




CONDITIONS LEGEND

-  EXISTING TO REMAIN
-  TO BE REMOVED
-  NEW CONSTRUCTION

NOTES

1. DEMOLISH FLOOR AS REQUIRED FOR INSTALLATION OF NEW SANITARY LINES
2. REMOVE ALL SUPPLY LINES AND REPLACE
3. REMOVE ALL ELECTRICAL AND REPLACE
4. REMOVE ALL HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS
5. REMOVE ALL INTERIOR WALLS AND CEILING SURFACES FOR THE INSTALLATION OF NEW INSULATION AND M.E.P. / F.P. SYSTEMS

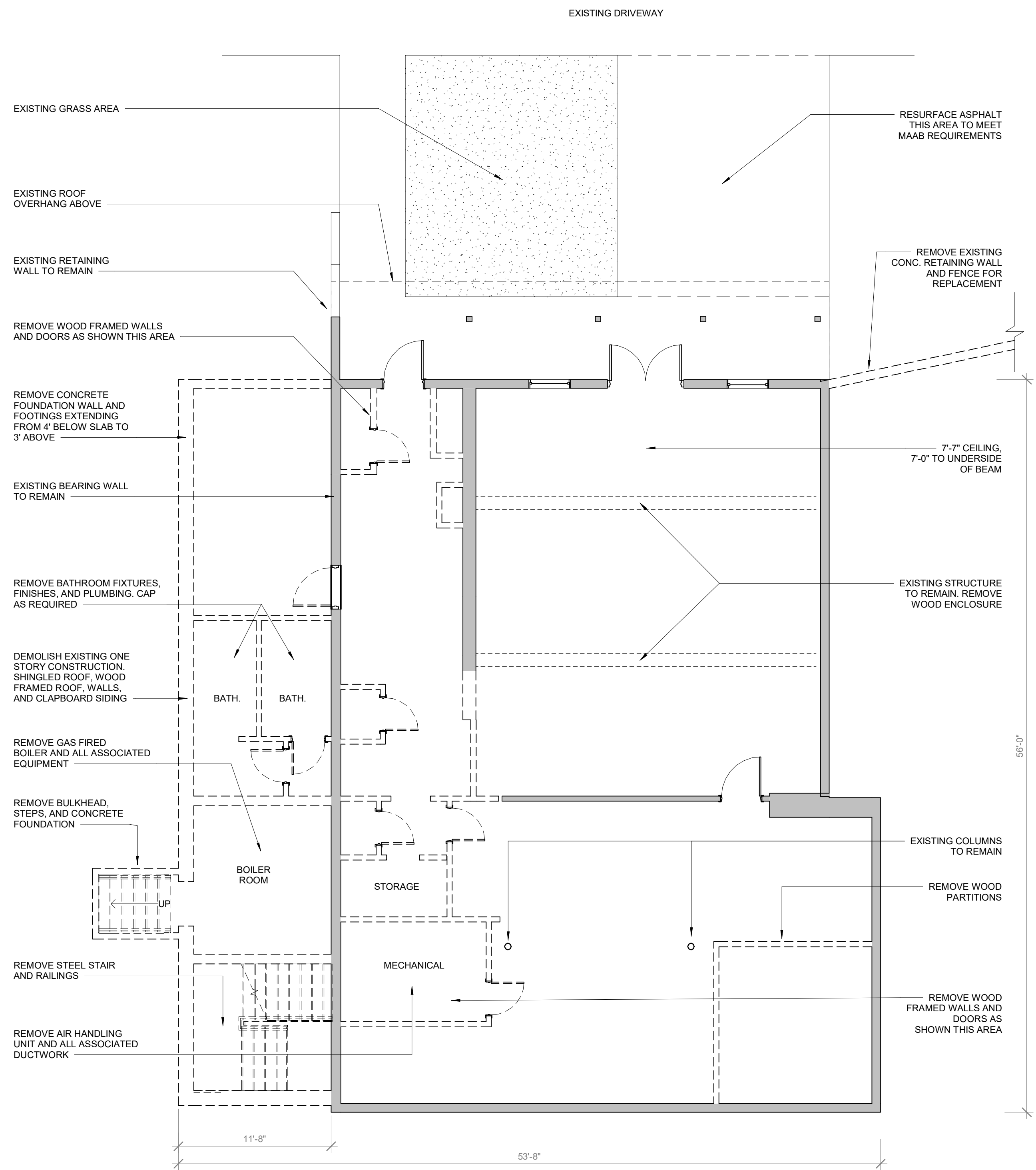
ABACUS [ARCHITECTS + PLANNERS]
 119 Brantree Street Boston MA 02134
 Tel: 617.562.4446 Fax: 617.254.0004
 contact@abacusarchitect.com

NO.	DATE	REVISIONS

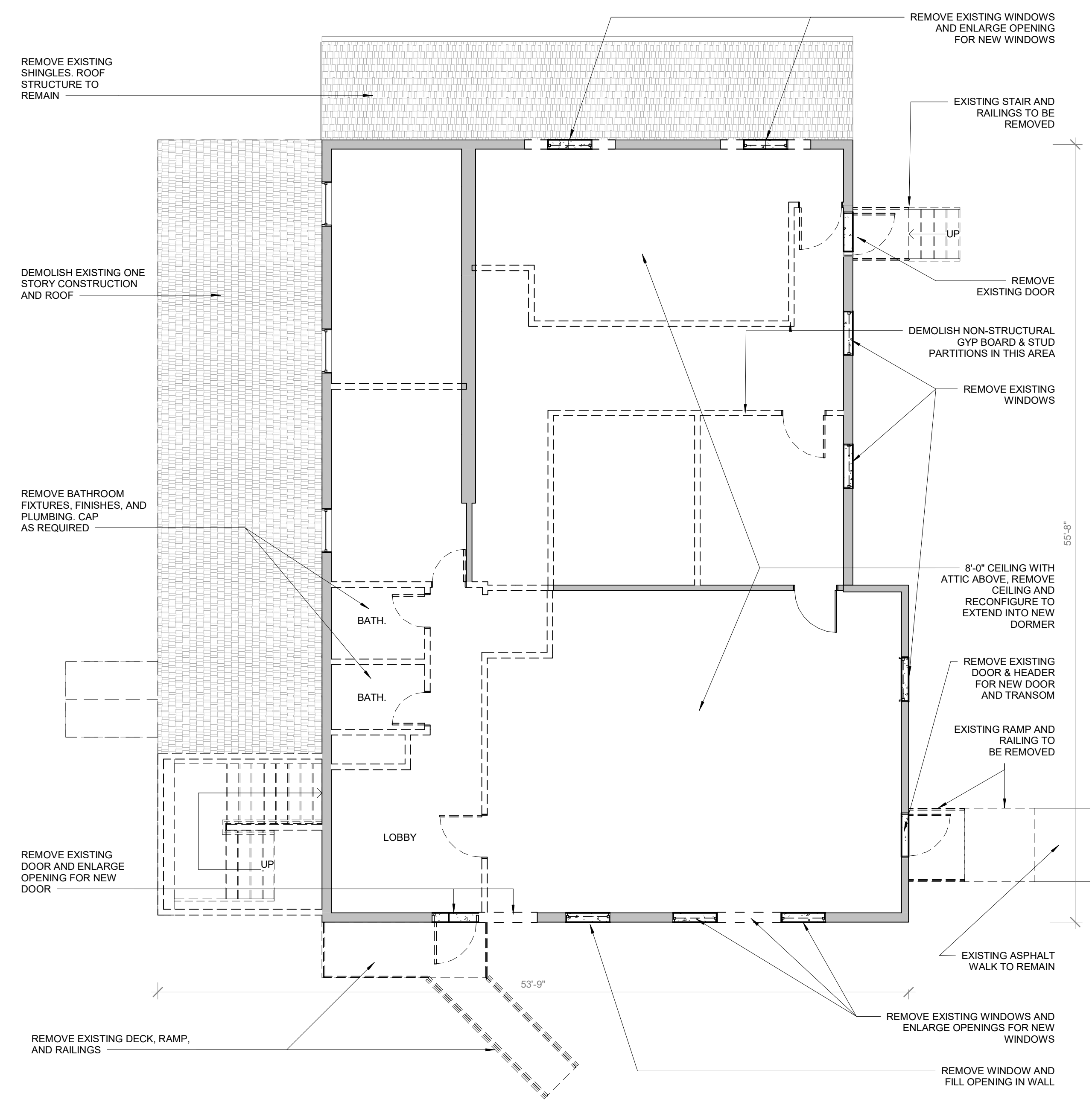
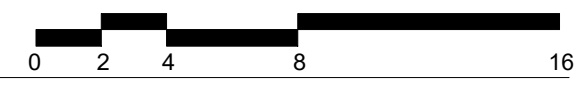
TOWN OF ORLEANS
 139 Main Street, Orleans, MA 02653
 Orleans Archive Building Renovation Study

DATE: 12/15/2023 SCALE: As Indicated

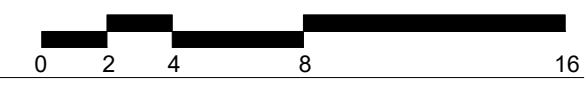
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1 DEMO PLAN - LOWER LEVEL
 3/16" = 1'-0"


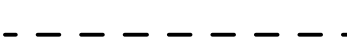



2 DEMO PLAN - UPPER LEVEL
 3/16" = 1'-0"



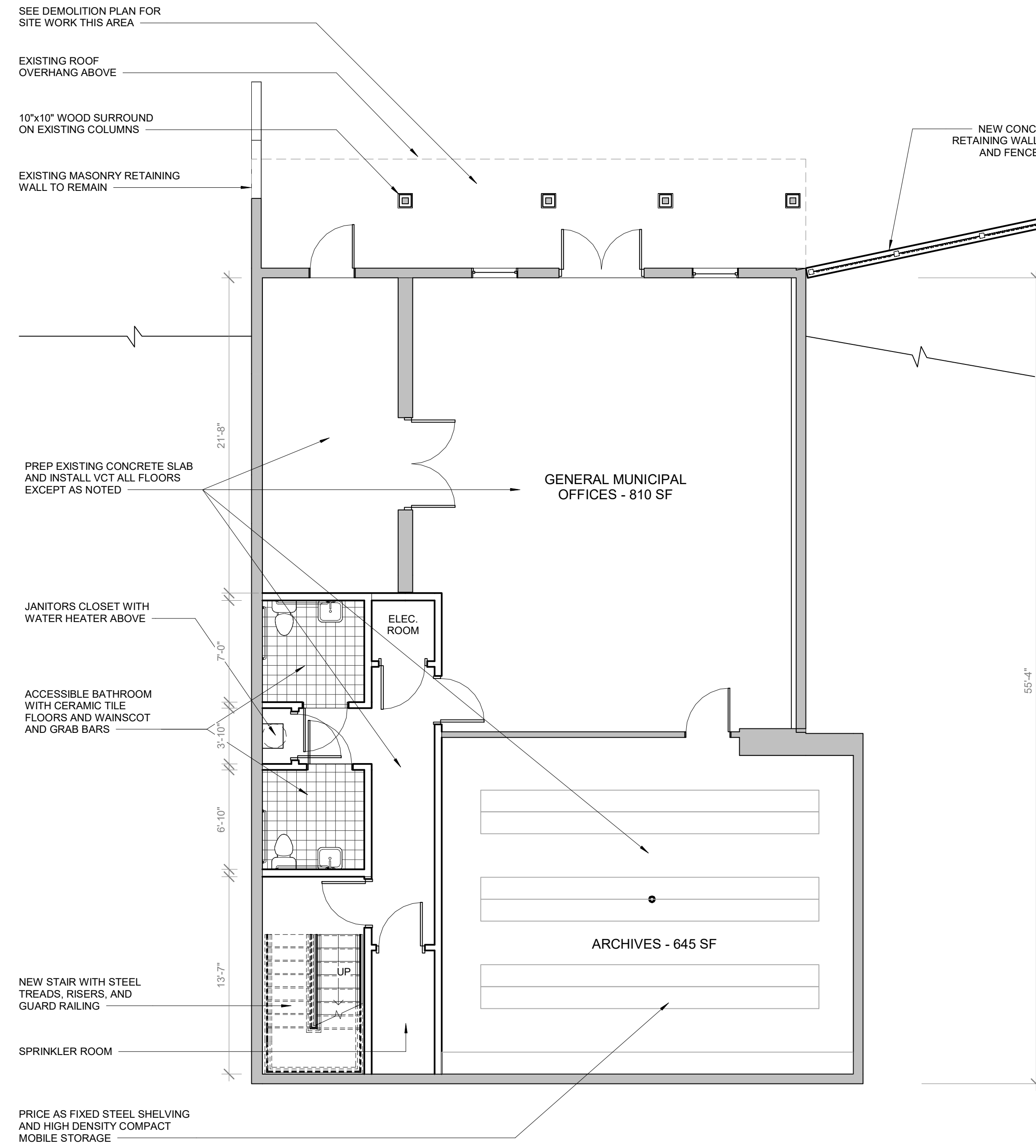
DEMOLITION FLOOR PLANS

CONDITIONS LEGEND

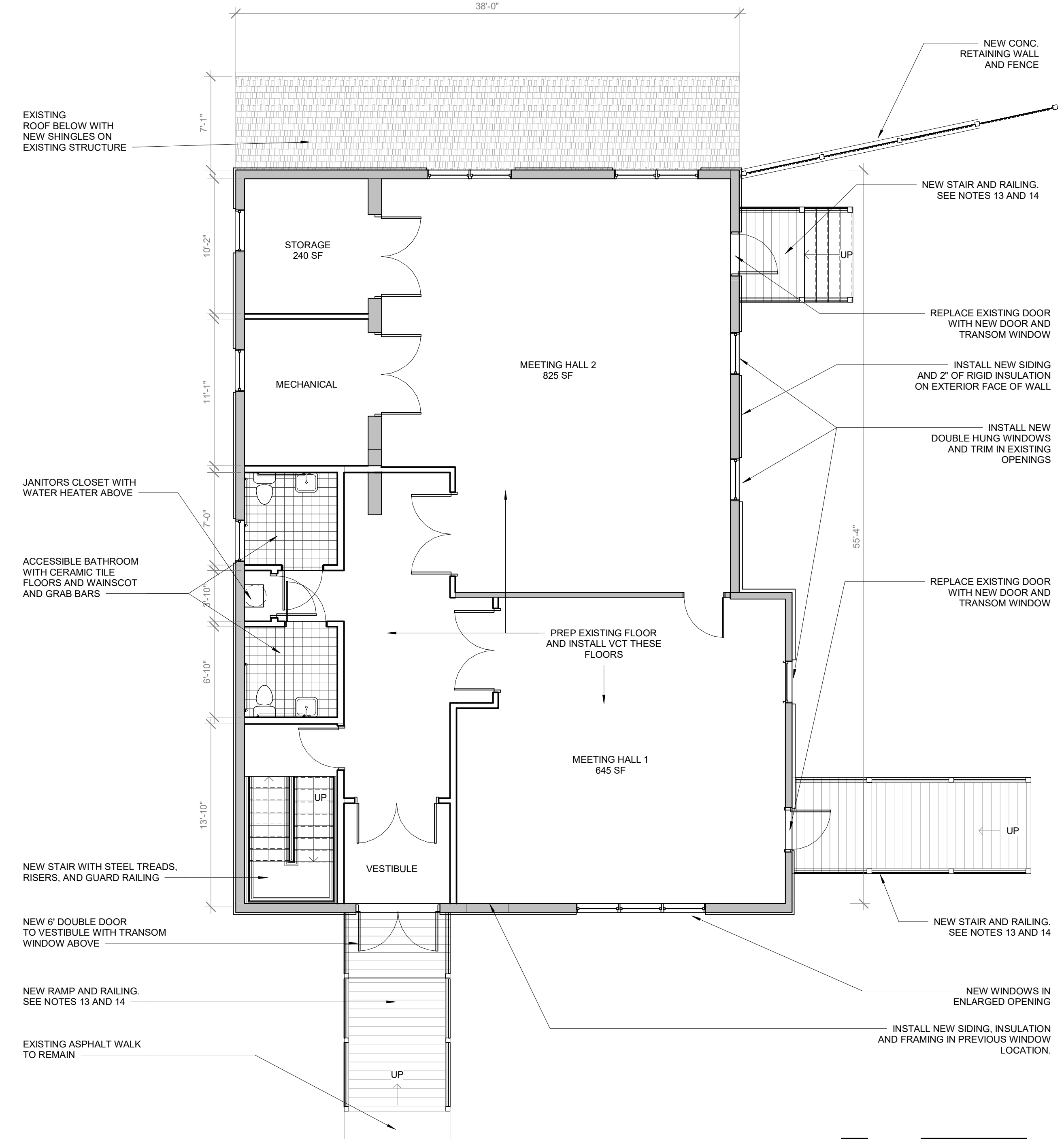
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NOTES

1. BACKFILL AND INSTALL NEW CONCRETE AT NEW SANITARY LINES.
2. INSTALL AIR SOURCE HEAT PUMPS TO SERVE ALL AREAS OF THE BUILDING BOTH FLOORS.
3. INSTALL NEW PLUMBING MEETING CURRENT PLUMBING CODE.
4. INSTALL NEW ELECTRICAL MEETING CURRENT ELECTRICAL CODE.
5. INSTALL NEW FIRE PROTECTION SYSTEM MEETING CURRENT CODE.
6. INSTALL LIFE SAFETY SYSTEMS TO MEET CURRENT CODE.
7. ALL EXTERIOR WALL STUD CAVITIES TO HAVE 3.5" CELLULOSE INSULATION.
8. ALL EXTERIOR WALLS TO RECEIVE AIR AND VAPOR BARRIER, 2" OF RIGID INSULATION, STRAPPING, AND FIBER CEMENT LAP SIDING.
9. INSTALL NEW GYPSUM WALL BOARD AT ALL WALLS AND CEILINGS.
10. INSTALL BEAD BOARD WAINSCOT AND CHAIR RAIL AT MEETING ROOMS AND ENTRY HALL.
11. ALL WINDOWS AND DOORS TO MEET CURRENT CODE PERFORMANCE STANDARDS. WOOD WITH ALUMINUM CLADDING. DOORS TO HAVE GLAZING WHERE INDICATED.
12. DOORS TO MEETING ROOMS TO BE GLAZED. ALL OTHER INTERIOR DOORS TO BE FLUSH PAINT.
13. ALL NEW ENTRY RAMPS, STAIRS, AND RAILINGS - WOOD FIBER COMPOSITE ON PT FRAMING WITH STEEL HANDRAILS AT 18" & 36"
14. ALL NEW GUARDRAILS TO BE 1 1/4" X 1 1/4", BALUSTERS AT 5" O.C. WITH TOP AND BOTTOM RAILS. 4 1/2" X 4 1/2" POSTS AT 5" O.C. WHITE PAINT FINISH.
15. BACKFILL AND COMPACT AT DEMOLISHED AREA OF BUILDING. LOAM AND SEED.
16. PROVIDE ALLOWANCE FOR SITE UTILITY CONNECTIONS TO DOWNSPOUTS AND SANITARY LINES.
17. PROVIDE ALLOWANCE FOR LIGHT FIXTURES INSIDE AND OUTSIDE.
18. NOTE THAT BUILDING DOES NOT CURRENTLY HAVE A FIRE PROTECTION SYSTEM. INSTALL SYSTEM AND CONNECTIONS TO THE STREET.
19. PROVIDE ALLOWANCE FOR LIMITED ASPHALT WALK REPAIR AND LOAM AND SEED.
20. NEW SHINGLES AT ALL ROOF AREAS WITH ALUMINUM DRIP EDGE. INSTALL 40' FELT ENTIRE ROOF WITH 3" BITUTHENE AT ALL EAVES AND VALLEYS. INSTALL ALUMINUM FLASHING AT ALL VALLEYS AND DORMERS.



1 PROPOSED PLAN - LOWER LEVEL
3/16" = 1'-0"



2 PROPOSED PLAN - UPPER LEVEL
3/16" = 1'-0"

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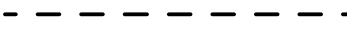

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TOWN OF ORLEANS
139 Main Street, Orleans, MA 02653
Orleans Archive Building Renovation Study

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DRAWN: DK CHECKED: DE STATUS: SD

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ABACUS [ARCHITECTS + PLANNERS]

DRAWN: Author
 CHECKED: Checker

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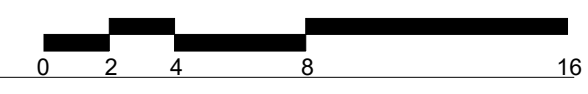
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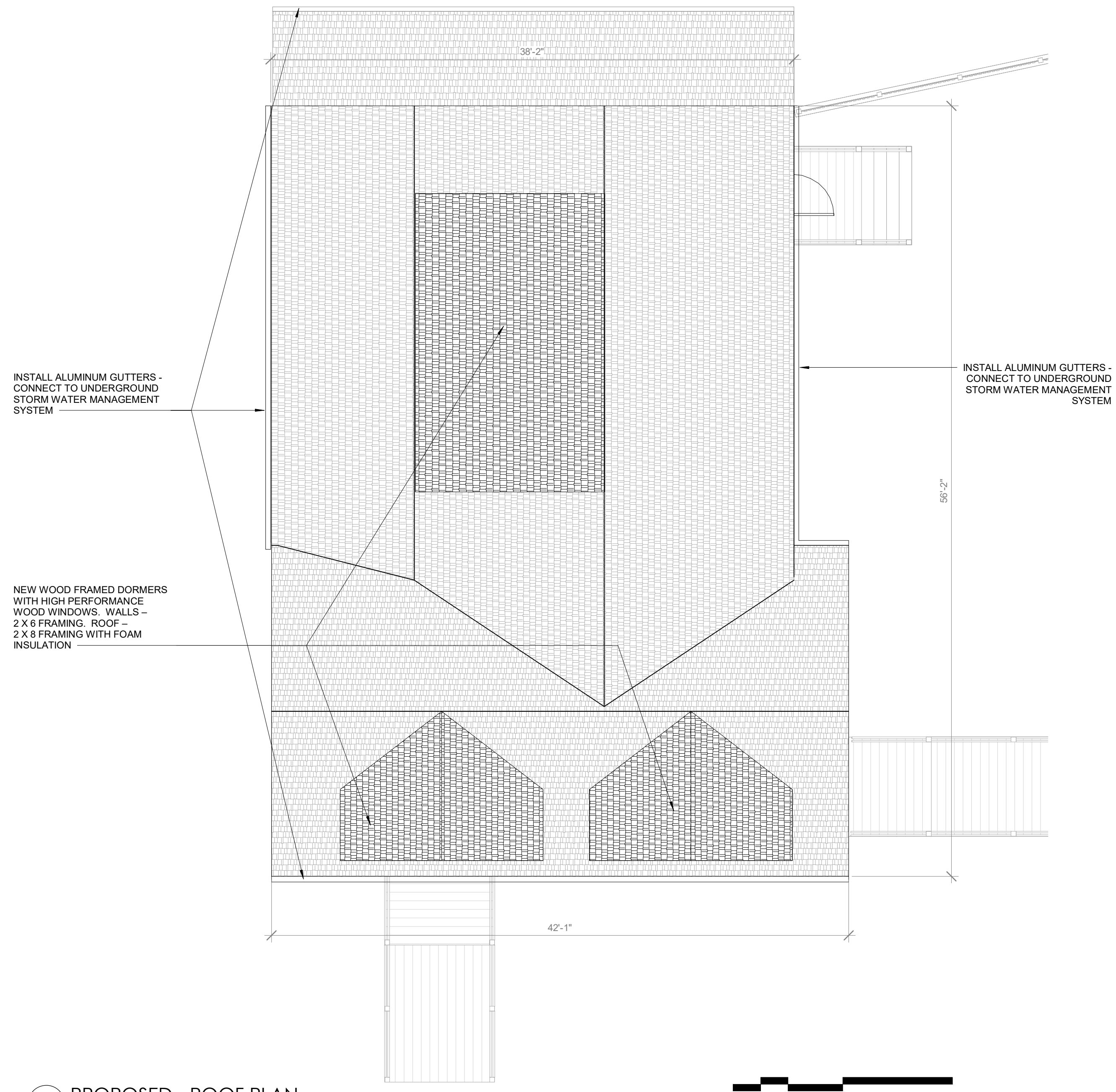
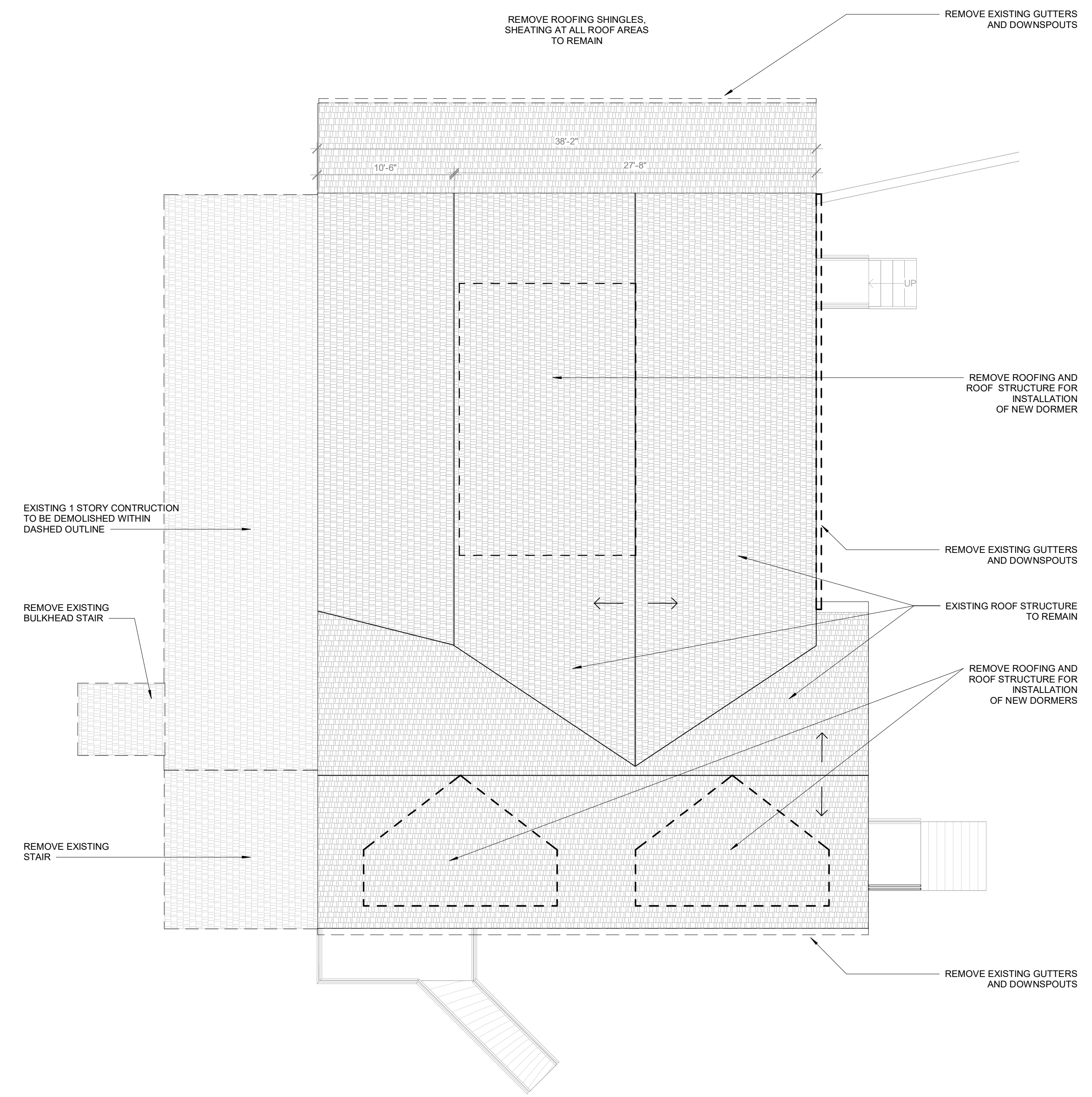
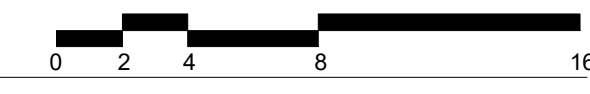
DEMO & PROPOSED ROOF PLAN

A 103


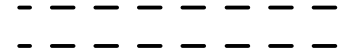

1 DEMO - ROOF PLAN
 3/16" = 1'-0"



2 PROPOSED - ROOF PLAN
 3/16" = 1'-0"



CONDITIONS LEGEND

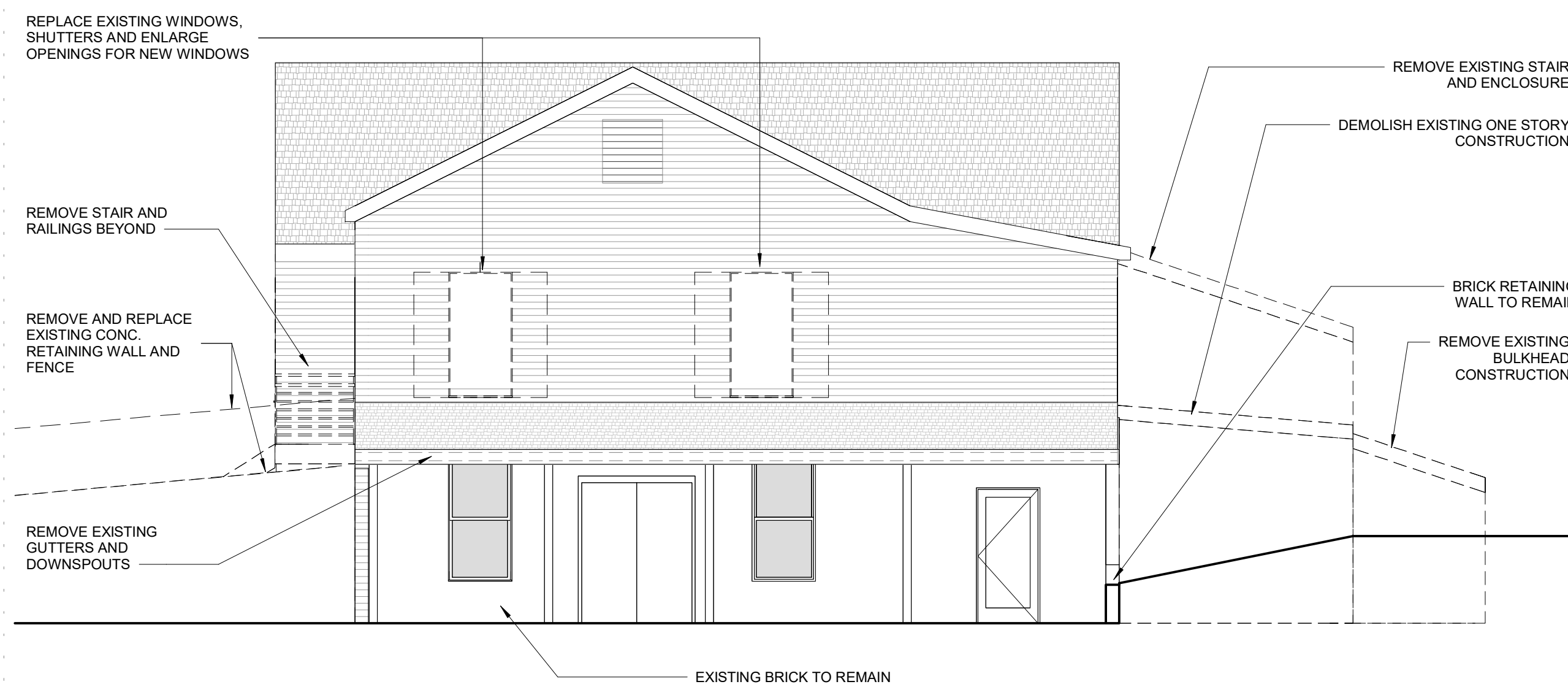
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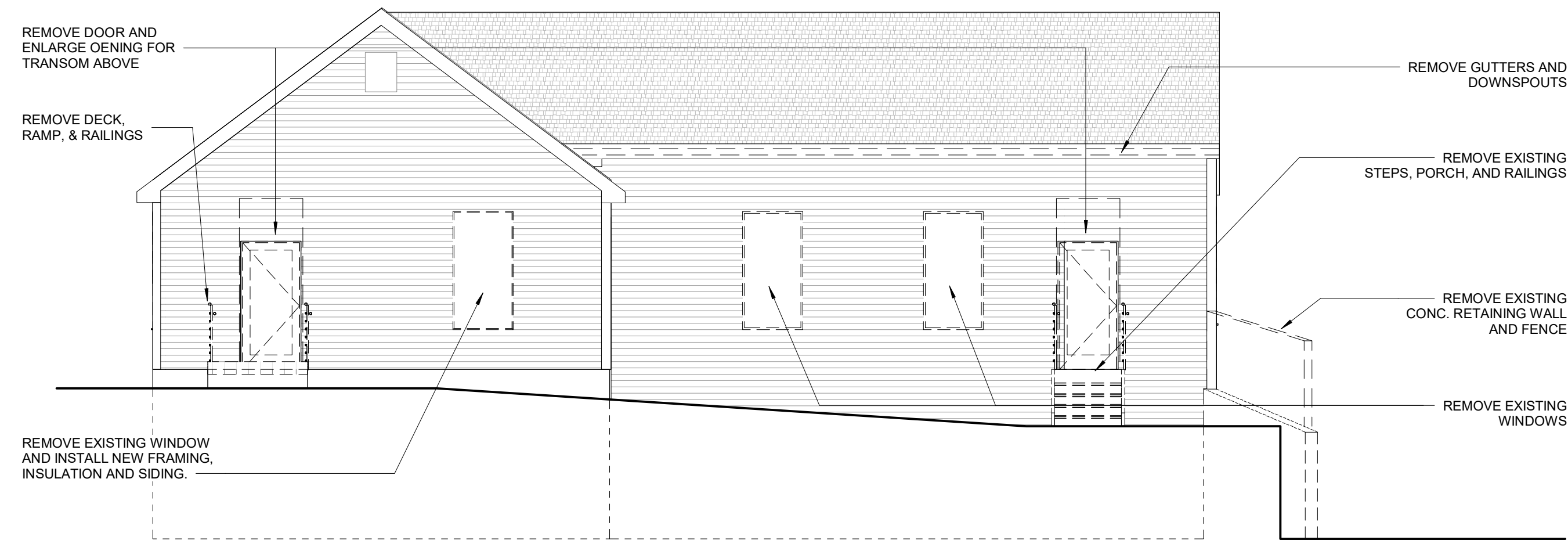
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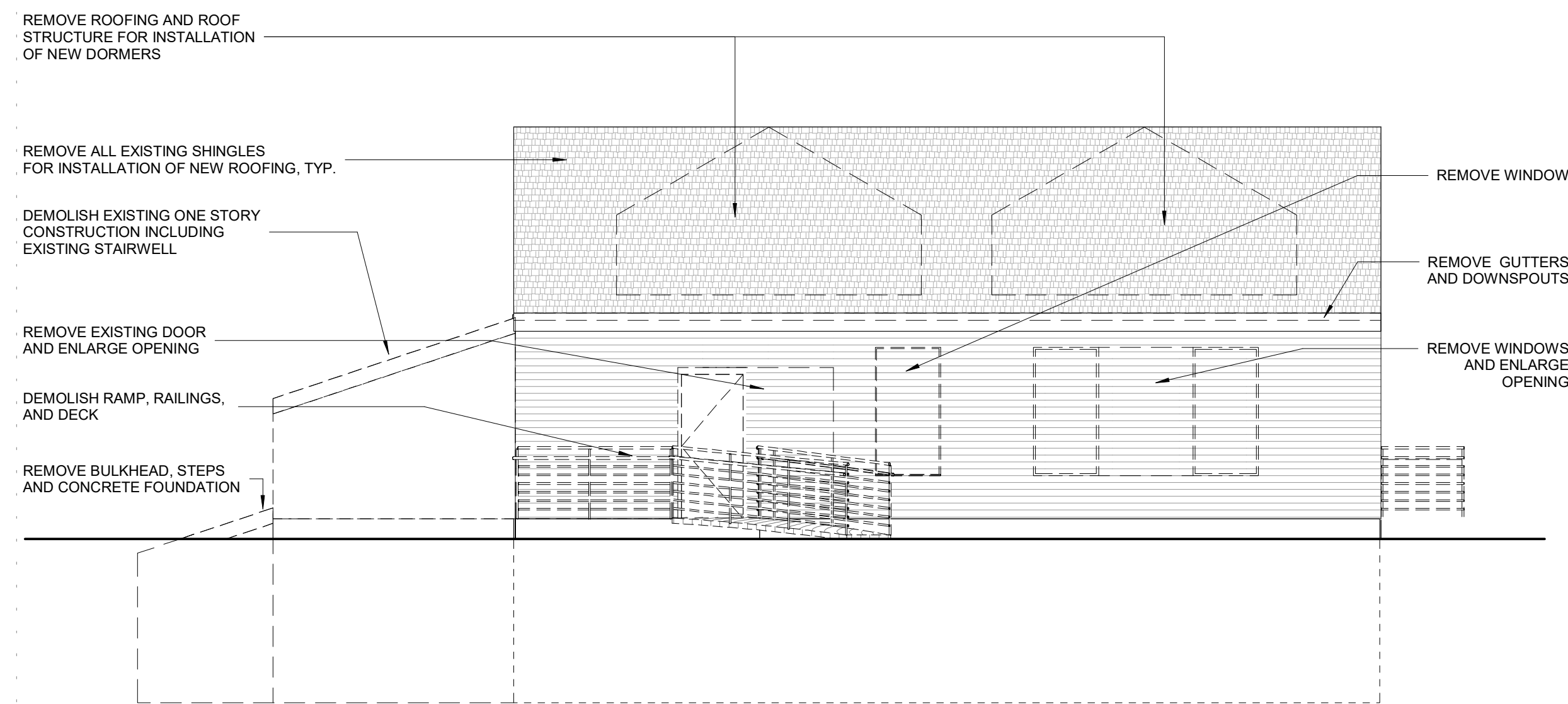
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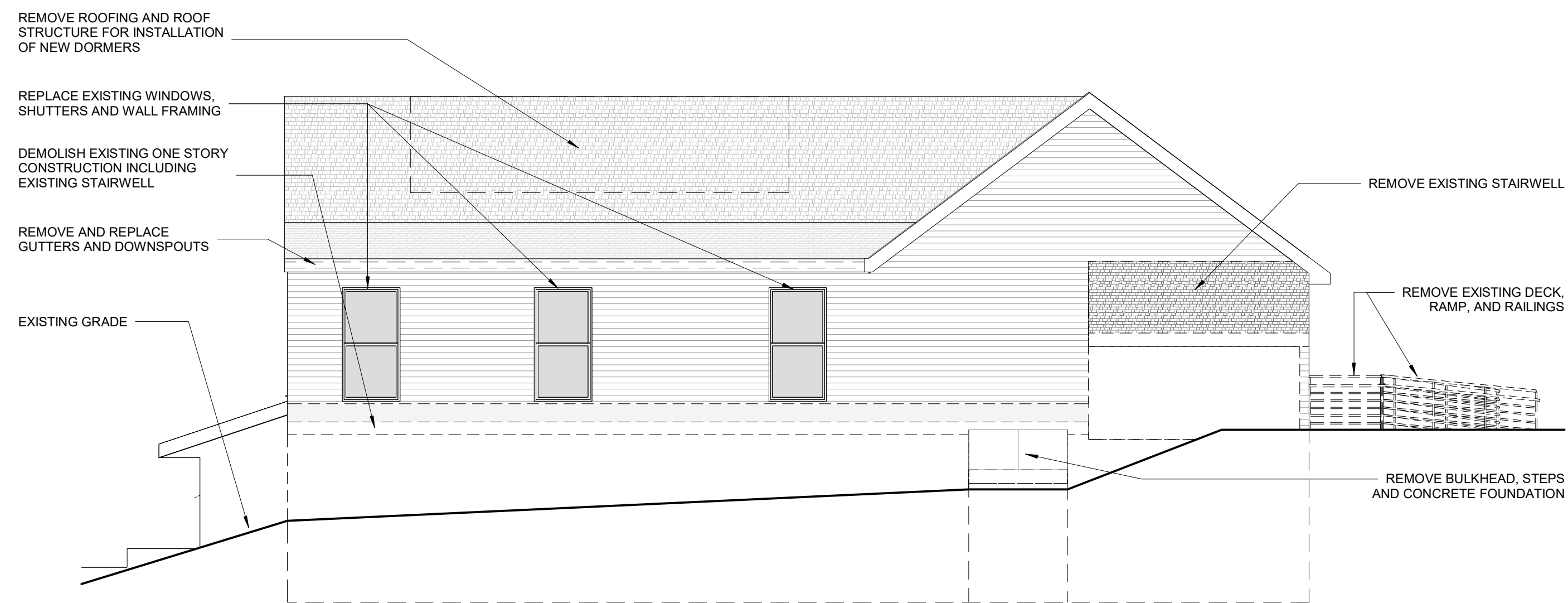
1 SOUTH ELEVATION - DEMO
 3/16" = 1'-0"



2 WEST ELEVATION - DEMO
 3/16" = 1'-0"



3 NORTH ELEVATION - DEMO
 3/16" = 1'-0"



4 EAST ELEVATION - DEMO
 3/16" = 1'-0"

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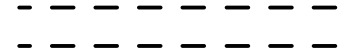

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DEMOLITION ELEVATIONS

A 301

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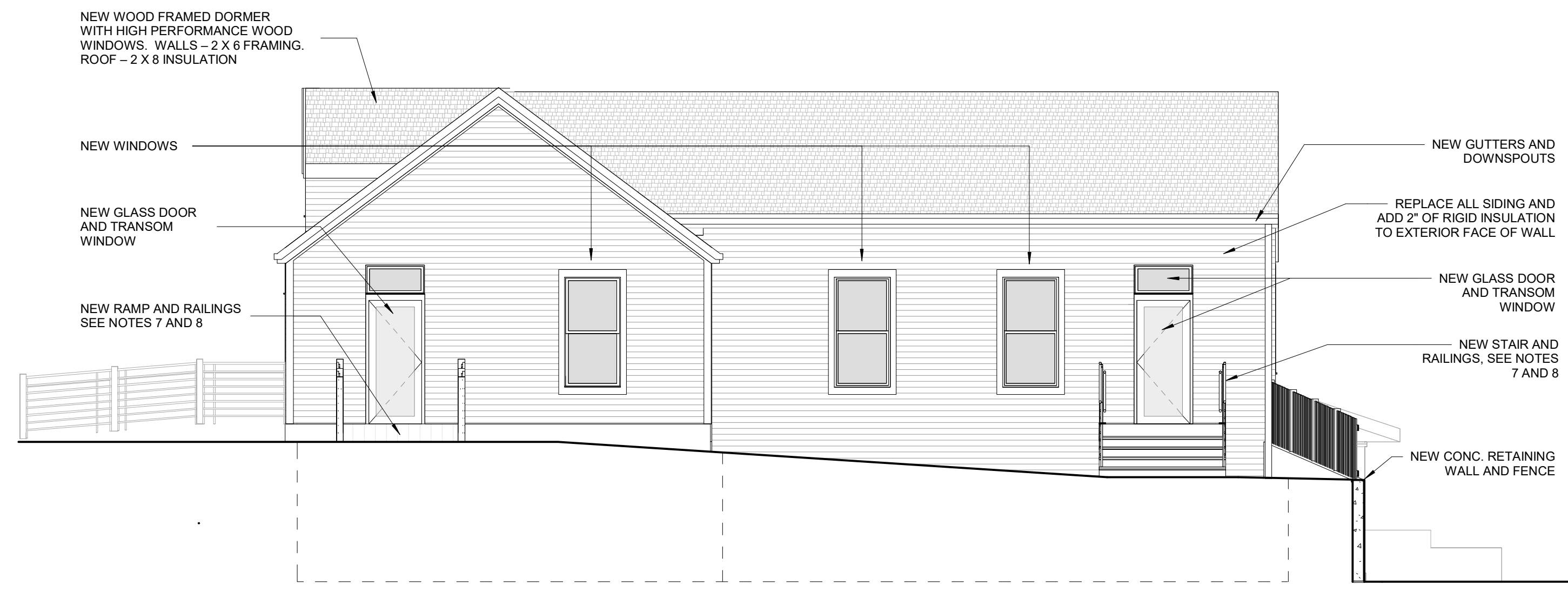
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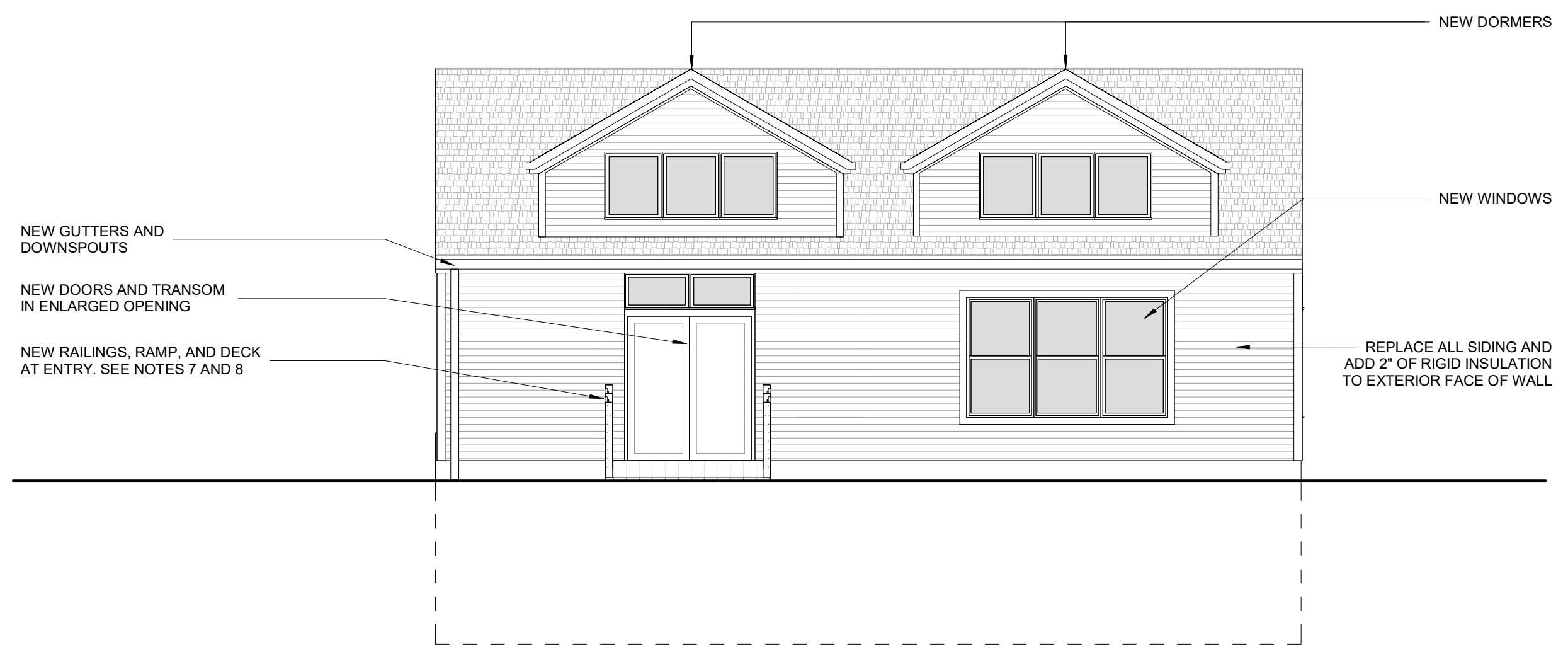
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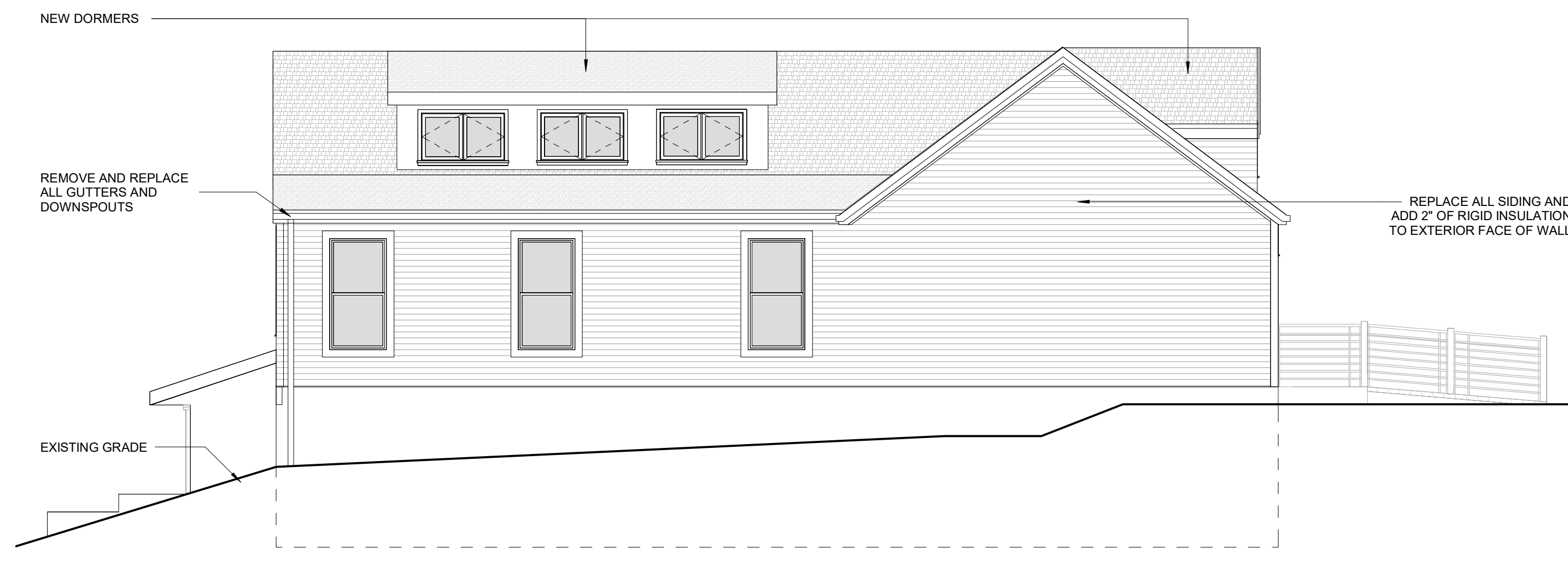
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PROPOSED ELEVATIONS

A 302