

ARCHITECT'S ADDENDUM



ADDENDUM
NUMBER:

#02

DATE OF
ISSUANCE:

07/09/2025

PROJECT:
24006

Baldwin Roofing Co.
1500 94th Avenue, N
St. Petersburg, FL 33716

CONTRACTOR:

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OWNER:

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ADDENDUM NOTICE TO ALL PROPOSERS

This Addendum is issued to modify the previously issued bid documents and to provide important information. It is hereby made part of the official bid documents. All bidders must acknowledge receipt of this addendum, as well as any previously issued addenda, on the bid form at the time of submission.

**Drawing Note: Updated drawings are not included with this specific addendum but will be issued at a later date. In the meantime, the following is a summary of upcoming changes and clarifications that will appear in the revised drawings. Subcontractors should review these notes carefully and account for these changes in their proposals, even though the updated drawings are not yet available.*

SUMMARY OF UPCOMING DRAWING CHANGES:

Architectural Sheets:

- G-004
 - Fire extinguisher at the warehouse to be bracket-mounted instead of surface-mounted cabinet.
 - Thermal values: PEMB roof & walls to be R-13 instead of R-30; also remove Mark 10 in this row.

- G-006
 - Note #16 modified to specify 16" o.c. for full-height walls taller than 8'-0", and 24" o.c. for partial-height walls or walls 8' or less.
 - Bullet point 5 should read: FOR ALL RATED ASSEMBLIES, THE ENTIRE WALL ASSEMBLY SHALL CREATE A FIRE-RATED ENCLOSURE WHICH INCLUDES A HORIZONTAL RATED ASSEMBLY/SHAFT LID. Revised because the elevator shaft/lid does not extend to the roof deck.
 - Note #6 revised to specify ½" smooth-textured stucco instead of 5/8".
 - Notes #2 & #19 corrected to read "GROUT" instead of "GROUND."
 - Wall types A2, A4, & A5: remove 2× PT blocking and Note #26; also remove backer-rod and sealant from walls and sheet notes for Note #27.
 - Wall types B, B1 & B2: remove reference to Note #27.
 - Notes #15 and #16 updated to include gauge information: for walls B and B1 (interior metal studs not extending to roof deck), use a minimum of 22-gauge studs; B2 can use 25-gauge studs.
 - Clarification: there is no wall type A3.
- G-010
 - Added specification for 07 16 16 – Crystalline Waterproofing at elevator pit.
 - Added specification for ADA shower seat.
 - Added specification for Glazing – 08 80 00
 - Added specification for overhead coiling door (Door #120A) – shown on G-010 but missing in drawings.
 - Added specification for metal stud framing – shown on G-010 but missing in drawings.
 - Added specification for bollard – shown on G-010 but missing in drawings.
 - Added updated specification for section 09 24 00, two-coat stucco.
- G-014
 - Section 06 41 00, 1.4 B 2 – deleted "Include Certification Program Label."
- G-015
 - Section 06 82 00 – deleted 1.5 Part C (shop drawings) and 1.6 Part B (installer qualifications).
 - Section 07 26 00, 2.1 (A) 3 – revised to 15 mils thickness instead of 10 mils.

- G-016
 - Section 07 92 00 – added specs for sealant & backer rod at vertical masonry control joints and horizontal joints for sidewalk.
 - Section 08 11 13 – deleted Notes B & C under 2.7 Finish Materials.
- G-017
 - Spec section 08 14 16, 2.2 (b) Note 3 – replaced “for field finish” with “factory finish.”
 - Clarification: S&S shop drawings are not required for section 08 41 13 in addition to product approval documentation.
- G-019
 - Clarification: Hardware Set 10.0 (Door 102B), 1 (storeroom/closet) lock needs to be blanked-off inside with no handle; door must have a 180° swing. Remove surface closer.
- G-020
 - Section 09 21 16, 1.1 E – change from textured finish to Level 4 drywall finish. Same change for 2.3 B and 3.5 texture finish.
 - Section 09 24 00, 2.2 (D) – revise to “REFER TO EXTERIOR FINISH LEGEND FOR PAINT COLOR.” 2.4 (E) – paint stucco instead of adding pigment in stucco. Also removed 3.3 (D) three-coat application over lath.
- G-023
 - Section 14 24 00, Paragraph 1.08 (A) & 3.08 (A) should be 12 months
 - Section 14 24 00, 1.02 – removed specification sections not included in this project.
- G-024
 - Removed Section 31 21 00 – Radon Mitigation Specification per owner’s request.
- A-101
 - Wall behind reception desk updated from B1 (partial-height) to B2 (full-height).
 - Wall between MEN 111 and OPEN OFFICE 113 changed from B2 to B1.
 - Walls between HALLWAY 109 and OPEN OFFICE 112/113 changed from B2 to B1.
 - Updated column grid to match structural.
 - Updated front-door dimensions: should read 6’-4” (not 6’-3”) and 3’-8” (not 3’-9”).
 - Updated overall short-side dimensions to match structural (or vice versa; to be confirmed – 57’-10¾” vs 58’-0”).
 - Update wall type in Office 115 to 3-5/8” B1 wall, except where pipe is shown on P-111. Door/frame for 115A now in 3-5/8” wall instead of 6”.

- A-102
 - Updated column grid to match structural.
 - Updated wall type tag A3 → A2 at NE corner near Office 226 and Focus Room 225 (no A3 wall type in project).
- AC-101
 - Disregard general note: "PROVIDE MOISTURE-RESISTANT GYPBOARD IN ALL RESTROOM CEILING"; refer instead to finish schedule on A-702.
 - Clarified ceiling type and height in Office 105.
- AC-102
 - Updated light fixture locations on soffit to be more centered instead of near the edge.
- AR-101
 - Adjusted dimensions at the NE corner to align with overall dimensions on Sheet A-101.
- A-201
 - Added detail showing PEMB footing rebar extended to tie into office building footing.
 - Clarification on Note 10 (exterior bollards): contractor to reference civil drawings for height and specifications.
- A-202
 - Added missing notes #11–17.
 - Updated louver sizes on first and second floors; louver dimensions added to elevation notes.
- A-301
 - Added interior bollard in building section 2 at 36" AFF.
 - Updated PEMB eave bearing/connection to CMU building elevation.
- A-302
 - Clarification: fire stairs are to be pan-filled per general notes; main entry stair to be precast per Note #11.
 - Updated locations of Notes 18 & 19 on enlarged Floor Plan – Stair 101.
- A-303
 - Note #20 – Not used.
 - Notes #13 and #17 are pointing to incorrect locations on Detail 2 (enlarged floor plan).
- A-503
 - Detail #2 updated: column at Grid 5 relocated to face CMU wall to align with floor plan.
 - Added interior bollard detail at 36" height.
- A-504
 - Detail #3 clarified (joist/top of elevator shaft clearance).

- Clarification: Note #13 is not used.
- Note #21 removed from detail #3.
- A-505
 - Detail #8 – shifted window to center of CMU wall. Notes #4 & #5 should be #23 & #24 respectively.
- A-506
 - Note #8 removed, as plywood sheathing is part of the 4" Hunter H-Shield NB (Note #22).
 - Detail #2 revised to remove double fascial, replaced with (1) 1x12 with 2x blocking.
 - 2X blocking identified with note
 - Note #24 revised, Anchor bolts sized by SEOR, see structural drawings.
- A-601
 - Note #3 inside WAREHOUSE 120 should only reference the CMU wall (plan right).
 - OPEN OFFICE 103 & 113 ceilings should be ACT-2 (not ACT-1), per AC-101.
 - RECEPTION 100 wall to be PNT-3, not PNT-1 or PNT-4, per A-404 Note 15.
 - Clarification: all walls to receive Level 4 drywall finish.
- A-602
 - UNISEX 211 and UNISEX ADA 213 ceilings changed from ACT-1 to ACT-4 gypsum board.
- A-701
 - General door notes: added bullet – wood doors to be factory prefinished.
 - Door #204A should show (PR) for pair of doors.
- A-702
 - Offices 103 & 113 ceiling finish changed to ACT-2 (not ACT-1).
 - Room 209 – added remark #2.

Structural Sheets:

- S-002
 - Clarification signed and sealed engineering shop drawings and calculations will not be required for cold-form steel framing as notes on S-002 since EOR is to provide the design for the stairwell and elevator shaft ceilings and exterior soffits.
 - CAD files showing all penetrations thru the elevated concrete slab will **not** be required per the structural submittal schedule on sheet S-002
- S-003
 - Removed Roof Elevation 28'-0" note to remove confusion.

- S-201

PEMB foundation (TE-2.5/SOG) will tie into two-story CMU building.
Detail to show PEMB footing rebar extended to office building footing.
- S-501
 - Clarification, three course bond beam shown on Detail #2 is continuous between 1 and 5 along column line B. Structural to provide elevation.
- S-502
 - Revised details #7 and #8 to ensure consistent cap plate thickness
- S-601
 - Removed Roof Elevation 28'-0" note to remove confusion.
- S-602
 - Removed Roof Elevation 28'-0" note to remove confusion.

Additional Structural Clarification:

- 2nd-floor 4" composite slab may be core-drilled up to 6" diameter without reinforcement.
- Soil compaction requirements handled by soils engineer; all other elements (rebar, concrete, slab-on-grade, etc.) follow codes listed in General Notes. No special inspections required beyond AHJ-mandated city inspections.

Plumbing Sheets:

- P601
 - Note "E" hose bibs clarification: "Chicago No. 3877-E27" should read "Chicago No. 387-E27"; specification will be updated.

Electrical Sheets:

- E211
 - Show remote alarm panel location per plumbing plan P-111; add note about providing conduit (above or below slab) for receptacles/lights.
 - Clarify specification and size for floor boxes at 1st-floor workstations per Note #3; electrical engineer anticipates something like FSR floor boxes requiring rough-in per Detail #2 on E-502. Alternate options (e.g., Legrand EFB-FF) acceptable; contractor to submit for approval. More detailed shop drawings may be required.
 - Electrical engineer to add telecom outlets in Open Office 103.
- E202
 - Updated soffit light fixture locations to be centered, not near the edge.

End of Addendum.



ATTACHMENTS: Updated drawings reflecting the changes listed above will be submitted separately at a later date.

SUBMITTED BY:

A handwritten signature in black ink, appearing to read 'Erica Azorin Craig', is written over a horizontal line.

SIGNATURE

Erica Azorin Craig, AIA, NCARB
Principal Architect

PRINTED NAME AND TITLE