

LIST OF DRAWINGS:

GENERAL:

T1 - TITLE SHEET

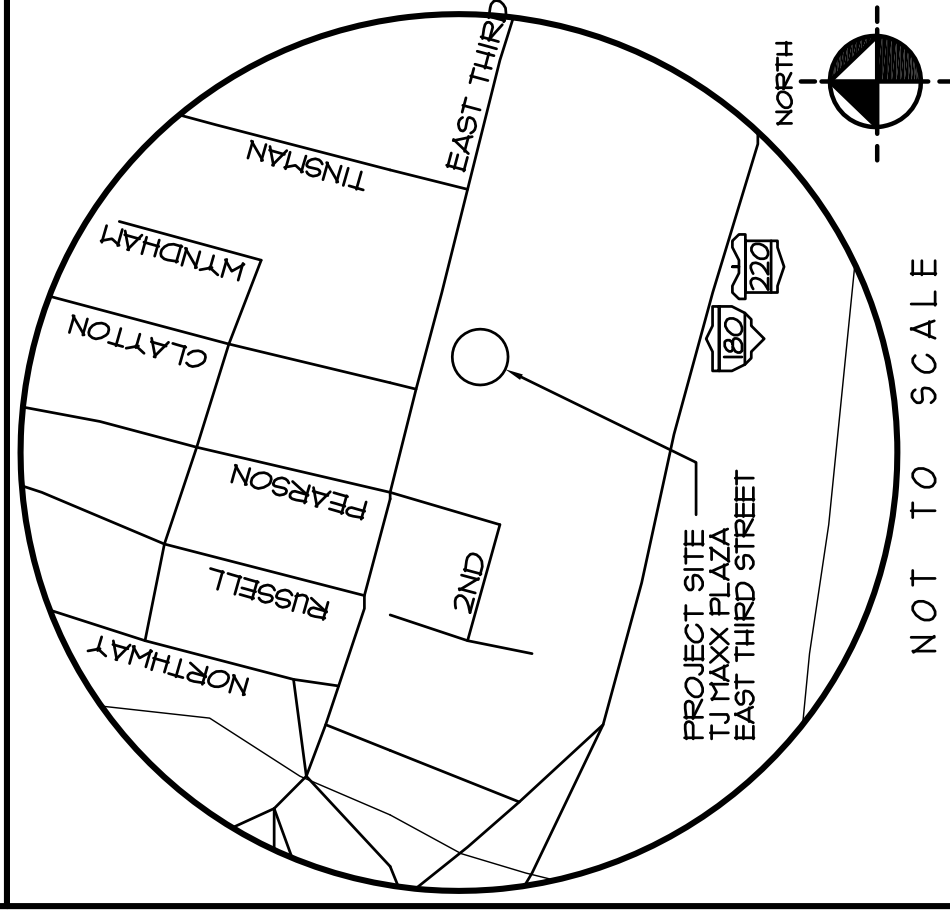
ARCHITECTURAL:

- A1 - FIRST FLOOR PLAN, PARTIAL SECOND FLOOR PLAN, PLAN LEGEND, AND NOTES
- A2 - ROOF PLAN, PLAN LEGEND, AND NOTES, INTERIOR ELEVATION AND WALL TYPES SCHEDULE, A3 - EXTERIOR ELEVATIONS
- A4 - WALL SECTIONS
- A5 - WALL SECTIONS
- A6 - WALL SECTIONS

STRUCTURAL:

- S-001 - STRUCTURAL NOTES
- S-002 - STRUCTURAL NOTES
- S-101 - FOUNDATION PLAN AND NOTES
- S-102 - SLAB PLAN
- S-201 - ROOF FRAMING PLAN AND NOTES
- S-301 - FOUNDATION SECTIONS
- S-401 - ROOF SECTIONS

SITE LOCATION MAP:



CONSTRUCTION AND GENERAL NOTES:

1. THESE DRAWINGS PROVIDE THE GENERAL INTENT AND DESCRIPTION OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL VERIFY NECESSARY MATERIALS FOR A COMPLETELY FINISHED PROJECT.
2. CONTRACTORS SHALL NOT ALLOW WASTE MATERIALS OR RUBBISH TO ACCUMULATE IN OR ABOUT THE BUILDING AREA AND SUPPLY A SUFFICIENT NUMBER OF TRASH CONTAINERS AT VARIOUS LOCATIONS FOR USE BY LABORERS.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE PHASES OF CONSTRUCTION WORK TO BE PERFORMED BY THOSE RESPONSIBLE TO THE CONTRACTOR TO PREVENT THOSE PHASES OF THE WORK FROM INTERFERING WITH THE WORK.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN APPLICABLE LOCAL ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES.
5. GENERAL CONTRACTOR TO VERIFY THE LOCATIONS OF EXISTING UTILITIES AND PIPING IN HIS CONTRACTED WORK AREA BEFORE BEGINNING WORK. CONTRACTOR AGREES TO BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES BY THE FAILURE TO LOCATE AND PRESERVE EXISTING UTILITIES IN THIS AREA.
6. GENERAL CONTRACTOR TO CHECK AND VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO ORDERING OR INSTALLING MATERIALS.
7. INSTALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS' WRITTEN INSTRUCTIONS.
8. VERIFY ALL WORK IN STRICT ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
9. COORDINATE CONSTRUCTION WORK WITH STRUCTURAL ENGINEER'S REQUIREMENTS AND PROVIDE OFFSETS, FITTINGS, CHASES, ALLOWANCES, ETC. AS REQUIRED.
10. MATERIALS INSTALLED IN CONNECTION WITH THIS PROJECT SHALL BE INSTALLED IN A PROFESSIONAL AND WORKMANLIKE MANNER AND TO THE SATISFACTION AND OPINION OF THE OWNER OR ONE OF HIS QUALIFIED AGENTS, SUBSTANDARD OR NOT OF A LEVEL OF QUALITY CONSISTENT WITH THE TRADE PRACTICES AND STANDARDS OF THE AREA. ALL WORK SHALL BE CORRECTED AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. SOME FURNISHINGS, EQUIPMENT, ETC. WILL BE SUPPLIED BY THE OWNER. THE G.C. AGREES TO COORDINATE WORK WITH THE OWNER'S CONTRACTORS TO VERIFY THE LOCATION OF EQUIPMENT, ETC. WITH THE VARIOUS TRADES AND TO REVIEW PROPOSED FURNISHING OR EQUIPMENT PLANS AND TO REVIEW ALLOWANCES FOR INSTALLATION, ETC. AS REQUIRED.
12. ROOF FINISHES SHALL BE AS SELECTED BY THE OWNER. THE CONTRACTOR SHALL AGREE TO WORK IN CLOSE COOPERATION WITH THE OWNER'S CONTRACTORS TO VERIFY AND TO MAKE APPROPRIATE ALLOWANCES AS REQUIRED FOR PROPER INSTALLATION OF FINISHES.

PROPOSED NEW BUILDING FOR:

TJMAXX PLAZA ADDITION #1 BUILDING

TJMAXX PLAZA EAST THIRD STREET
WILLIAMSPORT, PA 17701

CODE REVIEW INFORMATION:

ACTUAL BUILDING HEIGHTS AND AREAS:
EXISTING FLOOR AREA:-----
EXISTING 1ST FLOOR TENANT SPACE, GROUND FLOOR ONLY:-----
ADDITIONAL GROUND FLOOR:-----
4463 SF NEA
503 SF EXISTING ELECTRICAL/STORAGE ROOF
123 SF EXISTING SPRINKLER
9861 SF TOTAL
TOTAL ACTUAL GROUND FLOOR:-----21,143 SF

PROPOSED WORK:
NEA BUILDING WITH LIMITED WORK TO EXISTING SURROUNDING STRUCTURE.
CLASSIFICATION OF WORK:
ADDITION (IEBC 2009 CHAPTER 10)

NEXT BUILDING:
OCCUPANCY CLASSIFICATION:
THE NEW ADDITION IS CURRENTLY UNOCCUPIED WITH NO TENANTS. IT IS ASSUMED THE SPACE WILL BE UTILIZED AS EITHER A-2 (RESTAURANT), B (BUSINESS), OR M (RETAIL). THE A-2 OCCUPANCY IS MOST RESTRICTIVE.

TYPE OF CONSTRUCTION:
TYPE VB (IBC TABLE 601)

ALLOWABLE BUILDING HEIGHTS AND AREAS:
1 STORY: 6000 SF; 1A-2 TYPE VB, IBC TABLE 509

AREA MODIFICATIONS:
F = 440 L.F. - PERIMETER OF OPEN SPACE
K = 30 L.F. - WIDTH OF PUBLIC WAY
L = 1440/440(0.25) 30/30 = 75
GENERAL INCREASE (506.2) - A - (A - X) / (A - X)
A = 6000 SF. - AREA PER STORY (TABLE 509)
F = 75 - AREA INCREASE DUE TO FRONTAGE
L = 2 - AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION
A = 6000(6000)(0.15)(6.000(2)) = 22500 SF.

INCIDENTAL ACCESSORY OCCUPANCIES (TABLE 508.2) WHICH ARE NOT SEPARATELY IDENTIFIED BY OTHER PROVISIONS SHALL BE CONSIDERED AS PART OF THE MAIN OCCUPANCY PROVIDED THROUGHOUT THE BUILDING.

FIRE WALLS (IBC 706) ARE TO BE CONSIDERED AS SEPARATE FIRE WALLS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED A SEPARATE BUILDING (IBC 706.1)

A (3) HOUR FIRE RESISTANCE RATING REQUIRED BETWEEN GROUPS A, B, AND M (IBC TABLE 706.4)

EXTERIOR WALLS (IBC 706.5.1) WHERE A FIRE MALL INTERSECTS EXTERIOR WALLS, THE FIRE-RESISTANCE RATING SHALL BE IN ACCORDANCE WITH THE EXTERIOR WALLS COVERING WITH USE ON THE EXTERIOR WALLS SHALL HAVE 1-HOUR FIRE RESISTANCE RATING WITH 3/4-HOUR PROTECTION WHERE OPENING WITH 3/4-HOUR PROTECTION WHERE OPENING WITH 1-HOUR PROTECTION SHALL BE REQUIRED. THE EXTERIOR WALLS SHALL EXTEND A MINIMUM OF 4 FEET ON EACH SIDE OF THE INTERSECTION OF THE FIRE MALL TO EXTERIOR WALL.

VERTICAL CONTINUITY (IBC 706.6) FIRE WALLS SHALL BE REQUIRED TO BE CONTINUOUS THROUGH BOTH ADJACENT ROOFS. (IBC 706.6) EXCEPTION 1) STEPPED BUILDINGS IN ACCORDANCE WITH SECTION 706.6.1

WHERE A FIRE MALL SERVES AS AN EXTERIOR WALL FOR A BUILDING AND SEPARATES BUILDINGS HAVING DIFFERENT ROOF LEVELS, SUCH WALLS SHALL NOT TERMINATE AT A POINT NOT LESS THAN 30 INCHES ABOVE THE LOWER ROOF LEVEL. (IBC 706.6)

MANUAL FIRE ALARM SYSTEM:
DETERMINATION PER TENANT

PORTABLE FIRE EXTINGUISHER:
DETERMINATION PER TENANT

OCCUPANT LOAD: (IBC TABLE 1004.1)
DETERMINATION PER TENANT

PLUMBING REQUIREMENTS WILL BE BASED ON TENANT WHEN SELECTED.



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Structural Engineers
Lancaster · Muncy · State College

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TJX PLAZA ADDITION #1

PROPOSED NEW BUILDING FOR:

TJMAXX PLAZA EAST THIRD STREET WILLIAMSPORT, PA 17701

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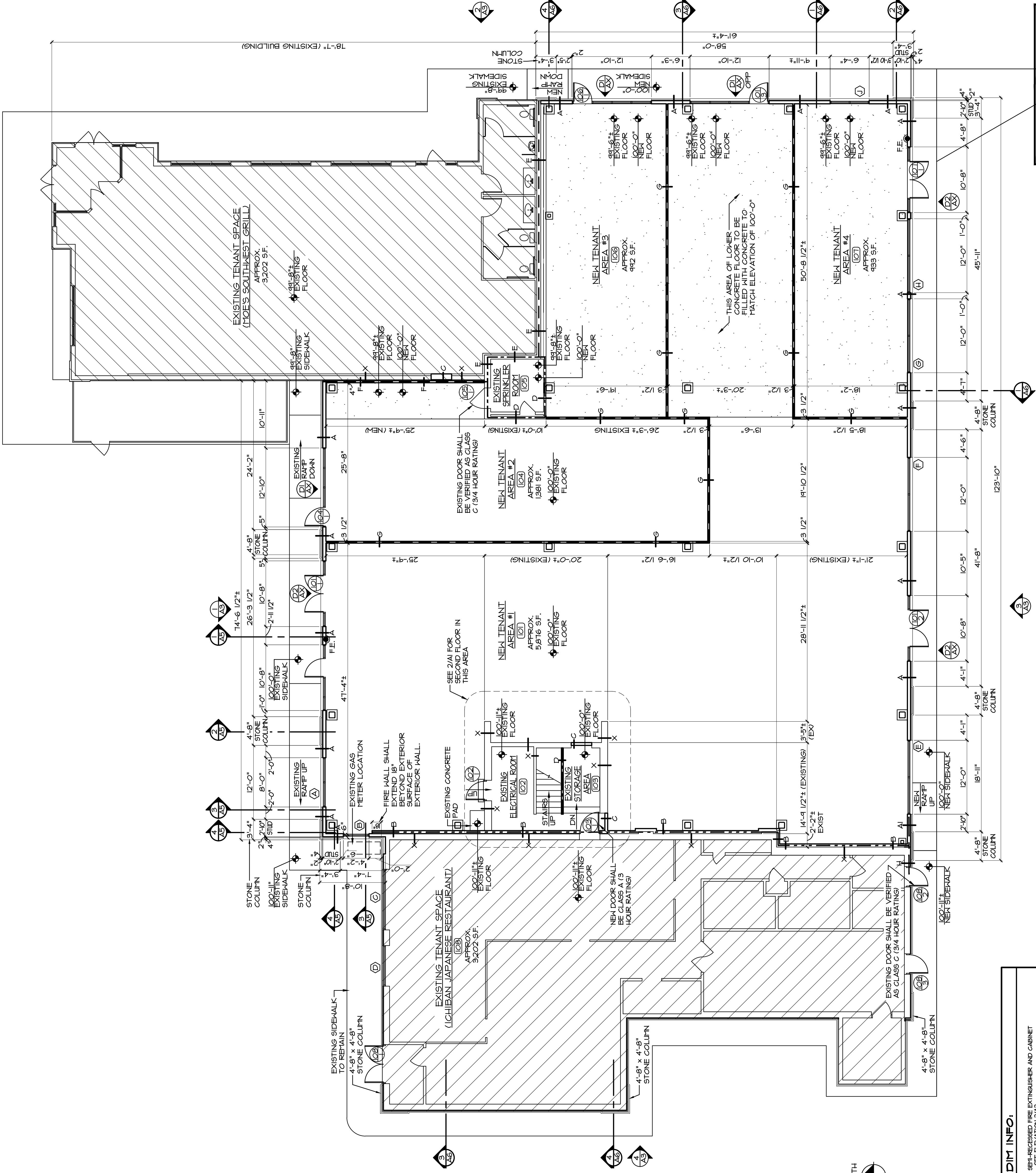
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TJX PLAZA ADDITION BUILDING #1 FIRST FLOOR PLAN

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

PLAN DIM INFO:

- FE - SELF-RECESSED FIRE EXTINGUISHER AND CABINET
- - - - - SEE ELEVATION 2/A2
- - - - - WALL TYPE - REFER TO WALL TYPES SCHEDULE ON DRAWING A1

SMOKE & FIRE DIVISION SYMBOL LEGEND:

- 1 HOUR RATED PARTITION WALL
- 1 HOUR RATED TENANT SEPARATION MALL
- 3 HOUR RATED BUILDING SEPARATION MALL

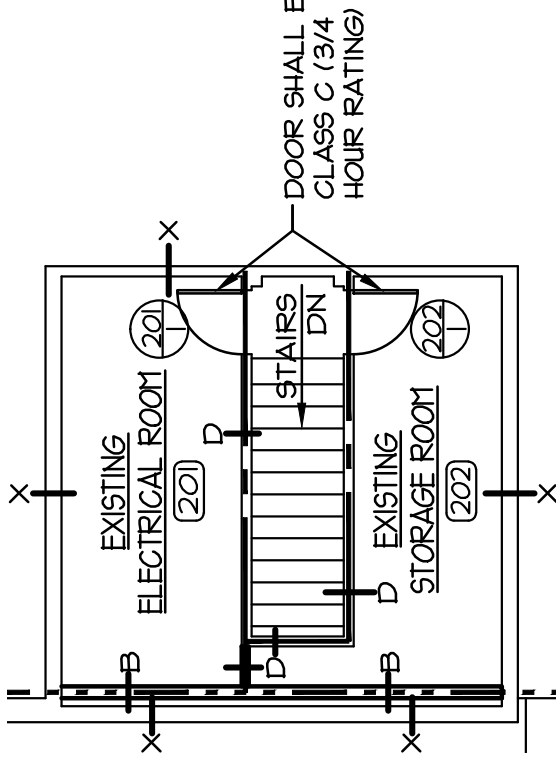
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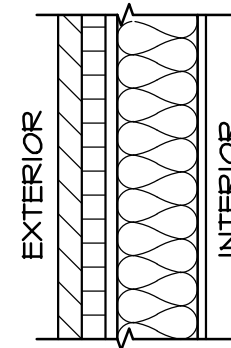
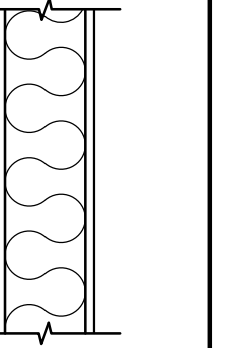
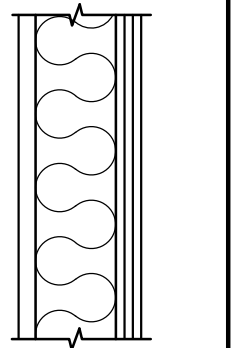
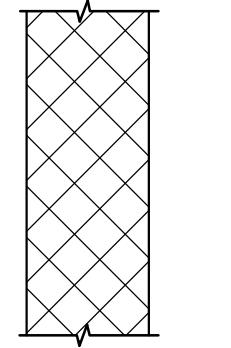
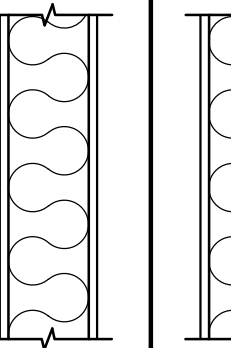
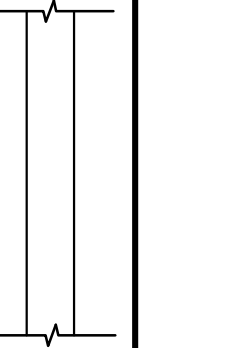
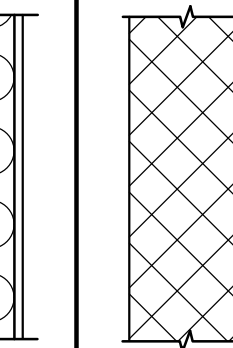

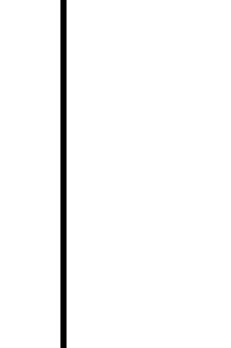
- INTERIOR DIMENSIONING
- EXTENSIONING IS FROM FACE STUD WALL OR EXISTING WALL TO FACE OF STUD WALL OR EXISTING WALL.
- EXTERIOR DIMENSIONING
- EXTENSIONING IS FROM FACE STUD WALL OR EXISTING WALL TO FACE OF STUD WALL OR EXISTING WALL.

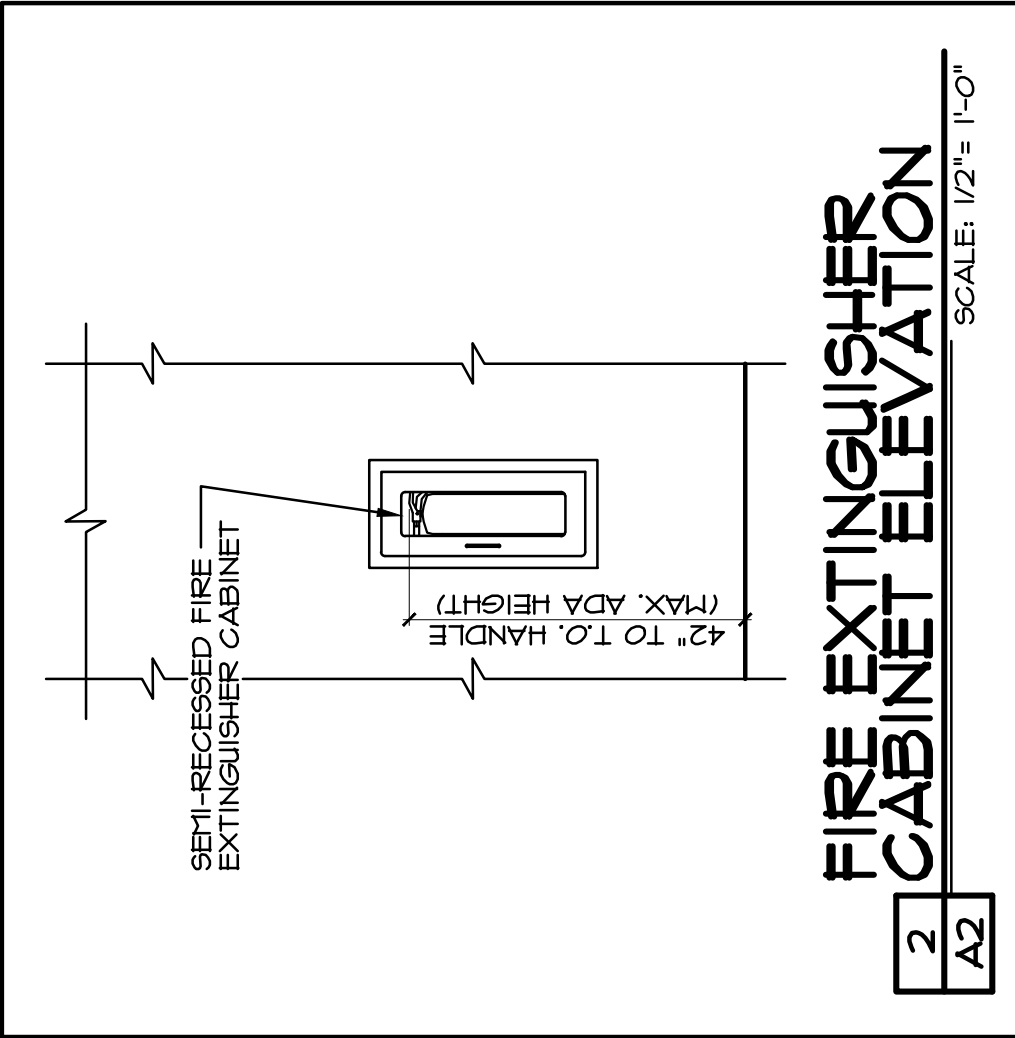
TJX PLAZA ADDITION BUILDING #1 PARTIAL SECOND FLOOR PLAN

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



WALL TYPES SCHEDULE

| TYPE: | SYMBOL: | WALL TYPE DESCRIPTION: | TYPE: | SYMBOL: | WALL TYPE DESCRIPTION: |
|---------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WALL TYPE "A" |  | NEAR EXTERIOR WALL CONSTRUCTION: STONE VENEER MAINSCOT AND STONE CAP TO 3'-6" AFF. ON (2) LAYERS MRB. AND DRYVIT FINISH ABOVE ON MIN R15 (7" RIGID INSULATION (0 LAYER MRB. ON 5/8" THICK EXTERIOR GRADE GYPSUM SHEATHING ON 6" STEEL STUDS AT 16" O.C. W/ 5/8" THICK FIBERGLASS BATT INSULATION IN WALL CAVITY W/ GYPSUM BOARD ON INTERIOR OR EXISTING FOUNDATION WALL. WALL TYPE A1: SAME AS ABOVE BUT WITH 5/8" THICK FIRE RATED EXTERIOR GRADE GYPSUM SHEATHING ON WALL EXTERIOR FOR A HORIZONTAL DISTANCE OF 4'-0" PER IBC 1065 EXCEPTION 2. | WALL TYPE "F" |  | 1-HOUR RATED FIRE WALL CONSTRUCTION - ILL DESIGN NO. 1415 SYSTEM A 4" C-H TYPE STEEL STUDS AT 24" O.C. WITH 1" GYPSUM LINER PANEL ON "H" SIDE OF STUD AND 1 LAYER 5/8" TYPE C GYPSUM BOARD ON "C" SIDE OF STUD AND 3 1/2" THICK MINERAL WOOL IN STUD CAVITY. |
| WALL TYPE "B" |  | WALL TYPE B1: SAME AS ABOVE BUT WITH 5/8" THICK FIRE RATED EXTERIOR GRADE GYPSUM SHEATHING ON WALL EXTERIOR FOR A HORIZONTAL DISTANCE OF 4'-0" PER IBC 1065 EXCEPTION 2. 3-HOUR RATED FIRE WALL CONSTRUCTION - ILL DESIGN NO. 1415 SYSTEM B 4" C-H TYPE STEEL STUDS AT 24" O.C. WITH 1" GYPSUM LINER PANEL ON "H" SIDE OF STUD AND 3 LAYERS 5/8" TYPE C GYPSUM BOARD ON "C" SIDE OF STUD AND 3 1/2" THICK MINERAL WOOL IN STUD CAVITY. | WALL TYPE "G" |  | INTERIOR WALL CONSTRUCTION - 1-HOUR RATED U.L. 1416L1. 3 5/8" 20 GAUGE STEEL STUDS AT 16" O.C. SPACING W/ 3 1/2" UNFACED BATT INSULATION IN WALL CAVITY W/ 5/8" THICK FIRE RATED GYP. BD. ON BOTH SIDES. EXTEND TO UNDERSIDE OF DECK ABOVE. FINISH AS SCHEDULED. |
| WALL TYPE "C" |  | INTERIOR IN-CELL WALL CONSTRUCTION: 2x6 WOOD STUDS AT 16" WITH 5/8" THICK GYPSUM BOARD ON BOTH SIDES. | WALL TYPE "H" |  | 1-HOUR RATED FIRE WALL CONSTRUCTION - PRESCRIPTIVE FIRE RESISTANCE (IBC 720). EXISTING 07U WALL (25" WEB DEPTH) TABLE T20132 LIFESTONE CINDER (3/4 HOUR RATING) WALL ALSO HAS FURRING AND MINIMUM OF 1/2" GYPSUM BOARD ON INTERIOR TABLE T2121A(2) 1/2" GYPSUM BOARD (15 MINUTES) TOTAL 1-HOUR RATING. |
| WALL TYPE "D" |  | 1-HOUR RATED FIRE WALL CONSTRUCTION - PRESCRIPTIVE FIRE RESISTANCE (IBC 720). EXISTING WOOD STUDS WITH MINIMUM 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON BOTH SIDES (TABLE T201(2) 14-13). | WALL TYPE "X" |  | EXISTING WALL CONSTRUCTION. EXISTING WALL CONSTRUCTION TO REMAIN. |
| WALL TYPE "E" |  | EXISTING 3-HOUR RATED FIRE WALL CONSTRUCTION - ILL DESIGN NO. 1416L1. 8" (1 1/2 CORE) WALL WITH #5 VERTICAL REINFORCING BARS @ 48" O.C. GROUDED AT BAR AND EACH SIDE. IN THIS INSTANCE ONE HOUR RATING IS NECESSARY. | | | |

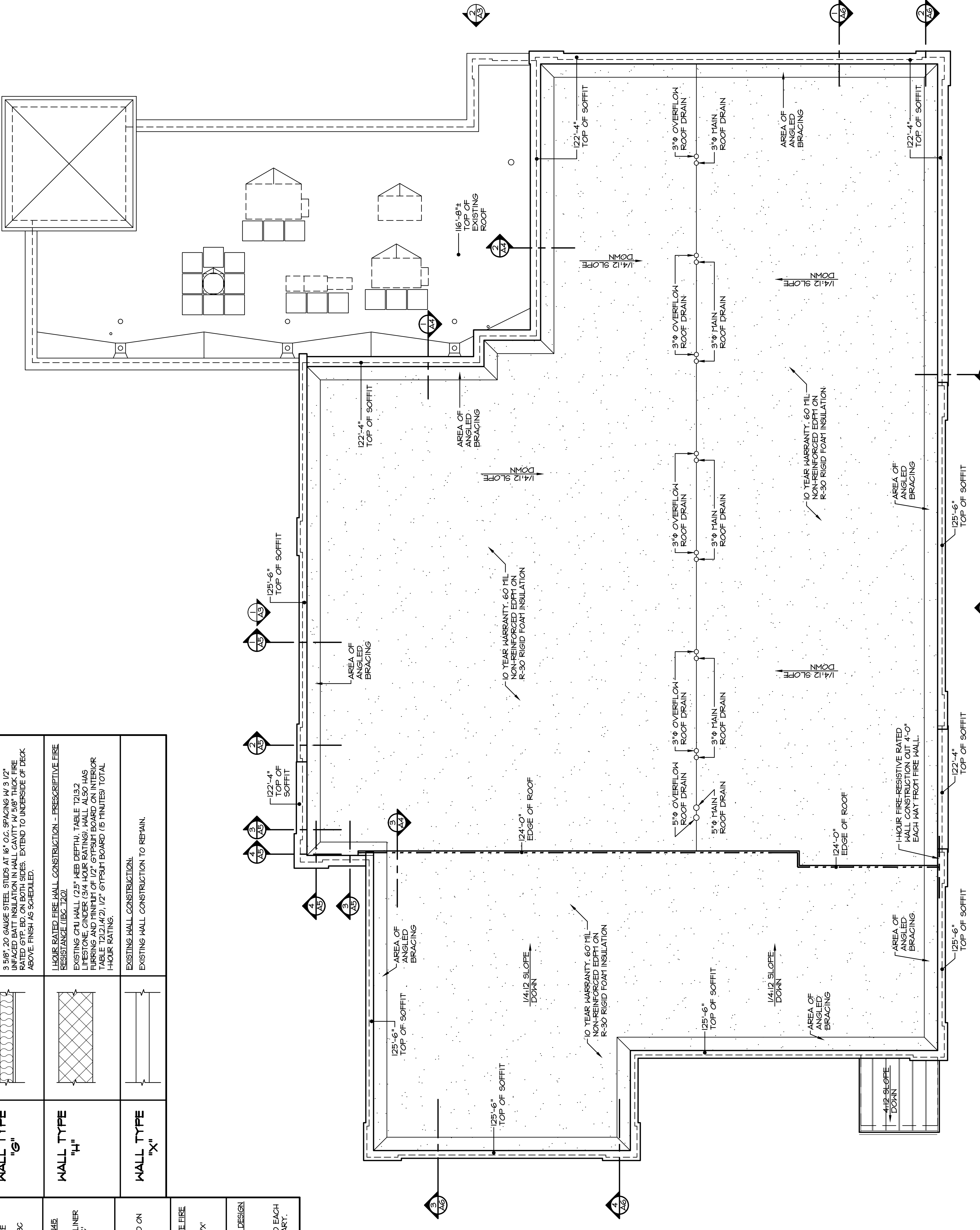


STROKE & FIRE DIVISION SYMBOL LEGEND:

- 1 HOUR RATED PARTITION WALL
- 1 HOUR RATED TENANT SEPARATION WALL
- 3 HOUR RATED BUILDING SEPARATION WALL

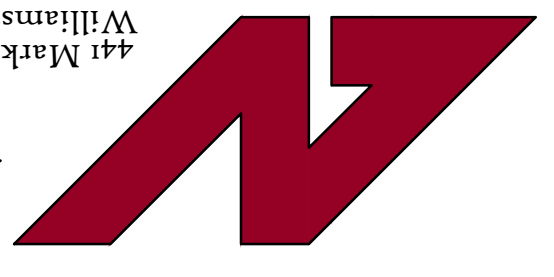
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PLAN DIM INFO:
F.E. - FIRE EXTINGUISHER AND CABINET
- SEE ELEVATION 2/A2
- 'A' - WALL TYPE - REFER TO WALL TYPES SCHEDULE ON DRAWING A1

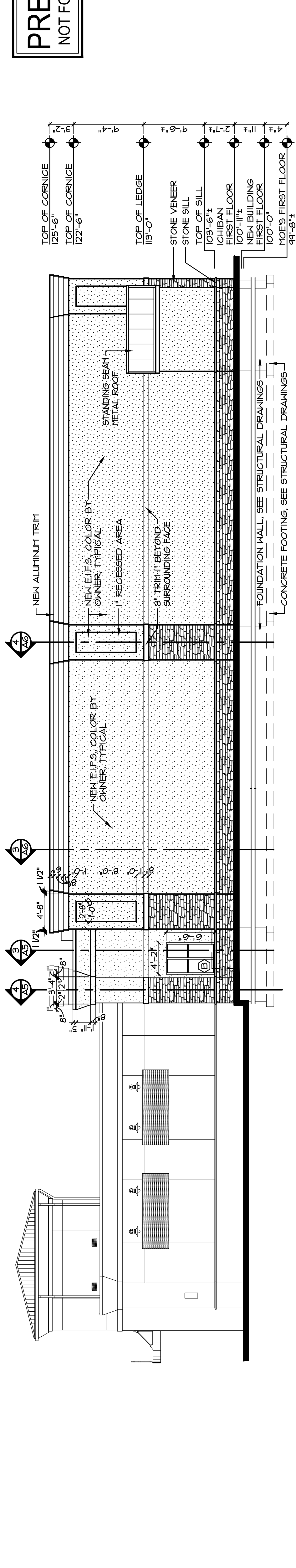


TJX PLAZA ADDITION BUILDING #1 ROOF PLAN
SCALE: 1/8" = 1'-0"
NORTH

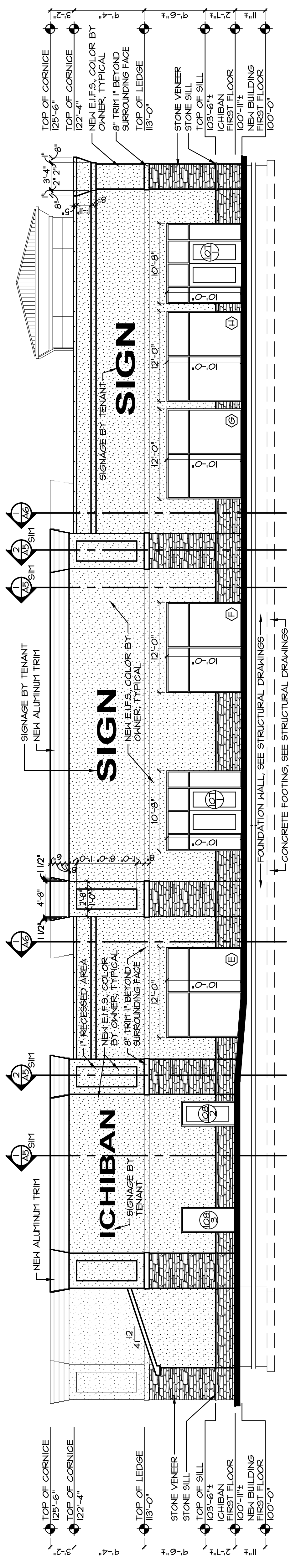
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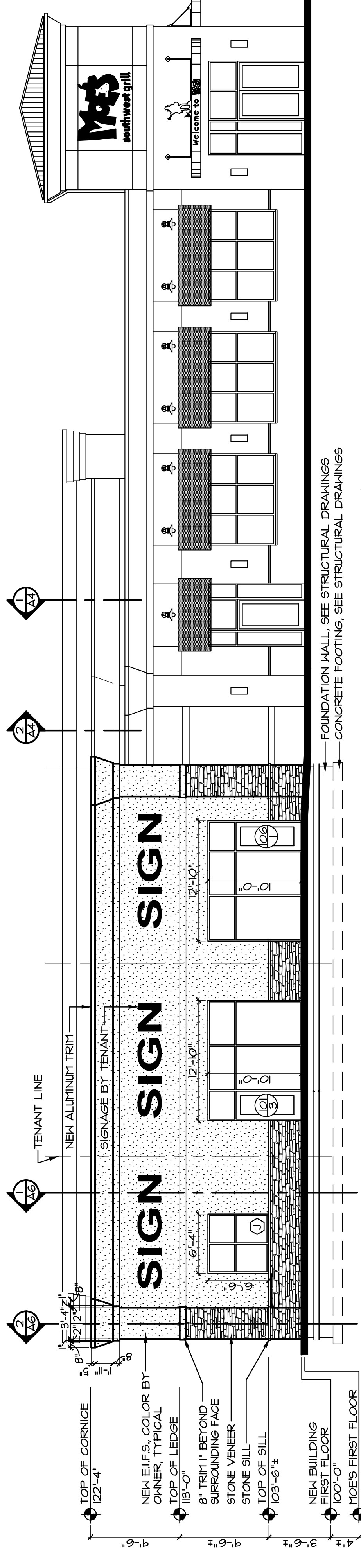
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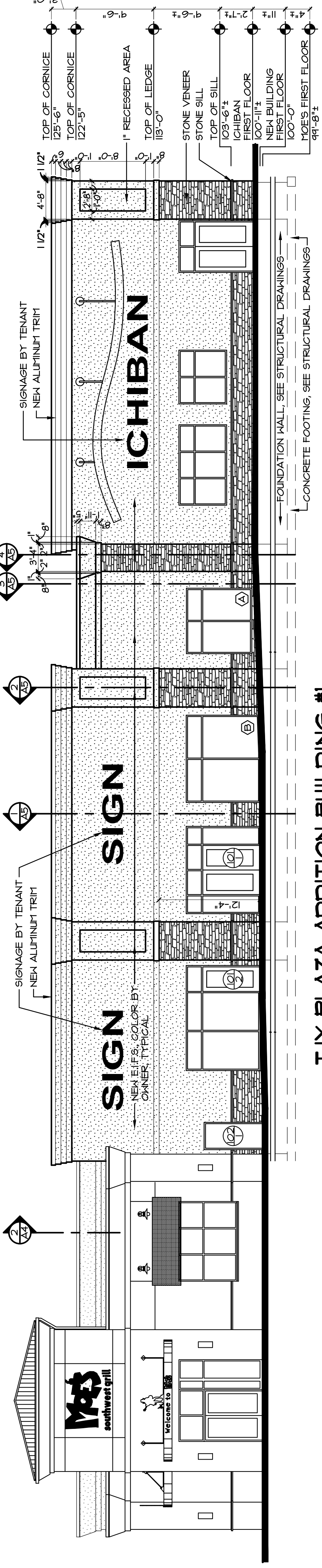
TJX PLAZA ADDITION BUILDING #1
PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"



TJX PLAZA ADDITION BUILDING #1
PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



TJX PLAZA ADDITION BUILDING #1
PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"



TJX PLAZA ADDITION BUILDING #1
PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED NEW BUILDING FOR:

TJX PLAZA ADDITION #1

TJMAXX PLAZA EAST THIRD STREET WILLIAMSPORT, PA 17701

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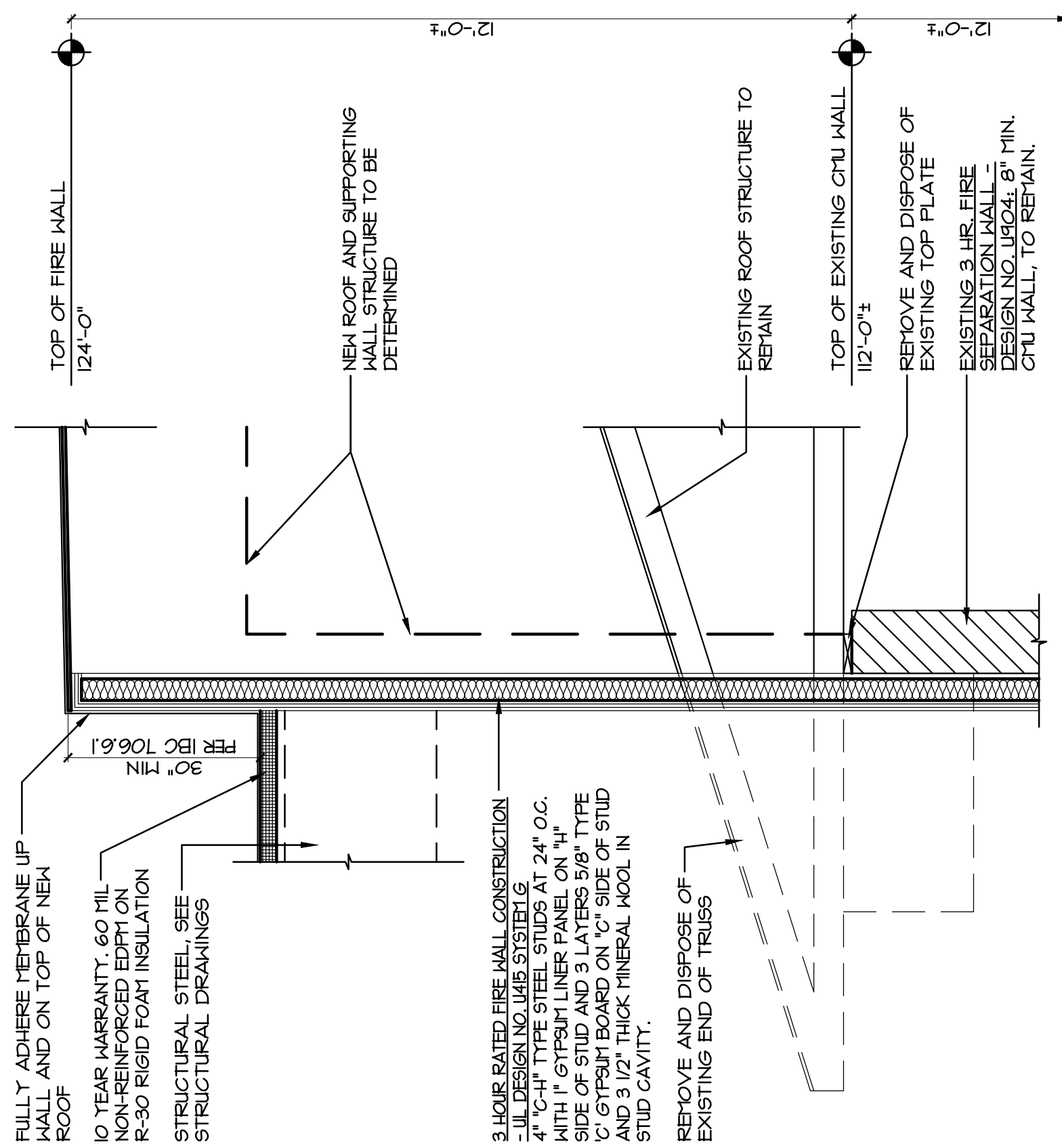
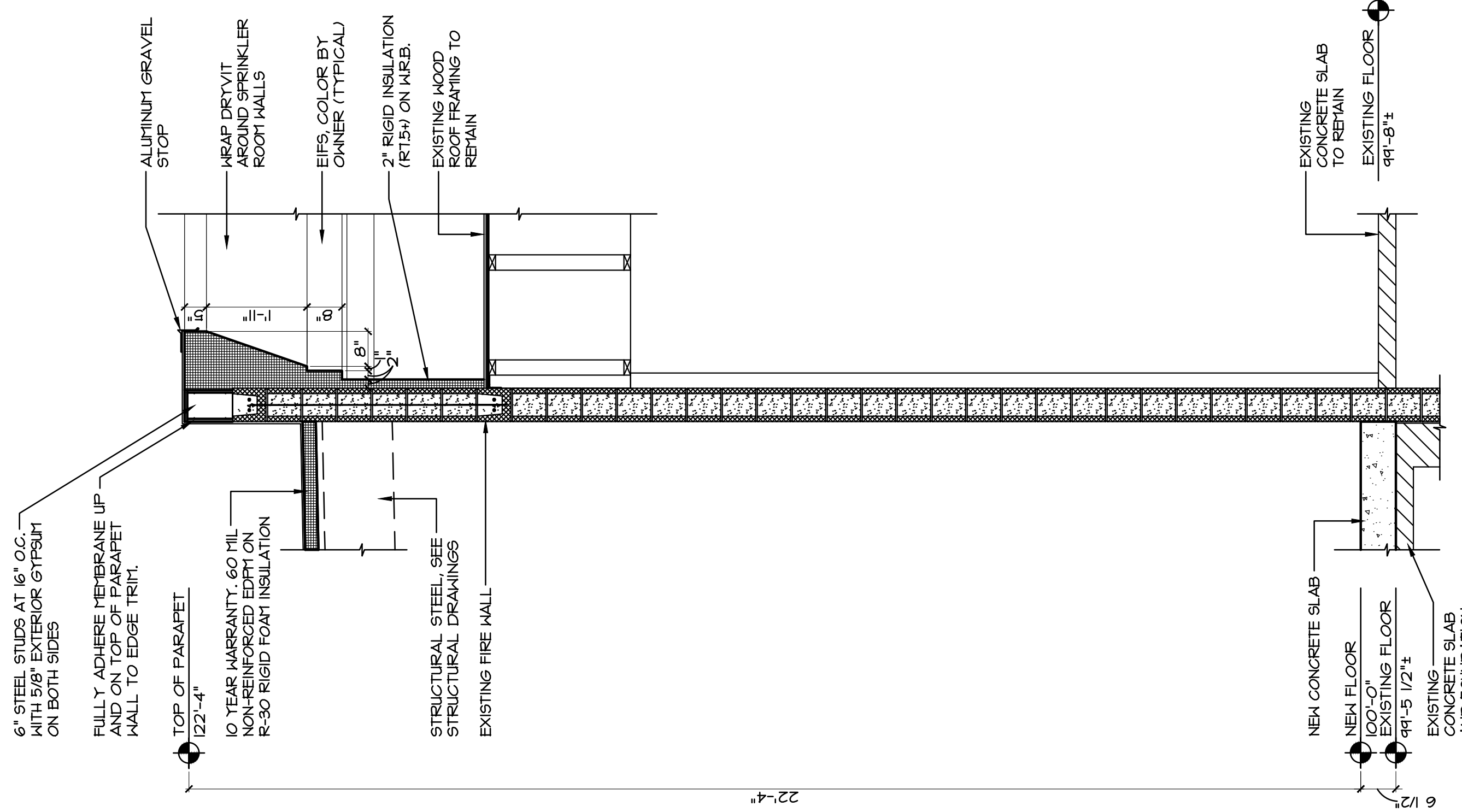
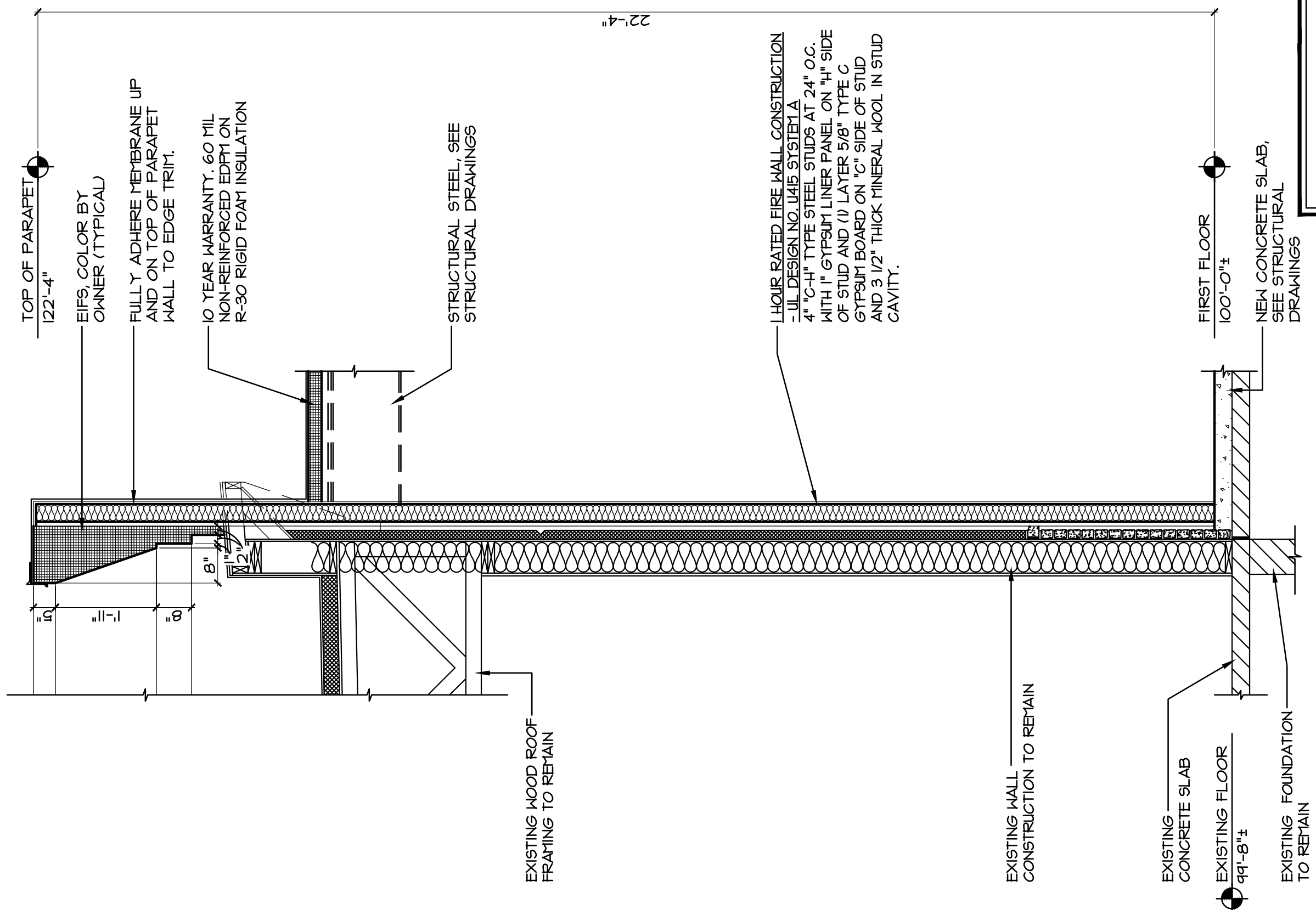
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1 WALL SECTION
SCALE: 1/2" = 1'-0"

2 WALL SECTION
SCALE: 1/2" = 1'-0"

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



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PROPOSED NEW BUILDING FOR:

TJX PLAZA ADDITION #1

TJMAXX PLAZA EAST THIRD STREET WILLIAMSPORT, PA 17701

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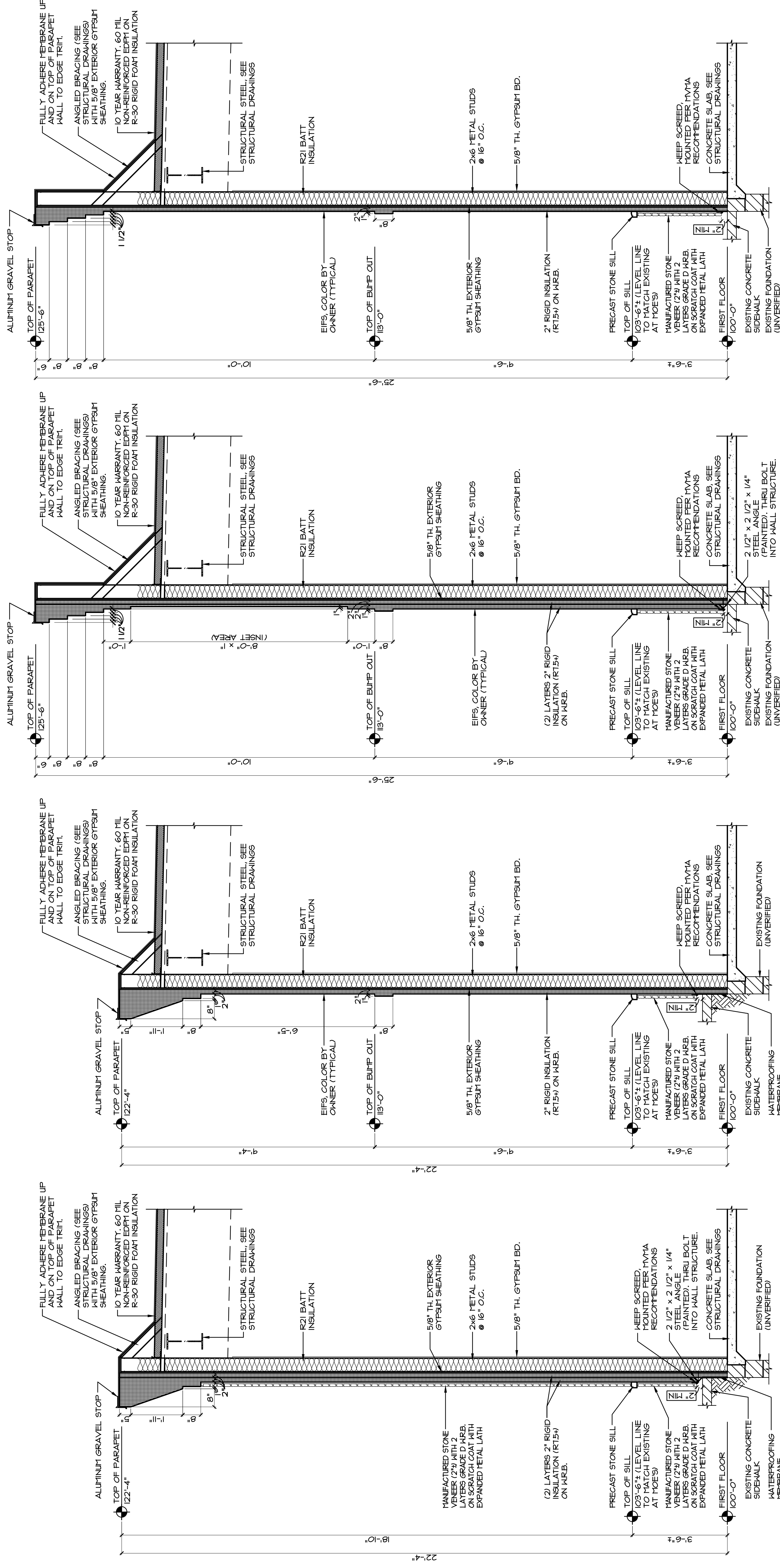
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DATE
31 JANUARY 2017



1 WALL SECTION
SCALE: 1/2" = 1'-0"

2 WALL SECTION
SCALE: 1/2" = 1'-0"

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

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

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PROPOSED NEW BUILDING FOR:

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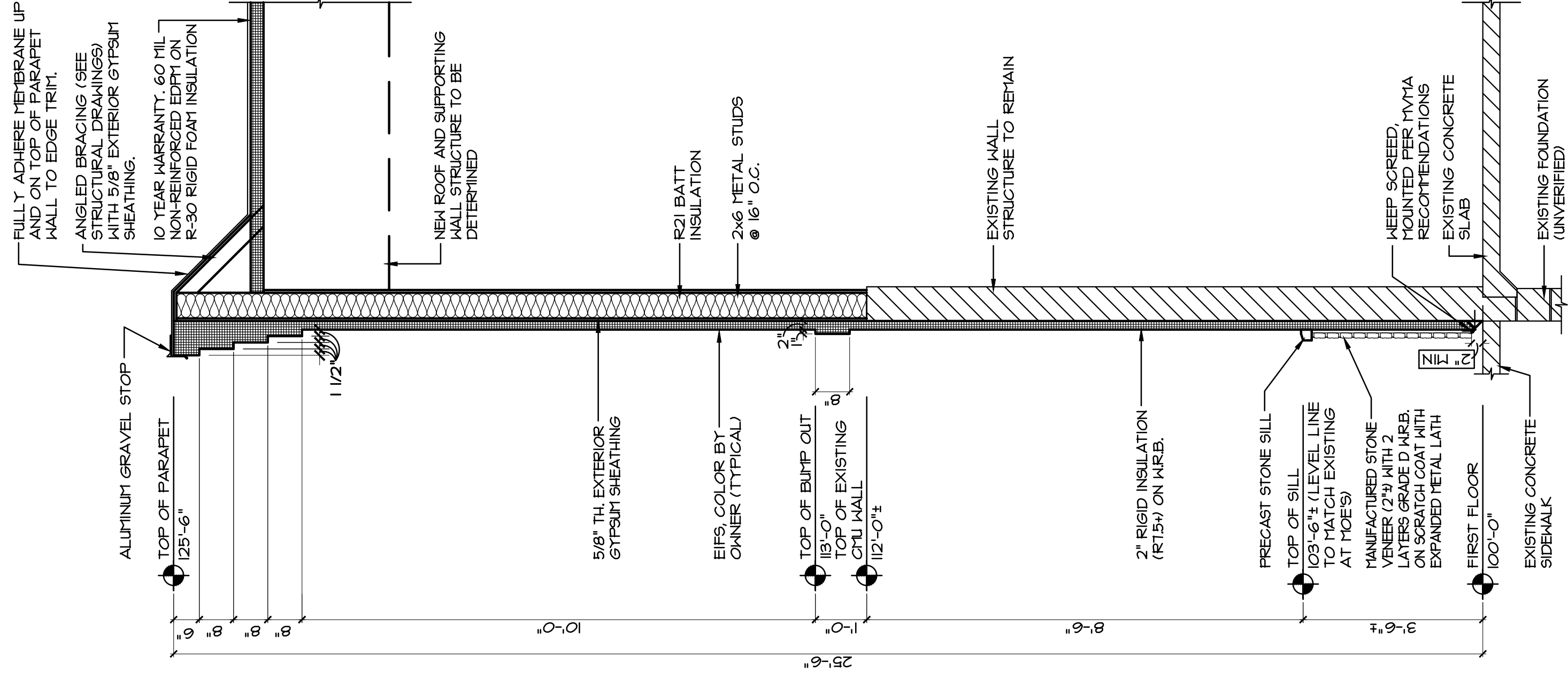
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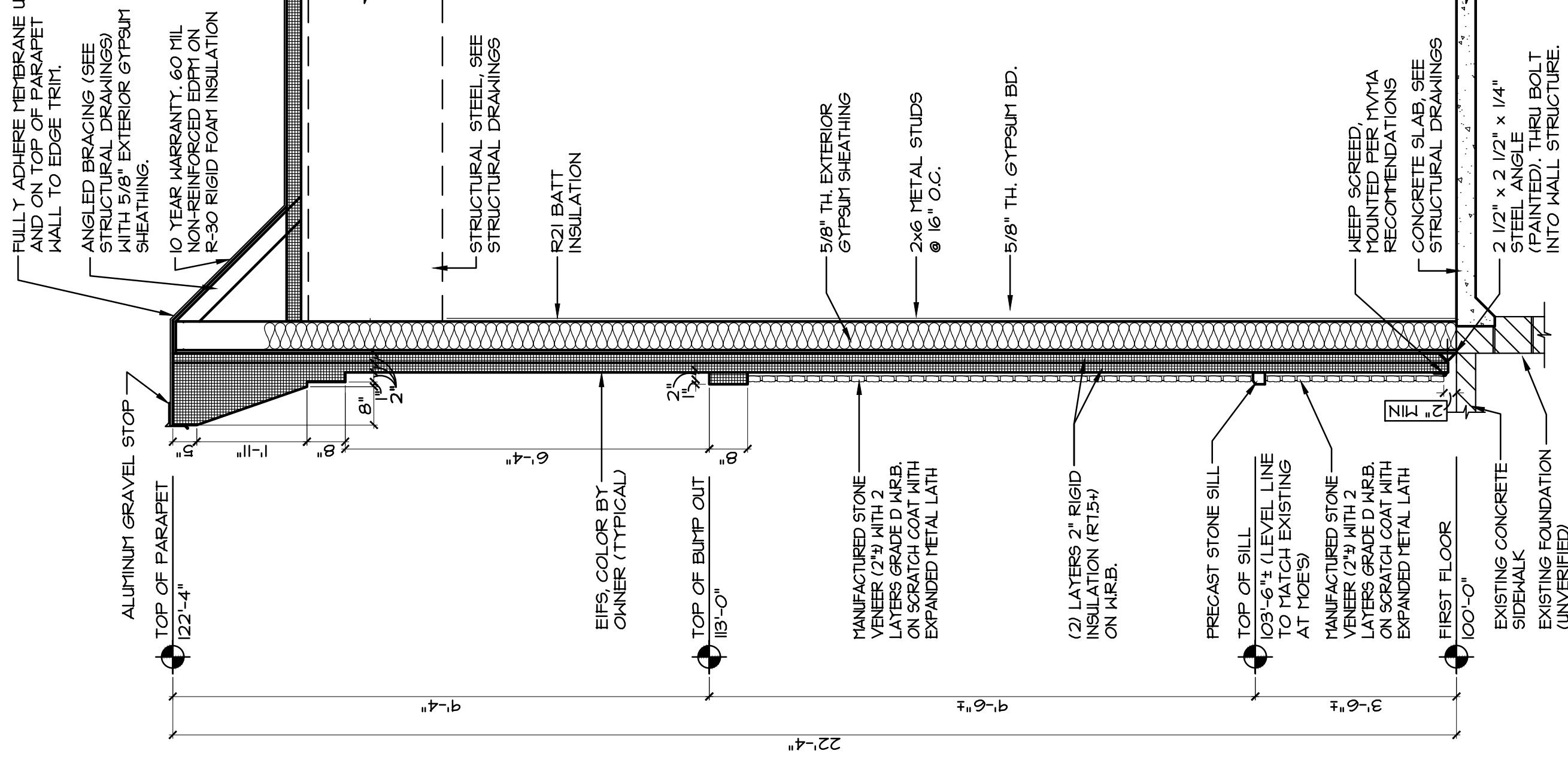
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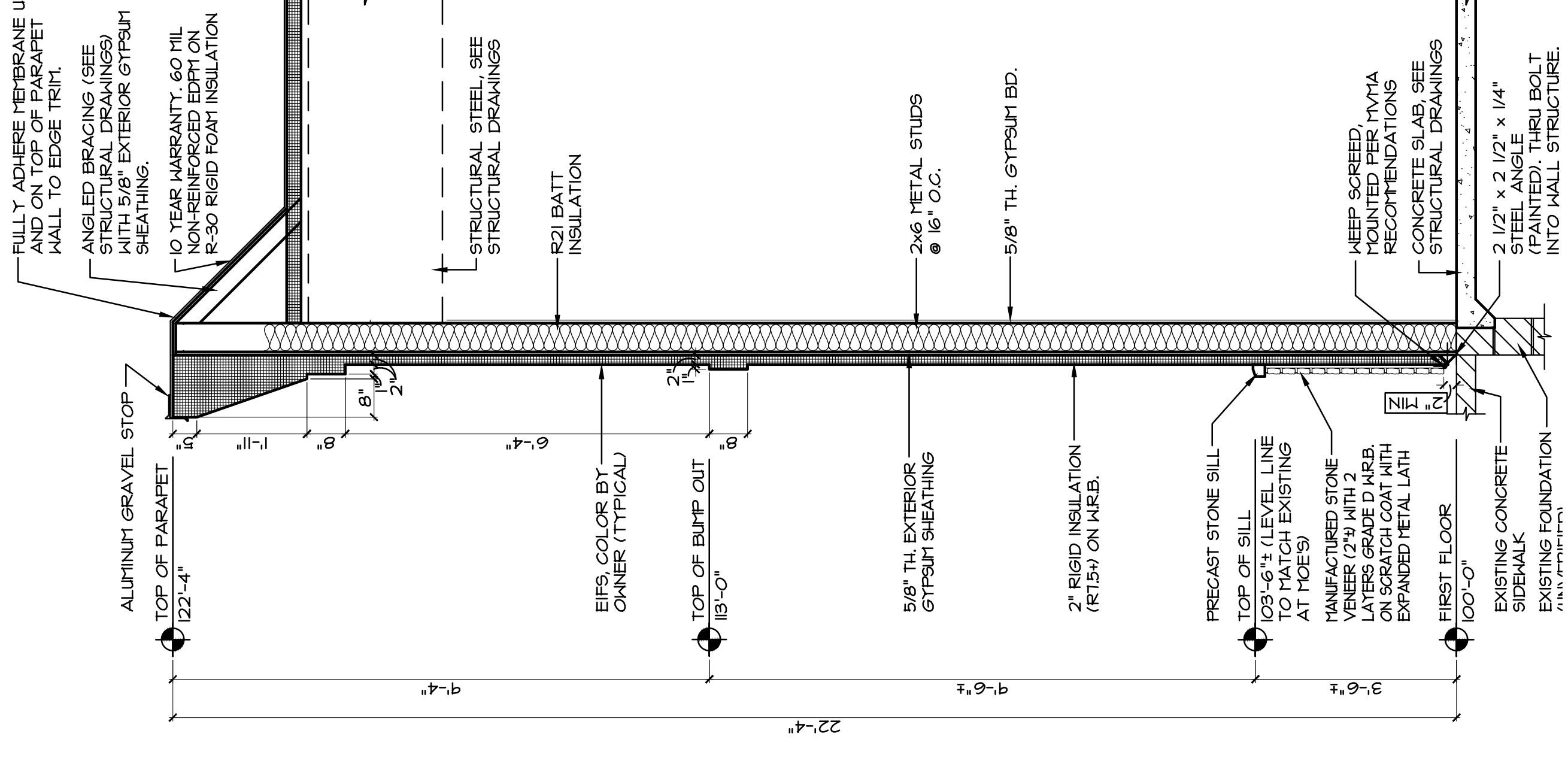
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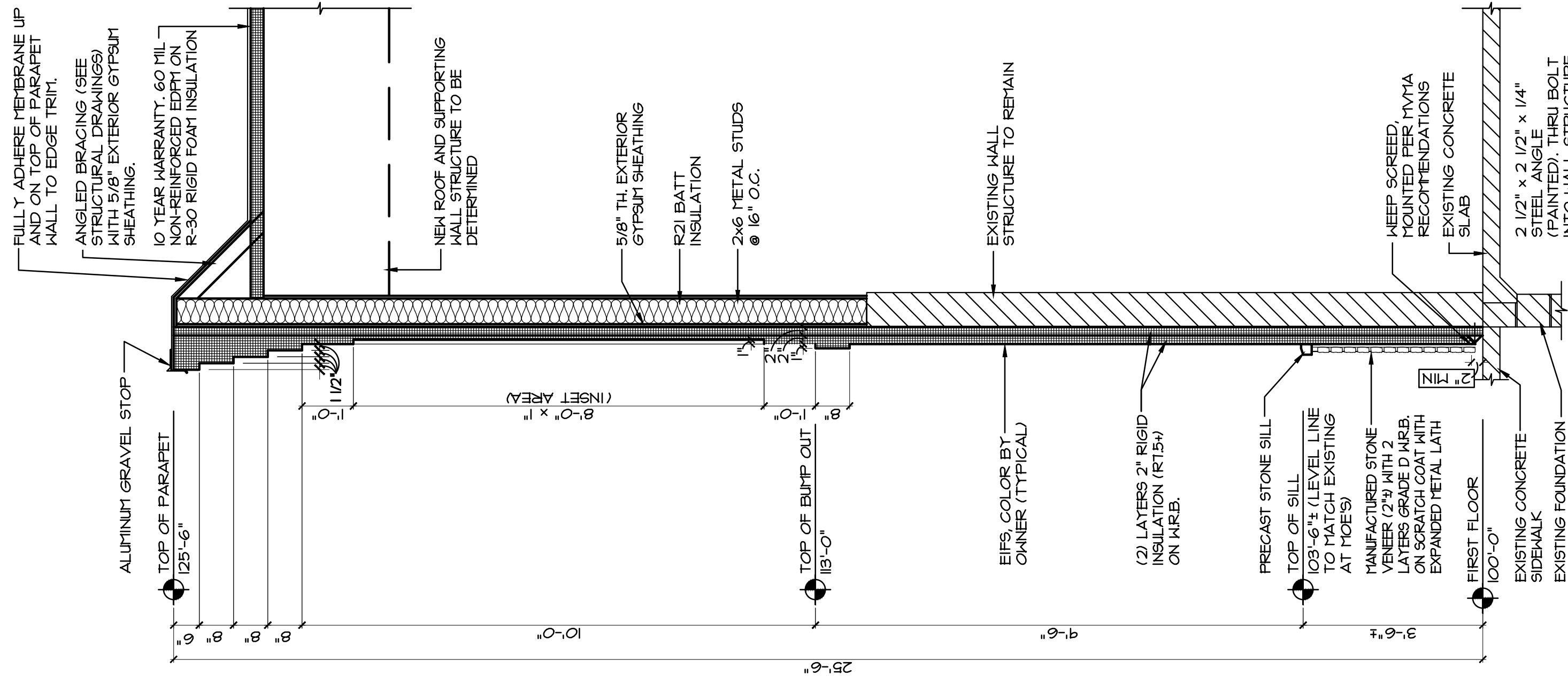
1 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



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



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