

# **Pearl Place Buildings 1 & 2**

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

**ADDENDUM IV**

**October 11, 2006**



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## **Addendum #4**

### **ITEM 1:**

#### **A1.5 Building 2 First Floor Plan**

Relocate Elevator Machine Room #2-109 as shown on ASK 9 attached here. Add Elevator Lobby Room #2-113. See attached sketches for required revisions.

### **ITEM 3:**

#### **A1.2, A1.3, A2.2 B1 Plans and B1 Elevations**

At Southwest Elevation change double windows to single windows and  
At Southeast Elevation change single windows to double windows as  
shown on sketch A11.

### **ITEM 3:**

#### **A4.2 Wall Sections**

See clarification details on ASK 10 for party wall penetrations and top of party wall as shown on Section 5.

### **ITEM 3:**

#### **Mechanical**

Add fire dampers as described on Change Proposal by Mechanical Systems attached to this Addendum.

### **ITEM 4:**

#### **E0.1 Site Electrical**

Change power on Oxford St. to underground as shown on the attached revised E0.1.

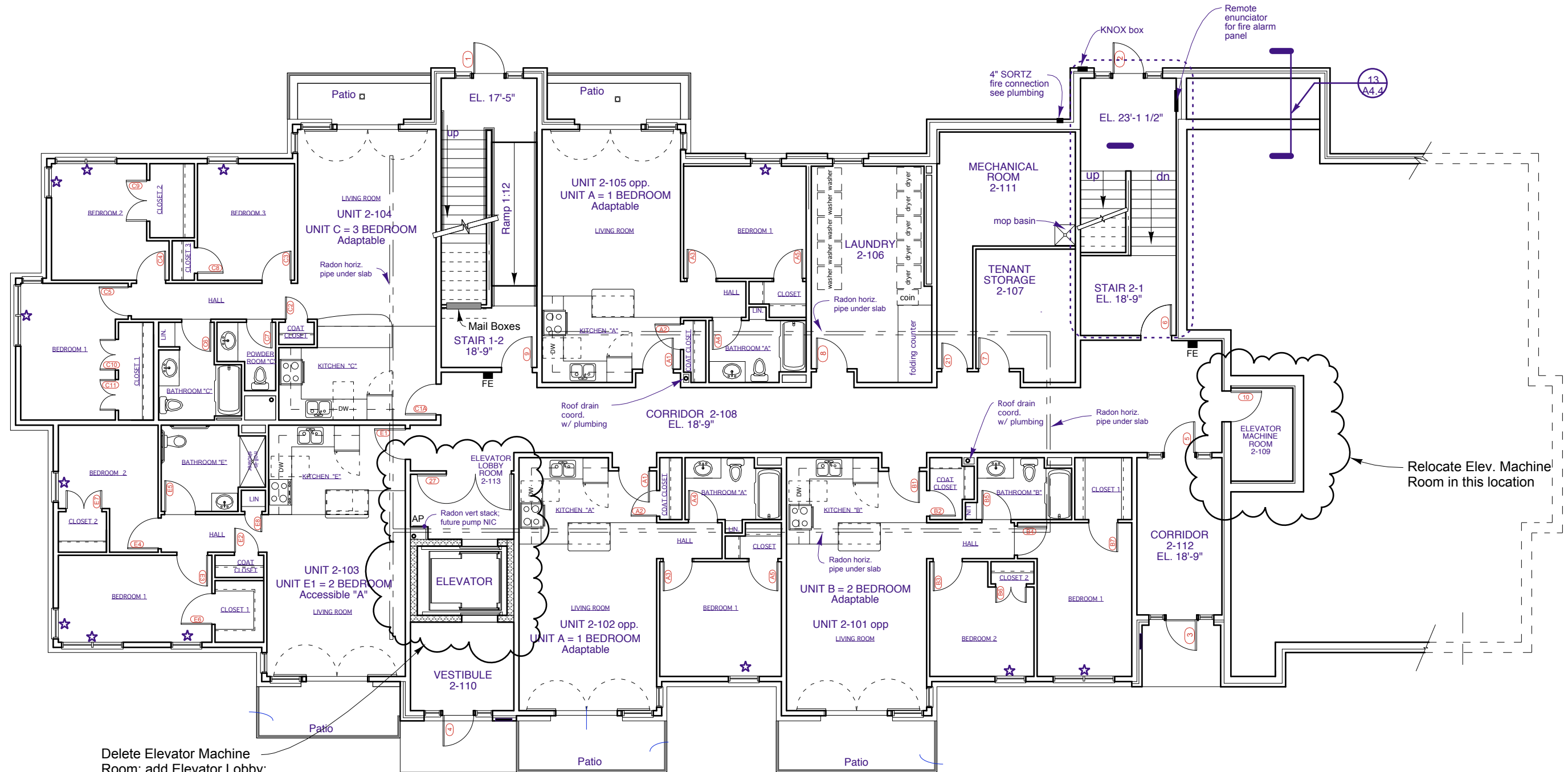


## MECHANICAL SYSTEMS ENGINEERS, INC.

Royal River Center, Unit #10  
10 Forest Falls Drive, Yarmouth, Maine 04096  
Tel. (207) 846-1441 \* Fax. (207) 846-1443  
mechsyst@maine.rr.com

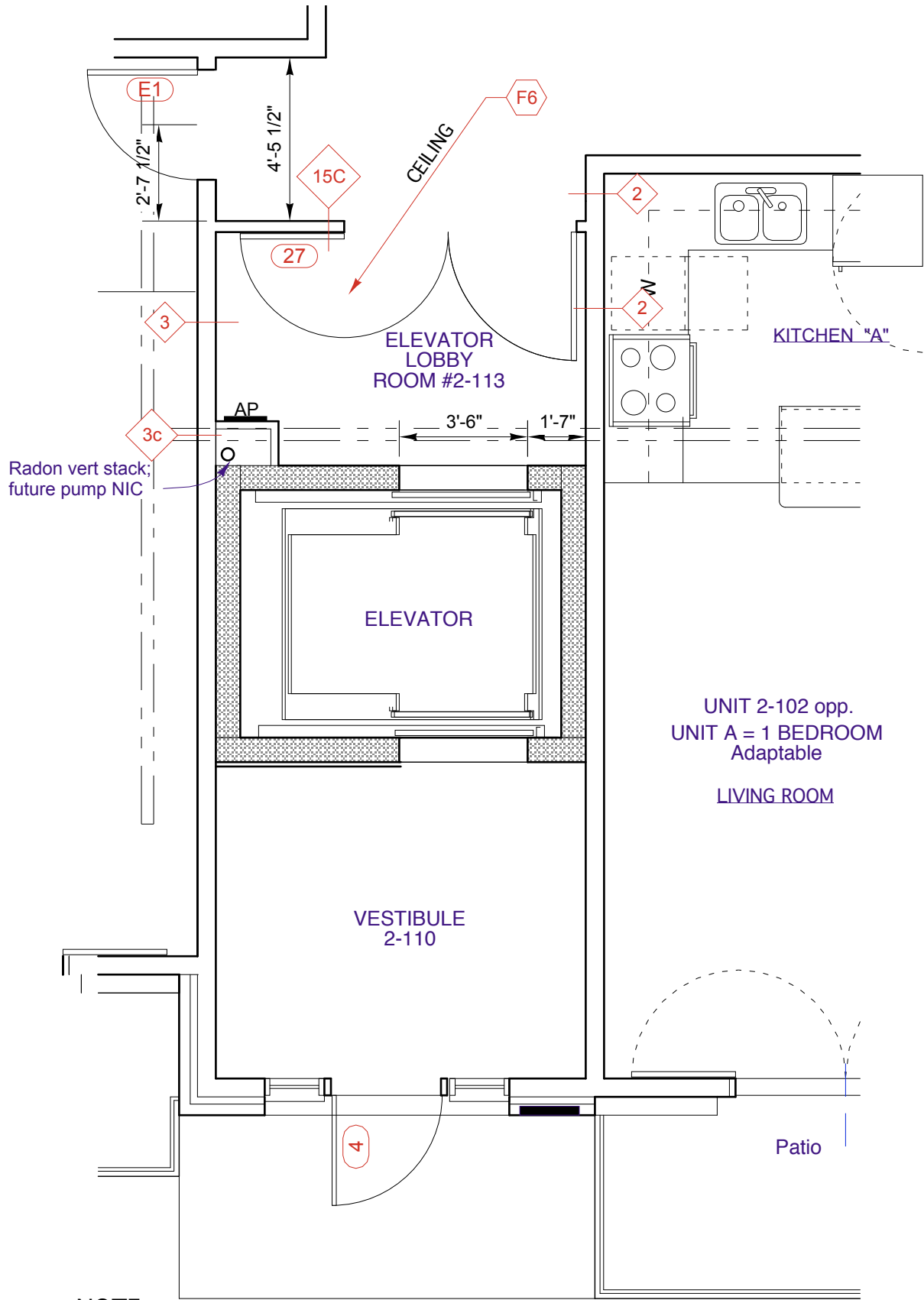
Per your request, we did a more in-depth code review in response to Mike Nugent's comments regarding fire dampers. As a result of that review we are requesting the following Change Proposal to be issued prior to signing of construction contracts.

1. Provide a fire damper at all ceiling supply and exhaust registers (and grilles) within apartments and corridors and discharge grille from EF-6 (Building 2). Dampers shall be intended for installation within the ductwork immediately above each register or grille. Please modify specification section 15600, "MECHANICAL", Par. 2.21, "SHEETMETAL", sub-par. "L" to read as follows:
  - L. Fire Dampers
    1. Fire dampers shall be installed to comply with NFPA Code No. 90A and shall bear a U.L. label. Provide fire rated access door at each fire damper not accessible through grille. All dampers shall comply with UL555 for dynamic testing and positive closure under air flow.
    2. All fire dampers for mounting in walls and floors to be provided by damper manufacturer with integral sleeves and mounting angles. Sleeves provided "in-field" are not acceptable. Models indicated are Ruskin to establish a standard: Dampers installed above ceiling registers and grilles shall be designed to mount within ductwork.
      - a. Wall and floor types; Model IBDT, Style "B".
      - b. Wall type behind grilles; Model IBDT2, Style "A"
      - c. Above ceiling grilles and registers; Model CFD2W
    3. Units (not located behind grilles) shall be style "B" with the curtain isolated out of the stream.
    4. Provide factory mounted fusible links designed to melt at 165°F. and close the damper.
    5. Installation shall be in accordance with damper manufacturer's instructions
2. Mount Exhaust Fan 5 (B2 Mechanical 2-111) below the gypsum ceiling.



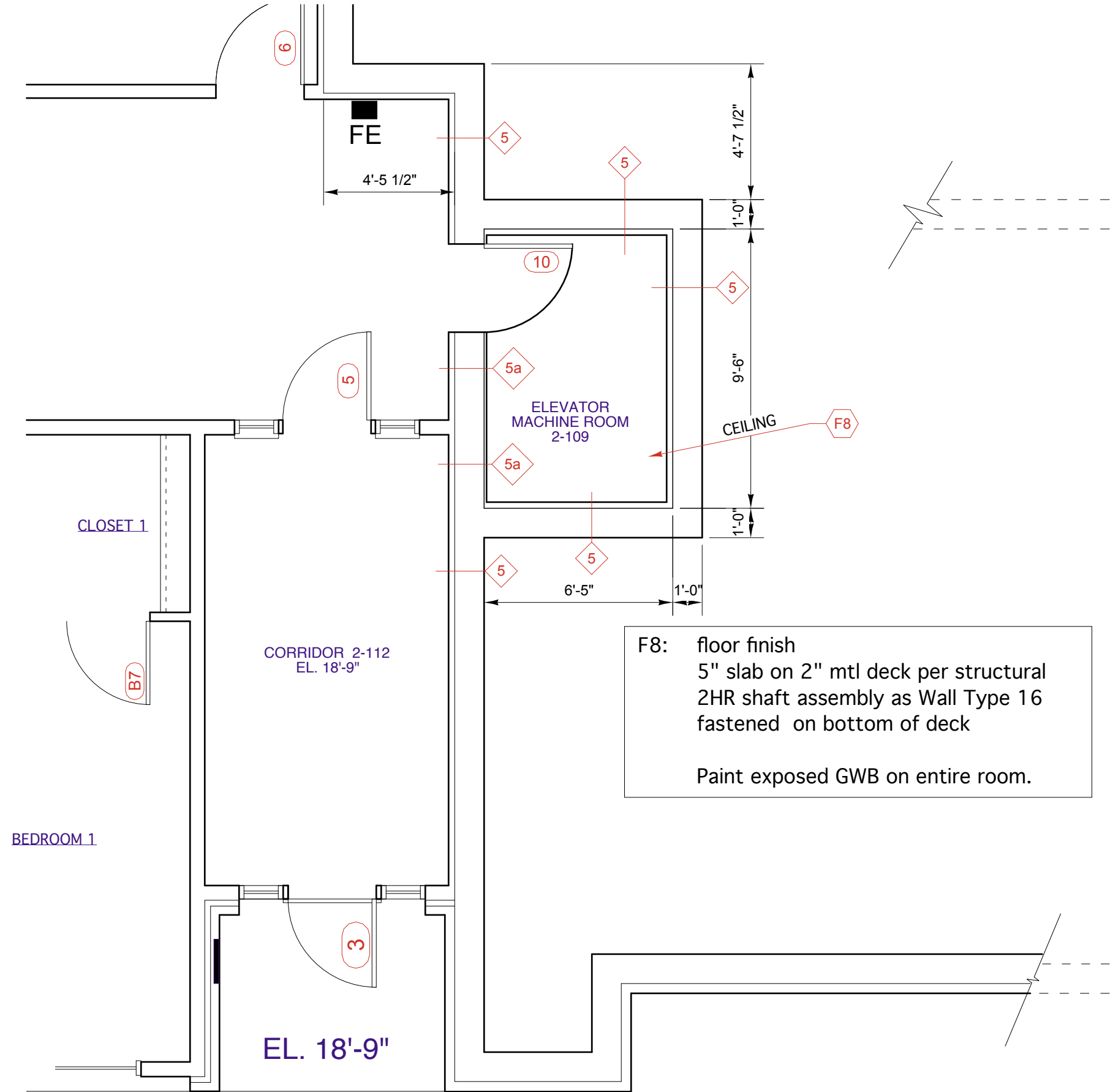
Delete Elevator Machine Room; add Elevator Lobby; add door 27 w/the same HW as doors 23 thru 26; new partition shall be 1HR rated; add new opening at back of elevator enclosure

General			Door			Frame			Details (see xxxxx)					
Door No.	Size (W x H)	Thickness	Material	Finish	Type	Material	Finish	Type	Head	Jamb	Threshold	Hardware	Label	Remarks
27	PR 2'-10 1/8" / 3'-6" x 7'-0"	1 3/4"	Insul Mtl	Ptd	D8	HM	Ptd	F1	Hx2	J2	-	HW16	45 min.	Provide closer & open door device

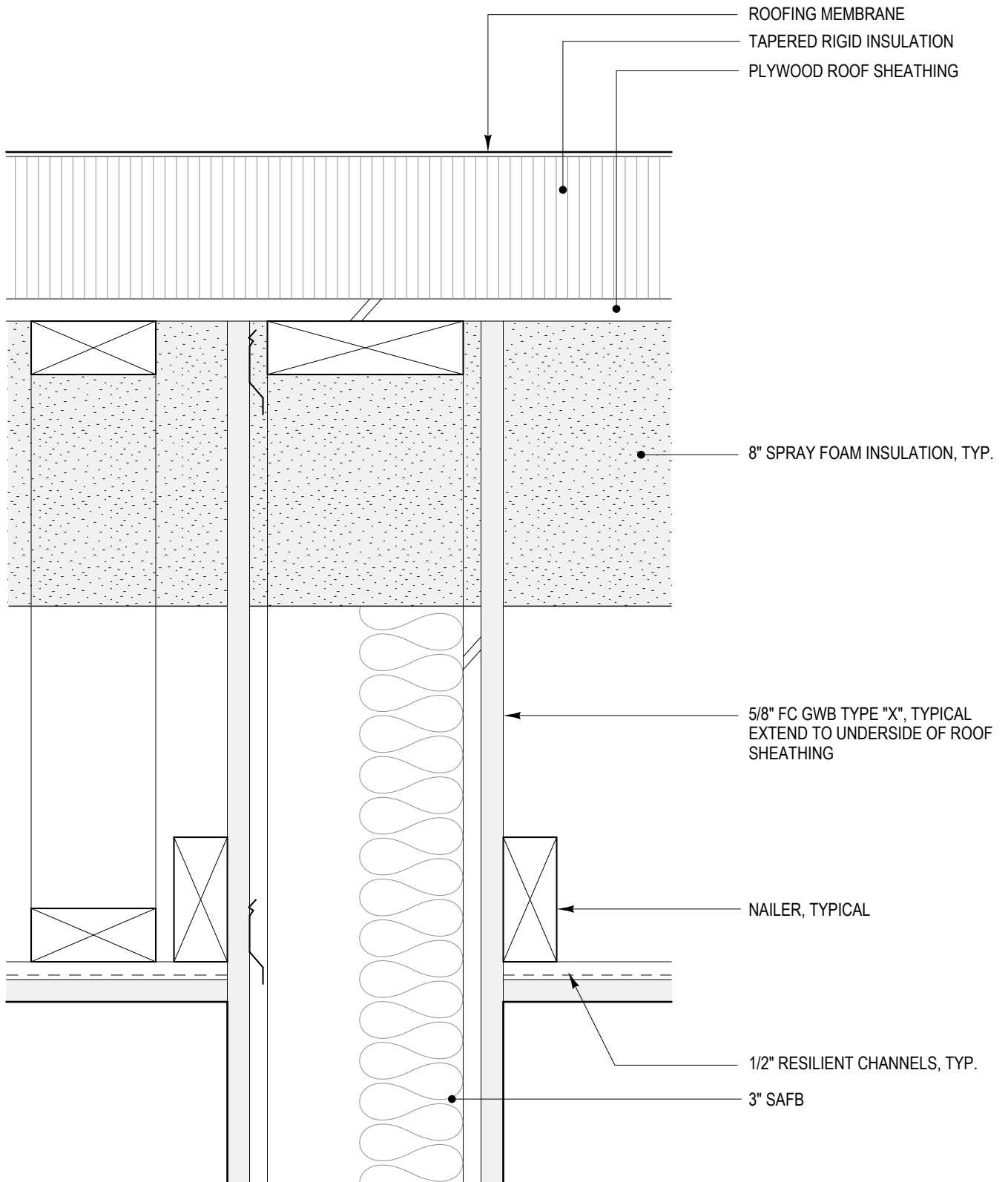


**NOTE:**

- 1 Partition 5a is the same as partition 5, but delete insulation on corridor side, add 7/8" furring and 5/8" GWB on room side
- 2 Partition 15c is the same as partition 15, but without 1/2" RC

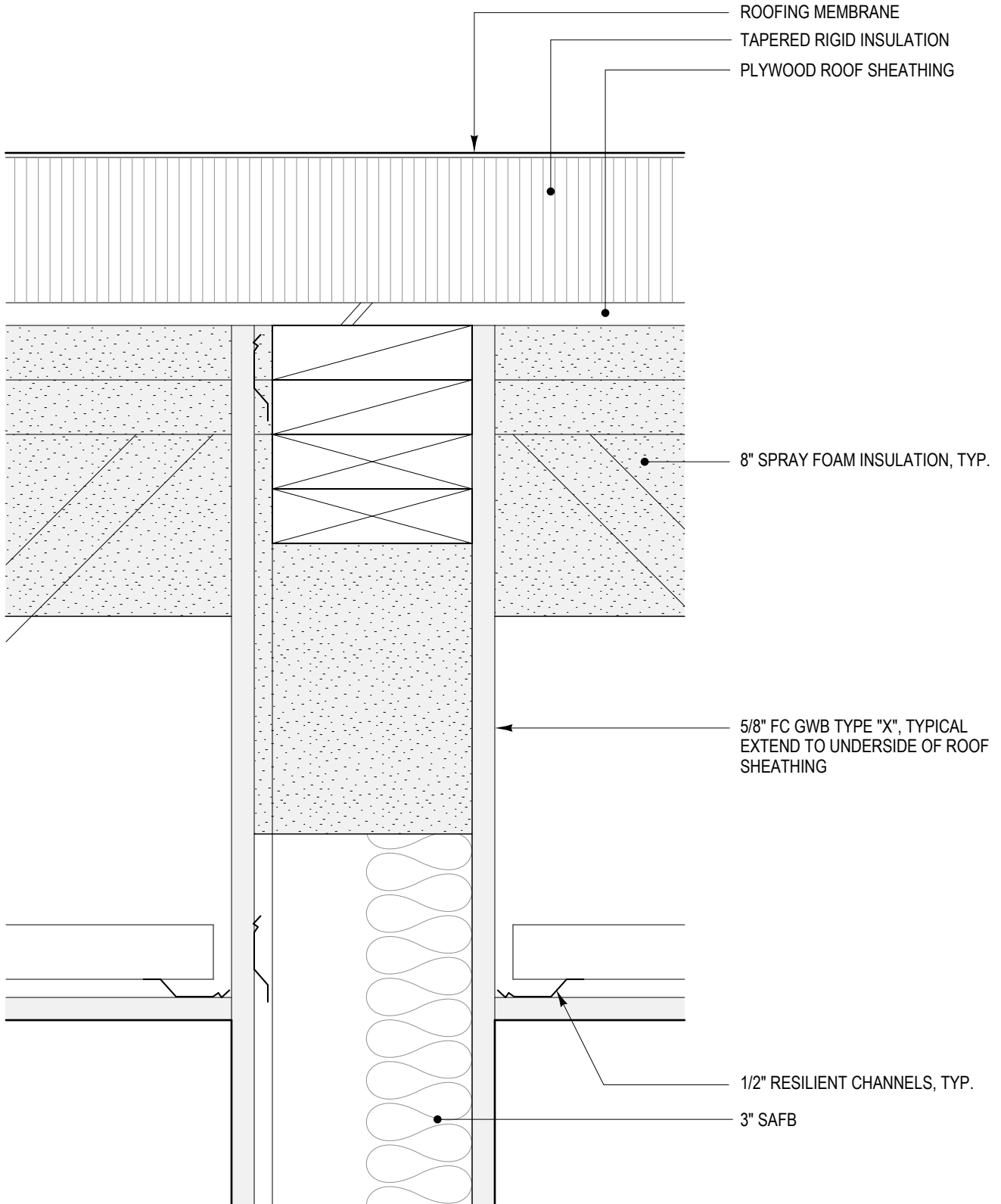


**F8:** floor finish  
 5" slab on 2" mtl deck per structural  
 2HR shaft assembly as Wall Type 16  
 fastened on bottom of deck  
 Paint exposed GWB on entire room.

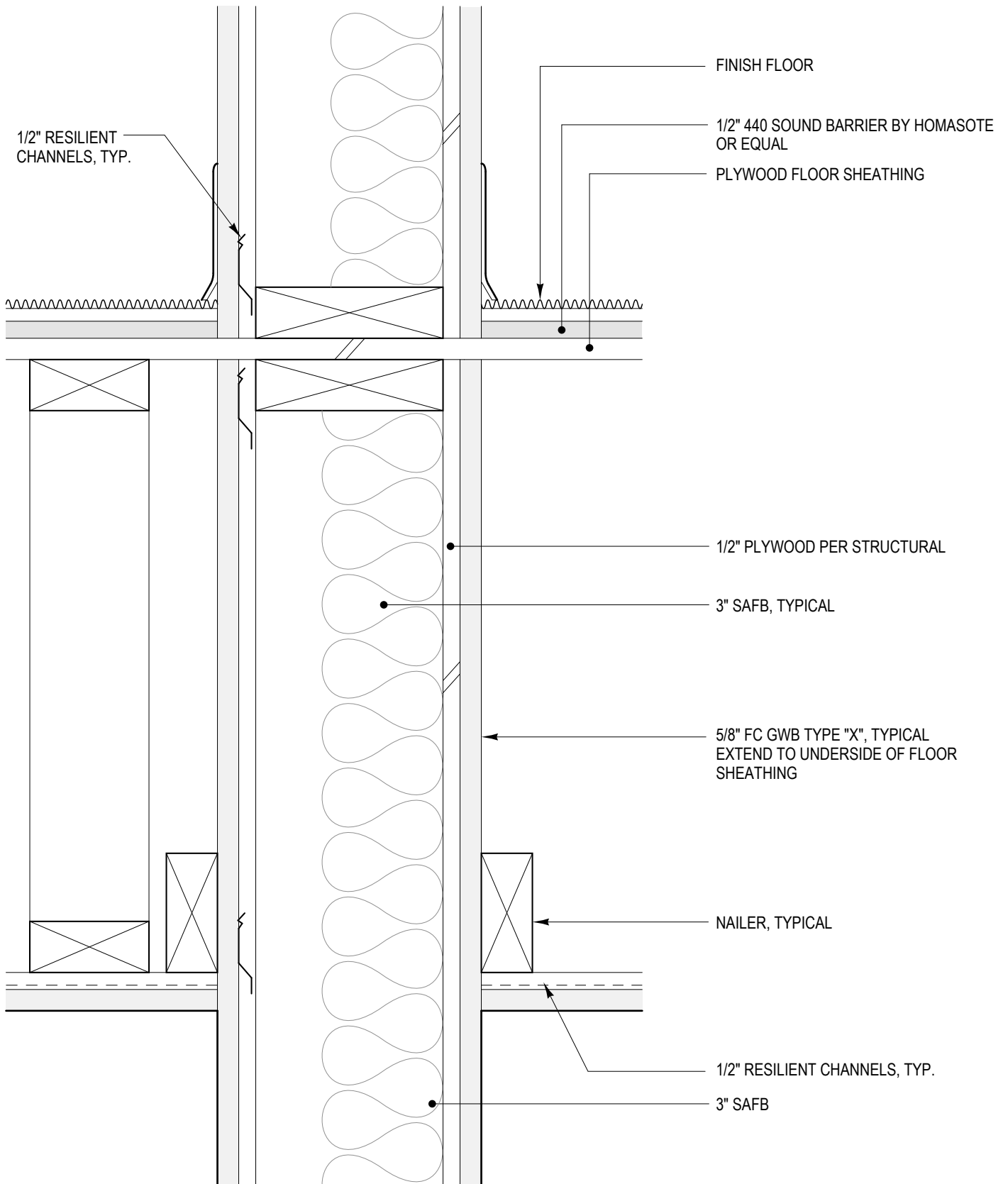


**1** **TYPICAL UNIT DEMISING WALL**  
 PARALLEL TO TRUSSES 3" = 1'-0"





**2** **TYPICAL UNIT DEMISING WALL**  
 PERPENDICULAR TO TRUSSES 3" = 1'-0"

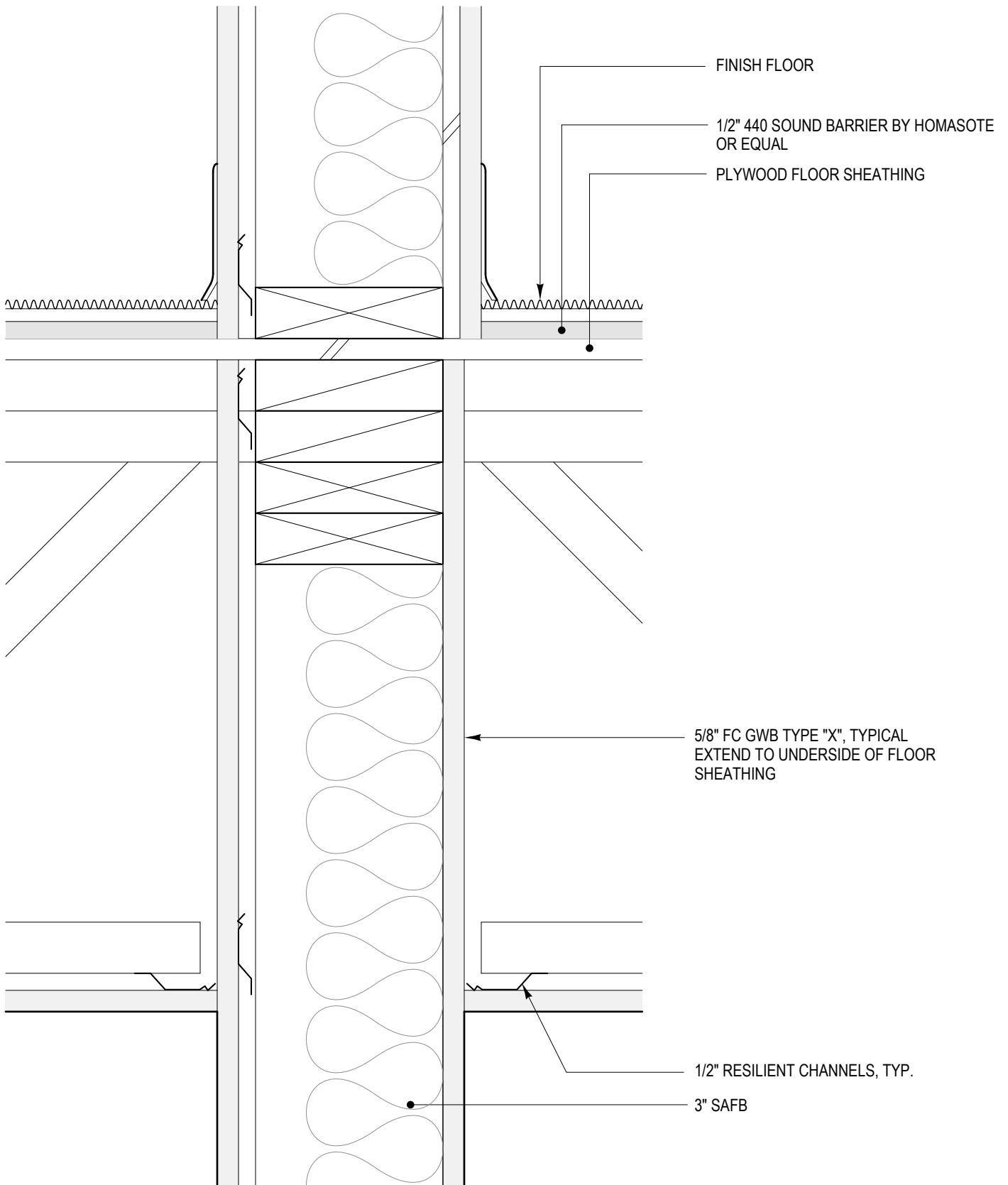


3

**TYPICAL UNIT DEMISING WALL**

PARALLEL TO TRUSSES

3" = 1'-0"

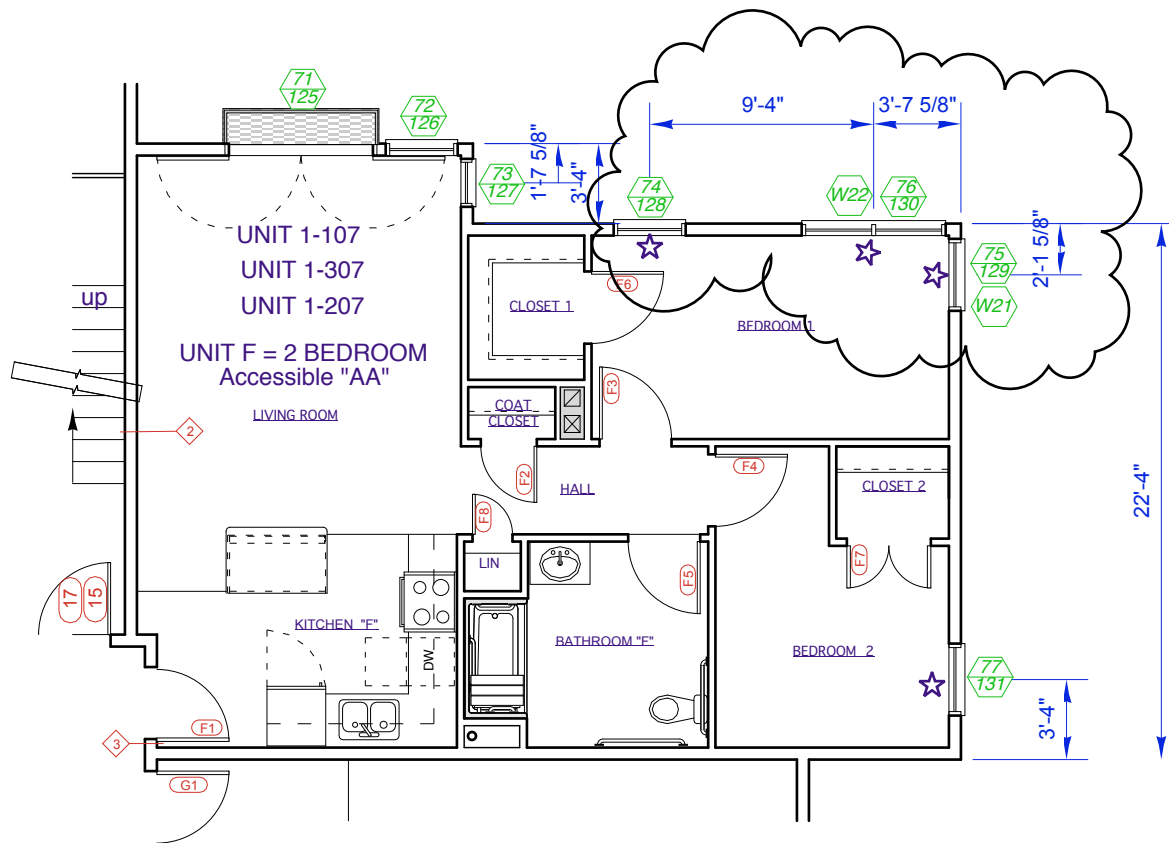


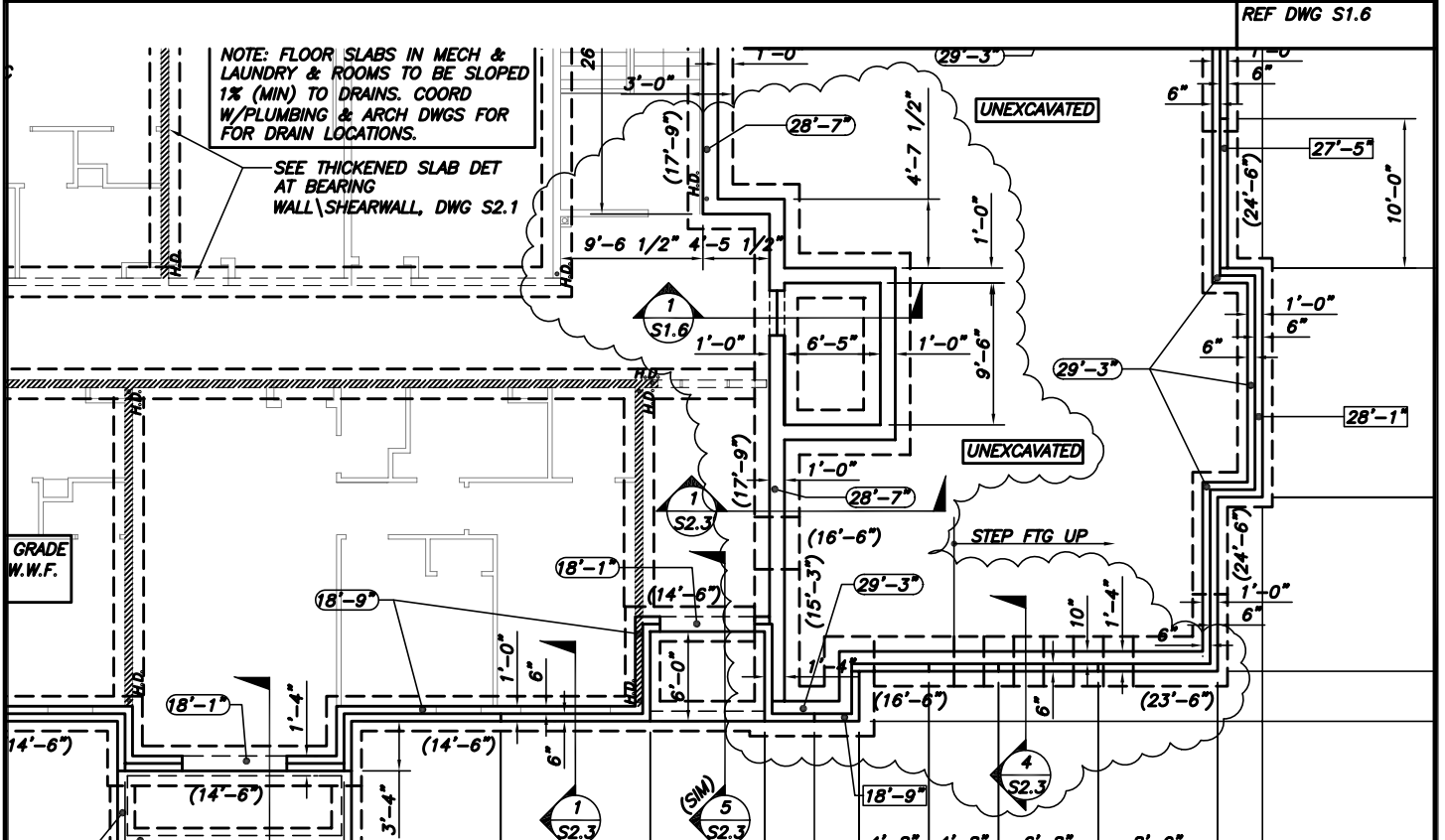
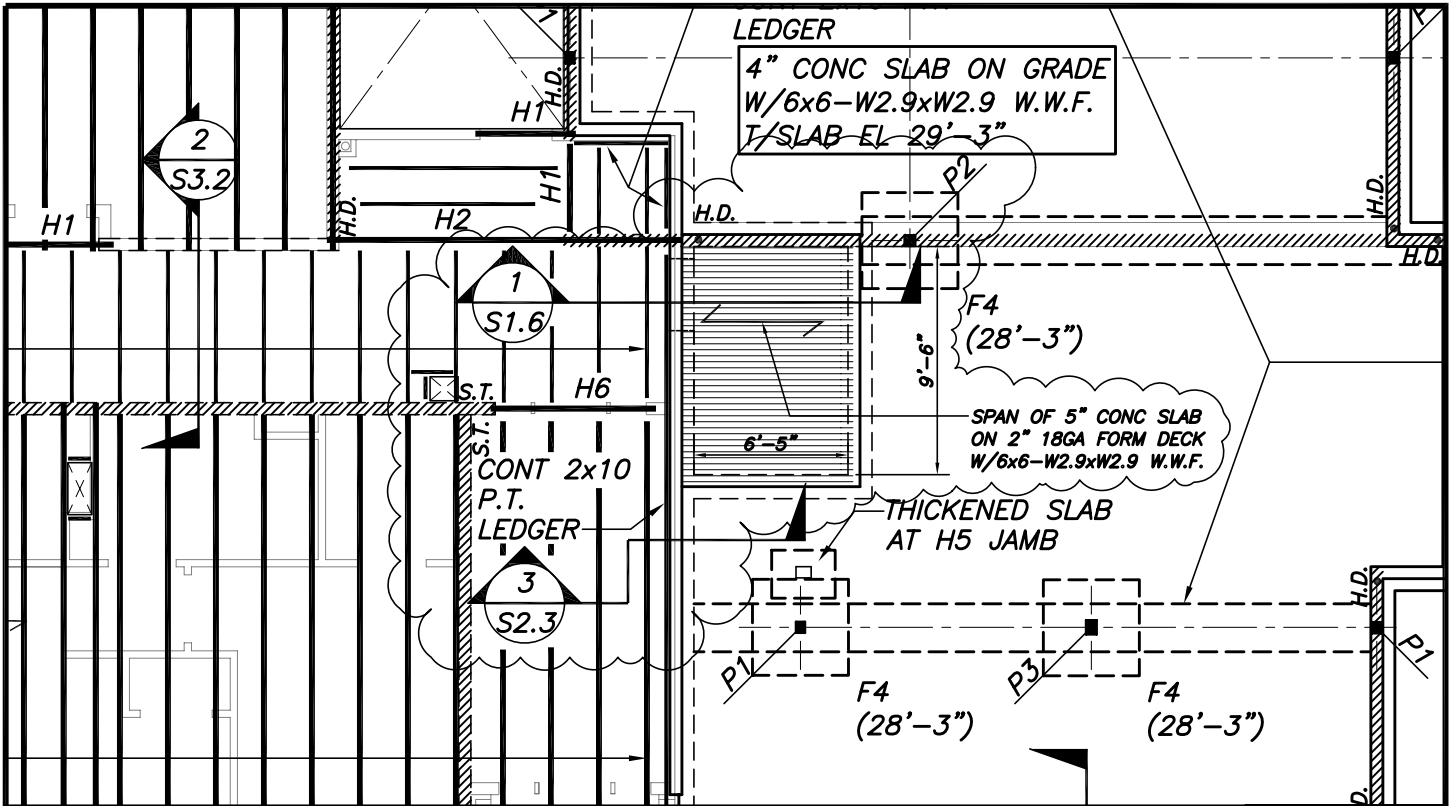
**4** **TYPICAL UNIT DEMISING WALL**  
 PERPENDICULAR TO TRUSSES 3" = 1'-0"



SOUTHWEST ELEVATION

SOUTHEAST ELEVATION





REF DWG S1.5

**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

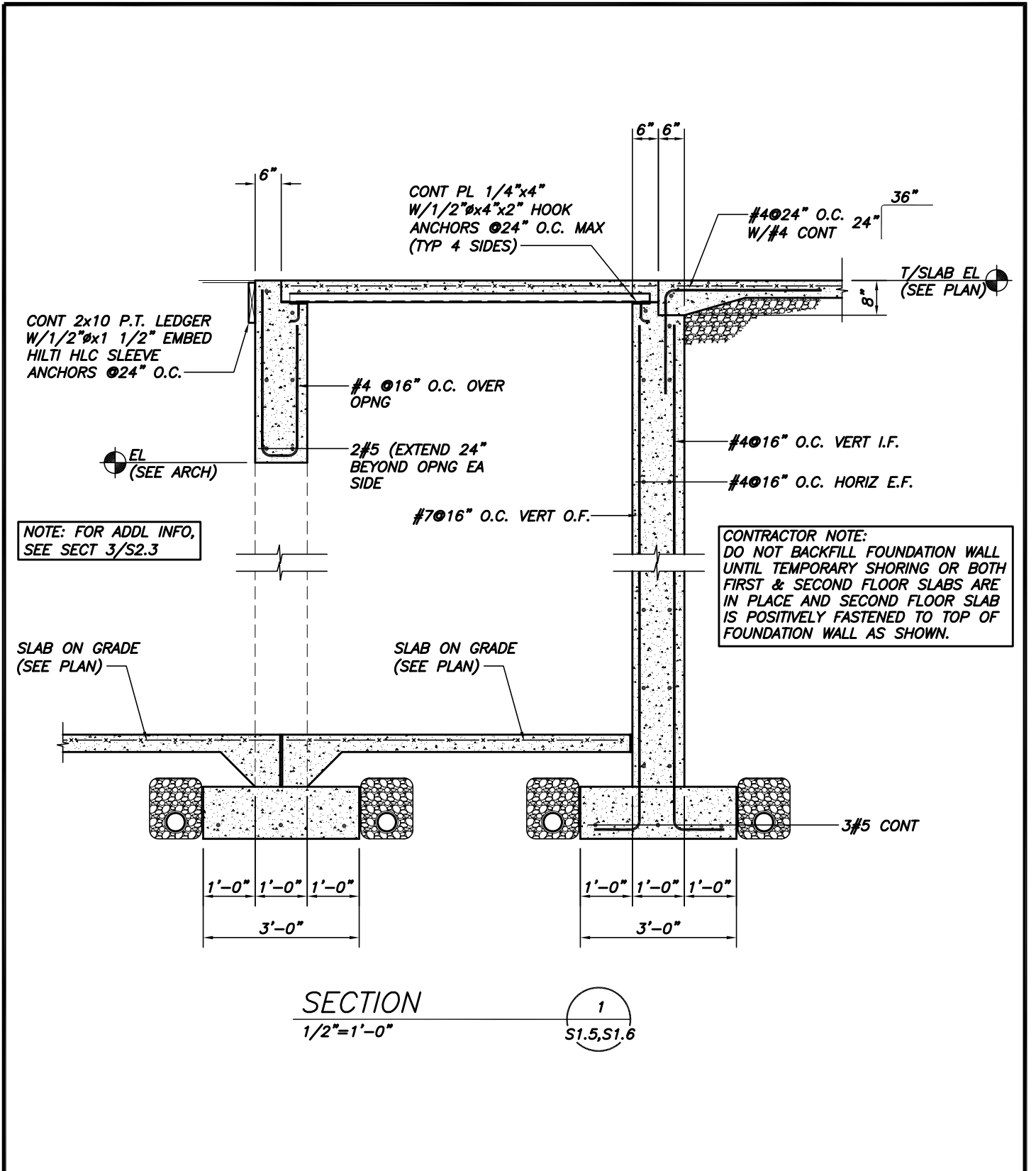
Designed **JCF**  
Drawn **APP**  
Checked **PBB**  
Scale **NOTED**  
Date **10/10/06**

Pearl Place  
Building 1&2  
Portland, Maine

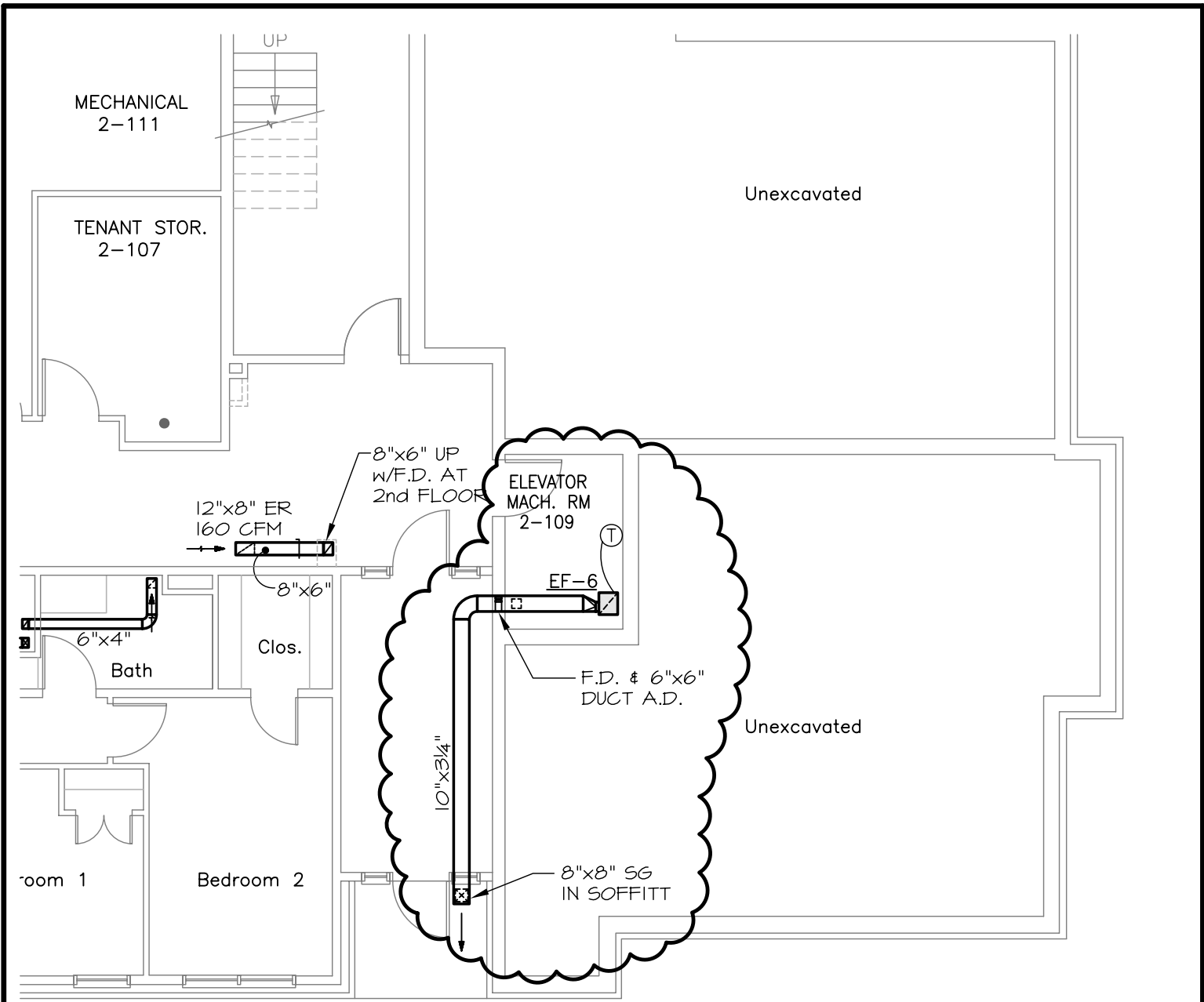
Becker Job Number  
**1481**

**SSK-15**

ADDENDUM NO. 4



<p><b>BECKER</b> structural engineers, inc.</p> <p>75 York Street Portland, ME 04101-4701 info@beckerstructural.com</p> <p>Tel 207-879-1838 Fax 207-879-1822 www.beckerstructural.com</p>		Designed	JCF	<p>Pearl Place Building 1&amp;2 Portland, Maine</p>	REF DWG S1.5
		Drawn	APP		Becker Job Number 1481
		Checked	PBB	<p>SSK-16 ADDENDUM NO. 4</p>	
		Scale	NOTED		
		Date	10/10/06		



**ELEVATOR MACHINE ROOM**  
**BUILDING 2, BASEMENT**



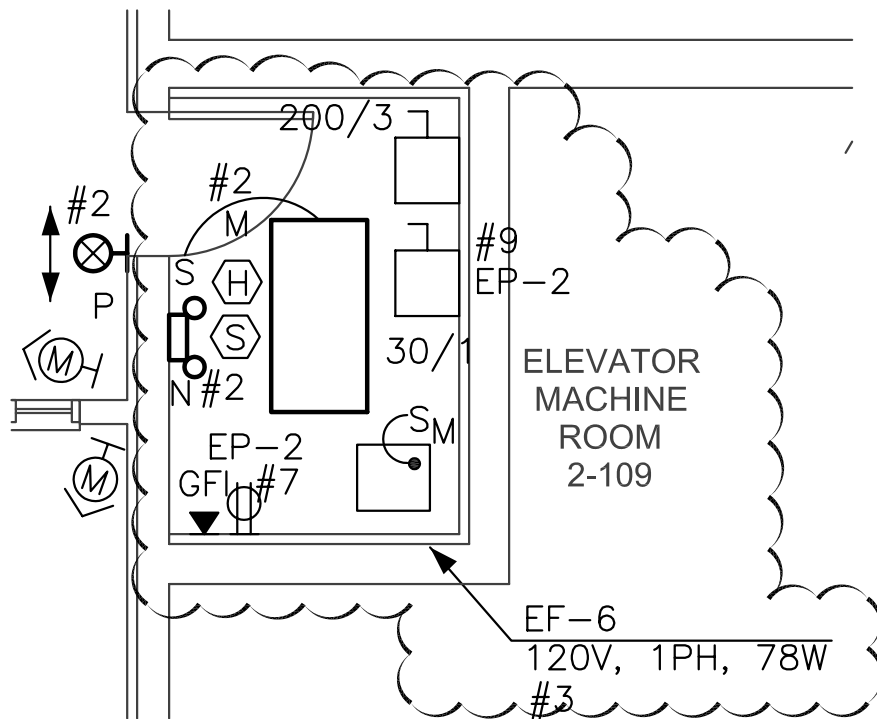
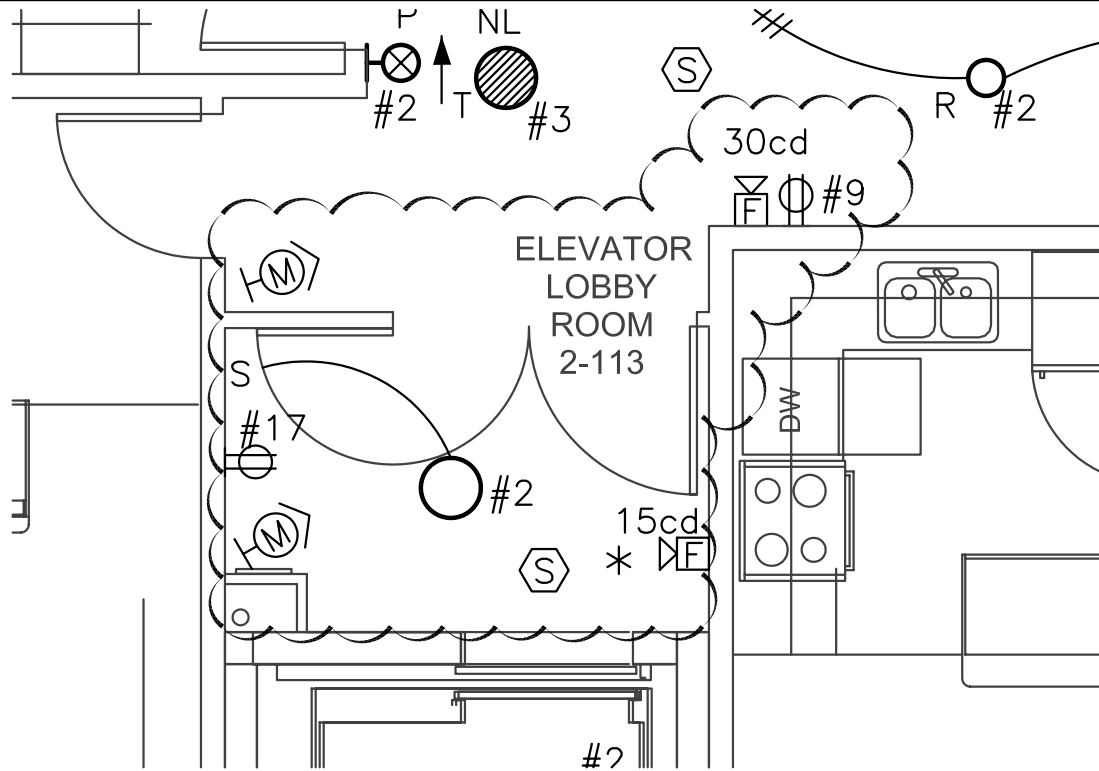
**MECHANICAL SYSTEMS ENGINEERS**  
 ROYAL RIVER CENTER, UNIT #10  
 10 FOREST FALLS DRIVE  
 YARMOUTH, MAINE 04096  
 VOICE: (207) 846-1441  
 FAX: (207) 846-1443  
 mechsyst@maine.rr.com  
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JOB NO. <b>0606</b>	NAME: <b>PEARL PLACE   # 2</b>	FILE: <b>MSK 2-1</b>
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**DRAWING PLAN & DUCTWORK CHANGES - REF. DRAWING M8**

<input type="checkbox"/> FIELD ORDER	<input type="checkbox"/> CHANGE ORDER	<input type="checkbox"/> SKETCH	Developer Avesta Pearl Street One, L.P.	<b>Pearl Place Building 1 &amp; 2 Portland Maine</b>
DRAWN BY: REM	CHECKED BY: KFM	DATE: 10.05.06		
SCALE: 1/8" = 1'-0"	SHEET: 	OF: 		





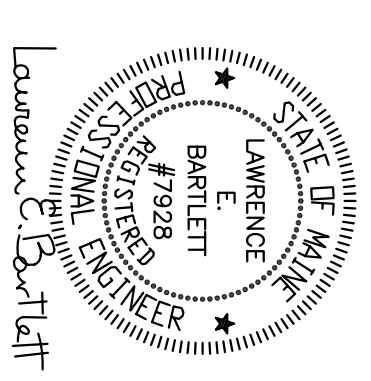
**Winton Scott Architects**  
5 Milk St, Portland, ME 04101

**Bartlett Design**  
972 Washington St, Bath, ME 04530

**PEARL PLACE  
Building 1 & 2  
Portland, Maine**

**SK-E2.1a**

**October 11, 2006**



**Bartlett Design**  
 LIGHTING & ELECTRICAL ENGINEERING  
 942 WASHINGTON STREET, BATH, ME 04590  
 TEL (207) 443-5447 FAX (207) 443-5560

# Pearl Place Building 1 & 2 Portland Maine

Developer  
 Avesta Pearl Street One, L.P.

Architect  
 Winron Scott Architects

Landscape Architect  
 Carroll Associates

Civil  
 Gorill Palmer Consulting Engineers

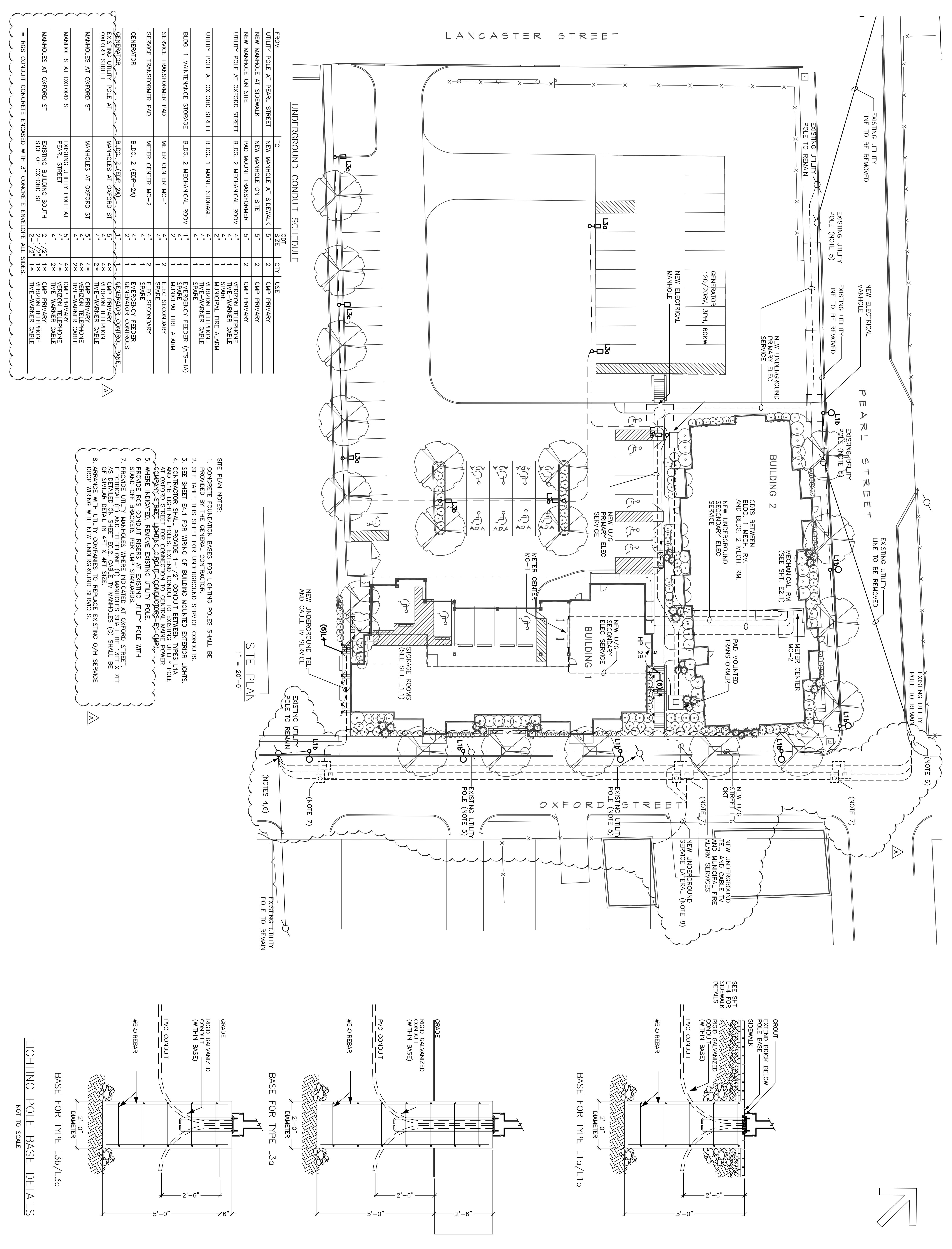
Structural  
 Becker Structural

Mechanical / Plumbing  
 Mechanical Systems Engineers

Electrical  
 Bartlett Designs

## ELECTRICAL SITE PLAN E0.1

Scale: As Shown  
 SEPTEMBER 1, 2006  
 Rev. A October 5, 2006  
 ADDENDUM 4



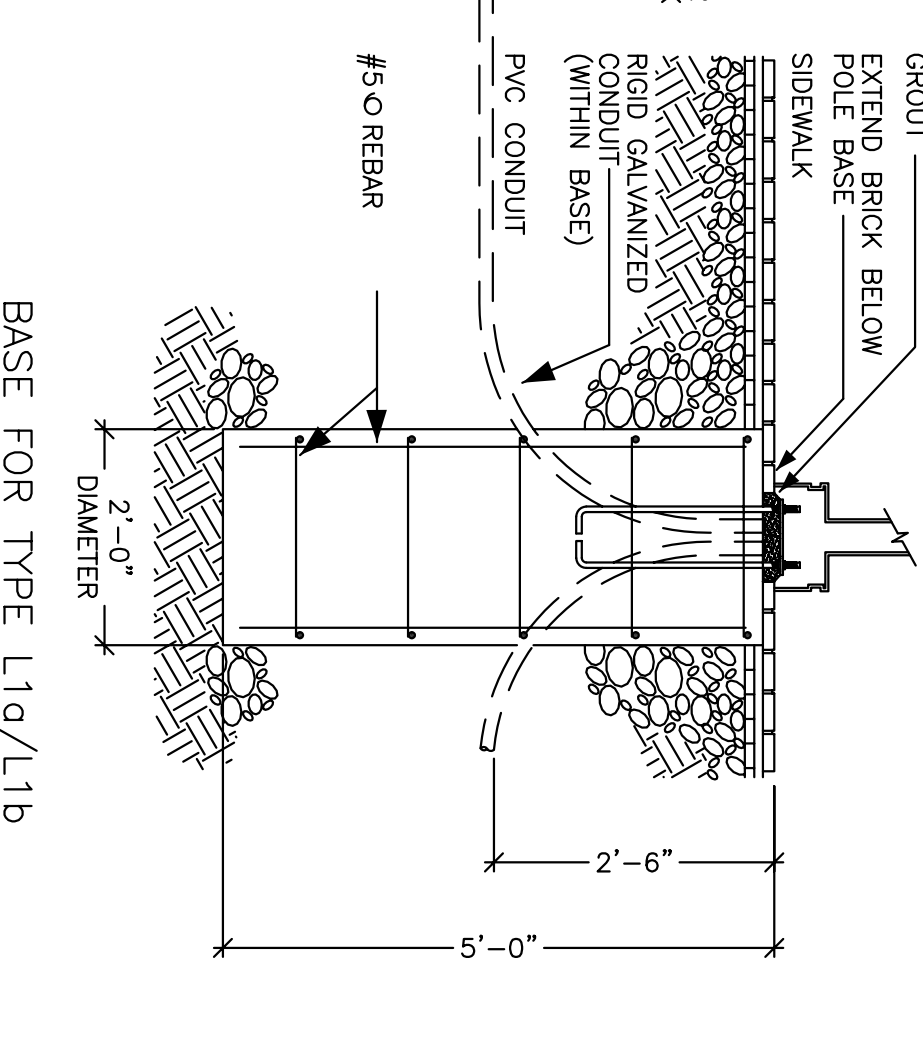
UNDERGROUND CONDUIT SCHEDULE

FROM	TO	CDT	QTY	USE
UTILITY POLE AT PEARL STREET	NEW MANHOLE AT SIDEWALK	5"	2	CMP PRIMARY
NEW MANHOLE ON SITE	NEW MANHOLE ON SITE	5"	2	CMP PRIMARY
UTILITY POLE AT OXFORD STREET	PAD MOUNT TRANSFORMER	4"	1	VERIZON TELEPHONE
		4"	1	TIME-WARNER CABLE
		2"	1	MUNICIPAL FIRE ALARM
UTILITY POLE AT OXFORD STREET	BLDG. 1 MAINT. STORAGE	4"	1	VERIZON TELEPHONE
		4"	1	SPARE
		4"	1	EMERGENCY FEEDER (ATS-1A)
BLDG. 1 MAINTENANCE STORAGE	BLDG. 2 MECHANICAL ROOM	4"	1	MUNICIPAL FIRE ALARM
		2"	1	ELEC SECONDARY
SERVICE TRANSFORMER PAD	METER CENTER MC-1	4"	1	ELEC SECONDARY
		4"	1	ELEC SECONDARY
SERVICE TRANSFORMER PAD	METER CENTER MC-2	4"	1	ELEC SECONDARY
		4"	1	SPARE
GENERATOR	BLDG. 2 (EDP-2A)	4"	1	EMERGENCY FEEDER
		4"	1	GENERATOR CONTROLS
GENERATOR	BLDG. 2 (EDP-2A)	1"	1	GENERATOR CONTROL PANEL
EXISTING UTILITY POLE AT OXFORD STREET	MANHOLES AT OXFORD ST	4"	4K	CMP PRIMARY
		4"	2K	VERIZON TELEPHONE
		2K	1	TIME-WARNER CABLE
MANHOLES AT OXFORD ST	MANHOLES AT OXFORD ST	5"	4K	CMP PRIMARY
		4"	4K	VERIZON TELEPHONE
		2K	1	TIME-WARNER CABLE
MANHOLES AT OXFORD ST	EXISTING UTILITY POLE AT PEARL STREET	5"	4K	CMP PRIMARY
		4"	4K	VERIZON TELEPHONE
		2K	1	TIME-WARNER CABLE
MANHOLES AT OXFORD ST	EXISTING BUILDING SOUTH SIDE OF OXFORD ST	2-1/2"	1K	CMP PRIMARY
		2-1/2"	1K	VERIZON TELEPHONE
		1K	1	TIME-WARNER CABLE

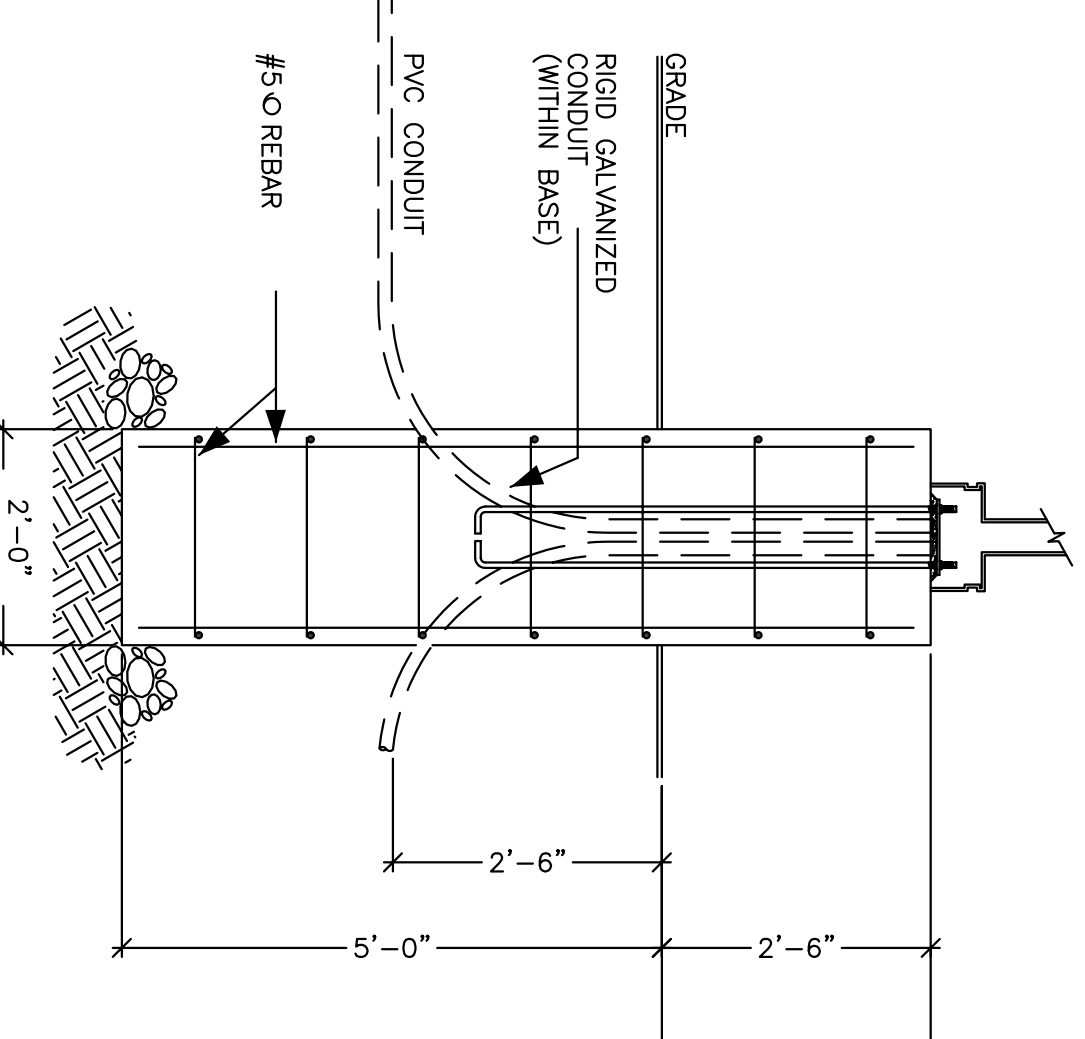
= RGS CONDUIT CONCRETE ENCASED WITH 3" CONCRETE ENVELOPE ALL SIDES.

SITE PLAN  
 1" = 20'-0"

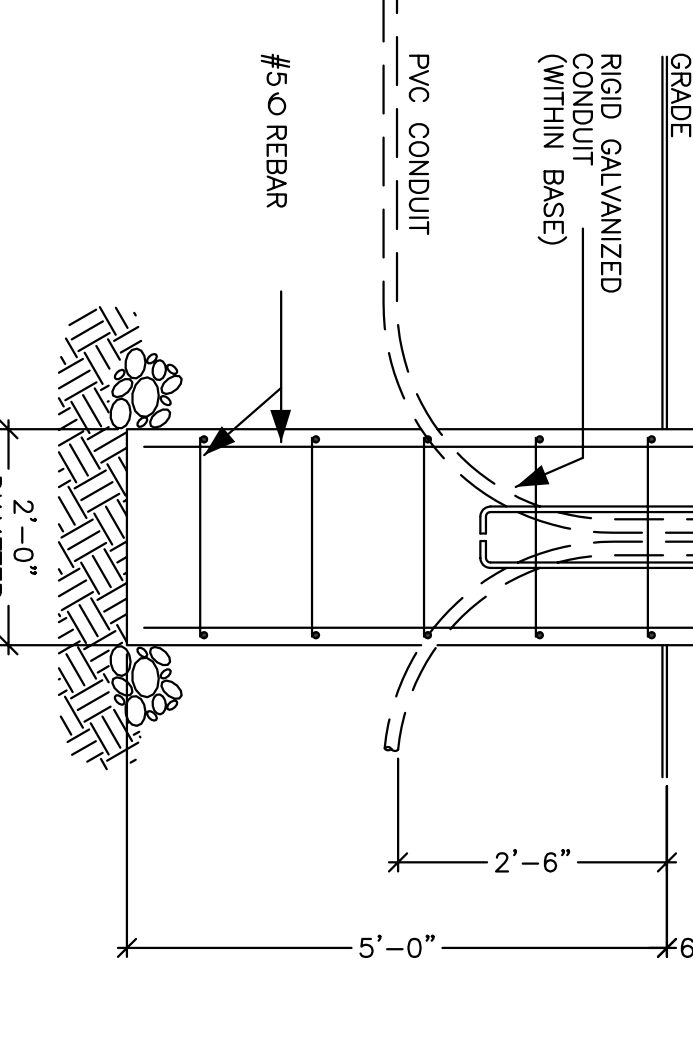
- SITE PLAN NOTES:**
1. CONCRETE FOUNDATION BASES FOR LIGHTING POLES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
  2. SEE SHEET E4.1 FOR WIRING OF BUILDING MOUNTED EXTERIOR LIGHTS.
  3. SEE SHEET E4.1 FOR WIRING OF BUILDING MOUNTED EXTERIOR LIGHTS.
  4. CONTRACTOR SHALL PROVIDE 1-1/2" CONDUIT BETWEEN UTILITY POLES AND LIGHTING POLES. EXTEND CONDUIT TO EXISTING UTILITY POLES AND CONDUIT SHALL BE LIGHTNING PROTECTED WITH DOWN CONDUIT SYSTEMS (SEE SHEET E4.1).
  5. WHERE INDICATED, REMOVE EXISTING UTILITY POLE.
  6. PROVIDE RGS CONDUIT RISERS AT EXISTING UTILITY POLE WITH SHROUD-TOP BRACKETS PER CMP STANDARDS.
  7. EXISTING UTILITY MANHOLES WHERE INDICATED AT OXFORD STREET, AS DETAIL ON SHEET E0.2. CABLE TV MANHOLES (C) SHALL BE AS DETAIL ON SHEET E0.2. CABLE TV MANHOLES (C) SHALL BE AS DETAIL ON SHEET E0.2. CABLE TV MANHOLES (C) SHALL BE AS DETAIL ON SHEET E0.2. CABLE TV MANHOLES (C) SHALL BE AS DETAIL ON SHEET E0.2.
  8. ARRANGE WITH UTILITY COMPANIES TO REPLACE EXISTING O/H SERVICE DROP WIRING WITH NEW UNDERGROUND SERVICES.



BASE FOR TYPE L1d/L1b



BASE FOR TYPE L3a



BASE FOR TYPE L3b/L3c

### LIGHTING POLE BASE DETAILS

NOT TO SCALE