



Corporate Office
8720 Castle Creek Pkwy E Dr., Suite 400
Indianapolis, IN 46250
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ADDENUM #1

Client: City of Tipton
Public Safety Building Improvements

Issue Date: August 25, 2025

This Addendum is being issued prior to the due date for receipt of bids. This Addendum forms a part of the Contract Documents and modifies the original Information issued for bid on August 7, 2025. All other provisions of the Contract Documents shall remain unchanged.

Acknowledged receipt of this Addendum on the Acknowledgement of Addendum Form is required. Failure to do so may result in disqualification of the Bidder.

CHANGES TO THE SPECIFICATIONS

1. **Section 00 43 24 – Subcontractors and Products List**
 - a. Revise paragraph 1.1 A as follows:
“A. In addition to compliance with other **bidding** requirements, **the three lowest bidders** shall provide one copy of this Subcontractors and Product List, complete, in accordance with the instructions to Bidders. **Complete all blanks identified in the scope of work.** Submit this list to the Architect by email on the day following **the bid opening date. The list is due Tuesday, September 9 at 2:00 pm.**”
2. **Section 061000 – Rough Carpentry:** Replace this section with 061000 included in this addendum.
 - a. Article 3.2 was added to clarify wood blocking and nailer installation.

CHANGES TO THE DRAWINGS

1. **AD101 – Demolition Floor Plans:** Replace this sheet with revised AD101 included in this addendum. Changes are outlined below:
 - a. Revise arrow for keynote #1.
 - b. Revise keynote #8.
 - c. Revise keynote #12.
 - d. Add keynote #16.
 - e. Add keynote #17.
 - f. Add keynote #18.
 - g. Add demolition notes for flooring, ceiling, and wall base in Laundry Room.
 - h. Add demolition notes for wall base in Hallways adjacent to Restrooms.
 - i. Room names have been added to the floor plan.
 - j. Add mezzanine plan indicating roof insulation demolition.
2. **A101 - Floor Plan**
 - a. Add General Floor Plan Notes.
 - b. Add General Finish Notes.
 - c. Delete Keynote #2. Moved this note to sheet AD101.

3. **A401 – Enlarged Entry Plan & Sections:** Replace sheet with attached A401 in this addendum. Changes noted below:
 - a. Revise plan notes for stainless steel railing and revised section detail.
4. **A402 – Enlarged RR Plans & Elevation:** Replace sheet with attached A402 in this addendum. Changes noted below:
 - a. Add the following to keynotes 1, 3, 5, and 7: “REFER TO PLUMBING DWGS.”
 - b. Revise keynote 4.
 - c. Revise keynote 6.
 - d. Revise keynote 9.
 - e. Add keynotes 10 – 15.
 - f. Drawing 1 – Enlarged RR Plan: Added keynotes to the plans to clarify finishes, signage, and sloping floors to the drains. Added notes for painting and wall base in the hallways adjacent to the new restrooms.
 - g. GENERAL NOTE: “CONTRACTOR TO PROVIDE WOOD BLOCKING IN THE WALLS FOR ALL WALL MOUNTED ACCESSORIES AND FIXTURES INDICATED ON THE FLOOR PLANS.”
5. **A403 – RCP & Finish Floor Plans:** Replace sheet with attached A403 in the addendum. Changes noted below:
 - a. Revise Finish Schedule.
 - b. Add Room Sign Elevation, 6/A403.
 - c. Add floor to wall transition detail, 7/A403.
 - d. Railing detail, 8/A403.
6. **E-201 – First Floor Plan – Power and Systems – Electrical**
 - a. Note 3, referencing fire alarms system can be deleted. There is not an existing fire alarm system and devices are not required.

ATTACHMENTS:

Pre-Bid Meeting: Notes and Sign-In list are attached for reference.

Section 061000

AD101

A101

A401

A402

A403

END OF ADDENDUM #1



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RE: Prebid Meeting
Meeting Date: 8/18/2025
Project: City of Tipton – Public Safety Building Improvements
Owner's Representative: Karen Rust, Envoy
Architect: Toby Winiger, Etica Group

BID DUE DATE

Sealed bids will be received at the Tipton City Hall, Clerk Treasurer's office located at **216 S. Main St. Tipton, Indiana 46072 until 4:00 pm (local time) on Friday September 5th, 2025**. Bids will be opened publicly and read aloud at the Board of Works Meeting scheduled for Monday September 8th, 2025 at 9:00 AM, located in the Chambers Room at the Tipton City Hall 216 S. Main St. Tipton, Indiana 46072. Bids received after 4:00 pm (local time) on that day September 5th, 2025 will be returned unopened.

SUMMARY OF PROJECT SCOPE

1. Structural / Civil Engineering Scope
 - a. Replacement of front entry walks and landscaping beds
 - b. Demolition of existing canopy and foundations
 - c. New canopy structure and foundations
2. Architectural / Building Envelope Scope
 - a. New overlay of apparatus bay roof
 - b. Repair of office area roof
 - c. Replacement of composite siding
 - d. Replacement of exterior sealants in masonry
 - e. Replacement of windows and glazing (alternate)
 - f. Replacement of entry canopy
 - g. Renovation of restrooms and showers
3. Mechanical, Electrical, and Plumbing Engineering Scope
 - a. Add mechanical exhaust and ventilation to the evidence room
 - b. Improvements to HVAC including ductwork replacement and updated controls
 - c. Improvements to outside air units
 - d. New canopy lighting
 - e. Renovation of restrooms and showers

INSTRUCTION TO BIDDERS

1. Take note of the public bidding requirements in the Instructions to Bidders and in the Supplementary Conditions to the General Conditions.
2. It is asked that all questions and /or requests be addressed directly to the **Architect in writing, by e-mail**. Response will be provided via Addenda.
3. A Bid Security of **10%** or a certified check made out to **City of Tipton** for **10%** of the bid amount is required with the bid.
4. Items bidders must consider when preparing their bid.
 - a. A Performance and Payment Bond of **100% included in** the contractor's bid is required.

- b. The successful bidder must provide a Certificate of Insurance with **City of Tipton** listed as the additional insured.
 - c. A tax-exempt number **will be provided to the successful bidders.**
5. For consideration, a **Bid Form** must be submitted in duplicate, sealed in an envelope, and delivered to the administration building by the designated time.
6. Bids must be submitted on the State Board of Accounts Form 96-Revised and Supplementary Bid Form provided in the project manual.
7. Bids shall be guaranteed for **60 days**.
8. Take note that, in the event of any inconsistency between the drawings and specifications or within either document that is not clarified by addendum, the better quality or greater quantity shall be provided
9. The Owner/Contractor Agreement will be **AIA document A101 2007 Edition**.

PROJECT SCHEDULE:

1. **Friday, September 5** – Receipt of Bids
2. **Monday, September 8** – Bids will be opened at Board of Works meeting
3. **Tuesday, September 9 – 2 pm – Subcontractor and Products List due for three low bidders.**
4. **Monday, September 22** – Board of Works approval of Contractor
5. **Tuesday, September 23** – Notice to Proceed
6. Contractor will be able to begin preparation of submittals and project planning **immediately** upon receiving the “Notice to Proceed”. A pre-construction meeting will be required with the Owner and Engineer before construction work can begin.

PROJECT PHASING

1. **The building is occupied 24/7 as a facility for fire and police emergency response.** Contractor to always maintain access for personnel and emergency vehicles.
2. Contractor staging and construction limits are identified on the drawings. The area can be coordinated with the Owner to ensure there is adequate space for project office, storage sheds, sanitation facilities, and material lay down area. Generally, it is on the east side of the building in the lawn area.
3. **Restroom Work:**
Phase 1: Demolition and new work to complete Hall 103, and Restrooms 105, 106, and 107. Restroom 109, which is an existing shower room, **MUST** remain operational during this time period. New water heater and change over will need to be coordinated with the Owner.
Phase 2: Demolition and new work to complete Restroom 109. Restrooms 105, 106, and 107 must be operational before work begins in Phase 2.
4. **HVAC Work:**
HVAC work shall be phased so that no more than one unit is down at a time. Coordinate work of each phase to minimize system downtime for the building occupants.
5. **Roofing and Exterior Façade Work:**
Sequence work so that emergency vehicles are not disrupted. Façade work should be performed in a sequenced manner so that vehicles and apparatus can enter / exit the facility without disruption.

ALTERNATES

1. Window Replacement
2. Glazing Replacement – Apparatus Bays

QUESTIONS & BUILDING TOUR

**Corporate Office**

8720 Castle Creek Pkwy East Drive

Indianapolis, IN 46240

www.eticagroup.com**ATTENDANCE LIST**

PROJECT	Public Safety Building Improvements	DATE	8/18/2025
OWNER/CLIENT	City of Tipton	TIME	1:30 pm
MEETING TOPIC	Prebid Meeting	LOCATION	225 E. Jefferson St.

NAME	ORGANIZATION	PHONE	EMAIL ADDRESS
Toby Winiger	Etica Group		twiniger@eticagroup.com
Robb Fultz	ACB	260- 437-1774	Fultz@acbgeneralcontractor.com
Dave Reef	Brand Electric	765-296-3437	dreef@brandelectric.com
Steve Pruitt	Cunningham Const. Group	317-902-5493	steve@theccg.biz
Brian Fennig	Freije Engineered Solutions	260-438-5352	bfennig@fes-co.com
Joe Shields	First Due Company	317-796-9484	jshields@firstduecompany.com
Dan Phifer	RI Turner	317-873-2712	danp@rlturner.com
Trent Crabtree	Shelby materials	317-642-8013	tcrabtree@shelbymaterials.com
Jordan Nicholson	Mcguff Roofing	765-760-2109	jordan@mcguffroofing.com
Bradley Tyler	Cobeck Construction	765-208-3274	Bradley.tyler@cobeckconstruction.com
John Nall	J+J Electric	765-776-7329	Jnall@jandjelectric.net
Todd March	Brown n Brown General Contr.	574-780-8424	Todd@bbgc.us
Jason Cox	Benchmark Mechanical	765-452-9500	jcox@benchmarkmechanical.com
Mike Duncan	Hearn Construction	765-461-9543	mduncan@hcibuilt.com
Dann Moestd	Sika Roofing & Waterproof	248-508-0183	dann@misc.condon
Chris Monroe	Monroe Construction Group	765-455-2993	support@monroeconstruct.com

SECTION 06 1000 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1 Wood products.
- 2 Wood preservative treated lumber.
- 3 Dimensional lumber framing.
- 4 Plywood panels.
- 5 Rooftop equipment bases and support curbs.**
- 6 Wood blocking, cants, and nailers**

- B. Related Requirements:

- 1 Section 061600 "Sheathing" for roof sheathing.

1.3 DEFINITIONS

- A. Boards or Strips: Lumber of less than 2 inches nominal size in least dimension.
- B. Dimension Lumber: Lumber of 2 inches nominal size or greater but less than 5 inches nominal size in least dimension.
- C. Exposed Framing: Framing not concealed by other construction.
- D. Lumber grading agencies and the abbreviations used to reference them, include the following:
 - 1 NeLMA; Northeastern Lumber Manufacturers' Association.
 - 2 NLGA; National Lumber Grades Authority.
 - 3 SPIB; The Southern Pine Inspection Bureau.
 - 4 WCLIB; West Cost Lumber Inspection Bureau.
 - 5 WWPA; Western Wood Products Association.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.
 - 1 Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained.
 - 2 For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
- B. Fastener Patterns:
 - 1 For new edge blocking to existing substrate and new edge blocking to new edge blocking.

1.5 INFORMATIONAL SUBMITTALS

- A. Material Certificates: For dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the ALSC Board of Review.
- B. Evaluation Reports: For the following, from ICC-ES:
 - 1 Wood-preservative-treated wood.
 - 2 Power-driven fasteners.
 - 3 Post-installed anchors.
 - 4 Metal framing anchors.

1.6 QUALITY ASSURANCE

- A. Source Limitations for Wood Products: Obtain each type of wood product, fasteners and related accessories through one source.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Stack wood products flat with spacers beneath and between each bundle to provide air circulation. Protect wood products from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

- A. Lumber for General Roofing Use: Unless otherwise indicated, provide "standard grade light framing lumber of any species.
- B. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, comply with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Grade lumber by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.
 - 1 Factory mark each piece of lumber with grade stamp of grading agency.
 - 2 Dress lumber, S4S, unless otherwise indicated.
- C. Maximum Moisture Content of Lumber:
 - 1 Boards: 15 percent.
 - 2 Dimension lumber: 15 percent unless otherwise indicated.

2.2 WOOD-PRESERVATIVE-TREATED LUMBER

- A. Preservative Treatment by Pressure Process: Obtain preservative-treated lumber comply with AWPA U1; Category UC4a.
 - 1 Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
 - 2 Above Ground Wood Treatment: Pressure treat with waterborne preservatives to minimum retention of 0.25 pcf.
- B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or that does not comply with requirements for untreated material.
- C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.
- D. Application: Treat items indicated on Drawings, and the following:
 - 1 Wood cants, nailers, curbs, equipment support bases, blocking, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
 - 2 Wood blocking, cants and nailers and similar concealed members in contact with masonry or concrete.

2.3 DIMENSIONAL LUMBER FRAMING

- A. Joists, Rafters, and Other Framing by Grade: No. 2 grade.
 - 1 Species:
 - a. Southern pine; SPIB.
 - b. Southern pine or mixed southern pine; SPIB.
- B. Joists, Rafters, and Other Framing by Performance: Any species and grade with a modulus of elasticity of at least 1,500,000 psi and an extreme fiber stress in bending of at least 1000 psi for 2-inch nominal thickness and 12-inch nominal width for single-member use.
- C. Exposed Framing: Hand-select material indicated to receive a stained or natural finish for uniformity of appearance and freedom from characteristics, on exposed surfaces and edges, that would impair finish appearance, including decay, honeycomb, knot-holes, shake, splits, torn grain, and wane.
 - 1 Species and Grade:
 - a. As indicated above for load-bearing construction of same type.
 - b. Southern pine; No. 2 grade; SPIB.
 - c. Spruce-pine-fir; No. 2 grade, SPIB.
 - d. Spruce-pine-fir; No. 2 grade, NLGA.
 - e. Spruce-pine-fir (South); No. 2 grade; NeLMA, WCLIB, or WWPA.

2.4 MISCELLANEOUS LUMBER

- A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:
 - 1 Roof top equipment bases and supports.
 - 2 Blocking at Roof Perimeter Edges.
- B. Dimension Lumber Items: Construction or No. 2 grade lumber of any species with a 19 percent maximum moisture content.
- C. For blocking and nailers used for attachment of other construction, select and cut lumber to eliminate knots and other defects that will interfere with attachment of other work.

2.5 PLYWOOD PANELS

- A. Miscellaneous Concealed Plywood: Plywood, DOC PS 1, Exterior, C-C Plugged Exposure 1, in thickness indicated or, if not indicated, not less than 3/4-inch nominal thickness.

2.6 FASTENERS

- A. General: Fasteners shall be of size and type indicated and shall comply with requirements specified in this article for material and manufacture. Provide nails, in sufficient length, to penetrate not less than 1 1/2-inch into wood substrate.
 - 1 Where rough carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M or Type 304 stainless steel.
- B. Nails, Brads, and Staples: ASTM F1667.
- C. Power-Driven Fasteners: Fastener systems with an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC70.
 - 1 Material: Stainless steel with bolts and nuts complying with ASTM F 593 and ASTM F 594, Alloy Group 1 or 2.
- D. Wood Screws : ASME B18.6.1.
- E. Lag Bolts: ASME B18.2.1 (ASME B18.2.3.8M).
- F. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 566M, property class 4.6) with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.

2.7 MISCELLANEOUS MATERIALS

- A. Water-Repellent Preservative: NWWDA-tested and -accepted formulation containing 3-iodo-2-propynyl butyl carbamate, combined with an insecticide containing chlorpyrifos as its active ingredient.
- B. Flexible Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.

- B. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry accurately to other construction; scribe and cope as needed for accurate fit.. Locate nailers, blocking and similar supports to comply with requirements for attaching other construction.
- C. Install metal framing anchors to comply with manufacturer's written instructions. Install fasteners through each fastener hole.
- D. Install plywood panels by fastening to additional plywood panels.
- E. Do not splice structural members between supports unless otherwise indicated.
- F. Provide blocking and framing as indicated and to support facing materials, fixtures, specialty items, and trim.
- G. Sort and select lumber so that natural characteristics do not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
- H. Comply with AWPA M4 for applying field treatment to cut surfaces of preservative-treated lumber.
 - 1 Use inorganic boron for items that are continuously protected from liquid water.
 - 2 Use copper naphthenate for items not continuously protected from liquid water.
- I. Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.
- J. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
 - 1 Table 2304.10.1, "Fastening Schedule," in ICC's International Building Code (IBC).
 - 2 ICC-ES evaluation report for fasteners.
- K. Use steel common nails unless otherwise indicated. Select fasteners of size that will not fully-penetrate members. Make tight connections between members. Install fasteners without splitting wood. Drive nails snug but do not countersink nailheads unless otherwise indicated.

3.2 WOOD BLOCKING, AND NAILER INSTALLATION

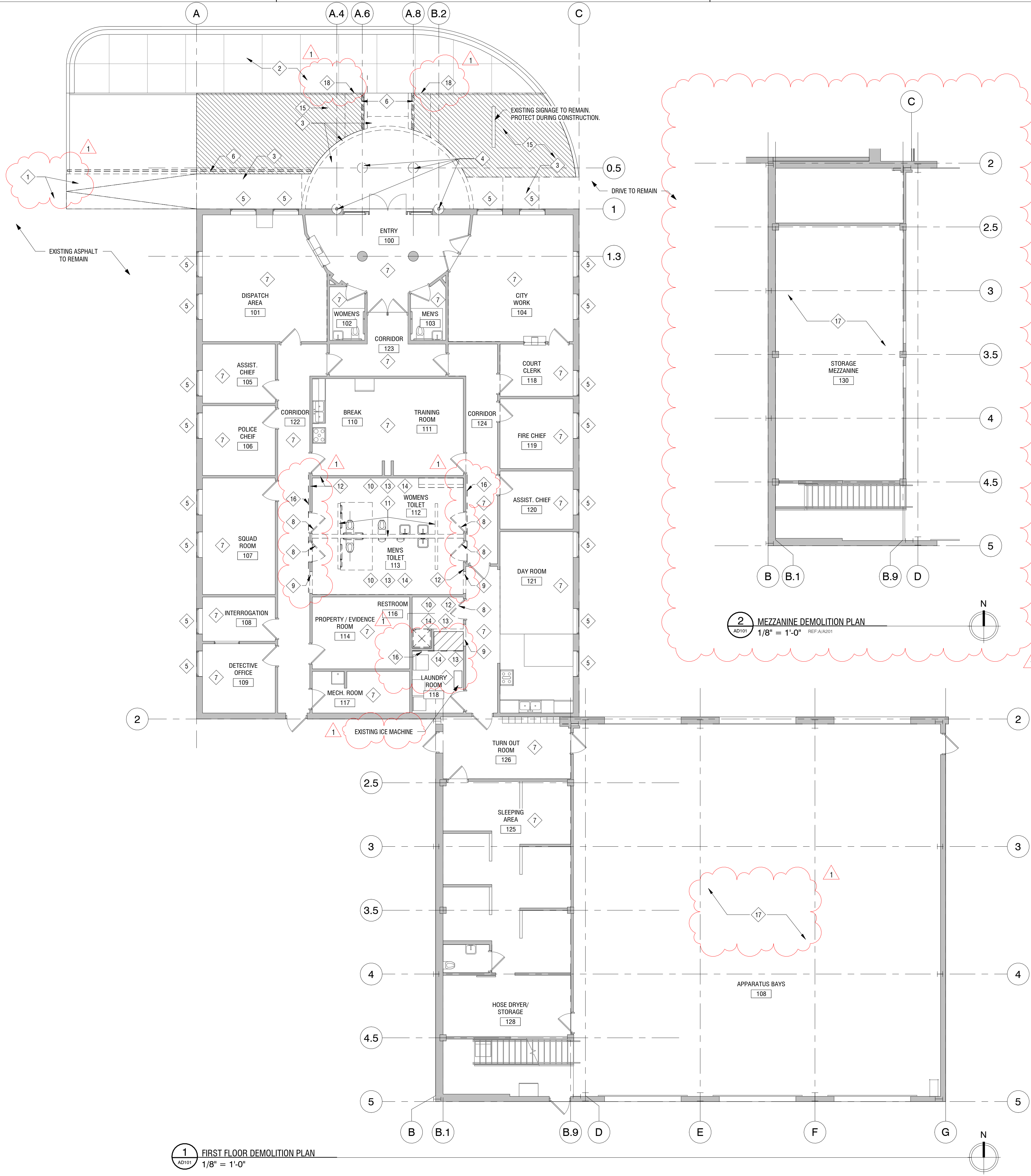
- A. *Install perimeter wood nailers true and level, with outside edge of wood nailers aligned flush with outmost wall face. Comply with recommendations of the National Roofing Contractors Association (NRCA) "Roofing and Waterproofing Manual" and the SPRI "Wind Design Guide for use with Low Slope Roofing". Coordinate locations with other work involved.*

- B. *Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.*
- C. *Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.*
- D. *Wood nailers installed at building corners (corners defined as the distance from the building corner that is 10% of minimum building width or 40% of the building height at the eaves, whichever is smaller, but in no case less than 3 feet) and perimeter sections of the roof edge located between the corners; are to be installed and secured so that the basic attachment for the corners is sufficient enough to resist at least 200 pounds per foot of force and the perimeter attachment is sufficient enough to resist at least 100 pounds per foot force. Blocking at all edge conditions shall be a minimum thickness of 1.5 inches (top of blocking is to be either flush with or above the adjacent roof insulation) and be of sufficient width to extend at least $\frac{3}{4}$ " minimum beyond nailing flange of roof edge metal.*
- E. *Nailers and edge blocking are to be secured to masonry, steel or additional wood as follows:*
 - 1. *Masonry: When bottom nailer is in direct contact with masonry, it is to be secured by corrosion resistant anchor bolts, countersunk and attached to wood nailer with washers and nuts. Anchor bolts should be a minimum $\frac{1}{2}$ inch in diameter and spaced 4 feet c/c. If wood nailer is less than 6 inches wide, anchor bolts should be staggered to avoid splitting wood nailer. Anchor bolts should be bent 90 degrees at the base or have heads that prevent rotation and slipping out. When securing nailers to hollow block masonry at roof lines, fill cores and voids in top course full of concrete. Embed anchor bolts in light aggregate concrete minimum 12 inches for heavy aggregate minimum 8 inches.*
 - 2. *Steel Deck: When bottom of wood nailers are to be attached to steel decks, a steel angle needs to be installed. The wood nailer is attached to the steel angle with a corrosion resistant anchor bolts, minimum $\frac{1}{2}$ inch in diameter and spaced 4 feet apart c/c max., that are secured to steel angle. When steel deck is 22 gauge the angle should be attached to the deck with fasteners capable of providing a 360 pound pull out rating.*
 - 3. *Wood Blocking: When additional wood blocking is to be stacked onto new or existing wood blocking, the securement of the new or existing blocking being anchored to needs to be verified for proper attachment. Attachment of additional wood blocking onto properly secured wood blocking should be with corrosion resistant screws having a pull out resistance of at least 360 pounds per fastener. Screws are to be staggered and spaced 6 inches max. c/c.*
- F. *Select Fasteners of size that will not fully penetrate members other side. Make tight connections between members and install without splitting wood, don't countersink nail heads unless otherwise indicated.*

3.3 PROTECTION

- A. Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.
- B. Protect rough carpentry from weather. If, despite protection, rough carpentry becomes wet or wet enough that moisture content exceeds that specified, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

END OF SECTION 06 1000



GENERAL DEMOLITION PLAN NOTES

- A. ALL EXISTING SURFACES LOCATED ADJACENT TO, OR EXPOSED BY DEMOLITION WORK AND SCHEDULED TO RECEIVE NEW CONSTRUCTION, SHALL BE REPAIRED AND PATCHED AS REQUIRED TO CLEANLY AND SOUNDLY RECEIVE NEW WORK.
- B. ALL EXISTING SURFACE LOCATED ADJACENT TO DEMOLITION WORK AND SCHEDULE TO REMAIN EXPOSED AFTER COMPLETION OF NEW CONSTRUCTION SHALL BE REPAIRED AND PATCHED AS REQUIRED TO MATCH EXISTING.
- C. WHERE DEMOLITION WORK EXPOSED AND UNFINISHED SURFACE OR CONDITION IN A SURFACE TO REMAIN EXPOSED, THE CONTRACTOR SHALL PATCH, REPAIR, AND PREPARE SUCH SURFACE OR CONDITION AS REQUIRED TO PROPERLY RECEIVE NEW FINISHES AND TO MATCH THE EXISTING ADJACENT SURFACE.
- D. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURFACES, MATERIALS, AND COMPONENTS TO REMAIN. ANY DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF ETICA GROUP AT NO ADDITIONAL COST TO THE OWNER.
- E. CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING OF FLOORS, WALLS, AND CEILINGS. PATCH ALL AREAS REQUIRE TO ACCEPT NEW HVAC, PLUMBING, AND ELECTRICAL WORK. PATCH AND REPAIR TO A FINISHED CONDITION INDICATED IN THE DRAWINGS OR TO MATCH EXISTING.
- F. THE CONTRACTOR SHALL REVIEW IN ADVANCE ALL PORTIONS OF THE WORK TO VERIFY THAT THE WORK WILL NOT PROHIBIT COMPLETION OF THE PROJECT AS INTENDED. ANY QUESTIONS SHALL PROMPTLY REFERRED TO THE ARCHITECT FOR RESOLUTION.
- G. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT / ENGINEER PRIOR TO COMMENCEMENT OF WORK.

KEY NOTES - DEMOLITION

NO.	DESCRIPTION
1	EXISTING WALK TO REMAIN. PROTECT DURING CONSTRUCTION FROM DAMAGE.
2	EXISTING PUBLIC WALK TO REMAIN
3	DEMOLITION OF CONC. WALK, STEPS, AND RAILINGS
4	DEMOLITION OF COLUMNS AND CANOPY
5	REMOVE EXISTING WINDOWS, GLAZING AND ACCESSORIES IN THEIR ENTIRETY. PREPARE OPENING TO RECEIVE NEW WINDOWS.
6	REMOVE EXISTING HANDRAILS / RAILINGS IN THEIR ENTIRETY.
7	COORDINATE HVAC WORK IN THIS AREA WITH EXISTING CEILINGS. IF CEILINGS ARE DAMAGED, CONTRACTOR IS RESPONSIBLE TO REPLACE AT NO ADDITIONAL COST TO THE OWNER.
8	REMOVE EXISTING DOOR, FRAME, AND HARDWARE IN THEIR ENTIRETY. REMOVE EXISTING SIGN
9	REMOVE PORTION OF EXISTING WOOD STUD WALL FRAMING AND DRYWALL FOR NEW OPENING. REFER TO FLOOR PLAN FOR DIMENSIONS.
10	REMOVE ALL PLUMBING FIXTURES, PARTITIONS, AND ACCESSORIES IN THEIR ENTIRETY.
11	REMOVE EXISTING WALL CONSTRUCTION IN ITS ENTIRETY TO LIMITS INDICATED.
12	REMOVE EXISTING DRYWALL AND PREP FOR INSTALLATION OF NEW CEMENT BOARD OR MOISTURE RESISTANT DRYWALL. EXISTING WALL FRAMING TO REMAIN. REFER TO PLANS AND SPECIFICATIONS FOR REQUIREMENTS.
13	REMOVE EXISTING ACOUSTIC PANEL CEILINGS IN THEIR ENTIRETY.
14	REMOVE EXISTING FLOORING AND WALL BASE IN THEIR ENTIRETY.
15	EXISTING LANDSCAPE BED. REMOVE SHRUBS AND STONE AS REQUIRED TO INSTALL NEW CANOPY AND WALKS. SALVAGE STONE FOR REUSE.
16	REMOVE EXISTING WALL BASE TO LIMITS INDICATED.
17	REMOVE EXISTING HANGING FIBERGLASS INSULATION AND VAPOR BARRIER UNDER EXISTING METAL ROOF.
18	REMOVE AND REINSTALL EXISTING BRICK PAVERS / EDGING AS REQUIRED FOR NEW WORK. METAL ROOF

FLOOR CUTTING AND PATCHING NOTE FOR UNDER-SLAB PLUMBING:

1. Extent of Work:
Contractor shall cut, remove, and patch concrete slab-on-grade as required for the installation of all underslab plumbing piping, floor drains, cleanouts, sleeves, and associated utilities. Work shall be coordinated with plumbing drawings and shop drawings.
2. Saw Cutting:
Slab shall be neatly sawcut to straight lines, minimizing overcutting and maintaining integrity of adjacent slab areas. Sawcuts shall extend a minimum of 6 inches beyond the edge of trench or disturbed soil to allow for proper patch bonding.
3. Excavation and Trenching:
Contractor shall excavate and remove soils as required for piping installation. Soils shall be stockpiled on site or legally disposed of off-site per project requirements.
4. Backfill and Compaction:
Trench shall be backfilled in 6-inch lifts with engineered fill, compacted to 95% of the maximum dry density per ASTM D698 Standard Proctor, unless otherwise noted. No debris shall be used as backfill material.
5. Slab Repair:
-Reinforcing steel (dowels or mesh) shall be installed to match existing slab conditions and tie into existing slab at edges using epoxy-set dowels at 12" o.c.
-Slab thickness shall match the existing unless otherwise noted.
-Slab patch shall be finished to match existing surface.
6. Verification:
Before patching, contractor shall coordinate inspection of the plumbing piping layout.
7. Coordination and Protection:
Contractor shall coordinate all work with other trades, especially MEP installations. Adjacent areas shall be protected from damage and kept clean throughout the process.
8. Final Acceptance:
All cuts and patches shall be flush, level, and structurally sound.

DEMOLITION LEGEND

- EXISTING ITEM TO REMAIN
- EXISTING WALL TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING MASONRY WALL TO BE REMOVED
- EXISTING CONCRETE WALL TO BE REMOVED
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING GLAZING TO BE REMOVED
- ◇ PLAN NOTE DESIGNATION



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PROJECT NUMBER
250047

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	ADDENDUM 1	PMH 08/25/25

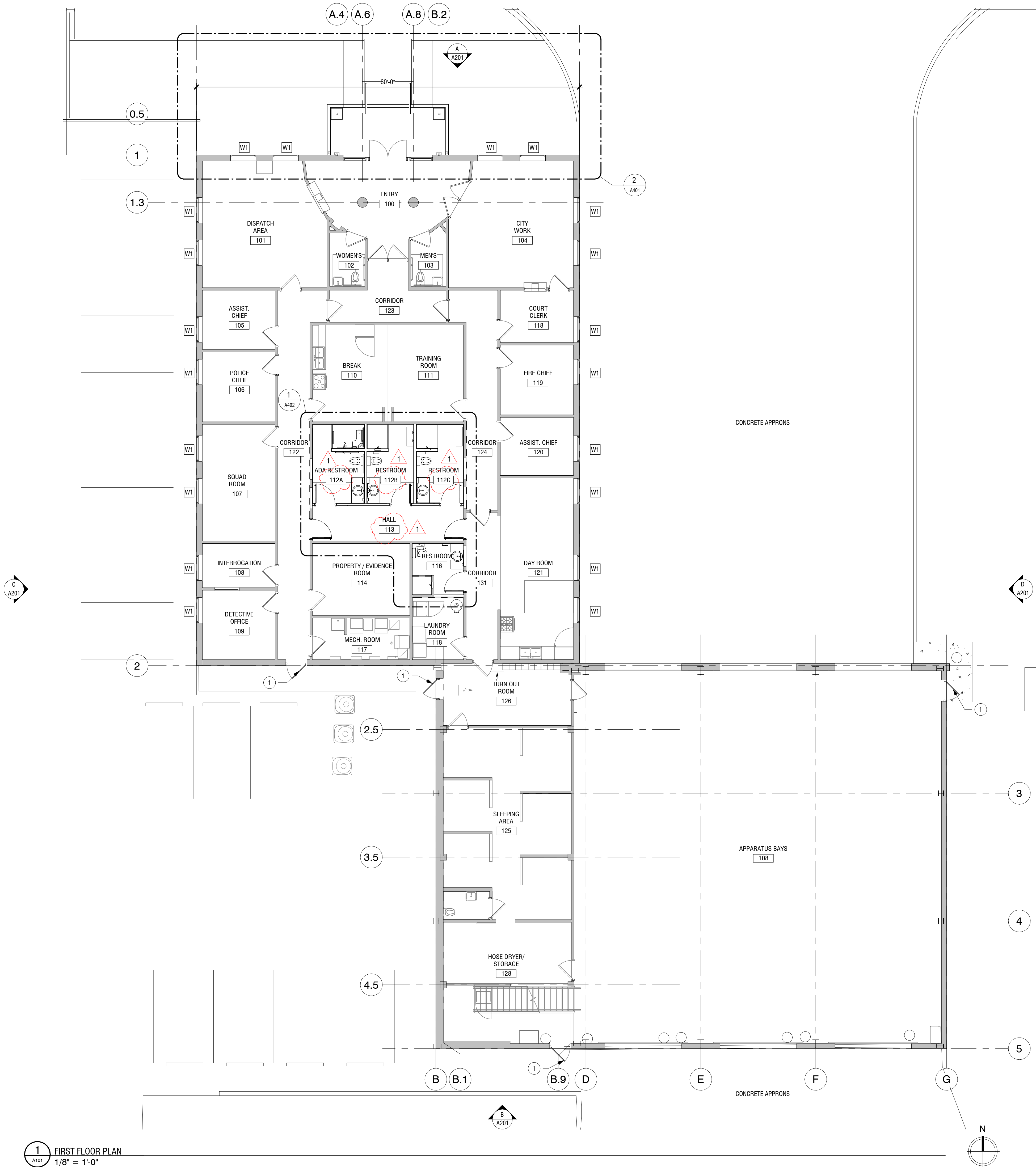
DATE ISSUED:
08/06/2025

DRAWN BY:
PMH

CHECKED BY:
TJW

DEMOLITION FLOOR PLANS

SHEET NUMBER
AD101



GENERAL FLOOR PLAN NOTES

- A. ALL DIMENSIONS ARE SHOWN TO FACE OF STUD, MASONRY, OR COLUMN CENTERLINES UNLESS NOTED OTHERWISE. DIMENSIONS DESIGNATED AS CLEAR...
- B. ALL DOOR FRAMES ARE LOCATED 4-INCHES FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- C. SEAL ALL JOINTS BETWEEN DISSIMILAR MATERIALS.
- D. ALL GYPSUM WALL BOARD SHALL BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE. PROVIDE LEVEL 4 FINISH UNLESS NOTED OTHERWISE.
- E. MANUFACTURERS LISTED IN THE CONSTRUCTION DOCUMENTS ARE FOR 'BASIS-OF-DESIGN'. SUBSTITUTIONS SHALL MEET OR EXCEED THE PERFORMANCE REQUIREMENTS AND ASTM STANDARDS LISTED IN THE SPECIFICATIONS TO BE CONSIDERED AN APPROVED EQUAL BY THE OWNER AND ARCHITECT OF RECORD.
- F. PROVIDE FIRE TREATED WOOD BLOCKING WOOD BLOCKING IN WALS FOR ALL WALL HUNG ITEMS INCLUDING MILLWORK, CABINETRY, ACCESSORIES, EQUIPMENT AND WALL STOPS. COORDINATION LOCATION OF BLOCKING WITH PRODUCT DATA AND SHOP...
- G. INSTALL BLOCKING INSIDE WALL FOR INSTALLATION OF WALL HUNG EQUIPMENT INCLUDING OWNER PROVIDED EQUIPMENT. COORDINATION LOCATION OF BLOCKING WITH ARCHITECT PRIOR TO INSTALLATION.
- H. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT / ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- I. ALL INTERIOR WALLS ARE 3 5/8" UNLESS NOTED OTHERWISE ON THE FLOOR PLANS.
- J. CONTRACTOR TO ENSURE ALL NEW AND EXISTING FIRE EXTINGUISHERS ARE INTALLED ACCORDING TO NFPA 10. COORDINATE WITH ETICA GROUP ON TYPE, HOUSING AND MAXIMUM TRAVEL DISTANCE OF 75 FEET FROM ANY POINT TO A VISIBLE FIRE...
- K. REFER TO SHEET A600 FOR ROOM FINISH SCHEDULE AND FINISH LEGEND.

GENERAL FINISH NOTES

- A. ALL FINISHES SHALL COMPLY WITH CHAPTER 8 (INTERIOR FINISHES) OF THE 2014 INDIANA BUILDING CODE FOR CLASS A FIRE RATINGS.
- B. FOR ALL NEW DRYWALL INSTALLATIONS, INSTALL CONTROL JOINTS AS RECOMMENDED BY THE GYPSUM ASSOCIATION. PROVIDE NEW CEMENT BACKER BOARD AS A SUBSTRATE FOR PROPOSED WALL TILE.
- C. FOR NEW AND EXISTING ELECTRICAL, THERMOSTATS AND OTHER DEVICES. COORDINATION COLOR SELECTION WITH ETICA GROUP PRIOR TO INSTALLATION. IT IS THE INTENT OF THE TENANT TO PROVIDE ALL DEVICES WITH THE SAME COLOR UNLE...
- D. ALL AREAS TO RECEIVE PAINT ARE TO RECEIVED PRIMER COAT AND TWO COATS OF FINISH.
- E. FOR CHANGES IN FLOOR MATERIAL, PROVIDE TRANSITION STRIPS BETWEEN FLOORING OF DIFFERING MATERIALS. WHERE MATERIAL CHANGES AT A DOOR OPENING, FINISH CHANGE SHOULD OCCUR UNDER THE DOOR.
- F. SUBMIT SAMPLES OF MILLWORK, CASWORK AND WOOD DOORS (STAINED OR PAINTED) TO ETICA GROUP FOR REVIEW AND APPROVAL PRIOR TO FINISHING OF MATERIALS.
- G. REFER TO INTERIOR ELEVATIONS & SECTIONS WHERE PROVIDED FOR ADDITIONAL FINISH INFORMATION. NOTE ANY DISCREPANCIES TO THE ETICA GROUP.
- H. PROVIDE SEALANT SAMPLES FOR SELECTION BY THE ETICA GROUP FOR ALL INTERIOR SEALANT APPLICATIONS. CLEAR SILICONE SEALANTS ARE NOT ACCEPTABLE.

KEY NOTES - FLOOR PLAN

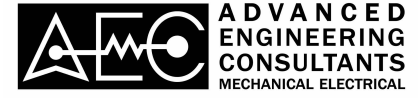
NO.	DESCRIPTION
1.	PAINT EXISTING HOLLOW METAL DOORS AND FRAMES. DO NOT PAINT HARDWARE AND GLASS. COLOR TO BE SELECTED BY ARCHITECT



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PROJECT NUMBER
250047

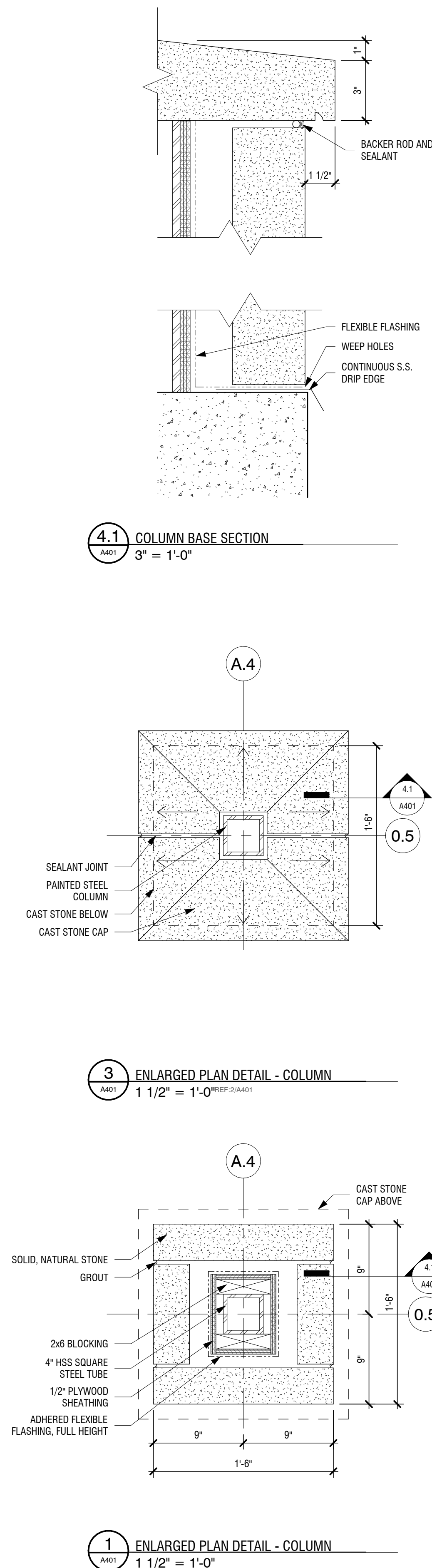
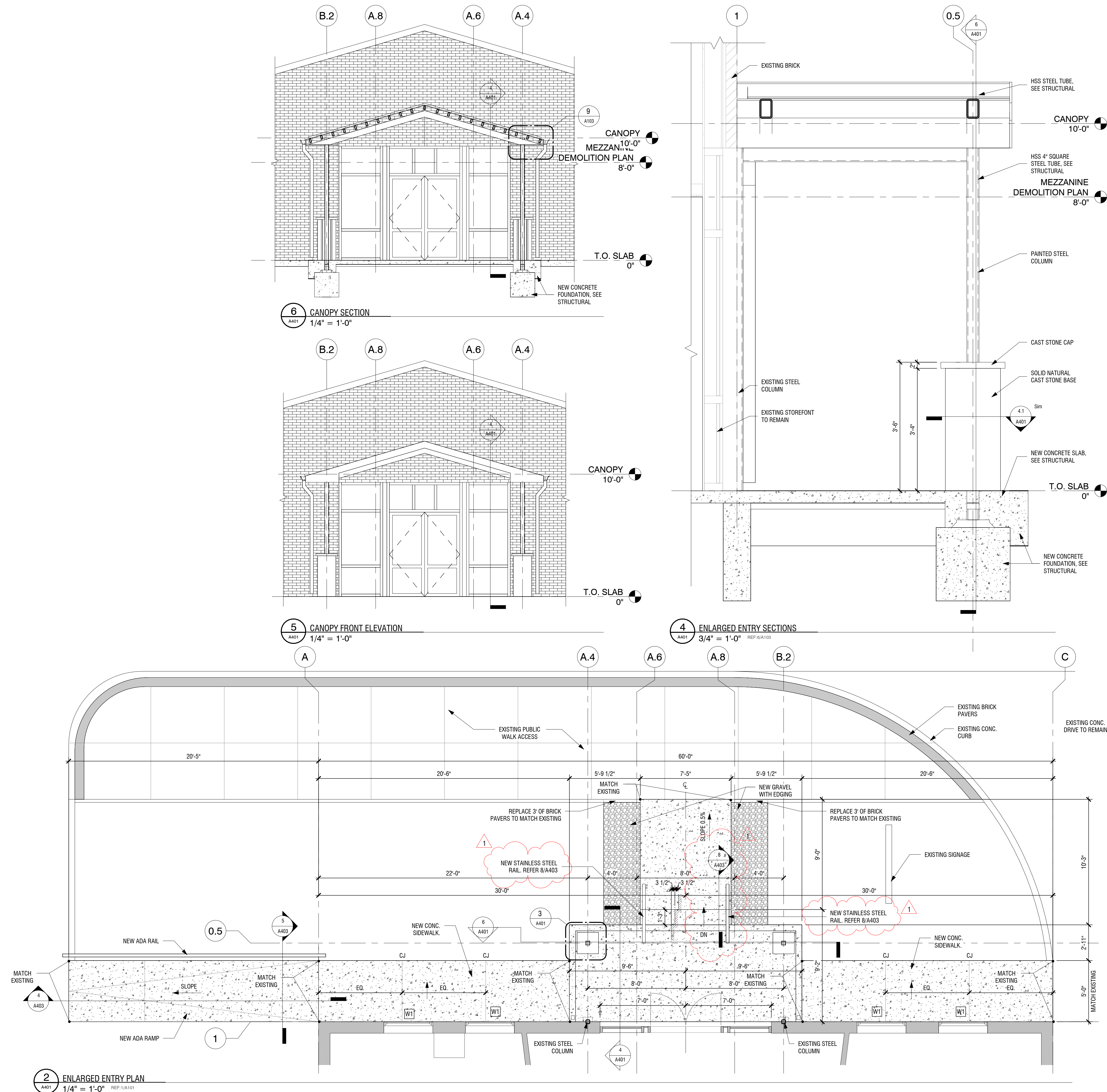
REVISION SCHEDULE			
	DESCRIPTION	DRAWN BY	DATE ISSUED
	ADDENDUM 1	PMH	08/25/25

DATE ISSUED: 08/06/2025
DRAWN BY: PMH
CHECKED BY: TJW

DRAWING TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A101

Autodesk Docs://250047 Tipton Public Safety Bldg Improvements/250047 - Tipton Public Safety Study_rvt 8/22/2025 3:21:40 PM



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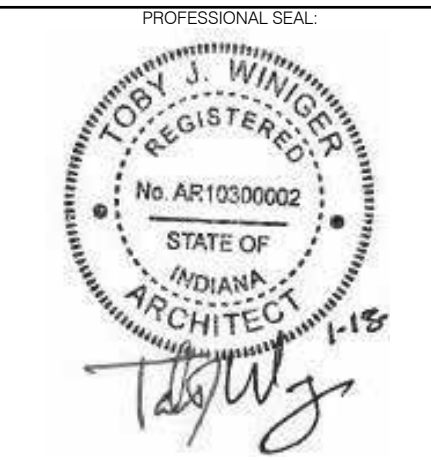
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PROJECT NUMBER:
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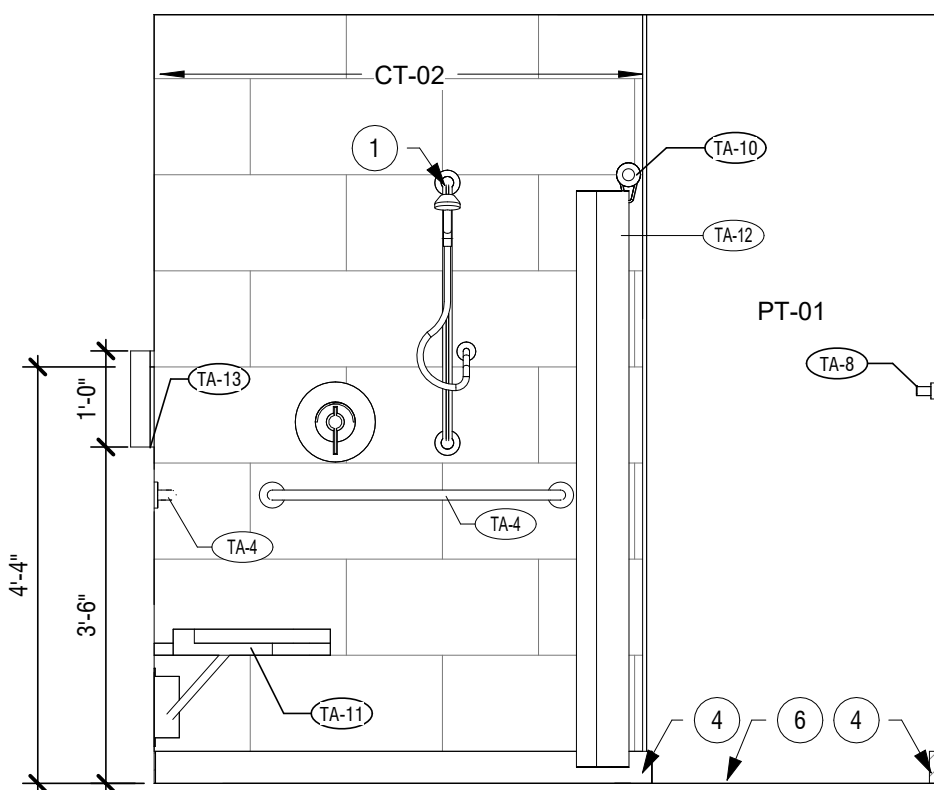
DATE ISSUED:
06/06/2025

DRAWN BY:
PMH

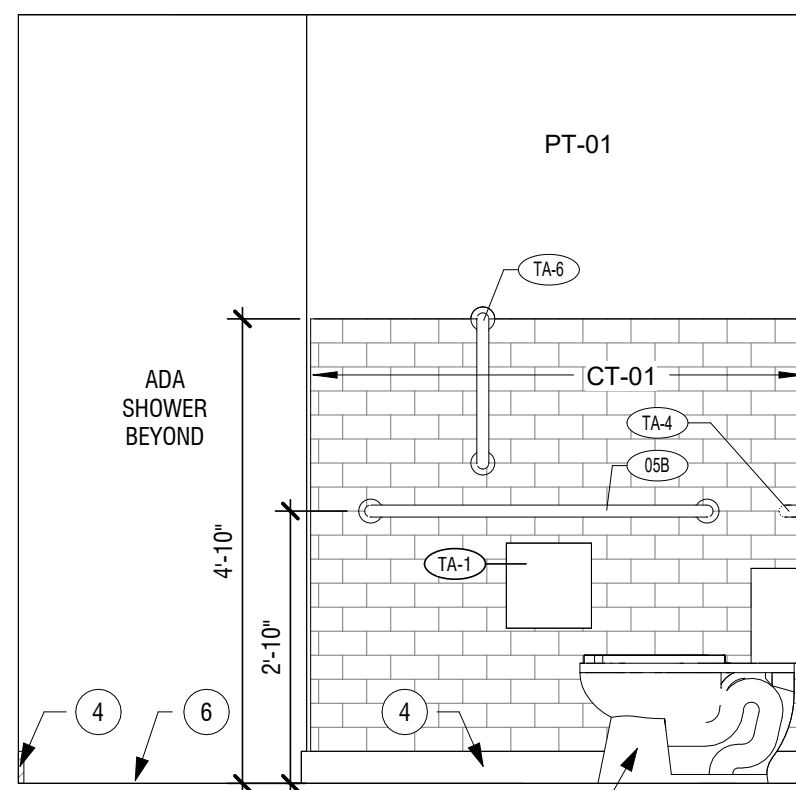
CHECKED BY:
TJW

DRAWING TITLE:
ENLARGED ENTRY PLANS & SECTIONS

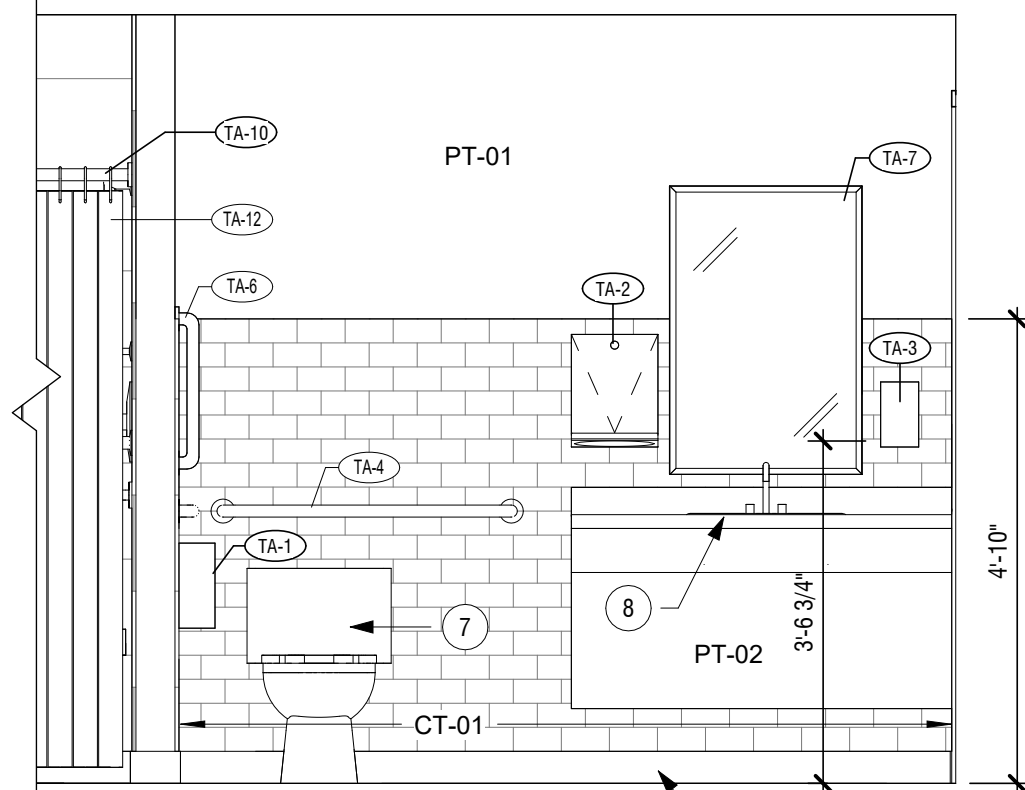
SHEET NUMBER:
A401



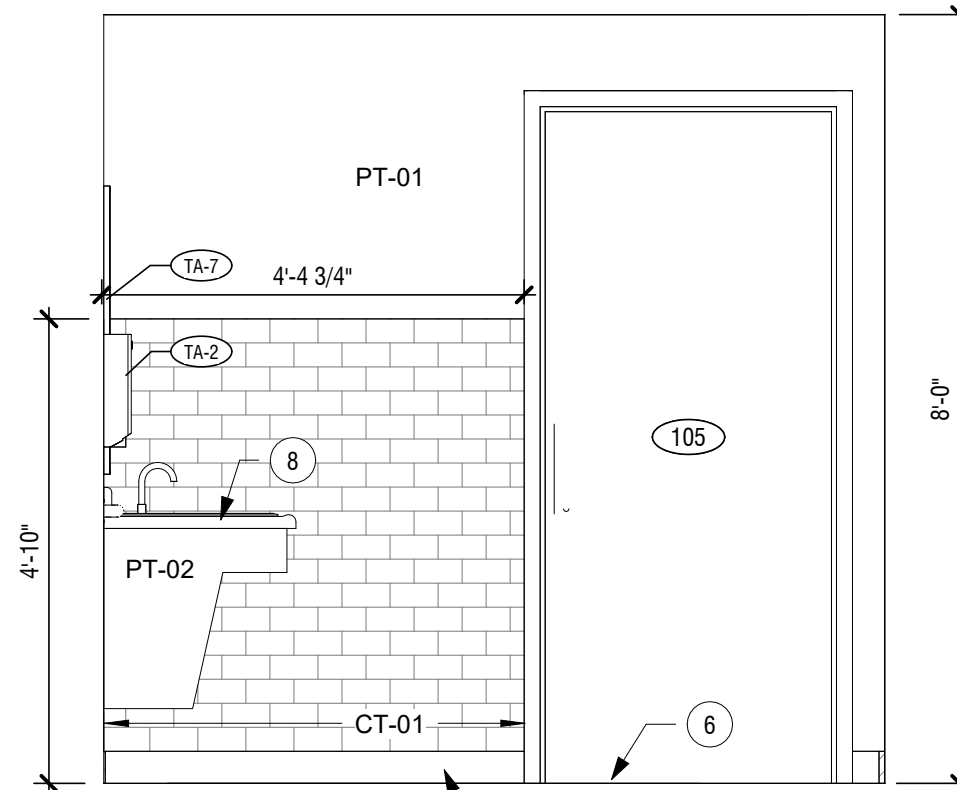
12 ADA SHOWER - SOUTH
A402
1/2" = 1'-0"



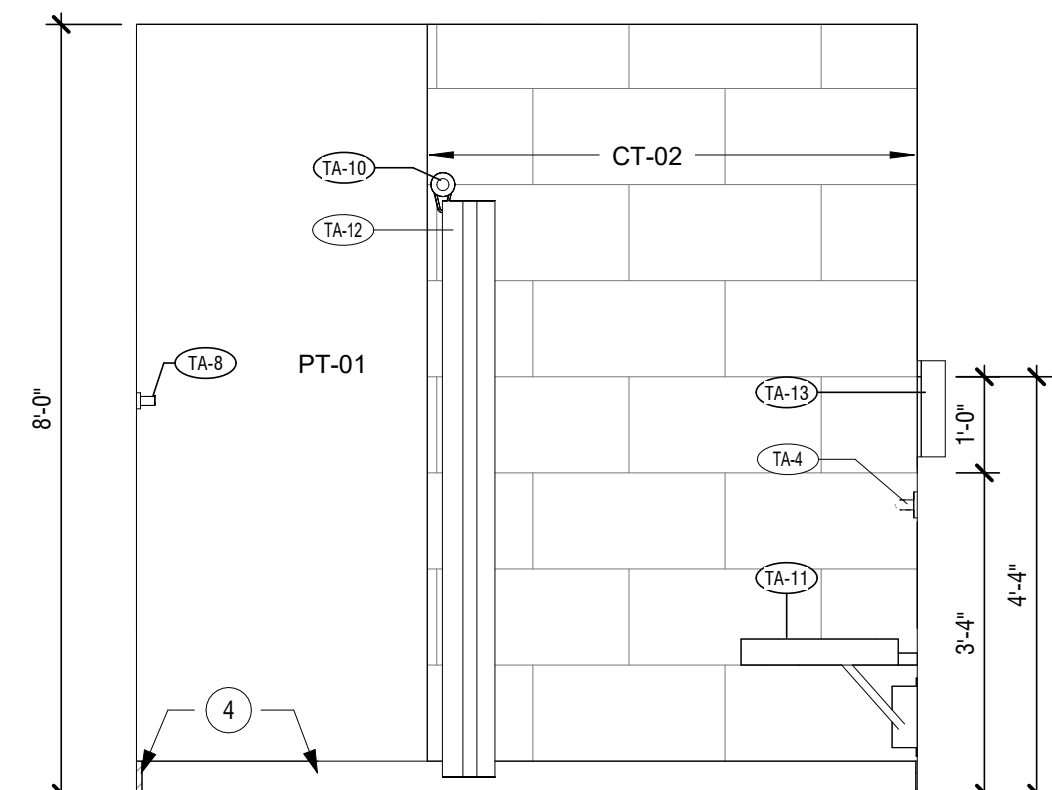
11 ADA RESTROOM - NORTH
A402
1/2" = 1'-0"



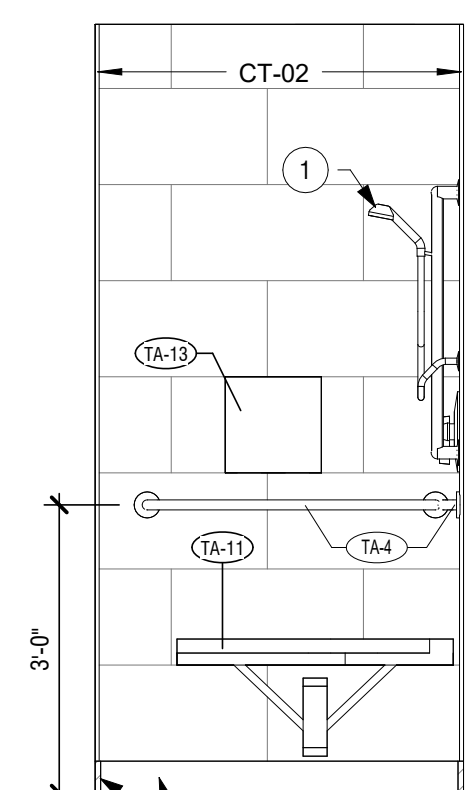
10 ADA RESTROOM - EAST
A402
1/2" = 1'-0"



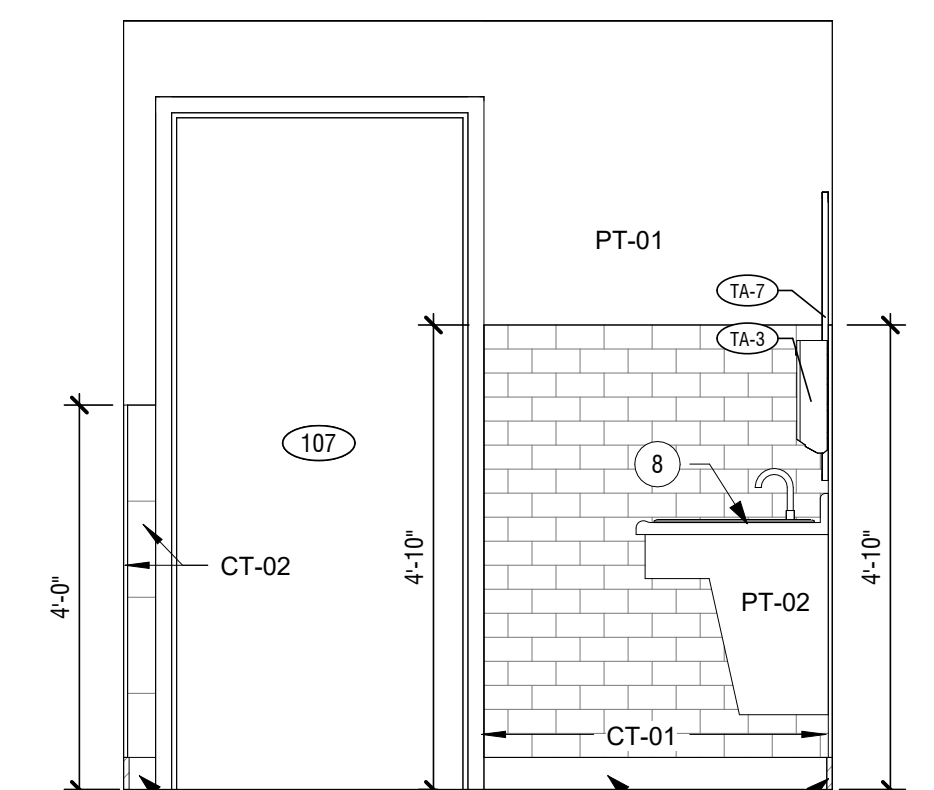
9 ADA RESTROOM - SOUTH
A402
1/2" = 1'-0"



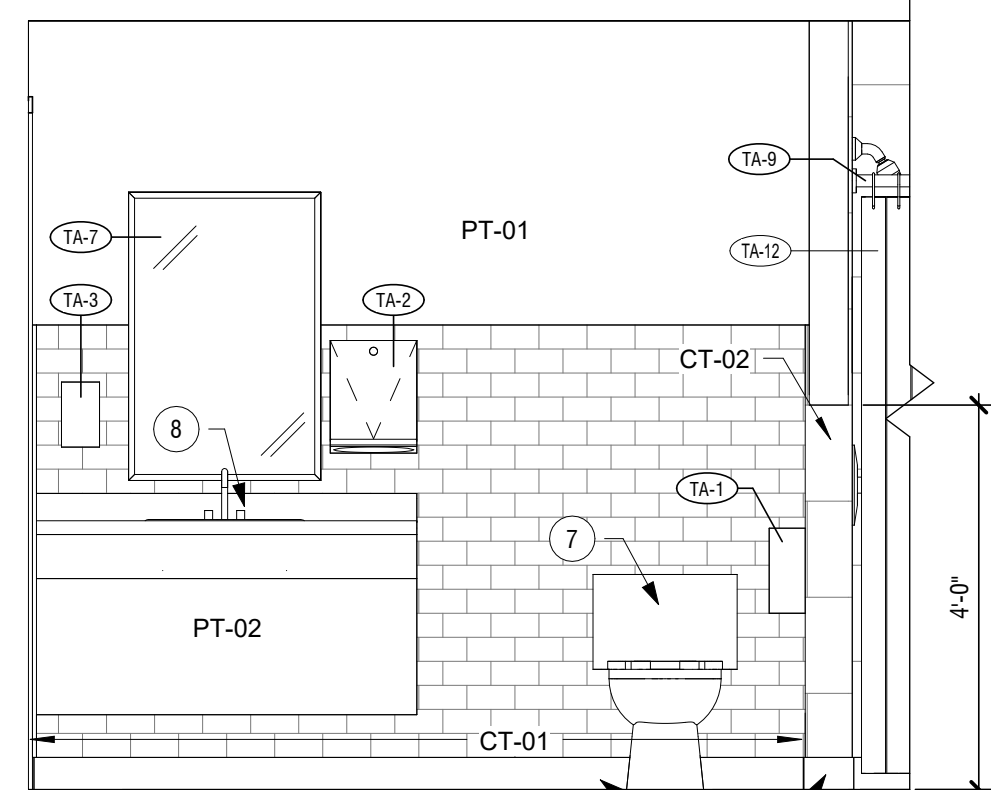
8 ADA SHOWER - NORTH
A402
1/2" = 1'-0"



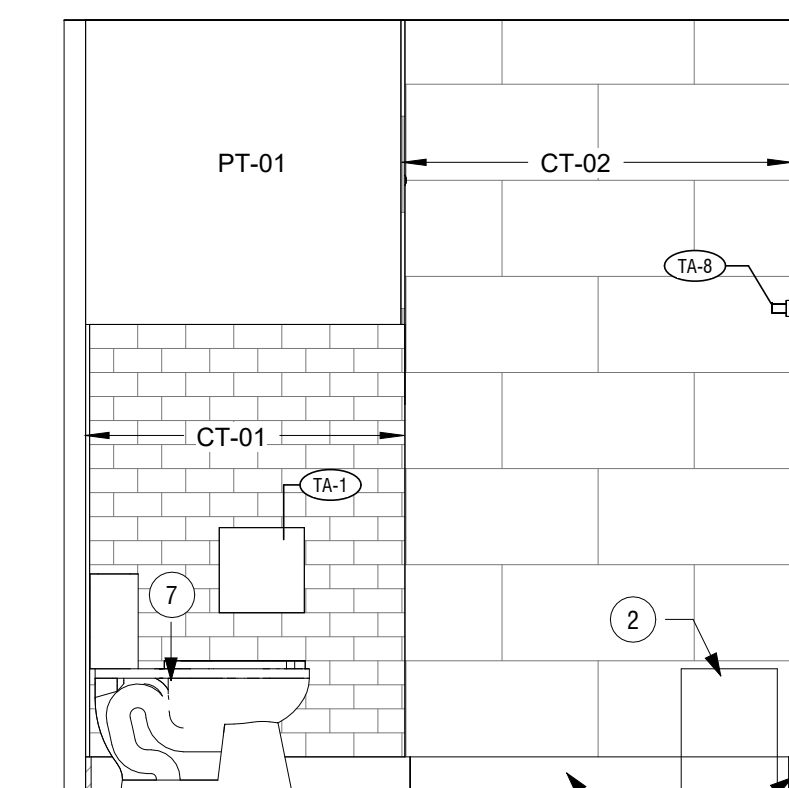
7 ADA SHOWER - EAST
A402
1/2" = 1'-0"



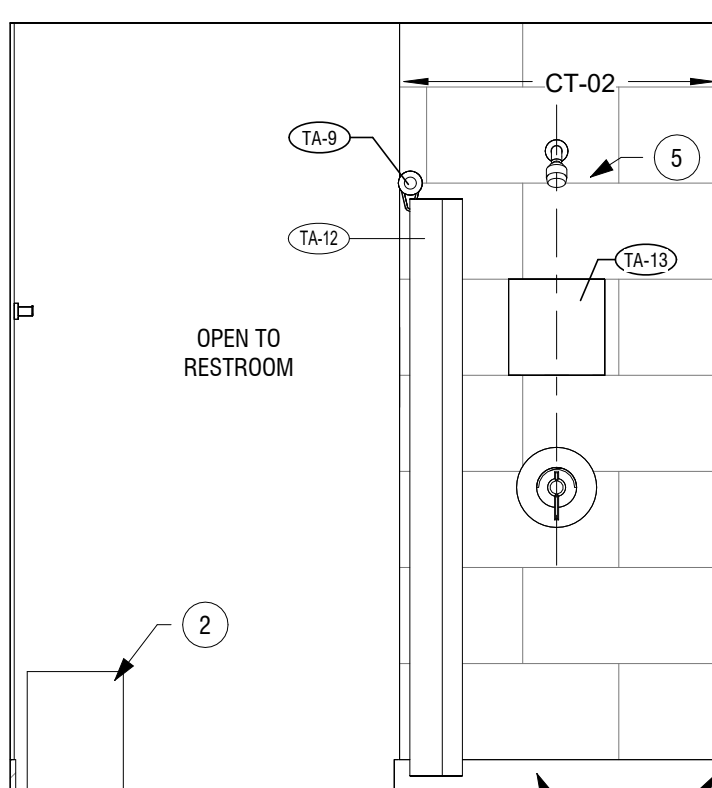
6 RESTROOM - SOUTH
A402
1/2" = 1'-0"



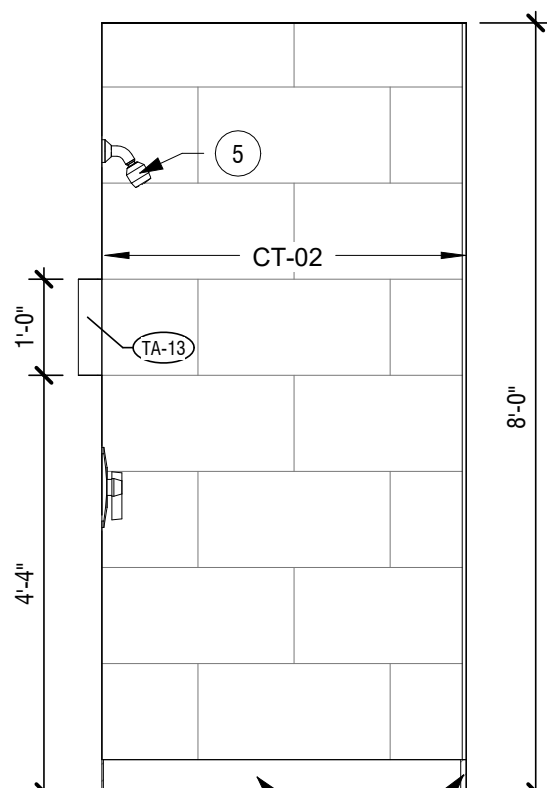
5 RESTROOM - WEST
A402
1/2" = 1'-0"



4 RESTROOM - NORTH
A402
1/2" = 1'-0"



3 RESTROOM SHOWER - SOUTH
A402
1/2" = 1'-0"



2 RESTROOM SHOWER - WEST
A402
1/2" = 1'-0"

1 ENLARGED RR PLAN
A402
1/2" = 1'-0"



KEY NOTES - ENLARGED RESTROOM PLAN

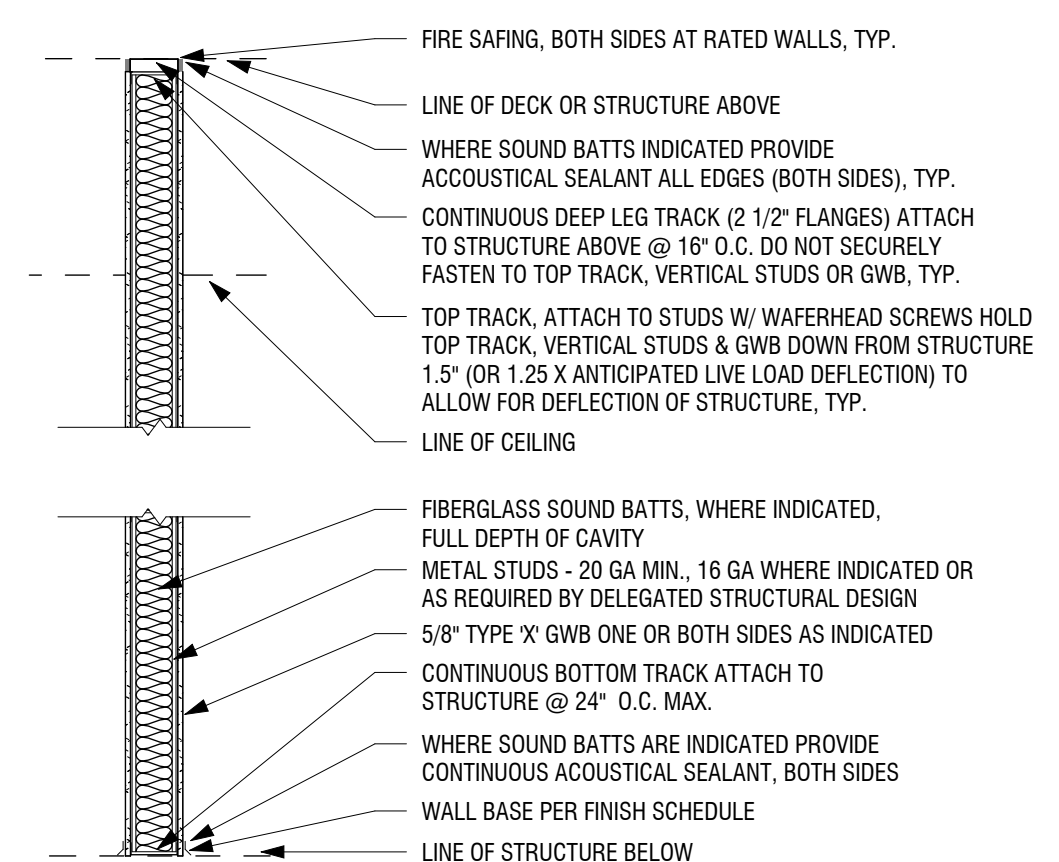
NO.	DESCRIPTION
1	ADA SHOWER HEAD - REFER TO PLUMBING DWGS.
2	BENCH
3	LINEAR FLOOR DRAIN - REFER TO PLUMBING DWGS.
4	4" HIGH RESINOUS EPOXY BASE. REFER TO DETAIL 7/A403
5	STANDARD SHOWER HEAD
6	RESINOUS EPOXY FLOORING SYSTEM WITH 4" HIGH EPOXY BASE.
7	TOILET
8	QUARTZ COUNTERTOP, SINK AND PLASTIC LAMINATE BASE. REFER TO SHEET A001
9	INFILL WALL TO MATCH EXISTING. PREP NEW & EXISTING WALL SURFACES FOR NEW FINISHES.
10	EPOXY BASE TURNED UP WALL
11	1" STAINLESS STEEL COVE BASE TRANSITION TRIM
12	PORCELAIN TILE
13	1/2" GLASS-MAT WATER RESISTANT BACKING BOARD
14	INSTALL NEW VINYL WALL BASE TO MATCH EXISTING AND PAINT WALL TO MATCH EXISTING TO LIMITS INDICATED.
15	ROOM SIGN. REFER TO ELEVATION

ACCESSORY SCHEDULE

TAG	DESCRIPTION	MFR	MODEL NO.
TA-1	TOILET TISSUE DISPENSER	BOBRICK	B-2740 CLASSIC
TA-2	PAPER TOWEL DISPENSER	BOBRICK	B-262
TA-3	WALL MOUNTED AUTOMATIC SOAP DISPENSER	BOBRICK	B-2111 CLASSIC
TA-4	GRAB BAR, 36"	BOBRICK	B-5806.99x36
TA-5	GRAB BAR, 42"	BOBRICK	B-5806.99x42
TA-6	GRAB BAR, 18"	BOBRICK	B-5806.99x18
TA-7	MIRROR, ABOVE COUNTERTOP	BOBRICK	B-290
TA-8	ROBE/TOWEL HOOK	BOBRICK	B-672
TA-9	SHOWER CURTAIN ROD	BOBRICK	B-207
TA-10	ADA SHOWER CURTAIN ROD	BOBRICK	B-6107
TA-11	FOLDING SHOWER SEAT	BOBRICK	B-5181
TA-12	SHOWER CURTAIN	BOBRICK	B-204-2
TA-13	PRE-FAB SHOWER NICHE	SCHLUTER	DESIGN-NICHE

WALL TYPE NOTES

- WALL TYPES DO NOT INCLUDE WALL FINISHES. SEE ROOM FINISH SCHEDULE FOR FINISH INFORMATION.
- ALL INTERIOR WALLS WHERE SOUND BATT INSULATION IS INDICATED ARE CONSIDERED ACOUSTIC WALLS. WHERE SPECIFIC STC RATINGS ARE REQUIRED SEE INDIVIDUAL WALL TYPE PARTITIONS.
- AT STUD WALLS WHICH DO NOT EXTEND TO STRUCTURE, PROVIDE BRACING 4'-0" O.C. AND AT CENTERLINE OF DOOR OPENINGS.
- PROVIDE WOOD BLOCKING AT TOP AND BOTTOM OF CABINETS. COORDINATE HEIGHTS WITH CASEWORK ELEVATIONS.
- AT STUD WALLS, WOOD BLOCKING IS REQUIRED AT ALL WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
 - A. WALL MOUNTED COUNTERS AND COUNTERTOP SUPPORTS.
 - B. WALL MOUNTED ACCESSORIES AND EQUIPMENT
 - C. WALL MOUNTED DOORSTOPS
 - D. WALL MOUNTED DOOR HOLD OPEN DEVICES AND/OR CLOSERS
 - E. TOILET ROOM PARTITIONS AND ACCESSORIES
 - F. WALL MOUNTED TV'S AND BRACKETS
- OTHER LOCATIONS AS REQUIRED BY THE ARCHITECT AND INDUSTRY STANDARDS.



1.1 STEEL STUD WALL FULL HEIGHT
A402
1/2" = 1'-0"

PARTITION DESIGNATION		HEIGHT CODE
	FRAMING / CORE MATERIAL	1 - 6" ABOVE CEILING
	NOMINAL CORE SIZE	2 - TO DECK
	FINISH CONDITION	3 - TO CEILING
	PERFORMANCE REQUIREMENT	4 - AS INDICATED
HEIGHT CODE		5 - SEE NOTES
FRAMING/CORE MATERIAL	FINISH CONDITION	PERFORMANCE REQUIREMENT
C - CAST IN PLACE	A - 1 LAYER GYP EACH SIDE	a - ACOUSTIC ASSEMBLY
E - ENGINEERED	B - GYP ON ONE SIDE	b - PENETRATION RESISTANT
M - METAL BUILDING	C - 2 LAYERS GYP EACH SIDE	c - SHAFT WALL
G - GLASS WALL	D - BACK TO BACK WET WALL	d - DAMAGE RESISTANT
M - MASONRY	E - SINGLE LOAD WET WALL	e - EPOXY COATED
P - PRE-CAST	F - SEE REMARKS	f - FIRE RATED
S - STEEL	G - SEE REMARKS	g - FOIL FACED GYPSUM
W - WOOD	H - SEE REMARKS	h - SEE REMARKS



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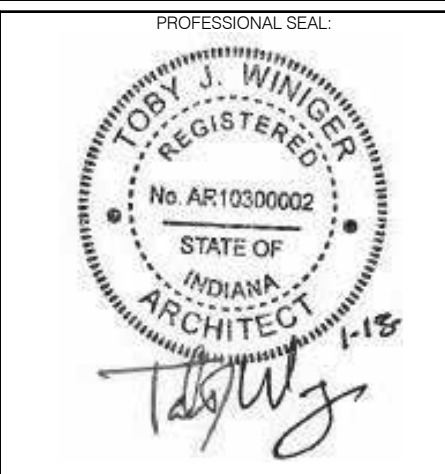


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PROJECT NUMBER
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REVISION SCHEDULE	
NO.	DATE
1	ADDENDUM 1 PMH 08/25/25

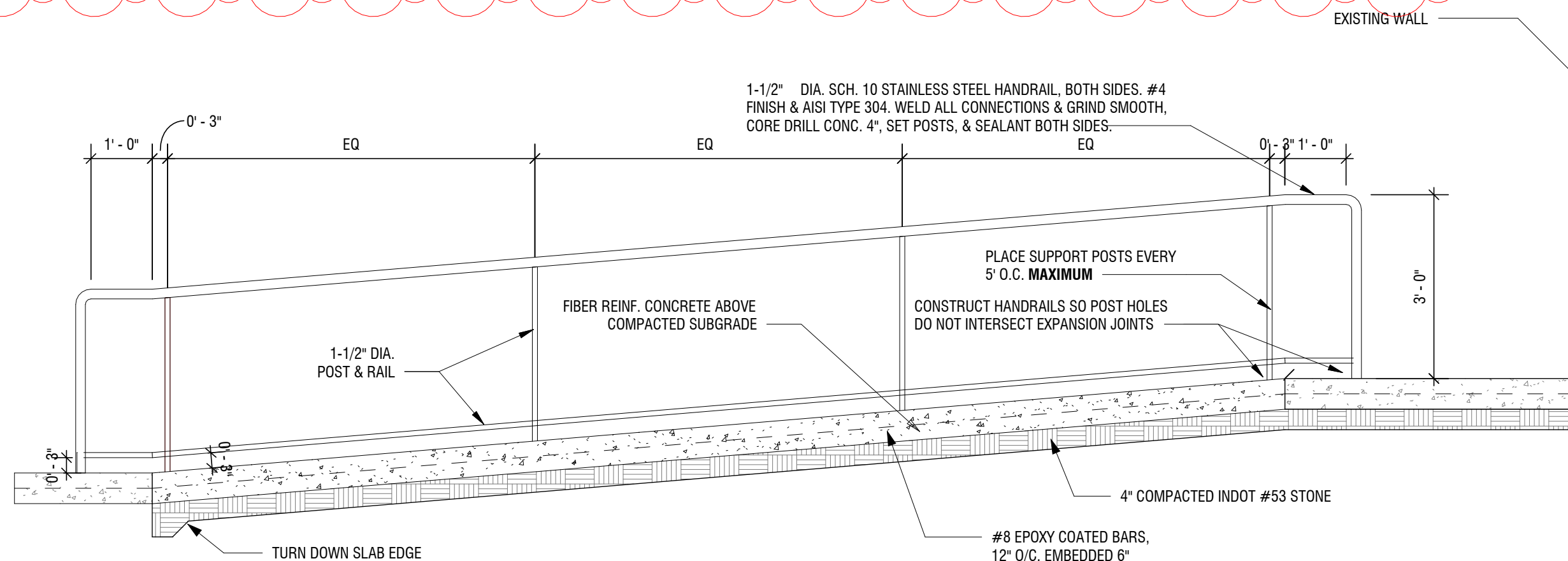
DATE ISSUED:
08/06/2025
DRAWN BY:
PMH
CHECKED BY:
TJW

DRAWING TITLE:
ENLARGED RESTROOM PLANS & ELEVATIONS

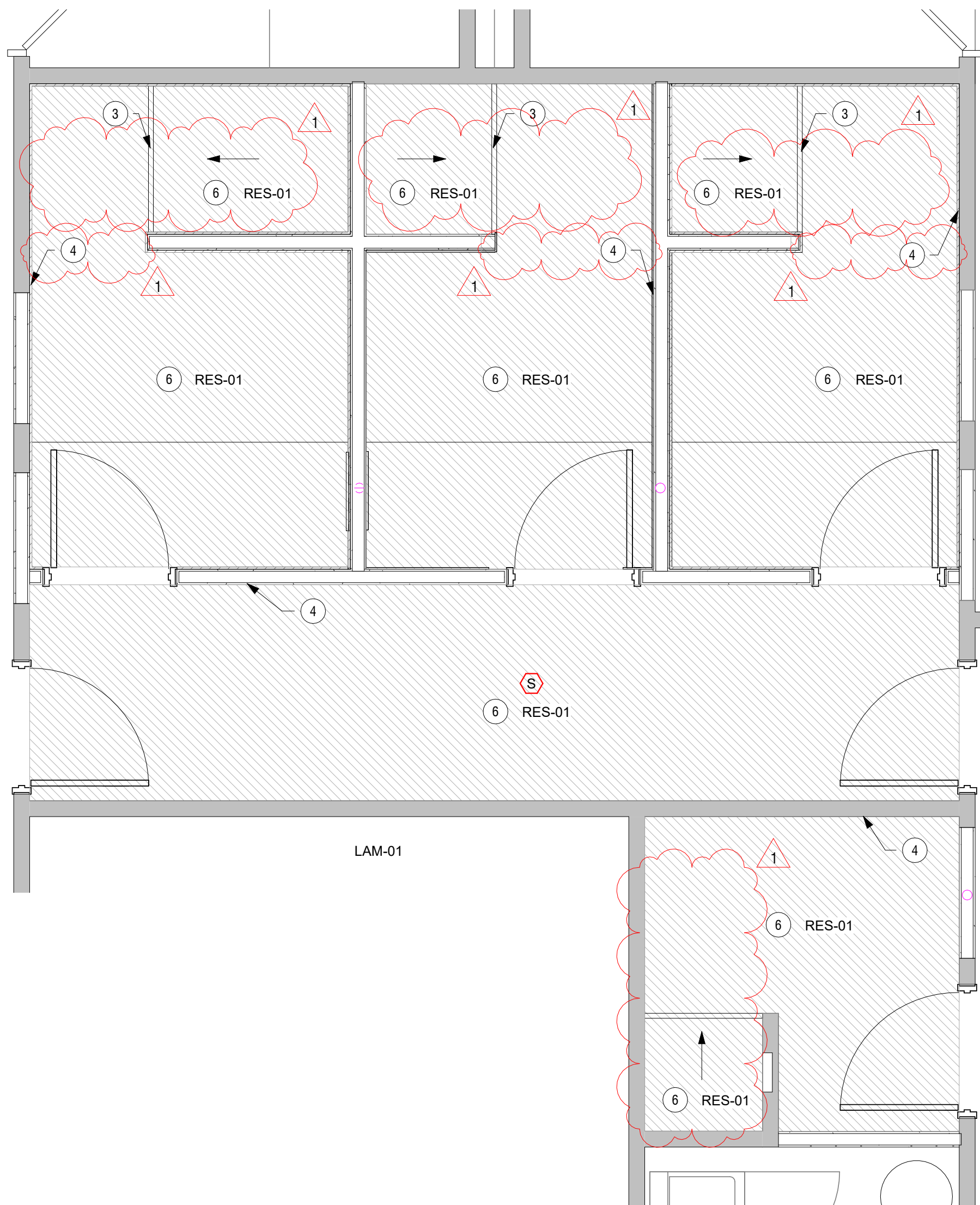
SHEET NUMBER
A402

FINISH SCHEDULE

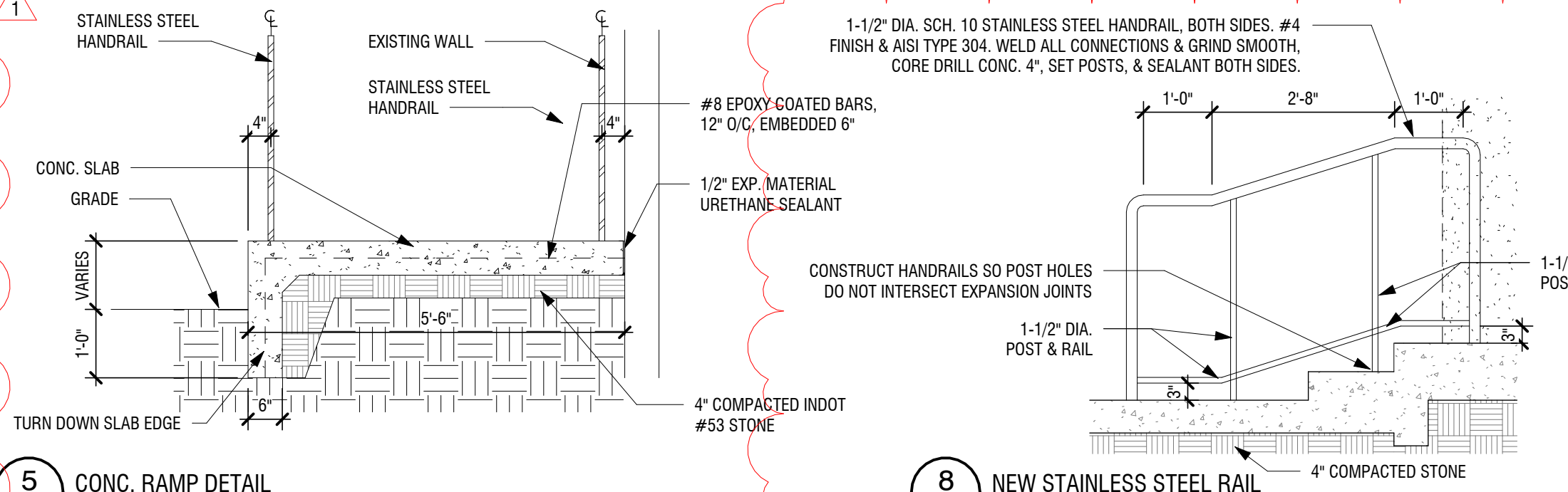
FINISH TYPE	TAG	MANUFACTURER	FINISH DESCRIPTION					
			STYLE	SIZE	PRODUCT NUMBER	COLOR	INSTALL NOTES	COMMENTS
CEILING								
ACOUSTICAL CEILING	ACT-01	USG	ECLIPSE	24X24	—	WHITE	—	RESTROOMS
GYPSUM WALL BOARD	GWB-01	—	—	—	—	—	—	RESTROOMS
PAINT	PT-01	REF TO SPEC	—	—	—	TBD	—	RESTROOMS
FLOOR								
EPOXY	RES-01	SHERWIN WILLIAMS	1/8" RESUFLO DECO FLAKE BC	—	—	CRESCENT MOON	—	RESTROOMS
SURFACES								
LAMINATE	LAM-01	WILSONART LAMINATE	—	—	4847-38	MISSION SMOKE	—	UNDERSINK ADA GUARD
QUARTZ	QTZ-01	CORIAN QUARTZ	—	3CM THICK	—	ASHEN GRAY	—	BATHROOM VANITY COUNTERTOP
WALL								
CERAMIC TILE	CT-01	ATLAS CONCORDE	REFLEX	10" X 8.5"	—	BRIGHT	RUNNING BOND	BATHROOM VANITY ACCENT TILE
CERAMIC TILE	CT-02	ATLAS CONCORDE	REFLEX	12" X 24"	—	BRIGHT	RUNNING BOND	SHOWER TILE
PAINT	PT-01	REF TO SPEC	—	—	—	TBD	—	RESTROOMS
PAINT	PT-02	REF TO SPEC	—	—	—	TBD	—	DOOR FRAMES



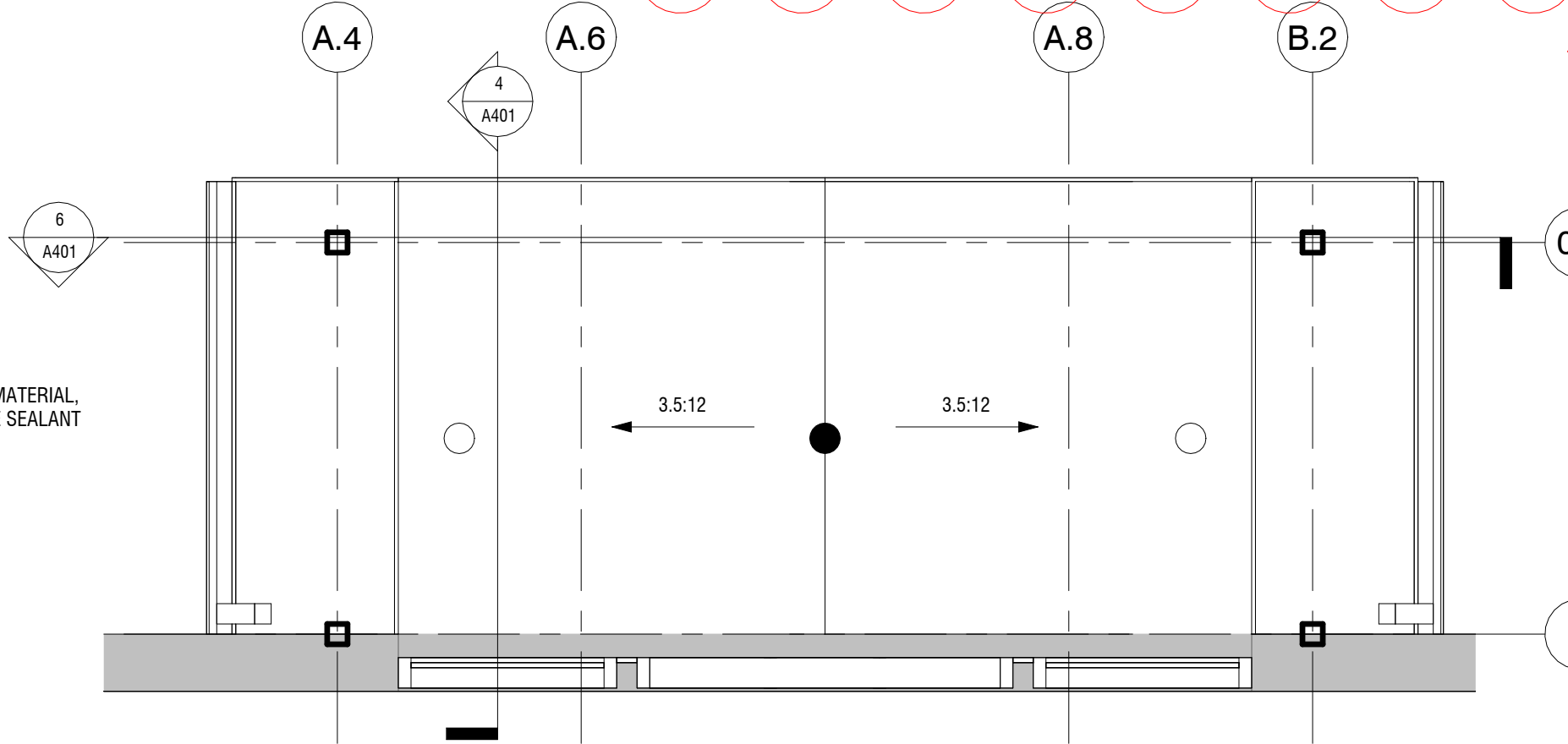
4 RAMP RAILING SECTION
1/2" = 1'-0" REF: 2/A401



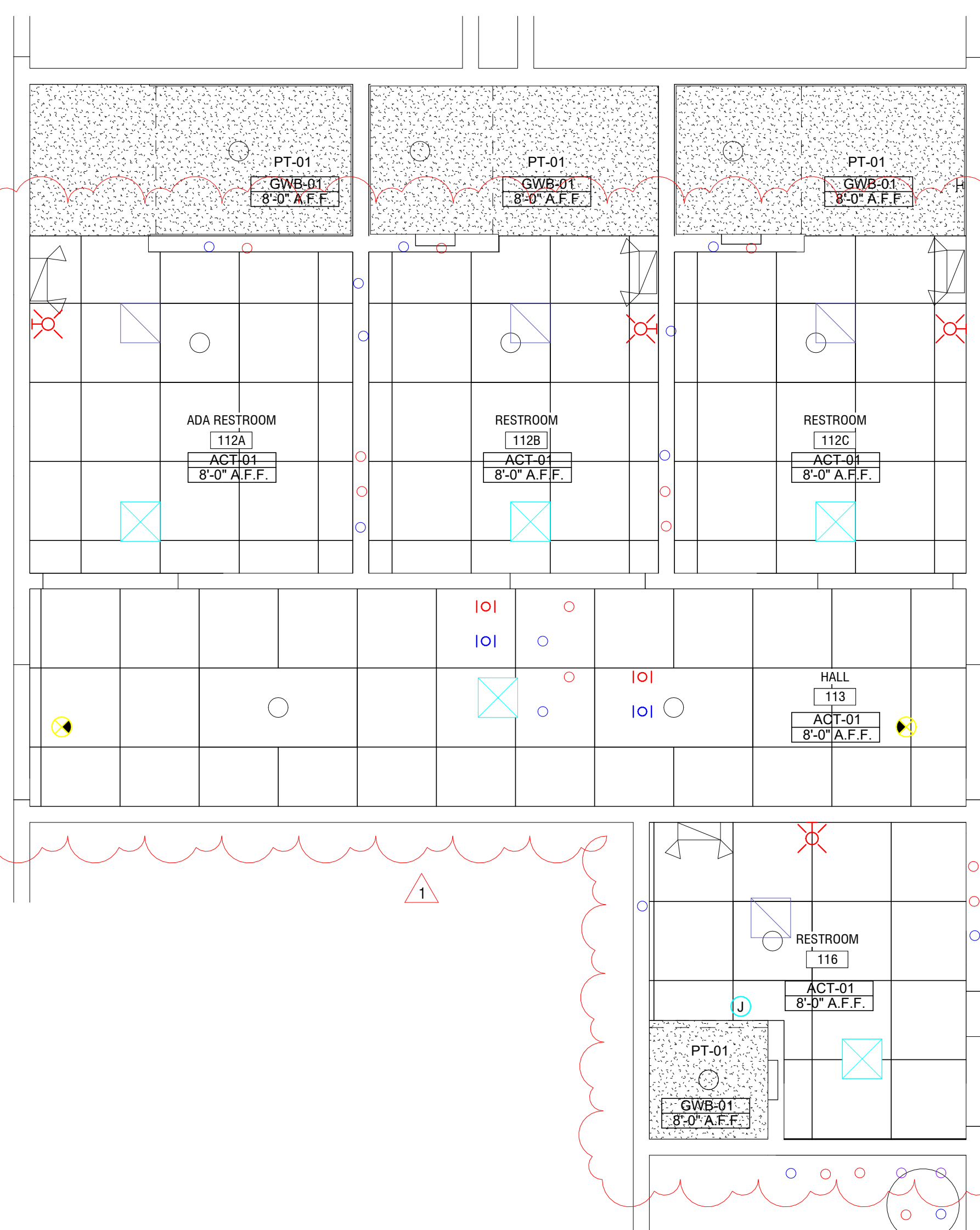
2 ENLARGED RR - FINISHED FLOOR PLAN
3/8" = 1'-0"



5 CONC. RAMP DETAIL
1/2" = 1'-0" REF: 2/A401



3 REFLECTED CEILING PLAN - CANOPY ENTRY
3/8" = 1'-0" REF: 2/A401



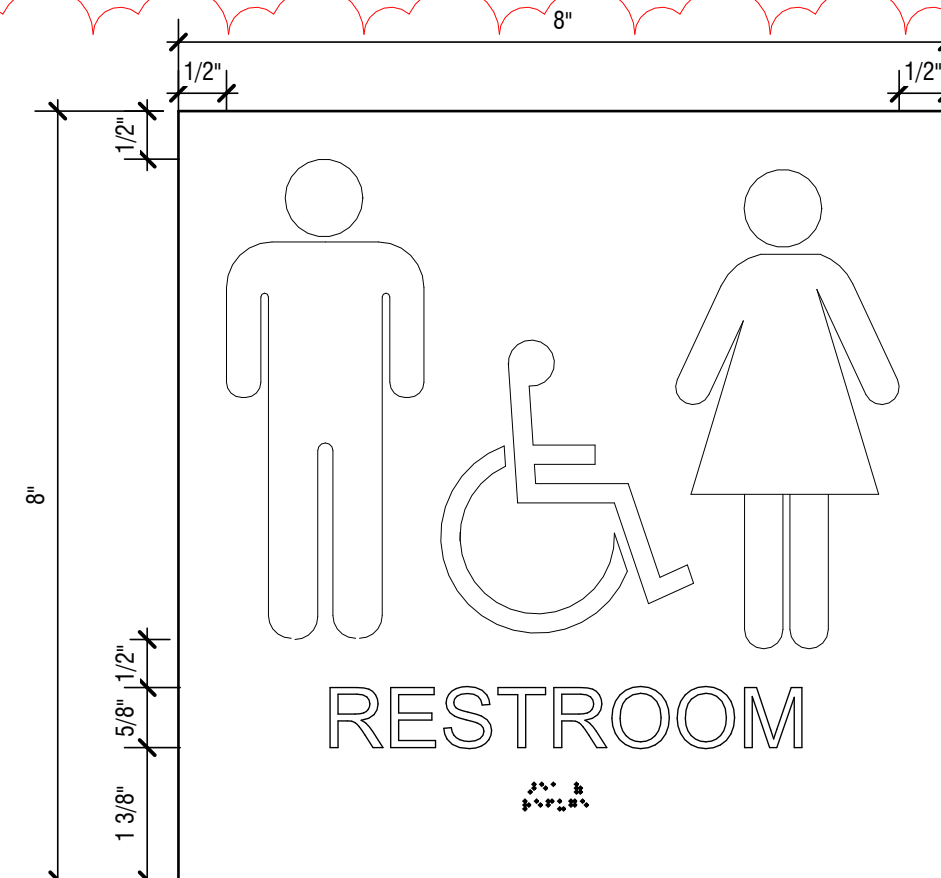
1 ENLARGED RR - REFLECTED CEILING PLAN
3/8" = 1'-0" REF: 2/A401

KEY NOTES - ENLARGED RESTROOM PLAN

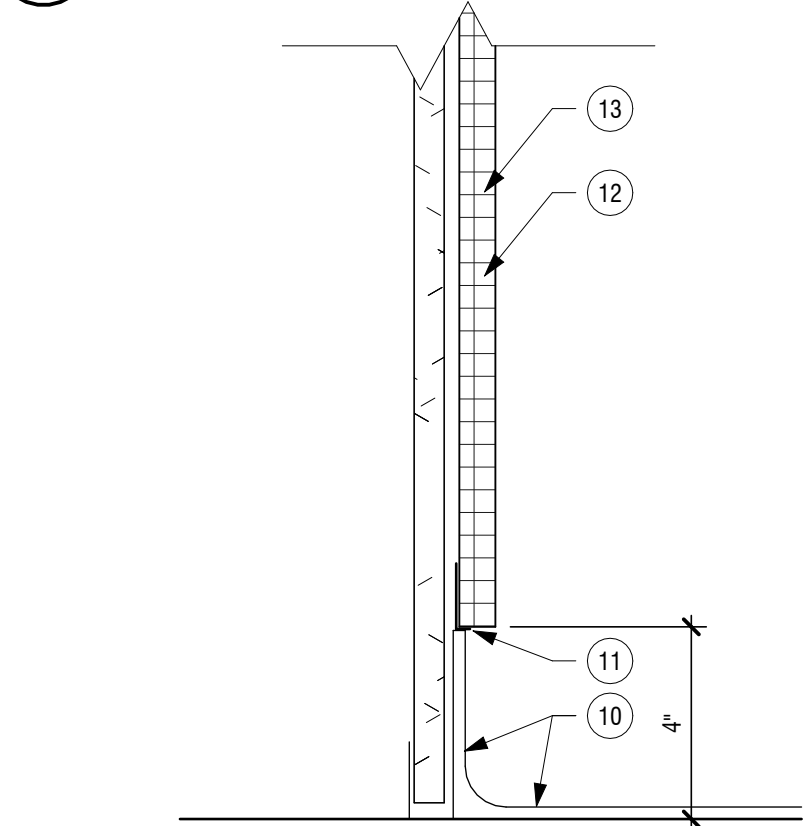
NO.	DESCRIPTION
1	ADA SHOWER HEAD - REFER TO PLUMBING DWGS.
2	BENCH
3	LINEAR FLOOR DRAIN - REFER TO PLUMBING DWGS.
4	4" HIGH RESINOUS EPOXY BASE, REFER TO DETAIL 7/A403
5	STANDARD SHOWER HEAD
6	RESINOUS EPOXY FLOORING SYSTEM WITH 4" HIGH EPOXY BASE.
7	TOILET
8	QUARTZ COUNTERTOP, SINK AND PLASTIC LAMINATE BASE, REFER TO SHEET A401
9	INFILL WALL TO MATCH EXISTING. PREP NEW & EXISTING WALL SURFACES FOR NEW FINISHES.
10	EPOXY BASE TURNED UP WALL
11	1" STAINLESS STEEL COVE BASE TRANSITION TRIM
12	PORCELAIN TILE
13	1/2" GLASS-MAT WATER RESISTANT BACKING BOARD
14	INSTALL NEW VINYL WALL BASE TO MATCH EXISTING AND PAINT WALL TO MATCH EXISTING TO LIMITS INDICATED.
15	ROOM SIGN, REFER TO ELEVATION

REFLECTED CEILING PLAN LEGEND

NEW	EXISTING TO REMAIN	DEMO
CEILING GRID, SUSPENDED, 2' X 2'	CEILING GRID, SUSPENDED, 2' X 2'	CEILING GRID, SUSPENDED, 2' X 2'
CEILING GRID, SUSPENDED, 2' X 4'	CEILING GRID, SUSPENDED, 2' X 4'	CEILING GRID, SUSPENDED, 2' X 4'
GYPSUM BOARD CEILING	GYPSUM BOARD CEILING	GYPSUM BOARD CEILING
CEILING GRID, SUSPENDED, WITH SCORE LINE, 2' X 4'		
CEILING TYPE 12'-0" A.F.F.		
LINEAR LIGHT FIXTURE		
2 X 2 LIGHT FIXTURE, EMERGENCY		
2 X 2 LIGHT FIXTURE		
CAN LIGHT FIXTURE		
EMERGENCY EXIT LIGHT		
SPRINKLER HEAD (VARIES)		
RETURN AIR DIFFUSER		
SUPPLY AIR DIFFUSER		



6 SIGN ELEVATION - RESTROOM
6" = 1'-0"



7 RESTROOM COVE BASE DETAIL
3" = 1'-0"