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NEF DD ROWHOUZ REMIX 2020-2021 : REQUEST FOR INFORMATION (RFI) MATRIX

Question #	Date of Question Received	Estimated Completion Date	Status	Question Submitted by/format	Subject	Question	Answer	Attachment Included	Other Committee Input Recv'd
1	Sept 27 2020	10/13/2020, 11/3/2020, 11/4/2020	Posted	Marjorie Lehman (mlehman@dpsnd.org); also Erik Ward (eward@cvccworks.edu)	various	1. Page 1 – paragraph 4 of the narrative: "In addition, the 2nd Floor requirements include an efficiency kitchen, living room, bedroom, ADA bath, and interior staircase." Should this read: "IN ADDITION, THE 1 ST FLOOR REQUIREMENTS INCLUDE" – referring to the requirements of the apartment? 2. Page 4 – Sheet A-2 Floor Plan Requirements – ELEVATOR. Please specify if the elevator is a MUST HAVE requirement and if so, are there any specific requirements (example: size, capacity, floor 1-2, or floor 1-4)	The document should be corrected to read "In addition, the 1st floor requirements include...". The Garden/1st Floor is the receiving floor as well as Grandma's suite. Daily life for the entire family will flow through from the street to the back yard and so on from this Garden/1st Floor. You must show stairs connecting all levels. The elevator is an option. If including an elevator, you must also show stairs. Stairs are an essential Life Safety element in multi-level construction. See attached for sample residential elevator specifications.		
						3. Page 5 – Sheet A-7e option – please provide more clarification for the Garden/1 st floor apartment plan...this plan is already required for sheet A-2...Is this just an additional layout offering a single car garage incorporated?	It is an optional plan for bonus points. You can mention your intent in your design narrative to assist your bonus plan.		
						4. Page 3 – Site Considerations- Life Safety Features requirement: can you clarify the Basement area location. Is the basement considered to be the 1st Floor - Grandma suite, or the Cellar Floor below?	Please refer to the Section drawing included in the packet. Grandma's living quarters is on the floor level named in the Section as "Garden/1st Floor". The basement is also the "Cellar Floor" on the section.		
						5. Is there going to be an RFI tab on the website?	There is not an RFI tab currently, but please read through the NEF Design Drafting Competition options on the website to access the RFI or Question and Answer section.		
2	Oct 30 2020		Posted	Myrna Smith/ mlsmith@harperconstruction.com		I am the PSW Region Design Drafting Committee Chair, not sure if you knew that. I wanted to ask if you all have been hearing from many out there that they are not able to do the competition due to Covid and schools not in session? I know in California they are on line, so no way to compete, but I know not all states are the same. It is really difficult and with the deadline date that seems to be too early to get drawings done.	Hello Thank you. Many schools are still participating by opening their computer labs on rotating schedules so the students can use the computers/CAD licenses. And some are resorting to handdrafting or a hybrid - just so long as the content and presentation is there. I hope that helps as we cannot change the schedule/deadlines. The judges will take the hardships into consideration and perhaps if the student would like to explain hardships in their narrative and have creative alternatives to show their effort - it could be taken into consideration. But requirements will still need to be met and encouraged by the sponsors/teachers.		
3	Nov 4 2020		Posted	Scott Kutz / Kutz@westlake.k12.oh.us		It states that all 4 elevations are required but if the unit we are designing is in the middle you won't be able to see the East and West elevations?	There will be outlines of attached units to either side. Stairs, penthouse, and deck may project but must be within building setback dimensions. Elevations are a good opportunity to demonstrate front entry and backyard features, lighting, deck, etc.		
						With the given section view drawing, the first floor is subterranean and the grade of the rear is a different level...clarify? Is there a front to back slope for example?	There is a 5'-11" grade change from front to back across the entire block. Refer to Section drawings.		

						<ul style="list-style-type: none"> With a 5 story building...is the top floor outdoor or is it an enclosed penthouse? Do we have a choice? 	<p>You have the choice. Please explain any design ideas in the narrative and illustrate graphically where possible. I have attached images of example floor plans as well as what a top floor patio could be with amazing city views. You could explore enclosing as a penthouse enclosure/sunroom. In reality, Life Safety codes and/or building ordinances could determine what can and cannot be built on this top floor. Since this is a generic address, your design narrative could be used to explain an constraints or design goals with the floor plan and/or elevations.</p>		
						<ul style="list-style-type: none"> The rear of the house steps goes down to what level exactly? In-law suite or the basement? 	<p>Explore some examples of Brownstone rear yards to become more familiar with what can be accomplished. This design competition can also be used for the student to ask 'what can be done'?</p>		
						<ul style="list-style-type: none"> Do we have a choice for what exterior design theme (style) we choose? Is it supposed to align with the area architecture and if so what is it? 	<p>Historically brownstones have gone through periods of renovations inside and out. If a student chooses to redesign the exterior, please provide a statement of design in the narrative to help the judges understand the inspiration. You can go with traditional and design with complete restoration of original features in mind or create features that reflect some other architectural period or create one of your own! Again, we are using a generic address so the competition program gives the student that freedom. In reality, many homes fall within certain ordinances or City design guides which restrict exterior style revisions.</p>		
						<ul style="list-style-type: none"> First floor height above grade level...front steps extend beyond property line if actually constructed? 	<p>Yes. To help the student visualize, take the section and rotate the plan view so you can see how the lines project to better understand the "Street Line" (blue double-dash line).</p>		
						<ul style="list-style-type: none"> Is there enough room on the given floor to include the required bedroom, bathroom, and library adjacent to master bedroom? 	<p>Yes. See two example floor plan series attached that demonstrate spatial arrangements. Note: The examples are not in line with the competition specific guidelines but do show common space allocations.</p>		
						<ul style="list-style-type: none"> The floor where Grandma has her living quarters...is the access from this floor to others located anywhere else? 	<p>Grandma's living quarters is on the floor level named in the Section as "Garden/1st Floor". All floors will need to be connected to egress - access to the front street and backyard. And be keen to understand this is 'Grandma quarters or a suite of rooms' and not meant to be a separate residence.</p>		

