CITY OF DAYTON

ADDENDUM NO. 2

GOLF COURSE MAINTENANCE BUILDING

FOR THE DEPARTMENT OF RECREATION

QuestCDN eBidDoc #10336531

TO ALL BIDDERS:
This addendum, including all articles and corrections listed below, shall be taken into account in preparing the "Bid Forms" and shall become part of the Contract.

All bidders are requested to attach this Addendum to the Bid Forms and return to the City.

1. **REVISED SPECS**
   A. See attached revised specifications for 01 50 00 Temporary Facilities and Controls.

2. **REVISED DRAWINGS** – see attached revised drawings. The changes are as follows:
   A. Sheet A-S-001 – GENERAL NOTES
      i. MODIFY delegated design notes.
   B. Sheet A-S-100 – DESIGN CRITERIA & SECTIONS & DETAILS
      i. MODIFY lintel schedule for mechanical openings as needed.
   C. Sheet SK-01, SK-02, SK-03 – FIBER CEMENT PANEL DETAILS
      i. REPLACE details 7, 4, and 1/A-A-301 with revised details 7/SK-01, 4/SK-02, and 1/SK-03 attached.

3. **CLARIFICATIONS**
   A. Gutters & Downspouts
      i. Existing Building
         a) Gutters: minimum 4 inches, with half-rounded profile.
         b) Revised to eleven (11) downspouts: minimum 2 inches by 3 inches.
      ii. Cold Storage
         a) Gutters: minimum 6 inches by 6 inches, with square profile.
         b) Eight (8) downspouts: minimum 3 inches by 4 inches.
      iii. These are minimum requirements. Final downspout counts and locations to be verified in field.

B. Snow Guards: Revised to provide two (2) rows on Cold Storage Building each 20 feet in length.

4. QUESTIONS AND RESPONSES

A. If this project is over the $2,060,000 mark, will the City of Dayton be enforcing a Project Labor Agreement (PLA)? / Does the City of Dayton intend to utilize a PLA for this project?

RESPONSE: Yes, the Project Labor Agreement (PLA) would apply.

B. The Bid Form carries a lump-sum line for Communications (Item #11), but the Project Manual contains no Division 27 sections, and Sheets A-E-201, A-E-202 and B-E-201 show no new data outlets, wireless access points or telecommunications devices even though Sheet A-E-001 defines the symbols for them. Please confirm the intended scope of Bid Item #11, or confirm that it is limited to protecting and reconnecting the existing communications rack and cabling.

RESPONSE: Correct, there are no new data points and Item #11 Communications covers protecting and reconnecting the existing communications rack and cabling.

C. Please provide the number of existing horizontal cables served from the existing communications rack and confirm whether they route above the ceilings scheduled for demolition on Sheet A-AD-100. Alternatively, please allow bidders to open ceilings at the pre-bid site visit to verify routing.

RESPONSE: Exact counts and locations of cables will need to be verified during demolition.

D. Hardware Set 1.0 is titled “EXTERIOR HM – ACCESS CONTROL / STOREROOM FUNCTION” but lists only a mechanical Yale 5405LN storeroom lock, with no electric strike, power transfer or reader. Section 08 11 13 requires frame knockout boxes for electrified hardware at doors receiving access control, and Sheet A-E-002 Note AA states that card readers and door access control are furnished by the Owner or the Owner’s vendor. Please confirm (a) whether these four doors receive electrified hardware and card readers; (b) who furnishes the strike or lock, reader, controller and power supply; and (c) which contractor installs and wires them.

RESPONSE: There are no card readers or electrified hardware for the man doors, so specifications on electrical knock out boxes are not applicable. Hardware Set 1.0 was mistitled and should read EXTERIOR HM – STOREROOM FUNCTION. Description of items in Hardware Set 1.0 is correct.

E. Please identify where the Owner’s access control controller and power supply will be located and how low-voltage cable is to reach Doors 107A and 107D in the Cold Storage building. Sheets B-E-201 and A-E-201 (note 8) show only a power feeder to Panel CS1, with no communications conduit or duct bank between the two buildings.

RESPONSE: There is no access control system, so a communication pathway between the buildings is not necessary.

F. Section 01 50 00 references Section 01 35 53 (Security Procedures), which is not included in the Project Manual, and the only Division 28 section provided is 28 31 00 Fire Detection and Alarm, with equipment "per selection by owner." Please confirm what work is to be carried in Bid Item #12, and whether fire alarm is included in Item #12 or in Item #13 / the electrical work. Please also issue Section 01 35 53 or confirm it does not apply.

RESPONSE: Specification Section 01 35 53 does not apply, and Section 01 50 00 has been updated. The fire alarm system shall be included in Item #12.

G. For the Owner-furnished security devices described in Note AA, please confirm who provides the wiring diagrams, cable specifications and installation direction, and when the devices will be available on site relative to the 425-day contract duration.

RESPONSE: There is no access control system or security devices.

H. Who is to pay for the Building Permit?

RESPONSE: Per the provided Specifications (Section 00 21 13 – Instructions to Bidders: 107.29 Building Permits), the Contractor shall secure the required general building permits.

I. Who is to pay for the Tapping Fees?

RESPONSE: Per the provided Specifications (Section 00 21 13 – Instructions to Bidders: 107.30 Other Permits), the Contractor shall apply for, secure and pay the fees for tap in.

J. Is this project Prevailing wage?

RESPONSE: Per the provided Specifications (Section 00 21 13 – Instructions to Bidders: 111.01 Prevailing Wages), the Contractor shall pay the prevailing wage rates of the Project locality, as determined by the Ohio Department of Commerce, Division of Labor and Worker Safety, Wage and Hour bureau, or the U.S. Department of Labor to laborers and mechanics performing Work on the Project, as applicable.

K. Is this project Tax Exempt?

RESPONSE: Per the provided Specifications (Section 00 21 13 – Instructions to Bidders: 104.18 Sales and Use Taxes), only those Materials which ultimately become a part of the completed Structure or improvement which constitutes the Project will be exempt from State sales tax as provided in Section 5739.02 ORC, and State use tax as provided in Section 5741.01 ORC. The purchase, lease or rental of material, Equipment, parts or expendable items such as form lumber, tools, oils, greases and fuels, which are used in connection with the Work, are subject to the application of State sales tax and State use tax.

L. Are Dirt Spoils able to be left onsite?

RESPONSE: Yes, dirt spoils are able to be stockpiled onsite.

M. Is there any 3rd party testing requirements?
    i. If so, who is responsible for paying for this?

RESPONSE: The contractor is required to comply with all of the marked 1704 special inspections as provided in the construction documents and the additional testing requirements provided in the City of Dayton's Construction Materials Specification (CMS). The contractor shall pay for the 3rd party testing and inspection services for the scope items provided.

N. Is delegated design required?

RESPONSE: Yes, the Cold Storage's superstructure and the Existing Building's guardrail/handrailing will be delegated design.

O. Is there a Geo Report?
    i. If so, can you provide it?

RESPONSE: There has not been a Geo Report completed for this project. The Contractor is responsible to comply with the requirements for permit. If a Geo Report is required, the Contractor shall pay.

P. Is there a Hazardous Material report?
    i. If so, can you provide it?

RESPONSE: Please see the provided Specifications (Section 00 31 00 – Available Project Information: Pre-Renovation Asbestos and Lead-Based Paint Inspections) for information regarding hazardous materials.

Q. Please confirm we have no work with the Masonry cracking located around the existing building.

RESPONSE: Any exterior masonry walls shall be repaired and cracks filled such that the exterior envelope barrier is restored.

R. All Equipment and Materials/Tools will be removed from existing building before we start onsite work, correct? / Will the existing building be vacated and all tools and equipment removed by the owner prior to the start of construction?

RESPONSE: The existing building shall remain partly operational during construction. Coordination between the Client and Contractor to take place during the pre-construction meeting.

S. What is the Contractor to do with the Electrical as we remove the existing Dormer?
    i. From the pre-bid, it looks like it goes directly from pole to Dormer.

RESPONSE: Connections from the utility pole to the building make contact outside the dormer and may remain during dormer reconstruction. The electrical work associated with reconnecting the existing roof siren shall follow notes indicated in the drawings.

T. Does the City of Dayton have anticipated magnitude of Construction?

RESPONSE: The estimate is not shared until after bid opening.

U. Is the attached data sheet for Heatlok HFO Pro Spray Foam acceptable?

RESPONSE: A substitution request would have to be submitted to show the product follows the indicated R-values and complies with the requirements outlined in the specifications. If those match the specifications, the product can be deemed acceptable for use.

V. The drawings show a pole barn design with 8’ o.c. trusses sitting on the posts. Would an alternate design be acceptable with 4’ o.c. trusses sitting on a beam ledger anchored to the posts?

RESPONSE: The structural foundation design is preliminary and based on assumed building reactions. Final post size, spacing, and truss support configuration shall be determined by the delegated designer.

W. What is the spec'd material for the Toilet Partition in the bathroom?

RESPONSE: Material selection is not restricted, provided it meets the project requirements.

5. ATTACHMENTS

A. Specification 01 50 00 Temporary Facilities and Controls
B. Revised Sheets: Bid Set (Addendum 2)

END OF ADDENDUM NO. 2

Stephan Marcellus, Director
Department of Recreation
September 11, 2026

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Dewatering
B. Temporary utilities.
C. Temporary telecommunications services.
D. Temporary sanitary facilities.
E. Temporary Controls: Barriers, enclosures, and fencing.
F. Waste removal facilities and services.
G. Project identification sign.
H. Field offices.

1.02 RELATED REQUIREMENTS

A. Section 01 51 00 - Temporary Utilities.
B. Section 01 52 13 - Field Offices and Sheds.
C. Section 01 58 13 - Temporary Project Signage.

1.03 TEMPORARY UTILITIES - SEE SECTION 01 51 00

A. Provide and pay for all electrical power, lighting, water, heating and cooling, and ventilation required for construction purposes.

1.04 TELECOMMUNICATIONS SERVICES

A. Provide, maintain, and pay for telecommunications services to field office at time of project mobilization.
B. Telecommunications services shall include:
    1. Internet Connections: Minimum of one; DSL modem or faster.
    2. Facsimile Service: Minimum of one dedicated fax machine/printer.

1.05 TEMPORARY SANITARY FACILITIES

A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
B. Maintain daily in clean and sanitary condition.

1.06 BARRIERS

A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
B. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing building.
C. Provide protection for plants designated to remain. Replace damaged plants.
D. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

1.07 FENCING

A. Provide 6 foot high fence around construction site; equip with vehicular and pedestrian gates with locks.

1.08 WASTE REMOVAL

A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
B. Provide containers with lids. Remove trash from site periodically.

C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.
D. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

1.09 PROJECT IDENTIFICATION

A. Provide project identification sign of design and construction indicated on drawings.
B. Erect on site at location established by Architect.
C. No other signs are allowed without Owner permission except those required by law.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

GENERAL NOTES:

1. ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, HVAC, AND PLUMBING DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR(S) SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. IN THE FIELD AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION OR SHOP DRAWINGS.
3. THE DRAWINGS ARE INTENDED TO REQUIRE AND TO INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT PROPER FOR THE WORK.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND REQUIREMENTS.
5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND SAFETY PROCEDURES. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
6. OBSERVE ALL OSHA AND OTHER APPLICABLE SAFETY REQUIREMENTS INCLUDING THE USE OF SAFETY GLASSES, HARD HATS, AND PROTECTION OF AREA WHEN WORKING OVERHEAD. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.
7. COORDINATE WORK OF ALL DISCIPLINES (STRUCT., ARCH., MECH., ELECT., ETC.) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS, CONSTRUCTION SCHEDULE AND OTHER CONTRACTORS PERFORMING WORK AT THE SITE.
8. ALL TEMPORARY SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY SHORING, BRACING, ETC., AS NEEDED FOR THE WORK SO AS NOT TO ENDANGER THE STRUCTURAL INTEGRITY OF ANY EXISTING FEATURE.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE DONE TO EXISTING FEATURES AS A RESULT OF THIS WORK. DAMAGED ITEMS SHALL BE REPLACED IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
10. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LAYOUT PRIOR TO CONSTRUCTION. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE, IMMEDIATELY. SEE THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS FOR OPENINGS NOT SHOWN ON STRUCTURAL DRAWINGS. CHANGES AFFECTING THE LAYOUT SHOWN MUST BE SPECIFIC AND CLEARLY CONVEYED TO THE OWNER'S REPRESENTATIVE IN WRITTEN FORM AS A CHANGE FOR INCLUSION INTO THESE PLANS.
11. SHOP DRAWINGS: REPRODUCTION OF DESIGN DRAWINGS SHALL NOT BE PERMITTED FOR SHOP DRAWING SUBMISSIONS. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW AND PROVIDE REVIEW STAMP ON SHOP DRAWING SUBMISSIONS PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER INDICATING UNDERSTANDING AND ACCEPTANCE OF SUBMITTAL AND CONFIRMING CONFORMANCE TO PROJECT PLANS/SPECIFICATIONS.
12. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS MAY BE NECESSARY.

RENOVATION AND EXISTING STRUCTURE NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, ETC., NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE STRUCTURE TO THE EXISTING STRUCTURE. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS NECESSARY FOR PROPER FABRICATION AND ERECTION OF ALL STRUCTURAL MEMBERS. THE CONTRACTOR SHALL SUPPORT, BRACE AND SECURE EXISTING STRUCTURES AS REQUIRED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF EXISTING STRUCTURES DURING CONSTRUCTION.
2. BEFORE PROCEEDING WITH ANY WORK WITHIN OR ADJACENT TO THE EXISTING STRUCTURE, THE CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING CONDITIONS. DURING THE PROCESS OF CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE WHERE THE EXISTING STRUCTURE IS MODIFIED TO ACCOMMODATE NEW CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING STRUCTURE, WHICH ARE TO REMAIN.
3. ALL EXISTING STRUCTURAL ELEMENTS (SLABS, BEAMS, WALLS, COLUMNS, FOUNDATIONS...) SHALL REMAIN INTACT UNLESS SPECIFICALLY NOTED TO BE REMOVED BY THE DEMOLITION DOCUMENTS OR OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS.
4. INFORMATION PROVIDED ON THESE DRAWINGS RELATED TO EXISTING CONDITIONS IS BASED ON AVAILABLE DESIGN DOCUMENTS AND LIMITED FIELD OBSERVATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND AWAIT DIRECTION FROM THE OWNER'S REPRESENTATIVE IF ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS IS DISCOVERED.
5. THIS PROJECT REQUIRES DRILLING INTO EXISTING REINFORCED CONCRETE STRUCTURE. THE CONTRACTOR SHALL NOT RECEIVE ADDITIONAL PAYMENT FOR DIFFICULTIES ENCOUNTERED IN DRILLING DUE TO HARDNESS OF MATERIALS, HITTING OF EXISTING REINFORCING, ETC. ALL COSTS ASSOCIATED WITH RE-DRILLING OF HOLES DUE TO HITTING EXISTING REINFORCING STEEL SHALL BE BORNE BY THE CONTRACTOR. THIS INCLUDES FILLING UNNECESSARY AND UNUSED HOLES WITH EPOXY GROUT. DO NOT CUT REINFORCING STEEL DURING CONCRETE DRILLING OR CORING OPERATIONS. LOCATE REINFORCING USING NON-DESTRUCTIVE TESTING PRIOR TO DRILLING AND CORING OPERATIONS.
6. CORE DRILLS REQUIRED BY MECHANICAL OR ELECTRICAL TRADES BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE DOCUMENTED SHOWING EXACT DIMENSIONS AND LOCATIONS. THE DRAWING SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PROCEEDING WITH THE DRILLING OPERATION.
7. EXISTING CONCRETE SURFACE PREPARATION: INTENTIONALLY ROUGHEN EXISTING CONCRETE SURFACES TO AN AMPLITUDE OF 3/4" WHERE NEW CONCRETE IS BEING PLACED AGAINST THE EXISTING CONCRETE AND CONNECTED BY DRILLING AND EPOXY GROUTING.
8. EXISTING CONCRETE SURFACE PREPARATION: INTENTIONALLY ROUGHEN EXISTING CONCRETE SURFACES TO AN AMPLITUDE OF 3/4" WHERE NEW CONCRETE IS BEING PLACED AGAINST THE EXISTING CONCRETE AND CONNECTED BY DRILLING AND EPOXY GROUTING. THE ENTIRE COMMON SURFACE WHERE THE EXISTING CONCRETE ABUTS THE NEW SHALL BE COATED WITH A BONDING AGENT. FOLLOW ALL ADDITIONAL REQUIREMENTS OF SURFACE REPARATION AS REQUIRED BY THE BONDING AGENT MANUFACTURER.

CONCRETE NOTES

1. COMPLY WITH THE FOLLOWING CODES AND STANDARDS:
   A. ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
   B. ACI 305, ACI 306, ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
   C. ACI DETAILING MANUAL (ACI SP-66-04).
   D. ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK".
   E. CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "MANUAL OF STANDARD PRACTICE".
   F. ACI 304 "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE".
2. MATERIALS:
   A. REINFORCING BARS - ASTM A615, GRADE 60, DEFORMED
   B. WELDED WIRE FABRIC (WWF) - ASTM A185, FLAT SHEETS.
   C. PORTLAND CEMENT-ASTM C150.
   D. AGGREGATES-ASTM C33.
   E. AIR ENTRAINING ADMIXTURE-ASTM C260, CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER REQUIRED ADMIXTURES.
   F. PROHIBITED ADMIXTURES-CALCIUM CHLORIDE THIOCYANATES OR ADMIXTURES CONTAINING MORE THAN 0.1% CHLORIDE IONS ARE NOT PERMITTED.
3. PROVIDE DOWELS TO MATCH REINFORCEMENT SIZE AND SPACING INDICATED FOR ALL STRUCTURAL ELEMENTS, UNLESS OTHERWISE INDICATED. DOWELS MUST BE PLACED AND SECURED PRIOR TO CONCRETE PLACEMENT ("WET STICKING" REINFORCING NOT PERMITTED").
4. PLACING OF REINFORCEMENT: PROVIDE CHAIRS, BOLSTERS, ADDITIONAL REINFORCEMENT, AND ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITION SHOWN ON DRAWINGS. SUPPORT OF REINFORCEMENT ON FORM TIES, WOOD, BRICK, BRICKBAT OR OTHER UNACCEPTABLE MATERIAL, WILL NOT BE PERMITTED.
5. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS FOR SIZE AND LOCATION OF ALL EMBEDDED ITEMS, SLEEVES, SLAB DEPRESSIONS, OPENINGS, ETC. REQUIRED BY OTHER TRADES. RECONCILE THEIR EXACT SIZES AND LOCATIONS BEFORE PROCEEDING WITH THE WORK. ALL ITEMS SHALL BE FURNISHED AND INSTALLED PRIOR TO PLACEMENT OF CONCRETE. SECURE THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLACING OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS
6. SLABS SHALL BE CAST MONOLITHICALLY UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHEN IT IS SAFE TO REMOVE FORMS AND/OR SHORING. FORMS AND SHORING MUST NOT BE REMOVED UNTIL THE CONCRETE IS STRONG ENOUGH TO CARRY ITS OWN WEIGHT AND ANY ANTICIPATED SUPERIMPOSED LOADS. WHEN FORMS ARE STRIPPED THERE MUST BE NO EXCESSIVE DEFLECTION, DISTORTION, DISCOLORATION, AND NO EVIDENCE OF DAMAGE TO THE CONCRETE.

WOOD CONSTRUCTION NOTES:

1. LUMBER: NOMINAL SIZES ARE INDICATED, EXCEPT AS SHOWN BY DETAIL DIMENSIONS. PROVIDE DRESSED LUMBER, S4S, UNLESS NOTED OTHERWISE. PROVIDE LUMBER WITH 19 PERCENT MOISTURE CONTENT AT TIME OF DRESSING AND SHIPMENT FOR SIZES 2" OR LESS IN NOMINAL THICKNESS, UNLESS NOTED OTHERWISE.
2. DIMENSIONAL LUMBER (SPECIES AND GRADE):
   A. LOAD BEARING STUDS: HEM-FIR (GRADE AS INDICATED)
   B. TOP AND BOTTOM PLATES: HEM-FIR NO.2
   C. OTHER STRUCTURAL FRAMING: HEM-FIR NO. 2
3. WOOD CONSTRUCTION SHALL CONFORM TO THE AMERICAN FOREST AND PAPER ASSOCIATIONS (AF&PA) NATIONAL DESIGN SPECIFICATIONS. LUMBER MATERIAL MINIMUM SPECIFIED STRENGTHS SHALL BE PROVIDED AS FOLLOWS:
   A. A) HEM-FIR NO. 1: Fb (BENDING) = 975 PSI, Fv (SHEAR) = 150 PSI, E (MODULUS OF ELASTICITY) = 1,500,000 PSI
   B. B) HEM-FIR NO. 2: Fb (BENDING) = 850 PSI, Fv (SHEAR) = 150 PSI, E (MODULUS OF ELASTICITY) = 1,300,000 PSI
   C. B) MACHINE STRESS RATED LUMBER (MSR): Fb (BENDING) = 2,100 PSI. E (MODULUS OF ELASTICITY) = 1,800,000 PSI
4. WOOD IN CONTACT WITH MASONRY, CONCRETE, OR EARTH, OR WITHIN 1 FT OF GRADE OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE PRESERVATIVE TREATED (PPT).
5. WOOD SHEATHING CONSTRUCTION STANDARD: PS1 "US PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD PANELS AND WITH AMERICAN PLYWOOD ASSOCIATION (APA) "PERFORMANCE STANDARD AND POLICIES FOR STRUCTURAL-USE PANELS."
   A. A) EXTERIOR WALL SHEATHING: APA RATED 1/2", FRT, EXPOSURE 1 RATED PLYWOOD SHEATHING
   B. B) FLOOR SHEATHING: APA RATED 3/4" TONGUE AND GROOVE FLOOR, EXPOSURE 1 PLYWOOD SHEATHING. FRT WHERE APPLICABLE. SEE ARCH.
   C. C) ROOF SHEATHING: APA RATED 5/8", EXPOSURE 1 RATED PLYWOOD SHEATHING. FRT WHERE APPLICABLE. SEE ARCH.
6. APPLY 18-GAUGE, HOT-DIPPED GALVANIZED "H" CLIPS AT ALL JOINT LOCATIONS IN PLYWOOD (IN LIEU OF TONGUE AND GROOVE EDGE) BETWEEN SUPPORTS WHERE JOINT IS NOT CONTINUOUSLY SUPPORTED.
7. AT UNBLOCKED ROOF AND FLOOR DIAPHRAGMS ATTACH SHEATHING TO FRAMING MEMBERS W/ 10d NAILS (0.148" DIA X 3" LONG) AT 6" OC AT PANEL EDGES AND 12" OC FIELD NAILING AT INTERMEDIATE SUPPORTS.
8. FRAMING ANCHORS AND MISCELLANEOUS METAL DEVICES FOR WOOD FRAMING SHALL BE GALVANIZED STEEL OF AT AT LEAST 16 GAGE THICKNESS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. USE NAILS SUPPLIED BY OR RECOMMENDED BY THE MANUFACTURER.
9. REFER TO DRAWINGS FOR NAIL SIZE AND SPACING AT SPECIFIED LOCATIONS. DETAILS PROVIDED AS BASED ON THE FOLLOWING:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.162"

10. ALL FRAMING NAILS SHALL CONFORM TO ASTM A667 "STANDARD SPECIFICATION FOR POWER DRIVEN FASTENERS, NAILS, SPIKES AND STAPLES", AND NER-272 "POWER DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION."
11. ALL FIRE-RETARDANT AND PRESSURE-PRESERVATIVE TREATED (FRT/PPT) LUMBER SHALL BE PROVIDED AS 'KILN-DRIED AFTER TREATMENT' (KDAT). ALL FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED.

DELEGATED DESIGN NOTES:

PROVIDE DOCUMENTS, DOCUMENTATION, AND INFORMATION INDICATED PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE THE WORK IS PERFORMED.

1. TEMPORARY SHORING
2. SOIL BEARING AND SURFACE CONDITIONS FOR STRUCTURAL WORK ON EARTH OR FILL.
3. STRUCTURAL STEEL CONNECTIONS.
4. STAIRS, HAND RAILS, AND GUARDRAILS.
5. CONCRETE FORMWORK
6. COLD-FORMED STEEL (OR METAL) FRAMING (CFSF OR CFMF).
7. PERFORMANCE-BASED DESIGN.
8. ANCHORS AND FASTENERS IN-LIEU OF SPECIFIED FASTENERS.

SPECIAL INSPECTION NOTES:

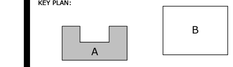
1. SPECIAL INSPECTIONS WILL BE PERFORMED IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS.
2. OWNER, OR ARCHITECT/STRUCTURAL ENGINEER OF RECORD ACTING AS THE OWNER'S AGENT, SHALL DIRECTLY EMPLOY AND PAY FOR SERVICES OF THE SPECIAL INSPECTORS TO PERFORM REQUIRED SPECIAL INSPECTIONS.

BID SET

PASSERO engineering architecture

HEAPY CELEBRATING 75 YEARS

KEY PLAN:



STAMP:

CLIENT:
CITY OF DAYTON
101 WEST THIRD STREET
DAYTON, 45402

Passero Associates
220 E MONUMENT AVE, SUITE 300 (937) 262-7287
DAYTON, OH 45402

PROJECT MANAGER Laura C. Alexander, PE, SE
PROJECT ENGINEER Matthew Morris
DESIGNER Matthew Morris

NO.	DATE	BY	DESCRIPTION
2	09/11/26	PA	ADDENDUM 2

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GENERAL NOTES

COMMUNITY GOLF CENTER, 2917 BERKLEY STREET

GOLF COURSE MAINTENANCE BUILDING

TOWN/CITY: DAYTON
COUNTY: MONTGOMERY STATE: OHIO

PROJECT NO.: 20230023.0002

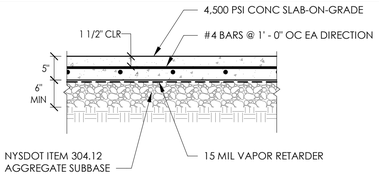
DRAWING NO.: A-S-001

DATE: AUGUST 5, 2026

STRUCTURAL DESIGN CRITERIA A

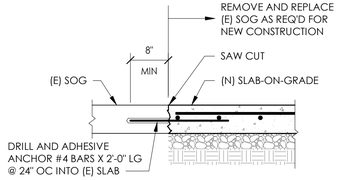
		DESIGN CRITERIA
BUILDING DATA:		
LOCATION		KETTERING, OH
BUILDING OCCUPANCY RISK CATEGORY		II
APPLICABLE BUILDING CODE		2024 OHIO EXISTING BUILDING CODE (IEBC 2021) PRESCRIPTIVE COMPLIANCE METHOD
GEOTECHNICAL INFORMATION:		
(ASSUMED) ALLOWABLE BEARING PRESSURE		1,500 PSF
ROOF DEAD LOADING:		
ROOF	DLr	20 PSF
ROOF LIVE LOADING:		
ROOF	LLr	20 PSF
SNOW LOADING:		
SNOW IMPORTANCE FACTOR	Is	1.0
GROUND SNOW LOAD	Pg	29 PSF
SNOW EXPOSURE FACTOR	Ce	1.0
ROOF THERMAL FACTOR	Ct	1.1
FLAT ROOF SNOW LOAD	Pf	22.3 PSF
DRIFTING SNOW		AS REQUIRED PER ASCE 7-16
WIND LOADING (MAIN WIND FORCE RESISTING SYSTEM):		
ANALYSIS PROCEDURE		DIRECTIONAL PROCEDURE
ULTIMATE DESIGN WIND SPEED (3- SECOND GUST)	Vult	107 mph
NOMINAL DESIGN WIND SPEED (3-SECOND GUST)	Vasd	82.9 mph
EXPOSURE CATEGORY		C
ENCLOSURE CLASSIFICATION		ENCLOSED
SEISMIC LOADING: L PRESSURE COEFFICIENT	GCpi	+0.18/-0.18

THE CHANGE IN DEMAND TO CAPACITY RATIO OF THE EXISTING SEISMIC FORCE RESISTING SYSTEM RESULTING FROM THE SCOPE OF THE NEW WORK DOES NOT EXCEED THE LIMITS ALLOWED UNDER THE 2021 IEBC (2024 OHIO EXISTING BUILDING CODE)



NOTES:
1. PROVIDE CHAIRS TO SUPPORT SLAB REINFORCING AT SPECIFIED ELEVATION.
2. PREPARE DESIGN MIXES FOR EACH TYPE, AND STRENGTH OF CONCRETE BY EITHER LABORATORY TRIAL BATCH OR FIELD EXPERIENCE METHODS AS SPECIFIED IN ACI 318.
3. CONCRETE SHALL BE READY MIXED PER ASTM C94. JOBSITE MIXING SHALL NOT BE PERMITTED.
4. MAXIMUM NOMINAL AGGREGATE SIZE IS 3/4".
5. ENSURE ENTRAPPED AIR IN SLAB CONCRETE TO BE TROWEL FINISHED DOES NOT EXCEED 3%.
6. DO NOT HARD-TROWEL SLABS THAT ARE TO BE AIR-ENTRAINED. COORDINATE SLAB FINISH WITH ARCHITECTURAL AND/OR OWNER REQUIREMENTS. CARE SHALL BE TAKEN FOR FINISHING SLABS WITH AIR-ENTRAINMENT.

3 SLAB-ON-GRADE
N.T.S.



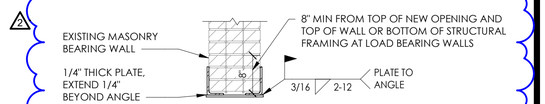
NOTE:
1. SEE TYPICAL SLAB-ON-GRADE DETAIL, ON THIS SHEET, FOR SLAB DETAILS NOT SHOW.
2. REMOVE LOOSE SOIL DOWN TO SOUND SUBGRADE. SOIL FILL BELOW SLAB SHALL CONSIST OF NYSDOT ITEM 304.12 COMPACTED TO A MINIMUM OF 95 PERCENT OF ITS RESPECTIVE MAXIMUM DRY DENSITY.
3. REPLACEMENT SOG TO BE A MINIMUM OF 2' - 0" x 2' - 0" CENTERED AT EA NEW VEHICLE LIFT POST. SEE ARCH FOR LOCATION AND MANUFACTURER FOR ANCHORAGE.

4 SLAB-ON-GRADE REPLACEMENT
N.T.S.

LINTEL SCHEDULE

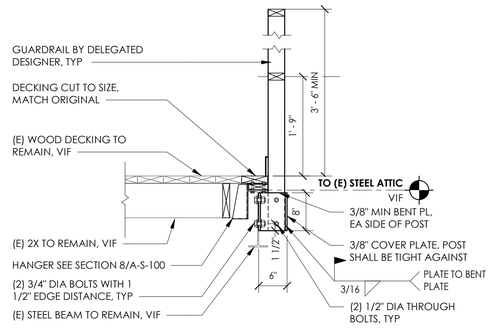
(NON-LOADBEARING MASONRY PARTITIONS ONLY)					
MAXIMUM MASONRY OPENING	MASONRY WALL THICKNESS				
	4 INCH WALLS	6 INCH WALLS	8 INCH WALLS	10 INCH WALLS	12 INCH WALLS
4' - 0"	(1) L4 x 3 1/2 x 1/4	(2) L3 x 2 1/2 x 1/4	(2) L4 x 3 1/2 x 1/4	L5 x 5 x 5/16 + L4 x 3 1/2 x 1/4	(3) L4 x 3 1/2 x 1/4
6' - 0"	(1) L5 x 3 1/2 x 1/4	(2) L3 1/2 x 2 1/2 x 1/4	(2) L5 x 3 1/2 x 1/4	L5 x 5 x 5/16 + L5 x 3 1/2 x 1/4	(3) L4 x 3 1/2 x 1/4
8' - 0"	(1) L6 x 3 1/2 x 5/16	(2) L3 1/2 x 2 1/2 x 1/4	(2) L6 x 3 1/2 x 5/16	L5 x 5 x 5/16 + L5 x 3 1/2 x 5/16	(3) L4 x 3 1/2 x 1/4
LOADBEARING MASONRY WALL THICKNESS					
	4 INCH WALLS	6 INCH WALLS	8 INCH WALLS	10 INCH WALLS	12 INCH WALLS
4' - 0"	N/A	(2) L5 x 3 x 3/8	(2) L6 x 3 1/2 x 3/8	N/A	N/A

NOTES:
1. LINTELS ARE NOT SHOWN ON STRUCTURAL PLANS.
2. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS.
3. ALL HORIZONTAL LINTEL ELEMENTS SUPPORTING EXTERIOR WYTHES OF MASONRY SHALL BE HOT DIPPED GALVANIZED.
4. FOR OPENINGS OVER 8' - 0" CONSULT STRUCTURAL ENGINEER.
5. ALL ANGLES SCHEDULED ABOVE SHALL BE ORIENTATED WITH LONG LEGS VERTICAL, UNO.
6. TACK WELD BACK-TO-BACK VERTICAL LEGS OF MULTIPLE ANGLE LINTELS.
7. LOOSE LINTELS UP TO 4' - 0" TO HAVE A 4" MINIMUM BEARING, UP TO 8' - 0" TO HAVE 6" MINIMUM BEARING.
8. STEEL LINTELS SHALL NOT BE USED IN MASONRY FIREWALLS. ONLY CMU LINTELS ARE ACCEPTABLE. AT MASONRY OPENING NOT SHOWN ON STRUCTURAL DRAWINGS, CONSULT ARCHITECT.

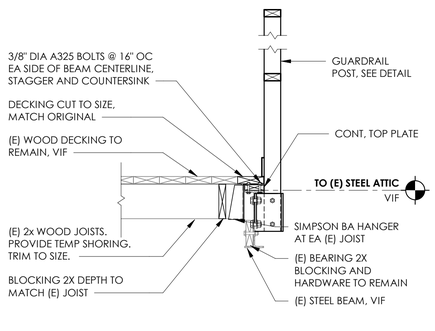


SECTION AT INTERIOR BEARING WALL

5 LOOSE LINTEL SCHEUDLE
N.T.S.



7 FRAMING SECTION
N.T.S.



8 FRAMING SECTION
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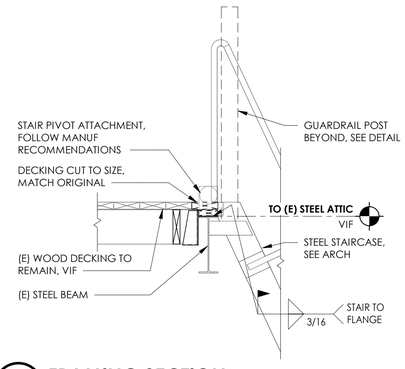

9 FRAMING SECTION
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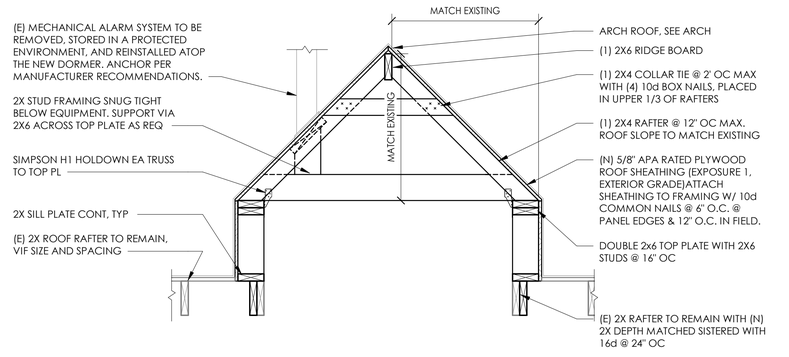
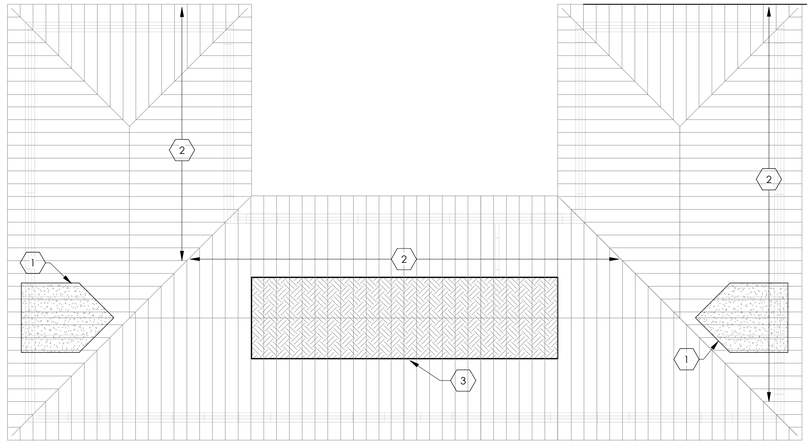


10 TYPICAL DORMER FRAMING
N.T.S.



 # ROOF FRAMING PLAN KEYNOTES

1 ROOF DORMER FRAMING TO BE REPLACED, SEE DETAIL
2 EXISTING 2X WOOD ROOF RAFTERS TO REMAIN, VIF
3 PROVIDE 2X4 COLLAR TIES IN TOP 1/3 OF RAFTERS AT 2' OC, TYP

 # ATTIC FRAMING PLAN

1 (E) BEAM, VIF
2 (E) WOOD JOISTS, VIF
3 NEW STAIRCASE, SEE ARCH AND DETAIL

1 ROOF FRAMING PLAN
0' 2' 4' 8' 16'
1/8" = 1'-0"

2 ATTIC FRAMING PLAN
0' 2' 4' 8' 16'
1/8" = 1'-0"

BID SET

PASSERO engineering architecture
HEAPY CELEBRATING 75 YEARS

KEY PLAN: A B

STAMP:

CLIENT:
CITY OF DAYTON
101 WEST THIRD STREET
DAYTON, 45402

Passero Associates
220 E MONUMENT AVE, SUITE 300 DAYTON, OH 45402 (937) 262-7287
PROJECT MANAGER Laura C. Alexander, PE, SE
PROJECT ENGINEER Matthew Morris
DESIGNER Matthew Morris

NO.	DATE	BY	DESCRIPTION
2	09/11/26	PA	ADDENDUM 2

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DESIGN CRITERIA & SECTIONS & DETAILS

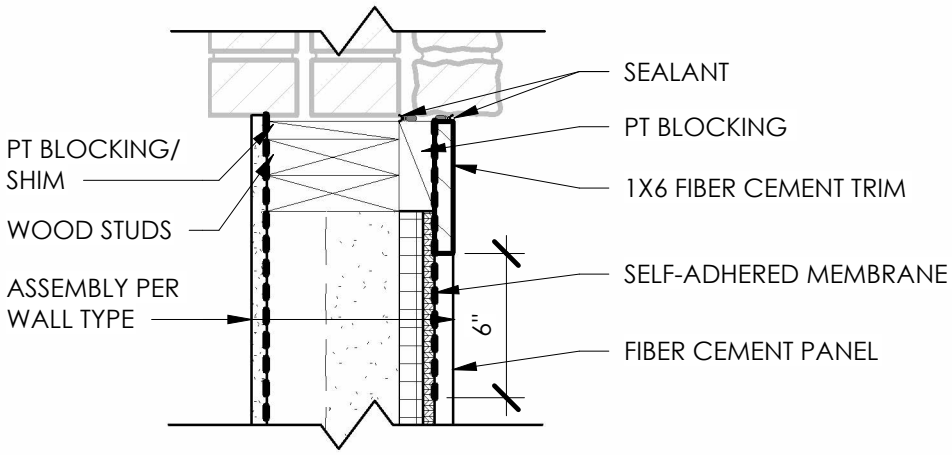
COMMUNITY GOLF CENTER, 2917 BERKLEY STREET

GOLF COURSE MAINTENANCE BUILDING
TOWN/CITY: DAYTON
COUNTY: MONTGOMERY STATE: OHIO

PROJECT NO.: 20230023.0002

DRAWING NO.: A-S-100

DATE: AUGUST 5, 2026



7 SECTION DETAIL - FIBER CEMENT PANEL HEAD

0" 3" 6" 1' 2'

1 1/2" = 1'-0"

DRAWING OF ORIGIN: A-A-301

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engineering architecture

Passero Associates

343 EAST FIRST STREET
DAYTON, OH 45402
(937) 262-7287

PROJECT MANAGER Justin Vollenweider
PROJECT ARCHITECT Justin Vollenweider
DESIGNER Natalie Bergeron

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FIBER CEMENT PANEL DETAILS

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GOLF COURSE MAINTENANCE BUILDING

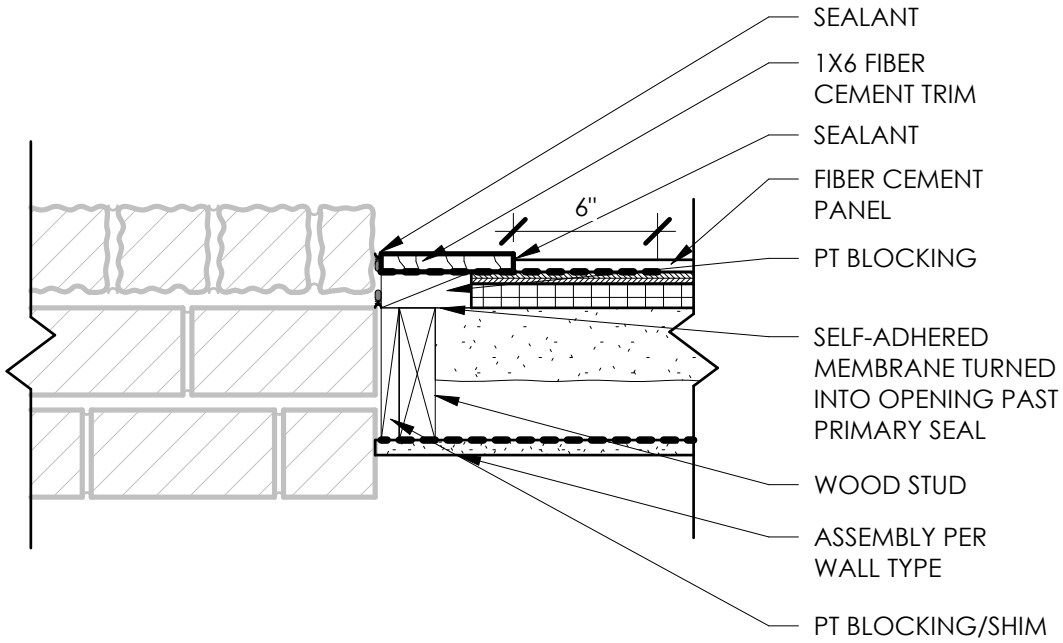
TOWN/CITY: DAYTON
COUNTY: MONTGOMERY STATE: OHIO

CLIENT:
CITY OF DAYTON

PROJECT NO.:
20230023.0002

DRAWING NO.:
SK-01

DATE:
09/11/26



4 PLAN DETAIL - FIBER CEMENT PANEL

0" 3" 6" 1' 2'

1 1/2" = 1'-0"

DRAWING OF ORIGIN: A-A-301

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GOLF COURSE MAINTENANCE BUILDING

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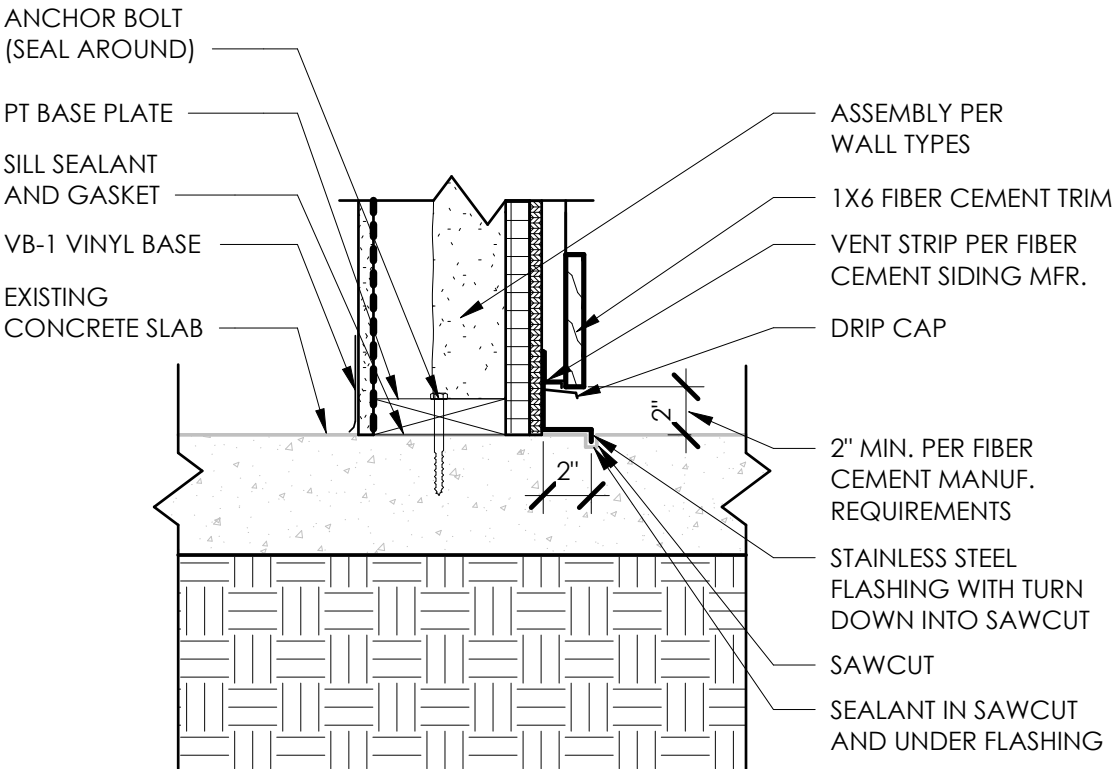
COUNTY: MONTGOMERY STATE: OHIO

CLIENT:
CITY OF DAYTON

PROJECT NO.:
20230023.0002

DRAWING NO.:
SK-02

DATE:
09/11/26



1 SECTION DETAIL - FIBER CEMENT PANEL BASE

0" 3" 6" 1' 2'

1 1/2" = 1'-0"

DRAWING OF ORIGIN: A-A-301

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engineering architecture

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FIBER CEMENT PANEL DETAILS

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GOLF COURSE MAINTENANCE BUILDING

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DRAWING NO.:
SK-03

DATE:
09/11/26