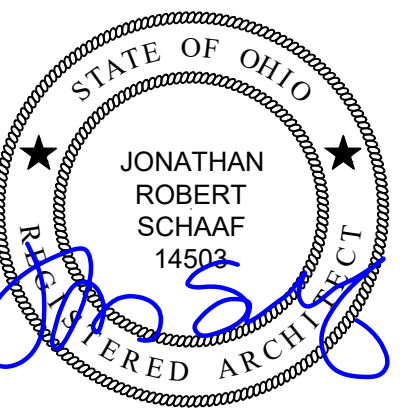


Fire Alarm System Upgrades at: Grand Hi-Rise OH5-2

465 West Grand Avenue
Dayton, Ohio 45405



Jonathan Robert SchAAF #14503
Expiration Date 12/31/2025
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OWNER



Greater Dayton
Premier Management
400 Wayne Ave.
Dayton, Ohio 45410

DESIGN TEAM

ARCHITECT:



PME ENGINEERING:

Helmig Lienesch LLC
Consulting Engineers

410 South Jefferson Street
Dayton, OH 45402

SHEET INDEX

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A1.1	EXISTING FIRST / SECOND FLOOR PLAN
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A1.3	EXISTING FIFTH / SIXTH FLOOR PLAN
A1.4	EXISTING SEVENTH / EIGHT FLOOR PLAN
A1.5	EXISTING NINTH FLOOR / ROOF & PENTHOUSE PLAN
E-1	RISER DIAGRAM SYMBOLS LEGEND
E-2	FIRST FLOOR PLAN
E-3	SECOND FLOOR PLAN, TYPICAL SECOND - NINTH
E-4	PENTHOUSE FLOOR PLAN

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 ANGLIARY 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 COORDINATES 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.

EXISTING FIRE ALARM SYSTEM TO REMAIN ACTIVE - OWNER TO COORDINATE WITH VENDOR FOR ANY MODIFICATIONS THAT MAY BE REQUIRED AS A RESULT OF THE WORK IN THIS PERMIT - DELEGATED DESIGN BY OTHERS.

EXISTING FIRE SUPPRESSION / SPRINKLER SYSTEM TO REMAIN ACTIVE - OWNER TO COORDINATE WITH VENDOR FOR ANY MODIFICATIONS THAT MAY BE REQUIRED AS A RESULT OF THE WORK IN THIS PERMIT - DELEGATED DESIGN BY OTHERS.

CODE REVIEW

DESCRIPTION:
REPLACEMENT OF EXISTING FIRE ALARM SYSTEM WITH A NEW FIRE ALARM SYSTEM. NO CHANGE IN BUILDING USE, OCCUPANCY, OR OTHER LIFE SAFETY COMPONENTS.

AUTHORITY HAVING JURISDICTION:
ZONING PERMIT - CITY OF DAYTON
BUILDING PERMIT - CITY OF DAYTON
FIRE DEPARTMENT - CITY OF DAYTON

ZONING CODE:
CITY OF DAYTON

BUILDING CODE:
2017 OHIO BUILDING CODE (OBC)

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
310.4. USE GROUP B1 S-1/ R-2 (MULTI-FAMILY RESIDENTIAL WITH SHARED EGRESS)
NO CHANGE IN USE

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE / OCCUPANCY
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403.4.1. SMOKE DETECTOR - PROVIDED
403.4.2. FIRE ALARM SYSTEM - PROVIDED
403.4.3. STANDPIPE SYSTEM - PROVIDED
403.4.4. EMERGENCY VOICE ALARM COMMUNICATION SYSTEM - PROVIDED
403.4.5. EMERGENCY RESPONSE RADIO COVERAGE - PROVIDED
403.4.6. FIRE COMMAND - NOT PROVIDED (EX. NON-CONFORMING CONDITION)
403.4.7. SMOKE REMOVAL - NOT PROVIDED (EX. NON-CONFORMING CONDITION)
403.4.8. EMERGENCY POWER - PROVIDED
420.2. SEPARATION WALLS - CONSTRUCT AS FIRE PARTITIONS PER OBC 708 (MAINTAIN EXISTING)
420.3. HORIZONTAL SEPARATION - CONSTRUCT AS HORIZONTAL ASSEMBLIES, PER OBC 711 (MAINTAIN EXISTING)

CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA
NO CHANGE IN BUILDING HEIGHT, STORIES, OR AREA
EXISTING BUILDING HEIGHT = 8'
EXISTING STORIES = 9 STORIES
EXISTING AREA / FLOOR = 15,390 SF

508.3. NON-SEPARATED OCCUPANCIES - BUILDING COMPLIES WITH PROVISIONS OF MIXED USE SPACES

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PRIMARY STRUCTURAL FRAME = 2 HOUR
EXTERIOR BEARING WALLS = 2 HOUR
INTERIOR BEARING WALLS = 2 HOUR
NON-BEARING WALLS = 0 HOUR
FLOOR CONSTRUCTION = 2 HOUR
ROOF CONSTRUCTION = 1 HOUR

602.2. CONSTRUCTION TYPE: I B (NON-COMBUSTIBLE)

CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION
708.3. FIRE PARTITIONS - 1 HOUR RATING REQUIRED
711.2.4.3. HORIZONTAL ASSEMBLIES - 1 HOUR RATING REQUIRED
714.3. THRU PENETRATION IN FIRE RESISTANCE RATED WALLS - MAINTAIN RATING.
714.4. THRU PENETRATION IN FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES - MAINTAIN RATING.

CHAPTER 8: INTERIOR FINISHES
803.1.1. INTERIOR WALL AND CEILING FINISH MATERIALS
CLASS A = FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-450
CLASS B = FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 0-450
CLASS C = FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450

TABLE 803.11: INTERIOR WALL AND CEILING FINISH REQUIREMENTS

USE	R-2	B	S-1
EXIT ENCLOSURES AND PASSAGEWAYS:	CLASS C	CLASS B	CLASS C
CORRIDORS:	CLASS C	CLASS B	CLASS C
ROOMS AND ENCLOSED SPACES:	CLASS C	CLASS C	CLASS C

CHAPTER 9: FIRE PROTECTION SYSTEMS
903.2.8. USE GROUP R: AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED - PROVIDED - EXISTING SPRINKLER SYSTEM, NO CHANGES AS PART OF THIS PROJECT.
905.1. STANDPIPE SYSTEM - REQUIRED, PROVIDED, NO CHANGES AS PART OF THIS PROJECT.
907.1.2. FIRE ALARM CONTRACTOR - TO PROVIDE ALL NECESSARY SHOP DRAWINGS & SYSTEM INFORMATION/SUBMITTALS AS REQUIRED TO OBTAIN ALL PERMITS
907.2.9. FIRE ALARM SYSTEM - REQUIRED, PROVIDED (REPLACEMENT OF EXISTING SYSTEM)

CHAPTER 10: MEANS OF EGRESS
NO CHANGE IN BUILDING MEANS OF EGRESS, EGRESS DOORS, TRAVEL DISTANCE, ETC.
[2] EXITS PER FLOOR PROVIDED. EACH DWELLING UNIT HAS ACCESS TO [2] INDEPENDENT EXITS.

CHAPTER 11: ACCESSIBILITY
NO CHANGES AS PART OF THIS PROJECT.

WALL / SYMBOL LEGEND

-----	EQUIPMENT TO BE REMOVED
=====	EXISTING WALL TO REMAIN
=====	1 HOUR RATED ASSEMBLY
=====	2 HOUR RATED ASSEMBLY

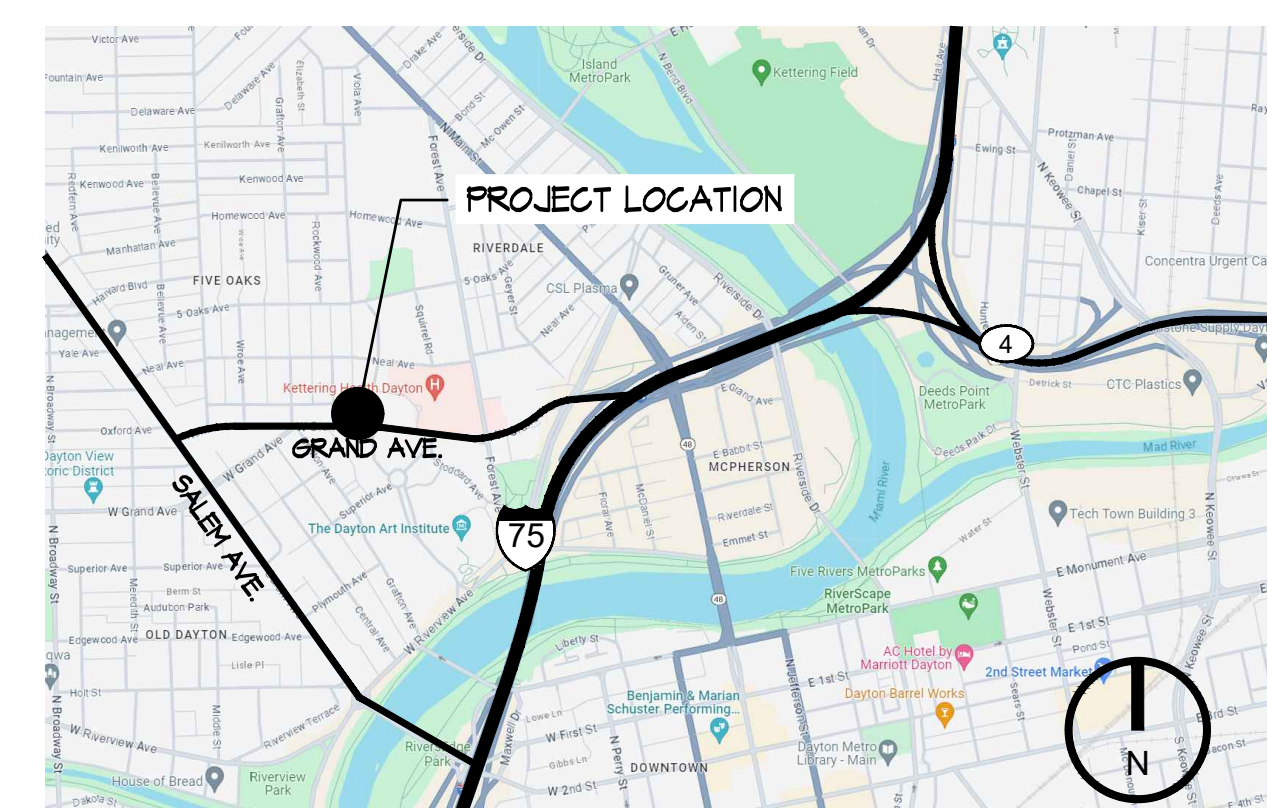
ABBREVIATIONS

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



Fire Alarm System Upgrades at:
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VICINITY MAP

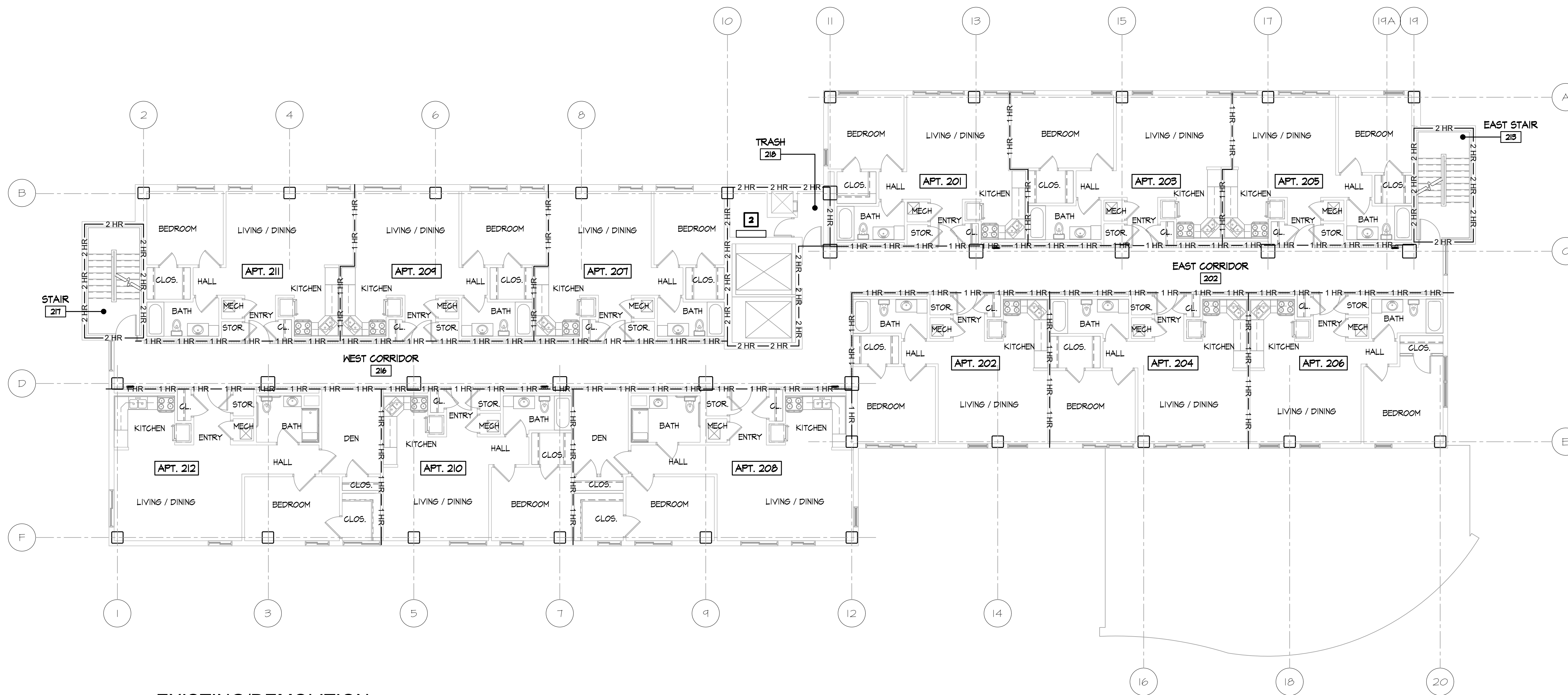


Project Number	
2023-181	
Date	
February 07, 2024	
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10.25.23	As-builts
01.19.24	Review
02.07.24	Bid Set

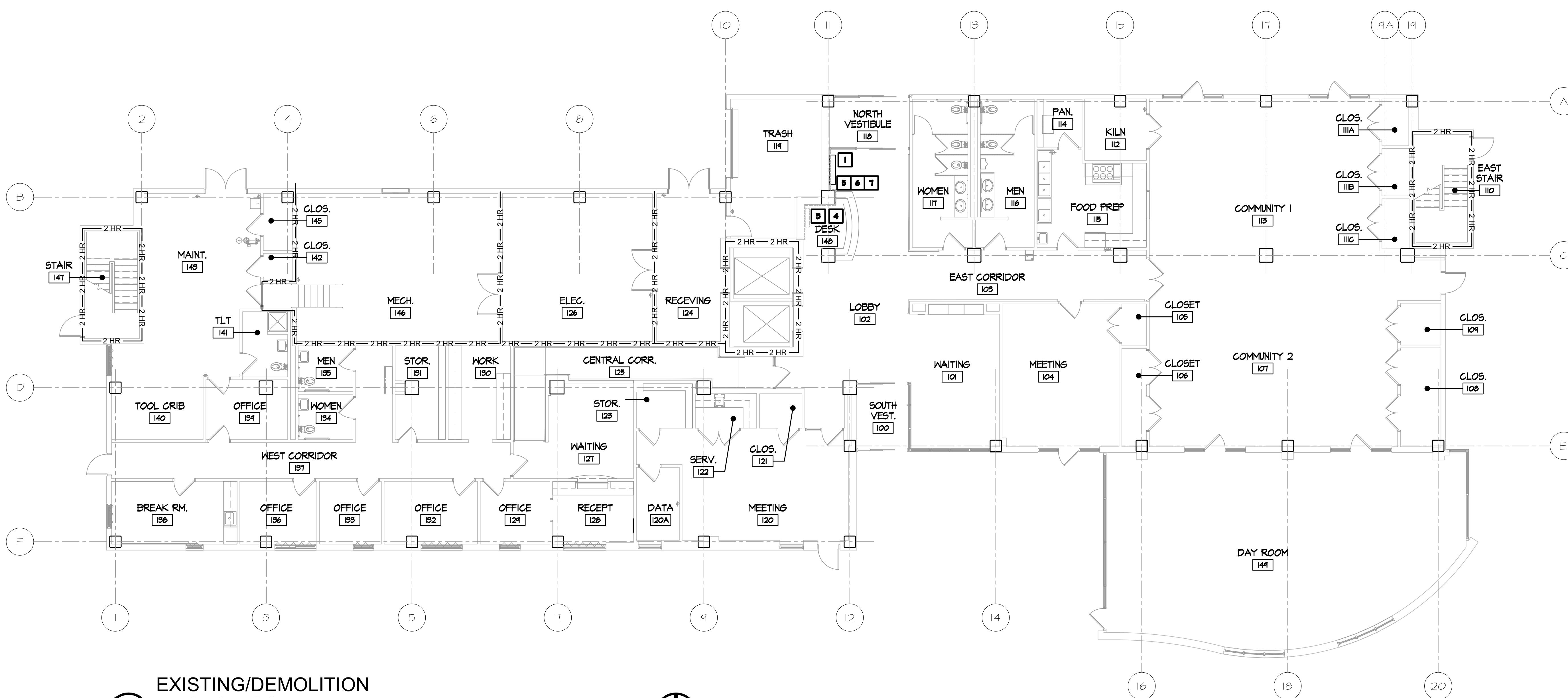
Sheet Title
Project Information

Sheet Number

G1.1



B EXISTING/DEMOLITION SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 4 8 16



A EXISTING/DEMOLITION FIRST / FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 4 8 16

NEW CONSTRUCTION KEY NOTES

1. LOCATION OF NEW FIRE ALARM PANEL, REFER TO ELECTRICAL DRAWINGS.
2. LOCATION OF NEW FIRE ALARM EQUIPMENT, REFER TO ELECTRICAL DRAWINGS.
3. REMOVE EXISTING FIRE ALARM EQUIPMENT. SEAL ALL ABANDONED FLOOR TO CEILING PENETRATIONS.
4. REMOVE WALL COVERING COMPLETE AT THIS AREA. MODIFY, INFILL, PATCH GYPSUM BOARD FINISHES AS REQUIRED BY EQUIPMENT REMOVALS & NEW EQUIPMENT INSTALLATION USING 5/8" TYPE X GYPSUM BOARD. BRING TO LEVEL & FINISH PREP & PAINTS ALL AFFECTED AREAS. ALL WORK TO EXTEND FLOOR TO CEILING, CORNER TO CORNER.
5. REMOVE EXISTING BULLETIN BOARD & SUGGESTION BOX. REINSTALL AT LOCATION IDENTIFIED BY OWNER.
6. EXISTING WALL PROTECTION TO REMAIN IF IT DOES NOT CONFLICT WITH NEW FIRE ALARM PANEL EQUIPMENT - F.V. REQUIREMENTS, MODIFY ONLY IF REQUIRED.
7. FURROUT WALL IF REQUIRED TO ACCOMMODATE NEW EQUIPMENT - F.V. CONDUITS.

GENERAL NOTES

1. REMOVE ABANDONED CONDUITS, BOXES, DEVICES, & EQUIPMENT OF EXISTING FIRE ALARM SYSTEM BEING REMOVED COMPLETE. FIELD VERIFY CONDITIONS, ROUTING, & EXACT SCOPE OF REMOVAL.
2. PATCH & PREP ALL HOLES / OPENINGS AFTER THE REMOVAL OF EXISTING FIRE ALARM SYSTEM FOR LIKE NEW CONDITION.
3. INSTALL NEW FIRE ALARM SYSTEM COMPLETE. REFER TO ELECTRICAL DRAWINGS.
4. SEAL ALL PENETRATIONS THROUGH FLOOR & WALL ASSEMBLIES.
5. CORE EXISTING CONCRETE SLAB / PRE-CAST CONCRETE PLANK FLOOR SYSTEM TO EXTEND NEW CONDUITS VERTICALLY THROUGH BUILDING. SEAL ALL PENETRATIONS PER UL ASSEMBLIES.
6. MAINTAIN EXISTING FIRE ALARM SYSTEM OPERATIONAL UNTIL NEW SYSTEM IS IN PLACE & OPERATIONAL.
7. COORDINATE ALL REQUIREMENTS INCLUDING FIRE WATCH, ETC. WITH FIRE DEPARTMENT.
8. COORDINATE & PROVIDE RESIDENT NOTICES A MINIMUM OF 48 HOURS PRIOR TO ENTRY.
9. PREP & PAINT NEW CONDUITS, JUNCTION BOXES, ETC. COLOR TO MATCH ADJACENT WALL / CEILING.
10. ALL ROUTING OF CONDUITS, ETC. SHALL BE F.V. & COORDINATED BY CONTRACTOR.
11. PROVIDE ALL CUT & PATCH OF EXISTING GYPSUM BOARD FINISHES AS REQUIRED TO INSTALL NEW FIRE ALARM SYSTEM AS INDICATED. CONTRACTOR TO F.V. ALL REQUIREMENTS, ROUTING & THEIR IMPACT ON EXISTING FINISHES. CUT & PATCH IS NOT SHOWN ON DRAWING AS EXISTING PATHWAYS ARE NOT FULLY KNOWN. ALL CUT & PATCH & RESTORATION OF FINISHES SHALL BE INCLUDED IN BID AMOUNT. ALL PAINTING SHALL BE FLOOR TO CEILING / CORNER TO CORNER. COORDINATE WITH OWNER PRIOR TO IMPLEMENTATION TO ILLUSTRATE INTENT, ROUTING, & FINISHED SOLUTION. CONTRACTOR SHALL MINIMIZE USE OF SURFACE MOUNTED WIREMOLD TO ONLY LOCATIONS WHERE CONCEALED PATHWAYS DO NOT EXIST. ALL WIREMOLD SHALL BE INSTALLED SQUARE TO THE BUILDING LINES IN THE SHORTEST PATH REQUIRED.

— 1 HR — 1 HR — 1 HR — UNIT DEMISING PARTITION
 — 2 HR — 2 HR — 2 HR — FIRE BARRIER STAIR ENCLOSURE / ELEVATOR SHAFT
 1 HOUR RATED FLOOR CEILING ASSEMBLY TYPICAL
 1 HOUR RATED UNIT DEMISING WALLS TYPICAL

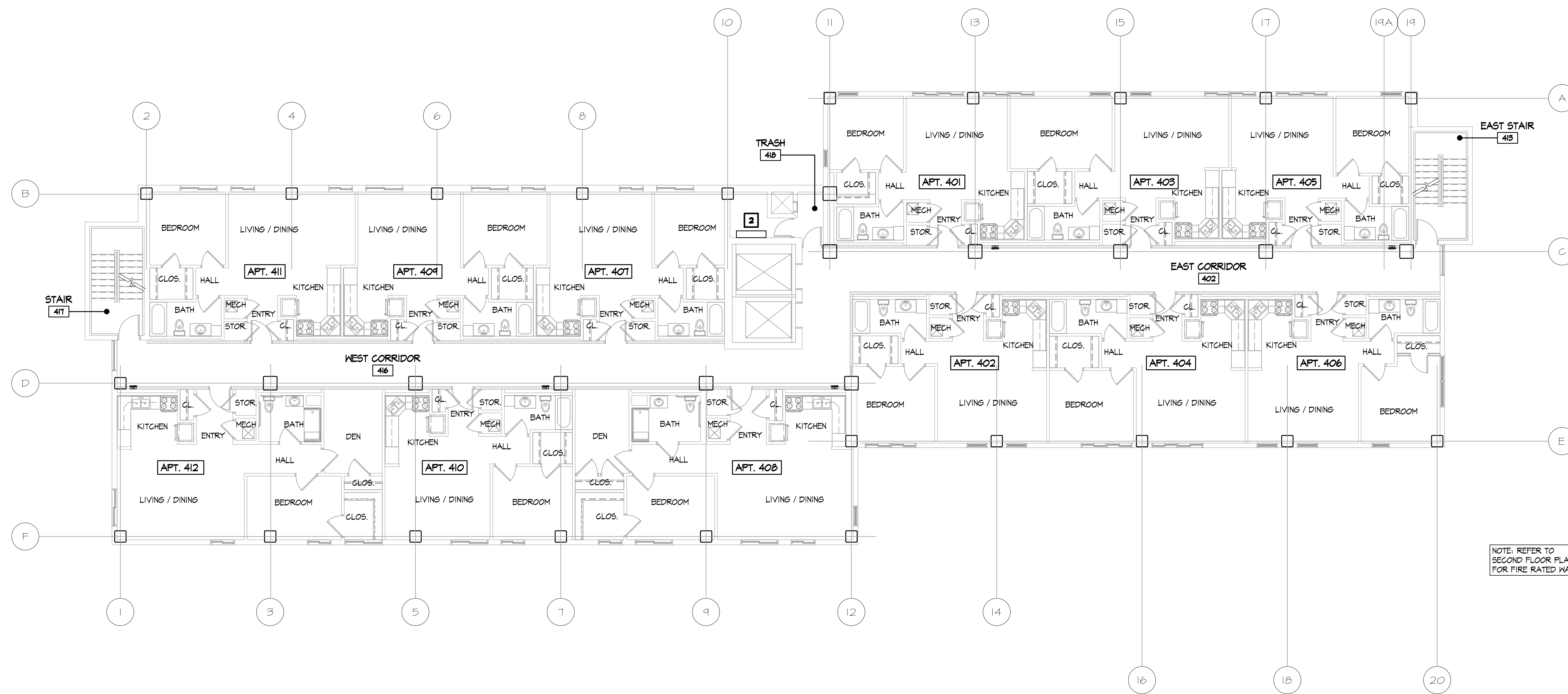


Fire Alarm System Upgrades at:
Grand Hi-Rise OH5-2
 465 West Grand Avenue
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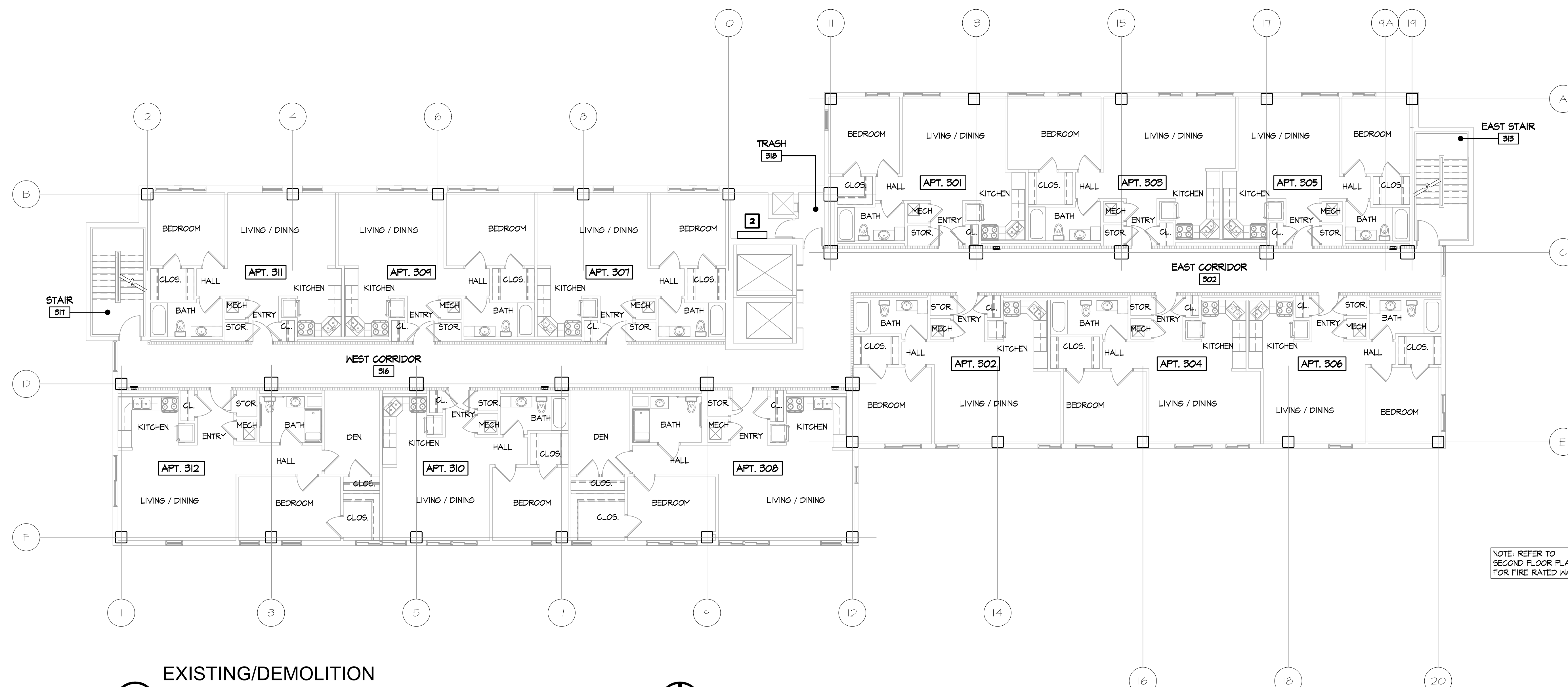
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Date	10.25.23
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Date	01.19.24
Review	Review
Date	02.07.24
	Bid Set

Sheet Title
 Existing/Demolition First / Second Floor Plans

Sheet Number
A1.1



B EXISTING/DEMOLITION
FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



A EXISTING/DEMOLITION
THIRD / FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION KEY NOTES

1. LOCATION OF NEW FIRE ALARM PANEL, REFER TO ELECTRICAL DRAWINGS.
2. LOCATION OF NEW FIRE ALARM EQUIPMENT, REFER TO ELECTRICAL DRAWINGS.
3. REMOVE EXISTING FIRE ALARM EQUIPMENT. SEAL ALL ABANDONED FLOOR TO CEILING PENETRATIONS.
4. REMOVE WALL COVERING COMPLETE AT THIS AREA. MODIFY, INFILL, PATCH GYPSUM BOARD FINISHES AS REQUIRED BY EQUIPMENT REMOVALS & NEW EQUIPMENT INSTALLATION USING 5/8" TYPE X GYPSUM BOARD. BRING TO LEVEL & FINISH PREP & PAINTS ALL AFFECTED AREAS. ALL WORK TO EXTEND FLOOR TO CEILING, CORNER TO CORNER.
5. REMOVE EXISTING BULLETIN BOARD & SUGGESTION BOX. REINSTALL AT LOCATION IDENTIFIED BY OWNER.
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7. FURROUT HALL IF REQUIRED TO ACCOMMODATE NEW EQUIPMENT - F.V. CONDUITS.

GENERAL NOTES

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3. INSTALL NEW FIRE ALARM SYSTEM COMPLETE. REFER TO ELECTRICAL DRAWINGS.
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9. PREP & PAINT NEW CONDUITS, JUNCTION BOXES, ETC. COLOR TO MATCH ADJACENT WALL / CEILING.
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 1 HOUR RATED UNIT DEMISING WALLS TYPICAL

NOTE: REFER TO
SECOND FLOOR PLAN
FOR FIRE RATED WALLS

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SECOND FLOOR PLAN
FOR FIRE RATED WALLS

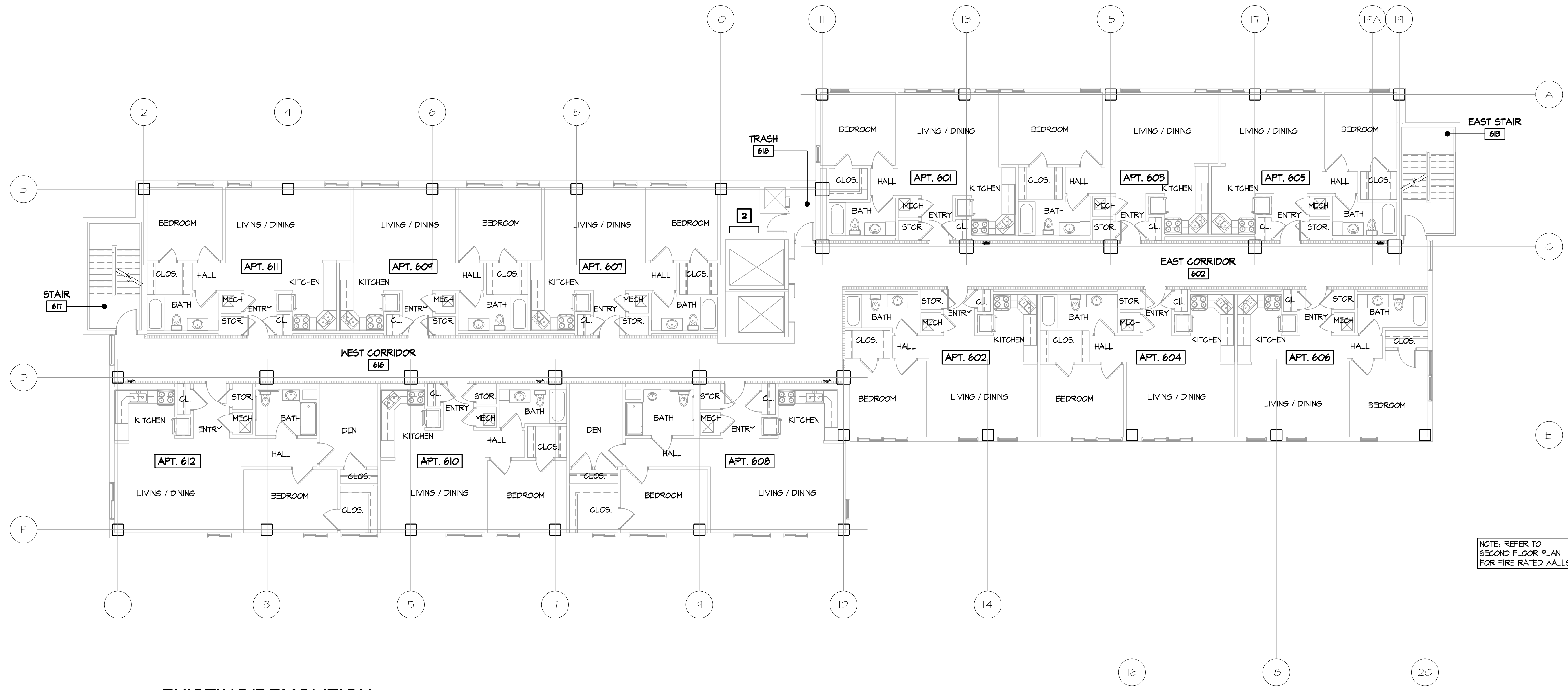


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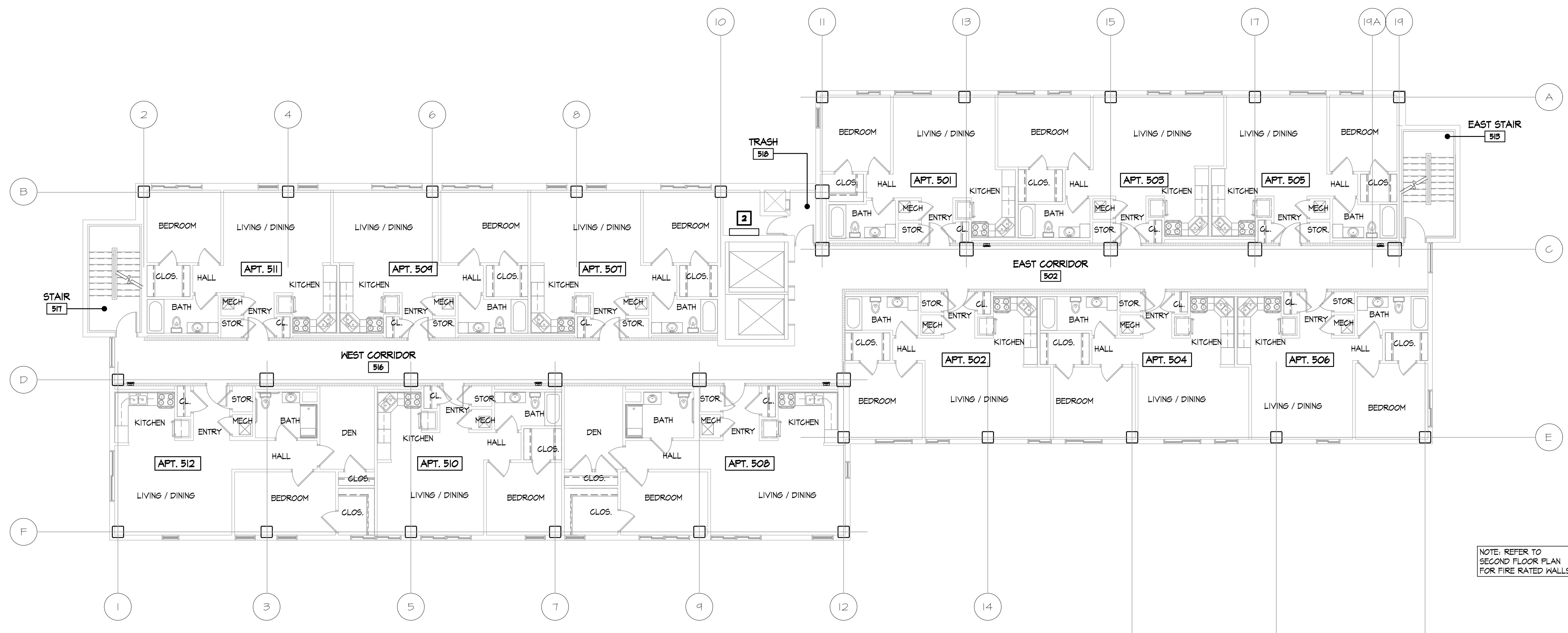
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01.19.24	Review	
02.07.24	Bid Set	

Sheet Title
 Existing/Demolition Third /
 Fourth Floor Plans

Sheet Number
A1.2



B EXISTING/DEMOLITION SIXTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 4 8 16



A EXISTING/DEMOLITION FIFTH / FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 4 8 16

NEW CONSTRUCTION KEY NOTES

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2. LOCATION OF NEW FIRE ALARM EQUIPMENT, REFER TO ELECTRICAL DRAWINGS.
3. REMOVE EXISTING FIRE ALARM EQUIPMENT. SEAL ALL ABANDONED FLOOR TO CEILING PENETRATIONS.
4. REMOVE WALL COVERING COMPLETE AT THIS AREA. MODIFY, INFILL, PATCH GYPSUM BOARD FINISHES AS REQUIRED BY EQUIPMENT REMOVALS & NEW EQUIPMENT INSTALLATION USING 5/8" TYPE X GYPSUM BOARD. BRING TO LEVEL & FINISH PREP & PAINTS ALL AFFECTED AREAS. ALL WORK TO EXTEND FLOOR TO CEILING, CORNER TO CORNER.
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 1 HOUR RATED FLOOR CEILING ASSEMBLY TYPICAL
 1 HOUR RATED UNIT DEMISING WALLS TYPICAL

NOTE: REFER TO SECOND FLOOR PLAN FOR FIRE RATED WALLS

NOTE: REFER TO SECOND FLOOR PLAN FOR FIRE RATED WALLS

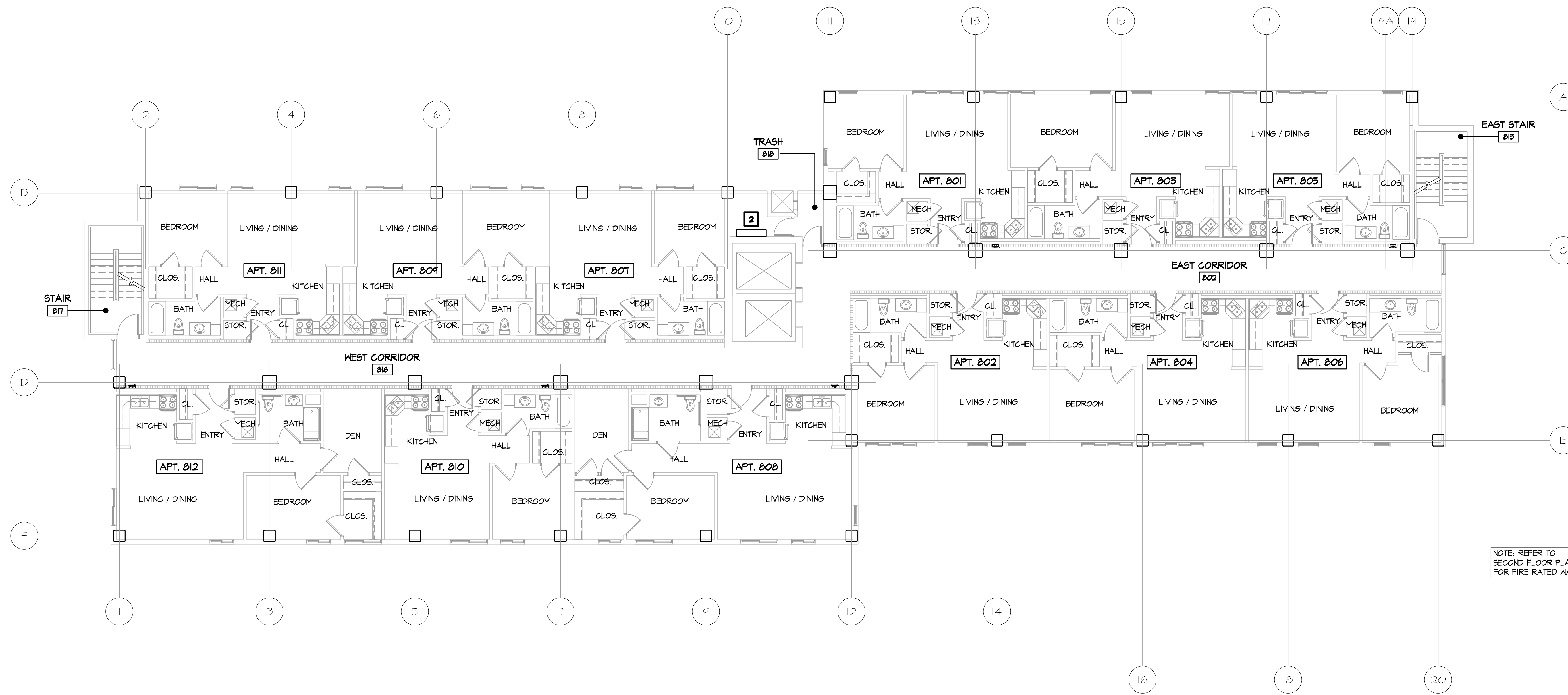


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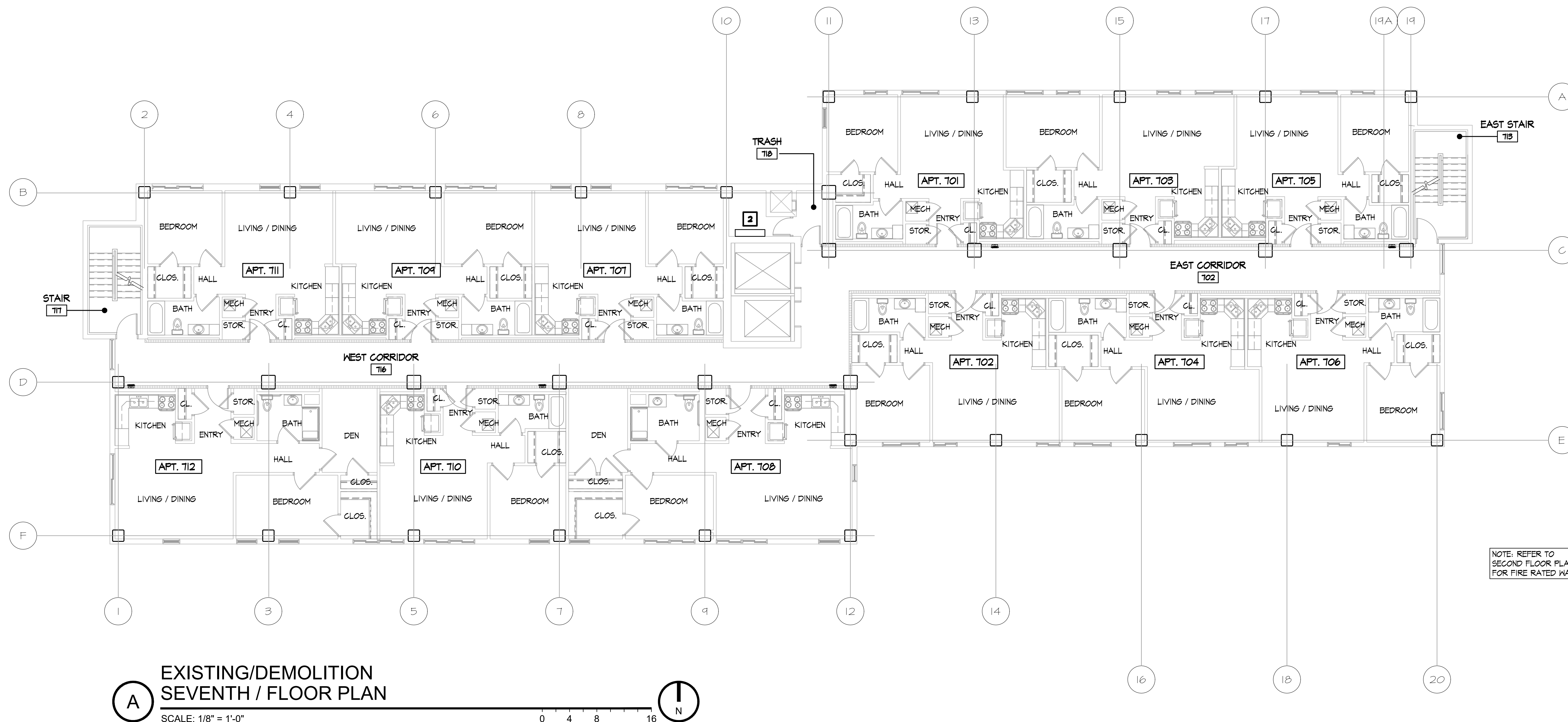
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Sheet Title
 Existing/Demolition Fifth / Sixth Floor Plans

Sheet Number
A1.3



B EXISTING/DEMOLITION
EIGHTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



A EXISTING/DEMOLITION
SEVENTH / FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION KEY NOTES

1. LOCATION OF NEW FIRE ALARM PANEL. REFER TO ELECTRICAL DRAWINGS.
2. LOCATION OF NEW FIRE ALARM EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
3. REMOVE EXISTING FIRE ALARM EQUIPMENT. SEAL ALL ABANDONED FLOOR TO CEILING PENETRATIONS.
4. REMOVE HALL COVERING COMPLETE AT THIS AREA. MODIFY, INFILL, PATCH GYPSUM BOARD FINISHES AS REQUIRED BY EQUIPMENT REMOVALS & NEW EQUIPMENT INSTALLATION USING 5/8" TYPE X GYPSUM BOARD. BRING TO LEVEL & FINISH PREP & PAINTS ALL AFFECTED AREAS. ALL WORK TO EXTEND FLOOR TO CEILING, CORNER TO CORNER.
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7. FURROUT HALL IF REQUIRED TO ACCOMMODATE NEW EQUIPMENT - F.V. CONDUITS.

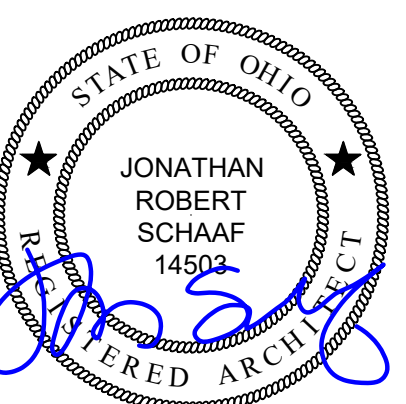
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3. INSTALL NEW FIRE ALARM SYSTEM COMPLETE. REFER TO ELECTRICAL DRAWINGS.
4. SEAL ALL PENETRATIONS THROUGH FLOOR & WALL ASSEMBLIES.
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6. MAINTAIN EXISTING FIRE ALARM SYSTEM OPERATIONAL UNTIL NEW SYSTEM IS IN PLACE & OPERATIONAL.
7. COORDINATE ALL REQUIREMENTS INCLUDING FIRE WATCH, ETC. WITH FIRE DEPARTMENT.
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11. PROVIDE ALL CUT & PATCH OF EXISTING GYPSUM BOARD FINISHES AS REQUIRED TO INSTALL NEW FIRE ALARM SYSTEM AS INDICATED. CONTRACTOR TO F.V. ALL REQUIREMENTS, ROUTING & THEIR IMPACT ON EXISTING FINISHES. CUT & PATCH IS NOT SHOWN ON DRAWING AS EXISTING PATHWAYS ARE NOT FULLY KNOWN. ALL CUT & PATCH & RESTORATION OF FINISHES SHALL BE INCLUDED IN BID AMOUNT. ALL PAINTING SHALL BE FLOOR TO CEILING / CORNER TO CORNER. COORDINATE WITH OWNER PRIOR TO IMPLEMENTATION TO ILLUSTRATE INTENT, ROUTING, & FINISHED SOLUTION. CONTRACTOR SHALL MINIMIZE USE OF SURFACE MOUNTED WIREMOLD TO ONLY LOCATIONS WHERE CONCEALED PATHWAYS DO NOT EXIST. ALL WIREMOLD SHALL BE INSTALLED SQUARE TO THE BUILDING LINES IN THE SHORTEST PATH REQUIRED.

- 1 1/2" - 1 1/2" - 1 1/2" UNIT DEMISING PARTITION
- 2 1/2" - 2 1/2" - 2 1/2" FIRE BARRIER STAIR ENCLOSURE / ELEVATOR SHAFT
- 1 HOUR RATED FLOOR CEILING ASSEMBLY TYPICAL
- 1 HOUR RATED UNIT DEMISING WALLS TYPICAL

NOTE: REFER TO SECOND FLOOR PLAN FOR FIRE RATED WALLS

NOTE: REFER TO SECOND FLOOR PLAN FOR FIRE RATED WALLS



Jonathan Robert Schaff #14503
Expiration Date 12/31/2025

RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45424 | 937.610.3440

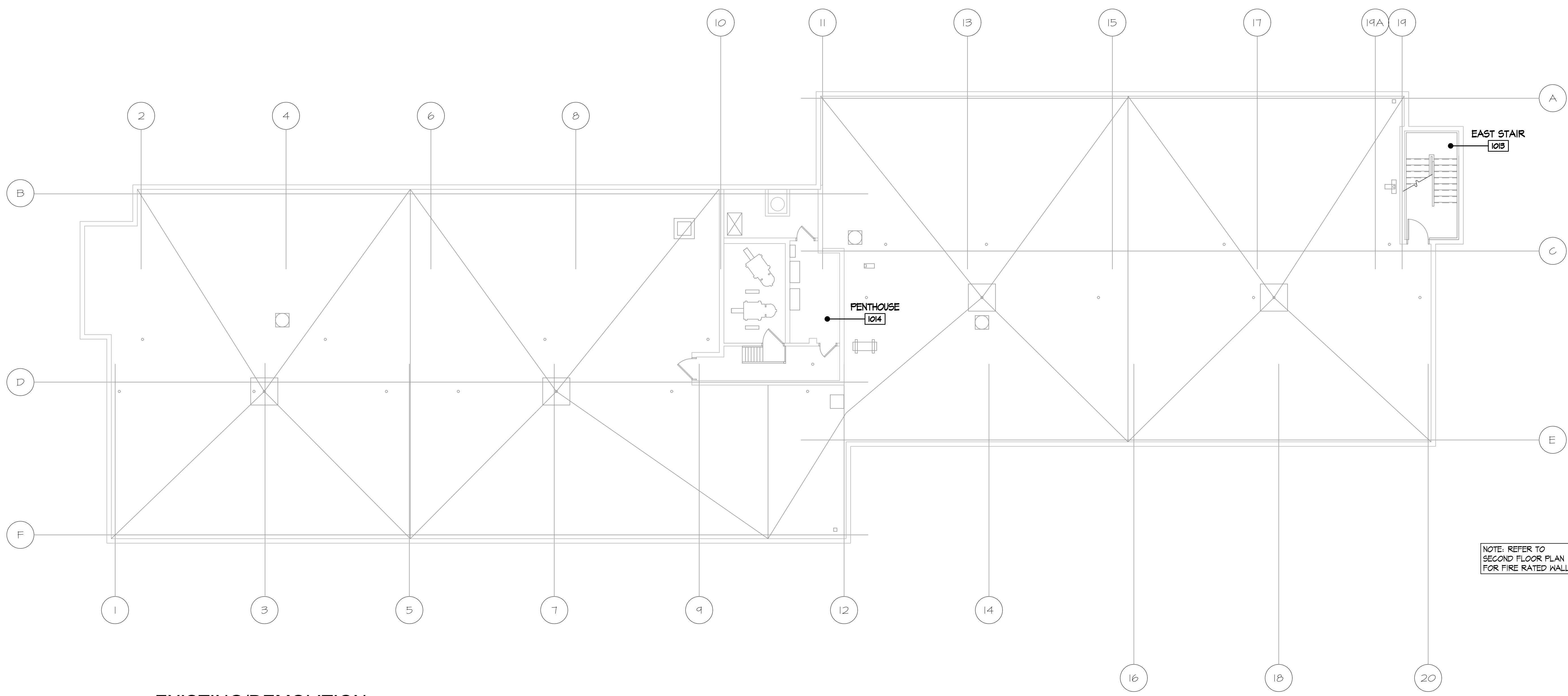


Fire Alarm System Upgrades at:
Grand Hi-Rise OH5-2
465 West Grand Avenue
Dayton, Ohio 45405

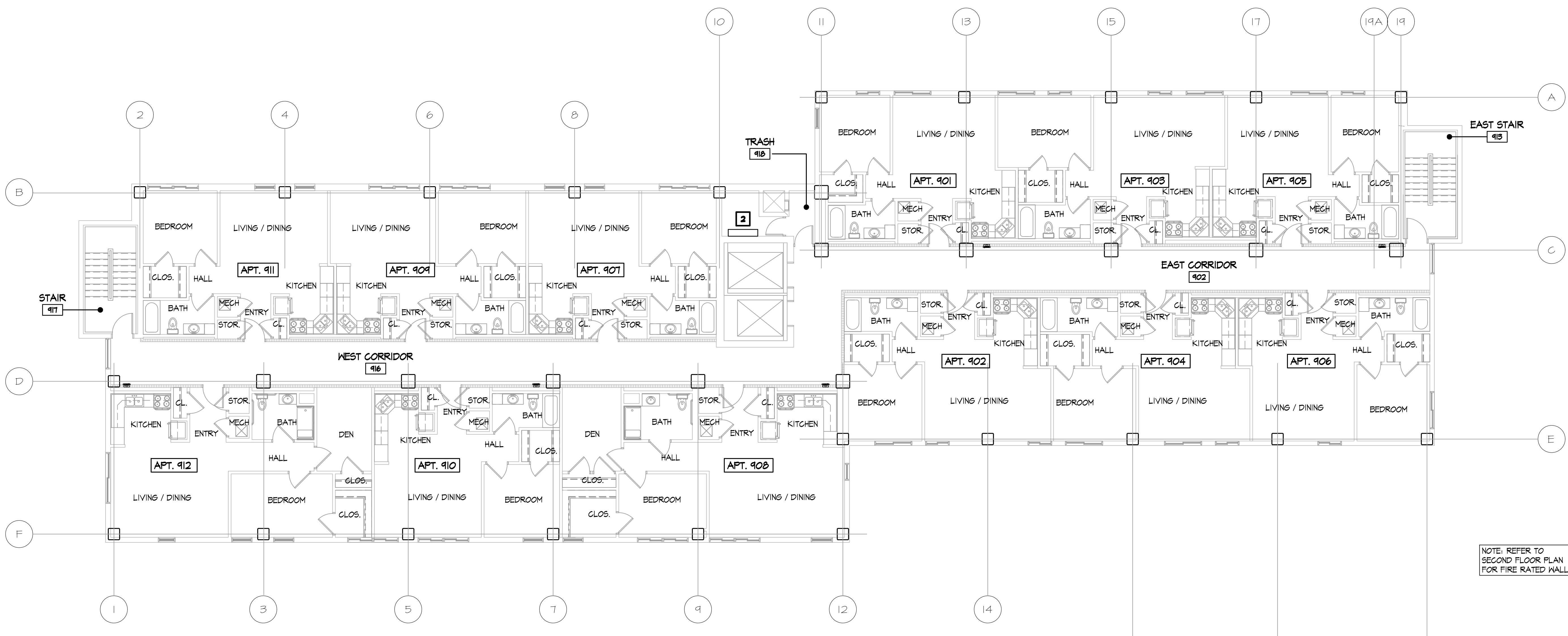
Project Number	2023-181
Date	February 07, 2024
Date	Issue
10.25.23	As-builts
01.19.24	Review
02.07.24	Bid Set

Sheet Title
Existing/Demolition
Seventh / Eighth Floor
Plans
Sheet Number

A1.4



B EXISTING/DEMOLITION ROOF & PENTHOUSE PLAN
 SCALE: 1/8" = 1'-0"
 0 4 8 16



A EXISTING/DEMOLITION NINTH FLOOR / ROOF PLAN
 SCALE: 1/8" = 1'-0"
 0 4 8 16

NEW CONSTRUCTION KEY NOTES

1. LOCATION OF NEW FIRE ALARM PANEL. REFER TO ELECTRICAL DRAWINGS.
2. LOCATION OF NEW FIRE ALARM EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
3. REMOVE EXISTING FIRE ALARM EQUIPMENT. SEAL ALL ABANDONED FLOOR TO CEILING PENETRATIONS.
4. REMOVE WALL COVERING COMPLETE AT THIS AREA. MODIFY, INFILL, PATCH GYPSUM BOARD FINISHES AS REQUIRED BY EQUIPMENT REMOVALS & NEW EQUIPMENT INSTALLATION USING 5/8" TYPE X GYPSUM BOARD. BRING TO LEVEL & FINISH PREP & PAINTS ALL AFFECTED AREAS. ALL WORK TO EXTEND FLOOR TO CEILING, CORNER TO CORNER.
5. REMOVE EXISTING BULLETIN BOARD & SUGGESTION BOX. REINSTALL AT LOCATION IDENTIFIED BY OWNER.
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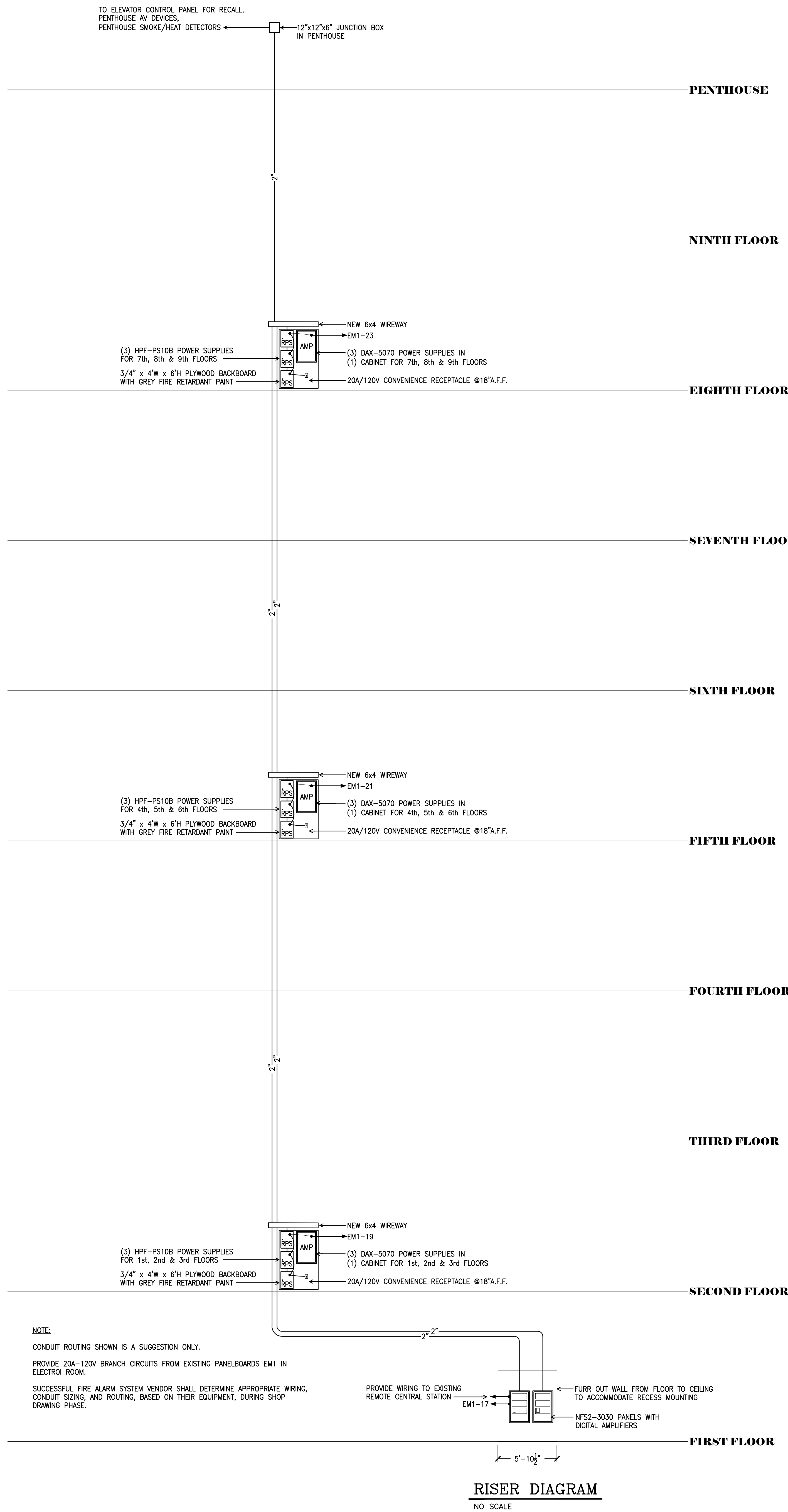
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Sheet Title
 Existing/Demolition Ninth Floor / Roof & Penthouse Plan
 Sheet Number



ELECTRICAL LEGEND

	EXISTING DEVICE TO BE REMOVED (DEMOED)
	FIRE ALARM SYSTEM SMOKE DETECTOR (#FSP-951) W/520hz SOUNDER BASE (#B200S-LF-WH) ON CEILING
	FIRE ALARM SYSTEM CONTROL MODULE (#FCM-1) ON 1-GANG BOX ON CEILING
	FIRE ALARM SMOKE DETECTOR (#FSP-951) ON CEILING
	FIRE ALARM CARBON MONOXIDE DETECTOR (#FSCO-951) ON CEILING
	FIRE ALARM DUCT SMOKE DETECTOR (#FSP-951R) ON CEILING
	FIRE ALARM SPEAKER STROBE @80"A.F.F. (SHOWN AS 15 CANDELA/75 DECIBELS) MINIMUM AUDIBILITY LEVEL SHALL BE 75dbb
	FIRE ALARM "VISUAL" STROBE @80"A.F.F.
	FIRE ALARM "AUDIO/VISUAL" STROBE AND SPEAKER @80"A.F.F.
	FIRE ALARM MANUAL PULL STATION (#NBG-12LX) @48"A.F.F.
	FIRE ALARM "RATE OF RISE" HEAT DETECTOR (#FST-951) ON CEILING
	FIRE ALARM MONITOR MODULE (#FMM-101)
	FIRE ALARM DUAL MONITOR MODULE (#FDM-1)
	EXISTING SPRINKLER WATERFLOW SWITCH
	EXISTING SPRINKLER VALVE TAMPER SWITCH
	EXISTING FIREMANS PHONE JACK @54"A.F.F. (REMOVE AND PROVIDE BLANK STAINLESS STEEL COVERPLATE)
	FIRE ALARM CONTROL PANEL (#NFS2-3030) (TO REPLACE EXISTING FACP)
	POWER SUPPLY CABINET (EO SERIES) FOR LOW FREQUENCY AMPLIFIERS (#DAX-5070)
	REMOTE POWER SUPPLIES (#HPF-PS10B) FOR STROBE LIGHTS
	REMOTE ANNUNCIATOR (#HPF-PS10B)
	EXISTING ELECTRIC PANELBOARD

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	GRC	GALVANIZED RIGID CONDUIT
BKR	BREAKER	GFI	GROUND FAULT CIRCUIT PROTECTOR
C	CONDUIT	HP	HORSEPOWER
CIR	CIRCUIT	JB	JUNCTION BOX
e	EXISTING	KVA	KILOVOLT AMPERES
EC	ELECTRICAL CONTRACTOR	KW	KILOWATT
EM	EMERGENCY	MLO	MAIN LUGS ONLY
EMT	ELECTRICAL METALLIC CONDUIT	NEC	NATIONAL ELECTRIC CODE
er	EXISTING RELOCATED	NF	NON-FUSED
F	FLUSH	TC	TEMPERATURE CONTROL
FU	FUSE	TYP	TYPICAL
G	GROUND	WC	WATER COOLER
		WP	WEATHERPROOF

DRAWING NOTES

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- REMOVE EXISTING REMOTE ANNUNCIATOR PANEL AND PATCH/FINISH WALL TO MATCH EXISTING.
- RELOCATE EXISTING AUDIO/VISUAL SIGNAL TO WITHIN 15-FEET OF END OF CORRIDOR.

Scope of Work

In addition to work shown elsewhere on the drawings, and in the specifications, the following clarifications are offered:

This building is considered a high-rise structure because the overall height of the finish floor at the 9th floor is 76' above the first floor at the west side of the building. High-rise building fire alarm systems are required to have emergency voice communication capability. Trained emergency personnel assess the emergency and can then broadcast a variety of specific messages to the occupants. The occupants believed to be in the greatest potential danger are instructed to use the exit stairs to begin their descent. Occupants of other floors might be instructed to stay where they are and await further instruction. In these cases, only occupants on the fire floor and the floors immediately above and below typically receive the message. Should the scale of the emergency increase, the announcements can be expanded to include additional floors, or if need be, the entire building.

Scope of Work:

- The existing Fire Alarm System is experiencing problems that can only be remedied by installing a new Fire Alarm Control Panel (FACP).

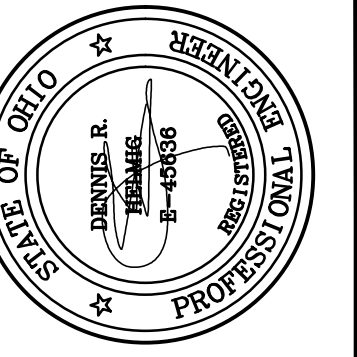
When/if a new FACP is installed it triggers code and compatibility issues which requires that the entire Fire Alarm system be upgraded to current codes and standards.

The existing Fire Alarm system shall remain in service until the new system has been commissioned.

Devices shown on drawings have been located to take advantage of existing device locations. Wiring pathways show intent, Contractor bidding an equal manufacturer shall use best installation methods to suit their system Architecture.

- Work shall consist of:

- Certain devices have been removed as they are no longer required based on current code. Of those devices which include stairway notification alarms, remote annunciator panel, manual pull stations, certain AV devices that are redundant or improperly located, have been included in the drawing floor plans.
- Providing new addressable Audio and Visual fire alarm devices in each Apartment that function similar to smoke alarms.
- Provide new Audio and Visual fire alarm devices to replace and supplement devices located in common areas.
- Provide new amplifiers, and power extenders to support the additional audio and visual demand required for this system.
- Provide monitoring (Smart) modules to interface with existing supervision devices including sprinkler system tamper and flow devices, Kitchen hood fire suppression, Fire Pump system controller.
- Interface elevator lobby, elevator hoistway, elevator machine room, elevator control room, and elevator control space smoke detectors to initiate elevator Phase I Emergency Recall Operation.
- Existing Fire Alarm wiring is currently concealed within existing walls and ceiling. Reuse existing conduit system wherever possible.
- Reuse existing soffit ceiling areas to run new wiring. If necessary, cut in and install new access panels where required.
- All exposed fire alarm cables shall be installed in conduit or Wiremold 500 or 700 series steel raceway. Install raceway parallel with building lines to minimize visibility. Select color that best matches wall or ceiling color.
- All wiring, currently installed in existing fire alarm system, shall be replaced with new. Remove all abandoned fire alarm conduit, wiring, devices and equipment which remains as a result of existing fire alarm system removal.
- If possible, reuse any conduit or junction boxes that would be compatible to the new fire alarm system. This may require establishing a "fire watch", while work is being performed, to switch a conduit use from one system to the other.
- Prime and paint walls or ceiling areas "corner to corner" where conduit, junction boxes, or equipment has been removed, to match existing color and paint finish. Patch holes in walls and floors remaining from fastener removals or abandoned holes.
- Prime and paint all new conduit and junction boxes to match existing color and paint finish.
- Seal/fireproof new and existing fire alarm conduit, firewall, or fire floor penetrations.
- Coordinate work with Owner and tenants so they have adequate notice prior to work occurring in individual apartments or common spaces.



REVISIONS

FIRE ALARM SYSTEM UPGRADE FOR
 for
GRAND AVENUE HI-RISE OH5-2

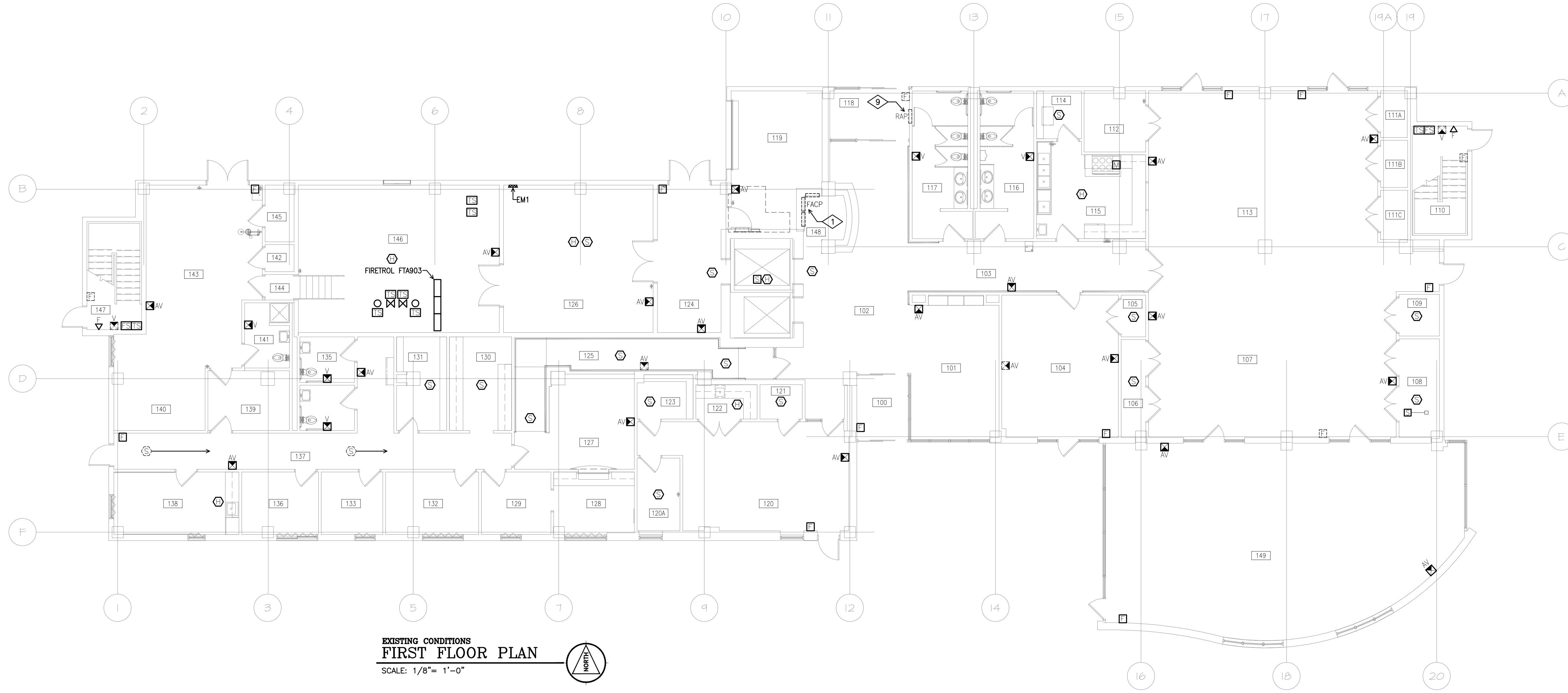
DAYTON, OHIO 45405

465 WEST GRAND AVENUE

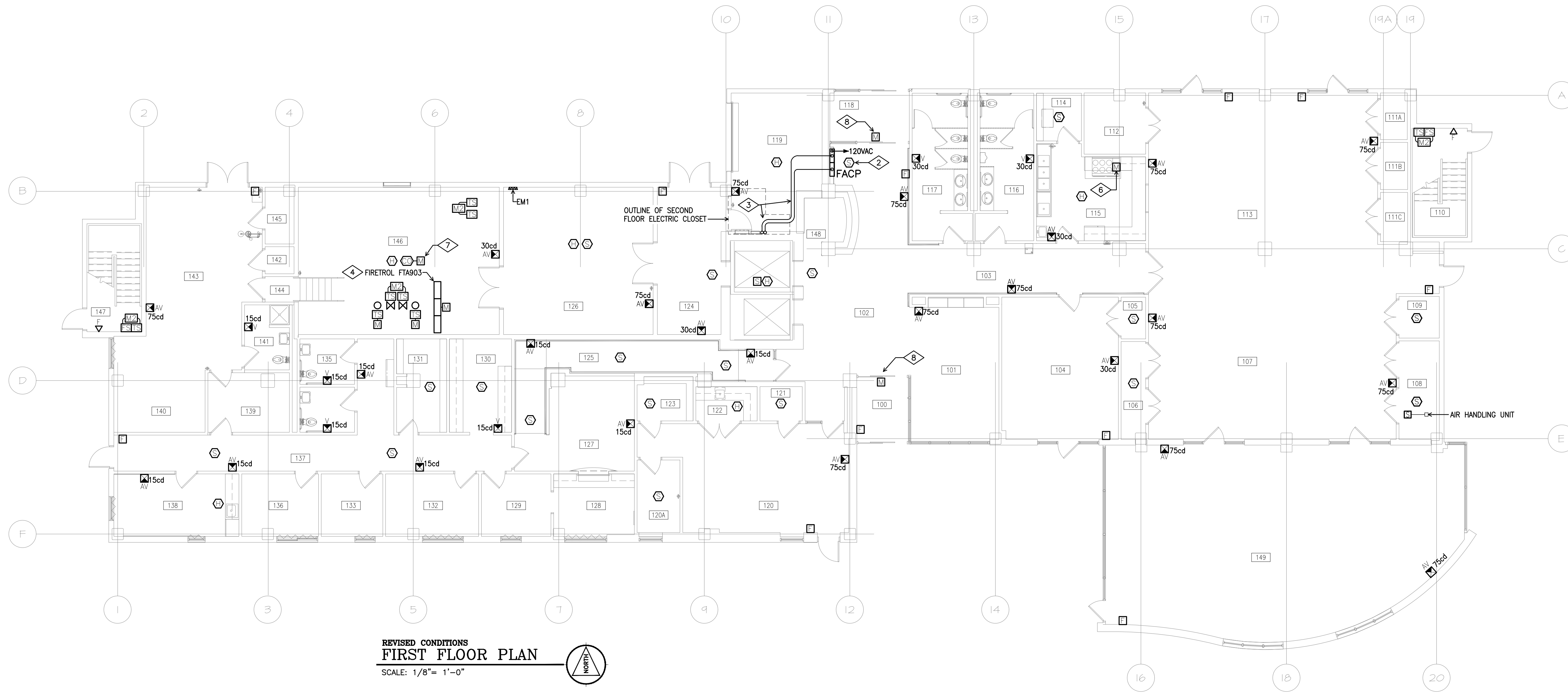
Helmig Lienesch LLC
 Consulting Engineers
 410 South Jefferson Street
 Dayton, Ohio 45402

(937) 228-4007
 FAX: (937) 228-1936

DRAWN BY: WLE
 CHECKED BY: DRH
 DATE: 2/7/24
 PROJECT NO: 6757
 TITLE: RISER DIAGRAM SYMBOLS LEGEND
 SHEET NO: E-1



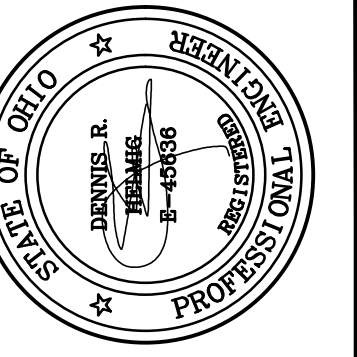
EXISTING CONDITIONS
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



REVISED CONDITIONS
FIRST FLOOR PLAN
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REVISIONS

FIRE ALARM SYSTEM UPGRADE FOR
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465 WEST GRAND AVENUE

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- 102 LOBBY
- 103 EAST CORRIDOR
- 104 MEETING
- 105 CLOSET
- 106 CLOSET
- 107 COMMUNITY 2
- 108 CLOSET
- 109 CLOSET
- 110 EAST STAIR
- 111A CLOSET
- 111B CLOSET
- 111C CLOSET
- 112 KILN
- 113 COMMUNITY 1
- 114 PANTRY
- 115 FOOD PREP.
- 116 MEN
- 117 WOMEN
- 118 NORTH VESTIBULE
- 119 TRASH
- 120 MEETING
- 120A DATA ROOM
- 121 CLOSET
- 122 SERVICE
- 123 STORAGE
- 124 RECEIVING
- 125 CENTRAL CORRIDOR
- 126 ELECTRIC
- 127 WAITING
- 128 RECEPTIONIST
- 129 OFFICE
- 130 WORK
- 131 STORAGE
- 132 OFFICE
- 133 OFFICE
- 134 WOMEN
- 135 MEN
- 136 OFFICE
- 137 WEST CORRIDOR
- 138 BREAK ROOM
- 139 OFFICE
- 140 TOOL CRIB
- 141 TOILET
- 142 CLOSET
- 143 MAINTENANCE
- 144 DOWN STAIRS
- 145 CLOSET
- 146 MECHANICAL
- 147 STAIR
- 148 DESK
- 149 DAY ROOM

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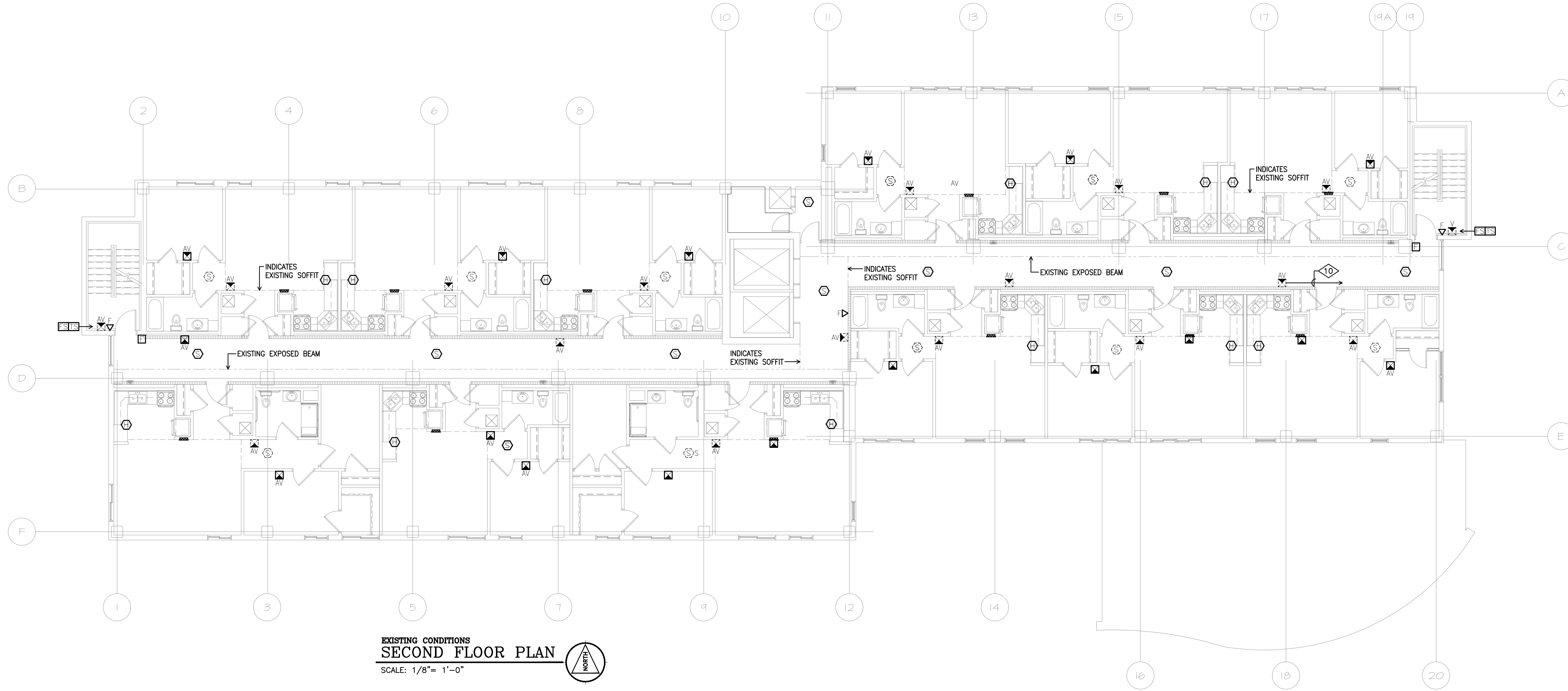
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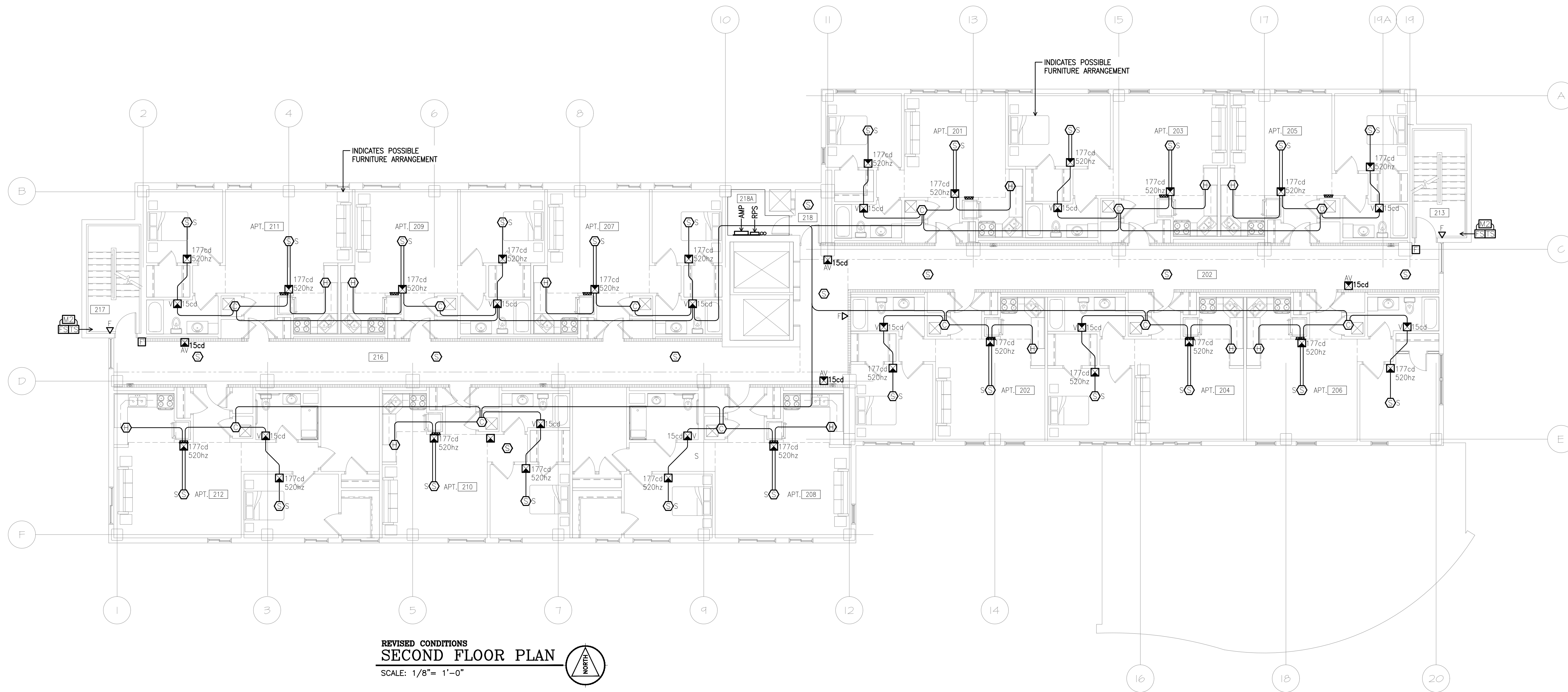
PROJECT NO: 6757

TITLE:
 FIRST FLOOR PLAN

SHEET NO:



EXISTING CONDITIONS
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



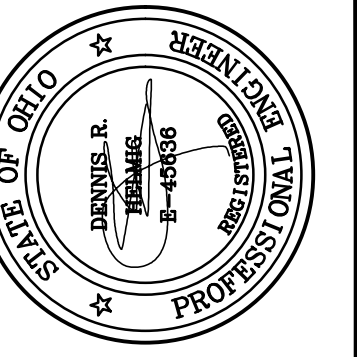
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ROOM INDEX

201	APARTMENT 201
202	EAST CORRIDOR
203	APARTMENT 203
204	APARTMENT 204
205	APARTMENT 205
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207	APARTMENT 207
208	APARTMENT 208
209	APARTMENT 209
210	APARTMENT 210
211	APARTMENT 211
212	APARTMENT 212
213	STAIR
216	WEST CORRIDOR
217	STAIR
218	TRASH
218A	ELECTRIC CLOSET



REVISIONS

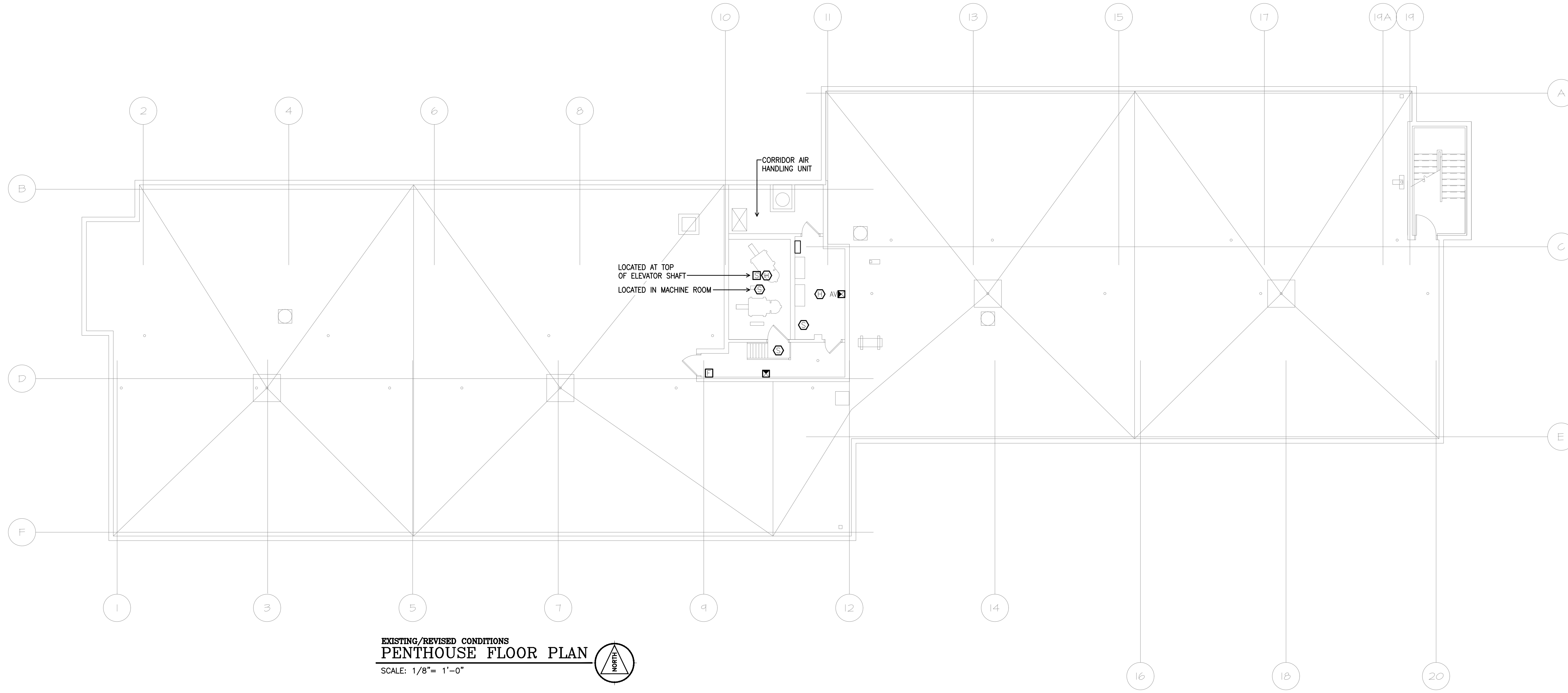
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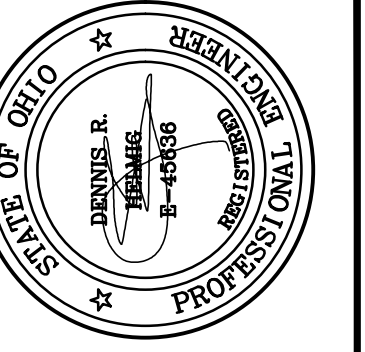
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 FAX: (937) 228-1936

DRAWN BY:	WLE
CHECKED BY:	DRH
DATE:	2/7/24
PROJECT NO:	6757
TITLE:	SECOND FLOOR PLAN TYPICAL SECOND-NINTH
SHEET NO:	E-3



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- 8 PROVIDE MONITORING MODULE TO INTERFACE WITH EXISTING SLIDING DOOR OPERATOR FOR FIRE SERVICE OPERATION.
- 9 REMOVE EXISTING REMOTE ANNUNCIATOR PANEL AND PATCH/FINISH WALL TO MATCH EXISTING.
- 10 RELOCATE EXISTING AUDIOVISUAL SIGNAL TO WITHIN 15-FEET OF END OF CORRIDOR.



REVISIONS

FIRE ALARM SYSTEM UPGRADE FOR
for
GRAND AVENUE HI-RISE OH5-2

DAYTON, OHIO 45405

465 WEST GRAND AVENUE

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DRAWN BY:	WLE
CHECKED BY:	DRH
DATE:	2/7/24
PROJECT NO:	6757
TITLE:	PENTHOUSE FLOOR PLAN
SHEET NO:	E-4

E-4