

Addendum

Project Name: Benson Multifamily
Project Address: 6152 Military Avenue
Project Number: 17073
Owner: Sage Capital Investments
Addendum #: REV #03
Date: April 6, 2020
By: Brandon Beatty, Holland Basham Architects
To: Overland Constructors

This Addendum to the project bidding documents and attached reference drawings dated April 3, 2020, issued to inform bidders of revisions to the bidding documents.

All related requirements contained in the original bidding documents, dated November 19, 2019 shall still apply to this Addendum. The general character of the work specified in this Addendum shall be the same as originally set forth in the applicable portions of the bidding documents for similar work, unless otherwise specified in this Addendum. All additional work necessitated by this Addendum as required to complete the work shall be included in the bids even though not particularly mentioned in this Addendum.

Description:

SPECIFICATIONS

Section 08-0671
Revised Door Hardware schedules

CIVIL

- C1.3 – ZONING COMPLIANCE PLAN
 - 1. Relocated Lower Level exhaust well from southwest to southeast
- C1.5 – GRADING PLAN
 - 1. Relocated Lower Level exhaust well from southwest to southeast
- C1.6 – PAVING PLAN
 - 1. Relocated Lower Level exhaust well from southwest to southeast
- C1.7 – UTILITY PLAN
 - 1. Relocated Lower Level exhaust well from southwest to southeast
- C1.8 – LANDSCAPE PLAN
 - 1. Relocated Lower Level exhaust well from southwest to southeast

ARCHITECTURAL

- A1.00 - LOWER LEVEL FLOOR PLAN
 - 1. Added dog wash & dryer to LL storage #004
 - 2. Added windows to LL Storage #004
 - 3. Relocated LL window well
 - 4. Revised LL lavatory dimensions

- A1.02 - SECOND FLOOR PLAN
 - 1. Revised patio door locations & balcony sizes for courtyard balconies
 - 2. Changed windows W4 to W4.1 at unit 266 & 268
- A1.03 - THIRD FLOOR PLAN
 - 1. Revised patio door locations & balcony sizes for courtyard balconies
- A1.04 - FOURTH FLOOR PLAN
 - 1. Revised patio door locations & balcony sizes for courtyard balconies
- A2.11 - DOOR & FRAME TYPES & SCHEDULE
 - 1. Added counterbalance to DSN 2
 - 2. Added DSN 12
 - 3. Added DSN 12 to door 001
 - 4. Added Frame Type F4 & F5
 - 5. Added Window Type W4.1
 - 6. Changed Door 004 to Door Type D2
 - 7. Changed Door 004 to Frame Type F4
 - 8. Changed Door hardware sets for Doors 100 & 101, 102C, 040A
 - 9. Updated all window sizes & install heights
 - 10. Updated door height for Door 001
- A2.21 - DOOR & FRAME DETAILS
 - 1. Removed Junior & Studio head details
- A3.11 - BUILDING ELEVATIONS
 - 1. Updated elevations for new window sizes and sill heights
- A3.12 - BUILDING ELEVATIONS
 - 1. Updated elevations for new window sizes and sill heights
- A3.13 - BUILDING ELEVATIONS
 - 1. Updated elevations for new window sizes and sill heights
 - 2. Changes patio doors from D23 to DD at Courtyard
- A4.01 - WALL SECTIONS
 - 1. Updated wall sections for new window sizes and sill heights
- A4.02 - WALL SECTIONS
 - 1. Updated wall sections for new window sizes and sill heights
- A4.03 - WALL SECTIONS
 - 1. Updated wall sections for new window sizes and sill heights
- A4.04 - WALL SECTIONS
 - 1. Updated wall sections for new window sizes and sill heights
- A5.02 - ENLARGED PATIO PLAN
 - 1. Revised patio door locations & balcony sizes for courtyard balconies
- A5.11 - UNIT S.1 PLANS & INTERIOR ELEVATIONS
 - 1. Removed head detail at Unit RCP
 - 2. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.12 - UNIT S.2 PLANS & INTERIOR ELEVATIONS
 - 1. Removed head detail at Unit RCP
 - 2. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.13 - UNIT S.2A ANSI PLANS & INTERIOR ELEVATIONS
 - 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.14 - UNIT S.3 PLANS & INTERIOR ELEVATIONS
 - 1. Removed head detail at Unit RCP
 - 2. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.15 - UNIT S.4 PLANS & INTERIOR ELEVATIONS
 - 1. Removed head detail at Unit RCP
 - 2. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.16 - UNIT J.1 PLANS & INTERIOR ELEVATIONS

1. Removed head detail at Unit RCP
2. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.17 - UNIT J.1A ANSI PLANS & INTERIOR ELEVATIONS
 1. Removed head detail at Unit RCP
 2. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.18 - UNIT 1.1 PLANS & INTERIOR ELEVATIONS
 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.19 - UNIT 1.2 PLANS & INTERIOR ELEVATIONS
 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.20 - UNIT 1.2A ANSI PLANS & INTERIOR ELEVATIONS
 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.21 - UNIT 1.3 PLANS & INTERIOR ELEVATIONS
 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.22 - UNIT 1.4 PLANS & INTERIOR ELEVATIONS
 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.23 - UNIT 2.1 PLANS & INTERIOR ELEVATIONS
 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.24 - UNIT 2.2 PLANS & INTERIOR ELEVATIONS
 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.25 - UNIT 2.2A ANSI PLANS & INTERIOR ELEVATIONS
 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.26 - UNIT 2.3 PLANS & INTERIOR ELEVATIONS
 1. Revised Unit Door Hardware Schedule for Doors 16 & 17
- A5.54 - ENLARGED ELEVATOR PLANS & SECTIONS
 1. Changed trash chute to single 30" diameter trash chute
- A6.02 - DETAILS
 1. Added framing dimensions to garage soffit framing
 2. Added tapered insulation to garage soffit framing
- A6.03 - DETAILS
 1. Added composite fascia to deck support beam
 2. Changed deck support beam from steel to wood
 3. Updated head detail for revised window heights

STRUCTURAL

- S0.01 – STRUCTURAL GENERAL NOTES
 1. Added Wood Truss general note W10
- S1.00 – FOUNDATION PLAN
 1. Added dimensions to locate NW curved foundation wall
 2. Added opening for HVAC transfer grill & keynote 25
 3. Revised window & door openings at Storage Room 004
 4. Relocated exhaust window well from southwest to southeast
 5. Added keynote 24 at Stair 041
 6. Revised Keynote 18
- S1.01 – FIRST FLOOR FRAMING PLAN
 1. Added dimensions for curved wall at NW corner
 2. Relocated exhaust window well from southwest to southeast
 3. Revised balcony framing at courtyard
 4. Revised header sizes at courtyard balconies
 5. Revised balcony support beams from steel to wood
 6. Revised keynote 18
 7. Revised keynote 28
 8. Revised keynote 39

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- 9. Added keynotes 54 to 64
- 10. Added detail 8/S2.02 to courtyard planters
- S1.02 – SECOND FLOOR FRAMING PLAN
 - 1. Revised steel beam sizes at SW corner balcony
 - 2. Revised steel beam sizes at NW corner balcony
 - 3. Revised steel columns at balconies to wood
 - 4. Revised keynote 10
 - 5. Added keynotes 21-24
- S1.03 – THIRD FLOOR FRAMING PLAN
 - 1. Revised balcony framing at courtyard
 - 2. Revised header sizes at courtyard balconies
 - 3. Revised balcony support beams from steel to wood
 - 4. Revised keynote 7
 - 5. Added keynotes 12-14
- S1.04 – FOURTH FLOOR FRAMING PLAN
 - 1. Revised balcony framing at courtyard
 - 2. Revised header sizes at courtyard balconies
 - 3. Revised balcony support beams from steel to wood
 - 4. Revised keynote 7
 - 5. Added keynotes 12 & 13
- S1.05 – ROOF FRAMING PLAN
 - 1. Added framing details at exterior balconies
 - 2. Added framing details at courtyard balconies
 - 3. Added keynote 14
- S2.01 – FOUNDATION DETAILS
 - 1. Added detail 15 – Depressed Slab-on-grade at Stair Towers
- S2.02 – FOUNDATION DETAILS
 - 1. Added detail 8 – Section at Courtyard Planter
 - 2. Added detail 9 – Guardrail Post Base Details at Southeast Corner
- S3.01 – FRAMING DETAILS
 - 1. Added detail 20 – Fourth Floor Framing Detail
- S3.02 – FRAMING DETAILS
 - 1. Revised detail 8 to include south balconies
- S3.03 – FRAMING DETAILS
 - 1. Revised detail 9
 - 2. Revised detail 16
- S3.04 – FRAMING DETAILS
 - 1. Revised detail 6
 - 2. Revised detail 16
- S3.05 – FRAMING DETAILS
 - 1. Revised detail 17
 - 2. Added detail 19 – Second Floor Framing Detail
- S3.06 – FRAMING DETAILS
 - 1. Revised all details
- S3.07 – FRAMING DETAILS
 - 1. Revised detail 1
 - 2. Revised detail 6
- S3.08 – FRAMING DETAILS
 - 1. Removed details 9 & 10
 - 2. Revised detail 11
 - 3. Revised detail 19
 - 4. Revised detail 20

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S3.09 – BEAM, HEADER & SHEAR WALL SCHEDULES

1. Revised Wood Beam Schedule
2. Revised detail 7

S3.10 – FRAMING DETAILS

1. New sheet added

S3.11 – MISCELLANEOUS DETAILS

1. New sheet added

MECHANICAL

M1.01 – Lower Level Plan – HVAC

1. Removed exhaust fan in restrooms.
2. Added exhaust grille R-2 in 006 Women's, 007 Men's, and 004 Storage.
3. Increased exhaust duct size to 10" round duct.
4. Added exhaust fan EF-6.

M1.02 – First Floor Plan – HVAC

1. Increased round exhaust duct to 10" in trash shoot.

M1.03 – Second Floor Plan – HVAC

1. Increased round exhaust duct to 10" in trash shoot.

M1.04 – Third Floor Plan – HVAC

1. Increased round exhaust duct to 10" in trash shoot.

M1.05 – Fourth Floor Plan – HVAC

1. Increased round exhaust duct to 10" in trash shoot.

M1.06 – Roof Plan – Mechanical

1. Increased round exhaust duct to 10" in trash shoot.

M2.00 – Underground Plumbing

1. Added sanitary piping to floor sink in 004 Storage
2. Added Sanitary rough-in for future dog wash.

M2.01 – Lower Level Plan – Plumbing

1. Added 1" cold water line capped with isolation valve for future dog wash in 004 Storage
2. Added vent piping for new floor sink in 004 Storage.

M2.02 – First Floor Plan – Plumbing

1. Added 1" cold water line to 122 Trash, then up to levels above.
2. Added hose bibb to 122 Trash.

M2.03 – Second Floor Plan – Plumbing

1. Added hose bibb to 222 Trash.

M2.04 – Third Floor Plan – Plumbing

1. Added hose bibb to 322 Trash.

M2.04 – Fourth Floor Plan – Plumbing

1. Added hose bibb to 422 Trash.

M3.01 – Enlarged Plans – HVAC

1. Added 12x6 G-2 transfer grille above washer/dryer closet to enlarged plan 2/M3.01

M3.02 – Enlarged Plans – HVAC

1. Added 12x6 G-2 transfer grille above washer/dryer closet to enlarged plan 1/M3.02, 2/M3.02, and 3/M3.02.

M5.01 – Mechanical Schedules

1. Added G-2 to Diffuser, Register and Grille Schedule.
2. Added EF-6 to Fan Schedule.

M6.02 – Plumbing Fixture Schedule

1. Added HB-1 to Plumbing Fixture Schedule.

ELECTRICAL

E1.00, Lower Level Plan - Lighting.

1. Provide revised circuiting in Storage 004 per attached revised sheet.
1. Provide additional battery inverter "EIVSS2". See attached revised sheet.

E2.00, Lower Level Plan – Power

1. Provide revised circuiting in Storage 004 per attached revised sheet.
2. Relocate EF-2 and EF-5 per attached revised sheet.
3. Provide additional door access rough-in's per attached revised sheet.

E2.01, First Floor Plan – Power

1. Provide additional door access rough-in's per attached revised sheet.

E4.02, Electrical Schedules.

1. Provide inverters per revised schedule on attached revised sheet.
2. Provide 54 poles in panel "HG" per attached revised schedule on attached revised sheet.

Attachment:

17073_Benson Housing_REV03