



**ACCESSORY STORAGE BUILDING  
MOUNT CREST COURT  
GREATER DAYTON PREMIER MANAGEMENT**

**ADDENDUM 01**

April 23, 2026

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

This Addendum modifies and shall become a part of the original Contract Documents and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their bid/proposal that this Addendum has been received and considered in their bid proposal.

The Addendum items are intended to supplement, clarify or correct parts of the bid proposal package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. Any questions in reference to this addendum must be directed, in writing, to:

Jonathan Schaaf  
RDA Group Architects  
7662 Paragon Road  
Dayton, Ohio 45459  
937.610.3440  
JRS@rda-group.com

**ADDENDUM ITEMS**

1. Pre-Bid Meeting: Pre-Bid Meeting minutes and sign-in sheet have been attached to this addendum. Pertinent questions / discussion items from the pre-bid meeting are included within this addendum.
2. Prevailing Wages: The project is subject to Davis Bacon Residential Rates, dated 1/2/26. There was a reference to State of Ohio Prevailing Wages during the pre-bid meeting. That statement was not correct.
3. Drawing Sheet G1.1: REPLACE original drawing sheet with the updated sheet attached to this addendum. Refer to updated Code Review Notes, Chapter 13 indicating the prescriptive energy code requirements.
4. Drawing Sheet G1.2: REPLACE original drawing sheet with the updated sheet attached to this addendum. Refer to updated Supplemental Structural Specifications – Design Loads.
  - 4.1. Note that there is no Geotechnical Report as part of this project. The project utilizes an assumed 1,500 PSF soil bearing capacity.
  - 4.2. Contractor shall strip existing top soil from the area of work [verify existing thickness], construct the building pad utilizing suitable soils or compacted gravel fill as engineered fill.
5. Drawing Sheet G1.3: REMOVE this sheet from the set, this sheet was included into the project set in error.
6. Drawing Sheet C-2.0: REPLACE original drawing sheet with the updated sheet attached to this addendum. Added dimension to the existing property line to the corner of the new storage building per Building Department Comments.



7. Drawing Sheet C-4.0: REPLACE original drawing sheet with the updated sheet attached to this addendum. Revised the catch basin elevation.

End of Addendum #1.



**ACCESSORY STORAGE BUILDING  
MOUNT CREST COURT  
GREATER DAYTON PREMIER MANAGEMENT**

**PRE-BID MEETING MINUTES**

April 16, 2026

**SIGN IN / INTRODUCTIONS**

1. GDPM Point of Contact – Kevin Arnold, 937.910.7637, [karnold@dmha.org](mailto:karnold@dmha.org)  
Kurt Beck, 937.875.1755, [kbeck@gdpm.org](mailto:kbeck@gdpm.org)
2. RDA Point of Contact – Jonathan Schaaf, 937.610.3440, [JRS@rda-group.com](mailto:JRS@rda-group.com)  
Doug Drigel, 937.610.3440, [DSD@rda-group.com](mailto:DSD@rda-group.com)
3. Bidders - See attached sign in sheet

**PROJECT DISCUSSION**

1. Review of Project Scope
  - 1.1. New accessory maintenance storage building, new catch basin & storm piping, limited site work scope.
2. Project Schedule
  - 2.1. 100 Calendar days from date of NTP.
3. Building Permits / Inspections
  - 3.1. RDA has applied for the building permits with the City of Dayton.

**REVIEW OF BIDDING REQUIREMENTS**

1. Bid Schedule
  - 1.1. Advertisement for Bid: March 23, 2026
  - 1.2. Pre-Bid Meeting: April 16, 2026 at 10:00 AM.
  - 1.3. Last Day for Questions to RDA: April 23, 2026 at 12:00 PM
  - 1.4. Bids Due: May 7, 2026 at 10:00 AM
  - 1.5. Bid Opening: May 7, 2026 at 11:00 AM – [Virtual – public bid opening]
2. Bid Submittal Requirements / Forms
  - 2.1. Invitation to Bid Form
  - 2.2. Bid Form
  - 2.3. Representations, Certifications, and Other Statements of Bidders
  - 2.4. Bid Guaranty
  - 2.5. Non-Collusive Affidavit & Full Disclosure
  - 2.6. Section 3 Form
  - 2.7. W-9
  - 2.8. BABA Form
3. Bid Form
  - 3.1. Fill out each line.
  - 3.2. Building Systems Allowance - \$10,000 is included in the total bid amount
  - 3.3. Aid to Construction Allowance - \$10,000 is included in the total bid amount
  - 3.4. Building Permit Allowance - \$2,000.00 is included in the total bid amount
4. General Conditions
  - 4.1. Instructions to Bidders – HUD Form 5369
  - 4.2. General Conditions of the Contract for Construction – HUD Form 5370
  - 4.3. Tax Exempt Project [forms can be provided by GDPM]
5. Bond Requirements
  - 5.1. Project is required to have bid bond and performance and payment bonds. [fully bonded project]
6. Prevailing Wage Requirements
  - 6.1. Davis Bacon wage determination for Montgomery County – **Residential Rates 01/02/2026**
  - 6.2. Prevailing Wage Reports are required [weekly basis – GC and all trade contractors]



7. Section 3 Requirements

- 7.1. This is a HUD funded project, as such Section 3 Compliance is required.
- 7.2. Document efforts to extend opportunities to Section 3 workers.
- 7.3. No defined participation requirement / threshold as part of this bid.

8. MBE / DBE

- 8.1. Extend opportunities to DBE / MBE firms
- 8.2. No defined participation requirement / threshold as part of this bid.

9. Substitution Requests

- 9.1. Submit to RDA in writing via email.

10. Addenda

- 10.1. Addenda will be issued by RDA via email.
- 10.2. It is the contractor's responsibility to acknowledge receipt of addenda on bid form.

**JOB SITE CONDITIONS**

1. Existing Conditions

- 1.1. Conditions as they exist are anticipated for the start of the work of this project.
- 1.2. GDPM will remove / relocate existing storage containers from the proposed area of work building.
- 1.3. Protect areas of existing conditions to remain

2. Utilities

- 2.1. Utilities will remain in GDPM's name for the duration of the project.
- 2.2. Water is available at hose bibb at West side of Office / community building.
- 2.3. 120v electric outlet available on west side of Office / community building. If additional power is needed GC is responsible to provide temp panel on nearby light pole.

3. Project Staging Areas

- 3.1. Materials & equipment can be staged in the parking lot area directly South of the proposed building location, with the exception of the 2 parking spots in front of the overhead door. Must provide GDPM access to the overhead door and the 2 parking spots in front of it.
- 3.2. Secure any / all materials and equipment on site.

4. Other Concerns / Requirements

- 4.1. Contractor is required to provide and erect temporary fencing / barricades as applicable around work area to maintain safety / security.
- 4.2. Safety / Site Security is the responsibility of the Contractor.

**QUESTIONS**

- 1. Question about the location of the existing electrical transformer that serves the Office / Community Building. *The electrical transformer that serves the Office / Community Building is located near the Southeast corner of the Office / Community Building.*
- 2. It was mentioned on the Pre-Bid Agenda that this project is State of Ohio Prevailing Wages. *This is incorrect, the prevailing wage determination is Davis Bacon for Montgomery County – Residential Rates 01/02/2026.*

End.



**RDA GROUP ARCHITECTS**

7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

RDA-GROUP.COM

**ACCESSORY STORAGE BUILDING  
MOUNT CREST COURT  
GREATER DAYTON PREMIER MANAGEMENT  
PRE-BID MEETING SIGN IN SHEET**

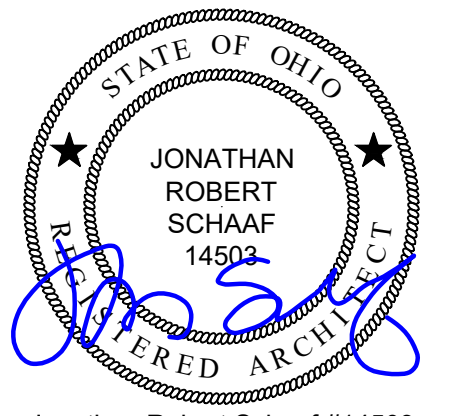
April 16, 2026

Name	Company	Phone	Email
Jaren Fishbaugh	RCS Mechanical	419-953-3189	jfishbaugh@bruns1951.com
MATT MEYER	GLBco.	419-605-5512	MATT@GRANDLAKEBUILDINGCO.COM
NATE LARSEN	RCS	419-586-9367	nlar@bruns1951.com
Michael Oswald	Greater Dayton Construction	937-458-6512	moswald@gdceg.com
Michael Rogers	Allegiance Constr. Co.	614-657-3297	michael.a.cca4207@gmail.com
Kurt Beck	GDTM	937-875-1755	K.BECK@gdtpm.org
Megann Quall	GDPm	937-370-5203	mquall@gdpm.org
Kevin Arnold		937-910-7637	Karnold@dmha.org

# Accessory Storage Building

# Mount Crest Court

700 Mount Crest Court  
Dayton, Ohio 45403



Jonathan Robert SchAAF #14503  
Expiration Date 12/31/2027

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. © RDA 2024

## OWNER



GREATER DAYTON PREMIER MANAGEMENT  
400 WAYNE AVENUE  
DAYTON, OHIO 45410

## DESIGN TEAM

### ARCHITECT:



7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

### CIVIL ENGINEER



28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0069 | BURKHARDTINC.COM  
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

### STRUCTURAL / PME ENGINEER



L2 ENGINEERING  
7949 Washington Woods Drive  
Dayton, OH 45459

## SHEET INDEX

G1.1	PROJECT TITLE SHEET
G1.2	CODE REVIEW PLAN / ARCHITECTURAL SPECIFICATIONS
C-0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING AND EROSION & SEDIMENT CONTROL PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS AND NOTES
A1.1	FOUNDATION PLAN / FLOOR PLAN / ROOF FRAMING PLAN / ROOF PLAN / RCP
A2.1	EXTERIOR ELEVATIONS / SECTIONS
M0.1	HVAC LEGEND AND GENERAL NOTES
M0.2	PLUMBING LEGEND AND GENERAL NOTES
M1.1	MECH FLOOR PLAN
E0.1	ELECTRICAL LEGEND AND GENERAL NOTES
E0.2	ELECTRICAL SPECIFICATIONS
E1.1	POWER AND LIGHTING PLAN
E4.1	PANELBOARD SCHEDULES AND SINGLE LINE DIAGRAM

## CODE REVIEW

**PROJECT DESCRIPTION:**  
NEW ACCESSORY MAINTENANCE STORAGE BUILDING

**ZONING PERMIT - CITY OF DAYTON**  
BUILDING PERMIT - CITY OF DAYTON

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

**ZONING CODE:**  
CITY OF DAYTON ZONING CODE

**BUILDING CODE:**  
2024 OHIO BUILDING CODE (IBC)  
ICC A117.1 - 2017 ACCESSIBILITY CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

**OBC CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION**  
311.2: USE GROUP S-1 [STORAGE / WAREHOUSE]

**OBC CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE / OCCUPANCY**  
NO SPECIAL REQUIREMENTS APPLY  
-NOT A REPAIR GARAGE, PRIVATE OR PUBLIC PARKING GARAGE.  
-NO HIGH PILED STORAGE OR RACK STORAGE  
-NO HAZARDOUS MATERIALS STORAGE

**OBC CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA**  
TABLE 504.3: ALLOWABLE HEIGHT:  
USE 'S'-1, NONSPRINKLERED, TYPE V B = 4'  
PROPOSED HEIGHT = 18' = OK  
TABLE 505.4: ALLOWABLE STORIES:  
USE 'S'-1, NONSPRINKLERED, TYPE V B = 1 STORY  
PROPOSED STORIES = 1 STORY = OK  
TABLE 506.2: ALLOWABLE AREA:  
USE 'S'-1, NONSPRINKLERED, TYPE V B = 9,000 SF / STORY  
OVERALL BUILDING AREA: 1,200 SF [OK W/ ALLOWABLE AREA]

509: INCIDENTAL USE AREAS - NONE APPLY

**OBC CHAPTER 6: TYPES OF CONSTRUCTION**  
TABLE 601:  
PRIMARY STRUCTURAL FRAME = 0 HOUR  
EXTERIOR BEARING WALLS = 0 HOUR  
INTERIOR BEARING WALLS = 0 HOUR  
EXTERIOR NON-BEARING WALLS = SEE TABLE 705.5  
INTERIOR NON-BEARING WALLS = 0 HOUR  
FLOOR CONSTRUCTION = 0 HOUR  
ROOF CONSTRUCTION = 0 HOUR

602.5: CONSTRUCTION TYPE: V B [COMBUSTIBLE]

**OBC CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION**  
705.3: BUILDINGS ON THE SAME LOT - CLASSIFY AS SEPARATE BUILDINGS  
TABLE 705.5: FIRE RESISTANCE RATING OF EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: [S-1 USE GROUP - V B CONSTRUCTION]  
X < 5 = 2 HOUR REQUIRED  
5 < X < 10 = 1 HOUR REQUIRED  
10 < X < 30 = 0 HOUR REQUIRED  
X > 30 = 0 HOUR REQUIRED

**TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS**  
0 < 3 = NOT PERMITTED [UNPROTECTED / NON SPRINKLERED]  
3 < 5 = NOT PERMITTED [UNPROTECTED / NON SPRINKLERED]  
5 < 10 = 10% [UNPROTECTED / NON SPRINKLERED]  
10 < 15 = 15% [UNPROTECTED / NON SPRINKLERED]  
15 < 20 = 25% [UNPROTECTED / NON SPRINKLERED]  
20 < 25 = 45% [UNPROTECTED / NON SPRINKLERED]  
25 < 30 = 70% [UNPROTECTED / NON SPRINKLERED]  
30 + = NO LIMIT [UNPROTECTED / NON SPRINKLERED]

720.3: EXPOSED INSULATION - MAX. FLAME SPREAD INDEX OF 25 AND A SMOKE DEVELOPED INDEX OF 450.

**OBC 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  
EXIT ENCLOSURES AND PASSAGEWAYS: S-1 CLASS B  
CORRIDORS: CLASS B  
ROOMS AND ENCLOSED SPACES: CLASS C

**OBC CHAPTER 9: FIRE PROTECTION SYSTEMS**  
903.2.9: USE GROUP S-1: AUTOMATIC FIRE SPRINKLER SYSTEM NOT REQUIRED - FIRE AREA LESS THAN 12,000 SF; [1] STORY IN HEIGHT  
905.3: STANDPIPE SYSTEM - NOT REQUIRED  
906: PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH FIRE CODE, NFPA 10, AND LOCAL FIRE DEPARTMENT  
907.2.10: USE GROUP S: FIRE ALARM NOT REQUIRED - [1] STORY IN HEIGHT

**OBC CHAPTER 10: MEANS OF EGRESS**  
TABLE 1004.5: REFER TO CODE REVIEW FLOOR PLANS FOR OCCUPANT LOAD BY SPACE  
ACCESSORY STORAGE: 1/300 SF GROSS 1,200 SF 4 OCC.  
OCCUPANT LOAD: 4 OCC.

1005.3: EGRESS WIDTH  
OCCUPANCY 4 X 20 = 0.8'  
ACTUAL = 1 DOOR AT 34" NET CLEAR WIDTH = 34"  
TOTAL EGRESS WIDTH = 34" - OK

**TABLE 1006.2.1: SPACES WITH 1 EXIT OR 1 EXIT ACCESS DOORWAY**  
'S' USE - 29 OCCUPANTS - 75' MAX. COMMON PATH OF TRAVEL  
\*\*SEE PLANS FOR TRAVEL DISTANCE AND COMMON PATH OF TRAVEL\*\*

**TABLE 1006.3.4: STORIES WITH ONE EXIT - FIRST STORY, 'S' USE - MAX OCC LOAD = 39, MAX TRAVEL DISTANCE = 75' [OK - COMPLIES]**  
1009.1: ACCESSIBLE MEANS OF EGRESS: ACCESSIBLE MEANS OF EGRESS PROVIDED.

**OBC CHAPTER 11: ACCESSIBILITY**  
SAFE HARBOR - ANSI ICC A117.1-2017  
1104.1: ACCESSIBLE ROUTE PROVIDED TO FRONT ENTRANCE.  
1105.1: ACCESSIBLE ENTRANCE PROVIDED TO FRONT ENTRANCE  
1106.1: ACCESSIBLE PARKING PROVIDED [EXISTING]

**OBC CHAPTER 13: ENERGY EFFICIENCY**  
1301.1.1: CRITERIA - FOLLOW APPLICABLE PROVISIONS OF OHIO ENERGY CODE 2021.  
TABLE 402.1.3: CLIMATE ZONE 5  
ATTIC: R-49  
WOOD FRAME WALLS: R-20 + R-3.8CI  
UNHEATED SLAB: R-15 FOR 24"

**OBC CHAPTER 16: STRUCTURAL DESIGN**  
TABLE 1604.5: RISK CATEGORY = 1  
TABLE 1607.1: LIVE LOADS - LIGHT WAREHOUSES = 125 PSF

**OBC CHAPTER 18: SOILS**  
TABLE 1806.2: SOIL BEARING CAPACITY: 1,500 PSF ASSUMED

**OBC CHAPTER 29: PLUMBING SYSTEMS**  
NO PLUMBING FIXTURES PROVIDED IN THIS ACCESSORY BUILDING. THERE ARE TOILET ROOMS AVAILABLE IN THE OFFICE BUILDING, LOCATED WITHIN 500' OF THIS BUILDING.

## 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 ANCLARY 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.

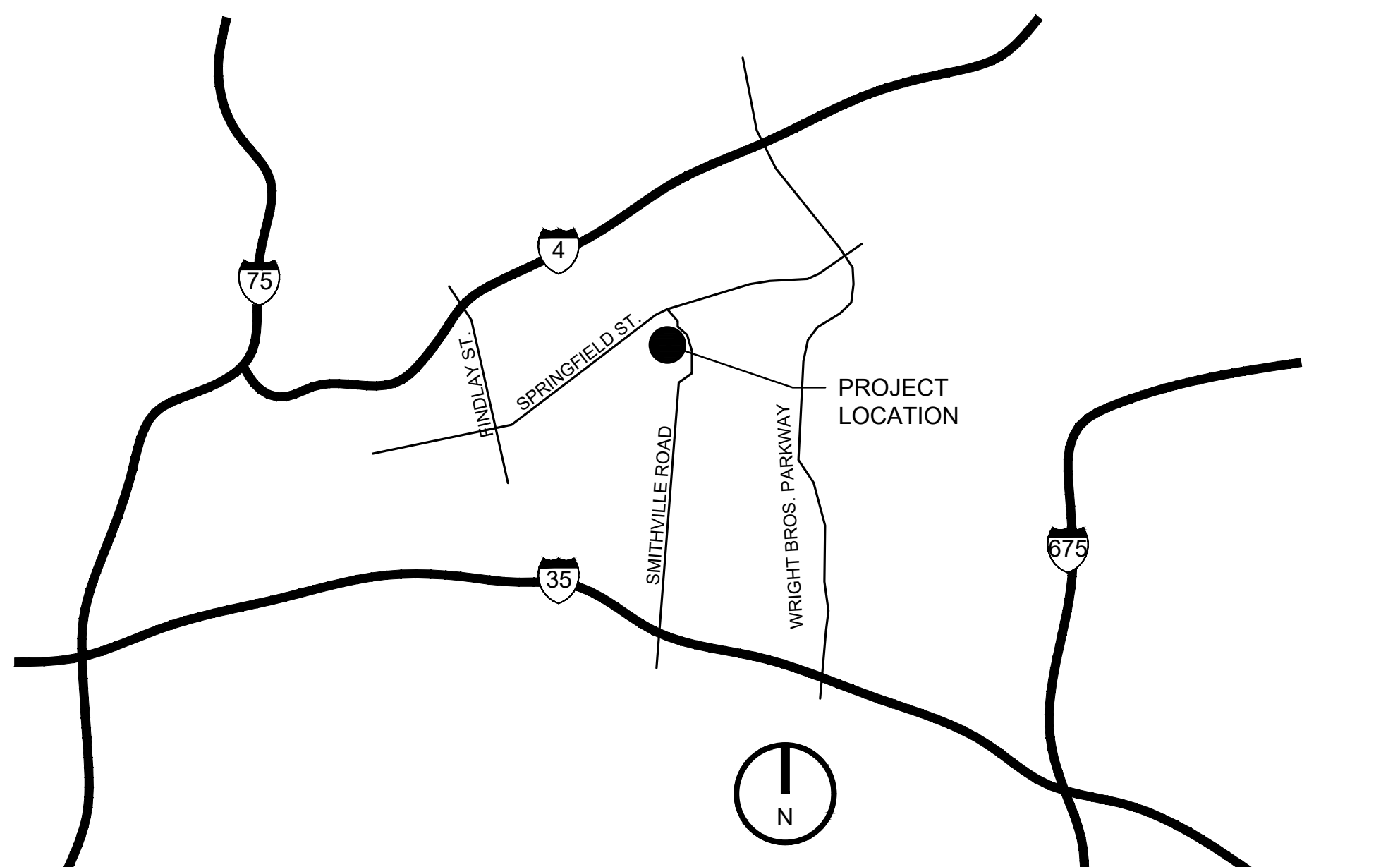
## ABBREVIATIONS

±	DEGREES	FD	FLOOR DRAIN	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
CL	CENTERLINE	FIN	FINISH / FINISHED	REIN	REINFORCE
PL	PROPERTY LINE	FRT	FIRE RETARDANT TREATED	REQ'D	REQUIRED
		FSE	FOOD SERVICE EQUIPMENT	REQ'MT	REQUIREMENT(S)
ABV	ABOVE	FTG	FOOTING	REV	REVISION
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY -	FV	FIELD VERIFY	RO	ROUGH OPENING
				R/W	RIGHT OF WAY
AFF	ABOVE FINISH FLOOR	GA	GAUGE	SALV	SALVAGE FEET
ALT	ALTERNATE	GALV	GALVANIZED	SF	SQUARE FEET
ALUM	ALUMINUM	GC	GENERAL CONTRACTOR	SIM	SIMILAR
APPROX	APPROXIMATE	GYP	GYP SUM	SM	SHEET METAL
ATC	ACOUSTIC TILE CEILING	GYP BD	GYP SUM BOARD	SPEC	SPECIFICATION
		HB	HOSE BIBB	SQ	SQUARE
BET/BETW	BETWEEN	HM	HOLLOW METAL	SS	STAINLESS STEEL
BLKG	BLOCKING	HOR	HORIZONTAL	STD	STANDARD
BRG	BEARING	HT	HEIGHT	STL	STEEL
BSMT	BASEMENT	HVAC	HEATING, VENTILATION, AIR CONDITIONING	T	TEMPERED
BTM	BOTTOM			TBD	TO BE DETERMINED
				T&B	TOP AND BOTTOM
CIP	CAST IN PLACE	INT	INTERIOR	T&G	TONGUE AND GROOVE
CJ	CONTROL JOINT			T.O	TOP OF
CL	CENTERLINE	JB	JUNCTION BOX	TR	TREATED
CLG	CEILING			TYP	TYPICAL
CLR	CLEAR	LL	LIVE LOAD	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
CMU	CONCRETE MASONRY UNIT	LLH	LONG LEG HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
COL	COLUMN	LLV	LONG LEG VERTICAL	UL	UNDERWRITER'S LABORATORY
CONC	CONCRETE	LTL	LINTEL		
CONT	CONTINUOUS	MAX	MAXIMUM	VB	VAPOR BARRIER
CPT	CARPET	MECH	MECHANICAL	VERT	VERTICAL
CT	CERAMIC TILE	MFR	MANUFACTURER		
		MIN	MINIMUM		
DEMO	DEMOLISH / DEMOLITION	MISC	MISCELLANEOUS		
DF	DRINKING FOUNTAIN	MO	MASONRY OPENING	W/	WITH
DIA	DIAMETER	MS	METAL STUD	W/O	WITHOUT
DIM	DIMENSION	MTD	MOUNTED	WD	WOOD
DIV	DIVISION	MTL	METAL	W.P.	WORK POINT
DP	DEEP			WRB	WEATHER RESISTIVE BARRIER
DS	DOWNSPOUT	NIC	NOT IN CONTRACT	WWF	WELDED WIRE FABRIC
DTL	DETAIL	NOM	NOMINAL		
DW	DISHWASHER	NTS	NOT TO SCALE		
DWG	DRAWING	OC	ON CENTER		
EA	EACH	OH	OVERHEAD		
EERO	EMERGENCY ESCAPE & RESCUE OPENING	OPG	OPENING		
EIFS	EXTERIOR INSULATION FINISH SYSTEM	OPP	OPPOSITE		
EJ	EXPANSION JOINT	PEMB	PRE-ENGINEERED METAL BUILDING		
ELEC	ELECTRIC / ELECTRICAL	PL	PLATE / PROPERTY LINE		
ELEV	ELEVATION / ELEVATOR	PTD	PAINTED		
EQ	EQUAL				
EQUIP	EQUIPMENT	QT	QUARRY TILE		
EX	EXISTING	QTY	QUANTITY		
EXP	EXPANSION				

## WALL / SYMBOL LEGEND

	NEW CONCRETE FOUNDATION WALL
	NEW WOOD FRAME WALL
	DOOR TYPE KEY
	ROOM NAME
	ROOM TAG
	SECTION TAG

## VICINITY MAP



RDA GROUP ARCHITECTS  
7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440



Accessory Storage Building:  
**Mount Crest Court**  
700 Mount Crest Court  
Dayton, Ohio 45403

Project Number	
2024-013	
Date	
February 27, 2026	
Date	Issue
02.05.24	SD Review 01
02.08.24	SD Review 02
02.23.24	SD Review 03
03.21.24	Review
04.01.24	Review
02.27.26	Bid/Construction Set
04.27.26	Addendum 01

Sheet Title  
Project Title Sheet

Sheet Number  
**G1.1**

GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00: GENERAL REQUIREMENTS

- 1. PERMITS: CONFORM TO THE 2024 OHIO BUILDING CODE... 1.1. CONFORM TO THE 2024 OHIO BUILDING CODE... 1.2. VERIFY ALL PERMITS HAVE BEEN APPROVED... 1.3. AGENCY PRIOR TO START OF CONSTRUCTION... 1.4. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES... 1.5. PAY FOR ALL REQUIRED PERMITS... 1.6. ARCHITECT IS NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL PERMITS... 1.7. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES... 1.8. NOTIFY THE BUILDING DEPARTMENT WHEN WORK IS READY FOR INSPECTION... 1.9. MAINTAIN RECORDS OF INSPECTIONS ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS OF BUILDING DEPARTMENT... 1.10. PAY ALL FEES REQUIRED BY INSPECTIONS... 1.11. COMPLETE WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE... 2. TESTING / INSPECTION ALLOWANCES... 3. TRASH / DEBRIS... 4. FINAL CLEANING... 5. CONSTRUCTION SAFETY... 6. FIRE PREVENTION... 7. PRODUCTS... 8. COORDINATION... 9. NOTICES AND HOLES IN FRAMING MEMBERS... 10. CONTRACT DOCUMENTS, DRAWINGS, OR DETAILS IN THIS SET MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM ACTUAL CONSTRUCTION...

CONCRETE

- 1. AGGREGATE BASE: ODOT 703 #6, 3/8"-3/4" CLEAN, UNIFORMLY GRADED CRUSHED STONE OR GRAVEL... 2. CONCRETE DESIGN REQUIREMENTS / MINIMUM STRENGTH OF CONCRETE: ASTM C04, MINIMUM 28 DAY SPECIFIED STRENGTHS... 2.1. CONCRETE EXPOSED TO WEATHER IN THE FINISHED STRUCTURE: 4,500 PSI WITH 4-6% ENTRAINED AIR... 2.2. CONCRETE FOR FOUNDATIONS NOT EXPOSED TO WEATHER: 3,000 PSI, W/O ENTRAINED AIR... 2.3. CONCRETE SLAB ON GRADE: 4,000 PSI W/O ENTRAINED AIR, FIBERMESH... 2.4. GARAGE CONCRETE SLAB ON GRADE: 4,000 PSI W/ ENTRAINED AIR, FIBERMESH... 2.5. EXTERIOR CONCRETE SLAB ON GRADE: 4,500 PSI W/ 4-6% ENTRAINED AIR... 3. CONCRETE FINISHING / ACCESSORIES: 3.1. INTERIOR CONCRETE SLAB ON GRADE: SMOOTH... 3.2. EXTERIOR CONCRETE: TROWEL AND RE-TRACE... 3.3. JOINT FILLER / EXPANSION JOINT: ASTM D1751, 1/2" THICK... 4. CONCRETE ACCESSORIES: 4.1. FORMS: PER CONTRACTOR AND AS REQ'D BY CONDITIONS... 4.2. JOINT FILLER / EXPANSION JOINT: ASTM D1751, 1/2" THICK... 5. REINFORCING STEEL: ASTM A615, A996 TYPE R OR TYPE A, GRADE 60, DEFORMED BILLET BARS, UNCOATED... 5.1. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR SUPPORT OF REINFORCING... 6. LAP REINFORCING BAR SPLICES: #4 BAR = 30", #5 BAR = 38"... 7. SLAB ON GRADE REINFORCEMENT: FIBER MESH REINFORCEMENT OR WELDED WIRE MESH - 6X6 W2 9/2 9, UNLESS NOTED OTHERWISE... 8. VAPOR BARRIER: ASTM E1745, CLASS 1, 6 MIL POLYETHYLENE VAPOR BARRIER... 9. MAINTAIN RECORDS OF INSPECTIONS ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS OF BUILDING DEPARTMENT...

WOOD FRAMING

SECTION 06 10 00: ROUGH CARPENTRY [WOOD]

- 1. INSTALL ALL FRAMING COMPONENTS IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS... 2. LOCATIONS OF TREATED LUMBER: 2.1. WOOD JOISTS OR BOTTOM OF WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18" OR WOOD GIRDERS WHERE CLOSER THAN 12" TO EXPOSED GROUND... 2.2. WOOD FRAMING MEMBERS RESTING ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS... 2.3. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB THAT ARE IN DIRECT CONTACT WITH GROUND... 2.4. ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS... 2.5. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS... 3. GROUND CONTACT TREATED LUMBER: PROVIDE PRESSURE TREATED WOOD SUITABLE FOR GROUND CONTACT... 4. LIGHT GAUGE JOIST HANGERS AND FRAMING ANCHORS... 5. TRUSSES: DESIGN IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE... 6. WALL BRACING: BRACE ALL EXTERIOR WALL PANELS OF WOOD FRAME CONSTRUCTION... 7. FIRESTOPPING: PROVIDE 2x LUMBER [ALT. 7/16" OSB OR 1/2" GYP BD] TO FORM AN EFFECTIVE FIRE BARRIER... 8. FRAMING REQUIREMENTS: 8.1. PROVIDE WOOD OR METAL BRIDGING PER FLOOR TRUSS MFR DESIGN DWG... 8.2. PROVIDE CONT. PLYWOOD FILLERS AS NOTED ON HEADER SCHEDULE... 8.3. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER BEARING WALLS... 8.4. NAIL ALL MULTIPLE / GANGED STUDS AT BEAM AND LINTEL BEARING W/ 10d AT 12" OC... 8.5. NAIL ALL MULTIPLE MEMBER BEAMS / LINTELS W/ TWO ROWS OF 10d AT 12" OC... 8.6. PROVIDE DOUBLE STUDS AT ALL LINTEL AND WOOD BEAM BEARINGS UNO... 8.7. DRILL PILOT HOLES WHEN SCREWS OR LAG BOLTS ARE REQ'D... 9. CONSTRUCTION REQUIREMENTS: 9.1. MAKE ALL CUTS TRUE AND SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS... 9.2. NAIL PLYWOOD AS RECOMMENDED BY AMERICAN PLYWOOD ASSOCIATION... 9.3. CONNECT ALL FRAMING AND SHEATHINGS SECURELY TOGETHER W/ NAILS, SPIKES, OR FRAMING ANGLES... 9.4. INSTALL ALL ENGINEERED FRAMING, TJI JOISTS, LVL, MICROLAM, PARALLAM BEAMS, ETC... 9.5. PROVIDE SOLID BEARING UNDER POINT LOADS... 9.6. ALL BEAMS ARE CONSIDERED "DROPPED" BELOW JOISTS... 10. NOTCHES AND HOLES IN FRAMING MEMBERS: 10.1. INSTALL ALL FRAMING COMPONENTS IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS... 10.2. NOTCHES IN WALL STUDS = MAX. 1/4 OF STUD WIDTH... 10.3. HOLES IN WALL STUDS = MAX. 40% OF STUD WIDTH... 10.4. NOTCHES AT THE END OF JOISTS = MAX. 1/4 OF JOIST DEPTH... 10.5. NOTCHES IN THE TOP OR BOTTOM OF JOISTS = MAX. 1/6 OF JOIST DEPTH... 10.6. HOLES IN JOISTS = MAX. 1/3 OF JOIST DEPTH... 11. PROVIDE CONCEALED WOOD BLOCKING AS REQ'D TO SUPPORT WALL MOUNTED ITEMS... 12. FASTENERS / ACCESSORIES: 12.1. ANCHOR BOLTS: MINIMUM 1/2" DIAMETER... 12.2. JOIST HANGERS, POST BASES, UPLIFT STRAPS... 12.3. FASTENERS: GALVANIZED AT ALL EXTERIOR APPLICATIONS... 12.4. FASTENING REQUIREMENTS: PER OBC [OR RCO IF APPLICABLE] REQUIREMENTS... 12.5. NAILING REQUIREMENTS ARE BASED ON COMMON NAIL SIZES...

SUPPLEMENTAL STRUCTURAL SPECIFICATIONS:

GENERAL STRUCTURAL NOTES

- 1. GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS... 2. GOVERNING CODE: 2024 OHIO BUILDING CODE... 2.1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED... 2.2. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING... 2.3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS RELATING TO EXISTING CONSTRUCTION AND EXISTING SERVICE ON THE SITE.

CONCRETE

- 1. COMPLY WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS [ACI 301]"... 2. KEEP COPY OF "FIELD REFERENCE MANUAL" [ACI PUBLICATION SP-15 LATEST EDITION] AT PROJECT FIELD OFFICE... 3. PROVIDE CONCRETE WITH THE FOLLOWING 28 DAY SPECIFIED STRENGTHS: 3000 PSI WITH 4-6% ENTRAINED AIR... 4000 PSI WITH 3/8" AGGREGATE & 7" SLUMP... 4000 PSI W/ ENTRAINED AIR - JOISTS, BEAMS, COLUMNS, AND ELEVATED SLAB... 4000 PSI WITHOUT ENTRAINED AIR - INTERIOR SLAB ON GRADE... 3500 PSI WITH 3/8" AGGREGATE & 7" SLUMP... 3000 PSI WITHOUT ENTRAINED AIR... 4. TESTING LABORATORY TO SUBMIT ONE COPY OF ALL CONCRETE TEST REPORTS DIRECTLY TO STRUCTURAL ENGINEER... 5. REINFORCE ALL SLABS WITH FIBERMESH... 6. LAP ALL COMPRESSION SPLICES 30 BAR DIAMETERS... 7. LAP ALL TENSION SPLICES IN ACCORDANCE WITH THE FOLLOWING: A. IF MORE THAN 50% OF THE BARS ARE LAP SPLICED WITHIN A LAP LENGTH... B. IF LESS THAN ONE-HALF OF THE BARS ARE LAP SPLICED WITHIN A LAP LENGTH... C. LAP WIRE MESH 12" FURNISH CLEARANCES BETWEEN REINFORCING STEEL AND CONCRETE SURFACE AS FOLLOWS: 3" - CONCRETE PLACED AGAINST GROUND... 1 1/2" - FORMED SURFACES EXPOSED TO WEATHER OR GROUND... 3/4" - SLABS, JOISTS AND WALLS NOT EXPOSED TO WEATHER... 8. FRAMING REQUIREMENTS: 8.1. PROVIDE WOOD OR METAL BRIDGING PER FLOOR TRUSS MFR DESIGN DWG... 8.2. PROVIDE CONT. PLYWOOD FILLERS AS NOTED ON HEADER SCHEDULE... 8.3. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER BEARING WALLS... 8.4. NAIL ALL MULTIPLE / GANGED STUDS AT BEAM AND LINTEL BEARING W/ 10d AT 12" OC... 8.5. NAIL ALL MULTIPLE MEMBER BEAMS / LINTELS W/ TWO ROWS OF 10d AT 12" OC... 8.6. PROVIDE DOUBLE STUDS AT ALL LINTEL AND WOOD BEAM BEARINGS UNO... 8.7. DRILL PILOT HOLES WHEN SCREWS OR LAG BOLTS ARE REQ'D... 9. CONSTRUCTION REQUIREMENTS: 9.1. MAKE ALL CUTS TRUE AND SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS... 9.2. NAIL PLYWOOD AS RECOMMENDED BY AMERICAN PLYWOOD ASSOCIATION... 9.3. CONNECT ALL FRAMING AND SHEATHINGS SECURELY TOGETHER W/ NAILS, SPIKES, OR FRAMING ANGLES... 9.4. INSTALL ALL ENGINEERED FRAMING, TJI JOISTS, LVL, MICROLAM, PARALLAM BEAMS, ETC... 9.5. PROVIDE SOLID BEARING UNDER POINT LOADS... 9.6. ALL BEAMS ARE CONSIDERED "DROPPED" BELOW JOISTS... 10. NOTCHES AND HOLES IN FRAMING MEMBERS: 10.1. INSTALL ALL FRAMING COMPONENTS IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS... 10.2. NOTCHES IN WALL STUDS = MAX. 1/4 OF STUD WIDTH... 10.3. HOLES IN WALL STUDS = MAX. 40% OF STUD WIDTH... 10.4. NOTCHES AT THE END OF JOISTS = MAX. 1/4 OF JOIST DEPTH... 10.5. NOTCHES IN THE TOP OR BOTTOM OF JOISTS = MAX. 1/6 OF JOIST DEPTH... 10.6. HOLES IN JOISTS = MAX. 1/3 OF JOIST DEPTH... 11. PROVIDE CONCEALED WOOD BLOCKING AS REQ'D TO SUPPORT WALL MOUNTED ITEMS... 12. FASTENERS / ACCESSORIES: 12.1. ANCHOR BOLTS: MINIMUM 1/2" DIAMETER... 12.2. JOIST HANGERS, POST BASES, UPLIFT STRAPS... 12.3. FASTENERS: GALVANIZED AT ALL EXTERIOR APPLICATIONS... 12.4. FASTENING REQUIREMENTS: PER OBC [OR RCO IF APPLICABLE] REQUIREMENTS... 12.5. NAILING REQUIREMENTS ARE BASED ON COMMON NAIL SIZES...

WOOD FRAMING

- 1. SPECIFICATIONS AND STANDARDS: DESIGN AND DETAILING OF CONNECTIONS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AS RECOMMENDED BY NATIOM FOREST PRODUCTS ASSOCIATION... 2. MATERIALS: A. USE ONLY STRESS GRADE LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES FOR DIMENSIONAL LUMBER FRAMING... B. ALL STRUCTURAL LUMBER SHALL BE KILN DRIED TO 19% MOISTURE CONTENT... C. LIGHT GAUGE JOIST HANGERS AND FRAMING ANCHORS... D. PLYWOOD SHEATHING: ROOFS - 5/8" OSB SHEATHING... E. WHERE PLYWOOD FILLERS ARE CALLED OUT WITH LINTELS... F. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER BEARING WALLS... G. ALL MULTIPLE STUDS AT BEAM AND LINTEL BEARING SHALL BE NAILED TOGETHER WITH 10d AT 12" O.C... H. MULTIPLE MEMBER BEAMS AND LINTELS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 10d AT 12" O.C... I. PROVIDE DOUBLE STUDS AT ALL LINTEL AND WOOD BEAM BEARINGS UNLESS NOTED OTHERWISE... J. WHEN SCREWS OR LAG BOLTS ARE REQUIRED... K. FOR LUMBER EXPOSED TO WEATHER... L. NAILING REQUIREMENTS ARE BASED ON COMMON NAIL SIZES... M. ALL SILL PLATES IN CONTACT WITH MASONRY... 3. CONSTRUCTION REQUIREMENTS: A. MAKE ALL CUTS TRUE AND SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS... B. PROVIDE PLYWOOD NAILING AS RECOMMENDED BY THE AMERICAN PLYWOOD ASSOCIATION... C. CONNECT ALL FRAMING AND SHEATHING SECURELY TOGETHER WITH NAILS, SPIKES, OR FRAMING ANGLES... 4. NAILING REQUIREMENTS ARE BASED ON COMMON NAIL SIZES... 5. ALL SILL PLATES IN CONTACT WITH MASONRY WITHIN 8" OF EARTH OR ON CONCRETE BEARING ON EARTH SHALL BE PRESERVATIVE TREATED.

WOOD TRUSS NOTES

- 1. TRUSS FABRICATOR TO DESIGN ALL TRUSS CONNECTIONS AND SUBMIT SHOP DRAWINGS FOR ALL TRUSSES... 2. PROVIDE UPWARD CAMBER IN TRUSS EQUAL TO THE LONG TERM DEAD LOAD DEFLECTION OF THE TRUSS... 3. FOR FORCES SHOWN ON DRAWINGS (+) INDICATES TENSION; (-) INDICATES COMPRESSION... 4. ALL TRUSS MEMBERS TO BE #2 SOUTHERN PINE KILN DRIED UNLESS NOTED OTHERWISE... 5. THE PROCEDURE AND EXECUTION OF ERECTING THE TRUSSES IS THE CONTRACTORS RESPONSIBILITY... 6. ATTACH PERMANENT LATERAL BRACING TO WALLS OR ROOF FRAMING AT EACH END AND PROVIDE "X" BRACING AT 20' MAX. SPACING.

- 7. DESIGN LOADS: TOP CHORD LIVE LOAD 25 PSF DEAD LOAD 10 PSF BOTTOM CHORD LIVE LOAD 25 PSF DEAD LOAD 10 PSF... 8. PROVIDE LARGER WEB MEMBERS AT CARRIER TRUSSES AS NECESSARY TO PROVIDE SUPPORT FOR MEMBERS FRAMING INTO TRUSS... 9. PROVIDE WEDGE BLOCKS OR BOTTOM CHORD REINFORCING AS REQUIRED WHEN INTERSECTION OF CENTROID OF TOP CHORD AND BOTTOM CHORD OF TRUSS DOES NOT OCCUR OVER SUPPORT... 10. PROVIDE PLYWOOD OR OSB SHEATHING TO BRACE TRUSS TOP CHORD TO ALL LOCATIONS OF PROVIDE CONTINUOUS 1x4 LATERAL BRACING AT 24" O.C. AT TRUSS TOP CHORD AND AT ALL TRUSS TOP CHORD PANEL POINTS... 11. PROVIDE LARGER CHORD OF WEB MEMBERS WHERE REQUIRED FOR FASTENING AND SUPPORT OF JOIST HANGERS... 12. PROVIDE HURRICANE CLIPS AT EACH END OF TRUSSES TO RESIST UPLIFT FORCES SHOWN ON THE TRUSS SHOP DRAWINGS UNLESS NOTED OTHERWISE ON DRAWINGS.

MISCELLANEOUS

- 1. DESIGN SOIL BEARING 1,500 PSF. NOTIFY ARCHITECT AND ENGINEER IF SOIL BEARING CAPACITY IS LESS THAN ASSUMED... 2. VERIFY BEFORE FABRICATION OF CONSTRUCTION, ALL OPENINGS, LINTELS, EQUIPMENT SUPPORTS AND OTHER CONSTRUCTION PROVIDED FOR MECHANICAL WORK... 3. STRUCTURAL SUPPORTS ARE DESIGNED FOR EQUIPMENT LOADS (INCLUDING CONCRETE PADS UNDER EQUIPMENT) SHOWN ON DRAWINGS...

DESIGN LOADS [SOIL CLASSIFICATION D]

SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED FLOOR LIVE LOAD: GARAGE: 125 PSF ROOF LIVE LOAD: 20 PSF GROUND SNOW LOAD: 20 PSF ICE ON SNOW: 5 PSF SNOW EXPOSURE FACTOR: 0.7 SNOW LOAD IMPORTANCE FACTOR: 1.0 THERMAL FACTOR: 1.0 SEISMIC DESIGN CATEGORY: B

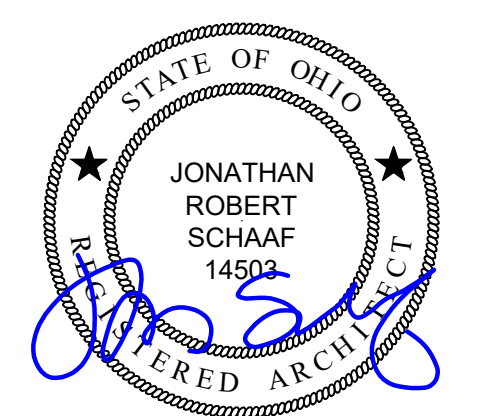
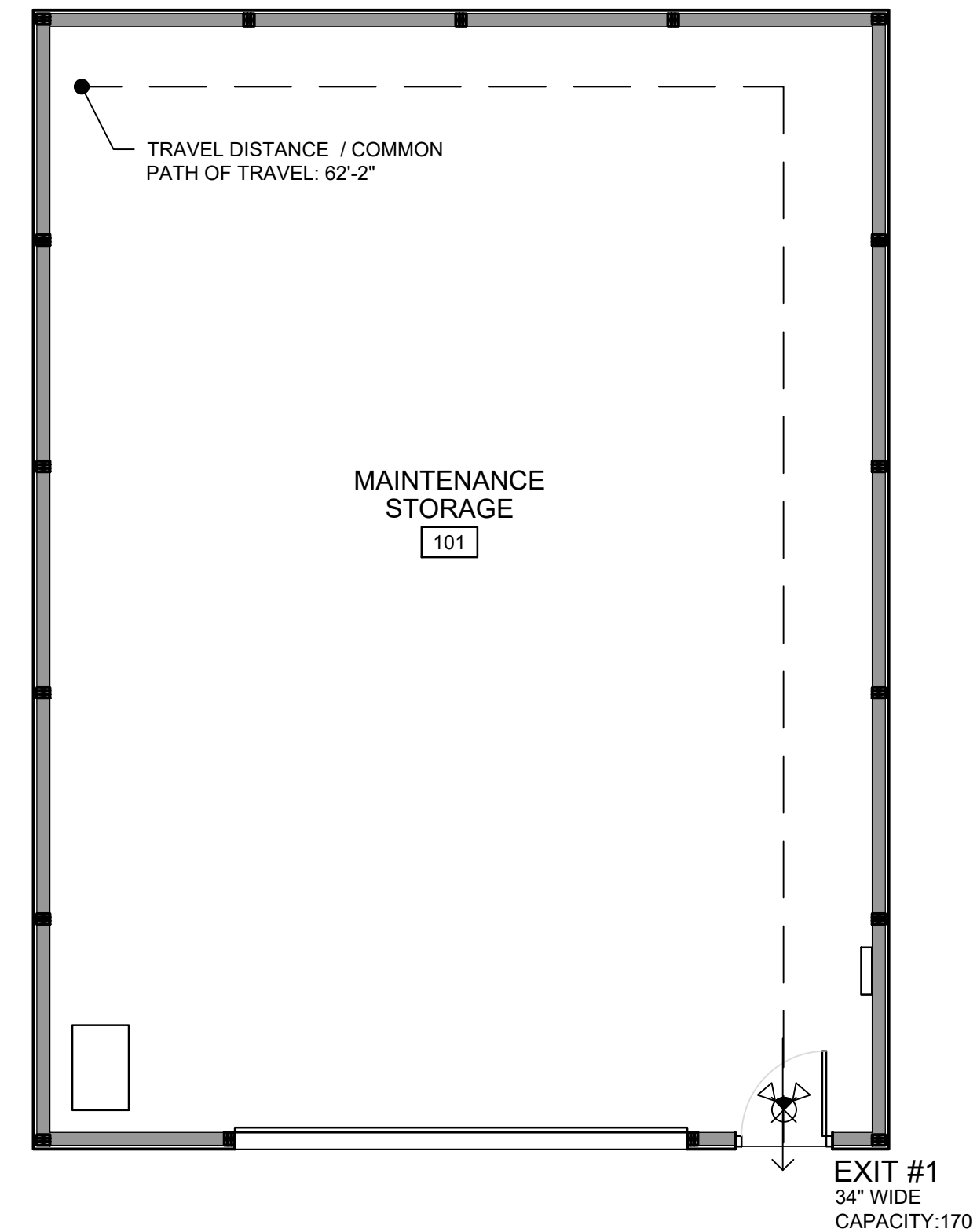
WIND LOAD: ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST EXPOSURE: C WIND IMPORTANCE FACTOR: 1.0 BUILDING CATEGORY: II INTERNAL PRESSURE COEFFICIENT: +/- 0.18

FLOOD DESIGN: SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS. SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

INTERIOR WALLS / PARTITIONS	H/180
FLOORS	L/360
ALL OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALLS [PLASTER / STUCCO]	H/960
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600



Jonathan Robert SchAAF #14503 Expiration Date 12/31/2027

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. © RDA 2024

RDA GROUP ARCHITECTS 7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440



Accessory Storage Building: Mount Crest Court 700 Mount Crest Court Dayton, Ohio 45403

Project Number: 2024-013 Date: February 27, 2026

Date	Issue
02.05.24	SD Review 01
02.08.24	SD Review 02
02.23.24	SD Review 03
03.21.24	Review
04.01.24	Review
02.27.26	Bid/Construction Set
04.27.26	Addendum 01

Sheet Title: Code Review Plan Architectural Specifications

Sheet Number: G1.2

**PART 1: SCHEDULE OF SPECIAL INSPECTIONS**

NO.	ITEM	REQUIRED	CONTINUOUS INSPECTION	PERIODIC INSPECTION
3	CONCRETE CONSTRUCTION (1705.3 OBC)	X		
	- WELDING REINFORCING BARS			
	- MATERIAL TESTS	X	X	
6	SOILS (1705.6 OBC)	X		X

**PART 2: LIST OF SPECIAL INSPECTORS**

NO.	ITEM	INSPECTION COMPANY	NAME OF INSPECTOR
1	SPECIAL CASES (1705.1.1 OBC)		
2	STEEL CONSTRUCTION (1705.2 OBC)		
3	CONCRETE CONSTRUCTION (1705.3 OBC)		
4	MASONRY CONSTRUCTION (1705.4 OBC)		
5	WOOD CONSTRUCTION (1705.5 OBC)		
6	SOILS (1705.6 OBC)		
7	DRIVEN DEEP FOUNDATION (1705.7 OBC)		
8	CAST-IN-PLACE DEEP FOUNDATION (1705.8 OBC)		
9	HELICAL PILE FOUNDATION (1705.9 OBC)		
10	FABRICATED ITEMS (1705.10 OBC)		
11	WIND RESISTANCE (1705.11 OBC)		
12	SEISMIC RESISTANCE (1705.12 OBC)		
13	TESTING FOR SEISMIC RESISTANCE (1705.13 OBC)		
14	SPRAYED FIRE-RESISTANT MATERIALS (1705.14 OBC)		
15	FIRE RESISTANT COATINGS (1705.15 OBC)		
16	EFIS SYSTEM (1705.16 OBC)		
17	FIRE-RESISTANT PENETRATION/JOINT (1705.17 OBC)		
18	TESTING FOR SMOKE CONTROL (1705.18 OBC)		

NOT PART OF PROJECT

**SUPPLEMENTAL STRUCTURAL SPECIFICATIONS:**

**GENERAL STRUCTURAL NOTES**

- GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS. SHOULD CONFLICTS EXIST BETWEEN THE CONTRACT DOCUMENTS AS TO THE QUALITY OR QUANTITY OF WORK REQUIRED, THE BETTER QUALITY OR GREATER QUANTITY SHALL BE PROVIDED UNLESS INSTRUCTIONS ARE OTHERWISE GIVEN IN WRITING.
- GOVERNING CODE: 2017 OHIO BUILDING CODE.
  - THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS, OR TIE-DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
  - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS RELATING TO EXISTING CONSTRUCTION AND EXISTING SERVICE ON THE SITE.

**CONCRETE**

- COMPLY WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS [ACI 301]", ACI 318, ACI 315, ACI 306 [FOR WINTER CONCRETING], AND ACI 305 [FOR HOT WEATHER CONCRETING].
- KEEP COPY OF "FIELD REFERENCE MANUAL" [ACI PUBLICATION SP-15 LATEST EDITION] AT PROJECT FIELD OFFICE.
- PROVIDE CONCRETE WITH THE FOLLOWING 28 DAY SPECIFIED STRENGTHS:
  - 4500 PSI WITH 4-8% ENTRAINED AIR - CONCRETE EXPOSED TO THE WEATHER IN THE FINISHED STRUCTURE. WATER CEMENT RATIO < 0.45
  - 3000 PSI WITH 3/8" AGGREGATE & 7" SLUMP - MASONRY GROUT FILL
  - 4000 PSI W/O ENTRAINED AIR - JOISTS, BEAMS, COLUMNS, AND ELEVATED SLAB.
  - 4000 PSI WITHOUT ENTRAINED AIR - SLAB ON GRADE WITH FIBERMESH
  - 3500 PSI WITH 3/8" AGGREGATE & FIBERMESH REINFORCING-PRECAST TOPPING
  - 3000 PSI WITHOUT ENTRAINED AIR - ALL OTHER CONCRETE UNLESS NOTED.
- TESTING LABORATORY TO SUBMIT ONE COPY OF ALL CONCRETE TEST REPORTS DIRECTLY TO STRUCTURAL ENGINEER.
- PROVIDE REINFORCING STEEL ASTM A615, A996 TYPE R OR TYPE A WITH 60 KSI MINIMUM YIELD POINT.
- REINFORCE ALL SLABS WITH FIBERMESH
- LAP ALL COMPRESSION SPLICES 30 BAR DIAMETERS. PROVIDE TENSION LAPS IN ALL WALL AND FOOTING REINFORCEMENT. LAP ALL TENSION SPLICES IN ACCORDANCE WITH THE FOLLOWING:
  - A. IF MORE THAN 50% OF THE BARS ARE LAP SPLICED WITHIN A LAP LENGTH, PROVIDE LAPS IN ACCORDANCE WITH THE FOLLOWING TABLE [CLASS B SPLICES CATEGORY 3] UNLESS NOTED OTHERWISE:
 

BAR SIZE	#3	#4	#5	#6	#7	#8
TOP BAR	1'-9"	2'-5"	3'-0"	3'-10"	5'-3"	6'-10"
OTHER BAR	1'-4"	1'-10"	2'-3"	2'-11"	4'-0"	5'-3"
  - B. IF LESS THAN ONE-HALF OF THE BARS ARE LAP SPLICED WITHIN LAP LENGTH, THE ABOVE TABULATED LAP LENGTHS MAY BE DECREASED 50% [CLASS A SPLICES].
  - C. 1/4" WIDE MESH 4"x4"

**MISCELLANEOUS**

- DESIGN SOIL BEARING 1,500 PSF. NOTIFY ARCHITECT AND ENGINEER IF SOIL BEARING CAPACITY IS LESS THAN ASSUMED.
- VERIFY BEFORE FABRICATION OF CONSTRUCTION, ALL OPENINGS, LINTELS, EQUIPMENT SUPPORTS AND OTHER CONSTRUCTION PROVIDED FOR MECHANICAL WORK.
- STRUCTURAL SUPPORTS ARE DESIGNED FOR EQUIPMENT LOADS [INCLUDING CONCRETE PADS UNDER EQUIPMENT] SHOWN ON DRAWINGS. VERIFY EQUIPMENT WEIGHTS AND DIMENSIONS AND CONTACT STRUCTURAL ENGINEER IF ACTUAL WEIGHTS ARE GREATER THAT SHOWN.

**DESIGN LOADS** [SOIL CLASSIFICATION D]

SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED  
 [REFER TO GEOTECHNICAL REPORT BY ALT AND WITZIG]  
 FLOOR LIVE LOAD:  
 MEZZANINE / STORAGE LIVE LOAD [LIGHT]: 125 PSF  
 OFFICE LIVE LOAD: 50 PSF  
 LOBBIES AND FIRST-FLOOR CORRIDORS: 100 PSF  
 GARAGE: DESIGN LOAD FOR BUSES: EXCEEDS 10,000 LBS GROSS VEHICLE WEIGHT  
 RATING FOR LIVE LOAD REQUIREMENT  
 ROOF LIVE LOAD: 20 PSF  
 GROUND SNOW LOAD: 20 PSF  
 ICE ON SNOW: 5 PSF  
 SNOW EXPOSURE FACTOR: 0.7  
 SNOW LOAD IMPORTANCE FACTOR: 1.0  
 THERMAL FACTOR: 1.0  
 SEISMIC DESIGN CATEGORY: B  
 GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

**WIND LOAD**

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST  
 EXPOSURE  
 WIND IMPORTANCE FACTOR: 1.0  
 BUILDING CATEGORY: 11  
 INTERNAL PRESSURE COEFFICIENT: +/- 0.18

**FLOOD DESIGN**

SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

**SPECIAL LOADS**: REFER TO PLANS AS APPLICABLE.

**DEFLECTION LIMITATION CRITERIA**

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

MEMBER TYPE	CRITERIA
INTERIOR WALLS / PARTITIONS	H/180
FLOORS	L/360
ALL OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALLS [PLASTER / STUCCO]	H/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH	H/180
[IN 180 PREVAILING DIRECTION] EXTERIOR GYPSUM BOARD	L/600
LINTELS SUPPORTING MASONRY VENEER	L/600

- CONSTRUCTION REQUIREMENTS:
  - MAKE ALL CUTS TRUE AND SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS.
  - PROVIDE PLYWOOD NAILING AS RECOMMENDED BY THE AMERICAN PLYWOOD ASSOCIATION.
  - CONNECT ALL FRAMING AND SHEATHING SECURELY TOGETHER WITH NAILS, SPIKES, OR FRAMING ANGLES. FOLLOW MINIMUM REQUIREMENTS OF OHIO BUILDING CODE TABLE 2004.9.1 "FASTENING SCHEDULE" UNLESS NOTED OTHERWISE ON DRAWINGS.
  - NAILING REQUIREMENTS ARE BASED ON COMMON NAIL SIZES. ADDITIONAL NAILING WILL BE REQUIRED IF CEMENT COATED SINKERS OR BOX NAILS ARE USED. OBTAIN WRITTEN APPROVAL FROM STRUCTURAL ENGINEER BEFORE MAKING ANY SUBSTITUTION. NAIL GUL NAILS SHOULD MATCH THE DIAMETER OF THE SPECIFIED NAIL.
  - ALL SILL PLATES IN CONTACT WITH MASONRY WITHIN 8' OF EARTH OR ON CONCRETE BEARING ON EARTH SHALL BE PRESERVATIVE TREATED.

**WOOD TRUSS NOTES**

- TRUSS FABRICATOR TO DESIGN ALL TRUSS CONNECTIONS AND SUBMIT SHOP DRAWINGS FOR ALL TRUSSES/ DO NOT DEVIATE FROM TRUSS CONFIGURATION SHOWN ON DRAWINGS.
- PROVIDE UPWARD CAMBER IN TRUSS EQUAL TO THE LONG TERM DEAD LOAD DEFLECTION OF THE TRUSS.
- FOR FORCES SHOWN ON DRAWINGS [H] INDICATES TENSION; [L] INDICATES COMPRESSION.
- ALL TRUSS MEMBERS TO BE #2 SOUTHERN PINE KILN DRIED UNLESS NOTED OTHERWISE. ALL MEMBERS SHALL BE CUT TO BEAR AND BUTTED TIGHT. #3 WEBS ARE NOT PERMITTED.
- THE PROCEDURE AND EXECUTION OF ERECTING THE TRUSSES IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE TRUSSES DURING ERECTION AS WELL AS ALL PERMANENT BRACING REQUIRED. FOLLOW BRACING RECOMMENDATIONS OF BUILDING COMPONENT SAFETY INFORMATION BC31-143 BY WTCA & TPI.
- ATTACH PERMANENT LATERAL BRACING TO WALLS OR ROOF FRAMING AT EACH END AND PROVIDE "X" BRACING AT 20' MAX. SPACING.
- DESIGN LOADS:
  - TOP CHORD LIVE LOAD 25 PSF DEAD LOAD 10 PSF
  - BOTTOM CHORD DEAD LOAD 10 PSF
- PROVIDE LARGER WEB MEMBERS AT CARRIER TRUSSES AS NECESSARY TO PROVIDE SUPPORT FOR MEMBERS FRAMING INTO TRUSS.
- PROVIDE WEDGE BLOCKS OR BOTTOM CHORD REINFORCING AS REQUIRED WHEN INTERSECTION OF CENTROID OF TOP CHORD AND BOTTOM CHORD OF TRUSS DOES NOT OCCUR OVER SUPPORT.
- PROVIDE PLYWOOD OR OSB SHEATHING TO BRACE TRUSS TOP CHORD TO ALL LOCATIONS OF PROVIDE CONTINUOUS 1x4 LATERAL BRACING AT 24" O.C. AT TRUSS TOP CHORD AND AT ALL TRUSS TOP CHORD PANEL POINTS.
- PROVIDE BOTTOM CHORD LATERAL BRACING FOR TRUSSES THAT ARE LIGHTLY LOADED TO RESIST UPLIFT FORCES.
- PROVIDE LARGER CHORD OF WEB MEMBERS WHERE REQUIRED FOR FASTENING AND SUPPORT OF JOIST HANGERS.
- PROVIDE HURRICANE CLIPS AT EACH END OF TRUSSES TO RESIST UPLIFT FORCES SHOWN ON THE TRUSS SHOP DRAWINGS UNLESS NOTED OTHERWISE ON DRAWINGS.

**MISCELLANEOUS**

- DESIGN SOIL BEARING 1,500 PSF. NOTIFY ARCHITECT AND ENGINEER IF SOIL BEARING CAPACITY IS LESS THAN ASSUMED.
- VERIFY BEFORE FABRICATION OF CONSTRUCTION, ALL OPENINGS, LINTELS, EQUIPMENT SUPPORTS AND OTHER CONSTRUCTION PROVIDED FOR MECHANICAL WORK.
- STRUCTURAL SUPPORTS ARE DESIGNED FOR EQUIPMENT LOADS [INCLUDING CONCRETE PADS UNDER EQUIPMENT] SHOWN ON DRAWINGS. VERIFY EQUIPMENT WEIGHTS AND DIMENSIONS AND CONTACT STRUCTURAL ENGINEER IF ACTUAL WEIGHTS ARE GREATER THAT SHOWN.

**DESIGN LOADS** [SOIL CLASSIFICATION D]

SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED  
 [REFER TO GEOTECHNICAL REPORT BY ALT AND WITZIG]  
 FLOOR LIVE LOAD:  
 MEZZANINE / STORAGE LIVE LOAD [LIGHT]: 125 PSF  
 OFFICE LIVE LOAD: 50 PSF  
 LOBBIES AND FIRST-FLOOR CORRIDORS: 100 PSF  
 GARAGE: DESIGN LOAD FOR BUSES: EXCEEDS 10,000 LBS GROSS VEHICLE WEIGHT  
 RATING FOR LIVE LOAD REQUIREMENT  
 ROOF LIVE LOAD: 20 PSF  
 GROUND SNOW LOAD: 20 PSF  
 ICE ON SNOW: 5 PSF  
 SNOW EXPOSURE FACTOR: 0.7  
 SNOW LOAD IMPORTANCE FACTOR: 1.0  
 THERMAL FACTOR: 1.0  
 SEISMIC DESIGN CATEGORY: B  
 GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

**WIND LOAD**

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST  
 EXPOSURE  
 WIND IMPORTANCE FACTOR: 1.0  
 BUILDING CATEGORY: 11  
 INTERNAL PRESSURE COEFFICIENT: +/- 0.18

**FLOOD DESIGN**

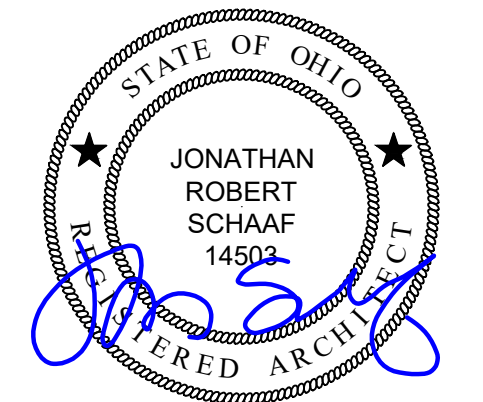
SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

**SPECIAL LOADS**: REFER TO PLANS AS APPLICABLE.

**DEFLECTION LIMITATION CRITERIA**

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

MEMBER TYPE	CRITERIA
INTERIOR WALLS / PARTITIONS	H/180
FLOORS	L/360
ALL OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALLS [PLASTER / STUCCO]	H/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH	H/180
[IN 180 PREVAILING DIRECTION] EXTERIOR GYPSUM BOARD	L/600
LINTELS SUPPORTING MASONRY VENEER	L/600



Jonathan Robert SchAAF #14503  
 Expiration Date 12/31/2027

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.  
 © RDA 2023

RDA GROUP ARCHITECTS  
 7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440



Accessory Storage Building:  
**Mount Crest Court**  
 700 Mount Crest Court  
 Dayton, Ohio 45403

Project Number	2024-013
Date	February 27, 2026
Date	Issue
02.05.24	SD Review 01
02.08.24	SD Review 02
02.23.24	SD Review 03
03.21.24	Review
04.01.24	Review
02.27.26	Bid/Construction Set
04.27.26	Addendum 01

Sheet Title  
 Structural Notes

Sheet Number  
**G1.3**

ADD 01



