

15 August 2017

Addendum Number Two

To

Drawings and Specifications Dated July 27, 2017 – Bid Set

20 Thames Street,

Portland, ME

By

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48 Union Wharf

Portland, Maine 04101

This addendum modifies, amends and supplements designated parts of the Contract Documents, Project Manual and Drawings for “Thames Street, Condominium” and is hereby made an integral part thereof by reference and shall be as binding as though inserted in its entirety in the locations specified herein. It shall be the responsibility of the General Contractor to notify all Subcontractors and suppliers he/she proposes to use for the various parts of the work of any changes or modifications contained in this addendum.

MODIFICATION / AMENDMENT / CLARIFICATION/ ADDITIONS TO THE TECHNICAL SPECIFICATIONS

1. **CLARIFICATION:** COCOON FIREPLACES, Fill burners and supply an unopened 12 pack of 1 liter bottles at each unit.
2. **MODIFICATION:** 04 20 00 Unit Masonry, Part 2 Products, 2.1 Face Brick A. Face brick shall be MFG by Belden Ambassador. Two brick colors, beaver blend, 73 Dart-TEX and Wheatfield Velour.
3. **MODIFICATION:** 07 21 16 Thermal and Acoustic Insulation, Part 2 Products, 2.8 RIGID BOARD INSULATION: Polyisocyanurate Insulation sizes and locations as shown on Drawings.
4. **ADDITION:** Section 05 51 70 Alternating Tread Steel Stairs, see attached.
5. **ADDITION:** Section 07 72 10 Roof Hatches and Roof Hatch Cut Sheet, see attached.
6. **MODIFICATION:** Section 10 31 00 Gas Fireplace, attached revised specification.
7. **ADDITION:** Section 08 41 14 Aluminum Framed Entrances and Storefronts, 6th Floor only, see attached.
8. **AMENDMENT:** Specifications Section 220000, Paragraph 2.1.F – Replace paragraph as follows: F. VMS Piping: Schedule 40 ABS with solvent-welded joints.
9. **AMENDMENT:** Specification section 233000, Add paragraph 2.2.K as follows: K. SMOKE DAMPERS (SD) 1. Smoke dampers shall be Greenheck Model SMD-301, 1½ hour fire rating, with dynamic rating, UL-listed. 2. Furnish with an integral 16 gauge sleeve with break-away connections, and smoke detector. 3. Damper shall be constructed of galvanized steel with airfoil blades. Sleeve type shall accommodate rectangular, round or flat oval ductwork, as required, with Class I leakage construction. 4. Provide suitable access doors, as required. 5. Installation shall be per the manufacturer’s recommendations and the performance listing. 6. Actuator: Belimo, Externally-mounted electric actuator, with end switch interlocked with the smoke detector and associated air handling system. Provide access, as required.
10. **ADDITION:** Specification Section and cut sheets 07 26 00 Vapor mitigation system, attached.

MODIFICATION / AMENDMENT / CLARIFICATION TO THE DRAWINGS

1. **Modification: 6/LS1.01** Fire extinguisher and cabinet was missing on the sixth floor
2. **Clarification: 1/A1.01** Fire extinguishers and cabinets are shown
3. **Clarification: 1/A1.02** Fire extinguisher and cabinet is shown
4. **Clarification: 1/A1.03** Fire extinguisher and cabinet is shown
5. **Clarification: 1/A1.04** Fire extinguisher and cabinet is shown
6. **Clarification: 1/A1.05** Fire extinguisher and cabinet is shown
7. **Modification: 1/A1.06** Fire extinguishers and cabinet shown, windows and sliding doors have changed from Unilux to storefront system, this particular 6th floor storefront is shown in the Addendum 2 specifications, 3 powder coated metal struts that are decorative non-structural are added, some wall tags were revised. The stair to the roof has been eliminated; it has been replaced with a roof hatch and an alternating tread stair.
8. **Modification: 3/A1.07** The stair to the roof has been eliminated; it has been replaced with a roof hatch and an alternating tread stair. The roof decks and privacy screen have been eliminated, the outline of the vision screen has been revised
9. **Modifications & Clarifications: A2.01** The 6th South elevation windows and sliding doors have been replaced with storefront, specifications of the 6th floor storefront are shown in Addendum 2, on the 6th floor to the cantilevered roof 3 powder coated metal struts are added these struts are decorative and non-structural. All the first and second floor storefront increased in height by a foot, which decreased the precast and the A13 panel system by a foot in these locations. Hopper windows were added to the second floor storefronts. Light fixture locations and louvers are shown, details are called out and sunshades called out.
10. **Modifications & Clarifications: A2.02** In addition to the same comments noted for sheet A2.01 the lower concrete band raised up by a foot and the first floor opening increased in height by 1 foot.
11. **Modifications & Clarifications: A2.03** The same comments as for sheets A2.01 & A2.02
12. **Modifications & Clarification: A3.01** decorative non-structural strut added, height of residential slab shown
13. **Modifications: A3.12** The stair to the roof has been eliminated; it has been replaced with a roof hatch and an alternating tread stair. A standpipe has been added to stair A
14. **Clarification/Modification: A3.21** Details called out. 6th floor canopy and glazing updated, pack canopy to roof framing connection with spray foamed insulation
15. **Clarification: A3.22** Soffits shown, floor /ceiling assembly updated to match F3
16. **Modifications: A3.31** Storefront and precast dimensions have changed
17. **Modifications: A3.32** Storefront and precast dimensions have changed
18. **Clarifications: 9/13 /A4.20** Soffit details shown
19. **Clarification: 1/A5.01** Precast sill changes at the second floor where we have a continuous concrete band
20. **Clarification: 3/A5.03** Detail title updated
21. **Modification/ Clarifications: A5.04** only where we have a precast concrete profile at the sixth floor is the metal siding backed by 3” of rigid insulation, everywhere else we have 2” of rigid insulation. Structure in the roof canopy reduced detail 4/A5.04 has been revised. Detail title updated
22. **Modification: 1/A5.05** since the roof decks have been eliminated the roof deck curb detail was eliminated.
23. **Modification: 1&2/A5.06** since the stair to the roof was eliminated the stair tower details we eliminated
24. **Modification: A5.08** Precast profile at first floor custom screens is added. Additional precast profile E was added

25. **Modification: A5.20** This sheet got accidentally left out of the bid set and is now added to addendum 2
26. **Modifications: A5.22** Opening dimensions have been revised, wall tags added, notes and finish of the two steel posts has been added
27. **Modifications: 2/A6.00** The pocket door to the guest bathroom flipped, the pocket door the primary bath moved over 6 inches
28. **Modifications: A6.01** Plans updated to match interior design drawings
29. **Modifications: A6.02** Plans updated to match interior design drawings
30. **Modifications: A6.03** The 6th South elevation windows and sliding doors have been replaced with storefront, specifications of the 6th floor storefront are shown in Addendum 2
31. **Modification: A7.01** Dropped ceiling added to the retail spaces. In unit 25 & unit 26 the storefront raised by 1 foot so the ceiling detail changed in these three locations
32. **Clarification: A7.02** Detail tags added
33. **Modification: A7.03** 5th floor ceiling changed, tags added
34. **Clarification: A7.05** lighting updated to match electrical
35. **Clarification: A7.06** lighting updated to match electrical
36. **Clarification: A7.07** lighting updated to match electrical
37. **Clarification: A8.01** a typical unit door jamb casing detail is provide
38. **Modification: A8.02** Window type G is eliminated, mock up window is changed from two fixed to one fixed and one tilt-turn
39. **Modification: A8.03** all first and second floor storefronts have increased in height by one foot, hopper windows have been added to ST3, ST4 & ST5, vertical mullion added to ST8, ST11 & ST12 have been added

RESPONSES TO BIDDERS' QUESTIONS

1. Just to clarify/complete our discussion yesterday, all of the windows indicated as a casement (in Window Types A, N, R, S, T, U, V, & W) have been priced with both the inswing tilt (hopper) and turn (casement) functions. These units will have handles located at the middle of the window on the side which opens in the inswing turn function. All of the lower hopper windows have been priced with the tilt function only, where the handle will be located at the middle of the top of the window.
Response: Yes this is good
2. Drawing A5.20 comes up as A4.20. Is there an A5.20 drawing? If so, please send it to me and put it in Addendum No. 1.
Response: Yes there is a A5.20 drawing. This drawing is included in Addendum 2
3. It appears that the top of wall and top of shelf elevations are not given on the foundation plan. Please provide.
Response: The top of wall and top of shelf elevations are shown on S1.01 in Addendum 2
4. In past meetings we have discussed installing a passive radon venting system, but I cannot find it addressed on any of the drawings. If you need this system, please provide the under slab piping layout and the details for this system. It would probably be best to add it to the first floor sanitary piping mechanical drawing.
Response: We are providing a subsurface vapor mitigation system (VMS) as part of the VRAP program. While the system may be similar to radon systems in terms of construction and

approach, ours is a passive system that could be fitted with a fan to make it active, rather than an active system (as a radon system would be). The system is shown on M2.01 in Addendum 2

5. At one point we discussed using colored concrete for the pan stairs with no other finish. Drawing I9.01 states that the specification for the Stair Treads will be provided by the architect. Please provide specifications for the required finish to be used for the stairs and landings.
Response: Just standard concrete nothing special.
6. I cannot find the elevations, details, or the specifications (addressing the metal framing/hardware and glass), for the 28 glass showers enclosures for the master bathrooms. Please provide.
Response: Shower glass detail is specified on Addendum 2 finish schedule as [G-1]/sheet I9.01
7. I cannot find any information for fire extinguishers and cabinets. If you need them, please add a specification and location for them. Since then, I found their location on Drawing LS1.01. Is there one FE & cabinet missing on the 6th floor?
Response: Besides showing the fire extinguishers and cabinets on LS1.01 only we added them to the floor plans. See A1.01 – A1.06. For specifications see added sections 10 44 13 & 10 44 15
8. Please provide a specification for the closet rod & shelf to be used. Do all of the closets get a rod and shelf, or just the ones not marked with an “*” on the ID drawings?
Response: Detail added in Addendum 2 General Note on all enlarged interior unit plan drawings II.01-II.04
9. The tile flooring to be used is identified on I9.01. Please provide a specification for all of the accessories to be used like backer board, membrane waterproofing, mortar, grout, sealer, thresholds, etc.
Response: RE: 7/I9.01of Addendum 2 for additional details.
10. I don't see where the finish of the wood floors is specified. Please provide a specification for the wood flooring and its finish.
Response: RE: Addendum 2 [F-1] on Finish Schedule located on I9.01
11. Can you add the exterior light fixture locations (Fixtures W1, W2, & W3) onto the exterior elevation drawings?
Response: The exterior light fixture locations are now shown on the exterior elevations, see A2.01 – A2.03
12. The A/V barrier is specified in both Sections 04 20 00 and 07 27 31 and they list different materials. Per discussions with David Douglass AIA, The 3M product specified in 04 20 00 will be used for the walls with gyp sheathing, and a Procore product will be used for the CMU walls. As the mason will not be installing the A/V barrier, please remove it from the 04 20 00 specification and modify Section 07 27 31 accordingly.
Response: Specification section 072700 has been added as part of Addendum 2. This product is to be installed over the Gypsum sheathing portion of the building. The Rub-R Wall is specified for all masonry backup for this project. A substitution for the Rub-R Wall may be made during the submittal process. If you choose to bid another product other than Rub-R Wall, please make this known on the bid form.
13. At detail 2/A5.05, I'm assuming that the spray foam insulation is to be installed only at the sun shade support plates that are a thermal break to the building envelope. Is that correct? What is the

spacing of the support plates along the length of the sunshade? This spacing should be indicated on the structural drawings.

Response: Spray foam insulation will be applied at all steel penetrations through the exterior insulation envelope and fade out on all sides. Sunshade attachment will happen in line with all window mullion locations. This is indicated on the structural drawings as part of Addendum 2

14. Spray foam insulation, similar to that in detail 2/A5.05, is not indicated where the brick veneer relieving angle supports penetrate the building envelope in detail 4/A5.03? Is it required here?

Response: If possible, yes. Often there is no access to these areas due to the structural members. An allowance can be carried for this if the site conditions allow for insulation to be applied.

15. Spray foam insulation, similar to that in detail 2/A5.05, is not indicated where the exterior deck support beams penetrate the building envelope in detail 3/A5.06? Is it required here?

Response: Same answer as 14.

16. The plywood blocking in the closets indicated as Wall Types 28, 30 & 31 and by Note C on the Architectural enlarged unit plans far exceeds that indicated by an "*" on the Interior drawings. My recollection is that the plywood blocking was only to be used where we were not installing a rod and shelf; therefore I believe the Interior drawings are correct, but I could be wrong. Please clarify the intent of where plywood is needed.

Response: Please follow the architectural drawings and provide plywood on all three walls of the closets and at the "*" areas indicated on the Interior drawings

17. Exterior building elevation 1/A2.01 indicates "Open Sided Awnings" at storefronts ST-1, 2, 3 & 4. I'm assuming that these open sided awnings are N.I.C. and will be provided by others. Is this correct?

Response: The open sided awnings are N.I.C.

18. Are the structures over the two 5th floor decks in exterior elevation 1/A2.01 sun shades of structural framed deck roofs? In addition to labeling these on the architectural drawings, the structural drawings need to be modified accordingly.

Response: The structures over the 5th floor decks are sunshades. Labels are added and structural drawings updated

19. Does the 6th floor deck on exterior elevation 4/A2.02 get a structural framed deck roof or a sun shade? If a structure is added, the structural drawings need to be modified accordingly.

Response: No sunshade or deck roof is provided over the 6th floor deck shown on 4/A2.02

20. The tube steel running along column line A on S1.02 references section 2/S5.02 which indicates that the tube steel supports a sun shade. No sun shade is indicated in this location on the architectural drawings. Please amend drawings as necessary.

Response: S1.02 has been updated. We don't have sunshades along gridline A at the second floor

21. The tube steel running along column line BB on S1.02 also references section 2/S5.02. No sun shade is indicated in this location on the architectural drawings. Please amend drawings as necessary.

Response: S1.02 has been updated. There is no sunshade along gridline BB, but there is one along gridline AA

22. Exterior elevation 4/A2.02 indicates a sun shade over the main building entry, but this sun shade and its required support are not indicated on the structural drawings. Please amend drawings as necessary.
Response: S1.02 has been updated.
23. Architectural floor plan A1.03 and exterior elevations 4/A2.02 indicate a third floor deck, but structural floor plan S1.03 does not. Please amend drawings as necessary.
Response: There is a deck on the third floor. S1.03 has been updated
24. Please issue specifications for the metal siding product on the building and the mechanical screening
Response: spec sections 07 42 00 and 07 43 00 were added in Addendum 1
25. Please issue specifications for the gas stoves and ethanol fireplaces
Response: Please see Addendum 1 to for the ethanol fireplaces spec section 10 31 30, see Addendum 2 for spec section 10 31 00
26. Please issue specifications for the sunshades
Response: Please see Addendum 1 spec section 10 71 00
27. Where is the sprayed-on fireproofing required?
Response: There is no sprayed-on fireproofing in this project. Specification Section 07 81 16 Spray Fireproofing has been removed in Addendum 1
28. The Window Schedule indicates two different Type D windows. Please rename the second Type D window that is 6'0 wide Type E - Unilux labeled these windows E per Ginny's direction during bidding.
Response: This change has been done in Addendum 1, please see A8.02
29. The Window Schedule does not show the Type Y window. This window, indicated on Exterior Elevation 6, was priced by Unilux as 17'0 x 6'8 during bidding per Ginny's direction.
Response: This change has been done in Addendum 1, please see A8.02
30. The Type T & K windows at the second floor on Exterior Elevation 7 are not labeled.
Response: These changes have been made in Addendum 1, please see 7/A2.03
31. The Type V & W windows on Exterior Elevation 9 are not labeled.
Response: These changes have been made in Addendum 1, please see 9/A2.03
32. The sliders are not labeled USD1 on the exterior elevations.
Response: These changes have been made in Addendum 1, please see A2.01 & A2.02
33. In lieu of the 3 windows we have been discussing, the team has decided we can get by with just 2, one for the mockup and one for the sales office. Both windows will be 2'3"w x 2'9"h in size, and both will have tilt/turn functions.
Response: We require two windows for the mockup, one for the brick and one for the metal panel. What other windows required will be in addition to these.
34. The Paloma can vent either off the top or out the back. Based on the external drawings of the building, it looks like the pipe will be coming out of the top of the stove, probably about 2 feet and then out the side of the building. Please confirm?

Response: The venting for the fireplaces in the 03 and 06 units have been updated. The pipe will be coming out of the top of the stove into the ceiling and travel away before it vents out.

35. We will need to know what color/option for the Palomas.

PALOMA-BK-MOD Black Stove, Bronze glass

PALOMA-BZ-MOD Gray Stove, Bronze glass

PALOMA-GY-MOD Gray Stove, Gray glass

Response: Model Selection: PALOMA-BK-MOD Black Stove, Bronze glass, please see updated specifications 10 31 00 in Addendum 2

36. There are several other options with the Paloma. Do you want a blower/fan with the unit? How about a remote control or wall switch? There are Bronze or Grey Glass hearth pads available as well

Response: Blower/fan: YES, remote control or wall switch: TOTAL REMOTE, Bronze or Grey Glass hearth pads: BRONZE

37. Do you want us to supply fuel for the Cocoon fireplaces?

Response: Please fill burners and supply an unopened 12 pack of 1-liter bottles at each unit

38. Spec Section 04200 calls for brick type Beaver Blend 75 Dart Tex. This color is not listed as available. Should it be Beaver Blend 73 Dart Tex?

Response: Yes it should be Beaver Blend 73 Dart Tex, Specifications have been updated

39. Spec Section 04200 calls for Beaver Blend and Light Range Iron Spot Smooth Brick. The plans call out Beaver Blend and Wheatfield Velour. Please clarify which is correct.

Response: It should be Beaver Blend and Wheatfield Velour. The specifications have been updated.

40. The plans call out mortar color SGS 25A Deep Tan on elevations with Beaver Blend brick. No mortar is called out on the elevations showing Wheatfield Velour Brick. Is the same mortar being used with both brick colors?

Response: The mortar for the Wheatfield Velour Brick will be different. Please provide samples during the shop drawing process for both bricks and we will pick a grout color at that time.

41. Spec Section 04200-2.4-4 calls out stainless steel. Is this intended to be the finish for the veneer anchors and the horizontal ladder wire being used in the CMU?

Response: YES

42. There are some discrepancies with how the Elevations show the precast at the transition from masonry to metal siding at the 6th Floor. Elevations 7 and 9 on A2.03, appear to show different precast profiles, yet both call out Detail 1/A5.04. Other Elevations such as 3 and 5 on A2.02, are drawn differently, but have no detail called out at the transition to siding. Does Detail 1/A5.04 apply to all brick walls that transition to metal siding?

Response: No at the transitions from Beaver brick to metal siding detail 2/A5.04 should be used. At the transitions from the Wheatfield Velour brick detail 1/A5.04 should be used. Please see the added labels on the elevations A2.01-A2.03

43. Spec Section 04200-2.4-3 says max spacing for veneer anchors is 24" vertically by 16" horizontally. Wall Type 1 on A4.00 shows that anchors are to be installed at 16" vertically by 32"

horizontally. Please clarify the correct spacing (please note that per 1/A4.00 metal studs are spaced at 24” on center).

Response: The maximum spacing for the veneer anchors is 24” vertically by 24” horizontally. Spec section 04200-2.4-3 and 1/A4.00 have been updated

44. Spec Section 04200 calls for York Flash Vent through wall flashing to be installed over a Hohmann and Barnard Stainless Steel Drip Plate at base of wall and at heads of openings. Some details (i.e. 4/A5.03 and 5/A5.01) show a custom formed piece of metal flashing as the through wall flashing lapping over a piece of York Flash Vent (that terminates at top of steel angle) with no drip plate. Please clarify if this is correct, or if all flashing locations should be per description in the specifications

Response: The drip plate has been removed from the specification. All flashings in masonry will be stainless steel and York flashings added as the details indicate.

45. Spec Section 04200-3.3-3 says to tool joints with a round bar. This would generally result in a typical concave joint. Detail 5/A5.03 shows a flat slightly recessed joint. Please clarify the profile of the finished joints in masonry veneer.

Response: As indicated in the drawings, the specifications have been updated.

46. Detail 2/A3.32 shows a continuous piece of precast passing by the 3rd Floor slab with no connection to the structural steel. At walls with brick veneer at this height, there is a continuous relieving angle. Please clarify if the relief angle is needed at this location in the precast veneer.

Response: The precast is self-supporting an angle is not required; the precast will tie back using the specified anchors as required by the manufacturer and agreed upon by the architect.

47. Elevation 6/A2.02 shows a “knee wall with precast cap” at the 1st Floor openings. Please clarify the profile of this piece of precast.

Response: Detail 3/A5.08 has been added.

48. Elevation 7/A2.03 calls out a “12” Ambassador Wheatfield Velour Brick. Ambassador Brick are 16” long. Please clarify if a different sized brick needs to be used at this location.

Response: 16” Ambassador Wheatfield Velour Brick should be used. 7/A2.03 has been updated.

49. Wall Type 1 on A4.00 calls for 2” Polyisocyanurate Insulation in the masonry cavity. Spec section 07 21_16 calls for rigid board insulation to be Dow Styrofoam insulation. Please clarify the type and product to be used for insulation in the masonry cavity.

Response: 2” Polyisocyanurate should be used. Spec section 07 21 16 has been updated

50. I’m assuming that the in wall blocking and closet plywood backer panels in closets do not need to be fire treated. Is this correct?

Response: The plywood in the closets is used for blocking which is an allowed combustible use per IBC 603 – 14

51. I’m assuming that the 5/8” plywood related to the roof edge and cornice conditions is CDX and not pressure treated. Is that correct?

Response: Yes this is correct

52. Please clarify that the drop-in wood deck panels are Ipe as we discussed in our last meeting.

Response: Yes this is correct. Spec section 06 15 00 is added.

53. LS1.01 Only one standpipe needed? Only one is shown & it is in Stair B.
Response: A standpipe has been added to Stair A
54. C1.2 No floor drains or catch basins shown in Temporary covered parking any needed - should this area be micro-graded to direct water out of the Area? Anything that puddles will freeze. Should there be a trench drain across the opening?
Response: No, there are no structures within the covered parking area. Lot must slope to driveway entrance where there are pervious pavers and a treatment system.
55. C1.2 Any concern about water flowing towards the building @ the juncture of Lot #2?
Response: flow against concrete wall should be temporary until lot 2 is developed
56. C1.1/ L1.0/ E1.01/ E2.1 Need power for under lit benches, for Street lights & bollards - where is this power coming from? Need conduit shown on drawings.
Response: The revised E1.01 First Floor Lighting shows the bollard lighting and the lighted benches being powered from the house panel and controlled on the lighting control panel. The two new street lights are called out as being connected to the existing street lighting circuit/ adjacent existing lighting pole.
57. S1.02 – S1.05 Sub Slab Radon System - where is this shown? F1/A4.10 says "See Civil & Plumbing Drawings"
Response: The layout for the Sub Slab Vapor Mitigation system is shown on figure 1 in the attached Vapor Mitigation System Design Memo
58. S1.02 – S1.05 Bar Joists, Beams & Plumbing still show some clashes - verify that this has been coordinated.
Response: Let's review these areas
59. A2.01 Do brick control joints need to extend down into precast?
Response: No, concrete and clay masonry move differently. In this case all of the precast will have sanded sealant joints not mortar joints so they will move as needed.
60. A2.01 Where are awning details?
Response: The awnings are not in contract
61. A2.01-A2.03 Show building mounted lighting, mechanical louvers on elevations - some louvers are occurring in pre-cast. Show dryer vents.
Response: All shown on elevations
62. A2.01 Are the gas vents for the fireplaces far enough away from the operable windows?
Response: minimum 12 inch distance required to operable window, which we meet
63. A3.01 Fix first floor EL on Right hand edge of drawings.
Response: Fixed in A3.01
64. A3.01 Where are the ducts going? What height - show the ductwork in section - especially in the retail spaces. Show the soffits @ the residential units.
Response: Based on early discussions about the space, the equipment is to be in a soffit, the ductwork is to be exposed where not in the soffit.

65. A3.22 Clarify Section @ 2nd floor/Vehicle drop off - F3 says fiberglass batts for insulation?
Response: F3/A4.10 should be followed. We have 2 inches of polyisocyanurate rigid insulation and sound attenuating fiberglass batt insulation
66. A4.03/ A6.00-A6.03 Clarify location of Plywood behind GWB @ wall types W28, W30, W31 - Plywood only @ walls in rooms/nooks indicated on ID drawings. Coordinate w/ Note C on A6.00 - A6.03.
Response: Plywood should be installed behind GWB in all closet and areas indicated on ID drawings.
67. A4.20 Need a section detail @ the curtain recesses. What is the difference between details 9 & 10
Response: 13/A4.20 shows a section through the typical soffit and curtain recess. 9/A4.20 has been replaced with a modified soffit and curtain recess that only happens in three locations in units 25 and 26 where the storefront is higher than the windows.
68. A5.04 How does the AL13 transition smoothly from the 3" of Rigid @ the 6th floor to the 2" of rigid @ the floors below? See Elevation B.
Response: Please see detail 1/A5.04. We only have 3" of rigid where we have a precast profile. At all other locations along the 6th floor we have 2" of rigid.
69. A6.00 – A6.03 Please clarify which closets get Shelf & Pole. Is base bid all closets get S+P? @ Units 03/ 06 - clarify long closets w/ millwork partitions in Mast Bedroom & Guest Bedroom.
Response: At all locations where a rod and shelf is shown
70. A6. 02 Unit 05 calls for Glazing @ corner of Master Bedroom - need elevations of these interior windows.
Response: Please see 7/8 on I1.03
71. A7.01-A7.07 Show diffusers on plans for coordination/ Show Access Panels in ceilings for HAVC unit Access / Note 3 - lighting under upper cabinets shall be provided as shown on Electrical Lighting drawings.
Response: This will done, reviewed at a later date
72. A7.04 Unit 2 - Clarify lighting locations @ bath & Closet @ Entry
Response: Updated
73. A7.06 & A7.07 Check Ceiling heights of Bedrooms & Master Bath - currently shown @ 9'-4" al other bedrooms/ baths are @ 8'-6". Units 63, 64 & o6
Response: Rooms that are adjacent to windows should stay up at 9'-4" A.F.F.
74. A8.01 How are unit doorframes & openings being cased out?
Response: See detail 5 on sheet A8.01 for interior unit doorframe detail.
75. I1.00 Equipment Spec: Tag1 - Can we have fingerhold pulls on a Ref. Panel?
Response: Drawings updated to include Richelieu Pull BP525512195

76. I1.00 Bathroom Accessories - note calls for blocking for future grab bars - need sketch of locations of future grab bars. Need height of 8" TB Need height of Recessed Niche @ Tub>Showers
Response: Drawings update on Equipment schedule and drawings 3/11.00 & 4/11.00
77. I1.01 – I1.03 Can the Accessories that are mounted on walls w/ Pocket door pockets in them be moved away from these locations - if left these will result in over framing of the wall. See Unit 1 Guest Bath, Unit 02 Guest bath, etc.
Response: We feel appropriate mounting locations need to be accommodated in units of this quality. Please block the entire wall rather than overframe to reduce the impact in the length of the affected bathrooms.
78. I1.01 – I1.03 Kitchen Elevations - Per the manufacturer, the back painted glass being used as a backsplash comes in up to 120" lengths. Please show where seams should occur.
Response: Schedule and drawings updated to include seams that align with either side of the hood cabinetry.
79. I1.04 DO either of the guest baths in units 63 & 64 need medicine cabinets or mirrors over the sinks?
Response: No, these should be purchaser decoration items.
80. I9.01 M-1 - Provide details for M-1, elevations, etc. - coordinate w/ Archetype
Response: Finish schedule revised to coordinate with elevations, etc. provided by Archetype.
81. M1.01 Where is ductwork @ Retails spaces occurring? Above or below ceiling - ductwork shows side diffusers? Archetype - coordinate Louver Aces panels on RCPs
Response: Based on early discussions about the space, the equipment is to be in a soffit, the ductwork is to be exposed where not in the soffit.
82. M1.02 Need detail showing multiple GWB ceilings & ductwork that is going through the truss spaces w/ Heat dampers - this has not worked well on other projects let's get it right here.
Response: The SAC ductwork is all be below the rated assembly. The only ductwork in the rated assembly is ERV ductwork that crosses SAC ductwork. Installation of the CRDs is per manufacturer's recommendations.
83. M1.01 – M1.06 Has Mechanical Equipment & ceilings heights been coordinated? See conflicts @ lights/Ducts/HVAC Units/ Access Panels & grilles - show all on the RCP so you can find conflicts. Ex - Unit 26 - conflict @ Access panel for & lights in Corridor
Response: The ductwork has been reconfigured where we could move it. Where we could not, we have asked that recessed lighting not be used where ducts are located.
84. M2.02 – M2.06 & M3s Check coordination of Plumbing fixtures, Beams & Bar joists - EX apparent conflict @ Unit 25 & beam line C, Unit 24 & beam line 6. Please review w/ Joist layout.
Response: The structural drawings we received showed no beam at column line C. The beam at column line '6' does not align with the wall so there should be no conflict
85. E1.01 Need selections for W1 & W2 exterior building mtd light fixtures
Response: We were told not to specify these fixtures, but to note that an allowance of \$500 should be carried for each fixture.

86. E2.01 Show Intercom outside front door.

Response: Item will be added to the addendum.

Power for Bollards, Bench lights & Street Lights?

Response: Have not been provided any information on any of these items. Who spec'd them, where are they spec'd, and where are they located? Maybe on civil drawings?

87. I'm assuming that all bathrooms will have tile base and that all other rooms will have wood base.

Is this correct? If so, please provide a profile of the wood base.

Response: Wood base throughout, even in the bathrooms

88. Can you provide a description or detail of the shelf and rods to be used in the closets?

Response: Detail now shown on 5/11.00

- End of Section -
Attachment Below