GREATER DAYTON PREMIER MANAGEMENT 400 WAYNE AVENUE DAYTON, OHIO 45410

**DESIGN TEAM** 

**ARCHITEC** 



SHEET INDEX PROJECT TITLE SHEET

ROOF PLAN / ROOF MATRIX A2.1 DETAILS

**CODE REVIEW** AUTHORITY HAVING JURISDICTION: ZONING PERMIT - CITY OF DAYTON **BUILDING PERMIT - CITY OF DAYTON** 

2024 OHIO BUILDING CODE [OBC]

THIS PROJECT INCLUDES ROOF REPLACEMENT INCLUDING ASSOCIATED

IMPROVEMENTS TO ROOFTOP BUILDING COMPONENTS. NO CHANGES TO EGRESS COMPONENTS OR OCCUPANCY, NO CHANGE IN HEIGHT OR BUILDING AREA.

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION USE GROUP: R-2 [APARTMENT BUILDING]

CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA ± 17,240 SF - EXISTING [NO CHANGE] **BUILDING HEIGHT:** 6-STORY - EXISTING [NO CHANGE]

CHAPTER 6: TYPES OF CONSTRUCTION CONSTRUCTION TYPE: II A

ROOF CONSTRUCTION = 0 HOUR RATED **EXISTING BUILDING CONSTRUCTION:** 

STRUCTURE: LOAD-BRG MASONRY, CONCRETE STRUCTURE. PARTITION WALLS: CMU FLOOR DECK: CONCRETE PLANK ROOF DECK: CONCRETE PLANK

CHAPTER 15: ROOFTOP ASSEMBLIES AND ROOFTOP STRUCTURES RIMARY ROOF DRAINAGE IS ACCOMPLISHED BY THRU INTERNAL ROOF DRAINS. NO SECONDARY ROOF DRAINAGE EXISTS. NO CHANGES ARE PLANNED FOR EXISTING PRIMARY DRAINAGE SYSTEMS. ALL DRAINAGE SYSTEMS ARE PROPERLY SIZED.

FIRE CLASSIFICATION: II A CONSTRUCTION - MIN. CLASS C, ACTUAL CLASS A RE-ROOFING:

ROOF REPLACEMENT OR ROOF RECOVER OF EXISTING LOW SLOPE ROOF COVERINGS SHALL NOT BE REQUIRED TO MEET MINIMUM DESIGN SLOPE OF 1/4" PER 12", FOR ROOFS WHICH PROVIDE POSITIVE DRAINAGE.

RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL NOT BE REQUIRED TO MEET THE REQUIREMENT FOR SECONDARY [EMERGENCY OVERELOWI DRAINS OR SCUPPERS FOR ROOFS WHICH PROVIDE FOR POSITIVE ROOF DRAINAGE. EXISTING SECONDARY DRAINS OR SCUPPERS SHALL NOT BE

ENGINEERED DESIGN BASED UPON OHIO BUILDING CODE AND ASCE 7-22 WIND DESIGN UPLIFT PRESSURES [ASD].

-WIND REGION: 115 MPH BUILDING CONFIGURATION ENCLOSED -EXPOSURE 'C' -IMPORTANCE CATEGORY: II

DESIGN WIND UPLIFT LOADS [ASD] IN ACCORDANCE WITH ASCE 7-22 AND OHIO

BUILDING CODE ZONE 1 [FIELD] ZONE 2 [PERIMETER] -44.5 PSF ZONE 3 [CORNERS]: -60.6 PSF

DESIGN WIND RESISTANCE LOADS IN ACCORDANCE WITH FACTORY MUTUAL GLOBAL DS-1-28 CRITERIA: FACTOR OF SAFETY OF 2 FROM THE PRESSURES **INDICATED IN ASCE 7-22** ZONE 1 [FIELD]

**ZONE 2 [PERIMETER** -89.0 PSF ZONE 3 [CORNERS]: -121.3 PSF

NAILER ATTACHMENT: ANSI/SPRI/FM-4435/ES-1 SEE SPECIFICATIONS

ZONE 2 [PERIMETER, VERTICAL] -89.0 PSF ZONE 3 [CORNERS, VERTICAL]

ZONE 4 [PERIMETER, HORIZONTAL] -38.7 PSF ZONE 5 [CORNERS, HORIZONTAL] -71.0 PSF

### GENERAL PROJECT REQUIREMENTS

- ECTION 01 00 00: GENERAL REQUIREMENTS 1. INTENT: THE INTENT OF THESE DOCUMENTS IS TO ACCOMPLISH A ROOF REPLACEMENT PROJECT AT WENTWORTH HI-RISE FOR GREATER DAYTON PREMIER MANAGEMENT.
- 2.1. CONFORM TO THE 2024 OHIO BUILDING CODE, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK
- 2.2. 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 AN REGULATORY AUTHORITY.
- 2.5. PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 2.6. ARCHITECT IS NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL PERMITS GOVERNING AGENCIES APPROVALS.
- 2.7. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.
- 2.8. NOTIFY THE BUILDING DEPARTMENT WHEN WORK IS READY FOR INSPECTION. FOLLOW ALL REQUIREMENTS OF BUILDING DEPARTMENT. PROVIDE ACCESS FOR ALL INSPECTORS.
- 2.9. MAINTAIN RECORDS OF INSPECTIONS ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS OF BUILDING DEPARTMENT.
- 2.10. PAY ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
- 2.11. COMPLETE ALL WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE.
- TRASH / DEBRIS: CONTRACTOR TO PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. KEEP JOB SITE CLEAN DURING CONSTRUCTION. PROMPTLY REMOVE ALL DEBRIS ON A DAILY BASIS FROM SITE IN A LEGAL MANNER. ENSURE THAT ALL DEBRIS AND MATERIALS LOCATED ON THE ROOF ARE PROPERLY SECURED / STRAPPED DOWN. NO DEBRIS SHALL BE LEFT ON THE GROUNDS AROUND THE BUILDING AT ANY TIME.
- 4. FINAL CLEANING: CONTRACTOR TO PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION AND TURN OVER OF THE PROJECT.
- 5. CONSTRUCTION SAFETY: CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 5.1. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE. MAINTAIN ALL REQUIRED PATHS OF EGRESS DURING CONSTRUCTION. PROVIDE PROTECTIVE BARRICADES AND BARRIERS AT BUILDING ENTRANCES AND PUBLIC SIDEWALKS, DRIVEWAYS, ETC. AS NECESSARY TO MAINTAIN SAFE INGRESS/EGRESS. PROVIDE PROTECTION FROM DAMAGE TO WALLS / WINDOW SYSTEMS, ETC. BELOW THE WORK AREAS.
- 5.2. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 5.3. ERECT BARRICADES AT ENTRANCES AND AROUND ACCESS POINTS INTO THE BUILDING INDICATING "MEN WORKING OVERHEAD" LIMIT ACCESS WHERE THERE IS THE POTENTIAL FOR FALLING DEBRIS OR OTHER HAZARDS. PROVIDE GROUND CREW AS REQ'D TO SUPPLEMENT SAFETY ON AN AS NEEDED BASIS.
- 5.4. PROVIDE AND MAINTAIN A COMPLETE SET OF SAFETY DATA SHEETS [SDS] FOR ALL MATERIALS USED ON THE PROJECT ON THE PROJECT
- FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING. WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES. CONFORM TO OWNER AND FIRE DEPARTMENT REQUIREMENTS.
- 7. <u>TEMPORARY UTILITIES</u>:
- 7.1. UTILIZE EXISTING ELECTRIC SERVICE, WATER, AND HVAC IF AVAILABLE.
- 7.2. PROVIDE TEMPORARY LIGHTING FOR CONSTRUCTION PURPOSES. 7.3. PROVIDE TEMPORARY VENTILATION, FILTRATION MEDIA, ETC. AS REQ'D TO PROPERLY VENTILATE THE CONSTRUCTION AREA AS WELL AS TO PREVENT DUST, DIRT, DEBRIS FROM ENTERING OTHER PORTIONS OF THE FACILITY.
- 7.4. PROVIDE PORTABLE TOILET FACILITIES FOR CONSTRUCTION PURPOSES.
- 8. PRODUCTS:
- INSTALL ALL MATERIALS, EQUIPMENT, FLASHING, TERMINATIONS, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS. RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM. BY THE NATURE OF THE WORK, IT IS DIFFICULT TO IDENTIFY ALL POSSIBLE DETAIL CONDITIONS, REQUIRED FLASHINGS, ETC. COORDINATE ALL APPLICABLE DETAILS WITH THE MANUFACTURER
- 8.2. CLIENT / OWNER TO COORDINATE AND SELECT ALL FINAL FINISHES / SELECTIONS. 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.
- 8.3. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO DETERMINE QUANTITY OF EACH ITEM REQUIRED.

## COORDINATION:

- 9.1. COORDINATE ALL SPECIFIC WORK / SCOPE ITEMS WITH CLIENT. 9.2. COORDINATE ALL WORK / SCOPE BETWEEN SUB-CONTRACTORS SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. PROVIDE ANY REQ'D ADAPTATIONS TO ACCOMMODATE FIELD CONDITIONS PRIOR TO ORDERING, FABRICATION, OR
- 9.3. PROVIDE FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUB-CONTRACTORS
- 9.4. NO ADDITIONAL COMPENSATION TO CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS.
- 9.5. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ERRORS, OMISSIONS, INCONSISTENCIES, OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC. PRIOR TO PROCEEDING WITH WORK. ANY SITE / JOB CONDITIONS THAT ARISE AND CAUSE CONTRACTOR TO VARY FROM CONTRACT DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR IF NOT REPORTED TO ARCHITECT PRIOR TO PROCEEDING.

- 9.6. DO NOT SCALE DRAWINGS. ANY / ALL DIMENSIONS INDICATED ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. REFER TO DRAWINGS FOR ANY SPECIAL NOTES THAT MAY GOVERN THE LAYOUT OF THE WORK
- 9.7. "N.I.C." INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE CONTRACTOR. THIS DOES NOT RELIEVE THE CONTRACTOR OF ALL ASPECTS OF COORDINATION. 9.8. EXAMINE AND BECOME FAMILIAR WITH SITE AND JOB CONDITIONS
- PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, INFORMATION IN THE DRAWINGS, AVAILABLE UTILITIES, ETC. GOVERNING THEIR SCOPE OF THE WORK. NOTIFY ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF CONDITIONS
- 9.9. CONTACT CLIENT OR ARCHITECT REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH ARCHITECT'S CONSULTANTS OR OTHERS IS NOT CONSIDERED VALID AND ANY RESULTANT CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, PERMITS, ETC. IS THE CONTRACTOR'S RESPONSIBILITY.
- 9.10. ARCHITECT IS NOT RESPONSIBLE FOR QUALITY OR QUANTITY OF WORK, FIELD INSPECTIONS, REVIEWING CONSTRUCTION MEANS. METHODS, TECHNIQUES, SEQUENCING, PROCEDURES, PAYMENT APPLICATIONS, OR TO DETERMINE THE DISTRIBUTIONS OF FUNDS,
- 9.11. CONTRACT DOCUMENTS, DRAWINGS, OR DETAILS IN THIS SET MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM ACTUAL CONSTRUCTION. COORDINATE CONDITIONS / DETAILS WITH CLIENT. OCCUPANCY: BUILDINGS WILL BE OCCUPIED DURING CONSTRUCTION FOR
- ON-GOING OPERATIONS. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER AND THE PROJECT TEAM TO MINIMIZE THE IMPACT ON THE OCCUPANTS - REFER TO SPECIFICATIONS. INCLUDE ANY ADDITIONAL COSTS FOR PROJECT SCHEDULING AS INDICATED HEREIN AND WITHIN SPECIFICATIONS.
- TEMPORARY WEATHERTIGHTNESS / WEATHER SEAL: AT THE END OF EACH WORK DAY, COMPLETE ALL WORK IN SUCH A MANNER TO BE ADEQUATELY SEALED WATERTIGHT TO EITHER EXISTING ROOF SYSTEMS OR PROPER FLASHINGS / TERMINATIONS AS IS APPLICABLE TO THE WORK. TAKE ALL PROVISIONS TO MINIMIZE ANY LEAKS INTO THE BUILDING.
- 11.1. ONLY LAY OUT THE AMOUNT OF MATERIALS WHICH CAN BE INSTALLED WATERTIGHT THAT DAY. NO TEMPORARY ROOFING / LOOSE MEMBRANE, ETC. PERMITTED.
- 12. CONTRACTOR'S USE OF JOB SITE: 12.1. WORK HOURS: COORDINATE WITH OWNER.
- 12.2. ACCESS: ROOF ACCESS VIA EXISTING INTERIOR STAIR TO ROOF.
- PROTECT EXISTING FINISHES FROM ENTRY TO ROOF FROM DAMAGE RESTORE AS REQ'D. ASSUME NO DIRECT ACCESS WILL BE PROVIDED TO OTHER AREAS OF THE INTERIOR OF THE BUILDING UNLESS SPECIFICALLY APPROVED AND COORDINATED BY THE OWNER.
- 12.3. PROVIDE ALL NECESSARY CRANES, MAN-LIFTS, CHUTES, ETC. FOR THE PROPER EXECUTION OF THE WORK.
- 12.4. PROVIDE CHUTE FOR ALL TRASH / DEBRIS REMOVAL UNLESS SO REMOVED VIA A CRANE.
- 12.5. THROWING DEBRIS OFF THE ROOF IS NOT PERMITTE
- 12.6. PROJECT STAGING AREA: AT OWNER DIRECTION 12.7. PROVIDE ON-SITE SECURABLE CONSTRUCTION MATERIALS STORAGE AND TRASH DUMPSTER FOR THE PROJECT. LOCATE IN AN APPROVED LOCATION, COORDINATE WITH THE OWNER. PROVIDE ALL NECESSARY / REQUIRED SECURITY/PROTECTION MEASURES
- 12.8. PARKING: AT OWNER DIRECTION 13. CLOSEOUT REQUIREMENTS
- 13.1. AS-BUILT / RECORD DRAWINGS: MAINTAIN A RED-LINE COPY OF AS-BUILT / RECORD DRAWINGS INDICATING FIELD CHANGES. HIDDEN/CONCEALED UTILITIES AND OTHER PERTINENT DEVIATIONS FROM THE APPROVED CONSTRUCTION DOCUMENTS. 13.2. OPERATIONS AND MAINTENANCE DATA: PROVIDE O+M MANUAL TO
- CLIENT / OWNER WITH ALL PERTINENT SELECTIONS, SYSTEMS, PROJECT DOCUMENTS, AND CERTIFICATES. 13.3. STARTING OF SYSTEMS / DEMONSTRATION: DEMONSTRATE THE OPERATION AND MAINTENANCE OF INSTALLED PRODUCTS AND
- SYSTEMS TO CLIENT / OWNER PRIOR TO TURN OVER OF THE 13.4. TESTING, ADJUSTING, BALANCING: TEST AND BALANCE SYSTEMS AS
- REQUIRED FOR SMOOTH AND UNHINDERED OPERATION.

## SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

- NOTIFY ARCHITECT AND CLIENT IF ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE SHOW SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR OTHER DAMAGE / FAILURE / DETERIORATION WHICH MAY CAUSE THE PART / PARTS / BUILDING TO NOT MEET APPLICABLE BUILDING CODES, COMPROMISE SAFETY, CREATE RISK OF FAILURE, OR NOT MEET STANDARD BUILDING PRACTICES.
- VERIFY EXISTING STRUCTURE HAS CAPACITY TO SUPPORT NEW NEW CONSTRUCTION WHERE INDICATED TO BE SUSPENDED FROM THE EXISTING
- VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS 3.1. VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, SLOPES. DETAILS, DRAINS, PENETRATIONS, AND INTERRELATED INFORMATION
- IN THESE DRAWINGS FOR ACCURACY AS SHOWN WITH THE INTENT OF THESE DRAWINGS PRIOR TO THE START OF WORK. REPORT ANY CONCEALED ELEMENTS OR DIFFERING CONDITIONS WHICH MAY AFFECT CONSTRUCTION TO THE ARCHITECT.
- 3.2. VERIFY EXISTING DECK SURFACES AND SLOPES PRIOR TO INSTALLATION OF INSULATION / TAPERED INSULATION, ETC. TAKE ALL PROVISIONS TO ENSURE PROPER DRAINAGE INCLUDING STRING LEVELING THE DECK, ETC. TO DETERMINE ANY IRREGULARITIES, BELLY, RIDGE, ETC. THAT MAY AFFECT THE PROPER FLOW OF WATER TO THE DRAINAGE SYSTEM.
- 3.3. VERIFY THE CONDITION OF ALL EXISTING DRAINAGE SYSTEM COMPONENTS [INTERNAL ROOF DRAINS, SCUPPERS, GUTTERS, ETC.] NOTIFY ARCHITECT OF ANY REPAIRS THAT ARE REQUIRED SUCH AS BROKEN DRAIN BOLTS, CLAMPING RINGS, ETC. ALL DRAINS REQUIRE NEW FLASHING AND ANY COMPONENTS TO MAKE / MAINTAIN THEM **OPERATIONAL** 3.4. VERIFY ALL DRAINAGE SYSTEMS ARE FREE-FLOWING AND DRAINING
- BECOME CLOGGED DURING COURSE OF THE WORK AT THE CONTRACTOR'S EXPENSE. 3.5. TAPERED INSULATION OR CRICKET / SADDLE LAYOUT AS SHOWN PROVIDES A GUIDE [AS APPLICABLE], FOLLOW THE INTENT OF THE DRAWINGS, ONLY SLIGHT ADJUSTMENTS SHALL BE MADE. ACTUAL INSTALLATION SHALL BE IN ACCORDANCE WITH APPROVED

PROPERLY. ADDRESS AND UN-CLOG ANY DRAINAGE SYSTEMS WHICH

PROTECTION / CUTTING AND PATCHING: 4.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED BY

MANUFACTURERS SCALED LAYOUT.

4.2. PROVIDE ALL LEVELING, PATCHING, AND REMEDIAL REPAIRS AS

FLOOR DRAIN

FOUNDATION

FINISH FLOOR

FIELD VERIFY

GALVANIZED

GYPSUM BOARD

**HOLLOW METAL** 

HOSE BIBB

HORIZONTAL

CONDITIONING

JUNCTION BOX

LONG LEG HORIZONTAL

LONG LEG VERTICAL

INTERIOR

LIVE LOAD

MAXIMUM

MINIMUM

MOUNTED

NOMINAL

MECHANICAL

MANUFACTURER

MISCELLANEOUS

METAL STUD

MASONRY OPENING

NOT IN CONTRACT

PRE-ENGINEERED METAL BUILDING

PLATE / PROPERTY LINE

NOT TO SCALE

ON CENTER

OVERHEAD

OPFNING

OPPOSITE

PAINTED

QUANTITY

QUARRY TILE

GYPSUM

FINISH / FINISHED

FIN

**FSF** 

FTG

GALV

HOR

HVAC

LLH

LLV

LTL

MFR

MIN

MO

MS

NIC

NTS

PEMB

PTD

QTY

FIRE EXTINGUISHER

FIRE EXTINGUISHER CABINET

FIRE RETARDANT TREATED

FOOD SERVICE EQUIPMENT

GENERAL CONTRACTOR

HEATING, VENTILATION, AIR

TRANSITION BETWEEN NEW AND EXISTING FINISHES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES. 4.3. REMOVE ALL UNUSED VENT PIPES, EQUIPMENT SUPPORTS, ETC.

LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN

- COORDINATE WITH THE OWNER. 4.4. ENSURE THAT ALL PENETRATIONS ARE PROPERLY SUPPORTED
- BELOW THE DECK. 4.5. CHECK FOR ROOFTOP CONDUITS, OBSTRUCTIONS, ETC. UNDER DECK PRIOR TO APPLICATION OF INSULATION. MECHANICAL FASTENING. ETC.. COORDINATE ACCESS TO BELOW ROOF DECK WITH OWNER.
- 4.6. REMOVE AND REINSTALL EXISTING CONDUITS/CABLING, ETC. AS REQUIRED TO INSTALL NEW ROOF SYSTEM 4.7. TAKE ALL MEASURES NECESSARY TO MINIMIZE DUST/DIRT/DEBRIS
- FROM ENTERING INTERIOR PORTIONS OF THE BUILDING. PROVIDE ALL TEMPORARY PROTECTION REQ'D 4.8. COORDINATE ALL WORK TO MINIMIZE DISTURBANCE TO THE BUILDING

OCCUPANTS

**ABBREVIATIONS** 

DEGREES

NOT EQUAL

CENTERLINE

ALTERNATE

APPOXIMATE

ALUMINUM

BLOCKING

BEARING

BOTTOM

CAST IN PLACE

CENTERLINE

CEILING

COLUMN

CARPET

DIAMETER

DIVISION

DFFP

DIMENSION

DOWNSPOUT

DISHWASHER

DRAWING

OPENING

SYSTEM

EQUIPMENT

**EXPANSION** 

**EXISTING** 

**EXPANSION JOINT** 

ELECTRIC / ELECTRICAL

ELEVATION / ELEVATOR

CONCRETE

CONTINUOUS

CERAMIC TILE

CLEAR

CONTROL JOINT

CONCRETE MASONRY UNIT

DEMOLISH / DEMOLITION

**EMERGENCY ESCAPE & RESCUE** 

**EXTERIOR INSULATION FINISH** 

DRINKING FOUNTAIN

BASEMENT

BET/BETWN. BETWEEN

ALUM

ATC

BLKG

**BSMT** 

BTM

CONT

DEMO

DIM

EERO

ELEC

ELEV

EQUIP

PROPERTY LINE

ACCESSIBLE / HANDICAP

ACOUSTIC TILE CEILING

ANSI ICC-117.1-2009 ABOVE FINISH FLOOR

ACCESSIBLY / ACCESSIBILITY

DIAMETER

ANGLE

PLUS OR MINUS

- 4.9. COORDINATE SHUT DOWN OF HVAC / VENTILATION SYSTEMS, ELECTRICAL COMPONENTS, ETC. A MINIMUM OF 48 HOURS PRIOR TO ANY DISRUPTION OF SERVICE.
- 4.10. DISCONNECT AND RECONNECT ALL HVAC EQUIPMENT INCLUDING ELECTRICAL CONNECTION, REFRIGERANT PIPING, ETC. AS REQUIRED. PROVIDE OWNER A 48 HOUR NOTICE PRIOR TO PERFORMING THIS
- 4.11. PROVIDE ADEQUATE PROTECTION FROM VAPORS, FUMES, SMELL ETC. FROM ENTERING THE BUILDING TO THE BEST OF THEIR ABILITY. PROVIDE PROTECTION OF EXISTING SYSTEMS AS REQUIRED, COORDINATE WITH THE OWNER

4.12. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF

ROOF DECK, WALL, OR OTHER CONSTRUCTION, COMPLETELY SEAL

- 4.13. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 4.14. <u>SALVAGED ITEMS</u>: COORDINATE W/ CLIENT / OWNER. HAZARDOUS MATERIALS: FOLLOW ALL APPLICABLE REQUIREMENTS ELATED TO THE REMOVAL / ABATEMENT OF EXISTING CONSTRUCTION AS HAVE BEEN IDENTIFIED. PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS. MAINTAIN ALL REQUIRED CERTIFICATIONS.

- RDA CONTRACT ADMINISTRATION
- RDA IS PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. CONTRACTOR AND CLIENT / OWNER ARE RESPONSIBLE TO COORDINATE THE PROPOSED WORK, SCHEDULES, INSTALLATIONS, PERMITS, INSPECTIONS, ETC.
- CONTACT ARCHITECT FOR CLARIFICATION SHOULD THERE BE QUESTIONS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT REGARDING THE INTERPRETATION OR INTENT OF THE DOCUMENTS, FIELD DISCOVERY, ETC. THAT WOULD IMPACT OR AFFECT THE WORK AS PROPOSED. RDA IS NOT BE LIABLE FOR DEVIATIONS. FIELD CHANGES. AND CLIENT / OWNER CHANGES DURING CONSTRUCTION.
  - 3. 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, CLIENT / OWNER REQUIREMENTS, ETC.
  - 4. MEET ALL APPLICABLE BUILDING AND ZONING CODES REQUIREMENTS WHETHER SPECIFICALLY NOTED HEREIN OR NOT. BUILDING CODES REPRESENT THE MINIMUM ACCEPTABLE STANDARD.
  - 5. 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.

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.

R / RAD

REINF

REQ'D

REQ'M1

RO

SIM

SS

STD

T.O.

UFAS

W/O

RADIUS

RETURN AIR

RUBBER BASE

**ROOF DRAIN** 

REINFORCE

REQUIRED

REFRIGERATOR

REQUIREMENT[S]

**ROUGH OPENING** 

RIGHT OF WAY

SQUARE FEET

SHEET METAL

SPECIFICATION

STANDARD

**TEMPERED** 

STEEL

TOP OF

**TREATED** 

TYPICAL

STANDARD

VERTICAL

WITHOUT

WORK POINT

WOOD

VAPOR BARRIER

STAINLESS STEEL

TO BE DETERMINED

TONGUE AND GROOVE

UNIFORM FEDERAL ACCESSIBILITY

UNLESS NOTED OTHERWISE

UNDERWRITER'S LABORATORY

WEATHER RESISTIVE BARRIER

WELDED WIRE FABRIC

TOP AND BOTTOM

SALVAGED

SIMILAR



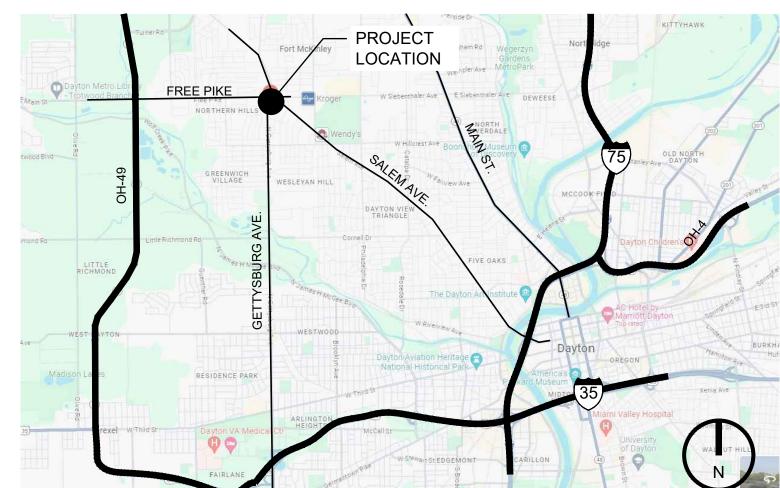
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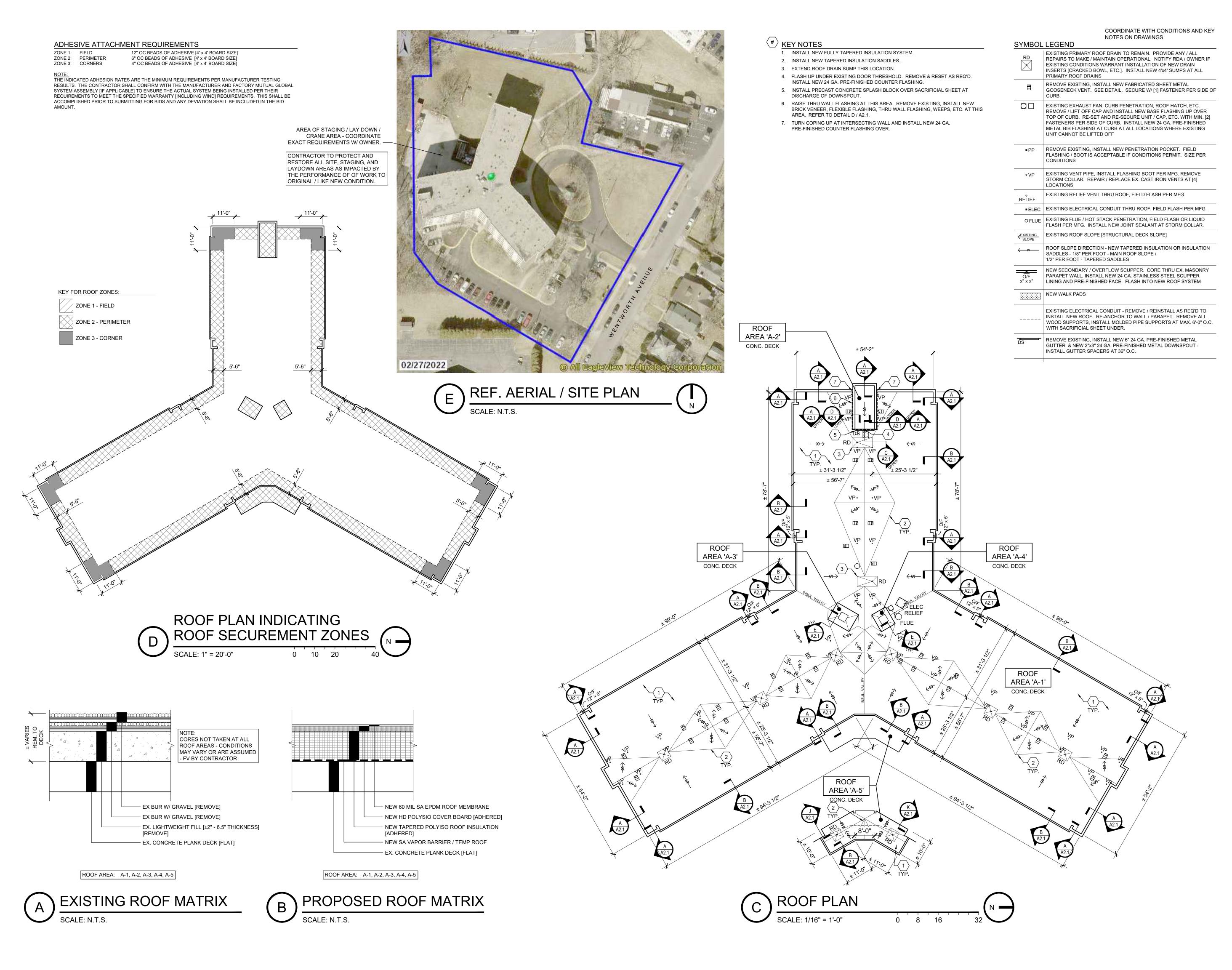
Project Number 2024-008	
Date March 1, 2024	
Date 02.22.24 03.01.24	Review Set Bid/Construction
Sheet Title	

Sheet Number

Project Title Sheet

# VICINITY MAP





JONATHAN
ROBERT
SCHAAF
14503

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

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2765 Wentworth Avenue
Dayton, Ohio 45406

Project Number 2024-008 Date

March 1, 2024

Date Issue
02.22.24 Review Set

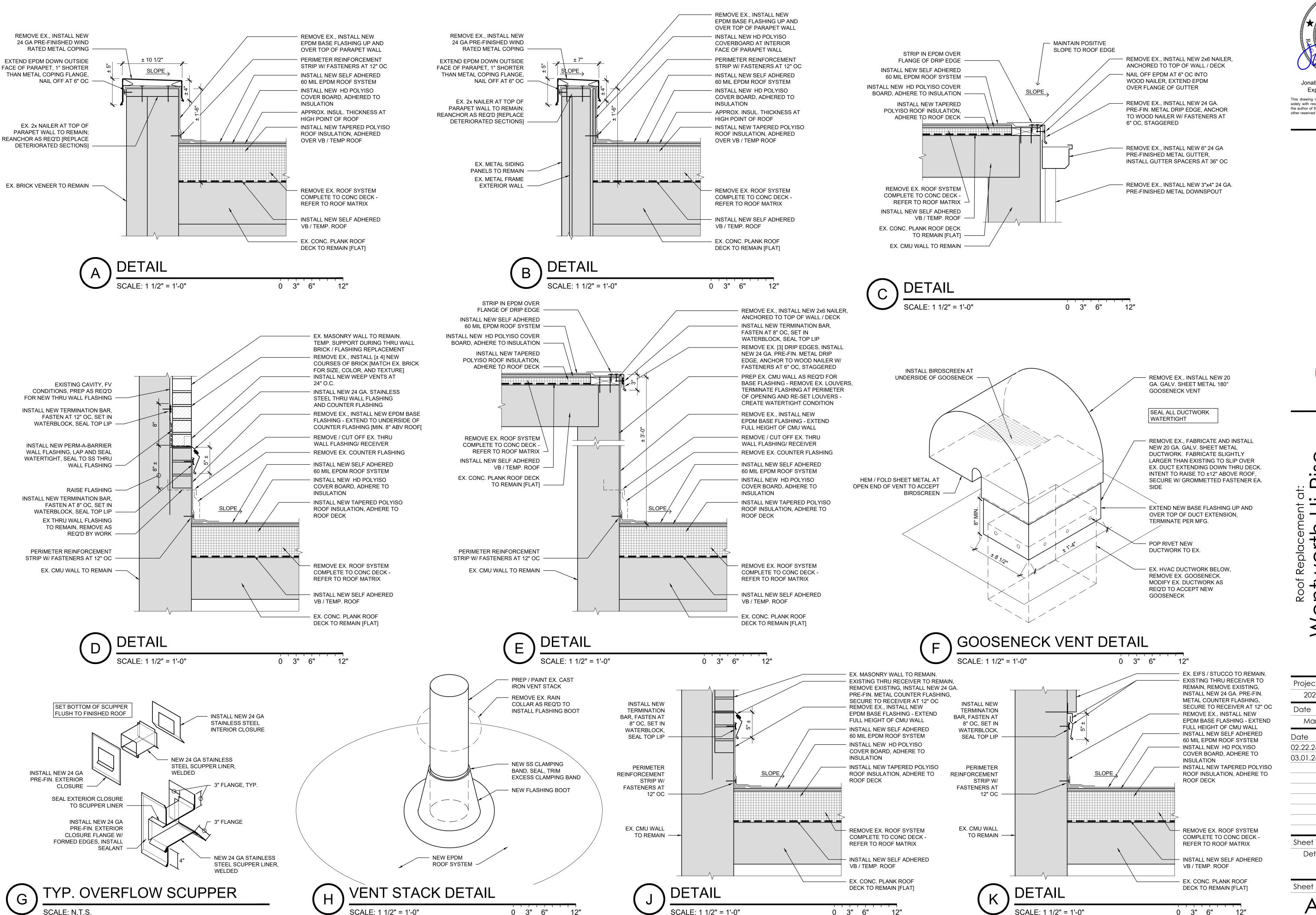
03.01.24 Review Set
03.01.24 Bid/Construction

Sheet Title
Roof Plan

Roof Matrix

Sheet Number

A1.1



JONATHAN
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SCHAAF
14503

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Expiration Date 12/31/2025

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Wentworth Hi-Rise
2765 Wentworth Avenue
Dayton, Ohio 45406

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O2.22.24 Review Set
O3.01.24 Bid/Construction

Sheet Title
Details

Sheet Number

A2.