



To: General Contractors
From: Greg Shinberg, Project Manager
Re: 645 Congress Addendum # 2
Date: June 16, 2009

The following new plans are attached:

1. Sheets F1.00, F1.01, F1.02, F1.03, F1.04, F1.05, F1.06 by Shinberg Consulting

The following 8.5" x 11" Sheets have been added:

1. A-S Addendum 02 by CWS Architects;
2. SCSK-1 Kitchen detail by Shinberg Consulting;

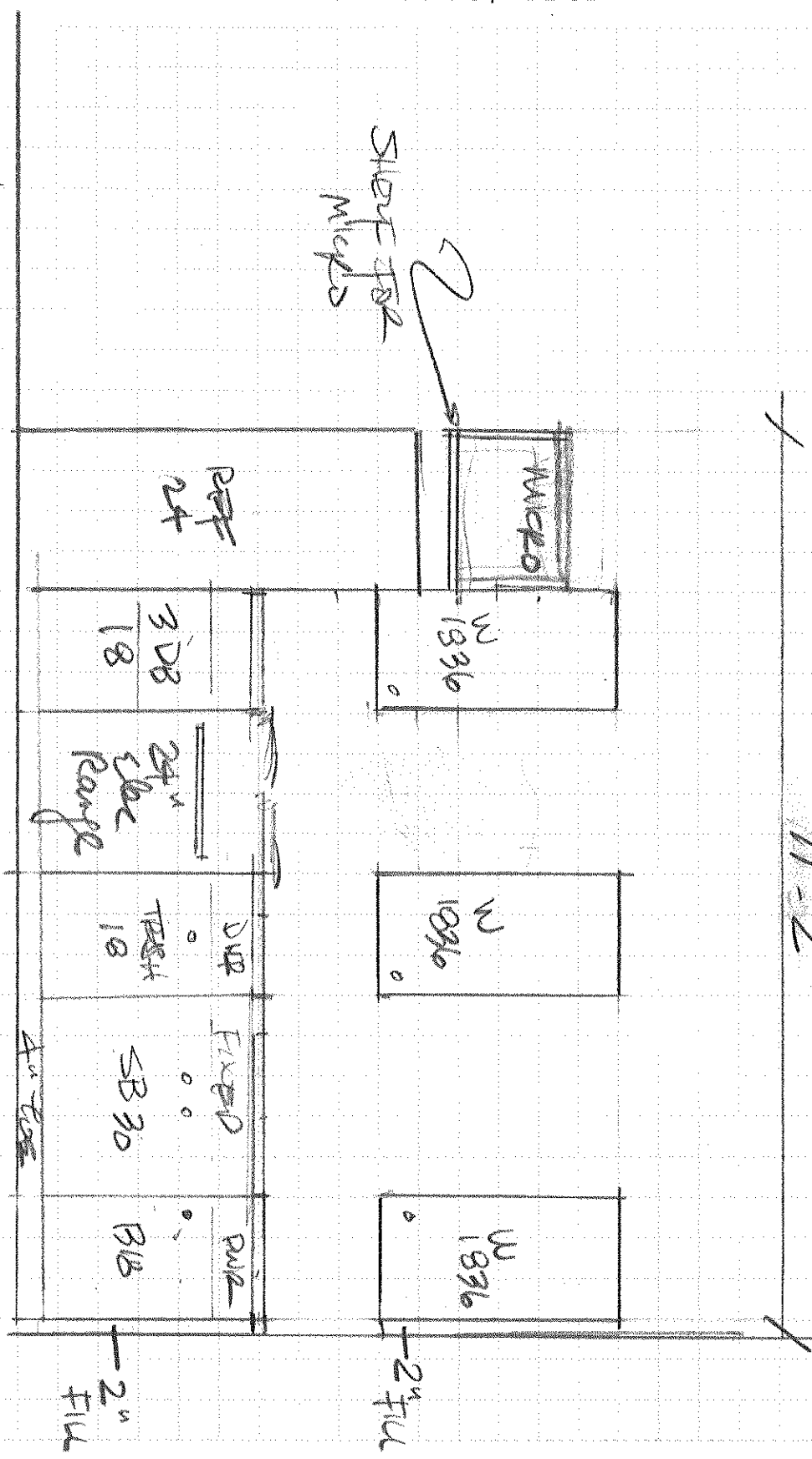
The following are clarifications:

1. Note that at all places that the tub/ shower surround it to be removed or the shower is removed, patch all walls in preparation of a new surround by Owner or a new shower by GC. See F sheets for locations;
2. Provide a unit price for the kitchen as a unit price as noted in SCSK-1; All kitchens are noted in the A drawings. This is a typical kitchen design;
3. All Appliances by Owner; Dishwasher connection and final installation by GC; No water feed installed for ref;
4. Note that Sheets F1.00 to F1.06 show the location and type of all ceilings. Existing ceilings to remain where no new ceiling is noted;
5. The patching of existing walls and ceilings not in contract (NIC). Upon selection of a GC, a rate for Time and Materials for drywall and plaster repair to be negotiated between the GC and their subcontractor;
6. Interior building signage to be provided by Owner;
7. Repair of roof over Corridor 111 by Owner;
8. Floor preparation at all new flooring by GC;

9. Removal of existing dish washing assembly near commercial kitchen by Owner;
10. Removal of hot water heaters in room under commercial kitchen by Owner;
11. Removal of old gas boiler by owner.

All APPLIANCES PP OWNER

WK-1



12'-0" = 1'-0"
 UNIT 207 Kitchen 5/26/09
 TPT

A-S Addendum 02

Date: June 15, 2009

To: **Bidding General Contractors** and Registered Plan Holders
From: Ben Walter, CWS Architects
Project: **Renovations to 645 Congress Street** – Portland, Maine
Subject: **A-S Addendum 02**

This addendum applies **ONLY** to the project's Architectural and Structural (A-S) design scopes only to be bundled and published along with other addenda items by Shinberg Consulting. Refer to additional addenda information by other design trades published by Shinberg Consulting.

Modify the previously issued documents dated May 27, 2009 and any previously issued addenda, if applicable, as follows:

Bid and Contract Documents:

1. Add the following to 1.13 Alternates, C.3 in 01 00 00 – Basic Requirements: "**Alternate No. 3: Future Rooftop Steel Framing Chiller Supports**". See item 4 below.

Structural Items:

2. On **Drawing S5.6, Detail B9/S5.6** - To reduce interference with cold form framing, revise Detail B9 such that double angle 4"x4"x 5/8" tie bars are changed to (1) HSS 4"x4"x1/2" tie bar. The HSS 4x4 shall have 13/16-inch slots at HSS centerline with slots located at each end and also at midspan of HSS. Weld sizes and lengths shall be as previously specified except that welds shall be field welds and "J-welds" shall be used where HSS rounded corners connect to base plate. Update graphics and other details (E7/S5.6, D1/S5.4, D5/S5.4 and C5/S3.3) to show HSS 4 x 4 instead of double angle.
3. On **Drawing S5.7**, add rooftop HVAC framing support modifications as specified on the attached sketches SK-S1, SK-S2 and SK-S3.
4. Provide **alternate pricing** for future rooftop steel framing chiller supports as specified on attached sketches SK-S4, SK-S5, SK-S6, SK-S7, SK-S8, and SK-S9. See item 1 above.
5. On **Drawing S2.1, Plan H1/S2.1** - Revise Plan H1 as specified on attached sketch SK-S10 (changes shown clouded).

Architectural Items:

6. Replace the previously issued sketch with the details indicated in the following sketches marked ADDENDUM NO. 2 6/15/2009:

<u>SKA No.</u>	<u>Affects</u>	<u>Description of Change</u>
a. SKA-1.11	A4.01	EXISTING AND NEW RATINGS COMMON WALLS AND FLOOR CEILINGS

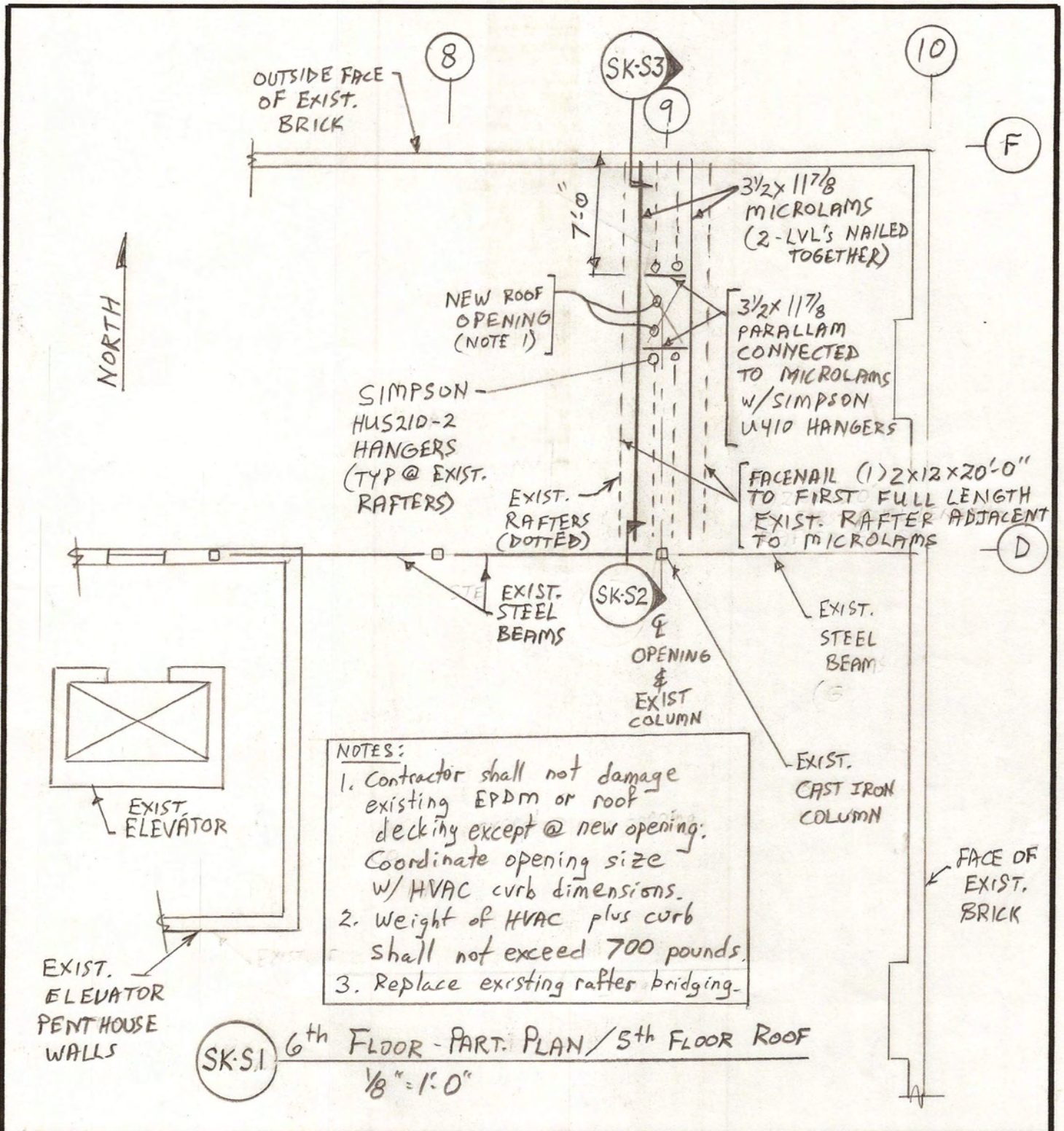
7. Required Fire Ratings Clarification – SKA-1.11 dated 6/8/2009 was issued in Addendum 01 and was intended to clarify both the existing and required ratings of floor and wall assemblies. Refer

to the Drawing A0.01 Assemblies Schedule for reference floor and wall assemblies. Where as many of the rated assemblies (mostly ceilings) are concealed, Contractors should assume that the assemblies listed with existing components are intact and that new components listed in the assemblies shall be provided by the Contractor. Where penetrations or modifications are made through or to existing assemblies, repair and/or replace assemblies using listed materials or Firestopping systems specified. Note assemblies EF1 and EF2 issued in Addendum 01. Where indicated (1st and 2nd Floor Ceilings), remove existing ceilings and reconstruct the assemblies to meet the requirements of EF1 and EF2.

8. Refer to clarifications by the owner regarding clarifications of existing ceiling conditions on the upper residential floors.
9. The ELASTOFLEX System is an elastomeric paint system to be used over the existing exterior cementitious materials as indicated (Re: 09 90 10 Painting 3.7). Extend ELASTOFLEX System coating a minimum of 8" beyond transition to Zinc-Tin Coated Copper Siding to be overlapped 8" with Vycor Ultra (see item 10.b below).
10. Applied Waterproofing Systems Clarification: Two types of Applied Waterproofing Systems are specified in 07 11 00. For clarification, there applications are as follows:
 - a. 07 11 00 2.1.A – Procor by Grace Construction Products, for use in all below grade foundation waterproofing applications.
 - b. 07 11 00 2.1.A – Replace RD-ELASTOWRAP, specified for use in as a waterproofing membrane to be used above grade behind new Zinc-Tin Coated Copper Siding (see details on Drawings A8 series bay window drawings) with Vycor Ultra, a self adhered roofing underlayment of high temperature applications, as manufactured by Grace Construction Products, or equal (Re: Specification 07 61 10), to be used behind all Zinc-Tin Coated Copper Siding. Overlap ELASTOFLEX System 8" concealed below Zinc-Tin Coated Copper Siding
11. For information on ELASTOFLEX, contact Greg Pope at the Righter Group, Inc. T. 1-978-697-2045.
12. Change 07 61 00 items 3.3.A.1 to read "Provide full coverage at all roof locations with minimum 9" coverage over eave and metal edge flashings." Delete items 3.3.A.3, 4 and 5.
13. Modify specification 07 61 10 item 2.1.B.7 to include the temporary provision of 2 ply #15 Felt and 1 ply of red rosin paper below all soldered seam locations to temporarily protect the waterproofing membrane. Remove when soldering is completed.

End of A-S Addendum 02

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



- NOTES:
1. Contractor shall not damage existing EPDM or roof decking except @ new opening. Coordinate opening size w/ HVAC curb dimensions.
 2. Weight of HVAC plus curb shall not exceed 700 pounds.
 3. Replace existing rafter bridging.

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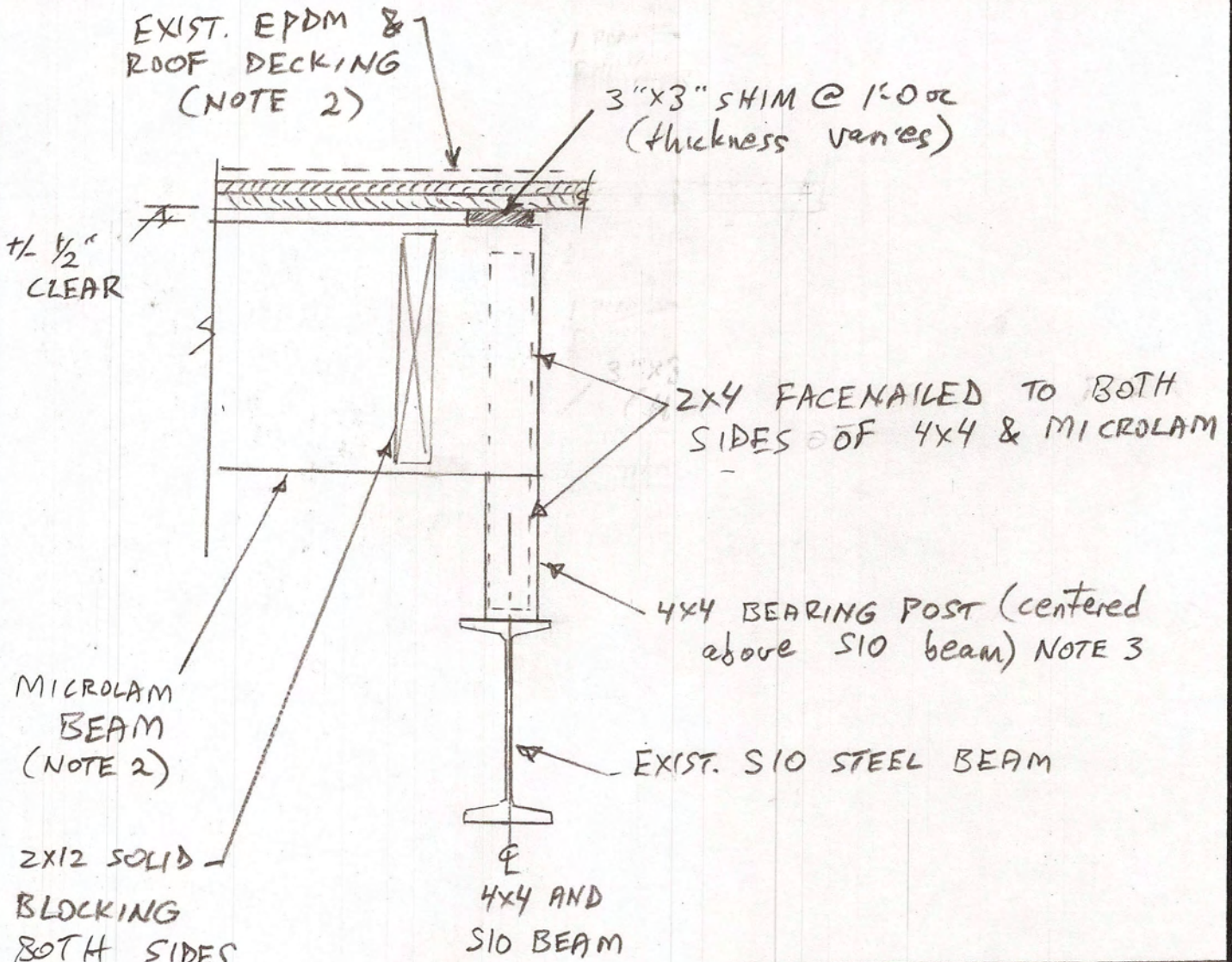
CLIENT: CWS Architects

PROJECT: RENOVATIONS TO 645 CONGRESS ST.

DATE: JUNE 11, 2009 / ADDENDUM #2

BY: D. PRICE

SK-S1

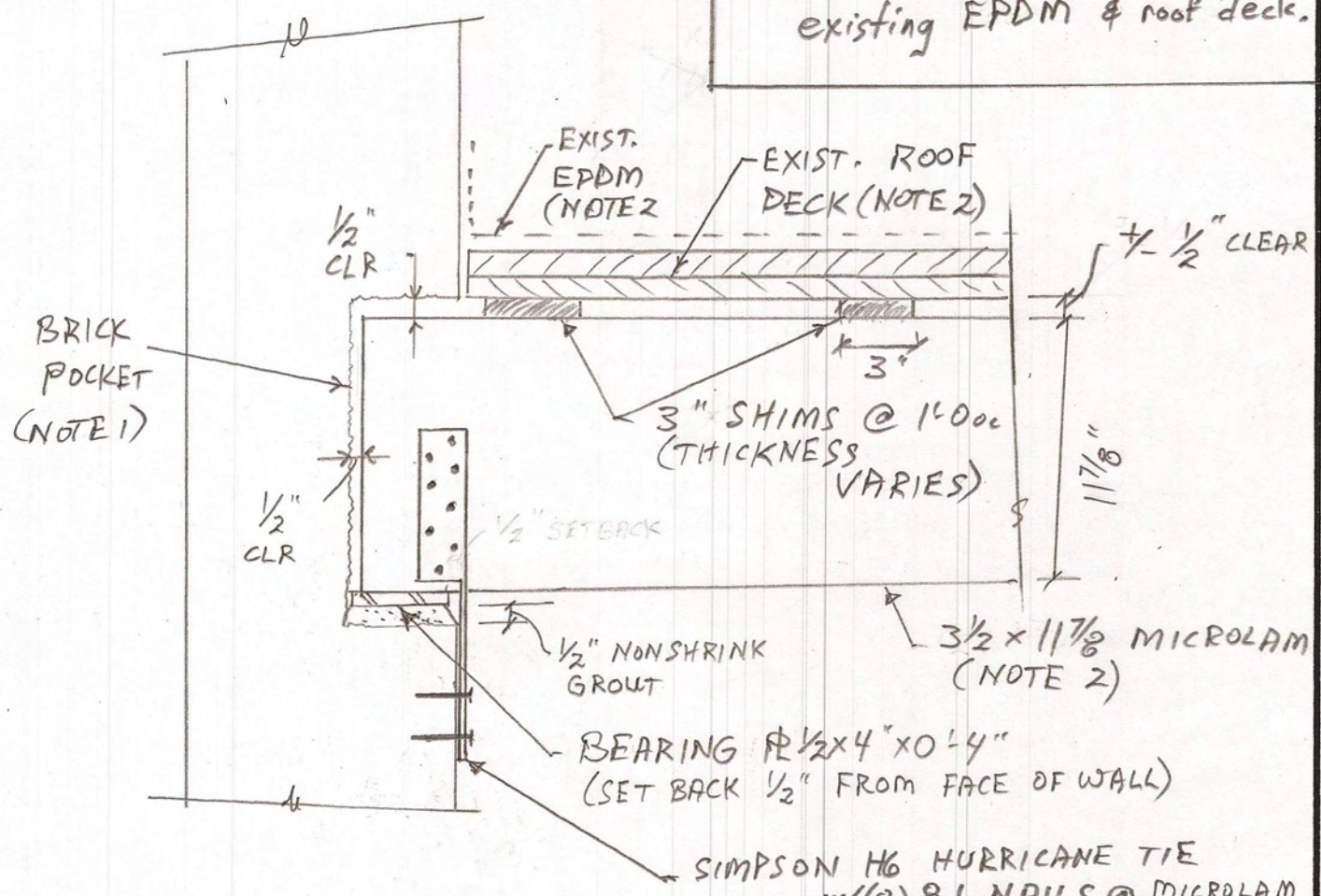


- NOTES:
1. Additional details not shown for clarity.
 2. Exercise sufficient care when installing Microlams to prevent damage to existing EPDM & deck.
 3. Anchor 4x4 to S10 with (2) Simpson A23 clips (fasten to S10 w/(2) power activate fasteners)

PRICE STRUCTURAL ENGINEERS, INC. 75 Farms Edge Road North Yarmouth, Maine 04097 tel: (207) 846-0099 fax: (207) 846-1633	CLIENT: CWS Architects	SK-S2
	PROJECT: RENOVATIONS TO 645 CONGRESS ST.	
	DATE: JUNE 11, 2009 / ADDENDUM #2	
	BY: D. PRICE	

Grid
F

- NOTES:
1. Brick pocket shall be 1/2-inch clear from Microlams (all sides).
 2. Exercise sufficient care when installing Microlams to prevent damage to existing EPDM & roof deck.



SK-S3 SECTION
1 1/2 = 1'-0"

SIMPSON H6 HURRICANE TIE
w/(8) 8d NAILS @ MICROLAM
& (4) 2" TAPCONS @ BRICK

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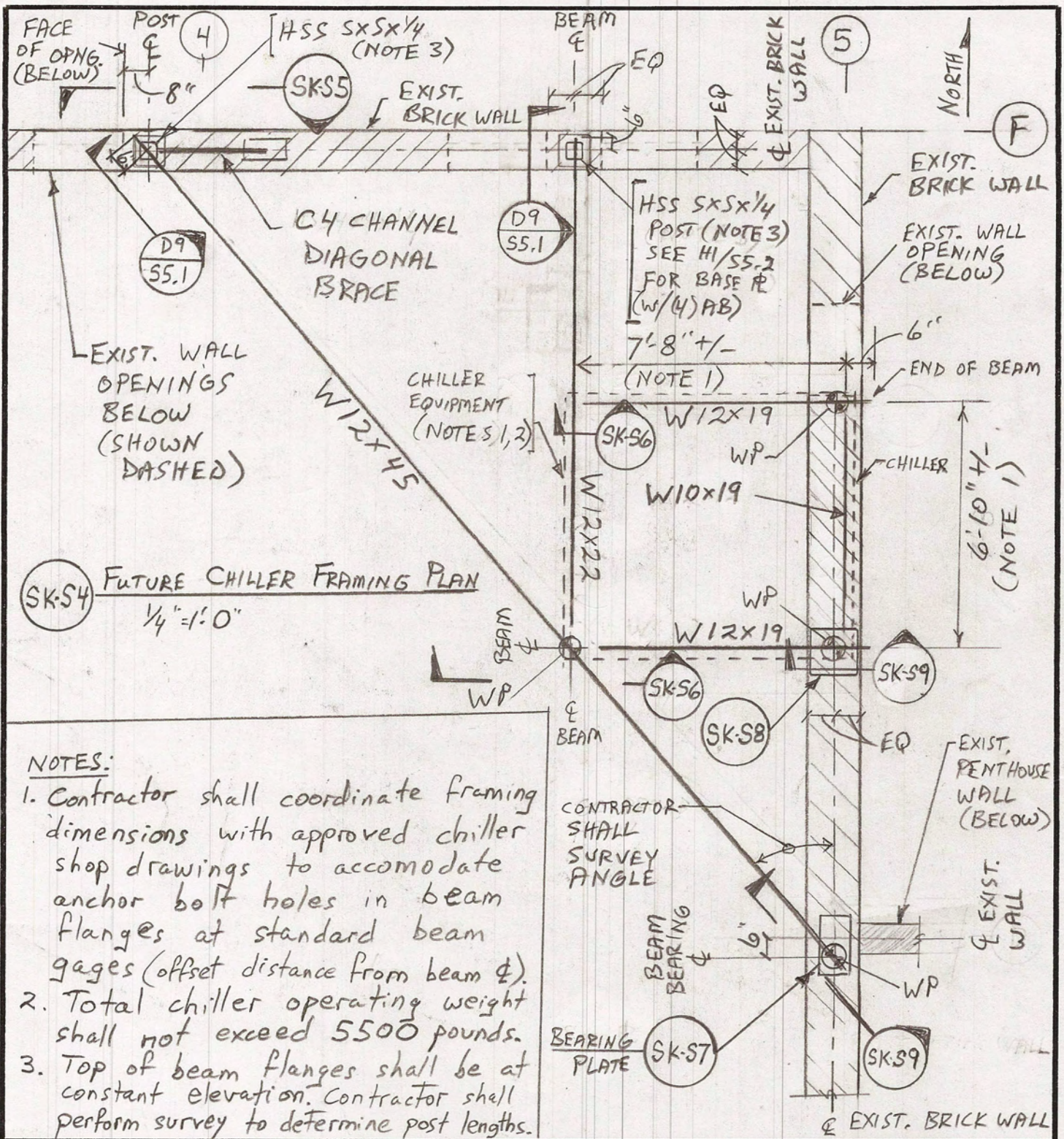
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SK-S3



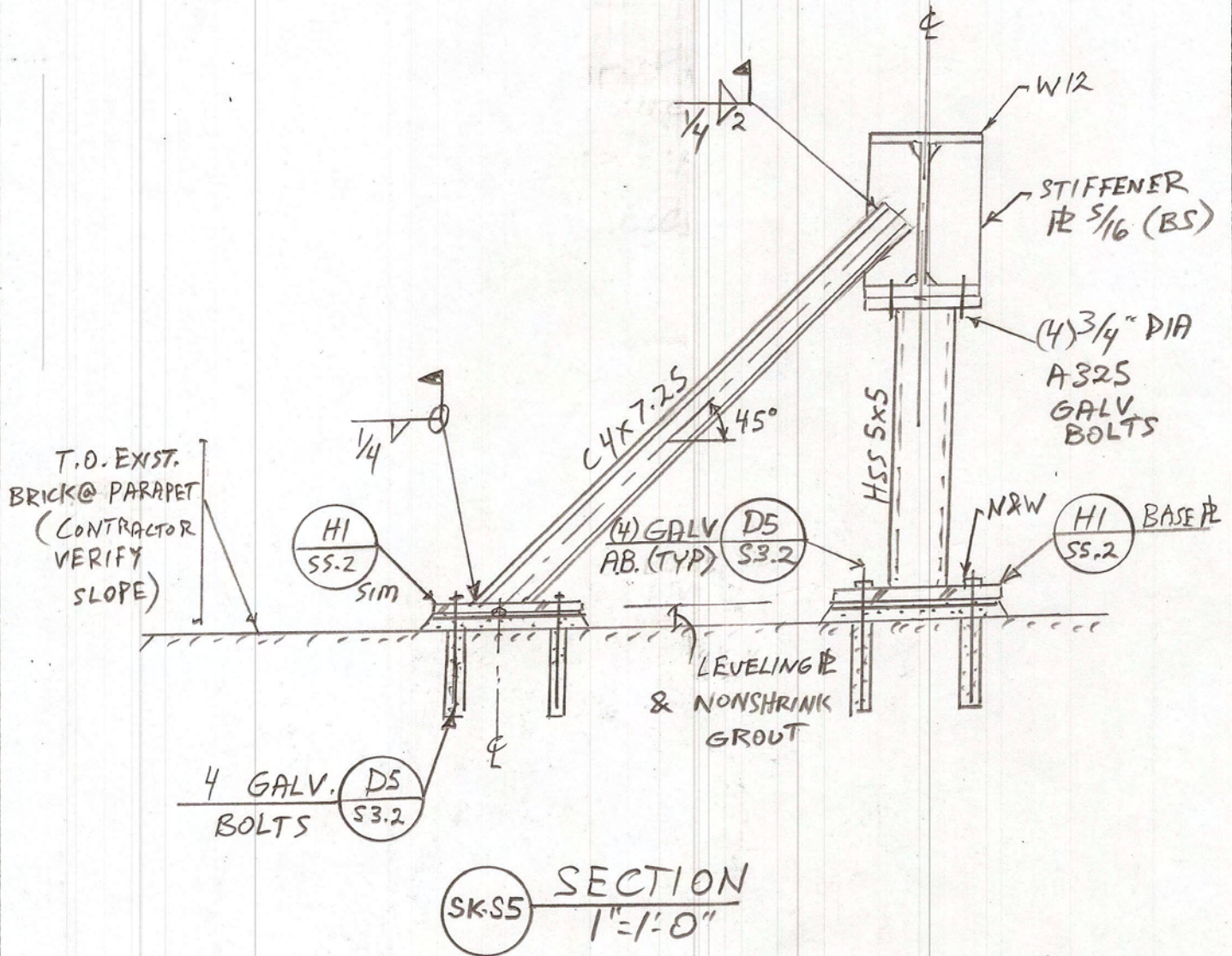
SK-S4 FUTURE CHILLER FRAMING PLAN
1/4" = 1'-0"

- NOTES:**
1. Contractor shall coordinate framing dimensions with approved chiller shop drawings to accommodate anchor bolt holes in beam flanges at standard beam gages (offset distance from beam centerline).
 2. Total chiller operating weight shall not exceed 5500 pounds.
 3. Top of beam flanges shall be at constant elevation. Contractor shall perform survey to determine post lengths.

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NOTES

1. See Note G30 on Drawing S1.1 for typical finish requirements at steel. Field touch-up at field welds and as necessary.



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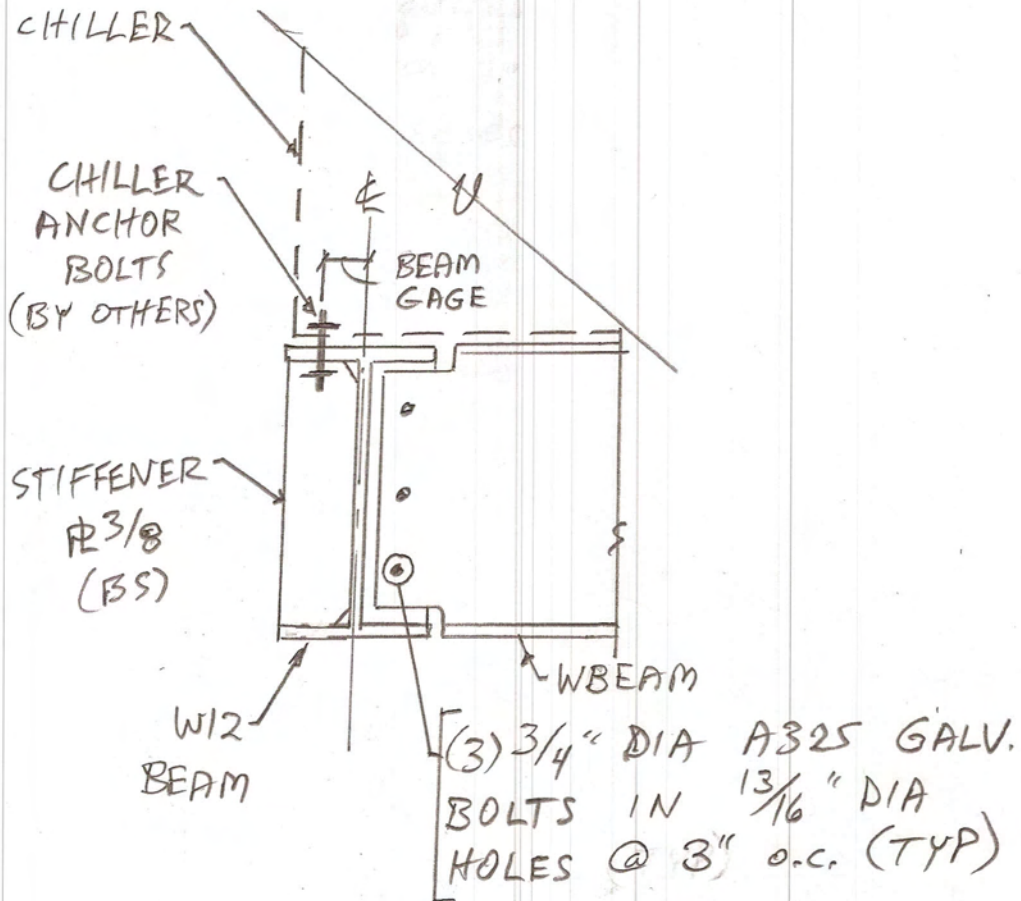
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SK-S5



SECTION
 SK-S6 1/2 = 1'-0"

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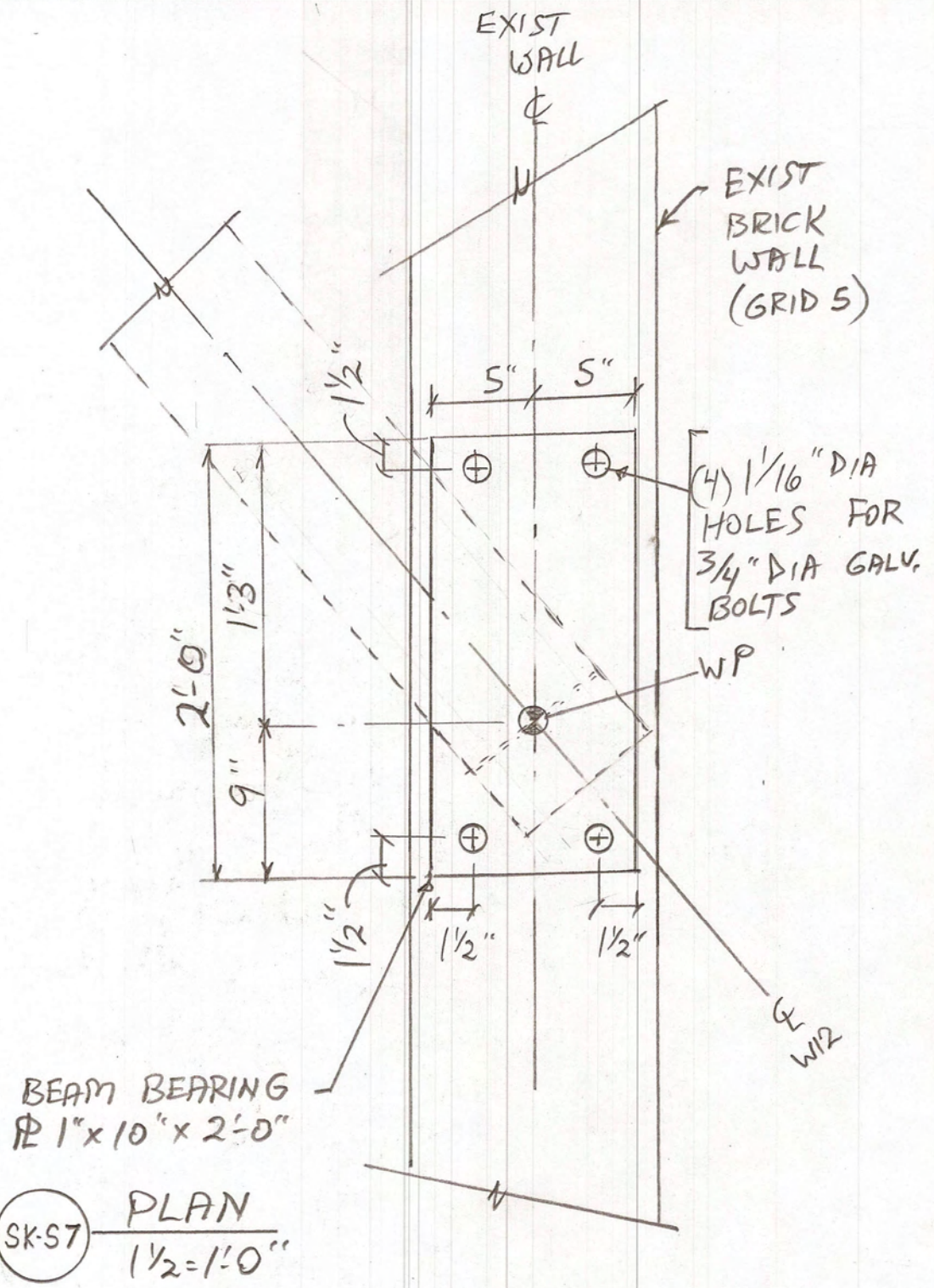
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SK-S6

NORTH ↑



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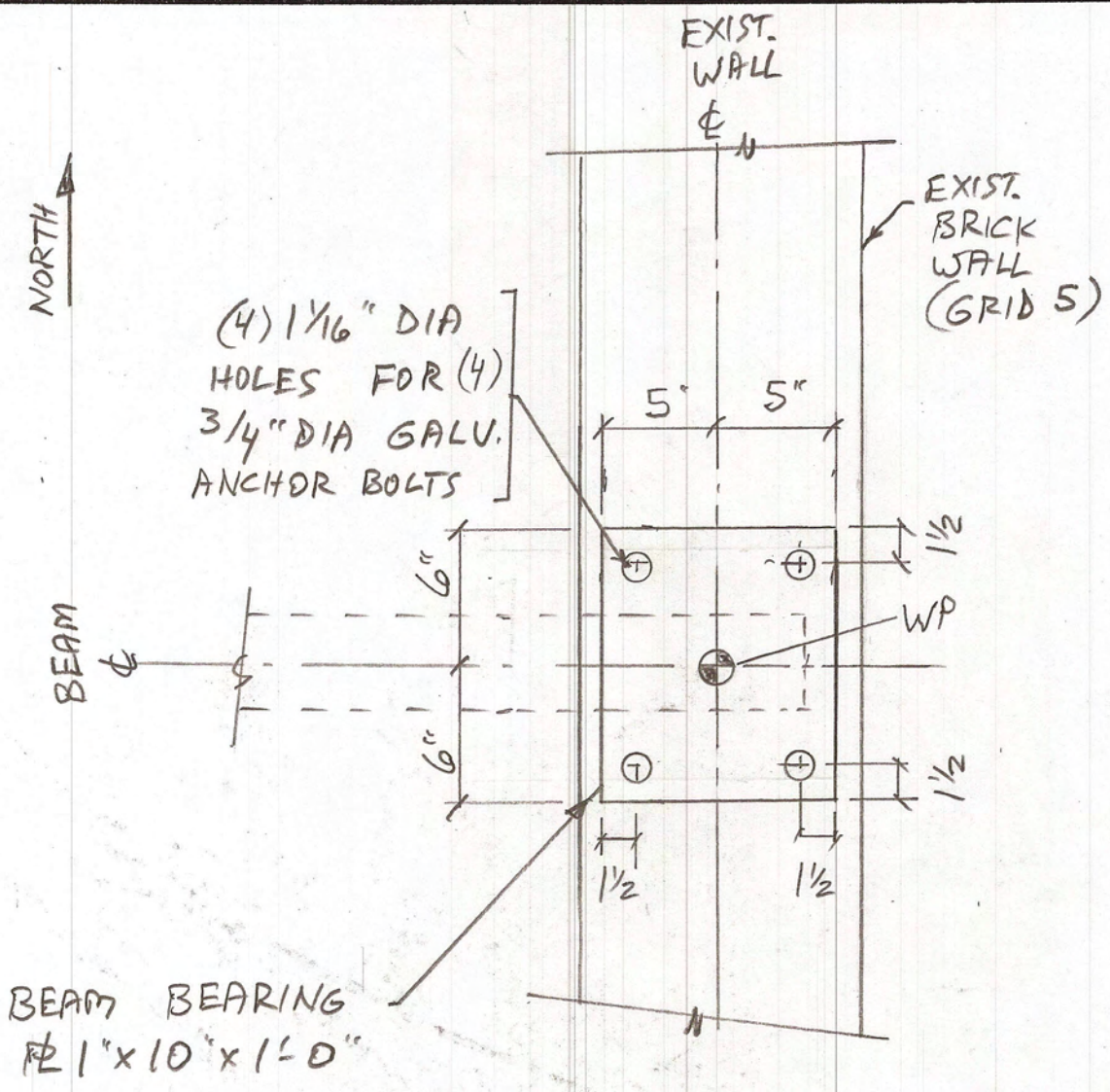
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SK-S7



SK-S8 PLAN
 1/2" = 1'-0"

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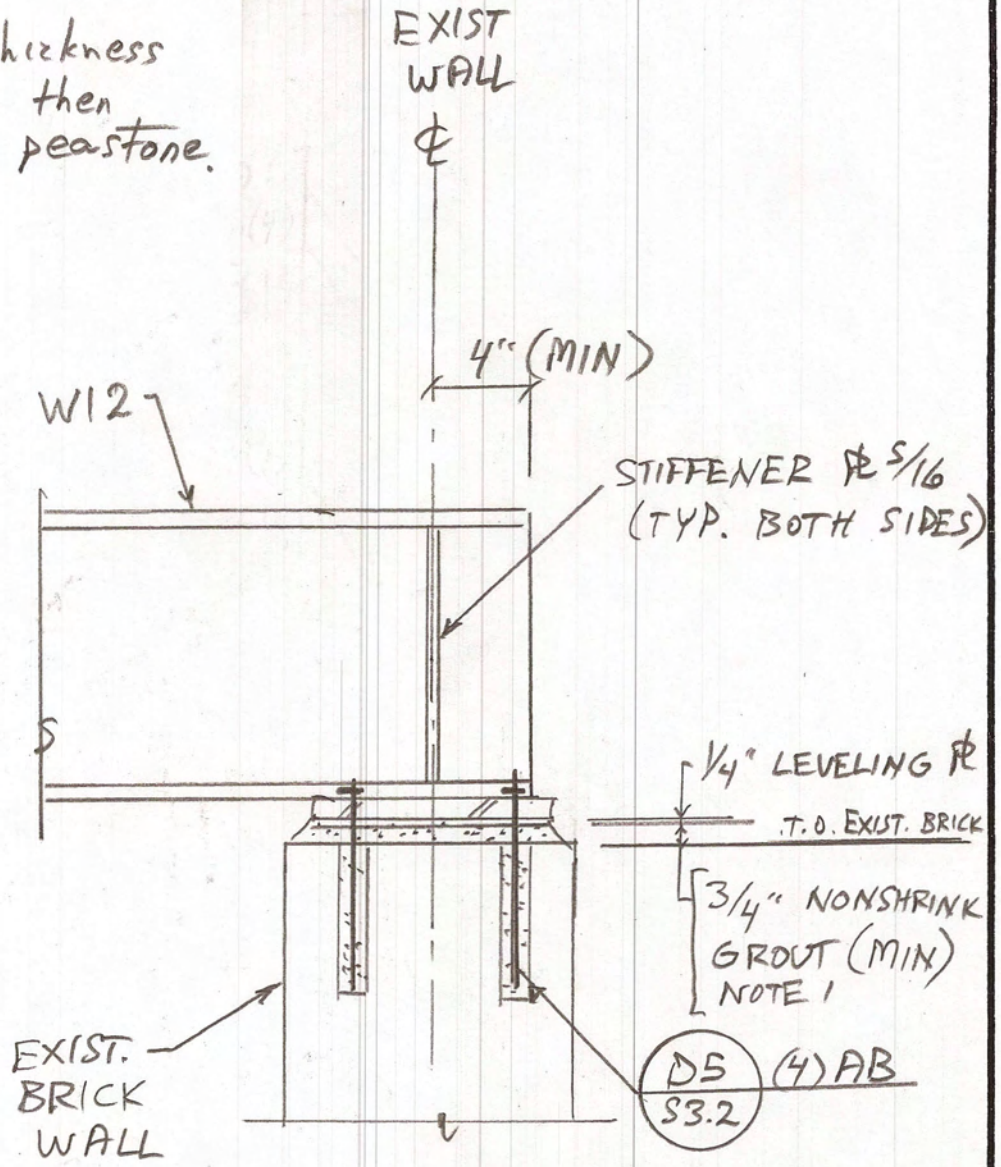
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SK-S8

NOTES:

1. If grout thickness exceeds 2" then add 3/8" peastone.



SK-S9 SECTION
1/2-1'-0"

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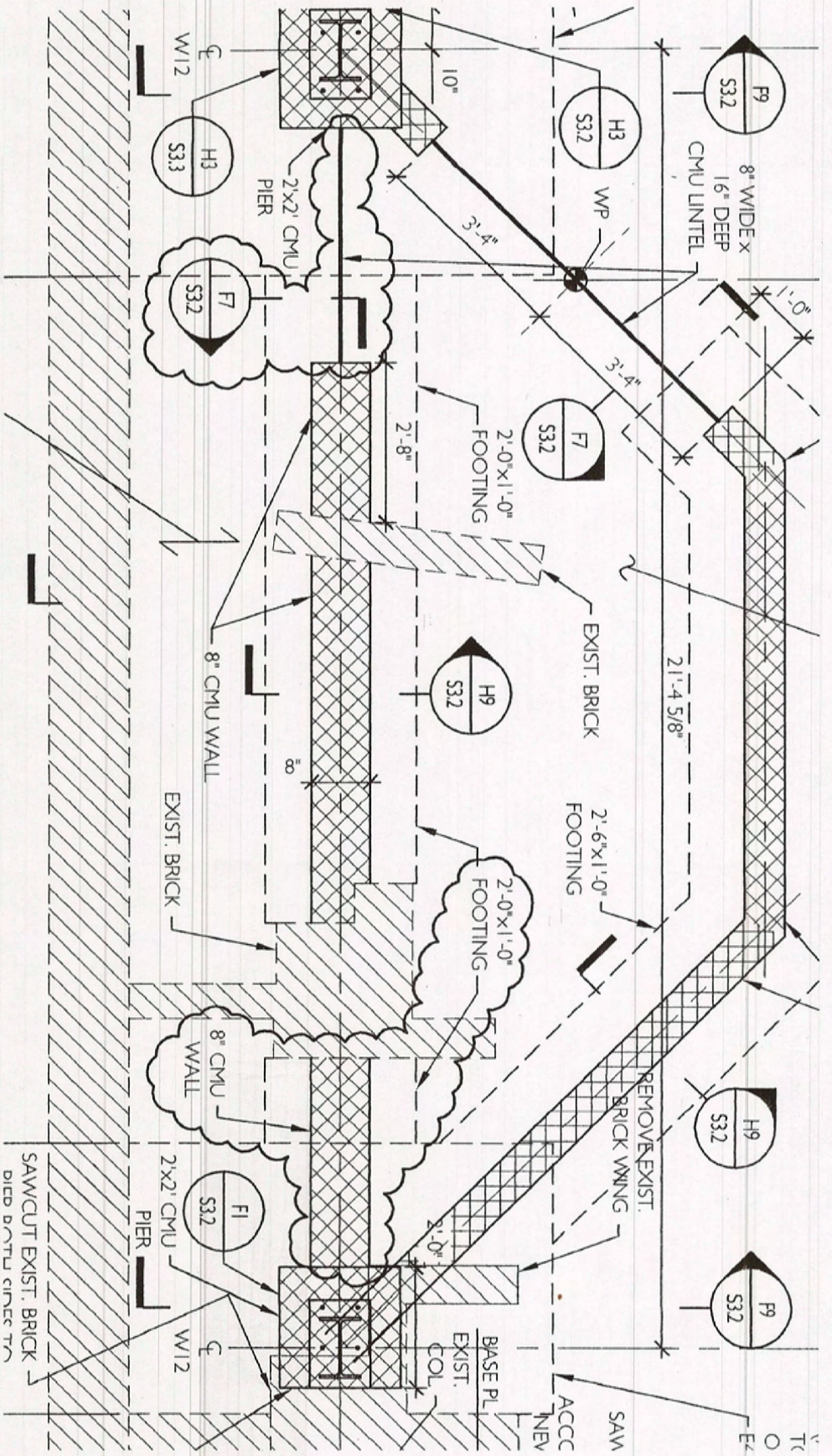
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SK-S9



SK-S10

REVISIONS TO S2.1 FOUNDATIONS

SCALE: 3/8" = 1'-0"

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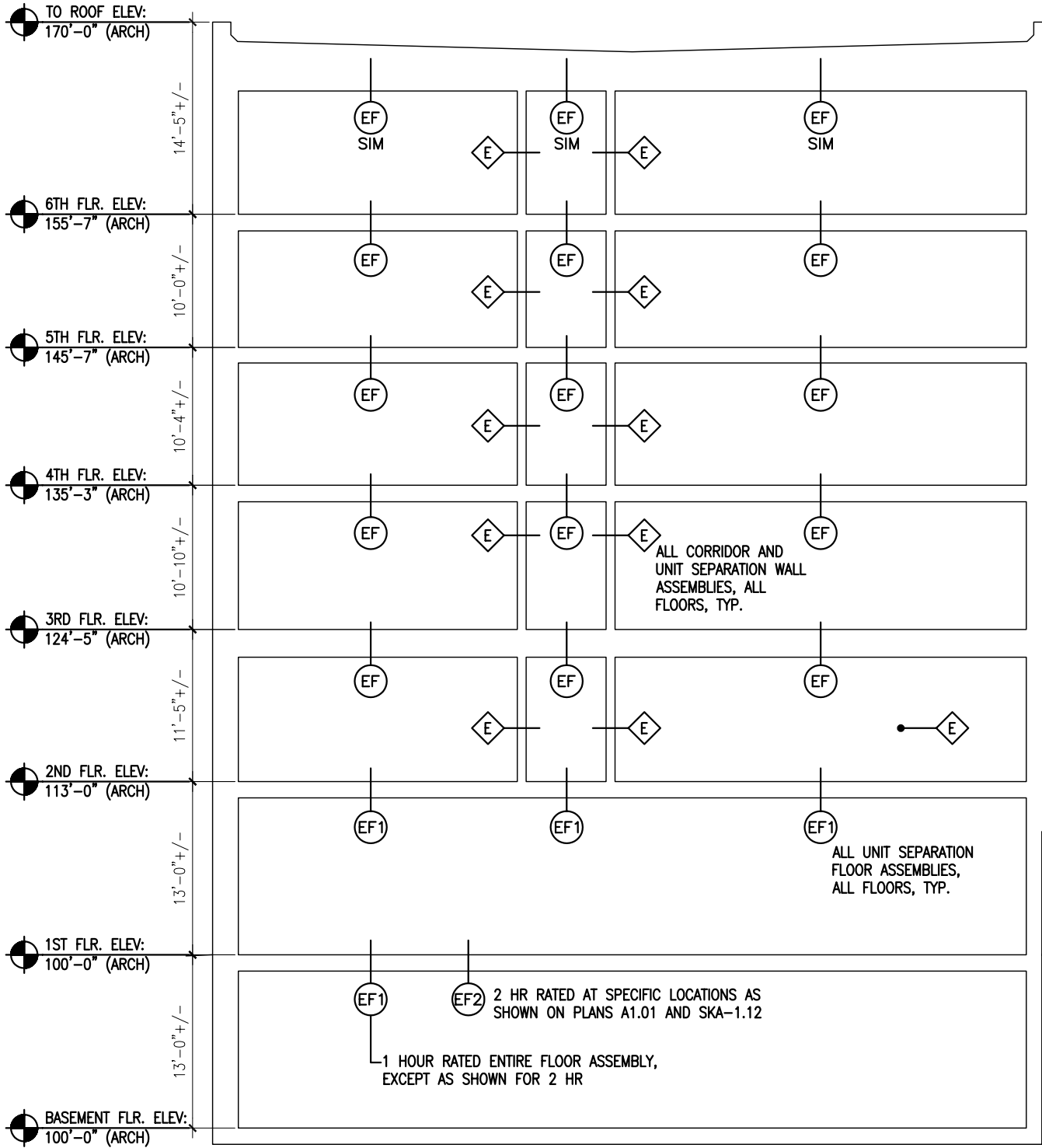
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SK-S10



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Project
RENOVATIONS TO
645 CONGRESS ST.
PORTLAND, ME 04101

PROJECT #: 08.436

Drawing Title:
EXISTING AND NEW RATINGS
COMMON WALLS AND FLOOR
CEILINGS

Scale: NTS
Date: ADDENDUM NO. 2 6/15/2009

Drawing Number:

SKA-1.11