MITCHELL
Enterprises LTD - General Construction

ADDENDUM 1

Dated 9/15/17

1. To allow for more time for Architectural responses to existing window, roofing, doors and framing questions, the response deadline has been moved to Tuesday, September 28th at 2:00 PM.

CURRENT QUESTIONS AND RESPONSES

CC1: I could not find a wall type schedule which is typically a City of Sherman plan requirement. All walls are designated as 2x6 walls, including sheer wall construction, but there was no information for the wall insulation, drywall requirements or building exterior sheathing/envelope prior to the Hardie board paneling or at floor flashing requirements. Please provide wall designations on the building floor plan with wall type descriptions.

Question outstanding

CC2: No information was found on the above ceiling insulation requirements for the addition. With the acoustical ceilings, we can use R-38 batts to clear the efficiency requirement. A ceiling height adjustment from finish floor may be necessary for above ceiling ductwork and piping coordination. Please confirm above ceiling insulation requirements.

Ceiling heights may be adusted as required to allow for insulation and over-ceiling coordination. Preference is for ceiling to be no less than 9'-0" FF.

ALT3: Sheet S-1 defines roof framing as 2x12 @ 12" o.c. for a span of 19'-6 1/2". Please confirm if engineered joists may be used as an equivalent product based on the Structural design loads listed. I noted from the walkthrough that the existing roof channels runoff to a single point at the same location as RTU-2 (Sheet P-3). The concern is that the channeled water may exceed the 20 psi design load when combined with the RTU curb. This may also be an additional burden on the curb flashing for RTU-2 (undefined). Please also provided an estimate weight for the rooftop mechanical units as additional framing is required for the roof penetrations.

Engineered joists are acceptable. Provide letter from manufacture that proposed joist system meets or exceeds system shown in structural drawings.

CC4. Please provide the product type for the new or replacement windows shown on Sheet A-3 elevations

Question outstanding – ComCheck documents based on 6mm x 1" Low-E tinted standard tinted glazing. Provide aluminum storefront extruded metal, anodized.

E5. Receptacle elevation for connection of kitchen equipment not shown. Please confirm if 38" FF meets NEC/design requirements for electrical receptacle/junction locations (kitchen equipment) shown on Sheet E-2.

No conflict with NEC. Mount to height designated by Owner.

E6. Please identify GFI circuits (will be asked by City of Sherman inspections)

All kitchen equipment to be on protected circuits. Restaurant plugs mounted above table height will required protected circuit if applicable.

CC7. Please provide roof deck material requirements as well as insulation board and roofing system type for new addition. A roof cut detail was not found. Discussed with Owner was the Firestone Rubberguard EPMD system. There are ample details for the construction of this system from the manufacture, however, the thickness and efficiency values of the insulation is not designated in the manufacture's standard details.

EPMD roofing system is acceptable. Provide for rooftop flashing and penetrations per manufacture's details. Provide for flashing cap at roof to wall transitions. No guttering shown or specified. Preserve and modify, as required, for roof scupper from existing rooftop. Ensure drainage of rooftop by 1 pitch slope. No gravel designated.

GEN8: Will you be providing the COMCheck document for submission to the City of Sherman upon ultimate selection of products?

Yes, ComCheck calculations to be forwarded (Will upload to plan website)

CC8. The lighting fixtures and types are not defined by the plans. Contractor recommends LED fixtures for recessed and grid panels to exceed COMCheck requirements and due to the longevity of the bulbs. Please let us know if a lumen requirement is available for the lighting fixtures.

Lighting planned on use of 2x4 fluorescent troffer fixtures. Allow for $1000 fixture material allowance for Owner selected wall sconces in seating area (10ea). Fans to be Carlo Discus (Black) 52" by Monte Carlo or approved equal. Please provide an alternate for LED fixtures. Detailed panel circuits freed by LED selection to be blanked and labeled as spares. Fuel Canopy lighting by Superior Lighting, 70 watt LED Canopy Light, Black, or approved equal. Exit signage (Quantum) and emergency lighting (Contractor Select Series) by Lithonia or approved equal.

CC9. Exterior lighting not defined. Please let us know if the parking lot lighting can be from the building perimeter or if site parking lighting is required.

Wall packs only as of current.

STR10: Please confirm the expansion joint type between New and Existing slabs (1" space shown)

Provide expansion joint at all building to pavement abutments.

STR11: Please confirm if casing or door header exists at existing masonry wall cut-in locations. There was no detail for a masonry header or information on how the cut block cells would be capped/covered. Ref: Sheet A1

Question outstanding

ELEC12: Please confirm that decorative fuel pumps required no electrical circuit. Ref: Sheet A-5

Provide a circuit to decorative fuel pumps. Pumps will have lighting only (no actual pump function)

ARCH13: Are there any specifications on overhead doors? Need to know type, glass size & type, locks, motor operated, etc.

Two operable overhead doors to be insulated aluminum similar to Titan Full Glass series by Arm-R-Lite. Building entry overhead door is storefront made to simulate appearance of selected overhead door. ¼" insulated glazing 5/8" thickness. Anodized finish to be selected from samples provide to Owner. Manal door operators.

MECH14: What are the ducts in the existing building/seating area. Can the size be per recommendation?

Duct sizes as required for cfm airflow. Provide square or spiral insulated dual wall ducting for all exposed ductwork.