

Architect's Supplemental Instructions

PROJECT: (Name and address)

Oak Street Lofts
72 Oak Street
Portland, ME 04101

ARCHITECT'S SUPPLEMENTAL

INSTRUCTION NO:

1

OWNER:

ARCHITECT:

CONSTRUCTION MANAGER:

CONTRACTOR:

FIELD:

OTHER:

OWNER: (Name and address)

Avesta Oak Street LP
307 Cumberland Ave
Portland, ME 04101

DATE OF ISSUANCE: 9/21/2011

CONTRACT FOR: Construction

FROM ARCHITECT: (Name and address)

CWS Architects
434 Cumberland Avenue
Portland, ME 04101

CONTRACT DATE: 1/14/2011

TO CONTRACTOR: (Name and address)

Wright-Ryan Construction
10 Danforth Street
Portland, ME 04101

ARCHITECT'S PROJECT NUMBER: 7.446

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

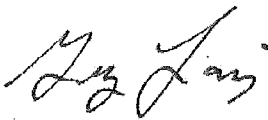
DESCRIPTION:

Provide Type "C" windows at gallery with decreased overall height as indicated on the attached SKA-11. Modify window opening framing detail 12/A4.3 in order to achieve the required height as illustrated on the attached SKA-12. Modify head and jamb framing in accordance with the attached SKA-9, SKA-10 and SKS-6.

ATTACHMENTS:

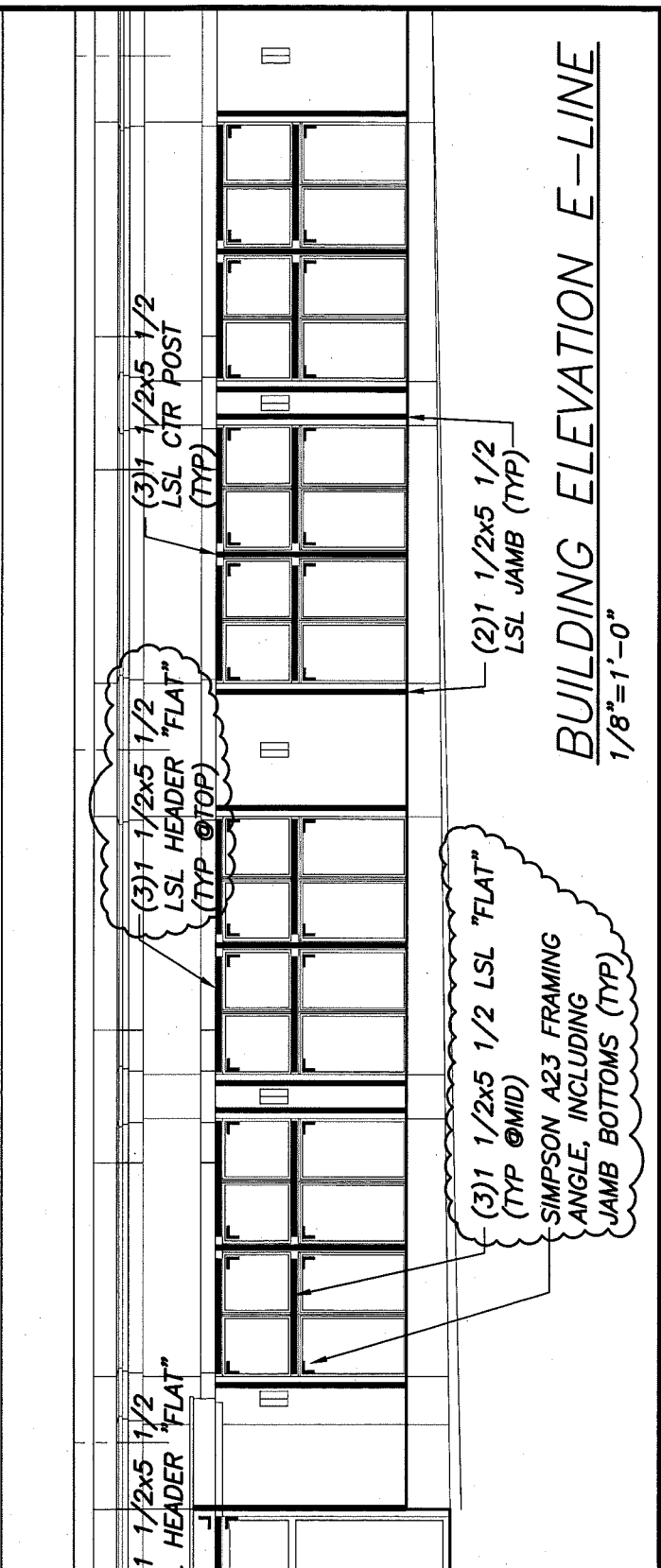
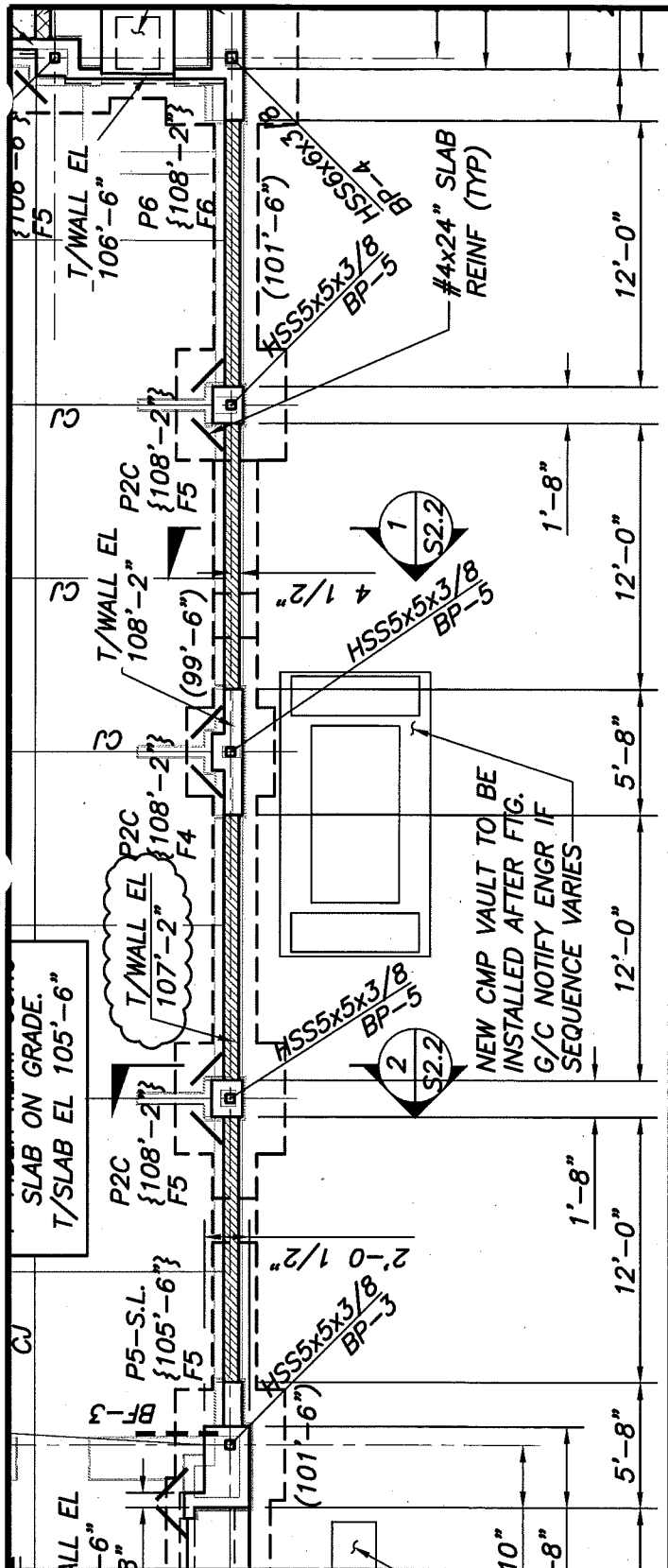
SKA-9, SKA-10, SKA-11, SKA-12, SKS-6

ISSUED BY THE ARCHITECT:



George Lavigne
Maine Licensed Architect
CWS Architects

(Signature)



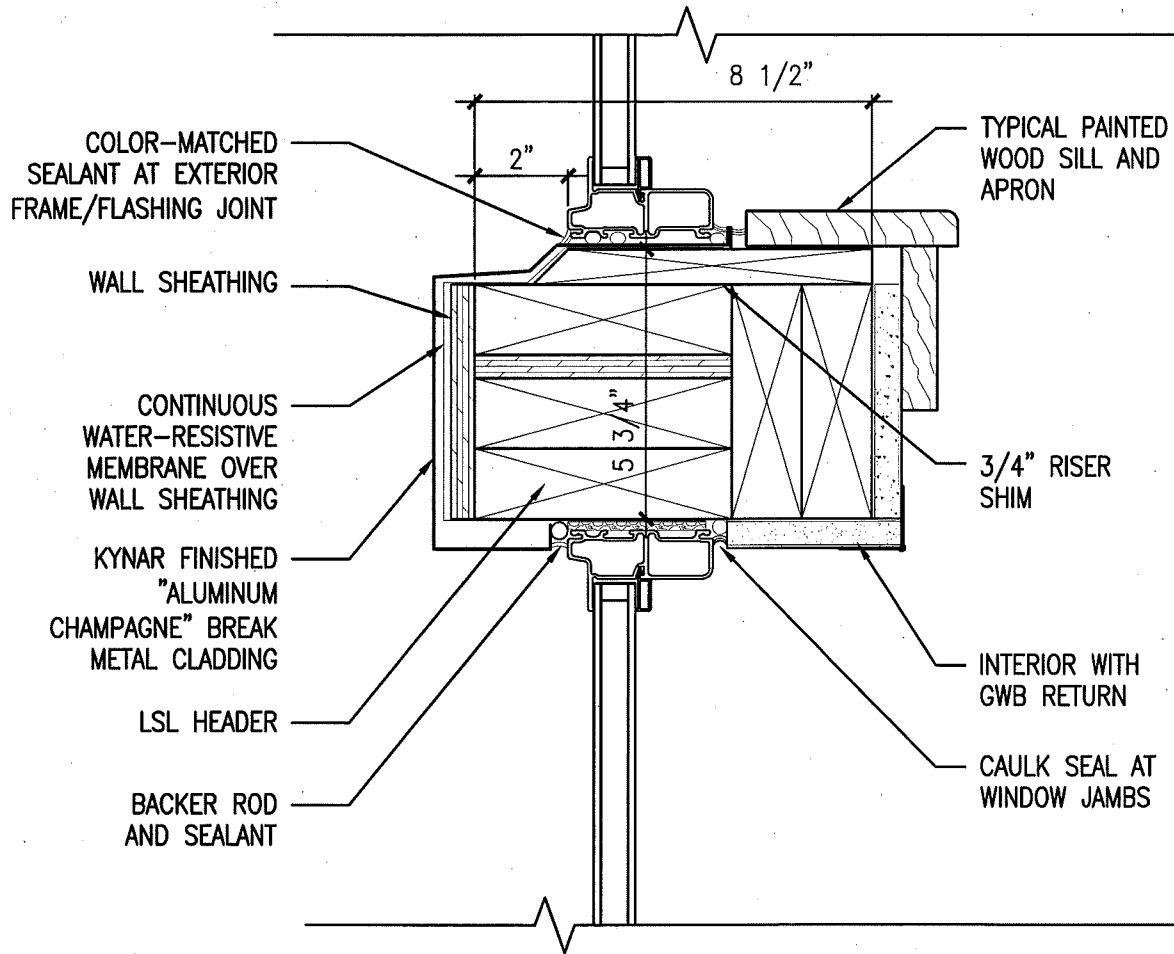
BUILDING ELEVATION E-LINE
1/8"=1'-0"

BECKER
STRUCTURAL ENGINEERS
75 York Street, Portland, Maine 04101
207.879.1838 • beckerstructural.com

Designed	NRM
Drawn	NRM
Checked	
Scale	NOTED
Date	08/23/11

OAK ST LOFTS
PORTLAND, ME
STOREFRONT REV.

Becker Job Number	2227
	SKS-6



434 Cumberland Avenue
Portland, ME 04101
Phone: (207) 774-4441
Fax: (207) 774-4016
WWW.CWSARCH.COM

Project

OAK STREET LOFTS
72 OAK STREET
PORTLAND, ME

PROJECT #: OT, A46 24E

Drawing Title:

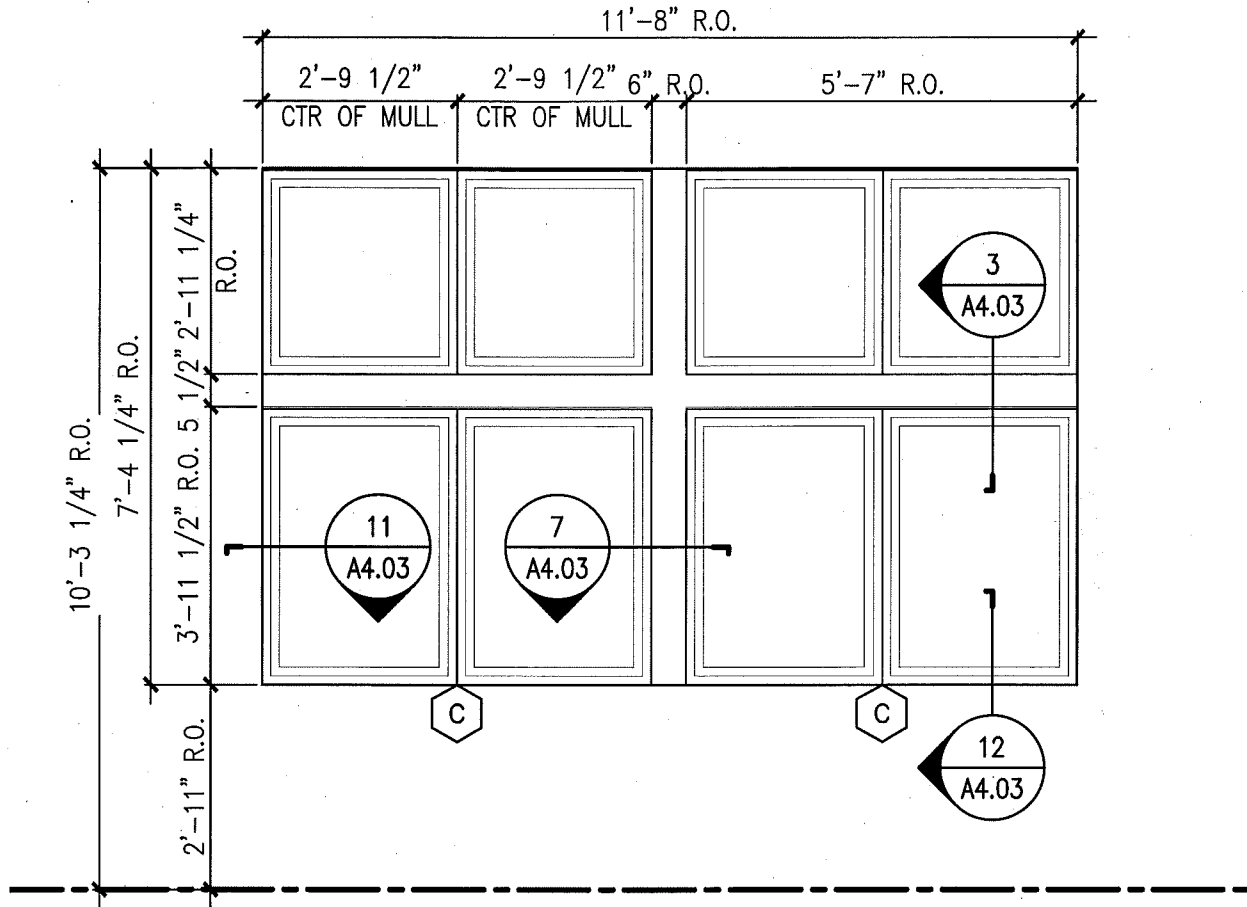
REVISED DETAIL 3 / A4.03

Scale: 3/4" = 1'-0"

Date: 8-16-11

Drawing Number:

SKA-10



FACTORY MULLED PAIR FIBERGLASS PICTURE WINDOW SYSTEM PRE-DRILLED FOR JAMB FASTENING



454 Cumberland Avenue
 Portland, ME 04101
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 www.cwsarch.com

Project
OAK STREET LOFTS
 72 OAK STREET
 PORTLAND, ME

PROJECT #: 07.446 24E

Drawing Title:
 REVISED WINDOW TYPE "C"

Scale: 3/8" = 1'-0"
 Date: 9-21-11 REVISED 9-22-11

Drawing Number:

SKA-11

INSTALL WINDOWS IN SEALANT BED AT SILL

COLOR-MATCHED SEALANT AT EXTERIOR FRAME/FLASHING JOINT

BACKER ROD AND SEALANT BETWEEN SILL PAN AND WINDOW FRAME

PAINTABLE THERMAL SEALANT BETWEEN SILL PAN AND WOOD SILL

PAINTED POPLAR SILL

1 9/16" 3/4"

3 3/4"

2 3/4"

KYNAR-FINISHED METAL SILL CAP + PAN FLASHING *

CONT. 1x4 WOOD APRON

2x8 SILL BLOCKING ON 2x6 P.T. SILL OVER SILL SEALER

TILE WALL FINISH SYSTEM AIR SEALED TO SILL BLOCKING

2"

* KYNAR-FINISHED METAL OR SINC-TIM COATED COPPER SILL CAP + PAN FLASHING WITH 1/4" UP-TURNED INNER LIP AND RETURNED EDGES (MAY BE TWO PIECES FIELD SEALED)



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Project
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PORTLAND, ME

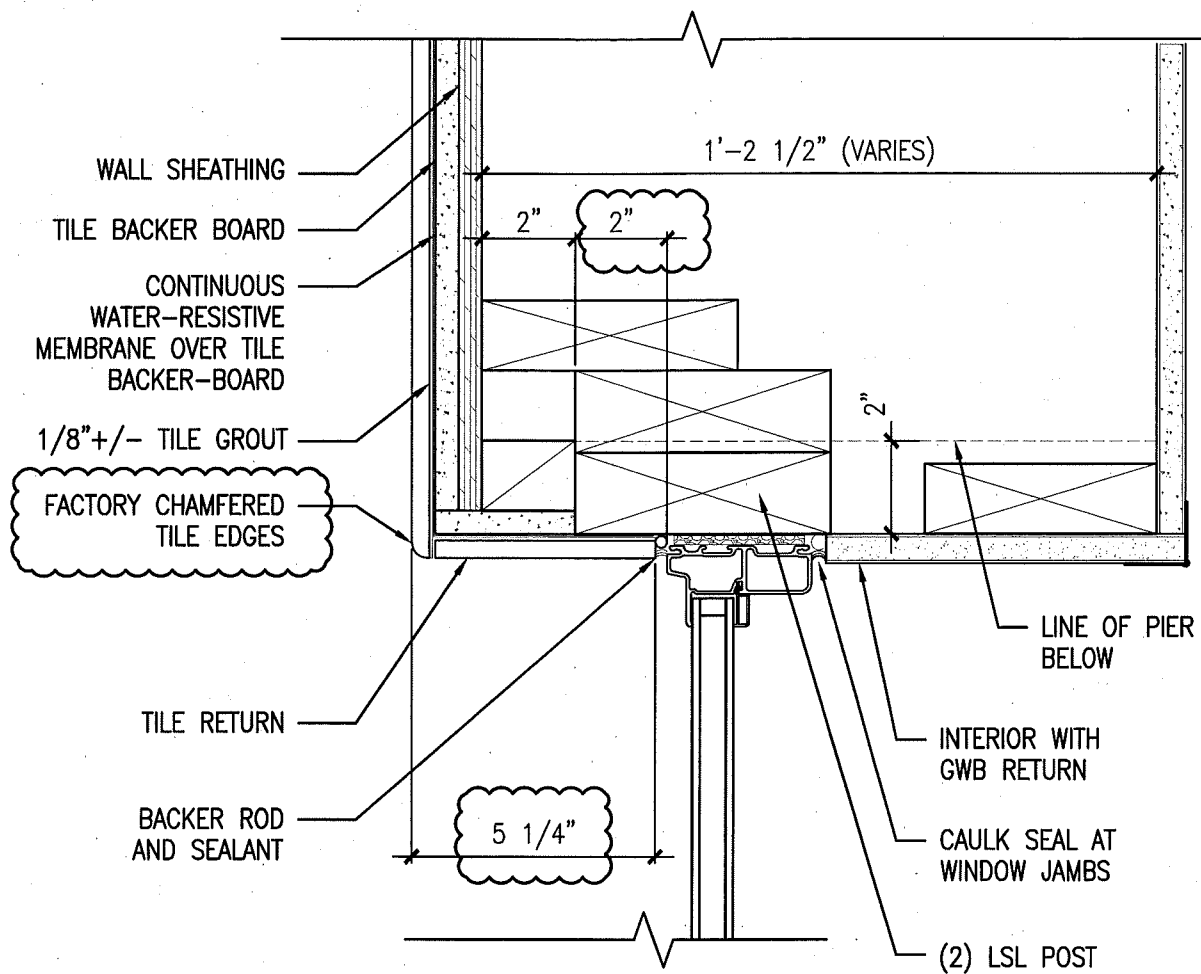
PROJECT #: 07.446 24E

Drawing Title:
REVISED DETAIL 12 / A4.03

Scale: 3/8" = 1'-0"
Date: 9-21-11 REVISED 9-22-11

Drawing Number:

SKA-12



434 Cumberland Avenue
 Portland, ME 04101
 Phone: (207) 774-4441
 Fax: (207) 774-4016
 WWW.CWSARCH.COM

Project
OAK STREET LOFTS
 72 OAK STREET
 PORTLAND, ME
 PROJECT #: 07.446 24E

Drawing Title:
REVISED DETAIL II / A4.03
 Scale: 3/4" = 1'-0"
 Date: 8-16-11 REVISED 10-26-11

Drawing Number:
SKA-9

Architect's Supplemental Instructions

PROJECT: *(Name and address)*

Oak Street Lofts
72 Oak Street
Portland, ME 04101

ARCHITECT'S SUPPLEMENTAL

INSTRUCTION NO:

12

OWNER:

ARCHITECT:

CONSTRUCTION MANAGER:

CONTRACTOR:

FIELD:

OTHER:

OWNER: *(Name and address)*

Avesta Oak Street LP
307 Cumberland Ave
Portland, ME 04101

DATE OF ISSUANCE: 10/20/2011

CONTRACT FOR: Construction

FROM ARCHITECT: *(Name and address)*

CWS Architects
434 Cumberland Avenue
Portland, ME 04101

CONTRACT DATE: 1/14/2011

TO CONTRACTOR: *(Name and address)*

Wright-Ryan Construction
10 Danforth Street
Portland, ME 04101

ARCHITECT'S PROJECT NUMBER: 7.446

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

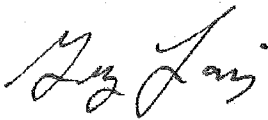
DESCRIPTION:

Clarification to the contract documents: Floor plan A1.1 shows R3 flooring at gallery restrooms and a "stage" area in the main gallery space. The finish schedule indicates R1 at the restrooms and R1/R2 only in the gallery. Please adhere to the finish schedule for materials and NOT the floor plan. The restrooms shall receive R1 flooring. The "stage" area shall be defined by R2 flooring within the area shown on the plan.

ATTACHMENTS:

None

ISSUED BY THE ARCHITECT:



George Lavigne
Maine Licensed Architect
CWS Architects

(Signature)

Architect's Supplemental Instructions

PROJECT: *(Name and address)*

Oak Street Lofts
72 Oak Street
Portland, ME 04101

ARCHITECT'S SUPPLEMENTAL

INSTRUCTION NO:

3

OWNER:

ARCHITECT:

CONSTRUCTION MANAGER:

CONTRACTOR:

FIELD:

OTHER:

OWNER: *(Name and address)*

Avesta Oak Street LP
307 Cumberland Ave
Portland, ME 04101

DATE OF ISSUANCE: 11/18/2011

CONTRACT FOR: Construction

FROM ARCHITECT: *(Name and address)*

CWS Architects
434 Cumberland Avenue
Portland, ME 04101

CONTRACT DATE: 1/14/2011

TO CONTRACTOR: *(Name and address)*

Wright-Ryan Construction
10 Danforth Street
Portland, ME 04101

ARCHITECT'S PROJECT NUMBER: 7.446

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION:

Revision to the contract documents: Provide 'night light' wiring such that the following fixtures are on at all times:

First Floor: The two Type "Q" fixtures at the vestibule and elevator lobby. (This will delete one motion sensor in the vestibule)

Second Floor: The Type J fixture nearest the Stair One door and the Type J fixture nearest Stair Two

Third Floor: The Type J fixture nearest the Stair One door and the Type J fixture nearest Stair Two

Fourth Floor: The Type J fixture nearest the Office and the Type J fixture nearest Stair Two

ATTACHMENTS:

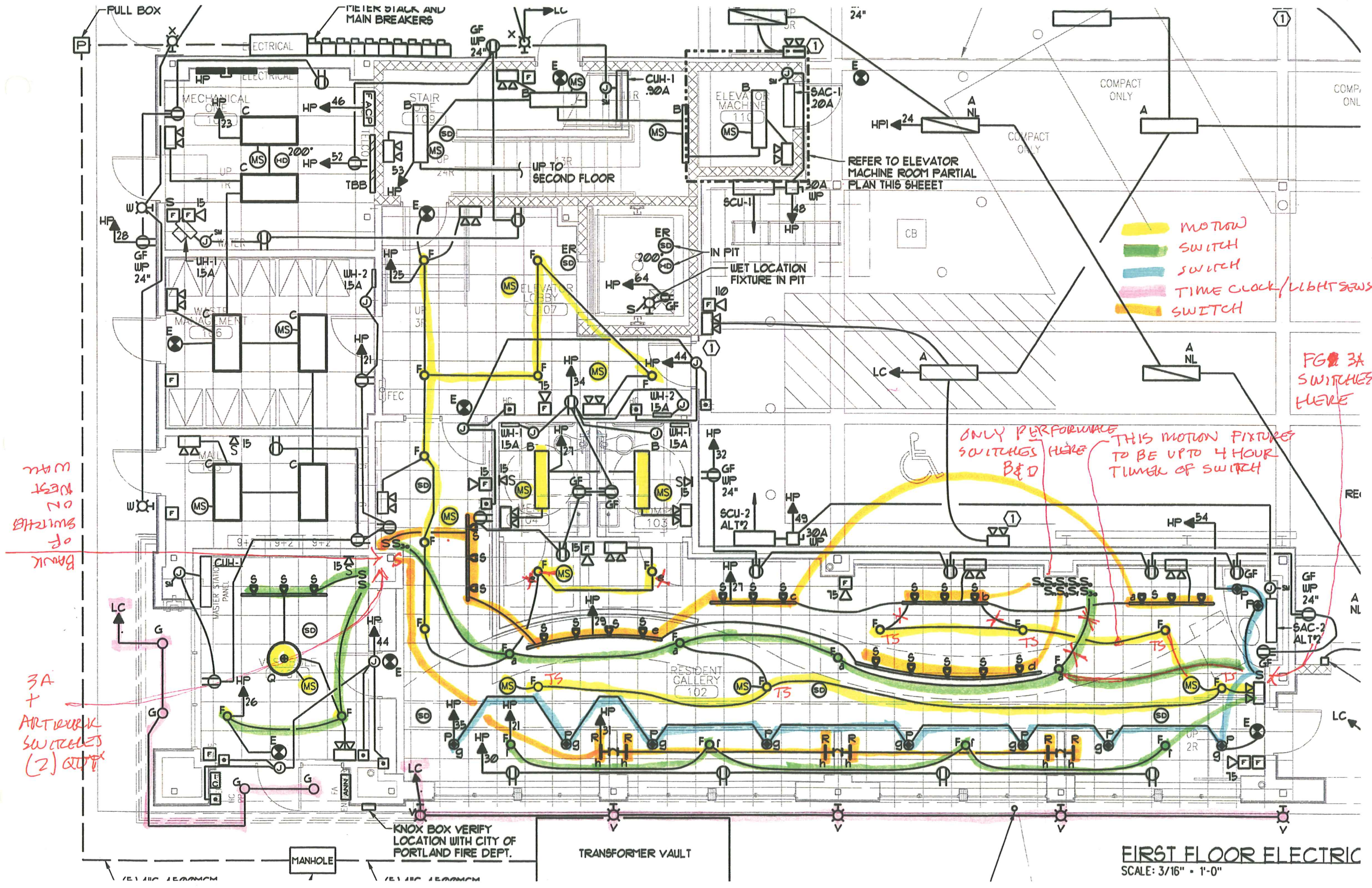
None

ISSUED BY THE ARCHITECT:



George Lavigne
Maine Licensed Architect
CWS Architects

(Signature)



- MOTION SWITCH
- SWITCH
- SWITCH
- TIME CLOCK/LIGHT SENSOR
- SWITCH

FG 3A SWITCHES HERE

ONLY PERFORMANCE SWITCHES HERE
 THIS MOTION FIXTURE TO BE UP TO 4 HOUR TIMER OF SWITCH

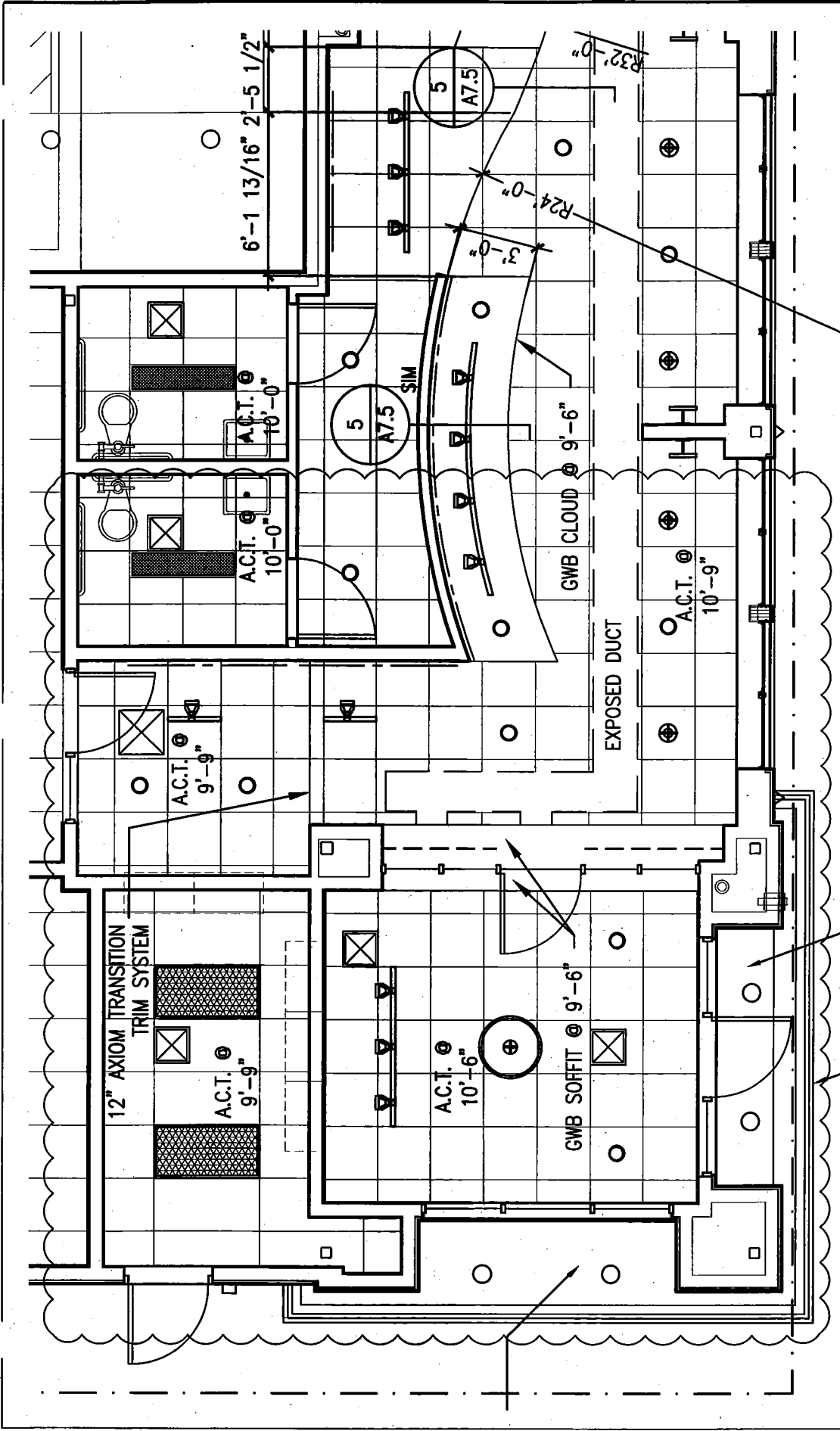
BACK OF SWITCHES ON WEST WALL

3A + ARTWORK SWITCHES (2) OUT

KNOX BOX VERIFY LOCATION WITH CITY OF PORTLAND FIRE DEPT.

TRANSFORMER VAULT

FIRST FLOOR ELECTRIC
 SCALE: 3/16" = 1'-0"



NOTE: CHANGE SINGLE TRACK WITH (3) TYPE "5" TRACK LIGHTS TO TWO 2' TRACKS WITH (1) SINGLE FIXTURE EACH

Drawing Number:
SKA-8

Project Title:
 REFLECTED CEILING CHANGES AT VESTIBULE /
 GALLERY / MAIL

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

Date:
 AUGUST 29, 2011

Project:
OAK STREET LOFTS
 72 OAK STREET
 PORTLAND, ME
 PROJECT #: 07446

424 Cumberland Avenue
 Portland, ME 04101
 Phone: (207) 774-4441
 Fax: (207) 774-4016

