

OUTLINE SPECIFICATION

DIVISION 00 & 01 - PROCUREMENT AND GENERAL CONDITIONS

- GENERAL REQUIREMENTS**
- A. All required permits shall be obtained.
 - B. All work shall conform to applicable Federal, State and local ordinances and regulations.
 - C. Building shall be left "turnkey" clean with all glass and fixtures cleaned and labels removed, surfaces washed.
 - D. The GC will provide a full time supervisor on the project, together with other required support facilities and personnel.
 - E. All necessary utility fees, taxes, land fill fees, etc. shall be paid.
 - F. All necessary insurances shall be obtained.
 - G. All subcontractors and suppliers shall be paid and waiver of liens shall be filed.

SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

- A. Tax Exempt Status: Owner is not tax-exempt and therefore project shall include sales tax.

DIVISION 02 - EXISTING CONDITIONS
 ASBESTOS CONTAINING MATERIALS: OWNER HAS TEST FOR, AND FOUND POSITIVE SAMPLES OF ACMS. OWNER WILL ENGAGE REMEDIATION CONTRACTOR PRIOR TO STARTING CONSTRUCTION.

LEAD: ASSUME EXISTING SURFACES CONTAIN LEAD BASED PAINTS. COMPLY WITH ALL REGULATIONS.

VERMICULITE: ATTIC CONTAINS VERMICULITE INSULATION. REMOVE AND PROPERLY DISCARD. COMPLY WITH ALL REGULATIONS.

RADON MITIGATION: INSTALL PERFORATED PERIMETER PIPING BELOW SLAB, INSIDE OF EXTERIOR WALLS; INSTALL PERFORATED PIPING 20' OC THROUGHOUT UNDERSIDE OF SLAB; PIPE TO ATTIC; LEAVE READY FOR FUTURE PENETRATION THROUGH ROOF, AND OUTLET FOR FUTURE FAN

DIVISION 03 - CONCRETE

- CAST-IN-PLACE CONCRETE**
- A. BASEMENT SLAB: 2500psi REINFORCED w/ WELDED WIRE MESH
 - B. EXTERIOR SIDEWALKS & RAMPS: 4000psi & AIR ENTRAINED; REINFORCED w/ #4 BARS @ 18" EA WAY.

DIVISION 04 - MASONRY

CHIMNEY: REPOINT CHIMNEY MORTAR JOINTS.

DIVISION 05 - METALS

- A. METAL PIPE RAILINGS: TWO LINE (@ 36" & 4" AFF) 1 1/2" DIAMETER STEEL PIPE; SHOP GALVANIZED, FIELD PAINTED BLACK

DIVISION 06 - WOOD, PLASTICS & COMPOSITES

- FRAMING**
- A. ALL FRAMING TO BE SRUCE-PINE-FIR, NO. 1/2, KILN DRIED
 - B. SUBFLOORING TO BE ADVANTECH, TO MATCH EXISTING ASSUMED 1" BOARD SUBFLOORING

EXTERIOR FINISH CARPENTRY

- A. REMOVE & REPLACE SIDING TO ALLOW DENSE PACKING OF WALL CAVITIES. CLAPBOARDS SHALL BE CEDAR.
- B. ASSUME 50% OF DRIP CAP ON TOP OF WATER TABLE/SKIRT BOARD REQUIRES REPLACEMENT. REPLACE w/ HARDWOOD.
- C. ASSUME TWO EXTERIOR DOORS HAVE EXTENSIVE ROT AND REQUIRE REPAIR TO SILLS AND BOTTOM OF STUDS.

INTERIOR FINISH CARPENTRY

- A. NEW WOOD DOORS TO RECEIVE SOLID WOOD TRIM, PAINTED.
- B. ASSUME EXISTING HARDWOOD FLOOR UNDER EXISTING CARPET. CARPET TO BE REMOVED. PATCH HARDWOOD FLOOR WHERE WALLS ARE REMOVED.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

- INSULATION**
- A. BLOWN CELLULOSE INSULATION: INSTALL CELLULOSE IN CAVITIES TO MANUFACTURER'S SPECIFIED DENSITY; INSTALL FROM EXTERIOR; INFRARED CAMERA BEFORE AND AFTER.
 - B. BELOW-SLAB RIGID INSULATION: EXPANDED STYRENE INSULATION; TYPE II; 15psi; R-5/INCH.
 - C. BASEMENT WALL RIGID INSULATION: POLYISOCYANURATE INSULATION; R-6/INCH; FOIL-FACE; DOW "THERMAX" WHERE REQUIRED.
 - D. ATTIC: PROVIDE 18" (-R-60) OF BLOWN IN LOOSE FILL CELLULOSE. PROVIDE 4" CLOSED CELL POLYURETHANE FOAM OVER TOP PLATES AT EXTERIOR WALLS, EXTENDED ONTO GWB CEILING.

ROOFING

- A. STRIP EXISTING ROOF SECTION OVER MEETING HALL; ASSUME (2) LAYERS OF SHINGLES TO BE STRIPPER; INSTALL NEW ASPHALT SHINGLES.
- B. PROVIDE EPDM MEMBRANE ROOF OVER VAULT.

AIR SEALING

- A. PROVIDE (3) BLOWER DOOR TESTS: 1) EXISTING, 2) PRIOR TO CLOSING IN ASSEMBLIES, AND 3) AT COMPLETION.

DIVISION 08 - OPENINGS

- WINDOWS**
- A. EXISTING WINDOWS: REMOVE & REFURBISH EXISITING WINDOWS AS FOLLOWS:
 - 1. REPLACE EXISTING GLAZING COMPOUND
 - 2. REPLACE ANY BROKEN SASHES
 - 3. PRIME & PAINT (2 COATS) EXTERIOR OF SASHES
 - 4. ROUTE SASHES, STOPS, AND PARTING BEAD & INSTALL WEATHER-STRIPPING
 - 5. REPLACE ALL EXISTING SASH CORDS
 - 6. REINSTALL SASHES, ADJUST FOR SMOOTH OPERATION AND REDUCED AIR INFILTRATION.
 - 7. REMOVE EXISTING STORM WINDOWS.
 - B. NEW WINDOWS: PROVIDE JELD-WEN PREMIUM VINYL (V-4500) WHERE SHOWN.

DOORS

- A. EXTERIOR DOORS: INSULATED FIBERGLASS
- B. INTERIOR DOORS: FLUSH WOOD VENEER IN METAL FRAMES
- C. INTERIOR DOORS: WOOD STILE & RAIL IN WOOD FRAMES

DIVISION 09 - FINISHES

- PLASTER REPAIR**
- A. PATCH AND REPAIR PLASTER WHERE REQUIRED DUE TO DEMOLITION ACTIVITIES.

GYPHUM WALLBOARD

- A. ALL NEW WALLS TO RECEIVE 5/8" TYPE X GWB.
- B. BATHROOMS AND WET AREAS TO RECEIVE 5/8" TYPE X MOISTURE RESISTANT GWB.

PAINT

- A. EXTERIOR: PAINT ENTIRETY OF BUILDING'S EXTERIOR
- B. INTERIOR: PAINT ALL SURFACES, NEW AND EXISTING, OF INTERIOR. PAINT TRIMS. POPCORN CEILINGS TO REMAIN.

ACOUSTICS: PROVIDE ALLOWANCE FOR QTY. (16) 24"x36"x2" FOAM PANELS @ \$75 EA. INCREASE ALLOWANCE FOR LABOR: MOUNT 9'-6" AFF ON WALLS IN MEETING HALL.

DIVISION 10 - SPECIALTIES

- FIRE EXTINGUISHER**
- A. PROVIDE 2 1/2lbs ABC FIRE EXTINGUISHER

LOCK BOX/MAIL SLOT ALLOWANCE

- A. PROVIDE ALLOWANCE OF \$200 FOR PURCHASE OF A MAIL DROP BOX. INCREASE ALLOWANCE FOR LABOR.

DIVISION 12 - FURNISHINGS

MANUFACTURED CASEWORK (KITCHENETTE): ARISTOCRAFT, ALL PLYWOOD

SOLID-SURFACE COUNTERTOPS: FOR VANITIES, w/ INTEGRAL BOWL

PLASTIC LAMINATE COUNTERTOPS: FOR KITCHENETTE

DIVISION 14 - CONVEYING EQUIPMENT

- LIMITED USE LIMITED ACCESS (LULA) ELEVATOR
- A. BASIS OF DESIGN: SAVARIA ORION; STANDARD FINISHES; (2) STOP; ADJACENT MACHINE ROOM; DOORS PROVIDED BY MANUFACTURER
 - B. HOISTWAY: NEW REINFORCED CONCRETE FOOTINGS & PIT WALLS w/ 14" PIT AND 12"x12"x12" SUMP PIT; FRAME HOISTWAY w/ 2x FRAMING LUMBER; LIFT WALL TO BE 2x6 W/ (4) 5 1/4" PSL POSTS AND (4) 2x10 POSTS CONTINUOUS FROM BASEMENT TO TOP OF SHAFT. FINISH INTERIOR OF HOISTWAY w/ 5/8" GWB.

DIVISION 22 - PLUMBING

KITCHEN SINK: DROP IN SINGLE BOWL STAINLESS STEEL
 WATER HEATER: REUSE EXISTING

PROVIDE LOW-FLOW PLUMBING FIXTURES

DIVISION 23 - HEATING, VENTILATION, AND AIR-CONDITIONING

VENTILATION: PROVIDE ALLOWANCE FOR ENERGY RECOVERY VENTILATOR AND DUCTWORK TO DISTRIBUTE THROUGH BASEMENT AND FIRST FLOOR.

HEAT:

- A. HEAT OPTION 1: ADD NECESSARY ZONES TO EXISTING OIL FIRED BOILER TO CONDITION BASEMENT.
- B. HEAT OPTION 2: MAINTAIN OIL FIRED BOILER FOR FIRST FLOOR. ADD HEAT PUMPS TO BASEMENT.
- C. HEAT OPTION 3: DISCARD OIL FIRED BOILER AND DISTRIBUTION. REPLACE w/ HEAT PUMPS.

DIVISION 26 - ELECTRIC

INSTALL NEW DISTRIBUTION WIRING THROUGHOUT BASEMENT. PROVIDE NEW WIRING IN LISTERS AND ADMINISTRATION "WING" OF FIRST FLOOR.

INSTALL GFIs IN KITCHENETTE, BATHS, AND UTILITY ROOM

GENERATOR: PROVIDE AND/OR MAINTAIN CONNECTION TO EXISTING GENERATOR.

LIGHTING:

- A. PROVIDE NEW LIGHTING AS SHOWN.
- B. LIGHTING SHALL BE ON OCCUPANCY SENSORS.
- C. MAINTAIN, MODIFY, OR INSTALL NEW EMERGENCY LIGHTING

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

INSTALL NEW SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

DATA: PROVIDE DATA DROPS AT ALL WORKSTATIONS, AND IN MEETING ROOMS

ENERGY - THERMAL & AIR ENCLOSURE

CODE	2019 COMMERCIAL BUILDING ENERGY STANDARD	
CLIMATE ZONE	6A	
AMENDMENT AND/OR STRETCH NO		
THERMAL CONTROL	REQ'D	PROPOSED
ATTIC, ROOF & OTHER	R-49	R-60
WALLS, ABV GRADE, FRAMED ¹		
WALLS, ABV GRADE, MASS	R-19ci	R-XXci
WALLS, BELOW GRADE	R-15ci	R-XXci
FLOORS, BASEMENT SLAB (MASS)	R-16.7ci	R-XXci
OPENINGS	REQ'D	PROPOSED
OPAQUE DOORS, SWINGING	U-.37	
ENTRANCE DOORS	U-.68	
WINDOWS ²	U-.37	
AIR SEALING ³	.40cfm50/sqft	

NOTES:

1. EXISTING WALL CAVITY SHALL BE INSULATED w/ DENSE PACK CELLULOSE: ~5" x R-3.4/inch = R-17
2. EXISTING WINDOWS SHALL BE REFURBISHED, INCLUDING INSTALLATION OF NEW WEATHERSTRIPPING
3. AIR SEALING STRATEGY:
 - A. WHERE SELECTIVE RENOVATIONS ARE PROVIDED, AIR SEALING STRATEGIES WILL BE EMPLOYED, BEFORE AND AFTER WHOLE-BUILDING PRESSURE TESTING SHALL BE REQUIRED TO DOCUMENT IMPROVEMENTS.
 - B. WALLS: EXISTING PLASTER CEILING: FOAM SEALANT APPLIED TO EXISTING CEILING ALONG ALL JOISTS & FRAMING; ALL PENETRATIONS SEALED
 - C. BASEMENT: FOIL FACE RIGID INSULATION
 - D. SLAB: VAPOR BARRIER

CODE REVIEW - IBC

BUILDING CODE DATA

CODE	INTERNATIONAL BUILDING CODE 2015
CONSTRUCTION TYPE	VB

USE/OCCUPANCY

HEIGHT & AREA	BUSINESS GROUP B		
	REQ'D/ ALLOW	PROPOSED/ ACTUAL	
HEIGHT - FEET	TBL 504.3	40'	UNCHANGED
STORIES	TBL 504.4	2	1 UNCHANGED
BUILDING AREA	TBL 506.2	5,920	UNCHANGED
FIRST FLOOR		18,000	3,142
BASEMENT			2,775

CODE REVIEW - ACCESSIBILITY

ACCESSIBILITY CODE DATA

CODE	AMERICANS WITH DISABILITIES ACT (ADA) 2010 VERMONT ACCESS RULES 2015
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THIS FACILITY SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY OR PART OF THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.

APPLICABLE REQUIREMENTS:

206.2 ACCESSIBLE ROUTE	AT LEAST ONE ACCESSIBLE ROUTE FROM WITHIN THE SITE, FROM ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE BUILDING ENTRANCE, CONNECTING ACCESSIBLE SPACES OR ELEMENTS (206.2.4); COMPLYING WITH CHAPTER 4
VERTICAL ACCESS	VERMONT ACCESS RULES: 36.404: A LULA MAY BE USED IN LIEU OF AN ELEVATOR WHEN THE COSTS ARE DISPROPORTIONATE TO THE OVERALL COST. COSTS INCURRED WITHIN THREE YEARS MAY BE APPLIED.

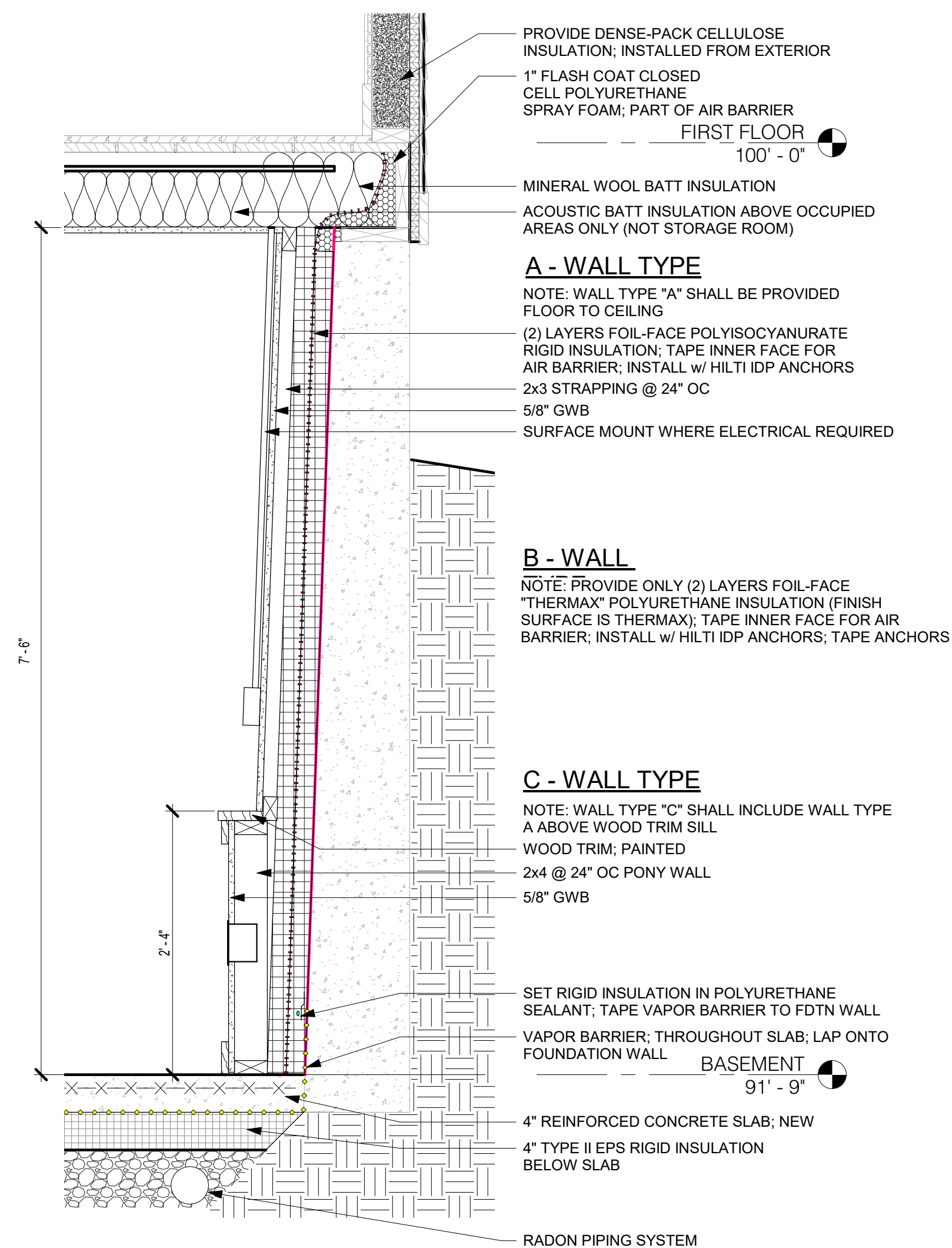
CODE REVIEW - NFPA

LIFE SAFETY CODE DATA

CODE	NFPA 101 LIFE SAFETY CODE 2015
CONSTRUCTION TYPE	V (000)

USE/OCCUPANCY

CH. 39	EXISTING BUSINESS
OCCUPANT LOAD	TBL 7.3.1.2
MEANS OF EGRESS	OFFICES: 2250SF / 100 = 23occ MEETING HALL: 614SF / 15 = 41occ TOTAL: 64occ
DEAD END CORRIDOR	39.2.5.2 50'
COMMON PATH	39.2.5.3.3 75'
TRAVEL DISTANCE	39.2.6.2 200'



1 TYPICAL WALL SECTION
 Scale: 1" = 1'-0"

Seal:

REVISED

No.	Date	Description
1	1/31/20	50% DD
2		



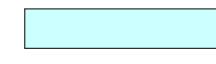
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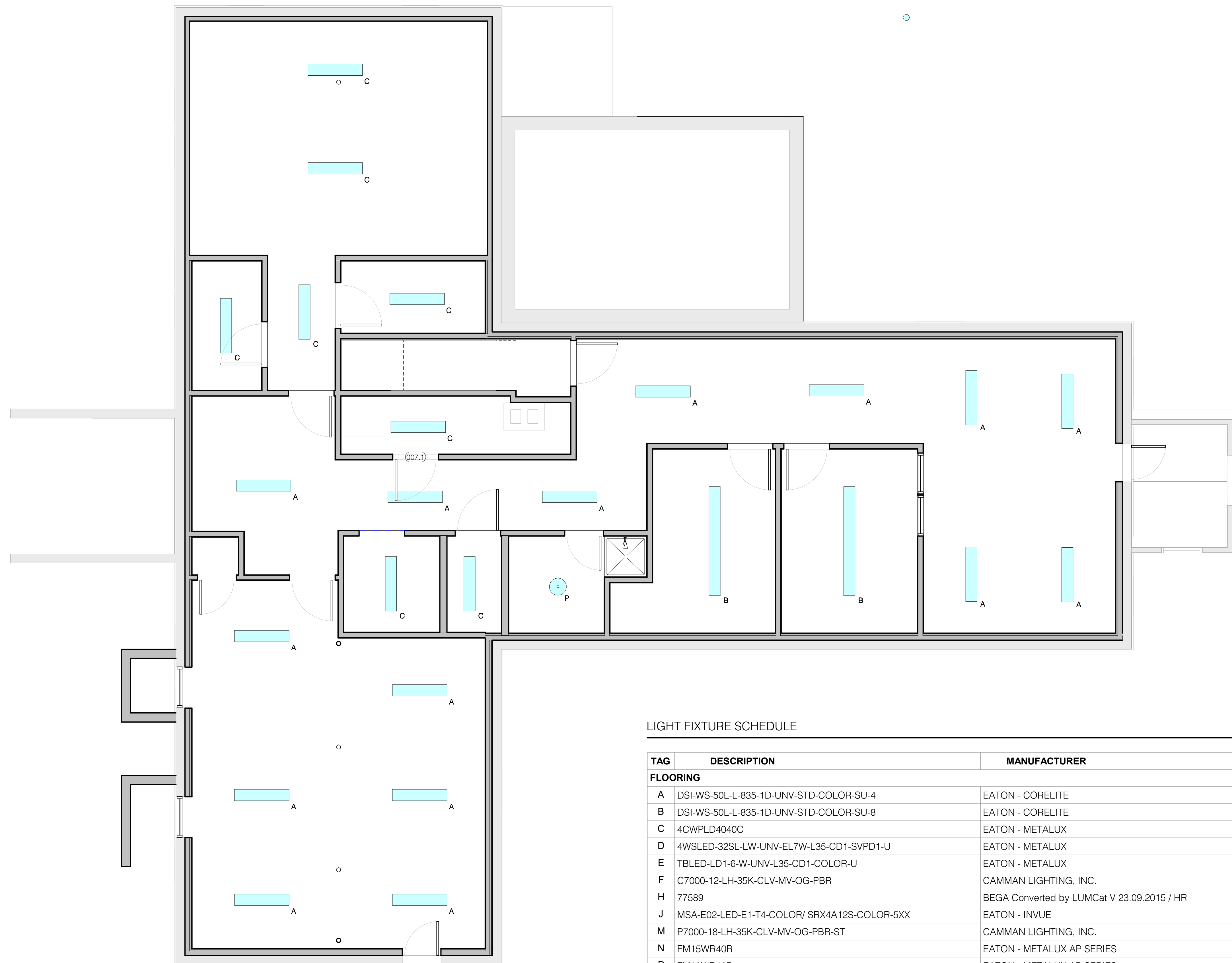
Town of Londonderry
 Londonderry Town Office
 100 School St

Proj. No: Drawn:
 Date: 01/31/2020 Chk'd:

Title:
 GENERAL

LIGHTING SYMBOL LEGEND

-  CEILING MOUNTED, PENDANT FIXTURE
-  CEILING MOUNTED, SURFACE FIXTURE
-  CEILING MOUNTED, LINEAR FIXTURE



LIGHT FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER
FLOORING		
A	DSI-WS-50L-L-835-1D-UNV-STD-COLOR-SU-4	EATON - CORELITE
B	DSI-WS-50L-L-835-1D-UNV-STD-COLOR-SU-8	EATON - CORELITE
C	4CWPLD4040C	EATON - METALUX
D	4WSLED-32SL-LW-UNV-EL7W-L35-CD1-SVPD1-U	EATON - METALUX
E	TBLED-LD1-6-W-UNV-L35-CD1-COLOR-U	EATON - METALUX
F	C7000-12-LH-35K-CLV-MV-OG-PBR	CAMMAN LIGHTING, INC.
H	77589	BEGA Converted by LUMCat V 23.09.2015 / HR
J	MSA-E02-LED-E1-T4-COLOR/SRX4A12S-COLOR-5XX	EATON - INVUE
M	P7000-18-LH-35K-CLV-MV-OG-PBR-ST	CAMMAN LIGHTING, INC.
N	FM15WR40R	EATON - METALUX AP SERIES
P	FM19WR40R	EATON - METALUX AP SERIES

Seal:

REVISED

No.	Date	Description
1	1/31/20	50% DD
2		

Phase:




Town of Londonderry
Londonderry Town Office
100 School St

Proj. No: Drawn:
Date: 01/31/2020 Chk'd:

Title:
BASEMENT REFLECTED
CEILING PLAN

A1.3

LIGHTING SYMBOL LEGEND

-  CEILING MOUNTED, PENDANT FIXTURE
-  CEILING MOUNTED, SURFACE FIXTURE
-  CEILING MOUNTED, LINEAR FIXTURE



Seal:

REVISED

No.	Date	Description
1	1/31/20	50% DD
2		

Phase:

Town of Londonderry
Londonderry Town Office
100 School St

Proj. No: Drawn:
Date: 01/31/2020 Chk'd:

Title:
FIRST FLOOR
REFLECTED CEILING
PLAN

A1.4

