

Shiprock Pinnacle Hotel & Restaurant

Highway 491 & Turquoise LN, Shiprock, NM 87420
Dyron Murphy Architects Project No. 2022.10



ADDENDUM No. 3

December 15, 2023

This addendum forms part of the Contract Documents and modifies the Bid Documents dated, November 3, 2023, as noted below. All Bidders must acknowledge receipt of this Addendum. Failure to do so may subject the Bidder to disqualification.

BIDDERS QUESTIONS AND ANSWERS:

(Please note that some questions may be paraphrased or edited to ensure clarity of responses to inquiries received)

1. *Do the Fire Rated Walls get Fire Caulk to the Fire Rated Floor/Ceiling & Roof/Ceiling Assembly per UL System HW-S-0088? The Drawings are not detailing that intersection specifically.?*

Answer:

Yes, fire rated walls will require fire sealant where the top of the wall meets the underside of the floor/roof decking. See detail provided on attached sketch A04.

2. *Will a soils or geotechnical report be provided?*

Answer:

Yes, a geotechnical report will be provided.

3. *Sheet ID106 Signage Plan. Signage Legend – asks for alloy sign system. ID201 Signage Schedules Types and Mounting, Detail A6 Sign Types – depicts an Aluminum frame (CSB Diversity system) and flat acrylic sign system (CSB Basic system). Please confirm which sign system is to be quoted?*

Answer:

Sign system shall be alloy system. See updated revised sheet ID201.

4. *Sheet ID201 Signage Plan. Signage Schedules. Sign Types list all signs to be Type S1. Please confirm that this is incorrect.*

Answer:

Confirmed. Sign types have been updated. See attached re-issued updated sheet ID201

5. *Sheet ID106 Signage Plan Restaurant. Signage Tag 100B. Please confirm what this is to be. No dimensional letters seen on Restaurant Exterior Elevation sheets.*

Answer:

Tag 100b is for exterior signage. Text and logo to be determined by owner. Location has been revised. See sketch A05 for updated south elevation B6/A203.

6. *Specifications 10 1400 2.03 Dimensional Letters A.1 Metal: Aluminum casting. Please confirm that flat cut aluminum fabrication method can be used for both interior and exterior non-illuminated metal signage. Cast molded fabrication method is not as visually appealing since the molds cannot make sharp corners. Flat cut aluminum looks cleaner and more finished. In addition, flat cut metal is typically lighter in weight. The cost comes out to about the same.*

Answer:

Flat cut aluminum letters are preferred. See attached updated specification section 10 1400 - 5

7. *Sheet A202 Exterior Elevations – Hotel. Detail A6 South Elevation. Please confirm if “HOTEL” signage design intent is to be illuminated. If so, is the intent to be back-lit or face lit?*

Answer:

The hotel exterior building signage shown on detail A6/A202 is to be back lit. A similar sign shall also be provided on east elevation detail C3/A201. See attached re-issued updated sheet A201.

8. *Please confirm if Exterior Dimensional Letters should be quoted for Restaurant. Is the intent for them to be illuminated? If so, is the intent to be back-lit or face lit?*

Answer:

Exterior dimensional letters are to be provided on south wall. Owner to confirm if sign will be face lit or back lit. See Sketch A05 for updated elevation B6/A203.

9. *Addendum 1 Sheet A01 Detail A5 – Monument Sign. Please confirm if Monument Dimensional Letters are intended to be illuminated. If so, is the intent to be back-lit or face lit?*

Answer:

Monument sign illumination is designed to be face lit. See lights shown on Electrical Site Plan sheet E001.

10. *Will a soils or geotechnical report be provided?*

Answer:

Yes. The Geotechnical Report will be provided.

CHANGES TO THE BID DOCUMENTS AS FOLLOWS:

GENERAL:

- Bidders are instructed to use the attached REVISED bid form for their bid submittal, which includes two (2) bid allowances to be applied to the appropriate base bid amounts, which are subject to approval by the Owner as part of contract award, where applicable.
- Add heat trace to all scuppers and downspouts on hotel and restaurant. Basis of design: nVent RAYCHEM heat trace systems.

PROJECT MANUAL:

The following sections have been revised:

- 10 1400 - 5 Signage (page 5). Revised aluminum letter type to be flat cut aluminum letters.

DRAWINGS:

ARCHITECTURAL

S-122 - LOW ROOF FRAMING PLAN - RESTAURANT

- Revised spacing of beams at south entry canopy.
- Updated pattern of sheet note '7' roof deck symbol.

A201 – EXTERIOR ELEVATIONS – HOTEL

- Added exterior signage to east wall.

ID104 – SIGNAGE PLAN – HOTEL

- Added General Notes
- Revised Signage Legend
- Renamed duplicate sign numbers 116 to be 116A & 116B
- Renamed sign 225 to 225A and renamed sign 134 to 134A
- Added signs 110, 113, 128B, 134B, 142, 143, 146, & 225B

ID105 – SIGNAGE PLAN – HOTEL

- Added General Notes.
- Revised Signage Legend
- Renamed sign 325 to 325A
- Added signs 325B, 425A, & 425B

ID106 – SIGNAGE PLAN – RESTAURANT

- Added General Notes
- Revised Signage Legend
- Removed sign 100A
- Relocated sign 100B
- Added signs 107, 109E, & 109F

ID201 – SIGNAGE SCHEDULES, TYPES AND MOUNTING

- Revised 'Sign Type' & 'Sign Message' on Signage Schedules.
- Revised Sign Schedules to include signs called out on floor plans.
- Revised Sign Types detail A6/A201.

SKETCH A04 – 1-HR WALL AT CEILING/FLOOR

- Added Detail of interior rated wall at rated ceiling / floor.

SKETCH A05 – EXTERIOR SIGNAGE – RESTAURANT – A203

- Added exterior signage to restaurant south wall.

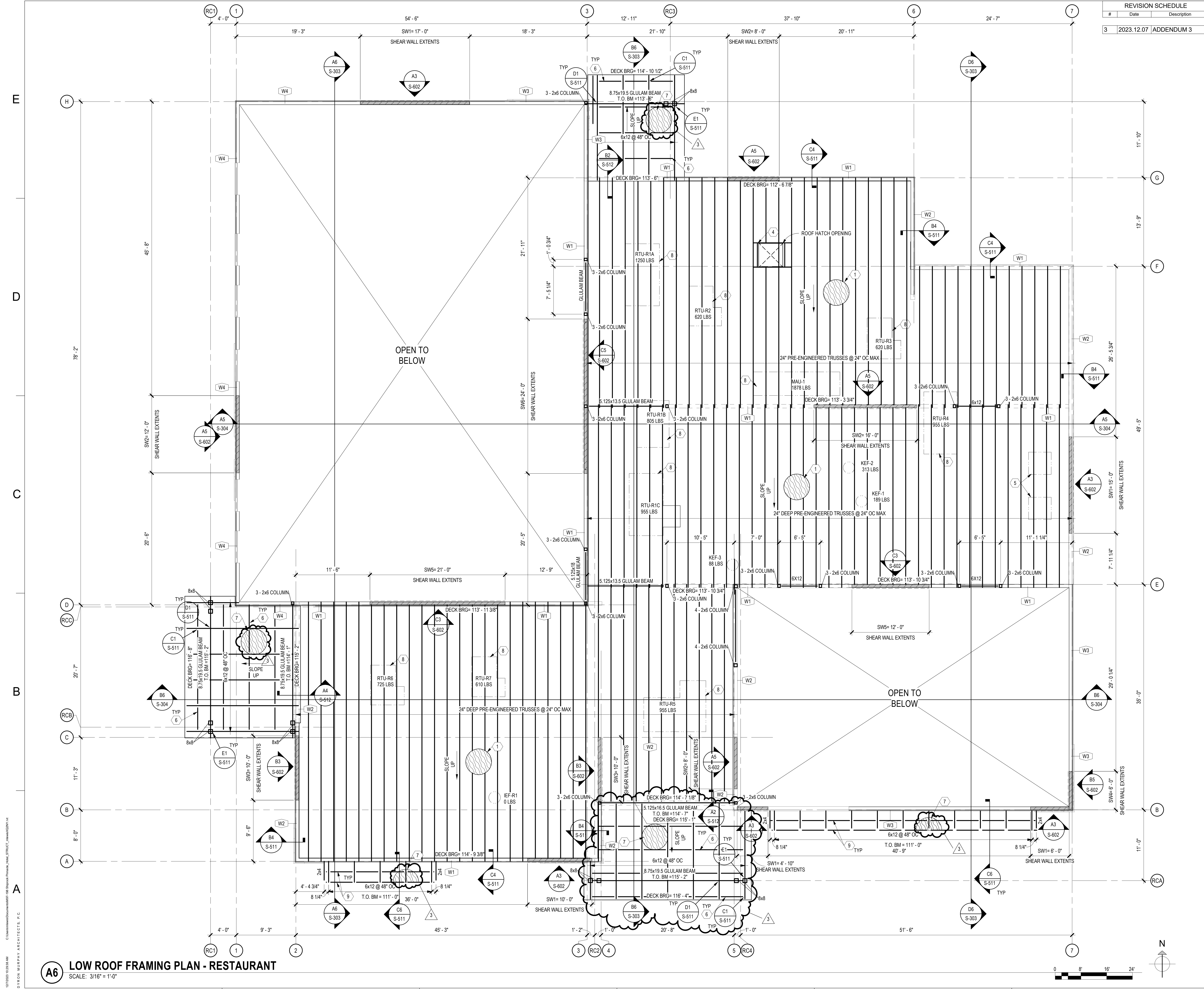
By:

Dyron Murphy, Principal Architect
Dyron Murphy Architects, P.C

Attachments:

1. S-122 – LOW ROOF FRAMING PLAN – RESTAURANT
2. A201 – EXTERIOR SIGNAGE – HOTEL
3. ID104 – SIGNAGE PLAN – HOTEL
4. ID105 – SIGNAGE PLAN – HOTEL
5. ID106 – SIGNAGE PLAN – RESTAURANT
6. ID201 – SIGNAGE SCHEDULES, TYPES AND MOUNTING
7. Sketch A04
8. Sketch A05
9. Specification section 10 1400-5
10. REVISED bid form
11. Substitution Requests:
 1. Roofing: Mule-Hide TPO – “Approved as Noted”

END OF ADDENDUM No. 3



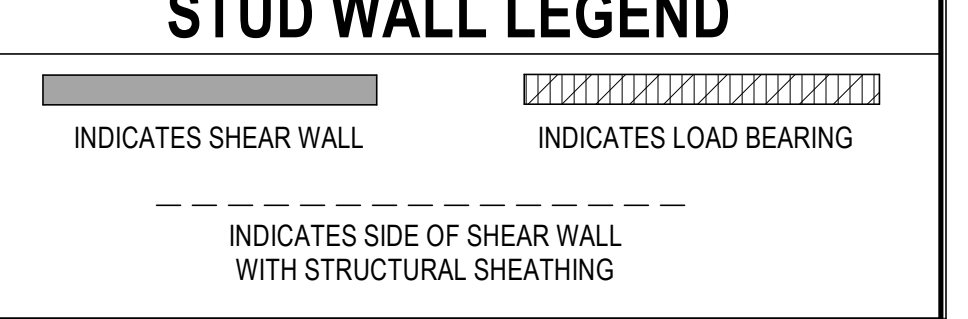
REVISION SCHEDULE		
#	Date	Description
3	2023.12.07	ADDENDUM 3

- ### GENERAL SHEET NOTES
- SOME SHEET KEYNOTES MAY NOT APPLY TO THIS SHEET.
 - DIMENSIONS ARE TO THE FACE OF STUD OR GRID LINE UNLESS NOTED OTHERWISE.
 - WOOD TRUSS MANUFACTURER SHALL DESIGN ROOF JOISTS AND ROOF JOIST GIRDERS SUPPORTING MECHANICAL UNITS FOR 12x MECHANICAL UNIT WEIGHTS SHOWN. USE 15 PSF DEAD LOAD AND 20 PSF LIVE LOAD UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ACTUAL MECHANICAL LOADS. NOTIFY WOOD TRUSS MANUFACTURER OF ANY DISCREPANCIES.
 - DASHED LINES AT SHEAR WALLS INDICATE SHEATHED FACES.
 - SEE SHEET S-601 FOR SCHEDULES.
 - TRUSS MANUFACTURER SHALL PROVIDE BLOCKING TRUSSES BETWEEN ALL RESTAURANT ROOF TRUSSES. THIS BLOCKING SHALL OCCUR AT BEARING WALLS AS SHOWN IN A2 /S-511 UNLESS NOTED OTHERWISE. TRUSS MANUFACTURER SHALL PROVIDE TRUSS BRACING AT THIRD POINTS OF SPAN TYPICAL.

- ### SHEET KEYNOTES
- APA RATED EXPOSURE I 15/32" THICK SHEATHING. MINIMUM SPAN RATING 32/16 BLOCK ALL PANEL EDGES. SECURE TO SUPPORTS AND BLOCKING WITH 8D NAILS AT 4" ON CENTER AT PANEL EDGES, AND 12" ON CENTER IN THE FIELD.
 - APA RATED EXPOSURE I 15/32" THICK SHEATHING INSTALLED OVER 2X TONGUE AND GROOVE DECKING. SECURE SHEATHING TO DECKING WITH 8D NAILS AT 16" ON CENTER AT PANEL EDGES, AND 12" ON CENTER IN THE FIELD. SECURE TONGUE AND GROOVE DECKING TO SUPPORTS PER THE NAILING SCHEDULE ON S-601.
 - NOT USED
 - OPENING FRAMED WITH 2X JOIST AND HEADER TRUSSES BY TRUSS MANUFACTURER PER DETAIL A6 /S-511. SEE ARCH/MECH FOR EXACT SIZE AND LOCATION OF OPENING.
 - TRUSS MANUFACTURER TO DESIGN FOR BOTTOM CHORD SUPPORTED MECHANICAL UNITS. WEIGHT OF UNIT =130 LBS. UNISTRUT MEMBERS TO SUPPORT THE MECHANICAL UNIT BY CONSTRUCTOR. PLEASE SUBMIT FOR APPROVAL.
 - 2x4 INTERMEDIATE EXTERIOR CANOPY FRAMING AT 4'-0" ON CENTER.
 - APA RATED EXPOSURE I 3/4" THICK SHEATHING. MINIMUM SPAN RATING 48/24. SECURE SHEATHING TO SUPPORTS WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER IN THE FIELD.
 - MECHANICAL UNIT WITH OPENINGS SEE MECHANICAL FOR EXACT SIZE AND LOCATION. WHERE OPENINGS DO NOT INTERRUPT TRUSS SPACING, PROVIDE 2X4 FRAMING PER DETAIL B5 /S-511 WHERE OPENINGS INTERRUPT TRUSS SPACING, PROVIDE HEADER TRUSSES BY TRUSS MANUFACTURER AND 2X4 FRAMING PER DETAIL A6 /S-511.
 - 2X4 BLOCKING

STUD WALL SCHEDULE

MARK	SIZE	COMMENTS
W1	2X6 @ 16" OC	--
W2	2X6 @ 12" OC	--
W3	DOUBLE 2X6 @ 16" OC	ADDITIONAL STRESS REQUIREMENT: FB=1100 PSI, FC=1350 PSI
W4	DOUBLE 2X6 @ 12" OC	ADDITIONAL STRESS REQUIREMENT: FB=1100 PSI, FC=1350 PSI



CHAVEZ-GRIEVOS
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
26142

STAMP
BEYANAH L. BURKHARD
 REGISTERED PROFESSIONAL ARCHITECT
 NEW MEXICO
 26142
 12/07/2023
 EXP. 12/31/2024

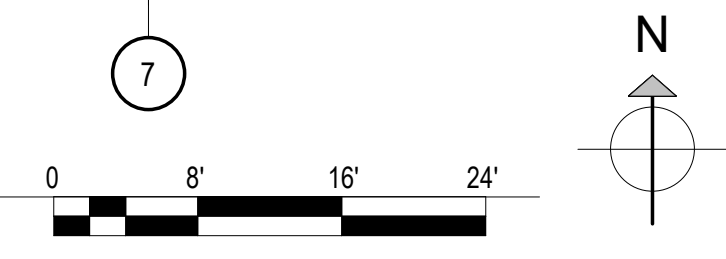
DYRON MURPHY ARCHITECTS, P.C.
 4505 Montbel Place NE, Albuquerque, New Mexico 87107

SHIPROCK PINNACLE HOTEL & RESTAURANT
 SHIPROCK, NEW MEXICO
 100% CONSTRUCTION DOCUMENTS
 ISSUED FOR CONSTRUCTION
 NOVEMBER 03, 2023

PROJECT NUMBER: 2022.10
 DRAWN BY: ML / KB
 PROJ MGR: BB/MG

LOW ROOF FRAMING PLAN - RESTAURANT

A6 LOW ROOF FRAMING PLAN - RESTAURANT
 SCALE: 3/16" = 1'-0"



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GENERAL NOTES

- A. ALL METAL PARAPET COPINGS AND FLASHING COLORS TO BE SELECTED BY ARCHITECT.
- B. ALL EXTERNAL HOLLOW METAL FRAME COLORS TO BE SELECTED BY ARCHITECT.
- C. ALL STUCCO COLORS TO BE SELECTED BY ARCHITECT.
- D. SEE ROOF PLAN FOR TOP OF WALL ELEVATIONS.
- E. DIMENSIONS SHOWN ON EXTERIOR ELEVATIONS ARE TO FINISHED FACE UNLESS NOTED OTHERWISE.
- F. COORDINATE FINISHED FACE DIMENSIONS WITH DIMENSION PLAN AND DETAIL DIMENSIONS.
- G. ALL EXPOSED STEEL SHALL BE PRIMED AND PAINTED. COLOR BY ARCHITECT.
- H. ALL ROOF DRAIN OUTLETS TO DAYLIGHT AT 6" A.F.F. COORDINATE WITH ARCHITECTURAL, PLUMBING, AND CIVIL PLANS.
- I. STUCCO CONTROL JOINTS INDICATED BY (C.J.)

EXTERIOR FINISH NOTES

- A. ALL EXPOSED STEEL TO BE PRIMED AND PAINTED. COLOR TO BE SELECTED BY ARCHITECT.
- B. ALL SCUPPERS AND DOWNSPOUTS COLOR TO BE SELECTED BY ARCHITECT.
- C. ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES COLOR TO BE SELECTED BY ARCHITECT.
- D. STUCCO/EIFS COLORS TO BE SELECTED BY ARCHITECT.
- E. STONE VENEER COLOR TO BE SELECTED BY ARCHITECT.

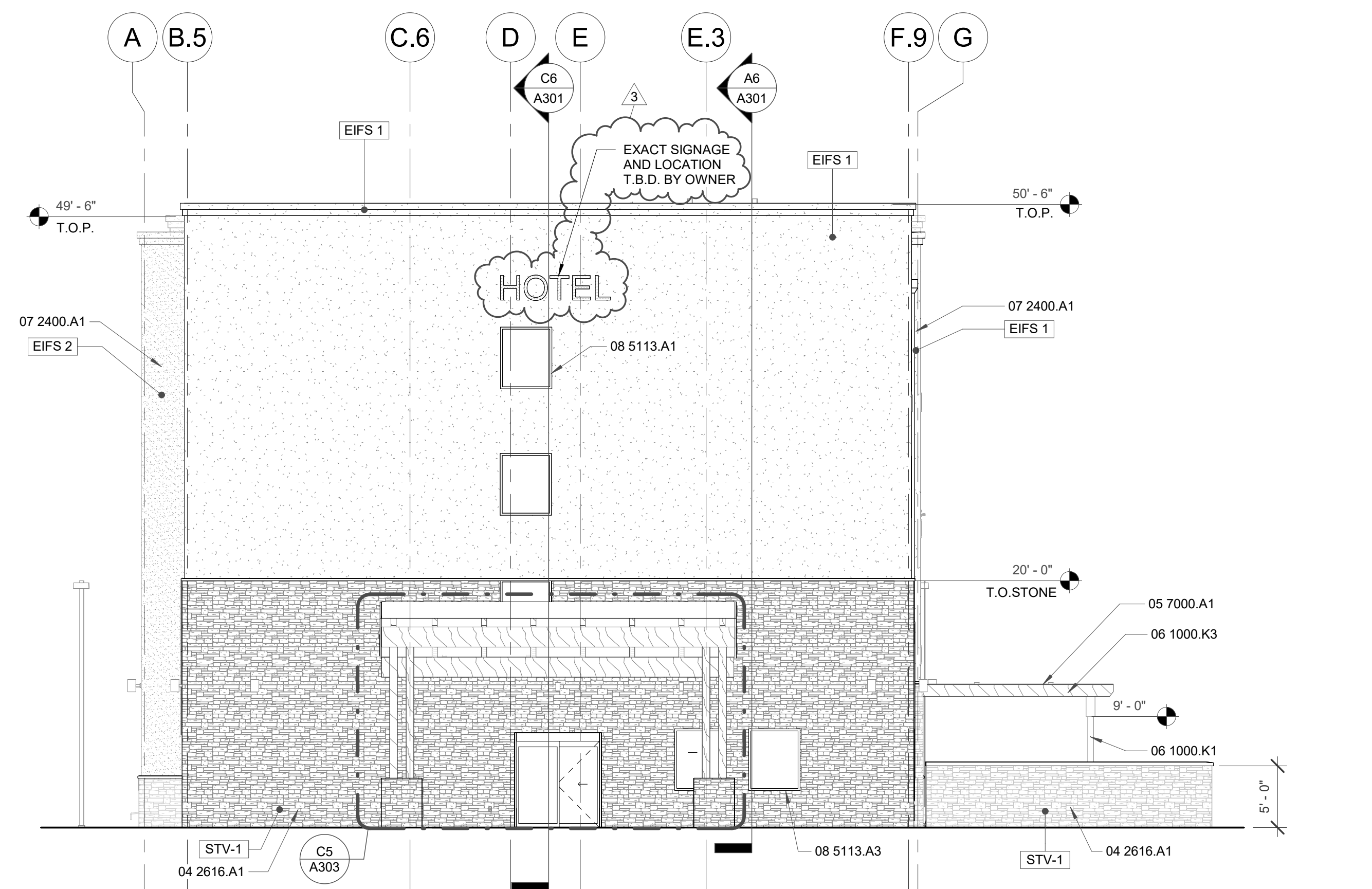
E1	EIFS COLOR 1
E2	EIFS COLOR 2
S1	STUCCO COLOR 1
STV1	STONE VENEER COLOR 1

KEYED NOTES

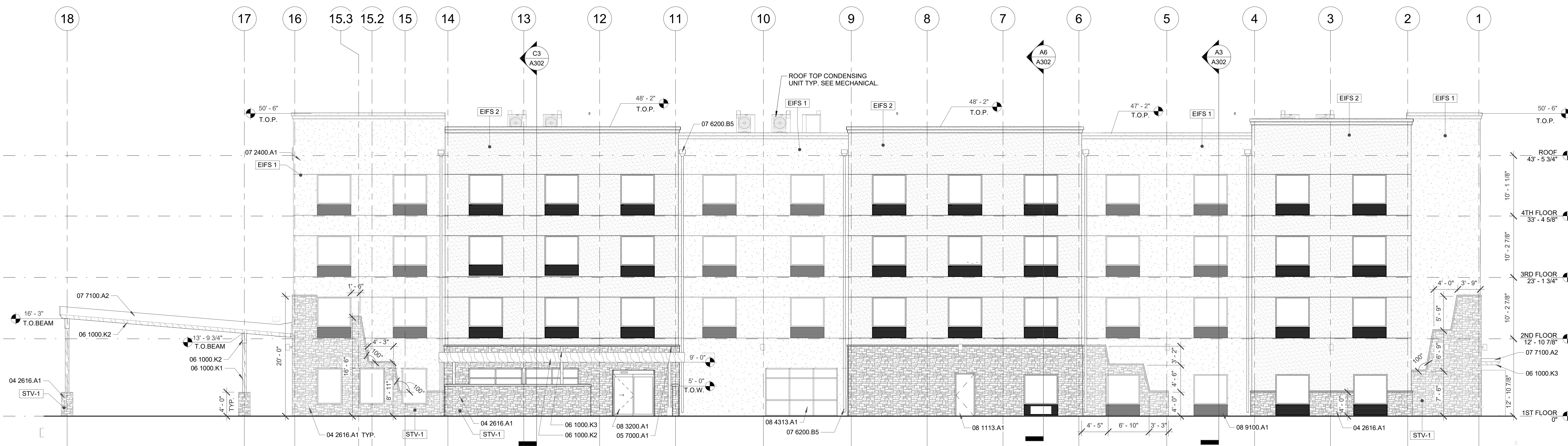
04 2616.A1	ADHERED MASONRY VENEER
05 7000.A1	DECORATIVE METAL PANEL
06 1000.K1	WOOD COLUMN
06 1000.K2	WOOD BEAM
06 1000.K3	ROUGH SAWN WOOD BEAM
07 2400.A1	EXTERIOR INSULATION AND FINISH SYSTEM
07 6200.B5	METAL DOWNSPOUT
07 7100.A2	METAL EDGE FLASHING
08 1113.A1	HOLLOW METAL DOOR AND FRAME
08 3200.A1	SLIDING GLASS DOOR
08 4313.A1	ALUMINUM FRAMED STOREFRONT
08 5113.A1	ALUMINUM WINDOW FRAME
08 5113.A3	ALUMINUM WINDOW
08 9100.A1	LOUVER

REVISION SCHEDULE

#	Date	Description
3	2023.12.15	ADDENDUM 3



C3 EAST ELEVATION
1/8" = 1'-0"



A6 NORTH ELEVATION
1/8" = 1'-0"



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SHIPROCK PINNACLE HOTEL & RESTAURANT

SHIPROCK, NEW MEXICO

100% CONSTRUCTION DOCUMENTS

ISSUED FOR CONSTRUCTION

NOVEMBER 3, 2023

PROJECT NUMBER 2022.10	DRAWN BY Author	PROJ MGR Designer
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EXTERIOR ELEVATIONS - HOTEL

Sheet Title _____ of _____

Sheet Number _____ of _____

A201

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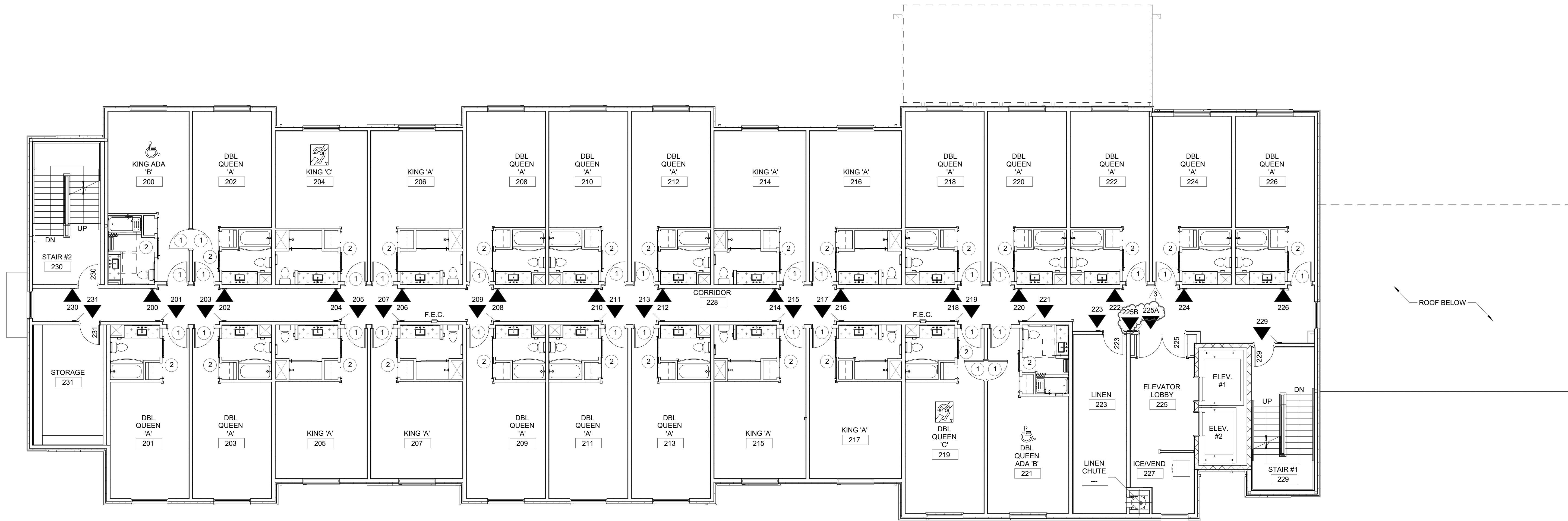
GENERAL NOTES

- A. BASIS OF DESIGN IS ALLOY SIGN SYSTEM.
- B. REFER TO SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.
- C. SIGNS TO BE MOUNTED ON LATCH SIDE OF DOOR.
- D. PROVIDE EVACUATION SIGNS. GRAPHIC INFORMATION, INSERT AND LOCATIONS TO BE PROVIDED BY ARCHITECT.
- E. REFER TO SITE PLAN AND DETAILS FOR MONUMENT SIGN.
- F. REFER TO INTERIOR AND EXTERIOR ELEVATIONS FOR ARCHITECTURAL LETTERS AND PLAQUE INFORMATION.
- G. ALL FINAL WORDING, IMAGES, AND PATTERNS TO BE DETERMINED BY OWNER AND ARCHITECT.

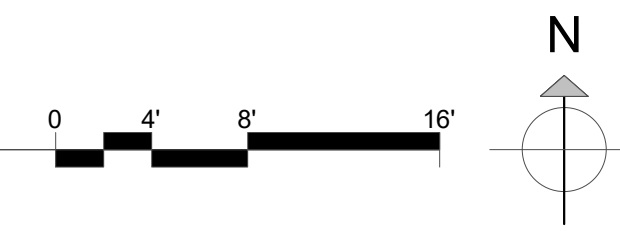
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*ALL SIGNAGE TO BE ADA TACTILE TEXT AND BRAILLE, U.N.O.

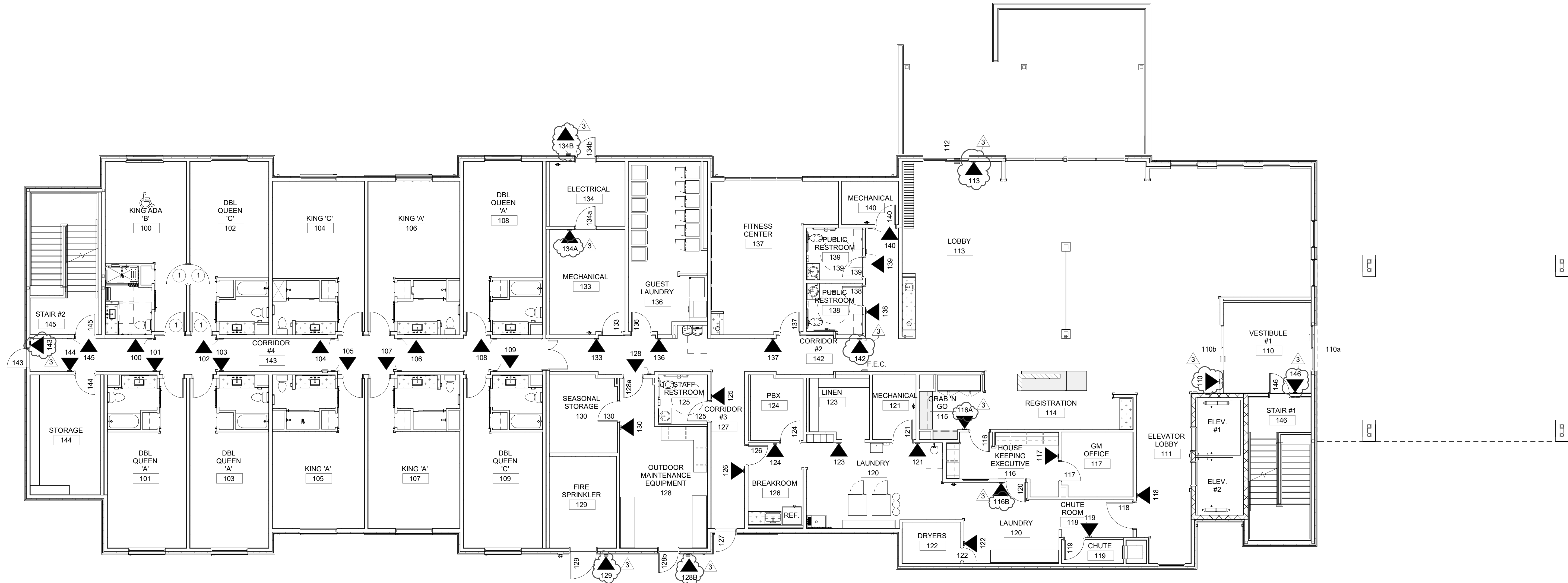
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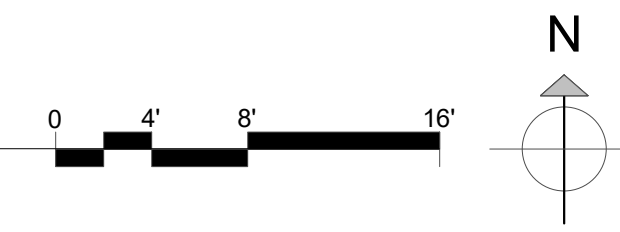
C6 2ND FLOOR SIGNAGE PLAN
1/8" = 1'-0"



#	Date	Description
3	2023.12.15	ADDENDUM 3



A6 1st FLOOR SIGNAGE PLAN
1/8" = 1'-0"



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NOVEMBER 3, 2023

PROJECT NUMBER 2022.10	DRAWN BY ACR	PROJ MGR RI
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SIGNAGE PLAN - HOTEL

Sheet Title
Sheet Number _____ of _____

ID104

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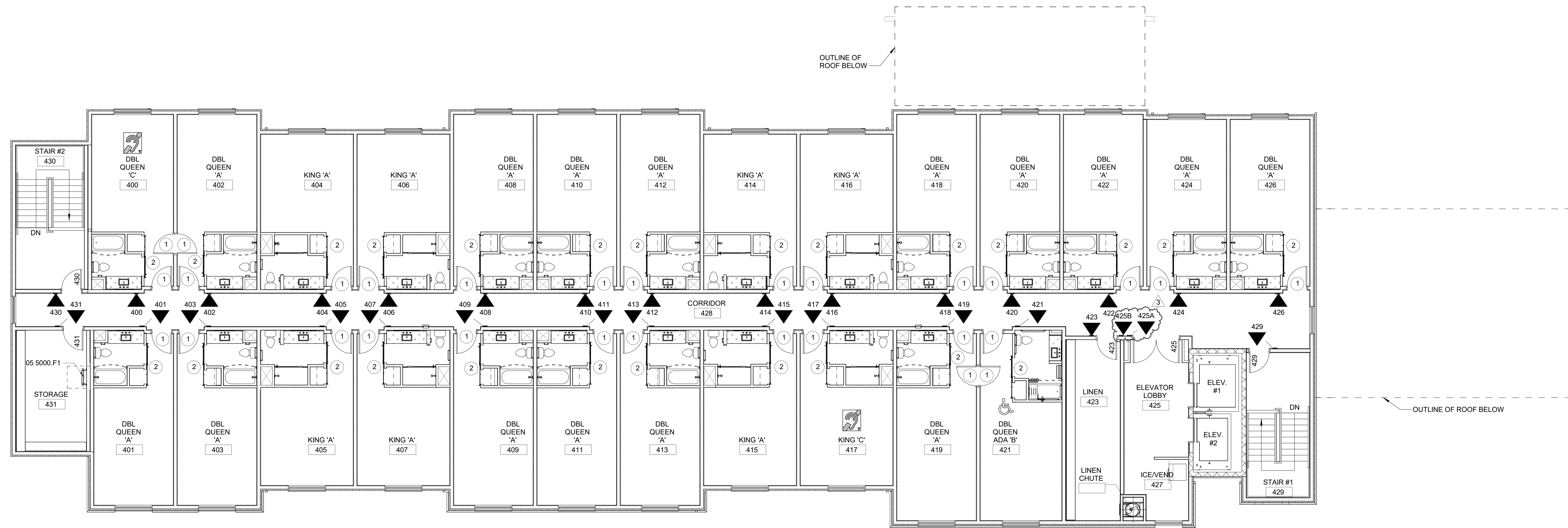
GENERAL NOTES

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- B. REFER TO SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.
- C. SIGNS TO BE MOUNTED ON LATCH SIDE OF DOOR.
- D. PROVIDE EVACUATION SIGNS. GRAPHIC INFORMATION INSERT AND LOCATIONS TO BE PROVIDED BY ARCHITECT.
- E. REFER TO SITE PLAN AND DETAILS FOR MONUMENT SIGN.
- F. REFER TO INTERIOR AND EXTERIOR ELEVATIONS FOR ARCHITECTURAL LETTERS AND PLAQUE INFORMATION.
- G. ALL FINAL WORDING, IMAGES, AND PATTERNS TO BE DETERMINED BY OWNER AND ARCHITECT.

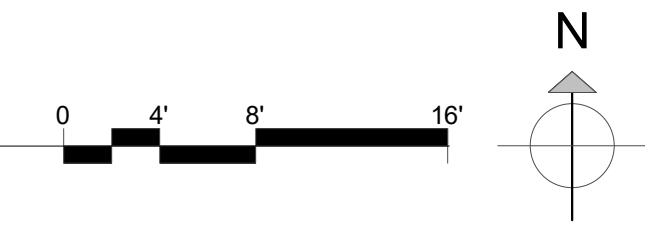
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*ALL SIGNAGE TO BE ADA TACTILE TEXT AND BRAILLE, U.N.O.

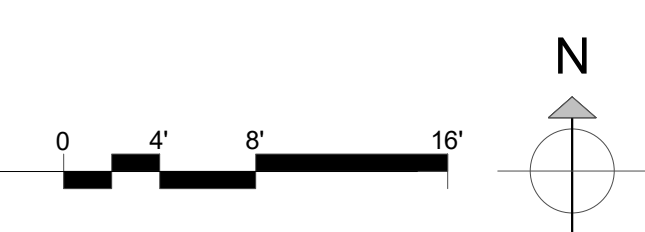
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C6 4TH FLOOR SIGNAGE PLAN
1/8" = 1'-0"



A6 3RD FLOOR SIGNAGE PLAN
1/8" = 1'-0"



REVISION SCHEDULE		
#	Date	Description
3	2023.12.15	ADDENDUM 3

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NOVEMBER 3, 2023

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SIGNAGE PLAN - HOTEL

Sheet Title
Sheet Number of

ID105

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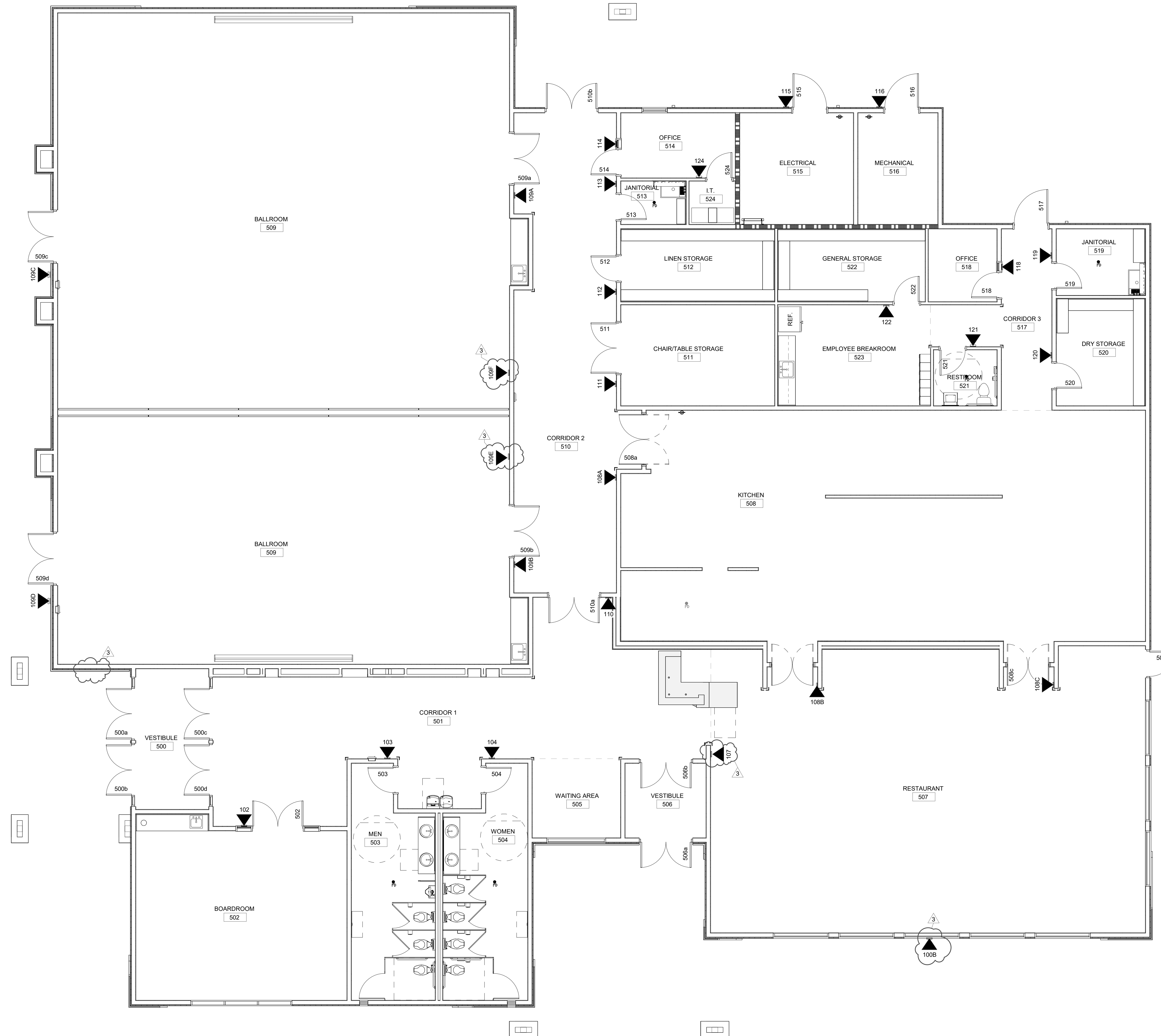
GENERAL NOTES

- A. BASIS OF DESIGN IS ALL-COLOR SIGN SYSTEM.
- B. REFER TO SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.
- C. SIGNS TO BE MOUNTED ON LATCH SIDE OF DOOR.
- D. PROVIDE EVACUATION SIGNS. GRAPHIC INFORMATION INSERT AND LOCATIONS TO BE PROVIDED BY ARCHITECT.
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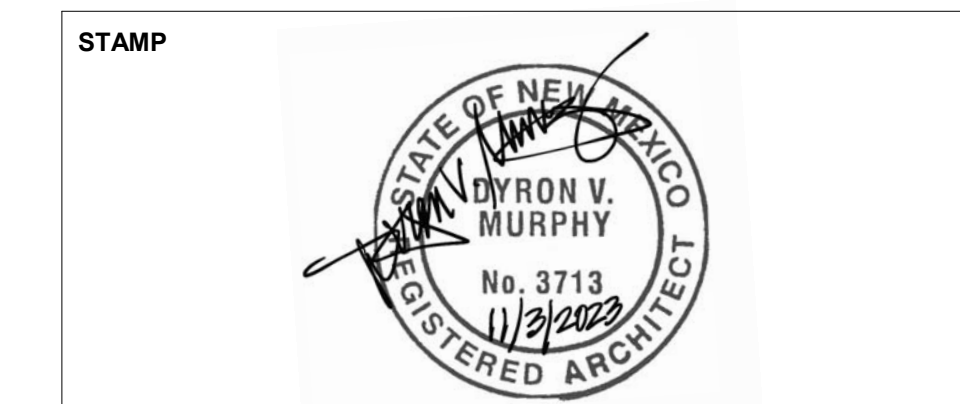
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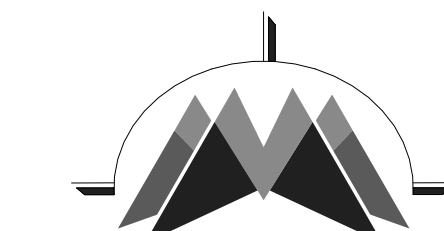
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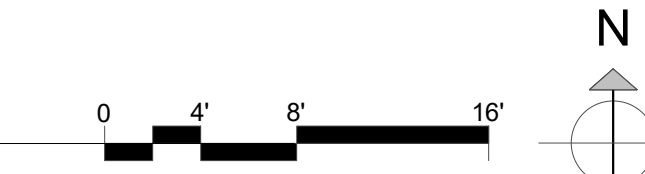
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NOVEMBER 3, 2023

PROJECT NUMBER 2022.10	DRAWN BY Author	PROJ MGR Designer
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SIGNAGE PLAN - RESTAURANT

Sheet Title
Sheet Number of

ID106



A6 SIGNAGE PLAN - RESTAURANT
3/16" = 1'-0"

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A

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 DYRON MURPHY ARCHITECTS, P.C.

RESTAURANT- SIGNAGE SCHEDULE				
ROOM NUMBER	SIGN NUMBER	ROOM NAME	SIGNAGE TYPE	SIGN MESSAGE
502	102	BOARDROOM	TYPE 2	BOARDROOM
503	103	MEN	TYPE 5	
504	104	WOMEN	TYPE 6	
507	107	RESTAURANT		MAXIMUM OCCUPANCY 126
508	108A	KITCHEN	TYPE 2	KITCHEN
508	108B	KITCHEN	TYPE 2	KITCHEN
508	108C	KITCHEN	TYPE 2	KITCHEN
509	109B	BALLROOM B	TYPE 2	BALLROOM B
509	109A	BALLROOM A	TYPE 2	BALLROOM A
509	109C	BALLROOM A	TYPE EXT	BALLROOM A
509	109D	BALLROOM B	TYPE EXT	BALLROOM B
509	109E	BALLROOM		MAXIMUM OCCUPANCY 107
509	109F	BALLROOM		MAXIMUM OCCUPANCY 169
510	110	CORRIDOR 2	TYPE 2	BALLROOM CORRIDOR
511	111	CHAIR/TABLE STORAGE	TYPE 2	STORAGE
512	112	LINEN STORAGE	TYPE 2	LINEN STORAGE
513	113	JANITORIAL	TYPE 2	JANITORIAL
514	114	OFFICE	TYPE 1	T.B.D. BY USER
515	115	ELECTRICAL	TYPE EXT	ELECTRICAL NO STORAGE
516	116	MECHANICAL	TYPE EXT	MECHANICAL NO STORAGE
518	118	OFFICE	TYPE 1	T.B.D. BY USER
519	119	JANITORIAL	TYPE 2	JANITORIAL
520	120	DRY STORAGE	TYPE 2	DRY STORAGE
521	121	RESTROOM	TYPE 8	
522	122	GENERAL STORAGE	TYPE 2	STORAGE
524	124	I.T.	TYPE 2	I.T.
EXTERIOR	100B	EXTERIOR	SEE EXTERIOR ELEVATIONS	PINNACLE RESTAURANT

HOTEL - SIGNAGE SCHEDULE				
ROOM NUMBER	ROOM NAME	SIGN TYPE	SIGN MESSAGE	
222	DBL QUEEN 'A'	TYPE 3		222
223	LINEN	TYPE 2	HOUSEKEEPING	
224	DBL QUEEN 'A'	TYPE 3		224
225A	ELEVATOR LOBBY	TYPE 2	ELEVATOR LOBBY	
225B	ELEVATOR LOBBY	TYPE 10		
226	DBL QUEEN 'A'	TYPE 3		226
229	STAIR #1	TYPE 2	EXIT / STAIR 1	
230	STAIR #2	TYPE 2	EXIT / STAIR 2	
231	STORAGE	TYPE 2	STORAGE	
300	KING ADA 'B'	TYPE 3		300
301	DBL QUEEN 'A'	TYPE 3		301
302	DBL QUEEN 'A'	TYPE 3		302
303	DBL QUEEN 'A'	TYPE 3		303
304	KING 'C'	TYPE 3		304
305	KING 'A'	TYPE 3		305
306	KING 'A'	TYPE 3		306
307	KING 'A'	TYPE 3		307
308	DBL QUEEN 'A'	TYPE 3		308
309	DBL QUEEN 'C'	TYPE 3		309
310	DBL QUEEN 'A'	TYPE 3		310
311	DBL QUEEN 'A'	TYPE 3		311
312	DBL QUEEN 'A'	TYPE 3		312
313	DBL QUEEN 'A'	TYPE 3		313
314	KING 'A'	TYPE 3		314
315	KING 'A'	TYPE 3		315
316	KING 'A'	TYPE 3		316
317	KING 'A'	TYPE 3		317
318	DBL QUEEN 'A'	TYPE 3		318
319	DBL QUEEN 'C'	TYPE 3		319
320	DBL QUEEN 'A'	TYPE 3		320
321	DBL QUEEN ADA 'B'	TYPE 3		321
322	DBL QUEEN 'A'	TYPE 3		322
323	LINEN	TYPE 2	HOUSEKEEPING	
324	DBL QUEEN 'A'	TYPE 3		324
325A	ELEVATOR LOBBY	TYPE 2	ELEVATOR LOBBY	
325B	ELEVATOR LOBBY	TYPE 10		
326	DBL QUEEN 'A'	TYPE 3		326
329	STAIR #1	TYPE 2	EXIT / STAIR 1	
330	STAIR #2	TYPE 2	EXIT / STAIR 2	
331	STORAGE	TYPE 2	STORAGE	
400	KING ADA 'B'	TYPE 3		400
401	DBL QUEEN 'A'	TYPE 3		401
402	DBL QUEEN 'A'	TYPE 3		402
403	DBL QUEEN 'A'	TYPE 3		403
404	KING 'C'	TYPE 3		404
405	KING 'A'	TYPE 3		405
406	KING 'A'	TYPE 3		406
407	KING 'A'	TYPE 3		407
408	DBL QUEEN 'A'	TYPE 3		408
409	DBL QUEEN 'C'	TYPE 3		409
410	DBL QUEEN 'A'	TYPE 3		410
411	DBL QUEEN 'A'	TYPE 3		411
412	DBL QUEEN 'A'	TYPE 3		412
413	DBL QUEEN 'A'	TYPE 3		413
414	KING 'A'	TYPE 3		414
415	KING 'A'	TYPE 3		415
416	KING 'A'	TYPE 3		416
417	KING 'A'	TYPE 3		417
418	DBL QUEEN 'A'	TYPE 3		418
419	DBL QUEEN 'C'	TYPE 3		419
420	DBL QUEEN 'A'	TYPE 3		420
421	DBL QUEEN ADA 'B'	TYPE 3		421
422	DBL QUEEN 'A'	TYPE 3		422
423	LINEN	TYPE 2	HOUSEKEEPING	
424	DBL QUEEN 'A'	TYPE 3		424
425A	ELEVATOR LOBBY	TYPE 2	ELEVATOR LOBBY	
425B	ELEVATOR LOBBY	TYPE 10		
426	DBL QUEEN 'A'	TYPE 3		426
429	STAIR #1	TYPE 2	EXIT / STAIR 1	
430	STAIR #2	TYPE 2	EXIT / STAIR 2	
431	STORAGE	TYPE 2	STORAGE	

HOTEL - SIGNAGE SCHEDULE				
ROOM NUMBER	ROOM NAME	SIGN TYPE	SIGN MESSAGE	
100	KING ADA 'B'	TYPE 3		100
101	DBL QUEEN 'A'	TYPE 3		101
102	DBL QUEEN 'C'	TYPE 3		102
103	DBL QUEEN 'A'	TYPE 3		103
104	KING 'A'	TYPE 3		104
105	KING 'A'	TYPE 3		105
106	KING 'A'	TYPE 3		106
107	KING 'A'	TYPE 3		107
108	DBL QUEEN 'A'	TYPE 3		108
109	DBL QUEEN 'C'	TYPE 3		109
110	LOBBY	TYPE 11	EXIT	
113	LOBBY	TYPE 11	EXIT	
116A	HOUSE KEEPING EXECUTIVE	TYPE 2	HOUSE KEEPING EXECUTIVE	
116B	HOUSE KEEPING EXECUTIVE	TYPE 2	HOUSE KEEPING EXECUTIVE	
117	GM OFFICE	TYPE 1	T.B.D. BY USER	
118	CHUTE ROOM	TYPE 2	LAUNDRY ROOM	
119	CHUTE	TYPE 4	LINEN CHUTE NO STORAGE	
121	MECHANICAL	TYPE 4	MECHANICAL ROOM NO STORAGE	
122	DRYERS	TYPE 4	DRYERS NO STORAGE	
123	LINEN	TYPE 2	LINEN STORAGE	
124	PBX	TYPE 2	PBX	
125	STAFF RESTROOM	TYPE 8	STAFF RESTROOM	
126	BREAKROOM	TYPE 2	EMPLOYEE BREAKROOM	
128	OUTDOOR MAINTENANCE EQUIPMENT	TYPE 4	MAINTENANCE	
128B	OUTDOOR MAINTENANCE EQUIPMENT	TYPE EXT	MAINTENANCE	
129	FIRE SPRINKLER	TYPE EXT	FIRE RISER	
130	SEASONAL STORAGE	TYPE 2	STORAGE	
133	MECHANICAL	TYPE 4	MECHANICAL ROOM NO STORAGE	
134A	ELECTRICAL	TYPE 4	ELECTRICAL ROOM NO STORAGE	
134B	ELECTRICAL	TYPE EXT	ELECTRICAL ROOM NO STORAGE	
136	GUEST LAUNDRY	TYPE 2	GUEST LAUNDRY	
137	FITNESS CENTER	TYPE 2	FITNESS CENTER	
138	PUBLIC RESTROOM	TYPE 7	RESTROOM	
139	PUBLIC RESTROOM	TYPE 7	RESTROOM	
140	MECHANICAL	TYPE 4	MECHANICAL ROOM NO STORAGE	
142	CORRIDOR #2	TYPE 9		
143	CORRIDOR #4	TYPE 11	EXIT	
144	STORAGE	TYPE 2	STORAGE	
145	STAIR #2	TYPE 2	STAIR 2	
146	STAIR #1	TYPE 2	STAIR 1	
200	KING ADA 'B'	TYPE 3		200
201	DBL QUEEN 'A'	TYPE 3		201
202	DBL QUEEN 'A'	TYPE 3		202
203	DBL QUEEN 'A'	TYPE 3		203
204	KING 'C'	TYPE 3		204
205	KING 'A'	TYPE 3		205
206	KING 'A'	TYPE 3		206
207	KING 'A'	TYPE 3		207
208	DBL QUEEN 'A'	TYPE 3		208
209	DBL QUEEN 'C'	TYPE 3		209
210	DBL QUEEN 'A'	TYPE 3		210
211	DBL QUEEN 'A'	TYPE 3		211
212	DBL QUEEN 'A'	TYPE 3		212
213	DBL QUEEN 'A'	TYPE 3		213
214	KING 'A'	TYPE 3		214
215	KING 'A'	TYPE 3		215
216	KING 'A'	TYPE 3		216
217	KING 'A'	TYPE 3		217
218	DBL QUEEN 'A'	TYPE 3		218
219	DBL QUEEN 'C'	TYPE 3		219
220	DBL QUEEN 'A'	TYPE 3		220
221	DBL QUEEN ADA 'B'	TYPE 3		221

GENERAL NOTES

- A. BASIS OF DESIGN IS ALLOY SIGN SYSTEM. REFER TO SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.
- B. SIGNS TO BE MOUNTED ON LATCH SIDE OF DOOR.
- C. PROVIDE EVACUATION SIGNS, GRAPHIC INFORMATION INSERT AND LOCATIONS TO BE PROVIDED BY ARCHITECT.
- D. REFER TO SITE PLAN AND DETAILS FOR MONUMENT SIGN.
- E. REFER TO INTERIOR AND EXTERIOR ELEVATIONS FOR ARCHITECTURAL LETTERS AND PLAQUE INFORMATION.
- F. ALL FINAL WORDING, IMAGES, AND PATTERNS TO BE DETERMINED BY OWNER AND ARCHITECT.

SIGNAGE LEGEND

*ALL SIGNAGE TO BE ADA TACTILE TEXT AND BRAILLE, U.N.O.



SIGNAGE TAG

REVISION SCHEDULE		
#	Date	Description
3	2023.12.15	ADDENDUM 3

STAMP

DRYON MURPHY ARCHITECTS, P.C.

4505 Montbel Place NE, Albuquerque, New Mexico 87107

SHIPROCK PINNACLE HOTEL & RESTAURANT

SHIPROCK, NEW MEXICO

100% CONSTRUCTION DOCUMENTS

ISSUED FOR CONSTRUCTION

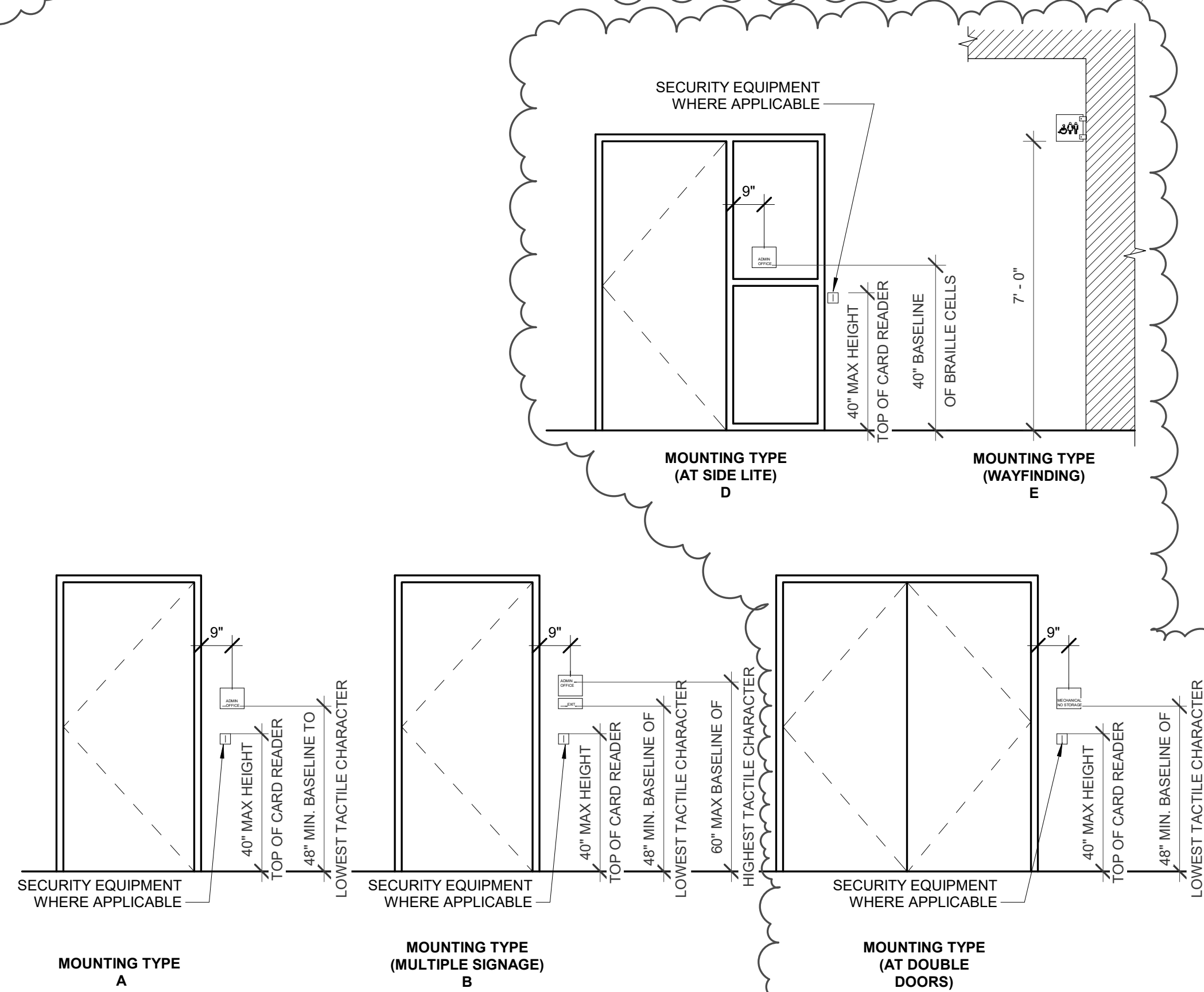
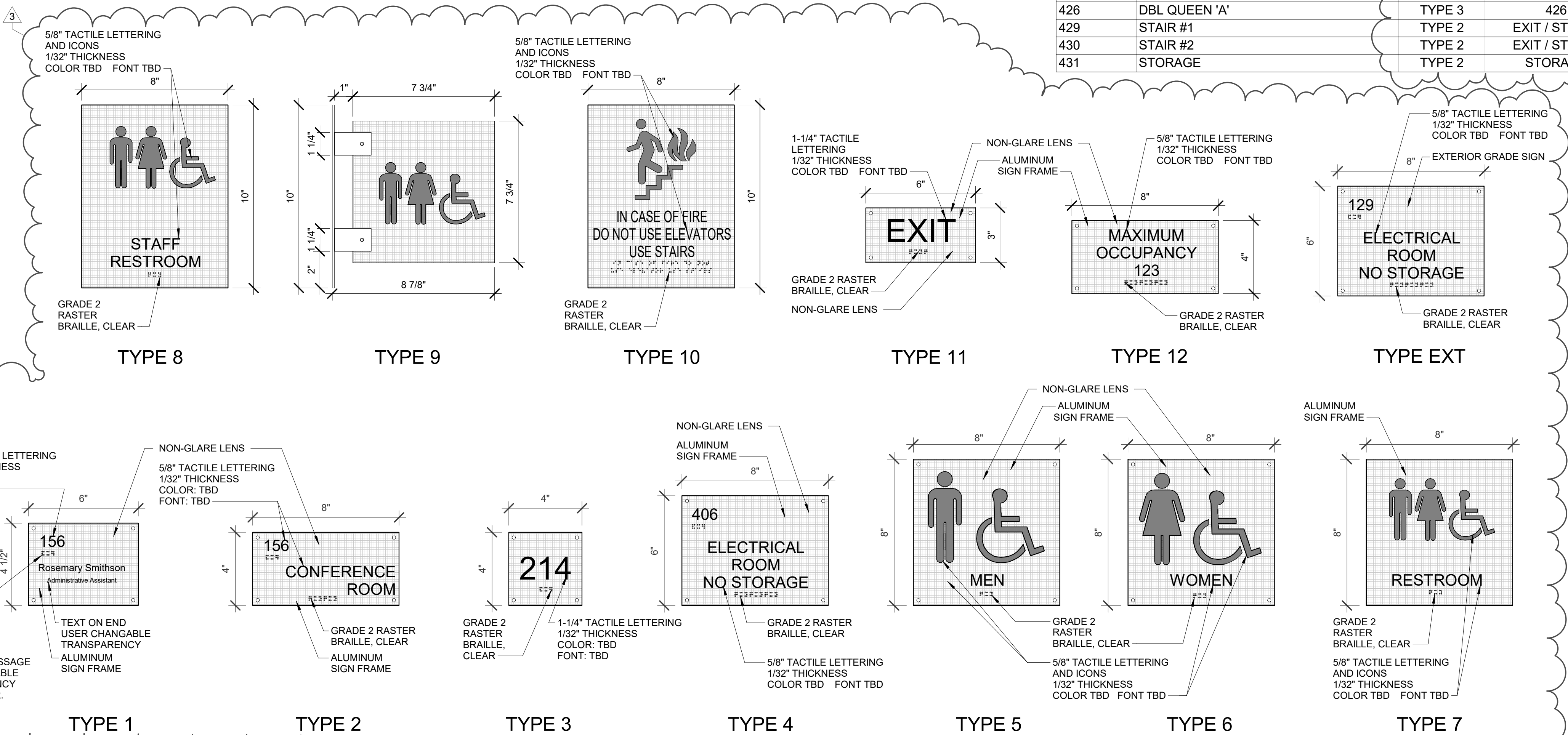
NOVEMBER 3, 2023

PROJECT NUMBER	DRAWN BY	PROJ MGR
2022.10	Author	Designer

SIGNAGE SCHEDULES, TYPES AND MOUNTING

Sheet Title
Sheet Number

ID201



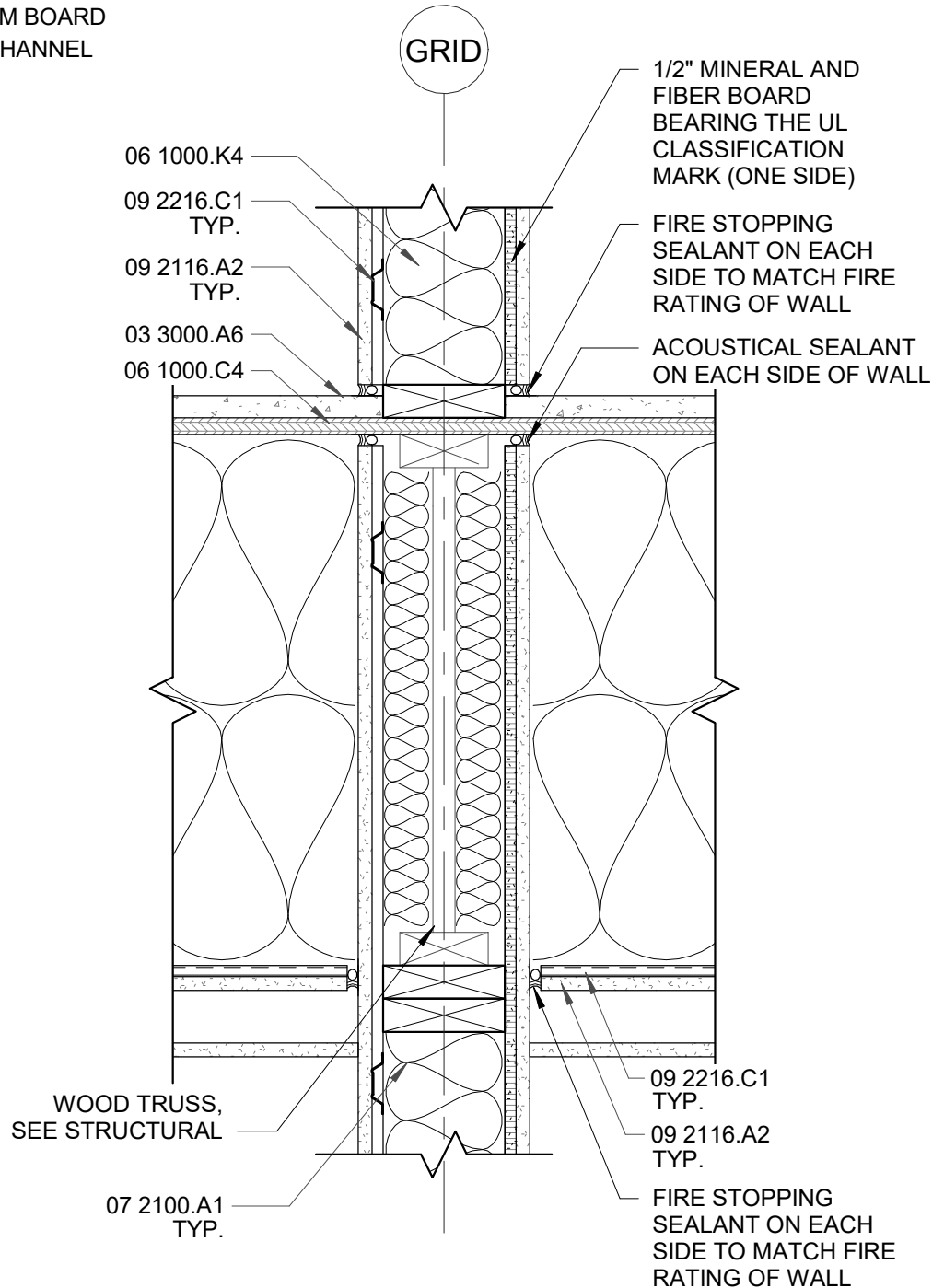
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KEYED NOTES

REF. A4/A306

- 03 3000.A6 GYPCRETE TOPPING, SEE STRUCTURAL
- 06 1000.C4 3/4" TREATED PLYWOOD SHEATHING
- 06 1000.K4 WOOD STUD FRAMING, SEE STRUCTURAL
- 07 2100.A1 BATT INSULATION
- 09 2116.A2 5/8" GYPSUM BOARD
- 09 2216.C1 FURRING CHANNEL



1-HR WALL AT CEILING/FLOOR

SHIPROCK PINNACLE HOTEL &
RESTAURANT
SHIPROCK, NEW MEXICO

Project No: 2022.10

ADDENDUM 3

Drawn By: DF

Sketch #

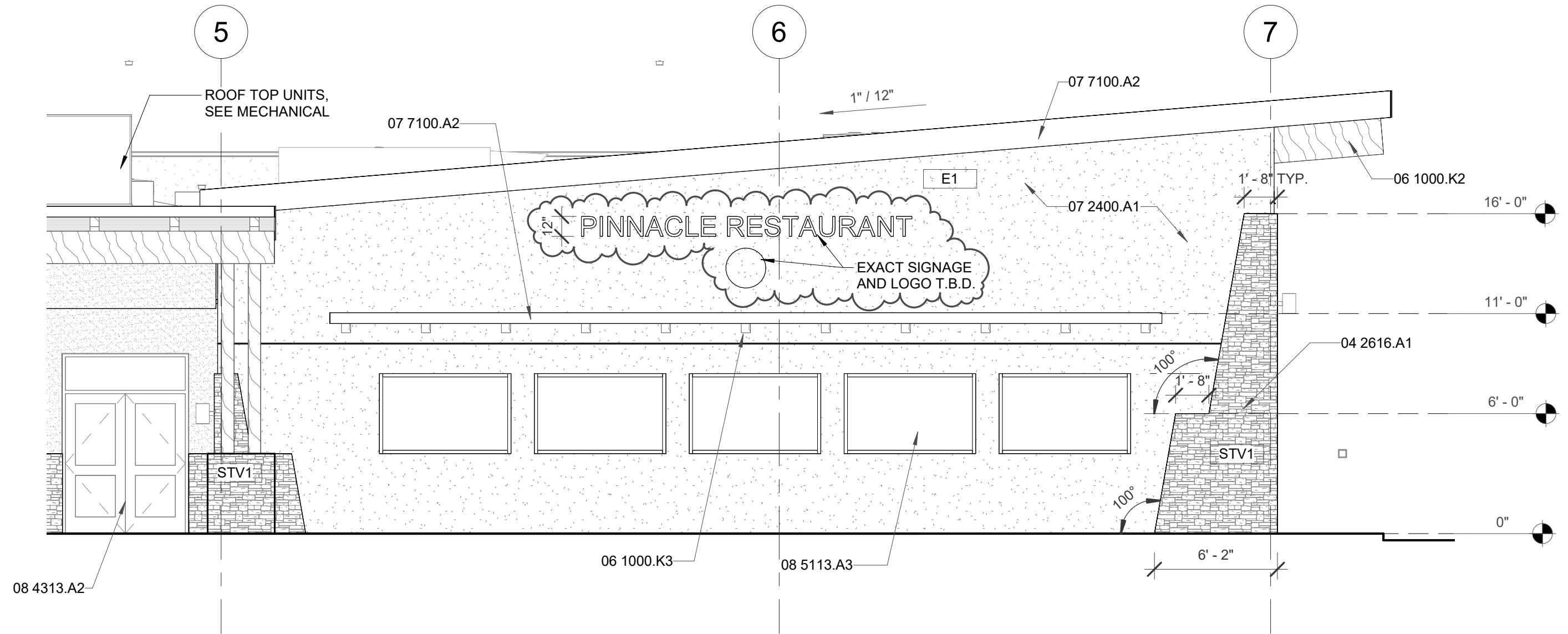
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Date: 12/14/23

A04

KEYED NOTES

- 04 2616.A1 ADHERED MASONRY VENEER
- 06 1000.K2 WOOD BEAM
- 06 1000.K3 ROUGH SAWN WOOD BEAM
- 07 2400.A1 EXTERIOR INSULATION AND FINISH SYSTEM
- 07 7100.A2 METAL EDGE FLASHING
- 08 4313.A2 ALUMINUM FRAMED STOREFRONT DOOR
- 08 5113.A3 ALUMINUM WINDOW



B6 PARTIAL SOUTH ELEVATION - B6/A203
3/16" = 1'-0"



EXTERIOR SIGNAGE - RESTAURANT- A203
SHIPROCK PINNACLE HOTEL & RESTAURANT
 SHIPROCK, NEW MEXICO

1. Sign Color: Clear.
2. Total Thickness: 1/8 inch (3 mm).

2.06 DIMENSIONAL LETTERS

- A. Metal Letters:
 1. Metal Flat cut aluminum.
 2. Metal Thickness: Manufacturer's standard for letter size.
 3. Letter Height: See drawings.
 4. Text and Typeface:
 - a. Character Font: Helvetica, Arial, or other sans serif font.
 - b. Character Case: Upper case only.
 5. Finish: As selected by Architect from manufacturer's full range.
 6. Mounting: Concealed screws.

2.07 ACCESSORIES

- A. Concealed Screws: Stainless steel, galvanized steel, chrome plated, or other non-corroding metal.
- B. Tape Adhesive: Double sided tape, permanent adhesive.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that substrate surfaces are ready to receive work.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install neatly, with horizontal edges level.
- C. Locate signs where indicated:
 1. Room and Door Signs: Locate on wall at latch side of door with centerline of sign at 60 inches (1525 mm) above finished floor.
 2. Locate on wall at latch side of door.
 3. Raised characters shall be 48" minimum above finished floor, measured to the baseline of the lowest raised character.
 4. Raised characters shall be 60" maximum above finished floor measured to the baseline of the highest raised character.
- D. Protect from damage until Date of Substantial Completion; repair or replace damaged items.

END OF SECTION

BID FORM

**PROJECT NAME: Shiprock Pinnacle Hotel & Restaurant
Shiprock, Navajo Nation, New Mexico
Architect's Project No. 2022.10**

Bid Submittal Date: December 21, 2023

To: Navajo Nation Hospitality Enterprise (hereinafter called the "Owner").

Bidder Name/Entity: _____

The Bidder, organized and existing under the laws of the State of _____, doing business as a Corporation, Partnership or Individual. (Identify organization structure).

The undersigned Bidder's representative acknowledges receipt of the following Addenda, if applicable:

Addendum No: ____, dated _____, Addendum No: ____, dated _____

Addendum No: ____, dated _____, Addendum No: ____, dated _____

The undersigned Bidder's representative also acknowledges the following Bid Allowances which are to be included in Base Bid amounts as indicated below.

Base Bid #1 Bid Allowance 1: Hotel Exterior and Interior Signage: \$375,000.00.

Base Bid #2 Bid Allowance 2: Restaurant Exterior and Interior Signage: \$80,500.00.

Base Bid #3 Bid Allowance 3: Hotel/Restaurant Combined Exterior and Interior Signage: \$455,500.00.

Bid amount submittal requirement: Amounts to be shown in both words and figures. In case of a discrepancy, the amount shown in words will govern, please print.) All sums must include Navajo Nation Tax, including all permits and fees if required by authorities having jurisdiction.

Total Base Bid #1, Hotel Project:	
	/Dollars/Cents
\$	
Navajo Nation Tax Amount, Included in Base Bid Amount:	
\$	
Bid 1 Value Engineering Reduction:	\$

Total Base Bid #2, Restaurant Project:	
/Dollars/Cents	
\$	
Navajo Nation Tax Amount, Included in Base Bid Amount:	
\$	
Bid 2 Value Engineering Reduction:	\$

Total Base Bid #3, Hotel and Restaurant Project:	
/Dollars/Cents	
\$	
Navajo Nation Tax Amount, Included in Base Bid Amount:	
\$	
Bid 3 Value Engineering Reduction:	\$

The undersigned, as an authorized representative for the Bidder named above, in compliance with the Invitation to Bid for the Project identified above having examined the Bid Documents, and having examined the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project, including the availability of labor, materials and supplies, hereby proposes to furnish all labor, materials and supplies, and to construct the project in accordance with the contract documents at the prices stated herein. These prices are to cover all expenses incurred in performing the work required under the contract documents, of which this proposal is a part.

The Bidder understands that the contract will be awarded in accordance with the provisions of the Instructions to Bidders and that the Owner reserves the right to reject any or all bids and to waive any formalities in the bid process.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of One Hundred and Twenty (120) calendar days after the scheduled closing time for receiving bids.

Upon receipt of written notice of acceptance of this bid, Bidder will execute the final contract and deliver surety bonds as stipulated in the "Instructions to Bidders".

The BID SECURITY attached in the sum of 10% of the bid amount is:

_____ Dollars,
(\$ _____)

and shall become the property of the Owner in the event the contract and bonds are not executed within the time set forth herein, as liquidated damages for the delay and additional expenses to the Owner caused thereby.

Respectfully Submitted,

By: _____
Authorized Agent (Typed/Printed)

Signature

Date

Company Name

Company Address

Telephone: _____

(Affix Corporate Seal if bid by Corporation)



SUBSTITUTION REQUEST

(During the Bidding/Negotiating Stage)

Project: Shiprock Pinnacle Hotel & Restaurant Substitution Request Number: _____

 From: Jane Carr, Business Development Project Support Supervisor
 To: Dyron Murphy Date: December 7, 2023
Dyron Murphy Architects, P.C. A/E Project Number: Project No.: 2022.10
 Re: Equal Product Substitution Request Contract For: _____

Specification Title: Thermoplastic Membrane Roofing
 Section: 07 5400 Page: 3-4 Article/Paragraph: Part 2

Proposed Substitution: Mule-Hide Products' .080 TPO roof system, including all components and accessories
 Manufacturer: Mule-Hide Products Address: 1195 Prince Hall Drive, Beloit, WI 53511 Phone: 608-361-6806
 Trade Name _____ Model No. TPO-c 080 Reinforced Membrane


Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.

Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation. ****This is a direct substitution with an equal product based on the specified installation. Acceptance of this request will cause no changes in building design or construction costs to the building owner**

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution. **This is a direct substitution with an equal product based on the specified installation. Acceptance of this request will cause no changes in building design or construction costs to owner.**

Submitted by: Jane Carr, Business Development Project Support Supervisor

Signed by: 

Firm: Mule-Hide Products Co, Inc.

Address: 1195 Prince Hall Drive
Beloit, WI 53511

Telephone: 608-361-6806 or 608-718-4246

A/E's REVIEW AND ACTION

- Substitution approved - Make submittals in accordance with Specification Section 01 25 00 Substitution Procedures.
- Substitution approved as noted - Make submittals in accordance with Specification Section 01 25 00 Substitution Procedures.
- Substitution rejected - Use specified materials.
- Substitution Request received too late - Use specified materials.

Signed by: Rebecca L. Irvin Date: December 14, 2023

Supporting Data Attached: Drawings Product Data Samples Tests Reports _____

Manufacturer is accepted as an approved substitution. Color To Be Determined. *samples upon request