



## **ADDENDUM #1**

March 11, 2025

### **RE: MILAN HOUSING RENOVATION**

The following items are clarifications, additions or modifications to the Bid Documents.

#### **GENERAL QUESTIONS & CLARIFICATIONS**

1. Q: Should new tile in public restroom extend around all walls?
  - A. Yes. And, note #6 on Sheet A1.6 associated with drawing 2, should read: Provide new all wainscot tile on all walls in restroom.
2. Q: Should the tile called out on the finish schedule be Daltile?
  - A. Yes, the tile should be Daltile Natural Hues
3. Q: Can we substitute ProEdge roof ridge shingles?
  - A. Yes
4. Q: Can we substitute Weatherlock G Ice and Water Shield?
  - A. Yes
5. Q: Can we substitute Rhino Underlayment U20
  - A. Yes
6. Q: Can we substitute standard K Style gutters by Mastic for the Highback Chris Industries Gutter?
  - A. Yes
7. Q: It appears like there are currently shut-valves installed to control groups of 4 or so apartments, and, the piping to each apartment appears to be installed in such a way that installing the required shut-off valves for each unit will be very difficult to price without doing selective demolition. What should we do.
  - A. We will eliminate the new shut-off valves called out in the drawings. See revised sheet A1.0.
8. Room finishes schedule & legend have been revised. See new A3.0 sheet.



NO.	DATE	ISSUE NOTE
A	3/11/25	Remove scope in #12
REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE
Project Manager		Drawn By
Plot Date	3/11/25	Reviewed By
Project ID	Milan	

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Project Manager		Drawn By
Plot Date	3/11/25	Reviewed By
Project ID	Milan	

Overall Floor Plan

Sheet No.

A1.0

### GENERAL NOTES

- All hallway walls, doors and frames to be painted except for aluminum entry doors. Color to be selected by Architect.
- GC to seal all new ceiling and wall penetrations with appropriate sealant.
- Replace all disturbed attic insulation and add 6" of blown-in cellulose insulation. Adjust existing baffles as necessary.
- Replace all flooring in all common areas. See Finish Schedule, A5.
- Contractor to subcontract with cleaning service to perform a final cleaning prior to residents moving in. See Specifications for details.

### FLOOR PLAN KEY NOTES

- Replace existing entry door with new aluminum entry door of matching size and configuration. (Kawneer basis of design). (6 single, 1 double)
- Modular walk-off carpet. See Finish Schedule.
- Existing side lights and transom to remain.
- N/A
- Existing door to remain. Add dead bolt type locking hardware with removable core.
- Replace all existing door hardware with new hardware that utilizes a removable core.
- New flooring in corridors typical.
- All slate flooring in all areas to remain.
- New flooring in restroom typical.
- New flooring in laundry typical.
- New flooring in kitchen typical.
- Add a ball valve shut-off to each water supply line (H/C) to each apartment. Label location of valve on ceiling with preprinted labels.
- Scrape, prime, and paint underside of roof decking and framing. Color to be selected by owner.
- Provide and install new apartment unit number signage with raised letters and braille. 4"x4" plastic.
- Unit 18 shall have visual emergency devices.
- Remove existing temporary wall. Patch walls to match adjacent surfaces.

### ALTERNATE PRICING: FLOOR PLAN KEY NOTES

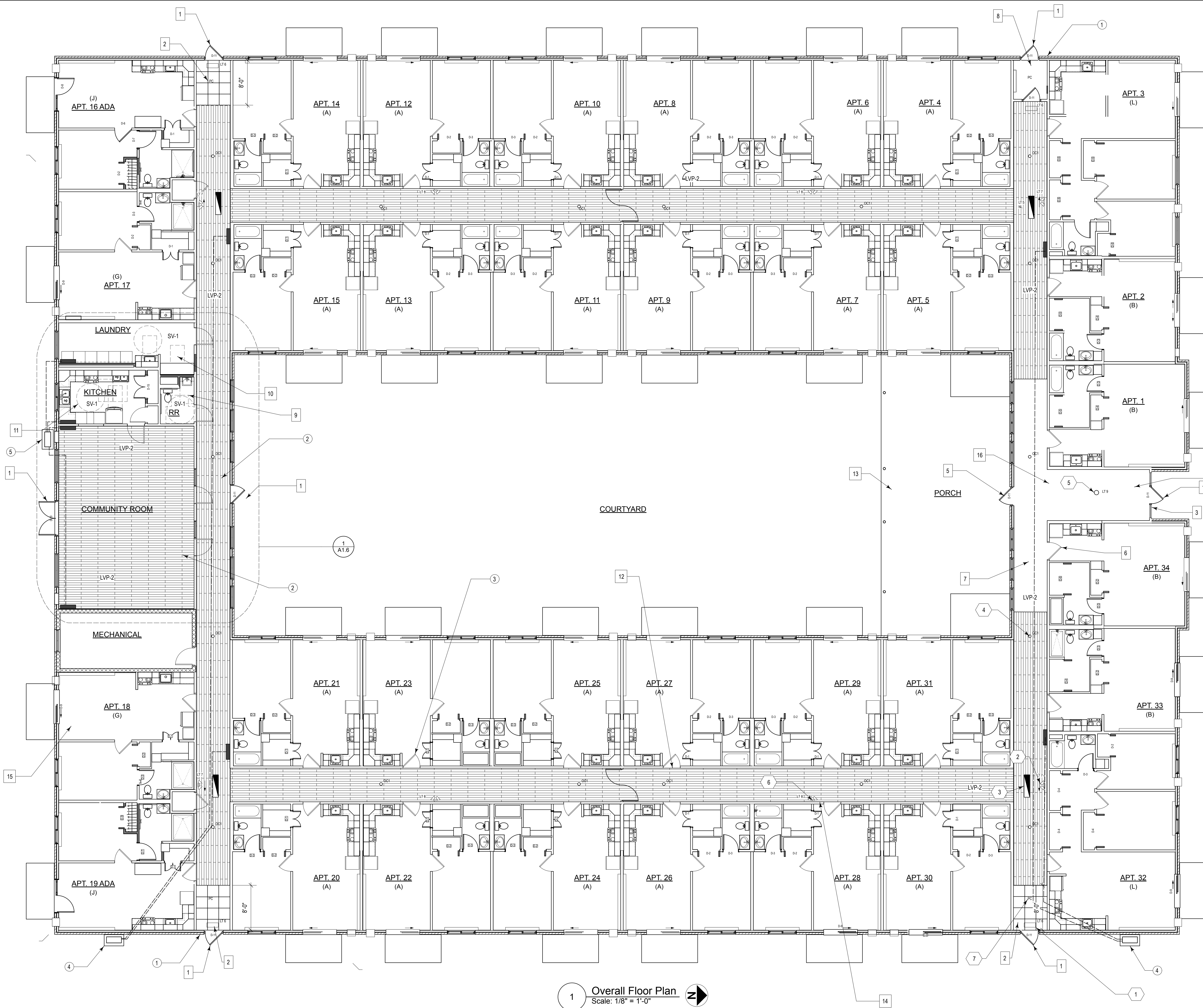
- #6 Install automatic door opener with two actuators (LCN 4630). Indoor actuator to be wall-mounted. Outdoor actuator to be post-mounted. Include post.
- #7 All work associated with replacing the existing 2x4 ceiling in corridors and community room with new Armstrong grid and cirrus pads.
- #8 Remove existing intercom/buzzer hardware in each apartment and entry vestibule. Provide and install new intercom/buzzer hardware in each apartment and entry vestibule. Tektone RS4W-36 basis of design. Include \$2000 refundable allowance for repair of existing infrastructure. Contractor will be required to itemize work associated with allowance claim.
- #9 New 24,000 BTU mini-split outdoor unit with (2) wall mounted heads in hallway - 12,000 BTU. Provide 3/4" PVC drain line from nearby plumbing in wall out to new wall unit. Provide PVC trap with clean out valve similar to Combat P-Trap by CoolAir Products.
- #10 New 42,000 BTU mini-split outdoor unit with (4) wall mounted heads. (1) laundry - 6,000 BTU, (1) kitchen - 6,000 BTU, (2) community room - 12,000 BTU. Provide 3/4" PVC drain line from to new wall unit. Provide PVC trap with clean out valve similar to Combat P-Trap by CoolAir Products.

### GENERAL ELECTRIC NOTES

- Verify electrical requirements for any equipment or appliances shown on plans prior to commencement of work. Provide isolated ground wires as required by equipment manufacturers.
- Contractor shall verify that existing panels and feeders serving spaces appear to be adequate for new lighting and power loads shown.
- Seal all penetrations through corridor and other rated partitions as required to maintain required partition U.L. fire rating. Coordinate with architectural as needed.
- All new receptacles shall be minimum 24" AFF. New switches shall be maximum 48" AFF. USAF compliant reach distances shall be followed.
- See A1 series drawings for detailed work within apartments.
- Maintain existing light controls (night lights, photocell controlled) except where shown to be controlled with occupancy sensors.

### ELECTRIC KEY NOTES

- Provide new illuminated exit signs as shown.
- Provide directional emergency lighting as shown.
- Rewire (1) hallway light near each location shown to be a night light (always on).
- Provide ceiling mounted occupancy sensor near each location shown or as required to control all hallway lighting.
- Replace this fixture.
- Provide new emergency lights in approximately the shown locations.
- Add a photocell control to (1) existing ceiling light near each location shown.



1 Overall Floor Plan  
Scale: 1/8" = 1'-0"

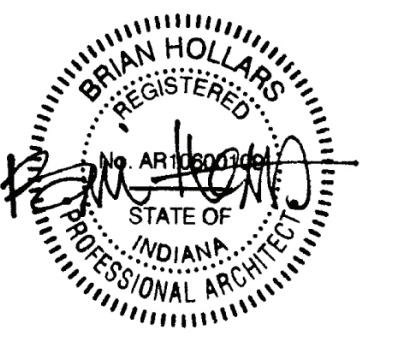


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Milan Housing Renovation

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Project Title



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Revision table with columns: REV, DATE, DESCRIPTION

Issue table with columns: NO., DATE, ISSUE NOTE

Project Manager and Drawn By information

Plot Date and Reviewed By information

Project ID: Milan

Sheet Title: Schedules

Sheet No. A3.0

LIGHTING SCHEDULE

Lighting Schedule table with columns: Symbol, LOCATION, TYPE, MFGR, NAME, NUMBER, FINISH, BULBS, WATTAGE, LUMENS, NOTES

- NOTES: 1. All lights to be energy-efficient commercial or Energy Star certified. 2. EC to coordinate connections with existing wiring and switches. 3. Occupancy Sensor (OC1) - CM10PDT - Add to existing hallway lighting. 4. Hallway lights noted as NL are night light functioning (always on). 5. Hallway lights noted as PC are photocell controlled. 6. Finish to be Satin Nickel. 7. Photocell (PC) = PPD0.

Plumbing Fixture Schedule

Plumbing Fixture Schedule table with columns: LOCATION, TYPE, MFGR, NAME, MODEL, FAUCET, GPM, NOTES

Room Finish Schedule

Room Finish Schedule table with columns: Room, Floor, Base, Walls, Ceiling, Laminate, Notes

- 1. Prepare existing floor to allow plank and sheet flooring to be flush at top surface. Cut cleanly to avoid a transition strip. 2. All vinyl base corners (inside and outside) shall be preformed from the manufacturer.

HVAC Equipment Schedule

HVAC Equipment Schedule table with columns: Indoor Units, Outdoor Units, Notes

DOOR / WINDOW SCHEDULE

Door / Window Schedule table with columns: Number, LOCATION, SIZE, TYPE, DOOR MATL, HDWR (lock), CLOSER/STOP, FRAME MATL, RATING, NOTES

- Notes: 1. Contractor to field verify and coordinate existing door opening sizes before ordering doors. 2. Patio doors may require trim to allow for a standard door size. 4. All hardware finishes to be brushed aluminum. 5. New door handles to be lever type.

Bathroom Accessories Schedule

Bathroom Accessories Schedule table with columns: ITEM, MFGR, MODEL, MOUNTING HT. (VERT), MOUNTING DIM (HORIZ)

Appliance Schedule

Appliance Schedule table with columns: TYPE, MFGR, MODEL, W, H, D, SIZE, NOTES