

RETAIL FACILITY

FIRST LADY'S CENTRE RETAIL II

LOT 3

KING GEORGE COUNTY, VIRGINIA

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GENERAL NOTES

This project has been designed under the latest edition of the Uniform Statewide Building Code Of Virginia.

All work shall be in accordance with all applicable local and state codes, ordinances and regulations.

All material shall be handled, stored and installed in strict compliance with the manufacturer's printed literature.

On site verification of all dimensions and conditions shall be the responsibility of the general contractor and his sub-contractors. Noted dimensions take precedence over scale.

The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it for proper adjustment before proceeding with the work.

The Architect accepts no responsibility for changes or deviations from these plans unless made by prior signed letter or change order.

The Architect shall not be responsible for the means, methods, procedures, techniques, or sequences of construction, nor shall the Architect be responsible for the contractor's failure to carry out the work in accordance with the contract documents and these drawings.

The services to be performed by the Architect under this agreement are intended solely for the benefit of the Owner. Nothing contained herein shall confer any rights upon or create any duties on the part of the Architect toward any person or persons not a party to this agreement including but not limited to any contractor, sub-contractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.

All debris shall be placed in a centralized location away from the work area.

The general contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the construction of this building and the site work and the performance of this contract inclusively.

PROTECTION OF EXISTING UTILITIES

All existing underground utilities shall be physically located by the contractor or his agent prior to the beginning of construction in the vicinity of the utilities. This plan does not represent that all existing utilities are shown or that those shown are correctly located. It is the contractor's responsibility to contact each utility company, call Miss Utility (1-800-552-7001), dig test pits, and take whatever steps are necessary to accurately locate and protect all existing utilities. No construction shall proceed until the accurate locations of all utilities have been made and it has been determined by the contractor that construction can be accomplished in accordance with these plans without utility conflicts. In the event that conflicts exist, the owner and engineer shall be notified immediately.

STRUCTURAL NOTES

SOIL BEARING CAPACITY AND FOOTING CALCULATIONS:

The design soil bearing capacity was assumed at 2000 PSF. Footings subjected to frost action shall extend a minimum of 2'-0" below finished adjacent grade.

CONCRETE:

All concrete shall be 3000 PSI at 28 days and conform to all of the requirements of the ACI-78 specifications. All concrete exposed to the weather shall be air-entrained and have a minimum strength at 28 days of 3500 PSI.

MASONRY:

All concrete masonry shall be structural grade "A" block conforming to ASTM C-90. Face brick shall be selected by owner.

MORTAR:

Type "S" mortar shall be used for all foundation masonry work.
Type "N" mortar shall be used for all brick veneer work.

CONCRETE GROUT:

All concrete grout used in masonry shall be 3000 PSI concrete grout and shall be installed as recommended by RCMI.

LUMBER:

All framing lumber shall be Southern yellow pine no. 2 with the following minimum properties: (headers and beams)

fb: 1050 psi single member use

f_v: 1200 psi repetitive use

E: 90 psi

E: 1,600,000 psi
wood studs shall be spruce with compression parallel to grain = 425 psi.

All wood stud bearing walls shall have a double top plate.

All lumber in contact with earth, concrete or masonry shall be preservative treated lumber.

STRUCTURAL STEEL:

All structural steel shall be hot rolled sections conforming to ASTM A-36 and comply to the latest edition of the AISC specifications for buildings. Shop connections shall be welded and field connections shall be bolted with A-325 high strength bolts and the bolts shall be tightened by the turn of the nut method.

REINFORCING STEEL:

All reinforcing steel shall be new killed deformed bars conforming to ASTM A-615 grade 60 specifications. Handling, placement and all details shall be to ACI and CRSI specifications.

CODE DATA

2003 IBC USE GROUP: NON-SEPARATED MIXED USE CONSISTING OF (B) BUSINESS, (F-1) DRY CLEANER AND (M) MERCANTILE FOR UNITS A, B, C, D, E AND F.

THE BUILDING WILL BE DESIGNED TO THE MOST RESTRICTIVE USE OF (M) FOR UNITS A, B, C, D, E, AND F.

CONSTRUCTION CLASSIFICATION: VA

NOTE: USE GROUP FOR UNIT "G" SHALL BE (A-2) RESTAURANT. UNIT "G" SHALL BE SEPARATED FROM UNIT "F" BY A 2-HOUR FIRE BARRIER.

BUILDING HEIGHT: 20'-0"

THIS IS A ONE-STORY BUILDING.

MAXIMUM ALLOWABLE AREA:

14,000 S.F. (PER TABLE 503)

10,500 S.F. (75% PERIMETER INCREASE)

24,500 S.F. (MAXIMUM ALLOWABLE AREA)

MAXIMUM ALLOWABLE AREA WITHOUT A SPRINKLER SYSTEM: 12,000 S.F.

THIS BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM.

ACTUAL AREA OF BUILDING: 11,992.5 S.F. (INCLUDES CANOPY)

STRUCTURAL DESIGN LOADS

FIRST FLOOR (SLAB ON GRADE): 100 PSF
ROOF: 30 PSF
WIND LOAD: 20.7 PSF (90 MPH WIND SPEED)

GROUND SNOW LOAD P_g: = 25 PSF

SEISMIC DESIGN CATEGORY: I

SEISMIC USE GROUP: "I"

SITE CLASS: CLASS D

NO CONSTRUCTION REVIEW

It is agreed that the professional services of the Architect do not extend to or include the review or site observation of the contractor's work or performance. It is further agreed that the owner will defend, indemnify and hold harmless the Architect from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from or alleged to have arisen from the contractor's performance or the failure of the contractor's work to the design intent and the contract documents.

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USE OF ARCHITECT'S DRAWINGS

The Drawings, Specifications and other Documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project, and the Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications and other Documents shall not be used by the Owner or others on other projects.

SHEET TITLE:
COVERSHEET

RETAIL FACILITY
FIRST LADY'S CENTRE RETAIL II
LOT 3
KING GEORGE COUNTY, VIRGINIA

REVISIONS:
11 DEC. '06

DATE: 24 MAY '06
JOB NO.: 0607

SHEET NO.:

1 OF 14 SHEETS