

NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS – March 16, 2022

Architecture
Interior Design
Graphic Design
Facility Planning

The Heritage at Abilene – Buildings A, B & C
Abilene, Texas – Proj. 20-3065

ADDENDUM NO. 3

YOU ARE INSTRUCTED TO READ AND TO NOTE THE FOLLOWING DESCRIBED CHANGES, CORRECTIONS, CLARIFICATIONS, OMISSIONS, DELETIONS, ADDITIONS, APPROVALS, AND STATEMENTS PERTINENT TO THE CONTRACT AND CONSTRUCTION DOCUMENTS. THIS ADDENDUM IS A PART OF THE CONTRACT AND CONSTRUCTION DOCUMENTS AND SHALL GOVERN IN THE PERFORMANCE OF THE WORK.

CIVIL – Drawings

1. General: Sheets C0.01 – C3.03 (12 total) have been added to the set.
2. Sheet C1.01 – City Site Plan – Change to this sheet include a summary of changes listed below. The Sheet is specifically for city review and permitting. ALL changes noted are accounted for in this Addendum.
3. Sheet C1.02 – Dimensional Plan - Revised dimensions in the clouded areas to correspond with the updates to the site layout.
4. Sheet C1.03 – Site Construction Plan
 - a. Revised sidewalk layout at the elevator entrance of Building A to better accommodate ADA access. Revisions include the addition of a small and sloped/ramped (1:20 or less) section of sidewalk.
 - b. Revised parking lot entrance fronting Elm Street to allow for the city required 10-foot landscape buffer zone. Parking area curb line shifted to the east approximately 5 feet.
 - c. Added screening hedges near Buildings A & C.
 - d. Mechanical Room at Building C has moved to the north side. Revisions in clouded areas correspond with these updates.
5. Sheet C2.01 – Site Grading Plan
 - a. Revised proposed spot elevations to align with the updated site layout near the elevator addition to Building A and the entrance drive/parking area curbing adjacent to Elm Street.
 - b. Mechanical Room at Building C has moved to the north side. Revisions in clouded areas correspond with these updates.
6. Sheet C3.01 – Site Utility Plan
 - a. Revised the location of the Building B Fire Supply Line and Domestic Water Service piping to remain clear of the elevator addition to Building A.
 - b. Revised location of sewer to Building B.
 - c. Revised location of Water, Sewer and Fire Line to Building C.

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ARCHITECTURAL – Building A - Drawings

1. Cover Sheet
 - a. Civil Drawings, Sheets C0.01 – C3.03 have been added to the Sheet Index.
 - b. Architectural Drawings, Sheets AA6.3 & AA6.4 have been added to the Sheet Index.
 - c. Date & Set designation has been changed to “Construction Set – 2-17-2022”.
 - d. Mechanical, Electrical, Plumbing – Sheet M6.2 has been added.
2. Sheet CFP1
 - a. Legend – Construction Type designation has been corrected.
 - b. Building A – Building area has corrected, along with the correct floor designation.
 - c. Building B – Building’s Assumed Construction Type, allowable area increase, actual building area, basic allowable stories and heights, and fire restricted ratings have all been corrected.
 - d. Building C - Building’s Construction Type, allowable area increase, actual building area, basic allowable stories and heights, and fire restricted ratings have all been corrected.
3. Sheet CFP2
 - a. Legend – Construction Type designation has been corrected.
 - b. Detail D, Building B First Floor Plan – Fire Extinguisher has been added to corridor.
 - c. Detail E, Building C First Floor Plan – 1/2 Fire Partition has been extended across the entirety of the Corridor.
4. Sheet D2.1
 - a. Specific Demolition Notes
 - i. Note ‘5’ has been modified
 - ii. Note ‘7’ has been modified.
 - iii. Note ‘26’ has been modified.
 - iv. Add Notes ‘30’-‘34’.



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- b. Building A Demolition First Floor Plan
 - i. Drawing scale has been corrected to read 1/4" = 1'-0"
 - ii. Flooring notes have been modified throughout the plan and notes have been added to the stairwells.
 - iii. Note '3' has been added to several doors throughout the plan.
 - iv. Dimensions lines have been added at locations where new doors will be cut in existing walls.
 - v. Note '20' has been added to the existing cabinets in the northeast classroom.
5. Sheet D2.2
- a. Specific Demolition Notes
 - i. Note '5' has been modified.
 - ii. Note '7' has been modified.
 - iii. Note '26' has been modified.
 - iv. Add Notes '30'-'34'.
 - b. Historic Preservation Notes - Wardrobe Cabinet notes have been added.
 - c. Building A Demolition Second Floor Plan
 - i. Drawing scale has been corrected to read 1/4" = 1'-0"
 - ii. Flooring notes have been modified at the hallways and stair landings and notes have been added to the stairwells.
 - iii. Note '32' has been added – several locations throughout the plan.
 - iv. Plywood/Unfinished flooring note has been modified at north west classroom.
 - v. Flooring note has been added to the bathroom in the southwest classroom.
 - vi. Existing wardrobe cabinets to remain in northeast classroom. Plan has been modified to reflect this change.
 - vii. A portion of the existing wardrobe cabinets in the southeast classroom and the middle south classrooms are to remain. Plan has been modified to reflect this change.
6. Sheet D2.3
- a. Specific Demolition Notes
 - i. Note '5' has been modified.
 - ii. Note '7' has been modified.
 - iii. Note '26' has been modified.
 - iv. Add Notes '30'-'34'.
 - b. Historic Preservation Notes - Wardrobe Cabinet notes have been added.
 - c. Building A Demolition Second Floor Plan
 - i. Drawing scale has been corrected to read 1/4" = 1'-0"
 - ii. Flooring notes have been modified at the hallways and stair landings and notes have been added to the stairwells.
 - iii. Note '32' has been added – several locations throughout the plan.
 - iv. Plywood/Unfinished flooring note has been modified at northwest classroom.
 - v. Note '15' has been added to the south middle exterior window.
 - vi. East classrooms – existing plaster wall, door trim and transom is to remain in place. Flooring note has been added to alcove behind door/frame.
 - vii. Demolition at existing stage and new stairwell has been modified.
7. Sheet A1.1
- a. Site Plan Key Notes – Add Note 'U': New Concrete equipment pad. Ref. Mech. Dwgs.
 - b. Detail A – Site Plan
 - i. Add enlarged detail, D-AA6.1 designation on north side of Building A
 - ii. Approach and sidewalk at south Building A entrance have been modified.
 - iii. Equipment pad locations are shown on south side of Building A
 - iv. Several dimensions and radius dimensions have been added to south side of site.
 - v. Mechanical Closet on south side of Building C, has been relocated to north side of Building C. New sidewalk added.
8. Sheet A1.3 – North arrow on Detail A has been corrected.
9. Sheet AA2.0 – Historic Preservation Notes – Wardrobe Cabinet notes have been added.
10. Sheet AA2.1
- a. Keynotes & Legend has been added to the sheet.
 - b. Add Note designation 'A' at all bedroom closet shelving.
 - c. FEC (Fire extinguisher and cabinet) have been added to the plan.
11. Sheet AA2.2
- a. Keynotes & Legend has been added to the sheet.
 - b. Add Note designation 'A' at all bedroom closet shelving.
 - c. Floor Mounted ductless units have been added the stair landings at Stair 1 (S1) and Stair 2 (S2) between floors 2 & 3.
 - d. At Unit A202 – Existing Wardrobe closets are to remain. Restore, and install new prefinished shelves.
 - e. FEC (Fire extinguisher and cabinet) have been added to the plan, near Stair 3 (S3).
 - f. At Units A203 & A213 – a portion of the existing wardrobe closets are to remain and are to be modified as required to fit next to new bedroom wall. Restore and install new prefinished shelves.
12. Sheet AA2.3
- a. Keynotes & Legend has been added to the sheet.
 - b. Add Note designation 'A' at all bedroom closet shelving.
 - c. Floor Mounted ductless units have been added the stair landings at Stair 1 (S1) and Stair 2 (S2) between floors 2 & 3.
 - d. FEC (Fire extinguisher and cabinet) have been added to the plan outside of Unit A312.
 - e. Unit A302 & Unit A303 – existing plaster wall between bedroom and living room is to remain, historic door trim and transom is to remain in place. New door into bedroom is to be installed and new glazed at transom window is to be installed. Reference door schedule.

- f. Stair 1 #S1 has been modified to show floor infill, detail designation and new work.
- 13. Sheet AA5.1
 - a. Add 1/4" to 12" slope note to all slope designations.
 - b. Add Existing Roof Note: Existing roof structure is assumed to be flat/level. Contractor to F.V. prior to shop drawing submittal & notify architect of findings.
- 14. Sheet AA6.1
 - a. Detail A: Building A Enlarged First Floor Addition Plan has been moved to new Sheet AA6.4
 - b. Detail D: Building A Enlarged First Floor New Stair Plan has been modified.
 - c. Detail E: Building A New Stair Section has been modified.
- 15. Sheet AA6.2 - Detail B: Elevator Section has been modified and extended detail can be found on new Sheet AA6.4
- 16. Sheet AA6.3 – This sheet has been added. All details shown are new details.
- 17. Sheet AA6.4 – This sheet has been added. Detail A is revised, originally from Sheet AA6.1. Detail B is a new detail.
- 18. Sheet AA7.1 – Exposed ductwork has been removed from Hallway A111.
- 19. Sheet AA7.2 – Exposed ductwork has been removed from Hallway A211. New duct was added: from Mech & Elec A207, crosses Hallway A206, and into Unit A203. Install new gyp. board soffits to enclose and conceal new duct. Paint to match ceiling.
- 20. Sheet AA7.3 – Exposed ductwork has been removed from Hallway A311. New duct was added: from Mech & Elec A307, crosses Hallway A306, and into Unit A303. Install new gyp. board soffits to enclose and conceal new duct. Paint to match ceiling.
- 21. Sheet AA8.1 – Detail E – note changed to read: No wood trim @ bi-fold doors.
- 22. Sheet AA8.2 – Detail L – notes changed to read: No wood trim at Bi-fold doors.
- 23. Sheet AA9.1 – Details A, B & C – radius dimension has been added to plans.
- 24. Sheet AA9.2
 - a. Detail A – Building A North Side Hallways Interior Elevations
 - i. Add Fire Extinguisher Cabinets to first floor and third floor hallways.
 - ii. Detail designation has been added to the rail on the third floor, at the east stair.
- 25. Sheet AA9.3
 - a. Detail A - Building A South Side Hallways Interior Elevation
 - i. Section designation has been added to the west stair between floors 2 and 3.
 - ii. At Hallways A111, A211, and A311, air supply grills have been added in several locations along the wall. Paint to match wall.
 - iii. At Hallway A311 – add new G.B. soffit across the hall between Units A303 and Mechanical Room.
- 26. Sheet AA10.1
 - a. Historic Restoration & Rehab Notes – Note ‘21’ has been added.
 - b. Building A Unit Finish Schedule – Note ‘21’ has been added to Rooms at Units A114 & A115
 - c. Building A Unit Door Schedule
 - i. Doors frames designations have been removed from Doors 2 (closet), 4 (laundry) and 6 (mechanical/laundry).
 - ii. Notes ‘4’-‘7’ have been added to the Specific Notes.
 - iii. Note ‘4’ has been added to Doors 2 (closet), 4 (laundry), and 6 (mechanical/laundry)
 - iv. Door Type 7 (Bed – Historic) has been added to the schedule.
 - d. Details N & O – have been modified to show finished gypsum board with no wood frame.

MECHANICAL, ELECTRICAL, PLUMBING – Building A – Drawings

- 1. Sheet ME1.1 – MEP Roof Plan:
 - a. Modified Commons area condensing unit sizes and power circuitry.
 - b. Added Heat Pump ‘HP-4B’ and associated refrigerant piping and power circuitry.
 - c. Revised Heat Pumps serving hallways
- 2. Sheet E1.1 – First Floor Electrical Plan:
 - a. Modified circuitry for HVAC unit in Mech & Elec Room A107.
- 3. Sheet E1.2 – Second Floor Electrical Plan
 - a. Modified circuitry for HVAC unit in Mech & Elec Room A207.
 - b. Added circuitry for new indoor HVAC units in Stair S1 and Stair S2.
- 4. Sheet E1.3 – Third Floor Electrical Plan:
 - a. Modified circuitry for HVAC unit in Mech & Elec Room A307.
- 5. Sheet E6.2 – Panel Schedules:
 - a. Updated circuits in house panels ‘HA1’, ‘HA2’, and ‘HA3’ for associated HVAC changes.
- 6. Sheet M1.1 – First Floor HVAC Plan:
 - a. Revised blower coils serving hallways.
 - b. Added refrigerant piping and condensate piping for new indoor units at landings.
- 7. Sheet M1.2 – Second Floor HVAC Plan:
 - a. Revised blower coils serving hallways.
 - b. Added indoor units at landings and refrigerant piping and condensate piping for new units.
- 8. Sheet M1.3 - Third Floor HVAC Plan:
 - a. Revised blower coils serving hallways.

- b. Added refrigerant piping and condensate piping for new indoor units at landings.
- 9. Sheet M6.1 – Mechanical Schedules:
 - a. Revised Heat Pump and Blower Coil Schedule.
- 10. Sheet M6.2 – Mechanical Schedules:
 - a. Added Multizone Heat Pump Outdoor and Indoor Unit schedule and Multizone System Piping Diagram.

ARCHITECTURAL – Building B - Drawings

1. Cover Sheet
 - a. Civil Drawings, Sheets C0.01 – C3.03 have been added to the Sheet Index.
 - b. Date & Set designation has been changed to “Construction Set – 2-17-2022”.
2. Sheets CFP1 & CFP2 – Reference comments above under **Building A**
3. Sheets A1.1 & A1.3 – Reference comments above under **Building A**
4. Sheet D2.1
 - a. Demolition Notes – Add notes ‘17’ – ‘21’.
 - b. Add Note ‘21’ to the raised stage area.
 - c. Add notes ‘19’ & ‘21’ to several rooms throughout the plan.
 - d. Add note ‘18’ to the exterior southeast corner of the building.
 - e. Add notes ‘17’, ‘19’ and ‘21’ to the bathroom in the southwest corner of the building.
5. Sheet D3.1
 - a. Demolition Notes – Specific - Add Note ‘09’
 - b. Detail A – Building B – Demo West Elevation – Add note ‘9’ where existing signage and letters are to be removed.
6. Sheet AB2.1
 - a. Detail A – Building B Floor Plan
 - i. North Arrow designation has been corrected.
 - ii. Elevation designation between doors B01 and B02 has been deleted.
 - iii. Elevation designation by Door B07 has been deleted
 - iv. Add Fire Extinguisher and Cabinet to the north of door B07
 - v. Add note at new column in Unit B108 that reads: Furr around new steel column (ref. struct) w/ 2-1/2” metal studs & 5/8” type X G.B. Ref. B-AB2.1.
7. Sheet AB3.1
 - a. Detail C - Building B East Elevation – new aluminum storefront system has been modified to resemble the appearance of double doors.
8. Sheet AB5.1
 - a. Detail A – Building B Roof Plan
 - i. Roof slopes shown/added to (3) canopies over existing entries.
 - ii. Added 1/4” to 12” slope note to all slope designations.
9. Sheet AB8.1
 - a. Detail C – Type 3 – Accessible Enlarged Bath Plan – (2) elevation designations have been corrected.
10. Sheet AB9.1
 - a. Detail A – Type 1 – Adaptable Enlarged Kitchen Plan
 - i. Elevation designation at end of kitchen island has been corrected.
 - ii. Radius dimensions have been added to the countertop.
 - b. Detail B – Type 2 – Accessible Enlarged Kitchen Plan
 - i. 2 Elevation Designations have been corrected
 - ii. Radius dimensions have been added to the countertop.
11. Sheet AB9.2
 - a. Detail A – Unit B103 Interior Elevation – new aluminum storefront system has been modified to resemble the appearance of double doors.
 - b. Detail D – Hallway B106 Interior Elevation – Fire extinguisher and cabinet location have been added to the elevation.
12. Sheet AB10.1
 - a. Building B – Window Schedule
 - i. Window ‘D’ – added detail references P, Q – A10.1 and note references 8 & 9.
 - ii. Added Notes 8 & 9.
 - b. Building B – Unit Door Schedule
 - i. Door frame designations have been removed from the schedule at Doors 2 (closet), and 4 (laundry).
 - ii. Add Note ‘4’ to the Specific Notes
 - c. Detail C - Building B – Window Types – Design of window ‘D’ has been modified.
 - d. Details M & N - have been modified to show finished gypsum board with no wood frame.
 - e. Added Details P and Q for Window D.

ARCHITECTURAL – Building C – Drawings

1. Cover Sheet
 - a. Civil Drawings, Sheets C0.01 – C3.03 have been added to the Sheet Index.
 - b. Date & Set designation has been changed to “Construction Set – 2-17-2022”.
2. Sheets CFP1 & CFP2 – Reference comments above under **Building A**
3. Sheets A1.1 & A1.3 – Reference comments above under **Building A**
4. Sheet AC2.1
 - a. Detail A Building C Floor Plan
 - i. North Arrow has been corrected

- ii. (2) Section designations are the entry have been corrected.
 - iii. Radon Pipe Locations have been added. (3) Locations total.
 - iv. Door C09 has been modified.
 - v. Mechanical Closet C122 has been relocated from south side of building to the north side.
- 5. Sheet AC2.2
 - a. Details A, B & C – North arrow has been corrected.
 - b. Detail A – Building C Community Room Enlarged Floor Plan – Door C09 has been modified.
- 6. Sheet AC3.1
 - a. The Note ‘Concrete Joint, Typ.’ Has been added at several locations to all elevations on this sheet
 - b. The Note ‘Face Brick to Match Exist. Building A’ has been modified – all elevations.
 - c. Detail A – Building C West Elevation
 - i. Section designation has been corrected.
 - ii. Elevation has been modified on north end to reflect new location of mechanical closet.
 - d. Detail B – Building C East Elevation
 - i. Section designation has been corrected.
 - ii. Elevation has been modified on north end to reflect new location of mechanical closet.
 - e. Detail C – Building C South Elevation
 - i. Elevation has been modified to reflect new location of mechanical closet.
 - f. Detail D – Building C North Elevation
 - i. Elevation has been modified to reflect new location of mechanical closet
- 7. Sheet AC3.2
 - a. Detail A Building Section
 - i. Front Entry & Vestibule area has been corrected.
 - ii. Wall locations at Unit C113 have been corrected.
 - b. Detail B Building Section – Details on unit walls beyond have been added.
- 8. Sheet AC4.1
 - a. Detail B Typical Wall Section – Cast Stone Sill shown and noted.
 - b. Details C & D Typical Wall Sections – ‘Ref Detail E-AC4.4’ has been added
 - c. Detail E Typical Wall Section – Cast Stone Sill shown and noted.
- 9. Sheet AC4.2
 - a. Detail B Section at Entry – Location of beam above Vestibule has been modified.
 - b. Detail C Section at Entry Column – Structure has been modified.
 - c. Detail D
 - i. Title of detail has been changed to read ‘North Entry Column Plan Section’
 - ii. North arrow added
 - iii. Note below title added: South entry column mirrored.
- 10. Sheet AC5.1
 - a. Detail A – Building C Roof Plan
 - i. North Arrow added
 - ii. Gutter notes changed to read ‘4x5 Gutter’, typical.
 - iii. Draftstop reference sheet corrected, typical.
 - iv. Mechanical Closet C122 has been relocated from south side of building to the north side.
- 11. Sheet AC7.1
 - a. North Arrow corrected.
 - b. Mechanical Closet C122 has been relocated from south side of building to the north side.
- 12. Sheet AC8.1
 - a. Details A, B & C – North arrow has been corrected
 - b. Detail H – Accessible Interior Elevation has been mirrored.
 - c. Details O & P – toilet type has been corrected.
- 13. Sheet AC8.2
 - a. Detail B – Change overall dimension on left side to be 3’-0”
 - b. Detail E – Change title to read ‘Accessible Kitchen Island Casework Section’
- 14. Sheet AC9.1
 - a. Details A & B – North Arrow corrected and dimensions added to the curved kitchen island.
 - b. Detail B – Adaptable Enlarged Kitchen Plan – Elevation designation has been corrected.
- 15. Sheet AC9.2 – Detail F – Hallway C112 Interior Elevation – Door C09 has been modified
- 16. Sheet AC10.1
 - a. Building C – Window Schedule
 - i. Windows A & B are to be Vinyl in lieu of Aluminum.
 - ii. Remove Note 5
 - b. Detail C – Window Types – Windows A & B are to be Vinyl in lieu of Aluminum
 - c. Building C – Public Door Schedule – Door C09 is to be Type C Door with a Type 4 Hollow Metal Frame.
- 17. Sheet AC10.2
 - a. Details S & T - have been modified to show finished gypsum board with no wood frame.
 - b. Detail Y – Window Head Detail – Steel Lintel has been added. Ref. Structural Drawings.

MECHANICAL, ELECTRICAL, PLUMBING – Building A – Drawings

- 1. Sheet E1.0 – Electrical Site Plan
 - a. Modified service lateral and meter center location at Building C.
- 2. Sheet E1.1 – Electrical Plans:

- a. Relocated power and lighting in fire pump/sprinkler room Mech C122 from south end to north end of building.
- b. Added circuitry and disconnect from outdoor A/C unit 'OU-1' to indoor unit 'IU-1'.
3. Sheet E1.2 – Special Systems Plan:
 - a. Relocated fire alarm monitoring for Fire Sprinkler tamper/flow and fire pump in Mech C122 from south end to north end of building.
4. Sheet E6.1 – Electrical Riser Diagrams:
 - a. Modified riser diagrams to indicate relocation of fire pump meter.
5. Sheet M1.1 – HVAC Plan:
 - a. Modified duct routing for relocated water service/ fire sprinkler room.
 - b. Relocated electric wall heater to new water service / fire sprinkler room location.
6. Sheet M1.2 – Plumbing Plans:
 - a. Modified waste and vent piping and domestic water piping for new water service/ fire sprinkler room location.
 - b. Relocated fire pump to new fire sprinkler room location.

STRUCTURAL – Building C – Drawings

1. Sheet SC2.1
 - a. Mechanical Closet has been relocated from south side of building to the north side. Foundation changes in this plan reflect this update.
2. Sheet SC2.2
 - a. Mechanical Closet has been relocated from south side of building to the north side. Roof Framing changes in this plan reflect this update.
3. Sheet SC3.2
 - a. Structure has been modified at both beam locations.

SPECIFICATIONS

1. Section 08410 Aluminum Entrances and Storefront has been revised
2. Section 085313 Vinyl Windows has been added
3. Section 09650 Resilient Tile has been revised.

Attachments

Entire Set of drawings for Buildings A, B & C have been updated to include the modifications and corrections as listed in this Addendum, and previous Addendums 1 & 2. Set is titled "Construction Set – 3-16-2022". All 3 sets & the updated Specifications are available on JGR's website: www.jgrarchitects.com/plan-room/opg-heritage-at-abilene/

END OF ADDENDUM NO. 3