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Architecture Interiors Planning

ADDENDUM #1

PROJECT: **FAMILY PARTNERS** ADDENDUM No. **1**
351 Forest Summit Court
Manchester, Missouri 63021

CONTRACTOR: **REICON Construction Co.** DATE OF ISSUANCE: 02-25-2020
3118 Watson Rd.
St. Louis, Missouri. 63139
(314)-645-6363

CONTRACT FOR: **New Construction for A group home** ARCHITECT'S PROJECT No: 19049.00

THIS ADDENDUM IS ISSUED PRIOR TO THE EXECUTION OF THE CONTRACT AND INTENDED TO MODIFY AND/ OR INTERPRET THE BIDDING DOCUMENTS BY ADDITIONS, DELETIONS, CLARIFICATIONS AND/ OR CORRECTIONS. CONTRACTOR SHALL ACKNOWLEDGE IN HIS PROPOSAL RECEIPT OF THIS ADDENDUM. THIS ADDENDUM SHALL BE MADE A PART OF THE LUMP SUM AGREEMENT CONTRACT DOCUMENTS. THIS ADDENDUM SUPPLEMENTS AND/ OR SUPERSEDES THE PLANS, SPECIFICATIONS, AND ALL PREVIOUSLY DATED CONTRACT DOCUMENTS. IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS OR ADDENDA, THE ADDENDA WILL GOVERN.

This Addendum includes drawings dated for Addendum #1 on February 25, 2019.
These drawings are issued for project revisions as a part of Addendum #1.

Drawings issued are Architectural as listed below.

ARCHITECTURAL DRAWINGS:

- I. A2.00 – Floor Plan – Area A
 - a. Revised partition wall types for sprinkler lines between Bedrooms 4 & 5 and Bedrooms 8 & 9. Revised related room dimensions.
 - b. Revised partition wall type between Laundry 110 and Mechanical 112. Revised related room dimension.
 - c. Revised Floor Plan General Note #11 to be Not Used.

2. A2.01 – Floor Plan - Area B
 - a. Revised partition wall types for sprinkler lines between 4 Season Room 101 and Private Dining 107A. Revised related room dimensions.
 - b. Revised partition wall type for sprinkler line between Entry 100 and Private Dining 107B. Revised related room dimensions.
 - c. Revised Floor Plan General Note #11 to be Not Used.

3. A3.00 – Exterior Elevations
 - a. 1A / A3.00 - Alternate #2 Exterior Fireplace by Outdoor Lifestyles - Model Castlewood 42" Outdoor Wood Fireplace. See Patio Plan, Partial North Elevation and Side Elevation.

4. A3.10 – Building Sections
 - a. 2 Cross Section - Revised Base cabinet elevations to delete trash can in base cabinet.

5. A3.11 – Building Sections
 - a. 2 Cross Section - Alternate #4 noted detail for Gypsum Board Half Timber Detail at Fireplace wall elevation, See 15 / A5.00.

6. A4.00 – Enlarged Floor Plans
 - a. 1 / A4.00 Bathroom Plans - Removed note for 6" dia. countertop opening for trash can in solid surface countertops in bathrooms. Revised Shower controls and shower fixture locations at all bathrooms.
 - b. Revised Note #5 of Keyed Notes for Enlarged Plans to read " Not Used".
 - c. Revised Note #8 to include details 3 & 5 / A9.10.
 - d. Revised P-5 on Plumbing Fixture Schedule to be American Standard Model 16 1/2" h. w/ Sloan Regal XL Flushometer IIIXL.
 - e. Revised Alternate #1 Bedroom Closet Elevation – to show laminate panels not raised wood panels.

7. A5.00 – Interior Elevations & Casework
 - a. 1 - Bath #1 North Elevation (Bath #3 - opposite/ similar) Removed note for 6" dia. countertop opening for trash can. Revised note to be base cabinet w/ 2 adjustable shelves.
 - b. 5 - Bath #4 South Elevation (Bath #2 - opposite/ similar) Removed note for 6" dia. countertop opening for trash can. Revised note to be base cabinet w/ 2 adjustable shelves.
 - c. Revised P-5 on Plumbing Fixture Schedule to be American Standard Model 16 1/2" h. w/ Sloan Regal XL Flushometer IIIXL.
 - d. Noted Alternate #4 on Elevations 10 & 13.1 (Dining Room) which references new detail 15/ A5.00 a gypsum board 6" wide profile for the Dining Room and Fireplace Elevations.
 - e. 15 / A5.00 Alternate #4 New detail for Gypsum board half timber profile.
 - f. Noted CT-1 Ceramic wall tile at Kitchen elevations 11 & 12.
 - g. Revised General Casework Notes #3 & #9 to be Not Used.

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8. A6.00 - Reflected Ceiling Plan - Area A
 - a. Added new detail 3A/ A6.00 Wood Beam at Sloped Ceiling Detail - Revised width of ceiling beams and wrapped outside of beam w/ 1x12 wood stained. Detail 3 / A6.00 Gypsum Board is Base Bid.
 - b. Added symbol to RCP Legend for Sprinkler head.
 - c. Located sprinkler heads in corridor ceiling per Fire Protection Plan FP-1 dated 1/29/2020.
 - d. Detail 6 - Revised note for wall bracing to be 2 / A6.01.

9. A6.01 - Reflected Ceiling Plan - Area B
 - a. 1/A6.01 Plan - Added note for Alternate #5 to indicate sloping wood beams and a wood center ridge beam on ceiling plan. See Alternate #5 Wood Beam Detail 3A/ A6.00.
 - b. Added symbol to RCP Legend for Sprinkler head.
 - c. Located sprinkler heads in corridor ceiling per Fire Protection Plan FP-1 dated 1/29/2020

10. A8.01, A8.02, A8.03, A8.04, A8.05 Wall Section Sheets and A8.06 Column Details Sheet
 - a. Revise Wall Section General Notes - Note #9 Roof sheathing NOT TO BE FRT plywood.

11. A9.00 Door Schedule
 - a. Deleted Remark #5 from Doors 100A, 100B and 103.
 - b. Detail 1 - Revised compressible filler dimension at entry sill to be 1".
 - c. Frame Type F-4 - Revised side lite framing.

12. A9.03 - Finish Schedule
 - a. Room 100 Entry - Floor finish revised to CPT-1.
 - b. Rooms 106 Pantry, 110 Laundry, 125 Storage and 127A Nurse Storage - Floor finish revised to Sealed Concrete by BrickForm/ Solomon Colors see outline spec. section 096000 Flooring.
 - c. Room 101 Four Season Room - Revised floor finish to SLT-1 Forbo Flooring Systems - Modular Slate. Removed Finish Schedule Remarks Notes #3 and #13.
 - d. Bath Rooms 108, 111, 126 & 128 - Added Room Finish Schedule Remark #10 - Pre-Finished Wood Cabinets to each room.
 - e. Revised Material CPT-2 to Not Used.
 - f. Revised Alternate #3 PLY-3 to include Wet Set Adhesive.
 - g. Added CT-1 Ceramic Tile at Kitchen Walls
 - h. Added SLT-1 Forbo Flooring Modular Slate.
 - i. Added Manufacturer Contact Info for Forbo Flooring Systems.

13. A9.10 - Partition Types
 - a. Type 1A - Added remarks note #2 for sound batts at partitions between Bedroom 124 & Mechanical 112 and between Bedroom 113 and Laundry 110.
 - b. Type 1B - Revised partition dimension to be 7-1/4" from 5-1/4".

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**ADDENDUM No. #1
FAMILY PARTNERS MANCHESTER**

DATE: February 25,
2020

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PREPARED BY: Gary Hulsey / Zwick + Gandt Architecture

COPIES: Owner
General Contractor
Consultant _____

Other _____

END OF ADDENDUM

All documents prepared for the interest of the project are available for viewing on our Google Drive 24 hours a day, by using the link attached in the Addendum #1 issue email notice.