



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00004
Date: 4/19/2011

16 Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Shower Stalls

1. REQUEST:

Per P&P Plumbing:

The P-3 Shower stalls are shown on plans along with the P-3A and P3B showers. No specification is shown for the P-3 showers. Please provide specifications for the P-3 showers. Please note the correct quantities for the P-3A ADA showers, and P-3B ADA roll-in showers.

Information Requested By: Rodney Collard

(Specification/Action: Please respond by or before **4/22/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:


- P-3 showers shall be provided at the (3) Three Type 1.2A units
- P-3A showers shall be provided at the (31) Thirty-one Type 1.1B and Type 1.2B units.
- P-3B showers shall be provided at the (3) Three Type 1.2AR units.
- P-3 showers shall be as specified below:

(P-3) Stall Shower: Aquarius Bathware Model G 3698 BF, Best Bath or equal, one-piece gelcoat, 39"L x 39.5"W x 78.5"H overall dimensions, white ADA/ANSI grab bars and fold-up seat, collapsible dam, white curtain rod and weighted white anti-microbial liner.

1. Shower Controls: Symmons Temptrol packaged unit Model B-56-500-B30-L-V. Pressure-Balancing mixing valve with adjustable stop screw to limit handle turn. Levertrol diverter with integral volume control. Clear-Flo shower head (1.5 gpm) with arm and flange, wall/hand shower with in-line vacuum breaker, flexible 5' metal hose, wall connection and flange, 30" slide bar for hand shower mounting.
2. Installation of shower and accessories shall meet ADA guidelines and ANSI A117.1.

Answered By: CWS Architects

Date: 4-21-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00005

Date: 5/4/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Sanitary Line Unit 211

1. REQUEST:

Please refer to Drawing M2.1.

The sanitary line coming down from Unit 211 may cause a conflict with wall dimensions.

May we move it over roughly 18' to avoid a conflict in the wall?

Please Advise

Information Requested By: Rodney Collard


Clarification/Action: Please respond by or before **5/11/2011** in order to minimize delay or interference with the ability to proceed with the work.

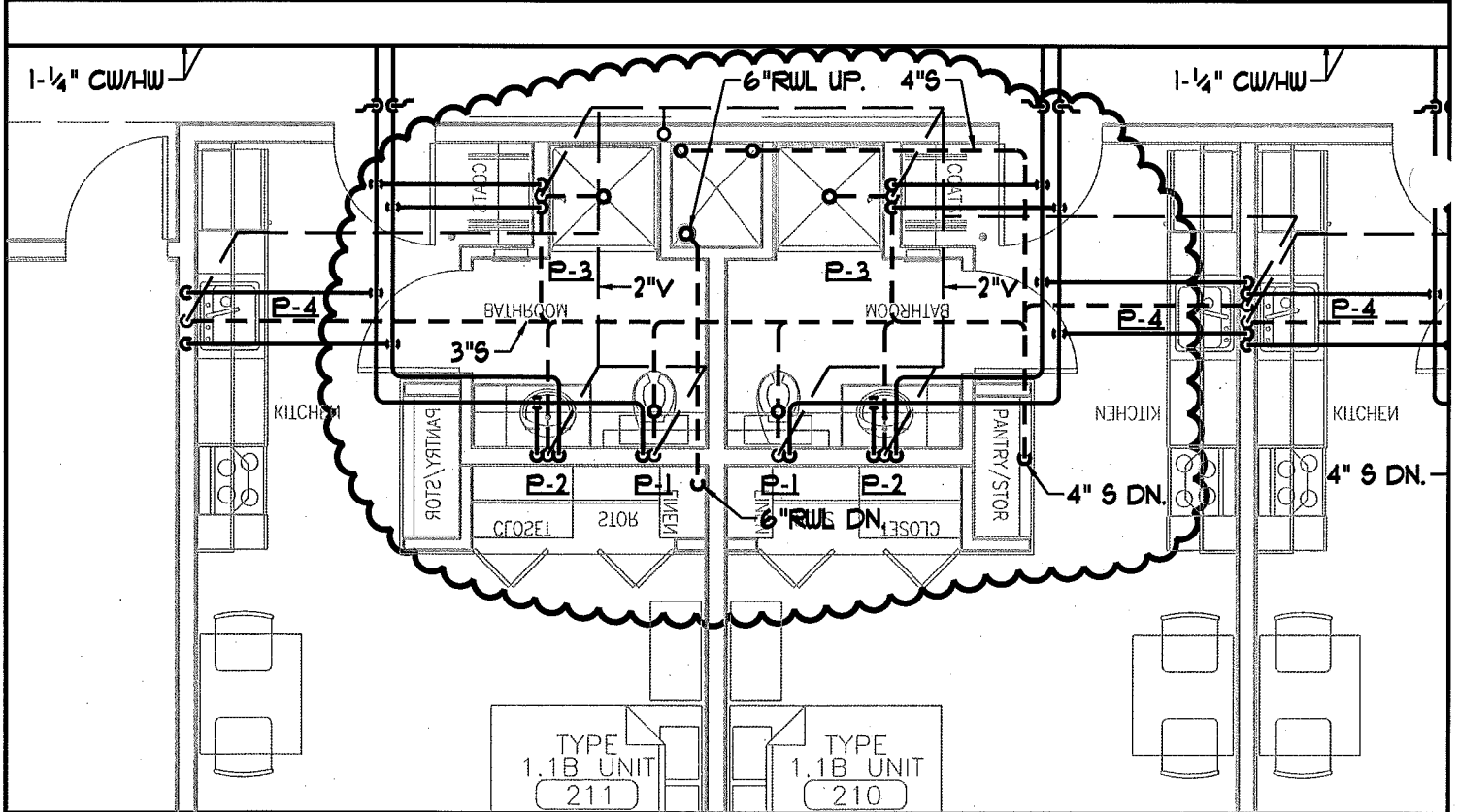
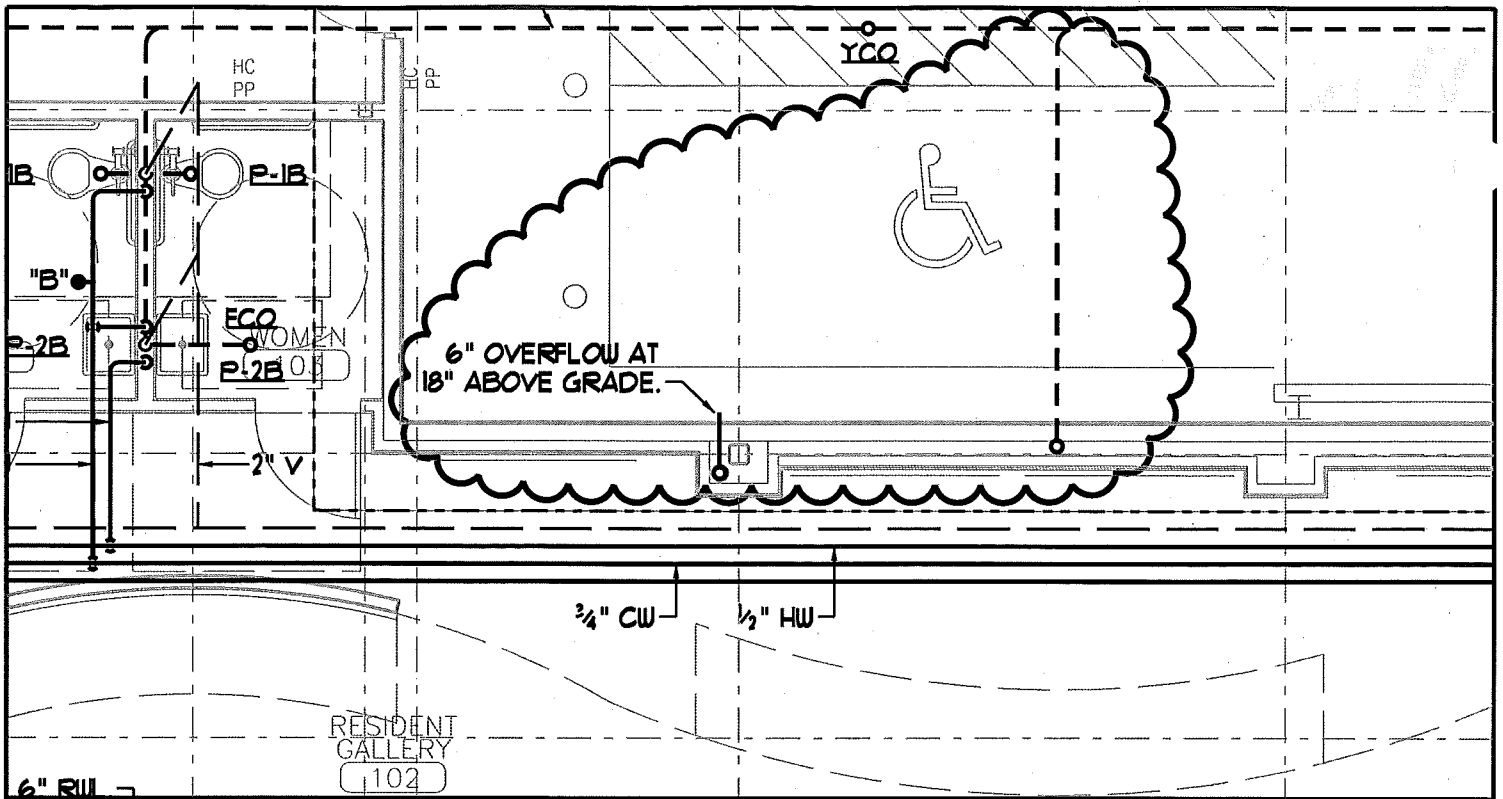

2. ANSWER:

The sanitary line may be relocated as requested. Additionally, please note that the roof overflow drain outlet located in the same area shall be installed to discharge ABOVE the top of foundation wall. Please see SKM-2, attached

Answered By: CWS Architects

Date: 5-4-11

Signed: 
George Lavigne

**BENNETT
ENGINEERING**
MECHANICAL • ELECTRICAL
(207) 865-9475

OAK ST LOFTS

DRAWING TITLE - PARTIAL 1st & 2nd FLOOR PLUMB PLANS

DESIGNED/CHECKED BY - SMR / SPD

DATE - 5/4/11

SCALE - 3/16" = 1'-0"

SKM-2



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00006

Date: 5/12/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: Oak RFI 6: "C" Windows North

1. REQUEST:

It appears that the "C" windows along the North plan elevation are within 18" of the top of the sidewalk. Should all of these windows be tempered?

Please advise.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **5/19/2011** in order to minimize delay or interference with the ability to proceed with the work.

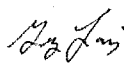
2. ANSWER:

Glazing in lower (4'-10 1/2" high) openings must be tempered due to the walking surface proximity where sidewalk grade is less than 18" below lowest edge of glazing. This means the five units closest to the parking entrance require tempered glass and the three closest to the main entrance do not require it. I suggest ordering all eight windows with tempered glass to avoid possible confusion during installation.

Answered By: CWS Architects

Date: 5-18-11

Signed:


George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00007
Date: 5/17/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Overhead Utilities: Drawing C-4

1. REQUEST:

The drawing C-4 indicates that the cable and the telephone service will be overhead. Per Phil DiPierro, underground utilities are shown on drawing C-4 (Utilities Plan) of the historic Preservation Site Plan and Subdivision review plan set that was approved by the Planning Board on 6/22/10. Please review and provide direction.

The closest Fairpoint splicebox is on Congress Street. Time Warner cable would need a conduit on the light pole on the other side of Oak Street, if permitted.

Please advise

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **5/23/2011** in order to minimize delay or interference with the ability to proceed with the work.


2. ANSWER:

Cable service will remain overhead to the neighboring building and service to Oak Street Lofts will be tied through underground conduit to the existing service connection at that location. See Work Change Proposal Request #3 for more information.

Fairpoint service per Addendum 1 item 14 shall not be provided. Provide credit pricing as part of Work Change Proposal Request #3..

Answered By: CWS Architects

Date: 6-13-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00008

Date: 5/16/2011

10 Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Oak RFI 8- Asphalt Walkway

1. REQUEST:

Along the east and part of the south elevation there is an asphalt walkway. The drawings do provide some elevations, but additional spot grades are needed to properly construct the walkway.

Please advise.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **5/23/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Please see the attached CSK-3 for clarifying information.

Answered By: CWS Architects

Date: 6-2-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00009

Date: 5/19/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Lighting Plan: Sheet 2 Fixture A

1. REQUEST:

Reference Layout and Lighting Plan Sheet 2, Light Fixture Legend, Note 1:

The light fixture "A" in front of the main entrance is noted to be supplied by Central Maine Power. However, CMP claims to only be responsible for providing the head of the light.

Who is responsible for the complete light fixture and pole?

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **5/20/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Note that on the drawings it also states to refer to note 10, which states that the contractor shall provide pole, bracket and base as specified.

Answered By: CWS Architects

Date: 5-19-11

Signed: _____



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00011
Date: 5/27/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Heaters: ElevatorMach. Room/Stair2

1. REQUEST:

The mechanical drawings call for a heater in the elevator machine room and another heater in stair two. The electrical drawings do not show these heaters.

Please advise what circuits these heaters are on.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **6/3/2011** in order to minimize delay or interference with the ability to proceed with the work.

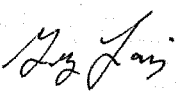
2. ANSWER:

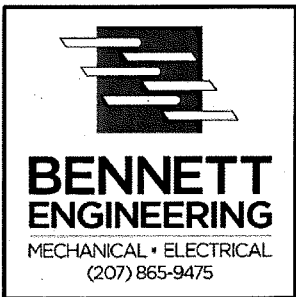
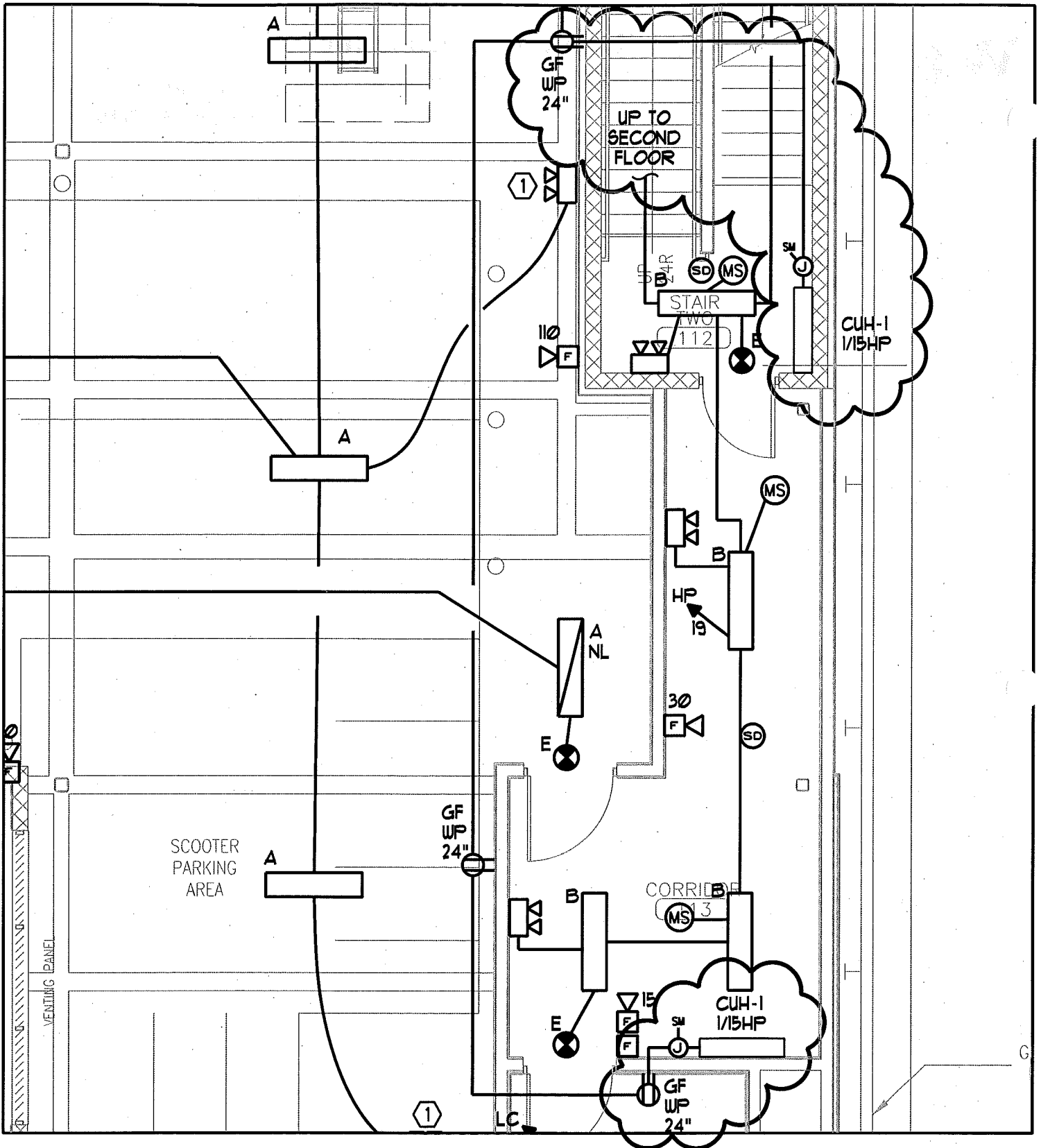
Please see the attached SKE-3 and SKE-4 for wiring information.

Answered By: CWS Architects

Date: 5-27-11

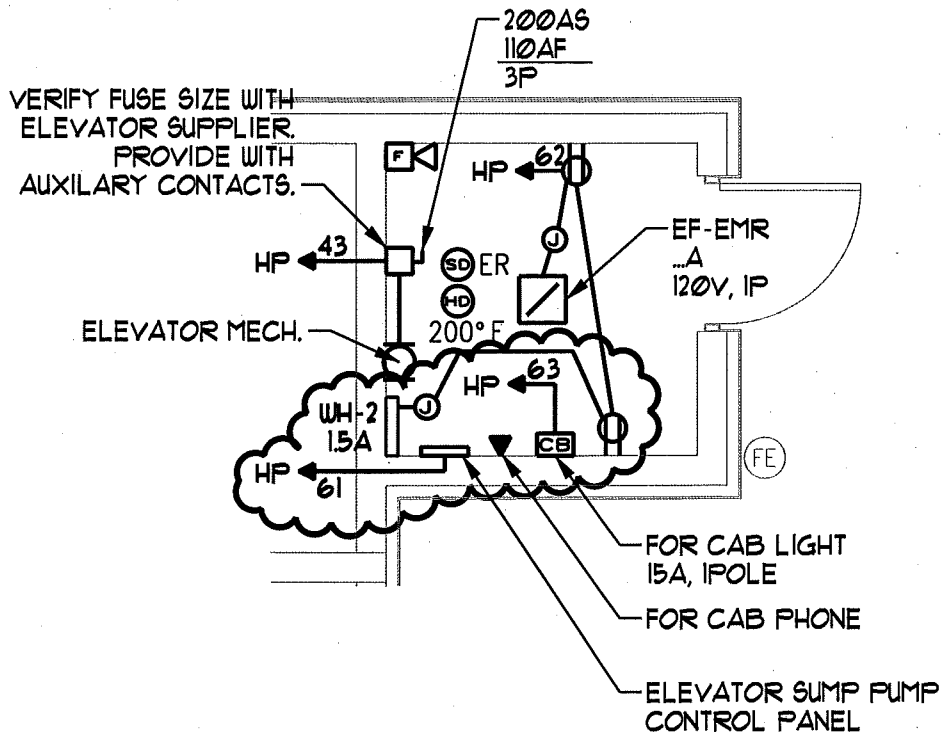
Signed:


George Lavigne



OAK ST LOFTS	
DRAWING TITLE -	PARTIAL 1st FLOOR ELECT PLAN
DESIGNED/CHECKED BY -	SMR / WSEJR
DATE -	5/27/11
SCALE -	3/16" = 1'-0"

SKE-3



ELEVATOR MACHINE ROOM PARTIAL PLAN

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



**BENNETT
ENGINEERING**
MECHANICAL • ELECTRICAL
(207) 865-9475

OAK ST LOFTS

DRAWING TITLE -	EMR. ELECT PLAN
DESIGNED/CHECKED BY -	SMR / W6BJR
DATE -	5/27/11
SCALE -	3/16" = 1'-0"

SKE - 4



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00012
Date: 5/31/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Plumbing in CMU Walls

1. REQUEST:

In the first floor landing of stair 2 there is CUH 1. Currently, on site we have no exposed rough in. It is all run within the CMU. However, the mason is concerned with the amount of plumbing in the wall and how reinforcing and the bond beams will be affected by them. There is also a concern of plumbing freezing in the CMU walls

We recommend having a chase constructed in the stairwell.

Please advise.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **6/3/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Please see Work Change Proposal request #2 for substituting a ceiling mounted heater in Stair Two and relocating supply piping in order to avoid any embedded piping or pipe chases.

Answered By: CWS Architects

Date: 6-13-11

Signed: _____

George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00013

Date: 6/10/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: Grading for Garage Door Area

1. REQUEST:

More spot elevations for grading the garage door area of the building are required to ensure that water is shed from the area properly.

Please advise.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **6/15/2011** in order to minimize delay or interference with the ability to proceed with the work.

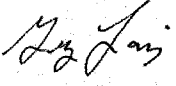
2. ANSWER:

Please see the attached CSK-05 for additional spot grades.

Answered By: CWS Architects

Date: 6-14-11

Signed:


George Lavigne



Y.C.O. 19

10

50
105.35

TS:106.40
BS:105.50

0.02

106

106.05

TIP DOWN CURB

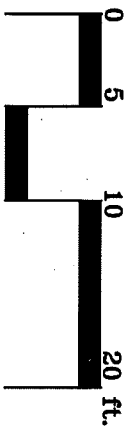
TIP DOWN CURB

CONNECT SEWER INTO MANHOLE
IN LOCATION OF EXISTING
SEWER/STORM DRAIN
CONNECTION. RECONSTRUCT
BRICK CHANNEL, AS NECESSARY.

COORDINATE CITY OF PORTLAND
PUBLIC SERVICES DEPARTMENT

OAK STREET

Scale: 1"=10'



106.02

OVERHEAD DOOR

VENTING PANEL

OVERHEAD DOOR

VENTING PANEL

SCOOTER
PARKING
AREA

CORRIDOR
(T13)

106.56

106.68

106.18

106.29

106.43

106.50

106.89

106.97

107

107.05

107.06

107.04

106.95

101

106.29

106.49

106.53

MATCH
EXISTING
GRADE OF
CMP VAULT

Mitchell & Associates

LANDSCAPE ARCHITECTS

70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427
Fax: (207) 874-2460

Title: GARAGE ENTRANCE - RFI 13
SPOT GRADES AND DRAINAGE

Date: JUE 14, 2011

Project: OAK STREET EFFICIENCIES

Magnetic North:



CSK
05



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00014

Date: 6/20/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Stairwell Refuge Areas

1. REQUEST:

Per Corey Electric:

The architectural drawings show the stairwell landings to be areas of refuge with some type of system. This was not carried over to the electrical drawings. No system was specified either on the plans or in the specification.

Please Advise

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **6/27/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Contractor shall provide (1) one NC 150R master control panel, (6) six IR 150SS call stations and all required accessories by Tektone. "Or equal" systems may be submitted.

Locate master control panel, call stations and signage as per architectural drawings.

Signage may be Tektone supplied or as part of the interior signage package as specified.

Answered By: CWS Architects

Date: 6/23/2011

Signed: _____
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00015

Date: 6/28/2011

1 Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Combining Sewer/Storm Water Lines

1. REQUEST:

Because of multiple existing electrical vaults and the existing water-main running down Oak Street, we are requesting that the sewer and storm water lines be combined just outside the foundation. This would allow us to make only one penetration into a deteriorating sewer manhole. In addition, is a back flow preventor needed or any other type of prevention.

Please advise.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **6/30/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Please see the attached letter from Mitchell & Associates in reply to the question.

Answered By: CWS Architects

Date: 6-29-11

Signed: _____

George Lavigne

Oak Street Efficiencies

Date: June 29, 2011

To: George Lavigne

From: Bob Metcalf

**RE: Oak Street Efficiencies
Response to RFI # 15**

1. Because of multiple existing electrical vaults and the existing water-main running down Oak Street, we are requesting that the sewer and storm water lines be combined just outside the foundation. This would allow us to make only one penetration into a deteriorating sewer manhole. In addition, is a back flow preventer needed or any other type of prevention?
 - **The city, during the approval process required that the two services be separated. As we understand through the various email's, the city inspector Matt Doughty has indicated that he will accept the proposal to combine the two services outside of the building within the sidewalk area. We take no exception to this, however the Contractor shall obtain a written signoff from Matt Doughty that this is acceptable to the city.**
 - **In regards to the backflow preventer requirement, the catch basin structure requires that a Casco Trap be installed. The contractor shall install the Casco Trap as snug to the structure as possible and seal around the trap to provide an airtight seal.**



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00015

Date: 6/28/2011

10 Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: Combining Sewer/Storm Water Lines

1. REQUEST:

Because of multiple existing electrical vaults and the existing water-main running down Oak Street, we are requesting that the sewer and storm water lines be combined just outside the foundation. This would allow us to make only one penetration into a deteriorating sewer manhole. In addition, is a back flow preventor needed or any other type of prevention.

Please advise.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **6/30/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

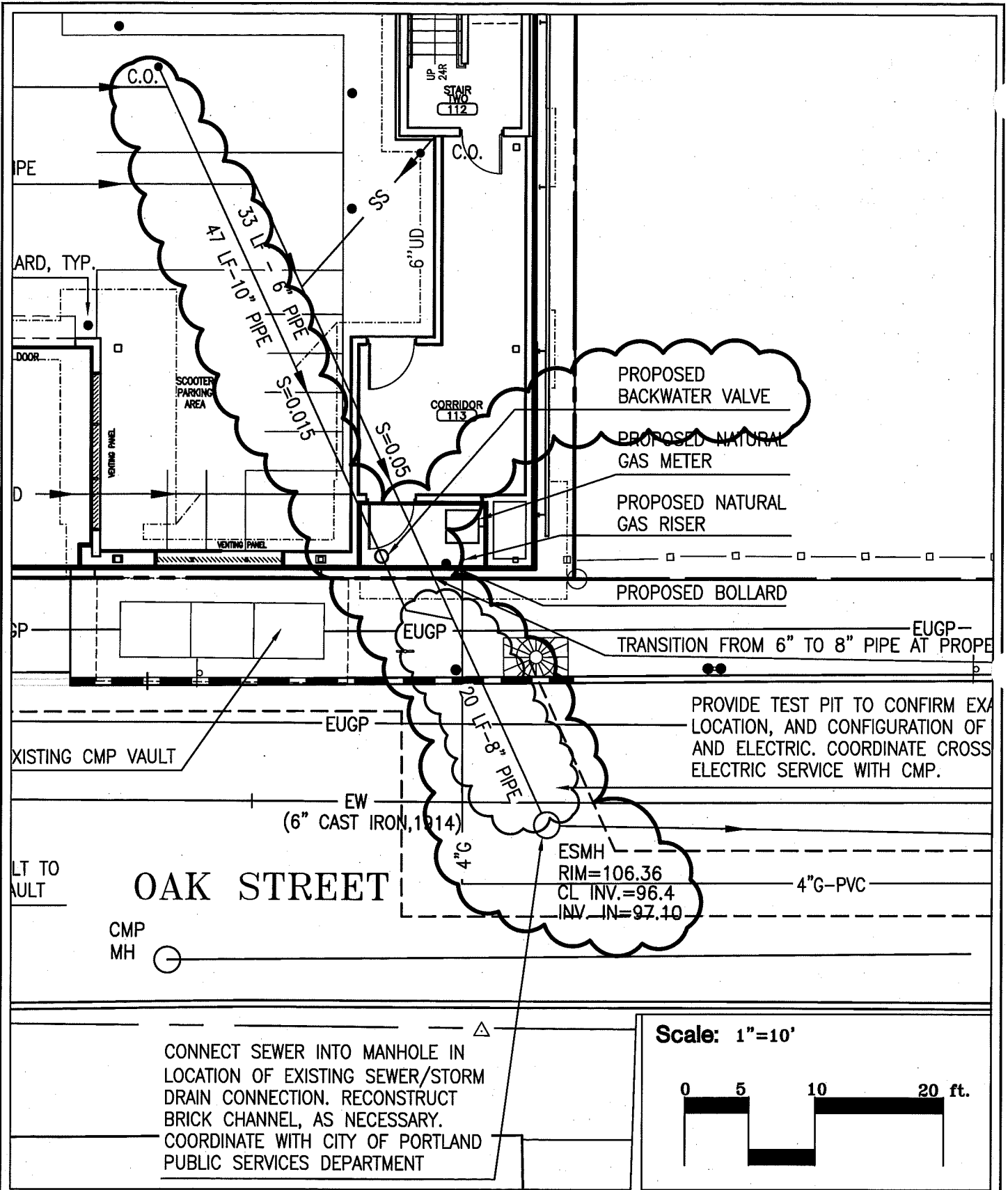
Please see attached sketches (CSK-06) for reconfiguration of stormwater and sewer lines. A Backwater Valve has also been added on the stormwater line.

Answered By:

Mitchell & Associates

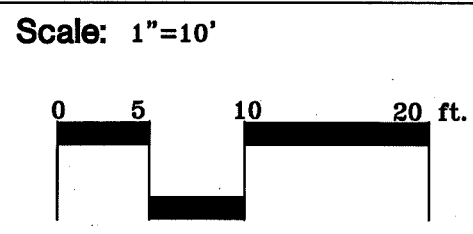
Date: 7-6-11

Signed: _____



OAK STREET

CONNECT SEWER INTO MANHOLE IN LOCATION OF EXISTING SEWER/STORM DRAIN CONNECTION. RECONSTRUCT BRICK CHANNEL, AS NECESSARY. COORDINATE WITH CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT

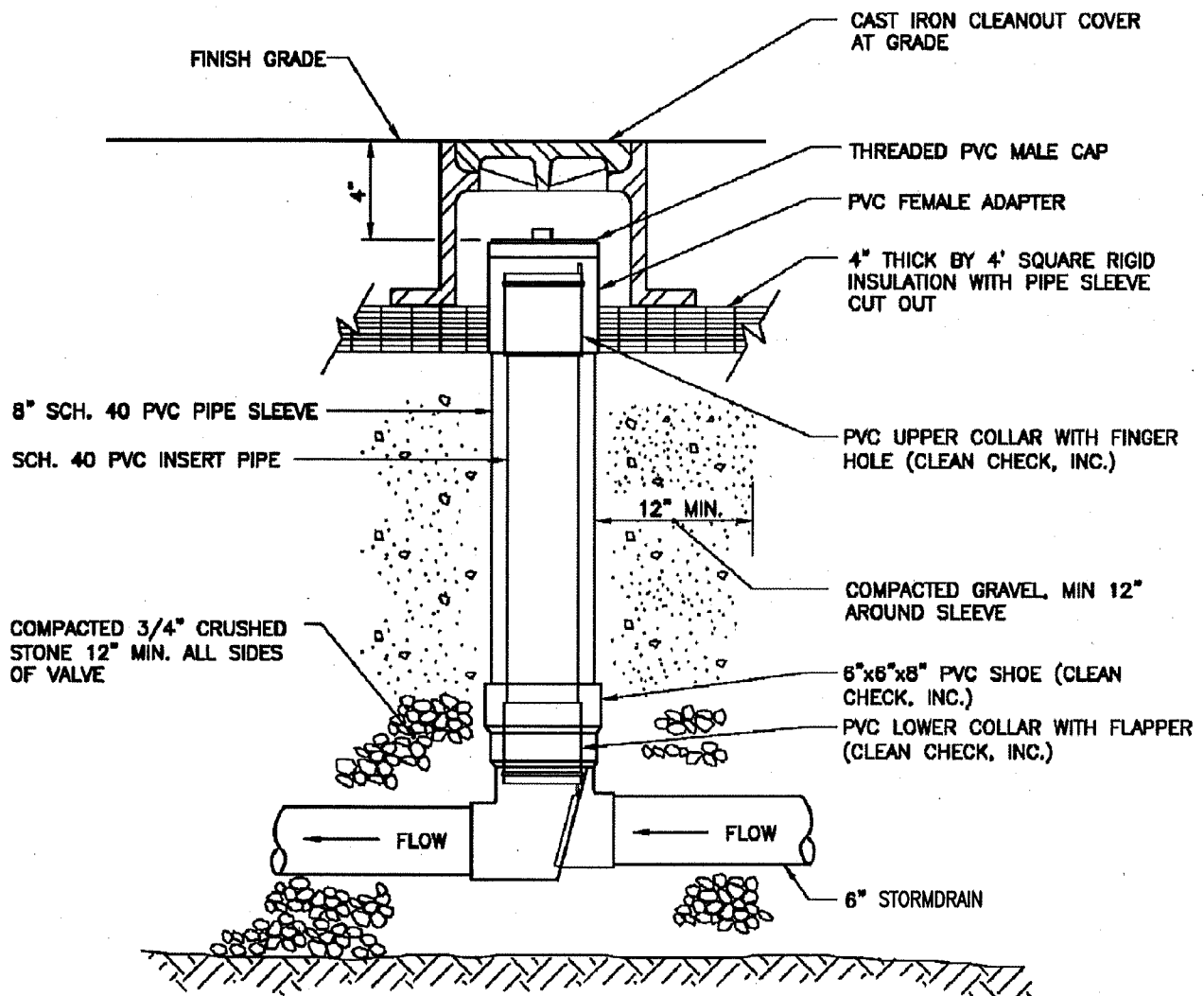


Mitchell & Associates
 LANDSCAPE ARCHITECTS
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427
 Fax: (207) 874-2460

Title: RFI-15 - COMBINING SEWER/STORMWATER LINES
Date: JULY 6, 2011
Project: OAK STREET EFFICIENCIES

Magnetic North:

CSK 06



**CLEAN CHECK, INC.
BACKWATER VALVE**

N.T.S.

NOTE: MATERIALS AND INSTALLATION PER
MANUFACTURER'S INSTRUCTIONS

**Mitchell
Associates**
LANDSCAPE ARCHITECTS

70 Center Street Tel: (207) 774-4427
Portland, Maine 04101 Fax: (207) 874-2460

Title: RFI-15 - COMBINING SEWER/STORMWATER
LINES - BACKWATER VALVE DETAIL

Date: JULY 6, 2011

Project: OAK STREET EFFICIENCIES

**CSK
06**



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00015

Date: 6/28/2011

10 Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Combining Sewer/Storm Water Lines

1. REQUEST:

Because of multiple existing electrical vaults and the existing water-main running down Oak Street, we are requesting that the sewer and storm water lines be combined just outside the foundation. This would allow us to make only one penetration into a deteriorating sewer manhole. In addition, is a back flow preventor needed or any other type of prevention.

Please advise.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **6/30/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Answered By: CWS Architects

Date: _____

Signed: _____
George Lavigne

Oak Street Efficiencies

Date: July 12, 2011

To: George Lavigne

From: Bob Metcalf

**RE: Oak Street Efficiencies
Response to RFI # 15 Revised**

1. Requirement for Back Water Valve

- **The city has granted a waiver of the requirement to install a back water valve on the new sanitary sewer services that enter into a combined sanitary and storm water system. This waiver is conditioned upon the city being held harmless from damages that may occur as a result of not installing the back water valve.**



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00017

Date: 6/29/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: Bollard and Footing Conflict

1. REQUEST:

Site Drawing 3 calls for a bollard to be placed just South of D5. The footing in this location is in conflict with the bollard.

Please provide direction.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **7/6/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Modify bollard base to permit installation in design location. If removal of concrete base material results in exposure of reinforcing steel, dowel this steel into top of footing with epoxy adhesive with a minimum embedment of 6". If no reinforcing is exposed, contact us for further guidance. Ensure all exposed steel is protected in accordance with structural concrete guidelines.

Answered By: CWS Architects

Date: 6-30-11

Signed:

George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00018

Date: 6/30/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: Guard Rail and Footing Conflict

1. REQUEST:

The civil drawing sheet 2 calls for metal guardrails in the parking garage. The bases of these guard rails will be in conflict with the footings and underdrain.

Please provide direction.

Information Requested By: Rodney Collard

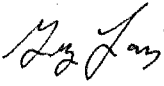
Clarification/Action: Please respond by or before **7/6/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Submittals indicate 43" burial depth for the guardrail posts, which would place the bottom of post above the top of footing. As such, there should not be a conflict with either footing or underdrain.

Answered By: CWS Architects

Date: 7-6-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00020

Date: 7/21/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: Water Tie-in

1. REQUEST:

Due to all of the unforeseen conditions beneath Oak Street, the water service connection to the main is impossible as drawn. We are requesting to make one connection to the water main. This one line would run under a CMP existing ductbank in Oak Street. Once we clear the duct bank the line would then branch out to two lines (one for domestic water and the other for sprinkler service).

Please see the attached sketch.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **7/26/2011** in order to minimize delay or interference with the ability to proceed with the work.


2. ANSWER:

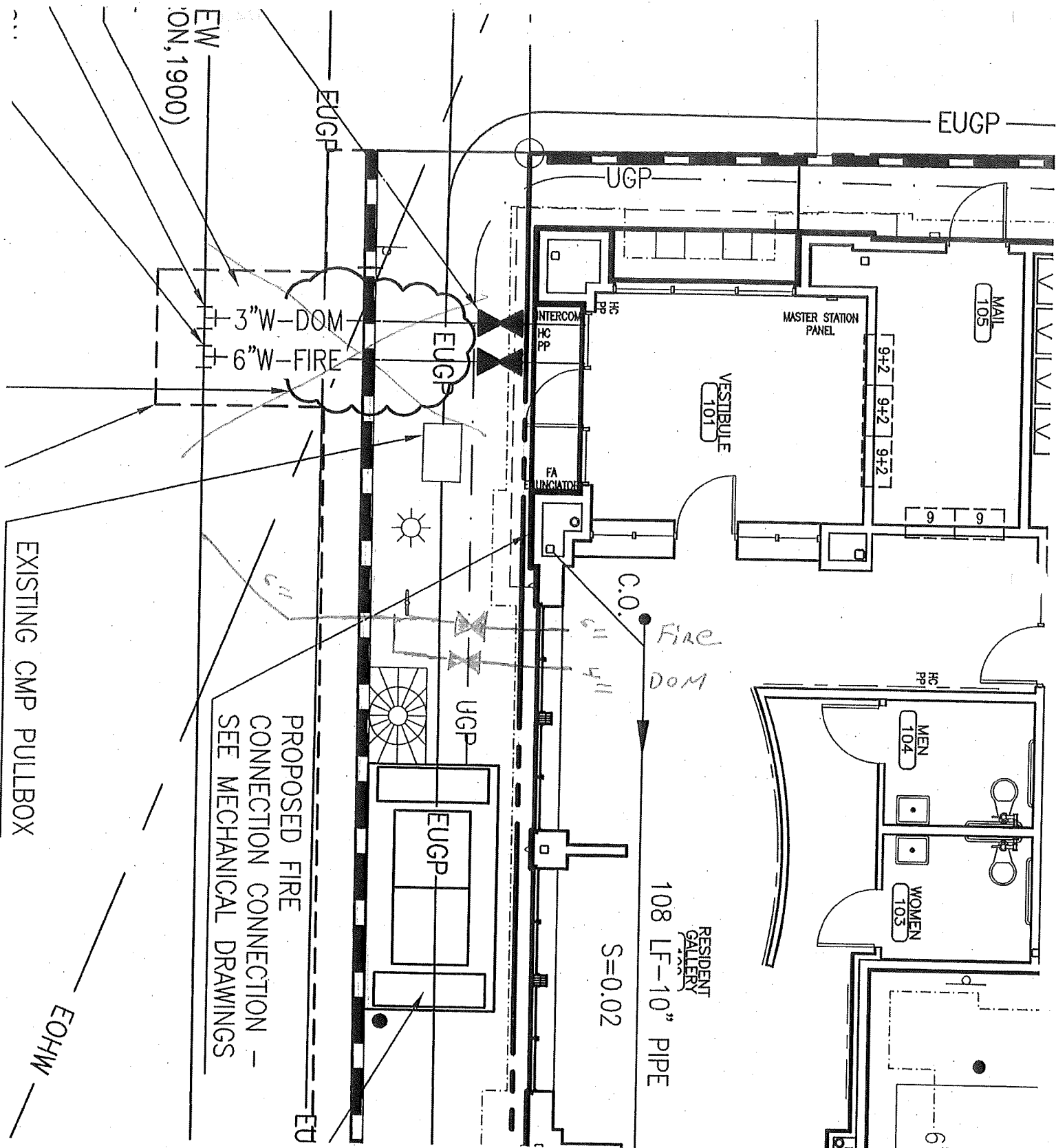
The Portland Water District has issued approval for this change provided the branch is made within the right-of-way, two valves are provided at the property line as shown, and the sprinkler system designer has signed off on the pipe sizing.

The architect, mechanical engineer and landscape architect have reviewed the sketch and approved of the change.

Answered By: CWS Architects

Date: 7-27-11

Signed: 
George Lavigne



EW
ON, 1900)

EUGP

EUGP

UGP

3"W-DOM
6"W-FIRE

EUGP

MASTER STATION
PANEL

MAIL
105

VESTIBULE
101

9+2 9+2 9+2

9 9

EXISTING CMP PULLBOX

PROPOSED FIRE
CONNECTION CONNECTION -
SEE MECHANICAL DRAWINGS

UGP

EUGP

C.O.
FIRE
DOM

6" 4" 11"

RESIDENT
GALLERY
108 LF-10" PIPE

S=0.02

HC
PP

MEN
104

WOMEN
105

EOHW

EU

6'



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00021

Date: 8/10/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Kitchen Casework/Shelving

1. REQUEST:

Per. Pond Cove Millwork:

On the returned kitchen casework shop drawings, the architect has requested a birch plywood shelf above the kitchen cabinets. This shelf was originally deleted when we transitioned those upper cabinets from custom birch to Armstrong pre-manufactured cabinets. Are we now going to add those shelves back into our workscope?

Pg 1: A&M Brackets not available in satin nickel. I assume this note was intended for the K/V brackets in the vestibule. What color are the counter brackets to be?

Pg 2 (and various other sheets): Sink cabinets with removable fronts are only available in handicap accessible models (HA) and are at 2'-10". 3'-0" base cabinets do not have this option. Should we use the B30 and SB30 cabinets, jog the countertop 2" down, or turn all of these cabinets into HA models?

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **8/16/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

- 1) The storage shelf is not an Alternate. Only the cabinets themselves are part of the alternate. (Div 012000 1.11C)
- 2) A&M Brackets (at the laundry counter) shall be Almond. K/V Brackets shall be Satin Nickel.
- 3) "Removable cabinets" were intended to be removed in their entirety if ever required, as opposed to removable faces. This generally requires side supports and the back of removable sink bases to be modified to clear piping when removed. HOWEVER: Per building regulations, Type B units do not in fact require that the sink and work area base cabinets be easily removable as we have shown. As such we will allow the B30 and SB30 without the DWR support as submitted for the Type 1-1B units. At the 1-2B units, the SB36 need not be removable, and the B30 + (2) DWR supports adjacent to the refrigerator may be a B33 which does not need to be removable.

Answered By: CWS Architects

Date: 8-16-11

Signed: _____
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00023
Date: 8/12/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Water Closet Trip Lever Handing

1. REQUEST:

Per P&P Plumbing:

The specified below water closets are only available with color match left hand trip levers. The manufacturer states the right hand configuration is only available in chrome.

Original Specification:

A. (P-1) Water Closet: Floor Mounted, tank-type, Toto Eco-Drake CST744E, elongated bowl, white vitreous china, low consumption (1.28 gpf), color matched trip lever

B. (P-2) ADA Water Closet: Floor-mounted tank type, Toto Eco-Drake CST744EL, elongated bowl, white vitreous china, low consumption (1.28 gpf). Color mathed trip lever shall be mounted on the wide side of the stall. Fixture shall be suitable for 12" rough-in. Insert from the Architects plumbing submittal review: "Ensure toilets are provided with flush levers on correct (non-wall adjacent) side at all locations. "

We suggest going with all chrome trip levers.

Please provide direction.

Information Requested By: Rodney Collard


Clarification/Action: Please respond by or before **8/17/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Please change ALL trip levers to chrome for functionality and consistency.

Answered By: CWS Architects

Date: 8-15-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00024
Date: 8/23/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Resident Gallery Ceiling Height

1. REQUEST:

Drawing A2.1 calls out the ceiling height to be 10'- 9" in the resident gallery. We currently have a steel beam at 11' -1" and a gas main running tight to the underside of the steel. The bottom of this gas main is +/- 10' -9". May we lower the ceiling in the resident gallery?

Please provide direction

Information Requested By: Rodney Collard


Verification/Action: Please respond by or before **8/26/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

No. Please install the gas main approximately 15" higher by cutting 6" diameter penetrations through the (3) 24" steel beams. Holes shall be centered vertically in the beam web and located approximately 44" from grid line "E". Confirm with firesafing contractor that this will permit adequate clearance for application of firesafing coating as required.

Answered By: CWS Architects

Date: 8-25-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00025
Date: 8/24/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Ductwork Conflicts

1. REQUEST:

1. The duct (18"x14") that runs through the resident gallery 102 and into the vestibule 101 does not have enough room to transition after it crosses under the steel beam at 2 line. This will result in exposed duct in the vestibule.
2. The mechanical room 108 calls for wall mounted grills, but this will not work with the ceiling heights in room 108, 106 and 105.
3. The 16"x12" return line is in conflict with the steel beam at 2 line.

ase advise

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **8/30/2011** in order to minimize delay or interference with the ability to proceed with the work.

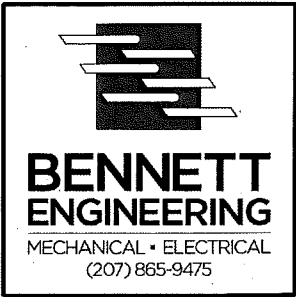
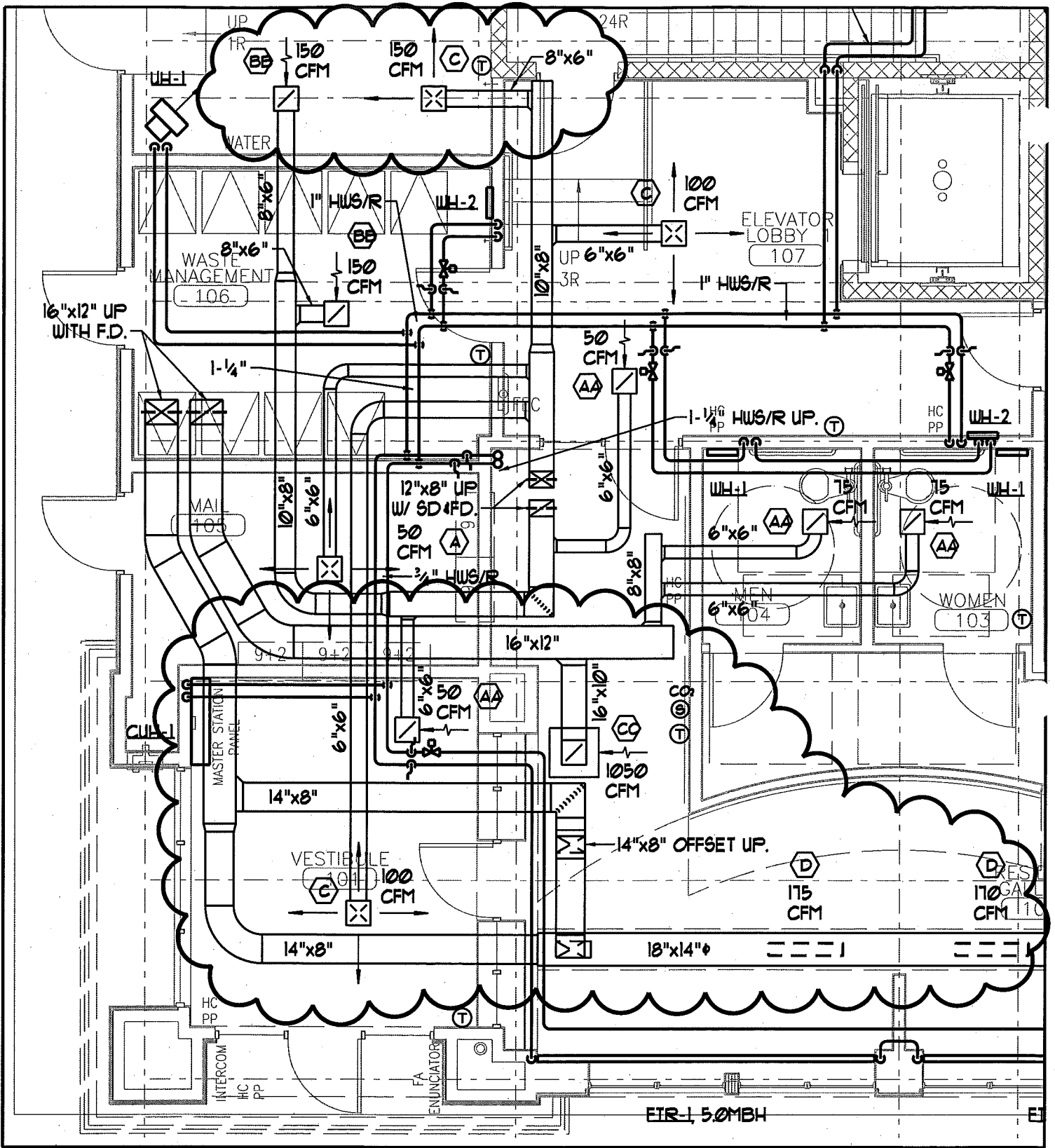
2. ANSWER:

Please see attached SKM-6 for revised duct sizing and layout to address items 1, 2 and 3.

Answered By: CWS Architects

Date: 8-25-11

Signed: _____
George Lavigne



OAK ST LOFTS	
DRAWING TITLE -	PARTIAL 1st FLOOR MECH PLAN
DESIGNED/CHECKED BY -	SMR / SPD
DATE -	8/25/11
SCALE -	3/16" = 1'-0"

SKM-6



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00026
Date: 8/25/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Insulation for Plumbing

1. REQUEST:

Per P&P Plumbing:

I have spoken with our onsite job foreman to make sure he has 4.5" minimum at all P-traps locations. We are also aware of the minimum requirement needed at the main waste lines where we drop to vertical through the floor. We will do our best to adhere to the acceptable requirement as stated by Bennett Engineering, yet it is possible some areas with longer runs may be lower. Typically waste lines within a building with this much activity inside and activity from surrounding buildings in the main sewer are warmer than other areas.

Please confirm this approach is acceptable.

Information Requested By: Rodney Collard


Clarification/Action: Please respond by or before **9/2/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

It is the intent to provide as close to R-30 insulation under piping wherever possible. At trap areas a minimum 16"x16" area of spray foam shall be provided before cellulose is added to the floor cavity. At lines with no standing water a minimum of R-10 shall be provided with 1 1/2" spray foam x 6"-8" wide wherever lines are less than 3" above slab. At areas where piping with no standing water is greater than 3", cellulose shall be adequate to meet the R-10 minimum. Blown in cellulose shall be added over all pipes to make up the total R-30 assembly requirement.

Answered By: CWS Architects

Date: 8-29-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00027
Date: 8/31/2011

10 Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Range Hood Vents Framing Conflict

1. REQUEST:

The range hood vents are in conflict with the exterior wall framing members.
Also, Addendum 2 item 14 B states that the vented hoods are to be 30" wide. Please confirm that they are to be 24" wide to match the ranges.

Please review field conditions and provide direction.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **9/5/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

As approved by Becker Structural Engineers: Please provide H1 headers as specified on S1.2 and S1.3 at all locations where studs are terminated for duct installation. Install headers at exterior walls such that bottom of header is located 78" A.F.F. Top of sill blocking shall be coordinated with range hood height as cabinet height varies between units.

Range hoods are to be 24" wide to match range width.

Answered By: CWS Architects

Date: 9-12-11

Signed: _____

George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00028

Date: 8/31/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Duct Chases conflict With Framing

1. REQUEST:

The duct chases have supply lines going through the corridor walls. There are conflicts with the wood framing. Can you also please provide the elevation of the corridor grills?

Please review field conditions and provide direction.

Information Requested By: Rodney Collard


Clarification/Action: Please respond by or before **9/6/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

As approved by Becker Structural engineers: Please provide H1 headers as called for on S1.2 and S1.3 at locations where studs are terminated for duct installation. Install headers such that bottom of header is located 92" A.F.F. and bottom of opening is at 78" AFF (more or less) as coordinated with duct and louver opening requirements.

Answered By: CWS Architects

Date: 9-12-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00029
Date: 8/31/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Doors and Frames

1. REQUEST:

Please see attached pages and drawings containing questions from Hardware Consultants.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **9/7/2011** in order to minimize delay or interference with the ability to proceed with the work.

ANSWER:

Tag 113A: Wall type indicates a 5 5/8" wall thickness PLUS the thickness of the FRP. GC should field verify jamb depth.

Tags 221/222: Cancel the "Detailed Alike" comment. Use 9" jamb depth frames at doors 221, 231 and 421A.

Tags 106B/107A: Frames should also account for FRP finish material thickness. GC should field verify frame depth.

Tag 107B: 9" frame should allow for full free door swing without interference from block and thus is preferred. The intent of the "review detailing" is to ensure the GWB contractor is comfortable with this detail.

Tags 321/322/421A/422: See note #2 above for 321/421A. Doors 322 and 422 shall be as per detail 2/A4.03 as wood framing at these doors allows for GWB returns to be fastened.

Note: Lowered narrow vision lites are required at all NVL doors. Glass size in all NVL cases cannot be increased. At HG1 doors, glass size can be increased and as such we would like to increase the glass height to 33" in order to maintain the head at a more conventional height if it is a no-cost change. The lower edge of glass does need to be at 43".

Answered By: CWS Architects

Date: 9-7-11

Signed: _____
George Lavigne

Oak Street Lofts

72-4447

8/29/2011

Please clarify the following items that came up because of Architects comments on shop drawings.

Tag: 113A - Arch. says "PREFER (9 5/8") WRAPPED INSTALLATION WITH FINISHES TUCKED INSIDE FRAME."

Drawing A1.1 calls for wall type 5E at door 113A.

Wall type 5E on drawing A0.1 adds up to a 8 3/8" thick wall. Should the frame be 9 3/8" Jamb Depth?

Tags: 221 and 222 - Arch. says "THESE FRAMES (221/222) SHOULD BE DETAILED ALIKE."

See Drawing A4.03 - we used detail detail 2 for Tag: 222, and we used detail 5 for Tag: 221.

Should they both be 6" jamb depth frames as shown in detail 2 on drawing A4.03?

Tags: 106B and 107A - Arch. says "PREFER "WRAPPED" INSTALLATION WITH FINISHES TUCKED INSIDE FRAME (7 7/8?)."

Drawing A1.1 calls for wall type 5C at doors 106B and 107A.

Wall type 5C on drawing A0.1 adds up to a 7 3/8" thick wall. Should the frame be 8 3/8" Jamb Depth?

Tag: 107B - Arch. says "G.C. REVIEW DETAILING WITH FRAMING & DRYWALL CONTRACTORS."

We detailed a 9" jamb depth based on detail 5 on drawing A4.03.

Should this also be 6" jamb depth as shown in detail 2 on drawing A4.03?

Tags: 321, 322, 421A, AND 422 - Arch. says "FRAMES (321, 322, 421A, 422) SHOULD BE DETAILED ALIKE: HOLD FRAME FLUSH TO STAIR SIDE AND GWB RETURN TO CORRIDOR SIDE."

Should all of these be 6" jamb depths as shown in detail 2 on drawing A4.03?

Note: If we drop the glass kits in all doors to 43" A.F.F. per ANSI 117.1 we will have the following conditions:

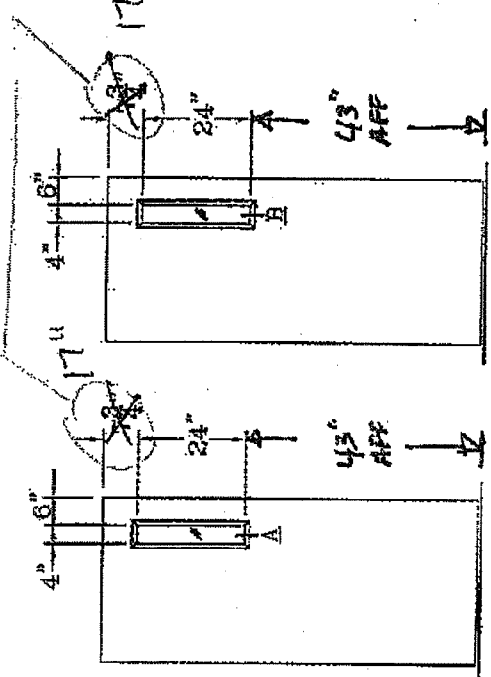
Door Elevations NVL.1, NVL.2 and NVL will have a dimension from the top of the door to the exposed glass of 17" +/-.

Door Elevation HG1 will have a dimension from the top of the door to the exposed glass of 11" +/-.

Are these acceptable with the Architect(s) or do they want to change the glass sizes?

If the glass sizes are to change, please send a sketch of what is required.

COORDINATE WITH
ANSI D17.1 REQUIREMENTS.



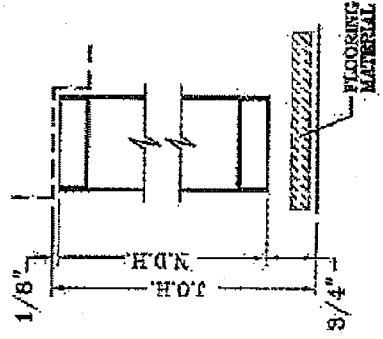
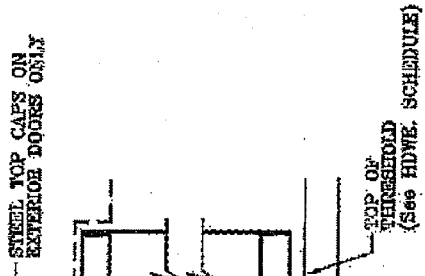
FLUSH HOLLOW
METAL DOOR

NVL.1

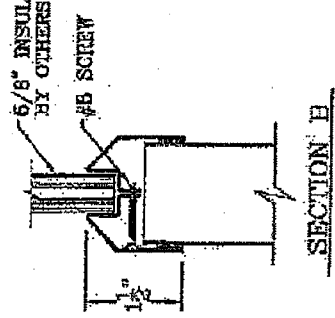
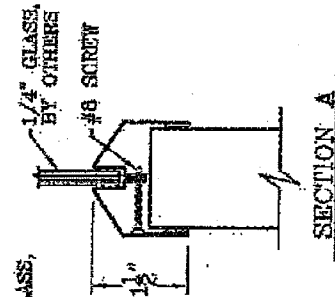
NVL.2

HOLLOW METAL DOOR ELEVATIONS

F.1



TYPICAL SILL SECTIONS



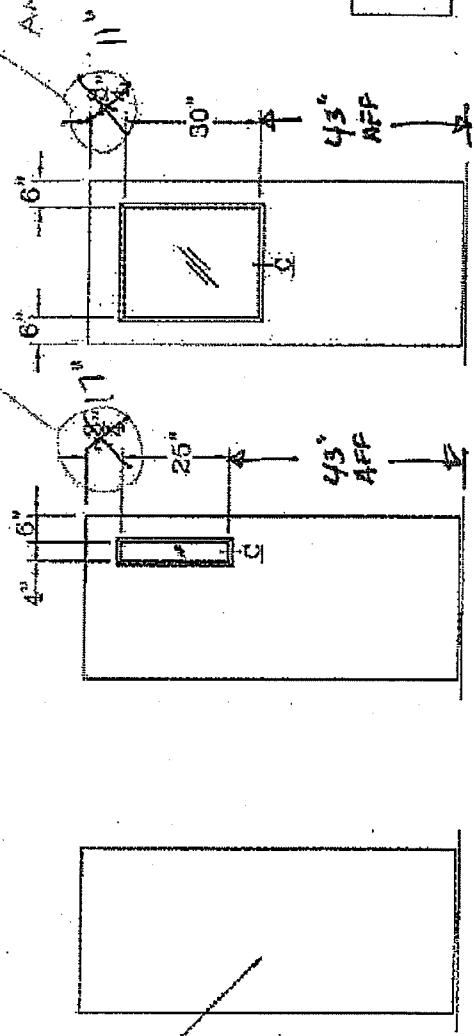
HARDWARE
CONSULTANTS
A UNION FRACTIONAL INC.
Precision Solutions - Documentation Services

PROJECT: OAK STREET LOFTS
LOCATION: PORTLAND, ME

REV. C	DATE	08-22-11	SHEET	21	OF	27	ORDER NO.	72-4427
REV. B	DATE							
REV. A	DATE							

COORDINATE WITH ANALYST REQUIREMENTS

NOTE:
ALL GLASS ON THIS SHEET IS 1/4" WIRE GLASS BY OTHERS.



FLUSH WOOD DOOR

F

NVL

HGI

WOOD DOOR ELEVATIONS

HARDWARE CONSULTANTS <small>a division of COASTLINE, INC.</small> <small>Hardware Consultants, Washington, D.C.</small>	PROJECT: OAK STREET LOFTS		
	LOCATION: PORTLAND, ME		
	REV. C REV. F REV. A DATE	08-22-11	SHEET 27 ORDER NO. 72-4447
	08-22-11		



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00030

Date: 9/7/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: Wall Heaters in Bathrooms

1. REQUEST:

The wall heaters that are shown in the bathrooms can not be installed as shown on the drawings.

1. The units are shown back to back from unit to unit. Dimensionally this will not work with the wall type.
2. There are framing conflicts with the wall (studs are in the way).

Please provide direction.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **9/13/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

1) Install every second (when back-to-back) unit such that the top of the unit is at 7'-6" A.F.F. and thus above the towel bar. This elevation may also be desirable at the 207, 307 and 407 units in order to avoid sink piping. Ensure that solid blocking is provided horizontally between 'stacked' cabinets to de-couple cabinet framing cavities.

2) Opposite side studs will need to be turned 'flat' behind heaters to provide adequate clearance.

Answered By: CWS Architects

Date: 9-7-11

Signed: _____
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00031

Date: 9/7/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: 3 Way Control Valve Quantity

1. REQUEST:

Per P&P Plumbing:
Please reference drawings M1.2, M1.3

Mechanical drawings appear to show 3-way control valves serving the common corridor fin tube.

Please confirm the total quantity of 3-way control valves for the system.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **9/13/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Mechanical drawings DO show 3-way control valves in some locations. Quantities shall be as indicated on mechanical drawings.

Answered By: CWS Architects

Date: 9-13-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00032
Date: 9/9/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Roof Drains

1. REQUEST:

Per P&P Plumbing:

Mechanical drawing M1.5 shows (2) RD-1 & (1) RD-2 Roof drains.
The plumbing specifications and or addendums do not specify any type of roof drain.

Please provide a roof drain specification.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **9/13/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Roof Drain (RD): Zurn Z-100, 15" Diameter, outlet size as indicated on drawings, cast iron body with combination membrane flashing clamp/gravel guard and low silhouette cast iron dome. Provide with roof sump receiver, underdeck clamp, static extension as required, and line size vertical expansion joint as required due to inflexibility of drainage piping. RD-2 noted on drawings is the overflow drains and are required to be pipe separately from the primary drains as indicated.

Answered By: CWS Architects

Date: _____

Signed: _____
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00033

Date: 9/9/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: Light Fixture Finish

1. REQUEST:

Per Corey Electric: Fixtures "V" "W" "X"

Shaper is no longer offering the SM finish. They have replaced it with the ALP (aluminum paint) finish.

Please advise if the aluminum paint finish is acceptable.

Information Requested By: Rodney Collard

Verification/Action: Please respond by or before **9/13/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

We have received a sample of the proposed "Aluminum Paint" finish and it is acceptable.

Answered By: CWS Architects

Date: 9-30-11

Signed: _____

George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00034
Date: 9/21/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Baseboard Piping Conflict

1. REQUEST:

Per P&P Plumbing:

The mechanical drawings show the 3/4" heating lines feeding the hot water baseboard at the exterior & shear wall locations where the Simpson Hold-down brackets are located, thus making the heat line installation impossible at these locations. Refer to the attached photo for reference.

Please provide information on how to proceed.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **9/26/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Please revise heat pipe routing such that riser and drop locations at shear connectors are inboard of the connectors. Piping shall continue through plates and into floor/ceiling cavities to avoid connectors before off-setting and connecting to baseboard heat through floor connections. See attached SKM-7.

Areas affected by this change are:

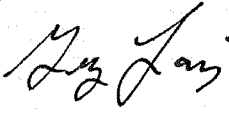
Resident Work Room 223 / Unit 221

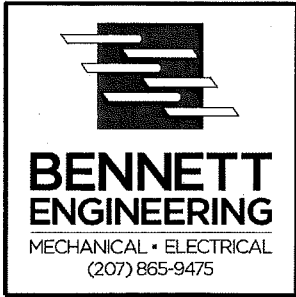
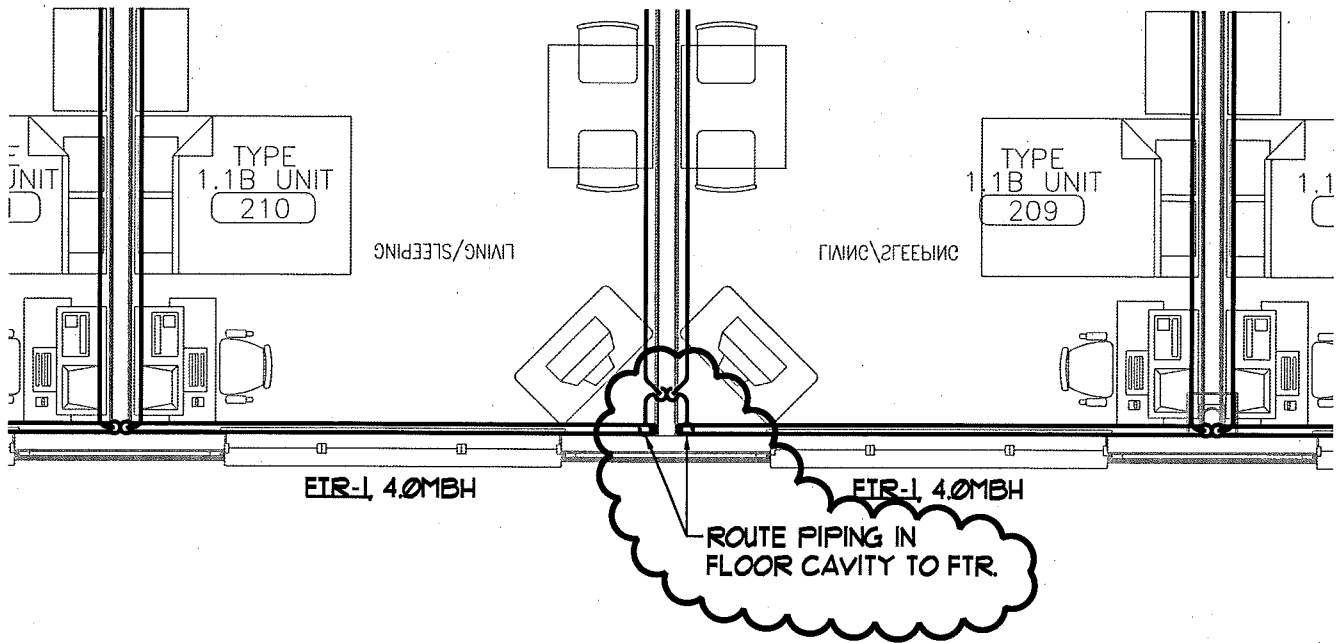
Unit 210/209 Unit 208/207 Unit 312/311 Unit 310/309 Unit 308/307

[Fourth Floor connections are already shown as floor connections.]

Answered By: CWS Architects

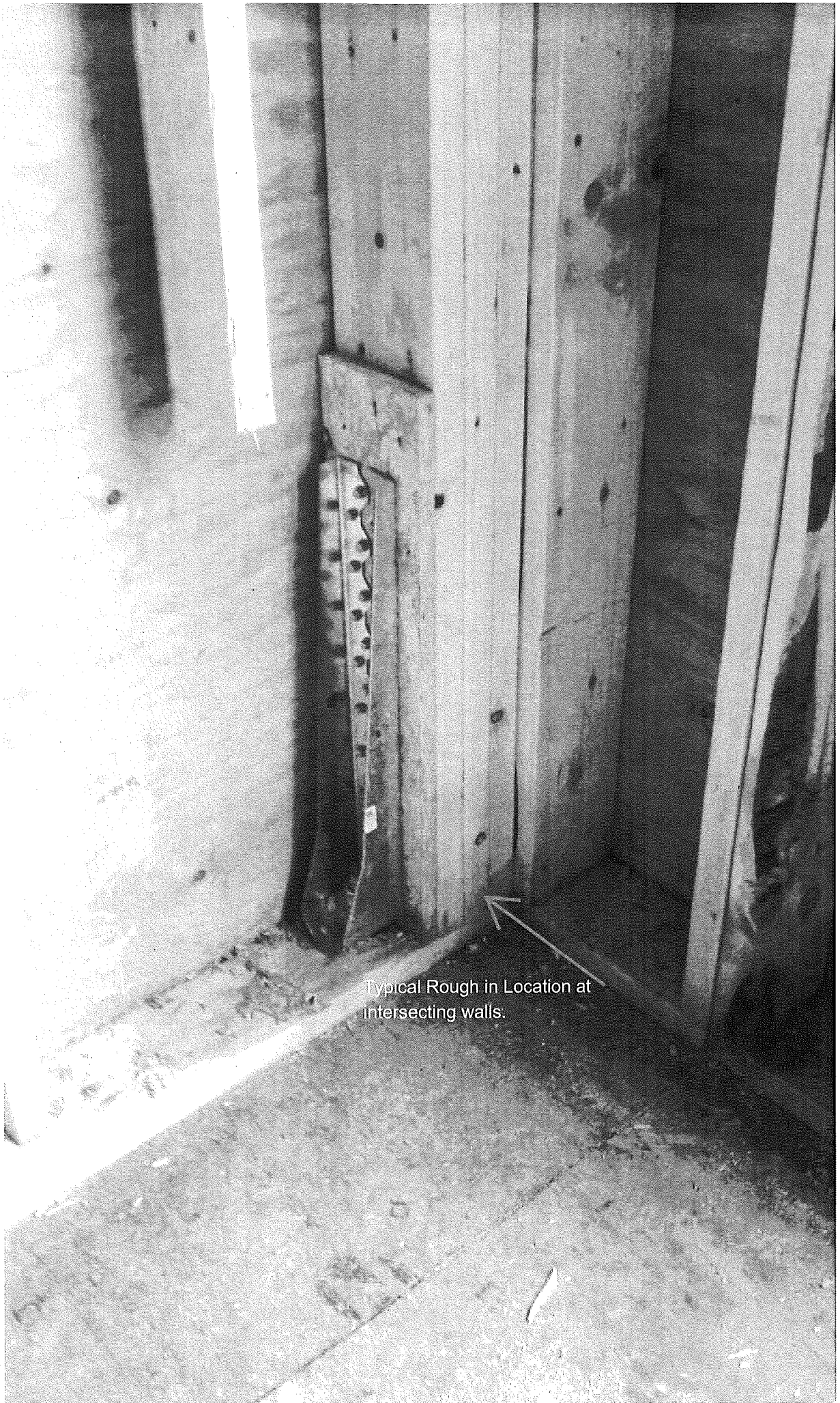
Date: 9-22-11

Signed: 
George Lavigne



OAK ST LOFTS	
DRAWING TITLE -	PARTIAL 2nd FLOOR MECH PLAN
DESIGNED/CHECKED BY -	SMR / SPD
DATE -	9/22/11
SCALE -	3/16" = 1'-0"

SKM-7



Typical Rough in Location at intersecting walls:



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00035

Date: 10/3/2011

Danforth Street

Portland, ME 04101

Phone: 207-773-3625

Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies

JOB: 1104

Subject: GWB Assemblies

1. REQUEST:

Per Dirigo Drywall:

Chase Walls:

Fourth Floor mechanical room chase indicates 4-wall tag 5/8" FC each side.

The Third floor mechanical room 323 chase indicates 7 wall tag which is a shaft wall assembly.

The second floor laundry 224 chase indicates 4 wall tag.

Please verify.

Stair Ceiling:

Stair one and two ceilings on the fourth floor assembly RC-3 general description calls for 5/8" FC perpendicular to the joists, 7/8" furring channel 24" O.C., and 5/8" FC bottom layer. This assembly will achieve a 2 hour rating.

Please verify this application.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **10/6/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Reply 1: Change wall type at third floor to type 4. The fire dampers at the floors allow this duct enclosure to be non-rated.

Reply 2: The RC-3 assembly text description conflicts with the graphic and details.

Stair one and two ceilings shall be constructed with 2-hour shaftwall as detailed in 4 and 7 / A7.5

Answered By: CWS Architects

Date: 10-3-11

Signed: _____
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00036
Date: 10/4/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Unit Smoke Detectors

1. REQUEST:

Request per Corey Electric:

The Portland Fire Department does not like to have apartments with fire alarm system smoke detectors in them. Their reasoning is that if someone burns toast, or anything in the kitchen it will set off the entire fire alarm system in the building. The PFD prefers to limit the amount of nuisance trouble calls they receive, and eliminating the fire alarm system smoke detector in each apartment has greatly reduced that for them.

The PFD prefers the apartments to have 120volt smoke detectors powered off each individual apartment panel, and tied only into that apartment. That way if there is a problem with burning something in the kitchen just that apartment's smoke detector will go off alerting that unit only.

Our solution to past situations like this is to eliminate the smoke detectors tied into the fire alarm system in each apartment, and replace them with 120v interconnected smoke detectors.

Please review the PFD's concern, and provide direction on a possible solution.

Information Requested By: Rodney Collard

Clarification/Action: Please respond by or before **10/7/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Contractor shall install 120V single station smoke detectors in all apartment units, interconnected with in each unit if more than one. 120v power source shall be closest available 120V circuit within each unit.

Answered By: CWS Architects

Date: 10-7-11 _____

Signed: _____
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00037
Date: 10/19/2011

Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Fire Alarm Pull Stations

1. REQUEST:

Request Per Corey Electric:

Reference the attached electrical drawing E1.3. The areas clouded on the third floor near the stair towers require fire alarm pull stations to abide by code, but no pull stations are detailed.

Please provide direction.

Information Requested By: Rodney Collard


Clarification/Action: Please respond by or before **10/24/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Please provide change proposal pricing to add pull stations at required locations on the third floor.

Answered By: CWS Architects

Date: 10-20-11

Signed: 
George Lavigne

CWS
CWS Architects
 Architects
 Space Planning
 Value Design
 67 Cambridge Avenue
 Portland, ME 04101
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 Fax: (603) 771-4444
 www.CWSArch.com



BENNETT ENGINEERING
 PROFESSIONAL ENGINEERING
 30 DUMFRIES AVE
 PORTLAND, ME 04103

AVESTA OAK STREET LP
 30 DUMFRIES AVE
 PORTLAND, ME 04103

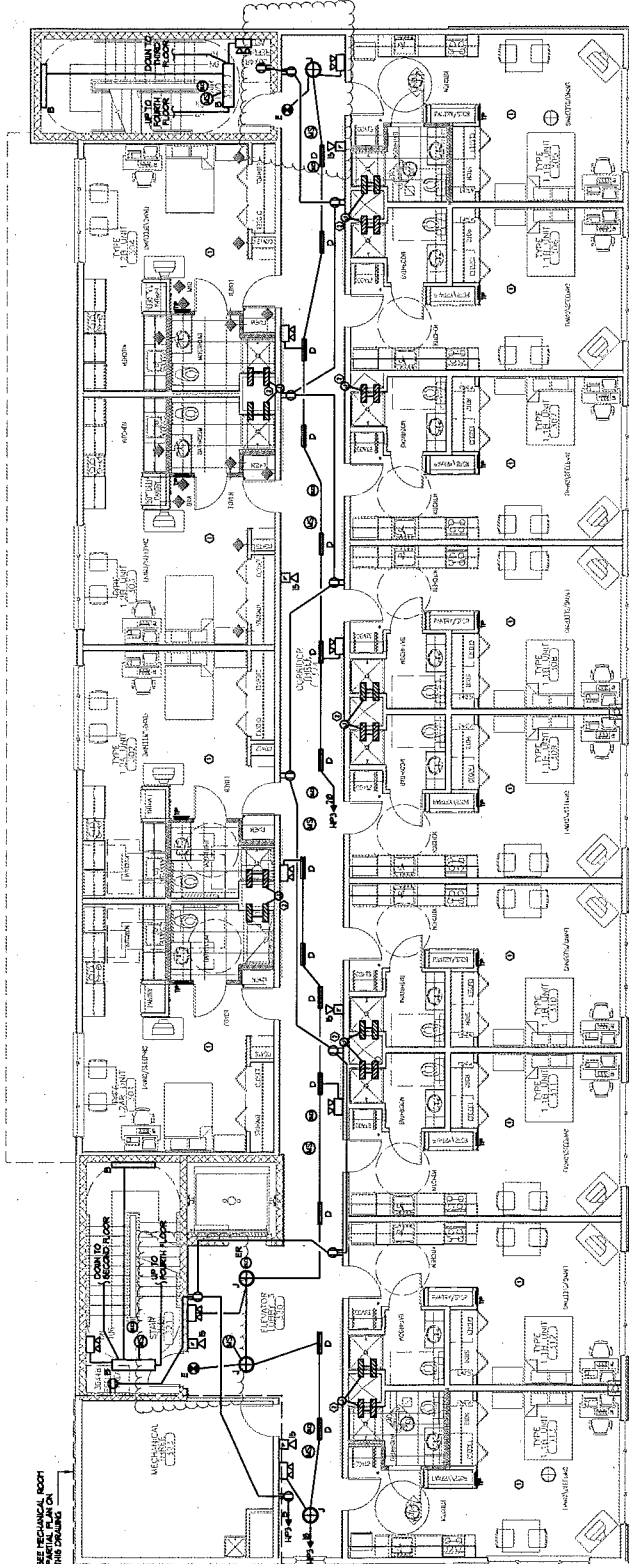
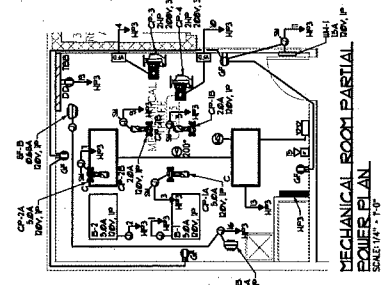
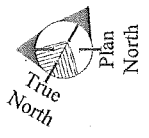
WRIGHT-RYAN CONSTRUCTION
 10 DUMFRIES STREET
 PORTLAND, ME 04103
 (603) 772-3625

OAK STREET LOFTS
 20 OAK STREET
 PORTLAND, ME

Project No: 0142-NE
 Design By:
THIRD FLOOR ELECTRICAL PLAN

Scale: 3/8" = 1'-0"
 Date: October 25, 2009
 Revisions:

Sheet Number:
E1.3



NOTES
 1. SEE TYPICAL UNIT ELECTRICAL PLAN ON DRAWING E1.1
 2. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE
 3. ALL WIRING SHALL BE INSTALLED ON TYPICAL UNIT ELECTRICAL PLAN ON DRAWING E1.1
 4. ELECTRICAL SYMBOLS FOR FLOOR UPPER LOCATION.

THIRD FLOOR ELECTRICAL PLAN
 SCALE 3/8" = 1'-0"



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00038

Date: 11/2/2011

0 Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Top of Pantry+Closet Wall Finishes

1. REQUEST:

How are the tops of the closet and pantry walls intended to be finished where they meet the over-head storage shelf?

Please provide direction.

Information Requested By: Rodney Collard

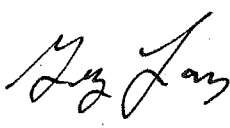
Clarification/Action: Please respond by or before **11/8/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Provide a clean flat-taped GWB edge and tinted caulk to seal the wood/GWB corner joint.

Answered By: CWS Architects

Date: 11-4-11

Signed: 
George Lavigne



Wright-Ryan Construction Inc
REQUEST FOR INFORMATION

No.: 00039

Date: 11/9/2011

10 Danforth Street
Portland, ME 04101

Phone: 207-773-3625
Fax: 207-773-5173

TO: Attn: George Lavigne
CWS Architects
434 Cumberland Ave.
Portland, ME 04101-2325
Phone: 774-4441 Fax: 774-4016

PROJECT: Oak Street Efficiencies
JOB: 1104

Subject: Mechanical Room Mop Basin Drains

1. REQUEST:

The mop sink drains in the mechanical rooms on the 3rd and 4th floor are in conflict with the structural framing below. The center of the drains land on the 3 1/2" x 9 1/4" LVLs.

Propose furring out the chase walls.

Please provide direction.

Information Requested By: Rodney Collard

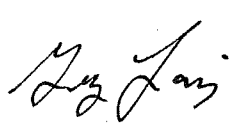
Clarification/Action: Please respond by or before **11/15/2011** in order to minimize delay or interference with the ability to proceed with the work.

2. ANSWER:

Furring out the adjacent wall in order to shift the sink location sufficiently to clear the structure is an acceptable solution.

Answered By: CWS Architects

Date: 11-10-11

Signed: 
George Lavigne