

# Addendum 04

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, 0 specification sections, and 1 re-issued drawing sheets.

## FOR INFORMATION ONLY

N/A

## CHANGES TO THE PROJECT MANUAL

N/A



## **CHANGES TO THE DRAWINGS**

1. Drawing Sheet A1.1 First Floor Plan – Unit A:
  - a. Added keynote to accordion door.

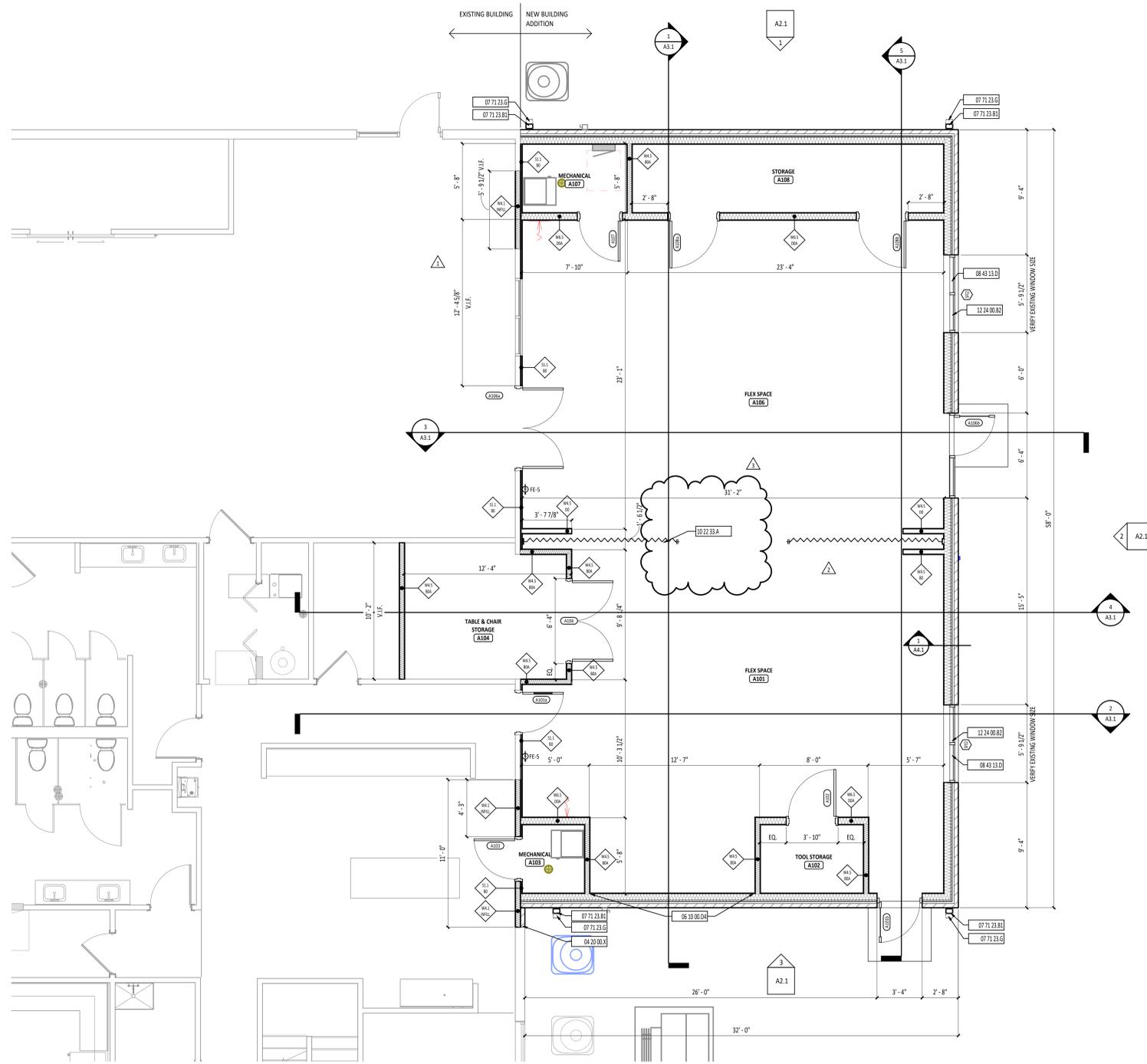
## **ATTACHMENTS**

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

Drawing Sheets A1.1

## **END OF ADDENDUM**





**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

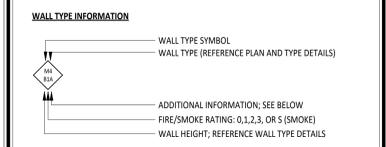
- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF MASONRY OR THE FACE OF METAL STUD UNLESS NOTED OTHERWISE.
  - INSTALL TREATED WOOD BLOCKING IN WALLS AS REQUIRED TO SECURE ALL EQUIPMENT, ACCESSORIES, HANDRAILS, CASEWORK, ETC. COORDINATE THIS WORK WITH ALL APPROPRIATE CONTRACTORS, SUPPLIERS AND MANUFACTURERS RECOMMENDATIONS.
  - HINGE SIDE OF DOOR JAMBS AT INTERSECTING WALLS TO BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE - REFERENCE FLOOR PLANS.
  - IF WALL TYPE IS NOT IDENTIFIED, WALL IS TO RUN FULL HEIGHT TO DECK.

- FLOOR PLAN SYMBOLS LEGEND**
- AED AUTOMATED EXTERNAL DEFIBRILLATOR DESIGNATION
  - DOOR DESIGNATION - REFERENCE DOOR/OPENING SCHEDULE.
  - FE- FIRE EXTINGUISHER DESIGNATION - REFERENCE SPECIFICATIONS
  - FEC- FIRE EXTINGUISHER CABINET DESIGNATION - REFERENCE SPECIFICATIONS
  - ABD ROOM DESIGNATION - REFERENCE ROOM INDEX.
  - EQ CURTAIN WALL/STOREFRONT/WINDOW TYPE DESIGNATION
  - WALL TYPE DESIGNATION - REFERENCE WALL TYPES.
  - STRUCTURAL GRID - REFERENCE STRUCTURAL DRAWINGS.
  - DISJUNCTION KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - 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**
- GYPSUM WALLBOARD TO BE ABUSE-RESISTANT TO 8'-0" ABOVE FINISHED FLOOR WHERE EXPOSED TO VIEW
  - 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 B1	4" x 6" PREFINISHED METAL DOWNSPOUT
07 71 23 G	PVC DOWNSPOUT BOOT
08 43 13 D	RELOCATED EXISTING STOREFRONT WINDOW
10 22 33 A	ACCORDION FOLDING PARTITION
12 24 00 B2	RELOCATED EXISTING ROLLER SHADES

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



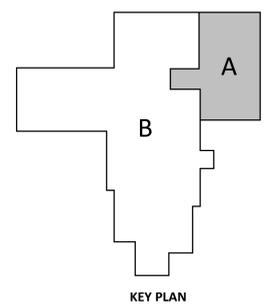
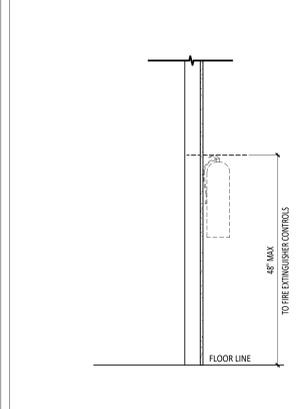
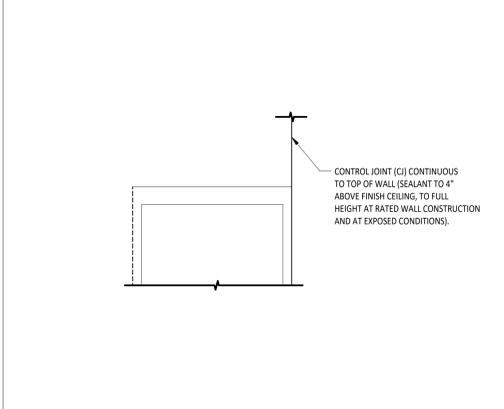
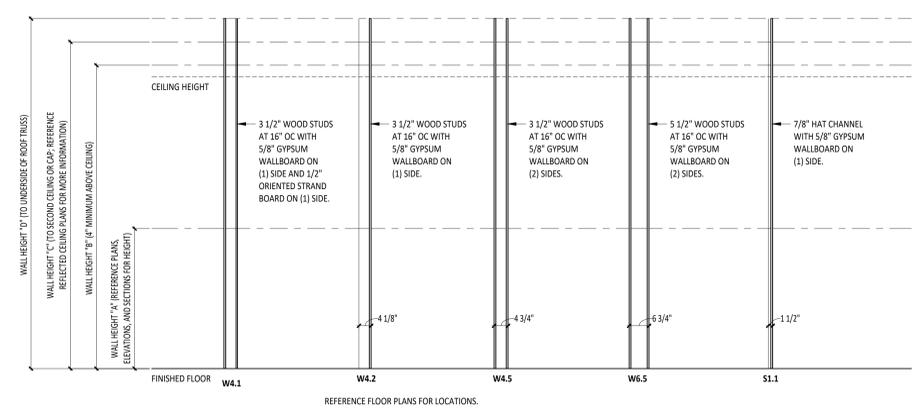
- ADDITIONAL INFORMATION**
- A = ACOUSTICAL BATT INSULATION
  - FW = FIRE RATED WALL
  - FB = FIRE BARRIER WALL
  - G = GROUT WALL FULL



# TIPP CITY SENIORS NEW ADDITION

524 NORTH HART STREET, TIPP CITY, OH 45151

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



**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"

**ISSUANCES/REVISIONS**

CONSTRUCTION DOCUMENTS	DATE
1	01/13/2025
2	01/29/2025
3	02/02/2025
4	02/02/2025

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

SHEET TITLE:  
**FIRST FLOOR PLAN - UNIT A**

SHEET NUMBER:  
**A1.1**