

Fire Alarm System Upgrades for:

Westdale Hi-Rise (Site 01)

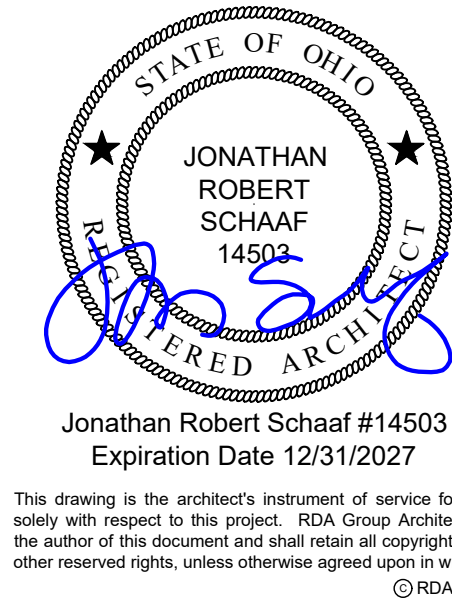
16 Melba St.
Dayton, Ohio 45402

Park Manor Hi-Rise (Site 02)

220 Park Manor Dr.
Dayton, Ohio 45410

Wilmington Hi-Rise (Site 03)

958 Wilmington Ave
Dayton, Ohio 45420



Jonathan Robert SchAAF #14503
Expiration Date 12/31/2027
The drawing is the architect's statement of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyright and other reserved rights, unless otherwise agreed upon in writing.
© RDA 2026

RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45429 | 937.610.3440



OWNER



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

DESIGN TEAM

ARCHITECT:



PME ENGINEERING:

Helmig Lienesch LLC
Consulting Engineers

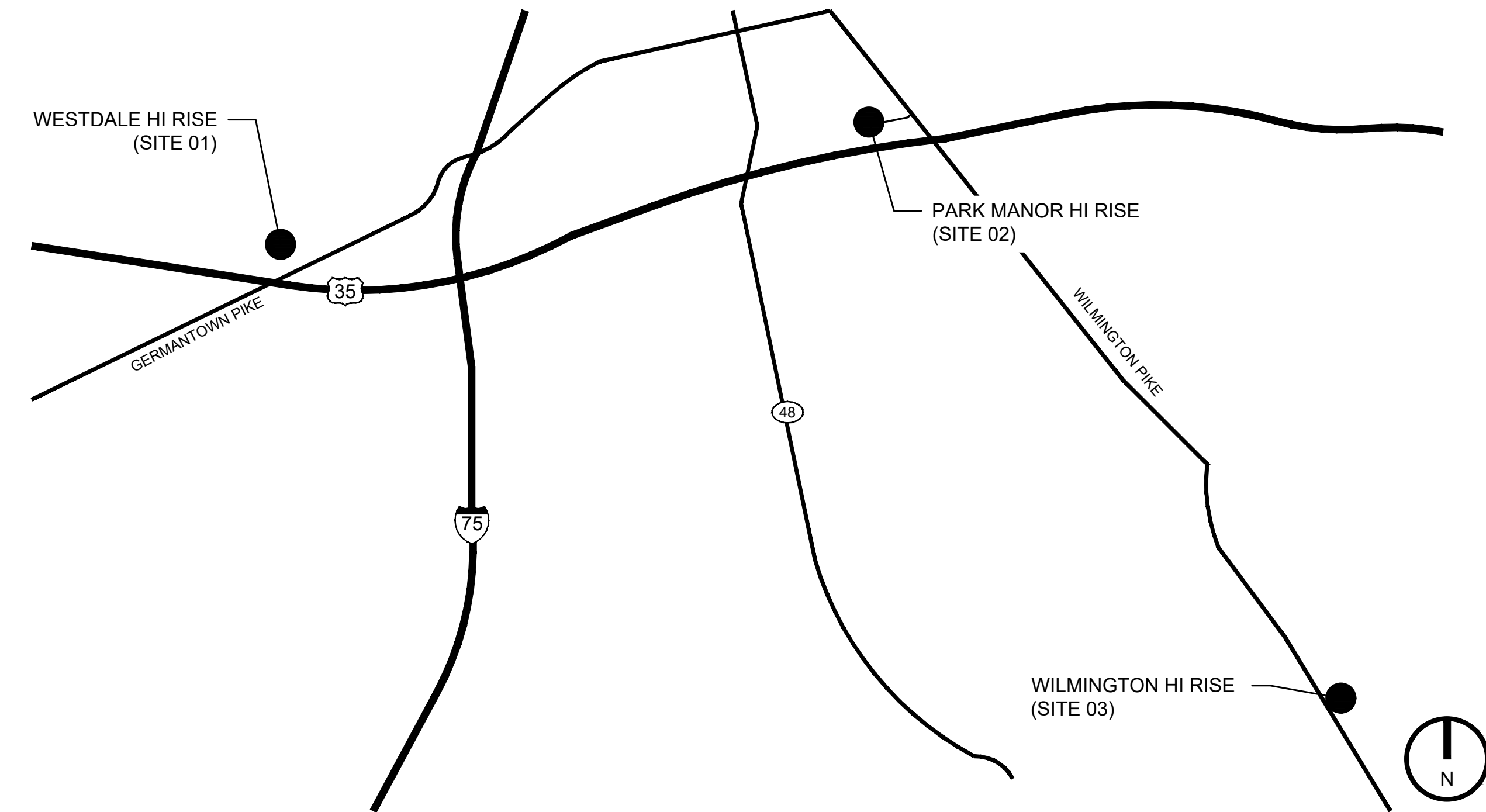
410 South Jefferson Street
Dayton, OH 45402

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 REQUIRED 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.

EXISTING FIRE ALARM SYSTEM TO REMAIN ACTIVE DURING THE INSTALLATION OF THE NEW FIRE ALARM SYSTEM.

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

VICINITY MAP



SHEET INDEX

G1.1 PROJECT INFORMATION

SITE 01 - WESTDALE HI RISE

01-A1.1 FIRST / SECOND / THIRD FLOOR PLANS
01-A1.2 FOURTH / FIFTH / SIXTH FLOOR PLANS
01-A1.3 ROOF PLAN
01-E100 LEGEND
01-E101 FIRST FLOOR PLAN
01-E102 TYPICAL FLOOR PLAN
01-E103 ROOF PLAN / ELEVATOR PENTHOUSE

SITE 02 - PARK MANOR HI RISE

02-A1.1 BASEMENT / FIRST FLOOR PLANS
02-A1.2 SECOND / THIRD / FOURTH FLOOR PLANS
02-A1.3 FIFTH / SIXTH / SEVENTH FLOOR PLANS
02-A1.4 EIGHTH FLOOR PLAN / ROOF PLAN
02-E100 LEGEND
02-E201 FIST FLOOR EXISTING
02-E202 FIRST FLOOR REVISED
02-E203 TYPICAL FLOOR PLAN
02-E204 ROOF PLAN

SITE 03 - WILMINGTON HI RISE

03-A1.1 FIRST / SECOND FLOOR PLANS
03-A1.2 THIRD / FOURTH FLOOR PLANS
03-E100 LEGEND
03-E301 FIST FLOOR EXISTING
03-E302 FIRST FLOOR REVISED
03-E303 SECOND FLOOR EXISTING
03-E304 SECOND FLOOR REVISED
03-E305 THIRD FLOOR EXISTING
03-E306 THIRD FLOOR REVISED
03-E307 FOURTH FLOOR EXISTING
03-E308 FOURTH FLOOR REVISED

WALL / SYMBOL LEGEND

EXISTING WALL TO REMAIN

NEW CONSTRUCTION KEY NOTE

CODE REVIEW

WESTDALE HI RISE (SITE 01)

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:
2024 OHIO EXISTING BUILDING CODE [OBCB]
2024 OHIO BUILDING CODE [OBC]

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
310.4: USE GROUP R-2 [MULTI-FAMILY RESIDENTIAL WITH SHARED EGRESS]
NO CHANGE IN USE

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE / OCCUPANCY
403.1: HIGH-RISE BUILDING - NOT APPLICABLE, HIGHEST FLOOR LESS THAN 75' ABOVE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS
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 = 60'
EXISTING STORIES = 6 STORIES
EXISTING AREA / FLOOR = 8,130 SF

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601:
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
EXIT ENCLOSURES AND PASSAGEWAYS: CLASS C
CORRIDORS: CLASS C
ROOMS AND ENCLOSED SPACES: 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.
907.2.9: FIRE ALARM SYSTEM - REQUIRED, PROVIDED [REPLACEMENT OF EXISTING SYSTEM TO MEET CURRENT REQUIREMENTS]

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.

PARK MANOR HI RISE (SITE 02)

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:
2024 OHIO EXISTING BUILDING CODE [OBCB]
2024 OHIO BUILDING CODE [OBC]

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
310.4: USE GROUP R-2 [MULTI-FAMILY RESIDENTIAL WITH SHARED EGRESS]
NO CHANGE IN USE

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE / OCCUPANCY
403.1: HIGH-RISE BUILDING - APPLICABLE, HIGHEST FLOOR EXCEEDS 75' ABOVE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS
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 = 80'
EXISTING STORIES = 6 STORIES
EXISTING AREA 1ST FLOOR = 20, 267 SF
EXISTING AREA 2ND THRU 8TH FLOOR = 14,368 SF

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601:
PRIMARY STRUCTURAL FRAME = 2 HOUR
EXTERIOR BEARING WALLS = 2 HOUR
EXTERIOR 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
EXIT ENCLOSURES AND PASSAGEWAYS: CLASS C
CORRIDORS: CLASS C
ROOMS AND ENCLOSED SPACES: 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.
907.2.9: FIRE ALARM SYSTEM - REQUIRED, PROVIDED [REPLACEMENT OF EXISTING SYSTEM TO MEET CURRENT REQUIREMENTS]

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.

WILMINGTON HI RISE (SITE 03)

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:
2024 OHIO EXISTING BUILDING CODE [OBCB]
2024 OHIO BUILDING CODE [OBC]

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
310.4: USE GROUP R-2 [MULTI-FAMILY RESIDENTIAL WITH SHARED EGRESS]
NO CHANGE IN USE

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE / OCCUPANCY
403.1: HIGH-RISE BUILDING - NOT APPLICABLE, HIGHEST FLOOR LESS THAN 75' ABOVE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS
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 = 40'
EXISTING STORIES = 4 STORIES
EXISTING AREA / FLOOR = 15,072 SF

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601:
PRIMARY STRUCTURAL FRAME = 0 HOUR
EXTERIOR BEARING WALLS = 2 HOUR
INTERIOR BEARING WALLS = 0 HOUR
NON-BEARING WALLS = 0 HOUR
FLOOR CONSTRUCTION = 0 HOUR
ROOF CONSTRUCTION = 0 HOUR

602.2: CONSTRUCTION TYPE: III 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
EXIT ENCLOSURES AND PASSAGEWAYS: CLASS C
CORRIDORS: CLASS C
ROOMS AND ENCLOSED SPACES: 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.
907.2.9: FIRE ALARM SYSTEM - REQUIRED, PROVIDED [REPLACEMENT OF EXISTING SYSTEM TO MEET CURRENT REQUIREMENTS]

CHAPTER 10: MEANS OF EGRESS

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

CHAPTER 11: ACCESSIBILITY

NO CHANGES AS PART OF THIS PROJECT.

ABBREVIATIONS

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

AS PART OF THIS PROJECT, THE FIRE ALARM DESIGNER TO PREPARE FIRE ALARM SYSTEM SHOP DRAWINGS IN ACCORDANCE WITH OBC 907. SUBMIT THESE DOCUMENTS TO THE AUTHORITY HAVING JURISDICTION FOR PLAN APPROVAL. PROVIDE ALL REQUIRED COORDINATION AND SUPPLEMENTAL INFORMATION REQUIRED TO OBTAIN PLAN APPROVAL.

HAZARDOUS MATERIALS NOTES

HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC, IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY WITH THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING WITH HAZARDOUS MATERIALS.
3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

Fire Alarm System Upgrades for:
Westdale Hi Rise
Park Manor Hi Rise
Wilmington Hi Rise

Project Number

2024-106

Date

April 27, 2026

Date

Issue

10.15.24 As-builts

12.17.24 50% Set

03.19.25 Review

03.31.25 CD Review

05.16.25 Bid Set

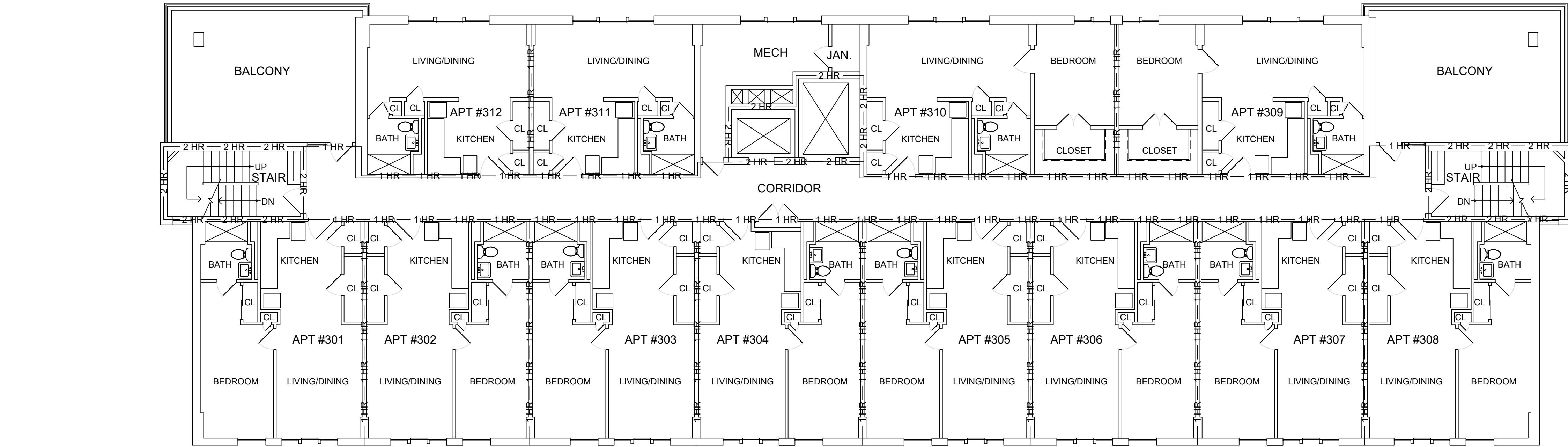
04.27.26 Bid Set

Sheet Title

Project Information

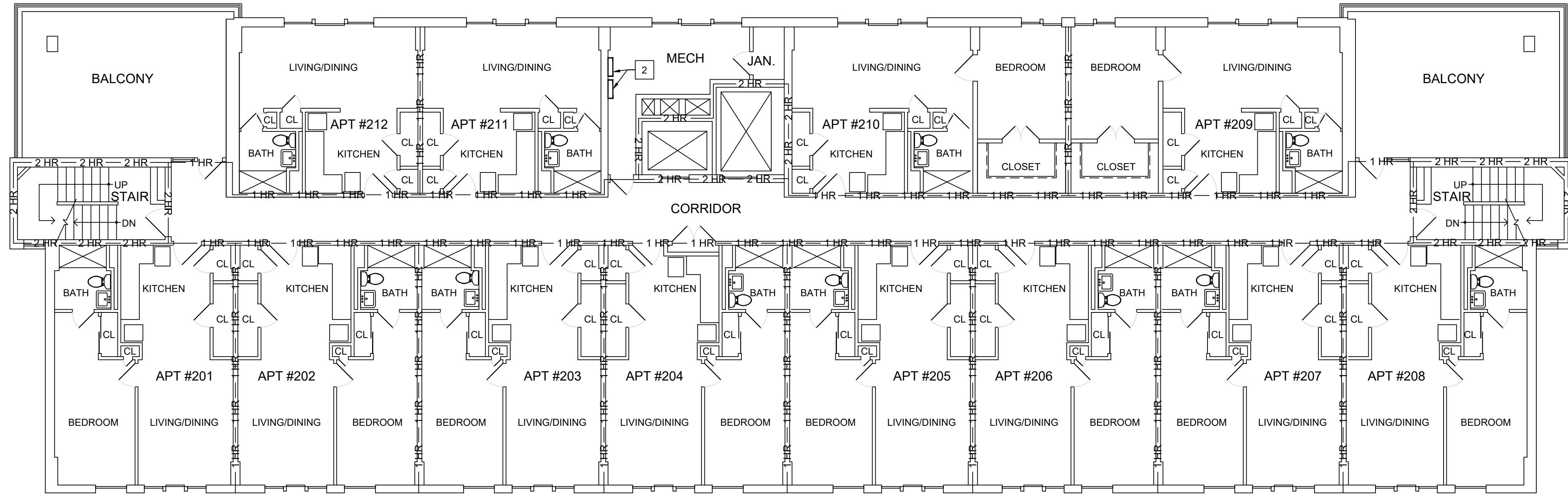
Sheet Number

G1.1



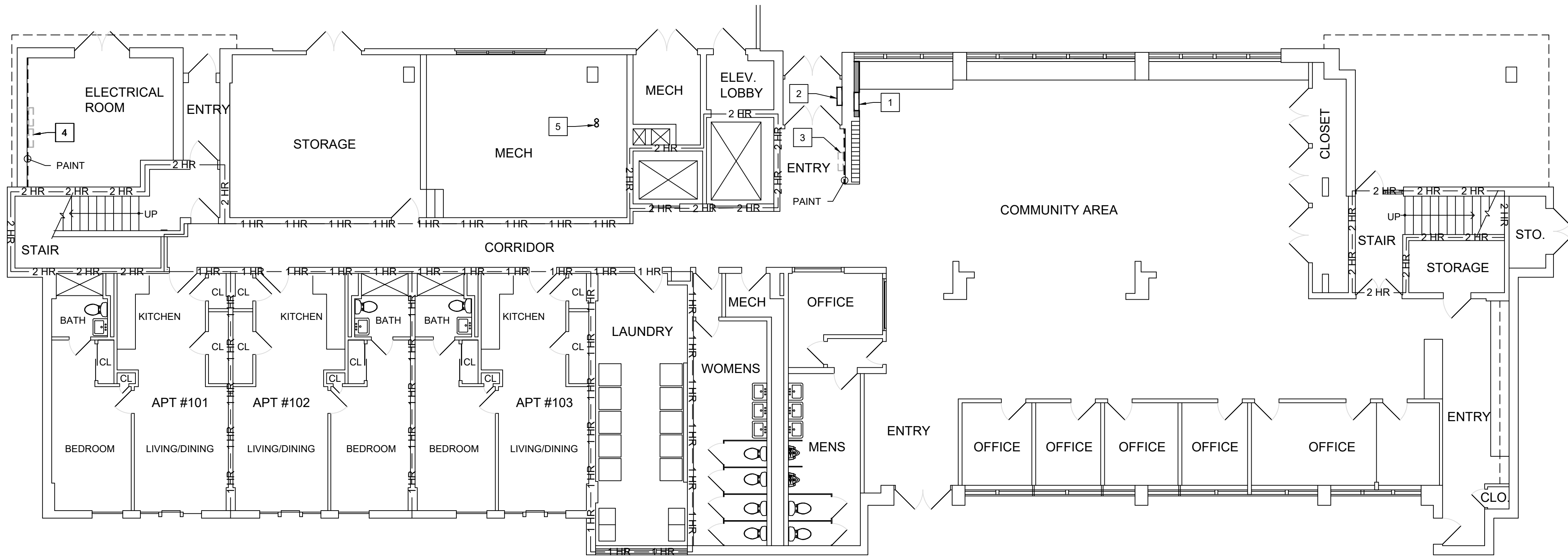
C THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



B SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



A FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION KEY NOTES

1. LOCATION OF NEW FIRE ALARM CONTROL PANEL, G.C. TO FUR OUT WALL FOR THE INSTALLATION OF NEW FIRE ALARM CONTROL PANEL WITH 6" METAL STUD WALL @ 16" O.C. AND (1) LAYER OF 5/8" GYPSUM BOARD EXTENDED FULL HEIGHT. PAINT NEW WALL FLOOR TO CEILING AND INSTALL BASE TO MATCH EXISTING FINISHES. REFER TO ELECTRICAL DRAWINGS.
2. LOCATION OF NEW FIRE ALARM EQUIPMENT, REFER TO ELECTRICAL DRAWINGS.
3. REMOVE EXISTING EQUIPMENT, REPAIR GYPSUM BOARD & PAINT WALL CORNER TO CORNER, FLOOR TO CEILING TO MATCH EXISTING FINISHES.
4. REMOVE EXISTING FIRE EQUIPMENT AT THIS WALL. REMOVE EXISTING FLYWOOD ON WALL. PATCH CMU WALL AND ADJACENT BRICK WALL. PAINT CMU WALL CORNER TO CORNER AND FLOOR TO CEILING TO MATCH EXISTING FINISHES.
5. RUN NEW RISER CONDUIT TIGHT TO CEILING. CORE DRILL CEILING TO RUN CONDUIT TO FIRE ALARM EQUIPMENT ON SECOND FLOOR. PATCH AND REPAIR CEILING TO MATCH EXISTING CONDITIONS AS REQUIRED. REFER TO ELECTRICAL DRAWINGS.

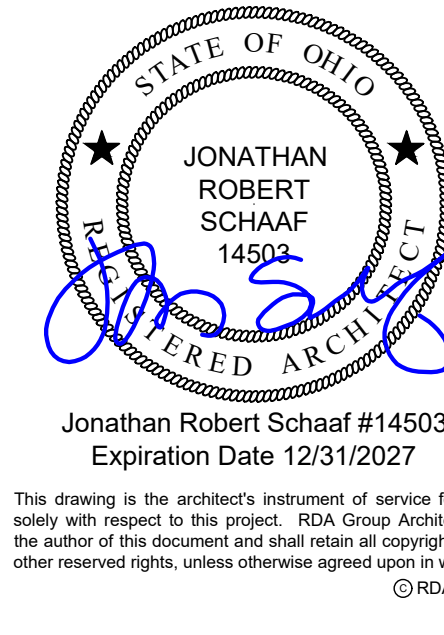
SCOPE OF WORK

1. REMOVE EXISTING CONDUITS, BOXES, DEVICES, & EQUIPMENT OF EXISTING FIRE ALARM SYSTEM BEING REMOVED COMPLETE AFTER INSTALLATION OF NEW FIRE ALARM SYSTEM. FIELD VERIFY CONDITIONS, ROUTING, & EXACT SCOPE OF REMOVAL. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF DEVICES.
2. PATCH & PREP ALL HOLES / OPENINGS AFTER THE REMOVAL OF EXISTING FIRE ALARM SYSTEM AND COMPONENTS FOR LIKE NEW CONDITION.
3. PATCH & PREP GYPSUM BOARD / BLOCK WALL AFTER THE REMOVAL OF SURFACE MOUNTED DEVICES. PREP AND PAINT WALL CORNER TO CORNER AND FLOOR TO CEILING.
4. PREP & PAINT NEW CONDUITS, JUNCTION BOXES, ETC. COLOR TO MATCH ADJACENT WALL / CEILING. THIS MAY VARY BY LOCATION.
5. PREP & PAINT ENTIRE CEILING IN UNITS WHERE WORK IS TO BE DONE.
6. INSTALL NEW FIRE ALARM SYSTEM COMPLETE. REFER TO ELECTRICAL DRAWINGS.
- 6.1. RUN CONDUITS CONCEALED ABOVE SUSPENDED CEILING
- 6.2. RUN CONDUITS CONCEALED THRU SOFFIT IN CORRIDORS ON 2ND THRU 6TH FLOOR.
- 6.3. RUN SURFACE MOUNT CONDUITS AT ALL HARD CEILINGS IN ALL DWELLING UNITS.
7. SEAL ALL PENETRATIONS THROUGH FLOOR & WALL ASSEMBLIES. MAINTAIN UL ASSEMBLY.
8. CORE EXISTING CONCRETE SLAB / PRE-CAST CONCRETE PLANK FLOOR SYSTEM TO EXTEND NEW CONDUITS VERTICALLY THROUGH BUILDING. SEAL ALL PENETRATIONS PER UL ASSEMBLIES.
9. MAINTAIN EXISTING FIRE ALARM SYSTEM OPERATIONAL UNTIL NEW SYSTEM IS IN PLACE & OPERATIONAL.
10. COORDINATE ALL REQUIREMENTS INCLUDING FIRE WATCH, ETC. WITH FIRE DEPARTMENT.
11. COORDINATE & PROVIDE RESIDENT NOTICES A MINIMUM OF 48 HOURS PRIOR TO ENTRY.

— 1 HR — UNIT DEMISING PARTITION

— 2 HR — FIRE BARRIER STAIR ENCLOSURE / ELEVATOR SHAFT

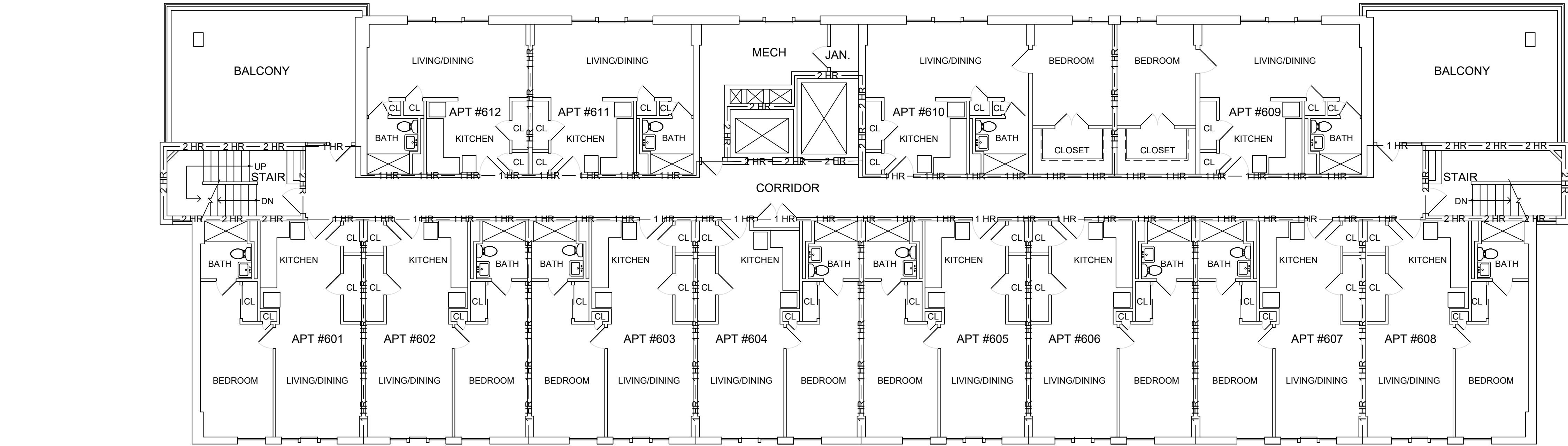
1 HOUR FLOOR / CEILING ASSEMBLY TYPICAL



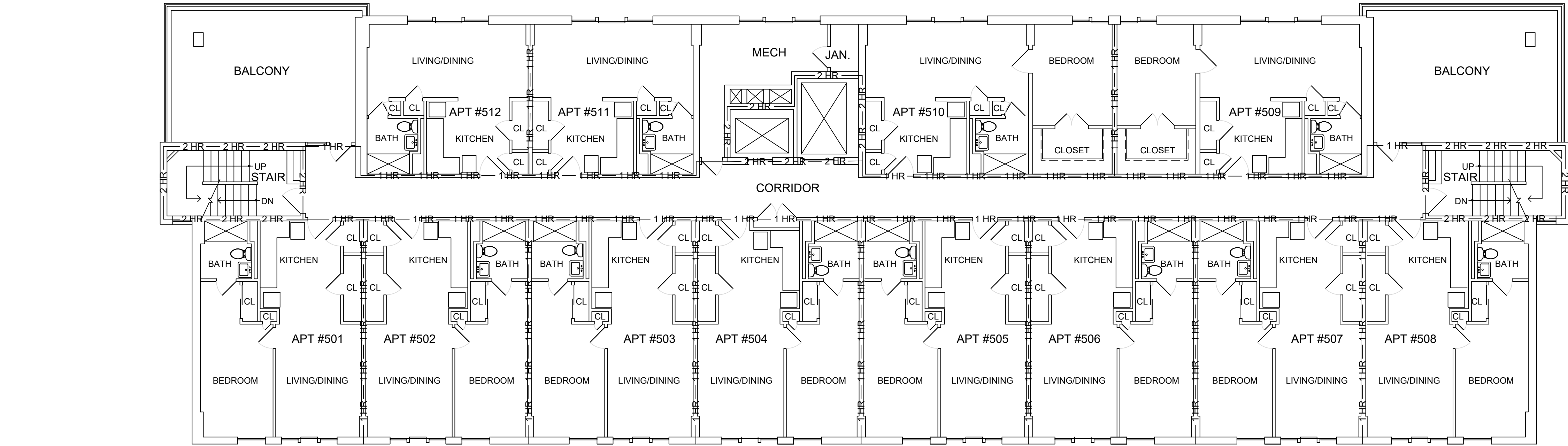
Fire Alarm System Upgrades at:
Westdale Terrace
16 Melba Street
Dayton, OH 45402

Project Number	2024-094
Date	April 27, 2026
Date	Issue
10.15.24	As-builts
11.21.24	Progress
12.17.24	50% Set
03.25.25	Review
03.31.25	CD Review
05.16.25	Bid Set
04.27.26	Bid Set

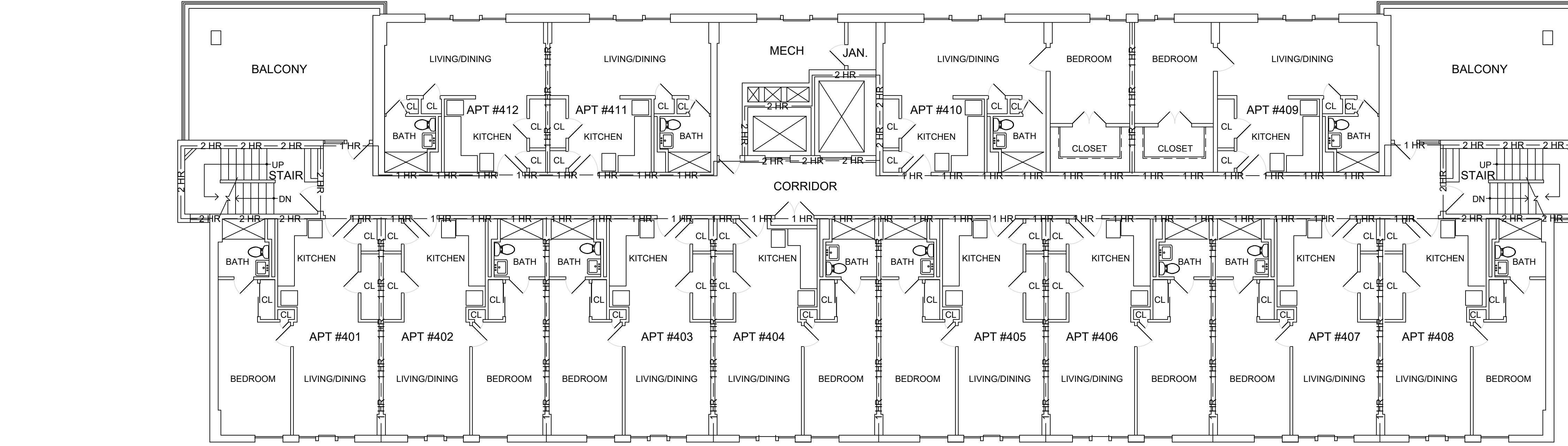
Sheet Title	First Floor Plan Second Floor Plan Third Floor Plan
Sheet Number	01-A1.1



C SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



B FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

- SCOPE OF WORK**
1. REMOVE EXISTING CONDUITS, BOXES, DEVICES, & EQUIPMENT OF EXISTING FIRE ALARM SYSTEM BEING REMOVED COMPLETE AFTER INSTALLATION OF NEW FIRE ALARM SYSTEM. FIELD VERIFY CONDITIONS, ROUTING, & EXACT SCOPE OF REMOVAL. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF DEVICES.
 2. PATCH & PREP ALL HOLES / OPENINGS AFTER THE REMOVAL OF EXISTING FIRE ALARM SYSTEM AND COMPONENTS FOR LIKE NEW CONDITION.
 3. PATCH & PREP GYPSUM BOARD / BLOCK WALL AFTER THE REMOVAL OF SURFACE MOUNTED DEVICES.PREP AND PAINT WALL CORNER TO CORNER AND FLOOR TO CEILING.
 4. PREP & PAINT NEW CONDUITS, JUNCTION BOXES, ETC. COLOR TO MATCH ADJACENT WALL / CEILING. THIS MAY VARY BY LOCATION.
 5. PREP & PAINT ENTIRE CEILING IN UNITS WHERE WORK IS TO BE DONE.
 6. INSTALL NEW FIRE ALARM SYSTEM COMPLETE. REFER TO ELECTRICAL DRAWINGS.
 - 6.1. RUN CONDUITS CONCEALED ABOVE SUSPENDED CEILING
 - 6.2. RUN CONDUITS CONCEALED THRU SOFFIT IN CORRIDORS ON 2ND THRU 6TH FLOOR.
 - 6.3. RUN SURFACE MOUNT CONDUITS AT ALL HARD CEILINGS IN ALL DWELLING UNITS.
 7. SEAL ALL PENETRATIONS THROUGH FLOOR & WALL ASSEMBLIES. MAINTAIN UL ASSEMBLY.
 8. CORE EXISTING CONCRETE SLAB / PRE-CAST CONCRETE PLANK FLOOR SYSTEM TO EXTEND NEW CONDUITS VERTICALLY THROUGH BUILDING. SEAL ALL PENETRATIONS PER UL ASSEMBLIES.
 9. MAINTAIN EXISTING FIRE ALARM SYSTEM OPERATIONAL UNTIL NEW SYSTEM IS IN PLACE & OPERATIONAL.
 10. COORDINATE ALL REQUIREMENTS INCLUDING FIRE WATCH, ETC. WITH FIRE DEPARTMENT.
 11. COORDINATE & PROVIDE RESIDENT NOTICES A MINIMUM OF 48 HOURS PRIOR TO ENTRY.

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

STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
REGISTERED ARCHITECT

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

This drawing is the architect's statement of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyright and other reserved rights, unless otherwise agreed upon in writing. © RDA 2026

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

GREATER DAYTON
GDPM
PREMIER MANAGEMENT

Fire Alarm System Upgrades at:
Westdale Terrace
16 Melba Street
Dayton, OH 45402

Project Number	
2024-094	
Date	
April 27, 2026	
Date	Issue
10.15.24	As-builts
11.21.24	Progress
12.17.24	50% Set
03.25.25	Review
03.31.25	CD Review
05.16.25	Bid Set
04.27.26	Bid Set
Sheet Title	
Fourth Floor Plan Fifth Floor Plan Sixth Floor Plan	
Sheet Number	

01-A1.2

SCOPE OF WORK

1. REMOVE EXISTING CONDUITS, BOXES, DEVICES, & EQUIPMENT OF EXISTING FIRE ALARM SYSTEM BEING REMOVED COMPLETE AFTER INSTALLATION OF NEW FIRE ALARM SYSTEM. FIELD VERIFY CONDITIONS, ROUTINGS, & EXACT SCOPE OF REMOVAL. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF DEVICES.
2. PATCH & PREP ALL HOLES / OPENINGS AFTER THE REMOVAL OF EXISTING FIRE ALARM SYSTEM AND COMPONENTS FOR LIKE NEW CONDITION.
3. PATCH & PREP GYPSUM BOARD / BLOCK WALL AFTER THE REMOVAL OF SURFACE MOUNTED DEVICES.PREP AND PAINT WALL CORNER TO CORNER AND FLOOR TO CEILING.
4. PREP & PAINT NEW CONDUITS, JUNCTION BOXES, ETC. COLOR TO MATCH ADJACENT WALL / CEILING. THIS MAY VARY BY LOCATION.
5. PREP & PAINT ENTIRE CEILING IN UNITS WHERE WORK IS TO BE DONE.
6. INSTALL NEW FIRE ALARM SYSTEM COMPLETE. REFER TO ELECTRICAL DRAWINGS.
- 6.1. RUN CONDUITS CONCEALED ABOVE SUSPENDED CEILING
- 6.2. RUN CONDUITS CONCEALED THRU SOFFIT IN CORRIDORS ON 2ND THRU 6TH FLOOR.
- 6.3. RUN SURFACE MOUNT CONDUITS AT ALL HARD CEILINGS IN ALL DWELLING UNITS.
7. SEAL ALL PENETRATIONS THROUGH FLOOR & WALL ASSEMBLIES. MAINTAIN UL ASSEMBLY.
8. CORE EXISTING CONCRETE SLAB / PRE-CAST CONCRETE PLANK FLOOR SYSTEM TO EXTEND NEW CONDUITS VERTICALLY THROUGH BUILDING. SEAL ALL PENETRATIONS PER UL ASSEMBLIES.
9. MAINTAIN EXISTING FIRE ALARM SYSTEM OPERATIONAL UNTIL NEW SYSTEM IS IN PLACE & OPERATIONAL.
10. COORDINATE ALL REQUIREMENTS INCLUDING FIRE WATCH, ETC. WITH FIRE DEPARTMENT.
11. COORDINATE & PROVIDE RESIDENT NOTICES A MINIMUM OF 48 HOURS PRIOR TO ENTRY.

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

STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
FRED ARCHITECT

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

This drawing is the architect's statement 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 2026

RDA GROUP ARCHITECTS

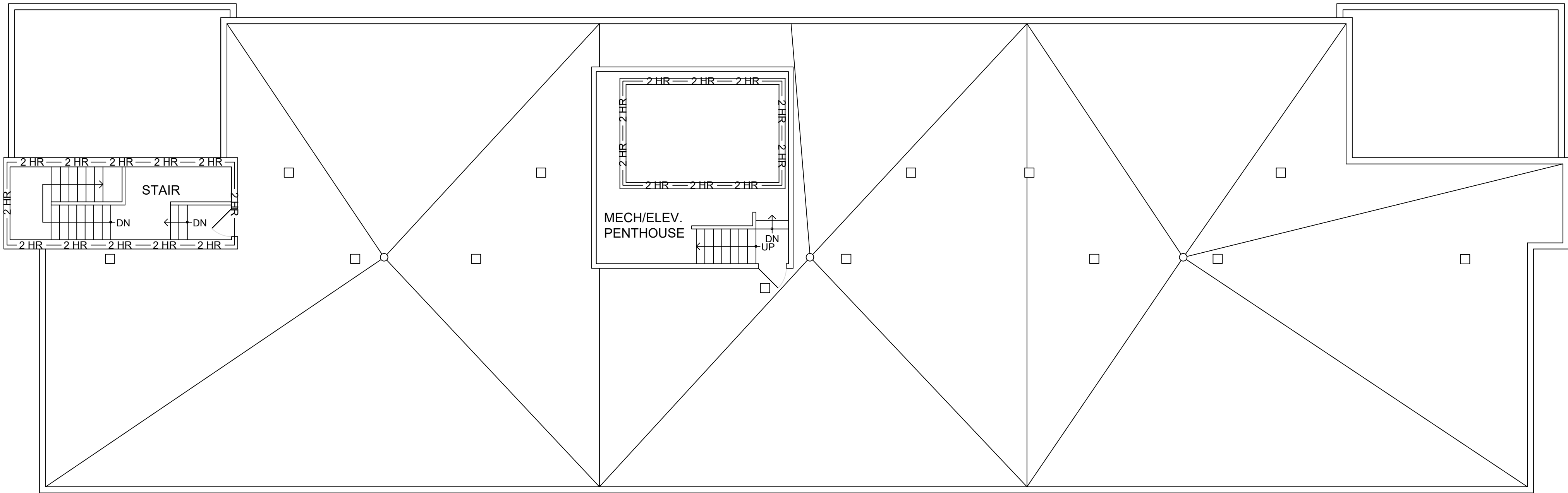
7662 PARAGON ROAD | DAYTON, OH 45424 | 937.610.3440



Fire Alarm System Upgrades at:

Westdale Terrace

16 Melba Street
Dayton, OH 45402



A

ROOF PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16

N

Project Number	
2024-094	
Date	
April 27, 2026	
Date	Issue
10.15.24	As-builts
11.21.24	Progress
12.17.24	50% Set
03.25.25	Review
03.31.25	CD Review
05.16.25	Bid Set
04.27.26	Bid Set
Sheet Title	
Roof Plan	
Sheet Number	

01-A1.3

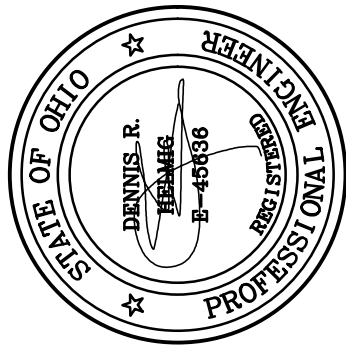
	EXISTING DEVICE TO BE REMOVED (DEMOED)
	FIRE ALARM SYSTEM SMOKE DETECTOR (#SIGA-OSD) W/520hz SOUNDER BASE (#SIGA-AB4G-LF)
	FIRE ALARM SMOKE DETECTOR WITH RELAY BASE FOR ELEVATOR RECALL (#SIGA-OSD + SIGA-RB4)
	FIRE ALARM SYSTEM CONTROL RELAY MODULE (#SIGA-CR) ON 1-GANG BOX
	FIRE ALARM SMOKE DETECTOR (#SIGA-OSD + SIGA-SB4 BASE
	FIRE ALARM CARBON MONOXIDE DETECTOR (#SIGA-COD + SIGA-AB4G-LF)
	FIRE ALARM DUCT SMOKE DETECTOR (#SIGA-DDOS)
	FIRE ALARM STROBE @80" A.F.F. (SHOWN AS 15 CANDELA/75 DECIBELS) MINIMUM AUDIBILITY LEVEL SHALL BE 75dba (#ELSTR)
	FIRE ALARM "VISUAL" STROBE (#ELSTR)
	FIRE ALARM "AUDIO/VISUAL" SPEAKER STROBE (#ELSPSTR)
	FIRE ALARM MANUAL PULL STATION (#SIGA-278/276B-RSB) @48"A.F.F.
	FIRE ALARM "RATE OF RISE" HEAT DETECTOR (#SIGA-HRD + SIGA-HFD)
	FIRE ALARM MONITOR MODULE (#SIGA-CT1)
	FIRE ALARM DUAL MONITOR MODULE (#SIGA-CT2)
	EXISTING SPRINKLER WATERFLOW SWITCH
	EXISTING SPRINKLER VALVE TAMPER SWITCH
	EXISTING FIREMANS PHONE JACK @54"A.F.F. (REMOVE AND PROVIDE BLANK STAINLESS STEEL COVER/PLATE)
	MAGNETIC DOOR HOLDER MOUNTED ON WALL OR FLOOR
	FIRE ALARM CONTROL PANEL (#EST4) (TO REPACE EXISTING FACP)
	POWER SUPPLY CABINET (#RACCR) FOR INTELLIGENT AUDIO AMPLIFIERS (SIGA-AA50
	REMOTE POWER SUPPLIES (#SK-PS10) FOR STROBE LIGHTS
	REMOTE ANNUNCIATOR (#RLCD-C)
	EXISTING ELECTRIC PANELBOARD

AFB	ABOVE FINISHED FLOOR	GRC	GALVANIZED RIGID CONDUIT
BKR	BREAKER	GBI	GROUND FAULT CIRCUIT PROTECTOR
C	CONDUIT	HP	HORSEPOWER
CKR	CIRCUIT	JF	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-FLUENT
F	FUSE	TC	TEMPERATURE CONTROL
FU	FUSE	TYP	TYPICAL
G	GROUND	WC	WATER COOLER
		WP	WEATHERPROOF

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

Scope of Work:

1. The existing Fire Alarm System has reached it's useful life.
2. The existing Fire Alarm system shall remain in service until the new system has been commissioned.
3. Work shall consist of:
 - A. Providing new addressable Audio and Visual fire alarm devices in each Apartment that function similar to smoke alarms.
 - B. Provide new Audio and Visual fire alarm devices to replace and supplement devices located in common areas.
 - C. Provide a new digital, addressable fire alarm system with manual voice paging.
 - D. Provide new amplifiers, and power extenders to support the additional audio and visual demand required for this system.
 - E. Interface with existing sprinkler system supervision devices and existing elevator recall system.
 - F. Install new wiring in Wiremold 800 Series Raceway Base and Cover, color Ivory, with compatible boxes and fittings, (or approved equal).
 - G. Remove all abandoned fire alarm conduit, wiring, devices and equipment generated as a result of existing fire alarm system removal.
 - H. 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.
 - I. Paint areas 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 boxes.
 - J. Paint all new conduit and junction boxes to match existing color and paint finish.
 - K. Seal/fireproof new and existing fire alarm conduit, firewall, or fire floor penetrations.
 - L. Coordinate work with Owner and tenants so they have adequate notice prior to work occurring in individual apartments or common spaces.



5 for Construction

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

Helmig Lienesch LLC
Consulting Engineers

410 South Jefferson Street
Dayton, Ohio 45402
(937) 228-4007
FAX: (937) 228-1936

DRAWN BY: WLF

CHECKED BY: DRH

DATE: April 27, 2026

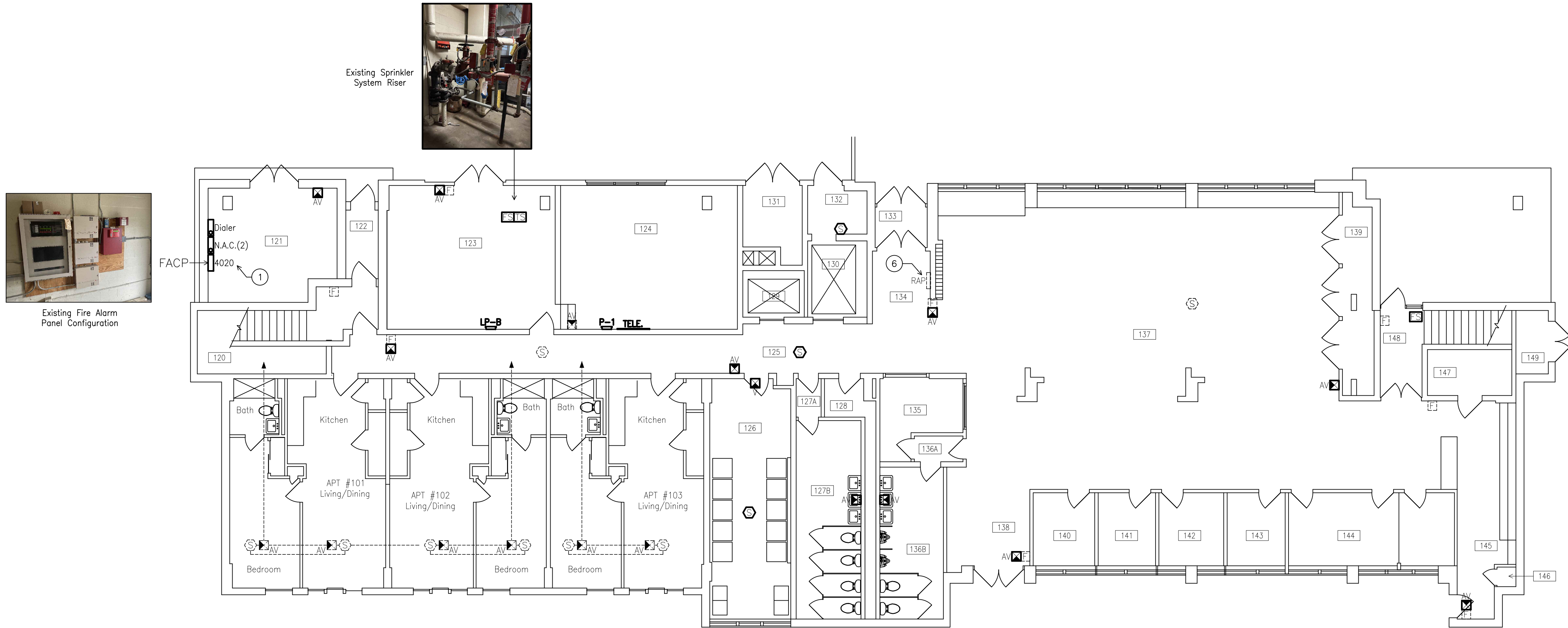
PROJECT NO: Westdale

TITLE: LEGEND

SHEET NO

01-E100

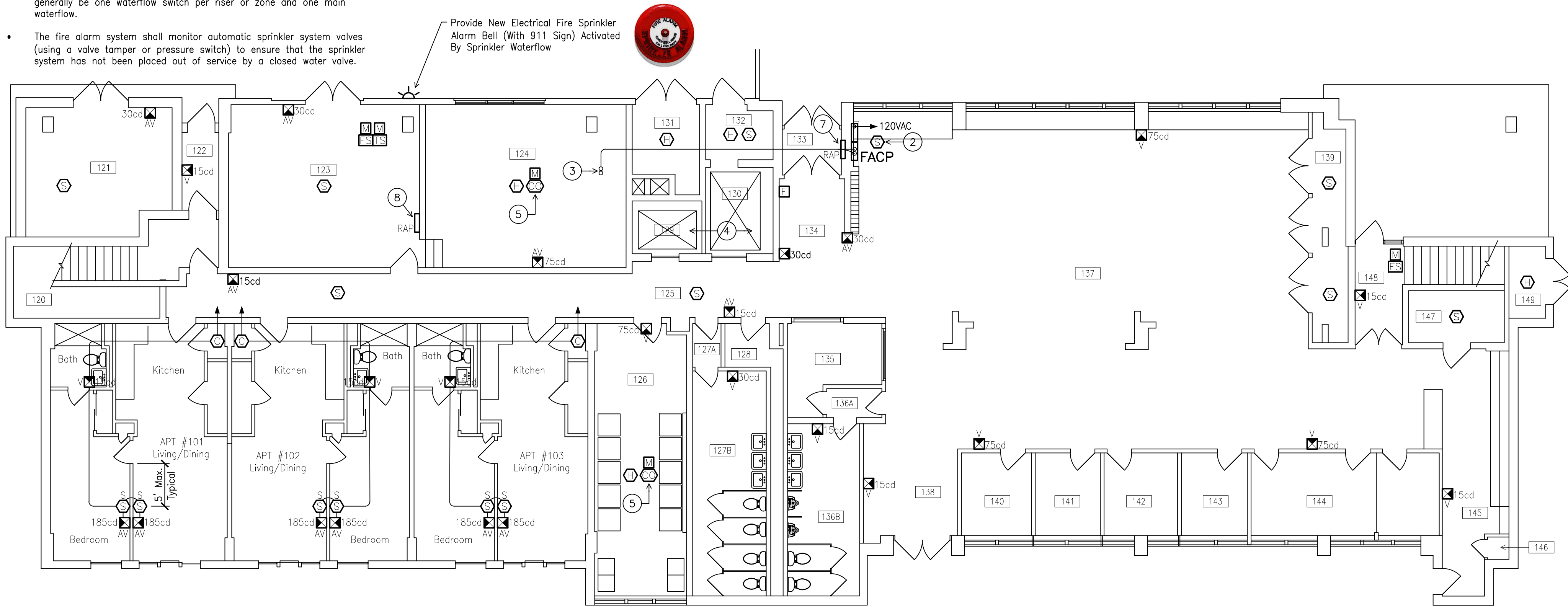
Legend, Scope of Work



FIRST FLOOR EXISTING CONDITIONS

Fire alarm system interconnect with fire sprinkler system:

- An approved audible device, located on the exterior of the building in an approved location, shall be connected to automatic sprinkler system.
- The automatic sprinkler system shall be interconnected to fire alarm system waterflow switches. These devices, when actuated by a flow of water in the automatic sprinkler system, produce an alarm signal to the fire alarm system, which then operates as required. If there are multiple automatic sprinkler system risers or zones in the building, there will generally be one waterflow switch per riser or zone and one main waterflow.
- The fire alarm system shall monitor automatic sprinkler system valves (using a valve tamper or pressure switch) to ensure that the sprinkler system has not been placed out of service by a closed water valve.



FIRST FLOOR REVISED

ROOM INDEX

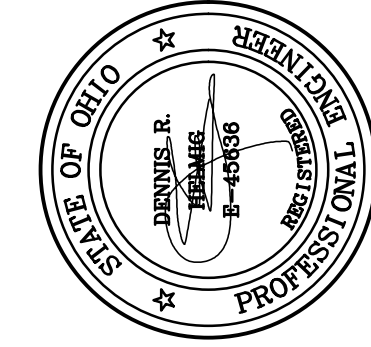
120 STAIR
121 ELECTRIC ROOM
122 ENTRY
123 STORAGE
124 MECHANICAL
125 CORRIDOR
126 LAUNDRY
127A ALCOVE
127B WOMEN'S
128 MECHANICAL
129 ELEVATOR
130 ELEVATOR
131 MECHANICAL
132 ELEVATOR LOBBY
133 VESTIBULE
134 ENTRY
135 MAIL ROOM
136A ALCOVE
136B MEN'S
137 COMMUNITY AREA
138 ENTRY
139 CLOSET
140 OFFICE
141 OFFICE
142 OFFICE
143 OFFICE
144 OFFICE
145 ENTRY
146 CLOSET
147 STORAGE
148 STORAGE
149 STORAGE

DRAWING NOTES

- EXISTING FIRE ALARM SYSTEM TO REMAIN IN SERVICE UNTIL NEW FIRE ALARM SYSTEM IS ON-LINE. ONCE NEW SYSTEM IS ON-LINE, REMOVE EXISTING PANELS, AND ASSOCIATED CONDUIT & WIRE, THEN PATCH OPENINGS AND FINISH WALL TO MATCH EXISTING.
- NEW FIRE ALARM CONTROL PANELS PROPOSED LOCATION. FURR WALL FLOOR TO CEILING, PAINT TO MATCH EXISTING WALLS, PROVIDE MATCHING VINYL COVE BASE.
- PROVIDE CONDUITS FOR RISER WIRING AS REQUIRED PER MANUFACTURERS WIRING REQUIREMENT. RUN EXPOSED AS HIGH AS POSSIBLE. CORE DRILL RISERS THROUGH EXISTING FLEXICORE VOIDS.
- PROVIDE FIRE ALARM SIGNALLING CIRCUIT TO EXISTING ELEVATOR CONTROL PANEL FOR ELEVATOR RECALL.
- PROVIDE NOTIFIER CO-1224T CARBON MONOXIDE DETECTOR. THIS CO DETECTOR HAS A BUILT IN SOUNDER FOR TEMPORAL 4 (CO) AND TIES INTO THE FIRE ALARM PANEL VIA A MONITOR MODULE. PULL 24V POWER TO THIS CO DETECTOR. THE ADDRESSABLE CO DETECTOR WILL NEED A SOUNDER BASE AND THE PANEL WOULD HAVE TO BE ABLE TO TURN ON THE TEMPORAL 4 SOUNDER FOR THE CO.
- REMOVE EXISTING REMOTE ANNUNCIATOR AND PATCH WALL.
- PROVIDE NEW REMOTE ANNUNCIATOR IN VESTIBULE. PROVIDE A SECOND REMOTE ANNUNCIATOR ON FIRST FLOOR FOR MAINTENANCE STAFF CONVENIENCE. LOCATION TO BE DETERMINED.
- PROVIDE NEW (SECOND) REMOTE ANNUNCIATOR IN BOILER ROOM.

ROOM INDEX

120 STAIR
121 ELECTRIC ROOM
122 ENTRY
123 STORAGE
124 MECHANICAL
125 CORRIDOR
126 LAUNDRY
127A ALCOVE
127B WOMEN'S
128 MECHANICAL
129 ELEVATOR
130 ELEVATOR
131 MECHANICAL
132 ELEVATOR LOBBY
133 VESTIBULE
134 ENTRY
135 MAIL ROOM
136A ALCOVE
136B MEN'S
137 COMMUNITY AREA
138 ENTRY
139 CLOSET
140 OFFICE
141 OFFICE
142 OFFICE
143 OFFICE
144 OFFICE
145 ENTRY
146 CLOSET
147 STORAGE
148 STORAGE
149 STORAGE



REVISIONS
05/16/25 for Construction

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

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: April 27, 2026

PROJECT NO: Westdale

TITLE:
FIRST FLOOR PLAN

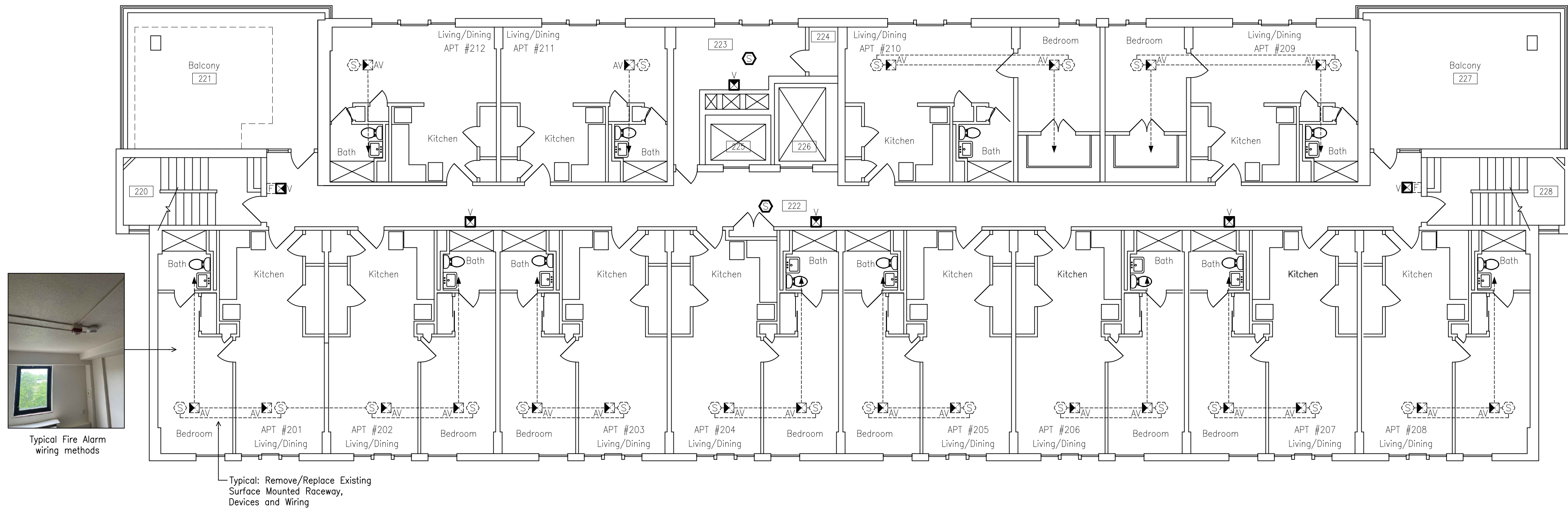
SHEET NO:

01-E101

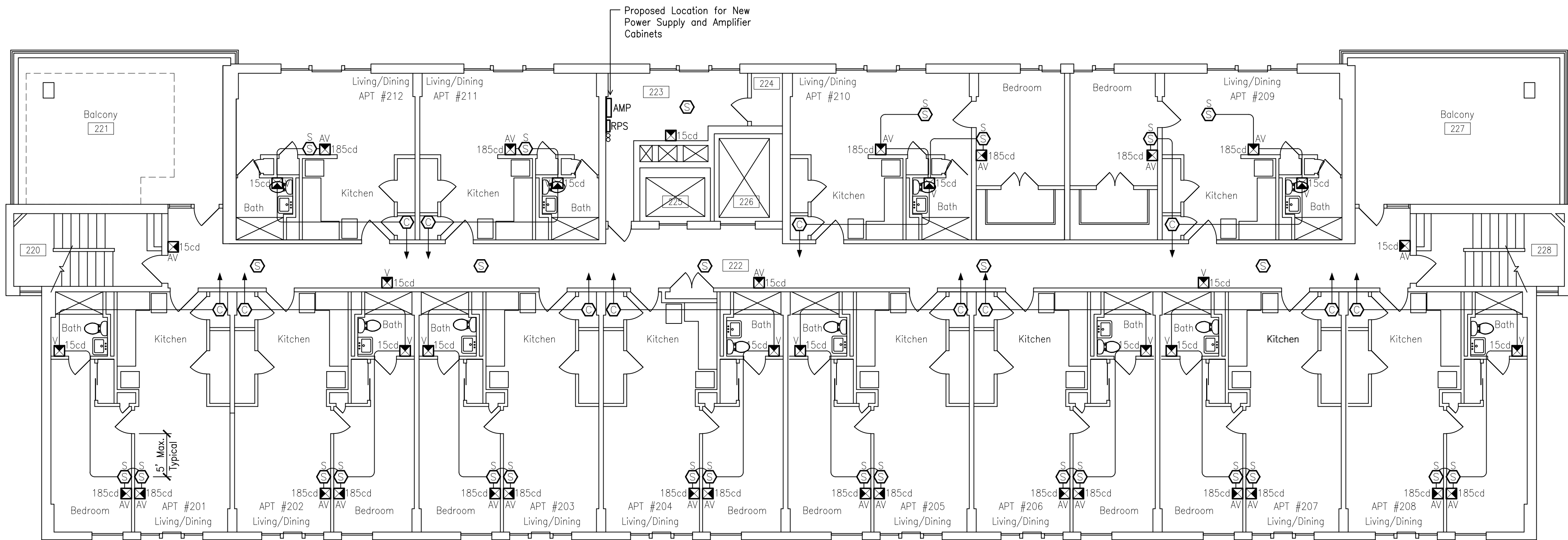
Westdale Terrace First Floor



SCALE: (1/8"=1'-0")



TYPICAL FLOOR (2nd thru 6th) EXISTING CONDITIONS



TYPICAL FLOOR (2nd thru 6th) REVISED

ROOM INDEX

- 220 STAIR
- 221 BALCONY
- 222 CORRIDOR
- 223 MECHANICAL
- 224 JANITOR
- 225 ELEVATOR
- 226 ELEVATOR
- 227 BALCONY
- 228 STAIR

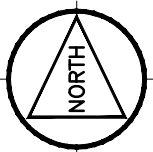
DRAWING NOTES

- EXISTING FIRE ALARM SYSTEM TO REMAIN IN SERVICE UNTIL NEW FIRE ALARM SYSTEM IS ON-LINE. ONCE NEW SYSTEM IS ON-LINE, REMOVE EXISTING PANELS, AND ASSOCIATED CONDUIT & WIRE, THEN PATCH OPENINGS AND FINISH WALL TO MATCH EXISTING.
- NEW FIRE ALARM CONTROL PANELS PROPOSED LOCATION: FURR WALL FLOOR TO CEILING, PAINT TO MATCH EXISTING WALLS, PROVIDE MATCHING VINYL COVE BASE.
- PROVIDE CONDUITS FOR RISER WIRING AS REQUIRED PER MANUFACTURERS WIRING REQUIREMENT. RUN EXPOSED AS HIGH AS POSSIBLE. CORE DRILL RISERS THROUGH EXISTING FLEXICORE VOIDS.
- PROVIDE FIRE ALARM SIGNALLING CIRCUIT TO EXISTING ELEVATOR CONTROL PANEL FOR ELEVATOR RECALL.
- PROVIDE NOTIFIER CO-1224T CARBON MONOXIDE DETECTOR. THIS CO DETECTOR HAS A BUILT IN SOUNDER FOR TEMPORAL 4 (CO) AND TIES INTO THE FIRE ALARM PANEL VIA A MONITOR MODULE. PULL 24V POWER TO THIS CO DETECTOR. THE ADDRESSABLE CO DETECTOR WILL NEED A SOUNDER BASE AND THE PANEL WOULD HAVE TO BE ABLE TO TURN ON THE TEMPORAL 4 SOUNDER FOR THE CO.
- REMOVE EXISTING REMOTE ANNUNCIATOR AND PATCH WALL.
- PROVIDE NEW REMOTE ANNUNCIATOR IN VESTIBULE. PROVIDE A SECOND REMOTE ANNUNCIATOR ON FIRST FLOOR FOR MAINTENANCE STAFF CONVENIENCE. LOCATION TO BE DETERMINED.
- PROVIDE NEW (SECOND) REMOTE ANNUNCIATOR IN BOILER ROOM.

ROOM INDEX

- 220 STAIR
- 221 BALCONY
- 222 CORRIDOR
- 223 MECHANICAL
- 224 JANITOR
- 225 ELEVATOR
- 226 ELEVATOR
- 227 BALCONY
- 228 STAIR

Westdale Terrace Typical Floor



SCALE: (1/8"=1'-0")



REVISIONS

05/16/25 for Construction

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

Helmig Lienesch LLC
Consulting Engineers

410 South Jefferson Street
Dayton, Ohio 45402

(937) 228-4007
FAX: (937) 828-1936

DRAWN BY: WLE

CHECKED BY: DRH

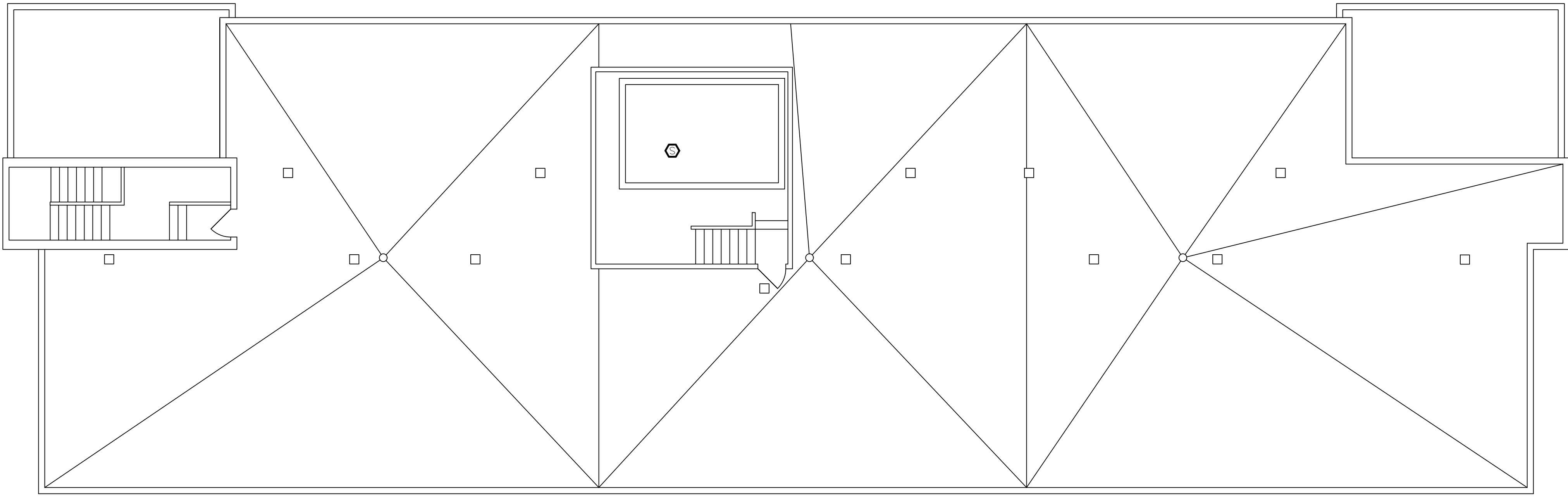
DATE: April 27, 2026

PROJECT NO: Westdale

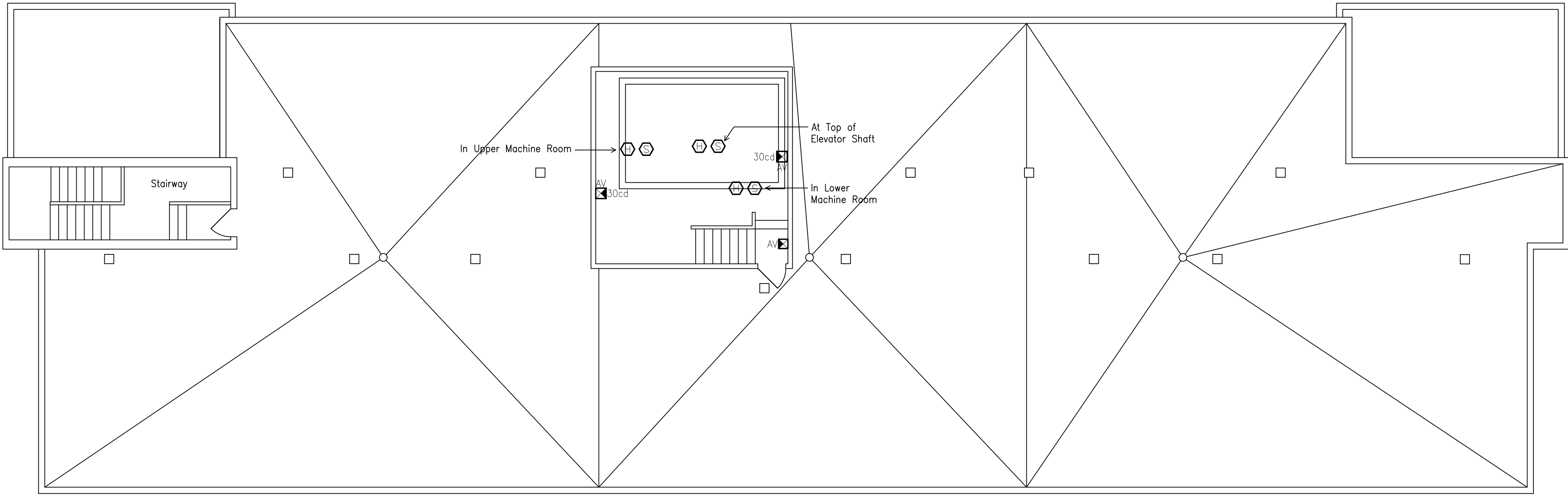
TITLE: TYPICAL FLOOR PLAN

SHEET NO:

01-E102



PENTHOUSE EXISTING CONDITIONS

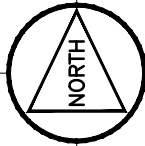


PENTHOUSE REVISED

ROOM INDEX	
220	STAIR
221	BALCONY
222	CORRIDOR
223	MECHANICAL
224	JANITOR
225	ELEVATOR
226	ELEVATOR
227	BALCONY
228	STAIR

ROOM INDEX	
220	STAIR
221	BALCONY
222	CORRIDOR
223	MECHANICAL
224	JANITOR
225	ELEVATOR
226	ELEVATOR
227	BALCONY
228	STAIR

Westdale Terrace Penthouse



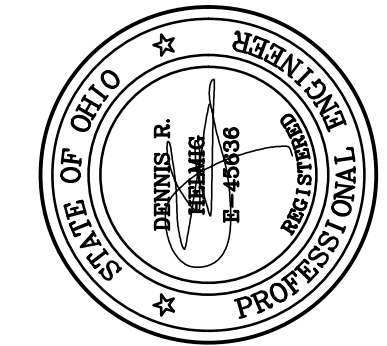
SCALE: (1/8"=1'-0")

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

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:	April 27, 2026
PROJECT NO:	Westdale
TITLE:	ROOF PLAN ELEVATOR PENTHOUSE
SHEET NO:	01-E103

REVISIONS	
05/16/25	For Construction





Project Number	
2024-106	
Date	
April 27, 2026	
Date	Issue
10.15.24	As-builts
12.17.24	50% Set
03.31.25	CD Review
05.16.25	Bid Set
04.27.26	Bid Set

Sheet Title
Basement Floor Plan
First Floor Plan

Sheet Number

02-A1.1



- # NEW CONSTRUCTION KEY NOTES
1. LOCATION OF NEW FIRE ALARM CONTROL PANEL. G.C. TO FUR OUT WALL FOR THE INSTALLATION OF NEW FIRE ALARM CONTROL PANEL WITH 6" METAL STUD WALL @16" O.C. AND (1) LAYER OF 5/8" GYPSUM BOARD EXTENDED FULL HEIGHT. PAINT NEW WALL FLOOR TO CEILING AND INSTALL BASE TO MATCH EXISTING FINISHES. REFER TO ELECTRICAL DRAWINGS.
 2. LOCATION OF NEW FIRE ALARM EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
 3. REMOVE EXISTING EQUIPMENT. PREP& PAINT WALLS CORNER TO CORNER, FLOOR TO CEILING TO MATCH EXISTING FINISHES. SEAL ALL ABANDONED FLOOR TO CEILING PENETRATIONS.
 4. REPLACE EXISTING FIRE EQUIPMENT WITH NEW EQUIPMENT AT THIS WALL. PREP & PAINT ANY DAMAGED GYPSUM BOARD.
 5. RUN NEW RISER CONDUIT TIGHT TO CEILING. CORE DRILL CEILING TO RUN CONDUIT TO FIRE ALARM EQUIPMENT ON SECOND FLOOR. PATCH AND REPAIR CEILING TO MATCH EXISTING CONDITIONS AS REQUIRED. REFER TO ELECTRICAL DRAWINGS.

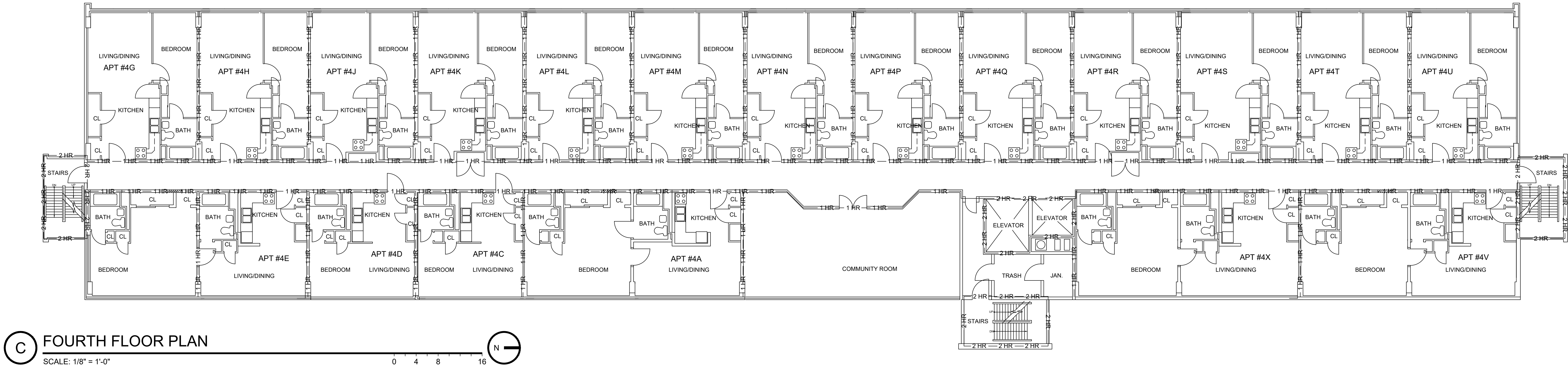
- SCOPE OF WORK
1. REMOVE EXISTING CONDUITS, BOXES, DEVICES, & EQUIPMENT OF EXISTING FIRE ALARM SYSTEM BEING REMOVED COMPLETE AFTER INSTALLATION OF NEW FIRE ALARM SYSTEM. FIELD VERIFY CONDITIONS, ROUTING, & EXACT SCOPE OF REMOVAL. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF DEVICES.
 2. PATCH & PREP ALL HOLES / OPENINGS AFTER THE REMOVAL OF EXISTING FIRE ALARM SYSTEM AND COMPONENTS FOR LIKE NEW CONDITION.
 3. PATCH & PREP GYPSUM BOARD / BLOCK WALL AFTER THE REMOVAL OF SURFACE MOUNTED DEVICES. PREP AND PAINT WALL CORNER TO CORNER AND FLOOR TO CEILING.
 4. PREP & PAINT NEW CONDUITS, JUNCTION BOXES, ETC. COLOR TO MATCH ADJACENT WALL / CEILING. THIS MAY VARY BY LOCATION.
 5. PREP & PAINT ENTIRE CEILING IN UNITS WHERE WORK IS TO BE DONE.
 6. INSTALL NEW FIRE ALARM SYSTEM COMPLETE. REFER TO ELECTRICAL DRAWINGS.
 - 6.1. RUN CONDUITS CONCEALED ABOVE SUSPENDED CEILING
 - 6.2. RUN CONDUITS CONCEALED THRU SOFFIT IN CORRIDORS ON 2ND THRU 6TH FLOOR.
 - 6.3. RUN SURFACE MOUNT CONDUITS AT ALL HARD CEILINGS IN ALL DWELLING UNITS.
 7. SEAL ALL PENETRATIONS THROUGH FLOOR & WALL ASSEMBLIES. MAINTAIN UL ASSEMBLY.
 8. CORE EXISTING CONCRETE SLAB / PRE-CAST CONCRETE PLANK FLOOR SYSTEM TO EXTEND NEW CONDUITS VERTICALLY THROUGH BUILDING. SEAL ALL PENETRATIONS PER UL ASSEMBLIES.
 9. MAINTAIN EXISTING FIRE ALARM SYSTEM OPERATIONAL UNTIL NEW SYSTEM IS IN PLACE & OPERATIONAL.
 10. COORDINATE ALL REQUIREMENTS INCLUDING FIRE WATCH, ETC. WITH FIRE DEPARTMENT.
 11. COORDINATE & PROVIDE RESIDENT NOTICES A MINIMUM OF 48 HOURS PRIOR TO ENTRY.
- 1 HR — UNIT DEMISING PARTITION
— 2 HR — FIRE BARRIER STAIR ENCLOSURE / ELEVATOR SHAFT
1 HOUR FLOOR / CEILING ASSEMBLY TYPICAL

B FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

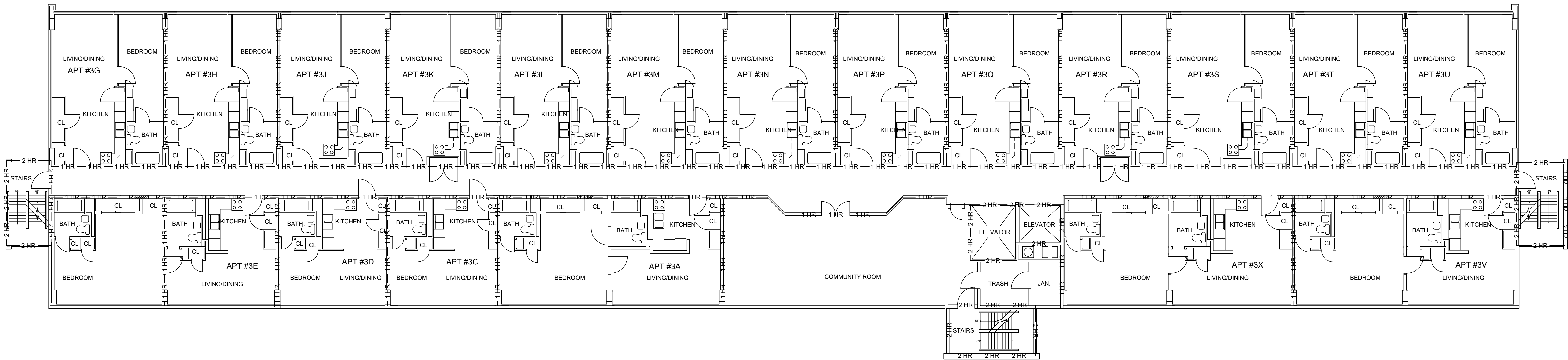
A BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



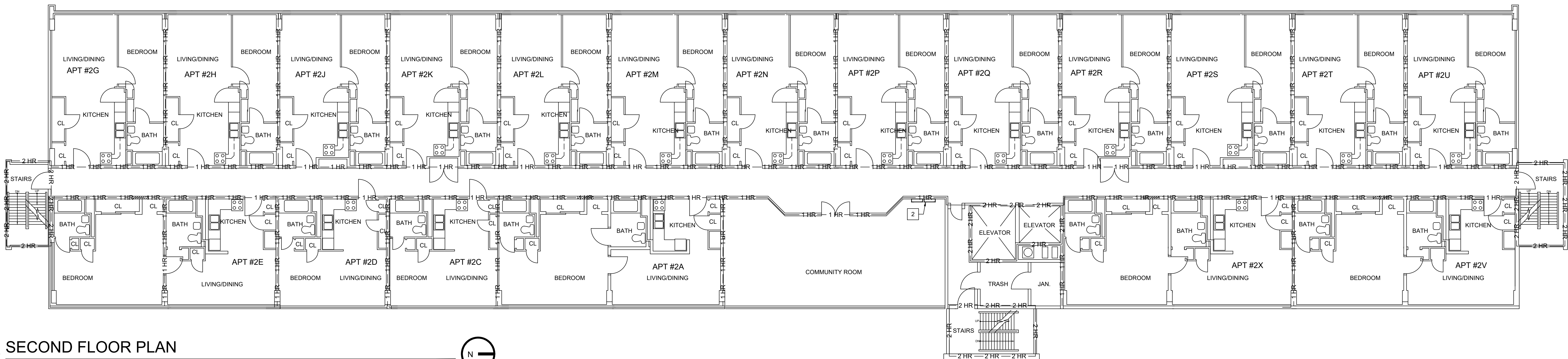
C FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



B THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



A SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

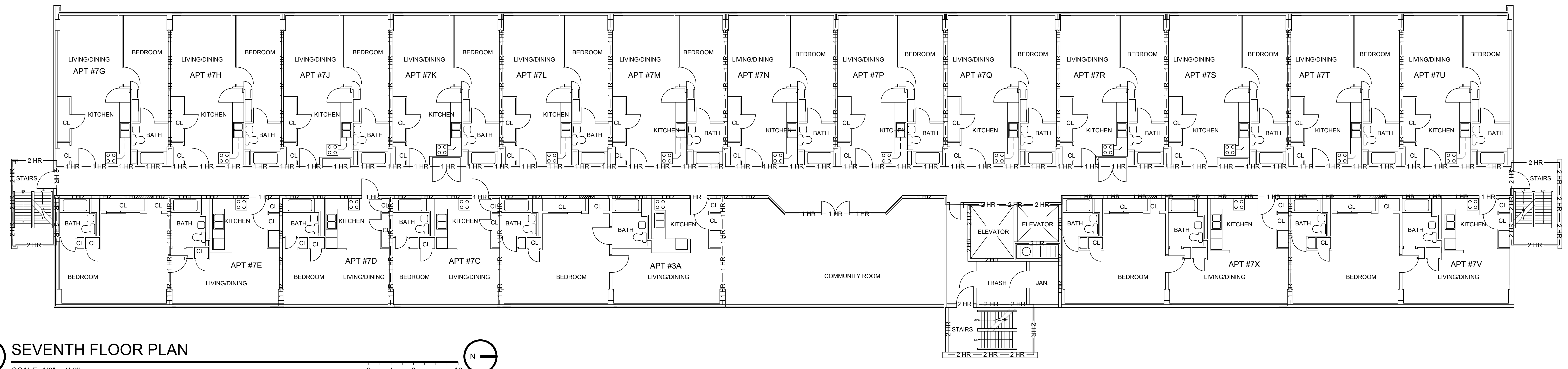


Project Number		2024-106
Date		April 27, 2026
Date	Issue	
10.15.24	As-builts	
12.17.24	50% Set	
03.31.25	CD Review	
05.16.25	Bid Set	
04.27.26	Bid Set	
Sheet Title		Second Floor Plan Third Floor Plan Fourth Floor Plan
Sheet Number		02-A1.2

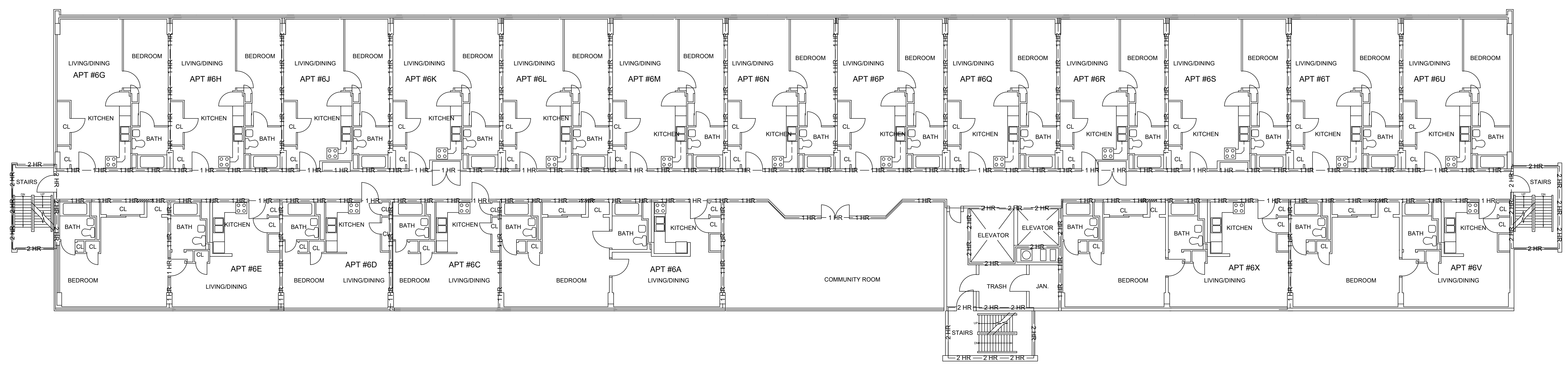


Fire Alarm System Upgrades at:
Park Manor Hi Rise
220 Park Manor Dr
Dayton, Ohio 45410

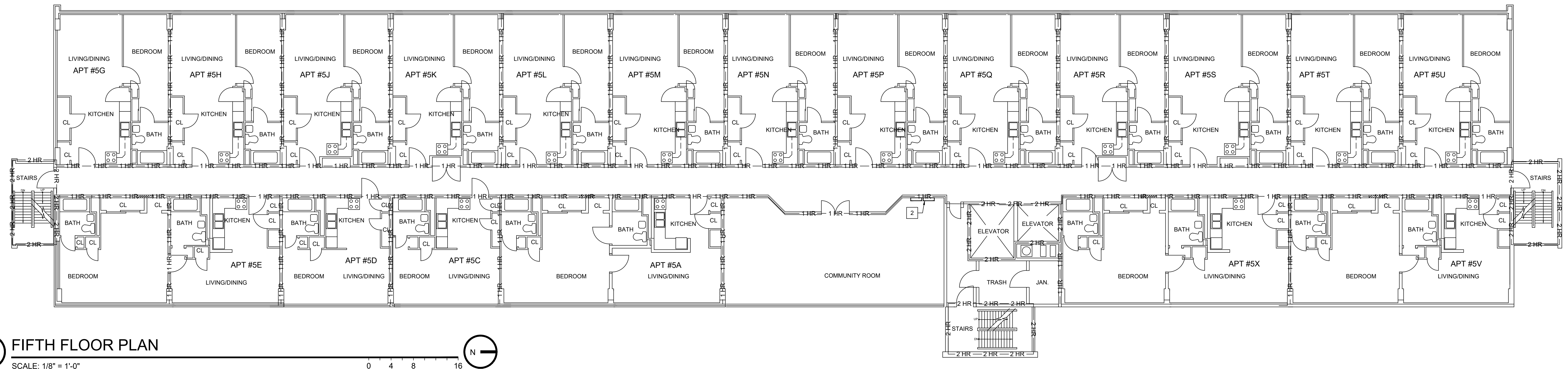
Project Number		2024-106
Date		April 27, 2026
Date	Issue	
10.15.24	As-builts	
12.17.24	50% Set	
03.31.25	CD Review	
05.16.25	Bid Set	
04.27.26	Bid Set	
Sheet Title		Fifth Floor Plan Sixth Floor Plan Seventh Floor Plan
Sheet Number		02-A1.3



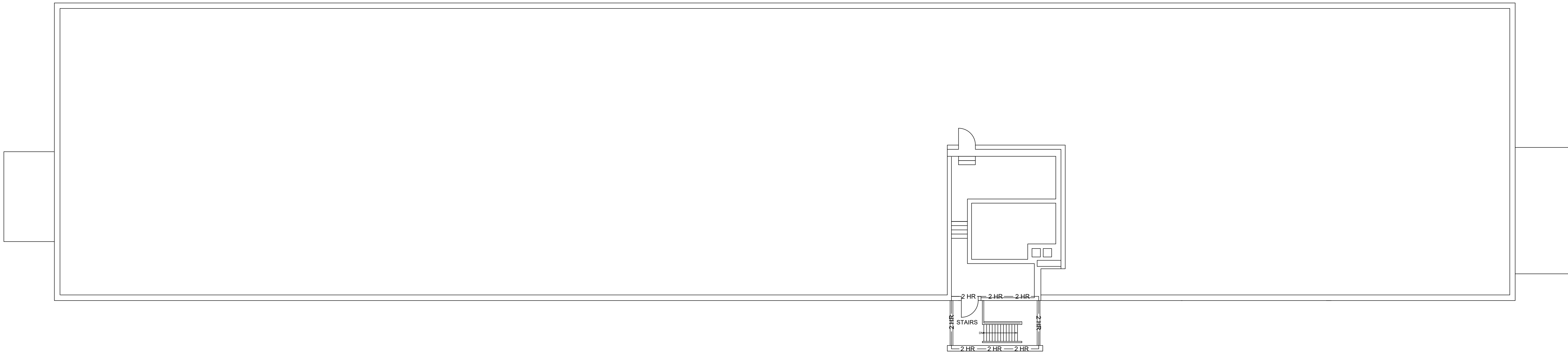
C SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



B SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



A FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



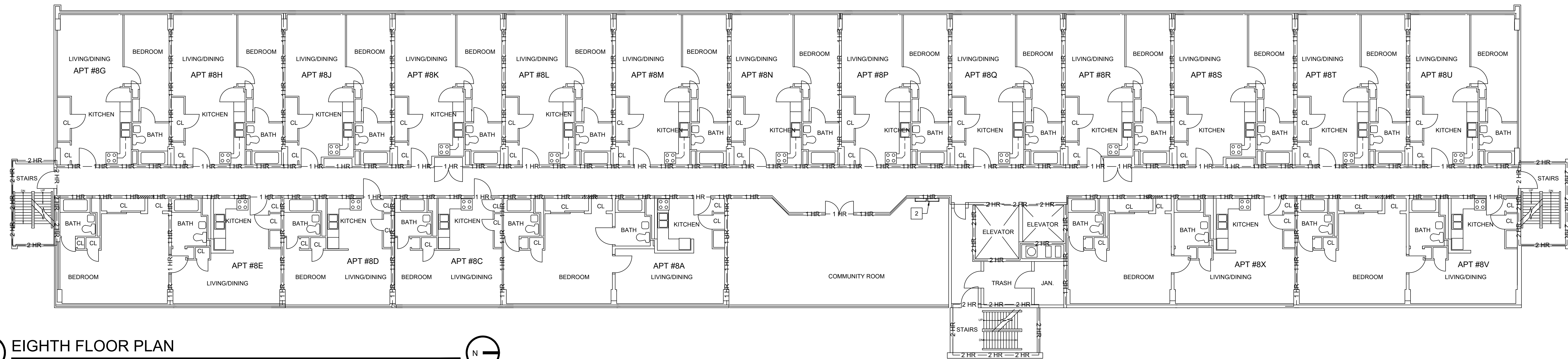
B

ROOF PLAN

SCALE: 1/8" = 1'-0"

N

0 4 8 16



A

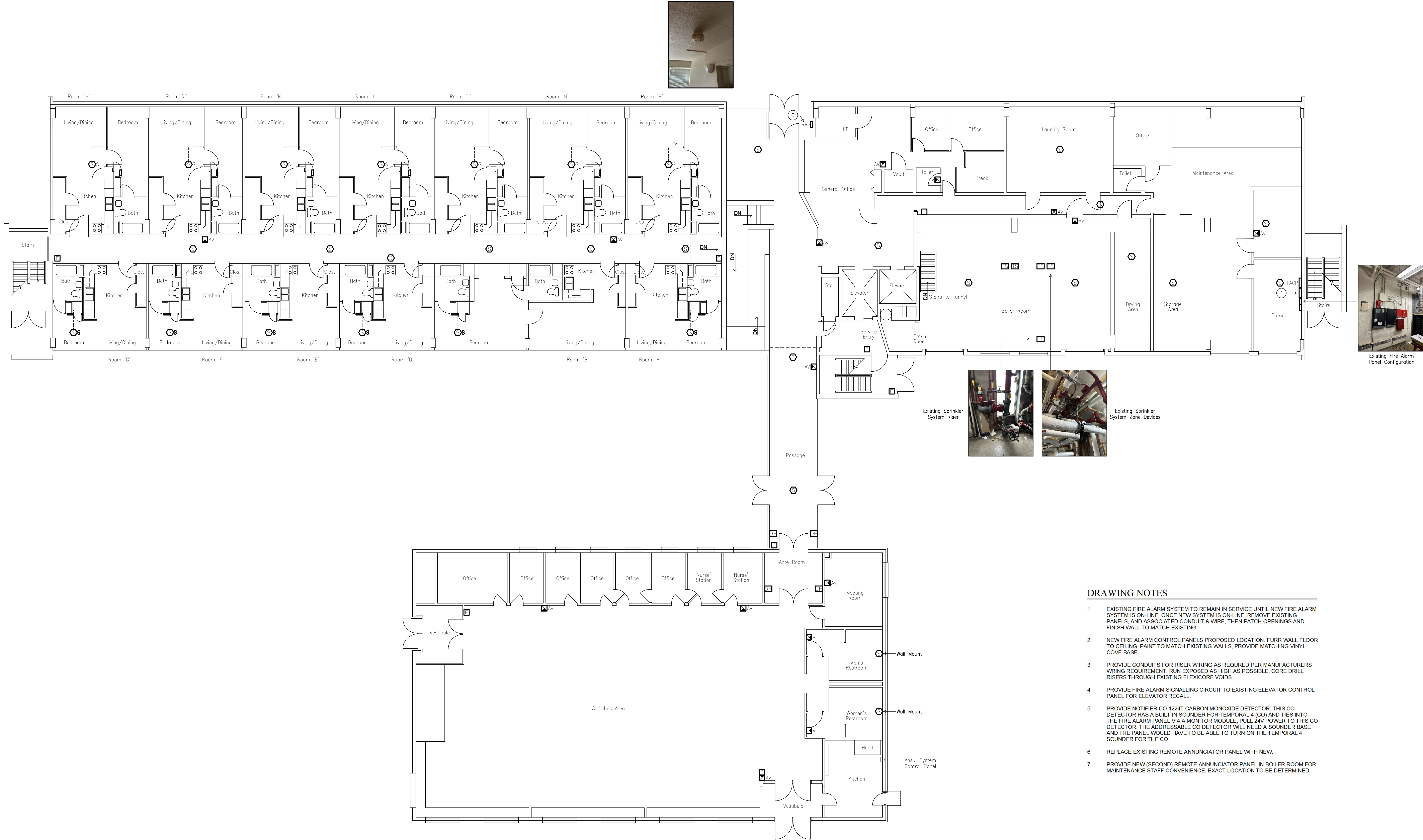
EIGHTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

0 4 8 16

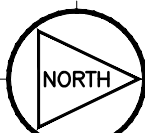
Project Number	
2024-106	
Date	
April 27, 2026	
Date	Issue
10.15.24	As-builts
12.17.24	50% Set
03.31.25	CD Review
05.16.25	Bid Set
04.27.26	Bid Set
Sheet Title	
Eighth Floor Plan Roof Plan	
Sheet Number	

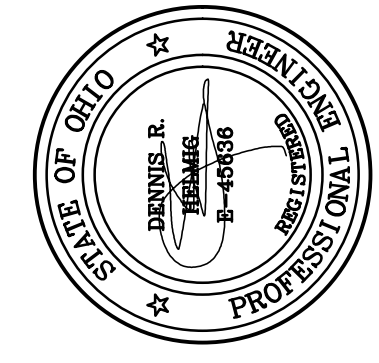


FIRST FLOOR EXISTING CONDITIONS

- DRAWING NOTES**
- EXISTING FIRE ALARM SYSTEM TO REMAIN IN SERVICE UNTIL NEW FIRE ALARM SYSTEM IS ON-LINE. ONCE NEW SYSTEM IS ON-LINE, REMOVE EXISTING PANELS, AND ASSOCIATED CONDUIT & WIRE, THEN PATCH OPENINGS AND FINISH WALL TO MATCH EXISTING.
 - NEW FIRE ALARM CONTROL PANELS PROPOSED LOCATION. FURR WALL FLOOR TO CEILING. PAINT TO MATCH EXISTING WALLS, PROVIDE MATCHING VINYL COVE BASE.
 - PROVIDE CONDUITS FOR RISER WIRING AS REQUIRED PER MANUFACTURERS WRING REQUIREMENT. RUN EXPOSED AS HIGH AS POSSIBLE. CORE DRILL RISERS THROUGH EXISTING FLEXICORE VOIDS.
 - PROVIDE FIRE ALARM SIGNALLING CIRCUIT TO EXISTING ELEVATOR CONTROL PANEL FOR ELEVATOR RECALL.
 - PROVIDE NOTIFIER CO-1224T CARBON MONOXIDE DETECTOR. THIS CO DETECTOR HAS A BUILT IN SOUNDER FOR TEMPORAL 4 (CO) AND TIES INTO THE FIRE ALARM PANEL VIA A MONITOR MODULE. PULL 24V POWER TO THIS CO DETECTOR. THE ADDRESSABLE CO DETECTOR WILL NEED A SOUNDER BASE AND THE PANEL WOULD HAVE TO BE ABLE TO TURN ON THE TEMPORAL 4 SOUNDER FOR THE CO.
 - REPLACE EXISTING REMOTE ANNUNCIATOR PANEL WITH NEW.
 - PROVIDE NEW (SECOND) REMOTE ANNUNCIATOR PANEL IN BOILER ROOM FOR MAINTENANCE STAFF CONVENIENCE. EXACT LOCATION TO BE DETERMINED.

Park Manor First Floor Existing

 SCALE: (1/8"=1'-0")



REVISIONS
05/16/25 for Construction

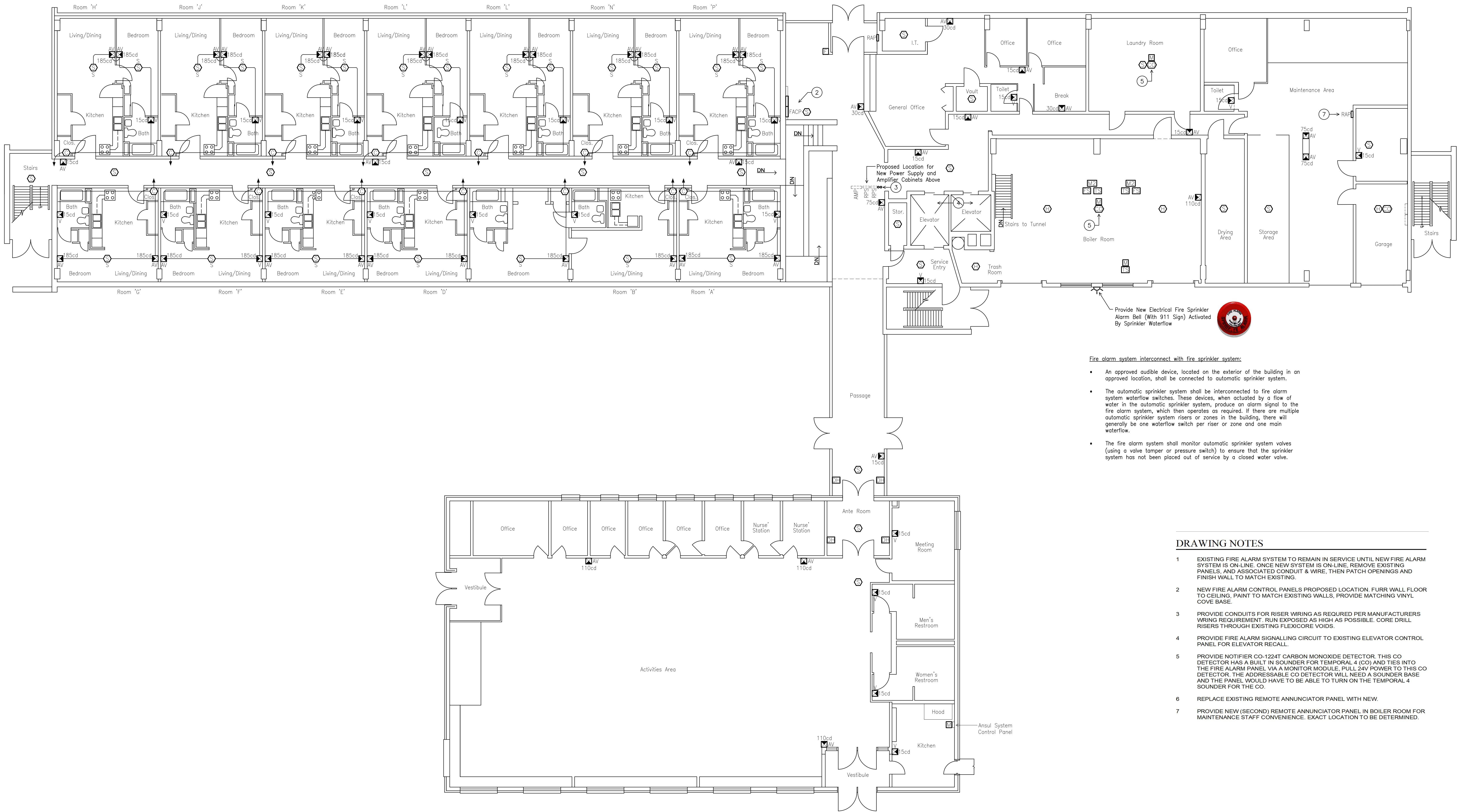
Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

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:	April 27, 2026
PROJECT NO:	Park Manor
TITLE:	FIRST FLOOR EXISTING
SHEET NO:	02-E201



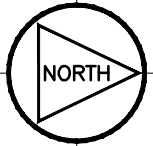
- Fire alarm system interconnect with fire sprinkler system:
- An approved audible device, located on the exterior of the building in an approved location, shall be connected to automatic sprinkler system.
 - The automatic sprinkler system shall be interconnected to fire alarm system waterflow switches. These devices, when actuated by a flow of water in the automatic sprinkler system, produce an alarm signal to the fire alarm system, which then operates as required. If there are multiple automatic sprinkler system risers or zones in the building, there will generally be one waterflow switch per riser or zone and one main waterflow.
 - The fire alarm system shall monitor automatic sprinkler system valves (using a valve tamper or pressure switch) to ensure that the sprinkler system has not been placed out of service by a closed water valve.

DRAWING NOTES

- EXISTING FIRE ALARM SYSTEM TO REMAIN IN SERVICE UNTIL NEW FIRE ALARM SYSTEM IS ON-LINE. ONCE NEW SYSTEM IS ON-LINE, REMOVE EXISTING PANELS, AND ASSOCIATED CONDUIT & WIRE, THEN PATCH OPENINGS AND FINISH WALL TO MATCH EXISTING.
- NEW FIRE ALARM CONTROL PANELS PROPOSED LOCATION: FURR WALL FLOOR TO CEILING, PAINT TO MATCH EXISTING WALLS, PROVIDE MATCHING VINYL COVE BASE.
- PROVIDE CONDUITS FOR RISER WIRING AS REQUIRED PER MANUFACTURERS WIRING REQUIREMENT. RUN EXPOSED AS HIGH AS POSSIBLE. CORE DRILL RISERS THROUGH EXISTING FLEXICORE VOIDS.
- PROVIDE FIRE ALARM SIGNALLING CIRCUIT TO EXISTING ELEVATOR CONTROL PANEL FOR ELEVATOR RECALL.
- PROVIDE NOTIFIER CO-1224T CARBON MONOXIDE DETECTOR. THIS CO DETECTOR HAS A BUILT IN SOUNDER FOR TEMPORAL 4 (CO) AND TIES INTO THE FIRE ALARM PANEL VIA A MONITOR MODULE. PULL 24V POWER TO THIS CO DETECTOR. THE ADDRESSABLE CO DETECTOR WILL NEED A SOUNDER BASE AND THE PANEL WOULD HAVE TO BE ABLE TO TURN ON THE TEMPORAL 4 SOUNDER FOR THE CO.
- REPLACE EXISTING REMOTE ANNUNCIATOR PANEL WITH NEW.
- PROVIDE NEW (SECOND) REMOTE ANNUNCIATOR PANEL IN BOILER ROOM FOR MAINTENANCE STAFF CONVENIENCE. EXACT LOCATION TO BE DETERMINED.

FIRST FLOOR REVISED

Park Manor First Floor Revised



SCALE: (1/8"=1'-0")

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

Helmig Lienesch LLC
Consulting Engineers

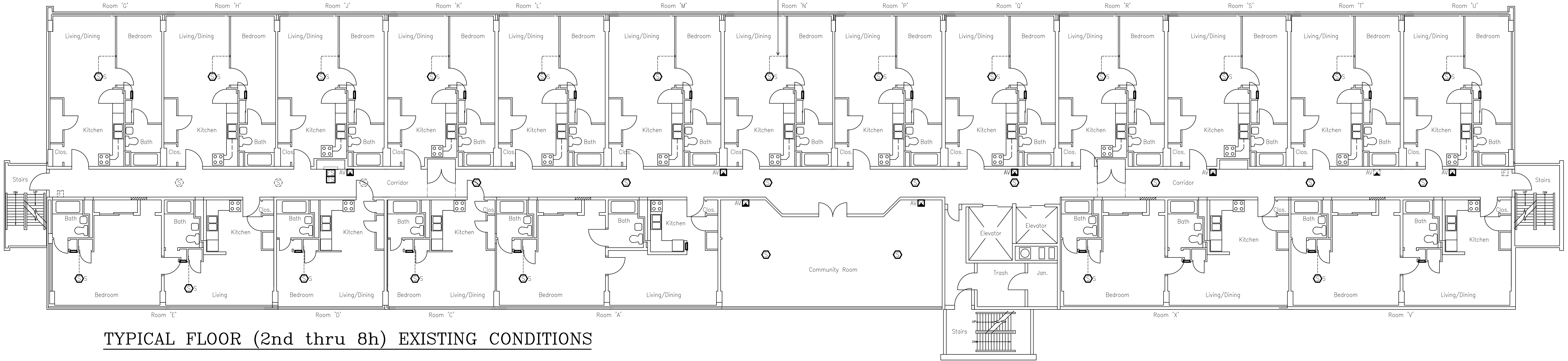
410 South Jefferson Street
Dayton, Ohio 45402

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

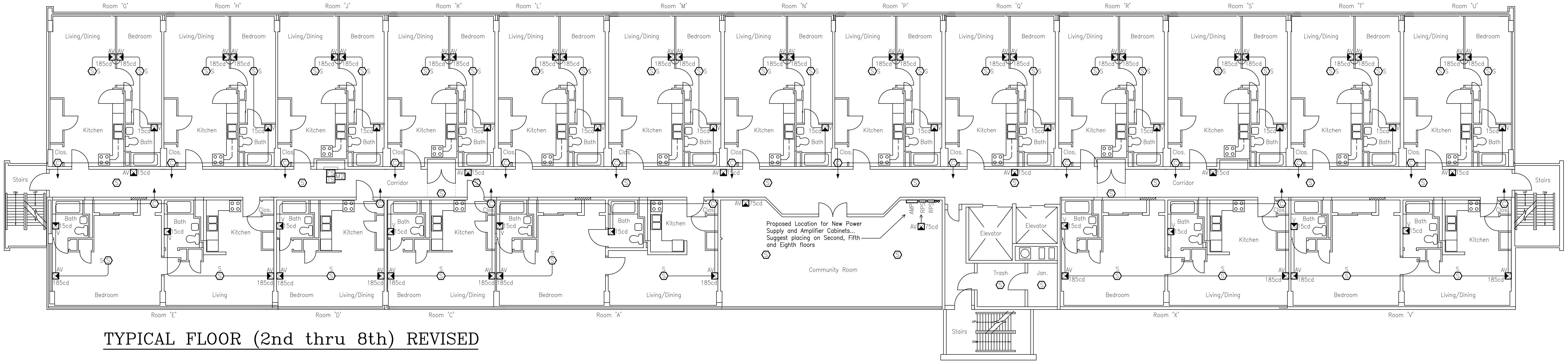
DRAWN BY:	WLE
CHECKED BY:	DRH
DATE:	April 27, 2026
PROJECT NO:	Park Manor
TITLE:	FIRST FLOOR REVISED
SHEET NO:	02-E202

REVISIONS
05/16/25 for Construction





TYPICAL FLOOR (2nd thru 8th) EXISTING CONDITIONS

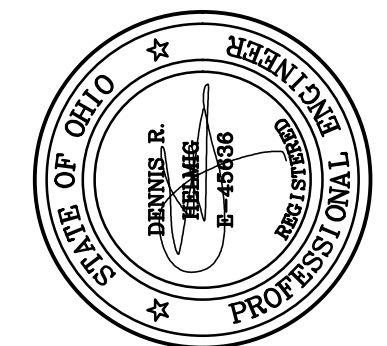


TYPICAL FLOOR (2nd thru 8th) REVISED

DRAWING NOTES

- EXISTING FIRE ALARM SYSTEM TO REMAIN IN SERVICE UNTIL NEW FIRE ALARM SYSTEM IS ON-LINE. ONCE NEW SYSTEM IS ON-LINE, REMOVE EXISTING PANELS, AND ASSOCIATED CONDUIT & WIRE, THEN PATCH OPENINGS AND FINISH WALL TO MATCH EXISTING.
- NEW FIRE ALARM CONTROL PANELS PROPOSED LOCATION, FURR WALL FLOOR TO CEILING, PAINT TO MATCH EXISTING WALLS, PROVIDE MATCHING VINYL COVE BASE.
- PROVIDE CONDUITS FOR RISER WIRING AS REQUIRED PER MANUFACTURERS WRING REQUIREMENT, RUN EXPOSED AS HIGH AS POSSIBLE, CORE DRILL RISERS THROUGH EXISTING FLEXICORE VOIDS.
- PROVIDE FIRE ALARM SIGNALLING CIRCUIT TO EXISTING ELEVATOR CONTROL PANEL FOR ELEVATOR RECALL.
- PROVIDE NOTIFIER CO-1224T CARBON MONOXIDE DETECTOR, THIS CO DETECTOR HAS A BUILT IN SOUNDER FOR TEMPORAL 4 (CO) AND TIES INTO THE FIRE ALARM PANEL VIA A MONITOR MODULE, PULL 24V POWER TO THIS CO DETECTOR, THE ADDRESSABLE CO DETECTOR WILL NEED A SOUNDER BASE AND THE PANEL WOULD HAVE TO BE ABLE TO TURN ON THE TEMPORAL 4 SOUNDER FOR THE CO.
- REPLACE EXISTING REMOTE ANNUNCIATOR PANEL WITH NEW.
- PROVIDE NEW (SECOND) REMOTE ANNUNCIATOR PANEL IN BOILER ROOM FOR MAINTENANCE STAFF CONVENIENCE. EXACT LOCATION TO BE DETERMINED.

Park Manor Typical Floor
SCALE: (1/8"=1'-0")



REVISIONS
05/16/25 for Construction

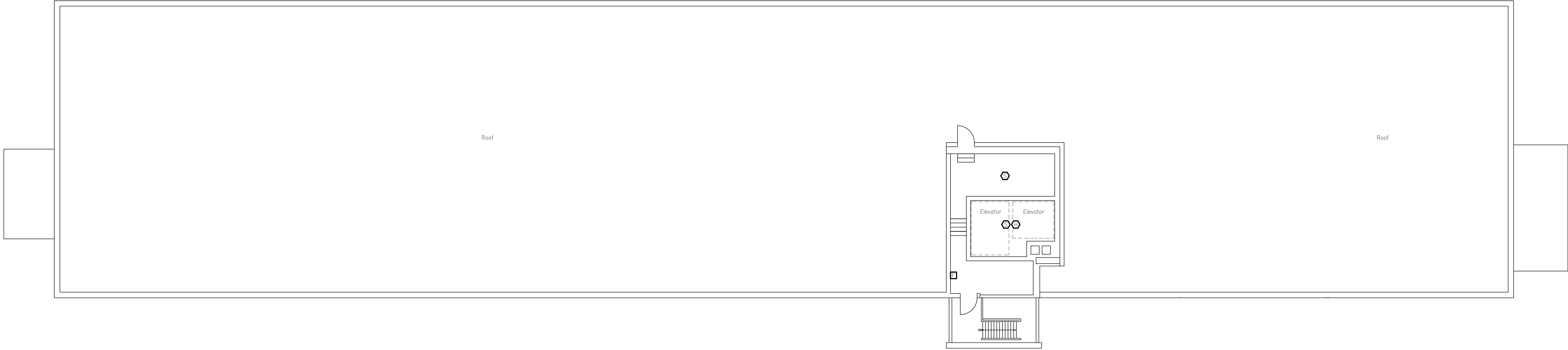
Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

Helmig Lienesch LLC
Consulting Engineers
410 South Jefferson Street
Dayton, Ohio 45402
(937) 228-4007
FAX: (937) 228-1936

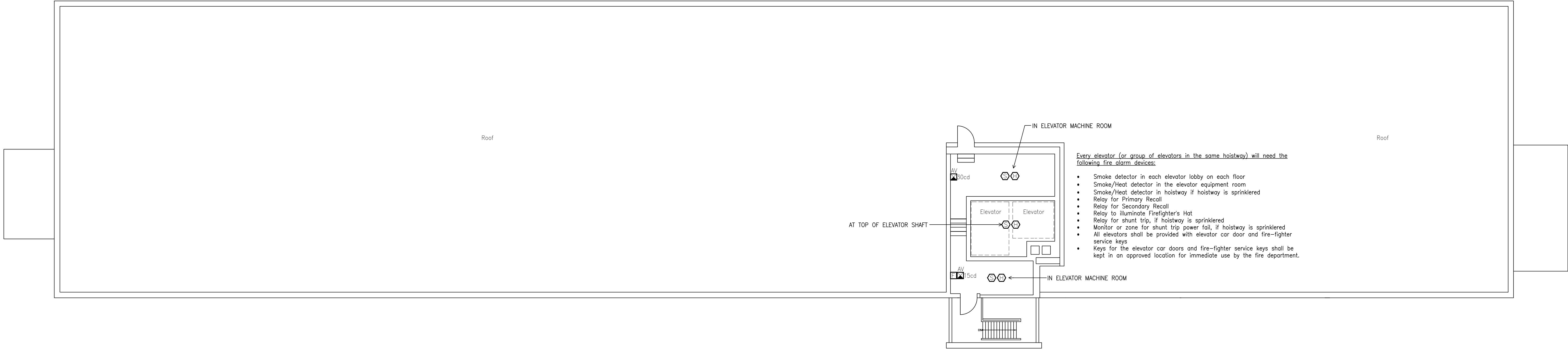
DRAWN BY:	WLE
CHECKED BY:	DRH
DATE:	April 27, 2026
PROJECT NO:	Park Manor
TITLE:	TYPICAL FLOOR PLAN
SHEET NO:	02-E203

5/14/2025
copyright 2025 © Helmig Lienesch LLC

THIS DOCUMENT IS COPYRIGHTED PURSUANT TO COMMON LAW



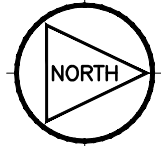
ELEVATOR PENTHOUSE EXISTING CONDITIONS



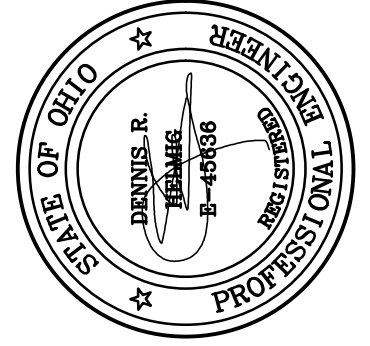
ELEVATOR PENTHOUSE REVISED

- Every elevator (or group of elevators in the same hoistway) will need the following fire alarm devices;
- Smoke detector in each elevator lobby on each floor
 - Smoke/Heat detector in the elevator equipment room
 - Smoke/Heat detector in hoistway if hoistway is sprinklered
 - Relay for Primary Recall
 - Relay for Secondary Recall
 - Relay to illuminate Firefighter's Hat
 - Relay for shunt trip, if hoistway is sprinklered
 - Monitor or zone for shunt trip power fail, if hoistway is sprinklered
 - All elevators shall be provided with elevator car door and fire-fighter service keys
 - Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department.

Park Manor Elevator Penthouse



SCALE: (1/8"=1'-0")

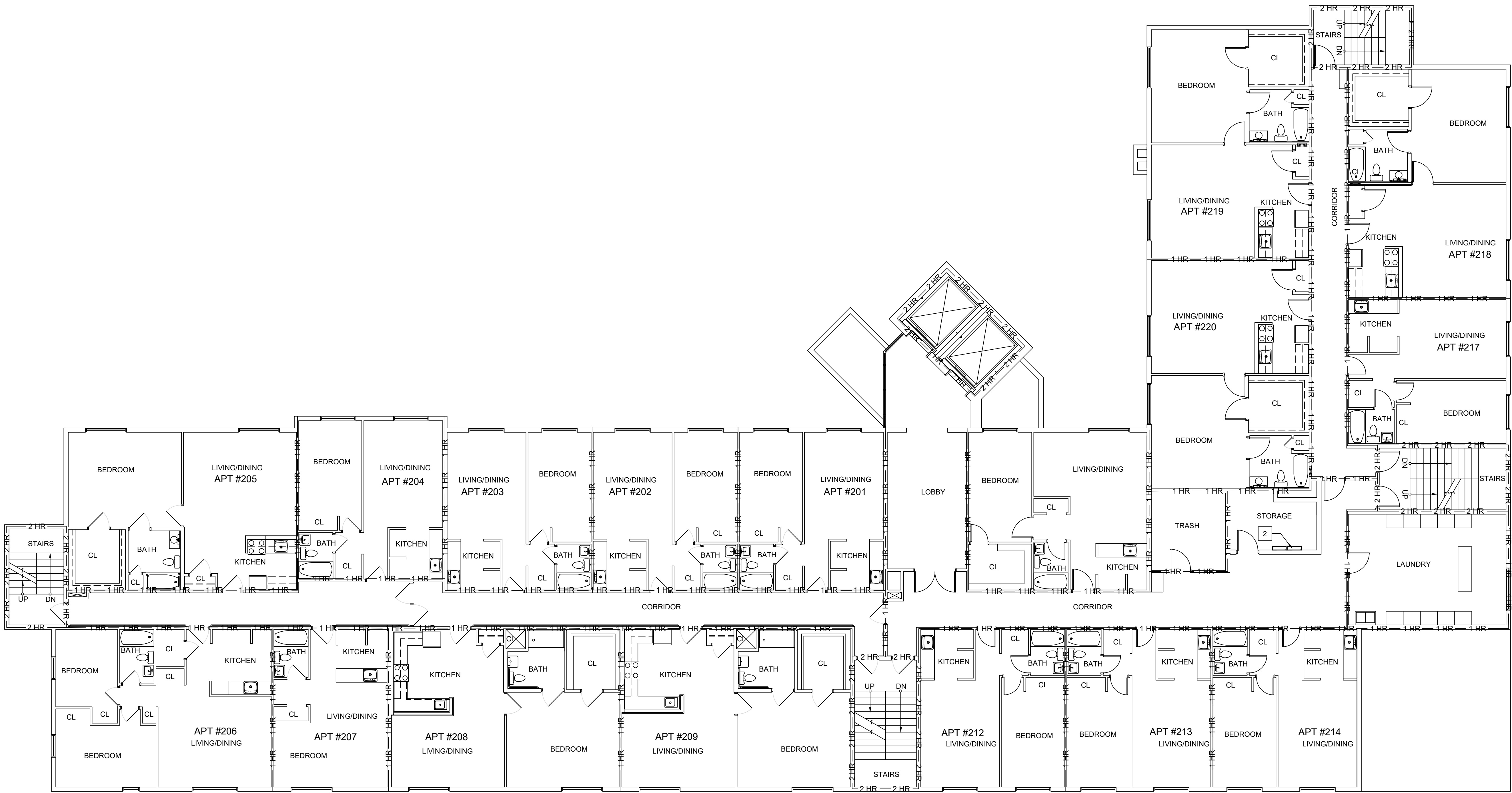


REVISIONS
05/16/25 For Construction

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

Helmig Lienesch LLC
Consulting Engineers
410 South Jefferson Street
Dayton, Ohio 45402
(937) 228-4007
FAX: (937) 228-1936

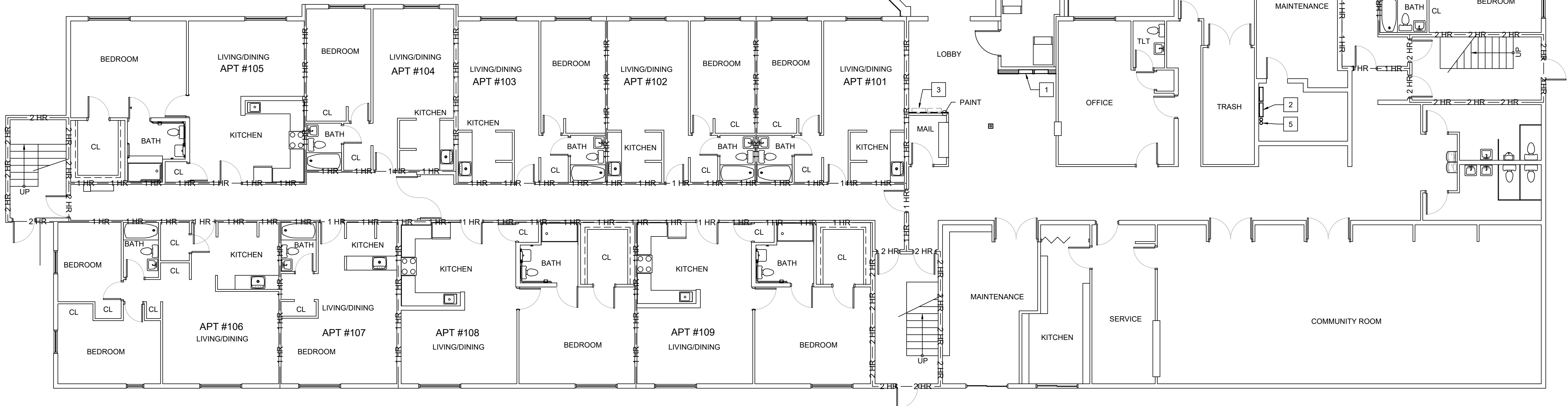
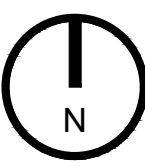
DRAWN BY:	WLE
CHECKED BY:	DRH
DATE:	April 27, 2026
PROJECT NO:	Park Manor
TITLE:	ROOF PLAN
SHEET NO:	02-E204



B SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

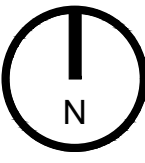
0 4 8 16



A FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16



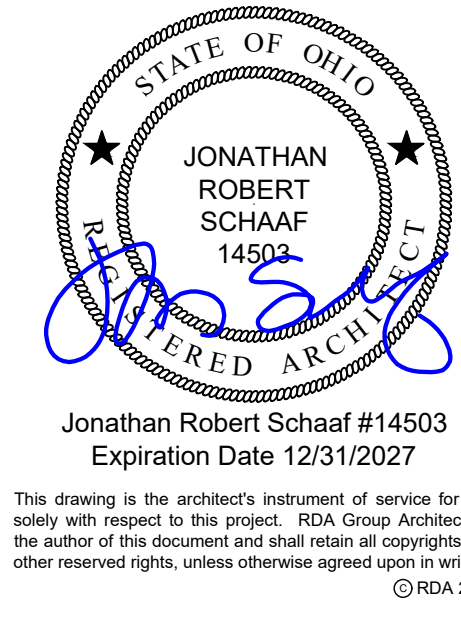
NEW CONSTRUCTION KEY NOTES

1. LOCATION OF NEW FIRE ALARM CONTROL PANEL, G.C. TO RUN OUT WALL FOR THE INSTALLATION OF NEW FIRE ALARM CONTROL PANEL WITH 6" METAL STUD WALL @16" O.C. AND (1) LAYER OF 5/8" GYPSUM BOARD EXTENDED FULL HEIGHT. PAINT NEW WALL FLOOR TO CEILING AND INSTALL BASE TO MATCH EXISTING FINISHES. REFER TO ELECTRICAL DRAWINGS.
2. LOCATION OF NEW FIRE ALARM EQUIPMENT, REFER TO ELECTRICAL DRAWINGS.
3. REMOVE EXISTING EQUIPMENT. REPAIR GYPSUM BOARD AND PAINT WALLS CORNER TO CORNER, FLOOR TO CEILING TO MATCH EXISTING FINISHES.
4. REPLACE EXISTING FIRE EQUIPMENT WITH NEW EQUIPMENT AT THIS WALL. PREP & PAINT ANY DAMAGED GYPSUM GYPSUM BOARD.
5. RUN NEW RISER CONDUIT TIGHT TO CEILING. CORE DRILL CEILING TO RUN CONDUIT TO FIRE ALARM EQUIPMENT ON SECOND FLOOR. PATCH AND REPAIR CEILING TO MATCH EXISTING CONDITIONS AS REQUIRED. REFER TO ELECTRICAL DRAWINGS.

SCOPE OF WORK

1. REMOVE EXISTING CONDUITS, BOXES, DEVICES, & EQUIPMENT OF EXISTING FIRE ALARM SYSTEM BEING REMOVED COMPLETE AFTER INSTALLATION OF NEW FIRE ALARM SYSTEM. FIELD VERIFY CONDITIONS, ROUTING, & EXACT SCOPE OF REMOVAL. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF DEVICES.
2. PATCH & PREP ALL HOLES / OPENINGS AFTER THE REMOVAL OF EXISTING FIRE ALARM SYSTEM AND COMPONENTS FOR LIKE NEW CONDITION.
3. PATCH & PREP GYPSUM BOARD / BLOCK WALL AFTER THE REMOVAL OF SURFACE MOUNTED DEVICES PREP AND PAINT WALL CORNER TO CORNER AND FLOOR TO CEILING.
4. PREP & PAINT NEW CONDUITS, JUNCTION BOXES, ETC. COLOR TO MATCH ADJACENT WALL / CEILING. THIS MAY VARY BY LOCATION.
5. PREP & PAINT ENTIRE CEILING IN UNITS WHERE WORK IS TO BE DONE.
6. INSTALL NEW FIRE ALARM SYSTEM COMPLETE. REFER TO ELECTRICAL DRAWINGS.
- 6.1. RUN CONDUITS CONCEALED ABOVE SUSPENDED CEILING
- 6.2. RUN CONDUITS CONCEALED THRU SOFFIT IN CORRIDORS ON 2ND THRU 6TH FLOOR.
- 6.3. RUN SURFACE MOUNT CONDUITS AT ALL HARD CEILINGS IN ALL DWELLING UNITS
7. SEAL ALL PENETRATIONS THROUGH FLOOR & WALL ASSEMBLIES. MAINTAIN UL ASSEMBLY.
8. CORE EXISTING CONCRETE SLAB / PRE-CAST CONCRETE PLANK FLOOR SYSTEM TO EXTEND NEW CONDUITS VERTICALLY THROUGH BUILDING. SEAL ALL PENETRATIONS PER UL ASSEMBLIES.
9. MAINTAIN EXISTING FIRE ALARM SYSTEM OPERATIONAL UNTIL NEW SYSTEM IS IN PLACE & OPERATIONAL.
10. COORDINATE ALL REQUIREMENTS INCLUDING FIRE WATCH, ETC. WITH FIRE DEPARTMENT.
11. COORDINATE & PROVIDE RESIDENT NOTICES A MINIMUM OF 48 HOURS PRIOR TO ENTRY.

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



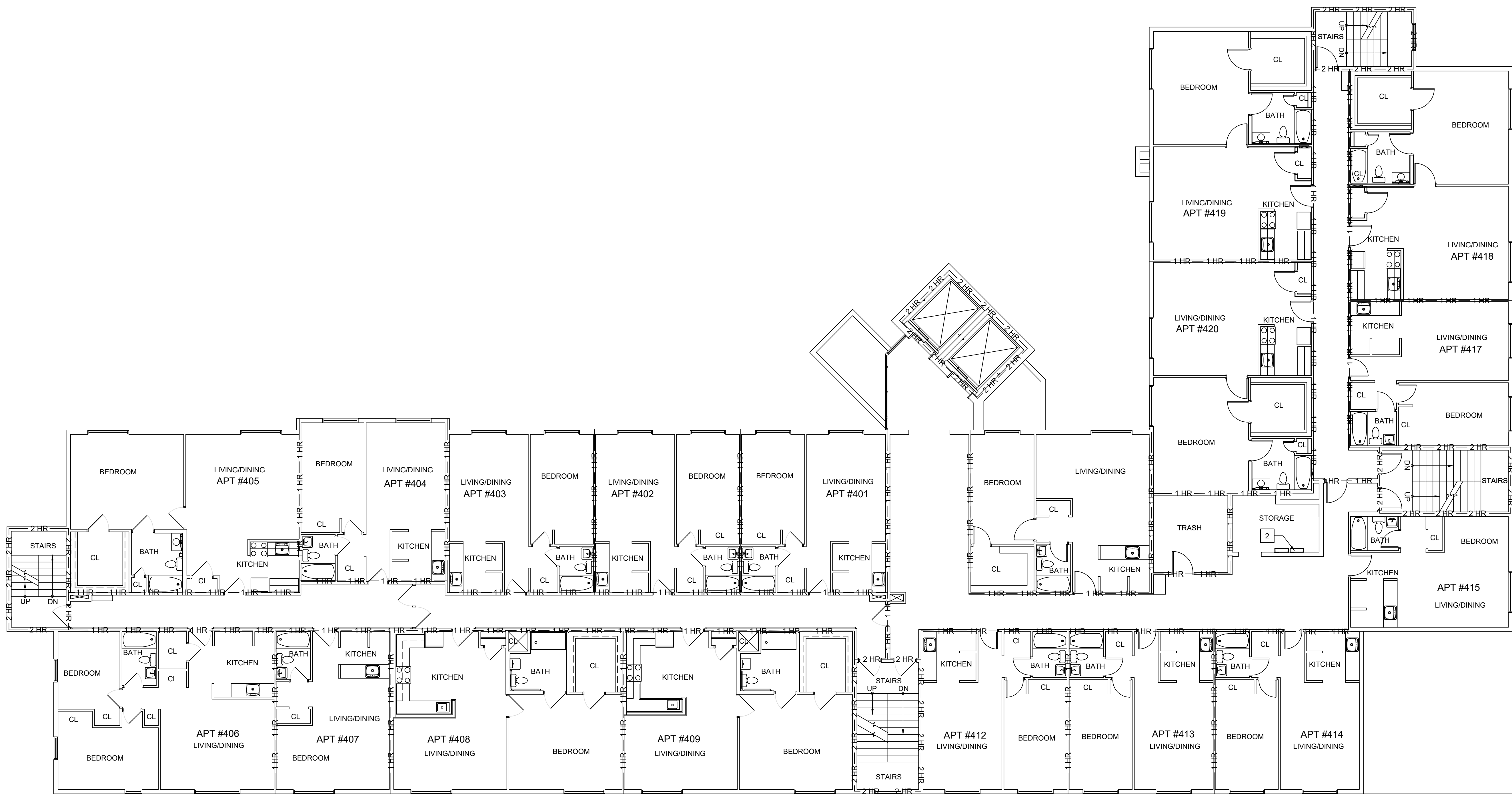
Fire Alarm System Upgrades at:
Wilmington Hi Rise
958 Wilmington Ave
Dayton, OH 45420

Project Number	
2024-107	
Date	
April 27, 2026	
Date	Issue
10.15.24	As-builts
12.17.24	50% Set
03.31.25	CD Review
05.16.25	Bid Set
04.27.26	Bid Set

Sheet Title
First Floor Plan
Second Floor Plan

Sheet Number

03-A1.1



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



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

- ### GENERAL NOTES
1. REMOVE EXISTING CONDUITS, BOXES, DEVICES, & EQUIPMENT OF EXISTING FIRE ALARM SYSTEM BEING REMOVED COMPLETE AFTER INSTALLATION OF NEW FIRE ALARM SYSTEM. FIELD VERIFY CONDITIONS, ROUTINGS, & EXACT SCOPE OF REMOVAL. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF DEVICES.
 2. PATCH & PREP ALL HOLES / OPENINGS AFTER THE REMOVAL OF EXISTING FIRE ALARM SYSTEM FOR LIKE NEW CONDITION.
 3. PATCH & PREP GYPSUM BOARD / BLOCK WALL AFTER THE REMOVAL OF SURFACE MOUNTED DEVICES.
 4. PREP & PAINT NEW CONDUITS, JUNCTION BOXES, ETC. COLOR TO MATCH ADJACENT WALL / CEILING.
 5. INSTALL NEW FIRE ALARM SYSTEM COMPLETE. REFER TO ELECTRICAL DRAWINGS.
 - 5.1. RUN CONDUITS ABOVE SUSPENDED CEILING
 - 5.2. RUN CONDUITS THRU SOFFIT IN CORRIDORS ON 2ND THRU 4TH FLOOR.
 - 5.3. INSTALL NEW SURFACE MOUNTED FIRE ALARM EQUIPMENT. PREP AND PAINT ANY DAMAGED GYPSUM BOARD AFTER INSTALLATION.
 6. SEAL ALL PENETRATIONS THROUGH FLOOR & WALL ASSEMBLIES.
 7. CORE EXISTING CONCRETE SLAB / PRE-CAST CONCRETE PLANK FLOOR SYSTEM TO EXTEND NEW CONDUITS VERTICALLY THROUGH BUILDING. SEAL ALL PENETRATIONS PER UL ASSEMBLIES.
 8. MAINTAIN EXISTING FIRE ALARM SYSTEM OPERATIONAL UNTIL NEW SYSTEM IS IN PLACE & OPERATIONAL.
 9. COORDINATE ALL REQUIREMENTS INCLUDING FIRE WATCH, ETC. WITH FIRE DEPARTMENT.
 10. COORDINATE & PROVIDE RESIDENT NOTICES A MINIMUM OF 48 HOURS PRIOR TO ENTRY.
- 1 HR — UNIT DEMISING PARTITION
— 2 HR — FIRE BARRIER STAIR ENCLOSURE / ELEVATOR SHAFT
1 HOUR FLOOR CEILING ASSEMBLY TYPICAL

STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
FIRE & SAFETY ARCHITECT

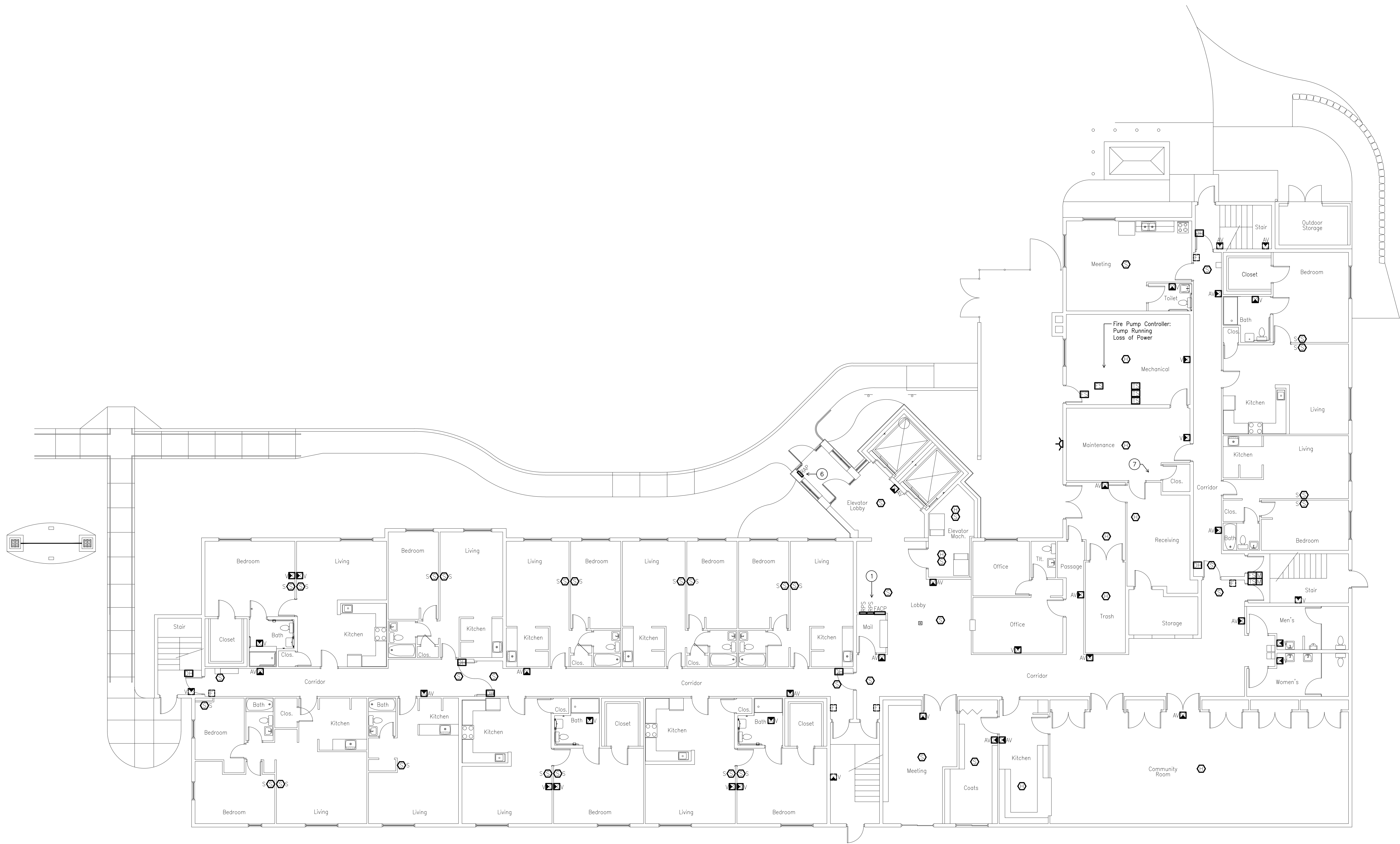
Jonathan Robert Schaafl #14503
Expiration Date 12/31/2027
This drawing is the architect's statement of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyright and other reserved rights, unless otherwise agreed upon in writing. © RDA 2026

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

Fire Alarm System Upgrades at:
Wilmington Hi Rise
958 Wilmington Ave
Dayton, OH 45420

Project Number	2024-107
Date	April 27, 2026
Date	Issue
10.15.24	As-builts
12.17.24	50% Set
03.31.25	CD Review
05.16.25	Bid Set
04.27.26	Bid Set

Sheet Title	Third Floor Plan Fourth Floor Plan
Sheet Number	03-A1.2



FIRST FLOOR EXISTING CONDITIONS

Wilmington Hi-Rise First Floor Existing

SCALE: (1/8"=1'-0")

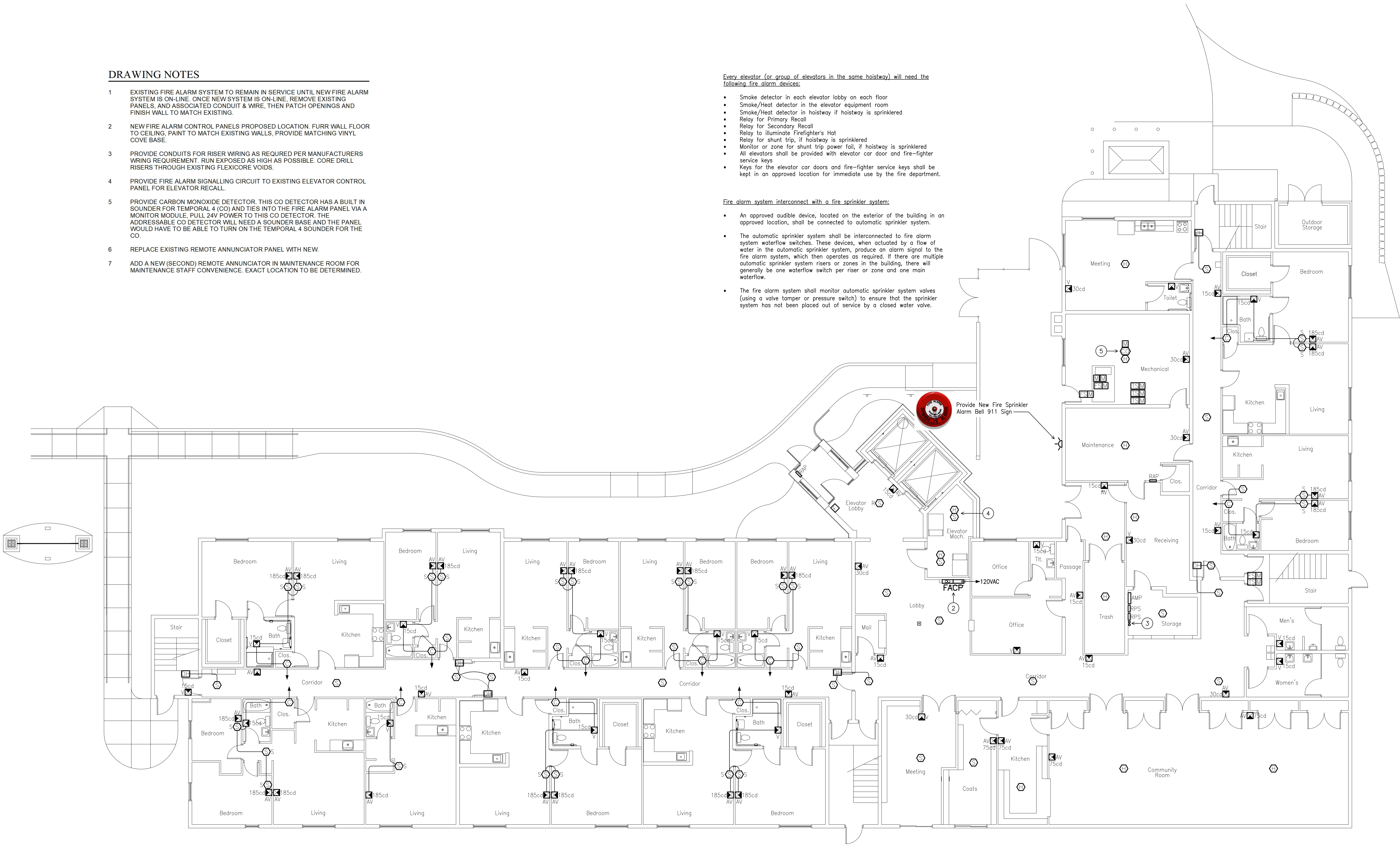
Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

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:	April 27, 2026
PROJECT NO:	Wilmington
TITLE:	FIRST FLOOR EXISTING
SHEET NO:	03-E301

REVISIONS
05/16/25 For Construction





DRAWING NOTES

- EXISTING FIRE ALARM SYSTEM TO REMAIN IN SERVICE UNTIL NEW FIRE ALARM SYSTEM IS ON-LINE. ONCE NEW SYSTEM IS ON-LINE, REMOVE EXISTING PANELS, AND ASSOCIATED CONDUIT & WIRE, THEN PATCH OPENINGS AND FINISH WALL TO MATCH EXISTING.
- NEW FIRE ALARM CONTROL PANELS PROPOSED LOCATION: FURR WALL FLOOR TO CEILING, PAINT TO MATCH EXISTING WALLS, PROVIDE MATCHING VINYL COVE BASE.
- PROVIDE CONDUITS FOR RISER WIRING AS REQUIRED PER MANUFACTURERS WIRING REQUIREMENT. RUN EXPOSED AS HIGH AS POSSIBLE. CORE DRILL RISERS THROUGH EXISTING FLEXICORE VOIDS.
- PROVIDE FIRE ALARM SIGNALLING CIRCUIT TO EXISTING ELEVATOR CONTROL PANEL FOR ELEVATOR RECALL.
- PROVIDE CARBON MONOXIDE DETECTOR. THIS CO DETECTOR HAS A BUILT IN SOUNDER FOR TEMPORAL 4 (CO) AND TIES INTO THE FIRE ALARM PANEL VIA A MONITOR MODULE. PULL 24V POWER TO THIS CO DETECTOR. THE ADDRESSABLE CO DETECTOR WILL NEED A SOUNDER BASE AND THE PANEL WOULD HAVE TO BE ABLE TO TURN ON THE TEMPORAL 4 SOUNDER FOR THE CO.
- REPLACE EXISTING REMOTE ANNUNCIATOR PANEL WITH NEW.
- ADD A NEW (SECOND) REMOTE ANNUNCIATOR IN MAINTENANCE ROOM FOR MAINTENANCE STAFF CONVENIENCE. EXACT LOCATION TO BE DETERMINED.

Every elevator (or group of elevators in the same hoistway) will need the following fire alarm devices:

- Smoke detector in each elevator lobby on each floor
- Smoke/Heat detector in the elevator equipment room
- Smoke/Heat detector in hoistway if hoistway is sprinklered
- Relay for Primary Recall
- Relay for Secondary Recall
- Relay to illuminate Firefighter's Hat
- Relay for shunt trip, if hoistway is sprinklered
- Monitor or zone for shunt trip power fail, if hoistway is sprinklered
- All elevators shall be provided with elevator car door and fire-fighter service keys
- Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department.

Fire alarm system interconnect with a fire sprinkler system:

- An approved audible device, located on the exterior of the building in an approved location, shall be connected to automatic sprinkler system.
- The automatic sprinkler system shall be interconnected to fire alarm system waterflow switches. These devices, when actuated by a flow of water in the automatic sprinkler system, produce an alarm signal to the fire alarm system, which then operates as required. If there are multiple automatic sprinkler system risers or zones in the building, there will generally be one waterflow switch per riser or zone and one main waterflow.
- The fire alarm system shall monitor automatic sprinkler system valves (using a valve tamper or pressure switch) to ensure that the sprinkler system has not been placed out of service by a closed water valve.

FIRST FLOOR REVISED

Wilmington Hi-Rise First Floor Revised

SCALE: (1/8"=1'-0")

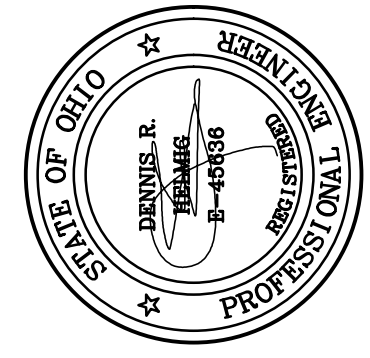
Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

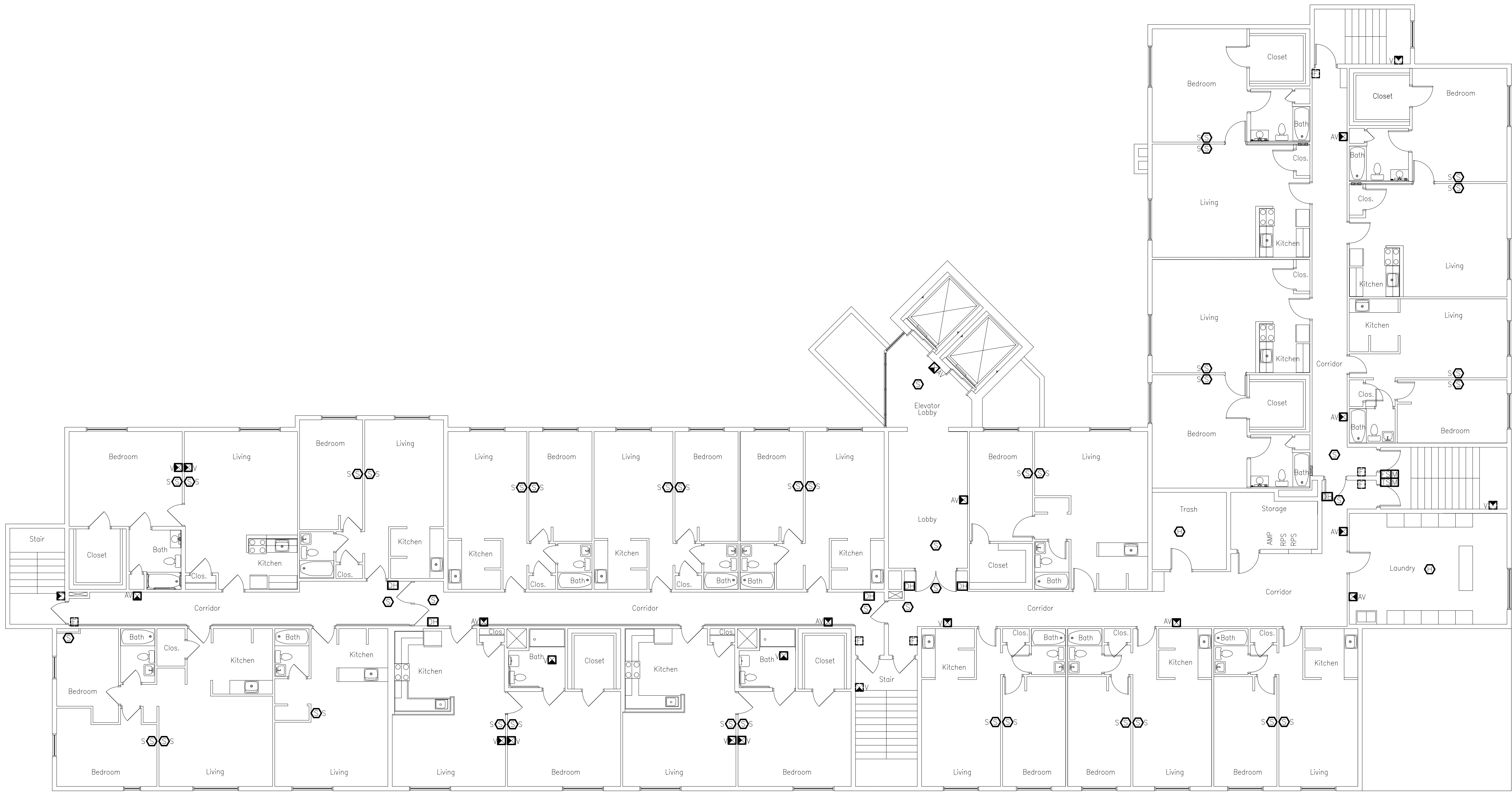
Helmig Lienesch LLC
Consulting Engineers
410 South Jefferson Street
Dayton, Ohio 45402
(937) 228-4007
FAX: (937) 228-1936

DRAWN BY: WLE
CHECKED BY: DRH
DATE: April 27, 2026
PROJECT NO: Wilmington
TITLE: FIRST FLOOR REVISED
SHEET NO:

03-E302

REVISIONS
05/16/25 for Construction





SECOND FLOOR EXISTING CONDITIONS

Wilmington Hi-Rise Second Floor Existing

SCALE: (1/8"=1'-0")



REVISIONS
05/16/25 For Construction

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

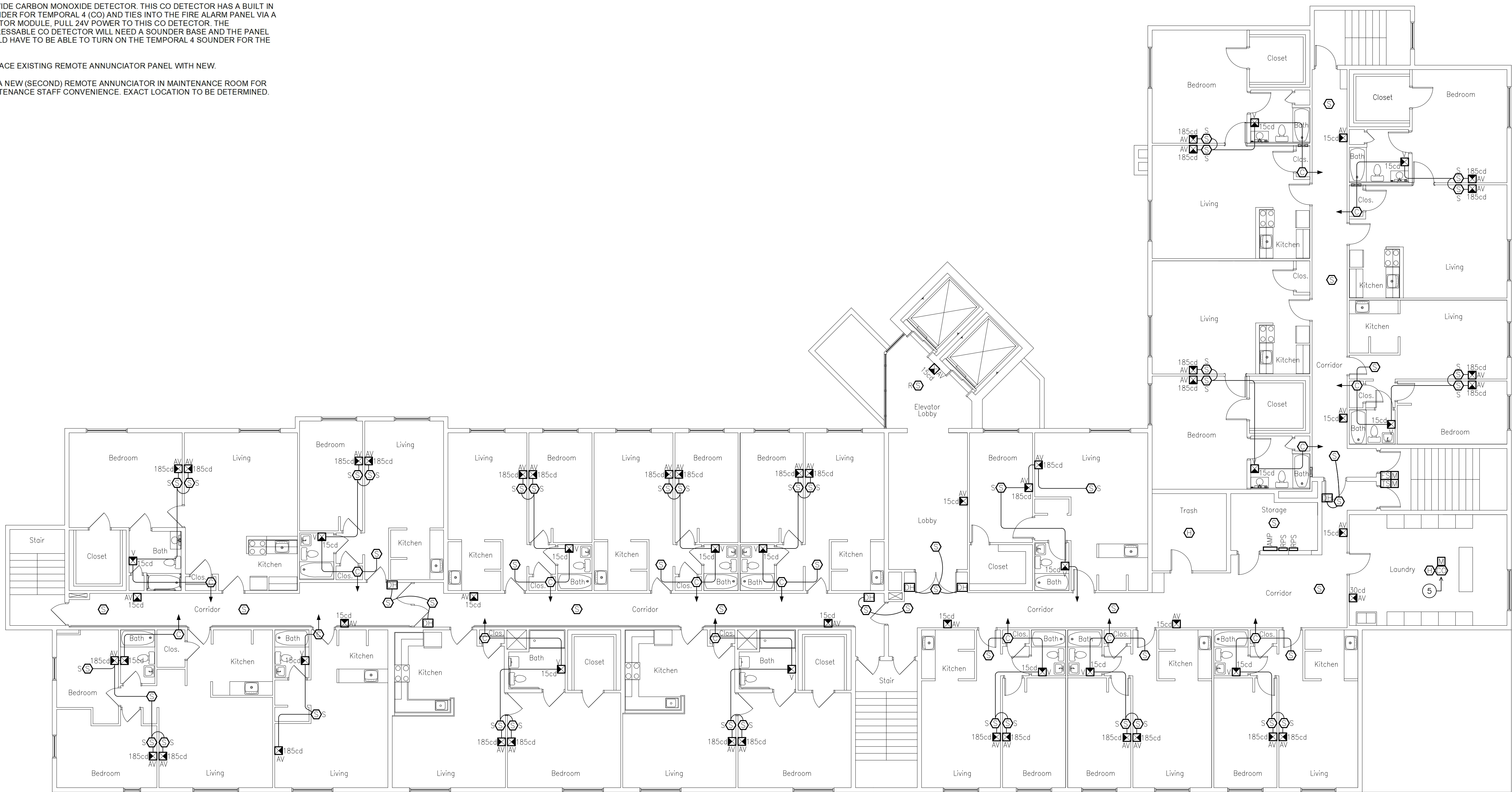
Helmig Lienesch LLC
Consulting Engineers
410 South Jefferson Street
Dayton, Ohio 45402

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

DRAWN BY:	WLE
CHECKED BY:	DRH
DATE:	April 27, 2026
PROJECT NO:	Wilmington
TITLE:	SECOND FLOOR EXISTING
SHEET NO:	03-E303

DRAWING NOTES

- 1 EXISTING FIRE ALARM SYSTEM TO REMAIN IN SERVICE UNTIL NEW FIRE ALARM SYSTEM IS ON-LINE. ONCE NEW SYSTEM IS ON-LINE, REMOVE EXISTING PANELS, AND ASSOCIATED CONDUIT & WIRE, THEN PATCH OPENINGS AND FINISH WALL TO MATCH EXISTING.
- 2 NEW FIRE ALARM CONTROL PANELS PROPOSED LOCATION: FURR WALL FLOOR TO CEILING, PAINT TO MATCH EXISTING WALLS, PROVIDE MATCHING VINYL COVE BASE.
- 3 PROVIDE CONDUITS FOR RISER WIRING AS REQUIRED PER MANUFACTURERS WIRING REQUIREMENT. RUN EXPOSED AS HIGH AS POSSIBLE. CORE DRILL RISERS THROUGH EXISTING FLEXICORE VOIDS.
- 4 PROVIDE FIRE ALARM SIGNALLING CIRCUIT TO EXISTING ELEVATOR CONTROL PANEL FOR ELEVATOR RECALL.
- 5 PROVIDE CARBON MONOXIDE DETECTOR. THIS CO DETECTOR HAS A BUILT IN SOUNDER FOR TEMPORAL 4 (CO) AND TIES INTO THE FIRE ALARM PANEL VIA A MONITOR MODULE. PULL 24V POWER TO THIS CO DETECTOR. THE ADDRESSABLE CO DETECTOR WILL NEED A SOUNDER BASE AND THE PANEL WOULD HAVE TO BE ABLE TO TURN ON THE TEMPORAL 4 SOUNDER FOR THE CO.
- 6 REPLACE EXISTING REMOTE ANNUNCIATOR PANEL WITH NEW.
- 7 ADD A NEW (SECOND) REMOTE ANNUNCIATOR IN MAINTENANCE ROOM FOR MAINTENANCE STAFF CONVENIENCE. EXACT LOCATION TO BE DETERMINED.



SECOND FLOOR REVISED

Wilmington Hi-Rise Second Floor Revised

SCALE: (1/8"=1'-0")

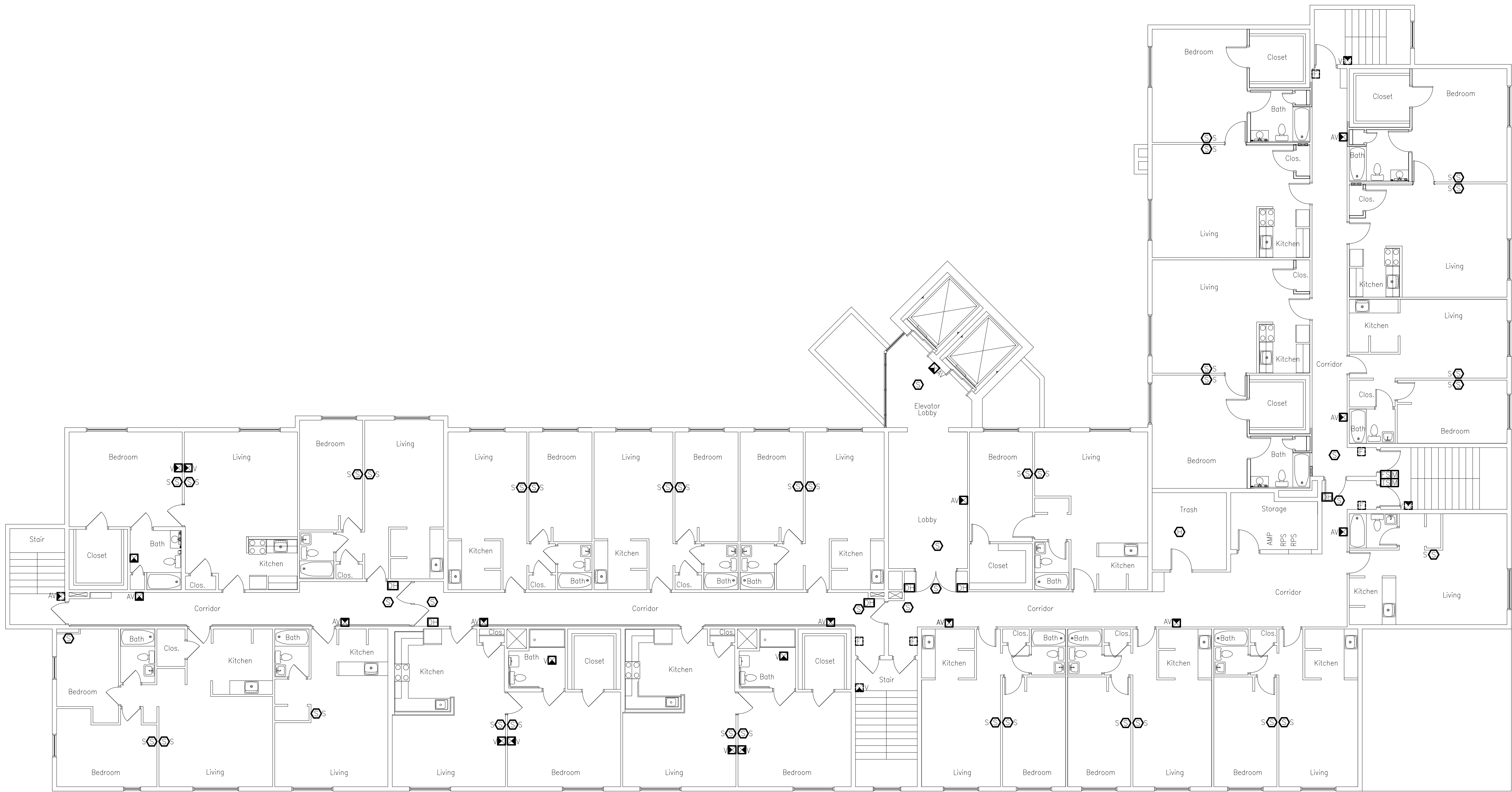


REVISIONS
05/16/25 For Construction

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

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:	April 27, 2026
PROJECT NO:	Wilmington
TITLE:	SECOND FLOOR REVISED
SHEET NO:	03-E304



THIRD FLOOR EXISTING CONDITIONS

Wilmington Hi-Rise Third Floor Existing

SCALE: (1/8"=1'-0")

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

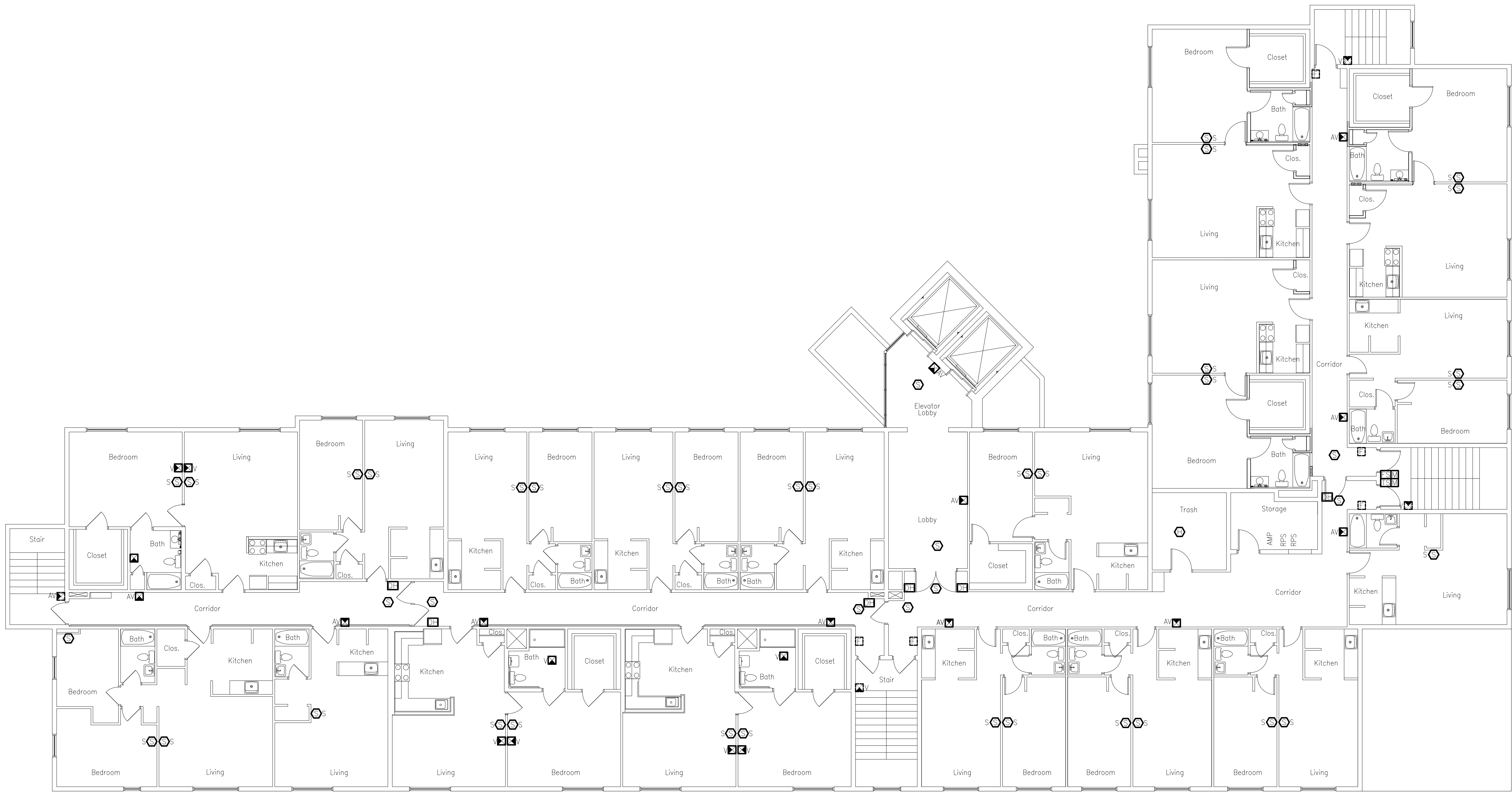
Helmig Lienesch LLC
Consulting Engineers
410 South Jefferson Street
Dayton, Ohio 45402

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

DRAWN BY:	WLE
CHECKED BY:	DRH
DATE:	April 27, 2026
PROJECT NO:	Wilmington
TITLE:	THIRD FLOOR EXISTING
SHEET NO:	03-E305

REVISIONS	
05/16/25 For Construction	





FOURTH FLOOR EXISTING CONDITIONS

Wilmington Hi-Rise Fourth Floor Existing

SCALE: (1/8"=1'-0")

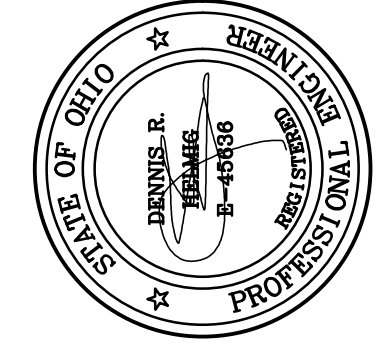
Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

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: April 27, 2026
PROJECT NO: Wilmington
TITLE: FOURTH FLOOR EXISTING
SHEET NO:

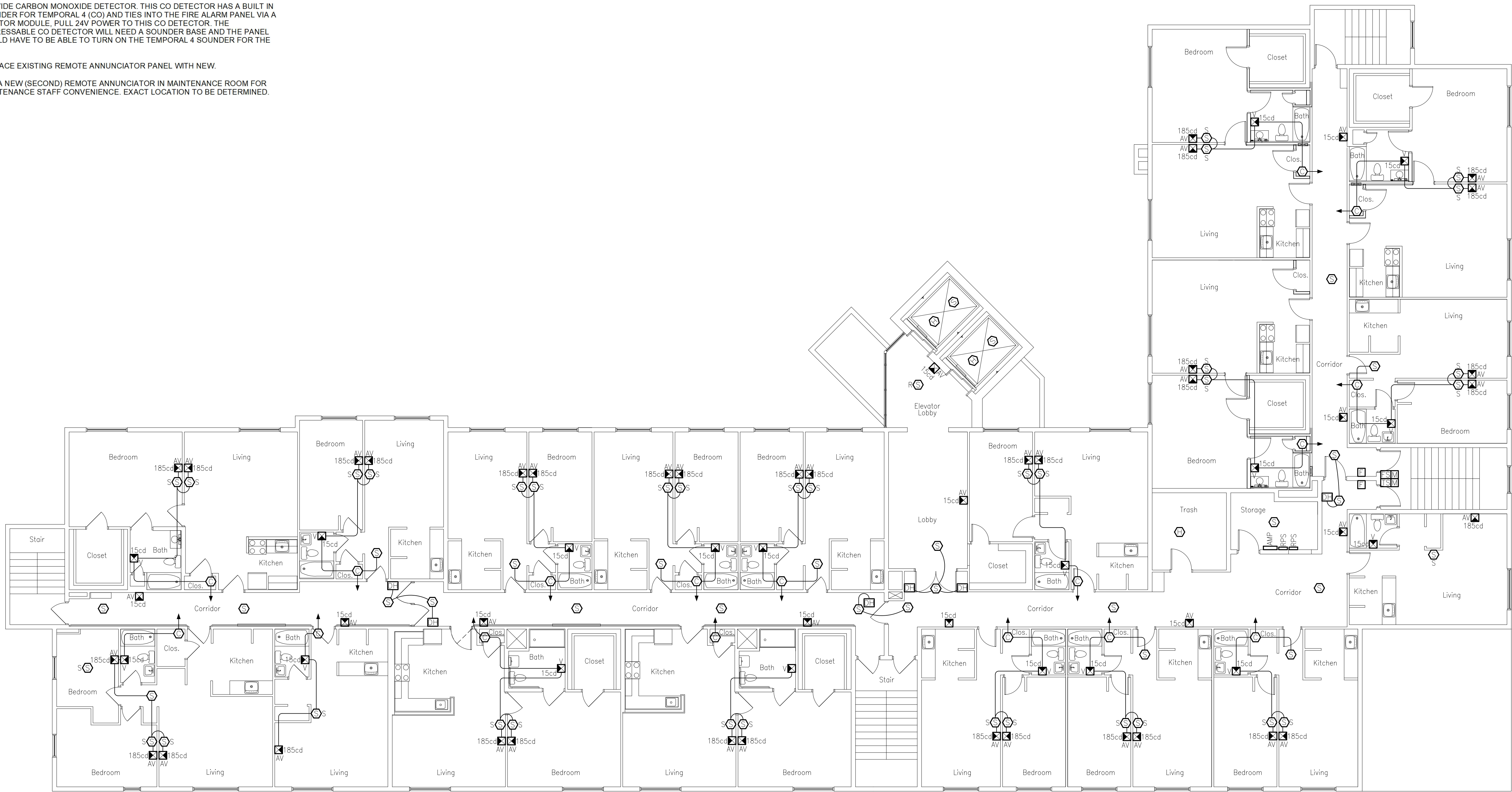
03-E307

REVISIONS
05/16/25 For Construction



DRAWING NOTES

- 1 EXISTING FIRE ALARM SYSTEM TO REMAIN IN SERVICE UNTIL NEW FIRE ALARM SYSTEM IS ON-LINE. ONCE NEW SYSTEM IS ON-LINE, REMOVE EXISTING PANELS, AND ASSOCIATED CONDUIT & WIRE, THEN PATCH OPENINGS AND FINISH WALL TO MATCH EXISTING.
- 2 NEW FIRE ALARM CONTROL PANELS PROPOSED LOCATION: FURR WALL FLOOR TO CEILING, PAINT TO MATCH EXISTING WALLS, PROVIDE MATCHING VINYL COVE BASE.
- 3 PROVIDE CONDUITS FOR RISER WIRING AS REQUIRED PER MANUFACTURERS WIRING REQUIREMENT. RUN EXPOSED AS HIGH AS POSSIBLE. CORE DRILL RISERS THROUGH EXISTING FLEXICORE VOIDS.
- 4 PROVIDE FIRE ALARM SIGNALLING CIRCUIT TO EXISTING ELEVATOR CONTROL PANEL FOR ELEVATOR RECALL.
- 5 PROVIDE CARBON MONOXIDE DETECTOR. THIS CO DETECTOR HAS A BUILT IN SOUNDER FOR TEMPORAL 4 (CO) AND TIES INTO THE FIRE ALARM PANEL VIA A MONITOR MODULE. PULL 24V POWER TO THIS CO DETECTOR. THE ADDRESSABLE CO DETECTOR WILL NEED A SOUNDER BASE AND THE PANEL WOULD HAVE TO BE ABLE TO TURN ON THE TEMPORAL 4 SOUNDER FOR THE CO.
- 6 REPLACE EXISTING REMOTE ANNUNCIATOR PANEL WITH NEW.
- 7 ADD A NEW (SECOND) REMOTE ANNUNCIATOR IN MAINTENANCE ROOM FOR MAINTENANCE STAFF CONVENIENCE. EXACT LOCATION TO BE DETERMINED.



FOURTH FLOOR REVISED

Wilmington Hi-Rise Fourth Floor Revised

SCALE: (1/8"=1'-0")

Fire Alarm System Replacement
2025 Park Manor, Westdale, Wilmington
Greater Dayton Premier Management

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: April 27, 2026
PROJECT NO: Wilmington
TITLE: FOURTH FLOOR REVISED
SHEET NO: 03-E308

REVISIONS
05/16/25 for Construction

