

ADDENDUM #1

City of Berea Restroom

BG 24-016

Berea, KY

TO: ALL PLAN HOLDERS

FROM: DECO ARCHITECTS

DATE: September 23rd, 2025

The purpose of this Addendum is to clarify further the requirements of the Plans and Specifications.

The bidders shall be governed by the information in this Addendum as if included in the Plans and Specifications.

This Addendum does hereby become part of the contract documents.

Each Bidder shall acknowledge receipt of this Addendum in the space provided in the Form of Proposal.

This Addendum consists of (7) pages.

Clarifications:

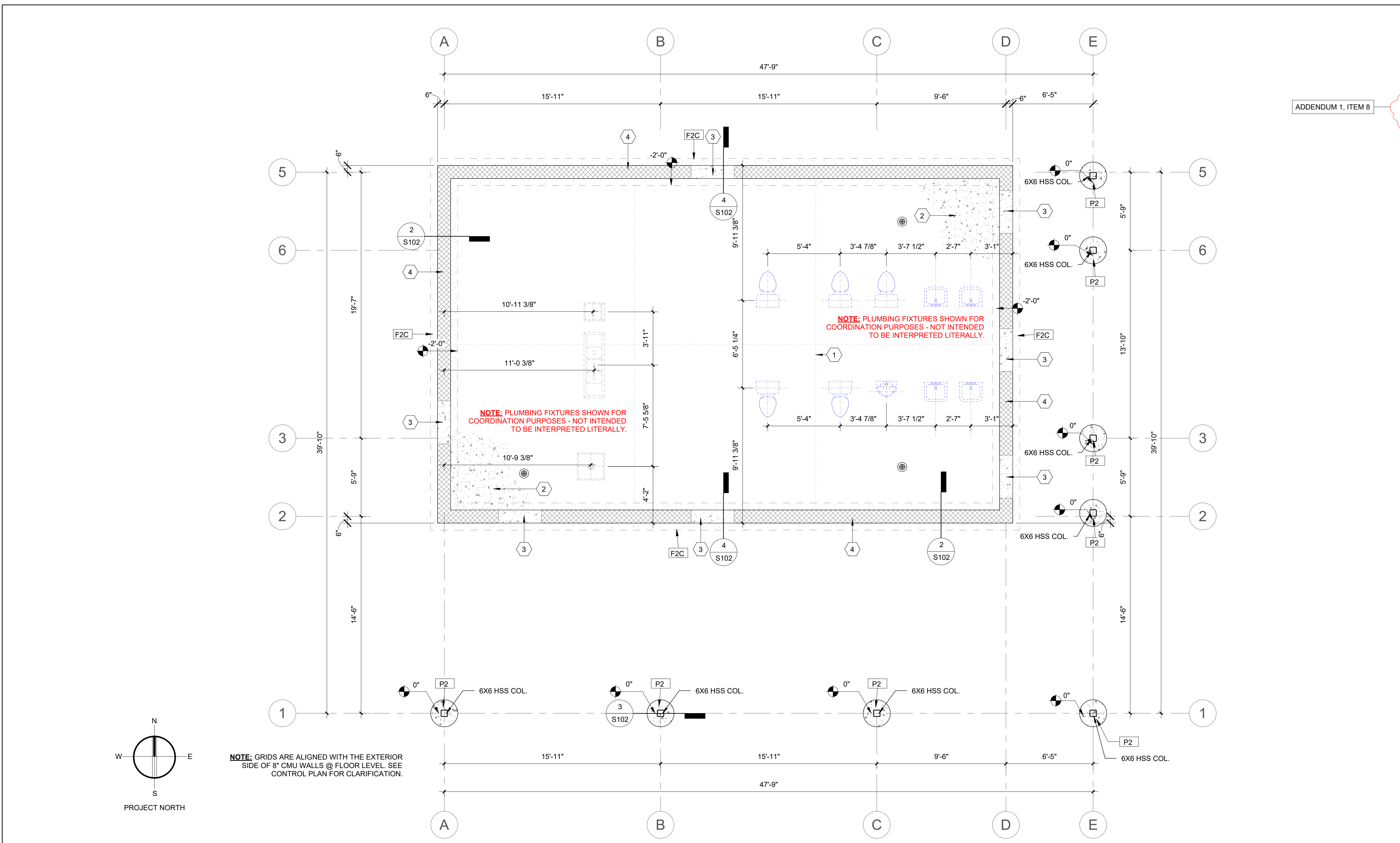
1. Yard inlets are to be concrete 12" x 12" with ADA grate.
2. Downspouts to be 3" x 4"

Drawings:

1. Refer to attached sheet A101; Sheet Notes – Floor Plan
 - a. Sheet note 2 will now read: WATER HEATER – TANK TYPE – RHEEM
2. Refer to attached sheet A301; Wall Section & Details – 7- Restroom Gender Sign
 - a. Sheet detail view 7 will show Restroom Gender Sign with dimensions.
3. Refer to attached sheet M100; HVAC PLAN NOTES

- a. Sheet note 3 will now read: DAYTON 2YU35 CEILING SURFACE MOUNTED HEATER. FAN FORCED. VARIABLE SPEED CONTROL SWITCH WITH COVERED KEY ACCESS BOX.
- 4. Refer to attached sheet M100; HVAC PLAN NOTES
 - a. Sheet note 3 will now read: 16" X 32" LOUVER W/ INSECT SCREEN & 180 CFM EXHAUST FAN, INTERNAL 2YU46 THERMOSTAT ACCESSORY.
- 5. Refer to attached sheet M100; HVAC PLAN NOTES
 - a. Sheet note 4 will now read: 8" X 16" LOUVER W/ INSECT SCREEN & 100 CFM EXHAUST FAN, INTERNAL 2YU46 THERMOSTAT ACCESSORY.
- 6. Refer to attached sheet E100; Electrical Plan
 - a. Plan will now show electrical outlet layout
- 7. Refer to attached sheet E100; Electrical Plan
 - a. Plan will now show water heater equipment information.
- 8. Refer to attached sheet S102; Sheet Notes – FOUNDATION
 - a. Sheet note 4 will now read: 8" CMU + 6" CMU STEM WALL SLUSHED FULL
- 9. Refer to attached sheet A101; WALL TYPE LEGEND
 - a. Wall type 3 will now read; 6" CMU
- 10. Refer to attached sheet A101; WALL TYPE LEGEND
 - a. Wall type 4 will now read; 4" SPLIT FACE CMU, 1" RIGID INSULATION OVER FLUID APPLIED WRB, 8" CMU
- 11. Refer to attached sheet A300; BUILDING SECTIONS
 - a. Building Section – Longitudinal now shows 6" CMU LEDGE WITH 8" STEM WALL
- 12. Refer to attached sheet A300; BUILDING SECTIONS
 - a. Building Section – Transverse now shows 6" CMU BEARING WALL WITH 8" STEM WALL
- 13. Refer to attached sheet A301; Wall Sections & Details
 - a. Soffit Detail now shows: 8" CMU BOND BEAM
- 14. Refer to attached sheet A301; Wall Sections & Details – EXTERIOR WALL SECTION
 - a. See revised text changes.

End of Addenda Items



SHEET NOTES - FOUNDATION	
NOTE NUMBER	DESCRIPTION
1	SAW JOINTS NOT TO EXCEED 15'-0" IN EITHER DIRECTION
2	4" CONCRETE SLAB W/ 2.9X2.9 WWR OVER 6 MIL VAPOR BARRIER OVER 8" CRUSHED STONE. PROVIDE 1/2" EXPANSION JOINTS AT STEM WALLS
3	BLOCK OUT STEM WALL @ DOOR THRESHOLD. POUR SLAB THROUGH & TURN DOWN SLAB @ DOOR THRESHOLD
4	8" CMU + 6" STEM WALL SLUSHED FULL

FOUNDATION SCHEDULE		
MARK	SIZE (L x W x H)	REINFORCING
F2C	CONT. X 2'-0" X 1'-0"	(3) #4 REBAR CONT. + #4 TIES @ 2'-0" O.C.
TS2	THICKENED SLAB CONT. X 2'-0" X 1'-0"	(2) #4 REBAR CONT. + #4 TIES @ 2'-0" O.C.
P2	2'-0" (DIA.) X 6'-0" PIER (DEPTH)	(3) #3 STIRRUPS @ THE TOP & #3 STIRRUPS & 12" O.C. BELOW W/ (4) #4 VERTICAL TIES

DESIGN PROFESSIONAL

PLAN REVIEWER

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BY

FAB, SA, KH

DATE

2025/07/25

SET

BID DOCUMENTS

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DD

CD

REVISION

DESCRIPTION

X

DDMMYYYY

REVISION DESCRIPTION

CITY OF BERA RESTROOM AND CONCESSIONS

NEW CONCESSIONS (2024)

5 PIRATE PARKWAY
BEREA, KY 40403

PROJECT NUMBER 24-016

1	FOUNDATION PLAN 1/4" = 1'-0"
2	DETAIL - FOOTING @ SLAB ON GRADE W/ CMU 1/2" = 1'-0"
3	DETAIL - PIER W/ EMBEDDED COLUMN 3/4" = 1'-0"
4	DETAIL - FOOTING @ OPENING POUR THRU 3/4" = 1'-0"

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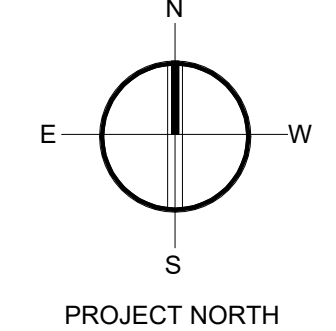
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FOUNDATION PLAN

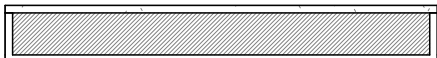
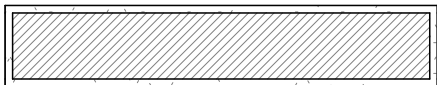

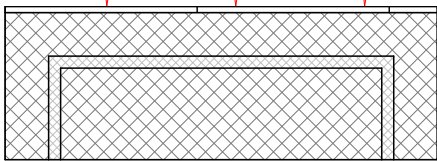
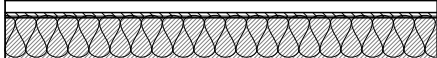
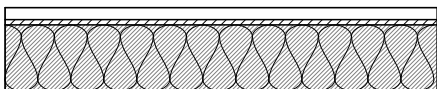
S102


STRUCTURAL



WALL TYPE LEGEND

WALL TYPES NOTED ON THE FLOOR PLAN AS " # " SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE NUMBER SHOWN (IN HOURS)

INTERIOR		5/8" GWB
WALL TYPE 1		2X4 WOOD STUD
INTERIOR		5/8" GWB
INTERIOR		5/8" GWB
WALL TYPE 2		2X6" WOOD STUD
INTERIOR		5/8" GWB
INTERIOR		6" CMU
WALL TYPE 3		
INTERIOR		
EXTERIOR		4" SPLIT FACE CMU
WALL TYPE 4		1" RIGID INSULATION OVER FLUID APPLIED WRB
INTERIOR		8" CMU
INTERIOR		EXTERIOR METAL WALL PANEL
WALL TYPE 1		2X4 WOOD STUD
INTERIOR		
INTERIOR		EXTERIOR METAL WALL PANEL
WALL TYPE 1		2X6 WOOD STUD
INTERIOR		



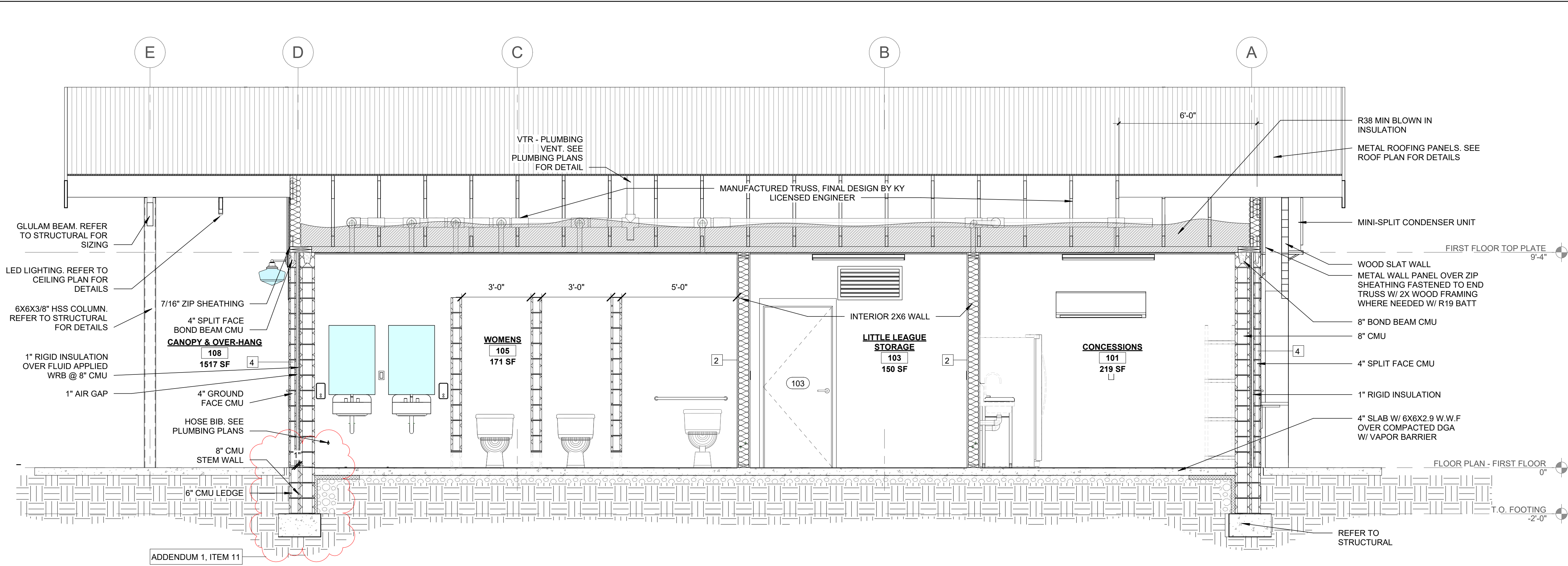
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**CITY OF BEREA RESTROOM AND
CONCESSIONS
NEW CONCESSIONS (2024)**

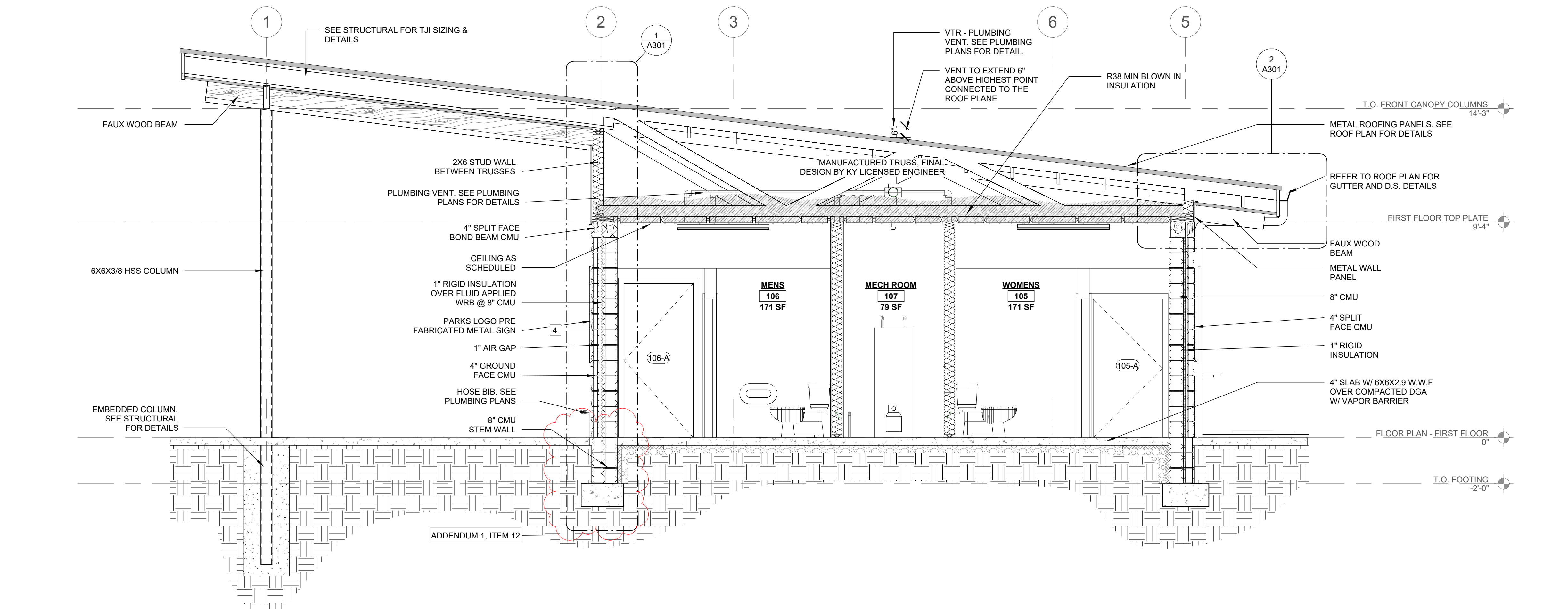
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A101



1 BUILDING SECTION - LONGITUDINAL
3/8" = 1'-0"



2 BUILDING SECTION - TRANSVERSE
3/8" = 1'-0"

WALL TYPE LEGEND

WALL TYPES NOTED ON THE FLOOR PLAN AS "*" SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE NUMBER SHOWN (IN HOURS)

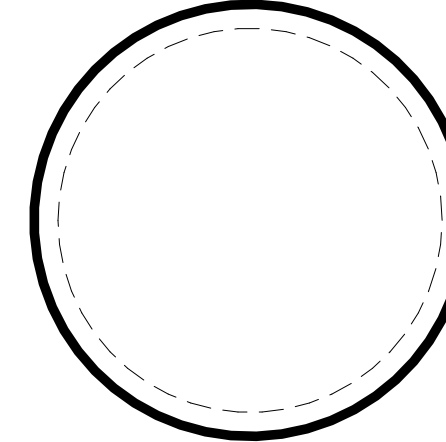
INTERIOR		5/8" GWB
WALL TYPE 1		2X4 WOOD STUD
INTERIOR		5/8" GWB
INTERIOR		5/8" GWB
WALL TYPE 2		2X6" WOOD STUD
INTERIOR		5/8" GWB
INTERIOR		6" CMU
WALL TYPE 3		
INTERIOR		
EXTERIOR		4" SPLIT FACE CMU
WALL TYPE 4		1" RIGID INSULATION OVER
INTERIOR		FLUID APPLIED WRB
		8" CMU
INTERIOR		EXTERIOR METAL WALL PANEL
WALL TYPE 1		2X4 WOOD STUD
INTERIOR		
INTERIOR		EXTERIOR METAL WALL PANEL
WALL TYPE 1		2X6 WOOD STUD
INTERIOR		

SECTION NOTES

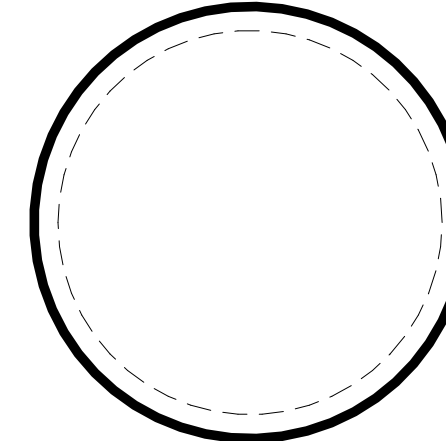
- ALL WORK TO COMPLY WITH ALL APPLICABLE STANDARDS, CODES, REGULATIONS.
- COORDINATE AND PROVIDE BLOCKING IN PARTITIONS FOR THE INSTALLATION AND ATTACHMENT OF ALL WALL-MOUNTED EQUIPMENT, FIXTURES, AND PRODUCTS. REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR THE LOCATIONS OF WALL-MOUNTED EQUIPMENT AND PRODUCTS. WHERE SPECIFIC BLOCKING REQUIREMENTS ARE NOT SHOWN, PROVIDE BLOCKING AT INTERIOR WALLS WHERE STUD LENGTH IS TWO EQUAL SPACINGS ON EITHER SIDE OF BLOCKING AND AT EXTERIOR WALLS WHERE STUD LENGTH IS THREE EQUAL SPACINGS BETWEEN BLOCKING.
- REFER TO SHEET A4.00 FOR DOOR SCHEDULE.
- REFER TO SHEET A4.01 FOR WINDOW SCHEDULE.
- GYPSUM WALLBOARD TO BE MOISTURE-RESISTANT IN ROOMS WITH PLUMBING FIXTURES.
- PARTITIONS TO EXTEND TO AND TERMINATE THE UNDERSIDE OF ROOF DECK ABOVE, UON. PROVIDE CONTINUOUS ACOUSTICAL SEALANT (BOTH SIDES OF PARTITION) AT ALL HEAD, BASE, AND JAMB TERMINATION JOINTS.
- ALL EXPOSED JOINTS, CORNERS, ETC. SHALL BE FINISHED WITH NO METAL EXPOSED.
- GYPSUM WALLBOARD JOINTS SHALL ONLY OCCUR AT STUD LOCATIONS.
- ALL OPENINGS FOR ACCESSORIES SHALL BE FRAMED WITH METAL STUDS AND TRIMMED WITH "J" CLIPS.
- DECREASE STUD SPACING AND/OR INCREASE STUD SIZE WHEN VERTICAL SPANS EXCEED MANUFACTURER'S LIMITING HEIGHTS FOR DEFLECTION AS NOTED ON STRUCTURAL DRAWINGS. PARTITION THICKNESS MAY NOT BE CHANGED WITHOUT THE ARCHITECT'S APPROVAL.
- ALL COLUMNS, PIPES, DUCTS AND SIMILAR MEP ITEMS SHALL BE FURRED IN, UON.
- REFER TO FINISH SCHEDULE FOR BASE, CEILING, FLOOR, AND PARTITION FINISH INFORMATION.
- COORDINATE ALL CONSTRUCTION WITH STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.

ROOF TYPE LEGEND

EXTERIOR		STANDING SEAM METAL
ROOF TYPE R-1		3/4" SHEATHING W/ WEATHER BARRIER
INTERIOR		MANUFACTURED WOOD TRUSS W/ BLOWN IN INSULATION (R-38 MIN.)



DESIGN PROFESSIONAL



PLAN REVIEWER

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BY	FAB, SA, KH
DATE	2025/07/25
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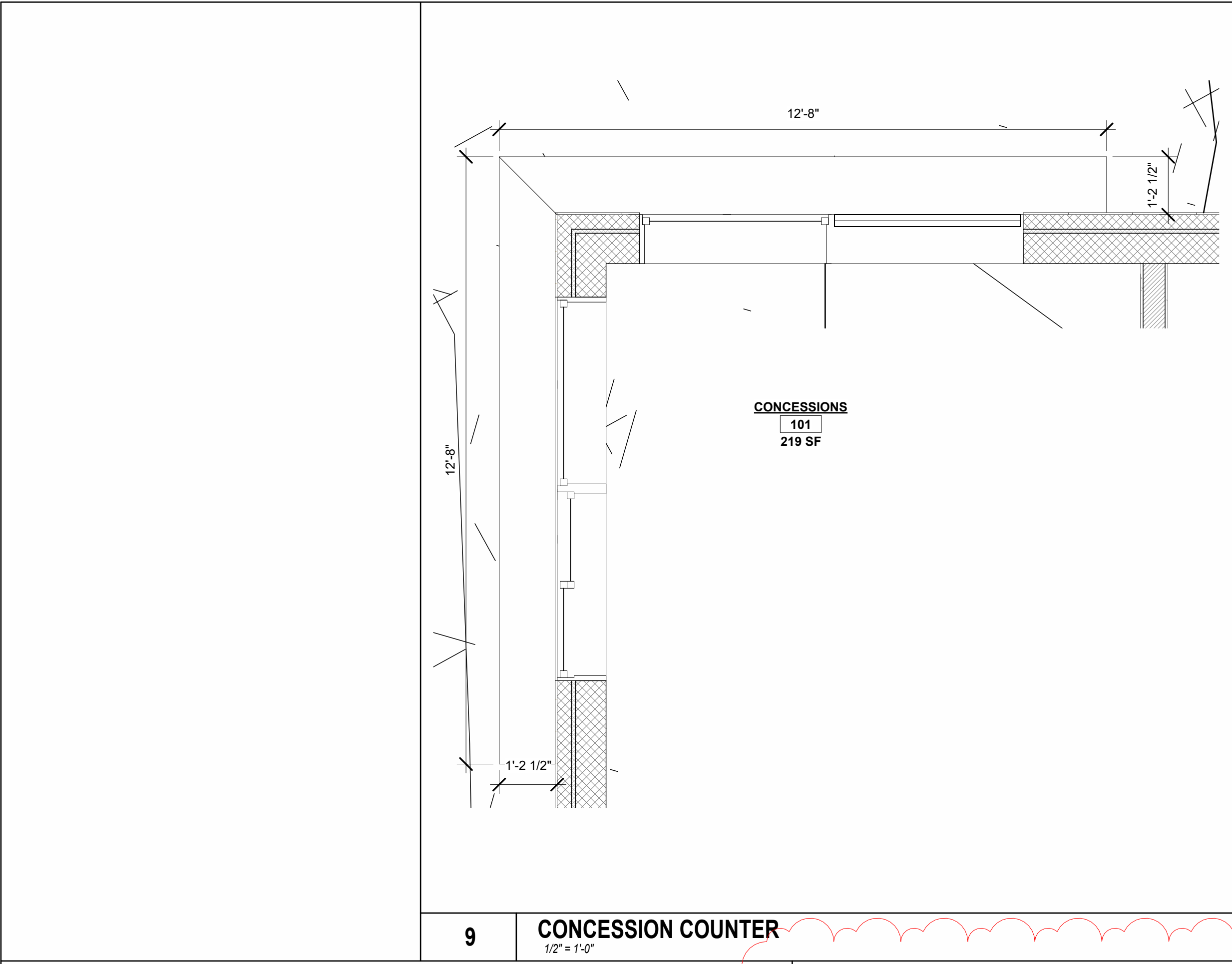
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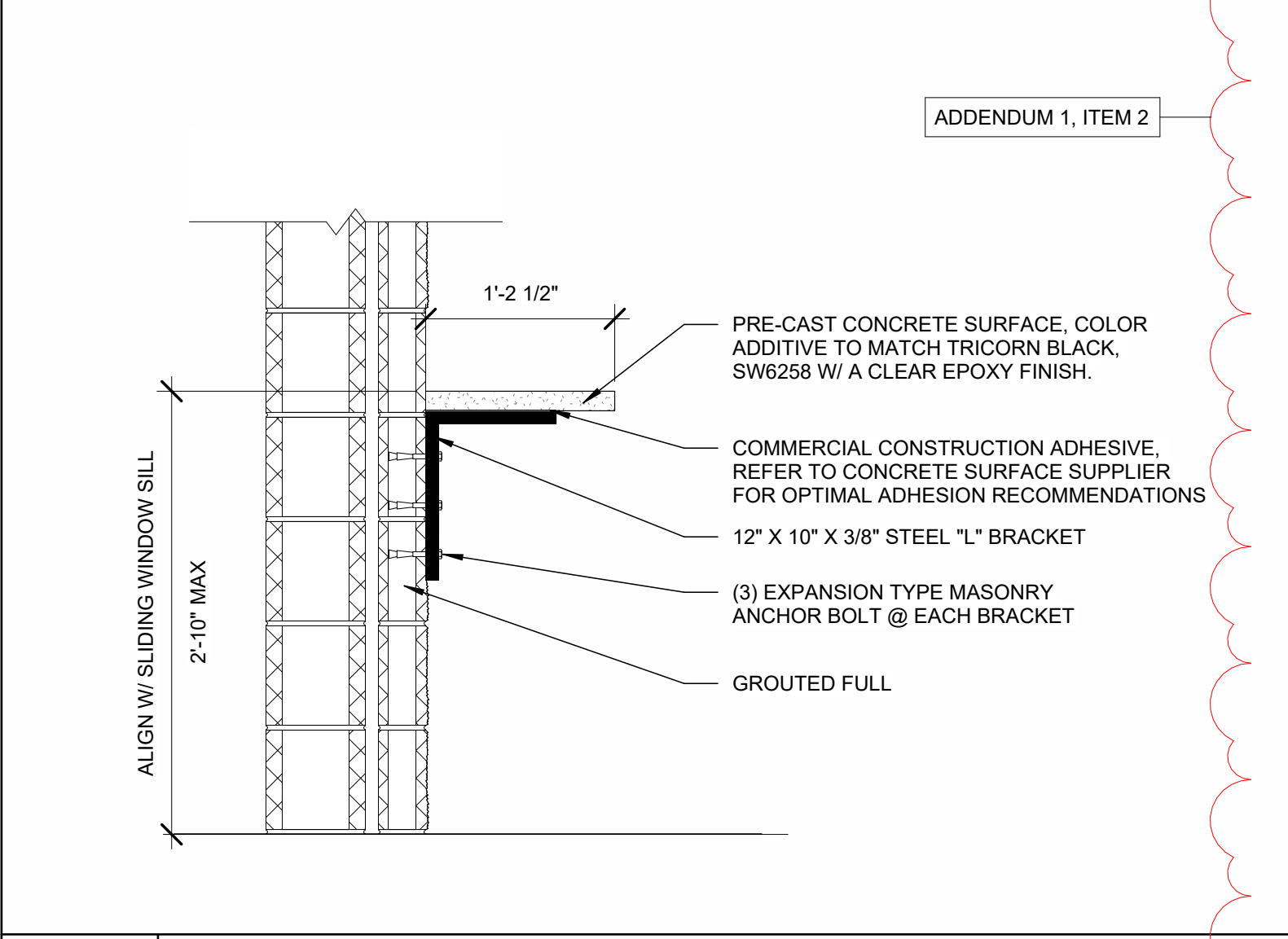
BUILDING SECTIONS

A300

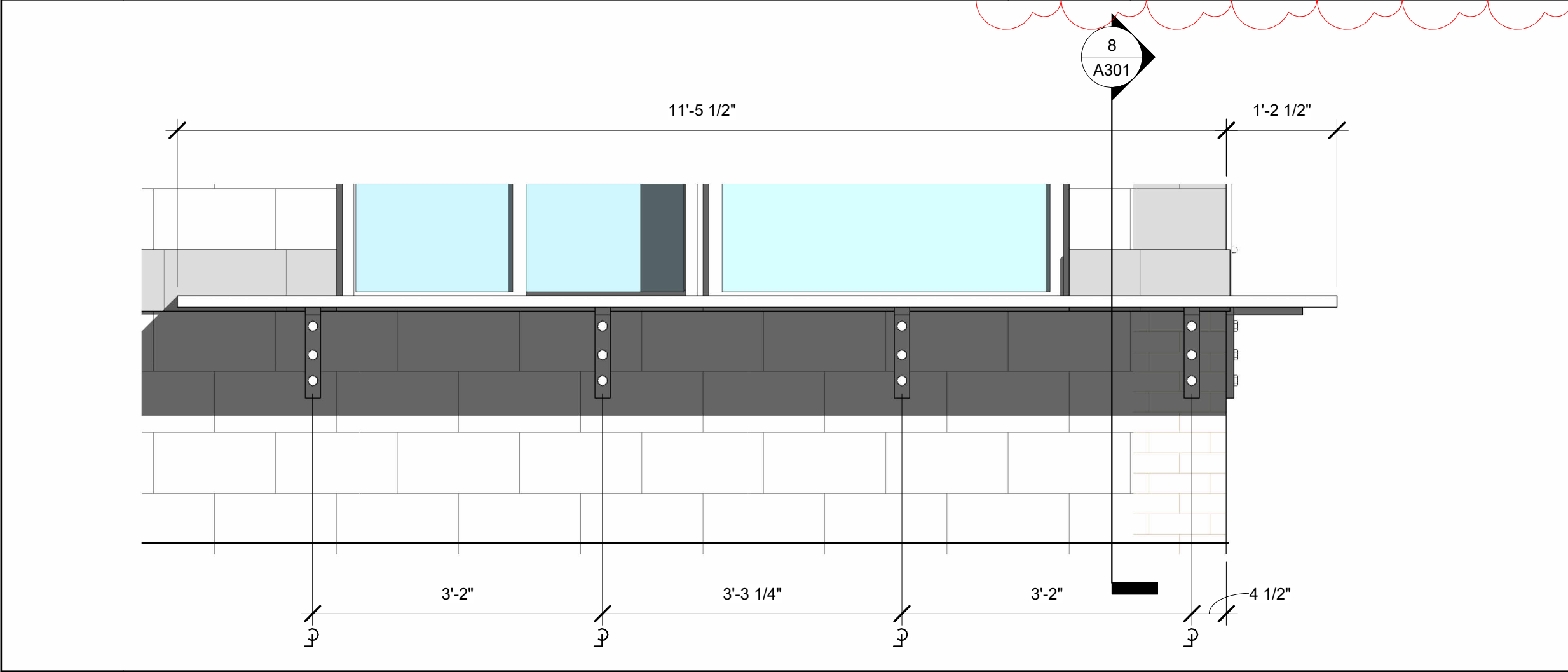
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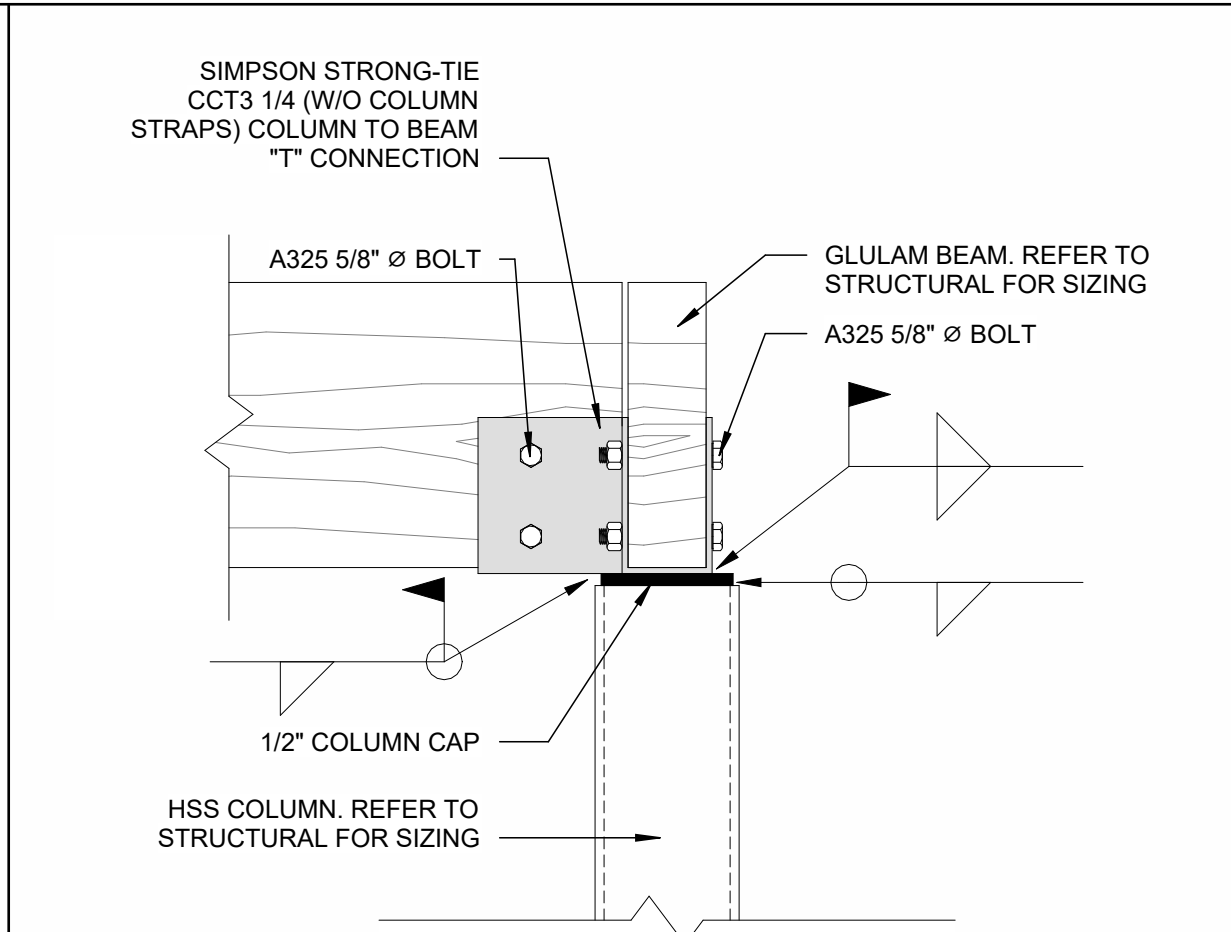
9 CONCESSION COUNTER
1/2" = 1'-0"



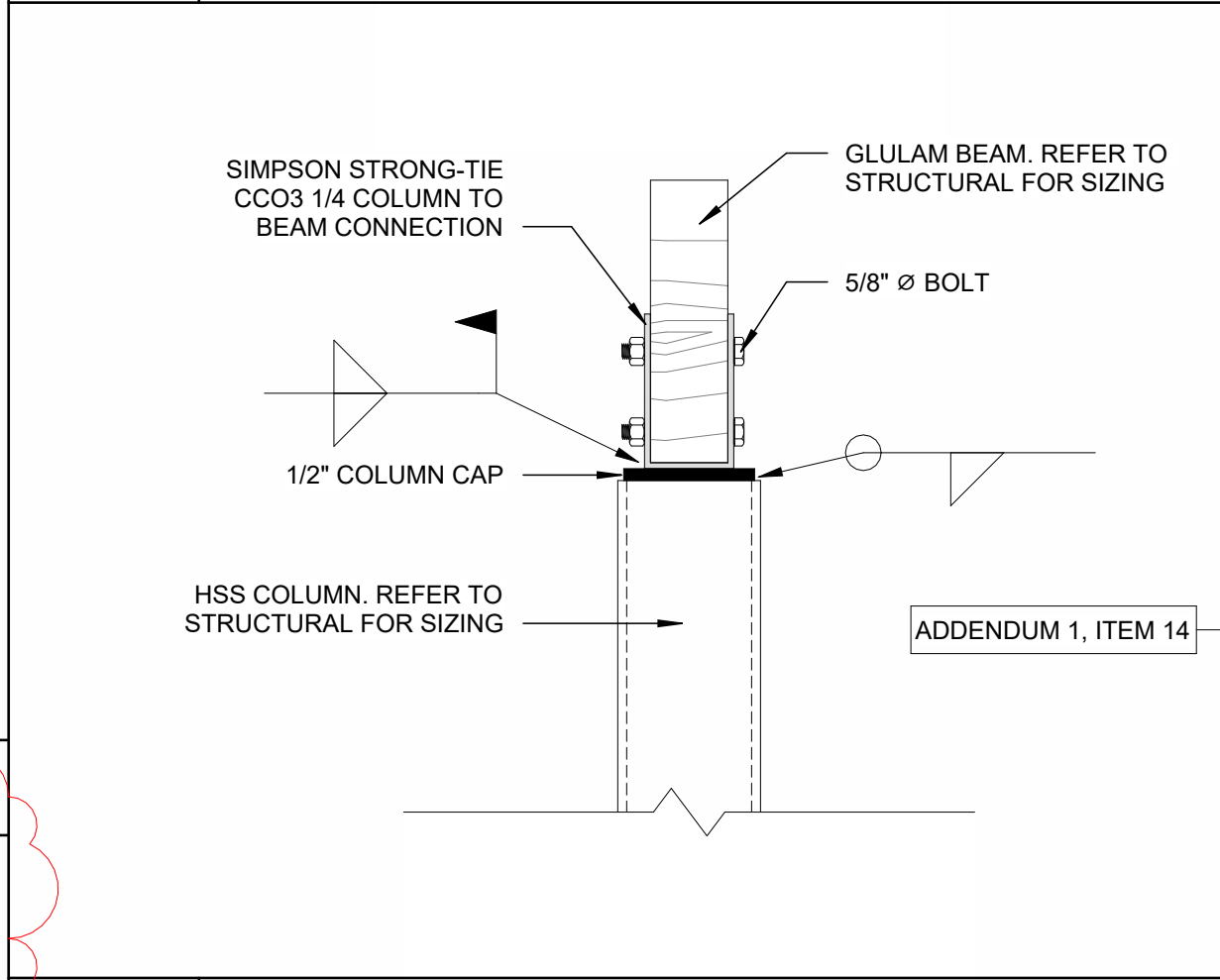
8 SECTION - CONCESSION COUNTER
1" = 1'-0"



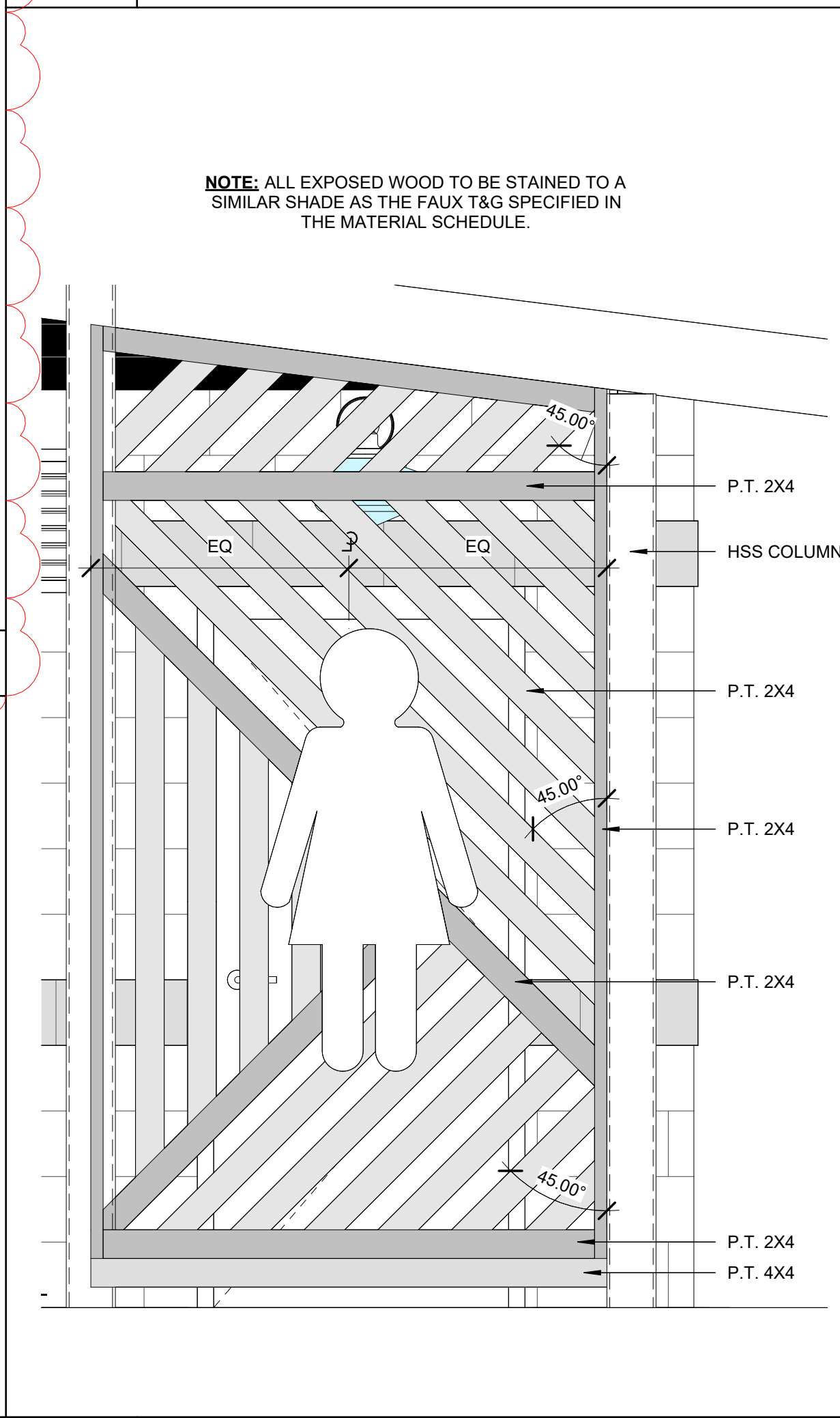
6 TYP. COUNTER @ CONCESSION WINDOWS
3/4" = 1'-0"



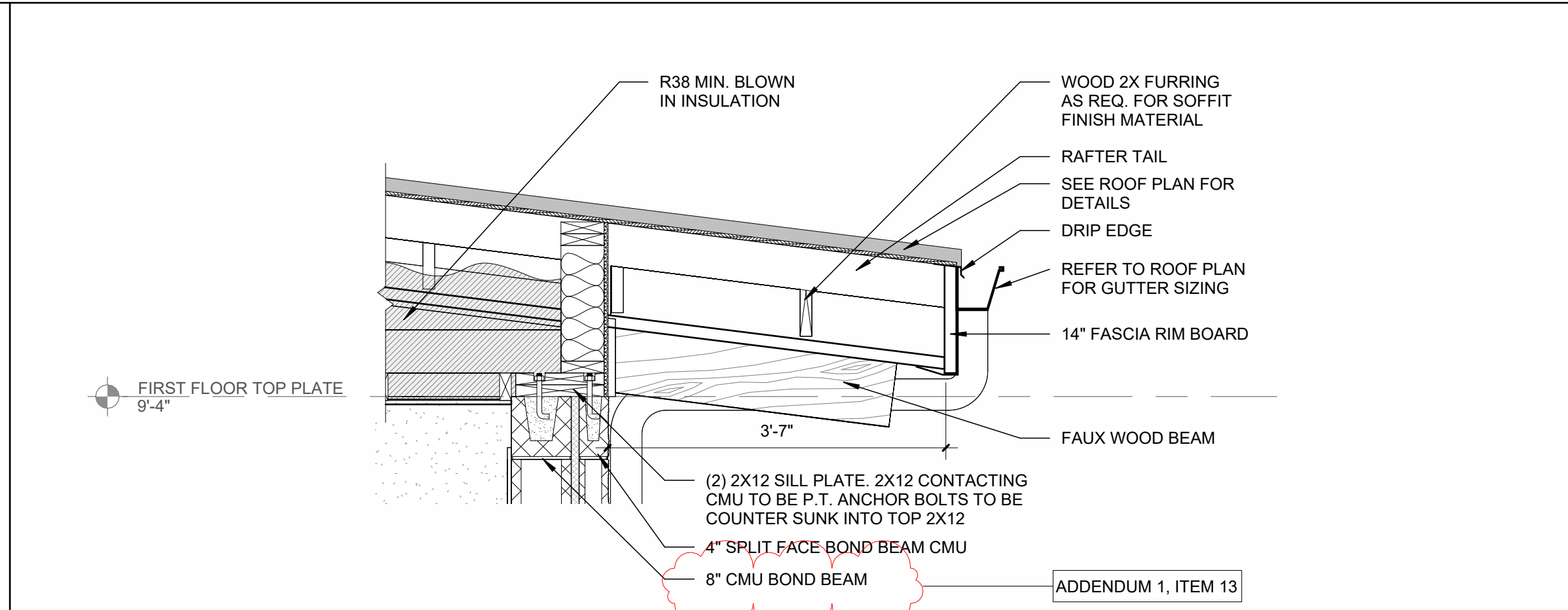
5 DETAIL - HSS TO BEAM "T" CONNECTION
1 1/2" = 1'-0"



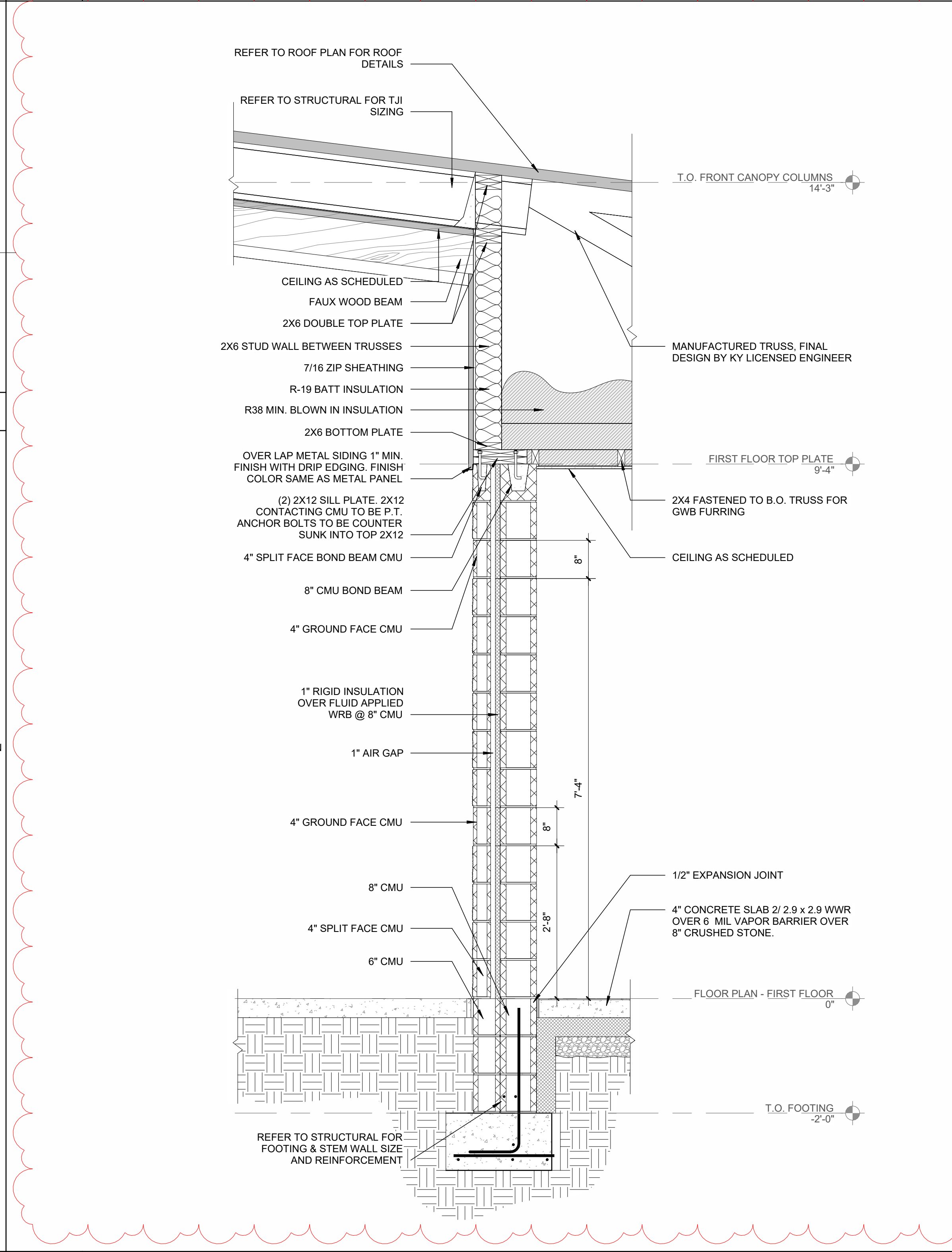
4 DETAIL - HSS TO BEAM CONNECTION
1 1/2" = 1'-0"



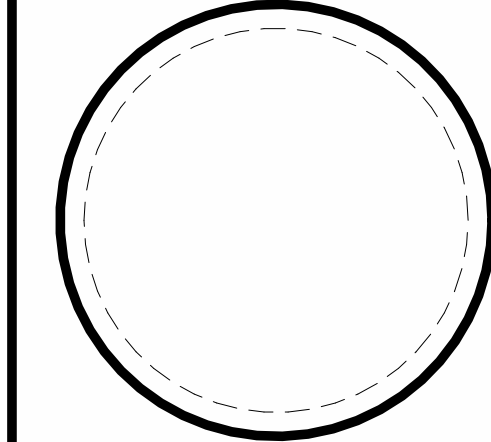
3 SLAT WALL CALLOUT
3/4" = 1'-0"



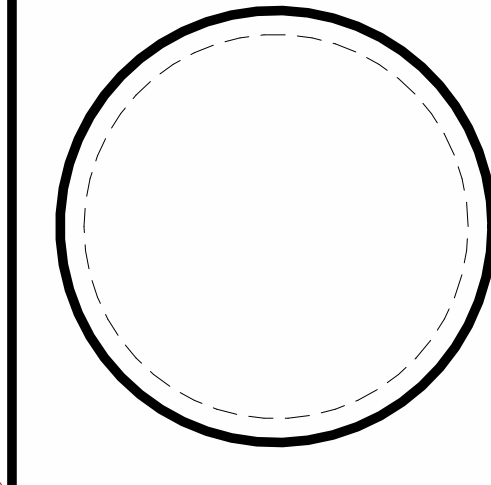
2 SOFFIT DETAIL
3/4" = 1'-0"



1 EXTERIOR WALL SECTION
3/4" = 1'-0"



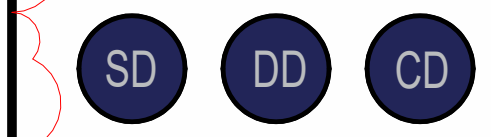
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PLAN REVIEWER

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BY	FAB, SA, KH
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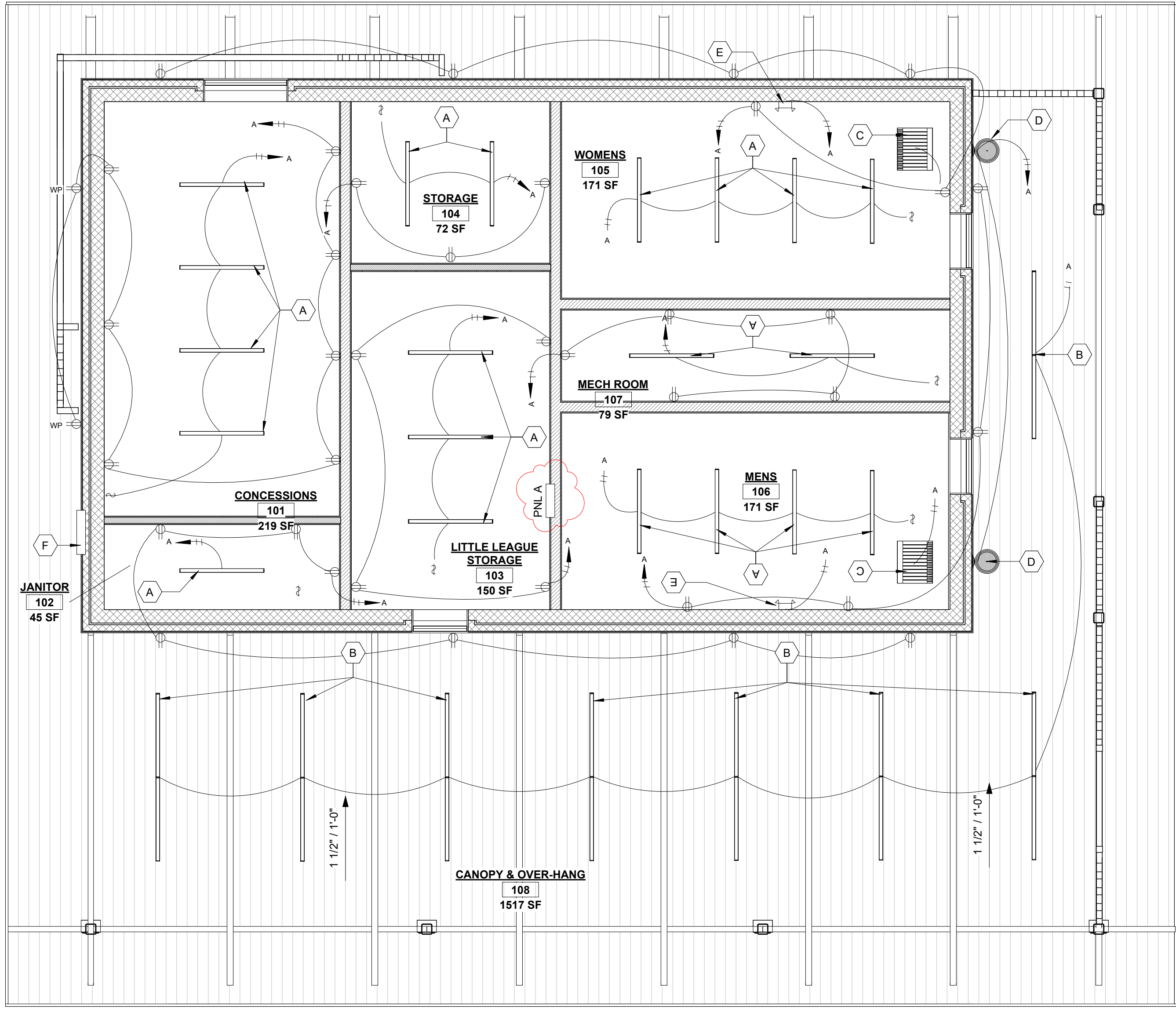
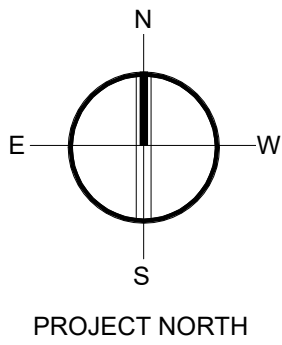
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WALL SECTION & DETAILS

A301

ARCHITECTURAL

ADDENDUM 1, ITEM 6



1 ELECTRICAL - LIGHTING PLAN

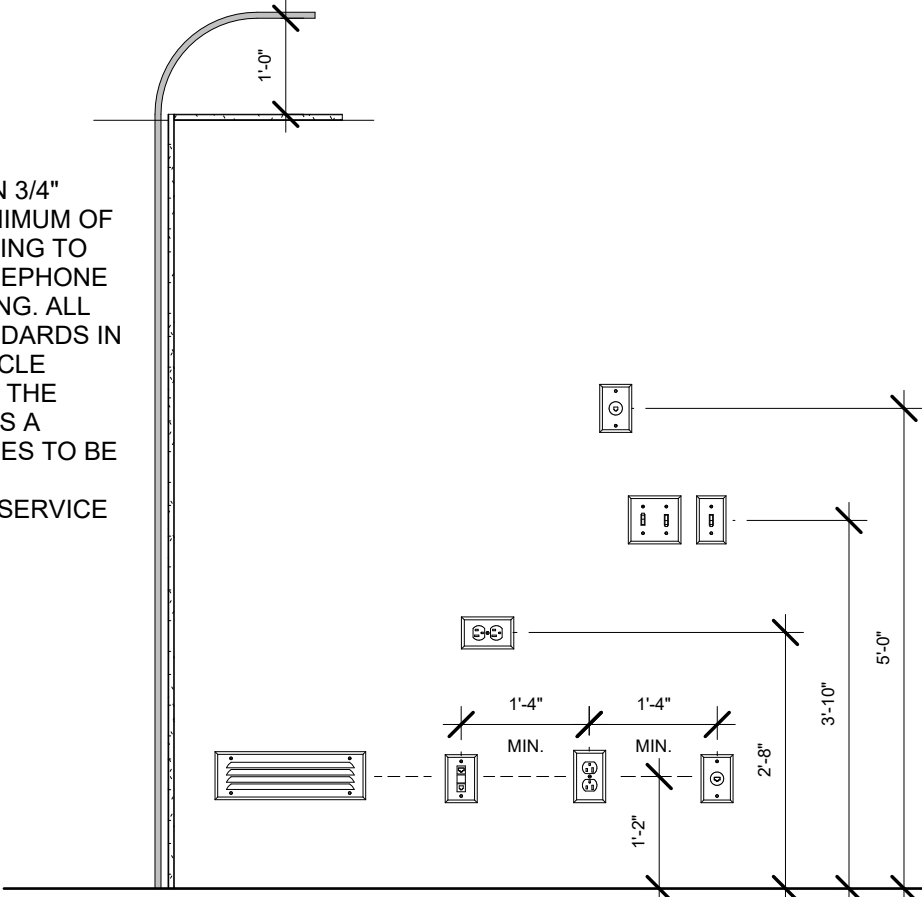
1/4" = 1'-0"

ADDENDUM 1, ITEM 7

WATER HEATER EQUIPMENT

SYMBOL	EQUIPMENT	CAPACITY	GPM	AMPS	PHASE-VOLTS
WH1	RHEEM-RUDD ES120-18-G	18KW	106 GPH RECOV	75	1/240/60

CONTRACTOR SHALL RUN 3/4" METALLIC CONDUIT A MINIMUM OF 12" ABOVE FINISHED CEILING TO PROVIDE ACCESS TO TELEPHONE AND/OR COMPUTER WIRING. ALL WIRE TO MEET NEC STANDARDS IN ACCORDANCE WITH ARTICLE 300-200 IN AREAS WHERE THE CEILING IS BEING USED AS A RETURN AIR PLENUM. LINES TO BE BROUGHT IN THE SAME TRENCH/SLEEVE AS THE SERVICE LINE.



Note:
ALL SIMILAR DEVICES SHALL BE MOUNTED AT CONSISTENT HEIGHTS IN DRYWALL OR BRICK TO MAINTAIN CONTINUITY IN APPEARANCE.

- WHEN RECEPTACLES ARE MOUNTED IN BRICK, IT IS PERMISSIBLE TO ROTATE THEM 90° AND LOCATE THE BOX TO DISPLACE A BRICK. OR AS PER OWNER.
- WHEN COURTESY LIGHTS, RECEPTACLES & SWITCHES ARE MOUNTED IN BRICK DIMENSIONS SHOWN ARE WITHIN (+/-) 2" TO FIT WITHIN A COARSE OF BRICK. DO NOT STRADDLE MORE MORTAR LINES THAN NECESSARY.
- WHEN SWITCHES ARE MOUNTED IN DRYWALL IT IS PERMISSIBLE FOR THE TOP OF THE SWITCH BOX TO BE AT 48" (+/-) 2" TO FALL ON THE MATCHING SEAM OF THE LOWER PIECE OF DRYWALL WHEN APPLICABLE.

2 TYP. ELECTRICAL MOUNTING HEIGHTS

1/2" = 1'-0"

ELECTRICAL NOTES

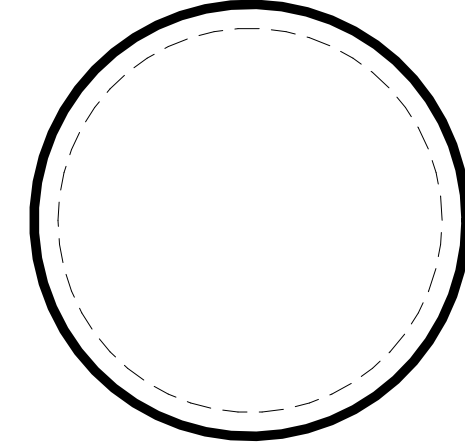
- CONTRACTOR SHOULD SPACE SUCCESSIVE FIXTURES IN EQUAL SPACING WHERE APPLICABLE.
- ELECTRICAL CONTRACTOR TO FIELD VERIFY ELECTRICAL SERVICE AND ENSURE CAPABILITY FOR NEW ELECTRICAL DEMAND.
- ALL NEW ELECTRICAL INSTALLATION SHALL MEET THE STANDARDS AND GUIDELINES ESTABLISHED BY THE N.E.C.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL PANEL SCHEDULE AND RISERS IF REQUIRED.
- ELECTRICAL CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY CONFLICT, ERROR OR DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS, BUT SHALL REQUEST CLARIFICATION OF SUCH BEFORE INSTALLATION.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS FOR LOCATION OF EQUIPMENT AND/OR WORK.
- ALL APPLIANCES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND CONNECTED IN ACCORDANCE WITH THE BEST ENGINEERING PRACTICE AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS USED THROUGHOUT SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND.
- THE MINIMUM STANDARD FOR ALL ELECTRICAL WORK SHALL BE THE LATEST REVISION OF THE NATIONAL ELECTRICAL CODE.
- ALL ELECTRICAL INFORMATION SHALL BE CHECKED AND VERIFIED BY OWNER AND CONTRACTOR PRIOR TO INSTALLATION.
- ALL ELECTRICAL EQUIPMENT AND FIXTURES SHALL BE SELECTED BY OWNER. ELECTRICAL CONTRACTOR TO VERIFY INFORMATION PRIOR TO BID (IF APPLICABLE).
- ANY SOUND/VIDEO EQUIPMENT TO BE SELECTED AND LOCATED BY OWNER PRIOR TO CONSTRUCTION.
- ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT
- COORDINATE ELECTRICAL REQUIREMENTS AND METERING/TRANSFORMER LOCATIONS PRIOR TO CONSTRUCTION AND FABRICATION.
- ELECTRICAL CONTRACTOR TO RUN CONDUIT TO ALL EXTERIOR SIGNS, PARKING LOT LIGHTS, AND GROUND ACCENT LIGHTS (AS APPLICABLE). COORDINATE LOCATIONS AND REQUIREMENTS WITH OWNER.
- ALL LIGHT FIXTURES ARE SHOWN AND IDENTIFIED FOR LOCATION AND LIGHT-LEVEL REQUIREMENTS ONLY. FINAL LIGHT FIXTURES SHALL BE SELECTED BY OWNER. E.C. IS TO COORDINATE REQUIREMENTS WITH OWNER, PRIOR TO INSTALLATION OF LIGHT WIRING OR BOXES.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL CONDUIT FOR SECURITY SYSTEM. E.C. TO COORDINATE WITH SYSTEM SUPPLIER/INSTALLER.
- ALL PENETRATIONS OF FIRE-RATED CONSTRUCTION SHALL BE FIRESTOPPED AS PER ALL NATIONAL, STATE AND LOCAL CODES. SHOULD ANY QUESTION ARISE TO PROPER DETAILING OF FIRESTOPPING, CONTACT THIS ARCHITECT.
- CONTRACTOR SHOULD COORDINATE WITH OWNER ON FINAL LOCATION OF PLUG LOCATIONS.

LIGHT FIXTURE LEGEND

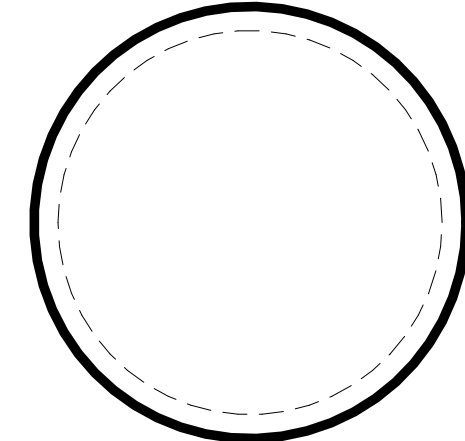
- 2x2 LED LIGHT (SUSPENDED AT EXPOSED CEILINGS. LAY-IN AT ACT CEILINGS)
- LITHONIA LIGHTING - ZL1D, 96"
- LITHONIA LIGHTING - ZL1D, 48"
- SURFACE MOUNTED ELECTRIC HEATING UNIT
- WALL MOUNTED, 100 WATT METAL HALIDE W/ PHOTOCELL. LITHONIA

ELECTRICAL PLAN NOTES

NOTE NUMBER	DESCRIPTION
A	LITHONIA LIGHTING - ZL1D, 48"
B	LITHONIA LIGHTING - ZL1D, 96"
C	DAYTON 2YU35 CEILING SURFACE MOUNTED HEATER. FAN FORCED.
D	WALL MOUNTED, 100 WATT METAL HALIDE W/ PHOTOCELL. LITHONIA
E	EMERGENCY LIGHTING W/ BATTERY BACK-UP. LITONIA E1M-6
F	ELECTRICAL PANEL. FINAL PLACEMENT DETERMINED BY ELECTRICAL COMPANY



DESIGN PROFESSIONAL



PLAN REVIEWER

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CITY OF BERA RESTROOM AND CONCESSIONS
NEW CONCESSIONS (2024)
5 PIRATE PARKWAY
BEREA, KY 40403
PROJECT NUMBER 24-016

DO NOT REMOVE ANY ELEMENT OF THESE DOCUMENTS FROM THE DRAWING BORDER.

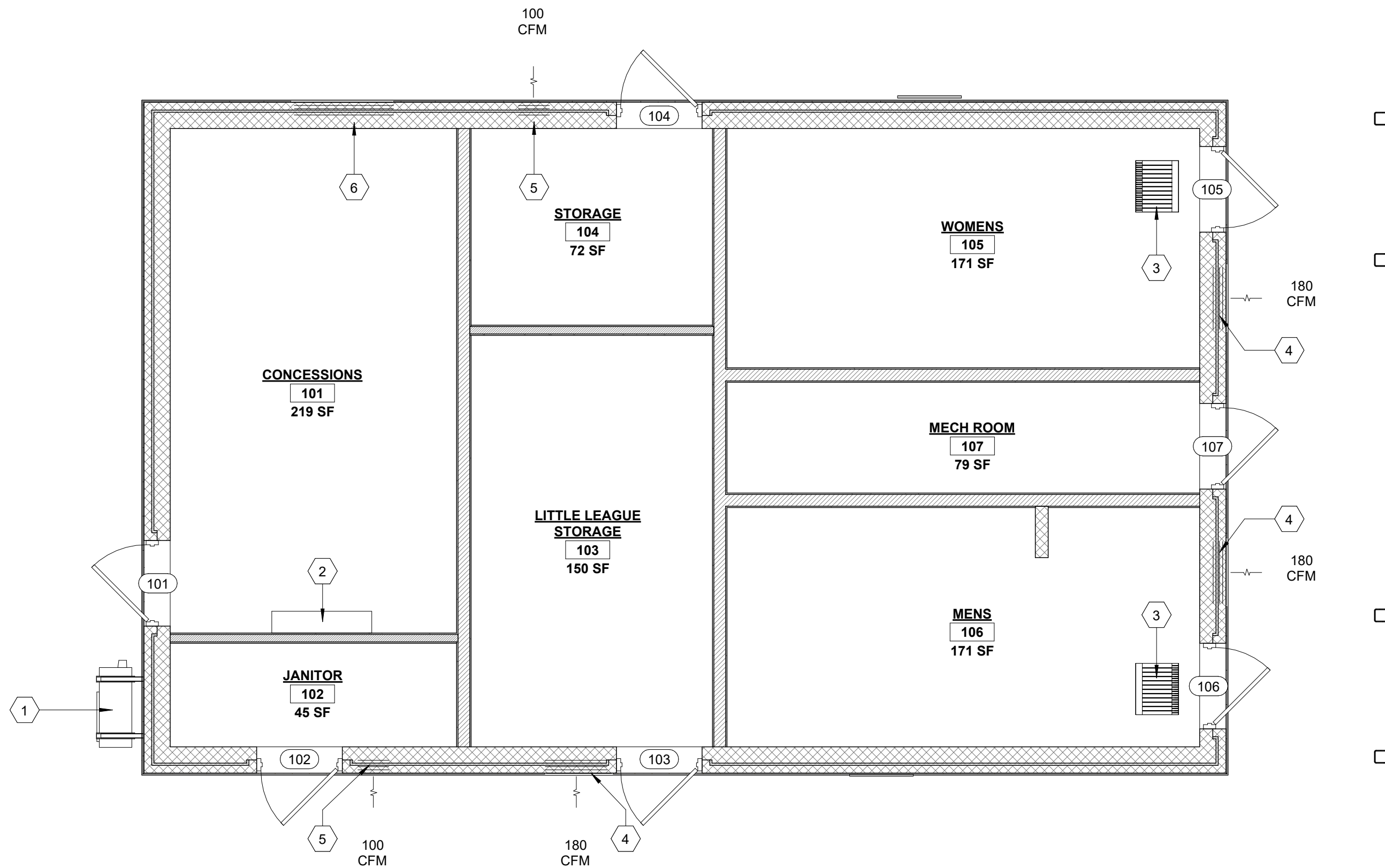
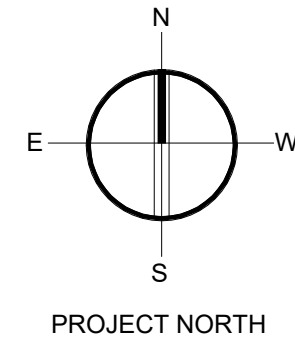
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ELECTRICAL PLAN

E100

ELECTRICAL



MECHANICAL NOTES

1. ALL EQUIPMENT SHALL COMPLY WITH ASHRAE STANDARDS.
2. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES & LAWS.
3. INSTALLATION OF EQUIPMENT MUST BE COMPLETED WITH THE INDUSTRIES STANDARD OF GOOD PRACTICE & AT THE MANUFACTURERS MOST STRICT RECOMMENDED INSTALLATION PROCESS.
4. ALL WORK PERFORMED MUST COMPLY WITH CLEARANCE CODES & LAWS WHILE ALSO NOT EFFECTING THE ARCHITECTURAL DESIGN.
5. ALL TRADE WORK SHALL BE LOCATED TO AVOID CONFLICTS WITH ALL OTHER TRADES. FAILURE OF THE CONTRACTOR TO COORDINATE WITH OTHER TRADE WORK SHALL RELIEVE THE OWNER/ENGINEER/ARCHITECT FROM ANY ADDED COST.
6. DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR MAY BE REQUIRED MAKE MINOR MODIFICATIONS TO ENSURE A CLEAN INSTALLATION.
7. SPECIFIC EQUIPMENT CALLED OUT SHALL BE SUBSTITUTED ONLY WITH EQUIPMENT THAT EXCEEDS QUALITY/RATINGS @ APPROVAL OF THE OWNER/ENGINEER/ARCHITECT.

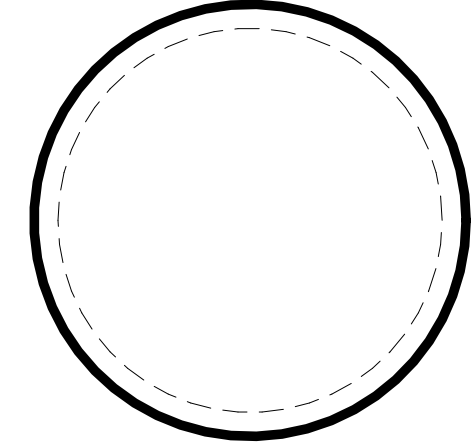
HVAC PLAN NOTES

NOTE NUMBER	DESCRIPTION
1	LENNOX MPB009S4S-1P .75 TON MINI-SPLIT HEAT PUMP CONDENSER
2	LENNOX MWMB009S4-2L .75 TON MINI-SPLIT WALL MOUNT HEAT PUMP
3	DAYTON 2YU35 CEILING SURFACE MOUNTED HEATER. FAN FORCED VARIABLE SPEED CONTROL SWITCH WITH COVERED KEY ACCESS BOX.
4	16" X 32" LOUVER W/ INSECT SCREEN & 180 CFM EXHAUST FAN, INTERNAL 2YU46 THERMOSTAT ACCESSORY
5	8" X 16" LOUVER W/ INSECT SCREEN & 100 CFM EXHAUST FAN, INTERNAL 2YU46 THERMOSTAT ACCESSORY
6	16" X 48" OPERABLE LOUVER W/ INSECT SCREEN

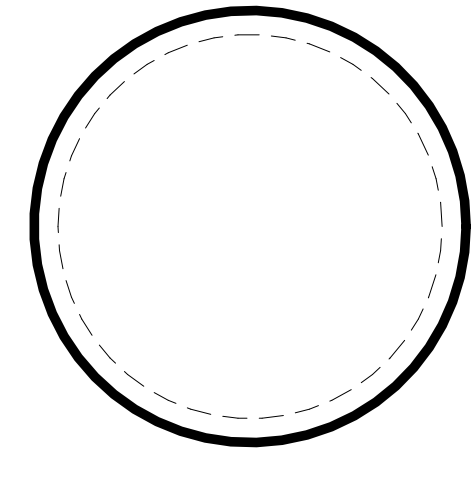
ADDENDUM 1, ITEM 3

ADDENDUM 1, ITEM 4

ADDENDUM 1, ITEM 5



DESIGN PROFESSIONAL



PLAN REVIEWER

IF NO STAMP IS PRESENT, PLAN REVIEW MAY BE PENDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PERMITS AND APPROVALS ARE OBTAINED PRIOR TO COMMENCING WORK.

BY	FAB, SA, KH
DATE	2025/07/25
SET	BID DOCUMENTS



REVISION	DESCRIPTION
X	DDMM/YYYY
	REVISION DESCRIPTION



Somerset, Kentucky
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HVAC PLAN

M100

MECHANICAL

1 MECHANICAL - HVAC PLAN
1/4" = 1'-0"