Paul Cavin Architect LLC

Addendum #1

Dangberg Ranch Restoration Projects

1450 NV-88 Minden, Nevada 89423

March 18, 2022

Issued by: Paul Cavin Architect LLC

1575 Delucchi Lane, Suite 120

Reno, Nevada 89502

Bidder's Note: This addendum shall be recognized by all concerned as an incorporated part of the Contract

Documents. The Contractor shall assure that all changes and interpretations covered by the contents

herein are thoroughly understood and are fully accounted for in the Contractor's bid.

A. General Questions and Items:

1. Specification 074113 - Formed Metal Roof Panels 2.2/B/1 calls out for 'Aluminum Sheet' (painted for the roof panels and 2.2/B/1/a calls out 26-G. 26-G converted to aluminum thickness .0159" but roof manufacturers minimum thickness for aluminum is .032" which converts to 20-G steel. Are we to estimate .032" aluminum?

Response: Please refer to the revised specification section 07 41 13 Formed Roof Panels.

2. Specification 074113 - Formed Metal Roof Panels 2.2/B/1/c calls out for a painted metal 2.2/B/1/d calls out for 'Color: Match Existing.'. Per the job walk the existing color is galvanized/galvalume. Are we to estimate galvanized/galvalume?

Response: Please refer to the revised specification section 07 41 13 Formed Roof Panels.

3. Specification 074113 - Formed Metal Roof Panels 2.2/B/3 calls out for panel height being ¾" and within the plans and specs it calls out to match existing. The existing panel height that is out there is ½". Which way are we to estimate?

Response: 1/2" has been determined in the field.

4. Plan Sheet A201 'Roof Plan Notes' note #3 calls out the 'New' roof process. Within that process it calls out for Ice & Water underlayment over skip sheathing. Ice & Water underlayment's need a solid substrate to be properly installed and guaranteed. Are we to include plywood install over the skip sheathing?

Response: Yes, in addition add 1x wood fillers between the skip sheathing. Refer to the revised details C3, C4, D3, and D4 on sheet A201.

5. The Hazardous Materials Report is being developed and will be issued in Addendum #2 next week.

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B. Project Manual:

Section 07 41 13 Formed Metal Roof Panels: "Replace in its entirety".

C. Drawings:

Sheet A201 Garage Roof Plan: Revise Note: New galvanized steel corrugated roofing panels to

match existing profile and thickness over ice and water shield.

Details C3, C4, D3 and D4: Revise Note: New galvanized steel corrugated roofing

panels to match existing profile and thickness over ice and water shield.

Details C3, C4, D3 and D4: Add Note: Plywood sheathing 15/32" minimum, APA rated

(32/16), Exposure 1 plywood (no OSB).

Details C3, C4, D3 and D4: Add Note: Add 1x wood fillers between the skip sheathing.

Sheet A303 Exterior Elevations Garage: Revise Note: New galvanized steel corrugated roofing

panels to match existing profile and thickness over ice and water shield.

Sheet A304 Exterior Elevations Garage: Revise Note: New galvanized steel corrugated roofing

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D. Attachments: PDF Format

Specification Section 07 41 13 Formed Metal Roof Panels Sheet A201 Garage Roof Plan Sheet A303 Exterior Elevations Garage Sheet A304 Exterior Elevations Garage

End of Addendum #1

07 41 13 FORMED METAL ROOF PANELS

PART 1 GENERAL

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Exposed-fastener, lap-seam, metal roof panels.
- B. Related Sections:
 - 1. Section 07 92 00 Joint Sealants

1.3 PREINSTALLATION MEETINGS

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of panel and accessory.
- B. Shop Drawings:
 - 1. Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.
 - 2. Accessories: Include details of the flashing, trim, and anchorage systems, at a scale of not less than 1-1/2 inches per 12 inches.
- C. Samples for Initial Selection: For each type of metal panel indicated with factory-applied color finishes.
 - 1. Include similar Samples of trim and accessories involving color selection.

1.5 INFORMATIONAL SUBMITTALS

A. Sample Warranties: For special warranties.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver components, metal panels, and other manufactured items so as not to be damaged or deformed. Package metal panels for protection during transportation and handling.
- B. Unload, store, and erect metal panels in a manner to prevent bending, warping, twisting, and surface damage.
- C. Stack metal panels horizontally on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal panels to ensure dryness, with positive slope for drainage of water. Do not store metal panels in contact with other materials that might cause staining, denting, or other surface damage.
- D. Retain strippable protective covering on metal panels during installation.

E. Copper Panels: Wear gloves when handling to prevent fingerprints and soiling of surface.

1.7 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal panels to be performed according to manufacturers' written instructions and warranty requirements.

1.8 COORDINATION

- A. Coordinate sizes and locations of roof curbs, equipment supports, and roof penetrations with actual equipment provided.
- B. Coordinate metal panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.9 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - Structural failures including rupturing, cracking, or puncturing.
 - b. Deterioration of metals and other materials beyond normal weathering.
 - 2. Warranty Period: One year from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Hydrostatic-Head Resistance: No water penetration when tested according to ASTM E2140.

2.2 EXPOSED-FASTENER, LAP-SEAM, METAL ROOF PANELS

- A. Provide factory-formed metal roof panels designed to be installed by lapping side edges of adjacent panels and mechanically attaching panels to supports using exposed fasteners inside laps. Include accessories required for weathertight installation.
- B. Corrugated-Profile, Exposed-Fastener Metal Roof Panels Formed with alternating curved ribs spaced at 2.5 inches o.c. across width of panel.
 - 1. Corrugated Metal Panel: Basis of Design: Bare (unpainted) G90, 24 Ga. by BRIDGERSTEEL.
 - a. Thickness: .0236.
 - b. Surface: Smooth finish.
 - c. Exterior Finish: Bare Galvanized.
 - 2. Panel Coverage: 24"
 - 3. Panel Height: 0.5" at 2-1/2" centers.

2.3 MISCELLANEOUS MATERIALS

A. Miscellaneous Metal Subframing and Furring: ASTM C645; cold-formed, metallic-coated steel sheet, ASTM A653/A653M, G90 coating designation or ASTM A792/A792M, Class AZ50 aluminum-zinc-alloy coating

designation unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal panel system.

- B. Panel Accessories: Provide components required for a complete, weathertight panel system including trim, copings, fasciae, mullions, sills, corner units, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.
 - 1. Closures: Provide closures at eaves and ridges, fabricated of same metal as metal panels.
 - 2. Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyolefin-foam or closed-cell laminated polyethylene; minimum 1-inch- thick, flexible closure strips; cut or premolded to match metal panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.
- C. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, eaves, rakes, corners, bases, framed openings, ridges, fasciae, and fillers. Finish flashing and trim with same finish system as adjacent metal panels.
- D. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide exposed fasteners with heads matching color of metal panels by means of plastic caps or factory-applied coating. Provide EPDM or PVC sealing washers for exposed fasteners.
- E. Panel Sealants: Provide sealant types recommended by manufacturer that are compatible with panel materials, are nonstaining, and do not damage panel finish.
 - 1. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C1311.

2.4 FABRICATION

- A. Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.
- B. On-Site Fabrication: Subject to compliance with requirements of this Section, metal panels may be fabricated on-site using UL-certified, portable roll-forming equipment if panels are of same profile and warranted by manufacturer to be equal to factory-formed panels. Fabricate according to equipment manufacturer's written instructions and to comply with details shown.
- C. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- D. Fabricate metal panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.
- E. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.
 - 1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
 - 2. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
 - 3. Seams for Other Than Aluminum: Fabricate nonmoving seams in accessories with flat-lock seams. Tin edges to be seamed, form seams, and solder.
 - 4. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate sealant and to comply with SMACNA standards.
 - 5. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
 - 6. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal recommended in writing by metal panel manufacturer.

a. Size: As recommended by SMACNA's "Architectural Sheet Metal Manual" or metal panel manufacturer for application, but not less than thickness of metal being secured.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal panel supports, and other conditions affecting performance of the Work.
 - 1. Examine primary and secondary roof framing to verify that rafters, purlins, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal roof panel manufacturer.
 - 2. Examine solid roof sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal roof panel manufacturer.
 - a. Verify that air- or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.
- B. Examine roughing-in for components and systems penetrating metal panels to verify actual locations of penetrations relative to seam locations of metal panels before installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to ASTM C754 and metal panel manufacturer's written recommendations.

3.3 INSTALLATION OF METAL ROOF PANELS

- A. Install metal panels according to manufacturer's written instructions in orientation, sizes, and locations indicated. Install panels perpendicular to supports unless otherwise indicated. Anchor metal panels and other components of the Work securely in place, with provisions for thermal and structural movement.
 - 1. Shim or otherwise plumb substrates receiving metal panels.
 - 2. Flash and seal metal panels at perimeter of all openings. Fasten with self-tapping screws. Do not begin installation until air or water-resistive barriers and flashings that are concealed by metal panels are installed.
 - 3. Install screw fasteners in predrilled holes.
 - 4. Locate and space fastenings in uniform vertical and horizontal alignment.
 - 5. Install flashing and trim as metal panel work proceeds.
 - 6. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four-panel lap splice condition.
 - 7. Align bottoms of metal panels and fasten with blind rivets, bolts, or self-tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
 - 8. Provide weathertight escutcheons for pipe- and conduit-penetrating panels.

B. Fasteners:

- 1. Aluminum Panels: Use aluminum or stainless-steel fasteners for surfaces exposed to the exterior; use aluminum or galvanized-steel fasteners for surfaces exposed to the interior.
- C. Metal Protection: Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action as recommended in writing by metal panel manufacturer.

- D. Lap-Seam Metal Panels: Fasten metal panels to supports with fasteners at each lapped joint at location and spacing recommended by manufacturer.
 - 1. Lap ribbed or fluted sheets one full rib. Apply panels and associated items true to line for neat and weathertight enclosure.
 - 2. Provide metal-backed washers under heads of exposed fasteners bearing on weather side of metal panels.
 - 3. Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.
 - 4. Install screw fasteners with power tools having controlled torque adjusted to compress washer tightly without damage to washer, screw threads, or panels. Install screws in predrilled holes.
 - 5. Flash and seal panels with weather closures at perimeter of all openings.
 - 6. Watertight Installation:
 - a. Apply a continuous ribbon of sealant or tape to seal lapped joints of metal panels, using sealant or tape as recommend by manufacturer on side laps of nesting-type panels and elsewhere as needed to make panels watertight.
 - b. Provide sealant or tape between panels and protruding equipment, vents, and accessories.
 - c. At panel splices, nest panels with minimum 6-inch end lap, sealed with sealant and fastened together by interlocking clamping plates.
- E. Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.
 - 1. Install components required for a complete metal panel system including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items. Provide types indicated by metal panel manufacturer; or, if not indicated, provide types recommended in writing by metal panel manufacturer.
- F. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible and set units true to line and level. Install work with laps, joints, and seams that are permanently watertight.
 - 1. Install exposed flashing and trim that is without buckling and tool marks, and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and achieve waterproof performance.
 - 2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

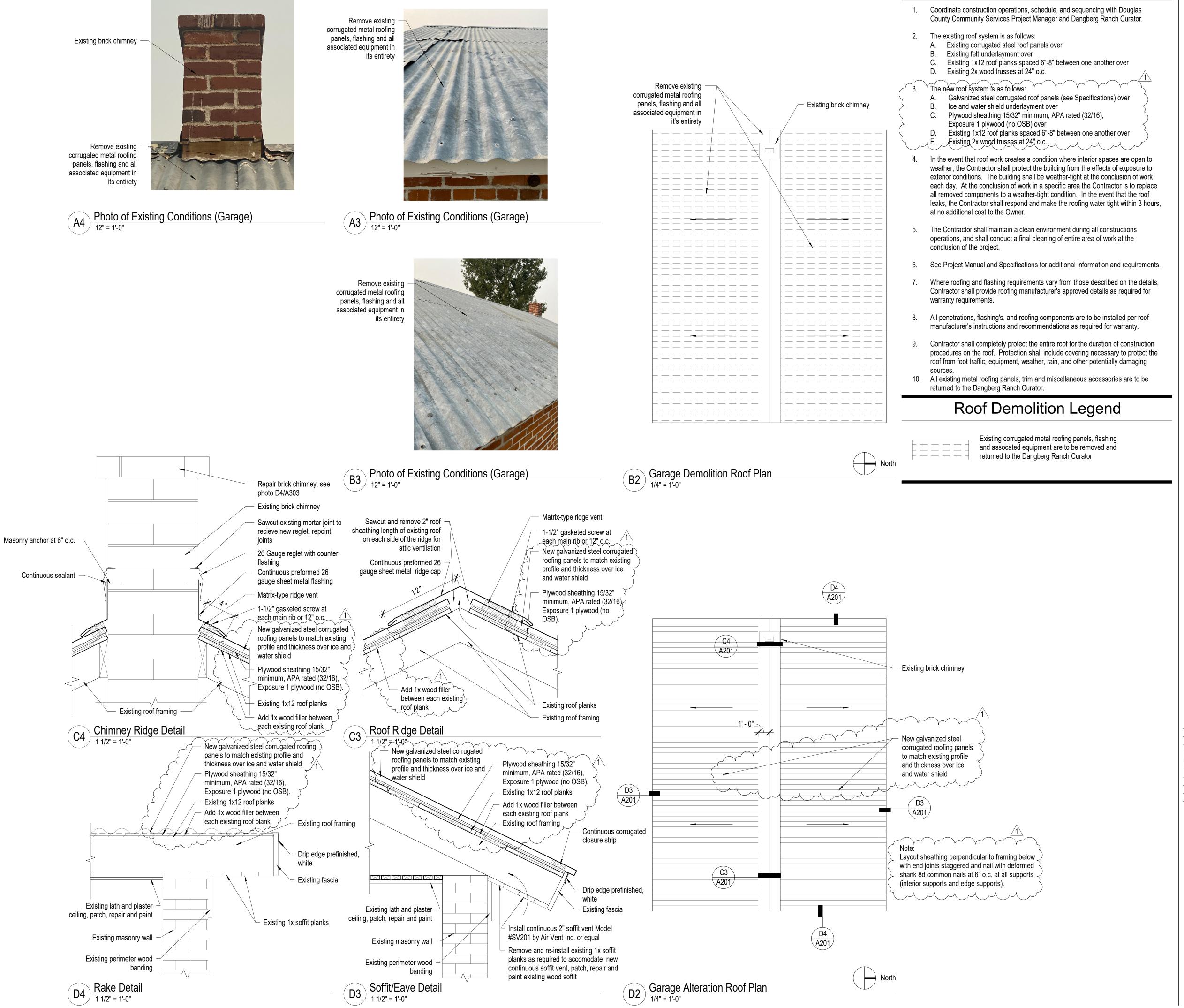
3.4 ERECTION TOLERANCES

A. Installation Tolerances: Shim and align metal panel units within installed tolerance of 1/4 inch in 20 feet on slope and location lines and within 1/8-inch offset of adjoining faces and of alignment of matching profiles.

3.5 CLEANING AND PROTECTION

- A. Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.
- B. Replace metal panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 07 41 13



Soffit/Eave Detail

1 1/2" = 1'-0"

D4 Rake Detail
1 1/2" = 1'-0"

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Roof Plan Notes

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project

Ranch Projects Dangberg Home Ranch 1450 NV-88 Minden, Nevada 89423 Home Restoration Dangberg

revisions / Date Description 3-18-22 Addendum 1

MLM PAC reviewed by 2/10/2022 project number 21018

drawing name Garage Roof Plan

sheet number

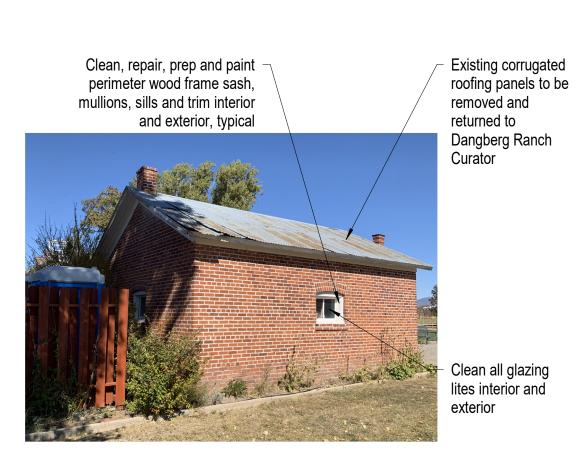


Photo of Existing Conditions

Not to Scale

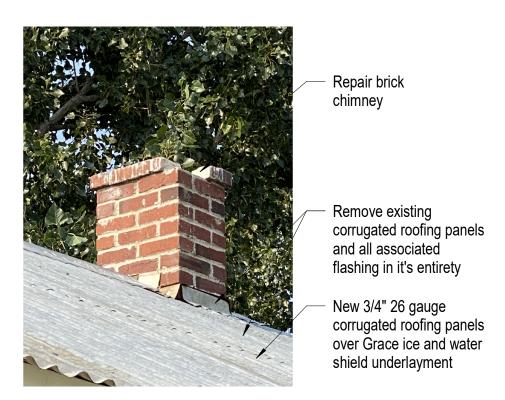
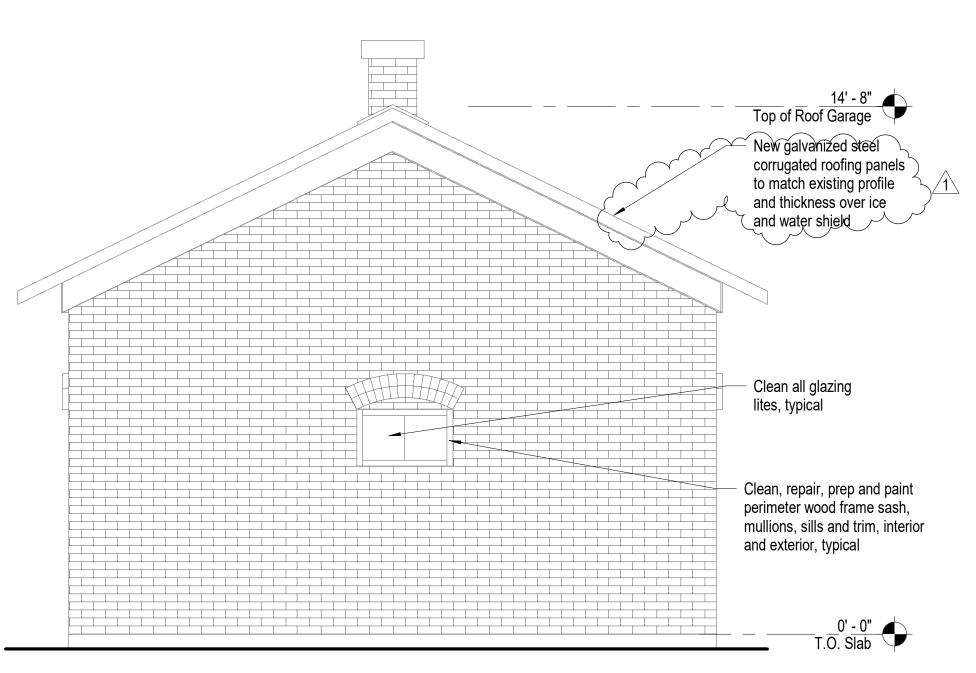


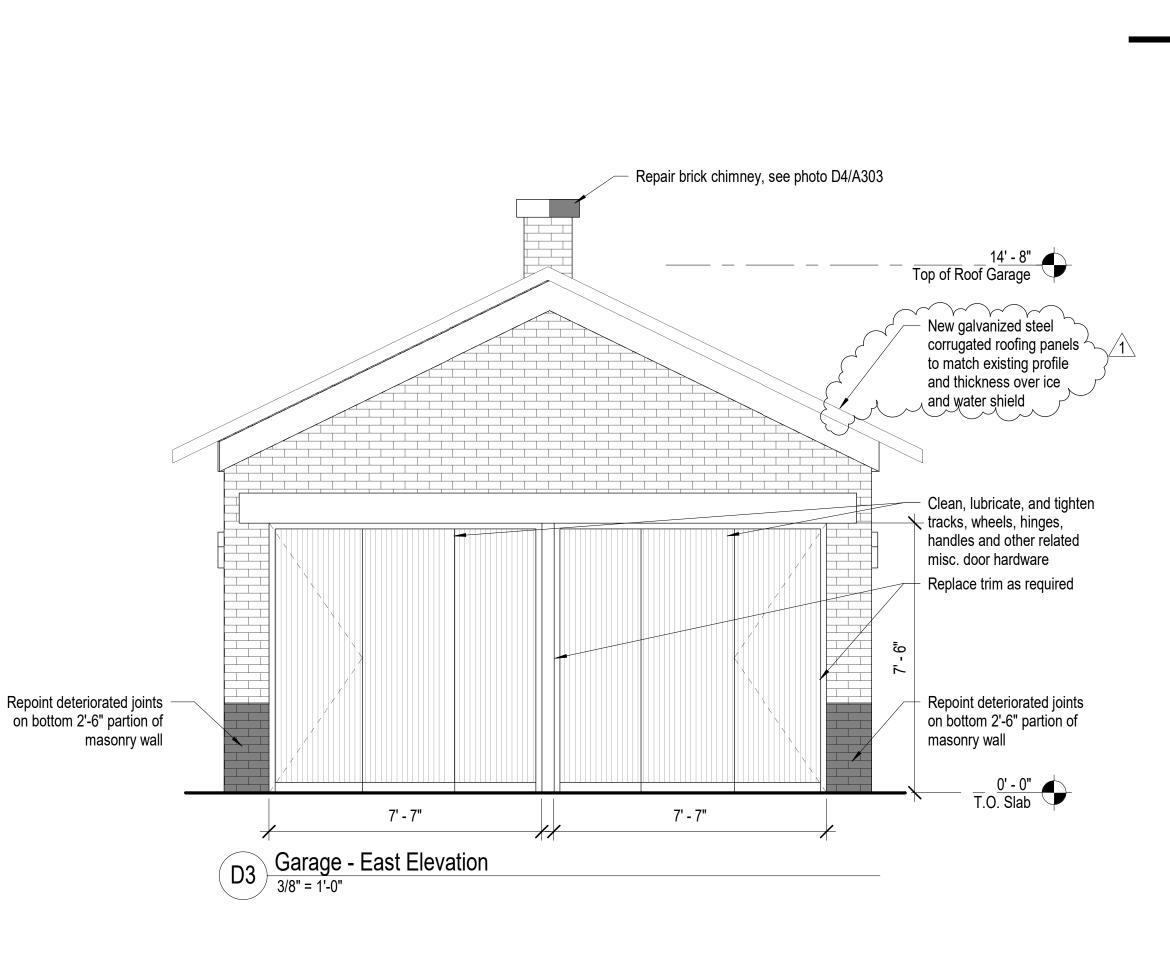
Photo of Existing Conditions

Not to Scale





B3 Garage - West Elevation
3/8" = 1'-0"



Garage Exterior Elevation Notes

- Refer to Project Manual and Specifications for additional information and requirements.
- 2. See sheet A102 for Dimensioned Floor Plan for plan dimensions related to exterior
- 3. All dimensions are approximate, Contractor to field verify all necessary dimensions.
- 4. See Structural drawings and specifications for additional information and requirements
- 5. See Electrical drawings and specifications for additional information and
- 6. The following preservation briefs shall be used and followed for the execution of work at the Garage:

1. Cleaning and Water Repellant Treatments:

Carefully follow recommended procedures in this brief in washing the Carriage House from the bottom up using clean water and soft bristle brushes once all repair and restoration work has been completed. Do not attempt to clean masonry during cold weather when subject to freezing and/or cold temperatures. The masonry and grout expand and contract significantly and results in damage to the material's integrity. Please refer to Preservation Brief #6 for the Dangers of abrasive cleaning.

2. Repointing Mortar Joints:

The contractor should know and carefully follow and comply with this brief in analyzing existing mortar for creating a new mortar that matches the original mortar's sand, color, mixture, and vapor formability, without exceeding the compressive strength of the existing mortar repoint repairs in joints to match current tooling.

9. The Repair of Historic Wooden Windows:

The contractor to verify presence of hazardous materials, mitigate as necessary, and dispose of waste appropriately. Contractor to insure windows are operating properly and repair as necessary for operation of windows, including removal of sash and replacing damaged wood components using traditional splicing techniques. Replace damage glazing panes to consistent with adjacent units. Make similar repairs to existing perimeter wood window frames, weather strip and seal with exterior grade sealant. Prep wood window components for prime and paint.

21. Repairing Historic Flat Plaster Walls and Ceilings:

The contractor to use this brief in repairing for plaster repairs and replacement over wooden lath and framing. Where appropriate use veneer plaster as a two-coat process to patch and hide plaster repairs.

28. Painting Historic Interiors:

The contractor to use this brief as a guideline in preparing the interiors for repainting and new painting. With historic finishes, use hand procedures in removing flaking surfaces compatible for receiving new paint.

- 7. The Dangberg Ranch Curator will remove all vine growth at each building prior to construction.
- 8. The General Contractor, General Contractor's project manager and General Contractor's superintendent shall be familiar with and follow the guidelines and procedures set forth in the Secretary of the Interior's Standards for the Treatment of Reconstructing Historic Buildings. This document will be used for setting the standards and procedures for all work related to this project.
- See specification section 06 30 00.01 Epoxy Repair for Deterioration and Decay in Wooden Members for repair products and procedures related to repairing of damaged wood

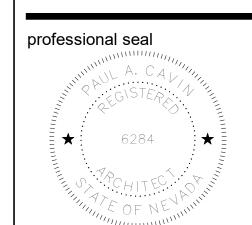
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consultant

project

Dangberg Home Ranch Restoration Projects Dangberg Home Ranch 1450 NV-88

No.	Description	Date
1	Addendum 1	3-18-22

revisions /

drawn by RBR
reviewed by MLM
date 2/10/2022
project number 21018

Exterior Elevations - Garage

sheet number

drawing name

A303

New galvanized steel Repair, prep and paint corrugated roofing panels perimeter wood frame to match existing profile sash, mullions, sills and and thickness over ice trim, typical and water shield Top of Roof Garage Clean all glazing lites Clean, repair, prep and paint interior and exterior perimeter wood framne sash, mullions, sills and trim Clean all glazing Repoint deteriorated joints Repoint deteriorated joints at in bottom 2'-6" of wall lites interior and head and sill exterior Photo of Existing Conditions Not to Scale Garage - North Elevation / 3/8" = 1'-0"

Repair brick, see picture D1/A304 New galvanized steel corrugated roofing panels to match existing profile and thickness over ice and water shield Top of Roof Garage Clean all glazing Clean, repair, prep and paint lites interior and perimeter wood framne sash, mullions, sills and trim exterior Repair, prep and paint perimeter wood frame sash, mullions, sills and trim, interior and exterior, typical 7.O. Slab Fill mortar in head joint Existing electrical to Clean all glazing lites interior and Photo of Existing Conditions Not to Scale Garage - South Elevation 3/8" = 1'-0"

Garage Exterior Elevation Notes

- Refer to Project Manual and Specifications for additional information and requirements.
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Minden, Nevada 89423

No.	Description	Date	
1	Addendum 1	3-18-22	

revisions \triangle

drawn by	MLM
reviewed by	PAC
date	2/10/2022
project number	21018

Exterior Elevations - Garage

sheet number

drawing name

A304