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NEF DD ROWHOZ 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@cvcworks.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 <sup>ST</sup> FLOOR REQUIREMENTS INCLUDE" – referring to the requirements of the apartment?	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.		
1.2						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)	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.	Elevator spec	
1.3						3. Page 5 – Sheet A-7e option – please provide more clarification for the Garden/1 <sup>st</sup> 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.		
1.4						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.		
1.5						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/ msmith@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.		
3a						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.		
3b						With a 5 story building...is the top floor outdoor or is it an enclosed penthouse? Do we have a choice?	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 any constraints or design goals with the floor plan and/or elevations.	Attachment Included in email Dec 4 and again on Dec 21 2020	
3c						The rear of the house steps goes down to what level exactly? In-law suite or the basement?	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'?		

3d						<ul style="list-style-type: none"> <li>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?</li> </ul>	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.		
3e						<ul style="list-style-type: none"> <li>First floor height above grade level...front steps extend beyond property line if actually constructed?</li> </ul>	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).		
3f						<ul style="list-style-type: none"> <li>Is there enough room on the given floor to include the required bedroom, bathroom, and library adjacent to master bedroom?</li> </ul>	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.		
3g						<ul style="list-style-type: none"> <li>The floor where Grandma has her living quarters...is the access from this floor to others located anywhere else?</li> </ul>	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.		
3h						<ul style="list-style-type: none"> <li>The 2nd floor needs an efficiency kitchen...is that the only kitchen in the house?</li> </ul>	An efficiency kitchen could serve Grandma's essential needs. You can expand this part of the program with your own ideas - just be clear in the design narrative. It can be an elegant efficiency kitchen or minimal with a dorm size fridge and bar sink with Keurig counter space, single storage cabinets for dishware and sundries like Grandma's favorite coffee or tea.		
3i						<ul style="list-style-type: none"> <li>The porch in the back alley needs clarification...is there space to do so with the given property lines?</li> </ul>	To expand your design horizons, explore European gardens. You can do a lot in a tiny space so long as you mind the building setbacks and egress requirements.		
3j						<ul style="list-style-type: none"> <li>Is the basement for storage space or could it be used for additional living space?</li> </ul>	See attached floor plans that show examples of how all 6 floors COULD be used. Keep in mind that water mitigation and good air flow are important in lower/subterranean living spaces. Your more important living spaces should be above this level to reduce the chances of mold exposure to furnishings etc. and human needs natural light/windows. As a point of information - at the turn of the century - these lower floors would have been the living quarters for their horsemen, maids, butlers, etc.		
4	11/04/20	11/24/2020	Posted		Cheryl Hickman <cheri@dcsiltd.com>	<ul style="list-style-type: none"> <li>The fictitious street name is Washington Avenue. The written program says Washington Street. The provided site plan says Washington Avenue. This causes the kids to second guess their research because the information is conflicted. We are designing for the family but the conflicting site information makes it hard to plan for things like a garage. Can you clarify?</li> </ul>	As this is a fictitious address, please provide any research references in the design narrative. If a student focused on a certain neighborhood - they could include this in their writing. Students might want to state any particular design styles or zoning ordinance that influenced layout decisions.		
5	Various dates	11/24/2020	Posted		Various	<ul style="list-style-type: none"> <li>Will the Design Drafting National schedule be delayed due to current conditions?</li> </ul>	No. NEF understands that students may have difficulty in accessing computers/computer labs, software, textbooks, internet, drafting supplies, etc. to complete the requirements of this year's competition. We will encourage students to submit their entry according to program customary deadlines. Students could consider hand drafting or use other graphic software tools that may be available to them under free trial versions they can use at home. Please be mindful that the requirements as stated in the program remain unchanged unless listed in an RFI response.		

6	General		Posted			<p>There is a free 30 day trial version download of a pdf editor called Bluebeam (an alternative to the Adobe products). This software may help teachers and students put their competition packets together on home computers since school computer labs/software licenses may be limited or not available.</p> <p><a href="http://shop.bluebeam.com/SSP%20Applications/Bluebeam%20Software/BluebeamWebstore/Index.html?utm_source=autoresponder&amp;utm_medium=email&amp;utm_campaign=us-trialseries&amp;utm_content=triallover%3Fsrc%3D#EduStore">http://shop.bluebeam.com/SSP%20Applications/Bluebeam%20Software/BluebeamWebstore/Index.html?utm_source=autoresponder&amp;utm_medium=email&amp;utm_campaign=us-trialseries&amp;utm_content=triallover%3Fsrc%3D#EduStore</a></p> <p>1. Bluebeam is committed to empowering the next generation of AEC professionals. That's why we offer free and discounted licenses of Bluebeam Revu eXtreme® to schools, students and educators. Who qualifies for an academic discount? Students and educators with a ".edu " email address can get a discounted license for \$99. You must use your current academic email address (alumni addresses do not qualify) when purchasing. Limit one seat per customer. Who qualifies for a free license? Educators and students currently teaching or enrolled in architecture, engineering or construction courses are eligible for a free license of Revu during the academic year. To request a free license, copy and paste the Bluebeam link above into your browser.</p> <p>2. Students can also download a free trail version that lasts for 30 days. It will recognize the computer's IP address it will only let you download it once unless you can use different devices. You cannot use the same email either once you have downloaded one free trial with that email address.</p> <p>3. Bluebeam is a good tool to have experience with as it is widely used in our industry. So students can add this to their technology skills if they practice now/use for the competition. Students can dimension (limited customization), highlight, color, insert images, snapshots of screenshots, text edit, etc.</p>	see web link in text	
7					<p>The original floor plan and section view provided show an Areaway at the back of the house on the 1<sup>st</sup> floor. In the packet it states that the first floor is 16'x46' interior dimensions. Is the additional 11' for the optional garage only, or is the first floor allowed to be 58' of living space</p>	<p>No, you may not increase the dimensions of the Garden Floor apt. into the rear yard, without also including the garage, as the A-7e option.</p> <p>As noted on page 3, see link below;</p> <p>Your choices are to either to adjust and increase the rear yard, dimensions (see plan &amp; section drawings provided) if you select the Garage Plan as an option for drawing A-7e, or if you select the Garden/ 1st Floor Apt.option for A-7e without a garage then the dimensions remain as noted to be 16'-0" x 46'-0" (see below).</p> <p><a href="https://nef-edu.org/wp-content/uploads/2020/09/RowHouz-Remix-1-1.pdf">https://nef-edu.org/wp-content/uploads/2020/09/RowHouz-Remix-1-1.pdf</a></p> <p>p.3 A-7e/Garden / 1st Floor Apt. (without no Garage) is 16'-0" x 46'-0"</p> <p>A-7e/ Single car garage plan (Adjust for optional garage, refer to plan and section drawings)</p>		
7 amend						see line Item 14 below and attached marked up plan and section	attached jpgs; Feb 12 2021	

8	12/04/20		Answered			RFI mention sample floor plans for townhomes. Where is this attachment?	<i>The pdf has been reattached.</i>	pdf floor plans and an image of example penthouse	
9	Dec 21 2020		Answered	Scott Kutz	right of way; floor plan	Is a Front entry drive/garage permitted?	<i>No front entry garages are allowed. Think of the upset to the front sidewalks (the city is largely pedestrian) and the aesthetic of the brownstone lineup! So there is only access from the rear of the lot. Many brownstones come with a right of way easement/alley of just 10' so that everyone can access their rear lot/garages. This also means you must rely on your neighbors to respect your access and to not allow guests to park and block your entry.</i>		
9a						If all floor plans will not fit on A-2 at 1/4"=1'-0" can some be reduced to 1/8"=1'-0"?	<i>Yes this will be a tight fit! Thank you for pointing this out. Please continue your floor plans on another floor plan sheet at 1/8" scale. You can name this floor plan continuation sheet A-2x.</i>		
10	Various Dates		Answered	Billiejo Lesage	info sharing	Can the RFI tracking sheets and any attachments be shared with sponsors and students?	<i>Yes please share with anyone participating in the program!</i>		
11	Various Dates		Answered	Various	contacts	Since website RFI's are not available, who do we direct our questions for Design Drafting?	<i>Please send any DD questions direct to tboonepm@gmail.com, tvboone@carilionclinic.org, nawicedu@gmail.com, lisa@constructionclasses.com and use "Design Drafting RFI" in the subject line of your email. Please allow up to 3 business days for a response.</i>		
12.1	Dec 29 2020	Jan 4 2021	Posted	Kutz, Scott	Site	On page 3 in the Project Description, under the "Site Considerations" section (first bullet point), it states you must "provide front entry, stoop, stairs to 2nd floor". Since the garden floor/1st floor is the receiving floor as well as Grandma's suite, could we design the front entry so that you can access Grandma's suite and (with a small vestibule) interior stairs to the second floor without a stoop? This configuration would blend with the existing 3 units to the right since they appear to have no stoop as well, according to the site plan provided	<i>The response is yes of course anything is possible especially if it adds to efficiency.</i>		
12.2	Dec 29 2020	Jan 4 2021	Answered	Kutz, Scott	Bldg Height	On the Building Section drawing provided, is the 45'-6" height dimension a fixed number based on code or other criteria, or could it be changed? What if we want to make the 3 <sup>rd</sup> and 4 <sup>th</sup> floor ceiling heights (and penthouse) the same as the 2 <sup>nd</sup> floor?	<i>Refer to the street façade height which is a 40'-6" hold, this is the governing street escape silhouette which must be maintained. The rear part which is 5 feet lower is the 45'-6", if the participant wants to lower the grade to make up those heights, he/she is more than welcome. However, the idea here is not to impact abutting buildings structures and adding unnecessary costs.</i>		

13	Jan 5 2021	Jan 5 2021	Answered	NEF DD Chair	Design	We have had several questions regarding the programming and how that will flow from floor to floor in your design. The committee provided example floor plans of a typical brownstone. The committee would like to explain in more detail why these examples were provided to you.	It was not our intent for students to 'redraw' the example floor plans - we are hoping for fresh ideas! Sample floor plans were shared as an example of how people have lived or are living in the brownstones currently. Learning from history – whether a clothing designer, architect, planner, engineer, or tradesperson – may inspire you to explore 'what could be' or 'what could be done better'. If you wish to deviate from the program, you can explain your idea in your narrative. We cannot ignore codes or even laws of nature, but we can always push ourselves to explore other ways to achieve great design through improved design!"		
14	Feb 12 2021	Feb 12 2021	Answered	Cecilia Orozco <caorozco@episd.org>	Design	Please clarify the 10' Areaway at Garden Floor and how it might be used for garage, etc.	Please review the programming outline parameters and refer to attached PDFs.	Example Rowhouse with Garage plan; marked up section and floor plan; attached Feb 12 2021	
15	Feb 12 2021	Feb 12 2021	Approved	Barb Strachan	Technical	What needs to be shown on the roof plan?	The response to the question: "show the roof layout, including pitch and any Mechanical/Electrical Plumbing/Technology items that will be included"  What this means is, if in the student's design, he/she has equipment like mechanical HVAC equipment, Electrical panels or lights, or Technology (aka solar panels) to be located on the roof, the roof plan is to show this equipment. Plumbing can refer to any water hose bibs, water holding tanks that could also be found on the roof. The roof pitch is the slope (Slope = pitch) of the roof and it shows in a slopes downward direction, house roof pitches can be 3:12, 4:12 slopes.		
16	Feb 15 2021	Feb 15 2021	Posted	Scott Kutz; Cecilia Orozco	Program	Garage accesss allowed front and back?	This is a Program Revision: The program may not have relayed with clarity whether or not a garage could be incorporated with access in front or in the back. We will accept either access providing the other program components are being maintained and your plans and sections account for this layout. Thank you all for your participation and diligence!		
17	Feb 15 2021	Feb 15 2021	Posted	Cecilia Orozco	Technical	Can students provide optional layouts?	Students may add sheets to the required sheet set to relay optional design ideas/layouts. Any deviations to the program requirements should be defended in the design narrative. Judges will consider this when applying scores.		