



Lucas County Board of Developmental Disabilities
Adult Changing Room Renovation
1155 Toledo, Ohio 43614
PMBA Project No. B322-6012
Thursday, January 30, 2025

Addendum A2

FROM:

PMBA Architects
114 Louisiana Avenue
Perrysburg, Ohio 43551
(419) 873-8450

TO:

ALL BIDDERS

This addendum forms part of the contract documents and modifies the original bidding documents dated 01/16/2025 as noted below. Acknowledge receipt of this addendum in the space provided in the bid form. Failure to do so may subject the bidder to disqualification.

Pre-Bid Sign-in Sheet is attached.

Bid Due Date & Time remains the same. Bids will be received by Tuesday, February 4, 2025 at EST local time.

Clarifications:

C1: The ceiling lift's fixed rails will be an obstruction for sprinkler head spray if the head(s) are not placed properly. The head(s) should be located, or the proper head extension provided to allow adequate coverage of the room

RFIs:

Q1: Assuming the contractor is responsible for purchasing and installing the changing table and the sky lift for this project, correct?

A1: Correct. The Contractor is responsible for purchasing and installing Pressalit SCT 3000 shower changing table with required wall reinforcement as described in manufacturer's wall reinforcement guide and mounting instructions. In addition, the Contractor is responsible for purchasing and installing the Arjo Sky Lift 2 ceiling lift.

Q2: Is the adjacent restroom (existing women's) going to remain in service during construction? If so what kind of temporary protection is required for that barrier?

A2: The Women's restroom will be closed for the project's duration. Contractor may use the space as required for construction.

Q3: What type of temporary protection is required in the corridor when cutting into that wall for the door installation? Are you looking for hard walls for protection or fire-retardant reinforced poly?

A3: Protect the area from dust with plastic sheeting. Hard walls are not required.

Q4: I cannot see any details for the new ceiling structure besides for the steel to support the Arjo lift, something to attach the new gypsum ceiling?

A4: Provide 6" metal studs spanned horizontally between the 6" metal studs walls to support the gyp. bd. ceiling.

Q5: I noticed a corner guard on the drawing, what type? Stainless steel or Acrovyn?

A2: Stainless steel.

Q6: What model hand dryer is specified?

A6: The hand dryer is XLERATOR® Hand Dryer manufactured by Excel Dryer Inc. The Paper towel dispenser is Georgia Pacific® Enmotion® Automated Touchless Towel Dispenser with optional AC power adapter.

Revisions:

Specifications

Request For Proposal Section

Item 1 Bid Form – General Trades (Form Reissued)

1.1 Added Alternate 1 line item.

General

Item 1 Sheet G000, Title Sheet (Drawing Reissued)

1.1 Noted issuance of Addendum A2 and date of issuance.

1.2 Drawing Index –

1.2.1 Added Addendum A2 column noting revised Addendum A2 drawings.

1.2.2 Added column for previously issued Addendum 1.

1.3 Add Alternate 1 description

Architectural

Item 1 Sheet A101, New Floor & Reflected Ceiling Plans & Wall Types (Drawing Reissued)

1.1 Added note addressing corner guard in Exist. Women's restroom.

1.2 Added corner guards and note at door 101.

Item 2 Sheet A500, Room Finish, Materials, and Door Schedules (Drawing Reissued)

2.1 Interior Materials Schedule

2.1.1 Added paints P3 & P4.

2.2 Room Finish Schedule

- 2.2.1 Added line-item EXISTING CORRIDOR to schedule.
The Contractor is expected to finish the corridor to match existing.
Paint the existing wall that new door is on from adjacent window jamb to end of wall at corridor north intersection.
- 2.3 Added Alternate No. 1 description for alternative wall tile selections.
- 2.4 Added note regarding restoring concrete subfloor where affected by new construction in existing Women's restroom. The floor in that restroom is to receive new LVT in the future.
- 2.5 Hardware Set
 - 2.5.1 Changed actuator type to a square push plate.

Item 3 Sheet A600, Interior Elevations (Drawing Reissued)

- 3.1 Added Detail C6, Floor Tile to Wall Tile Transition. Provide the cove transition profile at all tiled walls.
- 3.2 Added description for the automatic paper towel dispenser – Legend item number 5.
- 3.3 Added description for Contractor supplied automatic soap dispenser – Legend Item No. 6.

End of Addendum A2

Cc: Nick Bruno, Kim Rambus, Dave Desjardin, Becker Plan Room

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Pre-Bid Meeting: Adult Changing Room Renovations

Date: January 23, 2025 at 9 a.m.

	<u>TODAY'S DATE</u>	<u>TODAY'S TIME</u>	<u>COMPANY NAME</u>	<u>COMPANY ADDRESS</u>	<u>COMPANY TELEPHONE</u>	<u>COMPANY e-mail & FACSIMILE</u>
1.	1/23/25	8:45	Midwest Contracting <i>Pat</i>	1428 Albers rd, Holland, OH 43528	419-866-4566	Pat.Alfaro@midwest-contracting.com
2.	1/23/25	8:45	DIMECH SERVICES <i>Bob</i>	5805 ENTERPRISE BLVD Toledo OH 43612	419-727-0111	RDGILSDORF@DIMECH.COM
3.	1/23/25	8:58	<i>Craig Contri</i>	912 N Sumner	419-241-7254	<i>Craig@contri.com</i>
4.	1/23/25	8:59	PMB A	114 Louisiana Perrysburg	419 873 8450	bridget.perline@PMBArchitects
5.	1-23-2025	9:00	<i>N. Brown</i>			
6.	1-23-2025	9:05	Kipp Van Tassel VAN TASSEL CONSTRUCTION	P.O. Box 698 Perry, VA 22969	734-856-7900	Kipp@VTC.US
7.	1-23-2025	9:00	<i>Jerry Halek</i>	Brint Electric 175 N. Tecumseh	517-227-5376	JHalek@BrintElectric
8.	1-25-2025	9:00	Legal Dept. / Board			
9.						
10.						
11.						

BID FORM – GENERAL TRADES

**ADULT CHANGING ROOM RENOVATION
THE LARC LANE CENTER**

PROPOSAL OF: _____
(BIDDER)

(hereinafter called BIDDER) to Lucas County Board of Developmental Disabilities. (hereinafter called BOARD).

Having read and examined the Contract Documents, prepared by the Associate for the above-referenced Project, and the following Addenda:

Addendum No.	Date of Receipt
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

In compliance with the BOARD'S BIDDING AND CONTRACT SPECIFICATIONS, BIDDER hereby proposes to provide all required materials, labor and equipment in accordance with the specifications for the following amount:

ITEM 1. GENERAL TRADES CONTRACT - BASE BID
(General, Structural, Architectural, Fire Protection, Mechanical, Electrical, Plumbing):

ALL LABOR AND MATERIALS, for the sum of.....\$ _____

Sum in words: _____

ITEM 2. ALTERNATE 1 – WALL TILE

See sheet A500 for alternative wall tile selections.

ALL LABOR AND MATERIALS, for the sum of.....\$ _____

Sum in words: _____

The estimated time for entire GENERAL TRADES CONTRACT completion is _____ consecutive calendar days.

In submitting this BID, it understood that the right is reserved by the BOARD to reject any, part of, or all bids.

BIDDER'S SIGNATURE

BIDDER'S STREET ADDRESS

BIDDER'S NAME

BIDDER'S CITY, STATE, ZIP

BIDDER'S TITLE

BIDDER'S PHONE NUMBER

ADULT CHANGING ROOM RENOVATION

1155 LARC LANE,
TOLEDO, OH 43614

ALTERNATE NO. 1
PROVIDE VIRGINIA TILE, RAVINE GLAZED PORCELAIN WALL TILES AS INDICATED ON SHEET A500.

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME		
X - DRAWINGS CHANGED AND SHEET ISSUED O - DRAWINGS CHANGED AND SHEET NOT ISSUED			
BID/PERMIT 01/16/2025 ADDENDUM A2 01/30/2025 COST ESTIMATE \$175,000 (INCLUDES RESUBMIT)			
GENERAL			
G000	TITLE SHEET	X	X
G100	GENERAL NOTES	X	
LIFE SAFETY			
LS01	LIFE SAFETY PLAN - PARTIAL FIRST FLOOR	X	
STRUCTURAL			
S001	STRUCTURAL DETAILS	X	
ARCHITECTURAL			
A001	FLOOR AND REFLECTED CEILING DEMOLITION PLANS	X	
A101	NEW FLOOR & REFLECTED CEILING PLANS & WALL TYPES	X	X
A360	ACCESSIBILITY COMPLIANT DETAILS	X	
A500	ROOM FINISH, MATERIALS, AND DOOR SCHEDULES	X	X
A600	INTERIOR ELEVATIONS	X	X
FIRE PROTECTION			
FP101	FIRE PROTECTION PLANS & DETAILS	X	
PLUMBING			
P101	PLUMBING FLOOR PLANS	X	
P201	PLUMBING SCHEDULES, DETAILS, AND LEGEND	X	
MECHANICAL			
M101	MECHANICAL FLOOR PLANS, SCHEDULES, DETAILS AND LEGEND	X	
ELECTRICAL			
E100	ELECTRICAL LEGEND & DETAIL SHEET	X	
E101	ELECTRICAL FIRST FLOOR PLAN	X	

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ADULT CHANGING ROOM RENOVATION
1155 LARC LANE,
TOLEDO, OH 43614

CODE COMPLIANCE

THE PROJECT INCLUDES INTERIOR RENOVATIONS FOR A NEW ADULT CHANGING ROOM WITH TOILET, LAVATORY, CHANGING TABLE, AND HAND HELD SHOWER. THE NEW ADULT CHANGING ROOM IS 120 S.F. THE EXISTING BUILDING IS FULLY SPRINKLERED; THERE IS NO CHANGE TO THE EXISTING USE GROUP, OCCUPANT LOAD, OR EGRESS SYSTEM.

BUILDING DESCRIPTION PER 2024 OHIO BUILDING CODE

TABLE	EXISTING USE GROUP CLASSIFICATION	B: BUSINESS
301	PROPOSED USE GROUP CLASSIFICATION	EXISTING (NO CHANGE)
503 / TABLE 506.2	ALLOWABLE BUILDING AREA	52,000 SF
	ACTUAL BUILDING AREA	44,727 SF (NO CHANGE)
	AREA OF PROPOSED ALTERATIONS	120 SF
	FIRE SUPPRESSION	FULLY SPRINKLERED
601 / 602	CONSTRUCTION CLASSIFICATION	II-B (NO CHANGE)
TABLE 1004.1.2	OCCUPANT LOAD	NO CHANGE

EGRESS REQUIREMENTS

TABLE 1006.2.1	COMMON PATH OF EGRESS TRAVEL	100' (SPRINKLERED)
TABLE 1017.2	MAX TRAVEL DISTANCE	300' (B: SPRINKLERED)
TABLE 1006.3.3	NUMBER OF EXITS (REQUIRED)	(2) FOR OCC. LOAD GREATER THAN 49
TABLE 1006.3.3	NUMBER OF EXITS (ACTUAL)	EXISTING (NO CHANGE)
TABLE 1020.3	MINIMUM CORRIDOR WIDTH	44" FOR OCC. LOAD GREATER THAN 49
TABLE 1020.5	DEAD END CORRIDOR	50' (SPRINKLERED)

APPLICABLE CODES

SECT. 1101	ACCESSIBILITY	COMPLIES WITH ICC A117.1-2017
		COMPLIES WITH CHAPTER 11 OF OBC
	OHIO BUILDING CODE - 2024	
	LIFE SAFETY CODE - 2021 (NFPA 101)	
	OHIO FIRE PREVENTION CODE - 2024	
	NATIONAL ELECTRIC CODE - 2023 (NFPA 70)	
	OHIO PLUMBING CODE - 2024	
	OHIO MECHANICAL CODE - 2024	
	ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010	

ENERGY COMPLIANCE

X	NOT REQUIRED FOR THIS PROJECT
	MECHANICAL, ELECTRICAL & PLUMBING PROVIDED BY GENERAL CONTRACTOR IN DESIGN BUILD METHOD. DRAWINGS WILL BE SUBMITTED SEPARATELY
	PLEASE SEE ATTACHED SHEETS

STATEMENT OF SPECIAL INSPECTIONS

	NOT REQUIRED FOR THIS PROJECT
X	PLEASE SEE ATTACHED SHEETS

FIRE PROTECTION SYSTEM NOTES

	FIRE PROTECTION SYSTEMS CONTRACTOR(S) SHALL PROVIDE CONSTRUCTION DOCUMENTS, CALCULATIONS AND SHOP DRAWINGS. CONSTRUCTION DOCUMENTS SHALL BE APPROVED PRIOR TO THE START OF THE SYSTEM INSTALLATION. RELATED PRODUCT LISTING INFORMATION SHALL BE PROVIDED AND DRAWINGS SHALL CONTAIN ALL INFORMATION AS REQUIRED BY THE INSTALLATION STANDARDS REFERENCED IN CHAPTER 9 OF OBC.
	FIRE ALARM SYSTEM WORK IS REQUIRED FOR THIS PROJECT.
	FIRE SUPPRESSION SYSTEM WORK IS REQUIRED FOR THIS PROJECT.

ELECTRICAL / HVAC NOTES

	THE GENERAL CONTRACTOR (GC) SHALL PROVIDE ELECTRICAL, HVAC, PLUMBING AND FIRE PROTECTION SUB-CONTRACTORS, AND COORDINATE TO ENSURE THAT ALL MINOR ELECTRICAL, HVAC, AND FIRE PROTECTION WORK FOR THIS PROJECT COMPLIES WITH ALL CITY, STATE AND LOCAL REQUIREMENTS. SUB-CONTRACTORS SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND SAFE INSTALLATION, AND SHALL SECURE AND PAY ALL NECESSARY REGISTRATIONS, PERMITS, INSPECTION AND APPROVAL FEES.
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PLUMBING SYSTEMS

	NO INCREASE IN PLUMBING FIXTURES IS REQUIRED AS PART OF THIS RENOVATION. THE EXISTING FACILITY EXCEEDS THE MINIMUM NUMBER OF MALE AND FEMALE WATER CLOSETS AND LAVATORIES, DRINKING FOUNTAINS, AND SERVICE SINKS.
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OWNER

LUCAS COUNTY BOARD OF
DEVELOPMENTAL DISABILITIES
1154 LARC LANE
TOLEDO, OH 43614

ARCHITECT

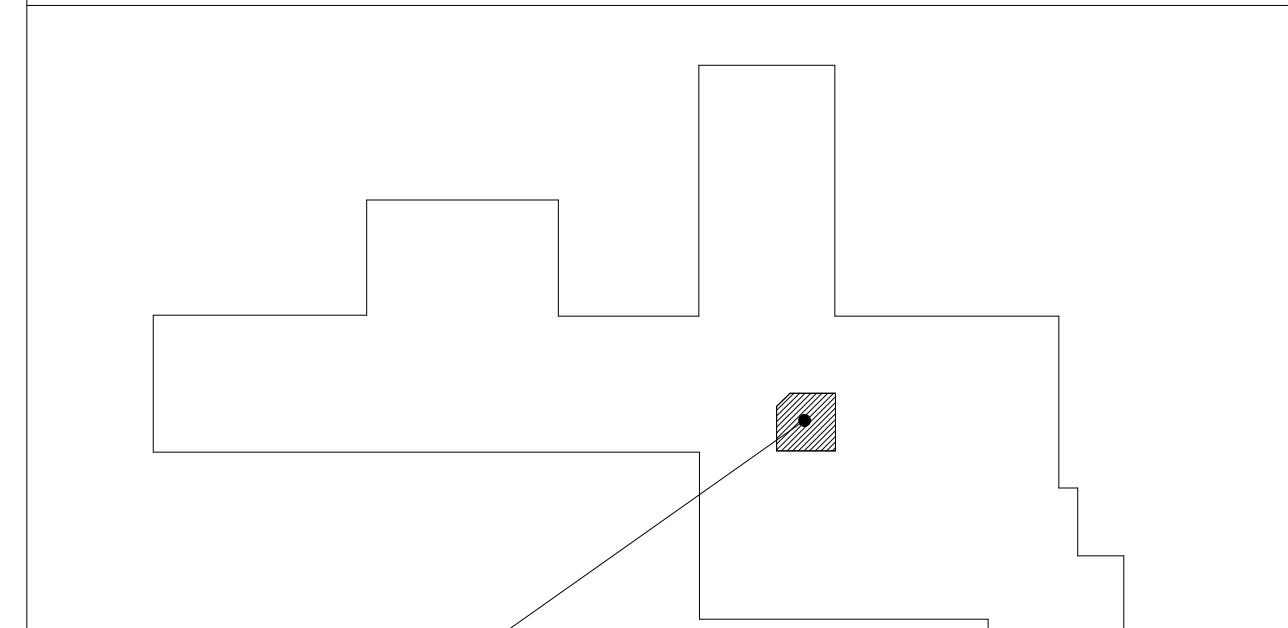
PMBA ARCHITECTS
114 LOUISIANA AVE.
PERRYSBURG, OH 43551
(419) 873-8450

LOCATION MAP



1155 LARC LANE,
TOLEDO, OH 43614

KEY PLAN



AREA OF WORK

REVISION	DESCRIPTION	DATE	BY
A2	ADDENDUM 2 FOR BID	01/30/2025	
BSC	6012-A-V23.rvt	01/16/2025	
BSP	B322-6012	07/15/2024	

DRAWING TITLE
TITLE SHEET

DRAWING NO.
G000

WALL DETAIL
NON-RATED WALL PARTITION

NON-BEARING
NON-RATED WALL

- FLOOR AND CEILING RUNNERS - CHANNEL SHAPED RUNNERS 3-5/8" DEEP (MIN.) 1-1/4" LEGS, FORMED FROM MIN. NO. 20 (0.0329 IN) MSG GALV. STEEL ATTACHED TO FLOOR AND CEILING WITH FASTENERS SPACES 24" O.C., MAX.

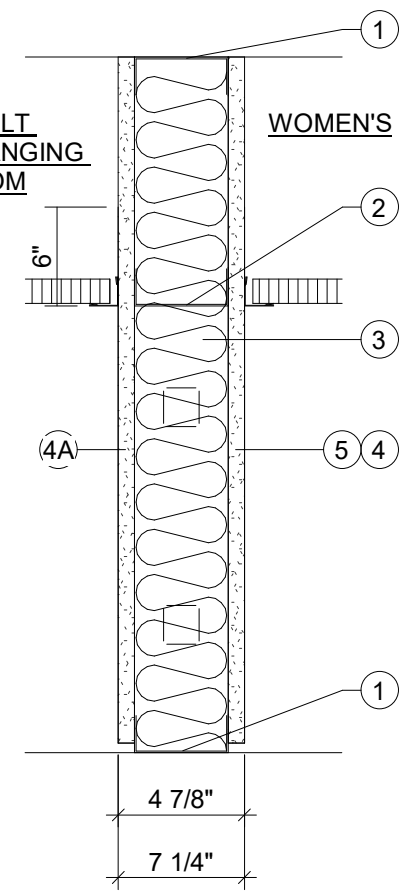
* WHERE FRAMING EXTENDS TO OVERALL STRUCTURAL SUPPORTS, INSTALL SLIP-TYPE HEAD JOINTS TO PRODUCE JOINTS AT TOPS OF FRAMING SYSTEMS THAT PREVENT AXIAL LOADING OF FINISHED ASSEMBLIES. PROVIDE DOUBLE-RUNNER SYSTEM OR SLOTTED DEEP LEG DEFLECTION TRACK ALLOWING FOR 3/4" DEFLECTION. PROVIDE COMPRESSIBLE FILLER BETWEEN TOP OF WALL AND STRUCTURE AT STANDARD WALL CONSTRUCTION AND FIRESAFING AT RATED WALL CONSTRUCTION PER APPROVED UL ASSEMBLY.

- STEEL STUDS - CHANNEL SHAPED 3-5/8" DEEP (MIN.) FROM MIN. NO. 20 (0.0329 IN) MSG GALV. STEEL SPACED 16" O.C., TYP. STUDS TO BE CUT 3/4" LESS THAN ASSEMBLY HEIGHT.
- BLANKET INSULATION - MINERAL WOOL BLANKET INSULATION COMPLETELY FILLING STUD CAVITY.

- GYPSON BOARD - 5/8" THICK 4'-0" WIDE, ATTACHED TO STEEL STUDS, FLOOR AND CEILING TRACKS WITH 1" LONG TYPE 'S' STEEL SCREWS SPACED 8" O.C. ALONG EDGES OF BOARD AND 12" O.C. IN THE FIELD OF THE BOARD. JOINTS ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY.
 - CEMENTITIOUS BOARD - REFER TO SPECIFICATIONS.

- JOINT TAPE AND COMPOUND - VINYL DRY, OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS, PAPER TAPE, 2" WIDE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS, AS AN ALTERNATE, NOM. 3/32" THICK GYPSON VENEER PLASTER MAY BE APPLIED INTO ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD JOINTS REINFORCED. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSON BOARD IS SUPPLIED WITH SQUARE EDGES.

NOTE:
* NO SEALANT REQUIRED AT NON-RATED WALLS ALL TO DECK ABOVE

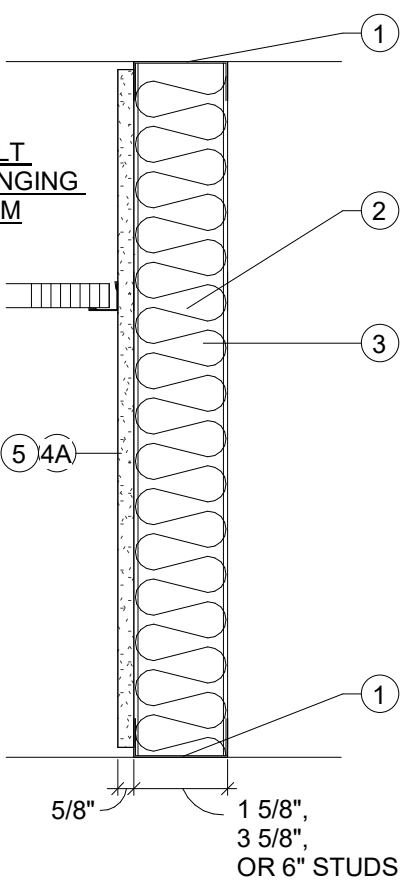


- 2A 3-5/8" METAL STUDS (ABOVE CEILING)
- 2B 6" METAL STUDS (ABOVE CEILING)

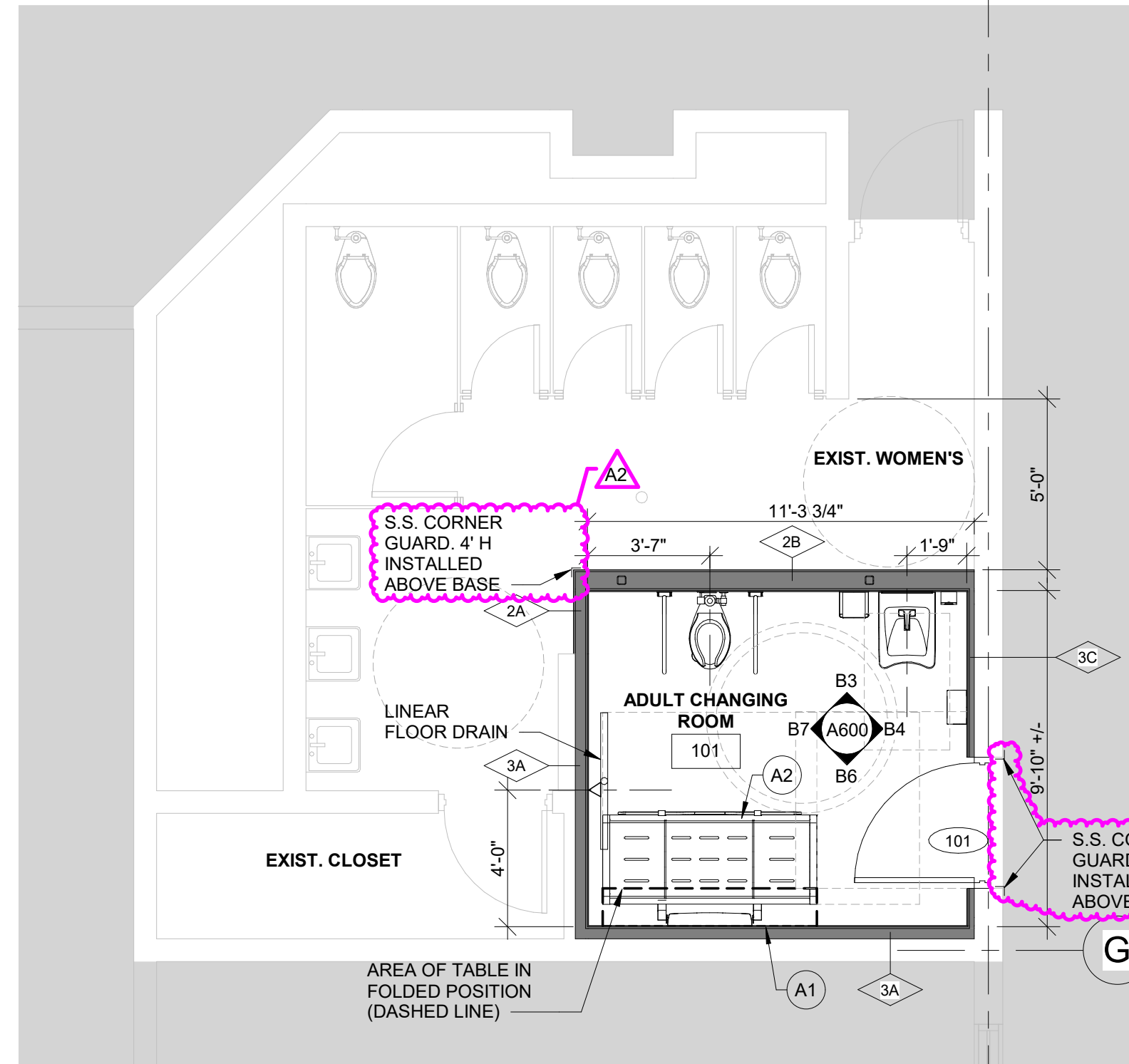
WALL DETAIL
NON-RATED WALL PARTITION

NON-BEARING
NON-RATED WALL

- NON-RATED WALL PARTITION

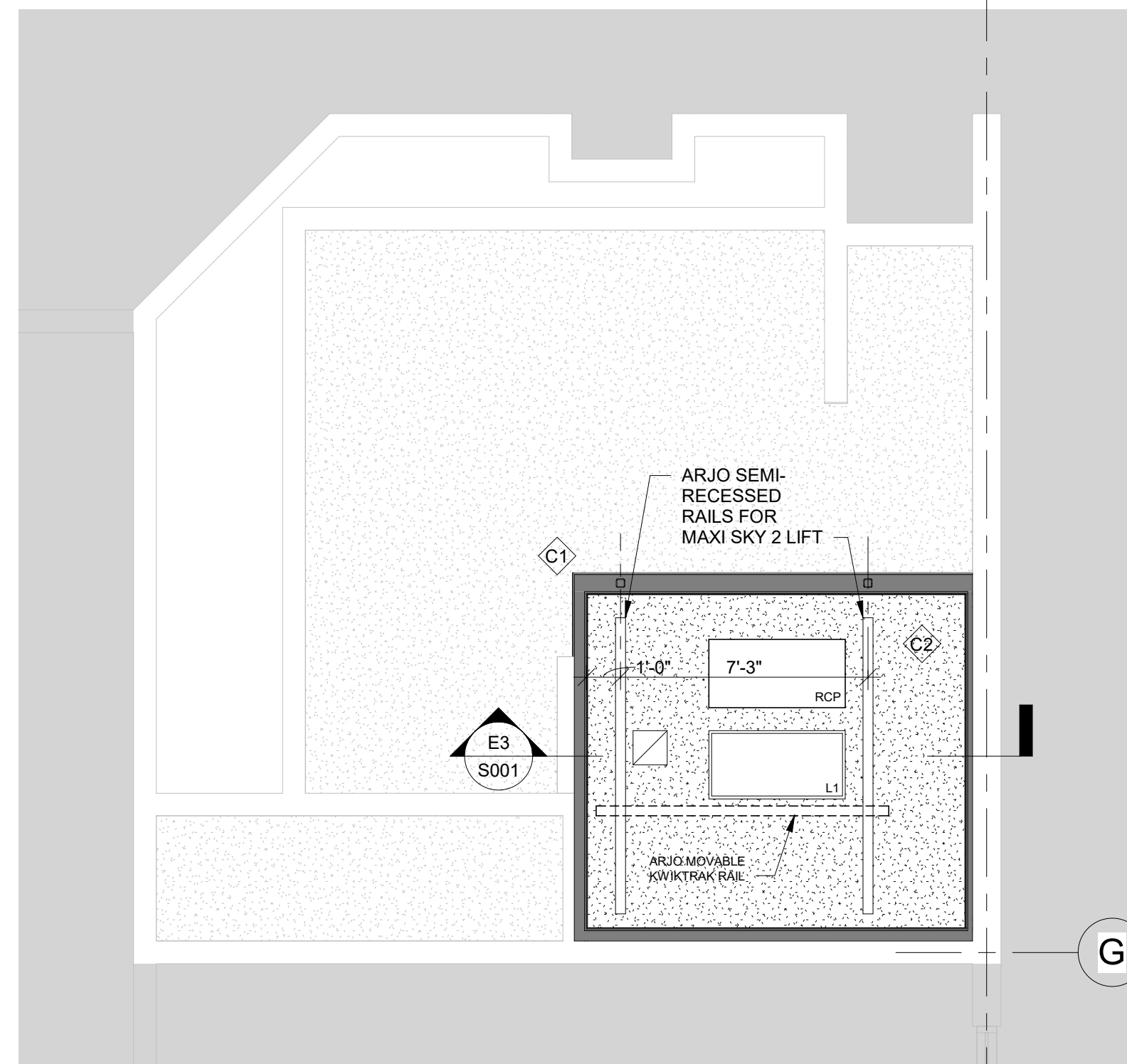


- 3A 3-5/8" STUDS; 4-1/4" TOTAL
- 3B 6" STUDS; 6-5/8" TOTAL
- 3C 1-5/8" STUDS; 2-1/4" TOTAL



NEW FLOOR PLAN - PARTIAL FIRST FLOOR

SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN - PARTIAL FIRST FLOOR

SCALE: 1/4" = 1'-0"

CEILING PLAN GENERAL NOTES

- SEE REFLECTED CEILING PLAN AND ROOM FINISH SCHEDULE FOR CEILING TYPES & FINISH IN EACH AREA
- CEILING GRIDS OR TILES TO BE CENTERED IN ALL ROOMS IN BOTH DIRECTIONS UNLESS NOTED OTHERWISE. PARTIAL TILES SHALL NOT BE LESS THAN 6" IN EITHER DIRECTION. PARTIAL TILES SHALL BE CUT FROM TILES OF THE SAME TYPE.
- COORDINATE REFLECTED CEILING PLANS WITH ELECTRICAL, MECHANICAL, TECHNICAL AND ROOM FINISH PLANS.
- IN THE CASE OF MINOR DISCREPANCIES IN LOCATION OF CEILING MOUNTED COMPONENTS, THE REFLECTED CEILING PLAN SHALL GOVERN. IN THE CASE OF MAJOR DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.
- ALL CEILINGS SHALL BE 8'-0" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE NON-TYPICAL AND SPECIFIC TO THE AREA INDICATED. REFER TO INTERIOR ELEVATIONS FOR THE HEIGHT OF SOFFITS ABOVE CASEWORK.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS OF PREVIOUSLY INSTALLED CONSTRUCTION CONDITIONS PRIOR TO FABRICATION OR STARTING OF CEILING CONSTRUCTION.
- LIGHT DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, GENERAL ALARM SPEAKER/STROBES, MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING TILE IN WHICH THEY OCCUR.
- SPRINKLER HEADS SHALL BE LOCATED IN CENTER ZONE OF THE CEILING UNLESS CEILING MOUNTED EQUIPMENT OR TRACKS INTERFERE. ALL CORRIDOR SPRINKLER HEADS SHALL BE ALIGNED IN THE SAME LOCATION PARALLEL TO THE WALL WITHIN EACH SPECIFIC CEILING CONSTRUCTION.
- SEE ARCHITECTURAL PLANS FOR UNISTRUT LOCATIONS, INSTALLATION AND CEILING GRID LAYOUT FOR X-RAY.

CEILING PLAN NOTES

- C1 REWORK, TRIM, AND/OR EXTEND EXISTING GYPSON WALL BOARD CEILING AS REQUIRED BY NEW CONSTRUCTION.
- C2 NEW GYPSON WALL BOARD CEILING.

CEILING LEGEND

- EX EXISTING CEILING FIXTURES LABELED WITH "EX" ARE EXISTING AND ARE TO REMAIN AS IS.
- REL RELOCATED CEILING FIXTURES LABELED "REL" ARE EXISTING THAT ARE TO BE RELOCATED AS SHOWN ON THE REFLECTED CEILING PLAN
- MECH. GRILLE, SEE MECH. DRAWINGS
- SLOT DIFFUSER, SEE MECHANICAL
- SPRINKLER HEAD, SEE MECH. DRAWINGS CENTER HEAD IN CEILING TILE, U.N.O.
- RADIANT CEILING PANEL, SEE MECH. DRAWINGS
- RECESSED 2 X 4 LIGHT FIXTURE, SEE ELEC. DRAWINGS
- RECESSED 2 X 2 LIGHT FIXTURE, SEE ELEC. DRAWINGS
- RECESSED DOWN LIGHT, SEE ELEC DRAWINGS
- SMD SMOKE DETECTOR, SEE ELEC. DRAWINGS
- EXIT LIGHT, SEE ELEC. DRAWINGS
- SP SPEAKER, SEE ELEC. DRAWINGS
- NURSE CALL LIGHT, SEE ELEC. DRAWINGS
- GYPSON BOARD SOFFIT 7'-2" A.F.F., U.N.O.
- 9'-0" CEILING HEIGHT, A.F.F.

LEGEND AND NOTES

- EXIST. CONSTRUCTION TO REMAIN, PATCH, REPAIR AND FILL. ALL HOLES FOR WALLS WITHIN THE SCOPE OF THE PROJECT.
- NEW WALL CONSTRUCTION SEE SHEET A001 FOR WALL TYPE.
- REWORK, REFINISH EXISTING WALL CONSTRUCTION AS REQUIRED TO MATCH EXISTING. REMOVE EXISTING AND PROVIDE NEW PLASTER/ FIRE-RATED GYPSON BOARD, STUDS ETC. AS REQUIRED TO PROVIDE NEW FLUSH WALL SURFACE.

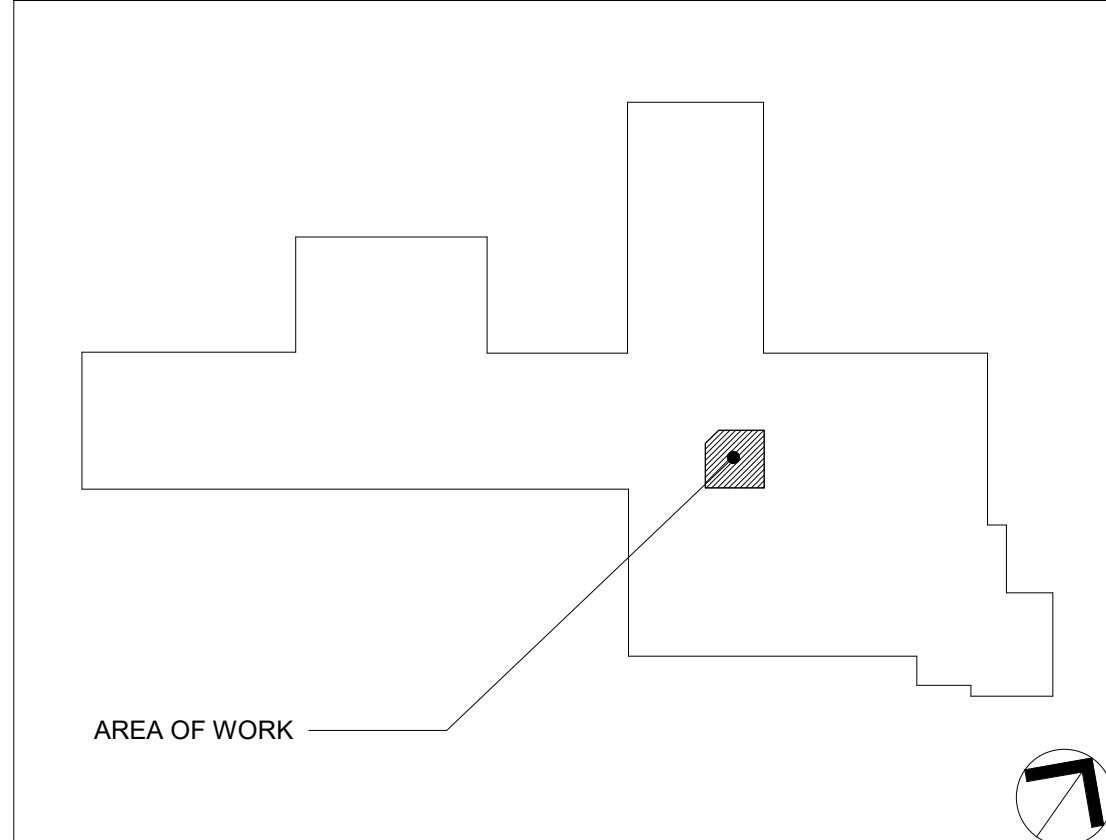
GENERAL PLAN NOTES

- ALL WOOD AND PLYWOOD BLOCKING USED ON THIS PROJECT SHALL BE FIRE RETARDANT TREATED.
- PROVIDE ADEQUATE BLOCKING FOR ANCHORING ALL WALL HUNG ITEMS, FURNISHED BY CONTRACTOR OR TENANT PROVIDED EQUIPMENT.
- ALL WALLS ARE WALL TYPE 2A UNLESS NOTED OTHERWISE.
- EDGES OF GYPSON BOARD LEFT EXPOSED TO VIEW, OR ABUTTING DISSIMILAR MATERIAL, IS TO BE FINISHED WITH A METAL BEAD TRIM AND COMPOUND.
- ALL RATED WALL AND SMOKE PARTITIONS ARE TO BE CONSTRUCTED TIGHT TO THE STRUCTURE, PIPING, DUCT WORK AND ALL PENETRATIONS.
- DIMENSIONS ARE TO COLUMN CENTER LINE AND FINISHED FACE OF WALL.
- THE CONTRACTOR SHALL LAY OUT THE PARTITIONS, COORDINATE ALL EMBEDDED AND RECESSED ITEMS AND NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES.
- PROVIDE FINISHED PANELS ON ALL EXPOSED ENDS AND BACKS OF CASEWORK AND MILLWORK.
- PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD BLOCKING IN GYPSON BOARD PARTITIONS AT WALL MOUNTED EQUIPMENT TYPICAL.
- ALLOW FOR 3/4" DEFLECTION WHERE WALL MEETS STRUCTURE ABOVE. PROVIDE COMPRESSIBLE FILLER BETWEEN TOP OF WALL AND STRUCTURE AT STANDARD WALL CONSTRUCTION AND FIRESAFING AT RATED WALL CONSTRUCTION.
- FILL FLUTES OF DECK WITH ACOUSTICAL INSULATION AT STANDARD WALL CONSTRUCTION AND FIRE SAFING AT RATED WALL CONSTRUCTION.
- BRACE INTERIOR PARTITIONS PER ANSI CRITERIA.
- COORDINATE OPENINGS IN WALLS WITH OTHER TRADES AND SEAL.
- PROVIDE DRYWALL CONTROL JOINTS AT LOCATIONS INDICATED ON DRAWINGS OR AT A MAXIMUM SPACING OF 30'-0" IN ANY DIRECTION AND AT ALL JAMB STUDS ON EACH SIDE OF ALL OPENINGS, TYPICAL.
- G.C. TO PROVIDE ALL BLOCKING IN WALLS FOR ALL BUILT-IN CABINETS, COUNTERTOP SUPPORTS, GRAB BARS, ETC...
- IN LOCATIONS WHERE DOORS ARE IN WALL ASSEMBLIES, HAVE FURRED OUT DRYWALL WRAP BACK TO DOOR FRAME.
- PROVIDE ALL FIRE BLOCKING AS REQUIRED PER OHIO BUILDING CODE.
- USE 5/8" MILDEW RESISTANT TYPE "X" GYPSON BOARD AT ALL WALLS IN WET LOCATIONS (SHOWERS AND TOILET ROOMS) AND BEHIND ALL SINKS, LAVATORIES, WATER CLOSETS, ETC.
- FIRE EXTINGUISHER CABINET & EXTINGUISHER (FEC) - NO CHANGE
- PROVIDE CORNER GUARDS (CG) AT ALL EXTERIOR CORNERS.
- THESE DRAWINGS SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE ASSOCIATE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- AT AREAS WHERE EXISTING WALLS REMAIN AND THE NEW CEILING HEIGHT IS ABOVE THE EXISTING, EXTEND GYPSON BOARD WALL PARTITION TO ABOVE NEW CEILING HEIGHT FOR CONTINUOUS AND MONOLITHIC FINISH.
- PROVIDE PUTTY PAD AT ALL ELECTRICAL / DATA OUTLET LOCATIONS WITHIN THE PROJECT. REFER TO DETAIL ON A340.

PLAN NOTES

- A1 DRAIN HOSE FROM TABLE PAN TO WALL - PROVIDE NEW DRAIN IN NEW WALL FURRING. REFER TO PLUMBING DRAWINGS.
- A2 PRESSALIT SCT 3000 SHOWER CHANGE TABLE, ELECTRICALLY HEIGHT ADJUSTABLE. WWW.PRESSALIT.COM

KEYPLAN



PMBA Architects
114 Louisiana Avenue
Perrysburg, OH 43551-1457
419.873.8450
PMBA@PMBAarchitects.com
www.PMBAarchitects.com



ADULT CHANGING ROOM
RENOVATION
1155 LARC LANE,
TOLEDO, OH 43614

REVISION	DESCRIPTION	DATE	BY
A2	ADDENDUM 2 FOR BID	01/30/2025	
BSC	FILE NAME 6012-A-V23.rvt	01/16/2025	
BSP	PROJECT NO. B322-6012	START DATE 07/15/2024	

NEW FLOOR & REFLECTED CEILING PLANS & WALL TYPES

DRAWING NO.

A101

INTERIOR MATERIALS SCHEDULE

TAG	TYPE	MANUFACTURER	MODEL	PRODUCT SIZE	COLOR	FINISH	FINISH REMARKS	REP CONTACT
FT-1	FLOOR TILE	MARAZZI	MERONA MR42	8x40	BROWN	MATTE		
B-1	TILE COVE BASE							
P-1	PAINT	SHERWIN WILLIAMS	PROMAR 200 ZERO VOCS					
P-2	DOOR FRAME PAINT						MATCH EXISTING CORRIDOR FRAMES	
P-3	PAINT						MATCH EXISTING WOMEN'S RESTROOM	
P-4	PAINT						MATCH EXISTING CORRIDOR WALLS	
WT-1	WALL TILE	AMERICAN OLEAN	VISUAL IMPRESSIONS	8x24	WHITE V110	FLAT		
WT-2	WALL TILE	AMERICAN OLEAN	VISUAL IMPRESSIONS	8x24	BEIGE V111	QUADRANGLE		
GT-1	GROUT							
WD-1	WOOD DOORS							

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE / ACOUSTICAL PANEL CEILING
ASMP	ACOUSTICAL SNAP-IN METAL PAN CEILING
AWC	ACOUSTICAL WALLCOVERING
CC	CUBICLE CURTAIN TRACK
CCF	CUBICLE CURTAIN FABRIC
CG	CORNER GUARD
CPT	CARPET
DGL	DECORATIVE GLASS
DR	DRAPERY
DRF	DRAPERY FABRIC
FM	WINDOW FILM
FRP	FIBERGLASS REINFORCED PANEL
FT	FLOOR TILE
GST	GLAZED STRUCTURAL TILE
LF	LAMINATE FLOORING
LIN	LINOLEUM
LMC	LINEAR METAL CEILING
LVT	LUXURY VINYL TILE
MEL	MELAMINE
MPC	METAL PANEL CEILING
NWD	NATURAL WOOD FINISH
P	PAINT
PL, PLAM	PLASTIC LAMINATE
QT	QUARRY TILE
RB	RESILIENT BASE
RBF	RUBBER FLOOR
RES	RESINOUS FLOOR
RF	RESILIENT FLOORING
RSTA	RUBBER STAIR TREADS & ACCESSORIES
SC	SPECIAL COATING
SDG	SUSPENDED DECORATIVE GRID
SH	SOLAR SHADES
SHF	SOLAR SHADE FABRIC
SGT	STRUCTURAL GLAZED TILE
SPF	SPORTS FLOORING
SSM	SOLID SURFACE MATERIAL
ST	STONE
STN	STAIN
SV	SHEET VINYL
SVT	SOLID VINYL TILE
TP	THERMOPLASTIC RESIN
TSV	THIN STONE VENEER
TZ	TERRAZZO
VCT	VINYL COMPOSITION TILE
VSTA	VINYL STAIR TREADS & ACCESSORIES
VWC	VINYL WALLCOVERING
WANS	WAINSCOT
WF	WOOD FLOOR
WOC	WALK OFF CARPET
WP	WALL PROTECTION
WT	WALL TILE
WTR	WINDOW TREATMENT
WTRF	WINDOW TREATMENT FABRIC
WV	WOOD VENEER

FINISH LEGEND



GENERAL NOTES

- A. ALL MATERIALS ARE TO BE ORDERED WHEN THE CONSTRUCTION CONTRACT IS AWARDED. AT THIS TIME THE CONTRACTOR IS TO CONFIRM THAT ALL DELIVERIES WILL MEET CONSTRUCTION SCHEDULE. SUBSTITUTIONS WILL NOT BE ACCEPTED DUE TO LATER ORDERING. IN THE EVENT THAT MATERIALS ARE NOT AVAILABLE IN TIME TO MEET SCHEDULED COMPLETION DATES, THE CONTRACTOR SHALL PROVIDE PROOF OF DATE OF ORDER OF MATERIALS PRIOR TO REQUESTING SUBSTITUTIONS.
- B. STRICTLY FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL PRODUCTS INSTALLED.
- C. PROVIDE TRANSITION STRIP AT ANY DISSIMILAR MATERIAL FOR A SMOOTH TRANSITION. ALL FLOORING COLOR AND MATERIAL TRANSITIONS TO OCCUR UNDER CENTERLINE OF DOOR WHERE APPLICABLE. SEE DETAIL THIS SHEET.
- D. ALIGN FLOORING PATTERNS WITH EDGE OF WALLS AS SHOWN.
- E. PAINT SHEENS ARE TO BE AS FOLLOWS UNLESS OTHERWISE INDICATED:
WALLS: EGGSHELL
CEILING: FLAT
RESTROOMS: EPOXY TO COMPLY WITH SECTION 1210.02 OBC (SHERWIN WILLIAMS PRO INDUSTRIAL PRE CAT EPOXY)
- F. NEW HOLLOW METAL DOOR FRAMES TO BE PAINTED P-X.
- H. ALL EXPOSED CONDUIT, ELECTRIC PANELS, BOXES AND PIPES SHALL BE PAINTED TO MATCH EXISTING WALLS.

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	ALL	CEILING	REMARKS
	EXIST. CORRIDOR	MATCH EXIST.					P4			
101	ADULT CHANGING ROOM	FT-1	B-1	WT-1	WT-1	WT-1	WT-2		P-1	CEILING HEIGHT 8'-0" AFF
102	EXIST. WOMEN'S	EXIST.					P3			

FLOOR DISTRIBUTION:

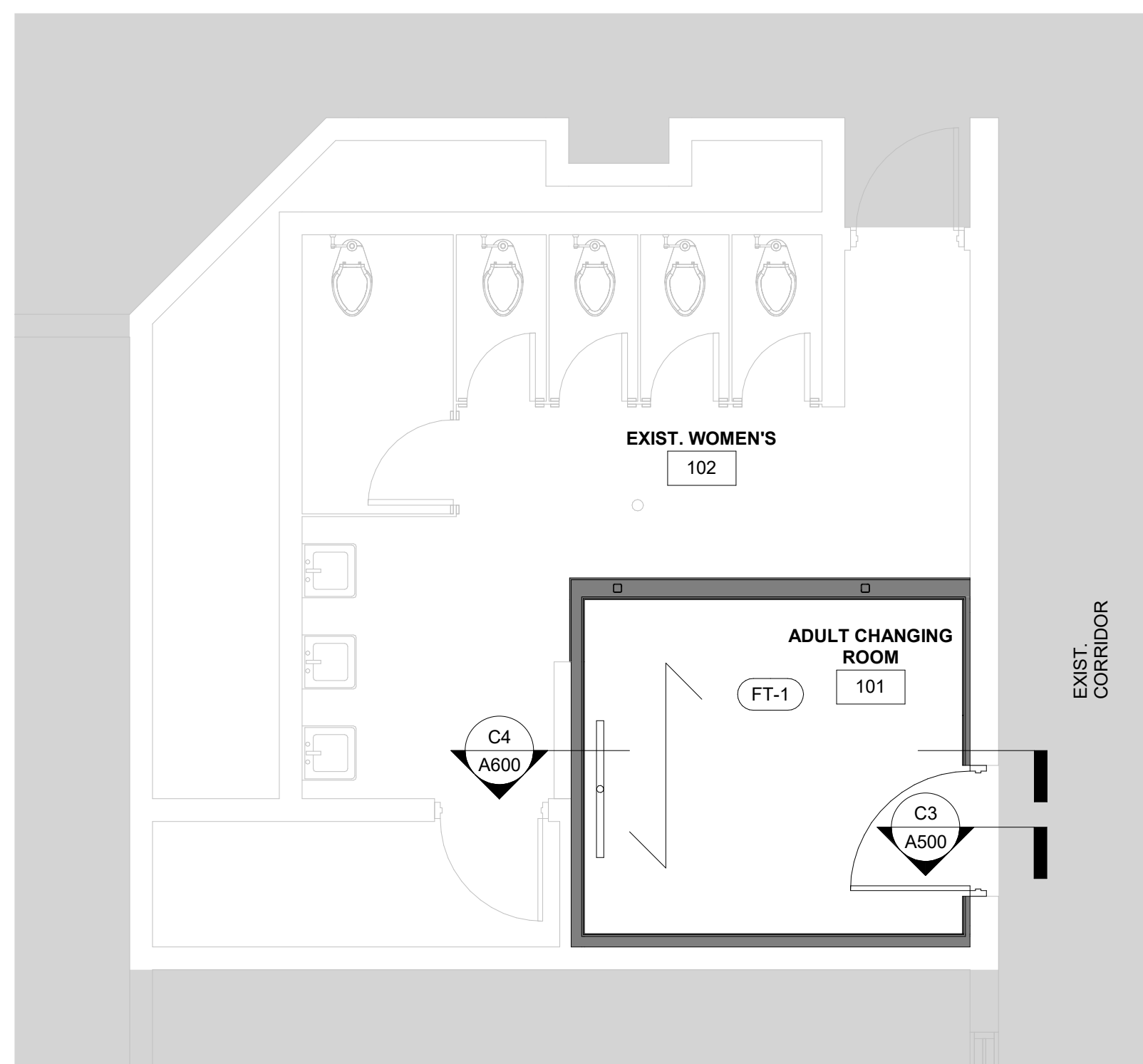
- ALL EXPOSED CONDUIT, ELECTRIC PANELS, BOXES AND PIPES SHALL BE PAINTED TO MATCH EXISTING WALLS.
- WOOD DOOR FINISH TO MATCH EXISTING.
- ELECTRICAL SWITCH PLATES, FACE PLATES AND DEVICES TO BE STAINLESS STEEL.
- INSTALL CORNER GAURDS DIRECTLY ABOVE BASE MATERIAL/ REFER TO INTERIOR MATERIALS SCHEDULE.
- PROVIDE FLOOR TRANSITIONS AS FOLLOWS:
PTF1 TO LVT OR CARPET. SCHLUTER IN ANODIZED FINISH - SEE DETAIL.
- PAINT SHEENS ARE TO BE AS FOLLOWS UNLESS OTHERWISE INDICATED:
WALLS: EGGSHELL
CEILING: FLAT
RESTROOMS: EPOXY TO COMPLY WITH SECTION 1210.02 OBC (SHERWIN WILLIAMS PRO INDUSTRIAL PRE CAT EPOXY)
- INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.13 FOR THE GROUP AND LOCATION DESIGNATED. INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 AND MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.1.1, SHALL BE PERMITTED TO BE USED WHERE A CLASS A CLASSIFICATION IN ACCORDANCE WITH ASTM E84 OR UL 723 REQUIRED (STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS).
- SUSPENDED ACOUSTICAL CEILING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE ASTM C635 (STANDARD SPECIFICATION FOR MANUFACTURE, PERFORMANCE, AND TESTING OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS) AND ASTM C636 (STANDARD PRACTICE FOR INSTALLATION OF METAL CEILING SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANELS).

ALTERNATE NO. 1:

- WT-1: VIRGINIA TILE, RAVINE GLAZED PORCELAIN, 12"X36"; RECTIFIED, WHITE.
- WT-2: VIRGINIA TILE, RAVINE GLAZED PORCELAIN, 12"X36"; CUBE RECTIFIED, IVORY.

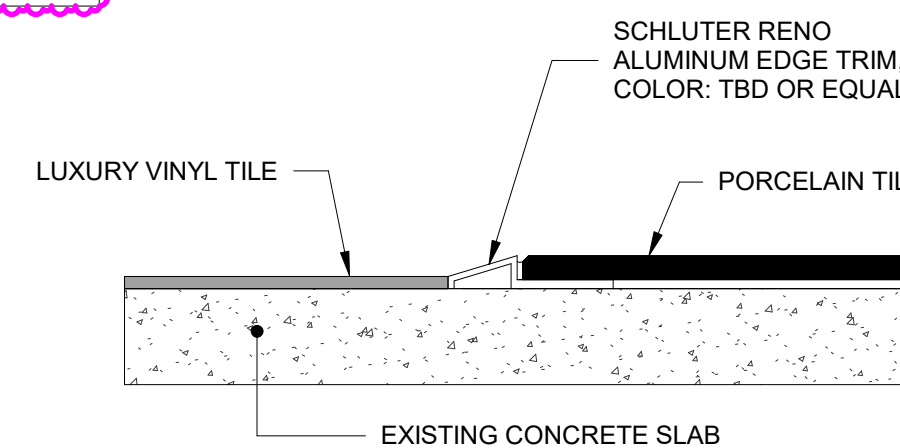
NOTE:

EXIST. WOMEN'S RESTROOM FLOOR TO RECEIVE FUTURE LVT BY OWNER. CONTRACTOR TO LEAVE CONCRETE SUB FLOOR AFFECTED BY CONSTRUCTION LEVEL AT AND NEAR NEW WALLS TO RECEIVE FUTURE LVT.



FINISH PLAN - FIRST FLOOR

SCALE: 1/4" = 1'-0"



C3
A500 SCALE 6" = 1'-0"

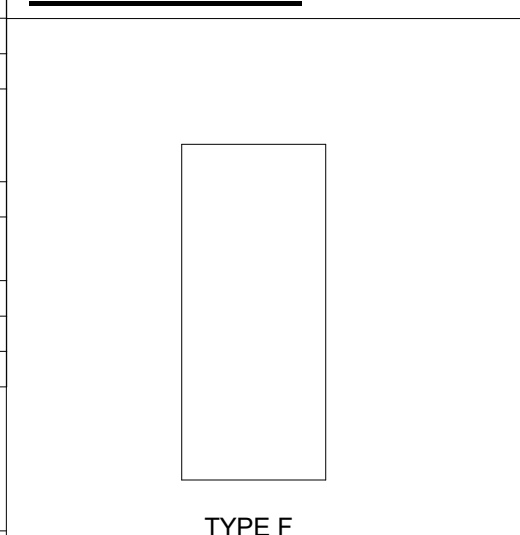
DOOR SCHEDULE

NO.	DOOR			FRAME			SIDELIGHT		FIRE RATING	HDWR SET	REMARKS	NO.
	WIDTH	HEIGHT	THK	MATL / TYPE	H	J	GLASS	THICK.				
101	3'-6"	7'-0"	1 3/4"	SCWD	F	HM2	H1	J1		SET #1		101

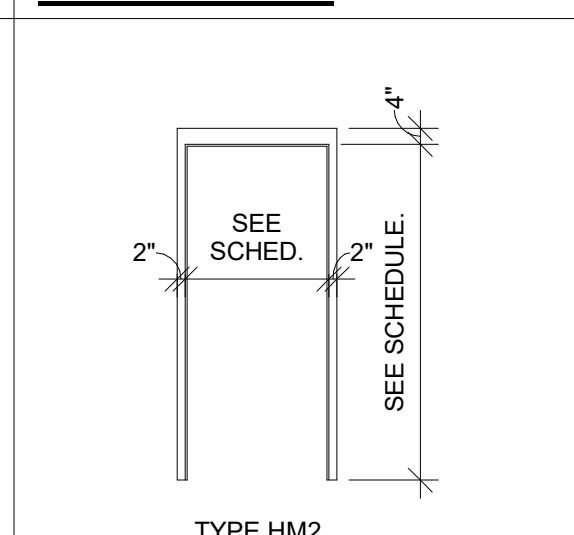
HARDWARE SET

SET #1	NO.	ITEM	MODEL	FINISH	MANU
	3 EA	HINGE	FBB179 4.5 x 4.5	626	STANLEY
	1 EA	PRIVACY LOCK W/ OCCUPANCY INDICATOR	LB-49-8265	US26D	SARGENT
	1 EA	WALL STOP	409	US26D	ROCKWOOD
	1 EA	AUTOMATIC DOOR OPERATOR	4630 / 4640 AUTO EQUALIZER SERIES	MC	LCN
	2 EA	ACTUATOR	4.75" SQUARE 8310-853	US32D	
	1 EA	KICKPLATE	10" x 2" LDW	US32D	ROCKWOOD

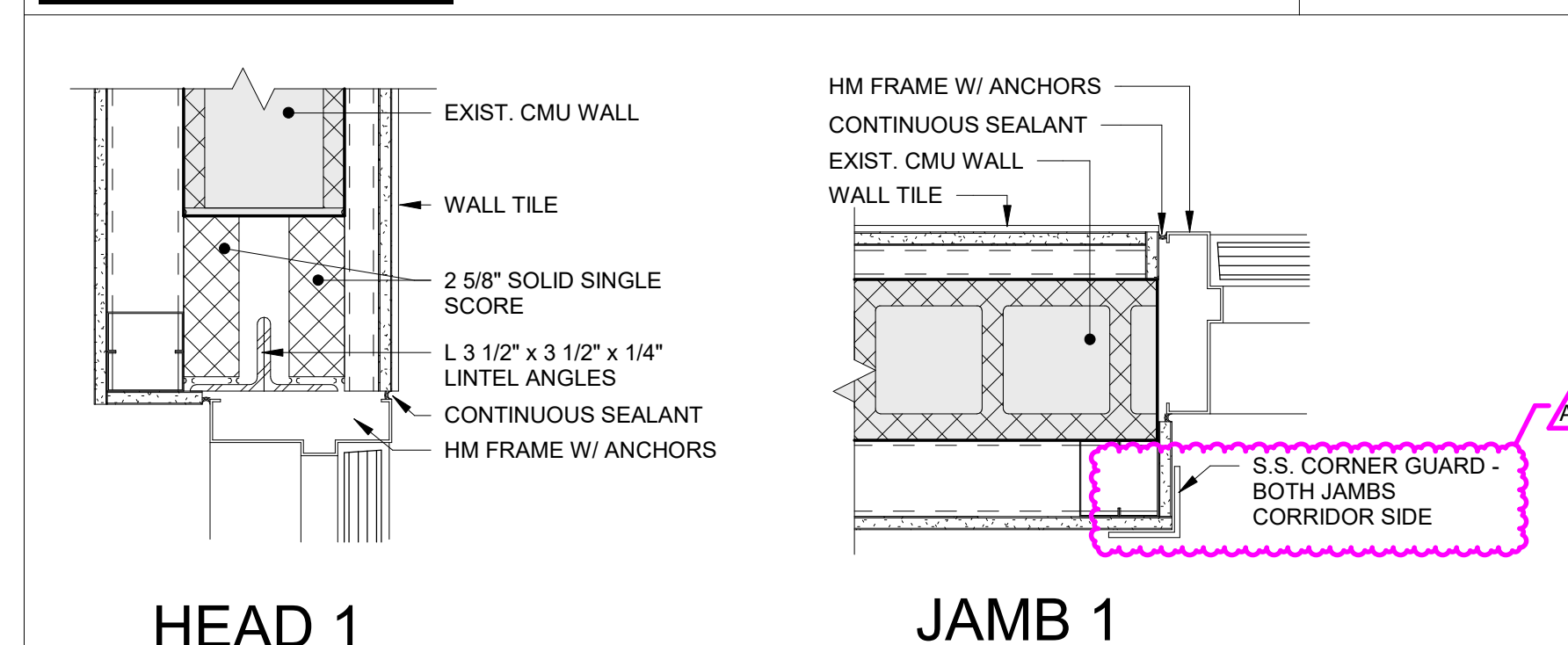
DOOR TYPES



FRAME TYPES



DOOR FRAME DETAILS



NOTES:

- CAULK DOOR FRAME BOTTOMS TO HARD SURFACE FINISHES, INCLUDING BUT NOT LIMITED TO RESILIENT FLOORS, SEALED TO CONCRETE, ETC...
- ALL THRESHOLD ELEVATION CHANGES SHALL NOT EXCEED 1/2". IF ELEVATION CHANGE IS BETWEEN 1/4" AND 1/2", A BEVELED EDGE NOT STEEPER THAN 1:2 SHALL BE PROVIDED.
- NEW DOORS TO BE MARSHFIELD AMBER OAK SCWD BY ALGOMA HARDWOODS.
- ALL UL RATED DOORS ARE TO COMPLY WITH POSITIVE PRESSURE REQUIREMENTS OF (UL 10C) UBC-72-1997 CATEGORY A.
- LEVER DESIGN TO BE RHODES.
- ALL 3'-6" AND LARGER DOORS TO HAVE 5" X 4 1/2" HINGES BY MANUFACTURER SPECIFIED IN HDWR SET CALL OUT FOR DOOR IN DOOR SCHEDULE.
- ALL ELECTRIC HARDWARE TO BE 12 VOLT. SEE ELECTRICAL DWGS.
- COORDINATE INSTALLATION OF DOOR HARDWARE WITH ELECTRICAL AND TECHNOLOGICAL DRAWINGS. PROVIDE ALL NECESSARY COMPONENTS AND COORDINATION FOR A PROPER FUNCTIONING DOOR.
- ALL HARDWARE AND ITS INSTALLATION SHALL COMPLY WITH ANSI STANDARD, ICC A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

LABEL RATING MAX. GLASS AREA

LABEL RATING	MAX. GLASS AREA
	(FIRELITE PLUS)
A. 3 HOURS	NONE
B. 1-1/2 HOURS	100 SQ. IN.
C. 3/4 HOUR	1,296 SQ. IN.
D. 20 MIN.	AS TESTED



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ADULT CHANGING ROOM RENOVATION

1155 LARC LANE,
TOLEDO, OH 43614

REVISION	DESCRIPTION	DATE	BY
A2	ADDENDUM 2 FOR BID	01/30/2025	
BSC	FILE NAME 6012-A-V23.rvt	01/16/2025	
BSP	PROJECT NO. B322-6012	START DATE 07/15/2024	

DRAWING TITLE
ROOM FINISH, MATERIALS, AND DOOR SCHEDULES

DRAWING NO.

A500

