



Memo

To: Kevin McCosh - Ledgewood Construction
CC: File, Ara Aftandilian, Len Anastasi
From: Jim Ryan
Date: 6-6-08
Re: Residence Inn, Portland ME
Redesign of the exterior wall constructions

Group One Partners, Inc.
21 West Third Street Boston, MA 02127
617.268.7000 FAX 617.268.0209
www.GroupOneInc.com

This memo is a general outline for the redesign of the exterior walls for the project. It is for feasibility pricing only to see if the redesign is viable. The list below is for the major sections of the construction only. If it is found to be a viable option, all details and connections will need to be coordinated and agreed upon prior to implementation. Listed below are the wall construction types per floor and elevations.

REAR WALL ALONG COLUMN LINES "W" & "X":

- This wall must maintain a 1 hour separation wall
 - 1st and 5th floor at the precast will have 3" of spray "walltite" insulation on the backside of the precast.
 - 6" tracks to be installed and the required engineered studs around the windows. Also the double wood blocking required around the perimeter of the windows.
 - One hour C-T shaft wall with 1" F.C. densglass on exterior and 5/8" F.C. gypsum board on the interior. Shaft is required to maintain a complete seal between floors.
 - No interior vapor barrier or batt insulation.
 - All air barrier connections, water barrier connections, flashing and insulation overlaps will need to be coordinated.
 - Foundation / precast shelf detail to be coordinate to maintain water tight condition.
 - 2nd 3rd and 4th floors at the brick will have 2" high density insulation (to maintain R-14) on "Grace" peal and stick water/air barrier on 5/8" densglass. Entire wall is to receive the "Grace" peal and stick water/air barrier.
 - 6" engineered studs per original drawings with the double wood blocking required around the perimeter of the windows.
 - No interior vapor barrier or batt insulation.
 - All air barrier connections, water barrier connections, flashing and insulation overlaps will need to be coordinated.

RIGHT WALL ALONG COLUMN LINE "33":

- This wall must maintain a 1 hour separation wall
 - 1st and 5th floor at the precast will have 3” of spray “walltite” insulation on the backside of the precast.
 - 6” tracks to be installed and the required engineered studs around the windows. Also the double wood blocking required around the perimeter of the windows.
 - One hour C-T shaft wall with 1” F.C. densglass on exterior and 5/8” F.C. gypsum board on the interior. Shaft is required to maintain a complete seal between floors.
 - No interior vapor barrier or batt insulation.
 - All air barrier connections, water barrier connections, flashing and insulation overlaps will need to be coordinated.
 - Foundation / precast shelf detail to be coordinate to maintain water tight condition.
 - 2nd 3rd and 4th floors at the brick will have 2” high density insulation (to maintain R-14) on “Grace” peal and stick water/air barrier on 5/8”densglass. Entire wall is to receive the “Grace” peal and stick water/air barrier.
 - 6” engineered studs per original drawings with the double wood blocking required around the perimeter of the windows.
 - No interior vapor barrier or batt insulation.
 - All air barrier connections, water barrier connections, flashing and insulation overlaps will need to be coordinated.

FRONT WALL ALONG COLUMN LINE “A” (FORE STREET):

- This wall does not need to be a rated wall
 - 1st and 5th floor at the precast will have 3” of spray “walltite” insulation on the backside of the precast.
 - 6” engineered studs per original drawings with the double wood blocking required around the perimeter of the windows. Install 5/8” gypsum board on interior face of studs.
 - No interior vapor barrier or batt insulation.
 - All air barrier connections, water barrier connections, flashing and insulation overlaps will need to be coordinated.
 - Foundation / precast shelf detail to be coordinate to maintain water tight condition.
 - 2nd 3rd and 4th floors at the brick will have 2” high density insulation (to maintain R-14) on “Grace” peal and stick water/air barrier on 5/8”densglass. Entire wall is to receive the “Grace” peal and stick water/air barrier.
 - 6” engineered studs per original drawings with the double wood blocking required around the perimeter of the windows.
 - No interior vapor barrier or batt insulation.
 - All air barrier connections, water barrier connections, flashing and insulation overlaps will need to be coordinated.

LEFT WALL ALONG COLUMN LINES “1”, “19.9” AND “20” AND UNDER DRIVE UP (HANCOCK STREET):

- This wall does not need to be a rated wall
 - 1st and 5th floor at the precast will have 3” of spray “walltite” insulation on the backside of the precast.
 - 6” engineered studs per original drawings with the double wood blocking required around the perimeter of the windows. Install 5/8” gypsum board on interior face of studs.
 - No interior vapor barrier or batt insulation.
 - All air barrier connections, water barrier connections, flashing and insulation overlaps will need to be coordinated.
 - Foundation / precast shelf detail to be coordinate to maintain water tight condition.
 - 2nd 3rd and 4th floors at the brick will have 2” high density insulation (to maintain R-14) on “Grace” peal and stick water/air barrier on 5/8” densglass. Entire wall is to receive the “Grace” peal and stick water/air barrier.
 - 6” engineered studs per original drawings with the double wood blocking required around the perimeter of the windows.
 - No interior vapor barrier or batt insulation.
 - All air barrier connections, water barrier connections, flashing and insulation overlaps will need to be coordinated.

INTERIOR COURTYARD WALLS WITH THE EIFS WILL REMAIN AS SHOWN ON THE DRAWINGS.

ADDITIONAL ITEM:

- We will also need to coordinate the insulations and air barrier connections in the soffit areas in the drive under and corner of the building.
- Ledgewood will need to verify with the Portland building inspector that they would be open to the modification.