Addendum 03

DOCUMENT 00 91 00

DATE: February 2, 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 February 2, 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, 2 specification sections, and 6 re-issued drawing sheets.

FOR INFORMATION ONLY

N/A

CHANGES TO THE PROJECT MANUAL

1. Section 08 80 00 Glazing. Add gray tint to outboard lite of insulating glazing unit for glass type EG-1.
2. Section 10 14 67 Tactile Signage. Added entire Tactile Signage spec section.

GARMANN MILLER

CHANGES TO THE DRAWINGS

1. Drawing Sheet G1.0 First & Second Floor Code Plan:
   a. Added second floor code plan
   b. Added travel distances
   c. Added exit separation distance
2. Drawing Sheet AD1.0 First Floor and Reflected Ceiling Demolition Plan:
   a. Added an additional portion of the existing wall to be demoed.
3. Drawing Sheet A1.1 First Floor Plan – Unit A:
   a. Location of accordion door moved to reduce the size of A106 to reduce the occupant load.
4. Drawing Sheet A6.1 Door Schedule & Door Details
   a. Added hardware set number five for exterior aluminum storefront doors.
   b. Revised quantity of silencers for hardware sets three and four
5. Drawing Sheet A7.1 First Floor Reflected Ceiling Plan – Unit A
   a. Location of accordion door moved to reduce the size of A106 to reduce the occupant load. Ceiling revised to reflect this change
6. Drawing Sheet A8.1 First Floor Equipment Plan – Unit A
   a. Added Maximum Occupancy Signage to Flex Space A106 and Flex Space A101.

ATTACHMENTS

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

Specification Section 08 80 00, 10 14 67

Drawing Sheets G1.0, AD1.0, A1.1, A6.1, A7.1, A8.1

END OF ADDENDUM

SECTION 08 80 00
GLAZING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Insulating glass units.

B. Glazing units.

C. Glazing compounds.

1.02 RELATED REQUIREMENTS

A. Section 07 92 00 - Joint Sealants: Sealants for other than glazing purposes.

B. Section 08 11 13 - Hollow Metal Doors and Frames: Glazed lites in doors and borrowed lites.

C. Section 08 14 16 - Flush Wood Doors: Glazed lites in doors.

D. Section 08 43 13 - Aluminum-Framed Storefronts: Glazing provided as part of storefront assembly.

E. Section 08 51 13 - Aluminum Windows: Glazing furnished by window manufacturer.

1.03 REFERENCE STANDARDS

A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials; Current Edition.

B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015 (Reaffirmed 2020).

C. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers; 2005 (Reapproved 2019).

D. ASTM C1036 - Standard Specification for Flat Glass; 2021.

E. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016 (Reapproved 2023).

F. ASTM C1376 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Flat Glass; 2021a.

G. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings; 2016.

H. ASTM E2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation; 2019.

I. GANA (GM) - GANA Glazing Manual; 2022.

J. GANA (SM) - GANA Sealant Manual; 2008.

K. GANA (LGRM) - Laminated Glazing Reference Manual; 2009.

L. NFRC 100 - Procedure for Determining Fenestration Product U-factors; 2023.

M. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence; 2023.

N. NFRC 300 - Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems; 2023.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene a preinstallation meeting two weeks before starting work of this section; require attendance by each of the affected installers.

1.05 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements for submittal procedures.

B. Product Data on Insulating Glass Unit and Glazing Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.

C. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.

D. Samples: Submit two samples 12 by 12 inch in size of glass units.

E. Certificates: Certify that products meet or exceed specified requirements.

F. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.06 QUALITY ASSURANCE

A. Perform Work in accordance with GANA (GM), GANA (SM), and GANA (LGRM) for glazing installation methods. Maintain one copy on site.

B. Provide labels showing glass manufacturer's type of glass, thickness, and quality. Labels shall remain on glass until it has been seen and approved by the Architect.

C. Thermal Performance Properties:
   1. Solar Heat Gain Coefficient : NFCR 200 less than or equal to 0.40.

D. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years documented experience.

1.07 FIELD CONDITIONS

A. Do not install glazing when ambient temperature is less than 40 degrees F.

B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

1.08 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.

B. Insulating Glass Units: Provide a ten (10) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including providing products to replace failed units.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Glass Fabricators:
   1. Cardinal Glass Industries, www.cardinalcorp.com
   2. GGI - General Glass International: www.generalglass.com.
   3. Guardian Glass, LLC, www.guardianglass.com
   4. Pilkington North America, www.pilkington.com
   5. Standard Bent Glass Corp: www.standardbent.com.
   6. Trulite Glass & Aluminum Solutions, LLC: www.trulite.com.
   7. Viracon, Inc: www.viracon.com.
   8. Vitro Architectural Glass, www.vitroglazing.com

2.02 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
   1. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.

2. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
3. Glass thicknesses listed are minimum.

B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or air barrier.
1. In conjunction with weather barrier related materials described in other sections, as follows:

C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:
1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
3. Solar Optical Properties: Comply with NFRC 300 test method.

2.03 GLASS MATERIALS

A. Float Glass: Provide float glass based glazing unless otherwise indicated.
1. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.
2. **Tinted Type: ASTM C1036, Class 2 - Tinted, Quality - Q3, with color and performance characteristics as indicated.**

2.04 INSULATING / EXTERIOR GLASS UNITS

A. Insulating Glass Units: Types as indicated.
1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
2. Coated Glass: Comply with requirements of ASTM C1376 for pyrolytic (hard-coat) or magnetic sputter vapor deposition (soft-coat) type coatings on flat glass; coated vision glass, Kind CV; coated overhead glass, Kind CO; or coated spandrel glass, Kind CS.
3. Warm-Edge Spacers: Low-conductivity thermoplastic with desiccant warm-edge technology design.
a. Spacer Width: As required for specified insulating glass unit.
b. Spacer Height: Manufacturer's standard.
c. Products:
1) H.B. Fuller Construction Products Inc; Kodispace 4SG: www.hbfuller.com.
2) Quanex IG Systems, Inc; Super Spacer TriSeal: www.quanex.com.
3) Technoform Glass Insulation; TGI-Spacer: www.glassinsulation.us.
4) Substitutions: See Section 01 60 00 - Product Requirements.
4. Spacer Color: Black.
5. Edge Seal:
a. Dual-Sealed System: Provide polyisobutylene sealant as primary seal applied between spacer and glass panes, and silicone, polysulfide, or polyurethane sealant as secondary seal applied around perimeter.
b. Color: Black.
6. Purge interpane space with dry air, hermetically sealed.

B. EG-1: Insulating Glass Units: Vision glass, double glazed.
1. Applications: Exterior glazing unless otherwise indicated.
2. Space between lites filled with argon.
3. Outboard Lite: Fully tempered float glass, 1/4 inch thick, minimum.
a. **Tint: Gray.**

b. Coating: Low-E (solar control type), on #2 surface.
1) Vitro Architectural Glass: Solarban 70
2) Substitutions; See Section 01 60 00 - Product Requirements
4. Warm-edge spacer.
5. Inboard Lite: Fully tempered float glass, 1/4 inch thick, minimum.
a. Tint: Clear.
6. Total Thickness: 1 inch.
7. Thermal Transmittance (U-Value), Winter - Center of Glass: 0.29, nominal.
8. Visible Light Transmittance (VLT): 42 percent, nominal.
9. Solar Heat Gain Coefficient (SHGC): 28 percent, nominal.
10. Glazing Method: Dry glazing method, gasket glazing.

2.05 GLAZING UNITS

A. G-1 - Monolithic Interior Vision Glazing:
1. Applications: Interior glazing unless otherwise indicated.
2. Glass Type: Fully tempered float glass.
3. Tint: Clear.
4. Thickness: 1/4 inch, nominal.

2.06 ACCESSORIES

A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot of glazing or minimum 4 inch by width of glazing rabbet space minus 1/16 inch by height to suit glazing method and pane weight and area.

B. Glazing Splines: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; color black.

PART 3 EXECUTION

3.01 VERIFICATION OF CONDITIONS

A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.

B. Verify that the minimum required face and edge clearances are being provided.

C. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.

D. Verify that sealing between joints of glass framing members has been completed effectively.

E. Proceed with glazing system installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.

B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.

C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

3.03 INSTALLATION, GENERAL

A. Install glazing in compliance with written instructions of glass, gaskets, and other glazing material manufacturers, unless more stringent requirements are indicated, including those in glazing referenced standards.

B. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.

3.04 INSTALLATION - DRY GLAZING METHOD (GASKET GLAZING)

A. Application - Exterior and/or Interior Glazed: Set glazing infills from either the exterior or the interior of the building.

B. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.

C. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.

D. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

3.05 INSTALLATION - PRESSURE GLAZED SYSTEMS

A. Application - Exterior Glazed: Set glazing infills from exterior side of building.

B. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.

C. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.

D. Install pressure plates without displacing glazing gasket; exert pressure for full continuous contact.

3.06 FIELD QUALITY CONTROL

A. Glass and Glazing product manufacturers to provide field surveillance of the installation of their products.

B. Monitor and report installation procedures and unacceptable conditions.

3.07 CLEANING

A. See Section 01 74 19 - Construction Waste Management and Disposal, for additional requirements.

B. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.

C. Remove nonpermanent labels immediately after glazing installation is complete.

D. Clean glass and adjacent surfaces after sealants are fully cured.

E. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

3.08 PROTECTION

A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.

B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

END OF SECTION

SECTION 10 14 67
TACTILE SIGNAGE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Room and Occupancy Signs

1.02 RELATED SECTIONS

A. Section 01 60 00 - Products Requirements

1.03 REFERENCES

A. ANSI A117.1 - Specifications for Making Buildings and Facilities Accessible To and Usable By Physically Handicapped People.

1.04 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Product Data: Manufacturer's printed product literature for each type of sign, indicating sign styles, font, foreground and background colors, locations, overall dimensions of each sign.

C. Signage Schedule: Provide information sufficient to completely define each sign for fabrication, including room number, room name, other text to be applied, sign and letter sizes, fonts, and colors.
   1. Submit for approval by Owner through Garmann/Miller & Associates Inc.Architect prior to fabrication.

D. Samples:
   1. Submit one (1) sample building letter, room/occupancy sign shown construction, text style, etc.
   2. Submit one sample other signs required, of size not less than 10 inches by 12 inches similar to that required for project, illustrating sign style, font, and method of attachment.
   3. Sample will be returned to contractor.

E. Selection Samples: Where colors are not specified, submit two sets of color selection charts or chips.

F. Verification Samples: Submit samples showing colors specified not less than 10 inches by 12 inches.

G. Manufacturer's Installation Instructions: Include installation templates and attachment devices.

H. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. See Section 01 60 00 - Product Requirements, for additional provisions.

1.05 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.

1.06 REGULATORY REQUIREMENTS

A. Conform to OBBC code and ANSI A117.1 for requirements for the physically handicapped.

B. Signage shall conform to with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). These requirements supersede Technical Specifications in this Section.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, protect and handle products to site under provisions of Section 01 6000 - Product Requirements.

B. Store adhesive attachment tape at ambient room temperatures.

1.08 ENVIRONMENTAL REQUIREMENTS

A. Do not install signs when ambient temperature is lower than recommended by manufacturer.

B. Maintain this minimum temperature during and after installation of signs.

PART 2 PRODUCTS

2.01 REFER TO A8 SERIES DRAWINGS FOR SIGNAGE MATERIALS, LAYOUT AND LOCATIONS.

2.02 OCCUPANCY SIGNS

A. Manufacturer:
   1. Ace Sign Systems Inc., Ft Wayne Indiana
   2. ASI Sign Systems, Indianapolis, Indiana: Cleveland, Ohio: Cincinnati, Ohio
   3. Columbus Graphics Inc.
   4. Ellet Sign Company: www.elletneon.com
   5. Matthews, Pittsburgh, Pennsylvania
   6. Substitutions: See Section 01 6000 - Products Requirements
      a. Provide sample of items to be considered for review by the Architect. Samples will be returned.

B. Product: Acrylic w/ subsurface Graphic Sign.
   1. Material: 1/8" acrylic backer. 1/8" non glare acrylic w/ second surface applied digital graphic.
   2. Graphic Process: Tactile letters and braille achieved through Raster process. Surface applied letters and braille are not permitted.
   3. Letters: Letters and numbers shall be raised 1/32inch from sign face.
   4. Background Color: Refer to drawings
   5. Text, Symbol and Character Color: Refer to drawings

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that substrate surfaces are ready to receive work.

3.02 GENERAL INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install signs and letters level and plumb.

C. Install product in locations indicated using mounting methods recommended by sign manufacturer and free from distortion, warp, or defect adversely affecting appearance

D. Install product at heights to conform to Americans with Disabilities Act Accessibility Guidelines (ADAAG) and applicable local amendments and regulations.

3.03 OCCUPANCY SIGNS

A. Locate signs where indicated:
   1. Room and Door Signs: Locate on wall at latch side of door with centerline of sign at 72 inches above finished floor.

B. Install neatly, with horizontal edges level.

C. Install with adhesive tape at all edges with construction

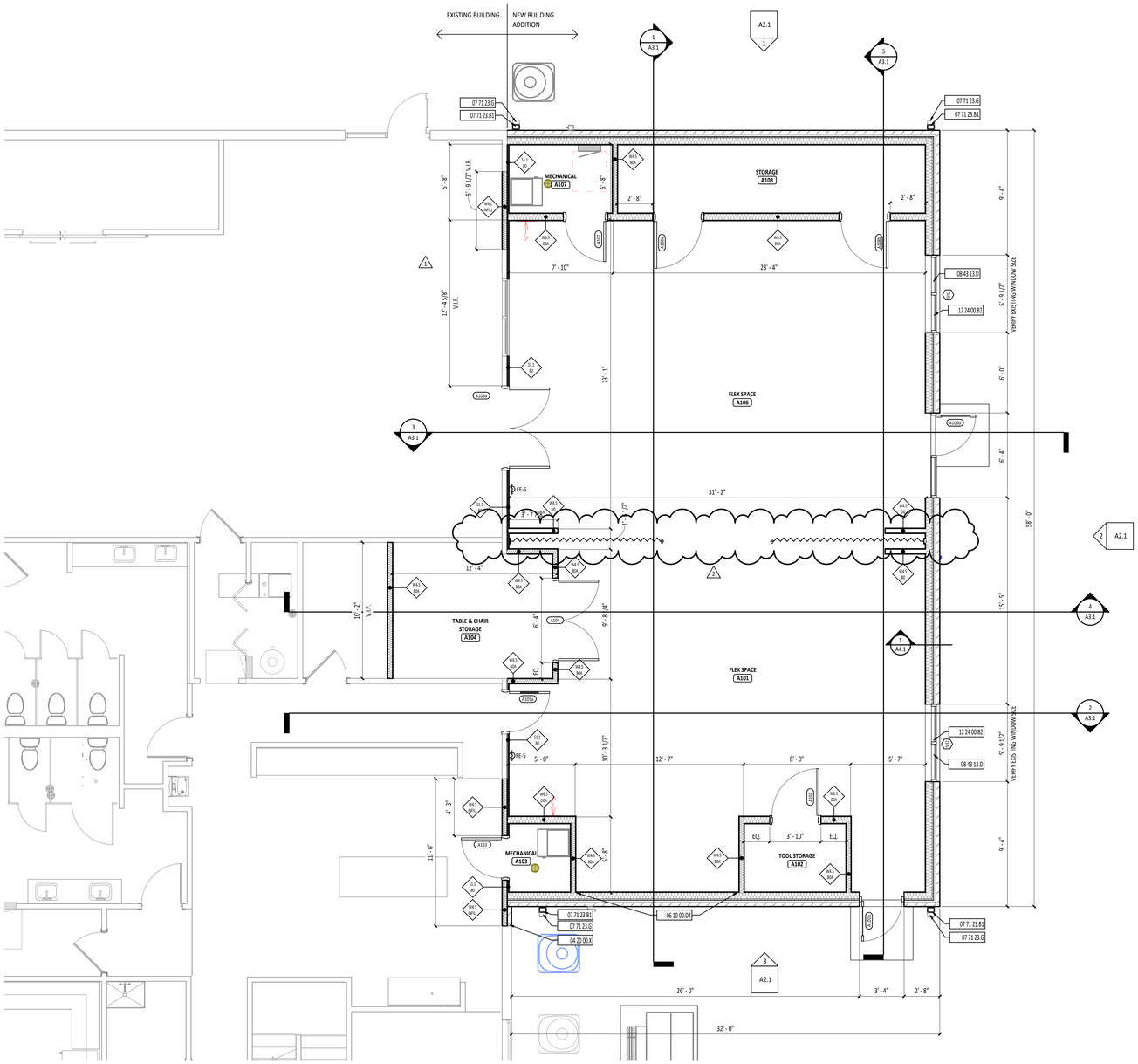
3.04 CLEANING AND PROTECTION

A. Clean exposed surfaces. Remove construction and installation marks.

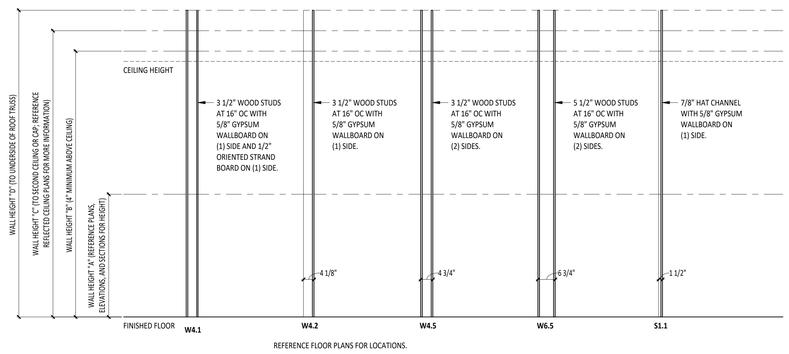
B. Remove temporary coverings.

C. Protect installed signs from subsequent construction operations.

END OF SECTION

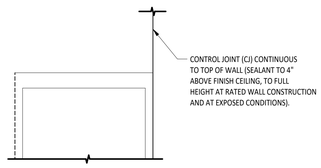


1 A1.1 FIRST FLOOR PLAN - UNIT A
1/4" = 1'-0"

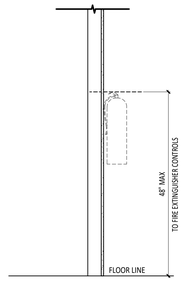


REFERENCE FLOOR PLANS FOR LOCATIONS.

2 A1.1 STUD WALL TYPES (S)
1/2" = 1'-0"



3 A1.1 TYPICAL CONTROL JOINT PLACEMENT AT METAL STUD/GYPSUM OPENINGS
3/4" = 1'-0"



4 A1.1 SURFACE MOUNT FIRE EXTINGUISHER
3/4" = 1'-0"

FIRST FLOOR PLAN ROOM INDEX - UNIT A

ROOM NUMBER	ROOM NAME	AREA
A101	FLEX SPACE	694 SF
A102	TOOL STORAGE	39 SF
A103	MECHANICAL	24 SF
A104	TABLE & CHAIR STORAGE	118 SF
A106	FLEX SPACE	734 SF
A107	MECHANICAL	39 SF
A108	STORAGE	117 SF

FLOOR PLAN GENERAL NOTES

A ALL DIMENSIONS ARE MEASURED TO THE FACE OF MASONRY OR THE FACE OF METAL STUD UNLESS NOTED OTHERWISE.

B INSTALL TREATED WOOD BLOCKING IN WALLS AS REQUIRED TO SECURE ALL EQUIPMENT, ACCESSORIES, HANDRAILS, CASEWORK, ETC. COORDINATE THIS WORK WITH ALL APPROPRIATE CONTRACTORS, SUPPLIERS AND MANUFACTURERS RECOMMENDATIONS.

C HINGE SIDE OF DOOR JAMB AT INTERSECTING WALLS TO BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE - REFERENCE FLOOR PLANS.

D IF WALL TYPE IS NOT IDENTIFIED, WALL IS TO RUN FULL HEIGHT TO DECK.

FLOOR PLAN SYMBOLS LEGEND

- AED — AUTOMATED EXTERNAL DEFIBRILLATOR DESIGNATION
- XXXX — DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.
- FE-_ — FIRE EXTINGUISHER DESIGNATION - REFERENCE SPECIFICATIONS
- FEC-_ — FIRE EXTINGUISHER CABINET DESIGNATION - REFERENCE SPECIFICATIONS
- A101 — ROOM DESIGNATION - REFERENCE ROOM INDEX.
- 12 — CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
- MM EE — WALL TYPE DESIGNATION - REFERENCE WALL TYPES.
- X — STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
- XX XX XX.XX — DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. (KEYNOTE DESIGNATION / SPECIFICATION SECTION)
- AREA OF DETAIL — SIM — CALLOUT (DETAIL NUMBER / SHEET NUMBER)
- EXTERIOR ELEVATION (DETAIL NUMBER / SHEET NUMBER)
- INTERIOR ELEVATION (DETAIL NUMBER / SHEET NUMBER)
- SECTION (DETAIL NUMBER / SHEET NUMBER)

WALL TYPE GENERAL NOTES

A GYPSUM WALLBOARD TO BE ABUSE-RESISTANT TO 8'-0" ABOVE FINISHED FLOOR WHERE EXPOSED TO VIEW

B PROVIDE ACOUSTICAL SEALANT AT ALL JOINTS.

#	KEYNOTE DESCRIPTION
04 20 00.X	TOOTH-IN NEW FACE BRICK VENEER
06 10 00.D4	PROVIDE BLOCKING IN WALL FOR INSTALLATION OF FUTURE CABINETS
07 71 23.81	4" x 6" PREFINISHED METAL DOWNSPOUT
07 71 23.G	PVC DOWNSPOUT BOOT
08 43 13.D	RELOCATED EXISTING STOREFRONT WINDOW
12 24 00.B2	RELOCATED EXISTING ROLLER SHADES

FIRE EXTINGUISHER / CABINET SCHEDULE

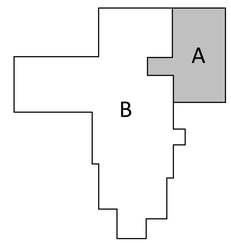
MARK	DESCRIPTION	NOTES
FE-5	FIRE EXTINGUISHER - 5.0LB - CLASS A:B:C	FURNISHED AND INSTALLED BY GC

WALL TYPE INFORMATION

MM EE — WALL TYPE SYMBOL / WALL TYPE (REFERENCE PLAN AND TYPE DETAILS)
ADDITIONAL INFORMATION; SEE BELOW
FIRE/SMOKE RATING: 0,1,2,3, OR S (SMOKE)
WALL HEIGHT; REFERENCE WALL TYPE DETAILS

ADDITIONAL INFORMATION

A = ACOUSTICAL BATT INSULATION
FW = FIRE RATED WALL
FB = FIRE BARRIER WALL
G = GROUT WALL FULL



KEY PLAN

STATE OF OHIO
ANDREW P. HUELSMAN E-78372 REGISTERED PROFESSIONAL ENGINEER
ANDREW P. HUELSMAN
LICENSE #E-78372
EXPIRATION DATE: 12/31/2027

GARMANN MILLER
MINSTER, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA
creategm.com

TIPP CITY SENIORS NEW ADDITION

538 NORTH HYATT STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS

	CONSTRUCTION DOCUMENTS	01/13/2026
1	ADDENDUM 01	01/26/2026
2	ADDENDUM 03	02/02/2026

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

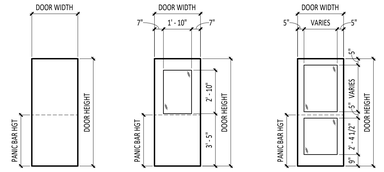
SHEET TITLE:
FIRST FLOOR PLAN - UNIT A

SHEET NUMBER:
A1.1

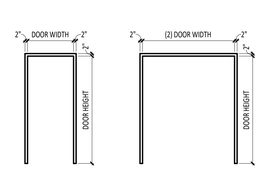
PRINTED ON: 2/2/2026 8:36:29 AM

DOOR/OPENING SCHEDULE

NUMBER	DOOR SIZE	DOOR THK	DOOR MATL	DOOR TYPE	DOOR GLASS	FRAME DEPTH	FRAME MATL	FRAME TYPE	FRAME GLASS	DETAIL NUMBER HEAD	DETAIL NUMBER JAMB	DETAIL NUMBER SILL	HARDWARE SET	ROOM KEY SIDE	FUNCTION	LABEL (MIN)	NOTES
A101a	3'-0" x 7'-0"	1 3/4"	WD	HG	G-1	7 1/8"	HM	1	-	5/A6.1	9/A6.1	-	01	B118	Interior	-	
A101b	3'-0" x 7'-2"	1 3/4"	AL	FG2.1	EG-1	6"	AL	SFE1	EG-1	13/A6.1	12/A6.1	11/A6.1	05	-	Exterior	-	1
A102	3'-6" x 7'-0"	1 3/4"	WD	F	-	8 1/4"	HM	1	-	4/A6.1	8/A6.1	-	02	A101	Interior	-	
A103	3'-0" x 7'-0"	1 3/4"	WD	F	-	7 1/8"	HM	1	-	5/A6.1	9/A6.1	-	02	B118	Interior	-	
A104	(2) 3'-0" x 7'-0"	1 3/4"	WD	F	-	5 7/8"	HM	2	-	3/A6.1	7/A6.1	-	03	A101	Interior	-	
A106a	(2) 3'-0" x 7'-0"	1 3/4"	WD	F	-	7 1/8"	HM	2	-	5/A6.1	9/A6.1	-	04	B122	Interior	-	
A106b	3'-0" x 7'-2"	1 3/4"	AL	FG2.1	EG-1	6"	AL	SFE1	EG-1	13/A6.1	12/A6.1	11/A6.1	05	-	Exterior	-	1
A107	3'-0" x 7'-0"	1 3/4"	WD	F	-	8 1/4"	HM	1	-	4/A6.1	8/A6.1	-	02	A106	Interior	-	
A108a	3'-6" x 7'-0"	1 3/4"	WD	F	-	8 1/4"	HM	1	-	4/A6.1	8/A6.1	-	02	A106	Interior	-	
A108b	3'-6" x 7'-0"	1 3/4"	WD	F	-	8 1/4"	HM	1	-	4/A6.1	8/A6.1	-	02	A106	Interior	-	



1 A6.1 **DOOR TYPES** 1/4" = 1'-0"



2 A6.1 **HOLLOW METAL DOOR FRAME TYPES** 1/4" = 1'-0"

DOOR GENERAL NOTES

A REFERENCE A6 SHEETS FOR DOOR AND STOREFRONT DETAILS.
B REFERENCE SPECIFICATION SECTION 08 71 00 FOR HARDWARE SETS.

DOOR/OPENING SCHEDULE ABBREVIATIONS

SYMBOL DESCRIPTION

AL	ALUMINUM
F	FLUSH
FG	FULL GLASS
HG	HALF GLASS
HM	HOLLOW METAL
TG	TEMPERED GLASS
W	WOOD

DOOR/OPENING SCHEDULE NOTES

1. HARDWARE PROVIDED BY ALUMINUM STOREFRONT MANUFACTURER

EXTERIOR STOREFRONT SCHEDULE

MARK	DESCRIPTION	FUNCTION	NOTES
SFE1	2" x 4 1/2" - STOREFRONT - FRONT SET	Exterior	
SFE2	2" x 4 1/2" - STOREFRONT - FRONT SET	Exterior	

CURTAIN WALL/STOREFRONT AND WINDOW TYPE SYMBOLS LEGEND

X0 CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
LEVEL ELEVATION — LEVEL LINE
SECTION X SIM XX.X — DETAIL NUMBER, SHEET NUMBER

STOREFRONT GLAZING TYPES

☐ EG-1 ☐ G-1

NOTES:
REFERENCE SPECIFICATION SECTION 08 80 00 FOR ADDITIONAL INFORMATION

HARDWARE SET DESCRIPTIONS

HARDWARE SET #01

QTY.	MFGR.	DESCRIPTION	MODEL	FINISH
3 ea.	HAG	Std. Wt. Hinges	BB1279 4 1/2" x 4 1/2"	626
1 ea.	HAG	Cylindrical Entry	3553 WTN *verify cylinder & keyway*	626
1 ea.	HAG	Kick Plate	1905 12" x 34" *push side mount*	630
1 ea.	HAG	Wall Stop	236W	630
3 ea.	HAG	Silencers	307D	GRY

HARDWARE SET #02

QTY.	MFGR.	DESCRIPTION	MODEL	FINISH
3 ea.	HAG	Std. Wt. Hinges	BB1279 4 1/2" x 4 1/2"	626
1 ea.	HAG	Cylindrical Storeroom	3580 WTN *verify cylinder & keyway*	626
1 ea.	HAG	Kick Plate	1905 12" x 34" *push side mount*	630
1 ea.	HAG	Overhead Stop	7017S	630
3 ea.	HAG	Silencers	307D	GRY

HARDWARE SET #03

QTY.	MFGR.	DESCRIPTION	MODEL	FINISH
6 ea.	HAG	Std. Wt. Hinges	BB1279 4 1/2" x 4 1/2"	626
1 ea.	HAG	Cylindrical Storeroom	3580 WTN *verify cylinder & keyway @LH*	626
1 ea.	HAG	Manual Flush Bolt	282D *top only @RH*	626
2 ea.	HAG	Kick Plate	1905 12" x 34" *push side mount*	630
2 ea.	HAG	Overhead Stop	7017S	630
6 ea.	HAG	Silencers	307D	GRY

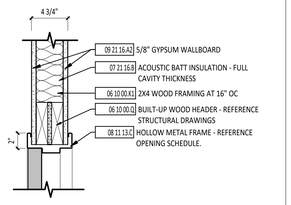
HARDWARE SET #04

QTY.	MFGR.	DESCRIPTION	MODEL	FINISH
6 ea.	HAG	Std. Wt. Hinges	BB1279 4 1/2" x 4 1/2"	626
1 ea.	HAG	Cylindrical Entry	3553 WTN *verify cylinder & keyway @LH*	626
1 ea.	HAG	Manual Flush Bolt	282D *top only @RH*	626
2 ea.	HAG	Kick Plate	1905 12" x 34" *push side mount*	630
2 ea.	HAG	Overhead Stop	7017S	630
6 ea.	HAG	Silencers	307D	GRY

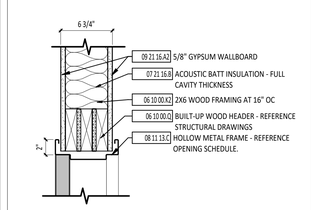
HARDWARE SET #05

QTY.	MFGR.	DESCRIPTION	MODEL	FINISH
3 ea.	TUBLITE	Butt Hinges		
1 ea.	First Choice	Panic With Exterior Cylinder	P3792	Clear Mil
1 ea.	First Choice	Panic and Pull	P1564	Clear Mil
1 ea.	Norton	Surface Mounted Closer	1601	White

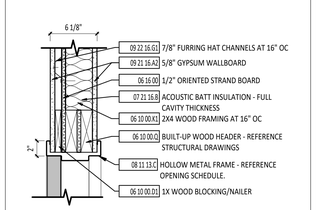
Weatherstripping
Threshold
Sweep



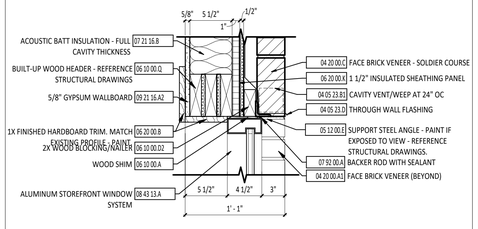
3 A6.1 **HEAD DETAIL - INTERIOR** 1 1/2" = 1'-0"



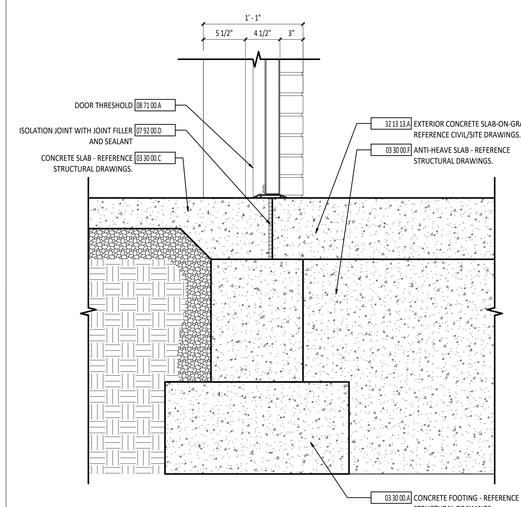
4 A6.1 **HEAD DETAIL - INTERIOR** 1 1/2" = 1'-0"



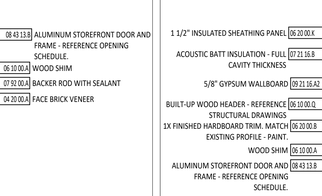
5 A6.1 **HEAD DETAIL - INTERIOR** 1 1/2" = 1'-0"



6 A6.1 **HEAD DETAIL - EXTERIOR** 1 1/2" = 1'-0"

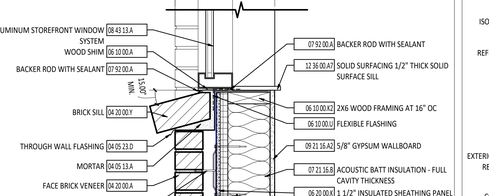


7 A6.1 **JAMB DETAIL - INTERIOR** 1 1/2" = 1'-0"

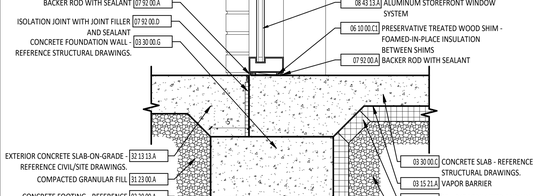


8 A6.1 **JAMB DETAIL - INTERIOR** 1 1/2" = 1'-0"

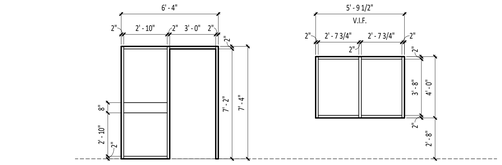
9 A6.1 **JAMB DETAIL - INTERIOR** 1 1/2" = 1'-0"



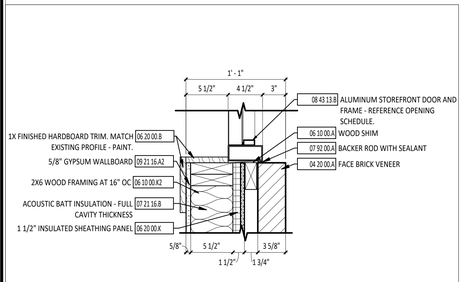
10 A6.1 **JAMB DETAIL - EXTERIOR** 1 1/2" = 1'-0"



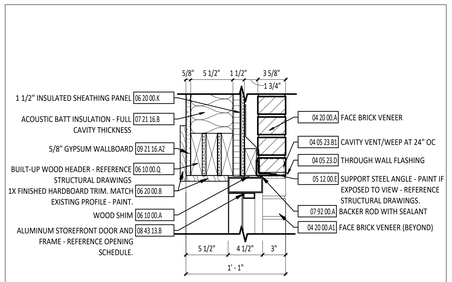
11 A6.1 **TYPICAL FOUNDATION DETAIL** 1 1/2" = 1'-0"



16 A6.1 **EXTERIOR STOREFRONT ELEVATIONS** 1/4" = 1'-0"



12 A6.1 **JAMB DETAIL - EXTERIOR** 1 1/2" = 1'-0"



13 A6.1 **HEAD DETAIL - INTERIOR** 1 1/2" = 1'-0"

14 A6.1 **SILL DETAIL - EXTERIOR** 1 1/2" = 1'-0"

15 A6.1 **SILL DETAIL - EXTERIOR** 1 1/2" = 1'-0"

STATE OF OHIO
ANDREW P. HUELSMAN
E-78372
PROFESSIONAL ENGINEER
ANDREW P. HUELSMAN
LICENSE #E-78372
EXPIRATION DATE: 12/31/2027

GARMANN MILLER
MINSTER, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA
cmellgm.com

TIPP CITY SENIORS NEW ADDITION

534 NORTH HYATT STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS

	CONSTRUCTION DOCUMENTS	01/13/2026
1	ADDENDUM 03	02/02/2026

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

SHEET TITLE:

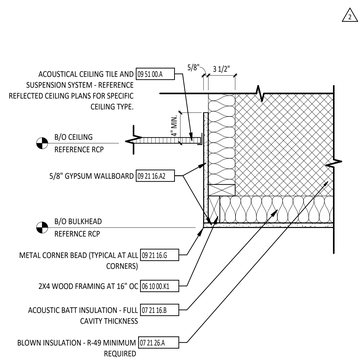
DOOR SCHEDULE & DOOR DETAILS

SHEET NUMBER:

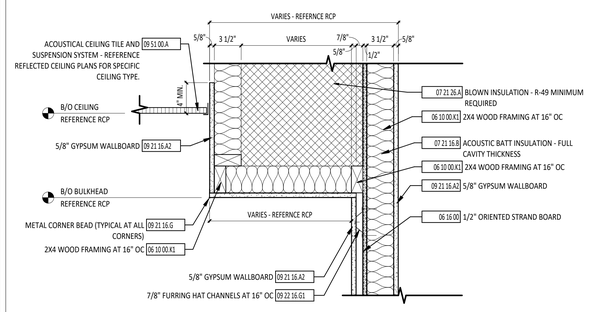
A6.1

PRINTED ON: 2/2/2026 8:36:30 AM

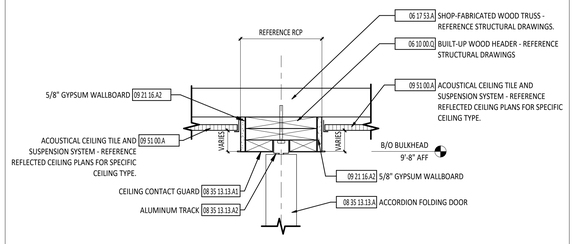
1 A7.1 FIRST FLOOR REFLECTED CEILING PLAN - UNIT A
1/4" = 1'-0"



2 A7.1 BULKHEAD DETAIL
1 1/2" = 1'-0"



3 A7.1 BULKHEAD DETAIL
1 1/2" = 1'-0"



4 A7.1 ACCORDION WALL DETAIL
1 1/2" = 1'-0"

PRINTED ON: 2/2/2026 8:36:31 AM

FIRST FLOOR PLAN ROOM INDEX - UNIT A

ROOM NUMBER	ROOM NAME	AREA
A101	FLEX SPACE	694 SF
A102	TOOL STORAGE	39 SF
A103	MECHANICAL	24 SF
A104	TABLE & CHAIR STORAGE	118 SF
A106	FLEX SPACE	734 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 A9.0 FOR MANUFACTURER INFORMATION AND MATERIAL SELECTION.

REFLECTED CEILING PLAN SYMBOLS LEGEND

A101 — ROOM DESIGNATION - REFERENCE ROOM INDEX.
LEVEL ELEVATION — LEVEL LINE
X — STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
XX XX XX.XX — DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
KEYNOTE DESIGNATION
SPECIFICATION SECTION
A / X'-X" — CEILING TYPE AND HEIGHT DESIGNATION
TYPE
HEIGHT
AREA OF DETAIL — X / XX.X SIM — CALLOUT
DETAIL NUMBER
SHEET NUMBER
X / XX.X SIM — SECTION
DETAIL NUMBER
SHEET NUMBER

REFLECTED CEILING PLAN MATERIAL PATTERNS LEGEND

CAP CEILING

REFERENCE ELECTRICAL/MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

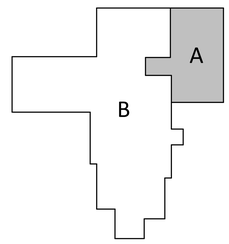
SOUND SYSTEM CEILING SPEAKER
FIRE ALARM SMOKE OR HEAT DETECTOR
LIGHT FIXTURE
LIGHT FIXTURE
LIGHT FIXTURE
LIGHT FIXTURE
CEILING MOUNTED EXIT SIGN
OS — OCCUPANCY SENSOR
AIR TERMINAL

CEILING SCHEDULE

MARK	DESCRIPTION	NOTES
A	2' x 2' SUSPENDED ACOUSTICAL PANEL CEILING	REFER TO SPEC SECTION 09 5100
B	5/8" GYPSUM CEILING BOARD ON SUSPENDED CEILING SYSTEM	REFER TO SPEC SECTION 09 2216

NOTES:
1. REFER TO SPEC SECTION 09 21 16.
2. REFER TO SPEC SECTION 09 25 13.
3. REFER TO SPEC SECTION 09 51 00.
4. REFER TO SPEC SECTION 09 54 23.
5. REFER TO SPEC SECTION 09 84 00.
6. 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.



KEY PLAN

STATE OF OHIO — ANDREW P. HUELSMAN E-78372 REGISTERED PROFESSIONAL ENGINEER
ANDREW P. HUELSMAN
LICENSE #E-78372
EXPIRATION DATE: 12/31/2027

GARMANN MILLER
MINSTER, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA
Creategm.com

TIPP CITY SENIORS NEW ADDITION

538 NORTH HYATT STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS

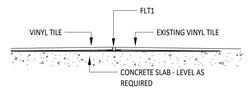
	CONSTRUCTION DOCUMENTS	01/13/2026
1	ADDENDUM 01	01/26/2026
2	ADDENDUM 02	01/29/2026
3	ADDENDUM 03	02/02/2026

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

SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN - UNIT A

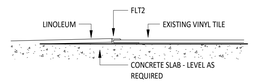
SHEET NUMBER:
A7.1

1 A8.1 **FIRST FLOOR FINISH PLAN - UNIT A**
1/4" = 1'-0"



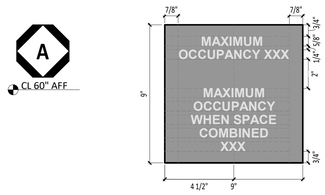
PROVIDE TROWELABLE UNDERLAYMENT AS REQUIRED TO ALLOW FOR FLUSH AND LEVEL TRANSITION.

2 A8.1 **FLOOR TRANSITION - RESILIENT FLOORING TO RESILIENT FLOORING**
6" = 1'-0"



PROVIDE TROWELABLE UNDERLAYMENT AS REQUIRED TO ALLOW FOR FLUSH AND LEVEL TRANSITION.

3 A8.1 **FLOOR TRANSITION - RESILIENT FLOORING TO EXISTING VINYL TILE FLOORING**
6" = 1'-0"



TYPE A
MAXIMUM OCCUPANCY SIGN
- 9" x 9" ACRYLIC SIGN TO MATCH SHERWIN WILLIAMS AGREEABLE GRAY, ALL EDGES TO BE POLISHED.
- 5/8" TALL, RAISED LETTERING, WHITE IN "ARIAL" FONT, BOLD.

SIGNAGE SCHEDULE NOTES

1. REFERENCE SHEETS G1.1 AND G1.2 FOR MAXIMUM OCCUPANCY SIGNAGE NUMBER OF PERSONS.

4 A8.1 **10_0200 - Signage - Signage Details**
3" = 1'-0"

FINISH MATERIAL SCHEDULE

NAME	MANUFACTURER	STYLE	NUMBER	COLOR	SIZE	COMMENTS
08 14 00 WOOD DOORS						
WD1	- -	- -	- -	- -	- -	MATCH EXISTING - VERIFY IN FIELD
09 51 00 ACOUSTICAL CEILINGS - SUSPENSION SYSTEM						
TYPE A	ARMSTRONG	PRELUDE XL	- -	WHITE	15/16" WIDE FACE	
09 51 00 ACOUSTICAL CEILINGS - TILE						
TYPE A	ARMSTRONG	SCHOOL ZONE FINE FISSURED	1713	WHITE	24"x24", 3/4" THICKNESS	SQUARE EDGE, 81% LIGHT REFLECTANCE, .70 MINIMUM NRC, SAF RESISTANT, ANTI-MICROBIAL, USE WITH SUSPENSION SYSTEM TYPE A.
09 65 00 RESILEINT FLOORING - LINOLEUM SHEET						
RF1	FORBO	MARMOLEUM, VIVACE	3420	SURPRISING STORM	3 MM	ROLLS. FLOORING TO BE INSTALLED IN THE SAME DIRECTION AS EXISTING FLOORING. VERIFY IN FIELD.
09 65 00 RESILIENT FLOORING - FLOOR TRANSITIONS						
FLT1	SCHLUTER	SCHIENE	E 30	STAINLESS STEEL	3 MM	
FLT2	POWERHOLD	SQUARE CAPS	LVT 925	TBD	2.5 MM	
09 65 00 RESILIENT FLOORING - VINYL TILE						
VT1	- -	- -	- -	- -	- -	MATCH EXISTING TILE FLOORING ADJACENT TO KITCHEN AREA. VERIFY IN FIELD. IF EXISTING PRODUCT CANNOT BE DETERMIND OR UNAVAILABLE, PROVIDE FORBO: MARMOLEUM MODULAR NEUTRAL, PLUTO
09 65 13 RESILIENT BASE & ACCESSORIES						
RB1	ROPPE	TRADITIONAL RUBBER BASE	129	DOLPHIN	4" COVE TOE	
09 91 23 PAINTING - PAINT						
PT1	SHERWIN-WILLIAMS	- -	SW7029	AGREEABLE GRAY	- -	
PT2	SHERWIN-WILLIAMS	- -	SW7046	ANONYMOUS	- -	DOOR FRAME COLOR
PT3	SHERWIN-WILLIAMS	- -	SW7007	CEILING BRIGHT WHITE	- -	FOR CEILING AND BULKHEAD USE ONLY
10 26 23 PROTECTIVE WALL COVERING - CORNER GUARDS						
CG1	INPRO	160 HIGH IMPACT CORNER GUARD	0119	PEPPERDUST	2" WINGS, 8' TALL	
12 24 00 WINDOW SHADES- ROLLER SHADE						
RS1	- -	- -				RELOCATE AND REUSE EXISTING ROLLER SHADES
12 36 00 SOLID SURFACE						
SM1	CORIAN	SOLID SURFACE	- -	SILVER BIRCH	1/2" THICK	USED ON WINDOW SILLS

SIGNAGE SCHEDULE - FIRST FLOOR PLAN

CONSTRUCTION DOCUMENTS ROOM NUMBER SERVED	CONSTRUCTION DOCUMENTS DOOR NUMBER / OPENING	CONSTRUCTION DOCUMENTS ROOM NAME	CONSTRUCTION DOCUMENTS SIGNAGE TYPE	ACTUAL SIGNAGE NUMBER	ACTUAL SIGNAGE NAME
A101		FLEX SPACE	A		
A106		FLEX SPACE	A		

FLOOR FINISH MATERIAL LEGEND

RESILIENT FLOORING 1 — RF1

VINYL TILE 1 — VT1

NO INTERIORS SCOPE OF WORK

FIRST FLOOR PLAN ROOM INDEX - UNIT A

ROOM NUMBER	ROOM NAME	AREA
A101	FLEX SPACE	694 SF
A102	TOOL STORAGE	39 SF
A103	MECHANICAL	24 SF
A104	TABLE & CHAIR STORAGE	118 SF
A106	FLEX SPACE	734 SF
A107	MECHANICAL	39 SF
A108	STORAGE	117 SF

TYPICAL FINISHES

* UNLESS NOTED OTHERWISE, THESE FINISH SELECTIONS SHALL BE USED THROUGHOUT THE PROJECT. CONTRACTOR SHOULD BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

GWB CEILINGS	PT3
BULKHEADS	PT1
HOLLOW METAL DOOR FRAMES	PT2
HOLLOW METAL DOORS	PT2
INTERIOR WOOD DOORS	W01
SWITCH PLATES AND OUTLET COVERS	WHITE

FLOOR FINISHES GENERAL NOTES

A FLOORING TRANSITIONS AND SEAMS AT DOOR SHALL OCCUR DIRECTLY UNDER THE CENTERLINE OF CLOSED DOOR UNLESS NOTED OTHERWISE.
B FLOORING TRANSITIONS ARE TO BE EASED TO ACHIEVE A SMOOTH AND UNIFORM TRANSITION.
C TRANSITION STRIPS ARE REQUIRED IN ALL INSTANCES WHERE A FLOOR MATERIAL TRANSITION OCCURS.
D LINOLEUM FLOOR (RF1) FINISH TO BE INSTALLED IN THE SAME DIRECTION, TO MATCH EXISTING. VERIFY IN FIELD.
E REFERENCE THE FINISH MATERIAL SCHEDULE FOR MANUFACTURERS, TYPES, AND COLOR SELECTIONS.
F ALL BASE MATERIALS SHALL BE INSTALLED TIGHT TO FLOORING SURFACE.
G REFERENCE FINISH FLOOR MATERIAL LEGEND FOR SPECIFIC FLOORING MATERIAL AND COLOR.
H RELOCATE EXISTING ROLLER SHADES

#	KEYNOTE DESCRIPTION
10 26 00.A	CORNER GUARD, CG1
12 24 00.B2	RELOCATED EXISTING ROLLER SHADES
12 36 00.A7	SOLID SURFACING 1/2" THICK SOLID SURFACE SILL

SIGNAGE GENERAL NOTES

A VERIFY SIGNAGE NAME AND NUMBER WITH OWNER BEFORE MANUFACTURING.
B REFERENCE A8 SHEETS FOR CONSTRUCTION DOCUMENTS SIGNAGE TYPE AND PLACEMENT LOCATION.

FINISH TAG LEGEND

A1XX — ROOM NUMBER
FLOOR FINISH — RF1
BASE FINISH — RB1
WALL FINISH — PT1
FINISH REMARK* — 2

*REMARKS NUMBERS COORDINATE WITH "INTERIOR FINISH REMARKS" NOTES LEGEND ABOVE

MATERIALS NOTED IN FINISH TAG SHOULD BE CONSIDERED THE OVERALL FINISHES IN THE ROOM MARKED UNLESS NOTED OTHERWISE WITH KEYNOTES ON FINISH PLAN OR INTERIOR ELEVATIONS.

1) REMOVE EXISTING CARPET IN THIS ROOM, REFERENCE FINISH MATERIAL SCHEDULE FOR UPDATED FLOORING TYPE.

STATE OF OHIO — ANDREW P. HUELSMAN — E-78372 — REGISTERED — PROFESSIONAL ENGINEER

ANDREW P. HUELSMAN
LICENSE #E-78372
EXPIRATION DATE: 12/31/2027

GARMANN MILLER
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TIPP CITY SENIORS NEW ADDITION

534 NORTH HYATT STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS

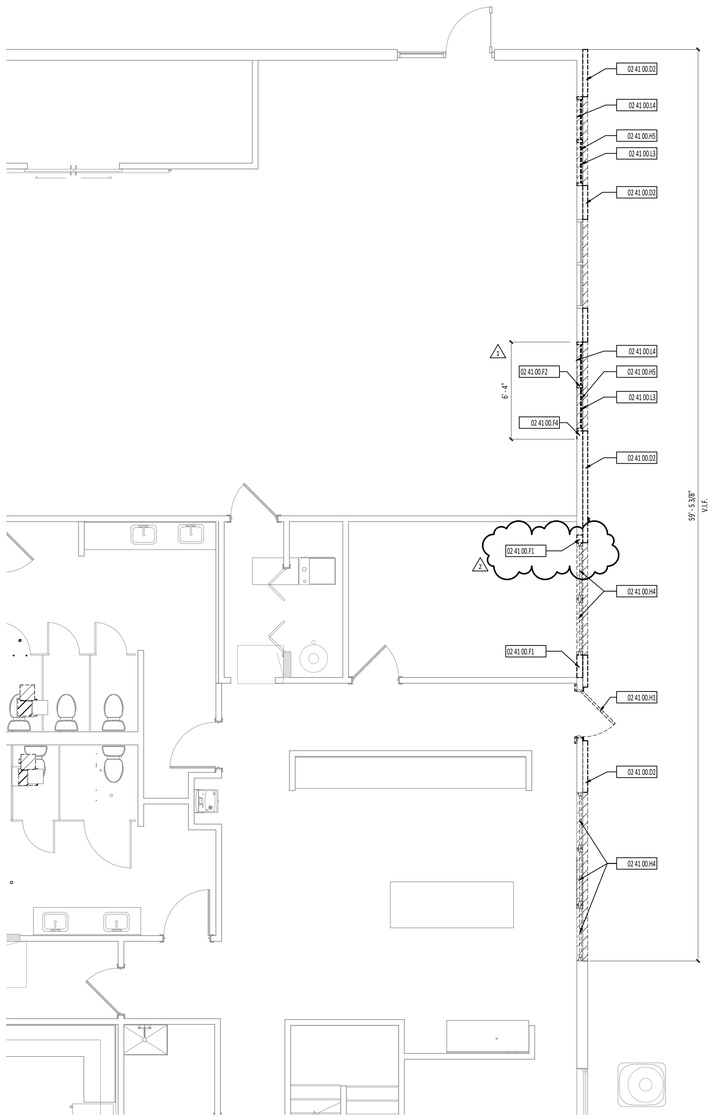
	CONSTRUCTION DOCUMENTS	01/13/2026
1	ADDENDUM 03	02/02/2026

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25059.00	MBK	HEF

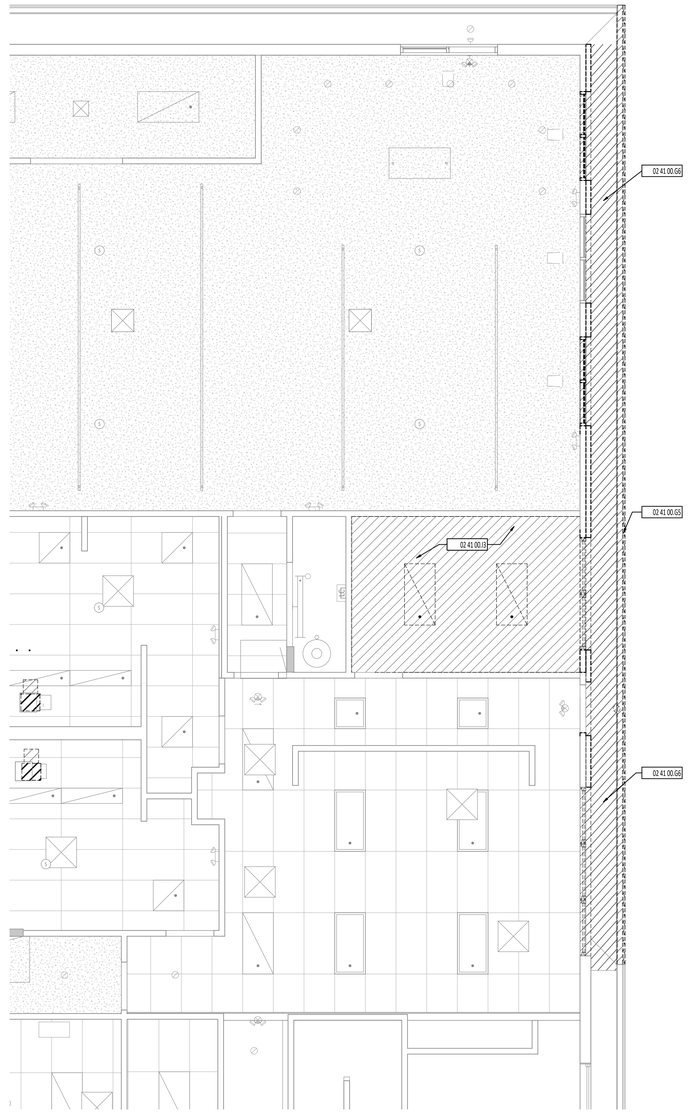
SHEET TITLE:
FIRST FLOOR EQUIPMENT PLAN - UNIT A

SHEET NUMBER:
A8.1

PRINTED ON: 1/30/2026 3:59:33 PM



1 AD1.0 **FIRST FLOOR DEMOLITION PLAN**
1/4" = 1'-0"



2 AD1.0 **FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN**
1/4" = 1'-0"

DEMOLITION FLOOR PLAN GENERAL NOTES

A THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS. FOR DEMOLITION NOTES AND SYMBOLS APPLICABLE ONLY TO DRAWINGS OF DISCIPLINE OTHER THAN ARCHITECTURAL, REFER TO SPECIFIC DRAWINGS OF THAT GENERAL DEMOLITION NOTES DISCIPLINE.

B FIELD VERIFY CONDITIONS AND COORDINATE DEMOLITION OR REMOVAL WORK WITH CORRESPONDING NEW CONSTRUCTION WORK AND WITH ALL APPROPRIATE TRADES PRIOR TO STARTING DEMOLITION WORK. IF DISCREPANCIES ARE FOUND BETWEEN CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS, NOTIFY ARCHITECT IMMEDIATELY.

C OWNER SHALL REMOVE LOOSE ITEMS, I.E. EQUIPMENT, FURNITURE, ARTWORK, PLAQUES, ETC., PRIOR TO CONTRACTOR'S START OF WORK IN SPECIFIED AREAS. WHERE PARTIAL OCCUPANCY, CONTRACTOR SHALL COORDINATE SCHEDULE WITH OWNER.

D REMOVE ITEMS TO BE DEMOLISHED IN THEIR ENTIRETY UNLESS OTHERWISE NOTED. DESCRIPTION OF PRIMARY ITEMS TO BE REMOVED IS GENERAL IN NATURE, AND REMOVAL OF SECONDARY COMPONENTS SUCH AS BLOCKING, SUPPORTS, ANCHORS, TRIM, ADHESIVE, PIPING, WIRING, ETC., RELATED TO PRIMARY ITEMS SHALL BE INCLUDED.

E PROTECT EXISTING SURFACES TO REMAIN IN AREAS ADJACENT TO DEMOLITION WORK. CONTRACTOR TO REPAIR EXISTING SURFACES TO REMAIN DAMAGED DURING CONSTRUCTION AND DEMOLITION.

F PATCH EXISTING FLOOR, WALL, AND CEILING CONSTRUCTION AT ABANDONED PENETRATION LOCATIONS WITH NEW MATERIALS AS REQUIRED TO RECEIVE NEW FINISHES AND TO MAINTAIN ORIGINAL FIRE RATING ASSEMBLY WHERE APPLICABLE.

G SELECTIVE DEMOLITION FOR INSTALLATION OF NEW MECHANICAL, PLUMBING, OR ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR TRADE REQUIRING THE DEMOLITION.

H DEMOLISHED MATERIALS ARE THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE AND SHALL BE PROMPTLY DISPOSED OFF SITE IN A LEGAL MANNER.

I REPAIR FINISHES AND SURFACES LEFT EXPOSED BY DEMOLITION OR REMOVAL OF EQUIPMENT USING NEW MATERIALS TO MATCH SURROUNDING SURFACES. REPAIR EXISTING FLOOR, BASE, WALL AND CEILING FINISHES TO CORRECT DEFECTS CAUSED OR EXPOSED BY DEMOLITION WORK OR EQUIPMENT REMOVAL. REPAIRED SURFACES SHALL BE SMOOTH AND UNDETECTABLE UNDER FINAL FINISHES. AREAS NOTED ON THE DWGS. TO BE REPAIRED OR PATCHED ARE GIVEN FOR REFERENCE AND SHALL NOT BE INTERPRETED TO LIMIT THE SCOPE OF WORK.

J DIMENSIONAL INFORMATION FOR NEW OPENINGS INDICATED ON DEMOLITION DWGS. ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION AND COORDINATION WITH NEW CONSTRUCTION.

K PRIOR TO START OF DEMOLITION, DUST AND SOUND BARRIERS SHALL BE CONSTRUCTED.

L PROPER EGRESS AND APPROVED BARRIERS MUST BE MAINTAINED THROUGHOUT THE DEMOLITION AREA AT ALL TIMES.

M REMOVE DEBRIS DAILY.

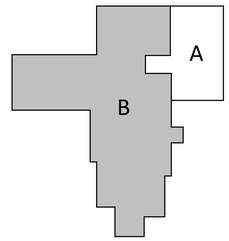
DEMOLITION FLOOR PLAN SYMBOLS LEGEND

A101 ROOM DESIGNATION - REFERENCE ROOM INDEX.

DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

xx xx xx.xx
KEYNOTE DESIGNATION
SPECIFICATION SECTION

#	KEYNOTE DESCRIPTION
02 41 00.D2	REMOVE EXISTING FACE BRICK VENEER. SALVAGE QUANTITY AS NEEDED FOR TOOTH-IN PORTION OF WALL. SEE NEW WORK PLAN FOR LOCATION.
02 41 00.F1	REMOVE PORTION OF EXISTING WOOD FRAMING
02 41 00.F2	REMOVE PORTION OF EXISTING WOOD TRIM
02 41 00.F4	REMOVE PORTION OF EXISTING WOOD FRAMING FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLAN
02 41 00.G5	REMOVE EXISTING GUTTER. PREPARE FOR NEW WORK
02 41 00.G6	REMOVE EXISTING SOFFIT AND FRAMING. PREPARE FOR NEW WORK
02 41 00.H1	REMOVE EXISTING DOOR AND FRAME - PREPARE FOR NEW WORK.
02 41 00.H4	REMOVE EXISTING WINDOW - PREPARE FOR NEW WORK.
02 41 00.H5	REMOVE AND SALVAGE EXISTING STOREFRONT WINDOW FOR NEW LOCATION. PREPARE FOR NEW WORK.
02 41 00.I3	REMOVE EXISTING ACOUSTICAL CEILING TILE CEILING AND GRID
02 41 00.L3	REMOVE AND SALVAGE EXISTING ROLLER SHADES FOR NEW LOCATION
02 41 00.L4	REMOVE EXISTING SOLID SURFACE SILL



KEY PLAN

ANDREW P. HUELSMAN
LICENSE #E-78372
EXPIRATION DATE: 12/31/2027

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TIPP CITY SENIORS NEW ADDITION

518 NORTH HYATT STREET, TIPP CITY, OH 45371

ISSUANCES/REVISIONS

	CONSTRUCTION DOCUMENTS	01/13/2026
1	ADDENDUM 01	01/26/2026
2	ADDENDUM 03	02/02/2026

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

SHEET TITLE:

FIRST FLOOR AND REFLECTED CEILING DEMOLITION PLAN

SHEET NUMBER:

AD1.0

PRINTED ON: 2/2/2026 8:36:27 AM

CODE INFORMATION

BUILDING DESCRIPTION: ADDITION TO THE TIPP CITY SENIORS BUILDING

APPLICABLE CODE: 2024 OHIO BUILDING CODE

TOTAL OCCUPANTS: 493 OCCUPANTS

NUMBER OF EXITS
REQUIRED: 2
ACTUAL: 8

NUMBER OF STORIES ABOVE GRADE PLANE:
EXISTING TO REMAIN - 2 STORIES

DESIGN UNIFORM LOAD: SEE STRUCTURAL SHEETS

BUILDING AREA

OCCUPANCY / USE GROUP: A-3

CONSTRUCTION TYPE: TYPE V-B

ALLOWABLE AREA (TABLE 506.2): 18,000 SF

ACTUAL BUILDING AREA: 7,938 SF (EXISTING)
+ 1,897 SF (ADDITION)
9,835 SF

FIRE PROTECTION: FULLY SPRINKLERED

PLUMBING FIXTURE COUNT

(BASED ON NON-SIMULTANEOUS USE)

TOTAL OCCUPANTS
493 OCCUPANTS

FIXTURES REQUIRED
247 / 125 = 2 WATER CLOSET(S) - MALE
247 / 65 = 4 WATER CLOSET(S) - FEMALE
247 / 200 = 2 LAVATORY(IES) - MALE
247 / 200 = 2 LAVATORY(IES) - FEMALE
493 / 500 = 1 DRINKING FOUNTAIN(S)
1 SERVICE SINK(S)

ACTUAL PROVIDED
2 WATER CLOSET(S) - MALE
2 URINAL(S) - MALE
2 LAVATORY(IES) - MALE
4 WATER CLOSET(S) - FEMALE
2 LAVATORY(IES) - FEMALE
1 DRINKING FOUNTAIN(S)
1 SERVICE SINK(S)
1 UNISEX TOILET ROOMS (WC AND LAVATORY)

CODE PLAN LEGEND

X — OCCUPANT LOAD THROUGH EXIT

XX" / XXX — CLEAR EXIT WIDTH / ALLOWABLE NUMBER OF OCCUPANTS THROUGH EXIT

OCCUPANCY GROUPS USED

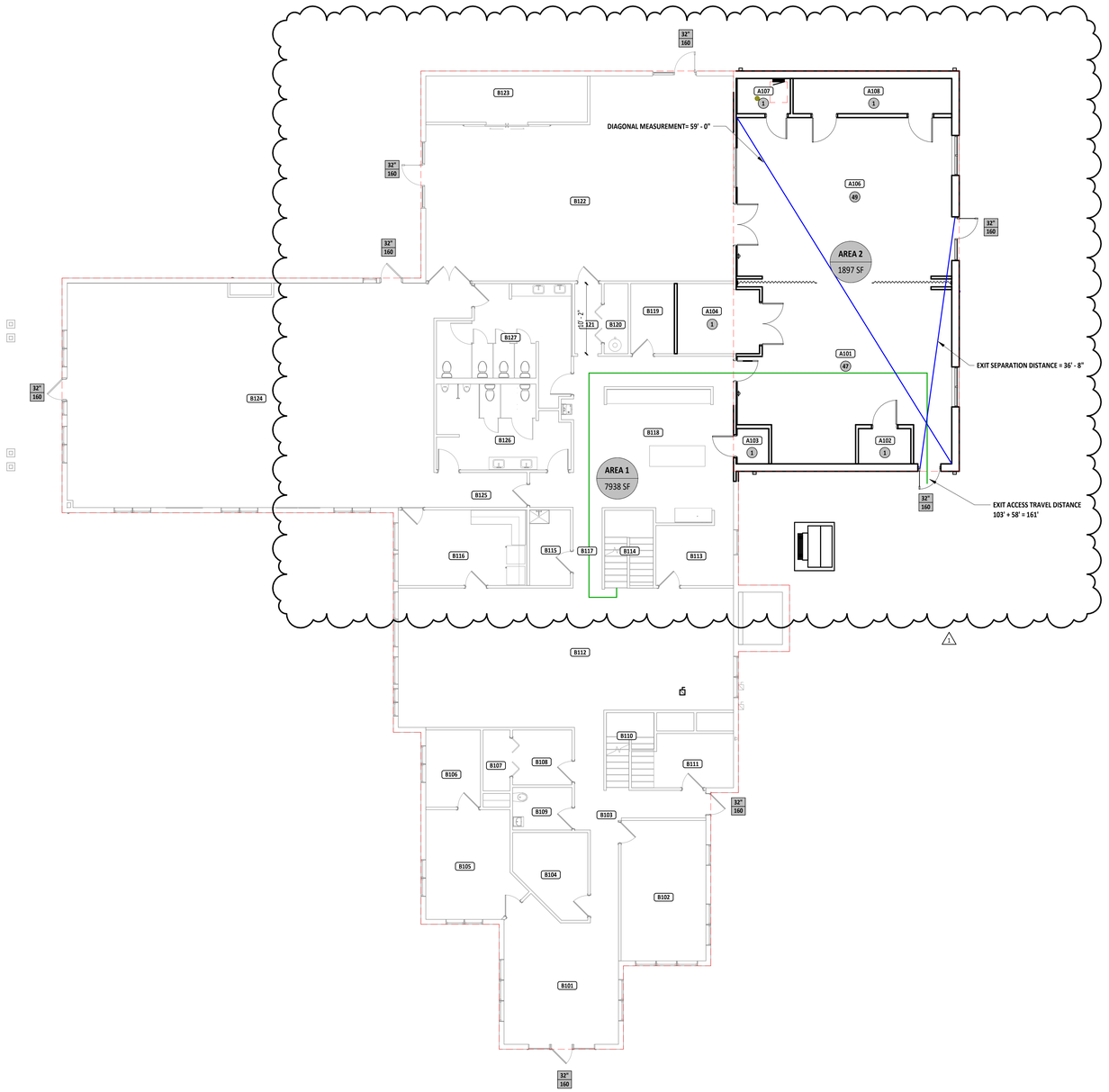
A ASSEMBLY

BUILDING AREA SCHEDULE

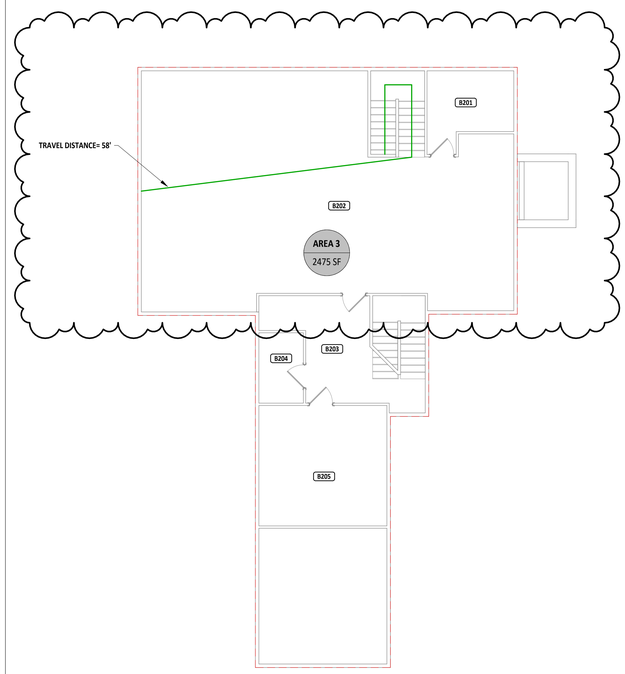
AREA NUMBER	LEVEL	AREA	NOTES
AREA 1	FIRST FLOOR	7938 SF	
AREA 2	FIRST FLOOR	1897 SF	
AREA 3	SECOND FLOOR	2475 SF	
Grand total		12310 SF	

OCCUPANCY TABULATION PER 2024 OBC TABLE 1004.5

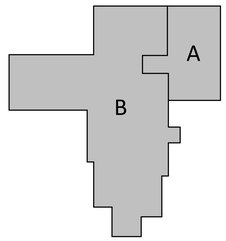
ROOM NUMBER	NAME	AREA (NET)	OCCUPANT LOAD FACTOR	OCCUPANT(S)	NUMBER OF EXITS
A101	FLEX SPACE	694 SF	15	47	
A102	TOOL STORAGE	39 SF	300	1	
A103	MECHANICAL	24 SF	300	1	
A104	TABLE & CHAIR STORAGE	118 SF	300	1	
A106	FLEX SPACE	734 SF	15	49	
A107	MECHANICAL	39 SF	300	1	
A108	STORAGE	117 SF	300	1	
B101	LOBBY				
B102	CONFERENCE ROOM				
B103	CORRIDOR				
B104	COAT ROOM				
B105	OFFICE				
B106	FILE STORAGE				
B107	MECHANICAL				
B108	OFFICE				
B109	RESTROOM				
B110	STAIR				
B111	STORAGE				
B112	SOCIAL AREA				
B113	KITCHEN STORAGE				
B114	STAIR				
B115	CUSTODIAL				
B116	CATERING KITCHEN				
B117	CORRIDOR				
B118	KITCHEN				
B119	KITCHEN STORAGE				
B120	MECHANICAL				
B121	CORRIDOR				
B122	RECREATION ROOM				
B123	STORAGE				
B124	EVENT SPACE				
B125	CORRIDOR				
B126	MEN'S RESTROOM				
B127	WOMEN'S RESTROOM				
B201	STORAGE				
B202	SOCIAL SPACE				
B203	CORRIDOR				
B204	RESTROOM				
B205	OFFICE				



1 G1.0 FIRST FLOOR CODE PLAN
1/8" = 1'-0"



2 G1.0 SECOND FLOOR CODE PLAN
1/8" = 1'-0"



KEY PLAN

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FIRST & SECOND FLOOR CODE PLAN

SHEET NUMBER:

G1.0