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. ALL WOOD IN CONTACT W/ THE GROUND, SLABS ON GRADE, OR MASONRY TO BE PRESSURE TREATED.
14. ALL LUMBER TO BE DRIED TO 19% MOISTURE CONTENT. S4S, STAMPED PER GRADING.
15. DOORS & WINDOWS ARE CENTERED OR PLACED 4" FROM CORNER OF WALL U.N.O.
16. PARTITIONS ARE DIMENSIONED TO THE CENTERLINE. EXTERIOR WALLS ARE DIMENSIONED TO THE OUTSIDE FACE OF STUD.

RENOVATION TO

KAVANAUGH BLDG

HARRISONBURG, VIRGINIA

PROJECT NUMBER: 2017.0086

DATE: December 21, 2020

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

KAVANAUGH BUILDING RENOVATIONS
HARRISONBURG, VIRGINIA

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:

MONTEVERDE ENGINEERING & DESIGN STUDIO
250 E. ELIZABETH ST, STE 114
HARRISONBURG, VA 22802

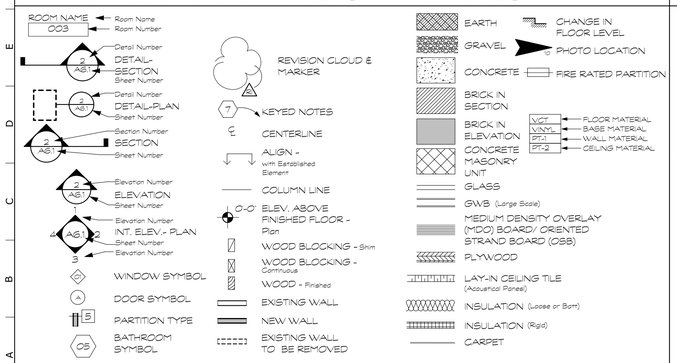
CONTRACTOR:

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

ARCHITECTURAL SYMBOLS



PROJECT INFORMATION

GOVERNING CODE: VIRGINIA STATEWIDE BUILDING CODE, PART I, 2015
VIRGINIA EXISTING BUILDING CODE 2015, LEVEL 3, ADDITION & HISTORIC & CHAPTERS 4,6,7 & 9
ACCESSIBILITY - ANSI 117.1

USE GROUPS: EXISTING: R2 BASEMENT, R2, FIRST FLOOR, & R2, FLOORS 2-3
PROPOSED, R2 BASEMENT; M & R2, FIRST FLOOR & R2, FLOORS 2-3

CONSTRUCTION TYPE: 3B UNPROTECTED

HEIGHT: EXISTING BLDG - 3 STORES & BASEMENT, 46'-4"
PROPOSED 3 STORES & BASEMENT, 46'-4"
ALLOWABLE PER TABLE 504.3 - 75'-0" FOR FULLY SPRINKLER BUILDING

AREA: EXISTING BLDG - 3 STORES & BASEMENT @ 4,850 SF = 19,400 SF
PROPOSED - 3 STORES & BASEMENT @ 4,850 = 19,400 SF
ALLOWABLE AREA: 37,500 SF BASED ON M 48,000 SF BASED ON R2

OCCUPANCY: BASEMENT; 22 BASED ON 1/200 SF IN 4 APTS, & 1/300 SF STORAGE
FIRST FLOOR - 19 BASED ON 1/200 SF IN 5 APTS & 18 BASED ON 60 SF MERCANTILE
FLOORS 2-3; 19 BASED ON 1/200 SF IN 16 APTS
ORIGINAL BUILDING HAD 22 UNITS. PROPOSED LAYOUT HAS 25 UNITS.

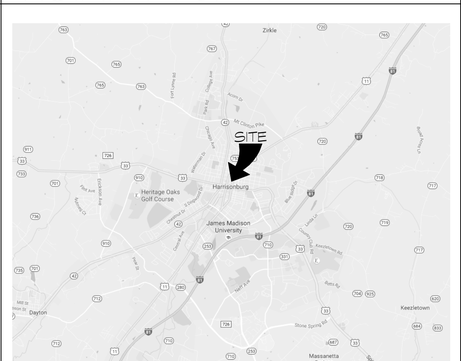
FIRE SUPPRESSION: EXISTING BLDG - FULLY SPRINKLERED — FIRE DETECTION: — ALARMS & SMOKE DETECTION
ADDITION - FULLY SPRINKLERED NFPA 13 — & ALARM

NUMBER OF EXITS: ALL OTHER FLOORS 2 PROVIDED; NEW FIRE ESCAPE FOR FLOORS 1-3

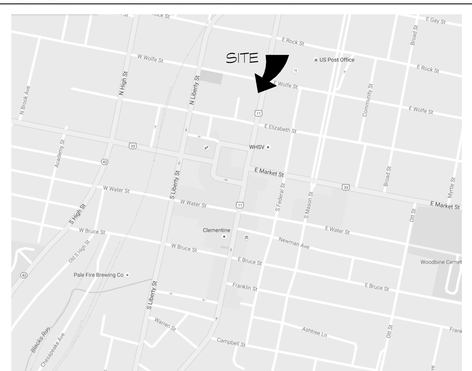
DEAD ENDS: MAXIMUM DEAD PERMITTED IN A SPRINKLERED BLDG - 50 - 36'-7 ON FLOORS 2 & 3

REFER TO FS 1.1 FOR ADDITIONAL CODE ANALYSIS

VICINITY PLAN



LOCATION PLAN



DATE	REVISION
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

DRAWING SET: BID SET

DRAWING TITLE: TITLE SHEET

TS.1

Plotted on Friday, March 26, 2021 @ 8:35 AM

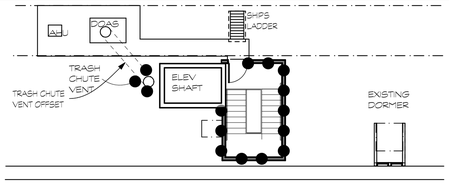
◆◆ 30 MIN CORRIDOR PARTITION

■■ 1 HR RATED PARTITION

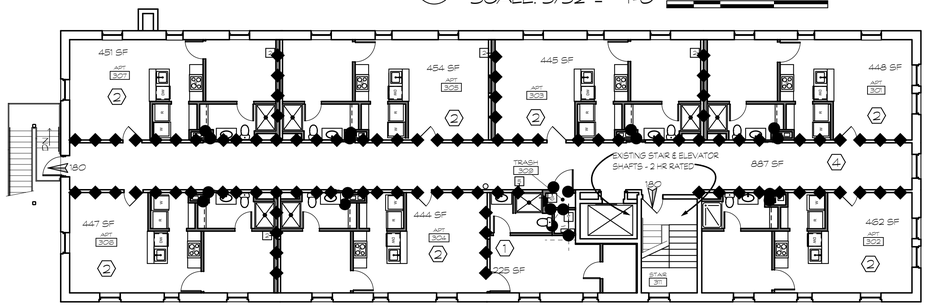
●● 2 HR RATED PARTITION

(18) OCCUPANCY

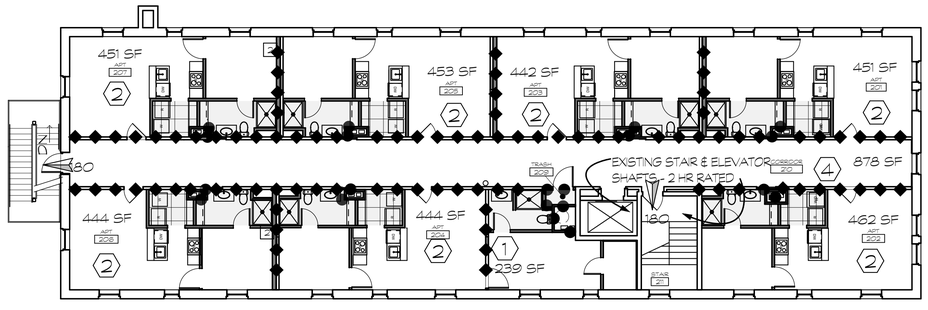
180 EXIT CAPACITY



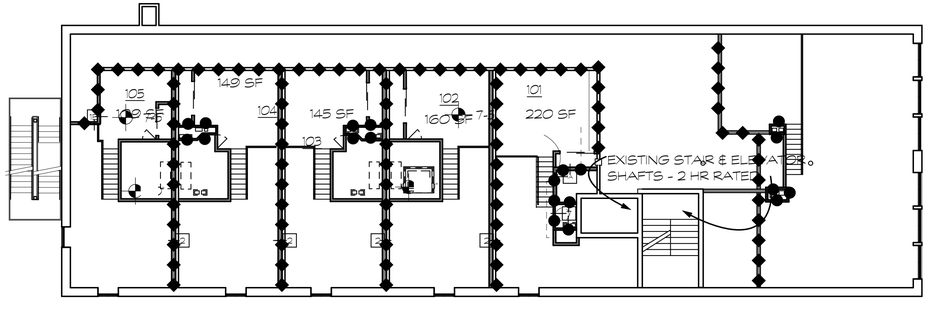
17 FIRE SAFETY PARTIAL ATTIC
SCALE: 3/32" = 1'-0"



11 FIRE SAFETY THIRD FLOOR
SCALE: 3/32" = 1'-0"



6 FIRE SAFETY SECOND FLOOR
SCALE: 3/32" = 1'-0"



1 FIRE SAFETY MEZZANINE
SCALE: 3/32" = 1'-0"

Summary

The two use groups in the building are M-Mercantile and R2-Residential.

Analysis and interpretation of the building code can lead to varying approaches to code compliance. The goal of this code analysis is to develop a compliance scenario that best serves the feasibility of the project.

Code Analysis

1. Governing Codes

This code analysis was performed using the Virginia Construction Code (VUSBC 2015 Edition). Part II , the 2015 Virginia Existing Building Code, is used with existing building in conjunction with Part I (the Virginia Construction Code). The VEBC frequently references the VCC and applicable provisions of both are noted below. New work must comply with the VCC.

Accessibility standards are per the ICC/ANSI 117.1-2003 Accessible and Usable Buildings and Facilities.

All interpretations of the code included in this report are subject to the approval of City code officials.

2. Classification of Work

The existing building code (VEBC) classifies work to existing buildings by levels based on the amount of work involved. Level 3, applies when the work area exceeds 50% of the building. For the purposes of this study, Level 3 is assumed. The Work Area is the entire building.

As a contributing building in a historic district listed on the National Register of Historic Places and the State Landmarks Register, the provisions of VEBC Chapter 9 Historic Buildings apply.

3. Use Groups

Existing use: Basement - R2 Residential & S2 Storage

Proposed uses: Basement through Third Floors - Residential, Basement residential and First Floor mercantile constitute a Change of Use.

VEBC Chapter 7 for Change of Use will apply to the first floor. In the Chapter 7 comparisons between existing Residential and proposed Mercantile uses (VEBC 705, 706 ,707), the existing use is considered to be:

- Equally hazardous compared to the proposed uses for the purpose of egress. As a result, existing egress shall be accepted.
- Less hazardous compared to the proposed uses for the purpose of height and area. As a result, existing building and area shall be accepted.
- More hazardous compared to the proposed uses for the purpose of exposure of exterior wall hazard. VCC 705.8.1 exception 1.1 allows unprotected openings that face a street.

VEBC Chapter 7 for Change of Use will apply to the first floor. In the Chapter 7 comparisons between existing Storage and proposed Residential uses (VEBC 705, 706 ,707), the existing use is considered to be:

- More hazardous compared to the proposed uses for the purpose of egress. The proposed meets the requirements for two exits per VCC 1006.
- More hazardous compared to the proposed uses for the purpose of height and area. The existing area and building height meet the limits per VCC 503 & 504.
- More hazardous compared to the proposed uses for the purpose of exposure of exterior wall hazard. VCC 707.4 exception 2 allows unprotected openings.

Per VEBC Section 701.1, The Change of Occupancy chapter is not intended to require the entire building be brought into compliance with Change of Occupancy requirements, only the parts that changes. Since the use and occupancy of the basement and retail area of the first floor are the areas being changed, VEBC Chapter 7 for Change of Occupancy only applies to these areas.

4. Construction Type (VCC Table 601):

The building is considered construction Type IIIB with exterior masonry walls and interior wood framing.

5. Area (VCC Table 506.2)

Each Floor	
Existing floors	4,850 SF
Proposed floors	4,850 SF

Allowable area (per floor): R2 -48,500 SF based on IIIB construction type, sprinklered. M -37,500 SF based on IIIB construction type, sprinklered.

The proposed floor area is within the allowable area for construction type with a sprinkler.

6. Height (VCC Table 504.3 & 504.4)

Existing Building: Based on use R2 and IIIB Construction Type. 5 stories & 75 feet.
Based on use M and IIIB Construction Type. 3 stories & 55 feet.

The building meets the height requirement.

7. Occupancy (VCC Table 1004.1.2) -All SF areas are gross unless noted otherwise.

Basement	R2 -	84 based on 1/200 SF in apts. and 1/15 SF Lower Lobby
First Floor	R2 & M -	36 based on 1/200 SF in apts. and 1/60 SF mercantile area
Second & Third Floor	R2-	19 based on 1/200 SF in apts

8. Building Elements and Materials

The exposure of exterior walls is not required to be changed since required the new and existing hazard classification is the same (VEBC 707.3).

9. Fire Protection

R2 uses (VEBC 603.5.2.2) requires a NFPA 13 sprinkler system.

One-hour fire rated separation is required between R2 & M occupancies. (VCC table 508.4)

Fire alarm system is required. (VEBC 603.5.4)

Smoke detectors are required. (VEBC 603.5.4.2)

10. Egress

The R2 & M spaces with more than 50 occupants and a travel distance greater than 75 feet will require two exits. Dead end distance shall not exceed 50'. Panic hardware is required on doors when the occupancy level is greater than 100 people. (VEBC 603.6.2.1.1 & 603.6.5) Egress doors shall swing in the direction of travel when serving more than 50 occupants. (VCC 1010.1.2.1) Corridor walls are fire rated for 30 minutes.

11. Minimum Plumbing Fixtures (VCC Table 2902.1). Mercantile occupancies require 1 water closet per 500 occupants, with 18 occupants; .04 WCs are required.

Separate facilities required for each sex when occupancy is greater than 15. A total of two WCs are required for the mercantile. A service sink and drinking fountain are required.

12. Accessibility

As part of an overall renovation of the building there are numerous other areas that would be addressed as part of the work. Where renovations affect the accessibility or contain an area of primary function, the route to the area shall be accessible.

In order of priority, the following improvements to the accessibility of the building should be made:

a. At least one accessible building entrance - provided at main entrance.
b. At least one accessible route from an accessible building entrance to the primary function area. Areas need to remain free of clutter to accessible restrooms.
c. Accessibility signage - Room names
e. Accessible route from the sidewalk to the accessible entrance. Provided at front door.
f. One accessible public toilet is required for each gender.

8 FIRE SAFETY FIRST FLOOR
SCALE: 3/32" = 1'-0"

3 FIRE SAFETY GROUND FLOOR
SCALE: 3/32" = 1'-0"

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KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
3/9/21	REISSUED
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

DRAWING TITLE: FIRE SAFETY FLOOR PLANS

FS1.1

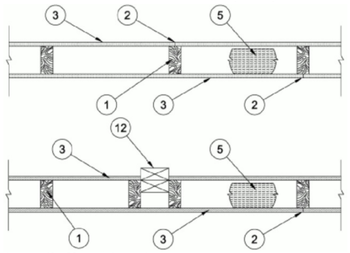
Design No. U305

October 06, 2020

Bearing Wall Rating — 1 Hr
Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.
STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board* —** 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F. **Steel Framing Members*.** When Items 6, 6B, 6C, 6D, 6E, or 6F, **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

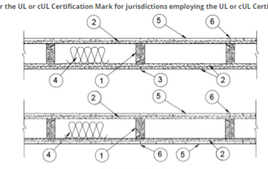
Design No. U308

November 19, 2019

Bearing Wall Rating — 2 Hr

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Alternate Construction

1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC, effectively cross braced.

2. **Gypsum Board* —** 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing. Base layer fastened to studs and plates with 1-7/8 in. long 6d cement coated nails or 1-7/8 in. long Type S or W screws spaced 6 in. OC. Face layer fastened to studs and plates over base layer with 2-5/8 in. long 6d cement coated nails or 2-1/4 in. long Type S or W screws spaced 8 in. OC. Face layer joints offset min 12 in. from base layer joints. When used in widths other than 48 in., gypsum panels to be installed horizontally.
CGC INC — Type AR, C, IP AR, IP X1, IP X2, IPC AR, SCX, SHX, ULIX, ULSX, WRC or WRX (Joint tape and compound, Item 3, optional for use with Type USGX).

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP AR, IP X1, IP X2, IPC AR, SCX, SHX, ULIX, ULSX, WRC, WRX, USGX (Joint tape and compound, Item 3, optional for use with Type USGX).

USG BORAL DRYWALL SPZ LLC — Types C SCX, USGX (Joint tape and compound, Item 3, optional for use with Type USGX).

USG MEXICO S A DE C V — Types AR, C, IP AR, IP X1, IP X2, IPC AR, SCX, SHX, ULIX, USGX, WRC or WRX (Joint tape and compound, Item 3, optional for use with Type USGX).

2A. **Gypsum Board* —** As an Alternate to Item 2: — 5/8 in. thick applied either horizontally or vertically. Base layer fastened to framing with 1 1/4 in. long Type W coarse-thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Face layer fastened to framing with 1 7/8 in. long Type W coarse-thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Face layer joints offset min 12 in. from base layer joints. When used in widths other than 48 in., gypsum board to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX 1, M Glass, AG C, LightRoc

3. **Joints —** Exposed joints of gypsum boards covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 9/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.

4. **Batts and Blankets* —** Min 1 in. thick, mineral wool batts, friction fit between studs.
THERMAFIBER INC — Type SAFB, SAFB FF

ROCKWOOL — Type SAFBnSOUND

5. **Cementitious Backer Units* —** 1/2 or 5/8 in. thick, installed vertically or horizontally with vertical joints centered over studs. Fastened to studs and plates with corrosion resistant 2-1/4 in. long chamfered, ribbed wafer head screws with a minimum head diameter of .400 inch spaced 8 in. OC. Joints offset min 12 in. from base layer joints.
UNITED STATES GYPSUM CO — Type DCB

6. **Joints —** Joints of cementitious backer units covered with glass fiber mesh tape and latex modified portland cement mortar or basecoat, or Type I organic adhesive.

7. **Vapor Retarder, Water Barrier or Weather Resistive Barrier —** (Optional, not shown) — As required.

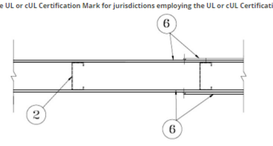
Design No. U407

May 28, 2020

Nonbearing Wall Ratings — 1/2 or 1 HR. (See Items 1, 1A, 2, 2A and 6)
Bearing Wall Rating — 1/2 HR. (See Items 3 and 6)
Finish Rating — (See Item 3)
Loaded Per 2005 NDS Supplement, ASD Method, Wall Braced by Sheathing. 100% of Design Load Applied to Wall.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



3. **Wood Studs —** (Not shown, As an alternate to Items 1 and 2: For the 1/2 Bearing Wall Rating) - Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped. When wood studs are used, Finish Rating is 16 Min.

4. **Batts and Blankets* —** (Optional, not shown) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5. **Furring Channels —** (Optional, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws for steel studs and 1 in. long Type S screws for wood studs.

6. **Gypsum Board* —** 5/8 in. thick paper surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers need not be staggered.
1/2 Hour Bearing Rating On Wood Studs - Single layer secured with 1 5/8 in. long Type S steel screws spaced 12 in. OC at the perimeter and in the field.
1/2 Hour Nonbearing Rating On Steel Studs - Single layer secured with 1 in. long Type S steel screws spaced 8 in. OC at the perimeter and 8 in. OC in the field.
1 Hour Nonbearing Rating On Steel Studs - Base layer boards secured with 1 in. long Type S steel screws spaced 16 in. OC at the perimeter and 16 in. OC in the field. Face layer boards secured with 1 5/8 in. long Type S steel screws spaced 16 in. OC at the perimeter and 16 in. OC in the field. When joints are aligned, screws are offset 8 in. between layers.
CGC INC — 5/8 in. thick Type FC30

UNITED STATES GYPSUM CO — 5/8 in. thick Type FC30

USG MEXICO S A DE C V — 5/8 in. thick Type FC30

7. **Joint Tape and Compound —** Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

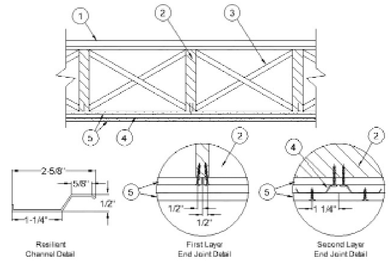
Design No. L511

August 13, 2020

Unrestrained Assembly Rating — 2 Hr.
Finish Rating — 71 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Flooring Systems —** The flooring system shall consist of one of the following:

System No. 1

Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists.
Vapor Barrier — Nom 0.010 in. thick commercial rosin sized building paper.
Finish Flooring — Min 1 by 3 in. T & G and end matched, laid perpendicular to joists.

System No. 2

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier - (Optional) — Nom 0.010 in. thick commercial asphalt saturated felt.
Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

Floor Mat Materials* (Optional) — (Optional) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM 25

Alternate Floor Mat Materials* (Optional) — Nom 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture*.**
GRASSWORX L L C — Type SC50

System No. 3

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier - (Optional) — Nom 0.010 in. thick commercial rosin sized building paper.
Finish Flooring — Min 19/32 in. wood structural panels, min grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

System No. 4

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier - (Optional) — Nom 0.010 in. thick commercial rosin sized building paper.
Finish Flooring — Floor Topping Mixture* — Min 1 1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5 1/2 gal of water.
ELASTIZELL CORP OF AMERICA — Type FF

Horizontal Shaftwall Duct and Ceiling Assemblies

09 21 16.23/NGC

DESCRIPTION

I-Stud Cavity Shaftwall Systems can be erected horizontally and used as economical fire resistive assemblies for corridor ceilings, stair soffits, and protection for mechanical ducts.

The I-Stud Cavity Shaftwall System for Horizontal Duct Protection consists of I-Studs 24" o.c. with 1" Fire-Shield Shaftliner panels inserted in the stud tabs, and three layers of 1/2" Fire-Shield C Gypsum Board attached to the stud flanges opposite the Shaftliner panels. This System provides fire protection for mechanical ducts and has been tested from both sides.

Two layers of 1/2" Fire-Shield C Gypsum Board attached to the stud flanges opposite the Shaftliner provide 2-hour fire protection when used as a corridor ceiling or stair soffit.*

Similarly, single layer 5/8" Fire-Shield or Fire-Shield C Gypsum Board attached to the stud flanges opposite the Shaftliner panels provide 1-hour fire protection when used as a corridor ceiling or stair soffit.*

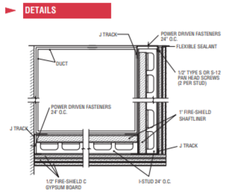
LIMITATIONS

I-Stud Cavity Shaftwall Systems erected horizontally for corridor ceilings or stair soffits are designed to carry their own deadweight only, and should not be used where there is access to an attic or loft above, or any probability of storage.

In addition, the 2-hour horizontal duct protection system is not designed to carry live loads or the weight of the mechanical ducting it is protecting.

Maximum allowable horizontal spans of each system are shown in the table below.

DETAILS



TWO HOUR HORIZONTAL DUCT PROTECTION
WHI 694-0300.1
09/09/08
Scale: 3" = 1'-0"

TECHNICAL DATA

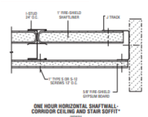
MAXIMUM HORIZONTAL SPANS FOR I-STUD ASSEMBLIES

Stud Size in. (mm)	Minimum Steel Thickness in. (mm)	Corridor Ceilings And Stair Soffits: 1-Hour Fire Resistive Rating	Corridor Ceilings And Stair Soffits: 2-Hour Fire Resistive Rating	Horizontal Membrane And Duct Protection: 2-Hour Fire Resistive Rating
2 1/2" (63.5 mm)	0.020 (.508)	7'-8" (2337 mm)	7'-8" (2337 mm)	7'-2" (2184 mm)
2 1/2" (63.5 mm)	0.0329 (.836)	8'-8" (2642 mm)	9'-4" (2845 mm)	8'-8" (2642 mm)
4" (102 mm)	0.020 (.508)	10'-3" (3124 mm)	10'-9" (3277 mm)	10'-0" (3048 mm)
4" (102 mm)	0.0329 (.836)	11'-9" (3581 mm)	12'-1" (3683 mm)	11'-3" (3429 mm)
6" (152 mm)	0.0329 (.836)	14'-10" (4521 mm)	15'-2" (4623 mm)	13'-10" (4216 mm)

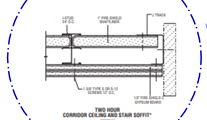
09 21 16.23

Note: Spans based on L/240 deflection and twice the dead load weight, and 24" o.c. stud spacing.

DETAILS



ONE HOUR HORIZONTAL SHAFTWALL-CORRIDOR CEILING AND STAIR SOFFIT*
09/09/08
Scale: 3" = 1'-0"



TWO HOUR CORRIDOR CEILING AND STAIR SOFFIT*
09/09/08
Scale: 3" = 1'-0"

*See ICBO Evaluation Services, Inc. Evaluation Report No. 3579 for allowable values and/or conditions of use concerning material presented in this document. It's subject to re-examinations, revisions, and possible cancellations.

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PHONE 540.886.6230 FAX 540.886.8629
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KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
3/9/21	REISSUED
3/26/21	REISSUED

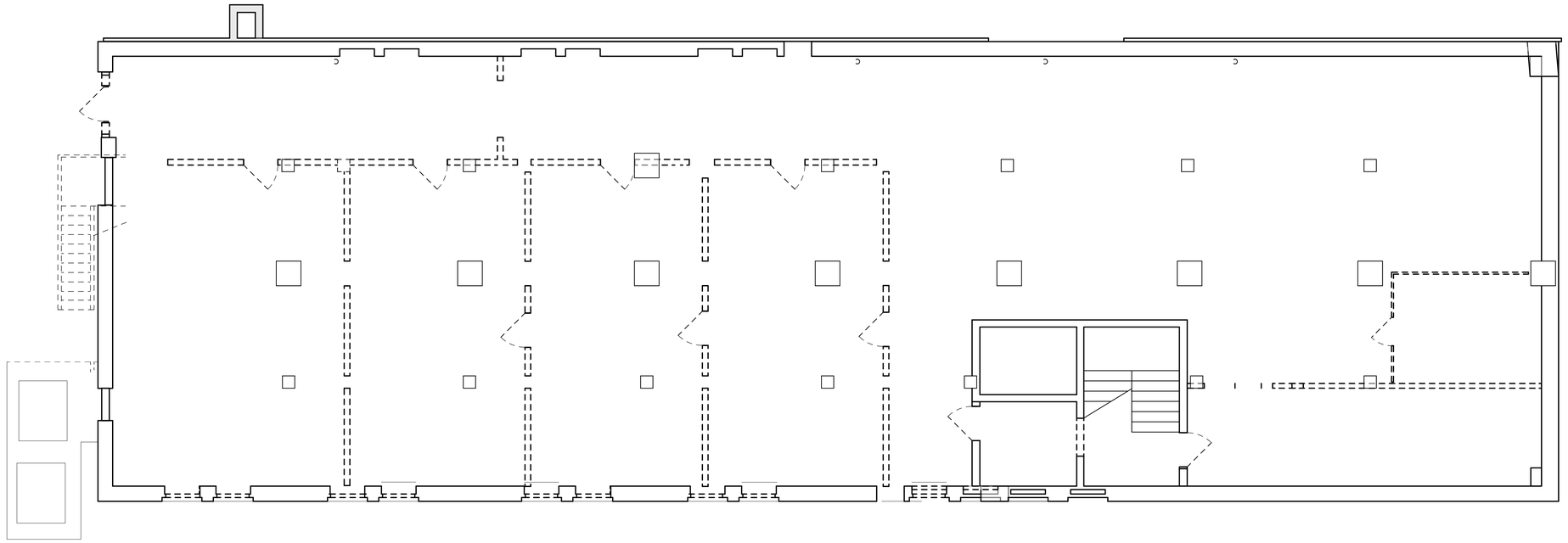
COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER: 2017.0086	SCALE: AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

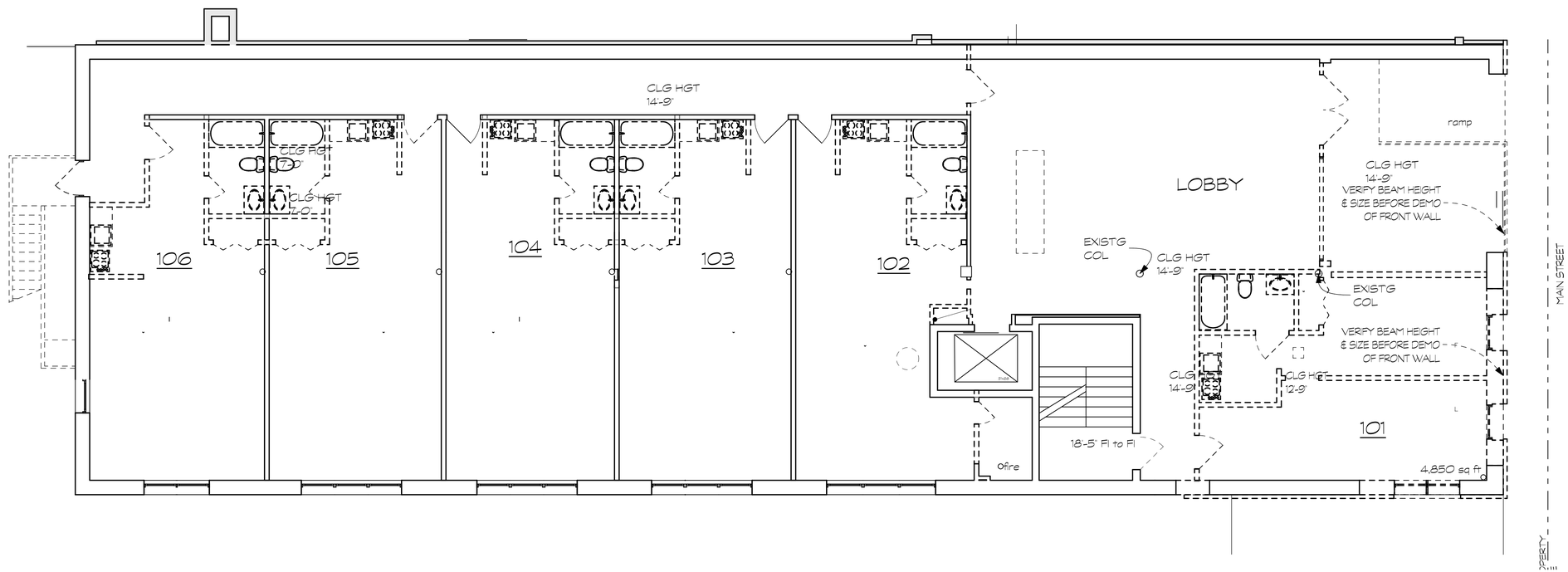
DRAWING TITLE: UL DESIGN ASSEMBLIES

FS1.2

These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.



11 GROUND FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR
SCALE: 3/16" = 1'-0"

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KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

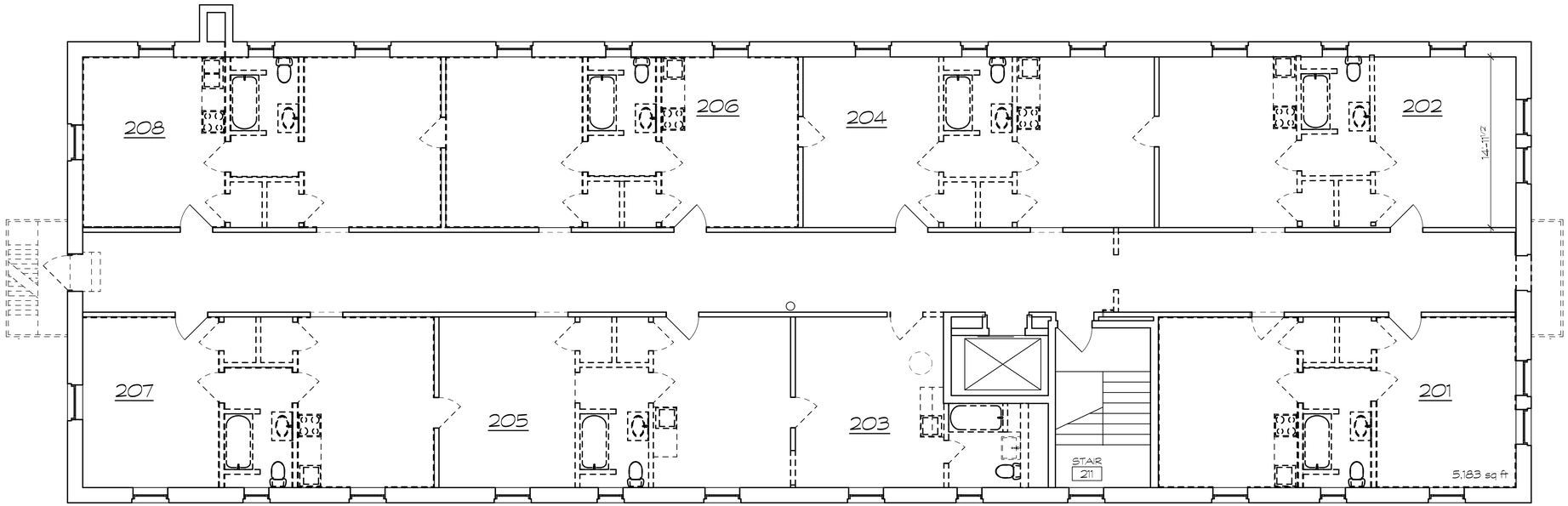
DATE	REVISION
9/28/2020	COL SIZES
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

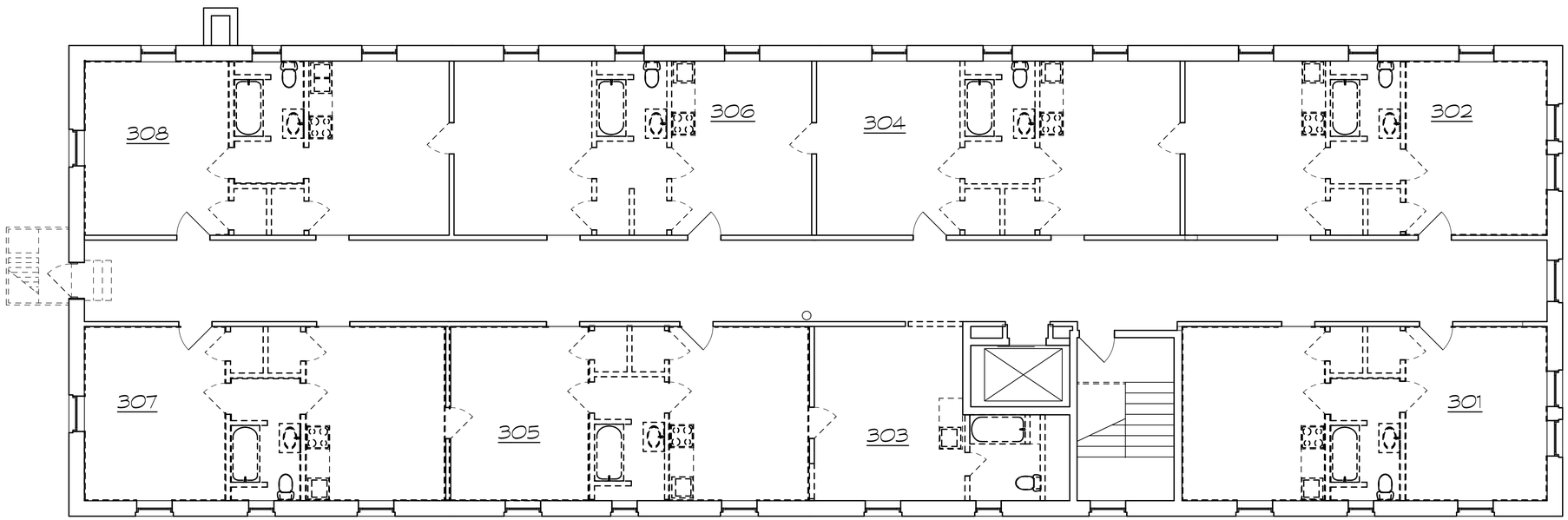
DRAWING TITLE:
DEMO PLAN - BASEMENT & FIRST FLOOR PLANS

AD.1



REMOVE SCREEN DOOR & MOVE ENTRANCE DOOR TO CORRIDOR SIDE

11 SECOND FLOOR
SCALE: 3/16" = 1'-0"



1 THIRD FLOOR
SCALE: 3/16" = 1'-0"

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KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
3/9/21	REISSUED
3/26/21	REISSUED

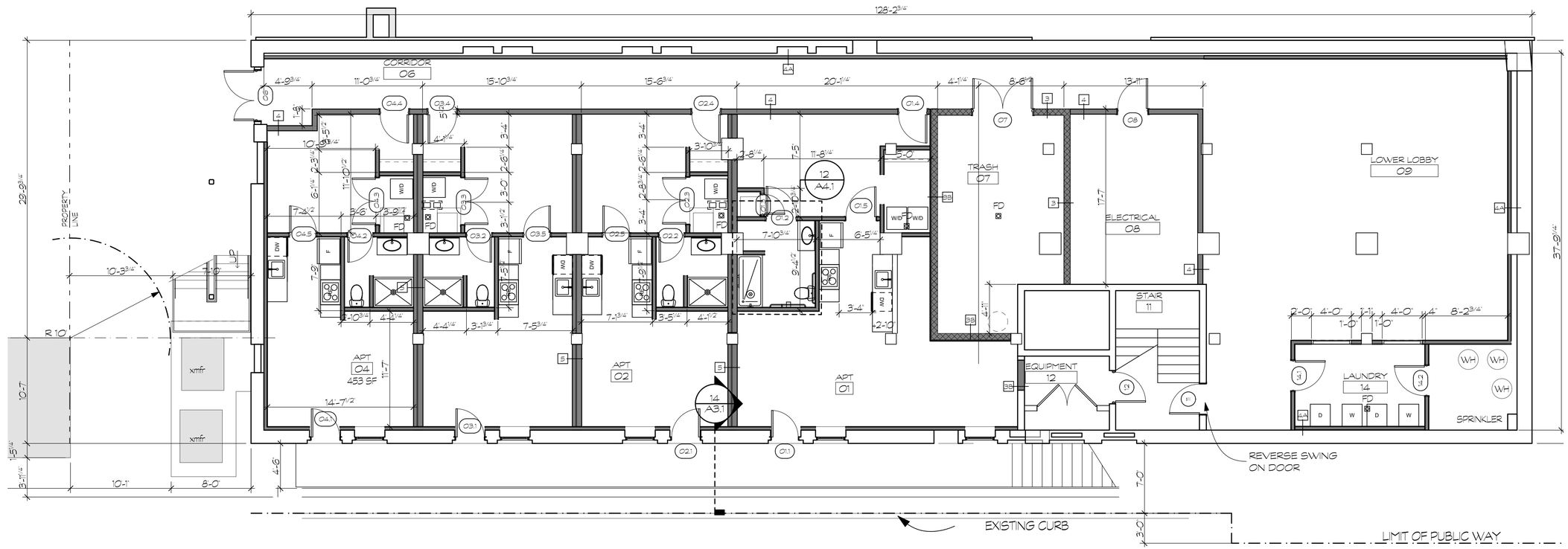
COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE:
	12/21/2020

DRAWING TITLE:
DEMO PLAN - SECOND & THIRD FLOORS

AD.2

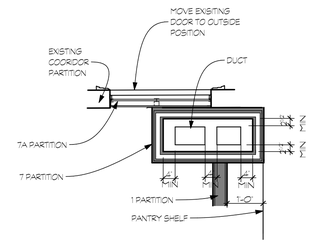
These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.



11 PROPOSED GROUND
SCALE: 3/16" = 1'-0"

1	SEALANT 3" SAB 2X4 STUD @16" OC 5/8" GWB SEALANT SCHEDULED BASE	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 # U407
		1C	1 HOUR PARTITION WITH TYPE X GWB; UL DES # U305, 2X6 STUDS & 5" SAB
2	SEALANT 5" SAB EXISTING OR NEW 2X4 STUDS 2X6 STUD 3/4" AIR SPACE 5/8" GWB SPRAY FOAM INSUL SEALANT	2	APT. SEPARATION
		2A	2 1/2" CH STUD & 2" SAB
3	8" CMU SCHEDULED BASE	3	2-HOUR RATED UL DES # U906
		3A	1-HOUR RATED UL DES # U906 W/ 7/8" FURRG & 5/8" GWB
		3B	2-HOUR RATED UL DES # U806 W/ 7/8" FURRG & 5/8" GWB
		3C	30 MIN RATED UL DES # U906 W/ 7/8" FURRG & 5/8" GWB
4	SEALANT 2X6 @ 16" OC 5/8" IMPACT RESISTANT GWB, LOWER 4', CORRIDOR SIDE SCHEDULED BASE SEALANT	4	AS SHOWN
		4A	2X4 STUD & GWB ONE SIDE
5		5	NOT USED
6	3" SAB 2X4 STUD @16" OC (2) 5/8" TYPE X GWB SEALANT SCHEDULED BASE	6	2 HOUR PARTITION WITH TYPE X GWB; UL DES # U308
7	1" SHAFT BD LINER 2 1/2" C-H STUD (2) 5/8" TYPE X GWB	7	2-HOUR RATED @ SHAFTWALL, UL DES # U415
		7A	1-HOUR RATED @ SHAFTWALL, UL DES # U415, 1 LAYER 5/8" GWB

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



5 CHASE DETAIL
SCALE: 1/2" = 1'-0"

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KAVANAUGH BUILDING RENOVATIONS
HARRISONBURG, VIRGINIA

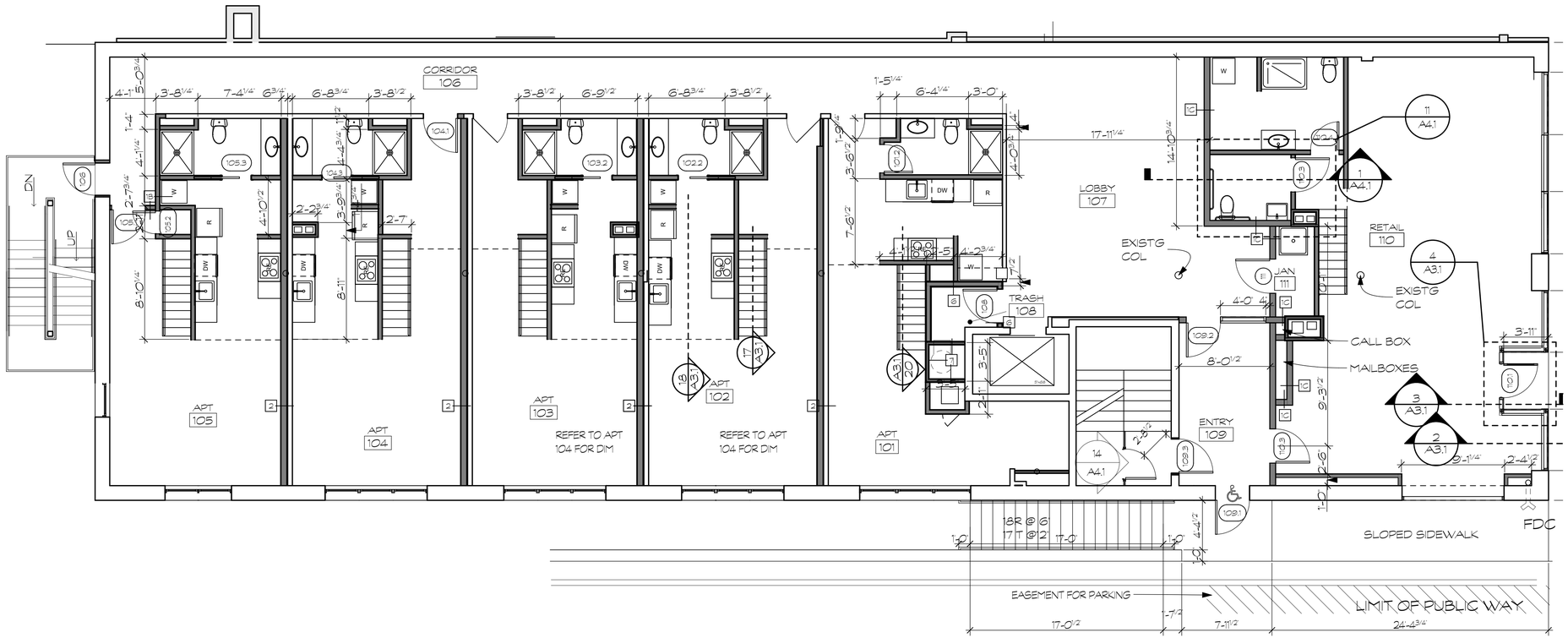
DATE	REVISION
2/3/2021	COL. SIZES, LAUNDRY RM
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

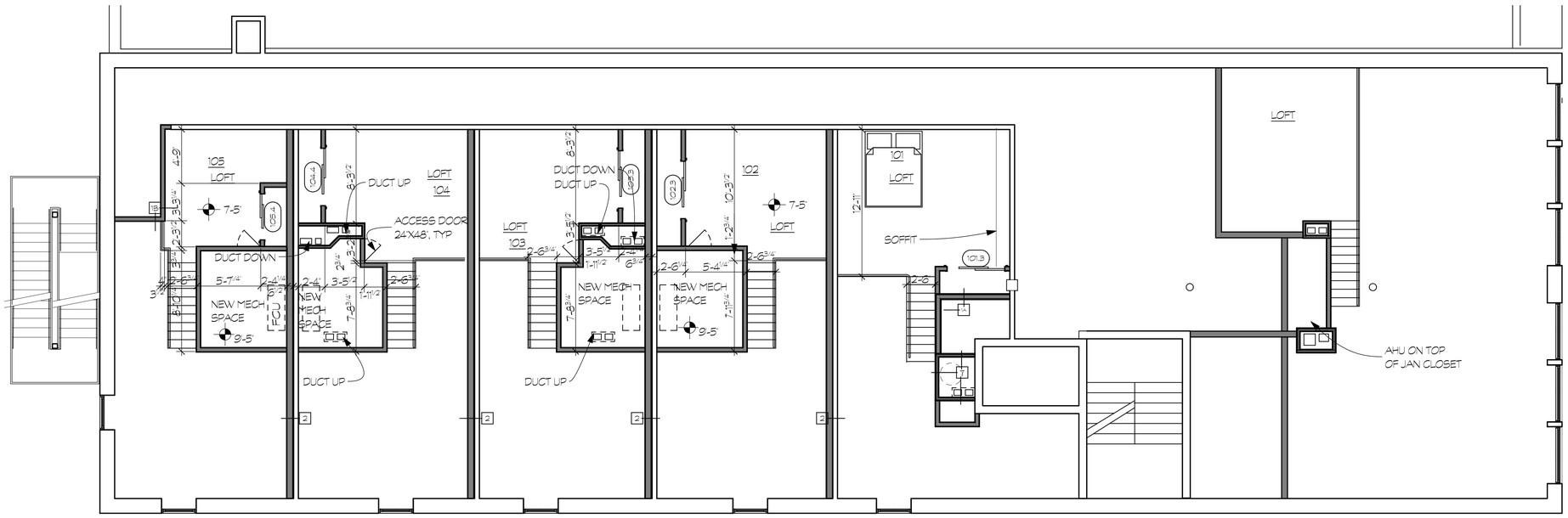
PROJECT NUMBER	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

DRAWING TITLE: GROUND FLOOR PLAN

A1.1



11 PROPOSED FIRST FLOOR
SCALE: 3/16" = 1-0" 0 4' 8' 12'



1 PROPOSED MEZZANINE
SCALE: 3/16" = 1-0" 0 4' 8' 12'

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KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
2/3/21	APT 101
3/26/21	REISSUED

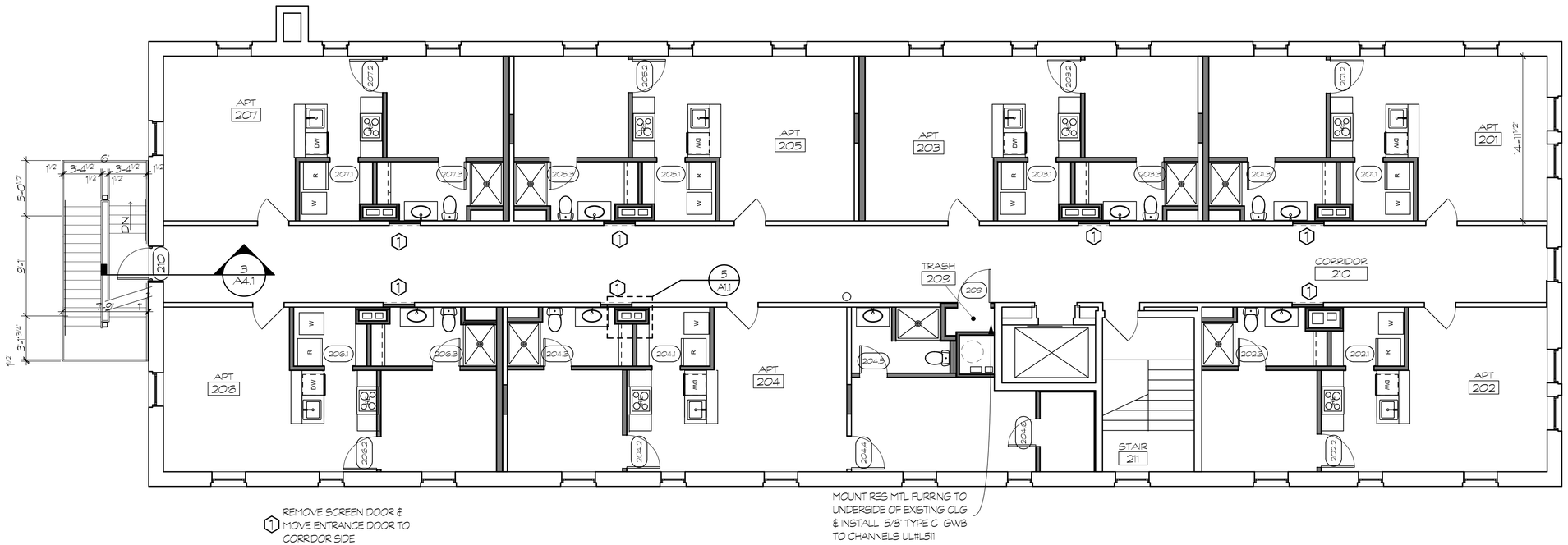
COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

DRAWING TITLE:
FIRST & MEZZANINE FLOOR PLANS

A1.2

These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.

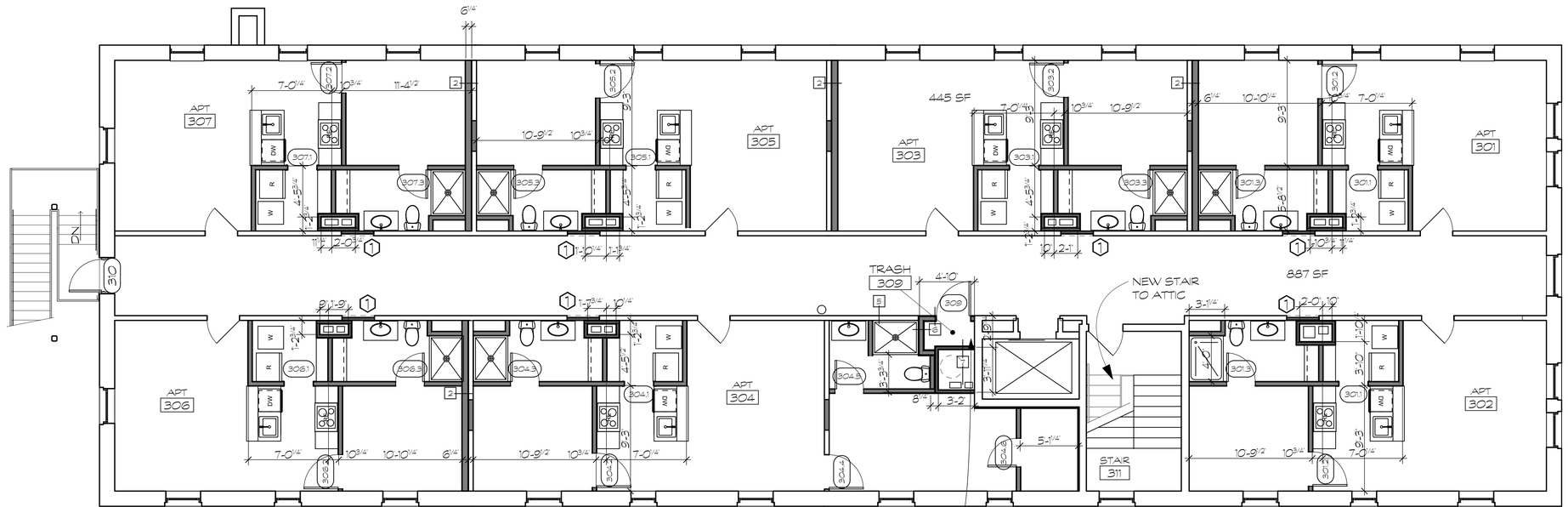


1 REMOVE SCREEN DOOR & MOVE ENTRANCE DOOR TO CORRIDOR SIDE

MOUNT RES MTL FURRING TO UNDERSIDE OF EXISTING CLG & INSTALL 5/8 TYPE C GWB TO CHANNELS UL#L511

11 SECOND FLOOR PROPOSED
SCALE: 3/16" = 1'-0" 0 4' 8' 12'

REFER TO THIRD FLOOR PLAN FOR ADDITIONAL NOTES & DIMENSIONS



MOUNT RES MTL FURRING TO UNDERSIDE OF EXISTING CLG & INSTALL 5/8 TYPE C GWB TO CHANNELS UL#L511

1 PROPOSED THIRD FLOOR
SCALE: 3/16" = 1'-0" 0 4' 8' 12'

BOTH FLOORS TO HAVE GWB CEILINGS

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PHONE 540.886.5230 FAX 540.886.8629
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KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
2/24/2021	SHOWER SIZE
3/26/21	REISSUED

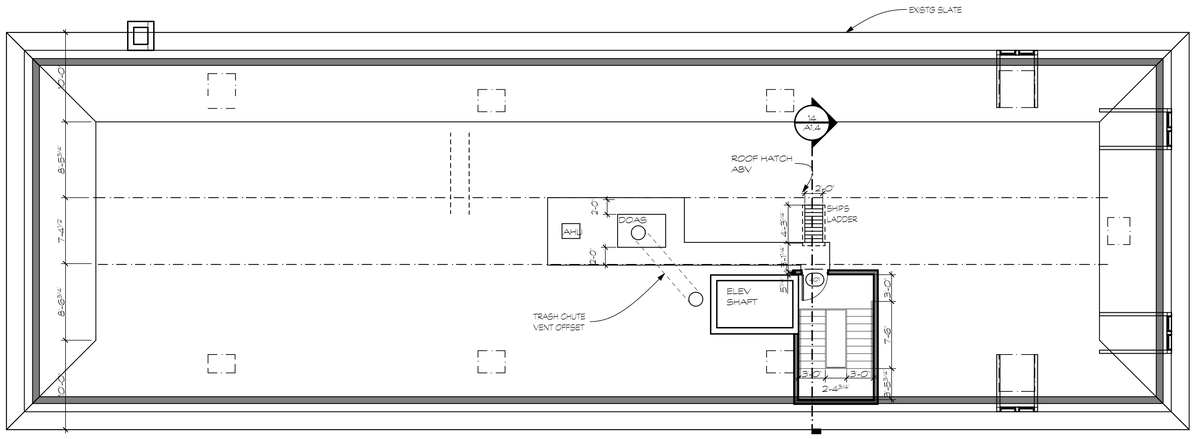
COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

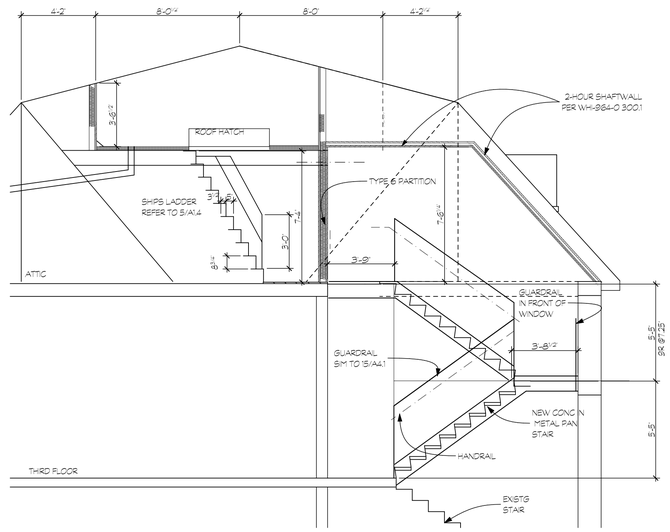
DRAWING TITLE:
SECOND & THIRD FLOOR PLANS

A1.3

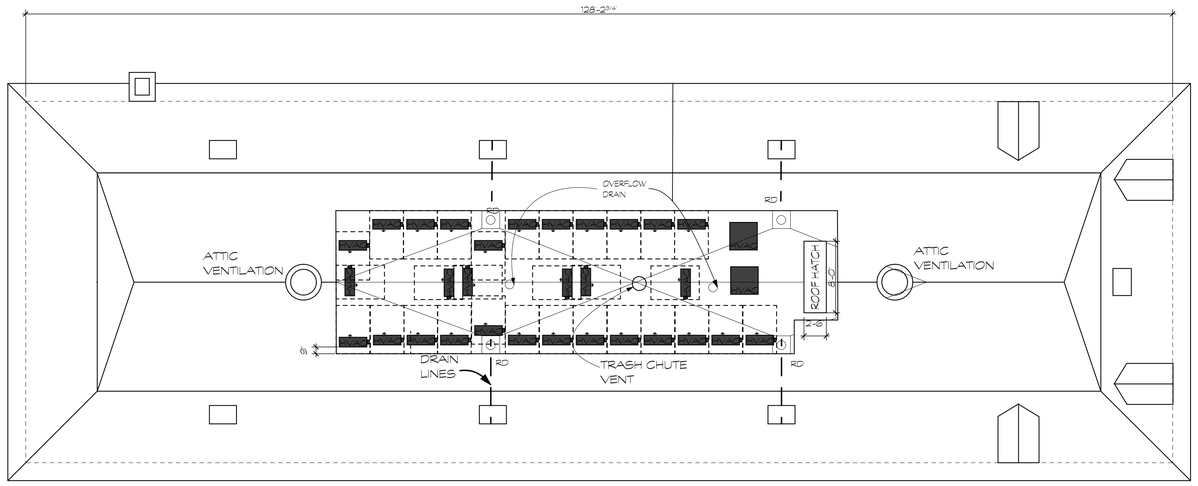
These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.



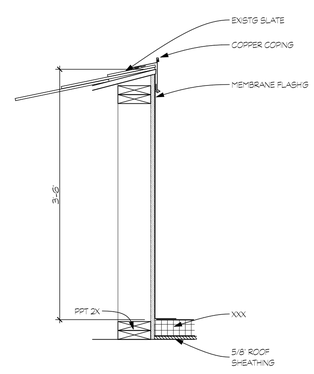
11 ROOF ACCESS
SCALE: 1/8" = 1'-0"



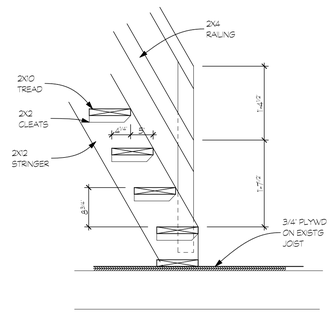
14 ATTIC/ROOF ACCESS
SCALE: 1/4" = 1'-0"



6 ROOF PLAN
SCALE: 1/8" = 1'-0"



9 ROOF DETAIL
SCALE: 1" = 1'-0"



5 SHIPS LADDER DETAIL
SCALE: 3/4" = 1'-0"

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KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
3/9/21	REISSUED
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE:
	12/21/2020

DRAWING TITLE:
ATTIC & ROOF PLANS

A1.4

These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.

DOOR SCHEDULE

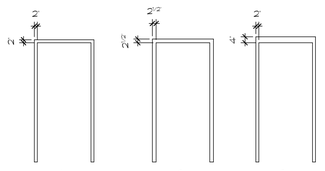
ID	NOMINAL WIDTH	NOMINAL HEIGHT	DOOR THICKNESS	DOOR MATL	DOOR TYPE	Frame Material	Frame Type	Hardware Set	HEAD	JAMB	Sill Type	Fire Resistance Rating	REMARKS
01.1	2-8"	7-0"	1 3/4"	HM	A	HM	1	1				Unrated	
01.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
01.3	2-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
01.4	2-10"	7-0"	1 3/4"	HM	A	HM	3	1				20 minutes	
01.5	3-0"	7-0"	1 3/4"	HM	A	HM	1	1				Unrated	
02.1	2-10"	7-0"	1 3/4"	HM	A	HM	1	1				Unrated	
02.2	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
02.3	4-8"	6-8"	1 3/4"	WOOD	A	WD	2	3				Unrated	PR 2-4"
02.4	2-10"	7-0"	1 3/4"	HM	A	HM	3	1				20 minutes	
02.5	2-8"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
03.1	2-10"	7-0"	1 3/4"	HM	A	HM	1	1				Unrated	
03.2	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
03.3	4-8"	6-8"	1 3/4"	WOOD	A	WD	2	3				Unrated	PR 2-4"
03.4	2-10"	7-0"	1 3/4"	HM	A	HM	3	1				20 minutes	
03.5	2-8"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
04.1	2-10"	7-0"	1 3/4"	HM	A	HM	1	1				Unrated	
04.2	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
04.3	4-8"	6-8"	1 3/4"	WOOD	A	WD	2	3				Unrated	PR 2-4"
04.4	2-10"	7-0"	1 3/4"	HM	A	HM	3	1				20 minutes	
04.5	2-8"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
06	ETR	ETR	ETR	HM	A	HM	3	1				Unrated	PR 3-0" & 2-0"
07	6-0"	7-0"	1 3/4"	HM	A	HM	3	4				1.5 hours	PR 3-0"
08	3-0"	7-0"	1 3/4"	HM	A	HM	3	4				20 minutes	
11	3-0"	7-0"	1 3/4"	Undefined	--	HM	1	2				2 hours	EXISTING DOOR, REVERSE SWING
12	3-0"	7-0"	1 3/4"	HM	A	HM	3	4				2 hours	
14.1	3-0"	7-0"	1 3/4"	ALUM / GL	C	ALUM	2	2				Unrated	
14.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	4				Unrated	
101.2	2-6"	6-8"	1 3/4"	WOOD	A	WD	2	3				Unrated	
101.3	5-0"	6-8"	1 3/4"	WOOD	A	WD	2	5				Unrated	PR 2-6" SLIDING
102.2	2-6"	6-8"	1 3/4"	WOOD	A	WD	2	3				Unrated	
102.3	5-0"	6-8"	1 3/4"	WOOD	A	WD	2	5				Unrated	PR 2-6" SLIDING
103.2	2-6"	6-8"	1 3/4"	WOOD	A	WD	2	3				Unrated	
103.3	5-0"	6-8"	1 3/4"	WOOD	A	WD	1	5				Unrated	PR 2-6" SLIDING
104.1	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	1				20 minutes	
104.3	2-6"	6-8"	1 3/4"	WOOD	A	WD	2	3				Unrated	
104.4	5-0"	6-8"	1 3/4"	WOOD	A	WD	2	5				Unrated	PR 2-6" SLIDING
105.1	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	1				20 minutes	
105.2	2-0"	6-8"	1 3/4"	WOOD	A	WD	2	1				20 minutes	
105.3	2-6"	6-8"	1 3/4"	WOOD	A	WD	2	3				Unrated	
105.4	4-0"	7-0"	1 3/4"	WOOD	A	WD	2	5				Unrated	PR 2-0" SLIDING
106	2-10"	7-0"	1 3/4"	HM	B	HM	1	1				Unrated	
108	3-0"	7-0"	1 3/4"	HM	A	HM	1	2				1.5 hours	
109.1	3-0"	7-0"	1 3/4"	ALUM / GL	C	ALUM	1	1				Unrated	
109.2	3-0"	7-0"	1 3/4"	ALUM / GL	C	ALUM	2	1				Unrated	CARD READER LOCKSET
109.3	ETR	ETR	ETR	ETR	--	ETR	ETR	1				1.5 hours	CARD READER LOCKSET
110.1	3-0"	7-0"	1 3/4"	ALUM / GL	C	ALUM	1	1				Unrated	
110.2	3-2"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
110.3	3-0"	6-8"	1 3/4"	WOOD	A	HM	2	4				20 minutes	
110.3	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	1				20 minutes	
110.4	2-6"	6-8"	1 3/4"	WOOD	A	WD	2	1				Unrated	
111	3-0"	7-0"	1 3/4"	WOOD	A	HM	2	4				20 minutes	
201.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
201.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
201.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
202.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
202.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
202.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
203.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
203.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
203.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
204.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
204.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
204.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
204.4	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	1				20 minutes	
204.5	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
204.6	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
205.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
205.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
205.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
206.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
206.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
206.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
207.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
207.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
207.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
209	3-0"	7-0"	1 3/4"	HM	A	HM	1	2				1.5 hours	
210	2-10"	7-0"	1 3/4"	HM	B	HM	1	1				Unrated	
301.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
301.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
301.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
301.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
301.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
301.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
303.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
303.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
303.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	

DOOR SCHEDULE

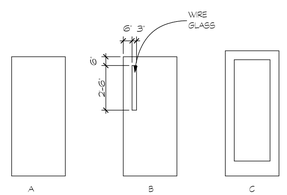
ID	NOMINAL WIDTH	NOMINAL HEIGHT	DOOR THICKNESS	DOOR MATL	DOOR TYPE	Frame Material	Frame Type	Hardware Set	HEAD	JAMB	Sill Type	Fire Resistance Rating	REMARKS
303.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
304.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
304.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
304.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
304.4	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
304.5	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
304.6	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
305.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
305.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
305.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
306.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
306.2	3-0"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
306.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
307.1	2-6"	7-0"	0"	---	CASED OPNG	WD	2	--				Unrated	
307.2	2-8"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
307.3	2-6"	7-0"	1 3/4"	WOOD	A	WD	2	3				Unrated	
309	3-0"	7-0"	1 3/4"	HM	A	HM	1	2				1.5 hours	
310	2-10"	7-0"	1 3/4"	HM	B	HM	1	1				Unrated	
401	2-10"	7-0"	1 3/4"	HM	A	HM	1	6				1.5 hours	

HARDWARE SET FUNCTION

1. ENTRANCE LOCK
2. PASSIVE
3. BATHROOM LOCK
4. STOREROOM
5. SLIDING DOOR LOCK
6. CARD ACCESS



FRAME TYPES



DOOR ELEVATIONS

5 DOORS & FRAMES
SCALE: 1/4" = 1'-0"

0 2" 4" 8"

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KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
2/3/2021	LAUNDRY RM
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

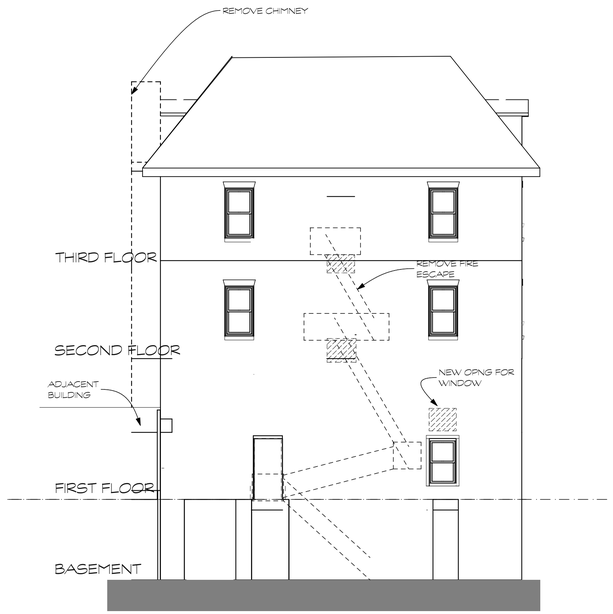
DRAWING TITLE: DOOR SCHEDULE

A1.5

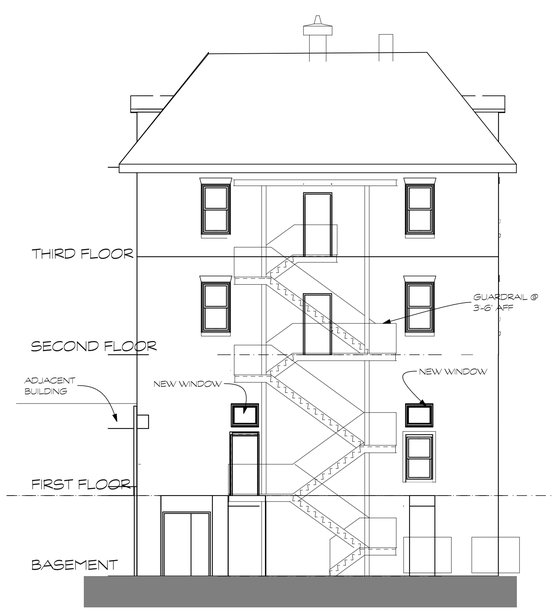
These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.

11 EAST ELEVATION DEMO
SCALE: 1/8" = 1'-0"

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



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



2 ELEVATION
SCALE: 1/8" = 1'-0"

OPENING PROTECTION AT FIRE ESCAPE NOT REQUIRED PER VEBC 303.5, EXCEPTION

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KAVANAUGH BUILDING RENOVATIONS
HARRISONBURG, VIRGINIA

DATE	REVISION
3/9/21	REISSUED
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

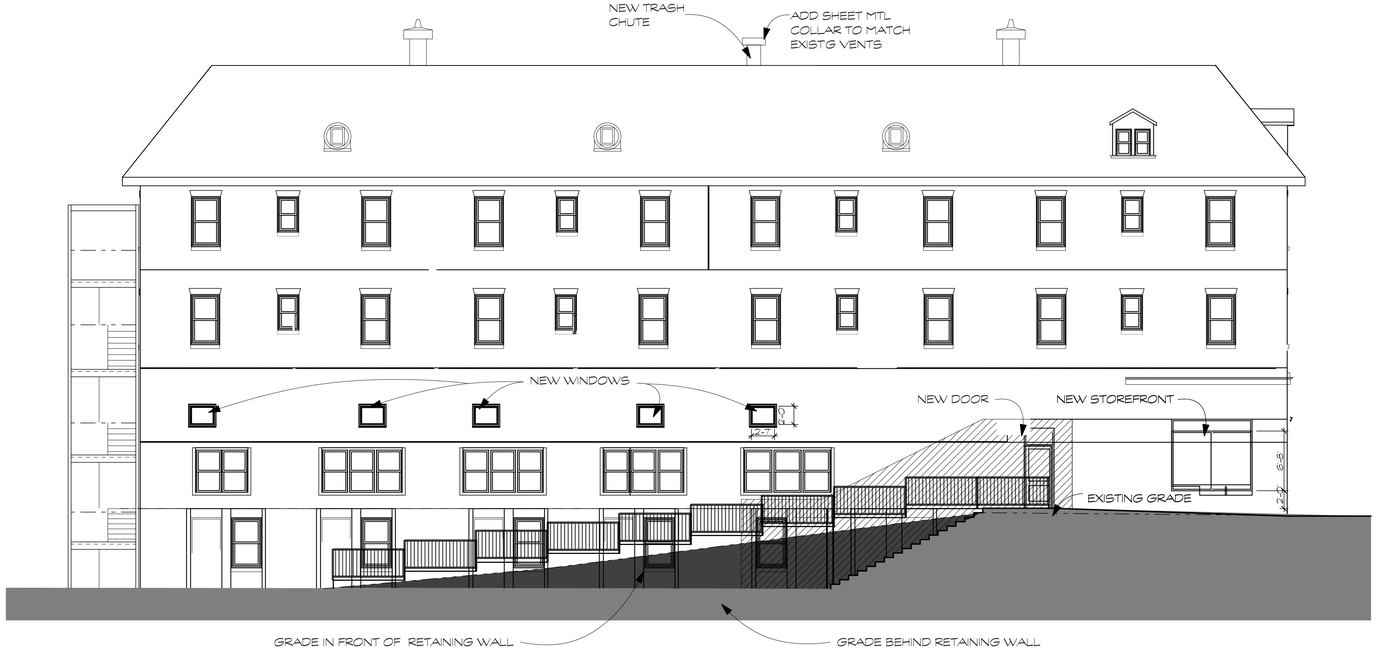
PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

DRAWING TITLE:
EAST & WEST ELEVATIONS

A2.1

These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.

11 EXISTING ELEVATION
SCALE: 1/8" = 1'-0"



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

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KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
3/9/21	REISSUED
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

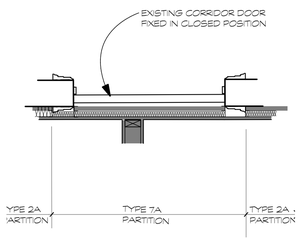
PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE:
	12/21/2020

DRAWING TITLE:
SOUTH ELEVATIONS

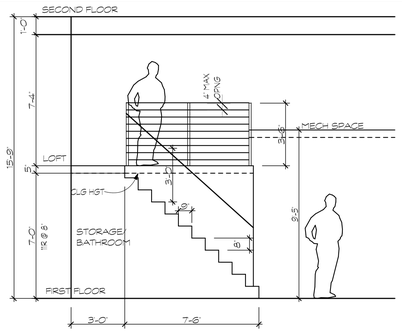
A2.2

These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.

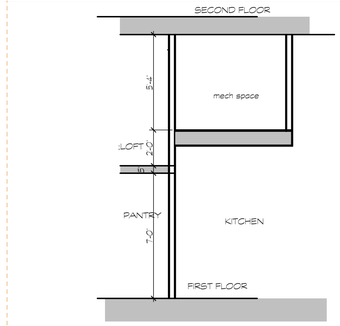
Printed on Friday, March 26, 2021 9:24 AM



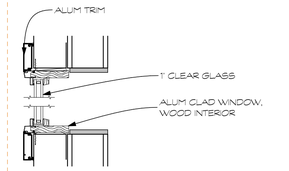
16 CORRIDOR DOOR
SCALE: 3/4" = 1'-0"



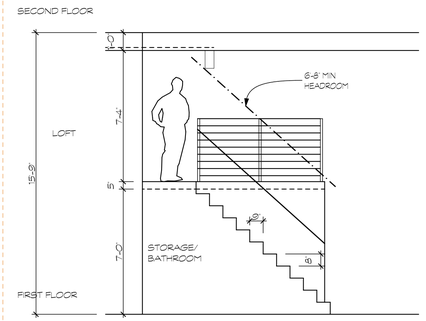
17 LOFT
SCALE: 1/4" = 1'-0"



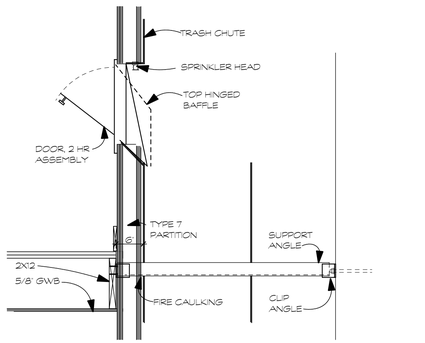
18 LOFT
SCALE: 1/4" = 1'-0"



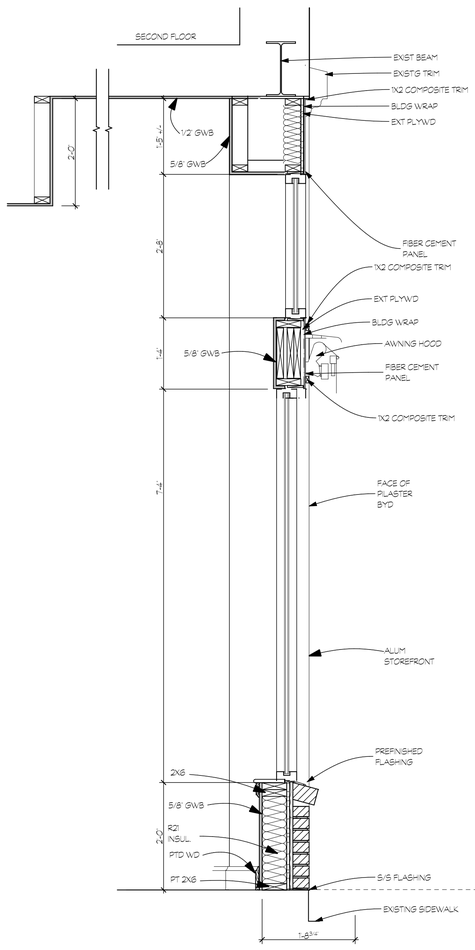
19 WINDOW DETAILS
SCALE: 1 1/2"= 1'-0"



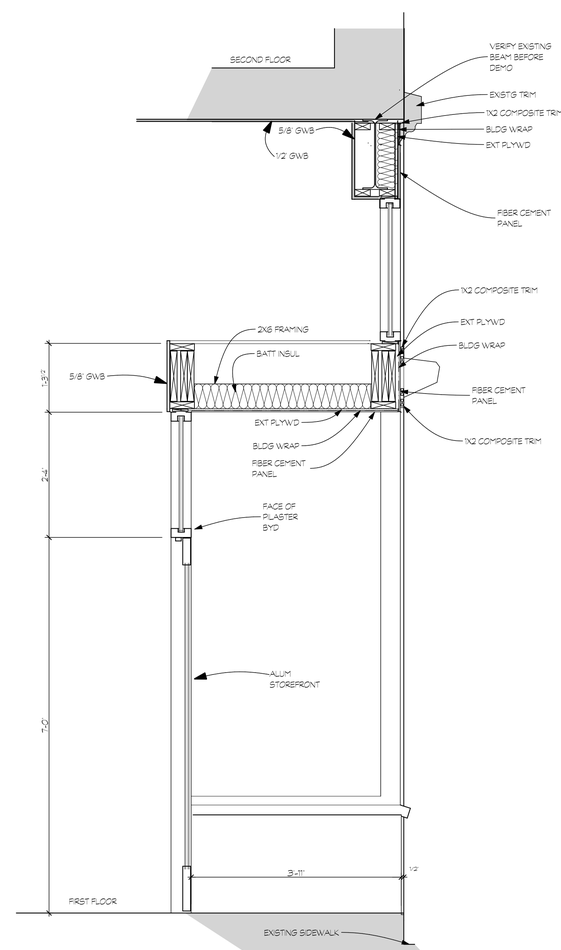
20 101 LOFT
SCALE: 1/4" = 1'-0"



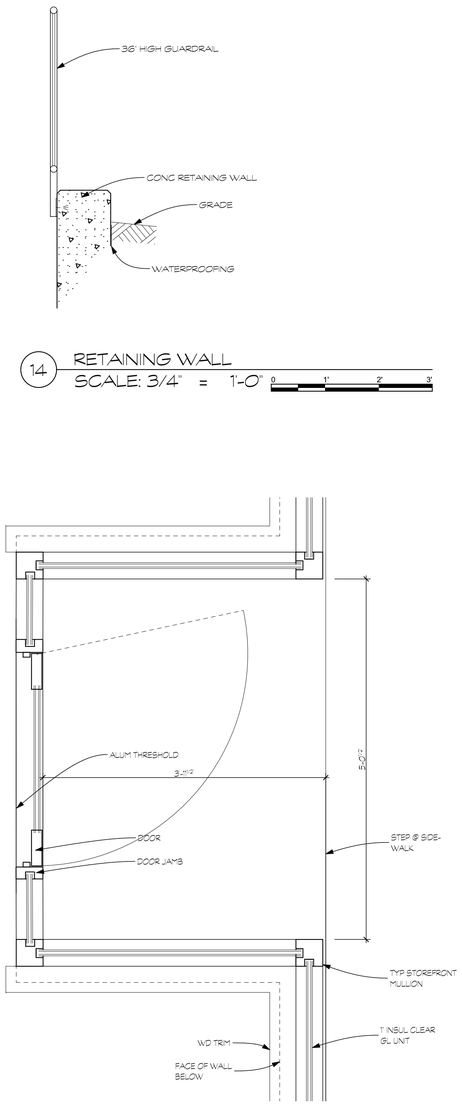
11 TRASH CHUTE
SCALE: 3/4" = 1'-0"



2 STOREFRONT SECTION
SCALE: 3/4" = 1'-0"

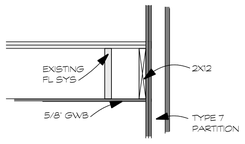


3 STOREFRONT ENTRY
SCALE: 3/4" = 1'-0"

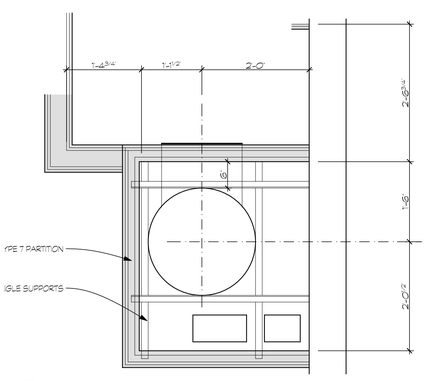


4 STOREFRONT CORNERS
SCALE: 1" = 1'-0"

14 RETAINING WALL
SCALE: 3/4" = 1'-0"



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



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

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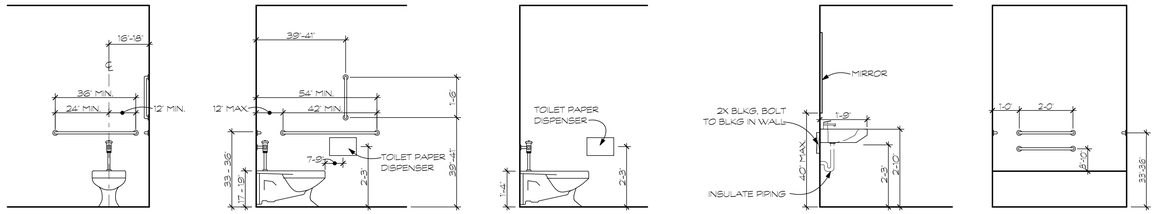
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

DRAWING TITLE:
WALL SECTIONS & DETAILS

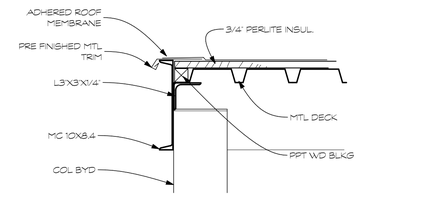
A3.1



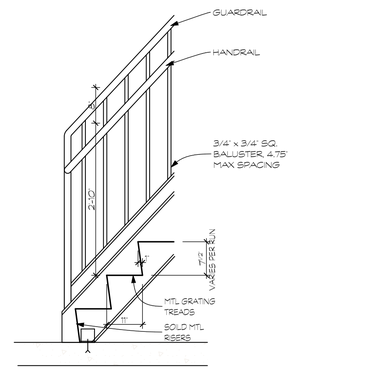
ADA TOILET: REAR WALL | ADA TOILET: SIDE WALL | STANDARD TOILET | SINK DETAIL | TUB DETAIL

NOTE:
THE HEIGHTS SHOWN ON THIS DRAWING ARE TYPICAL AND DO NOT NECESSARY SHOW ALL DEVICES THAT ARE LOCATED ON THE WALLS. THE OBJECT OF THIS DRAWING IS TO ESTABLISH GUIDELINES FOR THE LOCATION OF DEVICES GENERALLY THROUGHOUT THE PROJECT.

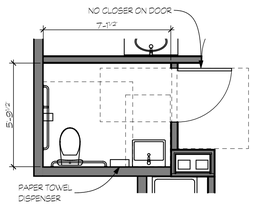
16 ADA
SCALE: 3/8" = 1'-0"



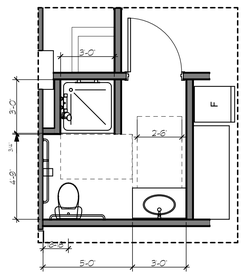
19 CANOPY DETAILS
SCALE: 1 1/2"= 1'-0"



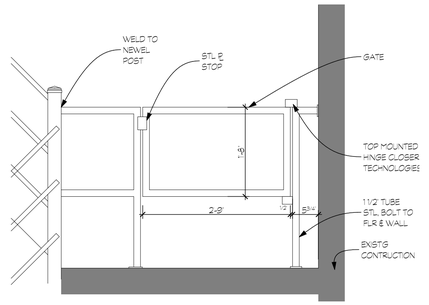
15 FIRE ESCAPE STAIRS
SCALE: 3/4" = 1'-0"



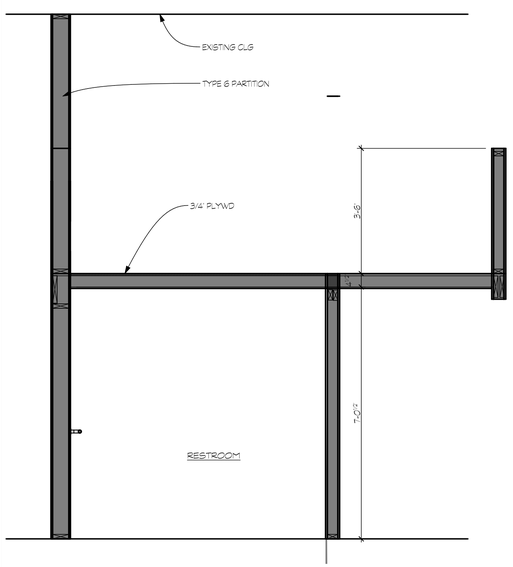
11 RESTROOM DETAIL RETAIL 110
SCALE: 1/4" = 1'-0"



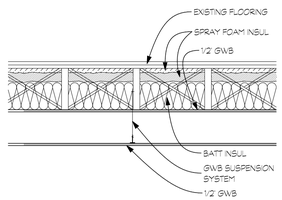
12 BATHROOM DETAIL APT 01
SCALE: 1/4" = 1'-0"



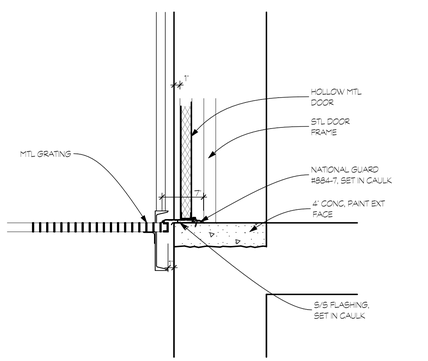
14 GATE ELEVATION
SCALE: 3/4" = 1'-0"



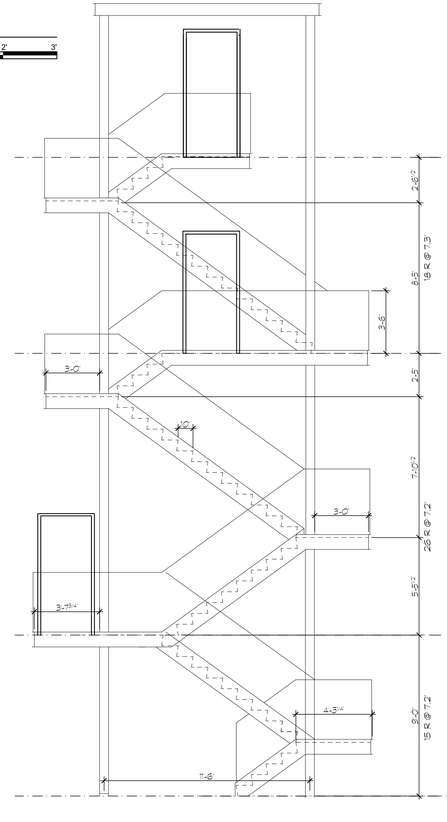
1 RESTROOM
SCALE: 1/2" = 1'-0"



7 CEILING DETAIL
SCALE: 3/4" = 1'-0"



3 FIRE ESCAPE THRESHOLD
SCALE: 1" = 1'-0"



4 FIRE ESCAPE
SCALE: 1/4" = 1'-0"

FRAZIER ASSOCIATES
ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING
213 NORTH AUGUSTA STREET, STAUNTON, VA 24401
PHONE 540.886.5230 FAX 540.886.8629
www.frazierassociates.com

KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
2/10/2021	DETAIL 12
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

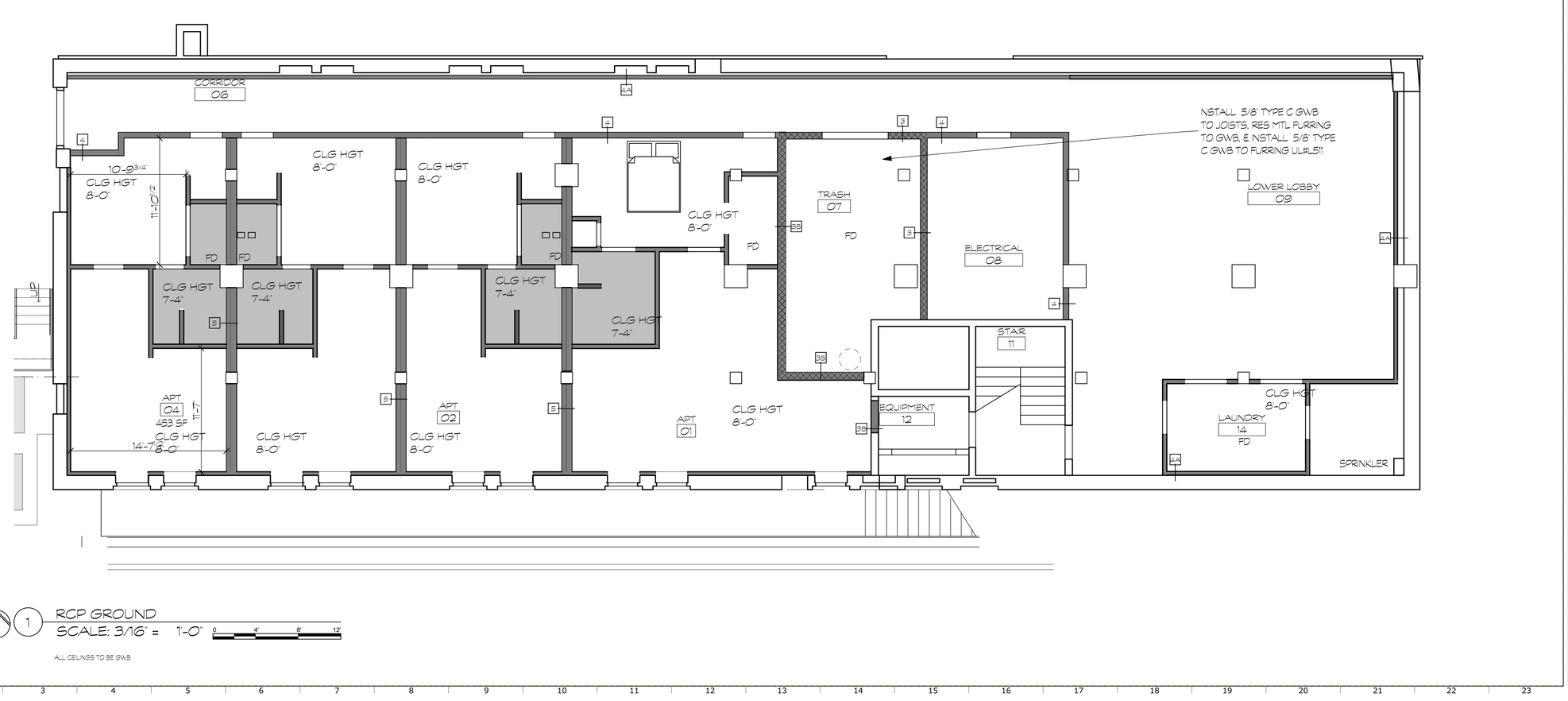
PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

DRAWING TITLE:
ENLARGED PLANS

A4.1

These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.

Plotted on Friday, March 26, 2021 9:25 AM



1 RCP GROUND

SCALE: 3/16" = 1'-0"

ALL CEILINGS TO BE GWB

FRAZIER ASSOCIATES

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PHONE 540.886.5230 FAX 540.886.8629

www.frazierassociates.com

KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
2/10/2021	APT. LAYOUTS
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

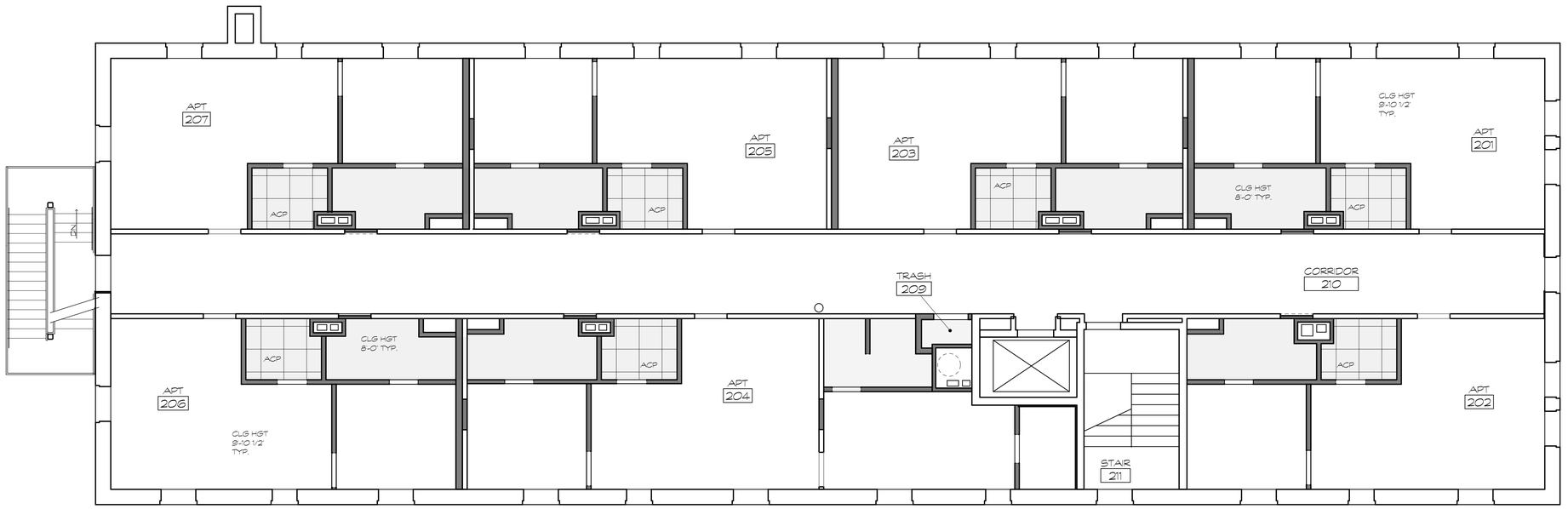
DRAWING TITLE:

REFLECTED CEILING PLAN - BASEMENT

A7.0

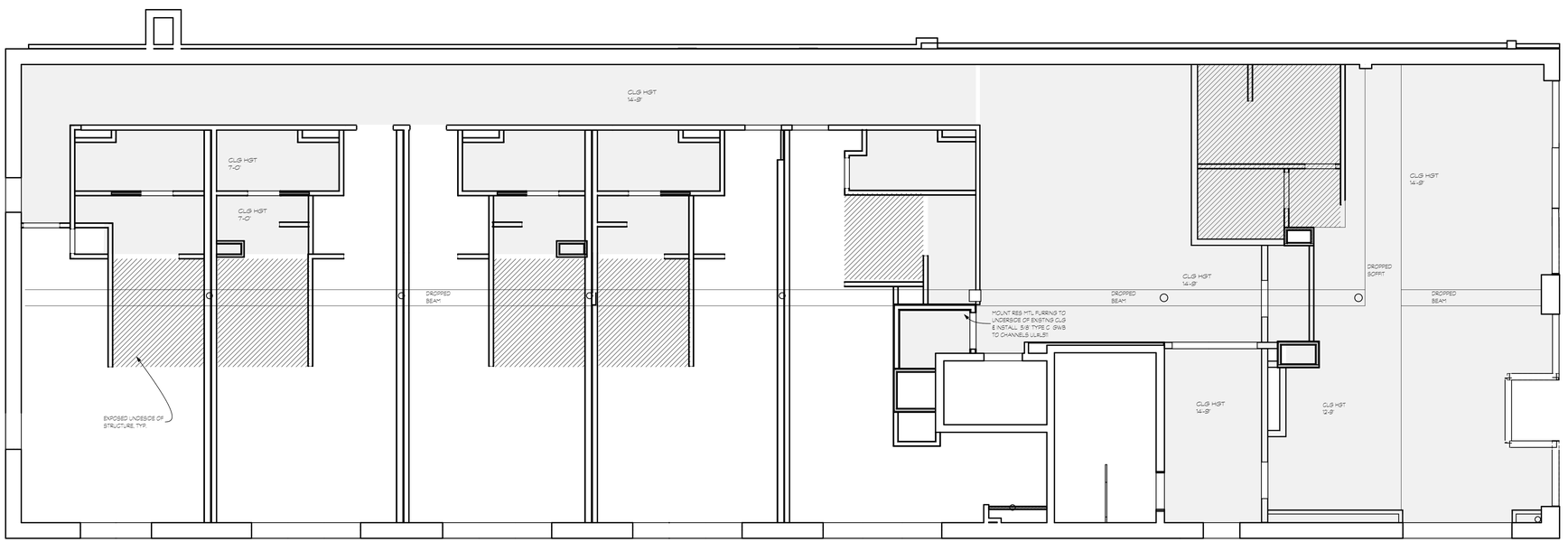
These plans have been approved by VDHR and NPS regarding historic tax credits and any changes made without prior review and approval by the architect and VDHR/NPS could endanger the owner's use of the credits.

Printed on Friday, March 26, 2021 9:23 AM



ENTIRE FLOOR TO HAVE GWB CEILINGS

11 RCP SECOND FLOOR
SCALE: 3/16" = 1'-0" 3RD FLR SIMILAR
0 4' 8' 12'



1 1ST FLOOR CEILING PLAN
SCALE: 3/16" = 1'-0" 0 4' 8' 12'

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PHONE 540.886.5230 FAX 540.886.8629
www.frazierassociates.com

KAVANAUGH BUILDING RENOVATIONS

HARRISONBURG, VIRGINIA

DATE	REVISION
3/9/21	REISSUED
3/26/21	REISSUED

COMMONWEALTH OF VIRGINIA
THOMAS C. CLAYTON
Lic. No. 005811
12/21/20
ARCHITECT

PROJECT NUMBER:	SCALE:
2017.0086	AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 12/21/2020

DRAWING TITLE:
REFLECTED CEILING PLAN - FIRST FLOOR

A7.1