

THE BUILDING IS DESIGNED IN ACCORDANCE WITH THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE.

CONSTRUCTION TYPE V B - NON-SPRINKLERED
 ONE STORY
 USE GROUP M - MERCANTILE
 PERMITTED USE PER IBC TABLE 504.4
 MAXIMUM AREA FOR M: 9,6000 SQ. FT. - IBC TABLE 506.2

OCCUPANT LOAD: IBC TABLE 1004.1.2

INCIDENTAL STORAGE AREA 331 SF
 OCCUPANCY: 331 SF/300 SF/PERSON = 1 PERSONS

MERCANTILE AREA 1800 SF
 OCCUPANCY: 1800 SF/60 = 30 PERSONS

EXIT EMERGENCY EXIT SIGNS. AUTOMATIC ILLUMINATION IN EVENT OF POWER FAILURE. IBC 1013.1

EL EMERGENCY LIGHTING. AUTOMATIC ACTIVATION IN EVENT OF POWER FAILURE. IBC 1008

NUMBER OF EXITS: 1 IBC TABLE 1006.2.1

- E** EXISTING WALLS - 8" CONCRETE MASONRY w/ STUCCO FINISH
2HR - TABLE 720.1.2(2) 3-1.1
- Ew** 2X4 STUDS @ 16" OC, 1/2" GYP BD, EA. SIDE.
- 1** 2X6 STUDS @ 16" OC, 7/16" PLYWOOD, EIFS FINISH, EXTERIOR. 1/2" GYP BD, INTERIOR
- 2** 2X4 STUDS @ 16" OC, 1/2" GYP BD, EA. SIDE.

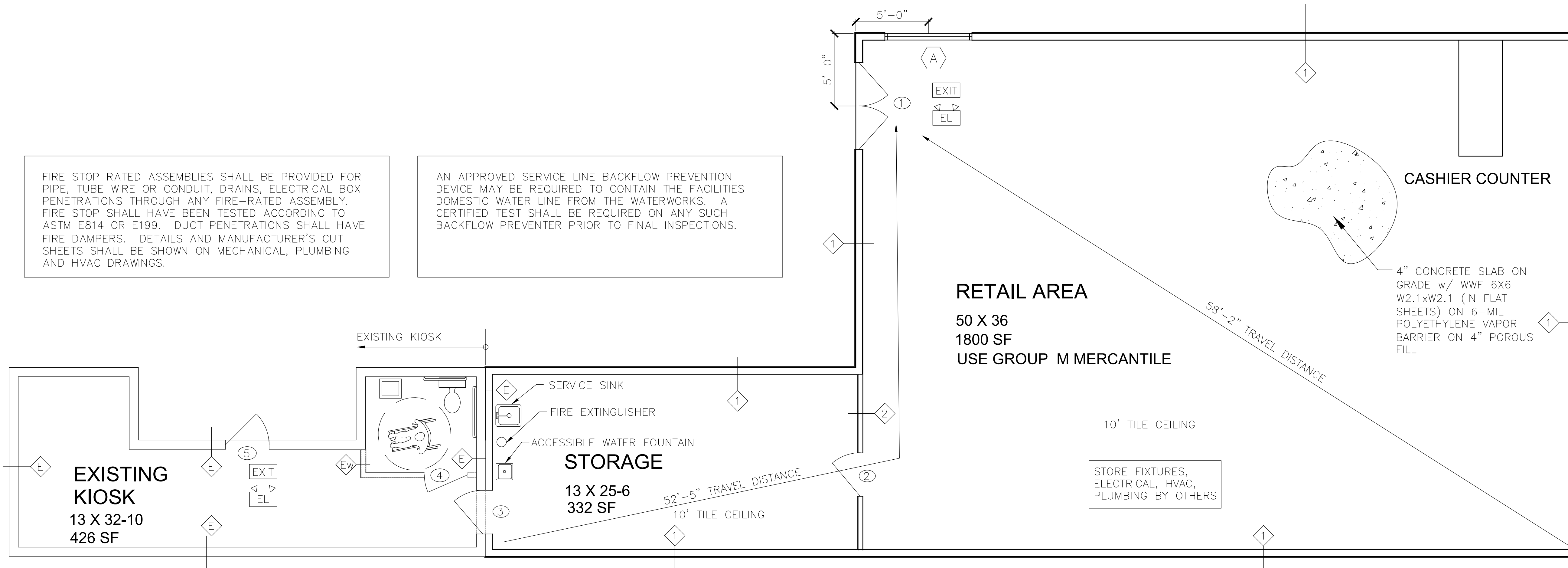
DOOR SCHEDULE		
	SIZE	TYPE
①	PR 3'-0" X 7'-0"	STOREFRONT *
②	3'-0" X 6'-8"	SOLID WOOD - 1 HR
③	3'-0" X 6'-8"	SOLID WOOD - 1HR
④	3'-0" X 6'-8"	EXISTING HOLLOW CORE
⑤	3'-0" X 7'-0"	EXTERIOR METAL
⑥		
⑦		

* DOOR HARDWARE SHALL BE EASILY OPERATED FOR ACCESSIBILITY IN ACCORDANCE WITH ICC/ANSI, A117.1-2003. DOOR GLASS SHALL BE TEMPERED.

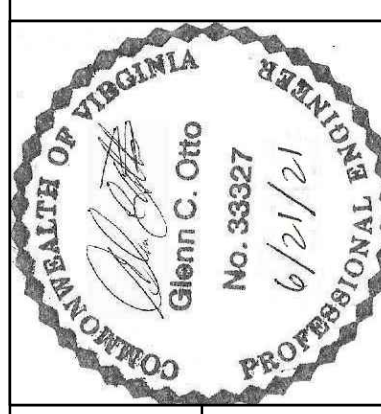
WINDOW SCHEDULE		
NO.	NOMINAL SIZE (WxH)	TYPE
(A)	6'-0" X 5'-0"	STOREFRONT

FIRE STOP RATED ASSEMBLIES SHALL BE PROVIDED FOR PIPE, TUBE WIRE OR CONDUIT, DRAINS, ELECTRICAL BOX PENETRATIONS THROUGH ANY FIRE-RATED ASSEMBLY. FIRE STOP SHALL HAVE BEEN TESTED ACCORDING TO ASTM E814 OR E199. DUCT PENETRATIONS SHALL HAVE FIRE DAMPERS. DETAILS AND MANUFACTURER'S CUT SHEETS SHALL BE SHOWN ON MECHANICAL, PLUMBING AND HVAC DRAWINGS.

AN APPROVED SERVICE LINE BACKFLOW PREVENTION DEVICE MAY BE REQUIRED TO CONTAIN THE FACILITIES DOMESTIC WATER LINE FROM THE WATERWORKS. A CERTIFIED TEST SHALL BE REQUIRED ON ANY SUCH BACKFLOW PREVENTER PRIOR TO FINAL INSPECTIONS.



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CHESAPEAKE, VA

CONVENIENCE MART

3801 INDIAN RIVER ROAD

REV	DESCRIPTION	DATE

COMM# 21111

DRAWING
S1

SHEET
 1 OF 4

FLOOR PLAN
 SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THE STRUCTURE WAS DESIGNED IN ACCORDANCE WITH THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) WITH THE VIRGINIA AMENDMENTS. THE FOLLOWING LOADS, IN ADDITION TO THE DEAD LOADS OF THE PERMANENT MATERIALS OF CONSTRUCTION, WERE USED.

WIND SPEED: 120 MPH EXP. "C" (Vult, 3-sec gust) (93 mph= Vasd)
 GROUND SNOW LOAD: 10 PSF
 ROOF LIVE LOAD (SLOPED): 16 PSF
 ROOF LIVE LOAD (FLAT): 20 PSF
 FLOOR LIVE LOAD: 100 PSF

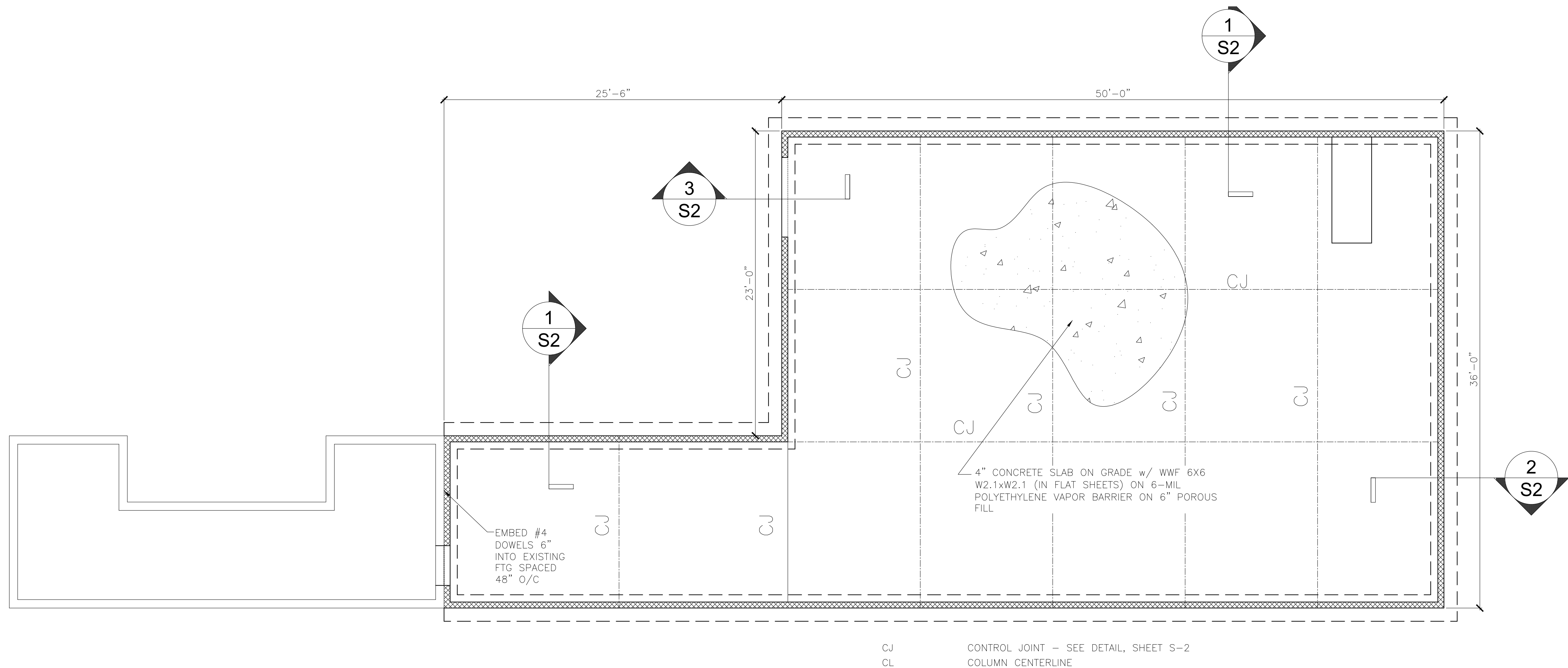
2. PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL THE PLANS FOR CONSTRUCTION AND VERIFY ALL PERTINENT DIMENSIONS AND ITEMS. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ARCHITECTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
3. THE CONTRACTOR SHALL EXERCISE ALL PRECAUTIONS NECESSARY TO MAINTAIN ALL AREAS OF WORK IN A SAFE CONDITION THROUGHOUT CONSTRUCTION.

FOUNDATION NOTES

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OF 1500 PSF.
2. FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH WITH SECTION 1808, FOUNDATIONS, OF THE 2015 IBC OR CHAPTER 4 OF THE IRC. THE NET ALLOWABLE SOIL PRESSURE, ABOVE, IS BASED ON EXPERIENCE AND THE "PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS" OUTLINED IN TABLE R401.4.1 OF THE 2015 IRC. IT IS ESSENTIAL THAT ALL FOOTING EXCAVATIONS AND SUBGRADE AREAS BE OBSERVED FOR CONFORMANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, INCLUDING SOIL BORINGS, AND TO ASSURE THAT THE RECOMMENDATIONS MADE HEREIN ARE CONSISTENT WITH THE CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
3. ELEVATION TO TOP OF ALL FOOTINGS SHALL BE AS SHOWN ON THE FOUNDATION PLAN. EXCAVATION DEPTHS ARE A MINIMUM AND SHALL BE LOWERED TO OBTAIN THE DESIGN BEARING PRESSURE. ANY UNUSUAL SOIL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
4. EARTH FORMED FOUNDATIONS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS AS SHOWN ON THE FOUNDATION PLAN. BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY PLACED, ACCURATELY POSITIONED AND MAINTAINED SECURELY IN PLACE. ALL WATER SHALL BE REMOVED BEFORE DEPOSITING CONCRETE. DO NOT PLACE CONCRETE OVER SOFT OR FROZEN SOIL.

CONCRETE NOTES

1. ALL FOUNDATION CONCRETE, INCLUDING STRUCTURAL SLAB, SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED 4 1/2 TO 7 1/2 PERCENT.
2. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60. WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185.
3. CONCRETE PROTECTION FOR REINFORCING AND OTHER GENERAL REQUIREMENTS OF FABRICATING AND PLACING REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" ACI 318.



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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 FOUNDATION PLAN

3801 INDIAN RIVER ROAD

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DRAWING
S2

SHEET
 2 OF 4

WOOD FRAMING NOTES

1. SPECIFICATIONS AND STANDARDS

A. DESIGN AND DETAILING OF CONNECTIONS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION RECOMMENDED BY NATIONAL FOREST PRODUCTS ASSOCIATION.

2. MATERIALS

A. ALL STRUCTURAL DIMENSION LUMBER SHALL BE NO. 2 KILN DRIED SOUTHERN PINE OR AN APPROVED EQUAL THAT MEETS THE FOLLOWING CRITERIA.

TYPE OF MEMBER	F _b	F _v	E
STUDS (2x4)	1100	175	1,400,000 PSI
STUDS (2x6)	1000	175	1,400,000 PSI

JOIST, BEAMS & HEADERS	F _b	F _v	E
2x6	1000	175	1,400,000 PSI
2x8	925	175	1,400,000 PSI
2x10	800	175	1,400,000 PSI
2x12	750	175	1,400,000 PSI
LVL	2600	285	1,900,000 PSI

B. CONNECTION PLATES: ASTM A36.

C. BOLTS: ASTM A307 WITH 2 WASHERS.

D. LIGHT GAUGE JOIST HANGERS AND FRAMING ANCHORS - 16 GA. MINIMUM GALVANIZED STEEL SIZED FOR FULL LOAD CARRYING CAPACITY OF SUPPORTED MEMBER.

E. USE ONLY PLYWOOD OR ORIENTED STRAND BOARD WITH THICKNESS AND PANEL INDEX AS INDICATED ON DRAWINGS. ALL SHEATHING TO HAVE EXTERIOR GLUE.

F. ALL MEMBERS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH CCA=0.25 PCF. ALL BOLTS OR NAILS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL OR GALVANIZED.

G. GYPSUM SHEATHING: ASTM C79.

H. GYPSUM WALLBOARD: ASTM C36.

3. CONSTRUCTION REQUIREMENTS

A. MAKE ALL CUTS TRUE AND SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS.

B. BOLT HOLES AND PLATES TO BE PLACED AS SHOWN ON DETAILS AND TO PROVIDE SPECIFIED SPACINGS, END DISTANCES, AND EDGE DISTANCES.

C. PROVIDE PLYWOOD NAILING AS NOTED ON PLAN. IF NOT NOTED, NAIL AS REQUIRED BY IBC AND VUSBC.

D. CS-WSP CONTINUOUS SHEATHING: 3/8" MIN. THICKNESS WOOD STRUCTURAL PANEL. FASTEN WITH 6d COMMON NAILS @ 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS).

E. PROVIDE DOUBLE STUDS BESIDE ALL OPENINGS, UNLESS OTHERWISE NOTED.

F. WHERE PLYWOOD FILLERS ARE CALLED OUT WITH LINTELS, THEY SHALL BE CONTINUOUS PIECES FOR LENGTH OF OPENING AND SHALL BE NAILED TO 2x's WITH 2 ROWS OF 10d NAILS AT 12" ON CENTER.

G. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.

H. PROVIDE SOLID BLOCKING BETWEEN JOISTS AT 24" ON CENTER UNDER PARTITIONS.

I. PROVIDE BRIDGING AS REQUIRED BY IBC AND RECOMMENDED BY WOOD TRUSS MANUFACTURER.

J. PROVIDE SOLID WOOD BLOCKING UNDER ALL SHEARWALLS.

4. PLYWOOD FOR ROOF SHEATHING SHALL BE 7/16" APA RATED PLYWOOD, SHEETS STAGGERED, FACE GRAIN PERPENDICULAR TO TRUSSES AND NAILED WITH 8d NAILS AT 6" ON CENTER ON THE PERIMETER AND 12" ON CENTER INTERIOR.

PREFABRICATED WOOD TRUSS NOTES:

1. IT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO DESIGN ALL TRUSSES. THE TRUSS MANUFACTURER SHALL HAVE IN HIS POSSESSION THE DESIGN LOADS, THE MECHANICAL DRAWINGS, AND TRUSS PLAN BEFORE THE TRUSS IS DESIGNED.

2. THE DESIGN, FABRICATION AND ERECTION OF ALL TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "TIMBER CONSTRUCTION STANDARDS", A.I.T.C. 10065.

3. TIMBER TRUSSES SHALL BE PREFABRICATED BY A WOOD TRUSS MANUFACTURER AND SHALL BE FABRICATED USING LIGHT GAGE METAL PLATE CONNECTIONS AND CONSTRUCTED OF THE FOLLOWING MATERIALS:

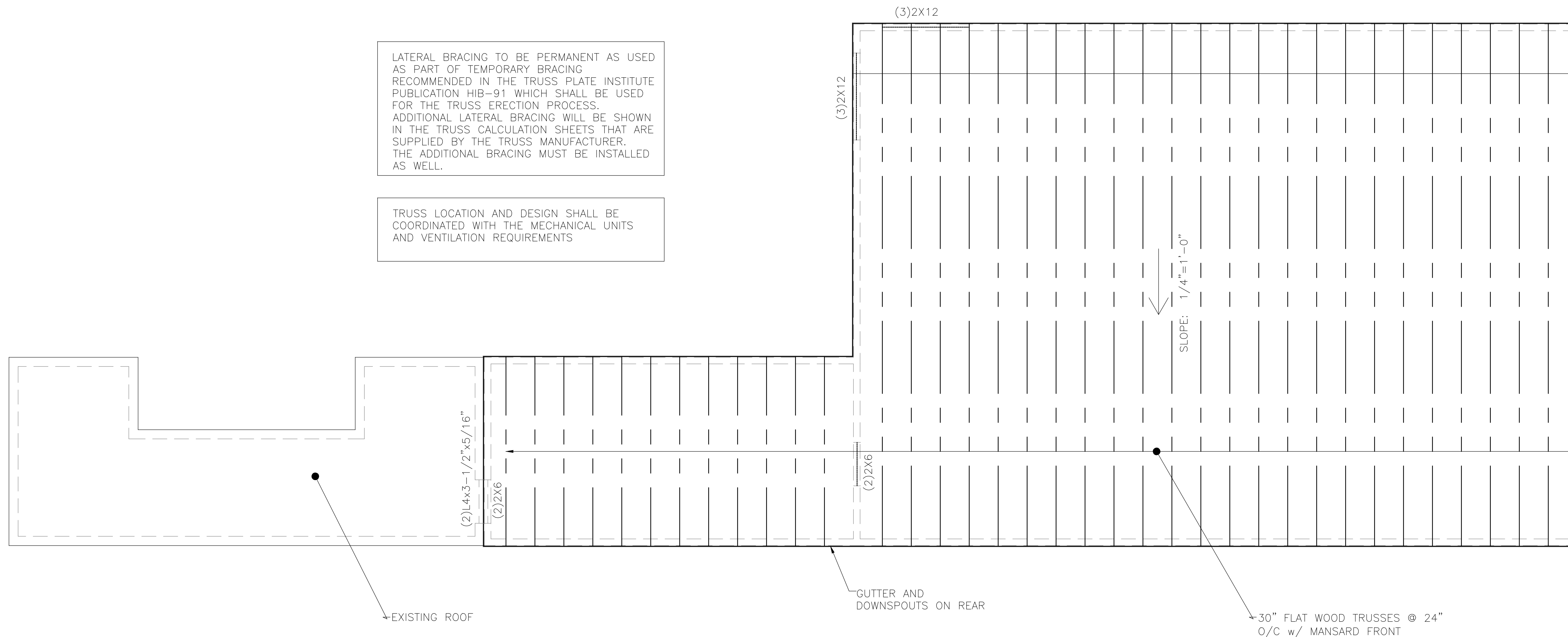
A. ALL MEMBERS SHALL BE GRADE #2 OR BETTER KILN DRIED TO 19 PERCENT M.C. (MINIMUM GRADE).

B. CONNECTOR PLATES SHALL BE GALVANIZED SHEET STEEL CONFORMING TO GRADE ASTM A446 WITH EXTENDED TEETH OR PLUGS WHICH ARE EMBEDDED INTO WOOD FOR THE PURPOSE OF TRANSMITTING LOADS.

4. PROVIDE SHOP DRAWINGS FOR ALL WOOD ROOF TRUSSES INCLUDING SIZES, LOCATIONS AND ALLOWABLE LOADS AS WELL AS CONNECTIONS BETWEEN TRUSSES. TRUSS CONNECTOR PLATES SHALL BE DESIGNED FOR AXIAL LOADS, ECCENTRICITY, AND NET SECTION OF METAL. SHOP DRAWINGS SHALL HAVE BEEN SIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE COMMONWEALTH OF VIRGINIA. PROVIDE BRACING AS REQUIRED BY TRUSS MANUFACTURER. TEMPORARY BRACING SHALL BE INSTALLED IN ACCORDANCE WITH TPI PUBLICATION HIB-90. ALL TEMPORARY BRACING SHALL REMAIN IN PLACE AND BECOME PERMANENT.

5. DESIGN LOADS FOR WOOD ROOF TRUSSES ARE AS FOLLOWS:

	MIN.
TOP CHORD DEAD LOAD	15 PSF
TOP CHORD LIVE LOAD	20 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	20 PSF



LATERAL BRACING TO BE PERMANENT AS USED AS PART OF TEMPORARY BRACING RECOMMENDED IN THE TRUSS PLATE INSTITUTE PUBLICATION HIB-91 WHICH SHALL BE USED FOR THE TRUSS ERECTION PROCESS. ADDITIONAL LATERAL BRACING WILL BE SHOWN IN THE TRUSS CALCULATION SHEETS THAT ARE SUPPLIED BY THE TRUSS MANUFACTURER. THE ADDITIONAL BRACING MUST BE INSTALLED AS WELL.

TRUSS LOCATION AND DESIGN SHALL BE COORDINATED WITH THE MECHANICAL UNITS AND VENTILATION REQUIREMENTS

ROOF FRAMING PLAN

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

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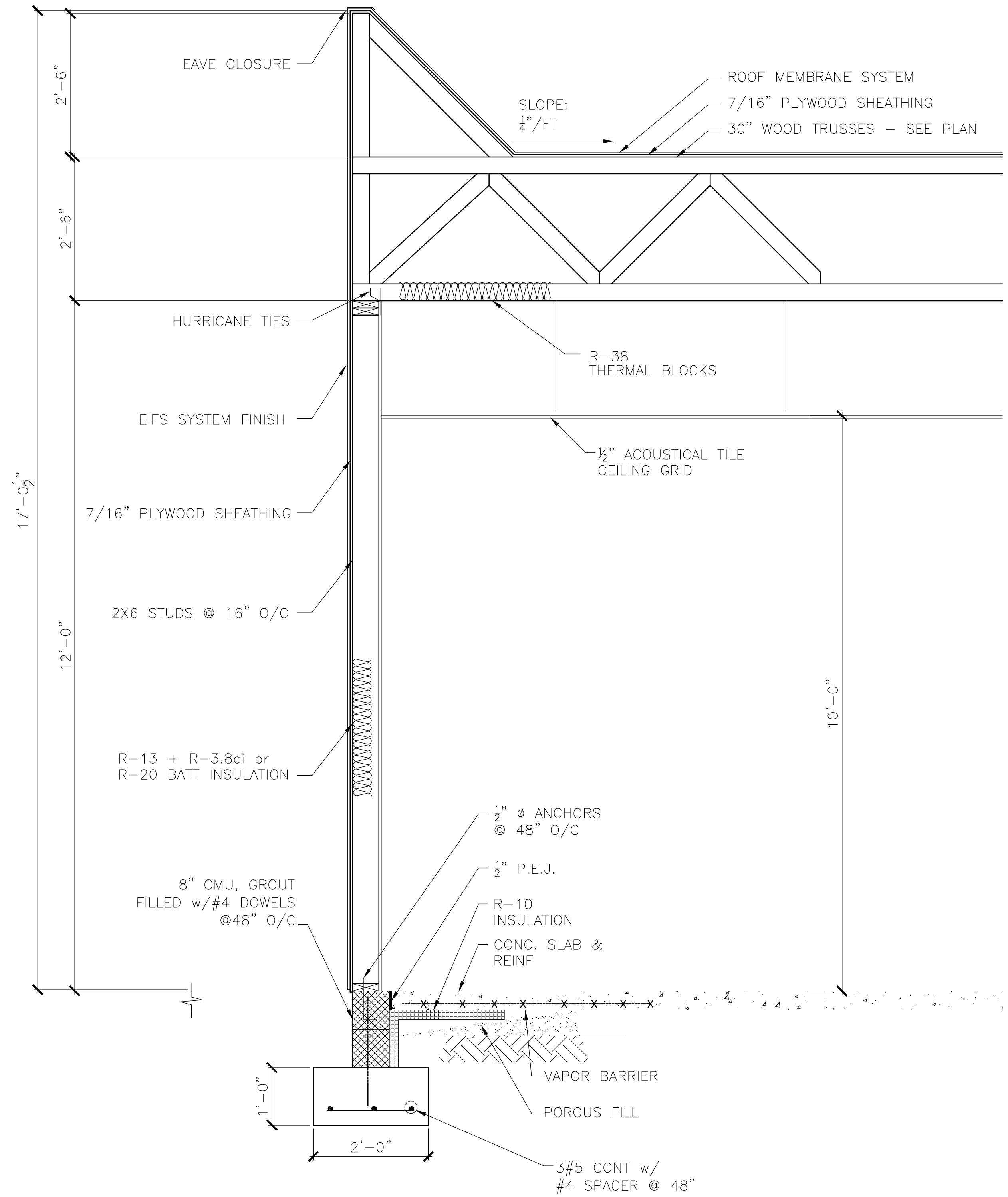
ROOF FRAMING PLAN

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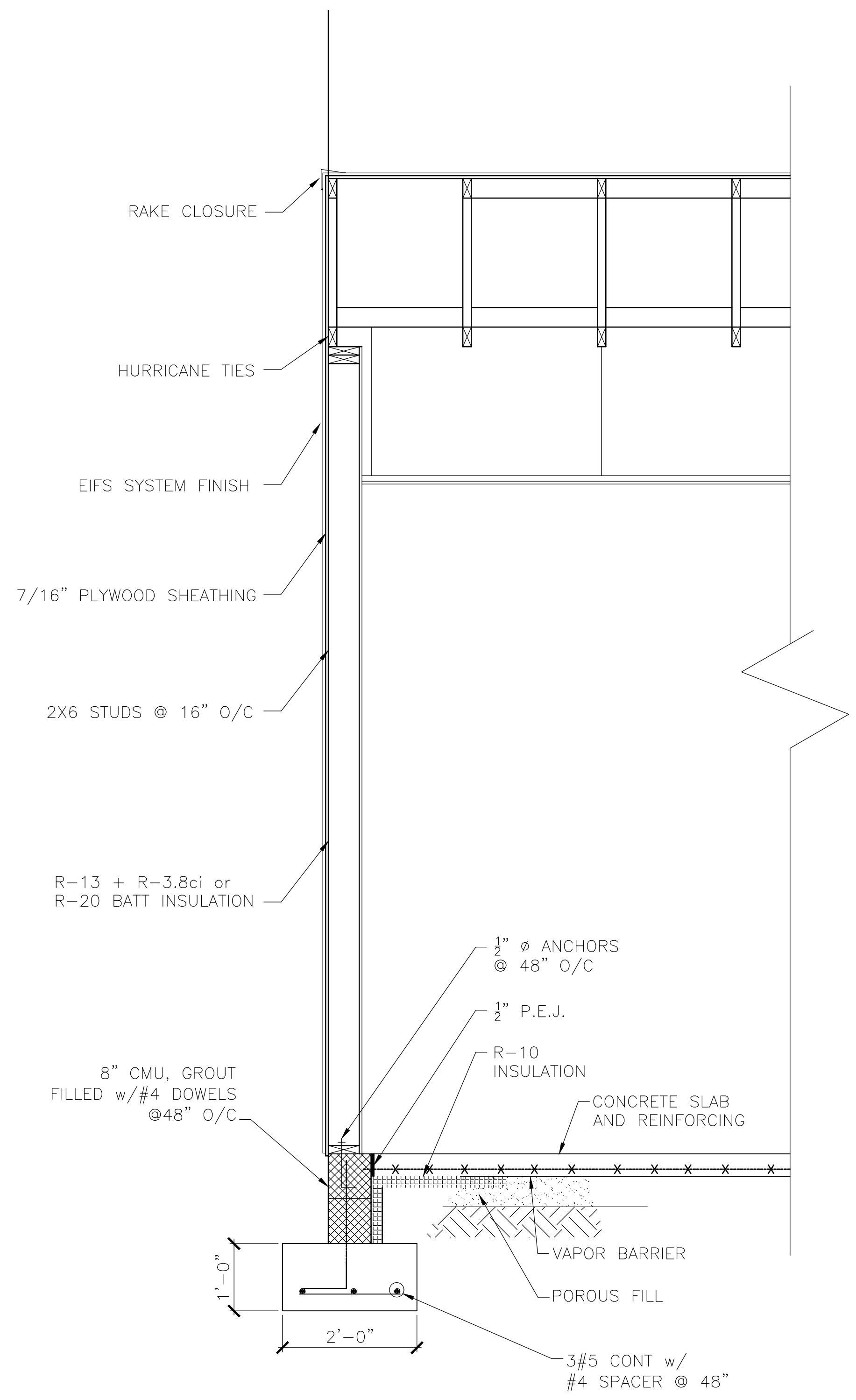
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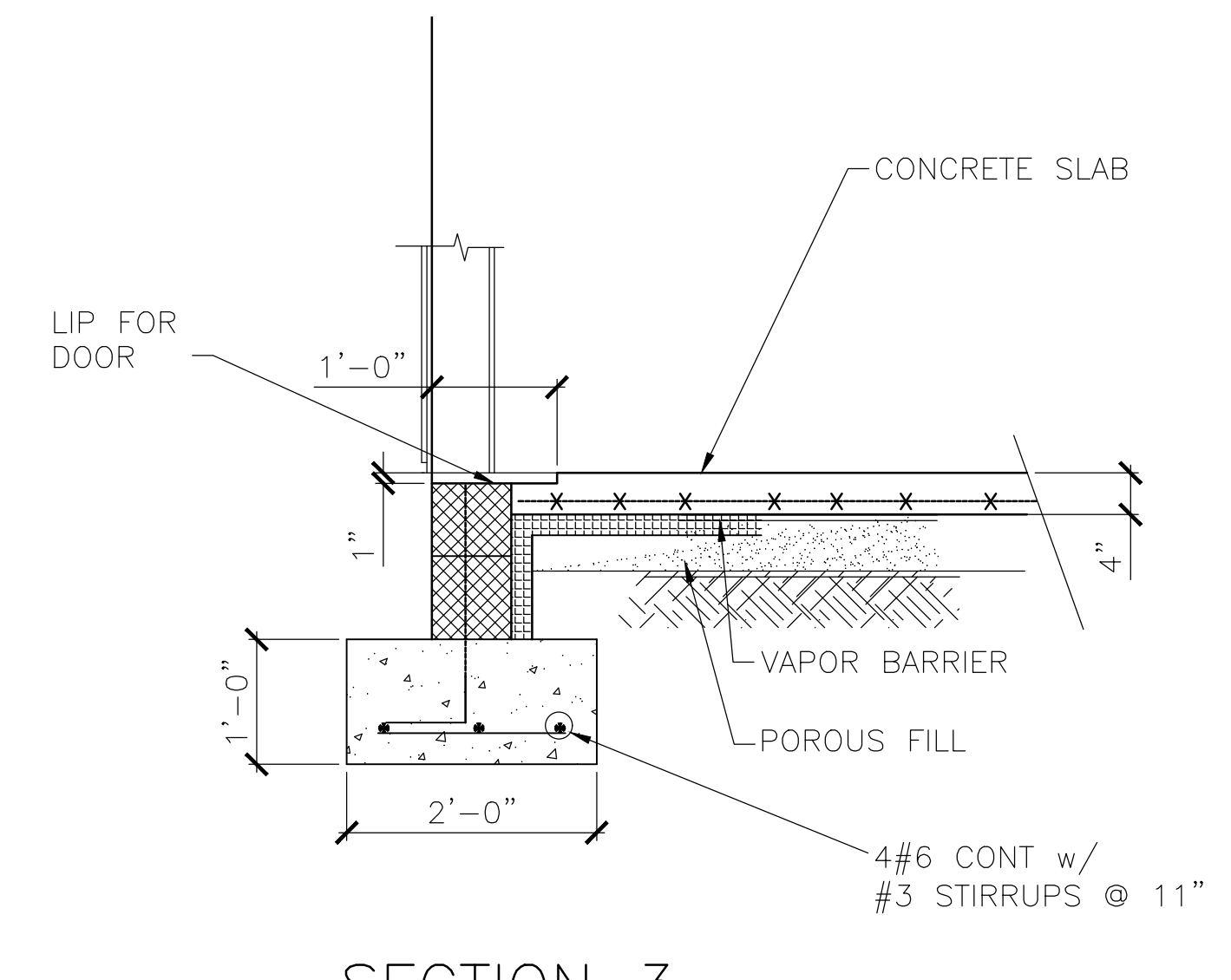
SHEET
3 OF 4



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



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



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



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