

312 PLUM STREER, SUITE 700 CINCINNATI, OHIO 45202 (513) 381-2112

November 02, 2018 ADDENDUM NO. 1

TO THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS FOR:

Northern Kentucky University

Commonwealth Hall Renovations NKU-16-19

TO ALL BIDDERS:

This addendum supplements, amends and takes precedence over the original Drawings and Specifications, and shall be taken into account when preparing proposals, and shall become part of the Contract Documents. Bidders must indicate receipt of this addendum in the space provided in the Bid Form.

GENERAL AND ARCHITECTURAL ITEMS:

Item #1: Pre-bid walkthrough Sign In Sheets

The sign-in sheets from the pre-bid walkthrough are included with this addendum for reference only.

Item #2: Mechanical Room sound control

Install new gyp board, hat channels and acoustical sealant as shown in attached sketch ASK-01 in all three third floor mechanical rooms.

Item #3:

Question: Ref. S000, 1/S250, 1/A601On structural sheet S000, General Foundation notes, FD, states that the slab should sloped 1/16" per foot to floor drains. The entire slab is not being removed, only where required. This will create an uneven floor, as there is existing slab that will remain. Is this requiring a topping slab over the entire restroom sloping towards the drain? What is required on the upper floors with existing plywood flooring as far as buildup? There is nothing called out on the finish plan on A601 except at the showers. Please specify on the finish plan on A601, what is the required slope, including pitch % and direction, as well as the material to be used.

Response: On the lowest levels where floor slabs are to be removed, the drain should be dropped slightly (no more than $\frac{1}{2}$ ") below the floor slab and the replaced concrete should be sloped to the drain, but not enough to create a wash board around the drain On upper floors, thinset/grot should be used before the epoxy flooring is installed to, at a minimum, ensure that no areas of the floor slope away for the floor drains.

Item #4:

Question: Ref. 1&4/A601. The restroom vestibule by the drinking fountains does not show any base being installed. Please advise.

Respone: Rubber base should be installed at all new walls where other base material is not called out including at the restroom vestibules.

Item #5:

Question: Ref. 2/A150 Note P20, 7/A140, E303. On sheet A150, Detail 2, Note P20 calls for a 24"x24" access panel in all 3rd level janitors closets. Between the light fixture, sprinkler head, and condensate piping in these rooms, we do not believe there will be room for this access panel. On Sheet A140, Detail 7, it already shows access into the attic space in the corridor. Please advise if we can eliminate the access panel in the janitors closets shown on A150.

Response: Eliminate 24"x24" access panels in 3rd floor janitors closets. Access panels to be installed as shown in Detail 7 on Sheet A140.

Item #6:

Question: Ref. A601, Specification 096723 Resinous Flooring. In Specification 096723-3.2-E, it calls for a 4" high integral base as part of the epoxy floor system. The elevations A601 inside of the restroom show wall tile all the wall to the floor. Please clarify this condition as well as provide a cut sheet section at the floor and walls in the restrooms.

Response: Where walls with wall tile and resinous floor intersect, utilize the detail shown in attachment ASK-02 which shows an integral epoxy base and wall tile that stops 4" above the floor.

Item #7:

Question: On drawing D101, what exactly should be removed from the hallway?

Resppnse: 3/D101 indicates that it is the contractor's option to either remove the entire corridor ceiling (and then replace) or to remove only sections as required to demo and replace MEP equipment and patch to match.

Item #9:

Question: Are we truly removing the flooring to the joists? If so that will increase costs dramatically.

Response: The only area where subfloor removal is being called for is in the three new third floor mechanical rooms. This is necessary for placement of nee joists as shown in 3/S250.

Item #10: SHEET A401

Sheet A401 is being reissued. The gray hatches to indicate existing ceilings did not show up correctly in the original drawings. This sheet shows the existing ceiling areas graphically.

Item #11: Flooring Replacement Allowance

Replacement of the flooring shown to be removed in 4/D150 will be covered by the \$25,000 floor patching/replacement allowance shown on sheet G000.

Item #12: Epoxy Flooring

Flooring is to be epoxy flooring in all restroom areas except at shower pans and curbs.

MEP ITEMS:

- Item #12 Refer to the Specifications, Section 202400 Identifications, Tags, Charts, Etc.
 - A. Refer to sub-section 3. Pipe Painting, A. General, (2). Add. "Paint color shall be selected by Architect."

Item #13 Refer to the Drawings, Sheet G000

- A. Refer to Unit Price 1. Description shall read, "Provide material and labor unit price for removing one existing duplex receptacle and replacing with a combo duplex receptacle + 2 USB (minimum 3A charging amperage) in the bedroom units."
- B. Refer to Unit Price 2. Description shall read "Provide unit price to provide bi-level water cooler with integral bottle filler in lieu of standard bi-level water cooler."

Item #14 Refer to the Drawings, FPXXX series, PXXX series, MXXX series, and EXXX series sheets

A. For clarification, Wing D represents the Goldenrod Wing, Wing E represents the River Wing, and Wing F represents the Cardinal Wing.

Item #15 Refer to the Drawings, Sheet FP301, FP302, and FP303

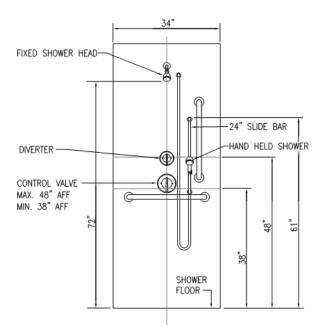
- A. Fire Protection General Note 'E' to read "All Fire Protection pipe sizes shall be hydraulically calculated in accordance with NFPA-13R."
- B. Fire Protection General Note 'F' to read "Cut and patch all ceilings to match existing."
- C. Add General Note: "Coordinate new Sprinkler Head locations with installation of new light fixtures.

Item #16 Refer to the Drawing, Sheet FP302 and FP303

A. Add General Note: "Coordinate sprinkler head locations with Attic Access."

Item #17 Refer to the Drawings, Sheet P100

- A. Remove Water Hammer Arrestor (Typical) and wall hose bib from Mop Basin Detail.
- B. Remove Plumbing Demolition Note 'C'.
- C. Plumbing Demolition Note 'D' to read "All walls and floor slabs damaged during demolition and construction shall be repaired to match existing and to like new condition. All rated walls and floor slabs shall be patched and repair to maintain rating."
- D. Refer to Plumbing Fixture Schedule, P-1 Water Closets to provide wood blocking and lag bolts thru sub floor to properly anchor carrier. Follow water closet manufacturer recommendations for proper selection of carrier and anchoring of carrier. Contractor is to coordinate floor penetrations with structural joist, HVAC ductwork and all other trades for vertical stacks and installation.
- E. Refer to Plumbing Fixture Schedule, P-2 Lavatories, provide OFFSET tailpiece as required. Coordinate tailpiece with removable access panel under counter.
- F. Refer to Plumbing Fixture Schedule, P-4A to be: Symmons, Temptrol Model No. C-96-1-X, pressure balancing mixing valve with combination integral diverter and volume control, adjustable screw to limit handle turn, and a shower head with arm and flange. Provide Zurn, Model No. ZN415, floor drain with type 'B' strainer. Coordinate drain selection with shower base specified.
- G. Refer to Plumbing Fixture Schedule: P-5 to read "Electric Water Cooler Bi-Level ADA Compliant: Elkay Model LVRCGRNTL8C, barrier free water cooler with single compressor, water supply, drain and electrical connection. 8.0 GPH of 50°F water at 90°F ambient and 80°F inlet water, 18.8-gauge stainless steel basin, 1/5 HP compressor, 115V/1PH, surface mounted to the wall with chiller below bowl and front push button operators. Mount so the bottom of the lower cooler is at 9" minimum AFF with clearance of 27" minimum from the bottom of the apron of the bowl to the finished floor. The dimension to the centerline of the lower cooler, bubbler shall be 35". Provide with water sentry water filter system and stainless steel can touch apron attached to the hi cooler."
- H. Refer to the following ADA Mounting Heights for shower head and control locations.



Item #18 Refer to the Drawings, Sheets P200, P201, P202, and P203.

- A. Tagged Note 'P25' to read "Demolish existing lavatory and all associated accessories. Demolish all sanitary vent piping from riser base thru VTR. Demolish all existing sanitary piping to below slab to location indicated on P200 and P201. Demolish all domestic cold, hot and recirc water back to mains located on lowest level and isolate/cap for future connection."
- B. Tagged Note 'P26' to read "Demolish existing shower and all associated accessories. Demolish all sanitary vent piping from riser base thru VTR. Demolish all existing sanitary piping to below slab to location indicated on P200 and P201. Demolish all domestic cold, hot and recirc water back to mains located on lowest level and isolate/cap for future connection."
- C. Tagged Note 'P28' to read "Demolish existing water fountain and all associated accessories. Demolish all sanitary vent piping from riser base thru VTR. Demolish all existing sanitary piping to below slab to location indicated on P200 and P201. Demolish all domestic cold water back to mains located on lowest level and isolate/cap for future connection."
- D. Add General Note: "Existing Water Fountains to be salvaged. Contractor is to remove, relocate, and to store salvaged water fountains in coordination with Owner."
- E. Tagged Note 'P28' to read "Demolish existing water closet and all associated accessories. Demolish all sanitary vent piping from riser base thru VTR. Demolish all existing sanitary piping to below slab to location indicated on P200 and P201. Demolish all domestic cold water back to mains located on lowest level and isolate/cap for future connection."
- F. Add tagged note 'P29' for janitor's closet mop sink. Note to read "Demolish existing lavatory and all associated accessories. Demolish all sanitary vent piping from riser base thru VTR. Demolish all existing sanitary piping to below slab to location indicated on P200 and P201. Demolish all domestic cold, hot and recirc water back to mains located on lowest level and isolate/cap for future connection."
- G. Add tagged note 'P33' for floor drains located in toilet and showers. Note to read "Demolish existing floor drain and all associated accessories. Demolish all sanitary vent piping from riser base thru VTR. Demolish all existing sanitary piping to below slab to location indicated on P200 and P201."
- H. Add General Note "Cut and patch all flooring in restroom plumbing scope of work. Refer to structural and architectural for floor patching."
- I. All Domestic Hot, Cold, and Recirc piping to be demolished back to mains on lowest level. New domestic water piping to be provided in demolished existing piping locations.
- J. Add General Note: Contractor shall maintain all roof warrantees.

ltem #19

Refer to the Drawings, Sheets P300, P301, P302, and P303

- A. Add following General Note to read "All new floor and wall penetrations from piping shall be fire stopped."
- B. Tagged Note P70 is to be deleted. FD-2 floor drains are included in the scope of work.
- C. Piping, valving and all other new work that will require an access door are require to be routed for direct ceiling access panel requirements.
- D. Kitchenette sink is to remain. All piping to sink is to be replaced.
- E. Add General Note: Contractor shall maintain all roof warrantees.

Item #20 Refer to the Drawings, Sheet M200, M201, M202

- A. Refer to tagged note A3, replace "indulated" with "insulated".
- B. Refer to all demolished piping routing thru the floor. All floor penetrations not utilized for the new system installation shall be patched and repaired to match adjacent and meet floor rating. Contractor may use these floor penetrations for the new pipe routing with the new pipe sealed with fire rated caulk.

Item #21 Refer to the Drawings, Sheet M200

- A. Refer to tagged note A14. Tagged note shall read "Existing louver to remain. Contractor shall remove associated duct, damper, etc. Provide sheet metal and external duct insulation for existing louver. Provide sheet metal blank-off sheet at interior wall of mechanical room."
- B. Refer to existing exhaust fan on plan west wall of Mechanical Room. Omit tag A3 applying to existing exhaust fan. Existing exhaust fan shall remain. Associated controls, wiring, etc. shall be removed.

Item #22 Refer to the Drawings, Sheet M201

A. Refer to existing exhaust fans shown on west and north exterior walls of the commons area. Existing exhaust fans are not on this level. Refer to Sheet M202 and addendum Item #12 for location and additional information.

Item #23 Refer to the Drawings, Sheet M202

- A. Refer to exhaust fan unit on west exterior wall of commons space. Omit tag A3 applying to existing exhaust fan. Existing exhaust fan shall remain. Associated controls, wiring, etc shall be removed.
- B. Refer to exhaust fan unit on north exterior wall of commons space. Omit tag A3 applying to existing exhaust fan. Existing exhaust fan shall remain. Associated controls, wiring, etc shall be removed.

Item #24 Refer to the Drawings, Sheet M300, M301, M302, and M303

- A. Refer to floor standing units, FS-xx, in the lounge and commons areas. Refer to floor stand unit mounting shroud detail on Sheet M500 for additional information.
- B. For clarification, note A48 applies to each route of refrigerant pipe and condensate piping routing up/down to floors above/below in each resident room and shall be applied where note A39 and A40 is indicated.

Item #25 Refer to the Drawings, Sheet M300 and M301

A. Refer to tagged note A48. Omit reference to specifications for concrete requirements. Add "Refer to detail on sheet S251 for mechanical unit on grade slab information."

Item #26 Refer to the Drawings, Sheet M301

- A. Refrigerant piping in Commons area is exposed and should be held as high as possible and painted. Refer to specifications for additional information.
- B. Refer to Commons Area Unit WC-18/CM506 unit condensate line shall extend to penetrate adjacent room wall and follow the refrigerant line path to southeast corner of adjacent room. Condensate shall route in existing southeast corner exterior wall down to 2'-0" above finished

grade and penetrate to spill condensate to grade. Termination of condensate shall be an open-ended elbow facing grade.

Item #27 Refer to the Drawings, Sheet M302

A. Refer to Mechanical Room RV211. Provide motorized damper in OA duct at louver L-1 and EA duct at louver L-2. Motorized damper shall close when all ERU units in the mechanical room are turned off.

Item #28 Refer to the Drawings, Sheet M303

- A. Refer to Mechanical Room CR311. Provide motorized damper in OA duct at louver L-1 and EA duct at louver L-2. Motorized damper shall close when all ERU units in the mechanical room are turned off.
- B. Refer to Mechanical Room GR311. Provide motorized damper in OA duct at louver L-1 and EA duct at louver L-2. Motorized damper shall close when all ERU units in the mechanical room are turned off.
- C. Refer to Typical Lounge and Janitor Closet Duct Chase Section. Provide volume dampers in the EA duct main and OA duct main at each floor level.
- D. Refer to Typical Outside Air Duct Chase Section. Provide volume dampers in the OA duct mains at each floor level.
- E. Refer to Typical Exhaust Air Duct Chase Section.
 - i. Provide volume dampers in the EA duct mains at each floor level.
 - ii. Coordinate duct routing with plumbing fixture carriers, piping, etc.
 - iii. Coordinate exhaust diffuser with light fixture location.
- F. Refer to Wing E Attic Plan.
 - i. Refer to existing transfer air duct and 10" EA duct located above corridor space adjacent to Mechanical Room RV211. Re-route 10" EA to avoid conflict with new attic access panel. Provide new 10"x5" transfer duct offset to avoid new attic access location; connect new transfer offset to existing and seal air tight.
 - ii. Refer to Opening in Existing Shear Wall Detail on Sheet S251 for shear wall penetration information.

Item #29 Refer to the Drawings, Sheet M304

- A. Refer to existing transfer air duct and 10" EA duct located above corridor space adjacent to Mechanical Room CR311. Re-route 10" EA to avoid conflict with new attic access panel. Provide new 10"x5" transfer duct offset to avoid new attic access location; connect new transfer offset to existing and seal air tight.
- B. Refer to existing transfer air duct and 10" EA duct located above corridor space adjacent to Mechanical Room GR311. Re-route 10" EA to avoid conflict with new attic access panel. Provide new 10"x5" transfer duct offset to avoid new attic access location; connect new transfer offset to existing and seal air tight.
- C. Refer to Opening in Existing Shear Wall Detail on Sheet S251 for shear wall penetration information.

Item #30 Refer to the Drawings, Sheet M600

- A. Refer to the Louver Schedule.
 - i. Louvers L-1 and L-2 shall be recess mounted. Refer to architectural details for additional information.
 - ii. Louvers L-1 and L-2 shall be provided with Kynar finish.
 - iii. Louvers L-1 and L-2 model numbers shall be ELF375DX in lieu of ELF375.
- B. Refer to Variable Refrigerant Flow Indoor Unit Schedule, Remark #5. Add Carrier as an acceptable manufacturer.
- C. Refer to Variable Refrigerant Flow Outdoor Unit Schedule, Remark #5. Add Carrier as an acceptable manufacturer.
- D. Refer to Variable Refrigerant Controller Unit Schedule, Remark #4. Add Carrier as an acceptable manufacturer.
- E. Refer to Energy Recovery Ventilator Schedule, Remark #6. Add Carrier as an acceptable manufacturer.

Item #31 Refer to the Drawings, Sheets E201-E203

- A. Tagged Note ED1 shall read, "Demolish existing light fixture and switch. Survey and field verify source and remove electrical back to source. Switch backbox shall remain and be re-used under new work."
- B. Tagged note ED8 shall read, "Demolish all existing lighting fixtures, switches, devices, and backboxes in restroom. Survey and field verify source and remove electrical back to source."
- C. Tagged Note ED8 shall also apply to Wing D Restrooms.

Item #32 Refer to the Drawings, Sheet E201

A. Existing fire alarm control panel located in first floor Lobby shall be demolished. Maintain integrity of all existing fire alarm circuits/devices during demolition. New fire alarm control panel provided under new work.

Item #33 Refer to the Drawings, Sheets E301-E303

- A. Shift light fixture L5 in Janitor's Closets to miss door swing. Coordinate location with sprinkler head.
- B. Refer to all Janitor's Closets, provide a second snap switch adjacent to new keyed light switch. This switch shall be a snap switch and shall control the Janitor's Closet light fixture L5 independently of the Restroom lights.

Item #34 Refer to the Drawings, Sheets E401-E403

A. Interface new fire alarm devices with new fire alarm control panel.

Item #35 Refer to the Drawings, Sheet E401

- A. Coordinate new Panel-H2 location with new piping entering Mechanical Room.
- B. Refer to Tagged Note S3, provide 6 strand single mode fiber.

End of Addendum #1- see attached

Pre-Bid Sign-In Sheets ASK-01 ASK-02 Sheet A401

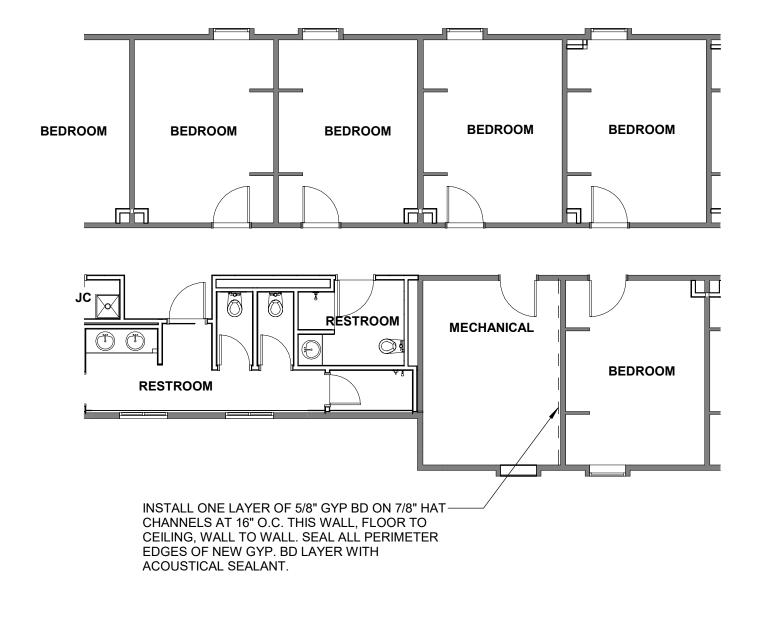
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COMMONWEALTH HALL RENOVATIONS

Nunn Drive | Highland Heights, Kentucky 41099

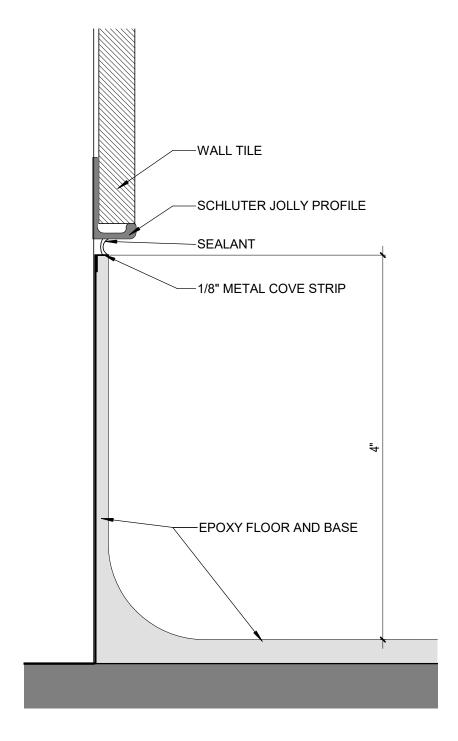
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4805 Montgomery Road Cincinnati, Ohio 45212 250 Civic Center Drive Columbus, Ohio 43215 223 Fairfield Avenue Bellevue, Kentucky 41073

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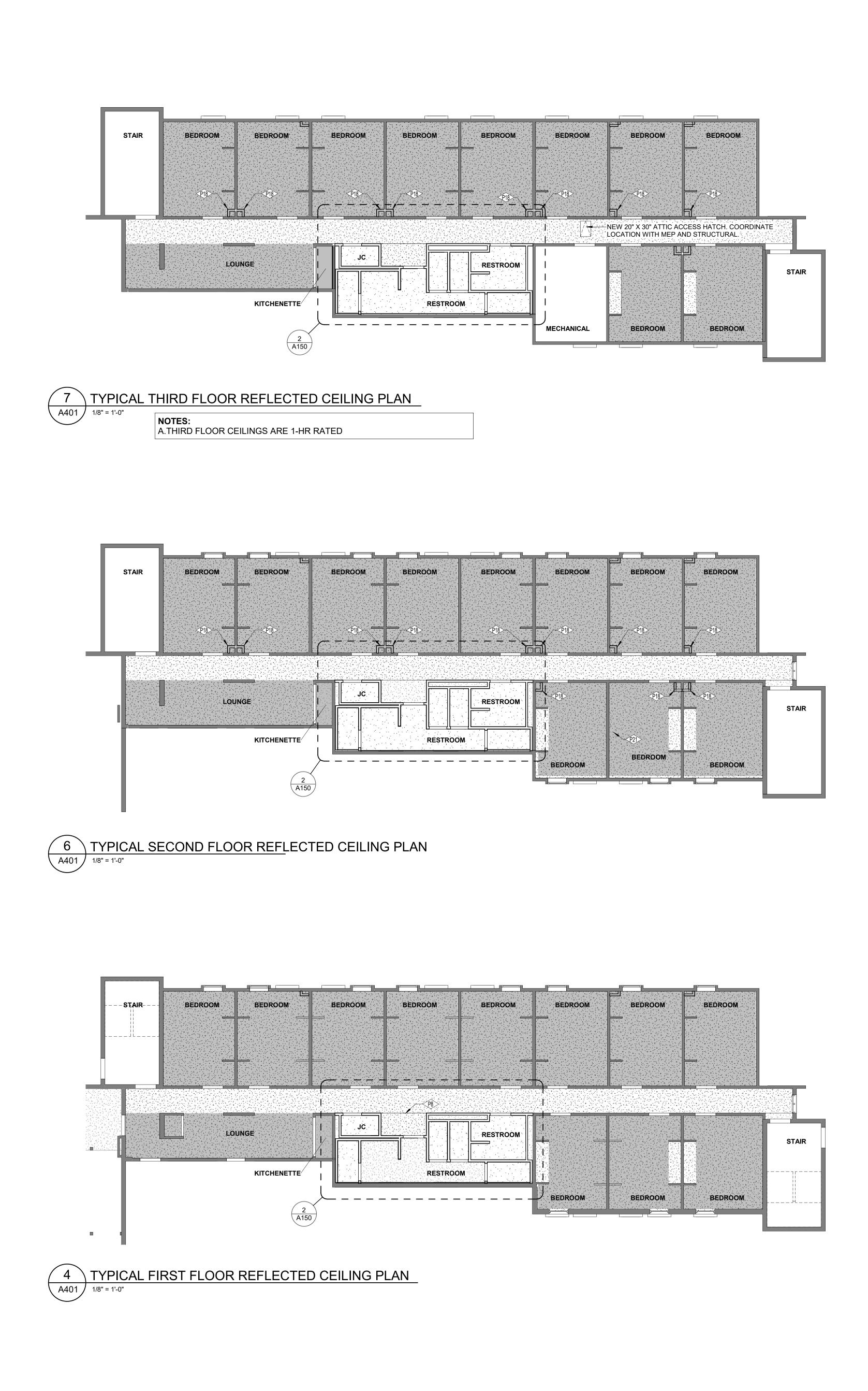




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NORTHERN KENTUCKY UNIVERSITY Nunn Drive | Highland Heights, Kentucky 41099



GENERAL REFLECTED CEILING PLAN NOTES

- A. NOTED CEILING HEIGHTS ARE MEASURED FROM
- ELEVATION OF FINISHED FLOOR BELOW. B. ALL GYP BD SOFFITS TO BE PAINTED PT-1 UNLESS
- NOTED OTHERWISE. C. PAINT EXPOSED PIPING TO MATCH ADJACENT WALLS

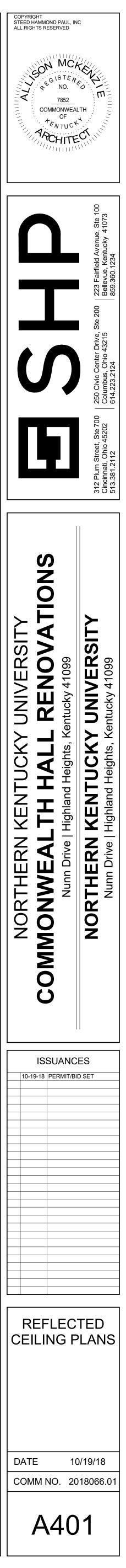
KEYNOTES

P8	NEW AND EXISTING CEILING ELEVATIONS TO
	MATCH
P15	LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
P17	CEILING MOUNTED AIR DISTRIBUTON DEVICE -
	SEE MEP DRAWINGS
D10	

- P18 SEE SHEET A101 FOR CHASE DETAIL
 P21 WALL MOUNTED HVAC UNIT CENTER BETWEEN WING WALLS
- WING WALLS

CEILING FINISH LEGEND GYP-1 VENEER PLASTER ON GWB EXISTING VENEER PLASTER ON GWB

ABBREVIATIONS: SAP SUSPENDED ACOUSTICAL PANEL DEFS DIRECT EXTERIOR FINISH SYSTEM



0'-1" REFERENCE LINE