

TRANSMITTAL

DATE: 10.22.2018

Project: 320 BLVD at Revere Beach

To: The NRP Group
c/o David Fellenstein
1228 Euclid Ave. #400
Cleveland, Ohio 44115

From: Luke Beck

<input checked="" type="checkbox"/> Enclosed	<input type="checkbox"/> Regular Mail
<input type="checkbox"/> For your review and comment	<input type="checkbox"/> Overnight delivery
<input type="checkbox"/> For your approval	<input type="checkbox"/> Same day delivery
	<input type="checkbox"/> Fax / # of pages _____

Dear David,

Please find enclosed for your use:

- List of architectural items included in Addendum 2 drawings.
- List of Civil items.
- List of Fire Protection, Fire Alarm and HVAC items

If you have any questions or concerns about the attached information, please let me know.

Regards,

Luke Beck
Job Captain
CUBE 3 Studio LLC

A-001 Drawing List – Volume I & II

- Updated drawing list with column for Addendum 2.

A-003 – Code Summary

- Reformatting of information on building code summary per City Plan Reviewer comment. Non-scope item.

A-004.1 – Code Diagrams *new sheet

- Added code diagrams showing compliance with allowable openings in accordance with the fire separation distance, per City Plan Reviewer comment. Non-scope item.

A-004.2 – Average Grade Plane Diagram - Section *new sheet

- Added code diagrams showing average grade calculation per City Plan Reviewer comment. Non-scope item.

A-004.3 – Average Grade Plane Diagrams – Section *new sheet

- Added code diagram showing building height in relation to average grade per City Plan Reviewer comment. Non-scope item.

A-063 – Door Schedule

- Removed (5) door pairs (S205A, S305A, S405A, S505A, S605A).
- Replaced with (10) single doors at divided tenant storage closets. (S205A, S206A, S305A, S306A, S405A, S406A, S505A, S506A, S605A, S606A).
- These doors will receive HW set #18 (already in project, typical storeroom lock at residential corridor storage closet.)

A-101 – First Floor Plan

- Altered CMU wall at tenant storage S101 (refer to note on A-150 below)
- Added callout bubble referring to enlarged amenity/leasing plan on A-152 (see below)

A-102 – Second Floor Plan

- Added callout bubble referring to enlarged amenity/club/fitness plan on A-153 (see below)
- Split closet S205 (near Stair 2) into (2) closets for tenant storage. Replaced door pair with (2) single doors (see A-063 above).
- Added callouts for (4) “Art Niches” in corridors as shown on existing Interiors drawings (see note below on A-153)

A-103-105 – Third – Fifth Floor Plans

- Added callouts for (4) “Art Niches” in corridors as shown on existing Interiors drawings (see note below on A-153)
- Split closets (S305) (S405) (S505) near Stair 2 into (2) closets for tenant storage. Replaced door pair with (2) single doors (see A-063 above).

A-106 – Sixth Floor Plan

- Added callout bubble referring to enlarged sky lounge plan on A-153 (see below)
- Split closet S605 (near Stair 2) into (2) closets for tenant storage. Replaced door pair with (2) single doors (see A-063 above).
- Added callouts for (4) “Art Niches” in corridors as shown on existing Interiors drawings (see note below on A-153)

A-150 – Enlarged Plans – Basement & First Floor

- (4/A-150) Tenant Storage S101: deleted metal stud wall against CMU wall. Added 2” rigid insulation on metal furring with GWB (see wall tag (MF0/A8j)) since the CMU wall separates the non-conditioned garage with the conditioned storage room.
- Dashed in sizes for storage lockers illustrating that a 4’-0” min. aisle can be maintained with 48” deep lockers on either side.

A-151 – Enlarged Plans – Residential Floors

- Revised detail 6 to split storage closet into (2) closets for tenant storage. Refer to A-063 for door schedule revisions.

A-152 – Enlarged Plans – Amenity Spaces *new sheet

- Created enlarged plan of amenity leasing area providing dimensions and wall tags. Refer to Interiors drawings for further information on space layout.

A-153 – Enlarged Plans – Amenity Spaces *new sheet

- Created enlarged plan of amenity/club/fitness on second floor, and sky lounge on sixth floor providing dimensions and wall tags. Refer to existing Interiors Drawings for further information on space layout.
- Created enlarged plans dimensioning and detailing Art Niches at residential corridors (floors 2-6). Refer to existing Interiors Drawings for further information finishes at these locations.

A-202 – Exterior Elevations

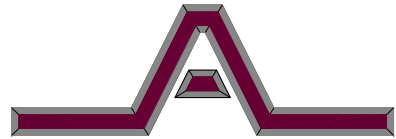
- (1 & 2 / A-202) Added note per City Plan Reviewer comment to provide sign indicating location of Fire Department Connection (FDC). Note indicates that final type/lettering/location etc. shall be approved by Fire Department. During preliminary discussions with the FD, it was indicated that this sign will likely be on the southwest corner near the leasing entry.
- (1/A-202) Altered note calling out FDC location, confirming that the location was approved by the Fire Department.

Sheets A-501, A-502, A-525, A-531, A-533, A-534, A-548, A-560, A-561

- Added general note to sheet per City Plan Reviewer comment further clarifying that all framing members in exterior rated walls shall be pressure treated/fire retardant treated wood in accordance with the listed UL assemblies.
- This information was previously listed on the exterior wall types sheet (A-025) and the UL descriptions listed for these wall types. A-025 and the UL description shall continue to be referenced regarding the framing and construction of these walls.

A-600.1 – Unit Schedules

- Adjusted description of unit refrigerator to read “18.6 cubic feet”. Correct model number was listed previously.



Engineering Alliance, Inc.

Civil Engineering & Land Planning Consultants

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The following changes were made as a result of the City Engineer Comments:

Sheet C-4 and Sheet C-7

The tapping sleeve and valve has been removed and the water service configuration has been revised to include a 4 gate assembly. A detail has been added to the detail sheets. In addition, the fire and domestic services are now separated by 5-feet.

Sheet C-1 and Sheet C-4

The Existing Conditions/Demolition Plan requires that all utilities that are removed are removed to their respective mains. A note has been added to the Grading Drainage & Utility Plan to require that the sewer services for #331 & #332 Revere Beach Boulevard be removed from the dwelling to the main upon installation of the new services.

Sheet C-7

The precast cement concrete curb detail has been removed from the detail sheets.

Sheet C-4

Top and bottom of wall elevations have been added to the plans. Structural calculations will be provided once the wall manufacturer is chosen.

Sheet C-4

Utility service penetrations have been dimensioned on the Grading Drainage and Utility Plan.

Sheet C-2 and Sheet C-3

Foundation dimensions have been added to sheet C-3 as requested.

Sheet C-8

Warning tape has been added to all utility details a minimum of 12" above each utility.



BLW ENGINEERS, INC.

MEMORANDUM

PROJECT: 320-329 REVERE BEACH BLVD.

JOB NUMBER: 17336

LOCATION: REVERE, MA.

Date: 10/22/18

From: Bill Scanlon, PE, Mechanical Engineer
Wayne Forte, Mechanical Engineer
Shawn Proulx, PE, Electrical Engineer
Cedric Mukania, Plumbing & Fire Protection Engineer.

To: Luke Beck, Cube 3 Studio LLC.

Subject: Addendum #2 review.

Mr. Beck,

As requested, please see below our responses to the Plan Review items.

Mechanical

1. H-002: added TXV valves and crankcase heaters per City Reviewer's comment.
2. H-005: Revised Controls sequence #4 garage exhaust was incorrect.
3. H-100: showing location for the VFD's for the garage Fans. VFD's were owned on schedule.
4. H-101: showing location for the VFD's for the garage Fans. VFD's were owned on schedule.
5. H-101: Added keynotes notes to locate remote wire dampers and access panels per the City Reviewer's comment.
6. H-102: Added keynotes notes to locate remote wire dampers and access panels per the City Reviewer's comment.



MEMORANDUM

7. H-103: Added keynotes notes to locate remote wire dampers per the City Reviewer's comment.
8. H-104: Added keynotes notes to locate remote wire dampers per the City Reviewer's comment.
9. H-105: Added keynotes notes to locate remote wire dampers per the City Reviewer's comment.
10. H-106: Added keynotes notes to locate remote wire dampers and access panels per the City Reviewer's comment.
11. H-202: Added another unit plan for typical unit B1 to move the vent layouts around per the City Reviewer's comment.

Electrical

1. E-001: Fire Alarm Notes #12, #19, #21 revised to include City Reviewer's comments. Non-scope item.
2. E-004: Fire Alarm System Operation Schedule revised to include City Reviewer's comments. Non-scope item.
3. E-201: Revised location for garage exhaust fan VFDs. Scope item.
4. E-301: Added visual notification device in offices per City Reviewer's comments. Scope item.
5. E-302: Added pull station device at fire doors per City Reviewer's comments. Scope item.
6. E-303: Added pull station device at fire doors per City Reviewer's comments. Scope item.
7. E-304: Added pull station device at fire doors per City Reviewer's comments. Scope item.
8. E-305: Added pull station device at fire doors per City Reviewer's comments. Scope item.
9. E-306: Added pull station device at fire doors per City Reviewer's comments. Scope item.

Fire Protection

10. FP-001: General Notes #9, #10, #11, #17, #20, #27, #28 revised to include City Reviewer's comments. Non-scope item.
11. FP-101: Notes for electric Alarm bell and FDC connection clouded. Non-scope item.