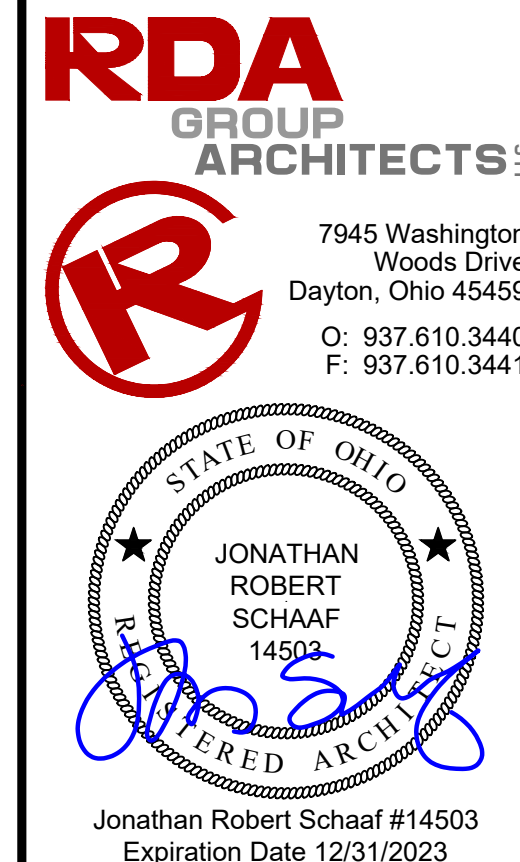


Floor System Repairs at: Wilmington Hi-Rise OH5-17

958 Wilmington Avenue
Dayton, Ohio 45420



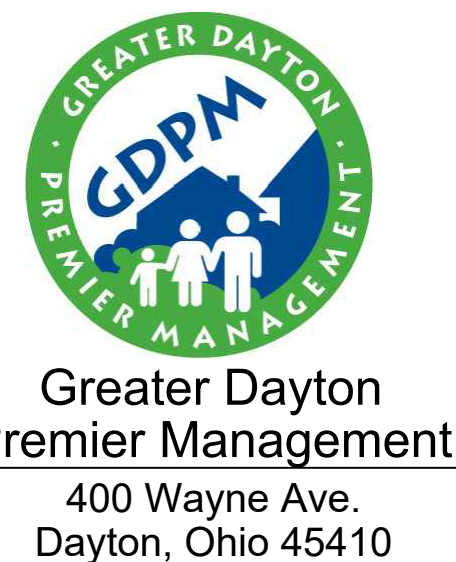
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DESIGN TEAM

ARCHITECT:



OWNER



CODE REVIEW

DESCRIPTION: ALTERATIONS TO FLOOR SYSTEMS AT COMMON AREA CORRIDORS.
JURISDICTION: CITY OF DAYTON, MONTGOMERY COUNTY
ZONING: NO CHANGES
BUILDING CODE: 2017 OHIO BUILDING CODE (OBC).
CHAPTER 9: USE AND OCCUPANCY CLASSIFICATION
USE GROUP: R-2 (NO CHANGE)
CHAPTER 9: GENERAL BUILDING HEIGHT AND AREA
NO CHANGE TO BUILDING HEIGHT OR AREA
CHAPTER 6: TYPES OF CONSTRUCTION
602.2: CONSTRUCTION TYPE: III B
CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION
CHAPTER 8: INTERIOR FINISHES
TABLE 805.11: INTERIOR WALL AND CEILING FINISH REQUIREMENTS
USE R-2: SPRINKLERED
EXIT ENCLOSURES AND PASSAGEWAYS: CLASS A
CORRIDORS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C
CHAPTER 9: FIRE PROTECTION SYSTEMS
903: AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED, PROVIDED [EXISTING]
906: PORTABLE FIRE EXTINGUISHERS REQUIRED, PROVIDED [EXISTING]
907: FIRE ALARM SYSTEM REQUIRED, PROVIDED [EXISTING]
CHAPTER 10: MEANS OF EGRESS
NO CHANGE TO EGRESS, TRAVEL, DISTANCE, OR EXITS
CHAPTER 11: ACCESSIBILITY
NO CHANGE TO BUILDING ACCESSIBILITY
CHAPTER 24: PLUMBING SYSTEMS
NO CHANGE TO BUILDING / UNIT TOILET ROOMS / PLUMBING FIXTURES

SHEET INDEX

G1.1	PROJECT INFORMATION
A1.1	OVERALL FLOOR PLANS
A1.2	ENLARGED FLOOR PLANS
A1.3	ENLARGED REFLECTED CEILING PLANS

WALL / SYMBOL LEGEND

	EXISTING WALL TO REMAIN
	NEW CONSTRUCTION KEY NOTE
	REFLECTED CEILING KEY NOTE
	DOOR NUMBER TAG

ABBREVIATIONS

ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES	FV	FIELD VERIFY
GA		SA	GAUGE
GYP BD	GYPSUM BOARD	GC	GENERAL CONTRACTOR
AFF	ABOVE FINISH FLOOR	HM	HOLLOW METAL
ALUM	ALUMINUM	HT	HEIGHT
ATC	ACOUSTIC TILE CEILING	HOR	HORIZONTAL
BLKG	BLOCKING	HOR	HORIZONTAL
BET	BETWEEN	MAX	MAXIMUM
BRG	BEARING	MEGH	MECHANICAL
BTM	BOTTOM	MO	MASONRY OPENING
CIP	CAST IN PLACE	MTD	MOUNTED
CL	CENTERLINE	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
CT	CERAMIC TILE	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
COL	COLUMN	OPG	OPENING
CPT	GARPET	PEMB	PRE-ENGINEERED METAL BUILDING
CONC	CONCRETE	PTD	PAINTED
CMU	CONCRETE MASONRY UNIT	QT	QUARRY TILE
CONT	CONTINUOUS	RAD	RADIUS
CJ	CONTROL JOINT	RD	ROOF DRAIN
DF	DRINKING FOUNTAIN	REF	REFRIGERATOR
DIA	DIAMETER	REQD	REQUIRED
DS	DOWNSPOUT	RO	ROUGH OPENING
DTL	DETAIL	SIM	SIMILAR
DW	DISHWASHER	SM	SHEET METAL
ELEV	ELEVATION	SPEC	SPECIFICATION
EQ	EQUAL	SS	STAINLESS STEEL
EX	EXISTING	SQ	SQUARE
FD	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	T.O.	TOP OF
FE	FIRE EXTINGUISHER	TYP	TYPICAL
FF	FINISH FLOOR	UFAS	UNIFORM FEDERAL ACCESSIBILITY STD.
FIN	FINISH(ED)	WRB	WEATHER RESISTIVE BARRIER
FRT	FIRE RETARDANT TREATED	WWF	WELDED WIRE FABRIC
FSE	FOOD SERVICE EQUIPMENT		
FTG	FOOTING		

VICINITY MAP



DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01.00.00 GENERAL REQUIREMENTS

11. CONTRACTOR'S USE OF JOB SITE:
 11.1. CONTRACTOR SHALL COORDINATE PHASING OF THE WORK WITH THE OWNER. IT IS ANTICIPATED THAT THE CONTRACTOR WILL COORDINATE THE APPLICABLE REQUIREMENTS TO ACCOMPLISH THE WORK WHICH WILL INCLUDE IN MULTIPLE PHASES WITH EXACT PHASING TO BE DETERMINED.
 11.2. TEMPORARY RELOCATION: IT IS ANTICIPATED THAT THE WORK WILL REQUIRE TEMPORARY RELOCATION OF THE RESIDENTS. GDFM WILL COORDINATE AND PAY FOR ALL TEMPORARY RELOCATION. CONTRACTOR SHALL COORDINATE ALL EFFORTS TO MINIMIZE DURATION OF RELOCATION.
 11.3. WORK HOURS: 8 AM TO 5 PM MONDAY-FRIDAY, WORK OUTSIDE OF THESE HOURS TO BE APPROVED BY THE OWNER.
 11.4. OCCUPIED UNITS: PROVIDE A MINIMUM OF 48 HOUR NOTICE PRIOR TO BEGINNING WORK IN ANY OCCUPIED UNITS. AT THE END OF EACH WORK DAY, ALL OCCUPIED UNITS SHALL BE RETURNED TO A HABITABLE CONDITION WITH PROPER RUNNING WATER, HVAC SYSTEMS, ELECTRICAL SYSTEMS, AND IN A SECURABLE CONDITION.
 12. TRASH / DEBRIS:
 12.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQUIRED FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
 12.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER, INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
 12.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.
 13. PROJECT STAGING AREA: AT OWNER DIRECTION
 13.1. CONTRACTOR SHALL PROVIDE ON-SITE SECURABLE CONSTRUCTION MATERIALS STORAGE FOR THE PROJECT. LOCATE IN AN APPROVED LOCATION, COORDINATE WITH THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING REQUIRED SECURITY PROTECTION MEASURES.
 13.2. CONTRACTOR SHALL ASSUME THAT THERE IS NO AVAILABLE STORAGE / STAGING AREA IN THE BUILDING AVAILABLE FOR THEIR USE.
 14. CONSTRUCTION SAFETY:
 14.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND OSHA REGULATIONS. THE ARCHITECT AND THE CONTRACTOR ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
 14.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION.
 14.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
 14.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
 14.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.
 15. PRODUCTS:
 15.1. CONTRACTOR TO INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM. ALL FINAL FINISHES AND SELECTIONS SHALL BE COORDINATED WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
 15.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAAG/ANSI REQUIREMENTS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
 15.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.
 16. PERMITS:
 16.1. ALL WORK SHALL CONFORM TO THE 2017 OHIO BUILDING CODE, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
 16.2. THE GENERAL CONTRACTOR SHALL VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY A REGULATORY AUTHORITY.
 16.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
 16.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR ITS AGENTS.
 16.4.1. CONTRACTOR SHALL MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.
 17. COORDINATION:
 17.1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
 17.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
 17.3. GENERAL CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 17.4. THE ABBREVIATION N.I.G. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02.41.19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

11. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
 11.1. DO NOT SCALE DRAWINGS.
 11.2. DIMENSIONING CONVENTIONS:
 11.2.1. DIMENSIONS TO EXISTING WALLS - DIMENSIONED TO EXISTING FINISH SURFACE.
 11.2.2. DIMENSIONS TO NEW WALLS - DIMENSIONED TO FACE OF STUD.
 11.3. CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
 11.4. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
 11.5. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
 11.6. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS TO SAME AS REQUIRED FOR THEIR RESPECTIVE WORK. PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS HIGH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
 11.7. THE CONTRACTOR SHALL CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER.
 11.8. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
 11.9. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
 11.10. WHERE NEW CONSTRUCTION IS TO BE SUPERSEDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.
 12. PREPARATION FOR DEMOLITION:
 12.1. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
 12.2. MARK LOCATION AND TERMINATION OF UTILITIES.
 12.3. ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES INCLUDING WARNING SIGNS AND LIGHTS, AND SIMILAR MEASURES, FOR PROTECTION OF THE PUBLIC, OWNER, AND EXISTING IMPROVEMENTS INDICATED TO REMAIN.
 12.4. ERECT AND MAINTAIN WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS AS APPLICABLE TO WORK SCOPE.
 12.5. ERECT AND MAINTAIN TEMPORARY PARTITIONS.
 12.6. PREVENT MOVEMENT OF STRUCTURE; PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
 12.7. PROVIDE APPROPRIATE TEMPORARY SIGNAGE.
 12.8. DO NOT CLOSE OR OBSTRUCT BUILDING EGRESS PATH.
 12.9. DO NOT DISABLE OR DISRUPT BUILDING FIRE OR LIFE SAFETY SYSTEMS WITHOUT THREE DAYS PRIOR WRITTEN NOTICE TO OWNER. COORDINATE WITH FIRE DEPARTMENT / BUILDING OFFICIAL.
 13. PROTECTION / CUTTING AND PATCHING:
 13.1. CONTRACTOR SHALL PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
 13.2. CONTRACTOR SHALL PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
 13.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
 13.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
 13.5. CONTRACTOR SHALL PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
 13.6. CONTRACTOR TO PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.
 14. DEMOLITION
 14.1. PROVIDE ALL SELECTIVE DEMOLITION AND REMOVALS NECESSARY FOR THE PROPOSED ALTERATIONS. FIELD COORDINATE ALL CONDITIONS WITH THE DESIGN INTENT ON THE DRAWINGS.
 14.1.1. DRAWINGS ARE DIAGNOSTIC AND MAY NOT REFLECT THE FULL EXTENT OF DEMOLITION / REMOVALS REQUIRED TO ACCOMPLISH THE PROPOSED SCOPE OF WORK.
 14.1.2. THE CONTRACTOR SHALL COORDINATE DESIGN INTENT AND VERIFY THAT ALL DEMOLITION WORK AND RESTORATION / REPAIR WORKS REQUIRED IS INCLUDED IN THE SCOPE OF THE PROJECT, REGARDLESS OF SPECIFICALLY BEING NOTED ON THE DRAWINGS.
 14.2. MINIMIZE INTERFERENCE WITH ADJACENT AND OCCUPIED BUILDING AREAS.
 14.3. MAINTAIN PROTECTED EGRESS FROM AND ACCESS TO ADJACENT BUILDING AREAS.
 14.4. CEASE OPERATIONS IMMEDIATELY WHEN STRUCTURE APPEARS TO BE IN DANGER AND NOTIFY ARCHITECT/ENGINEER.
 14.5. DISCONNECT AND REMOVE UTILITIES WITHIN DEMOLITION AREAS, REFER TO DRAWINGS.
 14.6. CAP AND IDENTIFY ABANDONED UTILITIES AT TERMINATION POINTS WHEN UTILITY IS NOT COMPLETELY REMOVED.
 14.7. PROTECT EXISTING IMPROVEMENTS.
 14.8. CAREFULLY REMOVE BUILDING COMPONENTS INDICATED TO BE REUSED.
 14.9. REMOVE DEMOLISHED MATERIALS FROM SITE EXCEPT WHERE NOTED OTHERWISE. DO NOT BURN OR BURY MATERIALS ON SITE. PROVIDE THE PROPER REMOVAL AND/OR ALL REQUIRED DUMPSTERS FOR THE PROJECT.
 14.10. REMOVE MATERIALS AS WORK PROGRESSES.
 14.11. UPON COMPLETION OF WORK, LEAVE AREAS IN CLEAN CONDITION.
 14.12. REMOVE TEMPORARY WORK.
 14.13. COORDINATE CONDITIONS AND PROTECT EXISTING FIRE ALARM AND SPRINKLER SYSTEMS CURRENTLY IN PLACE TO REMAIN ACTIVE AND TO AVOID UNNECESSARY TROUBLE CALLS OR ACTIVATION. COORDINATE WITH GDFM.
 15. SALVAGED ITEMS: AS DIRECTED BY OWNER.

FINISH SPECIFICATIONS

FLOORING
LVP: VINYL PLANK FLOORING
MFR: TARKETT
COLOR: T.B.D.
BASE & CASING
BASE: 4" RUBBER BASE
MFR: TARKETT / JOHNSONITE
COLOR: T.B.D.
PAINT:
WALL: MFR: SHERWIN WILLIAMS
COLOR: T.B.D.
FINISH: EGG-SHELL
CASING & TRIM MFR: SHERWIN WILLIAMS
COLOR: T.B.D.
FINISH: SEMI GLOSS
CEILING: MFR: SHERWIN WILLIAMS
COLOR: CEILING WHITE
FINISH: FLAT

CONTRACT ADMINISTRATION

- RDA IS PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO COORDINATE THE PROPOSED WORK, SCHEDULES, INSTALLATIONS, PERMITS, INSPECTIONS, ETC.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT FOR CLARIFICATION SHOULD THERE BE QUESTIONS REGARDING THE INTERPRETATION OR INTENT OF THE DOCUMENTS, FIELD DISCOVERY, ETC. THAT WOULD IMPACT OR AFFECT THE WORK AS PROPOSED. RDA SHALL NOT BE LIABLE FOR DEVIATIONS, FIELD CHANGES, AND OWNER CHANGES DURING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD CONFIRM ALL EXISTING CONDITIONS, PROPOSED INSTALLATIONS AND HOW THEY INTERFACE TO ENSURE THE SYSTEMS CAN BE INSTALLED PER THE INTENT OF THE DOCUMENTS AND TO MEET APPLICABLE BUILDING AND ZONING CODES, LOCAL REQUIREMENTS, OWNER REQUIREMENTS, ETC.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE BUILDING AND ZONING CODES REQUIREMENTS WHETHER SPECIFICALLY NOTED HEREIN OR NOT. BUILDING CODES REPRESENT THE MINIMUM ACCEPTABLE STANDARD.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL PRODUCTS, MATERIALS, INSTALLATIONS, AND THE LIKE IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS, APPLICABLE MANUFACTURER'S DETAILS AND INSTRUCTIONS, IN ACCORDANCE WITH BEST PRACTICES, AND BUILDING CODE PROVISIONS.

DIMENSIONING CONVENTIONS

- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

Floor System Repairs at:
Wilmington Hi-Rise OH5-17
 958 Wilmington Avenue
 Dayton, Ohio 45420
 Prepared for: Greater Dayton Premier Management

Print Record
 05/08/23 REVIEW SET
 05/12/23 OWNER REVIEW
 06/12/23 BID / CONSTRUCTION

Project Number
 2022-206

Date
 JUNE 12, 2023

Sheet Title
 PROJECT INFORMATION

Sheet Number

G1.1

THE PLANS AND SPECIFICATIONS ARE INTENDED TO DEPICT THE GENERAL SCOPE, LAYOUT AND QUALITY OF WORKMANSHIP REQUIRED. THE DOCUMENTS ARE NOT AN INSTRUCTION MANUAL TO EXECUTE THE WORK NOR ARE THEY INTENDED TO SHOW OR DESCRIBE IN DETAIL EVERY ITEM NECESSARY FOR THE PROPER INSTALLATION OF THE WORK. THE MEANS AND METHODS REQUIRED TO EXECUTE THE WORK DESCRIBED IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL INCLUDE THE ANCILLARY WORK REQUIRED, WHETHER EXPLICITLY STATED OR NOT, FOR THE PROPER COMPLETION OF THE WORK AS INTENDED. THE CONTRACTOR IS REQUIRED TO MEET OR EXCEED BUILDING CODE REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS, ASTM STANDARDS, AND/OR MANUFACTURER INSTALLATION REQUIREMENTS AS THEY RELATE TO THE WORK.
 THE PLANS AND SPECIFICATIONS REPRESENT A SINGLE COMPLETE DESIGN PACKAGE INDICATING THE INTENDED SCOPE OF THE PROJECT IN ITS ENTIRETY. AS SUCH, THE PROJECT IS STRUCTURED TO BE AWARDED TO A SINGLE PRIME CONTRACTOR. THE DOCUMENTS DO NOT DELINEATE BID PACKAGES OR ASSIGN RESPONSIBILITIES TO ANY SUBSEQUENT SUBCONTRACTORS, DIGITATE CONSTRUCTION SEQUENCING, NOR PROVIDE COORDINATION BETWEEN ANY TRADES. SUCH ACTIVITIES ARE THE RESPONSIBILITY OF THE HOLDER OF THE CONSTRUCTION CONTRACT. IN THE EVENT OF A DISCREPANCY WITHIN THE DRAWINGS OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT REPRESENTED IN THE DOCUMENTS SHALL PREVAIL.

Floor System Repairs at:
Wilmington Hi-Rise OH5-17
958 Wilmington Avenue
Dayton, Ohio 45420
Prepared for: Greater Dayton Premier Management

Print Record

05/08/23	REVIEW SET
05/12/23	OWNER REVIEW
06/12/23	BID / CONSTRUCTION

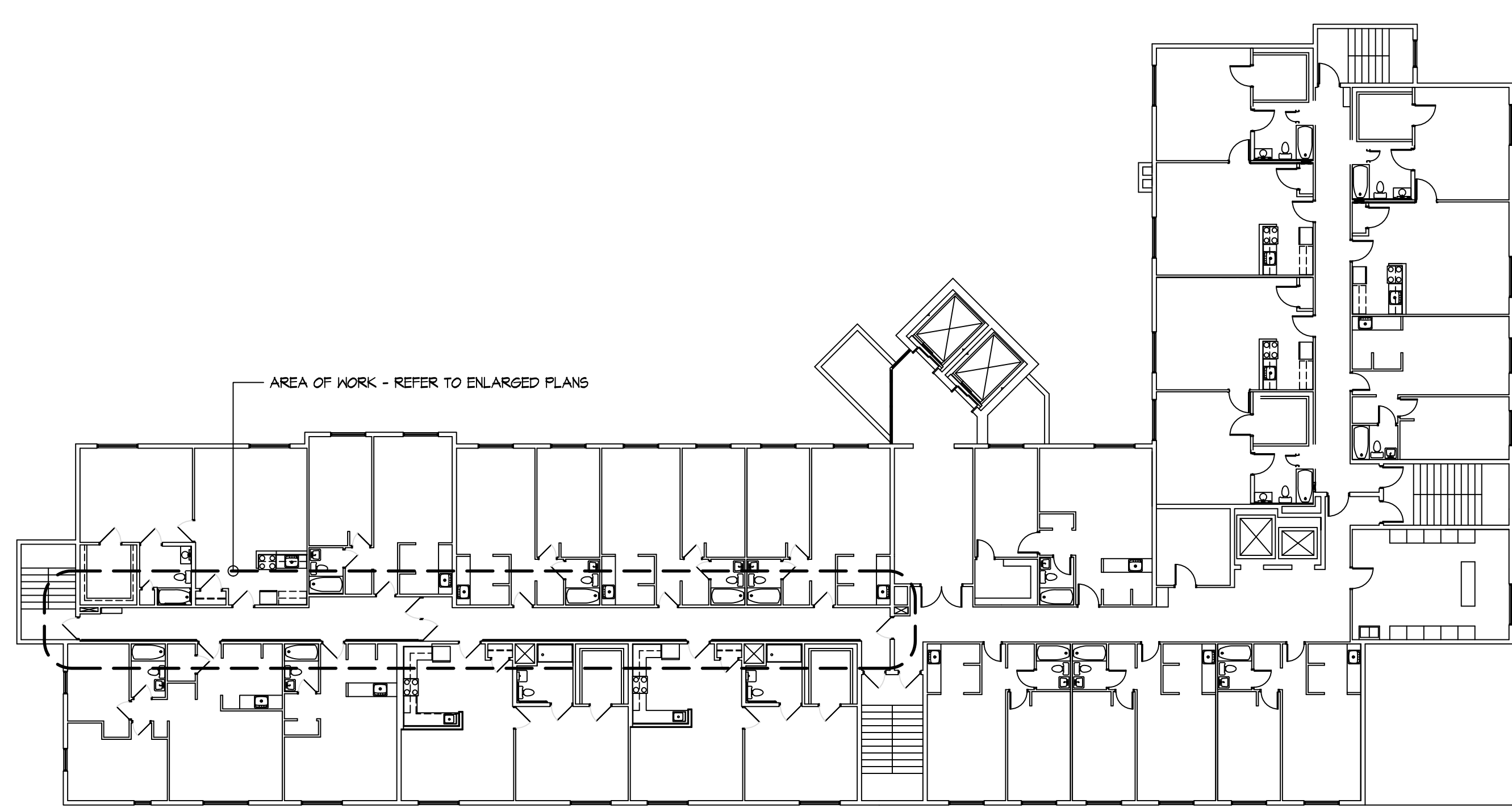
Project Number
2022-206

Date
JUNE 12, 2023

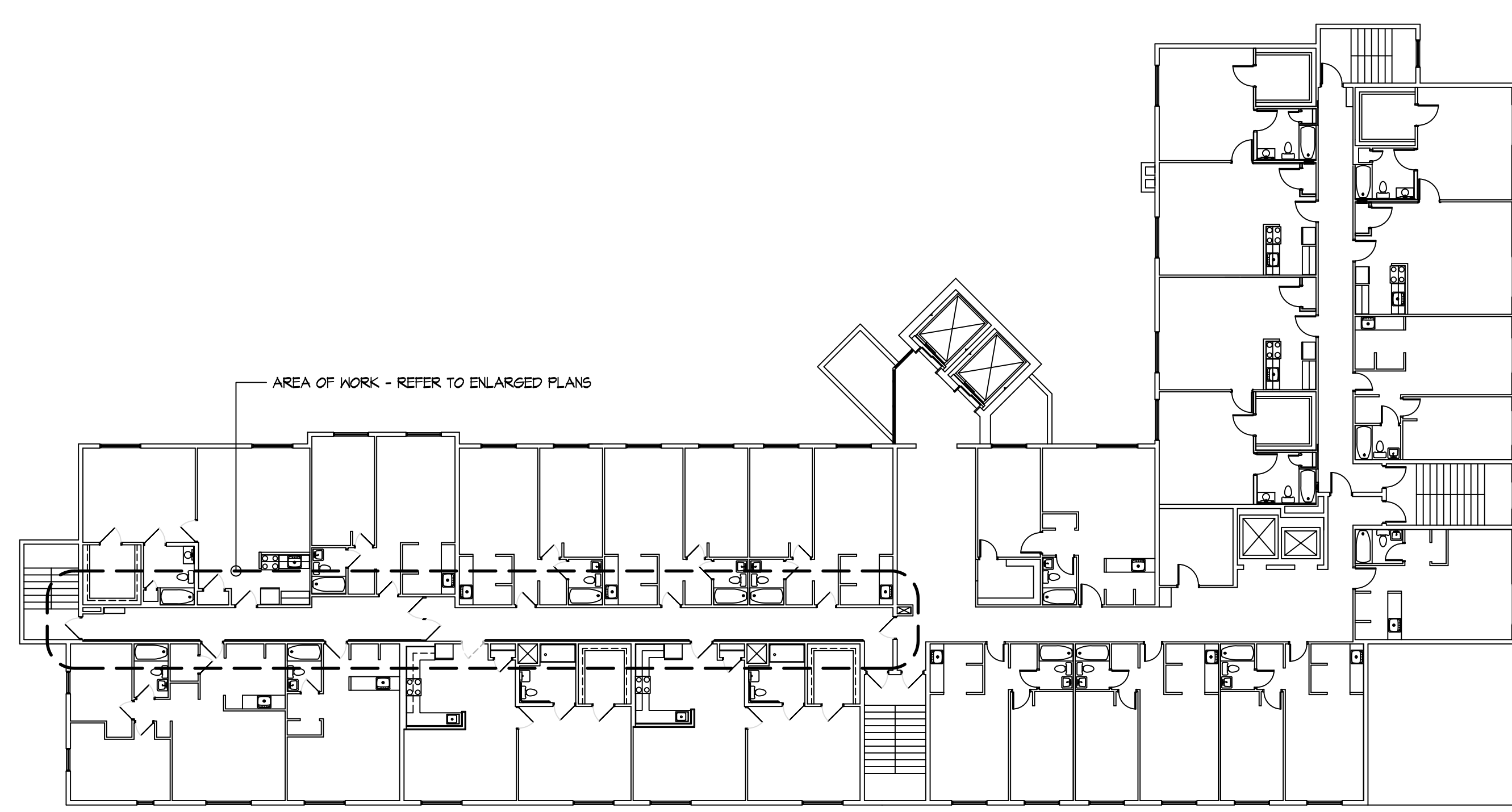
Sheet Title
OVERALL FLOOR PLANS

Sheet Number

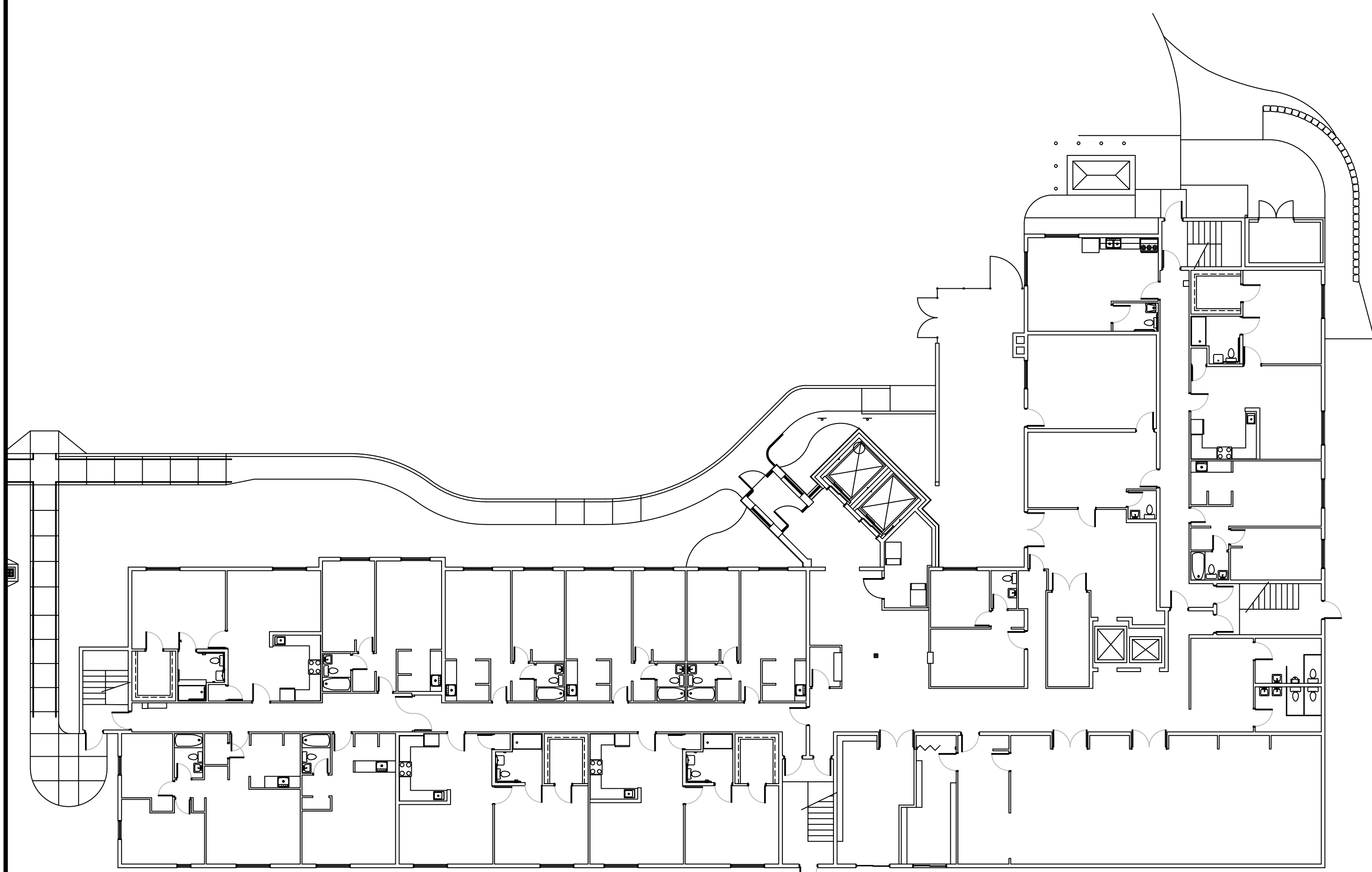
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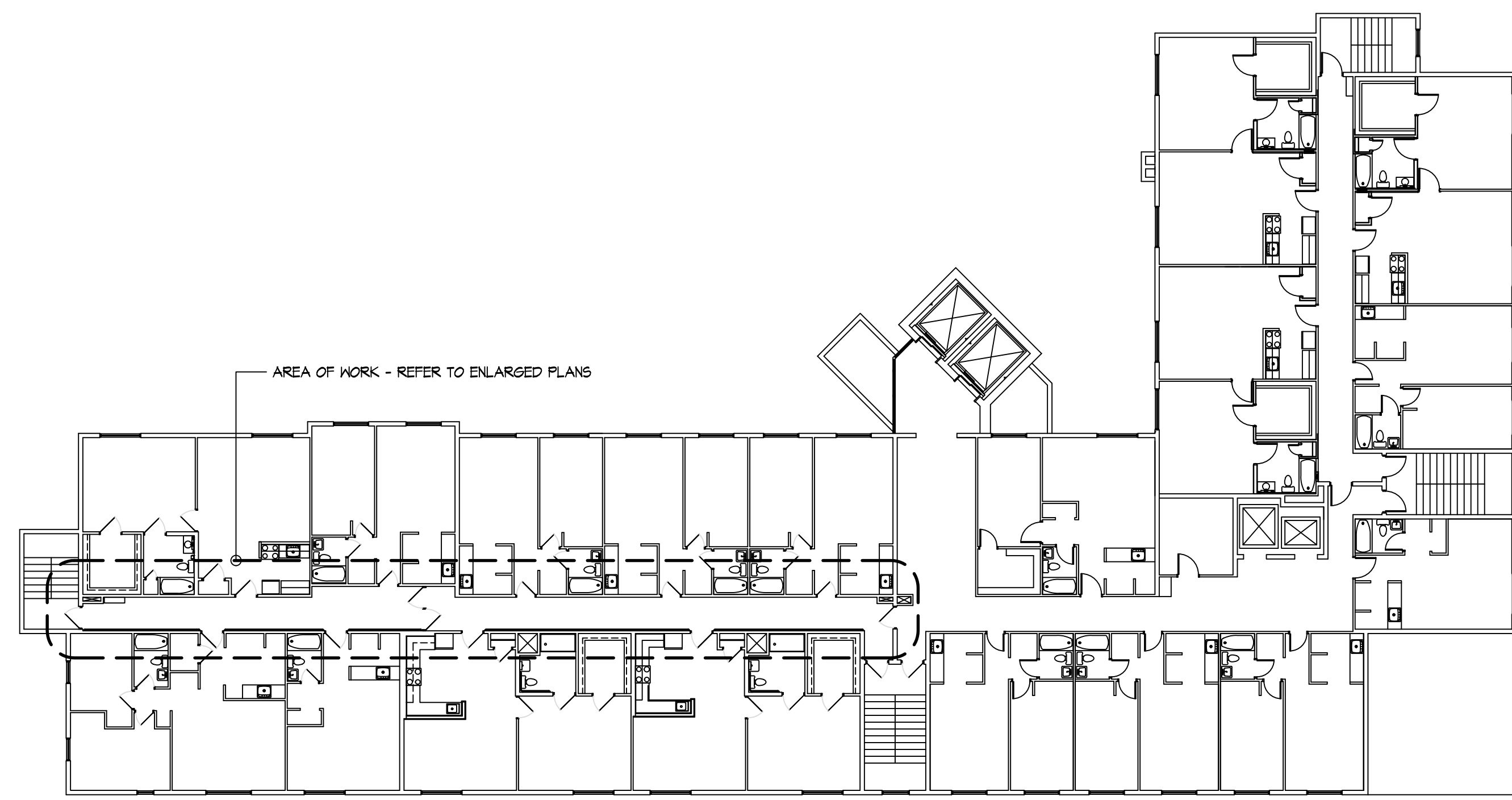
B OVERALL - SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
0 8 16 32



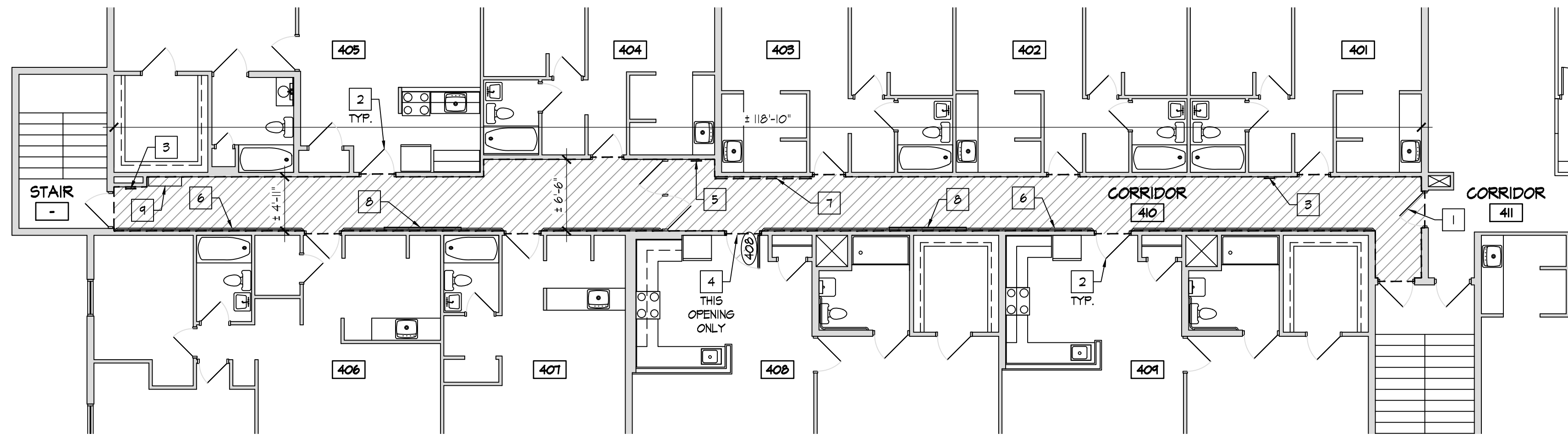
D OVERALL - FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"
0 8 16 32



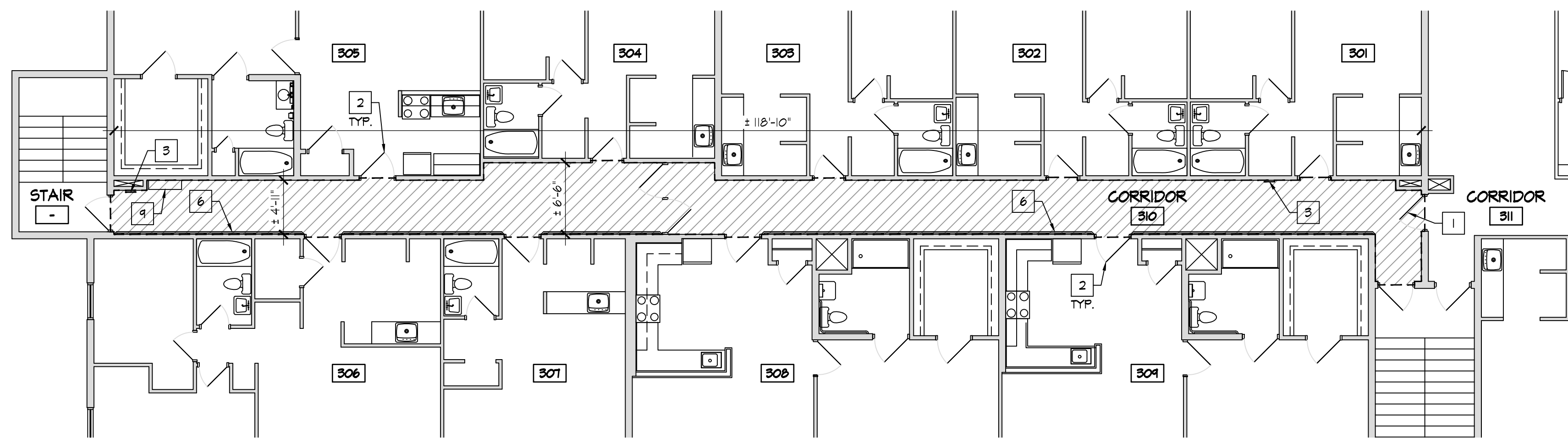
A OVERALL - FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
0 8 16 32



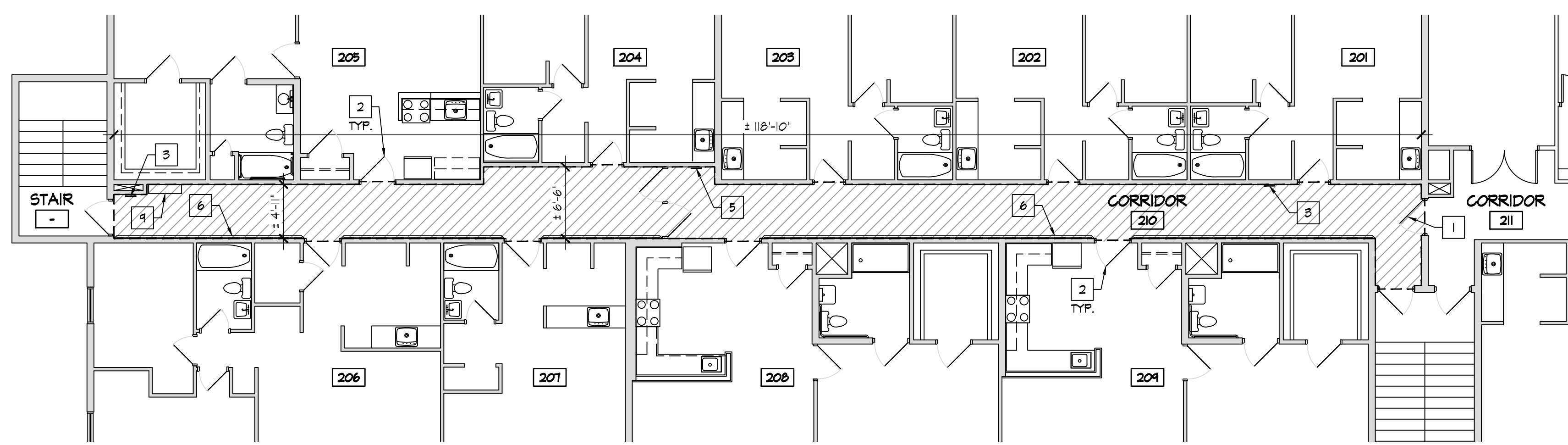
C OVERALL - THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"
0 8 16 32



C ENLARGED FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



B ENLARGED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



A ENLARGED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES

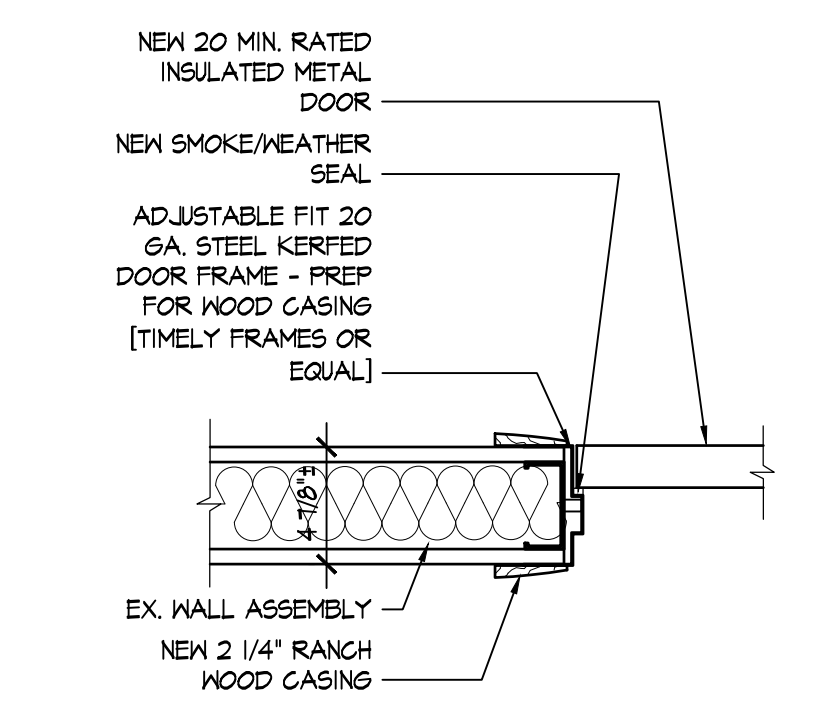
1. REMOVE EXISTING, INSTALL NEW KICKPLATE.
2. EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN. REMOVE AND REINSTALL HARDWARE AS REQ'D. - PREP AND PAINT EX. DOOR, FRAME, & CASING.
3. REMOVE EXISTING, INSTALL NEW WALL RETURN AIR GRILLE - FIELD VERIFY & MATCH EXISTING SIZE.
4. REMOVE EXISTING, INSTALL NEW DOOR, FRAME, & CASING AT THIS OPENING. REMOVE AND REINSTALL EX. HARDWARE. INSTALL NEW KICKPLATE -
5. EXISTING ACCESS PANEL TO REMAIN.
6. REMOVE AND REINSTALL EXISTING HANDRAIL AS REQUIRED BY WORK.
7. REMOVE AND REINSTALL EXISTING ARMOR PLATE PANEL AT THIS LOCATION.
8. REMOVE AND REINSTALL BASEBOARD HEATERS.
9. EXISTING FIRE CABINET TO REMAIN.

GENERAL NOTES

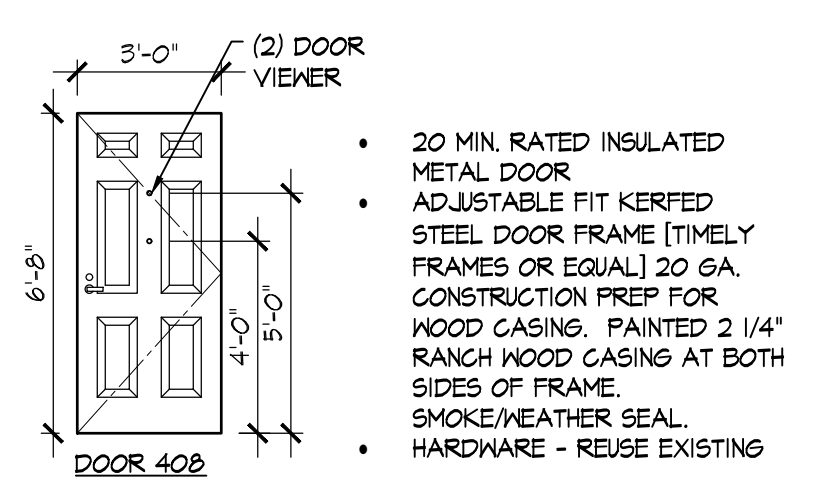
1. PROVIDE ALL DEMOLITION REQUIRED BY WORK.
2. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
3. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
4. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
5. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
6. PROTECT EXISTING FIRE SUPPRESSION SYSTEM AND FIRE ALARM SYSTEM DURING THE COURSE OF WORK. PROVIDE ALL COORDINATION REQUIRED TO KEEP SYSTEMS IN OPERATION.
7. COORDINATE ANY APPLICABLE FINISHES WITH BUILDING STANDARDS.
8. INSTALL JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS.
9. FIELD COORDINATE EX. FRAMING CONDITIONS & COORDINATE ANY DISCREPANCIES W/ ARCHITECT.
10. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
11. DIMENSIONS NOTED ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED. DO NOT SCALE DRAWINGS.

SCOPE OF WORK

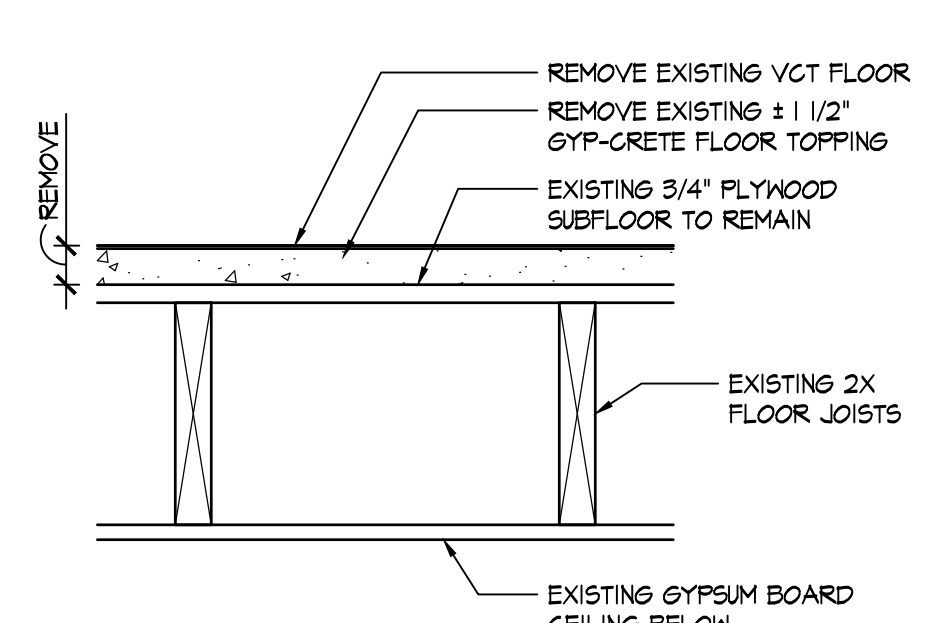
1. REMOVE EXISTING VGT FLOORS AND RUBBER BASE COMPLETE.
2. REMOVE EXISTING GYP-CRETE FLOOR TOPPING COMPLETE TO THE ORIGINAL SUBFLOOR. INSPECT CONDITIONS OF SUBFLOOR.
3. INSTALL [2] LAYERS OF 3/4" PLYWOOD OVERLAYMENT TO MATCH THICKNESS OF REMOVED GYP-CRETE TOPPING AND TO ALIGN WITH ADJACENT EXISTING FINISH FLOOR ELEVATIONS. SECURE EACH LAYER OF PLYWOOD OVERLAYMENT TO THE SUBFLOOR. PREP OVERLAYMENT FOR INSTALLATION OF NEW FINISH FLOOR.
4. INSTALL NEW LVP FINISH FLOOR SYSTEM.
5. INSTALL NEW RUBBER BASE.
6. REPAIR EXISTING GYPSUM BOARD WALLS AT THE CORRIDOR TO A LEVEL 4 FINISH CUT AND PATCH WHERE REQUIRED. MAINTAIN EXISTING FIRE SEPARATION WALLS / FIRE RESISTANCE RATING INTACT. PREP / SKIM WALLS AS REQ'D.
7. PREP AND PAINT ALL EXISTING WALLS FULL HEIGHT, CORNER TO CORNER AT THE AREAS OF WORK.
8. PREP AND PAINT ALL EXISTING GYPSUM BOARD SOFFITS AND CEILINGS AS REQUIRED BY WORK.
9. PREP AND PAINT EXISTING WOOD AND/OR HOLLOW METAL DOORS AND DOOR FRAMES AT THE AREAS OF WORK. REMOVE AND REINSTALL EXISTING HARDWARE, KICK PLATES, ETC. AS REQUIRED BY WORK.
10. REMOVE EXISTING, INSTALL NEW ACCESSIBLE / SADDLE TYPE DOOR THRESHOLDS AS REQUIRED TO INSTALL NEW FINISH FLOOR SYSTEM. RE-SECURE AND SET IN BED OF SEALANT - TYPICAL FOR ALL UNIT ENTRY DOORS, DOOR TO STAIRS [EACH LOCATION], & DOOR TO ADJACENT CORRIDOR.
11. REMOVE AND REINSTALL EXISTING HANDRAIL AS REQUIRED BY WORK.
12. REMOVE AND REINSTALL EXISTING WALL CORNER GUARDS AS REQUIRED BY WORK.
13. REMOVE AND REINSTALL EXISTING WALL MOUNTED SIGNAGE AND UNIT ENTRY SIGNAGE AS REQUIRED BY WORK.
14. REMOVE/REPAIR/REINSTALL EXISTING ELECTRIC BASEBOARD HEATERS AS REQUIRED BY WORK.
15. EXISTING ACOUSTICAL TILE CEILING SYSTEM, LIGHT FIXTURES, AND EXIT SIGNS, LIGHTING, ETC AND ASSOCIATED DEVICES TO REMAIN. PROTECT FROM DAMAGE.
16. REMOVE EXISTING AND INSTALL NEW WALL RETURN AIR GRILLES IN LIKE KIND - FIELD VERIFY SIZES.
17. PROTECT AND MAINTAIN EXISTING HVAC THERMOSTATS / CONTROLS.
18. PROTECT AND MAINTAIN EXISTING SPRINKLER HEADS. DO NOT ALLOW PAINT, SPLATTERS, OR OVERSPRAY ON SPRINKLER HEADS.
19. PROTECT AND MAINTAIN EXISTING FIRE ALARM DEVICES.
20. PROTECT AND MAINTAIN EXISTING SECURITY CAMERAS.
21. PROTECT AND MAINTAIN EXISTING FIRE CABINETS AND FIRE EXTINGUISHERS



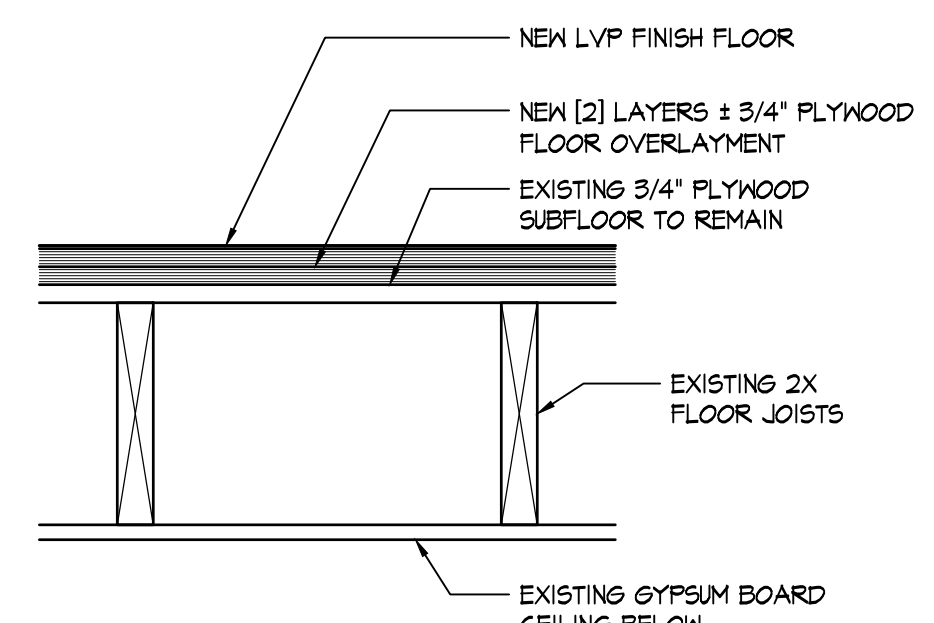
F DOOR 408 JAMB DETAIL
SCALE: 3/4" = 1'-0"



E DOOR 408
SCALE: N.T.S.



D DETAIL OF FLOOR ASSEMBLY
SCALE: 3/4" = 1'-0"



D DETAIL OF FLOOR ASSEMBLY
SCALE: 3/4" = 1'-0"

RDA GROUP ARCHITECTS
7945 Washington Woods Drive
Dayton, Ohio 45458
O: 937.610.3440
F: 937.610.3441

STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
REGISTERED ARCHITECT

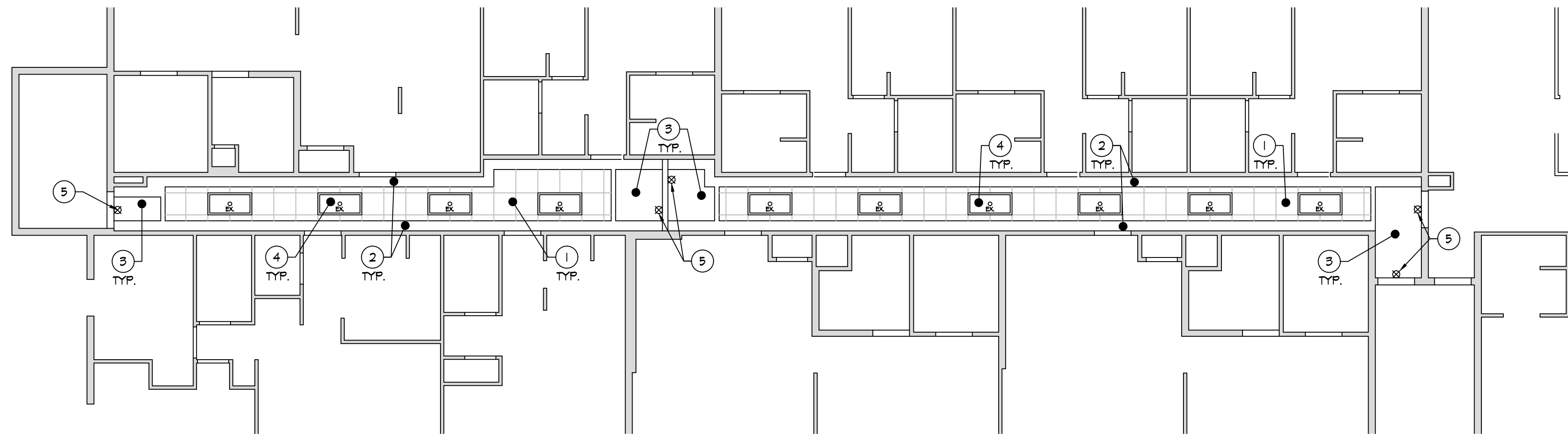
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2023

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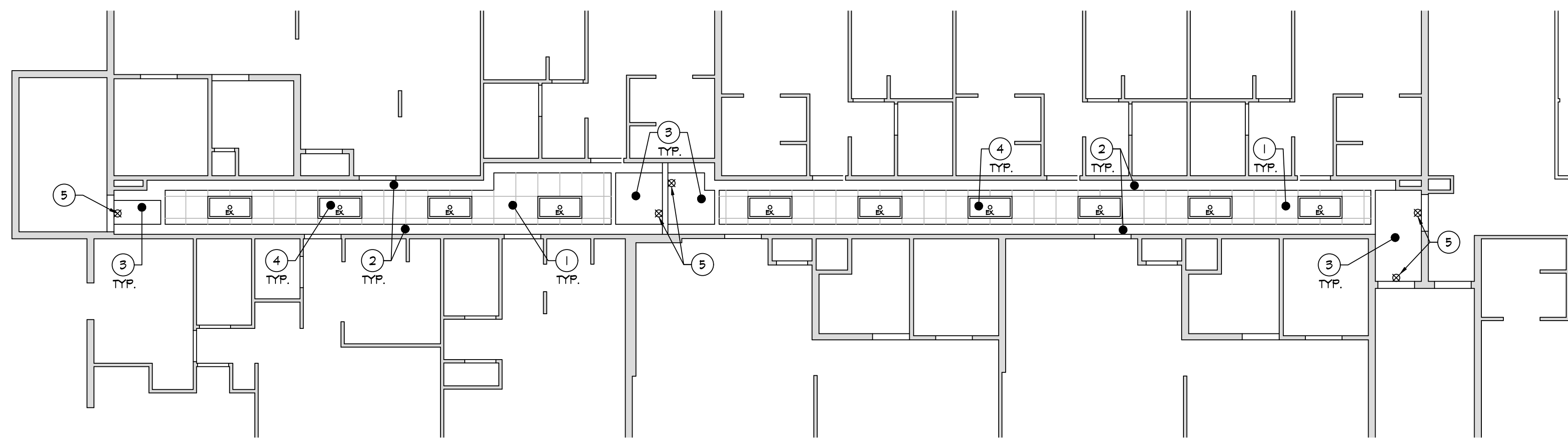
Floor System Repairs at:
Wilmington Hi-Rise OH5-17
958 Wilmington Avenue
Dayton, Ohio 45420

Prepared for: Greater Dayton Premier Management

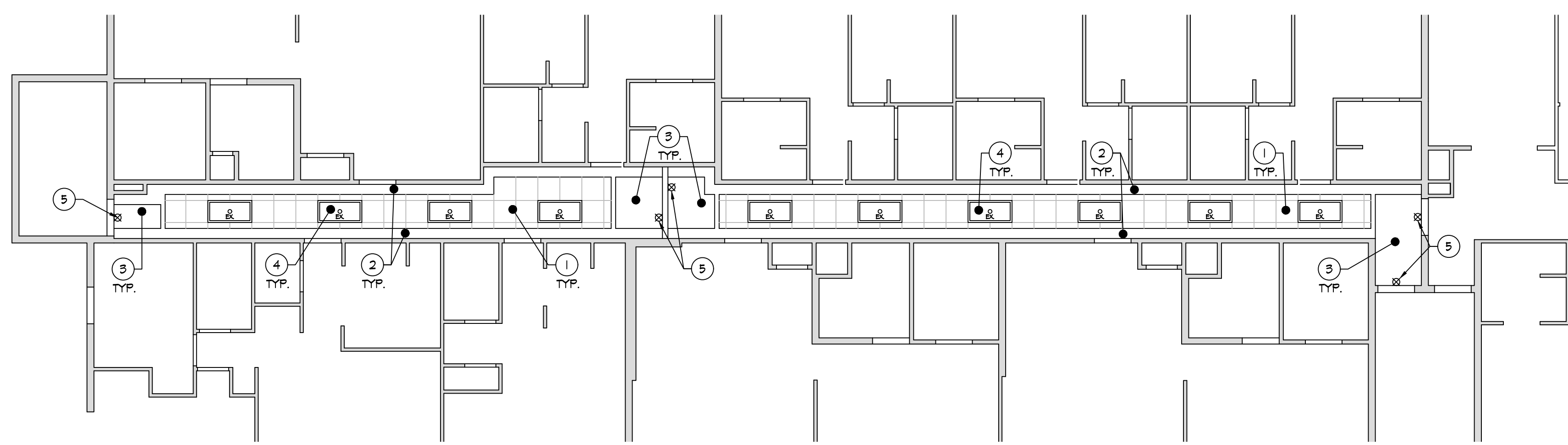
Print Record	05/08/23 REVIEW SET
	05/12/23 OWNER REVIEW
	06/12/23 BID / CONSTRUCTION
Project Number	2022-206
Date	JUNE 12, 2023
Sheet Title	ENLARGED FLOOR PLANS
Sheet Number	A1.2



C
ENLARGED FOURTH FLOOR
REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
0 4 8 16 NORTH



B
ENLARGED THIRD FLOOR
REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
0 4 8 16 NORTH



A
ENLARGED SECOND FLOOR
REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
0 4 8 16 NORTH



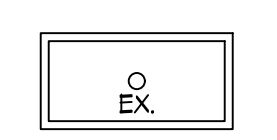
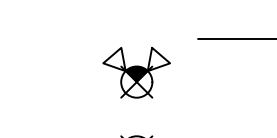
REFLECTED CEILING PLAN KEY NOTES

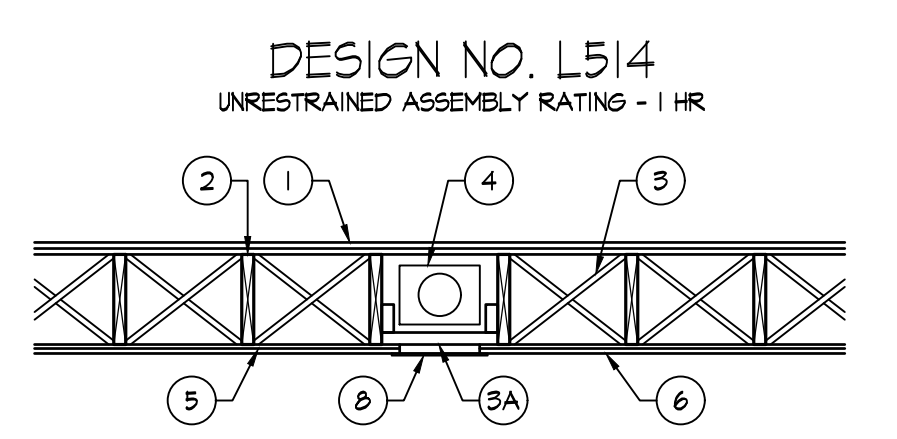
1. EXISTING ACOUSTICAL TILE CEILING AT 8'-5" AFF TO REMAIN.
2. EXISTING GYPSUM BOARD SOFFIT AT 8'-0" AFF - PREP & PAINT.
3. EXISTING GYPSUM BOARD CEILING AT 8'-0" AFF TO REMAIN - PREP & PAINT.
4. EXISTING 2x4 LIGHT FIXTURE TO REMAIN.
5. EXISTING EMERGENCY/EGRESS/EXIT LIGHT FIXTURES TO REMAIN.

REFLECTED CEILING GENERAL NOTES

1. REFER TO PLAN FOR CEILING HEIGHTS, TYP.
2. COORDINATE LIGHT FIXTURES TO BE CONNECTED TO EMERGENCY LIGHTING CIRCUIT.
3. EXISTING FIRE SUPPRESSION/SPRINKLER SYSTEM TO REMAIN - NO WORK.
4. EXISTING FIRE ALARM SYSTEM TO REMAIN - NO WORK.
5. EXISTING NURSE CALL SYSTEM TO REMAIN - NO WORK.

SYMBOL LEGEND

-  EX. ACOUSTIC TILE CEILING, HEIGHT AS INDICATED
-  EX. GYPSUM BOARD CEILING, HEIGHT AS INDICATED
-  EX. 2x4 LAY-IN LIGHTS - NO WORK
-  EX. EGRESS LIGHTS / EXIT SIGNS TO REMAIN - NO WORK



1. FLOORING SYSTEMS - SYSTEM NO. 1
 SUBFLOORING - MIN 1 BY 6 IN. T & G LUMBER FASTENED PERPENDICULAR TO JOISTS, OR MIN 1 5/8 IN. THICK PLYWOOD OR 1/8 IN. THICK ORIENTED STRAND BOARD (OSB) WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO THE JOISTS WITH JOINTS STAGGERED.
 VAPOR BARRIER [OPTIONAL] - NOM 0.010 IN. THICK COMMERCIAL ROSIN-SIZED BUILDING PAPER.
 FINISH FLOORING - MIN 1 BY 3 IN. T & G LUMBER FASTENED DIAGONALLY TO JOISTS, OR MIN 1 5/8 IN. THICK PLYWOOD WOOD STRUCTURAL PANELS, MIN GRADE "UNDERLAYMENT" OR "SINGLE FLOOR". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
2. WOOD JOISTS - MIN. 2x10 JOIST SPACED 16" O.C. AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.
3. CROSS BRIDGING - MIN. 1x3 OR MIN. 2x10 SOLID BLOCKING.
- 3A. HORIZONTAL BRIDGING - USED IN LIEU OF ITEM 3 IN SAME JOIST BAY AS ITEM 4 (CEILING DAMPER), WHEN ITEM 4 IS EMPLOYED. WOOD 2x4 SECURED BETWEEN JOISTS WITH NAILS.
4. CEILING DAMPER - (OPTIONAL) - MAX. NOM AREA SHALL BE 140 SQ. IN. MAX RECTANGULAR SIZE SHALL BE 12" WIDE BY 16 1/2" LONG. MAX HEIGHT OF DAMPER SHALL BE 8 3/4" AGGREGATE DAMPER OPENINGS SHALL NOT EXCEED 41 SQ. IN. PER 100 SQ. FT. OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. A STEEL GRILLE (ITEM 6) SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.
5. RESILIENT CHANNELS - FORMED OF 25 MGS GALVANIZED STEEL, SPACED 24" O.C. PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPLICES 4" AND FASTENED TO EACH JOIST WITH 1 1/4" LONG TYPE 5 BULGE HEAD SCREWS. ADDITIONAL RESILIENT CHANNELS POSITIONED SO AS TO COINCIDE WITH END JOINTS OF GYPSUM BOARD (ITEM 6). ADDITIONAL CHANNELS SHALL EXTEND MIN. 8" BEYOND EACH SIDE EDGE OF BOARD.
6. GYPSUM BOARD - NOM. 1/2" THICK, 4'-0" WIDE GYPSUM BOARD. WHEN RESILIENT CHANNELS (ITEM 5) ARE USED, GYPSUM BOARD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND THE SIDE EDGES OF THE BOARD LOCATED BETWEEN JOISTS. GYPSUM BOARD FASTENED TO RESILIENT CHANNELS WITH 1" LONG TYPE 5 BULGE HEAD SCREWS SPACED 12" O.C. END JOINTS OF GYPSUM BOARD SIMILARLY FASTENED TO ADDITIONAL RESILIENT CHANNELS POSITIONED AT END JOINT LOCATIONS. SCREWS LOCATED 3/4" MIN. DISTANCE FROM SIDES AND 1/2" MIN. FROM ENDS OF GYPSUM BOARD SHEETS.
7. FINISHING SYSTEM - (NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS. NOM. 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM. 5/32" THICK VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF GYPSUM BOARD.
8. GRILLE - STEEL GRILLE, INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE CEILING DAMPER.

RDA GROUP ARCHITECTS
 7945 Washington Woods Drive
 Dayton, Ohio 45458
 O: 937.610.3440
 F: 937.610.3441

STATE OF OHIO
 JONATHAN ROBERT SCHAAF #14503
 REGISTERED ARCHITECT
 Jonathan Robert Schaaf #14503
 Expiration Date 12/31/2023

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Floor System Repairs at:
Wilmington Hi-Rise OH5-17
 958 Wilmington Avenue
 Dayton, Ohio 45420
 Prepared for: Greater Dayton Premier Management

Print Record
05/08/23 REVIEW SET
05/12/23 OWNER REVIEW
06/12/23 BID / CONSTRUCTION
Project Number
2022-206
Date
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Sheet Title
ENLARGED REFLECTED CEILING PLANS
Sheet Number
A1.3