

Trilogy – Summit Square 3
Revised Drawings
October 13, 2023

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

General Information:

Miscellaneous annotation and dimensions have been added or updated for clarification.

DRAWINGS

Architectural

A0.00 – Cover Sheet

- Unit matrix corrected

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.

A2.00 – A2.04 – Building 1 Overall Plans

- Remove elevator and elevator lobby near gridline Y. Revise surrounding annotations.
- Add glazing and door to “Office Suite” near gridline Y.
- Remove elevator penthouse from rooftop near gridline Y. Revise surrounding annotations.

A2.20 – A2.23 – Segment D Plans

- Remove elevator and elevator lobby near gridline Y. Revise surrounding annotations.
- Add glazing and door to “Office Suite” near gridline Y.
- Remove elevator penthouse from rooftop near gridline Y. Revise surrounding annotations.
- Relocated exterior door to Fire/Riser Room on first floor.

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 – Segment G Slab & 1ST Floor Plan

- Shifted door to maintenance shop to the North by 18" to avoid structural members.
- Created chase for electrical conduit to run up to truss space above from meters.

A4.22 – Stair & Elevator D Plans and Sections

- Remove elevator and elevator lobby near gridline Y. Revise surrounding annotations.
- Add glazing and door to "Office Suite" near gridline Y.
- Remove elevator penthouse from rooftop near gridline Y. Revise surrounding annotations.

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

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

Civil

C-0200

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

C-0210-0212

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

C-0421

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

C-0430

- Addition of concrete retaining wall near transformer pad to accommodate for grade change

C-0501

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

C-0511

- Storm Sewer structures rim elevations adjusted with revised grading
- Revisions to Storm Line A and B to accommodate for duct bank crossing conflict



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C-0513

- Storm structure invert elevations adjusted per shop drawing review

C-0520

- Roof Drain connections revised to reflect removal of detached garages

C-0601

- Building 2 sanitary line revised per RFI #3

C-0700-C-0702

- Building 2 water service and fire line connections revised to match MEP plans
- Adjustment to private water main layout to reflect removal of detached garages
- Building 1 & 2 water service and fire line connections revised to match MEP plans

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
- Revised roof drain connections per RFI 22. Revised electric and gas layout per utility providers incorporated into the utility plan

C-2000

- Concrete valley gutter detail added

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 be a post mounted “fire torch”. All gas and electrical information to be provided by MEP.

Structural

General Revisions:

- 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).
- Added site retaining wall detail for Civil transformer location:
 - a. See new section detail 6/S3.04.

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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.



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.

S0.01:

1. 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.



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- 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.
Revised opening "Width/Condition" at "Floor & Roof Framing Jack & King Studs For Headers Schedule - For 2x6 Walls" to utilize dimensional lumber jamb jack & king studs per schedule at studio unit triple window locations (7'-6" width, typ.).

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 multi-ply stud nailing detail reference at section detail 2A/S0.08.



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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.

S2.18-S2.23 (D):

1. Updated areas of mild reinforcing in lieu of PT tendons at Segment D per removal of elevator:
 - a. Also updated schematic PT tendon layout accordingly.
1. Removal of elevator and associated foundation revisions.
2. Removal of footings associated with previous beam bearing per removal of studio balcony above.

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.

S2.70:

1. Updated "PT Slab Plan" view numbers to correspond with framing and foundation plan numbering.
2. Removed all plans / views associated with the detached garages:

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. Updated dowel detail reference at section detail 8B/S3.02.
2. 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.
2. Removed all section details / views associated with the detached garages:
 - a. Per removal of detached garages from scope of project.

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-S3.15:

- Clarified nailing/leader callout at detail 4/S3.11.
- Updated 9/S3.11 to include option for top chord bearing truss where upset header occurs in lieu of LVL.
- Updated sill detail references at multiple section details.
- Clarified max cantilever dimension at detail 4A/S3.14.
- Updated kicker detail references at multiple section details.
- 2x6's utilized in lieu of 2x8's for garage "H" frame components.

S3.20-S3.23:

- Clarified nailing requirements.
- 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)).
- Updated lateral load force for shear trusses at details 1, 4 and 4A/S3.20.
- Exterior 7/16" OSB sheathing nailing clarified at detail 13/S0.06:
 - References for exterior sheathing have been updated accordingly to reference 13/S0.06 for nailing info.
- Exterior 7/16" OSB sheathing nailing clarified at detail 13/S0.06:
 - References for exterior sheathing have been updated accordingly to reference 13/S0.06 for nailing info.
- Removed all section details / views associated with the detached garages:
 - Per removal of detached garages from scope of project.

MEP

ME1.01 & ME1.02 – Site Plans

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



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- Detached garages removed from site plan

P1.01-1.37

- Riser shown for Radon system

P1.29 – Segment G Plumbing Plans

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

M1.14-M1.17 - SEGMENT D - HVAC

- Removed elevator and add supply to new leasing space.

M1.35-M1.39 - SEGMENT J - BASEMENT & 1ST FLOOR - HVAC

- Add ductless split for dog spa

MP1.02

- Added detail and spec for radon system

E1.14-E1.14 - SEGMENT D - ELECTRICAL

- Relocate garage Lighting to sidewall. Elevator removed. Power data for new office added.

E3.03 & E3.04

- Meter bank loads updated

E3.05, E3.06 & E3.07

- Panel schedules updated
- Light fixture schedule modified

T1.01

- Clubhouse card readers updated

T1.05

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

