



ARCHITECTURAL NEXUS, Inc
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ADD #001

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ISSUE DATE: October 15, 2021

RESPONSE TO: Owner Coordination & City Comment Responses

PROJECT: Villa Nueva
915 W 200 N
Salt Lake City, UT 84105

OWNER'S PROJECT #: 05100-001

ARCHITECT'S PROJECT #: 20020

OWNER: Katherine Kittrell
Micro Villas
915 W 200 N
Salt Lake City, UT 84116

CONTRACTOR: Bidding Contractors
Gramoll Construction
Stallings Construction

PAGES: 4 + Attachments (55) = 59

This Addendum forms a part of the Contract Documents and modifies the original Bid Documents as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. This Addendum includes all attachments noted, included herein by reference.

DRAWING AMENDMENTS:

D1. Architectural:

<u>Item #</u>	<u>Sheet(s)</u>	<u>Drawing</u>	<u>Amendment</u>
D1.01	G003	Design Criteria	General Notes added.
	G003	Code Table	Code table updated per city comments to classify entire building as R-2, designate structure as NFPA 13 protected, show all applicable area/height information, indicate occupant loads, indicate number of code required exits, and show zoning requirements for zoning.
	G101	A6	No build easement indicated as required by city plan review.
	G102	A6	No build easement indicated as required by city plan review.
			Dimensions and note added indicating egress balcony openness as required by city plan review.
	G103	A6	No build easement indicated as required by city plan review.
	G104	A6	No build easement indicated as required by city plan review.
			Gate/fence added adjacent to stair as required by city plan review.
	G105	A6	No build easement indicated as required by city plan review.
			Gate/fence added adjacent to stair as required by city plan review.
	G501	W4G	Gypsum board revised to be Type X as required by city plan review.
		W4	Gypsum board revised to be Type X as required by city plan review.
		W6SS	Gypsum board revised to be Type X as required by city plan review.
		W6S	Gypsum board revised to be Type X as required by city plan review.
		W6	Gypsum board revised to be Type X as required by city plan review.
		W8S	Gypsum board revised to be Type X as required by city plan review.
		W8	Gypsum board revised to be Type X as required by city plan review.
	G505	FW91	Assembly with partially filled joist cavity no longer used as required per city plan review and requirements of NFPA 13.
	C0.10	Plan	Notes added about power being undergrounded.

<u>Item #</u>	<u>Sheet(s)</u>	<u>Drawing</u>	<u>Amendment</u>
			Notes added about trees/brush along fence row to be removed
C1.01		Plan	Notes added about power to be undergrounded. ARCH background updated to show correct building footprint.
C2.01		Plan	Parking pattern revised to avoid relocation of fire hydrant. Mailbox location indicated. ARCH background updated to show correct building footprint.
C4.01		Plan	Notes added about power to be undergrounded. Sewer routing revised to avoid conflict with tree root ball. ARCH background updated to show correct building footprint.
A091		1	Missing dimensions added.
A101		A5	Perforated metal panel along west (plan south) side of project revised to show proper alignment. Door tag added for project entry door.
A102		A6	Window tag at unit 207 revised.
A103		A6	Window tag at unit 208 revised. Floor drains added to architectural drawings for clarify. These have been previously shown on plumbing drawings.
A104		A6	Window tag at unit 407 revised. Floor drains added to architectural drawings for clarify. These have been previously shown on plumbing drawings.
A105		A6	Gate/fence added adjacent to stair per comments about G104. Window tag at unit 507 revised. Floor drains added to architectural drawings for clarify. These have been previously shown on plumbing drawings. Gate/fence added adjacent to stair per comments about G104.
A201		Legends	Keynotes and finish legend title updated for clarity. Missing detail reference in keynote legend updated.
		A6	Building signage location added on upper left corner of building.
A202		Legends	Keynotes and finish legend title updated for clarity. Missing detail reference in keynote legend updated.
A203		Legends	Keynotes and finish legend title updated for clarity. Missing detail reference in keynote legend updated.
		A6	Building signage location added to upper middle portion of building.
A204		Legends	Keynotes and finish legend title updated for clarity. Missing detail reference in keynote legend updated.
A401		B6	Bike rack added to wall.
		D3	Ceiling access panel added to coordinate with mechanical. Access panels previously indicated per mechanical drawings.
		D5	Soap dish added to shower.
		E5	Cabinet dimension revised.
		Keynote Legend	22:WH1 Keynote updated to clarify access panel purpose. BS1 keynote updated to clarify backsplash material.
A402		A3	Keynote added clarifying access to be provided for water heater.
		A4	Window header elevation revised to clarify elevation to be installed.

<u>Item #</u>	<u>Sheet(s)</u>	<u>Drawing</u>	<u>Amendment</u>
		D3	Ceiling access panel added to coordinate with mechanical. Access panels previously indicated per mechanical drawings.
		E5	Casework sizes revised. Filler panels added to clarify design intent.
		Keynote Legend	22:WH1 Keynote updated to clarify access panel purpose. BS1 keynote updated to clarify backsplash material.
A403		C4	Vanity information revised.
		C5	Bike rack added.
		D3	Ceiling access panel added to coordinate with mechanical. Access panels previously indicated per mechanical drawings
		E5	Casework size revised. Filler panel added to clarify design intent.
A470		A3	Detail revised to indicate bar grating for stair treads and intermediate landings in lieu of steel pan and concrete treads and landing. Detail renamed accordingly.
		A4	Detail revised to indicate bar grating for stair treads and intermediate landings in lieu of steel pan and concrete treads and landing. Detail renamed accordingly.
		A5	Detail revised to indicate bar grating for stair treads and intermediate landings in lieu of steel pan and concrete treads and landing. Detail renamed accordingly.
		A6	Detail revised to indicate bar grating for stair treads and intermediate landings in lieu of steel pan and concrete treads and landing. Detail renamed accordingly.
		B3	Detail revised to indicate bar grating for stair treads and intermediate landings in lieu of steel pan and concrete treads and landing. Detail renamed accordingly.
A501		A4	Concrete cap added to top of CMU trash enclosure wall.
		B2	Section revised to clarify chain link mesh as design intent.
		D2	Detail revised to clarify chain link mesh as design intent.
A502		A3	Missing keynotes added to clarify.
		A4	Missing keynotes added to clarify.
		A6	Exhaust vent detail added per keynote on elevation pages.
		B2	Missing keynotes added. Detail name updated.
		B3	Detail name updated.
		B6	Missing keynotes added to clarify.
		C6	Missing keynotes added to clarify.
		D3	Detail name updated.
		D4	Detail name updated.
		D6	Detail name updated.
A505		Sheet	Sheet added to provide details referenced throughout Bid Set.
A506		Sheet	Sheet added to provide details referenced throughout Bid Set.
A601		Door Schedule	Door added to capture project entry door. Door schedule notes added too.
		Window Schedule	Window type F2.1 and accompanying note added as required by city plan review.
A701		B4	Penetration fire caulking note added as required by city plan review.
AI601		Finish Schedule	QZ1 finish updated to indicate backsplash as additional installation location.
S001		Section C	Basis of design notes updated as required by city plan review to match structural calculations.
		Section E	Additional concrete thickness added to notes.
		Section J	Fire treated lumber notes added as required by city plan review.

<u>Item #</u>	<u>Sheet(s)</u>	<u>Drawing</u>	<u>Amendment</u>
	S002	Section M	Section added as required by city plan review.
	S002	Footing Schedule	FC4 spacing updated.
	S003	Steel Special Inspections	"Other Inspection Tasks" added.
		Shear Wall Schedule	Notes revised on shear wall schedule.
	S004	Breezeway Diaphragm Connection Schedule	Quantities required revised per city plan review comment to coordinate drawings and structural calculations.
	S101.A	A	Footing design revised per city plan review comment along North side of project. Additional footing tags added. Misc. notes added.
	S102	A	Lateral force system component symbol added to plan per city plan review.
	S106	A	Code required strapping added at roof.
	S201	9	Detail revised.
		12	Detail revised.
		14	Detail revised.
	S202	6	Detail revised.
		9	Detail revised.
		11	Detail revised.
		14	Detail revised.
		15	Detail revised.
		16	Detail revised.
	S203	6	Detail revised.
	S204	4	Detail revised.
		5	Detail revised.

D2. Mechanical & Plumbing:

See the attached Memorandum from Engineer, dated October 18, 2021.

D3. Electrical:

See the attached Memorandum from Engineer, dated October 18, 2021.

Joshua Vondran, PA	(567) 204-0599	jvondran@archnexus.com	10.15.21
Name, Title	Phone	Email	Date



ADDENDUM #01

Job: Villa Nueva Micro Villas
Job Number: 210046
Date: 10/18/2021

DISCIPLINES

Mechanical Engineering
Electrical Engineering
Technology Design
Acoustical Engineering
Lighting Design
Theatre Design
Fire Protection Engineering
Building Commissioning

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ELECTRICAL – DIV 26

DRAWINGS

SHEET – EE401:

1. Lighting switch added.
2. Disposal removed, dishwasher power added.
3. Elevation adjustments made to hood power and keynotes updated.
4. Kitchen elevation updated.

SHEET – EE402:

1. Disposal removed.
2. Kitchen elevation updated.

SHEET – EE403:

1. Lighting switch added.
2. Kitchen elevation updated, dishwasher power, and keynote added.

SHEET – EE701 & EE702:

1. Typical elevations and detail notes revised.

SHEET – EP101

1. Keynote updated.

SHEET – EP105 & EP106:

1. Additional power added for tenant signage.
2. Sheet keynotes updated.

END OF ADDENDUM



SPECTRUM
ENGINEERS

ADDENDUM #01

Job: Villa Nueva Micro Villas
Job Number: 210046
Date: 10/18/2021

DISCIPLINES

Mechanical Engineering
Electrical Engineering
Technology Design
Acoustical Engineering
Lighting Design
Theatre Design
Fire Protection Engineering
Building Commissioning

Plumbing

DRAWINGS

SHEET – PL402:

1. Disposal removed from Type 1 units.

END OF ADDENDUM

CENTERS OF ENGINEERING EXCELLENCE

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