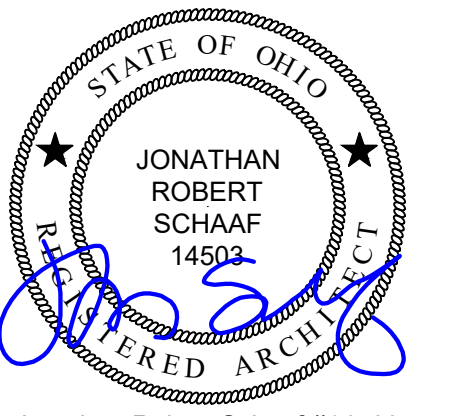


Site Demolition Project at: Desoto Bass - Phase 1

1702 Germantown Street
Dayton, Ohio 45417

Greater Dayton Premier Management



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

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Site Demolition Project at:
Desoto Bass
Phase 1
1702 Germantown Street
Dayton, Ohio 45417
Greater Dayton Premier Management

OWNER



Greater Dayton
Premier Management

DESIGN TEAM

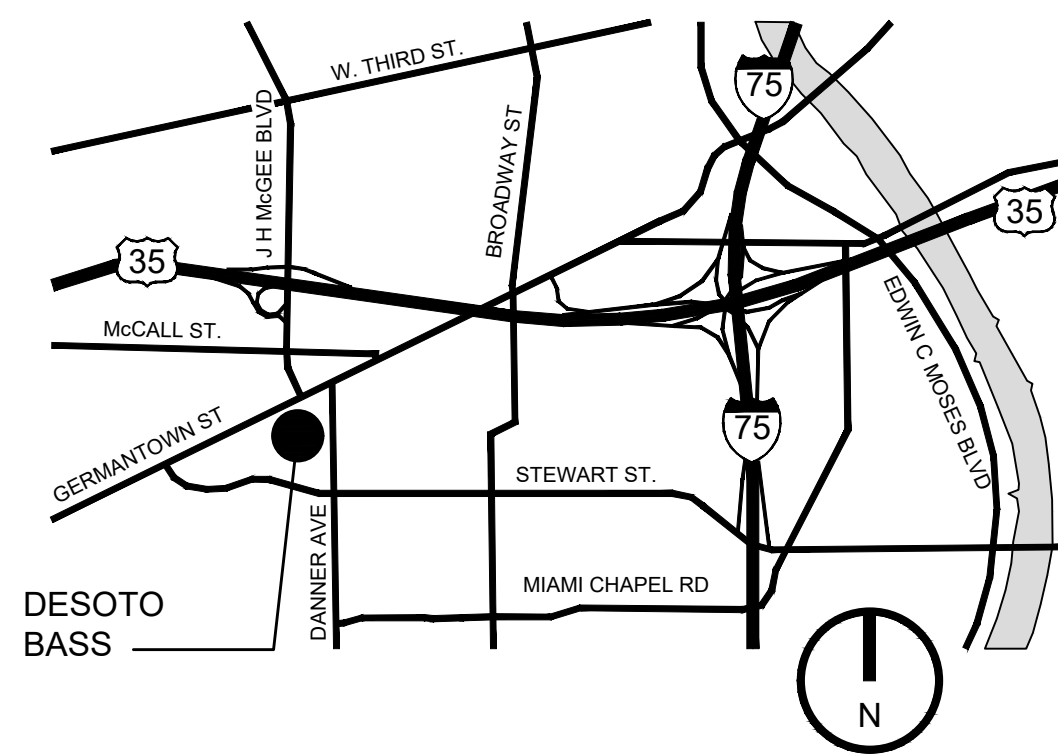
ARCHITECT:



CIVIL ENGINEER



VICINITY MAP



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ABBREVIATIONS

°	DEGREES	FD	FLOOR DRAIN FOUNDATION	R / RAD	RADIUS
±	PLUS OR MINUS	FDN	FOUNDATION	RA	RETURN AIR
≠	NOT EQUAL	FE	FIRE EXTINGUISHER	RB	RUBBER BASE
∅	DIAMETER	FEC	FIRE EXTINGUISHER CABINET	RD	ROOF DRAIN
∠	ANGLE	FF	FINISH FLOOR	REF	REFRIGERATOR
ℓ	CENTERLINE	FIN	FINISH / FINISHED	REINF	REINFORCE
⌵	PROPERTY LINE	FRT	FIRE RETARDANT TREATED	REQD	REQUIRED
		FSE	FOOD SERVICE EQUIPMENT	REQMT	REQUIREMENT(S)
		FTG	FOOTING	REV	REVISION
		FV	FIELD VERIFY	RO	ROUGH OPENING
				R/W	RIGHT OF WAY
ABV	ABOVE	GA	GALVE	SALV	SALVAGED
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009	GALV	GALVANIZED	SF	SQUARE FEET
		GC	GENERAL CONTRACTOR	SM	SHEET METAL
		GYP	GYP	SPEC	SPECIFICATION
		GYP BD	GYP BOARD	SQ	SQUARE
				SS	STAINLESS STEEL
				STD	STANDARD
				STL	STEEL
BET/BETWN	BETWEEN	HT	HOLLOW METAL	T	TEMPERED
BLKG	BLOCKING	HOR	HORIZONTAL	TBD	TO BE DETERMINED
BRG	BEARING	HT	HEIGHT	T&B	TOP AND BOTTOM
BSMT	BASEMENT	HVAC	HEATING, VENTILATION, AIR CONDITIONING	T&G	TONGUE AND GROOVE
BTM	BOTTOM			T.O.	TOP OF
				TR	TREATED
				TYP	TYPICAL
CIP	CAST IN PLACE	INT	INTERIOR	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
CJ	CONTROL JOINT			UNO	UNLESS NOTED OTHERWISE
CL	CENTERLINE			UL	UNDERWRITER'S LABORATORY REQUIREMENTS AS THEY RELATE TO THE WORK.
CLG	CEILING				
CLR	CLEAR				
CMU	CONCRETE MASONRY UNIT				
COL	COLUMN				
CONC	CONCRETE				
CONT	CONTINUOUS				
CPT	CARPET				
CT	CERAMIC TILE				
DEMO	DEMOLISH / DEMOLITION				
DF	DRINKING FOUNTAIN				
DIA	DIAMETER				
DIM	DIMENSION				
DIV	DIVISION				
DP	DEEP				
DS	DOWNSPOUT				
DTL	DETAIL				
DW	DISHWASHER				
DWG	DRAWING				
EA	EACH				
EERO	EMERGENCY ESCAPE & RESCUE OPENING				
EIFS	EXTERIOR INSULATION FINISH SYSTEM				
EJ	EXPANSION JOINT				
ELEC	ELECTRIC / ELECTRICAL				
ELEV	ELEVATION / ELEVATOR				
EQ	EQUAL				
EQUIP	EQUIPMENT				
EX	EXISTING				
EXP	EXPANSION				

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 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.
- 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.
- MEET ALL APPLICABLE BUILDING AND ZONING CODES REQUIREMENTS WHETHER SPECIFICALLY NOTED HEREIN OR NOT. BUILDING CODES REPRESENT THE MINIMUM ACCEPTABLE STANDARD.
- 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.

OWNER WILL CONTRACT WITH THIRD PARTY SPECIAL INSPECTIONS FIRM TO ACCOMPLISH REQUIRED SPECIAL INSPECTIONS FOR THIS PROJECT INCLUDING BUT NOT LIMITED TO SITE VISITS TO OBSERVE EXCAVATIONS, PROOF ROLL, ENGINEERED FILL & COMPACTION, PROCTOR TESTS, ATTERBERG LIMIT TESTS & OTHER RELATED TESTING REQUIRED FOR THIS PROJECT.

THIS PROJECT SHALL RESULT IN A SHOVEL READY SITE READY FOR FUTURE REDEVELOPMENT.

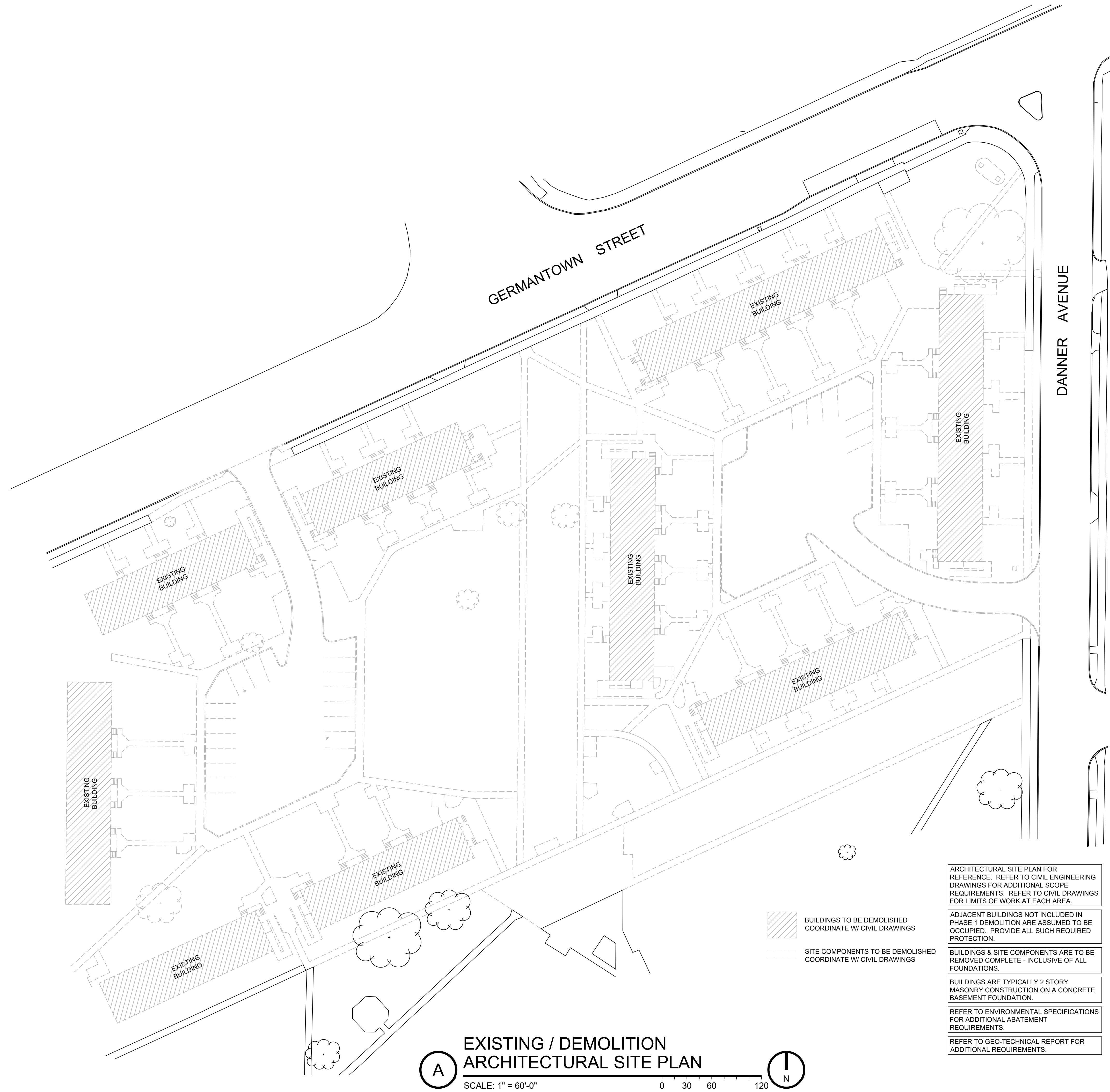
Project Number
2024-095

Date
June 7, 2024



Date	Issue
05.15.24	Review Set
06.07.24	Bid / Construction Set

Sheet Title
Project Title Sheet

Sheet Number
G1.1



A EXISTING / DEMOLITION ARCHITECTURAL SITE PLAN
 SCALE: 1" = 60'-0"

 BUILDINGS TO BE DEMOLISHED COORDINATE W/ CIVIL DRAWINGS
 SITE COMPONENTS TO BE DEMOLISHED COORDINATE W/ CIVIL DRAWINGS

ARCHITECTURAL SITE PLAN FOR REFERENCE. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL SCOPE REQUIREMENTS. REFER TO CIVIL DRAWINGS FOR LIMITS OF WORK AT EACH AREA.

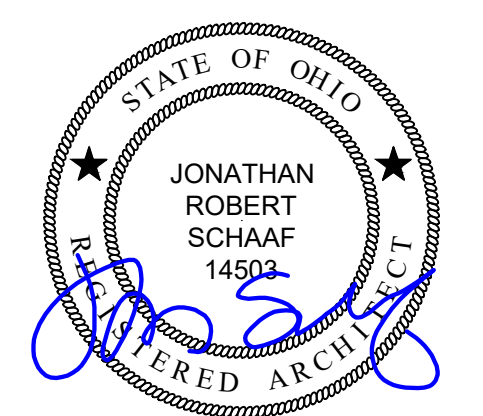
ADJACENT BUILDINGS NOT INCLUDED IN PHASE 1 DEMOLITION ARE ASSUMED TO BE OCCUPIED. PROVIDE ALL SUCH REQUIRED PROTECTION.

BUILDINGS & SITE COMPONENTS ARE TO BE REMOVED COMPLETE - INCLUSIVE OF ALL FOUNDATIONS.

BUILDINGS ARE TYPICALLY 2 STORY MASONRY CONSTRUCTION ON A CONCRETE BASEMENT FOUNDATION.

REFER TO ENVIRONMENTAL SPECIFICATIONS FOR ADDITIONAL ABATEMENT REQUIREMENTS.

REFER TO GEO-TECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.



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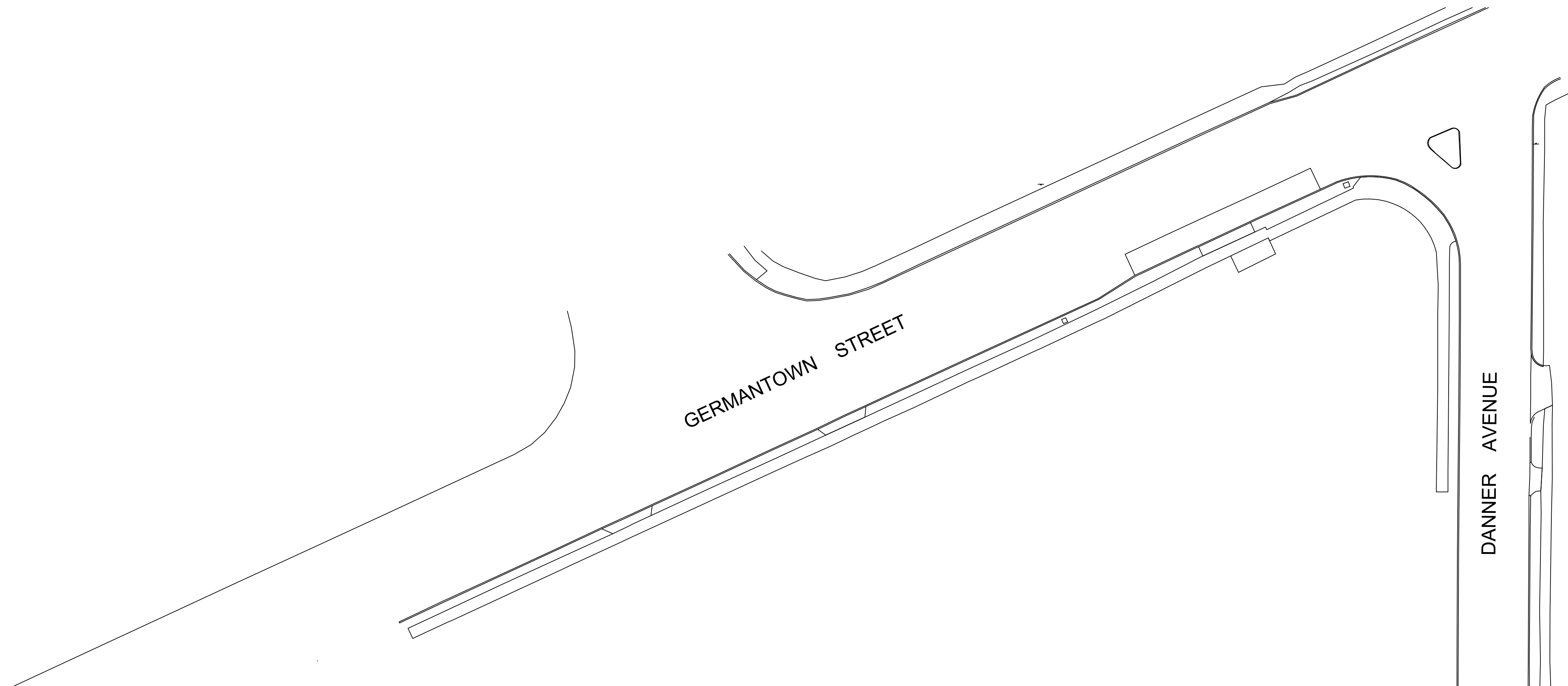
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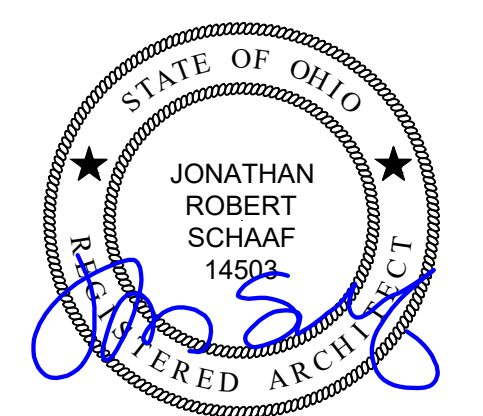
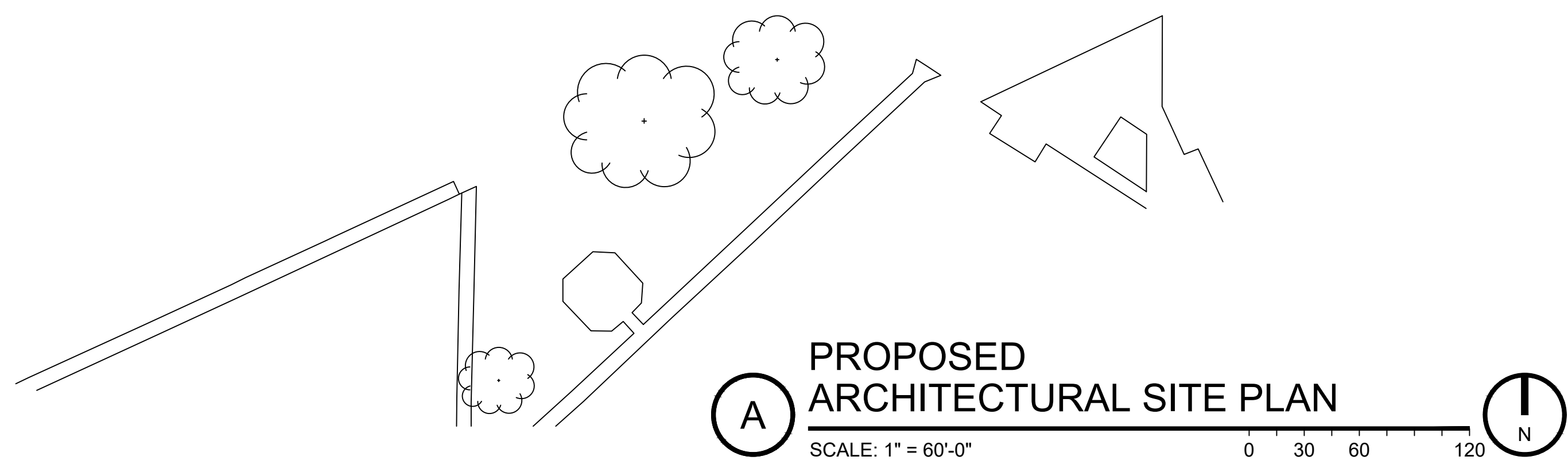
Sheet Title
 Existing / Demolition Architectural Site Plan

Sheet Number

G1.2



- RESTORE SITE AFTER DEMOLITION & GRADING WITH ENGINEERED BASE TO BE SHOVEL READY FOR PROPOSED CONSTRUCTION
- COORDINATE AND FOLLOW ALL APPLICABLE REQUIREMENTS FOR BACK FILL WITH GEO-TECHNICAL REPORT #23CB0051 BY ALT & WITZIG. REFER TO SECTION 5.2.1. STRUCTURAL / ENGINEERED FILL SHOULD CONSIST OF CLEAN SOIL WITH NO DELETERIOUS MATERIALS PER SECTION 5.2.2.
- PROVIDE PROOF ROLL INSPECTION PRIOR TO FILLS AND AFTER FILLS ARE COMPLETE
- PLACE ENGINEERED FILL IN LIFTS AND COMPACTED PER SECTION 5.2.1
- BENCH ALL BASEMENT EXCAVATIONS INTO THE SIDE WALLS AS THEY COME OUT OF THE HOLE. NO BACK FILL AGAINST A VERTICAL PLANE
- COORDINATE AND RECEIVE APPROVAL FROM GEO-TECHNICAL CONSULTANT PRIOR TO PLACING ANY ENGINEERED FILL THAT ALL DEBRIS AND UNSUITABLE MATERIALS HAVE BEEN REMOVED
- COORDINATE ALL THIRD PARTY INSPECTIONS FOR ENGINEERED FILL AS WORK OCCURS - PROOF ROLL PRIOR TO STARTING BACKFILL & AT EACH RESPECTIVE LIFT OF ENGINEERED FILL.
- GEO-TECHNICAL WILL NOT APPROVE SUBSEQUENT BACKFILL IF PREVIOUS LIFT OF BACKFILL IS NOT INSPECTED.
- PLACE ALL BACKFILL PER GEO-TECHNICAL REPORT. COORDINATE ALL WORK WITH GEO-TECHNICAL INSPECTIONS TO VERIFY COMPLIANCE WITH SPECIFICATIONS INCLUDING FIELD DENSITY [COMPACTION] TESTING OF ALL FILL DURING PLACEMENT



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Sheet Title
Proposed Architectural Site Plan

Sheet Number
G1.3