

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.



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





Pre-bid meeting

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

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.

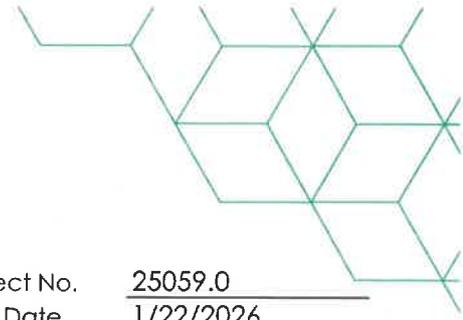
5. Bid categories

- 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**



Sign-in Sheet

Project Name Tipp City Seniors New Addition GM Project No. 25059.0
 Meeting Location Tipp City Seniors facility Meeting Date 1/22/2026

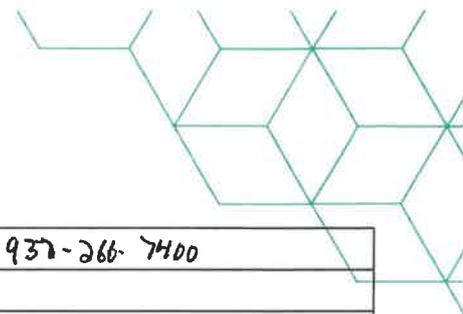
Purpose Pre-bid meeting

Attendees

<input checked="" type="checkbox"/>	Name	Judy Purvis	Phone (937) 667-8865
	Business/Title	Tipp City Seniors / Treasurer	
	Email	judyp@tippcityseniors.org	
<input type="checkbox"/>	Name	Candace Goodall	Phone (937) 335-1579
	Business/Title	Candace Goodall, Architect / Owner's Agent	
	Email	cgarch@candacegoodallarchitect.com	
<input checked="" type="checkbox"/>	Name	Andrew Huelsman	Phone 419-852-6917
	Business/Title	Garmann Miller / Associate Principal	
	Email	ahuelsman@creategm.com	
<input type="checkbox"/>	Name	Keith Cantrell	Phone 937 492 7432
	Business/Title	Westerheide	
	Email	Keith@westerheide.com	
<input type="checkbox"/>	Name	Jordan Barlage	Phone 419-953-6153
	Business/Title	Grand Lake Building Co	
	Email	cory@grandlakebuildingco.com	
<input type="checkbox"/>	Name	Brandon Penabaz	Phone 937 796 1020
	Business/Title	K&T construction PM	
	Email	Brandone@ktconstructioninc.com	
<input type="checkbox"/>	Name	Patrick Kohrieser	Phone 937 - 572 - 0710
	Business/Title	Vancon General Contractors	
	Email	Patrick@vancongc.com	
<input type="checkbox"/>	Name	CHAS HUNKEL	Phone 937 439-2728
	Business/Title	DRYDEN BUILDERS INC	
	Email	CHAS@DRYDENBUILDERS.COM	

@ creategm.com

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<input type="checkbox"/>	Name	Jason Antonides	Phone	937-266-7400
	Business/Title	Level MB		
	Email	Jantonides@levelmb.com		
<input type="checkbox"/>	Name	TREVOR BRUMBAUGH	Phone	937-423-4200
	Business/Title	OWNER SEND QUESTIONS TO KIP MYERS - KIP@BRUMBAUGHCONSTRUCTION		
	Email	TREVOR@BRUMBAUGHCONSTRUCTION.COM		
<input type="checkbox"/>	Name	Don Little	Phone	937-602-1865
	Business/Title	Frye Mechanical	Project Manager	
	Email	d.little@frye-mechanical.com		
<input type="checkbox"/>	Name		Phone	
	Business/Title			
	Email			
<input type="checkbox"/>	Name		Phone	
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**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.
- 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: ASTM 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 aggregate
 - 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.promixadmixon.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 receive subsequent applied 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 trial batch or field experience methods as specified in ACI 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-CI-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.**

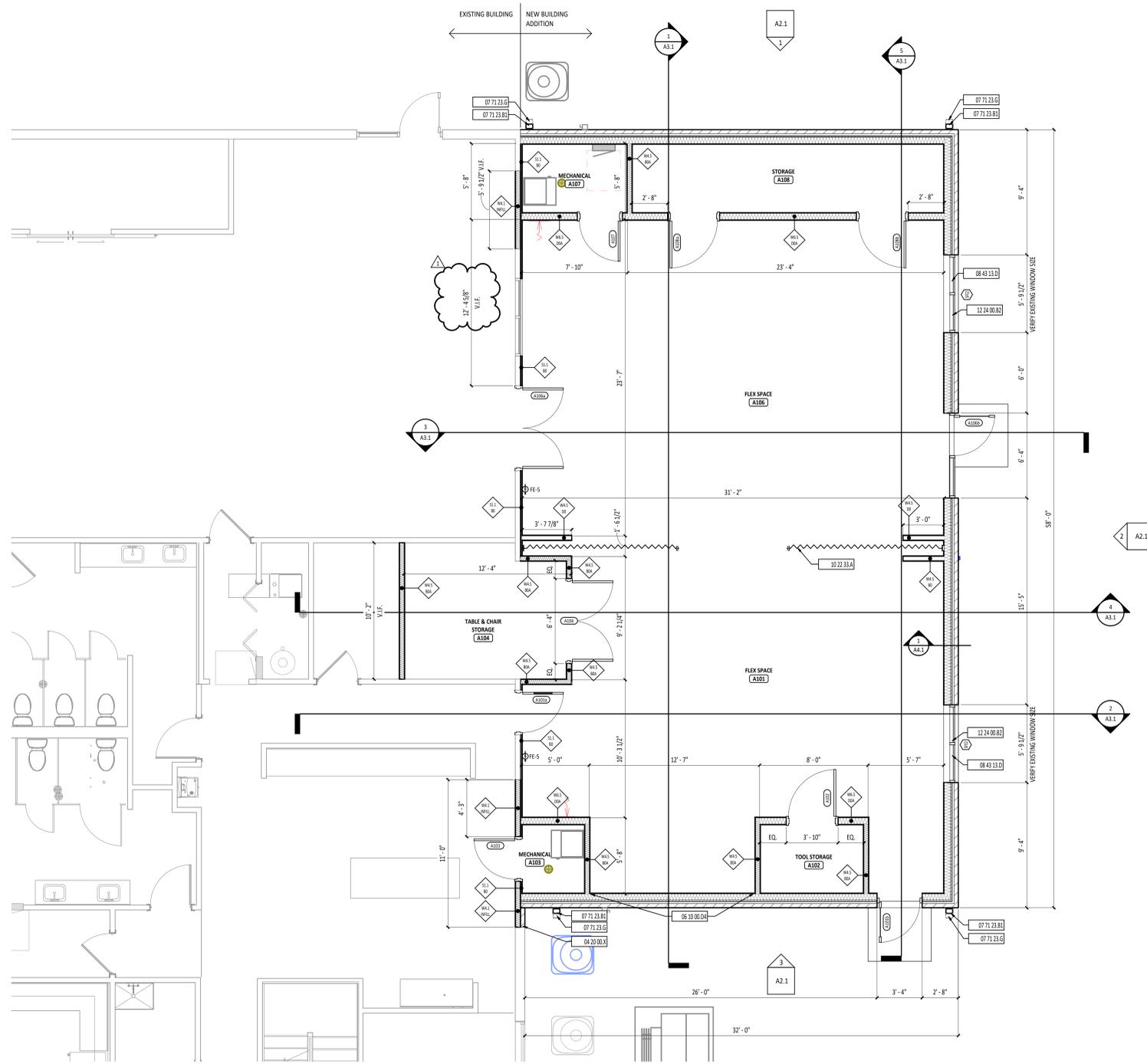
7. Mounting: In-ground.
8. Products:
 - a. ~~Fair Weather Site Furnishings: www.fairweathersf.com/#sle.~~
 - b. Huntco Supply, LLC: www.huntco.com/#sle.
 - c. **TrafficGuard, Inc: www.trafficguard.caddetails.com**

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



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

- ALL DIMENSIONS ARE MEASURED TO THE FACE OF MASONRY OR THE FACE OF METAL STUD UNLESS NOTED OTHERWISE.
- 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.
- HINGE SIDE OF DOOR JAMBS AT INTERSECTING WALLS TO BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE - REFERENCE FLOOR PLANS.
- IF WALL TYPE IS NOT IDENTIFIED, WALL IS TO RUN FULL HEIGHT TO DECK.

FLOOR PLAN SYMBOLS LEGEND

- AED AUTOMATED EXTERNAL DEFIBRILLATOR DESIGNATION
- DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.
- FE- FIRE EXTINGUISHER DESIGNATION - REFERENCE SPECIFICATIONS
- FEC- FIRE EXTINGUISHER CABINET DESIGNATION - REFERENCE SPECIFICATIONS
- ROOM DESIGNATION - REFERENCE ROOM INDEX.
- CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
- WALL TYPE DESIGNATION - REFERENCE WALL TYPES.
- STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
- DISJUNCTION KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 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

- GYPSUM WALLBOARD TO BE ABUSE-RESISTANT TO 8'-0" ABOVE FINISHED FLOOR WHERE EXPOSED TO VIEW
- PROVIDE ACOUSTICAL SEALANT AT ALL JOINTS.

KEYNOTE DESCRIPTION

#	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 B1	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-S	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

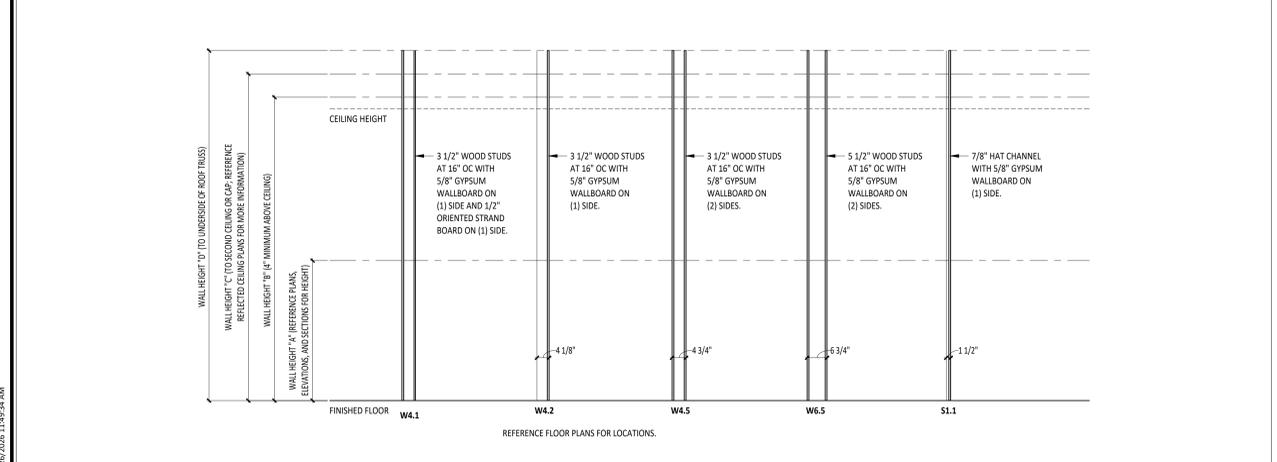
- A = ACOUSTICAL BATT INSULATION
- FW = FIRE RATED WALL
- FB = FIRE BARRIER WALL
- G = GROUT WALL FULL



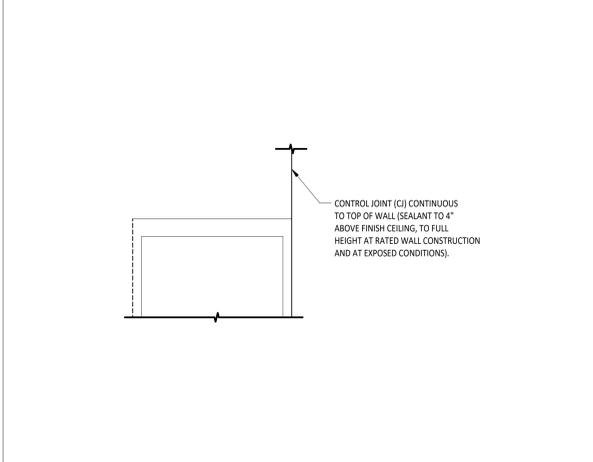
TIPP CITY SENIORS NEW ADDITION

524 NORTH HART STREET, TIPP CITY, OH 45151

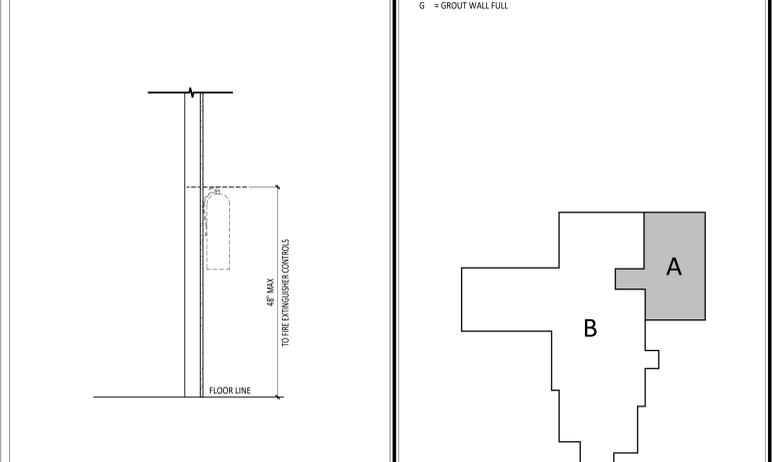
1 FIRST FLOOR PLAN - UNIT A
1/4" = 1'-0"



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



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



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

ISSUANCES/REVISIONS

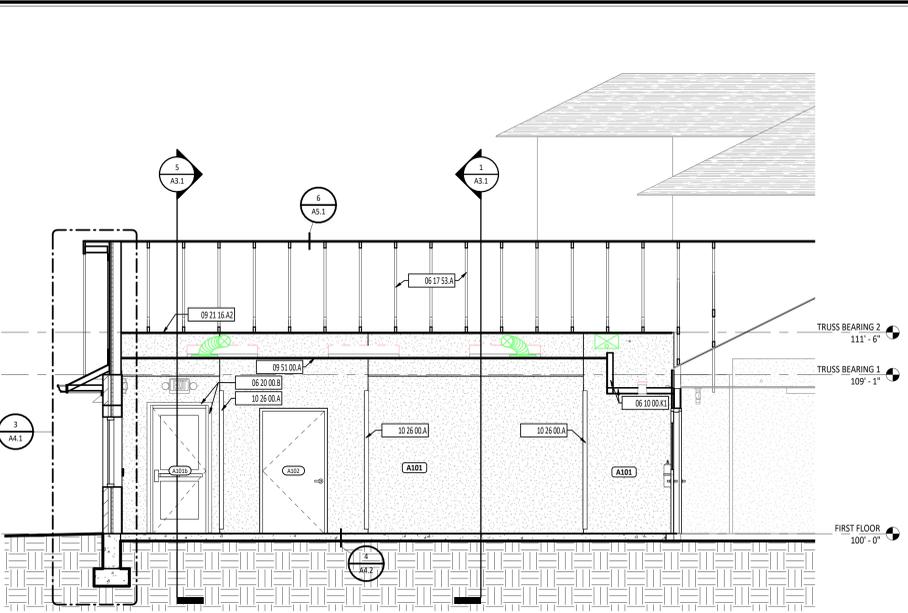
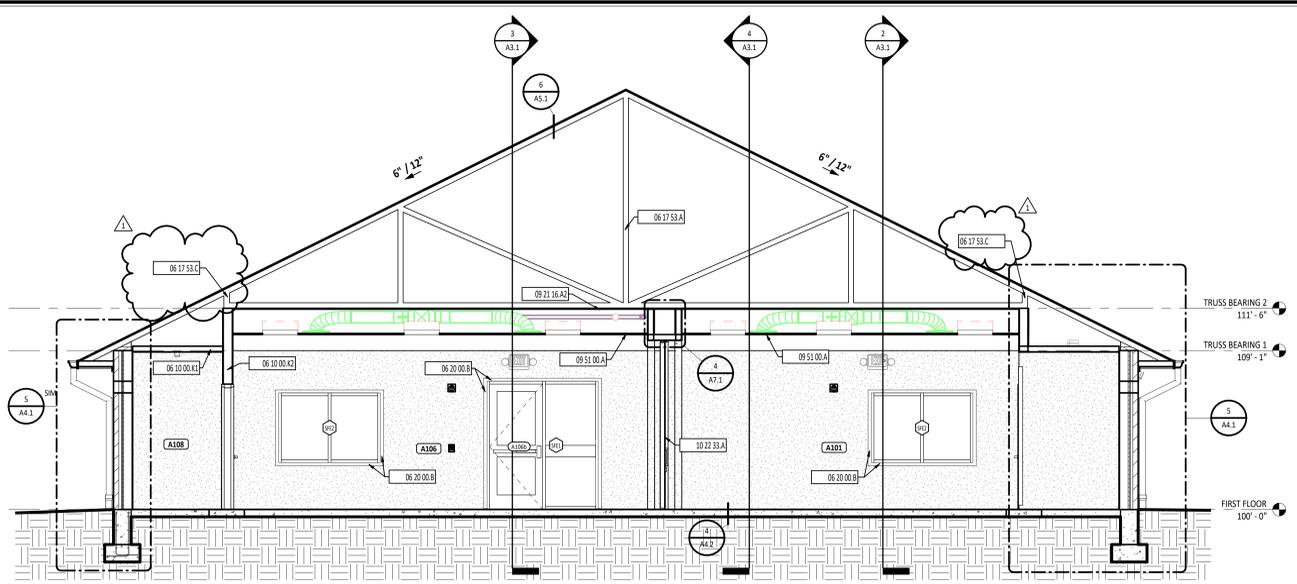
CONSTRUCTION DOCUMENTS	DATE
1	01/13/2008
1	01/26/2008

PROJECT INFORMATION

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

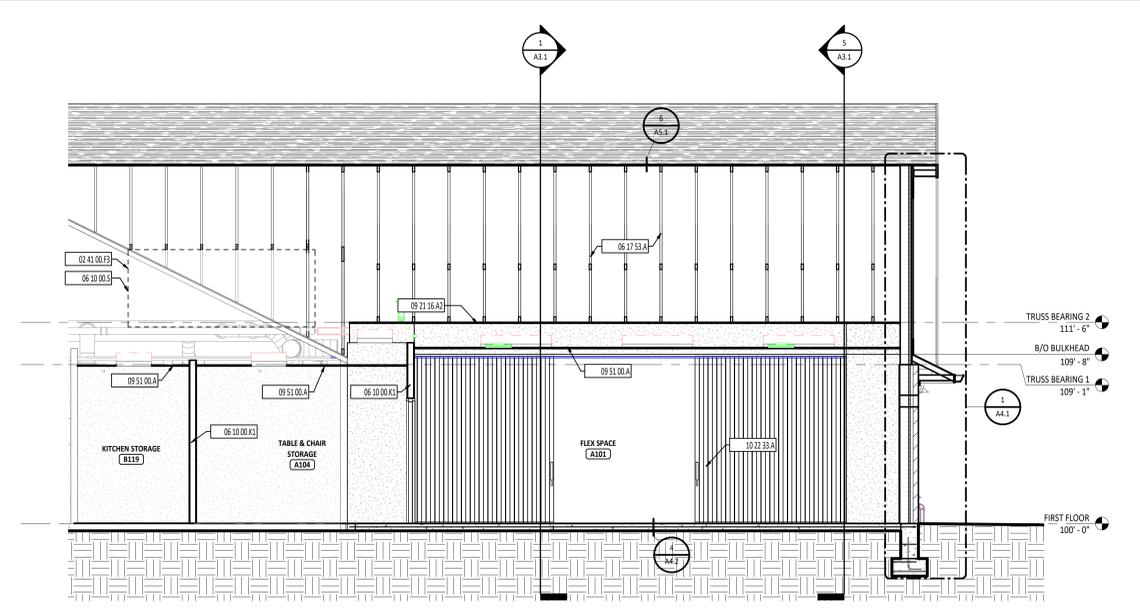
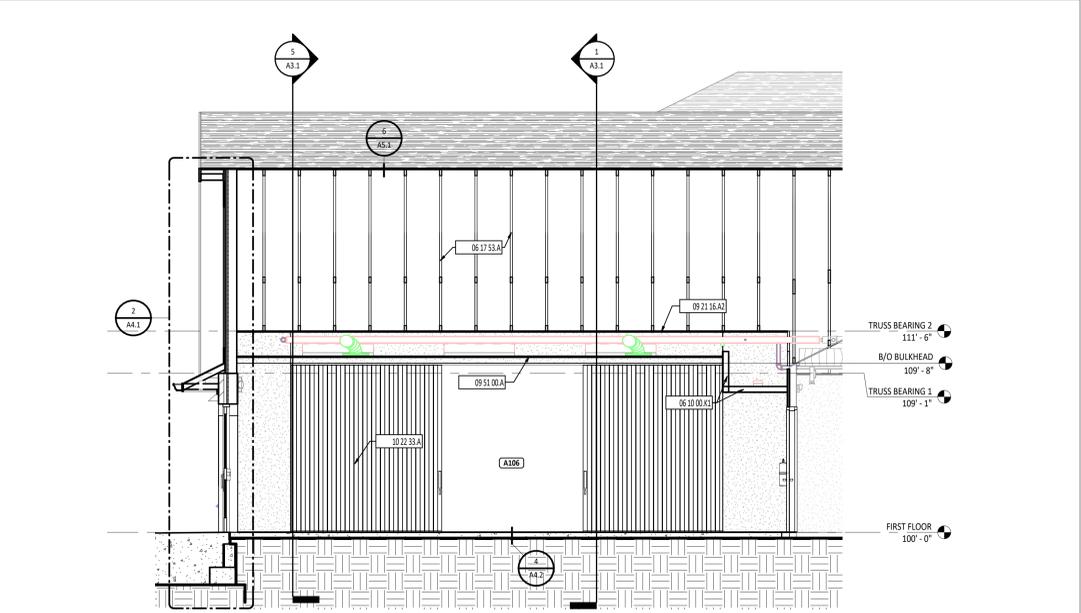
FIRST FLOOR PLAN - UNIT A

A1.1



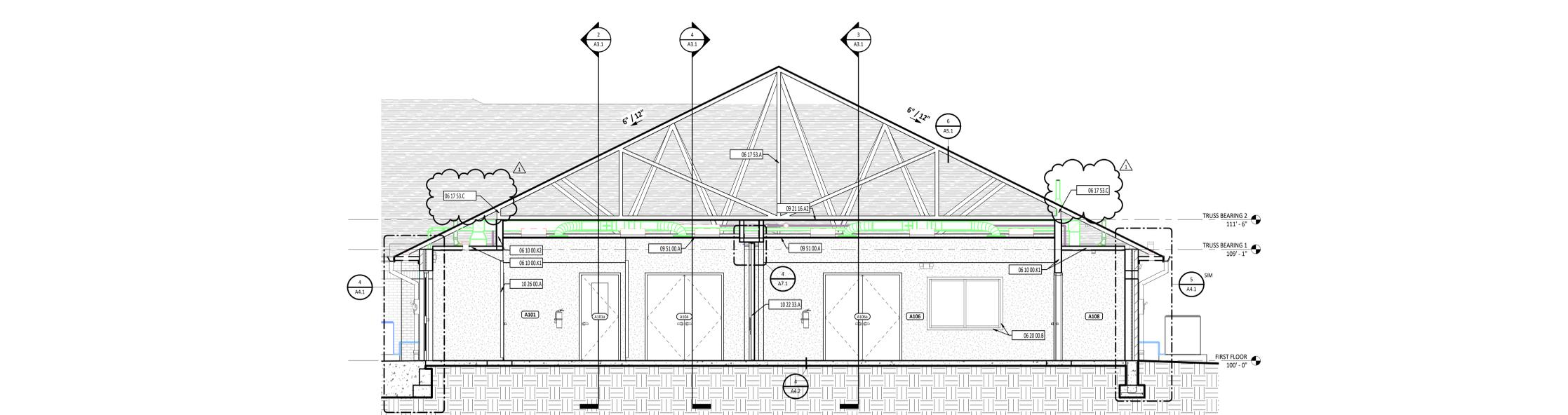
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1/4" = 1'-0"

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



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

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



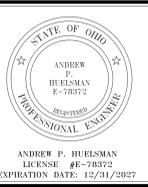
5 BUILDING SECTION - PARTIAL
1/4" = 1'-0"

BUILDING SECTION SYMBOLS LEGEND

- DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE
- ROOM DESIGNATION - REFERENCE ROOM INDEX
- CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
- LEVEL ELEVATION
- LEVEL LINE
- STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS
- DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- KEYNOTE DESIGNATION - SPECIFICATION SECTION
- CALLOUT - DETAIL NUMBER
- SECTION - DETAIL 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 S	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" GYPHUM 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



TIPP CITY SENIORS NEW ADDITION

ISSUANCES/REVISIONS

CONSTRUCTION DOCUMENTS	01/13/2025
1 ADDENDUM 01	01/20/2025

PROJECT INFORMATION

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

SHEET TITLE:
BUILDING SECTIONS

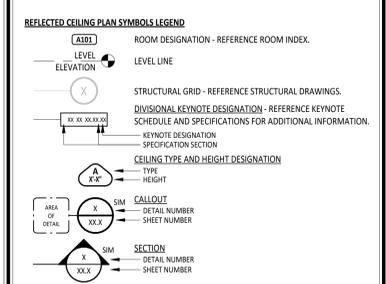
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A3.1



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 A8.0 FOR MANUFACTURER INFORMATION AND MATERIAL SELECTION.

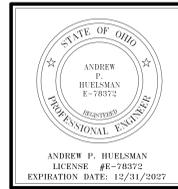
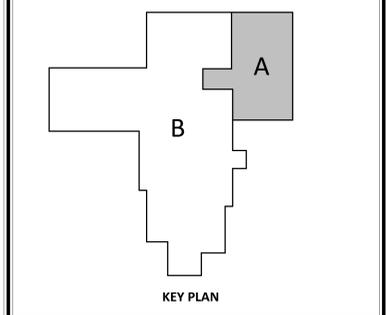
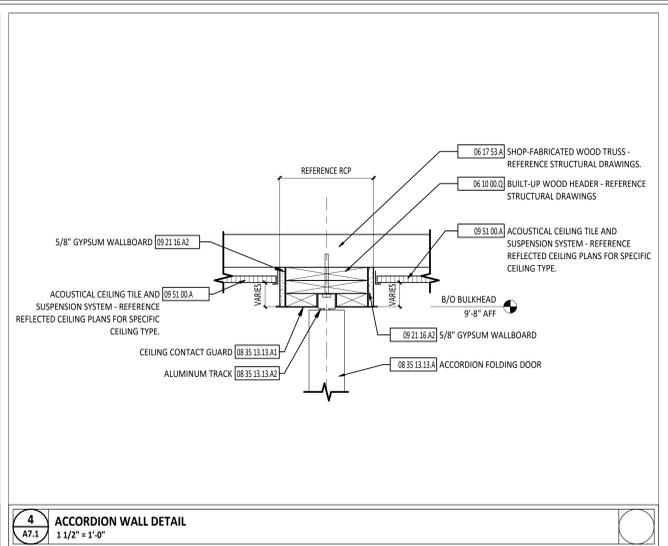
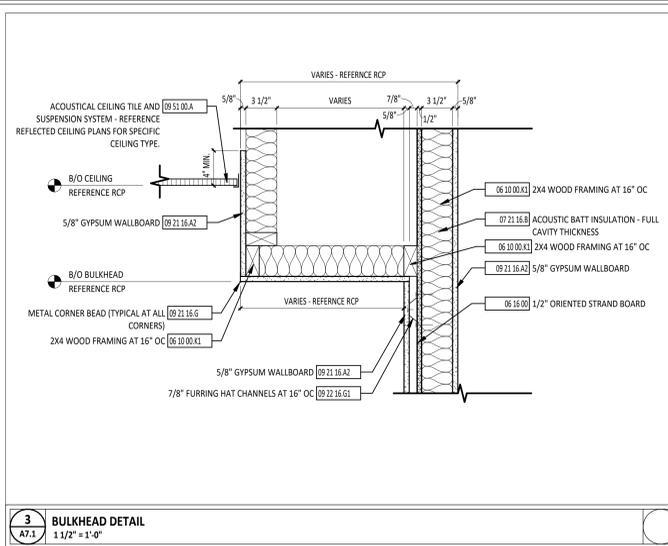
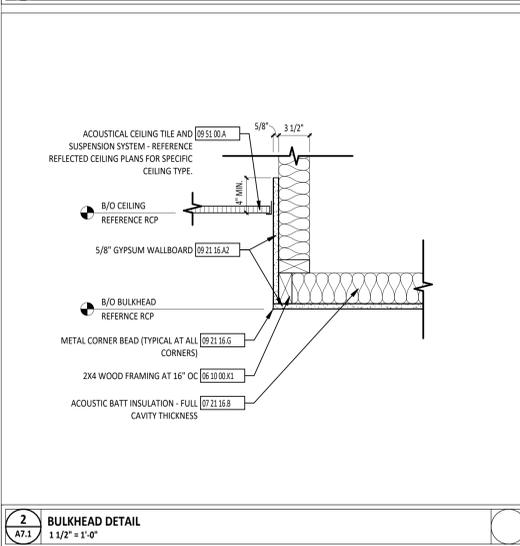


CEILING SCHEDULE		
MARK	DESCRIPTION	NOTES
A	2' x 2' SUSPENDED ACOUSTICAL PANEL CEILING	REFER TO SPEC SECTION 09 51 00
B	5/8" GYPSUM CEILING BOARD ON SUSPENDED CEILING SYSTEM	REFER TO SPEC SECTION 09 22 16

- NOTES:**
- REFER TO SPEC SECTION 09 21 16.
 - REFER TO SPEC SECTION 09 25 13.
 - REFER TO SPEC SECTION 09 51 00.
 - REFER TO SPEC SECTION 09 54 23.
 - REFER TO SPEC SECTION 09 84 00.
 - 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.

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



TIPP CITY SENIORS NEW ADDITION

ISSUANCES/REVISIONS

CONSTRUCTION DOCUMENTS	01/13/2025
1 ADDENDUM 01	01/20/2025

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

SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN - UNIT A

SHEET NUMBER:
A7.1

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 lettered 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 Inspectors 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

Table with columns: Soils - OBC Table 1705.6, Continuous, Periodic, Referenced Standard, Additional OBC Requirements, Remarks. Includes sections for Geotechnical Investigations, Concrete Construction, Cast-In-Place, and Wood Construction.

DESIGN CRITERIA NOTES

REFERENCE DESIGN CODE: OHIO BUILDING CODE (2024)

ENVIRONMENTAL LOADS: ROOF SNOW LOAD: GROUND SNOW LOAD, FLAT ROOF SNOW LOAD, SNOW EXPOSURE FACTOR, SNOW LOAD IMPORTANCE FACTOR, THERMAL FACTOR. WIND LOAD: BASIC WIND SPEED, RISK CATEGORY, WIND EXPOSURE, INTERNAL PRESSURE COEFFICIENT, MEAN ROOF HEIGHT.

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, MAPPED SPECTRAL ACCELERATION, SITE CLASS, DESIGN SPECTRAL ACCELERATION.

SEISMIC DESIGN CATEGORY, BASIC SEISMIC FORCE-RESISTING SYSTEM, RESPONSE MODIFICATION FACTOR, PER OHIO EXISTING BUILDING CODE'S 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, ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE, DESIGN BASE SHEAR.

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

GENERAL STRUCTURAL NOTES

- 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 4101-6-01 OF OHIO ADMINISTRATIVE CODE.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY CONDITIONS SIGNIFICANTLY 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 BRACING 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 783, 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 (MFI). 2. WHERE NOT INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HLT, INC.
3. CONCRETE SUBSTRATE - U.N.O. USE 3/4" DIA. HLT HIT-HI HAS THREADED RODS OR HIT-Z ANCHOR RODS WITH HIT-HY 200/3 SAFE SET SYSTEM, ICC ESR-4866. MINIMUM EMBEDMENT 0'-6 3/4".
4. REINFORCING INTO CONCRETE - U.N.O. USE HLT HIT-RE 500 V EPOXY, ICC ESR-3814. MINIMUM EMBEDMENT INTO CONCRETE 44-BAR DIAMETER U.N.O.
5. GROUTED CONCRETE MASONRY INSTALLED IN WALL FACE MFR 8" GROUT AROUND ALL ANCHORS - U.N.O. USE 3/4" DIA. HLT HIT-KWR BOLT 3 ANCHORS, ICC-ES ESR-1385. MINIMUM EMBEDMENT 0'-6 3/4".
6. GROUTED CONCRETE MASONRY INSTALLED VERTICALLY IN TOP COURSE OF WALL - U.N.O. USE 3/4" DIA. HLT HIT-KWR HUS EZ SCREW ANCHORS, ICC-ES ESR-3056. MINIMUM EMBEDMENT 0'-6 1/4".
7. UNGROUTED CONCRETE MASONRY - USE THE HLT HIT-HY 270 ADHESIVE SYSTEM ICC-ES ESR-4144. U.N.O. STEEL ANCHORS SHALL BE 1/2" DIA. HLT 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 MORTNER.
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, C1011, C919, C989 AND C920. 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.: BUILT-UP STUD COLUMNS AND WALL PLATES SHALL BE NO.2 SOUTHERN YELLOW PINE (SPY). THE REMAINDER OF THE STUD FRAMING SHALL BE NO.1&2 SPRUCE-PE-FIR (SPF).
2. DIMENSIONAL LUMBER FLOOR JOISTS AND RAFTERS SHALL BE NO.2 SOUTHERN YELLOW PINE.
3. OTHER MISCELLANEOUS WOOD FRAMING - NO.1&2 SPF.
4. ALL NAILING NOT OTHERWISE INDICATED SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE PER OBC TABLE 2004.10.2.
5. HOLES AND NOTCHES DRILLED OR CUT INTO THE WALL STUD FRAMING SHALL NOT EXCEED THE RESTRICTIONS SET FORTH IN OBC 2308.3.9 AND 2308.5.10.
6. HOLES AND NOTCHES DRILLED OR CUT INTO JOISTS SHALL NOT EXCEED THE RESTRICTIONS SET FORTH IN OBC 2308.4.2.
7. 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.
8. APA RATED SHEATHING APPLIES TO PLYWOOD OR ORIENTED STRAND BOARD (OSB), UNLESS SPECIFICALLY NOTED. EITHER MAY BE USED.
9. ALL ROOF PANELS SHALL BE 1/2" 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 40 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.
10. ALL FLOOR PANELS SHALL BE 3/4" APA RATED STURD-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.
11. FIELD-GLUE FLOOR SHEATHING USING ADHESIVES MEETING APA SPECIFICATIONS AND APA OR ASTM D3988, AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. UNLESS NOTED OTHERWISE AS A SHEARWALL, ALL WALL PANELS SHALL BE 1/2" 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.
13. 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', ANSIPR 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 WTCATPR 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'± 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 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



TIPP CITY SENIORS NEW ADDITION

SHEET LIST

Table with columns: Sheet Number, Sheet Name. Lists sheets S0.1 through S5.1 including Structural Notes, Foundation Plan, Foundation Sections, Roof Framing Plan, Framing Sections, Wood Truss Bracing, and Wood Shearwall.

ISSUANCES/REVISIONS

Table with columns: CONSTRUCTION DOCUMENTS, DATE. Shows 1 ADDENDUM 01 on 01/13/2026 and 01/26/2026.

Table with columns: PROJECT NUMBER, DRAWN BY, CHECKED BY. Shows 25059.00, TE, and PR.

SHEET TITLE: STRUCTURAL NOTES

SHEET NUMBER: S0.1

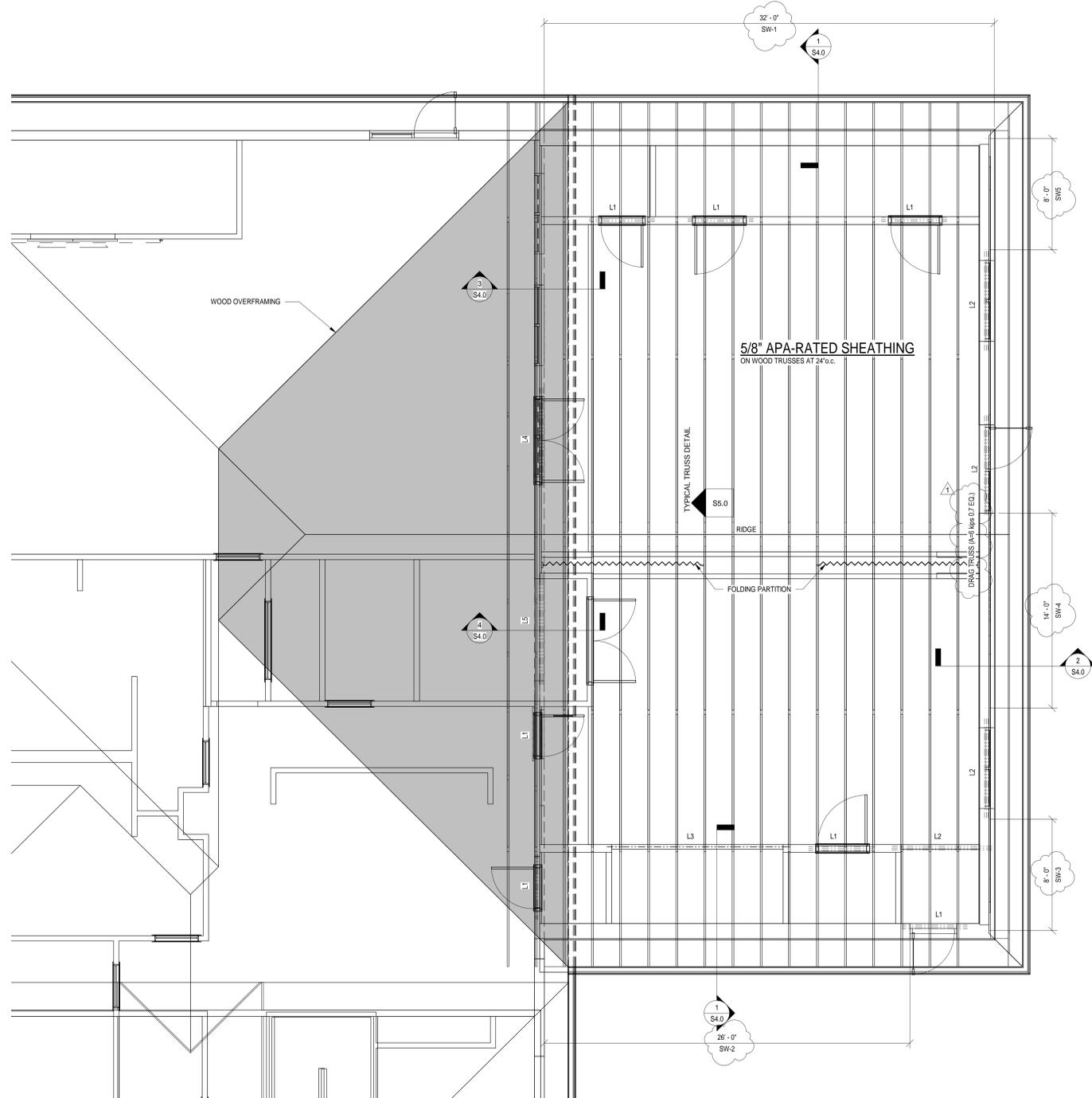
Shell + Meyer Associates Inc. Structural Engineers logo and contact information: 2202 S PATTERSON BLVD, DAYTON, OH 45409, 1930 PH. 937.299.4431, EMAIL@SHELLANDMEYER.COM



TIPP CITY SENIORS NEW ADDITION

526 WASHINGTON STREET, TIPP CITY, OH 45371

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



SHELL + MEYER ASSOCIATES INC
 STRUCTURAL ENGINEERS
 2202 S PATTERSON BLVD
 DAYTON, OH 45409-1930
 PH: 937.298.4631
 EMAIL: @SHELLANDMEYER.COM

ISSUANCES/REVISIONS	
CONSTRUCTION DOCUMENTS	01/13/2025
1 ADDENDUM 01	01/26/2025

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

SHEET TITLE:

ROOF FRAMING PLAN

SHEET NUMBER:

S3.0



TIPP CITY SENIORS NEW ADDITION

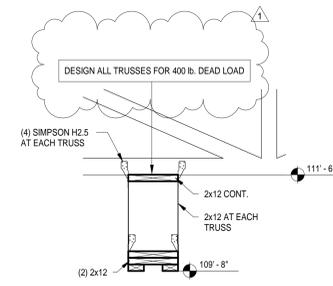
526 WASHINGTON STREET, TIPP CITY, OH 45151

ISSUANCES/REVISIONS		
CONSTRUCTION DOCUMENTS	01/13/2026	
1. ADDENDUM 01	01/26/2026	

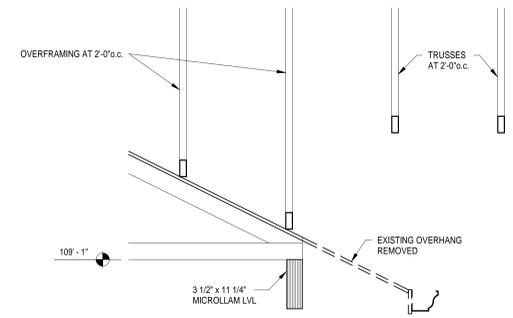
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25059.00	TE	PR

SHEET TITLE:
FRAMING SECTIONS

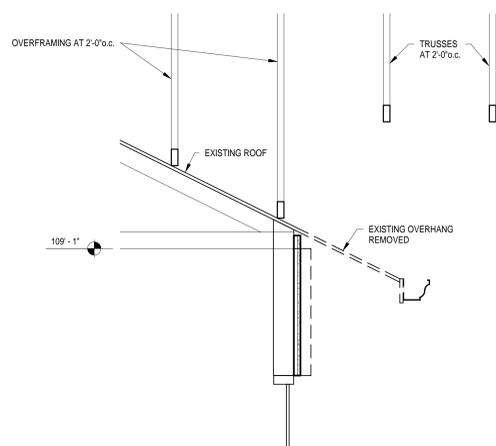
SHEET NUMBER:
S4.0



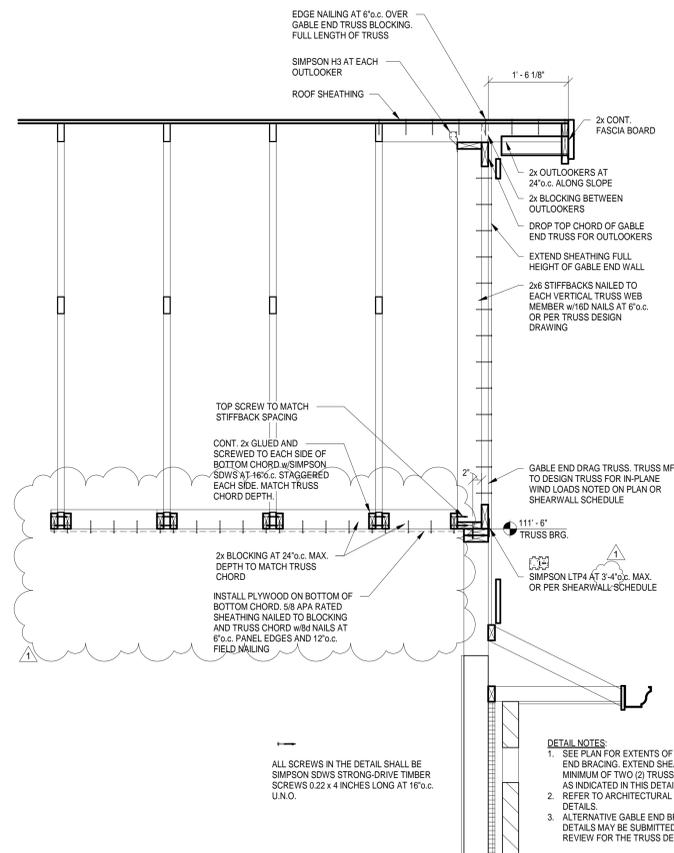
5
S4.0
3/4" = 1'-0"



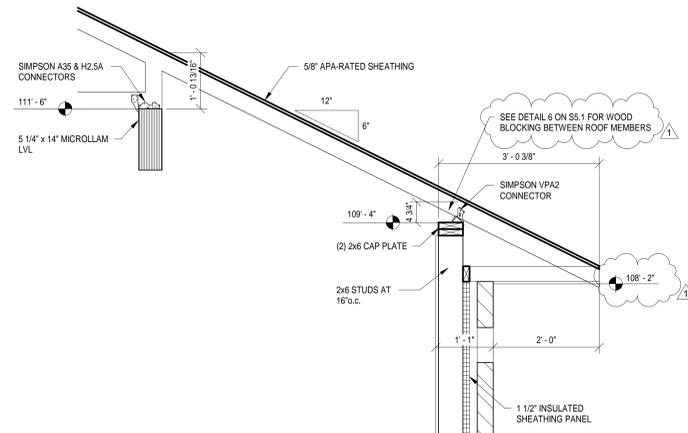
4
S4.0
3/4" = 1'-0"



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



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



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

DETAIL NOTES:
1. SEE PLAN FOR EXTENTS OF GABLE END BRACING. EXTEND SHEATHING A MINIMUM OF TWO (2) TRUSS SPACES AS INDICATED IN THIS DETAIL, U.N.O. REFER TO ARCHITECTURAL FOR EAVE DETAILS.
2. ALTERNATIVE GABLE END BRACING DETAILS MAY BE SUBMITTED FOR REVIEW FOR THE TRUSS DESIGNER.

ALL SCREWS IN THE DETAIL SHALL BE SIMPSON SDWS STRONG-DRIE TIMBER SCREWS 0.22 x 4 INCHES LONG AT 16" o.c. U.N.O.



TIPP CITY SENIORS NEW ADDITION

524 NORTHWANT STREET, TIPP CITY, OH 45371

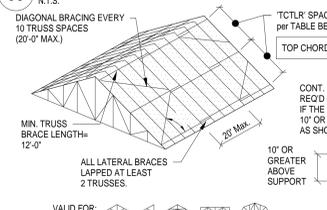
NOTE TO CONTRACTOR:
COST OF TEMPORARY AND PERMANENT BRACING IS USUALLY NOT INCLUDED AS PART OF THE PRE-ENGINEERED TRUSS PACKAGE. ALL BRACING REQUIRED ON THIS SHEET AND THE BCSI GUIDE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL TRUSS BRACING NOTES:

- 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).
- GROUND BRACING (NOT SHOWN) IS REQUIRED FOR ALL INSTALLATIONS.
- ALL CONNECTIONS SHALL BE MADE WITH A MINIMUM OF (2) 10d NAILS (OR 0.131" Lx3.07" GALVANIZED OR COATED TRIVE NAILS FLUSH OR USE DOUBLE-HEADED (DUPEX) NAILS FOR EASE OF REMOVAL).
- ALL TEMPORARY BRACING SHALL BE NO LESS THAN 2x4 STRESS-GRADED LUMBER.
- LATERAL BRACING ALONE IS NOT ADEQUATE WITHOUT DIAGONAL BRACING. ALWAYS DIAGONALLY BRACE FOR SAFETY.
- 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.
- 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 (808) 274-8849.

A. A COPY OF THIS DOCUMENT SHALL BE AVAILABLE ON-SITE.

58 WDT - BCSI General



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)

- APPLIES TO ALL SLOPING CHORD TRUSSES, SCISSORS TRUSSES, 2x PARALLEL CHORD TRUSSES AND PIGGYBACK TRUSSES.
- LOCATE A TCTLR AT EACH PITCH BREAK ALONG THE TOP CHORD.
- PROVIDE LATERAL BRACING AT TOP CHORD SCISSORS TRUSS SPLICES.
- 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')
- ONLY USE INSTALLERS WHO HAVE EXPERIENCE IN INSTALLING LONG SPAN TRUSSES.
 - TRUSSES SPANNING GREATER THAN 60' REQUIRE A PRE-ERECTOR 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.
 - 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.

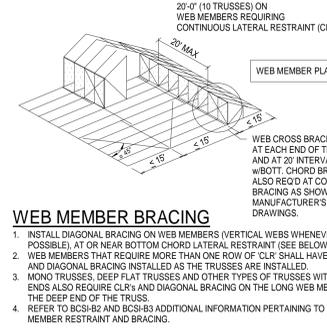
64 WDT - BCSI TCTLR



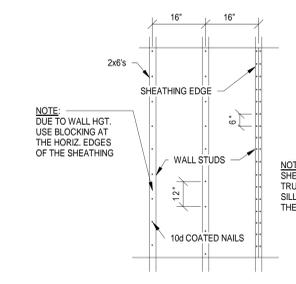
WEB MEMBER BRACING

- INSTALL DIAGONAL BRACING ON WEB MEMBERS VERTICAL WEBS WHENEVER POSSIBLE, AT OR NEAR BOTTOM CHORD LATERAL RESTRAINT (SEE BELOW).
- WEB MEMBERS THAT REQUIRE MORE THAN ONE ROW OF CLR SHALL HAVE THE CLR'S AND DIAGONAL BRACING INSTALLED AS THE TRUSSES ARE INSTALLED.
- 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.
- REFER TO BCSI-82 AND BCSI-83 ADDITIONAL INFORMATION PERTAINING TO WEB MEMBER RESTRAINT AND BRACING.

70 WDT - BCSI Web Members

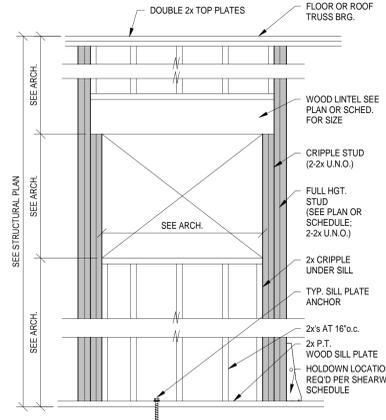


72 WD - APA Roof Sheathing Placement



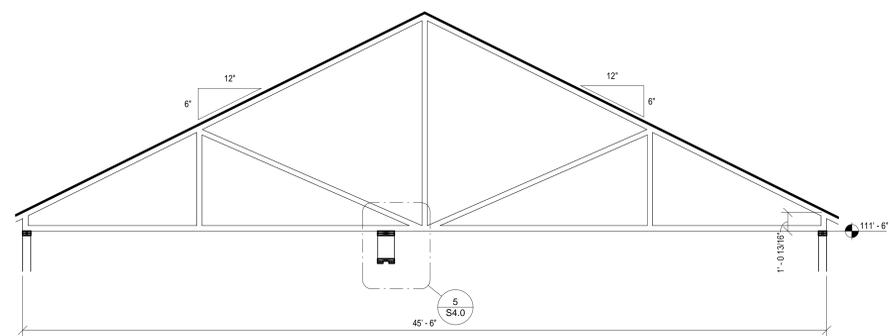
WALL SHEATHING NAILING PATTERN TYP.

3 WD - Sheathing Nailing Pattern (Walls)



TYP. LINTEL IN BRG. STUD WALL

2 WD - TYP LINTEL IN BRG WALL

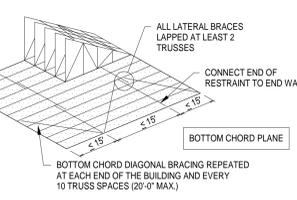


TYPICAL TRUSS DETAIL

ROOF SHEATHING NAILING PATTERN TYP.



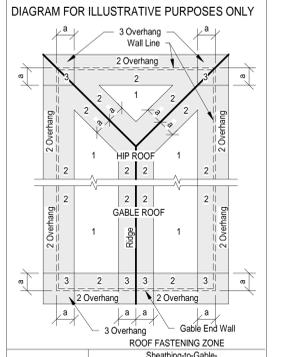
65 WD - Sheathing Nailing Pattern (Roof)



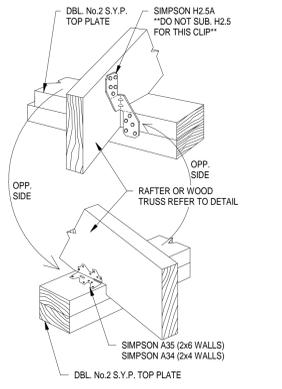
BOTTOM CHORD BRACING

- INSTALL BOTTOM CHORD TEMPORARY LATERAL RESTRAINT (BCTLR) IN ROWS NO MORE THAN 15'-0" O.C.
- 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.).
- ADDITIONAL BOTTOM CHORD BRACING IS REQUIRED AT ALL GABLE END WALLS.
- PROVIDE LATERAL BRACING AT BOTTOM CHORD SCISSORS TRUSS SPLICES.

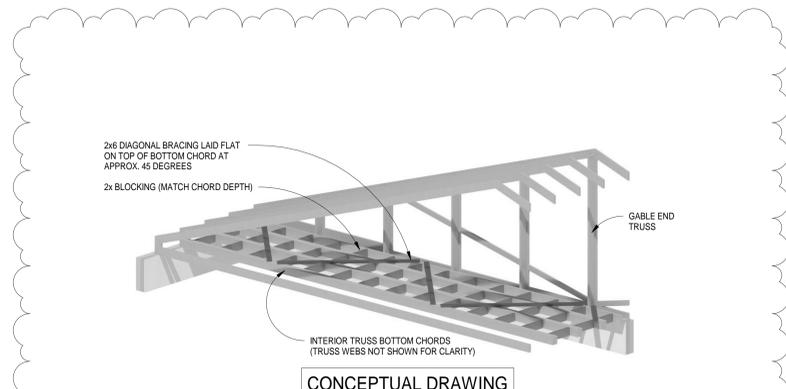
66 WDT - BCSI BChord Bracing



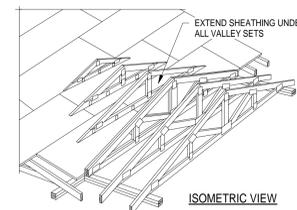
67 WD - Roof Sheathing Uplift Diagram



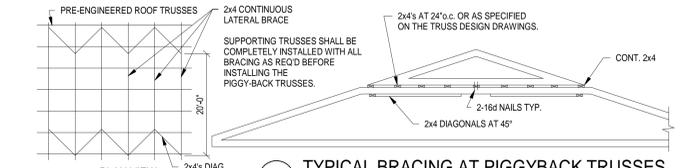
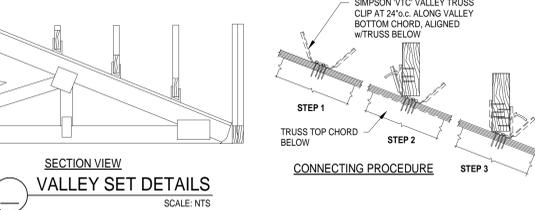
68 WD - SIMP A34/35 H2.5A



4 GABLE END WALL BRACING



62 WDT - Valley Set Details



63 WDT - BCSI Piggy Back

W5 DOUBLE TOP PLATE SPLICE

SCALE: N.T.S.

73 WD - Double Top Plate Splice



ISSUANCES/REVISIONS		
CONSTRUCTION DOCUMENTS	01/13/2024	
1 ADDENDUM 01	01/26/2024	

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
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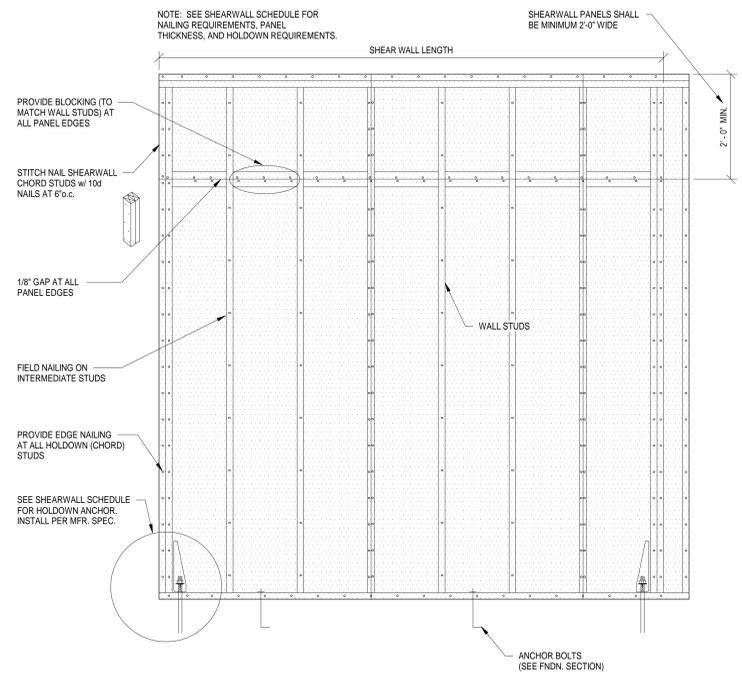
SHEET TITLE:
WOOD TRUSS BRACING

SHEET NUMBER:
55.0



TIPP CITY SENIORS NEW ADDITION

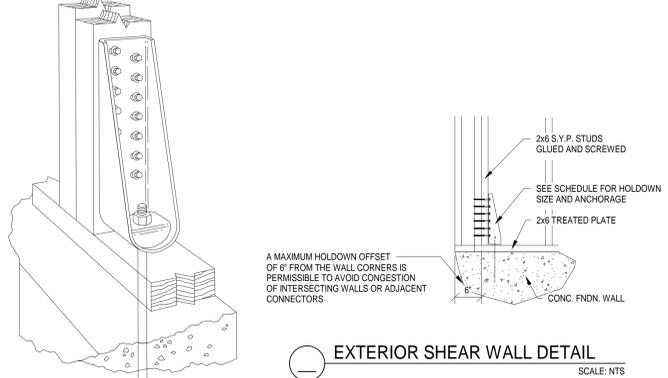
1250 WASHINGTON STREET, TIPP CITY, OH 45151



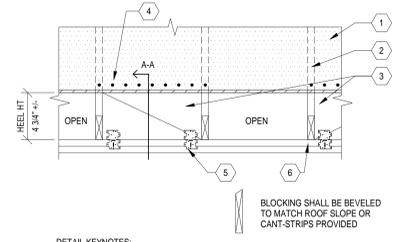
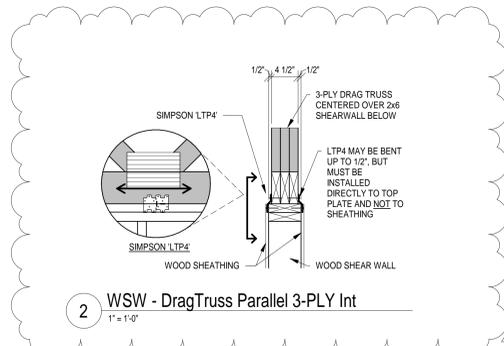
MARK	APPLICATED SHEATHING	SHEATHING ATTACHMENT	SILL ANCHOR BOLTS	MINIMUM END-POST	HOLDOWN CONNECTOR
SW1	7/16" OSB SHEATHING w/ 1" INSULATION (ONE SIDE)	10d SHANK NAILS D=0.148" L=3" AT 3" o.c. AT EDGES 12" o.c. INTERMEDIATE	1/2" Ø A.B. AT 6'-0" o.c.	DBL. 2x No.1 S.Y.P. STUDS	SIMPSON HOUJ-SDS2.5 w/5/8"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

- BLOCKING IS REQUIRED BETWEEN STUDS AT ALL PANEL EDGES
- 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.
- 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.
- 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
- INDICATES SHEAR WALL DESIGNATION MARK



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



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

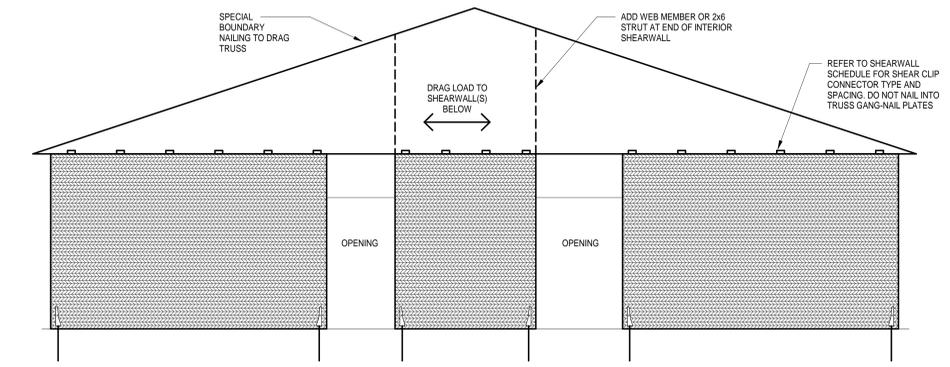
ZIP SYSTEM® R-SHEATHING NOTES

- ZIP SYSTEM IS A PROPRIETARY PRODUCT MANUFACTURED BY HUBER ENGINEERED WOODS (1-800-833-8220). EACH PANEL SHALL BEAR THE MANUFACTURER'S NAME AND EVALUATION REPORT NUMBER.
- INSTALL ALL PANELS PER MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS (MPI) AND ESR-3373 EVALUATION REPORT.
- REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIRED R-VALUE.
- MINIMUM ALLOWABLE SHEAR CAPACITY USED FOR BASIS OF DESIGN = 255 PLF PER TABLE 2 OF THE ESR REPORT.
- ALL JOINTS AND PANEL EDGES MUST BE BACKED BY FRAMING/BLOCKING.
- NAILS MUST HAVE A MINIMUM EMBEDMENT OF 1-INCH EMBEDMENT INTO THE FRAMING.
- SHEATHING PANEL SHALL CONSIST OF 7/16" OSB SHEATHING COMPLYING WITH DOC P82 FOR WOOD STRUCTURAL PANELS, EXPOSURE 1 GRADE, SPAN RATING 24/8.
- ZIP SYSTEM SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.
- 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.
- SEISMIC RESISTANCE VALUES: $R = 2.0$, $D_0 = 2.5$, $C_d = 2.0$
- 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.
- SPECIAL INSPECTOR SHALL VERIFY FASTENER TYPE AND SPACING AT ALL LABELED SHEARWALLS USING THE ZIP SYSTEM.
- CUTTING OPENINGS AND PENETRATIONS IN DESIGNATED SHEARWALL PANELS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM SHELL + MEYER.
- 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	FASTENER	EDGE FIELD MIN. PENETRATION INTO FRAMING	MIN. PENETRATION INTO FRAMING	ALLOWABLE SHEAR CAPACITY
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
- All fasteners must be located a minimum of 3/8 inch from panel edges.
 - The maximum height-to-width aspect ratio of shear walls is 2:1.
 - The allowable shear capacity may be increased by 40% for wind in Allowable Stress Design.
 - All panel edges must be backed by framing.
 - 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"

ISSUANCES/REVISIONS
1 ADDENDUM 01 01/26/2008

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SHEET TITLE:
WOOD SHEARWALL

SHEET NUMBER:
S5.1

