Strafford Town Office Renovation

Project: Town Office Renovation

Town of Strafford, VT

I. PROJECT DESCRIPTION

The Town of Strafford, is seeking general contracting services to undertake the renovation and physical preservation of the Strafford Town Office, which is listed in the National Register of Historic Places in accordance with architectural plans as approved by the National Park Service, Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, and the Strafford Selectboard.

The Strafford Town Office Renovation Project is supported in part by a grant from the Historic Preservation Fund administered by the National Park Service, Department of the Interior.

The RFP packet shall be submitted by October 8th, 2026, at 4:00.

Contractor Selection will be made by October 15, 2026**.**

The estimated start date for construction is October 2026**.**

The lead contact for this project is:

Mary Linehan, Town Office Renovation Liaison
PO Box 27, Strafford, VT 05072
Phone (802) 299-8779
Email: mlinehan@straffordvt.org

II. RESPONSE FORMAT

Responses to this RFP should consist of the following:

A.) A technical proposal consisting of:

1. A cover letter expressing the contractor's interest in working with the town to provide the requested services.
2. A description of the general approach to be taken toward completion of the project, an explanation of any variances to the proposed scope of work as outlined in the RFP. A scope of work that includes detailed steps to be taken, including any products or deliverables resulting from each task.
3. A summary of estimated labor hours by task.

4. A proposed schedule that indicates project milestones and overall time for completion. Include a statement about how progress with work will be communicated. Address how project and timeline variances will be communicated.

5. A description of the lead contractor who will be responsible for this project and their qualifications. Contractor(s) must have the requisite experience and training in historic preservation or relevant field to oversee the project work.

6. Demonstration of success on at least three similar projects, two with historic designation, including a brief project description and a contact names and addresses for reference.

7. Demonstration of success implementing historic preservation projects, an understanding of the importance of staying within the Scope of Work and the importance of communicating to the National Park Service in advance if there need to be any substantive changes to that Scope of Work.

Please note that Items 1 – 7 should be limited to a total of 12 pages. Resumes, professional qualifications and work samples are not included in this total.

B.) A separate cost proposal consisting of a breakdown by task of direct labor hours, direct labor cost per class of labor, overhead rate, and fee for the project. The Town of Strafford will only accept **fixed rate cost proposals**, not time and materials proposals. The cost proposal should indicate the final fixed rate and outline how variances to the rate will be handled during the project.

Federal contracting and procurement guidance can be found in 2 CFR 200.318. Maximum rates charged to this grant may not exceed 120% of a Federal Civil Service GS-15, step 10 salary per project location. Current regional salary tables can be found on the Office of Personnel and Management website: https://www.opm.gov/policy-data-oversight/pay-leave/salaries-wages/

III. CONTRACTOR SELECTION

The contractor selection will be made by a committee that includes Town of Strafford representatives. The proposal will be evaluated considering the following criteria:

1. Understanding the Scope of Work
2. Qualifications/Experience of Proposed Lead Contractor
3. Past Performance on Similar Projects
4. Experience with historically designated buildings
5. Reasonableness of proposed schedule
6. Reasonableness of cost proposal

The selection committee may elect to interview contractors prior to final selection.

The committee will select the consultant on or about **October 15th, 2026.**

IV. SUBMISSIONS

Contractors interested in this project should submit four (4) hard copies of their proposal in a sealed envelope to:

Lisa Bragg, Town Clerk
227 Justin Morrill Highway, PO Box 27, Strafford, VT 05072
Phone (802) 765-4411
Monday – Thursday 7:30 am – 4:30 pm

Email: townclerk@straffordvt.org

Proposals must be submitted a sealed envelope or package with the following information clearly printed on the outside:

1. Name and address of contractor
2. Project name **Town Office Renovation**

Proposals should be double-sided and use recycled paper, if possible. Twin pocket portfolios or other simple, re-usable binding method is recommended.

Questions about the project should be directed to:

Mary Linehan, Town Office Renovation Liaison
PO Box 27, Strafford, VT 05072
Phone (802) 299-8779

Email: mlinehan@straffordvt.org

All proposals must be received by the Town **no later than 4:00 PM on Thursday, October 8th, 2026.** Proposals and/or modifications received after this time will not be accepted or reviewed. No facsimile-machine produced or emailed proposals will be accepted.

All proposals upon submission become the property of town. The expense of preparing and submitting a proposal is the sole responsibility of the contractor. The town reserves the right to reject any or all proposals received, to negotiate with any qualified source, or to cancel in part or in its entirety this RFP as in the best interest of town. This solicitation in no way obligates the town to award a contract.

V. CONTRACTING

The Contractor, prior to being awarded a contract, shall apply for registration with the Vermont Secretary of State's Office to do business in the State of Vermont, if not already so registered. The registration form may be obtained from the Vermont Secretary of State, 128 State Street Montpelier, VT 05633-1101, PH: 802-828-2363, Toll-free: 800-439-8683; Vermont Relay Service – 711; web site: https://www.sec.state.vt.us/. The contract will not be executed until the Contractor is registered with the Secretary of State's Office. The successful Contractor will be expected to execute sub-agreements for each sub-contractor upon award of this contract.

The Contractor's attention is directed to the DBE Policy (vermont.gov). These requirements outline the State's and the Contractor's responsibility with regard to the utilization of DBEs for the work covered in the RFP. It is expected that all Contractors will make good faith efforts to solicit DBE sub-contractors.

Prior to beginning any work, the Contractor shall obtain Insurance Coverage in accordance with the specifications for Contractor Services updated 2023. The certificate of insurance coverage shall be documented on forms acceptable to the Town.

If the award of the contract aggrieves any companies, they may appeal in writing to the Town of Strafford Selectboard, PO Box 27, Strafford, VT 05072. The appeal must be post-marked within seven (7) calendar days following the date of written notice to award the contract. Any decision of the Town Selectboard is final.

VI. SCOPE OF WORK.

The Statement of Work to be performed in accordance with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation* and as determined eligible in the National Historic Preservation Act (NHPA), 54 U.S.C. 300101 *et seq*.

The Contractor should reference the included architectural drawings for a complete understanding of the scope of work specifications. Drawings are pending final review and approval by the National Park Service and may not be altered without prior approval from the engineer, architect, and the National Park Service.

The Statement of Work is further defined to include:

1. Preservation and repair of the Strafford Town Office at 227 Justin Morrill Hwy, Strafford, Orange County, VT 05072, per the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, to include:

    i. Foundation repair – the full scope of foundation repair to be determined, cost proposal should include both the minimum and maximum, to include new plumbing lines for rear bathroom

ii. Porch repair – to include restatement of historic posts or replicas, removal and repair of water damaged materials, roof repair

iii. Accessibility improvements – including adding a ramp and ensuring porch footing is accessible

iv. Drainage improvements – consideration for draining water away from building

v. Replacement of outdoor stairway – includes enclosing stairs

vi. Accessible Bathroom Option – pending additional funding, the scope of work may include an option to widen the current bathroom. This should be included as a separate quote in the cost proposal.

2. The contractor is responsible for providing all traffic control during the project and should address this in their proposal.

3. The contractor will prioritize minimizing impact on building operations and should address this in their schedule.

4. The contractor is required to work with the selected structural and site engineer, Engineering Ventures, and architect, TU Architects, throughout the project, including discussion of any changes in scope of work or project design.

5. The Town of Strafford will determine the need for permits and the contractor will assist the municipality in acquiring all necessary federal, state, and local permits necessary to complete the project. The municipality is generally responsible for any permit fees.

VII. ATTACHMENTS

Attachment A: Architectural Plans

NOTE: The National Park Service has reviewed and approved this scope of work. Final drawings are pending approval and will be confirmed with the contractor prior to contract execution.

VIII. ADDITIONAL CONTRACT REQUIREMENTS

Federal Funding requires all subcontractors for this project to agree and adhere to the following stipulations:

A) Compliance with the following regulations:

- Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation;

- Sections 106 (54 USC 306108) and 110f (54 USC 306107) of the National Historic Preservation Act in coordination with the appropriate State Historic Preservation Office;
- National Environmental Policy Act (NEPA);
- Any other reviews as determined by the NPS based on program needs or financial/programmatic risk factors (i.e., draft National Register nomination if required, etc.).

B) ENSURING THE FUTURE IS MADE IN ALL OF AMERICA BY ALL OF AMERICA'S WORKERS PER E.O. 14005 (dated January 25, 2021)

Per Executive Order 14005, entitled "Ensuring the Future Is Made in All of America by All of America's Workers" the Recipient shall maximize the use of goods, products, and materials produced in, and services offered in, the United States, and whenever possible, procure goods, products, materials, and services from sources that will help American businesses compete in strategic industries and help America's workers thrive.

25. BUILD AMERICA, BUY AMERICA

(a) Standard Buy America Preference Award Term
The following terms apply for financial assistance agreements for infrastructure that currently or are anticipated to exceed the Simplified Acquisition Threshold (SAT), currently $250,000.00. This threshold applies for the duration of the award and obligations made for infrastructure projects when additional funds are obligated through modification or renewal.

Required Use of American Iron, Steel, Manufactured Products, and Construction Materials
As required by Section 70914 of the Bipartisan Infrastructure Law (also known as the Infrastructure Investment and Jobs Act), P.L. 117-58, on or after May 14, 2022, none of the funds under a federal award that are part of Federal financial assistance program for infrastructure may be obligated for a project unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States, unless subject to an approved waiver. The requirements of this section must be included in all subawards, including all contracts and purchase orders for work or products under this program.

As applicable, recipients of an award of Federal financial assistance are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless:

1. all iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
2. all manufactured products used in the project are produced in the United States —this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and
3. all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools,

equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

For further information on the Buy America preference, please visit "Buy America" Domestic Sourcing Guidance and Waiver Process for DOI Financial Assistance Agreements | U.S. Department of the Interior. Additional information can also be found at the White House Made in America Office website: Made In America | OMB | The White House.

A waiver to this requirement is available under certain circumstances upon inquiry.

C) All deliverables must contain the following disclaimer and acknowledgement:
"This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior under Grant Number [insert grant number, block 4a of this Notice of Award's coversheet]. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior."

Deliverables/publications include but are not limited to grant project reports; books, pamphlets, brochures or magazines; video or audio files; documentation of events, including programs; invitations and photos; websites; mobile apps; exhibits; and interpretive signs.

1. All digital copies must follow the file naming convention described in the attached Digital Product Submission Guidelines. Refer to the attached guidance document for instructions on creating,naming and submitting digital copies of deliverables/publications.
2. All consultants hired by the grantee must be informed of this requirement.
3. Grantees, subgrantees, contractors may not use the NPS Arrowhead in any form without written permission.

D) Copyright
Per 2 CFR 200.315(b), the NPS reserves a royalty-free right to reproduce, publish, or otherwise use the work for Federal purposes, and to authorize others to do so, any materials produced under this grant. All photos included as part of the interim & final reporting and deliverables/publication will be considered released to the NPS for future official use. Photographer, date, and caption should be identified on each photo, so NPS may provide proper credit for use. A digital copy of all deliverables must be available for public access. Sensitive information may be redacted from the public access copy.

All consultants hired by the Recipient must be informed of this requirement.

E) Compliance with the Americans with Disabilities Act and the Architectural Barriers Act
The use of federal funds to improve public buildings, to finance services or programs contained in public buildings, or alter any building or facility financed in whole or in part with Federal funds (except privately owned residential structures), requires compliance with the 1990 Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act of 1973, and the Architectural Barriers Act (ABA). Work done to alter the property should be in compliance with all applicable regulations and guidance.

F) Unanticipated Discovery Protocols

At a minimum, unanticipated discovery protocols for subgrants or contracts shall require the sub-grantee or contractor to immediately stop construction in the vicinity of the affected historic resource and take reasonable measures to avoid and minimize harm to the resource until the SHPO or THPO, sub-grantee or contractor, and Indian Tribes, as appropriate, have determined a suitable course of action within 15 calendar days. With the express permission of the SHPO and/or THPO, the sub-grantee or contractor may perform additional measures to secure the jobsite if the sub-grantee or contractor determines that unfinished work in the vicinity of the affected historic property would cause safety or security concerns.

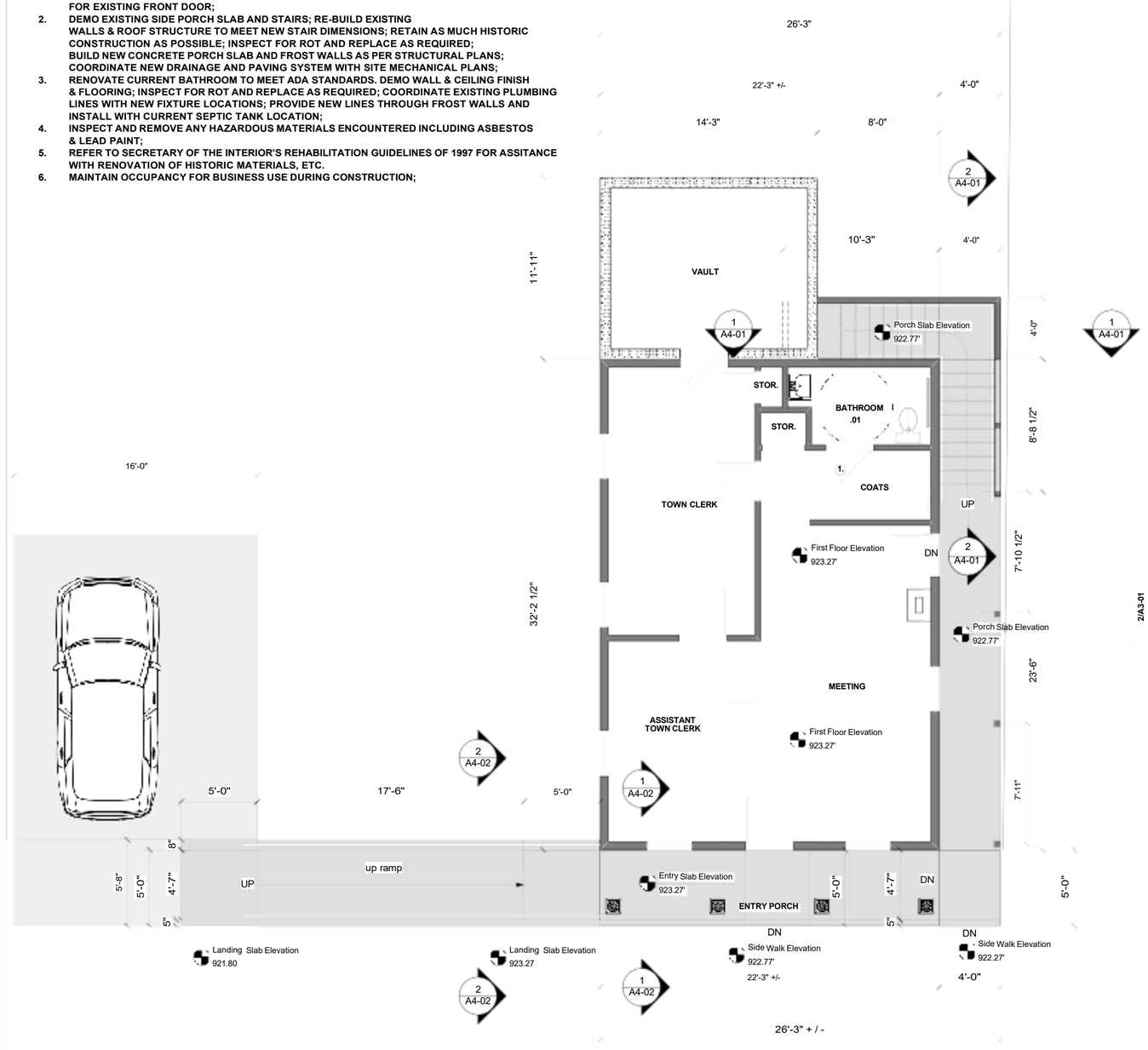
SCOPE OF WORK:

1. **RENOVATION OF HISTORIC BUILDING INCLUDING FRONT PORCH; REPAIR AND RE-USE CURRENT POSTS IF POSSIBLE; DEMO EXISTING PORCH SLAB; BUILD NEW CONCRETE ENTRY SLAB & FROST WALLS & ADA RAMP AS PER STRUCTURAL DRAWINGS; INSPECT FOR ROT AND REPLACE AS REQUIRED; BUILD NEW PARKING AREA FOR RAMP ACCESS; PROVIDE NEW ADA SILL FOR EXISTING FRONT DOOR;**
2. **DEMO EXISTING SIDE PORCH SLAB AND STAIRS; RE-BUILD EXISTING WALLS & ROOF STRUCTURE TO MEET NEW STAIR DIMENSIONS; RETAIN AS MUCH HISTORIC CONSTRUCTION AS POSSIBLE; INSPECT FOR ROT AND REPLACE AS REQUIRED; BUILD NEW CONCRETE PORCH SLAB AND FROST WALLS AS PER STRUCTURAL PLANS; COORDINATE NEW DRAINAGE AND PAVING SYSTEM WITH SITE MECHANICAL PLANS;**
3. **RENOVATE CURRENT BATHROOM TO MEET ADA STANDARDS. DEMO WALL & CEILING FINISH & FLOORING; INSPECT FOR ROT AND REPLACE AS REQUIRED; COORDINATE EXISTING PLUMBING LINES WITH NEW FIXTURE LOCATIONS; PROVIDE NEW LINES THROUGH FROST WALLS AND INSTALL WITH CURRENT SEPTIC TANK LOCATION;**
4. **INSPECT AND REMOVE ANY HAZARDOUS MATERIALS ENCOUNTERED INCLUDING ASBESTOS & LEAD PAINT;**
5. **REFER TO SECRETARY OF THE INTERIOR'S REHABILITATION GUIDELINES OF 1997 FOR ASSITANCE WITH RENOVATION OF HISTORIC MATERIALS, ETC.**
6. **MAINTAIN OCCUPANCY FOR BUSINESS USE DURING CONSTRUCTION;**

Project No.:	2405	Scale:	As Noted
Project:	Strafford Town Offices	Date:	05.15.26
Drawing Title:	First and Second Floor Plans	Drawn By:	TU
Drawing No.:	A1-01	Checked By:	TU

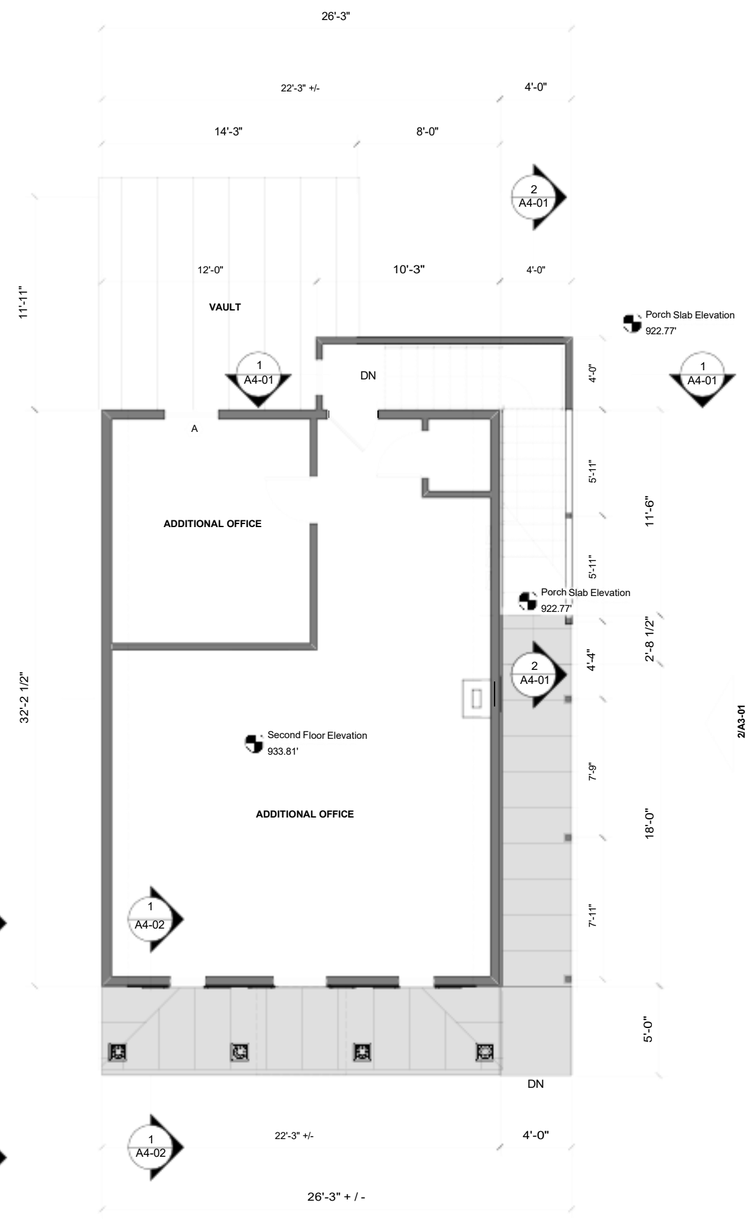
TU Architects
32 OLD TURNPIKE ROAD SO. STRAFFORD VT 05070 802 765-4420

ISSUED FOR PERMIT REVIEW



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

1/A3-01



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

1/A3-01

north

A1-01

RENOVATIONS TO THE STRAFFORD VERMONT TOWN OFFICE BUILDING

Project No.:	2405	Scale:	As Noted
Project:	Strafford Town Offices	Date:	05.15.26
Drawing Title:	Schedules & Details	Drawn By:	TU
Drawing No.:	A2-01	Checked By:	TU

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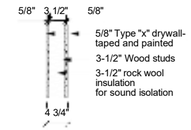
ROOM FINISH SCHEDULE

	ROOM	FLOOR	WALLS	CEILING	NOTES
01.	BATHROOM	VINYL TILE; RUBBER BASE	GYP. BOARD-PAINTED	GYP. BOARD-PAINTED	ADA FIXTURES & ACCESSORIES AS REQ; VENT AS REQ.

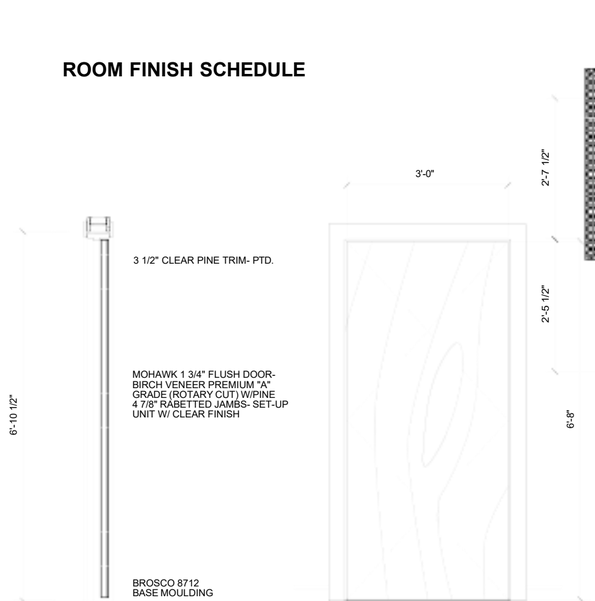
DOOR & WINDOW SCHEDULE

		UNIT SIZE	ROUGH OPENING	DOOR DESCRIPTION	NOTES	
1.	01.	3'-0" X 6'-8"	3'-2 1/2" W X6'-10 1/2" H	1 3/4" BROSCO FLUSH DOOR/ W PRIMED PINE JAMB SET-UP UNIT; 4 7/8" JAMB WIDTH	BIRCH 5-PLY; PRO CORE; CLEAR FINISH	SCHLAGE S-SERIES SATURN LEVER IN BRUSHED CHROME (626); IVES WALL STOP WS407 32D; TYPICAL EXCEPT FOR POCKET DOORS

1.	A.	MARVIN ELEVATE DOUBLE HUNG ELDH 3660 E	R.O. 3'-0 1/2" W X 5'-0 1/4" H		STONE WHITE; LOW-E INSUL. GLASS W/ARGON GAS; FULL SCREENS; WHITE PTD. INT; 4 9/16" JAMBS; 2 OVER 2	

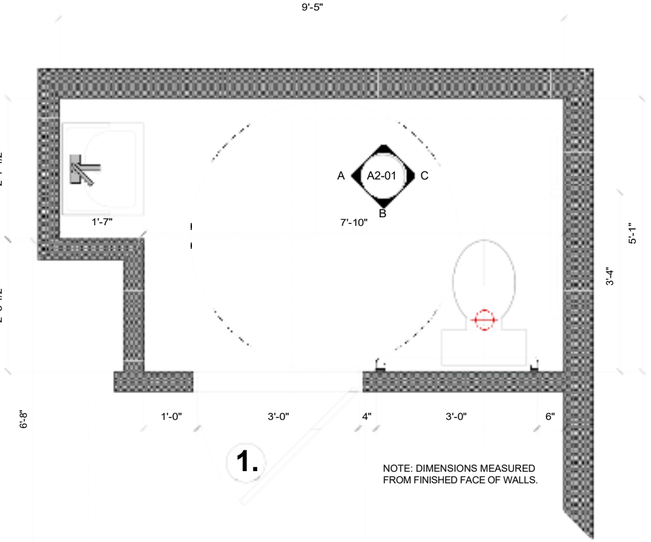


TYPICAL INTERIOR WALL



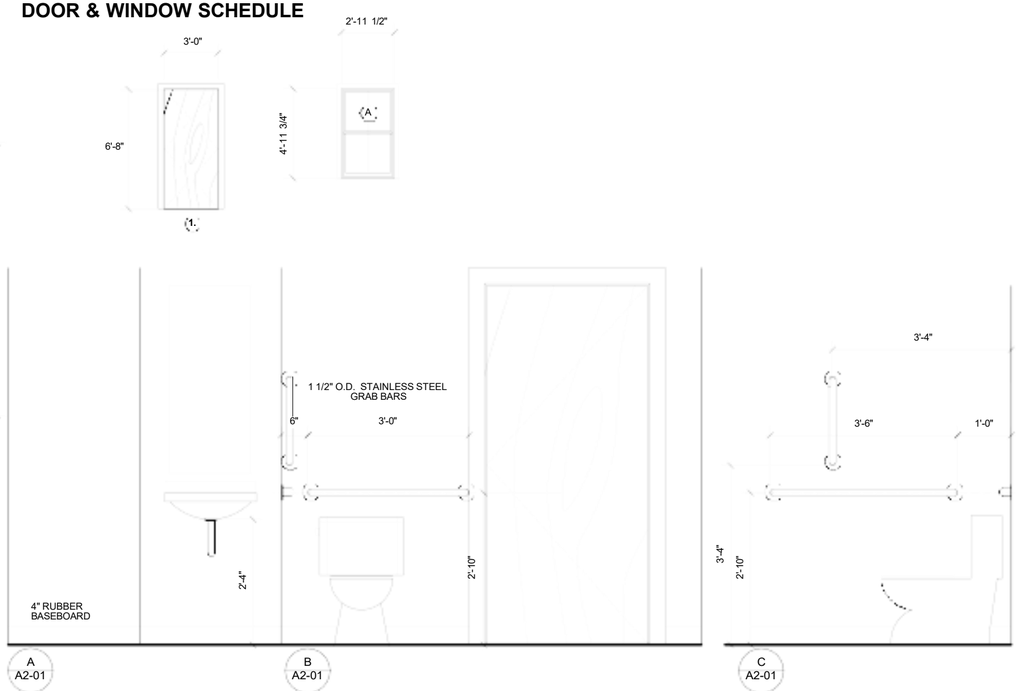
1. OFFICE DOOR SECTION & ELEVATION

3/4"= 1'-0"



2. HANDICAPPED BATH PLAN & ELEVATIONS

3/4"= 1'-0"



A2-01

Project No.:	2405	Scale:	As Noted
Project:	Strafford Town Offices	Date:	05.15.26
Drawing Title:	Exterior Elevations	Drawn By:	TU
Drawing No.:	A3-01	Checked By:	TU

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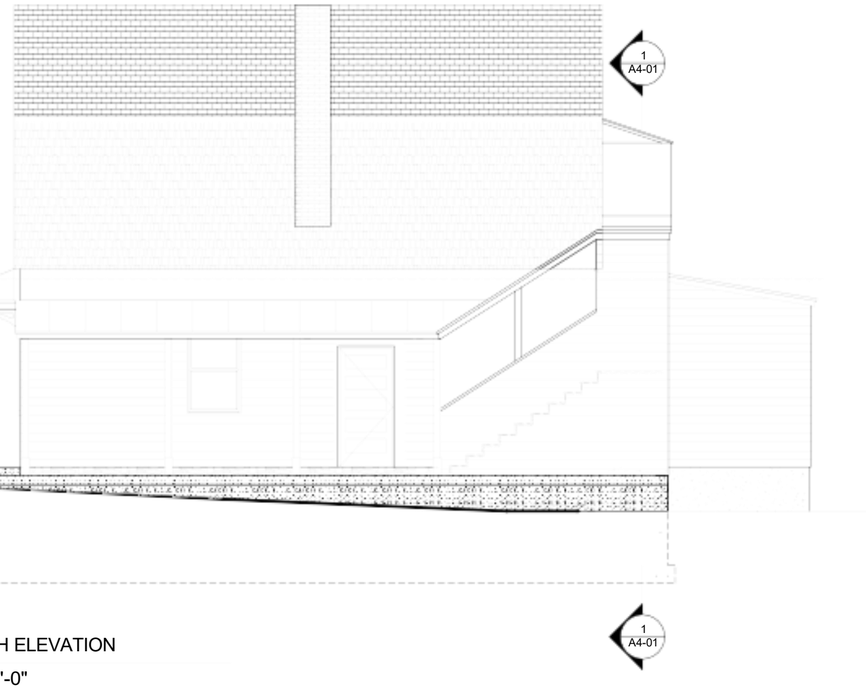
1 EAST ELEVATION

1/4"= 1'-0"



2 NORTH ELEVATION

1/4"= 1'-0"

A3-01

Project No.:	2405	Scale:	As Noted
Project:	Strafford Town Offices	Date:	05.15.26
Drawing Title:	Exterior Elevations	Drawn By:	TU
Drawing No.:	A3-02	Checked By:	TU

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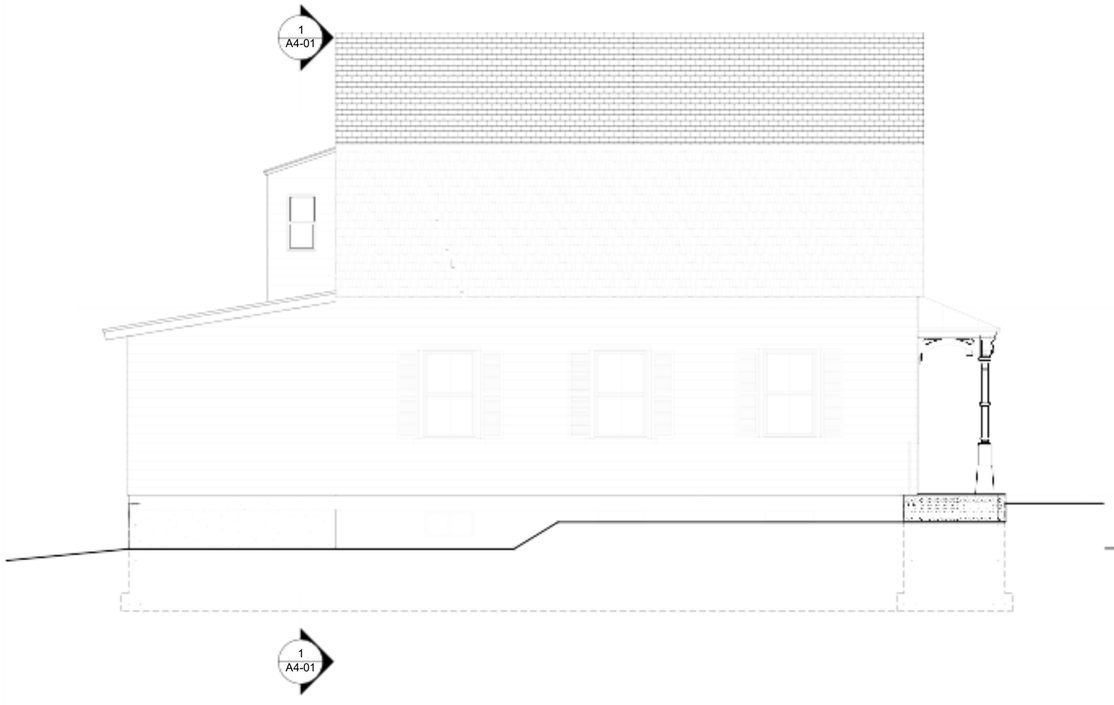
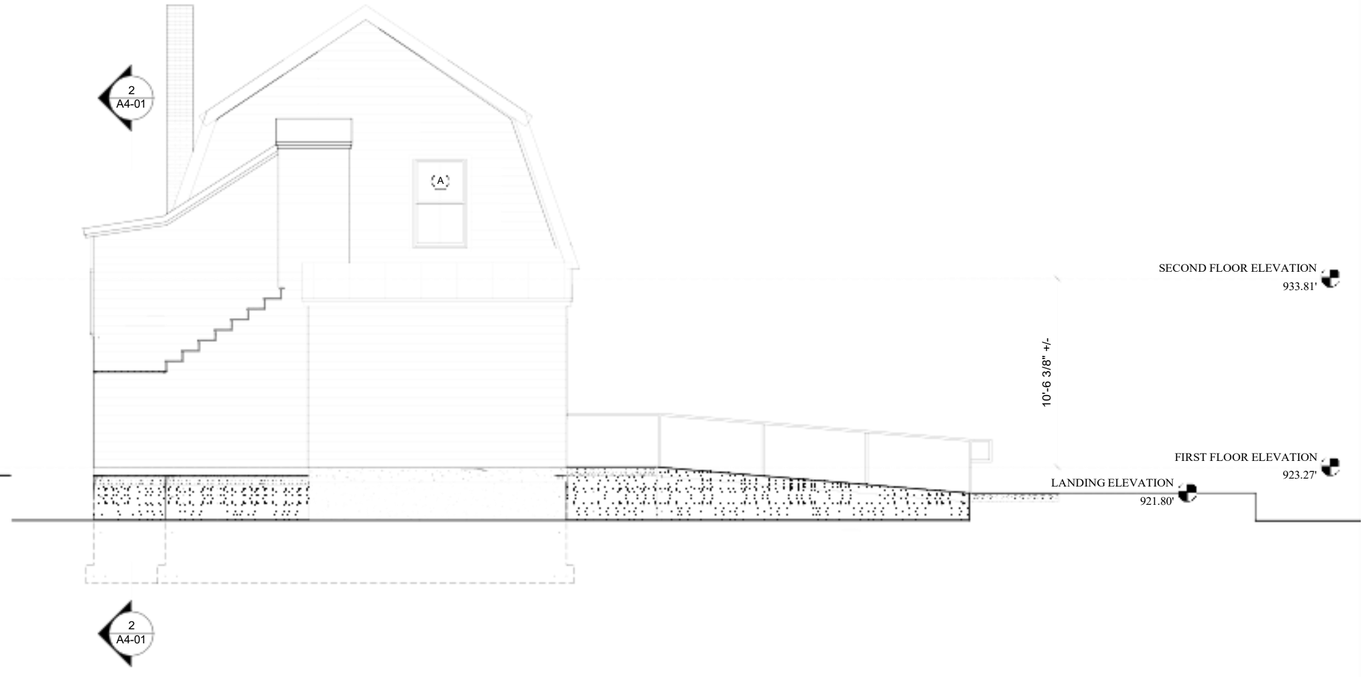


1 SOUTH ELEVATION
1/4"= 1'-0"



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

A3-02

Project No.:	2405	Scale:	As Noted
Project:	Strafford Town Offices	Date:	05.15.26
Drawing Title:	Stair Details	Drawn By:	TU
Drawing No.:	A4-01	Checked By:	TU

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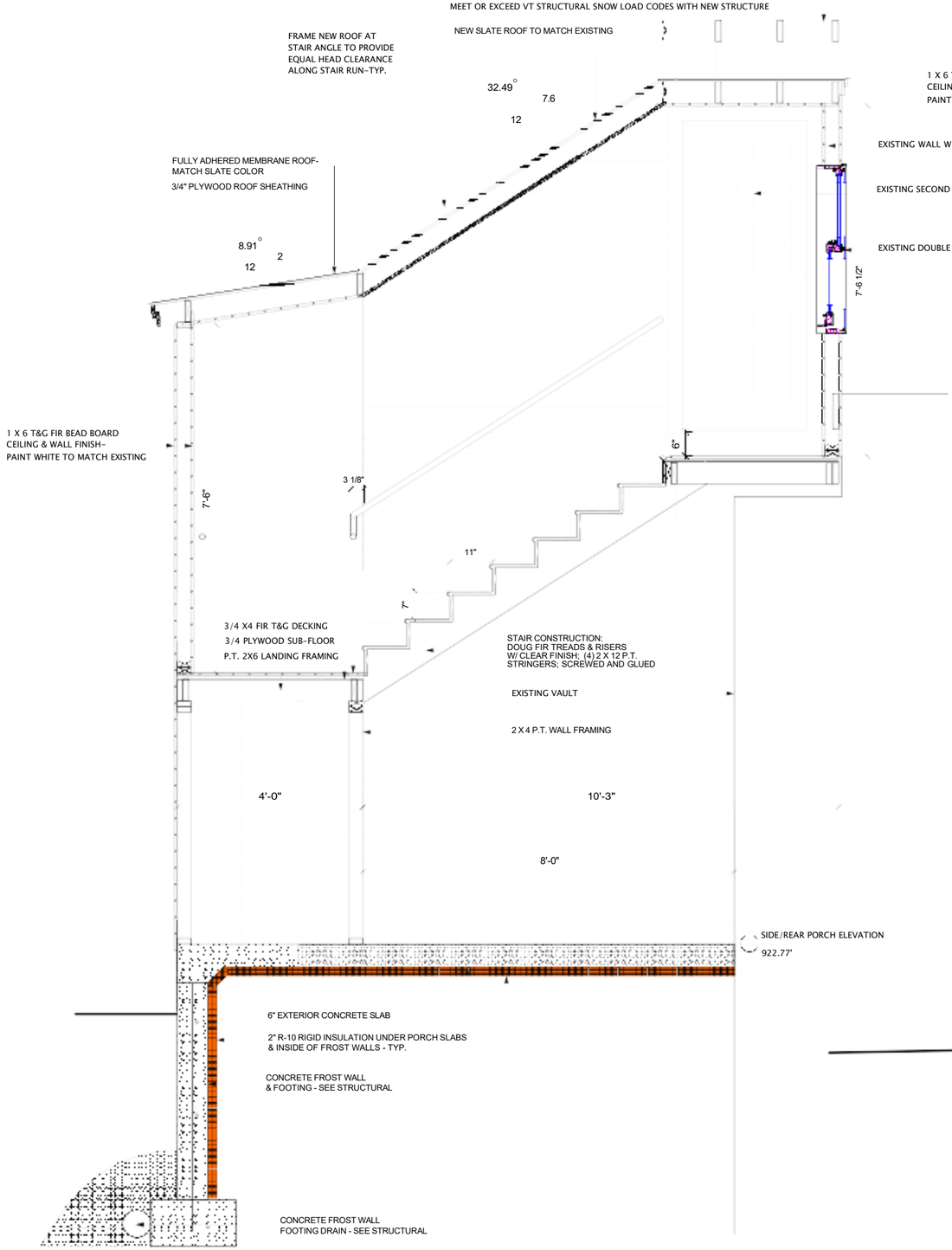
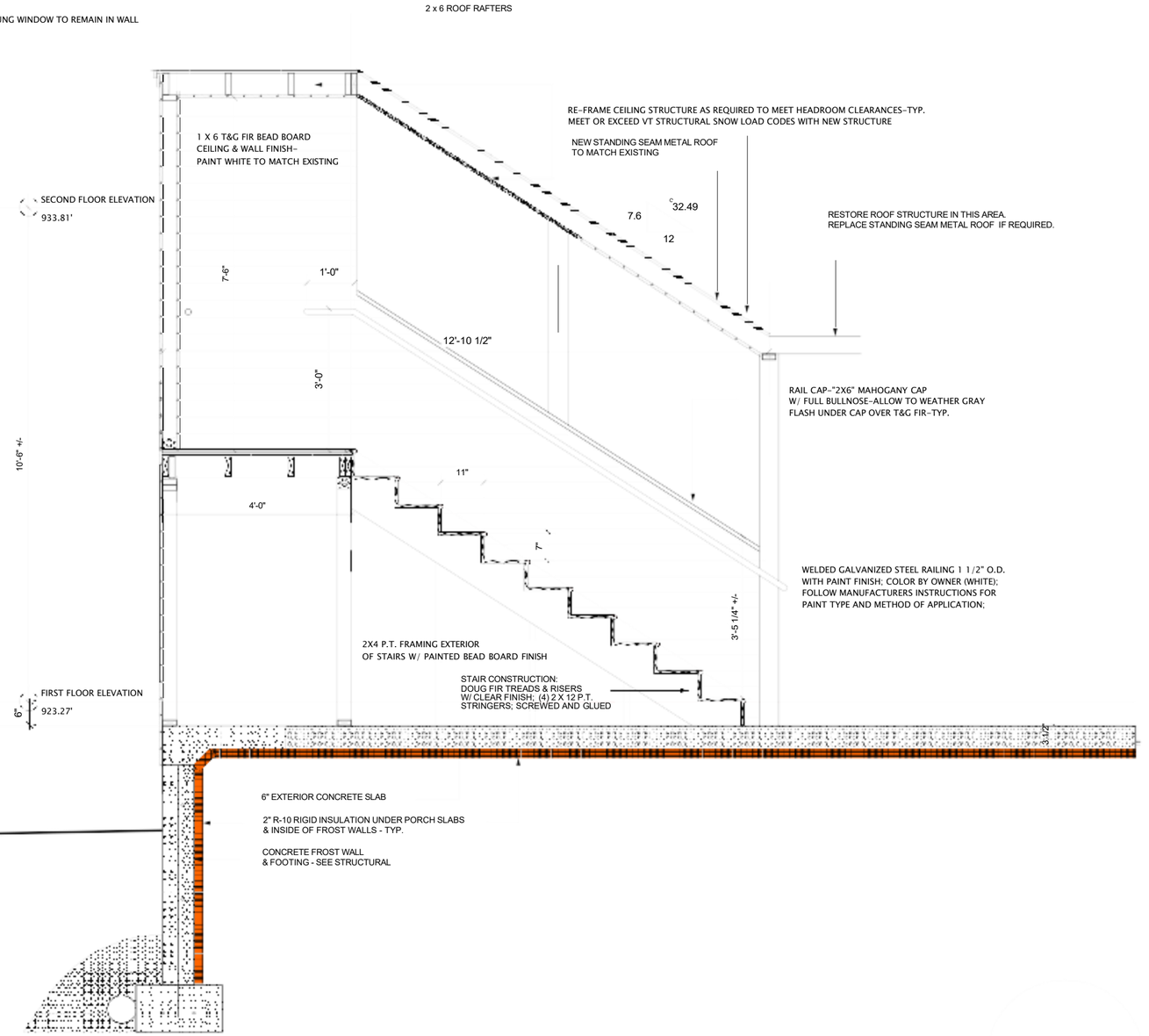


1. WALL SECTION ACROSS STAIR LANDING LOOKING EAST
3/4"= 1'-0"



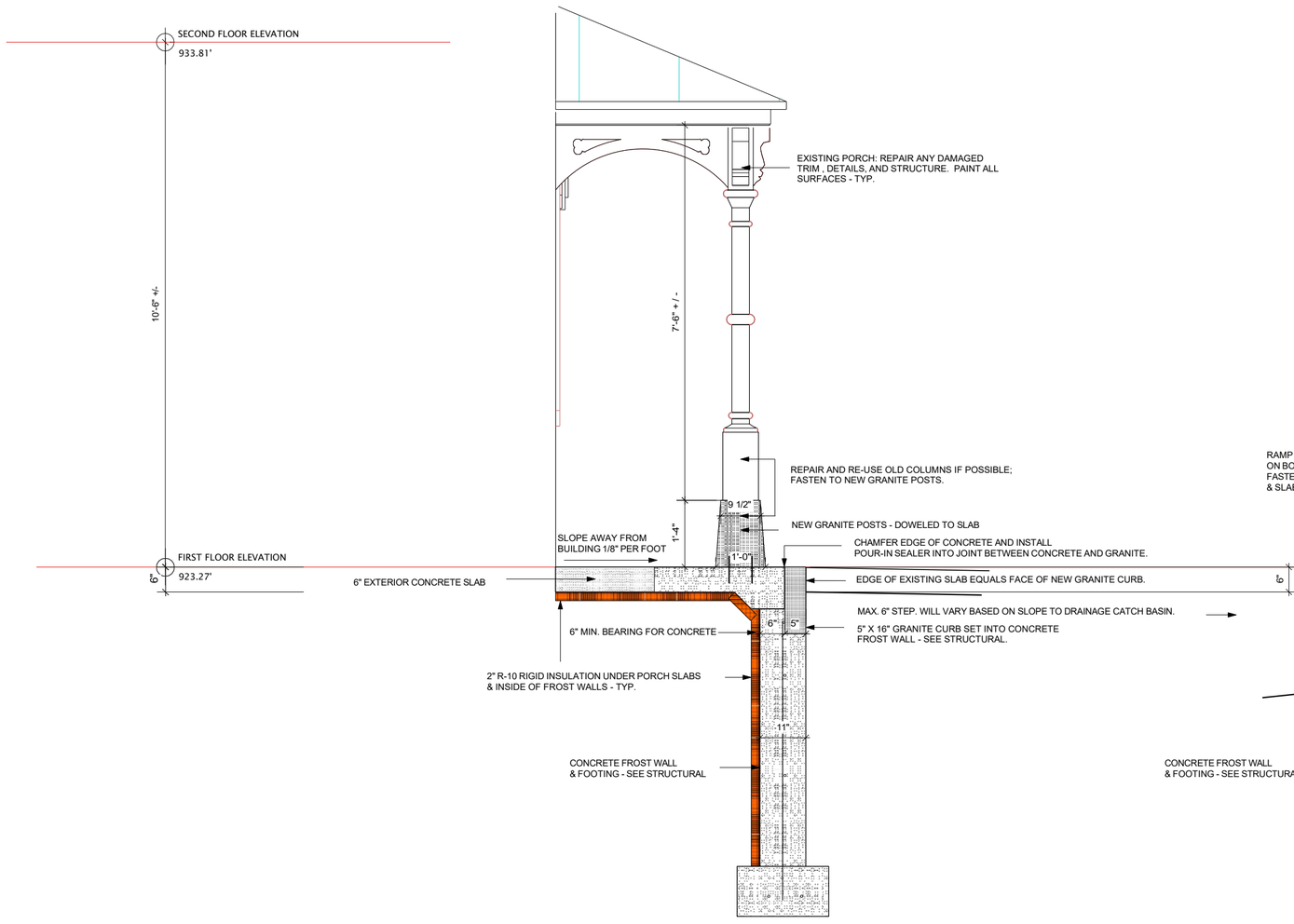
2. WALL SECTION ACROSS STAIR LANDING LOOKING NORTH
3/4"= 1'-0"

A4-01

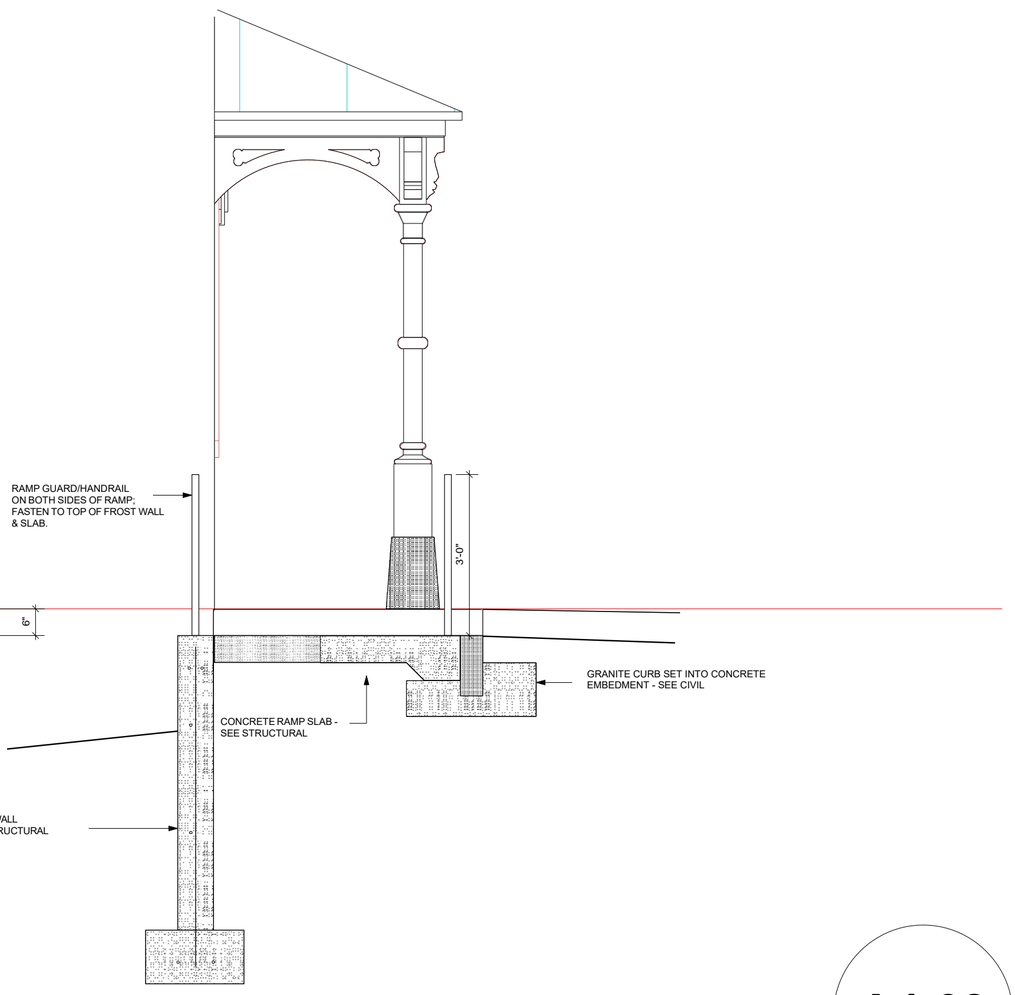
Project No.:	2405	Scale:	As Noted
Project:	Strafford Town Offices	Date:	05.15.26
Drawing Title:	Entry Porch Details	Drawn By:	TU
Drawing No.:	A4-02	Checked By:	TU

TU Architects
32 OLD TURNPIKE ROAD SO. STRAFFORD VT 05070 802 765-4420

ISSUED FOR PERMIT REVIEW



1. WALL SECTION ACROSS ENTRY PORCH LOOKING NORTH
3/4"= 1'-0"



2. WALL SECTION ACROSS ENTRY PORCH RAMP LOOKING NORTH
3/4"= 1'-0"

A4-02

A. GENERAL NOTES

1. ALL STRUCTURAL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS, DRAWINGS, AND THE 2015 VERMONT FIRE AND BUILDING SAFETY CODE.
2. CONTRACTOR SHALL COORDINATE STRUCTURAL WORK WITH RELATED TRADES AND WITH OTHER DESIGN DISCIPLINE REQUIREMENTS PRIOR TO MAKING SUBMITTALS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PERFORMING WORK.
3. REFER TO OTHER DESIGN DISCIPLINE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REQUIRED FOR THE SUBMITTALS AND INSTALLATION OF STRUCTURES, INCLUDING BUT NOT LIMITED TO DIMENSIONS, ELEVATIONS, SLOPES, LOCATIONS OF OTHER SYSTEMS AND EQUIPMENT, OPENINGS, WALLS, STAIRS, FINISHES, COATINGS, AND OTHER NON-STRUCTURAL ITEMS. NOTES PROVIDED ON THE DRAWINGS ARE INTENDED FOR USE IN CONJUNCTION WITH PROJECT SPECIFICATIONS
4. DETAILS LABELED AS TYPICAL DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE DEMARKED AT EACH LOCATION IN THE DRAWINGS. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY BY SUBMITTALS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATION DETAILS AND ACCURACY OF THE WORK; FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY IN ACCORDANCE WITH GENERAL CONDITIONS AND DIVISION 1 SPECIFICATION REQUIREMENTS; AND FOR PERFORMING ALL WORK IN A SAFE AND SECURE MANNER IN ACCORDANCE WITH GOVERNING JOB SAFETY STANDARDS.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE, INCLUDING LOCATIONS OF ALL EXISTING STRUCTURES AND EXISTING UTILITIES ABOVE AND BELOW GROUND (AS ANY INFORMATION SHOWN IS APPROXIMATE AND NOT NECESSARILY COMPLETE,) CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PERFORMING WORK.
7. LOADS APPLIED DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS NOTED ON THE DRAWINGS OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTIONS AS DETERMINED BY THE CONTRACTOR. THE STRUCTURAL ELEMENTS OF THE PROJECT AS SHOWN IN THE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED FOR THE SPECIFIED VERTICAL AND LATERAL FORCES ACTING ON THE COMPLETED BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN AND PROVIDE ALL REQUIRED SHORING AND BRACING NEEDED DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF THE PARTIALLY-COMPLETED STRUCTURE AND FOR CONSTRUCTION LOADINGS THAT EXCEED THE SPECIFIED DESIGN LOADS
8. SHORING, BRACING, PROTECTING, AND MAINTAINING THE INTEGRITY OF ANY EXISTING, ADJACENT, AND/OR ONGOING PARTIALLY COMPLETED STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.

B. EXISTING BUILDING NOTES

1. DIMENSIONS, ELEVATIONS, MEMBER SIZES, AND DETAILS OF EXISTING STRUCTURE SHOWN IN THE STRUCTURAL DRAWINGS HAVE BEEN EXTRACTED FROM RECORD DRAWINGS AND/OR LIMITED FIELD MEASUREMENTS. AS SUCH THEY ARE NOT TO BE CONSIDERED SUITABLY ACCURATE FOR ANY CONSTRUCTION WORK SHOWN, INCLUDING FABRICATIONS, SUBMITTALS, ETC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING CONSTRUCTION, INCLUDING PLUMBNESS OR FLATNESS OF WALLS, FLOORS, ETC. AT THE JOB SITE PRIOR TO SUBMITTAL, FABRICATION OR CONSTRUCTION WORK. ANY DEVIATIONS FOUND IN THE FIELD FROM WHAT IS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION.
2. TEMPORARY SHORING AND BRACING OF FLOORS, WALLS, AND OTHER STRUCTURAL ELEMENTS OF THE EXISTING BUILDINGS REQUIRED TO ACHIEVE THE INSTALLATION OF NEW AND/OR THE REMOVAL OF EXISTING STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL, AT THEIR DISCRETION AND WHERE SPECIFIED, EMPLOY ENGINEERING SERVICES FOR DESIGN OF TEMPORARY BRACING, SHORING AND PROTECTION. EXISTING BUILDING MOVEMENTS SHALL BE LIMITED TO PREVENT DISTRESS FROM OCCURRING.
3. REPORT EXISTING CONDITIONS UNCOVERED, REVEALED, FOUND OR DEVELOPED DURING CONSTRUCTION INDICATIVE OF STRUCTURAL INTEGRITY LOSS OR DETERIORATION, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
4. DO NOT CUT, DRILL OR ALTER ANY EXISTING STRUCTURAL ELEMENTS UNLESS SHOWN OR NOTED ON THE STRUCTURAL DRAWINGS WITHOUT NOTIFY THE ARCHITECT FOR REVIEW, INCLUDING TEMPORARY MEASURES OR FOR THE INSTALLATION OF OTHER DESIGN DISCIPLINE WORK.
5. MONITORING OF CONSTRUCTION WORK SHALL INCLUDE, BUT IS NOT LIMITED TO FIRE WATCH DURING AND AT LEAST 24 HOURS AFTER ALL STEEL WELDING OR DRILLING, WOOD DRILLING, AND HEAT TRANSFERRING CONSTRUCTION MEASURES. DO NOT ALLOW HEAT OR ENERGY FROM EQUIPMENT TO DAMAGE OR OTHERWISE ALTER EXISTING STRUCTURAL ELEMENTS TO REMAIN.
6. FOR EXISTING STEEL ELEMENTS, DO NOT ALLOW THE THROUGH THICKNESS TEMPERATURE OF THE STEEL TO EXCEED 300º FAHRENHEIT DURING WELDING PROCESSES UNLESS SPECIFICALLY NOTED OTHERWISE. USE ACTIVE, OBSERVABLE SURFACE MONITORING METHODS.

C. CAST-IN-PLACE CONCRETE

1. CODES AND STANDARDS: COMPLY WITH THE PROVISIONS OF THE LATEST EDITIONS OF:
   A. ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
   B. ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
   C. ACI 304 "GUIDE FOR MIXING, TRANSPORTING AND PLACING CONCRETE"
   D. ACI 305 "HOT WEATHER CONCRETING"
   E. ACI 306 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING"
   F. ACI 308 "STANDARD PRACTICE FOR CURING CONCRETE".
2. CONCRETE TESTING: THE CONTRACTOR SHALL PREPARE A SET OF 4 CYLINDERS/TEST SET TO BE TESTED AT AN INDEPENDENT LABORATORY. THE CYLINDERS SHALL BE TAKEN FROM ONE CONCRETE TRUCK AND LABELED WITH DATE, TRUCK NUMBER, AND LOCATION OF CONCRETE PLACEMENT. EACH SAMPLE SHALL ALSO BE TESTED FOR SLUMP, AIR CONTENT, AND TEMPERATURE. THE CYLINDERS SHALL BE TESTED AS FOLLOWS: 1 AT 7 DAYS; 2 AT 28 DAYS; AND A THIRD HELD FOR A 56 DAY BREAK IF REQUIRED. TEST CYLINDERS SHALL BE TAKEN AT LEAST ONCE PER PLACEMENT OR AT THE FOLLOWING INCREMENTS:
   A. WALLS AND FOOTINGS: 50 CUBIC YARDS
   B. ISOLATED FOOTINGS: 25 CUBIC YARDS
   C. SLABS: 50 CUBIC YARDS

   FIELD TESTING SHALL BE PERFORMED BY A GRADE I ACI (MINIMUM)FIELD TESTING TECHNICIAN.
3. SUBMIT MIX DESIGN AND EITHER TRIAL MIX DESIGNS OR HISTORIC FIELD DATA FOR APPROVAL IN ACCORDANCE WITH ACI 318, CHAPTER 5, INCLUDE TECHNICAL DATA SHEETS, GRADATIONS, AND MATERIAL VERIFICATIONS ON ALL COMPONENTS. SUBMIT MIX DESIGNS, PRIOR TO PLACEMENT OF CONCRETE, TRANSIT MIX SHALL CONFORM TO ASTM C94.
4. COMPRESSIVE MIXTURES AS DELINEATED IN TABLE BELOW; SEE 03 3000 & NOTES BELOW FOR ADDITIONAL INFORMATION.
   A. SLUMP: 3"-5" BEFORE ADDITION OF WATER REDUCER, 6"-8" AFTER ADDITION OF WATER REDUCER
   B. ALL CONCRETE NORMALWEIGHT, UNLESS NOTED OTHERWISE.
5. MAXIMUM AGGREGATE SIZE IN ACCORDANCE WITH ACI 301; CLEARLY NOTE LOCATION WHERE AGGREGATES GREATER THAT 3/4" MAXIMUM SIZE ARE PROPOSED FOR USE.
6. NO CHLORIDE OR OTHER UNAUTHORIZED ADMIXTURES SHALL BE USED. MAINTAIN MAXIMUM WATER SOLUBLE CHLORIDE ION (CL-) IN CONCRETE, BY WEIGHT OF CEMENT AT LESS THAN 1.00 FOR NON-EXPOSED CONCRETES AND 0.30 FOR EXTERIOR EXPOSED CONCRETES
7. WHEN AMBIENT TEMPERATURE IS BELOW 40º FAHRENHEIT OR MORE THAN 90º FAHRENHEIT PLACE AND PROTECT CONCRETE IN ACCORDANCE WITH ACI STANDARDS LISTED ABOVE.
8. CONCRETE PLACEMENT MAY REQUIRE ADJUSTMENT OF REINFORCEMENT, EMBEDDED ITEMS OR ANCHOR BOLTS. REVIEW DRAWINGS IDENTIFY THESE LOCATIONS TO ARCHITECT PRIOR TO SUBMITTALS. PROVIDE ADDITIONAL SUPERVISION AT ALL STEEL TO CONCRETE CONNECTION LOCATIONS AND MODIFY PLACEMENT MEASURES TO ACCOUNT FOR CONGESTIONS.
9. COMPLY WITH ACI CODES AND PLACE CONCRETE IN A CONTINUOUS OPERATION WITHIN PLANNED JOINTS OR SECTIONS. DO NOT PERMIT COLD JOINTS TO OCCUR.
10. CURING: COVER OR WET CURE ALL ELEMENTS. BEGIN INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM EXPOSED SURFACES. WHERE POSSIBLE, KEEP CONTINUOUSLY WET FOR 72 HOURS. CONTINUE CURING BY USE OF MOISTURE RETAINING COVER. USE OF MEMBRANE-FORMING CURING COMPOUNDS IS PROHIBITED.
11. SEE 03 3000 FOR SURFACE FINISHES. NOTE EXPOSED WALL REQUIREMENTS IN SPECIFICATIONS.
12. PROVIDE CONTROL AND CONSTRUCTION JOINTS BY DETAIL AND SPECIFICATION REQUIREMENTS. SHOW LOCATION ON REINFORCING SUBMITTAL FOR COORDINATION WITH FLOORING, EQUIPMENT AND OTHER CONTRACTOR REQUIREMENTS.
   A. SLABS SAW-CUT CONTROL JOINTS AS SOON AS CONCRETE HAS HARDENED ENOUGH TO WALK ON SURFACE WITHOUT DAMAGING CONCRETE AND NO MORE THAN 4 HOURS AFTER FINAL TROWEL. JOINT SPACING SHALL, UNLESS NOTED OTHERWISE, NOT EXCEED 36 TIMES THE SLAB THICKNESS OR 18 FEET
   B. WALLS CONTROL JOINTS: NOT EXCEEDING 20 FEET AND AT EACH INTEGRAL PILASTER; CONSTRUCTION JOINTS AT 80 FEET OF MAXIMUM SPACING.

D. CONCRETE REINFORCEMENT

1. SHOP DRAWINGS SHALL BE PROVIDED PRIOR TO START OF CONCRETE PLACING AND BE IN ACCORDANCE WITH:
   A. ACI 301
   B. ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
   C. ACI SP-66 "ACI DETAILING MANUAL"
   D. CRSI MSP "MANUAL OF STANDARD PRACTICE"

   SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. SHOW ALL SLABS IN PLAN AND ALL WALLS IN ELEVATION WITH OPENINGS AND PENETRATIONS SHOWN BASED ON MEP COORDINATION SUBMITTALS AND ARCHITECTURAL REQUIREMENTS. SUBMIT PROPOSED CONTROL AND CONSTRUCTION JOINTS FOR REVIEW ON REINFORCING SUBMITTALS
2. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60, STEEL BARS PER ASTM A305, UNLESS NOTED OTHERWISE.
3. PROVIDE EPOXY-COATED BARS WHERE SHOWN MEETING ASTM A775 AND USING EPOXY COATED SUPPORTS, COATED WIRE, AND EPOXY COATING FOR REPAIR OF SURFACE PRIOR TO POURING.
4. WHERE SPECIFICALLY SHOWN ON THE DRAWINGS, WELD REINFORCING BARS IN ACCORDANCE WITH AWSD1.4 PRE-QUALIFIED JOINT, ELECTRODE 9E90 LOW HYDROGEN) AND PROCESS REQUIREMENTS INCLUDING COORDINATED WITH MILL CERTIFIED CARBON EQUIVALENT. ALTERNATIVELY, ASTM A706, GRADE 60 MAY BE SUBSTITUTED, INDICATE MATERIAL AND WELDING REQUIREMENTS ON SUBMITTAL. DO NOT WELD AT LOCATIONS NOT DETAILED, UNLESS SUBMITTED AND REVIEWED BY ARCHITECT.
5. FIELD BENDING OR REINFORCEMENT SHALL CONFORM TO ACI 301, INCLUDING PRE-HEAT REQUIREMENTS.
6. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185 WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI. LAP ONE CROSS WIRE SPACING PLUS 2". SUPPORT MESH ON CHAIRS PER CRSI WITH #4 AT 4'-0"oc, EACH WAY.
7. PROVIDE MINIMUM CONCRETE COVER TO REINFORCEMENT AS FOLLOWS, UNLESS OTHERWISE NOTED:
   A. BOTTOM OF FOOTINGS, GRADE BEAMS, AND SLABS-ON-GRADE: 3"
   B. SIDES OF FOOTINGS AND GRADE BEAMS: 2"
   C. FOUNDATION WALLS, FROST WALLS, RETAINING WALLS, PIT WALLS: 2"
   D. EXTERIOR WALLS (EXPOSED TO WEATHER): 2"
   E. FACES OF WALLS OTHER THAN THOSE NOTED ABOVE: 3/4"
   F. FOUNDATION PIERS: 2" TO TIES
   G. ALL FACES OF BEAMS AND COLUMNS: 1-1/2" TO TIES
   H. TOP AND BOTTOM OF ELEVATED SLABS: 3/4"
   I. TOPPING SLAB: 3/4"
   J. SLAB-ON-DECK: 3/4" FROM DECK, 3/4" FROM TOP SURFACE
8. ALL LAPS SHALL BE FULL TENSION LAPS (CLASS B SPLICE) UNLESS SPECIFICALLY NOTED OTHERWISE. DOWELS SHALL MATCH SIZE AND SPACING OF MAIN REINFORCEMENT, UNLESS OTHERWISE NOTED.
9. HEADED STUD ANCHORS, DEFORMED BAR ANCHORS (DBA'S), AND OTHER EMBEDDED ITEMS AS SPECIFIED FOR STRUCTURAL STEEL. ALL WELDS FOR STUDS AND DBA'S SHALL BE AUTOMATICALLY WELDED WITH MANUFACTURER'S EQUIPMENT AND RECOMMENDATIONS FOR FLUX FILLED HEADS.
10. CHAIRS AND SPACERS SHALL BE PLACED TO ADEQUATELY SUPPORT REINFORCING DURING PLACEMENT. FOREIGN MATERIALS SUCH AS WOOD, CLAY BRICK OR OTHER UNSUITABLE SUPPORTS SHALL NOT BE USED TO SUPPORT REINFORCING. SET WIRE TIES SO ENDS ARE DIRECTED INTO CONCRETE WHERE CONCRETE WILL BE EXPOSED. DO NOT USE CONCRETE SUPPORTS OR PUDDLING FOR SLABS UNLESS SUBMITTED AND ACCEPTABLY REVIEWED.

E. CONCRETE FORMWORK

1. CONCRETE FORMS SHALL BE CLEAN AND FREE FROM DEBRIS. IF FORMS ARE COATED WITH A VEGETABLE BASED (SOY) RELEASE AGENT, WHICH SHALL NOT STAIN CONCRETE OR ABSORB MOISTURE OR IMPAIR NATURAL BONDING OF CONCRETE.
2. COORDINATE WITH REINFORCING SUBMITTAL FOR OPENING AND ADDITIONAL REQUIREMENTS. SUBMIT, BEFORE FRAMING OPENINGS IN STRUCTURAL ELEMENTS WHICH ARE NOT INDICATED ON DRAWINGS.
3. PROVIDE BRACING TO ENSURE STABILITY OF FORMWORK. FOR PLACEMENT OPERATIONS. DO NOT REMOVE FORMS OR BRACING UNTIL CONCRETE HAS GAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT AND IMPOSED LOADS.
4. ALL WALL SIDES AND SLAB EDGES EXPOSED TO VIEW TO HAVE CLASS A – CLASS OF SURFACE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

F. FOUNDATION RELATED EARTHWORK

1. FOUNDATIONS HAVE BEEN DESIGNED FOR A PRESUMPTIVE BEARING PRESSURE OF 2000 PSF BASED ON IBC 2015 TABLE 1806.2 (SOIL CONDITIONS ASSUMED TO BE: SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, GC). THIS ASSUMPTION SHALL BE VERIFIED BY THE OWNER OR GENERAL CONTRACTOR AT THE TIME OF EXCAVATION. IF NECESSARY, THE OWNER SHALL EMPLOY A TESTING AGENCY OR GEOTECHNICAL ENGINEER TO ASSIST IN THIS EVALUATION. SOIL TESTING OR GEOTECHNICAL ENGINEERING HAS NOT BEEN COMPLETED BY THE DESIGN TEAM.
2. IBC CHAPTER 18 "SOILS AND FOUNDATIONS" REQUIREMENTS APPLY, UNLESS SPECIFICALLY NOTED OTHERWISE BY THE DRAWINGS OR SPECIFICATIONS. REPORT CONFLICTS BETWEEN THE SITE CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS TO THE ARCHITECT PRIOR TO COMMENCING ANY AFFECTED WORK.
3. FOOTINGS, PILE CAPS, AND SLABS CAST DIRECTLY AGAINST THE EARTH SHALL BE SIDE-FORMED AS REQUIRED TO KEEP EARTH OUT OF THE CONCRETE. COMPACT DISTURBED LOAD BEARING SOIL IN DIRECT CONTACT WITH FOUNDATIONS TO ORIGINAL BEARING CAPACITY. AS WET WEATHER OR GROUND CONDITIONS WARRANT, PLACE A MINIMUM OF 6 INCHES OF CRUSHED STONE OR 12 INCHES OF SAND-GRAVEL WRAPPED IN GEOTEXTILE FABRIC FOR SUBGRADE PROTECTION BENEATH FOUNDATIONS, DO NOT ALLOW FOR STANDING WATER ON EARTH. IF OVER-EXCAVATION OCCURS, REPLACE MATERIAL WITH BACKFILL MEASURES SPECIFIED FOR USE UNDER FOUNDATIONS, AFTER ACCEPTANCE BY GEOTECHNICAL ENGINEER.
4. UNLESS NOTED OTHERWISE, PLACE AND COMPACT BACKFILL IN EQUAL CONTINUOUS LAYERS NOT EXCEEDING A MAXIMUM OF 8" OF COMPACTED DEPTH FOR HAND-HELD COMPACTION EQUIPMENT AND A MAXIMUM OF 12" INCHES COMPACTED DEPTH FOR VIBRATORY ROLLERS. MAINTAIN OPTIMUM MOISTURE CONTENT OF BACKFILL MATERIALS TO ATTAIN COMPACTION DENSITY.
5. AT EARTH RETAINING AND FOUNDATION WALLS, BACKFILL LIFTS TO NOT EXCEED 12 INCH DIFFERENCE IN ELEVATION UNTIL FINAL ELEVATION ARE REACHED ON BOTH SIDES OF THE WALL. AT BASEMENT WALLS, DO NOT BACKFILL UNTIL GROUND FLOOR AND CONNECTED ELEVATED FRAMED LEVELS SLABS HAVE BEEN COMPLETED AND THE CONCRETE AT WALLS AND FLOORS HAS ACHIEVED FULL DESIGN STRENGTH.
6. THE CONSTRUCTION CONSIDERATIONS IN THE GEOTECHNICAL REPORTING AND PROJECT SPECIFICATIONS SHALL APPLY TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO PROOFROLLING SUBGRADES AT THE EXCAVATION AND/OR BEARING ELEVATIONS; REMOVING AND REPLACING LOOSE OR SOFT POCKETS, FILL SLOPE CONSTRUCTIONS, ETC.
7. BACKFILL REQUIREMENTS:
   A. FILL WITHIN BUILDING ENVELOPE AND EXTENDING OUTWARD AT 1:1 SLOPE TO ACCEPTABLE NATIVE SOIL CONDITIONS:
      MATERIAL: "SAND-GRAVEL"; "GRANULAR"; "CRUSHED STONE" WITH GEOTEXTILE WRAP (SEE SECTIONS)
      COMPACTION: 95% MODIFIED PROCTOR
   B. BACKFILL DIRECTLY BELOW INTERIOR SLABS-ON-GRADE ASSEMBLIES (12 INCHES UNLESS NOTED OTHERWISE): "CRUSHED STONE" WITHOUT GEOTEXTILE
      COMPACTION: 95% MODIFIED PROCTOR
   C. BACKFILL BELOW PAVEMENT, WALKS, ENTRY SLABS IN VICINITY OF BUILDING:
      MATERIAL: "SAND-GRAVEL" "GRANULAR" "CRUSHED STONE" (SEE SECTIONS, LAND ARCH AND CIVIL)
      COMPACTION: 95% MODIFIED PROCTOR
   D. BACKFILL BEHIND RETAINING WALLS AND BASEMENT WALLS, OUTSIDE BUILDING ENVELOPE AND UNDER PAVEMENT, WALKS, ENTRY SLABS:
      MATERIAL: "GRANULAR BACKFILL"
      COMPACTION: 95% MODIFIED PROCTOR
   E. BACKFILL ALONG EXTERIOR OF BUILDING AGAINST WALLS AND NOT UNDER PAVEMENT, WALKS, ENTRY SLABS:
      MATERIAL: "SUITABLE NATIVE SOIL" COVERED BY 2 FEET DEEP BY 4 FEET WIDTH OF "LESS PERMEABLE FILL
      COMPACTION: 92% MODIFIED PROCTOR
8. BACKFILL MATERIALS: RECYCLED CONCRETE AGGREGATE TO BE USED IN WHOLE OR BLENDED WITH OTHER AGGREGATES TO ACHIEVE GRADATIONS BELOW. ONSITE MATERIALS MEETING THE FOLLOWING CLASSIFICATIONS MAY BE USED:
   A. "SAND-GRAVEL":

SIEVE DESIGNATION	% BY WEIGHT PASSING SIEVES
4 INCH	100
1/2 INCH	50-85
No. 4	45-75
No. 100	10-35
No. 200	0-6

   B. "GRANULAR":

SIEVE DESIGNATION	% BY WEIGHT PASSING SIEVES
3 INCH	100
No. 4	45-70
No. 40	0-12
No. 200	0-6

   C. "CRUSHED STONE" WITH GEOTEXTILE FABRIC:

SIEVE DESIGNATION	% WEIGHT BY PASSING SIEVES
1 INCH	100
3/4 INCH	90-100
3/8 INCH	0-55
No. 4	0-10
No. 8	0-5

   D. "SUITABLE NATIVE SOIL": ON SITE SAND OR GRAVEL REASONABLY FREE OF LOAM, SILT, CLAY, OR ORGANIC MATTER.
   E. "LESS PERMEABLE FILL" GLACIAL TILL (SEE GEOTECHNICAL REPORT)
   F. "RECYCLED CONCRETE AGGREGATE" STOCKPILED ON SITE FROM DECONSTRUCTION PROJECT. SUBMIT GRADATIONS PRIOR TO ANY REQUIRED BLENDING; AS WELL AS FOR BLENDED AGGREGATES. MUST BE USED AS IS OR INTEGRAL WITH "SAND-GRAVEL"; "GRANULAR"; "CRUSHED STONE" FILLS OR BACKFILLS ABOVE.
9. GEOTEXTILE FABRIC: NON-WOVEN WITH 12 LAPPED SEAMS SEE GEOTECHNICAL REPORTING FOR USE AND MEETING:
   - GRAB STRENGTH OF 80 POUNDS MINIMUM MEETING ASTM D4632
   - PUNCTURE STRENGTH OF 25 POUNDS MINIMUM MEETING ASTM D4833
   - TRAPEZOID TEAR OF 25 POUNDS MINIMUM MEETING ASTM D4533
   - APPARENT OPENING SIZE OF NO. 70-100 (US SIEVE) MEETING ASTM D4751
10. INSULATION AT EXTERIOR SLABS AND WALKS (NOT PAVEMENTS): EXTRUDED POLYSTYRENE, STRENGTH OF 40 PSI (UNO) AND RATED FOR UNDERSLAB/UNDERGROUND USE. STAGGER AND DO NOT TAPE BOARD JOINTS.

BASIS OF DESIGN

1.	Building Code:	2015 Vermont Fire and Building Safety Code
2.	Dead Loads:	
	a. Floor Dead Load:	20 psf
3.	Live Loads:	
	a. Roof Live Load:	Snow Load Governs
	b. Floor Live Load (live load reduction not used):	100 psf
4.	Roof Snow Load:	
	a. Ground Snow Load, P_g:	50 psf
	b. Flat Roof Snow Load, P_f	42 psf
	c. Snow Exposure Factor, C_e:	1.0
	d. Snow Load Importance Factor, I:	1.0
	e. Thermal Factor, C_t:	1.2
5.	Wind Design Data:	
	a. Basic Wind Speed (3-second gust), V:	115 mph
	b. Wind Exposure:	C
	c. Internal Pressure Coefficients:	+/- 0.00
	d. Components and Cladding Wind Pressure:	per ASCE 7
6.	Earthquake Design Data:	
	a. Seismic Importance Factor, I:	1.0
	b. Risk Category:	II
	c. Mapped Spectral Response Acceleration, S_S:	0.246
	d. Mapped Spectral Response Acceleration S_1:	0.086
	e. Site Class:	D (ASSUMED)
	f. Spectral Response Coefficient, S_{DS}:	0.262
	g. Spectral Response Coefficient, S_{D1}:	0.137
	h. Seismic Design Category:	C
7.	Allowable Soil Bearing Pressure:	2000 psf (Assumed - Based on IBC Presumptive Values)

ABBREVIATIONS

AB	ANCHOR BOLT	MC	MOMENT CONNECTION
AFF	ABOVE FINISH FLOOR	N.S.	NEAR SIDE
AL	ALUMINUM	oc	ON CENTER
B.O.F.	BOTTOM OF FOOTING	P#	PIER DESIGNATION
DWG	DRAWING	PL	PLATE
E.F.	EACH FACE	SS	STAINLESS STEEL
ELEV.	ELEVATION	STD	STANDARD
EP	EMBED PLATE	T.O.C.	TOP OF CONCRETE
EQ	EQUAL	T.O.S.	TOP OF STEEL
E.S.	EACH SIDE	T.O.SHELF	TOP OF SHELF
E.W.	EACH WAY	T.O.W.	TOP OF WALL
EX.	EXISTING	TYP.	TYPICAL
F#	FOOTING DESIGNATION	U.N.O.	UNLESS NOTED OTHERWISE
FND	FOUNDATION	V.I.F.	VERIFY IN FIELD
F.S.	FAR SIDE		
H.T.	HEAVY TIMBER		

DRAWING LEGEND

NOTE: NOT ALL SYMBOLS AND NOTATIONS USED

NORTH ARROW

ELEVATION

[XX' - XX"] TOP OF FOOTING ELEV.

1 / S2.1 SECTION NUMBER / DRAWING WHERE SHOWN

DECK SPAN DECK SPAN DIRECTION OR GRATING DIRECTION

1/8" / FT SLOPE DIRECTION, and MAGNITUDE

BEAM/COLUMN SPLICE

12 / 6 ROOF PITCH

12 FOOTING STEP

OPENING

MOMENT CONNECTION

GUARDRAIL/RAILING

BEAM PENETRATION

CONCRETE

GROUT or FINE CRUSHED GRAVEL

GRATING

LEDGE/ROCK

3/4" CRUSHED STONE

COMPACTED GRANULAR FILL

RIGID INSULATION

WOOD

UNDISTURBED SUBGRADE

CMU BLOCK

BRICK

Stamp

No.	Description	Date
	75% CONSTRUCTION DOCUMENTS	08/19/2025
	PERMIT SET	05/29/2026

ENGINEERING VENTURES PC

227 JUSTIN MORRILL MEMORIAL HWY, STRAFFORD, VT 05072

Sheet Title: BASIS OF DESIGN & GENERAL NOTES

Project Title: STRAFFORD TOWN OFFICES

Designed By:	CPA
Checked By:	CPA
Drawn By:	NAM
Scale:	1/8" = 1'-0"
Date:	05/29/26

S0-01

EV Project #24536.00

TABLE 1. CONCRETE MIXTURES

CONCRETE USAGE	MIN. COMPRESSIVE STRENGTH (f'_c)	CONCRETE TYPE	EXPOSURE CLASSES	MAX. W/CM RATIO	PERMISSIBLE AIR CONTENT	REQUIRED CEMENT REPLACEMENT	MAX. AGGREGATE SIZE	ADDITIONAL REMARKS
COMBINED FOOTINGS, CONTINUOUS FOOTINGS, SPREAD FOOTINGS	3,000 psi AT 56 DAYS	NWC	C0, F0	N/A	N/A	0 - 70%	1-1/2"	
FOUNDATION WALLS, COLUMNS AND PIERS	4,000 psi AT 28 DAYS	NWC	C1, F1	0.45	4.5% ±1.5%	0 - 50%	1-1/2"	
EXTERIOR SLAB-ON-GRADE	5,000 psi AT 56 DAYS	NWC	C2, F2	0.40	5.5% ±1.5%	15 - 25%	1-1/2"	

NOTES:
1. ALL CONCRETE SHALL BE CONSIDERED TO BE IN EXPOSURE CLASS F0, S0, P0 AND C0 ACCORDING TO ACI 318-08 UNLESS NOTED OTHERWISE IN TABLE ABOVE, IN NOTES BELOW OR ELSEWHERE ON THE STRUCTURAL DRAWINGS.
2. CONCRETE NOTED ABOVE OR ON PLAN AS EXPOSURE CLASS F1, F2, S1, S2, S3, P1, C1 OR C2 SHALL BE PROPORTIONED TO COMPLY WITH ACI 318-08 TABLES 4.3.1, 4.4.1 AND 4.4.2 IN ADDITION TO THE NOTATIONS IN THE REQUIREMENTS FOR VARIOUS EXPOSURE CLASSES RELATIVE TO CEMENT TYPE, AIR ENTRAINMENT REQUIREMENTS, CHLORIDE ION LIMITS AND POZZOLAN LIMITS.
3. FOR SLAB, COORDINATE AND PROVIDE MIX DESIGNS MEETING MAXIMUM CEMENT CONTENT FOR AGGREGATE SIZE TO COMPLY WITH TABLE 8.4.1B OF ACI 302-15.
4. WHERE INDICATED IN THE "ADDITIONAL REMARKS" ABOVE, CONCRETE SHALL BE PROPORTIONED FOR A MAXIMUM ALLOWABLE UNIT SHRINKAGE OF 0.035% MEASURED 28 DAYS AFTER CURING IN LIME WAS AS DETERMINED BY ASTM C157, USING AIR STORAGE.
5. WALLS AND PIERS THAT ARE LOCATED EXTERIOR TO THE BUILDING FOOTPRINT AND EXTEND ABOVE THE FROST LINE ARE EXPOSURE CLASS C1 AND F1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,500 psi AT 28 DAYS, HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45 AND HAVE A MINIMUM 4.5% AIR ENTRAINMENT.

SCHEDULE OF MINIMUM LAP SPLICES

FULL-TENSION (CLASS B) LAP SPLICES FOR
NORMAL WEIGHT CONCRETE WITH f'c = 3000 PSI

BAR SIZE	CASE A (CLEAR COVER ≥ 1-1/2" & CENTER-TO-CENTER SPACING ≥ 4db)		CASE B (CLEAR COVER ≥ 3/4" & CENTER-TO-CENTER SPACING ≥ 4db)		CENTER-TO-CENTER SPACING < 4db	CENTER-TO-CENTER SPACING < 4db
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS		
#3	21"	16"	21"	16"	(PER ACI 318-05)	(PER ACI 318-05)
#4	28"	22"	28"	22"		
#5	35"	27"	41"	32"		
#6	42"	32"	56"	43"		
#7	61"	47"	90"	69"		
#8	70"	54"	111"	86"		
#9	85"	66"	134"	103"		
#10	102"	79"	158"	122"		
#11 & #14	USE MECHANICAL SPLICE					

NOTE: "TOP BARS ARE DEFINED AS HORIZONTAL REINFORCEMENT PLACED SUCH THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BENEATH THE BAR. WALL BARS (OTHER THAN DESIGNATED CHORD BARS) ARE NOT CONSIDERED TOP BARS.

SCHEDULE OF MINIMUM LAP SPLICES

FULL-TENSION (CLASS B) LAP SPLICES FOR
NORMAL WEIGHT CONCRETE WITH f'c = 4000 PSI

BAR SIZE	CASE A (CLEAR COVER ≥ 1-1/2" & CENTER-TO-CENTER SPACING ≥ 4db)		CASE B (CLEAR COVER ≥ 3/4" & CENTER-TO-CENTER SPACING ≥ 4db)		CENTER-TO-CENTER SPACING < 4db	CENTER-TO-CENTER SPACING < 4db
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS		
#3	16"	12"	16"	12"	(PER ACI 318-14)	(PER ACI 318-14)
#4	20"	15"	25"	19"		
#5	25"	19"	37"	28"		
#6	30"	23"	49"	37"		
#7	49"	37"	78"	60"		
#8	62"	47"	97"	74"		
#9	76"	58"	117"	90"		
#10	91"	70"	141"	108"		
#11 & #14	USE MECHANICAL SPLICE					

NOTE: "TOP BARS ARE DEFINED AS HORIZONTAL REINFORCEMENT PLACED SUCH THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BENEATH THE BAR. WALL BARS (OTHER THAN DESIGNATED CHORD BARS) ARE NOT CONSIDERED TOP BARS.

SCHEDULE OF MINIMUM LAP SPLICES

FULL-TENSION (CLASS B) LAP SPLICES FOR
NORMAL WEIGHT CONCRETE WITH f'c = 5000 PSI

BAR SIZE	CASE A (CLEAR COVER ≥ 1-1/2" & CENTER-TO-CENTER SPACING ≥ 4db)		CASE B (CLEAR COVER ≥ 3/4" & CENTER-TO-CENTER SPACING ≥ 4db)		CENTER-TO-CENTER SPACING < 4db	CENTER-TO-CENTER SPACING < 4db
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS		
#3	16"	12"	16"	12"	(PER ACI 318-14)	(PER ACI 318-14)
#4	20"	15"	23"	17"		
#5	25"	19"	33"	25"		
#6	30"	23"	45"	34"		
#7	43"	33"	71"	54"		
#8	55"	42"	88"	67"		
#9	68"	52"	106"	81"		
#10	82"	63"	127"	97"		
#11 & #14	USE MECHANICAL SPLICE					

NOTE: "TOP BARS ARE DEFINED AS HORIZONTAL REINFORCEMENT PLACED SUCH THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BENEATH THE BAR. WALL BARS (OTHER THAN DESIGNATED CHORD BARS) ARE NOT CONSIDERED TOP BARS.

Stamp

No.	Description	Date
	75% CONSTRUCTION DOCUMENTS	08/18/2025
	PERMIT SET	05/29/2026

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227 JUSTIN MORRILL MEMORIAL HWY,
STRAFFORD, VT 05072

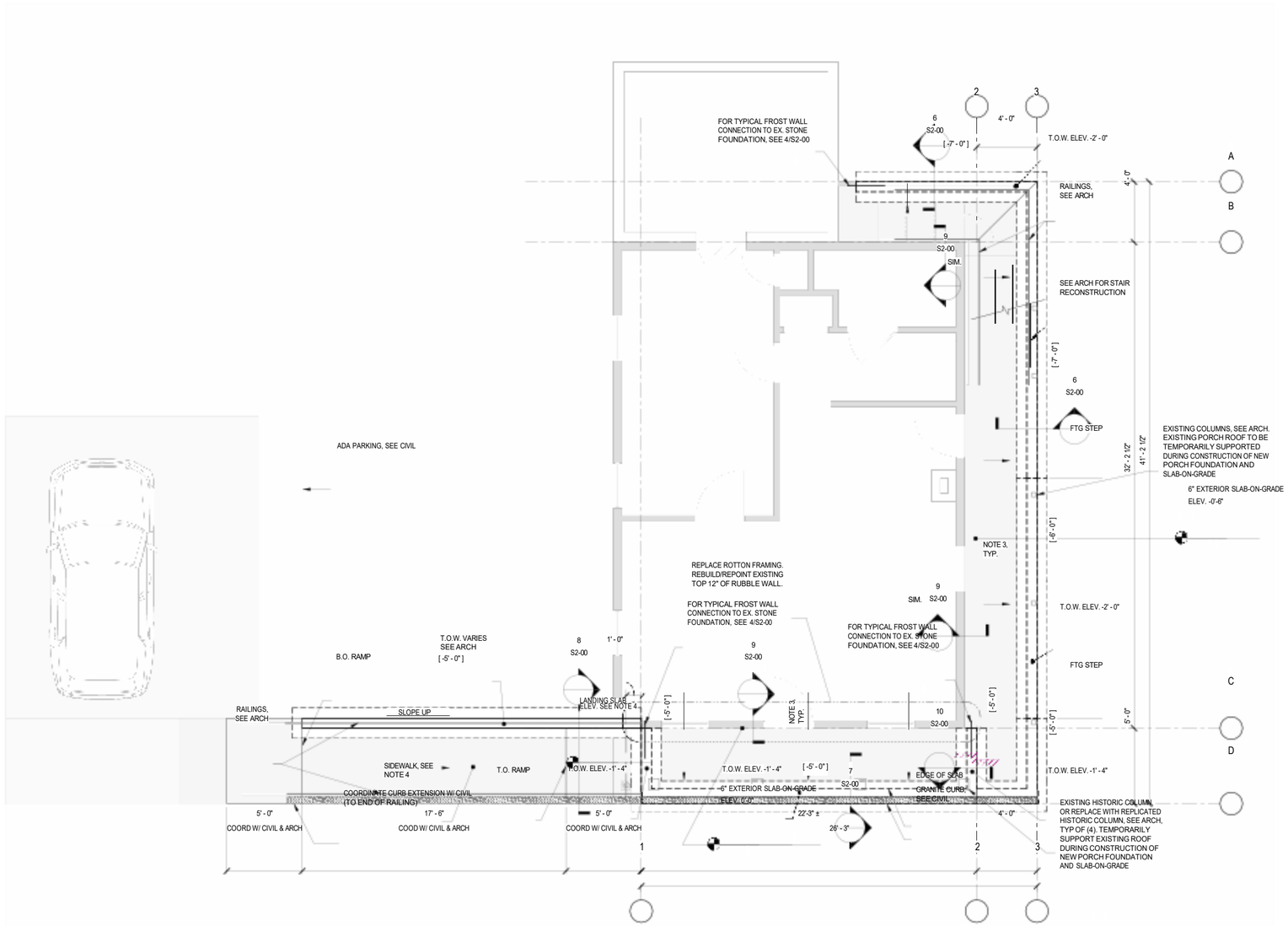
Sheet Title: GENERAL NOTES & TABLES

Project Title: STRAFFORD TOWN OFFICES

Designed By:	CPA
Checked By:	CPA
Drawn By:	NAM
Scale:	As indicated
Date:	05/29/26

S0-02

EV Project #24536.00



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

NOTES:

1. SLAB-ON-GRADE ELEVATION 0'-0" REFERENCES CIVIL FINISH FLOOR ELEVATION 923.27'.
2. [XX'-XX"] INDICATES TOP OF FOOTING ELEVATION.
3. SLOPE SLAB AWAY FROM BUILDING AT 1/8" / FT.
4. SEE CIVIL FOR SPOT ELEVATIONS AND RAMP SLOPE.

Stamp

No.	Description	Date
	75% CONSTRUCTION DOCUMENTS	05/19/2025
	PERMIT SET	05/29/2026

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227 JUSTIN MORRILL MEMORIAL HWY, STRAFFORD, VT 05072

FOUNDATION PLAN

STRAFFORD TOWN OFFICES

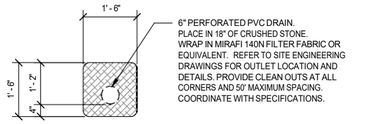
Sheet Title:

Project Title:

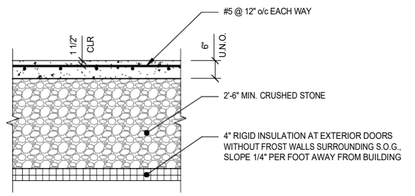
Designed By:	CPA
Checked By:	CPA
Drawn By:	NAM
Scale:	As indicated
Date:	05/29/26

S1-00

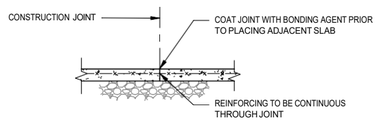
EV Project #24536.00



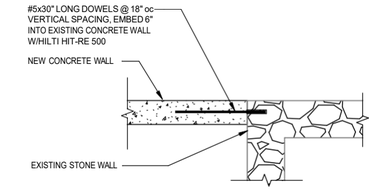
1 TYPICAL FOOTING DRAIN
1/2" = 1'-0"



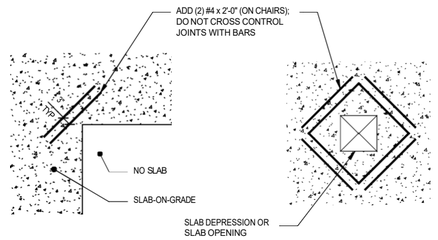
2 TYPICAL SLAB-ON-GRADE SECTIONS
1/2" = 1'-0"



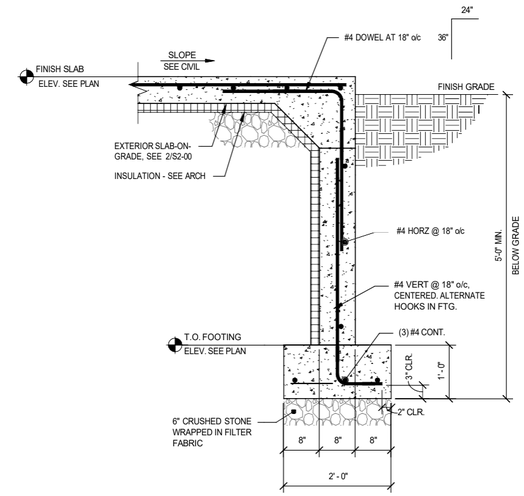
3 TYPICAL SLAB-ON-GRADE JOINTS
1/2" = 1'-0"



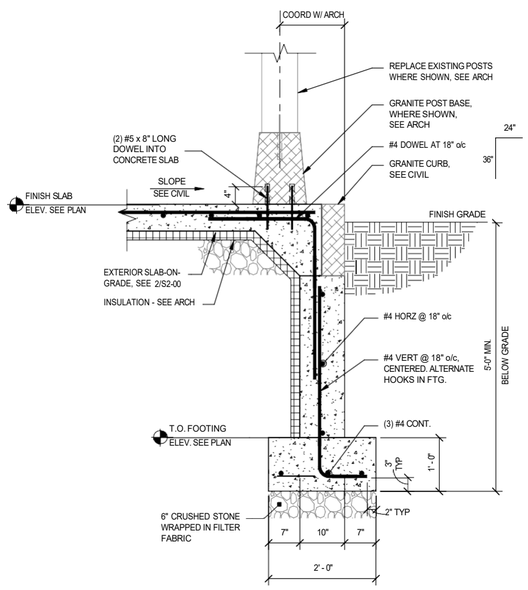
4 NEW CONCRETE WALL TO EXISTING STONE
WALL (PLAN VIEW)
1/2" = 1'-0"



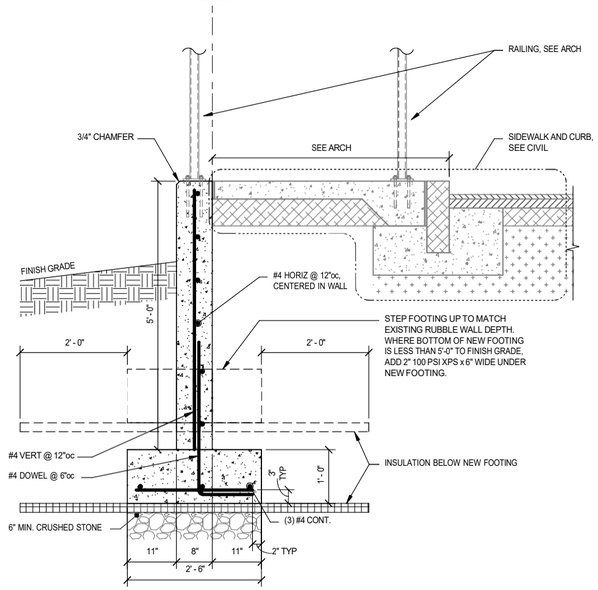
5 TYPICAL RE-ENTRANT CORNERS AT
SLAB-ON-GRADE
1/2" = 1'-0"



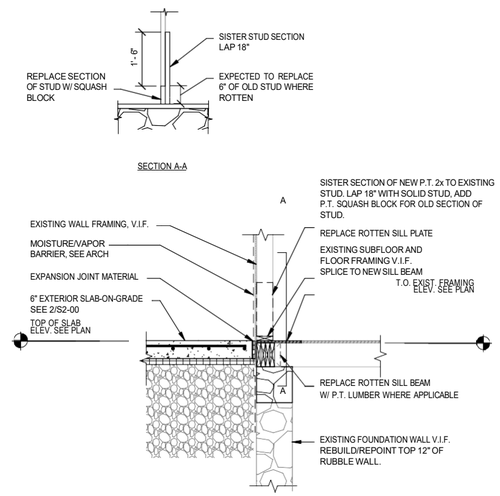
6 TYPICAL FROST WALL
3/4" = 1'-0"



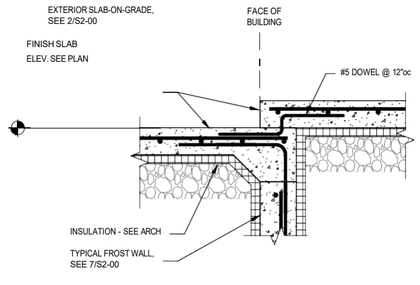
7 TYPICAL FROST WALL
3/4" = 1'-0"



8 SIDEWALK AND RETAINING WALL DETAIL
3/4" = 1'-0"



9 TYPICAL FOUNDATION SECTION AT EXISTING
EXTERIOR FOUNDATION
1/2" = 1'-0"



10 INTERIOR FROST WALL
3/4" = 1'-0"

Stamp

No.	Description	Date
	75% CONSTRUCTION DOCUMENTS	09/16/2025
	PERMIT SET	05/29/2026

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227 JUSTIN MORRILL MEMORIAL HWY,
STRAFFORD, VT 05072

FOUNDATION DETAILS

STRAFFORD TOWN OFFICES

Sheet Title:

Project Title:

Designed By:	CPA
Checked By:	CPA
Drawn By:	NAM
Scale:	As indicated
Date:	05/29/26

S2-00

EV Project #24536.00

TOWN HALL RENOVATIONS
STRAFFORD, VERMONT

ORTHO MAP (2024)-STRAFFORD, VT

DRAWING LIST

C001	COVERSHEET
C002	LEGEND AND NOTES
C101	EXISTING CONDITIONS
C202	PROPOSED CONDITIONS
C301	SITE DETAILS

No.	Description	Date
1	COORDINATION UPDATE	5/28/2026

Stamp

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TONI PIPPY
TOWN OF STRAFFORD
227 JUSTIN MORRILL MEMORIAL HWY
STRAFFORD, VERMONT
PHONE NUMBER

Sheet Title: COVER PAGE AND OVERVIEW

Project Title: STRAFFORD TOWN OFFICE RENOVATIONS
STRAFFORD, ORANGE COUNTY, VERMONT

EV Project #	24537
Drawn By:	LRL
Checked By:	PB
Scale:	1" = 5
Date:	08/12/2025

C001

PLOTTED: 5/28/2026 1:47 PM

STANDARD ABBREVIATIONS

BENCHIAARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION		RBNFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOO	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	**MAX**	SANITARY	SAN
CAST-IN-PLACE	GIP	EXISTING GRADE/GROUND	EG	MINIMUM		SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVCES	MUTCD	SEPTIC TANK	ST
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	**MW**	SILT FENCE	SF
CENTERLINE	t	FIELD INLET	FI	MONUMENT	MON	SLOPE	S•
CLEAN OUT	C/0	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STATION	STA
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	STORM MANHOLE	DMH
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT	TAN
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TANGENT TO CURVE	TC
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TAPPING SIEVE AND VALVE	TS&V
CW.ETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEMPORARY BENCHIAARK	IBM
DISTRIBUTION BOX	0-BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TEST PIT	TP
OUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HOPE	POLYVNYL CHLORIDE	PVC	TOP OF BANK	TOB
EDGE OF CONCRETE	EOG	HYDRANT	HYO	POINT OF VERTICAL INTERSECTION	PV	TOP OF CURB	TDC
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POND	PND	TOP OF WALL	TOW
EDGE OF PAVEMENT	EDP	INVERT	INV	QUANTITY	QTY	TYPICAL	TYP
EIFCTRIC	EIFC	IRON PIN	IP	QUAIIY ASSURANCE	**QA**	VERIFY IN FIELD	≡F
EIFCTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUAIIY CONTROL	QC	WATER VALVE	WV
ELEVATION	ELEV	LINGTH	I•	RADIUS	R•		

STANDARD DETAIL HATCHES

THESE HATCH PATTERNS ARE INTENDED FOR DETAILS THAT ARE 1:1 IN SIZE. MANY OF THE STANDARD EV DETAILS ARE 24 SCALE AND AS SUCH THE HATCH PATTERNS SHOULD BE SCALED ACCORDINGLY.

- PAVEMENT - WEARING COURSE
- PAVEMENT - BINDER/BASE COURSE
- BASE COURSE - FINE CRUSHED GRAVEL
- **SUB-BASE COURSE - CRUSHED GRAVEL**
- EXISTING/UNDISTURBEDGROUND
- BACKFIII - NATrIE MATERIAL
- SAND BEDDING/BLANKET
- CONCRETE
- PLACED LOAM
- CRUSHED STONE BEDDING/UNDERDRAINS
- PEA GRAVEL

GRAPHIC SCHEDULE

- BUILDINGS
- IMPE™OUS SURFACE (ROADS, WALKS, PARKING)
- CONCRETE
- CHRUSED STONE/RIPRAP

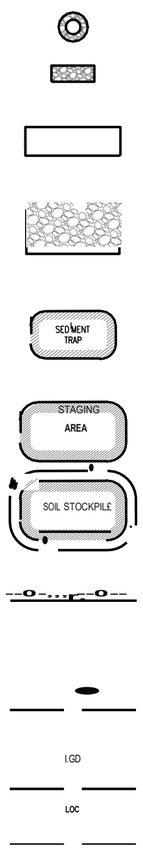
GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTEDTO COOPERATE WITH ANY AND All OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BTTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF All REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR Will PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPE™SION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE All PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH All CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. All TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR All EXISTING UTILITIES, UNLESS NOTEDOTHERWISE.
13. All SITE FIll SHALL MEET SELICTED FIll STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE All AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRO□DING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PRO□DE MARKED-UP AS-BUILT PLANS FOR All UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES Will BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF All TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STIEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

CIVIL LINETYPE LEGEND

PROPOSED FEATURES		EXISTING FEATURES	
---100	MAJOR CONTOUR	- - 100 - - -	*MAJOR CONTOUR*
---98	MINOR CONTOUR	---- 98 ----	*MINOR CONTOUR*
---	EDGE OF RIVER	---	*FDGF or RIVFR*
-	EDGE OF POND	-	*FDGF or PONO*
	FLOOD PLAN	-	*FLOOD PLAIN*
---	PROPERTY LINE	---	*PROPFRIY LINF*
	RIGIIT OF WAY		*RIGHT or WAY*
--	SETBACK	--	*SUBACK*
-	EASEMENT	-	*EASFMFNT*
LOC	LIMIT OF CONSTRUCTION		*LIMIT or CONSTRUCIION*
LGD	LIMIT OF DISTURBANCE		*LIMIT or 0ISTURBANCF*
●	SILT FENCE		*SIU FFNCF*
	DEMOLITION WORK		*OFMOLIION WORK*
	CENTERLINE		*CFNTFRLINF*
	EDGE OF PAVEMENT		*FDGF or PAVFMFNT*
-	EDGE OF GRAVEL	-	*FDGF or GRAVFL*
	EDGE OF CONCRETE		*FDGF or CONCRUF*
	CURB		*CURB*
-- X -- X --	FENCE (BARBED WIRE)	-- X -- X --	*FFNCF (BARBFD WIRE)*
-- o -- o --	FENCE (CHAIN LINK)	-- o -- o --	*FFNCF (CHAIN LINK)*
--- □ --- □ ---	FENCE (WOODEN)	--- D --- D ---	*FFNCF (WOOOFN)*
---------O	GUARD RAIL		*GUARD RAIL*
	TREE LINE		*TRFF LINF*
	EDGE OF WETLANDS		*FOGF or WDIANOS - OFLINEATFD*
	EDGE OF WETLANDS - APPROXIMATE	- -	*FDGF or WDIANOS - APPROXIMATF*
	STONE WALL		*STONF WALL*
S	SANITARY SEWER	S	*SANITARY SFWFR*
FM	SANITARY SEWER APPROX. SEWER FORCEMAIN		*SANITARY SEWER APPROX. SFWFR FORCFMAIN*
SS	SEWER SERVICE	S S	*SFWFR SFRVICF*
SLA	DISPOSAL AREA LATERAL	SLA	*DISPOSAL ARFA LATFRAL*
SD	STORM LINE	SD	*STORM LINF*
	STORM LINE APPROX.	(SD)	*STORM LINF APPROX.*
UD	UNDER DRAIN	UD	*UNDFR DRAIN*
FD	FOUNDATION DRAIN	FD	*FOUNOAIION DRAIN*
RD	ROOF DRAIN	RD	*ROOF DRAIN*
+- +- -	DITCH/SWALE	+- +- -	*0/TCH/SWALF*
T	TELECOMM	T	*TFLFCOMM*
	TELECOMM APPROX.	(T)	*TFLFCOMM APPROX.*
UGT	UNDERGROUND TELECOMM	UGT	*UNDFRGROUND TFLFCOMM*
OHT	OVERHEAD TELECOMM	OHT	*OVfRHAO T[/[COMM*
E	ELECTRIC LINE	E	*[LFCTRIC LIN[*
	ELECTRIC APPROX.	(E)	*[LFCTRIC APPROX.*
UGE	UNDERGROUND ELECTRIC	UGE	*UNDFRGROUND FLFCTRIC*
OHE	OVERHEAD EIFCTRIC	OHE	*OVFRHEAD FLFCTRIC*
SL	ELECTRICAL SITE LIGHTING	SL	*FLFCTRICAL SITF LIGHTING*
W	WATER LINE	W	*WATFR /INF*
	WATER APPROX.	(W)	*WATFR APPROX.*
--ws ws--	WATER SE™CE	--ws ws--	*WATER SERVICE*
GAS	GAS LINE	GAS	*CAS LINF*
	GAS APPROX.	(G)	*CAS APPROX.*
CATV	CABLE TV	CATV	*CABLF TV*
	CABLE TV APPROX.	(CATV)	*CABLF TV APPROX.*
UGTV	UNDERGROUND CABLE TV	UGTV	*UNDFRGROUND CABLF TV*
OHTV	OVERHEAD GABLE TV	OHTV	*OVFRHEAD CABLF TV*
STM	STEAM LINE	STM	*STEAM LINF*
	STEAM LINE APPROX.	(STM)	*STEAM LINF APPROX*
LPS	LOW PRESSURE STEAM	LPS	*LOW PRFSSURF SUPPLY*
-- -- --LPR---	LOW PRESSURE RETURN	-- -- --LPR---	*LOW PRFSSURF RFTURN*
HPS	HIGH PRESSURE SUPPLY	HPS	*HIGH PRFSSURF SUPPLY*
-- -- --HPR	HIGH PRESSURE RETURN	-- -- --HPR---	*HIGH PRFSSURF RUURN*
HW	HOT WATER	HW	*HOT WATFR*
HWS	HOT WATER SUPPLY	HWS	*HOT WATFR SUPPLY*
-- -- -HWR	HOT WATER RETURN	-- -- --HWR ---	*HOT WATFR RUURN*
CW	CHILLED WATER	CW	*CHILIFO WATFR*
CWS	CHILLED WATER SUPPLY	CW3	*CHILIFO SUUPLY*
-- -- --CWR	CHILLED WATER RETURN	-- -- --CWR ---	*CHILLED RETURN*

EROSION CONTROL LEGEND



EROSION PREVENTION AND SEDIMENT CONTROL STIRATEGY

THE FOLLOWING TECHNIQUES, Will BE UTILIZED, AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM Will BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE Will LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES.

TEMPORARY INLET PROTECTION - INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS □ 1/2 DEPTH OF STONE. REMOVE All SEDIMENT IF COLLECTED IN STRUCTURE AS SOON AS POSSIBLE.
STONE CHECK DAM

THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TD SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING.

~~THIS STRUCTURAL MEASURE IS INST~~ALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL THE NETTING IS TYPICALLY IMPREGNATEDWITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE Will REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC Will BE ENTERING OR LIA□NG A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGIITS-OF-WAY OR STREETS. THIS Will REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENTBASIN

THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMIfIED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SIfiLING OF SUSPENDED FINES. THIS Will REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)

THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERL>I.S MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)

THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THIAN FIVE DAYS.

CONSTRUCTION (CF) OR ICH N LINK (o) FENCING

~~THIS STRUCTURAL MEASURE IS INSTALLED ALONG~~ THE PERIMETER OF THE PROJECT AREA IN MAINY CASES THE LIMIT OF DISTURBANCE Will COINCIDE WITH THE FENCING OR INDICATEBUFFER AREAS TO BE PROTECTED. THE FENCING IS EFFECTIVE WHEN USED TO SEPARATE THE PROJECT AREA FROM ADJACENT AREAS USED BY THE PUBLIC. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. CONFIRM LOCATION, EXTENTS AND GATES WITH OWNER . FENCE LOCATION AND GATES TO BE RE-ADJUSTIED AS NECESSARY BASED ON OWNER REQUIREMENTS AND COORDINATION.

TEMPORARY SILT FENCING

SEDIMENT BARRIER IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE Fill SLOPES. ADDITIONALLY, WHEN DESIGNATED ALONG THE LIMITS OF DISTURBANCE, INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. SILT FENCING IS EFFECTIE IN REDUCING STORMWATER RUNOFF VELOCITIES, ASSIST IN THE DEPOSITION OF TRANSPORTED SEDIMENT LOAD AND PREVENT EROSION OF SOILS ONTO ADJACENT AREAS. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE

THE CONTRACTOR SHALL CONTAIN ANY EARTH MO□NG ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR E□RONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

LIMITS OF CONSTRUCTION

THE CONTRACTOR SHALL CONTAIN ANY EARTH MO□NG ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR E□RONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

CIVIL SYMBOL LEGEND

PROPOSED FEATURES		EXISTING FEATURES	
13	BOUND	□	*BOUND*
0	BENCHMARK	0	*BFNCHMARK*
@	DRILL HOLE	@	*DRILL HOLF*
A	SURVEY POINT	&	*SURVEY POINT*
0	IRON PIN	0	*IRON PIN*
"1	TEST PIT	"1	*TFST PIT*
TP1		TP1	
	BORING		*BORING*
P1			
■ ■	PERC TEST	■ ■	*PFRC TEST*
11111	CATCH BASIN (SQUARE)	11111	*CATCH BASIN (SQUARE)*
	CATCH BASIN (ROUND)		*CATCH BASIN (ROUND)*
	HEADWALL		*HEADWALL*
	FLARED END SECTION		*FLARFD FNO SFCTION*
	STONE APRON		*STONF APRON*
	DRAIN MANHOLE (DMH)		*DRAIN MANHOLF (DMH)*
	DRAINAGE CIIAN OUT		*DRAINAGF CLEAN our*
S	SANITARY SEWER MANHOLE (SMH)	S	*SANITARY SFWFR MANHOLF (SMH)*
C/O	SANITARY CLEAN OUT	C/O	*SANITARY CLEAN our*
	HYDRANT		*HYDRANT*
WV	WATER SHUTOFF	WV	*WATFR SHUTOFF*
TX1	TAPPING SIEVE & VALVE	TX1	*TAPPING SLFFVF & 1/41IE*
GV	GATE VALVE	GV	*CAT[VALIE*
W	WELL	W	*WFLL*
	UTILITY POLE		*UIILIIY POLF*
	GUY POLE		*GUY POLF*
E	ELECTRICAL MANHOLE	E	*FLFCTRICAL MANHOLF*
	FLOOD LIGHT		*FLOOD LIGHT*
	LIGHT POST		*LIGHT POST*
T	TELEPHONE MANHOLE	T	*TFLFPHONF MANHOLF*
G	NATURAL GAS MANHOLE	G	*NATURAL GAS MANHOLF*
C	COMMUNICATION MANHOLE	C	*COMMUNICAIION MANHOLF*
SM	STEAM MANHOLE	SM	*STEAM MANHOLF*
●	BOLLARD		*BOLLARD*
	SINGLf POLE SIGN		*S/NGLF POLF SIGN*
	DOUBLE POLE SIGN		*DOUBLE POLF SIGN*
+100.5	SPOT ELEVATION	+100.00	*SPOT FLEYATION*
6-	ACCESSIBLE PARKING STALL	6-	*ACCFSSIBLF PARKING STALL*
	DRAINAGE FLOW		*DRAINAGF FLOW*
000	DECIDUOUS TREE	008	*DFCIDUOUS TRFF*
	CONIFEROUS TREE		*CONIFFROUS TRFF*

SURVEY NOTES

1. EXISTING PHYSICAL FEATURES, PROPERTY LINES AND TOPOGRAPHY SHOWN HERE HAVE BEEN TAKEN FROM OTTERMAN SURVEY DATED OCTOBER 11, 2023.
2. UTILITIES SHOWN 00 NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
3. NORTH ORIENTATION IS REFERENCED TO APPROXIMATE VERMONT VTSTATE PLANE COORDINATE SYSTEM GRID NORTH DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
4. ADDITIONAL SURFACE TOPOGRAPHY IS DERIVED FROM VERMONT OPEN GEODATA PORTAL 0.35M 2023 LIDAR AERIAL DATA.
5. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PAINTED MARKINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LIGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.

Stamp

No.	Description	Date
1	COORDINATION UPDATE	5/28/2026

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85 Mechanic Street, Suite E-3, Lebanon, NH 03766 • 603-442-6333
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TONI PIPPY
TOWN OF STRAFFORD
227 JUSTIN MORRILL MEMORIAL HWY
STRAFFORD, VERMONT
PHONE NUMBER

Sheet Title: NOTES AND LEGENDS

Project Title: STRAFFORD TOWN OFFICE RENOVATIONS
STRAFFORD, ORANGE COUNTY, VERMONT

EV Project #	24537
Drawn By:	LRL
Checked By:	PB
Scale:	1" = 5'
Date:	08/12/2025

C002

S:\PROJECTS\24\24537 SOUTH STRAFFORD TOWN HALL RENOVATIONS - CVD\PW\SHEET FILES\24537-C001_COVER PAGE.DWG

PLOTTED: 8/1/2025 7:53 AM

ASSUMED ROW FROM SURVEY

PROPERTY LINE FROM SURVEY

EXISTING STORM STRUCTURE

EXISTING FFE
973.35'

EXISTING STORM STRUCTURE

DEMO EXISTING PAVEMENT

922
921
920
920
921
922
923
915
916

GRAPHIC SCALE

1 inch = ? ft
for sheet size 24" x 36"

S:\PROJECTS\A2024\24537 SOUTH STRAFFORD TOWN HALL RENOVATIONS - CIVIL\WORKSHEET FILES\24537-C101_EXISTING CONDITIONS.DWG

Stamp

No.	Description	Date
1	COORDINATION UPDATE	5/28/2026

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TONI PIPPY
TOWN OF STRAFFORD
227 JUSTIN MORRILL MEMORIAL HWY
STRAFFORD, VERMONT
PHONE NUMBER

Sheet Title: EXISTING CONDITIONS AND DEMO

Project Title: STRAFFORD TOWN OFFICE RENOVATIONS
STRAFFORD, ORANGE COUNTY, VERMONT

EV Project #	24537
Drawn By:	LRL
Checked By:	PB
Scale:	1" = 5'
Date:	08/12/2025

C101

UTILITIES NOTES

- CB1 — 4' ID CATCHBASIN STORM STRUCTURE, RIM: 922.00 INV OUT: 919.86
- CB2 — 4' ID CATCHBASIN STORM STRUCTURE, RIM: 922.00, INV IN: 919.26, INV IN: VIF, INV OUT: 919.16
- ST1 — 30 LF SOLID 15" PVC PIPE AT 2% SLOPE.
- ST2 — 58 LF SOLID 15" PVC PIPE AT 2% SLOPE, OUTLET INVERT 918.00
- ST3 — STONE DISPERSAL PAD

CIVIL SITE NOTES

- C1 — 5 INCH CONCRETE SLAB WITH THICKENED EDGE. SEE DETAIL C301/D1
- C2 — 6 +/- INCH REVEAL GRANITE CURB SEE DETAIL C301/D2
- C3 — CONCRETE ACCESS RAMP MAX SLOPE 8.33% WITH RAILINGS. SEE ARCHITECTURAL
- C4 — CONCRETE RETAINING WALL WITH RAILING. SEE STRUCTURAL
- C5 — GRANITE PEDESTAL BASE. SEE ARCHITECTURAL
- C6 — ADA VAN ACCESSIBLE PARKING SPACE WITH SIGNAGE (MAX 2% SLOPE)
- C7 — ASPHALT PAVEMENT. MAINTAIN POSITIVE SLOPE TO CATCHBASINS

Stamp

No.	Description	Date
1	COORDINATION UPDATE	5/28/2026

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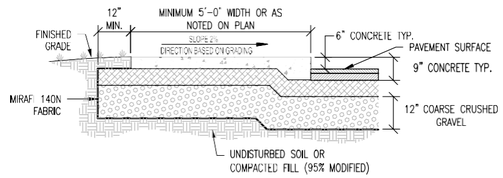
TONI PIPPY
TOWN OF STRAFFORD
227 JUSTIN MORRILL MEMORIAL HWY
STRAFFORD, VERMONT
PHONE NUMBER

Sheet Title: PROPOSED CONDITIONS

Project Title: STRAFFORD TOWN OFFICE RENOVATIONS
STRAFFORD, ORANGE COUNTY, VERMONT

EV Project #	24537
Drawn By:	URL
Checked By:	PB
Scale:	1" = 5'
Date:	08/12/2025

C201



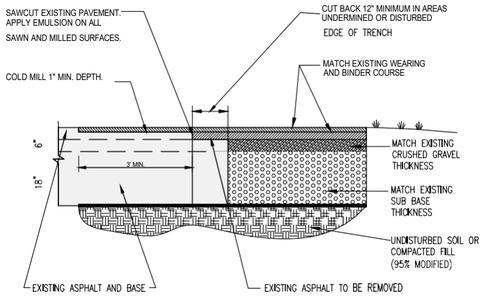
THICKENED EDGE SIDEWALK DEATIL

NOTES:

1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH, TYPICALLY AT INTERVALS MATCHING THE SIDEWALK WIDTH, OR AS NOTED ON PLANS (NOT TO EXCEED 10'-0").
2. PLACE EXPANSION JOINT AS INDICATED ON PLANS, NOT TO EXCEED 20'-0" MAX.
3. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL
4. CAST-IN-PLACE CONCRETE TO BE 4000 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN SIDEWALK.
5. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
6. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.
7. COORDINATE WITH STRUCTURAL DETAILS

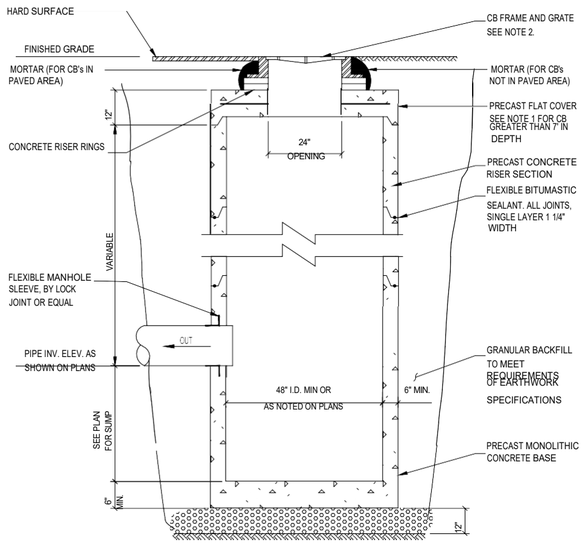
CONCRETE SIDEWALK DETAIL 1

SCALE: NONE



ASPHALT PAVEMENT TRENCH PATCH DETAIL 2

SCALE: NONE

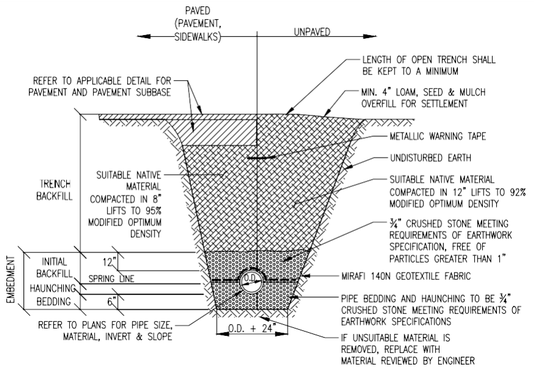


CATCH BASIN NOTES

1. IF DEPTH OF CATCH BASIN IS 7 FEET OR LESS FROM RIM TO CENTERLINE INVERT THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF CATCH BASIN FROM RIM TO CENTERLINE INVERT IS MORE THAN 7 FEET THEN A CONICAL TOP WILL BE INSTALLED.
2. PROVIDE A LEBARON 24"x24" TYPE E OR APPROVED EQUIVALENT, 3 FLANGE GRATE AND FRAME NEXT TO CURBS AND 4 FLANGE GRATE AND FRAME AT ALL OTHER LOCATIONS.
3. CATCH BASIN AND GRATE SHALL BE DESIGNED FOR H20 LOADING.
4. CATCH BASIN SHALL BE PRECAST CONCRETE SUPPLIED BY AN APPROVED MANUFACTURER

STORM CATCH BASIN DETAIL 3

SCALE: NONE

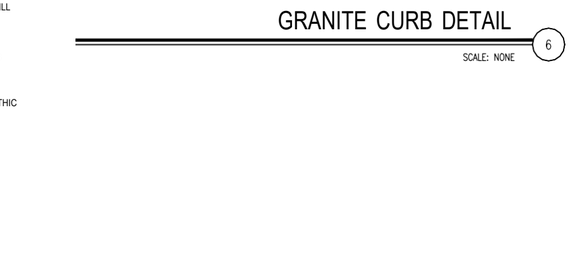


STORM TRENCH NOTES:

1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
2. BEDDING TO PROVIDE A FIRM , STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
3. WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW STORM DRAIN SYSTEM DURING CONSTRUCTION.
4. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
5. REFER TO INSULATION DETAIL FOR AREAS WHERE PROPER COVER CAN NOT BE ACHIEVED.
6. BACKFILL SHALL BE OF A SUITABLE NATIVE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSTABLE MATERIAL SHALL NOT BE USED FOR BACKFILL.

TYPICAL STORM DRAIN TRENCH 4

SCALE: NONE



INSULATION IN PAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-3'	LOWER DRAIN	
3'-4'	6'-0"	4"
4'-6'	NO INSUL. REQUIRED	

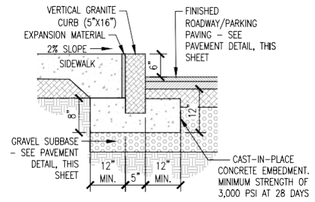
INSULATION IN UNPAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-3'	LOWER DRAIN	
3'-4'	4'-0"	2"
> 4'	NO INSUL. REQUIRED	

STORM DRAIN INSULATION NOTES:

1. REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.
2. RIGID EXTRUDED POLYSTYRENE INSULATION SHALL CONFORM WITH ASTM C578 – STANDARD SPECIFICATION FOR RIGID CELLULAR POLYSTYRENE THERMAL INSULATION AND SHALL BE DOW STYROFOAM HIGH LOAD 40 OR EQUIVALENT.

INSULATION OVER SHALLOW DRAIN DETAIL 5

SCALE: NONE



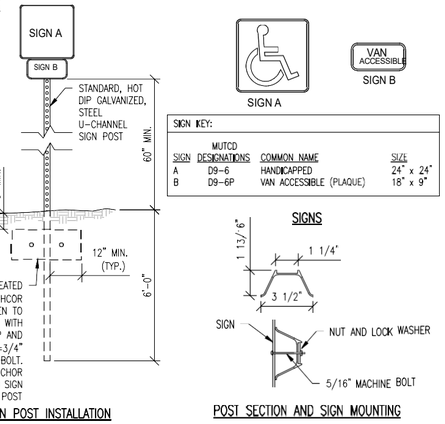
DETAIL A – VERTICAL CURB

VERTICAL GRANITE CURB NOTES:

1. GRANITE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT AND STATE SPECIFICATIONS.
2. WHERE CURB IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, CURB SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6"oc (PORTION OF DOWEL IN CURB TO BE GREASED).
3. WHERE CURB IS ADJACENT TO SIDEWALK, BOLLARD OR OTHER HARD FEATURE, BACKSIDE OF CURB SHALL BE SAW CUT. 1/4" EXPANSION MATERIAL (FULL DEPTH OF CURB), SHALL BE INSTALLED BETWEEN FEATURE AND CURB.
4. COORDINATE WITH STRUCTURAL DETAILS

GRANITE CURB DETAIL 6

SCALE: NONE



SIGN POST INSTALLATION

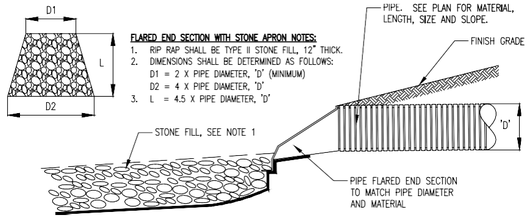
SIGN KEY:

SIGN	MUTCD DESIGNATIONS	COMMON NAME	SIZE
A	D9–6	HANDICAPPED	24" x 24"
B	D9–6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"

POST SECTION AND SIGN MOUNTING

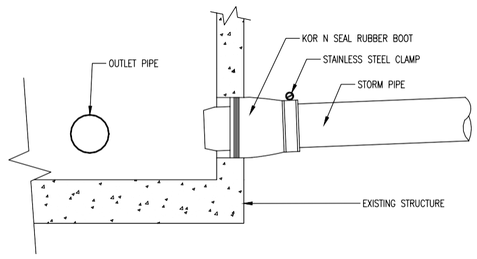
ADA SIGN AND POST DETAILS 7

SCALE: NONE



STONE DISPERSAL PAD DETAIL 8

SCALE: NONE



KOR N SEAL NOTES:

1. CORE HOLE SHALL BE SMOOTH, SYMMETRICAL, AND APPROPRIATELY SIZED FOR STORM PIPE INSTALLATION.
2. NEW INLET INVERTS SHALL BE A MINIMUM OF 0.1' ABOVE EXISTING OUTLET INVERT.

STORM STRUCTURE CONNECTION DETAIL 9

SCALE: NONE

EARTHWORK NOTES

1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, OWNER, PROJECT ENGINEER AND TOWN DPW TO REVIEW PROCEDURES AND IDENTIFY RESPONSIBILITIES. 4 WEEKS NOTICE SHALL BE GIVEN TO THE TOWN PRIOR TO START OF CONSTRUCTION. UNLESS STATED OTHERWISE STATED, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE VTRANS SPECIFICATIONS.

2. CLEARING AND GRUBBING- SITE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS, INCLUDING DRIVEWAYS, STONE WALLS, AND GRASS AREAS. THE DRIVEWAY SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.

3. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASTM D2922 AND SHALL NOT BE LESS THAN THE REQUIRED AMOUNT AS DETERMINED IN ACCORDANCE WITH ASTM D1557.

4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 2500 SQUARE FEET OF AREA.

5. PAVEMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VTRANS.

6. PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 185 DEGREES FAHRENHEIT PRIOR TO THE COMPLETION OF ROLLING. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT.

7. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDED IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.

8. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.

9. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL. REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

A. SAND BLANKET/BEDDING:

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2 INCHES	100
1-1/2 INCHES	90 - 100
1/2 INCH	70 - 100
NO. 4	60 - 100
NO. 100	0 - 20
NO. 200	0 - 8

B. 3/4" CRUSHED STONE:

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
1 INCH	100
3/4 INCHES	90 - 100
3/8 INCH	20 - 55
NO. 4	0 - 10
NO. 8	0 - 5

C. 1 1/2" CRUSHED STONE:

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
1 3/4 INCH	100
1 1/2 INCH	90 - 100
1 INCH	20 - 55
3/4 INCH	0 - 15
3/8 INCH	0 - 5

D. COARSE CRUSHED GRAVEL:

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
4 INCHES	95 - 100
NO. 4	25 - 50
NO. 100	0 - 12
NO. 200	0 - 6

E. FINE CRUSHED GRAVEL:

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2 INCHES	100
1–8 INCHES	90 - 100
NO. 4	30 - 60
NO. 100	0 - 12
NO. 200	0 - 6

F. GRANULAR BACKFILL:

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
3 INCHES	100
2 1/2 INCHES	90 - 100
NO. 4	45 - 75
NO. 100	0 - 12
NO. 200	0 - 6

G. TYPE I STONE FOR STONE FILL

THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.

H. TYPE II STONE FOR STONE FILL

THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

I. TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS:

1. THE pH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 7.6.
2. THE ORGANIC CONTENT SHALL BE NOT LESS THAN 2% NOR MORE THAN 20%.
3. GRADATION:

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2 INCHES	100
1 INCH	85 - 100
1/4 INCH	65 - 100
NO. 200	20 - 80

THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED METHODS TO MEET THE ABOVE SPECIFICATIONS.

J. DRAINAGE AGGREGATE:

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
1 INCH	100
3/4 INCH	90 - 100
3/8 INCH	20 - 55
NO. 4	60 - 100
NO. 100	0 - 10
NO. 200	0 -5

K. AGGREGATE FOR EROSION PREVENTION AND SEDIMENT CONTROL

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
4 INCH	80 - 100
3 INCH	40 - 60
2 INCH	0 - 20

L. DENSE GRADED CRUSHED STONE FOR SUBBASE

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
3 1/2 INCH	100
3 INCH	90 - 100
2 INCH	75 - 100
1 INCH	50 - 80
1/2" INCH 30 -	60
NO. 4	15 - 40
NO. 200 0 -	6

M.

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2" CRUSHED STONE	3 INCH 100
	2 INCH 75 - 100
	1/4 INCH 0 - 5

No.	Description	Date
1	COORDINATION UPDATE	5/28/2026

Stamp

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TONI PIPPY
TOWN OF STRAFFORD
227 JUSTIN MORRILL MEMORIAL HWY
STRAFFORD, VERMONT
PHONE NUMBER

Sheet Title: Site Details

Project Title: STRAFFORD TOWN OFFICE RENOVATIONS
STRAFFORD, ORANGE COUNTY, VERMONT

EV Project #	24537
Drawn By:	LRL
Checked By:	PB
Scale:	1" = 5'
Date:	08/12/2025

C301