City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No:	Date Applied:	CBL:	
2011-11-2633-ALTCOMM	10/31/2011	044- F-001-001	
Location of Construction: 68 HIGH ST	Owner Name: CHILDREN'S HOSPITAL HOUSING PARTNERS, LP	Owner Address: 309 CUMBERLAND AVE., SUITE 203 PORTLAND, ME 04101	Phone: 879-0347
Business Name:	Contractor Name: Wright- Ryan Construction	Contractor Address: 10 DANFORTH ST PORTLAND MAINE 04101	Phone: (207) 773-3625
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG and CHANGE OF USE	Zone: R-7 Overlay
Past Use: University classes and offices	Proposed Use: To change the use of the existing building and to add a new building for a total of 38 residential dwelling units and parking	Cost of Work: $6,251,000.00 Fire Dept: ✓ Approved See conditions per original Submission ___ Denied ___ N/A Signature:	CEO District: Inspection: Use Group: R-2 Type: 5B/2B IBC-2009 Signature: 1/27/12
Proposed Project Description: Renovations 38 Unit Apartment Underground Parking		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrial work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
___ Shoreland N/A	___ Variance	___ Not in Dist or Landmark
___ Wetlands	___ Miscellaneous	___ Does not Require Review
___ Flood Zone Panel 13 Zone C	___ Conditional Use	___ Requires Review
X Subdivision 38 DU	___ Interpretation	___ Approved
X Site Plan #10-99700008 #2011-3708	___ Approved	✓ Approved w/Conditions
X Maj ___ Min ___ MM	___ Denied	___ Denied
Date: OK with conditions 11/9/11 & 12/5/11	Date:	Date: 12/5/11 D. Andrews

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

3-9-12 DwM/PSF Bruce 329-1977 Footing partial, will provide SI reports.

3-14-12 DwM Bruce Wall stl W-1

3-20-12 DwM Bruce wall stl Partial

3-27-12 " " " " "

4-4-12 DwM Bruce " " " Danforth side

4-9-12 DwM " " " " " "

4-12-12 DwM Jim 491-0622 underslab sanitary Congress side of elevator OK

4-17-12 DwM Jim underslab final OK

5-16-12 DwM/BKL Bruce/Jim Close-in Exterior walls 2nd+3rd Floors, Plumbing 2nd+3rd floors except 206,207,306,307,

6-7-12 DwM Bruce Close in 3rd floor except 306, 307

6-28-12 DwM John Plumbing underslab Trash/Mech Rm + Rooms 106, 206, + 306

7-9-12 DwM Bruce Close-in 2nd floor existing OK

7-12-12 DwM Bruce Close-in Basement + 1st + 2nd floor OK

8-7-12 DwM Bruce Close-in 1st floor ~~Ext~~ Existing OK

8-20-12 DwM/BKL Bruce 201-205 + 301-305 Exterior walls & ceilings OK 101-105 Exterior walls OK

8-29-12 DwM/BKL Bruce 2nd & 3rd floor interior walls + Basement Close-in

9-7-12 DwM Bruce New Buildings 1st floor walls OK

9-19-12 DwM/BKL Bruce New 3rd floor above drop in units OK

10-12-12 DwM Bruce 1st floor Close-in OK

Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 66 HIGH ST **CBL:** 044 F001001

Issued To: Children's Hospital Housing Partners Lp **Issued Date:** 01/11/2013

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201112709 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
ENTIRE

APPROVED OCCUPANCY
USE GROUP R-2
TYPE 5-B/2-B
38 RESIDENTIAL DWELLING UNITS AND
PARKING
IBC 2009

LIMITING CONDITIONS: NONE

Approved:

Inspector

Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Memorandum
Department of Planning and Development
Planning Division

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: January 15, 2013

RE: C. of O. for # 66-68 High Street, Elm Terrace
(Id#10-997000008 & 2011-370) (CBL 044 F 001001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2633-ALTCOMM **Located At:** 66 HIGH ST **CBL:** 044- F-001-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. This property shall remain 38 dwelling rental units. Any change of use shall require a separate permit application for review and approval. ok per revisions

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Application requires State Fire Marshal approval.
4. The building shall comply with the *City of Portland Standard for Building, Stair, Suite, and Room Designation*, including designation of stairs by letter. Low proximity signage shall be provided.
5. A separate Fire Alarm Permit is required.
6. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
7. Fire alarm system requires a wireless master box connection per city ordinance. Master box design and installation shall be as approved be City Electrical Division.
8. All smoke detectors and smoke alarms shall be photoelectric.
9. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units. A carbon monoxide detection system is required per NFPA 720.
10. The sprinkler system shall be installed in accordance with NFPA 13.
11. A separate Suppression System Permit is required.
12. Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety* Code, and NFPA 72, *National Fire Alarm and Signaling Code*.
13. Fire department connection type and location shall be approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building. FDCs shall be 2 ½" NH.
14. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
15. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance. The Knox Box provided at the fire department (front) entrance shall be a 4100 or 4400 series. Knox access shall also be provided at the garage.
16. A master key system should be implemented for the building.

17. The Standpipe system shall be installed in accordance with NFPA 14. A signed compliance letter will be required.
18. Fire extinguishers are required per NFPA 10.
19. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
20. Any cutting and welding done will require a Hot Work Permit from Fire Department.
21. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
22. A single source supplier should be used for all through penetrations.
23. A Firefighter Building Marking Sign shall be provided over the Knox Box.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Special inspection reports shall be submitted to this office on a periodic basis. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. Approval of the asphalt surface in the parking garage, as per the designed plans, shall be confirmed with the ICC in the form of a code interpretation siting Section 406.2.6. This shall determine whether the garage is considered ground level or below grade.
6. A reconfigured design of the additional pipe rail at the stair # 1 guardrail shall be submitted to the historic board for review in order to comply with Section 1013.3 Opening limitations. This code has changed substantially from the previous 2003 edition for size of opening allowances.

Historic

This approval subject to conditions imposed by Historic Preservation Board as part of its 4/6/10 approval. These include:

1. More detailed drawings of the proposed Danforth Street buildingentrance to be submitted to HP staff for review and approval
2. Corrected/plans elevations illustrating proposed fencing types for each location on the property to be submitted to HP staff.
3. Any replacement fencing on north property line shall generally match other perimeter fencing on the property. The Board strongly recommends that the existing chain link fencing be replaced as part of the project.

Donald McPherson - Re: Inspections

From: Benjamin Wallace
To: Donald McPherson
Date: 12/4/2012 8:44 AM
Subject: Re: Inspections
CC: John Martell

John,
This one's at Danforth and High on the West side of High St. They rebuilt an existing building and doubled it's size with an addition. It does have to comply with the ordinance requirements for special hazard dwelling units. Watch the permit conditions and signage requirements closely. If I get out of Munjoy in time I'll try to swing by.
Ben

>>> Benjamin Wallace 12/4/2012 8:37 AM >>>
Ok. Right the minute it looks like John.

>>> Donald McPherson 12/4/2012 8:17 AM >>>
Hi Team,
1:00 - 66 HIGH ST - Pre final

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CHILDREN'S HOSPITAL HOUSING PARTNERS, LP

Located At 66 HIGH ST

CBL: 044- F-001-001

Job ID: 2011-11-2633-ALTCOMM – CHG OF USE

has permission to Change the Use from Business to residential dwellings w/new addition, undergrnd parking (Total 38 Units) provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

1/27/12

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

Closed

CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

10.31 20 11

Received from Wright Ryan / Chom

Location of Work 66-68 High St

Cost of Constru

Permit Fee 2530

75

Building (IL)

2,605

Other

(U2)

BL: 44-

Total

eck #:

2605

Dec. 1, 2011

Realease of funding.

Letter Realease Payment of Fees

No work is to be started until permit issued.
Please keep original receipt for your records.

ken by: L. 1.

- Applicant's Copy
W - Office Copy
ermit Copy

CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

10.31 20 11

Received from Wright Bryan / Chom

Location of Work 66-68 High St

Cost of Construction $ 250,200 Building Fee: 2530

Permit Fee $ Site Fee:

Certificate of Occupancy Fee: 75

Total: 2,605

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other

CBL: 44-F-1

Check #: Total Collected $ 2605

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by:

TE - Applicant's Copy
OW - Office Copy
- Permit Copy

From: Donald McPherson
To: Philip DiPierro
CC: Tammy Munson; tburrill@wright-ryan.com
Date: 1/14/2013 7:56 AM
Subject: Re: 66 High St - Elm Terrace

Phil,
Contact is Tom Burrill. He thought that you were OK.

Tom Burrill
Project Manager
Wright-Ryan Construction Inc.
207-773-3625
207-773-5173 fax
207-756-2542 cell
www.wright-ryan.com

Don

>>> Philip DiPierro 1/11/2013 4:18 PM >>>
Hi Don,

Is the applicant ready for a final inspection? The last time I was there I gave the contractor a punch list and haven't heard anything since.

I'll check with Deb Andrews about Historic conditions.

Thanks.

Phil

>>> Donald McPherson 1/11/2013 12:41 PM >>>
Hi Phil,
How are you with this one?
Do you verify Historic conditions?
Don

Com

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: Portland

Street or Subdivision Lot #: 68 High Street

PROPERTY OWNER(S) NAME

Last: Elm terrace First: ~~First~~

Applicant Name: Rador, Inc.

Mailing Address of Owner/Applicant (if Different): PO Box 5036 North Jay, ME 04262

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector(s) to deny a permit.

Aaron St. Pierre

Signature of Owner/Applicant

Date 2/3/12

☒

 # 11801

2/9/12 Fee $180.00

044 F001 J01202 3248

#360

PERMIT INFORMATION

This Application is for

1. ☑ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

Type of Structure to be Served

1. ☐ SINGLE FAMILY RESIDENCE
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☑ OTHER-SPECIFY _____

Plumbing to be Installed by:

1. ☑ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D HOUSING DEALER / MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE # _____ 10/6/15

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Number	Column 2 Type of Fixture	Column 1 Number	Column 1 Type of Fixture
☐ HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district.	04	Hosebib / Sillcock	02	Bathtub (and Shower)
	08	Floor Drain	02	Shower (separate)
	00	Urinal	06	Sink
	00	Drinking Fountain	06	Wash Basin
	01	Indirect Waste	06	Water Closet (Toilet)
☐ HOOK-UP: to an existing subsurface wastewater disposal system	00	Water Treatment Softener, Filter, Etc.	05	Clothes Washer
	00	Grease / Oil Separator	07	Dish Washer
	01	Roof Drain	00	Garbage Disposal
☐ PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	00	Bidet	00	Laundry Tub
	01	Other: Mop Sink	01	Water Heater
	25	Fixtures (Subtotal) Column 2	55	Fixtures (Subtotal) Column 1
			25	Fixtures (Subtotal) Column 2
			180	TOTAL FIXTURES
OR			10.00	Fixture Fee
☐ TRANSFER FEE [$6.00]	34 mail	2/6/12 3:30 PM	10.00	Transfer Fee Surcharge
RECEIVED FEB 06 2012	SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			Hook-Up & Relocation Fee
			$1810.00	PERMIT FEE (TOTAL)

Dept. of Building Inspections City of Portland Maine

☐ Owner ☐ Town Copy ☐ State Copy

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Foundation/Rebar

Foundation/Backfill

Electrical - Commercial

Plumbing Rough Commercial

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection including the final special inspection report

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

Certificate of Design Application

From Designer: Ben Walter

Date: 5 October 2011

Job Name: Elm Terrace

Address of Construction: 68 High Street, Portland ME

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 Use Group Classification (s) R-2 (S-2 and A-2 non-separated uses)

Construction Type V-B used for area calculations (Some 2-B assemblies used)

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NFPA 13 Sprinkler Provided

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Non Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) Yes

Structural Design Calculations

Completed — Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Stairs	100 PSF
Residential	40 PSF
Public Rooms	100 PSF

Wind loads (1603.1.4, 1609)

Per IBC	Design option utilized (1609.1.1, 1609.6)
100 MPH	Basic wind speed (1809.3)
II / 1.00	Building category and wind importance Factor, I_w table 1604.5, 1609.5)
B	Wind exposure category (1609.4)
+/- 0.18	Internal pressure coefficient (ASCE 7)
Per ASCE 7-05	Component and cladding pressures (1609.1.1, 1609.6.2.2)
Per ASCE 7-05	Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Per ASCE 7-05	Design option utilized (1614.1)
Occ. CAT II	Seismic use group ("Category")
.251, .087	Spectral response coefficients, SDs & SD1 (1615.1)
C	Site class (1615.1.5)

N/A	Live load reduction
20 PSF	Roof *live* loads (1603.1.2, 1607.11)
46 PSF	Roof snow loads (1603.7.3, 1608)
60 PSF	Ground snow load, P_g (1608.2)
46 PSF	If P_g > 10 psf, flat-roof snow load P_f
1.0	If P_g > 10 psf, snow exposure factor, C_e
1.0	If P_g > 10 psf, snow load importance factor, I
1.1	Roof thermal factor, C_t (1608.4)
46 PSF	Sloped roof snowload, P_s (1608.4)
B	Seismic design category (1616.3)
Wood Shearwalls	Basic seismic force resisting system (1617.6.2)
6.5, 4	Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)
Per ASCE 7-05	Analysis procedure (1616.6, 1617.5)
Per ASCE 7-05	Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

N/A	Flood Hazard area (1612.3)
N/A	Elevation of structure

Other loads

N/A	Concentrated loads (1607.4)
N/A	Partition loads (1607.5)
N/A	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Accessibility Building Code Certificate

Designer: Ben Walter, CWS Architects

Address of Project: 68 High Street, Portland ME

Nature of Project: 35 Unit apartment building with typical resident amenities and som underground parking. Portions of the structure are new construction/addition and portions are renovations to an existing historic structure.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

REGISTERED ARCHITECT BENEDICT B. WALTER NO. 1947 STATE OF MAINE

Signature:

Title: President

Firm: CWS Architects

Address: 434 Cumberland Avenue
Portland, Maine 04101

Phone: (207) 774-4441

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

New Commercial
Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of $50,000.00 must be prepared by a Design Professional and bear their seal.

- ☑ Cross sections w/framing details
- ☑ Detail of any new walls or permanent partitions
- ☑ Floor plans and elevations
- ☑ Window and door schedules
- ☑ Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- ☑ Detail egress requirements and fire separations
- ☑ Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2009
- ☑ Complete the Accessibility Certificate and The Certificate of Design
- ☑ A statement of special inspections as required per the IBC 2009
- ☑ Complete electrical and plumbing layout.
- ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- ☑ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- ☐ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- ☐ A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of ≥ 1" = 20' on paper ≥ 11" x 17"
- ☐ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage
- ☐ Finish floor or sill elevation (based on mean sea level datum)
- ☐ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ☐ Existing and proposed grade contours
- ☐ Silt fence (erosion control) locations

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936

Jeanie Bourke - 66-68 High Street, Elm Terrace - BP Issuance

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 1/26/2012 3:59 PM
Subject: 66-68 High Street, Elm Terrace - BP Issuance

Hi all, this project, site plan #2011-370, the Elm Terrace (CHOM) project located at 66-68 High Street, meets minimum DRC site plan requirements for the issuance of the building permit. The PG has been accepted, site inspection fee paid, and the preconstruction meeting was held.

Please contact me with any questions. Thanks.

Phil

December 5, 2011

Ms. Marge Schmuckal
Planning Dept.
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 66-68 High Street, Portland Maine

Dear Marge,

Per our meeting today, this letter shall serve as a cover letter for the 66-68 High Street plans and project manual I left with you this afternoon. The drawings and Book 3 – Addenda Manual dated November 9, 2011, memorialize all the addenda issued during the bidding plus post bid changes. The foremost change captured in these documents is the increase in living units from 35 to 38. This unit count increase was achieved by changing a three bedroom unit into a one bedroom unit and a studio apartment, on three floors. So Unit 109 became Units 109A & 109B, Unit 209 becomes e units 209A & B, unit 309 became units 309 A & B.

In our meeting today Barbara Barhydt noted that the change in units had been approved by the Planning Board, and she was working on finalizing the letter to the Owner. Fire has signed off on the Building Permit, and gave Ben Walter a list of conditions that will need to be met.

My understanding at this point is that Jeanie Bourke needs to review the documents, and that Barbra will send the Owner a package listing the remainder of the documents required for a Building Permit. The understanding is that payments for the Performance Guarantee and the Building Permit Fee will be made at the closing, and that the City shall issue a letter once they have received the required paperwork indicating that the Building Permit is ready pending the receipt of the required fees. This letter is needed for the closing. Once the closing has taken place, the fees paid, a Preconstruction meeting can take place.

As I indicated, this project has a 12/15/11 closing date requirement due to the funding sources. Please do not hesitate to call or email with any questions or comments.

Thank you again for your time.

Sincerely,

Cordelia Pitman
Director of Preconstruction Services

Applicant: Chom *Date:* 11/1/10

Address: ~~[illegible]~~ 66-68 High *C-B-L:* 44-F-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~5/18/[illegible]~~ & New

Zone Location - changing to R-7 overlay (to Council WAS R-6 ... Granted 11/1/10)

Interior or corner lot - (corner lot circled)

Proposed Use/Work - for A New Bldg & Change of use from offices "USM" to ~~35~~ 38 Residential D.U. revised 12/5/11 ok

Sewage Disposal - City

Lot Street Frontage - 203.21' shown

Front Yard - None req - 18' scaled

Rear Yard - 5' min req - 29' scaled

Side Yard - ~~5' min req~~ 5' min req - No change - Existing

Side yard on Side St - None req - 23' scaled

Projections -

Width of Lot -

Height - 50' MAX - 45' scaled

Lot Area - 23,797# given No min req

Lot Coverage/ Impervious Surface - 100% (Lot Coverage circled)

Area per Family - 435# per DU or ~~15,[illegible]~~ 16,530# (38 D.U.) min req - 23,797# given ok

review part of 14-488 "Affordable housing" → *Off-street Parking -* 1 pkg space per D.U. - Historic says No parking in excess shall be req - 15 spaces shown

Loading Bays - Determined by Planning Bd

Site Plan - #10-9970008 - permit #2011-370 for 38 D.U.

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 - Zone C

in Historic - yes - approved 4/6/11

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

12/5/11

April 19, 2010

Erin Cooperrider
Community Housing of Maine, Inc.
309 Cumberland Avenue, Suite 203
Portland, Maine 04101

Re: 66-68 High Street – Historic Building Rehabilitation, New Construction and Site Alterations

Dear Erin:

On April 6, 2010, the City of Portland's Historic Preservation Board voted 7-0 to approve your application for a Certificate of Appropriateness for the comprehensive exterior rehabilitation of the former Children's Hospital at 66-68 High Street, including a major building addition and related site improvements.

Board approval was made subject to the following conditions:

- More detailed drawings of the proposed Danforth Street building entrance to be submitted to staff for review
- Corrected plans/elevations illustrating proposed fencing types for each location on the property to be submitted to staff
- Any replacement fencing on the north property line shall generally match other perimeter fencing on the property. The Board strongly recommends that the existing chain link fencing be replaced as part of the project.

Note: In reviewing the proposed material palette, the Board also recommended that a mock-up of the proposed masonry façade be prepared that shows the color and tooling of the mortar joints. Board members also recommended that there be a clear tonal distinction between the painted façade of the existing brick building and the new addition.

All improvements to be carried out as shown on the plans and specifications submitted for the 4/6/2011 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing

the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date is issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Deborah Andrews
Historic Preservation Program Manager

Cc: Scott Hanson, Sutherland Conservation & Consulting
Ben Walter, CWS Architects

STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

No. 20434

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: ELM TERRACE
Location: 68 HIGH ST, PORTLAND, ME 04101-3813
Owner: CHILDREN'S HOSPITAL HOUSING PARTNERS,LP
Owner Address: 309 CUMBERLAND AVE, PORTLAND, ME 04101-4982

Occupancy Type: Apartments
Supervised Sprinkler System
Monitored Fire Alarm System
Barrier Free
Construction Mode: Renovation, Addition
Unprotected Noncombustable: Type II (000)
Final Number of Stories: 4

Permit Date: 11/23/2011 **Expiration Date:** 05/22/2012

John E Morris

COMMISSIONER OF PUBLIC SAFETY

Copy 1 - Owner

STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
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Unprotected Noncombustable: Type II (000)
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John E Morris

COMMISSIONER OF PUBLIC SAFETY

Copy 2 - Architect

CITY OF PORTLAND, MAINE
PLANNING BOARD

December 5, 2011

Children's Hospital Housing Partners, LP
Attention: Erin Cooperrider
307 Cumberland Avenue
Suite 203
Portland, ME 04101

Mitchell and Associates
Attention: John Mitchell
70 Center Street
Portland, ME 04101

Project Name:	Elm Terrace	Project ID:	2011-370
Address:	66-68 High Street	CBL:	044-F-001
Applicant:	Children's Hospital Housing Partners, LP		
Planner:	Shukria Wiar		

Dear Ms. Cooperrider:

On November 8, 2011, the Planning Board approved the amended Level III Site Plan and Subdivision for Elm Terrace (former known as Children's Hospital Apartments reuse project) at 66-68 High Street. The project has been approved for a thirty-eight (38) unit multi-family affordable housing project instead of the original approved thirty-five (35) units. They are proposing to convert three (3) of the three-bedroom units into three (3) one-bedroom units and three (3) efficiencies. Any waivers and conditions included in the original approval remain valid for the amended site plan unless stated otherwise. The amended plan as shown on the approved plan with a revision date of November 4, 2011 is approved with the following waivers and conditions:

A. WAIVERS

The Planning Board voted 5-0 (Morrissette, O'Brien absent) to waive the following Technical and Design Standards:

1. Section 14-526 (b)(2)(b)(iii) Street Trees, where the applicant shall contribute to the City of Portland Tree Fund an amount proportionate to the cost of 29 street trees.

2. Section 1.7.1.3 Minimum Driveway Width for the driveway access onto Danforth Street which is proposed to be 19' wide when the minimum is 20'.

3. Section 1.7.1.5 Curbing of Driveway for the driveway access onto Danforth Street and install straight granite curb terminal pieces on each side of the driveway in lieu of circular curbing.

4. Section 1.7.1.7 Location and Spacing of Driveways for the driveway access onto Danforth Street. A clearance of 150' from the intersection with High St. is required and the applicants are proposing a separation distance of 98'.

5. Section 1.7.1.7 Location and Spacing of Driveways for the driveway access onto High St. A clearance of 150' from the intersection with Danforth Street is required and the applicants are proposing approximately 105'.

6. Section 1.7.1.7 Location and Spacing of Driveways with abutting driveway on Danforth Street. The standard separation distance between driveways on adjacent lots is 100' and the applicants are proposing 9'.

B. DEVELOPMENT REVIEW

The Planning Board voted 4-1 (Patterson opposed, Morrissette, O'Brien absent) that the plan is in conformance with the site plan and subdivision standards of the Land Use code, subject to the following conditions of approval:

1. Prior to issuance of a Building Permit the applicant shall submit a financial contribution towards the City's Street Tree Program based on the provision of one tree per unit at a cost of $200 per tree; and

2. Prior to issuance of a Building Permit the applicant shall submit a revised maintenance of traffic plan during the construction period;

3. to be approved by the Department of Public Services; and

4. Prior to issuance of a Building Permit the applicant shall submit a revised Grading and Drainage Plan for Planning Authority and Department of Public Services review and approval. The revised plan shall specifically address agency review comments regarding separate sanitary sewer and storm drain piping. The revised plan shall also address the review comments of the Stormwater Engineer dated February 8, 2011.

The approval is based on the submitted site plan with a revision date of November 4, 2011. If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

The following standard conditions of approval and requirements apply to all approved site plans:

1. **Subdivision Recording Plat:** The revised subdivision plat shall be recorded at the Cumberland County Registry of Deeds by the applicant with a Mylar copy then submitted to the Planning Division upon receipt of the performance guarantee.

2. **Develop Site According to Plan:** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

3. **Separate Building Permits Are Required:** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

4. **Site Plan Expiration:** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

5. **Subdivision Plan Expiration:** The subdivision approval is valid for up to three years from the date of Planning Board approval.

6. **Performance Guarantee and Inspection Fees:** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

7. **Defect Guarantee:** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

8. **Preconstruction Meeting:** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

9. **Department of Public Services Permits:** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

10. **As-Built Final Plans:** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

11. **Mylar Copies**: Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Department prior to the issuance of a certificate of occupancy.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

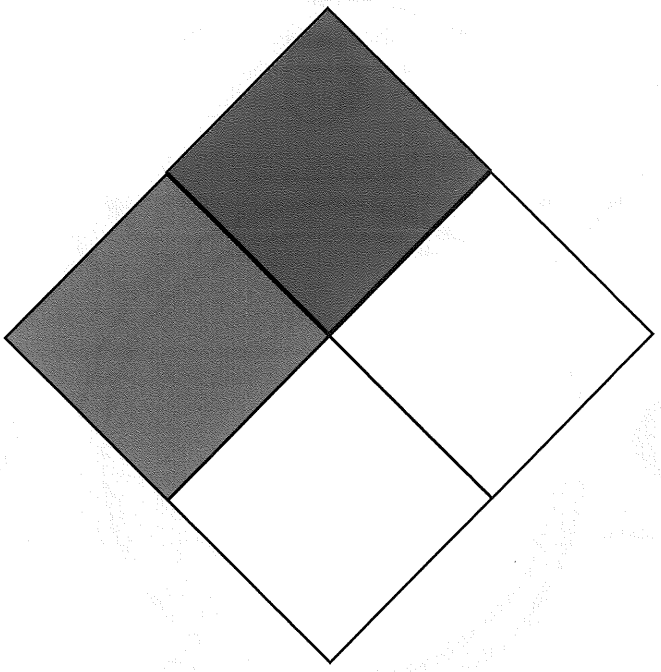
If there are any questions, please contact Shukria Wiar at (207) 756-8083 or via shukriaw@portlandmaine.gov

Sincerely,

Joe Lewis, Chair
Portland Planning Board

Attachments:
Planning Board Report
Performance Guarantee Packet

Electronic Distribution:
Greg Mitchell, Interim Director of Planning and Urban Dev. Dept.
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Mgr, Planning
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Divison Director
Lannie Dobson, Administration, Inspections Division
Katherine Earley, Engineering Services Mgr., Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Jane Ward, Administration, Public Services
Capt. Chris Pirone, Fire Department
Jeff Tarling, City Arborist, Public Services
Thomas Errico, P.E., T.Y. Lin Associates
David Senus, P.E., Woodard & Curran
Assessor, City of Portland
Michael Bobinsky, Director, Public Services
Approval Letter File



NFPA 704 Signage

NOT required IF not filled in

Left (9 o'clock):	Health Hazards (Blue background)
Top (12 o'clock):	Flammability Hazards (Red background)
Right (3 o'clock):	Instability Hazards (Yellow background)
Bottom (6 o'clock):	Special Hazards (white background)
Under:	Other Special Hazards

Special Notes:

(ie: fire alarm or MSDS sheet location, property management co and em contact phone)

Signs may be purchased from:
Awards & Recognition Inc., 955 Forest Ave (left side of building), Portland, ME 04101.
207-772-8770

Sign to be 8 ½" x 14" vertical if NFPA 704 signage is required, or 8 ½" x 11" vertical if NFPA 704 signage is not required. Signs must be mounted directly above each Knox Box or other approved located at approximately 6 feet above grade.

ZONING ADMINISTOR – MARGE SCHMUCKAL

November 16, 2010

It is my understanding that this property was approved for a zone change from an R-6 Zone to an R-7 Zone by the City Council on November 1, 2010.

The applicant is proposing to change the use from existing offices (USM) to affordable residential dwelling units along with an addition. The proposal is for 35 residential dwelling units in total.

The new addition is meeting all of the R-7 dimensional requirements for setbacks, lot coverage, density, and building height.

The property is located in a Historical District.

The parking will be determined by the Planning Board during its site plan review and subdivision review as stated under 14-488 under "Affordable Housing" projects.

Zoning is being met at this time.

December 30, 2010

The revised submittal received on 12/22/2010 contains no zoning changes from the original review. It is noted that the applicant included a signed letter indicating that an addition 20 parking spaces will be leased off-site at 60-70 Danforth Street. Again the Planning Board is the reviewing authority under the Affordable Housing requirements to determine parking requirements.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Penny St. Louis Littell, Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 6/17/10 ZONE: R-6 & Historic

LOCATION: 66 High St - 44-F-1 (23,797 sf per survey)

PEOPLE PRESENT: Marge - Barbara - Deb A - Scott Hanson - ERIN Chom
CWS
DAVID L - John Mitchell - Amy - BEN W.

DISCUSSION: 35 DU - Low income housing tax credits in existing & New
1st Step
→ Needs an R-7 overlay map amendment 435 sf per DU — John M. has done a Zoning analysis & the project meets it all →
Affordable Housing Section → Div. 30
can allow a reduction of parking
15 pkg spaces - proposed → Planning BD to Determine
Solarium → community space serves — 4 new exterior surface
mix of 1-2-3 (0) Bedrooms
20 12 3 = 35 units
2 curb cuts (existing) on High St - 1 New curb cut proposed on Danforth
HP review is the prevailing review on design.
June 17th Council has a 1st reading on Site Plan review standards.
After gets the zone (R-7) → Site plan & Subdivision at PB

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

time frame: start construction this time Next year
Discussed compact space sizes
has right title & interest
Bruce Hyman — traffic/parking consultant?

Room 315 – 389 Congress Street – Portland, Maine 04101 (207) 874-8695 – FAX:(207) 874-8716 – TTY:(207) 874-3936

Penny Littell
~~Lee Urban~~ Director of Planning and Development
Marge Schmuckal, Zoning Administrator

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GHS 51

Meeting Information

DATE: 3/8/10

LOCATION: 56-70 High St USM Bldg

PEOPLE PRESENT: Community Hsg of ME. (Elin) - Alex - Barbara - Marge Deb A - Ben - John Mitch - Scott Hanson - Bob Metcalf - Amy

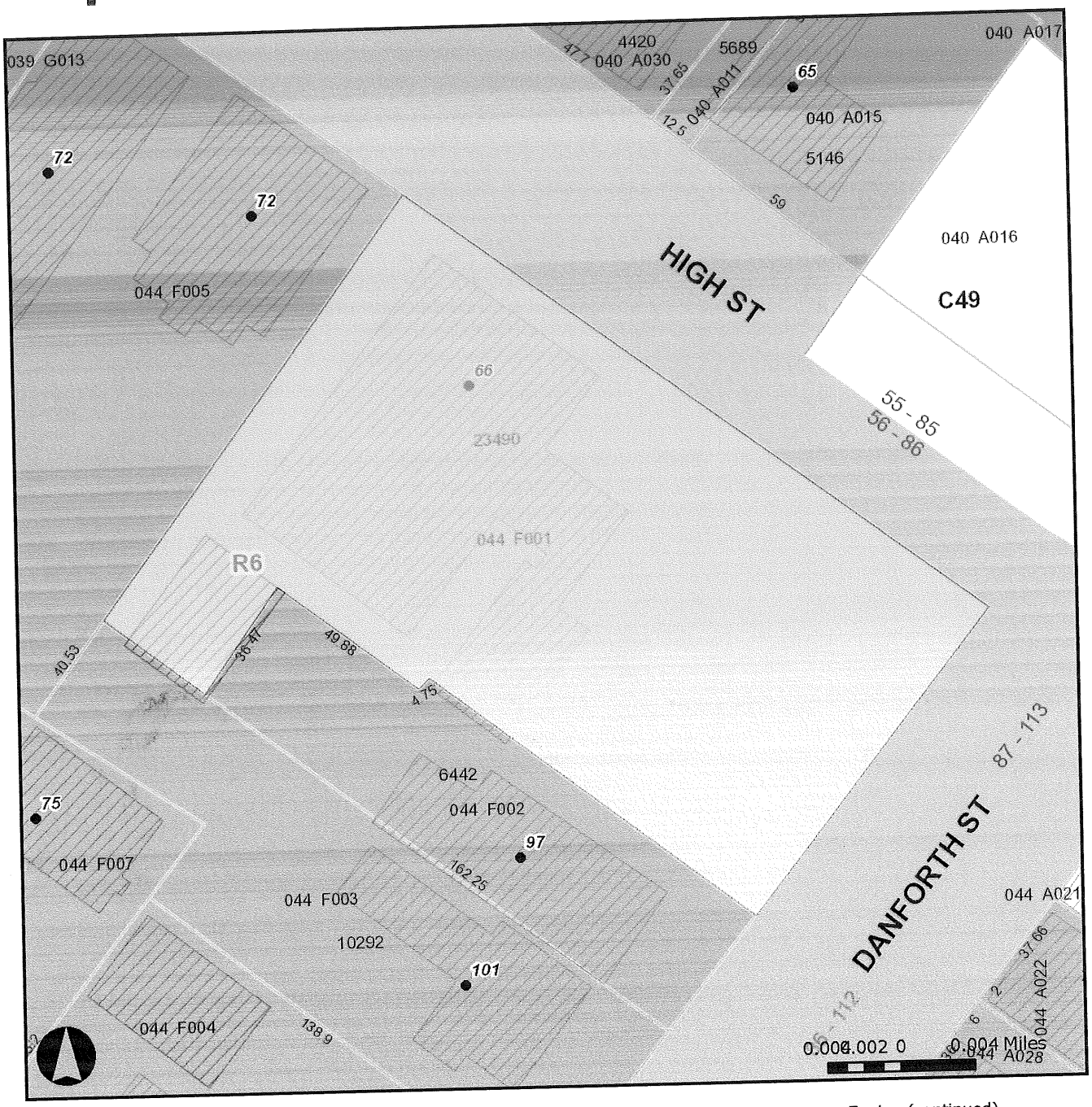
ZONE: R-4 & Historic (23 & 97 #) owen Haskell Survey

DISCUSSION: Parking under The green space with A Bldg Above - 37 units total in New & Existing Bldg
Wants to Do An R-7 overlay - (to PB. 1st Then Council) Then Site Plan/Subdivision review
Trying for Historic Housing tax Credit → State - Due in April
1909 Bldg - Would Keep The fence
Historic Board → A 2 week Lead
Parking Requirements → Div. 30
Affordable Housing Section of The Ordinance Can Allow A reduction of Park
Families & Workforce Housing in Mind
Rear Boiler Room with Chimney Stack (4 story) - would like to remove

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Map

Map



Parcels

Interstate

Streets

Buildings

- Building
- Out Building

Island Zoning

- C43
- I-B
- I-TS
- I-R1
- I-R2
- I-R3
- ROS

Zoning (continued)

- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space
- RP Residential

Zoning (continued)

- C25
- C26
- C27
- C28
- C29
- C30
- C31

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL	044 F001001
Land Use Type	LITERARY & SCIENTIFIC INS
Property Location	66 HIGH ST
Owner Information	UNIVERSITY OF MAINE 107 MAINE AVE BANGOR ME 04401
Book and Page	9983/183
Legal Description	44-F-1 HIGH ST 66-68 DANFORTH ST 87-93 23490 SF
Acres	0.539

Current Assessed Valuation:

TAX ACCT NO.	6618	**OWNER OF RECORD AS OF APRIL 2009** UNIVERSITY OF MAINE
LAND VALUE	$209,900.00	107 MAINE AVE
BUILDING VALUE	$1,198,700.00	BANGOR ME 04401
LITERARY AND SCIENTIFIC	($1,408,600.00)	
NET TAXABLE - REAL ESTATE	$0.00	
TAX AMOUNT	$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1

Year Built	1910
Style/Structure Type	COLLETE/UNIVERSITY
# Units	1
Building Num/Name	1 - CED CENTER-U OF M
Square Feet	20922

View Sketch View Map View Picture

Exterior/Interior Information:

Card 1

Levels	B1/B1
Size	5804
Use	MULTI-USE OFFICE
Height	8
Heating	HW/STEAM
A/C	NONE

Card 1

Levels	B2/B2
Size	1170
Use	MULTI-USE STORAGE
Height	8
Heating	HW/STEAM
A/C	NONE

Card 1

Levels	01/01
Size	6974
Use	SCHOOL
Height	12
Walls	BRICK/STONE
Heating	HW/STEAM
A/C	NONE

Card 1

Levels	02/02
Size	6974
Use	SCHOOL
Height	12
Walls	BRICK/STONE

Marge Schmuckal - Re: 56-70 High Street

From: Barbara Barhydt
To: Andrews, Deb; Schmuckal, Marge
Date: 3/5/2010 8:19 AM
Subject: Re: 56-70 High Street

They have confirmed that they can meet at 1 p.m. on Monday.
Barbara

>>> Deb Andrews Thursday, March 04, 2010 9:44 AM >>>
I could do any of the times as well. Just let me know.

>>> Marge Schmuckal 3/3/2010 4:10 PM >>>
Right now I can be available at any of those times - What happened to the Gourmet Food Hotel? - It that not an option any more? MY palette is now depressed.....

>>> Barbara Barhydt 3/3/2010 3:41 PM >>>
Hi:

Bob Metcalf called and he is requesting a pre-application meeting to discuss the reuse of the building (former USM building) and a new structure on the corner. Community Housing of Maine is looking at this site and the possible use of historic tax credits. He would like to meet no later than Monday. I could meet at 9:30 or at 1 or 2 on Monday. Do any of these times work for both of you?

Barbara

11/2/09 (66-68 High St)

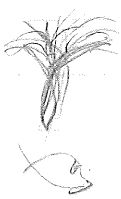
David Lloyd – Dawn Hagin – Rob Blood – Adam Pol[illegible]

Deb A – Marge – Barbara – Alex

R-6 Zone

~~30/80~~ 37-40 RMS Room boutique style Hotel geared toward culinary Arts

Cultural Soul of the City – A lot of Partnering –



back stage kitchen tours

restaurant tours for the week

No Additions – except over the boiler Rm

historical tax credits from STATE

Green Space: talked to Steve Mohr for parking lot & gardens –

Deb picked up on parking – at workshop – the historic Board was not receptive – very thoughtful discussion – concerns about changing the grade of the lot

Rezone to B-2 4-6 mo process

look at the full range of uses, not just the proposed use

creative economy – preserving an historic structure

culinary Arts

will need some sort of parking analysis

Roof Garden –

combined system in High St

interior Documentation needed before Natl PK Serv Approval

Street cred needed – "Veranda House in [illegible]"

From: Alex Jaegerman
To: Greg Mitchell
Date: 1/5/2010 12:32:48 PM
Subject: Re: **Confidential** Parking Ideas for Appetite Hotel Project

Hi Greg.

Under current zoning, the parking for uses in residential zones must be on site or within 100 feet, as approved by the ZBA or Planning Board. This project will likely need to go through a conditional rezoning process, which will address use and parking issues in detail. At that juncture, off site valet parking and other parking management strategies can be incorporated in the rezoning agreement in a manner that works for the owner and the City.

Valet parking is possible, including stacked parking, when properly managed. There might be some site plan issues to ensure that the car jockeying can take place without causing problems on adjacent streets. I see no major impediments to valet parking solutions. The Regency uses valet parking which has not caused any concerns that I am aware of. You might want to touch base with John Peverada to see if he has any other perspective on this.

We are working on a fee-in-lieu of parking regulation that will be going to the Planning Board later this month. As written, it only applies to peninsula business zones. It might be part of the solution here if there is a conditional rezone. Some costs or contribution might be part of the rezoning discussion.

Alex.

Alexander Jaegerman, AICP
Planning Division Director
389 Congress Street, Suite 400
Portland, ME 04101

Phone: (207)874-8724

>>> Greg Mitchell 12/15/2009 9:21:22 AM >>>
Alex:

The Appetite (boutique "foodie") hotel developers are focusing upon 66 High Street property (former USM property) for their hotel project with off-site parking (through a valet service). I need your assistance to determine how best to approach meeting the off-site parking requirements for this project.

Off-site project parking locations and options which are being explored include available Mercy Hospital parking, Maine Health's Free Street surface parking lot or the Cumberland Lot. See below email for the Cumberland Lot option. Questions I have relate to the maximum distance allowed for off-site parking and can the valet parking area be configured to park vehicles end to end in one signal area?

Thanks for your assistance, Greg

Greg A. Mitchell, Director
Economic Development Division
City of Portland
389 Congress Street
Portland, Maine 04101
Tel. 207.874.8945
Fax 207.756.8217

>>> Adam Policky <adam@rarebrick.com> 12/11 3:27 PM >>>

66 High St

Jeanie Bourke - RE: Elm Terrace Parking Garage Ventelation Calculation

From: Scott <Scott@bennettengineering.net>
To: Ben Walter <bwalter@cwsarch.com>
Date: 12/15/2011 3:31 PM
Subject: RE: Elm Terrace Parking Garage Ventelation Calculation
CC: George Lavigne <glavigne@cwsarch.com>, Jeanie Bourke <JMB@portlandmaine....

The garage square footage is 4083sf. Both ASHRAE 62.1 and IMC 2009 require a ventilation rate of 0.75cfm/sf which would total 3054cfm.

BENNETT ENGINEERING
MECHANICAL • ELECTRICAL

Scott M. Rheault
Mechanical Designer

7 Bennett Road
P.O. Box 297
Freeport, ME 04032
207-865-9475

From: Ben Walter [mailto:bwalter@cwsarch.com]
Sent: Thursday, December 15, 2011 3:19 PM
To: Scott
Cc: George Lavigne; Jeanie Bourke
Subject: Elm Terrace Parking Garage Ventelation Calculation

Scott: For the building permit, Jeanie Bourke is looking for the calculation used to size the Enclosed Parking Garage's mechanical ventilation system. Can you provide that information? Ben

2. The spec book code analysis describes the garage as open private, I don't see that it is and if so can you provide the calculations to support it. The spec book code analysis is incorrect – my apologies. This is in fact an enclosed parking garage per 406.4 and a mechanical ventilation system is provided in accordance with 406.4.2. I apologize for the misunderstanding.

Ben Walter AIA, President
CWS Architects | Portland, Maine
Maine Licensed Architect
www.cwsarch.com
T: 207-774-4441
F: 207-774-4016
C: 207-232-3348
bwalter@cwsarch.com

CWS Architects

Architecture • Planning • Construction Services

434 Cumberland Avenue Portland, Maine 04101
www.CWSarch.com

Phone: (207) 774-4441
Fax: (207) 774-4016

Addendum 01

Date: September 23, 2011

To: Wright Ryan Construction (Construction Manager)

From: Ben Walter, CWS Architects

Regarding: **Elm Terrace** – Portland, Maine

Subject: **Addendum 01**

Modify the previously issued documents dated September 8, 2011 and any previously issued addenda, if applicable, as follows:

1. Attached are meeting minutes and an attendance sheet provided by CWS Architects from the Pre-Bid Meeting held on site on 9/16/2011.
2. Attached are meeting minutes and an attendance sheet provided by Wright-Ryan Construction from the Pre-Bid Meeting held on site on 9/16/2011.
3. Attached are meeting minutes and an attendance sheet provided by Summit Environmental Consultants, Inc. from the Pre-Bid Meeting held on site on 9/16/2011 regarding the Environmental Remediation scope being bid under separate contract by the Owner.
4. Add 00 31 00 Available Project Information, item 1.3.N WRIGHT RYAN TEMPORARY SHORING PLAN to DOCUMENT 00 01 10 TABLE OF CONTENTS.
5. Add 062010 FIBERGLASS CAST COLUMNS to DOCUMENT 00 01 10 TABLE OF CONTENTS.
6. Add 08 41 13 ALUMINUM-FRAMED STOREFRONT WINDOW SYSTEM to DOCUMENT 00 01 10 TABLE OF CONTENTS.
7. Add 14 42 50 VERTICAL WHEELCHAIR LIFTS to DOCUMENT 00 01 10 TABLE OF CONTENTS.
8. Add 32 31 10 CHAIN LINK FENCE to DOCUMENT 00 01 10 TABLE OF CONTENTS.

Book 1 -Bidding and Contract Documents Manual:

9. Modify item 1.3.I NFPA and IBC Code Review as published in 00 31 00 Available Project Information as follows:
    a. Change Type of Constriction, Number of Levels for Residential R-2 to read "3".
    b. Change Section 504.4.1 Area determination, item B. Number of Applicable Levels for Residential R-2 to read "3".
10. Add the following to specification Section 00 31 00 Available Project Information:
    1.3.N WRIGHT RYAN TEMPORARY SHORING PLAN
    a. Wright Ryan Construction – Instructions to Shoring Contractors, dated 9-23-2011.
    b. WRC – SH – 1.0 Site & Building Shoring Extent Plan - Elm Terrace, dated 9-21-2011.
    c. SH1.0 Shoring Details, prepared for Wright Ryan Construction by Becker Structural Engineers, dated 9-23-2011.

Book 2 -Specifications Manual:

11. Delete the following words form item 1.7.G in specification Section 08 14 00 WOOD DOORS: "City of Bangor and".

CWS Architects
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434 Cumberland Avenue Portland, Maine 04101
www.CWSarch.com
Phone: (207) 774-4441
Fax: (207) 774-4016

12. Delete item 2.4.C.2 from specification Section 08 80 00 Glass and Glazing.
13. Add specification Section 06 20 10 FIBERGLASS CAST COLUMNS, attached.
14. Add specification Section 08 41 13 ALUMINUM-FRAMED STOREFRONT WINDOW SYSTEM, attached.
15. Replace specification Section 08 54 13 FIBERGLASS WINDOWS, with the attached specification of the same name Revised: Addendum 01, 9-23-2011.
16. Add specification Section 14 42 50 VERTICAL WHEELCHAIR LIFTS, attached.
17. Add specification Section 32 31 10 CHAIN LINK FENCE, attached. This specification is in reference to the interior storage compartment separations in storage areas.

Drawings:

Title Page
N/A

Civil and Site:
N/A

Structural:
18. RFI #4: **Question from Contractor:** Sheet S3.4, the Shearwall Schedule list holdown type HDU80SDS2.5 at locations to receive hold0downs – the schedule does not provide for smaller devices at the upper floors. Detail C of sheet S3.4 showsHDU40SDS2.5 at 2nd floor and HDU20SDS2.5 at 3rd floor. Which is correct? **Answer from Structural Engineer:** The schedule refers to the holdowns at the base of the wall. All holdowns at 1st floor shall be Simpson HDU8s. Holdowns at2nd and 3rd floors shall be Simpson HDU4 and HDU2, respectively. **Directive:** Make changes to Shearwall Schedule and Detail C of Sheet S3.4 as indicated in Answer from Structural Engineer.

Architectural:
19. In addition to providing spray foam insulation beneath the plumbing waste traps as indicated in Floor/Ceiling Assembly C2 on Drawing A0.03, provide 1" Spray Foam under plumbing waste laterals that are installed less than 5" above subfloor slab.
20. Replace Drawing A8.26 with Drawing A8.26, revised per Addendum 01 dated 9-23-2011. This change replaces the new construction window Details 8 – Fiberglass Window Assembly @ Masonry Wall Condition to reflect a change from the Marvin Integrity window system to the Marvin Infinity window system.

Mechanical:
21. Replace Drawing M3.0 with Drawing M3.0 Revised, Addendum 01, 9-23-2011

Electrical:
22. Modify Drawing E1.0 as follows:
    a) Clarification: 4"C – Tel, 4"C –CATV, 4"C spare – Underground conduits from utility pole shall terminate in the Telco/Data Closet 010 telephone backboard. See drawing E3.0.
    b) Exterior Lighting Fixture Schedule: Change the following lighting fixture types to those listed:
    c) Change Type AA fixture to read: Kim LLF-50/PMH/70PMH120/BL
    d) Change Type Q fixture to read: Prescolite#RHD60250EB-120-

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23. Modify Drawing E3.0 – Basement Power Plan as follows:
    a) ADD: Fire Alarm horn/strobe in stair 020

24. Modify Drawing E3.1 – First Floor Power Plan as follows:
    a) ADD: Fire Alarm horn/strobe in Stair 2 121

25. Modify Drawing E3.2 – Second Floor Power Plan as follows:
    a) ADD: Fire Alarm horn/strobe in Stair 2 221

26. Modify Drawing E3.3 – Third Floor Power Plan as follows:
    a) ADD: Fire Alarm horn/strobe in Stair 2 321

27. Drawing E4.0 – Schedules, One line and Symbols - CHANGE Lighting Fixture Schedule
    Lighting Fixture Schedule: Change the following lighting fixture types to those listed:
    a) Change Type C to read: Seagull #79661BLE-782 with lamps
    b) Change Type F to read: Seagull #79435BLE-782 with lamps
    c) Change Type G to read: Seagull #44062-782 with lamps
    d) Change Type J to read: Seagull #69459BLE-782 with lamps

28. Review and incorporate the following RFI responses into the Scope of Work as indicated:
    a) QUESTION: Please verify I-Line breaker size that feeds panel HP in existing panel XP on drawing E4.0. One note shows 225A and another note shows 135A? ANSWERE: **Clarification: Need to install qty (2) breakers: (1) 135A, 3P breaker as noted for DTT1 which feeds panel HP and (1) 225A, 3P to feed panel HP2.**
    b) QUESTION: Specification 26000 2.16 B shows a new 4"pvc from the roof to telephone backboard. Please verify if this is needed as we have a new 4" pvc conduit underground shown on the site plan E1.0 for Phone. ANSWERE: **Delete 26000 2.16.B.**
    c) QUESTION: Please verify individual homeruns from each telephone jack in the apartments back to TBB? ANSWERE: **Yes.** QUESTION: Are there any interface boxes at each apartment as none are shown? ANSWERE: **No.**
    d) QUESTION: Specification 26000 2.17 B shows a new 2"pvc from the roof to telephone backboard. Please verify if this is needed as we have a new 4"pvc conduit underground se shown on the site plan E1.0 for CATV. ANSWERE: **Delete 2.17.B.**
    e) QUESTION: Please verify individual homeruns from each television jack in the apartments back to TBB? ANSWERE: **Yes.** QUESTION: Are there any interface boxes at each apartment as none are shown? ANSWERE: **No.**
    f) QUESTION: Please verify that all smoke and carbon monoxide detectors in the apartments are 120v single station and NOT system connected. Specification 26000-1.1 B 10 says provide system connected Co2 detection in all apartments near sleeping areas. ANSWERE: **Yes smokes and CO detectors in the units shall be Singel Station as requested by PFD.**

End of Addendum 01

Attachments: (See attached specifications, sketches, drawings and attachments listed above, if applicable)

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Elm Terrace
Portland, Maine

Pre-Bid Meeting, on site 9/16/2011

Note: These meeting notes are distributed as written on the date indicated, should not be considered to change the scope of work in any way, and are distributed solely as a record of the discussions only. The items below may have been changes in subsequently issued addenda.

MEETING NOTES AS RECORDED BY WRIGHT-RYAN CONSTRUCTION

1. Currently Building Bid due date 9/29/11, Remediation bid due date 9/29/11.
2. Subcontractors are being asked to hold their bids for 90 days after the date the bids are due.
3. Anticipated stat date mid-November, with a 366 day duration.
4. Wright-Ryan has issued a preliminary construction schedule. This preliminary schedule shows both the Remediation/Abatement and the Building scopes of work.
5. Abatement/Remediation will be directly contracted to Children's Hospital Housing Partners, LP c/o Community Housing of Maine. Building subcontractors will be contracted to Wright-Ryan Construction, Inc.
6. The project is funded through MaineHousing and State and Federal Historic Preservation tax Credits. Neither Davis Bacon or State of Maine wage rate apply. Due to the different agencies involved in the project there are very specific requirements for sub proposals, submittals, etc. Please review the Project Manual carefully. These requirements will not be waived.
7. All Questions from Building subs should go to:
   Mike Barton
   Wright-Ryan Construction, Inc.
   10 Danforth Street
   Portland, Maine 04101
   T 207 773 3625
   F 207 773 5173
   mbarton@wright-ryan.com
8. All questions regarding Abatement/Remediation should be addressed to :
   Dennis B. Kingman, Jr. CHMM
   Manager, Environmental Services
   Summit Environmental Consultants, Inc.
   8 Harlow Street, Suite 4A
   Bangor, Maine 04401
   (207) 262-9040 (telephone)
   (207) 262-9080 (fax)
   dkingman@summitenv.com

End of Meeting Minutes

September 16, 2011

Elm Terrace Subcontractor Walk- Through Summary

- Sign-In sheet distributed
- General Remarks and Project Overview Communicated
    - 35 units of housing being created. 15 will be in the new addition. 20 will be in the existing structure
    - Project is targeting LEED for Homes Mid-Rise, Platinum Certification
    - Project is Maine Housing Project
    - Project is partially funded through State & Federal Historic Tax Credits. Will need to satisfy requirements of the Secretary of the Interior's Standards for Rehabilitation.
    - Subcontractors are to hold proposals for 90 Days from bid due date
    - Davis Bacon and State of Maine Prevailing wage rates do not apply to this project.
    - Subcontractors were advised to review spec section 012000 Price & Payment Procedures for information regarding Allowances, Alternates, and Unit Prices
    - Subcontractors were advised to review BOTH book 1 and book 2 of the specifications
- Coordination of Environmental Remediation and demolition
    - Dennis Kingman of Summit Environmental Consultants reviewed the coordination of hazardous removals. He will issue an addendum and meeting minutes specific to these items.
    - A smaller breakout group of the subs interested in this work walked the building following adjournment of the general meeting
    - Reminder that environmental remediation proposals will be sent to the owner directly and that general demolition proposals will be sent to Wright-Ryan Construction.
    - Questions about environmental remediation will be sent to Dennis Kingman at Summit Environmental Consultants, and questions about general demolition will be sent to Mike Barton at Wright-Ryan Construction
- Masonry Restoration
    - Scott Whittaker with Building Envelope Consultants reviewed the masonry restoration scope of work and the documents his firm generated.
    - A smaller breakout group of the subs interested in this work walked the building following adjournment of the general meeting
- Upcoming additional information to bidders
    - Addendum 1 will be issued during the week of 9/19/2011 and will likely include the following:
        - Summary of responses issued to date
        - Building shoring and retaining wall shoring designs
        - Spec and drawing clarifications
- Subcontractors were advised to submit all questions in writing to Mike Barton at mbarton@wright-ryan.com
- Additional access to the building during the bid period should be coordinated with Mike Barton at Wright-Ryan Construction.
- Bids are due on 9/29/2011 at 1:00 PM

Elm Terrace

Pre-bid Meeting/Site Visit Sign-in Sheet
September 16, 2011 at 9:00 AM

Company Name	Contact Name	Email Address or phone #
NORTH & SOUTH	ED CONROY	ed@marshsecurity.com 603 670 1784
Jacobs Glass	Bob Jacobs	bob.jacobs@jacobsglass.net
otis Elevator	Todd Petterson	Todd.Petterson@otis.com 856-6136
BAGALA WINDOWWORKS	MARC BAGALA	Marc@BAGALAWINDOWWORKS.COM
Hamilton Builders	Tedd Hamilton	Tedd sca@Fairpoint.Net
MAINE HERITAGE IRONWORKS	JORDAN FIELDS	maineheritageiron@hotmail.com (207)291-2335
Electrical Systems of ME	David Tassinari	David@electricalSystemsofMaine.com
L+B ELECTRIC	RENE PLOURDE	rplourde@lbelectric.net
Atlantic Construction Serv.	Frank Perry	fperry@ACSME.Net
J.D. HESELTINE CONST	JEFF HESELTINE	jeff_jdhce@yahoo.com
Northeast Painting & Coatings	John Pleau	NEPC@nepainting.Net
BTOSAFE ENV.	MARK GRIFFITH	mark@BTOSENV.com/854-5762
ENVIROVANTAGE	VINCE MARCISSO JR	info@ENVIROVANTAGE.COM 207-749-9393
SO. MAINE PUBG & HTG	LEN DRAVEAU	SOMEPUBG@AOL.COM
Summit Env.	Sue Chase	schase@summitenv.com
BAY ELECTRIC	GARY STOCKTON	BayElec@MAINE.COM 799 035
Abatement Professional	Kyle Rickett	Krickett@abatementpros.com
Abatement Pros	Bob Rickett	RRickett@Abatementpros.com
Wright-Ryan	Cordelia Pitman	cpitman@wright-ryan.com
Wright-Ryan	Mike Barton	Mbarton@wright-ryan.com
Children's Hospital Housing Partners	Erin Cooperrider	erin@chomehousing.org
SUMMIT ENV. CONSULT	DENNIS KINGMAN	DKINGMAN@SummitENV.com
CWS ARCHITECTS.	DAVE DOUGLASS AIA	ddouglass@cwsarch.com
BUILDING ENV. CON.	SCOTT R. WHITAKER	SWHITAKER@BECSOLUTIONS.NET
BRIAN WINTER	CWS ARCHITECTS	BWINTER@CWSARCH.COM
~~TIM RICH~~ Knowles	TIM RICH	TRICH@KNOWLESINDUSTRIAL.com
Porter Drywall	Jim Roy	jim@porterdrywall.com
Stone Age Masonry	Hollis Curtis	Stoneagemasonry@roadrunner.com
Gnome Landscape Masonry	TODD MARLO	todd@gnomelandscapes.com

Wright-Ryan

Elm Terrace

Pre-bid Meeting/Site Visit Sign-in Sheet
September 16, 2011 at 9:00 AM

Company Name	Contact Name	Email Address or phone #
Auburn Concrete	Waring Cutler	Waring@AuburnConcrete.com
PEP Plumbing Heating	JEFF YANKOWSKY	jyankowsky@ppplumbingheating.com
Tito Masonry + Const.	April McDonagh	titomasonry@yahoo.com
Jacobs Glass	Brad Marin	bradley.marin@jacobsglass.net
B.H. MILLIKEN	WESLEY MILLIKEN	WM@BHMILLIKEN.com
HIGH TECH FIRE	BRYAN ST. HILAIRE	BSTHILAIRE@FAIRPOINT.NET
AMERICAN DREAM BUILDERS	ERIC MCGLASHAN	AMERICANDREAMBUILD@COMCAST.NET
Bob Hannigan		
Johnson / Tarda	Bob Hannigan	bhannigan@johnsonandtarda
AIRTEMP	DEAN GRANT	dgrant@COMFORTSYSTEMSUSA.com
BOURNE LANDSCAPE	MATT BOURNE	bournelandscape@hotmail.com
M.C. Hall	Mark Hall	mchallrepairs@yahoo.com
Hascall + Hall	Glen O'Donnell	glen@hascallhall.com / 415-1484

Building Maine's Great Spaces

Wright-Ryan Construction, Inc. ▪ 10 Danforth Street ▪ Portland, Maine 04101
Phone (207)773-3625 ▪ Fax (207)773-5173 ▪ www.wright-ryan.com

Summit
Environmental Consultants, Inc

MEETING MINUTES MEMORANDUM

To: Attendees **File:** 11-3043

Date: September 19, 2011

From: Dennis B. Kingman, Jr. CHMM
Summit Environmental Consultants, Inc

RE: Elm Terrace Environmental Remediation Project
Pre-Bid Meeting Minutes

The Pre-Bid meeting for Environmental Remediation at Elm Terrace located at 68 High Street in Portland, Maine, was conducted on Friday, September 16, 2011 at 9:00 A.M. Attendees included representatives from the Children's Hospital Housing Partner's LP (Owner), Summit Environmental Consultants, Inc. (Summit), Wright-Ryan (WR), CWS Architects (CWS) and prospective remediation contractors. A list of remediation contractors attending tis meeting is included (Attachment A).

Meeting minutes are provided below:

A. Project Components

1. *Project Manual for Environmental Remediation Elm Terrace Portland, Maine* - was made available to prospective bidders electronically on Summit's web site prior to the scheduled Pre-Bid meeting. A room reference guide was distributed by Summit during the meeting (Attachment B).
2. The Project Manual is presented to solicit bids and provide overall project guidance.
3. Prospective bidders may access the General Contractor project manual and specifications and these bid documents through the WR FTP site using the following username and password:

   ftp://ftp.wright-ryan.com

   username: chomhighst

   password: wrcbid1

4. The project objective is:
    - The removal and proper disposal of Asbestos-Containing Materials (ACM) present at the building;
    - The removal and proper disposal of Universal Wastes and Hazardous Materials present at the building;
    - The remediation of Lead-Based Paint (LBP) present at the building.

B. Project Schedule

1. Bids are due to the Owner on September 29, 2011 at 2:00 P.M.
2. Tentative project schedule: November 9, 2011 through January 27, 2012. Work is anticipated to commence in the Basement and proceed to successive upper floors. Commencement of exterior LBP remediation work is anticipated for April of 2012; however, the actual date for this work is to be determined.
3. The Environmental Remediation Contractor (ERC) will coordinate all work activities with the WR and the Owner.

C. Construction Comments/Site Issues

1. Designated building areas will be unoccupied during the course of the specified work. Other project related work will be occurring concurrently on other floors and on the exterior of the building.
2. Approximate locations of ACM and LBP to be abated are included in the Work Plan. The ERC is responsible for confirming all locations and quantities.
3. The ERC is responsible for the security of their designated work area(s). Water, electricity and sanitary facilities will be available for use by the ERC for the duration of this project, but use must be coordinated with WR.
4. The ERC will be responsible for removal and disposal of the existing boilers, breeching, water tank and piping associated with the heating system, throughout the basement.
5. The boiler pedestals shall be removed to floor level.
6. Piping associated with the heating system present on the Floors 1 through 3 shall remain in place after ACM removal.
7. Non-ACM materials attached to ACM, or impacted by ACM removal, shall be removed by the ERC.
8. Wood trim and millwork attached to ACM plaster walls and ceilings and designated for salvage and re-use will be identified and marked by WR prior to commencement of remediation work. The ERC will be responsible for removal and cleaning of these items. WR will provide a designated storage area for these items. For the purposes of bidding, the ERC shall assume trim and millwork identified in the WR project documents as

scheduled for salvage and restoration will be removed by the ERC.

9. Remediation of exterior wall paint is not included as part of the ERC work. Exterior painted trim, as identified in the Project Manual, is included within the ERC scope of work.

10. Removal of floor tile adhesive (ACM and Non-ACM) present within the building shall be performed by the ERC as part of the environmental remediation project scope of work.

11. Decorative plaster trim present on the ceilings is to remain in place. The ERC shall cut ACM ceiling plaster along the edges of the moldings, taking care to avoid damage to the molding.

12. The cleaning of localized mold present on wall surfaces throughout the basement is included in the Environmental Remediation scope of work. Should, during the course of remediation and demolition work, significant mold contamination be identified, work in this area will cease and the condition assessed to determine if this is a "significant condition", potentially requiring "out of scope" actions by the ERC.

D. Administration

1. The Project Owner is Children's Hospital Housing Partners LP. The Contractor will contract directly with the Owner in accordance with the terms and conditions included within the Project Manual.

2. The Owner's representative is Ms. Erin Cooperrider.

3. All questions related to this project shall be directed to Ms. Cooperrider. Questions shall be submitted in writing or email no later than September 23, 2011.

4. The contract award will be based upon the Base Bid lump sum cost.

5. The Contractor's Bid shall be submitted on the Bid Form provided in the Project Manual to the attention of:

   Ms. Erin Cooperrider
   Children's Hospital Partners LP
   309 Cumberland Avenue, Suite 203
   Portland, Maine 04101

   Please include all required submittals as listed

6. Fax bids will not be accepted.

7. A five percent bid security and 100 percent Performance and Payment Bonds are required for this project.

8. Insurance requirements for this project are detailed in the Project Manual.

9. The ERC shall assume that all work on this project will be performed in accordance with applicable State of Maine Wage rates. Clarification of

this requirement will be provided in an addendum to be issued.

E. Site Inspection

1. The bidders were provided an opportunity to inspect the site to assist in preparing bids at the time of the Pre-Bid meeting. The site will accessible to all bidders throughout the bidding period. Access to the site shall be through Mr. Mike Barton at WR (207-773-3625).

The meeting adjourned at 11:30 AM.

In the event of a discrepancy in these minutes or if additional clarification is required, please contact Ms. Erin Cooperrider no later than 2:00 P.M. on September 23, 2011.

Attachments

ELM TERRACE ENVIRONMENTAL REMEDIATION
ROOM REFERENCE

Room numbers presented within the ACM/LBP Assessment report differ from those presented on the Contract drawings D0.01, D1.0B, D1.01 – D1.03, and D1.0R. The following table provides clarification:

ACM/LBP ROOM NUMBER REFERENCE	CWS ROOM NUMBER REFERENCE
BASEMENT	
Addition	D001 – D004
Room 053	D005/D007
Room 058	D006
Room 020 Lobby	Rooms D008-D010
Elevator	Room D011
Room 005A	Room D012
Room 005	Room D013
Room 007 Storage	Room D014
Room033	Room D015
Room 031 Boiler Room	Room D016
Room 032 Coal Bin	Room D017
Room 011	Room D018
Room 010	Room D019
Room 005 Janitor	Room D020
Room 002/002A	Room D021
Room 004	Room D022
Room 008	Room D023
Room 003	Room D024
Room 007 Classroom	Rooms D025/D026
Room 008	Rooms D027/D030
FIRST FLOOR	
Rooms 150/150A	Rooms D101-D103
Rooms 155/157	Rooms D104/105
Room 158	Room D106
Room 153	Room D107
Room 156	Room D108
Room 154	Room D109
Room 151	Room D110
Room 152	Room D111
Room 121	Room D112
Rooms 105A,B,C	Rooms D114-D116
Room 105	Rooms D117/D119
Room 107	Room D118
Room 118	Rooms D120/D121
Room 110	Room D123
Room 108	Room D124
Rooms 106/106A	Rooms D125-D127
Rooms 102/119 Lobby	Room D128
Room 101	Room D130
Room 103	Room D131

ELM TERRACE ENVIRONMENTAL REMEDIATION
ROOM REFERENCE

SECOND FLOOR	
Rooms 260A,B,C	Rooms D201-D203
Room 255	Rooms D204/205
Room 258	Rooms D208/D209
Room 254	Room D210
Room 252	Room D211
Room 250	Room D212
Stairwell	Room D214
Room 220	Rooms D215/D220
Room 205	Room D217
Room 207	Rooms D218
Room 218	Rooms D219
Room 216	Rooms D221/D225
Room 200	Rooms D226,D233-D235
Room 208	Rooms D227-D229
Room 206	Rooms D230, D231
Room 204	Room D232
Room 203	Room D236
Room 201	Room D237
THIRD FLOOR	
Room 360	Room D304
Room 361	Room D301
Room 362	Room D302
Room 363	Room D303
Room 364	Room D305
Room 355	Rooms D306/D307
Room 350	Room D308
Rooms 358/358A	Rooms D309-D311
Room 356	Room D312
Room 359	Room D313
Room 352	Room D314
Room 305	Room D318
Rest Room	Room D324
Room 324	Room D327
Room 318	Room D328
Room 325	Rooms D319, D321-D323, D326
Room 315	Room D320
Rooms 317/319	Rooms D329. D330
Room 322	Room D331
Room 320A	Room D332
Room 316	Room D333
Room 315	Room D334
Room 314	Room D335
Room 311	Room D336
Room 309	Room D337
Room 314	Room D339
Room 312	Room D340
Room 310	Room D341

ELM TERRACE ENVIRONMENTAL REMEDIATION
ROOM REFERENCE

THIRD FLOOR cont.	
Room 302	Room D342
Room 308	Room D343
Room 306	Room D345
Room 304	Room D346
Room 305	Room D347
Room 301	Rooms D348-D350
Room 320	Room D351
ROOF	
Room 591 Elevator Penthouse	Room D401
Stairwell 4th Level	Room D420

COMMUNITY HOUSING OF MAINE
ELM TERRACE
PRE-BID MEETING

SEPTEMBER 16, 2011

NAME (print)	SIGNATURE	COMPANY/PHONE & FAX	E-MAIL ADDRESS
Dennis Kingman		Summit 262-9040/262-9080	dkingman@summitenv.com
Mark Griffeth	[signature]	BIOSafe-854-5260	markg@BIOSenv.com
Kyle Rickett	[signature]	Abatement 773-1276	krickett@abatementpros.com
Frank Perry	[signature]	Atlantic Coast. Serv. 740-7240	fperry@ACSME.net
Sue Chase	[signature]	SummitEnv 775-6007	schase@summitenv.com
Bob Rickett	[signature]	Abatement Pros 7731276	RRickett@Abatementpros.com
Frank Walker	[signature]	Maine Heritage Ironworks 890-8594	Shires20@Hotmail.com
Kris Rickett	[signature]	Abatement Pros	Krisrickett@abatementpros.com
Vince Marcissolt	[signature]	Environvantage	info@environvantage.com

Wright-Ryan Construction, Inc
10 Danforth Street
Portland, Maine 04101
P 207 773 3635
F 207 773 5173

Instructions to Shoring Subcontractors – Elm Terrace

Project:	Elm Terrace 66-68 High Street Portland, Maine 04101
Bid Date:	September 29, 2011
Time:	1:00 PM
Start Date:	TBD End Date: TBD
Project Duration:	12 months 366 calendar days
Project Contact:	Michael Barton – Preconstruction Manager mbarton@wright-ryan.com

Description:

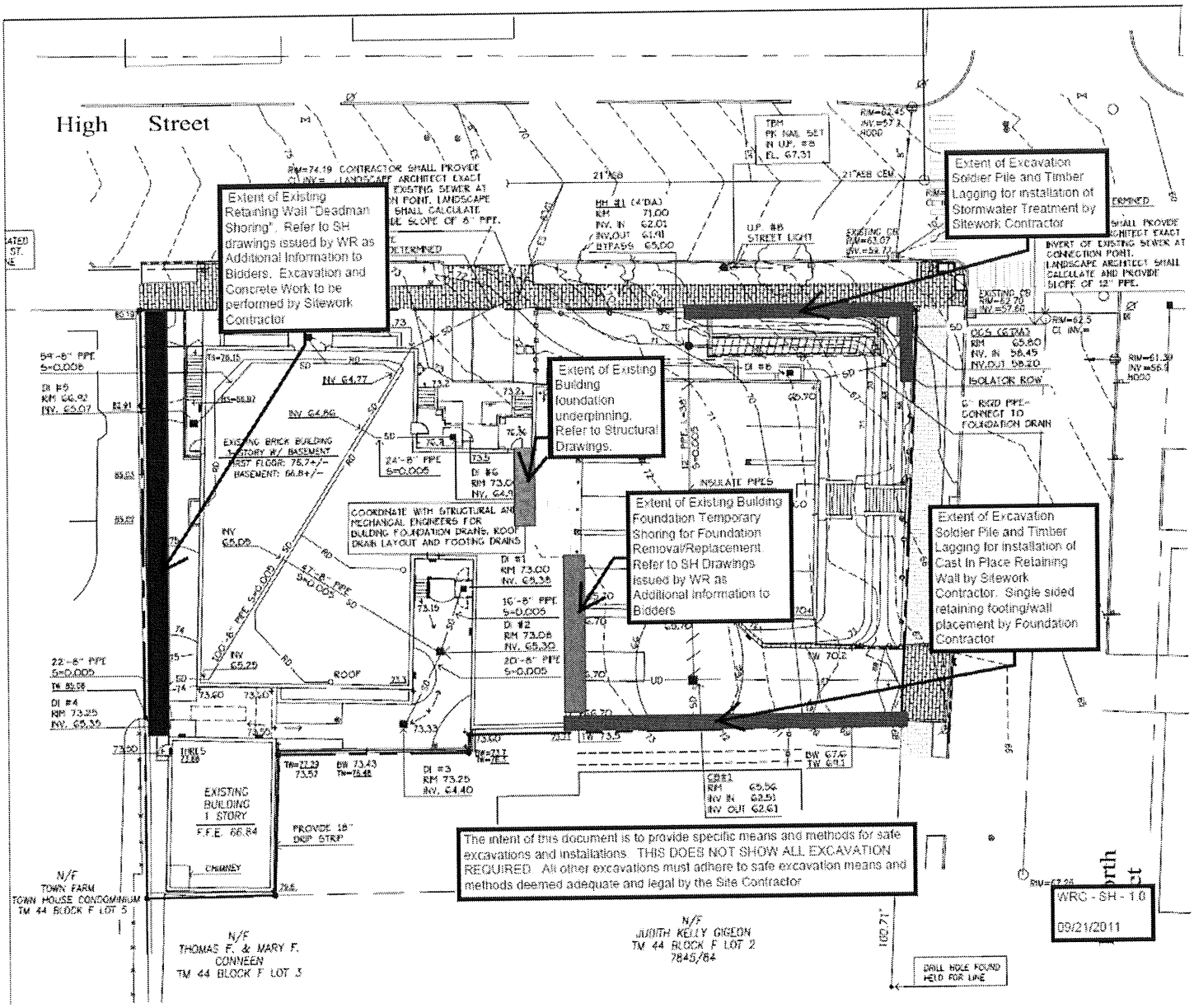
This document serves as additional instructions to potential subcontractors as it pertains to Site and Building Shoring.

- Shoring of existing building
  - Work is to be priced in accordance with documents included in Addendum 1 as additional information available to bidders
    - Substitute approaches will be entertained post bid
- Shoring of existing retaining wall
  - Work is to be priced in accordance with documents included in Addendum 1 as additional information available to bidders
    - Substitute approaches will be entertained post bid
- Excavation Shoring
  - Work is to be priced in accordance with documents included in Addendum 1 as additional information available to bidders
    - The design intent assumes the use of Soldier Pile with Timber Lagging
      - Vibratory Sheet Pile is not permissible.
    - Substitute approaches will be entertained post bid
- All other excavation support measures not indicated on the documents shall be the responsibility of the sitework contractor.

Wright Ryan – Site & Building Shoring Extents Plan

9-21-2011

Elm Terrace, Portland, Maine



SECTION 06 20 10

FIBERGLASS CAST COLUMNS

PART 1 GENERAL

1.1 DESCRIPTION

A. Columns shall be Round WorthingtonCast™ columns manufactured by Worthington Millwork, LLC based on design Modern Composite full round and half round as indicated. 10 foot height, 12" diameter, cut to fit, painted.

B. Column design shall have the correct proportions based on Orders of Architecture, except when cut to a specific overall length.

C. WorthingtonCast™ columns are manufactured from highly advanced fiberglass reinforced polymers (FRP)

D. All WorthingtonCast™ and shafts shall be 100% sanded.

E. All WorthingtonCast™ shafts shall be classified as NFPA Class A UBC Class 1, with a smoke density rating below 450 according to ASTM E84-01 testing criteria.

F. Caps shall be Polyurethane, Fiberglass, or Synthetic

G. Bases shall be Polyurethane, Fiberglass, or Synthetic

H. Plinths shall be Polyurethane, Fiberglass, or Synthetic

1.2 SUBMITTALS

A. Submit Worthington product data and shop drawings clearly marked to show column requirements.

PART 2 PRODUCTS

2.1 ACCEPTABLE MANUFACTURER:

A. Worthington Millwork, LLC.
P.O. Box 600399
Jacksonville, FL 32260-0399
P. 800.872.1608/ F. 904.281.1488
www.WorthingtonMillwork.com

2.2 MATERIALS

A. All fiberglass columns shall be manufactured from advanced fiberglass reinforced polymers (FRP)

PART 3 EXECUTION

3.1 INSTALLTION

A. Follow manufacturer's detailed installation procedures.

1. Determine the position of the plinth by dropping a plumb line from the center of the soffit beam to the floor. Mark this point on the floor with a center of the soffit beam to the floor. Mark this point on the floor with a "X". This is where you will center the plinth so that the top of the shaft will align with the soffit.
2. Measure the overall height. Raise the soffit or porch slightly with brace for easy installation of the columns.
3. Trim column shaft on bottom end only. Trim with an abrasive saw. Finish both top and bottom of shaft with a rasp to ensure an even load distribution around the entire circumference.
4. Slide cap over top of column shaft. Let cap slide down to rest on neck mold temporarily until shaft is correctly positioned. (If installing a square column, slide neck mold over top of shaft to desired location. Fasten neck mold to shaft. Caulk between neck mold and shaft.)
5. Slide base/plinth onto column shaft from bottom.
6. Place column in a vertical position with load centered over column shaft with even distribution around bearing surfaces.
7. If installation requires that column be secured in place prior to bearing load, use small L brackets. Be careful to ensure L brackets do not interfere with seating of cap and base. Note: To secure bracket to column, drill hole in shaft and use through bolts. Do not use screws.
8. Remove brace to allow load to bear on column shaft.
9. Slide cap up to soffit and attach to soffit using corrosion resistant type screws. Attach base/plinth to floor using appropriate fasteners.
10. Caulk between the cap and soffit, the cap and shaft, and the base and shaft for a finished appearance.

3.2 PAINTING/FINISHING

A. Make sure all surfaces are clean prior to painting. Use mineral spirits if oil or alkyd products are used. Warm soapy water should be used if latex products are utilized.

B. It is necessary to sand the column, caps and bases prior to priming and painting. Some filling may be required. Note: The surface on polyurethane caps and base/plinths must thoroughly scuff sanded with 120 grit sand paper and wiped clean prior to priming and painting.

C. Alkyd or oil based primer and paint are recommended. Latex products can be used, but additional sanding is required.

D. Use a good, high quality exterior paint. At least one coat of primer and two coats of paint should be applied.

E. Follow paint manufacturer's instructions concerning use within temperature ranges for best results.

F. Do not use paint or solvents containing acetone.

3.3 WARRANTY

A. All fiberglass columns and polyurethane, fiberglass components, and decorative capitals have a Limited Lifetime Warranty.

END OF SECTION

SECTION 08 41 13

ALUMINUM-FRAMED STOREFRONT WINDOW SYSTEM

PART 1 GENERAL

1.1 SUMMARY

A. Section includes aluminum-framed storefronts including, frames, glass, and infill panels.

B. Related Sections:
1. Drawings and general provisions of Contract including General and Supplementary Conditions and all Division 1 specification sections.
2. Provision of waste management: Section 01 74 19, Construction Waste Management and Disposal.
3. Provision of general LEED requirements and forms: Section 01 81 13, Sustainable Design and LEED Requirements."

1.2 SYSTEM DESCRIPTION

A. Aluminum-Framed Storefront System: Painted tubular aluminum sections with supplementary internal support framing, factory fabricated, factory finished, glass and insulated metal panel infill, related flashings, anchorage and attachment devices.

B. System Assembly: Site assembled.

C. System Design: Provide for expansion and contraction within system components caused by temperature cycling. Design and size members to withstand loads caused by pressure and suction of wind.

D. Air Infiltration: Limit air leakage through assembly to 0.06 cfm/min/sq ft (0.003 cu m/s/sq m) of wall area, measured at reference differential pressure across assembly of 1.57 psf (75 Pa) as measured in accordance with ASTM E283.

E. Water Leakage: None when measured in accordance with ASTM E331.

F. System Internal Drainage: Drain water entering framing system to exterior.

1.3 SUBMITTALS

A. LEED Submittals - Product data as per Section 01 81 13, Sustainable Design and LEED Requirements.

B. Section 01 33 00 - Submittal Procedures: Submittal procedures.

C. Product Data: Submit data on product characteristics, performance criteria and limitations.

D. Manufacturer's Installation Instructions: Submit procedure for preparation and installation.

E. Manufacturer's Certificate: Certify products meet or exceed specified requirements.

1.4 SUSTAINABLE DESIGN REQUIREMENTS AND SUBMITTALS

A. Conform to Section 01 81 13 - Sustainable Design Requirements and provide LEED Submittals, Manufacturer's Certificates and Product Cost Data, where applicable, for targeted LEED Credits targeted.
   1. Refer to Sustainable Design Requirements, Attachment 1: LEED for Homes – Mid-Rise Simplified Project Checklist for a description of each Credit.

B. Targeted LEED Credits
   1. The Scope of Work outlined in this specification is targeted for one or more Credits in order to achieve the specified Certification level of LEED for Homes – Mid-Rise program.
   2. Refer to Drawing L-1 LEED for Homes – Mid-Rise Scope Matrix for specific Credits that are applicable to Work included in this specification Section.
   3. Refer to Section 01 81 13 - Sustainable Design Requirements for required Contractor requirements of each listed LEED Credit.

1.5 QUALITY ASSURANCE

A. Perform Work in accordance with AAMA SFM-1 and AAMA MCWM-1 - Metal Curtain Wall, Window, Store Front and Entrance - Guide Specifications Manual.

B. Surface Burning Characteristics:
   1. Foam Insulation: Maximum 75/450 flame spread/smoke developed index when tested in accordance with ASTM E84.

C. Apply label from agency approved by authority having jurisdiction to identify each foam plastic insulation board.

D. Maintain one copy of each document on site.

E. Manufacturer: Company specializing in manufacturing products specified in this section with minimum ten years documented experience.

F. Installer: Company specializing in performing Work of this section with minimum three years documented experience approved by manufacturer.

G. Design wind loading under direct supervision of Professional Engineer experienced in design of this Work and licensed at Project location.

1.6 WARRANTY

A. Furnish five year manufacturer warranty for insulated glass and factory finishes.

PART 2 PRODUCTS

2.1 ALUMINUM-FRAMED STOREFRONTS

A. Manufacturers:
   1. Vistawall Architectural Products.
   2. EFCO Corp.
   3. Kawneer Co., Inc.
   4. Traco.
   5. Tubelite.
   6. US Aluminum.

7. Substitutions: Permitted subject to compliance with requirements.

B. Product Description: Aluminum-framed storefronts, extruded aluminum, with glazing, and hardware.

2.2 COMPONENTS

A. Frames: Thermally broken extruded aluminum; flush glazing stops. Frames for interior glazing need not to be thermally broken. Glazing profiles as indicated on drawings.

B. Reinforced Mullion: Profile of extruded aluminum with internal reinforcement of shaped structural steel section.

C. Doors: Wide Stile 1-3/4 inches thick, nominal 4 1/2 inch wide top rail, 5" wide vertical stiles, and 10 1/2 inch wide bottom rail; square glazing stops.

D. Glass and Glazing: Specified in Section 08 80 00.

E. Glass and Glazing Materials:
1. Glass in Exterior Lights: Clear LoĒ³-366 (Cardinal Glass, or equal) insulating glass with argon gas.LoĒ³-366
2. Glazing Materials: Storefront manufacturer's standard types to suit application and to achieve weather, moisture, and air infiltration requirements.

F. Flashings: Minimum 0.040 inch (1.0 mm) thick aluminum, to match mullion sections where exposed.

G. Steel Sections: ASTM A36/A36M, Structural shapes to suit mullion sections; galvanized.

H. Fasteners: Stainless steel.

I. Perimeter Sealant and Backing Materials: Specified in Section 07 90 00.

J. Provide Deflection Control Slip Track at all storefront head details.

2.3 FABRICATION

A. Fabricate doors and frames allowing for minimum clearances and shim spacing around perimeter of assembly.

B. Accurately and rigidly fit and secure joints and corners, flush, hairline, and weatherproof.

C. Arrange fasteners, attachments, and jointing to ensure concealment from view.

D. Prepare components with internal reinforcement for door hardware and door operator hinge hardware.

2.4 SHOP FINISHING

A. Painted Aluminum Surfaces: AA-M12C12R1x non-specular as fabricated mechanical finish, chemically cleaned, and prepared for applied coating; with organic coating.
1. High Performance Organic Coating: Fluoropolymer coating system complying with AAMA 2604 or 2605 minimum two-coat, with minimum 70 percent polyvinylidene fluoride resin.
2. Color: to be selected by Architect from manufacture's standard colors.

B. Concealed Steel Items: Galvanized to ASTM A123/A123M; minimum 2.0 oz/sq ft coating thickness; galvanize after fabrication.

C. Apply bituminous paint to concealed aluminum and steel surfaces in contact with cementitious or dissimilar metals.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify wall openings and adjoining air and vapor seal materials are ready to receive work of this section.

3.2 INSTALLATION

A. Install frames, glazing and flashings in accordance with AAMA MCWM-1 - Metal Curtain Wall, Window, Store Front and Entrance - Guide Specifications Manual.

B. Use anchorage devices to securely attach frame assembly to structure.

C. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.

D. Coordinate attachment and seal of air and vapor retarder materials. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.

F. Install infill panels using method required to achieve performance criteria.

G. Install glass in accordance with Section 08 80 00; separate glass from metal surfaces.

H. Install perimeter sealants in accordance with Section 07 90 00.

I. Tolerances:
   3. Variation from Plane: 1/8 inch per foot (3 mm/m) maximum, or 1/4 inch per 30 feet (6 mm/m); whichever is less.

END OF SECTION

SECTION 08 54 13

FIBERGLASS WINDOWS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. All Fiberglass double hung and picture window complete with hardware, glazing, weather strip, insect screen, sheet rock return, j-channel, and standard or specified anchors, trim and attachments.

1.2 RELATED SECTIONS

A. Related Sections:

1. Drawings and general provisions of Contract including General and Supplementary Conditions and all Division 1 specification sections.
2. Provision of waste management: Section 01 74 19, Construction Waste Management and Disposal.
3. Provision of general LEED requirements and forms: Section 01 81 13, Sustainable Design and LEED Requirements."
4. Section 01 33 00—Submittal Procedures: Shop Drawings, Product Data, and Samples.
5. Section 07 90 00—Joint Sealants: Sill sealant and perimeter caulking.

1.3 REFERENCES

A. American Society for Testing and Materials (ASTM):

1. E 283: Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
2. E 330: Standard Test Method for Structural Performance of Exterior Windows, Curtains Walls, and Doors by Uniform Static Air Pressure Difference.
3. E 547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
4. E 774: Specification for Sealed Insulated Glass Units.
5. C 1036: Standard Specification for Flat Glass.

B. Sealed Insulating Glass Manufactures Association / Insulating Glass Certification Council (SIGMA / IGCC).

C. American Architectural Manufacturers Association / Window and Door Manufacturers Association (AAMA / WDMA):
1. ANSI/AAMA/NWWDA 101 / I.S.2-97: Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
2. 101/I.S. 2/NAFS-02: Voluntary Performance Specification for Windows, Skylights and Glass Doors/

D. Window and Door Manufacturers Association (WDMA): Hallmark Certification Program.

E. American Architectural Manufacturers Association (AAMA): 613: Voluntary Performance Requirements and Test Procedures for Organic Coatings on Plastic Profiles.

F. National Fenestration Rating Council (NFRC): 101: Procedure for Determining Fenestration Product Thermal Properties.

1.4 SYSTEM DESCRIPTION

A. Design and Performance Requirements:
1. Window units shall be designed to comply with ANSI / AAMA / NWWDA 101 / I.S.2-97 and 101 / I.S. 2/ NAFS-02
a. Double Hung: (H-LC30)
2. Air leakage shall not exceed the following when tested at H-LC30: 1.57 according to ASTM E 283.0.3 cfm per square foot of frame.
3. No water penetration shall occur when units are tested at the following pressure according to ASTM E 547:
a. Double Hung: (H-LC30 – 4.5 psf)
4. Units shall be designed to comply with ASTM E330 for structural performance when tested at the following pressures:
a. Double Hung: (H-LC-30 - 45 psf)

1.5 SUBMITTALS

A. LEED Submittals - Product data as per Section 01 81 13, Sustainable Design and LEED Requirements.

B. Section 01 33 00 - Submittal Procedures: Submittal procedures.

C. Product Data: Submit data on product characteristics, performance criteria and limitations.

D. Manufacturer's Installation Instructions: Submit procedure for preparation and installation.

E. Manufacturer's Certificate: Certify products meet or exceed specified requirements.

1.6 SUSTAINABLE DESIGN REQUIREMENTS AND SUBMITTALS

A. Conform to Section 01 81 13 - Sustainable Design Requirements and provide LEED Submittals, Manufacturer's Certificates and Product Cost Data, where applicable, for targeted LEED Credits targeted.
1. Refer to Sustainable Design Requirements, Attachment 1: LEED for Homes – Mid-Rise Simplified Project Checklist for a description of each Credit.

B. Targeted LEED Credits
1. The Scope of Work outlined in this specification is targeted for one or more Credits in order to achieve the specified Certification level of LEED for Homes – Mid-Rise program.
2. Refer to Drawing L-1 LEED for Homes – Mid-Rise Scope Matrix for specific Credits that are applicable to Work included in this specification Section.
3. Refer to Section 01 81 13 - Sustainable Design Requirements for required Contractor requirements of each listed LEED Credit.

1.7 QUALITY ASSURANCE

A. N/A.

1.8 DELIVERY

A. Comply with provisions of Section 01 60 00.

B. Deliver in original packaging and protect from weather.

1.9 STORAGE AND HANDLING

A. Prime or seal wood surfaces, including surface to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.

B. Store window units in an upright position in a clean and dry storage area above ground and protect from weather under provisions of Section 01 66 00.

1.10 WARRANTY

A. Windows shall be warranted to be free from defects in manufacturing, materials, and workmanship for a period of ten (10) years from purchase date.

B. Window glass shall be warranted to be free from defects in manufacturing, materials and workmanship for period of twenty (20) years from the purchase date.

PART 2 PRODUCTS

2.1 MANUFACTURED UNITS

A. Description: All Ultrex® Infinity Double Hung type units as manufactured by Infinity Windows and Doors, Fargo, North Dakota, or equal. Operating sash tilt to interior for cleaning or removal.

2.2 FRAME DESCRIPTION

A. Pultruded reinforced fiberglass Exterior and Interior 0.075 inch (2 mm) thick. Frame thickness: 31/32 inch (25 mm) head jamb, 31/32 inch (25 mm) composite side jamb, 25/32 inches (20 mm) sill, flat bottom sill with 8 degree bevel. Frame width: 2 7/8 inches (73mm).

2.3 SASH DESCRIPTION

A. Pultruded reinforced fiberglass, Interior 0.075 inch (2mm) thick. Composite sash thickness: 1-3/8 inches (35 mm) overall. Sash exterior Ultrex□, an advanced glass fiber reinforced material, 0.075 inch (2 mm) thick. Operable sash tilt to interior for cleaning or removal.

2.4 GLAZING

A. Select quality complying with ASTM C 1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 774.

B. Glazing method: 11/16 inch (19 mm) Insulated glass.

C. Glass type: Clear LoĒ³-366 (Cardinal Glass, or equal) insulating glass with argon gas, or equal - glass performance shall have the following characteristics: Visible Light Transmittance = 65%; solar head gain coefficient = 0.27; U Factor = 0.24.; Tempered as indicated or required by code.

D. Glazing seal: Silicone bedding at exterior and a glazing boot to interior.

2.5 Simulated Divided Lites (SDL)

A. 7/8 inch (22mm) wide with internal aluminum spacer bars. Exterior bar: Ultrex□, finish to match exterior Bahama Brown. Interior bar: ABS (Acrylonitrile Butadiene Styrene) Stone White. Pattern: as indicated.

2.6 FINISH

A. Factory baked on acrylic urethane.

B. Sash Color: Bahama Brown exterior with Stone White interior, to be selected by architect.

C. Frame Color: Bahama Brown exterior with Stone White interior, to be selected by architect.

2.7 HARDWARE

A. Balance System: Coil spring block and tackle with nylon cord and glass filled nylon shoe and steel locking shoe.

B. Jamb Track: Pultrusion.

C. Sash Lock: High pressure zinc die-cast cam lock and keeper.
1. Finish: Phosphate coated and electrostatically painted. Color: White.
2. Two locks on units that are over 3-0 in width.

D. Sash Lift: Zinc die cast contoured sash lift, two per unit. Color: White.

2.8 WEATHER STRIP

A. Weather Strip: Weather strip at jambs with a foam type material for added long-term performance to seal against both the bottom sash and top sash stiles. The bottom sash has a weather strip to seal against the sill, the top check rail has a weather strip interlock to seal against the bottom check rail, and the top rail seals against a weather strip on the head jamb parting stop. Color: White.

2.9 JAMB EXTENSION

A. N/A

2.10 INSECT SCREEN

A. Insect Screens: Factory installed (removable) full screen. Screen cloth, 20 x 20 mesh: Charcoal High Transparency Fiberglass. Frame color: Bahama Brown.

2.11 ACCESSORIES AND TRIM

A. Installation Accessories:
   1. Factory installed vinyl folding nailing fin at head, sill and side jambs.
   2. Sheetrock return head and jambs, stool receiver sill. Confirm size and dimensions with drawings.
   3. Complete operator package of hardware required for installation.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verification of Conditions: Before Installation, verify openings are plumb, square, and of proper dimension as required in Section 01 70 00. Report frame defects or unsuitable conditions to the General Contractor before proceeding.

B. Acceptance of Conditions: Beginning of installation confirms acceptance of existing conditions.

3.2 INSTALLATION

A. Comply with Section 01 70 00.

B. Assemble and install window unit according to manufacturer's instructions and reviewed shop drawings.

C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 90 00 Joint Sealants. Do not use expansive foam sealant.

D. Install accessory items as required.

E. Use finish nails to apply wood trim and moldings.

3.3 CLEANING

A. Remove visible labels and adhesive residue according to manufacturer's instructions.

B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 70 00.

3.4 PROTECTING INSTALLED CONSTRUCTION

A. Comply with Section 01 70 00.

B. Protect windows from damage by chemicals, solvents, paint, or other construction operations that may cause damage.

END OF SECTION

SECTION 14 42 50

VERTICAL WHEELCHAIR LIFTS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Enclosed, self-contained vertical platform wheelchair lift.

1.2 RELATED SECTIONS

A. Section 03300 - Cast-In-Place Concrete: Concrete shaftway and anchor placement.

B. Section 04800 - Masonry Assemblies: Masonry shaftway and anchor placement.

C. Section 06100 - Rough Carpentry: Blocking in framed construction for lift attachment.

D. Section 09260 - Gypsum Board Assemblies: Gypsum board shaftway.

E. Division 16 - Electrical: Dedicated telephone service and wiring connections.

F. Division 16 - Electrical: Lighting and wiring connections at top of shaft.

G. Division 16 - Electrical: Electrical power service and wiring connections.

1.3 REFERENCES

A. ASME A17.1 - Safety Code for Elevators and Escalators.

B. ASME A17.5 - Elevator and Escalator Electrical Equipment.

C. ASME A18.1 - Safety Standard for Platform Lifts and Stairway Chairlifts.

D. ICC/ANS1A117.1 - Accessible and Usable Buildings and Facilities.

E. NFPA 70 - National Electric Code.

1.4 SUBMITTALS

A. Submit under provisions of Section 01300.

B. Product Data: Manufacturers data sheets on each product to be used including:
   1. Submit manufacturer's installation instructions, including preparation, storage and handling requirements.
   2. Include complete description of performance and operating characteristics.
   3. Show maximum and average power demands.

C. Shop Drawings:

1. Show typical details of assembly, erection and anchorage.
2. Include wiring diagrams for power, control, and signal systems.
3. Show complete layout and location of equipment, including required clearances and coordination with shaftway.

D. Selection Samples: For each finished product specified, provide two complete sets of color chips representing manufacturer's full range of available colors and patterns.

E. Verification Samples: For each finished product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: Firm with minimum 10 years experience in manufacturing of vertical platform lifts, with evidence of experience with similar installations of type specified.

B. Installer Qualifications: Licensed to install equipment of this scope, with evidence of experience with specified equipment. Installer shall maintain an adequate stock of replacement parts, have qualified people available to ensure fulfillment of maintenance and callback service without unreasonable loss of time in reaching project site.

1.6 REGULATORY REQUIREMENTS

A. Provide platform lifts in compliance with:
1. ASME A18.1 - Safety Standard for Platform Lifts and Stairway Chairlifts.
2. ASME A17.1 - Safety Code for Elevators and Escalators.
3. ASME A17.5 - Elevator and Escalator Electrical Equipment.
4. NFPA 70 - National Electric Code.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Store components off the ground in a dry covered area, protected from adverse weather conditions.

1.8 PROJECT CONDITIONS

A. Do not use wheelchair lift for hoisting materials or personnel during construction period.

1.9 WARRANTY

A. Warranty: Manufacturer shall warrant the wheelchair lift materials and workmanship for two years following completion of installation

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Garaventa Lift; United States - P.O. Box 1769, Blaine, WA 98231-1769. Canada - 7505 134A St., Surrey, BC V3W 7B3. ASD. Toll Free: 800-663-6556. Tel: (604) 594-0422. Fax: (604) 594-9915. Email: brarnsav(asiaraventalift.com Web: wwvsgaraventalift.corn.

B. Requests for substitutions will be considered in accordance with provisions of Section

2.2 ENCLOSED VERTICAL WHEELCHAIR LIFT

A. Capacity: 750 lbs (340 kg) rated capacity.

B. Mast Height:
1. Model GVL-EN-42; 45 inches (1143 mm) maximum lifting height.

C. Nominal Clear Platform Dimensions:
1. Standard: 37-1/4 inches (947 mm) by 54 inches (1370 mm).

D. Platform Configuration:
1. Straight Through Entry/Exit: Front and rear openings.

E. Landing Openings:
1. Upper Landing: Gate.

F. Doors and Gates: Doors and gates shall be self closing type.
1. Door Construction: Aluminum frame with:
   a. Panels of 1/4 inch (6 mm) laminated safety glass with 16 gauge (1.5 mm) galvanized steel kick plate.

2. Power Door/Gate Operator: Automatically opens the door/gate when platform arrives at a landing. Will also open at landing by pressing call button or gently the pulling door.
   a. ADA Compliant and obstruction sensitive.
   b. Low voltage, 24 VDC with all wiring concealed.
   c. Location:
      1) Lower Landing: Door.

G. Lift Components:
1. Machine Tower: Custom aluminum extrusion.
2. Base Frame: Structural steel.
3. Platform Side Wall Panels: 42-1/8 (1070 mm) inches high. 16 gauge (1.5 mm) galvanized steel sheet. Custom aluminum extrusion tubing frame.
4. Enclosure Panels:
   a. 1/4 inch (6 mm) laminated safety glass.

H. Enclosure Height Above Upper landing:
1. Enclosure shall extend 42-1/8 inches (1070 mm) above the upper landing level

I. Infill Panel Kit: Provide 16 gauge (1.5 mm) galvanized panels and mounting hardware to cover void between side of enclosure, drive mast and adjacent wall at the following locations:
1. Upper landing.

J. Base Mounting and Access to Lift at Lower Landing:

1. Pit Mount: Lift to be mounted in pit with dimensions to meet manufacturers requirements for the platform size specified. Pit construction shall be in accordance to Section

K. Options:
1. Outdoor Protection: Lift shall include modifications recommended by manufacturer for reliable performance in outdoor climate of project site.

L. Leadscrew Drive:
1. Drive Type: Self-lubricating acme screw drive.
2. Emergency Operation: Manual handwheel device to raise or lower platform.
3. Battery Powered Emergency Lowering: Battery powered platform lowering device that automatically activates in the event of power failure. Allows passenger to drive platform downward to lower landing. Does not operate lift in up direction.
4. Safety Devices:
   a. Integral safety nut assembly with safety switch.
5. Travel Speed: 10 fpm (3.0 m/minute).
6. Motor: 2.0 hp (560 W).
7. Power Supply:
   a. 120 VAC single phase; 60 Hz on a dedicated 20 amp circuit.

M. Platform Controls: 24 VDC control circuit with the following features.
1. Direction Control: Illuminated tactile and constant pressure push buttons with dual platform courtesy lights and safety light.
2. Illuminated and audible emergency stop switch shuts off power to lift and activates audio alarm equipped with battery backup.
3. Keyed operation.
4. Emergency Telephone: Platform shall be equipped with ADA compliant autodialer telephone with a stainless steel faceplate. Telephone shall operate in the event of power failure. A telephone line shall be supplied to the lift site as specified under Division 16.

N. Call Station Controls: 24 VDC control circuit with the following features.
1. Direction Control: Illuminated tactile and constant pressure push buttons with illuminated "In Use" indicator.
2. Keyed operation.
3. Call Station Mounting:
   a. Lower:
      1) Wall mounted surface.
   b. Upper:
      1) Frame mounted.

0. Finishes
1. Aluminum Extrusions: Champagne anodized finish.
2. Lift Finish: Baked powder coat finish, color as selected by the Architect from manufacturers optional RAL color chart.

PART 3 EXECUTION

3.1 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

B. Verify shaft and machine space are of correct size and within tolerances.

C. Verify required landings and openings are of correct size and within tolerances.

D. Verify electrical rough-in is at correct location.

E. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

A. Install platform lifts in accordance with applicable regulatory requirements including ASME A 17.1, ASME A 18.1 and the manufacturer's instructions.

B. Install system components and connect to building utilities.

C. Accommodate equipment in space indicated.

D. Startup equipment in accordance with manufacturer's instructions.

E. Adjust for smooth operation.

3.4 FIELD QUALITY CONTROL

A. Perform tests in compliance with ASME A 17.1 or A18.1 and as required by authorities having jurisdiction.

B. Schedule tests with agencies and Architect, Owner, and Contractor present.

3.5 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

SECTION 32 31 10

CHAIN LINK FENCE

1 PART 1 GENERAL

1.1 DESCRIPTION

A. Bidding requirements, conditions of the contract and pertinent portions of sections in Division One of these specifications, apply to the section as fully as though repeated herein.

B. Work under this section includes furnishing and installing:

1. Chainlink fence

1.2 SUBMITTALS

A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

1. Changes in specification may not be made after the bid date.

2. Shop Drawings: Layout of fence with dimensions, details, and finishes of component accessories and post foundations.

3. Product Data: Manufacturer's catalogue cuts indicating material compliance and specified options.

4. Samples: If requested, samples of materials are available (e.g. finials, post caps, and accessories).

1.3 DELIVERY

A. Package, handle, deliver and store fencing at the project site in a manner that will avoid damage.

1.4 REFERENCES

A. ANSI/ASTM A123 - Zinc (Hot Dip Galvanized) Coatings on Iron and Steel Products.

B. ANSI/ASTM F567 - Installation of Chain-Link Fence.

C. ASTM A116 - Zinc-Coated (Galvanized) Steel Woven Wire Fence Fabric.

D. ASTM A120 – Pipe, Steel, Black and Hot-Dipped Zinc Coated (Galvanized) Welded and Seamless, for Ordinary Uses.

E. ASTM A153 – Zinc Coating (Hot Dip) on Iron and Steel Hardware.

F. ASTM A392 – Zinc-Coated Steel Chain-Link Fence Fabric.

G. ASTM A428 – Weight of Coating on Aluminum-Coated Iron or Steel Articles.

H. ASTM A491 – Aluminum-Coated Steel Chain Link Fence Fabric.

I. ASTM C569 – Steel, Carbon (0.15) Maximum Percent), Hot-rolled Sheet and Strip Commercial Quality.

J. ASTM C94 – Ready Mixed Concrete.

K. ASTM F573 – Residential Zinc-Coated Steel Chain Link Fence Fabric.

L. ASTM F668 – Poly (Vinyl Chloride) (PVC) Coated Steel Chain Link Fence Fabric.

M. Chain Link Fence Manufacturers Institute (CLFMI) – Product Manual.

N. FS FF-F-191 – Fencing Wire and Post Metal (and Chain Link Fence Fabric and Accessories).

2 PART 2 PRODUCTS

2.1 MANUFACTURER:

A. Chainlink Fence: Acceptable manufacturers subject to compliance with requirements, provide products of one of the following:

1. Allied Tube and Conduit Corporation
2. Anchor Fence, Inc.
3. United States Steel
4. Acme Fence Company

Product of other manufacturers may be considered subject to compliance with the requirements as judged by the Architect and or Owner's Representative.

2.2 MATERIALS:

A. Chainlink Fence:

1. Fabric
   a. No. 9 ga. (0.148"± 0.005") finished size galvanized steel wires, vinyl coated 2" mesh, with both top and bottom salvages twisted.
   b. Furnish one-piece fabric widths for fencing.
2. End, Corner and Pull Posts: Galvanized steel, minimum sizes and weights as follows:
   a. 4'-0" Fabric Height: 2.875" OD pipe, 5.79 lbs./lin. ft.
3. Line Posts: Galvanized steel, with exposed portions finished, minimum sizes and weights as follows:

a. 4'-0" Fabric Height: 2.375" OD steel pipe, 3.65 lbs./lin. ft.

4. Top Rail: Rails: 1.66" OD pipe, 2.27 lbs./ft. or 1.625" x 1.25" roll-formed sections, 1.35 lbs./ft.; galvanized steel, manufacturer's longest lengths.

5. Couplings: Expansion type, approximately 6" long, for each joint.

6. Attaching Devices: Provide means for attaching top rail securely to each corner, pull and end post.

7. Sleeves: Galvanized steel pipe not less than 6" long and with inside diameter not less than ½" greater than outside diameter of pipe. Provide steel plate closure welded to bottom of sleeve of width and length not less than 1" greater than outside diameter of sleeve.

8. Tension Wire: 7 gauge galvanized steel, coated coil spring wire, located at bottom of fabric.

9. Wire Ties: 11 gauge galvanized steel.

10. Post Brace Assembly: Manufacturer's standard adjustable brace at end and at both sides of corner and pull posts, with horizontal brace located at mid-height of fabric. Use same material as top rail for brace, and truss to line posts with 0.375" diameter rod and adjustable tightener.

11. Post Tops: Galvanized steel, weather tight closure cap for each tubular post. Furnish caps with openings to permit passage of top rail.

12. Stretcher Bars: Galvanized steel, one piece lengths equal to full height of fabric, with minimum cross-section of 3/16" x ¾". Provide one stretch bar for each end post, and two for each corner and pull post.

13. Gate, Hinge and Latch Assemblies: Capable of being locked by owner supplied pad locks.

14. Stretch Bar Bands: Manufacturer's standard.

15. Portland Cement: ASTM C150.

16. Aggregates: ASTM C33.

17. Water: Clean

18. Non-shrink, Non-metallic Grout: Premixed, factory-packaged, non-corrosive, non-staining, non-gaseous, exterior grout complying with CE CRD-C621.

19. Finish

a. Framing: Galvanized steel, ASTM A120 or A123, with not less than 1.8 oz. Zinc/sq. ft. of surface.

b. Hardware and Accessories: Galvanized, ASTM A153 with zinc weights in accordance with Table I.

3 PART 3 EXECUTION

3.1 EXAMINATION:

A. Verify areas to receive fencing are completed to final grades and elevations.

B. Ensure property lines and legal boundaries of work are clearly established.

1.2 INSTALLATION:

A. Chainlink Fence:

1. Comply with recommended procedures and instructions of fencing manufacturer. Provide secure, aligned installation with line posts spaced at 10'-0" o.c. maximum.

2. Grade Set Posts: Drill, air drive, or hand excavate using post hole digger in firm undisturbed or compacted soil.

3. Excavate hole for each post to minimum diameter recommended by fence manufacturer but not less than four times largest cross-section of post. Excavate hole depths approximately 3" lower than post bottom with bottom of posts set not less than 36" below finish grade surface.

4. Center and align posts in holes 3" above bottom of excavation.

5. Concrete Mixing: Mix materials to obtain concrete with minimum 28-day comprehensive strength of 2,500 psi; 1" maximum size aggregate, maximum 3" slump, and 2-4% entrained air.

6. Place concrete around end posts and vibrate or tamp for consolidation. Check each post for vertical and top alignment, and hold in position during placement and finishing operations. Extend concrete footing 2" above grade and trowel to crown to shed water.

7. Sleeve Set Posts: Anchor posts by means of pipe sleeves preset and anchored into concrete. After posts have been inserted into sleeves, fill annular space between post and sleeve solid with non-shrink, non-metallic grout, mixed and placed to comply with grout manufacturer's directions.

8. Top Rails: Run rail continuously, bending to form radius for curved runs. Provide expansion couplings as recommended by manufacturer.

9. Center Rails: Provide center rails where indicated. Install in one piece between posts and flush with post on fabric side, using special offset fittings where necessary.

10. Brace Assemblies: Install braces so posts are plumb when diagonal rod is under proper tension.

11. Tension Wire: Install tension wires through post cap loops before stretching fabric and tie to each post cap with not less than 6 ga. galvanized wire. Fasten fabric to tension wire using 11 ga. galvanized steel hog rings spaced 24" o.c.

12. Fabric: Leave approximately 2" between finish grade and bottom salvage. Pull fabric taut and tie to posts, rails and tension wires. Install fabric on security side

of fence, and anchor to framework so that fabric remains in tension after pulling force is released.

13. Stretcher Bars: Secure at end, corner, pull, and gate posts by threading through or clamping to fabric at 4" o.c., and secure to posts with metal bands spaced at 15" o.c.

14. Tie Wires:

    a. Use U-shaped wire, conforming with diameter of pipe to which attached, clasping pipe and fabric firmly when ends twisted at least two full turns. Bend ends of wire to minimize hazard to persons or clothing.

    b. Tie fabric to line posts with wire ties spaced 12" o.c. Tie fabric to rails and braces with wire ties spaced 24" o.c. Tie fabric to tension wires with hog rings spaced 24" o.c.

    c. Manufacturer's standard procedure will be accepted if of equal strength and durability.

15. Fasteners: Install nuts for tension bands and hardware bolts on side of fence opposite fabric side. Peen ends of bolts or score threads to prevent removal of nuts.

3.3 CLEANING:

A. Clean up debris and unused material, and remove from site.

...END OF SECTION 32 31 10

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Addendum 02

Date: September 26, 2011

To: Wright Ryan Construction (Construction Manager)

From: Ben Walter, CWS Architects

Regarding: **Elm Terrace** – Portland, Maine

Subject: **Addendum 02**

Modify the previously issued documents dated September 8, 2011 and any previously issued addenda, if applicable, as follows:

Book 1 -Bidding and Contract Documents Manual:

1. In 00 31 00 Available Project Information, item 1.3.I, change all references to IBC 2066 to read "IBC 2009" in the listed code studies.
2. Add 00 31 00 Available Project Information, item 1.3.O ADDENDUM No. 1 to the Project Manual for Environmental Remediation Elm Terrace Portland, Maine, dated September 26, 2011. This addendum modifies the Project Manual listed in 00 31 00 Available Project Information, item 1.3.K.

Book 2 -Specifications Manual:

3. Add item 2.2.C.3 to specification Section 09 21 00 Plaster Gypsum Board Assemblies as follows: "Moisture and Mold Resistant Gypsum Sheathing Board: 5/8" think, treated paper face meeting ASTM D 3273, behind and adjacent to tub and shower surrounds, Type X where integral in a fire rated assembly, G-P ToughRock Mold-Guard Gypsum Board, or equal."
4. Change the name of specification Section 07 53 05 to read "Elastomeric Membrane Roofing – Mechanically Fastened".
5. In specification Section 07 53 05 Elastomeric Membrane Roofing – Mechanically Fastened, change 2.2.D.1 to read "Insulation Thickness: Provide a minimum of R-24 of insulation at roof drains tapered over 24 inches to an insulation system based on insulation thickness indicated on the remainder of the entire roof surface with a minimum of R-49. Provide tapered insulation system as indicated on the drawings. In areas of tapered insulation, the minimum insulation thickness shall be R=49 as indicated above. (Note: At roof locations where the roofing insulation system above the roof sheathing does not achieve R-49 (such as roof drains) the delinquent R value will be achieved by applying 07 21 19 Foamed-in-Place Insulation to the underside of the roof deck.)"
6. In specification Section 11 30 00 Residential Equipment, change 2.5 MICROWAVE to read "2.5 MICROWAVE (NIC, by Owner).

Drawings:

Title Page
N/A

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Civil and Site:

7. Replace Sheet No.: 3 with Sheet No.: 3, revised September 25, 2011. This change coordinates with revisions made in item 21 of Addendum 01 to Drawing M3.0.

Structural:

N/A

Architectural:

8. GENERAL NOTE: On all architectural drawings (Roof Plans, specifically), change all notes reading "Minimum 7" Isocyanurate" to read "Minimum R-49 Polyisocyanurate". This applies at all Elastomeric Membrane Roofing locations.
9. On Drawing 3.06, exterior insulation that appears to be "board insulation" is in fact Exterior Envelope Foamed-in-Place Insulation as specified in Section 07 21- 19 Foamed-In-Place Insulation.
10. On Floor/Ceiling Assembly C2 on Drawing A0.03, fill exterior wall cavity up to the top of the floor sheathing line with Blown Insulation per specification Section 07 21 26 Blown Insulation. Above the floor sheathing line continue filling the exterior wall cavity with the specified fiberglass insulation.
11. On Drawing 7.01 and 7.02, change all references to "1/2" Den sglass Sheathing" to read "1/2" Plywood Sheathing".
12. On Details 1, 2 and 3 on Drawing A7.07, provide Foamed in Place insulation in the cavities of all parapet and knee framed walls supporting railing fence supports.

Mechanical:

N/A

Electrical:

13. Modify 2.9.B in specification Section 26 00 00 – Electrical to read "Junction Boxes in all interior walls separating any Unit from another Unit or other adjoining interior space shall be provided with air vapor barrier boxes as manufactured by LESSCO, or equal. If putty type fire separation material is required by code to separate Junction Boxes service opposite sides of demising walls, provide the putty fire separation material inside the LESSCO boxes. Do not provide LESSCO boxes at exterior wall locations. Conductors passing through pull boxes shall be identified to indicate their origin and termination."

End of Addendum 02

Attachments: (See attached specifications, sketches, drawings and attachments listed above, if applicable)

Summit
Environmental Consultants, Inc

ADDENDUM No. 1

TO

PROJECT MANUAL
FOR
ENVIRONMENTAL REMEDIATION
ELM TERRACE
PORTLAND, MAINE

Dated: September 26, 2011

Issued by:

Summit Environmental Consultants, Inc.
640 Main Street
Lewiston, Maine 04240

Addendum 1 modifies the original *Project Manual for Environmental Remediation Elm Terrace, Portland, Maine* dated September, 2011 (and posted for distribution on the Summit Environmental Consultants, Inc. website (www.Summitenv.com) on September 9, 2011) as follows. This Addendum consists of three (3) pages.

1. SUGGESTED FORM OF AGREEMENT BETWEEN 0WNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (EJCDC C-520);

   CONTRACT TERMS – Page 1 of 8, Paragraph 4.02 A – Days to Achieve Substantial Completion:

   DELETE Paragraph 4.02 A in its entirety and REPLACE with:

   The work will be substantially completed within 79 days after the date when the Contract Times commence to run provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within 79 days after the date when the Contract Times commence to run.

2. WAGE DETERMINATION – Page WD-1;

   DELETE Page WD-1 in its entirety.

Davis-Bacon and/or State of Maine Wage Rates will not apply to this project.

3. SECTION 01010 – SUMMARY OF WORK Paragraph 1.03 Scope and Sequence of Work;

   INSERT Paragraph 1.03 D Item 9:

   Cleaning of incidental mold growth present on surfaces throughout the building shall be included in the ERC scope of Work. The extent of mold observed within the building is limited and associated with current building conditions (e.g., lack of heat/ventilation). Building surfaces with visible mold shall be evaluated by the OWNER and ERC prior to commencement of cleaning, and should be cleaned in accordance with the recommendations presented in Appendix D.

4. SECTION 02079 – LEAD-BASED PAINT ABATEMENT Paragraph 2.01 Scope of Work;

   DELETE Paragraph 2.10 B 2 in its entirety and REPLACE with:

   Prior to work assigned, specific areas requiring paint removal or selected demolition will be delineated by the Owner. For perimeter exterior walls requiring selective cutting/demolition, the LEAD ABATEMENT CONTRACTOR will be responsible for removal of identified LBP from the corresponding interior surface as delineated by the Owner. The LEAD ABATEMENT CONTRACTOR will not be responsible for associated selective cutting/demolition of these areas.

5. SECTION 02079 – LEAD-BASED PAINT ABATEMENT Paragraph 2.01 Scope of Work;

   INSERT Paragraph 2.10 B 3 as follows:

   Remediation of LBP identified on exterior metal cornice trim (located on the roof parapet along the roof perimeter) is not included in the Environmental Remediation Scope of Work and will be addressed by others.

6. Appendix D – **SURFACE CLEANING RECOMMENDATION FOR MOLD;**

   INSERT attached Appendix D – SURFACE CLEANING RECOMMENDATIONS FOR MOLD.

APPENDIX D

SURFACE CLEANING RECOMMENDATION FOR MOLD

Building surfaces with visible mold remaining following completion of the environmental remediation and demolition scope of work should be cleaned in accordance with the following recommendations:

1. Isolate the affected area(s) using polyethylene (poly) sheeting critical barriers;
2. Remove all affected non-porous materials (i.e.; sheetrock, ceiling tile, carpet, etc.) and place within poly bags or wrap in poly sheeting. These materials will be removed from the work area after wrapping or containerizing and may be disposed of as demolition debris;
3. Clean non-porous surfaces, and those materials which cannot be removed (e.g.; non-painted brick walls, wood) using a vacuum equipped with a High Efficiency Particulate Air (HEPA) filter to remove loose debris;
4. Clean surfaces using wet methods. A detergent or bleach solution (10% concentration of bleach to water) is recommended to wash the surfaces using rags or other cleaning media.
5. Once visibly clean, the surfaces should be rinsed with fresh cleaning solution followed by at least one rinse with clean water;
6. Vacuum cleaned surfaces using a "wet" vacuum to remove any excess water;
7. Upon completion of the cleaning process, the surfaces should be visually assessed for the presence of residual mold. Re-clean surfaces if residual mold is observed;
8. Allow surfaces to completely air dry. Dehumidifiers, fans or other ventilation equipment may be used to expedite this process;
9. Encapsulate, as practicable, cleaned porous surfaces remaining within the area.

During the cleaning process, personnel performing this work should wear Personal Protective Equipment (PPE) including but not limited to: respiratory protection, eye protection, appropriate gloves, and coveralls.

It is recommended that affected areas be assessed prior to commencement of cleaning activities so that appropriate control, cleaning and PPE procedures are used.

END OF ADDENDUM

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Addendum 03

Date: September 28, 2011

To: Wright Ryan Construction (Construction Manager)

From: Ben Walter, CWS Architects

Regarding: **Elm Terrace** – Portland, Maine

Subject: **Addendum 03**

Modify the previously issued documents dated September 8, 2011 and any previously issued addenda, if applicable, as follows:

1. Delete 08 90 00 Window Schedule from Document 00 01 10 TABLE OF CONTENTS.

Book 1 -Bidding and Contract Documents Manual:

N/A

Book 2 -Specifications Manual:

2. Delete 08 90 00 Window Schedule from Book 2 – Specification Manual. This schedule was published in error. Refer to Window Schedule on Drawing A8.20 WINDOW SCHEDULE AND NOTES.
3. In Document 08 10 00 DOOR AND FRAME SCHEDULE, change the DOOR TYPE for Door No. 123 to read "V".
4. Clarification: Provide a Rolling Security Grille as specified in Section 08 33 00 Rolling Security Grills to fill the opening 20 feet wide and 7 feet tall (field verify) that provides access to the Parking Garage 001.
5. Add the following to specification Section 11 30 00 Residential Equipment:

    2.6 DISHWASHER

    A. Apartment Units Indicated to have a Dishwasher: Energy Star rated, 24" width, stainless steel tub, adjustable racks, NSF sanitizing cycle, electronic controls, integral food disposer, white color; GE Model GLDA690PWW, or equal.

6. Change 3.2.A in specification Section 12 35 30 Residential Casework to read "Set and secure casework in place rigid, plumb, and level ensuring the maximum counter height indicated on the Drawings is achieved over the full length of the counter top by scribing or other means of securely modifying, if necessary and as required, the casework's toe kick, end panels and back panel to ensure specified countertop height even at un-level floor surfaces.

Drawings:

Title Page

N/A

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Civil and Site:
N/A

Structural:
7. Replace detail 2 on Drawing S3.2 with the attached SKS-1-1.
8. Replace detail 3 on Drawing S3.2 with the attached SKS-1-2.
9. Provide square concrete column wraps (not round as indicated on Drawing S1.1) at all six (6) steel columns in the enclosed parking garage area [PARKING GARAGE - 001] per attached SKS-1-3.
10. At all continuous bearing floor trusses to be installed directly over the first floor concrete slab subfloor structure of the building addition wing, a) MSR lumber ratings are not required; and b) the bottom plate of the trusses shall be pressure treated.

Architectural:
11. Replace Drawing A7.13 with the attached Drawing A7.13, revised Addendum 03, September 28, 2011. The revisions on this sheet address modifications to the overhead rolling door opening to PARKING GARAGE - 001 and includes modifications to the precast steel lintel and structural systems.

Mechanical:
12. **RFI Question:** Do lined ducts require exterior insulation? **FRI Response:** Yes.
13. **RFI Question:** HWS/R and DHW indicate 1 1/2" insulation with (R4) noted next to it. 1" insulation provides R4 at 75 degrees F. Is 1" acceptable? **FRI Response:** The State Energy Code requires a minimum pipe insulation thickness based on water temperature while LEED requires a minimum R-Value for pipe insulation. Revise Specifications Section 230700-3.6 to identify both thickness and R-value minimums as indicated below. The insulation product must meet both requirements as a minimum.

3.6 INSULATION APPLICATION SCHEDULE

SERVICE	THICKNESS	MATERIAL/JACKET
PIPING (including PEX tubing):		
Domestic Cold Water Piping		
1-1/4" and smaller	1/2" & R4	Fiberglass w/ASJ or Flexible Unicellular
1-1/2" and larger	1" & R4	Fiberglass w/ASJ or Flexible Unicellular
Domestic Hot Water Piping and Domestic Hot Water Recirculation Piping		
1-1/4" and smaller	1/2" & R4	Fiberglass w/ASJ or Flexible Unicellular
1-1/2" and larger	1" & R4	Fiberglass w/ASJ or Flexible Unicellular

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Water and Drain Piping Under Handicap Accessible Fixtures		Insulation Kit
Hot Water Heating Supply and Return Piping		
3" and smaller	1" & R4	Fiberglass w/ASJ
4" and larger	1-1/2" & R4	Fiberglass w/ASJ
Solar Heating Supply and Return Piping (interior)	1-1/2" & R4	Fiberglass w/ASJ or Flexible Unicellular
Solar Heating Supply and Return Piping (exterior)	1-1/2" & R4	Fiberglass w/ASJ or Flexible Unicellular w/ PVC jacket

14. **RFI Question:** Is there an insulation requirement for the underground HWS/R noted on M1.0 **FRI Response:** Piping shall be pre-insulated as noted below:

    Add to Plumbing Specifications Section 220000-2.1:

    Underground Domestic Water Piping (between buildings): Uponor Ecoflex Thermal (or equal) pre-insulated piping suitable for potable water, available in Thermal Single and Thermal Twin. Provide Thermal Twin when possible consisting of two Wirsbo AQUAPEX plus service pipes surrounded by PEX-foam insulation and covered by an HDPE jacket, sizes per drawings.

    Add to HVAC Systems Specifications Section 230000-2.1:

    Underground Hot Water Heating Piping (between buildings): Uponor Ecoflex Thermal (or equal) pre-insulated piping suitable for heating water, available in Thermal Single and Thermal Twin. Provide Thermal Twin when possible consisting of two Wirsbo hePEX plus service pipes surrounded by PEX-foam insulation and covered by an HDPE jacket, sizes per drawings.

Electrical:

15. Provide wiring for the future installation of a security camera system (NIC, by Owner) at locations indicated with homeruns to OFFICE 132 per the following schedule:
    a) EXTERIOR LOCATIONS – Provide CAT-5 communication cable with cable jack termination in recessed device box plus 120v power with recessed junction box for headed enclosure:
        i) NE corner of PARKING GARAGE 001 covering garage vehicle entrance and building entrance door.
        ii) NE inside corner between existing and new building of vehicle access drive covering exterior entrance to PARKING GARAGE 001 and exterior entrance door to CORRIDOR 002, 12' AFF.
        iii) NW corner of existing building wing (above MECHANICAL ROOM 003) covering exterior OUTDOOR GARDEN and entrance door to CORRIDOR 126, 12' AFF.
        iv) NW corner of existing main building (above TENANT STORAGE ROOM 031) covering exterior ACCESS WAY and entrance door to CORRIDOR 026, 12' AFF.

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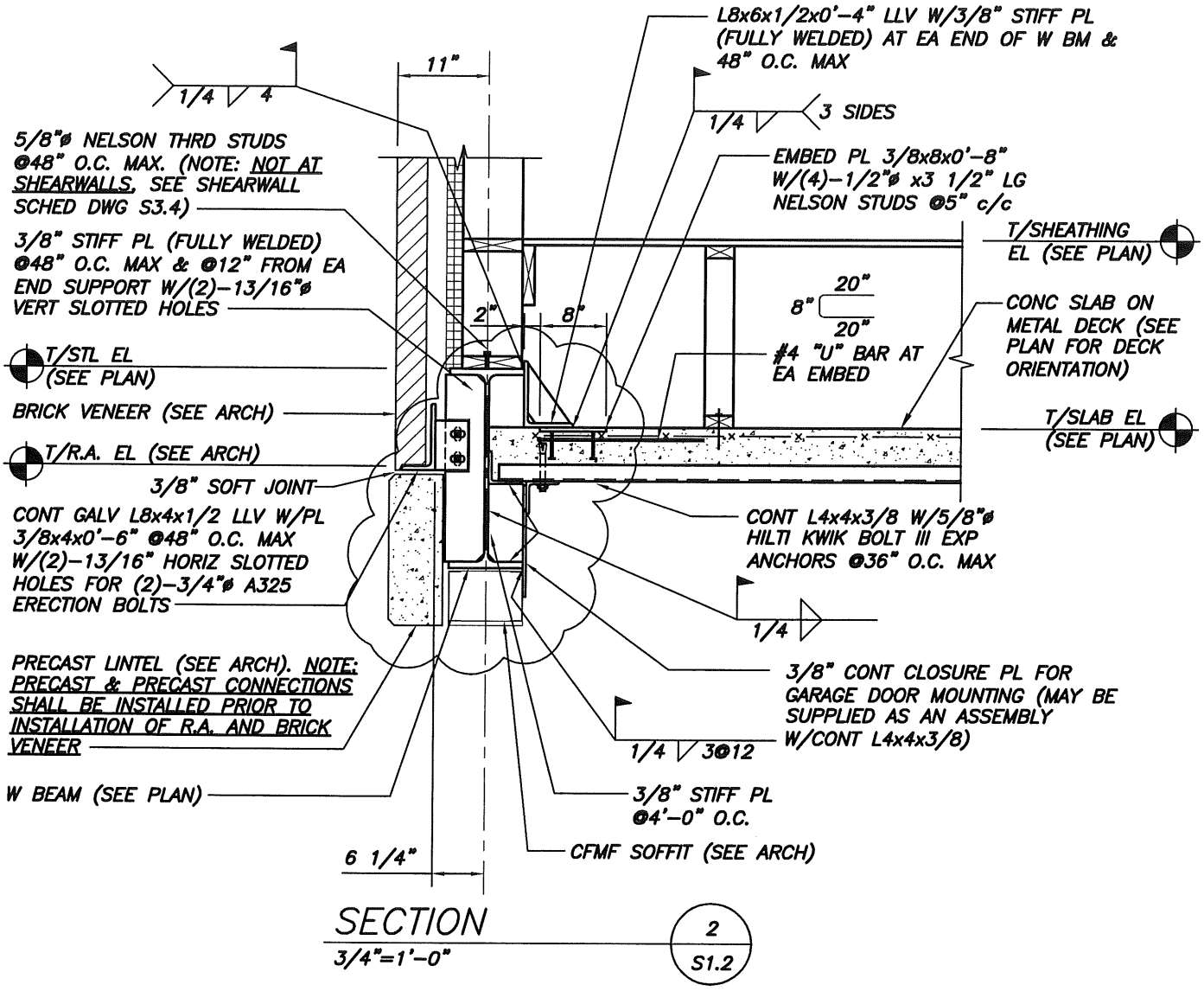
b) ELEVATOR CAB – Provide two (2) pairs of shielded CAT-5 communication cable whips not bundled with high voltage cables. Secure whip ends to overhead of elevator cab.
c) INTERIOR LOCATIONS – Provide CAT-5 communication cable with cable jack termination in recessed device box:
   i) SE inside corner of CORRIDOR 007 facing toward CORRIDOR 008.
   ii) SE inside corner of CORRIDOR 021 facing toward CORRIDOR 002.
   iii) SE inside corner of ELEVATOR LOBBY 007 facing toward CORRIDOR 026.
   iv) NE inside corner of CORRIDOR 123 facing toward VESTIBULE 122.
   v) SE inside corner of LOBBY 129 facing toward the entrance to OFFICE 132 and ENTRY 030.
   vi) Three (3) Intermediate Landings of STAIR 1.
   vii) Three (3) Intermediate Landings of STAIR 2.

End of Addendum 03

Attachments: (See attached specifications, sketches, drawings and attachments listed above, if applicable)



SECTION

3/4"=1'-0"

2 / S1.2

REF DWG S3.2

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Fax 207-879-1822
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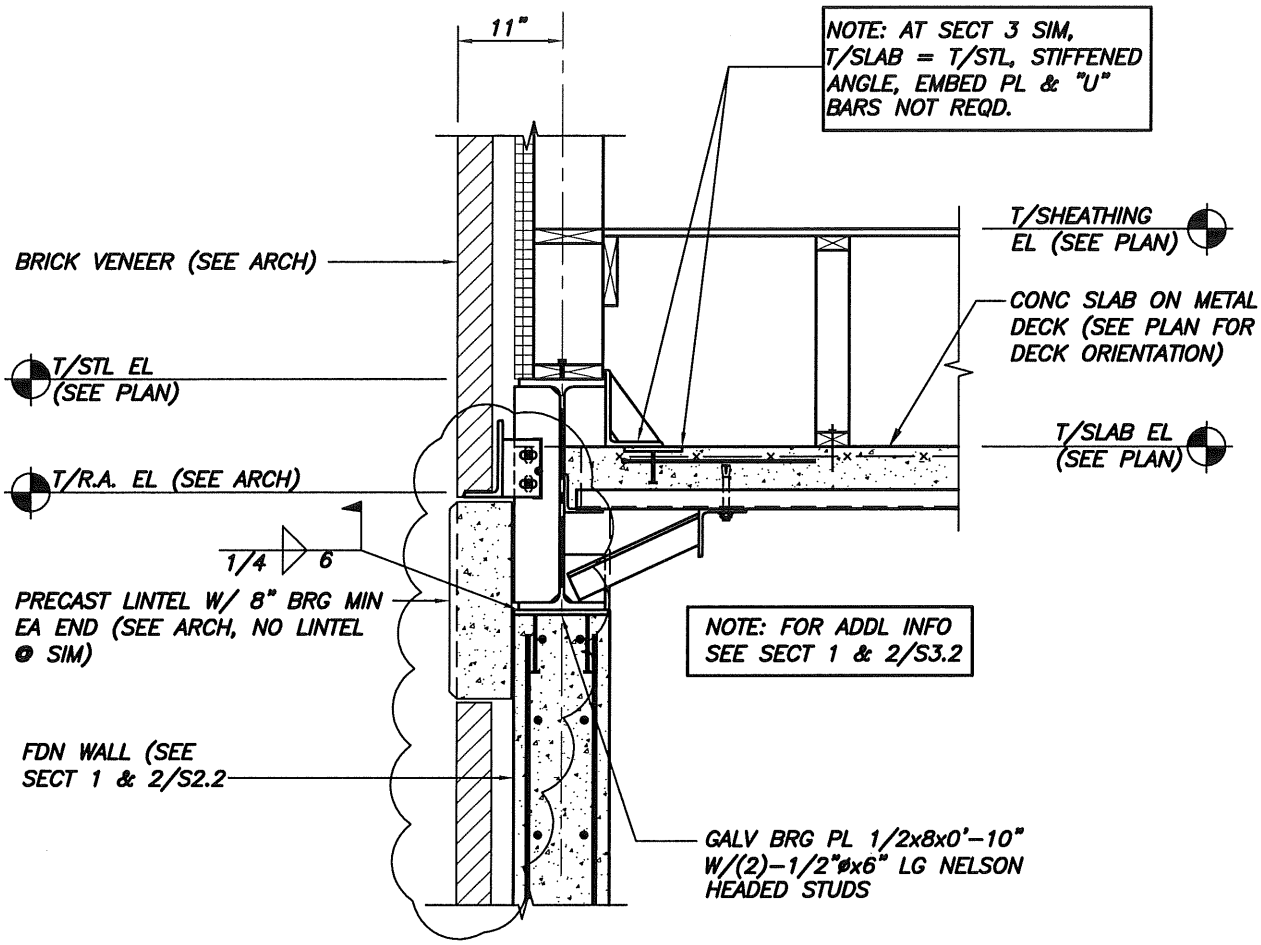
Designed	CGW
Drawn	APP
Checked	DSB
Scale	NOTED
Date	09/27/11

ELM TERRACE
68 HIGH STREET
PORTLAND, MAINE

Becker Job Number
2364

SKS-1-1



SECTION 3/4"=1'-0"

3 / S1.2

REF DWG S3.2

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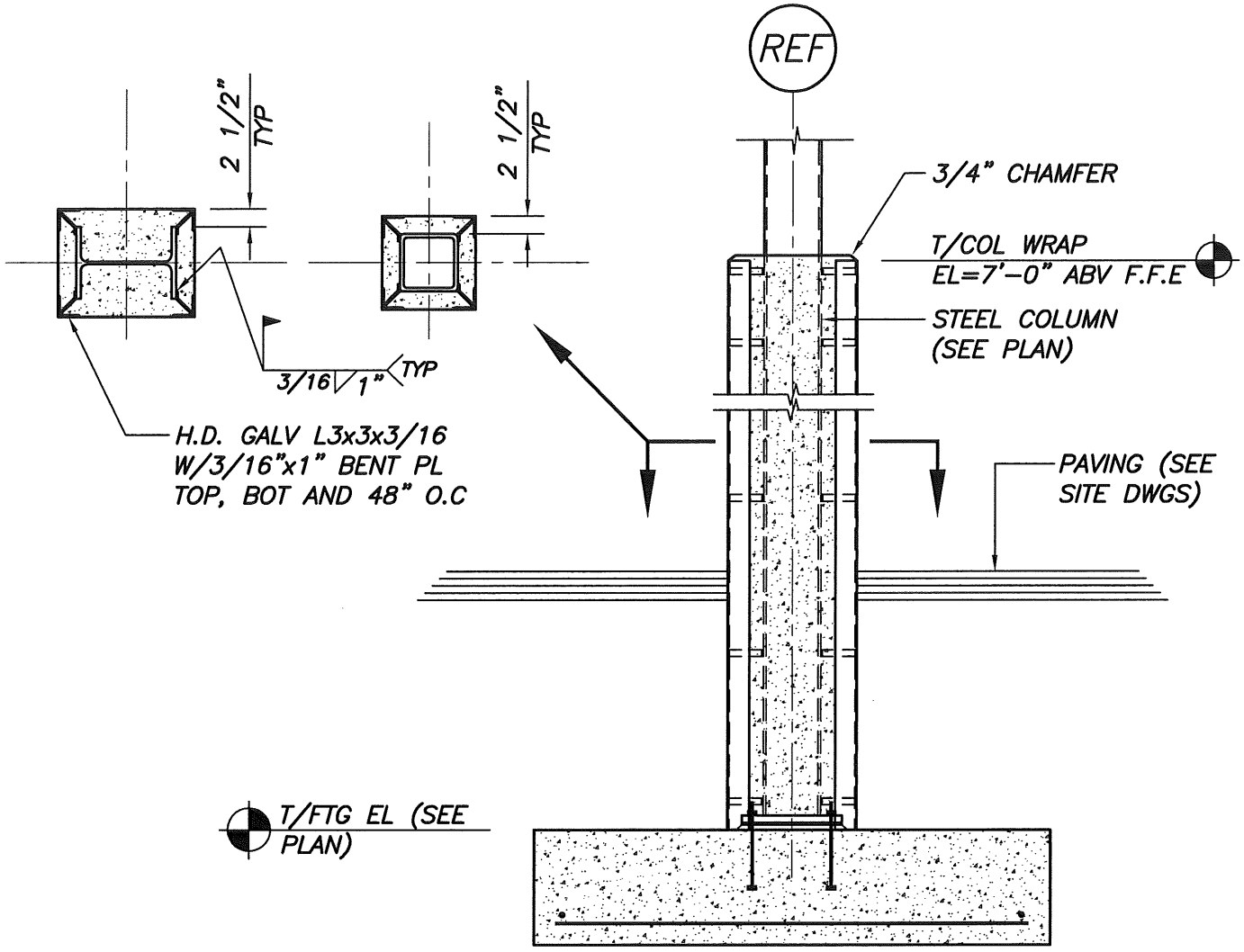
ELM TERRACE
68 HIGH STREET
PORTLAND, MAINE

Becker Job Number 2364

SKS-1-2



TYP COL WRAP DETAIL

N.T.S.

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SKS-1-3

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Addendum 04

Date: September 28, 2011

To: Wright Ryan Construction (Construction Manager)

From: Ben Walter, CWS Architects

Regarding: **Elm Terrace** – Portland, Maine

Subject: **Addendum 04**

Modify the previously issued documents dated September 8, 2011 and any previously issued addenda, if applicable, as follows:

1. Add 07 61 00 Sheet Metal Roofing and Siding to Document 00 01 10 TABLE OF CONTENTS.

Book 1 -Bidding and Contract Documents Manual:

N/A

Book 2 -Specifications Manual:

2. Add the following line to the end of paragraph 1.2.F: "Note that while the funding sources require LEED Silver, the owner is striving for LEED Platinum."
3. Add specification Section 07 61 00 SHEET METAL ROOFING AND SIDING (attached) to BOOK 2 – SPECIFICATIONS MANUAL.
4. Modify the first line of item 2.1.B.2 to read "Exposed extruded aluminum cove profile perimeter trim and 2" transition trim, prefinished, low sheen, satin white".

Drawings:

Title Page
N/A

Civil and Site:
N/A

Structural:
N/A

Architectural:
5. Delete Detail 2 on Drawing A2.10. The detail does not apply.

Mechanical:
N/A

Electrical:

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N/A

End of Addendum 04

Attachments: (See attached specifications, sketches, drawings and attachments listed above, if applicable)

SECTION 07 61 00

SHEET METAL ROOFING AND SIDING

1 PART 1 GENERAL

1.1 RELATED DOCUMENTS

A. All of the Contract Documents, including General and Supplementary Conditions and Division 1 Specification Sections, apply to the work of this Section.

B. Examine all Drawings and all other Sections of the Specifications for requirements therein affecting the work of this Section.

C. Coordinate work with that of all other trades affecting or affected by work of this Section. Cooperate with such trades to assure the steady progress of all work under the Contract.

1.2 DESCRIPTION OF WORK

A. The Work of this Section shall include, but not be limited to, the following:

1. Custom fabricated, mechanically attached, color paint coated Galvalume double lock standing seam roof panels as indicated on the Drawings, with all required accessories for a weatherproof installation. Color as selected from manufacturer's full color range.

2. Galvalume gutters and downspouts as indicated on the Drawings (at locations draining of metal roof only).

B. Related Sections:

1. Section 05 40 00 – Lightgage Metal Framing

2. Section 06 10 00 – Rough Carpentry

3. Section 07 21 00 – Building Insulation

4. Section 07 53 00 – Elastomeric Sheet Roofing

5. Section 07 62 00 – Sheet Metal Flashing and Trim

6. Section 07 90 00 – Joint Sealants

1.3 REFERENCES

A. SMACNA – Architectural Sheet Metal Manual; 5th Edition; Chapter 6 as a minimum standard or these specification and details where they exceed.

B. IBC 2003, Town of Scarborough ordinances.

1.4 SUBMITTALS

A. Provide product data for metal roofing including manufacturer's product specifications, standard details, installation instructions, and general recommendations,

B. Verification Samples: submit representative plywood-mounted samples of each material that is to be exposed in the finished work, showing horizontal and vertical seams at abutting panels, attachment methods, colors, and finish variations. Provide samples having minimum size of 24" square.

C. Shop Drawings: show layouts of panels on all wall elevations and roof plans, details of edge conditions, joints, corners, panel profiles, supports, anchorages, trim, flashings, closures, and special details. Distinguish between factory and field assembly work. Details shall be drawn full scale.

1. Details for forming sheet metal components, including seams and dimensions.

2. Details for joining and securing sheet metal components, including layout, number of required fasteners, clips and other attachments. Include pattern of seams and spacing of clips.

3. Details of termination points and assemblies, including fixed points.

4. Details of expansion joints, including showing direction of expansion and contraction.

5. Details of roof penetrations.

6. Details of wall penetrations such as doors, windows, and louvers.

7. Details of edge conditions, including eaves, ridges, valleys, rakes, crickets and counter flashings.

8. Details of special conditions, integrating mechanical, electrical and plumbing conditions.

9. Details of connections to adjoining work

10. Details of the following accessory items, at a scale of not less than 1 ½ inches per 12 inches:

    a. Flashing and Trim
    b. Gutters
    c. Snow Guards
    d. Roof Access Steps
    e. Safety Line Attachments

D. Calculations: Provide positive and negative wind load pressure calculations and certification of the performance of this work prepared and sealed by a locally licensed Professional Structural Engineer Registered. Show how design load requirements and other performance criteria have been satisfied.

E. Certification from the fabricator and installer, certifying that the installed systems meet the specified performance requirements and those of authorities having jurisdiction.

1.5 QUALITY ASSURANCE

A. Fabricator/Installer Qualifications: The fabricator and installer of the material or equipment described in this Section must, within the last five consecutive years, have successfully completed in a timely fashion at least ten projects similar in scope and type to the required work for this Section.

B. Source: Provide panels which are the product of one manufacturer. Provide secondary materials which are acceptable to the roofing manufacturer. Award installation of roof panels, including underlayment and membrane to a single firm for undivided responsibility.

C. Industry Standard: Except as otherwise shown or specified, comply with applicable SMACNA standards. Conform to dimensions and profiles shown.

D. Field Measurements: Prior to fabrication of panel systems, take field measurements of structure or substrates to receive panel systems.

E. Pre-Installation Conference: Prior to commencement of work, convene an installation conference to include the Architect, General Contractor and panel Installer in order to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work.

1. Review methods and procedures for installation including, but not limited to: substrates, drains, curbs, penetrations and other preparatory work

2. Review drawings, specifications and other contract documents

3. Review submittals

4. Review construction schedule verifying availability of all materials, personnel and equipment needed to proceed and avoid delays

5. Review weather and forecasted weather conditions and procedures for coping with unfavorable conditions, including temporary roofing.

F. Mock-Up: Mock-up of exterior standing seam metal panels as required by architect. Incorporate materials and methods of fabrication and installation identical with project requirements. Install mock-up at roof or façade area location directed by Architect. Retain accepted mock-up as quality standard for acceptance of completed metal roofing. If accepted, mock-up may be incorporated as part of metal roofing or wall work.

1. Provide mock-up of sufficient size and scope to show typical pattern of standing seams, panel width, edge construction, a sample of soldering (where required) and finish texture and color.

2. Provide mock-up of gutter and eave assembly

3. Extent of mock-ups is indicated on the Drawings

4. Obtain Architect's written approval of mock-ups prior to proceeding with installation of mock-up.

G. Soldering: In accordance with manufacturer's instructions.

H. Corrosion Control: Avoid direct contact of incompatible materials.

1.6 PERFORMANCE REQUIREMENTS

A. Design roof assembly to conform to the requirements of the IBC 2003 Building Code.

B. Install sheet metal roofing capable of withstanding exposure to weather without failure or infiltration of water into the building interior.

C. Wind Load: Design and engineer sheet metal roof and wall assemblies, including size and spacing of attachment devices, meeting requirements of local building codes.

D. Thermal Movement: Provide systems and connections which allow for thermal movement resulting from ambient temperature range of 120 ° F.

E. Structural Performance: Provide metal panels, anchors and attachments which resist loads required by code and loads as indicated on the Structural Drawings without permanent deflection or permanent deformation. Information on Drawings referring to specific design of attachment, panel stiffening, and structural systems is intended for information only. System performance, based on project conditions and compliance with all applicable codes and loading requirements, shall be the responsibility of the panel fabricator and installer.

1.7 DELIVERY, STORAGE AND HANDLING

A. Deliver materials and products in unopened factory labeled packages. Protect from all possible damage. All roofing materials to be transported according to manufacturer's recommendations.

B. Store and handle in strict compliance with manufacturer's instructions and recommendations.

1. Stack materials on platforms or pallets, covered with tarpaulins or other suitable weather tight ventilated covering. Slope cover to shed moisture. Allow for free air flow around covered material to exchange outside air.

2. Require all personnel to wear clean white cotton gloves when handling and installing zinc panels and accessories.

3. Do not store panels in contact with other materials that might cause staining, denting, or other surface damage.

4. Store metal wall and roof panels so that they will not accumulate water.

C. Exercise care in unloading, storing, and erecting panels to prevent bending, warping, or surface damage.

D. Sequence deliveries to avoid delays, but minimize on-site storage.

E. Do not permit unnecessary walking on finished roof. Require all personnel to wear uncontaminated, clean, rubber-soled shoes when installing or walking on finished roof.

1.8 WARRANTY

A. Submit 2-part, 15-year, written, signed and sealed warranty:

1. By the roofing manufacturer for roofing material defects

2. By the manufacturers of other components of the wall or roof assembly for their material defects.

3. By the installer agreeing to repair or replace systems or components as a result of workmanship defects.

2 PART 2 PRODUCTS

2.1 FRAMING

A. Design, engineer, and provide complete assembly of framing components, studs, girts and the like. All framing members and components shall be fabricated from ASTM A525 G90 galvanized sheet steel. Provide all primary and secondary framing members not indicated on the structural drawings.

B. Coordinate panel support with cold-formed metal framing, plywood sheathing, exterior gypsum sheathing and furring, for complete structural support for performances indicated. Refer to Section for related requirements.

2.2 ACCESSORIES

A. Provide all components necessary for a complete, functional, weatherproof assembly including, but not limited to, trims, copings, fascias, sills, flashings, counter flashings, door frame trim, corner units, clips, wall caps, copings, sealants, closures and fillers. Metal materials shall match panels and be compatible.

B. Clips & Fasteners: Provide stainless steel, corrosion free; supplied in accordance with manufacturer's recommendations and to meet the load requirements as specified by Engineer and maintain a weather-tight installation. For slopes less than 2:12 and when backside coated materials is specified, use only stainless steel clips and fasteners. Attachment clips shall permit expansion and contraction of the panel system throughout the specified temperature range. Provide fasteners with watertight washer gaskets.

C. Solder: Compatible with roofing system provided.

D. Non-Permeable Underlayment and Ice Dam Protection: self-adhering, high-temperature composite, butyl rubber-based, polyethylene-backed membrane such as Vycor Ultra as manufactured by WR Grace Construction Products.

E. Sealants:

1. Seam Sealing Tape: pressure-sensitive 100 per cent solids polyisobutylene coumpound sealing tape with release paper backing. Provide permanently elastic, non-sag, non-toxic non-staining tape.

2. Joint Sealant: DOW 795; backer rod shall be extruded polyethylene foam as DOW ETHAFOAM SB or equal.

2.3 PANEL FABRICATION

A. General: Custom fabricated sheet metal roofing panels to comply with details shown and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions (pan width and seam height), geometry, metal thickness, and other

characteristics of installation indicated. Shop fabricate sheet metal roofing panels and accessories to greatest extent possible.

1. Standing-Seam Roofing and Wall Panels: Form standing-seam pans from continuous metal sheets, with double locked standing seam pans with a finished seam height of 1 inch unless otherwise noted.

2. Apply bituminous coating or other permanent separation materials on concealed panel surfaces where panels would otherwise be indirect contact with substrate materials that are noncompatible or could result in corrosion or deterioration of either material or finishes.

B. Fabricate sheet metal roofing panels to allow for expansion in running work sufficient to prevent leakage, damage, and deterioration of the Work. Form exposed sheet metal work to fit substrates without excessive oil canning, buckling, and tool marks, true to line and levels indicated, and with exposed edges folded back to form hems.

1. Lay out sheet metal roofing or wall panels so cross seams, when required, are made in direction of flow with higher pans overlapping lower pans. Stagger cross seams.

2. Form and fabricate sheets, seams, strips, cleats, edge treatments, integral flashing, and other components of metal roofing to profiles, patterns, and drainage arrangements shown and as required for leak proof construction.

C. Expansion Provisions: Where lapped or bayonet-type expansion provisions in the Work cannot be used, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with non-acidic sealant (concealed within joints).

D. Sealant Joints: Where movable, nonexpansion-type joints are indicated or required to produce weather tight seams, form metal to provide for proper installation of elastomeric sealant in compliance with SMACNA standards.

3 PART 3 EXECUTION

3.1 INSPECTION

A. Inspect all surfaces, areas and other contingent construction in or to which the work is to be installed and insure that they are in proper condition to receive the work to be performed under this Section.

B. Verify that sheathing surfaces are sound, dry, properly secured and that provision has been made for flashings, anchorage, and all other interface items attaching to or penetrating through the Work of this Section.

C. The Contractor shall notify the Architect in writing, before any work is installed, of any condition requiring correction. Failure to make such a report shall be construed as acceptance of the existing conditions and the responsibility to provide an acceptable installation.

3.2 PREPARATION

A. Verify field dimensions before fabrication. Notify Architect of any discrepancies between field measurements and dimensions indicated in Construction Documents.

B. Place membrane on substrate surfaces to receive metal panels; comply with manufacturer's instructions.

1. Coordinate metal roofing and cladding with rain drainage work, flashing, trim and construction of parapets, walls, and other adjoining work to provide a weatherproof, secure and non-corrosive installation.

2. For end and side laps, see recommendations from W.R. Grace or equivalent manufacturer.

C. Where breather-type permeable membrane is specified, adhere to manufacturer's instructions and apply sealant to backside of clips to exclude water at fastener locations.

3.3 INSTALLATION

A. Manufacturer's Recommendations: Except as otherwise shown or specified, comply with recommendations and instructions of manufacturer of sheet metal being fabricated and installed.

1. Do not install in inclement weather

2. Do not install over a damp substrate

3. Do not install when inclement weather is threatening.

4. If covering of roofing panels is required, provide free air flow around the roofing material to manufacturer's requirement to prevent discoloration.

B. Install work to be truly straight and square or conform to curvilinear geometry indicated on drawings.

1. Fabricate and install work with lines and corners of exposed units true and accurate.

2. Form exposed faces free of buckles, excessive waves, and avoidable tool marks considering temper and reflectivity of metal.

3. Shim and align panel units within installed tolerance of ¼ inch in 20' –0"

4. All seams shall be of uniform appearance and dimensions, straight and level with minimum exposure of solder and sealant.

5. Except as otherwise shown, fold back sheet metal to form a hem on concealed side of exposed edges.

6. Form all seams to be weatherproof, leaving room for expansion and contraction with specified and required tolerances. Provide sealing tape to seams in areas prone to ice dams and continuously on roof slopes less than 10 degrees (2:12).

C. Conceal fasteners and expansion provision where possible in exposed work, and locate so as to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.

D. Provide work as indicated on approved shop drawings

1. Form and fabricate sheets, seams, strips, cleats, valleys, ridges, edge treatments, integral flashings, and other components of metal roofing to profiles, patterns, and drainage arrangements shown and as required for rainproof construction.

E. Separate non-compatible materials with a rubberized asphalt underlayment.

F. Install work to meet specified performance requirements.

3.4 CLEANING AND PROTECTION

A. Remove protective film (if any) from exposed surfaces of metal roofing promptly upon installation and in accordance with manufacturer's recommendations and with care to avoid damage to finish.

B. Clean exposed metal surfaces of substances that would interfere with uniform oxidation and weathering and as recommended by panel manufacturer and maintain in a clean condition during construction.

C. Ensure that cleaning by other trades working in proximity to roofing installation is in accordance with the recommendations of the roofing manufacturer.

D. Damaged units: Replace panels and other components of the work that have been damaged or have deteriorated beyond successful repair by means of finish touch-up or similar minor repair.

3.5 CLEAN-UP

A. During the progress of the work, keep premises clear of debris resulting from this operations and remove surplus and waste materials from the site as soon as possible.

B. Upon completion of the work, Contractor shall remove from the site all equipment and materials used on the work as well as any debris resulting from the operations.

...END OF SECTION 07 61 00

Elm Terrace
Addendum 04
September 28, 2011

Issued by: Mitchell & Associates

RE: Clarification on concrete paver types and colors.

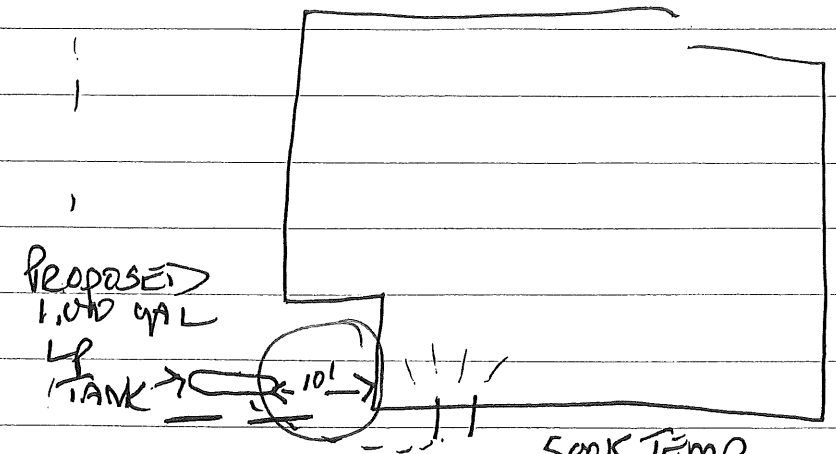
Location: Driveway off of Danforth Street:
Type: Genest Stormwater Brick
Color: Granite Blend

Location: Along High Street at pedestrian gate
Type: 2'x2' Concrete Pavers (Terrace Pad)
Provider: Gagne & Sons

All other concrete pavers shall be:
Type: Holland Stone
Color: as noted on Sheet 9

68 HIGH ST
WRIGHT RYAN CONSTRUCTION

PREPARED BY	
DATE	



JERSEY BARRIER
PROTECTION

+25' TANK TO PROP LINES

HIGH ST

From: "Ben Walter" <bwalter@cwsarch.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
CC: "George Lavigne" <glavigne@cwsarch.com>, <TBurrill@wright-ryan.com>
Date: 6/7/2012 8:59 AM
Subject: Elm Terrace Unit Common Walls
Attachments: SKA-7.pdf

<<SKA-7.pdf>> Hi Jeanie:

Attached SKA-7 - INTERIOR WALL FRAMING AT EXISTING TERRAZZO BASE illustrates some revisions we have made to the unit common walls and unit/corridor walls due to the discovery of some existing conditions that prohibited us from constructing the originally approved wall types. We have proceed with this modification and wanted you to have the detail for your records.

This solution is about $14K more expensive than the originally designed wall type, which could not be build when we discovered the existing wood studs were inconsistent and the metal studs could not support the wall finishes. Hence we modified the existing metal studs by adding new wood studs and changed the finish layers so the provided the correct "historic" relationship between the existing terrazzo base and wall finish. This wall system meets the required STC and fire ratings and, given the existing conditions, it's the best solution at these locations.

Please acknowledge receipt of this change so we can inform MaineHousing that this has been accepted and let me know if you have any questions.

Ben

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Maine Licensed Architect
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F: 207-774-4016
C: 207-232-3348
bwalter@cwsarch.com

44-F-1

Jeanie Bourke - RE: Elm Terrace Unit Common Walls

From: Jeanie Bourke
To: Ben Walter
Date: 6/13/2012 8:25 AM
Subject: RE: Elm Terrace Unit Common Walls
CC: George Lavigne; TBurrill@wright-ryan.com

Ok, thank you Ben, I will add this change to the permit documents.
Jeanie

>>> "Ben Walter" <bwalter@cwsarch.com> 6/8/2012 5:06 PM >>>

Jeanie: SKA-7 would replace Wall Types 17 (unit/unit common wall) and 18 (unit/corridor wall) that are shown on Drawing A0.02 Partition Schedule. They change 1 HR STC 50+ wall types to the same with different UL numbers and systems. Everything else remains the same. Is that all you need? Ben

Ben Walter AIA, President
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C: 207-232-3348
bwalter@cwsarch.com

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Thursday, June 07, 2012 1:43 PM
To: Ben Walter
Cc: George Lavigne; TBurrill@wright-ryan.com
Subject: Re: Elm Terrace Unit Common Walls

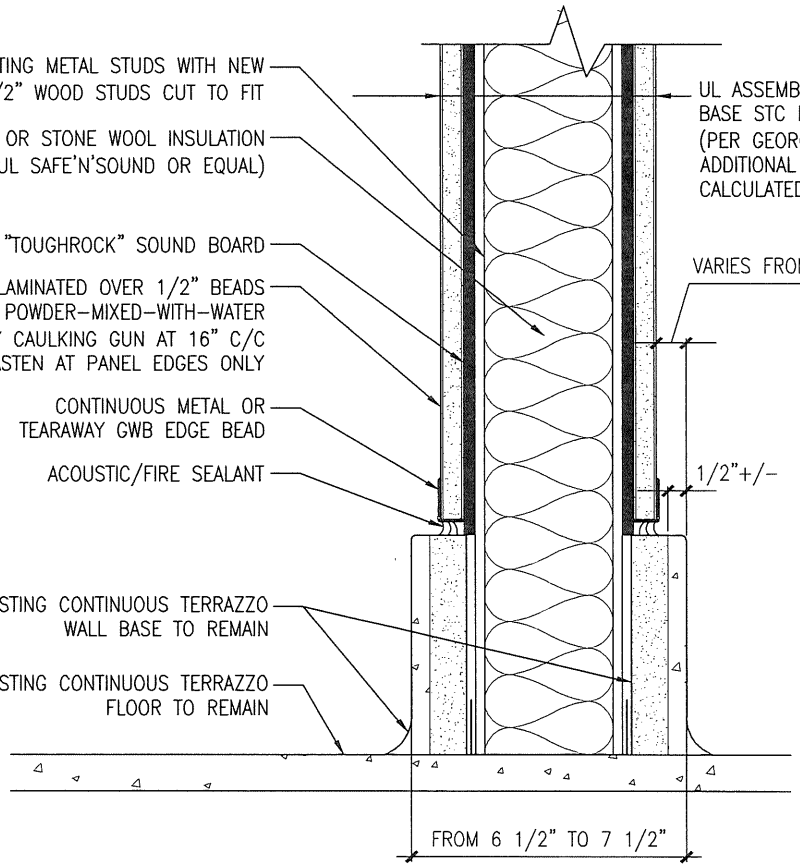
Hi Ben,
Is this in the type 5B construction area?
Can you please provide the floor plans highlighting the specific walls to be changed with this new wall type.

Thanks,

Jeanie

Jeanie Bourke

5/18/2012 4:36 PM



NOTES:
1. RESTORE, PATCH AND REPAIR EXISTING TERRAZZO BASE AS REQUIRED FOR NEW CONSTRUCTION.
2. WALL SYSTEM SHALL BE CONTINUOUS TO UNDERSIDE OF CONCRETE ABOVE AT COMMON WALLS
3. OMIT INSULATION AND SOUND BOARD AT NON-COMMON WALLS

DRAWING NUMBER: SKA-7

DRAWING TITLE: INTERIOR WALL FRAMING AT EXISTING TERRAZZO BASE

SCALE: 3" = 1'-0"
DATE: 05/18/2012
PROJ. No.: 09428

PROJECT TITLE: ELM TERRACE

68 HIGH STREET
PORTLAND, ME

CWS Architects

M:\2009 Design Projects\09428 CMDV Childrens Hospital Apartments\Drawings\Drawings\V8 Sales

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JUN 12 2012
Dept. of Building Inspections
City of Portland Maine

Memorandum
Department of Planning and Urban Development
Planning Division

To: Phil DiPierro- Development Review Coordinator
Assessor's Office
Marge Schmuckal- Zoning Administrator
Bill Clark- Public Services- Mylar and Paper Copy.

From: Shukria Wiar, Planner

Date: January 10, 2012

1/11/12

RE: Recorded Subdivision Plat 66-68 High Street- Elm Terrace

CBL: 044-F-001
App #: 2011-370
Project Address: 66-68 High Street

The attached is the recorded amended subdivision for 66-68 High Street, which was approved by the Planning Authority on November 8, 2011. The only change is the residential units were increased by three units.

If you have any questions, please contact me.

Thanks.

to be filed with permit (Not in Site plan file)