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PROJECT NAME: A TOWNHOUSE DEVELOPMENT AT WALTON CREEK RD/ VILLAGE DR
PROJECT #: 19-37
RE: ADDENDUM 01 RE-ISSUE
DATE: 08/22/25

This addendum shall serve to describe the additions and modifications to the approved permit set of contract documents dated September 7, 2022. The additions and modifications are described below:

A0.00

- Updated rendering.
- Updated sheet index
- Update GC information.
- Updated Civil Engineer information.

A1.00

- Site updates include shift of buildings to the south.
- Entry drive shift to the south.
- Added shed for snowmelt boiler and fire alarm panel on the south side of the north building.
- Updated landscape plan.
- Updated grading.
- Geowall on the east side of the property.
- Added stairs on the north side of the property to new sidewalk on Walton Creek Road.
- Deleted exterior stairs on the south building along Village Drive.
- Slight changes to decks on the north building.

A2.01

- Exterior wood columns changed to wide flange columns, with revised base design.
- Removed stone wrapped columns.
- Added shed for snowmelt boiler and fire alarm panel on the south side of the north building.
- Slight changes to decks on the north building.

A2.02

- Exterior wood columns changed to wide flange columns.
- Fireplace locations and sizes have changed in all units.
- The windows and doors have changed at the areas of the new fireplace locations in the north and south units of the north building.
- Added shed for snowmelt boiler and fire alarm panel on the south side of the north building.

A2.04

- Added shed for snowmelt boiler and fire alarm panel on the south side of the north building.

A2.05

- Added shed for snowmelt boiler and fire alarm panel on the south side of the north building.



A2.11

- Exterior wood columns changed to wide flange columns.
- Fireplace locations and sizes have changed in all units.
- Deleted exterior stairs on Village Drive.

A2.21

- Added shed for snowmelt boiler and fire alarm panel on the south side of the north building.
- See Electrical E1-1 and E2-1 for lighting and power for the shed.

A3.00

- Exterior wood columns changed to wide flange columns, with revised base design.
- Removed stone wrapped columns.
- Portions of stone clad landscape retaining walls changed to modular decorative walls.
- Exterior window and door changes at north and south units of the north building (2/A3.00).
- Added shed for snowmelt boiler and fire alarm panel on the south side of the north building.

A3.01

- Exterior wood columns changed to wide flange columns, with revised base design.
- Removed stone wrapped columns.
- Portions of stone clad landscape retaining walls changed to modular decorative walls.
- Added shed for snowmelt boiler and fire alarm panel on the south side of the north building.
- Revised decks and stairs at the north building.

A3.02

- Revised base design for exterior columns.

A3.03

- Revised base design for exterior columns.
- Portions of stone clad landscape retaining walls changed to modular decorative walls.

A4.11

- Added section through shed.

A5.00

- Revised exterior details.

A5.10

- Revised door schedule for unit 01 and unit 05 in the north building.

A5.11

- Revised window elevation on south building.

S2.01

- Removed boulder retaining wall.
- Added new Boiler Room piers/foundation.

S2.02

- Revised pier caps and related detailing for exterior steel wide flange columns.
- Added Portal Frame elevations and related detailing.
- Added required Portal Frame holddowns to foundation plan.
- Replaced boulder retaining walls with landscaping walls.
- Added new Boiler Room foundation.
- Revised west deck and stair framing.



S2.03

- Revised floor framing at fireplaces.
- Added Portal Frame call-outs to plan.
- Revised plan call-outs and detailing relating to exterior steel wide flange columns.
- Revised framing of back decks at steel braces.
- Added new Boiler Room wall and roof framing.

S2.04

- Revised plan call-outs and detailing relating to exterior steel wide flange columns.
- Added Portal Frame call-outs to plan.
- Revised roof framing of front sloped roofs.
- Revised roof layout/framing of back roof.

S2.05

- Revised roof layout/framing of back roof.
- Revised hangers of typical roof corner framing.
- Revised interior headers at roof deck framing.

S2.06

- Revised hangers of typical roof corner framing.
- Added Special Shear Wall note.
- Added detail of wall framing at south stair chase.

S2.11

- Revised pier caps and related detailing for exterior steel wide flange columns.
- Replaced boulder retaining walls with landscaping walls.

S2.12

- Revised pier caps and related detailing for exterior steel wide flange columns.
- Revised west deck and stair framing.

S2.13

- Revised plan call-outs and detailing relating to exterior steel wide flange columns.
- Revised hangers of typical roof corner framing.

S2.14

- Revised roof layout and framing.
- Revised hangers of typical roof corner framing.

S2.15

- Revised hangers of typical roof corner framing.

S5.0

- Revised pier caps and related detailing for exterior steel wide flange columns.
- Replaced boulder retaining walls with landscaping walls.
- New detail for Boiler Room pier and foundation.

S5.1

- Revised truss heels and overhangs
- Revised detailing relating to exterior steel wide flange columns.

M1-1

- Revised mechanical boiler in shed.

M2-2

- Revised mechanical boiler schedule, pump schedule, and snowmelt boiler piping detail.



E1-1

- Added lighting for the mechanical boiler shed.

E2-1

- Added power for the mechanical boiler shed.

E3-1

- An updated one line diagram is also shown on E3-1. This one line diagram shows the house panel being fed from the 800A service to the 5-plex instead of it being its own 60A service.

All indicated items above will be incorporated into the permit set, along with any value engineering items to be included as part as this contract. If there are any questions or comments regarding any of these items, please contact our office. We are available to meet and resolve any other issues as may be necessary.

END OF ADDENDUM 01 RE-ISSUE

c.c.: Sunny Partovi- Sunscope, LLC
Rob Van Deren- Colorado Home Solutions, Ltd.
Bill Rangitsch- Steamboat Architectural Asssociates
Ben Schutt- Alpenglow Engineering

