

Addendum No. 2

Project: The Brando for Bluestone Development

Date: 18 April 2013
From: Studio 951, Ltd.
To: All plan holders.

All information and instructions given herein shall become part of the Contract Documents.

Drawings – Please make the following changes:

A0.00

Please add a new sheet A1.01 to the Architectural portion of the Drawing Index. It should be just after A1.00.

A1.01

Please find a new sheet attached.

A2.01

Please find a revised sheet attached.

A2.02

Please find a revised sheet attached.

The new added note for, "PROVIDE ONE STANDPIPE ON EACH SIDE OF 2HR FIRE WALL AT CORRIDOR" applies to each residential floor.

The new added tag R9/A2.10 near sheet grid J-12 is a typical condition and applies to all residential corridors.

A2.03

Please find a revised sheet attached.

Detail tag X10/A2.10 has been added at the bike locker locations. Please note the bike locker locations shown here are typical of the floors above as well.

A2.10

Please find a revised sheet attached.

A3.20

Near sheet grid R-12 add a note to read, "SEE STRUCTURAL FOR DECK FRAMING AT INSIDE CORNER, TYP."

A3.21

Please find a revised sheet attached.

A3.22

Please find a revised sheet attached.

A3.23

Near sheet grid B-5, delete the note that reads, "TREATED BLOCKING AT END OF SLAB FOR ATTACHMENT OF FINISH MATERIAL." Replace this note, with a new note that reads, "PROVIDE 1-1/2" MTL FURRING WITH 1-1/2" RIGID INSULATION AT END OF SLAB FOR ATTACHMENT OF FINISH MATERIAL."

A3.25

Please find a revised sheet attached.

A3.31

At detail D11, add a note to read, "PROVIDE ½" R-CHANNEL FOR ATTACHMENT OF GYP. BD AT BOTTOM OF WOOD ROOF TRUSSES, TYP."

A4.01

At Window Elevation 'D' add a note to read, "LIMIT THE OPENING WIDTH OF WINDOW TYPE 'D' TO 3.75" "

STRUCTURAL**S2.3**

At the northwest corner of the building provide a new note to read, "Framing note: Contractor to supply (4) sets of (3) 1 ¾"X7 ¼" LVL stud framing at the northeast corner of the building for sign backing. LVL studs are to be ganged together with (3) 10D nails at 12" o.c. – two sets are required. Contractor to supply (16) Simpson HUC68 face mount hangers, (16) Simpson A35 framing anchors, and (16) Simpson MSTC28 strap ties."

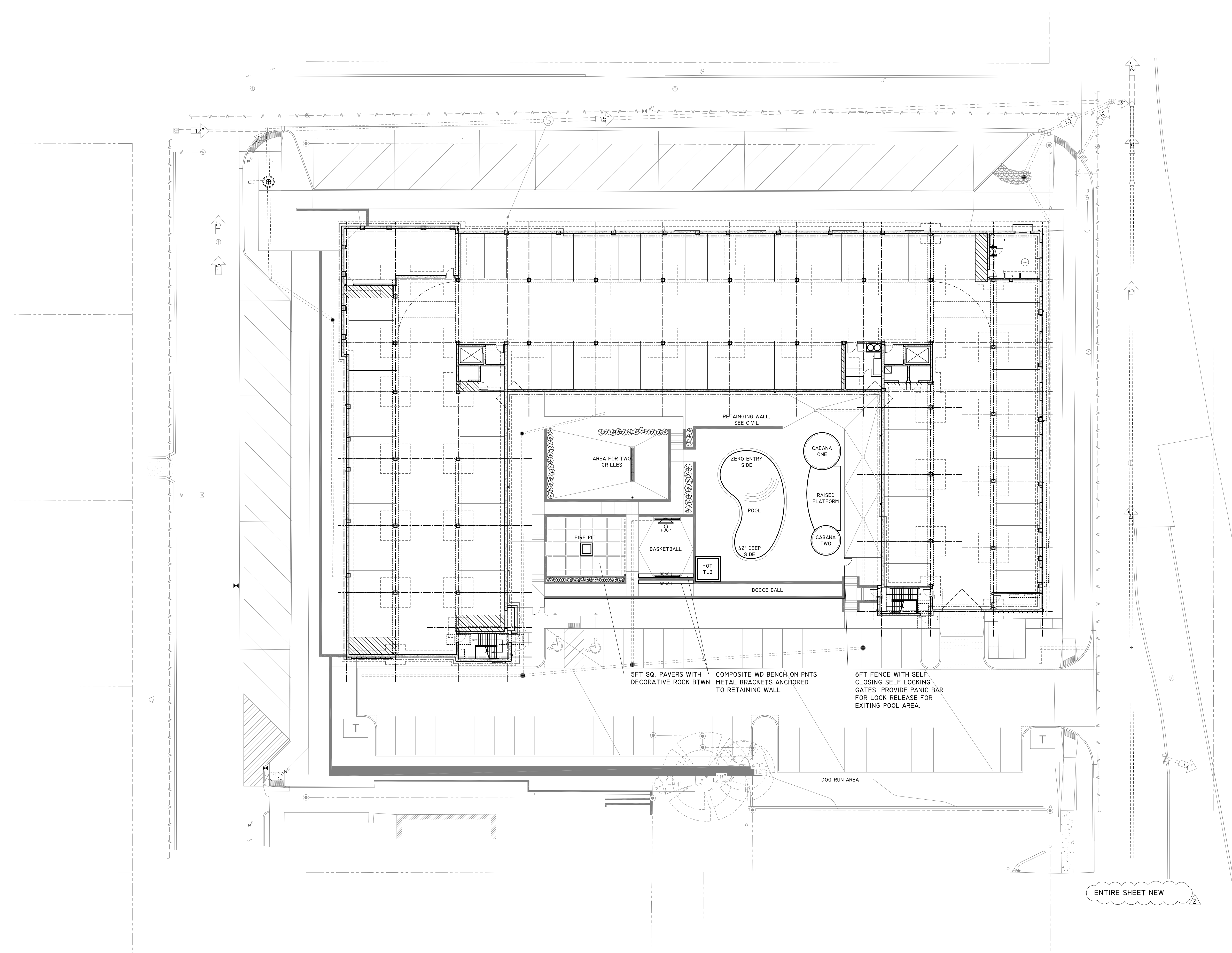
S3.3

Please find a revised sheet attached.

MECHANICAL, PLUMBING AND ELECTRICAL

Mechanical Addendum items are shown under a separate summary sheet dated April 18, 2013 and that item is attached. There is a revised drawing attached as well.

END of Addendum No. 2



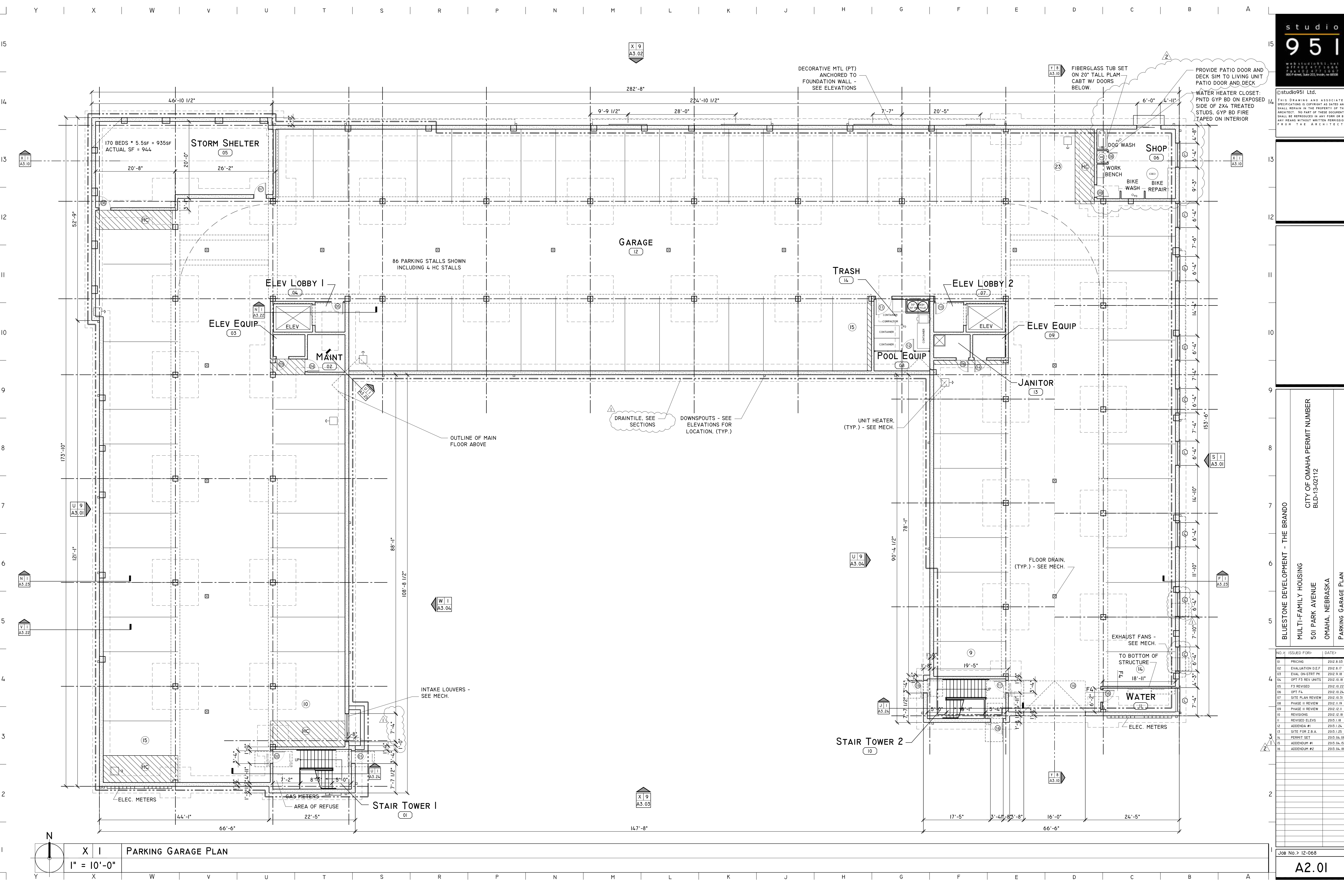
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BLUESTONE DEVELOPMENT - THE BRANDO
MULTI-FAMILY HOUSING
501 PARK AVENUE
OMAHA, NEBRASKA
CITY OF OMAHA PERMIT NUMBER
BLD-13-02112
ARCHITECTURAL SITE PLAN

NO.	ISSUED FOR	DATE
01	PRICING	2012.8.03
02	EVALUATION D.E.P.	2012.8.17
03	EVAL. ON-STREET PK	2012.9.18
04	OPT P3 REV UNITS	2012.10.18
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06	OPT P4	2012.10.24
07	SITE PLAN REVIEW	2012.10.31
08	PHASE II REVIEW	2012.11.19
09	PHASE II REVIEW	2012.12.11
10	REVISIONS	2012.12.18
11	REVISED ELEVIS	2013.1.18
12	ADDENDA #1	2013.1.24
13	SITE FOR Z.B.A.	2013.1.25
14	PERMIT SET	2013.04.09
15	ADDENDUM #1	2013.04.11
16	ADDENDUM #2	2013.04.18

ENTIRE SHEET NEW

N
X I
1" = 20'-0"
ARCHITECTURAL SITE PLAN



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BLUESTONE DEVELOPMENT - THE BRANDO
MULTI-FAMILY HOUSING
501 PARK AVENUE
OMAHA, NEBRASKA
CITY OF OMAHA PERMIT NUMBER
BLD-13-02112
PARKING GARAGE PLAN

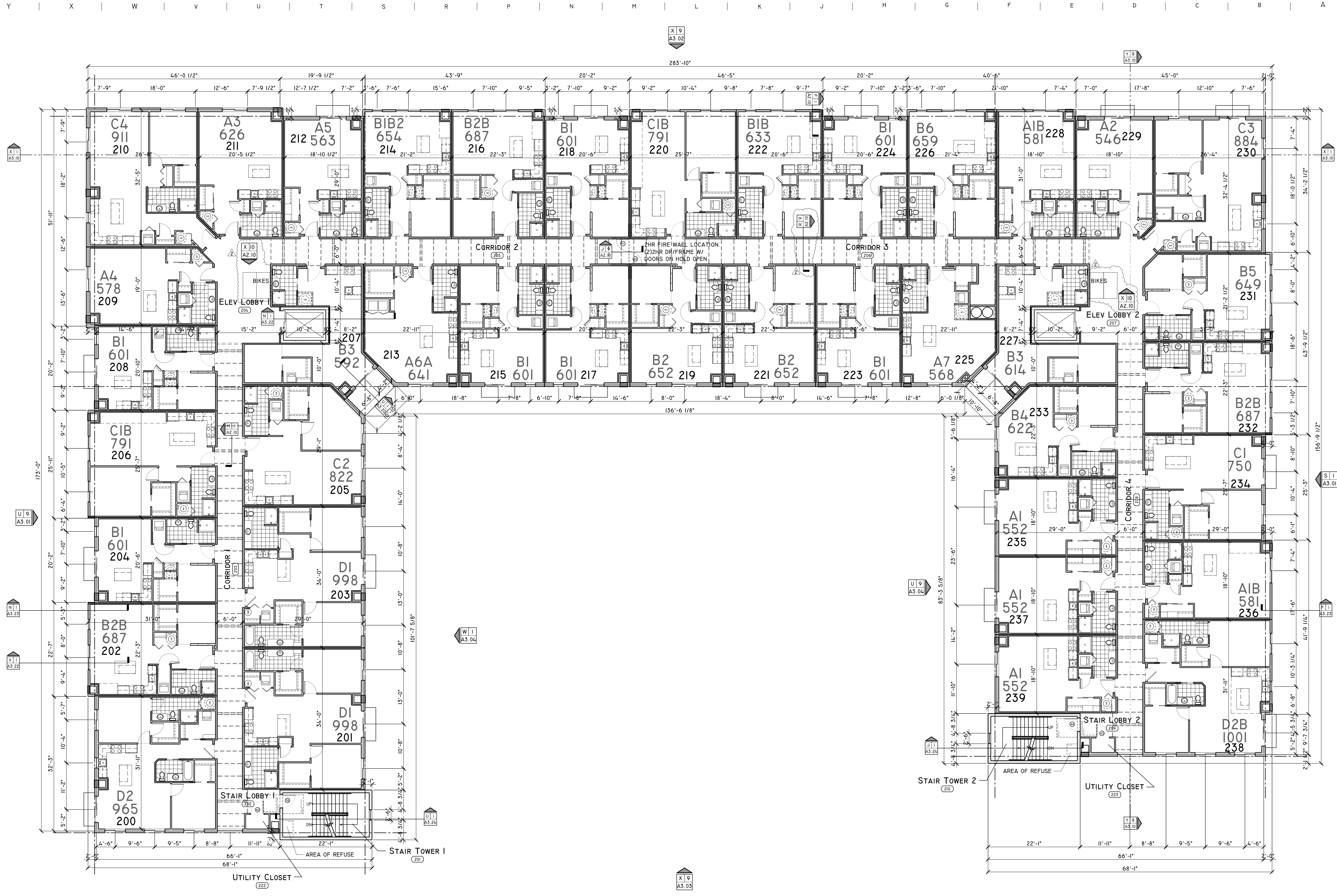
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11	REVISED ELEVIS	2015.1.18
12	ADDENDUM #1	2015.1.24
13	SITE FOR Z.B.A.	2015.1.25
14	PERMIT SET	2015.04.09
15	ADDENDUM #1	2015.04.09
16	ADDENDUM #2	2015.04.18

N
X I
1" = 10'-0"
PARKING GARAGE PLAN

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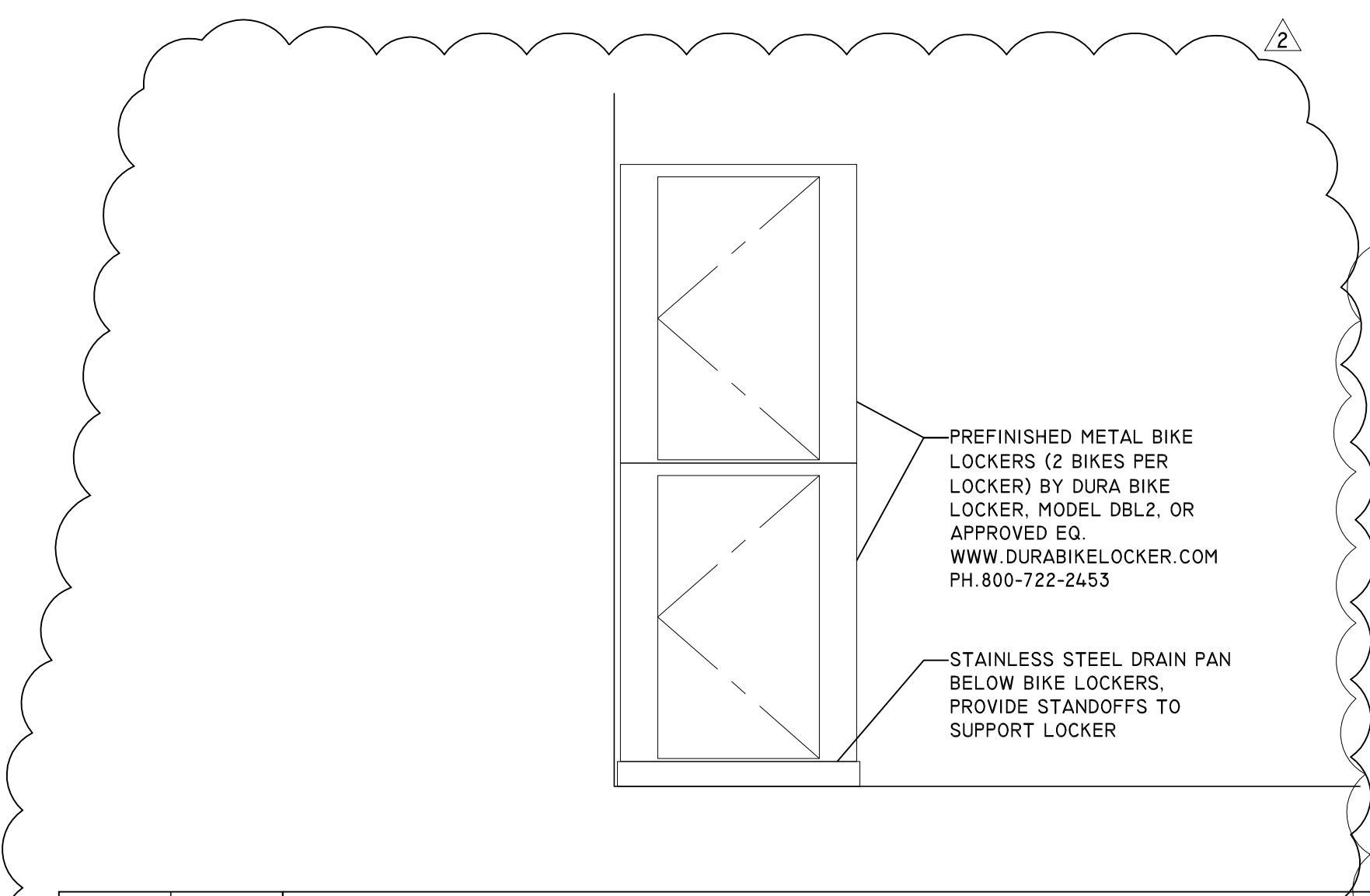
BLUESTONE DEVELOPMENT - THE BRANDO
MULTI-FAMILY HOUSING
501 PARK AVENUE
OMAHA, NEBRASKA
SECOND FLOOR PLAN
CITY OF OMAHA PERMIT NUMBER
BLD-13-02112

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11	REVISED ELEV	2013.1.18
12	ADDENDA #1	2013.1.24
13	SITE FOR Z.B.A.	2013.1.25
14	PERMIT SET	2013.04.08
15	ADDENDUM #1	2013.04.15
16	ADDENDUM #2	2013.04.18

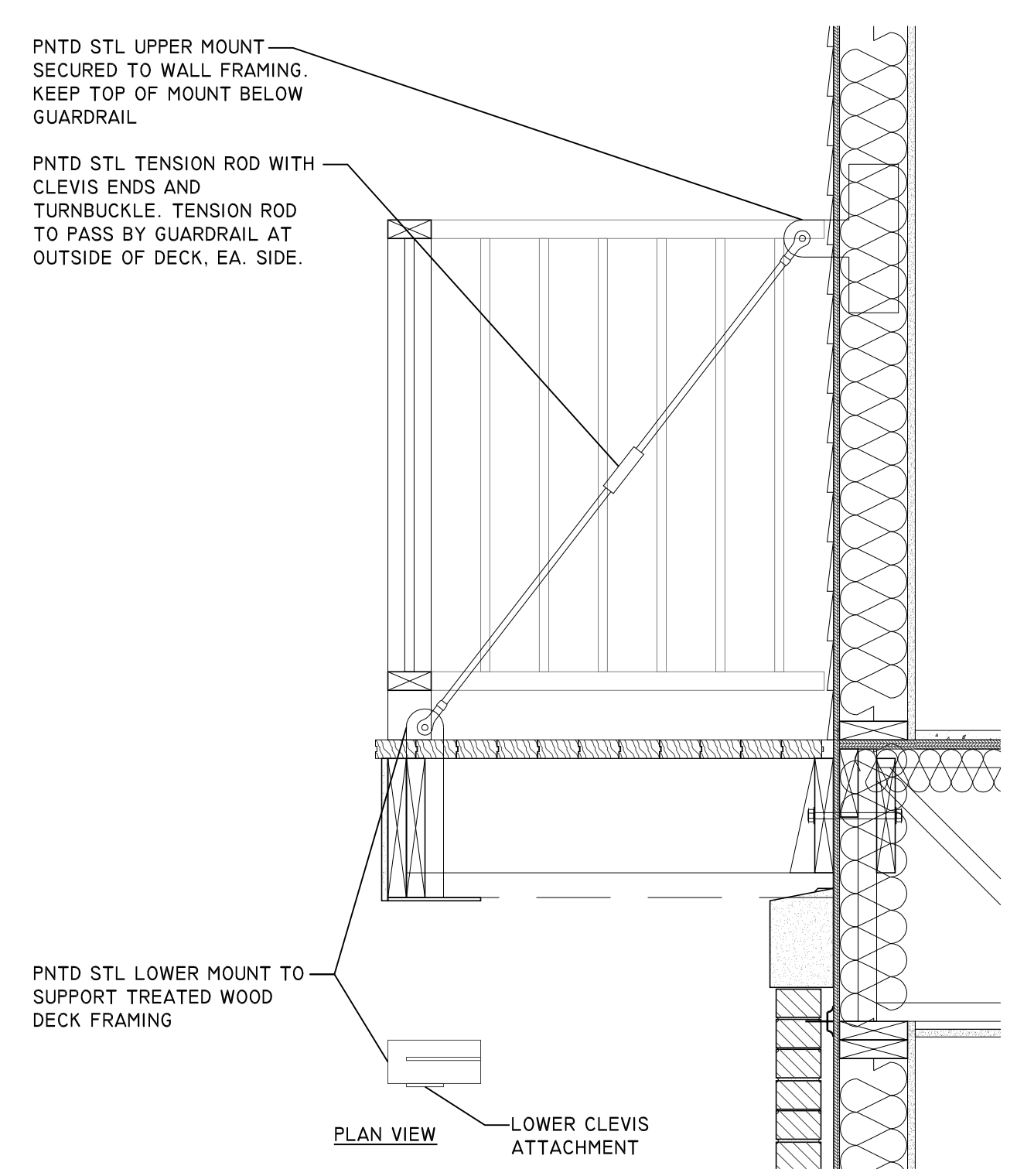
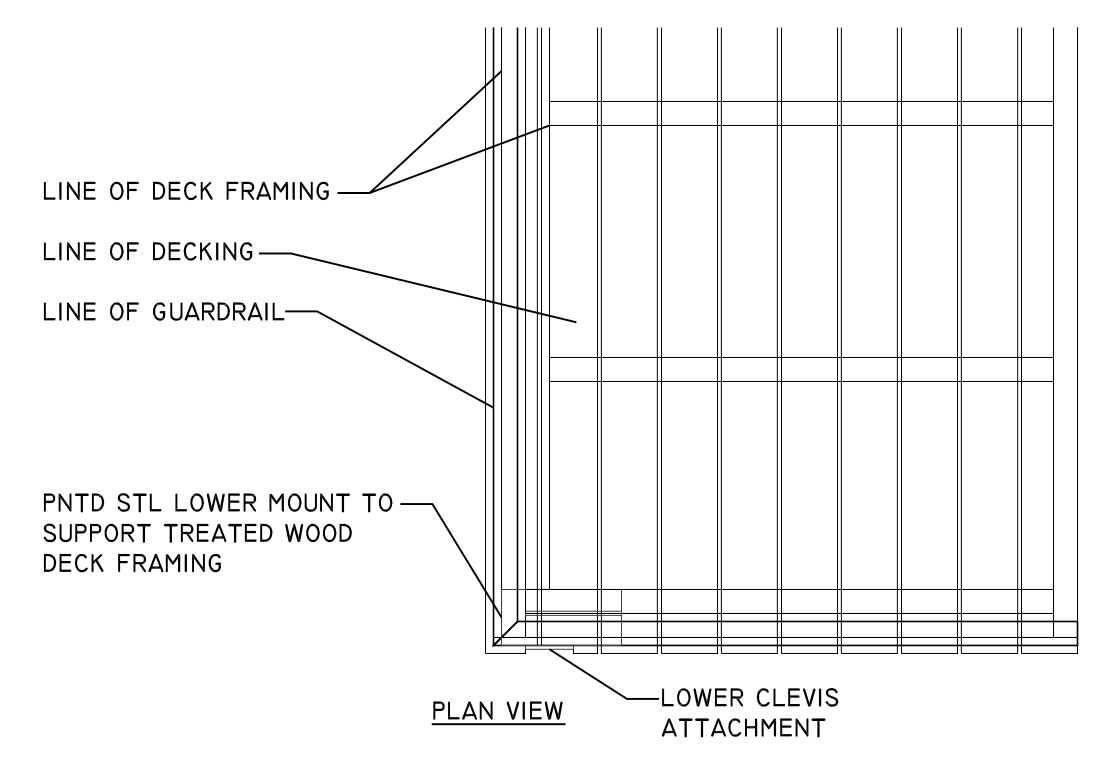


N
X I
1" = 10'-0"
SECOND FLOOR PLAN

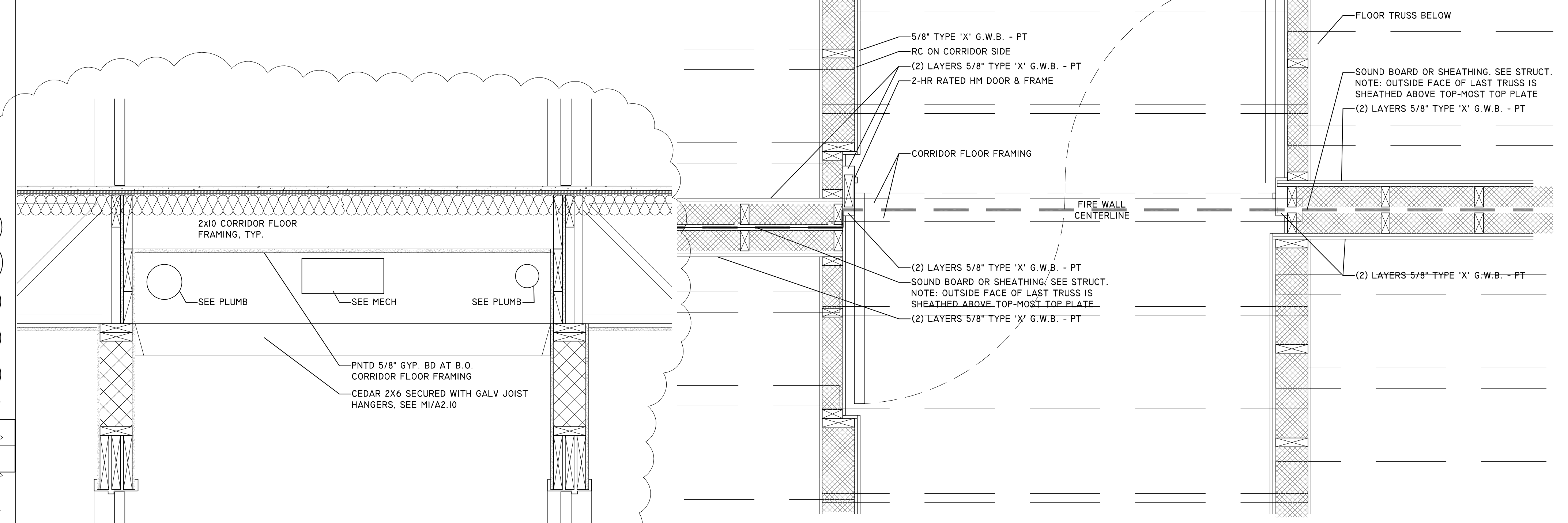
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X 10
1/2" = 1'-0" TYPICAL
DETAIL AT BIKE LOCKERS

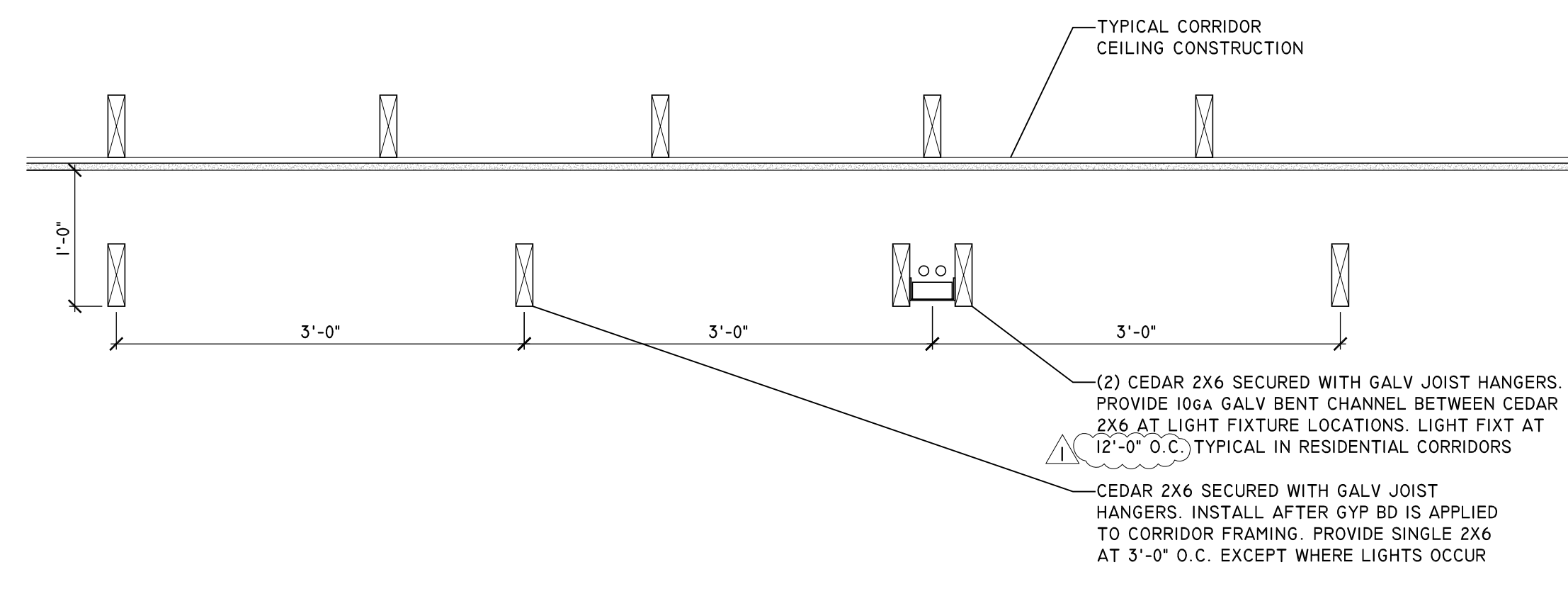


X 1
1" = 1'-0" TYPICAL
SITE DECK ATTACHMENT

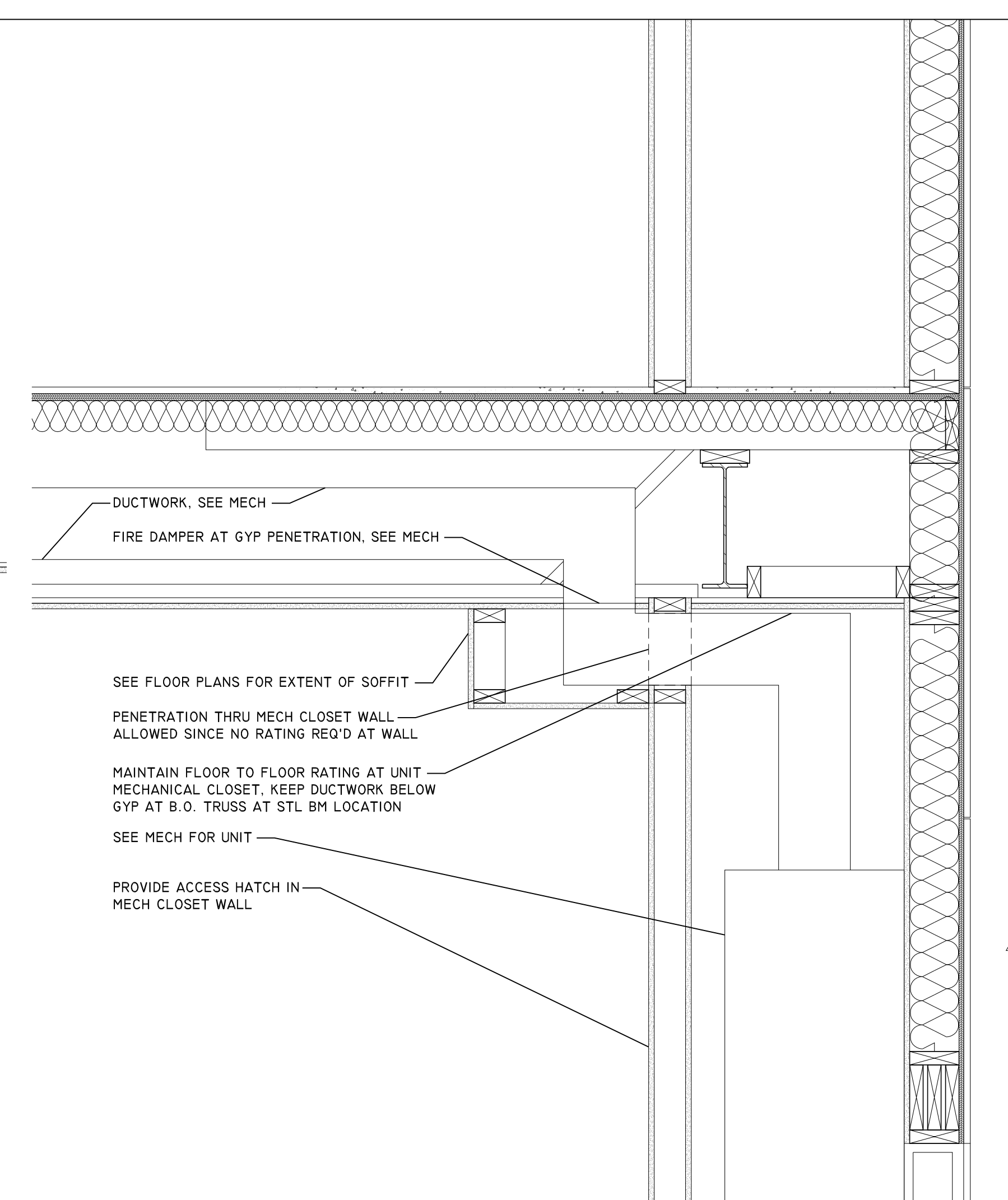


R 9
1" = 1'-0" TYPICAL
SECTION DETAIL AT CORRIDOR

J 9
1" = 1'-0" TYPICAL
PLAN DETAIL @ FIRE DOORS



(2) CEDAR 2X6 SECURED WITH GALV JOIST HANGERS. PROVIDE 10GA GALV BENT CHANNEL BETWEEN 2X6 AT LIGHT FIXTURE LOCATIONS. LIGHT FIXT AT 12'-0" O.C. TYPICAL IN RESIDENTIAL CORRIDORS
CEDAR 2X6 SECURED WITH GALV JOIST HANGERS. INSTALL AFTER GYP BD IS APPLIED TO CORRIDOR FRAMING. PROVIDE SINGLE 2X6 AT 3'-0" O.C. EXCEPT WHERE LIGHTS OCCUR



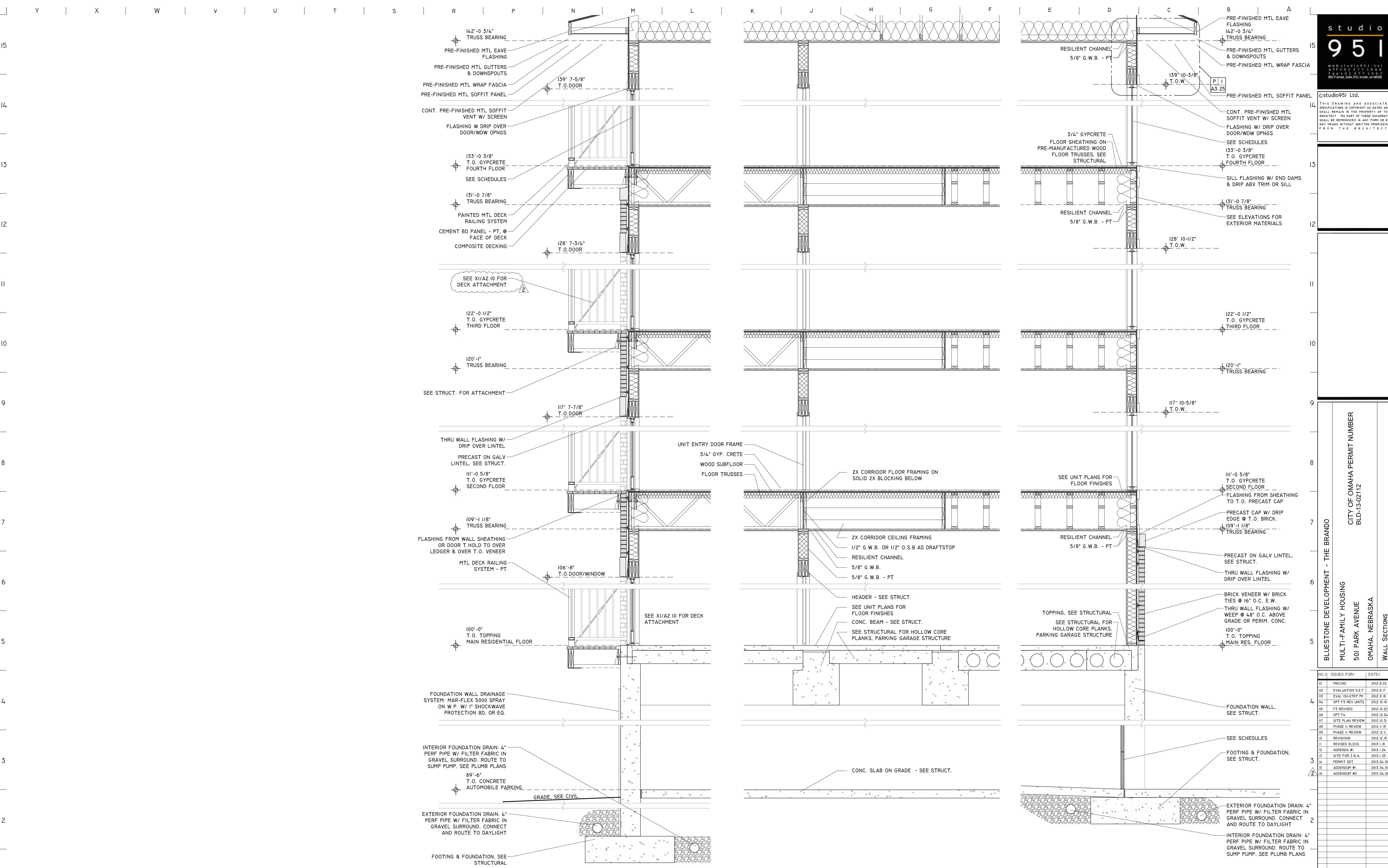
SEE FLOOR PLANS FOR EXTENT OF SOFFIT
PENETRATION THRU MECH CLOSET WALL ALLOWED SINCE NO RATING REQ'D AT WALL
MAINTAIN FLOOR TO FLOOR RATING AT UNIT MECHANICAL CLOSET, KEEP DUCTWORK BELOW GYP AT B.O. TRUSS AT STL BM LOCATION
SEE MECH FOR UNIT
PROVIDE ACCESS HATCH IN MECH CLOSET WALL

M 1
1" = 1'-0" TYPICAL
SECTION DETAIL @ CORRIDOR CEILINGS

F 1
1" = 1'-0" TYPICAL
SECTION DETAIL @ SOFFIT

BLUESTONE DEVELOPMENT - THE BRANDO
MULTI-FAMILY HOUSING
501 PARK AVENUE
OMAHA, NEBRASKA
CITY OF OMAHA PERMIT NUMBER
BLD-13-02112
PLAN DETAILS AND SECTIONS

NO.	ISSUED FOR	DATE
01	PRICING	2012.8.03
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14	PERMIT SET	2013.04.08
15	ADDENDUM #1	2013.04.11
16	ADDENDUM #2	2013.04.18



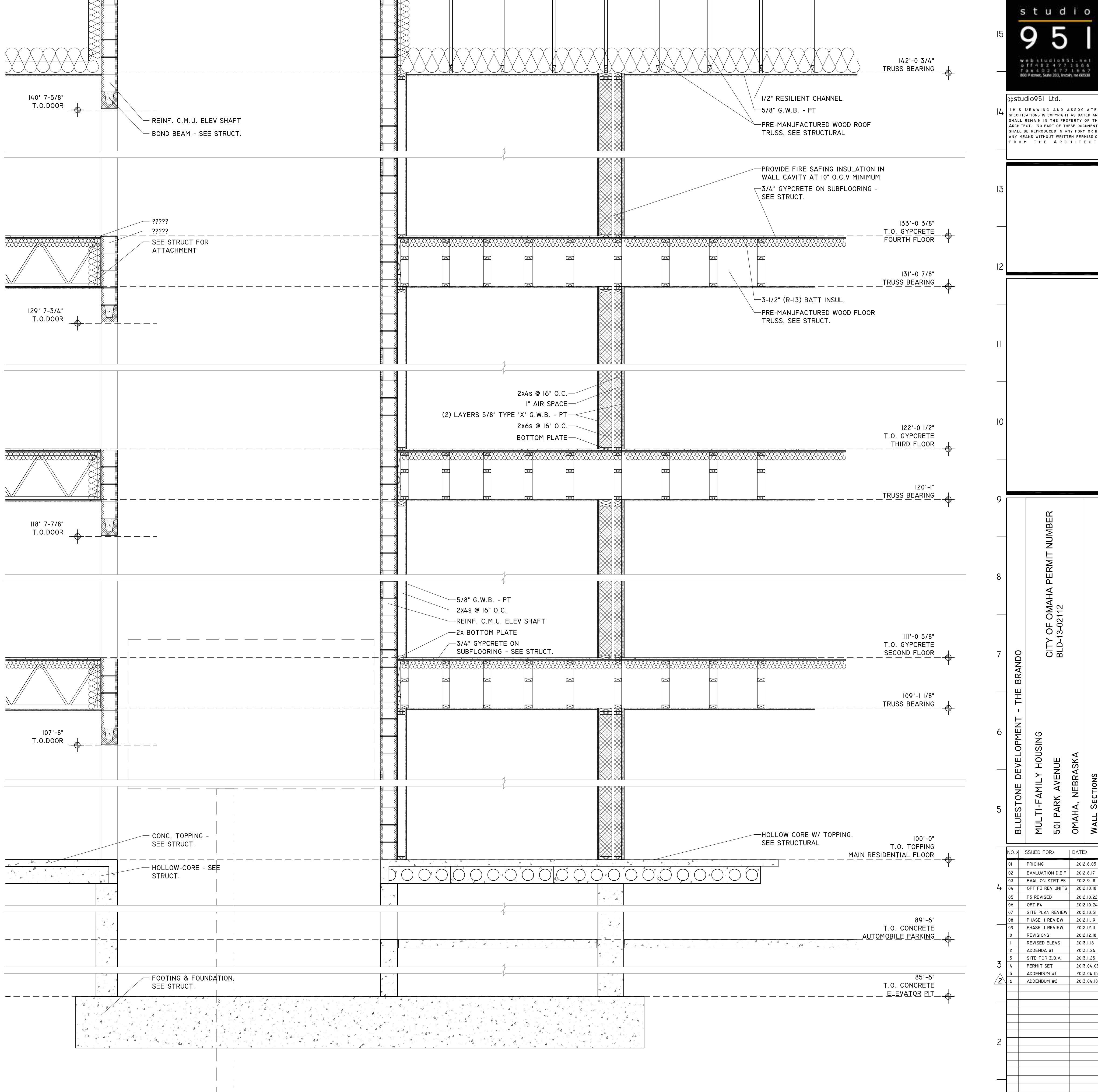
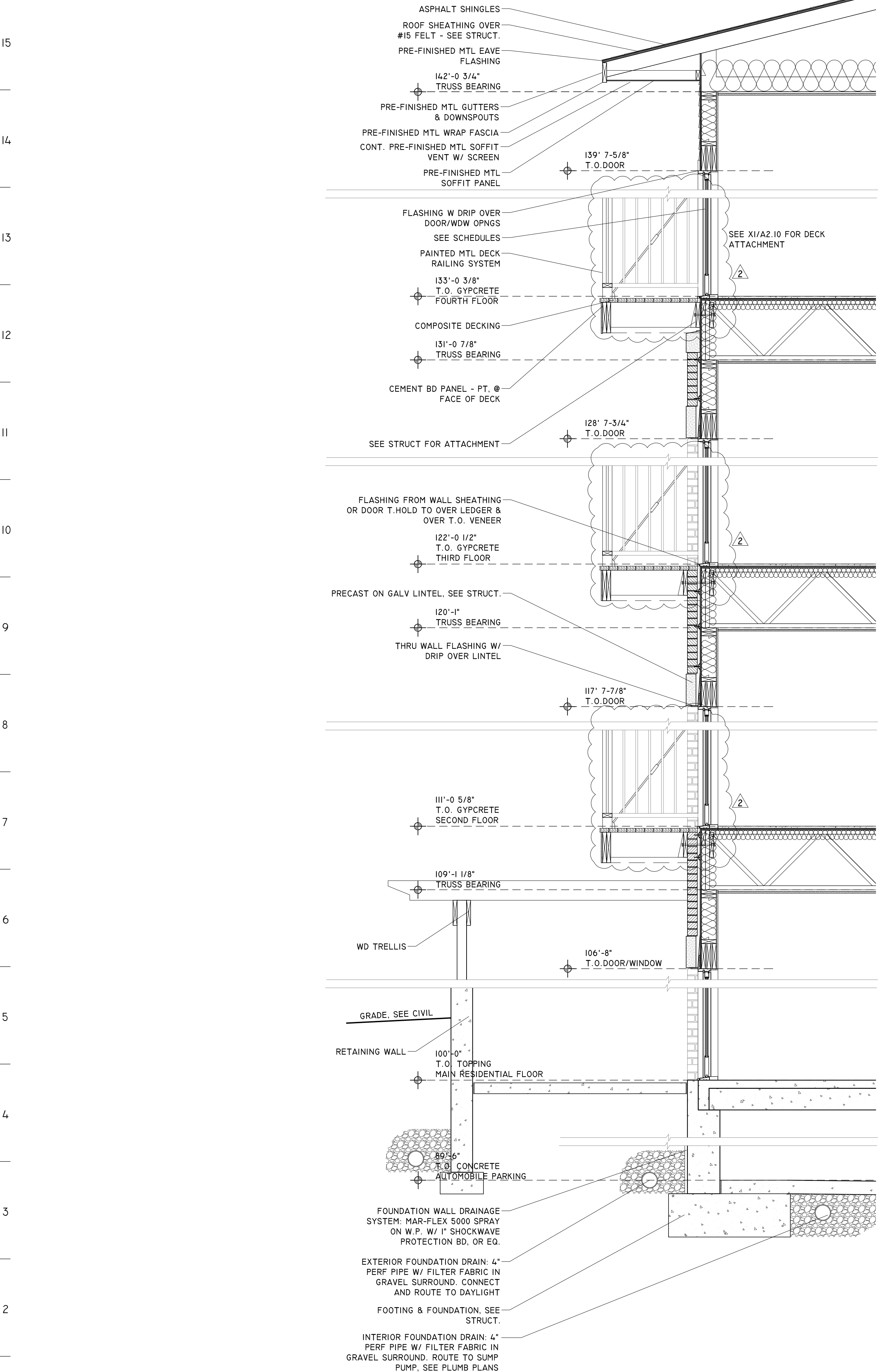
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BLUESTONE DEVELOPMENT - THE BRANDO
MULTI-FAMILY HOUSING
501 PARK AVENUE
OMAHA, NEBRASKA
WALL SECTIONS
CITY OF OMAHA PERMIT NUMBER
BLD-13-02112

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R I	WALL SECTION	K I	WALL SECTION	E I	WALL SECTION
1/2" = 1'-0"	@ WATERPROOF DECKS	1/2" = 1'-0"	@ CORRIDOR FRAMING	1/2" = 1'-0"	@ GARAGE DOOR
R P N M L		K J H G F		E D C B A	

Y | X | W | V | U | T | S | R | P | N | M | L | K | J | H | G | F | E | D | C | B | A



V | I | WALL SECTION
1/2" = 1'-0" @ WATERPROOF DECKS & RETAINING WALL/TRELLIS

N | I | WALL SECTION
1/2" = 1'-0" @ WEST ELEVATOR TOWER & TRASH CHUTE

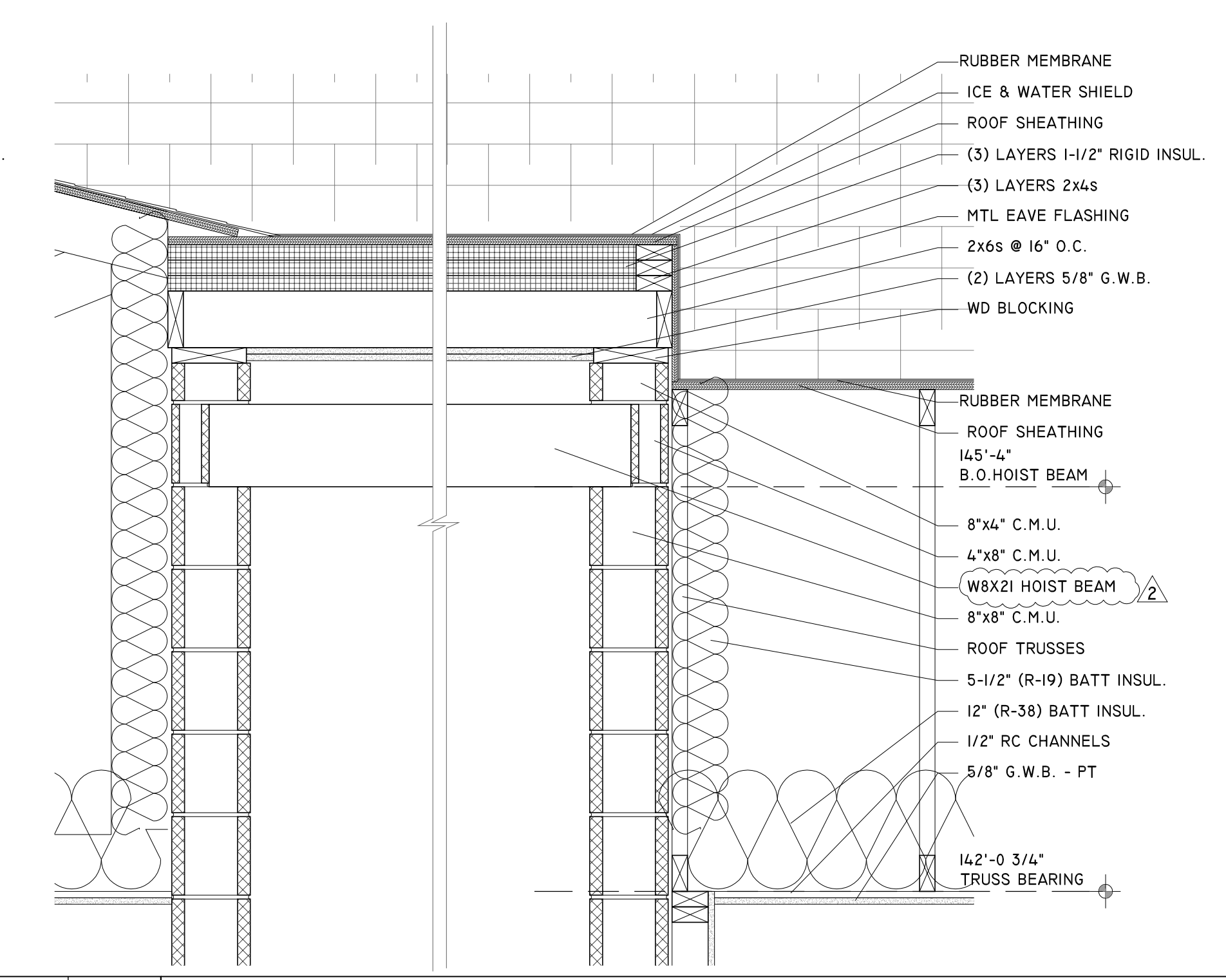
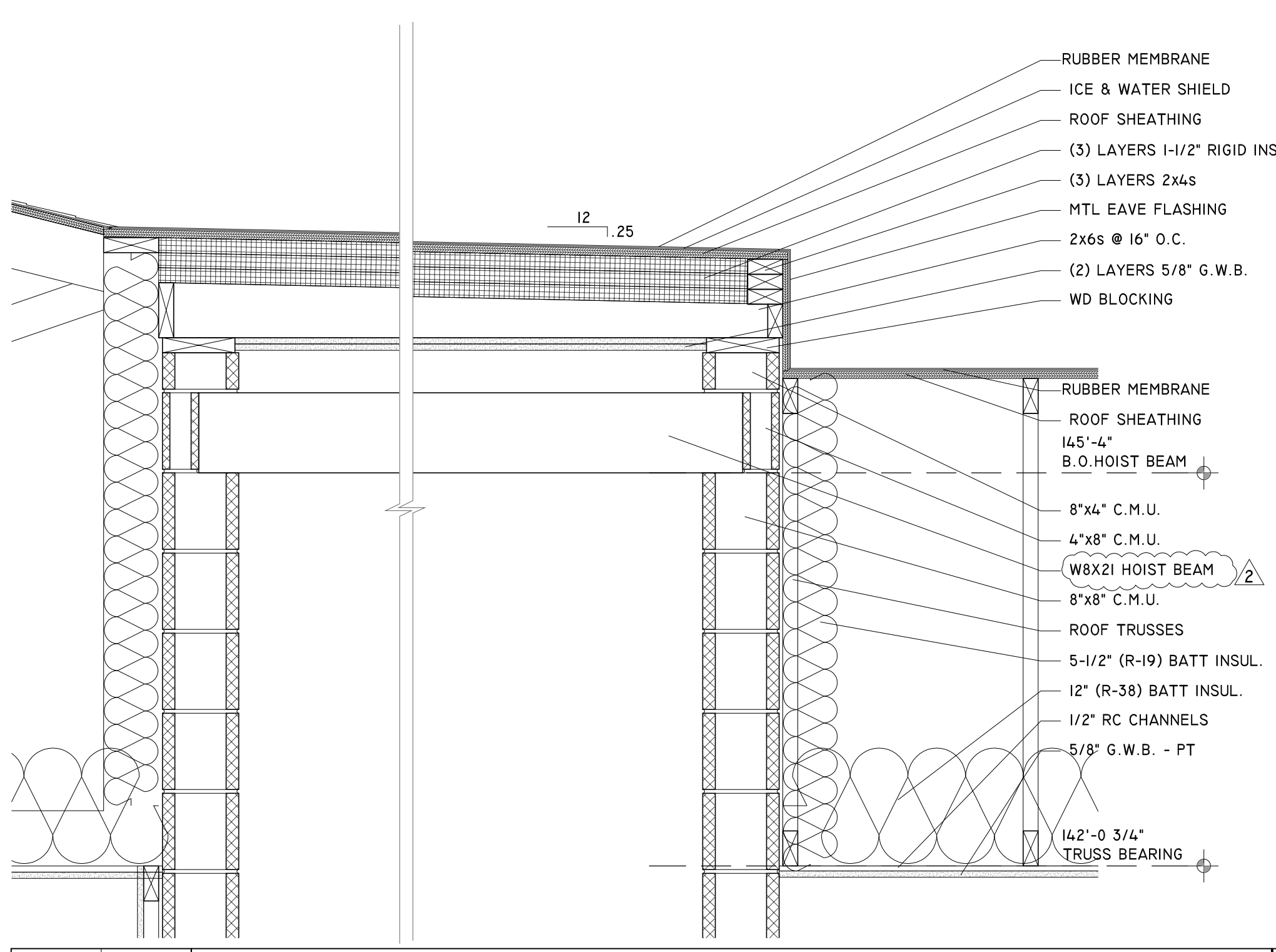
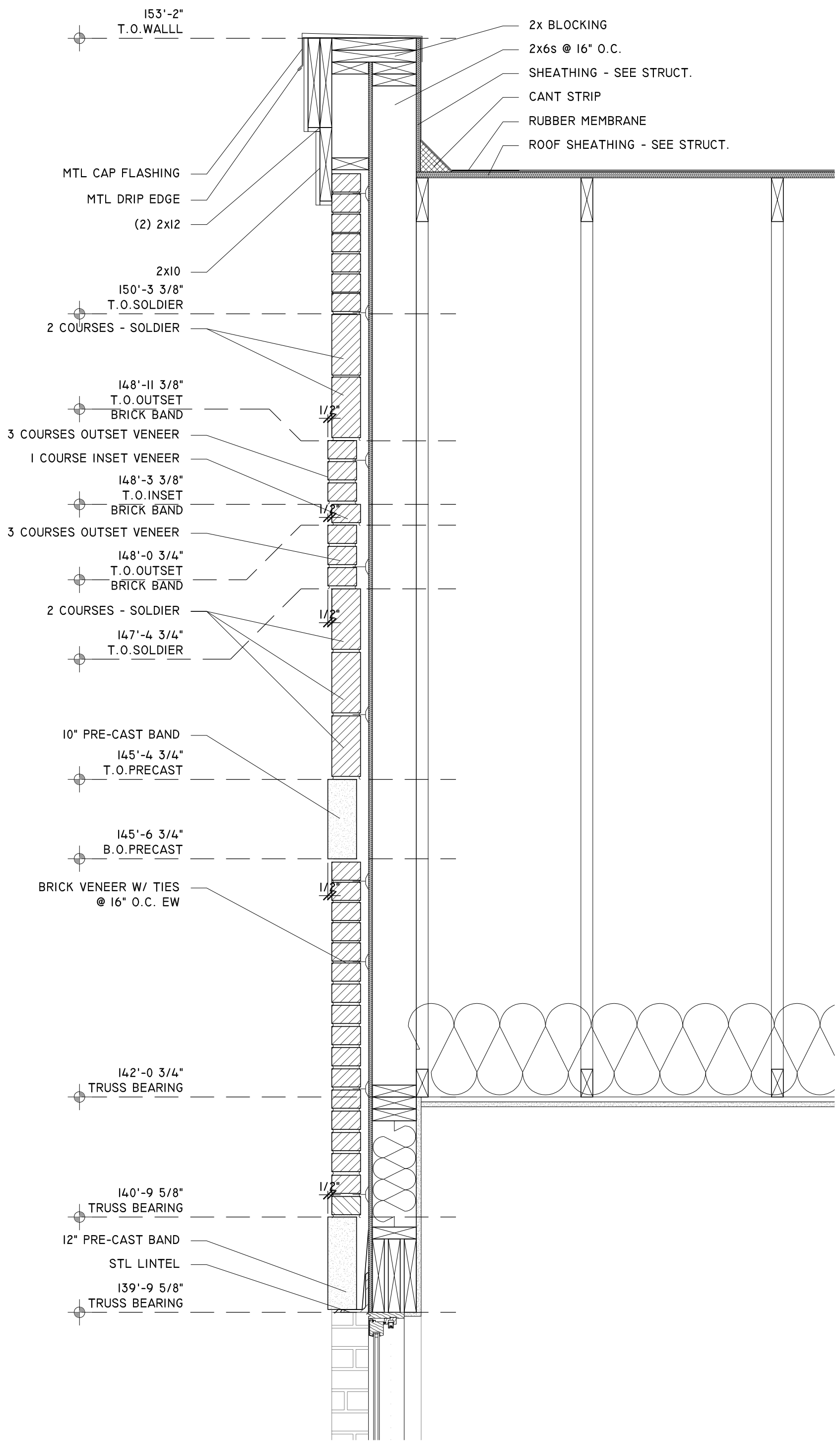


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MULTI-FAMILY HOUSING
501 PARK AVENUE
OMAHA, NEBRASKA
WALL SECTIONS
CITY OF OMAHA PERMIT NUMBER
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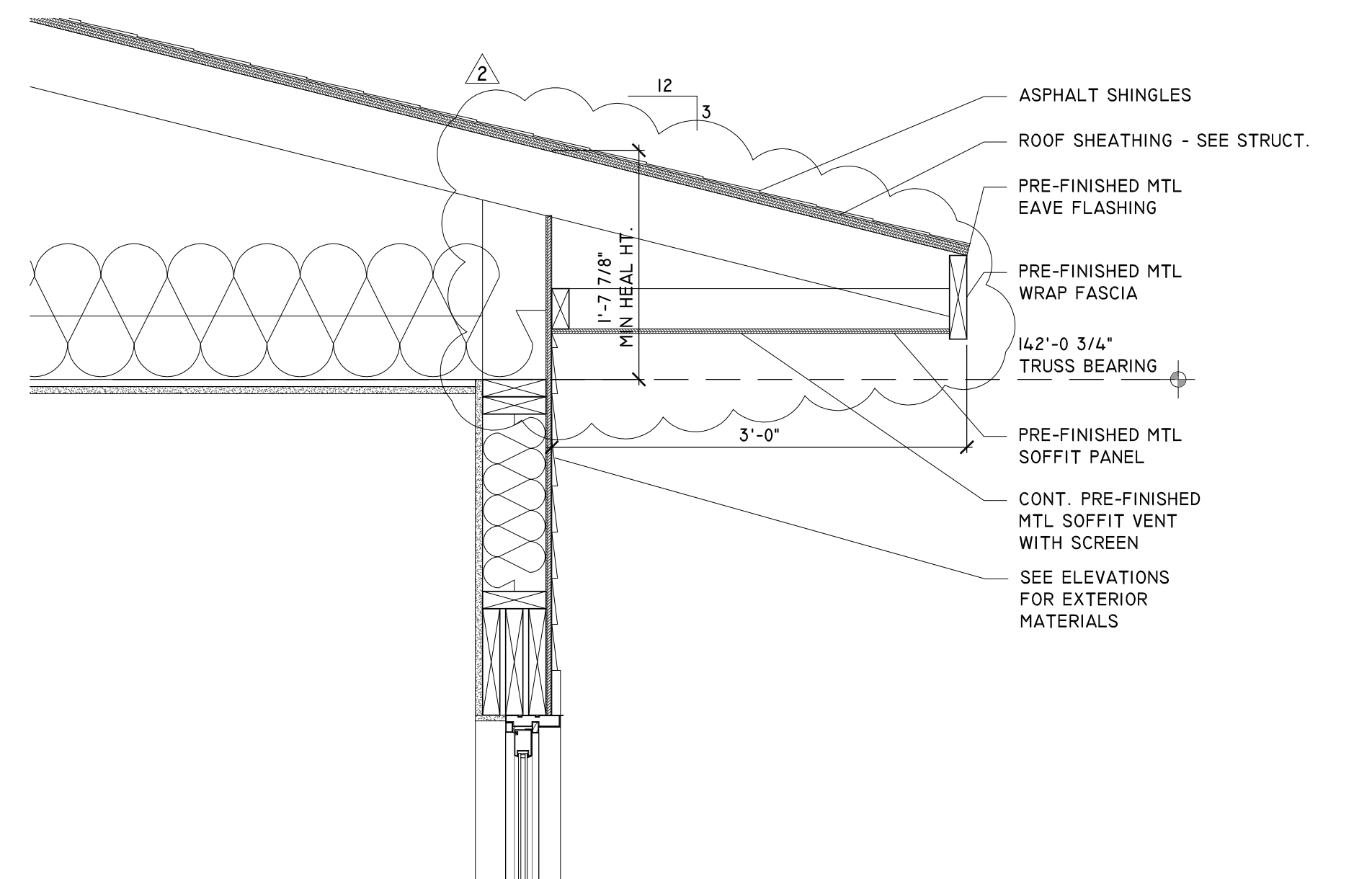
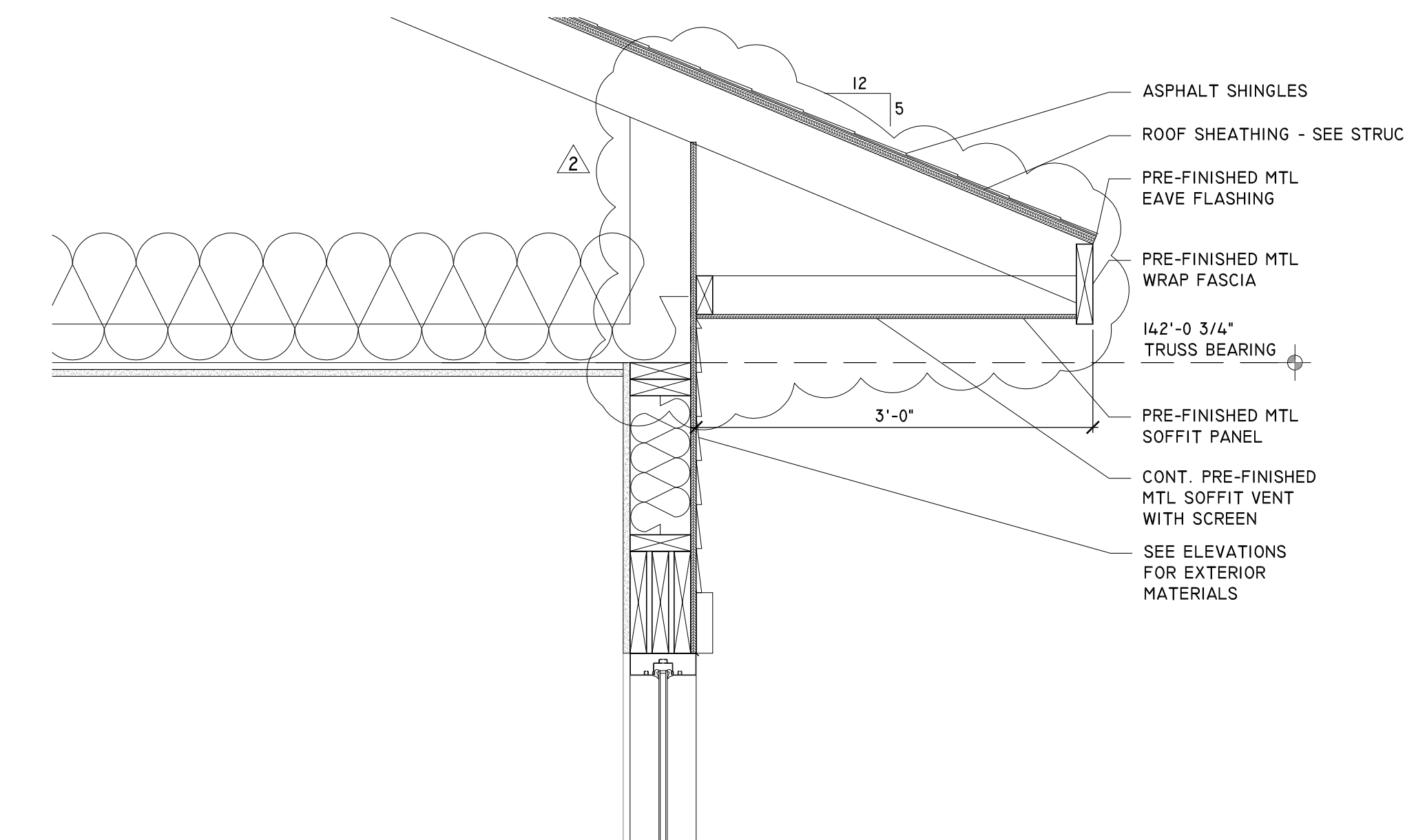
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P 6 ROOF EDGE DETAIL
1" = 1'-0" @ ELEVATOR SHAFT - SLOPED SIDE

G 6 ROOF EDGE DETAIL
1" = 1'-0" @ ELEVATOR SHAFT



P 1 ROOF EDGE DETAIL
1" = 1'-0" @ 5:12 ROOF PITCH

G 1 ROOF EDGE DETAIL
1" = 1'-0" @ 3:12 ROOF PITCH, (TYP.)

X 1 ROOF EDGE DETAIL
1" = 1'-0" @ BRICK PARAPET ABOVE ENTRY

BLUESTONE DEVELOPMENT - THE BRANDO
MULTI-FAMILY HOUSING
501 PARK AVENUE
OMAHA, NEBRASKA
CITY OF OMAHA PERMIT NUMBER
BLD-13-02112
Roof Edge Details

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M															
L	<p>J1 TYPICAL SECTION @ EXT. BEARING WALL Scale: 3/4" = 1' - 0"</p>			<p>J4 SECTION @ STEEL MOMENT FRAME Scale: 3/4" = 1' - 0"</p>			<p>J7 SECTION @ STEEL BEAM SUPPORTING BRICK Scale: 3/4" = 1' - 0"</p>			<p>J10 SECTION @ ROLL BEAM @ STEEL COLUMN Scale: 3/4" = 1' - 0"</p>			<p>J13 SECTION @ BEAM TO BEAM CONNECTION Scale: 3/4" = 1' - 0"</p>		
K															
J	<p>E1 SECTION @ TRUSS BRG. @ CMU WALL Scale: 3/4" = 1' - 0"</p>			<p>E4 SECTION @ TRUSS BRG. @ BEARING WALL Scale: 3/4" = 1' - 0"</p>			<p>E7 SECTION @ PARTY WALL Scale: 3/4" = 1' - 0"</p>			<p>E10 CORRIDOR BRG. DETAIL @ SHEARWALL HOLDDOWN Scale: 3/4" = 1' - 0"</p>			<p>E13 SECTION @ STEEL BEAM @ ELEVATOR WALL Scale: 3/4" = 1' - 0"</p>		
H															
G	<p>A1 SECTION @ HOLDDOWN @ HOLLOWCORE Scale: 3/4" = 1' - 0"</p>			<p>A4 SECTION @ STEEL COL. @ IT BEAM Scale: 3/4" = 1' - 0"</p>			<p>A7 SECTION @ WOOD COLUMN @ IT BEAM Scale: 3/4" = 1' - 0"</p>			<p>A10 SECTION @ FLOOR FRAMING @ BUMPOUT Scale: 3/4" = 1' - 0"</p>			<p>A13 SECTION @ CANT. FLOOR FRAMING @ BUMPOUT Scale: 3/4" = 1' - 0"</p>		
F															
E	<p>A1 SECTION @ HOLDDOWN @ HOLLOWCORE Scale: 3/4" = 1' - 0"</p>			<p>A4 SECTION @ STEEL COL. @ IT BEAM Scale: 3/4" = 1' - 0"</p>			<p>A7 SECTION @ WOOD COLUMN @ IT BEAM Scale: 3/4" = 1' - 0"</p>			<p>A10 SECTION @ FLOOR FRAMING @ BUMPOUT Scale: 3/4" = 1' - 0"</p>			<p>A13 SECTION @ CANT. FLOOR FRAMING @ BUMPOUT Scale: 3/4" = 1' - 0"</p>		
D															
C	<p>A1 SECTION @ HOLDDOWN @ HOLLOWCORE Scale: 3/4" = 1' - 0"</p>			<p>A4 SECTION @ STEEL COL. @ IT BEAM Scale: 3/4" = 1' - 0"</p>			<p>A7 SECTION @ WOOD COLUMN @ IT BEAM Scale: 3/4" = 1' - 0"</p>			<p>A10 SECTION @ FLOOR FRAMING @ BUMPOUT Scale: 3/4" = 1' - 0"</p>			<p>A13 SECTION @ CANT. FLOOR FRAMING @ BUMPOUT Scale: 3/4" = 1' - 0"</p>		
B															
A	<p>A1 SECTION @ HOLDDOWN @ HOLLOWCORE Scale: 3/4" = 1' - 0"</p>			<p>A4 SECTION @ STEEL COL. @ IT BEAM Scale: 3/4" = 1' - 0"</p>			<p>A7 SECTION @ WOOD COLUMN @ IT BEAM Scale: 3/4" = 1' - 0"</p>			<p>A10 SECTION @ FLOOR FRAMING @ BUMPOUT Scale: 3/4" = 1' - 0"</p>			<p>A13 SECTION @ CANT. FLOOR FRAMING @ BUMPOUT Scale: 3/4" = 1' - 0"</p>		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

ADDENDUM



Date: April 18, 2013

Project: Brando

To: Dave Johnson
Studio 951

Project No.: 13017-101

Addendum No.: 2

CC:

CHANGES TO PROJECT DRAWINGS

MECHANICAL

1. SHEET M1.01 – GARAGE MECHANICAL PLAN

- a. The eleven (11) area drains located in the Garage floor shall be piped to an oil interceptor. A 4" line connecting all area drains shall be installed parallel to the 6" main sanitary line and piped to a Jay R. Smith Model 8560 oil interceptor. The 4" line shall connect into the 6" sanitary main after the interceptor. Provide heavy duty traffic grate and extension as required. Interceptor shall be properly vented.

2. SHEET M4.01 – PLUMBING FIXTURE SCHEDULE

- a. Shower (SH-1 & SH-4): SH-1 & SH-4 shall be Aquatic Model 1483EN in lieu of originally specified Model. Showers have an interior dimension of 45.25" W x 36.25" D x 77.25" H. All scheduled accessories shall be provided as noted except for grab bars. All showers to have proper backing for future grab bars and seats but the accessories shall not be provided with the shower.
- b. Shower (SH-2 & SH-3): SH-2 & SH-3 shall be Aquarius Model G3698BF in lieu of originally specified Model. All scheduled accessories shall be provided as noted except for grab bars. All showers to have proper backing for future grab bars and seats but the accessories shall not be provided with the shower.

3. SHEET M4.01 – GAS RISER

- a. See attached supplemental drawing for revised gas loads and sizes. Gas sizing on gas riser shall be reflected on floor plan sheets.

By:

Jeremy Wagener

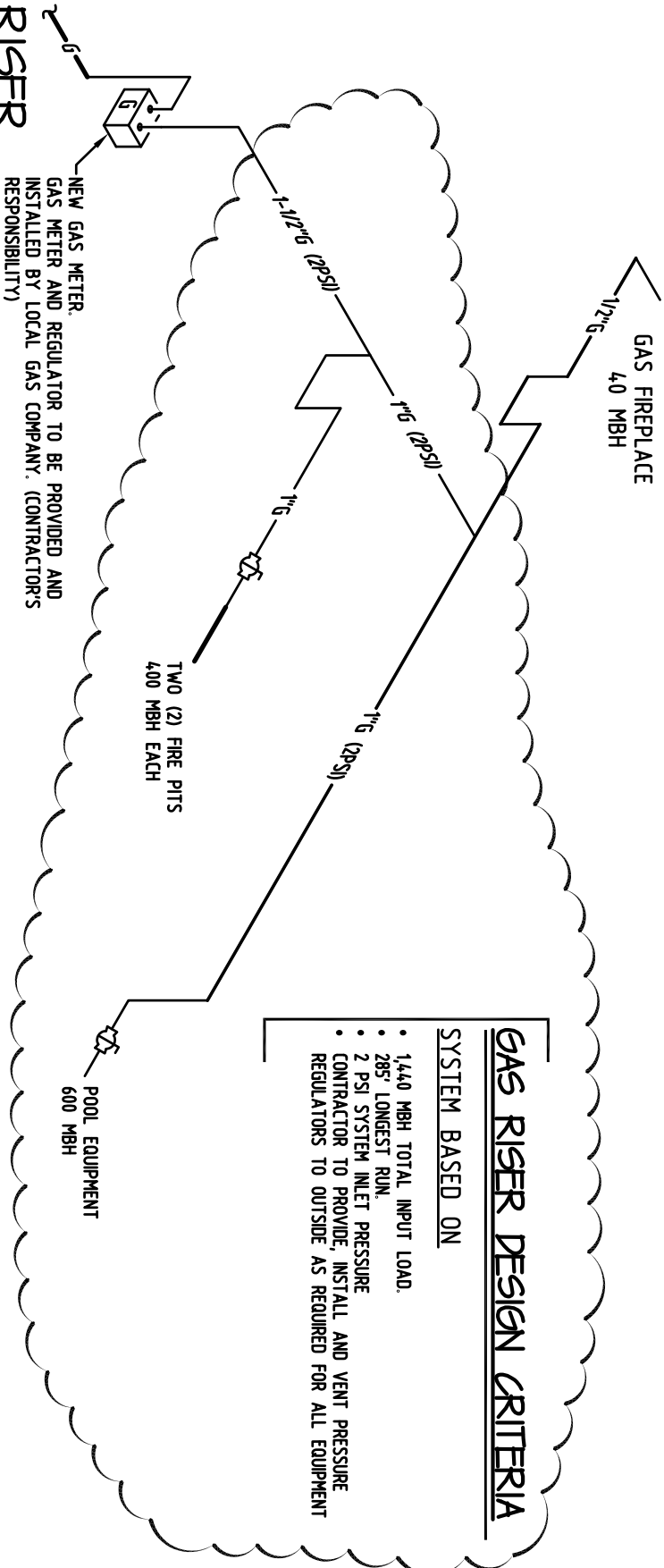
Date:

4/18/13

R 1
M4.01

GAS RISER

SCALE: NONE



GAS RISER DESIGN CRITERIA

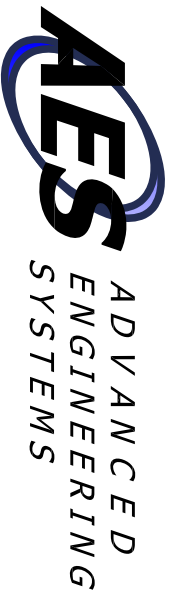
SYSTEM BASED ON

- 1,440 MBH TOTAL INPUT LOAD.
- 285' LONGEST RUN.
- 2 PSI SYSTEM INLET PRESSURE
- CONTRACTOR TO PROVIDE, INSTALL AND VENT PRESSURE REGULATORS TO OUTSIDE AS REQUIRED FOR ALL EQUIPMENT

4630 Antelope Creek Rd Ste 200
P: 402-488-0075 / F: 402-488-0272

www.a-e-sys.com

620 N. 129th Street, Omaha, NE 68154
P: 402-504-3885 / F: 402-504-4598



PROJECT: THE BRANDO

PROJECT #: 13-017

DATE: 04-18-13

DESCRIPTION: ADDENDUM #2

SHEET:

M4.01

NUMBER: 1 of 1