

Springfield Crossings Springfield, OH

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<p>T101 COVER SHEET</p> <p>C1 ARCHITECTURAL SITE PLAN</p> <p>D101 DEMOLITION PLAN</p> <p>ADA ACCESSIBILITY DETAILS</p> <p>A101 ARCHITECTURAL PLAN & DETAILS</p> <p>A201 EXTERIOR ELEVATIONS</p> <p>A301 BUILDING SECTION & WALL SECTIONS</p> <p>A302 WALL SECTIONS</p> <p>A501 ARCHITECTURAL DETAILS</p> <p>S101 STRUCTURAL PLAN & DETAILS</p> <p>S102 TYPICAL STRUCTURAL SPECIFICATIONS</p> <p>E101 ELECTRICAL POWER PLAN</p> <p>P101 PLUMBING PLAN</p>	<p>Adopted Codes:</p> <ul style="list-style-type: none"> 2021 Ohio Building Code (OBC) Effective Date: April 9, 2025 (Note: While adopted earlier, this is the enforcement date for new permits as of early 2025 updates.) Basis: 2021 International Building Code (IBC) with Ohio amendments. 2021 Ohio Commercial Energy Code Effective Date: April 22, 2025 (for new permits issued after this date). Basis: 2021 International Energy Conservation Code (IECC) and ASHRAE 90.1-2019, with Ohio amendments. 2023 Ohio Electrical Code: Based on the 2023 National Electrical Code (NEC). Effective since March 12, 2024. 2021 Ohio Mechanical Code: Based on the 2021 International Mechanical Code (IMC). Effective since March 12, 2024. 2021 Ohio Plumbing Code: Based on the 2021 International Plumbing Code (IPC). Effective since March 12, 2024. <p style="text-align: center;">THE FOLLOWING WILL BE DEFERRED SUBMITTALS AS REQ'D (TYP.): <u>FIRE ALARM MODIFICATIONS-INTERIOR FINISH MATERIALS</u></p> <p>STORIES: 1 STORY TYPE OF CONSTRUCTION: TYPE -5B- UNPROTECTED USE GROUP: BUSINESS, B - NO CHANGE IN USE GROUP</p> <p><u>BUILDING SQUARE FOOTAGE</u>: 10,149SF. Leasible; <u>LEASE SPACE A</u>: 1,875 SF. Leasible; OCCUPANCY LOAD: T.B.D. BY FUTURE TENANT <u>LEASE SPACE B</u>: 1,634 SF. Leasible; OCCUPANCY LOAD: T.B.D. BY FUTURE TENANT <u>LEASE SPACE C</u>: 6,395 SF. Leasible; OCCUPANCY LOAD: T.B.D. BY FUTURE TENANT</p> <p style="text-align: center;"><u>OCCUPANCY LOADS T.B.D. BY FUTURE TENANTS</u></p>	<p>Project General Notes</p> <ul style="list-style-type: none"> ALL WORK SHALL CONFORM TO THE CODES LISTED HEREIN, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE PERMITTING AUTHORITY. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. 1997 EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF BID IN THE FORM OF A "REQUEST FOR INFORMATION". FAILURE TO DO SO WILL BE AT THE EXPENSE OF THE CONTRACTOR ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION. G.C. IS RESPONSIBLE FOR SUBMITTAL, PAYING FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, ENCROACHMENT PERMIT, ETC. G.C. REQUIRED TO PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR. ALL BIDDERS ARE RESPONSIBLE TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO PROVIDING BIDS. FAILURE TO DO SO WILL RESULT IN CHANGE ORDERS BEING REJECTED. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING PORTABLE TOILETS IF REQUIRED. CONSTRUCTION DUMPSTER IS TO BE LOCATED PER THE LANDLORD INSTRUCTION. CONTRACTORS SHALL PARK IN LOCATIONS AS DICTATED BY LANDLORD.
<p style="text-align: center;">SITE LOCATION</p> 		<p style="text-align: center;">Scope of Work</p> <ol style="list-style-type: none"> EXISTING PARKING LOT GRADING w/ NEW ASPHALT. REMOVE EXISTING CMU & REPAIR REAR WALL & INSTALL NEW DOORS AS SHOWN. REMOVE ALL EXISTING INTERIOR WALLS & FINISHES AS SHOWN. REMOVE AND INSTALL NEW WINDOWS, STOREFRONT & DOORS AS SHOWN. REMOVAL OF ELECTRICAL & PLUMBING SEE NOTES D101. BUILD NEW STORE FRONT TYPICAL AS SHOWN. NEW ELECTRICAL SERVICE AS SHOWN.

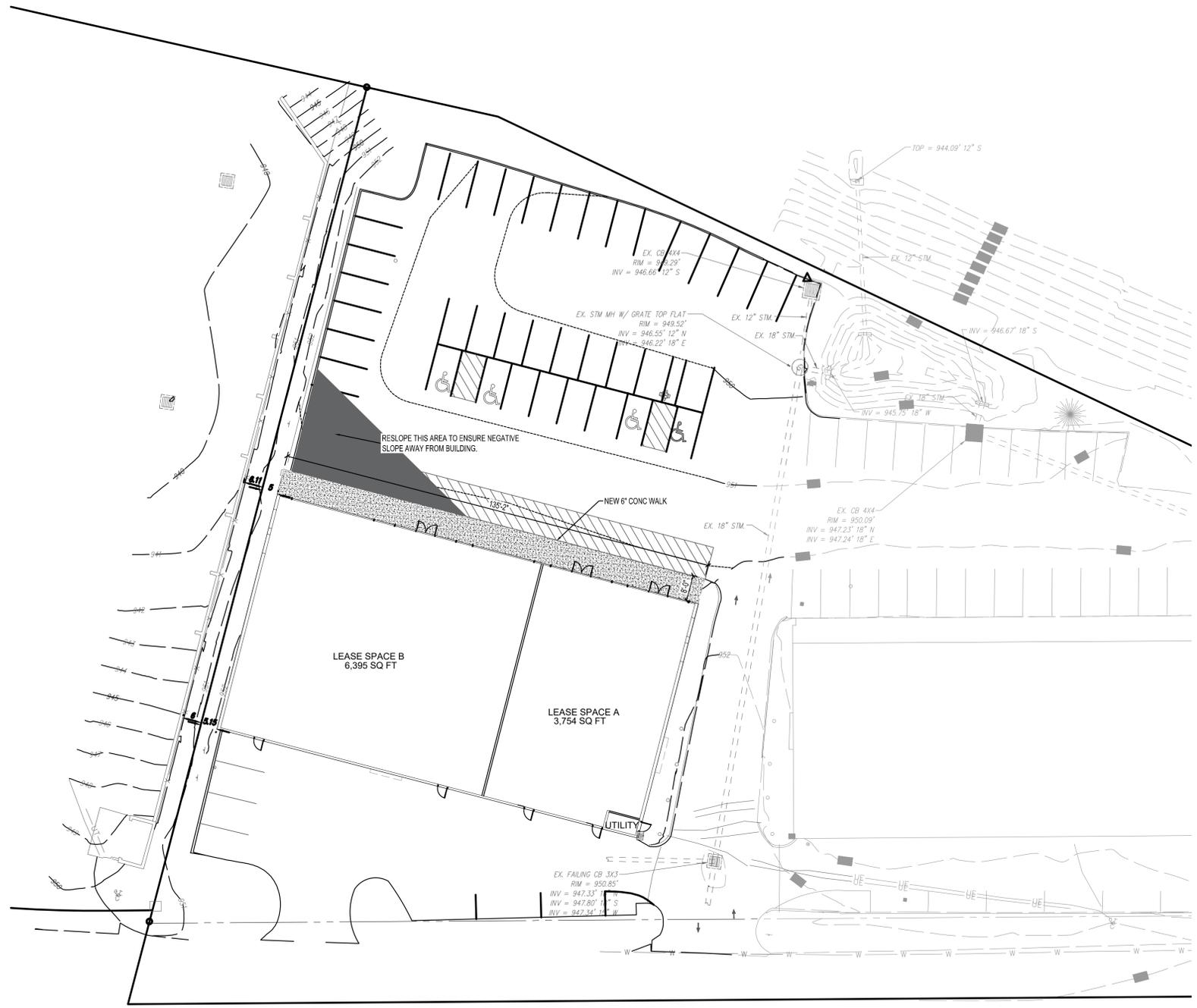
Springfield Crossings
 1400-1416 West 1st. St.,
 Springfield, OH 45504

Construction 04.30.2025
REVIEW 03.06.2025
ISSUED FOR: DATE:



SEAL
TITLE SHEET

T101



BASIS OF BEARINGS:
NAD83 OHIO SFC, SOUTH ZONE

0' 10' 20'
SCALE: 1" = 20'

1
C1

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

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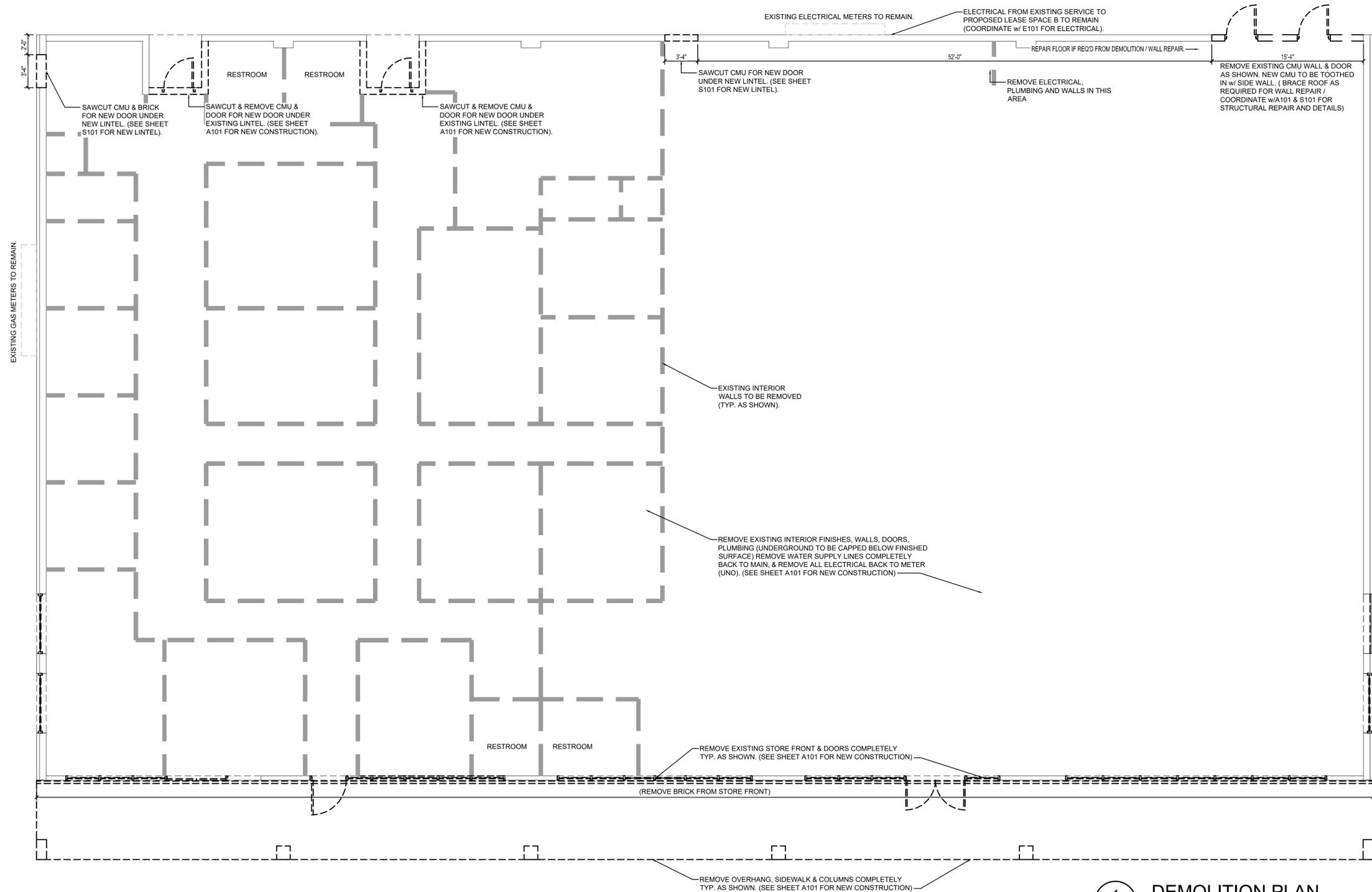
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SEAL

ARCHITECTURAL SITE PLAN

C1



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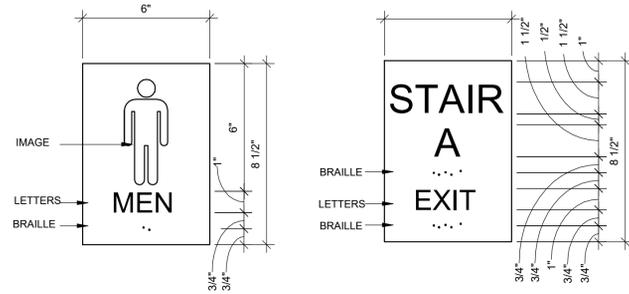


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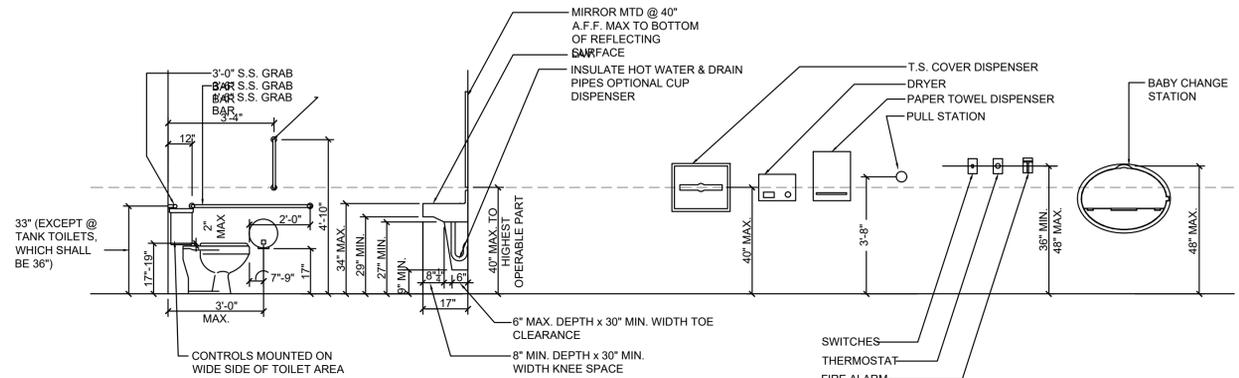
1 DEMOLITION PLAN
D101 SCALE: 3/16" = 1'-0"

DEMOLITION PLAN
D101

- LETTERS AND NUMERALS OF SIGNS SHALL BE OF UPPER CASE SANS SERIF TYPE AND SHALL BE RAISED 1/32".
- LETTERS AND NUMERALS SHALL BE AT LEAST 5/8" IN HEIGHT BUT NO GREATER THAN 2".
- PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MIN. IN HEIGHT.
- GRADE 2 LITERARY BRAILLE SHALL BE ACCOMPANIED BY LETTERING. THE STANDARD DIMENSIONS ARE AS FOLLOWS:
DOT DIAMETER: .059 IN
INTER DOT SPACING: .090 IN
HORIZONTAL SEPARATION BETWEEN CELLS: .241 IN
VERTICAL SEPARATION BETWEEN CELLS: .395 IN
DOT HEIGHT: 0.025 IN
- CHARACTER OF SIGNS SHALL BE BLACK MATTE FINISH. BACKGROUND SHALL BE BRUSHED ALUMINUM FINISH.
- SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. CONCEALED MOUNTING, WHERE ADEQUATE WALL SPACE FOR MOUNTING IS UNAVAILABLE, SIGNAGE SHALL BE LOCATED AT ADJACENT RETURN WALL ACCORDING TO ADA REGULATIONS.
- MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE BASELINE OF THE CHARACTER.
- MOUNTING LOCATION SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
- REFERENCES:
AMERICAN WITH DISABILITIES ACT
ACCESSIBILITY GUIDELINES
SECTION 216 SIGNS AND 703 SIGNS
- PROVIDE SHOP DRAWINGS FOR APPROVAL INCLUDING SIGN TYPES, MOUNTING, VERBIAGE AND LOCATION.

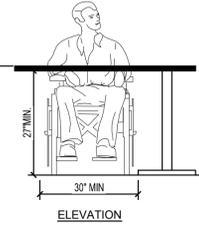


DOOR SIGNAGE DETAILS N.T.S. 20



MOUNTING HTS. & CLEARANCES FOR ACCESSIBILITY BY THE DISABLED 3/8" = 1'-0" 1

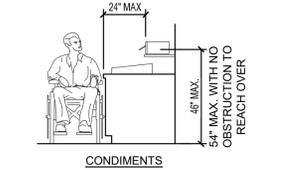
TOTAL SEATS	ACCESSIBLE SEATS
1 - 20	1
21 - 40	2
41 - 60	3
61 - 80	4
81 - 100	5
101 - 120	6
121 - 140	7



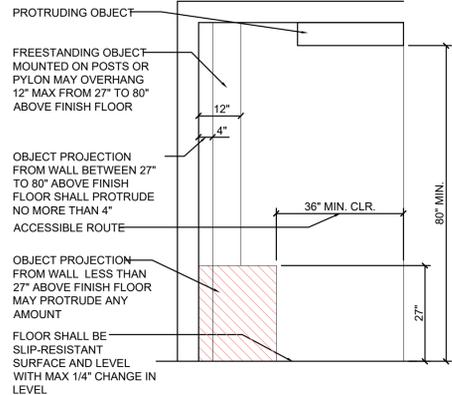
SEATING AND TABLES N.T.S. 18

CORRESPONDING REACH HEIGHTS FOR GIVEN DEPTHS:

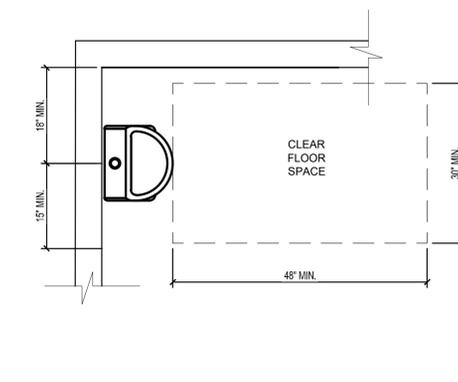
WHEN D = 10" OR LESS, H = 54" MAX.
WHEN D = 10", H = 53.5" MAX.
WHEN D = 12", H = 53.0" MAX.
WHEN D = 13", H = 52.5" MAX.
WHEN D = 14", H = 51.5" MAX.
WHEN D = 15", H = 51.0" MAX.
WHEN D = 16", H = 50.5" MAX.
WHEN D = 17", H = 50.0" MAX.
WHEN D = 18", H = 49.5" MAX.
WHEN D = 19", H = 49.0" MAX.
WHEN D = 20", H = 48.5" MAX.
WHEN D = 21", H = 47.5" MAX.
WHEN D = 22", H = 47.0" MAX.
WHEN D = 23", H = 46.5" MAX.
WHEN D = 24", H = 46.0" MAX.



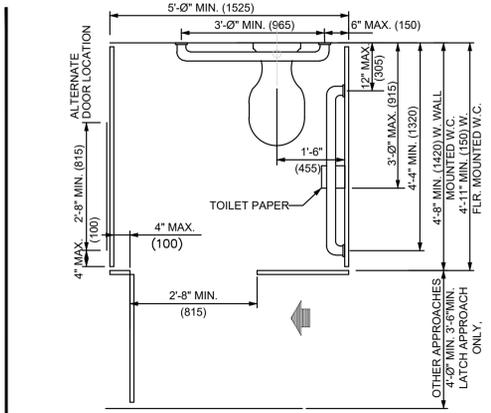
REACH RANGES N.T.S. 14



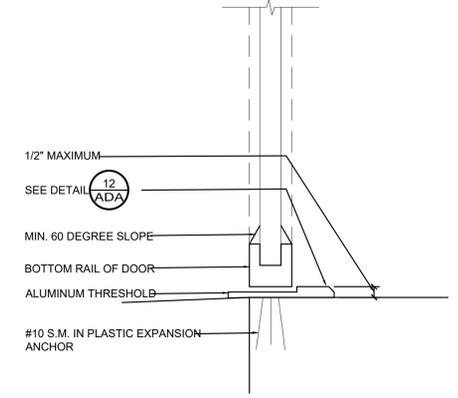
INT. ACCESS. ROUTE CLEARANCES 1/2" = 1'-0" 10



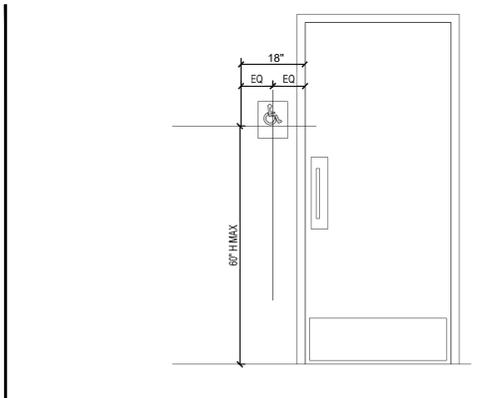
ACCESSIBLE URINAL 3/4" = 1'-0" 6



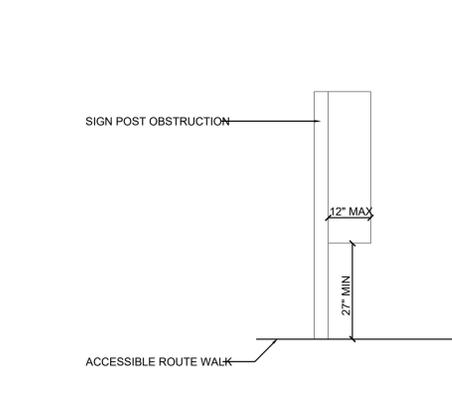
STANDARD TOILET STALL N.T.S. 2



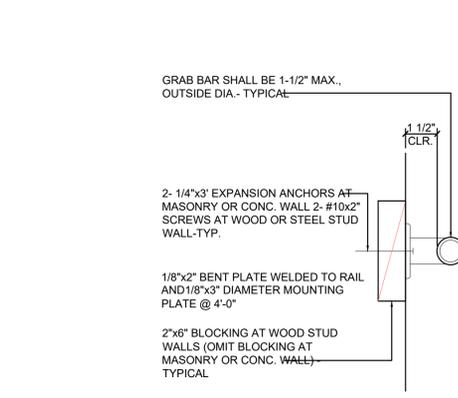
BOTTOM RAIL (EXTERIOR DOOR) 3" = 1'-0" 19



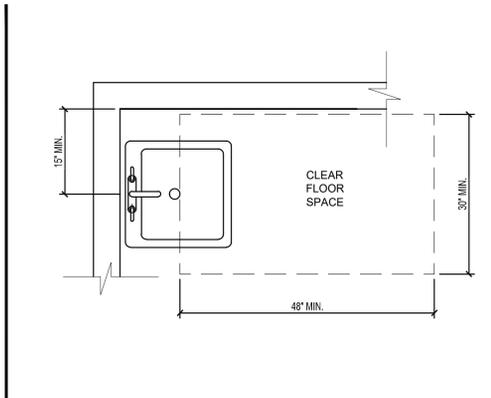
ACCESSIBLE RESTROOM DOORS N.T.S. 15



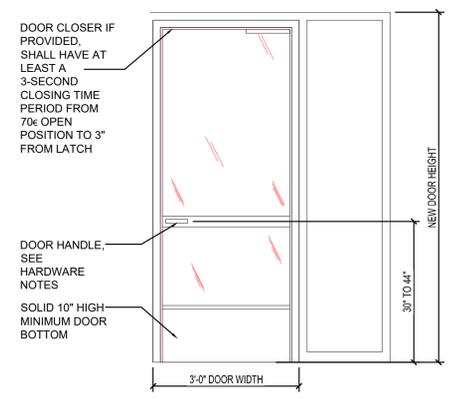
PROTRUDING HAZARDS 1/2" = 1'-0" 11



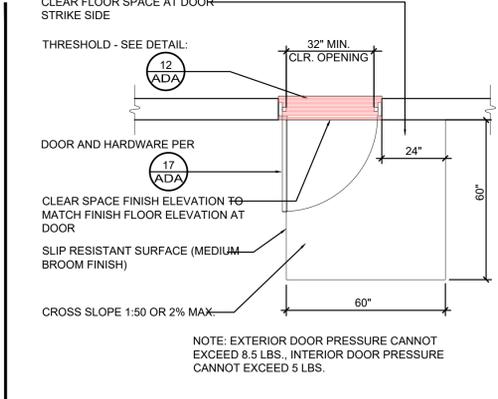
GRAB BAR 3" = 1'-0" 7



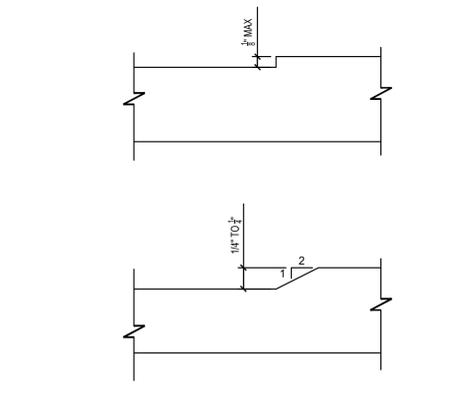
ACCESSIBLE LAVATORY 3/4" = 1'-0" 3



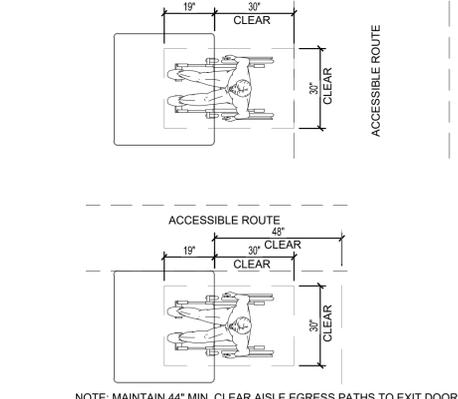
TYP. ENTRANCE / EXIT DOOR N.T.S. 20



EXTERIOR DOOR REQUIREMENTS 1/2" = 1'-0" 16



CHANGES IN LEVEL N.T.S. 12



DINING ROOM SEATING CLEARANCES N.T.S. 8

NOTE N.T.S. 4

NOTE: INDICATED DIMENSIONS, HEIGHTS, DEPTHS, AREAS AND OTHER GRAPHIC INFORMATION ARE PROVIDED AS MINIMUMS THAT MUST BE MAINTAINED. THESE MINIMUMS ARE BASED UPON FIRM STANDARDS AND MAY EXCEED ADA REQUIREMENTS.

REFERENCED ADA SLOPES:
1% = 1:100, OR APPROXIMATELY 1/8"/FT.
2% = 1:50, OR APPROXIMATELY 1/4"/FT.
5% = 1:20, OR APPROXIMATELY 9/16"/FT.
8.33% = 1:12, OR APPROXIMATELY 1"/FT.
10% = 1:10, OR APPROXIMATELY 1-3/16"/FT.



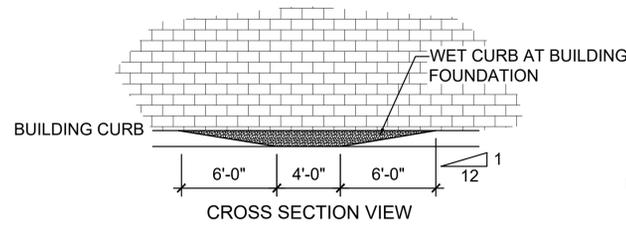
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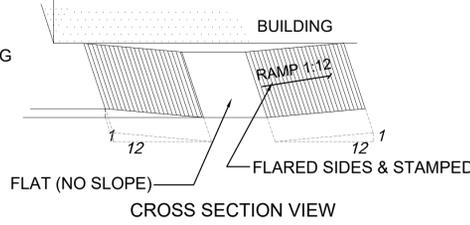


NOTE: SEE CIVIL PLANS FOR EXACT LOCATION



TYPICAL ADA SIDEWALK RAMP DETAILS

NOTE: STAIN CONCRETE RAMPED SIDES AND FLAT IN BETWEEN TO MATCH BUILDING COLOR



CROSS SECTION VIEW

GROUP - LOCKSET
 LOCKSET: MEDECO CYLINDER - HARNEY FIRE RATED w/ LEVER HANDLE.
 HINGES: HAGER BALL BEARING BUTT HINGES
 DOOR STOP: ELECTRONIC HOLD OPEN - BLDG COMPLIANT
 CLOSER: LCN SURFACE MOUNTED, W/ HOLD OPEN
 NOTE: SATIN CHROME (626)

GROUP - PANIC LOCKSET
 LOCKSET: MEDECO CYLINDER - HARNEY FIRE RATED EMERGENCY PANIC BAR WITH ALARM # PE550036AFP
 HINGES: HAGER BALL BEARING BUTT HINGES
 DOOR STOP: ELECTRONIC HOLD OPEN - BLDG COMPLIANT
 CLOSER: LCN SURFACE MOUNTED, W/ HOLD OPEN
 NOTE: SATIN CHROME (626)

Door General Notes:

HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED NOT LESS THAN 34" NOR MORE THAN 44" HIGH AND SHALL BE OPERABLE WITH A SINGLE EFFORT NOT REQUIRING GRASPING OF THE OPENING HARDWARE

DOOR CLOSERS, WHERE REQUIRED SHALL HAVE AN OPENING FORCE NOT EXCEEDING 5 POUNDS FOR & EXTERIOR DOORS WITH THE EXCEPTION OF FIRE RATED DOORS WHICH MAY NOT EXCEED 15 POUNDS

THRESHOLDS SHALL NOT BE GREATER THAN 1/2" IN TOTAL HEIGHT WITH THE LEADING EDGES BEVELED OR SLOPED AT AN ANGLE NOT EXCEEDING 45 DEGREES SO THAT NO SINGLE VERTICAL CHANGE OF ELEVATION EXCEEDS 1/4"

THE BOTTOM 10" OF ALL DOORS (EXCEPT AUTOMATIC AND SLIDING) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE. NARROW FRAME DOORS SHALL BE EQUIPPED WITH A 10" HIGH SMOOTH PANEL IN THE PUSH SIDE OF THE DOOR

LATCHING AND LOCKING DOORS THAT ARE HAND OPERATED AND WHICH ARE IN A PATH OF TRAVEL ARE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE

HANDLES, PULL LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY WITH ONE HAND AND DOES NOT REQUIRED TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE

IN BUILDINGS WITH GROUP B OCCUPANCY, THE MAIN EXTERIOR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
 A. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
 B. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: **THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.** THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACK-GROUND, AND
 C. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. (IFC 1008.1.9.3)

General Notes:

- INSULATION AND FINISH NOTES:
- BATT: SMOKE DEVELOPED RATING TO BE LESS THAN 450 AS TESTED BY ASST. - E84. PROVIDE DOCUMENTATION TO BUILDING INSPECTOR.
 - RIGID: MUST HAVE A FLAME SPREAD OF LESS THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E84. MUST ALSO COMPLY W/ ASTM D635, D1929, D2843 & E84.
 - MOUNTING HEIGHT OF OPERABLE DEVICES - NO REACH SHALL EVER BE GREATER THAN 48" AFF NOR LESS THAN 15" AFF TO THE HIGHEST OPERABLE PART OF THE DEVICE OR FIXTURES. THIS SHALL INCLUDE SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, SOAP DISPENSERS, PAPER TOWEL HOLDERS, ETC.
 - ALL INTERIOR FINISHES SHALL BE CLASS C OR BETTER.
 - ALL INTERIOR FINISHES (PAINT (2 coats), WALL COVERINGS, CARPET, TILE, ETC.) TO BE PROVIDED, INSTALLED AND COORDINATED BY THE GENERAL CONTRACTOR.
 - ALL FINISHES MUST HAVE A FLAME SPREAD OF LESS THAN 25 AND SMOKE DEVELOPED OF LESS THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84. MUST ALSO COMPLY W/ ASTM D635, D1929, D2843 & E84.
 - ALL DIMENSIONS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED.

Abbreviations:

AL	ALUMINUM
ANO	ANODIZED
DBA	DARK BRONZE ANODIZED
CLR	CLEAR
CWC	COMPOSITE WOOD CORE
GLS	GLASS
HPL	HIGH PLASTIC LAMINATE
HM	HOLLOW METAL
MFR	MANUFACTURER
NTS	NOT TO SCALE
NR	NOT RATED
PF	PRE-FINISHED
PT	PAINTED
SCWD	SOLID CORE WOOD
ST	STAINED
STL	STEEL
SS	STAINLESS STEEL
T	TEMPERED
VP	VISION PANEL

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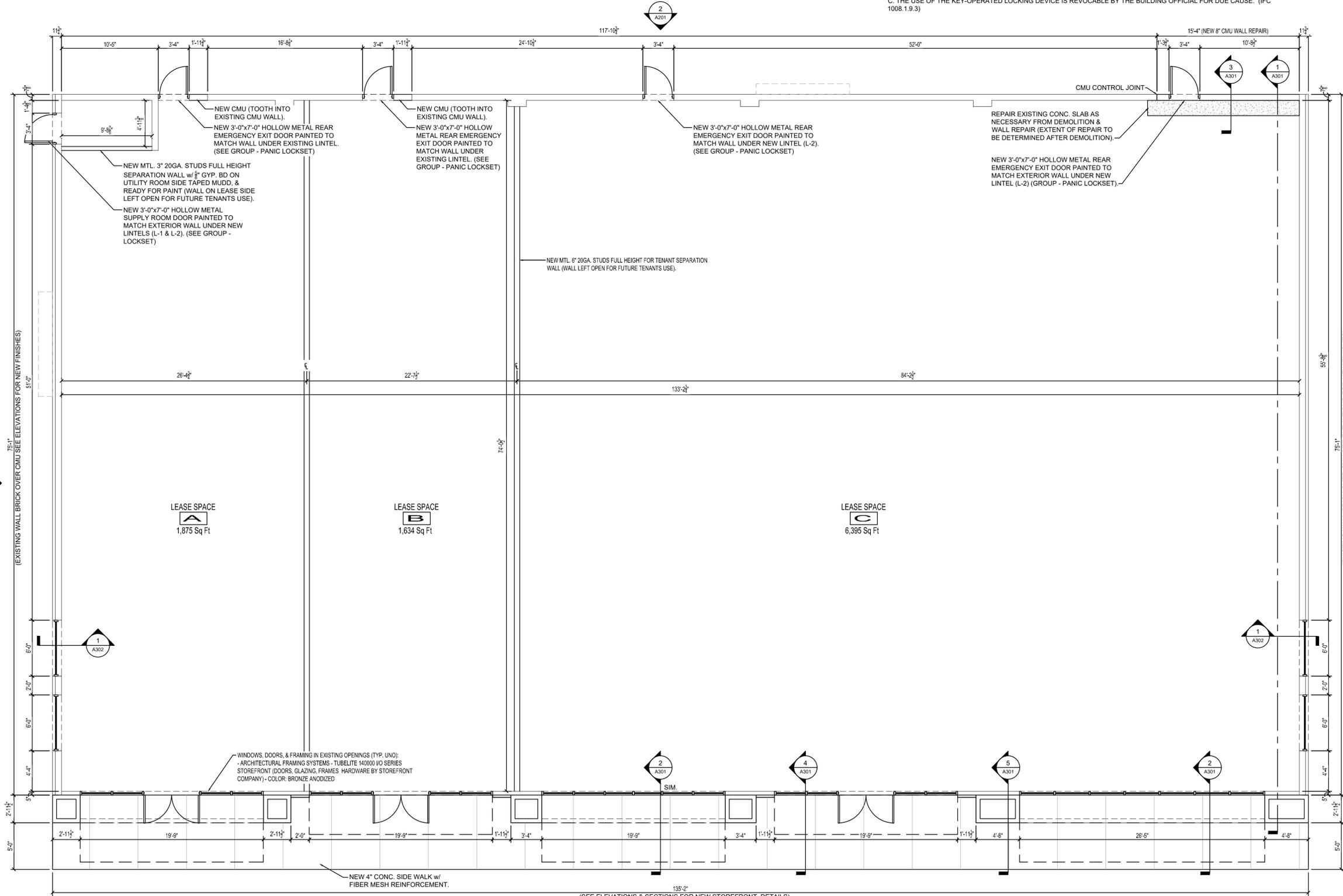
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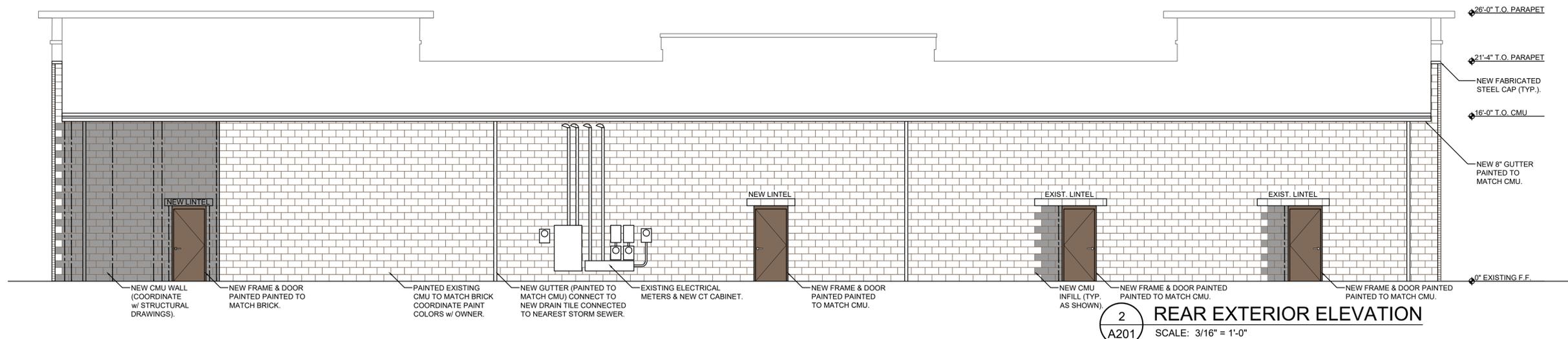
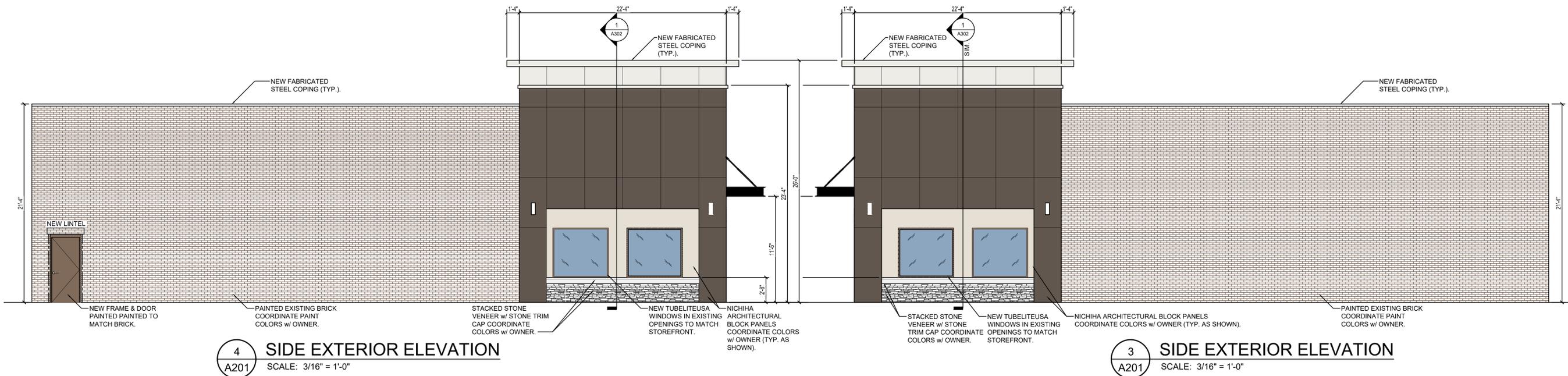


SEAL
 ARCHITECTURAL FLOOR PLAN

A101



1 ARCHITECTURAL FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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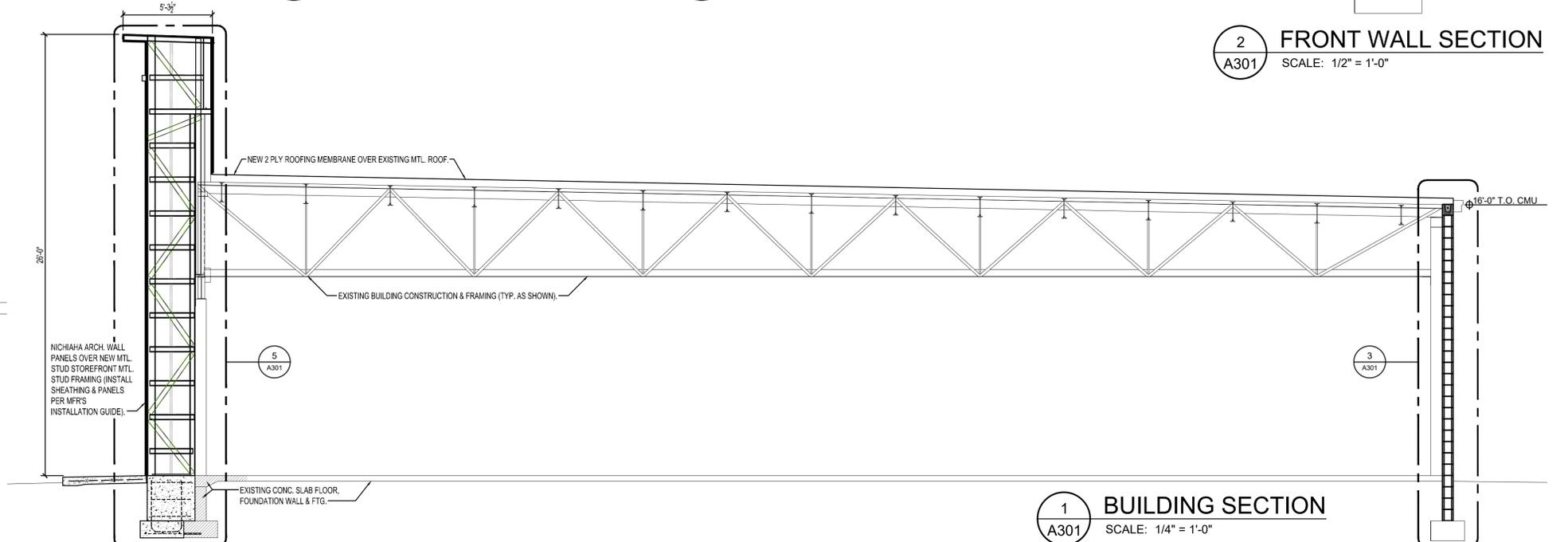
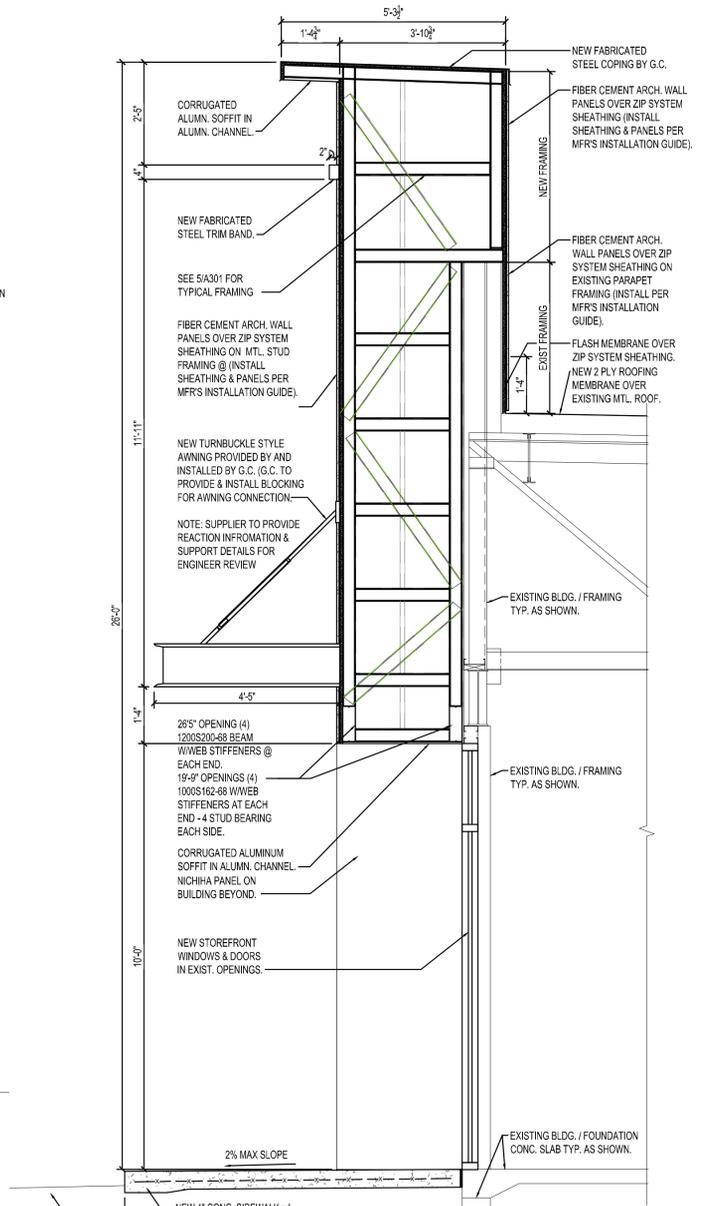
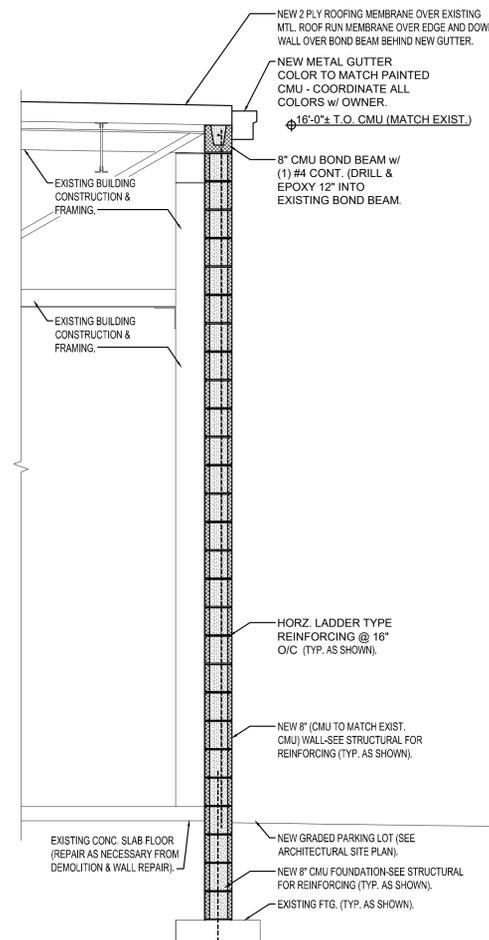
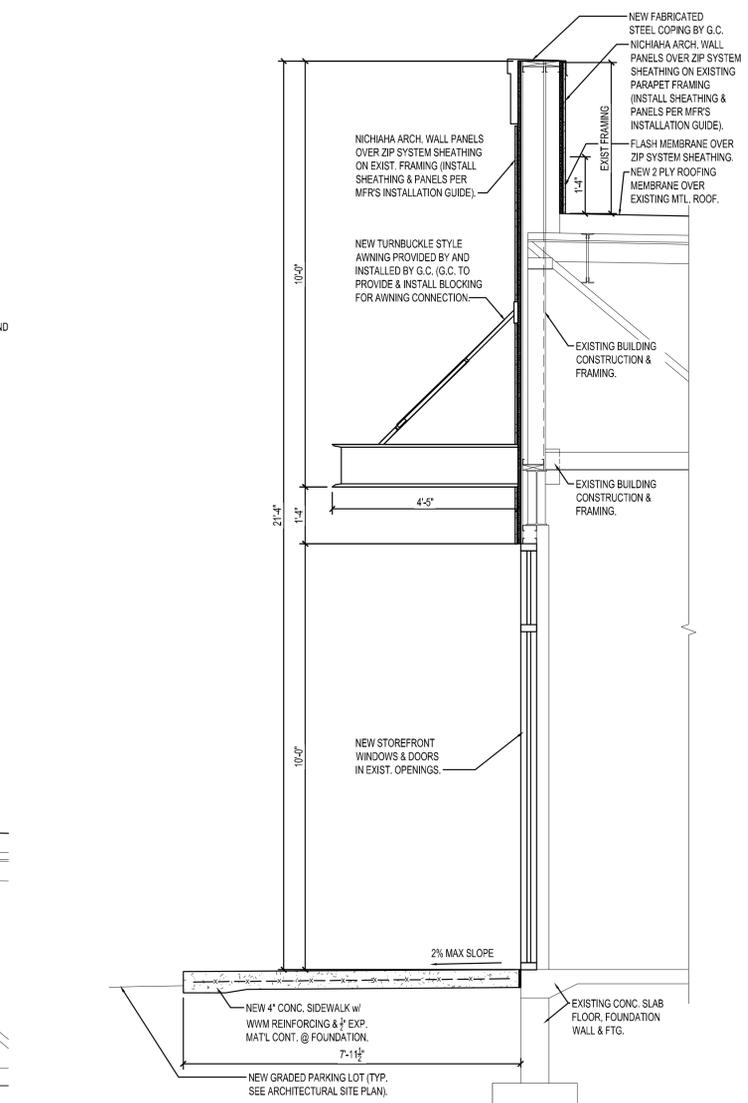
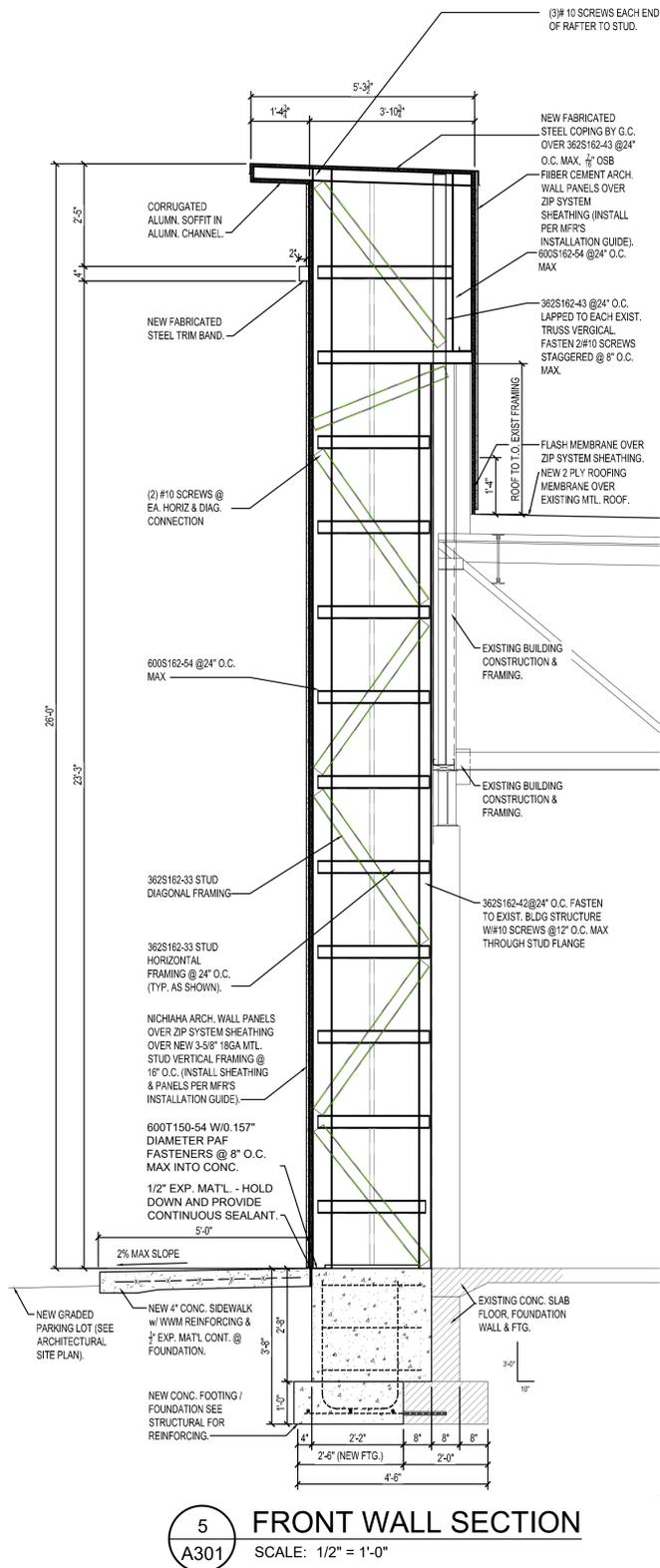
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SEAL

EQUIPMENT PLAN

A201



Springfield Crossings

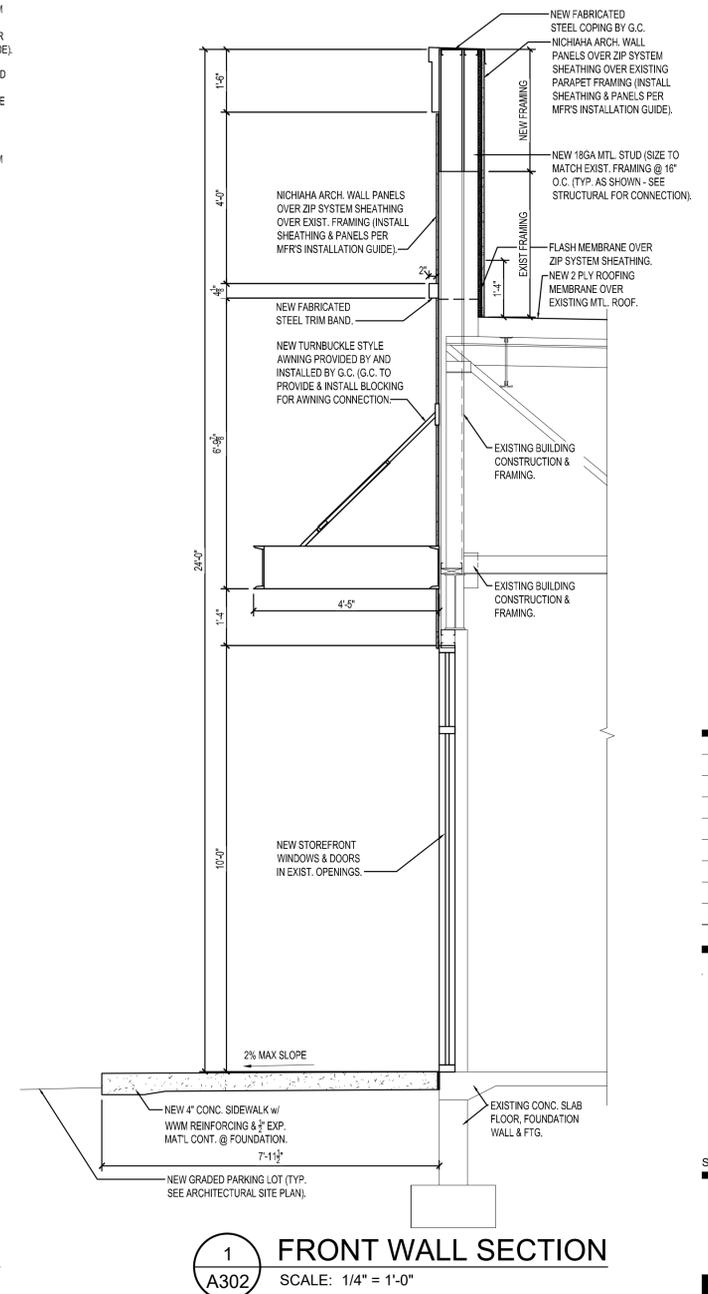
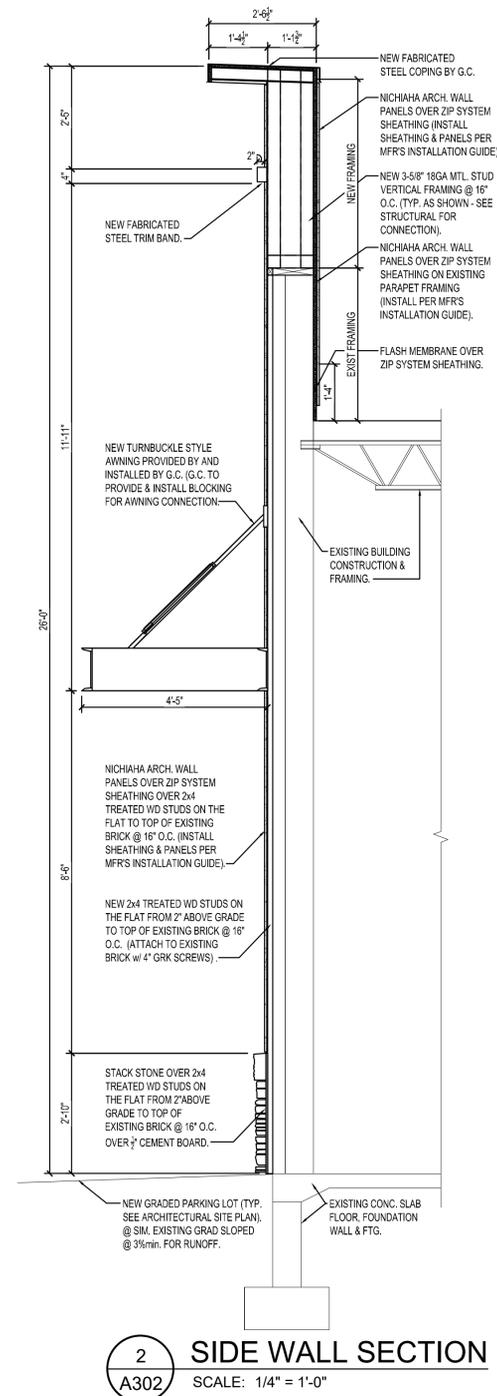
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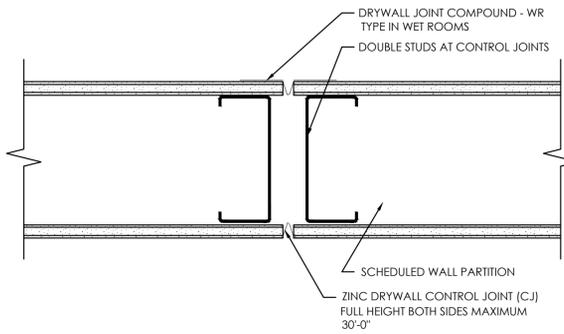
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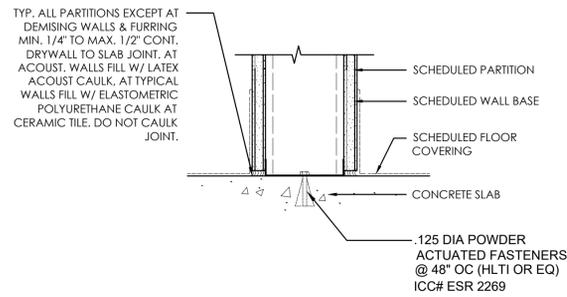
SEAL

BUILDING DETAILS

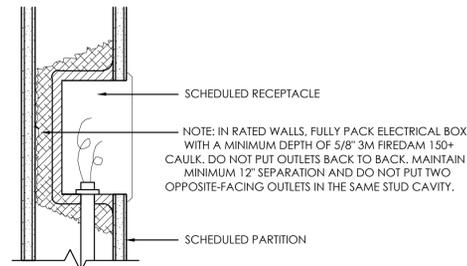
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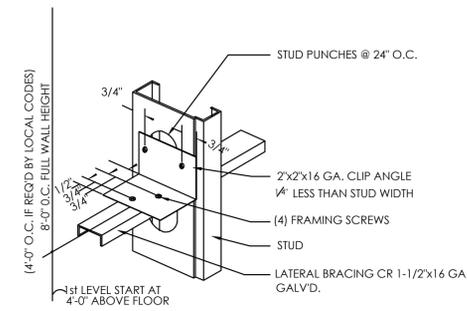
1 DRYWALL CONTROL JOINT
SCALE: 3" = 1'-0"



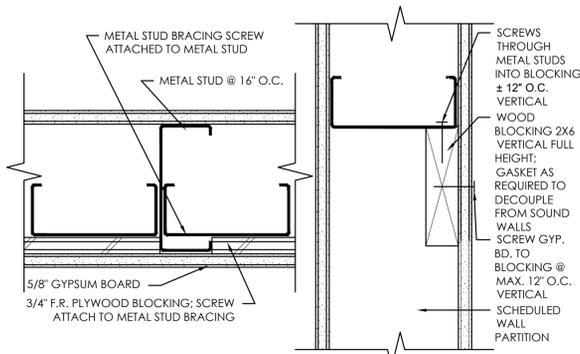
2 PARTITION BASE DETAIL
SCALE: 3" = 1'-0"



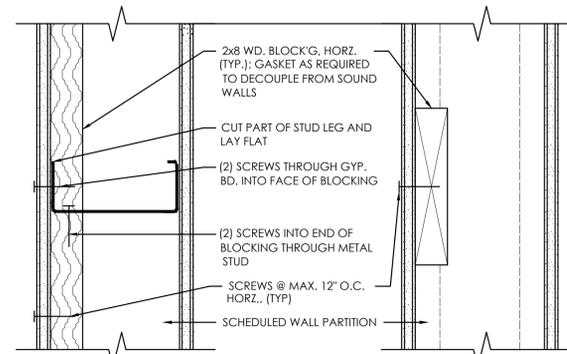
3 WALL DETAIL
SCALE: 3" = 1'-0"



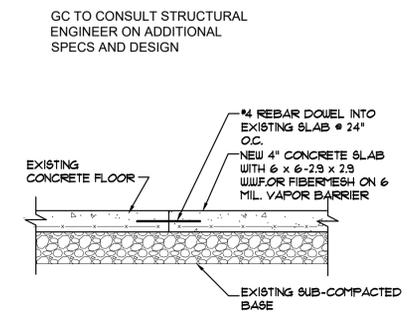
4 TYPICAL BRIDGING DETAIL
SCALE: 3" = 1'-0"



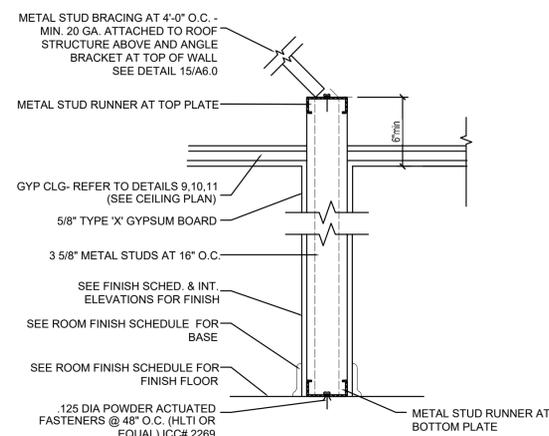
5 VERT. PWD. BLK.
SCALE: 3" = 1'-0"



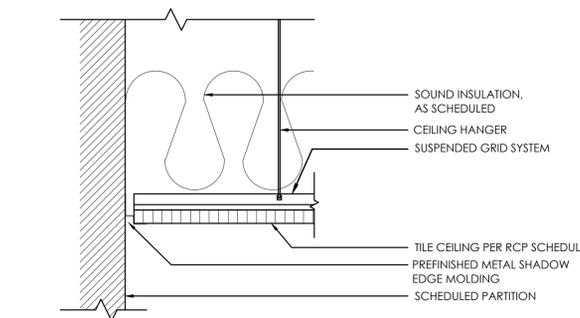
6 VERT. WD. BLK.
SCALE: 3" = 1'-0"



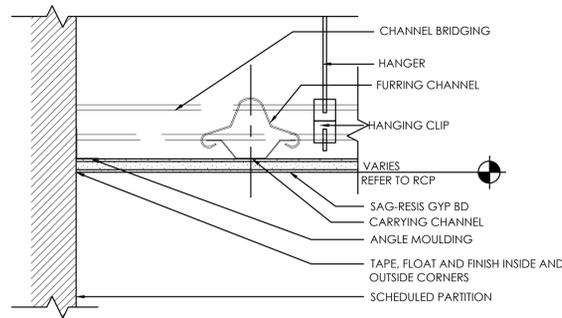
13 TYP POUR BACK DETAIL
SCALE: NTS



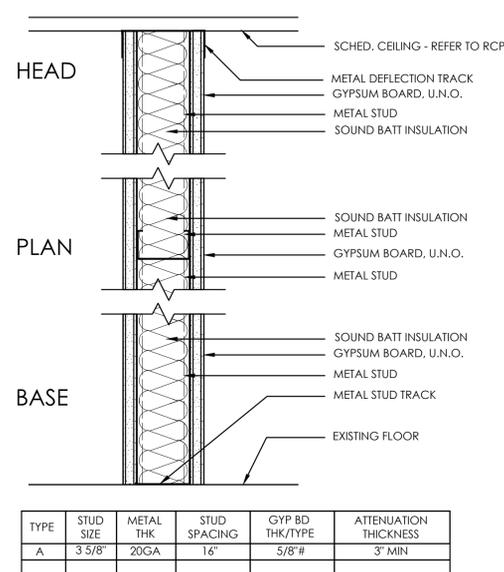
14 TYP. INTERIOR WALL U.N.O.
SCALE: NTS



8 TYP. SUSPENDED CEILING
SCALE: 3" = 1'-0"



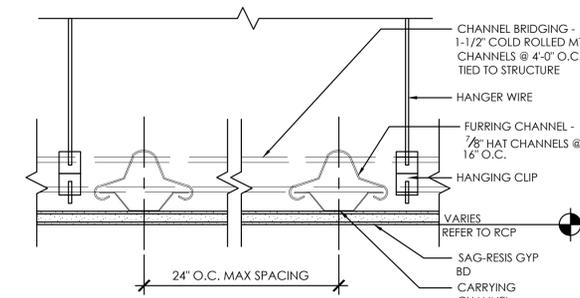
9 TYP. GYP BD CEILING
SCALE: 3" = 1'-0"



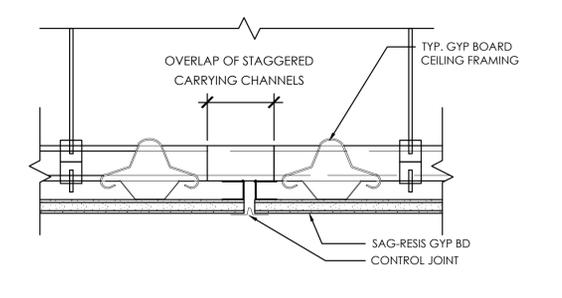
12 TYP. DEMISING WALL U.N.O.
SCALE: 3" = 1'-0"

METAL STUD SCHEDULE					
SIZE	GA.	TYPE	MAX. UNSUPPORTED HEIGHT		
			16" O.C.	24" O.C.	
1 5/8"	25	ST	9'-6"	8'-3"	
	25	ST	12'-6"	10'-9"	
	22	ST	13'-0"	11'-6"	
2 1/2"	20	ST	13'-10"	12'-0"	
	25	ST	16'-0"	13'-6"	
	22	ST	17'-3"	15'-0"	
3 5/8"	20	ST	17'-11"	15'-7"	
	20	SJ	18'-6"	16'-9"	
	18	SJ	19'-3"		
4"	16	SJ	20'-0"		
	14	SJ	22'-0"		
	25	ST	17'-3"	14'-3"	
6"	22	ST	18'-6"	16'-3"	
	20	ST	19'-2"	16'-10"	
	20	SJ	19'-10"	18'-0"	
8"	18	SJ	20'-7"		
	16	SJ	22'-0"		
	14	SJ	24'-0"		
10"	25	ST	20'-0"	15'-0"	
	22	ST	25'-3"	22'-0"	
	20	ST	26'-1"	22'-10"	
12"	20	SJ	26'-8"	23'-8"	
	18	SJ	28'-0"		
	16	SJ	30'-0"		
14"	14	SJ	32'-0"		
	18	SJ	34'-6"		
	16	SJ	37'-4"		
16"	14	SJ	39'-6"		

- (1) BASED ON INTERIOR NON-BEARING PARTITIONS WITH ONE LAYER OF GYPSUM BOARD EACH SIDE. USE GAUGE, TYPE AS SCHEDULED UNLESS NOTED OTHERWISE ON DRAWINGS.
- (2) RUNNER TRACK GAUGE TO MATCH STUD
- (3) WALLS OVER 12'-0" HIGH TO BE LATERALLY BRACED @ 8'-0" O.C. VERTICAL W/ 1-1/2" 14 GA. COLD-ROLLED CHANNELS CLIP ANCHORED TO METAL STUDS.
- (4) ALL LIGHT GAUGE METAL FRAMING SHALL COMPLY WITH THE SSMA PRODUCT TECHNICAL GUIDE AND ANY ADDITIONAL REQUIREMENTS PROVIDED BY THE STRUCTURAL ENGINEER.
- (5) ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS

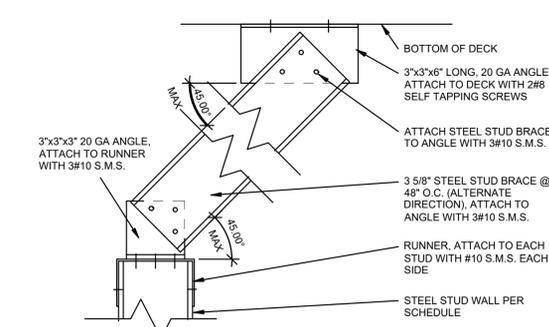


10 TYP. GYP BD CLNG FRAMING
SCALE: 3" = 1'-0"



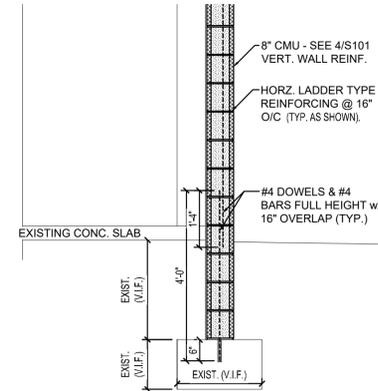
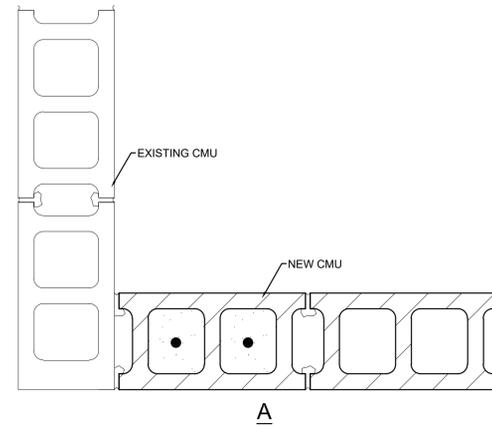
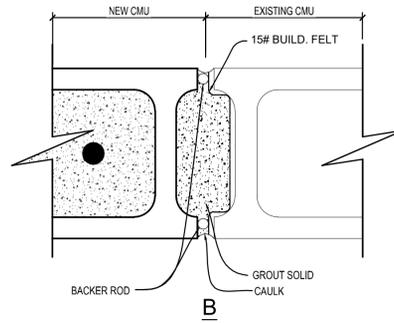
11 TYP. GYP BD CLNG JOINT
SCALE: 3" = 1'-0"

- PARTITION TYPE NOTES**
- PARTITION TYPES ARE INDICATED IN FLOOR PLAN BY PARTITION TAGS.
 - REFER TO FINISH PLANS FOR ALL APPLIED FINISHES AND APPLIED FINISH LOCATIONS.
 - NOT USED
 - NOT USED
 - ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY FOR RESOLUTION.
 - PROVIDE FIBER REINFORCED CEMENT TILE BACKER BOARD AT ALL PARTITION TYPES THAT ARE WATERPRONE (WET) AREAS (RESTROOMS, JANITOR CLOSETS, KITCHEN, ETC.) THAT RECEIVE TILE WALL FINISH.
 - ALL GYPSUM TO BE WATER RESISTANT AT ALL PARTITIONS WITH OR ADJACENT TO PLUMBING FIXTURES WHICH RECEIVE PAINT OR WALL COVERING FINISH. PROVIDE DENS ARMOR OR EQUIVALENT, U.N.O.
 - NOT USED
 - ALL WALLS TO RECEIVE WALL GLOSS PAINT ARE TO BE PRIMED AND SANDED. PROVIDE A SMOOTH LEVEL 3 FINISH SURFACE BEFORE INSTALLING. NOTIFY ARCHITECT IF LEVEL 3 FINISH CONFLICTS WITH MANUFACTURERS RECOMMENDATIONS.
 - COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASTM C 840 AND GA 214 FOR APPLICATION AND FINISHING OF GYPSUM BOARD, UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED. COMPLY WITH ASTM C 754 FOR INSTALLATION OF STEEL FRAMING FOR GYPSUM BOARD ASSEMBLIES.
 - USE USG SHEETROCK 200-A CASING BEAD, U.N.O. AT LOCATIONS WHERE GYPSUM BOARD MEETS OTHER CONSTRUCTION SUCH AS WINDOW FRAMES, DOOR FRAMES, CEILING TRACK, ETC.
 - PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" ON CENTER WHERE NO OTHER OPENINGS OR CORNERS OCCUR WITHIN THAT LENGTH. CONTROL JOINT LOCATIONS SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
 - PROVIDE SOUND ATTENUATION INSULATION IN ALL PARTITIONS USED IN RESTROOMS, REGARDLESS OF PARTITION TYPE.
 - ALL PARTITIONS SHALL RUN CONTINUOUS FROM FLOOR SLAB TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE, UNLESS NOTED OTHERWISE.
 - ALL NON FULL HEIGHT WALLS SHALL BE BRACED TO STRUCTURE WITH 3-5/8" METAL STUDS AT 4'-0" ON CENTER MAX. BRACE TO TOP JOIST CHORDS.
 - PROVIDE REQUIRED BLOCKING FOR WALL MOUNTED EQUIPMENT, HANDRAILS, SHELVING, LIGHT FIXTURES, ETC. VERIFY LOCATIONS ON EITHER FLOOR PLANS, RCP OR ELEVATIONS.
 - ALL EQUIPMENT SUPPORT OR SUSPENSION SHALL BE COORDINATED WITH STRUCTURAL ENGINEER.
 - ALL WALL INSULATION SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - ALL BRIDGING AND FIRESTOPPING SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
 - ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
 - SEAL ALL PENETRATIONS.
- ALL NOTES, DETAILS AND SYMBOLS MAY NOT APPLY TO THIS PROJECT.

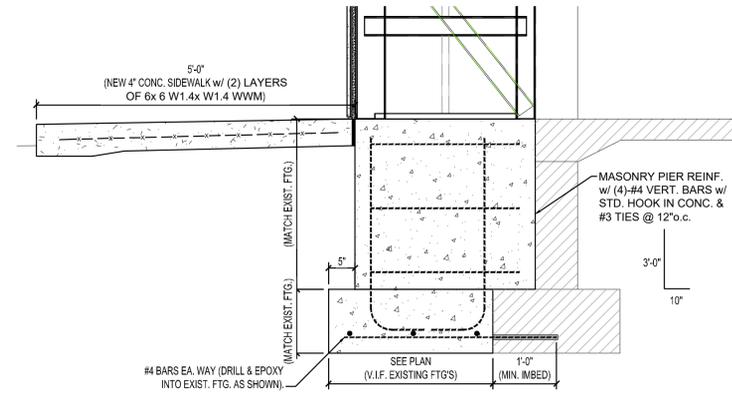


15 DIAGONAL BRACING DETAIL
SCALE: NTS

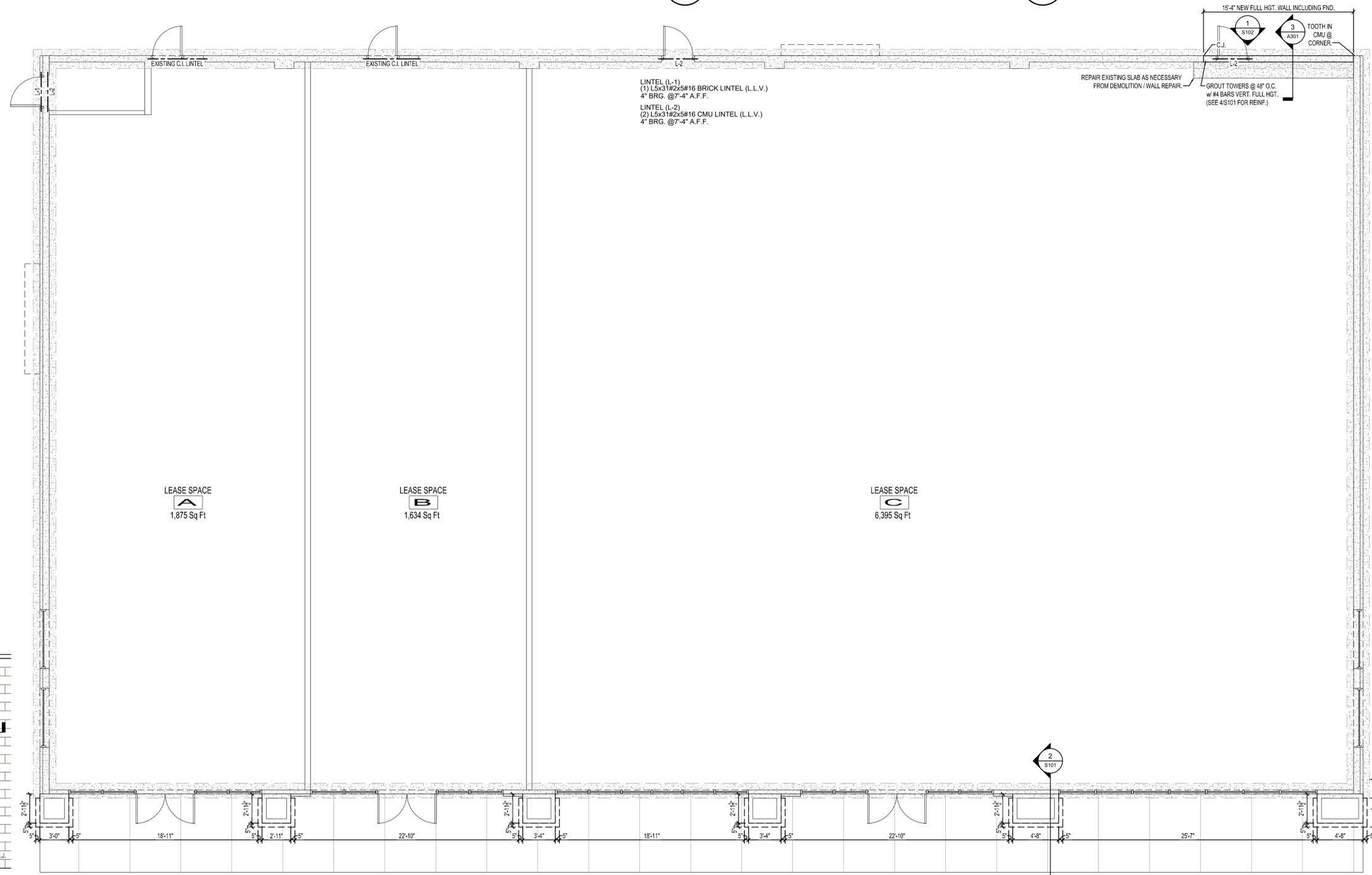




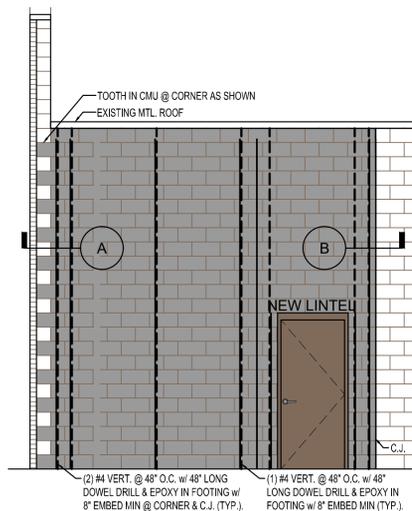
3 FOUNDATION SECTION
SCALE: 1/2" = 1'-0"



2 TYP. COLUMN/PIER SECTION
SCALE: 3/4" = 1'-0"



1 ARCHITECTURAL FLOOR PLAN
SCALE: 3/16" = 1'-0"



4 WALL REINFORCING ELEVATION
SCALE: 1/4" = 1'-0"

Springfield Crossings
1400-1416 West 1st. St.,
Springfield, OH 45504

Construction	04.30.2025
REVIEW	03.06.2025
ISSUED FOR:	DATE:



SEAL
STRUCTURAL FND. PLAN

S101

STRUCTURAL NOTES

GENERAL:

- IF ANY NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, NOTIFY ARCHITECT FOR CLARIFICATION.
- THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. OSHA, DNR AND SAFETY CODE REQUIREMENTS ARE DETERMINED AND PROVIDED BY OTHERS. ENGINEERED STRUCTURES, LLC IS NOT RESPONSIBLE FOR JOBSITE SAFETY.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE. AFTER IT IS FULLY COMPLETED, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, GUYS OR TOE DOWNS IF NECESSARY AND BRACING EXCAVATIONS TO PREVENT CAVE IN. SUCH MATERIAL SHALL REMAIN THE CONTRACTORS PROPERTY AFTER COMPLETION OF THE PROJECT.
- USE OF ENGINEERING DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS STRICTLY PROHIBITED.
- ANY QUESTIONABLY PLACED ITEMS SUCH AS MISALIGNED ANCHOR BOLTS OFF-CENTER BEARING PLATES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR REVIEW.
- ALTHOUGH EVERY ATTEMPT HAS BEEN MADE TO COVER ALL POSSIBLE CONDITIONS, THERE MAY BE CONDITIONS THAT WERE NOT DETAILED. SUCH CONDITIONS ARE TO BE OF SAME NATURE AS SIMILAR CONDITIONS; IF THERE IS ANY QUESTION, NOTIFY THE ENGINEER IMMEDIATELY.
- STRUCTURAL DRAWINGS HAVE BEEN DRAWN TO SHOW THE PROPER SIZES, MATERIAL PROPERTIES, METHODS OF CONNECTION, ETC. TO WITHSTAND THE REQUIRED GRAVITY AND LATERAL LOADS AS OUTLINED IN THESE NOTES. ANY DEVIATION FROM OR ALTERATION TO THESE WITHOUT WRITTEN CONSENT FROM ENGINEERED STRUCTURES, RESOLVES ENGINEERED STRUCTURES FROM ANY RESPONSIBILITY. ANY REVISIONS OR ALTERATIONS MUST BE APPROVED BY ENGINEERED STRUCTURES, LLC PRIOR TO COMMENCING WITH THE PROPOSED WORK.

FOUNDATIONS:

- FOOTINGS ARE DESIGNED TO BEAR ON SOIL OR ENGINEERED FILL WITH AN ALLOWABLE BEARING CAPACITY OF 3000 PSF FOR SPREAD FOOTINGS AND 3000 PSF FOR WALL FOOTINGS. (VERIFY BY QUALIFIED TESTING AGENCY IN FIELD). IF MATERIAL OF THIS CAPACITY IS NOT CONFIRMED AT THE ELEVATIONS INDICATED, THE FOOTINGS SHALL BE LOWERED OR ENLARGED. NOTIFY AND CONSULT ENGINEER FOR ADJUSTMENTS.
- ALL FILL UNDER SLABS AND ADJACENT TO WALLS SHALL BE CLEAN GRANULAR SOIL COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
- EXERCISE CARE WHEN BACKFILLING WALLS. EXCEPT FOR WALLS WITH EQUAL FILL ON BOTH SIDES, NO BACKFILLING OF WALLS SHALL BE DONE UNTIL THE WALL HAS ATTAINED ITS FULL STRENGTH AND HAS BEEN PROPERLY SUPPORTED BY BRACING OR BY A COMPLETED FLOOR OR ROOF STRUCTURE. ALTERNATE FILL WHEN BACKFILLING WALLS WITH FILL ON BOTH SIDES.
- COORDINATE FOUNDATION WORK WITH UNDERGROUND WORK BY MECHANICAL AND ELECTRICAL CONTRACTORS, IF ANY.
- UNLESS OTHERWISE INDICATED ON DRAWINGS, PROVIDE FOUNDATION DRAINS WITH APPROPRIATE FILTER MATERIAL, AS RECOMMENDED BY SOILS REPORT OR IF WET SOIL CONDITIONS FROM GROUND WATER ARE ENCOUNTERED.

CONCRETE:

- ALL CONCRETE SHALL ATTAIN THE FOLLOWING 28 DAY COMPRESSIVE STRENGTHS:
 - FOOTINGS, FOUNDATION WALLS 3000 PSI
 - SLAB ON GRADE, SLAB ON METAL DECK 4000 PSI
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. MAIN BARS TO BE GRADE 60, TIES AND STIRRUPS TO BE GRADE 40. WELDED WIRE MESH SHALL CONFORM TO ASTM A185.
- ALL ANCHOR BOLTS SHALL BE ASTM A307.
- MATERIAL AND WORKMANSHIP FOR ALL CONCRETE AND REINFORCING SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE AND THE ACI BUILDING CODE REQUIREMENTS.
- PROVIDE ENTRAINED AIR IN ALL EXPOSED EXTERIOR CONCRETE.
- OTHER CONCRETE ADMIXTURES MAY BE USED AS NECESSARY, INCLUDING THE USE OF A PLASTICIZER TO IMPROVE WORKABILITY. HOWEVER, EXTRA WATER SHALL NOT BE ADDED BEYOND THAT WHICH IS REQUIRED FOR PROPER HYDRATION OF THE MIX DESIGN BEING USED. CHLORINE IS NOT AN ACCEPTABLE ADMIXTURE AND SHALL NOT BE USED.
- FOR REINFORCING SPLICES, UNLESS OTHERWISE INDICATED, MAINTAIN A MINIMUM BAR LAP OF 40 BAR DIAMETERS AND A MINIMUM LAP OF 8" FOR WIRE MESH. SPLICES FOR REINFORCING MAY BE MECHANICAL OR WELDED IF DESIRED, BUT SUBJECT TO ENGINEER APPROVAL.
- PROVIDE CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. PROVIDE DOWELS AS REQUIRED TO MATCH VERTICAL REINFORCING. MAINTAIN MINIMUM LAP REQUIREMENT.
- APPROPRIATE CURING MEASURES SHALL BE TAKEN FOR NEW CONCRETE. A MOIST CURE METHOD OR A CURING COMPOUND SHALL BE USED. COMMENCEMENT OF CURING OR APPLICATION OF A COMPOUND SHALL BE DONE IMMEDIATELY AFTER FINISHING OR REMOVING FORM WORK. THE CURING COMPOUND SHALL BE COMPATIBLE WITH FLOOR COVERINGS OR COATINGS AND IT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- APPROPRIATE PROCEDURES FOR COLD OR WARM WEATHER CONCRETE WORK SHALL BE FOLLOWED, AS NECESSARY, IN ACCORDANCE WITH ACI SPECIFICATIONS.
- VERIFY AND COORDINATE ALL SLEEVES, OPENINGS, EMBEDDED ITEMS, ETC., AS NECESSARY, WITH THE APPLICABLE TRADES THAT MAY REQUIRE THEM.

CONCRETE MASONRY:

- HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE I, GRADE N.
- MORTAR FOR MASONRY SHALL CONFORM TO ASTM C270, TYPE M OR S. MINIMUM COMPRESSIVE STRENGTH OF BLOCK ASSEMBLY SHALL BE F_m = 1500 PSI.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND ALL LAPS SHALL BE A MINIMUM OF 30 BAR DIAMETERS. LATERAL TIE WIRE FOR PILASTERS SHALL TO CONFORM TO ASTM A82.
- PROVIDE SOLID MASONRY OR FILL CORE OF BLOCKS WITH GROUT A MINIMUM OF 3 COURSES UNDER ALL BEAM AND LINTEL BEARING POINTS. GROUT CORES FULL HEIGHT WHERE REINFORCING IS REQUIRED AT THE BEARING POINTS.
- REINFORCED MASONRY CORES SHALL BE FILLED WITH GROUT IN LIFTS OF 48" MAXIMUM UNLESS CLEAN-OUT HOLES ARE PROVIDED FOR HIGH-LIFT GROUTING. GROUT SHALL BE PUDDLED OR VIBRATED IN PLACE.
- MASONRY REINFORCING MUST BE CONTINUOUS, MAINTAIN MINIMUM LAP WHERE SPLICES OCCUR. SUPPORT REINFORCING VERTICALLY AT A DISTANCE NOT EXCEEDING 192 BAR DIAMETERS AND MAINTAIN 1/4" MINIMUM CLEARANCE BETWEEN THE STEEL AND MASONRY.
- FOR HIGH-LIFT GROUTING, ALL MORTAR PROJECTIONS AND DROPPINGS MUST BE CLEANED OUT OF THE GROUT SPACE. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 48" AT ONE HOUR INTERVALS BUT CORES BEING GROUTED MUST BE FILLED IN ONE DAY.
- GROUT FOR REINFORCED CORES AND BOND BEAMS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF F_c = 3000 PSI.
- TESTING TO VERIFY COMPRESSIVE STRENGTH OF THE WALL ASSEMBLY SHALL BE DONE IN ACCORDANCE WITH ASTM C1314. ALTERNATIVELY, THE UNIT STRENGTH METHOD MAY BE USED IN ACCORDANCE WITH CODE SECTION 2105.2.2.1.
- UNLESS NOTED OTHERWISE, MASONRY TO BE LAID UP IN RUNNING BOND. STACK BOND LAYUP IS NOT ACCEPTABLE UNLESS WRITTEN APPROVAL IS RECEIVED FROM ENGINEERED STRUCTURES FOR SPECIFIC SITUATIONS. THIS APPLIES TO MASONRY PILASTERS ALSO. WHEN CONSTRUCTING PILASTERS, ALTERNATE EVERY COURSE 90 DEGREES.

STRUCTURAL WOOD FRAMING:

- TRUSSES SHALL BE DESIGNED FOR THE DESIGN LOADS INDICATED AND THE DESIGN SHALL BE BY A REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERS OFFICE FOR REVIEW.
- TRUSS MANUFACTURER SHALL PROVIDE ERECTION DRAWINGS INDICATING ALL BRIDGING AND BRACING REQUIRED BY DESIGN.
- WOOD TRUSSES AND/OR OTHER STRUCTURAL FRAMING ARE SHOWN AS A GENERAL LAYOUT ONLY AND EXACT PLACEMENT SHALL BE VERIFIED IN THE FIELD. HOWEVER, FRAMING PLACEMENT SHALL NOT EXCEED THE SPACING SHOWN ON THE DRAWINGS. WOOD TRUSS PLACEMENT SHALL ALSO BE COORDINATED WITH THE TRUSS ERECTION DRAWINGS.
- STRUCTURAL DIMENSIONAL SAWN-LUMBER SHALL BE HEM-FIR, No. 1 OR EQUIVALENT. F_b=850 PSI, F_v=150 PSI, F_c(PERP.)=405 PSI, F_c(PARALLEL)=1350 PSI, E=1,300,000 PSI. ALL WALL TOP PLATES TO BE DOUGLAS FIR LARCH NO. 2 UNLESS NOTED OTHERWISE. F_c(PERPENDICULAR)=425 PSI. STRUCTURAL LUMBER INCLUDES BEARING HEADERS, INTERIOR BEARING WALL STUDS, ALL EXTERIOR STUDS, RAFTERS, AND FLOOR JOISTS. PLACE STRUCTURAL MEMBERS IN A MANNER SUCH THAT GRADE STAMP IS READILY VISIBLE.
- ENGINEERED LUMBER, BY TRUSS JOIST MACMILLAN OR EQUIVALENT. TIMBERSTRAND, LSL: F_b=2250 PSI, F_c(PARALLEL)=1950 PSI, E=1,500,000 PSI. MICROLAM, LVL: F_b=2600 PSI, F_c(PARALLEL)=2310 PSI, E=1,900,000 PSI. PARALLAM, PSL: F_b=2900 PSI, F_c(PARALLEL)=2900 PSI, E=2,000,000 PSI. ENGINEERED LUMBER SUPPLIER SHALL SPECIFY AND SUPPLY HANGERS AS REQUIRED.
- ALL ROOF SHEATHING SHALL BE APA RATED SHEATHING, EXPOSURE 1 WITH A MINIMUM THICKNESS AS INDICATED ON THE DRAWINGS AND A SPAN RATING MEETING OR EXCEEDING THAT REQUIRED FOR THE DESIGN LOADS AND SPACING OF SUPPORTS.
- ALL SHEATHING SHALL BE INSTALLED CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN ACROSS SUPPORTS. UNLESS OTHERWISE INDICATED, SHEATHING SHALL BE NAILED AT 8" O.C. ALONG EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS WITH 8d BOX NAILS. ALLOW 1/8" GAP AT PANEL EDGES AND ENDS. PROVIDE 2x BLOCKING BETWEEN STUDS @ ALL HORIZONTAL PANEL JOINTS IN WALLS & SHEAR WALL LOCATIONS. REFER TO SHEAR WALL SCHEDULE.
- COORDINATE FRAMING LOCATION FOR OPENINGS REQUIRED BY THE MECHANICAL TRADES. WHEN OPENING SIZES REQUIRE SPACING OF FRAMING GREATER THAN THAT SHOWN ON DRAWINGS, PROVIDE DOUBLE MEMBERS ON EACH SIDE OF THE OPENING AND PROPERLY HEADER THE ENDS OF THE OPENING TO SUPPORT THE INTERMEDIATE MEMBERS. NOTIFY AND CONSULT ENGINEER IF SPECIAL FRAMING REQUIRED.
- STRUCTURAL FRAMING MEMBERS SHALL BE ADEQUATELY BRIDGED TO ENSURE BEAM STABILITY AS CALLED FOR IN SECTION 4.1.1 OF THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR ENGINEERED LUMBER PRODUCTS. SHOP DRAWINGS SHALL INCLUDE A DIMENSIONED ERECTION PLAN WITH PIECE MARKS AND SCHEDULES SHOWING PIECE MARK, SIZE AND LENGTH FOR ENGINEERED LUMBER MEMBERS.
- AT SOLID SAWN MULTI-PLY HEADERS, BEAMS AND STUD ASSEMBLIES, GLUE PLYS WITH CONSTRUCTION ADHESIVE AND NAIL WITH 8d NAILS AT 6" ON CENTER LOCATED 2" FROM EDGES. STAGGER NAILS ON BOTH SIDES OF THE MEMBER.
- AT MULTI-PLY ENGINEERED LUMBER MEMBERS SEE DETAIL SHEET FOR ASSEMBLY.
- ALL HEADERS AND BEAMS SHALL BEAR ON A MINIMUM OF (2) STUDS, UNLESS NOTED OTHERWISE ON DRAWINGS.
- AT MULTIPLE PLY FRAMING MEMBERS AND TRUSSES, PROVIDE AT LEAST ONE SUPPORTING STUD PER PLY. PROVIDE BLOCKING THROUGH FLOOR FRAMING TO TRANSFER LOADS TO FOUNDATION.
- THE FOLLOWING SCHEDULE IS A MINIMUM NAILING REQUIREMENT. SEE DRAWINGS FOR POSSIBLE HIGHER REQUIREMENTS:

ELEMENT	NAIL SIZE	NUMBER AND LOCATION	TOE NAIL OR 2 DIRECT NAIL
STUD TO SOLE PLATE		16d BOX	
STUD TO CAP PLATE		16d BOX	2 TOE NAIL OR 2 DIRECT NAIL
DOUBLE STUDS		10d BOX	12" O.C. DIRECT
CORNER STUDS		16d BOX	24" O.C. DIRECT
DOUBLE CAP PLATE		10d BOX	16" O.C. DIRECT
HEADER BEAMS TO TRIMMERS		20d BOX	3 EACH END

TRUSS TO PLATE PROVIDE "HURRICANE TIES" PER DRAWING FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR NAILING.

ROOF SHEATHING 8d BOX 8" O.C. DIRECT AT EDGES 12" O.C. AT INTERIOR POINTS.

WALL SHEATHING 8d BOX 8" O.C. DIRECT AT EDGES 12" O.C. AT INTERIOR POINTS.

SILL PLATE TO CONCRETE WALL 1/2" DIAMETER ANCHOR BOLTS @ 24" ON CENTER (FULL BASEMENT WALLS)

SILL PLATE TO CONCRETE WALL 1/2" DIAMETER ANCHOR BOLTS @ 72" ON CENTER (BASEMENT FROST WALLS)

NAIL SIZE	NAIL SPECIFICATION CHART	
	DIAMETER	LENGTH
6d	.092	1 7/8"
8d	.131	2 3/8"
10d	.142	3"
12d	.120	3 1/4"
16d	.162	3 1/2"
20d	.148	4"

- TIE-DOWN REQUIREMENTS FOR GIRDER TRUSSES SHALL BE VERIFIED WITH SHOP DRAWINGS FROM TRUSS SUPPLIER.
- PROVIDE DOUBLE JOISTS OR LADDER BETWEEN JOISTS @ 16" ON CENTER AT ALL NON-BEARING PARTITIONS PARALLEL TO JOISTS.
- PROVIDE FULL DEPTH BLOCKING BETWEEN JOISTS BENEATH ALL NON-BEARING PARTITIONS PERPENDICULAR TO JOISTS.
- PROVIDE SQUASH BLOCKS TO MATCH UPPER WALL STUDS IN FLOOR SYSTEM AT ALL WALLS WHERE JOISTS ARE PARALLEL TO THE EXTERIOR WALL. LIKEWISE AT STACKED INTERIOR BEARING WALLS WHERE JOISTS ARE PARALLEL.
- DOUBLE UP JOISTS BENEATH CABINETS, KITCHEN ISLANDS AND FIREPLACES, UNLESS NOTED OTHERWISE.
- REQUIRED CORRESPONDENCE FOR WOOD TRUSS APPLICATIONS: PROVIDE MOISTURE CONTENT DATA FOR TRUSSES AS DELIVERED PROVIDE MOISTURE CONTENT DATA FOR TRUSSES JUST PRIOR TO DRYWALL APPLICATION ALTHOUGH NOT VERY COMMON, WHEN THE PROPER CONDITIONS PRESENT THEMSELVES, WOOD TRUSSES WILL ARCH UPWARD WHEN DRYING DISPROPORTIONATELY. THIS WILL CONTRIBUTE TO COSMETIC (AND IN SOME CASES STRUCTURAL) CRACKING IN MATERIALS AND SEPARATION FROM PARTITIONS. IT IS THEREFORE VERY IMPORTANT TO MONITOR THE MOISTURE CONTENT OF THE TRUSSES. THE TRUSS MANUFACTURER SHALL SPECIFY SPECIFIC GUIDELINES FOR MOISTURE PERCENTAGES THAT ARE ACCEPTABLE. PROPER VENTILATION IS ALSO EXTREMELY IMPORTANT TO AVOID THIS CONDITION. CONTACT ENGINEERED STRUCTURES, LLC WITH ANY QUESTIONS.
- ALL TRUSSES ARE TO BE BRACED IN ACCORDANCE WITH BCSP 1-43. THIS APPLIES TO BOTH TEMPORARY BRACING FOR ERECTION PURPOSES AND PERMANENT BRACING FOR BUILDING AND INDIVIDUAL TRUSS AND WEB MEMBER BRACING. THE MINIMUM BRACING REQUIREMENTS OUTLINED IN THIS DOCUMENT ARE ADEQUATE UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.

LIGHT GAGE FRAMING:

- MINIMUM MATERIAL PROPERTY SPECIFICATIONS:
 - A. ALL GALVANIZED STUDS AND JOISTS (12, 14, AND 16 GAGE) SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE MINIMUM REQUIREMENTS OF ASTM A653 SS, GRADE 50, CLASS 1 OR 3 WITH A MINIMUM YIELD STRESS OF 50 ksi.
 - B. ALL GALVANIZED STUDS AND JOISTS (18 AND 20 GAGE) AND ALL TRACK SECTIONS, BRIDGING, END CLOSURES, AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A653 SS, GRADE 53 WITH A MINIMUM YIELD STRESS OF 53 ksi.
 - C. ALL GALVANIZED STUDS, JOISTS, TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A525.
- THE PHYSICAL AND STRUCTURAL PROPERTIES LISTED BY THE STEEL STUD MANUFACTURERS ASSOCIATION AND THE AISI DESIGN MANUAL SHALL BE CONSIDERED THE MINIMUM PERMITTED FOR ALL FRAMING MEMBERS. SPECIFICALLY, THE FOLLOWING MINIMUM PROPERTIES, CALCULATED IN ACCORDANCE WITH THE LATEST AISI SPECIFICATION, SHALL BE PROVIDED: I_x (in⁴), S_x (in³), Area (in²), R_x (in), F_y (ksi), Moment (in-lbs).
- THE ARCHITECT AND/OR ENGINEER OF RECORD MUST APPROVE ANY SUBSTITUTIONS, IN WRITING, PRIOR TO DELIVERY.
- INSTALLATION OF STUDS SHALL BE PER ASTM C1007-00 "INSTALLATION OF LOAD BEARING (TRANSVERSE AND AXIAL) STEEL STUDS AND ACCESSORIES". ASTM C955-00a "SPECIFICATION FOR LOAD BEARING (TRANSVERSE AND AXIAL) STEEL STUDS, RUNNERS (TRACK), AND BRACING OR BRIDGING FOR SCREW APPLICATION OF GYPSUM BOARD AND METAL PLASTER BASES". AND ASTM C754-00 "SPECIFICATION FOR INSTALLATION OF STEEL FRAMING MEMBERS TO RECEIVE SCREW ATTACHED GYPSUM BOARD".
- ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS, OR AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL PROPERLY FASTENED.
- ALL TRACK BUTT JOINTS, ABUTTING PIECES OF TRACK SHALL BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, OR THEY SHALL BE BUTT-WELDED OR SPLICED TOGETHER.
- ALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. BRIDGING ROWS SHALL BE SPACED ACCORDING TO MANUFACTURER RECOMMENDATIONS.
- TEMPORARY BRACING SHALL BE PROVIDED UNTIL ERECTION IS COMPLETED.
- JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR A LOAD DISTRIBUTION MEMBER SHALL BE PROVIDED AT THE TOP OF THE TRACK.
- PROVIDE WEB STIFFENERS AT REACTION POINTS WHERE INDICATED BY PLANS.
- JOIST BRIDGING SHALL BE COMPRISED OF SOLID BRIDGING AND FLAT STRAPPING. USE SOLID BRIDGING IN FIRST AND LAST TWO ROWS OF JOISTS. ATTACH FLAT STRAPPING TO TOP AND BOTTOM FLANGES OF JOISTS FROM THIRD ROW EXTENDING FOR A MAXIMUM OF 10'-0". REPEAT SOLID BRIDGING FOR ONE JOIST SPACE AND THEN ANOTHER 10'-0" OF FLAT STRAPPING.
- JOISTS SHALL BE BRIDGED AT 8'-0" ON CENTER MAXIMUM.
- END BLOCKING SHALL BE PROVIDED WHERE JOIST ENDS ARE NOT OTHERWISE RESTRAINED FROM ROTATION.
- JOISTS MUST HAVE A MINIMUM OF 10' UNPUNCHED STEEL AT BEARING POINTS. STUDS MUST HAVE A MINIMUM OF 10' OF UNPUNCHED STEEL AT EACH END.
- STUD ENDS MUST BE SQUARELY SECURED AGAINST THE TRACK WEB. BOTH STUD FLANGES MUST BE ATTACHED TO TRACK MEMBERS AT TOP AND BOTTOM.
- STUD BRIDGING SHALL BE PROVIDED BY 1" COLD ROLLED U-CHANNEL. THE U-CHANNEL MUST BE ATTACHED TO EACH STUD BY WELDING OR ATTACHING WITH CLIP ANGLES AND SCREWS. HORIZONTAL STRAPPING AND SOLID BRIDGING WITH TRACK MEMBERS CAN ALSO BE USED FOR BRIDGING. BRIDGING SHALL BE SPACED AT 4'-0" ON CENTER MAXIMUM.
- THE FOLLOWING MINIMUM COLD FORMED STEEL ATTACHMENTS SHALL BE PROVIDED UNLESS NOTED OTHERWISE:

TRACK TO STRUCTURAL STEEL (1) 0.145" DIA. POWDER-ACTUATED FASTENER @ 32" ON CENTER.

TRACK TO METAL DECK (1) #10-16 TEK SCREW @ 16" ON CENTER

TRACK TO MASONRY (1) 0.145" DIA. POWDER-ACTUATED FASTENER @ 32" ON CENTER.

STUD TO STRUCTURAL STEEL (1) 1/2x1/4 GAGE CLIP ANGLE, CONNECT WITH (2) #10-16 TEK SCREWS TO METAL STUD AND (2) 0.145" DIA. POWDER-ACTUATED FASTENERS INTO STRUCTURAL STEEL

ABBREVIATIONS:

ARCH -	ARCHITECTURAL	pcy -	POUNDS PER CUBIC YARD
B.O.F. -	BOTTOM OF FOOTING	PSF -	POUNDS PER SQUARE FOOT
COL. -	COLUMN	PSI -	POUNDS PER SQUARE INCH
C.M.U. -	CONCRETE MASONRY UNIT	REINF. -	REINFORCING
CONC. -	CONCRETE	S.F. -	STEP FOOTING
CONT. -	CONTINUOUS	SIM -	SIMILAR
DIA. -	DIAMETER	T & B	TOP AND BOTTOM
ELE. -	ELEVATION	T.O.W. -	TOP OF WALL
EXT. -	EXTERIOR	T/PIER -	TOP OF PIER
FDN. -	FOUNDATION	TYP. -	TYPICAL
JT. -	JOINT	U.O.D. -	UNLESS NOTED OTHERWISE
L.F. -	LINEAL FEET	VERT. -	VERTICAL
MIN. -	MINIMUM	w/ -	WITH
O.C. -	ON CENTER	W.W.F. -	WELDED WIRE FABRIC

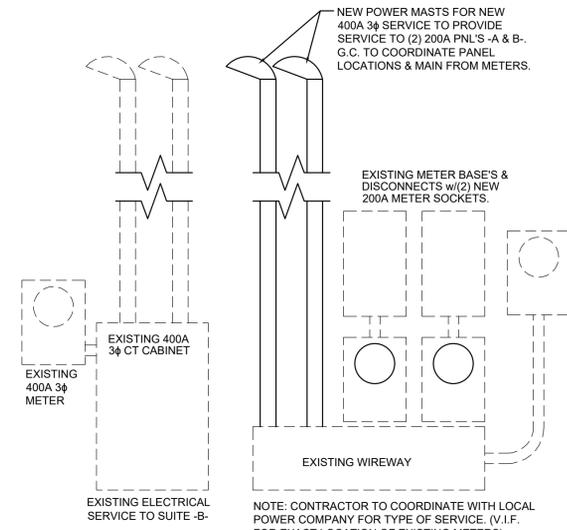
Construction	04.30.2025
REVIEW	03.06.2025
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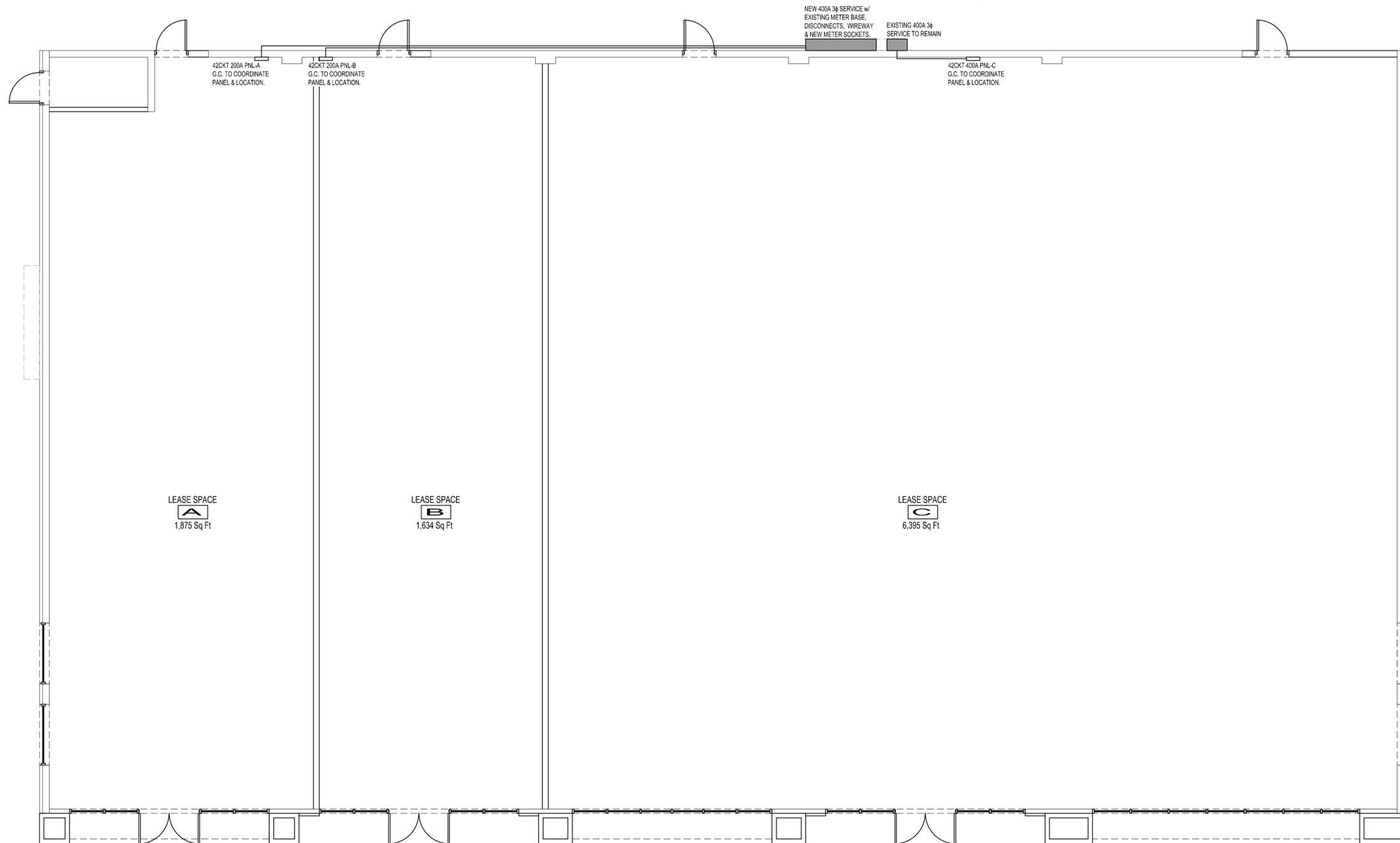
SEAL

TYPICAL STRUCTURAL NOTES

S102



3
E101 **ELECTRICAL SERVICE**
SCALE: NO SCALE



1
E101 **ELECTRICAL PLAN**
SCALE: 3/16" = 1'-0"

Springfield Crossings

1400-1416 West 1st. St.,
Springfield, OH 45504

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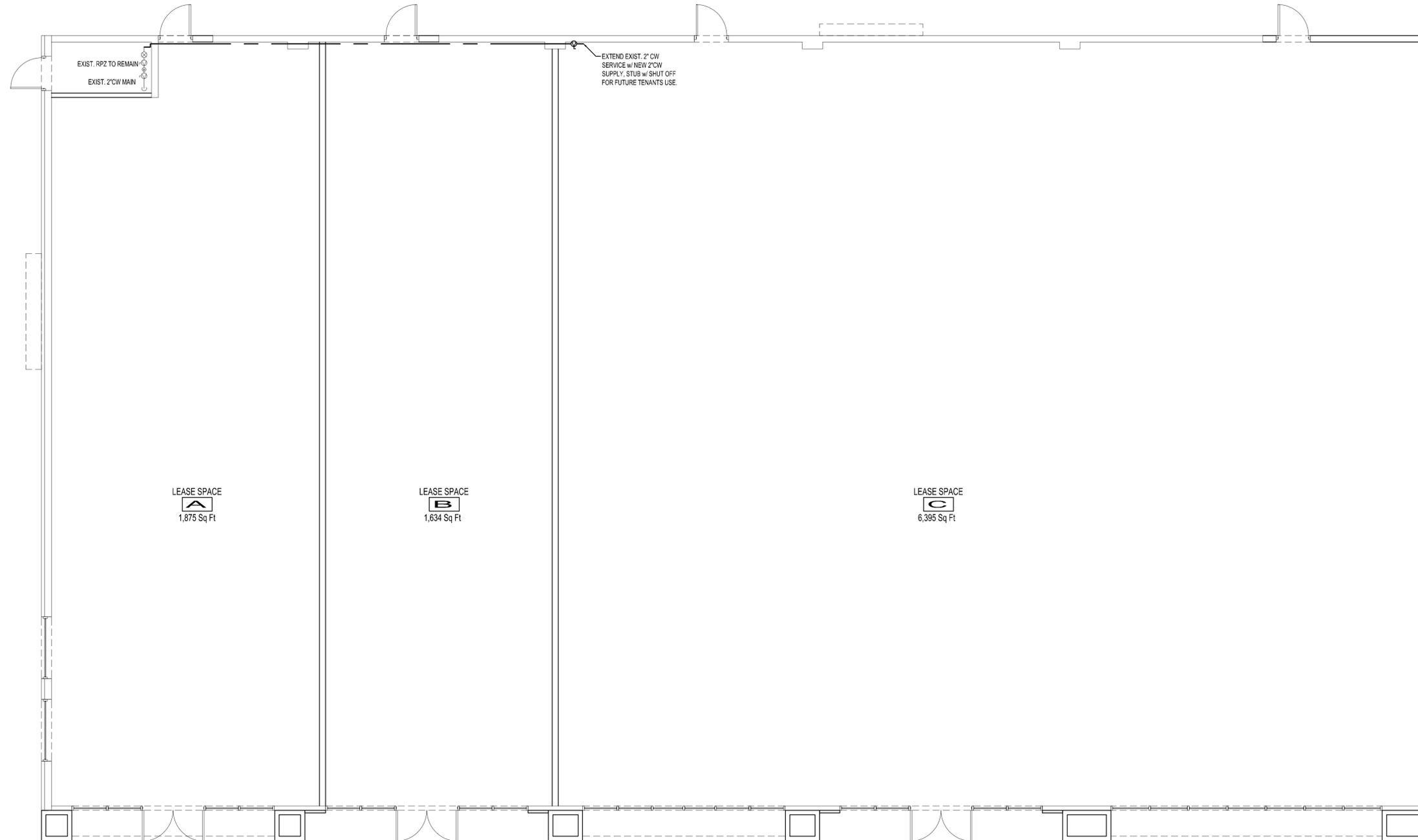


SEAL

ELECTRICAL POWER &
LIGHTING PLAN

E101

Pipe Legend	
	GAS LINE
	COLD WATER LINE
	SANITARY SEWER (UNDERGROUND UNLESS OTHERWISE NOTED)
	VENT
	HOT WATER LINE



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SEAL

PLUMBING PLANS

P101