

Interior Renovation (Rebid)

135 East Cohea Street

Architect's Project No.: 2304

- Item No. 8** **Section 024296, Historic Removal and Dismantling; Part 3, Execution; 3.2, Examination**
Change: Revise Subparagraph B to read as follows:
 B. Survey of Existing Conditions: Record existing conditions by use of digital photographs taken prior to the commencement of demolition. Images shall be taken with a minimum resolution of 300 dpi and shall be saved in JPEG format.
- Item No. 9** **Section 061000, Rough Carpentry; Part 1, General**
Change: Omit Paragraph 1.02, Related Requirements, in its entirety.
- Item No. 10** **Section 081416, Flush Wood Doors; Part 3, Execution; Paragraph 3.2, Finishing; Subparagraph A, Doors for Opaque Finish; Line 1 and 2:**
Change: Revise the specification reference to read: "Section 099110, Painting and Staining"

DRAWINGS

- Item No. 11** **Sheet A1.0, Title Sheet, Scope Description, General Notes, & Architectural Site Plan; Keyed Site Demolition & Renovation Notes**
Change: Revise Note 9 to read as follows:
 Location of HVAC outdoor condenser unit on conc. Pad w/ protective steel cage. Extend edge of conc. Slab to accommodate unit by pouring new concrete slab, 2'-0" x 4'-0" x 4 inches thick. Provide 6x6W1.4xW1.4 WWR reinforcing. Dowel edge of new slab into edge of existing using No. 4 reinf. bars @ 12 inches o.c. max. Epoxy set dowels into edge of exist. slab w/ min. 6 inch embed. Extend into new slab min. 12 inches. Fabricate protective steel cage using 2 inch x 2 inch x 12 gauge thick steel tube frame members with ¾ inch x ¾ inch x 14 gauge steel tube pickets spaced @ 6 inches o.c. max. Provide 6 inch x 6 inch x ¼ inch steel baseplate @ bottom of ea. post for attachment to slab using four 3/8 inch diameter stainless steel threaded rods per plate and HILTI HIT-HY 100 epoxy anchor system. Secure stainless steel nuts to rods using Loctite. Close ends of all tubes w/ stl. caps. Provide drain holes in downward facing sides of bottom frame members. Top and front panels shall be operable with heavy duty, 4 or 5 knuckle steel hinges welded to frame. Provide operable top and front panels with heavy duty steel hasps welded to frame and designed for locking using a padlock. Size cage to provide min. 8 inches clearance around sides and top of unit. Shop paint cage using 3-coat system (2 primer coats and one finish coat) recommended by paint manufacturer for exterior application on ferrous metal.
- Item No. 12** **Sheet A1.0, Title Sheet, Scope Description, General Notes, & Architectural Site Plan; Keyed Site Demolition & Renovation Notes**
Change: Revise Note 13 to read as follows: *Not Used*

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Item No. 13 **Sheet A1.0, Title Sheet, Scope Description, General Notes, & Architectural Site Plan; Keyed Site Demolition & Renovation Notes**

Change: Revise Note 14 to read as follows:

Provide and install new double leaf chain link fence gate at this location at drive between buildings. Re-use existing posts at each side of drive opening. Gate to be 4'-0" tall and rigidly constructed out of chain link components, inc. frames, corner connectors, strap hinges, lockable drop rod, latch, etc., as req'd to construct a rigid, secure and functional gate. Gate latch shall be lockable using a padlock. Provide dome cap foreach post.

Item No. 14 **Sheet A1.0, Title Sheet, Scope Description, General Notes, & Architectural Site Plan; Keyed Site Demolition & Renovation Notes**

Change: Revise Note 16 to read as follows:

Provide and install new single leaf chain link fence gate at this location between building and existing fence. Re-use existing posts. Gate to be 6'-0" tall and rigidly constructed out of chain link components, inc. frames, corner connectors, strap hinges, latch, etc., as req'd to construct a rigid, secure and functional gate. Gate latch shall be lockable using a padlock.

Item No. 15 **Sheet A1.0, Title Sheet, Scope Description, General Notes, & Architectural Site Plan; General Notes (Applicable to all aspects of the Work)**

Change: Revise Note H to read as follows:

Where noted or required, remove paint from flat surfaces only by hand scraping. Remove paint from carved or shaped ornamental molding, trim + brackets with chemical strippers and electric heat sources only. Do not sand blast, pressure wash, or power sand. Refer to Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork for guidance about paint removal. In all instances, paint removal shall be executed with appropriate care and gentleness to protect & preserve the wood surfaces.

Item No. 16 **Sheet A1.1, Demolition Floor Plan, Renovation Floor Plan, Renovation RCP & Renovation Attic Plan**

Replace: Replace the current Sheet A1.1 with the revised version included in this addendum.

END OF ADDENDUM NO. 1

GENERAL NOTES

- A. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES ONLY THE ITEMS DESCRIBED GENERALLY ON SHEET A1.0 UNDER BASE BID SCOPE OF WORK DESCRIPTION, ON THIS SHEET IN THE NOTES & DRAWINGS, AND ON PLUMBING, MECHANICAL, AND ELECTRICAL SHEETS. THE ONLY FIXTURES AND FINISHES INCLUDED IN THIS CONTRACT ARE THOSE SPECIFICALLY NOTED AS SUCH.
- B. GENERALLY THIS CONTRACT INCLUDES NO FINISHES. THE HOUSE'S INTERIOR WILL REMAIN "GUTTED".
- C. PROVIDE & INSTALL TEMP. INTERIOR LIGHTS AS INDICATED ON THE ELECTRICAL DRAWINGS.

RENOVATION FLOOR PLAN, RCP, & ATTIC PLAN LEGEND

NOTE:
ALL CLG MOUNTED FIXTURES ARE SHOWN FOR REFERENCE ONLY. ONLY JUNCTION BOXES AND ROUGH-INS ARE TO BE INSTALLED IN THIS CONTRACT.

- EXISTING PARTITION: NOM. 2x4 STUDS @ 16 INCHES O.C. MAX. W/ TOP & BOT. PLATES.
- NEW PARTITION: 2x4 STUDS @ 16 INCHES O.C. MAX. W/ TOP & BOT. PLATES. PROVIDE CONT. BLKG. @ MIDSPAN.
- AREA OF NEW PLYWOOD FLOORING IN ATTIC

FIXTURES INCLUDED IN BASE BID SCOPE:

- A OUTDOOR FLUSH-TO-CEILING SURFACE MOUNTED LIGHTING FIXTURE
- G OUTDOOR WALL SCONCE
- SAG SUPPLY AIR GRILLE. TEMPORARY INSTALLATION ALLOWING FOR FUTURE REINSTALLATION.

FIXTURES TO BE PROVIDED & INSTALLED IN FUTURE PHASE:

- B FUTURE CLOSE-TO-CEILING SURFACE MOUNTED CEILING LIGHTING FIXTURE
- C FUTURE SURFACE MOUNTED VANITY LIGHTING FIXTURE
- DE FUTURE WALL MOUNTED LIGHTING FIXTURE W/ EMER BATT PACK
- F FUTURE RECESSED CEILING LIGHTING FIXTURE
- H TRACK LIGHT FIXTURE, TYP.
- POWER SUPPLY THROUGH RECESSED JUNCTION BOX W/ LIVE END CONNECTOR, LEFT OR RIGHT "L" CONNECTORS MAY ALSO BE USED.

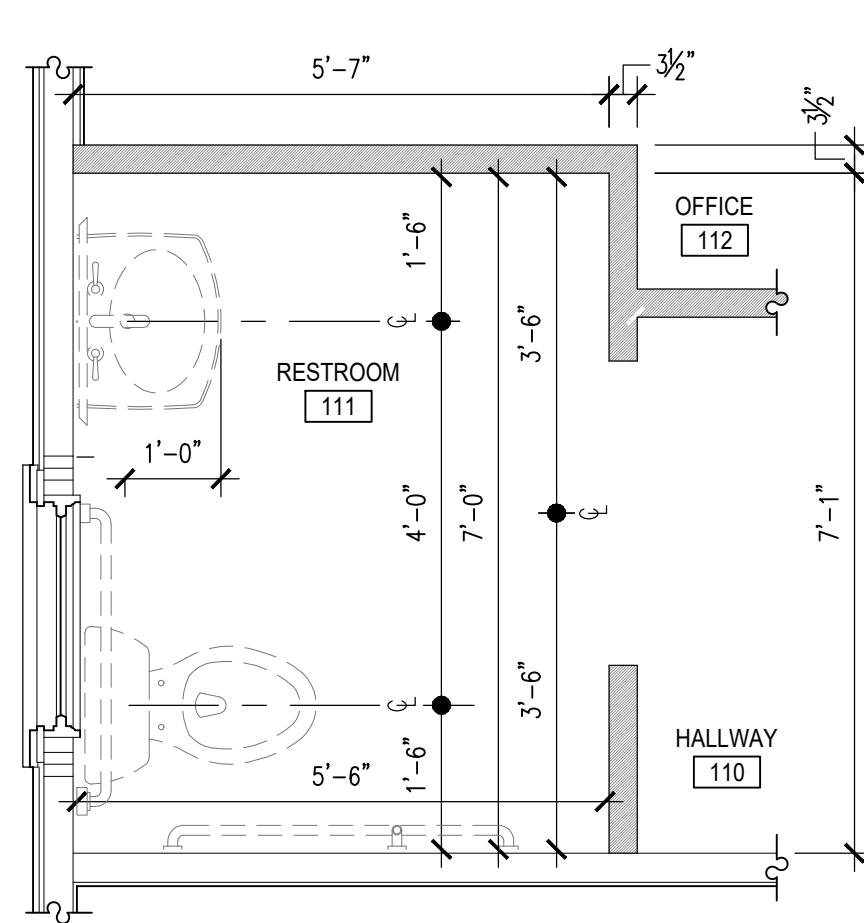
- EM FUTURE RECESSED EMER LIGHTING FIXTURE
- EX FUTURE WALL MOUNTED EXIT LIGHTING FIXTURE
- FUTURE EXHIBIT DISPLAY PANEL NOT IN CONTRACT.
- FUTURE EXHIBIT DISPLAY LIGHTING SYSTEM.
- FUTURE EXHAUST FAN GRILLE

KEYED RENOVATION FLOOR PLAN, RCP, & ATTIC PLAN NOTES

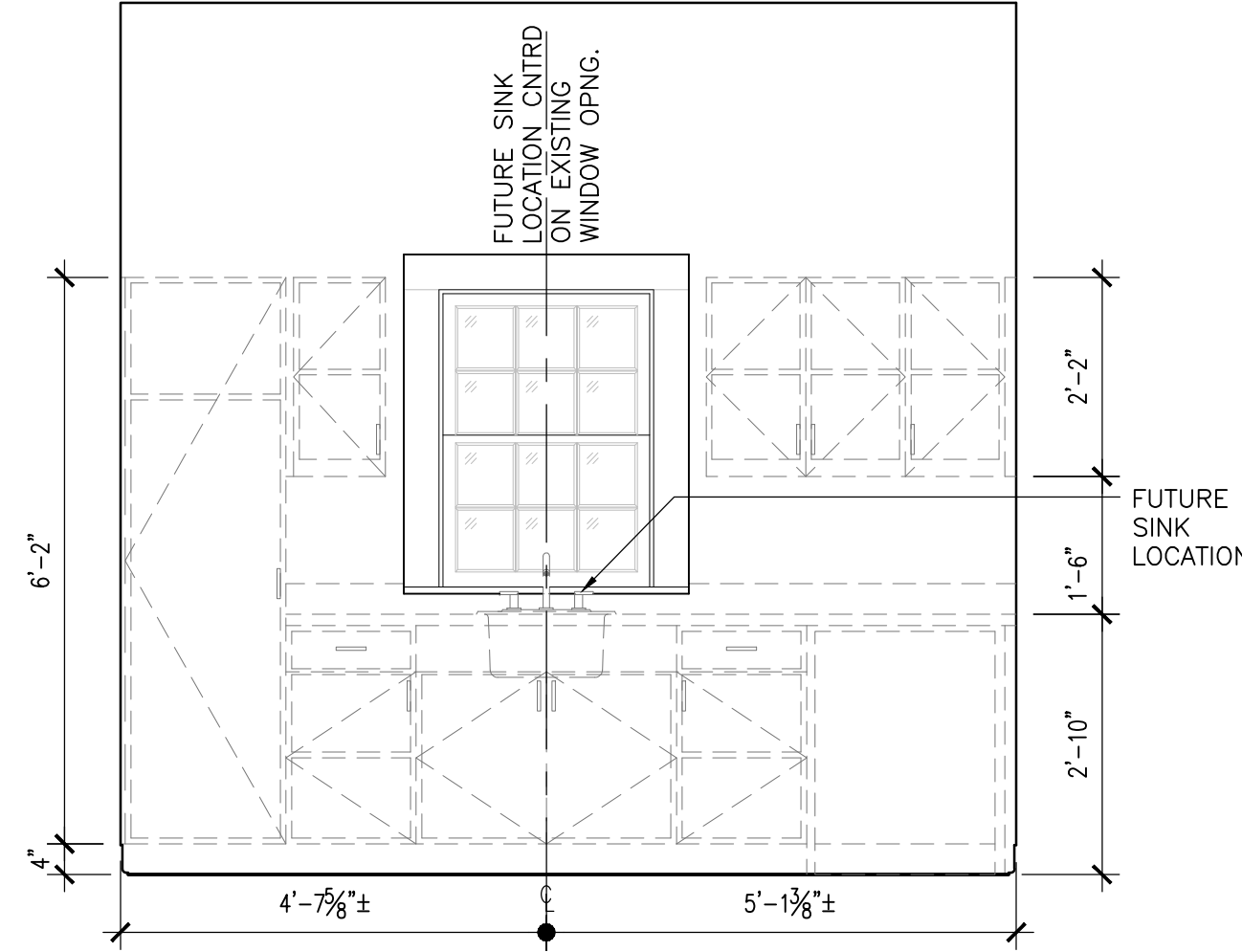
1. EXISTING T&G PORCH FLOORING TO REMAIN.
2. INSTALL THRU-FLOOR QUAD OUTLET BOX AS SPECIFIED.
3. LOCATION OF FUTURE BUILT-IN WALL AND BASE CABINETS.
4. INSTALL JUNCTION BOX FOR FUTURE LIGHT FIXTURE.
5. CLOSE EXISTING DOOR OPENING. INFILL EXISTING FRAMED OPENING W/ NEW FRAMING. FIX 3/4" PLYWD. IN OPENING ON EXTERIOR & INTERIOR W/ STAR-HEAD SCREWS.
6. CONSTRUCT RETURN AIR CHASE IN CLOSET - SEE MECH DWGS.
7. FUTURE NEW WOOD FIREPLACE SURROUND AND MANTLE MATCHING REMAINING, SALVAGED, SURROUND AND MANTLE NOT IN CONTRACT.
8. FUTURE NEW HEARTH IN FRONT OF EACH FIREPLACE. RECESSED INTO FLOOR FRAMING AS REQ'D. CONSTRUCTED OF MORTAR, FINISHED SMOOTH, OUTLINED W/ PIECE OF STRIP FLOORING W/WATER'D CORNERS, NOT IN THIS CONTRACT.
9. INSTALL NEW SOLID CORE WOOD EXTERIOR DOOR IN EXISTING OPNG. TRIM DOOR TO FIT. PREP & INSTALL NEW HARDWARE AS SPECIFIED. AT FRONT AND REAR DOORS, INSTALL TWO DEADBOLT LOCKS IN EACH. ARCHITECT SHALL PROVIDE FINAL DEADBOLT LOCATIONS.
10. CONSTRUCT OPNG FOR NEW PULLDOWN ATTIC ACCESS LADDER. MODIFY CEILING FRAMING AS REQ'D TO CREATE ROUGH OPENING IN LOCATION SHOWN. ROUGH OPNG. SIZE = 22 1/2" X 54" CLR.
11. EXIST. BRICK CHIMNEY TO REMAIN. A PORTION OF THE EXIST. BRICK CHIMNEY STILL REMAINS IN THE ATTIC AND HAS BEEN DEMOLISHED TO JUST BELOW THE ROOF RAFTERS.
12. PROVIDE NEW 3/4" T&G PLYWOOD FLOORING IN ATTIC AS SHOWN ON PLAN. INSTALL NEW WOOD BLKG. BET. JOISTS @ 16" O.C. IN AREA BENEATH NEW ATTIC FLOORING & CONT. SUPPORT EDGES.
13. MAINTAIN CLEAR SPACE AT TOP OF NEW ATTIC ACCESS LADDER ON NEW PLYWOOD FLOORING TO ALLOW FUTURE INSTALLATION OF AND ACCESS TO ATTIC.
14. FUTURE WATER HEATER LOCATION.
15. AIR HANDLING UNIT LOCATION. SEE MECH. DWGS.
16. EXISTING WD. LOUVER IN FRONT GABLE. INSTALL INSECT SCREEN ACROSS BACK FACE OF LOUVER. SECURE PERIMETER OF SCREEN TO BACK OF LOUVER FRAME W/ CONT. ALUM. BAR OR TRET'D. WD. TRIM. SECURE BOOT TO ATTIC SIDE OF LOUVER IN BOTTOM RIGHT CORNER. PAINT INSIDE SURFACES OF BOOT & ALL METAL SURFACES VISIBLE THROUGH SCREEN MATTE BLACK.
17. LOCATION OF VERT. RETURN AIR DUCT FROM GRILL LOCATION LOW ON WALL.
18. ROUGH-IN LOCATION FOR FUTURE EXHAUST FAN. CENTER IN FRONT OF WINDOW.
19. FRESH AIR INTAKE GRILL LOCATION CNTRD. IN GABLE ABOVE. CONSULT ARCHITECT FOR FUTURE LOCATION.
20. ROUGH-IN SUPPLY GRILL LOCATION. SEE RCP 3/A1.1 FOR LOCATIONS. CENTER IN FRONT OF WINDOW @ 20" O.C. FROM FACE OF FRAMING.
21. INSTALL EXHAUST FAN DUCT, LEAVE END @ EXHAUST FAN ROUGH OPNG. FOR FUTURE CONNECTION. CONNECT OUTLET END TO BACK SIDE OF FRONT GABLE LOUVER USING SHT. MTL. BOOT. SEE RENOV. NOTE #16.
22. INSTALL NEW DOOR BARRICADE BRACKETS AS SPECIFIED ON INTERIOR SIDE OF DOOR. SECURE BRACKETS TO JAMB FRAMING ON EACH SIDE.
23. FRAME NEW DOOR OPNG. WHERE INDICATED USING KING & TRIM STUDS & HDR. CONSISTING OF DBL. 2x6s W/ 1/2" INCH PLYWD. FLITCH PLATE. ROUGH OPENING = 38" X 81.5".

KEYED DEMOLITION NOTES

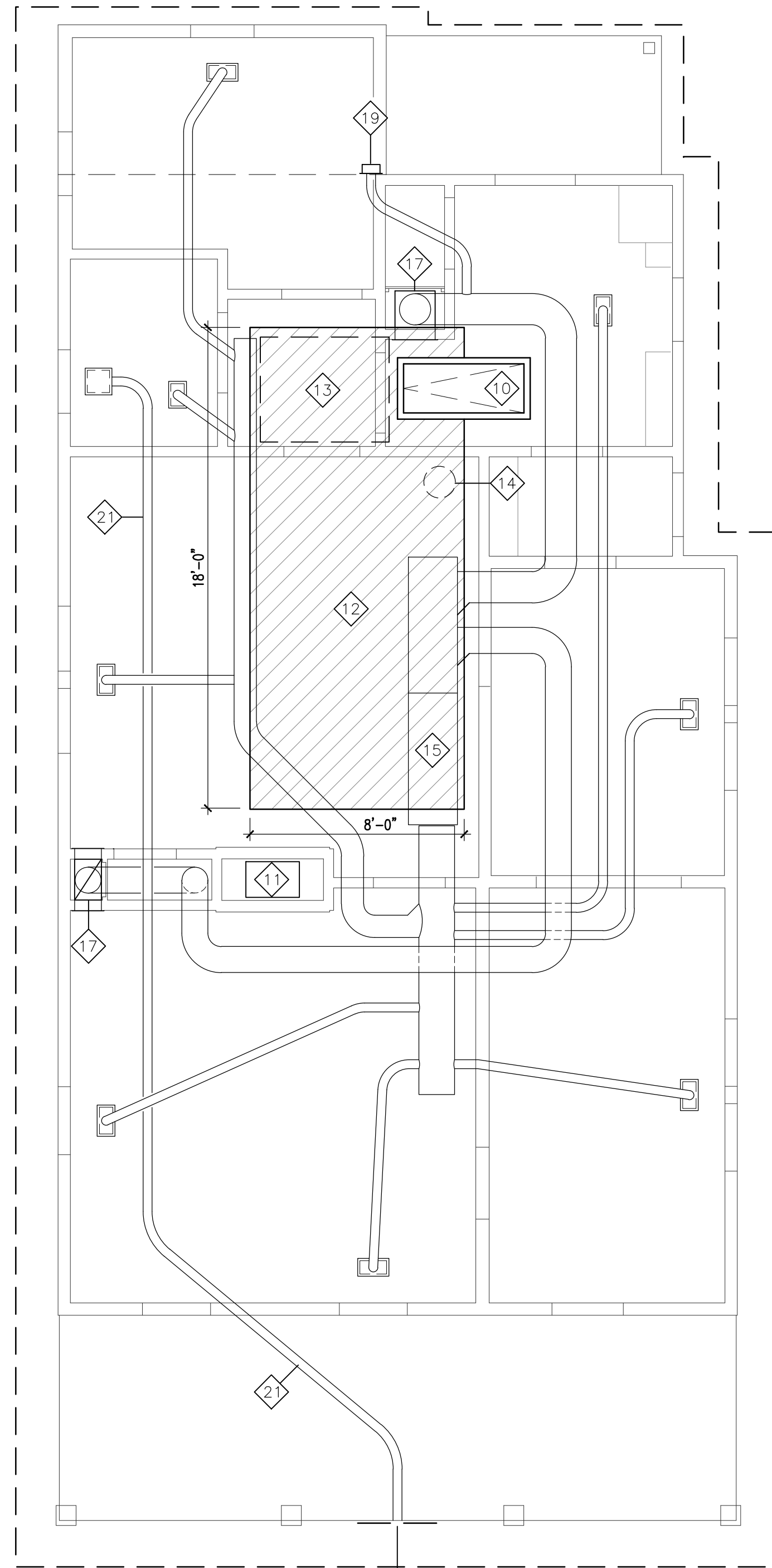
1. SALVAGE WOOD DOOR CASING TRIM (INTERIOR ONLY).
2. SALVAGE DOOR FRAME.
3. SALVAGE WOOD BASEBOARD.
4. SALVAGE WOOD WINDOW CASING TRIM, STOOL & APRON (INTERIOR ONLY).
5. SALVAGE EXISTING LOOSE WOOD FIREPLACE SURROUND.
6. REPAIR EXISTING MASONRY AROUND & INSIDE FIREPLACE OPENING. RESET LOOSE BRICK & REPOINT MORTAR JOINTS. REMOVE LOOSE SECTIONS OF REMAINING PLASTER.
7. DEMOLISH EXISTING MASONRY CHIMNEY & FIREPLACE. SALVAGE BRICK & STACK IN BACKYARD AS DIRECTED BY OWNER.
8. DEMOLISH EXISTING BASE CABINET @ ORIGINAL SINK LOCATION.
9. DEMOLISH REMAINING WATER SUPPLY & DRAIN PIPES TO POINTS BELOW FLOOR AS REQ'D TO ACCOMMODATE ROUGH-INS TO NEW PLUMBING FIXTURES. SEE PLUMBING DWGS.
10. REPLACE EXISTING CAST IRON VENT PIPE IN EXIST. LOCATION. SEE PLUMBING DWGS.
11. SALVAGE WOOD WALL BOARDS.
12. SALVAGE BEADED BOARD PANELING.
13. REMOVE PROTECTIVE PANEL FROM WINDOW OR DOOR TO ALLOW FOR INSTALLATION OF NEW PROTECTIVE PANEL - SEE DTL 384/A1.0.
14. RE-FRAME THIS SECTION OF BEARING WALL. SHORE EXIST. CLG. JOISTS ABOVE. SALVAGE EXISTING WD. FRAMING. CONSTRUCT NEW PARTITION W/ BOT. PLATE, 2x4 STUDS @ 16 INCHES O.C. MAX & DBL. TOP PLATE.
15. REFORM CEILING JOISTS TO ACCOMMODATE NEW PULL-DOWN ATTIC ACCESS STAIR. SEE RCP FOR LOCATION. INSTALL DBL. JOISTS ON LONG SIDES OF ROUGH OPNG. & DBL. JOISTS FOR BLKG. BET. @ EA. END. ROUGH OPNG. SIZE = 22 1/2" X 54" CLR.
16. FRONT & REAR PORCH FINISHES TO REMAIN, UNLESS NOTED OTHERWISE.
17. INSTALL NEW WD. BLKG. & FRAMING IN OPNG. WHERE FIREPLACE & HEARTH WERE DEMOLISHED. INSTALL NEW 3/4" INCH PLYWD. SUBFLR. LEVEL W/ REMAINING EXISTING FLOORING.
18. DEMOLISH EXIST. METER BASE, CONDUIT & FUSEBOX - SEE ELEC.
19. SALVAGE BUILT-IN BASE & WALL CABINET.
20. EXIST. CONC. STEPS TO REMAIN.
21. EXIST. T&G PINE FLOORING TO REMAIN.
22. EXIST. 3/4" INCH PLYWD. SUBFLR. TO REMAIN.
23. FRAME NEW DOOR OPNG. WHERE INDICATED USING KING & TRIM STUDS & HDR. CONSISTING OF DBL. 2x6s W/ 1/2" INCH PLYWD. FLITCH PLATE. ROUGH OPENING = 38" X 81.5".
24. DEMOLISH EXIST. VENT PIPE & FLASHING BOOT. PATCH HOLE IN WOOD ROOF DECK & PATCH SHINGLES @ ROOF.



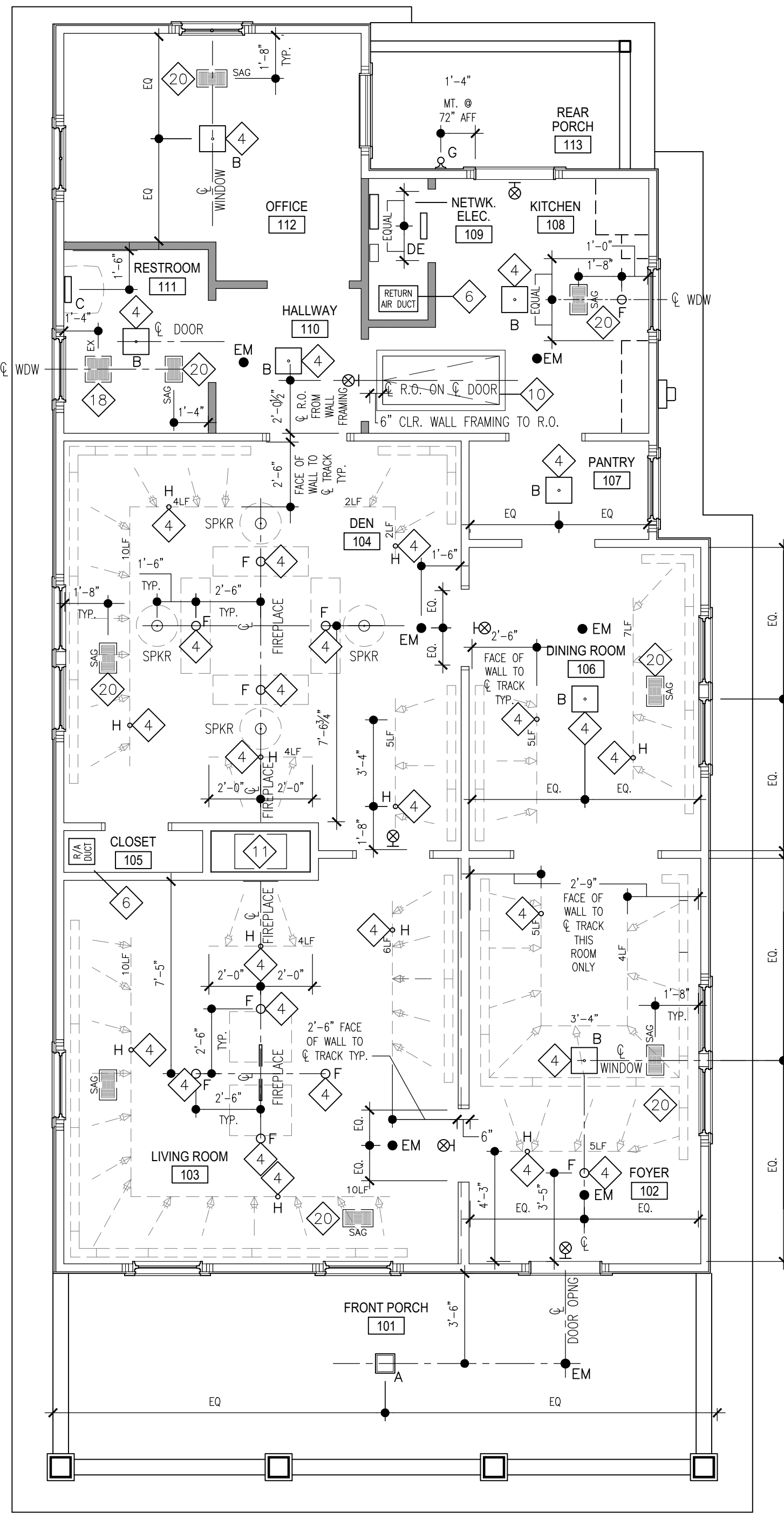
6 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"
NOTE: FOR REFERENCE & ACCURATE ROUGH-IN



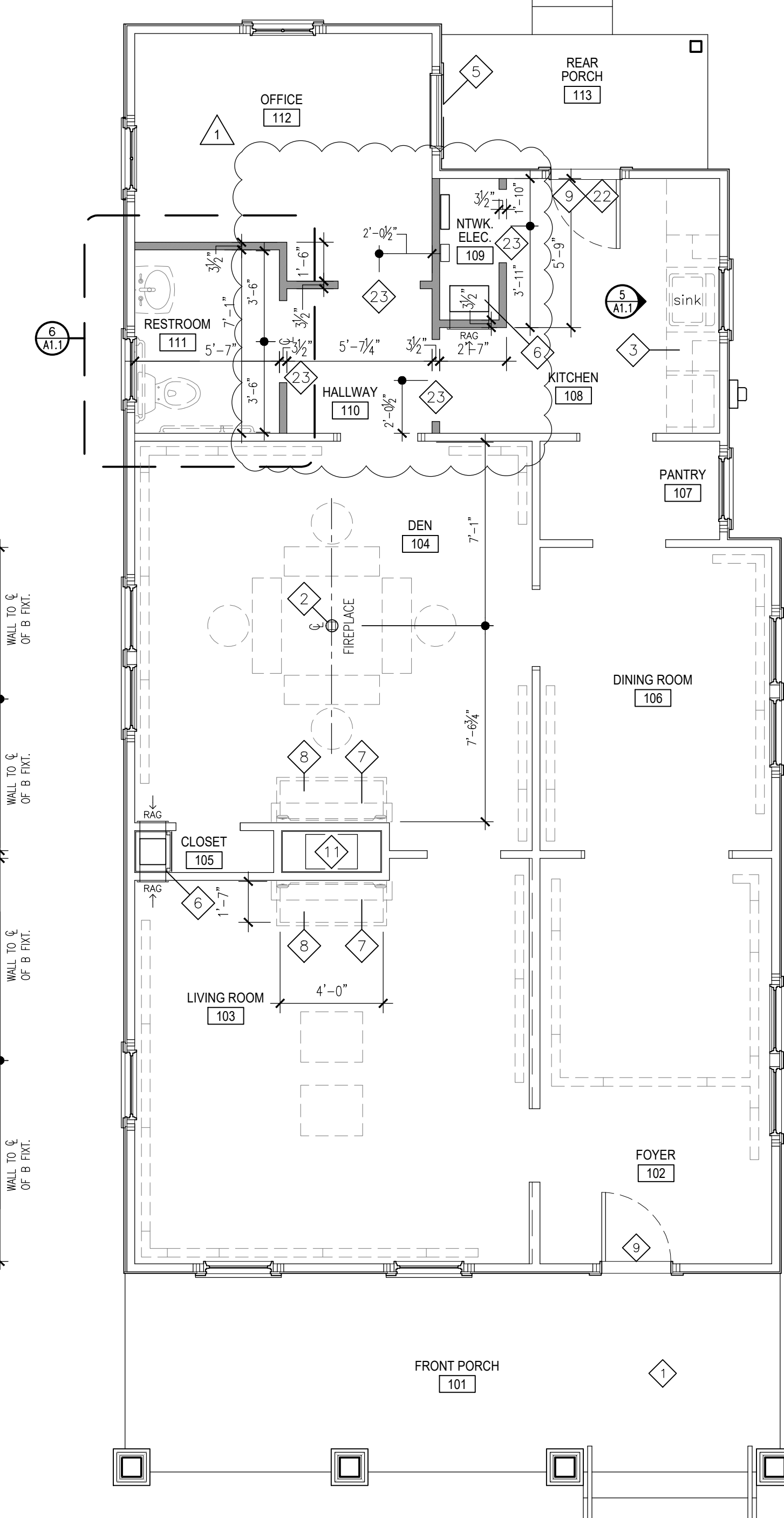
5 FUTURE MILLWORK ELEVATION
SCALE: 1/2" = 1'-0"
NOTE: FOR REFERENCE & ACCURATE ROUGH-IN



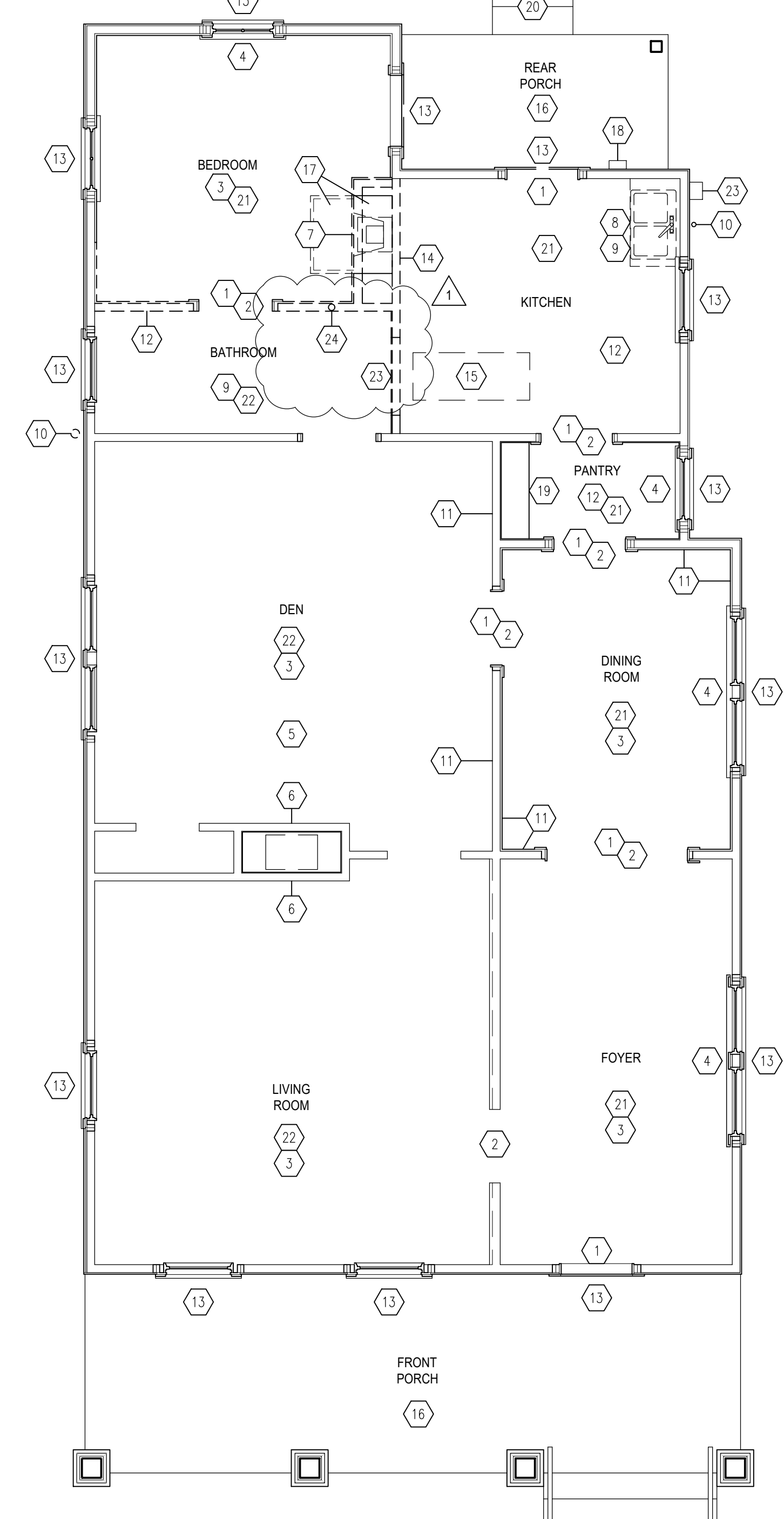
4 RENOVATION ATTIC PLAN
SCALE: 1/4" = 1'-0"



3 RENOVATION REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
NOTE: U.N.O. LIGHT FIXTURES, CLG FINISHES, & OTHER FINISHES & EQUIPMENT ARE NOT INCLUDED IN THIS CONTRACT BUT ARE SHOWN FOR REFERENCE & ACCURATE ROUGH-IN.



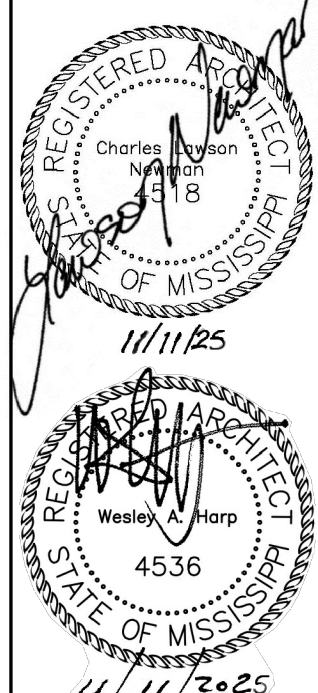
2 RENOVATION FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: U.N.O. FIXTURES, MILLWORK, CASEWORK, & FINISHES ARE NOT INCLUDED IN THIS CONTRACT BUT ARE SHOWN FOR REFERENCE & ACCURATE ROUGH-IN.



1 DEMOLITION FLOOR PLAN (PARTIAL)
SCALE: 1/4" = 1'-0"

REVISIONS	
DATE	NO
12/9/25	1

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INTERIOR RENOVATION (RE-BID)
136 EAST COHEA STREET
HOUSE BILL NO. 1353
MDAH & Scott Ford House Inc.

Date: 12/9/2025
Scale: AS NOTED
Drawn: CLN
Approved: WAH
Job: 2304
Sheet:

A1.1
Of Sheets