
bldc2018-00130

Joseph Santos <joes@ducasconstruction.com>
To: Kelly Higgins <khiggins@portlandmaine.gov>
Cc: Christian Roadman <croadman@portlandmaine.gov>

Wed, Jun 27, 2018 at 3:44 PM

Hi Christian,
Please see updated window schedule.

Thanks,

Joe Santos

Project Manger

Ducas Construction Inc.

3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

C: 917.6916091


JoeS@ducasconstruction.com

www.ducasconstruction.com

From: Kelly Higgins <khiggins@portlandmaine.gov>
Sent: Wednesday, June 27, 2018 11:24 AM
To: Joseph Santos <joes@ducasconstruction.com>
Cc: Christian Roadman <croadman@portlandmaine.gov>
Subject: bldc2018-00130

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

 **Revised Window Schedule 6.27.18.pdf**
161K

bldc2018-00130

Christian Roadman <croadman@portlandmaine.gov>

To: Joseph Santos <joes@ducasconstruction.com>

Cc: Deb Andrews <dga@portlandmaine.gov>, Sam Reiche <reiche.sam@gmail.com>

Wed, Jun 27, 2018 at 4:20 PM

Hi Joe,

Do you have cutsheets for the proposed windows as well? Those have specifications that I'll need to look over with historic preservation staff.

Essentially, I need to make sure of the following:

*that the metal clad wood windows on the historic structure have 5/8 inch wide muntins (exterior-applied simulated divided lights with internal spacers).

*that the vinyl windows have 7/8 inch wide muntins (exterior-applied simulated divided lights with internal spacers).

*All windows on the brick historic structure must feature a brick mould around the window frames. The profile of brick mould is to match the original profile still evident on the historic structure. Profiles are readily duplicated in aluminum - we know for example Rich Aluminum carries a number of window options and can replicate brick moulds.

Please let me know if you have questions, or would like Historic Preservation staff to point you towards any further window resources. I'll look forward to the window cut sheet in the meantime.

Best,
Christian

--

Christian Roadman
Planner
207.874.8984

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101
[Quoted text hidden]

bldc2018-00130

Joseph Santos <joes@ducasconstruction.com>
To: Christian Roadman <croadman@portlandmaine.gov>
Cc: Deb Andrews <dga@portlandmaine.gov>, Sam Reiche <reiche.sam@gmail.com>, Patrick Ducas <patrickd@ducasconstruction.com>

Fri, Jun 29, 2018 at 8:49 AM

Hi Christian,

Please see the attached cut sheets for the windows at 415 Cumberland ave as requested.

Please confirm that our new submissions have been entered into the system and the permit is still moving forward. We do not want to start back from zero.

Please let me know if you need any more information.

Joe Santos

Project Manger

Ducas Construction Inc.

3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

C: 917.6916091

JoeS@ducasconstruction.com


www.ducasconstruction.com

From: Christian Roadman <croadman@portlandmaine.gov>
Sent: Wednesday, June 27, 2018 4:20 PM
To: Joseph Santos <joes@ducasconstruction.com>
Cc: Deb Andrews <dga@portlandmaine.gov>; Sam Reiche <reiche.sam@gmail.com>
Subject: Re: bldc2018-00130

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3 attachments

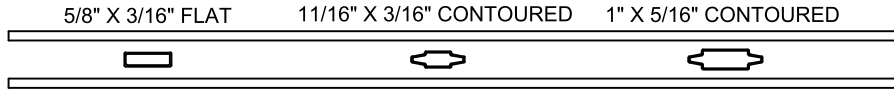
 **415 Cumberland Ave Sierra Pacific grille profiles.pdf**
212K

 **Clad Premium Double Hung (WI) Section-Head, Sill, and Jamb.pdf**
165K

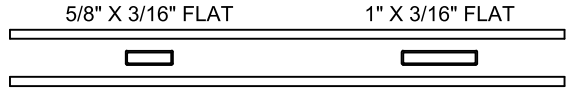
 **H3 SECTIONS.pdf**
372K

Aluminum Clad Grilles

WI Grille Between Glass



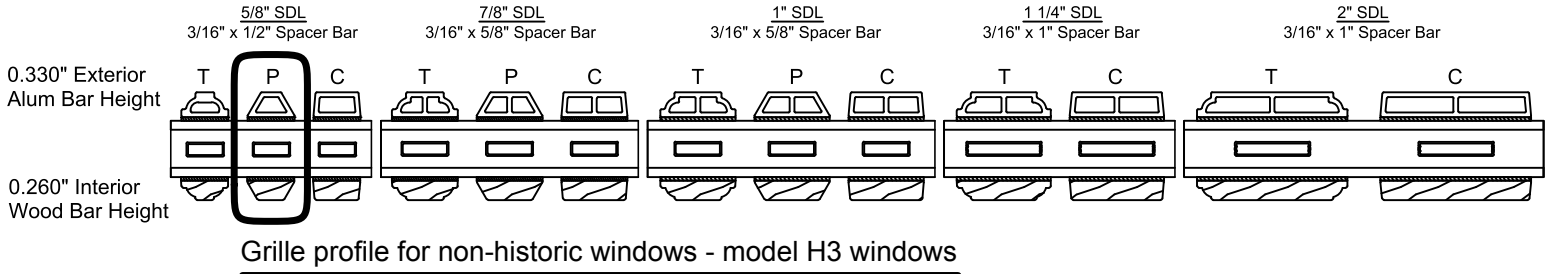
CA Grille Between Glass



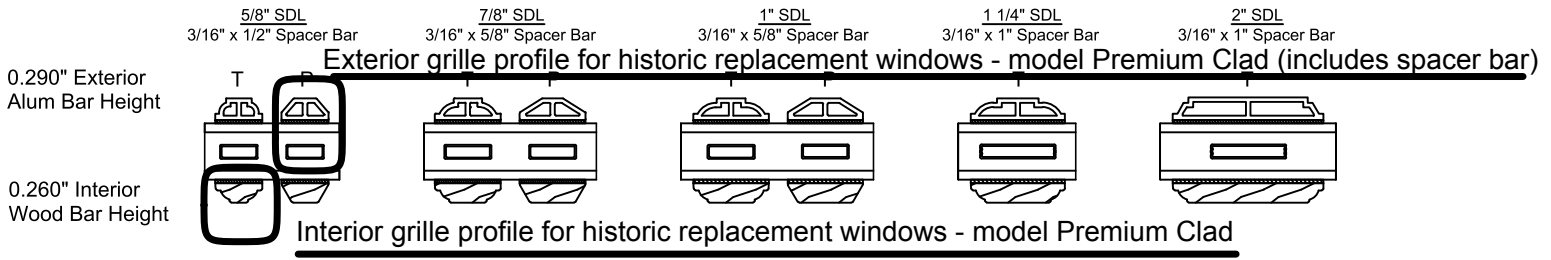
SDL BAR STYLE
 T = Traditional
 P = Putty
 C = Contemporary

SDL Grille Bar Chart

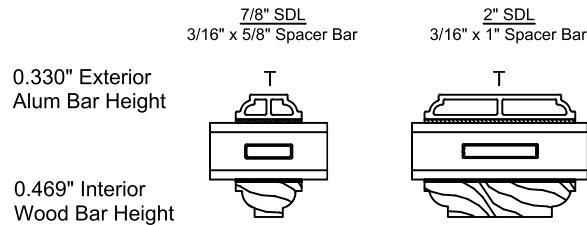
All Products (Except Clad Premium Double Hung)

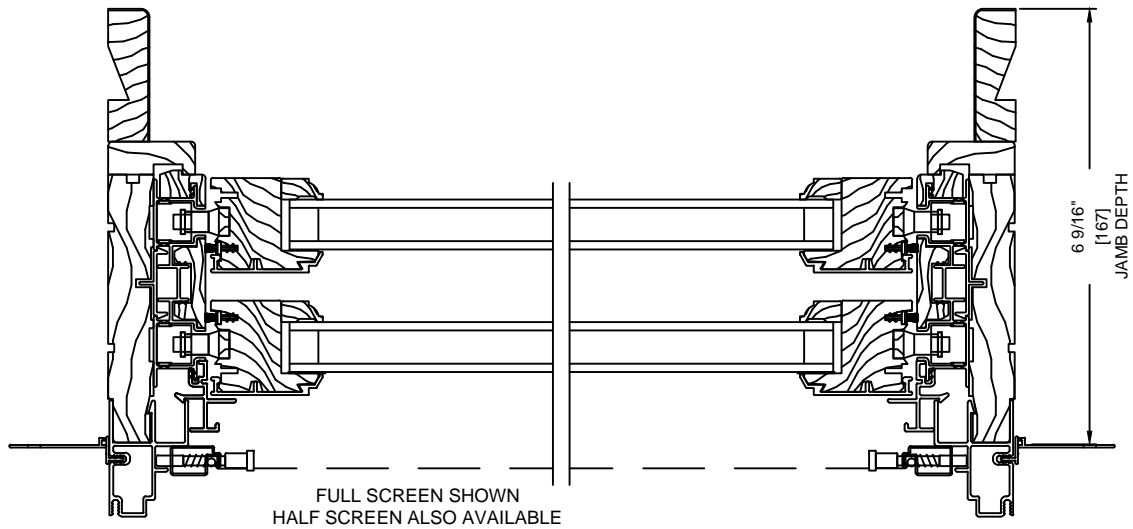
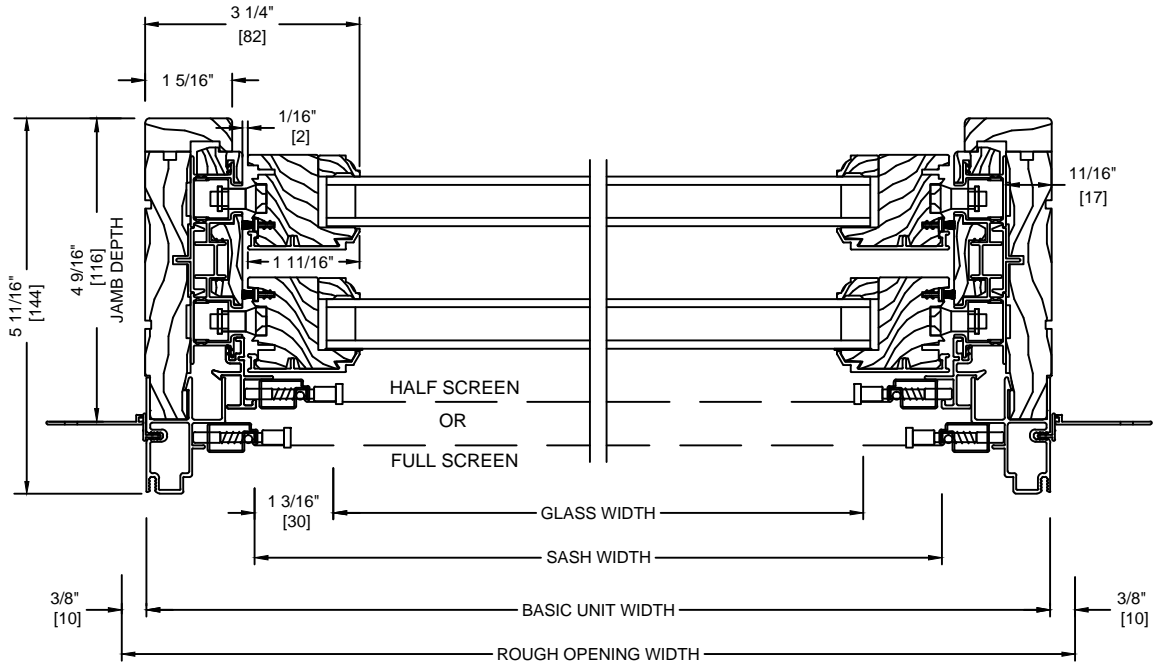


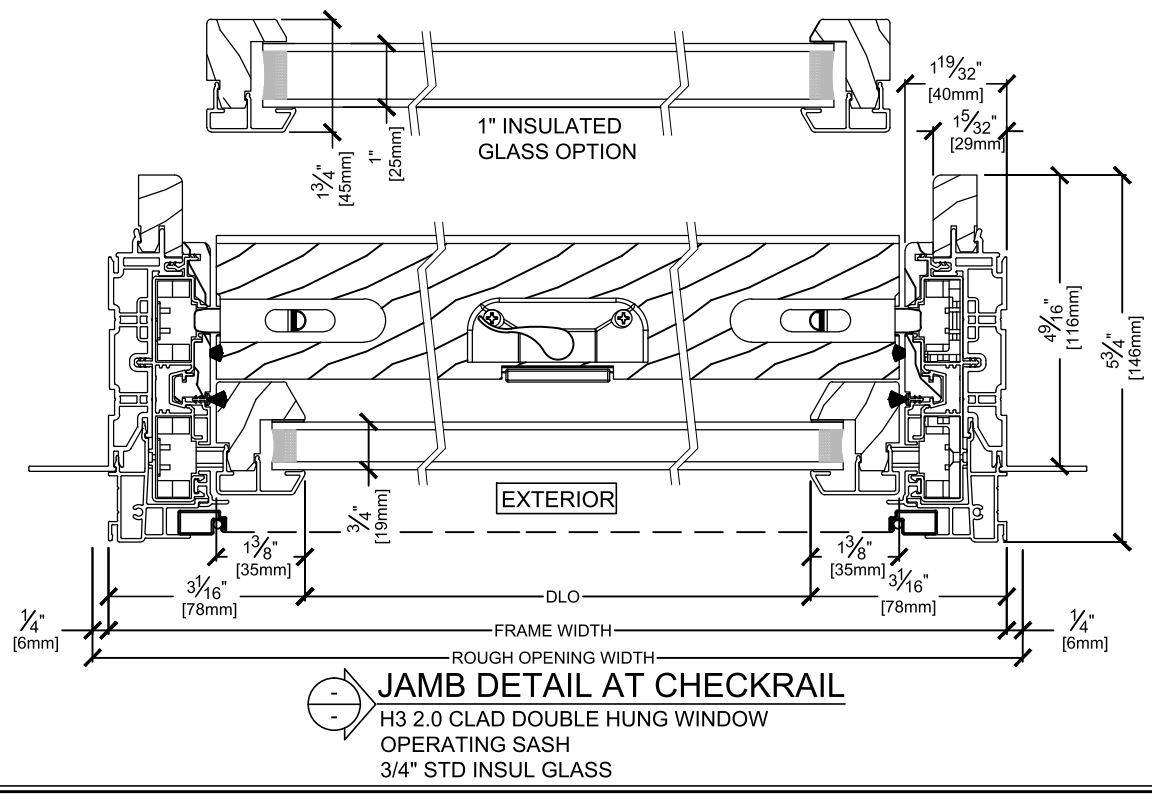
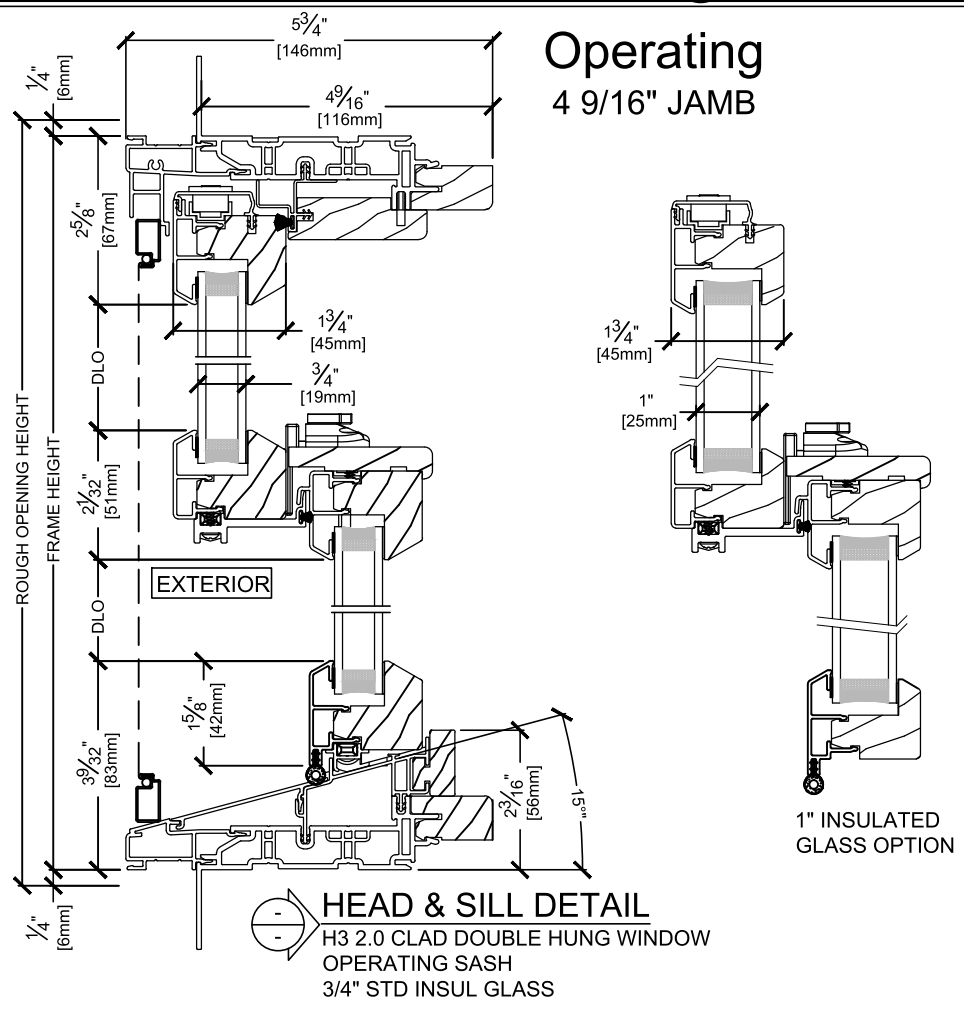
Clad Premium Double Hung Options:



Wisconsin Products Only







bldc2018-00130

Christian Roadman <croadman@portlandmaine.gov>

Fri, Jun 29, 2018 at 1:27 PM

To: Deb Andrews <dga@portlandmaine.gov>, Robert Wiener <rwiener@portlandmaine.gov>

Would you two be willing to take a look at the window cut sheets and see if they pass muster?

Thank you!
Christian

PS: don't forget about the CSA delivery on July 3! I think Caitlin gets the same one so hopefully she knows the drill. I hope you enjoy your veggies!

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[Quoted text hidden]

bldc2018-00130

Deb Andrews <dga@portlandmaine.gov>

Mon, Jul 2, 2018 at 1:17 PM

To: Joseph Santos <joes@ducasconstruction.com>

Cc: Christian Roadman <croadman@portlandmaine.gov>, Sam Reiche <reiche.sam@gmail.com>, Patrick Ducas <patrickd@ducasconstruction.com>

Dear Joe and Sam,

In Christian's absence, Rob Wiener and I have reviewed the window specs you've provided. Based on what we've seen, we have a few questions and conditions:

Historic brick building:

- 1) All windows in the historic structure should be ordered with half screens, not full screens.
- 2) Since you are replacing only some of the historic windows, it's important that the replacements match details of the existing windows to the greatest extent possible. For example, the new sash should be located at the same plane as the existing windows, not forward or back of this plane. Also, the brickmould (the trim that marks the transition between the windows and brick surround) needs to match the profile of the existing brickmoulds.

To that end, are you ordering windows with the casing or without casing? Are you applying brickmould trim in the field? Will there be more exposed casing than is now the case? These details need to be thought through, as the installation details will determine the success of the match.

Rear Addition:

- 1) Our understanding is that the H3 windows will have applied SDL's. Muntins on these windows should be 7/8". (Muntins on historic building to be 5/8".)
- 2) Please clarify which windows are casements and which are double-hungs. (The notes got blurry when we enlarged the image on the computer screen.)
- 3) Will the large window openings on the Forest Ave elevation be infilled with three individual windows separated by mullions or are you ordering a single 3-part window? This is difficult to tell from the latest elevation.

If it would be helpful, Rob Wiener is happy to meet with you on site to discuss some of these points. Thanks in advance for your response.

Deb

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--

Deb Andrews
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, Maine 04101
(207) 874-8726

bldc2018-00130

Patrick Ducas <patrickd@ducasconstruction.com>
To: Deb Andrews <dga@portlandmaine.gov>, Joseph Santos <joes@ducasconstruction.com>
Cc: Christian Roadman <croadman@portlandmaine.gov>, Sam Reiche <reiche.sam@gmail.com>

Mon, Jul 2, 2018 at 3:17 PM

Deb and Rob

See our comments in red below. Please review and provide your Muntin selections as soon as possible. We are ready to order windows.

Patrick Ducas

President

Ducas Construction Inc.

3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

C: 207.939.9448

patrickd@ducasconstruction.com

www.ducasconstruction.com

From: Deb Andrews [mailto:dga@portlandmaine.gov]

Sent: Monday, July 02, 2018 1:18 PM

To: Joseph Santos <joes@ducasconstruction.com>

Cc: Christian Roadman <croadman@portlandmaine.gov>; Sam Reiche <reiche.sam@gmail.com>; Patrick Ducas <patrickd@ducasconstruction.com>

Subject: Re: bldc2018-00130

Dear Joe and Sam,

In Christian's absence, Rob Wiener and I have reviewed the window specs you've provided. Based on what we've seen, we have a few questions and conditions:

Historic brick building:

1) All windows in the historic structure should be ordered with half screens, not full screens. **Understood. Half Screens will be ordered.**

2) Since you are replacing only some of the historic windows, it's important that the replacements match details of the existing windows to the greatest extent possible. For example, the new sash should be located at the same plane as the existing windows, not forward or back of this plane. Also, the brickmould (the trim that marks the transition between the windows and brick surround) needs to match the profile of the existing brickmoulds. **The replica clad premium double hung windows will be installed in the opening in the same plane as the old windows, so there will be no difference.**

To that end, are you ordering windows with the casing or without casing? Are you applying brickmould trim in the field? Will there be more exposed casing than is now the case? These details need to be thought through, as the installation details will determine the success of the match. **We are going to salvage as much of the existing brick mold as possible and replicate as needed. We will field apply.**

Rear Addition:

1) Our understanding is that the H3 windows will have applied SDL's. Muntins on these windows should be 7/8". (Muntins on historic building to be 5/8".) **Attached is the Sierra Pacific Muntin Chart. I have put a red box around the 7/8" options for the H3's (there are 3 choices) and also around the 5/8" options for the Historic Replicas (There are 2 Choices). Please clearly identify which muntin profile you would like to see on each window.**

2) Please clarify which windows are casements and which are double-hungs. (The notes got blurry when we enlarged the image on the computer screen.) **There are no casements on this job for new windows.**

3) Will the large window openings on the Forest Ave elevation be infilled with three individual windows separated by mullions or are you ordering a single 3-part window? This is difficult to tell from the latest elevation. **We are ordering 3 separate windows to be mullied in the field.**

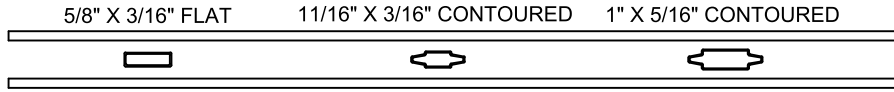
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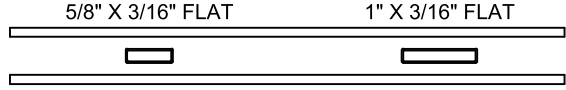
 **08500-001 Muntin Profiles.pdf**
211K

Aluminum Clad Grilles

WI Grille Between Glass



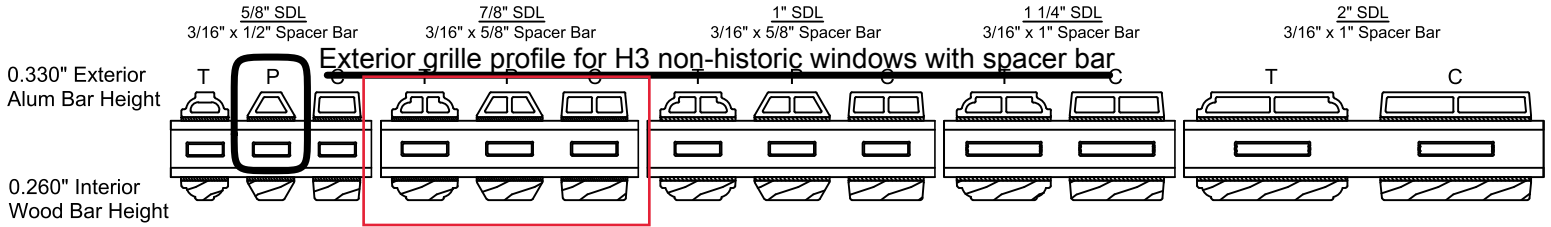
CA Grille Between Glass



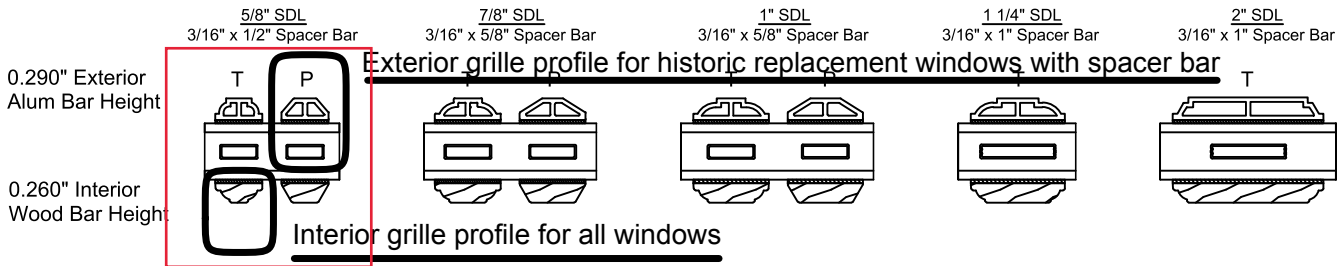
SDL BAR STYLE
 T = Traditional
 P = Putty
 C = Contemporary

SDL Grille Bar Chart

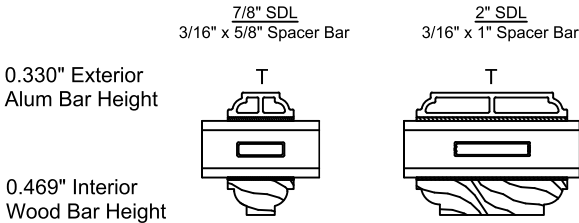
All Products (Except Clad Premium Double Hung) Sierra Pacific H3 Windows



Historic Replica Clad Premium Double Hung Options:



Wisconsin Products Only



bldc2018-00130

Deb Andrews <dga@portlandmaine.gov>

Mon, Jul 2, 2018 at 3:57 PM

To: Patrick Ducas <patrickd@ducasconstruction.com>

Cc: Joseph Santos <joes@ducasconstruction.com>, Christian Roadman <croadman@portlandmaine.gov>, Sam Reiche <reiche.sam@gmail.com>, Robert Wiener <rwiener@portlandmaine.gov>

Patrick,

Thanks for the quick response. On the basis of the additional information provided, we are comfortable approving the windows as described. Note that the 7/8" muntins in the H3 series windows should have a putty profile.

Deb

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bldc2018-00130

Patrick Ducas <patrickd@ducasconstruction.com>

Mon, Jul 2, 2018 at 4:01 PM

To: Deb Andrews <dga@portlandmaine.gov>

Cc: Joseph Santos <joes@ducasconstruction.com>, Christian Roadman <croadman@portlandmaine.gov>, Sam Reiche <reiche.sam@gmail.com>, Robert Wiener <rwiener@portlandmaine.gov>

Deb

We also appreciate the quick response. Can you please confirm the profiles we have boxed around are what you will approve?

Patrick Ducas

President

Ducas Construction Inc.

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C: 207.939.9448

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www.ducasconstruction.com

From: Deb Andrews [mailto:dga@portlandmaine.gov]

Sent: Monday, July 02, 2018 3:58 PM

To: Patrick Ducas <patrickd@ducasconstruction.com>

Cc: Joseph Santos <joes@ducasconstruction.com>; Christian Roadman <croadman@portlandmaine.gov>; Sam Reiche <reiche.sam@gmail.com>; Robert Wiener <rwiener@portlandmaine.gov>

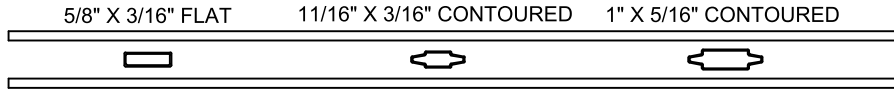
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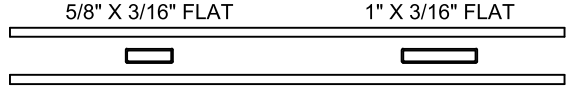
 **08500-001 Muntin Profiles.pdf**
216K

Aluminum Clad Grilles

WI Grille Between Glass



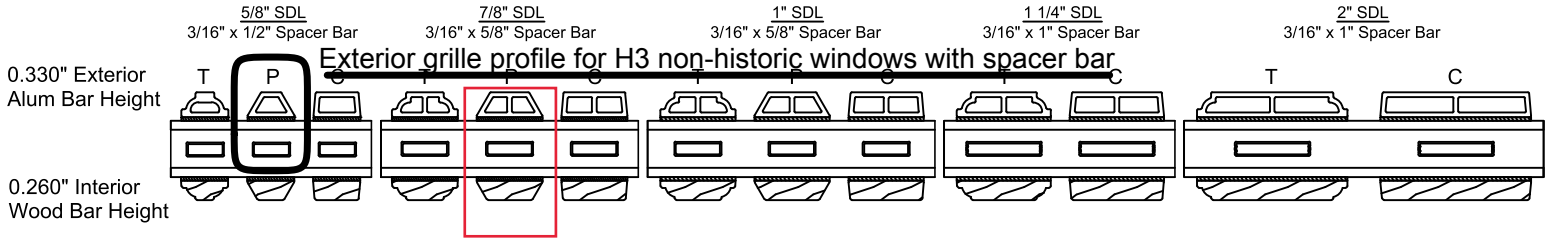
CA Grille Between Glass



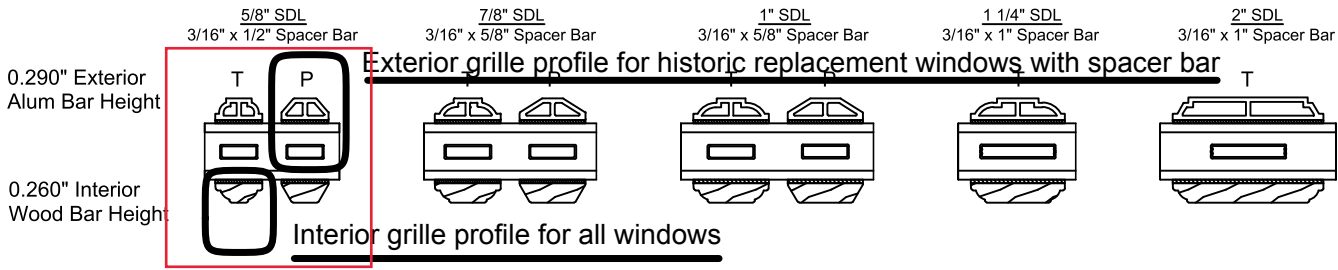
SDL BAR STYLE
 T = Traditional
 P = Putty
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SDL Grille Bar Chart

All Products (Except Clad Premium Double Hung) Sierra Pacific H3 Windows



Historic Replica Clad Premium Double Hung Options:



Wisconsin Products Only

