

**CRESCENT HEIGHTS**

**ADDENDUM #2**

April 29, 2009

*The following items hereby amend and supersede the plans and specifications dated April 2, 2009 for the above referenced project.*

<i>Specification Section</i>	<i>Title</i>	<i>Description</i>	
2- 1	011000	Summary	Parking will not be possible at the MMC Garage. The Contractors shall make their own arrangements for parking.
2- 2	042000	Masonry	On Drawings A9.1 - 3 wood LVL headers are shown at the landings which will be provided with surface mounted stirrup anchors at each end. At each of these locations provide full grouting of the CMU wall. Landing joists shall be anchored to walls with ledger per Dtl 8/S3.2.
2- 3	055213	Railings	Where railing runs terminate adjacent to a sidewall, extend top rail to sidewall and provide a bar sized clip angle at the underside of the rail to brace to wall.
2- 4	072100	Insulation	For rigid insulation, shiplap products may be used where plans and specs call for tongue and groove.
2- 5	076200	Metal Flashing	See the attached sketch for trim associated with metal siding.
2- 6	085413	Windows	Item 2.3.A: Add "Glazing at the following windows shall be tempered glass: C-G5, F-101, F-103, B-201, B-204, B-301, B-302, B-305, B-306, B-322".
2- 7	087100	Hardware	Add Hardware Set HW 10 for Doors G00.8 and G00.9. See attached sketch SK9.
2- 8	087100	Hardware	Add Hardware Set HW 6 delete "Exit Device (Function F)". Add therefore "Passage Set (Function C). Add also the following note: "At Door 100.2 add Exit Device (Function F)."
2- 9	087100	Hardware	Add the following Hardware Set - "HW 9 For Door G00.7 Include 3 Pr. Hinges, Surface Bolts, Sargent 485 Deadlock.
2- 10	087100	Hardware	Add wall mounted door hold open magnets at Door G00.5 and two added doors at the Bike Room, G00.8 & G00.9. Provide Sargent 1501/1503.
2- 11	0871000	Hardware	Item 2.11.B.2.a: Change total of master keys to eight (8). Of these four (4) grandmaster keys shall be placed in the Knox Box.
2- 12	088000	Glazing	See items below for glazing types.
2- 13	096513	Stair Treads	Item 2.2.A.1.a: Delete "Flexco 650 Square Nose." Add therefore "Flexco 675 Square Nose."
2- 14	105500	Postal Boxes	Design is based on products by Auth-Florence (2.1.A.1.b). Cut sheet and USPS approval is attached.
2- 15	210000	Fire Sprinklers	The standpipe shall be located in the northwest corner of Stair #1.

	<i>Drawing</i>	<i>Title</i>	<i>Description</i>
2- 16	A 1.1	Ground Floor	Add partitions and doors to change the bike alcove into the Bike Room. See attached sketch SK 9.
2- 17	A 2	Elevations	Elevations show below grade waterproofing. Area of below grade vault type concrete slab shows both spray membrane first coat followed by sheet membrane. Refer to Section 071300. See also building sections through the vault slab.
2- 18	A 4.1	Exterior Walls	At Exterior Wall Types the Air Infiltration Barrier called refers to "Weather Resistant Building Wrap" by Section 062113, Item 2.2.
2- 19	A 4.1	Exterior Walls	Wall Type W2: Change 15# felt to 30# felt.
2- 20	A 4.1	Exterior Walls	Wall Type W3: Delete "Air and Water Barrier." Add therefore "Bituminous Dampproofing Membrane."
2- 21	A 4.1	Exterior Walls	Wall Type W4: Delete "Air and Water Barrier." Add therefore "Bituminous Dampproofing Membrane."
2- 22	A 4.1	Floor / Ceiling	Floor Ceiling Type F5: Delete "Parking Garage." Add therefore "Crawlspace."
2- 23	A 8.1	Partition Types	Partition Type 1: The 3 1/2" acoustic insulation is fiberglass.
2- 24	A 8.1	Partition Types	Partition Type 2: Change the 3" Thermafiber SAFB to 3 1/2" Thermafiber SAFB.
2- 25	A 9.2 + 3	Stair Details	Headers shown shall be anchored to walls with Simpson HUC410 with TITEN screws into grouted cells or solid concrete. CMU anchors shall be 1/4" x 2.75". Concrete anchors shall be 1/4" x 1.75".
2- 26	A11.1	Door Schedule	Ground Floor Common Area Door #G00.3: Add 45 min. fire rating
2- 27	A11.1	Door Schedule	Hardware for Door G00.7: 3 pr. hinges, Surface Bolts, Cylindrical Deadbolt With Inside Turn Lever Sargent 485 or equal.
2- 28	A11.2	Door Types	Change dimensions between door edges and glass from 6" to 7".
2- 29	A11.2	Door Types	Glass at Door Type 5 shall be FG fire rated glass.
2- 30	A11.2	Door Types	Glass at Door Type 6 for Door 100.1 shall be tempered insulating glass consisting of two 1/4" tempered glass layers with a 1/2" airspace.
2- 31	A11.2	Door Types	Glass at Door Type 6 for Door 100.2 shall be 1/4" tempered glass.
2- 32	A11.2	Frame Types	Glass at Frame Type F4 shall be 1/4" tempered glass.
2- 33	A11.2	Frame Types	Glass at Frame Types F2 and F3 shall be tempered insulating glass consisting of two 1/4" tempered glass layers with a 1/2" airspace.
2- 34	A12.1	Finish Schedule	Change the carpeting in Suites G01 and G02 from glue down to stretch-in type.
35	A12.2	Finish Details	Details 1 and 2: Note that these drawings are for purposes of showing the rough opening and fire separation of the mailboxes wall. Header and posts shall be provided per Drawings S1.2 and Dtl 5/S3.2.
2- 36	C 8	Site Layout	Provide additional bluestone paving to the west of the front door on Crescent Street. See attached sketch SK 6A.
2- 37	E 1.1	Ground Floor	Revise layout of bike alcove per attached sketch SK 9. Note changes to lighting, switching, emergency lighting and duplex outlets.
2- 38	E 3.2	Fire Alarm	Add devices to diagram for magnetic hold opens at Door G00.5 and the two added doors at the Bike Room see attached SK 9.
2- 39	S 1.1	Foundation Plan	Along 8 line, at the window in Suite G02 Bedroom 1, change the top of wall elevation from XXX-XX to 116'-0 1/2". This is a full thickness wall. Extend full thickness wall further north to the corner at the north side of the closet in Bedroom 2, as shown on Drawing A 1.1.
2- 40	S 1.2	First Framing Etc.	Delete Note 9. Stairs 1 and 2 are wood framed. See A9.1 - 3.
2- 41	S 3.2	Framing Details	At the stairs, the landing joists shall be anchored to walls using this detail.

# 4C Suite Options

**No calculating or configuring needed ... just three easy steps:**

- 1) Mix 'n match our extensive USPS Approved module options to suit your project's size and style.
- 2) Choose your compartment identification - use standard number placards or let us engrave the doors to suit your needs.
- 3) Select your finish color from eight architectural powder coat options. You're done!



## Need larger resident compartments?

Go ahead - configure within any mailbox module, double, triple, and even quadruple high doors which can all be substituted for other single tenant doors. This flexibility will allow customization within each mailbox module while still being USPS Approved. To see just how this option can affect a specific project, visit the industry unique online mailbox configurator at [florencemailboxes.com](http://florencemailboxes.com) to begin designing a fully configurable versatile™ 4C mailbox layout.



## versatile™ 4C Accessibility Details

Florence versatile™ 4C mailbox suites (Unit Heights)	Accessibility and Regulatory Standards Compliance			
	US Postal Service <sup>1</sup> STD-4C Installation	U.S. DOJ <sup>2</sup> ADA Standards	ICC/ANSI <sup>3</sup> A117.1 2003	IBC 2006 (Ref: ICC/ANSI) <sup>3</sup>
Suite A - 39"	YES	NO	NO	NO
Suite B - 18"	YES	YES	YES	YES
Suite C - 51-1/4"	YES	NO	NO	NO
Suite D - 21-1/2"	YES	YES	YES	YES
Suite E - 28-1/2"	YES	YES	NO	NO
Suite F - 56-1/2"	YES	NO	NO	NO
Suite G - 54-3/4"	YES	NO	NO	NO
Suite H - 40-3/4"	YES	NO	NO	NO
Suite I - 37-1/4"	YES	YES	YES	YES

<sup>1</sup>Standards Governing the Design of Wall-Mounted Centralized Mail Receptacles. Federal Register / Vol. 69, No 171 / September 3, 2004 / Rules and Regulations POSTAL SERVICE, 39 CFR Part 111.

<sup>2</sup>ADA Standards for Accessible Design, Department of Justice Code of Federal Regulations, 28 CFR Part 36, Appendix A, Section 4.2 Space Allowance and Reach Ranges. Americans with Disabilities Act Accessibility Guidelines (ADAAG).

<sup>3</sup>Accessible and Usable Buildings and Facilities, International Code Council/American National Standard Institute (ICC/ANSI A117.1-2003), Chapter 3 Building Blocks, Section 308 Reach Ranges. NOTE: The 2006 International Building Code (IBC 2006) also refers to this ANSI Standard for accessibility building guidelines as does the Federal Fair Housing Act Accessibility Guidelines.

### Notes:

All STD-4C compliant mailboxes must meet the U.S. Postal Service's design and installation regulation in order to receive the "USPS Approved" designation. Accessibility regulations may vary locally and regionally. Therefore, always consult local building code authorities for applicable accessibility codes related to your mailbox project.

A "Yes" rating in the chart above was assigned only if ALL mailboxes in the entire Florence versatile™ suite met the referenced regulation. A 4C suite that has been assigned a "No" rating will have SOME rows of mailboxes that DO meet the accessibility regulation, but others which do not. This "Accessibility Guide" is designed to help you determine which Florence 4C mailbox suite meets your individual project specifications. Consult local codes for accessibility requirements.

Sequential numbering (rather than assigning mailbox IDs that match apartment or house numbers) of mailbox compartments may allow greater flexibility in providing accessible mailbox compartments that meet accessibility requirements applicable to your project. Sequential numbering of mailbox compartments also provides greater security and privacy for your residents.

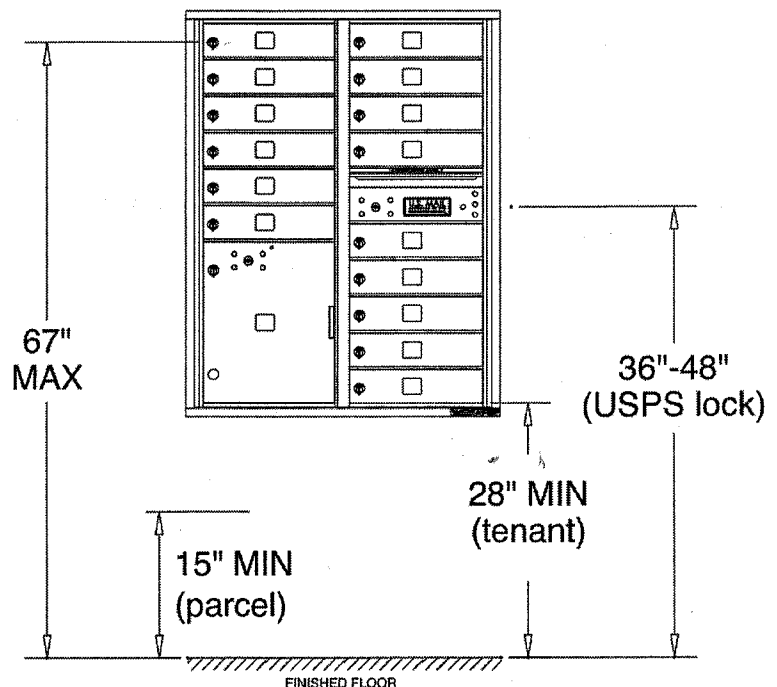
An Accessibility Guide for Florence's versatile™ 4C mailbox suites is available to assist you in selecting USPS Approved STD-4C compliant mailboxes which meet your project requirements and local accessibility codes. You may download this reference document by visiting our website at [florencemailboxes.com/downloads](http://florencemailboxes.com/downloads), or by contacting your local Authorized Florence Dealer.

## Meeting Proper Installation Specifications

Installation requirements specified in the U.S. Postal Service STD-4C regulation are outlined below. Florence Manufacturing STD-4C product installation instructions adhere to USPS regulations. For reference, versatile™ 4C suite A is shown below. Other suite installation details are available by contacting your local Authorized Florence Dealer or by going online to [florencemailboxes.com](http://florencemailboxes.com).

Installation requirements specified in the U.S. Postal Service STD-4C regulation are outlined below:

1. At least one customer compartment shall be positioned less than 48 inches from the finished floor.
2. No parcel locker compartment (interior bottom shelf) shall be positioned less than 15 inches from the finished floor.
3. No patron (tenant) lock shall be located more than 67 inches above the finished floor.
4. No customer compartment (interior bottom shelf) shall be positioned less than 28 inches from the finished floor.
5. The USPS Arrow lock shall be located between 36 and 48 inches above the finished floor.





## MECHANICAL SYSTEMS ENGINEERS, INC.

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

4/27/2009

Winton Scott Architects  
5 Milk Street.  
Portland, ME 04101

RE Crescent Heights  
Addendum #2

### Addendum to the plans and specifications

- Add Sketch SKM-5.1
- Change Specification *230000 Mechanical* as follows

Change *2.15 Cabinet Unit Heaters* to read  
*2.15 Cabinet Unit Heaters and Fan Coil Unit.*

Add to the *2.22 Automatic Temperature Controls (ATC), N. Description of Operation.*

9. Fan Coil Unit FC-1
  - a. Wall-mounted thermostat to open zone valve and activate fan on a call for heating.
  - b. When any of the BF-1 pressure contactors close, open damper on outside air louver. Note - each of the BF-1 dryer exhaust vent blowers will have a factory supplied and installed pressure switch.
  - c. Install freeze stat in ductwork to close outside air damper if freezing conditions are measured.

Kurt Magnusson, P.E.



**Crescent Heights**  
**Portland, Maine**

Winton Scott Architects

**ADDENDUM**  
April 29, 2009

SPECIFICATIONS

Section 28 31 13 – Fire Alarm System

**MODIFY** Paragraph 2.10 as follows:

- A. Provide a municipal fire alarm master radio transmitter panel as manufactured by *AES Incorporated* for communication of “House” fire alarm signals to the City of Portland Fire Department by means of antennae transmission. Provide the transmitter panel and antennae as approved by the City Fire Department as being compatible with the City’s existing municipal alarm system.

**ADD** Paragraph 3.1.E as follows:

- E. Install the municipal fire alarm master radio transmitter panel beside the fire alarm control panel in Mechanical Room G06. Install the system antennae on the roof and provide interconnecting coaxial cable between the transmitter panel and the antennae. Coordinate the antennae location with the Architect prior to installation. Ground the transmitter panel to the facility ground system and a cold water entrance pipe. Also provide surge suppression for the antennae coaxial cable.

DRAWINGS

Drawing E1.1 Tel/IT/G07 Plan

**INDICATE** that the telephone and cable television service demarcation points shall be on the outside wall of the building and that the Contractor shall provide service cable from the demarcation points to the Tel/IT Room (telephone and cable television service shown on this drawing as being routed to Mechanical Room G06 shall be replaced with service cable routing to the Tel/IT Room). Local telephone/cable television cabling drops shall be terminated at the Tel/IT Room.

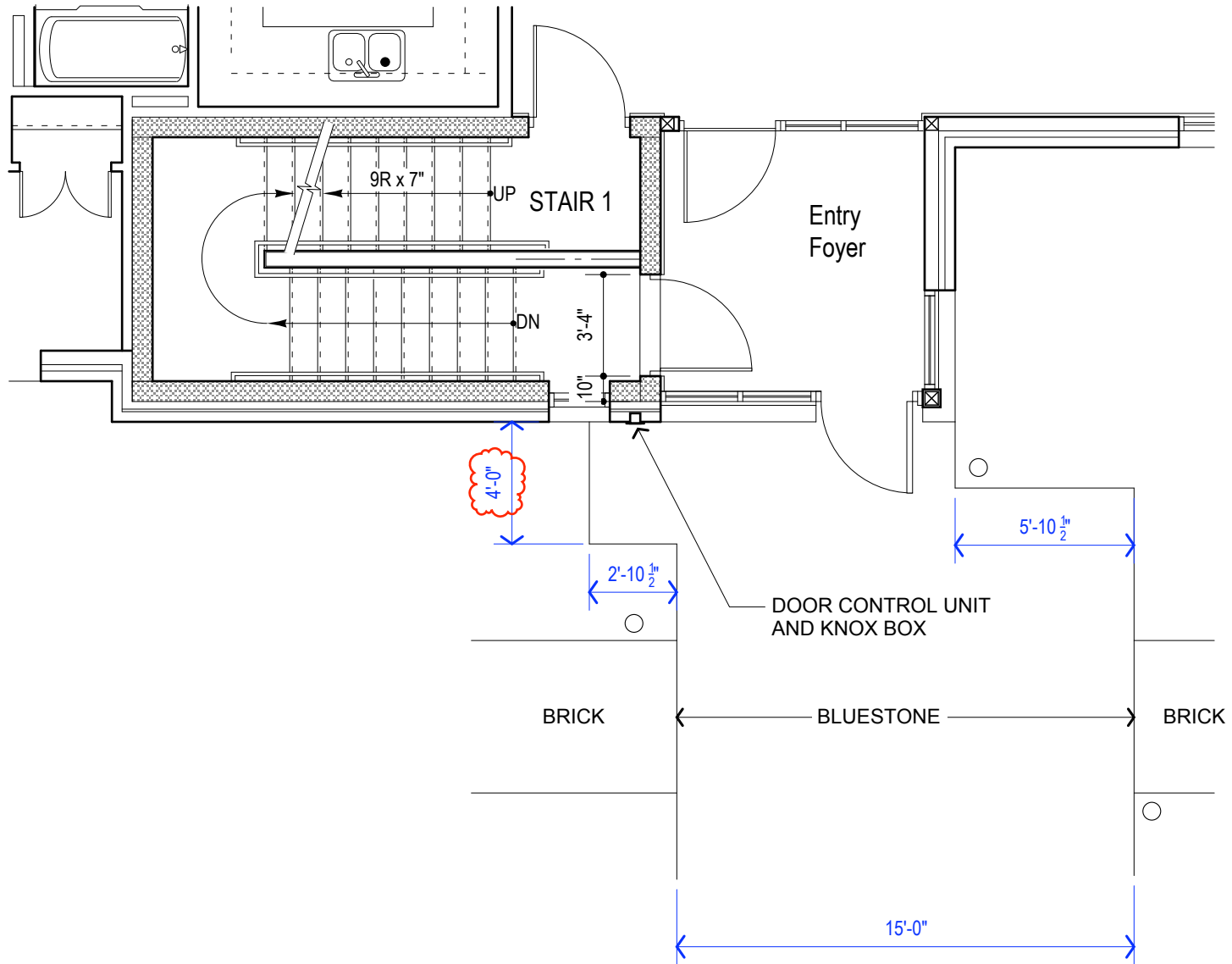
**DELETE** the references to the municipal fire alarm service cable.

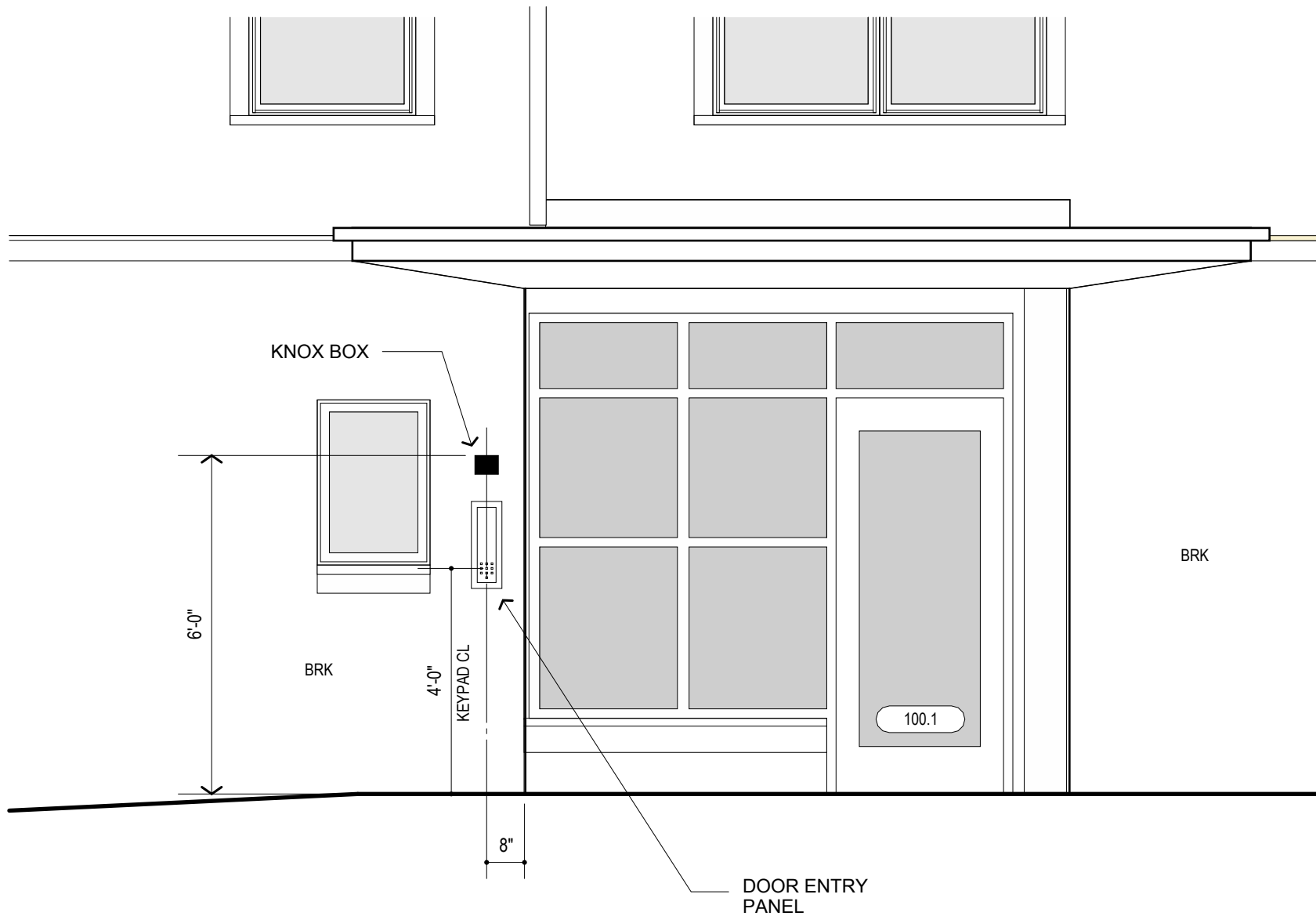
Drawing E0.1 Electrical Site Plan

**DELETE** Duct Section B.



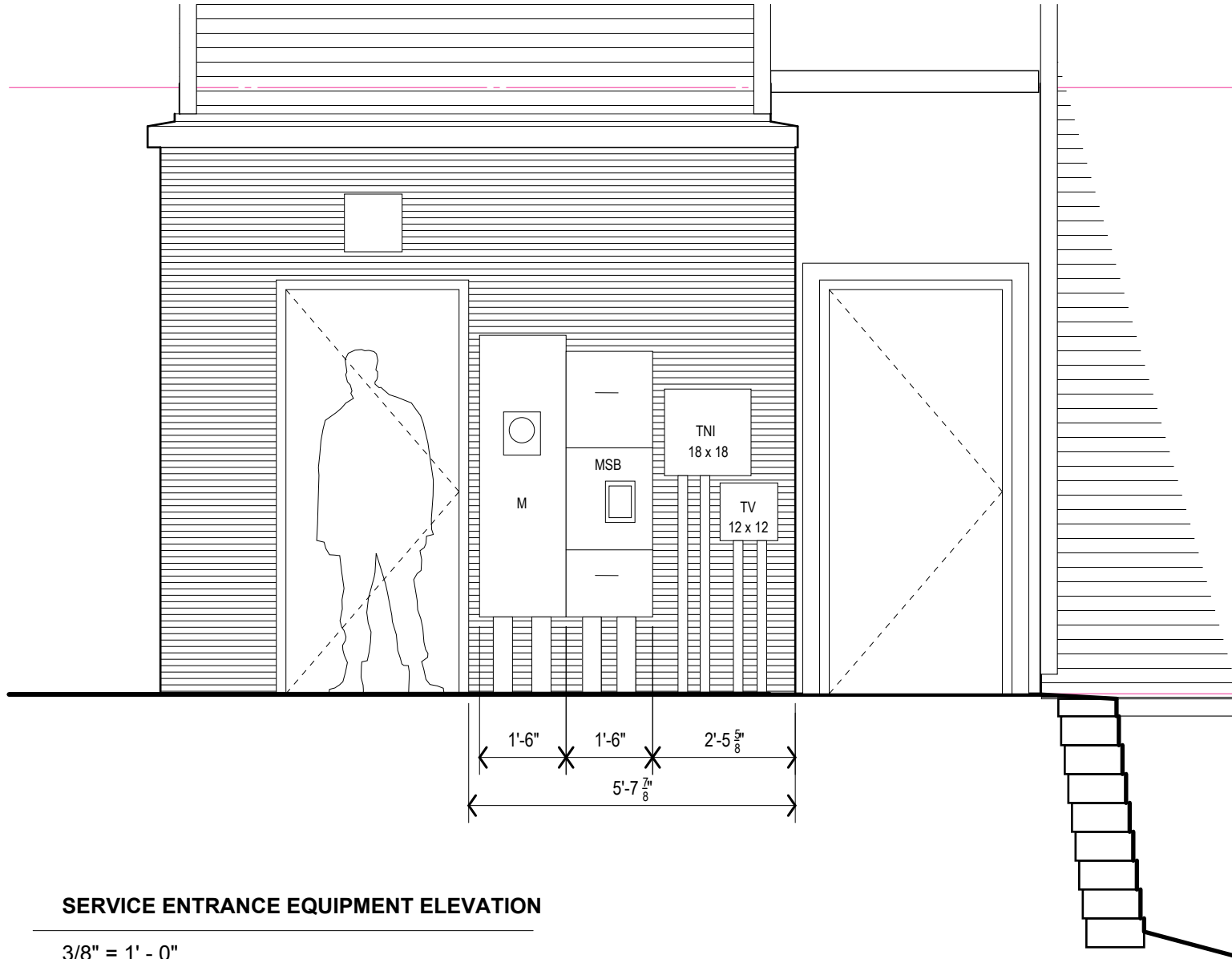






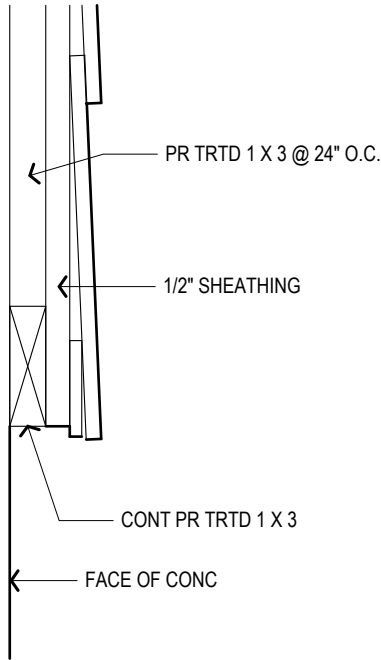
**FRONT ENTRANCE EQUIPMENT ELEVATION**

3/8" = 1' - 0"

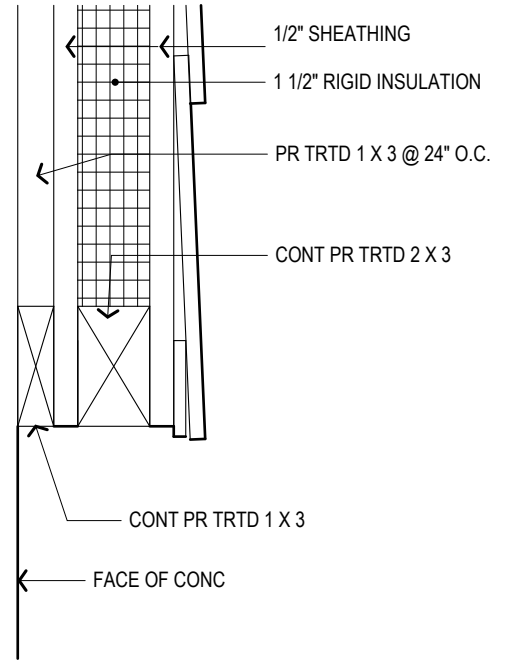


**SERVICE ENTRANCE EQUIPMENT ELEVATION**

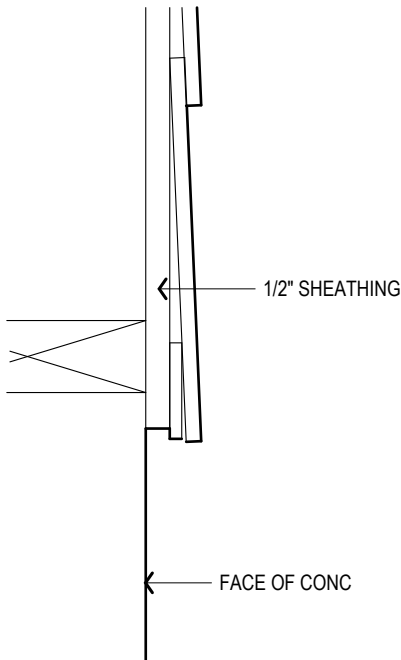
3/8" = 1' - 0"



BASE BID @ 1 LINE C TO F

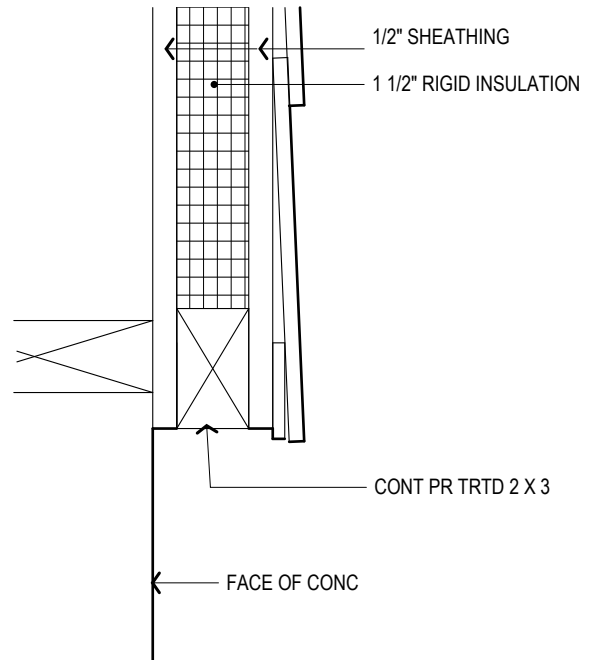


ALTERNATE #3 @ 1 LINE C TO F



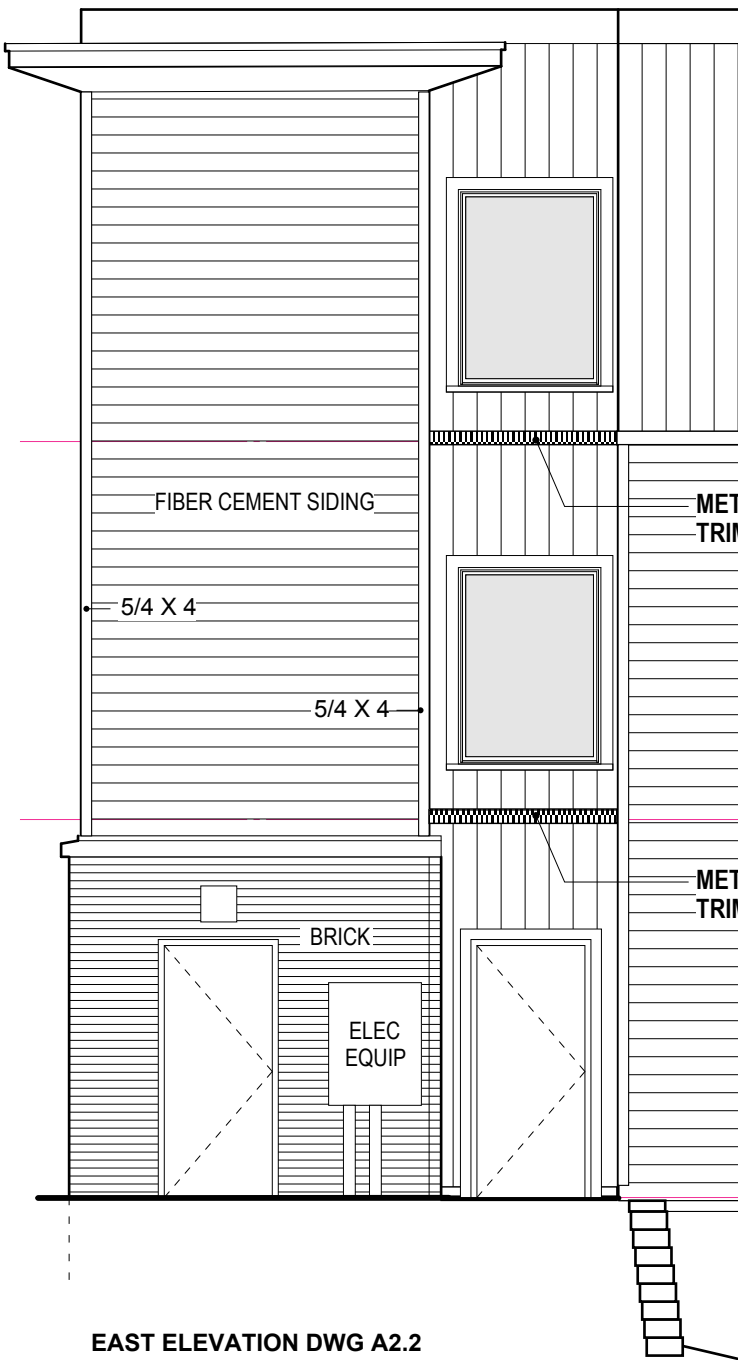
BASE BID @ THE FOLLOWING LOCATIONS:

C LINE 1 TO 5  
 5 LINE 12 L.F.  
 8 LINE 37 L.F.

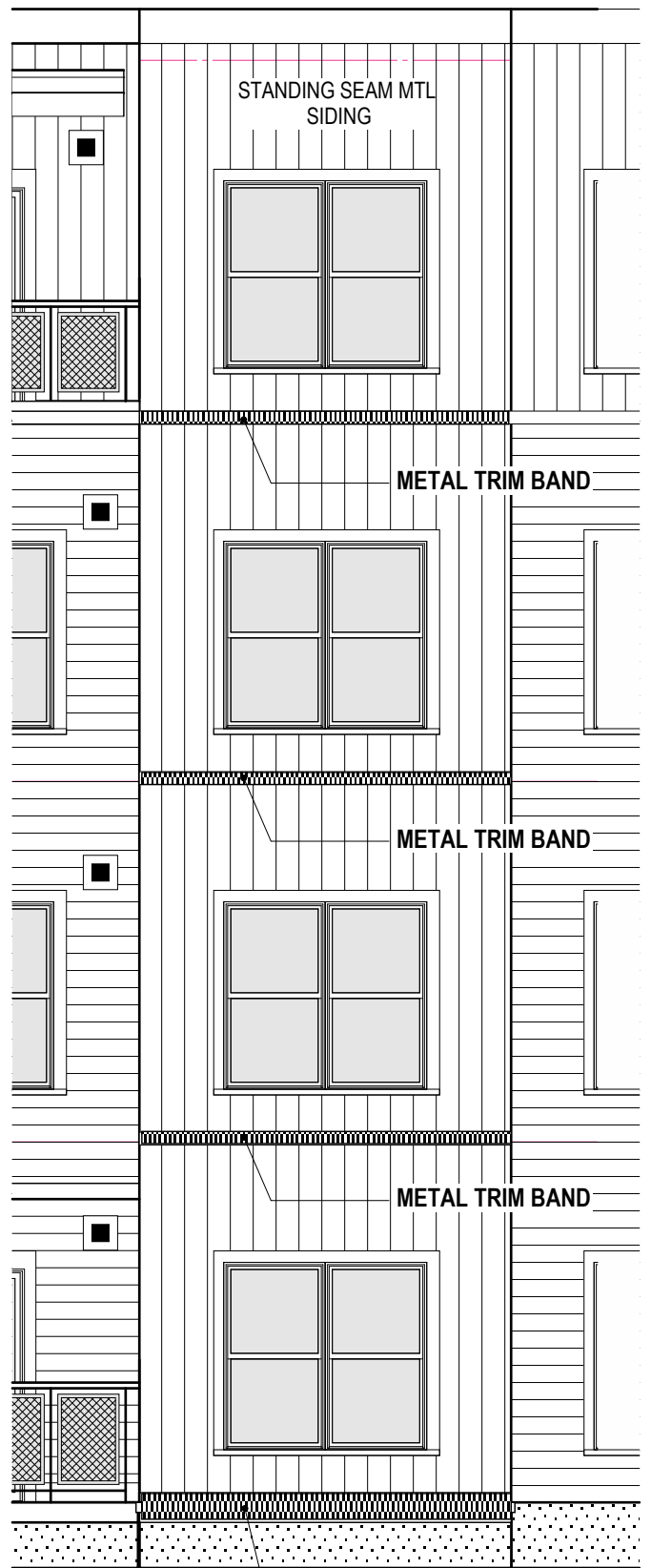


ALTERNATE #3 @ THE FOLLOWING LOCATIONS:

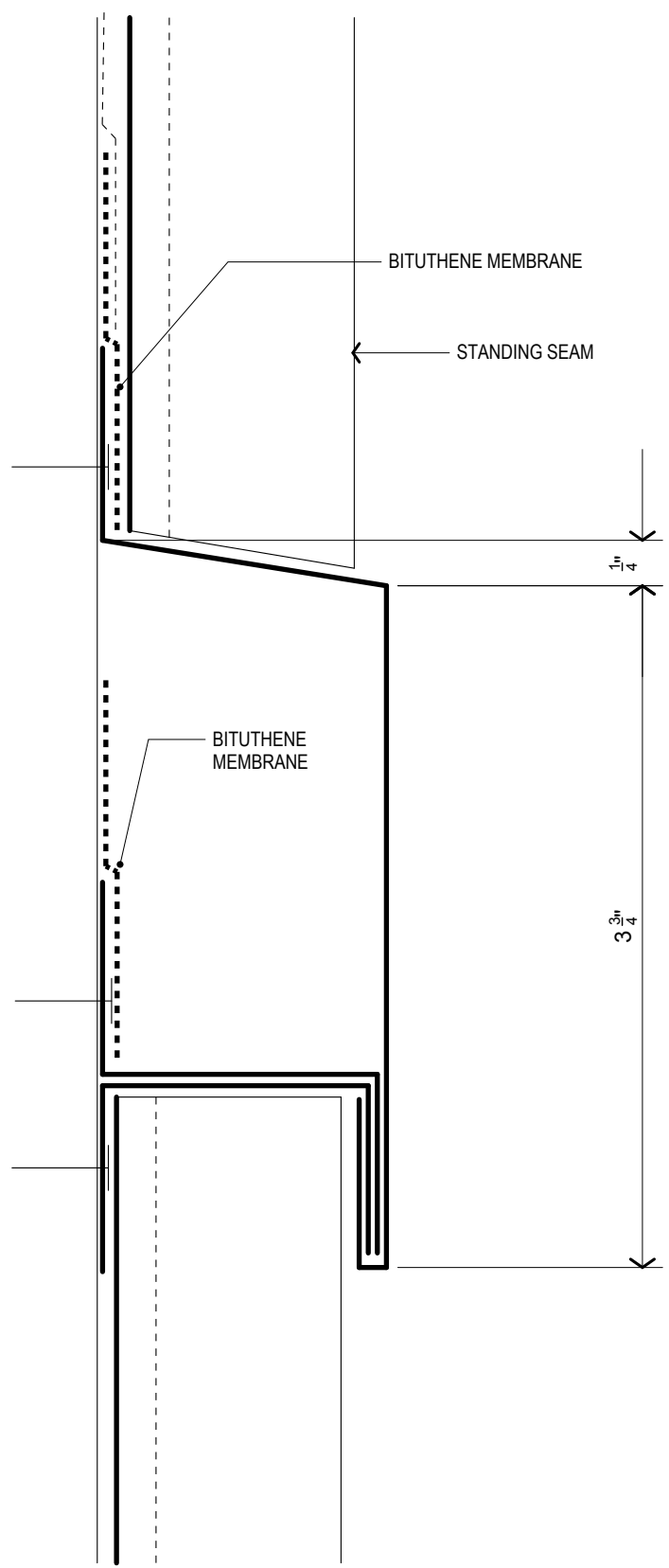
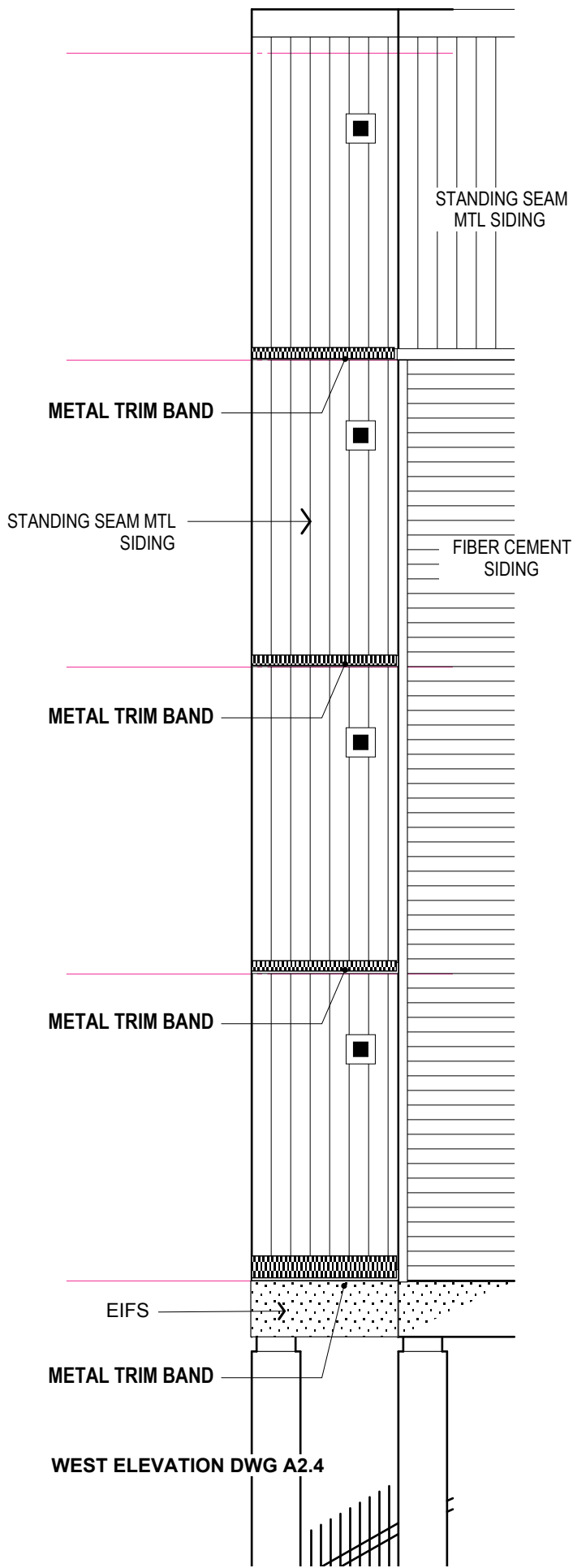
C LINE 1 TO 5  
 5 LINE 12 L.F.  
 8 LINE 37 L.F.



EAST ELEVATION DWG A2.2

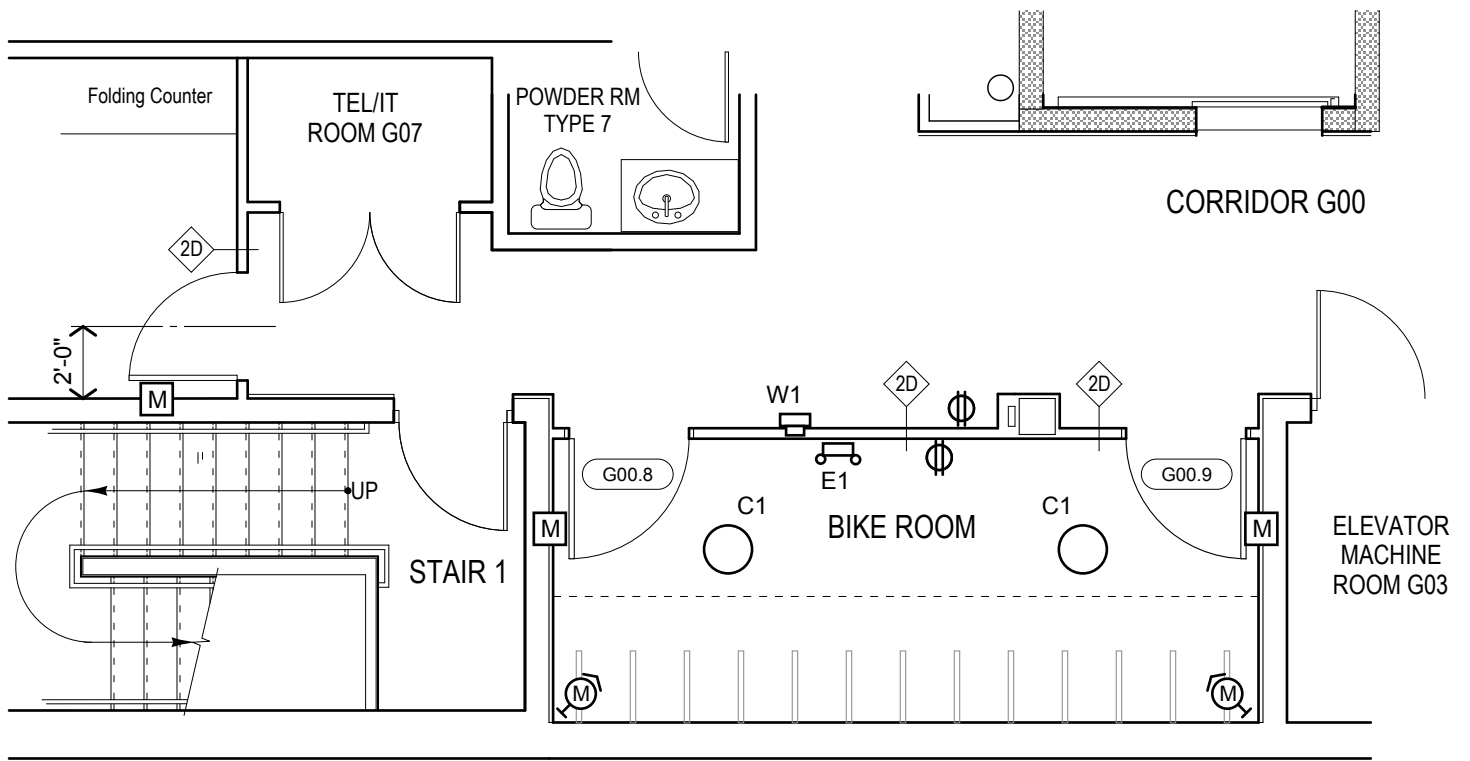


NORTH ELEVATION DWG A2.3



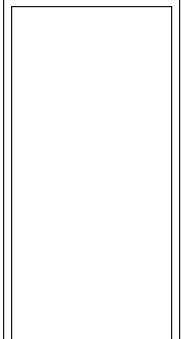
METAL TRIM BAND

FULL SIZE



LEGEND

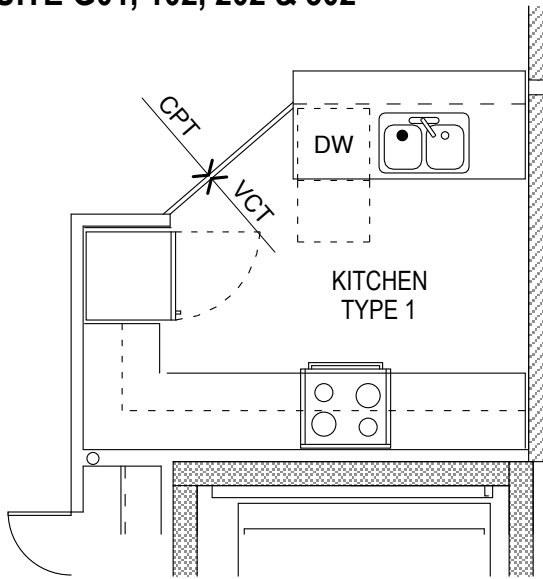
- M MAGNETIC HOLD OPEN BY 087100. WIRE TO FIRE ALARM SYSTEM



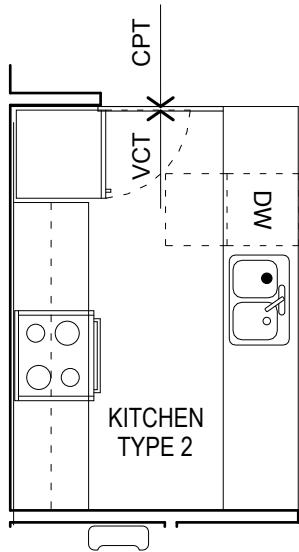
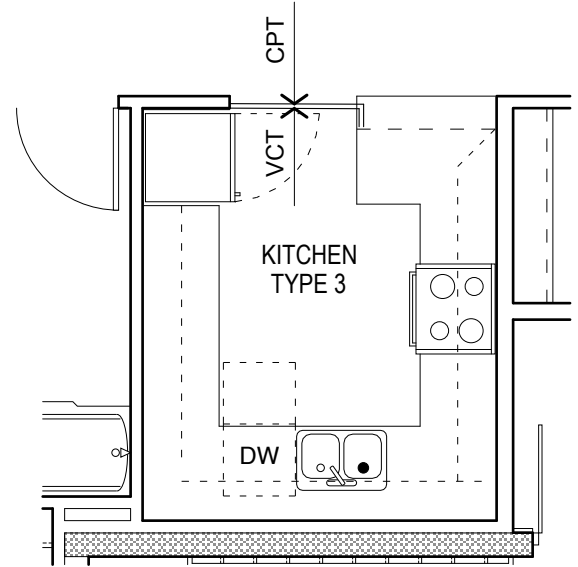
- 3'-4" x 7'-0" x 1 3/4" PTD HOLLOW METAL
- PTD HOLLOW METAL FRAME
- Hardware Set HW 10
- 1 1/2 PR HINGES
- MORTISE LOCKSET
- CLOSER
- KICKPLATE
- STOP
- HOLD OPEN MAGNET

**Doors G00.8 and G00.9**

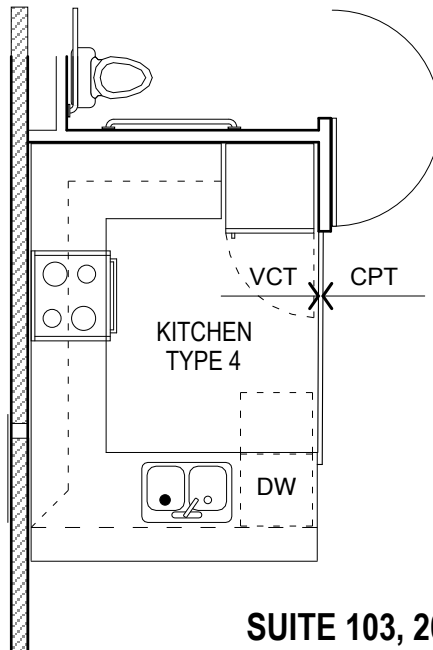
**SUITE G01, 102, 202 & 302**



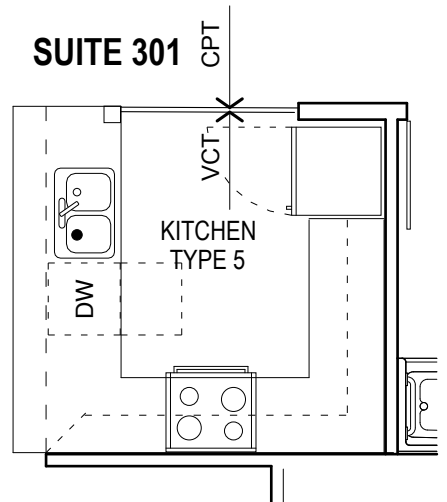
**SUITE 101 & 201**



**SUITE G02 & 303**

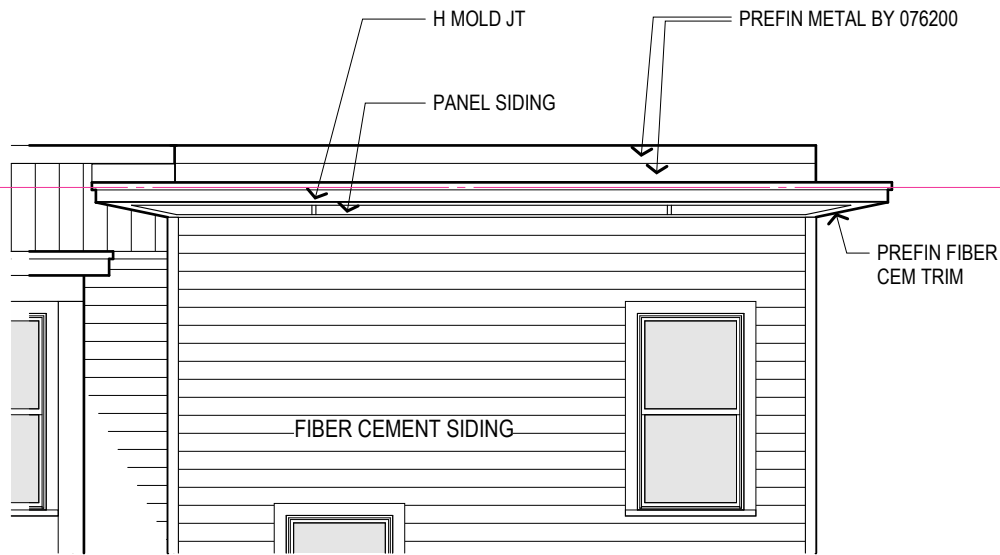


**SUITE 103, 203**



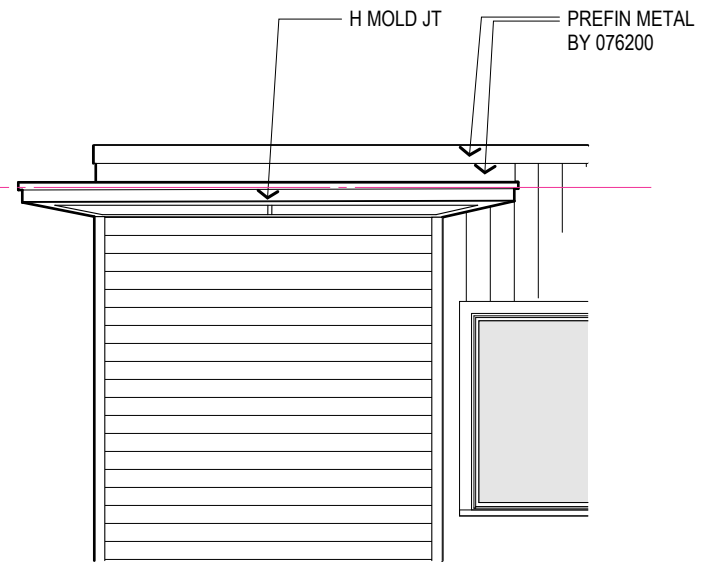
**SUITE 301**





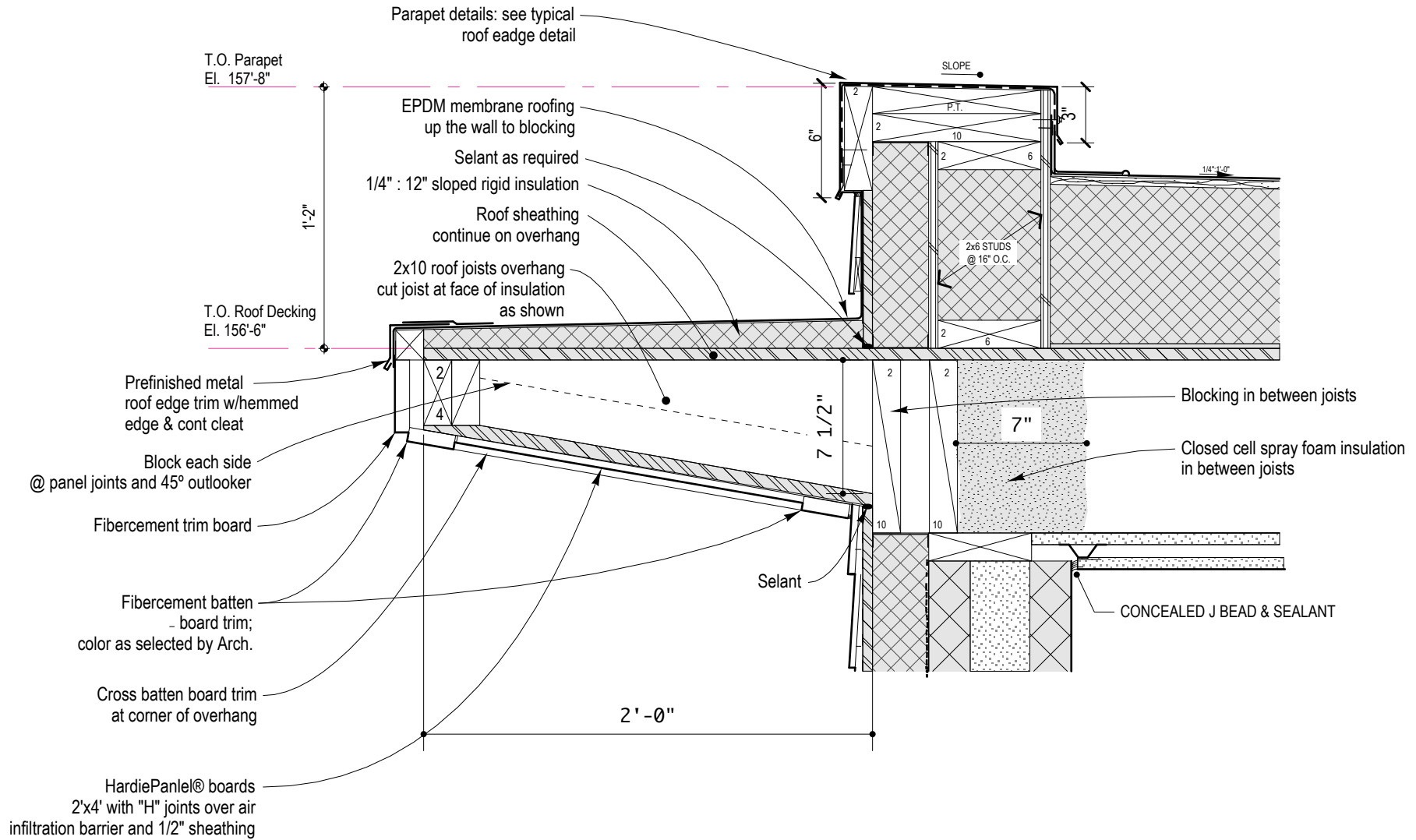
**FRONT ELEVATIONS**

3/16"=1'-0"



**SIDE ELEVATIONS**

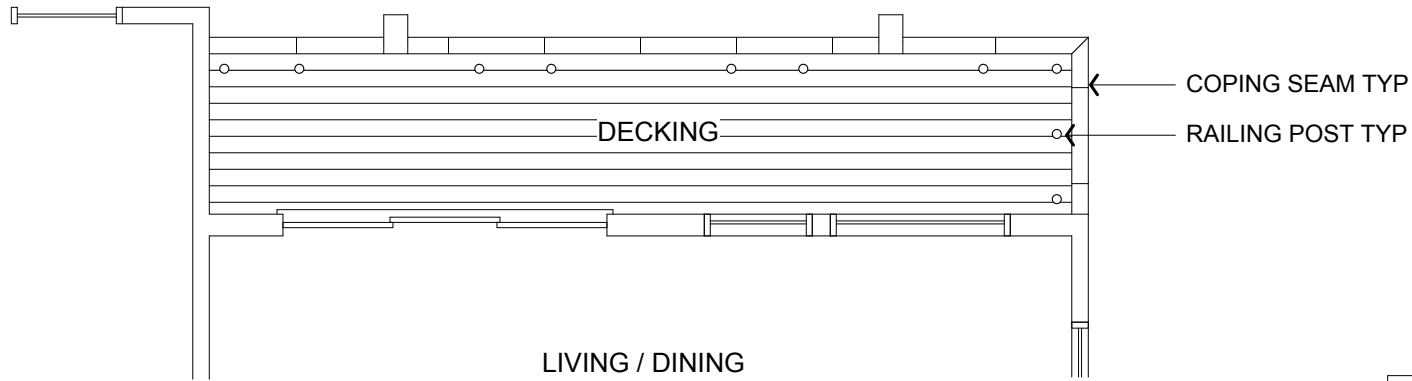
3/16"=1'-0"



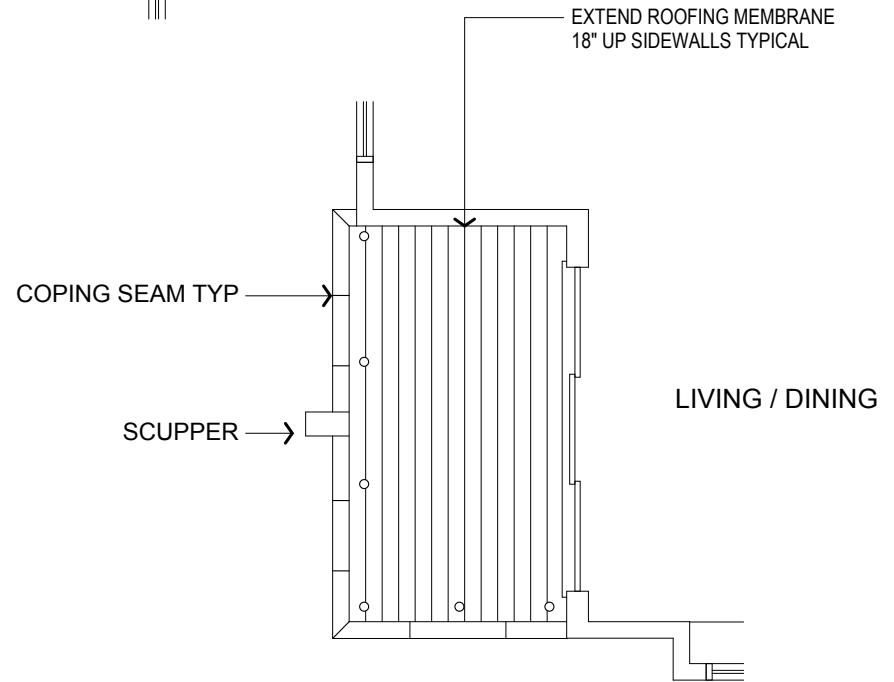
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# CORNICE DETAIL AT STAIR

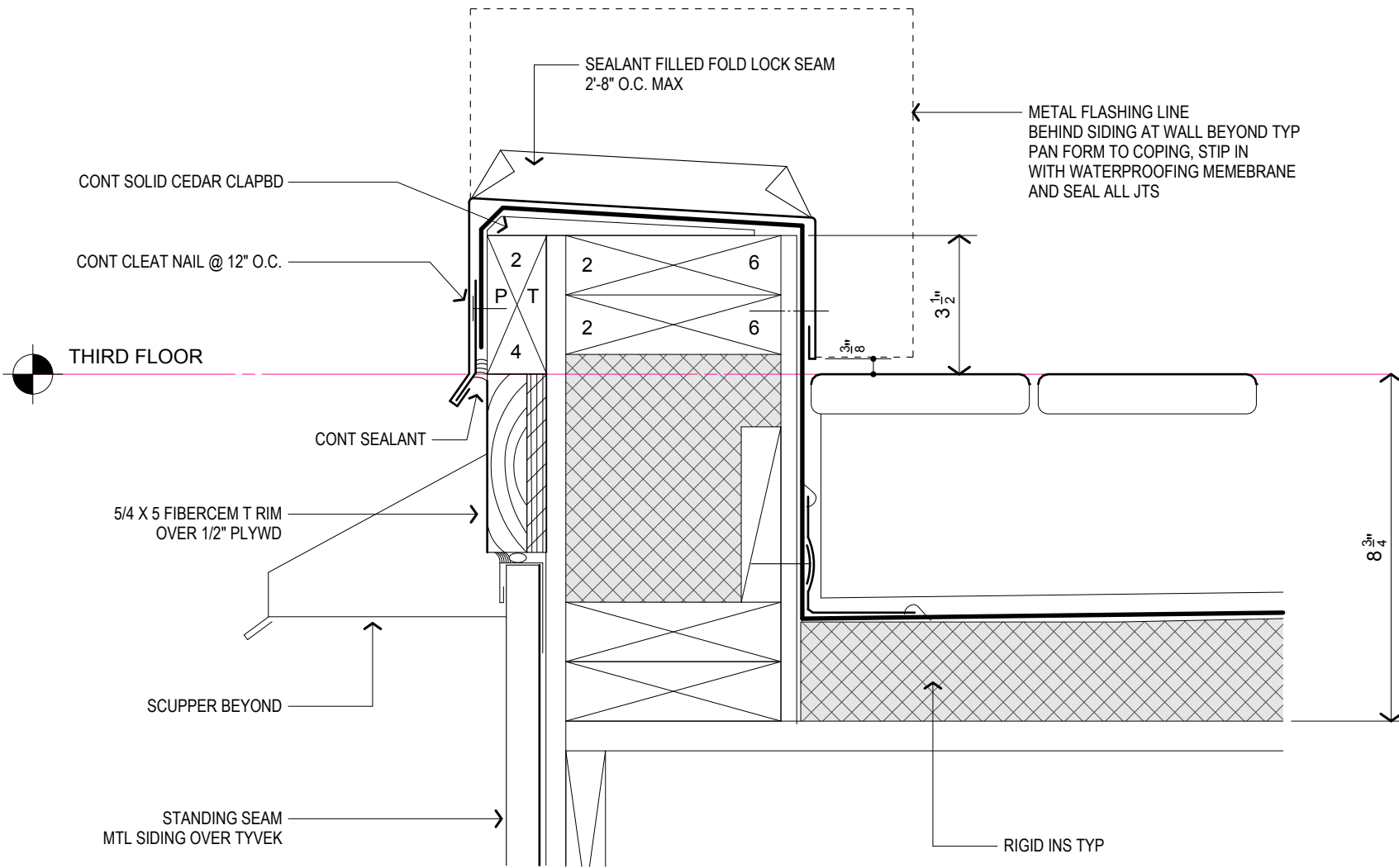
1 1/2"=1'-0"



**A** Suite 303 Deck Plan  
 3/16" = 1' - 0" REF DWG A5.4

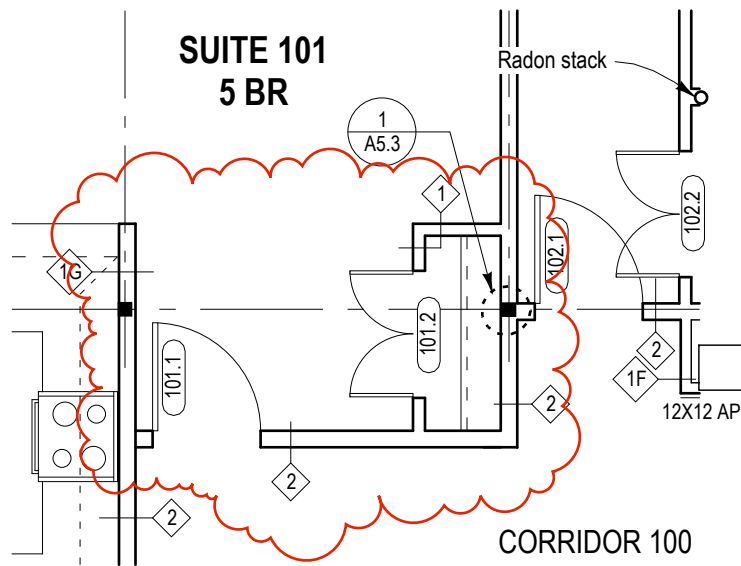


**B** Suite 301 Deck Plan  
 3/16" = 1' - 0" REF DWG A5.4

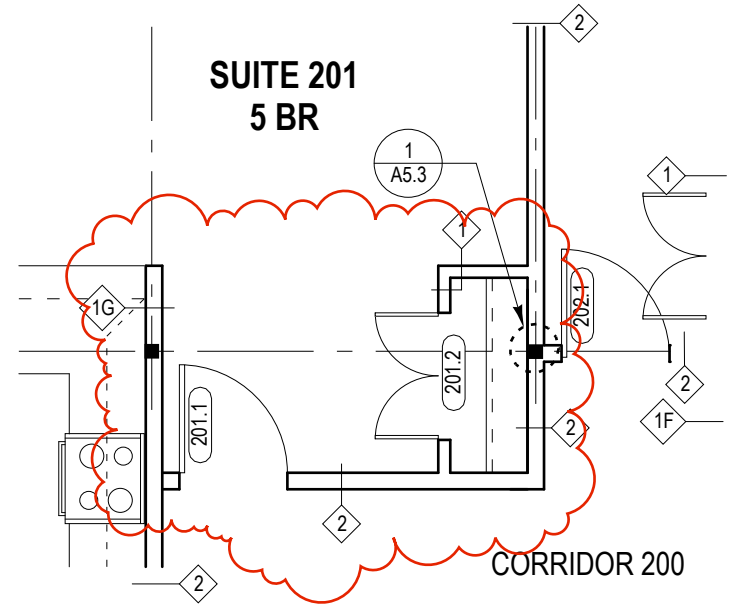


**Coping Section Detail @ Decks**

3" = 1' - 0"

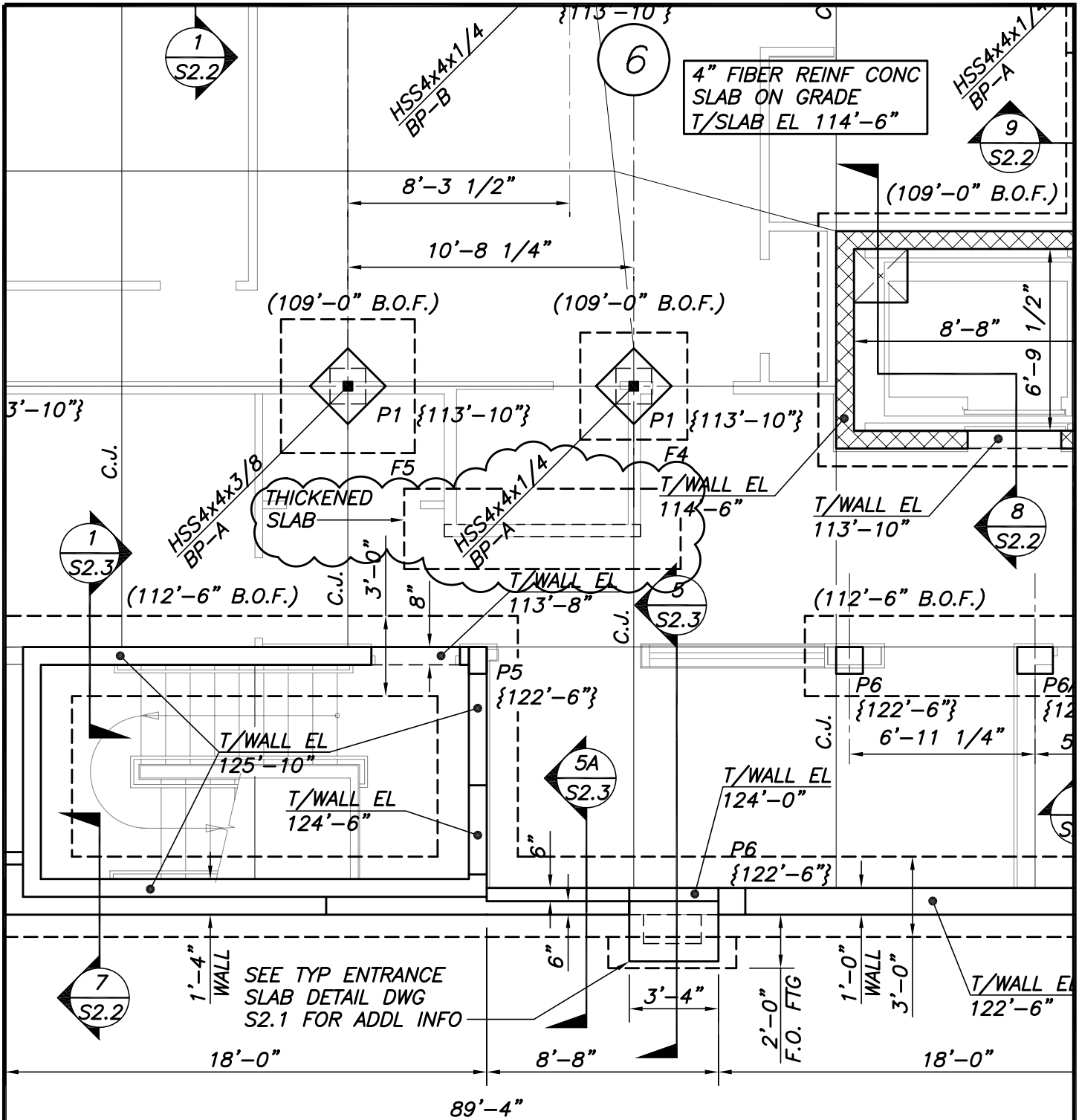


REF DWG A 1.2



REF DWG A 1.3

NOTE REVISED LAYOUT TO ALLOW BEARING WALL OPENINGS TO ALIGN VERTICALLY. SEE SKS 4 FOR ADDED FOOTING. EXTEND DRYWALL TO DECK AT CORRIDOR WALLS TYPICAL



REFER TO DWG S1.1

**BECKER**  
structural engineers, inc.

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

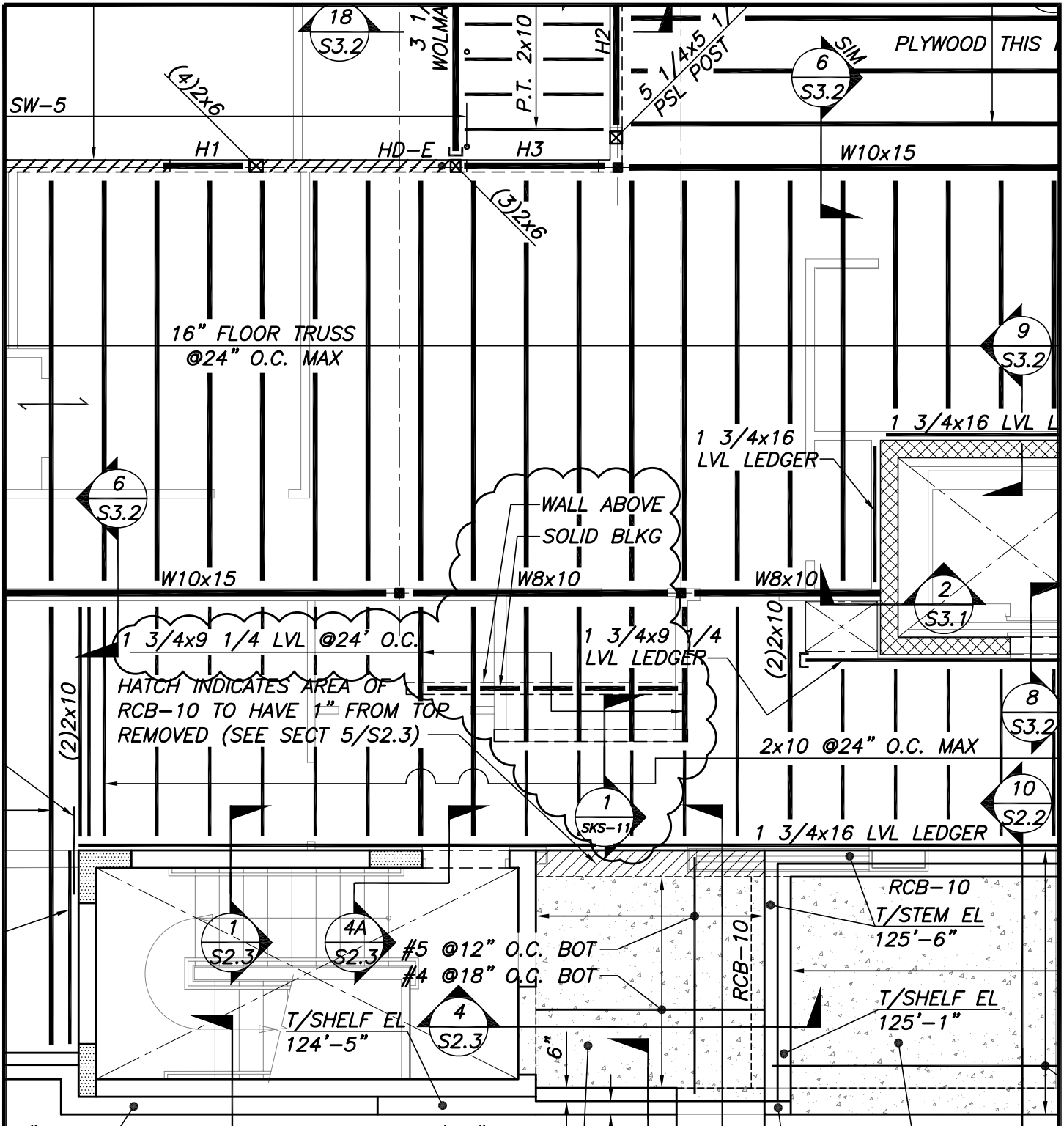
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed	NRM
Drawn	NRM
Checked	PBB
Scale	NOTED
Date	4/30/09

CRESCENT HEIGHTS  
PORTLAND, ME

Becker Job Number  
2035

SKS-4



REFER TO DWG S1.2

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structural engineers, inc.

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

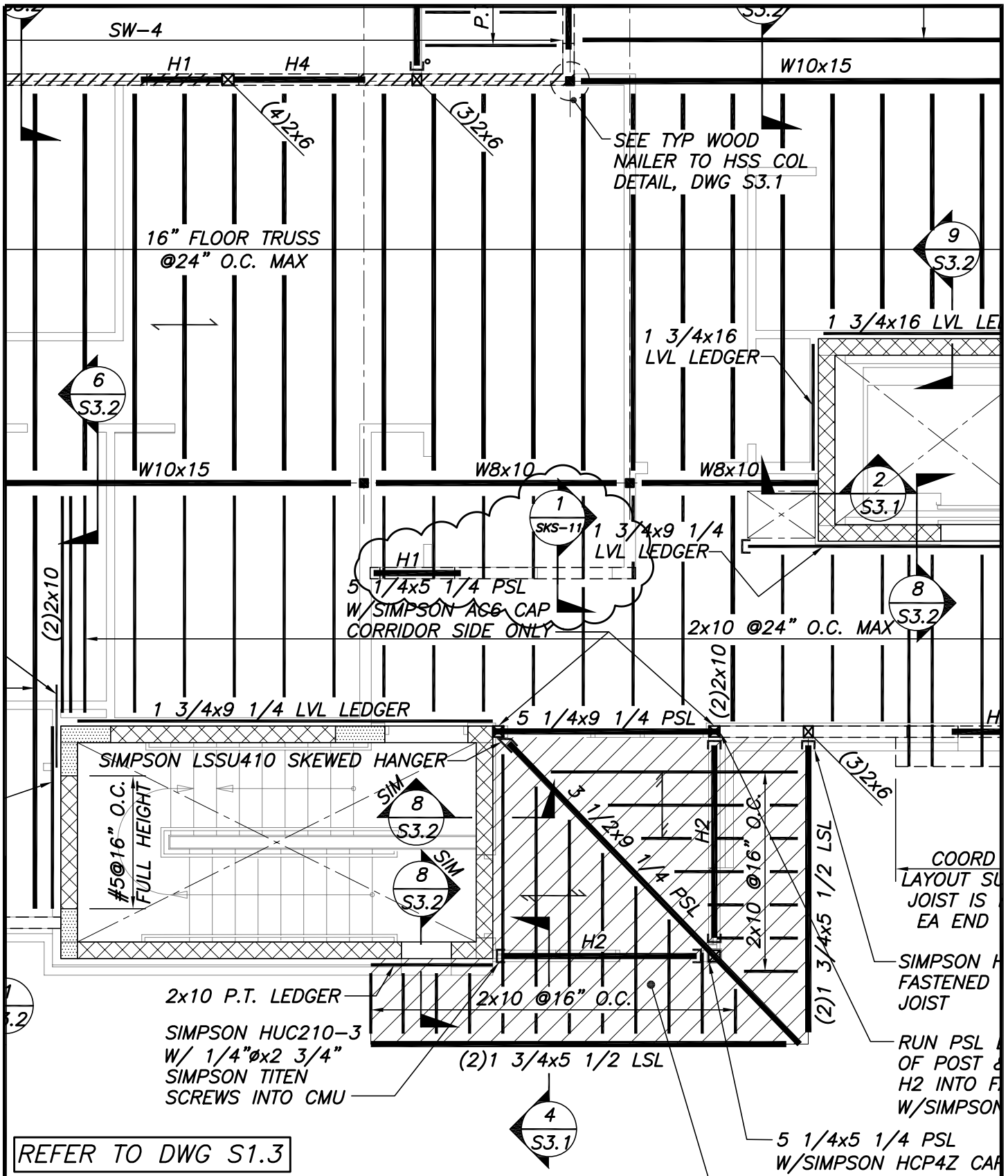
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed	NRM
Drawn	NRM
Checked	PBB
Scale	NOTED
Date	4/30/09

CRESCENT HEIGHTS  
PORTLAND, ME

Becker Job Number  
2035

SKS-5



**BECKER**  
structural engineers, inc.

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

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

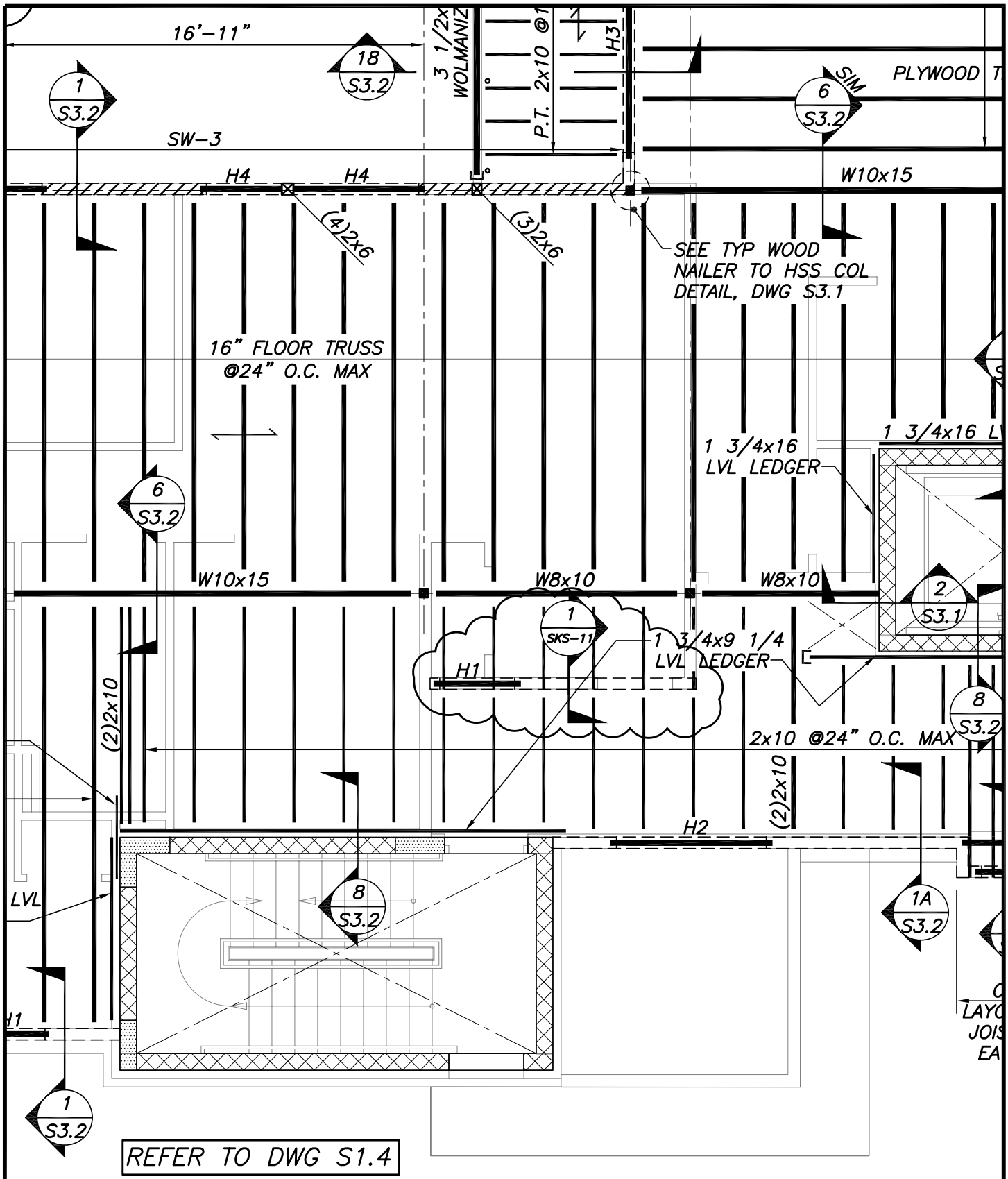
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Drawn	NRM
Checked	PBB
Scale	NOTED
Date	4/30/09

CRESCENT HEIGHTS  
PORTLAND, ME

Becker Job Number  
2035

SKS-6





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info@beckerstructural.com

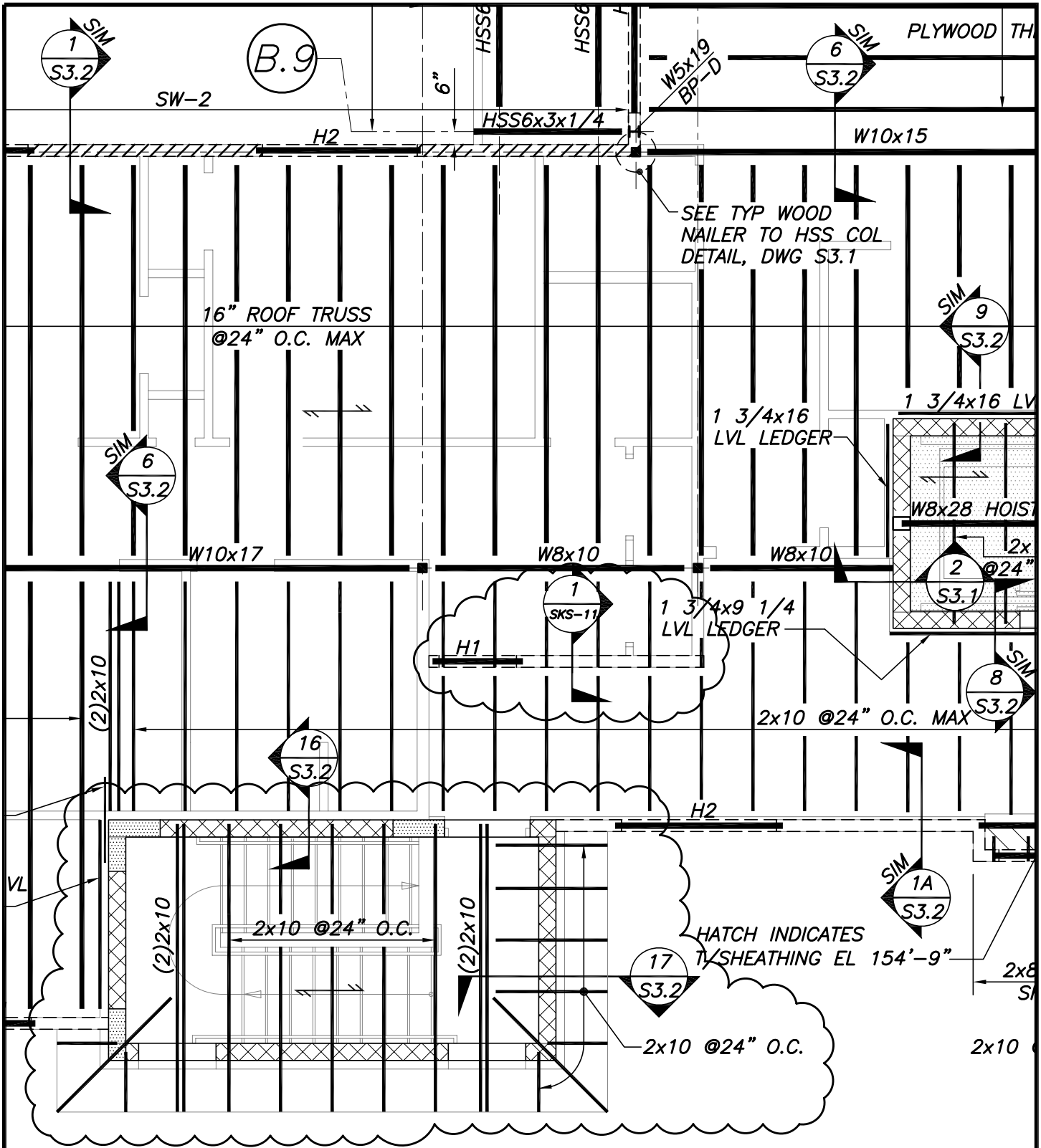
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed	NRM
Drawn	NRM
Checked	PBB
Scale	NOTED
Date	4/30/09

CRESCENT HEIGHTS  
PORTLAND, ME

Becker Job Number  
2035

SKS-7



INDICATES  
THING EL 154'-9"

REFER TO DWG S1.5

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info@beckerstructural.com

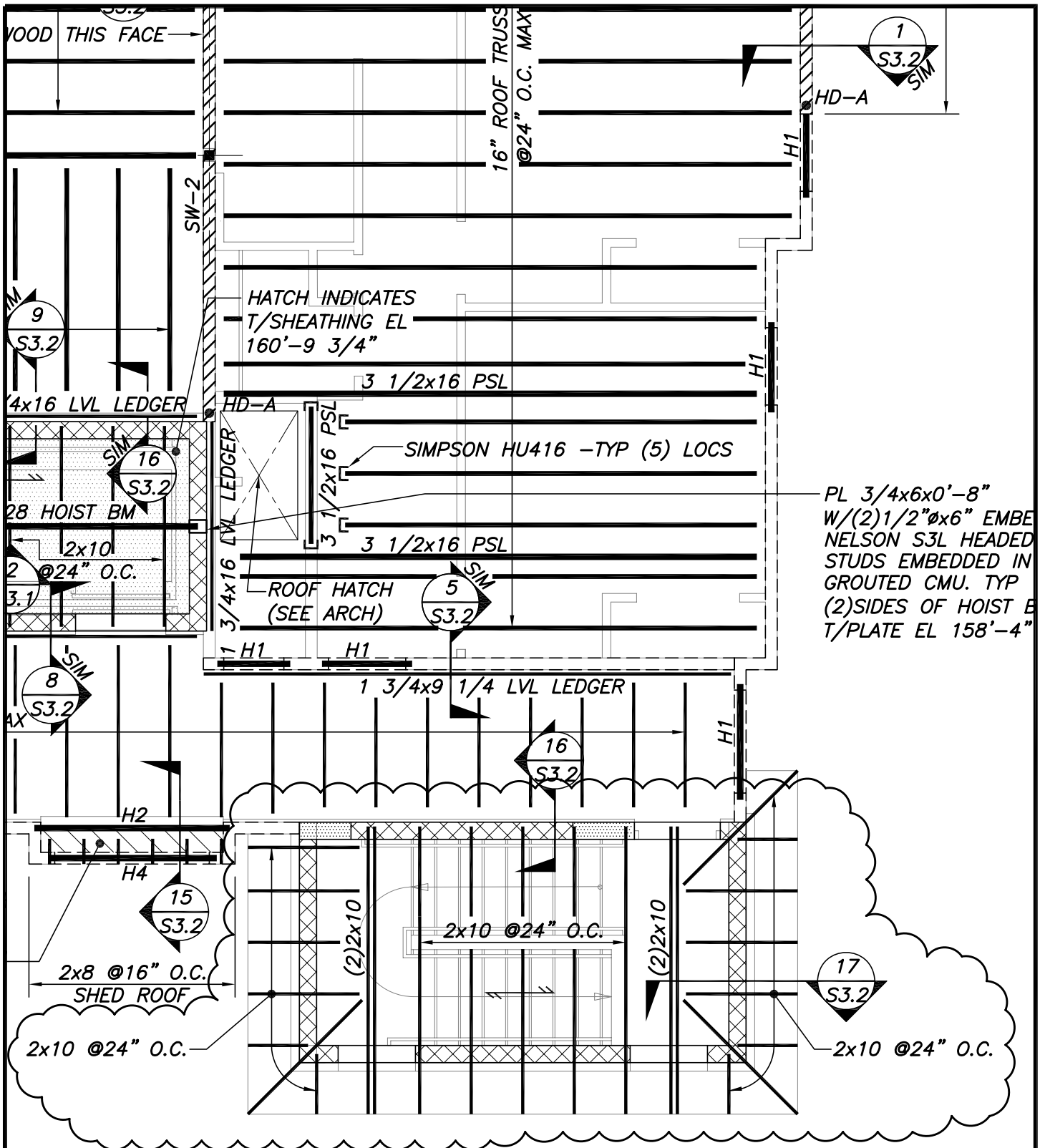
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed	NRM
Drawn	NRM
Checked	PBB
Scale	NOTED
Date	4/30/09

CRESCENT HEIGHTS  
PORTLAND, ME

Becker Job Number  
2035

SKS-8



PL 3/4x6x0'-8"  
 W/(2)1/2"Øx6" EMBE  
 NELSON S3L HEADED  
 STUDS EMBEDDED IN  
 GROUTED CMU. TYP  
 (2)SIDES OF HOIST B  
 T/PLATE EL 158'-4"

REFER TO DWG S1.5

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 structural engineers, inc.

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

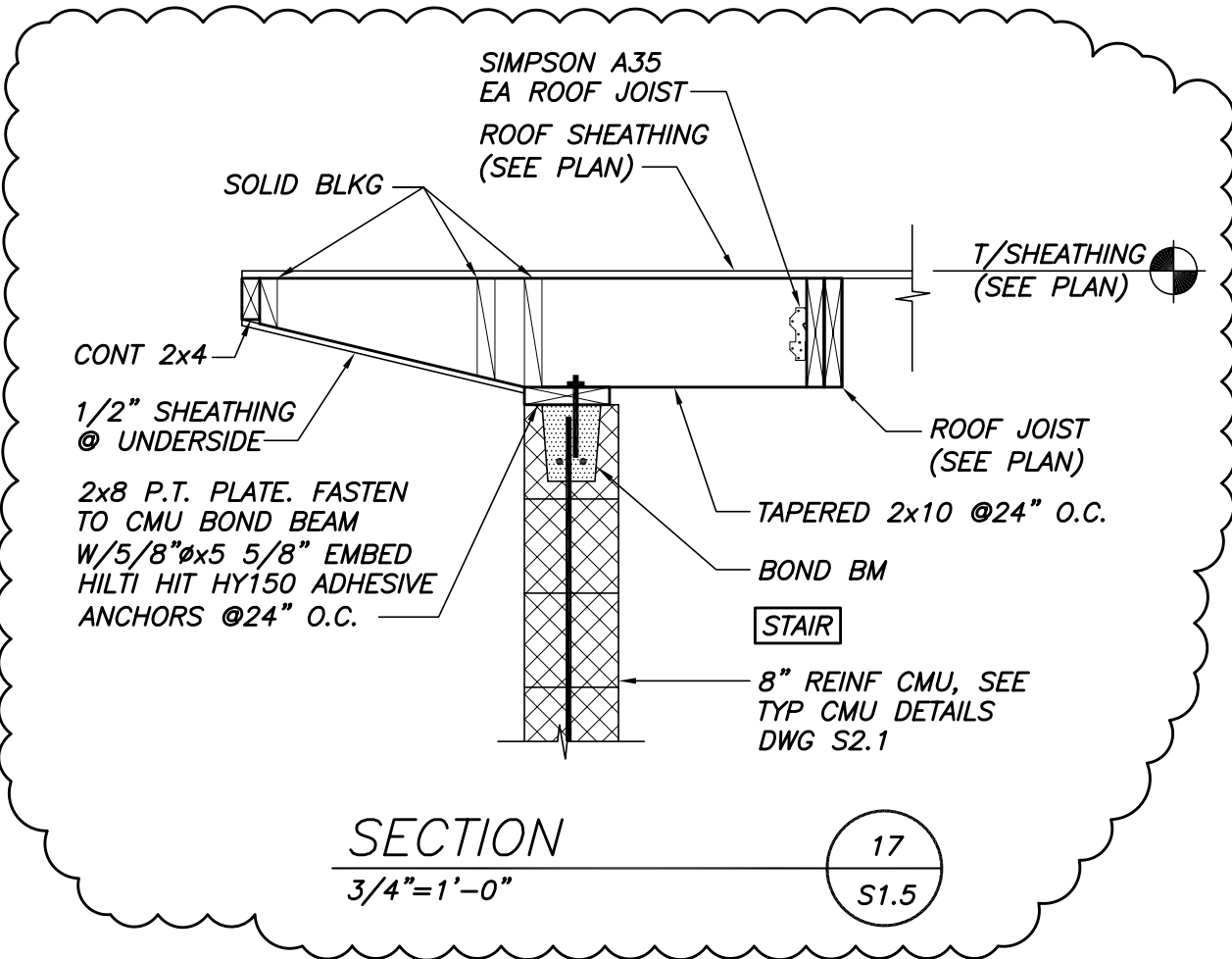
Tel 207-879-1838  
 Fax 207-879-1822  
 www.beckerstructural.com

Designed	NRM
Drawn	NRM
Checked	PBB
Scale	NOTED
Date	4/30/09

CRESCENT HEIGHTS  
 PORTLAND, ME

Becker Job Number  
 2035

SKS-9



**SECTION**

3/4"=1'-0"

17  
S1.5

REFER TO DWG S3.2

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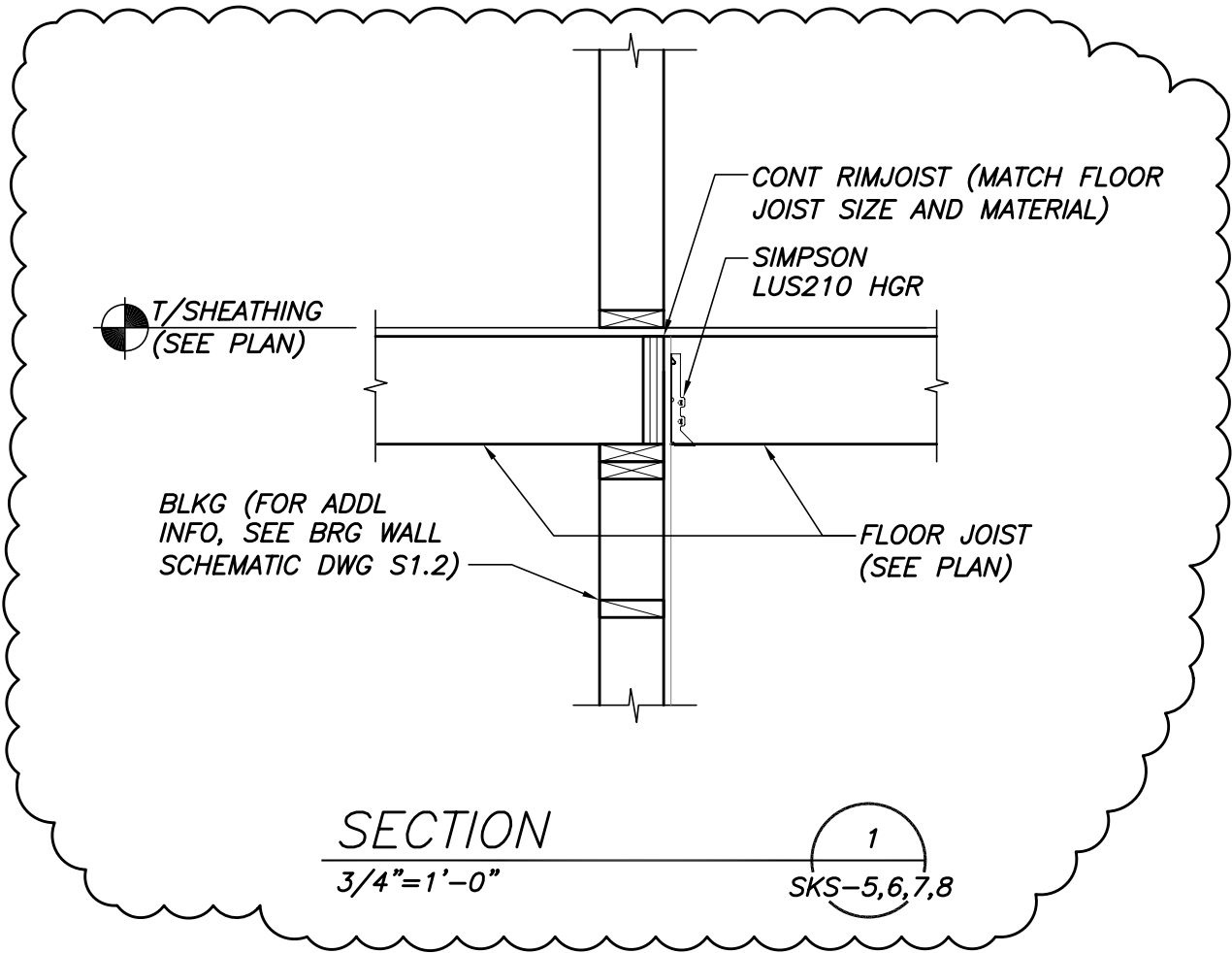
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed	NRM
Drawn	NRM
Checked	PBB
Scale	NOTED
Date	4/30/09

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SKS-10



*SECTION*

*3/4" = 1'-0"*

1  
SKS-5,6,7,8

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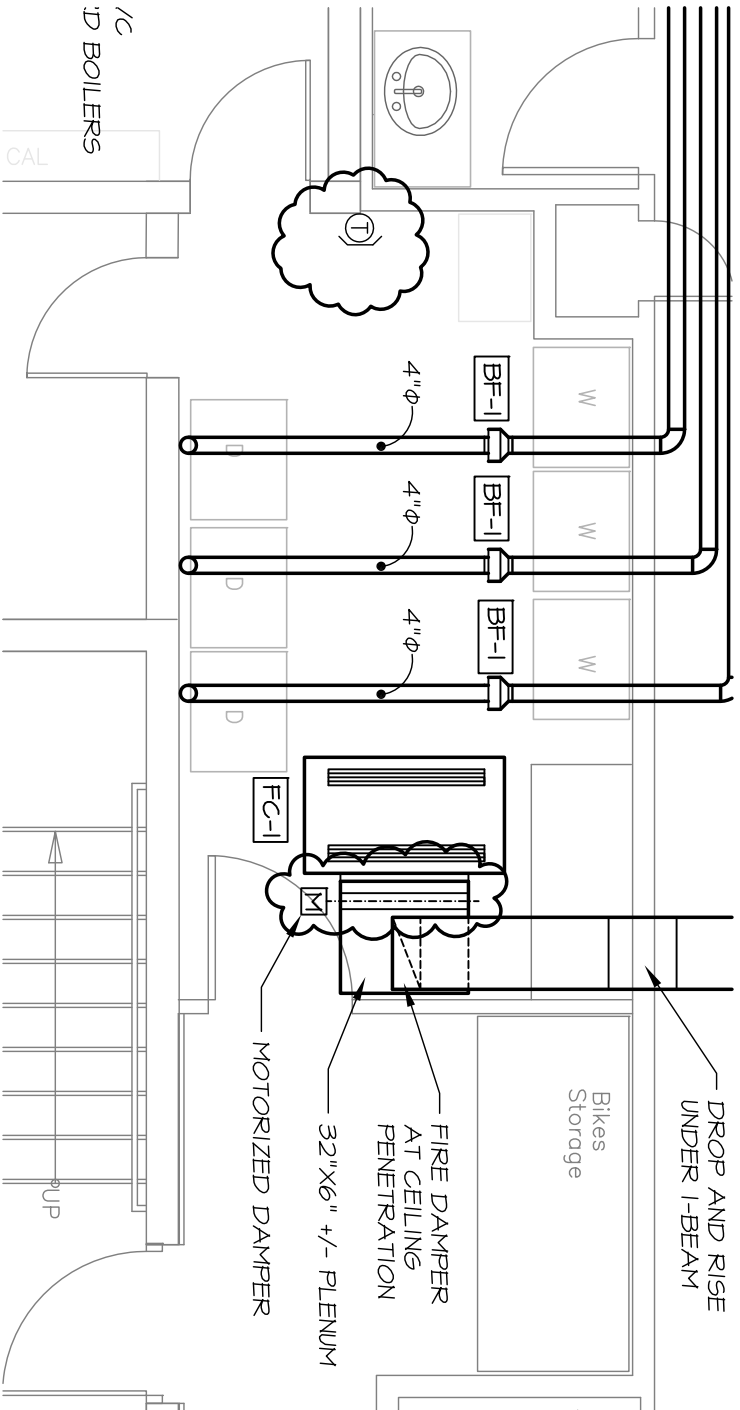
Tel 207-879-1838  
Fax 207-879-1822  
www.beckerstructural.com

Designed	<i>NRM</i>
Drawn	<i>NRM</i>
Checked	<i>PBB</i>
Scale	<i>NOTED</i>
Date	<i>4/30/09</i>

*CRESCENT HEIGHTS  
PORTLAND, ME*


Becker Job Number  
*2035*

**SKS-11**



**FC-1 MODIFIED (MECHANICAL PLAN - FIRST FLOOR)**

SCALE: 1/4" = 1'-0"

JOB NO 0901	NAME CRESCENT HEIGHTS APARTMENT SUITES	FILE: MSK-5.1
DRAWING FC-1 MODIFIED (MECHANICAL PLAN - FIRST FLOOR)		
<input type="checkbox"/> FIELD ORDER	<input type="checkbox"/> CHANGE ORDER	<input checked="" type="checkbox"/> SKETCH
DRAWN BY SBM	CHECKED BY KFM	DATE 04.27.2009
SCALE NOTED	SHEET: 1	OF: 1
 <p><b>MECHANICAL SYSTEMS ENGINEERS</b>          ROYAL RIVER CENTER, UNIT #10          10 FOREST FALLS DRIVE          YARMOUTH, MAINE 04096          VOICE: (207) 846-1441          FAX: (207) 846-1443          mechsys@maine.rr.com          © COPYRIGHT 2009</p>		