Addendum 01

DOCUMENT 00 91 00

DATE: January 26, 2026

PROJECT: Tipp City Seniors New Addition
528 North Hyatt Street
Tipp City, Ohio 45371

PROJECT #: **25059.00**

OWNER: Tipp City Seniors, Inc
Contact: Name
528 North Hyatt Street
Tipp City, Ohio 45371

ARCHITECT: Garmann Miller
38 South Lincoln Drive
P.O. Box 71
Minster, Ohio 45865

TO: Prospective Bidders

This addendum form is a part of the Contract Documents and modifies the Bidding Documents dated January 26, 2026 with amendments and additions noted below.

Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may disqualify the Bidder.

This addendum consists of 2 pages, 2 specification sections, and 10 re-issued drawing sheets.

FOR INFORMATION ONLY

1. Pre-bid meeting minutes and the pre-bid meeting sign-in sheet are attached.

CHANGES TO THE PROJECT MANUAL

1. Section 03 30 00 Cast in Place Concrete, Article 2.07 Curing Materials, Paragraph B, 2, add Sinak CURE3D as an acceptable curing compound for exterior concrete work.
2. Section 32 33 00 Site Furnishings: Removed and added bollard manufacturers and changed finish type to be selected by architect.

GARMANN MILLER

CHANGES TO THE DRAWINGS

1. Drawing Sheet AD1.0 First Floor and Reflected Ceiling Demolition Plan:
   a. Revised keynote to include the salvaging of the existing brick veneer.
   b. Added keynote for the demolition of the existing wood framing for the installation of new door.
2. Drawing Sheet A1.1 First Floor Plan – Unit A:
   a. Revised dimension for new double door to include 'verify in field'.
3. Drawing Sheet A3.1 Building Sections:
   a. Added keynotes on sections 1/A3.1 and 5/A3.1 for the truss heel.
4. Drawing Sheet A7.1 First Floor Reflected Ceiling Plan – Unit A:
   a. Added locations and keynotes for fireblocking.
5. Sheet S0.1 Structural Notes: Revised Design Criteria Notes
6. Sheet S1.0 Foundation Plan: Added Shear Walls and dimensions
7. Sheet S3.0 Roof Framing Plan: Added Shear Walls and dimensions
8. Sheet S4.0 Framing Sections:
   a. Section 1/S4.0: Added blocking note and revised soffit elevation
   b. Section 2/S4.0: Revised bottom chord sheathing
   c. Section 5/S4.0: Added truss design load from folding partition
9. Sheet S5.0 Wood Truss Bracing: Added gable end wall bracing detail
10. Sheet S5.1 Wood Shearwall: Added entire sheet of wood shear wall details

ATTACHMENTS

The following attachments are included and are part of this addendum:

Pre-bid meeting minutes and the pre-bid meeting sign-in sheet.

Specification Sections 03 30 00, 32 33 00

Drawing Sheets AD1.0, A1.1, A3.1, A7.1, S0.1, S1.0, S3.0, S4.0, S5.0, S5.1

END OF ADDENDUM

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Pre-bid meeting

Project name	Tipp City Seniors Addition Project	GM project no.	25059.0
Meeting date	1/22/2026	Meeting location	Tipp Seniors facility

Outline

1. Attendees: Sign in sheet

   See attached.

2. Introductions

3. Project overview
   a. 1,900 SF new addition – multipurpose space
      i. Singel story, wood framed, slab on grade
      ii. Acoustical partition – splits the space in half
      iii. A couple of windows that are being salvaged and relocated
   b. Sanitary line rework
   c. Shift the incoming drive, new concrete walks
   d. Extend existing sprinkler system
   e. Two new gas fired furnaces w/ split system cooling
   f. Two new floor drains for furnace condensate
   g. New 200 amp panel – lights, power, etc.

4. Bidding
   a. Date: **February 5, 2026 at 2:00.00 PM**
   b. Location:
      Tipp City Senior Center
      528 North Hyatt Street
      Tipp City, Ohio 45371
   a. Use the bid form provided
   b. Plans have been submitted to **Miami County Dept. of Development** for review and permits, plan approval costs to be paid by owner.
   c. Individual permit costs paid by contractor, refer to specifications.

5. Bid categories

a. Single-prime contractor

6. Alternates
   a. No bid alternates.

7. Contingency amounts to be included in bid
   a. General construction: $40,000.00

8. Contracts will be administered by Garmann Miller
   a. All questions and correspondence to go through Garmann Miller
   b. All RFIs to go through Garmann Miller
   c. Pay applications to go to Garmann Miller
   d. Garmann Miller will schedule a preconstruction meeting with the contractor after the notice of award

Successful Bidders shall conform to the **State of Ohio "Schedule of Prevailing Wages".** The bidder may access the Ohio Department of Commerce, Wage & Hour Bureau at its web site for current edition of wage rates.

9. This is a tax-Exempt Project.

10. Schedule
    a. Tentative award date – 2/12/26 – Tipp City Seniors regular Board Meeting
    b. Start of construction – March 1st, 2026
    c. Milestone dates – none at this time
    d. Completion date – **October 15, 2026**
       i. Liquidated Damages – yes, refer to Article 8 in the supplementary conditions.

11. General conditions
    a. Waste Removal: prime contractor
    b. General Contractor
       i. Responsible for construction schedule and general supervision
       ii. Submit preliminary schedule 10 days after notice to proceed
       iii. Responsible for scheduling and administering job meetings; prepare agenda, responsible for meeting minutes and distributing copies
    c. Responsible for field office
    d. Responsible for telephone service to field office (or cell of on site superintendent).

e. Responsible for sanitary facilities
f. Barriers
g. Fencing
h. Exterior and interior enclosures
i. Project sign

12. Temporary electricity
    a. Electrical contractor to provide temporary power, temporary lighting, temporary service to general contractor job trailer. Can connect to existing building for temporary power.
    b. Cost of electricity: by Owner

13. Temporary heat / ventilation / cooling / dehumidification, as required
    a. Prior to building enclosure & after building enclosure:
        i. Method by contractor
        ii. Cost by contractor

14. Temporary water
    a. Connect to existing building

15. Substitution request by 10 days prior to bid.

16. Addendum 01 – planning to issue Monday 26th. Any initial questions please submit today or tomorrow.

17. Correspondence
    a. Correspondence to run through the Garmann Miller
    b. Copy Andrew Huelsman and Jason Schulte on all correspondence. Address correspondence to the following appropriate disciplines:
    c. General – **Andrew Huelsman – ahuelsman@creategm.com**
    d. Construction Administration - **Jason Schulte - jschulte@creategm.com**
    e. Architectural/ General – **Morgan Ebbrecht – mebbrecht@creategm.com**
    f. Mechanical/Plumbing/Fire Suppression – **Rick Gilbert - mkremer@creategm.com**
    g. Electrical – **Ashley Minton – aminton@creategm.com**
    h. Site – **Adeline Lowden – alowden@creategm.com**
    i. Technology – **Greg Wendel – gwendel@creategm.com**

SECTION 03 30 00
CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Concrete formwork.

B. Concrete foundation walls.

C. Concrete paving: Sidewalks, integral curb and approaches

D. Concrete reinforcement.

E. Joint devices associated with concrete work.

F. Miscellaneous concrete elements, including equipment pads and light pole bases.

G. Concrete finishing

H. Concrete curing.

1.02 RELATED REQUIREMENTS

A. Section 03 15 21 - Under Slab Vapor/Termite/Gas Barrier: Vapor barrier and accessories.

B. Section 07 92 00 - Joint Sealants: Products and installation for sealants and joint fillers for saw cut joints and isolation joints in slabs.

C. Section 31 23 23 - Fill: Aggregate base.

1.03 REFERENCE STANDARDS

A. ACI 117 - Specifications for Tolerances for Concrete Construction and Materials; 2010 (Reapproved 2015).

B. ACI 211.1 - Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete; 1991 (Reapproved 2009).

C. ACI 301 - Specifications for Structural Concrete; 2016.

D. ACI 304R - Guide for Measuring, Mixing, Transporting, and Placing Concrete; 2000 (Reapproved 2009).

E. ACI 305R - Guide to Hot Weather Concreting; 2010.

F. ACI 308R - Guide to External Curing of Concrete; 2016.

G. ACI 318 - Building Code Requirements for Structural Concrete; 2019, with Errata (2021).

H. ACI 347R - Guide to Formwork for Concrete; 2014, with Errata (2017).

I. ACI SPEC-301 - Specifications for Concrete Construction; 2020.

J. ASTM A615/A615M - Standard Specification for Deformed and Plain Carbon Steel Bars for Concrete Reinforcement; 2015.

K. ASTM A1064/A1064M - Standard Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete; 2015.

L. ASTM C1602/C1602M - Standard Specification for Mixing Water Used in the Production of Hydraulic Cement Concrete; 2012.

M. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2013.

N. ASTM C39/C39M - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens; 2021.

O. ASTM C94/C94M - Standard Specification for Ready-Mixed Concrete; 2015.

P. ASTM C109/C109M - Standard Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 2-in. or [50 mm] Cube Specimens); 2021.

Q. ASTM C143/C143M - Standard Test Method for Slump of Hydraulic-Cement Concrete; 2020.

R. ASTM C150/C150M - Standard Specification for Portland Cement; 2015.

S. ASTM C260/C260M - Standard Specification for Air-Entraining Admixtures for Concrete; 2010a (Reapproved 2016).

T. ASTM C309 - Standard Specification for Liquid Membrane-Forming Compounds for Curing Concrete; 2019.

U. ASTM C494/C494M - Standard Specification for Chemical Admixtures for Concrete; 2019.

V. ASTM C881/C881M - Standard Specification for Epoxy-Resin-Base Bonding Systems for Concrete; 2020a.

W. ASTM C1059/C1059M - Standard Specification for Latex Agents for Bonding Fresh to Hardened Concrete; 2021.

X. ASTM C1107/C1107M - Standard Specification for Packaged Dry, Hydraulic-Cement Grout (Nonshrink); 2020.

Y. ASTM C1116/C1116M - Standard Specification for Fiber-Reinforced Concrete; 2010a (Reapproved 2015).

Z. ASTM C1315 - Standard Specification for Liquid Membrane-Forming Compounds Having Special Properties for Curing and Sealing Concrete; 2019.

AA. ASTM D1751 - Standard Specification for Preformed Expansion Joint Filler for Concrete Paving and Structural Construction (Nonextruding and Resilient Bituminous Types); 2004 (Reapproved 2013).

BB. NSF 61 - Drinking Water System Components - Health Effects; 2022, with Errata.

CC. NSF 372 - Drinking Water System Components - Lead Content; 2022.

1.04 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Data: Submit manufacturers' data on manufactured products showing compliance with specified requirements and installation instructions.

C. Mix Design: Submit proposed concrete mix design.
   1. Indicate proposed mix design complies with requirements of ACI 301, Section 4 - Concrete Mixtures.
   2. Indicate proposed mix design complies with requirements of ACI SPEC-301 ACI 318, Chapter 5 - Concrete Quality, Mixing and Placing.
   3. Indicate proposed mix design complies with fiber reinforcing manufacturer's written recommendations.

D. Samples: Submit samples of underslab vapor retarder to be used.
   1. Submit manufacturer's data on manufactured products.

E. Test Reports: Submit report for each test or series of tests specified.

F. Manufacturer's Installation Instructions: For concrete accessories, indicate installation procedures and interface required with adjacent construction.

G. Project Record Documents: Accurately record actual locations of embedded utilities and components that will be concealed from view upon completion of concrete work.

H. Contractor to submit 'Cold Weather Concrete Procedures; prior to start of cold weather.

1.05 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI 301 and ACI 318.

B. Follow recommendations of ACI 305R when concreting during hot weather.

C. Follow recommendations of ACI 306R when concreting during cold weather.

D. Acquire cement from same source and aggregate from same source for the entire project.

PART 2 PRODUCTS

2.01 FORMWORK

A. Formwork Design and Construction: Comply with guidelines of ACI 347R to provide formwork that will produce concrete complying with tolerances of ACI 117.

B. Form Materials: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted tolerances.
   1. Form Facing for Exposed Finish Concrete: Contractor's choice of materials that will provide smooth, stain-free final appearance.
   2. Form Coating: Release agent that will not adversely affect concrete or interfere with application of coatings.
   3. Form Ties: Snap Tie type that will leave no metal within 1 inches of concrete surface.1

C. Earth Forms
   1. Side forms of footings may be omitted and concrete placed directly against excavations only when requested by the contractor and accepted by the Architect. When omission of forms is accepted, provide additional concrete required beyond the minimum design profiles and dimensions of footings as detailed.
      a. Hand trim sides and bottom of earth forms. Remove loose soil prior to placing concrete.
   2. Side forms are not required at sides of trench footings or other footings where specifically indicated in the plans and details.

2.02 REINFORCEMENT MATERIALS

A. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi).
   1. Type: Deformed billet-steel bars.
   2. Finish: Unfinished, unless otherwise indicated.

B. Smooth Joint Dowel: AST A36. Plain steel bars, cut true to length with square ends.

C. Steel Welded Wire Reinforcement (WWR): Galvanized, plain type, ASTM A1064/A1064M.
   1. Form: Flat Sheets.
   2. WWR Style: As indicated on drawings.
   3. Minimum yield strength: 65ksi.

D. Reinforcement Accessories:
   1. Tie Wire: Annealed, minimum 16 gage, 0.0508 inch.
   2. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.
   3. Provide galvanized or plastic coated steel components for placement within 1-1/2 inches of weathering surfaces.

2.03 CONCRETE MATERIALS

A. Cement: ASTM C150/C150M, Type I - Normal Portland type LH or GU.
   1. Acquire cement for entire project from same source.

B. Supplementary Cementitious Materials:

1. Fly Ash: ASTM C618, Type C or F may be used up to a maximum of 25% of the total cementitious materials content in all concrete mixes, unless otherwise noted.
2. Ground Granulated Blast-Furnace Slag: ASTM C989, Grade 100 or 120 maybe used up to a maximum of 35% of the total cementitious material content in all concrete mixes, unless otherwise noted.
3. SIlica Fume, Microsilica: ASTM C1240
4. The exact percentages shall be used on a successful test placement on the project site

C. Fine and Coarse Aggregates: ASTM C33/C33M.
1. Acquire all aggregates for entire project from same source to maintain uniformity of color size and shape.
2. ASTM C33, Class 3S, normal weight aggregates, uniformly graded, non-exceeding 1 inch nominal size.
3. Aggregates
   a. Course aggregrate
      1) Fill in stair pans: Gradation #8.
      2) All other classes: Gradation #57

D. Water: ASTM C1602/C1602M; clean, potable, and not detrimental to concrete.

E. Structural Fiber Reinforcement: ASTM C1116/C1116M.
1. Acceptable Fibrous Reinforcement Materials: Polypropylene fiber or antimicrobial fiber
   a. Polypropylene Fiber type: 100 percent collated fibrillated polypropylene fibers with an average length of 3/4 inch, a minimum specific gravity of 0.9, and a minimum tensile strength of 80 ksi. Polypropylene fibers shall be added to the concrete mix at a rate of 1-1/2 pounds per cubic yard.
   b. Antimicrobial Fibers: 100 percent virgin homopolymer polypropylene fibers containing no reprocessed olefin materials. Fibers shall be added to the concrete at a rate of 1-1/2 pounds per cubic yard.
2. Fiber reinforcement requires Architect's approval for sealed concrete finish locations, for horizontal slab on grade, and toppings over structural elevated slabs only. Not be be used for structural, elevated structural, or sloping slabs.
3. Manufacturers:
   a. Euclid Chemical Company: www.euclidchemical.com.
   b. Fibermesh: www.fibermesh.com.
   c. Forta Corporation: www.forta-ferro.com.
   d. GCP Applied Technologies: www.gcpat.com.
   e. Substitutions: See Section 01 60 00 - Product Requirements.

2.04 ADMIXTURES

A. Use of admixtures, except air entraining admixture, water reducing admixture and shrinkage reducing admixture are not permitted unless approved by Architect in writing.

B. Do not use chemicals that will result in soluble chloride ions in excess of 0.1 percent by weight of cement.

C. Air Entrainment Admixture: ASTM C260/C260M.
1. Application: Exterior exposed concrete and foundations exposed to freeze - thaw
2. Manufacturers:
   a. Air-mix or Perma-Air Euclid Chemical Company.
   b. Sealtight AEA W.R. Meadows Inc..
   c. Axim Italcementi Group
   d. Promix, www.promixadmix.com
   e. Substitutions: See Section 01 60 00 - Product Requirements.

D. High Range Water Reducing Admixture: (Superplasticizer) ASTM C494/C494M Type F or G

E. Water Reducing Admixture: ASTM C494/C494M Type A.
   1. Manufacturers:
      a. Catexol 900N; Axim Italcementi Group.
      b. Building Systems, Polyheed 1020; BASF Construction Chemicals.
      c. ADVA 190; Grace Construction Products, W.R. Grace & Co.
      d. Sidaplast 500; Sika Corporation;
      e. Substitutions: See Section 01 60 00 - Product Requirements.

F. Shrinking Reducing Admixture:
   1. Admixture not permitted if Moisture Vapor Reduction Admixture is used
   2. Use in gymnasium slab on grade
   3. Application rate should be between 0.5 and 2.0 gallons per cubic yard. The mix design should provide a slab that requires no joints in gymnasium.
   4. Acceptable Manufacturers:
      a. Eclipse Floor: Grace Construction Products
      b. Peramin SRA110 and SRA220: Perstorp Polyois Inc.; Toledo, Ohio
      c. Tetraguard AS20 by Master Builders/Nihon Cement Company
      d. Axim Italcementi Group
      e. Promix, www.promixadmix.com
      f. Substitutions: See Section 01 6000 Product Requirements.

2.05 ACCESSORIES

A. Non-Shrink Cementitious Grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.
   1. Grout: Comply with ASTM C1107/C1107M.
   2. Minimum Compressive Strength at 48 Hours, ASTM C109/C109M: 2,000 pounds per square inch.
   3. Minimum Compressive Strength at 28 Days, ASTM C109/C109M: 7,000 pounds per square inch.
   4. Flowable Products:
      a. BASF Construction Chemicals
      b. Dayton Superior Corporation: www.daytonsuperior.com/#sle.
      c. Euclid Chemical Company; NS GROUT: www.euclidchemical.com/#sle.
      d. Kaufman Products Inc; SureGrout: www.kaufmanproducts.net/#sle.
      e. Substitutions: See Section 01 60 00 - Product Requirements.

B. Truncated ADA Paving Units
   1. Size: 11 3/4 x 11 3/4 x 2 inches
   2. Color: as selected by the Architect
   3. Standard: ASTM C935 with 800 psi compressive strength, maximum water absorption of 5%
   4. Manufacturer:
      a. Hanover Architectural Products, Hanover PA
         1) Product: Hanover Detectable Warning Pavers
      b. Acceptable Manufacturers:
         1) Tile Tech Pavers
         2) Stepstone Inc.
         3) Substitutions: See Section 01 60 00 - Product Requirements.

2.06 BONDING AND JOINTING PRODUCTS

A. Latex Bonding Agent: Non-redispersable acrylic latex, complying with ASTM C1059/C1059M, Type II.

B. Epoxy Bonding System:
   1. Complying with ASTM C881/C881M and of Type required for specific application.

C. Waterstops: Bentonite and butyl rubber, complying with NSF 61 and NSF 372.
   1. Configuration: As indicated on drawings.
   2. Size: As indicated on drawings.
   3. Manufacturers:
      a. Swellstop: Greenstreak Inc.
      b. Hydro-flex; BoMetals Inc.
      c. Substitutions: See Section 01 60 00 - Product Requirements.

D. Slab Isolation Joint Filler: 1/2 inch thick, height equal to slab thickness, with removable top section that will form 1/2 inch deep sealant pocket after removal.
   1. Material: ASTM D1751, cellulose fiber.
   2. Manufacturers:
      a. W. R. Meadows, Inc; Fiber Expansion Joint Filler with Snap-Cap: www.wrmeadows.com/#sle.
      b. Substitutions: See Section 01 60 00 - Product Requirements.

E. Slab Construction Joint Devices: Combination keyed joint form and screed, galvanized steel, with rectangular or round knockout holes for conduit or rebar to pass through joint form at 6 inches on center; ribbed steel stakes for setting.
   1. Provide removable plastic cap strip that forms wedge-shaped joint for sealant installation.
   2. Height: To suit slab thickness.
   3. Manufacturers:
      a. Pro-Key System; BoMetals Inc.
      b. No 95 Heavy Duty Tongue and Groove Joint; Heckman Products.
      c. Substitutions: See Section 01 60 00 - Product Requirements.

2.07 CURING MATERIALS

A. Curing and Sealing Compound, Moisture Emission Reducing, Membrane-Forming: Liquid, membrane-forming, clear sealer, for application to newly-placed concrete; capable of providing adequate bond for flooring adhesives, initially and over the long term; with sufficient moisture vapor impermeability to prevent deterioration of flooring adhesives due to moisture emission.
   1. Use this product to cure and seal all slabs to receive adhesively applied flooring or roofing.
   2. Comply with ASTM C309 and ASTM C1315 Type I Class B.
   3. VOC Content: Less than 350 g/L.
   4. Solids Content: 25 percent, minimum.
   5. Application: Use at slabs to recieve subsequent appplied finishes.
   6. Manufacturers:
      a. Floor Seal Technology, Inc; VaporSeal 309 System: www.floorseal.com.
      b. BASF Construction Chemicals
      c. Sinak Corporation; VC5: www.sinak.com.
      d. Euclid Chemical Company
      e. W.R. Meadows
      f. Substitutions: See Section 01 60 00 - Product Requirements.

B. Curing Compound: ASTM C 309, Type 1, Class A.
   1. Application: Use at exterior walks, pavement. curbs, approaches etc.

2. Clear waterborne membrane-forming curing compound.
    a. Day Chem Rez Cure: Dayton Superior Corporation
    b. Diamond Clear Vox: Euclid Chemical Co.
    c. Safe-Cure Clear; Chem Masters
    d. **Sinak; CURE3D: sinak.com.**
    e. Substitutions: See Section 01 60 00 - Product Requirements.

C. Water: Potable, not detrimental to concrete.

2.08 CONCRETE MIX DESIGN

A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.

B. Concrete Strength: Establish required average strength for each type of concrete on the basis of field experience or trial mixtures, as specified in ACI 301.
    1. For trial mixtures method, employ independent testing agency acceptable to Architect for preparing and reporting proposed mix designs.

C. Proportioning and Design of Mixes
    1. Prepare design mixes for each type and strength of concrete by either laboratory trail batch of field experience methods as specified in AC1 301 using material to be employed on the project for each class of concrete.
    2. Submit written reports of the Architect of each proposed mix for each class of concrete at least 15 days prior to start of work. Do not begin concrete production until proposed mix designs have been reviewed by Architect.

D. Design mixes to provide normal weight concrete with the following properties as indicated on the drawings and schedules.

CONCRETE SCHEDULE ITEM OR STRUCTURE	FINISH	COMPRESSIVE STRENGTH AND OTHER REQUIREMENTS
Suspended slabs and concrete not otherwise indicated	RfFm-Fn SmFm-Fn, if exposed	3,500 P.S.I. at 28 days Normal Weight Concrete: Maximum W/C Ratio = 0.45
Trench footings, footings, and interior foundations and retaining walls	RfFm-Fn SmFm-Fn, if exposed	3,500 P.S.I. at 28 days Maximum W/C Ratio = 0.50
Foundation and retaining walls exposed to exterior	RfFm-Fn SmFm-Fn, if exposed, Unless otherwise noted A6-Fn, where noted.	4,500 P.S.I. at 28 days 4.5% - 7.5% air entrainment Maximum W/C Ratio = 0.45 Mid-Range Water Reducer Required
Interior formed concrete exposed to view	SmFm-Fn	4,000 P.S.I. at 28 days Maximum W/C Ratio = 0.55
Interior floor slabs scheduled to receive mud-set mosaic and quarry tile	Flt-Fn	4,000 P.S.I. at 28 days Maximum W/C Ratio = 0.45 Mid-Range Water Reducer Required
Exposed interior floor slabs and interior slabs scheduled to receive carpet	Tr-Fn1	4,000 P.S.I. at 28 days Maximum W/C Ratio = 0.45 Mid-Range Water Reducer Required

CONCRETE SCHEDULE ITEM OR STRUCTURE	FINISH	COMPRESSIVE STRENGTH AND OTHER REQUIREMENTS
Interior floor slabs scheduled to receive thin-set flooring, resilient flooring and other flooring types, unless otherwise noted	Tr-Fn2	4,000 P.S.I. at 28 days Maximum W/C Ratio = 0.45 Mid-Range Water Reducer Required
Interior floor slabs scheduled to receive a polished surface, and where indicated	Tr-Fn3	4,000 P.S.I. at 28 days Maximum W/C Ratio = 0.45 Mid-Range Water Reducer Required
Interior floor slabs scheduled to receive wood flooring, and where indicated	Tr-Fn4	4,000 P.S.I. at 28 days Maximum W/C Ratio = 0.45 Mid-Range Water Reducer Required
Exterior walks, stoops, steps, aprons, and curbs; exterior formed concrete exposed to view; exterior concrete not otherwise indicated	NsBrm-Fn Grt-Cl-Fn	4,500 P.S.I. at 28 days 4.5% - 7.5% entrainment Maximum W/C Ratio = 0.45
Metal stair pan fill, toppings over precast deck	---	3,500 P.S.I. at 28 days #8 Aggregate (maximum)
Flowable fill - Type I Utility Trench Backfill	---	50-100 PSI at 28 days Unconfined compression strength per ASTM D4832
Flowable fill - Type II (option) Under Foundations	---	85 PSI at 28 days Unconfined compression strength per ASTM D4832
Lean concrete fill at soft soils or over excavations (option)	---	1,500 P.S.I. at 28 days

E. Adjustment to Concrete Mixes: Mix design adjustments may be requested by the contractor when characteristics of material, job conditions, weather, test results of other circumstances warrant, as accepted by the Architect. Laboratory test data for revised mix design and strength results must be submitted to the Architect before using in the work.

F. Admixtures:
   1. Use of admixtures: Admixtures, except air entraining mixture, are not allowed except with permission of Architect.
   2. Use air-entraining admixture in exterior exposed concrete unless otherwise indicated. Add air-entraining admixture at manufacturer's prescribed rate to result in concrete at point of placement having total air content with a tolerance of plus 1 - 1/2 percent with the following limits:
      a. Concrete structures and slabs exposed to freezing and thawing, deicer chemicals, or hydraulic pressure (all above grade):
         1) 6.0 percent(severe exposure) 3/4 inch max. aggregate
         2) Other concrete (not exposed to freezing, thawing, or hydraulic pressure or to receive a surface hardener): 2 percent to 4 percent air
   3. NO calcium chloride will be permitted.

G. Water-Cement Ratios: Provide concrete for the following with maximum water-cement (W/C) ratios as follows:
   1. Subjected to deicers/watertight and freezing and thawing: W/C 0.45

2. Subjected to Brackish water, salt spray, or deicers: W/C 0.40
3. Slumps Limits: Proportion and design mixes to result in concrete slump at point of placement as follows:
   a. Ramps, slabs and sloping surfaces: Not more than 4 inches.
   b. Reinforced foundation systems: Not less than 1 inch and not more than 4 inches.
   c. Other concrete: Not less than 1 inch and not more than 4 inches.

H. Fiber Reinforcement: Add to mix at rate of 1.5 pounds per cubic yard, or as recommended by manufacturer for specific project conditions.

2.09 MIXING

A. Transit Mixers: Comply with ASTM C94/C94M.
1. When air temperature is between 85 degrees F and 90 degrees F, reduce mixing and delivery time from 1 1/2 hour to 75 minutes, and when air temperature is above 90 degrees F, reduce mixing and delivery time to 60 minutes.
2. Use set retarding admixtures during hot weather only when approved by Architect/Engineer.
3. Additional Water: Adding water to the batch will be permitted only to replace water lost due to evaporation and only under the direct control of the concrete testing agency field representative.

B. Adding Water: If concrete arrives on-site with slump less than suitable for placement, do not add water that exceeds the maximum water-cement ratio or exceeds the maximum permissible slump.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify lines, levels, and dimensions before proceeding with work of this section.

B. Verify that anchors, seats, plates, reinforcing and other items to be cast into concrete are accurately placed, positioned securely and will not cause hardship in placing concrete.

3.02 PREPARATION

A. Formwork: Comply with requirements of ACI 301. Design and fabricate forms to support all applied loads until concrete is cured, and for easy removal without damage to concrete.

B. Verify that forms are clean and free of rust before applying release agent.

C. Coordinate placement of embedded items with erection of concrete formwork and placement of form accessories.

D. Where new concrete is to be bonded to previously placed concrete, prepare existing surface by cleaning and applying bonding agent in according to bonding agent manufacturer's instructions.
1. Use epoxy bonding system for bonding to damp surfaces, for structural load-bearing applications, and where curing under humid conditions is required.
2. Use latex bonding agent only for non-load-bearing applications.

3.03 INSTALLING REINFORCEMENT AND OTHER EMBEDDED ITEMS

A. Comply with requirements of ACI 301. Clean reinforcement of loose rust and mill scale, and accurately position, support, and secure in place to achieve not less than minimum concrete coverage required for protection.

B. Install welded wire reinforcement in maximum possible lengths, and offset end laps in both directions. Splice laps with tie wire.

3.04 PLACING CONCRETE

A. Place concrete in accordance with ACI 304R.

B. Place concrete for floor slabs in accordance with ACI 302.1R.

C. Cold Weather Placing: Protect concrete work from physical damage or reduced strength which could be caused by frost, freezing actions, or low temperatures, in compliance with ACI 306.

D. Hot Weather Placing: When hot weather conditions exist that would seriously impair the quality and strength of concrete, place concrete in compliance with ACI 305.

E. Ensure reinforcement, inserts, waterstops, embedded parts, and formed construction joint devices will not be disturbed during concrete placement.

3.05 SEPARATE FLOOR TOPPINGS

A. Prior to placing floor topping, roughen substrate concrete surface and remove deleterious material. Broom and vacuum clean.

B. Place required dividers, edge strips, reinforcing, and other items to be cast in.

C. Apply bonding agent to substrate in accordance with manufacturer's instructions.

3.06 ADA PAVING UNITS

A. Set paver units in full mortar bed of minimum 3/4 inch thickness, to support pavers over full bearing surface.

B. Place half units, special shaped units, and curbs at edges and interruptions. Machine saw partial units.

C. Maintain tight joints between paves and abutting vertical surfaces and protrusions.

3.07 CONCRETE FINISHING

A. Repair surface defects, including tie holes, immediately after removing formwork.

B. Finishing Formed Surfaces
   1. Unexposed Rough Form Finish (Rf Fm-Fn): Rub down or chip off fins or other raised areas 1/4 inch or more in height. Repair and patch tie holes and defects.
      a. Apply to concrete surfaces not exposed to public view.

C. Exposed Form Finish: Rub down or chip off and smooth fins or other raised areas 1/4 inch or more in height. Provide finish as follows:
   1. Smooth-Formed Finish (Sm Fm-Fn): Concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defects. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
      a. Apply to concrete surfaces exposed to public view and to be covered with a coating or covering material applied directly to concrete.
   2. Grout Cleaned Finish (Grt Cl-Fn): Wet areas to be cleaned and apply grout mixture by brush or spray; scrub immediately to remove excess grout. After drying, rub vigorously with clean burlap, and keep moist for 36 hours.
      a. Apply to concrete surfaces exposed to public view.

D. In areas with floor drains, maintain floor elevation at walls; pitch surfaces uniformly to drains as indicated on drawings.

3.08 CURING AND PROTECTION

A. Comply with requirements of ACI 308R. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.

B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.
   1. Normal concrete: Not less than seven days.

C. Formed Surfaces: Cure by moist curing with forms in place for full curing period.

D. Surfaces Not in Contact with Forms:
   1. Initial Curing: Start as soon as free water has disappeared and before surface is dry. Keep continuously moist for not less than three days by water-fog spray or saturated burlap.
      a. Spraying: Spray water over floor slab areas and maintain wet.
      b. Saturated Burlap: Saturate burlap-polyethylene and place burlap-side down over floor slab areas, lapping ends and sides; maintain in place.
   2. Final Curing: Begin after initial curing but before surface is dry.
      a. Moisture-Retaining Sheet: Lap strips not less than 3 inches and seal with waterproof tape or adhesive; secure at edges.

3.09 FIELD QUALITY CONTROL

A. An independent testing agency will perform field quality control tests, as specified in Section 01 43 00 - Quality Assurance.

B. The owner will engage and compensate on site testing agency.

C. Provide free access to concrete operations at project site and cooperate with appointed firm.

D. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of concrete operations.

E. Tests of concrete and concrete materials may be performed at any time to ensure compliance with specified requirements.

F. Compressive Strength Tests: ASTM C39/C39M. For each test, mold and cure three concrete test cylinders. Obtain test samples for every 30 cu yd or less of each class of concrete placed in a day or for each 5000 square feet of surface area placed.
   1. Cure specimens on job site under same conditions at concrete it represents
   2. Test one specimen at 28 days
   3. Test one specimen at 7 days
   4. Retain one specimen in reserve for later testing if required.

G. Slump Test
   1. Perform one slump test for each set of test cylinders taken, following procedures of ASTM C143/C143M.
   2. Perform one slump test for each concrete load at the point of discharge, following procedures of ASTM C143

H. Floor Tolerance Measurements:
   1. Floor flatness and levelness test on floor slabs shall be conducted within 3 days of final troweling and before forms have been removed. Testing shall be performed utilizing the 'Dipstick' method in accordance to ASTM.
   2. Exceptions: Where room size are smaller due to bearing walls, existing construction, etc., the Architect may reduce the number of test or waive the testing. In such cases the Architect will determine the acceptability of the floor flatness and level.

3.10 DEFECTIVE CONCRETE

A. Test Results: The testing agency shall report test results in writing to Architect and Contractor within 24 hours of test.

B. Defective Concrete: Concrete not complying with required lines, details, dimensions, tolerances or specified requirements.

C. Repair or replacement of defective concrete will be determined by the Architect. The cost of additional testing shall be borne by Contractor when defective concrete is identified.

D. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Architect for each individual area.

3.11 PROTECTION

A. Do not permit traffic over unprotected concrete floor surface until fully cured.

3.12 CONCRETE WASTE DISPOSAL

A. Comply with waste Management requirements of Division 01, Construction Waste Management and Disposal

B. Waste Disposal as Aggregate Material: Dispose of clean hardened concrete waste by crushing and mixing with fill material as fill is placed. Comply with the requirements of the testing agency.
   1. Remove reinforcing and separate to salvaged metals
   2. Crush concrete waste to less than 1 1/2 inch in each direction.
   3. Crush concrete waste with at least four (4) parts of specified aggregate for each part of concrete aggregate. Aggregate material is specified in Section 32 1123.
   4. Do not dispose of concrete waste as fill within 24 inches of finished grade.

C. Excess Concrete Waste: Remove excess clean concrete waste that cannot be used as fill as described above and other concreting operations waste, and legally dispose of off site.

END OF SECTION

SECTION 32 33 00
SITE FURNISHINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Bollards.

1.02 RELATED REQUIREMENTS

A. Section 03 30 00 - Cast-in-Place Concrete: Bollard infill and underground encasement.

B. Section 05 50 00 - Metal Fabrications: Anchors to attach site furnishings to mounting surfaces.

1.03 REFERENCE STANDARDS

A. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2014.

B. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless; 2022.

C. ASTM A500/A500M - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes; 2021.

D. ASTM B211 - Standard Specification for Aluminum and Aluminum-Alloy Rolled or Cold Finished Bar, Rod, and Wire; 2012.

1.04 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide manufacturer's specifications and descriptive literature, installation instructions, and maintenance information.

C. Shop Drawings: Indicate plans for each unit or groups of units, elevations with model number, overall dimensions; construction, and anchorage details.

D. Samples: Submit two sets of manufacturer's available colors for metal furnishings.

1.05 WARRANTY

A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Steel Pipe Bollards:
   1. ~~FairWeather Site Furnishings: www.fairweathersf.com/#sle.~~
   2. Huntco Supply, LLC: www.huntco.com/#sle.
   3. **TrafficGuard, Inc: www.trafficguard.caddetails.com**

2.02 BOLLARDS

A. Steel Pipe Bollards: Concrete filled steel pipe with plain shaft.
   1. Shape: Round.
   2. Diameter: 6 inches.
   3. Height Above Grade: 42 inches.
   4. Depth Below Grade: 48 inches.
   5. Cap: Formed steel dome.
   6. Materials:
      a. Steel Pipe: ASTM A53/A53M, standard weight.
      b. Factory Finish: Primed.
      c. **Color: As selected by Architect from manufacturer's standard range.**

7. Mounting: In-ground.
8. Products:
    a. ~~Fair Weather Site Furnishings: www.fairweathersf.com/#sle.~~
    b. Huntco Supply, LLC: www.huntco.com/#sle.
    c. **TrafficGuard, Inc: www.trafficguard.caddetails.com**

PART 3 EXECUTION

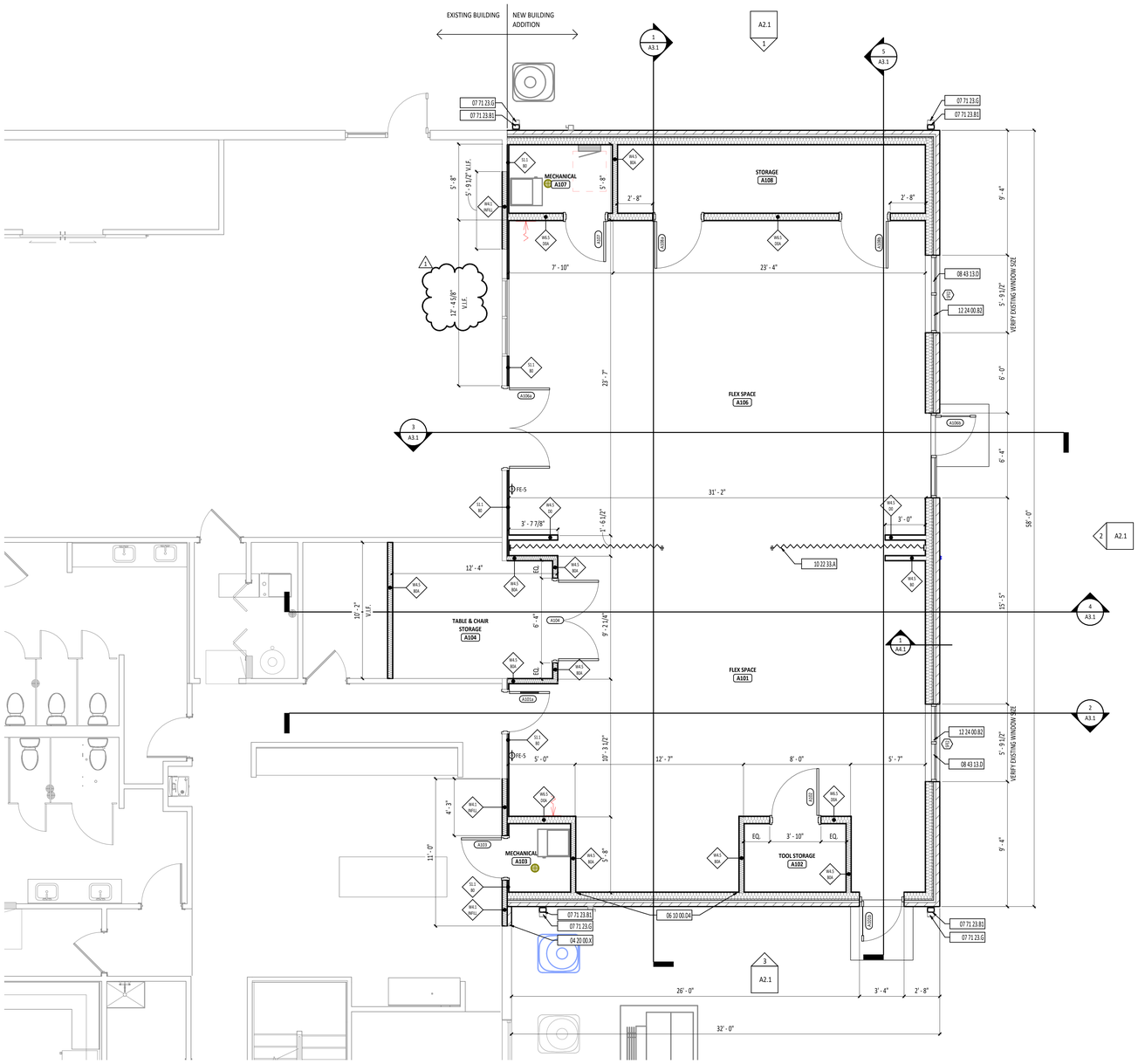
3.01 INSTALLATION

A. Install site furnishings in accordance with approved shop drawings, and manufacturer's installation instructions.

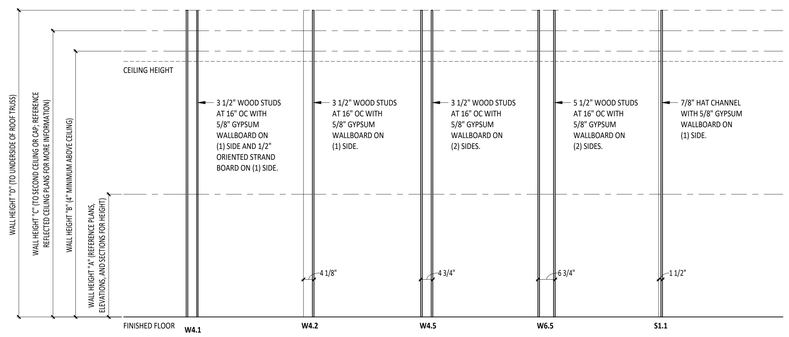
B. See Section 03 30 00 for bollard infill and underground encasement.

C. Provide level mounting surfaces for site furnishing items.

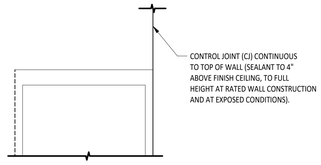
END OF SECTION



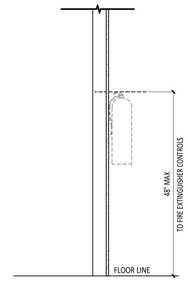
1 A1.1 FIRST FLOOR PLAN - UNIT A
1/4" = 1'-0"



2 A1.1 STUD WALL TYPES (S)
1/2" = 1'-0"



3 A1.1 TYPICAL CONTROL JOINT PLACEMENT AT METAL STUD/GYPSUM OPENINGS
3/4" = 1'-0"



4 A1.1 SURFACE MOUNT FIRE EXTINGUISHER
3/4" = 1'-0"

FIRST FLOOR PLAN ROOM INDEX - UNIT A

ROOM NUMBER	ROOM NAME	AREA
A101	FLEX SPACE	680 SF
A102	TOOL STORAGE	39 SF
A103	MECHANICAL	24 SF
A104	TABLE & CHAIR STORAGE	116 SF
A106	FLEX SPACE	750 SF
A107	MECHANICAL	39 SF
A108	STORAGE	117 SF

FLOOR PLAN GENERAL NOTES

A ALL DIMENSIONS ARE MEASURED TO THE FACE OF MASONRY OR THE FACE OF METAL STUD UNLESS NOTED OTHERWISE.

B INSTALL TREATED WOOD BLOCKING IN WALLS AS REQUIRED TO SECURE ALL EQUIPMENT, ACCESSORIES, HANDRAILS, CASEWORK, ETC. COORDINATE THIS WORK WITH ALL APPROPRIATE CONTRACTORS, SUPPLIERS AND MANUFACTURERS RECOMMENDATIONS.

C HINGE SIDE OF DOOR JAMB AT INTERSECTING WALLS TO BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE - REFERENCE FLOOR PLANS.

D IF WALL TYPE IS NOT IDENTIFIED, WALL IS TO RUN FULL HEIGHT TO DECK.

FLOOR PLAN SYMBOLS LEGEND

AED — AUTOMATED EXTERNAL DEFIBRILLATOR DESIGNATION

XXXX — DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.

FE-_ — FIRE EXTINGUISHER DESIGNATION - REFERENCE SPECIFICATIONS

FEC-_ — FIRE EXTINGUISHER CABINET DESIGNATION - REFERENCE SPECIFICATIONS

A101 — ROOM DESIGNATION - REFERENCE ROOM INDEX.

CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION

WALL TYPE DESIGNATION - REFERENCE WALL TYPES.

STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.

DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- XX XX XX.XX — KEYNOTE DESIGNATION / SPECIFICATION SECTION

CALLOUT — DETAIL NUMBER / SHEET NUMBER

EXTERIOR ELEVATION — DETAIL NUMBER / SHEET NUMBER

INTERIOR ELEVATION — DETAIL NUMBER / SHEET NUMBER

SECTION — DETAIL NUMBER / SHEET NUMBER

WALL TYPE GENERAL NOTES

A GYPSUM WALLBOARD TO BE ABUSE-RESISTANT TO 8'-0" ABOVE FINISHED FLOOR WHERE EXPOSED TO VIEW

B PROVIDE ACOUSTICAL SEALANT AT ALL JOINTS.

#	KEYNOTE DESCRIPTION
04 20 00.X	TOOTH-IN NEW FACE BRICK VENEER
06 10 00.D4	PROVIDE BLOCKING IN WALL FOR INSTALLATION OF FUTURE CABINETS
07 71 23.81	4" x 6" PREFINISHED METAL DOWNSPOUT
07 71 23.G	PVC DOWNSPOUT BOOT
08 43 13.D	RELOCATED EXISTING STOREFRONT WINDOW
10 22 33.A	ACCORDION FOLDING PARTITION
12 24 00.B2	RELOCATED EXISTING ROLLER SHADES

FIRE EXTINGUISHER / CABINET SCHEDULE

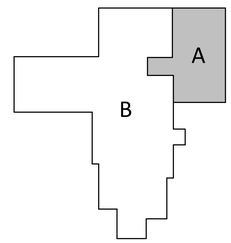
MARK	DESCRIPTION	NOTES
FE-5	FIRE EXTINGUISHER - 5.0LB - CLASS A:B:C	FURNISHED AND INSTALLED BY GC

WALL TYPE INFORMATION

WALL TYPE SYMBOL
WALL TYPE (REFERENCE PLAN AND TYPE DETAILS)
ADDITIONAL INFORMATION; SEE BELOW
FIRE/SMOKE RATING: 0,1,2,3, OR S (SMOKE)
WALL HEIGHT; REFERENCE WALL TYPE DETAILS

ADDITIONAL INFORMATION

A = ACOUSTICAL BATT INSULATION
FW = FIRE RATED WALL
FB = FIRE BARRIER WALL
G = GROUT WALL FULL



KEY PLAN

STATE OF OHIO — ANDREW P. HUELSMAN E-78372 — EXPIRES 12/31/2027 — PROFESSIONAL ENGINEER

ANDREW P. HUELSMAN
LICENSE #E-78372
EXPIRATION DATE: 12/31/2027

GARMANN MILLER
MINSTER, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA
Creatingfm.com

TIPP CITY SENIORS NEW ADDITION

538 NORTH HYATT STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS

	CONSTRUCTION DOCUMENTS	01/13/2026
1	ADDENDUM 01	01/26/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	MLE	SMD

SHEET TITLE:
FIRST FLOOR PLAN - UNIT A

SHEET NUMBER:
A1.1

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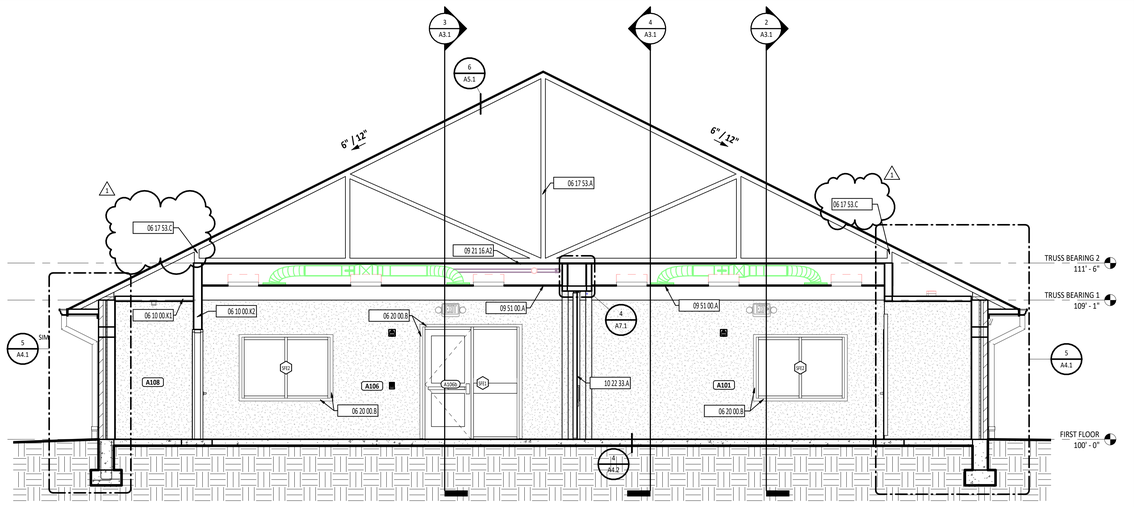
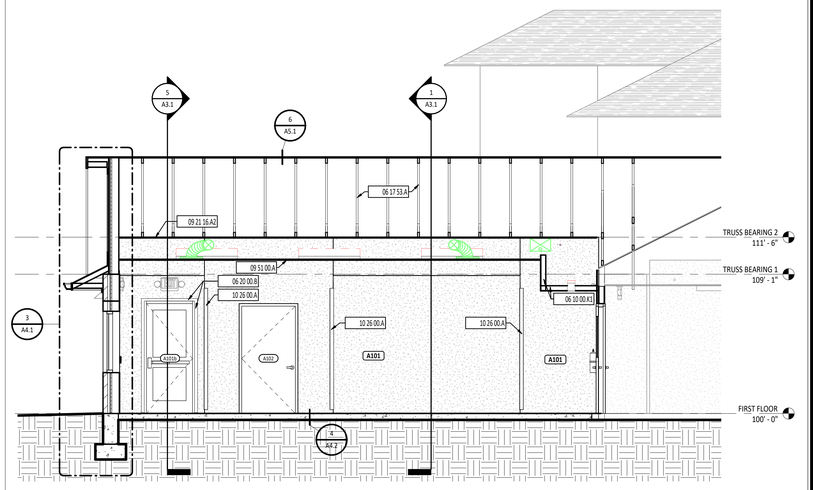
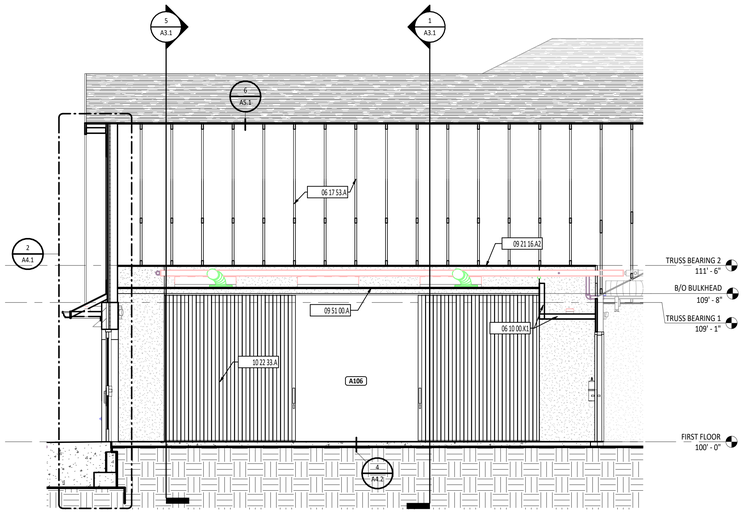


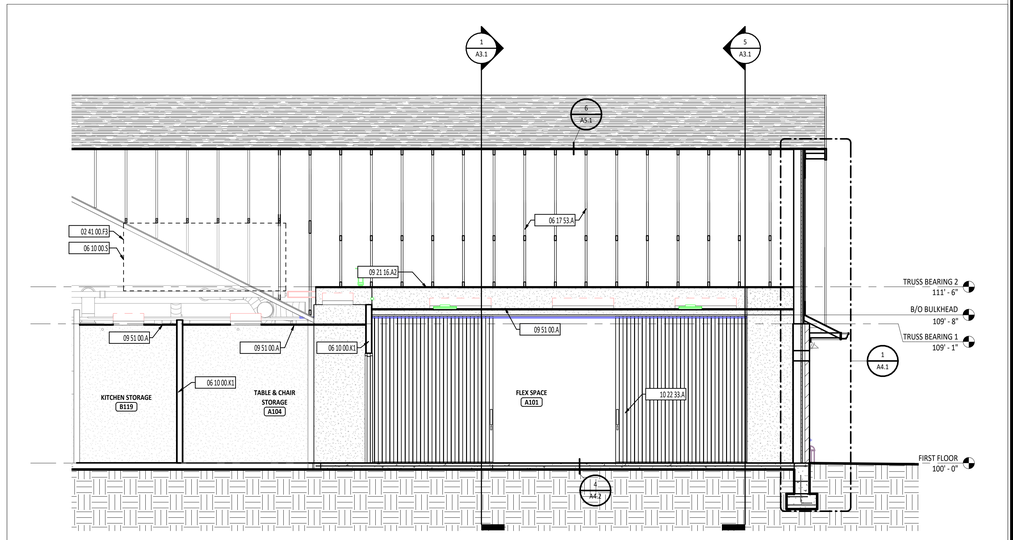
1 A3.1 BUILDING SECTION - PARTIAL
1/4" = 1'-0"



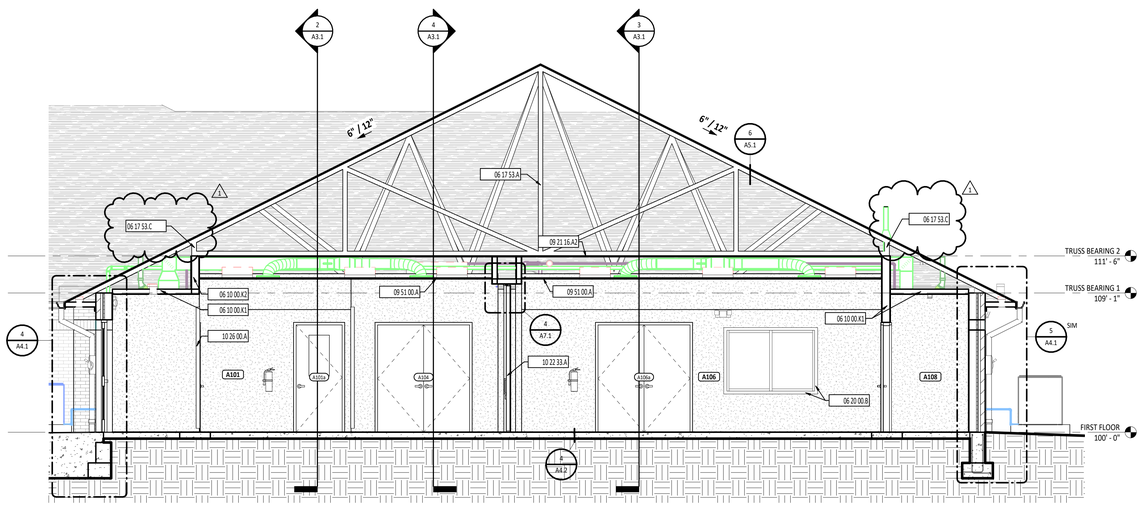
2 A3.1 BUILDING SECTION - PARTIAL
1/4" = 1'-0"



3 A3.1 BUILDING SECTION - PARTIAL
1/4" = 1'-0"



4 A3.1 BUILDING SECTION - PARTIAL
1/4" = 1'-0"



5 A3.1 BUILDING SECTION - PARTIAL
1/4" = 1'-0"

BUILDING SECTION SYMBOLS LEGEND

- (CCXX) — DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.
- A101 — ROOM DESIGNATION - REFERENCE ROOM INDEX.
- M — CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
- LEVEL ELEVATION — LEVEL LINE
- X — STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
- XX XX XX.XX — DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - KEYNOTE DESIGNATION
  - SPECIFICATION SECTION
- AREA OF DETAIL — X / XX.X — SIM — CALLOUT
  - DETAIL NUMBER
  - SHEET NUMBER
- X / XX.X — SIM — SECTION
  - DETAIL NUMBER
  - SHEET NUMBER

#	KEYNOTE DESCRIPTION
02 41 00.F3	REMOVE A PORTION OF THE EXISTING ROOF SHEATHING BETWEEN EXISTING RAFTERS FOR ATTIC ACCESS
06 10 00.K1	2X4 WOOD FRAMING AT 16" OC
06 10 00.K2	2X6 WOOD FRAMING AT 16" OC
06 10 00.5	NEW ROOF OVER FRAMING TO PROVIDE AN ACCESS PATH TO CONNECT TO NEW ROOF TRUSSES
06 17 53.A	SHOP-FABRICATED WOOD TRUSS - REFERENCE STRUCTURAL DRAWINGS.
06 17 53.C	SET HEEL HEIGHT SO THE PLANE OF THE NEW ROOF ALIGNS WITH THE EXISTING ROOF.
06 20 00.B	1X FINISHED HARDBOARD TRIM. MATCH EXISTING PROFILE - PAINT.
09 21 16.A2	5/8" GYPSUM WALLBOARD
09 51 00.A	ACOUSTICAL CEILING TILE AND SUSPENSION SYSTEM - REFERENCE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPE.
10 22 33.A	ACCORDION FOLDING PARTITION
10 26 00.A	CORNER GUARD, CG1

STATE OF OHIO
ANDREW P. HUELSMAN
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1	ADDENDUM 01	01/26/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	MLE	SMD

SHEET TITLE:

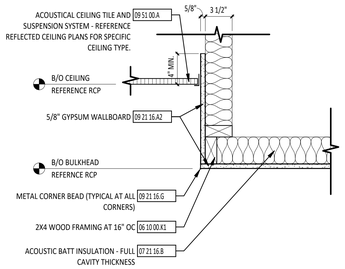
BUILDING SECTIONS

SHEET NUMBER:

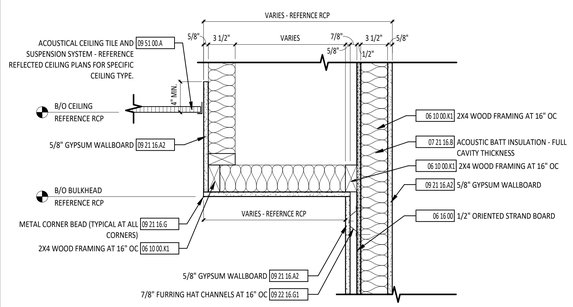
A3.1

PRINTED ON: 1/26/2026 11:49:39 AM

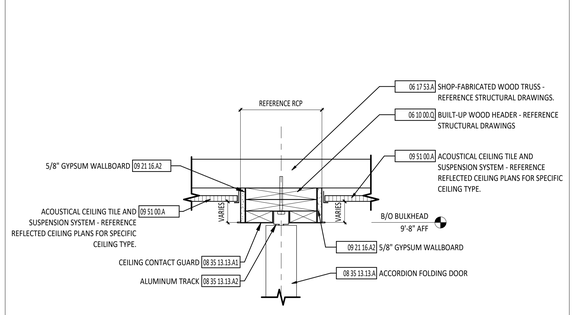
1 A7.1 FIRST FLOOR REFLECTED CEILING PLAN - UNIT A
1/4" = 1'-0"



2 A7.1 BULKHEAD DETAIL
1 1/2" = 1'-0"



3 A7.1 BULKHEAD DETAIL
1 1/2" = 1'-0"



4 A7.1 ACCORDION WALL DETAIL
1 1/2" = 1'-0"

FIRST FLOOR PLAN ROOM INDEX - UNIT A

ROOM NUMBER	ROOM NAME	AREA
A101	FLEX SPACE	680 SF
A102	TOOL STORAGE	39 SF
A103	MECHANICAL	24 SF
A104	TABLE & CHAIR STORAGE	116 SF
A106	FLEX SPACE	750 SF
A107	MECHANICAL	39 SF
A108	STORAGE	117 SF

REFLECTED CEILING PLAN GENERAL NOTES

B USE CEILING TYPE A UNLESS NOTED OTHERWISE.
C REFERENCE ELECTRICAL, MECHANICAL AND TECHNOLOGY DRAWINGS FOR MORE INFORMATION ON ALL CEILING MOUNTED DEVICES.
A REFER TO FINISH MATERIAL SCHEDULE ON SHEET A9.0 FOR MANUFACTURER INFORMATION AND MATERIAL SELECTION.

REFLECTED CEILING PLAN SYMBOLS LEGEND

A101 — ROOM DESIGNATION - REFERENCE ROOM INDEX.
LEVEL ELEVATION — LEVEL LINE
X — STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
XX XX XX.XX.XX — DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
KEYNOTE DESIGNATION
SPECIFICATION SECTION
A — CEILING TYPE AND HEIGHT DESIGNATION
X'-X" — TYPE, HEIGHT
AREA OF DETAIL — X — XX.X — SIM — CALLOUT
DETAIL NUMBER
SHEET NUMBER
X — XX.X — SIM — SECTION
DETAIL NUMBER
SHEET NUMBER

REFLECTED CEILING PLAN MATERIAL PATTERNS LEGEND

CAP CEILING

REFERENCE ELECTRICAL/MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

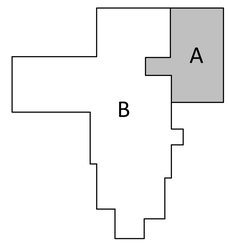
SOUND SYSTEM CEILING SPEAKER
FIRE ALARM SMOKE OR HEAT DETECTOR
LIGHT FIXTURE
LIGHT FIXTURE
LIGHT FIXTURE
LIGHT FIXTURE
CEILING MOUNTED EXIT SIGN
OS — OCCUPANCY SENSOR
AIR TERMINAL

CEILING SCHEDULE

MARK	DESCRIPTION	NOTES
A	2' x 2' SUSPENDED ACOUSTICAL PANEL CEILING	REFER TO SPEC SECTION 09 5100
B	5/8" GYPSUM CEILING BOARD ON SUSPENDED CEILING SYSTEM	REFER TO SPEC SECTION 09 2216

NOTES:
1. REFER TO SPEC SECTION 09 21 16.
2. REFER TO SPEC SECTION 09 25 13.
3. REFER TO SPEC SECTION 09 51 00.
4. REFER TO SPEC SECTION 09 54 23.
5. REFER TO SPEC SECTION 09 84 00.
6. REFER TO SPEC SECTION 09 84 30.

#	KEYNOTE DESCRIPTION
06 10 00.K1	2X4 WOOD FRAMING AT 16" OC
06 10 00.Q	BUILT-UP WOOD HEADER - REFERENCE STRUCTURAL DRAWINGS
06 16 00	1/2" ORIENTED STRAND BOARD
06 17 53.A	SHOP-FABRICATED WOOD TRUSS - REFERENCE STRUCTURAL DRAWINGS.
07 21 16.B	ACOUSTIC BATT INSULATION - FULL CAVITY THICKNESS
07 46 26.A1	3/8" LP SMARTSIDE BOARD SOFFIT, VENTED; PAINT PER FINISH SCHEDULE
07 71 23.A2	6" PREFINISHED METAL GUTTER WITH STRAP AND ANCHORAGES
08 35 13.13.A	ACCORDION FOLDING DOOR
08 35 13.13.A1	CEILING CONTACT GUARD
08 35 13.13.A2	ALUMINUM TRACK
09 21 16.A2	5/8" GYPSUM WALLBOARD
09 21 16.A3	PROVIDE 1/2" GYPSUM WALLBOARD FOR FIREBLOCKING AT A MAXIMUM SPACING OF 20'-0"
09 21 16.G	METAL CORNER BEAD (TYPICAL AT ALL CORNERS)
09 22 16.G1	7/8" FURRING HAT CHANNELS AT 16" OC
09 51 00.A	ACOUSTICAL CEILING TILE AND SUSPENSION SYSTEM - REFERENCE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPE.



KEY PLAN

STATE OF OHIO
ANDREW P. HUELSMAN
E-78372
REGISTERED
PROFESSIONAL ENGINEER
ANDREW P. HUELSMAN
LICENSE #E-78372
EXPIRATION DATE: 12/31/2027

GARMANN MILLER
MINSTER, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA
Creategm.com

TIPP CITY SENIORS NEW ADDITION

538 NORTH HYATT STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS

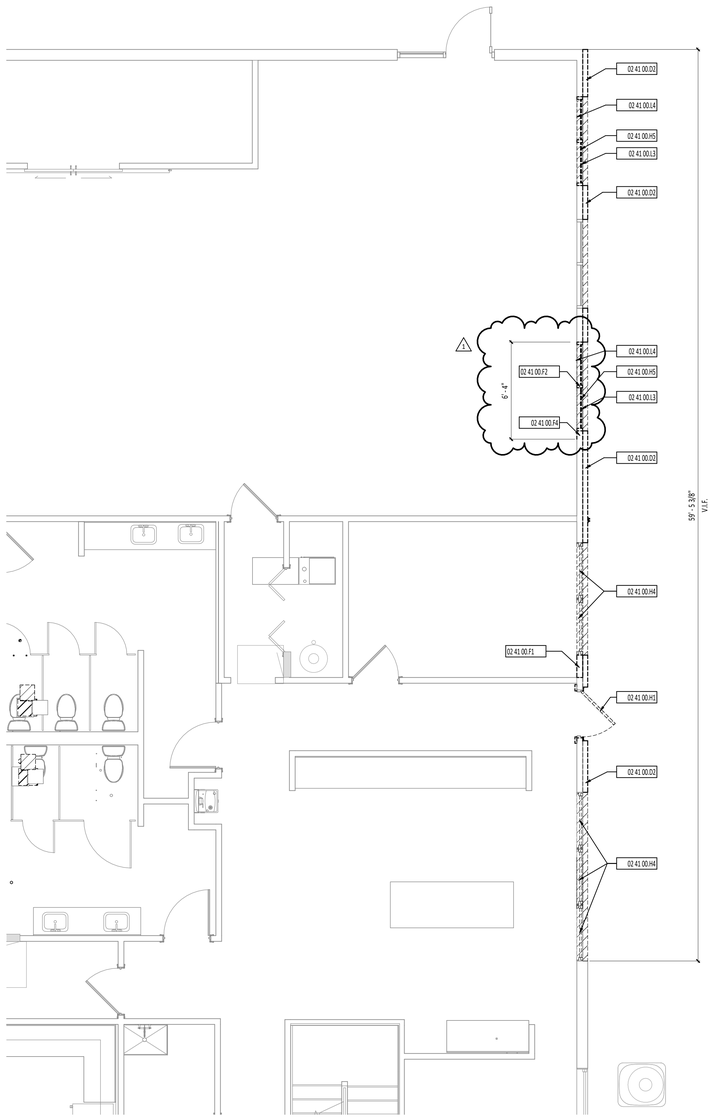
	CONSTRUCTION DOCUMENTS	01/13/2026
1	ADDENDUM 01	01/26/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	MLE	SMD

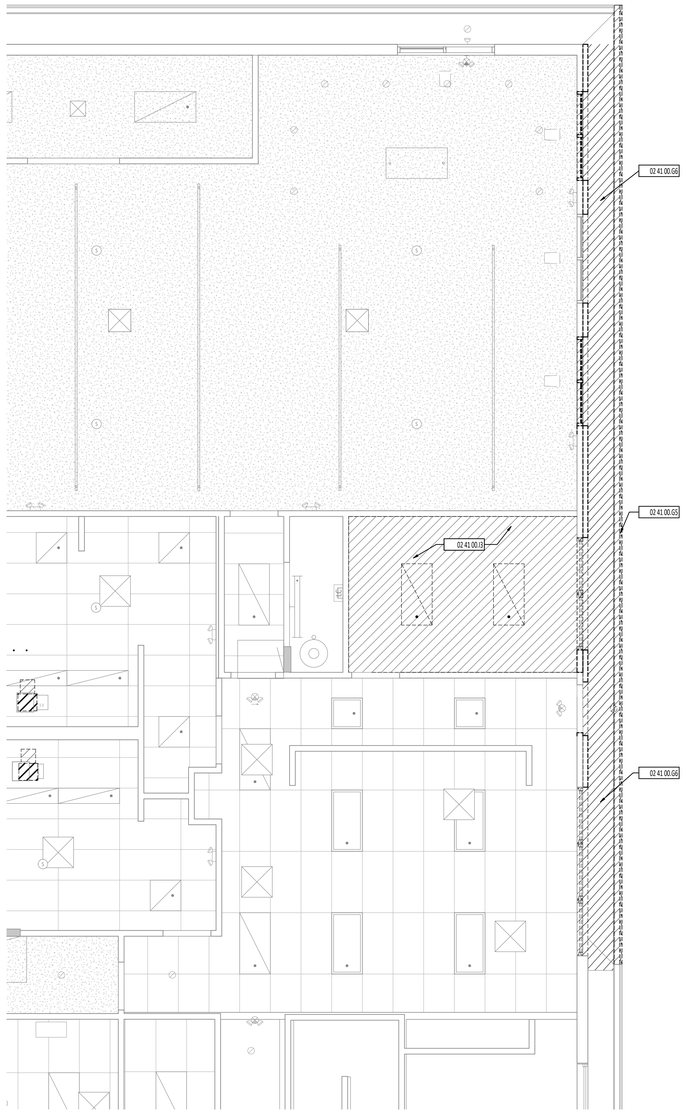
SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN - UNIT A

SHEET NUMBER:
A7.1

PRINTED ON: 1/26/2026 11:49:44 AM



1 AD1.0 **FIRST FLOOR DEMOLITION PLAN**
1/4" = 1'-0"



2 AD1.0 **FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN**
1/4" = 1'-0"

DEMOLITION FLOOR PLAN GENERAL NOTES

A THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS. FOR DEMOLITION NOTES AND SYMBOLS APPLICABLE ONLY TO DRAWINGS OF DISCIPLINE OTHER THAN ARCHITECTURAL, REFER TO SPECIFIC DRAWINGS OF THAT GENERAL DEMOLITION NOTES DISCIPLINE.

B FIELD VERIFY CONDITIONS AND COORDINATE DEMOLITION OR REMOVAL WORK WITH CORRESPONDING NEW CONSTRUCTION WORK AND WITH ALL APPROPRIATE TRADES PRIOR TO STARTING DEMOLITION WORK. IF DISCREPANCIES ARE FOUND BETWEEN CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS, NOTIFY ARCHITECT IMMEDIATELY.

C OWNER SHALL REMOVE LOOSE ITEMS, I.E. EQUIPMENT, FURNITURE, ARTWORK, PLAQUES, ETC., PRIOR TO CONTRACTOR'S START OF WORK IN SPECIFIED AREAS. WHERE PARTIAL OCCUPANCY, CONTRACTOR SHALL COORDINATE SCHEDULE WITH OWNER.

D REMOVE ITEMS TO BE DEMOLISHED IN THEIR ENTIRETY UNLESS OTHERWISE NOTED. DESCRIPTION OF PRIMARY ITEMS TO BE REMOVED IS GENERAL IN NATURE, AND REMOVAL OF SECONDARY COMPONENTS SUCH AS BLOCKING, SUPPORTS, ANCHORS, TRIM, ADHESIVE, PIPING, WIRING, ETC., RELATED TO PRIMARY ITEMS SHALL BE INCLUDED.

E PROTECT EXISTING SURFACES TO REMAIN IN AREAS ADJACENT TO DEMOLITION WORK. CONTRACTOR TO REPAIR EXISTING SURFACES TO REMAIN DAMAGED DURING CONSTRUCTION AND DEMOLITION.

F PATCH EXISTING FLOOR, WALL, AND CEILING CONSTRUCTION AT ABANDONED PENETRATION LOCATIONS WITH NEW MATERIALS AS REQUIRED TO RECEIVE NEW FINISHES AND TO MAINTAIN ORIGINAL FIRE RATING ASSEMBLY WHERE APPLICABLE.

G SELECTIVE DEMOLITION FOR INSTALLATION OF NEW MECHANICAL, PLUMBING, OR ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR TRADE REQUIRING THE DEMOLITION.

H DEMOLISHED MATERIALS ARE THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE AND SHALL BE PROMPTLY DISPOSED OFF SITE IN A LEGAL MANNER.

I REPAIR FINISHES AND SURFACES LEFT EXPOSED BY DEMOLITION OR REMOVAL OF EQUIPMENT USING NEW MATERIALS TO MATCH SURROUNDING SURFACES. REPAIR EXISTING FLOOR, BASE, WALL AND CEILING FINISHES TO CORRECT DEFECTS CAUSED OR EXPOSED BY DEMOLITION WORK OR EQUIPMENT REMOVAL. REPAIRED SURFACES SHALL BE SMOOTH AND UNDETECTABLE UNDER FINAL FINISHES. AREAS NOTED ON THE DWGS. TO BE REPAIRED OR PATCHED ARE GIVEN FOR REFERENCE AND SHALL NOT BE INTERPRETED TO LIMIT THE SCOPE OF WORK.

J DIMENSIONAL INFORMATION FOR NEW OPENINGS INDICATED ON DEMOLITION DWGS. ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION AND COORDINATION WITH NEW CONSTRUCTION.

K PRIOR TO START OF DEMOLITION, DUST AND SOUND BARRIERS SHALL BE CONSTRUCTED.

L PROPER EGRESS AND APPROVED BARRIERS MUST BE MAINTAINED THROUGHOUT THE DEMOLITION AREA AT ALL TIMES.

M REMOVE DEBRIS DAILY.

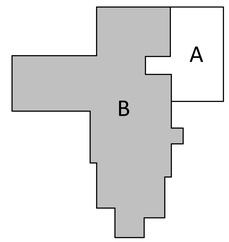
DEMOLITION FLOOR PLAN SYMBOLS LEGEND

A101 ROOM DESIGNATION - REFERENCE ROOM INDEX.

DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

xx xx xx.xx
KEYNOTE DESIGNATION
SPECIFICATION SECTION

#	KEYNOTE DESCRIPTION
02 41 00.D2	REMOVE EXISTING FACE BRICK VENEER. SALVAGE QUANTITY AS NEEDED FOR TOOTH-IN PORTION OF WALL. SEE NEW WORK PLAN FOR LOCATION.
02 41 00.F1	REMOVE PORTION OF EXISTING WOOD FRAMING
02 41 00.F2	REMOVE PORTION OF EXISTING WOOD TRIM
02 41 00.F4	REMOVE PORTION OF EXISTING WOOD FRAMING FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLAN
02 41 00.G5	REMOVE EXISTING GUTTER. PREPARE FOR NEW WORK
02 41 00.G6	REMOVE EXISTING SOFFIT AND FRAMING. PREPARE FOR NEW WORK
02 41 00.H1	REMOVE EXISTING DOOR AND FRAME - PREPARE FOR NEW WORK.
02 41 00.H4	REMOVE EXISTING WINDOW - PREPARE FOR NEW WORK.
02 41 00.H5	REMOVE AND SALVAGE EXISTING STOREFRONT WINDOW FOR NEW LOCATION. PREPARE FOR NEW WORK.
02 41 00.I3	REMOVE EXISTING ACOUSTICAL CEILING TILE CEILING AND GRID
02 41 00.L3	REMOVE AND SALVAGE EXISTING ROLLER SHADES FOR NEW LOCATION
02 41 00.L4	REMOVE EXISTING SOLID SURFACE SILL



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SHEET TITLE:

FIRST FLOOR AND REFLECTED CEILING DEMOLITION PLAN

SHEET NUMBER:

AD1.0

PRINTED ON: 1/26/2026 11:49:50 AM

SPECIAL INSPECTION NOTES

1 - The OWNER shall employ one or more special inspectors to provide inspections during construction on the types of work itemized below.
2 - Only the required STRUCTURAL Special Inspections have been listed on this sheet .
3 - The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection.
4 - Upon request, Shell + Meyer can provide a list of local agencies providing these inspection services.
5 - Numbered and lowercase sublettered inspections indicate referenced OBC requirements
6 - Some numbered or lettered special inspection items may not be listed. These items are not required on this project.
7 - Additional information regarding inspections and tests may be found in the project specifications, on the drawings, and in the building code and referenced standards.
8 - The Special Inspections table and other contract documents indicate the special inspections anticipated at the time the documents were approved by the Building Official.
9 - Special inspection and site observation personnel are not responsible for job site safety or means and methods of construction unless noted specifically in the contract.

REQUIRED STRUCTURAL SPECIAL INSPECTIONS

Soils - OBC Table 1705.6	Continuous	Periodic	Referenced Standard	Additional OBC Requirements	Remarks
A. Geotechnical Investigations				1803	Geotechnical Investigation shall include items of Special Inspection and Testing as noted in OBC Section 1803
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	—	X			Confirm bearing conforms to geotechnical report
2. Verify excavations are extended to proper depth and have reached proper material.	—	X			
3. Perform classification and testing of compacted fill materials.	—	X		1803.5.1	Confirm structural fill materials meet specifications outlined in geotechnical report.
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	—			Confirm structural fill materials meet specifications outlined in geotechnical report.
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	—	X			Confirm that site requirements are met according to the geotechnical report, prior to placing structural fill.

Concrete Construction, Cast-In-Place - OBC Table 1705.3	Continuous	Periodic	Referenced Standard	Additional IBC Requirements	Remarks
A. Fabricator Inspections	—	X		1704.2.5	SPECIAL INSPECTIONS APPLY TO VERIFICATION OF DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES INCLUDING REVIEW FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS
1. Inspect reinforcement and verify placements.	—	X	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3.	1908.4	Confirm size and spacing of bars. Tolerances and reinforcing placement per ACI 7.5; spacing limits for reinforcing ACI 7.6
3. Inspect anchors cast in concrete.	—	X	ACI 318: 17.8.2	—	
4. Inspect anchors post-installed in hardened concrete members. a. Adhesive anchors installed horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4.a.	X —	— X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	—	All bolts visually inspected. Post-installed anchors shall be qualified for use in cracked concrete and shall have passed the Simulated Seismic Tests in accordance with ACI 355.2. Special inspections apply to anchor product name, type, and dimensions, hole dimensions, compliance with drill bit requirements, cleanliness of the hole and anchor, adhesive expiration date, anchor/adhesive installation, anchor embedment, and tightening torque
5. Verify use of required design mix	—	X	ACI 318:Ch.19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3	Tests and submittals per specifications
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of concrete.	X	—	ASTM C172, ASTM C31, ACI 318: 26.4, 26.12	1908.1	Tests per specifications
8. Verify maintenance of specified curing temperature and techniques.	—	X	ACI 318: 26.5.3-26.5.5	1908.9	Confirm products conform to approved shop drawings; confirm curing performed per specifications

Wood Construction	Continuous	Periodic	Referenced Standard	Additional OBC Requirements	Remarks
A. Pre-fabricated wood structural elements				1704.2.5	Refer to inspection of fabricator requirements
B. Metal plate connected wood trusses spanning 60 feet or greater	—	X	Approved truss submittal package AND Building Component Safety Information (BCSI) - Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses	1705.5.2	VERIFY THAT THE TEMPORARY INSTALLATION RESTRAINT/BRACES AND THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED IN ACCORDANCE WITH THE APPROVED TRUSS SUBMITTAL PACKAGE AND 'BCSI'
C. Designated Wood Framed Shearwalls					
Verify Structural Panel Grade, APA Rating and Thickness	—	X			
Verify nail diameter and length, fastener spacing along panel edges and in the field of the panel.	—	X			
Verify holdown quantity and locations	—	X			Special inspections apply to holdown anchor size and placement, including embedment length, spacing, and edge distance.
Verify panel edges are blocked with 2x blocking	—	X			2x blocking may be installed flatwise
D. Designated blocked diaphragms					
Inspect Diaphragms for proper panel thickness and fastener pattern	—	X			
Verify nail diameter and length, fastener spacing along panel edges and in the field of the panel.	—	X			
Verify panel edges are blocked with 2x blocking	—	X			
E. Verify mechanical fastener installation	—	X			
Inspect details of wood framing including framing, member sizes, blocking, bridging and bearing.					

DESIGN CRITERIA NOTES

REFERENCED DESIGN CODE:
OHIO BUILDING CODE (2024)

ENVIRONMENTAL LOADS:
ROOF SNOW LOAD:
GROUND SNOW LOAD, Pg = 20 PSF
FLAT ROOF SNOW LOAD, Pf = 20 PSF
SNOW EXPOSURE FACTOR, Ce = 1.0
SNOW LOAD IMPORTANCE FACTOR, Is = 1.0
THERMAL FACTOR, Ct = 1.0
WIND LOAD:
BASIC WIND SPEED (3 SECOND GUST) = 107 MPH
RISK CATEGORY = II
WIND EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT = +/- 0.18
MEAN ROOF HEIGHT = 16 FT.
COMPONENT AND CLADDING WIND LOAD:
WIND PRESSURES FOR COMPONENTS DESIGNATED FOR DELEGATED DESIGN TO BE SEALED BY PROFESSIONAL ENGINEER AND CALCULATED BASED ON ASCE 7-16.

WHERE NO P.E. IS INVOLVED IN THE DESIGN OF THE COMPONENT/CLADDING THE FOLLOWING SERVICE LEVEL WIND LOADS (0.6W) SHALL BE USED:

ROOFS = +20 PSF / -45 PSF
WALLS = +20 PSF / -24 PSF

EARTHQUAKE LOAD:
SEISMIC IMPORTANCE FACTOR, Ie = 1.0
MAPPED SPECTRAL ACCELERATION, Ss = 0.179g
S1 = 0.072g
SITE CLASS = D
DESIGN SPECTRAL ACCELERATION, Sds = 0.191g
Sd1 = 0.115g
SEISMIC DESIGN CATEGORY = B
BASIC SEISMIC-FORCE-RESISTING SYSTEM (RESPONSE MODIFICATION FACTOR) = (Reference: ASCE 7-16 Table 12.2-1)
ZIP SYSTEM SHEATHING (R=2.0)

PER "OHIO EXISTING BUILDING CODE" 605.3 EXCEPTION: THE EXISTING LATERAL LOAD CARRYING STRUCTURAL ELEMENTS WILL HAVE A DEMAND/CAPACITY INCREASE OF NO MORE THAN 10% AND SHALL BE PERMITTED TO REMAIN UNALTERED.

SEISMIC RESPONSE COEFFICIENT, Cs = 0.096
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE
DESIGN BASE SHEAR (LOE) = 8.5 KIPS

DESIGN UNIFORM LOADS:
DEAD LOAD: 25 PSF
ROOF LIVE LOAD: 25 PSF

GENERAL STRUCTURAL NOTES

GENERAL (ALL TRADES)
1. IN ACCORDANCE WITH SECTION 1704 OF THE OHIO BUILDING CODE, SPECIAL INSPECTIONS WILL BE REQUIRED FOR THIS PROJECT. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE "SPECIAL INSPECTION REQUIREMENTS" SCHEDULE. ALL FABRICATORS SHALL SATISFY THE "FABRICATOR APPROVAL" PROVISIONS IN SECTION 1704.2.5.1 WHICH REQUIRES THE FABRICATOR TO MAINTAIN AN AGREEMENT A BOARD RECOGNIZED INDUSTRY TRADE ASSOCIATION CERTIFICATION PROGRAM OR A BOARD RECOGNIZED FABRICATOR INSPECTION AGENCY PER 4101:7-6-01 OF OHIO ADMINISTRATIVE CODE.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY CONDITIONS SUBSTANTIALLY DIFFERENT THAN THOSE SHOWN TO THE ENGINEER.
3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER DISCIPLINES. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
4. THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. SHELL + MEYER ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES, AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK.
6. **FOR THE PURPOSES OF UL FIRE ASSEMBLY RATINGS E119 AND UL 263, THE STRUCTURE SHALL BE CONSIDERED "UNRESTRAINED", UNLESS SPECIFICALLY NOTED IN THE CONSTRUCTION DOCUMENTS PER OBC SECTION 703.2.1.3.**

POST INSTALLED ANCHORS
1. INSTALL ALL ANCHORS PER THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS (MPII).
2. WHERE NOT INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC.:
3. ***CONCRETE SUBSTRATE*** - U.N.O. USE 3/4" DIAM. HILTI HAS THREADED RODS OR HIT-Z ANCHOR RODS WITH HIT-HY 200V3 SAFE SET SYSTEM, ICC ESR-4868. MINIMUM EMBEDMENT 0'-6 3/4".
4. ***REINFORCING INTO CONCRETE*** - U.N.O. USE HILTI HIT-RE 500 V3 EPOXY, ICC ESR-3814. MINIMUM EMBEDMENT INTO CONCRETE 44x BAR DIAMETER U.N.O.
5. ***GROUTED CONCRETE MASONRY*** (INSTALLED IN WALL FACE) MIN. 8" GROUT AROUND ALL ANCHORS - U.N.O. USE 3/4" DIAM. HILTI KWIK BOLT 3 ANCHORS, ICC-ES ESR-1385. MINIMUM EMBEDMENT 0'-4 3/4".
6. ***GROUTED CONCRETE MASONRY*** (INSTALLED VERTICALLY IN TOP COURSE OF WALL) - U.N.O. USE 3/4" DIAM. HILTI KWIK HUS EZ SCREW ANCHORS, ICC-ES ESR-3056. MINIMUM EMBEDMENT 0'-6 1/4".
7. ***UNGROUTED CONCRETE MASONRY*** - USE THE HILTI HIT HY-270 ADHESIVE SYSTEM ICC-ES ESR-4144. U.N.O. STEEL ANCHORS SHALL BE 1/2" DIAM. HILTI 'HAS-E' CONTINUOUSLY THREADED ROD x 0'-2" MINIMUM EMBEDMENT. USE TWO APPROPRIATELY SIZED MESH SLEEVES PER ANCHOR.

DIVISION 3 - FOUNDATIONS AND CONCRETE
1. ALLOWABLE NET SOIL BEARING CAPACITY = ***3,000 PSF REF. SOILS REPORT DATED 11/18/2025 BY BOWERS MORNER***
2. ALL EXCAVATIONS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
3. CONCRETE WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE LATEST "AMERICAN CONCRETE INSTITUTE" INCLUDING THE REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C150 OR C595, AGGREGATE CONFORMING TO ASTM C33, AND ADMIXTURES CONFORMING TO ASTM C494, C1017, C618, C989 AND C260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C94.
4. HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
5. CONCRETE SHALL ATTAIN THE FOLLOWING ULTIMATE 28 DAY COMPRESSIVE STRENGTHS: 3,000 P.S.I. FOR FOOTINGS AND
4,000 P.S.I. FOR INT. SLABS ON GRADE, WALLS
4,500 P.S.I. FOR EXT. SLABS ON GRADE; SLUMP SHALL BE 4" ± 1"
6. ALL CONCRETE TO BE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED (4.5 TO 7.5%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C260. MAXIMUM W/C RATIO = 0.45
7. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A996, GRADE 60.
8. TOP OF FOOTING ELEVATIONS SHALL BE AS SHOWN ON THE FOUNDATION PLAN. THESE ELEVATIONS ARE A MAXIMUM AND SHALL BE LOWERED AS REQUIRED TO OBTAIN THE REQUIRED DESIGN BEARING PRESSURE PER THE GEOTECHNICAL ENGINEER'S SPECIFICATION. REFER TO SCHEDULES AND DETAILS FOR MINIMUM FOOTING THICKNESSES.

DIVISION 6 - WOOD
1. WOOD FRAMING SHALL BE OF THE FOLLOWING MINIMUM GRADE AND SPECIES, U.N.O.:
2. BUILT-UP STUD COLUMNS AND WALL PLATES SHALL BE No.2 SOUTHERN YELLOW PINE (SYP). THE REMAINDER OF THE STUD FRAMING SHALL BE No.1/No.2 SPRUCE-PINE-FIR (SPF).
3. DIMENSIONAL LUMBER FLOOR JOISTS AND RAFTERS SHALL BE No.2 SOUTHERN YELLOW PINE.
4. OTHER MISCELLANEOUS WOOD FRAMING - No.1/No.2 SPF
5. ALL NAILING NOT OTHERWISE INDICATED SHALL BE IN ACCORDANCE WITH THE "FASTENING SCHEDULE" PER OBC TABLE 2304.10.2
6. HOLES AND NOTCHES DRILLED OR CUT INTO THE WALL STUD FRAMING SHALL NOT EXCEED THE RESTRICTIONS SET FORTH IN OBC 2308.5.9 AND 2308.5.10
7. HOLES AND NOTCHES DRILLED OR CUT INTO JOISTS SHALL NOT EXCEED THE RESTRICTIONS SET FORTH IN OBC 2308.4.2.4.
8. ALL WOOD SHEATHING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARDS PS1, PS2, OR APA PRP-108 PERFORMANCE STANDARDS.
9. APA RATED SHEATHING APPLIES TO PLYWOOD OR ORIENTED STRAND BOARD (OSB). UNLESS SPECIFICALLY NOTED, EITHER MAY BE USED.
10. ALL ROOF PANELS SHALL BE 19/32 APA RATED SHEATHING, EXPOSURE 1 ("CDX"), U.N.O. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING, AS RECOMMENDED BY APA. WHEN TONGUE & GROOVE ROOF SHEATHING IS NOT PROVIDED, CONNECT ROOF SHEATHING WITH 8D COMMON NAILS (D=0.131", L=2-1/2") AT 6"o.c. AT SUPPORTED PANEL EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS, U.N.O. INCREASE NAILING TO 4" o.c. AT ALL OVERHANGS.
11. ALL FLOOR PANELS SHALL BE 3/4 APA RATED STURD-I-FLOOR SHEATHING, EXPOSURE 1, WITH TONGUE AND GROOVE EDGES. INSTALL SMOOTH SIDE UP. GLUE AND NAIL FLOOR SHEATHING TO JOISTS AND EACH OTHER WITH 8D RING OR SCREW-SHANK NAILS (D= 0.131", L=2-1/2") AT 6"o.c. AT SUPPORTED EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS, U.N.O.
12. FIELD-GLUE FLOOR SHEATHING USING ADHESIVES MEETING APA SPECIFICATIONS AFG-01 OR ASTM D3498, AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
13. UNLESS NOTED OTHERWISE AS A SHEARWALL, ALL WALL PANELS SHALL BE 15/32 APA RATED SHEATHING, EXPOSURE 1 ("CDX"). CONNECT WALL SHEATHING WITH 8D COMMON NAILS (D=0.131", L=2-1/2") AT 6"O.C. AT SUPPORTED PANEL EDGES AND 12"O.C. AT INTERMEDIATE SUPPORTS, U.N.O.
PRE-ENGINEERED WOOD TRUSSES
1. WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE OHIO BUILDING CODE (2024), ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", ANSI/TPI 1-2014 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES", AND THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
2. REFER TO ROOF FRAMING PLANS FOR DRAG STRUT LOADS (WIND LOAD DURATION) REQUIRED TO BE TRANSFERRED FROM ROOF DIAPHRAGM, THROUGH THE TRUSS ELEMENTS, AND INTO THE STRUCTURE BELOW. TRUSS DESIGNER TO DESIGN TRUSS FOR THIS LOAD TRANSFER.
3. WOOD TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S REQUIREMENTS AND THE GUIDELINES SET FORTH IN THE LATEST WTCA/TPI JOINT PUBLICATION OF BCSI "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" AS A MINIMUM REQUIREMENT. THE TRUSS SUPPLIER SHALL HAND DELIVER A COPY OF THIS DOCUMENT TO THE TRUSS INSTALLER AT THE SITE BEFORE TRUSSES ARE ERECTED.
4. WOOD TRUSSES SHALL BE DESIGNED BY THE TRUSS MFR. TO SUPPORT THE FOLLOWING LOADS:
5. TOP CHORD LIVE LOAD: 25 PSF (SNOW LOAD DURATION);
6. SEE PLAN FOR SNOW DRIFT LOADS;
7. CHECK EAVES AND OVERHANGS FOR 2*pf PER ASCE 7 (Section 7.4.5) ;
8. TOP CHORD DEAD LOAD: 10 PSF ;
9. ADD ADDITIONAL 4 PSF DEAD LOAD ON TRUSSES BELOW BUILT-UP FRAMING OR VALLEY SET AREAS.
10. BOTTOM CHORD LIVE LOAD: USE MINIMUM PER TRUSS MFR.
11. BOTTOM CHORD DEAD LOAD: 15 PSF
12. SPRINKLER LOCATIONS, IF APPLICABLE, TO BE PROVIDED BY G.C. PRIOR TO TRUSS DESIGN
13. REFER TO PLAN FOR SPECIAL LOADING CONDITIONS

SHEET LIST	
Sheet Number	Sheet Name
S0.1	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S2.0	FOUNDATION SECTIONS
S3.0	ROOF FRAMING PLAN
S4.0	FRAMING SECTIONS
S5.0	WOOD TRUSS BRACING
S5.1	WOOD SHEARWALL

SHELL +MEYER
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FELIX V. RUSCILLO
51953
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PROFESSIONAL ENGINEER
STATE OF OHIO

GARMANN MILLER
ARCHITECTURE | PLANNING | INTERIORS
HAMILTON, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA | FORT WAYNE, INDIANA
cmmillergm.com

TIPP CITY SENIORS NEW ADDITION

538 NORTH HYATT STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS

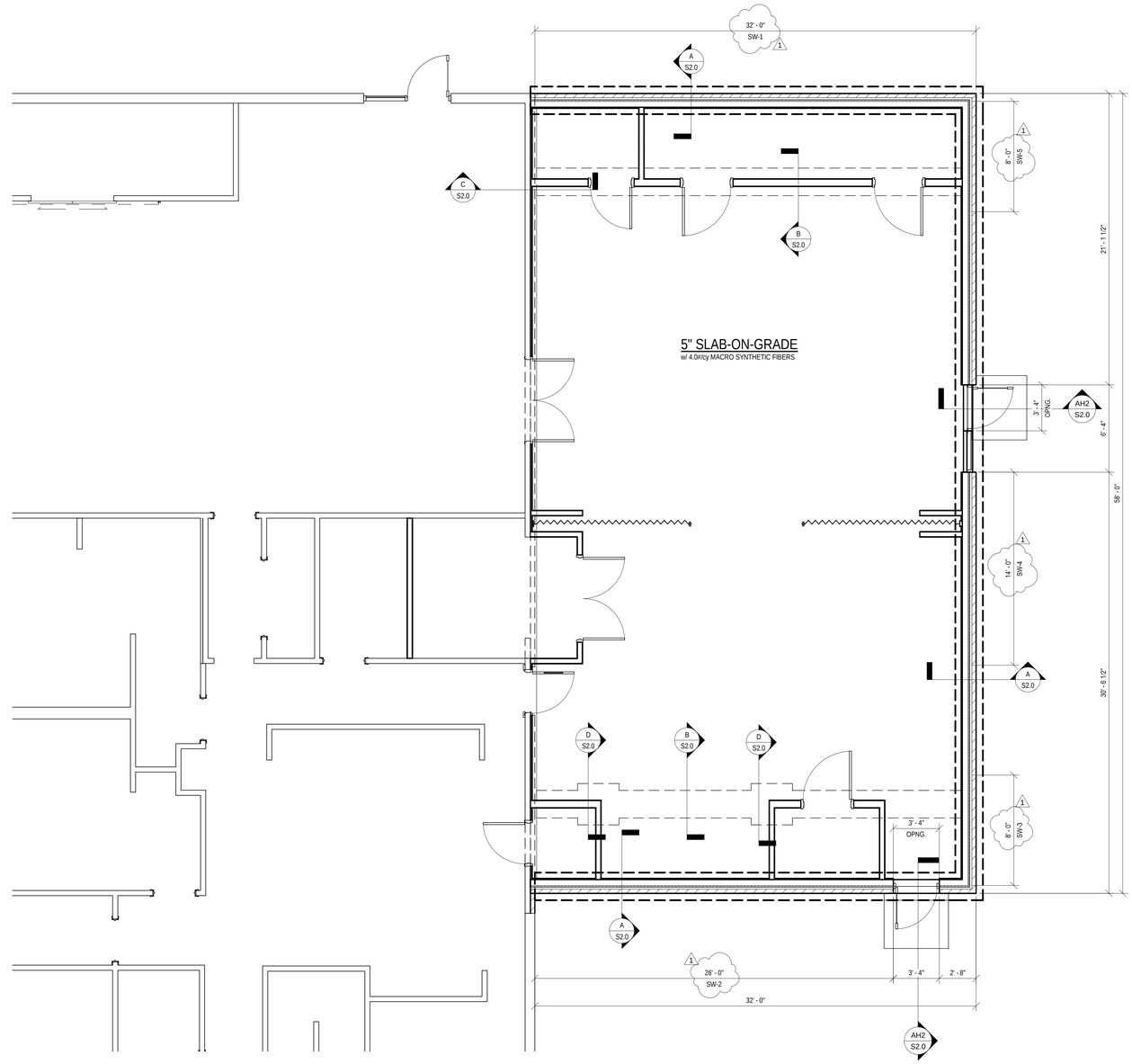
	CONSTRUCTION DOCUMENTS	01/13/2026
1	ADDENDUM 01	01/26/2026

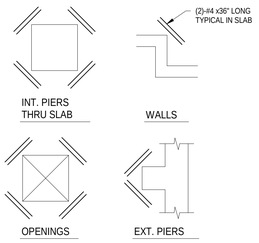
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	TE	PR

SHEET TITLE:
STRUCTURAL NOTES

SHEET NUMBER:
S0.1

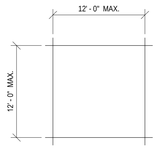
PRINTED ON: 1/23/2026 2:55:20 PM





SLAB REINFORCING DETAILS AT REENTRANT CORNERS

N.T.S.



NOTES:
1. SAW CUT CONTROL JOINTS AT 12'-0"o.c. MAX. MAINTAIN LENGTH TO WIDTH RATIO OF 1:1; DO NOT EXCEED MORE THAN 1.5:1.
2. LOCATE AT WALL RE-ENTRANT CORNERS AND ON COLUMNS WHERE POSSIBLE.
3. CONSTRUCTION JOINTS CAN BE LOCATED AT CONTRACTORS OPTION.
4. PROVIDE A JOINTING PLAN FOR ARCHITECTURAL REVIEW IN AREAS WHERE CONCRETE WILL BE EXPOSED TO VIEW.

TYPICAL SLAB-ON-GRADE CONTROL JOINTS

NORTH

Foundation

1/4" = 1'-0"

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SHEET TITLE:

FOUNDATION PLAN

SHEET NUMBER:

S1.0

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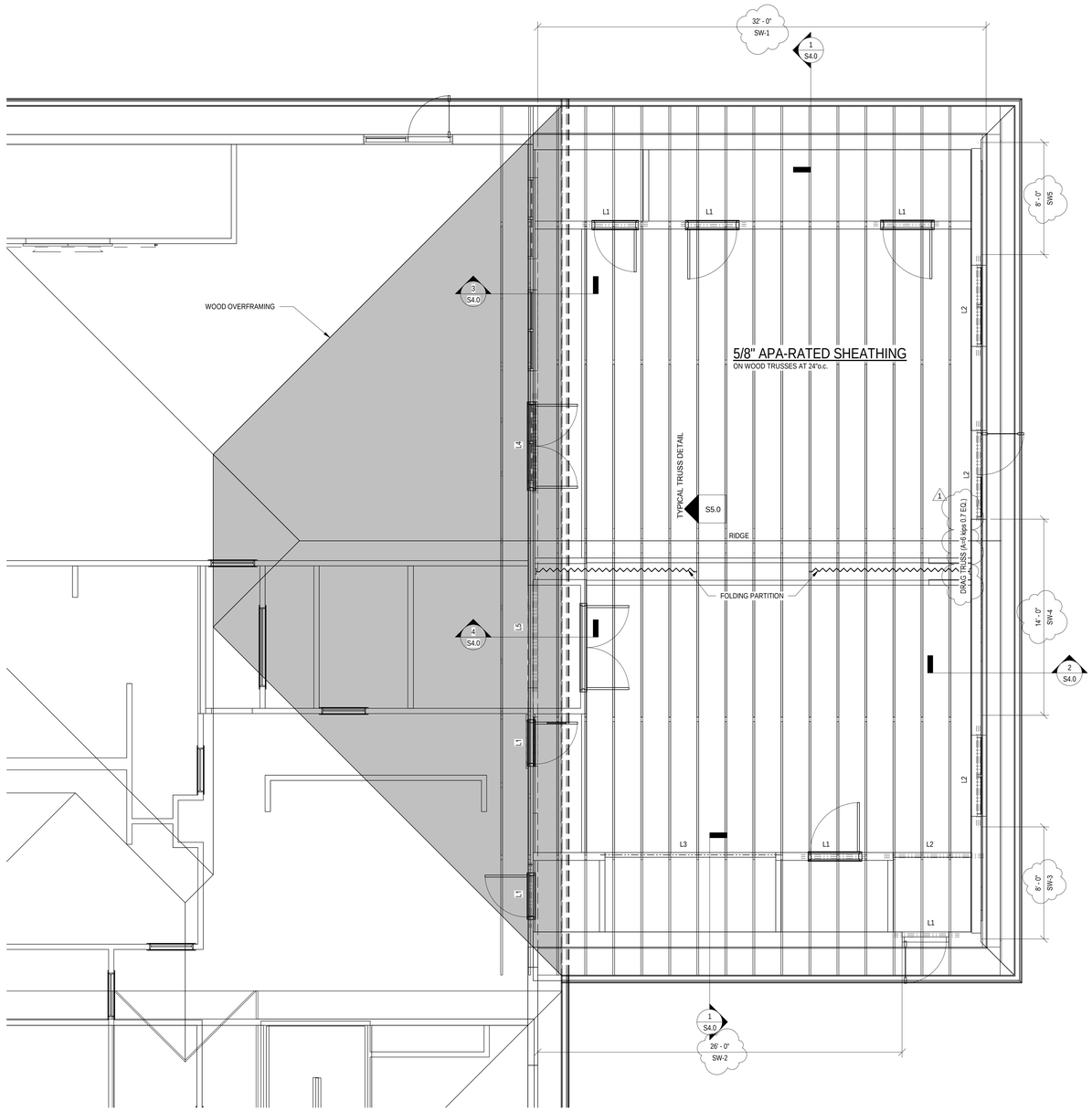
WOOD LINTELS

MARK	SIZE	NOTES
L1	(3) 2x8	(2) BEARING STUDS EACH END
L2	(3) 2x10	(2) BEARING STUDS EACH END
L3	5 1/4"x14" MICROLLAM LVL	(3) BEARING STUDS EACH END
L4	3 1/2"x7 1/4" MICROLLAM LVL	(3) BEARING STUDS EACH END
L5	3 1/2"x11 1/4" MICROLLAM LVL	(3) BEARING STUDS EACH END



NORTH

Roof Framing

1/4" = 1'-0"

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SHEET TITLE:

ROOF FRAMING PLAN

SHEET NUMBER:

S3.0

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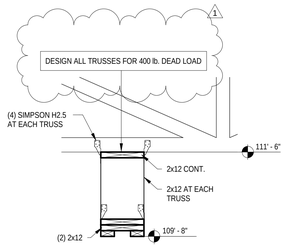
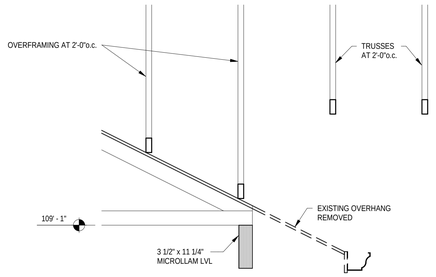


5
S4.0
3/4" = 1'-0"



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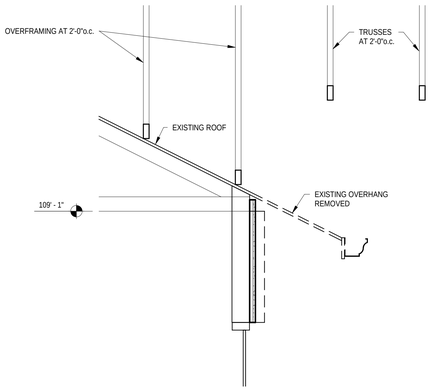
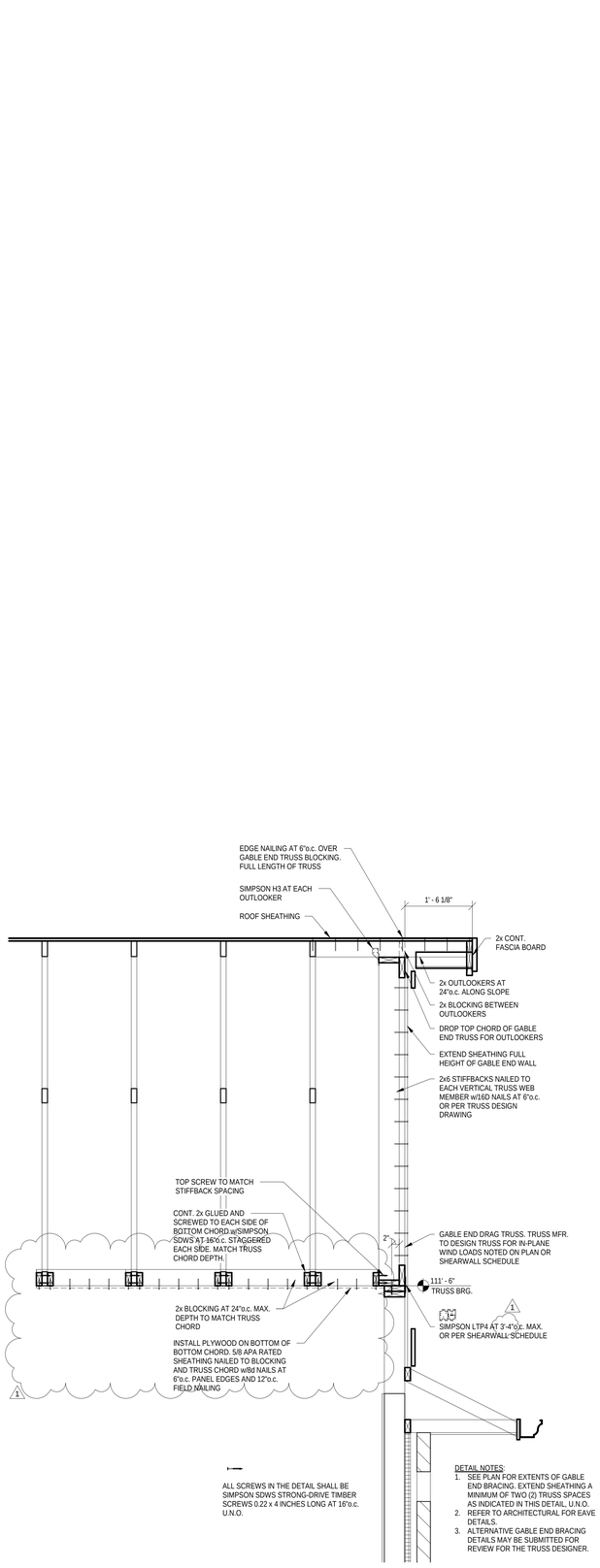
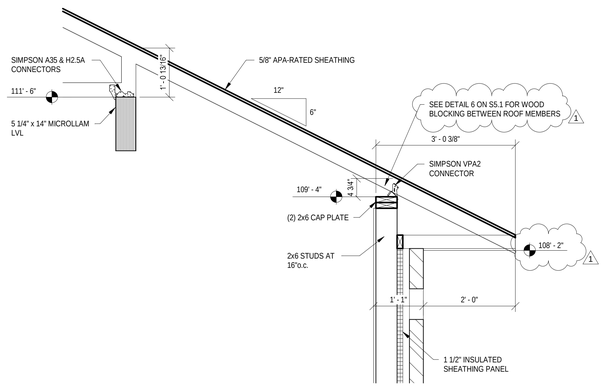
S4.0
3/4" = 1'-0"



3
S4.0
3/4" = 1'-0"



2
S4.0
3/4" = 1'-0"



1
S4.0
3/4" = 1'-0"

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SHEET TITLE:

FRAMING SECTIONS

SHEET NUMBER:

S4.0

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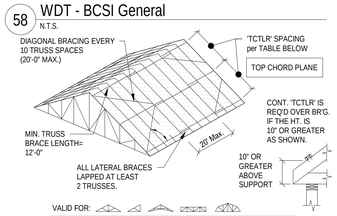
NOTE TO CONTRACTOR:
COST OF TEMPORARY AND PERMANENT BRACING IS USUALLY NOT INCLUDED AS PART OF THE PRE-ENGINEERED TRUSS PACKAGE. ALL BRACING REQUIRED ON THIS SHEET AND THE BCSI GUIDE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL TRUSS BRACING NOTES:

1. TEMPORARY BRACING MUST BE APPLIED TO ALL OF THE FOLLOWING PLANES OF THE TRUSSES TO ENSURE STABILITY: TOP CHORD PLANE (Roof Plane), WEB MEMBER PLANE (Sloping or vertical plane perpendicular to trusses), BOTTOM CHORD PLANE (ceiling plane).
2. GROUND BRACING (NOT SHOWN) IS REQUIRED FOR ALL INSTALLATIONS.
3. ALL CONNECTIONS SHALL BE MADE WITH A MINIMUM OF (2) 10d NAILS (D= 0.131", L=3.0") GALVANIZED OR COATED. DRIVE NAILS FLUSH OR USE DOUBLE-HEADED (DUPLEX) NAILS FOR EASE OF REMOVAL.
4. ALL TEMPORARY BRACING SHALL BE NO LESS THAN 2x4 STRESS-GRADED LUMBER.
5. LATERAL BRACING ALONE IS NOT ADEQUATE WITHOUT DIAGONAL BRACING. ALWAYS DIAGONALLY BRACE FOR SAFETY.
6. TRUSS SPACERS ARE FOR SPACING ONLY! NEVER USE THE COMMERCIALLY AVAILABLE LIGHT-GAUGE METAL FOLD-OUT / NON-STRUCTURAL SINGLE UNIT SPACER PRODUCTS FOR TRUSS LATERAL RESTRAINT.
7. BRACING FOR WOOD TRUSSES IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE ERECTOR. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING METAL PLATE CONNECTED WOOD TRUSSES" (BCSI) PUBLISHED BY THE STRUCTURAL BUILDING COMPONENT ASSOCIATION (SBCA). THIS REQUIRED DOCUMENT IS AVAILABLE BY CALLING SBCA AT (608) 274-4849.
   A. **A COPY OF THIS DOCUMENT SHALL BE AVAILABLE ON-SITE.**

WARNING: FAILURE TO FOLLOW THESE RECOMMENDATIONS AND THOSE OF WTCA / TPI COULD RESULT IN SEVERE PERSONAL INJURY OR DAMAGE TO TRUSSES OR BUILDINGS.

58 WDT - BCSI General
N.T.S.



VALID FOR:

TRUSS SPAN	TOP CHORD TEMPORARY LATERAL RESTRAINT (TCTLR) SPACING
UP TO 30'	10'-0" ON-CENTER MAXIMUM
30'-45'	8'-0" ON-CENTER MAXIMUM
45'-60'	6'-0" ON-CENTER MAXIMUM
** 60'-80'	4'-0" ON-CENTER MAXIMUM

TOP CHORD BRACING (TCTLR)

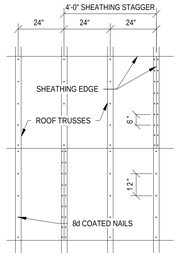
1. APPLIES TO ALL SLOPING CHORD TRUSSES, SCISSORS TRUSSES, 2x_ PARALLEL CHORD TRUSSES AND PIGGYBACK TRUSSES.
2. LOCATE A 'TCTLR' AT EACH PITCH BREAK ALONG THE TOP CHORD.
3. PROVIDE LATERAL BRACING AT TOP CHORD SCISSORS TRUSS SPLICES.
4. INSTALL 'TCTLR' TO THE UNDERSIDE OF TOP CHORD TO ALLOW INSTALLATION OF ROOF SHEATHING.

TOP CHORDS THAT ARE LATERALLY BRACED CAN BUCKLE TOGETHER AND CAUSE COLLAPSE IF THERE IS NO DIAGONAL BRACING. DIAGONAL BRACING SHOULD BE NAILED TO THE UNDERSIDE OF THE TOP CHORD WHEN PURLINS OR SHEATHING ARE ATTACHED TO THE TOPSIDE OF THE TOP CHORD.

**LONG SPAN TRUSS NOTE (60' - 80')

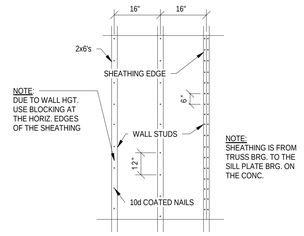
1. ONLY USE INSTALLERS WHO HAVE EXPERIENCE IN INSTALLING LONG SPAN TRUSSES.
2. TRUSSES SPANNING GREATER THAN 60' REQUIRE A PRE-ERECTION MEETING WITH A REPRESENTATIVE OF SHELL + MEYER ASSOCIATES AND THOSE INVOLVED IN THE ERECTION OF THE LONG-SPAN TRUSSES. PLEASE CONTACT SHELL + MEYER A MINIMUM OF TWO WEEKS PRIOR TO TRUSS ERECTION.
3. ASSEMBLE THE FIRST FIVE TRUSSES WITH ALL RESTRAINT, BRACING AND STRUCTURAL SHEATHING PRIOR TO INSTALLING OTHER TRUSSES. THIS MAY BE DONE ON THE GROUND AND LIFTED INTO PLACE.

64 WDT - BCSI TCTLR
N.T.S.



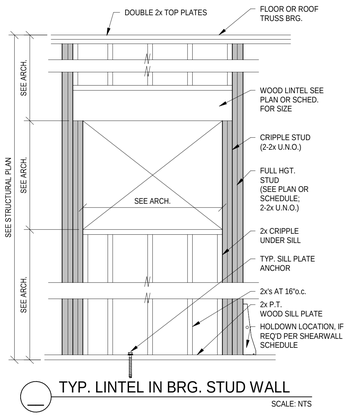
ROOF SHEATHING NAILING PATTERN TYP.
SCALE: NTS

65 WD - Sheathing Nailing Pattern (Roof)
3/4" = 1'-0"



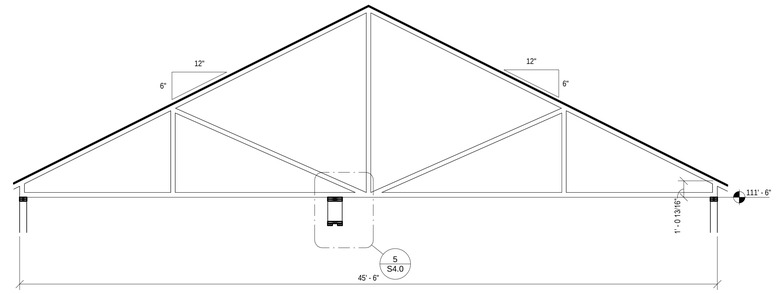
WALL SHEATHING NAILING PATTERN TYP.
OUTSIDE FACE
SCALE: NTS

3 WD - Sheathing Nailing Pattern (Walls)
3/4" = 1'-0"



TYP. LINTEL IN BRG. STUD WALL
SCALE: NTS

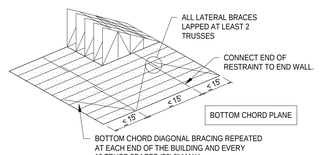
2 WD - TYP LINTEL IN BRG WALL
3/4" = 1'-0"



TYPICAL TRUSS DETAIL
1/4" = 1'-0"

TOP CHORD BRACING

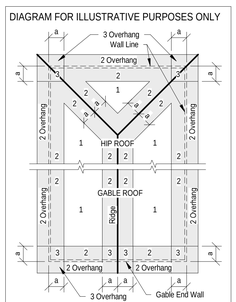
1. INSTALL BOTTOM CHORD TEMPORARY LATERAL RESTRAINT (BCTLR) IN ROWS NO MORE THAN 15'-0"o.c.
2. IF NO SHEATHING IS TO BE INSTALLED TO THE UNDERSIDE OF THE BOTTOM CHORDS, INSTALL BOTTOM CHORD PERMANENT LATERAL RESTRAINT AT THE LOCATIONS REQUIRED BY THE TRUSS DESIGN DRAWINGS (OR 10'-0"o.c. MAX.).
3. ADDITIONAL BOTTOM CHORD BRACING IS REQUIRED AT ALL GABLE END WALLS.
4. PROVIDE LATERAL BRACING AT BOTTOM CHORD SCISSORS TRUSS SPLICES.



BOTTOM CHORD BRACING

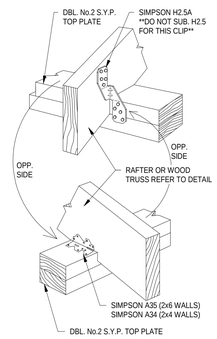
1. INSTALL BOTTOM CHORD TEMPORARY LATERAL RESTRAINT (BCTLR) IN ROWS NO MORE THAN 15'-0"o.c.
2. IF NO SHEATHING IS TO BE INSTALLED TO THE UNDERSIDE OF THE BOTTOM CHORDS, INSTALL BOTTOM CHORD PERMANENT LATERAL RESTRAINT AT THE LOCATIONS REQUIRED BY THE TRUSS DESIGN DRAWINGS (OR 10'-0"o.c. MAX.).
3. ADDITIONAL BOTTOM CHORD BRACING IS REQUIRED AT ALL GABLE END WALLS.
4. PROVIDE LATERAL BRACING AT BOTTOM CHORD SCISSORS TRUSS SPLICES.

66 WDT - BCSI BCHORD BRACING
3/4" = 1'-0"



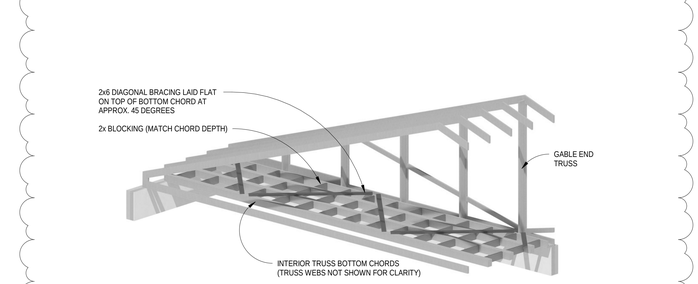
a = ???	Main Roof	Sheathing-to-Gable-End-Wall Framing	Overhang
	1 2 3	2 3	2 3
PANEL LOCATION	Fastening Schedule (inches on center)		
Supported panel end and edges	6 6 6	6 6	6 6
Field Nailing	12 12 6	6 6	6 6

67 WD - Roof Sheathing Uplift Diagram
3/4" = 1'-0"



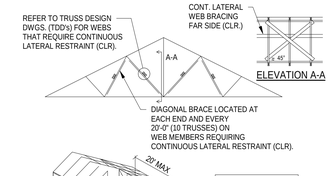
SIMPSON UPLIFT CONNECTORS

68 WD - SIMP A34/35 H2.5A
3/4" = 1'-0"



CONCEPTUAL DRAWING

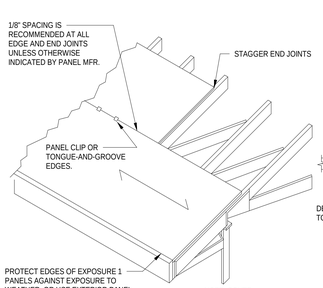
4 GABLE END WALL BRACING
3" = 1'-0"



WEB MEMBER BRACING

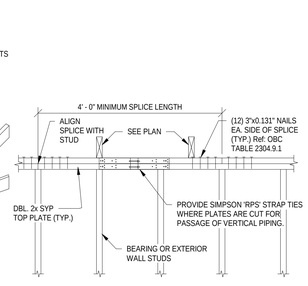
1. INSTALL DIAGONAL BRACING ON WEB MEMBERS (VERTICAL WEBS WHENEVER POSSIBLE), AT OR NEAR BOTTOM CHORD LATERAL RESTRAINT (SEE BELOW).
2. WEB MEMBERS THAT REQUIRE MORE THAN ONE ROW OF 'CLR' SHALL HAVE THE CLR's AND DIAGONAL BRACING INSTALLED AS THE TRUSSES ARE INSTALLED.
3. MONO TRUSSES, DEEP FLAT TRUSSES AND OTHER TYPES OF TRUSSES WITH DEEP ENDS ALSO REQUIRE CLR's AND DIAGONAL BRACING ON THE LONG WEB MEMBERS AT THE DEEP END OF THE TRUSS.
4. REFER TO BCSI-B2 AND BCSI-B3 ADDITIONAL INFORMATION PERTAINING TO WEB MEMBER RESTRAINT AND BRACING.

70 WDT - BCSI Web Members
3/4" = 1'-0"



**NOTE:
FOR BUILDINGS WITH CONVENTIONALLY FRAMED ROOFS (TRUSSES OR RAFTERS), LIMIT THE LENGTH OF CONTINUOUS SECTIONS OF ROOF AREA TO 80 FEET MAXIMUM DURING CONSTRUCTION TO ALLOW FOR ACCUMULATED EXPANSION IN WET WEATHER CONDITIONS. OMIT ROOF SHEATHING PANELS IN EACH COURSE OF SHEATHING BETWEEN SECTIONS, AND INSTALL "FILL IN" PANELS LATER TO COMPLETE ROOF DECK INSTALLATION PRIOR TO APPLYING ROOFING.

72 WD - APA Roof Sheathing Placement
N.T.S.

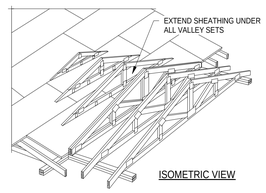


DETAIL NOTES:
1. GLUE AND NAIL PLATES WITH CONSTRUCTION ADHESIVE
2. LAP INTERSECTING PLATES AT CORNERS
3. BUTT SPLICES MUST ALIGN WITH STUD

CORNERS

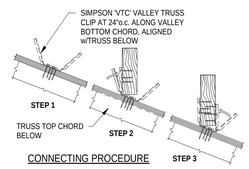
W5 DOUBLE TOP PLATE SPLICE
SCALE: NTS

73 WD - Double Top Plate Splice
3/4" = 1'-0"

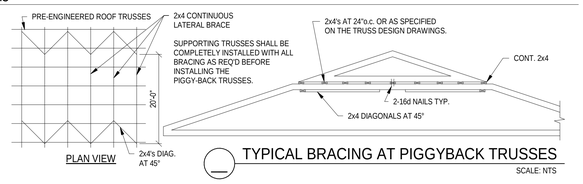


VALLEY SET DETAILS
SCALE: NTS

62 WDT - Valley Set Details
3/4" = 1'-0"



CONNECTING PROCEDURE



TYPICAL BRACING AT PIGGYBACK TRUSSES
SCALE: NTS

63 WDT - BCSI Piggy Back
3/4" = 1'-0"

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SHEET TITLE:
WOOD TRUSS BRACING

SHEET NUMBER:
S5.0

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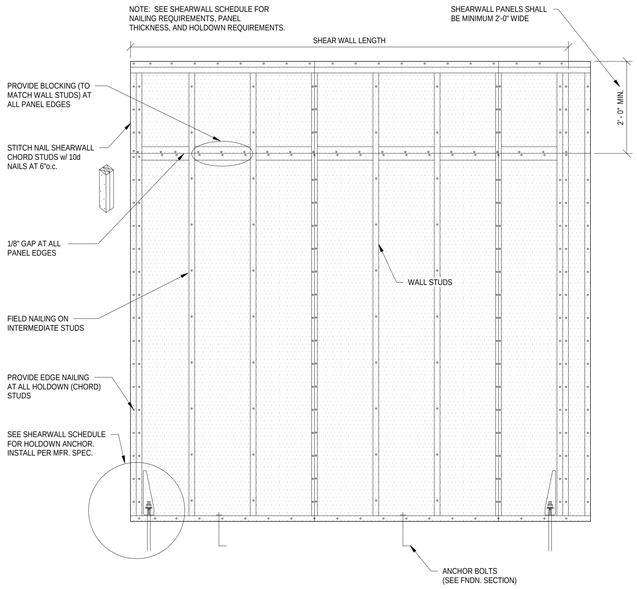
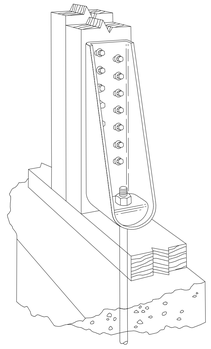
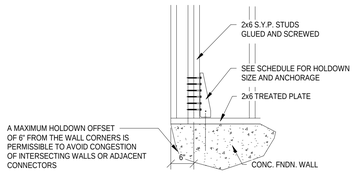


1,2,3					
MARK	APA RATED SHEATHING	SHEATHING ATTACHMENT	SILL ANCHOR BOLTS [4]	MINIMUM END-POST	HOLDOWN CONNECTOR
SW1	7/16" OSB SHEATHING w/1" INSULATION (ONE SIDE)	10d SHANK NAILS D=0.148" L=3" AT 3"o.c. AT EDGES 12"o.c. INTERMEDIATE	1/2"Ø A.B. AT 6'-0"o.c.	DBL. 2x No.1 S.Y.P. STUDS	SIMPSON HDU2-SDS2.5 w/5/8" Ø A.B. DRILLED & EPOXIED, MIN. 6" EMBED.
SW2	7/16" OSB SHEATHING w/1" INSULATION (ONE SIDE)	10d SHANK NAILS D=0.148" L=3" AT 3"o.c. AT EDGES 12"o.c. INTERMEDIATE	1/2"Ø A.B. AT 6'-0"o.c.	DBL. 2x No.1 S.Y.P. STUDS	SIMPSON HDU2-SDS2.5 w/5/8" Ø A.B. DRILLED & EPOXIED, MIN. 6" EMBED.
SW3	7/16" OSB SHEATHING w/1" INSULATION (ONE SIDE)	10d SHANK NAILS D=0.148" L=3" AT 3"o.c. AT EDGES 12"o.c. INTERMEDIATE	1/2"Ø A.B. AT 6'-0"o.c.	DBL. 2x No.1 S.Y.P. STUDS	SIMPSON HDU2-SDS2.5 w/5/8" Ø A.B. DRILLED & EPOXIED, MIN. 6" EMBED.
SW4	7/16" OSB SHEATHING w/1" INSULATION (ONE SIDE)	10d SHANK NAILS D=0.148" L=3" AT 3"o.c. AT EDGES 12"o.c. INTERMEDIATE	1/2"Ø A.B. AT 6'-0"o.c.	DBL. 2x No.1 S.Y.P. STUDS	SIMPSON HDU2-SDS2.5 w/5/8" Ø A.B. DRILLED & EPOXIED, MIN. 6" EMBED.
SW5	7/16" OSB SHEATHING w/1" INSULATION (ONE SIDE)	10d SHANK NAILS D=0.148" L=3" AT 3"o.c. AT EDGES 12"o.c. INTERMEDIATE	1/2"Ø A.B. AT 6'-0"o.c.	DBL. 2x No.1 S.Y.P. STUDS	SIMPSON HDU2-SDS2.5 w/5/8" Ø A.B. DRILLED & EPOXIED, MIN. 6" EMBED.

1 - BLOCKING IS REQUIRED BETWEEN STUDS AT ALL PANEL EDGES
2 - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, COORIDORS, WINDOWS, OR DOORWAYS, OR AS DESIGNATED ON PLANS.
3 - PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS UNACCEPTABLE) OR STAINLESS STEEL NAILS AND CONNECTOR PLATES (FRAMING ANGLES, etc.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.
4 - ANCHOR BOLTS: FOUNDATION ANCHOR BOLTS LOCATED WITHIN THE SHEARWALL SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 2-1/2"x 2-1/2"x 1/4". THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. (AVAILABLE THROUGH SIMPSON STRONG-TIE)

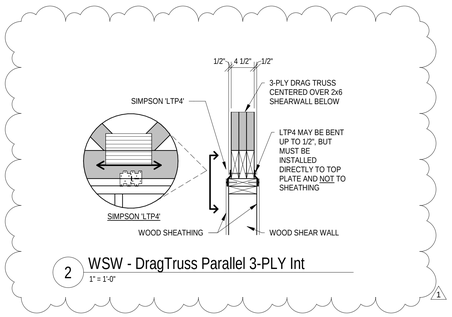
▲ — INDICATES SHEAR WALL WOOD FACE, UNLESS NOTED AS SHEATHING ON BOTH SIDES
SW1 — INDICATES SHEAR WALL DESIGNATION MARK



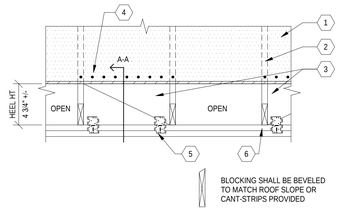


114 WSW - EXT SHEAR WALL DETAIL
3/4" = 1'-0"

EXTERIOR SHEAR WALL DETAIL
SCALE: NTS



2 WSW - DragTruss Parallel 3-PLY Int
1" = 1'-0"



DETAIL KEYNOTES:
1. APA RATED ROOF SHEATHING
2. WOOD ROOF TRUSSES
3. DIMENSIONAL 2x WOOD BLOCKING EVERY OTHER TRUSS SPACE, U.N.O. OR AS NOTED ON THE SPECIFIC SECTION.
4. DOUBLE PERIMETER NAILING AT TRUSS BLOCKING LOCATIONS
5. SIMPSON 'LTP4' AS INDICATED (ONE AT EACH END OF BLOCKING, U.N.O.)
6. TRUSS UPLIFT AND ANGLE ANCHORS NOT SHOWN FOR CLARITY

6 WSW - DIM WOOD BLOCKING
3/4" = 1'-0"

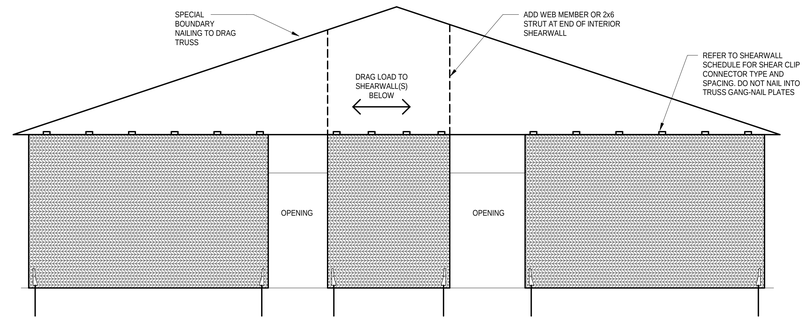
ZIP SYSTEM® R-SHEATHING NOTES

1. ZIP SYSTEM IS A PROPRIETARY PRODUCT MANUFACTURED BY HUBER ENGINEERED WOODS (1-800-933-9220). EACH PANEL SHALL BEAR THE MANUFACTURER'S NAME AND EVALUATION REPORT NUMBER.
2. INSTALL ALL PANELS PER MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS (MPII) AND ESR-3373 EVALUATION REPORT.
3. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIRED R-VALUE.
4. MINIMUM ALLOWABLE SHEAR CAPACITY USED FOR BASIS OF DESIGN = **255** PLF PER TABLE 2 OF THE ESR REPORT.
5. **ALL JOINTS AND PANEL EDGES MUST BE BACKED BY FRAMING/BLOCKING.
6. NAILS MUST HAVE A MINIMUM EMBEDMENT OF 1-INCH EMBEDMENT INTO THE FRAMING.
7. SHEATHING PANEL SHALL CONSIST OF 7/16" OSB SHEATHING COMPLYING WITH DOC PS2 FOR WOOD STRUCTURAL PANELS. EXPOSURE 1 GRADE. SPAN RATING 24/16.
8. ZIP SYSTEM SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.
9. REFER TO ARCHITECTURAL SPECIFICATIONS FOR APPLICABILITY OF THIS PRODUCT INCLUDING, BUT NOT LIMITED TO, THERMAL RESISTANCE, WATER-RESISTIVE BARRIER, AIR BARRIER AND APPLICABLE SEALANTS AND FLASHING.
10. SEISMIC RESISTANCE VALUES: **R = 2.0** ; Ωo = 2.5 ; Cd = 2.0
11. IF SIDING IS INSTALLED OVER THE ZIP SYSTEM, INSTALLER SHALL ACCOUNT FOR ANY EXTRA FASTENER LENGTH REQUIRED TO ATTACH SIDING THROUGH THE FOAM BACKED PANEL AND INTO THE FRAMING.
12. SPECIAL INSPECTOR SHALL VERIFY FASTENER TYPE AND SPACING AT ALL LABELED SHEARWALLS USING THE ZIP SYSTEM.
13. CUTTING OPENINGS AND PENETRATIONS IN DESIGNATED SHEARWALL PANELS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM SHELL + MEYER.
14. UNLESS NOTED OTHERWISE IN THE SHEARWALL SCHEDULE, ALL ZIP SYSTEM R-SHEATHING WALL PANELS SHALL BE R-6 WITH 7/16 OSB SHEATHING (1.5" total thickness). CONNECT WALL SHEATHING WITH 10d COMMON SHANK NAILS (D=0.148", L=3") AT 3"o.c. AT SUPPORTED PANEL EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS (3/12). MINIMUM 1 1/2" PENETRATION INTO FRAMING MEMBERS.

R-SHEATHING TYPE	TOTAL PANEL THICKNESS	FASTENING REQUIREMENT			ALLOWABLE SHEAR CAPACITY
		FASTENER	EDGE/FIELD SPACING (in)	MIN. PENETRATION INTO FRAMING	
R-3	1-INCH	8d SHANK NAILS D = 0.131" L = 2 1/2"	4/12	1 1/2-INCH	245 plf
R-3	1-INCH	8d SHANK NAILS D = 0.131" L = 2 1/2"	3/12	1 1/2-INCH	280 plf
R-6	1 1/2-INCH	10d SHANK NAILS D = 0.148" L = 3"	4/12	1 1/2-INCH	230 plf
R-6	1 1/2-INCH	10d SHANK NAILS D = 0.148" L = 3"	3/12	1 1/2-INCH	255 plf

Reference: Evaluation Report ESR - 3373 TABLE 2
1. All fasteners must be located a minimum of 3/8 inch from panel edges.
2. The maximum height-to-width aspect ratio of shear walls is 2:1.
3. The allowable shear capacity may be increased by 40% for wind in Allowable Stress Design.
4. All panel edges must be backed by framing.
5. Type R-3 Sheathing panels have a foam plastic insulation thickness of 0.5 inches ; Type R-6 Sheathing panels have a foam plastic insulation thickness of 1.0 inches.

1 NOTES - Wood Sheathing - ZIP
12" = 1'-0"



119 WSW - DRAG/COLLECTOR TRUSS ELEVATION
1/4" = 1'-0"

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TIPP CITY SENIORS NEW ADDITION

538 NORTH HYATT STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS		
1	ADDENDUM 01	01/26/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	TE	PR

SHEET TITLE:
WOOD SHEARWALL

SHEET NUMBER:
S5.1 1

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