baalman architects

Addendum No. 1

To: Jim Cook, Matt Martin and LayneCo Construction Services
Date: June 28, 2018
Project Number: 16-076
Project Name: Sugarfire Smoke House, Wentzville, MO

The following Drawings and Specification additions or alterations modify and supersede previously issued Contract Documents in reference to the above project.

IMPORTANT: This addendum and all bidding construction documents represent a comprehensive scope of work. It is each contractor's responsibility to reference all drawings, specifications and addendums to verify their respective scope of work.

SPECIFICATIONS:

1. Added Door Hardware Specifications.

ARCHITECTURAL DRAWINGS:

1. Sheet A0.1, Cover Sheet was updated for the Addendum No.1 Issue.

2. Sheet A1.0, Architectural Site Plan
    a. Added Bidding Note for the Trash Enclosure to provide an alternate price for split-face CMU block in lieu of smooth-face CMU block and brick.
    b. Revised Trash Enclosure Plan for the dumpster wheel-stop angles.
    c. Revised Detail 7, Hinge Detail and added an example photo provided by Steve.

3. Sheet 2.1, Floor Plan & Partition Types
    a. Deleted Roof Ladder from Storage Room 123.
    b. Added aluminum fencing notes and dimensions.
    c. Revised Partition Type P8.

4. Sheet A2.2, Finish Plan & Room Schedule
    a. Revised CT to CPT for Carpet Tile.
    b. Deleted the polished concrete company name, address and phone.

5. Sheet A2.3, Reflected Ceiling Plan
    a. Revised ceilings in Office 124 & 125 to be grid only, color: black and 12'-0" height.
    b. Deleted the Roof Hatch from Storage Room 123.
    c. Added note to verify the soffit/shelf detail with the Owner.

6. Sheet A2.4, Roof Plan & Details
    a. Deleted the Roof Hatch from the Roof Plan.
    b. Deleted Roof Hatch Details 2 & 3.
    c. Added a bidding note to provide the prefinished aluminum awnings as an Alternate price.

7. Sheet A3.1, Exterior Elevations
    a. Added East and South designations to the Elevations.
    b. Added “Sugarfire” to Left Side (South) Elevation.
    c. Specified the Standing Seam Roof material.
    d. Added a bidding note to provide “Clear Glass” as the Base Bid and “Solar Bronze Glass” as an Alternate price.
    e. Added a bidding note to provide the prefinished aluminum awnings as an Alternate price.

8. Sheet 3.2, Exterior Elevations
    a. Added West and North designations to the Elevations.
    b. Clarified the prefinished downspout at the Smokers area on the North Elevation.
    c. Added a Fence note the West Elevation.
    d. Added the Fence photo example provided from Steve’s meeting minutes.

9. Sheet A5.1, Enlarged Floor Plan & Elevations
    a. Added Electric Hand Dryers to the Toilet Accessories and to the Restroom Interior Elevations.
    b. Added Porcelain wall tile to all the walls with the Hand Dryers.
    c. Clarified the Keyed Notes on the Restroom Interior Elevations.
    d. Added a floor mounted plumbing fixture carrier for the concrete sinks to Vanity Section 7.
    e. Note, per 2015 IBC Chapter 29, a drinking fountain is required for an assembly A-2 Use Group. One drinking fountain per 500 occupants.

10. Sheet A5.7, Outdoor Restrooms & Details
    a. Revised the wall material to be an 8” smooth-face CMU wall construction in lieu of metal studs and drywall. The CMU walls will provide the ability to wash down the Restrooms. The exterior of the CMU wall remains to be clad with the reclaimed wood.
    b. Added a note to provide two (2) operable windows to the front (East side) of the Restrooms.
    c. Added Electric Hand Dryers in both Restrooms.

11. Sheet A6.1, Doors & Windows & Door Schedule
    a. Clarified the overhead roll-up door heights to be 6’-2” in lieu of 6’-8” high on the Door Schedule.
    b. Added the Aluminum Storefront Color. Dark Bronze.
    c. Added a note to provide “Clear Glass” as the Base Bid and “Solar Bronze Glass” as an Alternate price.

MECHANICAL / ELECTRICAL / PLUMBING DRAWINGS

Refer to attached narrative by G&W Engineering for all mechanical, electrical and plumbing addressed in this Addendum No. 1.

End of Addendum No. 1

G&W ENGINEERING CORPORATION

DYNAMIC PROCESSES
SUSTAINABLE RESULTS

ADDENDUM NO. 1

Date: June 26, 2018
Project Number: 2017-0513
Project Name: Sugarfire Wentzville

This addendum narrative forms a part of the Contract Documents and modifies the original Bid Documents dated 06-15-18.

MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS

SHEET M0.1 – Mechanical Title Sheet
A. Added symbol to symbol list

SHEET M1.0 – Mechanical Schedules
A. Revised rooftop unit schedule

SHEET M2.0 – Mechanical Ceiling Plan
A. Adjusted ductwork
B. Adjusted CFMs
C. Added sensors
D. Added plan note #11

SHEET E0.3 – Electrical Schedules
A. Add circuitry for hand dryers to panel LP1.

SHEET E1.0 – Electrical Site Plan
A. Add conduit to future monument sign.
B. Revise location of transformer in coordination with new dumpster location.

SHEET E2.0 – Electrical Power & Systems Plan
A. Add power for irrigation panel.
B. Add power to hand dryers in each bathroom.
C. Revise ceiling fans in dining area to be wall mounted fans. Revise keyed note 2 and fan specification.

SHEET E2.1 – Enlarged Kitchen Plan
A. Revise keyed note 1 to be clearer that equipment goes on roof. Shown on this plan for clarity only.

SHEET E3.0 – Lighting Plan
A. Add two wall sconces to front canopy columns.
B. Relocate PT fixtures on terrace from wall to post top on columns.
C. Revise track lighting in dining room to be rotated 90 degrees and centered in between overhead door track.

SHEET P0.2 – Plumbing Notes
A. Revise plumbing fixtures; wall hydrant.

SHEET P0.3 – Plumbing Details

A. Revise restroom plumbing riser detail.

SHEET P2.0 – Floor Plan - Plumbing

A. Revise water service detail.
B. Revise floor plan.

SHEET P2.1 – Kitchen Plan - Plumbing

A. Add hot water wall hydrant at the smokers.
B. Add floor drain for grate cleaning in west corner of smoker area.
C. Add floor sink at scrap sink.
D. Modify floor sinks at beverage areas to be hub drains.
E. Add water piping to the outdoor serving area fixtures.

SHEET P3.0 – Roof Plan - Plumbing

A. Remove roof hydrants from roof plan.
B. Remove roof hydrant detail.

END OF ADDENDUM NO. 1