Second Side Records

Change of Occupancy

411 West Main Street

Waynesboro, VA 22980

GENERAL EXISTING BUILDING DATA:
LOCATION: 411 WEST MAIN STREET — ZONING TYPE: C-B — TAX MAP: 45-3-24C
SITE SIZE: 0.1164 AC — DESCRIPTION: COMMERCIAL — PARCELS: 45-3-23B & C

THE PROJECT SITE IS COMPRISED OF TWO PARCELS UNDER THE SAME OWNERSHIP AND CONTAINS AN EXISTING MULTISTORY BUILDING. THIS PROJECT INCLUDES A PARTIAL CHANGE OF USE WITH ALTERATION OF EXISTING SPACE. THE BUILDING WAS ORIGINALLY HYMANS DEPARTMENT STORE, WAS LATER DIVIDED SEVERAL SMALL RETAIL KIOSKS, AND IS NOW VACANT.

EXISTING 411 WEST MAIN STRUCTURE FRONTS WEST MAIN STREET AND LUMOS PLAZA. THE BUILDING IS PART OF SEVERAL ADJOINING STRUCTURES WITHIN A CITY BLOCK WITH PARTIAL SHARED SIDE WALLS, STOREFRONT, AND ANGLED REAR WALL.

EXISTING STRUCTURE SQUARE FOOTAGES:

BASEMENT	2,248 SF	UNFINISHED CRAWL	2,782 SF
FIRST FLOOR	4,952 SF	FIRST FLOOR ENTRY	72 SF
MEZZANINE	2,158 SF		

CONSTRUCTION DATA:
EXISTING STRUCTURE: EXTERIOR MASONRY WALLS WITH BRICK VENEER AND STUCCO ON THE FRONT FACADE. EXTERIOR MASONRY WALLS ON SIDES AND REAR. CONCRETE SLAB BASEMENT, STEEL BAR JOIST WITH METAL DECKING AND CONCRETE SLAB 1st & MEZZANINE FLOORS. STEEL BAR JOIST, METAL DECKING, AND NEW LOW SLOPE EPDM ROOFING. STEEL FRAME ENTRY DOOR / WINDOWS AND STEEL FRAME WINDOWS. CMU PARTITION WALLS AND WOOD STUD PARTITION WALLS.

THE EXISTING BUILDING DOES NOT CONTAIN A SPRINKLER SYSTEM.
CONSTRUCTION TYPE - IIIB

GENERAL PROJECT STATEMENT:
THE PROPOSED PROJECT ALTERS SPACES IN THE EXISTING BUILDING AND REQUESTS A CHANGE OF USE. THE EXISTING BUILDING WAS **M MERCANTILE** (DEPARTMENT / RETAIL / SALES). THE PROPOSED PROJECT IS A MIXED USE **M MERCANTILE** (RECORD & INSTRUMENT SALES) WITH **B BUSINESS USE** (COFFEE; FOOD PROCESSING LESS THAN 2500 SF. LESS THAN 50 OCCUPANTS & SPACE LESS THAN 750SF VCC SEC 30.1.2)
IT IS ANTICIPATED THAT FUTURE TENANTS IN THE BASEMENT AND MEZZANINE WILL FOLLOW M OR B USE GROUPS. IF THEY DO NOT FIT THESE USE GROUPS A SEPARATE EVALUATION WILL BE PROVIDED.

OCCUPANT LOAD PER VCC TABLE 1004.5 MAX FLOOR AREA ALLOWANCES PER OCCUPANT

BASEMENT			
BUSINESS AREA	150 GROSS	2,248 SF / 150	= 15 OCC
OR MERCANTILE	60 GROSS	2,248 SF / 60	= 38 OCC
FIRST FLOOR			
MERCANTILE	60 GROSS	3,436 SF / 60	= 58 OCC
BUSINESS AREA	150 GROSS	852 SF / 150	= 6 OCC
TABLES & CHAIRS	15 NET	452 SF / 15	= 30 OCC
MEZZANINE			
BUSINESS AREA	150 GROSS	2,158 SF / 150	= 15 OCC
OR MERCANTILE	60 GROSS	2,158 SF / 60	= 36 OCC
			= 124 OCC w/ B OR 168 OCC w/ M

PROPOSED : GENERAL SPACE CLEAN OUT, REMOVAL OF INTERIOR PARTITION WALLS, NEW PARTITION INFILL, INSTALLATION OF NEW INTERIOR FINISH MATERIALS, INSTALLATION OF NEW PLUMBING, MECHANICAL, & ELECTRICAL SYSTEMS. INSTALLATION OF NEW EXIT SIGNS AND EGRESS LIGHTS.

APPLICABLE CODE:
2018 VIRGINIA EXISTING BUILDING CODE (VEBC), AS INTERPRETED BY THE CITY OF WAYNESBORO; UNDER THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 VIRGINIA CONSTRUCTION CODE (VCC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ANSI)

CODE ANALYSIS:
EXISTING BUILDING AND PROPOSED PROJECT FALLS UNDER CHANGE OF OCCUPANCY PER VEBC CHAPTER 701.1 AND OTHER VCC REFERENCES.

INTERIOR FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF THE VCC FOR THE NEW OCCUPANCY PER VEBC SEC 703.1

STAIRWAYS SHALL BE PROTECTED AS REQUIRED BY VEBC SECTION 705.1

FIRE SPRINKLER SYSTEM IS NOT REQUIRED PER VEBC SEC 704.2 WHICH REFERENCES VCC SEC 903 [F] 903.2.2 NOT AMBULATORY CARE & [F] 903.2.7 CONDITIONS 1 THROUGH 3 DO NOT EXIST.

FIRE ALARM AND DETECTION SYSTEM IS NOT REQUIRED PRE VEBC SEC 704.3 & REF TO VCC SEC 907.2.2. VCC SEC 907.2.2 CONDITIONS 1 THROUGH 3 DO NOT EXIST.

MEANS OF EGRESS FOR CHANGE OF OCCUPANCY TO EQUAL OR LOWER HAZARD CATEGORY PER VEBC SEC 705.4 EGRESS SHALL BE DEEMED ACCEPTABLE PROVIDED THE MEANS OF EGRESS SERVING THE AREA OF CHANGE MEETS THE EGRESS CAPACITY & OCCUPANT LOAD BASED MEANS OF EGRESS IN VCC CHAPTER 10.
THE EXISTING BUILDING INCLUDES 2 EGRESS DOORS. SEE EGRESS DIAGRAMS ON A-101.

VCC TABLE 1006.3.2 NUMBER OF EXITS
1-500 OCC REQUIRES 2 EXITS DUE TO TOTAL OCCUPANT LOAD
VCC SEC 1005.3.2 EGRESS CAPACITY REQUIRED
140 OCC X 0.2" = 28" CONSTRAINT MET.
VCC TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
B MAX 50 OCC WITHOUT SPRINKLER SYSTEM = 75'
SINGLE EXIT IS ONLY ALLOWED FROM BASEMENT LEVEL - 15 OCC & 68' MAX TRAVEL. FIRST FLOOR EXCEEDS OCC LOAD & TRAVEL DISTANCE FOR SINGLE EXIT, SPACE HAS 2 EXITS; CONSTANT MET.
VCC TABLE 1006.3.3(2) MAX COMMON PATH OF TRAVEL
B OCC 50 & EGRESS 75 FEET; CONSTRAINT MET.
VCC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
B WITHOUT SPRINKLER = 200 FEET; CONSTRAINT MET.

VCC SEC 1008.2 MEANS OF EGRESS LIGHTING
REQUIRED INCLUDING ILLUMINATED PATH WITH BATTERY BACK UP OF 90 MINUTES.
VCC SEC 1010.2 DOOR SWING. SWING IN THE DIRECTION OF TRAVEL FOR 50 OR MORE OCCUPANTS.
VCC SEC 1010.1.10 PANIC AND FIRE EXIT HARDWARE NOT REQUIRED.

HEIGHT AND AREA FOR CHANGE TO EQUAL OR LESSER HAZARD CATEGORY PER VEBC SEC 706.4
THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE
VCC TABLES (504.3) B = 55' HGT (504.4) B = 3 FLOORS (506.2) B = 19,000 SF
VCC TABLES (504.3) M = 55' HGT (504.4) M = 2 FLOORS (506.2) M = 12,500 SF

PER VCC SEC 202 DEFINITIONS; THE EXISTING STRUCTURE MEETS THE DEFINITION FOR BASEMENT A STORY THAT IS NOT ENTIRELY ABOVE GRADE PLANE. THE EXISTING STRUCTURE DOES NOT MEET THE DEFINITION FOR MEZZANINE BECAUSE SPACE EXCEEDS 1/3 OF THE FLOOR AREA OF THE SPACE BELOW.

EXTERIOR WALL RATING FOR CHANGE OF OCCUPANCY CLASSIFICATION TO AN EQUAL OR LESSER HAZARD PER VEBC SEC 707.3 EXTERIOR WALLS INCLUDING OPENINGS SHALL BE ACCEPTED.

ELECTRICAL PER VEBC SEC 708
WIRING SHALL COMPLY WITH REQUIREMENTS OF NFPA 70 PER VEBC SEC 708.1
LIGHTING SHALL COMPLY w/ REQUIREMENTS OF THE VCC FOR THE NEW OCC PER VEBC SEC 708.4

MECHANICAL PER VEBC 709
EXISTING HVAC SYSTEM WILL HAVE MINOR MODIFICATIONS AND WILL MAINTAIN MECHANICAL VENTILATION PER IMC.

PLUMBING PER VEBC 710
OCCUPANT LOAD IS NOT INCREASING. PROPOSED PLUMBING FIXTURES EXCEED IPC REQUIREMENTS PER OCCUPANT LOAD. BUILDING EVALUATED AS **B** BECAUSE IT IS MORE RESTRICTIVE THAN **M**.
MIN # OF REQUIRED PLUMBING FIXTURES PER [P] TABLE 2902.1 - (B ; 124 OCC)

OCC	WC	LAV	DF	OTHER
B	1 PER 25	1 PER 40	1 PER 100	1 SERVICE SINK
	FIRST 50	FIRST 80		
# REQUIRED	4	3	1	1
# PROVIDED	4	4	0	1

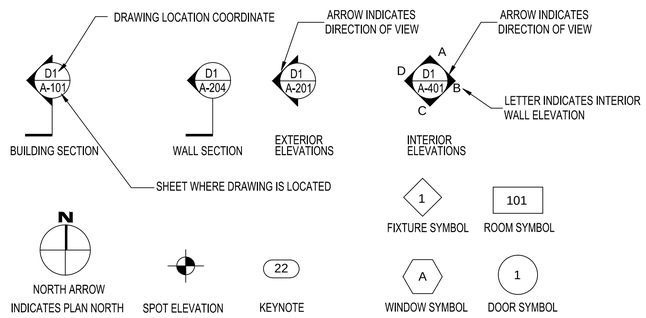
COFFEE BUSINESS WILL SERVE WATER SO DRINKING FOUNTAIN NOT INCLUDED

STRUCTURE PER VEBC 711.1
NEW STRUCTURE SHALL COMPLY WITH VCC. EXISTING STRUCTURAL ELEMENTS WILL CARRY GRAVITY LOADS AS CURRENTLY CONFIGURED.
ADDITIONAL STRUCTURAL EVALUATION AND REINFORCING WILL BE PROVIDED FOR THE NEW RTU(S) WITH MECHANICAL SUBMISSION SET.
ACCESSIBILITY REQUIRED PER VEBC 712 AND REFERENCES TO VEBC SEC 402 & SEC 404.
404.3 ALTERATION AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION:
WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO OR CONTAINS THE PRIMARY FUNCTION THE ROUTE SHALL BE ACCESSIBLE AND INCLUDE TOILET FACILITY AND DRINKING FOUNTAIN SHALL BE ACCESSIBLE SERVING THE PRIMARY FUNCTION.
PROJECT COMPLIES w/ EXISTING MAIN STREET ENTRANCE, EXISTING ROUTE, EXISTING RESTROOM.

SITE PARKING: OWNER & TENANT PARKING WILL COMPLY WITH CITY OF WAYNESBORO PARKING ORDINANCE SEC 98.5.1.3
SEC 98.5.1.3 PARKING REQUIREMENTS.
D) C-B DISTRICT PARKING REQUIREMENTS DO NOT APPLY.
EXTERIOR SIGN: OWNER & TENANT EXTERIOR SIGNS WILL COMPLY WITH CITY OF WAYNESBORO SIGN ORDINANCE SEC 98-5.6
SEC 98-5.6.6 C-B ZONING WITH MAX OF 32 SQUARE FEET REQUIRE A PERMIT
WALL SIGN MAY PROJECT MAX OF 15" FROM THE FACE OF THE WALL AND SHALL NOT EXCEED 15% OF THE AREA OF THE WALL w/ MAX OF 400 SQUARE FEET.
VERIFY WITH LANDLORD / OWNERS LEASE AGREEMENT TO DETERMINE WORK SCOPE AND CONTRACTUAL OBLIGATIONS BETWEEN LANDLORD / OWNER AND TENANT.

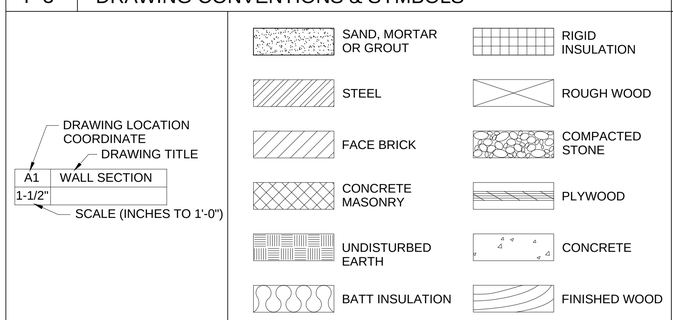
K-1 APPLICABLE CODE

D-3 PROJECT

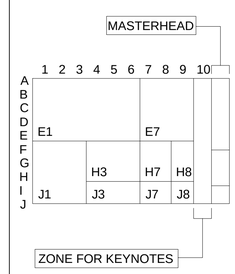


ABV.	-ABOVE
C.J.	-CEILING JOIST
℄	-CENTER LINE
D.S.	-DOWNSPOUT
EL.	-ELEVATION
F.F.	-FINISHED FLOOR
F.O.C.	-FACE OF CONCRETE
F.O.M.	-FACE OF MASONRY
F.O.S.	-FACE OF STUD
R.R.	-ROOF RAFTER
R.O.	-ROUGH OPENING
SWM	-STORM WATER MANAGEMENT
T.F.E.	-TOP OF FOOTING ELEVATION
T.O.S.	-TOP OF STEEL
U.O.N.	-UNLESS OTHERWISE NOTED
V.B.	-VAPOR BARRIER

F-3 DRAWING CONVENTIONS & SYMBOLS

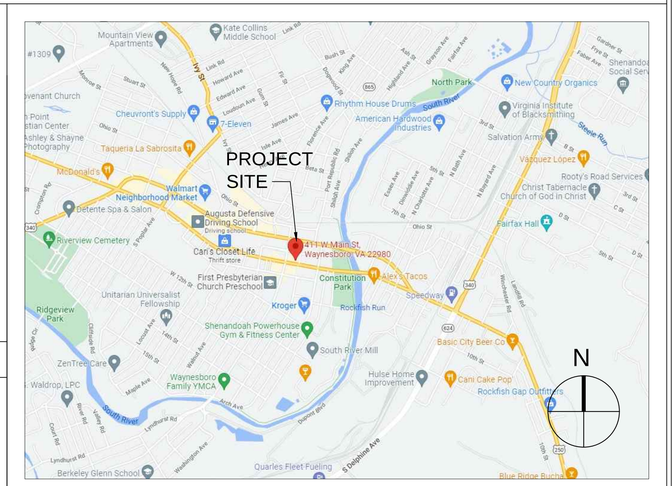


F-6 ABBREVIATIONS



EACH DRAWING SHEET IS ORGANIZED BY A GRID COORDINATE SYSTEM WITH NUMBERS ALONG THE TOP OF THE SHEET AND LETTERS ALONG THE LEFT EDGE OF THE SHEET. DRAWINGS ARE GIVEN LOCATION COORDINATES BY WHERE THEIR LOWER LEFT CORNER RESIDES ON A SHEET. A DRAWING LOCATED WITH ITS LOWER LEFT CORNER AT THE EXTREME LOWER LEFT OF A SHEET WILL BE CALLED "D1". BY COMBINING THE GRID REFERENCE (i.e. "D1") WITH THE SHEET NUMBER ON WHICH THE DRAWING IS SHOWN (i.e.. "A201"), THE REFERENCED DRAWING, (D1-A201) CAN BE QUICKLY LOCATED.

G-7 VICINITY MAP from Google Maps



I-3 KEY

G-101	COVER SHEET - CODE AND VICINITY MAPS
D-101	EXISTING / DEMOLITION FLOOR PLANS
D-201	EXISTING / DEMOLITION EXTERIOR ELEVATIONS
A-001	WINDOW, DOOR, & FINISH SCHEDULES
A-101	LIFE SAFETY DIAGRAMS & NOTES
A-102	PROPOSED FLOOR PLANS
A-103	PROPOSED EQUIPMENT PLAN & REFLECTED CEILING PLANS
A-201	PROPOSED EXTERIOR ELEVATIONS
A-301	PROPOSED BUILDING SECTION & EXISTING WALL TYPES
A-401	INTERIOR ELEVATIONS

I-4 MATERIAL LEGEND

NOTE:
PLUMBING, MECHANICAL, AND ELECTRICAL SHEETS WILL BE PROVIDED UNDER SEPARATE SUBMISSION BY SUB-CONTRACTOR TRADES.

I-6 DRAWING LOCATION SYSTEM

K-3 DRAWING INDEX

K-6 CONTACT INFORMATION

OWNER:
Urbane Ventures LLC
411 West Main Street
Waynesboro, VA 22980
Contact:
Tina Raybon
theraybongroup@yahoo.com
910-280-6580

CONTRACTOR:
NOLA Build & Design
1304 E Market St Unit P
Charlottesville, VA 22902
Contact:
Dylan Smith
dylan@nolabuilds.com
703-964-7049

ARCHITECT:
Wassenaar + Winkler, PLLC
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Waynesboro, VA 22980
Contact:
Greg Winkler
greg@wpluswdesign.com
540-941-3567

STRUCTURAL ENGINEER:
Greenmun Engineering
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Contact:
Jeff Greenmun, PE
jeff@greenmun.com
540-447-4657

K-8 NEIGHBORHOOD AERIAL IMAGE

N.T.S. from Google Maps

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G-101

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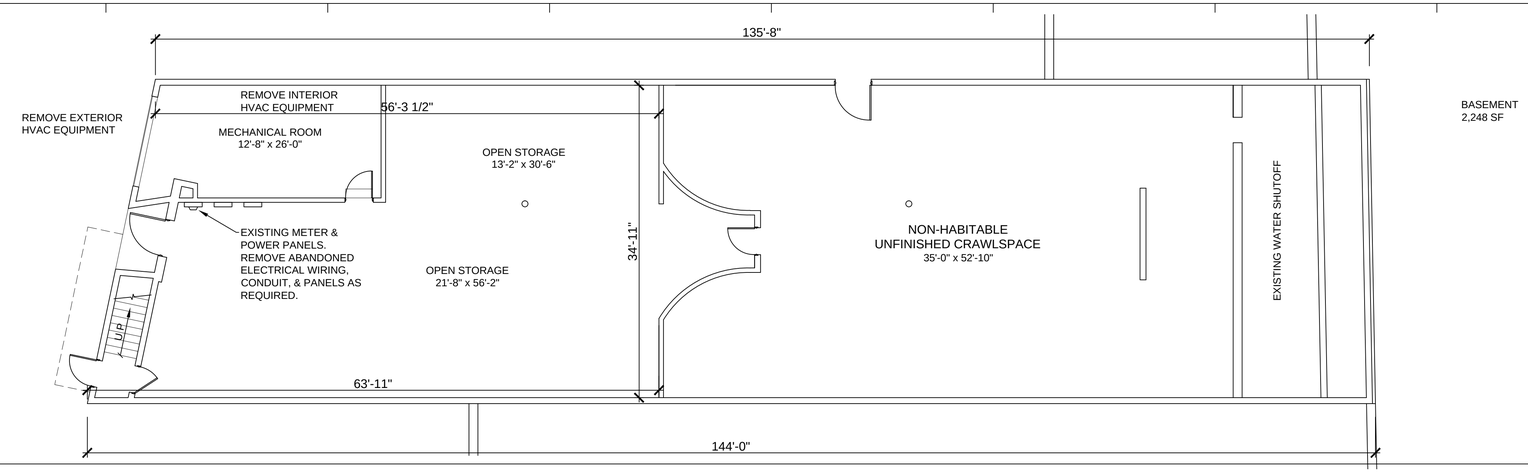
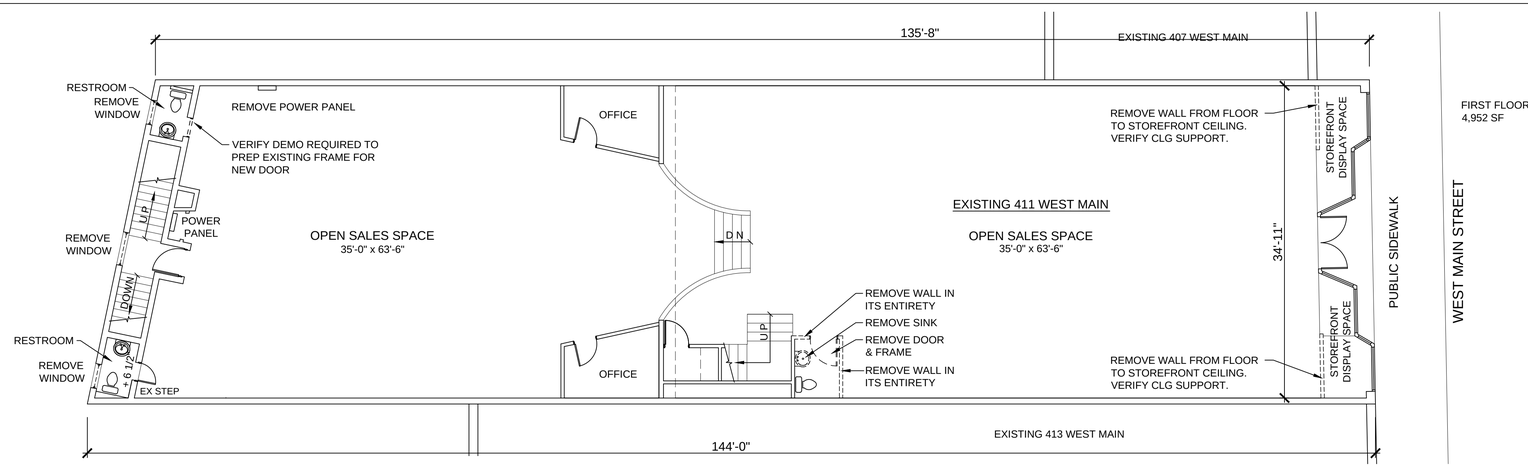


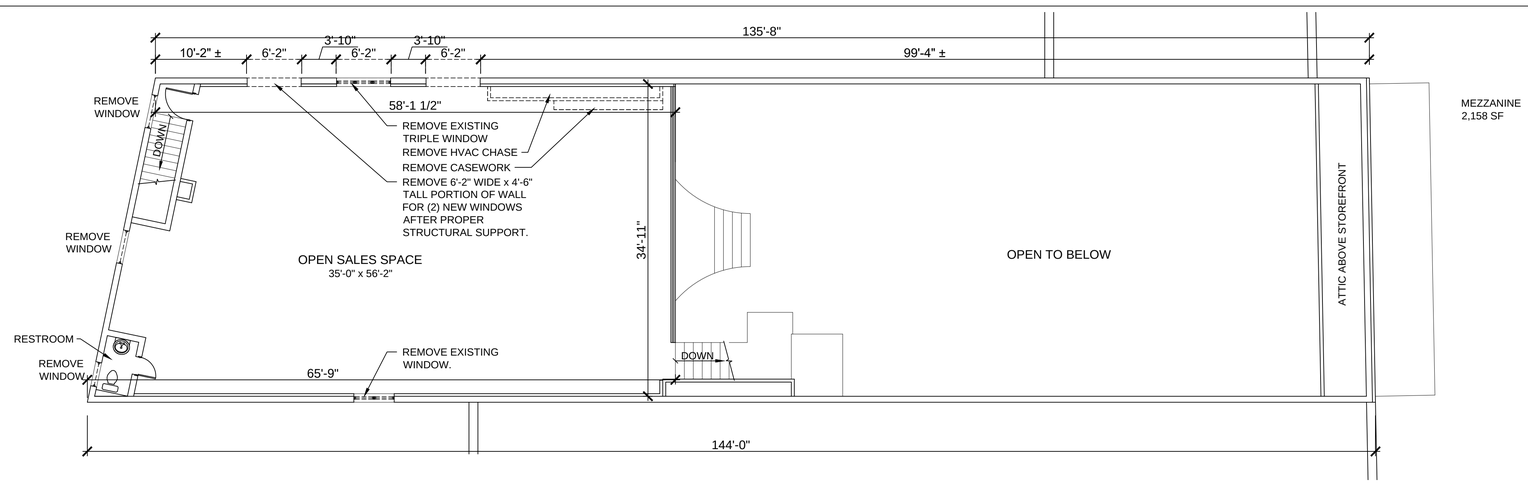
D-1 EXISTING BASEMENT FLOOR PLAN w/ DEMOLITION

1/8"



H-1 EXISTING FIRST FLOOR PLAN w/ DEMOLITION

1/8"



K-1 EXISTING MEZZANINE PLAN w/ DEMOLITION

1/8"

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CLIENT NAME & ADDRESS:

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D-101

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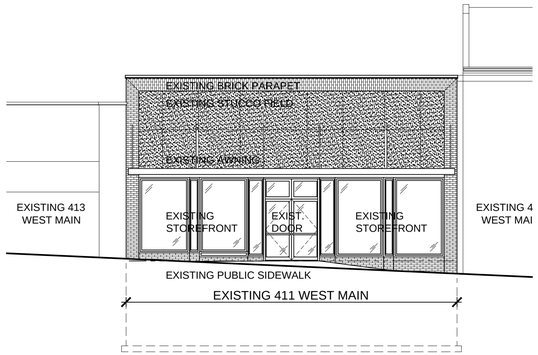
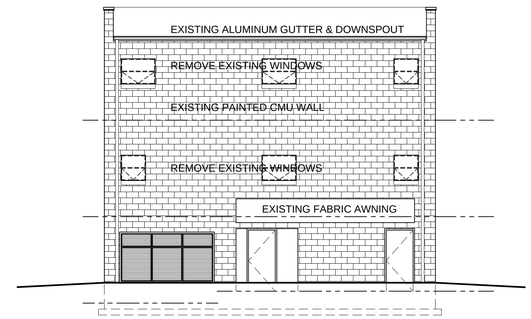
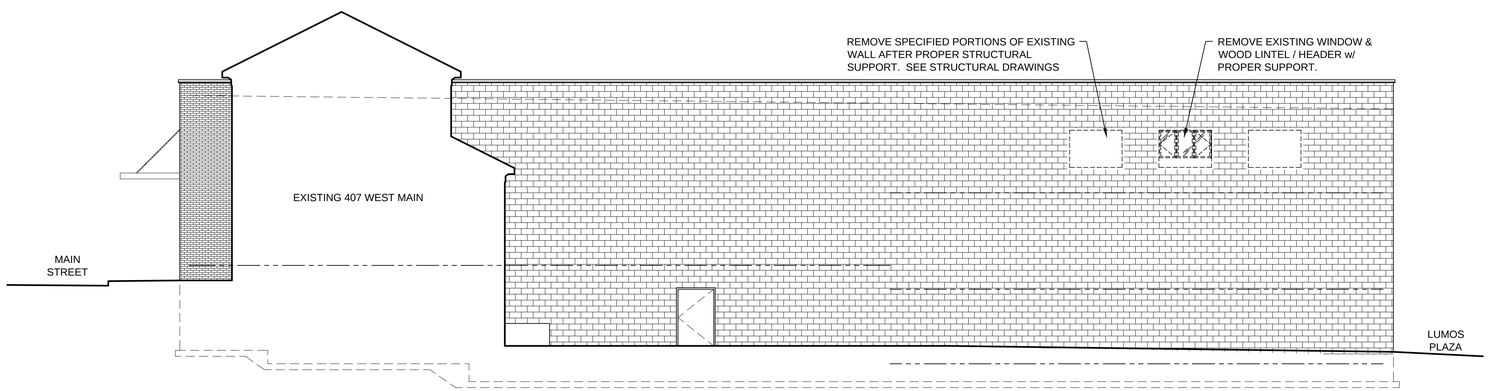


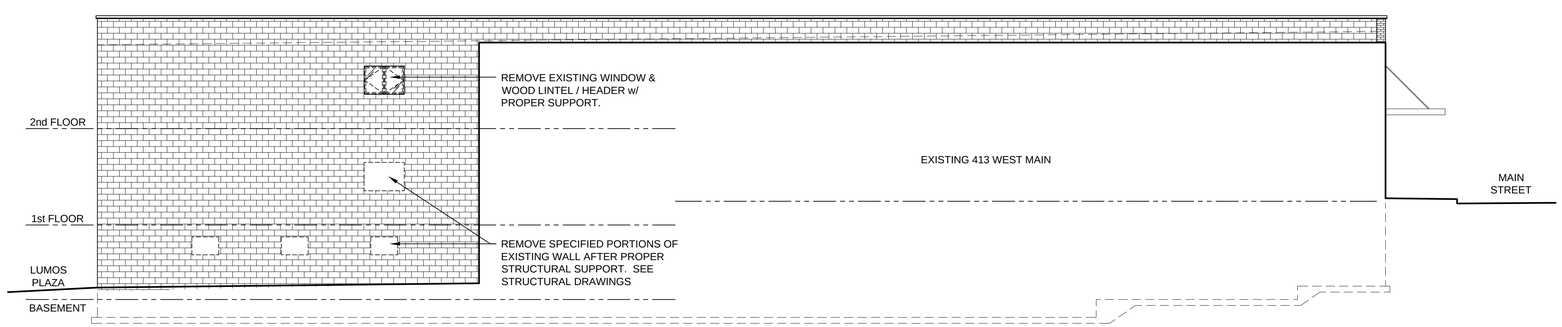
D-1	EXISTING FRONT ELEVATION w/ DEMOLITION - MAIN STREET (SOUTH)
1/8"	



D-1	EXISTING REAR ELEVATION w/ DEMOLITION - LUMOS PLAZA (WEST)
1/8"	



H-1	EXISTING SIDE ELEVATION w/ DEMOLITION (EAST)
1/8"	



K-1	EXISTING SIDE ELEVATION w/ DEMOLITION (WEST)
1/8"	

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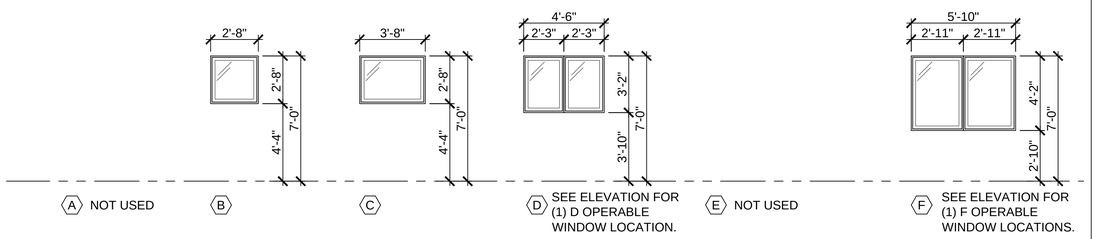
WINDOW SCHEDULE (A)

MARK	SIZE (W x H)	COUNT	HEAD HEIGHT	DESCRIPTION	REMARKS
A	NOT USED				
B	2'-8"x2'-8" FIXED	3	7'- 0 1/2"	ALUMINUM CLAD WOOD	
C	3'-8"x2'-8" FIXED	3	7'- 0 1/2"	ALUMINUM CLAD WOOD	
D	(2) 2'-3" x 3'-2"	1	7'- 0 1/2"	ALUMINUM CLAD WOOD	1
E	NOT USED				
F	(2) 2'-11" x 4'-2"	6	7'- 0 1/2"	ALUMINUM CLAD WOOD	1

REMARKS:
1. SEE EXTERIOR ELEVATIONS FOR OPERABLE WINDOW LOCATIONS.
2. EXISTING STOREFRONT WINDOWS SHOWN FOR INFO. NO CHANGES TO THESE WINDOWS.

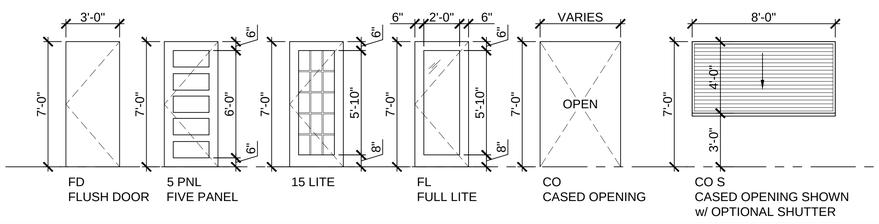


E-1 WINDOW SCHEDULE

NTS

DOOR & FRAME SCHEDULE (101)

	MARK	EX / N	TYPE	SIZE (W x H)	THK.	DOOR MATERIAL	FRAME MATERIAL	HARDWARE	FIRE RATING	REMARKS
BASEMENT	001	EXIST	5 PNL	3'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	LOCKSET & DEADBOLT		
	002	EXIST	5 PNL	3'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	003	EXIST	5 PNL	4'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	LOCKSET & DEADBOLT		
	004	EXIST	5 PNL	3'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	005	EXIST	5 PNL	3'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	006	EXIST	FD	4'-0" x 6'-0"	1 3/4"	STEEL	STEEL	LOCKSET		
1st FLOOR	101	EXIST	FL	(2) 2'-11"x7'-0"	1 3/4"	STEEL & GLASS	STEEL	LOCKSET		
	102	NEW	FD	3'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	103	EXIST	FD	2'-6" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	104	EXIST	FD	2'-6" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	105	EXIST	FD	2'-6" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	106	NEW	FD	3'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	107	NEW	CO S	8'-0" x 4'-0"			WOOD			2
	108	NEW	FD	2'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	109	EXIST	15 LITE	3'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	LATCH		1
	110	EXIST	FD	2'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		1
	111	NEW	FD	3'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		
	112	NOT USED								
	113	NOT USED								1
	114	NOT USED								
2nd FLOOR	201	EXIST	FD	3'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	LATCH		
	202	EXIST	FD	2'-0" x 7'-0"	1 3/4"	SOLID CORE WOOD	WOOD	PRIVACY		



REMARKS

1 VERIFY w/ OWNER IF THIS DOOR IS TO BE REPLACED WITH FLUSH DOOR.
2 OWNER OPTION FOR INTERIOR SHUTTER.

LEGEND

NA	NOT USED
FD	FLUSH DOOR
FL	FULL LIGHT
NL	NARROW LIGHT
CO	CASED OPENING

K-1 DOOR SCHEDULE

1/16"

FIRST FLOOR FINISH SCHEDULE

	NAME	FLOOR FINISH	BASE FINISH	WALLS	CEILING FINISH	CEILING HEIGHT	COMMENTS
1st FLOOR	RECORD AREA	CONC w/ STAIN	4" RUBBER COVE BASE	CMU PAINTED	EOSP	18'-6"	
	COFFEE BAR	CONC w/ STAIN	4" RUBBER COVE BASE	CMU PAINTED	EOSP	18'-6"	
	PLATFORM	CONC w/ STAIN	4" RUBBER COVE BASE	CMU & GWB PAINTED	EOSP	18'-6"	
	ADA RESTROOM	CERAMIC TILE	4" RUBBER COVE BASE	1/2" GWB PAINTED	PNT GWB - W	9'-0"	
	STAIR	CONC w/ STAIN	4" RUBBER COVE BASE	CMU PAINTED	EOSP	18'-6"	
	AV / MIX ROOM	CONC w/ STAIN	4" RUBBER COVE BASE	CMU PAINTED	PNT GWB	8'-11"	
	KITCHEN STORAGE	CONC w/ STAIN	4" RUBBER COVE BASE	CMU PAINTED	PNT GWB	8'-11"	
	OPEN SALES w/ SEAT	CONC w/ STAIN	4" RUBBER COVE BASE	1/2" GWB PAINTED	PNT GWB	8'-11"	
	WARMING KITCHEN	CONC w/ STAIN	4" RUBBER COVE BASE	1/2" GWB PAINTED	PNT GWB	8'-11"	
	RESTROOM 2	VCT	4" RUBBER COVE BASE	CMU & GWB PAINTED - W	PNT GWB -W	8'-11"	
	RESTROOM 3	VCT	4" RUBBER COVE BASE	CMU & GWB PAINTED - W	PNT GWB -W	8'-11"	
	STORAGE	CONC w/ STAIN	4" RUBBER COVE BASE	1/2" GWB PAINTED	PNT GWB	8'-11"	
	HALL 1	CONC w/ STAIN	4" RUBBER COVE BASE	CMU & GWB PAINTED	PNT GWB	8'-11"	
	HALL 2	CONC w/ STAIN	4" RUBBER COVE BASE	CMU & GWB PAINTED	PNT GWB	8'-11"	
	STAIRWELL	CONC w/ STAIN	4" RUBBER COVE BASE	CMU & GWB PAINTED	PNT GWB	8'-11"	
2nd FLOOR	OPEN WORK AREA	CONC w/ STAIN	4" RUBBER COVE BASE	CMU & GWB PAINTED	EOSP	9'-2"	
	RESTROOM 4	LVP	4" RUBBER COVE BASE	CMU & GWB PAINTED - W	PNT GWB -W	8'-4"	
	STAIRWELL	CONC w/ STAIN	4" RUBBER COVE BASE	CMU & GWB PAINTED	EOSP	9'-2"	
BASEMENT	OPEN WORK AREA	EXIST CONC SLAB	4" RUBBER COVE BASE	CMU PAINTED	EOSP	8'-0"	
	STAIRWELL	EXIST CONC SLAB	4" RUBBER COVE BASE	CMU & GWB PAINTED	EOSP	8'-0"	
	NON-HABITABLE						

LEGEND

CONC w/ STAIN	EXISTING CONCRETE SLAB w/ NEW EPOXY STAIN
CT	CERAMIC TILE
VCT	VINYL COMPOSITION TILE
PNT GWB	PAINTED GYPSUM BOARD
PNT GWB - W	PAINTED GYPSUM BOARD - WASHABLE
EOSP	EXISTING OPEN STRUCTURE - PAINTED STRUCTURE

K-6 FINISH SCHEDULE

NOLA BUILDS
1304 E Market St Unit P
Charlottesville, VA 22902
Telephone (434) 207-8586

WASSENAAR WINKLER
ARCHITECTS | PLANNERS
200 West 12th Street,
Waynesboro, VA 22980
Telephone (540) 941-3567

GREENMUN ENGINEERING
STRUCTURAL ENGINEERING & CONSULTING SERVICES
PO BOX 251, STAUNTON, VA 24402
PHONE: (540) 447-4657
www.greenmun.com

CALLS TO ARCHITECT SHOULD BE DIRECTED TO (540) 941-3567

CALLS ON PROJECT SPECIFIC WORK SHOULD BE DIRECTED TO THE LEAD TEAM MEMBER INDICATED BELOW.

LEAD TEAM CONTACT:
GREG WINKLER

PROFESSIONAL SEAL

PRELIMINARY NOT FOR CONSTRUCTION REVIEW SET

THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS A PROFESSIONAL'S SEAL AND SIGNATURE ARE ON THE DRAWING

PROJECT TITLE / DESCRIPTION:
Second Side Records Change of Use

PROJECT ADDRESS / LOCATION
411 West Main Street
Waynesboro, VA 22980

CLIENT NAME & ADDRESS:
Urbane Ventures LLC
411 West Main Street
Waynesboro, VA 22980

Date 07/05/24

No.	Revision	Date

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Drawn by GMW
Checked by KMW

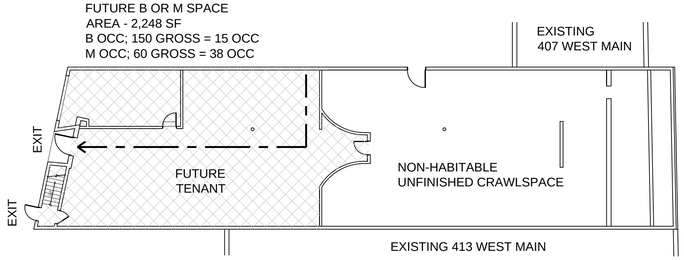
A-001

File Path:
N:\Project Files\RAYBONI_Architectural\411 W Main\A-020624\A101.dwg

7/5/2024 10:38 AM

EXIT PATH = 68'
SINGLE EXIT CODE MAX = 75'

FUTURE B OR M SPACE
AREA - 2,248 SF
B OCC; 150 GROSS = 15 OCC
M OCC; 60 GROSS = 38 OCC

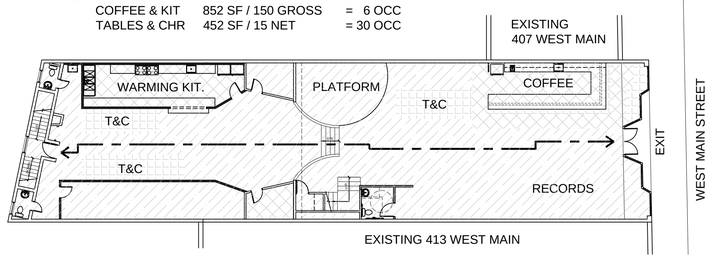


F-1 | LIFE SAFETY & OCC LOAD DIAGRAM - BASEMENT

1/16"

EXIT PATH = 80'
CODE MAX = 200'

M SPACE
RECORDS 3,436 SF / 60 GROSS = 58 OCC
B SPACE
COFFEE & KIT 852 SF / 150 GROSS = 6 OCC
TABLES & CHR 452 SF / 15 NET = 30 OCC



LEGEND

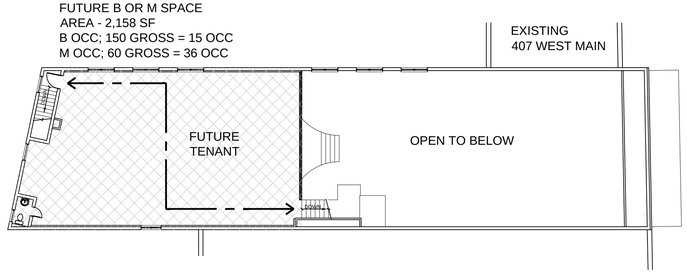
- MERCANTILE (RECORDS)
- BUSINESS (COFFEE)
- BUSINESS (TABLES & CHAIRS LESS THAN 50 OCC)

H-1 | LIFE SAFETY & OCC LOAD DIAGRAM - 1st FLOOR

1/16"

EXIT PATH = 105'
CODE MAX = 200'

FUTURE B OR M SPACE
AREA - 2,158 SF
B OCC; 150 GROSS = 15 OCC
M OCC; 60 GROSS = 36 OCC



K-1 | LIFE SAFETY & OCC LOAD DIAGRAM - 2nd FLOOR

1/16"

GENERAL ARCHITECTURAL NOTES:

VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC) 2018 EDITION:
- VIRGINIA EXISTING BUILDING CODE 2018 (VEBC)
- VIRGINIA CONSTRUCTION CODE 2018 (VCC NEW CONSTRUCTION)
- INTERNATIONAL BUILDING CODE (IBC) 2018 WITH VIRGINIA AMENDMENTS

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF ARCHITECT AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED EXCEPT BY WRITTEN AGREEMENT WITH, AND AGREED UPON COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES & EXPENSES. DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED & SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN INSTRUCTIONS. CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR(S) SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND/OR CONTRACTOR SHALL HOLD THE ARCHITECT HARMLESS FROM & AGAINST ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OF, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THESE PERSONS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ARCHITECT AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE "SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, AND/OR ENGINEER".

PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL THE REQUIRED PERMITS, INSPECTIONS, ETC., FOR THIS PROJECT.

ALL WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL BUILDING CODES AND REGULATIONS, THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. WHERE APPLICABLE, COMPLY WITH ALL REQUIREMENTS OF THE ANSI BARRIER FREE SUB-CODE AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA) EXCEPT WHERE OTHERWISE SPECIFIED AND/OR WHERE REQUIREMENTS ARE MORE STRINGENT. INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS, RECOMMENDATIONS, AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, AND ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/CONTRACTION AND BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS AND ISOLATION JOINTS BETWEEN MATERIALS/STRUCTURES AS INDICATED AND AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE PROPER PROTECTION DURING DRYING/CURING, AND INSURE QUALITY AND DURABILITY.

THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURERS' SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS WITHOUT DELAY, PRIOR TO FABRICATION OR INSTALLATION. UNAUTHORIZED CHANGES TO PLANS BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS AND WORK SCOPE ITEMS CONFLICT WITH EXISTING FIELD CONDITIONS OR DRAWINGS.

THE CONTRACT DOCUMENT PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLETE, CONSISTENT, AND COORDINATED THROUGH OUT. SPECIFIC INSTRUCTIONS GIVEN IN ONE AREA OF THE DOCUMENTS ARE INTENDED TO APPLY TO ALL RELATED PLANS AND SPECS THROUGH OUT THE DOCUMENT. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS INCLUDING, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER CATEGORIES OR ADDITIONAL NOTES. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES IN THESE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL VERIFY SIZES, LOCATIONS, FINISHES, FIRE RATINGS, AND PROVIDE ALL REQUIRED OPENINGS THROUGH FLOORS AND WALLS ACCESS DOORS, FURRING, CURBS, ANCHORS, AND INSERTS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL BASES AND BLOCKING REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL, AND OTHER EQUIPMENT.

REFER TO FINISH SCHEDULES FOR WALL FINISH DESIGNATIONS.

PRODUCT OPTIONS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT PRODUCTS WHICH COMPLY WITH THE CONTRACT DOCUMENTS AND WHICH ARE COMPATIBLE WITH ONE ANOTHER, WITH EXISTING WORK, AND THE PRODUCTS SELECTED BY OTHER CONTRACTORS. PROVIDE MANUFACTURER'S INFORMATION, SAMPLES, ETC., WHEN REQUESTED.

SUBSTITUTIONS: PRODUCT OR CONDITION SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION. SUBMISSION OF A SUBSTITUTION REQUEST, WHERE PERMITTED IN THE CONTRACT DOCUMENTS, SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT THEY HAVE INVESTIGATED THE PROPOSED PRODUCTS OR CONDITIONS, AND HAVE DETERMINED THAT THEY ARE EQUAL TO OR BETTER THAN THOSE SPECIFIED, INCLUDING WARRANTY COVERAGE. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE SUBSTITUTIONS, INCLUDING MODIFICATIONS AND COORDINATION OF OTHER WORK AFFECTED BY THESE CHANGES, SO THAT THE WORK BE COMPLETED IN ALL ASPECTS. APPROVED SUBSTITUTIONS OF PRODUCTS AND CONDITIONS ARE A 'BUILDER'S PLAN'. IMPLEMENTATION OF THE BUILDER'S PLAN IMPLIES THE CONTRACTOR IS SKILLED, KNOWLEDGABLE AND COMPETENT WITH COMMERCIAL CONSTRUCTION, THAT THE WORK WILL ADHERE TO ALL CODES AND REGULATIONS, AND THAT THE WORK WILL BE COMPLETED TO A LEVEL COMPARABLE TO OR BETTER THAN ORIGINALLY SPECIFIED. EXECUTION OF THE BUILDER'S PLAN LIMITS ARCHITECTURAL SERVICES TO ROOM ARRANGEMENTS, DIMENSIONS, STRUCTURAL DESIGN, AND CONSTRUCTION DETAILS.

CHANGE ORDERS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE OWNER AND ARCHITECT, AND WILL BE SIGNED BY ALL 3 PARTIES PRIOR TO WORK BEING COMPLETED. THE OWNER IS NOT REQUIRED TO PAY FOR ANY WORK COMPLETED WITHOUT A SIGNED CHANGE ORDER.

NOTIFY THE ARCHITECT IF THE PROPOSED USE IS NOT IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS AND PROVIDE THE ARCHITECT WITH ANY NECESSARY DOCUMENTATION INCLUDING ZONING, SETBACKS, ENVIRONMENTAL REGULATIONS, OR ANY SIMILAR CONSTRAINTS WHICH MAY AFFECT THE PROJECT.

PRIOR TO CONSTRUCTION THE OWNER AND ARCHITECT SHALL APPROVE SELECTION OF SPECIFIED INTERIOR FINISHES MATERIALS, CABINETRY, HARDWARE, FURNISHINGS, AND OTHER SIMILAR EQUIPMENT, INCLUDING STANDARDS OF QUALITY, PERFORMANCE, AND ACCEPTABLE MANUFACTURERS FOR PREFABRICATED SYSTEMS & ITEMS.

EXISTING CONDITIONS SHOWN ARE BASED ON LIMITED FIELD OBSERVATION. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. FIELD MEASURE AS REQUIRED PRIOR TO FABRICATION. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND EXTENT OF THE WORK. THE DESIGN OF HEATING, VENTILATION & AIR CONDITIONING, PLUMBING, GAS & ELECTRICAL SYSTEMS, INCLUDING PREPARATION OF REQUIRED DRAWINGS SHALL COORDINATE w/ ARCHITECTURAL DRAWINGS. AS THE WORK PROGRESSES, THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN. WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, THESE ITEMS SHALL BE DESIGN TO PRODUCE CONDITIONS APPROPRIATE TO THE USE INTENDED.

THE RULES ESTABLISHED IN STANDARD AIA FORM A101 SHALL BE USED UNLESS SUPERSEDED BY THESE CONTRACT DOCUMENTS. PROGRESS MEETINGS & MINUTES SHALL BE RECORDED AND KEPT BY GENERAL CONTRACTOR. PAYMENT SCHEDULES AND PROCESS SHALL BE ADMINISTERED BY GENERAL CONTRACTOR.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN.

THE GENERAL CONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, GRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION AND CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES, AND OUTLETS WITH FINISHED ELEMENTS. WHERE NECESSARY OR WHERE SPECIFICALLY INDICATED, THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND DETAILED COMPONENT DESIGNS AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TAKEN FROM NOMINAL SURFACE OF MASONRY, FACE OF STUDS, AND CENTERLINE OF COLUMNS. FLOOR LINES REFER TO TOP OF SUB FLOOR AND/OR CONCRETE SLABS. REPETITIVE FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSIONS ON PLAN OR DETAILS DIMENSION SHALL BE 3" FROM FACE OF STUD (WALL) TO FACE OF ROUGH OPENING. DIMENSIONS SHALL BE 6" FROM FACE OF WALL TO EDGE OF ROUGH OPENING OF CONCRETE WALLS.

SHOP DRAWINGS: THE CONTRACTOR SHALL FURNISH FOR REVIEW AND APPROVAL FOUR SETS OF SHOP DRAWINGS FOR SHOP FABRICATED ITEMS WHERE CUSTOMARILY REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE SHOP DRAWINGS FOR ACCURACY, COORDINATION WITH OTHER TRADES, AND INSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS BEFORE BEING SUBMITTED FOR APPROVAL. THE ARCHITECT'S OR ENGINEER'S APPROVAL OF SHOP DRAWINGS SHALL CONSTITUTE REVIEW AND APPROVAL OF THE GENERAL ARRANGEMENT OF COMPONENTS TO COMPLY WITH THE GENERAL INTENT OF THE CONSTRUCTION DOCUMENTS BUT IN NO WAY RELIEVES THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS TO INSURE A PROPER FIT UNDER FIELD CONDITIONS AND SHALL MAKE ADJUSTMENTS AS REQUIRED TO MAKE PARTS ALIGN. ALL REVISIONS TO SHOP DRAWINGS AFTER THE FIRST SUBMISSION MUST BE PROPERLY IDENTIFIED ON SUBSEQUENT SUBMISSIONS.

PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL EXAMINE ANY UNSATISFACTORY CONDITIONS APPLICABLE CONDITIONS AND SUBSTRATES, AND MAKE CORRECTS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL VERIFY THAT SUBSTRATE AND BASE PLIES/COATS ARE COMPATIBLE WITH NEW WORK. NOTIFY THE ARCHITECT PROMPTLY OF ANY MODIFICATIONS REQUIRED. WORK PERFORMED UPON ANY SUBSTRATE CONSTITUTES ACCEPTANCE OF THAT SUBSTRATE AS ACCEPTABLE FOR THE WORK BEING PERFORMED THEREON. ANY CHANGES TO THE PLANS BY THE OWNER OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

CUTTING AND PATCHING: PROVIDE DETAILS FOR REVIEW AND APPROVAL TO ARCHITECT FOR ALL CUTTING AND PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER THAT REDUCES ITS LOAD CARRYING CAPACITY.

UNFORSEEN CONDITIONS: SHOULD UNFORSEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, THE CONTRACTOR SHALL FULLY INVESTIGATE AND SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, THE CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.

PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, AND PROTECTION AS REQUIRED TO SAFELY EXECUTE ALL WORK. PROTECT ADJACENT STRUCTURES AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO, PUBLIC UTILITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL MATERIALS FROM THE JOB SITE.

RECORD DRAWINGS: THE CONTRACTOR SHALL PREPARE AND MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION AND REVISIONS TO THE WORK DELINEATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE: ALL CONTRACTORS AND ALL SUB-CONTRACTORS SHALL TAKE OUT AND MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER AND THE AUTHORITIES HAVING JURISDICTION AT PROJECT CLOSEOUT.

SUBSTANTIAL COMPLETION: THE CONTRACTOR SHALL, AS NEEDED, PROCURE A TEMPORARY CERTIFICATE OF OCCUPANCY UPON SUBSTANTIAL COMPLETION OF THE PROJECT AND FORWARD SAME TO THE OWNER. CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE THE BUILDING READY FOR OCCUPANCY.

PROJECT COMPLETION: UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A FINAL CERTIFICATE OF OCCUPANCY APPROVED BY THE BUILDING DEPARTMENT TO THE OWNER

WARRANTIES: UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE THAT ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES, AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT LIMITED TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.
- ROOFING - 2 YEAR WARRANTY BY INSTALLER
- ROOFING - 25 YEAR STANDARD WARRANTY BY MANUFACTURER
- OWNERS WARRANTY
- WHERE APPLICABLE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION

STRUCTURAL STEEL SHALL CONFORM TO THE STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS. IN GENERAL REFER TO STRUCTURAL SHEETS' GENERAL NOTES FOR MINIMUM STUD DEPTH, THICKNESS, FLANGE WIDTH, AND SPACING. ALL LISTED METAL STUD DIMENSIONS GAGE AND THICKNESS ARE MINIMUMS AND ARE PROVIDED AS BASIS OF DESIGN. CONTRACTOR TO VERIFY AND SUBMIT FINAL PROPOSED DESIGN.

BUILDING RISK CATEGORY = II (TABLE 1604.5)
LIVE LOADS (VUSBC / IBC 2018, ASCE 7-10):
- ROOF LIVE LOAD = 20 PSF (SNOW LOAD GOVERNS)

SNOW DESIGN CRITERIA (VUSBC / IBC 2018, ASCE 7-10):
- GROUND SNOW LOAD, Pg = 43 PSF
- TERMAL FACTOR, Ct = 1.1
- EXPOSURE FACTOR, Ce = 1.0
- IMPORTANCE FACTOR, Is = 1.0
- SLOPED ROOF FACTOR, Cs = 1.0
- FLAT ROOF SNOW LOAD, Pf = 33.1 PSF
- SLOPED ROOF SNOW LOAD, Ps = 33.1 PSF
- UNBALANCED SNOW LOAD: PER ASCE 7-10

WIND DESIGN CRITERIA (VUSBC / IBC 2018, ASCE 7-10):
- ULTIMATE DESIGN WIND SPEED, Vult = 115 MPH (3-SEC GUST)
- EXPOSURE CATEGORY = B
- ENCLOSED CLASSIFICATION = ENCLOSED
- GCPi = +/- 0.18

SEISMIC CRITERIA (VUSBC / IBC 2018, ASCE 7-10):
- SITE CLASSIFICATION = D (ASSUMED)
- SEISMIC DESIGN CATEGORY = B

SPECIAL INSPECTIONS: AS REQUIRED PER CHAPTER 17 OF VUSBC.
TEMPORARY BRACING DURING CONSTRUCTION: THE STRUCTURE IS DESIGNED TO BE STABLE AND SELF-SUPPORTING AFTER ALL COMPONENTS ARE FULLY CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY BRACING, SEQUENCING OF THE WORK,AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION. USE GUY WIRES, SHORING, OR OTHER MEANS AS NECESSARY.

POST-INSTALLED ANCHORS USED SHALL BE INSTALLED INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS, INCLUDING (BUT NOT LIMITED TO) HOLE SIZE, DRILL BIT USED, CLEANING OF HOLE, APPLICATION TEMPERATURE, AND APPLICATION TORQUE.

WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH NDS 2015, "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" WITH SUPPLEMENT.
- SPECIES AND GRADE: AS INDICATED (SO PINE NO. 2 MIN)
- MAXIMUM MOISTURE CONTENT = 19%.
- CONNECTIONS NOT SPECIFICALLY INDICATED SHALL BE IN ACCORDANCE w/ VUSBC TABLE 2304.10.1.
- ALL LIGHT GAGE STEEL CONNECTORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. FASTENERS SHALL COMPLY WITH TYPE AND NUMBER AS LISTED IN THE MANUFACTURER'S PUBLISHED VALUES. HANGERS OR OTHER CONNECTORS USED WITH TREATED LUMBER SHALL HAVE A MINIMUM ZINC COATING OF G185.

PME DRAWINGS SHALL CONFORM TO THE DESIGN-BUILD PLANS AND SPECIFICATIONS
- DESIGN OF ALL PLUMBING, GAS, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE PERFORMED BY THE CONTRACTOR WITH DRAWINGS SUBMITTED UNDER SEPARATE COVER AS REQUIRED.
- DRAWINGS IN THIS SET ARE DIAGRAMMATIC, AND DO NOT SHOW ALL CONDITIONS, DETAILS, OR CONNECTIONS.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION. SUBMIT ALL LIGHT FIXTURES FOR OWNER REVIEW AND APPROVAL.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.

THE CONTRACTOR SHALL COORDINATE ALL UNDERSLAB UTILITIES, PIPING, ELECTRICAL REQUIREMENTS, OUTLET LOCATIONS, SUPPLY AND RETURN LOCATIONS WITH ALL OTHER PME COMPONENTS.

PLEASE ALLOW FOR 3 FULL WORKING DAYS BEFORE YOU DIG - CALL THE **MISS DIG SYSTEM** AT **811** OR **800-482-7171**. MISS DIG WILL PROCESS REQUEST AND MARK THE APPROXIMATE LOCATION OF UNDERGROUND UTILITY LINES AT NO CHARGE. VERIFY WITH LOCAL JURISDICTION FOR ADDITIONAL UNDERGROUND MUNICIPAL UTILITIES THAT REQUIRE MARKING BEFORE EXCAVATION.

K-6 | GENERAL NOTES

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LEAD TEAM CONTACT:
GREG WINKLER

PROFESSIONAL SEAL

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CLIENT NAME & ADDRESS:
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Waynesboro, VA 22980

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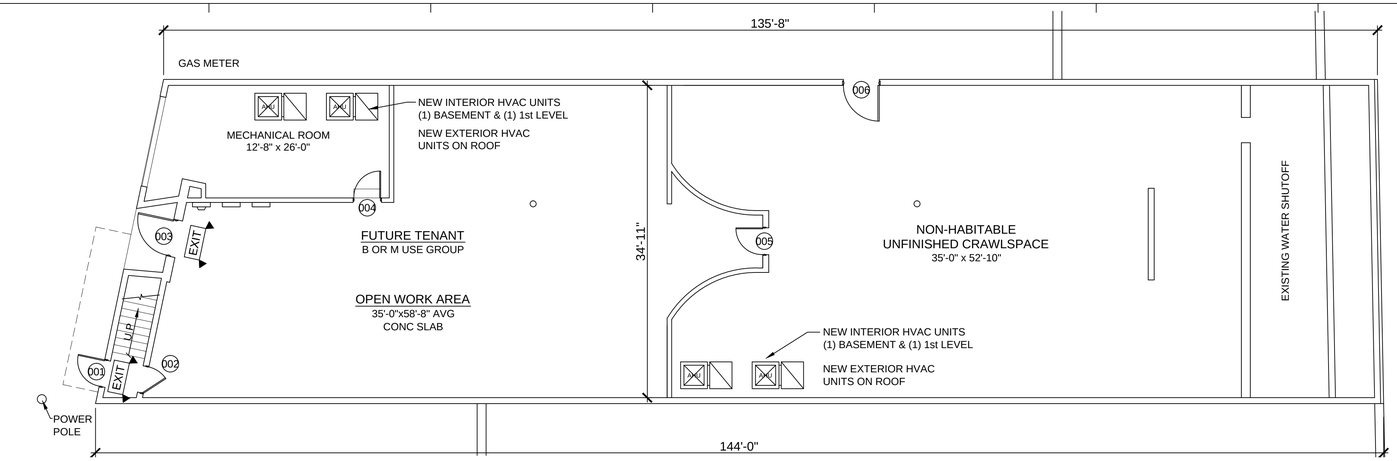
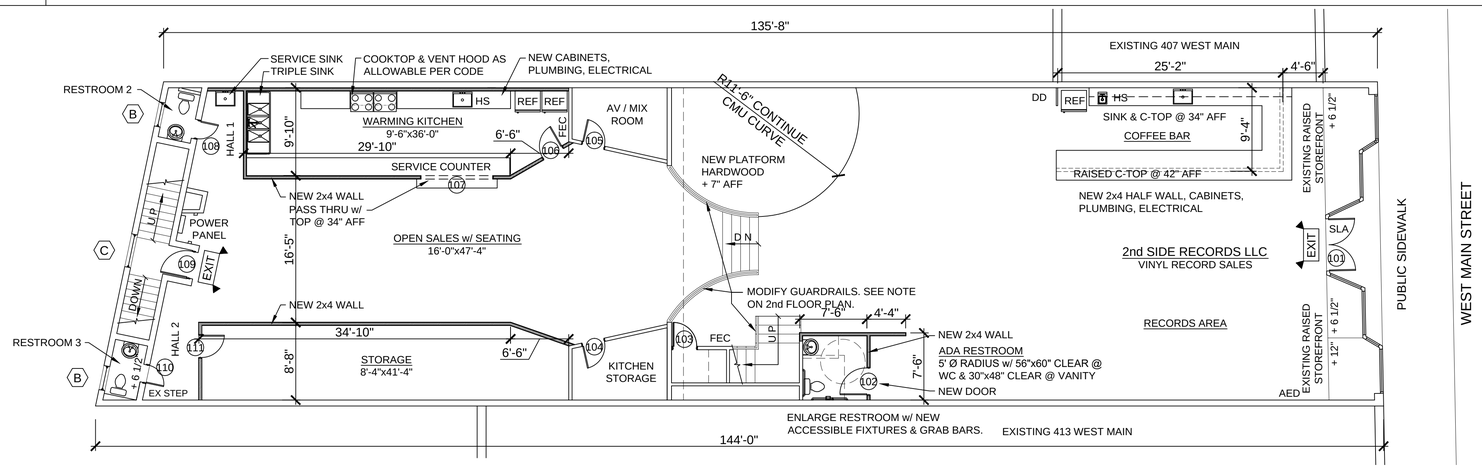


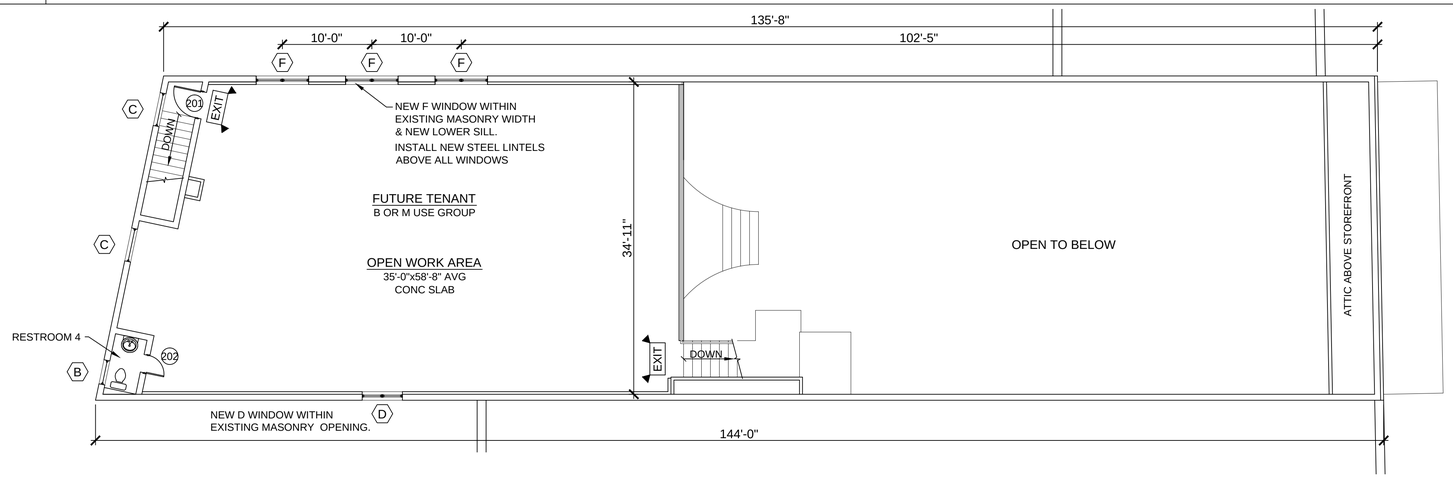
D-1 PROPOSED BASEMENT FLOOR PLAN

1/8"



H-1 PROPOSED FIRST FLOOR PLAN

1/8"



K-1 PROPOSED MEZZANINE PLAN

1/8"

GENERAL PLAN NOTES

1. SINCE THIS IS AN EXISTING BUILDING IT IS ANTICIPATED THAT SOME DISCREPANCY WILL EXIST. NOTIFY OWNER AND ARCHITECT OF DIFFERENCES. PROVIDE AS-BUILT RECORD COPY TO OWNER OF ALL IMPROVEMENTS.
2. NOTIFY ARCHITECT IF FIELD CONDITIONS AND WORK SCOPE ITEMS CONFLICT WITH EXISTING FIELD CONDITIONS.
3. FOLLOW ALL LEAD AND ASBESTOS REGULATIONS. NOTIFY OWNER AND ARCHITECT OF CONCERNING EXISTING MATERIALS, IF THEY ARE UNCOVERED DURING DEMOLITION AND ALTERATION WORK .
4. ALL STRUCTURAL MEMBERS PRELIMINARY. VERIFY ALL MEMBER SIZES WITH STRUCTURAL DRAWINGS AND AS SUBMITTED ON FINAL SHOP DRAWINGS AND PRIOR TO CONSTRUCTION.
5. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY TO FACE OF MASONRY OR CENTER OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
6. ALL INTERIOR DIMENSIONS ARE TO STUD FACE OR TO MASONRY FACE UNLESS OTHERWISE NOTED.
7. C = CASEMENT CO = CASED OPENING PD = POCKET DOOR
8. DOOR AND WINDOW SIZES ARE IN FEET AND INCHES. 3070 INDICATES 3'-0" X 7'-0".
9. BOTTOM OF WINDOW LINTELS TO BE 7'-0 1/2" AFF, UNLESS OTHERWISE NOTED.
10. BOTTOM OF DOOR HEADERS TO BE 7'-0 1/2" AFF, UNLESS OTHERWISE NOTED.
11. REFER TO WALL SECTIONS AND DETAILS FOR EXTERIOR WALL TYPES AND CONSTRUCTION.
12. PLAN LOCATION OF DOORS AND FRAMES RELATIVE TO PLANE OF THE WALL IS DIAGRAMMATIC ONLY. REFER TO MANUFACTURER JAMB AND HEAD CONDITION DETAILS TO DETERMINE ACTUAL PLACEMENT OF DOOR AND FRAME.
13. REFER TO SHEETS D-101 & D-201 FOR DEMOLITION INFORMATION.
14. REFER TO SHEET A-001 FOR DOOR & WINDOW TYPES & SCHEDULE.
15. INTERIOR PARTITION WIDTHS VARY, INFILL TO MATCH THICKNESS ON THIS SHEET, A-102.
16. REFER TO SHEET A-103 FOR GENERAL EQUIPMENT AND FURNITURE LAYOUT.
17. REFER TO SHEET A-201 FOR EXTERIOR ELEVATIONS.
18. REFER TO SHEET A-301 FOR OVERALL BUILDING SECTIONS & WALL TYPES.
19. FEC - INDICATES A FIRE EXTINGUISHER WITH A RECESSED CABINET. MOUNT TOP OF FEC AT 4'-6" AFF TO TOP OF CABINET TYPICAL.
20. AED - INDICATES ZOLL AED DEFIBRILLATOR WITH A RECESSED CABINET. MOUNT TOP OF AED FLUSH WITH FEC.
21. DD - INDICATES A DIGITAL DISPLAY PROVIDED BY VVC. GC TO PROVIDE POWER AND DATA OUTLET AS SHOWN ON E SHEETS AND INTERIOR ELEVATIONS.
22. SLA - SIGN LOCATION ABOVE. 14" TALL 1/4" THICK CAST ALUMINUM, FONT, COLORS, & UPPER / LOWER CASING TO MATCH "2nd SIDE RECORDS" LOGO, NON-ILLUMINATED, CENTERED ABOVE FRONT DOOR AND EXISTING AWNING, 125 STUD MOUNT LETTERS PER EIFS MANUFACTURER SPECIFICATION FOR PROPER MOISTURE PROTECTION. CONTRACTOR TO PROVIDE SAMPLES.

WALL LEGEND

	EXISTING EXTERIOR MASONRY WALL.
	EXISTING EXTERIOR MASONRY WALL. CMU w/ WOOD FURRING & GWB.
	EXISTING INTERIOR WOOD STUD WALL w/ GWB. DOUBLE STUD WALLS NOTED.
	NEW 2x4 WOOD WALL w/ 1/2" GWB BOTH SIDES.
	NEW 2x4 WOOD HALF WALL @ 42" AFF w/ 1/2" GWB BOTH SIDES.
	ELEMENT ABOVE OR BELOW

K-9 GENERAL NOTES

NTS

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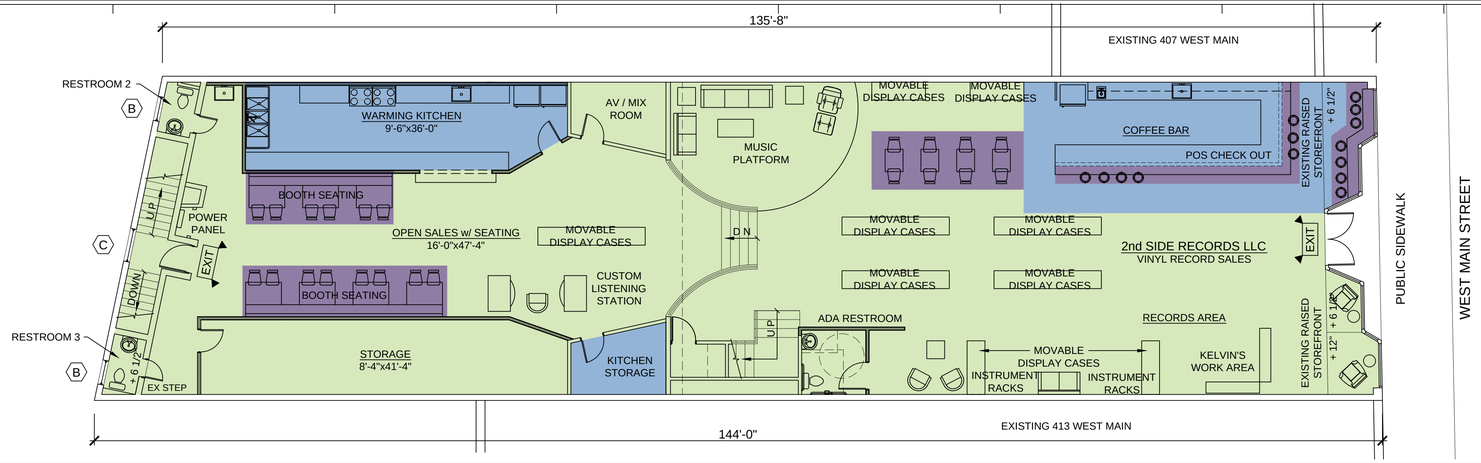
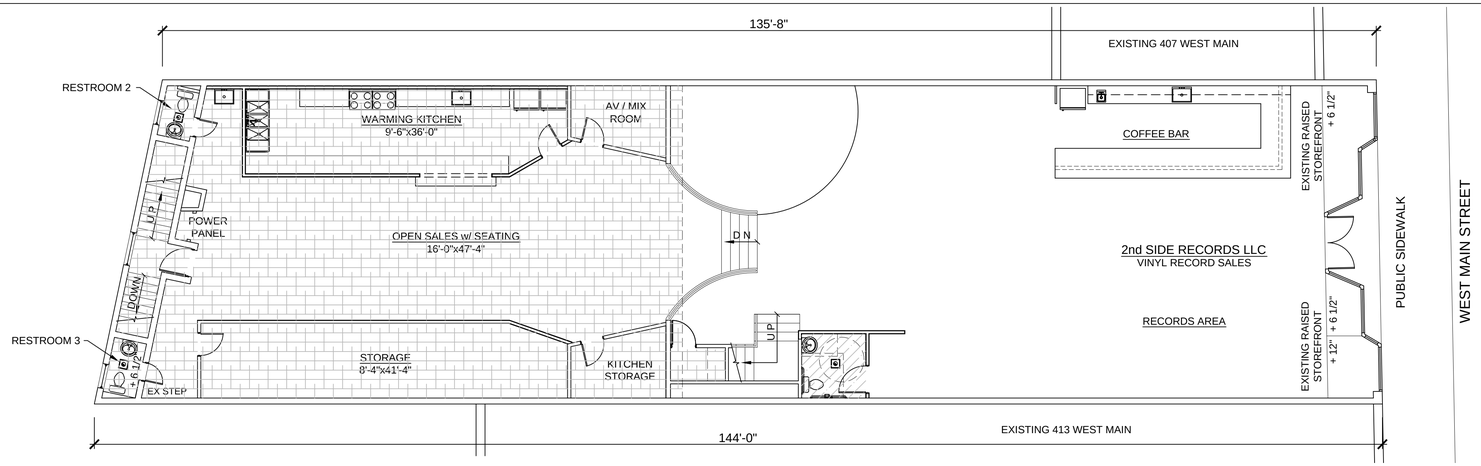


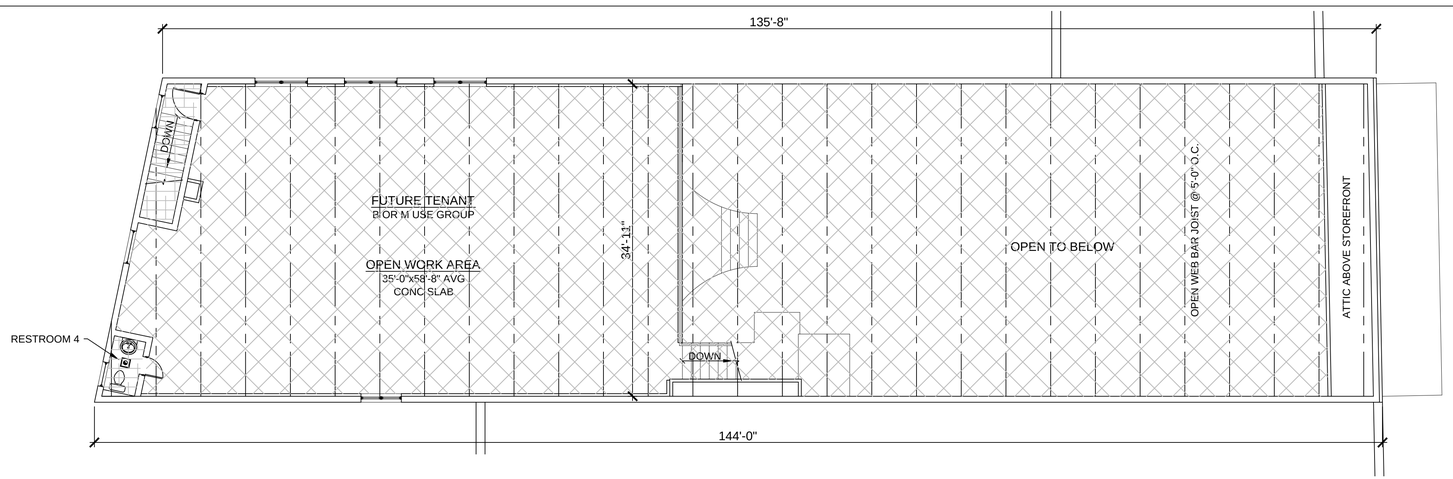
D-1 | PROPOSED FIRST FLOOR EQUIPMENT PLAN

1/8"



H-1 | PROPOSED FIRST FLOOR REFLECTED CEILING PLAN

1/8"



K-1 | PROPOSED MEZZANINE REFLECTED PLAN

1/8"

EQUIPMENT PLAN GENERAL NOTES:

1. THIS SHEET IS FOR DIAGRAMMATIC PURPOSES ONLY. ALL TABLES, CHAIRS, DISPLAY, ETC. ARE TO BE SELECTED, PROVIDED, AND PLACED BY THE OWNER / 2nd SIDE RECORDS AND ARE NOT IN CONTRACT.
2. DISPLAY CASES ARE INTENDED TO BE MOVABLE TO ACCOMMODATE ALTERNATE FURNITURE LAYOUTS.
3. KELVIN'S WORK AREA IS INTENDED TO BE MOVABLE TO ACCOMMODATE DIFFERING BUSINESS HOURS BETWEEN 2nd SIDE RECORDS AND COFFEE BAR.
4. GC TO PROVIDE PIPING AND BLOCKING NEEDED FOR FUTURE OWNER INSTALLATIONS.
5. REFER TO OWNER FOR COFFEE EQUIPMENT LOCATIONS, ELECTRICAL LOADS, AND PLUMBING REQUIREMENTS.

EQUIPMENT HATCH LEGEND	
	MERCANTILE SPACE 2nd SIDE RECORDS
	BUSINESS SPACE COFFEE & WARMING KITCHEN
	BUSINESS SPACE TABLES & CHAIRS

D-9 | EQUIPMENT NOTES & LEGENDS

REFLECTED CEILING GENERAL NOTES:

1. EXISTING ROOF STRUCTURE IS EXPOSED. NO CEILING IS PROPOSED IN THIS AREA. THE STRUCTURE; OPEN WEB BAR JOIST, METAL PANDECK, AND UPPER PORTION OF CMU WALL IS PAINTED. VERIFY WITH OWNER IF PROPOSED HVAC OR ELECTRICAL ELEMENTS WILL BE PAINTED TO MATCH.
2. ROOF STRUCTURE / CEILING PLAN IS SLOPED.
3. GWB CEILING HEIGHTS VARY AS NOTED ON THE DRAWINGS.
4. REFER TO FLOOR PLANS & ELECTRICAL SUB DRAWINGS FOR EXIT LIGHT, EMERGENCY LIGHT, AND ALL OTHER LIGHT LOCATIONS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO SHOP DRAWINGS.
5. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON CEILING PLAN. GRILLES, SPEAKERS, HEAT & SMOKE DETECTORS.
6. MECHANICAL, PLUMBING, AND ELECTRICAL TO BE COMPLETED DESIGN BUILD, COORDINATE BETWEEN ALL DRAWING SETS FOR LAYOUT OF THOSE TRADES.
7. SEE STRUCTURAL SHEET FOR NEW CEILING SPAN AND CONNECTION DETAILS.
8. DUCTWORK AND MISCELLANEOUS OVERHEAD ITEMS, STYLES, AND COLORS TO BE REVIEWED BY OWNER & ARCHITECT.

REFLECTED CEILING LEGEND	
	CEILING PLANE ELEVATED IN THIS LOCATION. SEE FLOOR ABOVE.
	EXISTING PAINTED GWB PATCH GWB AND REPAINT w/ OWNER SELECTED COLOR.
	EXISTING PAINTED EXPOSED ROOF STRUCTURE.
	NEW 5/8" DRYWALL PAINTED CEILING.
	EXHAUST FAN, SEE MECHANICAL SHEET FOR DETAILS.
	SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LAYOUT OF THOSE TRADES.

K-9 | CEILING NOTES & LEGENDS

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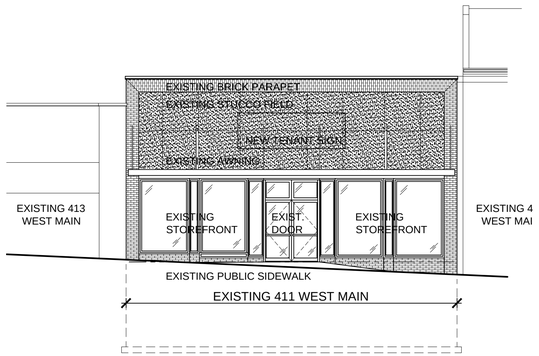
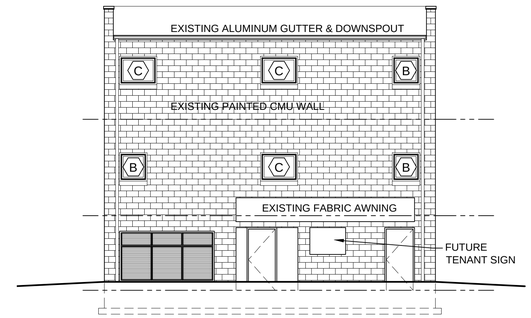


D-1	PROPOSED FRONT ELEVATION - MAIN STREET (SOUTH)
1/8"	



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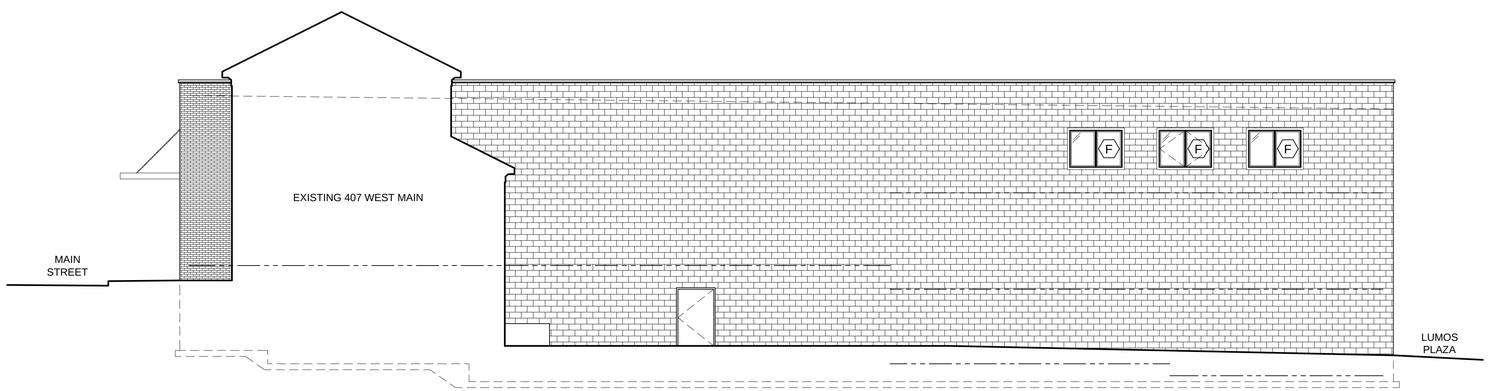
1/8"	



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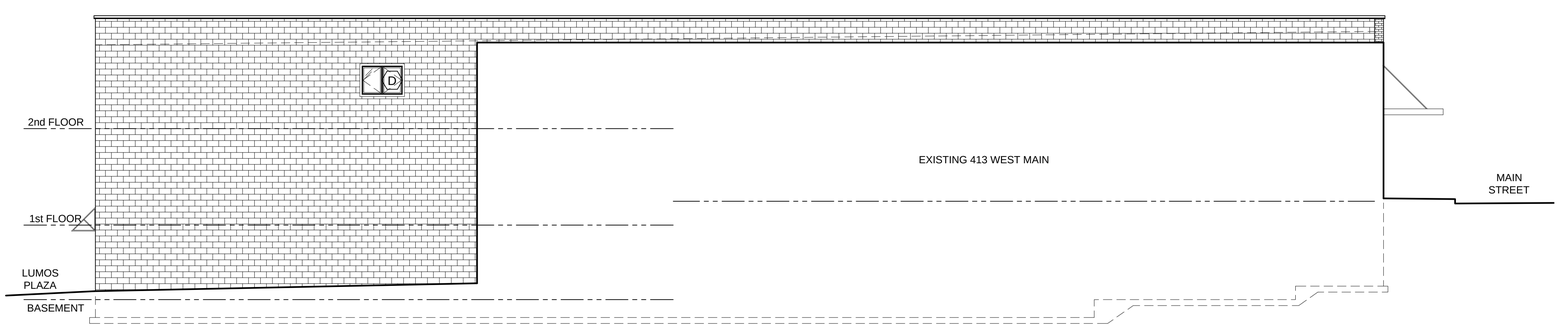

K-1	PROPOSED SIDE ELEVATION (WEST)
1/8"	

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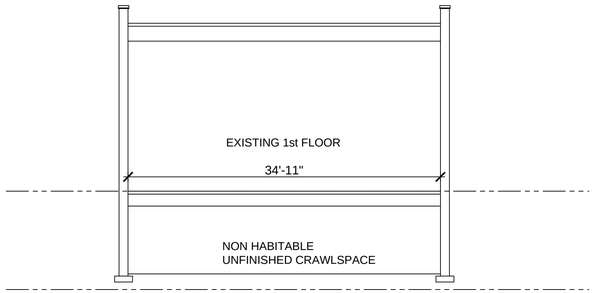
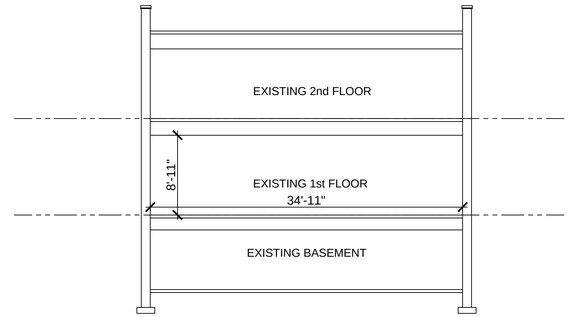


D-1	BUILDING SECTION 1
1/8"	



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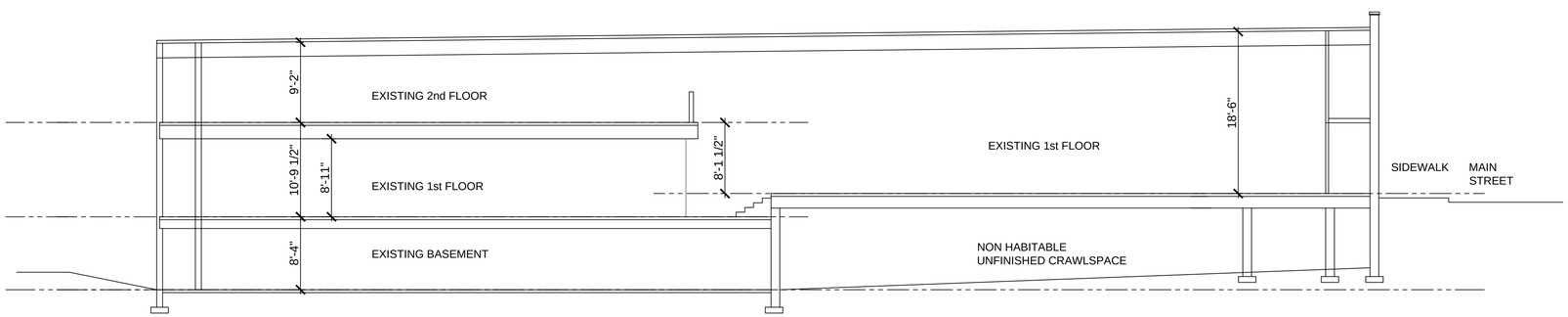
1/8"	



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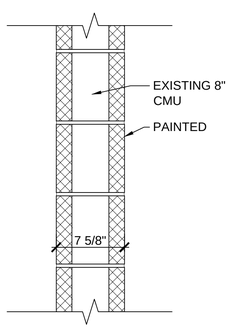
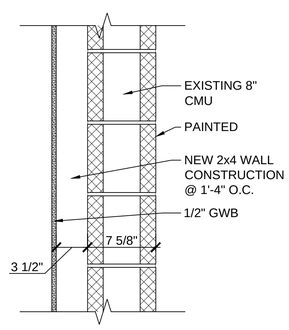
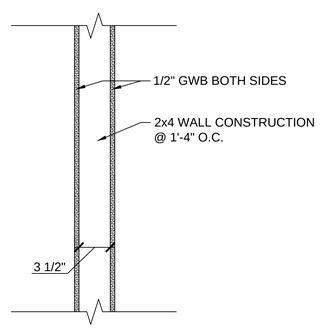
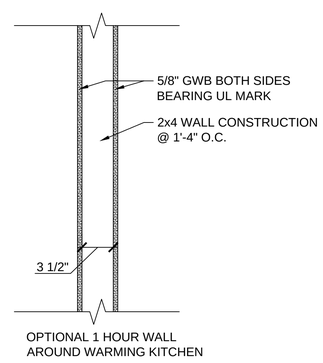
1/8"	









K-1	EXISTING WALL TYPES	K-1	PROPOSED WALL TYPES
1 1/2"		1 1/2"	

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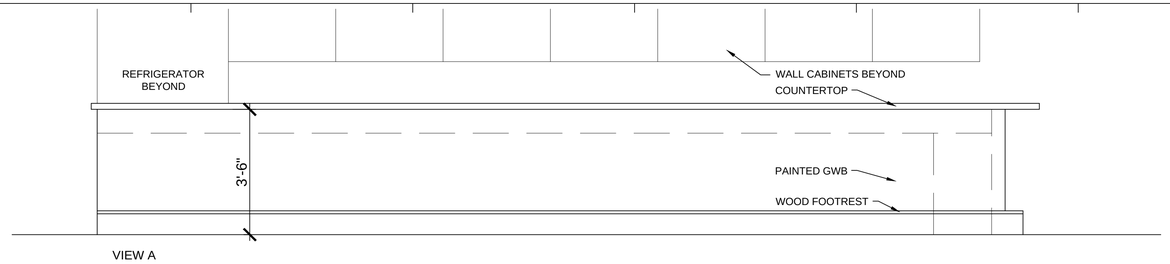

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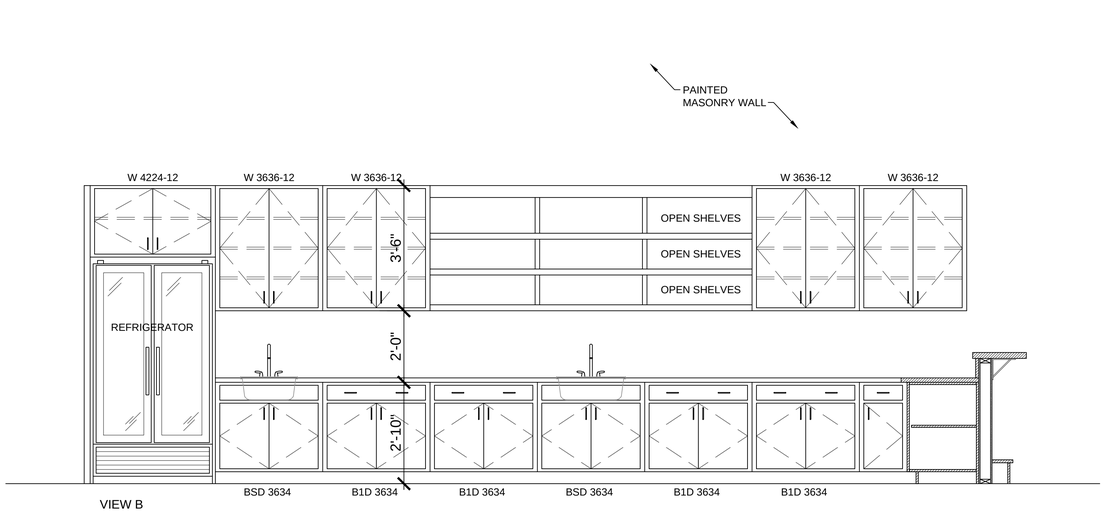

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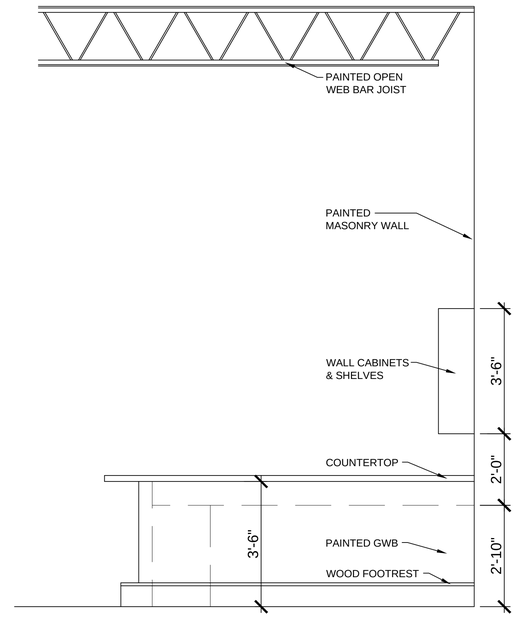
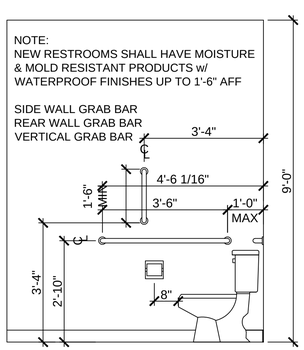


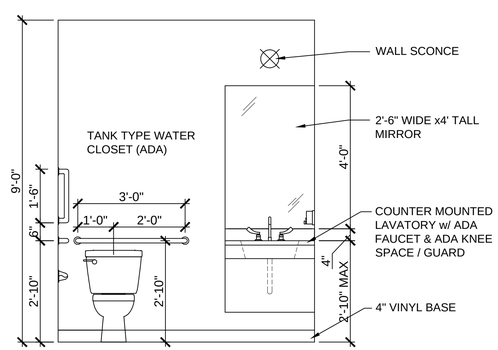
VIEW C

F-1 COFFEE BAR INTERIOR ELEVATIONS

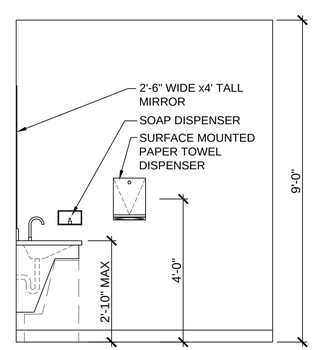
1/2"



VIEW A



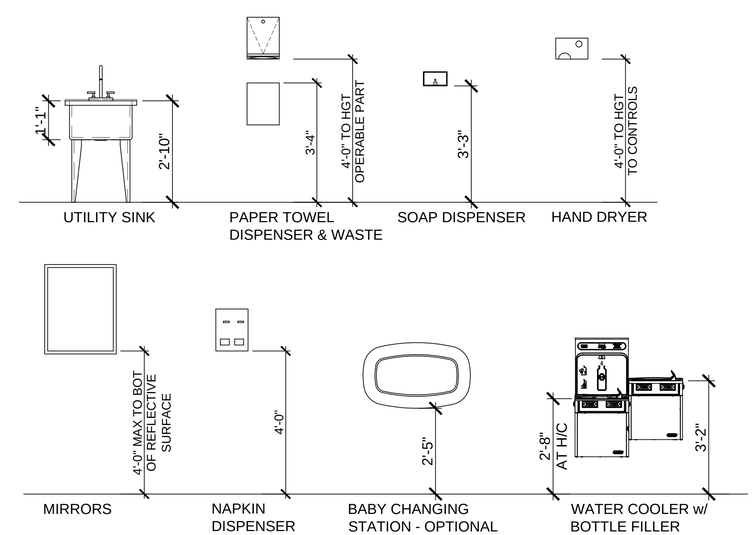
VIEW B



VIEW C

K-1 RESTROOM INTERIOR ELEVATIONS

1/2"



K-7 ADA LAVATORY STANDARDS

1/2"

NOLA BUILDS
1304 E Market St Unit P
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CALLS TO ARCHITECT SHOULD BE DIRECTED TO (540) 941-3567

CALLS ON PROJECT SPECIFIC WORK SHOULD BE DIRECTED TO THE LEAD TEAM MEMBER INDICATED BELOW.

LEAD TEAM CONTACT:
GREG WINKLER

PROFESSIONAL SEAL

PRELIMINARY NOT FOR CONSTRUCTION REVIEW SET

THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS A PROFESSIONAL'S SEAL AND SIGNATURE ARE ON THE DRAWING

PROJECT TITLE / DESCRIPTION:
Second Side Records Change of Use

PROJECT ADDRESS / LOCATION
411 West Main Street
Waynesboro, VA 22980

CLIENT NAME & ADDRESS:
Urbane Ventures LLC
411 West Main Street
Waynesboro, VA 22980

Date 07/05/24

No.	Revision	Date

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Drawn by GMW
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A-401

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