

OSBORN & VANE ARCHITECTS INC

October 09, 2025

ADDENDUM NO. 1

To: Ben Keillor, NewQuest Properties
Bidders

Re: Landlord Work for a
Future Dollar Tree
12466 IH 45, Suite C
Willis, Texas
Project No. 25061

This Addendum forms a part of the contract documents identified above. Acknowledge the receipt of this Addendum on the bid form. Failure to do so may subject the bidder to disqualification.

- Item No. 1: See attached Sheet A1.1 noting the removal of the accessible parking from the scope of work. The parking signs and graphics are existing.
- Item No. 2: See attached Sheet A1.2 with the details for the proposed dumpster enclosure including gates and bollards. Also included is the detail for the guard rail at the truck well.
- Item No. 3: See attached Sheet A2.0 showing the revised size of the leave-out in the future Dollar Tree lease space. Also noted are bollards at the rear of the building.
- Item No. 4: Provide control joints in the soffit between each light fixture. See detail 05/A2.1.
- Item No. 5: See attached Foundation Plan showing the revised size of the leave-out in the future Dollar Tree space and the missing slab thickness and reinforcing.

2000 Bering Drive
Suite 410
Houston, Texas
77057
713 781 5262
713 781 5347 Fax

OSBORN & VANE ARCHITECTS INC

Item No. 6: Clarification: The channels shown on Sheet S5.0 for HVAC support are required.

Item No. 7: The vendor information for Petco's RTUs is:

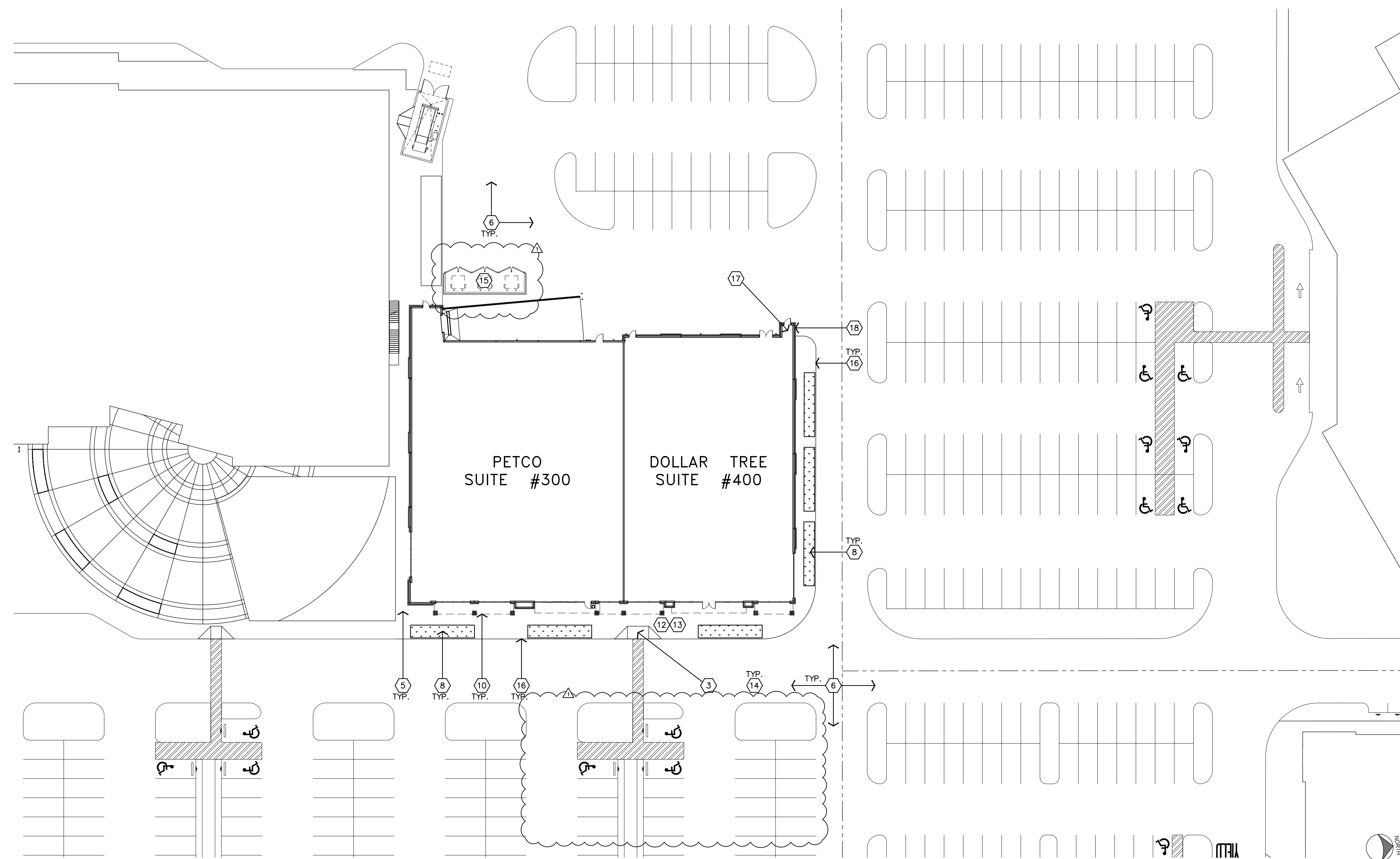
York National Accounts
BE-NA-Petco@JCI.com
1-800-481-9738

No substitution is permitted.

END OF ADDENDUM NO. 1

NOTES TO SHEET: ①

- 1. 4" WIDE DIAGONAL STRIPING (45°) AT 24" O.C. RE: CIVIL DRAWINGS.
- 2. MODIFY EXISTING PAVING AS REQUIRED TO ACCOMMODATE TRASH ENCLOSURE. RE: CIVIL DRAWINGS.
- 3. ~~NO USE~~ RE: CIVIL DRAWINGS.
- 4. ~~NO USE~~
- 5. CONCRETE WALK. RE: SIDEWALK PLAN. SEE CIVIL DRAWINGS FOR EXTENTS OF NEW AND EXISTING.
- 6. CONCRETE PAVING. RE: CIVIL DRAWINGS.
- 7. CONCRETE CURBS. RE: CIVIL DRAWINGS.
- 8. LANDSCAPE AREA. RE: LANDSCAPE AND IRRIGATION DRAWINGS.
- 9. WHEELSTOP. RE: CIVIL DRAWINGS.
- 10. ~~NO USE~~ RE: CIVIL DRAWINGS.
- 11. ~~NO USE~~ RE: CIVIL DRAWINGS FOR FINISH FLOOR ELEVATION.
- 12. PROVIDE MAILBOX. RE: SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 13. RE: CIVIL DRAWINGS FOR EXTENT OF NEW AND EXISTING CONCRETE CURBS.
- 14. TRASH DUMPSTER ENCLOSURE LOCATION. RE: CIVIL DRAWINGS.
- 15. FACE OF CONCRETE CURB. RE: SIDEWALK PLAN.
- 16. RISER ROOM. SEE FLOOR PLAN.
- 17. PROPOSED KNOX BOX LOCATION. VERIFY LOCATION WITH FIRE MARSHAL.



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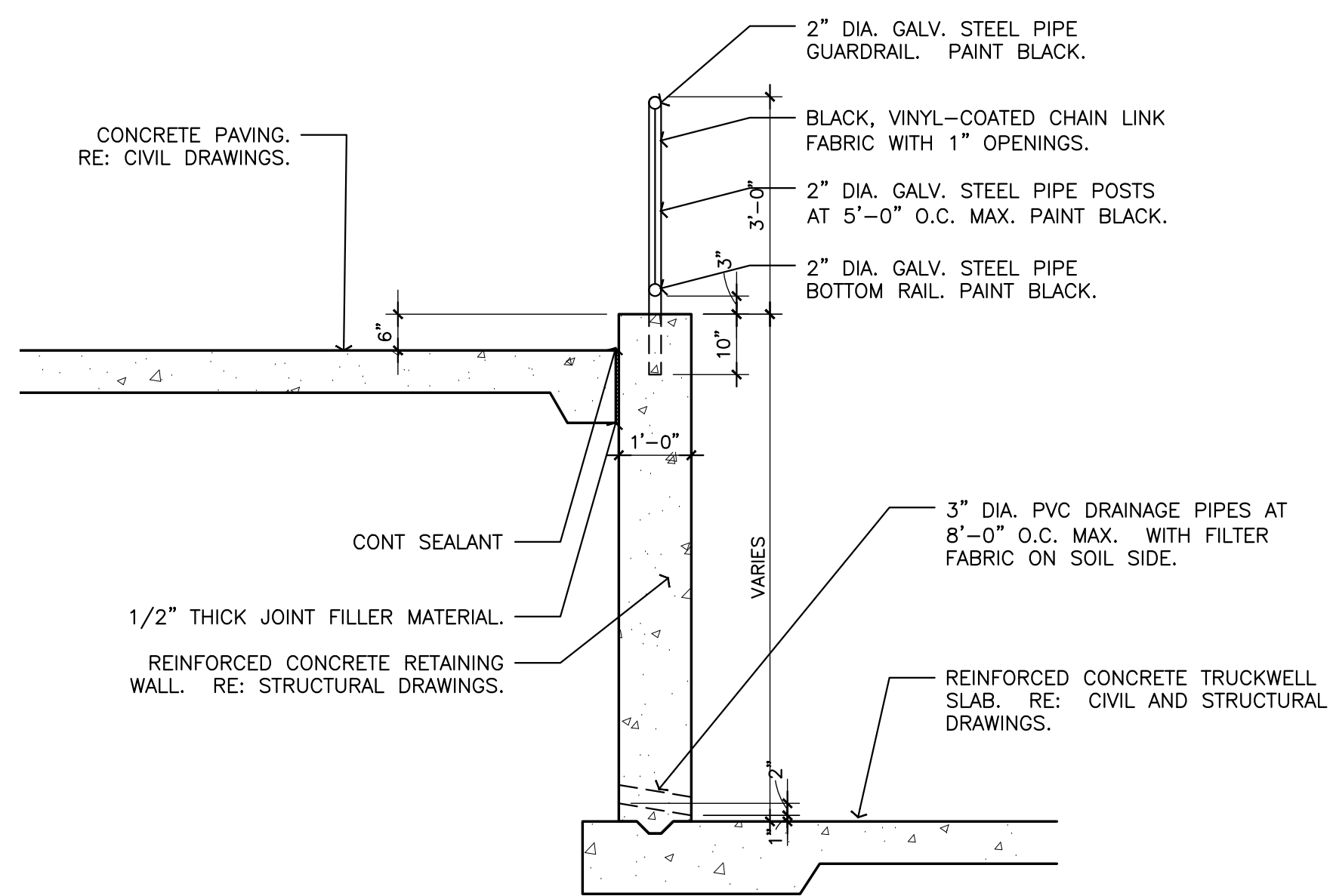
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LANDLORD WORK FOR A FUTURE
**PETCO AND
DOLLAR TREE**

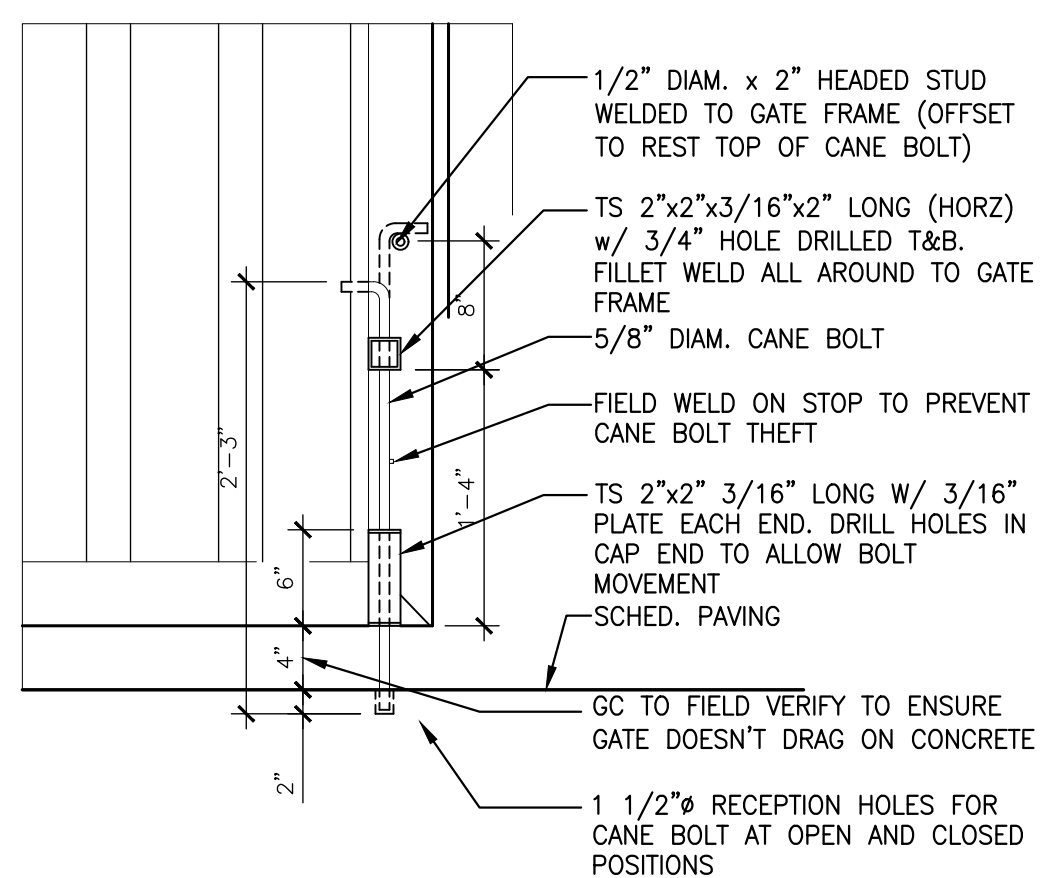
TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 &
HUTTO, TEXAS 78634

Project No.	25052
CAD Dwg File	25052 A1.0-A1.1.DWG
Drawn	DB
Checked	BS

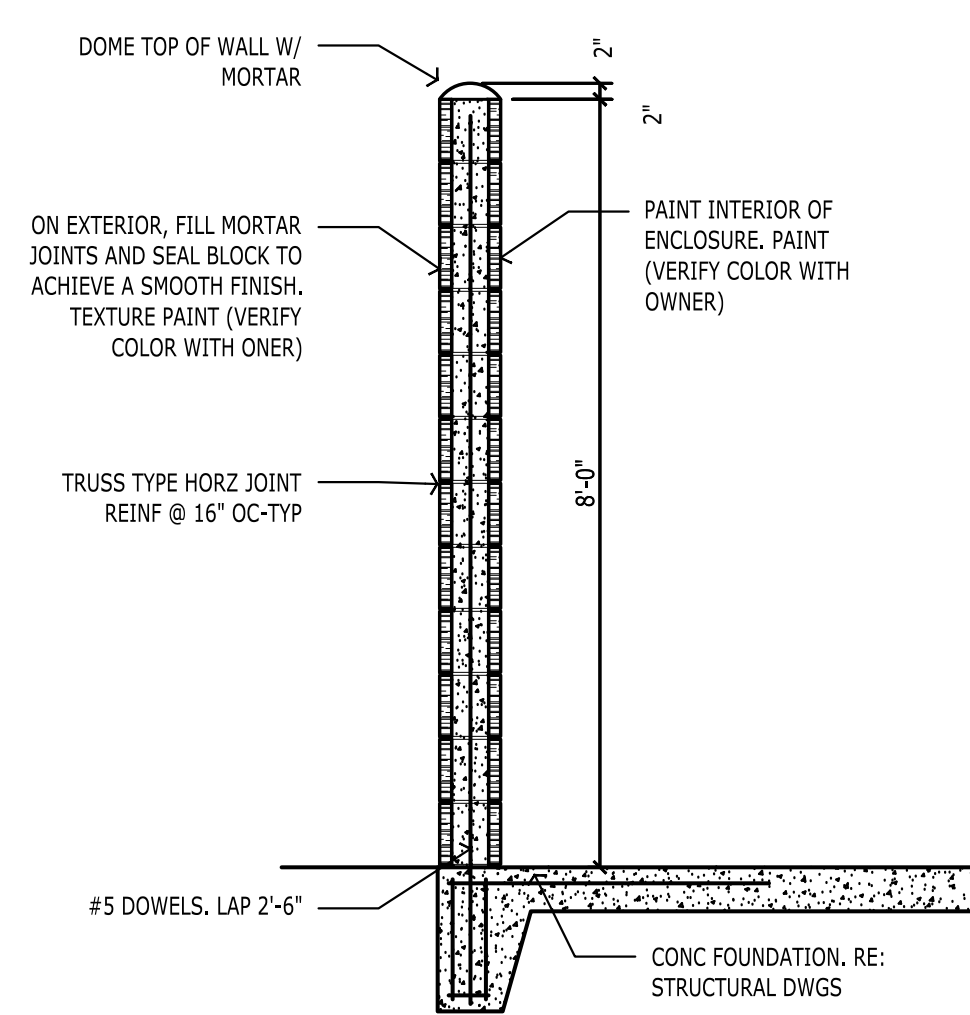
01 PARTIAL
SITE PLAN
SCALE: 1" = 30'



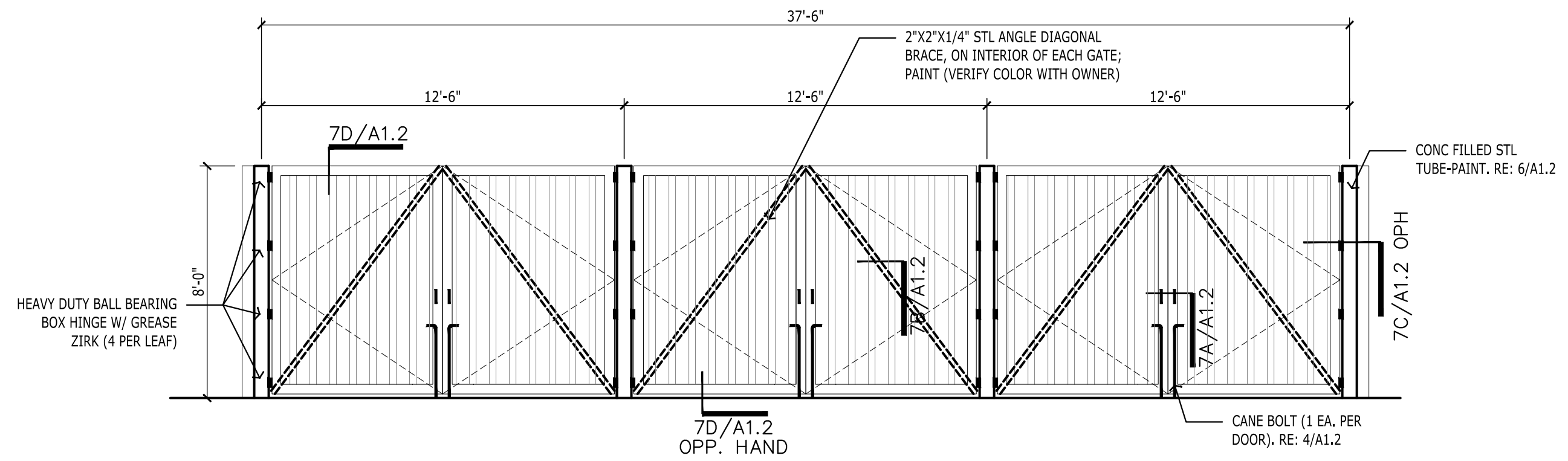
8 GUARDRAIL SECTION
 1/2" = 1'-0"



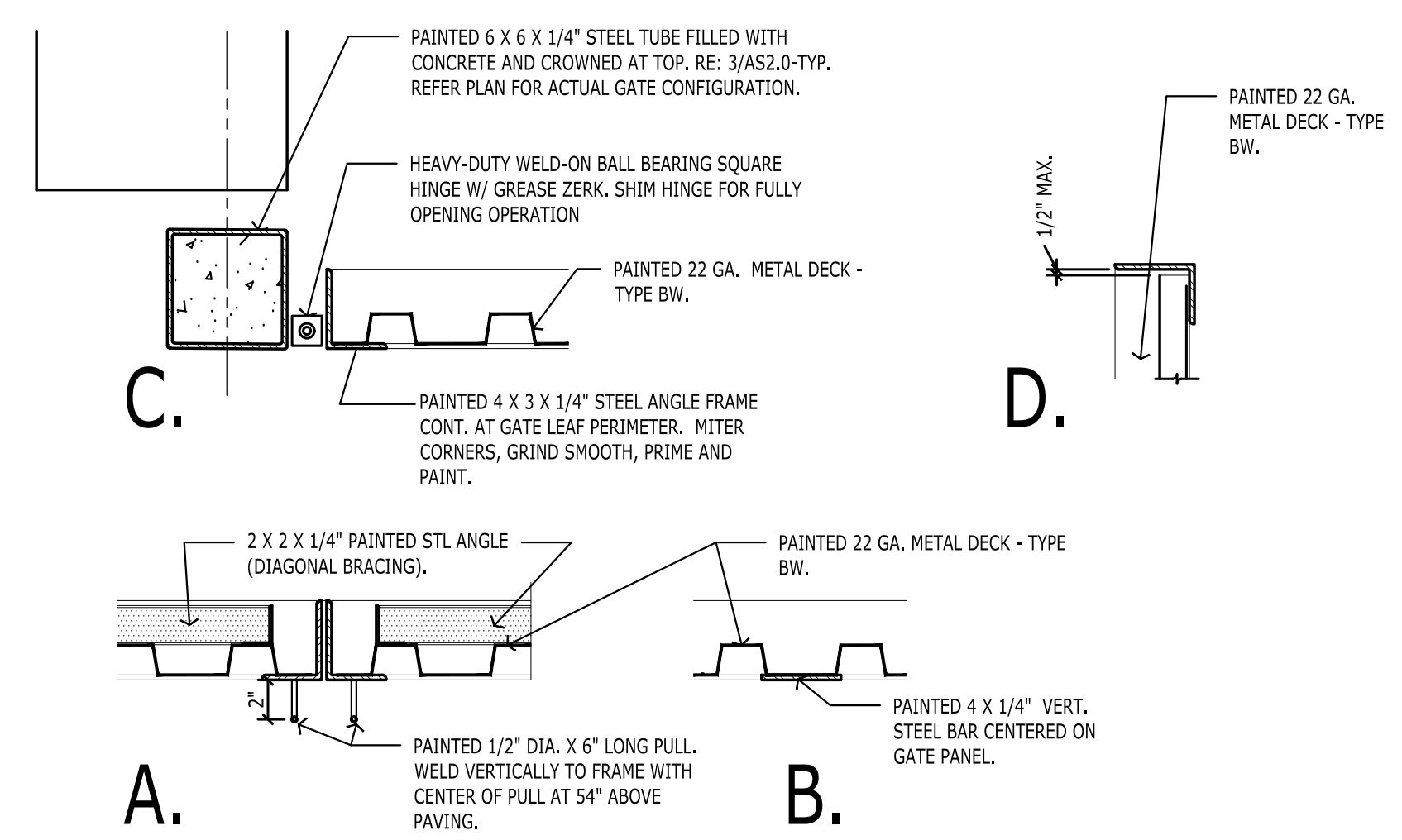
4 CANE BOLT
 1" = 1'-0"



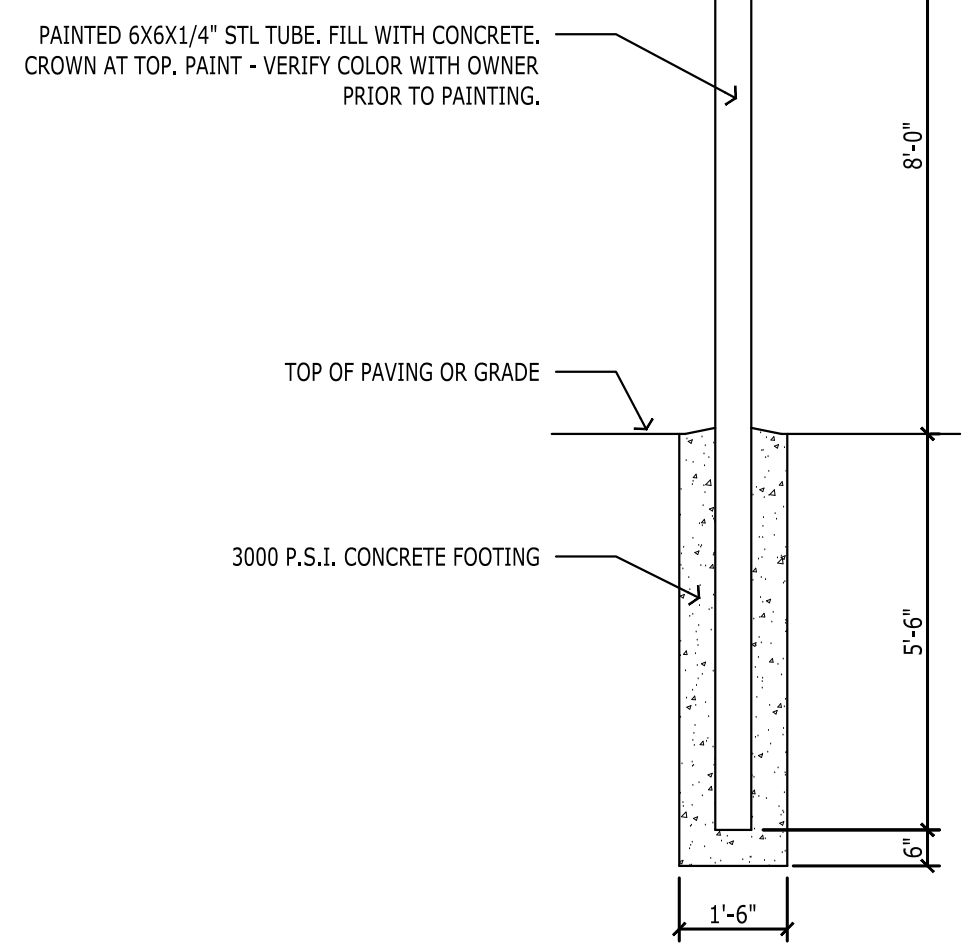
3 DUMPSTER WALL
 1/2" = 1'-0"



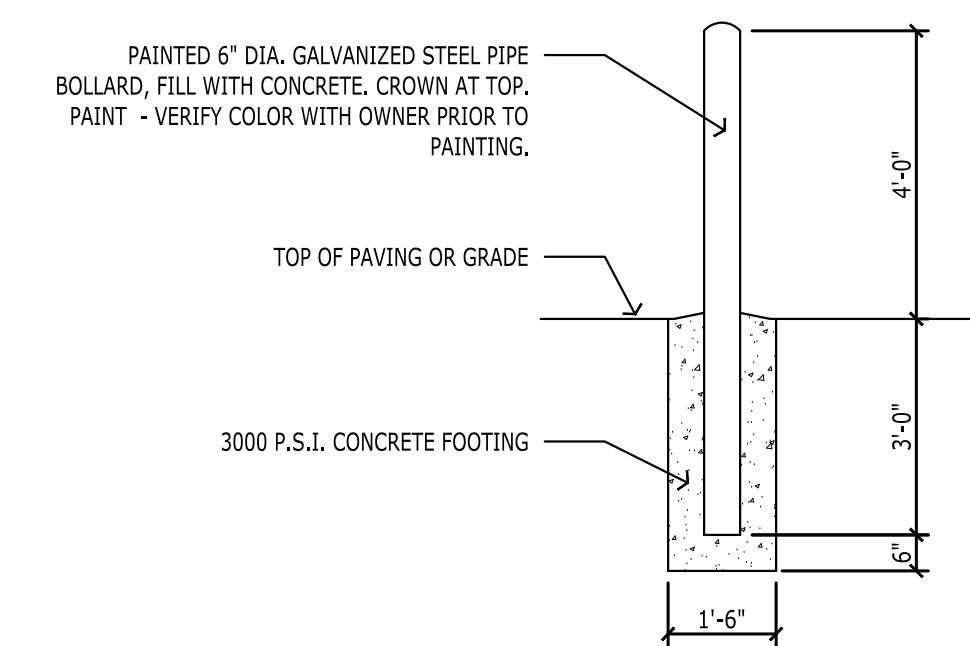
2 DUMPSTER GATE
 1/4" = 1'-0"



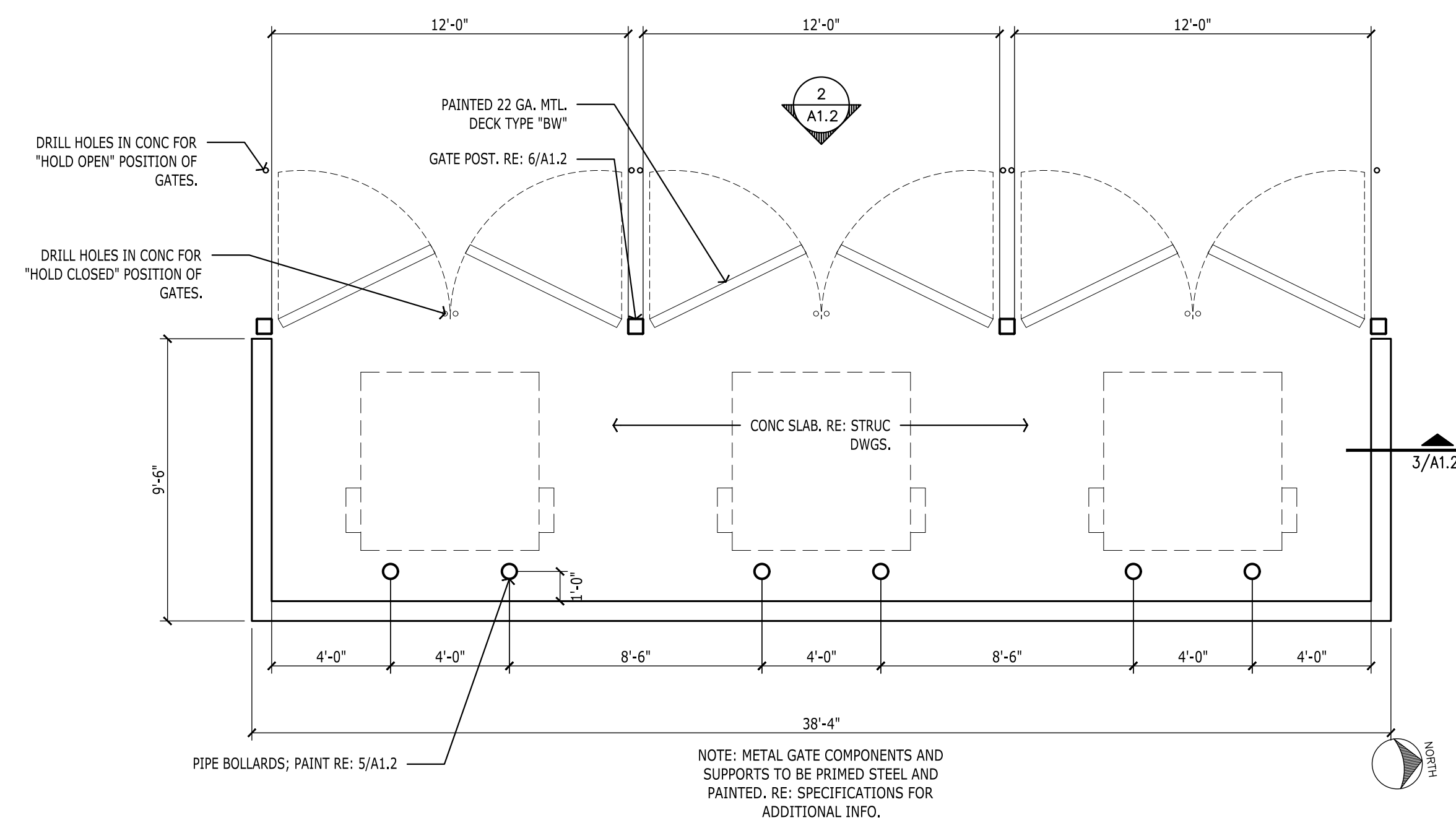
7 GATE DETAILS
 1/2" = 1'-0"



6 DETAIL
 3/8" = 1'-0"



5 DETAIL
 3/8" = 1'-0"



1 DUMPSTER ENCLOSURE
 1/4" = 1'-0"

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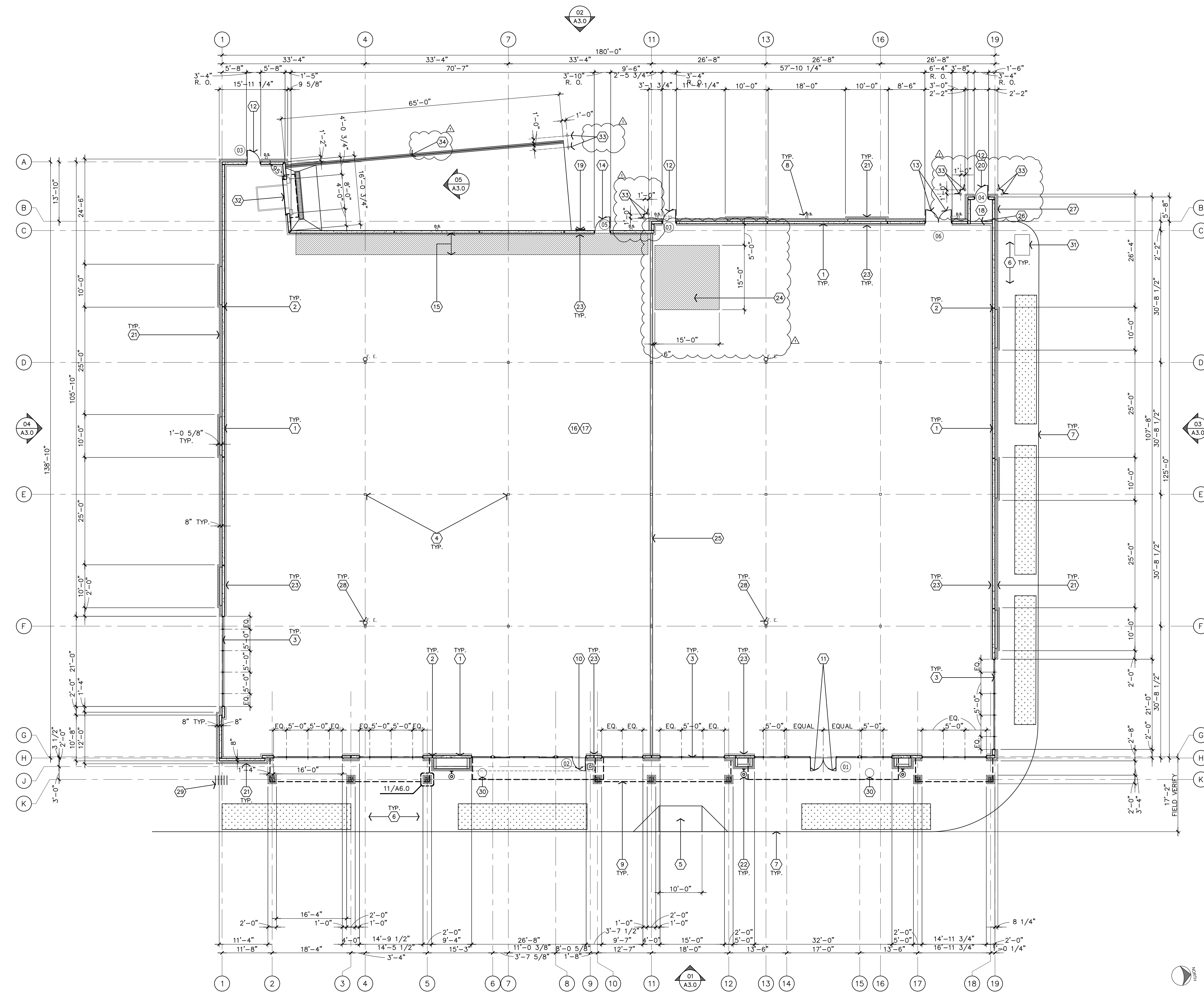


LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE
 TOWNWEST COMMONS
 150 ALLIANCE BLVD., SUITES 300 & 400
 HUTTO, TEXAS 78634

Project No. 25052
 CAD Dwg File 25052 A1.0-A1.2.DWG
 Drawn DB
 Checked BS

NOTES TO SHEET: 1

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.
2. CONCRETE TILT-WALL PANEL JOINT. VERIFY LOCATIONS WITH STRUCTURAL DRAWINGS. RE: 06 & 07/A6.0.
3. ALUMINUM AND GLASS STOREFRONT SYSTEM. /A6.0.
4. STEEL COLUMN. RE: STRUCTURAL DRAWINGS.
5. HANDICAP RAMP. RE: CIVIL DRAWINGS.
6. CONCRETE WALK. RE: CIVIL DRAWINGS.
7. CONCRETE CURB. RE: CIVIL DRAWINGS.
8. DOWNSPOUT (D.S.). TYPICAL. RE: 08/A6.0. TIE INTO UNDERGROUND STORM LINE. RE: CIVIL DRAWINGS. COORDINATE FINAL LOCATIONS WITH ELECTRICAL SERVICE AND REAR DOORS. OWNER TO APPROVE LOCATIONS PRIOR TO CONSTRUCTION. SEE EXTERIOR ELEVATIONS FOR LOCATIONS.
9. FACE OF CANOPY OR AWNING ABOVE.
10. 3'-0" X 7'-0" ALUMINUM AND GLASS STOREFRONT DOORS. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER. 10" HIGH (MIN.) BOTTOM RAIL.
11. (PAIR) 3'-0" X 7'-0" ALUMINUM AND GLASS STOREFRONT DOORS. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER. 10" HIGH (MIN.) BOTTOM RAIL.
12. PAINTED 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER.
13. PAINTED (PAIR) 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER.
14. PAINTED 3'-6" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER.
15. 5'-0" WIDE CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
16. SEE CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATION.
17. ALL WOOD WITHIN INTERIOR PARTITIONS MUST BE OF MIL-TREATED FIRE-RETARDANT TREATED WOOD. THIS INCLUDES ALL BLOCKING FOR HANDRAIL / GRAB BAR SUPPORT, ELECTRICAL FIXTURE SUPPORT AND BLOCKING NESTLED BETWEEN METAL STUDS FOR DOOR JAMB SUPPORT PER IBC SECTION 603.
18. RISER ROOM. SLOPE CONCRETE SLAB TOWARD DOOR OPENING. RISER ROOM SHALL HAVE SIGNAGE POSTED ON ACCESS SIDE OF ENTRY DOOR. RE: PLUMBING DRAWINGS.
19. ROOF ACCESS LADDER. RE: 01, 02 AND 03/A6.1. VERIFY LOCATION WITH OWNER.
20. DOOR TO HAVE IDWIK LITE DUAL KEYPAD / DEADBOLT LOCK.
21. OUTLINE OF MASONRY VENEER. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.
22. WALL-MOUNTED SCONCE LIGHT. RE: ELECTRICAL DRAWINGS.
23. DASHED LINE REPRESENTS FACE OF FURRING. FURRING TO CONSIST OF 3/4" X 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
24. CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS. VERIFY DIMENSIONS AND LOCATION WITH TENANT.
25. ONE-HOUR RATED TENANT SEPARATION WALL FROM SLAB TO BOTTOM OF ROOF DECK WITH 6" 20 GA. METAL STUDS, ONE LAYER OF 5/8" TYPE X GYP. BOARD BOTH SIDES AND R-21 BATT INSULATION IN STUD SPACES. RE: 05/A4.1. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
26. TWO-HOUR RATED PARTITION - U.L. DESIGN NO. U419. 6" 18 GA. METAL STUD FRAMING TO BOTTOM OF ROOF DECK WITH R-15 BATT INSULATION IN STUD SPACE AND 2 LAYERS OF 5/8" GYP. BOARD EACH SIDE. SEAL AROUND JOISTS AND ALL PENETRATIONS AIRTIGHT WITH PROPERLY-RATED FIRE STOPPING MATERIALS. TAKE FLOAT AND SAND GYP. BOARD. RE: 01/A6.0. EXTEND PARTITION SEPARATING RISER ROOM AND MAIN BUILDING TO UNDERSIDE OF DECK. CONTRACTOR TO PROVIDE R-15 WALL INSULATION BETWEEN THE RISER ROOM AND THE LEASE SPACE. TENANT WILL BE RESPONSIBLE FOR ANY REMAINING WALL INSULATION. RE: 02/A6.0 AND 03/A6.0. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
27. PROPOSED KNOX BOX LOCATION. VERIFY LOCATION WITH FIRE MARSHAL.
28. CLASS ABC FIRE EXTINGUISHER MOUNTED ON COLUMN. QUANTITY AND LOCATION PER FIRE DEPARTMENT REQUIREMENTS.
29. SHOPPING CENTER STANDARD BIKE RACK.
30. SHOPPING CENTER STANDARD ASH / TRASH RECEPTACLE.
31. PROVIDE MAILBOX. RE: SPECIFICATIONS FOR ADDITIONAL INFORMATION.
32. CONCRETE CURB. RE: SPECIFICATIONS.
33. CONCRETE BOLLARD. RE: 05/A1.2
34. RETAINING WALL / GUARDRAIL. RE: STRUCTURAL & 08/A1.2



04 GUARDRAIL SECTION
SCALE: 1/2" = 1'-0"

01 FLOOR PLAN
SCALE: 3/32" = 1'-0"

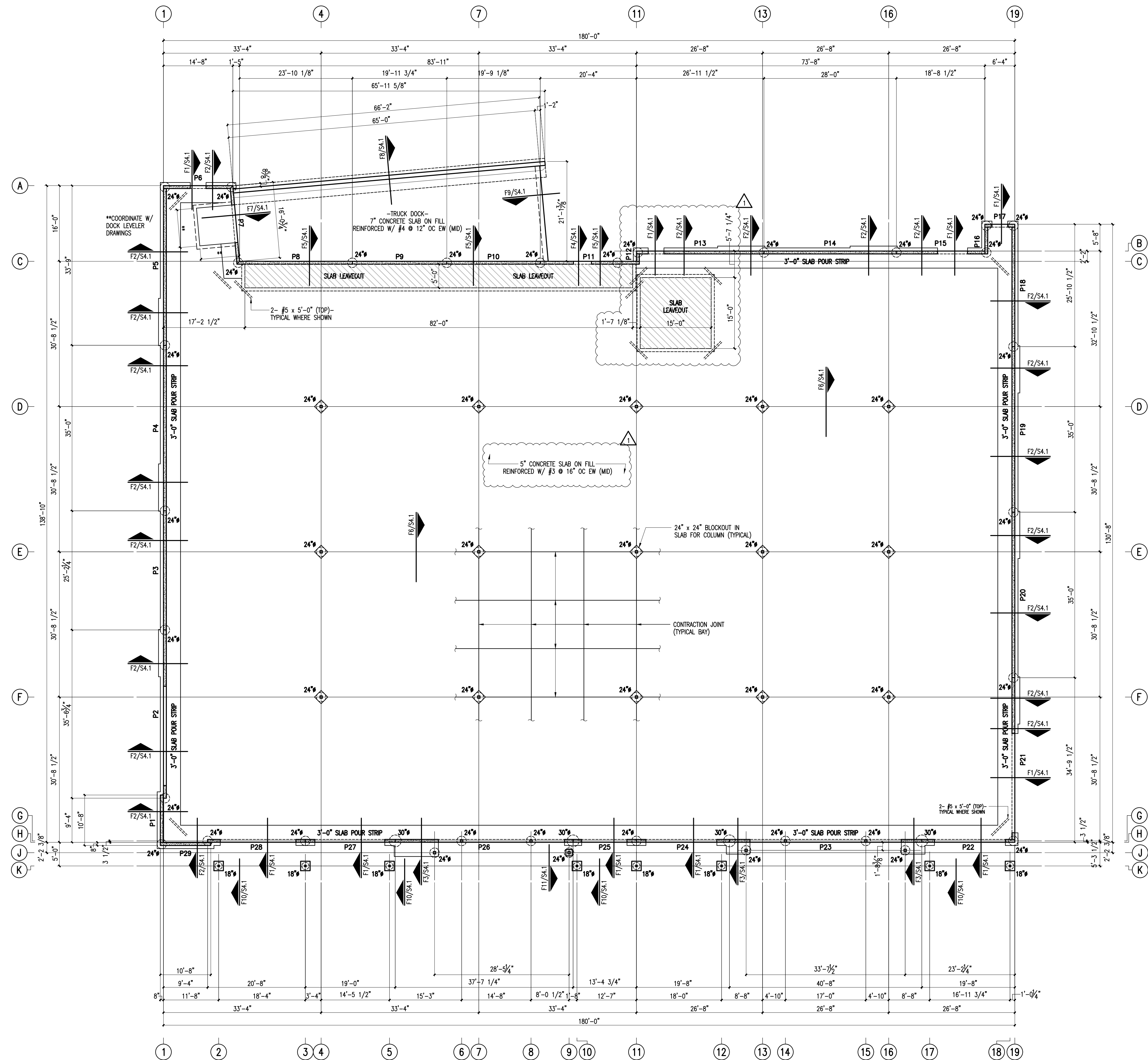
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Project No. 25052
CAD Dwg File 25052 A2.0-A2.2.DWG
Drawn DB
Checked BS



FLOOR & FOUNDATION PLAN NOTES:
 1 SEE SHEET S1.0 FOR STRUCTURAL GENERAL NOTES.

1 FLOOR AND FOUNDATION PLAN
 SCALE: 3/32" = 1'-0"
 PLAN NORTH
 TRUE NORTH

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FLOOR AND FOUNDATION PLAN