

APPLICATION SUBMITTED BY:

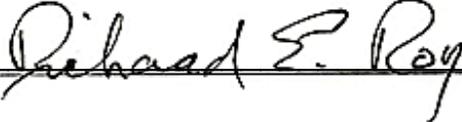
Name of Organization: Josiah Dennis Manse Committee

Address: 61 Whig Street

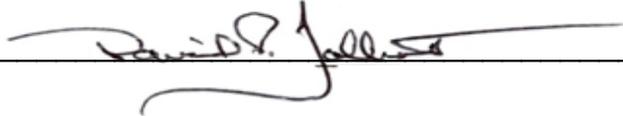
Phone Number: 508-385-3334

Email: r_e_roy@msn.com

Chief Executive Officer: Richard E. Roy, Committee Chair

Signature: 

Name: (if more than one) Signature: David P. Talbott

Signature: 

**APPLICATION FOR
DENNIS COMMUNITY PRESERVATION FUNDS
Calendar Year 2019**

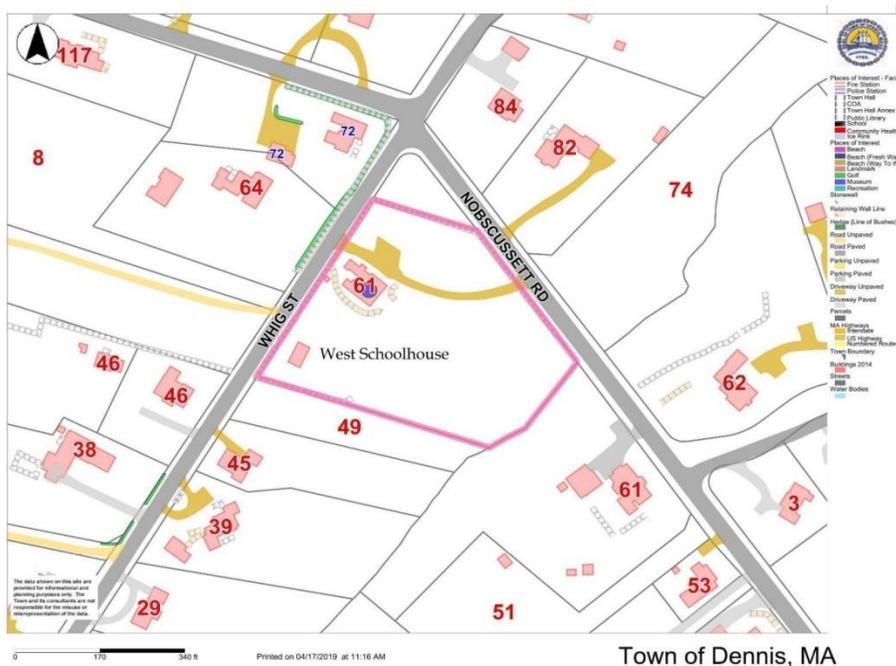
SYNOPSIS

1. *Project Title: West Schoolhouse Stabilization –*

2. <i>Organization Name: Josiah Dennis Manse Committee</i>	Breakdown	
	\$252,056.00	<i>Arcitects Estimate (attached)</i>
3. <i>Amount Requested from CPA funds: \$246,512.00</i>	\$ 25,206.00	<i>10% Contingency</i>
	- \$30,750.00	<i>Grant previously approved</i>
	\$246,512.00	

4. *Purpose: Historic Preservation*

5. *Project site location: 61 Whig Street, Dennis, MA 02638*
 Grounds of the 1736 Josiah Dennis Manse Museum
 2.6 acres, Zone R40, Parcel ID 349-41, OKHRDC
 Listed National Register of Historic Properties April 24, 1975
 Listed Massachusetts Historic Property DEN.331



6. *Synopsis of Project: The West Schoolhouse needs stabilization in order to preserve its timber frame. Significant moisture damage and insect infestation has occurred since 1974 when the building was moved to the grounds of 1736 the Josiah Dennis Manse Museum. It functions as a museum of mid 1700's and early 1800's educational traditions. It has significant hip roof and dragon beam architecture. A 2016 WSH CPC Grant allowed a study of the original elements of the structure and other project consulting to establish a total project cost. An application was made in to CPC in 2017 to complete the project as a historical recreation of the original building. This application was not recommended by CPC.*

APPLICANT INFORMATION

7. *Project Title: West Schoolhouse Stabilization –*

8. *Organization Name: Josiah Dennis Manse Committee*

9. *Address (street and post office box):* 61 Whig Street, PO Box 705, Dennis, MA 02638

10. *Federal Tax Identification Number:* EO.46001129 (Town of Dennis)

11. *Contact Person(s):*

Primary: Richard Roy
43 Nobscussett Road, Dennis, MA 02638

Phone: 215.205.3930 E-mail: r_e_roy@msn.com

Secondary: David Talbott
74 Blackball Hill Road, Dennis, MA 02638

Phone: 508.385.3031 E-mail: dpmct@comcast.net

11a. *Name of Person Who Will Receive Funds*

Primary: Richard Roy, Committee Chair

Secondary: Diane Rochelle, Committee Treasurer

APPLICANT BACKGROUND

12. *Brief Applicant history:* The Josiah Dennis Manse Committee is appointed by the Dennis Board of Selectmen to manage the Josiah Dennis Manse Museum.

13. *Names of governing board, trustees or directors:* Richard Roy, Chair; Ruth Derick, Terrill Fox, Nancy Howes, Susan Kelley, Paula McMurtry, Robert McMurtry, Mary Raycraft, Diane Rochelle, Chris Talbott, David Talbott and Jan Ward.

14. *Summary of comparable projects completed:* 2006, 2007, 2008, 2009 and 2010 CPA Grants for restoration of the Josiah Dennis Manse.

PROJECT INFORMATION

15. *Project Concept:* to preserve the West Schoolhouse.

16. *Project Goals/ Objectives:*

Site visits are welcomed. Please contact Richard Roy, r_e_roy@msn.com

17. *Describe any legal issues, ramifications, impediments, if any:* N/A

18. *Describe how this Project accomplishes the goals and objectives of the CPA:* It stabilizes and preserves a unique historic resource, the oldest educational structure in Dennis. West Schoolhouse is listed both on Mass. Historical Register and the National Register of Historic places. It has a significant hip roof and dragon beams with no ceiling so these rare architectural elements can be viewed without obstruction. It is the only one room schoolhouse with like this. Preservation not only protects this last example of early American education it also allows it to continue to be viewed as an architectural and educational entity. No other schoolhouse museum offers these features.

19. *Describe how this Project is relevant to the current and future needs of Dennis:* It provides preservation of a current Dennis museum, heritage, history and setting so future generations can visually study early Colonial and American education in a restored structure.

20. *Describe how this Project relates to the Dennis Local Comprehensive Plan:* It preserves and protects the heritage and community character of Dennis. It is an interactive educational museum exhibiting educational practices from our beginnings as a British Colony to the mid 1800's. It is historically, architecturally and culturally significant. It serves to instill pride in residents and visitors, both young and old.

PROJECT IMPLEMENTATION & BUDGET

21. *Total CPA Funding Request:* **\$246,512.00**

22. *Financial Plan:* **Attachment A: Financial Plan – Budget**

23. *Evidence of interest from potential lenders:* **N/A**

24. *List of funding source(s), include private/public/in-kind:* additional grant applications, volunteer efforts, Dept. of Public Works assistance and Town of Dennis support.

25. *For Community Housing Projects:* **N/A**

SUPPORT DOCUMENTS

26. *Letters of support:* **Attachment B – Letters of Support**

27. *References:* **N/A**

28. *Other relevant materials specific to the Project:* **N/A**

29. *Copy of most recent US Income Tax Form 990:* **N/A**

30. *Certificates of Non-Collusion and Application Submitted by:* **Attachment C**

Attachment : A Description of Work to be Completed and Cost

West School House – Scope of Work:

Demolition:

- Remove existing roof shingles, underlayment, fascia, soffit
- Remove Siding and Trim
- Remove existing plaster at interior walls
- Remove Hardwood Floor and Subfloor (necessary only if Add Alternate #1 is not selected).

Concrete:

- Concrete footings at new pressure treated columns to support floor structure.

Rough and Finish Carpentry:

- Exterior wall sheathing removal and replacement in isolated areas where damaged.
- Roof sheathing removal and replacement in isolated areas where damaged.
- Framing Repairs and augmentation to existing floor framing structure.
- New pressure treated columns below floor to support existing floor structure
- New layer of plywood sheathing at roof to supplement existing board sheathing and provide stability.
- New layer of plywood sheathing at walls to supplement existing board sheathing and provide stability.
- Replace missing ceiling joists with reclaimed lumber joists.
- New plywood subfloor (necessary only if Add Alternate #1 is not selected)
- New soffit and fascia trim to replace existing damaged/missing trim.
- New window, door, corner boards to replace existing damaged trim.
- New wood framed MAAB compliant stair.

Shingles and Siding:

- New cedar shingle siding at side walls.
- New cedar roof shingles, ice and water shield
- New lead coated copper drip edge flashing

Doors:

- New wood doors (2) in existing openings.

Flooring:

- New hardwood floor (necessary only if Add Alternate #1 is not selected).

Plaster:

- New plaster – painted.

Paint:

- Paint at new exterior doors and exterior trim work

Breakdown

\$252,056.00	<i>Arcitects Estimate (attached)</i>
\$ 25,206.00	<i>10% Contingency</i>
- \$30,750.00	<i>Grant previously approved</i>
<u>\$246,512.00</u>	

Attachment A Continued

Alternate add:

Description of Work to be completed and Cost

Excavation:

- Excavation and compaction at new foundation.

Demolition and Building Moving:

- Remove existing CMU Foundation and Chimney
- Lift Building
- New pressure treated sill for connection of building to new foundation.
- reset building on new foundation.

Concrete:

- Concrete footings, foundation walls, and mud slab.
- Dampproofing at foundation and vapor barrier at mud slab

\$61,184.00 New Foundation
\$12,237.00 20% Contingency
\$73,421.00 Alternate Total

**(Please compare this Alternate with \$147,469.00 on page 7 which has NO contingency.
If a 10% contingency is added, the amount saved by a single phase project is: \$88,798.00)**

\$147,469.00 Alternate
\$ 14,747.00 10% Contingency
\$162,219.00
- \$ 73,421.00
\$ 88,798.00

West School House - Dennis MA PRELIMINARY PROJECT COST ESTIMATE (August 4, 2019)

Construction Cost / Hard Costs	Single Phase Complete Project	Phased Project - Completed in a Series of Separate Phases**		Total of Phased Project
		Phase 1	Phase 2	
Preliminary Cost Schematic Level Estimate prepared by A.M. Fogarty dated 8/11/2017 (Includes GC, OH & P, P & P Bond, 10% Construction Contingency, 4% Annual Escalation Cost)	\$207,327	207,327	113,796	321,123
Alternates (incl GC, OH & P, P & P Bond, 10% contingency, & 4% annual escalation)	\$77,767			
Add Alternate #1: New Concrete Foundation below existing building	\$285,094	207,327	113,796	321,123
Construction Cost Total with Alternates				
Miscellaneous Project Expenses / Soft Costs				
Furnishings - Furniture - Special Equipment (FFE) (None anticipated - omitted by Owner)	\$0	\$0	\$0	\$0
Architectural & Engineering Fees (Construction Cost x 12 % single project; 15% phased project)*	\$34,211	31,099	17,069	48,168
Civil Engineering Fee (No sitework anticipated)	\$0			
Interior Design Fee - Optional (Limited services only)	\$0			
Owner's Builders Risk Insurance (Estimated by BLFR; Owner to obtain quotes from Insurance Agent)	\$6,000	6,000	6,000	12,000
Legal Fees (i.e. Regulatory Permitting, etc., Estimated by BLFR)	\$0			
Soil Borings / Geotechnical Report	\$0			
Temp Storage Pod Rental (if applicable)	N/A			
Landscaping (by Owner's Vendor/By Town) - Included in Base Cost above	\$0			
Exterior Signage (by Owner's Vendor)	\$0			
Expanded Security System (by Owner's Vendor)	N/A			
Special Audio / Visual Systems	N/A			
Telephone/Computer Wiring & Hardware (by Owner's Vendor)	N/A			
Materials Testing During Construction	\$3,500		3,500	3,500
Estimated Reimbursable Expenses (i.e. shipping, postage, misc. printing)	\$3,000	1,500	1,500	3,000
Printing of Bid Documents	\$3,000	3,000	3,000	6,000
Building Permit Fees (Included in General Overhead and Profit Line Item)	\$0			
Site Lighting	\$0			
Engineer Stake-out (in Civil Engineering Fee)	\$0			
Part-Time Clerk of the Works (@ \$600/wk) - OPTIONAL	\$1,000	1,000	1,000	2,000
Special Utility Backcharges (electric, Local Municipal Water Dept. tap fees for water, fire service etc.)	N/A			
Sub-Total Project Soft Costs	\$50,711	42,599	32,069	74,668
5% Soft Cost Contingency	2,536	2,130	1,603	3,733
Subtotal Project Soft Costs + 5% Contingency	53,247	44,729	33,673	78,402
Total Project Cost	\$338,341	\$252,056	\$147,469	\$399,525

**Estimated Architectural Fees to be negotiated in each phase.

Notes:

(1) Possible project expenses not included in the project budget above are:

*Emergency Generator

*Legal Consultation & Representation

*Concealed Hazardous Materials Testing or Removal

*Project escalation costs for extended period beyond that shown in the estimate

*Short or long term financing interest

*Capital Campaign/Fundraising Expenses

West Schoolhouse - Phased Construction Cost Only with Escalation (based on estimate dated 8/11/17)

updated 8/13/2019

Construction Cost / Hard Costs	Single Project	Add Alternate to Single Project**	Phase 1 - Roof Replacement		Phase 2 - New Foundation*	Notes/Comments
			2-Phase Project over 2 Years			
Remove Roof Shingles, Underlayment, Fascia Soffit	\$ 2,713		\$ 2,713			
Remove Siding and Trim	\$6,400		\$6,400			
Remove CMU Foundation, Chimney, Lift Building,		\$16,875			\$16,875	
Remove Stair and Landing, Protect Structure		\$4,300			\$4,300	
Concrete foundation walls, footings, mud slab		\$22,011			\$22,011	
Concrete Footing at Columns required for Floor Structure Repairs	\$2,050		\$2,050		\$2,050	*work will need to be redone in Phase 2
New PT Sill at Connection to New Foundation	\$2,400		\$2,400		\$2,400	*work will need to be redone in Phase 2
Sheathing removal and repairs/replacement - Exterior Walls	\$8,363		\$8,363			
Sheathing removal and repair/replacement - Roof Sheathing	\$4,575		\$4,575			
Foundation sill repair/removal/replacement	\$1,738		\$1,738			
Roof Sheathing Diaphragm	\$2,800		\$2,800			
Wall Sheathing Diaphragm	\$5,056		\$5,056			
Floor Structure - Framing Repairs	\$17,850	\$0	\$17,850		\$0	
6 X 6 PT Column for Floor Structure Support	\$2,400	\$0	\$2,400		\$2,400	*work will need to be redone in Phase 2
Hardwood Floor Removal	\$1,215	-\$1,215	\$1,215			**floor removal and replacement not req'd if Add Alt selected.
Subfloor Removal	\$1,215	-\$1,215	\$1,215			**floor removal and replacement not req'd if Add Alt selected.
New Plywood Subfloor	\$2,187	-\$2,187	\$2,187			**floor removal and replacement not req'd if Add Alt selected.
New Hardwood Finished Floor	\$5,205	-\$5,205	\$5,205			**floor removal and replacement not req'd if Add Alt selected.
Replace Ceiling Joists	\$2,000		\$2,000			
Fascia and Soffit Replacement Trim	\$2,575		\$2,575			
Replacement Trim at Walls and New Wall Shingles	\$14,108		\$14,108			
Foundation Dampproofing and Vapor Barrier		\$1,368			\$1,368	
Drip Edge Flashing	\$15,890		\$15,890			
Paint Exterior Trim	\$1,152		\$1,152			
New Exterior Doors (2)	\$5,500		\$5,500			
Remove existing plaster	\$6,600		\$6,600			
New Plaster - painted	\$1,625		\$1,625			
Excavation and compaction at new foundation	\$13,876		\$13,876			
Wood Frame Stair MAAB Compliant - Allowance	\$4,000	\$15,340	\$4,000		\$15,340	*work will need to be redone in Phase 2
Direct Construction Cost (excluding Mark-ups)	\$ 133,493	\$ 50,072	\$ 133,493		\$ 70,744	
General Conditions (15%)	\$20,024	\$7,511	\$20,024		\$10,612	
General Administration, Overhead, Profit/Mark-up - 8%	\$12,281	\$4,607	\$12,281		\$6,508	
Performance and Payment Bond (1.5%)	\$2,487	\$933	\$2,487		\$1,318	
Escalation 4% (annually from Summer 2017)	\$20,194	\$7,575	\$20,194		\$14,269	
Subtotal - Const Costs prior to addition of 10% Contingency	\$188,480	\$70,697	\$188,480		\$103,451	
10% Construction Contingency	\$18,848	\$7,070	\$18,848		\$10,345	
Subtotal - Construction Costs with Mark-up	\$207,327	\$77,767	\$207,327		\$113,796	

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

Attachment B

Letters of Support

- **Dennis Historical Commission**
- **Josiah Dennis Manse Committee 1**
- **Josiah Dennis Manse Committee 2**
 - **Dennis Historical Society**



DENNIS HISTORICAL COMMISSION

685 Route 134, South Dennis, MA 02660

August 1, 2019

Community Preservation Committee
Town of Dennis
685 Route 134
South Dennis, MA 02660

Committee Members:

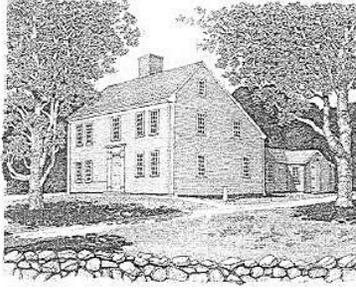
The Dennis Historical Commission supports the Josiah Dennis Manse Committee application for the stabilization of the West Schoolhouse, 61 Whig Street, Dennis. This one room c1809 schoolhouse, listed on the National Register of Historic Places as well as the Massachusetts State Register, is unique because of its timber frame which is visible to the roof rafters and it is the last town owned one room school house in Dennis. This project has the support of the Massachusetts Historical Commission which is reviewing the scope of work. The project has been reviewed and supported by the OKHRHDC and the Conservation Commission. A variance for relief of modified accessibility will be applied for as soon as a letter is received from the Board of Selectmen.

Moisture and infestation have undermined the structural integrity of the timbers. Closed for the last two years due to mold, the schoolhouse needs to be stabilized as soon as possible. Delay will increase the cost as well as diminish structural integrity. We urge you to consider funding this request.

Sincerely,

Dennis Historical Commission members

Diane Rochelle, Chair
Robert Poskitt, Vice Chair
William Collins
Joshua L. Crowell
Katherine Delehaunty
Sarah Kruger
Tim Scannell
Kenneth Van Tassell



1736 Josiah Dennis Manse Museum

August 8, 2019

Community Preservation Committee
c/o The Town of Dennis
P.O. Box 2060
South, Dennis, MA 02660

Dear CPC Members,

I am writing on behalf of the Josiah Dennis Manse Museum Committee.

In January, our Chairman, Richard (Dick) Roy, convened a special meeting, so that we could discuss and vote on our committee taking over the leadership role of the West School House restoration project. Approval was unanimous!

At our normally scheduled February meeting, after a presentation, by Dick about the new plans and specifications for the Phase 1 Stabilization Work, our committee was unanimously in favor of the new proposal and its approach!

Being a committee member who has been involved in the annual Third Grade School Program with the students from the Ezra H. Baker Innovation School since the mid-1970s, I know, firsthand, how enjoyable and educational the program is for the young students. Because of the condition of the school house, we won't be using this valuable teaching tool as part of this year's program.

All of our committee members recognize the need to do the necessary renovations on the West School House in prioritized, cost effective phases, and we truly hope that the CPC will approve the proposal for Phase 1.

Respectfully submitted,

Mary Christine Talbott
Corresponding Secretary
Josiah Dennis Manse Museum Committee

August 8, 2019

Community Preservation Committee
c/o The Town of Dennis
P.O. Box 2060
South, Dennis, MA 02660

To Whom It May Concern:

I am writing this letter to express my passionate support for the West School House Stabilization Project.

I have been managing and/or participating in the 3rd grade program for the Josiah Dennis Manse for over 5 years and know firsthand that the school house is an integral part of that program. We utilize the school house to demonstrate and teach the children about school life in early colonial times. When they enter the school house, they are taught teaching methods, school conditions in colonial times, respect, manners and the repercussions of not following rules. When they leave, they have a much greater appreciation for the times and how difficult life was in the 1700's.

The repair and stabilization of the school house is very important to the Town of Dennis and its continuing education program for the children of our town. Please support this effort for Phase 1 Stabilization.

Thank you,

Janet Ward
Josiah Dennis Manse Committee – Vice Chair
Dennis Historical Society-Technical Director



The Dennis Historical Society

August 8, 2019

Community Preservation Committee
c/o The Town of Dennis
P.O. Box 2060
South, Dennis, MA 02660

Dear CPC Members,

I am pleased to have been asked to write this letter to convey the unanimous support of the Board of Directors of the Dennis Historical Society for your committee's conclusion that the only way to insure the viability of the restoration of the West School House is to proceed with a series of prioritized and fundable phases.

Having attended the most recent meeting with the project architects which resulted in the Phase 1 Stabilization Work proposal, in my opinion, the recommendations of your Committee have been faithfully followed!

Being a member of the Josiah Dennis Manse Museum committee, I was present when it voted unanimously to both assume the leadership role in the restoration of the West School House and to endorse Phase 1. It is the intent of the Dennis Historical Society to work with and to assist the Manse Committee with the project.

For years, the West School House has been a very important part of the education of the youth of Dennis. The Third Grade School Program has continued annually since the 1970s. It is almost a rite of passage into fourth grade. Both my sons attended it, the oldest, Derek, will be fifty in September! During the months that the Manse is open, the school house is enthusiastically toured by many visitors, local, national and even international.

The DHS Board recognizes the need to do the necessary renovations on the West School House in cost effective phases. It is its hope that the CPC will approve the proposal for Phase 1.

Respectfully submitted,

David P. Talbott
President, Dennis Historical Society
Member, Josiah Dennis Manse Museum Committee

Attachment C

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Chief Executive Officer(s):

Richard E. Roy
Name (print)

Richard E. Roy

Name (print)

Richard E. Roy
Signature

Manse Com. Chair

Title

8/8/2019

Date

Signature

Title

Date

WEST SCHOOLHOUSE
 PHASE 1 -STABILIZATION
 61 WHIG ST.
 DENNIS, MA



DRAWING SCHEDULE	
COVER SHEET	
CIVIL SITE PLAN	
EXO.1	EXISTING CONDITIONS ARCHITECTURAL SITE PLAN
EX1.1	EXISTING FLOOR PLAN W/ CONTEXT
EX1.2	EXISTING CONDITIONS PLAN, EXTERIOR ELEVATIONS # SECTIONS
EX3.0	EXISTING ENLARGED WALL SECTION FRAMING PERSPECTIVE
D1.0	DEMOLITION PLANS, EXTERIOR ELEVATIONS # SECTIONS
A0.1	PROPOSED ARCHITECTURAL SITE PLAN
A1.0	PROPOSED FLOOR PLAN W/ CONTEXT
A1.1	PROPOSED FLOOR PLANS
A2.0	PROPOSED EXTERIOR ELEVATIONS # WALL SECTION

ARCHITECTS

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

203 WILLOW STREET SUITE A 93B COURT STREET, UNIT 22
 YARMOUTHPORT, MA. 02675 PLYMOUTH, MA. 02360
 TEL. (508) 362-8382
 WWW.CAPEARCHITECTS.COM

CONSULTING STRUCTURAL ENGINEER
 COASTAL ENGINEERING COMPANY, INC.

260 CRANBERRY HWY. ORLEANS, MA 02653
 TEL. (508) 255-6511
 WWW.COASTALENGINEERINGCOMPANY.COM

CIVIL ENGINEERS & LAND SURVEYORS
 DOWN CAPE ENGINEERING, INC.

939 MAIN STREET, YARMOUTH PORT, MA 02675
 TEL. (508) 362-4541
 WWW.DOWNCAPE.COM

Issued for
 BUDGET PRICING
 08.12.2019

AREA TABLE

ABBREVIATIONS

AB. ANCHOR BOLT	HGT. HEIGHT
A.F.F. ABOVE FINISH FLOOR	H.M. HOLLOW METAL INSUL. INSULATION
ACT. ACOUSTICAL TILE	INT. INTERIOR
ALUM. ALUMINUM	JT. JOINT
ANOD. ANODIZED	LAG. LAG BOLT
@ AT	LAM. LAMINATE
BSMT. BASEMENT	LAV. LAVATORY
BIT. BITUMINOUS	L. LENGTH
BLK. BLOCK	MFR. MANUFACTURER
BLKG. BLOCKING	M.O. MASONRY OPENING
BOTT. BOTTOM	MAT. MATERIAL
B.O.W. BOTTOM OF WALL	MAX. MAXIMUM
BM. BEAM	MECH. MECHANICAL
BLDG. BUILDING	MIN. MINIMUM
CPT. CARPET	MTD. MOUNTED
CSMT. CASSEMENT	NO. NUMBER
CK. CAULK(ING)	NOM. NOMINAL
CLG. CEILING	N.I.C. NOT IN CONTRACT
CLOS. CLOSET	N.T.S. NOT TO SCALE
COL. COLUMN	O.C. ON CENTER
CONC. CONCRETE	OH. OVERHEAD
CMU. CONCRETE MASONRY UNIT	OPNG. OPENING
CONST. CONSTRUCTION	PNT. PAINT
CONT. CONTINUOUS	PTD. PAINTED
CJ. CONTROL/CONSTR. JOINT	PNL. PANEL
CTSK. COUNTERSUNK	PART. PARTITION
DET. DETAIL	PL. PLATE
DIA. DIAMETER	PLAS. PLASTER
DIM. DIMENSION	P.LAM. PLASTIC LAMINATE
DR. DOOR	PLBG. PLUMBING
DH. DOUBLEHUNG	PLYWD. PLYWOOD
DRWR. DRAWER	P.T. PRESSURE TREATED
DWG(S). DRAWING(S)	Q.T. QUARRY TILE
DF. DRINKING FOUNTAIN	REQD. REQUIRED
DW. DISHWASHER	REF. REFRIGERATOR
ELEC. ELECTRIC(AL)	REV. REVISIONS
EL. ELEVATION	R. RISER
ELEV. ELEVATOR	R.D. ROOF DRAIN
EMER. EMERGENCY	RM. ROOM
EQ. EQUAL	R.O. ROUGH OPENING
EXIST. EXISTING	SECT. SECTION
OR EX.	SCHED. SCHEDULE
E.J. EXPANSION JOINT	SPEC. SPECIFICATIONS
EXP. EXPOSED	SL. SIDELIGHT
EXT. EXTERIOR	STD. STANDARD
FIN. FINISHED	S&P. SHELF&POLE
F.A. FIRE ALARM	STL. STEEL
F.B.O. FURNISHED BY OWNER	SUSP. SUSPENDED
F.E. FIRE EXTINGUISHER	THK. THICK
FL. FLOOR(ING)	T&B. TOP&BOTTOM
FLUOR. FLUORESCENT	T&G. TONGUE&GROOVE
FT. FOOT	T.F. TOP OF FOUNDATION
FTG. FOOTING	T.W. TOP OF WALL
FND. FOUNDATION	T. TREAD
FURR. FURRED(ING)	TYP. TYPICAL
GAS. GAS	UNFIN. UNFINISHED
GALV. GALVANIZED	V.I.F. VERIFY IN FIELD
G.C. GENERAL CONTRACTOR	VIN. VINYL
GL. GLASS/GLAZING	VCT. VINYL COMPOSITION TILE
GR. GRADING	VWC. VINYL WALL COVERING
GWB. GYPSUM BOARD	WC. WATER CLOSET
HDBD. HARDBOARD	W. WIDE/WIDTH
HDWD. HARDWOOD	W/ WITH
HVAC. HEATING, VENTILATING, & AIR CONDITIONING	W/O WITHOUT
HDWR. HARDWARE	W.W.M. WELDED WIRE MESH
	WD. WOOD

SYMBLOS

	NORTH ARROW
	SECTION INDICATOR LETTER IN TOP HALF OF CIRCLE INDICATES THE SPECIFIC SECTION. THE NUMBER AND LETTER IN THE BOTTOM HALF INDICATES THE DWG. NO. WHICH NEW SPOT ELEVATION ₅
	EXISTING SPOT ELEVATION
	CONTOUR LINE COLUMN COORDINATES & REFERENCE GRID LINES
	LEVEL ELEVATION
	INTERIOR ELEVATION NUMBERS INDICATE ELEVATION NUMBER & LETTER INDICATES THE DRAWING WHERE THE ELEVATIONS ARE LOCATED
	ELEVATION TAG
	ROOM TAG
	DOOR TAG
	WINDOW TAG
	WALL TYPE
	PROPERTY LINE TAG PROPERTY TAG / ACRES
	REVISION MARK
	CONCRETE
	BRICK
	CONCRETE BLOCK
	PLYWOOD
	STEEL
	ROUGH LUMBER
	FINISH LUMBER
	RIGID INSULATION
	BATT INSULATION
	EARTH
	GRAVEL
	COMPACTED FILL
	WELDED WIRE MESH
	PROPERTY LINE
	CENTER LINE

SCHEDULE OF DRAWINGS

1-DATA			
AO.0	COVER SHEET	1-DATA	0
AA	DRAWING SCHEDULE # PROJECT DATA	1-DATA	0
3-DEMOLITION			
D1.0	DEMOLITION PLANS, EXTERIOR ELEVATIONS & SECTIONS	3-DEMOLITION	2
4-PROPOSED			
AO.1	SITE PLAN	4-PROPOSED	3
A1.1	PROPOSED FLOOR PLANS	4-PROPOSED	3
A2.0	PROPOSED EXTERIOR ELEVATIONS # WALL SECTION	4-PROPOSED	3

STAMP:

BROWN LINDQUIST FENUICCO & RABER ARCHITECTS, INC.
 938 COURT STREET, UNIT #22
 FLYMOUTH, MA 02560
 PH 508-927-4127
 WWW.CAMPARCHITECTS.COM

WEST SCHOOLHOUSE
 PHASE 1 - STABILIZATION
 61 WHIG ST.
 DENNIS, MA

TITLE:
DRAWING SCHEDULE & PROJECT DATA

DATE ISSUED: 08.12.2019

REVISIONS:
 NO. DESCRIPTION DATE

DRAWN BY: HC

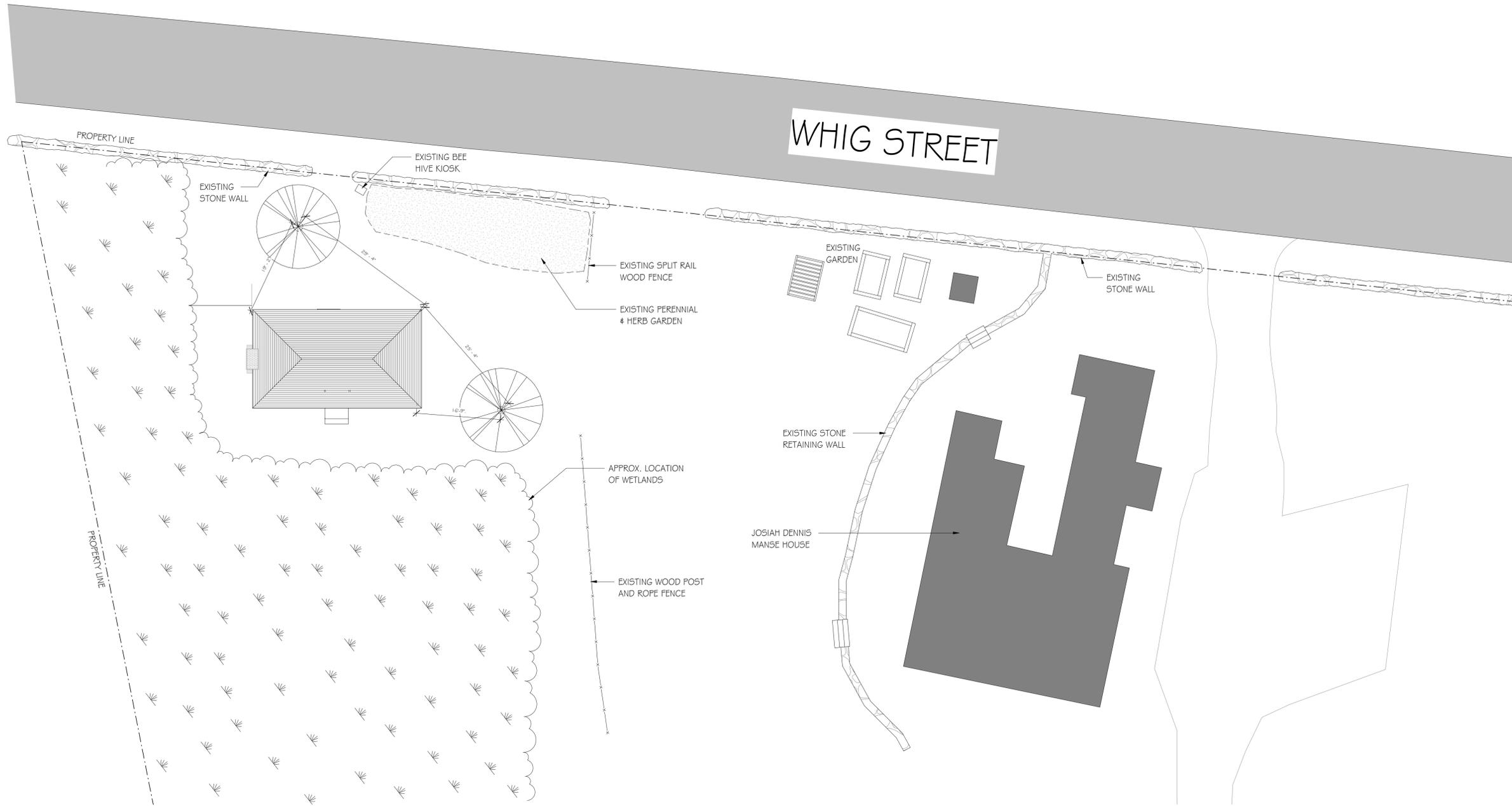
SCALE: As indicated

DRAWING NO.:

AA

DRAWINGS ARE REPRESENTATIONAL ONLY
 DO NOT SCALE DRAWINGS

8/12/2019 3:40:02 PM
H:\CurrentProjects\Municipal\West Schoolhouse - Dorset\Design\Current\Drawings\West Schoolhouse Dorset_71819.dwg



1 EXISTING ARCHITECTURAL SITE PLAN
1" = 10'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

203 WILLOW STREET, SUITE A
YARMOUTHPORT, MA 02875
PH 508-362-8382
WWW.CAMPARCHITECTS.COM

938 COURT STREET, UNIT #22
LYNNFIELD, MA 02360
PH 508-927-4127

WEST SCHOOLHOUSE
PHASE 1 - STABILIZATION

61 WHIG ST.
DENNIS, MA

TITLE:

EXISTING
CONDITIONS
ARCHITECTURAL
SITE PLAN

DATE ISSUED: 08.12.2019

REVISIONS:

NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

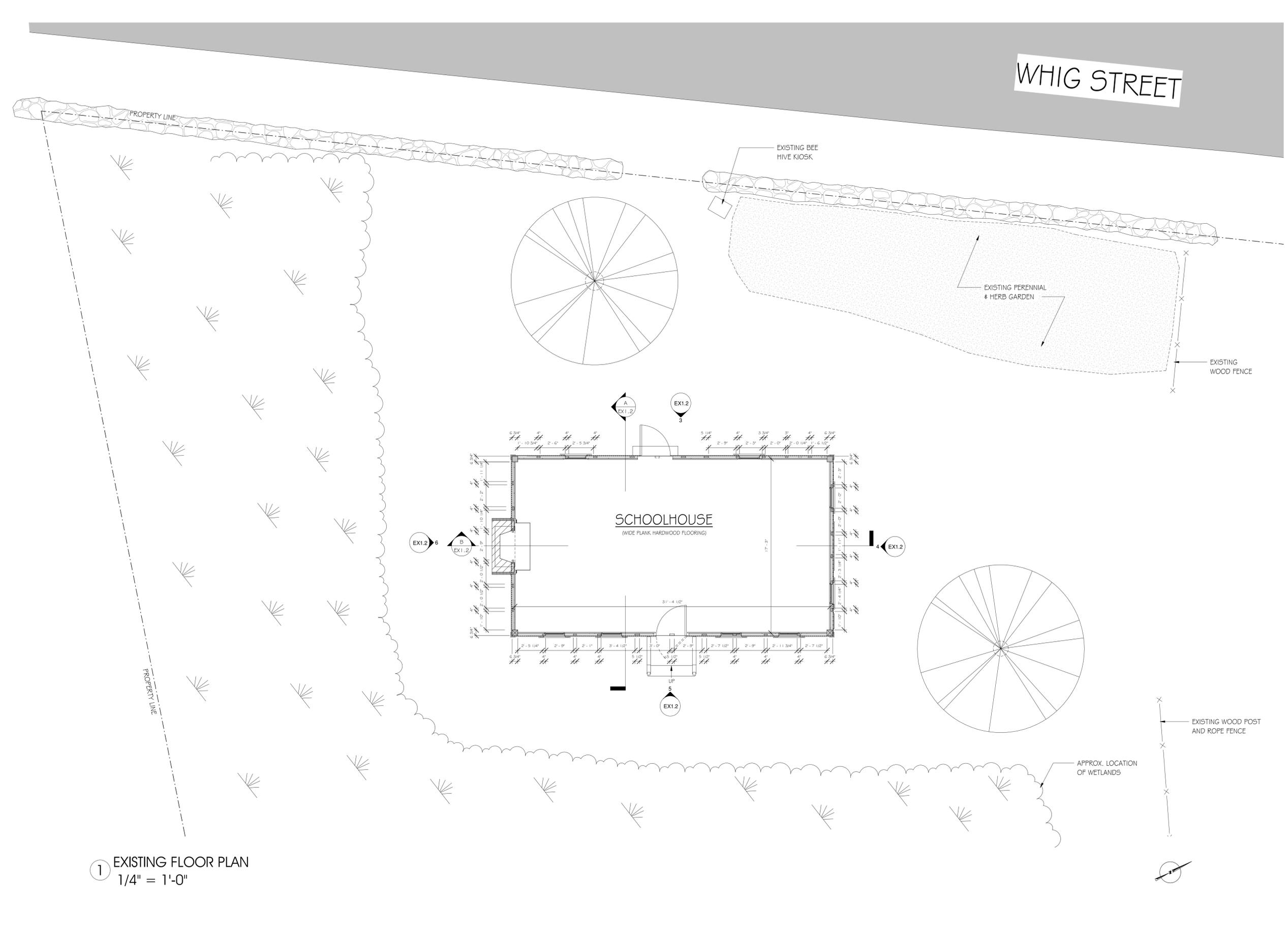
DRAWN BY: HC

SCALE: 1" = 10'-0"

DRAWING NO.:

EX0.1

8/10/2019 3:40:03 PM
H:\CurrentProjects\Municipal\West Schoolhouse - Demolition\Drawings\West Schoolhouse\Drawings\7-18-19.dwg



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
 203 WILLOW STREET, SUITE A
 YARMOUTHPORT, MA 02675
 PH 508-362-8382
 WWW.CAMPARCHITECTS.COM

938 COURSE STREET, UNIT #22
 FLYNOUGH, MA 02660
 PH 508-927-4127

**WEST SCHOOLHOUSE
 PHASE 1 - STABILIZATION**
 61 WHIG ST.
 DENNIS, MA

TITLE:
**EXISTING
 FLOOR PLAN
 W/ CONTEXT**

DATE ISSUED: 08.12.2019

NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

DRAWN BY: HC

SCALE: 1/4" = 1'-0"

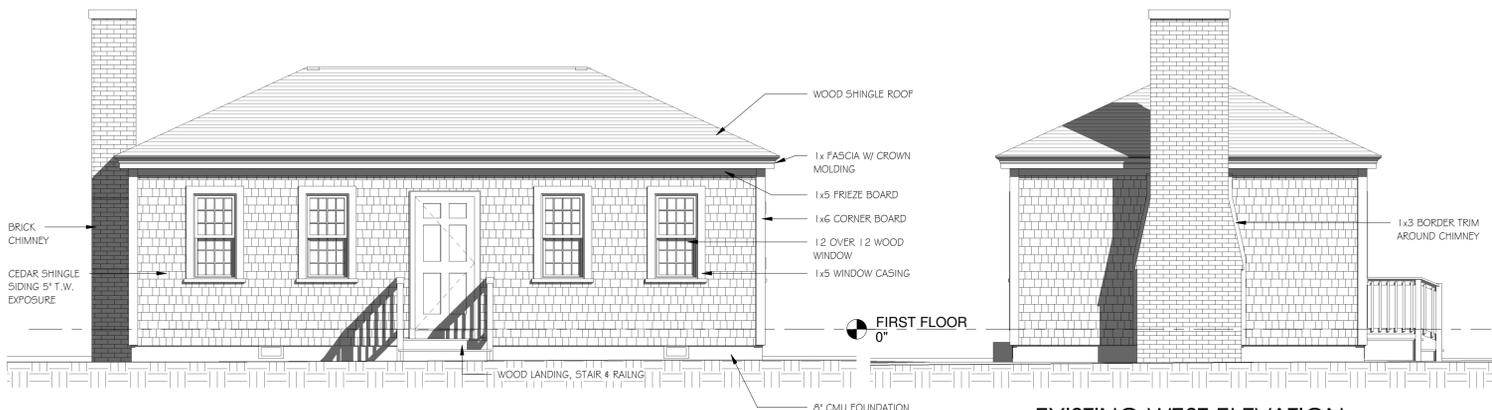
DRAWING NO.:

EX1.1



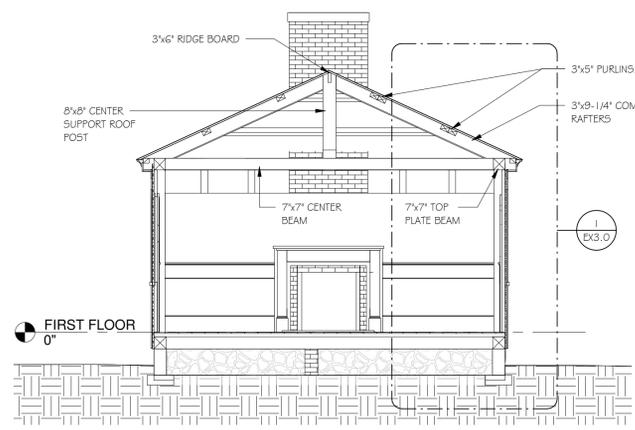
3 EXISTING NORTH ELEVATION
1/4" = 1'-0"

4 EXISTING EAST ELEVATION
1/4" = 1'-0"

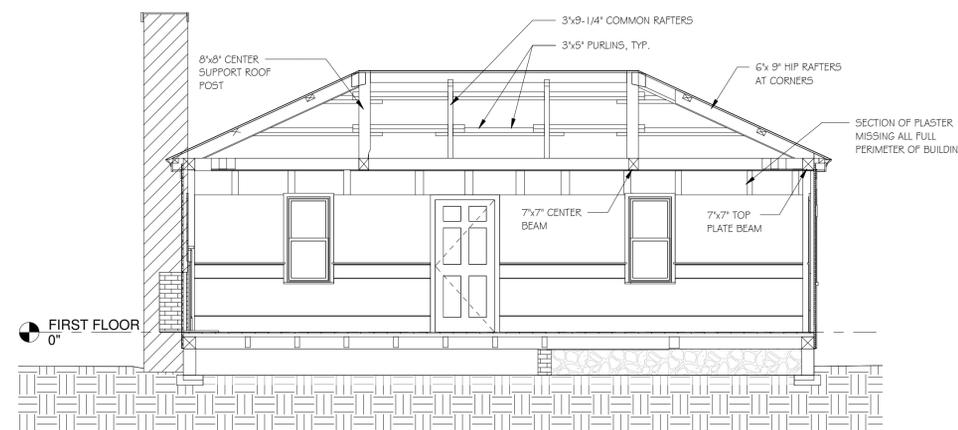


5 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

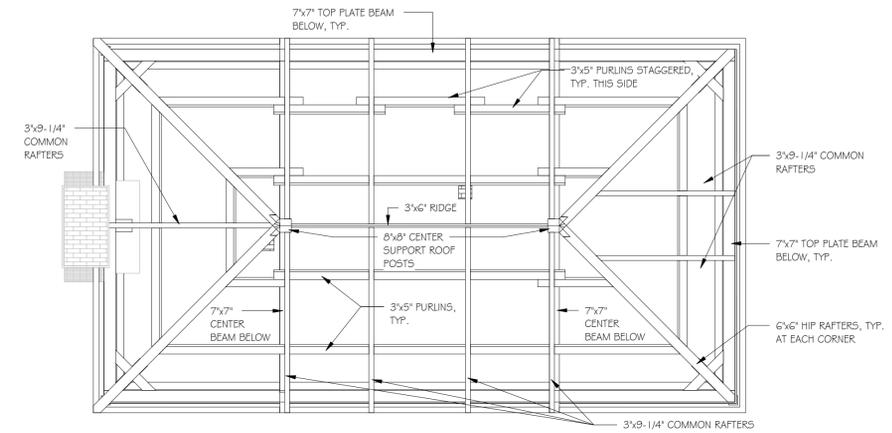
6 EXISTING WEST ELEVATION
1/4" = 1'-0"



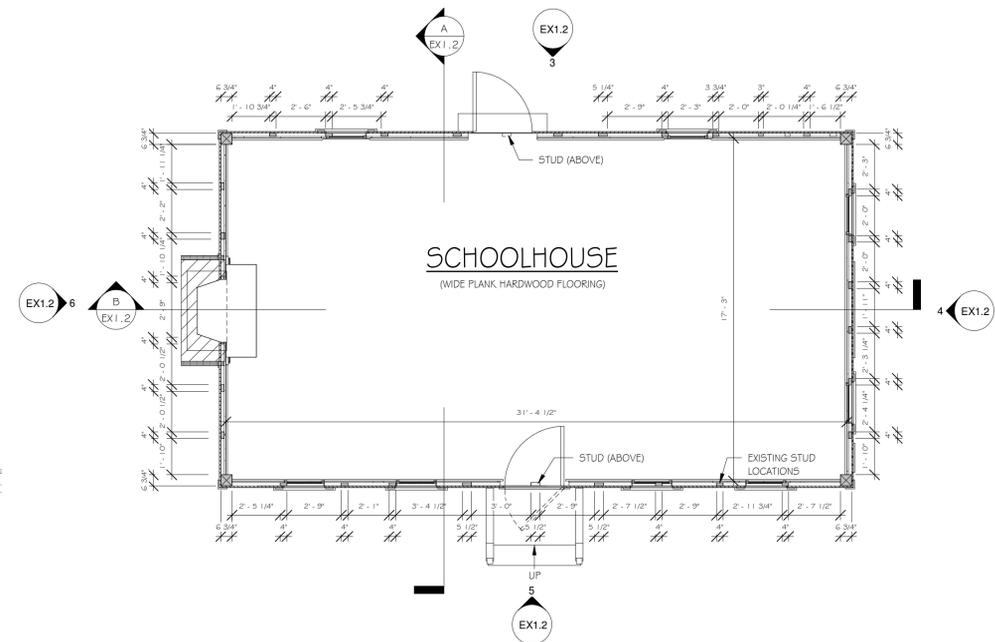
A EXISTING BUILDING SECTION A
1/4" = 1'-0"



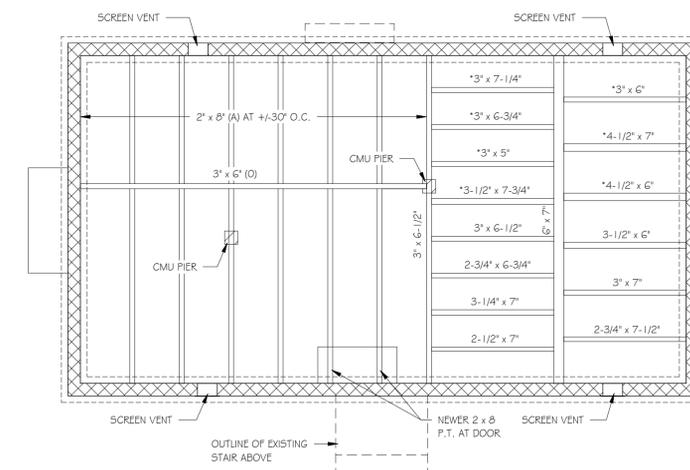
B EXISTING BUILDING SECTION B
1/4" = 1'-0"



2 EXISTING ROOF FRAMING PLAN
1/4" = 1'-0"



1 EXISTING FLOOR PLAN
1/4" = 1'-0"



0 EXISTING FOUNDATION & FLOOR FRAMING PLAN
1/4" = 1'-0"

LEGEND

	EXISTING 8" CMU WALLS
(O)	ORIGINAL EXTENT FRAMING
(A)	NEWER FRAMING ADDED
*	REINFORCED WITH 2-3/4" x 7-3/4" JOIST

STAMP:

BROWN LINDQUIST FENUICCIO & RABER ARCHITECTS, INC.

203 WILLOW STREET, SUITE A
YARMOOUTH, MA 02675
PH 508-562-8382
WWW.CAMPARCHITECTS.COM

938 COEUR STREET, UNIT #22
LYNNOUTH, MA 02560
PH 508-927-4127

**WEST SCHOOLHOUSE
PHASE 1 - STABILIZATION**

**61 WHIG ST.
DENNIS, MA**

TITLE:

**EXISTING
CONDITIONS
PLAN, EXT.
ELEVATIONS &
SECTIONS**

DATE ISSUED: 08.12.2019

REVISIONS:

NO.	DESCRIPTION	DATE

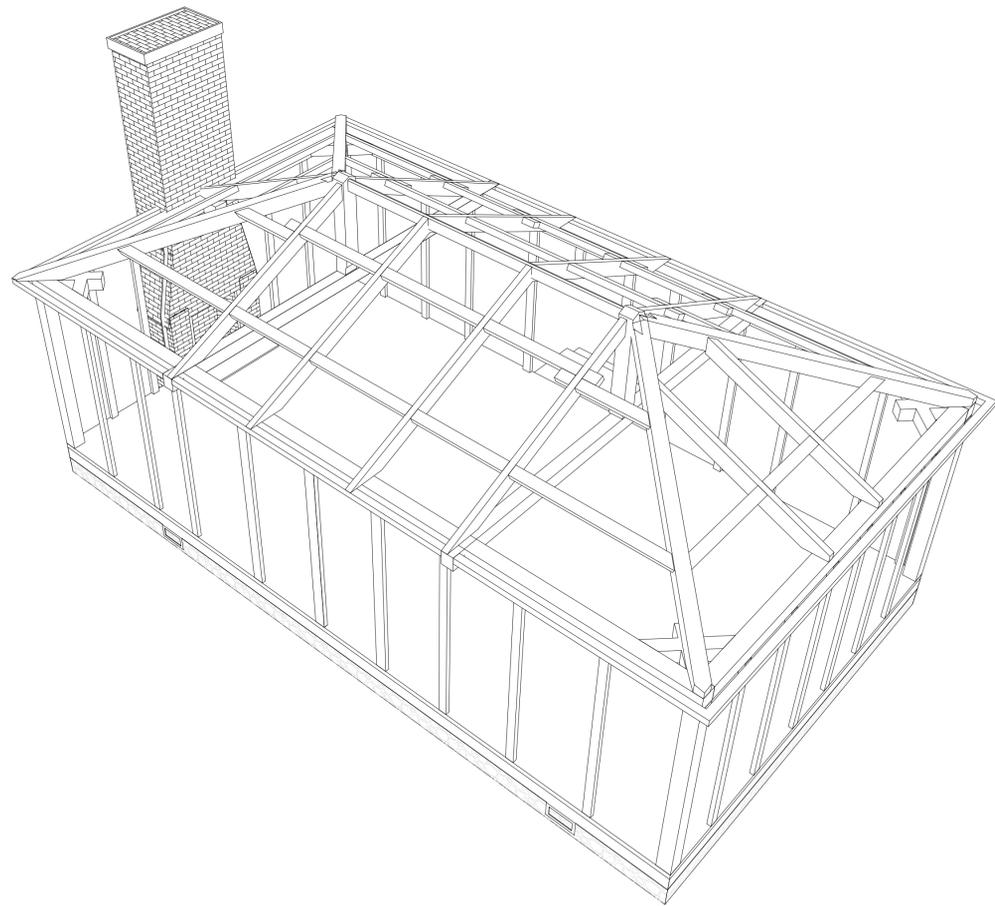
DRAWN BY:

HC

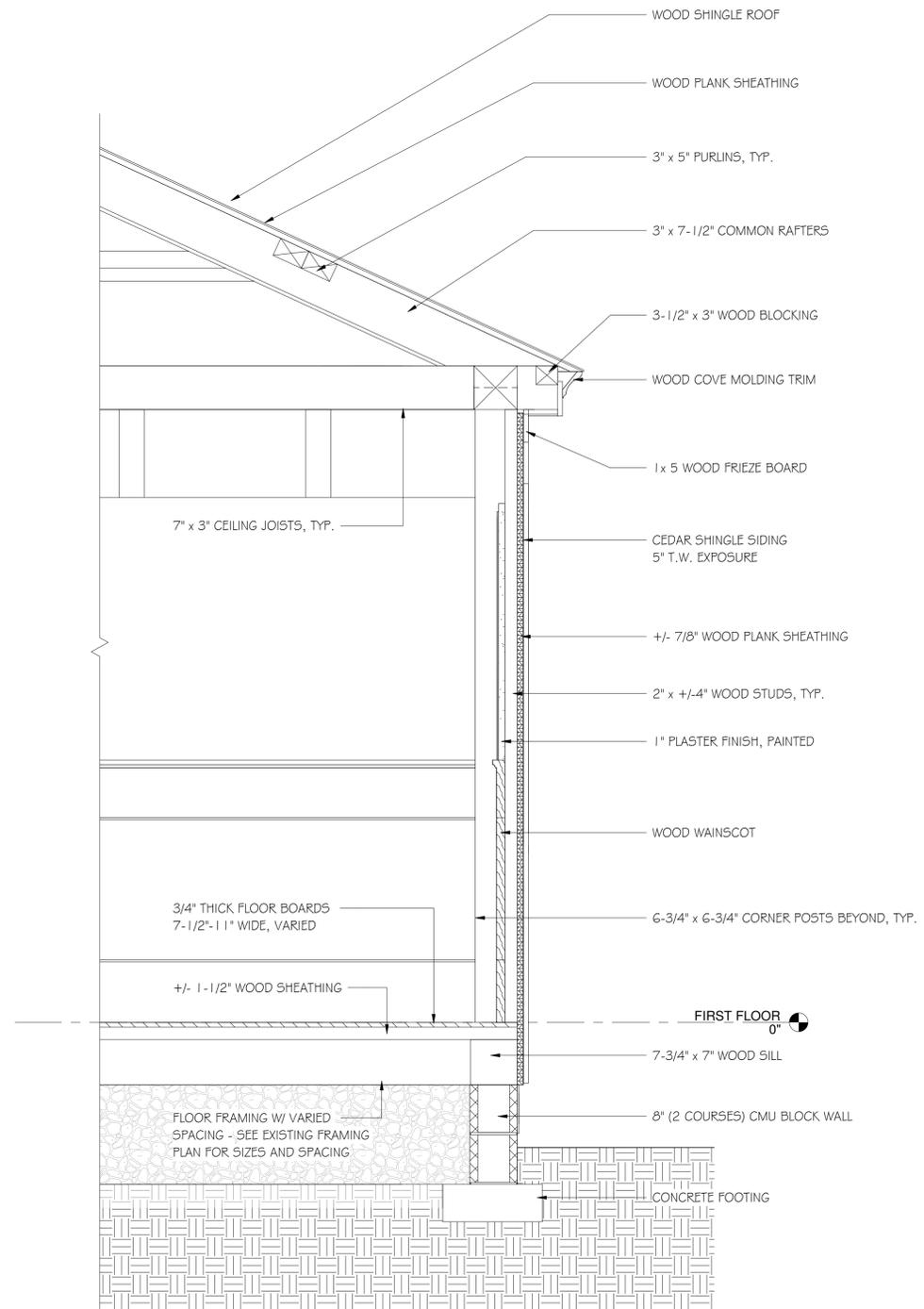
SCALE: 1/4" = 1'-0"

DRAWING NO.:

EX1.2



2 EXISTING FRAMING PERSPECTIVE



1 EXISTING ENLARGED WALL SECTION
1" = 1'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

203 WILLOW STREET, SUITE A
YARMOUTHPORT, MA 02675
PH 508-362-8382

938 COURT STREET, UNIT #22
PLYMOUTH, MA 02660
PH 508-927-4127

WWW.CAMPARCHITECTS.COM

WEST SCHOOLHOUSE
PHASE 1 - STABILIZATION

61 WHIG ST.
DENNIS, MA

TITLE:
EXISTING ENLARGED WALL SECTION & FRAMING PERSPECTIVE

DATE ISSUED: 08.12.2019

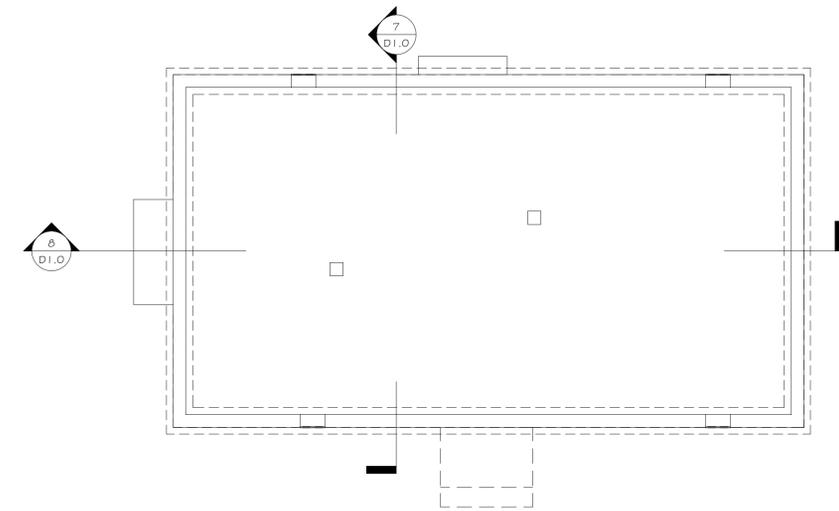
REVISIONS:
NO. DESCRIPTION DATE

DRAWN BY: HC

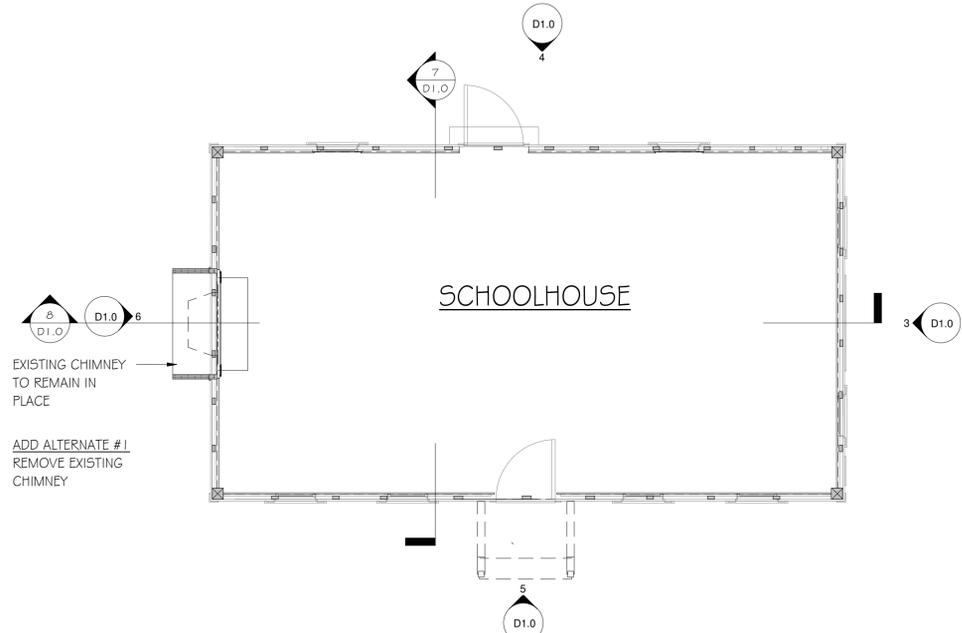
SCALE: 1" = 1'-0"

DRAWING NO.:

EX3.0



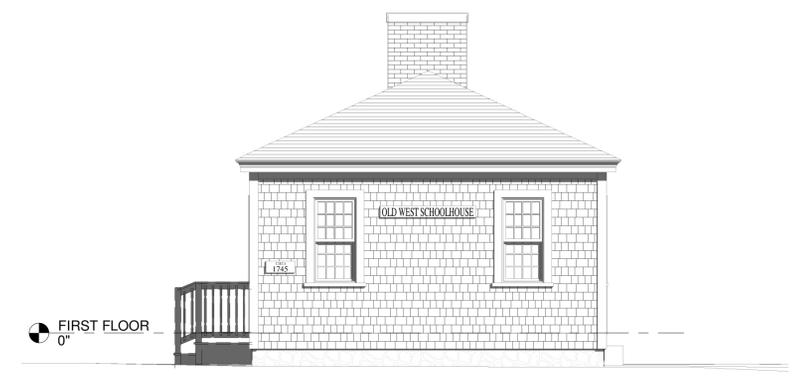
2 DEMOLITION FOUNDATION PLAN
1/4" = 1'-0"



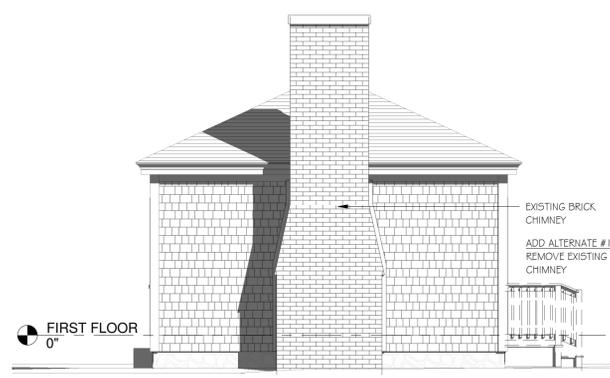
1 DEMOLITION FLOOR PLAN
1/4" = 1'-0"



5 DEMOLITION SOUTH ELEVATION
1/4" = 1'-0"



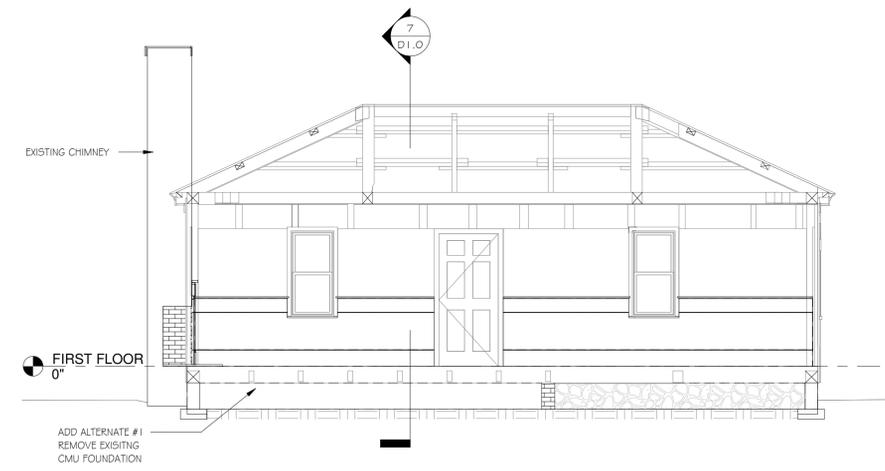
3 DEMOLITION EAST ELEVATION
1/4" = 1'-0"



6 DEMOLITION WEST ELEVATION
1/4" = 1'-0"



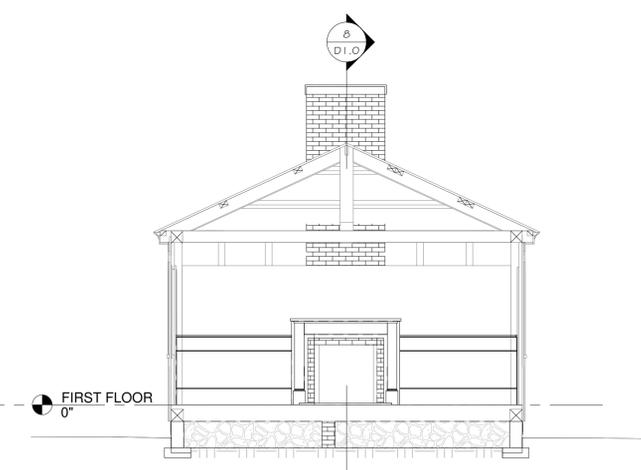
4 DEMOLITION NORTH ELEVATION
1/4" = 1'-0"



8 DEMO BUILDING SECTION B (OPP. SIMILAR)
1/4" = 1'-0"

DEMOLITION NOTES:

1. **TEMPORARY SEGREGATION / PROTECTION:** PROVIDE ADEQUATE TEMPORARY PROTECTION TO SEGREGATE THE CONSTRUCTION AREAS FROM THE PUBLIC DURING THE COURSE OF DEMOLITION AND CONSTRUCTION WORK. WET DOWN STRUCTURES DURING DEMOLITION OR PROVIDE OTHER SUITABLE METHODS TO CONTROL THE SPREAD OF DUST AND DEBRIS.
2. **SITE PROTECTION:** THE SITE AND SURROUNDING WETLANDS SHALL BE PROTECTED FROM THE SPREAD OF DUST AND DEBRIS AND SEDIMENTATION CAUSED BY STORMWATER RUNOFF PRIOR TO THE START OF DEMOLITION WORK PER THE REQUIREMENTS OF THE MASSACHUSETTS D.E.P., MASSACHUSETTS WETLANDS PROTECTION ACT AND THE ORDER OF CONDITIONS.
3. **UTILITIES:** LOCATE, IDENTIFY, DISCONNECT, AND PROPERLY TERMINATE UTILITIES SERVING THE BUILDINGS TO BE DEMOLISHED, PRIOR TO THE START OF DEMOLITION WORK. ALL SUCH WORK SHALL BE DONE BY LICENSED TRADESMEN FOR THE UTILITIES INVOLVED. SET UP TEMPORARY ELECTRICAL AND WATER SERVICE FOR USE DURING THE CONSTRUCTION AT THE COST OF THE CONTRACTOR. PROVIDE TEMPORARY TOILET FACILITIES ON SITE FOR USE BY THE CONTRACTOR DURING THE WORK.
4. **TEMPORARY SUPPORT:** PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN THE STABILITY OF EXISTING STRUCTURE WHERE EXISTING STRUCTURAL SUPPORTS ARE TO BE DEMOLISHED.
5. **TEMPORARY WEATHER PROTECTION:** MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION AT ALL TIMES. PROVIDE TEMPORARY WEATHER PROTECTION AS REQUIRED.
6. **DEMOLITION:** DEMOLISH AND REMOVE EXISTING CONSTRUCTION AS INDICATED ON THE DRAWINGS. USE DEMOLITION METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT CONSTRUCTION DESIGNATED TO REMAIN.
7. **DEBRIS DISPOSAL:** DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM THE BUILDING SITE IN A SAFE AND LEGAL MANNER. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. LEAVE THE SITE CLEAN UPON COMPLETION OF DEMOLITION.



7 DEMO BUILDING SECTION A (OPP. SIMILAR)
1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENUICCO & RABER ARCHITECTS, INC.
 203 WILLOW STREET, SUITE A
 YARMOUTHPORT, MA 02675
 PH 508-362-8382
 WWW.CAMPARCHITECTS.COM

**WEST SCHOOLHOUSE
 PHASE 1 - STABILIZATION**
 61 WHIG ST.
 DENNIS, MA

TITLE:
**DEMOLITION
 PLANS,
 EXTERIOR
 ELEVATIONS &
 SECTIONS**

DATE ISSUED: 08.12.2019

REVISIONS:
 NO. DESCRIPTION DATE

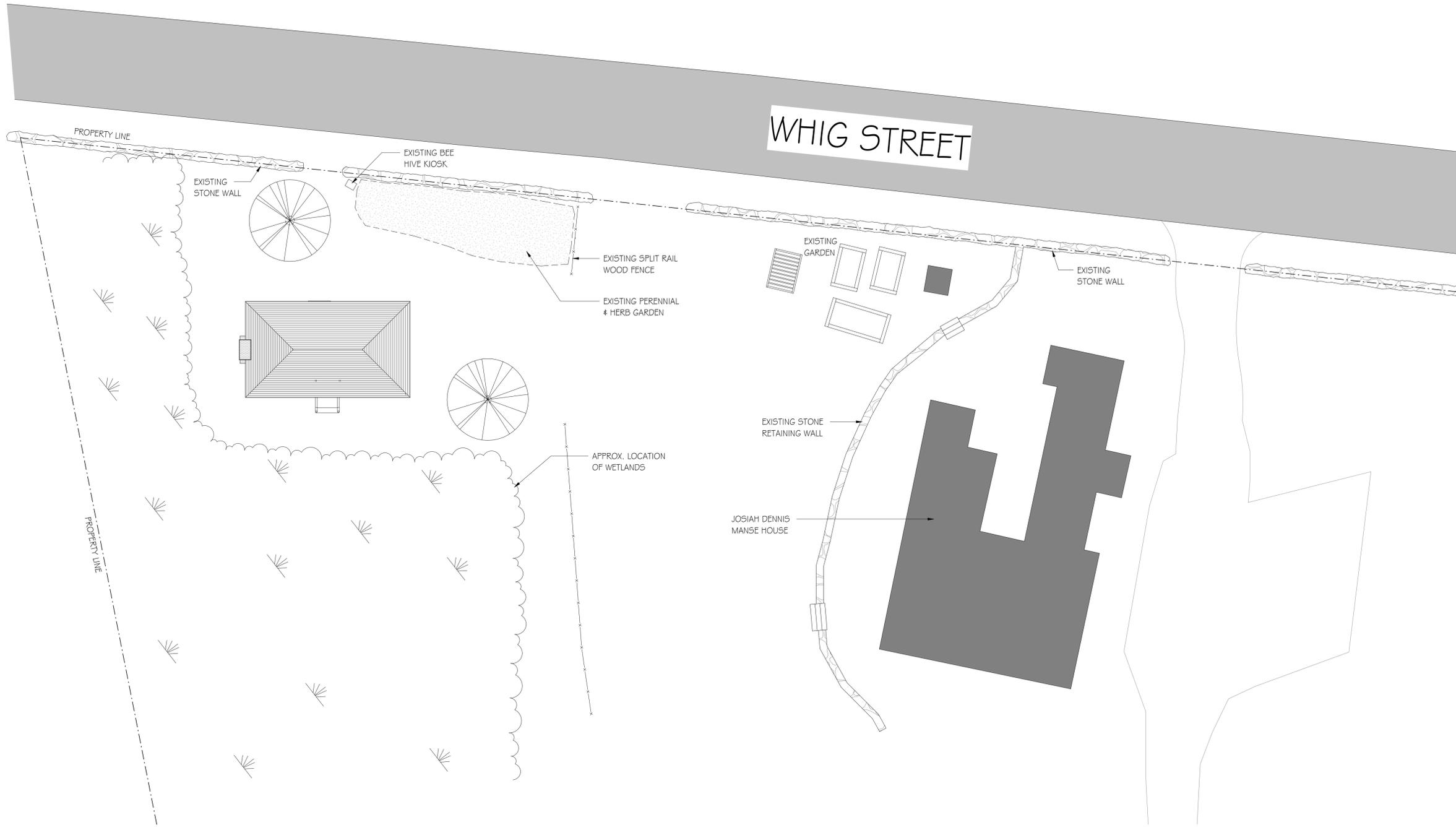
DRAWN BY: HC

SCALE: As indicated

DRAWING NO.:

D1.0

01/20/19 10:53 AM
H:\CurrentProjects\Municipal\West Schoolhouse - Demolition\Drawings\Current\Drawings\West Schoolhouse Demolition_718.rvt



1 PROPOSED ARCHITECTURAL SITE PLAN
1" = 10'-0"



STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

203 WILLOW STREET, SUITE A
YARMOUTHPORT, MA 02875
PH 508-362-8382
WWW.CAMPARCHITECTS.COM

938 COURT STREET, UNIT #22
PLYMOUTH, MA 02360
PH 508-927-4127

WEST SCHOOLHOUSE
PHASE 1 - STABILIZATION

61 WHIG ST.
DENNIS, MA

TITLE:
SITE PLAN

DATE ISSUED: 08.12.2019

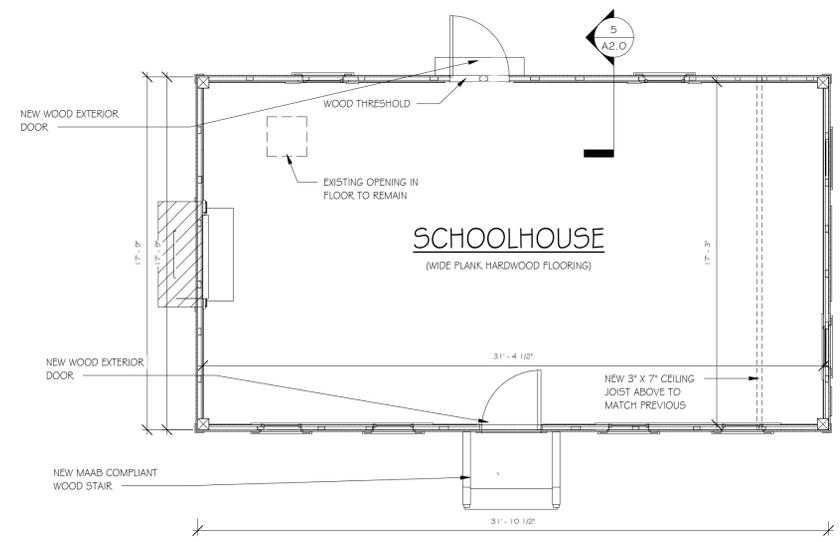
NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

DRAWN BY: HC

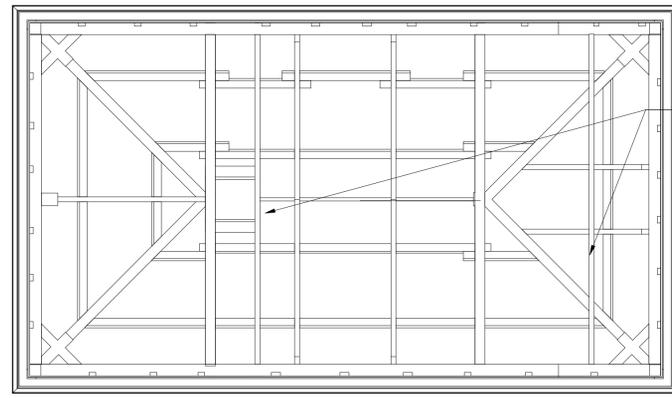
SCALE: 1" = 10'-0"

DRAWING NO.:

A0.1



2 PROPOSED FLOOR PLAN
1/4" = 1'-0"



3 REFLECTED CEILING PLAN
1/4" = 1'-0"

STAMP:

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
 203 WILLOW STREET, SUITE A
 YARMOUTHPORT, MA 02875
 PH 508-362-8382
 WWW.CAMPARCHITECTS.COM

938 COURT STREET, UNIT #22
 FLYMOUTH, MA 02560
 PH 508-927-4127

WEST SCHOOLHOUSE
 PHASE 1 -STABILIZATION
 61 WHIG ST.
 DENNIS, MA

TITLE:
 PROPOSED FLOOR PLANS

DATE ISSUED: 08.12.2019

REVISIONS:
 NO. DESCRIPTION DATE

DRAWN BY: HC

SCALE: 1/4" = 1'-0"

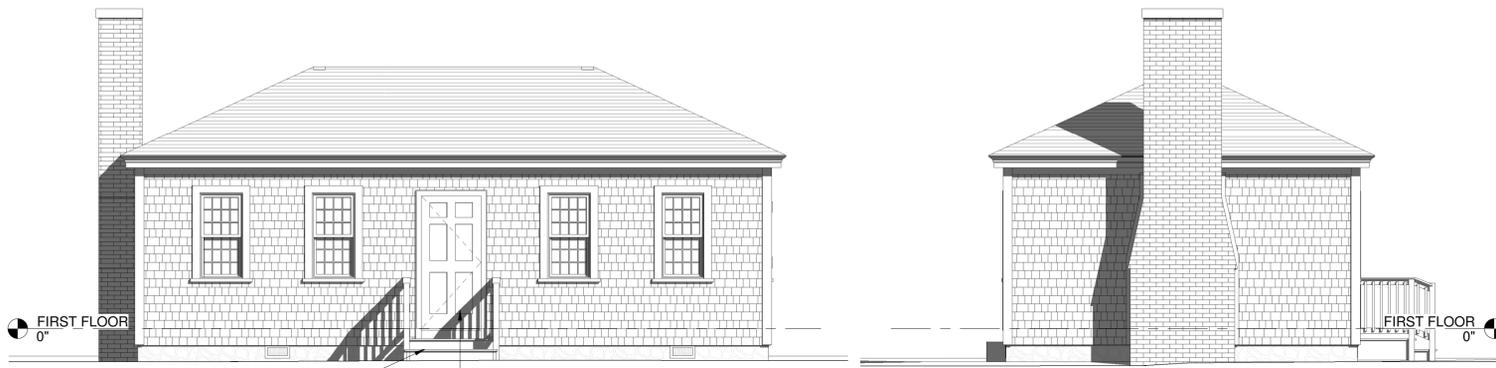
DRAWING NO.:

A1.1



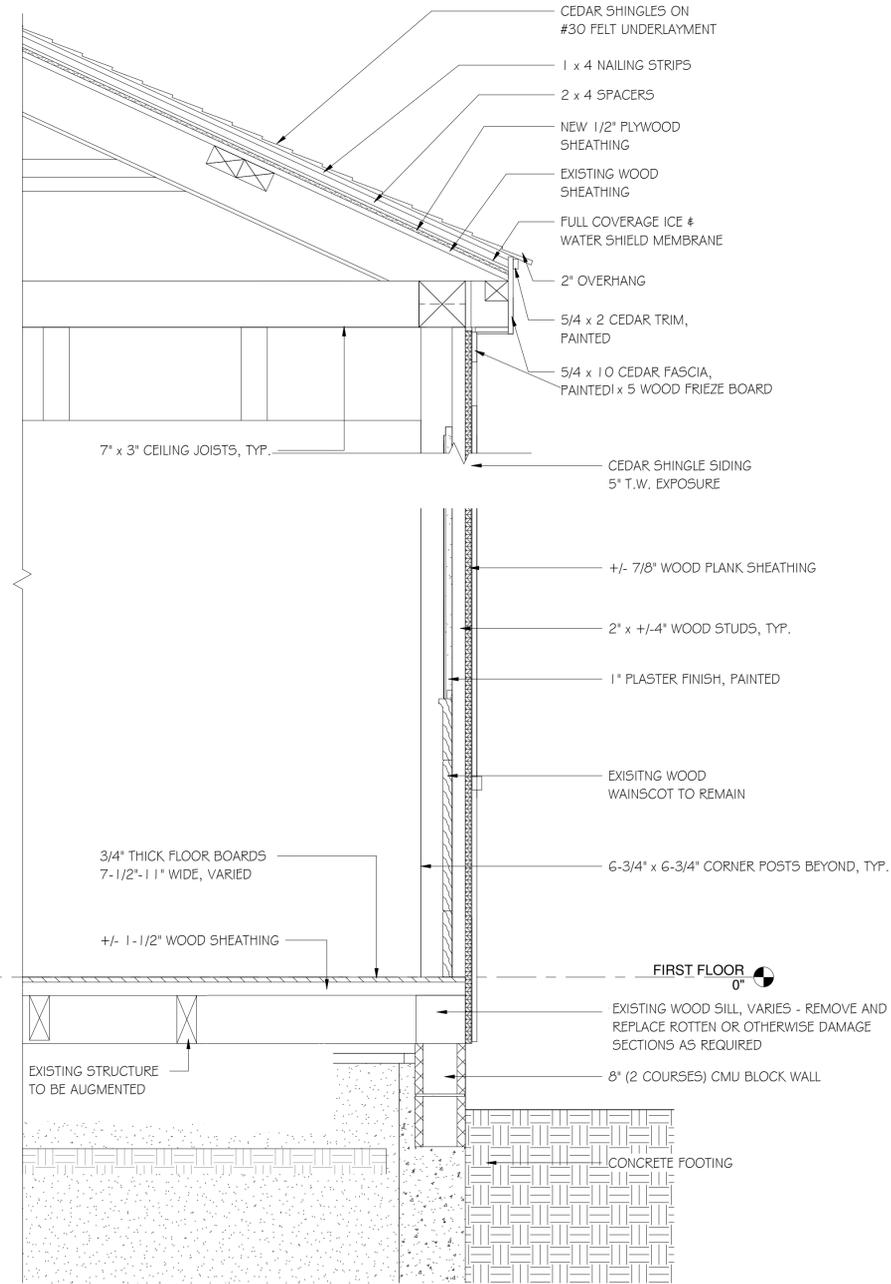
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

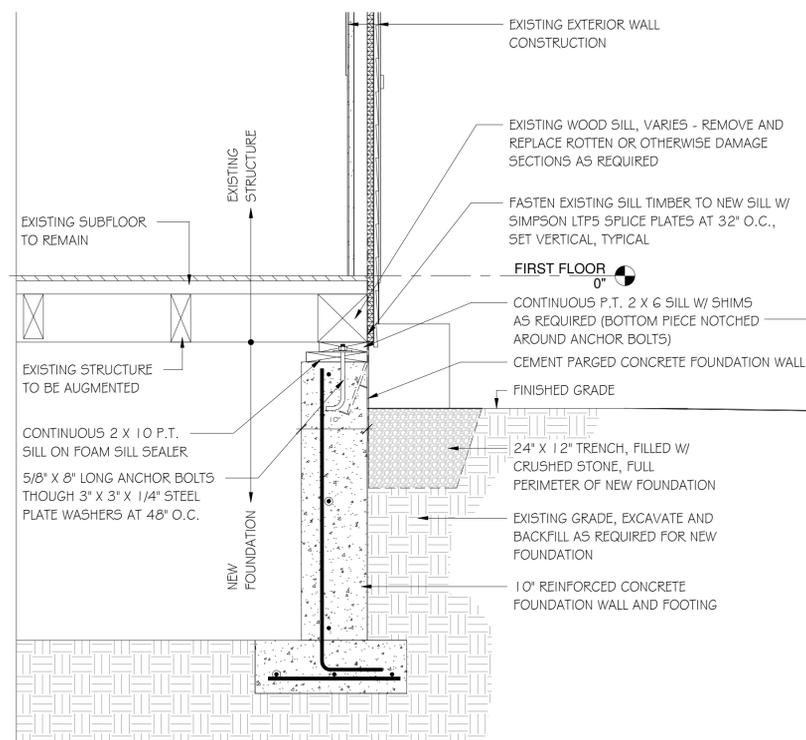


3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

4 PROPOSED WEST ELEVATION
1/4" = 1'-0"



5 PROPOSED ENLARGED WALL SECTION
1" = 1'-0"



6 PROPOSED FOUNDATION REPLACEMENT - ADD ALTERNATE #1
1" = 1'-0"

STAMP:

BROWN LINDQUIST FENUICCO & RABER
ARCHITECTS, INC.

938 COURT STREET, UNIT #22
LYNNFIELD, MA 02360
PH 508-927-4127
WWW.CAMPARCHITECTS.COM

WEST SCHOOLHOUSE
PHASE 1 - STABILIZATION

61 WHIG ST.
DENNIS, MA

TITLE:
PROPOSED
EXTERIOR
ELEVATIONS &
WALL SECTION

DATE ISSUED: 08.12.2019

REVISIONS:
NO. DESCRIPTION DATE

DRAWN BY: HC

SCALE: As indicated

DRAWING NO.:

A2.0