

September 5, 2024

Southern Hills Apartment Complex
Jonesboro, Arkansas

Addendum Number Two

The following items shall be considered part of the Contract Documents for the above referenced project and shall take precedence over any conflicting statements contained therein. Revise all other notes, schedules, details, elevations, sections as required.

All items noted below apply to the following:

- Bid documents included with bid invitation sent on 08/06/2024:
- Addendum-001, dated 08-29-2024

Civil/Landscape Drawings

Refer to attached letter and revised documents provided by Fisher Arnold, Civil Engineer of record, for descriptions and actions related to Civil/Landscape drawings

Interior Design Drawings

See clip below of ID schedule found on sheet ID4.10, updated with Basis of Design Unit Bathroom Accessories model numbers

BATHROOM ACCESSORIES			
BA-101	MOEN	18" TOWER BAR	(ARLYS Y5718BN)
BA-102	MOEN	24" TOWEL BAR	(ARLYS Y5724BN)
BA-103	MOEN	ROBE HOOK	(ARLYS Y5703BN)
BA-104	MOEN	TOILET PAPER HOLDER	(ARLYS Y5708BN)

End of Addendum-002

BY: Brent J. Guilbeau, Architect, AIA
Coleman Partners Architects, LLC



FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

September 4th, 2024

BRENT J GUILBEAU
PRINCIPAL, Architect, AIA / NCARB / LEED AP

RE: SOUTHERN HILLS APARTMENTS

Dear Mr. Guilbeau,

In response to recent RFI requests and Fisher Arnold internal revisions, provided below is a breakdown of the revisions to the civil sheets as of 9-4-2024. Note the items as listed below are the correspond to the same item on subsequent sheets: thus, some items may be redundant.

Civil Drawings

1) Sheet C1.0 – Overall Site Plan

- Item 1: revised sidewalk; added ADA ramp and handrail

2) Sheet C1.3 – West Site Plan

- Item 1: revised sidewalk; added ADA ramp and handrail

3) Sheet C2.0 – Overall Grading & Drainage Plan

- Item 2: Engineering Notes
- Item 3: Retaining Wall grades
- Item 5: Grading & Storm Drainage alignment
- Item 6: Retaining wall grades
- Item 7: Grading Revisions to dog park

4) Sheet C2.1 North Drainage Plan

- Item 8: Pipe Material changed to ADS (note: this applies to all pipe material on the entire job) see engineering note on sheet C2.0 for approved equals.

5) Sheet C2.2 East Drainage Plan

- Item 5: Grading & Storm Drainage alignment revisions
- Item 7: Grading Revisions to dog park

6) Sheet C2.3 West Drainage Plan

- Item 1: revised sidewalk; added ADA ramp and handrail
-

7) Sheet C2.4 Storm Tables

- Item 9: revised inverts

8) Sheet C2.5 North Grading Plan

- Item 5: Grading & Storm Drainage alignment

9) Sheet C2.6 North Grading Plan

- Item 7: Grading Revisions to dog park

10) Sheet C2.7 North Grading Plan

- Item 10: Spot Grades for revised ADA sidewalk/ ramp

Garrett Dunnam P.E.

Civil Engineer



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gdunnam@fisherarnold.com | www.fisherarnold.com

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INTERIOR DESIGN
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SOUTHERN HILLS APARTMENT COMPLEX
JONESBORO, ARKANSAS

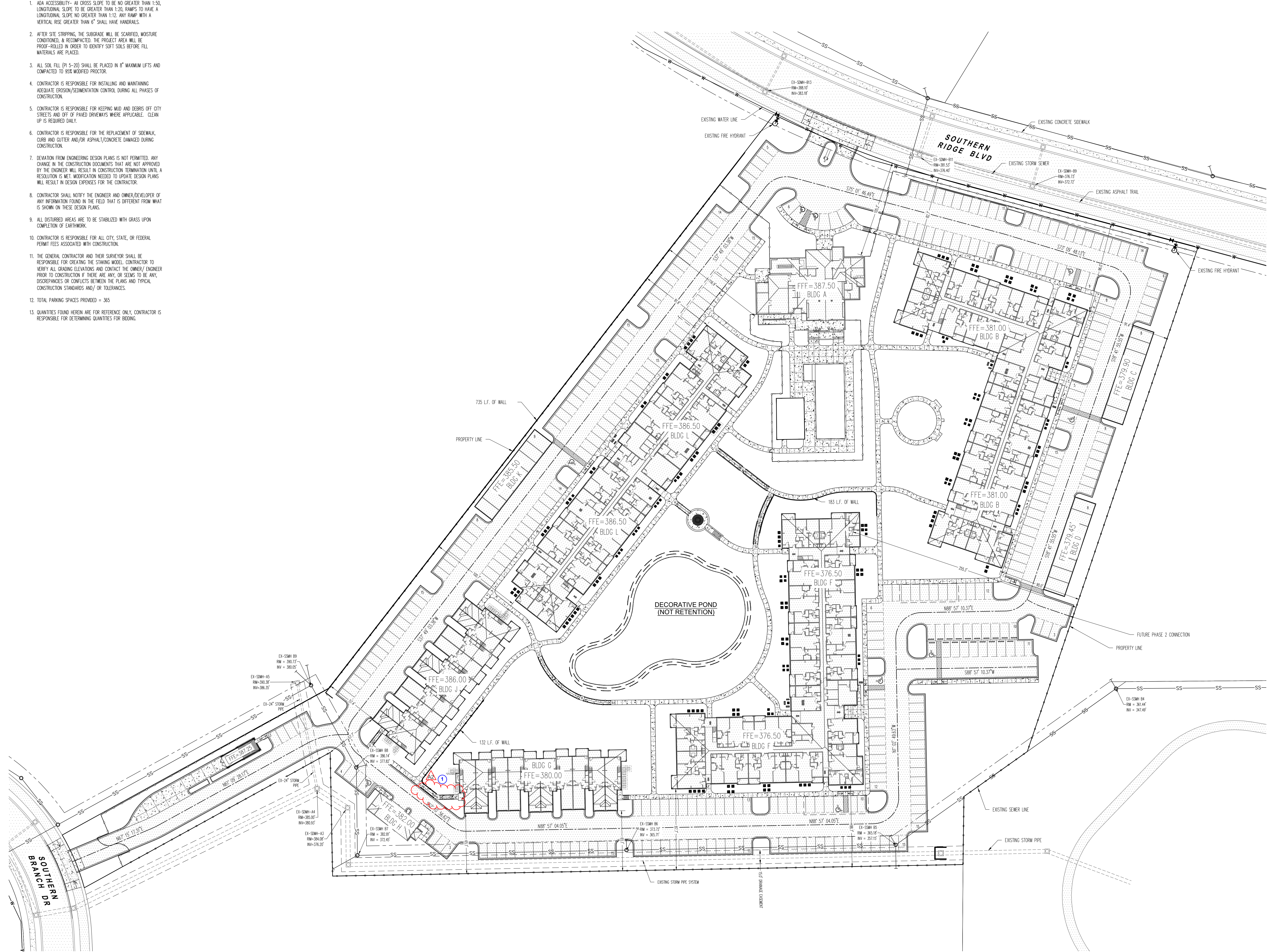
Project Number: 20057
Date: 06-27-2024
Project Engineer: GMD

OVERALL SITE PLAN

C1.0

ENGINEERING NOTES:

- ADA ACCESSIBILITY- ALL GROSS SLOPE TO BE NO GREATER THAN 1:50. LONGITUDINAL SLOPE TO BE GREATER THAN 1:20. RAMPS TO HAVE A LONGITUDINAL SLOPE NO GREATER THAN 1:12. ANY RAMP WITH A VERTICAL RISE GREATER THAN 6" SHALL HAVE HANDRAILS.
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- ALL SOIL FILL (P 5-20) SHALL BE PLACED IN 6" MAXIMUM LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
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- CONTRACTOR IS RESPONSIBLE FOR ALL CITY, STATE, OR FEDERAL PERMIT FEES ASSOCIATED WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR AND THEIR SURVEYOR SHALL BE RESPONSIBLE FOR CREATING THE STAKING MODEL. CONTRACTOR TO VERIFY ALL GRADING ELEVATIONS AND CONTACT THE OWNER/ ENGINEER PRIOR TO CONSTRUCTION IF THERE ARE ANY, OR SEEMS TO BE ANY, DISCREPANCIES OR CONFLICTS BETWEEN THE PLANS AND TYPICAL CONSTRUCTION STANDARDS AND/ OR TOLERANCES.
- TOTAL PARKING SPACES PROVIDED = 365
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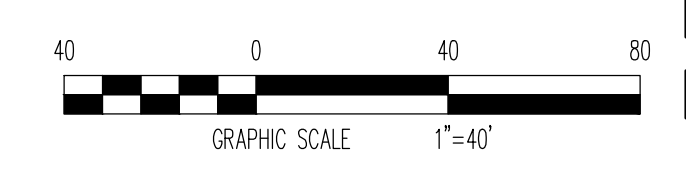
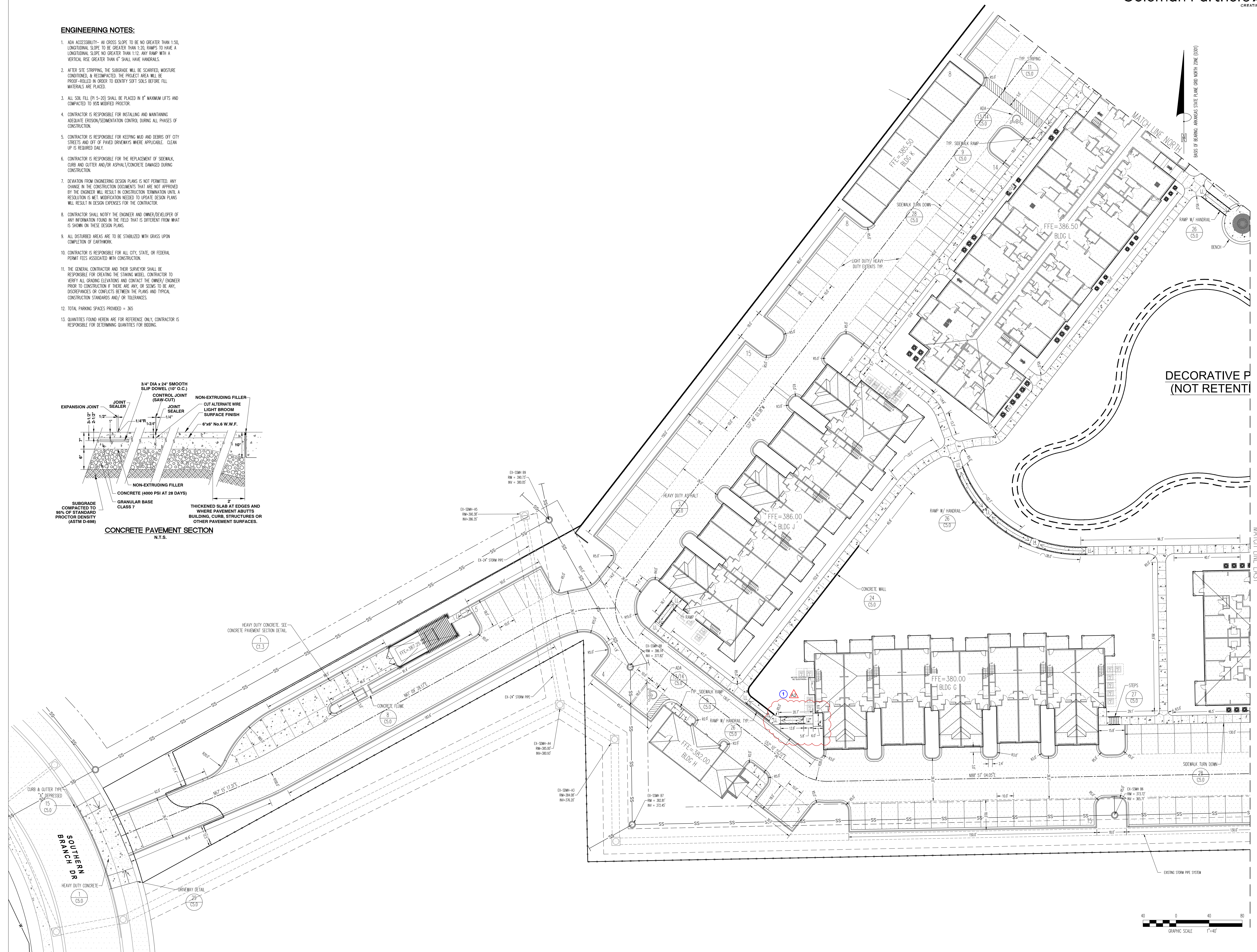
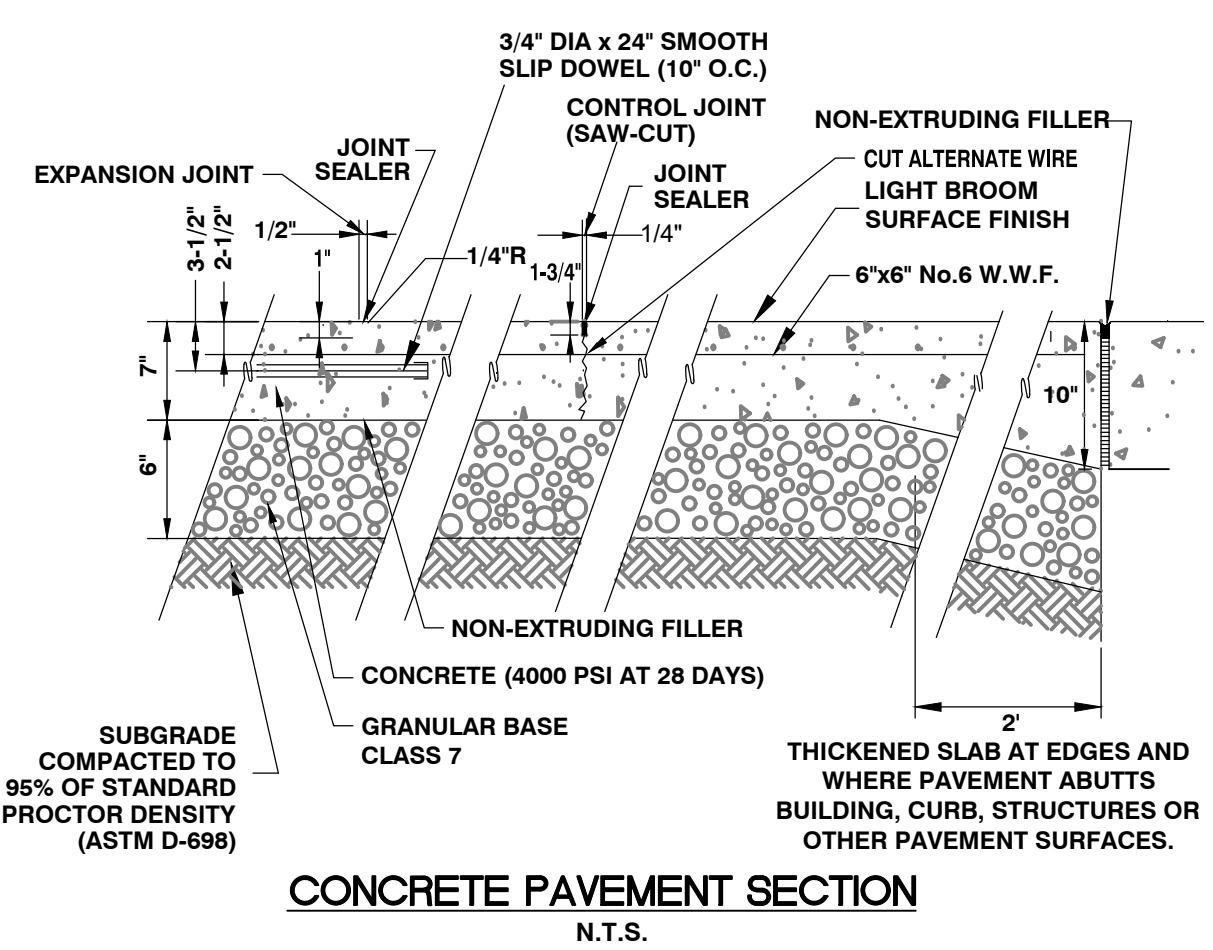
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WEST SITE PLAN

C1.3

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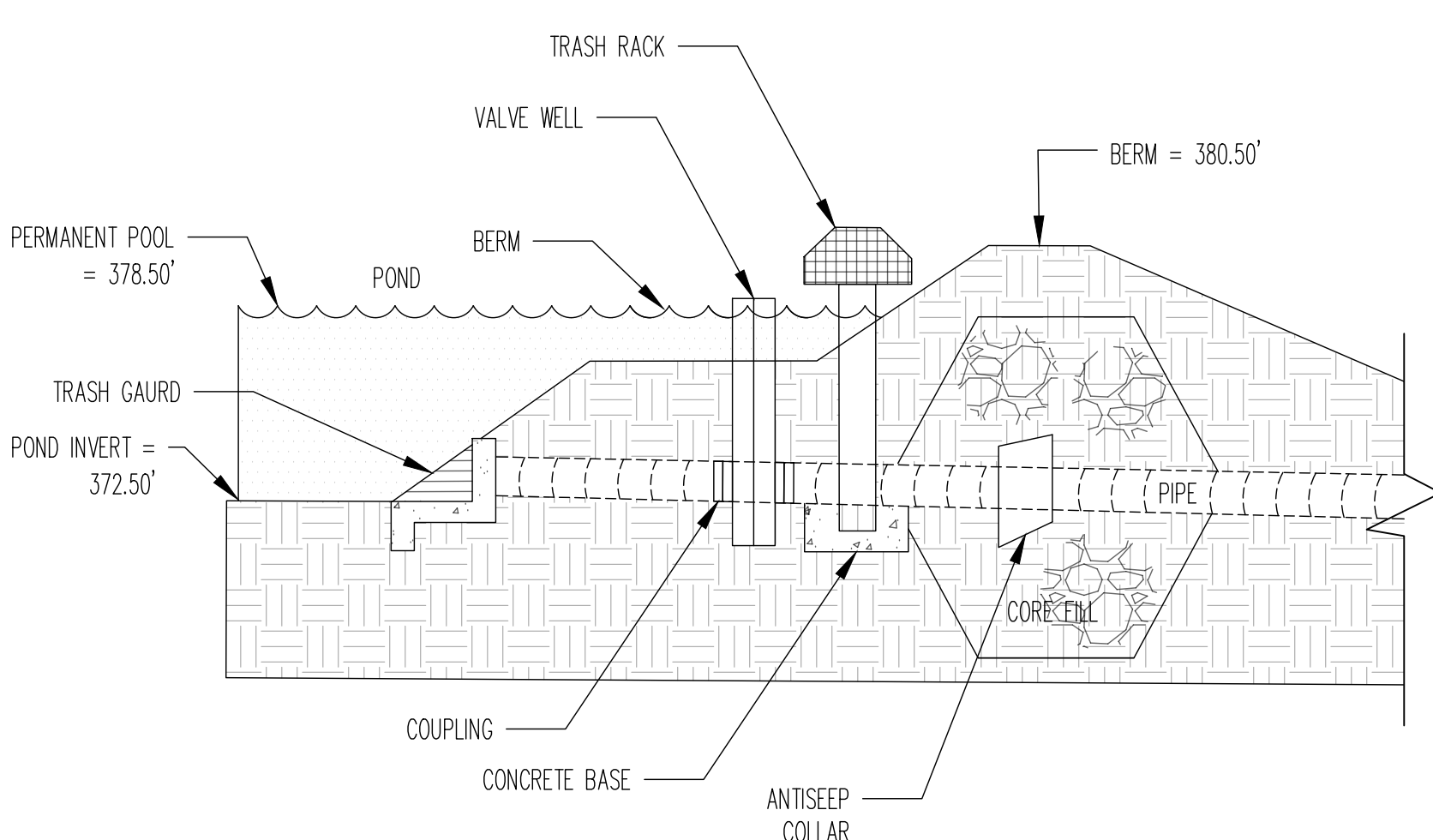
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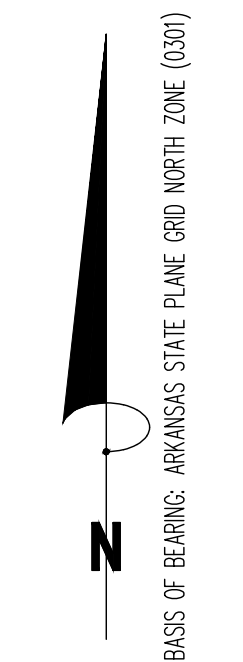
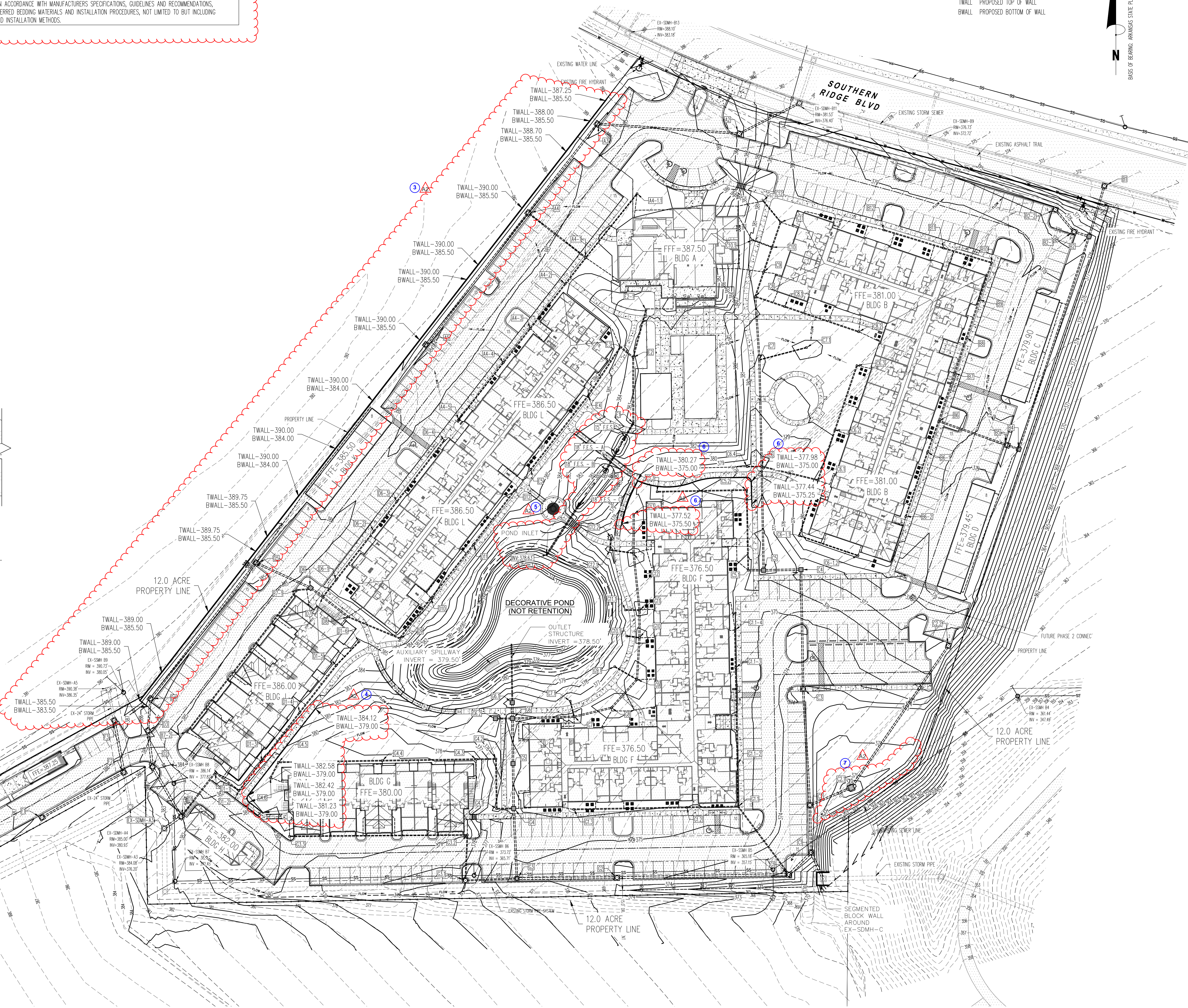
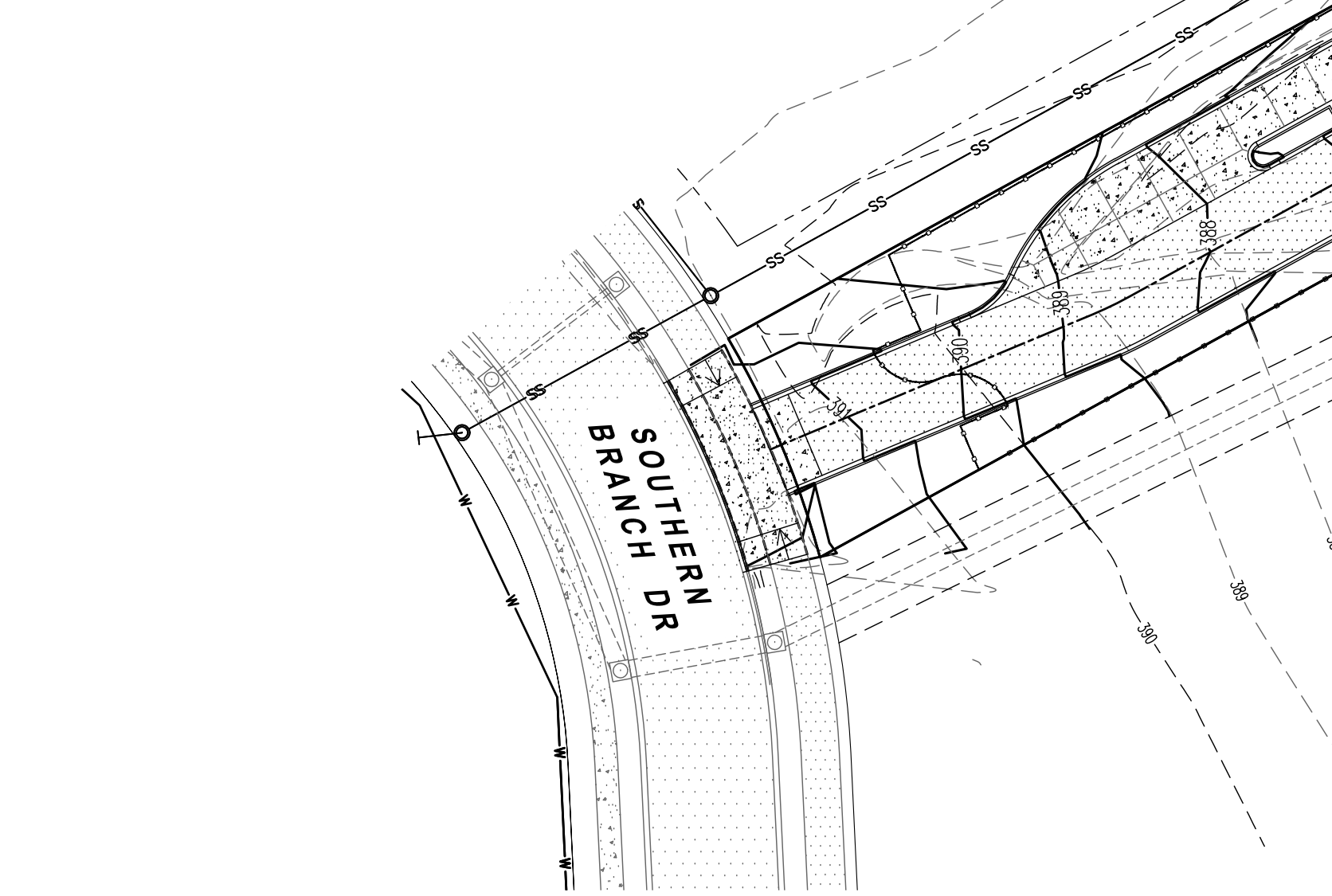
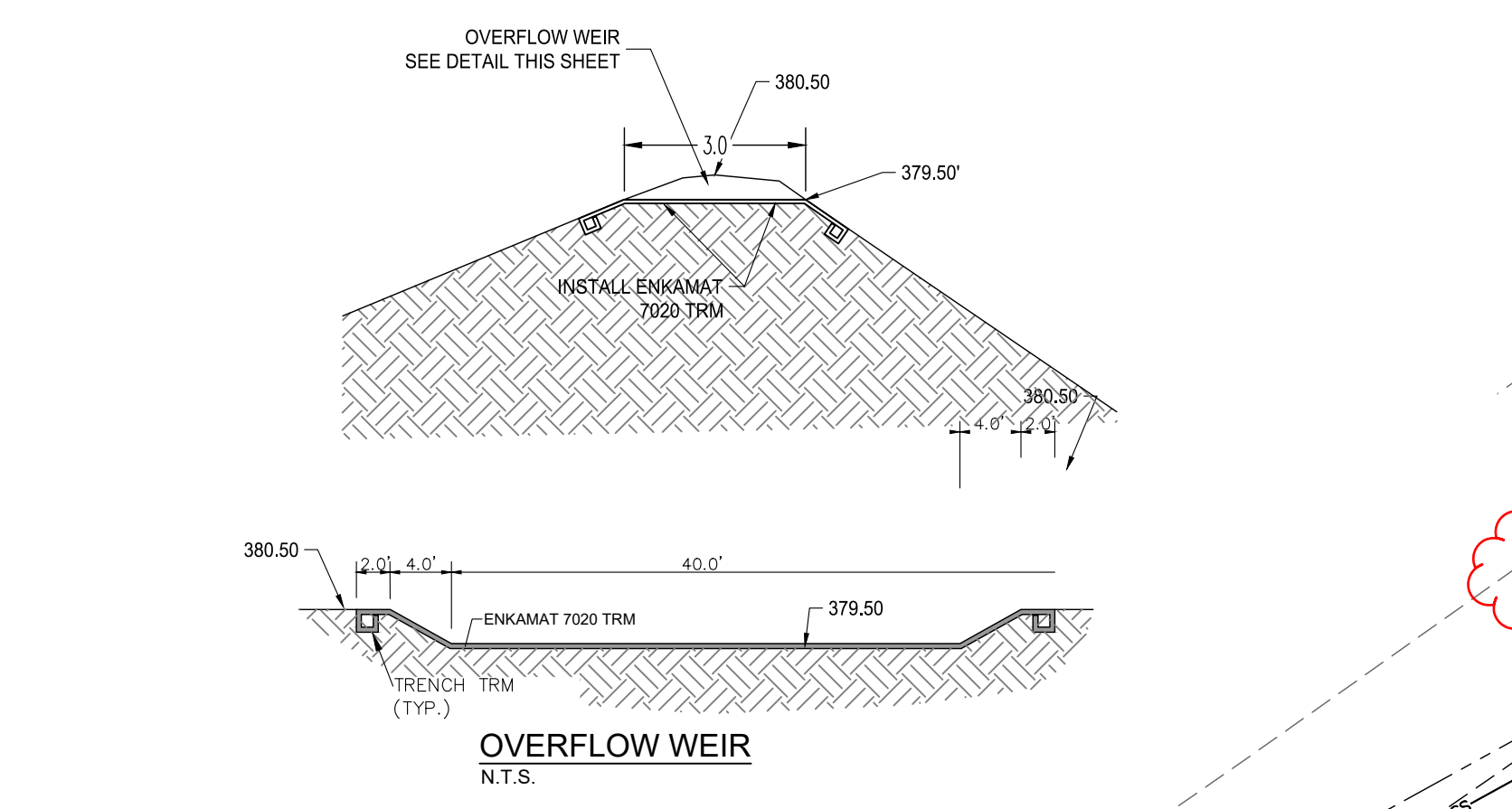
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LEGEND:

- PR-TP PROPOSED TOP OF PAVEMENT
- PR-TW PROPOSED TOP OF WALK
- PR-TC PROPOSED TOP OF CURB
- TWALL PROPOSED TOP OF WALL
- BWALL PROPOSED BOTTOM OF WALL



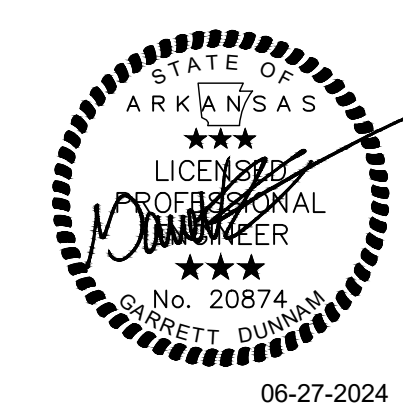
POND OUTLET WITH ANTISEEP COLLAR
N.T.S.



NO.	REVISION	DATE
A2	Addendum-002	09/04/24

Revisions / Submission

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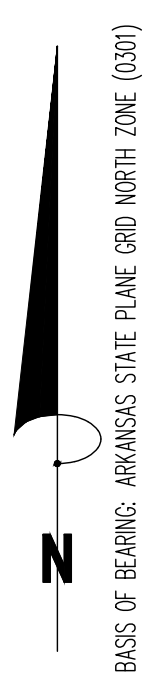
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Project Engineer: GMD

OVERALL GRADING & DRAINAGE PLAN

C2.0

A2	Addendum-002	08/04/24

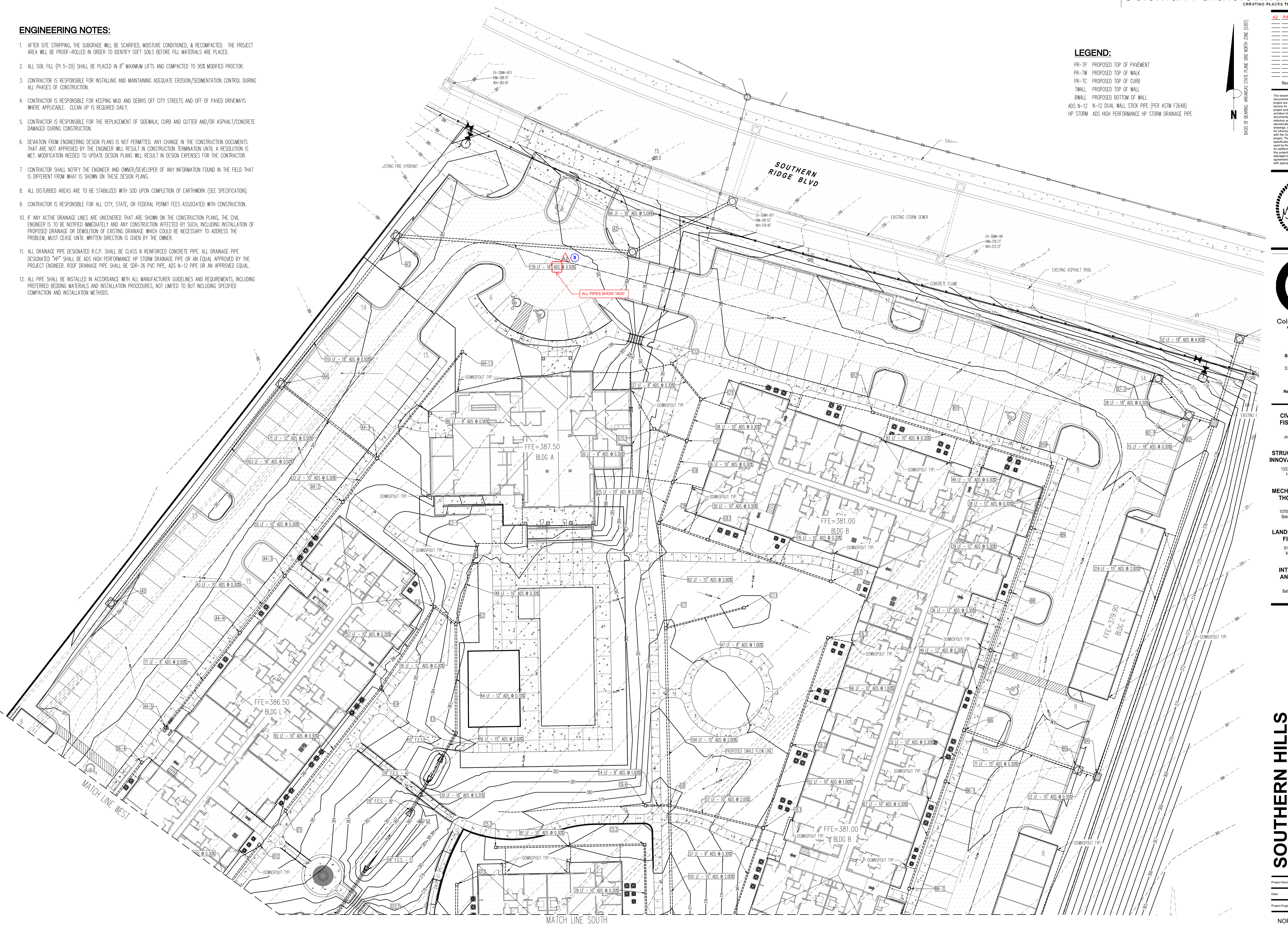


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- PR-TW PROPOSED TOP OF WALK
- PR-TC PROPOSED TOP OF CURB
- TWALL PROPOSED TOP OF WALL
- BWALL PROPOSED BOTTOM OF WALL
- ADS N-12 N-12 DUAL WALL STOCK PIPE (PER ASTM F2648)
- HP STORM ADS HIGH PERFORMANCE HP STORM DRAINAGE PIPE



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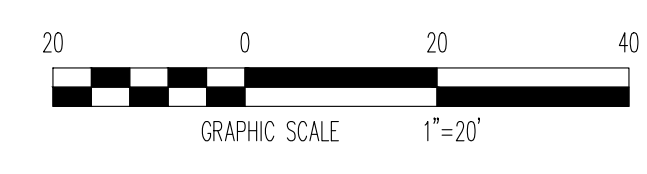
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SOUTHERN HILLS APARTMENT COMPLEX
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Project Engineer:	GMD

NORTH DRAINAGE PLAN

C2.1



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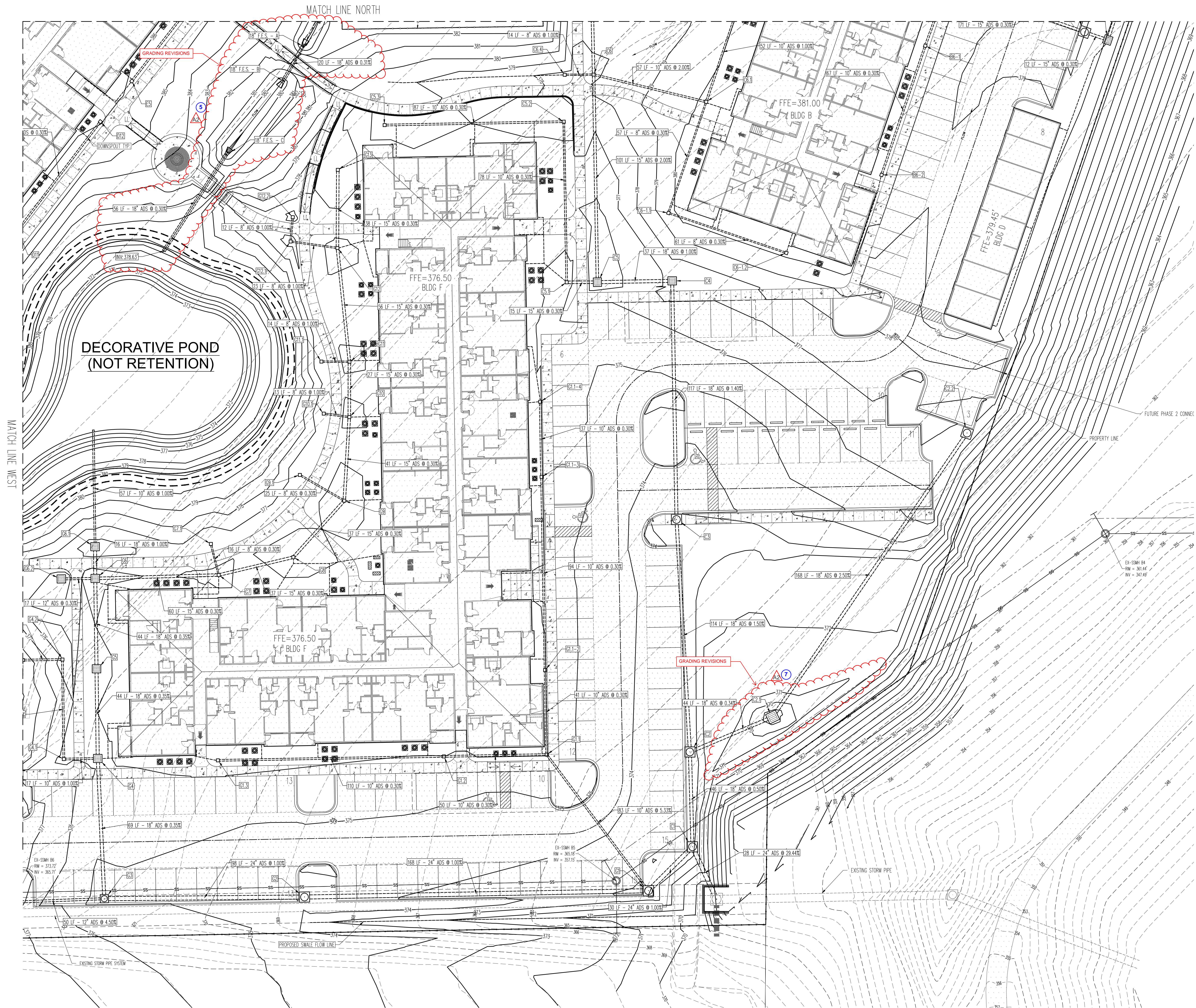
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INTERIOR DESIGN
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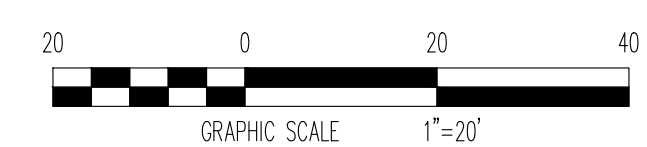
LEGEND:

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**SOUTHERN HILLS
APARTMENT COMPLEX**
JONESBORO, ARKANSAS

Project Number: 20057
06-27-2024

Project Engineer: GMD

**EAST DRAINAGE
PLAN**

C2.2

Rev	Description	Date
A2	Addendum-002	09/04/24

Revisions / Submission
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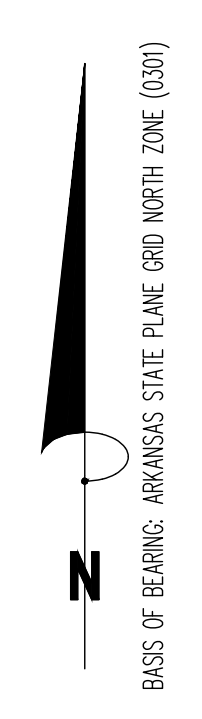
SOUTHERN HILLS APARTMENT COMPLEX
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Project Number: 30057
Date: 06-27-2024
Project Engineer: GMD

WEST DRAINAGE PLAN

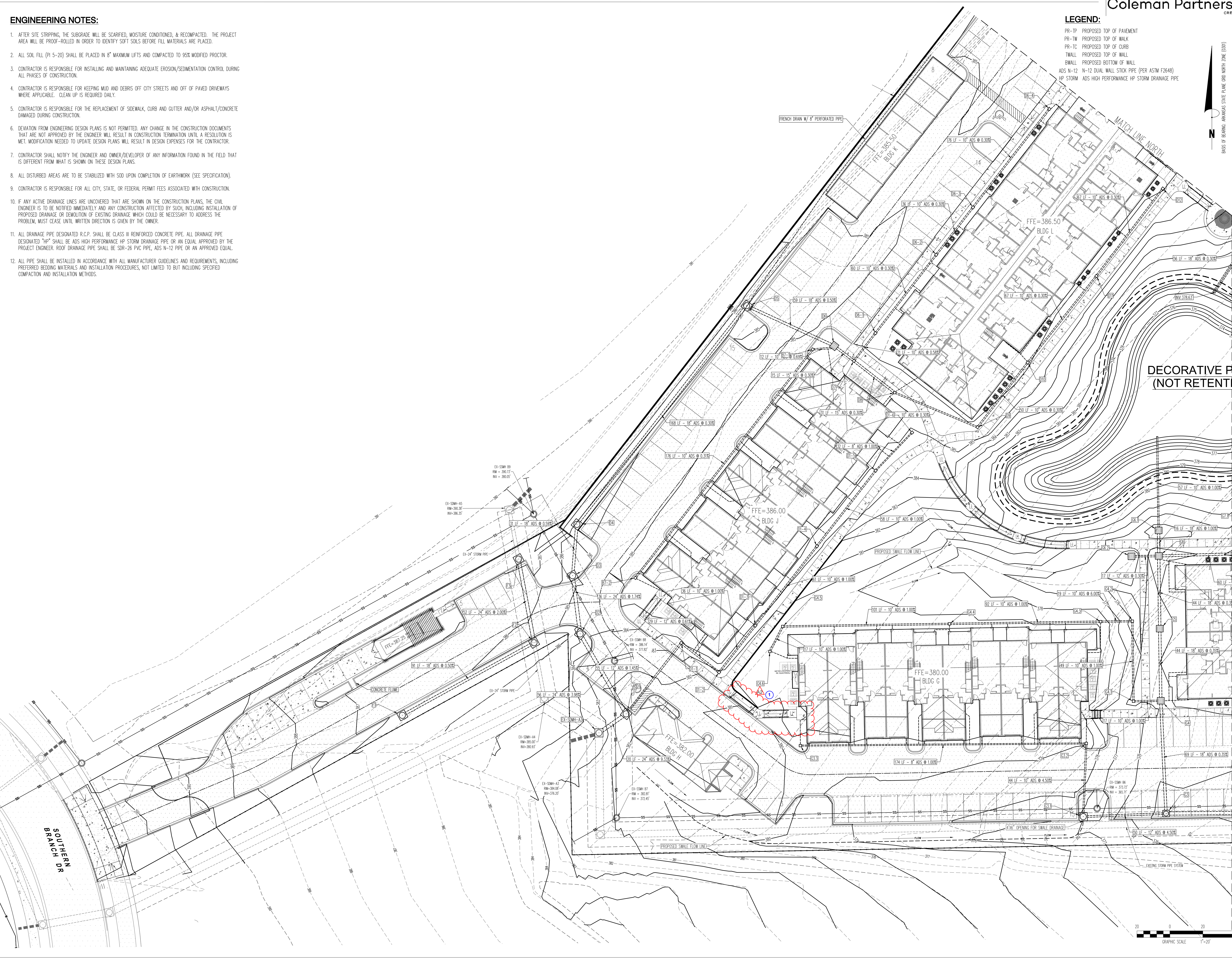
C2.3

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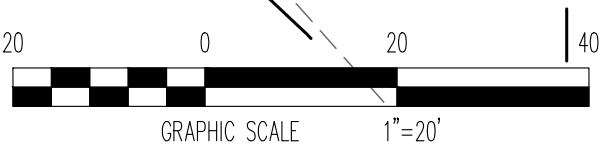


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MATCH LINE EAST



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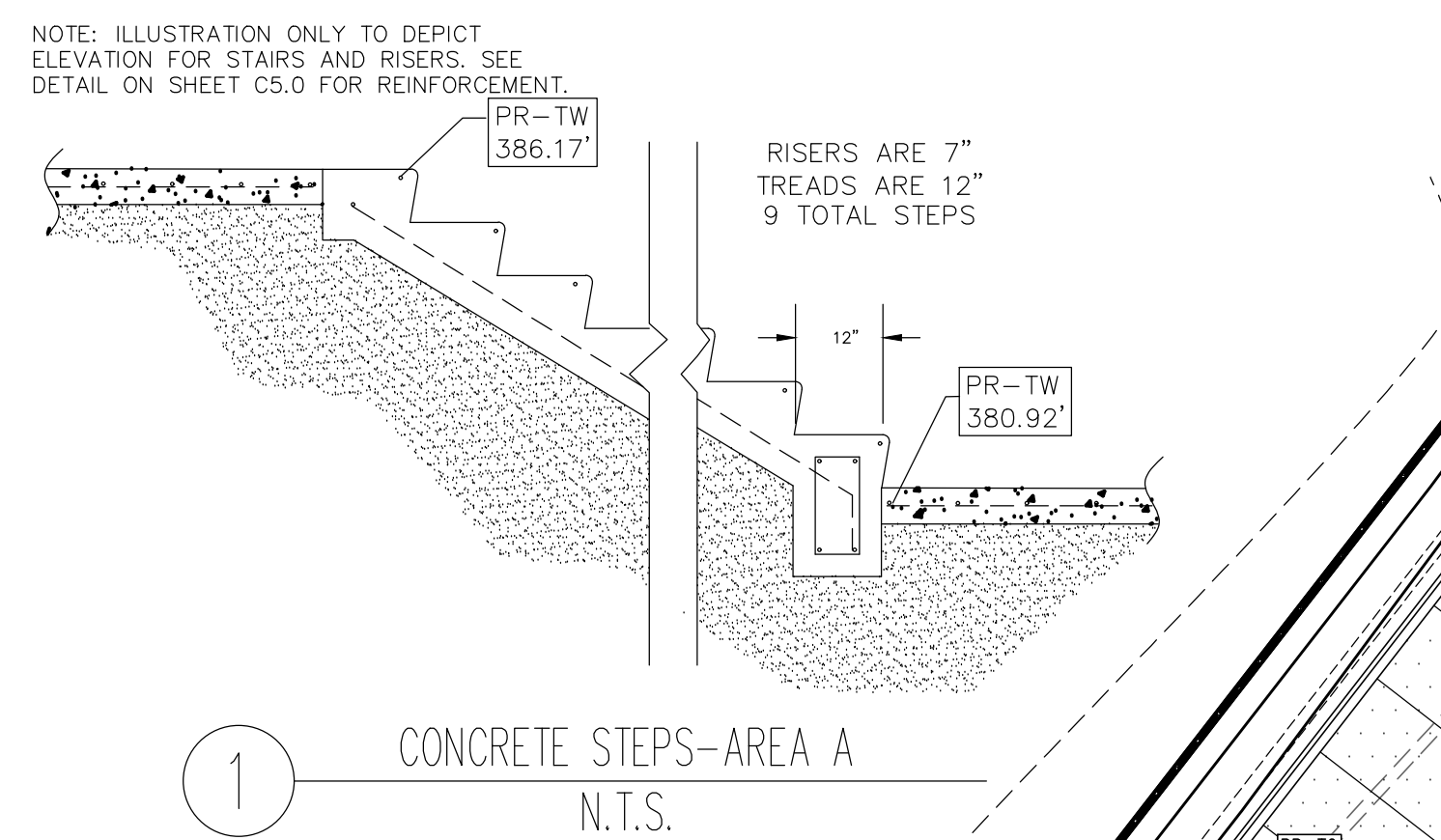
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Date: 06-27-2024
Project Engineer: GMD

NORTH GRADING PLAN

C2.5

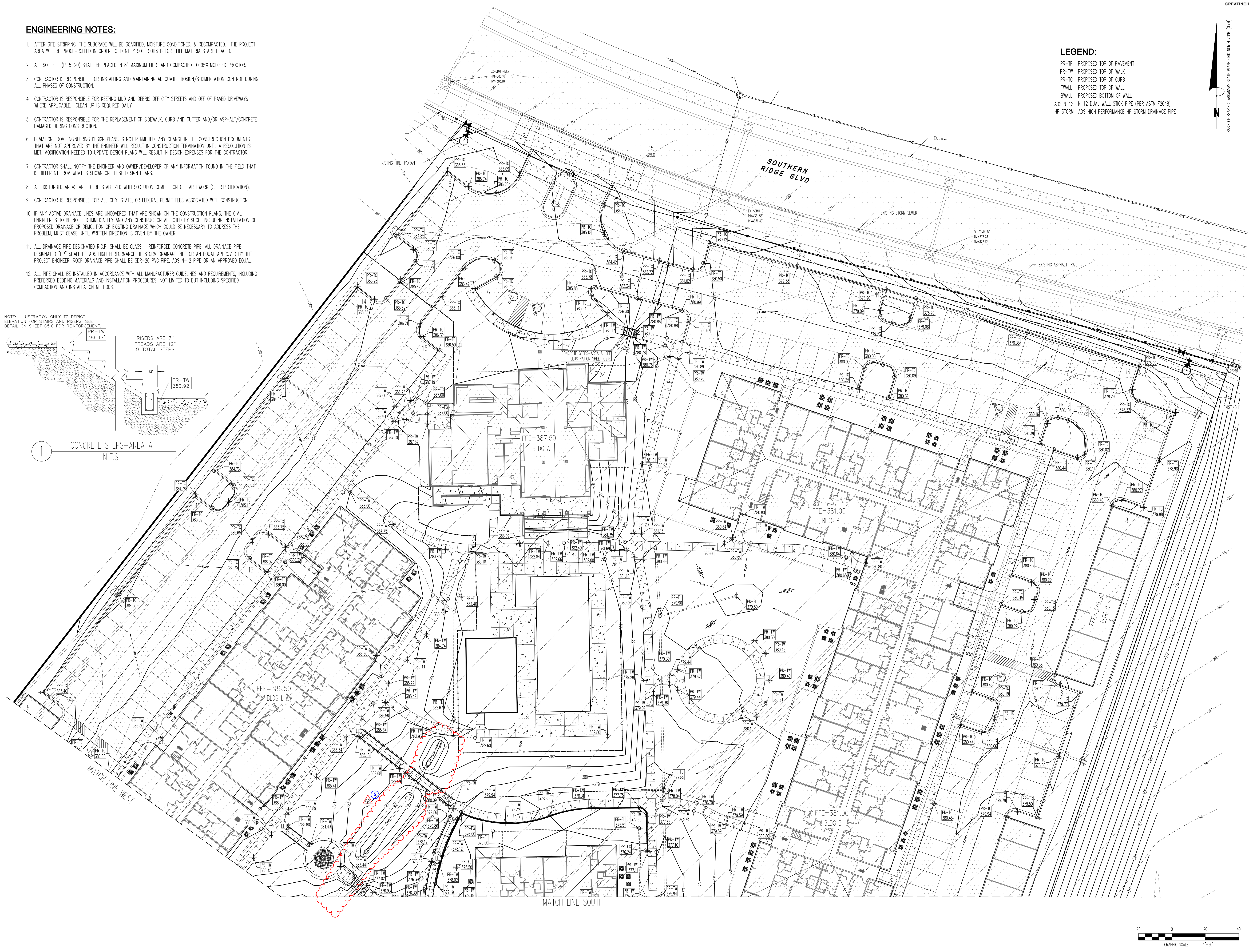
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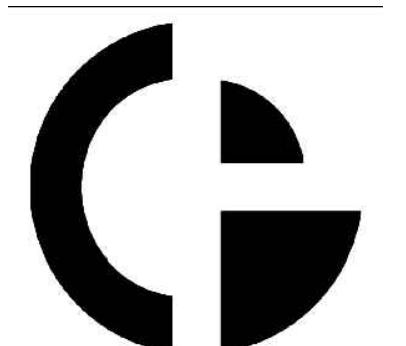
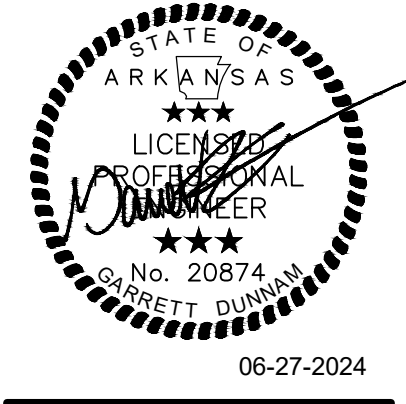


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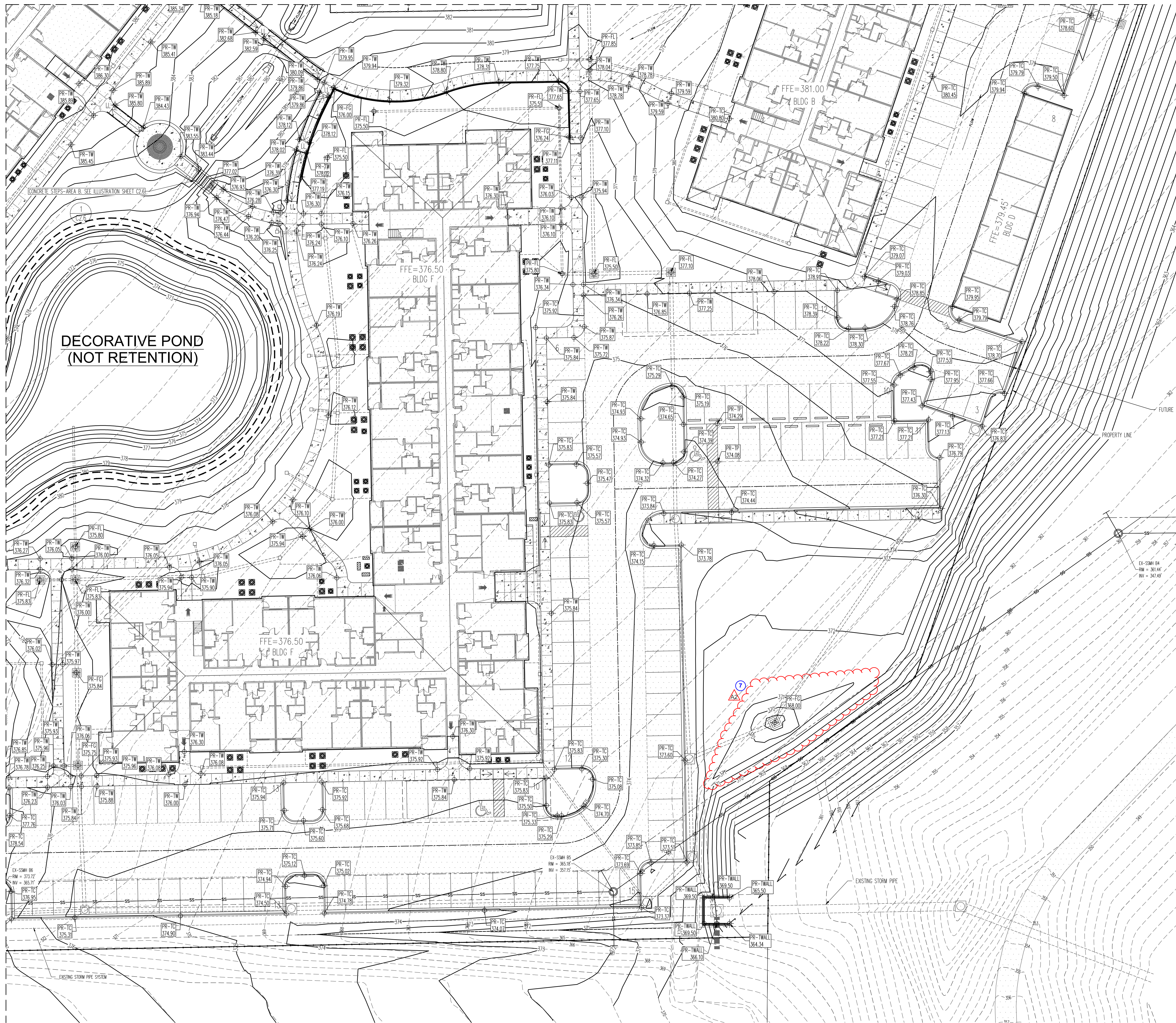
SOUTHERN HILLS
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EAST GRADING
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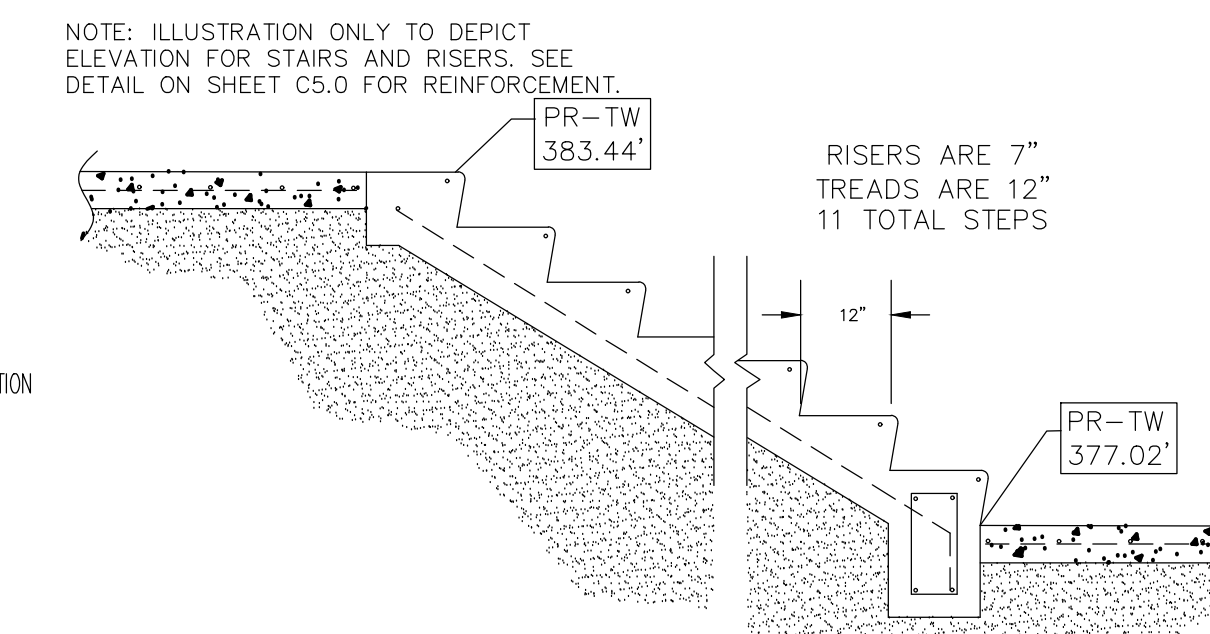
C2.6

MATCH LINE NORTH



LEGEND:

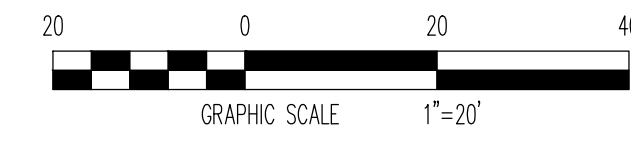
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1 CONCRETE STEPS—AREA B
N.T.S.

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A2 - Addendum-002	09/04/24

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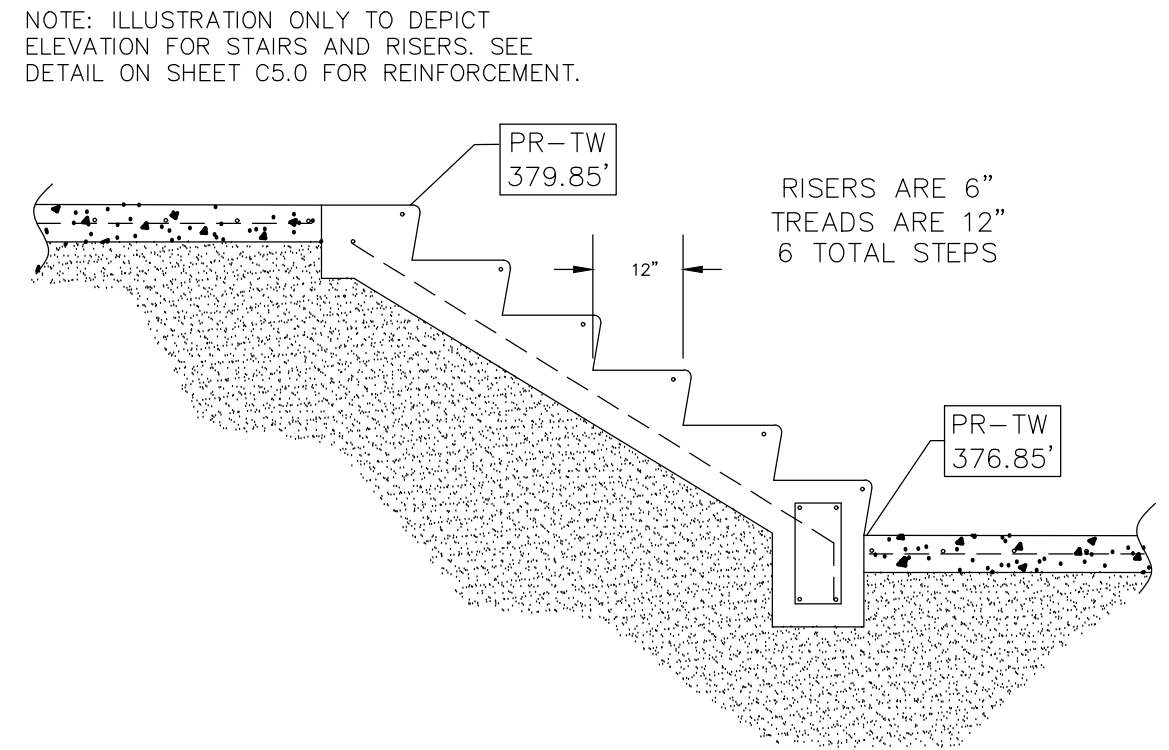
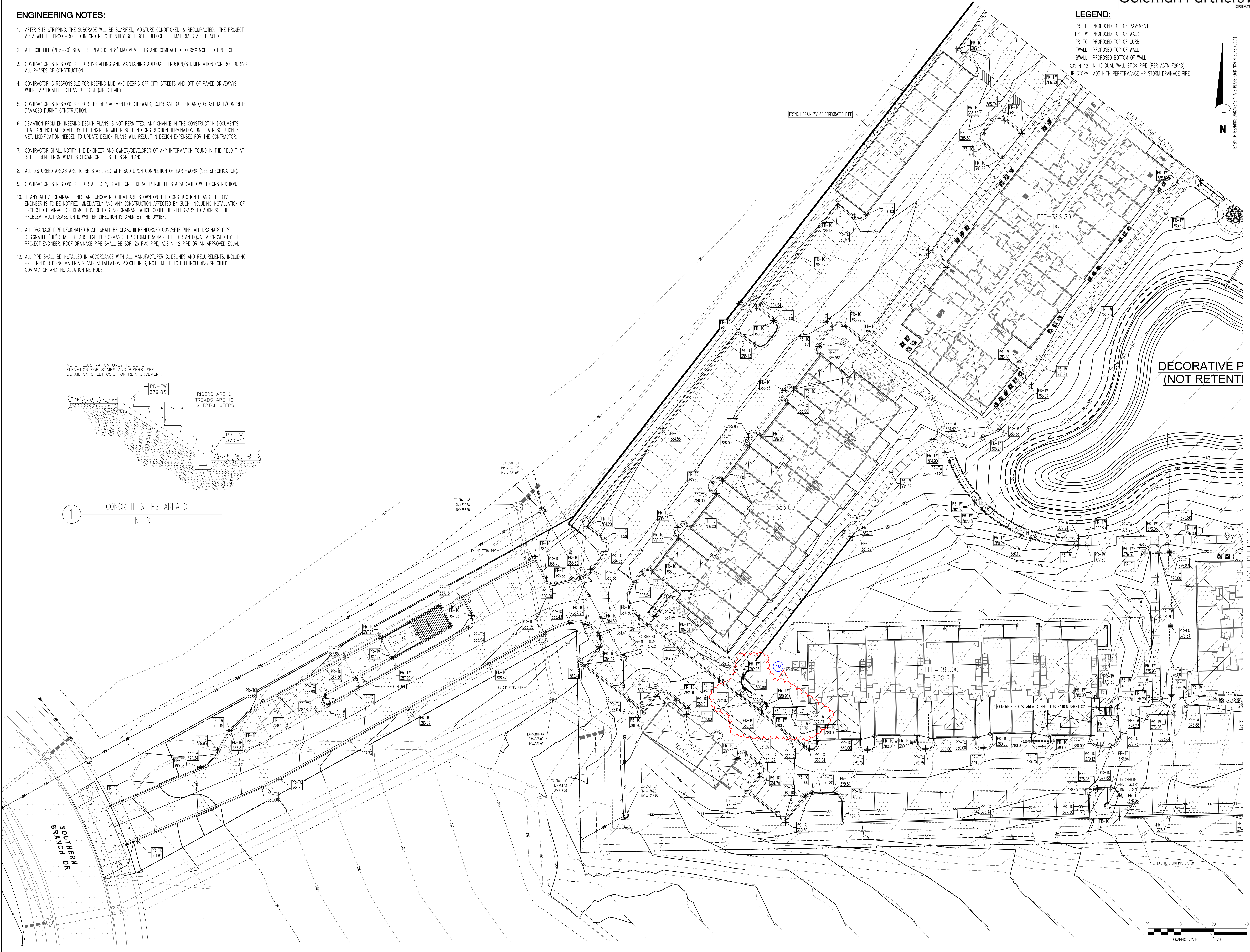
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SOUTHERN HILLS APARTMENT COMPLEX
JONESBORO, ARKANSAS

Project Number: 20057
Date: 06-27-2024
Project Engineer: GMD

WEST GRADING PLAN

C2.7



1 CONCRETE STEPS-AREA C N.T.S.

