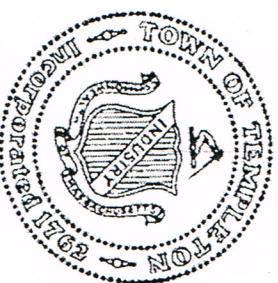


Façade Renovations to the
Templeton Senior Community Center

16 Senior Drive
Baldwinville, Massachusetts

for

Templeton Council on Aging
Dianna Morrison, Director

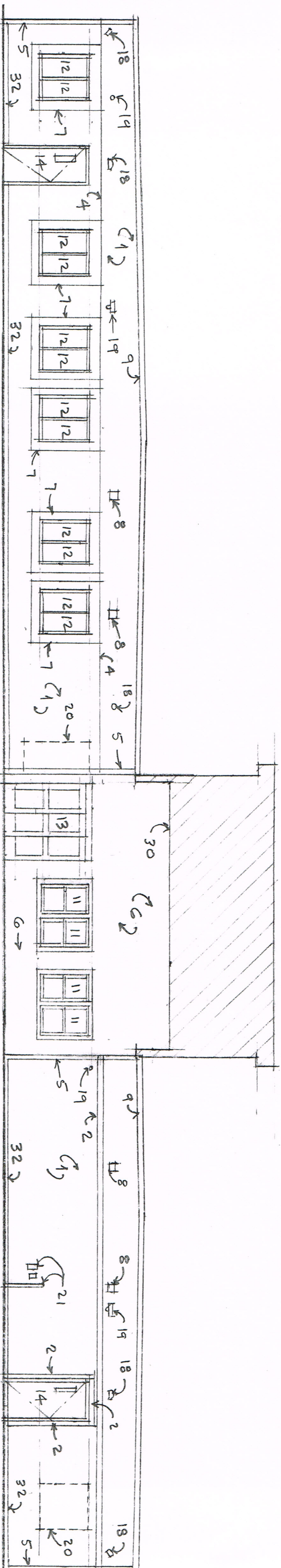


Town of Templeton, Massachusetts

Town Hall | 160 Patriots Road | East Templeton, Massachusetts

Carter Terenzini, Interim Town Administrator

Andrew Jerome Cannata, AIA - Architect
5 Upland Avenue | Boston, Massachusetts 02124-2132
T 617.436.4962 | C 617.459.6334 | AJCannata@verizon.net



EXISTING BUILDING NOTES:

1. TEXTURED MASONITE HARDBOARD SIDING PANELS - 4 X 8 FT.
2. MASONITE TRIM BOARD - 4 IN. - SURFACE-APPLIED.
3. PLYWOOD T1-11 PANEL - 4 X 8 FT.
4. ALUMINUM FLASHING AT HORIZONTAL SIDING PANEL JOINT.
5. ALUMINUM COIL-COATED WALL FLASHING AT VERTICAL JOINTS + CORNERS, SMALL OPENINGS + BETWEEN BUILDING MODULES.
6. CEMENTITIOUS WALL SHEATHING - 3 X 5 FT.
7. SELF-ADHERED SHEET UNDERLAMENT SURFACE-APPLIED.
8. HVAC VENT.
9. ALUMINUM FASCIA OVER MASONITE TRIM BOARD.
10. ALUMINUM DOUBLE-HUNG SASH.
11. PVC/PLASTIC DOUBLE-HUNG SASH.
12. PVC/PLASTIC CASEMENT SASH.
13. HORIZONTAL-SLIDING AUTOMATIC ENTRANCE DOOR.
14. METAL DOOR AND FRAME.
15. UPWARD-ACTING SECTIONAL METAL OVERHEAD DOOR.
16. STEEL-FRAMED ALUMINUM WALKWAY WITH ALUMINUM GRATING AND LIGHTING STANDARDS.
17. STEEL WALKWAY ANGLE BRACE.
18. SPOTLIGHT FIXTURE.
19. LIGHT FIXTURE.
20. PREVIOUSLY BLOCKED-UP OPENING.
21. AIR CONDITIONING LINE AND ELECT. BOXES.
22. FIRE DEPARTMENT CONNECTION.
23. FIRE DEPARTMENT LOCK-BOX.
24. EXPOSED CONCRETE FOUNDATION WALL.
25. METAL RAINWATER LEADER BOX.
26. PVC RAINWATER LEADER INLET TO DRAINAGE SWALE.
27. EPDM (RUBBER) ROOF MEMBRANE.
28. ASPHALT SHINGLE ROOF.
29. MODULAR UNIT CONNECTION JOINT BELOW.
30. PLYWOOD SOFFIT BEYOND.
31. PLYWOOD WATER TABLE OVER CONC. BASE.
32. ALUMINUM COIL-COATED WALL SILL.

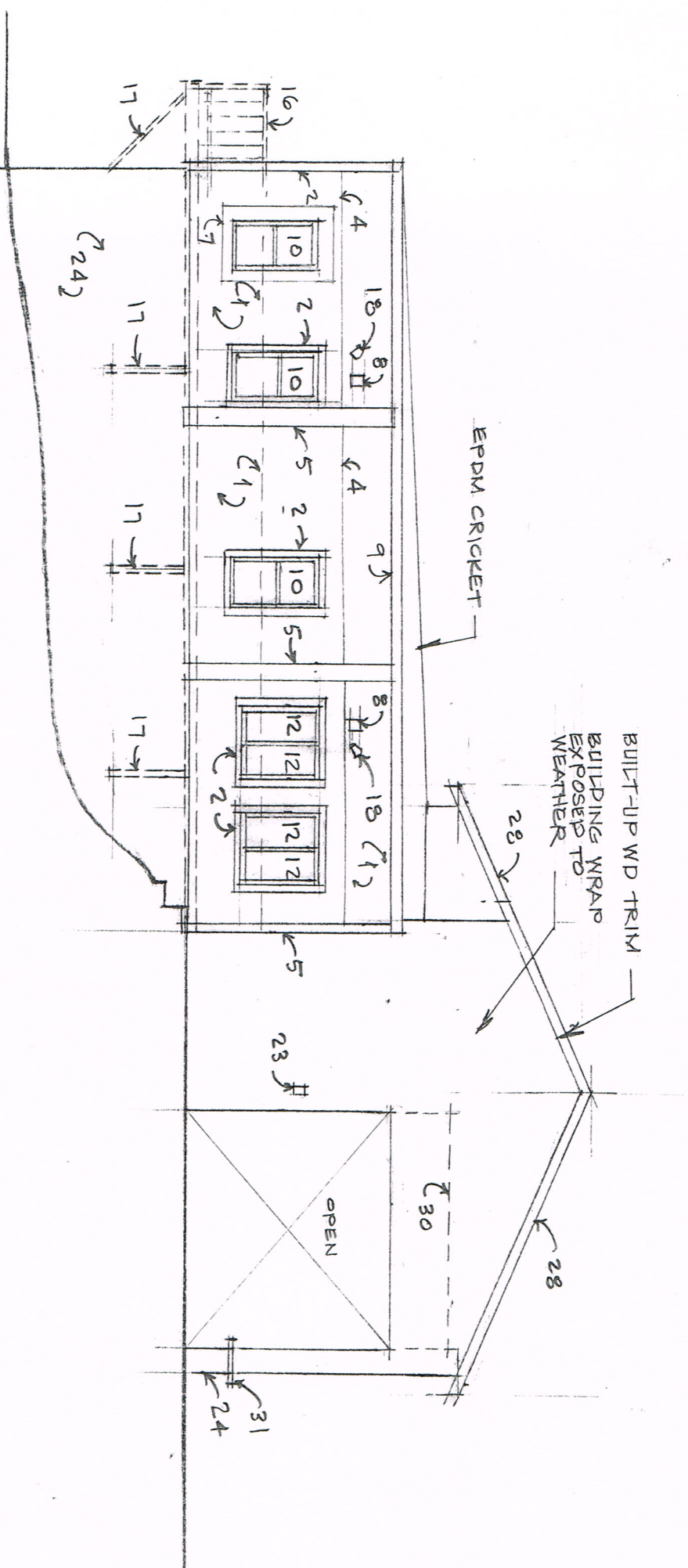
Andrew J. Cannata, AIA - Architect
 5 Upland Avenue | Boston, Massachusetts 02124

Facade Renovations to Senior Center
 16 Senior Drive | Baldwinville, Massachusetts 01436

Existing West (Front) Elevation

15 Aug. 2018

AX-1



EXISTING BUILDING NOTES:

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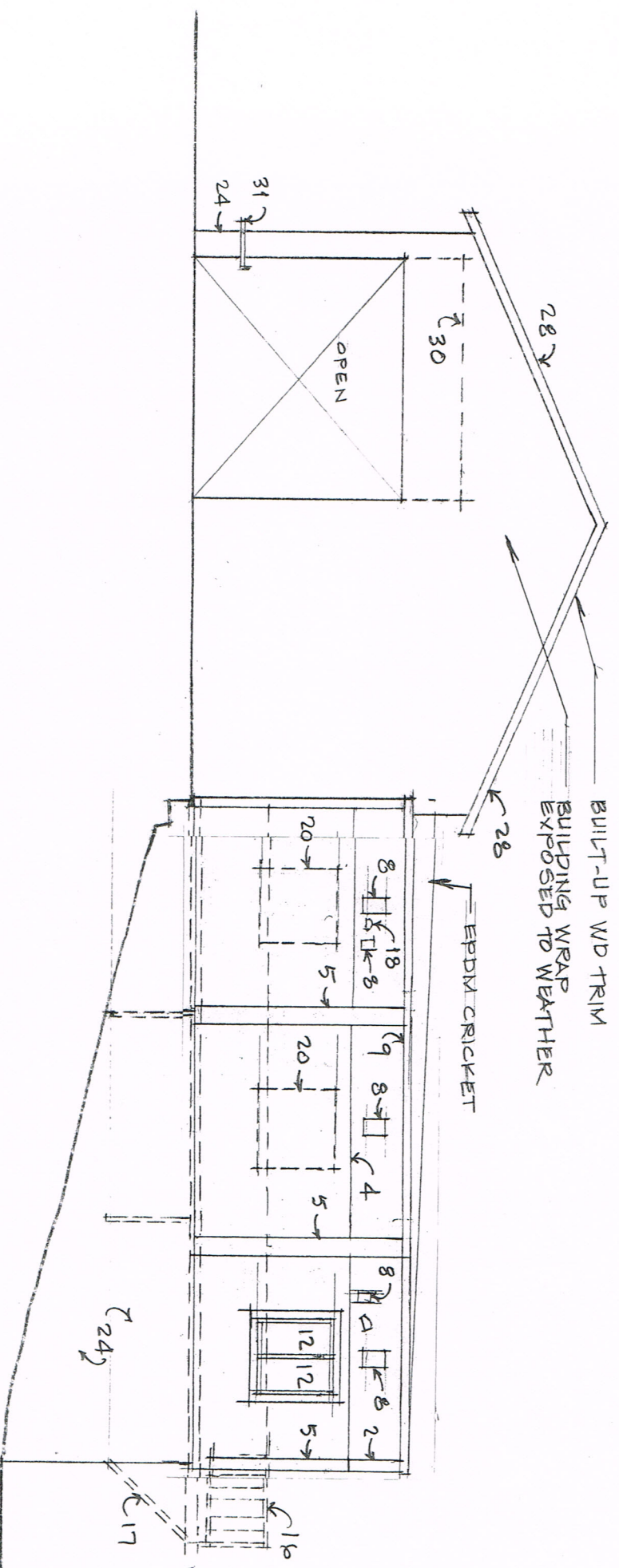
Andrew J. Cannata, AIA - Architect
5 Upland Avenue | Boston, Massachusetts 02124

Facade Renovations to Senior Center
16 Senior Drive | Baldwinville, Massachusetts 01436

Existing North (Left Side) Elevation

15 Aug. 2018

AX - 3



EXISTING BUILDING NOTES:

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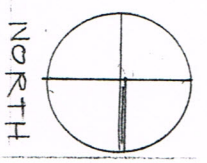
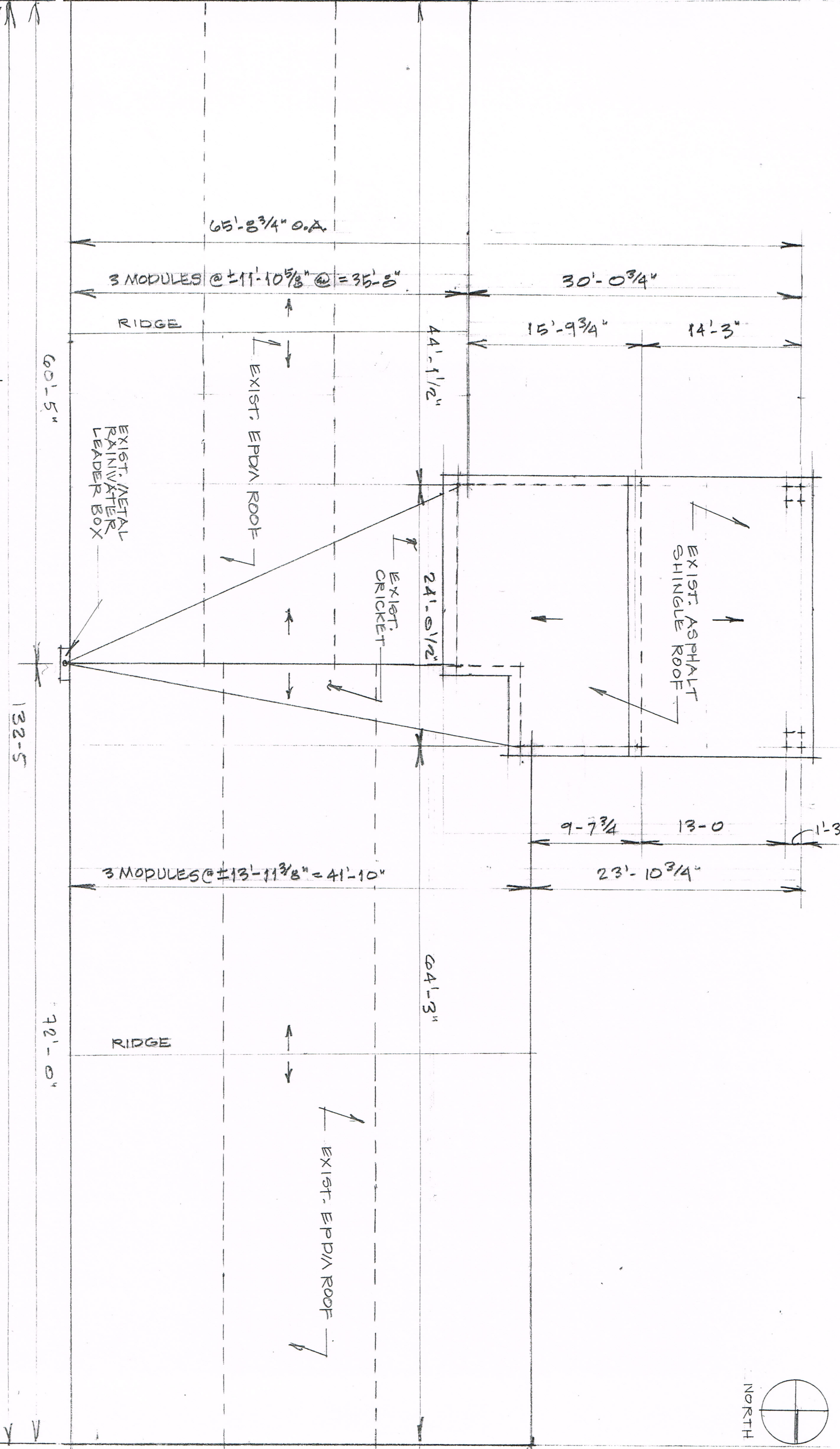
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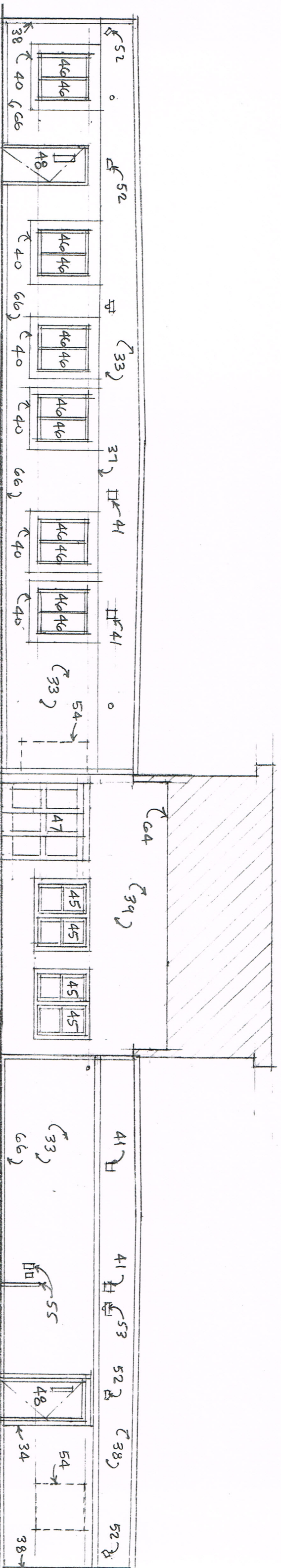
Facade Renovations to Senior Center
 16 Senior Drive | Baldwinville, Massachusetts 01436

Existing South (Right Side) Elevation

15 Aug. 2018

AX - 4





DEMOLITION NOTES:

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- 37. EXIST. ALUMINUM FLASHING AT HORIZONTAL SIDING PANEL JOINT.
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- 53. TEMPORARILY REMOVE EXIST. LIGHT FIXTURE.
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- 66. EXIST. ALUMINUM COIL-COATED WALL SILL.

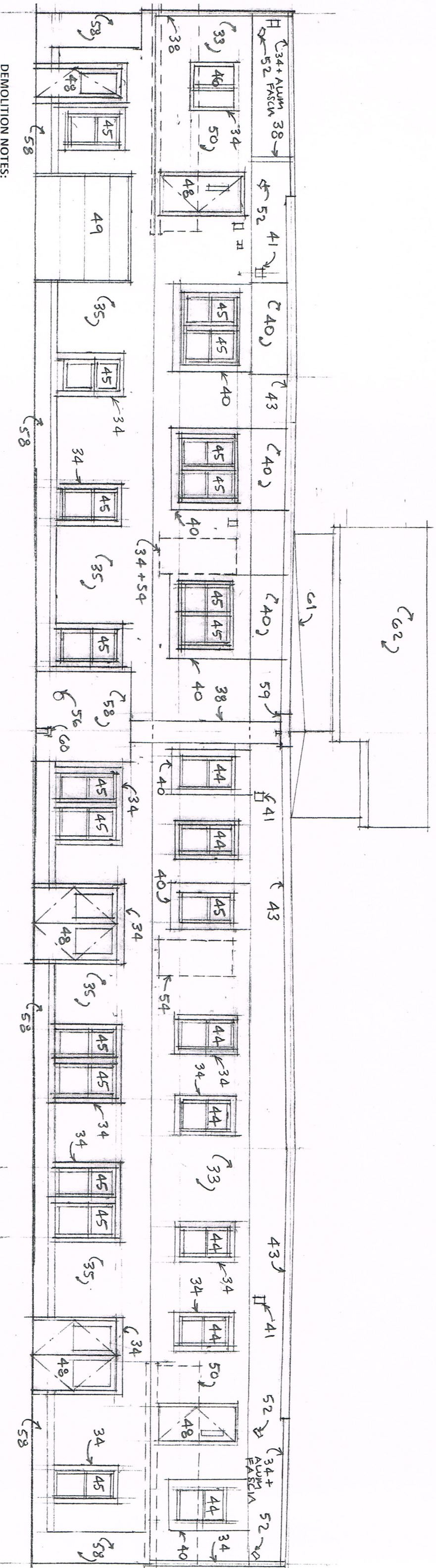
Andrew J. Cannata, AIA - Architect
 5 Upland Avenue | Boston, Massachusetts 02124

Facade Renovations to Senior Center
 16 Senior Drive | Baldwinville, Massachusetts 01436

Demolition - West (Front) Elevation

15 Aug. 2018

AD - 1



DEMOLITION NOTES:

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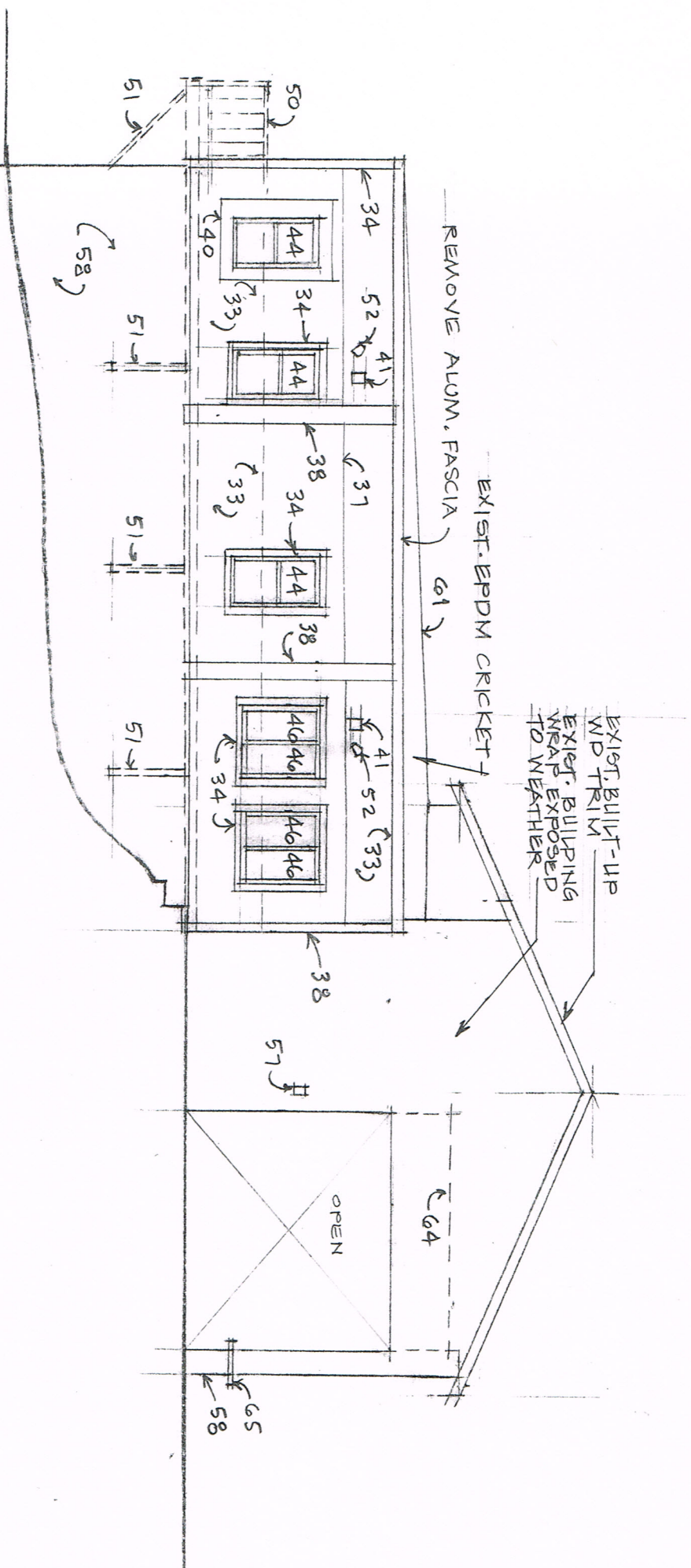
Andrew J. Cannata, AIA - Architect
 5 Upland Avenue | Boston, Massachusetts 02124

Facade Renovations to Senior Center
 16 Senior Drive | Baldwinville, Massachusetts 01436

Demolition - East (Rear) Elevation

15 Aug. 2018

AD - 2



DEMOLITION NOTES:

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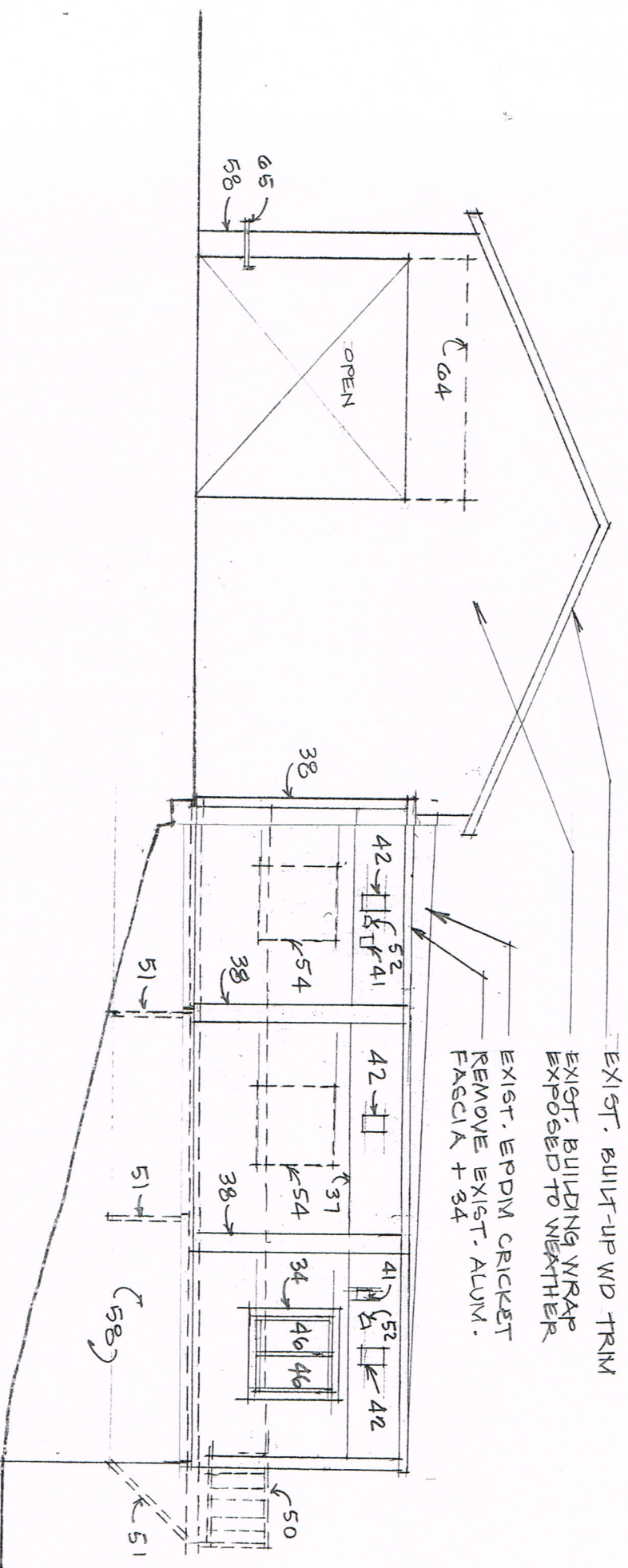
Andrew J. Cannata, AIA - Architect
 5 Upland Avenue | Boston, Massachusetts 02124

Facade Renovations to Senior Center
 16 Senior Drive | Baldwinville, Massachusetts 01436

Demolition - North (Left Side) Elevation

15 Aug. 2018

AD - 3



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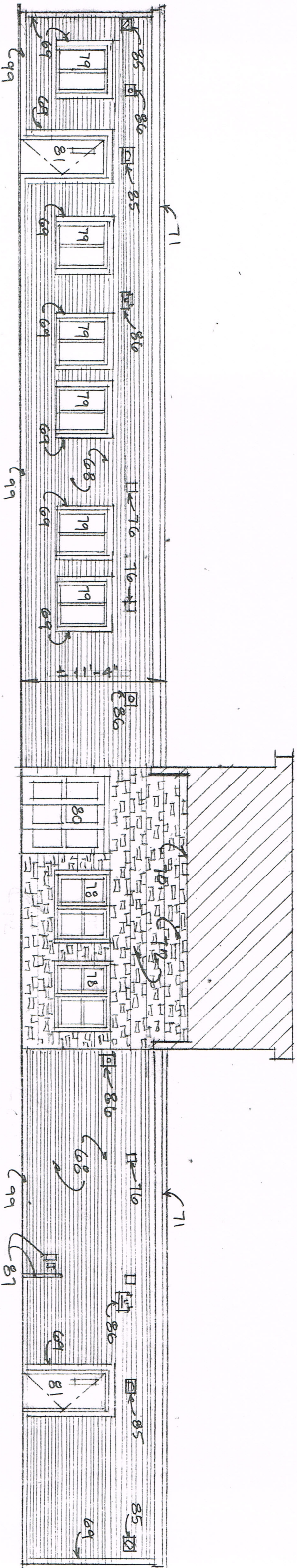
Andrew J. Cannata, AIA - Architect
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Facade Renovations to Senior Center
 16 Senior Drive | Baldwinville, Massachusetts 01436

Demolition - South (Right Side) Elevation

15 Aug. 2018

AD - 4



CONTRACTOR NOTE:
 DIMENSIONS NOTED ARE FOR ESTIMATING
 PURPOSES + DOES NOT RELEASE H/A FROM
 VERIFYING OR DETERMINING ALL DIMEN-
 SIONS + CONDITIONS IN FIELD.

ARCHITECTURAL NOTES:

- 67. WALL SHEATHING OVER EXIST. SUBSTRATE.
- 68. VINYL SIDING OVER BUILDING WRAP, INSTALL OVER WALL SHEATHING OR EXIST. SUBSTRATE.
- 69. VINYL CASING TRIM – SURFACE-APPLIED.
- 70. VINYL SOFFIT OVER EXIST. BUILDING WRAP + PLYWOOD.
- 71. BUILT-UP WOOD CORNICE, CLAD WITH ALUMINUM COIL STOCK
- 72. STONE FACING OVER EXIST. CEMENTITIOUS WALL SHEATHING.
- 73. ALUMINUM GUTTER.
- 74. ALUMINUM RAINWATER LEADER.
- 75. PVC RAINWATER LEADER.
- 76. EXIST. HVAC VENT.
- 77. EXIST. ALUMINUM DOUBLE-HUNG SASH.
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- 83. RE-INSTALL STEEL-FRAMED ALUMINUM WALKWAY WITH ALUMINUM GRATING AND LIGHTING STANDARDS.
- 84. EXIST. STEEL WALKWAY ANGLE BRACE.
- 85. RE-INSTALL EXIST. SPOTLIGHT FIXTURE ON SURFACE MOUNT.
- 86. RE-INSTALL EXIST. LIGHT FIXTURE ON SURFACE MOUNT.
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- 88. EXIST. FIRE DEPARTMENT CONNECTION.
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- 94. PIECE-IN EPDM STRIP AT CORNICE.
- 95. EXIST. ASPHALT SHINGLE ROOF.
- 96. MODULAR UNIT CONNECTION JOINT BELOW.
- 97. EXIST. SOFFIT BEYOND.
- 98. TRIM-BACK EXIST. PLYWOOD WATER TABLE AND COVER WITH ALUMINUM COIL STOCK.
- 99. EXIST. ALUMINUM COIL-COATED WALL SILL.

Andrew J. Cannata, AIA – Architect
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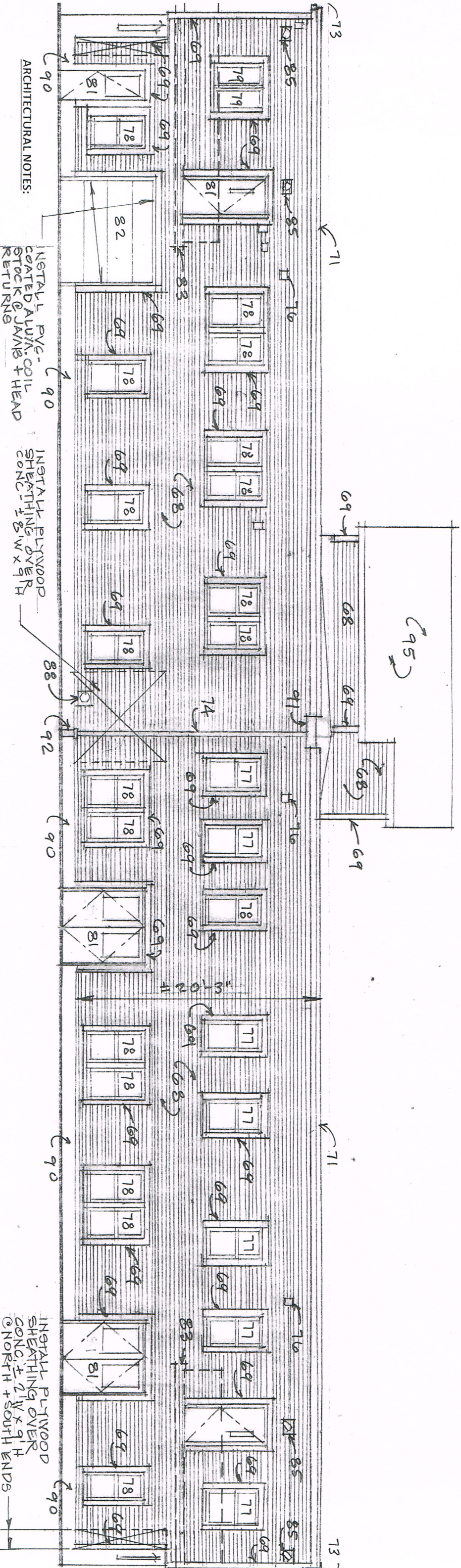
Facade Renovations to Senior Center
 16 Senior Drive | Baldwinville, Massachusetts 01436

West (Front) Elevation

15 Aug. 2018

A-1

* = Walkway Note:
 Work described in Note No. 83 and as indicated in Details "F + G/A-10 - Add Alternate No. 1" is part of Add Alternate No. 1 and shall not be executed unless the Alternate is selected by Owner. Under Base Bid Walkway shall remain in place and plastic siding shall terminate as indicated in Details "F + G/A-10 - Base Bid".



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 - 97. EXIST. SOFFIT BEYOND.
 - 98. TRIM-BACK EXIST. PLYWOOD WATER TABLE AND COVER WITH ALUMINUM COIL STOCK.
 - 99. EXIST. ALUMINUM COIL-COATED WALL SILL.

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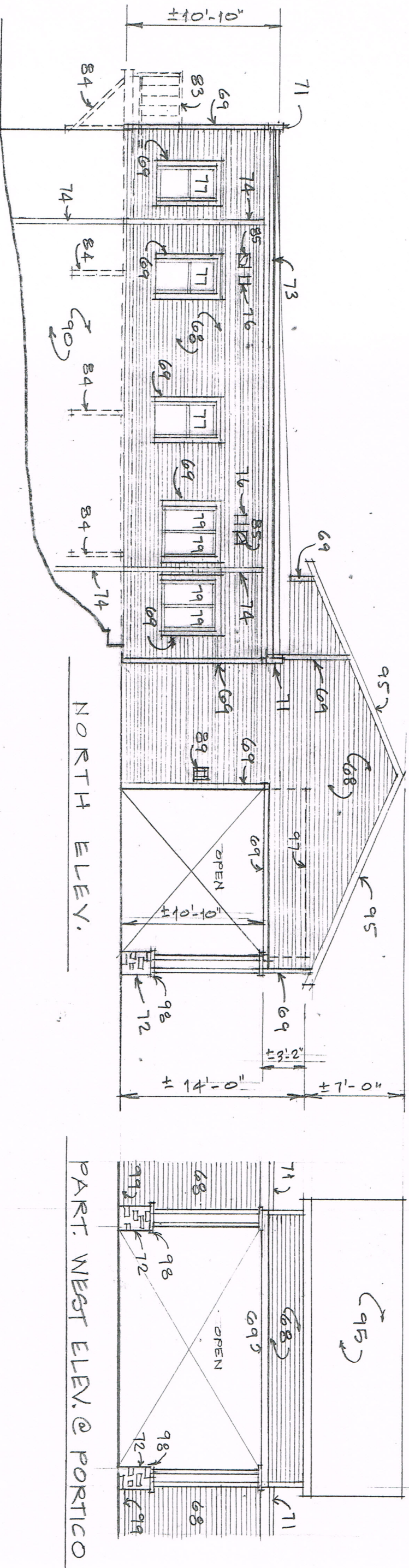
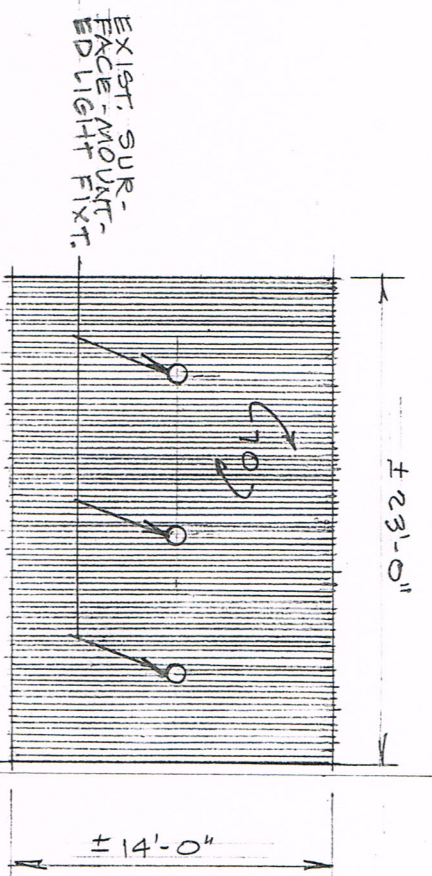
Facade Renovations to Senior Center
 16 Senior Drive | Baldwinville, Massachusetts 01436

East (Rear) Elevation

15 Aug. 2018

A-2

* = Walkway Note:
 Work described in Note No. 83 and as indicated in Details "F + G/A-10 - Add Alternate No. 1" is part of Add Alternate No. 1 and shall not be executed unless the Alternate is selected by Owner. Under Base Bid Walkway shall remain in place and plastic siding shall terminate as indicated in Details "F + G/A-10 - Base Bid".



ARCHITECTURAL NOTES:

- 67. WALL SHEATHING OVER EXIST SUBSTRATE.
- 68. VINYL SIDING OVER BUILDING WRAP, INSTALL OVER WALL SHEATHING OR EXIST. SUBSTRATE.
- 69. VINYL CASING TRIM - SURFACE-APPLIED.
- 70. VINYL SOFFIT OVER EXIST. BUILDING WRAP + PLYWOOD.
- 71. BUILT-UP WOOD CORNICE, CLAD WITH ALUMINUM COIL STOCK.
- 72. STONE FACING OVER EXIST. CEMENTITIOUS WALL SHEATHING.
- 73. ALUMINUM GUTTER.
- 74. ALUMINUM RAINWATER LEADER.

- 75. PVC RAINWATER LEADER.
- 76. EXIST. HVAC VENT.
- 77. EXIST. ALUMINUM DOUBLE-HUNG SASH.
- 78. EXIST. PVC/PLASTIC DOUBLE-HUNG SASH.
- 79. EXIST. PVC/PLASTIC CASEMENT SASH.
- 80. EXIST. HORIZONTAL-SLIDING AUTOMATIC ENTRANCE DOOR.
- 81. EXIST. METAL DOOR AND FRAME - PAINT IF STEEL.
- 82. EXIST. UPWARD-ACTING SECTIONAL METAL OVERHEAD DOOR.

- * 83. RE-INSTALL STEEL-FRAMED ALUMINUM WALKWAY WITH ALUMINUM GRATING AND LIGHTING STANDARDS.
- 84. EXIST. STEEL WALKWAY ANGLE BRACE.
- 85. RE-INSTALL EXIST. SPOTLIGHT FIXTURE ON SURFACE MOUNT.
- 86. RE-INSTALL EXIST. LIGHT FIXTURE ON SURFACE MOUNT.
- 87. EXIST. AIR CONDITIONING LINE AND ELECT. BOXES.
- 88. EXIST. FIRE DEPARTMENT CONNECTION.
- 89. RE-INSTALL FIRE DEPARTMENT LOCK-BOX ON SURFACE MOUNT
- 90. EXIST. EXPOSED CONCRETE FOUNDATION WALL.

- 91. EXIST. METAL RAINWATER LEADER BOX.
- 92. EXIST. PVC RAINWATER LEADER INLET TO DRAINAGE SWALE.
- 93. EXIST. EPDM (RUBBER) ROOF MEMBRANE.
- 94. PIECE-IN EPDM STRIP AT CORNICE.
- 95. EXIST. ASPHALT SHINGLE ROOF.
- 96. MODULAR UNIT CONNECTION JOINT BELOW.
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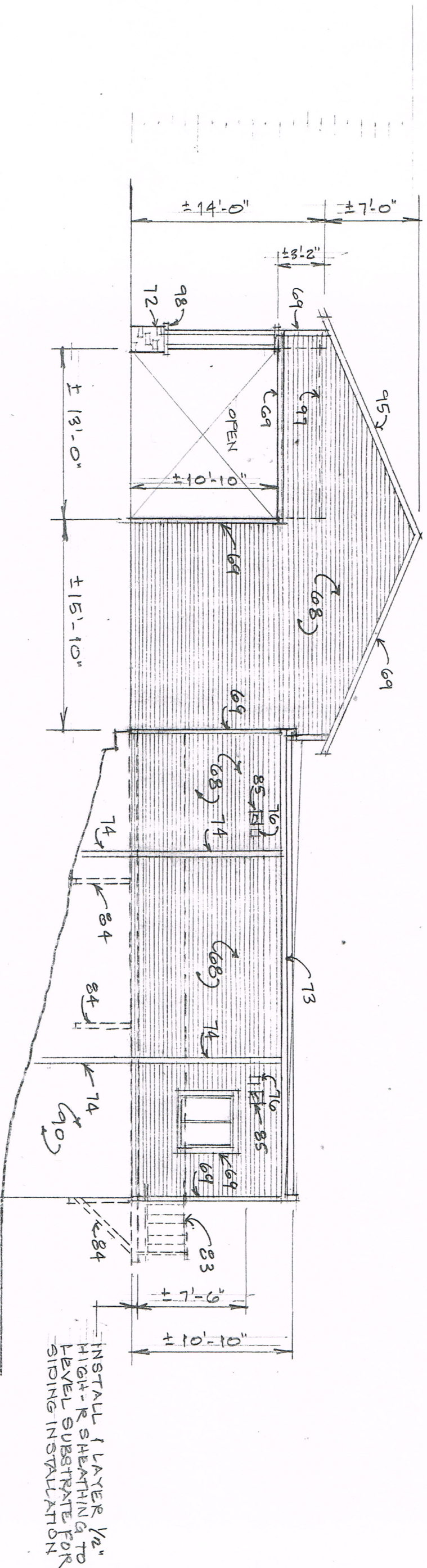
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North (Left Side) Elevation

15 Aug. 2018

A-3

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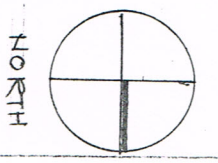
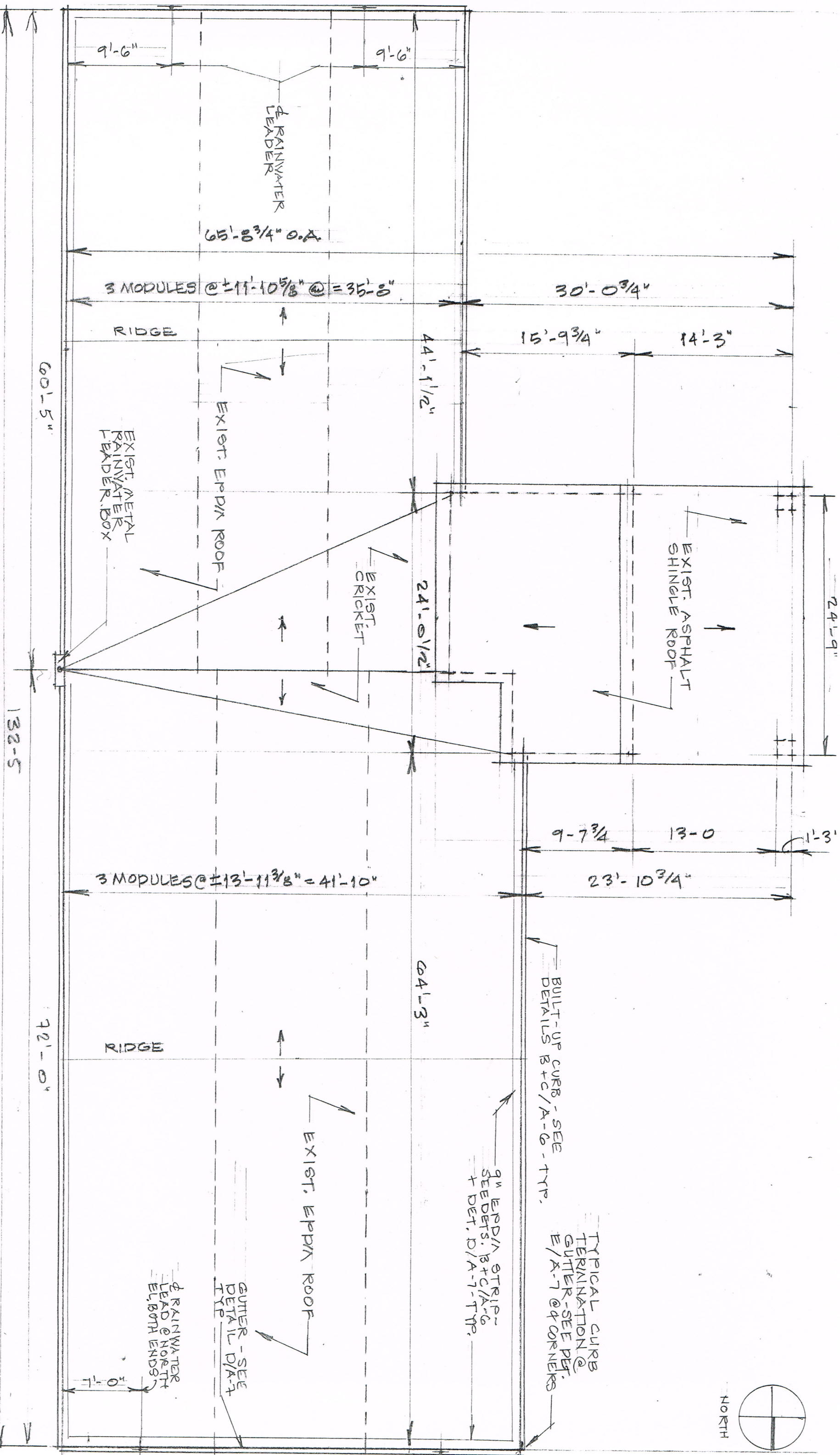
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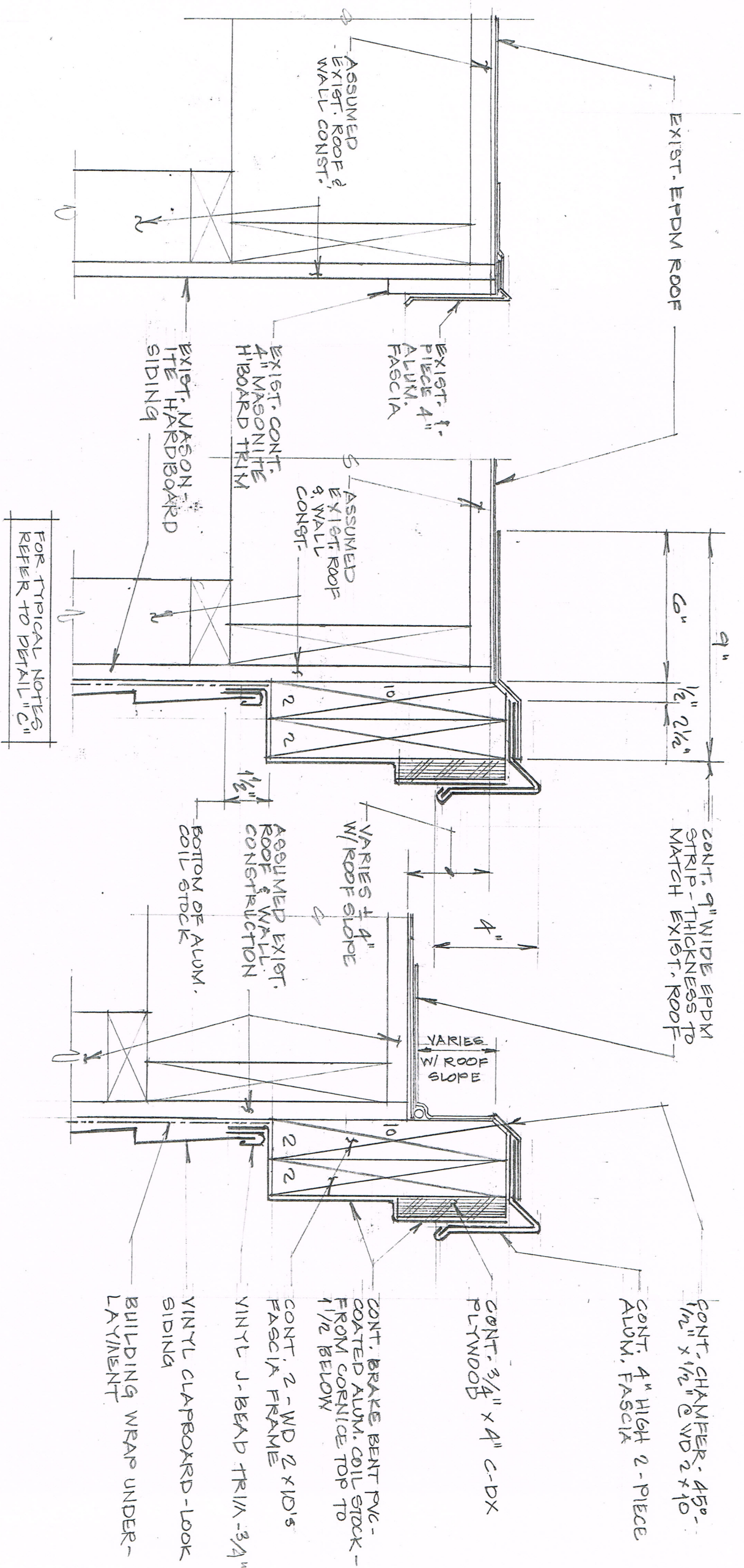
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South (Right Side) Elevation

15 Aug. 2018

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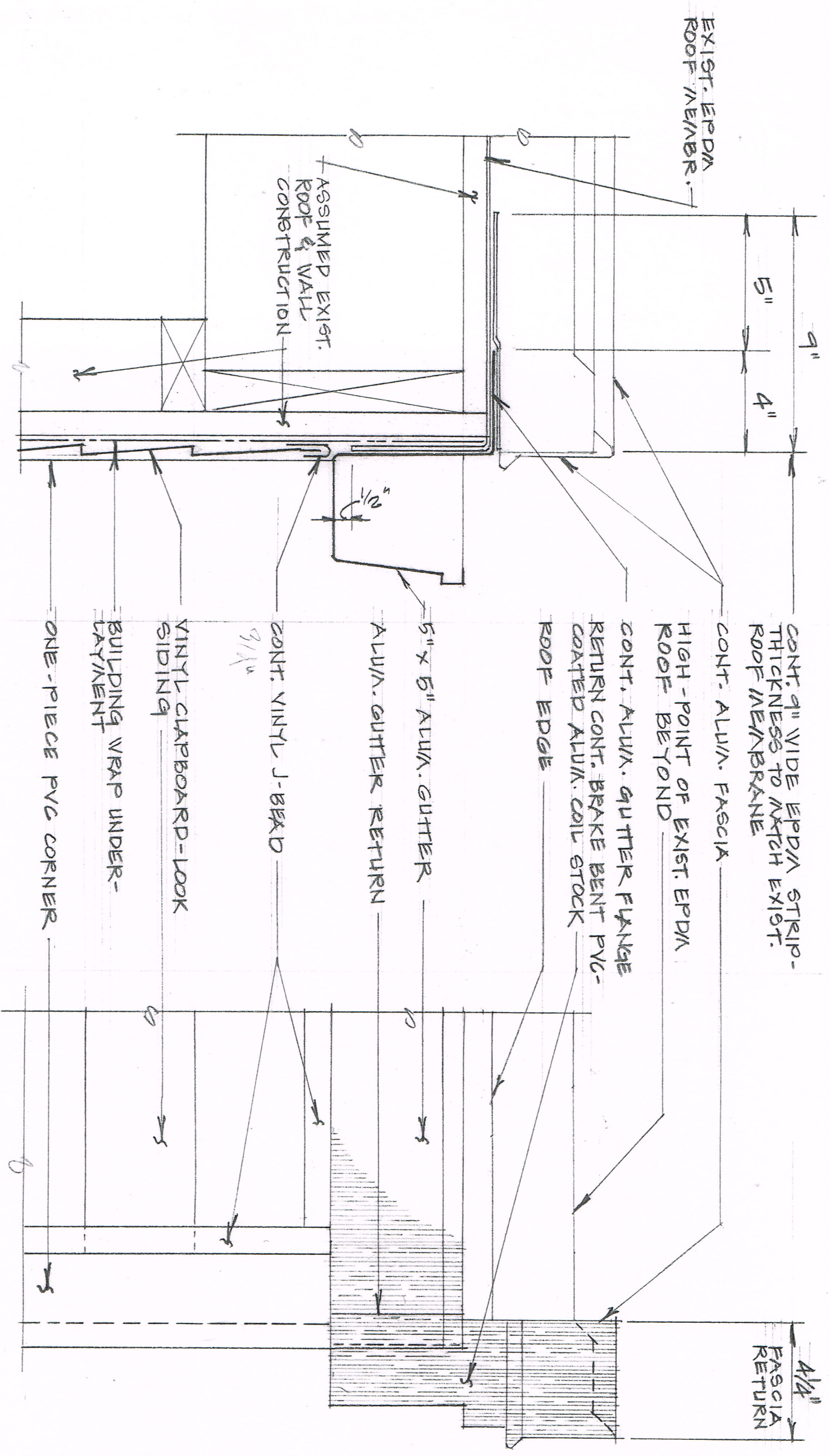
A EXISTING

B AT HIGH POINT

C TYPICAL - LOW-POINT SHOWN

RAKE DETAILS

SCALE = 3" = 1'-0"



(B) SECTION

EAVE DETAILS

(E) CORNER ELEVATION

SCALE = 3" = 1'-0"

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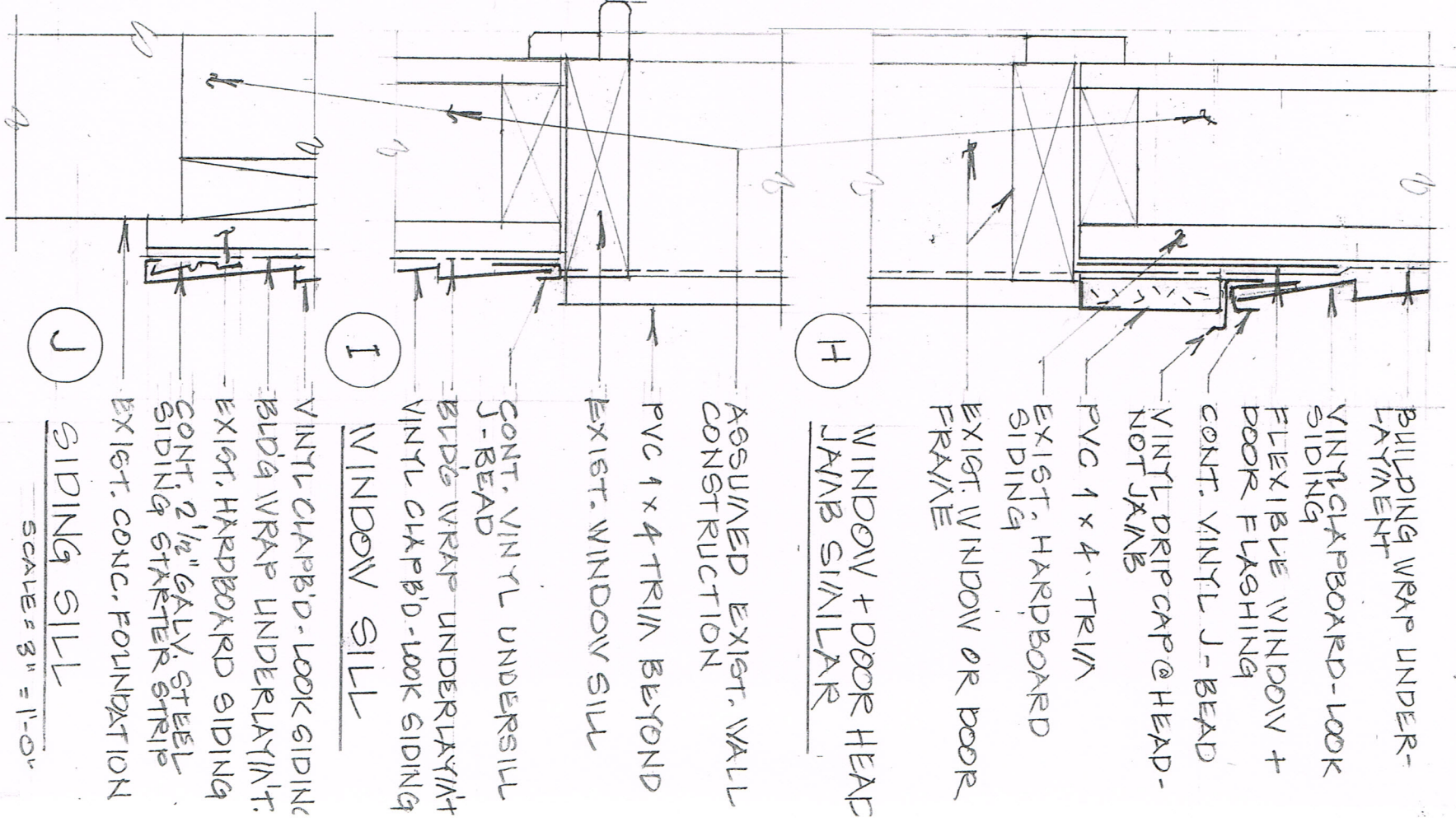
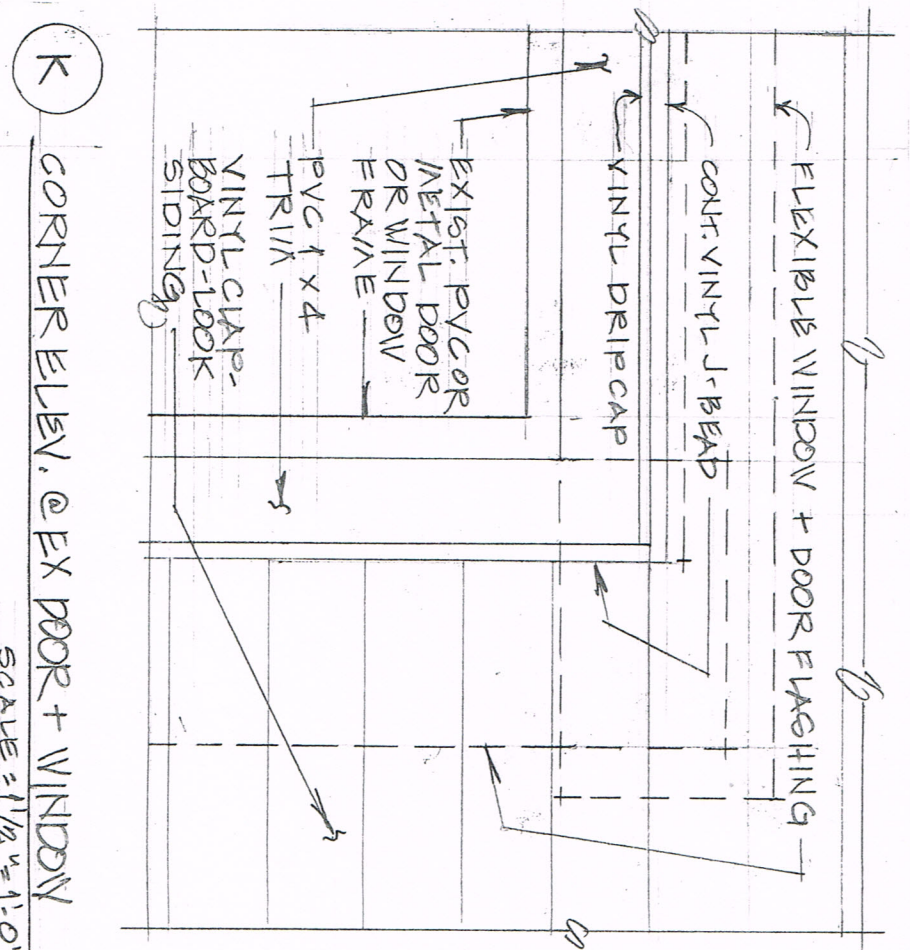
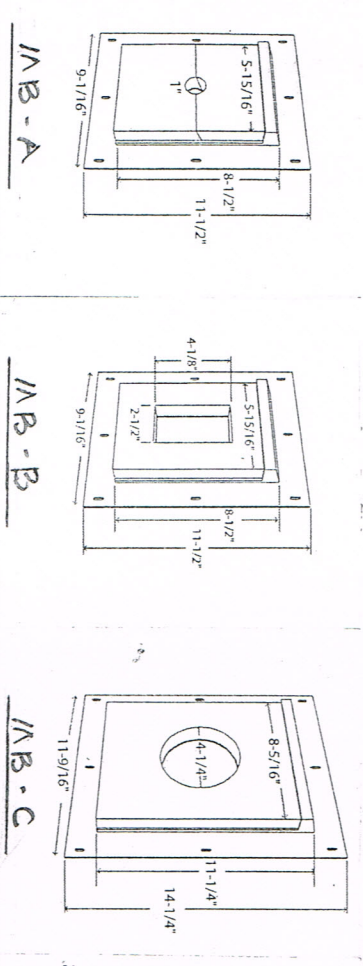
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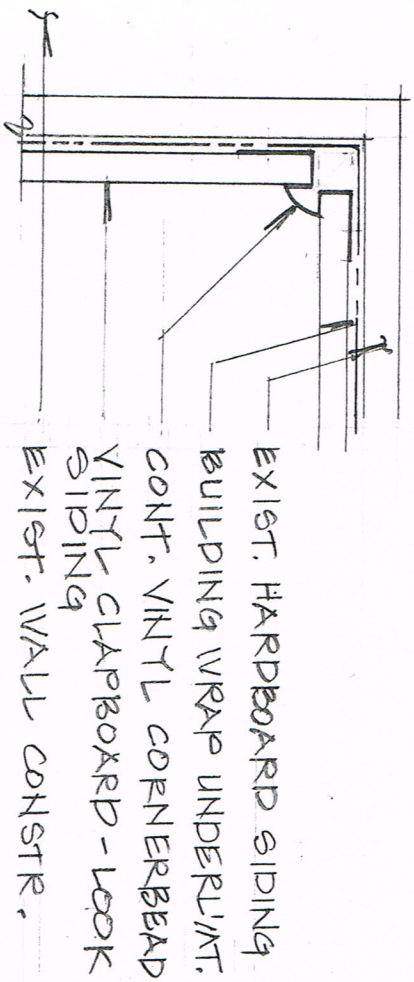
Roof Edge Details – Sheet No. 2

15 Aug. 2018

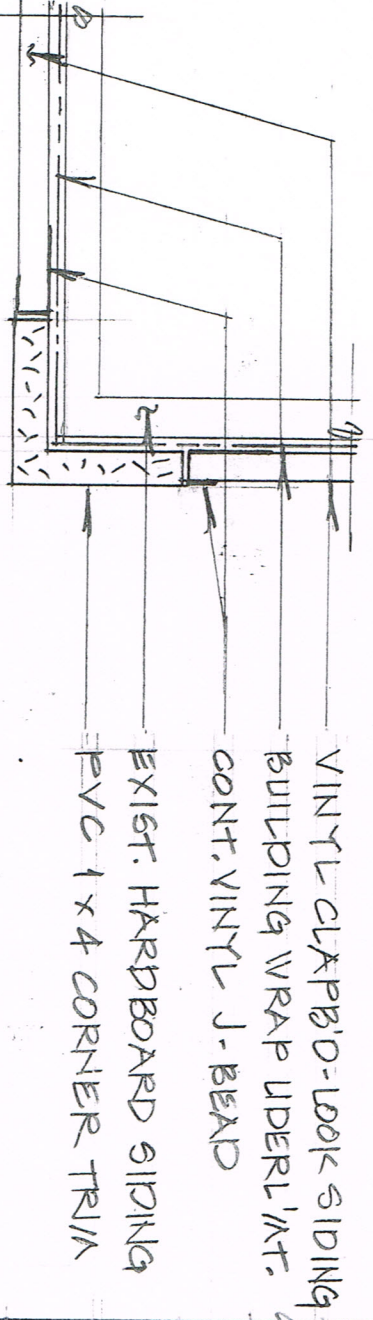
A-7

- ① SPIGOTS, CONDUITS + PIPES WITH SPLIT FRONT
 - ② ELECTRICAL J-BOXES + LOCK BOX
 - ③ LIGHTING FIXTURES + SENSORS
- NOTES:
1. PERIMETER OF MOUNTING BOX SHALL HAVE VINYL J-BEAD @ 4 SIDES TO RECEIVE SIDING.
 2. LARGE SPLIT FRONT UNIT SHALL BE PROVIDED FOR FIRE DEPARTMENT CONNECTION @ EAST ELEV.
- ④ PVC FIXTURE MOUNTING BOXES.
- ALSO REFERRE TO AS "SURFACE MOUNT" N.T.S

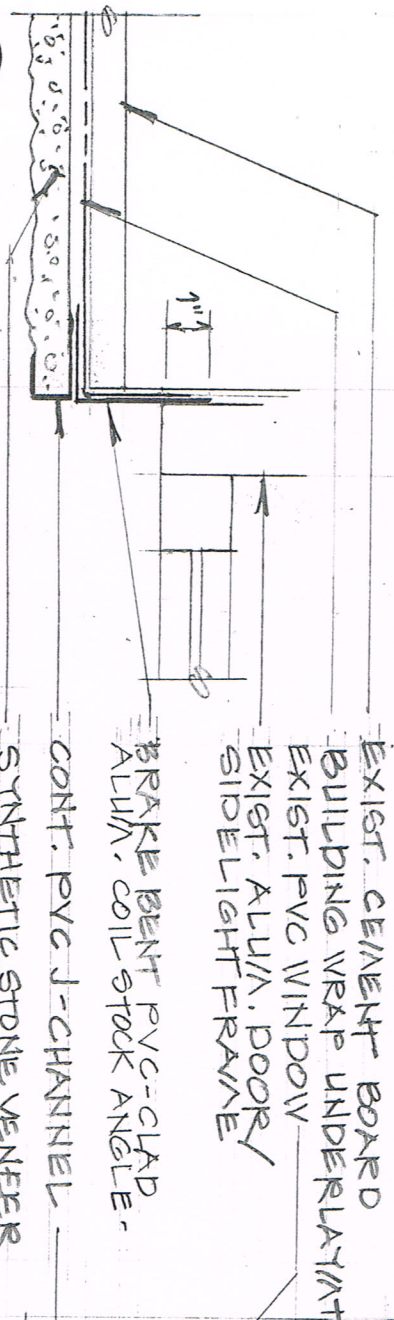




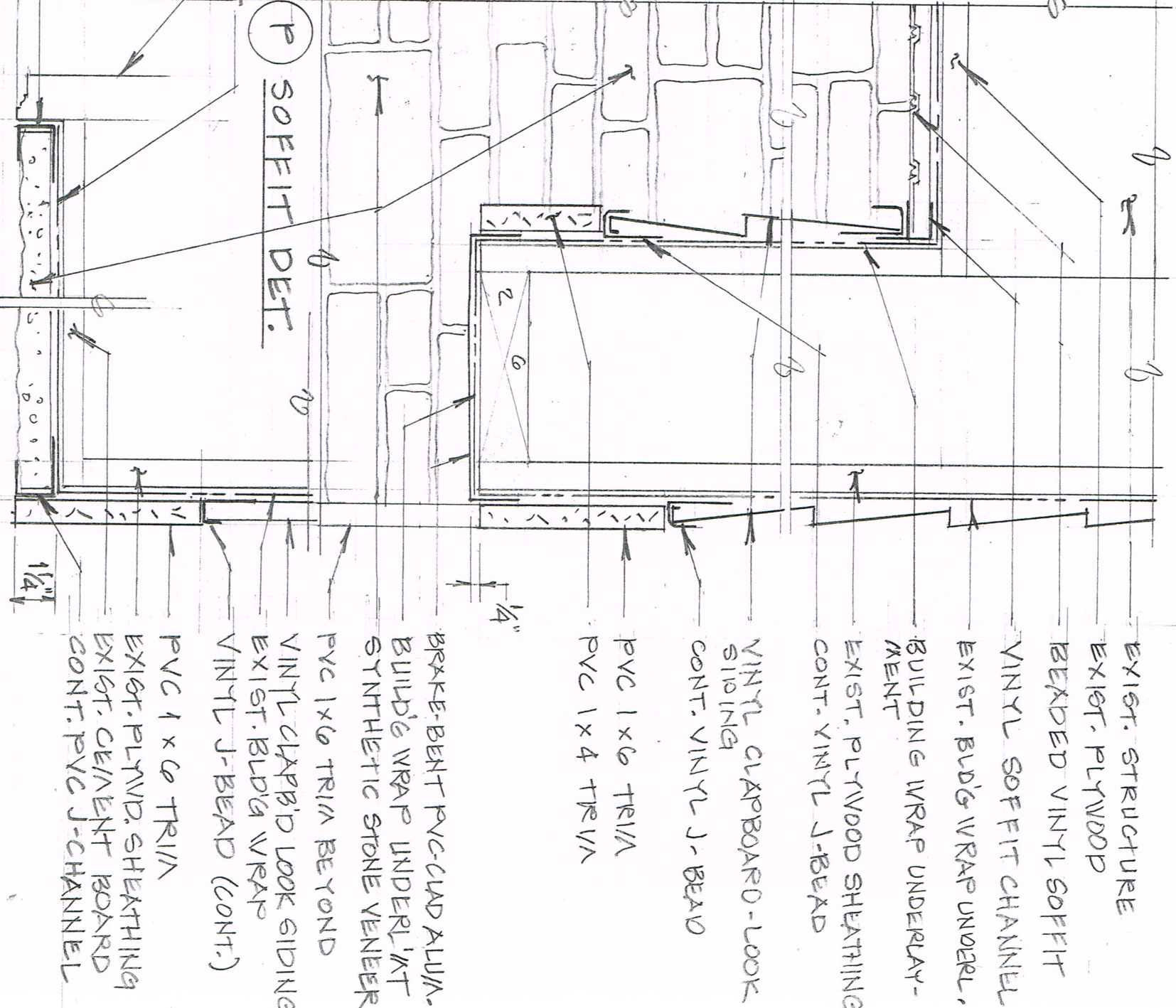
1A REENTRANT CORNER DETAIL



N SALIENT CORNER DETAIL



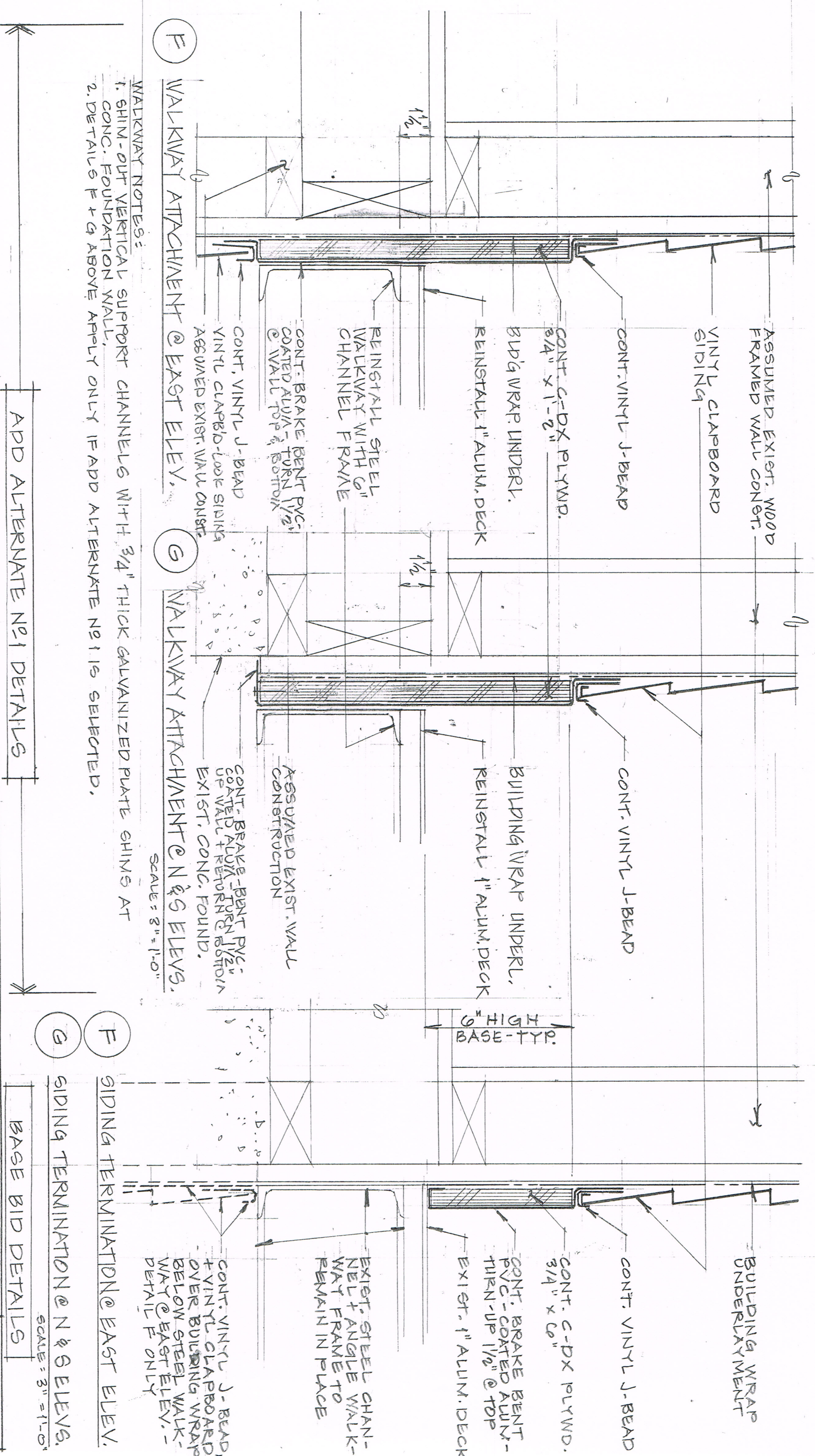
O STONE @ MAIN ENTRANCE DOOR



P SOFFIT DEF.

Q STONE @ WINDOW

R STONE TERMINATION PLAN



- WALKWAY NOTES:
1. SHIM-OUT VERTICAL SUPPORT CHANNELS WITH 3/4" THICK GALVANIZED PLATE SHIMS AT CONG. FOUNDATION WALL.
 2. DETAILS F + G ABOVE APPLY ONLY IF ADD ALTERNATE NO 1 IS SELECTED.

F WALKWAY ATTACHMENT @ EAST ELEV.

G WALKWAY ATTACHMENT @ N & S ELEVS.

F SIDING TERMINATION @ EAST ELEV.

G SIDING TERMINATION @ N & S ELEVS.

ADD ALTERNATE NO 1 DETAILS

BASE BID DETAILS

SCALE = 3" = 1'-0"