



# THA Architects, LLC

Architecture

Planning

Consulting

Interior Design

March 13, 2018

Mr. David Adam J. Mattox, P.E.  
Plan Review Operations Manager  
SAFEbuilt  
W241 S4135 Pine Hollow Court  
Waukesha, WI 53189

Re: Plan Examination  
Midtown Building 2 – 8 Story Parking structure with Mixed use space  
59 Somerset Street  
Portland, ME 04101  
  
Tel: (262) 955-3014  
Cell: (262) 804-7646

Dear Mr. Mattox,

As a follow up from our initial response letter dated March 8, 2018, please find the following to be additional information provided by the MEP/FP engineer. Only the Mechanical Plan Reviewer, Plumbing Plan Reviewer and Electrical Plan Reviewer comments are addressed herein. The additional responses provided are in bold text for ease of review. Feel free to contact me if you have any questions.

The following responses are provided in order as they are written within your plan review as there were no numerical references shown. This document will need to be reviewed in conjunction with the plan examination provided.

## General Notes

The following is a brief synopsis of revised MEP documents as provided:

- M-0.1 – Added clarification for mechanical exhaust ventilation system for the toilet room and second floor office.
- P-1.1 – Emergency generator has been removed. Removed “GW” from toilet sanitary line. Removed scrivener’s errors. Added FCO in toilet room. Shown dimensional criteria for FCO’s.
- P-2.1 – Emergency generator has been removed.
- P-3.1 – Provided location of backflow preventer.
- E-0.1 – Power symbols and fire alarm symbols are clarified.
- E-1.1 – Emergency generator has been removed. GFI outlets have been added.
- E-1.2 – Light fixtures previously specified are no longer manufactured. Provided clarification for new light fixtures. Provided new exit/emergency lights at retail level as requested per State Fire Marshal’s Office.
- E-1.3 – Light fixtures previously specified are no longer manufactured. Provided clarification for new light fixtures.
- E-2.1 – Emergency generator has been removed. GFI outlets have been added.
- E-3.1 – House Panel HP power requirements have been revised to accommodate new light fixtures. Removed Emergency Panel EP as emergency generator is not required.

105 Willow Brook Avenue, Stratham, NH 03885  
Phone: 603.770.2491  
www.thaarc.com

*Member of the American Institute of Architects*



# THA Architects, LLC

Architecture

Planning

Consulting

Interior Design

- FA-1.1 – Revises locations of three fire alarm devices. This item is not in response to a comment but is shown for additional information as requested by the State Fire Marshal's Office.

## Mechanical Plan Reviewer.

- The mechanical exhaust ventilation system for the toilet rooms is shown on sheet E-2.1. The documents have been provided per the Drop Box link provided to you prior to this review. If you have further questions then please contact us. **Refer to sheet M-0.1 dated March 8, 2018 for additional information.**
- The mechanical exhaust ventilation system for the second floor office is shown on sheet E-2.1. The document has been provided per the Drop Box link provided to you prior to this review. If you have further questions then please contact us. **Refer to sheet M-0.1 dated March 8, 2018 for additional information.**
- The heat pump shown outside the second floor office is located on the down side of the vehicular ramp and traffic would flow away from the heat pump and not toward the heat pump. This ramp has an approximate 12% slope. No additional protection is warranted. **No additional responses are provided for this item.**

## Plumbing Plan Reviewer.

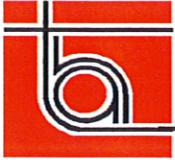
- In regard to sheet P-1.1 and other plumbing sheets, the acronym "FCO" is in fact the industry standard for 'floor clean out'. The FCO acronym is identified within sheets P-0.1 under the plumbing legend. The last item within the plumbing legend (CO) describes the clean out and floor clean outs. **No additional responses are provided for this item.**
- Upon closer review, the "GW" is not located on the toilet sanitary line. The "GW" designation is intended to be the adjacent line that runs parallel to the toilet sanitary line. **This is a drafting error. The "GW" acronym inadvertently shown on the toilet sanitary line has been removed. Refer to sheet P-1.1 dated March 13, 2018 for clarification.**
- Site utility plans indicating where the sanitary sewer and the grease trap outlet connects to a main sewer is the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant. **No additional responses are provided for this item.**
- Piping details for piping into and around the grease traps is the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant. **No additional responses are provided for this item.**
- Grease trap or oil separator details are the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant. **No additional responses are provided for this item.**
- The 3", 1/2" and FCO notes on sheet P-1.1, dated April 15, 2016, that are referring to nothing are scrivener errors and have been removed. Floor clean outs are specified on sheet P-0.1, Plumbing Specifications, dated April 15, 2016 under item #25. The distance between the FCO's have been provided on sheet P-1.1 dated March 13, 2018 and a note has been provided depicting the maximum distance between FCO's along with an FCO detail. The FCO for the toilet room is located on sheet P-1.1 dated March 13, 2018.
- Per sheet P-0.1, Plumbing Specifications, dated April 15, 2016, backflow preventer is shown in Item #10 and will be submitted as a shop submittal. Refer to sheet P-3.1 dated March

105 Willow Brook Avenue, Stratham, NH 03885

Phone: 603.770.2491

[www.thaarc.com](http://www.thaarc.com)

*Member of the American Institute of Architects*



# THA Architects, LLC

Architecture

Planning

Consulting

Interior Design

13, 2018 for location of the backflow preventer. Note that the City of Portland had requested the backflow preventer be removed however, we have placed it back onto the document along with a pressure reducer as requested.

- Site utility plans indicating where the storm drainage line tie-in to the street is the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant. **No additional responses are provided for this item.**

## Electrical Plan Reviewer.

- In regards to the GFI outlets, please refer to sheet E-1.1 and E-2.1, both dated March 8, 2018, for location of GFI outlets provided.
- The location of the pad mounted transformers is the responsibility of the civil engineer. Refer to civil drawings for additional information as provided by the Applicant. **No additional responses are provided for this item.**

In regards to the mechanical, plumbing and electrical examination, I believe we have addressed all of your comments as outlined above. Should you have any additional comments on this project, feel free to contact me.

Thank you,

A handwritten signature in black ink that reads "Thomas A. House".

Thomas A. House, AIA  
Principal  
Maine Licensed Architect

Cc w/enclosures: Patrick Venne, FEDEQ DV001  
Steven Houle, McCabe Associates

105 Willow Brook Avenue, Stratham, NH 03885

Phone: 603.770.2491

[www.thaarc.com](http://www.thaarc.com)

*Member of the American Institute of Architects*