

**Addendum No. 1**

To: **All General Contractors**

Date: January 26, 2023

Re: **Chester Plaza Retail Center**  
13830-13844 Manchester Road  
Ballwin, Missouri 63011

The following Drawing clarifications, additions or alterations modify and supersede previously issued documents in reference to the above project. Acknowledge receipt of this Addendum on your Bid Form.

**IMPORTANT: This addendum and all bidding construction documents represent a comprehensive scope of work. It is each contractor's responsibility to reference all drawings, specifications and addendums to verify their respective scope of work.**

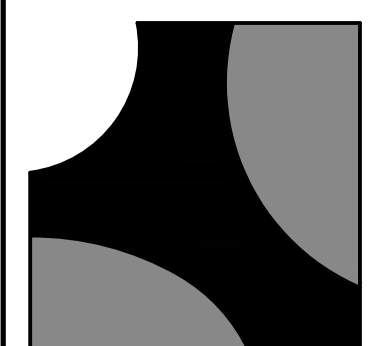
**CLARIFICATIONS & SPECIFICATIONS:**

1. The Owner will pay for all building and fire permits required.
2. Contractor to provide a one-year warranty for all workmanship on the project and provide warranties per manufacturer products.
3. Provide alternate price to seal and stripe existing parking lot. No changes to parking lot and striping configuration are anticipated. See attached site survey for reference.

**DRAWINGS:**

1. Sheet A3 - Wall Sections
  - a. Added wall section notes.
  - b. Clarified attachment of new parapets.

**End of Addendum No. 1**



**BAALMAN ARCHITECTS**

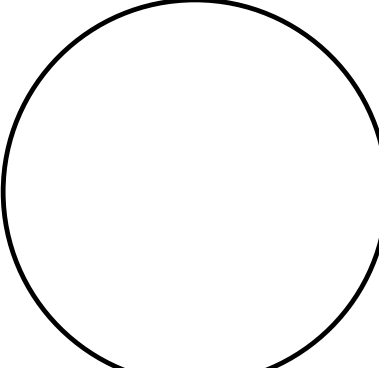
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O'Fallon, MO 63366  
ph: 636.294.9811

Michael J. Baalman  
ARCHITECT  
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2014003655

STRUCTURAL  
STRAIN ENGINEERING  
42 Roland Lane  
Saint Peters, MO 63376  
Phone: 636-978-9459  
Joe Strain, P.E.  
Email: strainengineering@gmail.com

New Exterior Alterations for:  
**Chester Plaza  
Retail Center**  
13830 - 13844 Manchester Road  
Ballwin, Missouri 63011

DATE	ISSUE
1-16-2023	BID & PERMIT
1-25-2023	ADDENDUM #1

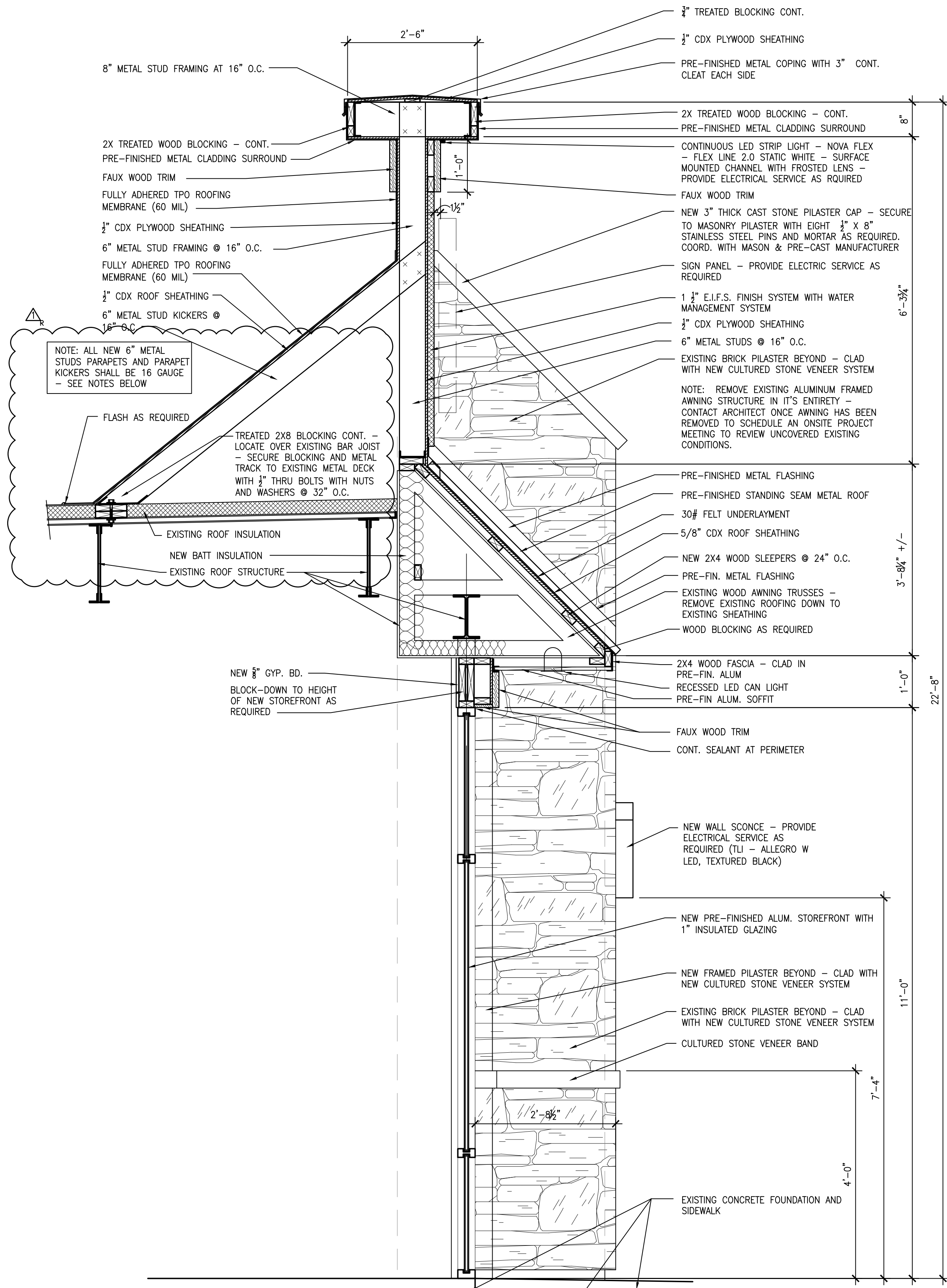


Michael J. Baalman  
ARCHITECT

PROJECT MANAGER: MJB  
DRAWN BY: JKL

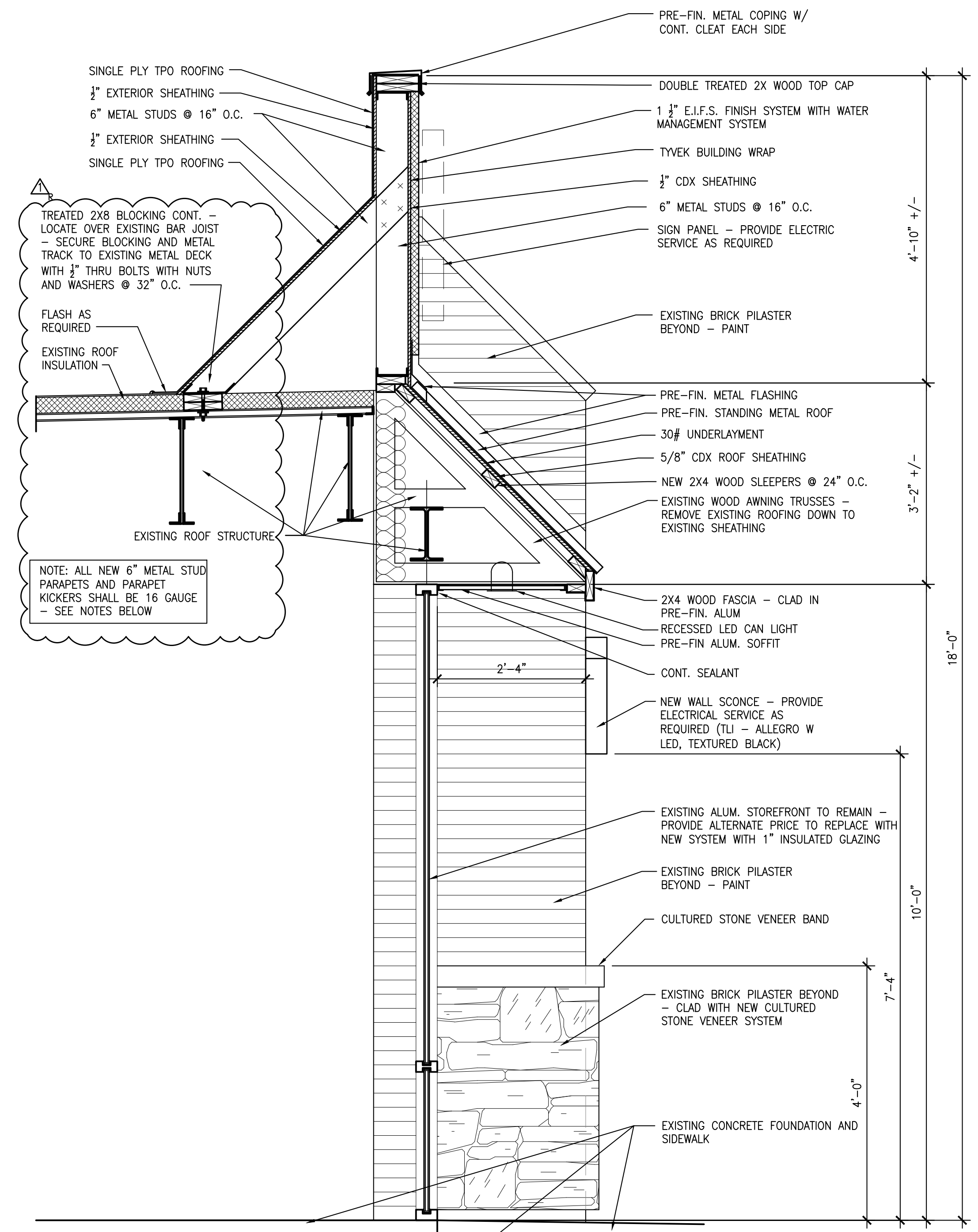
PROJECT NUMBER  
20-071  
DATE  
January 16, 2023

SHEET  
**A3**  
WALL SECTIONS



- WALL SECTION NOTES:**
1. WALL SECTION DRAWINGS HAVE BEEN PREPARED BASED UPON FIELD OBSERVATIONS AND WITHOUT THE AID OF EXISTING BUILDING DRAWINGS. CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES DURING THE COURSE OF BIDDING & CONSTRUCTION.
  2. EXISTING CONSTRUCTION TO BE REMOVED AND DISPOSED OF AS REQUIRED TO FACILITATE THE NEW EXTERIOR FACADE DESIGN, INCLUDING BUT NOT LIMITED TO: ALUMINUM FRAMED FABRIC AWNINGS, EXISTING ROOFING & ACCESSORIES AT EXISTING WOOD AWNINGS, EXISTING ALUM. SOFFITS, FLASHING, EXISTING SOFFIT LIGHTING, ETC...
  3. ALL CFS STOCK IS 16-GA X 50-KSI YIELD STEEL X 1.625" FLANGE X 1/2" MIN. RETURN; USE STOCK DEPTH AS SHOWN (6" OR 8", ETC., AS REQ'D).
  4. ALL CDX, OSB, DENSGLASS OR OTHER SHEATHING IS FASTENED TO THE CFS STOCK WITH #8 SIMPSON STRONG-DRIVE PPSD SHEATHING-TO-CFS SCREWS OR EQUIVALENT @ 6" O/C DIRECT EDGES & 12" O/C FIELD.

**1 WALL SECTION**  
A3 A3 SCALE: 3/4" = 1'-0" @ TALL WALL



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**2 WALL SECTION**  
A3 A3 SCALE: 3/4" = 1'-0" @ SHORT WALL



