

# **Pearl Place Buildings I & 2**

**Developer  
Avesta Pearl Street One L.P.**

**ADDENDUM II**

**September 22, 2006**

**W I N T O N   S C O T T   A R C H I T E C T S ,   P A**

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**Pearl Place**  
**Buildings 1 & 2**  
Portland, Maine

Client: Pearl Street One Associates, L.P.

**ADDENDUM NO. 2**

September 22, 2006

To: Owner  
Avesta Pearl Street One, L.P.                      Jay Waterman

State  
Office of the State Fire Marshall              Steve Dodge  
MSHA    David Schoenherr

City of Portland  
Housing and Neighborhood Services              Aaron Shapiro

Design Team  
Architect    Winton Scott Architects  
Landscape Architect                              Carroll Associates  
Civil Engineer                                      Gorrill – Palmer Cons. Engineers  
Structural Engineer                                Becker Structural Engineers  
Mechanical Engineer                             Mechanical Systems Engineers  
Electrical Engineer                                Bartlett Designs  
Danuta Drozdowicz                                Fore Solutions

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L-SK-2

L-SK-3

### Architectural

ASK 3.1

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ASK 5

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### Structural

SSK-7

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- Attachments:

Section 09800 Acoustical Treatments

Revised Drawing C-2

Revised Drawing A5.2

## **ADDENDUM FOR DRAWINGS**

## **SITE ADDENDUM #2**

- L-1** Note # 12 Replace with:  
Owner shall be responsible for street opening permit.  
Contractor shall be responsible for all other permits within  
Street Right-of-Ways.
- L-2.0/L-2.1** Replace with: CONCRETE GENERATOR PAD DETAIL
- L-4** Detail 8 Replace with L-SK-3, DUMPSTER ENCLOSURE w/ GATE
- L1-5** 1. Detail 1 Change note indicating the hand/guard rails from aluminum to  
painted steel. Follow section 09900 for painting specifications.

## **ARCHITECTURAL ADDENDUM #2**

### **A1.5, A1.6, A1.7, A1.8**

1. All partitions at chases that go through the floors of the Building 2 shall be 2HR  
rated, wall type 16 as shown on ASK 4 attached to this addendum

- A1.7** 1. Unit 2-407 ceiling assembly: Add 2x2 strapping between bottom chord of roof  
trusses and 1/2" resilient channels.

- A4 Series** Delete Assembly F1 as shown. Add F1 as indicated herein:

F1 - 1-HR FIRE RATED (UL DES L528)  
STC 51, IIC 72 @ CARPET  
STC 51, IIC 51 @ RESILIENT FLOORING

Carpet & pad **OR**

Resilient flooring over 1/4" "Multiply" brand underlayment or equ. by sec. 06110  
1/2" 440 Soundbarrier by Homasote or equal by sect. 09800 attached to this  
addendum

3/4" T&G plywood by sect. 06100

Open-web wood or 2x joists per structural

1/2" resilient channels @ 16" o.c.

5/8" ptd. FC Type X GWB

1/2" M.R. GWB over 5/8" FC Type X GWB @ bathrooms only

- A5.7** 1. Change Detail 7 as shown on ASK 5.

- A9.1** 1. At wall types 6, 6a, 6b add: 2HR rated UL DES U914, STC 50+  
2. At wall types 7, 7a, 7b add: 2HR rated UL DES U905, STC 50+  
3. At wall type 8 add: 2HR rated UL DES U914, STC 50+  
4. At wall type 2 thru 2d and 3 thru 3e add STC 50

- A10.1** 1. Apply Alternate 5 from this addendum at following window units:  
Delete: W68, W70, W110, W112, W122, W124, W196, W194, W247, W249, W258, W260, W300, W302, W311, W313.  
Change per schedule shown on ASK 7: W111, W123, W248, W259, W301, W312.  
Revise the head jamb and sill details as shown on ASK 8a and 8b
2. At KEYED NOTES 1, 2, 3 delete “ by sect 08110” added by Addendum 1. Add the following: the window frames to be Fireframes as manufactured by Forster or equal. Finish color to match wood clad windows. Follow manufacturer’s specifications for installation requirements.

## **STRUCTURAL ADDENDUM #2:**

### **Dwg. S1.0: General Notes:**

1. Under Design Loads, #2, remove “structural” from “Ground Floor slab”.
2. Under Concrete Notes #17, delete note and replace with “See architectural drawings for vapor barrier requirements.”
3. Delete Structural Steel Notes # 9
4. Under Structural Steel Notes #19, add: “All exposed steel shall be galvanized prior to painting.”
5. Delete Wood Truss note #7
6. Under Timber Note #6: Change Column Nailing to “(2) – 10d Nails at 4” o.c.”
7. Delete Timber Note #9

### **Dwg. S1.1: Building 1 – Basement / Foundation Plan:**

1. Change dimension of jog in 12” thick retaining wall at the rear of the garage from 1’-0” to 1’-6 ½”.
2. For concrete slab on grade in the area of the Community Room, delete the WWF and replace with fiber reinforcing.
3. For concrete slab on grade in Tenant/Maintenance Storage, decrease slab thickness from 5” to 4”.

### **Dwg. S1.2: Building 1 – First Floor Framing / Foundation Plan:**

1. In Framing Note #6, change last sentence to read: “Fasten sheathing to trusses w/8d ring shank or spiral nails @ 6” oc. Place construction adhesive between top of truss and sheathing.”
2. At thickened slab and dropped slabs (5 locations) add following note: “ Place (3) #5 hooked dowels between foundation walls and thickened / dropped slabs at both ends. Hook to be 8” vertical (in wall) x 36” horizontal (into slab).

3. At section markers near the elevator shaft, change drawing reference from “S3.2” to “S3.1”
4. At Shearwall Notes #4, change to read: “ H.D. indicates Simpson HDU-8-SDS2.5 holdown. For holdowns at interior locations, use a 7/8” diameter x 10” embed ASTM F1554 bolt. At locations on foundation walls, use a 7/8” x 24” embed ASTM F1554 bolt. Bolts must be placed prior to pouring wall.”
5. At all holdown locations at interior shear walls, provide a Mark F4 footing constructed monolithically with the thickened /dropped slab.

**Dwg. S1.3: Building 1 – Second & Third Floor Framing Plan:**

1. At Building 1 Typ. Bearing Wall Studs Schematic, change Level 1 plates from “D.F.” to “Pressure Treated Southern Yellow Pine”
2. In Framing Note #2, change last sentence to read: “Fasten sheathing to trusses w/8d ring shank or spiral nails @ 6” oc. Place construction adhesive between top of truss and sheathing.”

**Dwg. S1.5: Building 2 – First Floor / Foundation Plan:**

1. At retaining wall jog near Stair 2-1, change dimension from 4’-3 ½” to 4’-6”
2. For concrete slab on grade, delete the WWF and replace with fiber reinforcing.
3. Foundation walls with reference to Section 4/S2. are widened to 10” stem plus 6” shelf (See SSK-12)
4. At all holdown locations at interior shear walls, provide a Mark F4 footing constructed monolithically with the thickened /dropped slab.

**Dwg. S1.6: Building 2 – Second Floor Foundation Plan:**

1. At Building 2 Typ. Bearing Wall Studs Schematic, change Level 1 plates from “D.F.” to “Pressure Treated Southern Yellow Pine”
2. In Framing Note #2, change last sentence to read: “Fasten sheathing to trusses w/8d ring shank or spiral nails @ 6” oc. Place construction adhesive between top of truss and sheathing.”
3. At Shearwall Notes #4, change to read: “ H.D. indicates Simpson HDU-8-SDS2.5 holdown. For holdowns at interior locations, use a 7/8” diameter x 10” embed ASTM F1554 bolt. At locations on foundation walls, use a 7/8” x 24” embed ASTM F1554 bolt. Bolts must be placed prior to pouring wall.”
4. At “Building 2 Header Schedule”, replace information for Mark H6 with the following:
  - Size: (3) 2x14 + 1” thick layer CDX plywood
  - Jambs: LEVEL 4,5: (4) 2x6 (2) King and (2) Jack
  - LEVEL 3: (5) 2x6, (2) King and (3) Jack
  - LEVEL 2,1: (6) 2x6, (2) King and (4) Jack
5. At all holdown locations at interior shear walls, provide a Mark F4 footing constructed monolithically with the thickened /dropped slab.

### **Dwg. S1.7: Building 2 – Third & Fourth Floor Framing Plan:**

1. In Framing Note #2, change last sentence to read: “Fasten sheathing to trusses w/8d ring shank or spiral nails @ 6” oc. Place construction adhesive between top of truss and sheathing.”

### **Dwg. S1.8: Building 2 – Fifth Floor Framing Plan:**

1. In Framing Note #2, change last sentence to read: “Fasten sheathing to trusses w/8d ring shank or spiral nails @ 6” oc. Place construction adhesive between top of truss and sheathing.”

### **Dwg. S2.1: Concrete Sections & Details**

1. At Typ. Slab Detail, modify such that vapor barrier is located directly below concrete slab.
2. At Typ. CMU Wall Section, change bond beam reference to read: “Bond beams at 40” o.c. vertically w/2#6 cont.”

### **Dwg. S2.2: Concrete Sections & Details**

1. At Section 7/7A, change drawing reference for typical CMU details from “Dwg SB501” to “S2.1”.

### **Dwg. S2.3: Concrete Sections & Details**

1. At Section 3, add note to top of foundation wall: “Raise foundation wall to top of slab elevation only where the 2x6 walls exist. Otherwise, haunch slab for entire width of concrete wall.
2. At Pier Details, change reinforcement from (8)-#6 to (8)-#5
3. At Section 7, change reinforcement in 8” thick wall section from “2 rows #4 at 18” o.c.” to “1 row #6 at 18” o.c.”

### **Dwg. S3.1: Framing Sections & Details**

1. At Section 3 & 4, change attachment angle from L4x4x3/8 to L6x4x3/8 (LLV). Place expansion anchor 4” from top of concrete.
2. At Typ French Balcony Framing Plan, change angle size to “L4x8x1/2 x 0’-6” at Building 1 & L4x4x3/8 x 0’-6” at Building 2”.
3. At Typ French Balcony Framing Plan, change hole size in backing plates from 7/16” to 9/16”.

### **Dwg. S3.2: Framing Sections & Details**

1. At Sections 2 & 3: Add information on 2x8 joist hanger: “Simpson LUS 28 or approved equal”



2. At Sections 5,6 & 7: Show truss with (2) 4x2 top plates, typical. W-Beam elevation to drop 1 ½”.
3. At Section 7, change height of built up wood beam from 6 ½” to 5”. Change framing to (3) 2x8 continuous (flat) plus ½” thick x 7 ¼” wide strip of plywood.
4. At Section 5 & 6, the dimension from top of 18” deep truss to top of 12” deep truss is 8”.
5. At Typ High Awning Bracket Detail, add following note: “Nail (3) 2x12 to first 2x6 with (4) 16d Nails per piece. Nail 2x6 studs together with 2 rows of 10d nails at 4” oc. Install Simpson A23 angle from (3) 2x12 beam to 2x6 post, typical each side, top and bottom.”

### **Dwg. S3.3: Framing Sections & Details**

1. At “Typ. HDU-8 at (3) 2x6 Post Detail”, and “Typ (3) 2x6 Nailing at Shear Wall End Post”, modify nailing note to read: “Fasten studs together full-height with 2 rows of 10d nails at 4” o.c.”
2. At all locations on drawing, revise notes concerning shear wall holdowns to concrete wall to read: “Simpson HDU-8-SDS2.5 holdown. For holdowns at interior locations, use a 7/8” diameter x 10” embed ASTM F1554, Gr. 36 bolt. At locations on foundation walls, use a 7/8” x 24” embed ASTM F1554, Gr. 36 bolt. Bolts must be placed prior to pouring wall.”
3. At “Typ. Holdown Detail at Fdn Wall”, delete note pointing to holdown anchor which states: “Clean holes with Oil-free Compressed Air Prior to Installing Epoxy”.

### **MECHANICAL ADDENDUM #2**

**M14** 1. At Heat Recovery Unit Schedule Change the “Winter Exhaust Air” External Static Pressure (ESP) from 1.50 to 1.0.

### **ELECTRICAL ADDENDUM #2**

#### **E3.1 – Unit Plans A, B, C, H & J**

**REVISE** Note 2 as follows:

“All receptacles located in kitchens and bathrooms except refrigerator and dishwasher shall be GFI rated.

#### **E3.2 – Unit Plans D, D, E, F, G & K**

**REVISE** Note 2 as follows:

“All receptacles located in kitchens and bathrooms except refrigerator and dishwasher shall be GFI rated.

#### **E4.1 – Electrical Details & Diagrams**

**REVISE** the Typical Door Intercom System Wiring Diagram to indicate that handicap accessible strobe lights, power supplies and transformers shall be provided at all living units.

## **Questions and Answers:**

Q: Please clarify statement on Geotechnical Report information use under the Information for Bidders. Is the contractor required to carry full responsibility and do it's own geotechnical investigation as stated in Information to Bidders paragraph 1.2? Is this a blanket statement that covers all the findings on site?

A: The Paragraph 1.2 indicates that the Geotechnical report is for informational use to the contractors, it is not part of the contract. It is the duty of the contractors to make responsible interpretations and assumptions on the information given in the report and if not satisfied, the site is available to contractors for their own investigation as they choose to do so. No claim for extra time and cost shall be allowed resulting from the contractor's interpretation of the information that is in the report. This does not cover the filed findings for which there is no information in the report.

Q: General Note on A5.1 says to paint all exposed steel. Details 10, 12, and 13 on A5.1 indicate the steel mesh to be galvanized and so does the spec. But this present a field problem that you would have cold galvanized the tack welds on the mesh to the rail and then mask all mesh to paint the rail. The detail balcony on A5.2 indicates the frame and mesh to be galvanized. What is the correct finish?

A: All exposed steel components in the buildings are to be shop fabricated and welded before galvanizing, then galvanized, primed in shop with Primergalv and then painted with two coats as specified by section 09900, see Specification for Addendum 2 for further details.

Q: In Building 2 bearing walls are called to be fire treated lumber. Is this for exterior only or exterior and interior walls?

A: All exterior walls are called to have fire treated lumber. Exterior bearing walls are called to be 2HR fire rated assemblies.

Q: Paragraph 2.2A of specification section 01010, Special Environmental Requirements, states that FSC Certified Wood products are to be used for this project. Elsewhere in this specification section is a requirement for locally grown, harvested, and produced materials, which will be impossible to fulfill due to the specie of wood required to be used in some parts of the project. Specification section 06100, Rough Carpentry, makes no mention of this requirement. Is the information shown in section 01010 Design guidance only, or is this section to be construed as a blanket requirement covering the work and materials of all sections of the specifications? Please provide clarification.

A: This information in this section is as guidance for the requirements of materials either FSC, or durable or local to be applied where such materials are required elsewhere in the project. Follow the specification section 06100 for lumber specific requirements in this project.

Q: Are the fire extinguisher's cabinets recessed or surface mounted?

A: The fire extinguisher's cabinets shall be surface mounted.

Q: Can blown in fiberglass system as manufactured by Ultra-Fit or equal be accepted in lieu of dense pack cellulose insulation?

A: No, it does not completely meet the green criteria of the project.

Q: Are exterior guardrails at stairs aluminum as 1/L-5 or painted steel as 4/A3.1?

A: The exterior guard and handrails are painted steel

Q: Are the C7 and C8 frames for the balcony, patios etc. provided by miscellaneous metals or structural

A: These channels are to be provided by structural metals

Q: Which is the right entrance for electrical service Oxford St (C-2) or Pearl St. (E0.1)

A: For Electrical Site work follow E0.1. Delete Oxford St. entrance from Oxford St. shown on C-2.

Q: Is the demo of existing building complete by others as indicated on 02050, or foundation walls and concrete slab by site contractor as indicated on L-1.

A: The L-1 plan note is correct. The site contractor shall include removal of foundation walls and concrete slab.

Q: Is the ash disposal on site or off site?

A: The contaminated ash is to be disposed on-site in the area shown on Drawing C-1 per VRAP plan attached to Addendum 1.

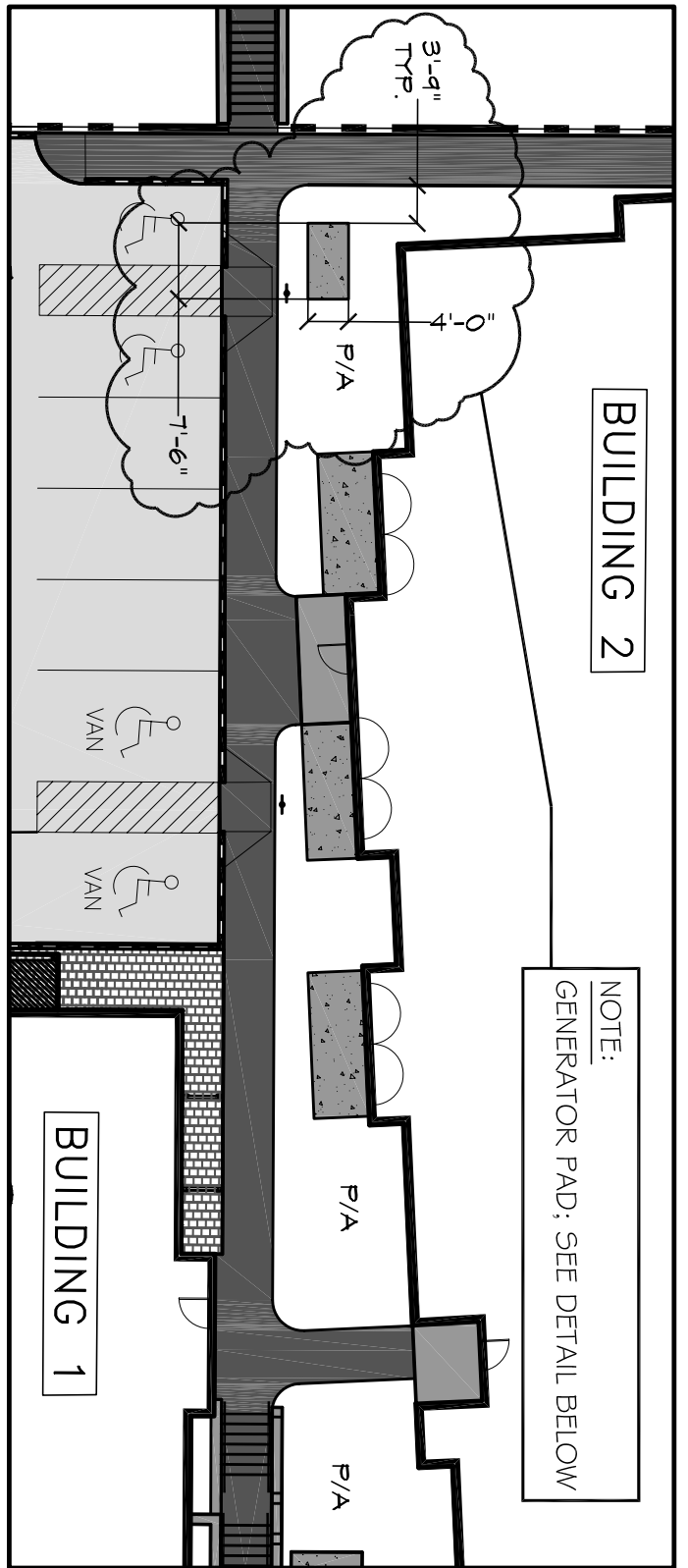
Q: According to the plans and specifications, all combustible items contained within the exterior walls of building 2 are to be fire retardant treated. As the top chords of the floor trusses enter into the exterior wall "assembly" to bear upon the top plates, we have interpreted your intent as being that these top chords should be fire retardant treated as well. Wood Structures and other truss fabricators have told us that fire retardant treating of the top chord materials is not possible.

A: The top cords of trusses that penetrate the exterior wall do not have to be fire retardant treated. All penetrations are required to be fire sealed.

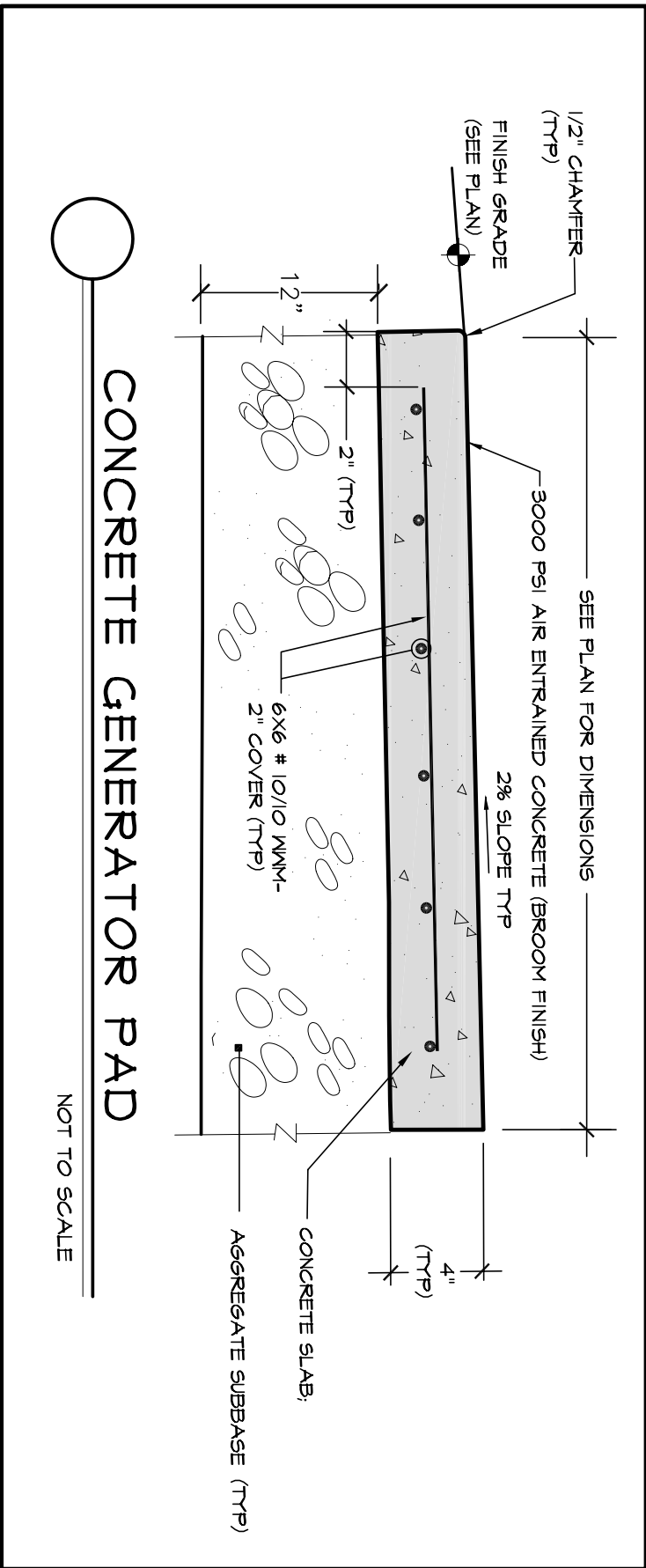
Q: Also, according to the plans and specifications, the engineered wood products scheduled for headers and posts within these exterior walls of building 2 should be fire retardant treated as well. We are told that this can not be done, either.

A: See Addendum for Specifications #2 for clarification on these elements.

# **DRAWINGS**



SCALE: 1" = 20'



PROJECT: PEARL PLACE - BUILDING 1 & 2

DATE: SEPT. 22, 2006

CARROLL ASSOCIATES  
Landscape Architects

SHEET NO.

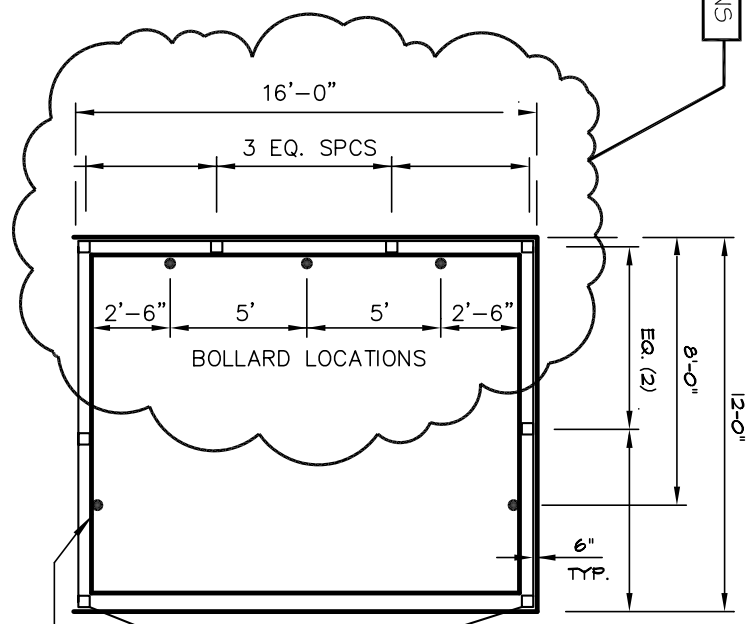
DRAWING TITLE: GENERATOR PAD DETAIL  
(ADDENDUM # 2)

SCALE: AS SHOWN

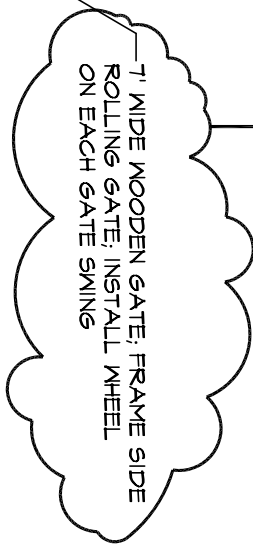
75 Market Street Portland, ME  
PH: 207.772.1552 FAX: 207.772.0712

**L-SK-2**

NOTE: REVISED DIMENSIONS

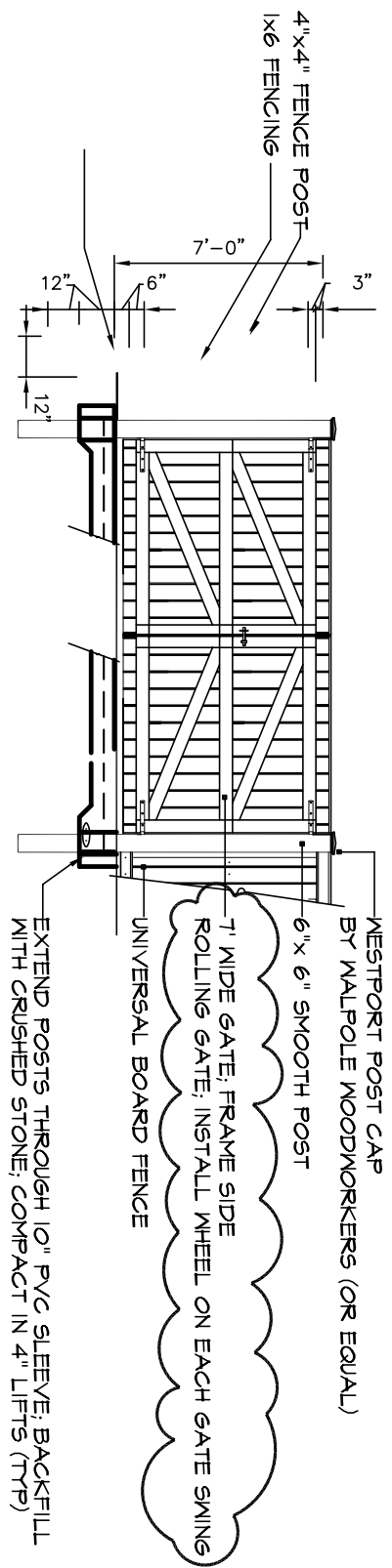


NOTE: REVISED GATE



- NOTES:
1. ALL WOOD TO BE PRESSURE TREATED TO A MIN. NET OF 40 lbs. CCA PER CUBIC FOOT OF WOOD AND EACH PIECE SHALL BEAR THE AMERICAN WOOD PRESERVERS BUREAU QUALITY MARK LP-22 "GROUND CONTACT USE."
  2. ALL NAILS, SCREWS AND BRACKETS TO BE GALVANIZED.

STEEL BOLLARD (5 REQ'D)



# DUMPSTER ENCLOSURE DETAIL W/ GATE

8  
L-4

NOT TO SCALE

PROJECT: PEARL PLACE - BUILDING 1 & 2  
(ADDENDUM 2)

DRAWING TITLE:  
REV'D. DUMPSTER ENCLOSURE/GATE DETAIL

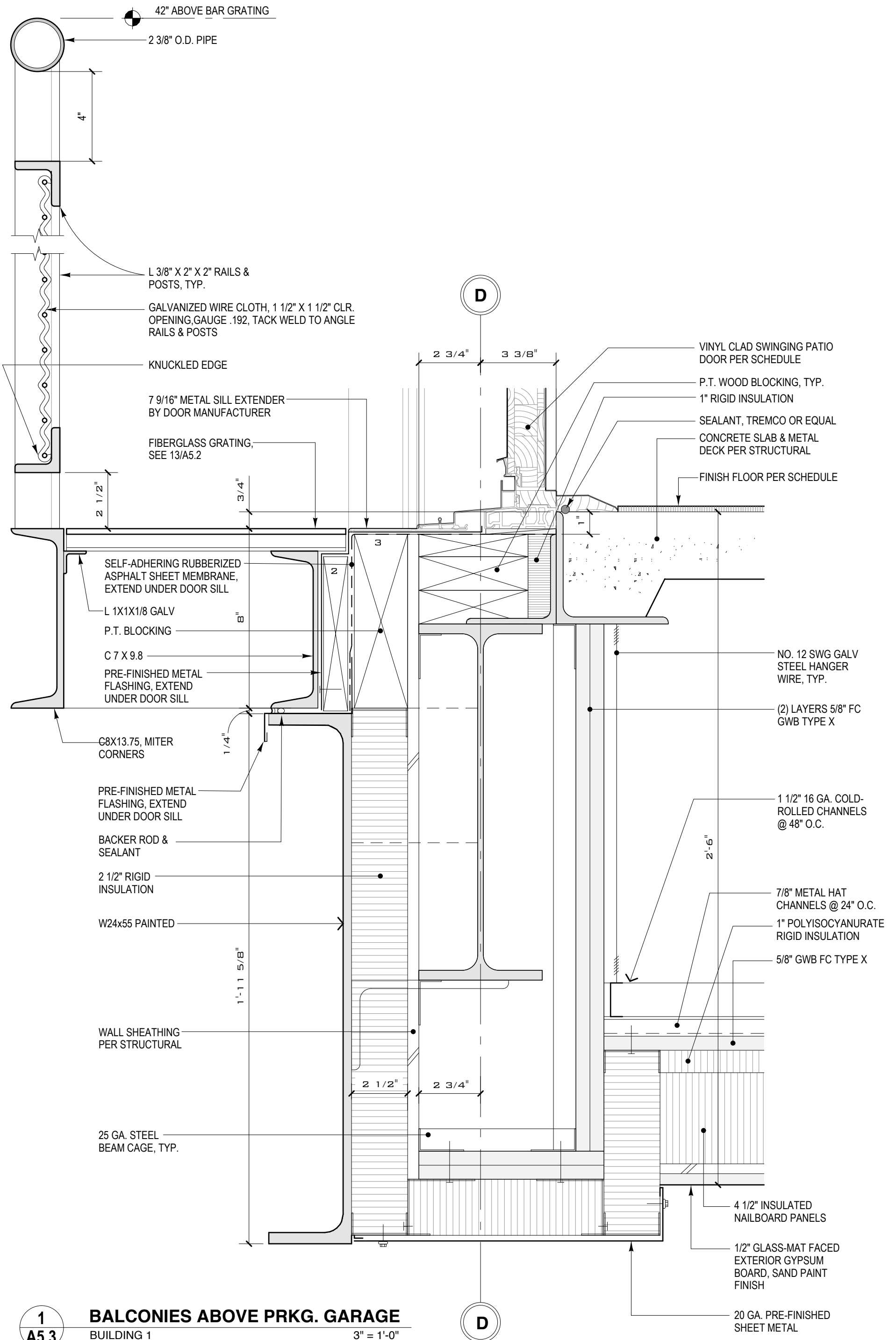
DATE: SEPT. 22, 2006

SCALE: AS SHOWN

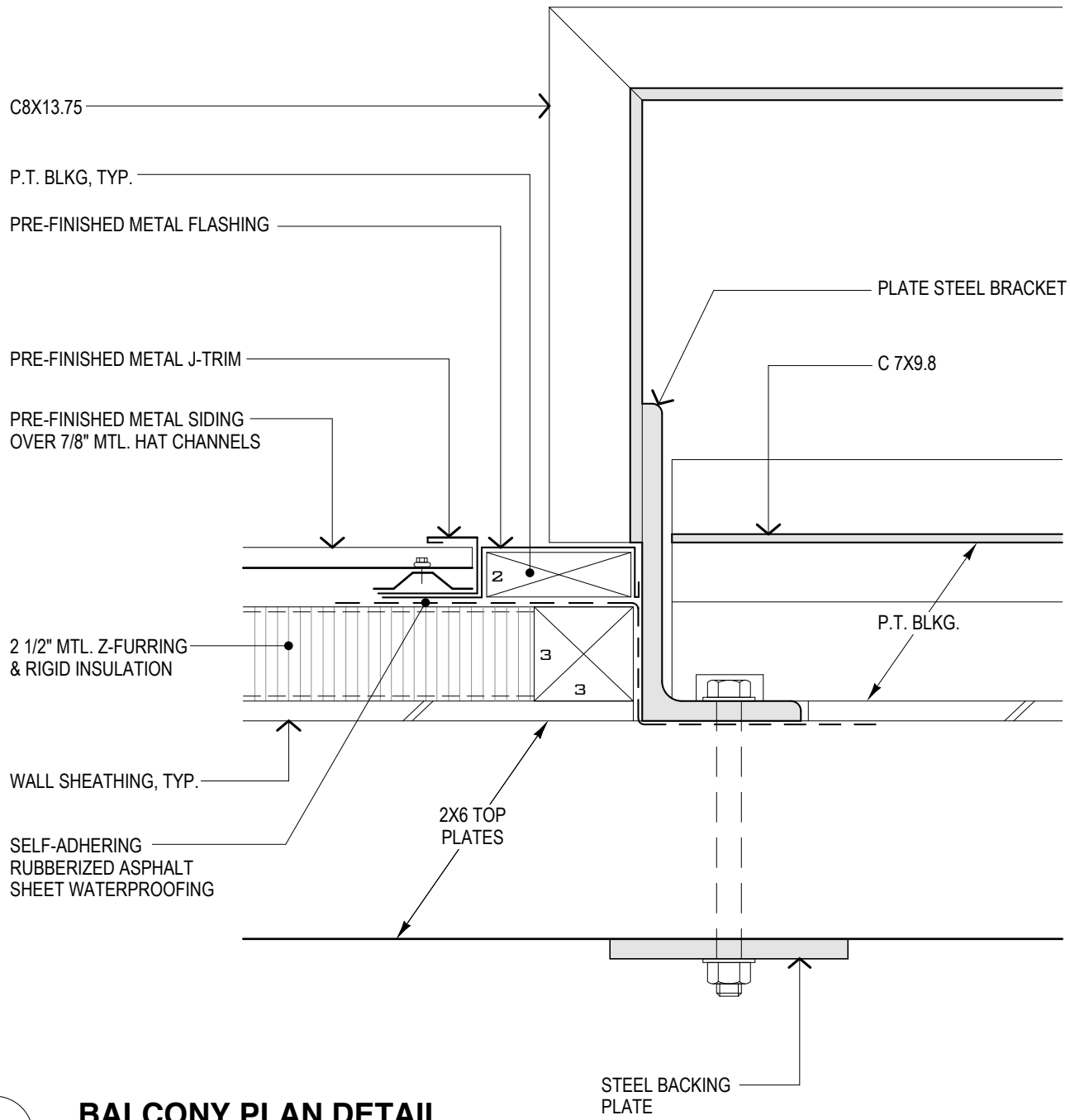
CARROLL ASSOCIATES  
Landscape Architects

75 Market Street Portland, ME  
PH: 207.772.1552 FAX: 207.772.0712

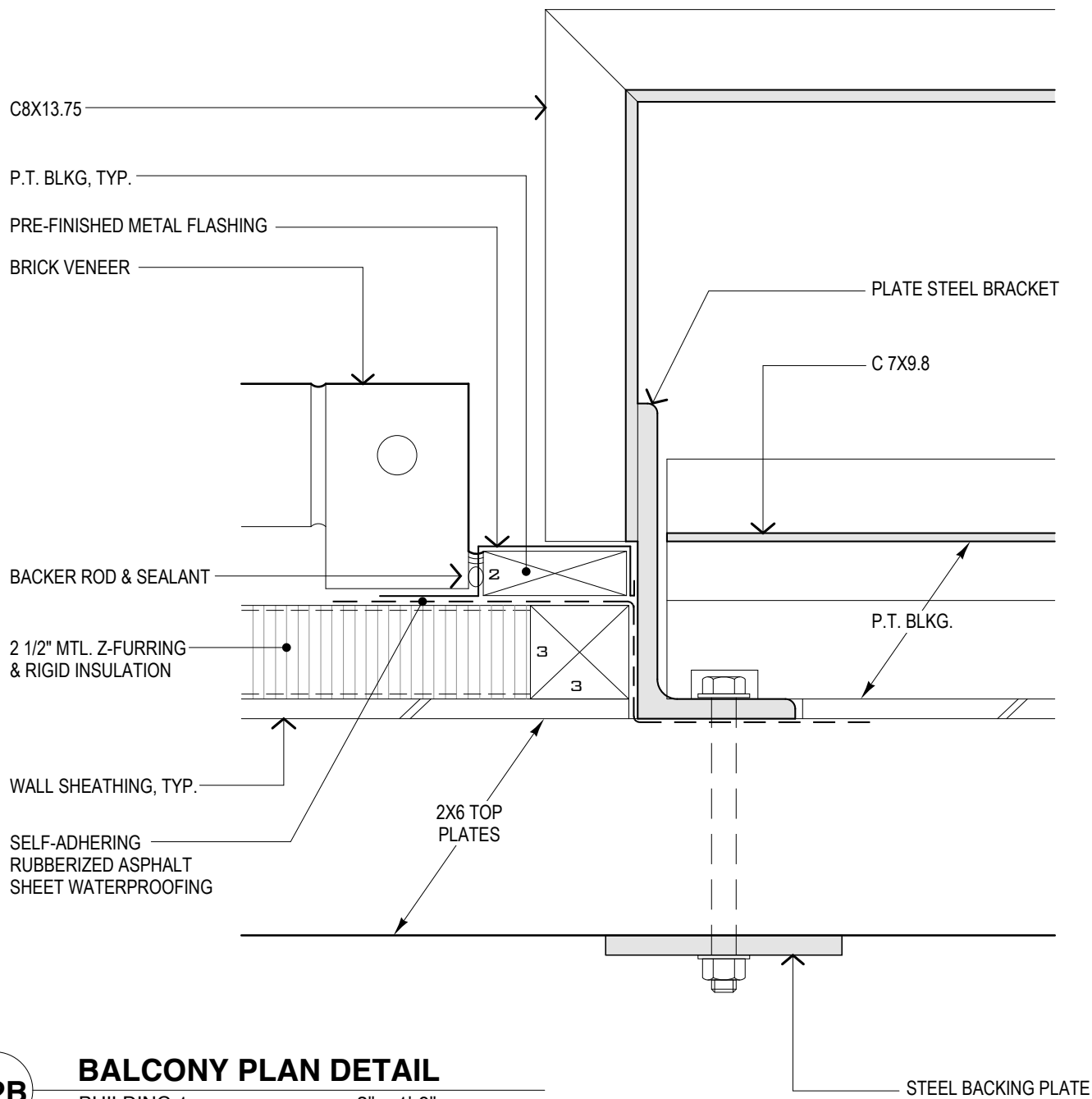
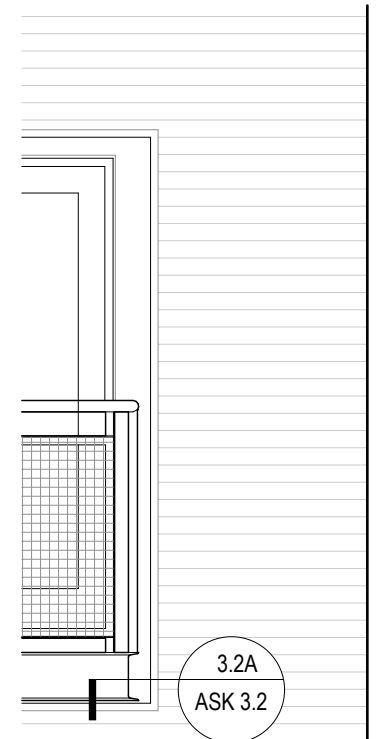
SHEET NO.  
**L-SK-3**



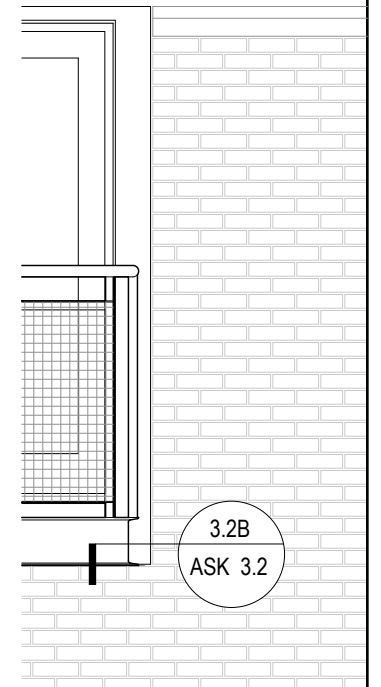
**1**  
**A5.3** **BALCONIES ABOVE PRKG. GARAGE**  
BUILDING 1  
3" = 1'-0"



**3.2A** BALCONY PLAN DETAIL  
BUILDING 1 3" = 1'-0"

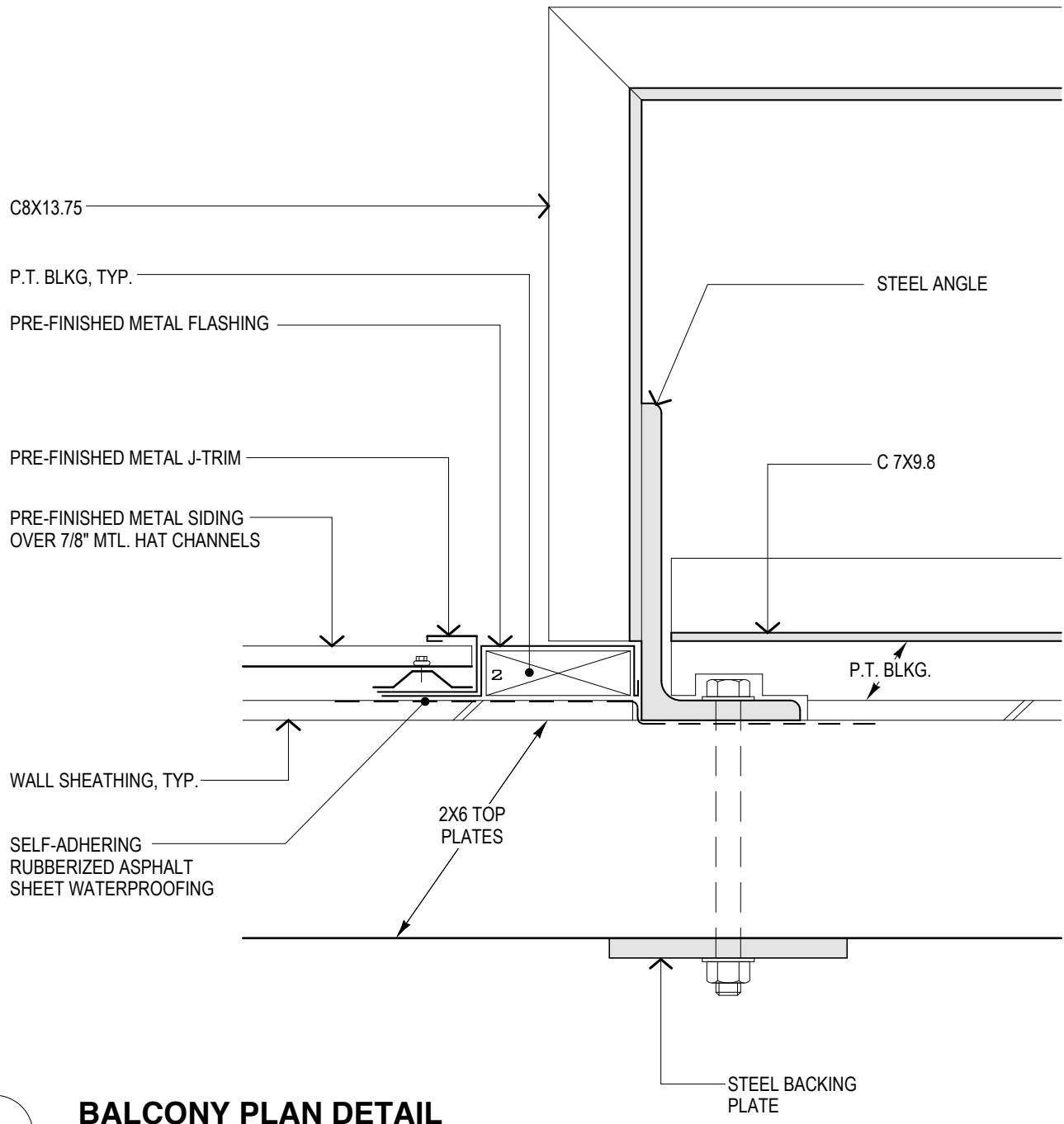


**3.2B** BALCONY PLAN DETAIL  
BUILDING 1 3" = 1'-0"

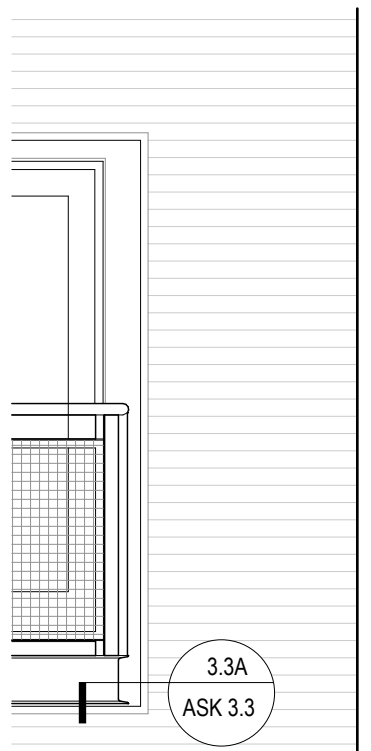


**BALCONY ELEVATIONS**  
3/8" = 1'-0"

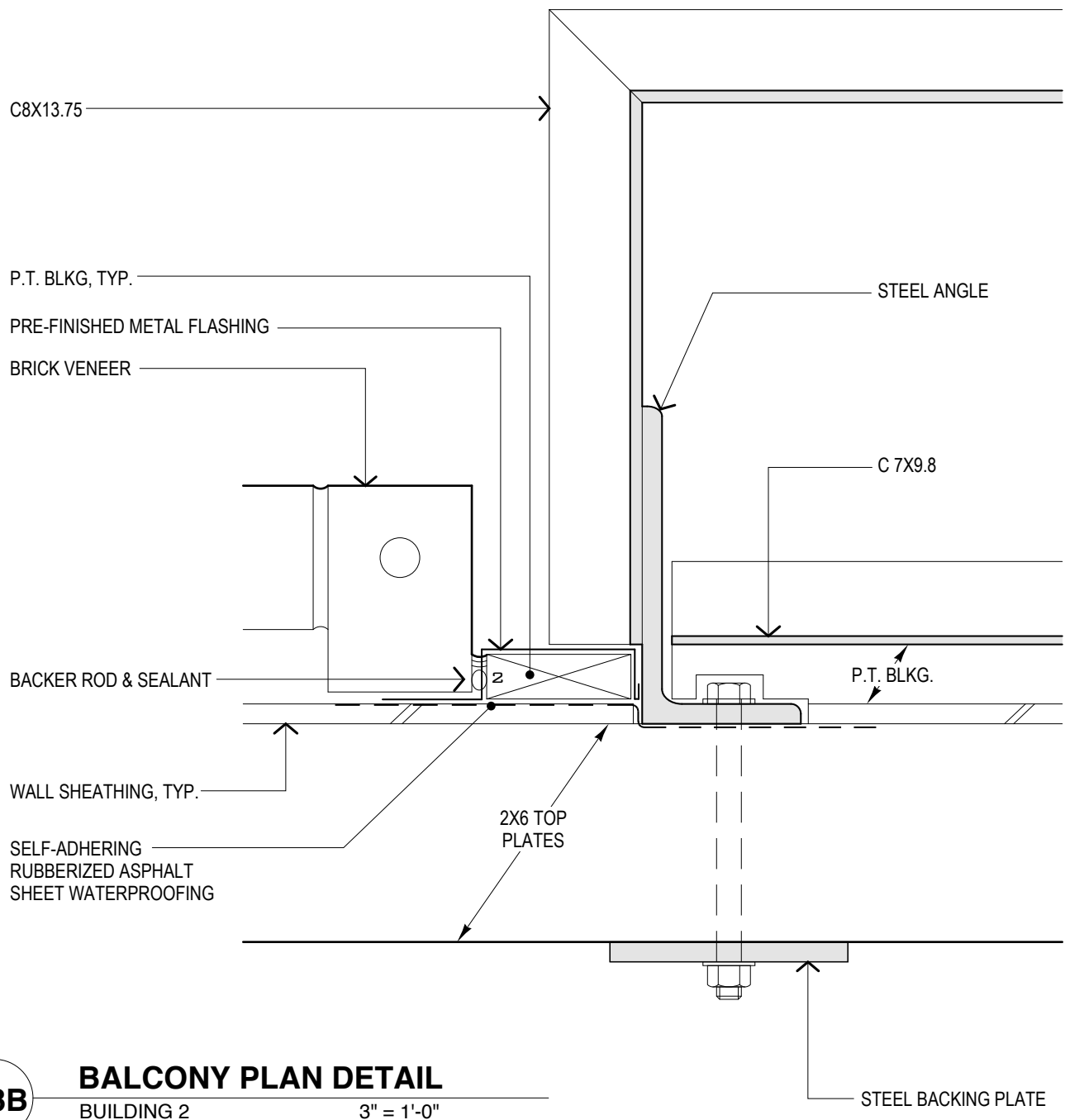




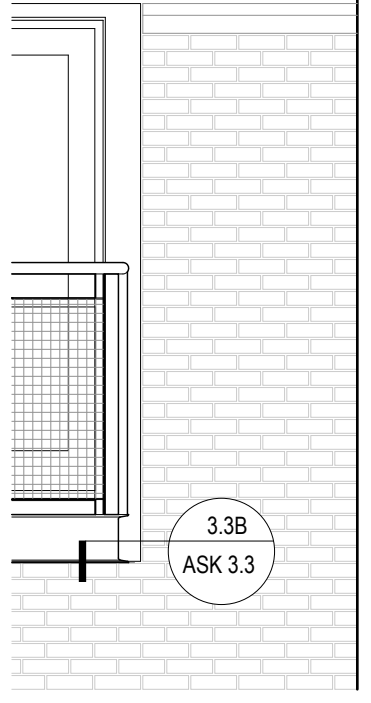
**3.3A** BALCONY PLAN DETAIL  
BUILDING 2 3" = 1'-0"



3.3A  
ASK 3.3

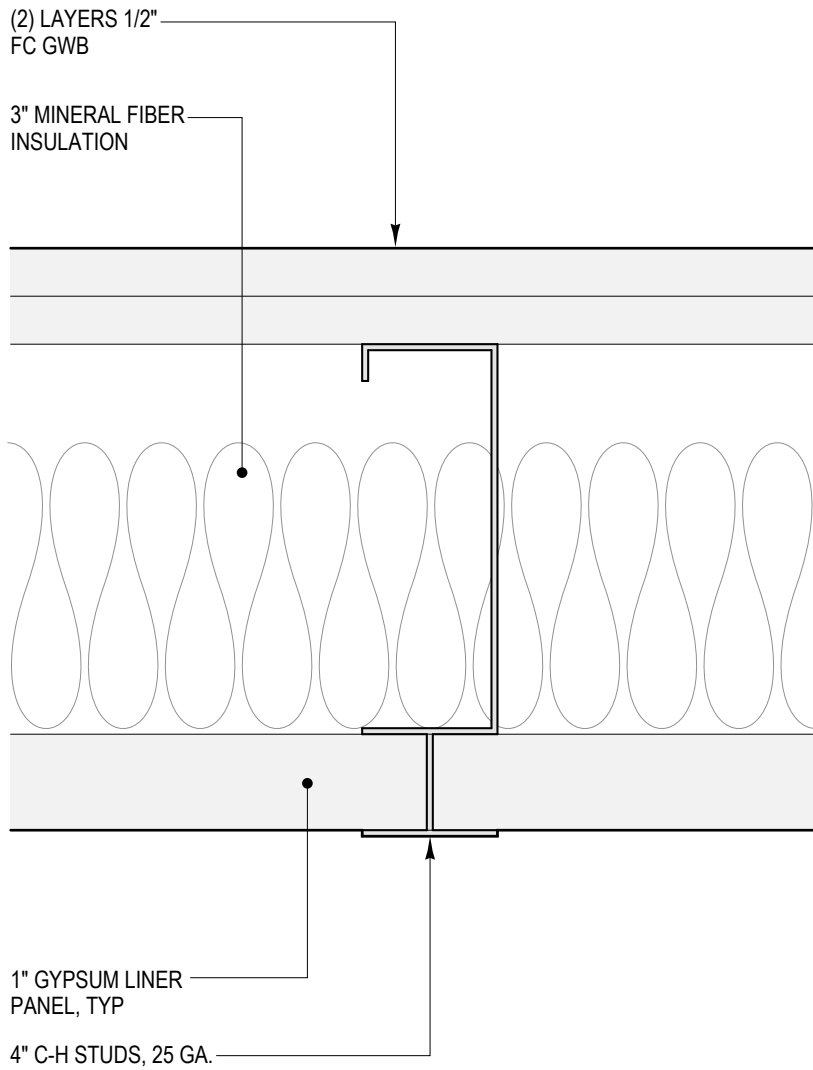


**3.3B** BALCONY PLAN DETAIL  
BUILDING 2 3" = 1'-0"



3.3B  
ASK 3.3

**BALCONY ELEVATIONS**  
3/8" = 1'-0"

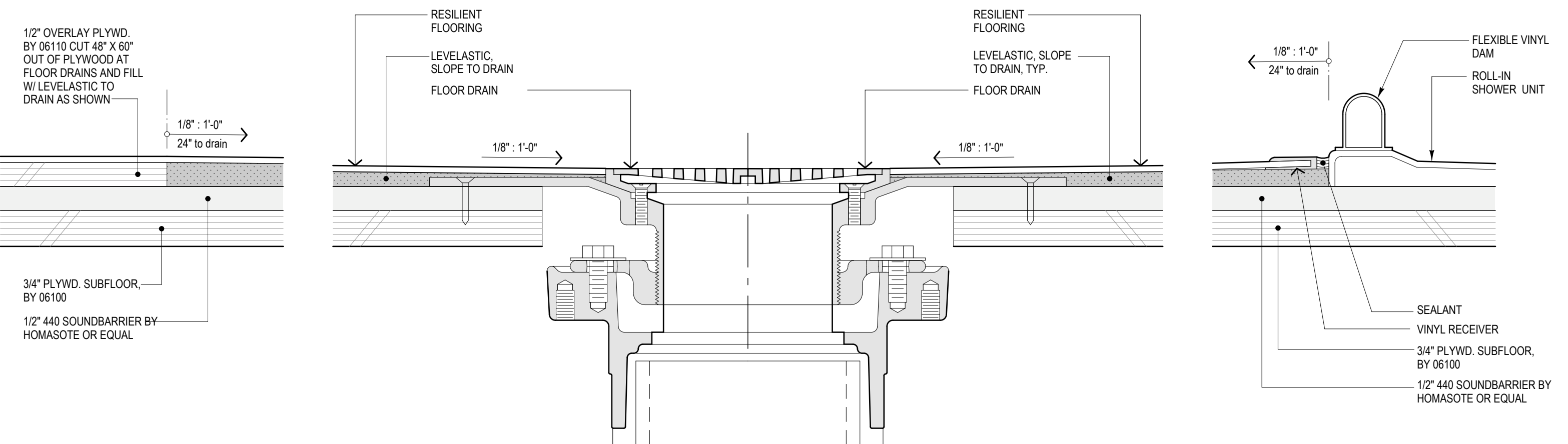


16

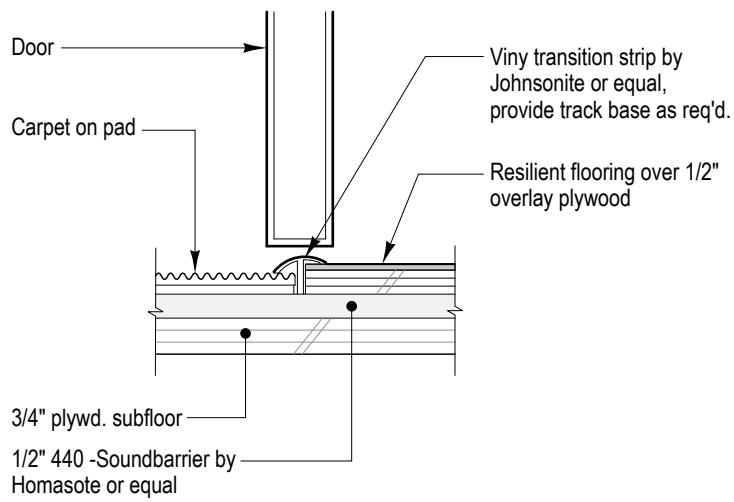
**2-HR SHAFT WALL**

UL DES UL438  
TEST NO. RAL-OT-04-019  
STC 50

3" = 1'-0"



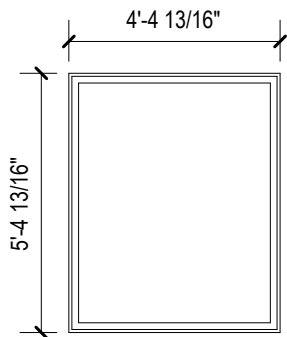
**7 FLOOR DRAIN/ ROLL-IN SHOWER DAM DETAIL**  
 REVISED BY ADDENDUM 2, 9/22/06  
 6" = 1'-0"



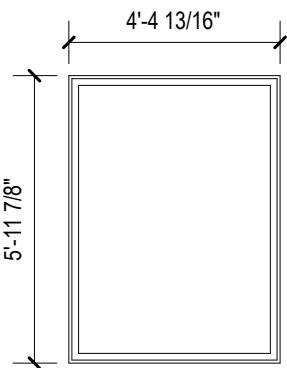
**T10** **TRANSITION STRIP**  
3" = 1'-0"

# WINDOW SCHEDULE (REVISED BY ADDENDUM 2)

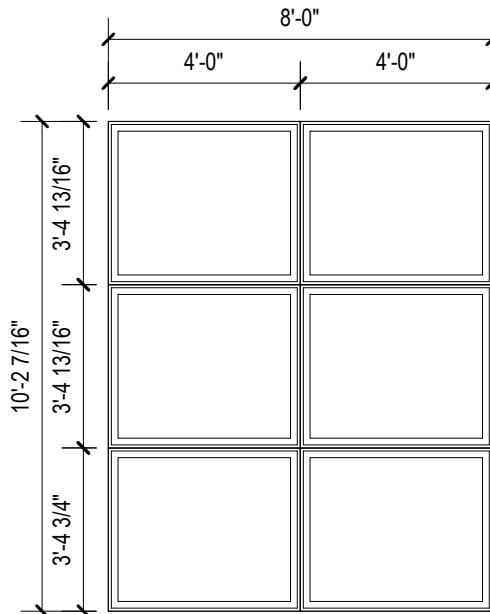
GENERAL			DETAILS			NOTES
Window No.	Rough Opening (WxH)	Type	Head	Jamb	Sill	
<b>BUILDING 1 - 2ND FLOOR</b>						
W57	4'-5 3/8" x 5'-5 3/8"	G	H12	J18	S8	
W69	4'-5 3/8" x 5'-5 3/8"	G	H12	J18	S8	
<b>BUILDING 1 - 3RD FLOOR</b>						
W111	8'-0 1/2" x 10'-3"	M	H12	J17	S8	
W123	8'-0 1/2" x 10'-3"	M	H12	J17	S8	
<b>BUILDING 2 - 2ND FLOOR</b>						
W195	4'-5 3/8" x 6'-0 3/8"	J	H12	J18	S8	
W206	4'-5 3/8" x 6'-0 3/8"	J	H12	J18	S8	
<b>BUILDING 2 - 3RD FLOOR</b>						
W248	4'-5 3/8" x 6'-0 3/8"	J	H12	J18	S8	
W259	4'-5 3/8" x 6'-0 3/8"	J	H12	J18	S8	
<b>BUILDING 2 - 4TH FLOOR</b>						
W301	8'-0 1/2" x 13'-7 3/4"	O	H12	J17	S8	
W312	8'-0 1/2" x 10'-3"	M	H12	J17	S8	



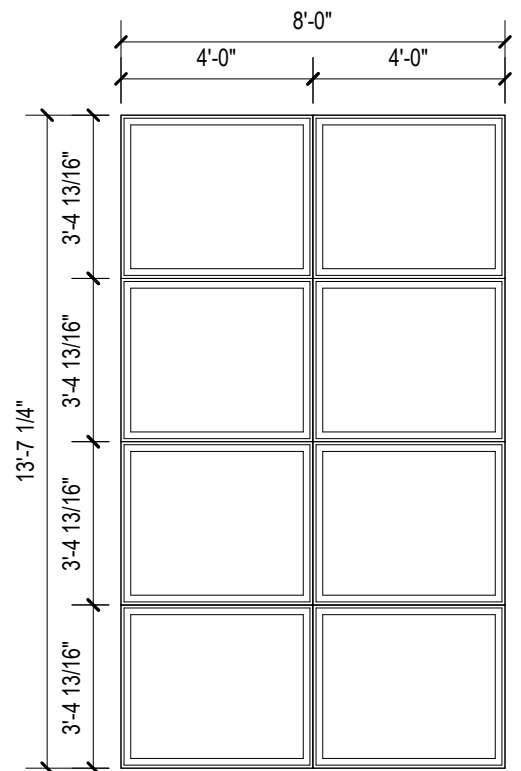
G  
PICTURE



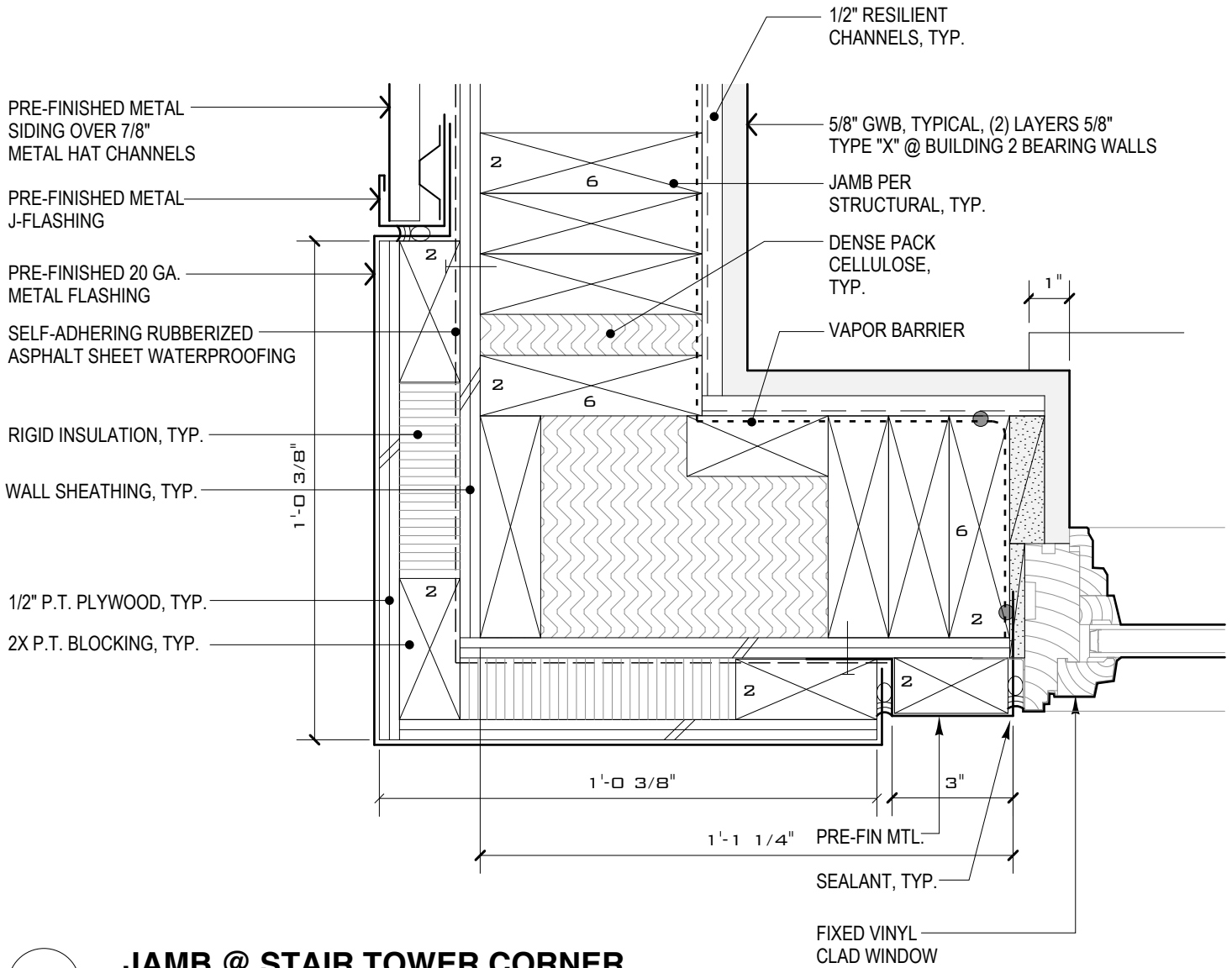
J  
PICTURE



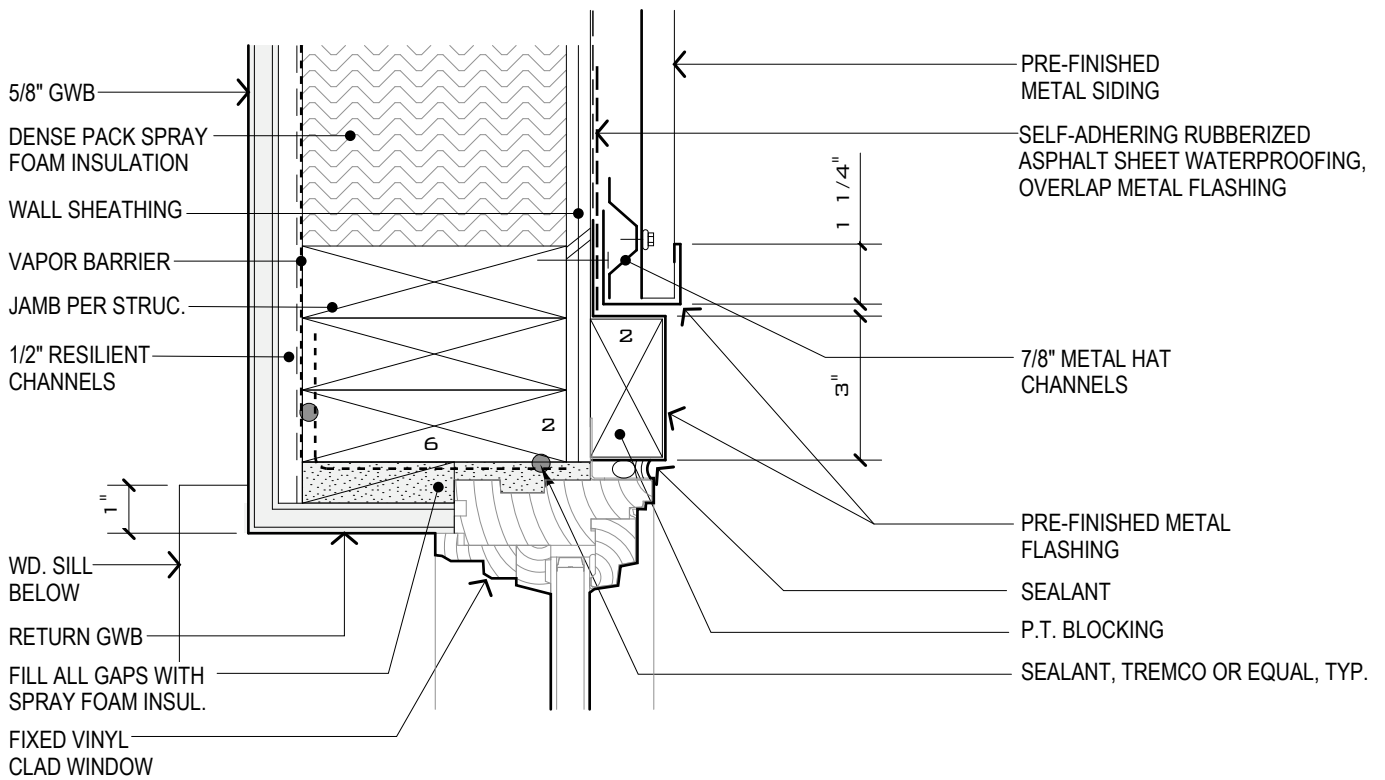
M  
PICTURE



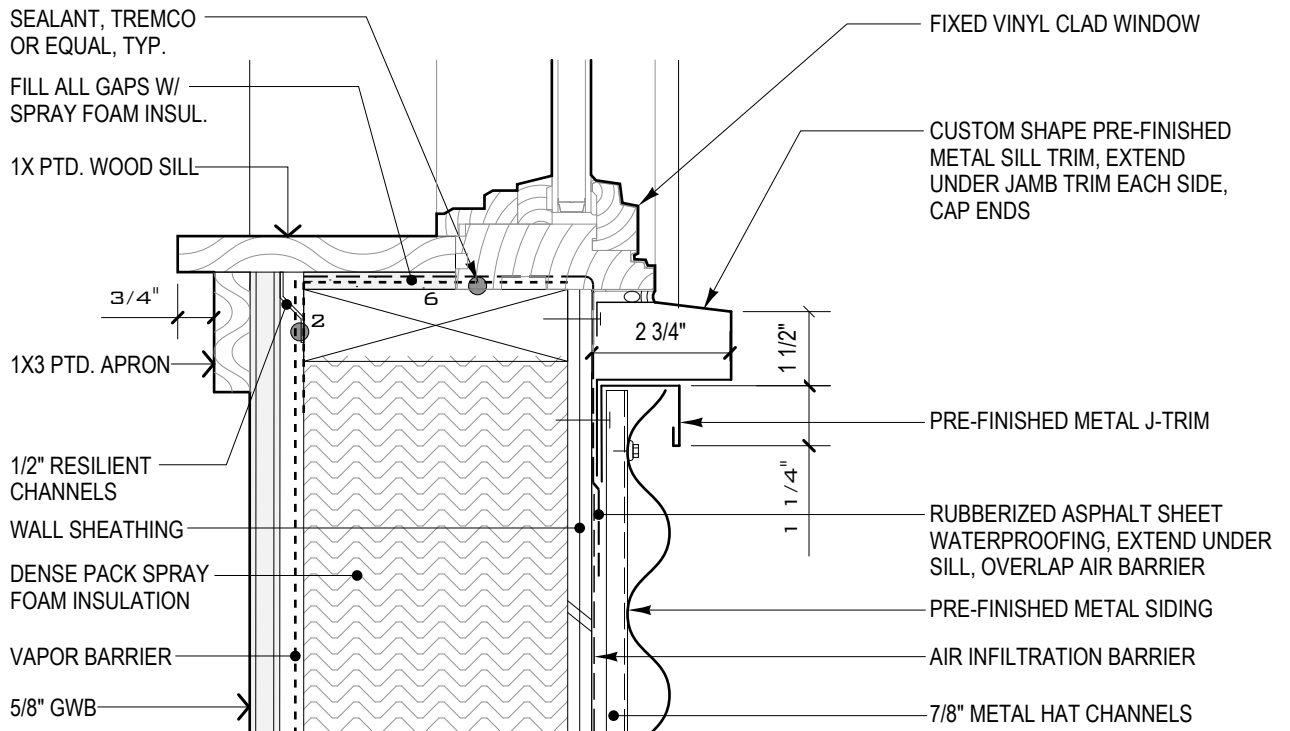
O  
PICTURE



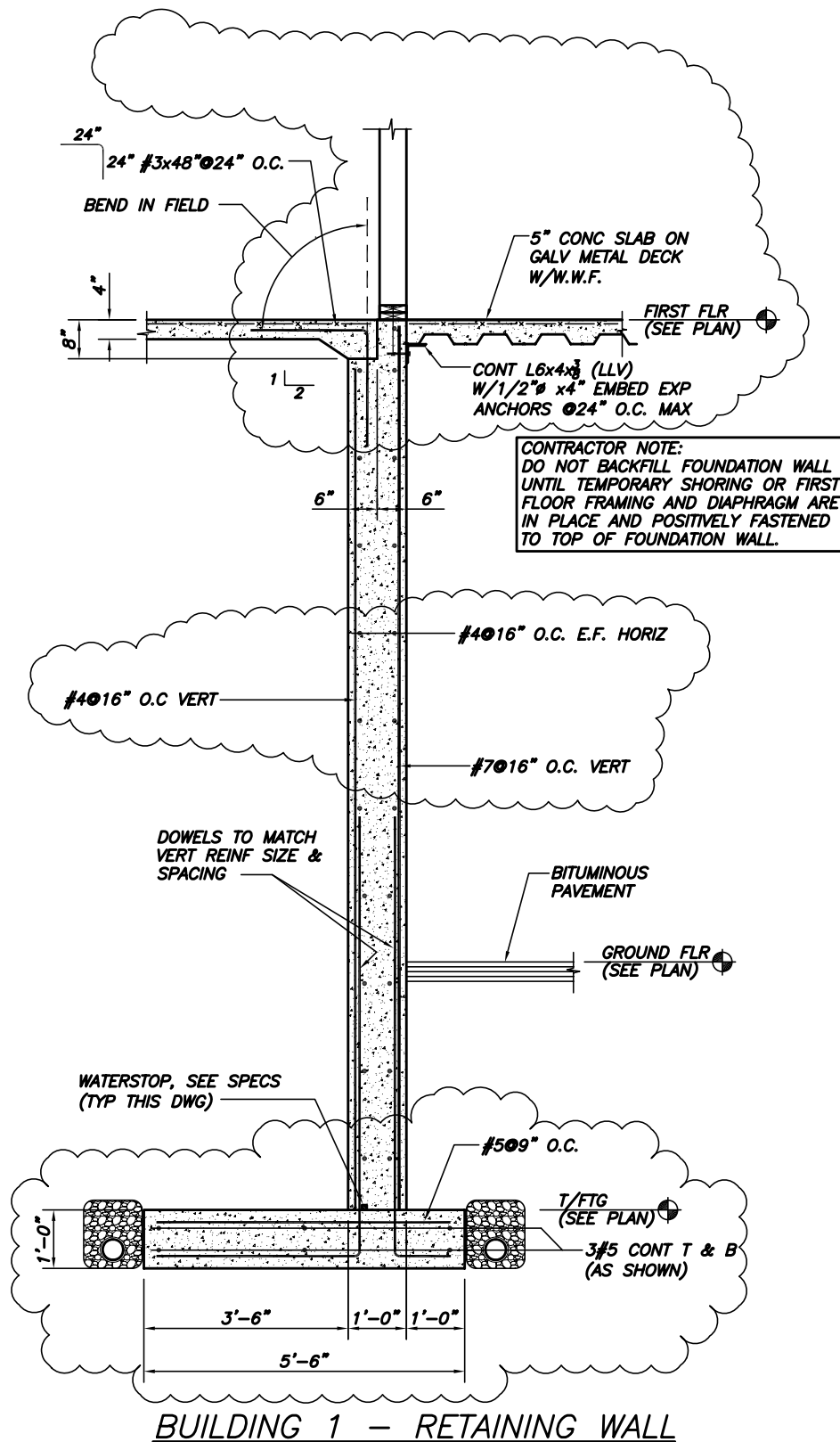
**J17** **JAMB @ STAIR TOWER CORNER**  
 BUILDINGS 1 & 2 3" = 1'-0"



**J18 H12** **JAMB DETAIL (HEAD SIMILAR)**  
 BUILDINGS 1 & 2 3" = 1'-0"



**S8** **SILL DETAIL**  
 BUILDINGS 1 & 2 3" = 1'-0"



SECTION

1/2" = 1'-0"

3  
S1.1, S1.2

REF DWG S2.2

**BECKER**  
structural engineers, inc.

75 York Street  
Portland, ME 04101-4701  
info@beckerstructural.com

Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed JCF  
Drawn APP  
Checked PBB  
Scale NOTED  
Date 09/22/06

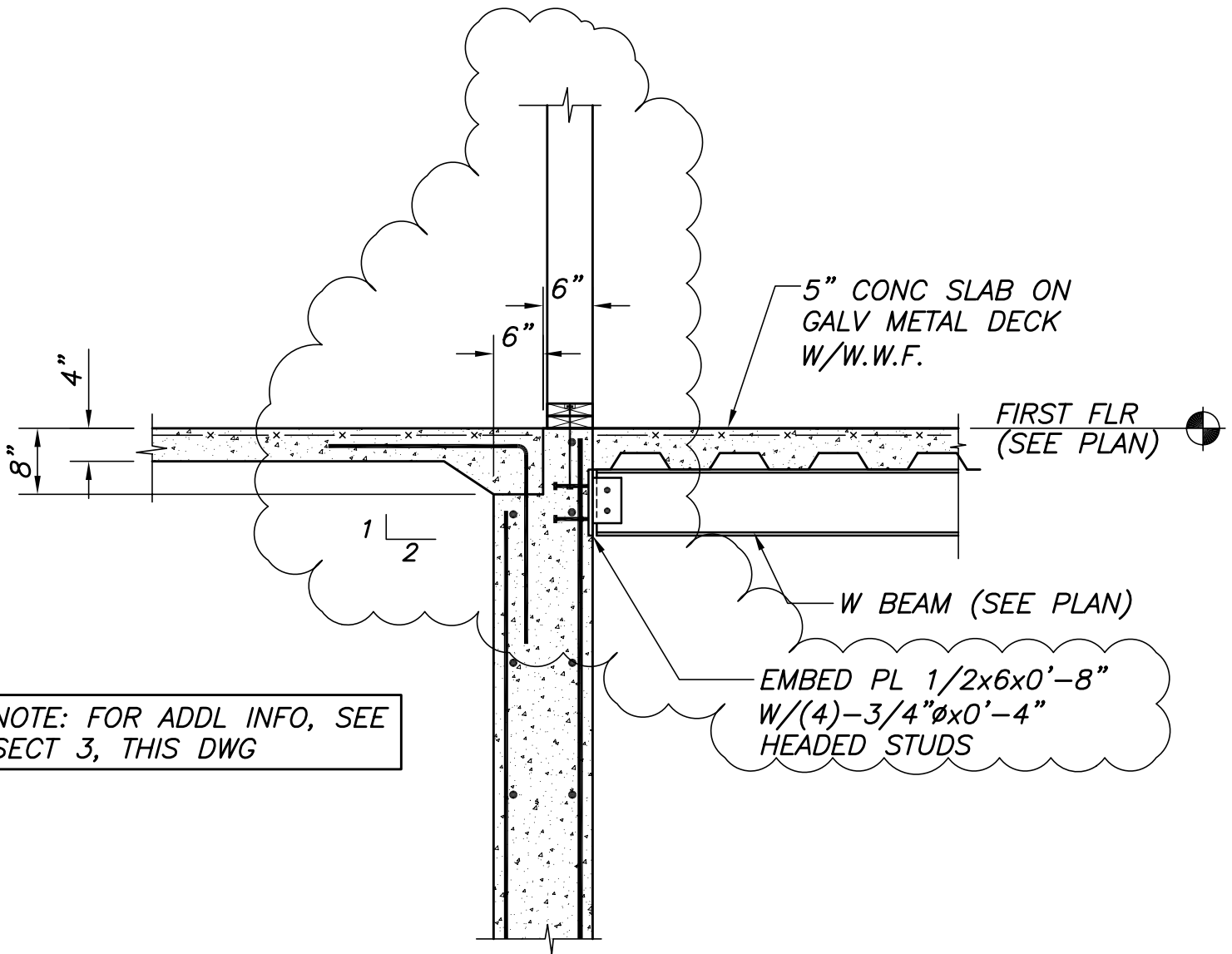
Pearl Place  
Building 1&2  
Portland, Maine

Becker Job Number  
1481

SSK-7

ADDENDUM NO. 2





NOTE: FOR ADDL INFO, SEE  
SECT 3, THIS DWG

SECTION  
1/2"=1'-0"

4  
S1.1, S1.2

REF DWG S2.2

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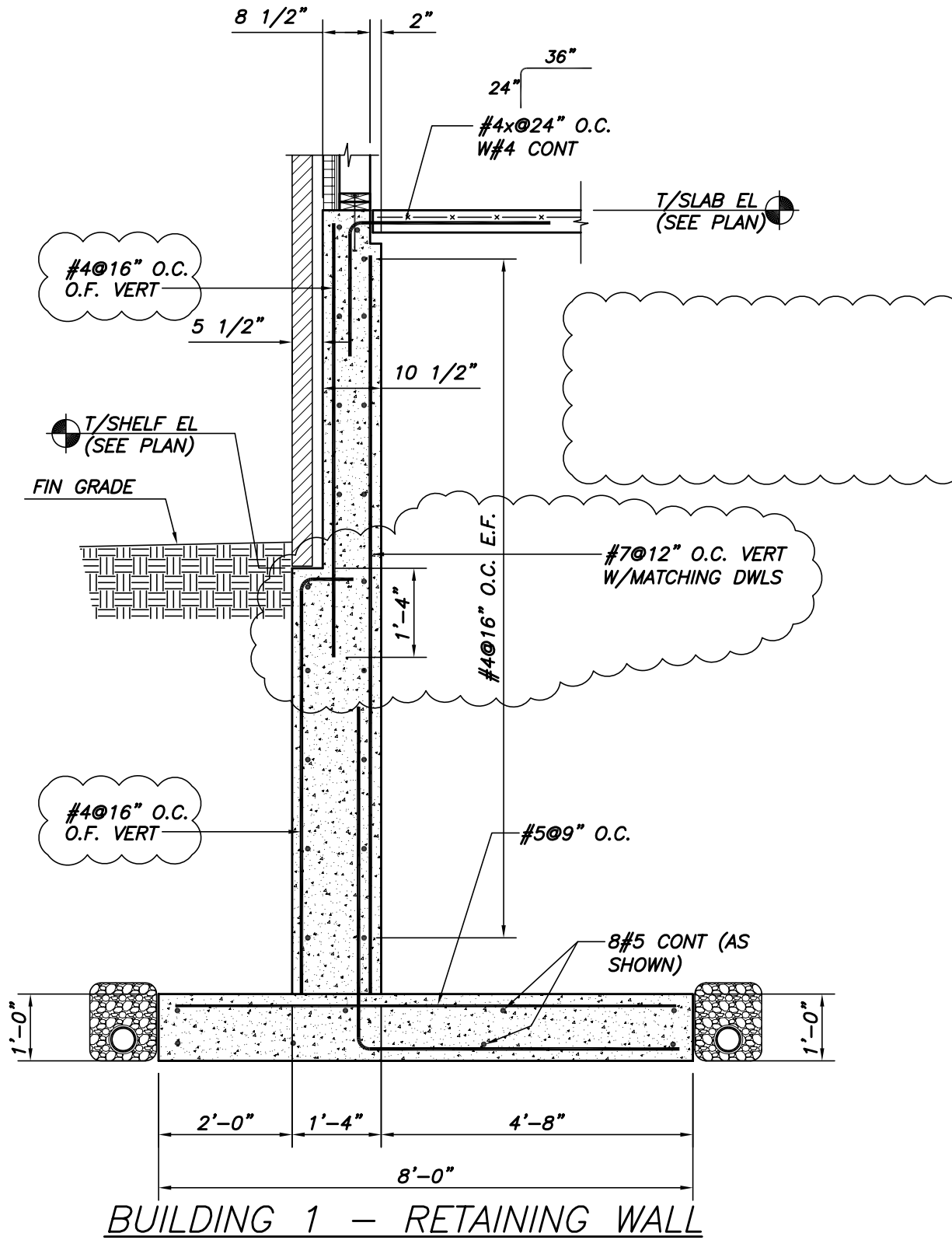
Designed	JCF
Drawn	APP
Checked	PBB
Scale	NOTED
Date	09/22/06

Pearl Place  
Building 1&2  
Portland, Maine

Becker Job Number  
1481

SSK-8

ADDENDUM NO. 2



**BUILDING 1 — RETAINING WALL**

**SECTION**

1/2"=1'-0"

6  
S1.1, S1.2

REF DWG S2.2

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structural engineers, inc.

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Portland, ME 04101-4701  
info@beckerstructural.com

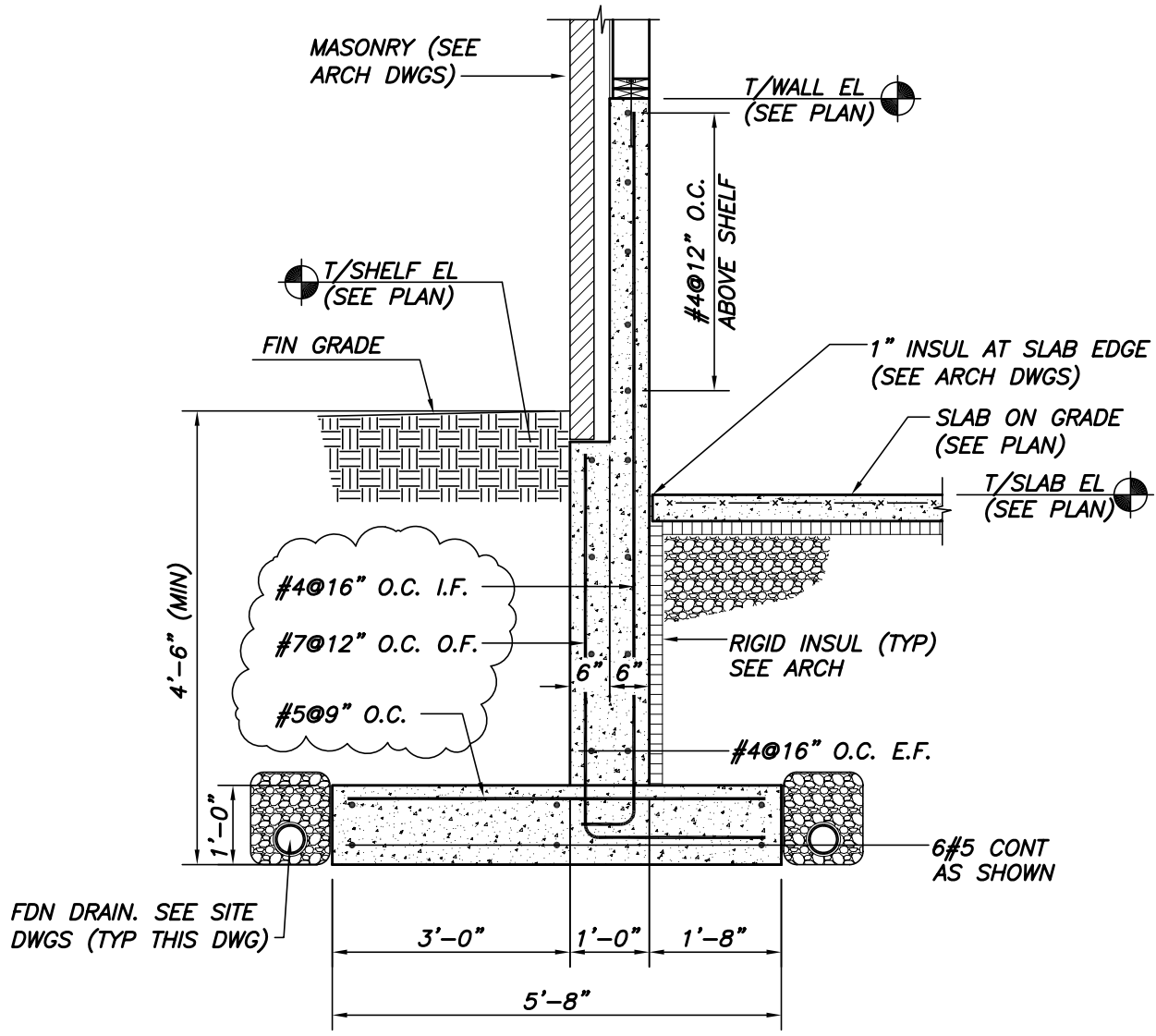
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed *JCF*  
Drawn *APP*  
Checked *PBB*  
Scale *NOTED*  
Date *09/22/06*

*Pearl Place  
Building 1&2  
Portland, Maine*

Becker Job Number  
**1481**

**SSK-9**  
ADDENDUM NO. 2



SECTION

1/2"=1'-0"

2  
S1.5

REF DWG S2.3

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Portland, ME 04101-4701  
info@beckerstructural.com

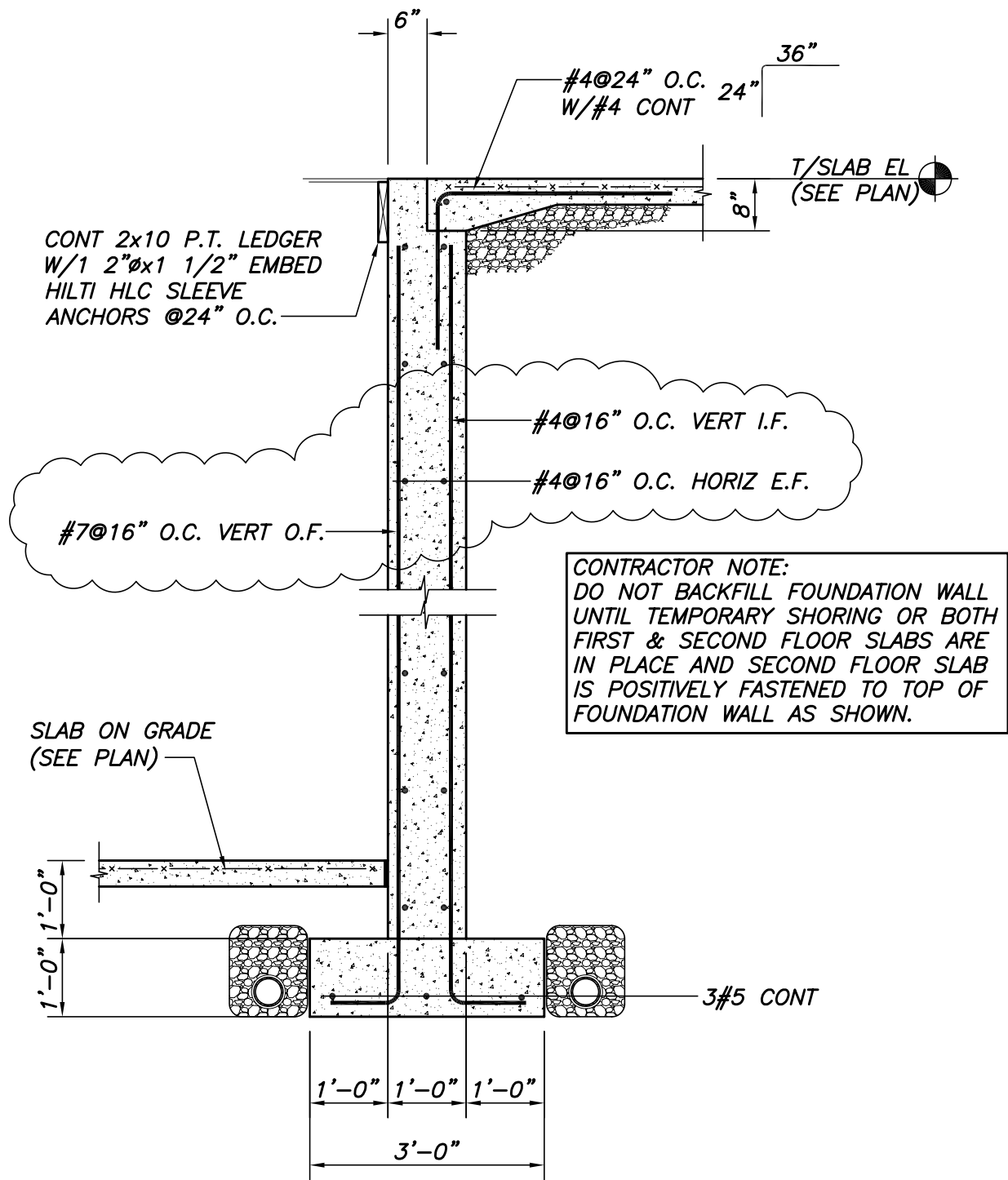
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed *JCF*  
Drawn *APP*  
Checked *PBB*  
Scale *NOTED*  
Date *09/22/06*

*Pearl Place  
Building 1&2  
Portland, Maine*

Becker Job Number  
**1481**

**SSK-10**  
ADDENDUM NO. 2



BUILDING 2 – RETAINING WALL

SECTION

1/2"=1'-0"

3  
S1.5, S1.6

REF DWG S2.3

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structural engineers, inc.

75 York Street  
Portland, ME 04101-4701  
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Tel 207-879-1838  
Fax 207-879-1822  
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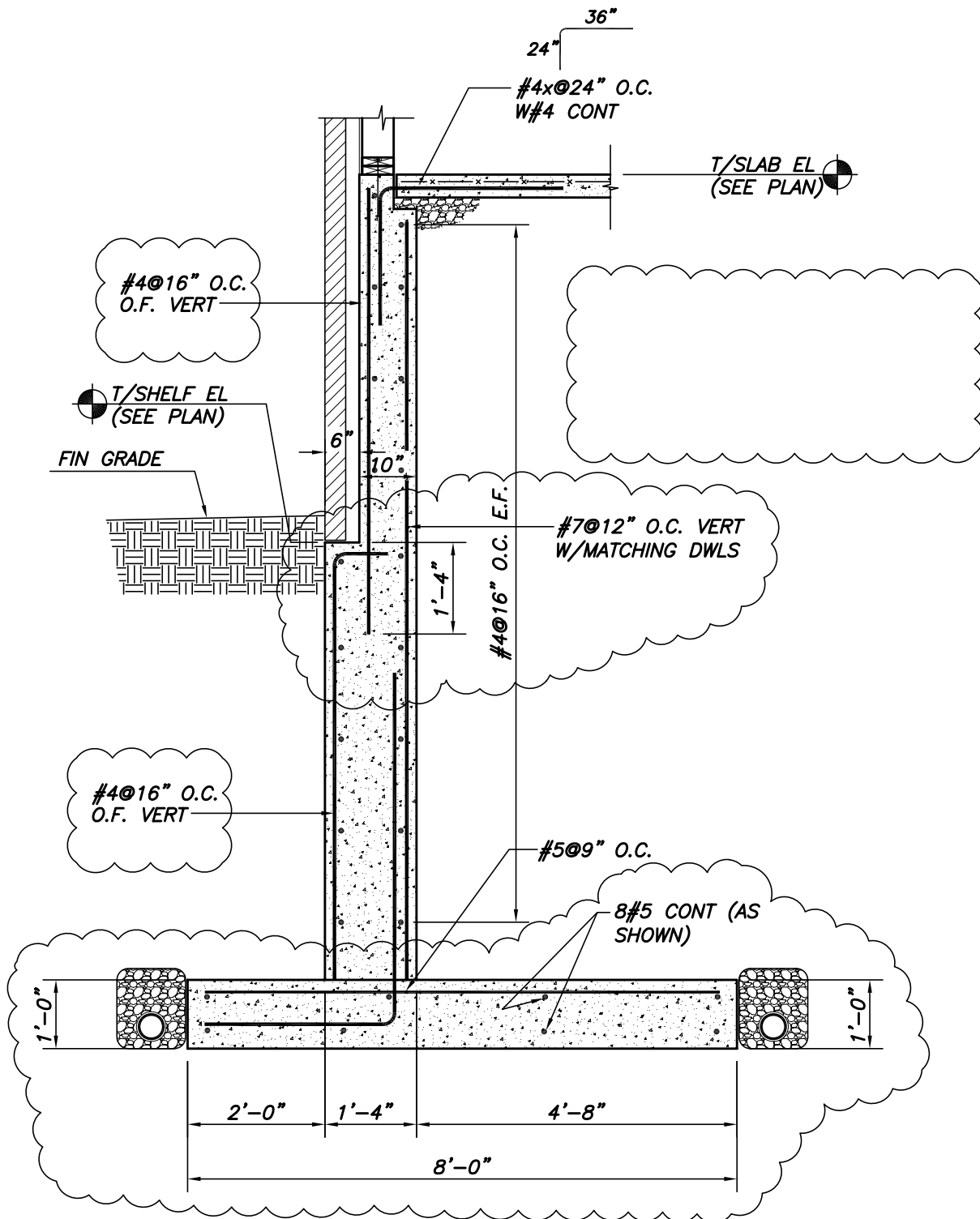
Designed JCF  
Drawn APP  
Checked PBB  
Scale NOTED  
Date 09/22/06

Pearl Place  
Building 1&2  
Portland, Maine

Becker Job Number  
1481

SSK-11

ADDENDUM NO. 2



**BUILDING 2 – RETAINING WALL**

**SECTION**  
1/2"=1'-0"

4  
S1.1, S1.2

REF DWG S2.3

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structural engineers, inc.

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Portland, ME 04101-4701  
info@beckerstructural.com

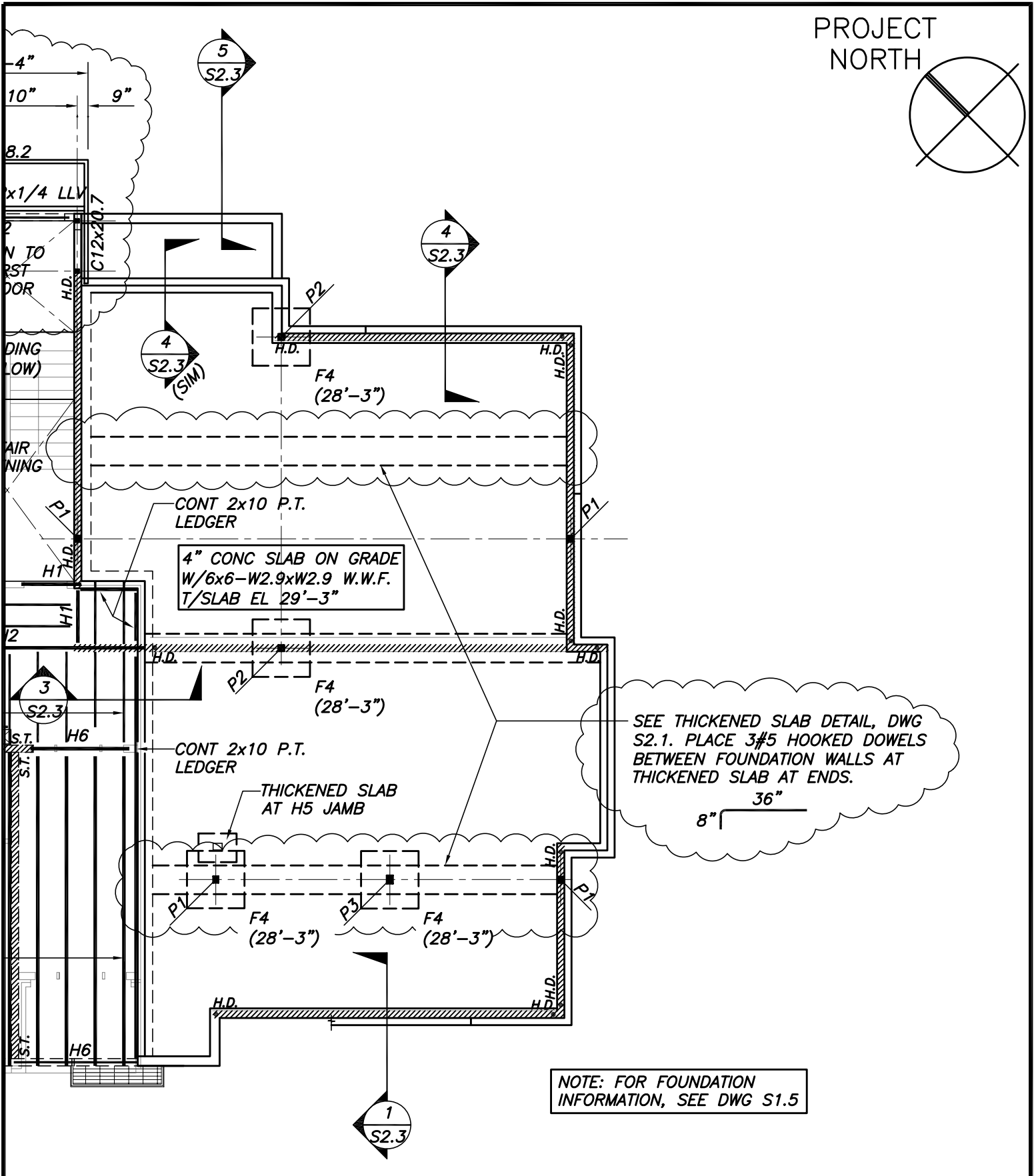
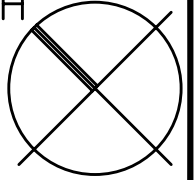
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed **JCF**  
Drawn **APP**  
Checked **PBB**  
Scale **NOTED**  
Date **09/22/06**

*Pearl Place  
Building 1&2  
Portland, Maine*

Becker Job Number  
**1481**

**SSK-12**  
ADDENDUM NO. 2



SEE THICKENED SLAB DETAIL, DWG S2.1. PLACE 3#5 HOOKED DOWELS BETWEEN FOUNDATION WALLS AT THICKENED SLAB AT ENDS.

36"  
8"

NOTE: FOR FOUNDATION INFORMATION, SEE DWG S1.5

REF DWG S1.6

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structural engineers, inc.

75 York Street  
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info@beckerstructural.com

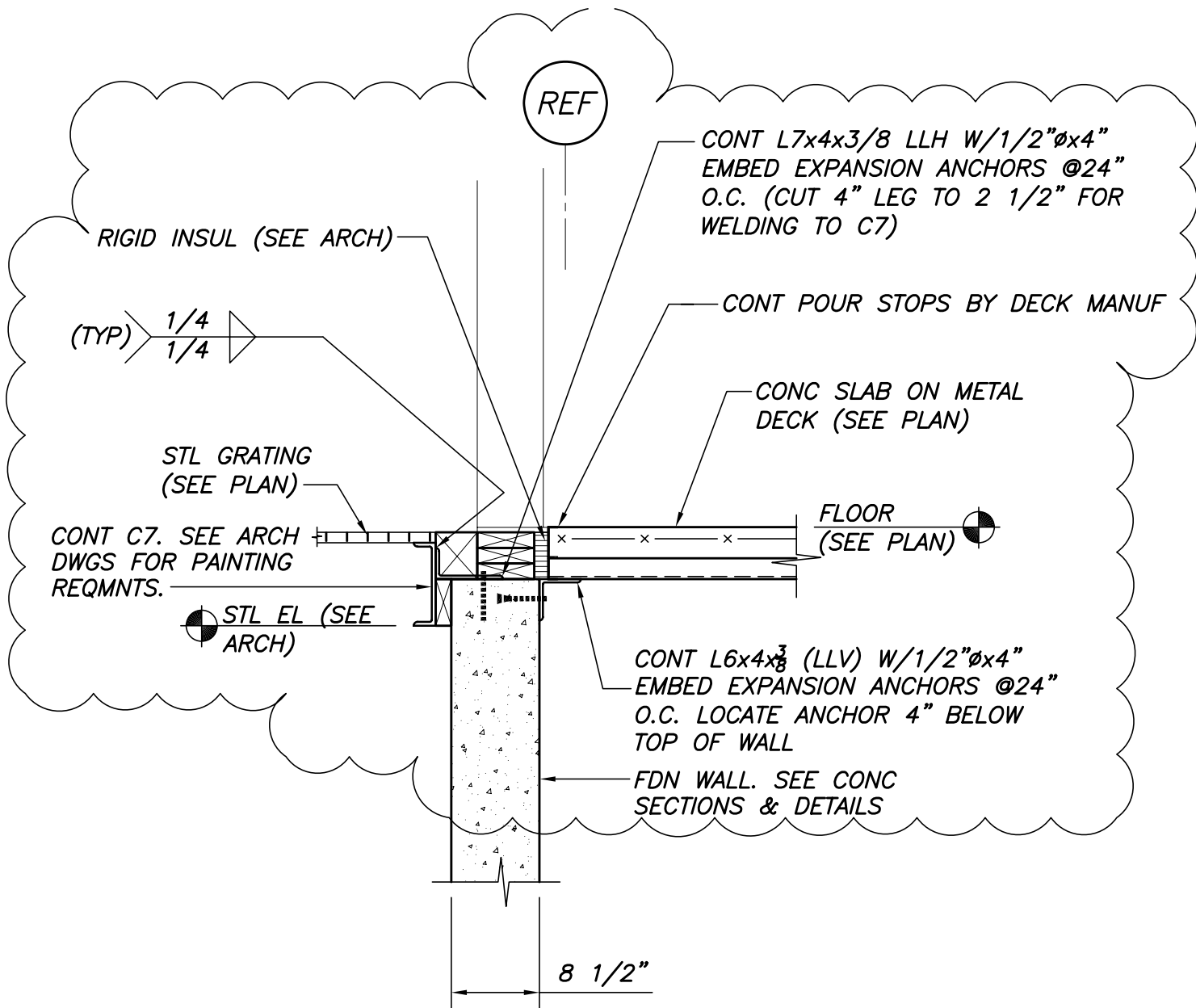
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed	JCF
Drawn	APP
Checked	PBB
Scale	NOTED
Date	09/22/06

Pearl Place  
Building 1&2  
Portland, Maine

Becker Job Number  
1481

**SSK-13**  
ADDENDUM NO. 2



SECTION  
 3/4" = 1'-0"

3  
 S1.2

			REF DWG S3.1
<b>BECKER</b> structural engineers, inc.  75 York Street Portland, ME 04101-4701 info@beckerstructural.com  Tel 207-879-1838 Fax 207-879-1822 www.beckerstructural.com	Designed	JCF	Becker Job Number 1481
	Drawn	APP	
	Checked	PBB	SSK-14 ADDENDUM NO. 2
	Scale	NOTED	
	Date	09/22/06	
Pearl Place Building 1&2 Portland, Maine			

## **ATTACHMENTS**



SECTION 09800

ACOUSTICAL TREATMENT

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Sound-deadening acoustical flooring systems.

1.2 RELATED SECTIONS

- A. Section 06100 - Rough Carpentry: Installation and requirements for wood substrates and structure.
- B. Section 09200 - Plaster and Gypsum Board: Installation and requirements for wall assemblies.
- C. Section 09600 - Flooring: Installation and requirements for finish flooring.

1.3 REFERENCES

- A. APA The Engineered Wood Association (APA): APA AFG-01 - Specification for field gluing subfloors.
- B. American Society for Testing and Materials (ASTM):
  - 1. ASTM C 209 - Test Methods for Cellulosic Fiber Insulating Board.
  - 2. ASTM C 518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus.
  - 3. ASTM D 1037 - Test Methods of Evaluating Properties of Wood-Base Fiber and Particle Panel Materials.
  - 4. ASTM E 84 - Test Method for Surface Burning Characteristics of Building Materials.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. 440 SOUND BARRIER for floor system: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum 10 years experience in producing sound-deadening boards.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Inspect the materials upon delivery to assure that specified products have been received. Report damaged material immediately to the delivering carrier and note such damage on the carrier's freight bill of lading.
- C. Store materials in a dry place, indoors, or on raised platform protected from weather damage.

## 1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Acclimatize panels to existing moisture conditions and for not less than 24 hours before installation. Comply with manufacturer's recommendations for acclimatization.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Homasote Company; 932 Lower Ferry Road, West Trenton, NJ 08628. ASD. Tel: (800) 257-9491. Tel: (609) 883-3300. Fax: (609) 883-3497. Email: [sales@homasote.com](mailto:sales@homasote.com) [www.homasote.com](http://www.homasote.com)
- B. Requests for substitutions will be considered in accordance with provisions of Section 01600.

### 2.2 MATERIALS

- A. Sound-Deadening Panels: Molded, recycled post-consumer paper, cellulose fiber structural panel; 440 SoundBarrier, Homasote Company.
  - 1. Thickness: 1/2 inch (13 mm).
  - 2. Density: 26-28 pcf (416-448 kg/cu. m) tested in accordance with ASTM C 209.
  - 3. Tensile Strength: When tested in accordance with ASTM C 209:
    - a. Parallel: 450-700 psi (3,100-4,830 kPa).
    - b. Transverse: 750-1000 psi (5,171-6,894 kPa).
  - 4. Hardness (Janka Ball): 230 lbs (104 kg) tested in accordance with ASTM D 1037.
  - 5. Water Absorption by Volume: When tested in accordance with ASTM D 1037:
    - a. 2 hour immersion: 5 percent maximum.
    - b. 24 hour immersion: 15 percent maximum.
  - 6. Expansion: 50 to 90 percent relative humidity, 0.25 percent in accordance with ASTM C 209.
  - 7. Thermal Resistance: When tested in accordance with ASTM C 209 per ASTM C 518:

- a. R-value: 1.2 for 1/2 inch (13 mm) thick board.
8. Flame Spread: 76 to 200 tested in accordance with ASTM E 84, Class III or C.

### 2.3 ACCESSORIES

- A. Adhesive: APA AFG-01 approved sub-floor adhesive.
- B. Floor Panel Fasteners:
  1. Nails, Wood Framing: Annular thread type of length required to penetrate not less than 3/4 inch (19 mm) into subfloor.
  2. Screws: Coarse thread drywall type wood screw of length required to penetrate not less than 3/4 inch (19 mm) into sub-floor.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Verify framing member spacing complies with manufacturer's requirements for substrates and installation methods

### 3.2 PREPARATION

- A. Prepare surfaces in accordance with manufacturer's recommendations.

### 3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install only clean dry panels. Do not install wet panels.
- C. Floor Panel Installation: Space panel joints 3/16 inch (5 mm) apart; 3/8 inch (10 mm) space at walls and partitions.

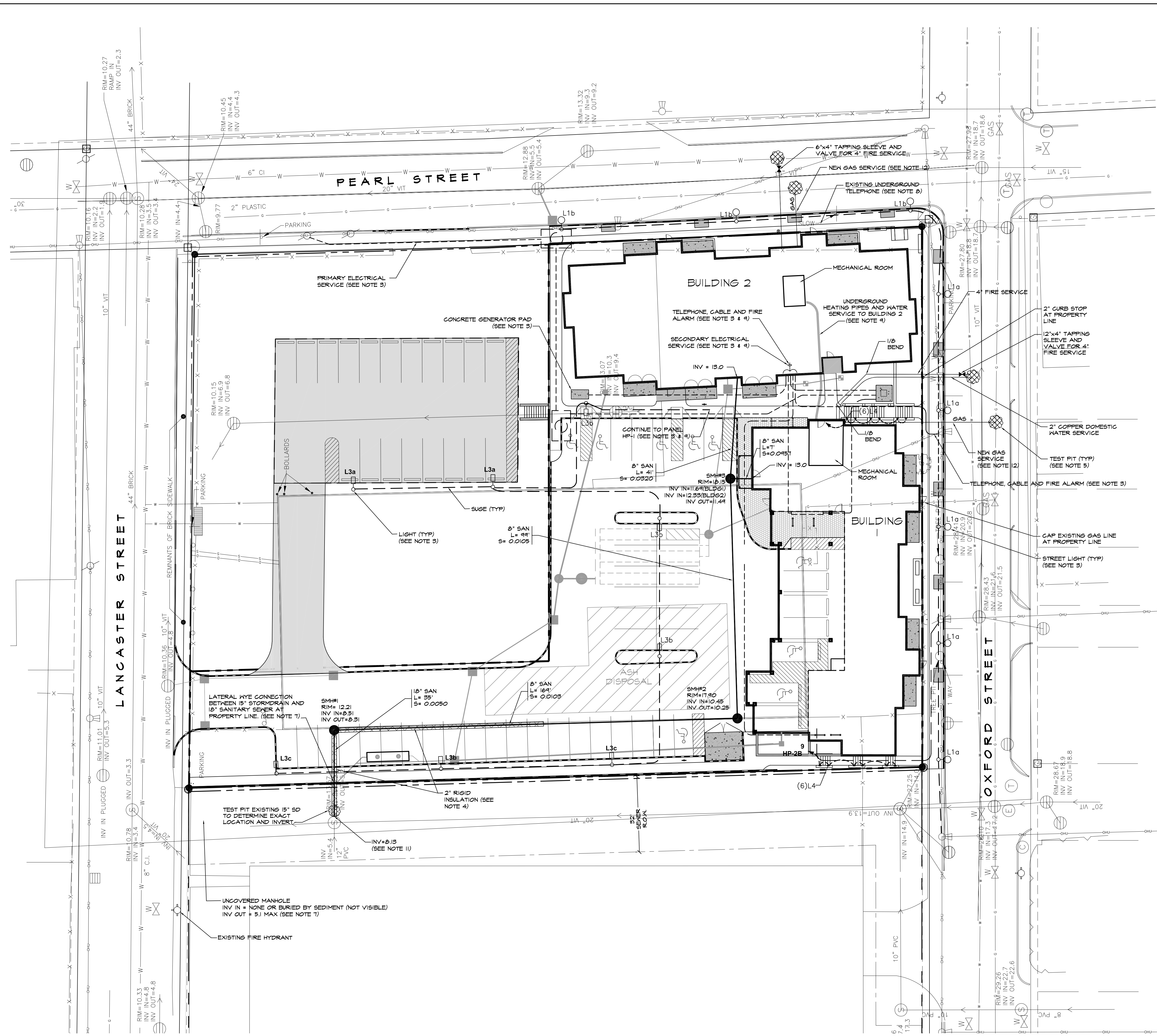
### 3.4 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair, or replace damaged products before Substantial Completion.

### 3.5 CLEANING

- A. Comply with manufacturer's recommendations for repairing damaged panels.

END OF SECTION



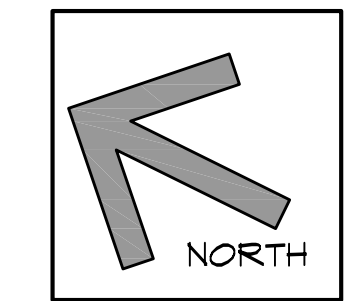
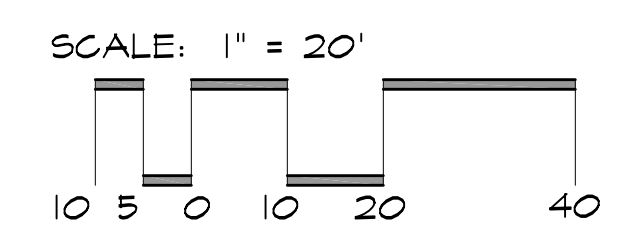
**LEGEND**

EXISTING GRADE	---
FINISH GRADE	---
BITUMINOUS PAVEMENT	[Symbol]
BRICK WALK	[Symbol]
BITUMINOUS SIDEWALK	[Symbol]
CROSSWALK	[Symbol]
PROPERTY LINE	[Symbol]
EASEMENT	[Symbol]
NEW CB, DI	[Symbol]
NEW TRANSFORMER	[Symbol]
NEW SEWER MANHOLE	[Symbol]
NEW STORM DRAIN	[Symbol]
NEW UNDERGROUND ELEC.	[Symbol]
NEW WATER	[Symbol]
NEW GAS	[Symbol]
NEW FOUNDATION DRAIN	[Symbol]
NEW SEWER	[Symbol]
EX. OVERHEAD ELEC.	[Symbol]
EXISTING WATER	[Symbol]
EXISTING GAS	[Symbol]
EXISTING SEWER	[Symbol]

- NOTES:**
1. WATER UTILITY WORK SHALL BE COMPLETED AND COORDINATED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS AND REQUIREMENTS.
  2. SEWER WORK SHALL BE COMPLETED AND COORDINATED WITH CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
  3. REFER TO ELECTRICAL SITE PLAN - E01 (BY BARTLETT DESIGN) FOR LIGHTING DESIGN AND ELECTRICAL, TELEPHONE, AND CABLE UTILITY SERVICE LAYOUTS.
  4. SEWER PIPE SHALL HAVE 2" RIGID INSULATION WHERE DEPTH OF COVER IS LESS THAN 5'.
  5. TEST PIT TO DETERMINE EXACT LOCATION AND ELEVATION OF EXISTING UTILITY. ALL TEST PITS SHALL BE DONE AS SOON AS POSSIBLE AND NO LESS THAN 2 WEEKS PRIOR TO THE START OF UTILITY CONSTRUCTION. RESULTS OF TEST PIT EXPLORATIONS SHALL BE PROVIDED TO THE ENGINEER OF RECORD.
  6. LOCATION AND INVERT OF DRAINAGE STRUCTURE IN FORMER MYRTLE STREET SEWER EASEMENT BASED ON ROUGH MEASUREMENTS TAKEN IN THE FIELD. ACTUAL INVERT IS EXPECTED TO BE LOWER BASED ON CONSERVATIVE METHOD OF FIELD MEASUREMENT AND THE LARGE AMOUNT OF SEDIMENT IN THE STRUCTURE LEFT UNACCOUNTED FOR.
  7. ON-SITE STORM DRAIN SHALL BE TIED INTO 18" SANITARY SEWER AT PROPERTY LINE AS SHOWN. 18" SANITARY SHALL RUN AT MINIMUM SLOPE (0.0020 FT/FT) TO EXISTING SEWER STRUCTURE WITHIN FORMER MYRTLE STREET SEWER EASEMENT LOCATION AND INVERT UNKNOWN. ANTICIPATED INVERT NO GREATER THAN 5.6 ADJACENT TO MYRTLE STREET SEWER STRUCTURE BASED ON FIELD MEASUREMENTS AND HISTORICAL PLANS.
  8. EXISTING UNDERGROUND TELEPHONE UTILITY LINE SHALL BE MAINTAINED. DESIGN SHALL BE COORDINATED WITH VERIZON FOR APPROVAL OF THE NEW LAYOUT AND ANY ADDITIONAL RECONSTRUCTION WORK REQUIRED AS PART OF THIS PROJECT.
  9. REFER TO MECHANICAL LAYOUT ON DRAWING M11 FOR ADDITIONAL INFORMATION.
  10. CITY INSPECTORS SHALL BE CONTACTED AND PRESENT DURING ANY TEST PIT OR CONSTRUCTION WORK WITHIN THE MYRTLE SEWER EASEMENT.
  11. THE FINAL CONNECTIONS TO MUNICIPAL STORM DRAIN AND SEWER MUST BE APPROVED BASED ON LATEST FIELD DATA BY THE CITY ENGINEER AND PUBLIC WORKS AUTHORITY. COORDINATE WITH OWNERS REPRESENTATIVE AND PUBLIC WORKS PRIOR TO MAKING CONNECTIONS.
  12. COORDINATE INSTALLATION OF GAS SERVICE TO BUILDING 1 AND BUILDING 2 WITH SERVICE PROVIDER (NORTHERN UTILITIES). COORDINATE ENTRANCE INTO BUILDING 1 MECHANICAL ROOM WITH MECHANICAL PLANS.

**REVISIONS:**

1. REVISED SITE ELECTRICAL AND LIGHTING 9/21/06



NOTE: THIS PLAN SET IS ISSUED FOR BIDDING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

# Pearl Place Building 1 & 2 Portland, Maine

Developer  
Avesta Pearl Street One, L.P.

Architect  
Winton Scott Architects

Landscape Architect  
Carroll Associates

Civil  
Gorill Palmer Consulting Engineers

Structural  
Becker Structural

Mechanical / Plumbing  
Mechanical Systems Engineers

Electrical  
Bartlett Designs

BUILDINGS 1 & 2

UTILITY PLAN

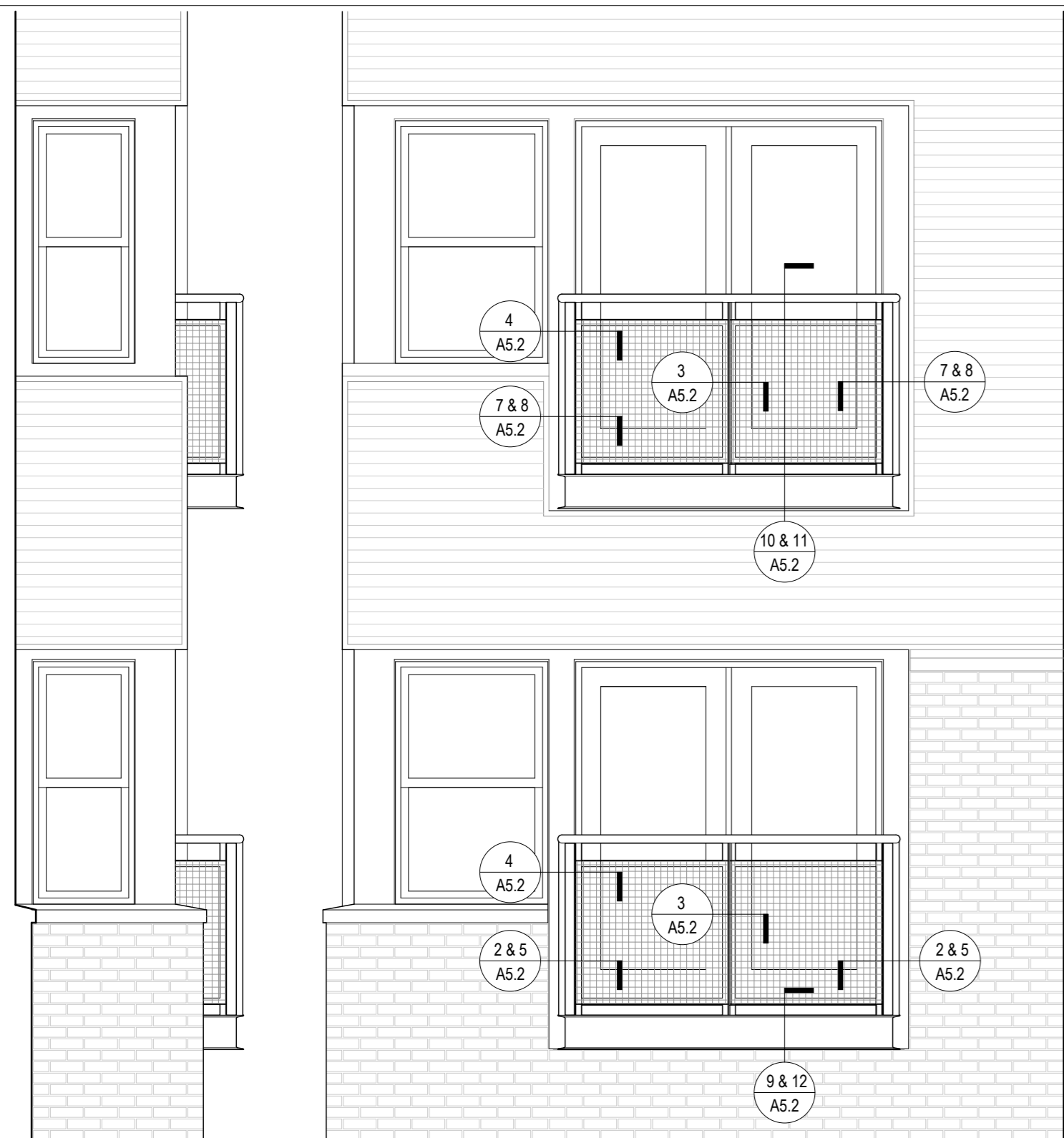
**C-2**

Scale: 1"=20'

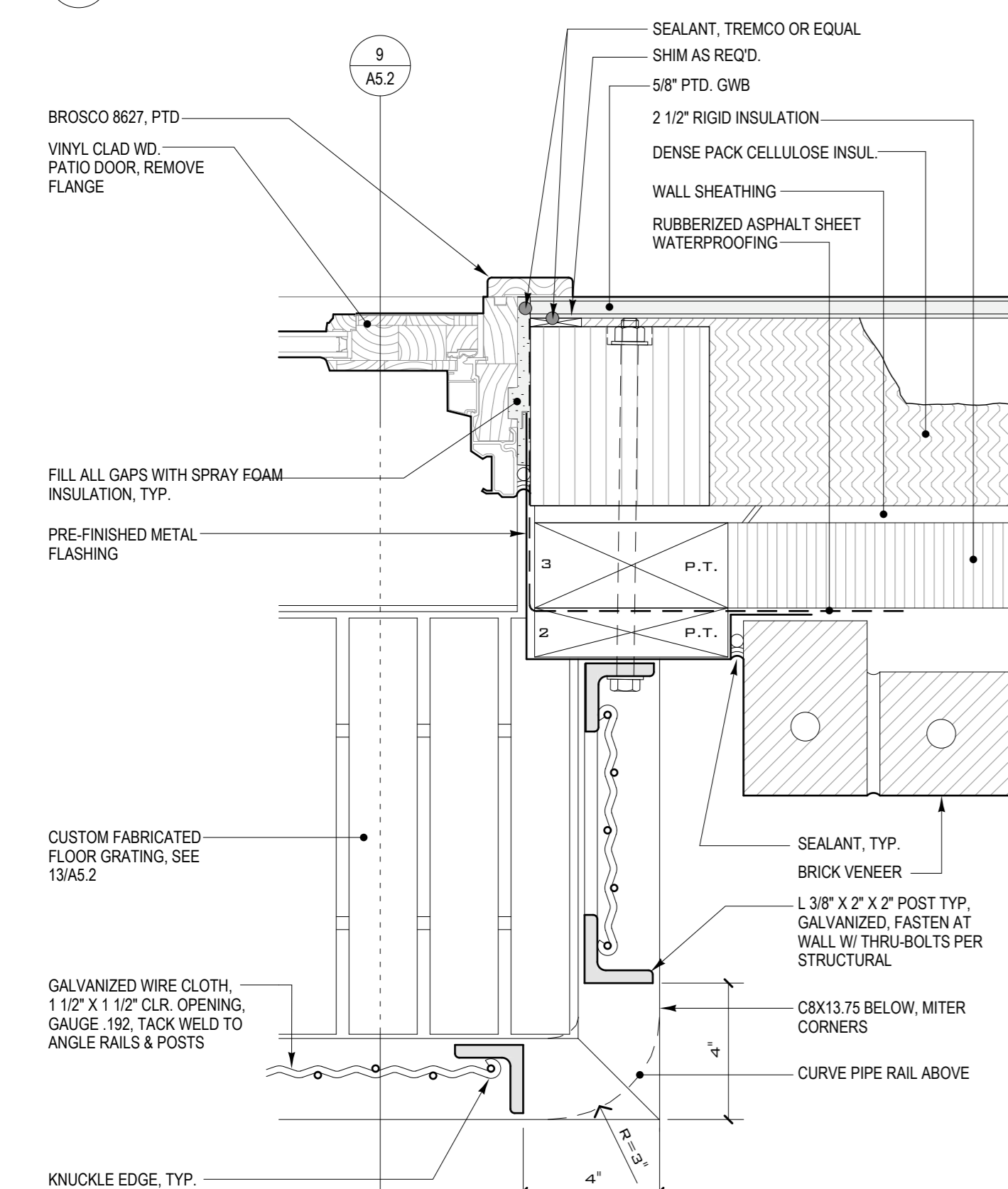
September 1, 2006  
ADDENDUM 2 - SEPTEMBER 22, 2006

**GENERAL NOTES**

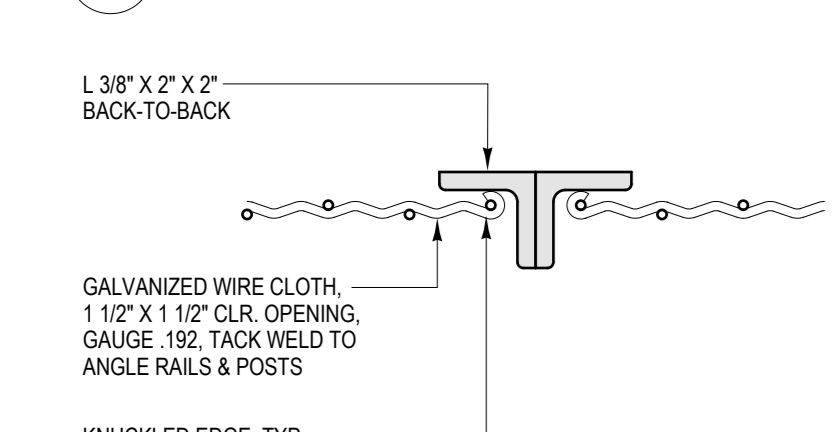
- Shop paint all exposed steel. Color to be chosen by Architect.
- Contractor responsible for providing, coordinating installation, and coordinating orientation of all metal Z-furring, U-furring and custom fabricated metal shapes as required for installation of rigid insulation and metal siding system at exterior walls of Building 1 based on the type of siding used and all other factors. All exterior metal siding and associated flashing to be securely anchored to metal furring channels or P.T. blocking typical.



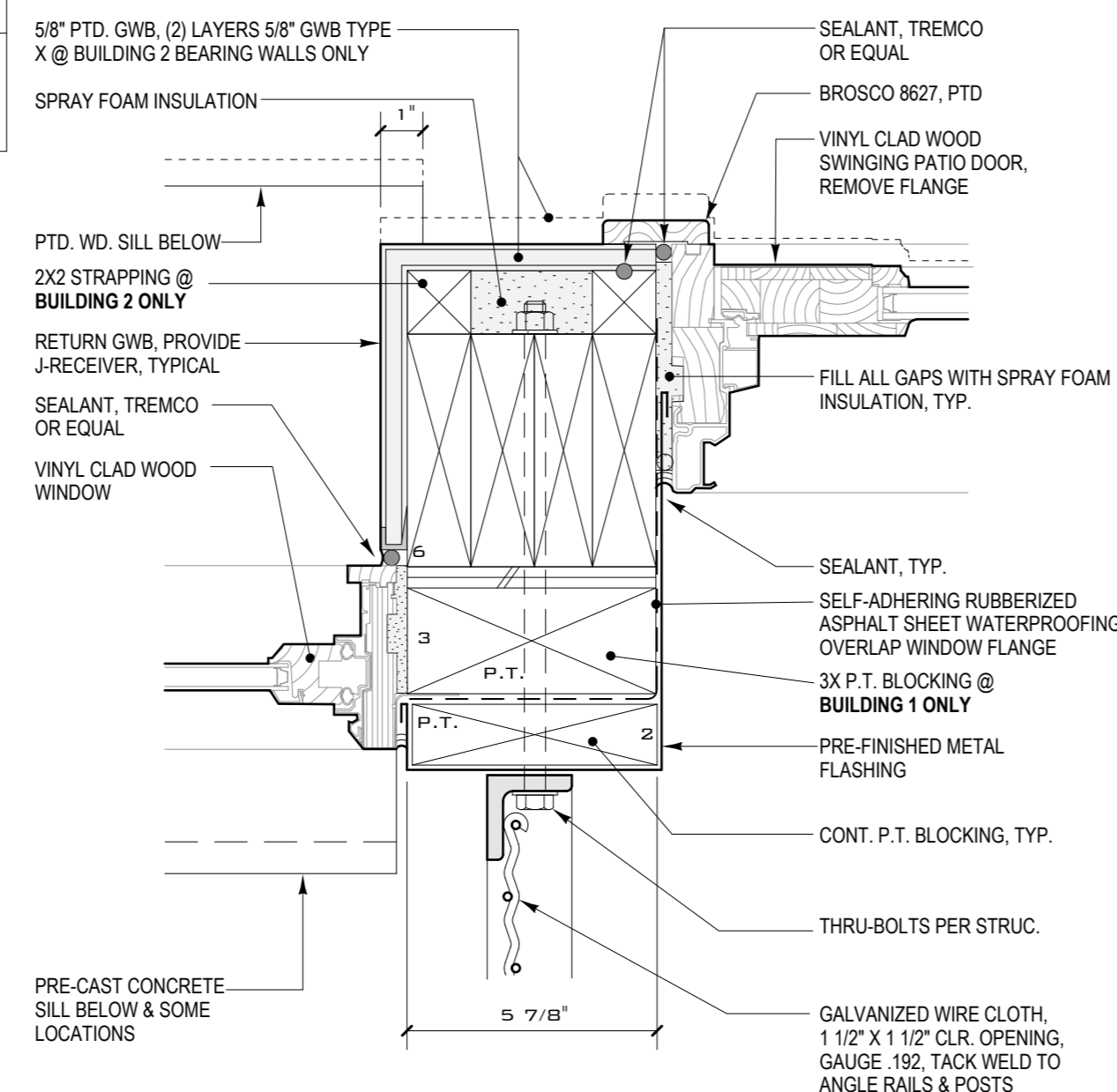
**1 FRENCH BALCONY ELEVATION**  
3/8" = 1'-0"



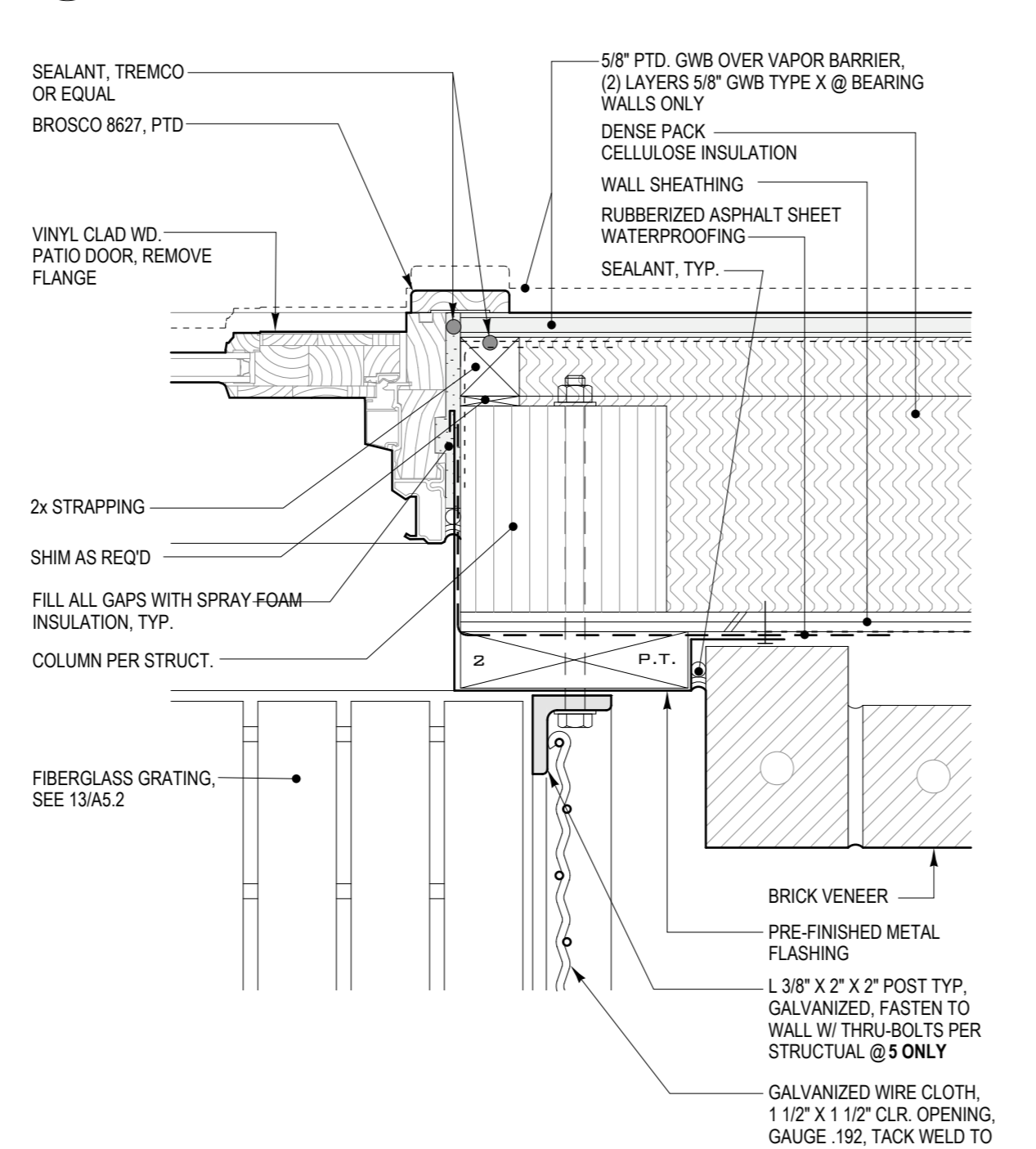
**2 BALCONY JAMB DETAIL @ BRICK**  
BUILDING 1  
3" = 1'-0"



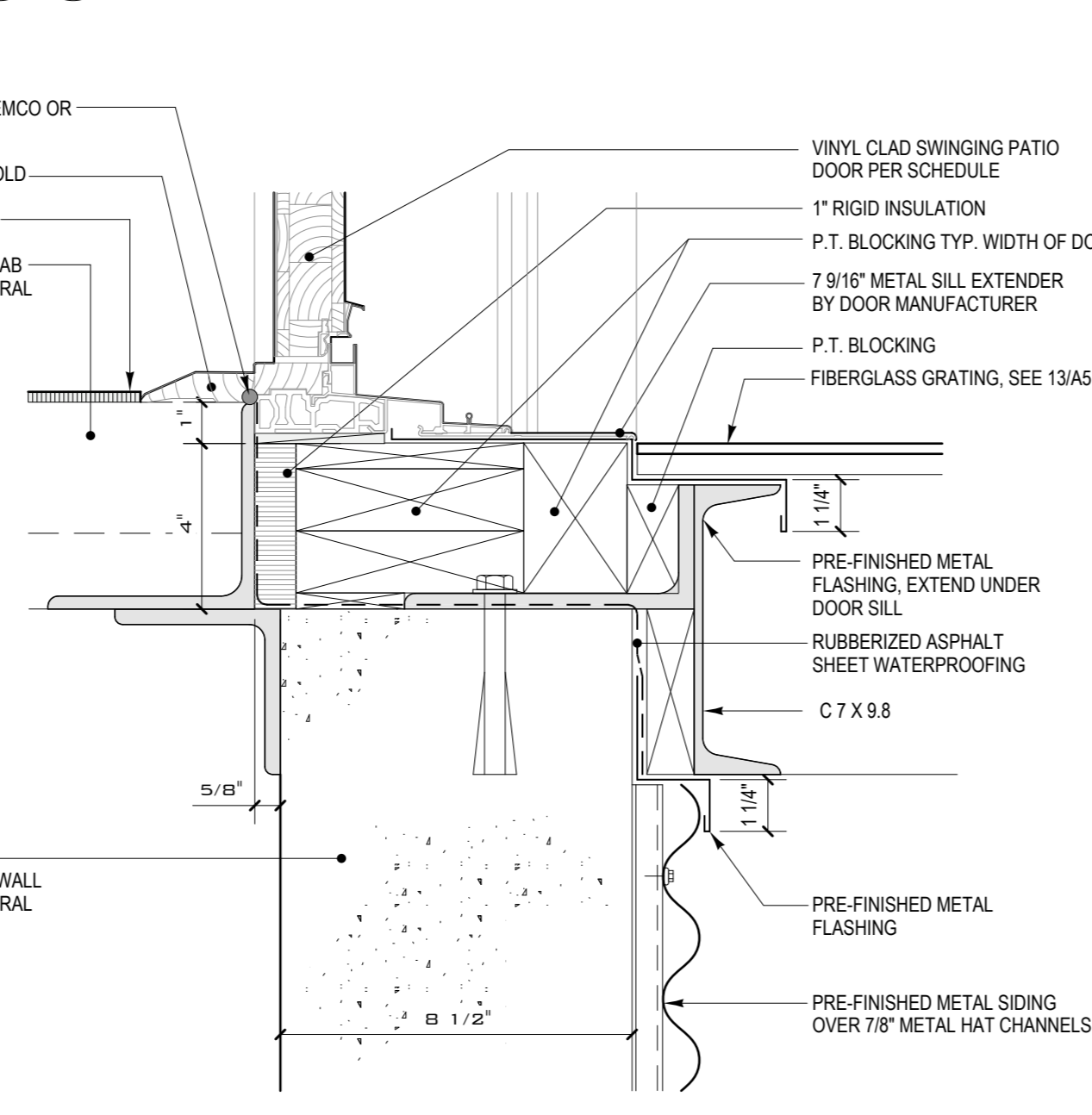
**3 TYPICAL INTERMEDIATE POSTS**  
3" = 1'-0"



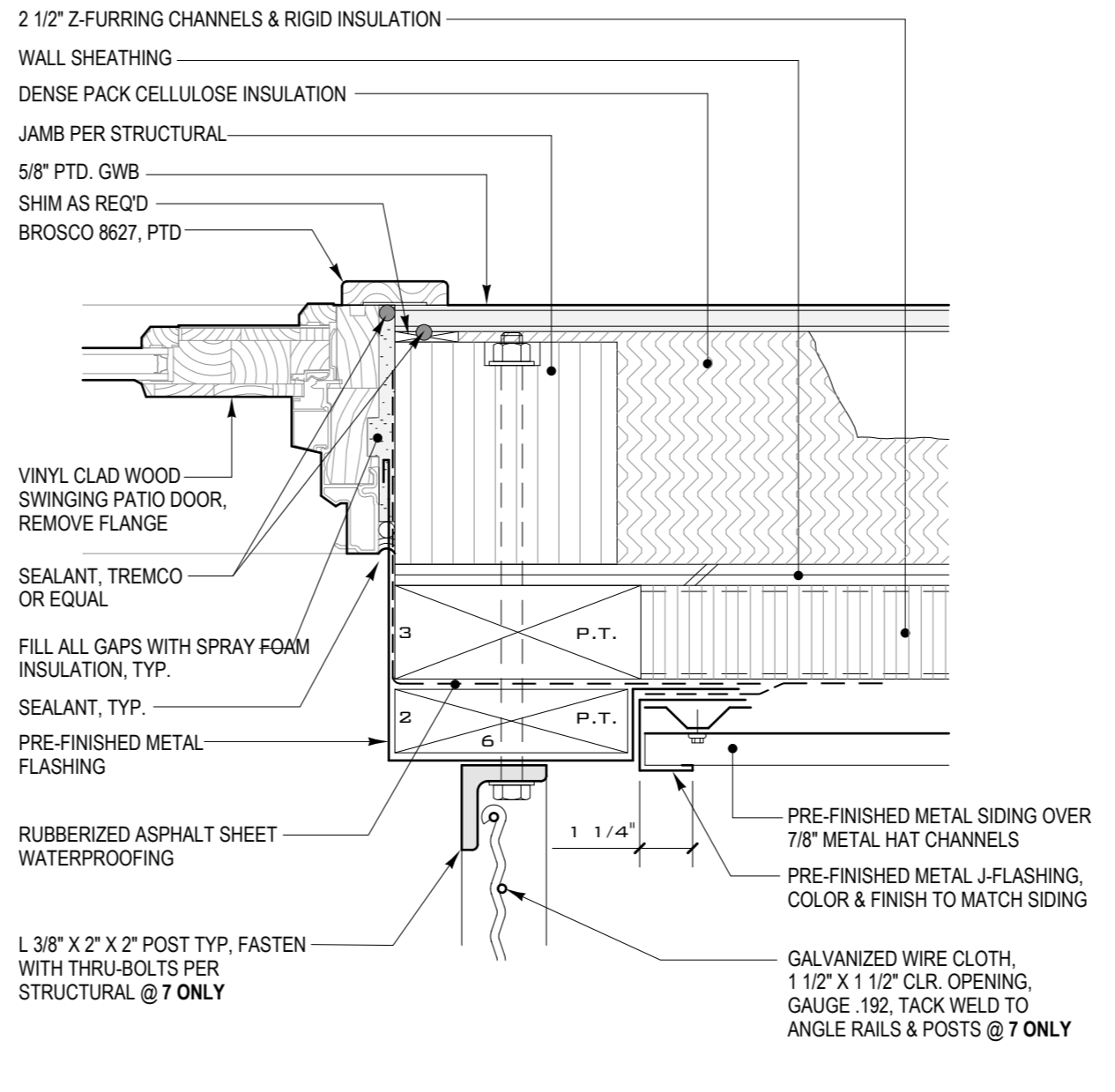
**4 FRENCH BALCONY JAMB DETAIL**  
BUILDINGS 1 & 2  
3" = 1'-0"



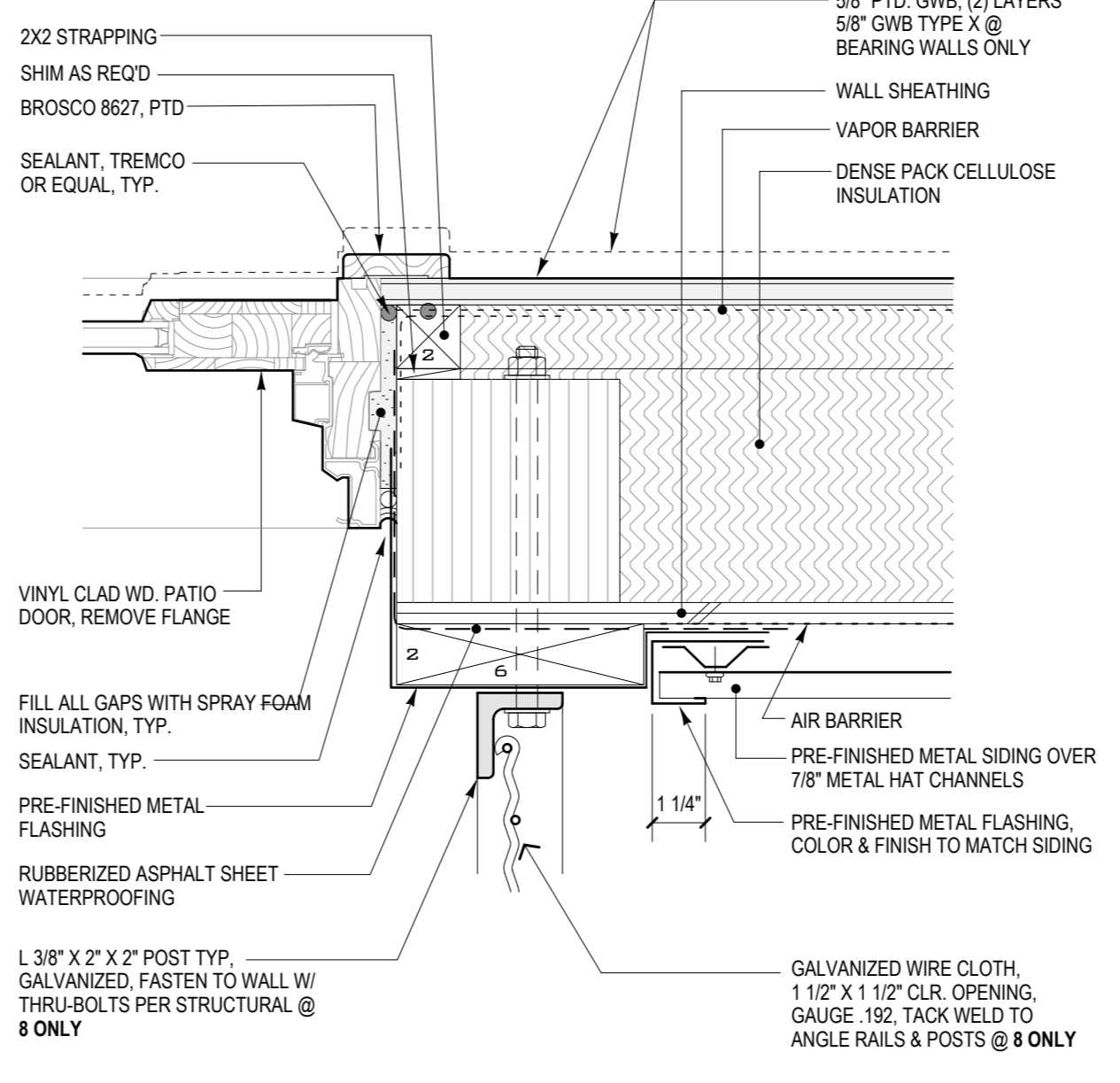
**5 5.1 BALCONY JAMB DETAIL @ BRICK**  
BUILDING 2  
3" = 1'-0"



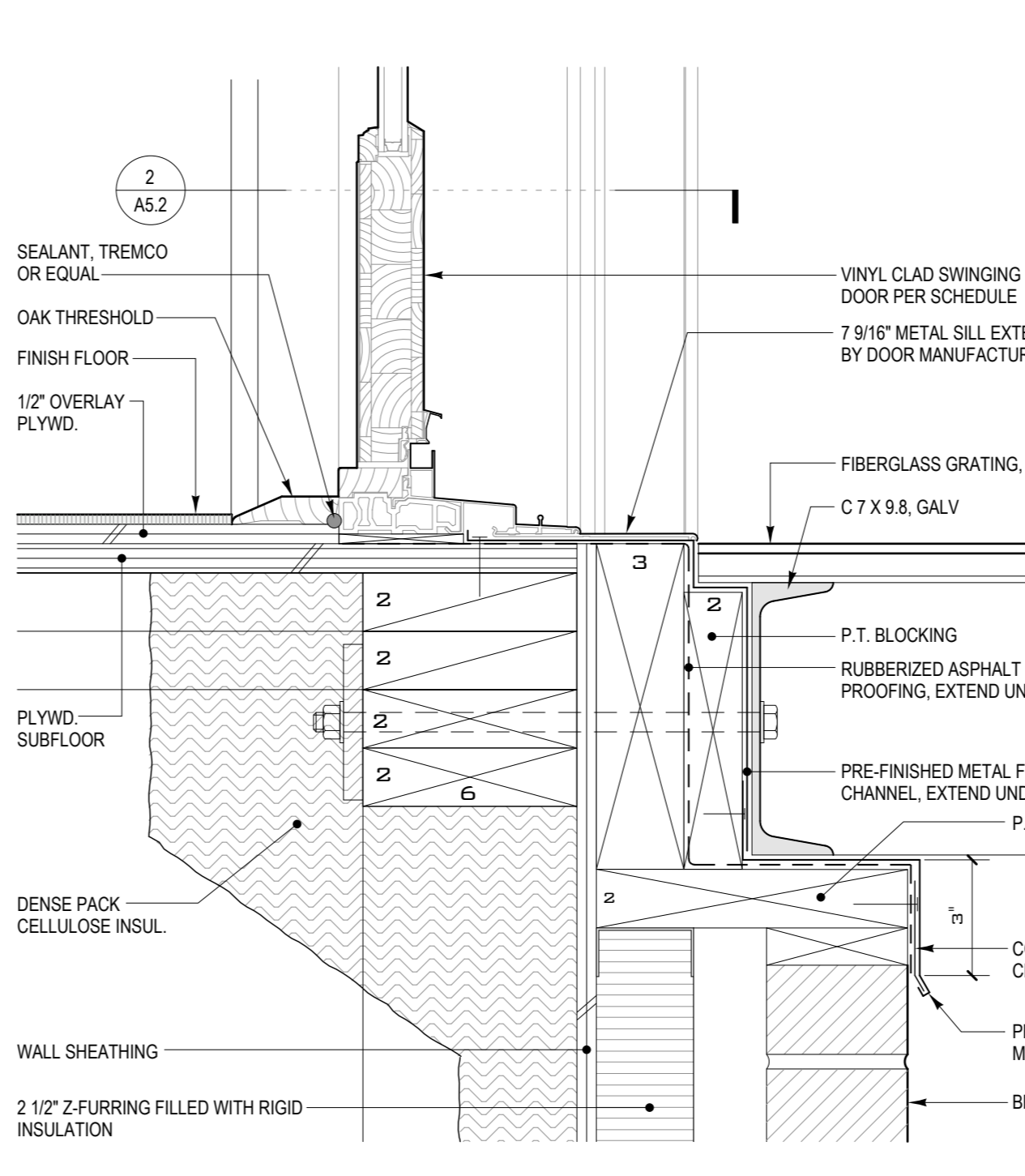
**6 FRENCH BALCONY SILL DETAIL**  
3" = 1'-0"



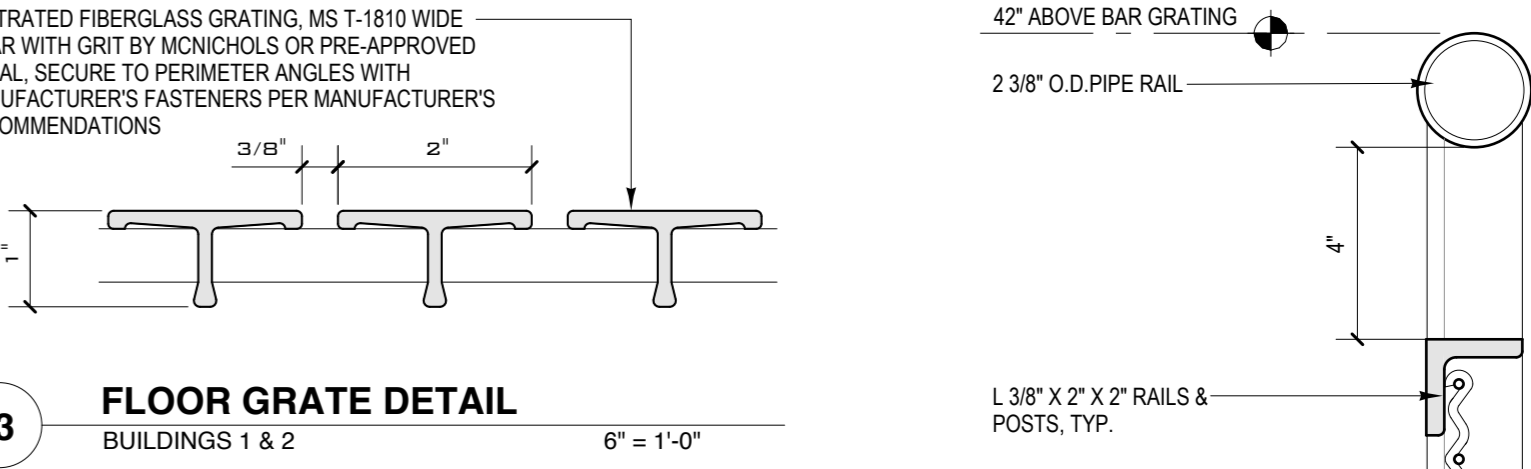
**7 7.1 JAMB DETAIL @ METAL SIDING**  
BUILDING 1  
3" = 1'-0"



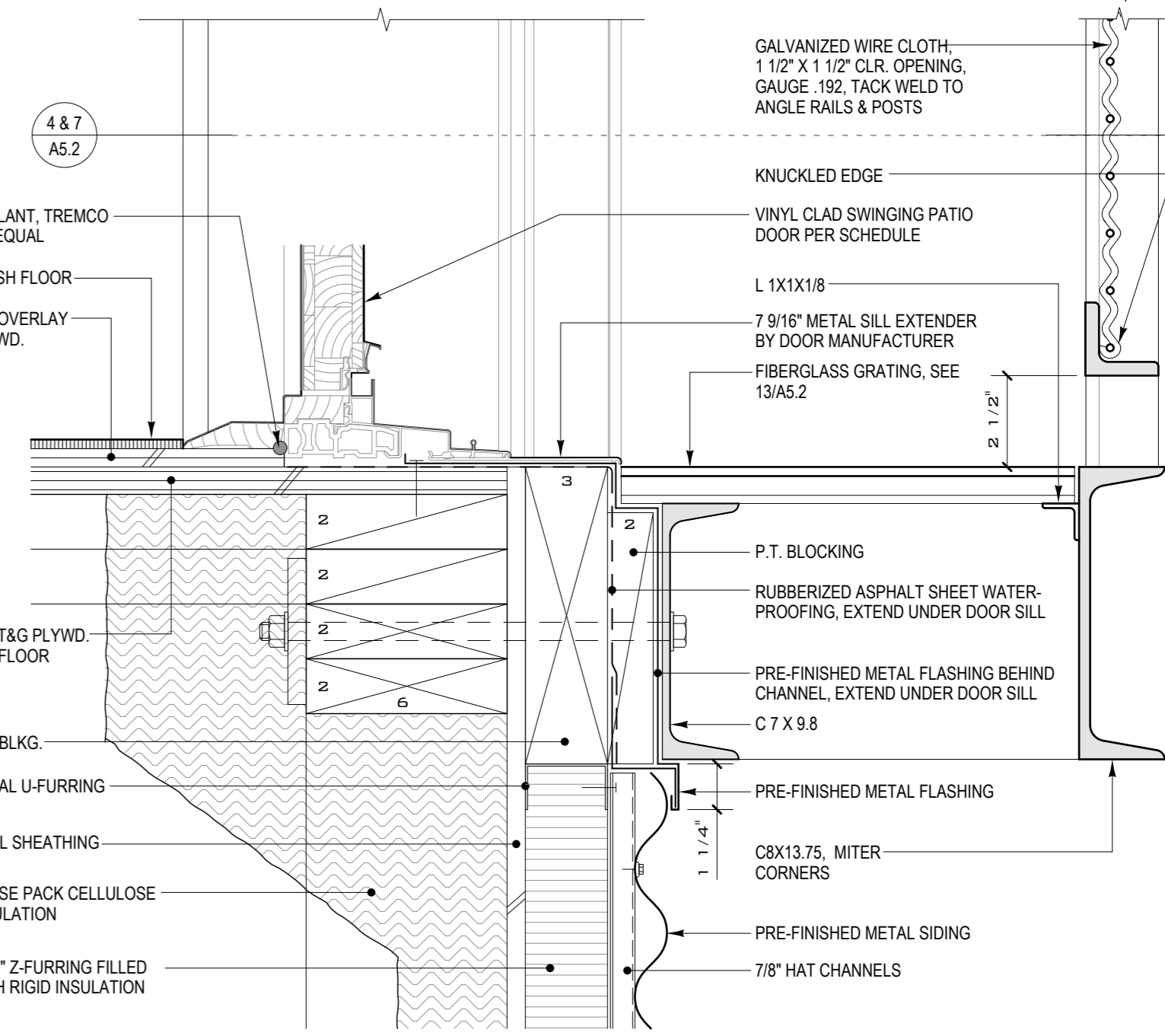
**8 8.1 JAMB DETAIL @ METAL SIDING**  
BUILDING 2  
3" = 1'-0"



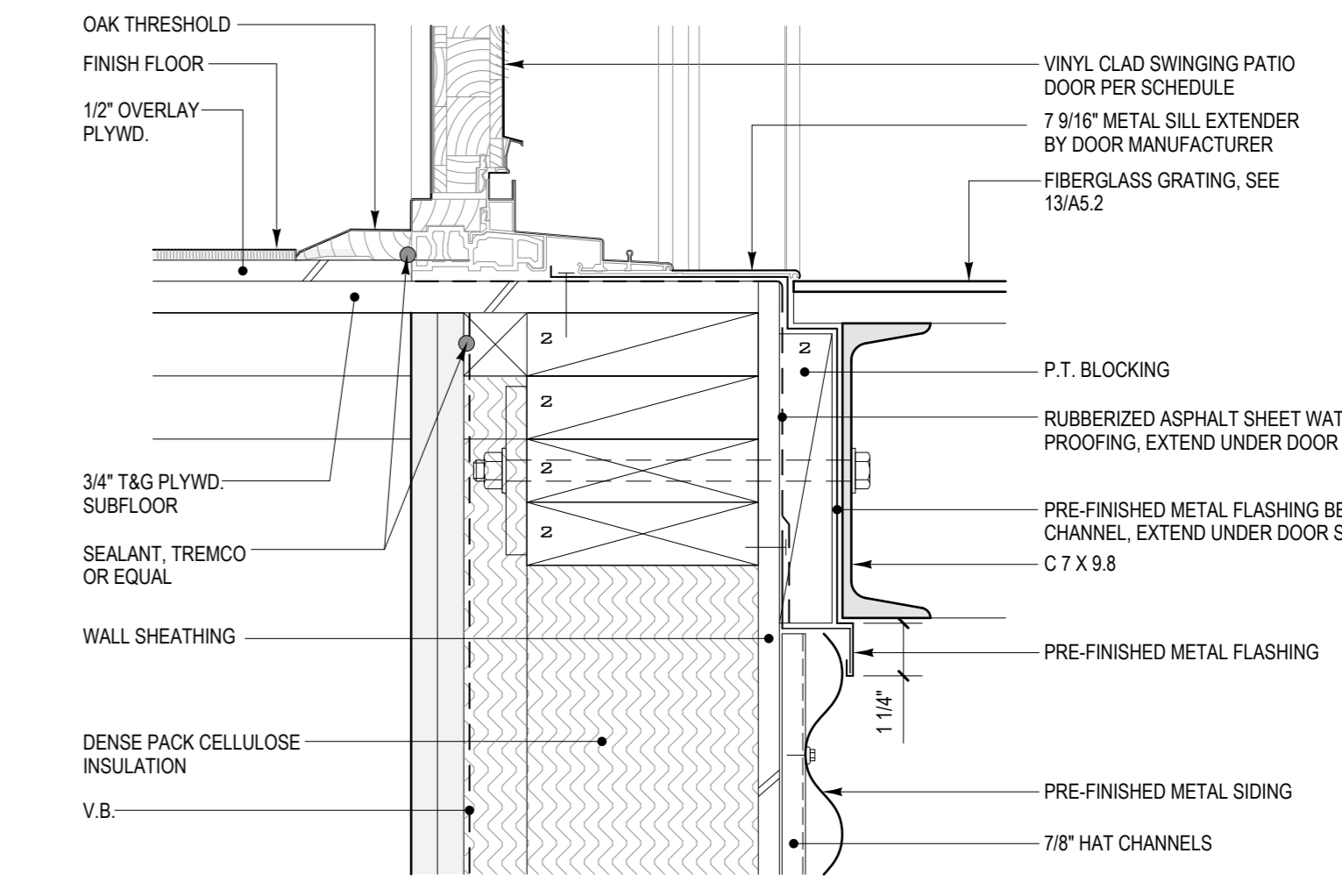
**9 BALCONY SILL DETAIL @ BRICK**  
BUILDING 1  
3" = 1'-0"



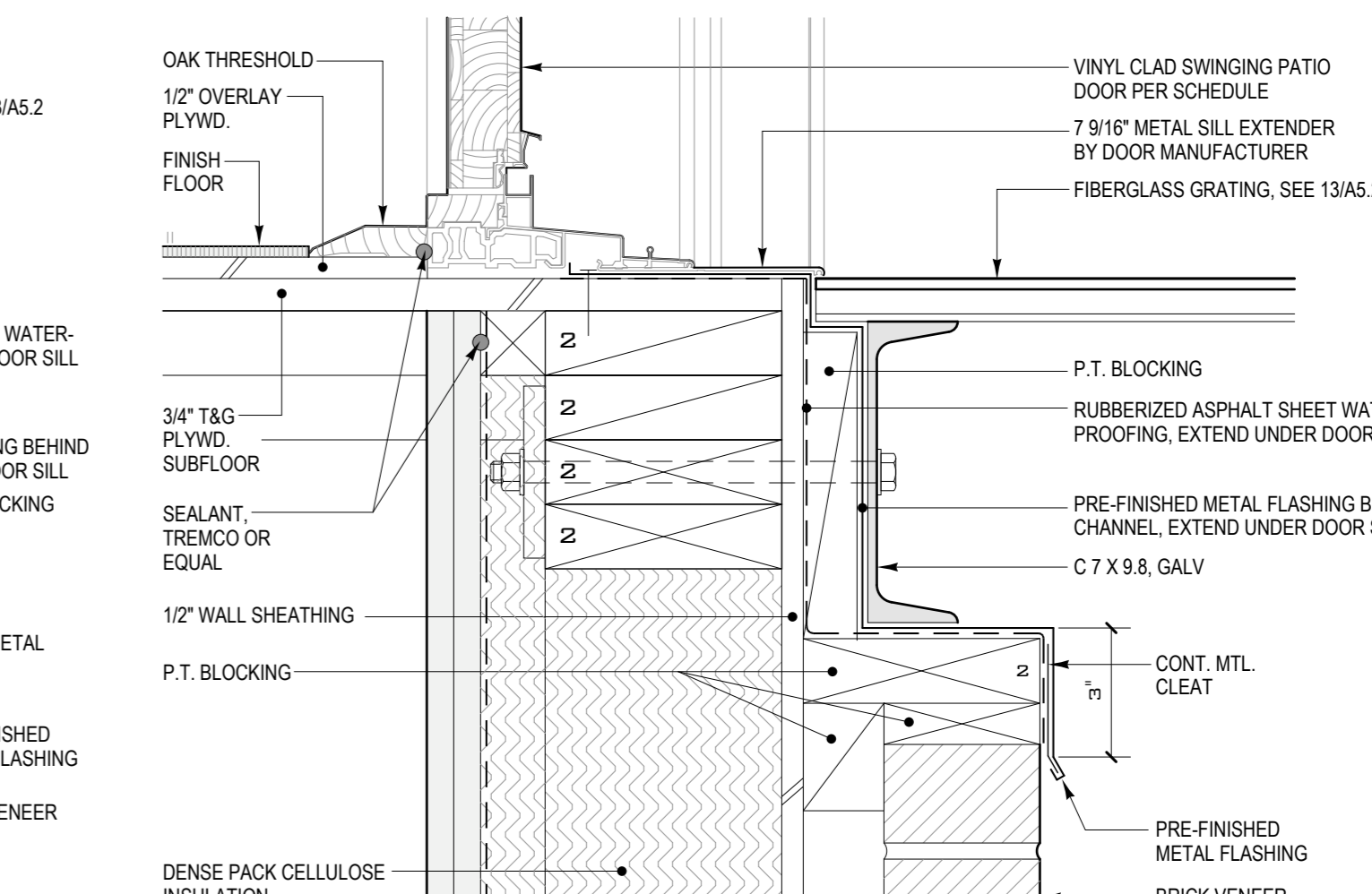
**13 FLOOR GRATE DETAIL**  
BUILDINGS 1 & 2  
6" = 1'-0"



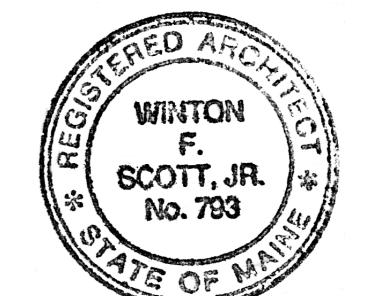
**10 BALCONY SILL DETAIL @ METAL**  
BUILDING 1  
3" = 1'-0"



**11 BALCONY SILL DETAIL @ METAL**  
BUILDING 2  
3" = 1'-0"



**12 BALCONY SILL DETAIL @ BRICK**  
BUILDING 2  
3" = 1'-0"



**Pearl Place  
Building 1 & 2**  
Portland Maine

Developer  
**Avesta Pearl  
Street One, L.P.**

Architect  
**Winton Scott Architects**

Landscape Architect  
**Carroll Associates**

**EXTERIOR DETAILS**

**A5.2**

Scale: AS SHOWN

REVISED BY ADDENDUM 2  
SEPTEMBER 22, 2006

SEPTEMBER 1, 2006