

**NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS – June 27, 2022**

**The Reserves at Holdsworth, Kerrville, Texas – JGR # 3115**

**ADDENDUM NO. 2**

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. Reference the Attached CCD#1 from SM Engineering

**ARCHITECTURAL – Building A**

1. Cover Sheet
  - a. List of Civil Drawings has been updated
  - b. Sheet A1.2 description has been updated
  - c. Sheet A1.5 has been added
2. Sheet A1.1 – Detail A, Site Plan – Several modifications have been made:
  - a. Vehicle drive, site access from Holdsworth Drive, topography and detention area have been modified.
  - b. A new pedestrian walkway/sidewalk to Holdsworth Drive has been added to the north side of the site
  - c. Monument sign has been relocated, and a small retaining wall has been added
  - d. Dog Park and BBQ/Picnic area layout has been modified.
  - e. The North side of the Clubhouse plan and sidewalks adjacent have been modified.
3. Sheet A1.2
  - a. Detail A, Enlarged Site Plan - Several modifications have been made:
    - i. Vehicle drive, site access from Holdsworth Drive, topography and detention area have been modified
    - ii. A new pedestrian walkway/sidewalk to Holdsworth Drive has been added to the north side of the site
    - iii. Monument sign has been relocated, and a small retaining wall has been added
    - iv. Dog Park and BBQ/Picnic area layout has been modified.
    - v. The North side of the Clubhouse plan and sidewalks adjacent have been modified.
  - b. Site Plan Key Notes
    - i. Notes A and J have been revised.
    - ii. Note W has been added.
4. Sheet A1.2 – Detail L, Enlarged Dog Park Plan – Several modifications have been made to the layout of the dog park and the BBQ/Picnic area.
5. Sheet A1.5 – New Sheet has been added – Monument Sign Details were relocated from Sheet A1.2
  - a. Detail A – Retaining wall has been added to the plan
  - b. Detail B – Section tags have been changed to reflect sheet change
  - c. Detail C – New detail has been added
  - d. Details D & E – Retaining wall section has been added
6. Sheet A2.1
  - a. Detail A, 2-Bedroom Floor Plan (Standard/Adaptable)
    - i. Dining 102 – built-in shelf has been reduced in length.
    - ii. Kitchen 103 – island/breakfast bar has been deleted.
    - iii. Bath 104 – tall cabinet has been deleted from vanity.
    - iv. Master bath 113 – tall linen cabinet has been deleted and replaced with plastic-coated wire shelves.
    - v. Closet 114 – Pocket door has been deleted.
  - b. Detail B, 1-Bedroom Floor Plan (Standard/Adaptable)
    - i. Dining 102 – built-in shelf has been reduced in length
    - ii. Kitchen 103 – island/breakfast bar has been deleted.
    - iii. Bath 04 – tall linen cabinet has been deleted and replaced with plastic-coated wire shelves
    - iv. Laundry 108 – bi-fold doors have been deleted.
  - c. Detail G, Casework Section has been deleted
  - d. Apartment Door Schedule
    - i. Door #4 has been revised to read “PR Varies” and Note #10 has been added under the ‘Room’ column
    - ii. Specific Notes – Note #10 has been added.

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7. Sheet A2.2
  - a. Detail A, Adaptable/Standard 1 Bdrm Bath #104 Enlarged Plan
    - i. Tall linen cabinet has been deleted and replaced with plastic-coated wire shelves
    - ii. Bi-fold doors at Laundry 108 have been deleted.
  - b. Detail B, Adaptable/Standard 2 Bdrm Bath 104 & Master Bath #113 Enlarged Plan
    - i. Tall linen cabinet at Master Bath 113 has been deleted and replaced with plastic-coated wire shelves.
    - ii. Pocket Door at Closet 114 has been deleted.
  - c. Bath Notes, Keynotes, Letter 'C' has been added.
8. Sheet A2.3
  - a. Detail A – Island/Breakfast Bar and overhead pendant lights have been deleted & built-in cabinet has been reduced in length.
  - b. Detail B – Island/Breakfast Bar and overhead pendant lights have been deleted.
  - c. Detail J – Tall cabinet has been deleted.
  - d. Detail L – Tall linen cabinet has been deleted and replaced with plastic-coated wire shelves
  - e. Detail U – Bi-fold doors have been deleted from laundry closet and tall linen cabinet has been deleted and replaced with plastic-coated wire shelves.
9. Sheet A2.4
  - a. Detail A, Unit A104 Accessible 2 Bedroom Floor Plan
    - i. Dining 102 – built-in shelf has been reduced in length
    - ii. Kitchen 103 – island/breakfast bar has been deleted.
  - b. Detail G, casework section, has been deleted
  - c. Apartment Door Schedule
    - i. Door #4 has been revised to read “PR Varies” and Note #10 has been added under the ‘Room’ column
    - ii. Specific Notes – Note #10 has been added.
10. Sheet A2.5
  - a. Detail A – Accessible 2 Bdrm Bath #104 & Master bath #113
    - i. Master Bath #113 - tall linen cabinet has been deleted and replaced with plastic-coated wire shelves
  - b. Accessible Bath Notes, Keynotes – Letter ‘B’ has been added
  - c. Detail G, Section @ Linen Cabinet – detail has been deleted
  - d. Detail H, Section @ Open Shelving – shelf unit has been reduced in height.
11. Sheet A2.6
  - a. Detail A - Island/Breakfast Bar and overhead pendant lights have been deleted & built-in cabinet has been reduced in length.
  - b. Detail B - Island/Breakfast Bar and overhead pendant lights have been deleted.
  - c. Detail P - Tall linen cabinet has been deleted and replaced with plastic-coated wire shelves
12. Sheet A2.7
  - a. Detail A, Clubhouse Floor Plan – Several modifications to the floor plan have been made, including: Library #110 and Closet #111 have been deleted; Storage 103 has been reduced in size; Mechanical 107 & Storage 106 have been relocated.
  - b. Detail C, Door Types – Door Type ‘F’ has been deleted.
  - c. Clubhouse/Breezeways Interior Finish Schedule – Library 110 and Closet 111 have been deleted.
  - d. Clubhouse/Breezeways Door Schedule
    - i. Door 4 – Door type has been changed to Type ‘C’ instead of Type ‘F’.
    - ii. Door 6 has been deleted.
13. Sheet A2.8 – Detail D, Closet #111 Casework Elevation has been deleted.
14. Sheet A2.9
  - a. Detail A, Apartment Bldg. A First Floor Plan – clubhouse floor plan has been modified.
  - b. Detail B, Apartment Bldg. A Second & Third Floor Plans – clubhouse roof plan has been modified.
15. Sheet A3.1
  - a. Detail B, Apartment Building A West Elevation – back of clubhouse has been modified.
  - b. Detail C, Apartment Building A North Elevation – back of clubhouse has been modified.
16. Sheet A3.4
  - a. Detail A – Wall Section @ Clubhouse – several dimensions have been revised.
17. Sheet A5.1
  - a. Detail A, Apartment Building A Roof Plan
    - i. Clubhouse plan has been modified.
    - ii. Area 1 (clubhouse) ventilation calculations have been modified to reflect clubhouse changes.
    - iii. Length of continuous ridge vents have been changed.
  - b. Apartment Building A Attic Ventilation – Area 1 (clubhouse) calculations have been modified to reflect clubhouse changes.

## **ARCHITECTURAL – Building B**

1. Cover Sheet
  - a. List of Civil Drawings has been updated
  - b. Sheet A1.2 description has been updated
  - c. Sheet A1.5 has been added
2. Sheet A1.1 – Detail A, Site Plan – Several modifications have been made:

- a. Vehicle drive, site access from Holdsworth Drive, topography and detention area have been modified.
  - b. A new pedestrian walkway/sidewalk to Holdsworth Drive has been added to the north side of the site
  - c. Monument sign has been relocated, and a small retaining wall has been added
  - d. Dog Park and BBQ/Picnic area layout has been modified.
  - e. The North side of the Clubhouse plan and sidewalks adjacent have been modified.
3. Sheet A1.2
    - a. Detail A, Enlarged Site Plan - Several modifications have been made:
      - i. Vehicle drive, site access from Holdsworth Drive, topography and detention area have been modified
      - ii. A new pedestrian walkway/sidewalk to Holdsworth Drive has been added to the north side of the site
      - iii. Monument sign has been relocated, and a small retaining wall has been added
      - iv. Dog Park and BBQ/Picnic area layout has been modified.
      - v. The North side of the Clubhouse plan and sidewalks adjacent have been modified.
    - b. Site Plan Key Notes
      - i. Notes A and J have been revised.
      - ii. Note W has been added.
  4. Sheet A1.2 - Detail L, Enlarged Dog Park Plan - Several modifications have been made to the layout of the dog park and the BBQ/Picnic area.
  5. Sheet A1.5 - New Sheet has been added - Monument Sign Details were relocated from Sheet A1.2
    - a. Detail A - Retaining wall has been added to the plan
    - b. Detail B - Section tags have been changed to reflect sheet change
    - c. Detail C - New detail has been added
    - d. Details D & E - Retaining wall section has been added
  6. Sheet A2.1
    - a. Detail A, 2-Bedroom Floor Plan (Standard/Adaptable)
      - i. Dining 102 - built-in shelf has been reduced in length.
      - ii. Kitchen 103 - island/breakfast bar has been deleted.
      - iii. Bath 104 - tall cabinet has been deleted from vanity.
      - iv. Master bath 113 - tall linen cabinet has been deleted and replaced with plastic-coated wire shelves.
      - v. Closet 114 - Pocket door has been deleted.
    - b. Detail B, 3-Bedroom Floor Plan (Standard/Adaptable)
      - i. Dining 102 - built-in shelf has been reduced in length
      - ii. Kitchen 103 - island/breakfast bar has been deleted.
      - iii. Bath 04 - tall cabinet has been deleted from vanity
    - c. Detail G, Casework Section has been deleted
    - d. Apartment Door Schedule
      - i. Door #4 has been revised to read "PR Varies" and Note #10 has been added under the 'Room' column
      - ii. Specific Notes - Note #10 has been added.
  7. Sheet A2.2
    - a. Detail A, Adaptable/Standard 2 Bdrm Bath #104 & Master Bath #113 Enlarged Plan
      - i. Bath #104 - tall cabinet has been deleted from the vanity
      - ii. Master Bath #113
        1. Tall linen cabinet has been deleted and replaced with plastic-coated wire shelves
        2. Pocket door at Closet #114 has been deleted
    - b. Detail C, Adaptable/Standard 3 Bdrm Bath 104 Enlarged Plan
      - i. Tall cabinet has been deleted at the vanity.
    - c. Bath Notes, Keynotes, Letter 'C' has been added.
  8. Sheet A2.3
    - a. Detail A - Island/Breakfast Bar and overhead pendant lights have been deleted & built-in cabinet has been reduced in length.
    - b. Detail B - Island/Breakfast Bar and overhead pendant lights have been deleted.
    - c. Detail J - Tall cabinet has been deleted.
    - d. Detail L - Tall linen cabinet has been deleted and replaced with plastic-coated wire shelves
  9. Sheet A2.4
    - a. Detail A, Unit B101 Accessible 3 Bedroom Floor Plan
      - i. Dining 102 - built-in shelf has been reduced in length
      - ii. Kitchen 103 - island/breakfast bar has been deleted.
      - iii. Master Bath 113 - furred wall has been added behind the lavatory, walls have been shifted to allow for clear space to remain in bathroom.
    - b. Detail G, casework section, has been deleted
    - c. Apartment Door Schedule
      - i. Door #4 has been revised to read "PR Varies" and Note #10 has been added under the 'Room' column
      - ii. Specific Notes - Note #10 has been added.
  10. Sheet A2.5
    - a. Detail A - Accessible 3 Bdrm Master bath #113 Enlarged Plan - furred wall has been added behind the lavatory, walls have been shifted to allow for clear space to remain in bathroom.

- b. Accessible Bath Notes, Keynotes – Letter 'B' has been added
  - c. Detail G, Section @ Linen Cabinet – detail has been deleted
  - d. Detail H, Section @ Open Shelving – shelf unit has been reduced in height.
11. Sheet A2.6
- a. Detail A - Island/Breakfast Bar and overhead pendant lights have been deleted & built-in cabinet has been reduced in length.
  - b. Detail B - Island/Breakfast Bar and overhead pendant lights have been deleted.

#### **STRUCTURAL – Drawings**

- 1. Sheet S1.1 – Detail A, Apartment Building A – Foundation Plan, has been modified at north side of clubhouse.
- 2. Sheet S2.1 – Detail A, Apartment Building A – Second Floor & Low Roof Framing Plan, has been modified at north side of 1-story clubhouse.
- 3. Sheet S2.2 – Detail A, Apartment Building A – Third Floor Framing Plan – Clubhouse roof has been modified
- 4. Sheet S2.3 – Detail A, Apartment Building A – Roof Framing Plan – Clubhouse roof has been modified

#### **MECHANICAL/ELECTRICAL/PLUMBING – Drawings**

- 1. Sheet E1.0
  - a. Detail 1 – Site Lighting Plan and layout has been updated to accommodate new driveway location and new sidewalk location on north end of site.
  - b. Detail 4 – Revised conduit trench detail
  - c. M/E Notes by symbol – Note 2 has been revised
- 2. Sheet E1.1
  - a. Details 1, 2 & 3 – Ceiling fan/light has been deleted and replaced with (4) Type 'F' light fixtures.
- 3. Sheet E1.2
  - a. Details 1 & 2 - Ceiling fan/light has been deleted and replaced with (4) Type 'F' light fixtures.
- 4. Sheet E6.1 – Light Fixture Schedule – Fixtures R3 & R4 have been added.
- 5. Sheet ME1.1
  - a. Detail 1 – Building A First Floor M/E Plan
    - i. Clubhouse exterior lights have been relocated per new plan layout.
    - ii. Clubhouse heat pumps have been relocated per new plan layout.
- 6. Sheet ME1.2
  - a. Detail 1 - Moved blower coil to new mechanical closet location and modified ductwork for new floorplan layout.
  - b. Detail 2 - Modified plumbing for new floorplan layout.
  - c. Mechanical Notes by Symbol – updated notes for plumbing plan.
  - d. Detail 3 – Added detail for domestic water riser for clubhouse restrooms.
- 7. Sheet ME1.3
  - a. Modified the power and lighting plans per the new clubhouse floor plan layout.
- 8. Sheet P2.1
  - a. Revised water and vent plans per new clubhouse floorplan layout.

*Receipt of this Addendum shall be noted on the Bid Form.*

**END OF ADDENDUM NO. 2**

#### ***Attachments***

CCD #1 Narrative – from SM Engineering



**Sheet C7.0 Waterline A Plan and Profile**

1. This is a new sheet

**Sheet C8.0 Waterline A Plan and Profile**

1. This is a new sheet

**Sheet C9.0 Waterline B Plan and Profile**

1. This is a new sheet

**Sheet C9.1 Sanitary Line A Plan and Profile**

1. This is a new sheet

**Sheet C10.0 Storm Line A Plan and Profile**

1. This is a new sheet

**Sheet C11.0 Storm Line B Plan and Profile**

1. This is a new sheet

**Sheet C12.0 Storm Line C & D Plan and Profile**

1. This is a new sheet

**Sheet C9.0 Spot Grades**

1. This was previously sheet C7.0
2. Spot grades labeled

**Sheet C13.0 Fire Truck Movements**

1. This was previously Sheet C10.0

**Sheet C14.0 Erosion Control Plan**

1. This was previously sheet C6.0

**Sheet C15.0 Details**

1. This was previously Sheet C8.0
2. Moved fire hydrant detail to Sheet C18.0

**Sheet C16.0 Details**

1. This was previously Sheet C9.0
2. Moved pavement repair detail to Sheet C18.0

**Sheet C17.0 Details**

1. This was previously Sheet C7.0

**Sheet C18.0 Details**

1. This is a new sheet

\*\* End of narrative\*\*

ATTACHMENTS:        Sheets: C1.0 – L1.0

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ENGINEER:    SM Engineering

BY:            Sam Malinowsky \_\_\_\_\_