

Addendum 02

DOCUMENT 00 91 00

DATE: January 29, 2026

PROJECT: Tipp City Seniors New Addition
528 North Hyatt Street
Tipp City, Ohio 45371

PROJECT #: 25059.00

OWNER: Tipp City Seniors, Inc
Contact: Name
528 North Hyatt Street
Tipp City, Ohio 45371

ARCHITECT: Garmann Miller
38 South Lincoln Drive
P.O. Box 71
Minster, Ohio 45865

TO: Prospective Bidders

This addendum form is a part of the Contract Documents and modifies the Construction Documents dated January 29, 2026, with amendments and additions noted below.

Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may disqualify the Bidder.

This addendum consists of 2 pages, 0 specification sections, and 8 re-issued drawing sheets.

FOR INFORMATION ONLY

N/A

CHANGES TO THE PROJECT MANUAL

N/A



CHANGES TO THE DRAWINGS

1. Drawing Sheet A3.1 Building Sections:
 - a. Added blown insulation in concealed areas where required.
2. Drawing Sheet A4.1 Wall Sections:
 - a. Added additional blown insulation to detail 5/A4.1.
3. Drawing Sheet A5.1 Roof Plan and Roof Details:
 - a. Added flue penetration and vent penetration details
 - b. Added keynotes to the roof plan for new and existing flue and vent penetrations
4. Drawing Sheet A7.1 Reflected Ceiling Plan – Unit A:
 - a. Added blown insulation to bulkhead details 2/A7.1 and 3/A7.1
5. Drawing Sheet M2.1 First Floor Mechanical Plan – Unit A:
 - a. Added existing furnace flue and restroom exhaust fan vent roof penetrations
6. Drawing Sheet P2.1 First Floor Plumbing Plan – Unit A:
 - a. Added existing sanitary vent roof penetration
7. Drawing Sheet E3.1 Detail 1 First Floor Systems Plans – Unit A:
 - a. Add two rough-ins for exterior security cameras.
 - b. Add one, two inch conduit sleeve into new addition for technology cabling.
8. Drawing Sheet E3.1 Detail 2 First Floor Lighting Plan – Unit A:
 - a. Add one emergency battery light type 'EM' in room A103.
9. Drawing Sheet E3.1 Detail 3 First Floor Power Plan – Unit A:
 - a. Change one standard duplex receptacle to a GFCI type in rooms A107 and A103.
10. Drawing Sheet E4.1 Electrical One-Line Diagram:
 - a. Remove one existing disconnect from one-line. There are only five existing disconnects.

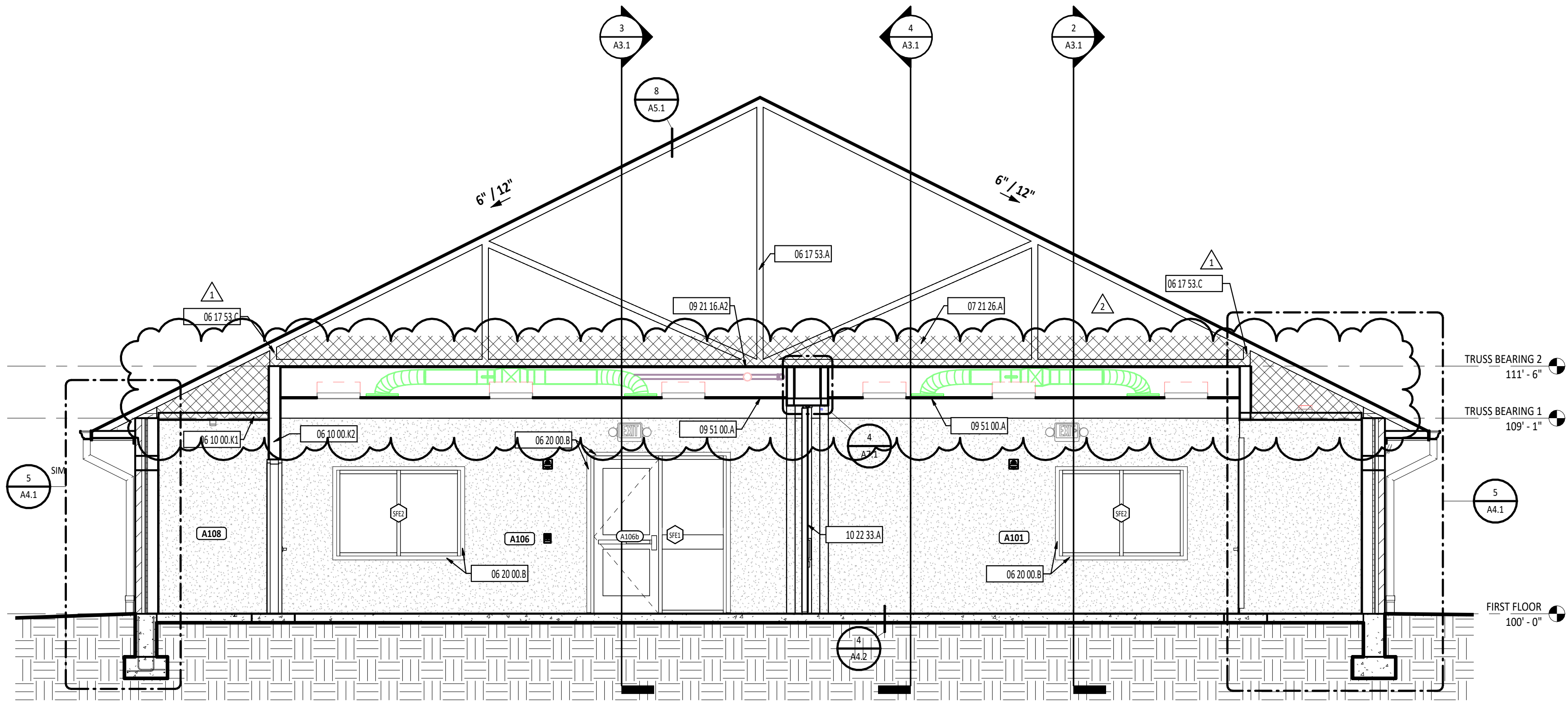
ATTACHMENTS

The following attachments are included and are part of this addendum:

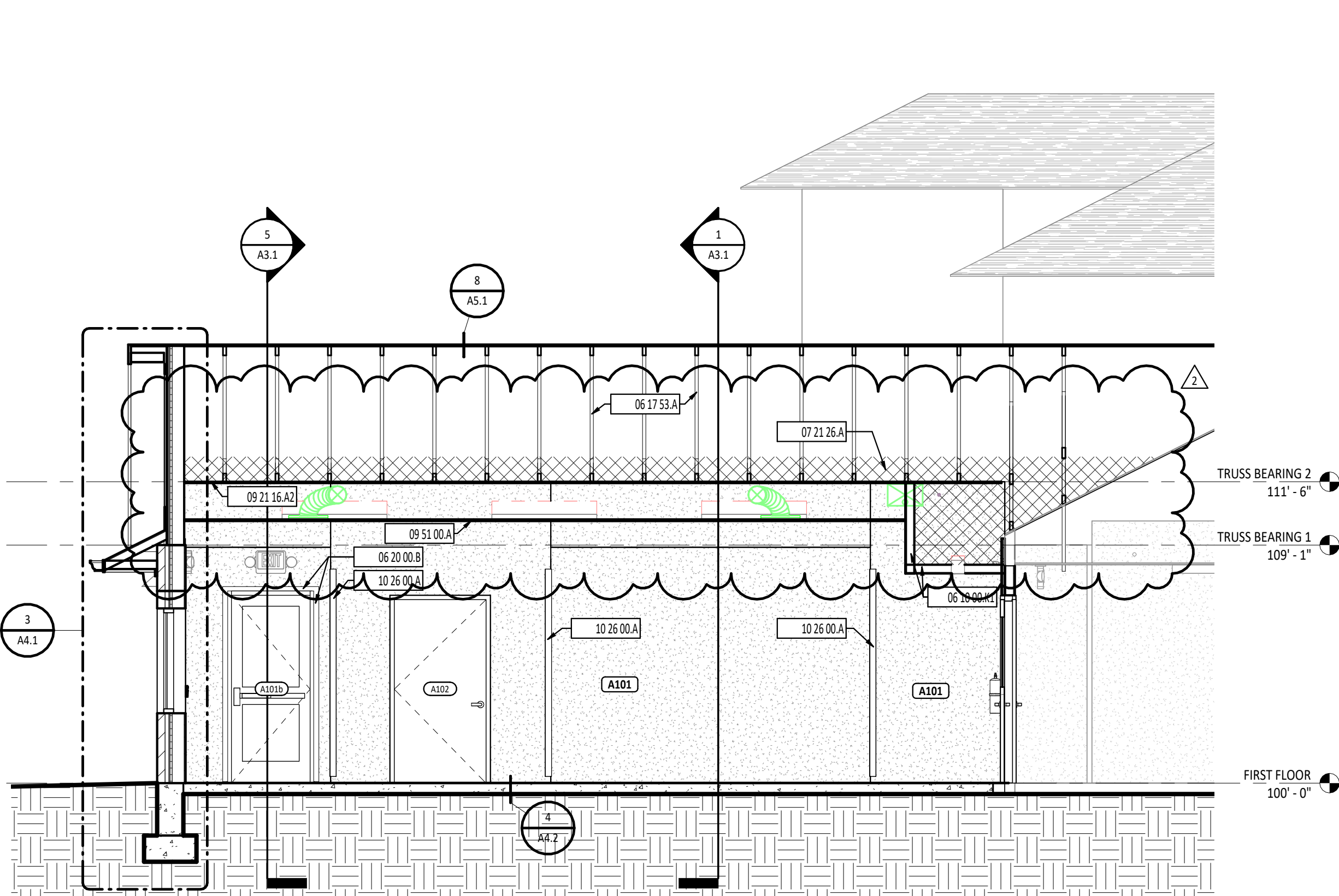
Drawing Sheets A3.1, A4.1, A5.1, A7.1, M2.1, P2.1, E3.1, E4.1

END OF ADDENDUM

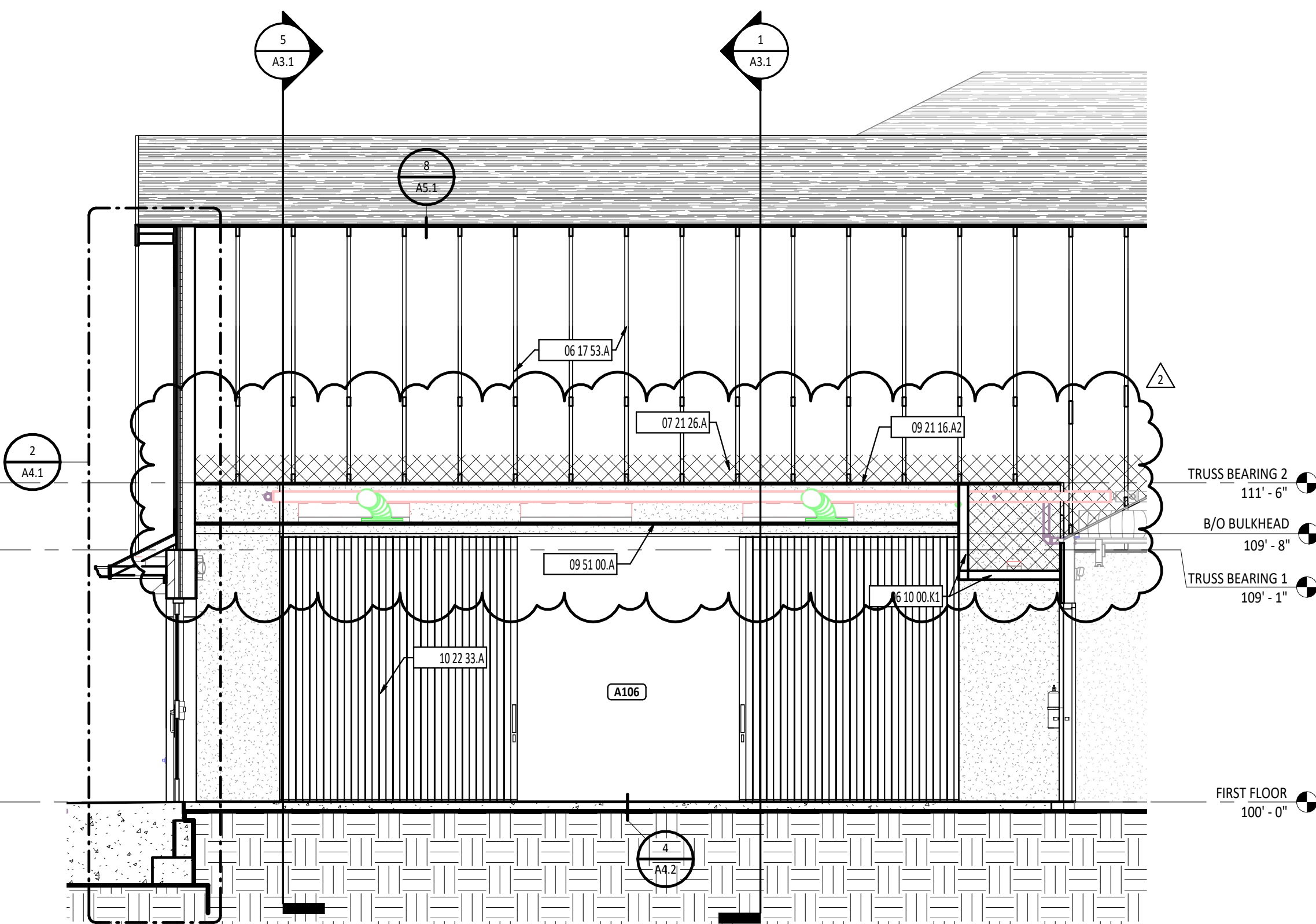




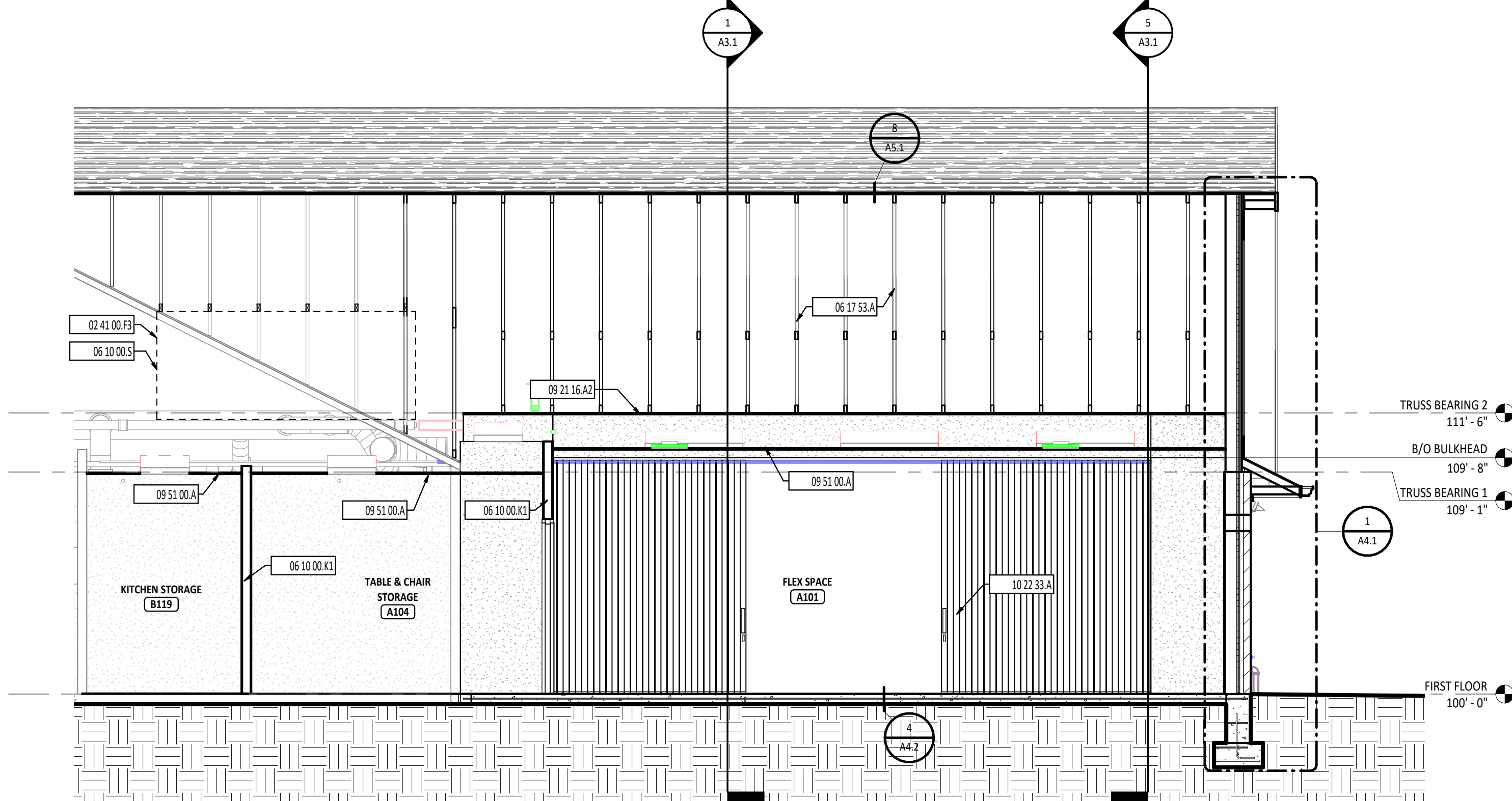
1 BUILDING SECTION - PARTIAL
1/4" = 1'-0"



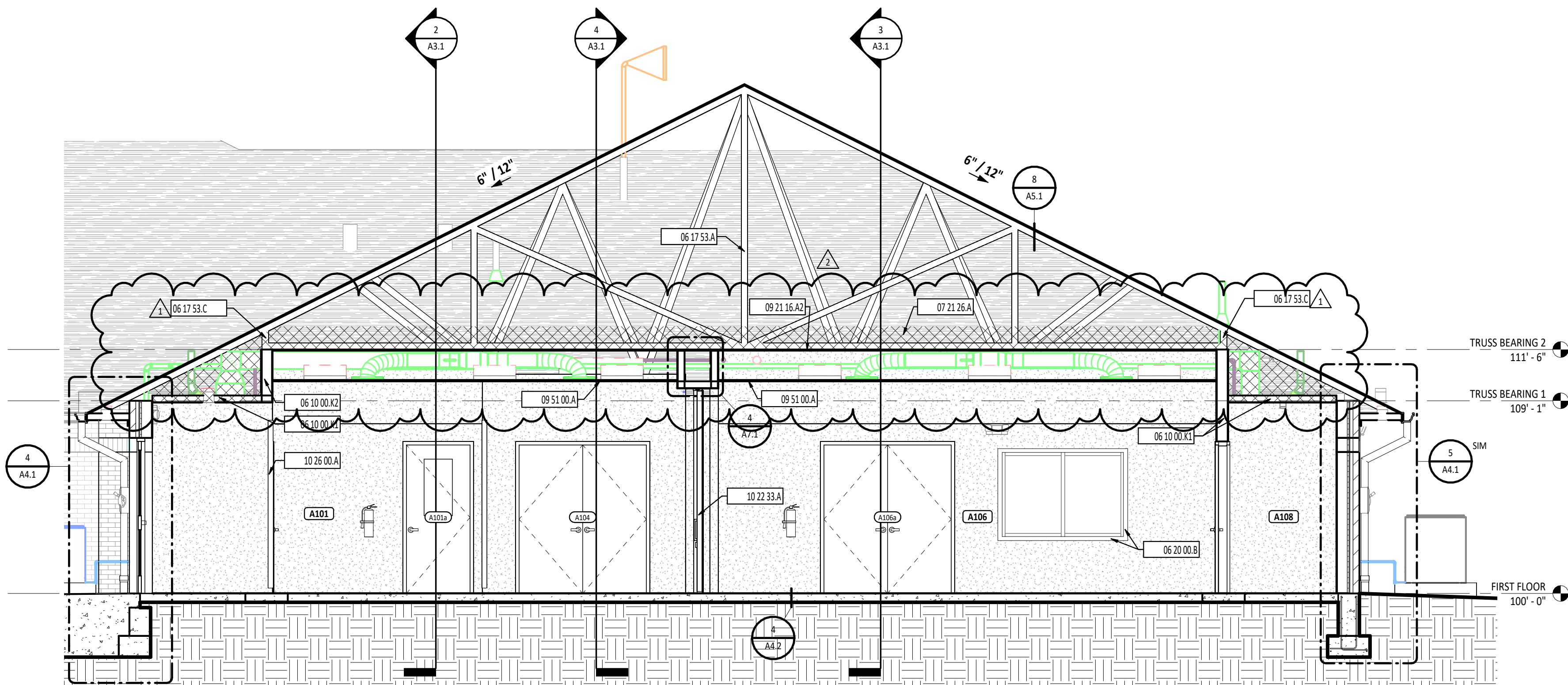
2 BUILDING SECTION - PARTIAL
1/4" = 1'-0"



3 BUILDING SECTION - PARTIAL
1/4" = 1'-0"



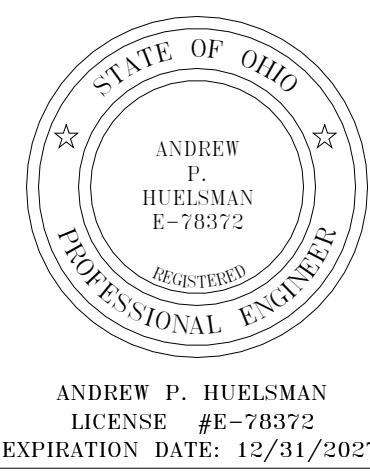
4 BUILDING SECTION - PARTIAL
1/4" = 1'-0"



5 BUILDING SECTION - PARTIAL
1/4" = 1'-0"

BUILDING SECTION SYMBOLS LEGEND	
	DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.
	ROOM DESIGNATION - REFERENCE ROOM INDEX.
	CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
	LEVEL ELEVATION
	STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
	DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
	KEYNOTE DESIGNATION - SPECIFICATION SECTION
	CALLOUT DETAIL NUMBER SHEET NUMBER
	SECTION DETAIL NUMBER SHEET NUMBER

#	KEYNOTE DESCRIPTION
02 41 00 F3	REMOVE A PORTION OF THE EXISTING ROOF SHEATHING BETWEEN EXISTING RAFTERS FOR ATTIC ACCESS.
06 10 00 K1	Z4X WOOD FRAMING AT 16" OC
06 10 00 K2	Z6X WOOD FRAMING AT 16" OC
06 10 00 S	NEW ROOF OVER FRAMING TO PROVIDE AN ACCESS PATH TO CONNECT TO NEW ROOF TRUSSES
06 17 53 A	SHOP-FABRICATED WOOD TRUSS - REFERENCE STRUCTURAL DRAWINGS.
06 17 53 C	SET HEEL HEIGHT SO THE PLANE OF THE NEW ROOF ALIGNS WITH THE EXISTING ROOF.
06 20 00 B	1X FINISHED HARDBOARD TRIM. MATCH EXISTING PROFILE - PAINT.
07 21 26 A	BLOWN INSULATION - R-49 MINIMUM REQUIRED
09 21 16 A2	5/8" GYPSUM WALLBOARD
09 51 00 A	ACOUSTICAL CEILING TILE AND SUSPENSION SYSTEM - REFERENCE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPE.
10 22 33 A	ACCORDION FOLDING PARTITION
10 26 00 A	CORNER GUARD, CG1



TIPP CITY SENIORS NEW ADDITION

ISSUANCES/REVISIONS	
CONSTRUCTION DOCUMENTS	01/13/2026
1 ADDENDUM 01	01/26/2026
2 ADDENDUM 02	01/29/2026

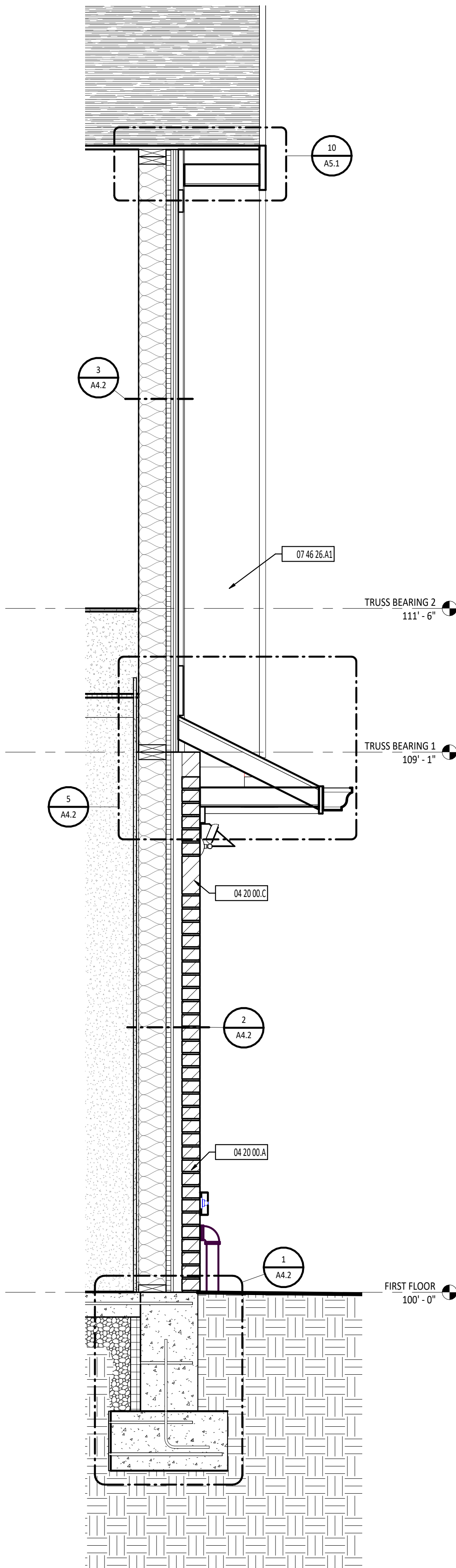
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25059.00	MLE	SMD

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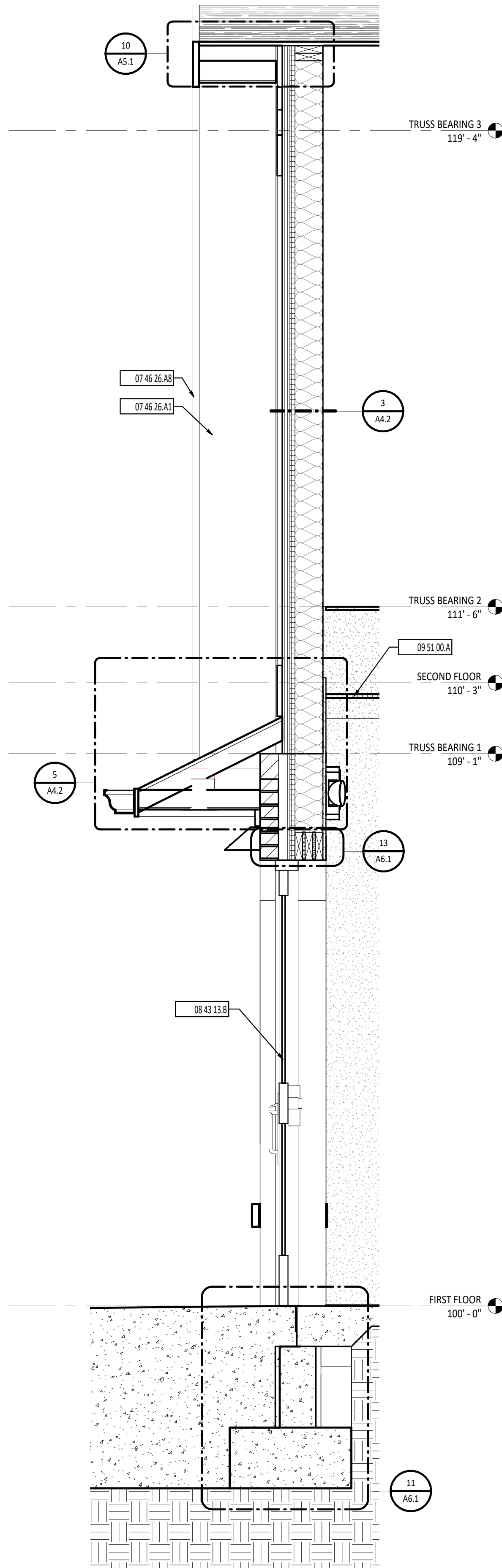
BUILDING SECTIONS

SHEET NUMBER:

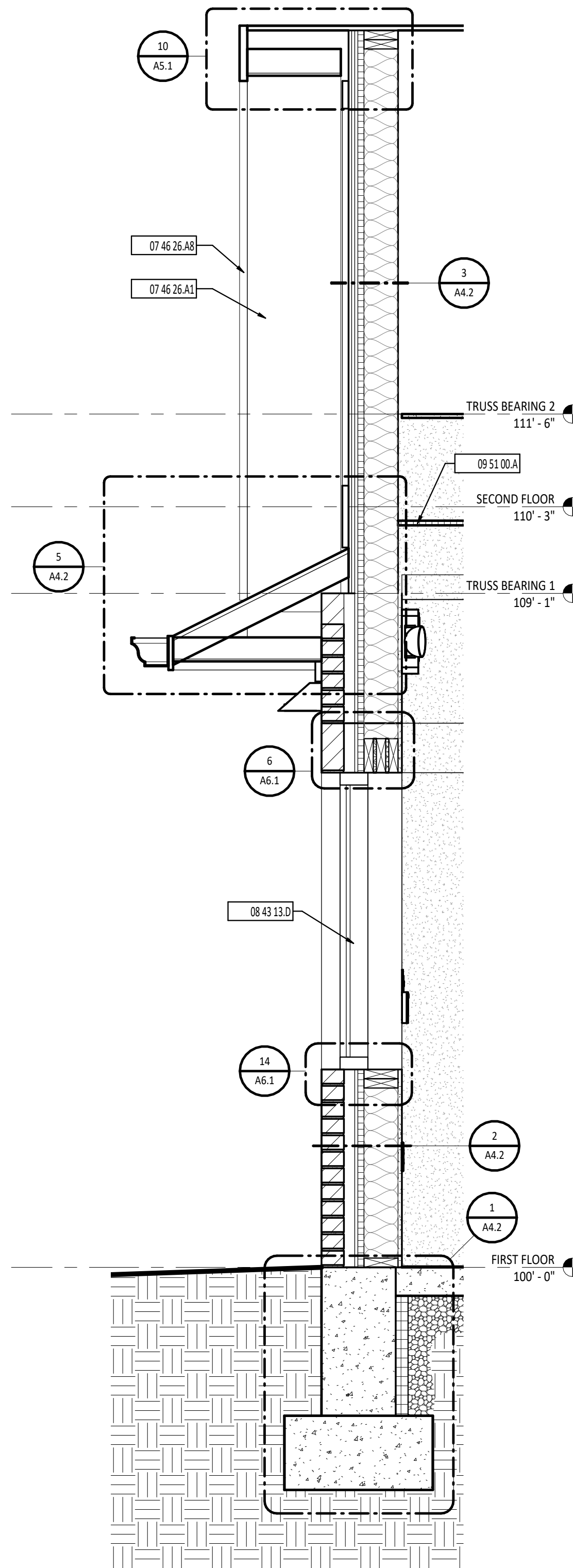
A3.1



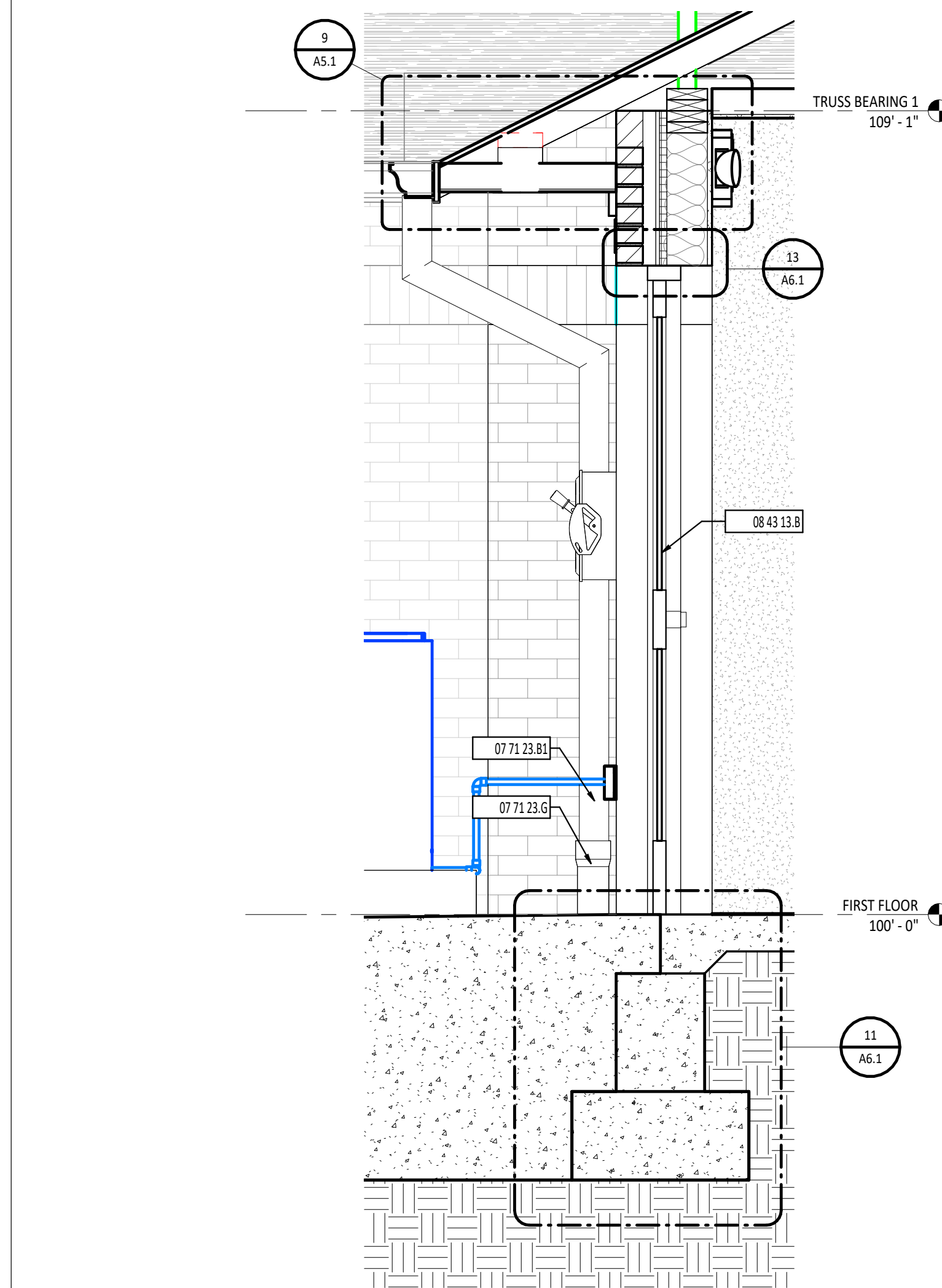
1 WALL SECTION
A4.1 3/4" = 1'-0"



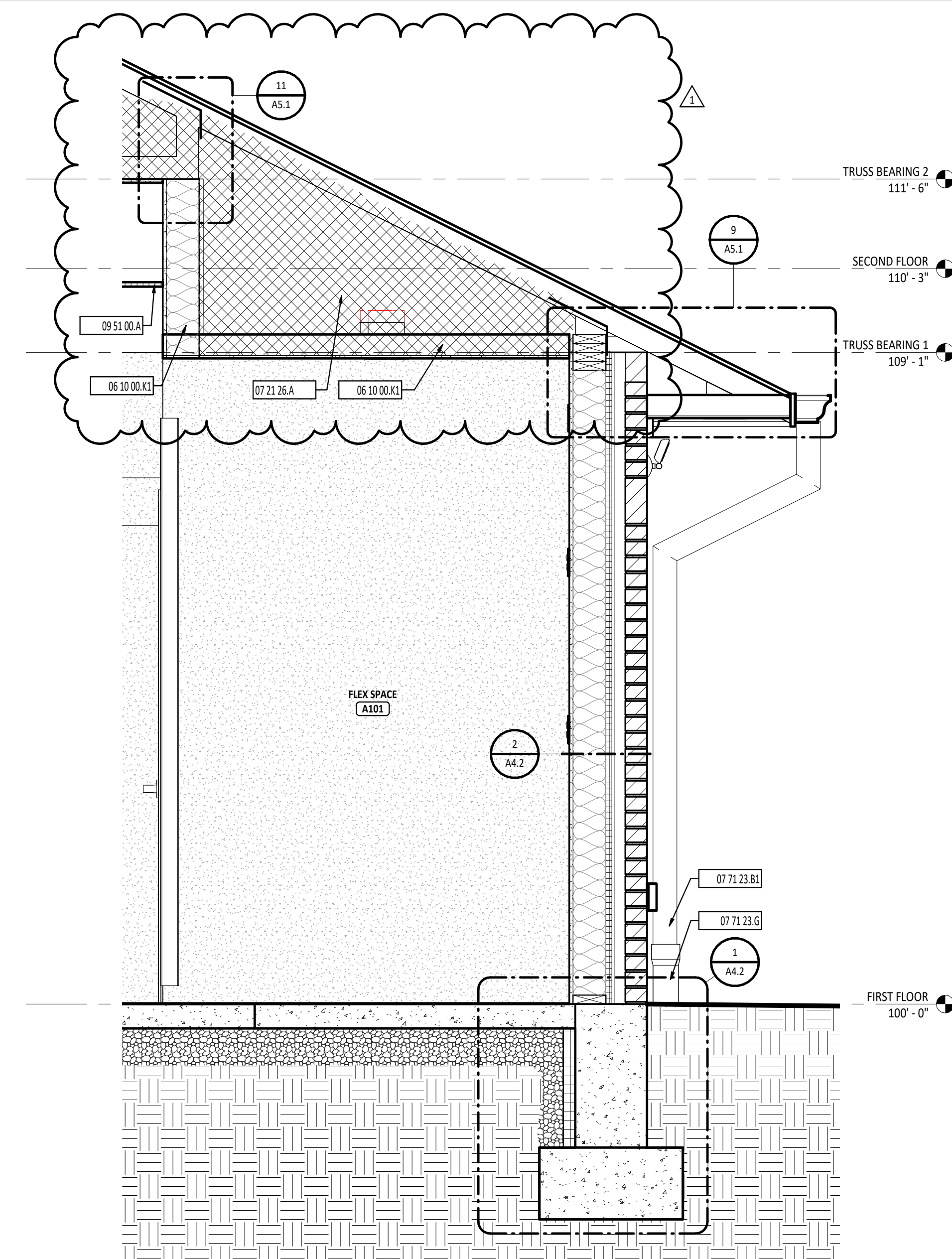
2 WALL SECTION
A4.1 3/4" = 1'-0"



3 WALL SECTION
A4.1 3/4" = 1'-0"



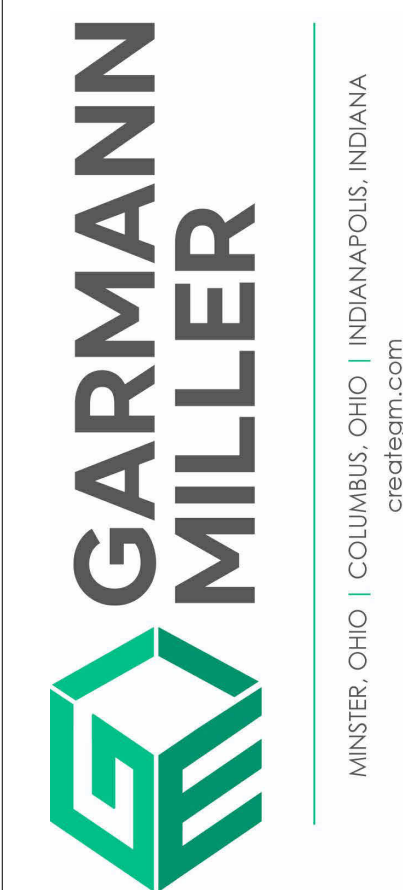
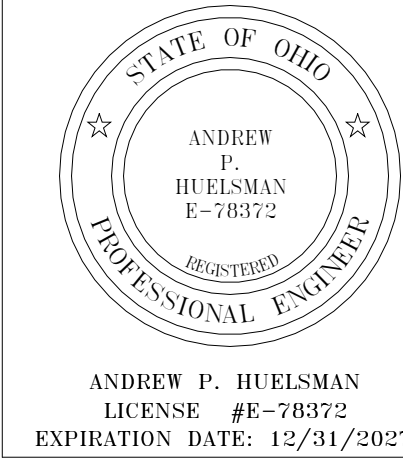
4 WALL SECTION
A4.1 3/4" = 1'-0"



5 WALL SECTION
A4.1 3/4" = 1'-0"

WALL SECTION SYMBOLS LEGEND	
	DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.
	ROOM DESIGNATION - REFERENCE ROOM INDEX.
	CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
	LEVEL ELEVATION
	STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
	DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
	KEYNOTE DESIGNATION
	SPECIFICATION SECTION
	CALLOUT
	AREA DETAIL
	SECTION

KEYNOTE DESCRIPTION	
04 20 00 A	FACE BRICK VENEER
04 20 00 C	FACE BRICK VENEER - SOLDIER COURSE
06 10 00 K1	2X4 WOOD FRAMING AT 16" OC
07 21 26 A	BLOWN INSULATION - R-49 MINIMUM REQUIRED
07 46 26 A1	3/8" LP SMARTSIDE RAKE SOFFIT, VENTED; PAINT PER FINISH SCHEDULE
07 46 26 A8	1 X 8 LP SMARTSIDE RAKE BOARD; PAINT PER FINISH SCHEDULE
07 71 23 B1	4" x 6" PREFINISHED METAL DOWNSPOUT
07 71 23 G	PVC DOWNSPOUT BOOT
08 43 13 B	ALUMINUM STOREFRONT DOOR AND FRAME - REFERENCE OPENING SCHEDULE.
08 43 13 D	RELOCATED EXISTING STOREFRONT WINDOW
09 51 00 A	ACOUSTICAL CEILING TILE AND SUSPENSION SYSTEM - REFERENCE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPE.



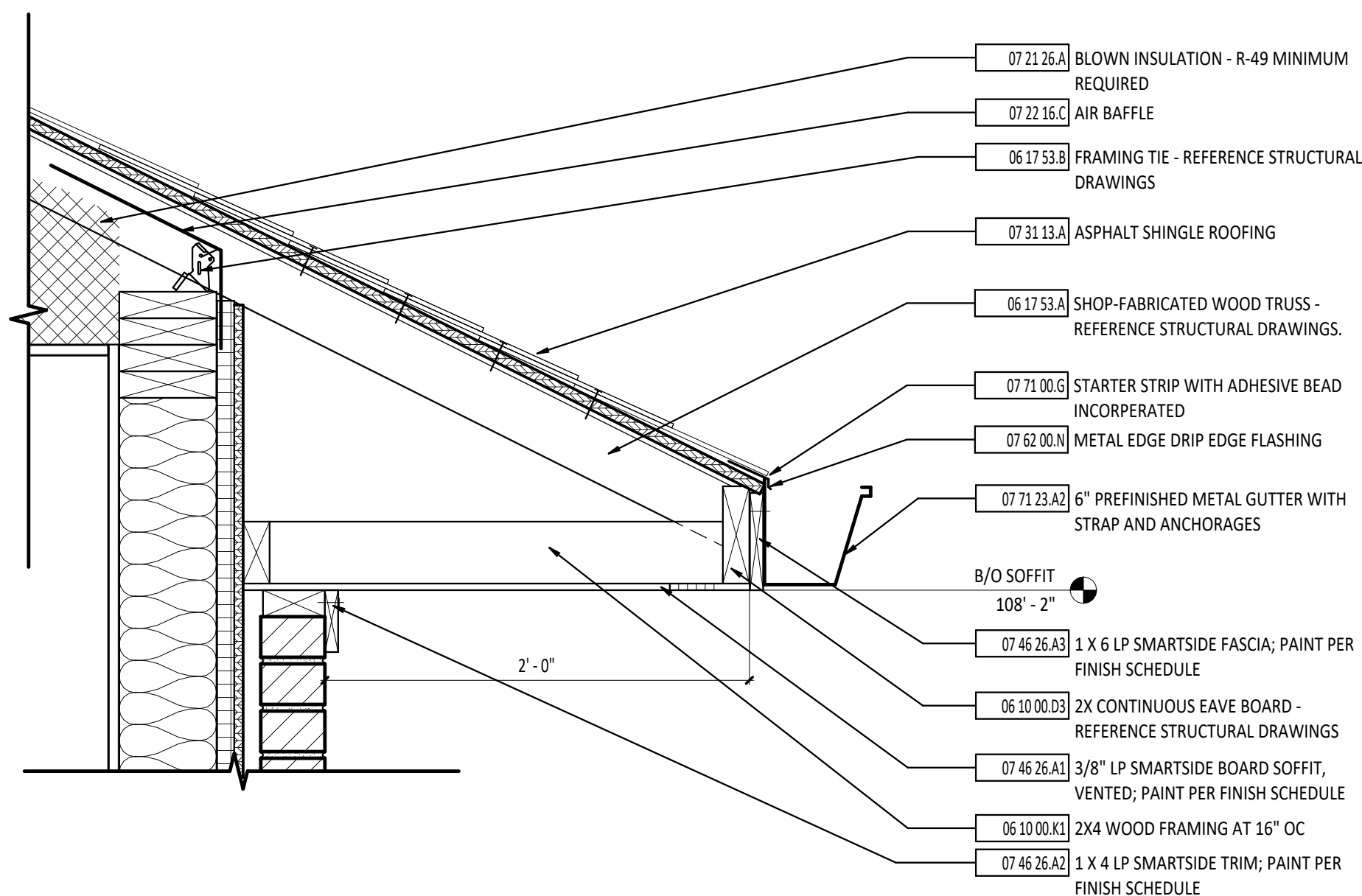
TIPP CITY SENIORS NEW ADDITION

ISSUANCES/REVISIONS		
CONSTRUCTION DOCUMENTS	01/13/2026	
1 ADDENDUM 02	01/29/2026	

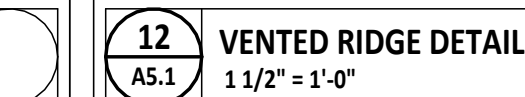
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	MLE	SMD

SHEET TITLE:
WALL SECTIONS

SHEET NUMBER:
A4.1



9 EAVE DETAIL WITH SOFFIT
A5.1 1 1/2" = 1'-0"

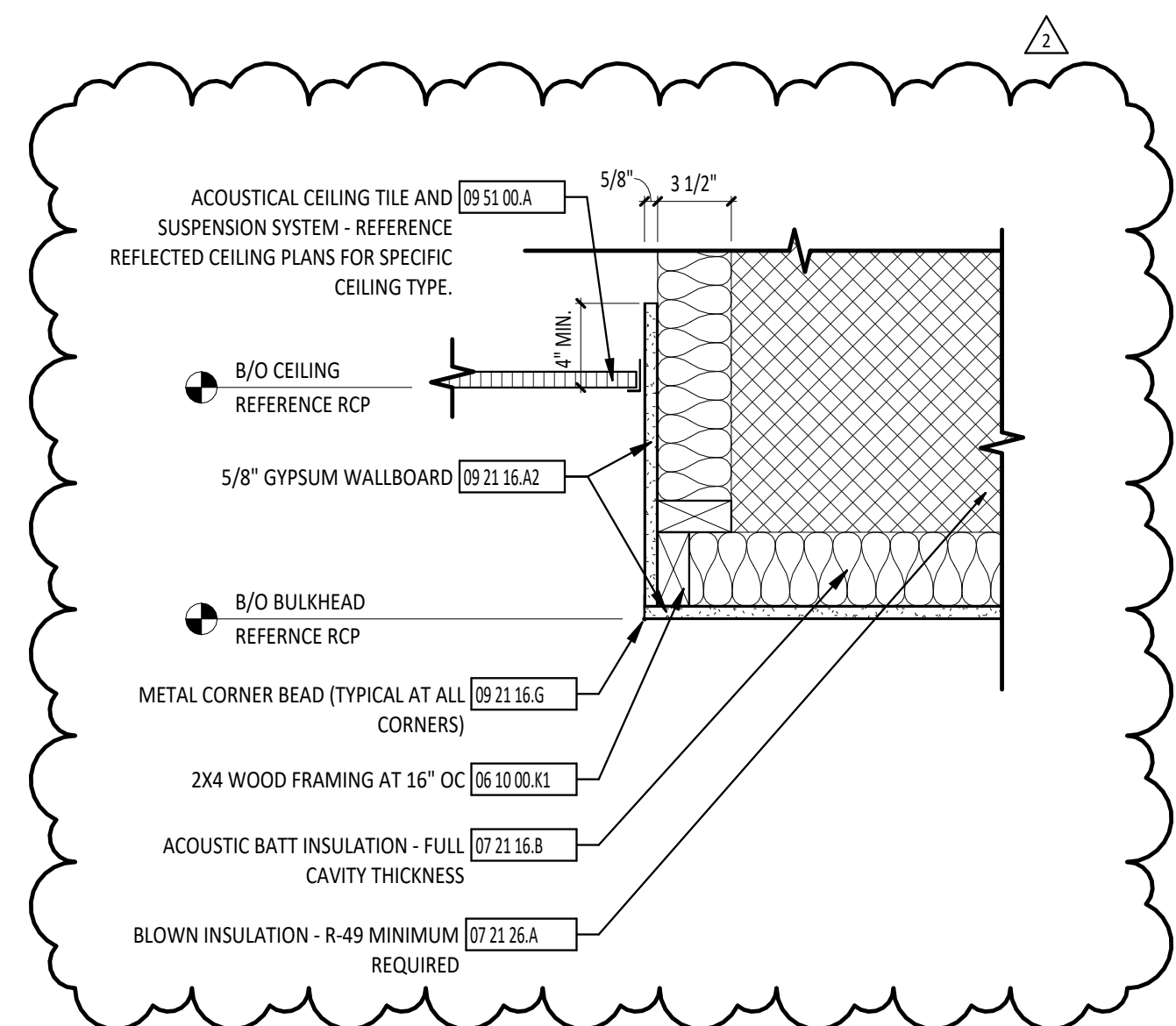
 TAPERED INSULATION

#	KEYNOTE DESCRIPTION
50.00.08	PRIME PAINTED CAST IRON DOWNSPOUT BOOT - PAINT TO MATCH DOWNSPOUT.
06.10.00.03	24 CONTINUOUS EAVE BOARD - REFERENCE STRUCTURAL DRAWINGS.
06.10.00.04	5/8" FIRE-RETARDANT PLYWOOD
10.00.01.1	2X4 WOOD FRAMING AT 16" OC
10.00.02	2X6 WOOD FRAMING AT 16" OC
09.00.07	ROOF FRAMING - REFERENCE STRUCTURAL DRAWINGS
10.00.04	OVER-FLAME PORTION OF EXISTING ROOF
07.17.53.3	SHARP-FABRICATED WOOD TRUS - REFERENCE STRUCTURAL DRAWINGS.
07.17.53.4	FRAMING TIE - REFERENCE STRUCTURAL DRAWINGS
11.26.2A	BLOW INSULATION - R-49 MINIMUM REQUIRED
7.22.16.C	AIR Baffle
01.31.13.A	ASPHALT SHINGLE ROOFING
01.31.13.A1	WEAVE IN NEW ASPHALT SHINGLES
7.31.13.D	EDGE CAPPING SHINGLE
7.31.13.E	RIDGE TIE
01.31.13.K	AIR VENT GAP
7.46.26.1A	3/8" LP SMARTSIDE BOARD SOFFIT, VENTED, PAINT PER FINISH SCHEDULE
7.46.26.2A	1 X 4 LP SMARTSIDE TRIM, PAINT PER FINISH SCHEDULE
7.46.26.3A	1 X 6 LP SMARTSIDE FASCIA, PAINT PER FINISH SCHEDULE
46.26.4A	LP SMARTSIDE SIDING - 7" EXPOSURE
68.00.02	ROOF UNDERLAYMENT
77.00.00	METAL EDGE DROP EDGE FLASHING
77.00.01	STARTER STRIP WITH ADHESIVE BEAD INCORPORATED
77.01.001	1 X 8 LP SMARTSIDE BOARD RAKE TRIM, PAINT PER FINISH SCHEDULE
77.12.2A	PREFINISHED METAL GUTTER WITH STRAP AND ANCHORAGES
07.12.2A.2	6" PREFINISHED METAL GUTTER WITH STRAP AND ANCHORAGES
77.17.23.B	PREFINISHED METAL DOWNSPOUT
77.12.23.A1	4" x 6" PREFINISHED METAL DOWNSPOUT
77.07.00.8	SEALANT
50.10.05	5/8" EXTERIOR GYPSUM SHEATHING BOARD
50.10.1A	PLUMBING VENT - REFERENCE PLUMBING DRAWINGS
50.10.04	SANITARY VENT THROUGH ROOF - REFERENCE PLUMBING DRAWINGS. SEE DETAIL 7/AS.1
22.00.05.1	EXISTING FLUE ROOF CAP. REFERENCE MECHANICAL DRAWINGS. SEE DETAIL 7/AS.1
22.00.02	EXISTING ROOF VENT - REFERENCE MECHANICAL DRAWINGS. SEE DETAIL 5/AS.1
22.00.04	FINISHED GRADE - REFERENCE CIVIL/LANDSCAPE DRAWINGS.

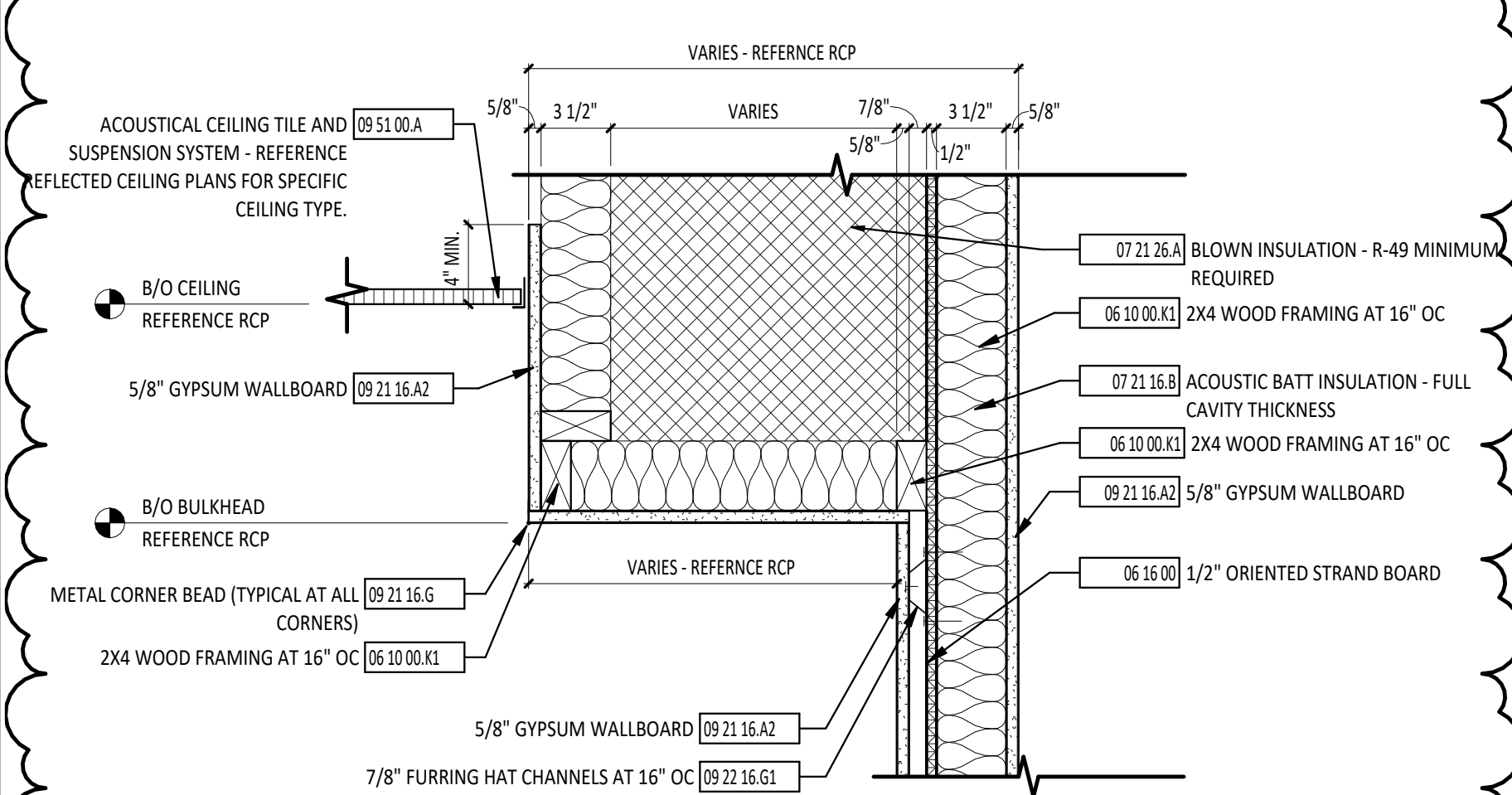




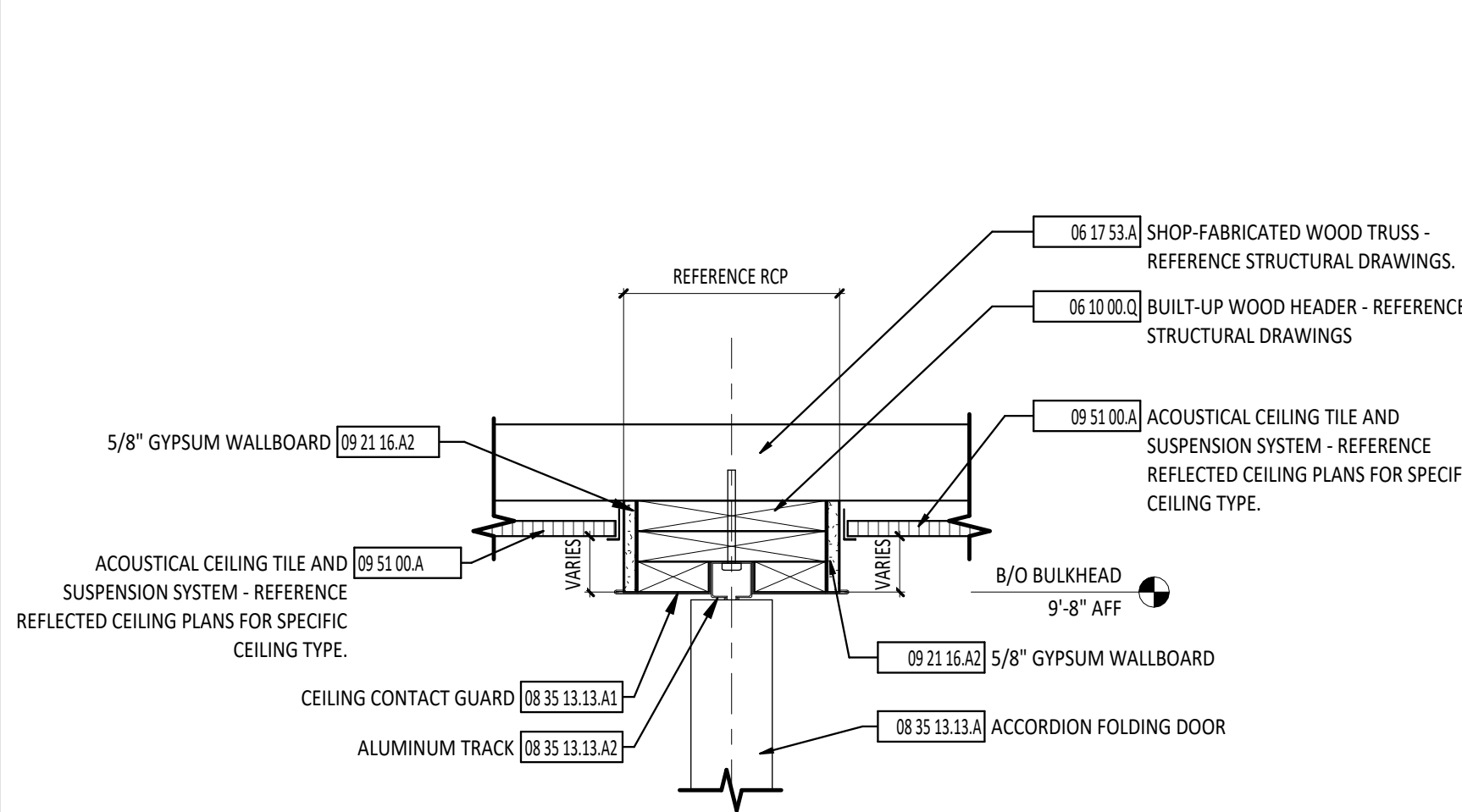
1 FIRST FLOOR REFLECTED CEILING PLAN - UNIT A
1/4" = 1'-0"



2 BULKHEAD DETAIL
1 1/2" = 1'-0"



3 BULKHEAD DETAIL
1 1/2" = 1'-0"



4 ACCORDION WALL DETAIL
1 1/2" = 1'-0"

FIRST FLOOR PLAN ROOM INDEX - UNIT A		
ROOM NUMBER	ROOM NAME	AREA
A101	FLEX SPACE	680 SF
A102	TOOL STORAGE	39 SF
A103	MECHANICAL	24 SF
A104	TABLE & CHAIR STORAGE	116 SF
A106	FLEX SPACE	750 SF
A107	MECHANICAL	39 SF
A108	STORAGE	117 SF

REFLECTED CEILING PLAN GENERAL NOTES

- B USE CEILING TYPE A UNLESS NOTED OTHERWISE.
- C REFERENCE ELECTRICAL, MECHANICAL AND TECHNOLOGY DRAWINGS FOR MORE INFORMATION ON ALL CEILING MOUNTED DEVICES.
- A REFER TO FINISH MATERIAL SCHEDULE ON SHEET A5.0 FOR MANUFACTURER INFORMATION AND MATERIAL SELECTION.

REFLECTED CEILING PLAN SYMBOLS LEGEND

- ROOM DESIGNATION - REFERENCE ROOM INDEX.
- LEVEL LINE
- STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
- DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- KEYNOTE DESIGNATION - SPECIFICATION SECTION.
- CEILING TYPE AND HEIGHT DESIGNATION
- TYPE HEIGHT
- DETAIL NUMBER SHEET NUMBER
- SECTION DETAIL NUMBER SHEET NUMBER

REFLECTED CEILING PLAN MATERIAL PATTERNS LEGEND

- CAP CEILING

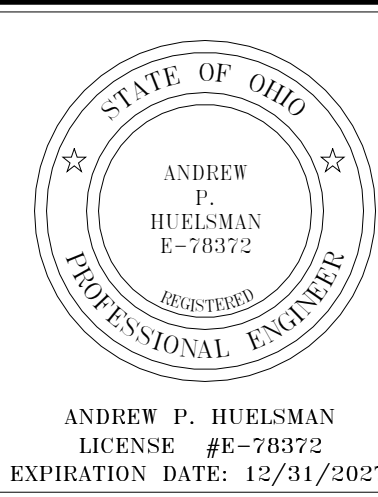
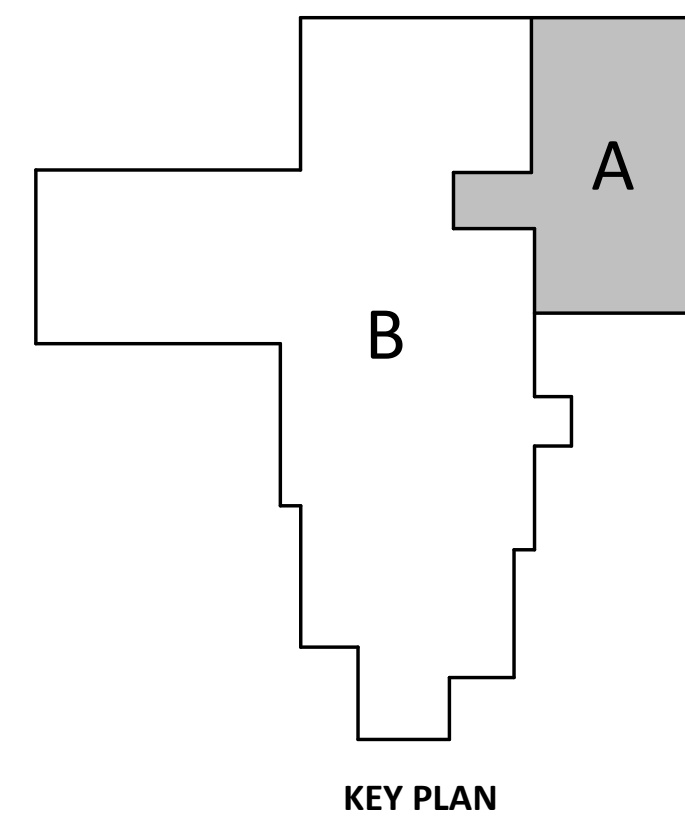
REFERENCE ELECTRICAL/MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

- SOUND SYSTEM CEILING SPEAKER
- FIRE ALARM SMOKE OR HEAT DETECTOR
- LIGHT FIXTURE
- LIGHT FIXTURE
- LIGHT FIXTURE
- LIGHT FIXTURE
- CEILING MOUNTED EXIT SIGN
- OCCUPANCY SENSOR
- AIR TERMINAL

CEILING SCHEDULE		
MARK	DESCRIPTION	NOTES
A	2' x 2' SUSPENDED ACOUSTICAL PANEL CEILING	REFER TO SPEC SECTION 09 51 00
B	5/8" GYPSUM CEILING BOARD ON SUSPENDED CEILING SYSTEM	REFER TO SPEC SECTION 09 51 00

- NOTES:
- REFER TO SPEC SECTION 09 21 16.
 - REFER TO SPEC SECTION 09 25 13.
 - REFER TO SPEC SECTION 09 51 00.
 - REFER TO SPEC SECTION 09 54 23.
 - REFER TO SPEC SECTION 09 84 00.
 - REFER TO SPEC SECTION 09 84 30.

#	KEYNOTE DESCRIPTION
06 10 00.K1	2X4 WOOD FRAMING AT 16" OC
06 10 00.Q	BUILT-UP WOOD HEADER - REFERENCE STRUCTURAL DRAWINGS
06 16 00	1/2" ORIENTED STRAND BOARD
06 17 53.A	SHOP-FABRICATED WOOD TRUSS - REFERENCE STRUCTURAL DRAWINGS.
07 21 16.B	ACOUSTIC BATT INSULATION - FULL CAVITY THICKNESS
07 21 26.A	BLOWN INSULATION - R-49 MINIMUM REQUIRED
07 46 26.A1	3/8" LP SMARTSIDE BOARD SOFFIT, VENTED; PAINT PER FINISH SCHEDULE
07 71 23.A2	6" PREFINISHED METAL GUTTER WITH STRAP AND ANCHORAGES
08 35 13.13.A	ACCORDION FOLDING DOOR
08 35 13.13.A1	CEILING CONTACT GUARD
08 35 13.13.A2	ALUMINUM TRACK
09 21 16.A2	5/8" GYPSUM WALLBOARD
09 21 16.A3	PROVIDE 1/2" GYPSUM WALLBOARD FOR FIREBLOCKING AT A MAXIMUM SPACING OF 20'-0"
09 21 16.G	METAL CORNER BEAD (TYPICAL AT ALL CORNERS)
09 22 16.G1	7/8" FURRING HAT CHANNELS AT 16" OC
09 51 00.A	ACOUSTICAL CEILING TILE AND SUSPENSION SYSTEM - REFERENCE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPE.



TIPP CITY SENIORS NEW ADDITION

524 NORTH HART STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS

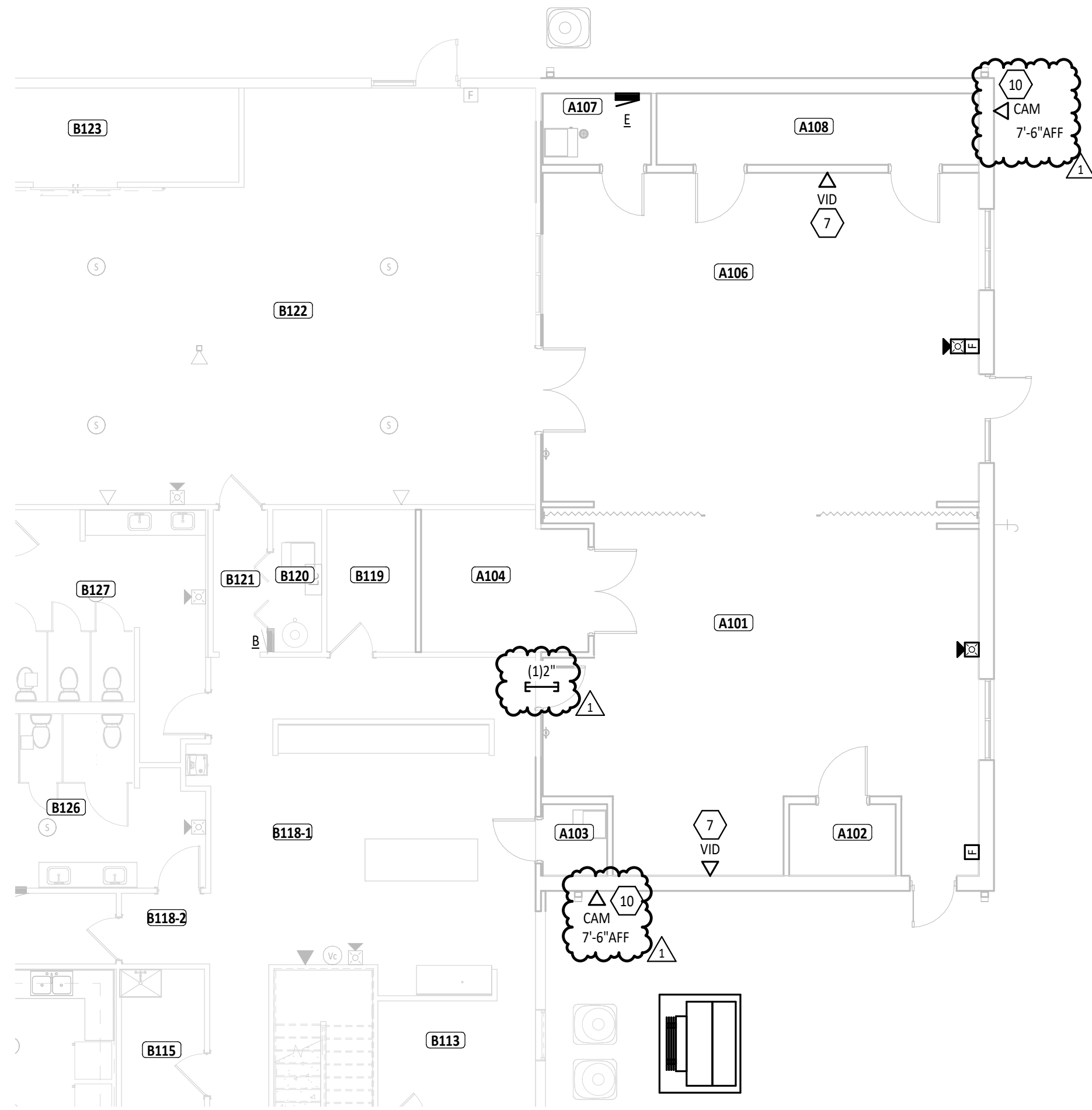
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250559.00	MLE	SMD

SHEET TITLE:

FIRST FLOOR REFLECTED CEILING PLAN - UNIT A

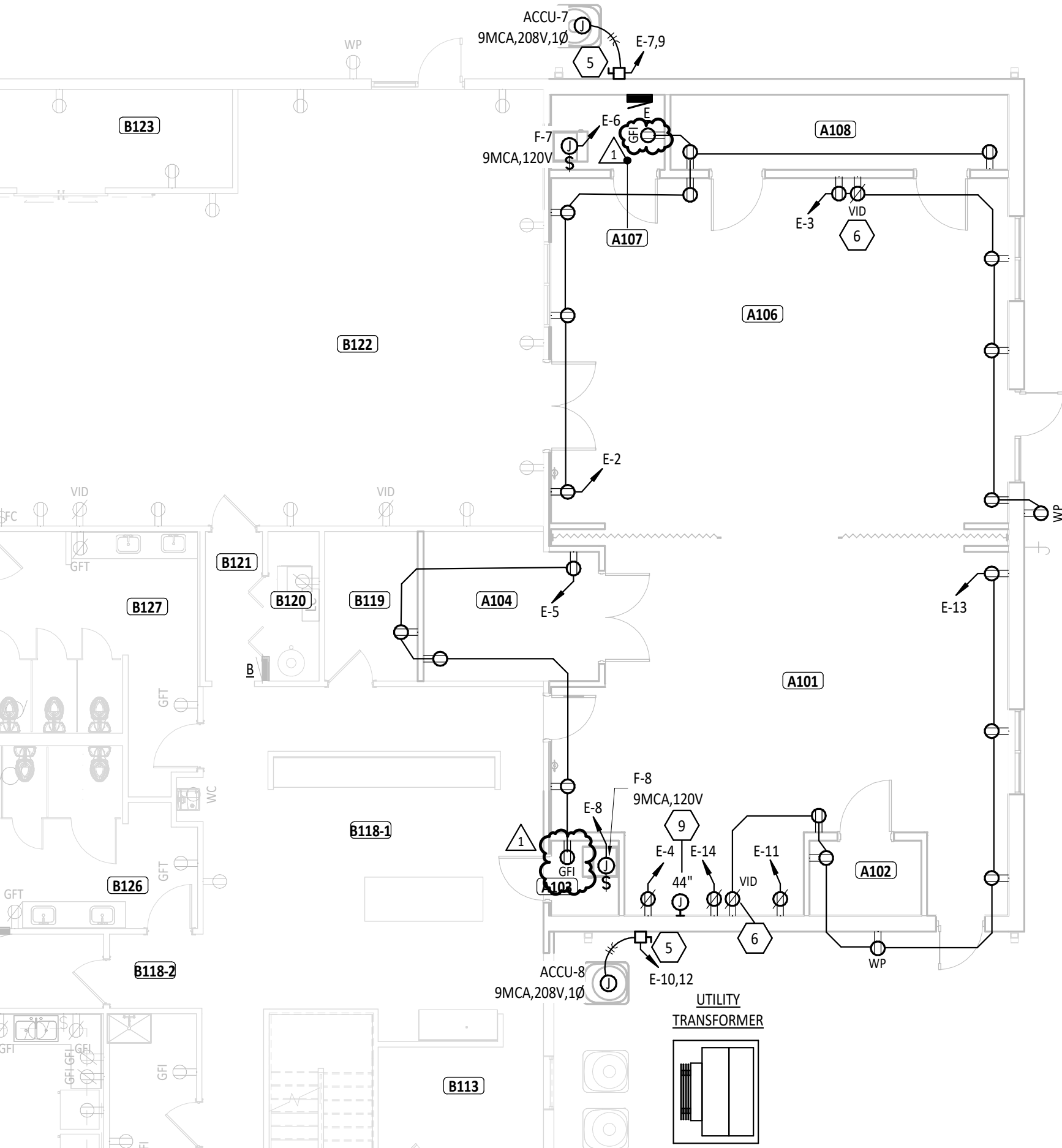
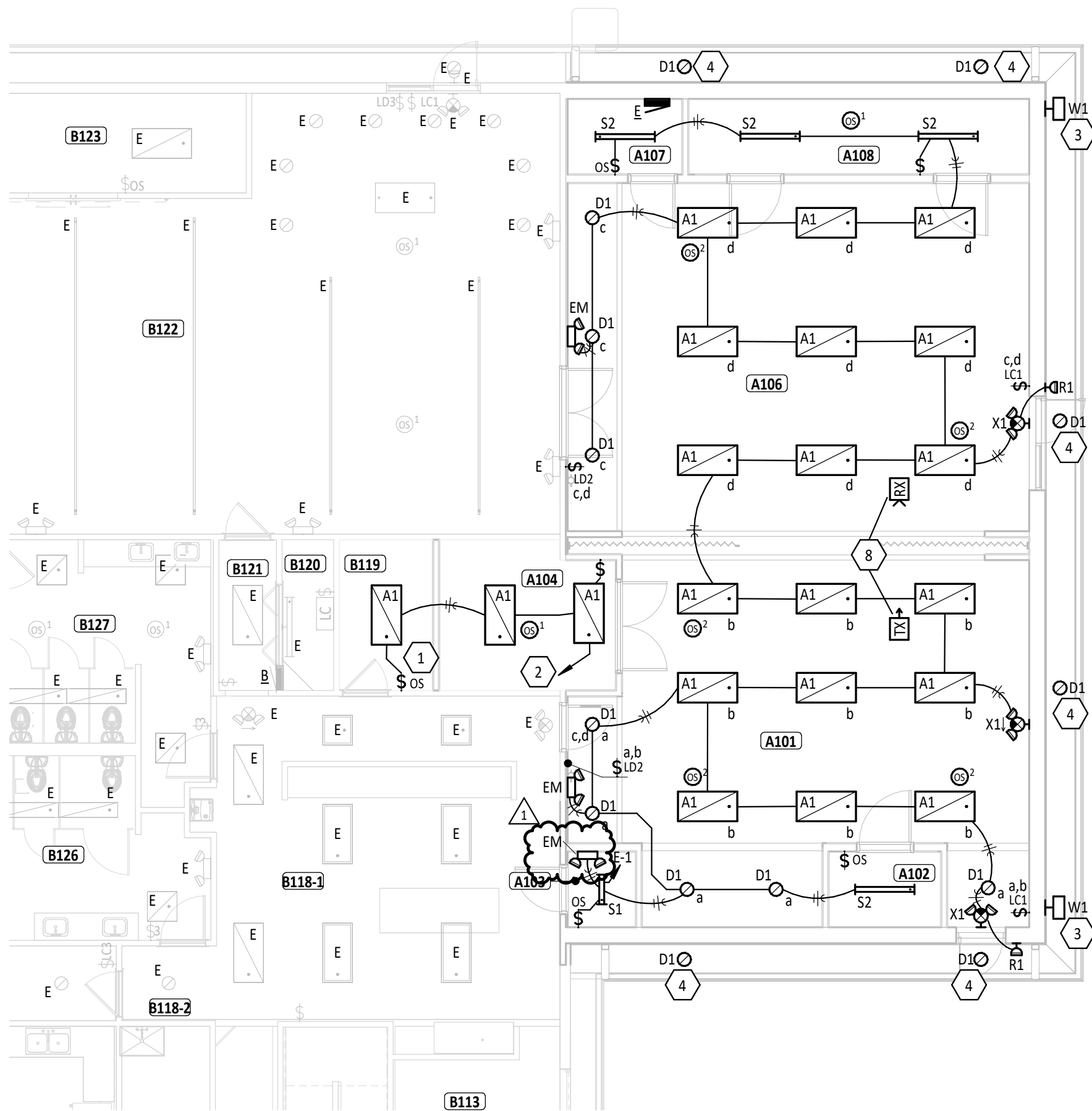
SHEET NUMBER:

A7.1



1 FIRST FLOOR SYSTEMS PLAN - UNIT A
1/8" = 1'-0"

2 FIRST FLOOR LIGHTING PLAN - UNIT A
1/8" = 1'-0"



3 FIRST FLOOR POWER PLAN - UNIT A
1/8" = 1'-0"

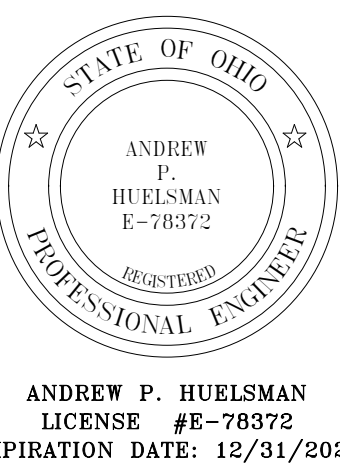
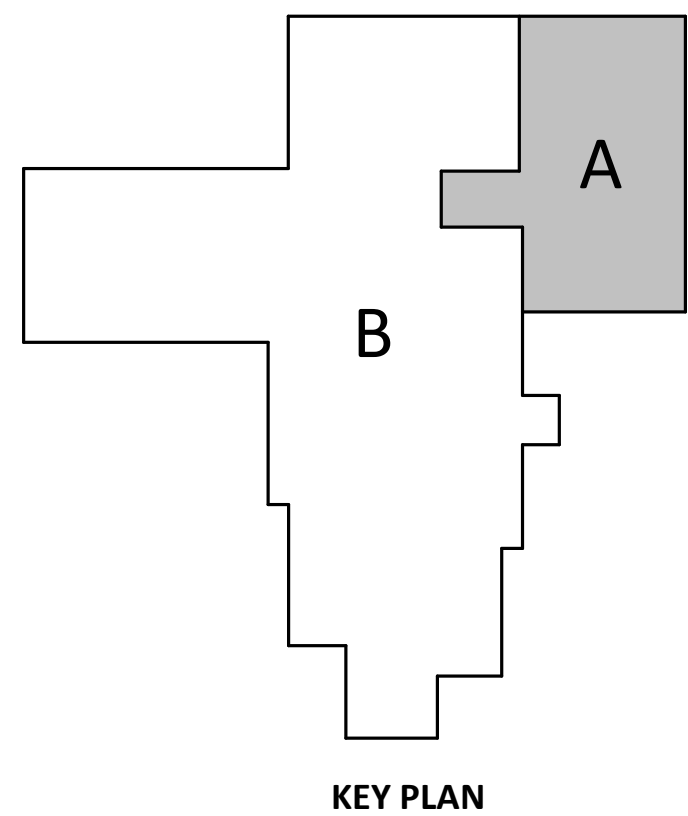
FIRST FLOOR PLAN ROOM INDEX - UNIT A

ROOM NUMBER	ROOM NAME	AREA
A101	FLEX SPACE	680 SF
A102	TOOL STORAGE	39 SF
A103	MECHANICAL	24 SF
A104	TABLE & CHAIR STORAGE	116 SF
A106	FLEX SPACE	750 SF
A107	MECHANICAL	39 SF
A108	STORAGE	117 SF

FIRST FLOOR PLAN ROOM INDEX - UNIT B

ROOM NUMBER	ROOM NAME	AREA
B101	LOBBY	310 SF
B102	CONFERENCE ROOM	250 SF
B103	CORRIDOR	180 SF
B104	COAT ROOM	113 SF
B105	OFFICE	201 SF
B106	FILE STORAGE	89 SF
B107	MECHANICAL	34 SF
B108	OFFICE	68 SF
B109	RESTROOM	53 SF
B110	STAIR	55 SF
B111	STORAGE	107 SF
B112	SOCIAL AREA	934 SF
B113	KITCHEN STORAGE	98 SF
B114	STAIR	75 SF
B115	CUSTODIAL	65 SF
B116	CATERING KITCHEN	204 SF
B117	CORRIDOR	49 SF
B118	KITCHEN	563 SF
B119	KITCHEN STORAGE	64 SF
B120	MECHANICAL	35 SF
B121	CORRIDOR	41 SF
B122	RECREATION ROOM	1,156 SF
B123	STORAGE	157 SF
B124	EVENT SPACE	1,739 SF
B125	CORRIDOR	68 SF
B126	MEN'S RESTROOM	218 SF
B127	WOMEN'S RESTROOM	252 SF

#	KEYNOTE DESCRIPTION
1	UTILIZE EXISTING BOX, SALVAGED FROM DEMOLITION, FOR NEW WALL SWITCH.
2	CONNECT TO EXISTING LIGHTING CIRCUIT PREVIOUSLY SERVING THIS AREA.
3	CONNECT LIGHT FIXTURE TO EXISTING EXTERIOR LIGHTING CIRCUIT. SECURITY LIGHT HAS INTEGRAL CONTROLS. MODIFY AND EXTEND CONDUIT AND CABLING AS REQUIRED.
4	CONNECT LIGHT FIXTURE TO EXISTING EXTERIOR LIGHTING CIRCUIT AND CONTROLS. MODIFY AND EXTEND CONDUIT AND CABLING AS REQUIRED.
5	PROVIDE 30A, 208V, 2-POLE HEAVY DUTY NON-FUSED DISCONNECT IN NEMA 3R ENCLOSURE.
6	RECEPTACLE FOR FUTURE VIDEO DISPLAY. COORDINATE EXACT LOCATION WITH OWNER.
7	TECHNOLOGY ROUGH-IN FOR FUTURE VIDEO DISPLAY. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH OWNER.
8	PROVIDE NIGHT PARTITION KIT FOR INDEPENDENT AND COMBINED LIGHTING CONTROL OF ROOMS BASED ON PARTITION USE. WHEN PARTITION IS CLOSED, CONTROL SHALL BE AS SHOWN ON PLAN. WHEN PARTITION IS OPEN, ZONES 'A' AND 'C' SHALL BE CONTROLLED TOGETHER AND ZONES 'B' AND 'D' SHALL BE CONTROLLED TOGETHER.
9	PROVIDE JUNCTION BOX FLUSH IN WALL WITH BLANK COVERPLATE FOR FUTURE 208V WOODWORKING EQUIPMENT. PROVIDE (1) 2" CONDUIT FROM PANEL 'E'.
10	PROVIDE SINGLE GANG, FLUSH MOUNTED JUNCTION BOX ON EXTERIOR OF BUILDING WITH 1" CONDUIT STUBBED TO INSIDE. MOUNT THE BOX AND CABLE SLEEVE ABOVE THE CEILING FOR EXTERIOR CAMERA. PROVIDE PLASTIC BUSHING ON END OF CONDUIT AND WEATHERPROOF BLANK COVER FOR EXTERIOR BOX. COORDINATE WORK WITH TECHNOLOGY CONTRACTOR PRIOR TO ROUGH-IN.



TIPP SENIORS NEW ADDITION

525 NORTH WAT ST. TIPP CITY, OH 45371

ISSUANCES/REVISIONS

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	AM	HUP

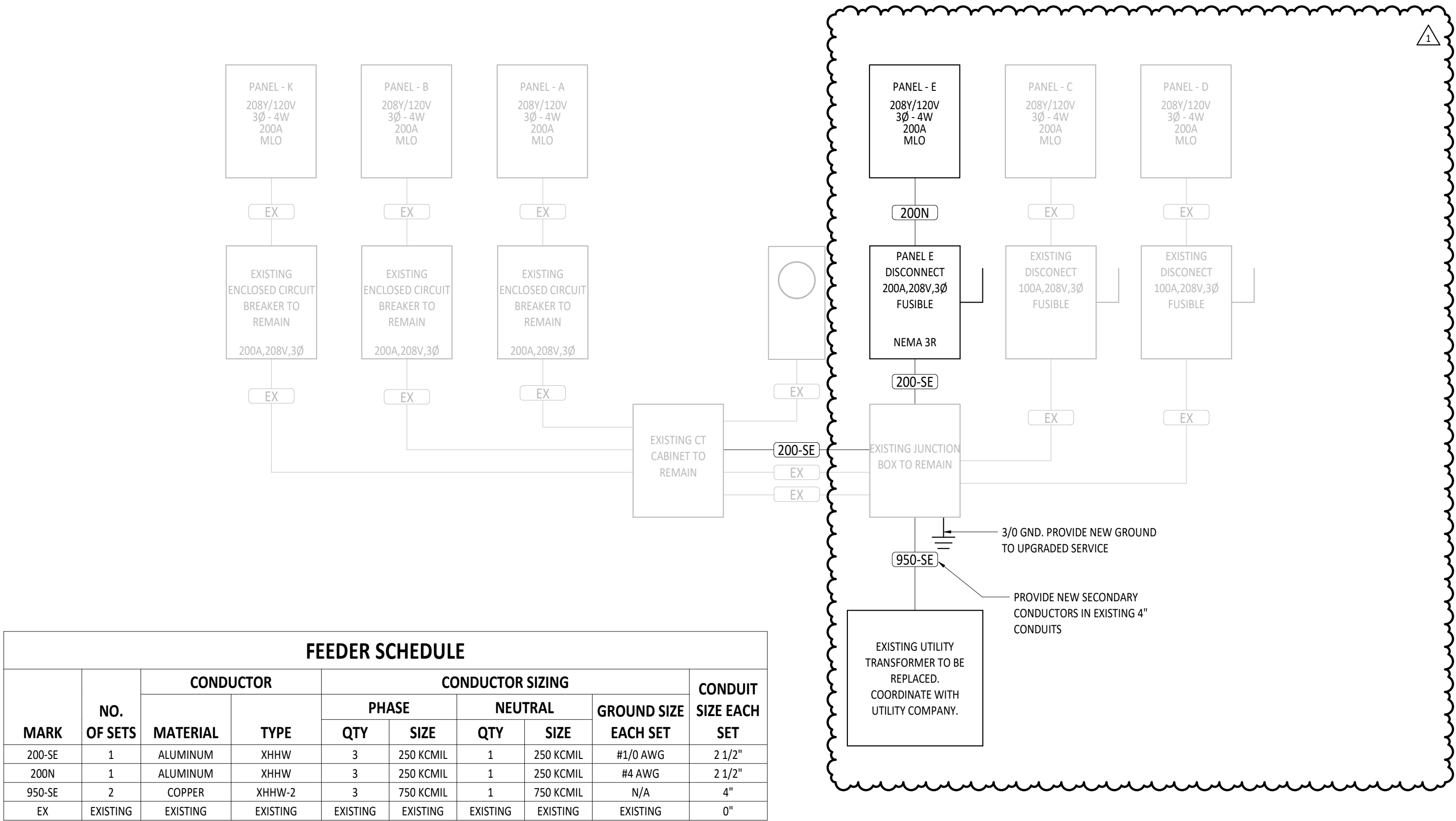
CONSTRUCTION DOCUMENTS	DATE
1 ADDENDUM #2	01/15/2025

SHEET TITLE:

ELECTRICAL PLANS

SHEET NUMBER:

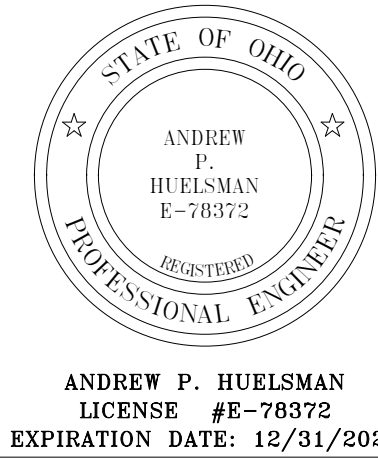
E3.1



1 ELECTRICAL ONE-LINE DIAGRAM
NTS

LUMINAIRE SCHEDULE											
MARK	MOUNTING	TYPE	LAMPS			BALLAST/DRIVER	FIXTURE VOLTAGE	INPUT WATTS	FIXTURE DESCRIPTION	COMMENTS	BASIS OF DESIGN & APPROVED MANUFACTURERS
			MIN. LUMENS	CCT	CRI						
A1	RECESSED	LED	5000 lm	3500K	80 CRI	0-10V DIMMING DOWN TO 10%	0VOLT	35 W	2'x4' LED RECESSED BACK-LIT FLAT PANEL, ADJUSTABLE LUMENS AND COLOR TEMPERATURE, ALUMINUM FRAME, SATIN WHITE LENS, CSA/U.L. DAMP LOCATION LISTED.	LUMENS SHALL BE SET TO MEDIUM, COLOR TEMPERATURE SHALL BE SET TO 3500K.	LITHONIA CPX 2X4 ALO8 80CRI SWW7 SWL COLUMBIA CBT24 SERIES
D1	RECESSED	LED	1300 lm	3500K	90 CRI	0-10V DIMMING DOWN TO 10%	120V	15 W	6" LED RECESSED WAFER DOWNLIGHT, ADJUSTABLE LUMENS AND COLOR TEMPERATURE, ALUMINUM DIE CAST FRAME, REMOTE DRIVER, POLYCARBONATE LENS, WHITE FINISH, CSA/U.L. WET LOCATION LISTED.	LUMENS SHALL BE SET TO MEDIUM, COLOR TEMPERATURE SHALL BE SET TO 3500K.	JUNO WFS ALO20 SWW5 90CRI 1MW GREEN CREATIVE MFRIGHO SERIES
E	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0 W	EXISTING LUMINAIRE TO REMAIN.	N/A	N/A
ED	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0 W	EXISTING LUMINAIRE TO BE REMOVED.	N/A	N/A
EM	WALL	LED	N/A	N/A	N/A	N/A	0VOLT	1 W	LED TYPE EMERGENCY LIGHT FIXTURE, INJECTION MOLDED, FLAME RETARDANT, HIGH IMPACT THERMOPLASTIC HOUSING, PROVIDED WITH TEST SWITCH, STATUS INDICATOR, AND RECHARGEABLE BATTERY, 90 MINUTE BATTERY BACKUP, WHITE HOUSING, U.L. LISTED.	MOUNT 8'-0" AFF. UNO. CONNECT AHEAD OF LOCAL SWITCHING.	LITHONIA EU2L COMPASS CU2 SERIES
R1	WALL	LED	N/A	N/A	N/A	N/A	3.6VDC	3 W	LED REMOTE HEAD, GRAY CAST ALUMINUM, SEALED AND GASKETED, U.L. WET LOCATION LISTED.	MOUNT 8'-0" AFF. UNO. CONNECT TO EXIT LIGHT 'X1'.	LITHONIA ELA QWP L0309 COMPASS C0RS SERIES
S1	SURFACE	LED	2000 lm	3500K	80 CRI	0-10V DIMMING DOWN TO 10%	0VOLT	16 W	2' LED STRIP LIGHT, ADJUSTABLE LUMENS AND COLOR TEMPERATURE, COLD-ROLLED STEEL HOUSING, WHITE HOUSING, CSA/U.L. LISTED.	LUMENS SHALL BE SET TO MEDIUM, COLOR TEMPERATURE SHALL BE SET TO 3500K.	LITHONIA CSS L24 ALO15 MVOLT MIN10 ZT SWW3 80CRI ILP VS2-2L SERIES
S2	SURFACE	LED	4000 lm	3500K	80 CRI	0-10V DIMMING DOWN TO 10%	0VOLT	30 W	4' LED STRIP LIGHT, ADJUSTABLE LUMENS AND COLOR TEMPERATURE, COLD-ROLLED STEEL HOUSING, WHITE HOUSING, CSA/U.L. LISTED.	LUMENS SHALL BE SET TO MEDIUM, COLOR TEMPERATURE SHALL BE SET TO 3500K.	LITHONIA CSS L48 ALO15 MVOLT MIN10 ZT SWW3 80RI ILP V54-3L SERIES
W1	WALL	LED	2600 lm	4000K	80 CRI	ELECTRONIC DRIVER	120V	26 W	LED EXTERIOR SECURITY FLOOD LIGHT WITH TWO HEADS, DIE CAST ALUMINUM HOUSING, INTEGRAL PHOTOCELL, ADJUSTABLE LUMEN OUTPUT, ADJUSTABLE COLOR TEMPERATURE, INTEGRAL PIR MOTION SENSOR, DARK BRONZE FINISH, U.L. WET LISTED.	LUMENS SHALL BE SET TO HIGH, COLOR TEMPERATURE SHALL BE SET TO 4000K. WALL MOUNT AT 7'-6" AFF.	LITHONIA HGX LED 2RH ALO SWW2 120 PIR DOB EXD ML-2L SERIES
X1	CEILING/WALL	LED	N/A	N/A	N/A	N/A	0VOLT	3 W	COMBINATION EXIT/EMERGENCY LIGHT WITH BATTERY BACKUP (90 MINUTES MINIMUM), WHITE THERMOPLASTIC HOUSING WITH TWO ADJUSTABLE EMERGENCY HEADS, RED LETTERING, U.L. LISTED.	CONNECT AHEAD OF LOCAL SWITCHING. PROVIDE CONNECTIONS TO REMOTE HEAD 'R1' AS NECESSARY.	LITHONIA LHQM LED R HO COMPASS CCRRC SERIES

PANEL E												AIC RATING: 10,000 A VOLTAGE: 208Y/120V 3PH 4W MAINS RATING: 225 A MAINS TYPE: MLO			
MOUNTING: SURFACE FED FROM: UTILITY TRANSFORMER ENCLOSURE: TYPE 1 LOCATION: MECHANICAL A107															
PANEL NOTES: PROVIDE PANEL WITH SURGE PROTECTION DEVICE. PROVIDE CIRCUIT BREAKER PER MANUFACTURER RECOMMENDATIONS IF EXTERNAL (MOUNT AS CLOSE AS POSSIBLE TO PANELBOARD).															
NOTE	CIRCUIT DESCRIPTION	POLES	AMP	C K T	A	B	C	C K T	AMP	POLES	CIRCUIT DESCRIPTION	NOTE			
	LIGHTING	1	20 A	1	947 / 1260			2	20 A	1	RECEPTACLE FLEX SPACE A106				
	RECEPTACLE FLEX SPACE A106	1	20 A	3		1080 / 180		4	20 A	1	RECEPTACLE WOODWORKING				
	RECEPTACLE MECHANICAL A103	1	20 A	5			900 / 864	6	15 A	1	FURNACE F-7				
	ACCU-7	2	20 A	7	749 / 864			8	15 A	1	FURNACE F-8				
	RECEPTACLE WOODWORKING	1	20 A	11		749 / 749		10	20 A	2	ACCU-8				
	RECEPTACLE FLEX SPACE A101	1	20 A	13	1260 / 180			12	20 A	1	RECEPTACLE WOODWORKING				
	SPARE BREAKER	1	20 A	15		0 / 0		16	20 A	1	SPARE BREAKER				
	SPARE BREAKER	1	20 A	17			0 / 0	18	20 A	1	SPARE BREAKER				
	SPARE BREAKER	1	20 A	19	0 / 0			20	20 A	1	SPARE BREAKER				
	SPARE BREAKER	1	20 A	21		0 / 0		22	20 A	1	SPARE BREAKER				
	SPACE ONLY	1	--	23			0 / 0	24	--	1	SPACE ONLY				
	SPACE ONLY	1	--	25	0 / 0			26	--	1	SPACE ONLY				
	SPACE ONLY	1	--	27		0 / 0		28	--	1	SPACE ONLY				
	SPACE ONLY	1	--	29			0 / 0	30	--	1	SPACE ONLY				
	SPACE ONLY	1	--	31	0 / 0			32	--	1	SPACE ONLY				
	SPACE ONLY	1	--	33		0 / 0		34	--	1	SPACE ONLY				
	SPACE ONLY	1	--	35			0 / 0	36	--	1	SPACE ONLY				
	SPACE ONLY	1	--	37	0 / 0			38	--						
	SPACE ONLY	1	--	39		0 / 0		40	--	3	SPACE FOR SPD				
	SPACE ONLY	1	--	41			0 / 0	42	--						
VA SUBTOTALS:					5221 VA	2758 VA	2693 VA								
AMP SUBTOTALS:					44 A	23 A	22 A								
LOAD TYPE:	CONNECTED VA		DEMAND FACTOR		DEMAND VA	DEMAND AMPS	SUBTOTAL	PHASE		CIRCUIT NOTES:					
LIGHTING	947 VA		125.0%		1184 VA	3 A	5221 VA	A							
Other	0 VA		0.0%		0 VA	0 A	2758 VA	B							
Power	4723 VA		70.0%		3306 VA	9 A	2693 VA	C							
RECEPTACLE	5040 VA		100.0%		5040 VA	14 A	PANEL TOTALS								
							10667 VA	CONNECTED							
							9478 VA	DEMAND							
							30 A	CONNECTED							
							26 A	DEMAND							
25059.00 - TIPP SENIORS NEW ADDITION															



TIPP SENIORS NEW ADDITION

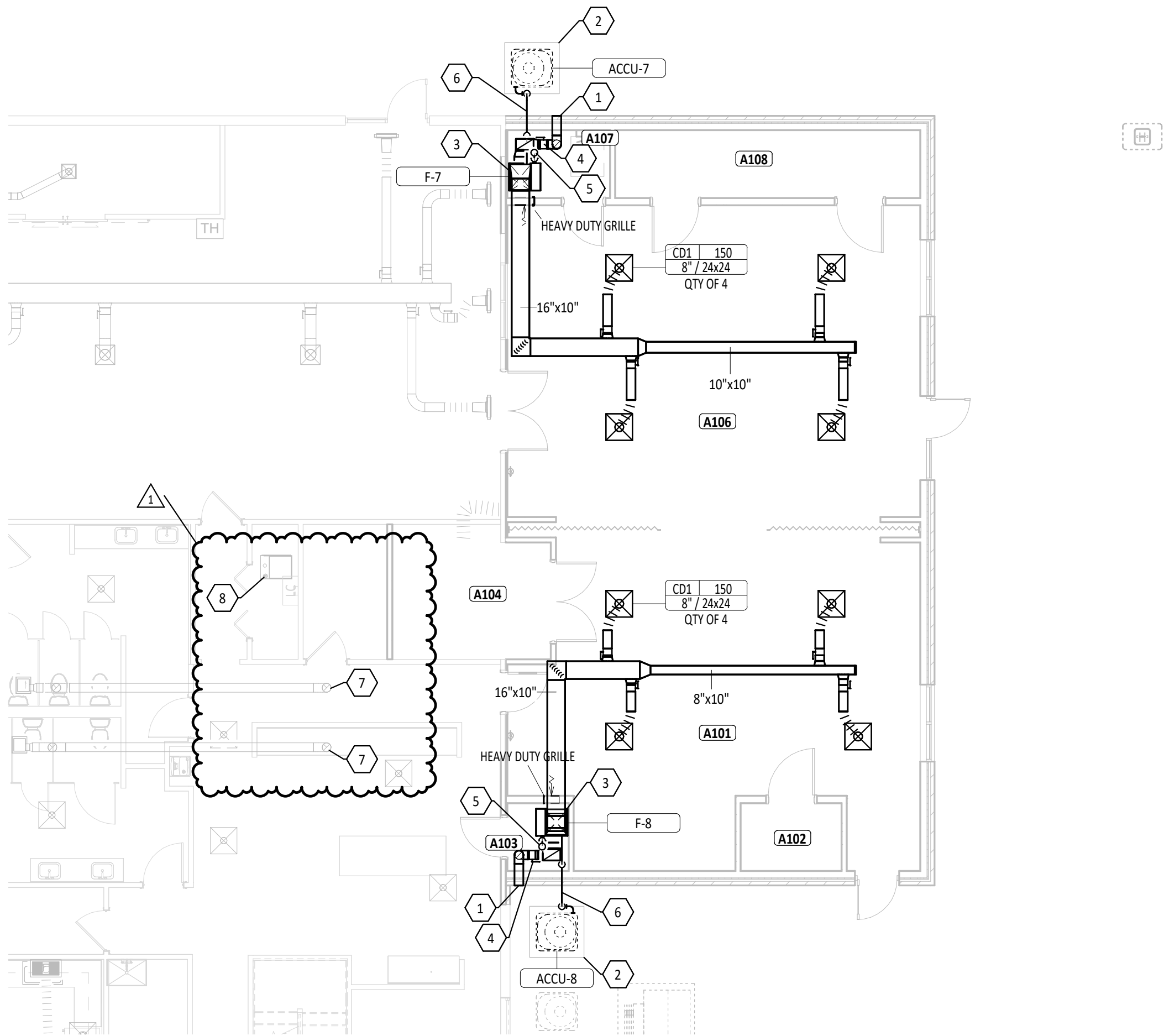
ISSUANCES/REVISIONS	
CONSTRUCTION DOCUMENTS	01/15/2026
1 ADDENDUM #2	01/29/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	ALM	HUP

SHEET TITLE:
ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES

SHEET NUMBER:

E4.1



1 FIRST FLOOR MECHANICAL PLAN - UNIT A
1/8" = 1'-0"



FURNACE SCHEDULE																
UNIT NO.	MFG	MODEL NO.	TYPE	SUPPLY FAN			GAS FIRED HEAT EXCHANGE									
				AIRFLOW	EXT. STATIC PRESS.	DRIVE TYPE	MOTOR		GAS BURNER				AIRSIDE		EFFICIENCY	UNIT WEIGHT
							QTY	POWER	INPUT	OUTPUT	FUEL TYPE	PRESSURE AVAILABLE (IN W.C.)	ENTERING AIR TEMP. DB	LEAVING AIR TEMP. DB	AFUE	
FURN-7	TRANE	SV9ZB040U3PSC	UPFLOW	600 CFM	0.50 in-wg	DIRECT VARIABLE SPEED	1	0.50 hp	40000 Btu/h	38800 Btu/h	NATURAL GAS	7.00	51.0 °F	110.0 °F	97	114 lb
FURN-8	TRANE	SV9ZB040U3PSC	UPFLOW	600 CFM	0.50 in-wg	DIRECT VARIABLE SPEED	1	0.50 hp	40000 Btu/h	38800 Btu/h	NATURAL GAS	7.00	51.0 °F	110.0 °F	97	114 lb

AIR COOLED CONDENSING UNIT SCHEDULE										
MARK	MFG	OUTDOOR UNIT MODEL	AHR TOTAL CAPACITY (BTUH)	COOLING		ELECTRICAL				REMARKS
				COOLING EFFICIENCY (SEER2)	COOLING EFFICIENCY (EER2)	MCA	MOP	VOLTAGE	PHASE	
ACCU-7	TRANE	5TTR5018A1	19000	17	12	9 A	20 A	208 V	1	PROVIDE MATCHING CASED INDOOR A-COIL. LINE SET: COPPER PER ASTM B280, 1" ELASTOMERIC INSULATION
ACCU-8	TRANE	5TTR5018A1	19000	17	12	9 A	20 A	208 V	1	PROVIDE MATCHING CASED INDOOR A-COIL. LINE SET: COPPER PER ASTM B280, 1" ELASTOMERIC INSULATION

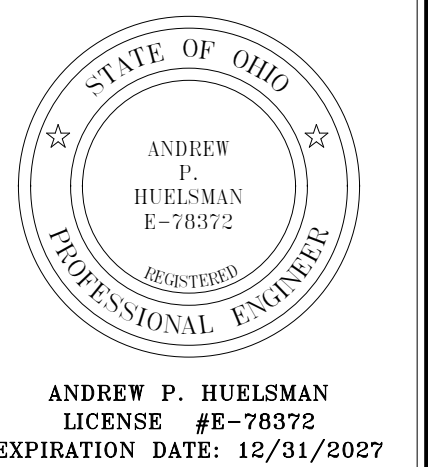
GRILLES, REGISTERS, AND DIFFUSERS SCHEDULE													
ID	DESCRIPTION	MANUFACTURER	MODEL	QTY	FACE		NECK		BLADE DESIGN				INSTALLATION
					SIZE	WIDTH	SIZE	HEIGHT	THICKNESS	SPACING	DEFLECTION ANGLE SINGLE	DEFLECTION ANGLE DOUBLE	
CD1	LOUVERED FACE DIFFUSER	TITUS	TDC-AA	8	24x24	8"							BORDER TYPE
HDG-1	HEAVY DUTY GRILLE	TITUS	33RL	2		0"	14"	18"		3/8"	0.0"	0.0"	TYPE 3 (LAY-IN)
													TYPE 1 (SURFACE)

ASHRAE 62.1 VENTILATION RATE PROCEDURE SUMMARY												
ROOM IDENTITY	LOCATION	Occupancy Category	Area, A _z	Selected Supply Airflow	Number of People, P _t	Outdoor Airflow Rate Per Person, R _p	Outdoor Airflow Rate Per Unit Area, R _a	Zone Air Distribution Effectiveness, E _z	Breathing Zone Outdoor Airflow, V _{oz}	Required Outdoor Air Intake Flow, V _{ot}	OA Delivered	Specified Exhaust Airflow
NO.	NAME											
A101	FLEX SPACE	Multipurpose assembly	680 SF	600 CFM	12	5.0 CFM	0.06 CFM/SF	1	101 CFM	101 CFM	110 CFM	0 CFM
A102	TOOL STORAGE	Storage rooms	39 SF			0.0 CFM	0.12 CFM/SF					0 CFM
A103	MECHANICAL	Electrical equipment rooms	24 SF			0.0 CFM	0.06 CFM/SF					0 CFM
A104	TABLE & CHAIR STORAGE	Storage rooms	116 SF			0.0 CFM	0.12 CFM/SF					0 CFM
A106	FLEX SPACE	Multipurpose assembly	750 SF	600 CFM	12	5.0 CFM	0.06 CFM/SF	1	105 CFM	105 CFM	110 CFM	0 CFM
A107	MECHANICAL	Electrical equipment rooms	39 SF			0.0 CFM	0.06 CFM/SF					0 CFM
A108	STORAGE	Storage rooms	117 SF			0.0 CFM	0.12 CFM/SF					0 CFM
Default: 7			1765 SF	1200 CFM	24				206 CFM	206 CFM	220 CFM	0 CFM

FIRST FLOOR PLAN ROOM INDEX - UNIT A		
ROOM NUMBER	ROOM NAME	AREA
A101	FLEX SPACE	680 SF
A102	TOOL STORAGE	39 SF
A103	MECHANICAL	24 SF
A104	TABLE & CHAIR STORAGE	116 SF
A106	FLEX SPACE	750 SF
A107	MECHANICAL	39 SF
A108	STORAGE	117 SF

- HVAC GENERAL NOTES**
- A DIVISION 23 MECHANICAL CONTRACTOR IS REQUIRED TO COORDINATE DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS.
 - B ALL EQUIPMENT LOCATED ABOVE CEILING REQUIRING MAINTENANCE SHALL BE INSTALLED WITHIN 12 FEET OF THE CEILING FOR MAINTENANCE PURPOSES. DO NOT INSTALL UNITS ABOVE LIGHTS AND CEILING SPEAKERS. COORDINATE LOCATION WITH ARCHITECTURAL REFLECTED CEILING PLAN AND GENERAL CONTRACTOR.
 - C ANY BALANCING DAMPERS OR OTHER DEVICES IN DUCTS ABOVE HARD CEILINGS SHALL BE LOCATED ABOVE NEAREST ACCESSIBLE CEILING.
 - D LOCATE DUCTWORK AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS, AND OTHER ELECTRICAL EQUIPMENT.
 - E PROVIDE SLEEVES AND/OR OPENINGS TO RUN DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
 - F CONTRACTOR SHALL LOCATE THERMOSTATS AND TEMPERATURE SENSORS AT 3'-8" AFF, A MINIMUM OF 4" FROM LIGHT SWITCH.
 - G CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPING SHALL BE PVC.
 - H ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE.
 - I THIS CONTRACTOR SHALL BE REQUIRED TO REPLACE FILTERS ON HVAC EQUIPMENT AFTER ALL DUST PRODUCING CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO THE SUBSTANTIAL COMPLETION.

#	KEYNOTE DESCRIPTION
1	PROVIDE ALUMINUM, OUTSIDE AIR WALL CAP WITH 8" DIAMETER DUCT CONNECTION, BIRDSCREEN, AND DAMPER. GREENHECK MODEL WC-8 OR EQUAL. COLOR BY ARCHITECT.
2	PROVIDE 3 1/2" CONCRETE HOUSEKEEPING PAD FOR CONDENSING UNIT. CONCRETE PAD SHALL EXTEND A MINIMUM OF 6" BEYOND THE EDGE OF THE EDGE OF THE EQUIPMENT. CONFIRM UNIT DIMENSIONS AND CLEARANCES WITH THE APPROVED MANUFACTURER'S SUBMITTAL.
3	ROUTE TRAPPED CONDENSATE PIPING FROM EVAPORATOR COIL ON FURNACE TO FLOOR DRAIN IN MECHANICAL CLOSET.
4	BALANCE MANUAL OUTSIDE AIR DAMPER TO 110 CFM.
5	ROUTE FURNACE COMBUSTION AIR AND FLUE THROUGH THE CEILING AND TERMINATE THROUGH THE ROOF WITH MANUFACTURER'S SUPPLIED CONCENTRIC VENT KIT. SEAL ROOF PENETRATION WATER TIGHT. COORDINATE WITH GENERAL CONTRACTOR.
6	ROUTE REFRIGERANT LINES THROUGH EXTERIOR WALL BETWEEN EVAPORATOR COIL ON FURNACE AND CONDENSING UNIT. SEAL WALL PENETRATION WATER TIGHT.
7	APPROXIMATE LOCATION OF EXISTING RES/ROOM EXHAUST FAN ROOF VENT. EXTEND THROUGH THE NEW ROOF AS REQUIRED AND TERMINATE WITH NEW ROOF CAP. SEAL ROOF PENETRATION WATER TIGHT. COORDINATE PENETRATION WITH GENERAL CONTRACTOR. FILED VERIFY DUCT SIZE AND LOCATION.
8	APPROXIMATE LOCATION OF EXISTING FURNACE FLUE ROOF CAP. EXTEND THROUGH THE NEW ROOF AS REQUIRED AND TERMINATE WITH NEW ROOF CAP. SEAL ROOF PENETRATION WATER TIGHT. COORDINATE PENETRATION WITH GENERAL CONTRACTOR. FILED VERIFY FLUE SIZE, MATERIAL, AND LOCATION.



TIPP SENIORS NEW ADDITION

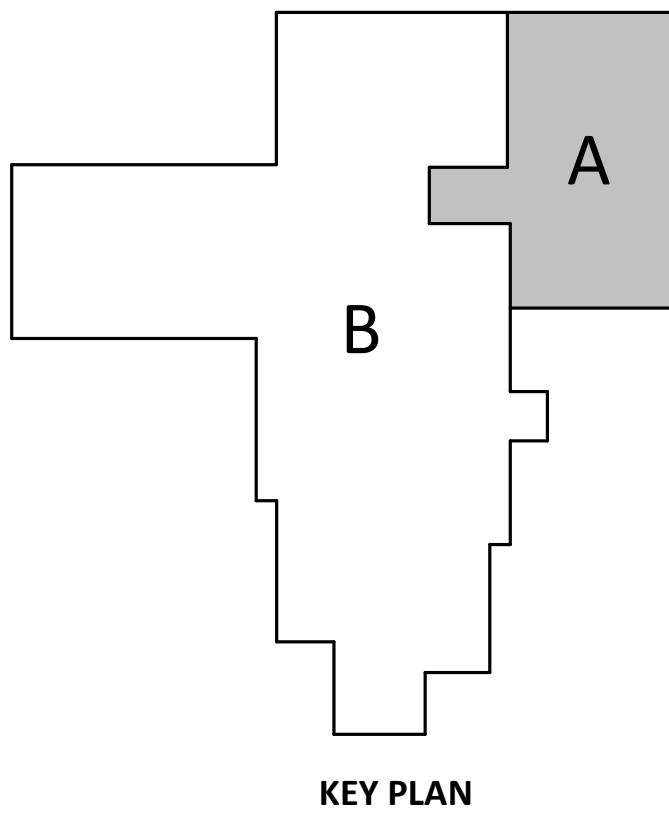
528 NORTH WAT ST. TIPPECANOE, IN 46203

ISSUANCES/REVISIONS		
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	RAG	APH

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	RAG	APH

SHEET TITLE:		
FIRST FLOOR MECHANICAL PLAN		

SHEET NUMBER:		
M2.1		

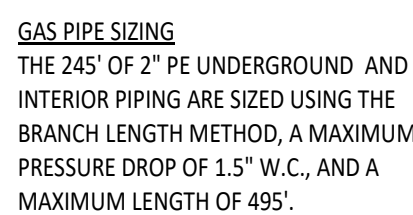




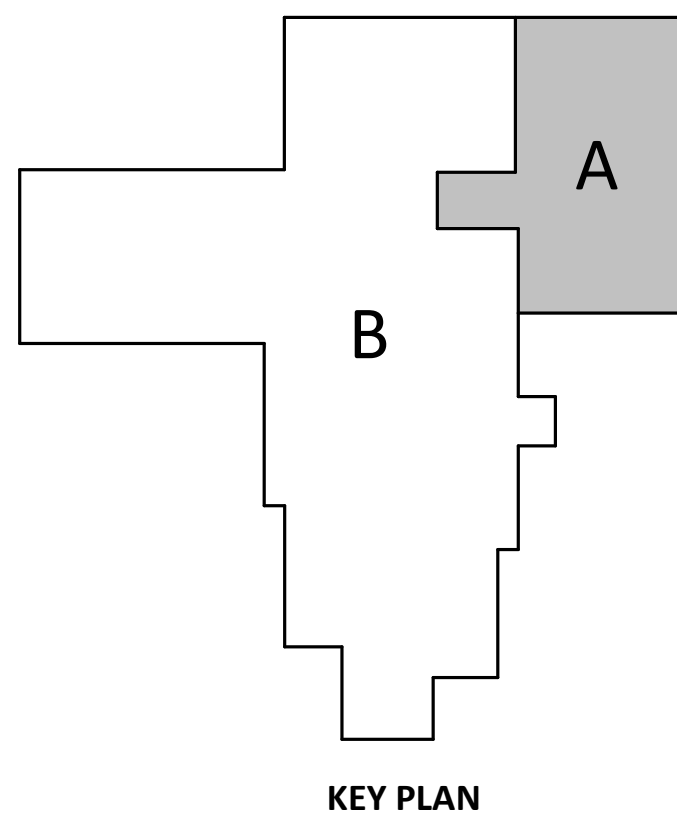
1
P2.1 **FIRST FLOOR PLUMBING DEMOLITION PLAN - UNIT A**
1/8" = 1'-0"



2 FIRST FLOOR PLUMBING PLAN - UNIT A
P2.1 1/8" = 1'-0"



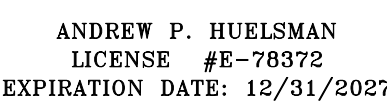
3 NATURAL GAS PIPING DETAILS
P2.1 NTS



KEY PLAN

PLUMBING GENERAL NOTES	
A	FIELD VERIFY INVERT ELEVATIONS ON UNDERGROUND SANITARY AND PIPING. COORDINATE DEPTHS WITH THE BUILDING CONSTRUCTION AND ALL OTHER UTILITIES.
B	ALL FINAL G.C. CONNECTIONS SHALL BE MADE WITH FLEXIBLE STAINLESS STEEL PIPE OR RIDGE PIPE WITH UNION, SHUT-OFF VALVE, AND DIRT LEG. REFERENCE DETAIL FOR STANDARD INFORMATION.
C	PITCH UNDERFLOOR SANITARY PIPING 3" AND GREATER AT 1/8" PER FOOT, UNLESS NOTED OTHERWISE. PITCH ALL OTHER WASTE PIPING AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
D	FIELD VERIFY LOCATION AND INVERTS OF SITE UTILITIES PRIOR TO INSTALLATION.
E	COORDINATE WITH G.C. ON THE CUTTING, EXCAVATION, BACKFILL AND PATCHING OF CONCRETE REQUIRED FOR THE DEMO OF OLD AND INSTALLATION OF NEW UNDERGROUND SANITARY.
F	ALL DOMESTIC WASTE PIPING SHALL BE ROUTED ABOVE CEILING BELOW THE STAPLED INSULATION UNLESS OTHERWISE INDICATED. FIRE AND REPAIR ANY INSULATION DAMAGED DURING CONSTRUCTION.
G	WHERE FLOOR DRAINS OCCUR WITHIN THE LIMITS OF CONSTRUCTION, PREVENT CONSTRUCTION DERRIS FROM ENTERING DRAIN BODY BY SEALING DRAIN OPENING PRIOR TO START OF WORK.
H	PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
I	FIELD VERIFY NEW WASTE, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.
J	WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.

#	KEYNOTE DESCRIPTION
1	REMOVE EXISTING WALL HYDRANT AND DISPOSE OF OFF SITE.
2	DISCONNECT 3/4" WATER LINE ABOVE CEILING AND CAP FOR EXTENSION INTO THE ADDITION. REMOVE PIPE IN WALL.
3	CUT AND CAP ONE 2" AND THREE 1" GAS PIPES BELOW GROUND 4' BEYOND THE EAST EDGE OF THE ADDITION. REMOVE THE UNDERGROUND PIPES TO THE EXISTING BUILDING. FIELD VERIFY SIZE, DEPTH, AND LOCATION OF THESE PIPES.
4	REMOVE THREE 1" PIPES IN THE WALL FROM THE GROUND TO THE CEILING AS PRACTICAL.
5	REMOVE 2" GAS PIPE IN THE WALL FROM THE GROUND TO THE CEILING. CAP THE PIPE ABOVE THE CEILING FOR EXTENSION THROUGH THE ADDITION.
6	REMOVE 6" SANITARY TEE AND PIPES TO 5' BEYOND NEW WALL.
7	EXTEND 3/4" WATER LINE ABOVE CEILING TO EAST WALL AND INSIDE WALL TO HYD-1 AS SHOWN.
8	EXTEND 2" GAS PIPING ABOVE CEILING TO EAST WALL, INSIDE WALL TO G' ABOVE FLOOR, CUT WALL DROP BELOW GROUND, AND CONNECT TO EXISTING UNDERGROUND GAS PIPE AS SHOWN. COORDINATE UNDERGROUND PIPING WITH GENERAL CONTRACTOR. ADVISE THE SIDEWALK. FIELD VERIFY SIZE, DEPTH, AND LOCATION OF THIS PIPE.
9	APPROXIMATE LOCATION OF RESISTING SANITARY VENT THROUGH ROOF. EXTEND THROUGH THE NEW ROOF AS REQUIRED AND TERMINATE WITH NEW ROOF VENT. SEAL ROOF PENETRATION WATER TIGHT. COORDINATE PENETRATION WITH GENERAL CONTRACTOR. FIELD VERIFY PIPE SIZE, MATERIAL, AND LOCATION.



TIPP SENIORS NEW ADDITION

528 NORTH HYATT ST. TIPP CITY, OH 45371

ISSUANCES/REVISIONS		
	CONSTRUCTION DOCUMENTS	01/13/2026
1	ADDENDUM #2	01/29/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	RAG	APH

SHEET TITLE:

**FIRST FLOOR
PLUMBING PLAN -
UNIT A**

SHEET NUMBER:

P2.1