DESIGN TEAM

ARCHITECT:



OWNER



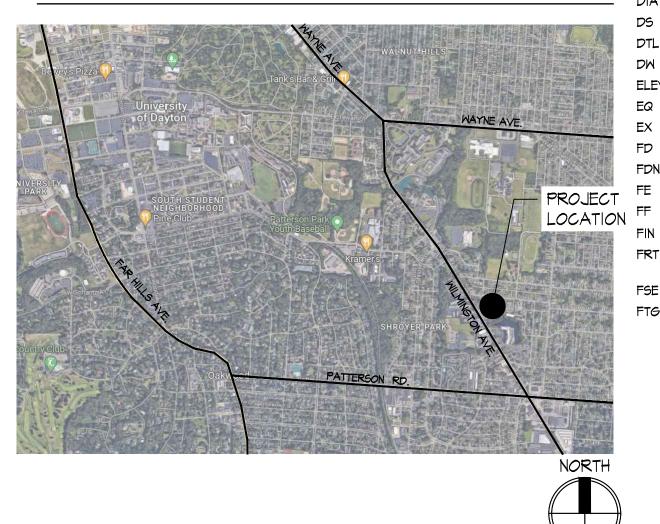
SHEET INDEX

G .	PROJECT INFORMATION
Al.I	OVERALL FLOOR PLANS
Al.2	ENLARGED FLOOR PLANS
AI.3	ENLARGED REFLECTED CEILING PLANS

WALL / SYMBOL LEGEND

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

VICINITY MAP



CODE REVIEW

-	DESCRIPTION:	ALTERATIONS TO FLOOR SYSTEMS AT CO
	JURISDICTION:	CITY OF DAYTON, MONTGOMERY COUNTY
	ZONING:	NO CHANGES
	BUILDING CODE:	2017 OHIO BUILDING CODE [OBC]:
	<u>CHAPTER 3</u> : USE AND USE GROUP: R-2 [NO C	OCCUPANCY CLASSIFICATION CHANGE]
	<u>CHAPTER 5</u> : GENERAL NO CHANGE TO BUILDIN	BUILDING HEIGHT AND AREA IG HEIGHT OR AREA
	<u>CHAPTER 6</u> : TYPES OF 602.2: CONSTRUCTION	
•	<u>CHAPTER 1</u> : FIRE-RESI	ISTANCE RATED CONSTRUCTION
	USE R-2, SPRINKL EXIT ENCLOSURES CORRIDORS: CL	R WALL AND CEILING FINISH REQUIREMENT ERED 3 AND PASSAGEWAYS: CLASS A
	906: PORTABLE FIRE	TECTION SYSTEMS SPRINKLER SYSTEM REQUIRED, PROVIDED EXTINGUISHERS REQUIRED, PROVIDED [EXIS TEM REQUIRED, PROVIDED [EXISTING]
	CHAPTER 10: MEANS C NO CHANGE TO EGRESS	PF EGRESS 5, TRAVEL DISTANCE, OR EXITS
	CHAPTER II: ACCESSIE	

NO CHANGE TO BUILDING ACCESSIBILITY

CHAPTER 29: PLUMBING SYSTEMS NO CHANGE TO BUILDING / UNIT TOILET ROOMS / PLUMBING FIXTUR

ABBREVIATIONS

ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES	FV GA GYP BD
AFF	ABOVE FINISH FLOOR	GC
ALUM	ALUMINUM	HM
ATC	ACOUSTIC TILE CEILING	ΗT
BLKG	BLOCKING	HOR
BET	BETWEEN	MAX
BRG	BEARING	MECH
BTM	BOTTOM	MO
CIP	CAST IN PLACE	MTD
CL	CENTERLINE	MTL
CLG	CEILING	NIC
СТ	CERAMIC TILE	NTS
CLR	CLEAR	00
COL	COLUMN	OPG
CPT	CARPET	PEMB
CONC	CONCRETE	
CMU	CONCRETE MASONRY UNIT	PTD
CONT	CONTINUOUS	QT RAD
LS	CONTROL JOINT	RAD
DF	DRINKING FOUNTAIN	RD
DIA	DIAMETER	REF
DS	DOWNSPOUT	REQ'D RO
DTL	DETAIL	
DW	DISHWASHER	SIM SM
ELEV	ELEVATION	SPEC
EQ	EQUAL	51° LC 55
EX	EXISTING	50 50
FD	FLOOR DRAIN	STL
FDN	FOUNDATION	Т. <i>О</i> .
FE	FIRE EXTINGUISHER	TYP
FF	FINISH FLOOR	UFAS
FIN	FINISH(ED)	
FRT	FIRE RETARDANT TREATED	WRB BARRIER
FSE	FOOD SERVICE EQUIPMENT	WWF
FTG	FOOTING	

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

958 Wilmington Avenue Dayton, Ohio 45420

	$\mathcal{D} $	/1510	ON I - GENERAL PROJECT REQUIREMENTS	DI	VISI	ON 2 - EXISTING CONDITIONS
OMMON AREA CORRIDORS.	SECTI	ON OI O	O OO GENERAL REQUIREMENTS	SECTI	ON 02	41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION
	l.l.	CONTI 1.1.1.	RACTOR'S USE OF JOB SITE: CONTRACTOR SHALL COORDINATE PHASING OF THE WORK WITH THE OWNER. IT IS ANTICIPATED THAT THE CONTRACTOR WILL COORDINATE THE APPLICABLE	١.١.	VERIF 2.	EICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS DO NOT SCALE DRAWINGS. DIMENSIONING CONVENTIONS:
			REQUIREMENTS TO ACCOMPLISH THE WORK WHICH WILL INCLUDE IN MULTIPLE PHASES WITH EXACT PHASING TO BE DETERMINED.		I.I. ∠ .	INTENSIONING CONVENTIONS: I.I.2.I. DIMENSIONS TO EXISTING WALLS - DIMENSIONED TO EXISTING FINISH SURFACE
		1.1.2.	TEMPORARY RELOCATION: IT IS ANTICIPATED THAT THE WORK WILL REQUIRE TEMPORARY RELOCATION OF THE RESIDENTS. GDPM WILL COORDINATE AND PAY FOR ALL TEMPORARY RELOCATION. CONTRACTOR SHALL COORDINATE ALL		1.1.3.	I.I.2.2. DIMENSIONS TO NEW WALLS - DIMENSIONED TO FACE OF STUD CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF
		1.1.3.	EFFORTS TO MINIMIZE DURATION OF RELOCATION. WORK HOURS: 8 AM TO 5 PM MONDAY-FRIDAY, WORK OUTSIDE OF THESE HOURS TO BE APPROVED BY THE OWNER.		1.1.4.	THE WORK. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE
		1.1.4.	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			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
	1.2.		SYSTEMS, ELECTRICAL SYSTEMS, AND IN A SECURABLE CONDITION. H / DEBRIS: CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS			THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY EXAMINE AND BECOME
			REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL		1.1.9.	FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE
-9			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			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
		1.2.3.	OTHERS. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.		116	DOCUMENTS. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL
	1.3.	PROJ	ECT STAGING AREA: AT OWNER DIRECTION		1.1.0.	SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS TO SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO
		1.3.1.	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			ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
P [EXISTING]		132	REQUIRED SECURITY/PROTECTION MEASURES. CONTRACTOR SHALL ASSUME THAT THERE IS NO AVAILABLE STORAGE / STAGING		1.1.7.	THE CONTRACTOR SHALL CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE
STING]	1.4.	CONS	AREA IN THE BUILDING AVAILABLE FOR THEIR USE. TRUCTION SAFETY:			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
		1.4.1.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. THE ARCHITECT AND THE CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES			CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS,
		140	RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF			THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
			CONSTRUCTION IF APPLICABLE.		I.I.8.	ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST
RES		1.4.3.	TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY.			DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES
		1.4.4.	COORDINATE WITH OWNER AS NECESSARY. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.			AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
			I.4.4.I. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.			DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
FIELD VERIFY	1.5.	PROD	UCTS:		1.1.10.	WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS
GAUGE		1.5.1.	CONTRACTOR TO INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A	1.2.	PREP	THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES. ARATION FOR DEMOLITION:
GYPSUM BOARD		1.5.2.	COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM. ALL FINAL FINISHES AND SELECTIONS SHALL BE COORDINATED WITH THE PROJECT	1.2.		NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY
GENERAL CONTRACTOR		1.2.2.	TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS		1.2.2.	WITH THEIR REQUIREMENTS. MARK LOCATION AND TERMINATION OF UTILITIES.
HOLLOW METAL			APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.		1.2.3.	ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES INCLUDING WARNING SIGNS AND LIGHTS, AND SIMILAR MEASURES, FOR PROTECTION OF THE
HEIGHT HORIZONTAL		1.5.3.	ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAAG/ANSI REQUIREMENTS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE			PUBLIC, OWNER, AND EXISTING IMPROVEMENTS INDICATED TO REMAIN.
MAXIMUM		154	PROVIDED TO ENSURE COMPLIANCE. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND		1.2.4.	ERECT AND MAINTAIN WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS AS APPLICABLE TO WORK/SCOPE.
MECHANICAL		1.2.7.	SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.		1.2.5. 1.2.6.	ERECT AND MAINTAIN TEMPORARY PARTITIONS. PREVENT MOVEMENT OF STRUCTURE; PROVIDE TEMPORARY BRACING AND
MASONRY OPENING	I .6 .	PERM				SHORING AS REQUIRED.
MOUNTED		I. 6 .I.	ALL WORK SHALL CONFORM TO THE 2017 OHIO BUILDING CODE, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE		1.2.7. 1.2.8.	PROVIDE APPROPRIATE TEMPORARY SIGNAGE. DO NOT CLOSE OR OBSTRUCT BUILDING EGRESS PATH.
			PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL		1.2.9.	DO NOT DISABLE OR DISRUPT BUILDING FIRE OR LIFE SAFETY SYSTEMS WITHOUT THREE DAYS PRIOR WRITTEN NOTICE TO OWNER. COORDINATE WITH FIRE
NOT IN CONTRACT NOT TO SCALE			REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.			DEPARTMENT / BUILDING OFFICIAL.
ON CENTER		1.6.2.	THE GENERAL CONTRACTOR SHALL VERIFY ALL PERMITS HAVE BEEN APPROVED BY	1.3.	PROT 1.3.1.	ECTION / CUTTING AND PATCHING: CONTRACTOR SHALL PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH
OPENING			APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL		130	SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED. CONTRACTOR SHALL PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL
PRE-ENGINEERED METAL BUILDING			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		1.0.2.	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
PAINTED		163	MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST			NEW FINISHES.
QUARRY TILE RADIUS		1.0.0.	RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES		1.3.3.	FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
ROOF DRAIN		1.6.4.	APPROVALS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF		1.3.4. 1.3.5.	REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS
REFRIGERATOR			PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING			REQUIRED.
REQUIRED			JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH		1.3.6.	CONTRACTOR TO PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.
ROUGH OPENING			REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS	1.4.		PLITION PROVIDE ALL SELECTIVE DEMOLITION AND REMOVALS NECESSARY FOR THE
SIMILAR			MADE BY OWNER OR IT'S AGENTS.		1.4.1.	PROPOSED ALTERATIONS. FIELD COORDINATE ALL CONDITIONS WITH THE DESIGN
SHEET METAL SPECIFICATION			I.6.4.I. CONTRACTOR SHALL MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING			INTENT ON THE DRAWINGS. 1.4.1.1. DRAWINGS ARE DIAGRAMMATIC AND MAY NOT REFLECT THE FULL
STAINLESS STEEL	17	0.008	DEPARTMENT. 2DINATION:			EXTENT OF DEMOLITION / REMOVALS REQUIRED TO ACCOMPLISH THE PROPOSED SCOPE OF WORK.
SQUARE	1.1.		THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN			I.4.I.2. THE CONTRACTOR SHALL COORDINATE DESIGN INTENT AND VERIFY THAT ALL DEMOLITION WORK AND RESTORATION / REPAIR WORK REQUIRED IS
STEEL			SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR			INCLUDED IN THE SCOPE OF THE PROJECT, REGARDLESS OF
top of			ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING		1.4.2.	SPECIFICALLY BEING NOTED ON THE DRAWINGS. MINIMIZE INTERFERENCE WITH ADJACENT AND OCCUPIED BUILDING AREAS.
			OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.			MAINTAIN PROTECTED EGRESS FROM AND ACCESS TO ADJACENT BUILDING AREAS.
UNIFORM FEDERAL ACCESSIBILITY STD.		1.7.2.	COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES		1.4.4.	CEASE OPERATIONS IMMEDIATELY WHEN STRUCTURE APPEARS TO BE IN DANGER
WEATHER RESISTIVE			RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.		145	AND NOTIFY ARCHITECT/ENGINEER. DISCONNECT AND REMOVE UTILITIES WITHIN DEMOLITION AREAS, REFER TO
		1.7.3.	GENERAL CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE			DRAWINGS.
WELDED WIRE FABRIC			RESPONSIBILITY OF THE GENERAL CONTRACTOR.			CAP AND IDENTIFY ABANDONED UTILITIES AT TERMINATION POINTS WHEN UTILITY IS NOT COMPLETELY REMOVED.
		1.7.4.	THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE			PROTECT EXISTING IMPROVEMENTS. CAREFULLY REMOVE BUILDING COMPONENTS INDICATED TO BE REUSED:
			RESPONSIBILITY OF COORDINATION.			REMOVE DEMOLISHED MATERIALS FROM SITE EXCEPT WHERE NOTED OTHERWISE

- ITS INDICATED TO BE REUSED: 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. I.4.10. REMOVE MATERIALS AS WORK PROGRESSES.
- I.4.II. UPON COMPLETION OF WORK, LEAVE AREAS IN CLEAN CONDITION.
- 1.4.12. REMOVE TEMPORARY WORK. 1.4.13. 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 GDPM. 1.5. SALVAGED ITEMS: AS DIRECTED BY OWNER.

JONATHAN ROBERT SCHAAF 14503 Jonathan Robert Schaaf #14503 Expiration Date 12/31/2023 This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing

FINISH SPECIFICATIONS FLOORING

	LVP:	VINYL PLANK FLOORING MFR: TARKETT COLOR: T.B.D.
LL =	<u>BASE & CASING</u> BASE:	6" RUBBER BASE MFR: TARKETT / JOHNSONITE COLOR: T.B.D.
r, ; z	<u>PAINT:</u> WALL:	MFR: SHERWIN WILLIAMS COLOR: T.B.D. FINISH: EGG-SHELL
RE	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.
- 2. 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.

IRE OR LIFE SAFETY SYSTEMS WITHOUT WHER. COORDINATE WITH FIRE

DINATE DESIGN INTENT AND VERIFY THAT STORATION / REPAIR WORK REQUIRED IS PROJECT, REGARDLESS OF

N DEMOLITION AREAS, REFER TO AT TERMINATION POINTS WHEN UTILITY IS

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, DICTATE 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

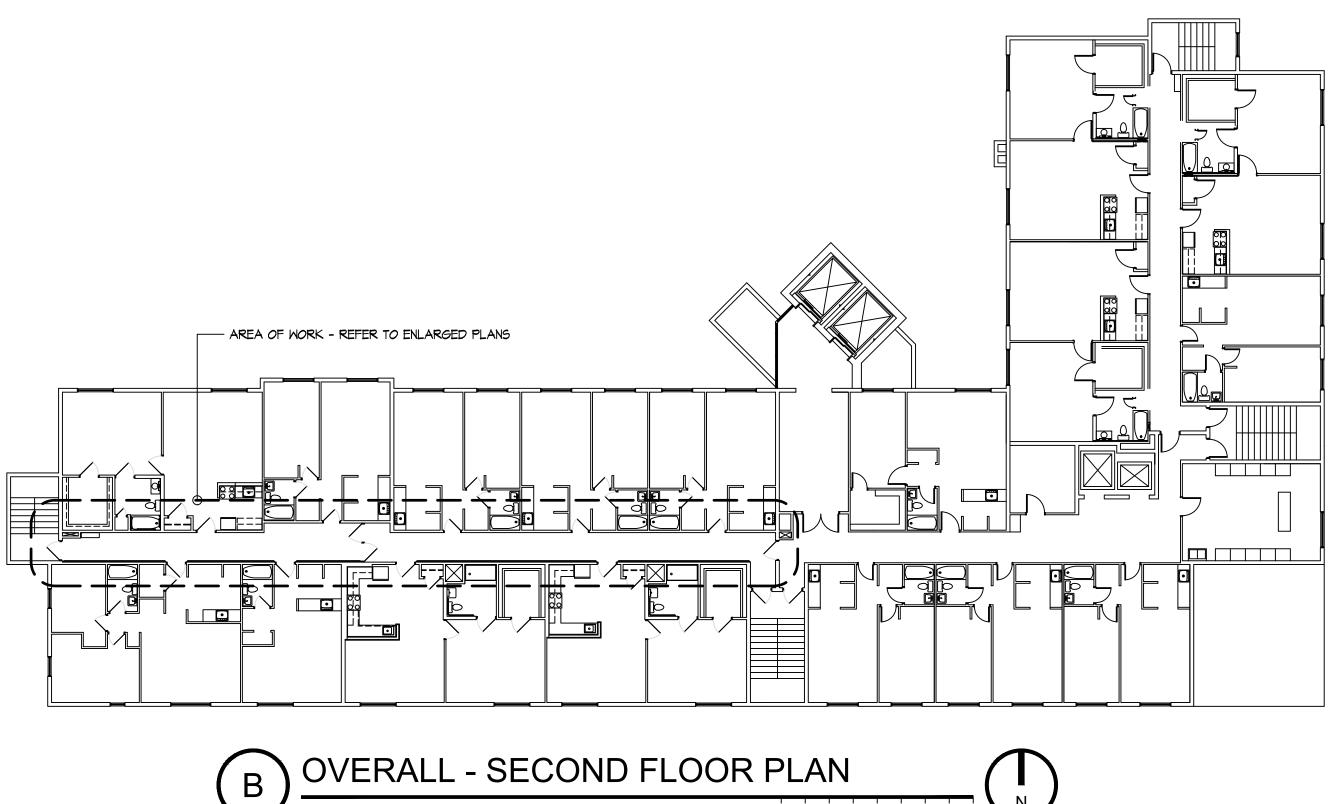


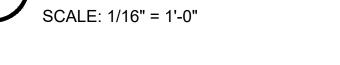


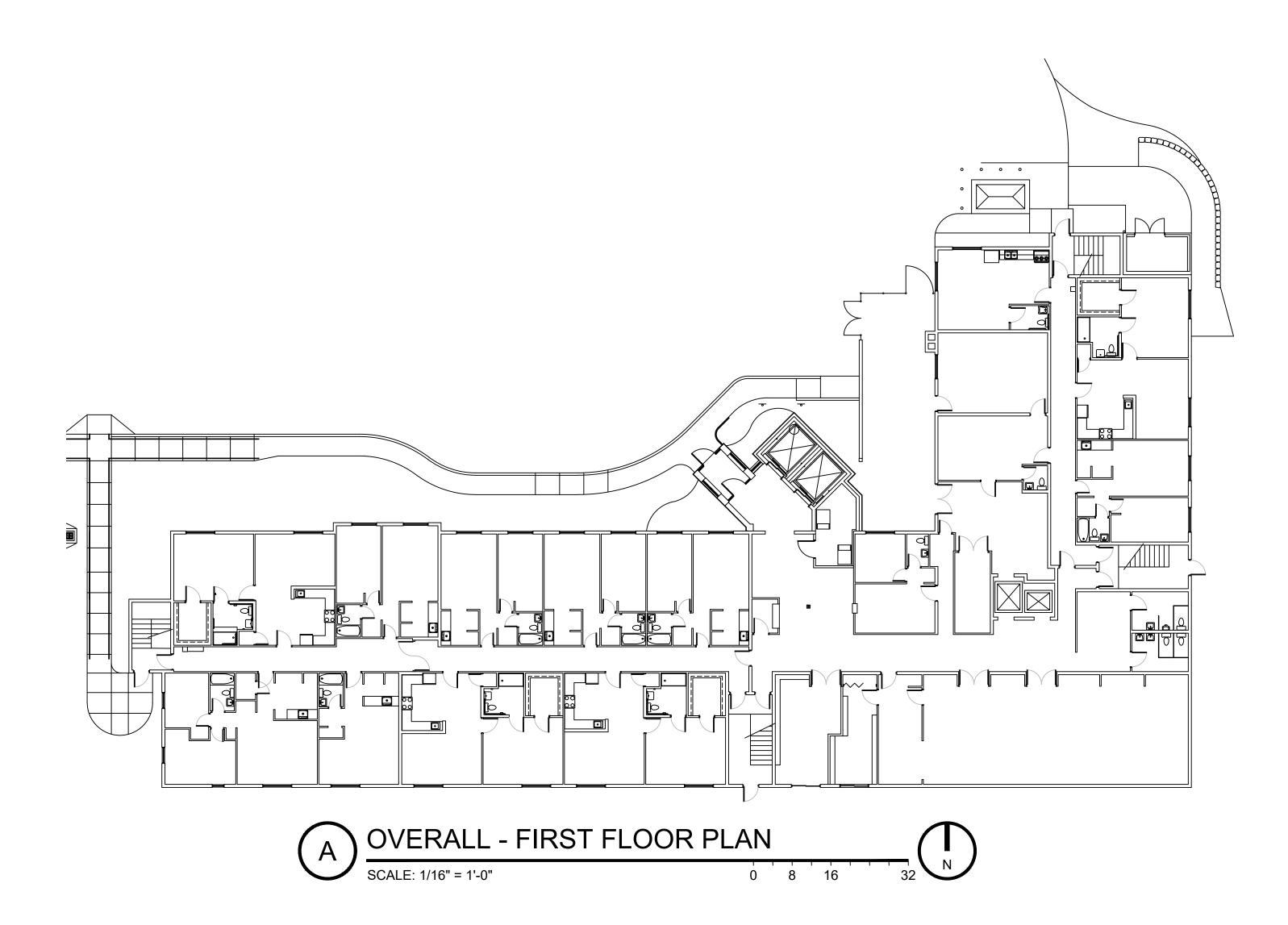
Project Number						
2022-206						
Date	Date					
Octo	October 19, 2023					
Date	Issue					
05.08.23	Review Set					
05.12.23	Owner Review Set					
06.12.23	Bid / Construction					
10.19.23	Re-Bid Set					
Sheet Title						
Project Information						

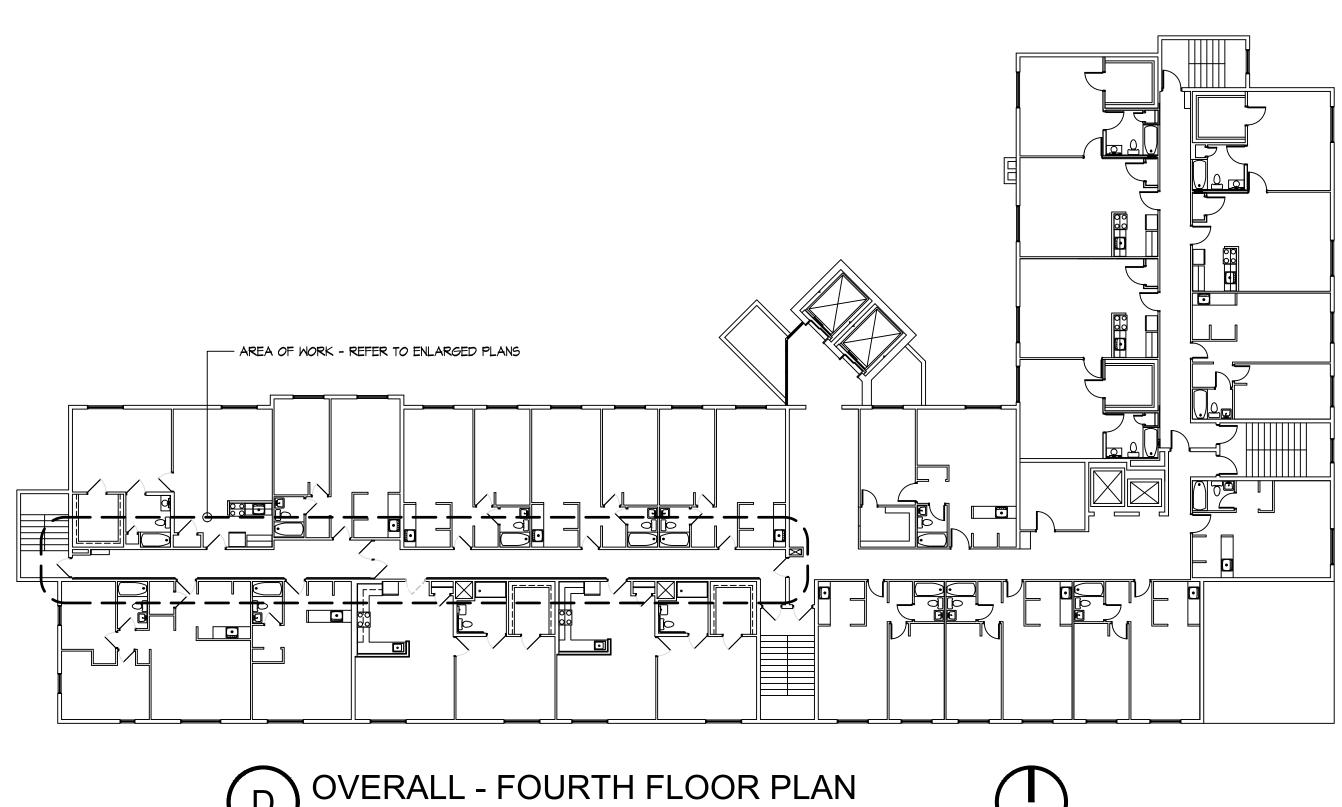
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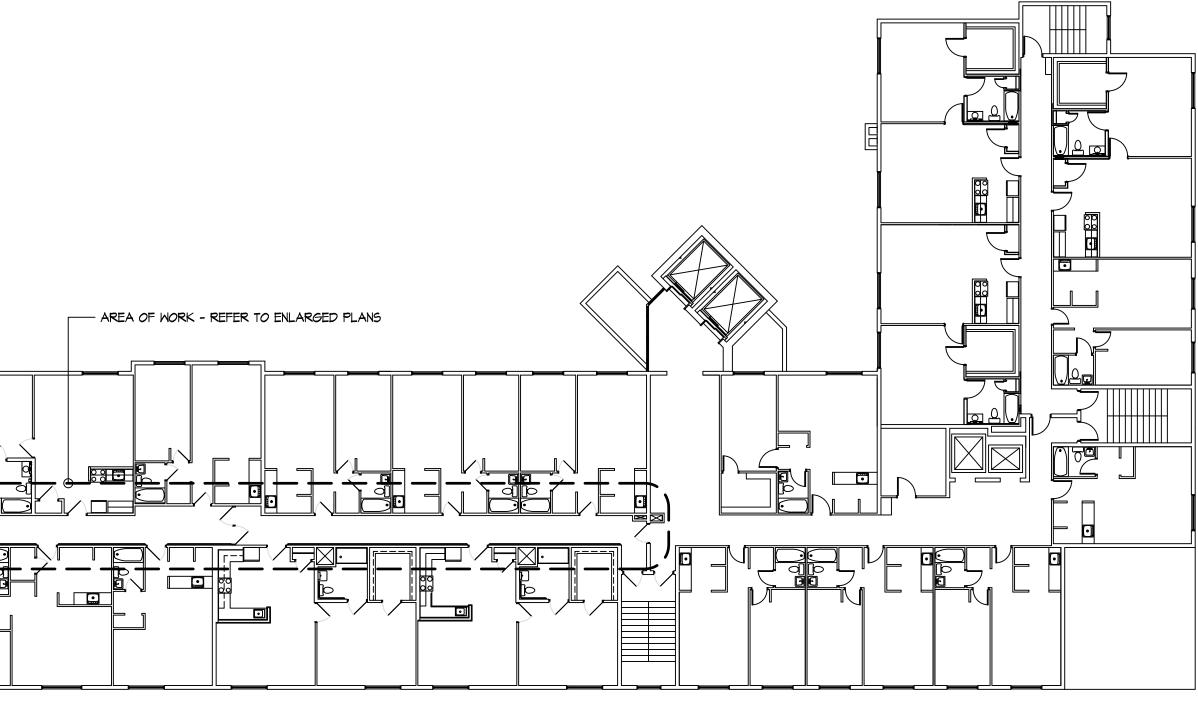


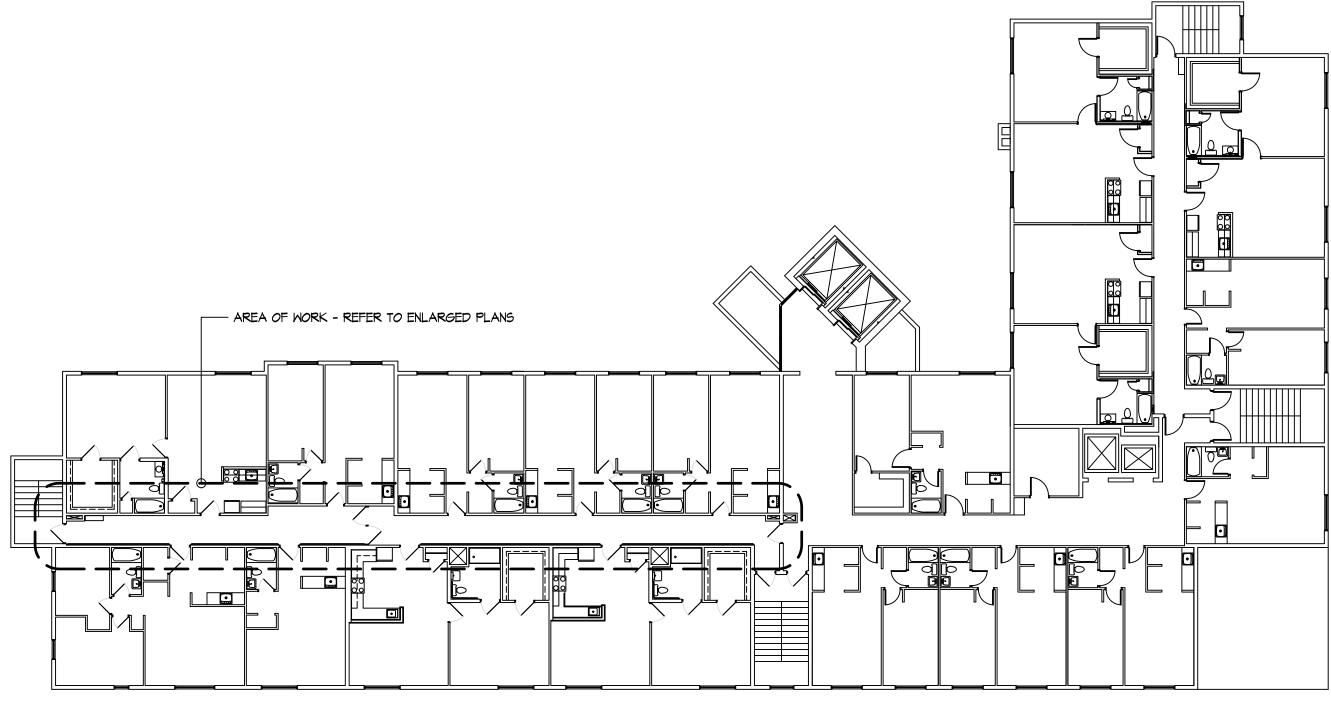


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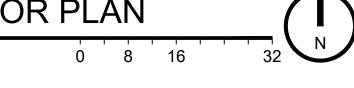


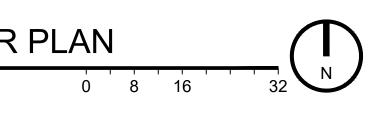




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SCALE: 1/16" = 1'-0"



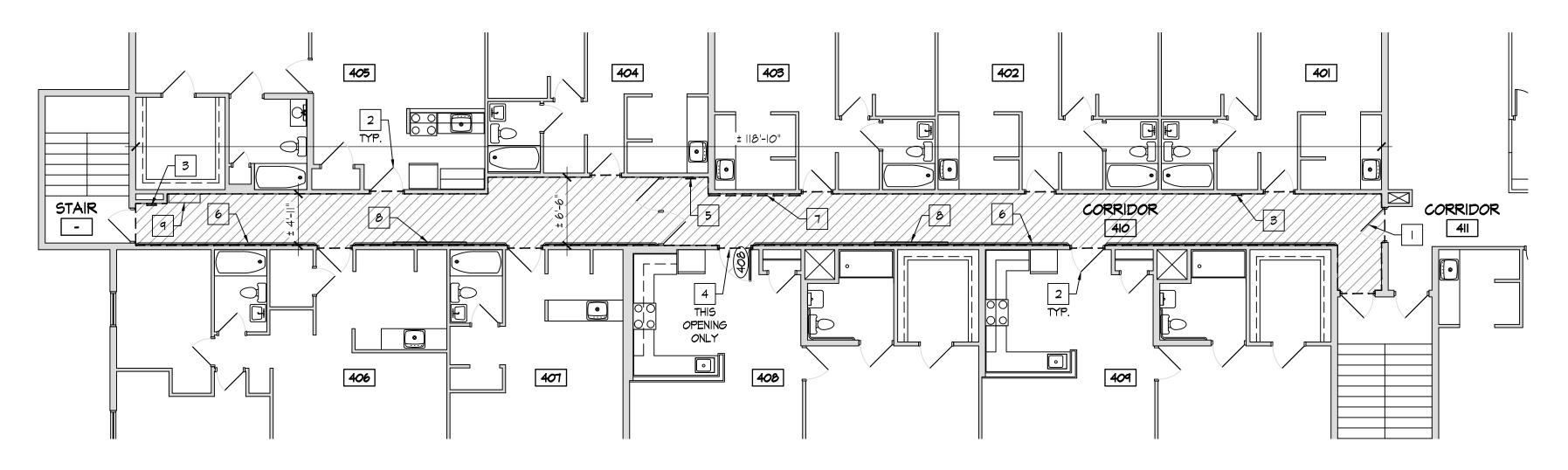




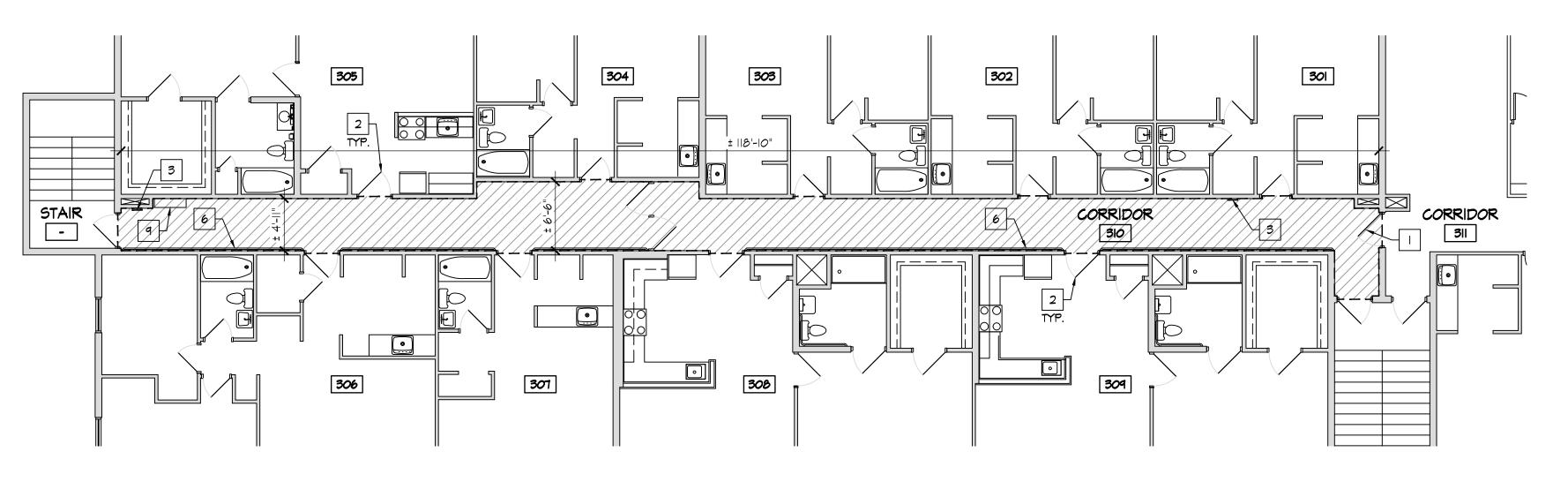


Project Number						
2022-206						
Date	Date					
Octo	October 19, 2023					
Date	Date Issue					
05.08.23	Review Set					
05.12.23	Owner Review Set					
06.12.23	Bid / Construction					
10.19.23	Re-Bid Set					
Sheet Title						
Overall Floor Plans						

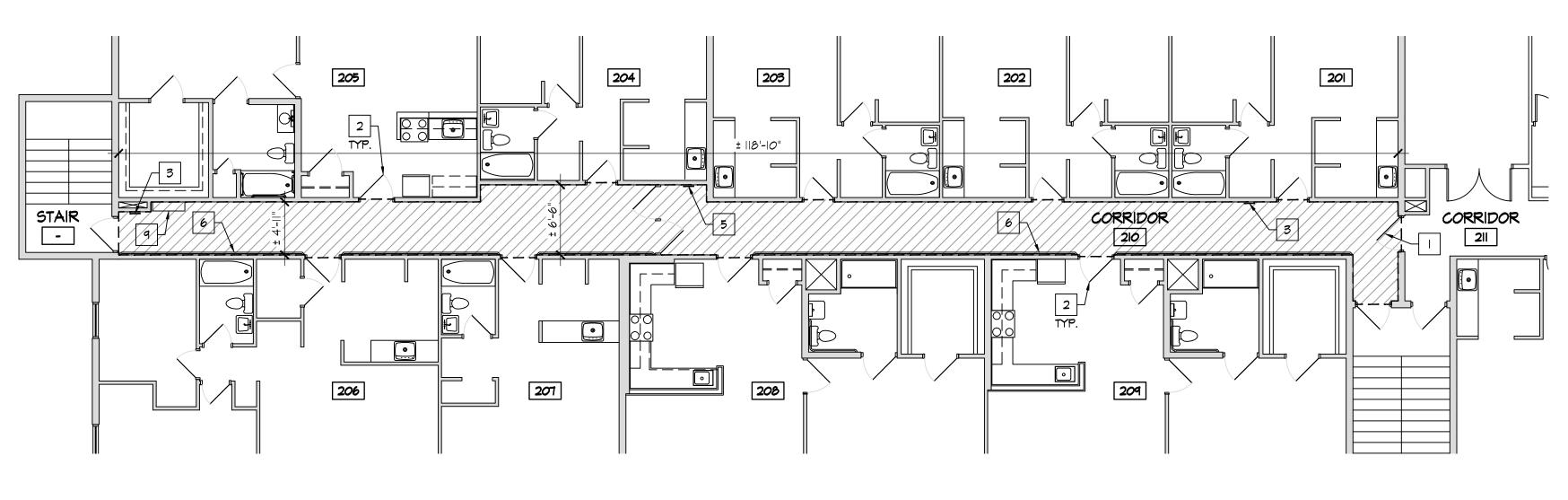
Sheet Number A1.1



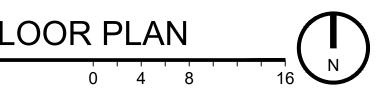
ENLARGED - FOURTH FLOOR PLAN С SCALE: 1/8" = 1'-0"

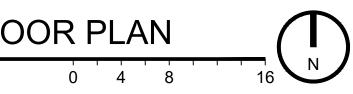






ENLARGED - SECOND FLOOR PLAN Α SCALE: 1/8" = 1'-0"





* KEY NOTES

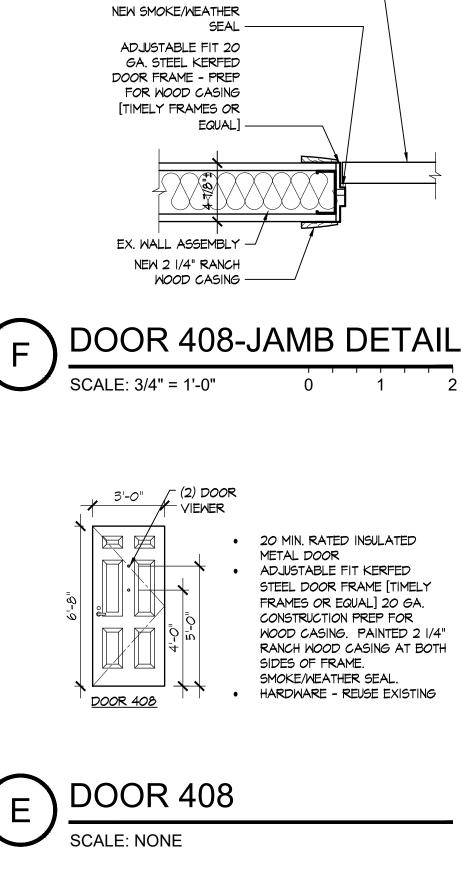
- REMOVE EXISTING, INSTALL NEW KICKPLATE. 2. EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN. REMOVE AND REINSTALL HARDWARE AS REQ'D. - PREP AND PAINT EX. DOOR, FRAME, \$
- CASING. 3. REMOVE EXISTING, INSTALL NEW WALL RETURN AIR GRILLE - FIELD VERIFY
- & MATCH EXISTING SIZE. 4. REMOVE EXISTING, INSTALL 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.

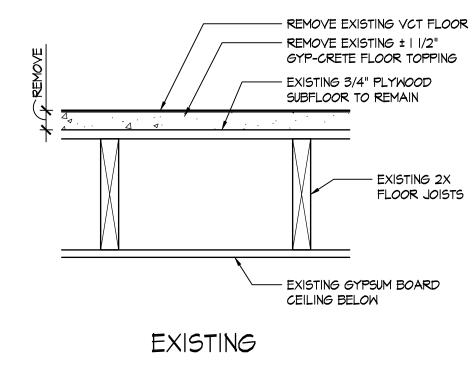
NEW 20 MIN. RATED

INSULATED METAL

DOOR

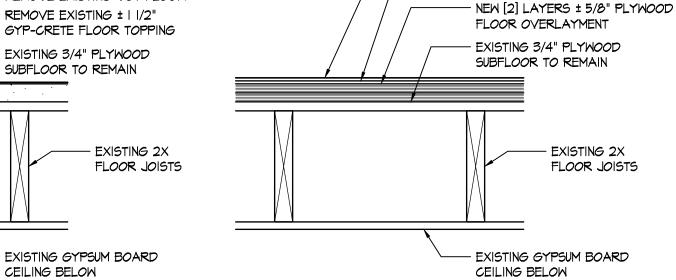
8. REMOVE AND REINSTALL BASEBOARD HEATERS. 9. EXISTING FIRE CABINET TO REMAIN.







PROPOSED

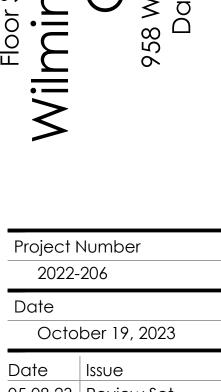


2022-206 October 19, 2023 05.08.23 Review Set 05.12.23 Owner Review Set 06.12.23 Bid / Construction 10.19.23 Re-Bid Set Sheet Title

Enlarged Floor Plans

Sheet Number

A1.2



JONATHAN

ROBERT

SCHAAF

14503

Jonathan Robert Schaaf #14503

Expiration Date 12/31/2023

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- 20 MIN. RATED INSULATED ADJUSTABLE FIT KERFED

GENERAL NOTES 2.

- PROVIDE ALL DEMOLITION REQUIRED BY WORK. 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.
- IO. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & CONDITIONS. II. DIMENSIONS NOTED ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.

DO NOT SCALE DRAWINGS.

SCOPE OF WORK

3.

CORRIDOR.

REQUIRED BY WORK.

KIND - FIELD VERIFY SIZES.

FROM DAMAGE.

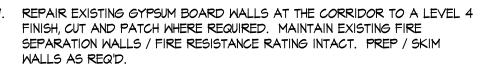
WORK

15.

REMOVE EXISTING VCT FLOORS AND RUBBER BASE COMPLETE. 2. REMOVE EXISTING GYP-CRETE FLOOR TOPPING COMPLETE TO THE ORIGINAL SUBFLOOR. INSPECT CONDITIONS OF SUBFLOOR. INSTALL [2] LAYERS OF ± 5/8" 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 I/4" LUAN UNDERLAYMENT.

- 5. INSTALL NEW LVP FINISH FLOOR SYSTEM. 6. INSTALL NEW 6" RUBBER BASE.

- WALLS AS REQ'D. AT THE AREAS OF WORK.



- 8. PREP AND PAINT ALL EXISTING WALLS FULL HEIGHT, CORNER TO CORNER
- PREP AND PAINT ALL EXISTING GYPSUM BOARD SOFFITS AND CEILINGS AS
- REQUIRED BY WORK.

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

12. REMOVE AND REINSTALL EXISTING HANDRAIL AS REQUIRED BY WORK.

14. REMOVE AND REINSTALL EXISTING WALL MOUNTED SIGNAGE AND UNIT

ENTRY SIGNAGE AS REQUIRED BY WORK.

13. REMOVE AND REINSTALL EXISTING WALL CORNER GUARDS AS REQUIRED BY

REMOVE/REPAIR/REINSTALL EXISTING ELECTRIC BASEBOARD HEATERS AS

EXISTING ACOUSTICAL TILE CEILING SYSTEM, LIGHT FIXTURES, AND EXIT

SIGNS, LIGHTING, ETC AND ASSOCIATED DEVICES TO REMAIN. PROTECT

17. REMOVE EXISTING AND INSTALL NEW WALL RETURN AIR GRILLES IN LIKE

PROTECT AND MAINTAIN EXISTING SPRINKLER HEADS. DO NOT ALLOW

22. PROTECT AND MAINTAIN EXISTING FIRE CABINETS AND FIRE EXTINGUISHERS

NEW LVP FINISH FLOOR

NEW 1/4" LUAN UNDERLAYMENT

0 1 2

18. PROTECT AND MAINTAIN EXISTING HVAC THERMOSTATS / CONTROLS,

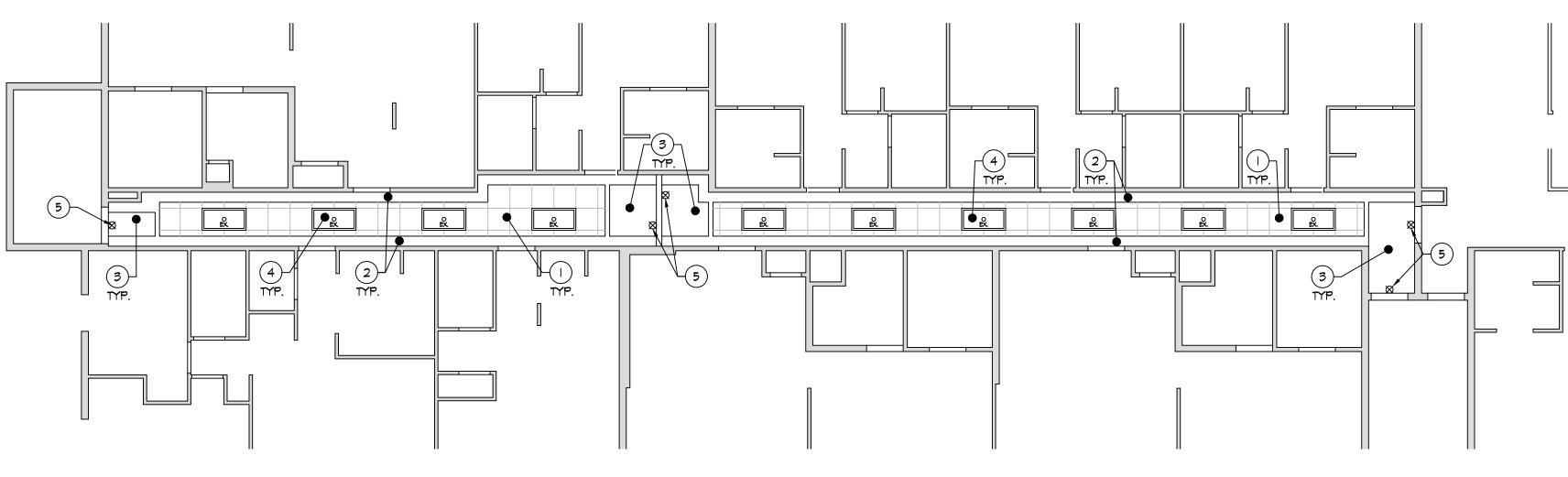
PAINT, SPLATTERS, OR OVERSPRAY ON SPRINKLER HEADS.

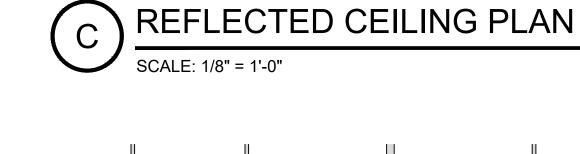
20. PROTECT AND MAINTAIN EXISTING FIRE ALARM DEVICES.

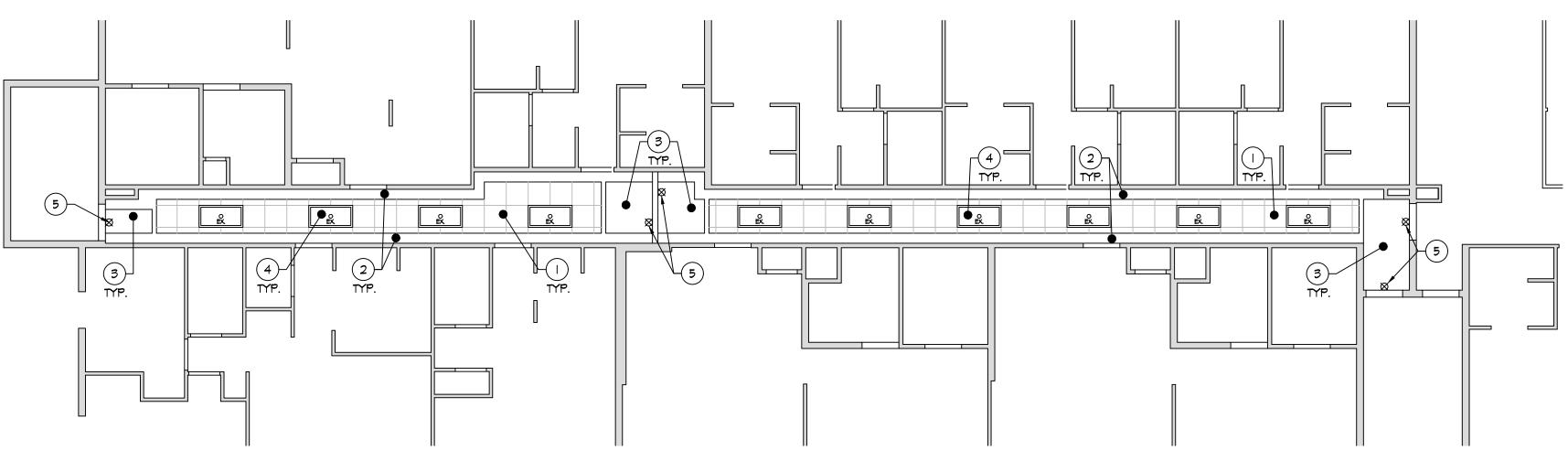
21. PROTECT AND MAINTAIN EXISTING SECURITY CAMERAS.

- IO. PREP AND PAINT EXISTING WOOD AND/OR HOLLOW METAL DOORS AND

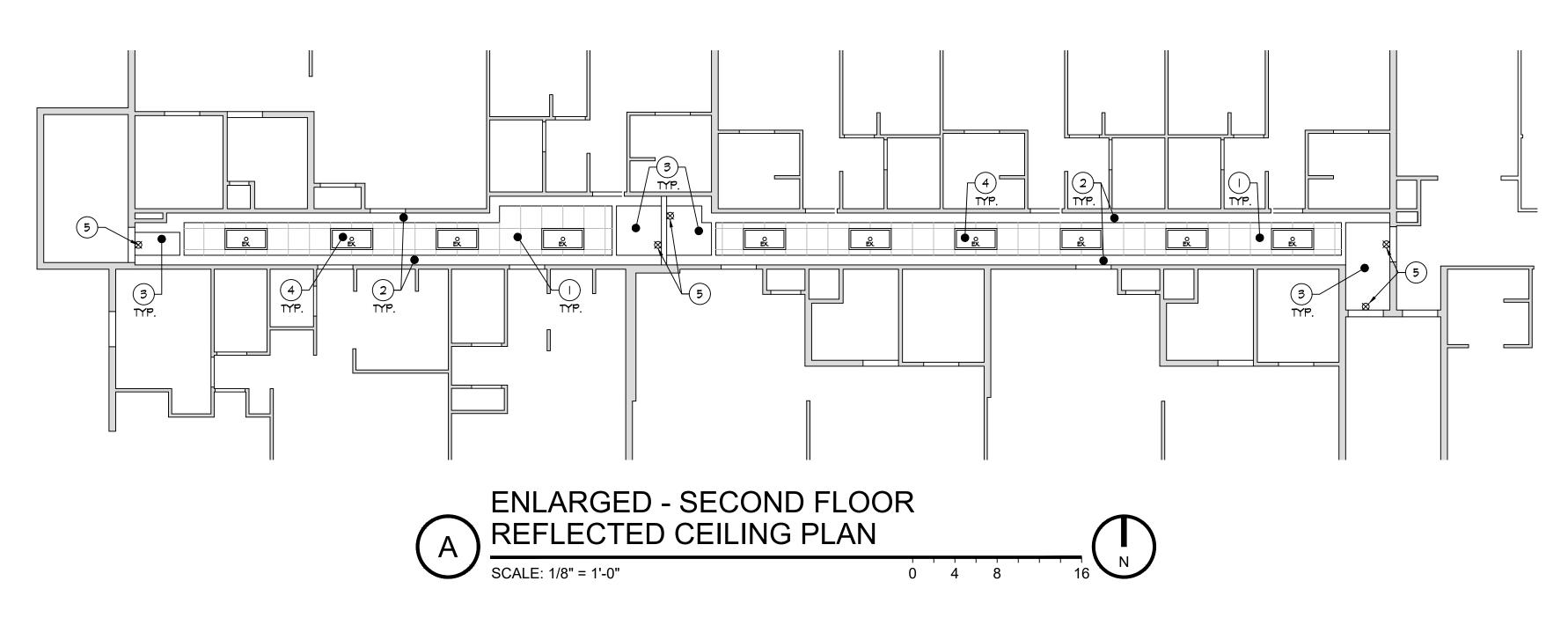
- DOOR FRAMES AT THE AREAS OF WORK. REMOVE AND REINSTALL EXISTING HARDWARE, KICK PLATES, ETC. AS REQUIRED BY WORK.











(*) REFLECTED CEILING PLAN KEY NOTES

- EXISTING ACOUSTICAL TILE CEILING AT ±7'-5" AFF TO REMAIN.
- 2. EXISTING GYPSUM BOARD SOFFIT AT ±7'-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

- 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.
- E OF JONATHAN ROBERT SCHAAF 14503 Jonathan Robert Schaaf #14503

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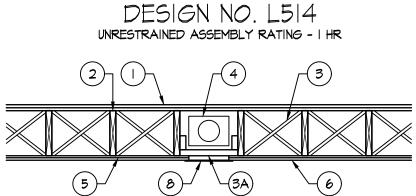
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SYMBOL LEGEND EX. ACOUSTIC TILE CEILING, HEIGHT AS INDICATED EX. GYPSUM BOARD CEILING, HEIGHT AS INDICATED EX. 2x4 LAY-IN LIGHTS - NO WORK \mathbf{A}





SYSTEM NO. I

I. FLOORING SYSTEMS -

 \bigotimes

SUBFLOORING - MIN I BY 6 IN. T & G LUMBER FASTENED PERPENDICULAR TO JOISTS, OR MIN 15/32 IN. THICK PLYWOOD OR 7/16 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 I BY 3 IN. T & G LUMBER FASTENED DIAGONALLY TO JOISTS, OR MIN 19/32 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. <u>WOOD JOISTS</u> MIN. 2x10 JOIST SPACED 16" O.C. AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.
- 3. <u>CROSS BRIDGING</u> 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 198 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 99 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 8) SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.
- 5. <u>RESILIENT CHANNELS</u> FORMED OF 25 MSG GALVANIZED STEEL, SPACED 24" O.C. PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPLICES 4" AND FASTENED TO EACH JOIST WITH I 1/4" LONG TYPE S BUGLE HEAD SCREWS. ADDITIONAL RESILIENT CHANNELS POSITIONED SO AS TO COINCIDE WITH END JOINTS OF GYPSUM BOARD (ITEM 6). ADDITIONAL CHANNELS SHALL EXTEND MIN. 3" BEYOND EACH SIDE EDGE OF BOARD.
- 6. <u>GYPSUM BOARD</u> NOM. 1/2" THICK, 4'-O" 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 I" LONG TYPE S BUGLE HEAD SCREWS SPACED 12"O.C. END JOINTS OF GYPSUM BOARD SIMILARLY FASTENED TO ADDITIONAL RESILIENT CHANNELS POSITIONED AT END JOINT LOCATIONS. SCREW 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. 3/32" THICK VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF GYPSUM BOARD.
- 8. <u>GRILLE</u> STEEL GRILLE, INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE CEILING DAMPER.



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10.19.23	Re-Bid Set					
Sheet Title						
Enlarged Reflected Ceiling Plans						

Sheet Number

A1.3