

FIRE PROTECTION															
2018 INTERNATIONAL BUILDING CODE (TABLE 601 & SECTION 903)															
NAME	ICC USE GROUP	MAX. FIRE AREA	MAX. OCC PER FIRE AREA	CONSTRUCTION TYPE	ICC NFPA 13 FULLY SPRINKLERED	PRIMARY STRUCTURAL FRAME		EXTERIOR BEARING WALLS		INTERIOR BEARING WALLS		FLOORS		ROOF	
						REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MULTI-UNIT RETAIL	M	12,000 SF	N/A	VB	No	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS

THERMAL ENVELOPE INSULATION REQUIREMENTS													
2018 ENERGY CONSERVATION CODE (TABLE C402.1.3)													
CLIMATE ZONE	ROOFS			WALLS, ABOVE GRADE				WALLS, BELOW GRADE	FLOORS		SLAB-ON GRADE FLOORS		OPAQUE DOORS NONSWINGING
	INSULATION ABOVE ROOF DECK	METAL BUILDINGS	ATTIC AND OTHER	MASS	METAL BUILDING	METAL FRAMED	WOOD FRAMED AND OTHER		MASS	JOIST/FRAMING	UNHEATED SLABS	HEATED SLABS	
4 (ALL OTHER)	R-30ci	R-19 + R-11 LS	R-38	R-9.5ci	R-13 + R-13ci	R-13 + R-7.5ci	R-13 + R-3.8ci or R-20	R-7.5ci	R-10ci	R-30	R-10 for 24" below	R-15 for 24" below	R-4.75

ci = CONTINUOUS INSULATION, NR = NO REQUIREMENT, LS = LINEAR SYSTEM

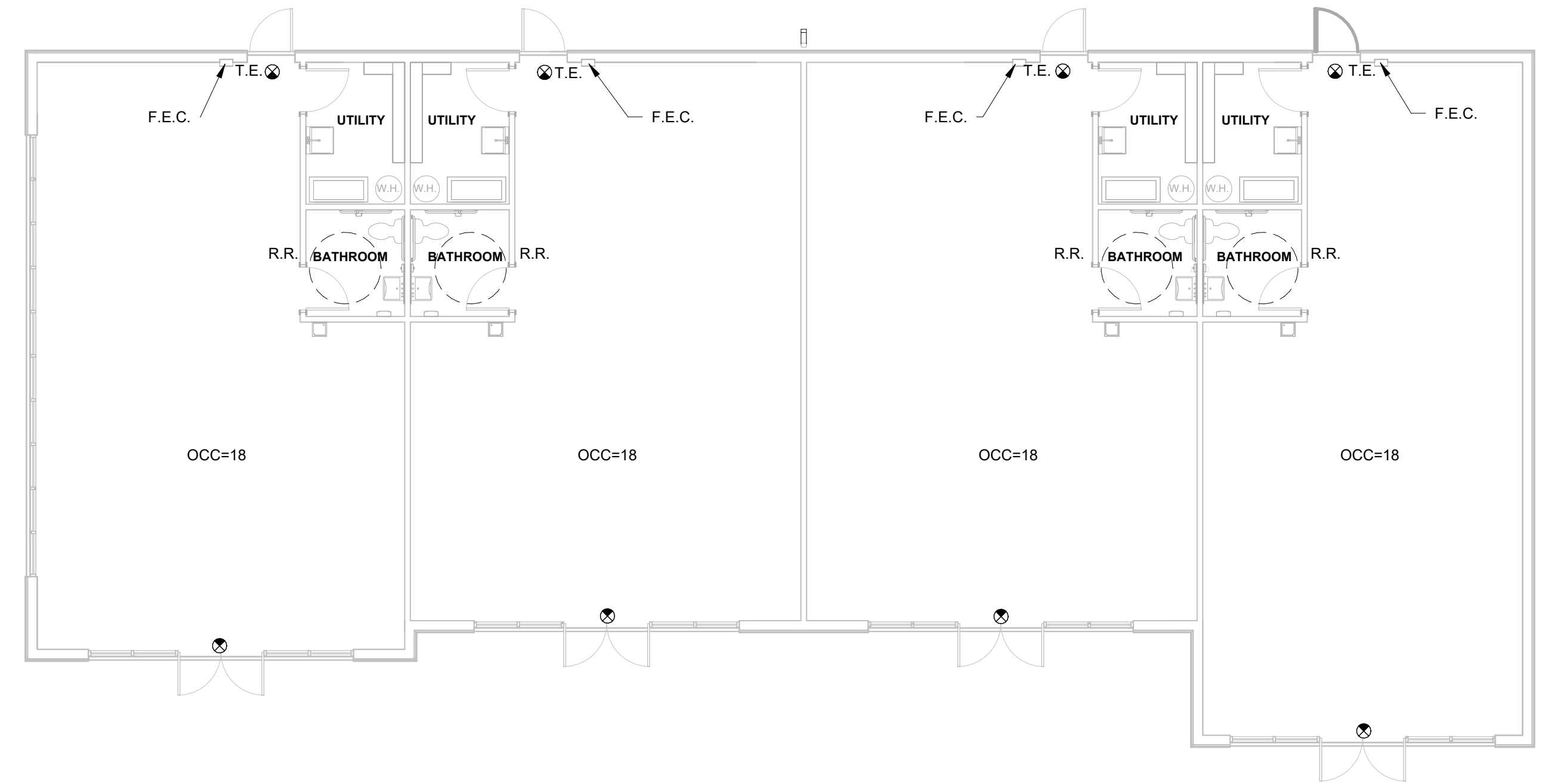
BUILDING DATA															
IBC BUILDING CLASSIFICATION				IBC ALLOWABLE AREA & HEIGHT CONSTRAINTS (TABLE 506.2, 503.3 & 506.4)				PROVIDED BUILDING STORIES AND HEIGHT				MIXED USES			
NAME	USE GROUP	CONSTRUCTION TYPE	ICC NFPA 13 FULLY SPRINKLERED	TABULAR ALLOWABLE AREA (A1)	ALLOWABLE HEIGHT	NUMBER OF STORIES	BASEMENT (YES/NO)	NUMBER OF STORIES	HEIGHT	MIXED USE	NON-SEPARATED OCCUPANCIES	SEPARATED OCCUPANCIES			
MULTI-UNIT RETAIL	M	VB	No	9000 SF	40'-0"	1	No	1	29'-1"	No	-	-			

AREA CALCULATIONS PER FLOOR					
NAME	LEVEL	BUILDING PERIMETER	ACTUAL FLOOR AREA	<	TOTAL ALLOWABLE AREA PER FLOOR
MULTI-UNIT RETAIL	FIRST FLOOR	305'-3"	4270 SF	PASS	9000 SF

CODE INFORMATION
APPLICABLE CODE IN DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL CODE COUNCIL (ICC) - ANSI 117.1-2009
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2016 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 13)
2018 INTERNATIONAL FIRE CODE (IFC)

OCCUPANCY CALCULATIONS					
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.1.2)					CALCULATIONS
NAME	AREA	ICC FUNCTION OF SPACE	ICC OCCUPANT LOAD FACTOR	GROSS/NET	ICC CALCULATED OCCUPANT LOAD
MULTI-UNIT RETAIL	4270 SF	MERCANTILE	60 SF	GROSS	72

PLUMBING FIXTURE CALCULATIONS																
2018 INTERNATIONAL BUILDING CODE (TABLE 2902.1)																
NAME	OCCUPANCY	ICC PLUMBING OCCUPANCY DESCRIPTION	OCCUPANT LOAD	WATER CLOSET				LAVATORIES				BATHTUBS/SHOWERS		DRINKING FOUNTAINS		OTHER
				MALE RATIO	FEMALE RATIO	MALE RATIO	FEMALE RATIO	RATIO	CALC	RATIO	CALC	RATIO	CALC	RATIO	CALC	
MULTI-UNIT RETAIL	M	RETAIL STORES, SERVICE STATIONS, SHOPS, SALESROOMS, MARKETS AND SHOPPING CENTERS	72	1 PER 500	0.07	1 PER 500	0.07	1 PER 750	0.05	1 PER 750	0.05	N.A.	0	1 PER 1000	0.07	1 SERVICE SINK
TOTAL PLUMBING FIXTURES				0.07	0.07	0.05	0.05	0	0.07							



1 FIRST FLOOR CODE PLAN
A0.1 SCALE: 1/8" = 1'-0"

CODE PLAN LEGEND	
T.E.	TACTILE EXIT SIGNAGE
F.E.C.	FIRE EXTINGUISHER (IN CABINET)
☉	SINGLE FACE ILLUMINATED EXIT SIGN

ENGEL ARCHITECTS & ENGINEERS, LLC
1854 Lincoln Highway East
Lancaster, PA 17602
717-392-8021 (fax) 717-392-7140

4 UNIT RETAIL BUILDING
for
QFI LLC
3775 MADISON AVE
DOVER PA 17315

Signed by:
SEAL
PROFESSIONAL ENGINEER
KEVIN LEE ENGEL
1/29/2025

PROJECT NO. 24463
MANAGED BY K. ENGEL
DRAWN BY N. ENGEL
REVISIONS
DATE 01/28/2025
DRAWING TITLE CODE PLANS
SHEET NO. A0.1

PARTITION TAG INTERPRETATION

THE FIRST TWO LETTERS IN THE PARTITION TYPE TAG COINCIDES TO THE PARTITION TYPE'S MATERIAL
 EXAMPLES:
 'CM' INDICATES CMU PARTITION
 'CO' INDICATES CONCRETE PARTITION
 'MT' INDICATES METAL STUD PARTITION
 'WD' INDICATES WOOD STUD PARTITION
 'SW' INDICATES SHAFT WALL PARTITION

THE FIRST DIGIT IN THE PARTITION TYPE TAG COINCIDES TO THE PARTITION TYPE'S FIRE RATING
 EXAMPLES:
 NO NUMBER INDICATES NON RATED
 '1' INDICATES ONE (1) HOUR RATED
 '2' INDICATES TWO (2) HOUR RATED
 '3' INDICATES THREE (3) HOUR RATED

THE SECOND LOWER DIGIT IN THE PARTITION TYPE TAG DISTINGUISHES ONE PARTITION TYPE FROM ANOTHER

THE LETTER 'S' INDICATES WHEN A PARTITION INCLUDES SOUND ATTENUATION BATTS

PARTITION GENERAL NOTES

1. ALL PARTITION DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO EXISTING CONSTRUCTION IS TAKEN FROM THE FACE OF G.W.B. UNLESS NOTED OTHERWISE.
3. GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF LISTED U.L. ASSEMBLIES REGARDLESS OF THE DETAILS SHOWN HERE. WHERE U.L. LISTS OPTIONAL PRODUCTS, CONFIRM ACCEPTABILITY WITH ARCHITECT.

CONSTRUCTION PRIORITY OF DISSIMILAR PARTITIONS

PARTITION PRIORITY LEVEL

- 2 HOUR FIRE AND SMOKE PARTITION..... PRIORITY 1
- 2 HOUR RATED PARTITION..... PRIORITY 2
- 2 HOUR RATED SHAFT WALL..... PRIORITY 3
- 1 HOUR SMOKE PARTITION..... PRIORITY 4
- 1 HOUR RATED PARTITION..... PRIORITY 5
- NON-RATED PARTITION TO DECK ABOVE..... PRIORITY 6
- NON-RATED PARTITION 6" MIN ABOVE CEILING... PRIORITY 7

HIGHER PRIORITY PARTITION TO BE CONSTRUCTED PRIOR TO ALL ADJACENT PARTITIONS

LOWER PRIORITY PARTITION FRAMED TIGHT TO AND INDEPENDENT OF HIGHER PRIORITY PARTITION

PLAN DETAIL AT OUTLET LOCATIONS

GENERAL NOTES

1. SEAL ALL PENETRATIONS AT ELECTRICAL OUTLETS, PLUMBING AND SPRINKLER PIPES. (FIRE SEALANT REQUIRED AT FIRE WALLS)
2. OUTLETS ON BOTH SIDES OF THE PARTITION SHALL NOT BE IN THE SAME STUD CAVITY. SEE DETAIL BELOW.
3. FOR U.L. LISTED NON-STEEL OUTLET BOXES LOCATED ON OPPOSITE SIDE OF FIRE WALLS, PROVIDE HORIZONTAL SPACING REQUIRED BY U.L. LISTING. FOR STEEL OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE WALLS, PROVIDE A MINIMUM HORIZONTAL SPACING OF 24" BETWEEN BOXES
4. ALL FIRE RATED PARTITIONS AND/OR PARTITIONS WITH SOUND ATTENUATION SHALL HAVE ALL PENETRATIONS SLEEVED, STUFFED AND CAULKED (FIRE SEALANT REQUIRED AT FIRE WALLS)
5. FOR FIRE RATED WALLS, SINGLE MEMBRANE CONDUIT, PIPE AND TUBE PENETRATIONS SHALL NOT EXCEED A TOTAL AREA OF 100 SQ. IN. IN ANY 100 SQ. FT. OF WALL SURFACE. PENETRATION OPENINGS SHALL BE FIRE STOPPED WITH APPROVED NON-COMBUSTIBLE MATERIALS.
6. DO NOT ALLOW SCREW-FASTENED GYPSUM PANELS TO RESILIENT CHANNELS TO COME INTO CONTACT WITH STUD.

SEE GENERAL NOTES

DO NOT INSTALL OUTLET BOXES BACK TO BACK IN THE SAME STUD SPACE.

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TYPICAL NON-RATED PARTITION CEILING TERMINATION DETAILS

AT A.C.T. CEILING

- EXTEND G.W.B. MINIMUM 6" ABOVE CEILING
- 2x FIREBLOCKING AT CEILING/SOFFIT IN COMBUSTIBLE CONSTRUCTION ONLY
- A.C.T. CEILING AS SCHEDULED
- TAPE & SPACKLE FINISH ALL JOINTS ABOVE CEILING
- PARTITION (SEE PLANS FOR TYPE)

AT G.W.B. CEILING

- 2x FIREBLOCKING AT CEILING/SOFFIT IN COMBUSTIBLE CONSTRUCTION ONLY
- G.W.B. CEILING AS SCHEDULED
- PARTITION (SEE PLANS FOR TYPE)

NOTE:
 1. THESE CEILING TERMINATION DETAILS ONLY APPLY TO NON-FIRE RATED AND NON-SOUND RATED PARTITIONS. REFER TO TYPICAL WALL HEAD CONDITIONS FOR CEILING TERMINATION REQUIREMENTS AT FIRE RATED AND SOUND RATED PARTITIONS.
 2. FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED PER IBC 708.4 EXCEPTION 6 AT PARTITIONS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT. PROVIDED THAT AUTOMATIC SPRINKLERS ARE INSTALLED IN COMBUSTIBLE FLOOR/CEILING AND ROOF/CEILING SPACES.

REFER TO TYPICAL WALL HEAD CONDITIONS & CODE SHEETS

UNDERSIDE OF FLOOR DECK AND/OR ROOF DECK

2" SOUND ATTENUATION BATTS, FULL HEIGHT

TAPE AND SPACKLE FINISH ALL JOINTS ABOVE CEILING

REFER TO NON RATED PARTITION CEILING TERMINATION DETAILS

CEILING AS SCHEDULED

PLAN

2x WOOD STUDS @ 16" O.C. (SEE PLANS FOR WIDTH)
 (1) LAYER 5/8" G.W.B.

NOTE: PROVIDE MOISTURE RESISTANT G.W.B. AT ALL WET/DAMP OR CERAMIC TILE WALL LOCATIONS

WALL BASE AS SCHEDULED

FLOOR LINE

PARTITION TYPE
 SCALE: 1 1/2" = 1'-0"
 'S' REFERS TO THE WALL HAVING SOUND ATTENUATION BATTS

UNDERSIDE OF FLOOR DECK AND/OR ROOF DECK

2" SOUND ATTENUATION BATTS, FULL HEIGHT

TAPE AND SPACKLE FINISH ALL JOINTS ABOVE CEILING

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PARTITION TYPE
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 'S' REFERS TO THE WALL HAVING SOUND ATTENUATION BATTS

4 UNIT RETAIL BUILDING for **QFI LLC**
 3775 MADISON AVE DOVER PA 17315

Signed by:

SEAL
 COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 KEVIN LEE ENGEL
 No. PE-087231
 1/29/2025

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PROJECT NO.
24463

MANAGED BY
K. ENGEL

DRAWN BY
N. ENGEL

REVISIONS

No.	Date	Description

DATE
01/28/2025

DRAWING TITLE
PARTITION TYPES

SHEET NO.
A0.3

TYPICAL WALL HEAD CONDITIONS

UNDERSIDE OF FLOOR OR ROOF DECK

IF G.W.B. EXTENDS TO UNDERSIDE OF RATED ASSEMBLY APPLY ACOUSTICAL SEALANT (EACH SIDE)

FLOOR ASSEMBLY OR ROOF ASSEMBLY

PARTITION (SEE PLANS FOR TYPE)

UNDERSIDE OF TRUSS OR RATED FLOOR/ROOF ASSEMBLY

NON-LOAD BEARING / NON-RATED PARTITION*

* SEE TYPICAL NON-RATED PARTITION CEILING DETAILS

REFER TO TYPICAL WALL HEAD CONDITIONS & CODE SHEETS

UNDERSIDE OF FLOOR DECK AND/OR ROOF DECK

2" SOUND ATTENUATION BATTS, FULL HEIGHT

TAPE AND SPACKLE FINISH ALL JOINTS ABOVE CEILING

REFER TO NON RATED PARTITION CEILING TERMINATION DETAILS

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UNDERSIDE OF FLOOR DECK AND/OR ROOF DECK

2" SOUND ATTENUATION BATTS, FULL HEIGHT

TAPE AND SPACKLE FINISH ALL JOINTS ABOVE CEILING

REFER TO NON RATED PARTITION CEILING TERMINATION DETAILS

CEILING AS SCHEDULED

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WALL BASE AS SCHEDULED

FLOOR LINE

PARTITION TYPE
 SCALE: 1 1/2" = 1'-0"
 'S' REFERS TO THE WALL HAVING SOUND ATTENUATION BATTS

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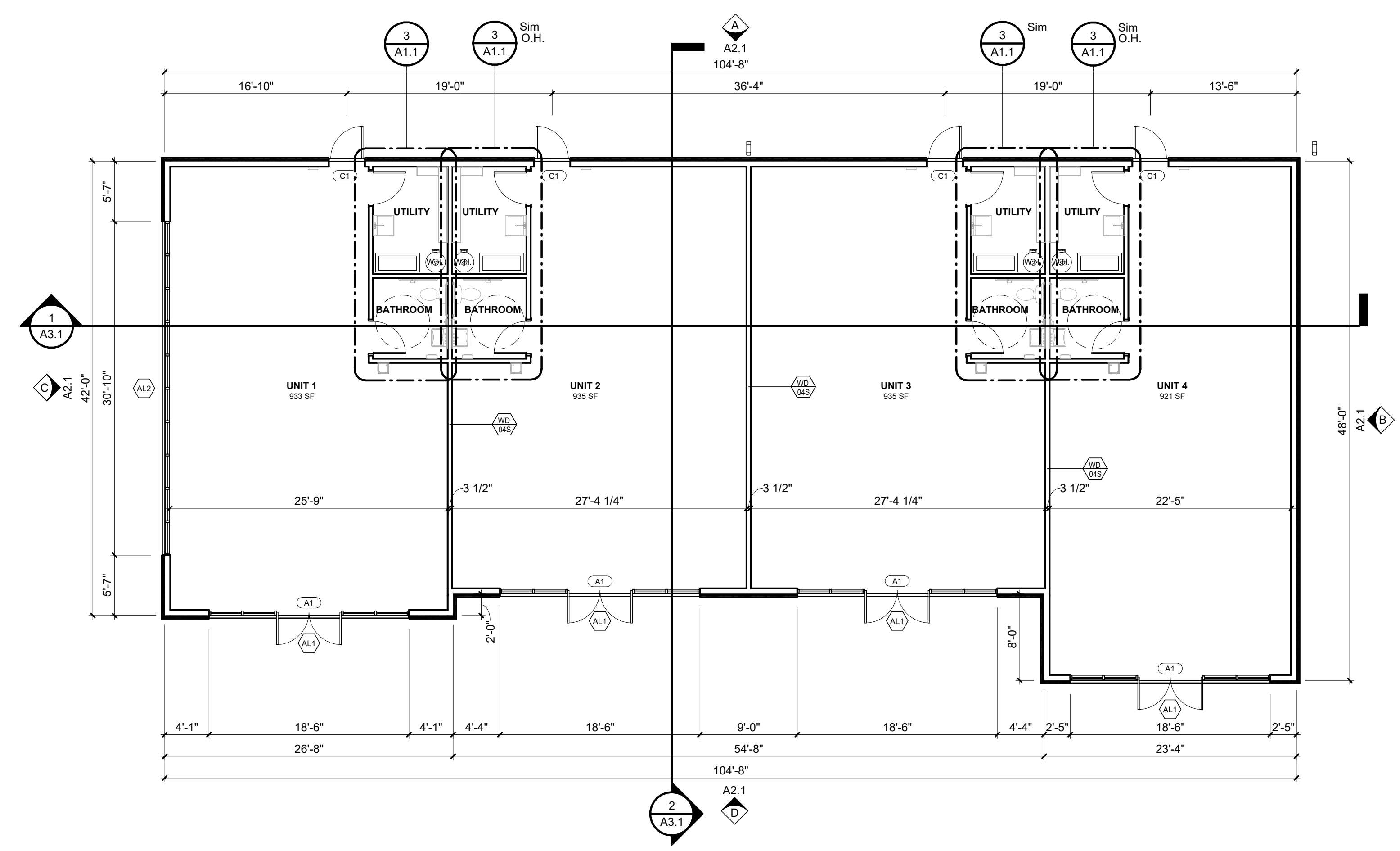
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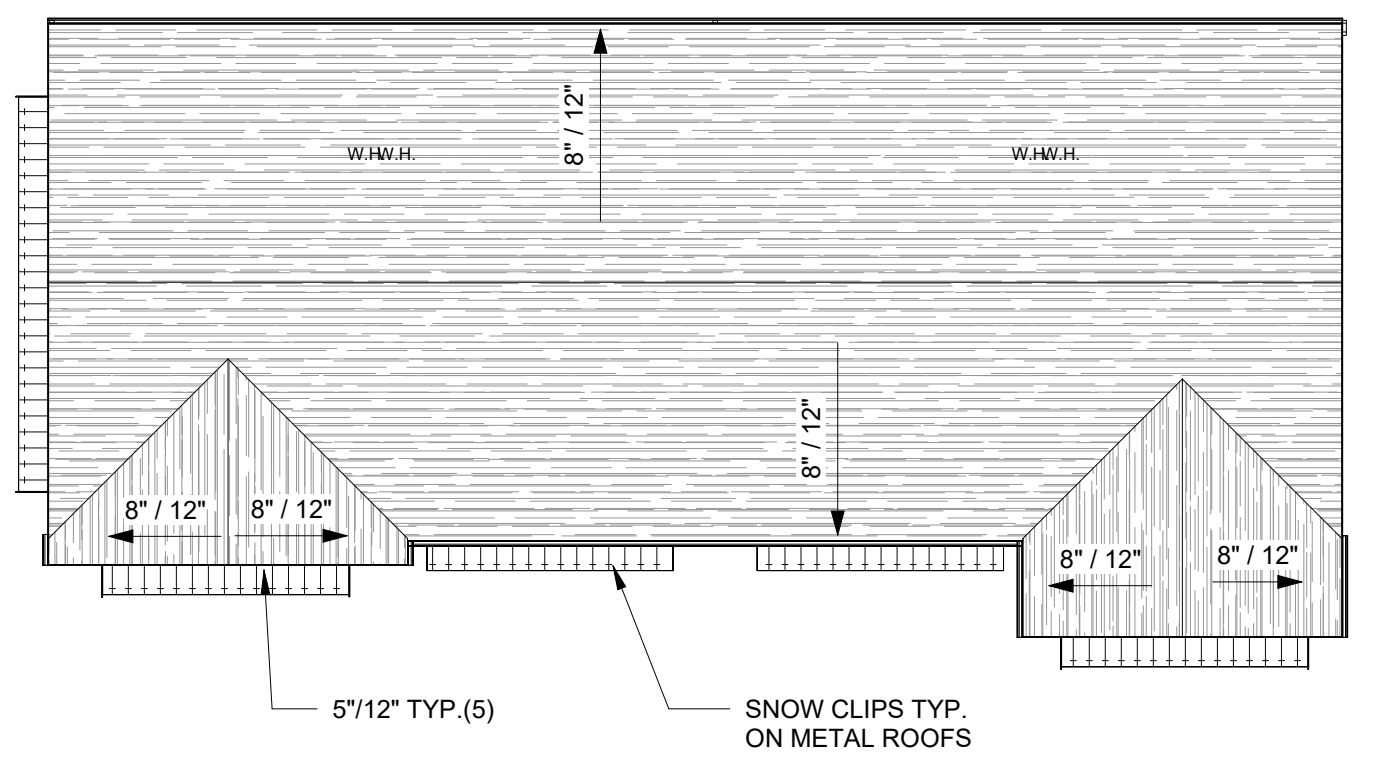
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PARTITION TYPES

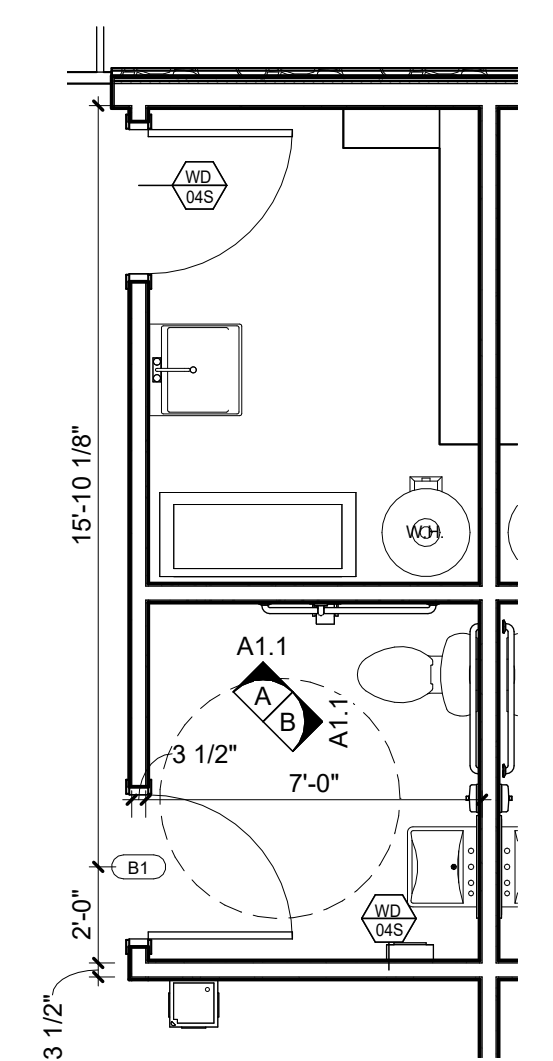
SHEET NO.
A0.3



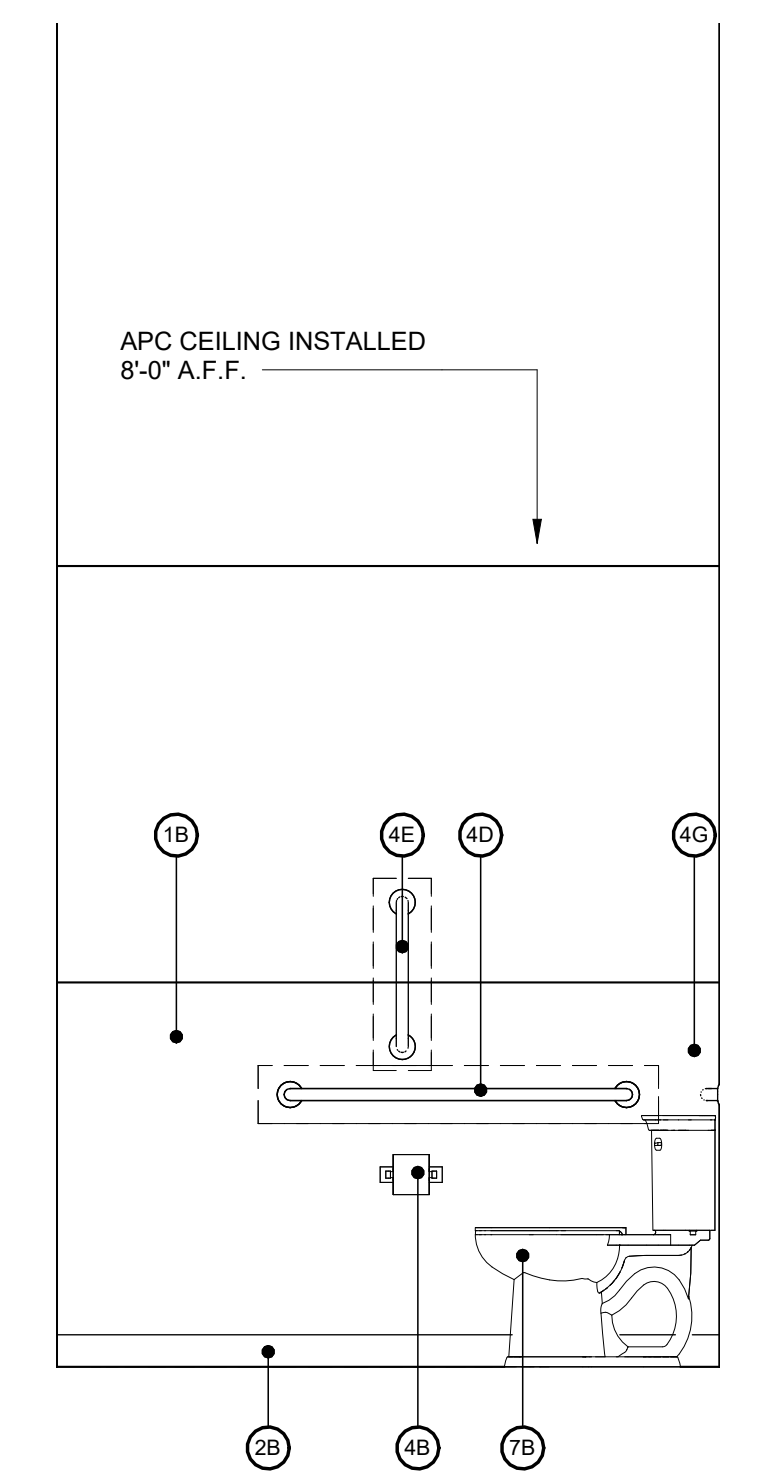
1 FIRST FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"



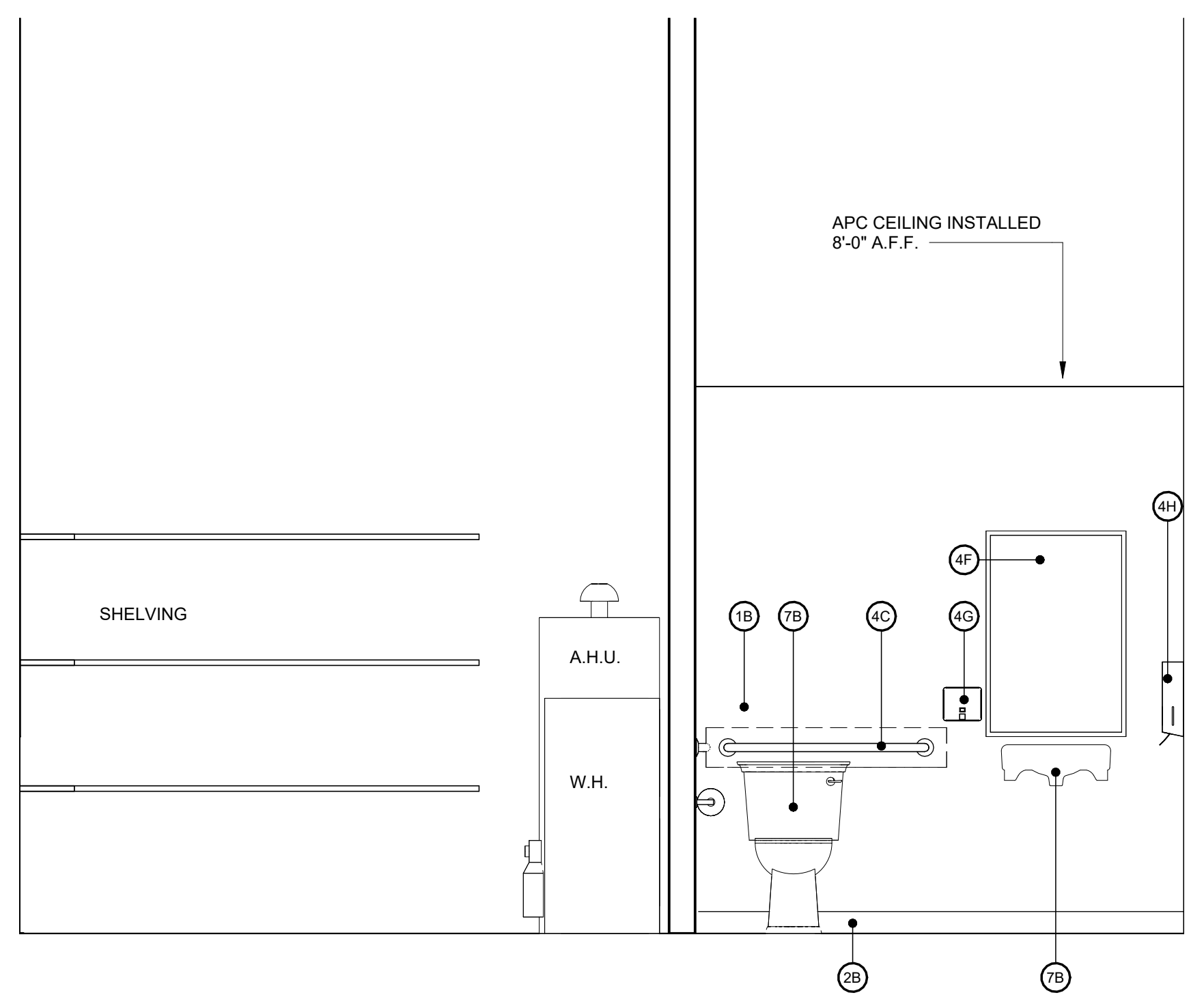
2 ROOF PLAN
A1.1 SCALE: 1/16" = 1'-0"



3 ENLARGED BATHROOM PLAN
A1.1 SCALE: 1/4" = 1'-0"



A EXTERIOR WALL ENLARGED ELEVATION
A1.1 SCALE: 1/2" = 1'-0"



B SINK WALL ENLARGED ELEVATION
A1.1 SCALE: 1/2" = 1'-0"

RESTROOM GENERAL NOTES

1. ALL GYPSUM BOARD IN RESTROOM TO BE TYPE X.P. (MOISTURE AND MOLD RESISTANT)
2. RESTROOM WALL TO HAVE SOUND BATTS.
3. PROVIDE SOLID BLOCKING FOR PLUMBING FIXTURES AND ACCESSORIES MEETING CODE AND MANUFACTURER REQUIREMENT LOADS.
4. ALL ACCESSORY CONTROLS AND DISPENSERS TO BE MOUNTED AT 48" MAX A.F.F.
5. PROVIDE 48" HIGH FRP OR EQUAL WASHABLE SURFACE 24" EACH SIDE OF CENTER OF TOILETS AND URINALS EXCEPT STOP AT SCREENS OR PARTITIONS.
6. ACCESSIBLE TOILET COMPARTMENT DOOR TO BE SELF-CLOSING WITH CODE-COMPLIANT PULLS ON BOTH SIDES.
7. PROVIDE COAT HOOKS ON BACK AT TOILET STALL DOORS FLOOR SPACE. MOUNTED AT 48" A.F.F. (ADA STALL) AND 72" A.F.F.

INTERIOR ELEVATION KEY

- 1B F.R.P. PANEL (4'-0" MIN. A.F.F.)
- 2B 4" VINYL FLOOR BASE, COLOR TO BE SELECTED BY OWNER
- 4B TOILET TISSUE HOLDER - MOUNTED AT 2'-0" A.F.F. TO CENTERLINE
- 4C 36" GRAB BAR - MOUNTED AT 2'-10" A.F.F. TO CENTERLINE
- 4D 42" GRAB BAR - MOUNTED AT 2'-10" A.F.F. TO CENTERLINE
- 4E 18" GRAB BAR - MOUNTED VERTICAL AT 4'-1" A.F.F. TO CENTERLINE
- 4F MIRROR, VERIFY SIZE AND LOCATION WITH OWNER
- 4G SOAP DISPENSER, VERIFY LOCATION WITH OWNER
- 4H PAPER TOWEL DISPENSER, VERIFY LOCATION WITH OWNER
- 7B PLUMBING FIXTURE, SEE PLUMB. DWG'S

4 UNIT RETAIL BUILDING

for
QFI LLC
3775 MADISON AVE
DOVER PA 17315

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1854 Lincoln Highway East
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Signed by:
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KEVIN LEE ENGEL
No. PA-087337
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DRAWN BY
N. ENGEL

REVISIONS

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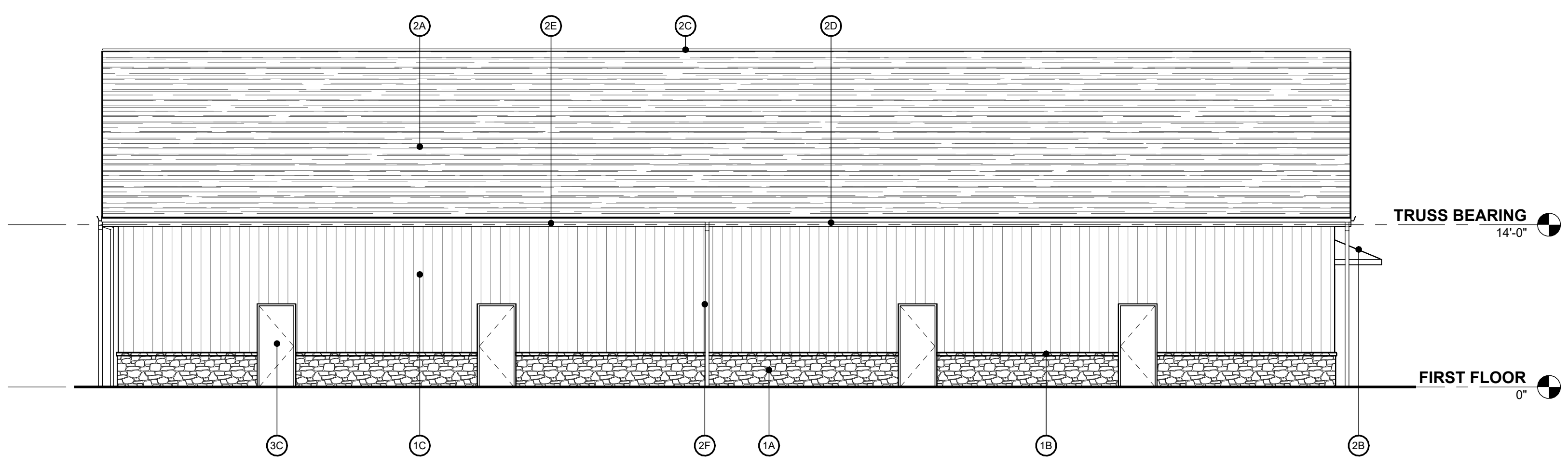
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DRAWING TITLE
FIRST FLOOR, ROOF,
& ENLARGED PLANS

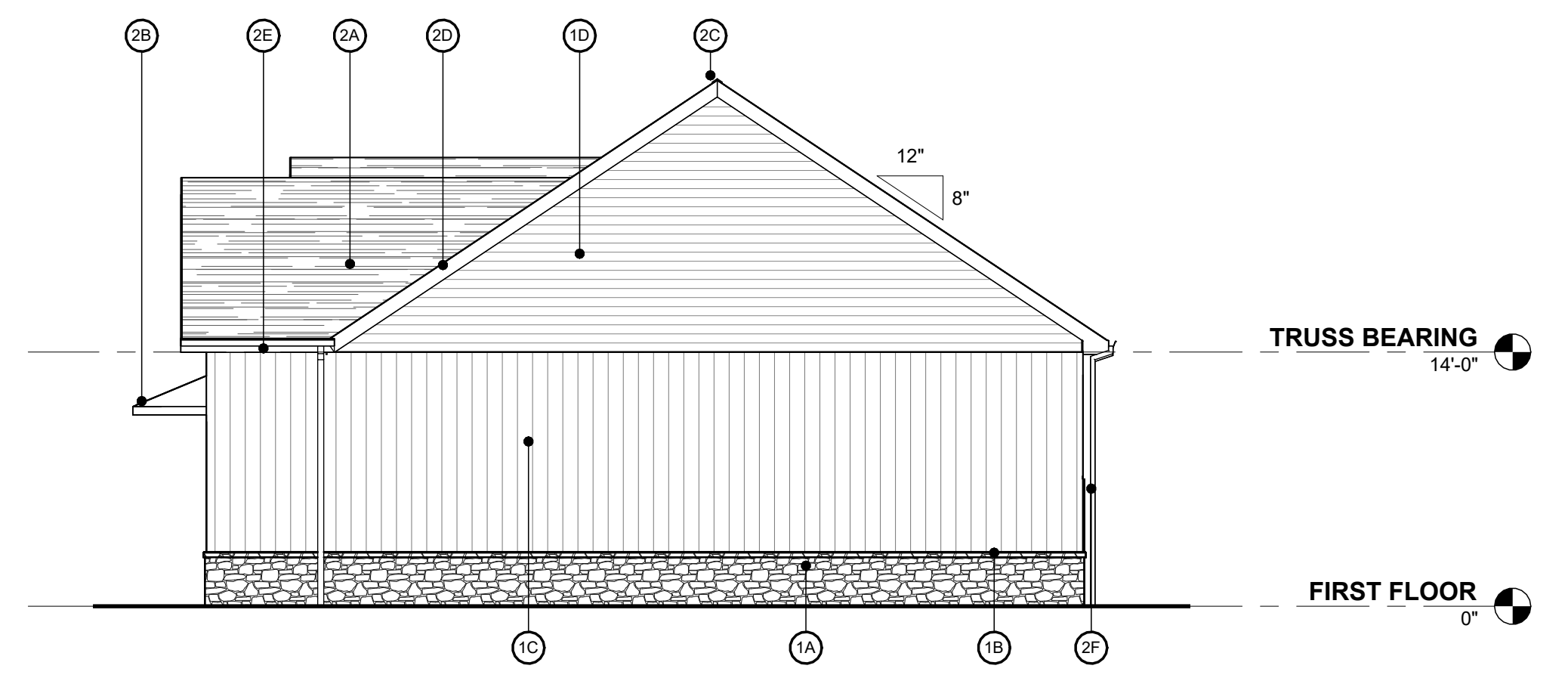
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A1.1

EXTERIOR ELEVATION KEY

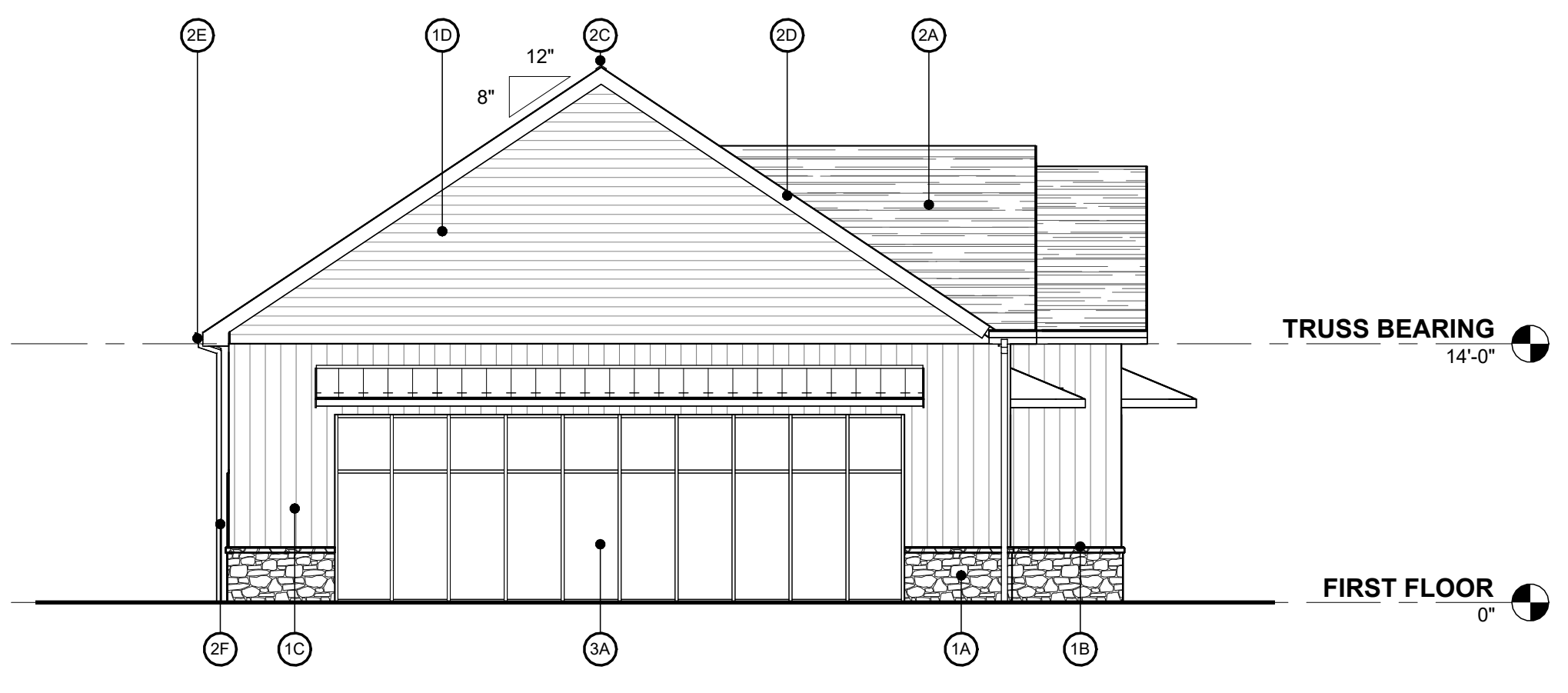
- (1A) STONE VENEER
- (1B) STONE SILL
- (1C) VERTICAL BOARD & BATTEN SIDING
- (1D) HORIZONTAL CEMENT BOARD SIDING
- (2A) ASPHALT SHINGLES
- (2B) STANDING SEAM METAL ROOF
- (2C) RIDGE VENT
- (2D) ALUM. FASCIA
- (2E) 5" F-STYLE ALUM. GUTTER
- (2F) ALUM. DOWNSPOUT
- (3A) ALUMINUM STOREFRONT SYSTEM
- (3B) ALUMINUM STOREFRONT DOOR
- (3C) H.M. DOORS



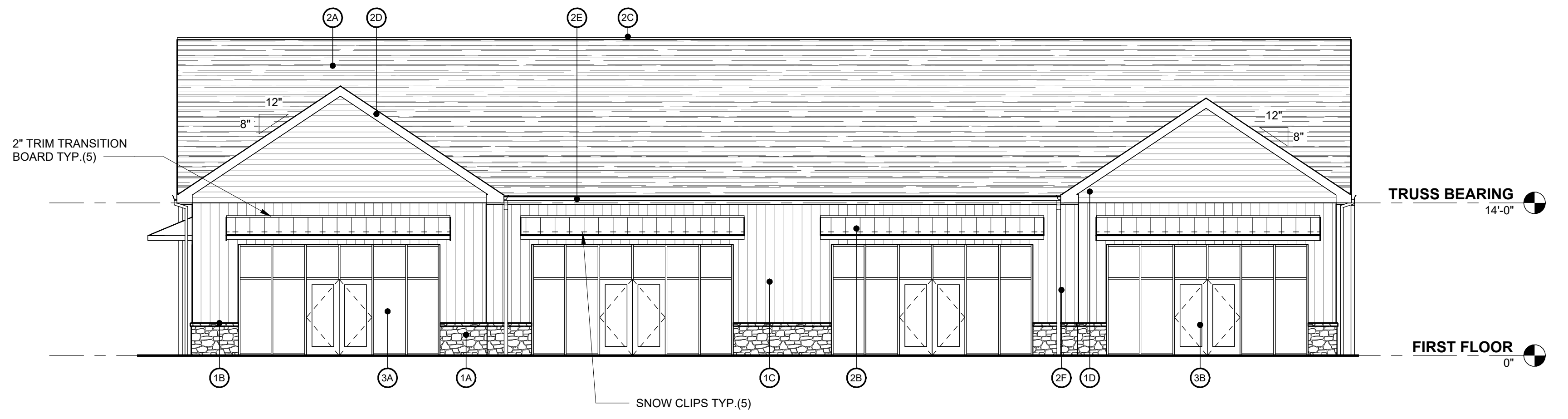
A NORTHEAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



B SOUTHEAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



C NORTHWEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



D SOUTHWEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

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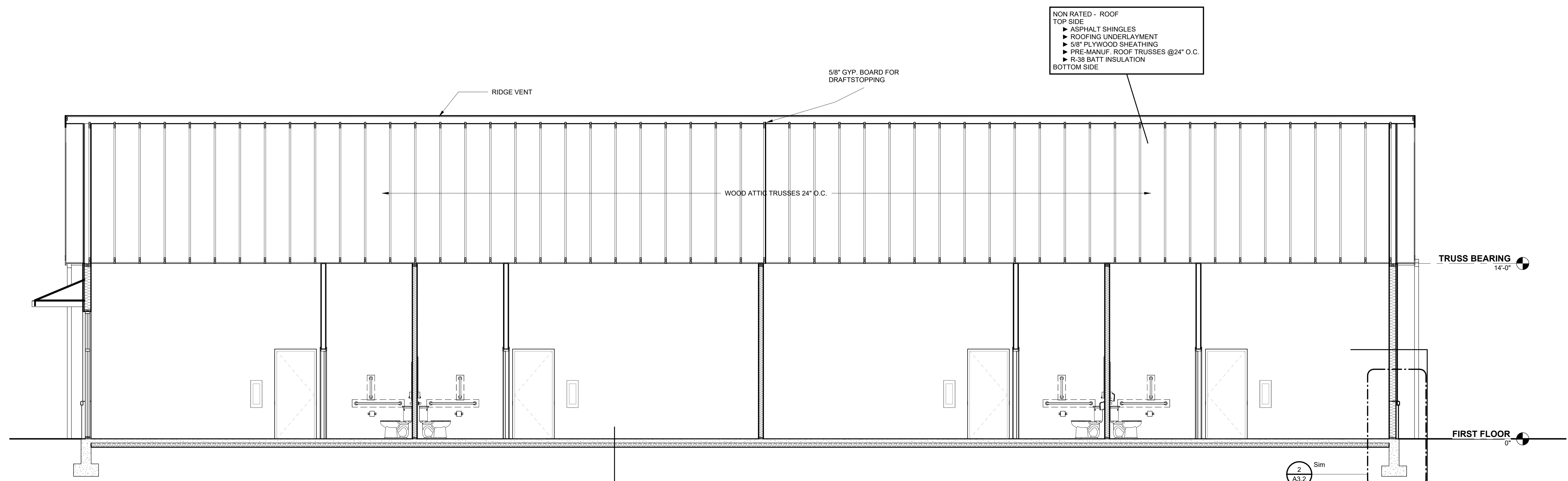
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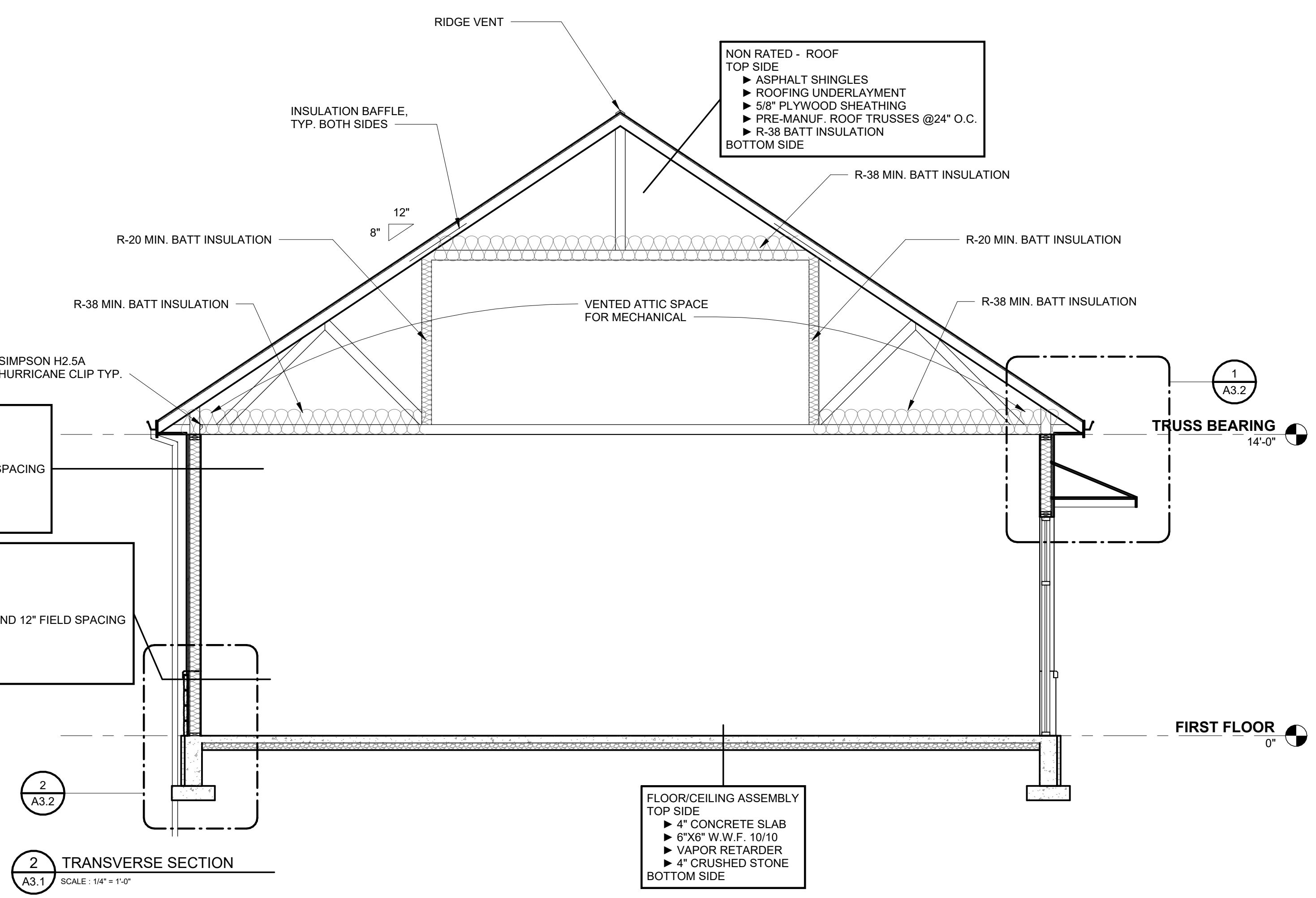
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DRAWING TITLE
BUILDING ELEVATIONS

SHEET NO.
A2.1



1 LONGITUDINAL SECTION
 A3.1 SCALE: 1/4" = 1'-0"



2 TRANSVERSE SECTION
 A3.1 SCALE: 1/4" = 1'-0"

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 Kevin Engel 1/29/2025

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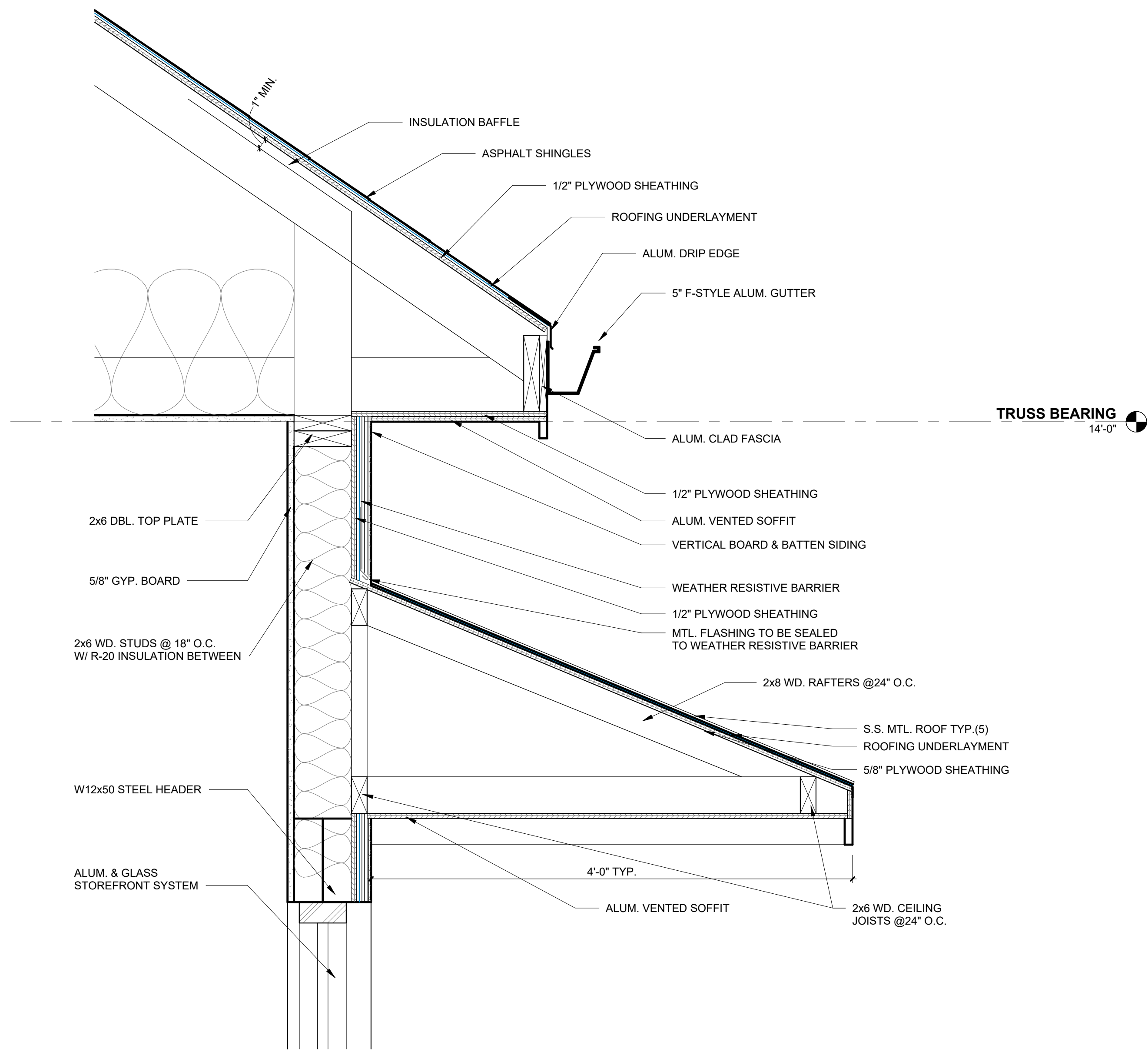
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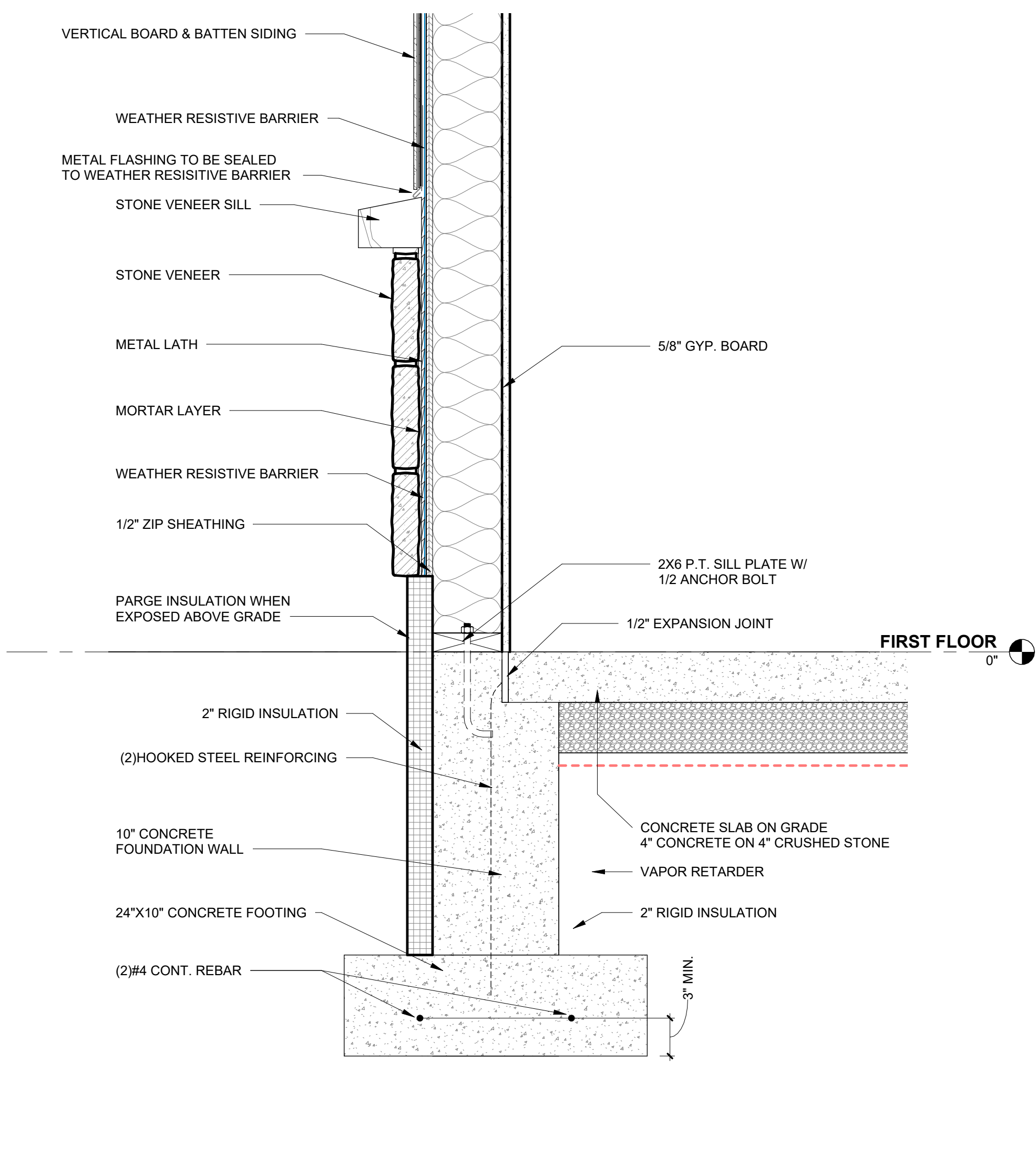
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 BUILDING SECTION

SHEET NO.
A3.1



1 CANOPY & ROOF OVERHANG DETAIL
A3.2 SCALE: 1/12" = 1'-0"

ALL WALL SECTIONS ON ELEVATIONS/SECTIONS FASTEN SHEATHING WITH 8d NAILS WITH 3" EDGE AND 12" FIELD SPACING. BLOCK AND EDGE FASTEN ALL PANEL EDGES NOT ON STUDS.



2 MATERIAL TRANSITION & FOUNDATION DETAIL
A3.2 SCALE: 1/12" = 1'-0"

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ENGINEERS, LLC
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KEVIN LEE ENGEL
No. 087237
Date: 1/29/2025
Kevin Engl 1/29/2025

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REVISIONS

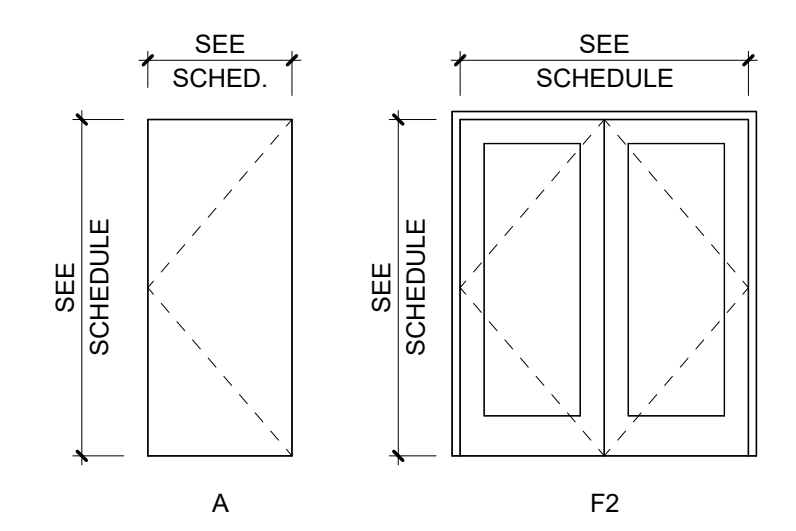
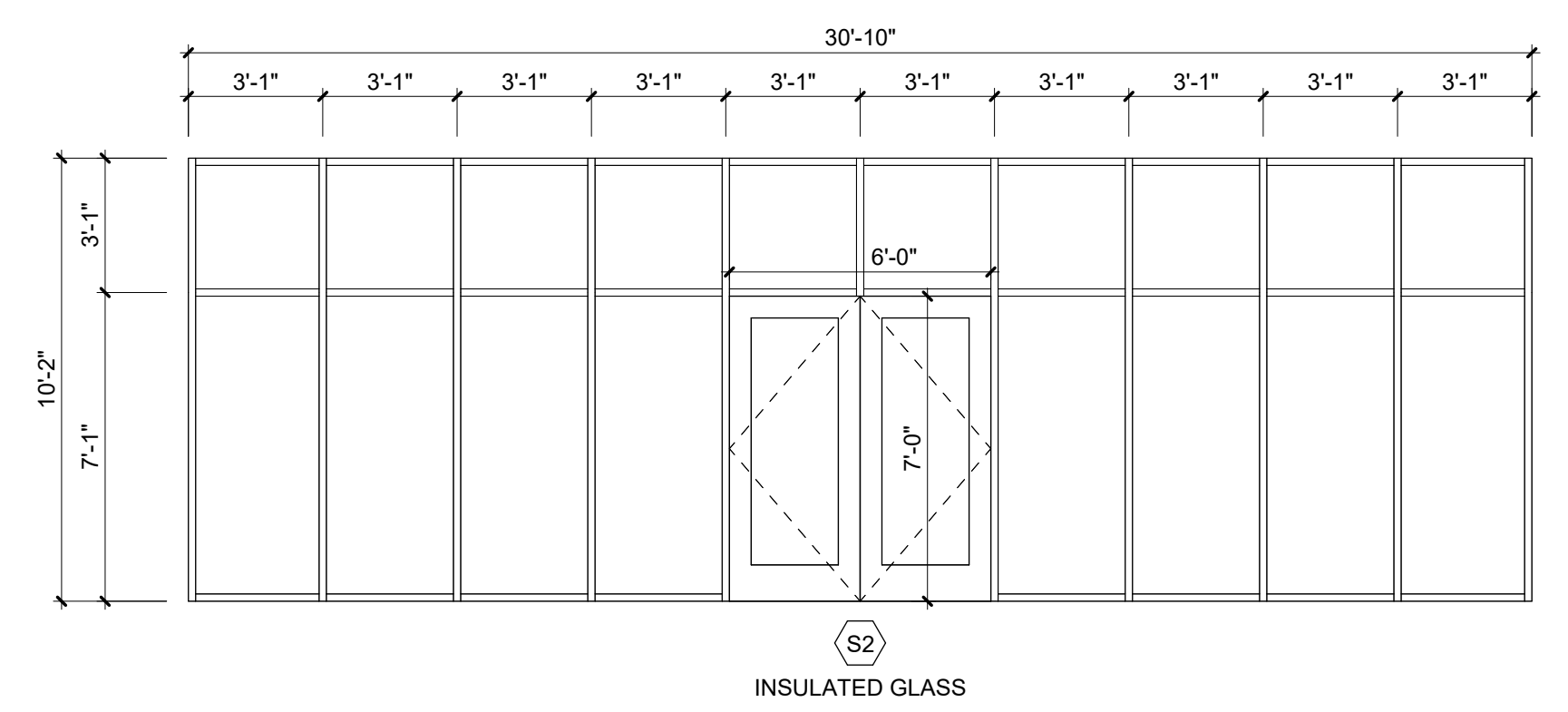
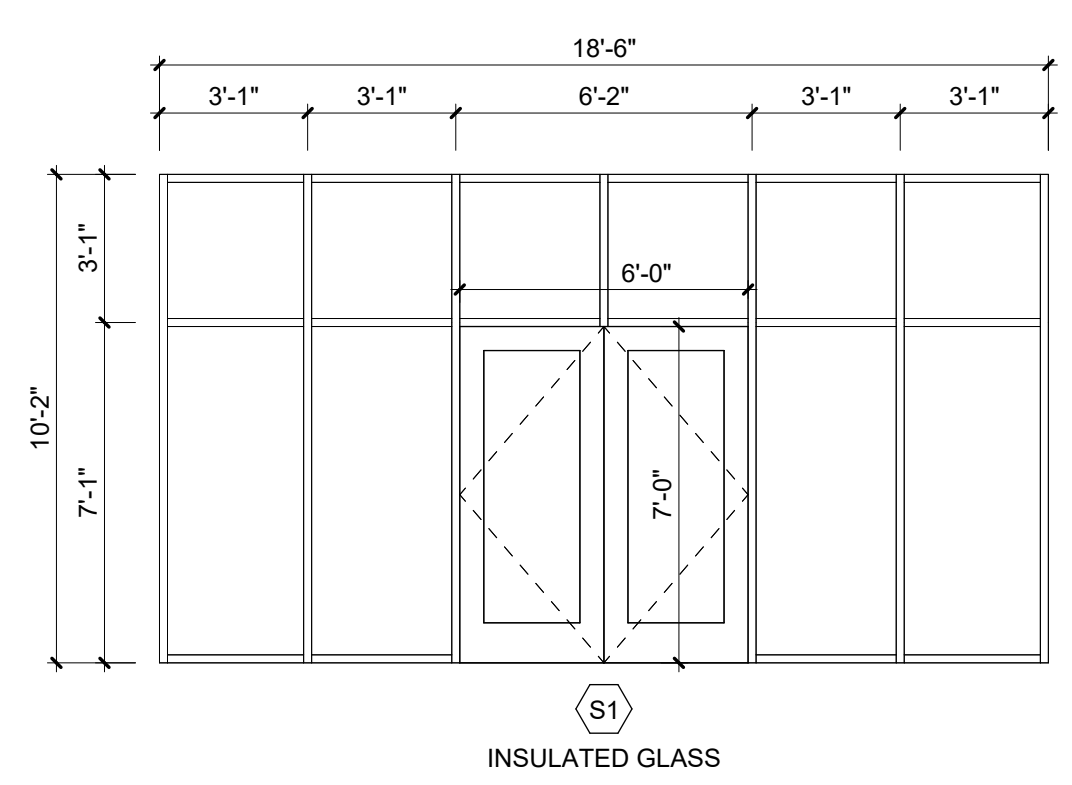
No.	Date	Description

DATE
01/28/2025

DRAWING TITLE
SECTION DETAILS

SHEET NO.

A3.2



*CONTRACTOR TO VERIFY ROUGH OPENINGS BEFORE FRAMING OPENINGS
 *CONTRACTOR TO VERIFY STOREFRONT SIZES BEFORE ORDERING STOREFRONT

1 ALUMINUM STOREFRONT TYPES
 A9.1 SCALE: 1/4" = 1'-0"

2 DOOR PANEL TYPES
 A9.1 SCALE: 1/4" = 1'-0"

DOOR LEGEND	
IG	INSULATED TEMPERED GLASS (MAX. U-FACTOR 0.37)

DOOR SCHEDULE											
NO.	DOOR DATA				FRAME DATA				HARDWARE SET	UL RATING	COMMENTS
	DOOR SIZE		HEIGHT	THICKNESS	PANEL TYPE	GLASS	MATERIAL	MATERIAL			
	FIRST	SECOND									
FIRST FLOOR											
A1	3'-0"	3'-0"	7'-0"	1 3/4"	F2	I.G.	ALUM.	ALUM.	#1	90	INSULATED EXTERIOR STOREFRONT
B1	3'-0"		7'-0"	1 3/4"	A	N/A	H.M.	H.M.	#3	--	BATHROOM/UTILITY
C1	3'-0"		7'-0"	1 3/4"	A	N/A	H.M.	H.M.	#2	90	INSULATED EXTERIOR

DOOR GENERAL NOTES	HARDWARE SETS
<p>THESE NOTES APPLY TO ALL DOORS:</p> <ol style="list-style-type: none"> ALL HINGED DOORS TO BE 7'-0" HIGH x 1-3/4" THICK U.N.O. ALL H.M. AND WD. DOORS TO HAVE H.M. FRAMES. ALL H.M. FRAMES TO BE 5-3/4" WIDE x 2" THICK, WITH 4" THICK HEADS AT MASONRY WALLS TO MEET COURSING, U.N.O. ALL EXTERIOR DOORS AND SIDELIGHTS TO HAVE 1/2" INSULATED GLASS, TINTED EXTERIOR AND CLEAR INTERIOR, BOTH BANES TEMPERED. ALL INTERIOR DOORS AND SIDELIGHTS TO HAVE LAMINATED GLASS, EXCEPT WIRE GLASS WHERE FIRE-RATED. WIRES TO BE VERTICAL INSTEAD OF ON ANGLE. GROUT SOLID ALL MASONRY FIRE-RATED FRAMES. COMPLY WITH SDI (STEEL DOORS INSTITUTE) AND AWI (AMERICAN WOODWORK INSTITUTE) QUALITY STANDARDS FOR DOORS AND FRAMES. FIRE-RATED DOORS AND FRAMES TO COMPLY WITH UL, FM, OR WHI. H.M. DOORS TO BE 18 GAUGE INTERIOR, 16 GAUGE EXTERIOR. H.M. FRAMES TO BE 16 GAUGE INTERIOR, 14 GAUGE EXTERIOR. GALVANIZE ALL EXTERIOR METAL DOORS AND AS NOTED. REINFORCE DOORS AND FRAMES AS REQUIRED FOR ALL HARDWARE. PROVIDE WOOD BLOCKING FOR CLOSERS IN ALL WOOD DOORS, NOT JUST THOSE SCHEDULED FOR CLOSERS. EXTERIOR OVERHEAD DOORS TO BE INSULATED COMMERCIAL TYPES BY OVERHEAD DOOR CORPORATION, RAYNOR, OR EQUAL. PROVIDE CONTROLS PER OWNER REQUIREMENTS. 	<p>SET #1 (EXTERIOR DOUBLE PANIC)</p> <ul style="list-style-type: none"> 6 HINGES 2 PANIC DEVICES w/ LEVER HANDLE 2 CYLINDERS 2 CUSH CLOSERS 2 WALL STOPS (DOOR #) 2 KICKPLATES 1 THRESHOLD 1 WEATHERSTRIP KIT w/ DRIP <p>SET #2 (EXTERIOR SINGLE PANIC)</p> <ul style="list-style-type: none"> 3 HINGES 1 PANIC DEVICE w/ LEVER HANDLE 1 CYLINDER 1 CUSH CLOSER 1 WALL STOP (DOOR #) 1 KICKPLATE 1 THRESHOLD 1 WEATHERSTRIP KIT w/ DRIP <p>SET #3 (RESTROOM - SINGLE USER)</p> <ul style="list-style-type: none"> 3 HINGES 1 PRIVACY LOCKSET 1 CLOSER 1 WALL STOP

DOOR HARDWARE GENERAL NOTES
<ol style="list-style-type: none"> ALL DOOR HARDWARE INDICATED IN HARDWARE SCHEDULE TO CONFORM WITH REQUIREMENTS FOR DESIGN, GRADE, FUNCTION, FINISH, SIZE AND OTHER QUALITIES INDICATED IN THESE HARDWARE NOTES. ALL HARDWARE TO MEET STANDARD COMMERCIAL REQUIREMENTS WITH US 26D FINISH U.N.O. ALL HARDWARE TO CONFORM WITH H.C. REQUIREMENTS INCLUDING LEVER HARDWARE AND CLOSER FORCE. ALL H.M. FRAMES NOT RECEIVING WEATHERSTRIPPING TO HAVE SILENCERS (3 PER SINGLE, 2 PER DOUBLE) ALL HARDWARE ON FIRE-RATED DOORS TO BE FIRE-RATED. ALL FIRE-RATED DOORS TO HAVE CLOSERS, U.N.O. SUPPLY BALL BEARING HINGES AT ALL DOORS WITH PANIC DEVICES AND AS INDICATED. EXTERIOR DOOR HINGES TO BE NON-FEROUS AND HAVE NON-RISING PINS. WHERE WALL STOPS WILL NOT WORK, PROVIDE FLOOR STOPS. CLOSERS TO BE CUSH-TYPE AT EXTERIOR DOORS AND AT INTERIOR DOORS WITHOUT STOPS. ADJUST ALL BACKSTOPS. CLOSER SPEED TO MEET ACCESSIBILITY REQUIREMENTS. KEY ALL LOCKS PER OWNERS REQUIREMENTS. CONFORM WITH DHI GUIDELINES FOR LOCATIONS AND INSTALL PER MANUFACTURERS INSTRUCTIONS.

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QFI LLC
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 DOVER PA 17315

Signed by:

 Kevin Engel 1/29/2025

OF ENGEL ARCHITECTS & ENGINEERS, LLC. IT MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THEIR PERMISSION. DO NOT SCALE DRAWING. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH THE WORK.

PROJECT NO.
24463

MANAGED BY
K. ENGEL

DRAWN BY
N. ENGEL

REVISIONS		
No.	Date	Description

DATE
01/28/2025

DRAWING TITLE
DOOR &
STOREFRONT
SYSTEM DETAILS

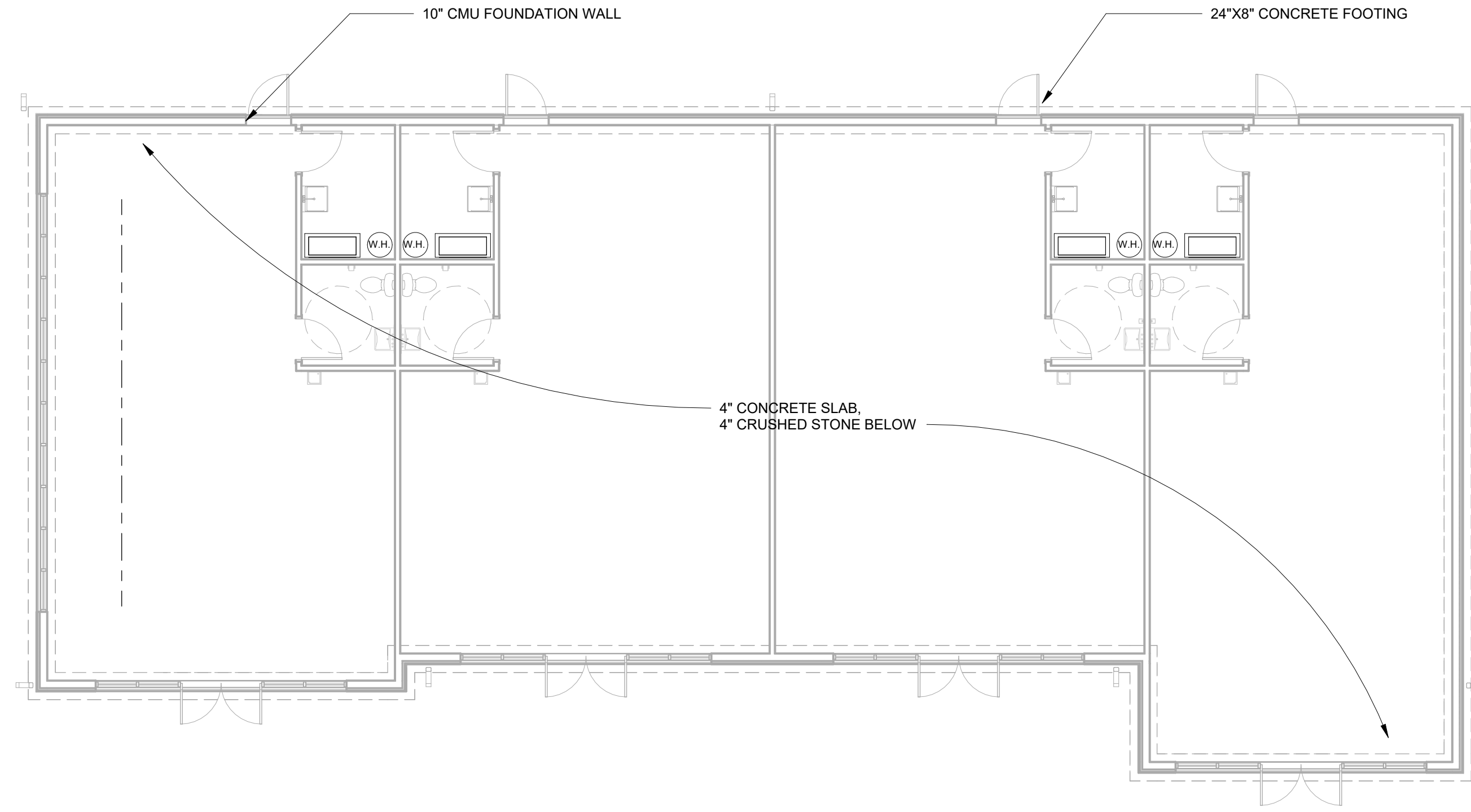
SHEET NO.
A9.1

GENERAL STRUCTURAL NOTES

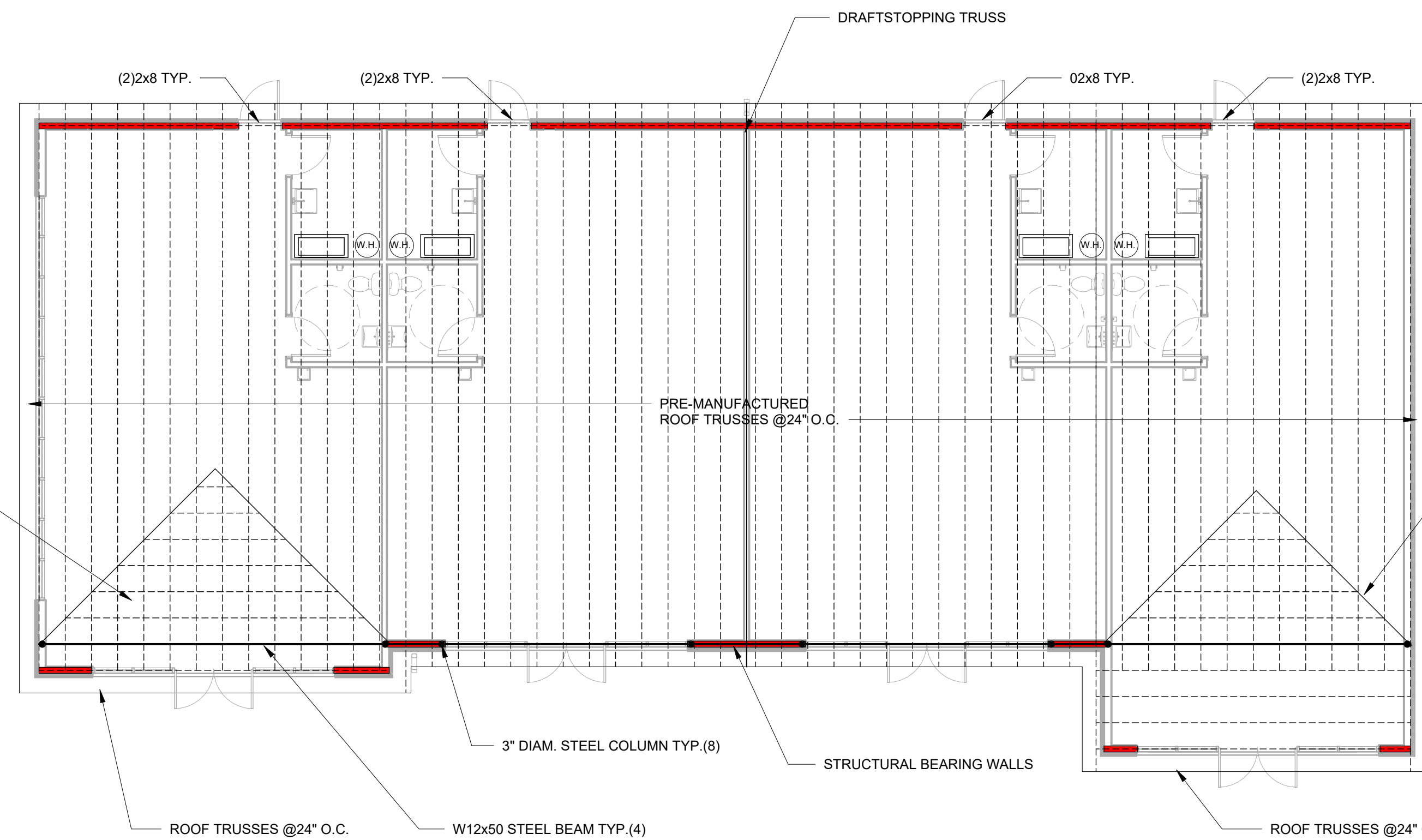
- FOUNDATIONS DESIGNED FOR ASSUMED 3000 PSF ALLOWABLE NET SOIL BEARING. CONTRACTOR TO VERIFY. OWNER TO PAY FOR SOIL TESTS AND FOR REDESIGN & INCREASED CONSTRUCTION COSTS IF SOIL INADEQUATE. STEP FOUNDATIONS AT UTILITIES - NO UTILITIES BELOW FOOTING W/O ARCHITECTS APPROVAL.
- DESIGN LIVE LOADINGS AS FOLLOWS:
 - G.S.L: 30 PSF
 - WIND: 115 MPH ULT. (EXP. B)
 - WEATHERING: SEVERE
 - FLOORS @ LIGHT STORAGE: 125 PSF
 - SEISMIC USE GROUP: 2
 - SITE CLASS: D
 - SEISMIC RESIST: WOOD STRUCTURAL PANEL
- DEAD LOADS AS FOLLOWS:
 - ROOF: 10 PSF TOP CHORD
 - FLOOR: 10 PSF BOTTOM CHORD
 - WEIGHT OF EQUIPMENT SHOWN IS FACTORED INTO FRAMING DESIGN. ANY ADDED EQUIPMENT OVER 300 LBS. TO BE APPROVED BY ARCHITECT PRIOR TO INSTALL.
- PLACE FILL & BACKFILL IN MAX. 8" LIFTS. COMPACT EACH LAYER UNDER SLABS & FOOTINGS TO DRY DENSITY MIN. 95% OF STANDARD PROCTOR TEST. DO NOT BUILD ON UNDERSTRENGTH SOIL.
- CONCRETE WORK TO MEET TO ALL PROVISIONS OF LATEST EDITIONS OF ACI 301 & 318, INCLUDING FREEZING & HOT WEATHER PROVISIONS. TYPE 1 CEMENT PER ASTM C150. MAX. 1 IN. STONE PER ASTM C33. SLUMP 4 IN +/- 1 IN. NO CALCIUM CHLORIDE. CONCRETE TO HAVE 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI EXCEPT 4000 PSI AT EXPOSED EXTERIOR WORK. AIR ENTRAIN CONCRETE AT EXTERIOR HORIZONTAL SURFACES: 6% +/- 1.5%. CONCRETE TO BE MOIST CURED OR PROTECTED W/ MEMBRANE.
- CONCRETE REINFORCEMENT & ACCESSORIES TO MEET ACI 315. REINFORCEMENT TO MEET ASTM A615, GRADE 60, w/ COVERING PER IBC TABLE 1907.1.6. LAP REINFORCEMENT PER ACI318 BUT MIN. 24". W/ MATCHING CORNER BARS. FIBER REINFORCEMENT TO BE FIBERMESH 300 BY PROPEX. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SLABS ON GRADE TO HAVE CONTROL JOINTS SO AREA IS LESS THAN 625 S.F., WITH RATIO OF LENGTH-WIDTH OF AREA LESS THAN 1.5.
- CMU STRENGTH MIN. F'M = 1500 PSI. GROUT STRENGTH MIN. F'C = 2500 PSI PER ASTM C476. HORIZONTAL LADUR REINFORCEMENT TO MEET ASTM A82.
- COMPLY W/ BIA, NCMCA & TMS 402 RECOMMENDATIONS, INCLUDING HOT & COLD WEATHER REQUIREMENTS. COVER TOPS OF ALL MASONRY WALLS DAILY AGAINST WEATHER. PROVIDE LADUR REINFORCEMENT @ 16" O.C. U.N.O. MORE TO 24" PAST OPENINGS. GROUT BLOCK CELLS SOLID BELOW SLABS, BELOW BEAM & JOIST & LINTEL BEARING, AT CHANGES IN THICKNESS, AND AT VERTICAL REINFORCEMENT MAX. 5' LIFTS.
- PROVIDE PRECAST CONCRETE OR GALVANIZED STEEL LINTELS AT ALL MASONRY OPENINGS. LOOSE LINTELS TO HAVE 1" BEARING PER 12" OF OPENING WIDTH (6" MIN. EACH END), AND BE SIZED AS FOLLOWS PER 4" OF WALL THICKNESS, U.N.O.:
 - UP TO 40" L3 1/2"x3 1/2"x5/16" OR 4x8 P.C. w/ #3 TOP & BOTTOM
 - 40" TO 60" L4"x3 1/2"x5/16" OR 4x8 P.C. w/ #3 TOP & #4 BOTTOM
 - 60" TO 100" L6"x3 1/2"x5/16"
- HURRICANE STRAP MODEL TO BE VERIFIED FOR UPLIFT PER TRUSS SHOPS. TRUSS UPLIFT CONNECTIONS TO BE CONTINUED TO FOUNDATION.
- ENGINEERED WOOD PRODUCTS TO HAVE FOLLOWING STRENGTHS:
 - LVL: FB = 2600 PSI (1 3/4" WIDE) MSR-1.6E: FB= 1800 PSI
 - PSL: FB = 2900 PSI MSR-2.0E: FB= 2400 PSI
 - I-JOISTS: TJI SIZE & SERIES BY I-LEVEL, OR APPROVED EQUAL BY L.P. OR B.C.
 - GLULAMS: E-RATED SYP. FB = 2400 PSI, FC= 2150 PSI
 - TRUSSES: SEE TRUSS NOTES
- ALL STEEL WORK TO COMPLY W/ AISC STANDARDS. BEAMS TO MEET ASTM A992-50. PLATES & ANGLES TO MEET ASTM A36. SHOP PRIME ALL STEEL. USE GALV. STEEL AT WET AREAS & EXT. WALLS. DO NOT CUT ANY OPENINGS IN STEEL OR PROVIDE TORCH REPAIRS W/O ARCHITECT'S PERMISSION. WELDING TO COMPLY W/ AWS D1.1, INCL. USING CERTIFIED WELDERS.
- EXPANSION BOLTS TO BE RED HEAD STEEL WEDGE BY PHILLIPS DRILL OR HILTI KWIK BOLT 2. MINIMUM EMBED 4" INTO CONCRETE OR GROUT-FILLED MASONRY. ADHESIVE ANCHORS TO USE HILTI HIT HY 150 INJECTION ADHESIVE.
- CONTRACTOR IS RESPONSIBLE TO REVIEW EXISTING STRUCTURE PRIOR TO WORK & BRING ANY CONCERNS TO THE ATTENTION OF THE ARCHITECT. ANY CONCEALED STRUCTURE THAT IS UNCOVERED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION, INCLUDING PROVIDING GUYS, BRACING, & SHORING AS REQUIRED FOR ALL LOADING CONDITIONS THROUGHOUT CONSTRUCTION AND FOR JOB SITE SAFETY. CONTRACTOR IS NOT TO STORE MATERIALS IN EXCESS OF DESIGN LIVE LOADS W/O APPROVAL OF ARCHITECT.

WOOD TRUSS NOTES

- CONTRACTOR SHALL SUBMIT FOR REVIEW TO ARCHITECT/ENGINEER THE TRUSS DESIGN CALCULATIONS & DRAWINGS, SIGNED & SEALED BY LICENSED ENGINEER REGISTERED IN THE STATE IN WHICH THE CONSTRUCTION OCCURS.
- WOOD TRUSSES SHALL BE DESIGNED, FABRICATED & ERECTED TO MEET PITCH & DIMENSIONS SHOWN ON THE DRAWINGS & DESIGN LOADS FOR THIS LOCATION. TRUSS SHALL CONFORM TO THE NATIONAL DESIGN SPECS FOR WOOD CONSTRUCTION (NDS), & ANSITPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES. TRUSSES SHALL INCORPORATE ALL APPLICABLE LOADING COMBOS, INCLUDING MINIMUM REQUIRED BOTTOM CHORD LOADING PER IBC, DRIFT LOADS, AND EQUIPMENT WEIGHTS. MAXIMUM TRUSS DEFLECTION UNDER ROOF LIVE LOAD LESS THAN L/360.
- LUMBER SHALL BE MIN. 2 IN. NOM. WIDTH, SURFACED FOUR SIDES, W/ MOISTURE CONTENT NOT EXCEEDING 19%. LUMBER SHALL BE GRADE STAMPED W/ APPROPRIATE WWPA OR SPIB STAMP FOR COMPLIANCE W/ PS-20 LUMBER DEFECTS OCCURRING IN THE CONNECTOR PLATE AREA.
- GALVANIZED STEEL CONNECTOR PLATES SHALL BE FABRICATED FROM MIN 0.036 INCH STEEL SHEET CONFORMING TO ASTM A446, GRADE A & ASTM A525, C60. PLATES SHALL SECURELY FASTEN EACH JOINT ON BOTH FACES OF TRUSS PER TPI STANDARDS & PROCEDURES, AND BE CAPABLE OF TRANSFERRING FULL MEMBER CAPACITIES.
- SECURELY BRACE TRUSSES DURING ERECTION IN ACCORDANCE W/ TPI. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT & PLUMB UNTIL DECK & PERMANENT BRACING INSTALLED. INSTALL PERMANENT BRACING AS REQUIRED FOR DESIGN PRIOR TO APPLICATION OF LOADS. PERMANENT BRACING SHOWN ON ARCHITECT/ENGINEERING DRAWINGS IS MINIMUM REQUIRED - PROVIDE ADDITIONAL PER TRUSS MANUFACTURERS DESIGN.
- SECURE TRUSSES TO THE SUPPORTING STRUCTURE AS SHOWN ON THE DRAWINGS IN A MANNER TO RESIST ALL DESIGN LOADS. ANCHORS IN CONTACT W/ P.T. LUMBER SHALL HAVE MIN G90 GALV.
- TRUSS MEMBERS & COMPONENTS MAY NOT BE CUT, DRILLED, SPLICED, OR OTHERWISE ALTERED W/O APPROVAL OF TRUSS DESIGNER. ADDITIONAL LOADS SHALL NOT BE PERMITTED W/O APPROVAL OF TRUSS DESIGNER.



1 FOUNDATION PLAN
S1.1 SCALE: 1/8" = 1'-0"



2 ROOF FRAMING PLAN
S1.1 SCALE: 1/8" = 1'-0"

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3775 MADISON AVE
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Signed by:
SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
KEVIN LEE ENGEL
PE 087233
Designed by: *Kevin Eng* 1/29/2025

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PROJECT NO. 24463

MANAGED BY K. ENGEL

DRAWN BY N. ENGEL

REVISIONS

No.	Date	Description

DATE 01/28/2025

DRAWING TITLE ROOF FRAMING PLAN

SHEET NO. S1.1