

Trilogy – Summit Square 3
ASI 7 – Design Clarifications & RFI Responses
November 03, 2023

Please utilize the narrative below to understand the clarifications and revisions made in this ASI.

DRAWINGS

Architectural

A1.01-A1.07 – Unit Plans

- Revise patio doors to swing into unit

A2.06-A2.09 – Segment A Plans

- Revise door to swing out at mech. rooms
- Revise patio doors to swing into unit

A2.10-2.11– Segment B Plans

- Revise patio doors to swing into unit

A2.13-A2.16 – Segment C Plans

- Revise door to swing out at mech. rooms
- Revise patio doors to swing into unit

A2.19-2.22– Segment D Plans

- Add storefront tag at Office Suite
- Add door tag at Fire Riser room
- Revise door to swing out at mech. room
- Revise patio doors to swing into unit

A2.25-A2.26– Segment E Plans

- Revise patio doors to swing into unit

A2.37-A2.38– Segment F Plans

- Revise patio doors to swing into unit

A2.39-A2.41– Segment G Plans

- Revise door to swing out at mech. rooms
- Revise patio doors to swing into unit

A2.42– Segment G/H Basement Plans

- Revise door at riser room



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A2.43-2.45– Segment H Plans

- Revised patio doors to swing into unit

A2.46- A2.48 – Segment J Plans

- Add door tags
- Revise door to swing out at mech rooms
- Revise patio doors to swing into unit

A4.17 – Wall Sections

- Add view 3 to sheet

A4.20 – Stair & Elevator A Plans & Sections

- Revise height to hoistway beam
- Revise elevator shaft dimensions

A4.22-A4.26 – Stair & Elevator Plans & Sections

- Revise height to hoistway beam

A5.21 – Mid Wall & Balcony Details

- Add view 6 to sheet

A6.00 – Door Schedule

- Updates made to schedules per meeting discussion with Century on Oct 11

A7.00 – Clubhouse 1st Floor Plan

- Add door tag at golf lounge
- Add storefront tag at corridor entrance to clubhouse

A7.01 – Clubhouse 2nd Floor Plan

- Revise door at corridor entrance to clubhouse
- Eliminate sidelight at corridor entrance

A7.10 – Clubhouse Interior Elevations

- Remove dishwasher at kitchen island. Add under counter ice maker and change drawer base to base cabinet

Civil

C-0501

- Revisions to Nyoplast structures from Shop Drawing review

C-0520

- Revised roof drain routing per RFI 33



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Structural

SX.XX (Associated building segment or other designation after sheet number):

1. Description of revision / addition / clarification:
 - a. Additional description if / as required.
2. Description of revision / addition / clarification.

General Revisions:

1. Revisions added per "RFI 032 - Additional Simpson Questions":
 - a. Coordinate with final RFI response as needed.
2. Additional clarifications/revisions resulting from RFI responses:
 - a. Clarifications/revisions as clouded per plans.
3. UPDATED - Revised site retaining wall detail for Civil transformer location (added per original ASI 6 - UPDATED):
 - a. See revised section detail 6/S3.04.
4. Additional revisions as clouded per plans.

S0.01:

1. Updated "CURR. REV. #" and "REV. DESCRIPTION" for sheets modified / revised per current ASI 7.

S0.03a:

1. @ "Floor & Roof Framing Notes Schedule", Type "D2" notes:
 - a. Clarified that double joists occur below pilaster walls @ where upset beams do not occur.
2. @ "Col./Stud Pack Options By Ftg. Size (1st Flr. / Basement)" schedule:
 - a. Clarified that glulam col's / posts / jambs are preferred method where required.
3. @ "Floor & Roof Framing Headers Schedule":
 - a. Added Type "HR15" ("uHR15" Typ.) to correspond to detail 9/S3.11 callout per plans at where floor truss framing changes direction @ corridors.
 - b. This was clarified also per the need for MEP to be properly routed through the corridor truss space and is currently being coordinated with forthcoming floor truss submittals.
4. @ "Floor & Roof Framing Headers Schedule" "Notes":
 - a. Added "Item 15." regarding added header type HR15, referring to corresponding Section Detail 9/S3.11.
 - b. Revised "Item 14." to clarify beam / header hangers @ 1st Flr. Frmg. & 2nd Flr. Frmg. @ "uHR11" header(s) connections:
 - i. Needed HHGU in lieu of HGU @ 1st Flr. Frmg. for double "uHR11" header hanger.

S0.03b:

1. @ "Floor & Roof Framing Beams Schedule":
 - a. Clarified @ Beam Type "uB2" that inverted hanger is required @ "interior" connection to LVL rim board at back of balconies, typical.



- b. Clarified @ Beam Type “uB4” connection scenarios for where one or both ends connect to a steel beam per plan.
- c. Clarified @ Beam Type “uB5” that LUC is the preferred method of end connection and providing additional information for where “uB5” connects to a steel beam @ one or both ends.
- d. Clarified @ Beam Type “uB39” detail reference for stair beam jambs (Previously unreferenced).
- e. @ “Notes”, Item “12.”, clarified that LSSR210 skewed hangers are acceptable for connection of 2x12 joists to uB24, typical at inset corner balconies:
 - i. Added note on inset partial plan for additional clarification.

S0.05:

- 1. @ “Shearwall Schedule”:
 - a. Clarified that 1/2" diameter anchors @ “Basement Walls” & “1st Flr. Walls” are per Section Detail 3/S3.01.
 - b. Clarified that “Top PL. Screws” @ “4th Flr. Walls” are per Section Details 1, 4 & 4A/S3.20 (applies to both Options #1 & #2).
 - i. Added “Item 18.” Under “Notes” clarifying minimum fasteners.
- 2. @ Section Details 1A & 1B/S0.05:
 - a. Clarified that Simpson AT-XP is acceptable for cold weather applications for epoxy anchoring.

S0.06:

- 1. Clarified @ Section Detail 11/S0.06 that intersecting top PL. is a ripped 2x10 (not a 2x8 as previously stated).

S0.07:

- 1. Added notes to Section Details 5 & 5A/S0.07:
 - a. “Coordinate locations of glulam jamb posts / col’s w/ G.C. per plans & schedules on S0.03a & per scheduled options of Foundation Plans”.
- 2. Removed holdown detail 13/S0.07:
 - a. Labeled as “Not Used”.

S0.08:

- 1. Revised Section Detail 6/S0.08 typical glulam jamb / post / col. base connection.
- 2. Added notes to Section Details 6A, 6B & 7/S0.08:
 - a. “Coordinate locations of glulam jamb posts / col’s w/ G.C. per plans & schedules on S0.03a & per scheduled options of Foundation Plans”.

S0.10:

- 1. Added Section Details 6A & 6B/S0.10 to address stair bases at stair turns @ Bldg. Segments F & J.
- 2. Revised/Moved previous Section Detail 6 to be 8/S0.10.
- 3. Added Section detail 7/S0.10 to address upper landing framing where stair turns occur @ both (2) and (3) riser conditions.



S0.20:

1. @ Section Detail 3/S0.20, added notes regarding coordinating beam hanger types for where wood "W" alternates to steel beams occur:
 - a. As wood "W" options (where applicable) are the preferred option by the G.C., NCCI in lieu of steel beams.
2. @ Section Detail 8/S0.20, clarified that the hanger @ each end of the outer upset beam ("uB5" typical) are to be LUC210 type hangers (not the previously stated LUS210 type hanger).

S2.07 (A):

1. @ "Segment A - 2nd Floor Framing Plan", clarified beam "uHR1" to "uB41 W" connection.
2. General framing plan(s) revision:
 - a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S2.08 (A):

1. General framing plan(s) revision:
 - a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S2.10 (B):

1. Revised east wall of Rock Wall climbing area to be (2) 2x6's @ 16" O.C.:
 - a. Elevation callouts referencing Rock Wall detail / elevation views on future Sheet S4.02 will be provided at a future date;
 - i. New Sheet S4.02 & future associated detail Sheet S4.03 will be provided in a forthcoming ASI once the Rock Wall details are finalized.
2. @ "Segment B - 2nd Floor Framing Plan", clarified stair framing @ Club:
 - a. Originally had one too many stringers shown.

S2.11a (B):

1. Revised east wall of Rock Wall climbing area to be (2) 2x6's @ 16" O.C., or Wall Type "5", which corresponds to the north wall as well.

S2.14 (C):

1. General framing plan(s) revision:
 - a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S2.15 (C):

1. General framing plan(s) revision:
 - a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S2.16 (C):

1. General framing plan(s) revision:

- a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S2.20 (D):

1. General framing plan(s) revision:
 - a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S2.21 (D):

1. General framing plan(s) revision:
 - a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S2.22 (D):

1. General framing plan(s) revision:
 - a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S2.23a (D):

1. Fixed ATS rod callouts along Grid 25.5, courtyard side.

S2.25 (E):

1. @ "Segment E - 2nd Floor Framing Plan", clarified beam "uHR1" to "uB41 W" connection.

S2.37 (F):

1. @ "Segment F - 2nd Floor Framing Plan", clarified beam "uHR1" to "uB41 W" connection.
2. Provided detail references to Section Details 6A & 6B/S0.10 for stair base @ where it turns.

S2.39b (G):

1. @ Segment G - 1st Floor Foundation & Framing Plan" clarified "uB5" connections at balcony where building angle changes, between Grids G & H.
2. General framing plan(s) revision:
 - a. Revised header at turn(s) in corridor to be uHR15 per detail 9/S3.11.

S2.40 (G):

1. @ "Segment G - 2nd Floor Framing Plan", clarified connection from "uHR4" upset header to "uB56" upset beam.
2. General framing plan(s) revision:
 - a. Revised header at turn(s) in corridor to be uHR15 per detail 9/S3.11.

S2.41 (G):

1. General framing plan(s) revision:
 - a. Revised header at turn(s) in corridor to be uHR15 per detail 9/S3.11.

S2.47 (J):

2. @ "Segment J - 2nd Floor Framing Plan", clarified beam "uHR1" to "uB41 W" connection.



3. Provided detail references to Section Details 6A & 6B/S0.10 for stair base @ where it turns.
4. @ "Segment J - 2nd Floor Framing Plan", clarified connection from "uHR3" upset header to "uB56 W" upset beam.
5. Fixed "uHR1" upset headers to be "uHR11" upset headers @ south end of corridor, between Grids 7 & 8.
6. General framing plan(s) revision:
 - a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S2.48 (J):

1. General framing plan(s) revision:
 - a. Revised header at turn in corridor to be uHR15 per detail 9/S3.11.

S3.01:

1. @ Section Detail 3/S3.01:
 - a. Clarified that hot-dipped or mechanically galvanized Titen HD anchors are preferred:
 - i. Please coordinate with Simpson supplier regarding this clarification as this was addressed in RFI 032.
 - b. Clarified that PDPAWL-287MG is the preferred fastener at interior wall sill plates (which are mechanically galvanized).
 - c. Added "Notes" "Item 6." to further clarify galvanized fastener preference for fasteners in treated sill plates.

S3.04:

1. @ Section Detail 6/S3.04, revised / reduced retaining wall heel length per previous coordination with NCCI.

S3.10:

1. @ Section Detail 10A/S3.10, revised wording on "Note" as parts of it were previously worded incorrectly.

S3.11:

1. @ Section Detail 6/S3.11, clarified that framing screws go through (4) 2x6's plus additional 1x shim.

S3.13:

1. Added new typical side balcony Section Detail 2/S3.13:
 - a. Typical @ locations where upset cantilevered outrigger beams occur (typically a "uB2" or (3) 2x8's) along with a downset beam below balcony joists (typically "B1" or (2) 1 3/4"x 11 7/8" LVL's):
 - i. This condition is similar @ where (2) 2x12 upset cantilevered outrigger beams occur.



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S3.15:

1. Clarified that HDU4 w/ SDS Screws is preferred anchoring method for garage portal frames):
 - a. This corresponds to the forthcoming shop drawing review of general Simpson holdown / connector types & locations.

S3.20:

1. Clarified @ Section Details 4 & 4A/S3.20 the preferred method for screws to shear trusses through double top plates:
 - a. This corresponds with revisions / clarifications @ the "Shearwall Schedule".
 - b. @ Section Detail 1/S3.20, this also reflects the "preferred method" for the truss to top plate condition shown and also corresponds with revisions / clarifications @ the "Shearwall Schedule".

Please advise if any further clarification is needed.

MEP

ME1.02 – Partial Site Plan

- Site plan card readers updated

P1.06 – Segment B – 1st & 2nd Floor - Plumbing

- Dishwasher to ice maker

P1.29 – Segment G – Basement & 1st Floor - Plumbing

- Update roof drain connections

E1.06.1 – Segment B – 1st Floor - Electrical

- Dishwasher to ice maker

T1.01 – Building 1 – Overall 1st Floor Plan

- Update telecom per owner comments

T1.05 – Building 2 – Overall Bsmt & 1st Floor Plan

- Update telecom per owner comments

T1.06 – Building 2 – Overall 2nd Floor Plan

- Update telecom per owner comments

T2.01 – Telecom Details

- Update telecom per owner comments



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Interior Design

ID.200

- Updated notes at clubhouse kitchen

ID.500

- Under counter freezer changed to under counter refrigerator

ID501

- Ice maker added under counter

ID.600

- Finish Schedule updates

Specifications

087100 – Door Hardware