

Conceptual Project Budget Waterford Town Office 2019-12-06

these are SF numbers include site costs to serve as	Cost Estimate	Cost Estimate	Cost Estimate	
examples only	(ASSUMED \$250/sf)	(ASSUMED \$325/sf)	(ASSUMED \$400/sf)	
CONSTRUCTION AND SITE (Hard Costs)			1	
Construction Estimate (Base)	\$840,000	\$910,000	\$1,120,000	
10% Contingency	\$84,000	\$91,000	\$112,000	
% Inflation per year @ 4%	\$36,960	\$40,040	\$49,280	
Construction Subtotal	\$960,960	\$1,041,040	\$1,281,280	
FEES				
A/E Design Fees (10% of construction cost)	\$96.096	\$104.104	\$128,128	
Permit Fees	+ /	+ · / ·	+	
DPS Permit (0.008/\$1)	\$7.688	\$8.328	\$10.250	
Act 250 Permit	\$0	\$0	\$0	
Zoning/Local	\$0	\$0	\$0	
W/W, Stormwater, Erosion Control	\$4,000	\$4,000	\$4,000	
Clerk of the Works*	\$0	\$0	\$0	
LEED Consultant	\$0	\$0	\$0	
Construction Testing Services	\$4,000	\$4,000	\$4,000	
HVAC Commissioning	\$0	\$0	\$0	
Legal Services (Real Estate and Organization)*	\$1,000	\$1,000	\$1,000	
Surveying*	\$1,400	\$1,400	\$1,400	
Soil Borings*	\$1,500	\$1,500	\$1,500	
Professional Fees Subtotal	\$115,684	\$124,332	\$150,278	
MISCELLANEOUS COSTS				
Bid Advertising*	\$500	\$500	\$500	
Printing/Postage*	\$300	\$300	\$300	
Moving/Storage Expenses*	\$2,500	\$2.500	\$2.500	
Interim Financing*	\$0	\$0	\$0	
Builders Risk Insurance*	\$1,000	\$1,000	\$1,000	
Subtotal	\$4,300	\$4,300	\$4,300	
EFRE (Eurpichings Eivitures and Equipment)*	¢25.000	¢25.000	¢25.000	
Phone System / IT System*	\$23,000 \$E,000	\$23,000	\$23,000	
Equipment (Computers, VALUE2)*	\$3,000 \$10,000	\$5,000	\$5,000	
Socurity System*	\$10,000	\$10,000	\$10,000	
	\$40,000	\$40,000	\$40,000	
	÷ 10,000	÷ 10,000	÷ 10,000	
TOTAL PROJECT BUDGET	\$1,120,944	\$1,209,672	\$1,475,858	

*Indicates budget items to be finalized/determined by Owner



2019-12-06

DIVISION 01 - GENERAL:

ALLOWANCES:

- 1. Allowance No. 1: Vault by Firelock
 - a. Provide a \$100,000 allowance for Vault to be provided, installed and certified by Firelock. (Quote is included) This pricing includes on site Gyp. Bd. installation by GC.

ALTERNATES:

- 1. Alternate No. A1: Vault Construction:
 - a. Provide separate line item cost for the vault construction as defined in Division 04 Masonry. Replace the Allowance No. 1 with the pricing of onsite masonry-built vault.
- 2. Alternate No. A2: Siding Materials:
 - a. Provide pricing options for different siding materials as outlined in Division 6, Exterior Siding and Trim.
- 3. Alternate No. A3: Roof Materials:
 - a. Provide pricing for installing Standing Seam Metal Roofing in lieu of the Architectural Asphalt Shingle Roofing.
- 4. Alternate No. C1: New drive and parking finish material:
 - a. Provide Pricing for drive and parking as:
 - i. gravel
 - ii. Paving
- 5. Alternate No. M1: Heating System Options
 - a. See the mechanical Narrative for the Heating system options. Provide separate pricing for:
 - i. Base Heating System
 - ii. Alternate 1 Heating System
 - iii. Alternate 2 Heating System
- 6. Alternate No. M2: Air Conditioning
 - a. See the mechanical Narrative for the Air Conditioning Options:
 - i. Base Air Conditioning Pricing
 - ii. Alternate 1 Air Conditioning Pricing

7. Alternate No. M3: Sprinkling Entire Bldg

TESTING SERVICES: Owner to provide standard, required testing services. Provide allowance for testing.

TEMPORARY FACILITIES: Job trailer

Utilities: Porta-let

Other:

INSURANCE:

DIVISION 02 – EXISTING CONDITIONS:

DIVISION 03 - CONCRETE:

1. See structural notes on building sections for basis of design.

DIVISION 04 - MASONRY:

- 1. Vault Construction:
 - a. Provide minimum 10" CMU with cores filled solid with loose fill insulation to provide a minimum 4 hour rated wall assembly at the (4) walls of the vault. Provide steel beams and a 8" concrete slab on metal deck.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES:

EXTERIOR FRAMING: SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DIMENSIONS, MEMBERS, LOCATIONS AND REQUIREMENTS.

- 1. 2x6 wood studs @ 16" O.C.
- 2. Wall Sheathing (taped seams for air barrier assembly using 3M all weather tape 8067, installed per manufacturer instructions)
 - a. Plywood Sheathing: Exterior, Structural I sheathing
 - b. Span Rating: Not less than 32/16.
 - c. Nominal Thickness: Not less than 1/2 inch (13 mm).
- 3. Roof Sheathing:
 - a. Plywood Sheathing: Exterior, Structural I sheathing.
 - b. Span Rating: Not less than 32/16.
 - c. Nominal Thickness: Not less than 5/8 inch.
- 4. Wood Truss:

a. See drawings for truss profile to show extent dimensions only. Truss framing members shown are for graphic representation and not to provide direction for structural design.

INTERIOR FRAMING:

1. 2x6 wood stud walls at bearing and plumbing wall. 2x4 wood stud walls elsewhere and as shown on drawings.

TRIM - INTERIOR:

- 1. INTERIOR: Hardwood Lumber Trim for Transparent Finish (Stain or Clear Finish):
 - a. Species and Grade: White maple, Clear; NHLA.
 - b. Maximum Moisture Content: 13 percent.
 - c. Finger Jointing: Not allowed.
 - d. Veneered Material: Not allowed.
 - e. Face Surface: Surfaced (smooth).
 - f. Matching: Selected for compatible grain and color.

EXTERIOR SIDING AND TRIM:

- 1. SIDING OPTIONS
 - a. Option A:
 - i. Vertical Board and Batten Siding:
 - 1. Provide kiln-dried lumber siding complying with DOC PS 20.
 - 2. Species and Grade: Smooth , eastern spruce ; NeLMA, NLGA, WCLIB, or WWPA.
 - 3. Pattern: As shown on drawings
 - 4. Finish to be solid stained.

ii. Base Siding:

- 1. Cedar shakes, weave alternating shakes at outside corners.
- 2. Finish to be solid stained.

iii. Trim:

- 1. Provide wood trim.
- 2. Finish to be solid stained
- b. Option B:
 - i. Vertical Board and Batten Siding:
 - 1. Provide Boral Tru-Exterior Siding boards and battens
 - 2. Finish to be solid stained.
 - ii. Base Siding:
 - 1. Provide HardieShingle Siding
 - 2. Finish to be prefinished.

- iii. Trim:
 - 1. Provide Boral Tru-Exterior Trim boards.
 - 2. Finish to be solid stained

c. Option C:

- i. Vertical Board and Batten Siding:
 - 1. Provide Royal Building Products "CELECT" cellular PVC board and batten.
 - 2. Finish to be from manufacturer's standard colors
- ii. Shake Siding:
 - 1. Provide Royal Building Products "CELECT" cellular PVC D5 Shake siding.
 - 2. Finish to be from manufacturer's standard colors

iii. Trim:

- 1. Provide Royal Building Products "CELECT" Trim
- 2. Finish to be from manufacturer's standard colors

DIVISION 07 - THERMAL & MOISTURE PROTECTION:

FOUNDATION WATERPROOFING:

1. (at addition frost walls) Remove any concrete ties and fill with asphalt damp-proofing (Koppers bitumastic or approved equal). Provide 1 coat of asphalt damp-proofing (Koppers bitumastic).

FOUNDATION DRAINAGE:

1. 4" PVC perforated foundation drainage pipe to be placed on outside and adjacent to all new footings and as shown on drawings with holes down. Slope pipe to completely drain to daylight or sump located below slab level. Provide foundation drain cleanouts. Surround pipe with crushed stone of 3/4" min. size to a depth of 2 feet. Cover gravel with filter fabric to prevent silt from entering drain pipe. Provide risers with caps for cleanouts at high corners (2 per building). Extend 6" above final grade. Provide rodent screen at daylight end.

VAPOR BARRIERS/RETARDERS:

- 1. Foundation/underslab to be 15 mil "Stego" wrap or approved equal, with tape at seams and penetrations. Leave perimeter long to allow wrap to extend up on exterior of plywood sheathing as shown on drawings.
- 2. Contractor to air seal the exterior sheathing by taping all joints with 3m All Weather Flashing tape 8067 or submitted and approved equal. Taping of sheathing to be completed before the preliminary blower door testing occurs.

THERMAL INSULATION:

3. As shown on drawings.

ACOUSTICAL INSULATION COMPONENTS:

1. Sound-Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.

STANDING SEAM ROOFING:

- 1. GENERAL PERFORMANCE:
 - a. Sheet metal roofing system including, but not limited to, metal roof panels, cleats, anchors and fasteners, sheet metal flashing integral with sheet metal roofing, fascia panels, trim, underlayment, and accessories, shall comply with requirements without failure due to defective manufacture, fabrication, or installation, or due to other defects in construction. Sheet metal roofing shall remain watertight.
 - b. Sheet Metal Roofing Standard: Comply with SMACNA's "Architectural Sheet Metal Manual" unless more stringent requirements are specified or indicated on Drawings.
- 2. ROOFING SHEET METALS:
 - Metallic-Coated Steel Sheet: Provide zinc-coated (galvanized) steel sheet according to ASTM A 653/A 653M, G90 coating designation; with smooth, flat surface; pre-painted by coil-coating process to comply with ASTM A 755/A 755M.
 - b. Thickness: Nominal 0.028 inch unless otherwise indicated.
 - c. Exposed Coil-Coated Finish:
 - i. Two-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 - d. Color: As selected by Architect from manufacturer's full range.
 - e. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyesterbacker finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil

3. UNDERLAYMENT MATERIALS:

- a. Self-Adhering, High-Temperature Sheet: Minimum 30 mils thick, consisting of a slip-resistant polyethylene- or polypropylene-film top surface laminated to a layer of butyl- or SBS-modified asphalt adhesive, with release-paper backing; specifically designed to withstand high metal temperatures beneath metal roofing. Provide primer according to written recommendations of underlayment manufacturer.
 - i. Products: Subject to compliance with requirements, provide one of the following:
 - 1. Carlisle Residential, a division of Carlisle Construction Materials; WIP 300HT.
 - 2. Grace Construction Products, a unit of W.R. Grace & Co.- Conn.; Grace Ice and Water Shield HT
 - 3. Henry Company; Blueskin PE200 HT
 - 4. Kirsch Building Products, LLC; Sharkskin Ultra SA
 - 5. Owens Corning; WeatherLock Specialty Tile & Metal Underlayment
 - ii. Thermal Stability: ASTM D 1970; stable after testing at 240 deg F or higher.
 - iii. Low-Temperature Flexibility: ASTM D 1970; passes after testing at minus 20 deg F or lower.

- b. Slip Sheet: Rosin-sized building paper, 3 lb/100 sq. ft. minimum.
- 4. WARRANTY
 - a. SPECIAL WARRANTY: Warranty form at end of this Section in which Installer agrees to repair or replace components of sheet metal roofing that fail in materials or workmanship within specified warranty period.
 - i. Failures include, but are not limited to, the following:
 - 1. Structural failures including, but not limited to, rupturing, cracking, or puncturing.
 - 2. Wrinkling or buckling.
 - 3. Loose parts.
 - 4. Failure to remain weathertight, including uncontrolled water leakage.
 - 5. Deterioration of metals, metal finishes, and other materials beyond normal weathering, including nonuniformity of color or finish.
 - 6. Galvanic action between sheet metal roofing and dissimilar materials.
 - ii. Warranty Period: 5 years from date of Substantial Completion.
 - b. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal roofing that shows evidence of deterioration of factory-applied finishes within specified warranty period.
 - i. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
 - 1. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
 - 2. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - 3. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
 - ii. Finish Warranty Period: 20 years from date of Substantial Completion.

FLASHING:

- 1. WARRANTY
 - a. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
 - i. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
 - 1. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
 - 2. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - 3. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
 - ii. Finish Warranty Period: 30 years from date of Substantial Completion.

- 2. PERFORMANCE REQUIREMENTS:
 - a. General: Sheet metal flashing and trim assemblies shall withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.
 - b. Sheet Metal Standard for Flashing and Trim: Comply with SMACNA's "Architectural Sheet Metal Manua" requirements for dimensions and profiles shown unless more stringent requirements are indicated.
- 3. ALUMINUM SHEET: ASTM B 209, alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required; with smooth, flat surface.
 - a. Exposed Coil-Coated Finish:
 - i. Two-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
 - ii. Color: As selected by Architect from manufacturer's full range.
 - iii. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil.

AIR SEALING:

- 1. SYSTEM PERFORMANCE REQUIREMENTS
 - a. Provide a sealed air barrier at the insulated exterior addition building envelope meeting the following requirements:
 - i. Minimum Air Tightness: The building shall achieve a maximum of .35 CFM is per square foot shell area (excluding below grade) at 50 Pascals pressure differential.

2. INSTALLATION

- a. Install forming/damming materials and other accessories of types required to support fill materials during their application and in the position needed to produce the cross-sectional shapes and depths required to achieve specified performance requirements. After installing sealing materials, remove combustible forming materials and other accessories not indicated as permanent components.
- b. Completely fill voids and cavities formed by openings, forming materials, accessories, and penetrating items.
- c. Apply materials so they contact and adhere to substrates formed by openings and penetrating items.

- d. For fill materials that will remain exposed after completing Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.
- e. Refer to Building Science Corp. Research Report-1301 "Guidance on Taped Sheathing Drainage Planes".

3. QUALITY ASSURANCE

- a. Air sealing oversight: Designate one person who will be responsible for overseeing the air tightness installations specified in this section. This individual must be on site throughout the construction process during framing, rough plumbing, heating, electrical, ventilation, and drywall, and must be present during air leakage inspections and testing.
- b. Blower Door Test: A blower door test shall be performed at the stage when the air barrier is complete but is still accessible for inspection and repair if necessary (typically before cavity insulation and gypsum board are installed). Smoke testing or thermal scans shall be provided in conjunction with the blower door testing.

DIVISION 8 - OPENINGS:

HOLLOW METAL FRAMES:

- 1. MANUFACTURERS
 - a. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - i. Ceco Door; ASSA ABLOY.
 - ii. Curries Company; ASSA ABLOY.
 - iii. DE LA FONTAINE.
 - iv. North American Door Corp.
 - v. Republic Doors and Frames.
 - vi. Steelcraft; an Allegion brand.

2. PERFORMANCE REQUIREMENTS

- a. Fire-Rated Assemblies: Complying with NFPA 80 and listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252 or UL 10C.
 - i. Temperature-Rise Limit: At vertical exit enclosures and exit passageways, provide doors that have a maximum transmitted temperature end point of not more than 450 deg F (250 deg C) above ambient after 30 minutes of standard fire-test exposure.

3. INTERIOR STANDARD STEEL DOOR FRAMES

a. Construct hollow-metal doors and frames to comply with standards indicated for materials, fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.

- b. Extra-Heavy-Duty Door Frames: SDI A250.8, Level 3; SDI A250.4, Level A..At interior locations unless otherwise indicated and where indicated in the Door Schedule.
 - i. Frames:
 - 1. Materials: Uncoated steel sheet, minimum thickness of 0.053 inch (1.3 mm).
 - 2. Construction: Face welded.
 - a. Slip-on drywall: At existing interior drywall partitions where the drywall would not normally be removed for any other reason.
 - ii. Exposed Finish: Prime.

INTERIOR DOOR PANELS:

- 1. INTERIOR SOLID WOOD DOOR
 - a. Five-ply flush wood veneer-faced doors for transparent finish.
 - b. Manufacturers:
 - 1) Eggers Industries.
 - 2) Lambton Doors.
 - 3) VT Industries Inc.

EXTERIOR DOORS:

- 1. EXTERIOR ENTRY DOORS
 - a. OPTION A
 - i. Manufacturers: Marvin
 - ii. 1 ¾" Clad-wood Commercial Door with Transoms and sidelights configured as shown on elevations.
 - 1. No intermediate rail
 - iii. ADA Compliant sills
 - iv. Finishes:
 - 1. Exterior Clad Color: Selected from Manufactures Standard options.
 - 2. Interior Wood Finish: Selected from Manufactures Standard options.
 - v. Glazing: Fully tempered Low E2 insulated glass with argon.
 - b. Option B:
 - i. Thermally broken Aluminum Storefront
 - 1. Door integral to aluminum storefront surround as shown on elevations.

DOOR HARDWARE:

- 1. Grade 1 Cylinders:
 - a. Schlage Jupiter or equal.
 - b. Finish to be US10B

WINDOWS/GLAZING:

- 1. MARVIN Integrity Wood/Ultrex Line, DOUBLE HUNG AND AWNING
 - a. Manufacturers: Marvin
 - b. Ultrex clad/wood interior construction
 - c. Finishes:
 - i. Exterior Clad Color: Selected from Manufacturers Standard Options
 - ii. Interior Wood Finish: Selected from Manufacturers Standard options.
 - iii. Hardware finish: Oil Rubbed Bronze
 - d. Glazing: Low E2 insulated glass with argon.
 - e. Screen: Wood screen

DIVISION 9 - FINISHES:

FLOOR FINISHES:

1. See A900 Finish Schedule for finish selections for basis of design.

GYPSUM BOARD, GENERAL

- 1. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.
- 2. INTERIOR GYPSUM BOARD
 - A. GYPSUM BOARD, TYPE X: ASTM C 1396/C 1396M.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a) CertainTeed Corporation.
 - b) Georgia-Pacific Building Products.
 - c) National Gypsum Company.
 - d) United States Gypsum Company.
 - ii. Thickness: 5/8 inch (15.9 mm).
 - iii. Long Edges: Tapered.

PAINTING:

- 1. INTERIOR PAINTING:
 - a. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.
 - b. Gypsum Board Substrates: Aura Paint my Benjamin Moore, per owner.
 - c. Institutional Low-Odor/VOC Latex System MPI INT 9.2M: For gypsum walls and ceilings
 - 1) Prime Coat: Primer sealer, interior, institutional low odor/VOC, MPI #149.
 - a) Existing gypsum substrates: No primer required.
 - 2) Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
 - 3) Topcoat: Latex, interior, Aura by Benjamin Moore, per owner.
 - d. Sheen:
 - 1) Walls: Satin

- 2) Ceilings: Matte
- 2. EXTERIOR PAINTING:
 - a. MANUFACTURERS
 - iv. Subject to compliance with requirements, provide products by one of the following:
 - 1. Benjamin Moore & Co.
 - 2. California Paints.
 - 3. Glidden Professional.
 - 4. PPG Architectural Finishes, Inc.
 - 5. Pratt & Lambert.
 - 6. Rust-Oleum Corporation; a subsidiary of RPM International, Inc.
 - 7. Sherwin-Williams Company (The).
- 3. PAINT, GENERAL
 - a. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."
 - b. Material Compatibility:
 - 1) Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
 - 2) For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.
 - c. Colors: As selected by Architect from manufacturer's full range.
 - 1) Ten percent of surface area will be painted with deep tones.
 - 2) Up to 3 colors may be selected throughout project.

4. EXTERIOR PAINTING SCHEDULE

- a. Wood and Poly-ash Substrates: Wood trim and Wood board siding.
 - 1) Latex System MPI EXT 6.3A:
 - a) Prime Coat: Primer, alkyd for exterior wood, MPI #5.
 - b) Intermediate Coat: Latex, exterior, matching topcoat.
 - c) Topcoat: Latex, exterior, low sheen (MPI Gloss Level 3-4), MPI #15.

STAINING AND TRANSPARENT FINISH:

- 1. MANUFACTURERS
 - a. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1) Benjamin Moore & Co.
 - 2) Lenmar Lacquers; Benjamin Moore & Co.
 - 3) PPG Architectural Finishes, Inc.

- 4) Pratt & Lambert.
- 5) Sherwin-Williams Company (The).
- 2. EXTERIOR WOOD-FINISH-SYSTEM SCHEDULE
 - a. Wood Substrates: Wood trim.
 - 1) Water-Based Varnish System MPI EXT 6.3M:
 - a) Prime Coat: Water-based varnish matching topcoat.
 - b) Intermediate Coat: Water-based varnish matching topcoat.
 - c) Topcoat: Water-based varnish (MPI Gloss Level 4), MPI #194.
- 3. INTERIOR WOOD -FINISH-SYSTEM SCHEDULE
 - a. Wood Substrates: Wood trim.
 - 1) Polyurethane Varnish System MPI INT 6.3K:
 - a) Prime Coat: Polyurethane varnish matching topcoat.
 - b) Intermediate Coat: Polyurethane varnish matching topcoat.
 - c) Topcoat: Varnish, interior, polyurethane, oil modified, satin (MPI Gloss Level 4), MPI #57

DIVISION 10 - SPECIALTIES:

Display areas: Coordinate owner display areas and blocking requirements with Owner.

Display Boards:

- a) Markerboards (MB):
 - a. Provide Marker Board with tray 8'wide by 4' high U.O.N.
- b) Tack Boards (TB):
 - a. Provide Tack Board 6' wide by 4' high U.O.N.

Signage: Coordinate with Owner, PROVIDE ALLOWANCE for interior signage.

Fire Extinguishers: Existing extinguisher should meet requirements. Verify location with owner.

PUBLIC-USE WASHROOM ACCESSORIES

- 1. Source Limitations: Obtain public-use washroom accessories from single source from single manufacturer.
 - a. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1) AJW Architectural Products.
 - 2) American Specialties, Inc.
 - 3) Bobrick Washroom Equipment, Inc.

- 4) Bradley Corporation.
- 5) GAMCO Specialty Accessories; a division of Bobrick.
- 6) Tubular Specialties Manufacturing, Inc.
- 2. Toilet Tissue (Roll) Dispenser Surface Mounted, TTDS:
 - a. Basis of Design product: Bobrick B-386
 - b. Description: Roll-in-reserve dispenser with hinged front secured with tumbler lockset.
 - c. Mounting: Partition mounted serving two adjacent toilet compartments.
 - d. Operation: Chrome-plated plastic spindles with heavy-duty internal springs.
 - e. Capacity: Designed for 4-1/2- or 5-inch- (114- or 127-mm-) diameter tissue rolls. Holds four rolls, two each side.
 - f. Material and Finish: Stainless steel, No. 4 finish (satin).
- 3. Paper Towel (Roll) Dispenser RPTD:
 - a. Basis of Design Product: Bobrick B-2860
 - b. Description: Touch free pull towel dispensing mechanism dispenses one 12 inch length of towel per pull.
 - c. Mounting: Surface mounted.
 - d. Minimum Capacity: 8-inch- (203-mm-) wide, 800-foot- (244-m-) long roll.
 - e. Material and Finish: Stainless steel, ASTM A480/A480M No. 4 finish (satin).
 - f. Lockset: Tumbler type.
- 4. Liquid-Soap Dispenser SDS:
 - a. Basis of Design Product: Bobrick B-2112, Bobrick B-2111, Bobrick B-4112
 - b. Description: Designed for dispensing soap in liquid form.
 - c. Mounting: Vertically oriented, surface mounted
 - d. Capacity:)>.40 oz
 - e. Materials: >.Type 304 Stainless in No. 4 finish
 - f. Lockset: Tumbler type.
 - g. Refill Indicator: Window type.
- 5. Waste Receptacle WRS:
 - a. BY OWNER
- 6. Grab Bar GB:
 - a. Basis of Design Product: Bobrick B-6806.99
 - b. Mounting: Flanges with concealed fasteners.
 - c. Material: Stainless steel, 0.05 inch (1.3 mm) thick.
 - 1) Finish: Smooth, No. 4 finish (satin) with peened gripping surface.
 - d. Outside Diameter: 1-1/2 inches (38 mm).
 - e. Configuration and Length: As indicated on Drawings.
- 7. Mirror Unit Framed MIR:
 - a. Basis of Design Product: Bobrick B-290
 - b. Frame: Stainless-steel angle, 0.05 inch (1.3 mm) thick.
 - c. Corners: Welded and ground smooth.
 - d. Hangers: Produce rigid, tamper- and theft-resistant installation, using method indicated below.

- e. Wall bracket of galvanized steel, equipped with concealed locking devices requiring a special tool to remove.
- f. Size: 18 inches by 36 inches nominal.
- 8. Robe Hook RH:
 - a. Basis of Design Product: Bobrick B-76727
 - b. Description: Double-prong unit.
 - c. Material and Finish: Stainless steel, No. 4 finish (satin).

DIVISION 11 - EQUIPMENT:

Projection Screens: Provide Wall Mounted Projection Screen. Manual operation

DIVISION 12 - FURNISHINGS:

WOOD-VENEER FACED ARCHITECTURAL CABINETS

- 1. WOOD CABINETS FOR TRANSPARENT FINISH
 - a. Grade: Custom.
 - b. Type of Construction: Frameless.
 - c. Cabinet and Door and Drawer Front Interface Style: Flush overlay.
 - d. Door Style: Flush
 - e. Wood for Exposed Surfaces:
 - 1) Species: Maple
 - 2) Cut: Rift cut/rift sawn.
 - 3) Grain Direction: Vertically for doors and fixed panels, vertically for drawer fronts.
 - 4) Matching of Veneer Leaves: Slipmatch.
 - f. Semiexposed Surfaces: Provide surface materials indicated below:
 - 1) Surfaces Other Than Drawer Bodies: Thermoset decorative panels unless otherwise indicated in Architectural Woodwork Schedule.
 - a) Edges of Thermoset Decorative Panel Shelves: PVC or polyester edge banding.
 - 2) Drawer Subfronts, Backs, and Sides: Solid-hardwood lumber.
 - 3) Drawer Bottoms: Hardwood plywood.
 - g. Drawer Construction: Fabricate with exposed fronts fastened to subfront with mounting screws from interior of body.
 - 1) Join subfronts, backs, and sides with glued dovetail joints.
- 2. FIELD CONDITIONS

- a. Environmental Limitations: Do not deliver or install cabinets until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.
- b. Field Measurements: Where cabinets are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication, and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
 - 1) Locate concealed framing, blocking, and reinforcements that support cabinets by field measurements before being enclosed, and indicate measurements on Shop Drawings.
- c. Established Dimensions: Where cabinets are indicated to fit to other construction, establish dimensions for areas where cabinets are to fit. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.

3. COORDINATION

a. Coordinate sizes and locations of framing, blocking, furring, reinforcements, and other related units of Work specified in other Sections to ensure that wood-veneer-faced architectural cabinets can be supported and installed as indicated.

ROLLER WINDOW SHADES

- 1. MANUALLY OPERATED SHADES WITH SINGLE ROLLERS
 - a. WHERE "RS" IS INCLUDED WITH WINDOW TAG, WINDOWS ARE TO RECEIVE ROLLER SHADES.
 - b. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1) BTX Window Automation Inc.
 - 2) DFB Sales Inc.
 - 3) Draper Inc.
 - 4) Hunter Douglas Contract.
 - 5) Insolroll Window Shading Systems.
 - 6) MechoShade Systems, Inc.
 - 7) OEM Shades Inc.
 - 8) Qmotion Shades.
- 2. Chain-and-Clutch Operating Mechanisms: With continuous-loop bead chain and clutch that stops shade movement when bead chain is released; permanently adjusted and lubricated.
 - a. Bead Chains: Nickel-plated metal
 - 1) Loop Length: As indicated on Drawings >.
 - 2) Limit Stops: Provide upper and lower ball stops.
 - 3) Chain-Retainer Type: Chain tensioner, sill mounted and Wall mounted where indicated on Drawings..
 - b. Spring Lift-Assist Mechanisms: Manufacturer's standard for balancing roller shade weight and for lifting heavy roller shades.

- 1) Provide for shadebands for shades as recommended by manufacturer
- 3. Rollers: Corrosion-resistant steel or extruded-aluminum tubes of diameters and wall thicknesses required to accommodate operating mechanisms and weights and widths of shadebands indicated without deflection. Provide with permanently lubricated drive-end assemblies and idle-end assemblies designed to facilitate removal of shadebands for service.
 - a. Roller Drive-End Location: Right side of interior face of shadeCoordinate direction of roll with fascia, headbox, or shade-pocket design.
 - b. Direction of Shadeband Roll: Regular, from back (exterior face) of rollerShadeband-to-Roller Attachment: Manufacturer's standard method
- 4. Mounting Hardware: Brackets or endcaps, corrosion resistant and compatible with roller assembly, operating mechanism, installation accessories, and mounting location and conditions indicated.
- 5. Shadebands:
 - a. Shadeband Material: Light-blocking fabric
 - b. Shadeband Bottom (Hem) Bar: Steel or extruded aluminum.
- 6. Installation Accessories:
 - a. Front Fascia: Aluminum extrusion that conceals front and underside of roller and operating mechanism and attaches to roller endcaps without exposed fasteners.
 - 1) Shape: L-shaped
 - 2) Height: Manufacturer's standard height required to conceal roller and shadeband assembly when shade is fully open, but not less than 3 inches (76 mm
- B. SHADEBAND MATERIALS
 - 1. Shadeband Material Flame-Resistance Rating: Comply with NFPA 701. Testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
 - 2. Light-Blocking Fabric: Opaque fabric, stain and fade resistant.
 - a. Source: MechoShade Systems or approved equal.
 - b. Type: Acrylic-coated fiberglass
 - c. Thickness: Warp 0.10, Fill 0.10
 - d. Roll Width: 98"Wide
 - e. Orientation on Shadeband: Up the bolt >.
 - f. Color: As selected by Architect from manufacturer's full range

DIVISION 13 - SPECIAL CONSTRUCTION:

NONE

DIVISION 14 - CONVEYING EQUIPMENT:

NONE

DIVISION 22 - PLUMBING:

SEE MECHANICAL NARRATIVE FOR BASIS OF DESIGN

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC):

SEE MECHANICAL NARRATIVE FOR BASIS OF DESIGN

DIVISION 26 - ELECTRICAL:

SEE ELECTRICAL NARRATIVE FOR BASIS OF DESIGN

DIVISION 32 - EXTERIOR IMPROVEMENTS:

Landscaping: In areas shown as landscaping, assume fabric, min. 6" of planting soil, 3" min. mulch, around mix of ground cover, mix of medium sized native shrubbery.

Paving and Walks: Paved drive & parking assume fabric, 18" of gravel and 4" of pavement, walks same base with 5" of 4000 psi concrete

Grading: modest final grading

Planting / Seeding: Assume Green Mountain Special Mix (or equal) by Oliver Seed. Seeding Rate: 4lbs. per 1000sqft

DIVISION 33 – UTILITIES:

Utilities:

Electrical: Assume UG line from the nearest power pole, assume 120 FT of UG line from pole.

Fuel: 500 gallon above ground propane tank on a concrete pad

Water: Assume drilled well, well pump and one pressure tank

Sewer: Assume 1000 gall septic tank,1000-gallon pump station 200 feet of 2" force main 6' deep and 800 square feet of leach field

Telephone/Television: Assume UG Telephone conduit from pole. 120 LF of conduit.

MECHANICAL SYSTEMS PERFORMANCE NARRATIVE

FOR THE

WATERFORD TOWN HALL

WATERFORD, VT.

5 November 2019

DRAFT

- Provide complete Schedule 40 PVC drainage, waste and vent systems for all the installed plumbing fixtures.
- All domestic water piping shall be Type L copper with fiberglass insulation. Insulate all domestic hot and cold water piping in building with 1/2" fiberglass insulation.
- The ADA toilets are to be 16" high 1.28 or 1.6 gpf white china tank-type with quarter turn water stop and flexible stainless steel water supplies.
- The ADA wall hung lavatories are to be white china with concealed carrier, single lever faucet with grid strainer drain, quarter turn water stops and flexible stainless steel water supplies.
- The kitchenette sink is to be an ADA single compartment stainless steel with single lever faucet, drain, quarter turn water stops, flexible stainless steel water supplies, and pipe insulation kit.
- Install protective pipe insulation kits on each ADA lavatory and the kitchenette sink. Insulate all hot and cold water piping in building with ½" fiberglass insulation.
- Install a 24" x 24" floor mounted service sink in the janitors' closet.
- Install a dual-level ADA water cooler which includes a bottle filler.
- Install two exterior lockable cover style wall hydrants (WH) on building (One on north side of building and one on the south side of the building).
- A 1" Type L copper limited area sprinkler head is to be installed over the boiler.
- Heating Boiler System: Install one 96% AFUE wall hung condensing LP gas boiler equal to Bosch, HTP Heat Transfer, IBC or approved equal, with an integral boiler pump and building system pump equal to Grundfos or Taco pressure differential variable speed hot water pump. The boiler shall be mounted on

the wall in the mechanical room adjacent to the water well pressure tank. The boiler's combustion and exhaust air piping is to be PVC pipe attached to the boiler and terminated on the exterior wall or thru the roof with a concentric venting air terminal.

- Domestic hot water shall be generated with a tank-less coil located within the combination LP gas condensing type boiler.
- Install 500 gallon above ground LP gas tank. The LP gas is to serve the emergency power generator and boiler.
- Best Approach for each space:
 - 1. <u>Vault</u>
 - 2. Meeting Room:
 - Cooling is there enough air circulation to keep the spaces cool? Steve? Are there enough windows? Recommendation for approaches?
 - Low cost over 20 years, not just installation cost.

3. Workspaces

- Heating System with Alternates:
 - 1. Base Heating System Install a six zone in-floor radiant low temperature hot water Wirsbo or Taco 5/8" radiant polyethylene tubing hydronic heating system. The heating zones shall be:
 - Zone 1 Vestibule
 - Zone 2 Entry/Front Desk
 - Zone 3 Treasurer/Work
 - Zone 4 Town Clerk/Shared
 - Zone 5 Vault
 - Zone 6 Meeting Room, Bathrooms, Janitor Closet.
 - Each zone of heat shall be controlled by heating system heat only thermostats, nonelectric hot water mixing valves and flow meters. Radiant tubing to be located 12" on center and stapled to the rigid floor insulation. No glycol is to be installed. Note: There are to be no snow melting walkway zones.

- 2. Alternate 1 Heating System Install Sterling Design Line Synergy 140 degree low temperature 18 gauge commercial grade hydronic baseboard radiation equal to Sterling in all offices and other locations. A cabinet unit heater is to be located in the entry vestibule. Heating for the vault shall be in-floor low temperature hot water radiant heat. Radiant piping shall be 5/8" PEX spaced 12" on center in the concrete floor system and stapled to the rigid floor insulation. Main heating hot water piping shall be Type L copper with minimum 1" fiberglass insulation. Each zone of heat shall be controlled by heating system low voltage motorized zone valves and heat only thermostats. The heating zones shall be:
 - Zone 1 Vestibule
 - Zone 2 Entry/Front Desk
 - Zone 3 Treasurer/Work
 - Zone 4 Town Clerk/Shared
 - Zone 5 Vault
 - Zone 6 Meeting Room, Bathrooms, Janitor Closet.
 - Hydronic baseboard radiation for the Community Room shall be 16 gauge high output commercial grade hydronic baseboard radiation equal to Sterling LB-2.
- 3. Alternate 2 Heating System Price Install Sterling Design Line Synergy 180 degree F temperature 18 gauge commercial grade hydronic baseboard radiation equal to Sterling in all offices and other locations. A cabinet unit heater would be located in the entry vestibule. Heating for the vault shall be in-floor low temperature hot water radiant heat. Piping shall be 5/8" PEX spaced 12" on center in the concrete floor system and stapled to the rigid floor insulation. Main heating hot water piping shall be Type L copper with minimum 1" fiberglass insulation. Each zone of heat shall be controlled by heating system low voltage motorized zone valves and heat only thermostats. The heating zones shall be:
 - Zone 1 Vestibule
 - Zone 2 Entry/Front Desk
 - Zone 3 Treasurer/Work
 - Zone 4 Town Clerk/Shared
 - Zone 5 Vault
 - Zone 6 Meeting Room, Bathrooms, Janitor Closet.
 - Hydronic baseboard radiation for the Community Room shall be 16 gauge high output commercial grade hydronic baseboard radiation equal to Sterling LB-2.
- Air Conditioning:

- Base Air Conditioning Price The heat pump mini-split air conditioning zones shall be the following: Zone 1 – Entry, Front Desk, Zone 2 – Work, Town Clerk, Treasurer, Shared, Zone 3 -Vault and Zone 4 - Meeting Room, Bathrooms, Janitor Closet. Each indoor evaporator shall be controlled by wall controller. Refrigerant piping shall be pre-insulated copper line sets. Evaporator condensate piping shall be 3/4" Schedule 40 PVC. Hang each outdoor compressor unit 24" above finish grade on a steel rack mounted to the building's exterior wall.
- 2. Alternate 1 Air Conditioning No air conditioning is to be priced at this time. The electrical service to the building will be sized to accommodate multi-zone mini-split air conditioning in the future.
- Ventilation:
 - Install 75 cfm ducted air to air heat recovery unit for the Front Desk, Treasurer, Town, Clerk, Work, Shared areas. All supply air and exhaust air sheet metal ductwork is to be insulated with 1-1/2" fiberglass insulation. System shall be controlled by a wall mounted programmable controller.
 - Install 150 cfm ducted air to air heat recovery unit for the Meeting Room. All supply air and exhaust air sheet metal ductwork is to be insulated with 1-1/2" fiberglass insulation. System shall be controlled by a wall mounted programmable controller.
 - 3. Bathrooms Install low noise Panasonic 80 cfm ceiling exhaust fan with 4" diameter insulated rigid metal duct, 1-1/2" fiberglass duct insulation and exterior wall cap. Exhaust fan to be controlled by room's light switch.
 - 4. Janitors' closet Install low noise Panasonic 100 cfm ceiling exhaust fan with 6" diameter insulated rigid metal duct, 1-1/2" fiberglass duct insulation and exterior wall cap. Exhaust fan to be controlled by room's light switch.
- Controls:
 - 1. Boiler heating system controls to include boiler water reset, domestic hot water priority and outdoor temperature system warm weather shutdown. Heating controls shall be equal to Honeywell or approved equal.

End of Mechanical Narrative

WATERFORD TOWN OFFICES Waterford, Vermont

November, 2019

PROPOSED ELECTRICAL SYSTEMS

Power Distribution:

- New underground electrical service from nearest pole to Electrical Room at rear of building. (Approximately 120 lineal feet.)
- 200 amp, 120/240 volt, 1 phase, 3 wire service. Meter to be mounted on pole at road.
- 200 amp main circuit breaker, 42 circuit, surface mounted panel installed in electrical room with one 40 amp, 2 pole breaker (3 HP septic pump assumed), one 30 amp, 2 pole breaker (2 HP well pump assumed), thirty 20 amp, 1 pole breakers for lighting and power circuits and eight 20 amp, 1 pole spares.
- Panel and breakers to be Square D QO or equal.
- Add Alternate: Provide 200 amp manual transfer switch on exterior of building and 100 amp 240 volt NEMA 3R weatherproof pin-type receptacle for possible mobile generator.

Lighting:

- New office lighting to be 2'x2' and 2'x4' recessed LED troffers equal to Metalux 22RTC-3400 and 24RTC-4800, respectively, with integrated daylight dimming sensors.
- Provide four 2x2 fixtures each: Offices 104, 105 and 107.
- Provide two 2x2 fixtures in Front Desk 102.
- Provide six 2x2 fixtures in Work Room 106.
- Meeting Room 112 lighting to be pendant mounted linear LED, 8' X 12' rectangle: Alcon 12100-66-P-I or equal with daylight dimming.
- Bathrooms 109 and 110 to have one 2x4 fixture.
- Mechanical-Electrical Room 113 to have four surface mounted LED utility fixtures; equal to Metalux SNLED, 4 foot.
- Janitor 111 to have one surface mounted LED utility fixtures; equal to Metalux SNLED, 4 foot.
- In Vault 108 provide six Metalux VT3 vapor-tite LED fixtures, surface mounted. Light circuit to be wired through 2-pole switch outside vault. Switch shall disconnect hot and neutral wires.
- Front porch, Vestibule 100, Entry 101, corridors and Meeting Room to have LED downlights equal to Philips-Lightolier S7R. Assume a total of twenty fixtures.
- All offices, Meeting Room and Work Room shall have dual load switching and vacancy sensors. All other spaces to have vacancy sensors, except Vault 108.
- Assume a total of four combination exit/emergency light fixtures for the building; SureLights or equal.
- Parking lot and walkways to be illuminated from building mounted fixtures. Provide a total of six sharp cut-off LED wall packs (three on Town Office building, three on Fire Station). Wall packs to be equal to AXCS with photo-control and after hours dimming.

Receptacles:

• Offices 104, 105 and 107 to have one quad receptacle at desk location and duplex receptacles at 10' centers (maximum), but no less than one duplex receptacle per wall.

- Meeting Room 112 to have eight duplex receptacles evenly spaced around perimeter of room and three flush-floor mounted quad receptacles evenly spaced down the center of the room.
- Work Room 106 to have two GFCI receptacles mounted above kitchenette countertop on two dedicated circuits. Refrigerator to have single receptacle on dedicated circuit. Provide one dedicated quad receptacle at copier location and two general purpose duplex receptacles.
- Front Desk 102 shall have three quad receptacles at desk location and two duplex receptacles on wall behind desk.
- Entry 101 to have two general purpose duplex receptacles and one dedicated GFCI receptacle for water cooler.
- Vault 108 to have two quad receptacles wired into lighting circuit for positive-off with light switch.
- Provide one general purpose receptacle in Vestibule 100.
- Provide one GFCI receptacle in each Bathroom 109 and 110, Janitor 111 and Mechanical-Electrical Room 113.
- Provide minimum of two exterior NEMA 3R GFCI receptacles on exterior of building.

Cables and Raceways:

- All new branch circuit wiring shall be copper conductors type NM cable.
- Incoming underground main service to be aluminum conductors in Schedule 40 PVC conduit. Conduit to be encased in concrete under drive- and road ways.

Equipment Connections:

• Wire all equipment provided by Others including, but not limited to: Boilers, circulators, heat recovery units, septic and well pumps. Provide equipment disconnects as required by Code.

Tel/Data Communications Systems:

- Provide one 4" Schedule 40 PVC conduit from nearest pole to Electrical Room (approximately 120 feet) for incoming telephone service.
- Provide one tel/data outlet cable in each Office, Meeting Room, Front Desk, Work Room and Vault.
- Provide one CAT6 cable from each tel/data outlet to telephone demark equipment located in electrical Room.

Door Release System:

• Provide a door buzzer/release system including audible notification devices at Front Desk and near Vault. Remote door release for main entry to be located at Front Desk location.

CONCEPTUAL ESTIMATE SET FOR WATERFORD TOWN OFFICE BUILDING WATERFORD, VERMONT



<u>OWNER</u> TOWN OF WATERFORD WATERFORD, VT FRED SAAR fasaar@outlook.com

<u>CIVIL ENGINEER</u>

GRENIER ENGINEERING, PC 155 DEMERITT PLACE #2 WATERBURY, VT 05676 DON MARSH (802) 244-6413 don@grenierengineering.com

STRUCTURAL ENGINEER NOVELLI ENGINEERING 369 DANIELS ROAD SHAFTSBURY, VT 05262 JOHN NOVELLI (802)447-4950 (802)447-4951(FAX) john@novelliengineering.com

ARCHITECT

BLACK RIVER DESIGN, ARCHITECTS 73 MAIN STREET MONTPELIER, VT 05602 MARK MONTMINY, PARTNER JESSE REMICK, PROJECT MANAGER (802)223-2044 jesser@blackriverdesign.com

ELECTRICAL CONSULTANT

AMG ELECTRICAL DESIGN 310 WINDYWOOD ROAD BARRE, VT 05641 ANN PENDLETON (802) 476-9432 amg@together.net

COST ESTIMATOR

MERKUR CONSTRUCTION, LLC 12 OAK CREEK DRIVE SOUTH BURLINGTON, VT 05403 PETER SMEJKAL (802) 238-7500 MerkurCS@comcast.net

MECHANICAL CONSULTANT

PROPOSED LOCATION –

INNOVATIVE CONSULTING ENGINEERING PO BOX 146 EAST CALAIS, VERMONT 05650 STEPHEN BELOIN (802) 454-4645 icevt@comcast.net



DRAWING INDEX

	COVER
C100	SCHEMATIC SITE
A002	3D VIEWS
A100	PROPOSED FLOO
A201	PROPOSED REFL
A401	PROPOSED BUIL
A402	PROPOSED BUIL
A501	BUILDING SECTION
A502	PROPOSED BUIL
A700	DOOR SCHEDUL
A900	FINISH SCHEDUL

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LOCATION MAP

	MAT
PLAN PR PLAN DR PLAN ECTED CEILING PLAN	BLACK RIVER DESIGN 73 MAIN STREET MONTPELIER VERMONT 05602
DING ELEVATIONS DING ELEVATIONS ONS WITH TYPICAL CONSTRUCTION NOTES DING SECTIONS E & WINDOW SCHEDULE .E	COVER SCALE DATE 2019-12-06 DRAWN BY Author CHECKED BY Checker
CONCEPTUAL ESTIMATE SET.	
NOT FOR CONSTRUCTION	WTOP4217

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5	
	BLACK RIVER DESIGN 73 MAIN STREET MONTPELIER VERMONT 05602
	REVISIONS
	PROPOSED FLOOR PLAN SCALE 1/4" = 1'-0"
	DATE 2019-12-06 DRAWN BY JJR CHECKED BY MJM
CONCEPTUAL ESTIMATE SET. NOT FOR CONSTRUCTION	A100
	WTOP422

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RCP NOTES AND ABBREVIATIONS

1. SEE ELECTRICAL NARRATIVE FOR ELECTRICAL BASIS OF DESIGN



5/8" TYPE X GYP. BD. FASTENED TO 3/4" METAL FURRING CHANNELS @ UNDERSIDE OF BOTTOM CHORD OF WOOD TRUSS IN ENTIRE BUILDING

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BLACK RIVER DESIGN

73 MAIN STREET MONTPELIER VERMONT 05602

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CEILING PLAN

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2'X2' SUSPENDED ACOUSTICAL PANEL CEILING

2'X2' SUSPENDED ACOUSTICAL PANEL CEILING -MOISTURE RESISTANT

POURED IN PLACE CONCRETE CEILING OF VAULT

HEIGHT INDICATOR, IDENTIFIES HEIGHT OF CEILING OR SOFFIT ABOVE FINISH FLR.

— DOUG FIR T&G EAVE AND RAKE @ UNDERSIDE OF ROOF OVERHANGS

2 A502

DRAFT CONCEPTUAL ESTIMATE SET. **NOT FOR CONSTRUCTION**



DRAFT CONCEPTUAL ESTIMATE SET. **NOT FOR CONSTRUCTION**

- BORAL HORIZONTAL TRIM, 2x3 WITH SLOPED TOP TO DRAIN, SOLID STAIN FINISH

– BORAL 5/4 EXTERIOR TRIM, SOLID STAIN FINISH

TOP OF WALL PLATE

- RIDGE VENT, TYPICAL

12 TOP OF WALL PLATE 10' - 0" - DOUGLAS FIR BRACKETS, SOLID STAIN FINISH - BORAL HORIZONTAL TRIM, 2x3 WITH SLOPED TOP TO DRAIN, SOLID STAIN FINISH FLOOR LEVEL

— RIDGE VENT, TYPICAL

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BLACK RIVER DESIGN

73 MAIN STREET MONTPELIER VERMONT 05602

REVISIONS

PROPOSED BUILDING

ELEVATIONS

SCALE 1/4" = 1'-0"

DATE 2019-12-06

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BLACK RIVER DESIGN 73 MAIN STREET MONTPELIER VERMONT 05602 REVISIONS

BUILDING SECTIONS

CONSTRUCTION NOTES

WITH TYPICAL

1/2" = 1'-0"

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		LOCAT	ION				DOOR PA	NEL		FRAME		Н	IARDWARE		
								SIZE							
NUMBER	FROM ROOM NUMBER	FROM ROOM NAME	TO ROOM NUMBER	TO ROOM NAME	ТҮРЕ	UNIL VIII VIII VIII VIII VIII VIII VIII V	FINISH	(S) E Y HEIGHT WIDTH x HEIGHT	тніск.	1" DOOR UNDERG	CLOSER	DOOR STOPS	WEATHERSTRIP	COMMENTS	NUMBER
100A	100	VEST.		EXTERIOR	ALUM	ALUM	ANODIZED	3' - 0" x 6' - 3"	0' - 2"	20	HD		EXTERIOR - COMPRESSION		100A
101A	101	ENTRY	100	VEST.	FG	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10	HD		EXTERIOR - BRUSH		101A
103A	103	STORAGE	101	ENTRY	FG	SCW	PRE-FIN POLY	2' - 6" x 7' - 0"	0' - 1 3/4"	10					103A
104A	101	ENTRY	104	TOWN CLERK	HG	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10		WALL			104A
105A	101	ENTRY	105	TREAS.	HG	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10		WALL			105A
107A	106	WORK	107	SHARED	HG	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10		WALL			107A
108A	108	VAULT	106	WORK	FLUSH	4 HR METAL	PAINT	3' - 0" x 6' - 8"	0' - 6"	10					108A
109A	109	UNI.	112	MEETING ROOM	FLUSH	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10		WALL	SOUND		109A
110A	112	MEETING ROOM	110	UNI.	FLUSH	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10		WALL	SOUND		110A
111A	110	UNI.	111	JAN.	FLUSH	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10	BF				111A
112A	112	MEETING ROOM	100	VEST.	FG	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10			EXTERIOR - BRUSH		112A
112B	106	WORK	112	MEETING ROOM	HG	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10	BF				112B
112C	112	MEETING ROOM		EXTERIOR	FG	ALUM	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10			EXTERIOR - BRUSH		112C
113A	113	MECH/ELEC	112	MEETING ROOM	FLUSH	SCW	PRE-FIN POLY	3' - 0" x 7' - 0"	0' - 1 3/4"	10	BF				113A

DOOR TYPES

10

B WINDOW ELEVATION - TYPE B SCALE: 1/2" = 1'-0"

DOOR AND FRAME ELEVATIONS

NOT FOR CONSTRUCTION

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A700

WTOP4217

3/4"

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	ROOM UM. NAME MATE	FLOOR RIAL FINISH	AREA WA (VERIFY) MATERIAL	ALL FINISH	CEIL	ING FINISH	B MATERIAL	ASE FINISH	PERIMETER (VERIFY)	COMMENTS
Internet Internet <td< td=""><td>VEST. TILE A ENTRY TILE A ERONT DESK CARPET THE</td><td></td><td>63 SF GYP. BD. 237 SF GYP. BD. 156 SE GYP. BD.</td><td>PAINT PAINT</td><td>APC APC</td><td></td><td>1X6 HW WOOD 1X6 HW WOOD</td><td>POLY POLY POLY</td><td>31' - 10 1/8" 92' - 11 3/32" 50' - 2 5/16"</td><td></td></td<>	VEST. TILE A ENTRY TILE A ERONT DESK CARPET THE		63 SF GYP. BD. 237 SF GYP. BD. 156 SE GYP. BD.	PAINT PAINT	APC APC		1X6 HW WOOD 1X6 HW WOOD	POLY POLY POLY	31' - 10 1/8" 92' - 11 3/32" 50' - 2 5/16"	
Alter and a state a	STORAGE TILE A TOWN CLERK CARPET TILE		8 SF GYP. BD. 144 SF GYP. BD.	PAINT PAINT	APC APC		1X6 HW WOOD 1X6 HW WOOD 1X6 HW WOOD	POLY POLY	11' - 7 3/4" 47' - 5 23/32"	
The second se	TREAS. CARPET TILE WORK CARPET TILE		133 SF GYP. BD. 275 SF GYP. BD. 159 SE GYP. BD.	PAINT PAINT PAINT	APC APC		1X6 HW WOOD 1X6 HW WOOD 1X6 HW WOOD	POLY POLY POLY	45' - 3 15/32" 69' - 0 15/32" 50' - 7"	
No. 100 <td>VAULT CONCRETE UNI. TILE B</td> <td>SEALED</td> <td>345 SF CMU 61 SF M.R. GYP. BD./TILE</td> <td>PAINT PAINT PAINT</td> <td>CONCRETE APC</td> <td>PAINT</td> <td>4" RUBBER TILE</td> <td></td> <td>30 - 7 76' - 1 3/4" 31' - 8 1/4"</td> <td>PROVIDE WALL TILE WITH INTEGRAL COVE BASE(FLUSH WITH FLOOR TILE) APPROXIMATELY 4'-0" UP THE WALL</td>	VAULT CONCRETE UNI. TILE B	SEALED	345 SF CMU 61 SF M.R. GYP. BD./TILE	PAINT PAINT PAINT	CONCRETE APC	PAINT	4" RUBBER TILE		30 - 7 76' - 1 3/4" 31' - 8 1/4"	PROVIDE WALL TILE WITH INTEGRAL COVE BASE(FLUSH WITH FLOOR TILE) APPROXIMATELY 4'-0" UP THE WALL
	UNI. TILE B JAN. TILE B		53 SF M.R. GYP. BD./TILE 34 SF GYP. BD.	PAINT PAINT	APC APC		TILE 1X6 HW WOOD	POLY	29' - 3 1/2" PRC 23' - 7 1/8"	PROVIDE WALL TILE WITH INTEGRAL COVE BASE(FLUSH WITH FLOOR TILE) APPROXIMATELY 4'-0" UP THE WALL
POPOSED FLOOR FINISH KE ILLA ILLA <td>MEETING ROOM CARPET TILE MECH/ELEC CONCRETE</td> <td>SEALED</td> <td>210 SF GYP. BD. 2421 SF</td> <td>PAINT</td> <td>APC</td> <td></td> <td>1X6 HW WOOD</td> <td>POLY</td> <td>109 - 8 3/4 58' - 2" 727' - 7 9/32"</td> <td></td>	MEETING ROOM CARPET TILE MECH/ELEC CONCRETE	SEALED	210 SF GYP. BD. 2421 SF	PAINT	APC		1X6 HW WOOD	POLY	109 - 8 3/4 58' - 2" 727' - 7 9/32"	
										PROPOSED FLOOR FINISH
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FINISH ABBREVIATIONS AND NOTES

APC: GYP BD: POLY:

NUM.

100

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ACOUSTICAL PANEL CEILING GYPSUM BOARD M.R. GYP. BD.: MOISTURE RESISTANT GYPSUM BOARD POLYURETHANE CLEARCOAT TS: TRANSITION STRIP

1. FURNITURE SHOWN IS PROPOSED LAYOUT. VERIFY ACTUAL FURNITURE LOCATION WITH OWNER

- 2. SEE REFLECTED CEILING PLAN(S) FOR SUSPENDED ACOUSTICAL PANEL CEILING SIZES AND LAYOUT.
- 3. SEE REFLECTED CEILING PLAN(S) FOR LOCATION AND HEIGHT OF DROP GYP. BD. SOFFITS.

4. FLOORING MATERIALS: A. TILE A:

- a. 12x24 THRU BODY PORCELAIN TILE WITH WATER BASED EPOXY GROUT
- B. TILE B: a. GLAZED PORELAIN TILE WITH TILE COVE BASE WITH WATER BASED EPOXY GROUT
- C. CARPET TILE: a. FLOTEX COLOUR CARPET TILES, FORBO FLOORING SYSTEMS
- D. TS-1: a. PROVIDE SCHLUTER RENO-U SLOPED TRANSITION AT LOCATIONS OF CHANGES IN FLOORING MATERIAL WHERE MATERIALS ARE NOT FLUSH. LOCATE UNDER CLOSED DOOR PANEL WHENEVER POSSIBLE.
- 5. PROVIDE ACCESS PANELS IN CEILING CONSTRUCTION AS NECESSARY TO ACCESS MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.

TYPICAL INTERIOR WINDOW TRIM

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FINISH SCHEDULE

SCALE As indicated

DATE 2019-12-06

MIM

DRAWN BY IIR CHECKED BY

A900

DRAFT CONCEPTUAL ESTIMATE SET. NOT FOR CONSTRUCTION