

Trilogy – Summit Square 3
Revised Drawings
June 23, 2023

Please utilize the narrative below to understand the clarifications and revisions made initial permit approval.

DRAWINGS

Architectural

A0.00 – Cover Sheet

- Unit matrix corrected

A0.01 – Drawing Index

- E1.06 renamed to E1.06.1
- E1.06.2 added

A0.20 & A0.23 – Code Analysis

- Code section references corrected
- Segment B updated to require a full 13 system in lieu of 13R

A0.24 & A0.25 – Building 2 Egress & Occupancy

- Updated dead end corridor dimensions (Stairs F & J have been revised to accommodate)

A0.30 – Rated Assemblies

- Equivalent GA File information added
- Note added to Assembly H regarding insulation requirements
- Column assembly “M” changed to UL X650. New assembly uses intumescent paint in lieu of gyp board.

A1.01 – Unit A1

- Vanity cabinet revised to be a removable cabinet
- General note 19 updated to state that pantry cabinets are to be 24” deep.

A1.14 – Unit Penthouse

- Closet ceiling in second bedroom revised to 7'-6” to accommodate HVAC ducting.

A2.06-A2.08 – Segment A Plans

- Railings removed from ground level patios.
- Corner balconies & patios (Unit D1) have been reduced in depth.

A2.09 – Segment B Slab & 1st Floor Plans



- Clubhouse layout updated.

A2.10 – Segment B 2nd & 3rd Floor Plans

- Clubhouse layout updated
- Roof areas above 1st floor of clubhouse are shown with roof drains.

A2.13 – Segment C 1st Floor Plan

- Railings removed from ground level patios.

A2.19-A2.22 – Segment D Plans

- Railings removed from ground level patios.
- Corner balconies & patios (Unit D1) have been reduced in depth.

A2.24 – Segment E Slab & 1st Floor Plan

- Railings removed from ground level patios.

A2.36-A2.38 – Segment F Plans

- Stair F has been revised in order to prevent a dead-end corridor on upper floors.
- Wall adjacent to Elevator F at Grid 40 has been extended to corridor. Storage closet flipped to opposite side at same location.

A2.39-A2.41 – Segment G Plans

- Corner balconies & patios (Unit D1) have been reduced in depth.

A2.46-A2.48 – Segment J Plans

- Stair J has been revised in order to prevent a dead-end corridor on upper floors.

A4.11-A4.14 – Wall Sections

- Railings removed from ground level patios.
- Corner balconies & patios (Unit D1) have been reduced in depth.
- 5/A4.13 has been updated to show revised windows at rock wall in fitness center.

A4.24 & A4.26 – Stair F & Stair J Plans and Sections

- Stair orientation and design has been revised to prevent dead end corridors.

A5.11 – Foundation Details

- Foundation drainage locations revised.

A5.20 – Mid Wall & Balcony Details

- Note updated to show vented soffit board.
- Insulation removed from portions of balconies over exterior space.

A6.00 – Door Schedule



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- Golf Simulator door size revised
- Elevator smoke door size revised
- Package room door height revised

A6.10 – Window Schedule

- Rock wall windows added to sheet
- Clubhouse entry windows revised
- Fitness/Yoga Window added
- Golf Simulator window revised

A6.11 – Window Details

- Detail 2 revised per RFI question

A7.00 & A7.01 – Clubhouse 1st & 2nd Floor Plans

- Detail added to plans – notes, dimensions
- Miscellaneous notes, dimensions, and detail have been added for clarity
- Appliances and cabinetry shown in work room
- Door to fitness shifted North
- Appliances and cabinetry shown in Kitchen
- Fireplace product info added
- Golf lounge glass wall relocated
- Appliances and cabinetry shown in coffee bar
- Shelving and refrigerators shown in package room
- Note about added wall insulation added in necessary locations (around golf lounge, fitness center, zoom rooms & conference room)

A7.02 & A7.03 – Clubhouse 1st & 2nd Floor Reflected Ceiling Plans

- Light fixtures shown, noted & dimensioned
- Ceiling treatments added

A7.10 & A7.11 – Clubhouse Interior Elevations

- All elevations updated with additional detail and information

Civil

C-0200

- Site Plan modified to reflect new asphalt pavement section
- Site plan modified for updated dry curb sections and ADA ramps
- Site Plan modified to reflect layout changes

C-0210-0212

- Dimensions added to sidewalk and ADA ramps
- Dimensions adjusted to reflect layout changes



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C-0400, 0420-0422

- Grading changes per adjusted layout

C-0421

- Changes to grading and storm at courtyard entrance per RFI 9
- Spot elevations added to sidewalk and ADA ramps

C-0423

- Changes to grading and storm at courtyard entrance per RFI 9

C-0430

- Retaining wall profile added per RFI 11

C-0501

- Changes to grading and storm at courtyard entrance per RFI 9. Revised design of trench drain with alternate product

C-0510

- Remove, replace note added to pipe profile

C-0511

- Storm Sewer structures rim elevations adjusted with revised grading

C-0513

- Storm structure invert elevations adjusted per shop drawing review

C-0520

- Cleanouts added to roof drain connections per RFI 10
- Roof drain plan revised
- Roof Drain connections revised to reflect removal of detached garages

C-0601

- Building 2 sanitary line revised per RFI #3

C-0700

- Building 2 water service and fire line connections revised to match MEP plans

C-0701

- Adjustment to private water main layout to reflect removal of detached garages

C-0702

- Building 1 & 2 water service and fire line connections revised to match MEP plans



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C-0900

- Utility Plan updated to show revised sanitary and water building connection locations, as well as revised electric and telecommunications routing per MEP
- Note added to adjust sanitary sewer structures per revised grading

C-2000

- Concrete valley gutter detail added

Landscape

L-0100

- Tree locations shifted due to changes in utility layout
- Scale changed to 1":30'

L-0200

- Sod changes in pool area
- Rock mulch add to sidewalk storm crossing
- Planting Bed added for courtyard transformer screening
- Scale changed to 1":30'

L-0304

- Plants added to screen transformer

Site/Amenity

SP1.01 – Detailed Pool Amenity Plan

- Added clarification information for the “fire tower” identified on the south side of the amenity courtyard. This product is to do be a post mounted “fire torch”. All gas and electrical information to be provided by MEP.

Structural

General Revisions:

- Updated “D1” and “D2” joist callouts on structural framing plans as noted per S0.03 revisions noted below.
- Updated “boxed-out” balcony framing to have downset beams:
- Added associated footings for downset beam bearing at ‘boxed-out’ balconies and at open sided balconies.
- Updated shearwall plans to show bearing wall diamond tags / types and locations for each type.
- Updated balcony details on S3.14 to show downset beams and update framing per joist size revisions:

- Updated kicker framing detail reference (where occurs) to correct detail callout of 2C/S3.12.
- Revision from “B8” to “B1” beams at open-sided balconies where permitted:
- Original “B8” beam remains at beam headers that are potentially carrying brick masonry veneer which require a steel lintel.
- Corner unit balcony beam ‘B31” revised to be beam type “B8”:
- “B31” remains at longer beam span balcony at unit just south of Grid 20.
- Fixed stair framing per architectural revisions at Segments F & J.
- Added hex note to roof framing general notes to clarify that this symbol is utilized for snow drifts which are called out on Sheet S0.02.
- At double 2x4 demising walls, the top 2x8 plate has been revised to be a ripped 2x10 to match the exact width of the wall (8” typical).
- S0.01:
- Clarified geotechnical and foundation info under “7. Foundations”.
- Updated LVL bearing capacity requirements.
- Updated truss loading to include snow load and snow drift loading requirements.
- Updated “Typical Symbols Legend” per diamond bearing wall type tag clarifications.

S0.02:

- Added “Note #4” clarifying equivalent nailing utilizing 0.131” nails in lieu of common nails:
- Nailing references/info have been updated throughout the drawing set in general.

“RFI #7 - Bid Questions” specific responses:

- a. 3.2: Dimensions for spot footings provided as part of ASI 1.
- b. 5.1: Steel beam columns/stud packs at 1st Floor & Basement are per the “Col./Stud Pack Options By Ftg. Size (1st Flr. / Basement)” tables provided on the foundation plans. For steel above these levels, clarification has been provided on Sheet S0.03 “Floor & Roof Framing Beams Schedule” general notes as part of ASI 1.
- c. 6.6: “Stud Bearing Wall Schedule” has been revised accordingly as part of ASI 1.
- d. 6.7: Primary modifications to structural requirements for cost reduction as follows:
 - i. Wood alternative options to steel beams have been provided as part of ASI 1. Refer to additional clarifications in the “Floor & Roof Framing Beams Schedule” and associated general notes on Sheet S0.03, as well as 1st and 2nd Floor framing plans.
 - ii. Footing reinforcing steel has also been reduced as part of ASI 1. Refer to revised concrete details for additional information.
 - iii. Reduced grade beams GB-3.9 to GB-2.0 as part of ASI 1:
 1. Removed GB-3.9 grade beam type from the “Footing Schedule”.
 2. Refer to “Footing Schedule” for grade beam reinforcement revisions.



- e. 6.8: Spacing is per framing callout "A2" which is shown on Segment G & H "1st Floor Foundation & Framing Plans".
 - f. 6.9: Detail callouts have been corrected as part of ASI 1.
 - g. 6.10: 2x6 H-frames are acceptable, revision of which is reflected as part of ASI 1.
2. Further clarified (beyond Addendum 2 (REV3)) equivalent nailing utilizing 0.131" nails in lieu of common nails at remaining details.
3. Added exterior amenity plans & details:
 - a. Added detail callouts for outdoor amenities on overall structural plans for reference.
 - b. Added detail callouts for remote structures on overall structural plans for reference.
4. Fixed issue with previous sheet revisions not showing in the title block due to hiding previous "General Sheet Revisions" text on sheets.
5. Added floor framing section detail tags to interior of building:
 - a. Referencing Sheets S3.10 and S3.11, typical.
6. Spot footing dimensions added to foundation plans:
 - a. For "interior" spot footings.
 - b. Reference architectural slab plan for location of perimeter spot footings.
7. Added to general foundation plan notes regarding spot (isolated) footing dimensions being referenced to the nearest grid line.
8. Provided wood beam alternative options to steel beams on 1st and 2nd Floor framing plans:
 - a. See foundation plans as well for added columns and footings.

S0.01:

1. Updated sheet list for added sheet S4.00 and S4.01:
 - a. Also provided current revision number and revision description for each sheet (as applicable).
2. Updated info as clouded under Section 2 "Structural Load Design Criteria".

S0.02:

1. Clarified on "Note #4" reference to "International Building Code".
2. Added "Note #5" regarding conditions not covered in the drawing set shall be governed by "International Building Code".
3. Added "Note #6" regarding 0.131" nail lengths and acceptable substitutes.
4. Added notes at "Snow Drift Loading Diagrams".
5. Added "Wind Loading Diagram & Load Table" detail, as well as associated notes.

S0.03:

1. Further updated "Floor & Roof Framing Notes Schedule" per coordination with NCCI to reduce balcony joist framing costs:
 - a. Revised "D1" and "D2" balcony joist types. These were updated accordingly on the structural framing plans.
2. Revised "uB1" to be downset beam "B1" and modified size, as well as beam end bearing information, accordingly.

3. Revised “uB2” beam size, as well as beam end bearing information, accordingly.
4. Revised “uB5” beam size to include 2x8 and 2x12 treated joist framing, as well as clarified beam end bearing accordingly:
 - a. Note, where “uB5” is not called out on upper-level balconies, refer to section details for additional clarification.
5. Added glulam “Note #3” at bottom of beam schedule clarifying that glulam specifications can be consolidated for efficiency as long as the minimum requirements are met.
6. Updated “3/4” FD” and “5/8” RD” nailing at the “Structural Deck & Slab Schedule”.
7. Updated detail references in “Floor & Roof Framing Notes Schedule”:
 - a. Updated joist hanger callout to be LUS210 (in lieu of LUS28) at “D2” framing.
 - b. Updated language regarding holdowns referenced in Type “B1” and “B3” framing to be “tie holdowns” (in reference to H2.5A hurricane ties utilized at the end of truss connections to wall framing, typical, as shown in detail 1/S3.21).
8. Updated detail reference at “Note #4” at “Floor & Roof Framing Headers Schedule”.
9. Updated detail references at “Floor & Roof Framing Beams Schedule” at beam Types “uB15” and “uB17”.
10. Updated “Floor & Roof Framing Beams Schedule” notes:
 - a. Added reference to “Col./Stud Pack Options by Ftg. Sizer (1st Flr. / Basement)” table.
 - b. Added note regarding stud pack bearing for steel beams the occur above 1st Flr. / Basement.
 - c. Added note to refer to floor framing plans for specific column and/or stud pack callouts at end of beam bearing or girder truss bearing points.
11. Added and/or modified notes for “Floor & Roof Framing Jack & King Studs For Headers Schedule - For 2x6 Walls” and for “Floor & Roof Framing Jack & King Studs For Headers Schedule - For 2x4 Walls” as clouded:
 - a. References floor framing plans for specific column and/or stud pack callouts not referenced in the jack and king stud tables.
12. Revised topping slab reinforcing to match specifications per NCCI and previous similar projects.
13. Added “B6” floor framing type for Club stair landing framing.

S0.04:

- Clarified nailing requirements at “Built-up Stud Pack Column Attachment Schedule”.
- Updated “Stud Bearing Wall Schedule” Wall Types 2 and 5 as clouded.

S0.05:

1. Clarified equivalent nailing requirements utilizing 0.131” nails at the “Shearwall Schedule”.
2. Updated “Shearwall Schedule” “Note #10” nailing.
3. Updated “Shearwall Schedule” “Note #12” regarding use of 5/8” gypsum sheathing for shearwalls as “(where occurs per schedule)”:
 - a. Clarified nailing at remainder of “Note #12”.
4. Updated references at “Note #13”.



S0.06:

1. Clarified nailing requirements at details 13, 13A, 13B, 13C & 13D/S0.06.
2. Clarified Simpson screw holdown spacing/location info on details 3 & 3A/S0.06.
3. Further clarified nailing requirements.
4. Updated vertical 2x8's and top plate 2x8's to be ripped 2x10's where double wall occurs (to match revision to top plate from Addendum 2 (REV 3)).
5. Updated edge/field nailing at section detail 13/S0.06.
6. Updated detail reference at section detail 7/S0.06.

S0.07:

1. Further clarified nailing requirements.
2. Updated HDU2 fastening requirements at section detail 13/S0.07.
3. Updated detail reference at "Notes" at section detail 5A/S0.07.

S0.08:

1. Clarified nailing requirements.
2. Updated mulit-ply stud nailing detail reference at section detail 2A/S0.08.

S0.09:

1. Clarified nailing requirements.

S0.10:

1. Clarified nailing requirements.
2. Updated sill detail reference at section detail 5/S0.10.
3. Updated 2x8 top plate to be ripped 2x10 at section detail 4/S0.10.
 - a. Added section detail reference for opposite side of stair shaft.

S0.20:

1. Clarified nailing requirements.
2. Added "Note #5" at "Steel Column Schedule" clarifying that it is acceptable to utilize epoxied anchor bolts in lieu of embedded anchor bolts.
3. Clarified that HSS columns occur within exterior walls:
 - a. Columns do not occur at the exterior of (or outside) the building envelope.
4. Revised embedment depth at interior brace HSS column anchor bolts.

S1.99:

1. Added site info/underlay for reference and coordination.
2. Added detail callout references for "Outdoor Amenities":
 - a. RE: added sheets S4.00 and S4.01.
 - b. This also includes a callout for the entry monument sign.
3. Added detail callout references for remote buildings and structures:
 - a. Detached garages:



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- i. References framing plans for both general and accessible detached garages.
- b. Trash enclosure.

S2.01:

1. Added site info/underlay for reference and coordination.
2. Added detail callout references for "Outdoor Amenities":
 - a. RE: added sheets S4.00 and S4.01.

S2.02:

1. Added site info/underlay for reference and coordination.
2. Added detail callout references for "Outdoor Amenities":
 - a. RE: added sheets S4.00 and S4.01.

S2.06 (A):

1. Revisions as clouded.
2. See "General Sheet Revisions" on sheet.

S2.07 (A):

1. Updated graphics of beam "uB43" to match actual beam type (steel beam):
 - a. Note: not applicable if wood alternative is utilized.
2. Revisions as clouded.

S2.08 (A):

1. Revisions as clouded.

S2.09 (B):

1. Added columns and corresponding footings as clouded.
2. Revisions as clouded.

S2.10 (B):

1. Balcony door header added back in.
2. Steel beams over Fitness and Golf Simulator re-sized / revised as part of adding intermediate columns and associated footings.
3. Stair stringer and landing framing information provided for open stair @ Club.
4. Revisions as clouded.

S2.11 (B):

1. Revisions as clouded.

S2.13 (C):

1. Revisions as clouded.

S2.14 (C):



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1. Revisions as clouded.

S2.15 (C):

1. Revisions as clouded.

S2.16 (C):

1. Revisions as clouded.

S2.19 (D):

1. Revisions as clouded.

S2.20 (D):

1. Revisions as clouded.

S2.21 (D):

1. Revisions as clouded.

S2.22 (D):

1. Revisions as clouded.

S2.24 (E):

1. Revisions as clouded.

S2.25 (E):

1. Clarified graphics for where steel beams occur at above corridor at "Segment E - 2nd Floor Framing Plan".
2. Revisions as clouded.

S2.26 (E):

1. Revisions as clouded.

S2.36 (F):

1. Revisions as clouded.

S2.37 (F):

1. Fixed header designations at entries at end of corridor to be uHR6 in lieu of uHR1 at "Segment F - 3rd Floor Framing Plan".
2. Fixed header location near Grid 40 for entry into garage at "Segment F - 3rd Floor Framing Plan".
3. Revisions as clouded.

S2.38 (F):

1. Fixed header designations at entries at end of corridor to be uHR6 in lieu of uHR1 at "Segment F - 4th Floor Framing Plan".



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2. Revisions as clouded.

S2.38a (F):

1. Revised holdowns near Grid 40 per updated header location at “Segment F - 2nd Floor Framing Plan”.
2. Revisions as clouded.

S2.39b (G):

1. Revisions as clouded.

S2.40 (G):

1. Revisions as clouded.

S2.41 (G):

1. Revisions as clouded.

S2.43 (H):

1. Removed footing associated with 2nd floor framing headers at “Segment H - 1st Floor Foundation & Framing Plan):
 - a. Foundation removed due to removal of headers at 2nd floor framing and infill with wall stud framing along Grid E.
2. Revisions as clouded.

S2.44 (H):

1. Revised framing at “Segment H - 2nd Floor Framing Plan”:
 - a. Headers removed and wall below infilled along Grid E.
2. Revisions as clouded.

S2.45 (H):

1. Revisions as clouded.

S2.45a (H):

1. Holdowns and wall type extents updated at “Segment H - Shearwall / Holdown Plan”:
 - a. Along Grid E.

S2.46b (J):

1. Revisions as clouded.

S2.47 (J):

1. Fixed header designations at entries at end of corridor to be uHR6 in lieu of uHR1 at “Segment J - 3rd Floor Framing Plan”.
2. Revisions as clouded.

S2.48 (J):



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1. Fixed header designations at entries at end of corridor to be uHR6 in lieu of uHR1 at "Segment J – 4th Floor Framing Plan".
2. Revisions as clouded.

S2.61:

1. Shearwall elevation 2/S2.61 revised as clouded.

S2.70:

1. Updated "PT Slab Plan" view numbers to correspond with framing and foundation plan numbering.

S3.01:

1. Provided elevator base slab reinforcing info at section detail 5/S3.01.
2. Updated shearwall detail reference in "Notes" at section detail 3/S3.01.

S3.02:

1. Revised / updated concrete section details as noted / clouded.
2. Updated dowel detail reference at section detail 8B/S3.02.
3. Grade beam reinforcing updated:
 - a. Re: updated "Footing Schedule" on Sheet S0.03.

S3.04:

1. Grade beam reinforcing updated:
 - a. Re: updated "Footing Schedule" on Sheet S0.03.

S3.10:

1. Clarified nailing requirements.
2. Added "A2" framing tag to details 1 and 1A/S3.11 for clarification/coordination.
3. Balcony details updated per framing revisions.
1. Further clarified nailing requirements.
2. Updated sheet references at section detail 3/S3.10.
3. Revised 4A/S3.10 to account for full depth headers:
 - a. Truss hangers required @ "SIM."

S3.11:

1. Clarified nailing/leader callout at detail 4/S3.11.
2. Updated 9/S3.11 to include option for top chord bearing truss where upset header occurs in lieu of LVL.

S3.12:

1. Clarified nailing requirements.
2. Updated sill detail references at multiple section details.



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S3.14:

1. Clarified max cantilever dimension at detail 4A/S3.14.
2. Updated sill detail references at multiple section details.
3. Updated kicker detail references at multiple section details.

S3.15:

1. Clarified nailing requirements.
2. 2x6's utilized in lieu of 2x8's for garage "H" frame components.

S3.20:

1. Clarified nailing requirements.
2. Updated 2x8 top plates to be ripped 2x10 top plates at details 1/S3.20 and 8/S3.20 (to match revision to top plate from Addendum 2 (REV 3)).
3. Updated detail 2B/S3.20 per previous revisions to detail 2A/S3.20 to match attachment for non-load bearing wall conditions.
4. Updated lateral load force for shear trusses at details 1, 4 and 4A/S3.20.

S3.21:

1. Clarified nailing requirements.
2. Exterior 7/16" OSB sheathing nailing clarified at detail 13/S0.06:
 - a. References for exterior sheathing have been updated accordingly to reference 13/S0.06 for nailing info.

S3.22:

1. Clarified nailing requirements.
2. Exterior 7/16" OSB sheathing nailing clarified at detail 13/S0.06:
 - a. References for exterior sheathing have been updated accordingly to reference 13/S0.06 for nailing info.
3. Added blocking between trusses at detail 5/S3.22.

S3.23:

1. Clarified nailing requirements.

S4.00:

1. Added sheet S4.00:
 - a. Outdoor amenity structural plans.

S4.01:

1. Added sheet S4.01:

Outdoor amenity structural details

MEP

ME1.01 & ME1.02 – Site Plans



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- Updated as clouded
- Site coordination with civil. Relocated building 2 waste exit. Relocated site lighting per latest utility lines. Relocated TFX-G per power company call.

M1.06

- Clubhouse HVAC updated
- Notes updated

M1.08

- Roof top units for clubhouse updated

M2.05

- Penthouse HVAC ductwork updated per RFI question

MP1.04

- Exhaust fan schedule revised
- HVAC System schedule updated

P1.29 – Segment G Plumbing Plans

- Relocate sanitary discharge to basement level. 10" at 1/8" slope

E1.01

- Tuck under garage light fixtures added

E1.06.1 & 1.06.2

- Sheet renamed and view changed scale from 1/8" to 1/4" for clarity. Power items progressing per ID coordination.
- Clubhouse lighting added
- Equipment power added

E1.08

- Clubhouse roof top unit power updated

E1.09, E1.14, E1.19, E1.24, E1.29, E1.32, E1.35

- Tuck under garage light fixtures added

E3.03 & E3.04

- Meter bank loads updated

E3.05, E3.06 & E3.07

- Panel schedules updated
- Light fixture schedule modified

T1.01



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- Clubhouse card readers updated

T1.05

- Camera & card reader locations for dog spa and bike shop added

Interior Design

ID 100

- Golf lounge and co working furniture layout revised

ID 200

- Notes added
- Built in bench added in mail room
- Golf lounge revised
- Fitness casework revised

ID 300

- Corridor flooring shown

ID 400

- Detail and notes added

ID 500, ID 501, & ID 502

- Detail added to interior elevations

ID 600

- Finish schedule updated

ID 700

- Lighting schedule sheet added

Specifications

Table of Contents

- UL Assembly X650 replaced previous

UL Assemblies

- X650 Column assembly replaced previous

073113 – Asphalt Shingles

- Self-adhered underlayment information added

083613 – Garage Doors

- Garage door opener basis of design products revised and belt drive opener added.

099123 – Interior Painting

- Paint schedule updated to state that there are no accent walls in the units.

