

Select Window & Door Replacement Project

Bethany Town Hall and Parks & Recreation Annex

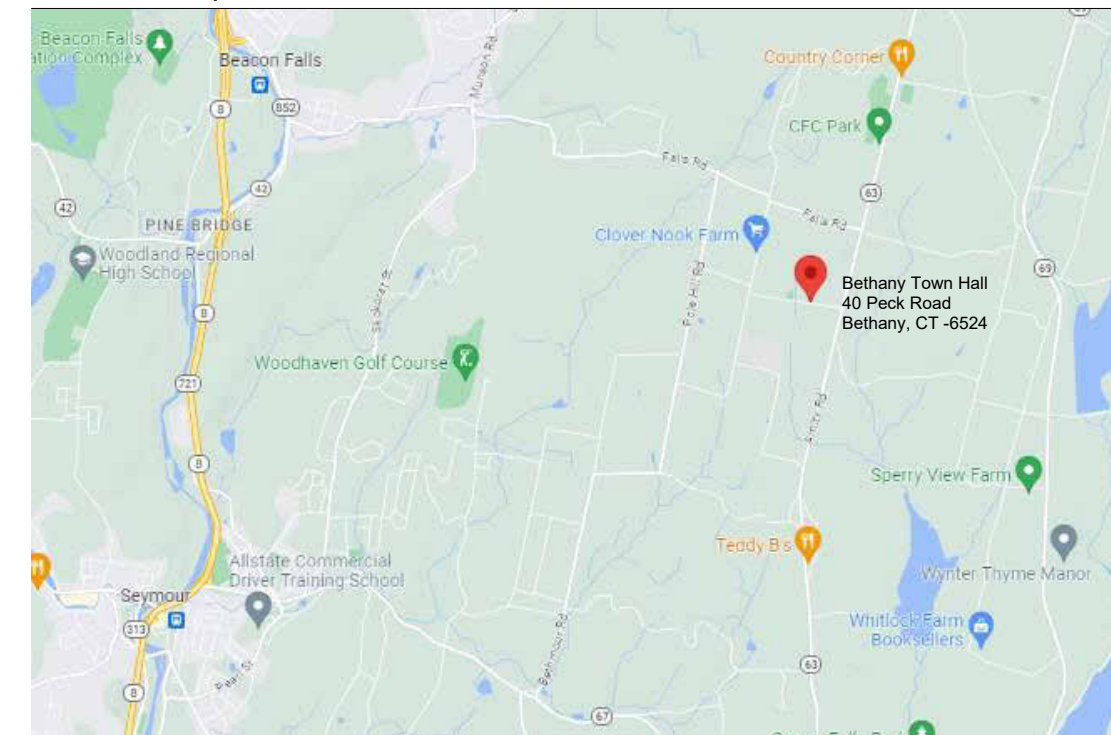
Paula Cofrancesco, First Selectwoman

Town of Bethany, 40 Peck Road, Bethany, CT 06524

Don Shea, Director of Public Works

Town of Bethany, 755 Amity Road, Bethany, CT 06524

Location Map



Prepared By:

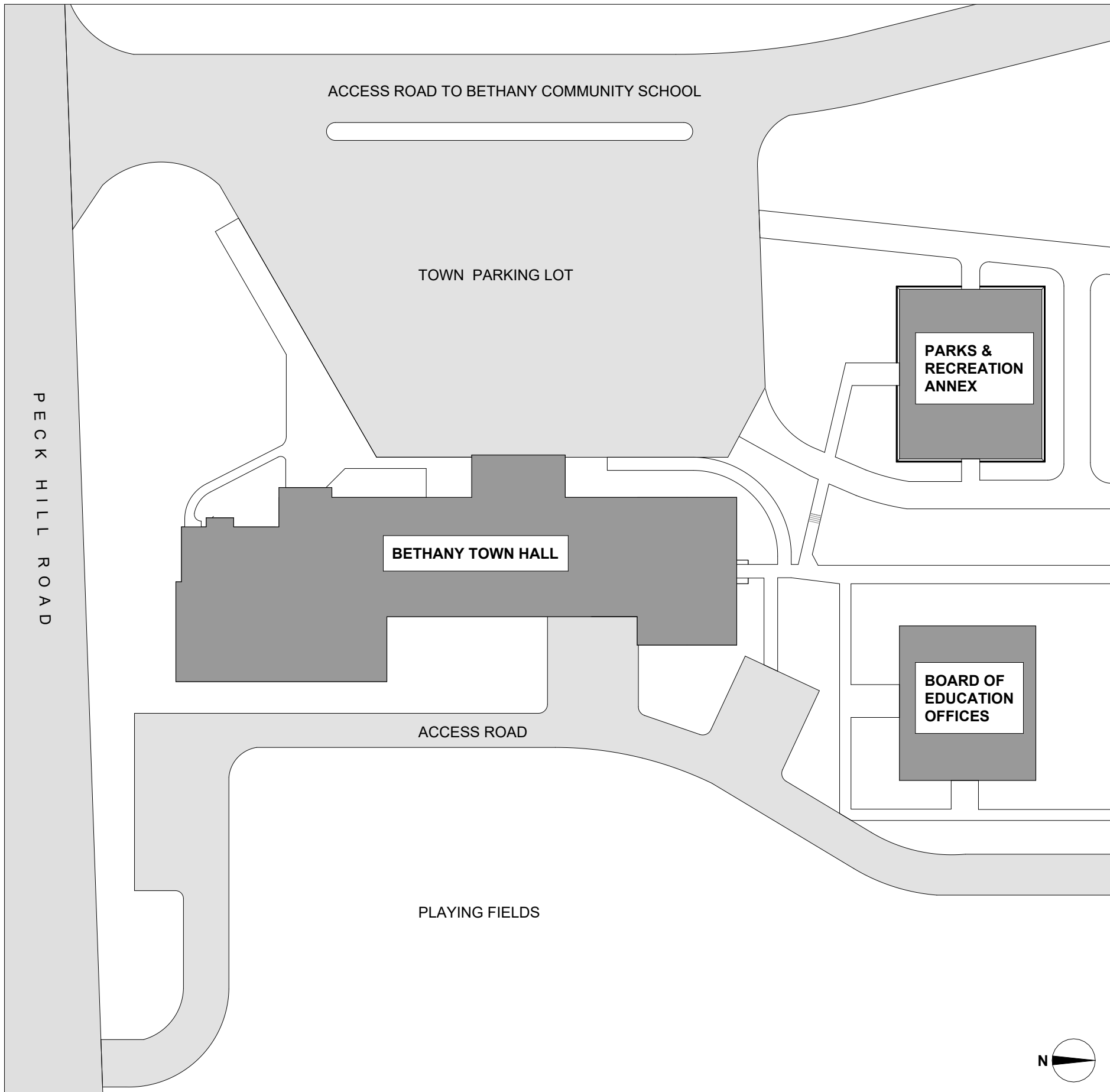
O'Riordan Migani Architects LLC

Architecture, Planning & Urban Design
22 Bank Street, Seymour, CT 06483, P(203) 888-7667

Drawing Index

- A101 REFERENCE SITE PLAN
- A102 TOWN HALL LEVEL 1 PLAN
- A103 TOWN HALL LEVEL 2 PLAN
- A104 TOWN HALL ROOF PLAN
- A105 TOWN HALL ELEVATIONS
- A106 TOWN HALL DETAILS
- A107 ANNEX DEMOLITION PLAN
- A108 ANNEX FLOOR PLAN
- A109 ANNEX ROOF PLAN
- A110 ANNEX EXISTING ELEVATIONS
- A111 ANNEX ELEVATIONS
- A112 ANNEX WALL SECTIONS



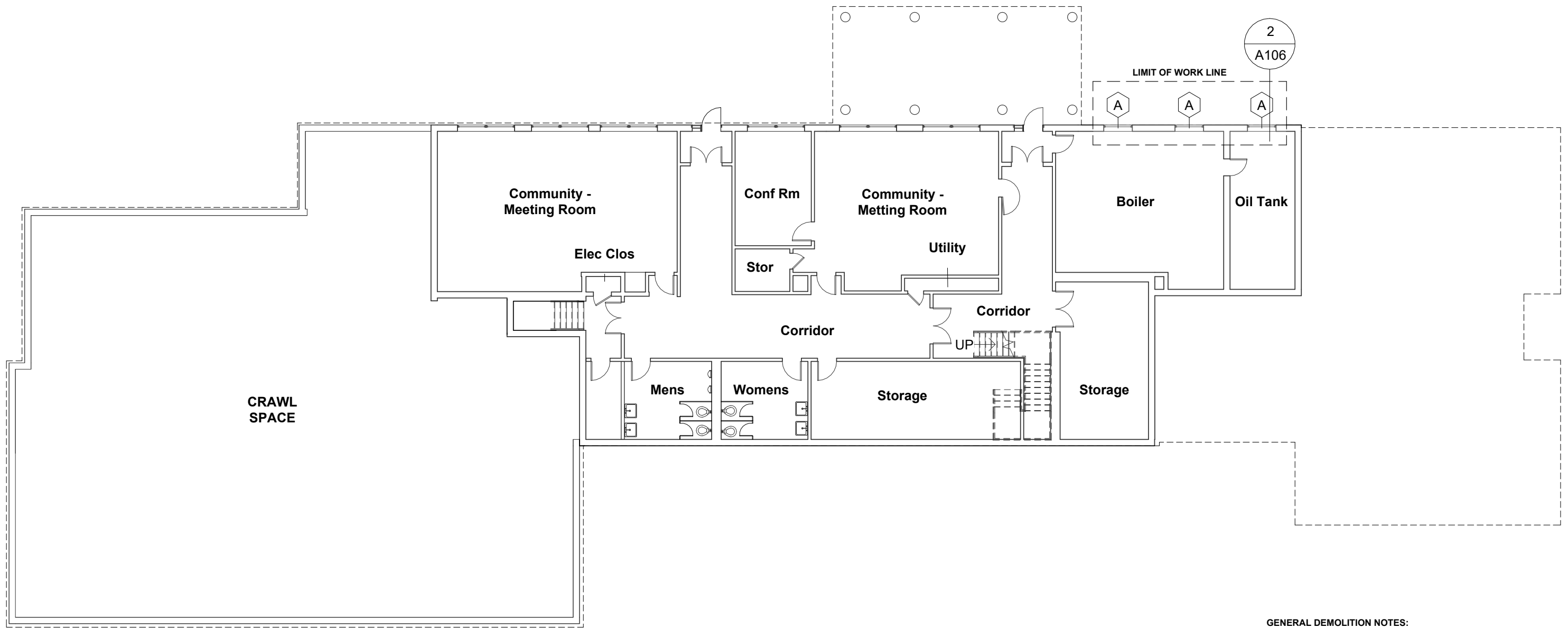


1 Reference Site Plan
1" = 50'-0"

GENERAL NOTES:

- A. THIS PROJECT ENTAILS SELECTIVE DOOR AND WINDOW REPLACEMENT ON TWO BUILDINGS LOCATED ON THE BETHANY MUNICIPAL CAMPUS WHICH IS LOCATED AT 40 PECK ROAD, BETHANY, CONNECTICUT 06424.
- B. THE BETHANY MUNICIPAL CAMPUS CONSISTS OF THE FOLLOWING FACILITIES:
 - a. BETHANY TOWN HALL
 - b. PARKS & RECREATION ANNEX
 - c. CENTRAL OFFICES, BETHANY BOARD OF EDUCATION
 - d. THE BETHANY COMMUNITY SCHOOL, AND
 - e. TOWN ATHLETIC FIELDS.
- C. WORK UNDER THIS PROJECT WILL BE PERFORMED ON a) BETHANY TOWN HALL AND b) THE PARKS & RECREATION ANNEX BUILDING.
- D. THE OWNER PRESENTATIVE AND CONSTRUCTION MANAGER FOR THE PROJECT IS DON SHEA, FACILITIES/PUBLIC WORKS MANAGER, TOWN OF BETHANY, PUBLIC WORKS TOWN GARAGE, 755 AMITY ROAD, BETHANY, CONNECTICUT 06524. P475 238-6966, dshea@bethany-ct.com.
- E. THE CONSULTING ARCHITECT FOR FOR THE PROJECT IS O'RIORDAN MIGANI ARCHITECTS LLC, 22 BANK STREET, SEYMOUR, CONNECTICUT 06483. THE PROJECT ARCHITECT IS JOSEPH MIGANI, AIA, C203 668 7985 jcm@omarchitects.com.
- F. THE DELIVERY PROFILE OF THIS PROJECT IS AS FOLLOWS:
 - a. THE ARCHITECT WILL PRODUCE A TECHNICAL SPECIFICATION OF THE WORK FOR PROCUREMENT.
 - b. THE CONSTRUCTION MANAGER/OWNER WILL COMPETITIVELY BUY OUT THE PROJECT FROM QUALIFIED TRADE SUBCONTRACTORS REQUIRED TO IMPLEMENT THE WORK.
 - c. THE ARCHITECT WILL PROVIDE ONGOING SUPPORT TO THE CONSTRUCTION MANAGER/OWNER IN THE FORM OF BID REVIEW, SHOP DRAWING REVIEW AND FIELD VISITS AS REQUIRED TO FACILITATE AND COMPLETE IMPLEMENTATION OF THE WORK.
- G. BETHANY TOWN HALL SCOPE OF WORK:
 - a. REMOVE EXISTING AND INSTALL NEW FIBERGLAS WINDOWS PROVIDED BY OWNER AS INDICATED ON THE DRAWINGS.
 - b. MODIFY/REPAIR/REBUILD INTERIOR FINISHES AND TRIM INCLUDING TOUCH UP PAINTING AND CLEANING AS REQUIRED TO IMPLEMENT THE WORK.
 - c. TEMPORARILY RELOCATE AND/OR COVER PROTECT EXISTING FURNITURE AS REQUIRED TO IMPLEMENT THE WORK.
 - d. CLEAN AND RESTORE ROOM AND FURNITURE TO ORIGINAL CONFIGURATION UPON COMPLETION.
- H. PARKS & RECREATION ANNEX BUILDING
 - a. REMOVE EXISTING EXTERIOR WALL ASSEMBLY INCLUDING DOORS AND WINDOWS.
 - b. ABATE AESBESTOS CONTAMINATED MATERIALS IDENTIFIED IN HAZMAT REPORT PROVIDED BY THE OWNER.
 - c. CONSTRUCT NEW EXTERIOR WALL ASSEMBLY ENTIRE BUILDING INCLUDING NEW EXTERIOR WINDOWS AND DOORS.
 - d. NOTE THAT CONSTRUCTION MANAGER/OWNER WILL PROVIDE WINDOWS AND DOORS.
 - e. EXTERIOR WALL TRADE SUBCONTRACTOR SHALL PROVIDE ALL OTHER MATERIALS AND LABOR REQUIRED FOR IMPLEMENTATION OF THE WORK.
 - f. RECONFIGURATION OF ROOF 'EYEBROW' SHELF PERIMETER ENTIRE BUILDING AS DETAILED.
 - g. EXISTING ELECTRICAL WIRING AND SWITCHING ON INTERIOR IS TO REMAIN. EXISTING POWER WIRING WITHIN EXISTING WINDOW SHELF STUB WALL IS TO REMAIN. CONTRACTOR TO PROVIDE NEW EXTERIOR LIGHT FIXTURES AND SWITCHING IN NEW PERIMETER WALL ASSEMBLY WITH HOME RUNS TO EXISTING SERVICE PANEL AS SHOWN IN COMPLIANCE WITH APPLICABLE CODE.
 - h. INSTALLATION OF NEW FIRE ALARM / EMERGENCY EXIT SIGN WIRING AND DEVICES IN NEW PERIMETER WALL ASSEMBLY AS SHOWN AND TO APPLICABLE CODE.
- I. THE TOWN HALL WILL REMAIN OPEN FOR BUSINESS DURING IMPLEMENTATION OF THE WINDOW AND DOOR REPLACEMENT WORK. THE TRADE SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC HEALTH, SAFETY AND WELFARE DURING IMPLEMENTATION OF THE WORK. ACCESS TO THE WORK BY EACH TRADE SUBCONTRACTOR SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER/OWNER.
- J. THE ANNEX WILL BE CLOSED AND WILL NOT BE OPEN TO THE PUBLIC DURING IMPLEMENTATION OF THE WORK. THE TRADE SUBCONTRACTOR(S) WILL CORDON OFF AND STAGE THE WORK AREA INCLUDING MATERIALS, EQUIPMENT AND VEHICLES AS REQUIRED TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE. ACCESS TO THE WORK BY EACH TRADE SUBCONTRACTOR SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER/OWNER.
- K. BASIS OF DESIGN
 - a. SIDING - HARDIE BOARD WITH CORNERBOARD, TRIM & VENTED SOFFIT ACCESSORIES.
 - b. ROOF - GAF ARCHITECTURAL 30 YEAR ASPHALT SHINGLES
 - c. DOORS & WINDOWS - PROVIDED BY OWNER. CONTRACTOR TO INSTALL CONSISTENT WITH GOOD PRACTICE TO CODE AND TO MANUFACTURER'S WARRANTY REQUIREMENTS.

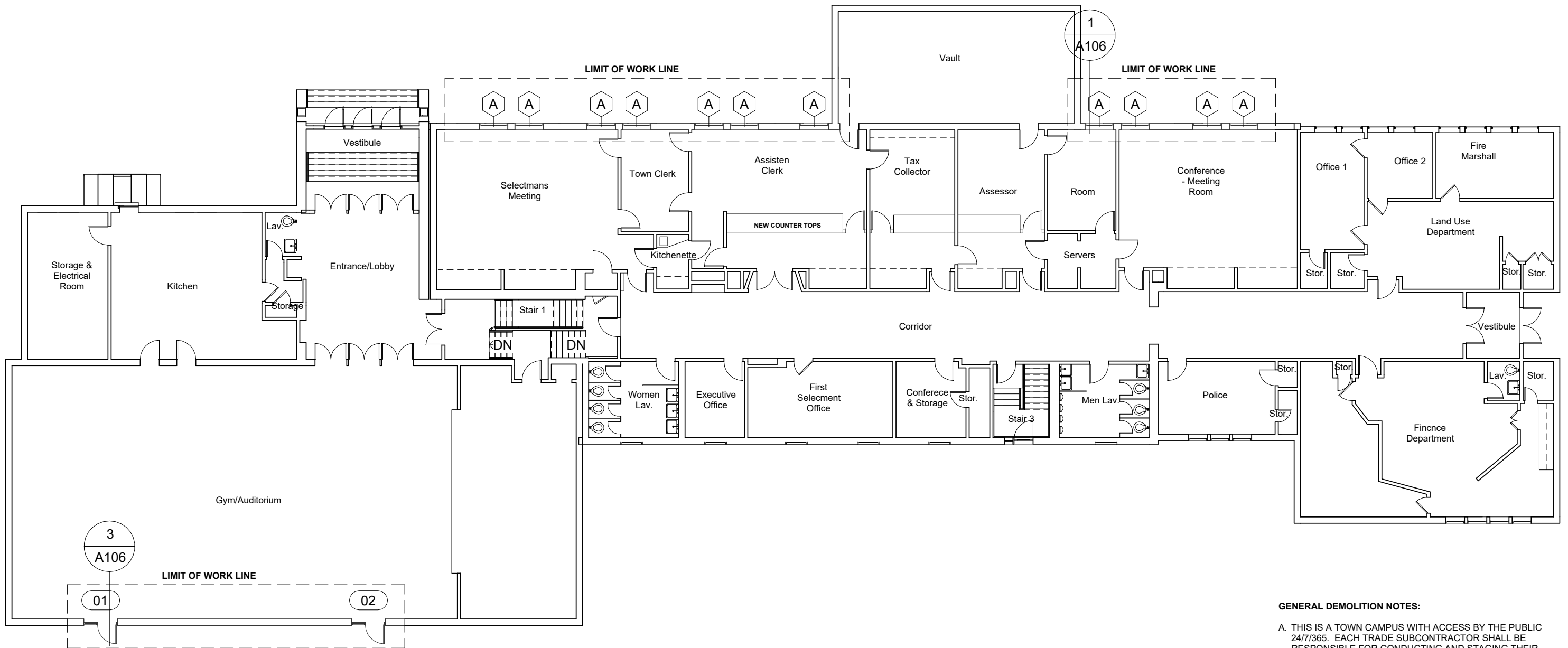
Prepared By: O'Riordan Migani Architects LLC
 Architects, Planners, & Urban Design
 22 Bank Street, Seymour, Connecticut 06483 P475 238-6966
 Drawing Title: **REFERENCE SITE PLAN**
 Select Window & Door Replacement Project
 Town of Bethany
 40 Peck Road, Bethany, CT 06624
 Date: 07-20-23
 Job: OMA 23251
 Scale: As Indicated
 Drawn: es
 Checked: jm
 Drawing Number: A101



1 Town Hall Level 1 Plan
1/16" = 1'-0"

GENERAL DEMOLITION NOTES:

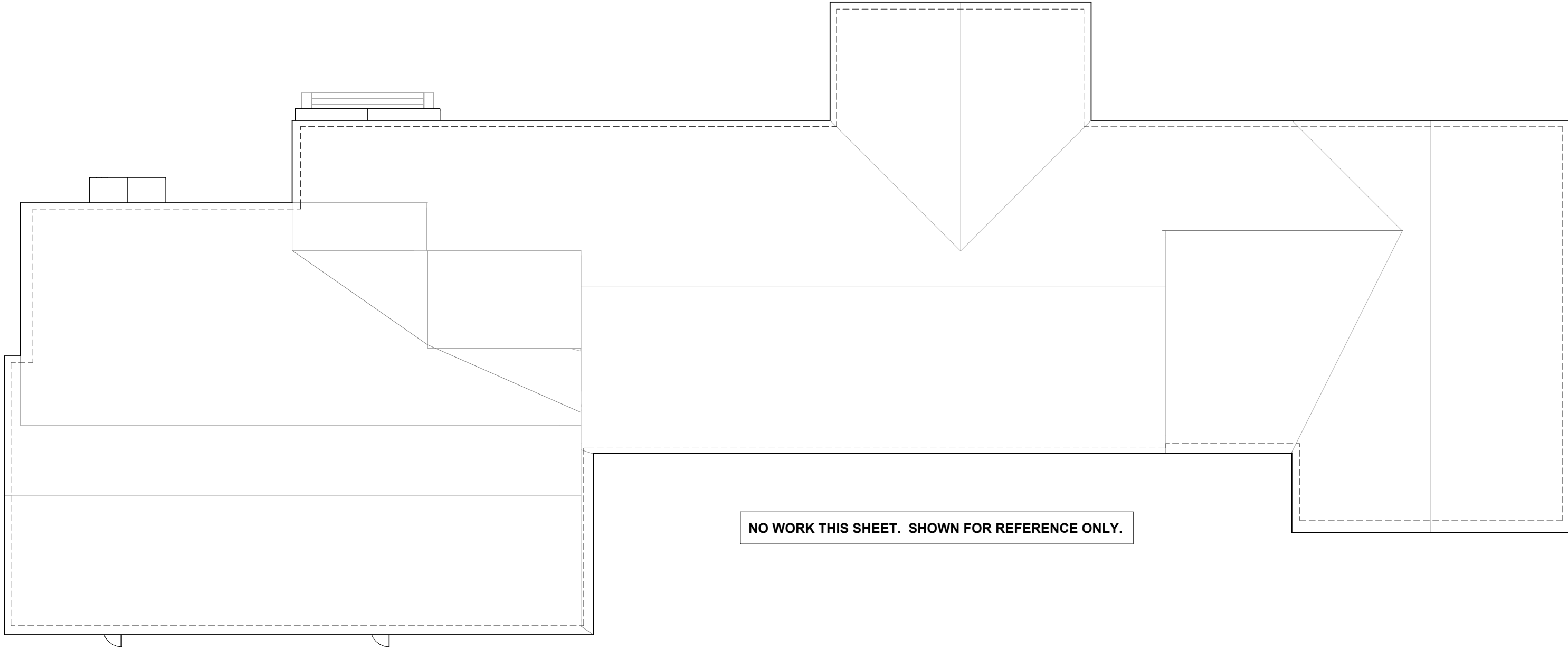
- A. THIS IS A TOWN CAMPUS WITH ACCESS BY THE PUBLIC 24/7/365. EACH TRADE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING AND STAGING THEIR PORTION OF THE WORK IN SUCH A MANNER AS TO PROTECT THE PUBLIC HEALTH, SAFETY & WELFARE.
- B. BEFORE PROCEEDING AFTER AWARD OF SUBCONTRACT, EACH TRADE SUBCONTRACTOR SHALL COORDINATE WITH THE OWNER/CONSTRUCTION MANAGER THE FOLLOWING:
 - a. ALLOWED SITE USAGE AND PARKING
 - b. DUMPSTER & EQUIPMENT LOCATION
 - c. TEMPORARY BARRIERS AND SITE SECURITY
 - d. TEMPORARY PROTECTION PROTOCOLS OF THE BUILDING AND ITS CONTENTS FROM THE WEATHER AND VANDALISM DURING CONSTRUCTION.
 - e. HAZMAT PROTOCOLS WHERE APPLICABLE
 - f. TEMPORARY POWER, WATER AND REST ROOM ARRANGEMENTS
 - g. HOURS OF WORK
 - h. PROJECT PUNCHLISTING AND CLOSE OUTPROCEDURES
 - i. PROCEDURES, PROTOCOLS, TERMS & CONDITIONS FOR BILLING AND PAYMENT FOR WORK IN PLACE ONCE ACCEPTED BY THE OWNER AND ARCHITECT.
- C. THE EXISTING BUILDING STRUCTURE CONSISTS OF 4" STEEL COLUMNS SUPPORTING STEEL I-BEAMS AND BAR JOISTS WITH A RIBBED STEEL ROOF DECK. THE ALUMINUM CURTAIN WALL IS NON-LOAD BEARING. THE GENERAL CONTRACTOR SHALL PERFORM THE WORK WITHOUT DAMAGING OR COMPROMISING THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.



1 Town Hall Level 2 Plan
1/16" = 1'-0"

GENERAL DEMOLITION NOTES:

- A. THIS IS A TOWN CAMPUS WITH ACCESS BY THE PUBLIC 24/7/365. EACH TRADE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING AND STAGING THEIR PORTION OF THE WORK IN SUCH A MANNER AS TO PROTECT THE PUBLIC HEALTH, SAFETY & WELFARE.
- B. BEFORE PROCEEDING AFTER AWARD OF SUBCONTRACT, EACH TRADE SUBCONTRACTOR SHALL COORDINATE WITH THE OWNER/CONSTRUCTION MANAGER THE FOLLOWING:
 - a. ALLOWED SITE USAGE AND PARKING
 - b. DUMPSTER & EQUIPMENT LOCATION
 - c. TEMPORARY BARRIERS AND SITE SECURITY
 - d. TEMPORARY PROTECTION PROTOCOLS OF THE BUILDING AND ITS CONTENTS FROM THE WEATHER AND VANDALISM DURING CONSTRUCTION.
 - e. HAZMAT PROTOCOLS WHERE APPLICABLE
 - f. TEMPORARY POWER, WATER AND REST ROOM ARRANGEMENTS
 - g. HOURS OF WORK
 - h. PROJECT PUNCHLISTING AND CLOSE OUTPROCEDURES
 - i. PROCEDURES, PROTOCOLS, TERMS & CONDITIONS FOR BILLING AND PAYMENT FOR WORK IN PLACE ONCE ACCEPTED BY THE OWNER AND ARCHITECT.
- C. THE EXISTING BUILDING STRUCTURE CONSISTS OF 4" STEEL COLUMNS SUPPORTING STEEL I-BEAMS AND BAR JOISTS WITH A RIBBED STEEL ROOF DECK. THE ALUMINUM CURTAIN WALL IS NON-LOAD BEARING. THE GENERAL CONTRACTOR SHALL PERFORM THE WORK WITHOUT DAMAGING OR COMPROMISING THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.



NO WORK THIS SHEET. SHOWN FOR REFERENCE ONLY.

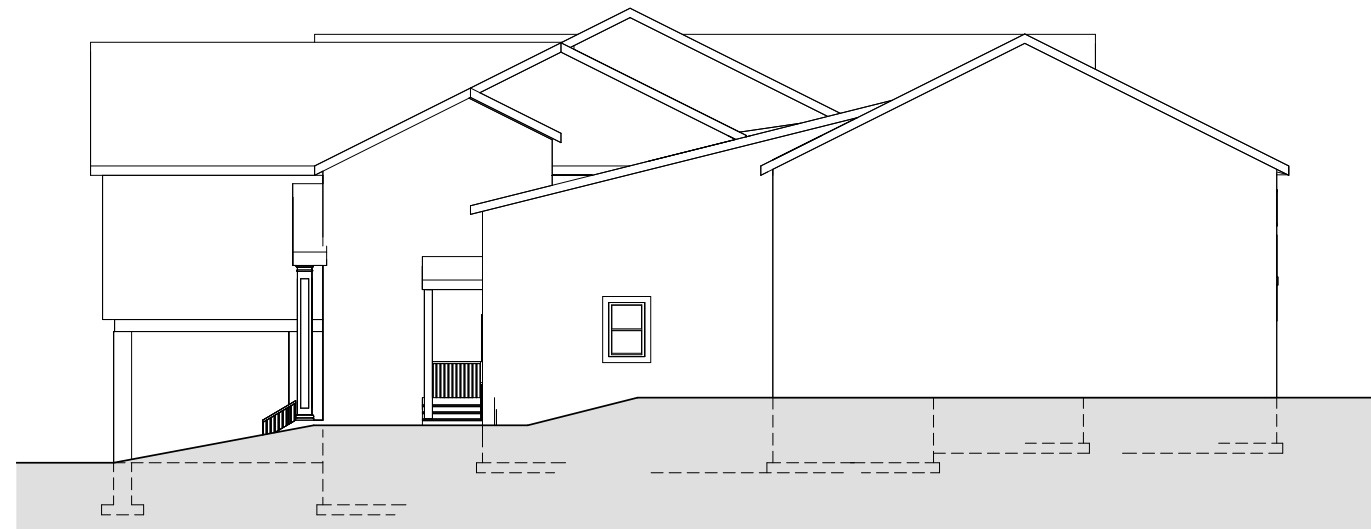
1 Town Hall Roof Plan
1/16" = 1'-0"



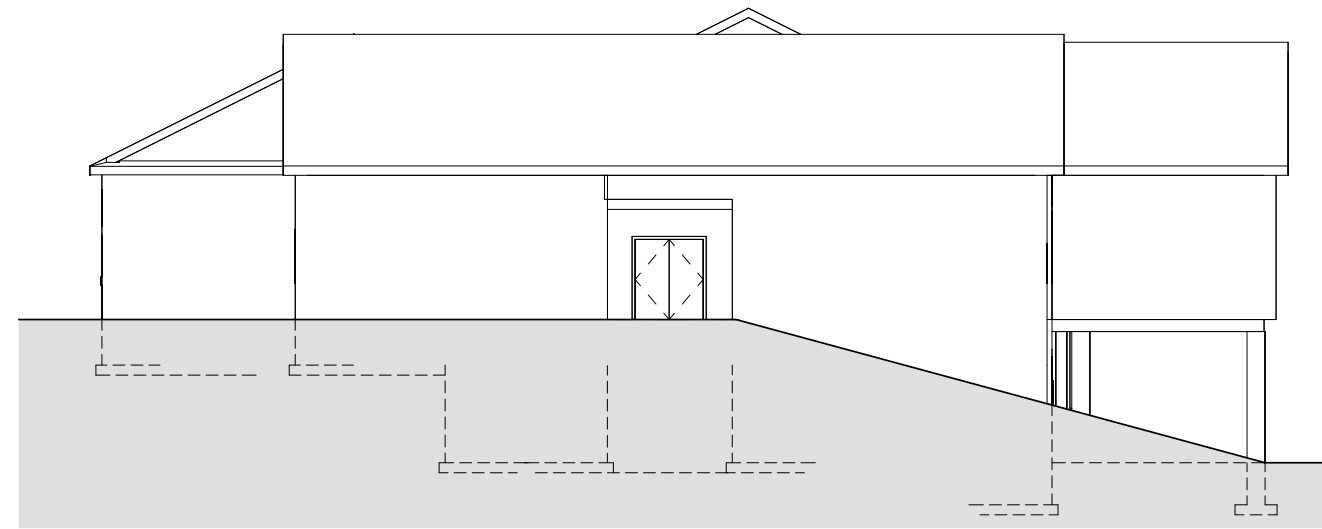
1 BTH West Elevation
1/16" = 1'-0"

REMOVE EXISTING VINYL WINDOW. INSTALL NEW FIBERGLAS WINDOW AND SURROUND TO MATCH EXISTING. PREP OPENING AS REQUIRED INCLUDING REPAIRING INTERIOR FINISHES INCLUDING PAINT & TRIM.

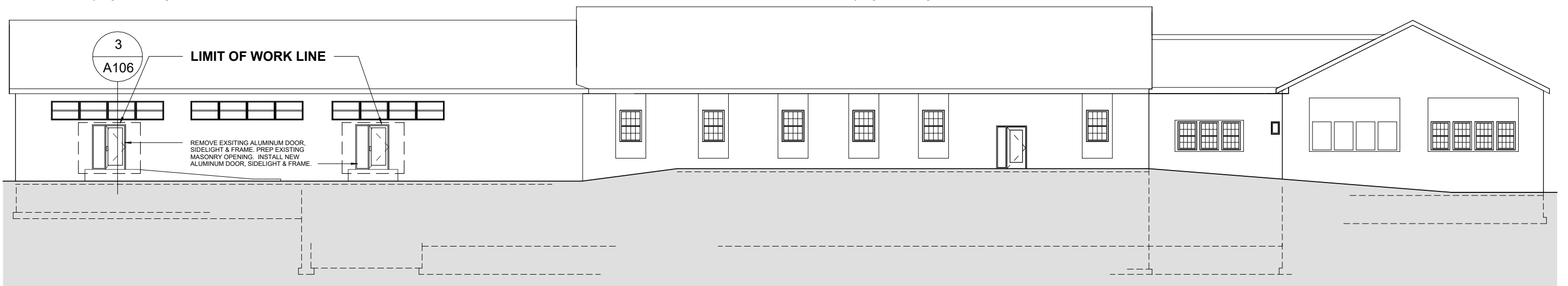
PREP OPENING AND SURROUND AND INSTALL NEW WHITE ALUMINUM HVAC VENT AND FIBERGLAS WINDOW IN SHAPE, SIZE, AND CONFIGURATION TO MATCH EXISTING.



4 BTH South Elevation
1/16" = 1'-0"

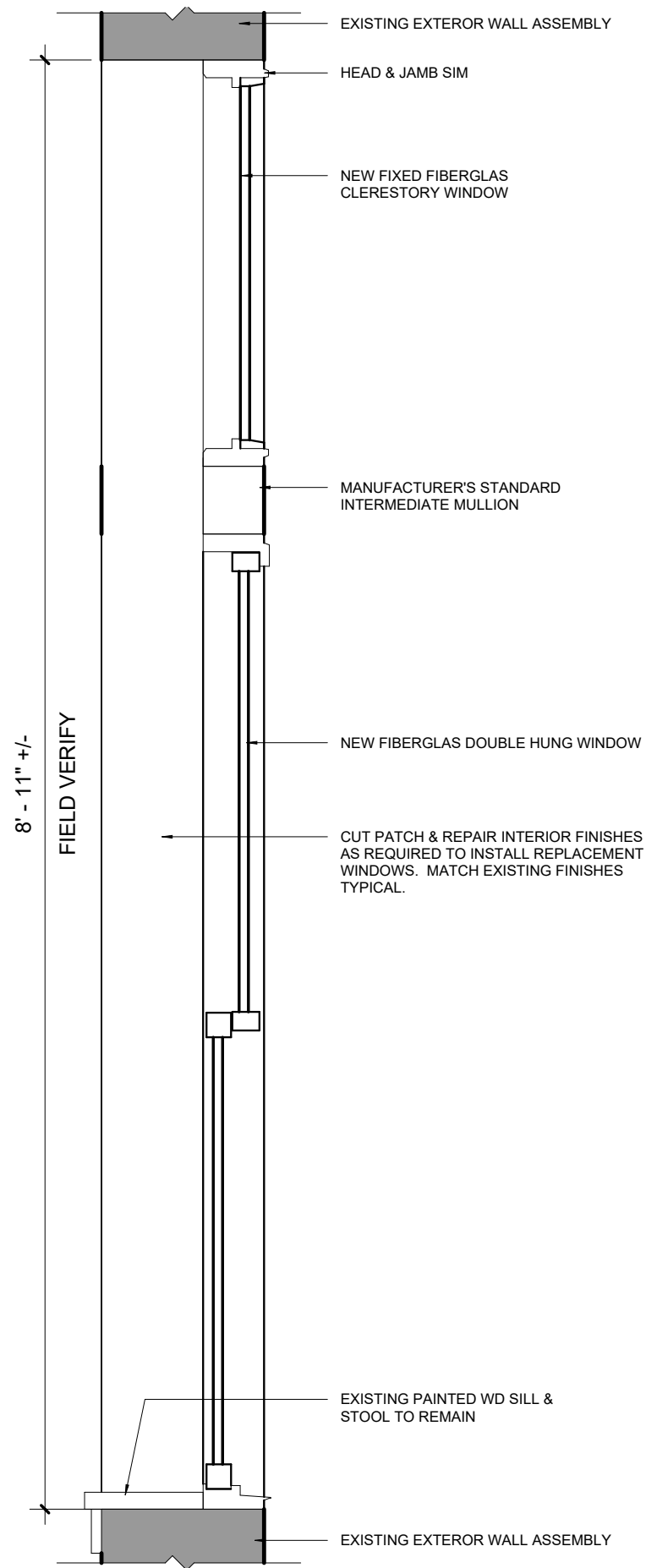


3 BTH North Elevation
1/16" = 1'-0"

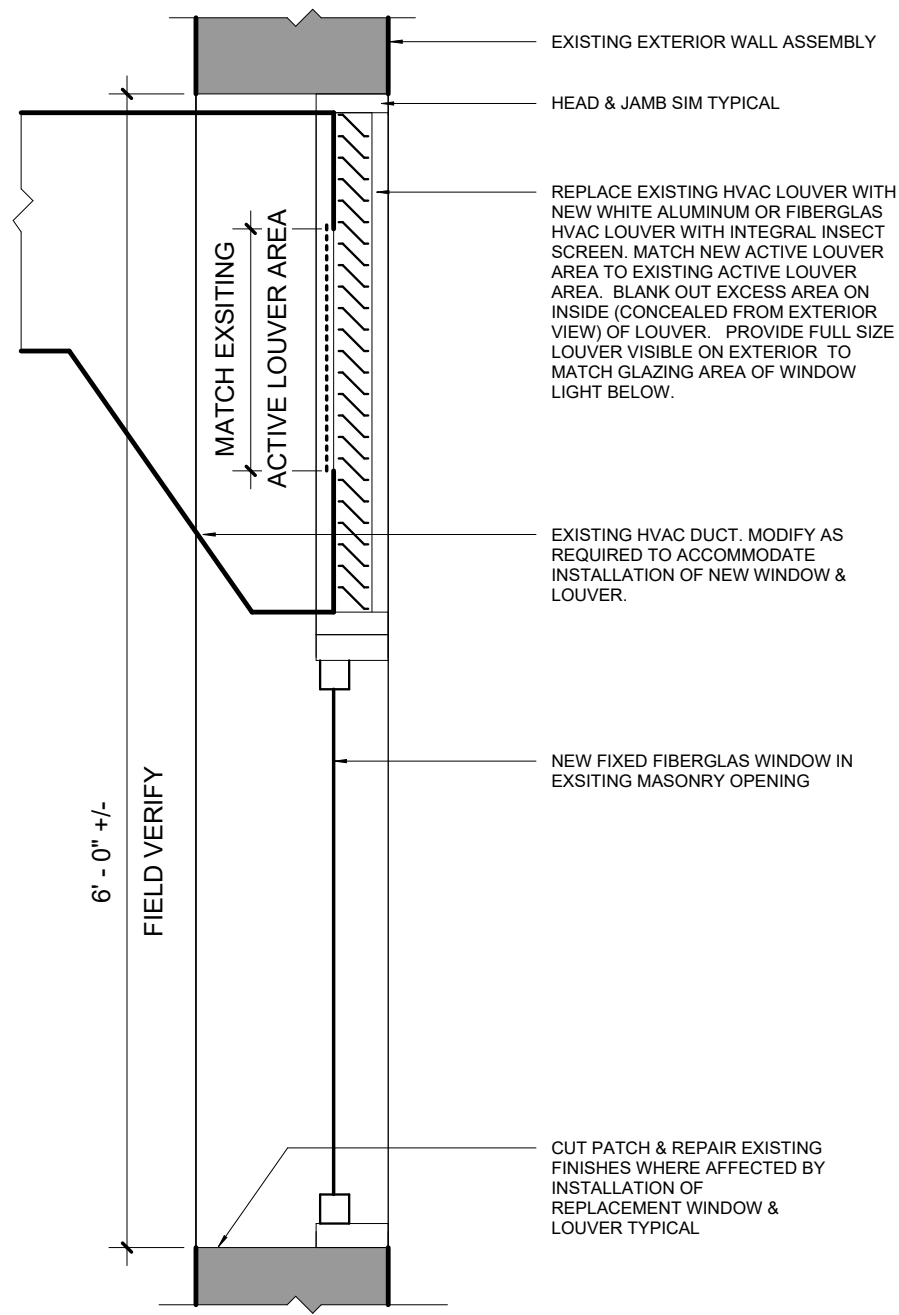


2 BTH East Elevation
1/16" = 1'-0"

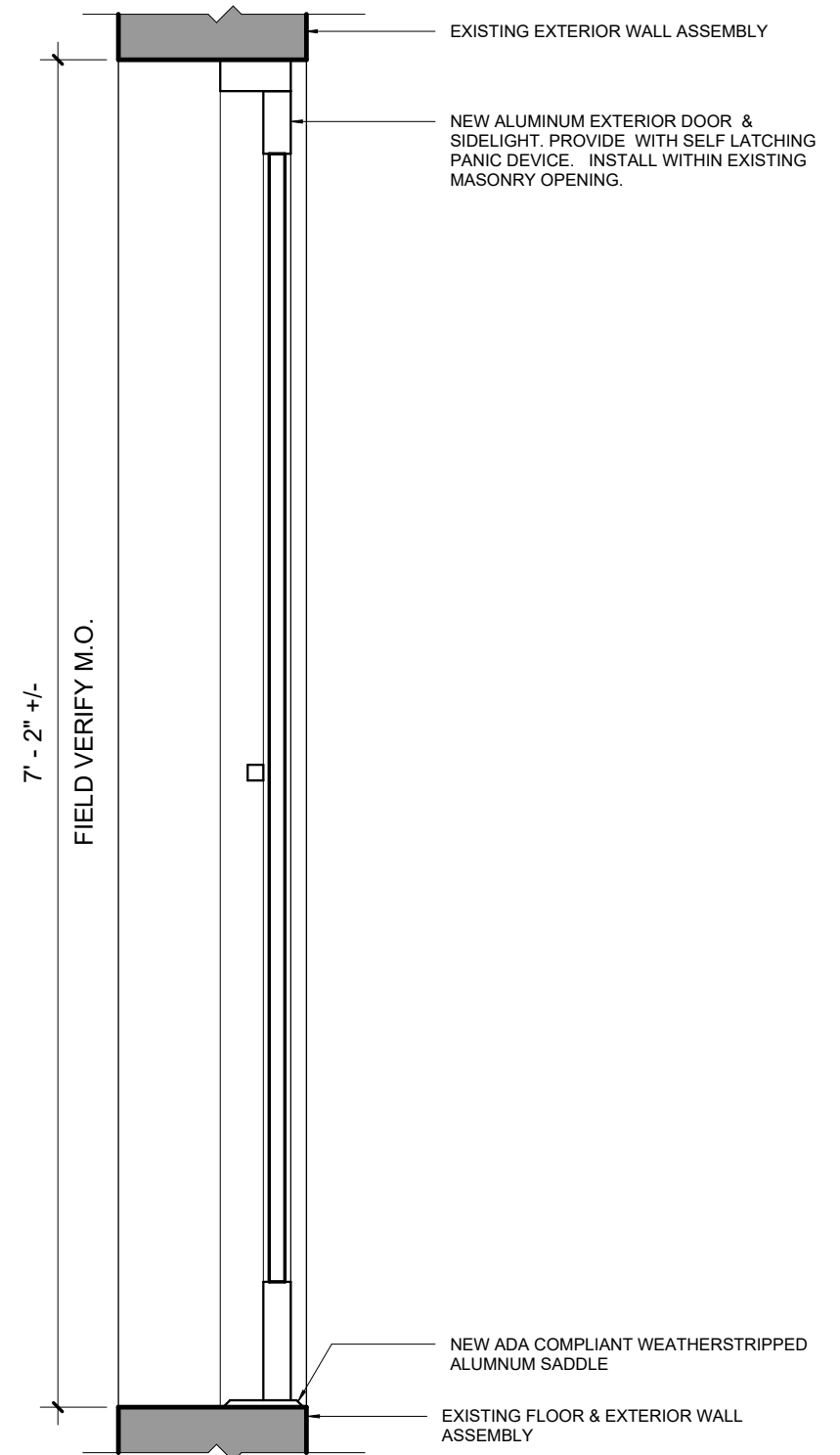
REMOVE EXISTING ALUMINUM DOOR, SIDELIGHT & FRAME. PREP EXISTING MASONRY OPENING. INSTALL NEW ALUMINUM DOOR, SIDELIGHT & FRAME.



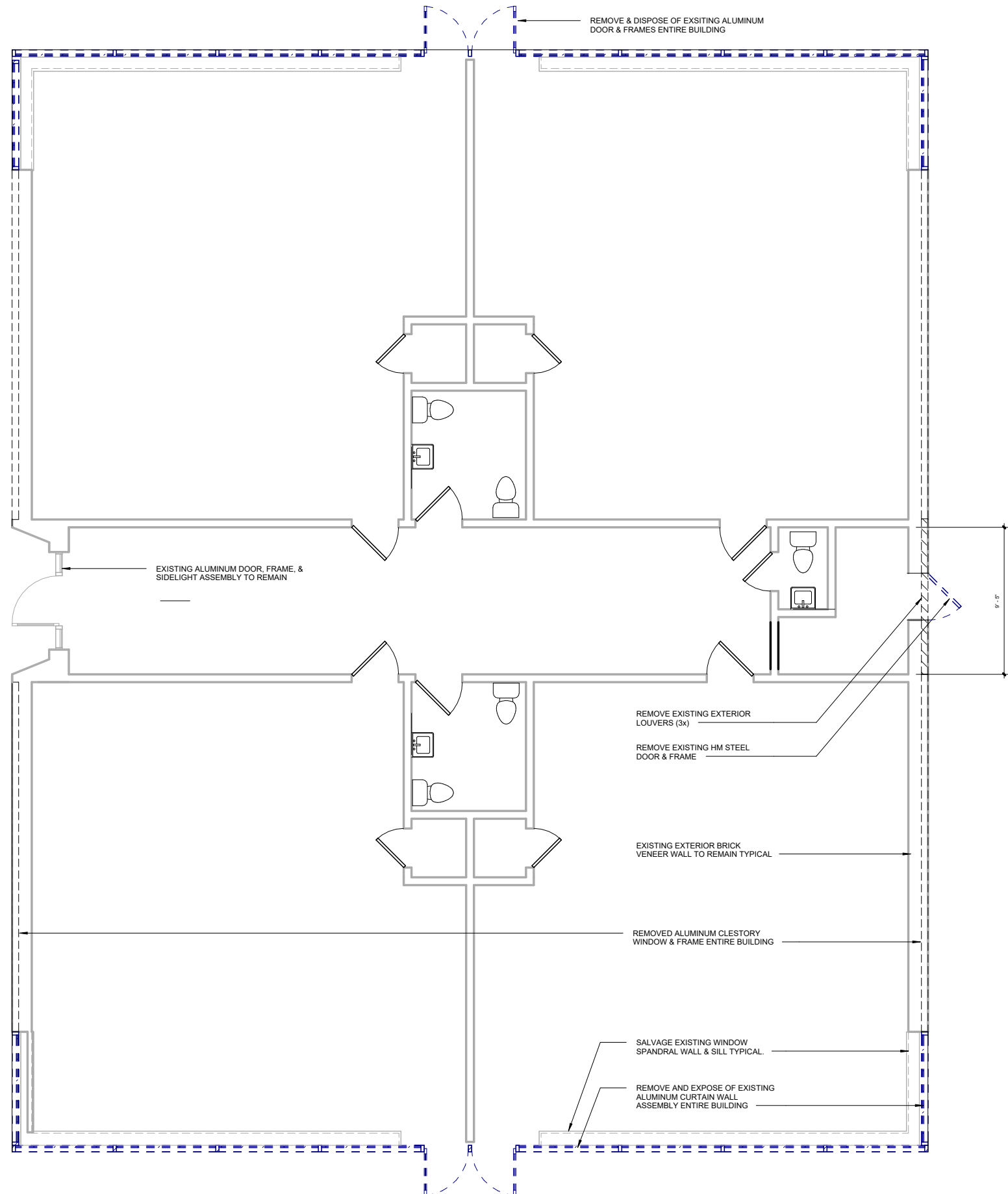
① Typical Transom Window
1" = 1'-0"



② Typical Window Louver Unit
1" = 1'-0"



③ Typical Exterior Aluminum Door & Sidelight
1" = 1'-0"



GENERAL DEMOLITION NOTES:

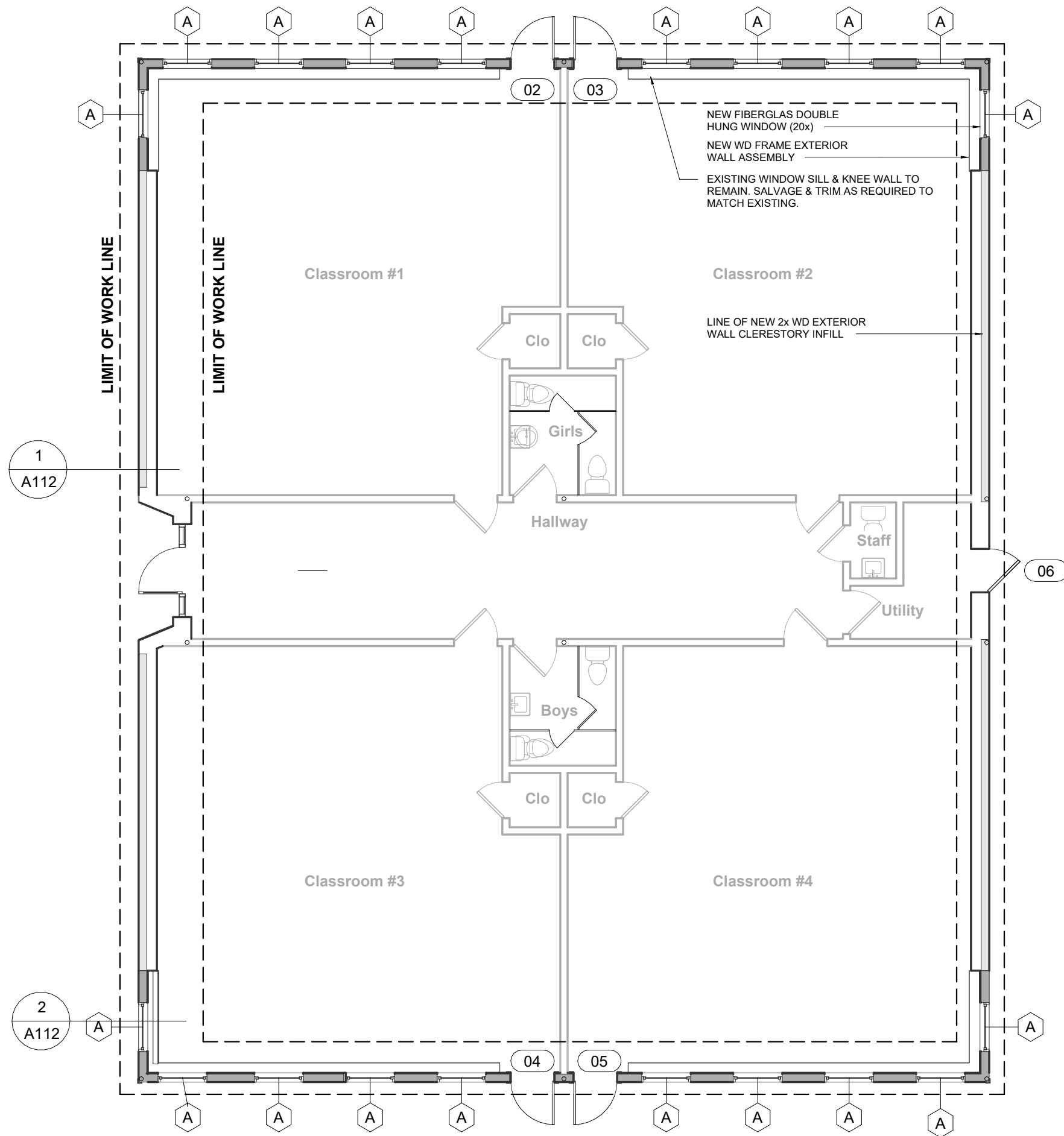
- A. THIS IS A TOWN CAMPUS WITH ACCESS BY THE PUBLIC 24/7/365. EACH TRADE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING AND STAGING THEIR PORTION OF THE WORK IN SUCH A MANNER AS TO PROTECT THE PUBLIC HEALTH, SAFETY & WELFARE.
- B. BEFORE PROCEEDING AFTER AWARD OF SUBCONTRACT, EACH TRADE SUBCONTRACTOR SHALL COORDINATE WITH THE OWNER/CONSTRUCTION MANAGER THE FOLLOWING:
 - a. ALLOWED SITE USAGE AND PARKING
 - b. DUMPSTER & EQUIPMENT LOCATION
 - c. TEMPORARY BARRIERS AND SITE SECURITY
 - d. TEMPORARY PROTECTION PROTOCOLS OF THE BUILDING AND ITS CONTENTS FROM THE WEATHER AND VANDALISM DURING CONSTRUCTION.
 - e. HAZMAT PROTOCOLS WHERE APPLICABLE
 - f. TEMPORARY POWER, WATER AND REST ROOM ARRANGEMENTS
 - g. HOURS OF WORK
 - h. PROJECT PUNCHLISTING AND CLOSE OUTPROCEDURES
 - i. PROCEDURES, PROTOCOLS, TERMS & CONDITIONS FOR BILLING AND PAYMENT FOR WORK IN PLACE ONCE ACCEPTED BY THE OWNER AND ARCHITECT.
- C. THE EXISTING BUILDING STRUCTURE CONSISTS OF 4" STEEL COLUMNS SUPPORTING STEEL I-BEAMS AND BAR JOISTS WITH A RIBBED STEEL ROOF DECK. THE ALUMINUM CURTAIN WALL IS NON-LOAD BEARING. THE GENERAL CONTRACTOR SHALL PERFORM THE WORK WITHOUT DAMAGING OR COMPROMISING THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.

1 Annex Demolition Plan
1/8" = 1'-0"

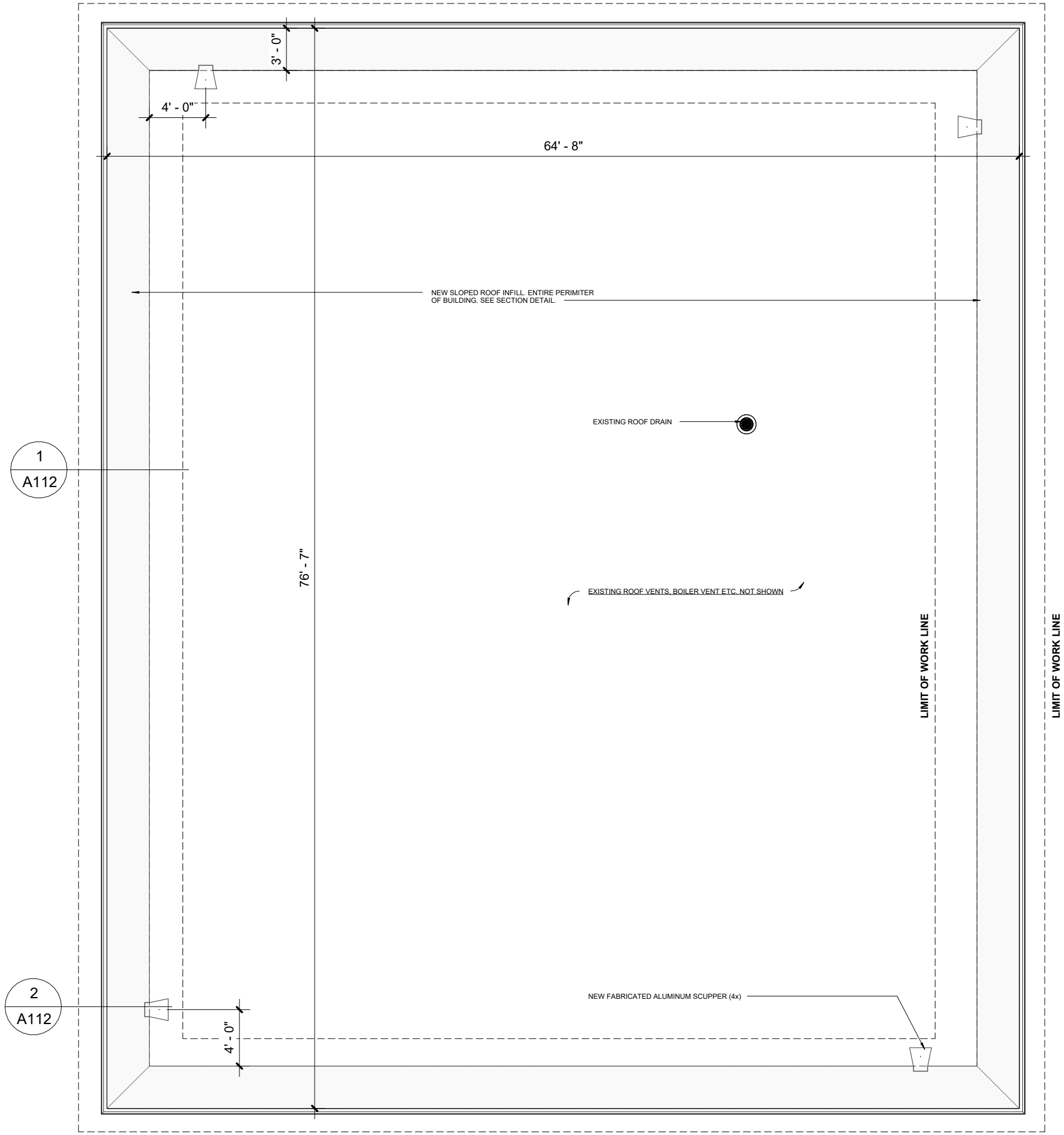
Job: OMA 23251
 Date: 07-20-23
 Scale: As Indicated
 Drawn: es
 Checked: jm
 Drawing Number: A107

Drawing Title: **ANNEX DEMOLITION PLAN**
 Select Window & Door Replacement Project
 Town of Bethany
 40 Peck Road, Bethany, CT 06624

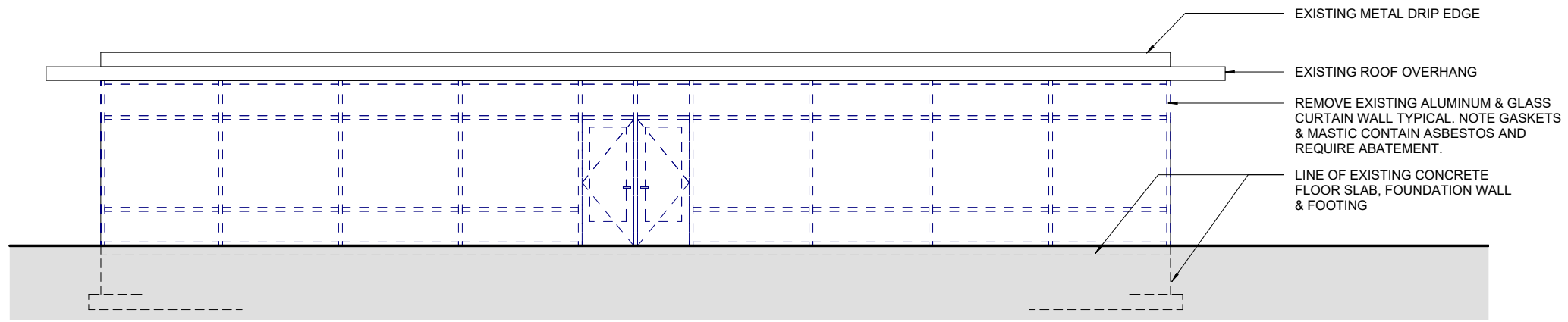
Prepared By: O'Riordan Mignani Architects LLC
 Architects, Planners, & Urban Design
 22 Bank Street, Saybrook, Connecticut 06488 P: 810-888-7807



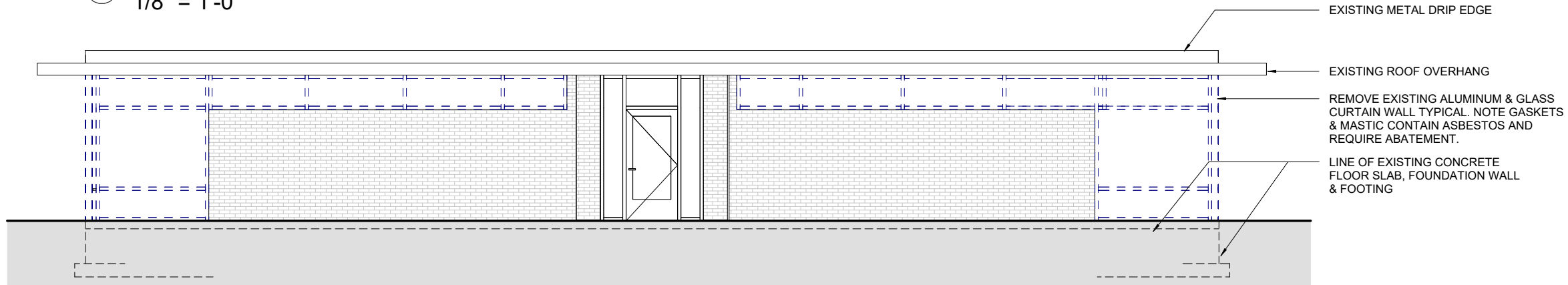
1 Annex Proposed Floor Plan
 1/8" = 1'-0"



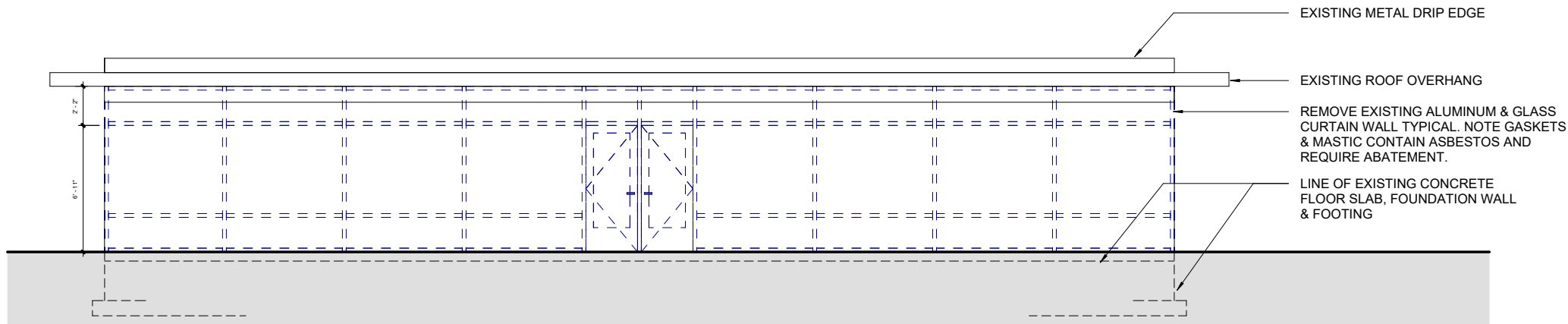
1 Annex Proposed Roof Plan
 1/8" = 1'-0"



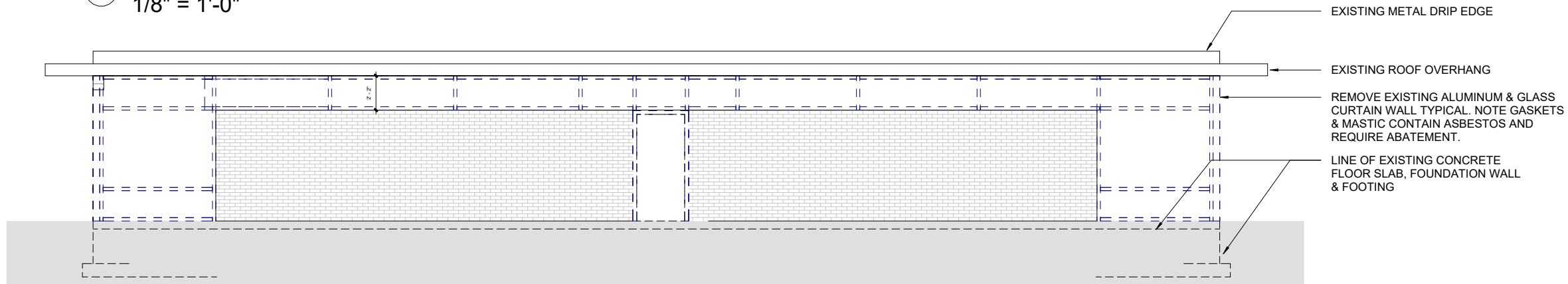
1 ANNEX Existing West Elevation
1/8" = 1'-0"



2 ANNEX Existing South Elevation
1/8" = 1'-0"



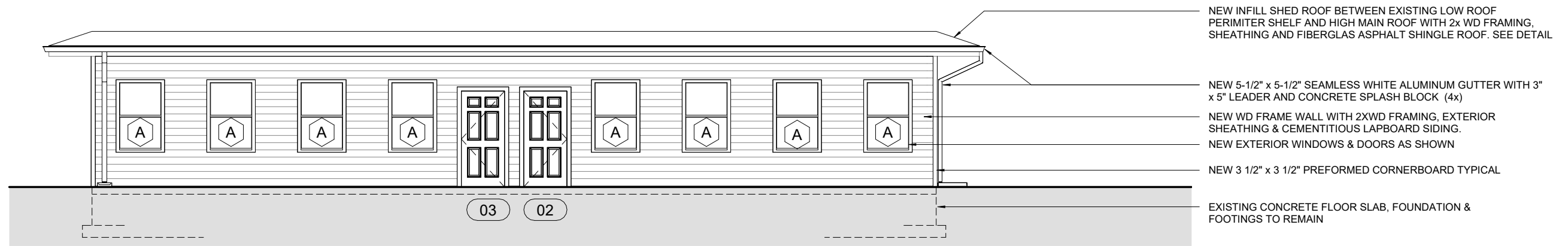
3 ANNEX Existing East Elevation
1/8" = 1'-0"



4 ANNEX Existing North Elevation
1/8" = 1'-0"

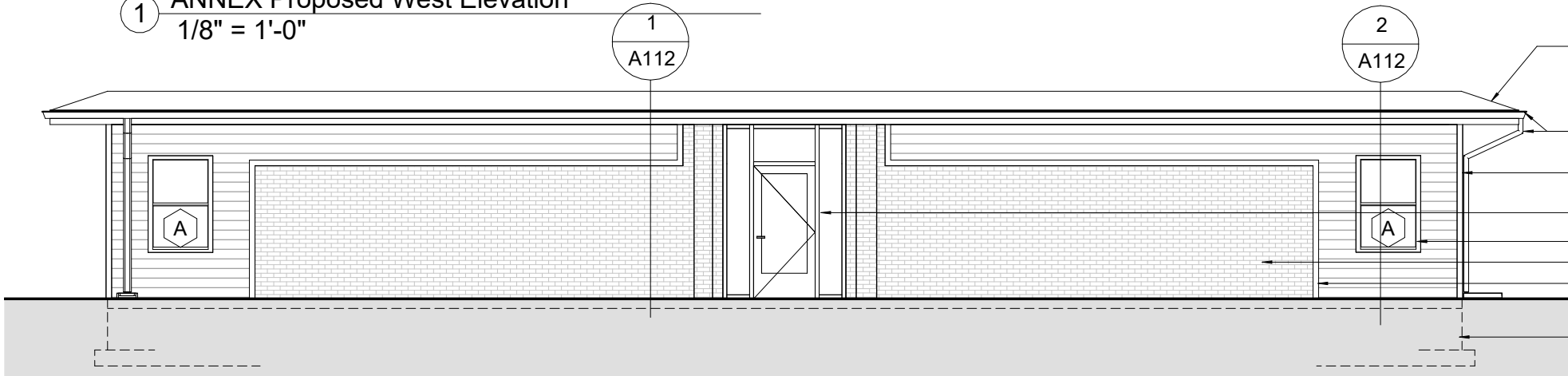
GENERAL DEMOLITION NOTES:

- A. THIS IS A TOWN CAMPUS WITH ACCESS BY THE PUBLIC 24/7/365. EACH TRADE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING AND STAGING THEIR PORTION OF THE WORK IN SUCH A MANNER AS TO PROTECT THE PUBLIC HEALTH, SAFETY & WELFARE.
- B. BEFORE PROCEEDING AFTER AWARD OF SUBCONTRACT, EACH TRADE SUBCONTRACTOR SHALL COORDINATE WITH THE OWNER/CONSTRUCTION MANAGER THE FOLLOWING:
 - a. ALLOWED SITE USAGE AND PARKING
 - b. DUMPSTER & EQUIPMENT LOCATION
 - c. TEMPORARY BARRIERS AND SITE SECURITY
 - d. TEMPORARY PROTECTION PROTOCOLS OF THE BUILDING AND ITS CONTENTS FROM THE WEATHER AND VANDALISM DURING CONSTRUCTION.
 - e. HAZMAT PROTOCOLS WHERE APPLICABLE
 - f. TEMPORARY POWER, WATER AND REST ROOM ARRANGEMENTS
 - g. HOURS OF WORK
 - h. PROJECT PUNCHLISTING AND CLOSE OUTPROCEDURES
 - i. PROCEDURES, PROTOCOLS, TERMS & CONDITIONS FOR BILLING AND PAYMENT FOR WORK IN PLACE ONCE ACCEPTED BY THE OWNER AND ARCHITECT.
- C. THE EXISTING BUILDING STRUCTURE CONSISTS OF 4" STEEL COLUMNS SUPPORTING STEEL I-BEAMS AND BAR JOISTS WITH A RIBBED STEEL ROOF DECK. THE ALUMINUM CURTAIN WALL IS NON-LOAD BEARING. THE GENERAL CONTRACTOR SHALL PERFORM THE WORK WITHOUT DAMAGING OR COMPROMISING THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.



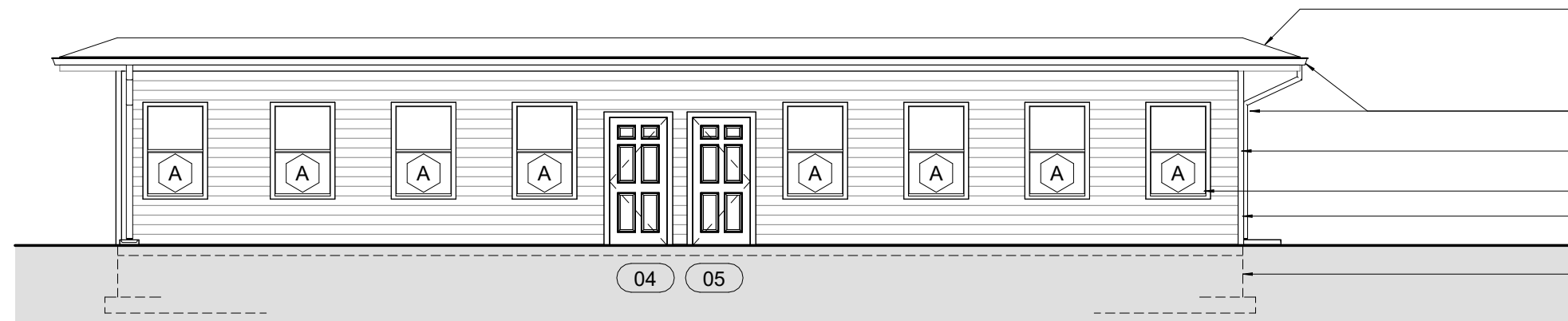
1 ANNEX Proposed West Elevation
1/8" = 1'-0"

- NEW INFILL SHED ROOF BETWEEN EXISTING LOW ROOF PERIMETER SHELF AND HIGH MAIN ROOF WITH 2x WD FRAMING, SHEATHING AND FIBERGLAS ASPHALT SHINGLE ROOF. SEE DETAIL
- NEW 5-1/2" x 5-1/2" SEAMLESS WHITE ALUMINUM GUTTER WITH 3" x 5" LEADER AND CONCRETE SPLASH BLOCK (4x)
- NEW WD FRAME WALL WITH 2XWD FRAMING, EXTERIOR SHEATHING & CEMENTITIOUS LAPBOARD SIDING.
- NEW EXTERIOR WINDOWS & DOORS AS SHOWN
- NEW 3 1/2" x 3 1/2" PREFORMED CORNERBOARD TYPICAL
- EXISTING CONCRETE FLOOR SLAB, FOUNDATION & FOOTINGS TO REMAIN



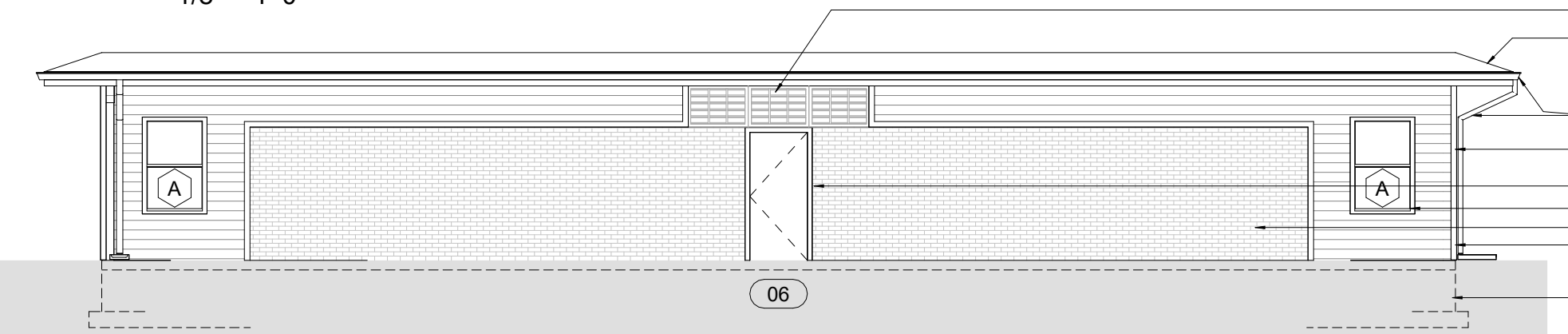
2 ANNEX Proposed South Elevation
1/8" = 1'-0"

- NEW INFILL SHED ROOF BETWEEN EXISTING LOW ROOF PERIMETER SHELF AND HIGH MAIN ROOF WITH 2x WD FRAMING, SHEATHING AND FIBERGLAS ASPHALT SHINGLE ROOF. SEE DETAIL
- NEW 5-1/2" x 5-1/2" SEAMLESS WHITE ALUMINUM GUTTER WITH 3" x 5" LEADER AND CONCRETE SPLASH BLOCK (4x)
- NEW WD FRAME WALL WITH 2///XWD FRAMING, EXTERIOR SHEATHING & CEMENTITIOUS LAPBOARD SIDING
- EXISTING EXTERIOR ALUMINUM DOOR ASSEMBLY TO REMAIN
- NEW EXTERIOR WINDOWS AS SHOWN
- EXISTING BRICK VENEER EXTERIOR WALL TO REMAIN
- NEW 3 1/2" X 3/4" TRIM BOARD TYPICAL
- EXISTING CONCRETE FLOOR SLAB, FOUNDATION & FOOTINGS TO REMAIN



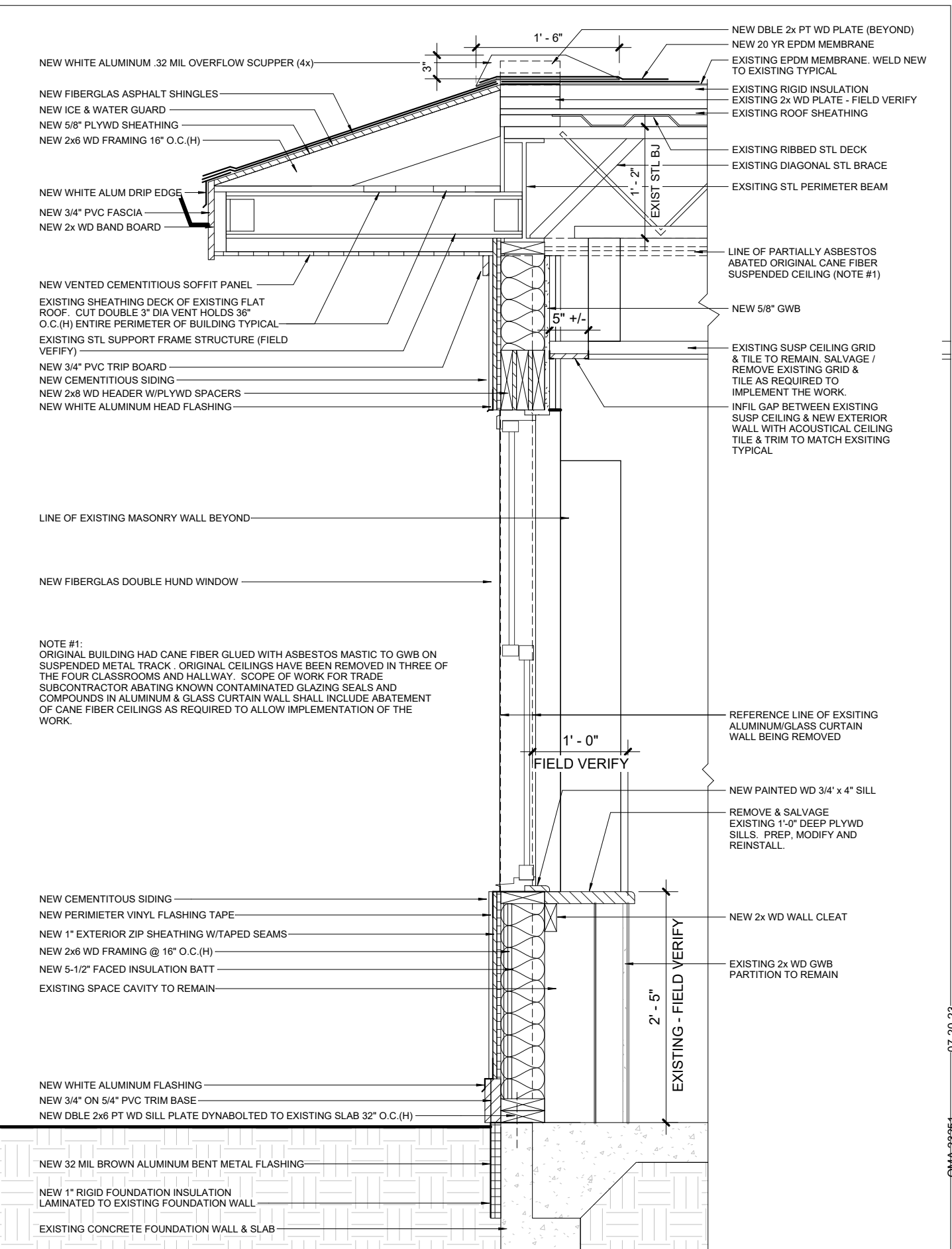
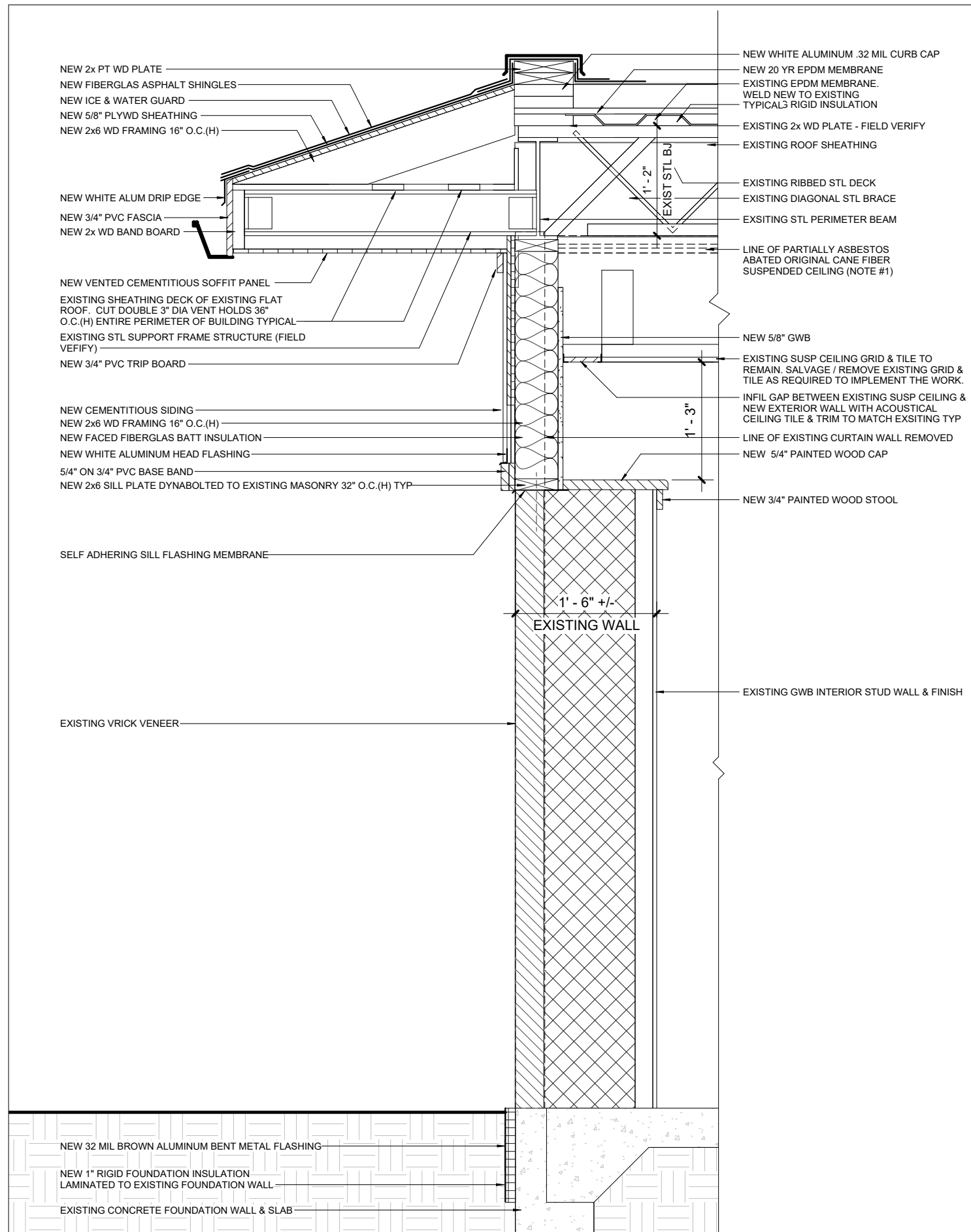
3 ANNEX Proposed East Elevation
1/8" = 1'-0"

- NEW INFILL SHED ROOF BETWEEN EXISTING LOW ROOF PERIMETER SHELF AND HIGH MAIN ROOF WITH 2x WD FRAMING, SHEATHING AND FIBERGLAS ASPHALT SHINGLE ROOF. SEE DETAIL
- NEW 5-1/2" x 5-1/2" SEAMLESS WHITE ALUMINUM GUTTER WITH 3" x 5" LEADER AND CONCRETE SPLASH BLOCK (4x)
- NEW WD FRAME WALL WITH 2X WD FRAMING, EXTERIOR SHEATHING & CEMENTITIOUS LAPBOARD SIDING
- NEW EXTERIOR WINDOWS & DOORS AS SHOWN
- NEW 3 1/2" x 3 1/2" PREFORMED CORNERBOARD TYPICAL
- EXISTING CONCRETE FLOOR SLAB, FOUNDATION & FOOTINGS TO REMAIN



4 ANNEX Proposed North Elevation
1/8" = 1'-0"

- NEW WHITE ALUMINUM HVAC LOUVERS TO REPLACE EXISTING (3x)
- NEW INFILL SHED ROOF BETWEEN EXISTING LOW ROOF PERIMETER SHELF AND HIGH MAIN ROOF WITH 2x WD FRAMING, SHEATHING AND FIBERGLAS ASPHALT SHINGLE ROOF. SEE DETAIL
- NEW 5-1/2" x 5-1/2" SEAMLESS WHITE ALUMINUM GUTTER WITH 3" x 5" LEADER AND CONCRETE SPLASH BLOCK (4x)
- NEW WD FRAME WALL WITH 2x6 WD FRAMING, EXTERIOR SHEATHING & CEMENTITIOUS LAPBOARD SIDING
- NEW EXTERIOR HM DOOR & FRAME
- NEW EXTERIOR WINDOWS AS SHOWN
- EXISTING BRICK VENEER EXTERIOR WALL TO REMAIN
- NEW 3 1/2" x 3 1/2" PREFORMED CORNERBOARD TYPICAL
- EXISTING CONCRETE FLOOR SLAB, FOUNDATION & FOOTINGS TO REMAIN



1 TYPICAL WALL SECTION #1
3/4" = 1'-0"

2 TYPICAL WALL SECTION #2
3/4" = 1'-0"

Job: OMA 23251 Date: 07-20-23

Scale: 3/4" = 1'-0"

Drawn: Author

Checked: Checker

North Arrow

Stamp

Drawing Title

Prepared By

Architectural Planning & Urban Design

22 Bank Street, Saybrook, Connecticut 06488 P: 860-885-7867

ORJordan Mignani Architects LLC