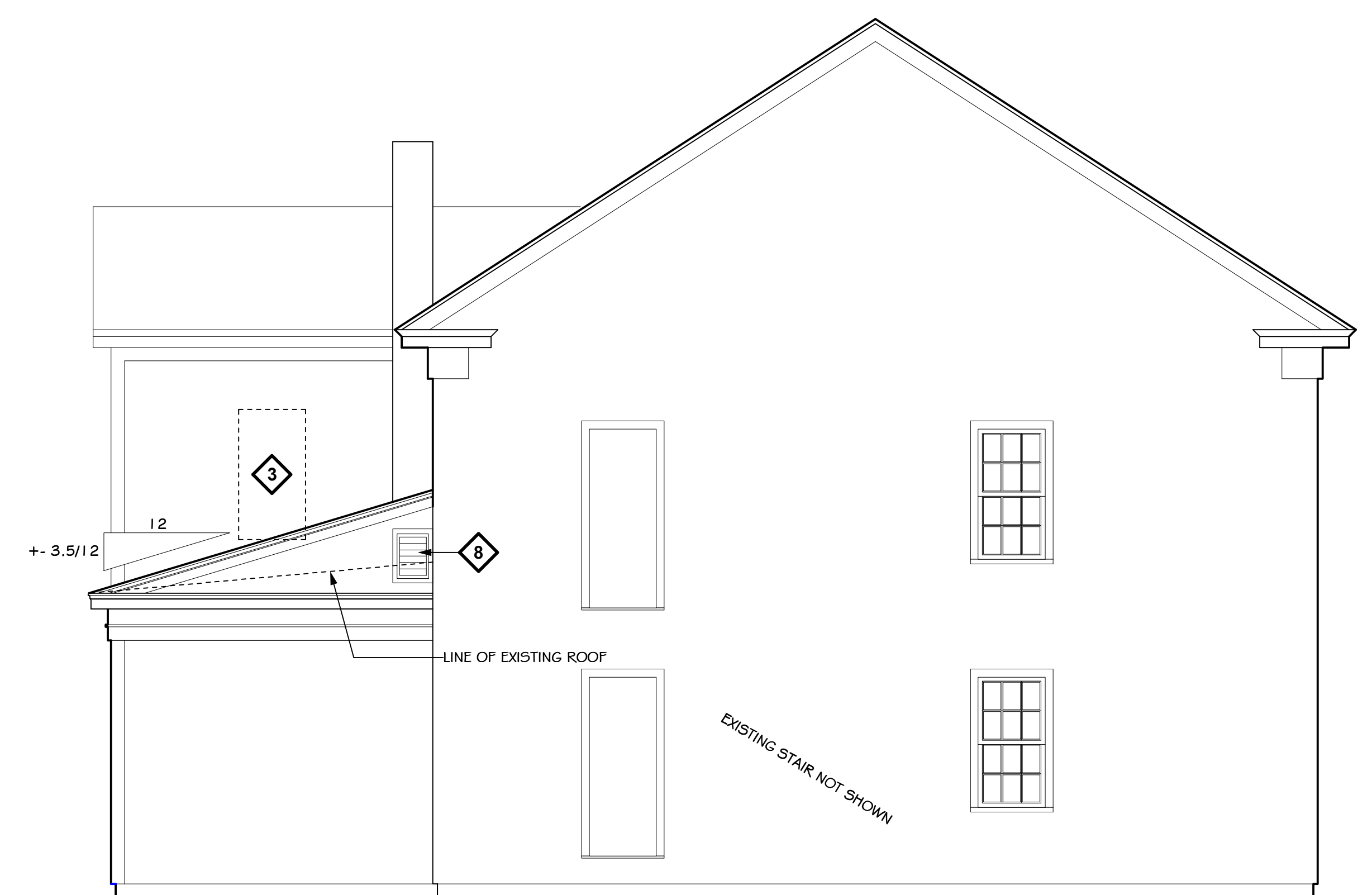
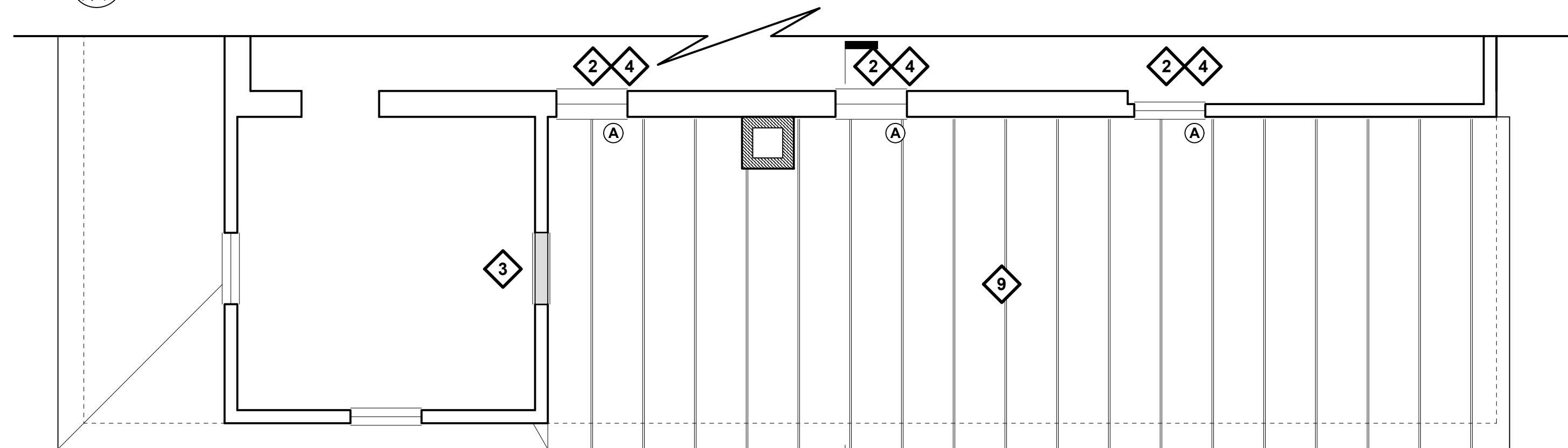




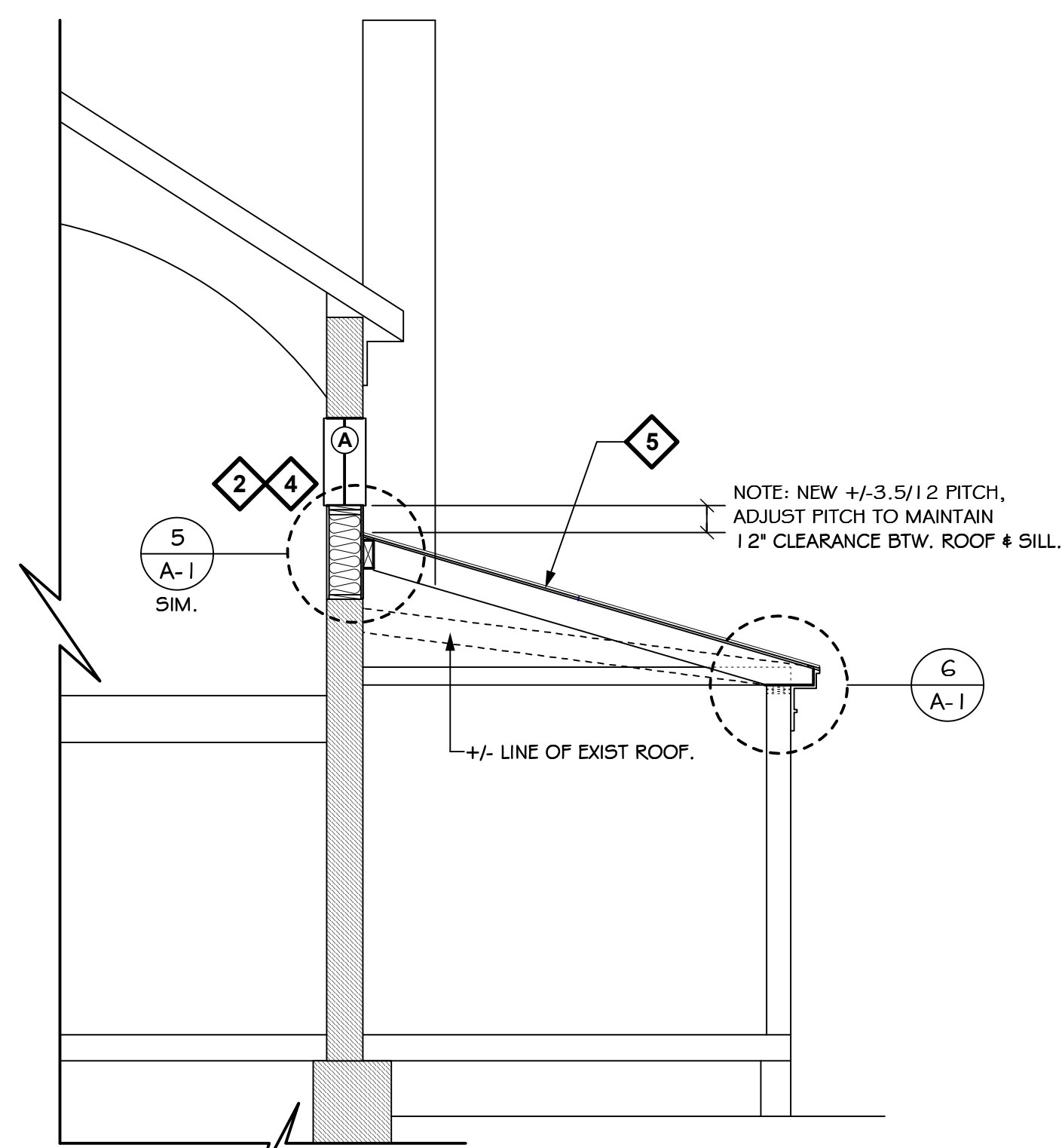
1 EXIST. / PROP. SIDE ELEVATION
A-1 Scale: 1/4" = 1'-0"



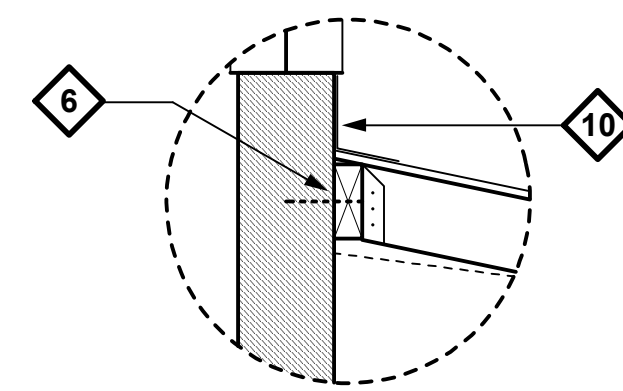
2 EXIST. / PROP. REAR ELEVATION
A-1 Scale: 1/4" = 1'-0"



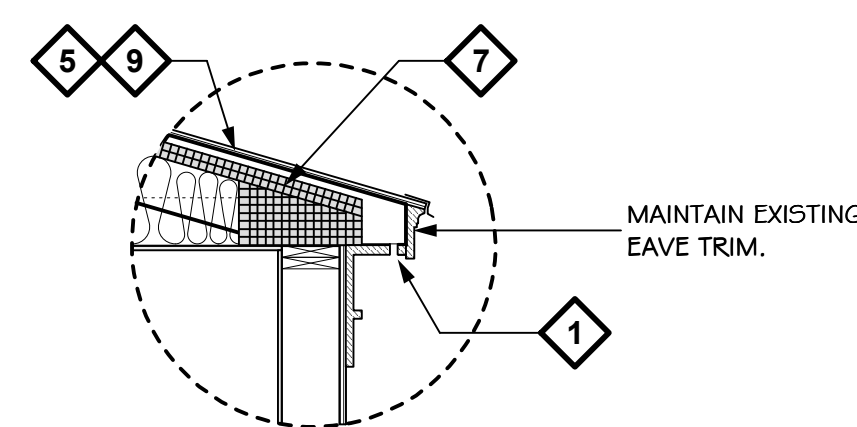
3 PARTIAL 2ND FLOOR PLAN
A-1 Scale: 1/4" = 1'-0"



4 SECTION @ ROOF REPAIR
A-1 Scale: 1/4" = 1'-0"



5 SECTION @ LEDGER / BRICK
A-1



6 SECTION @ EAVE
A-1

WINDOW SCHEDULE

MARK	TYPE	MANUFACTURER	MODEL	FRAME SIZE (+/-)	ROUGH OPENING	HARDWARE	REMARKS
A	6 LIGHT AWNING	MARVIN	CUAWN 3232		2'-9" X 2'-7 5/8"		FIELD CONFIRM SIZE

GRAFTON TOWN HALL ROOF PROJECT	
DEMOLITION: PROTECT ALL AREAS NOT INCLUDED IN THIS PROJECT. PROTECT THE INTERIOR OF THE BUILDING FROM WATER AND DUST DAMAGE DURING CONSTRUCTION.	
REMOVE THE RUBBER ROOF, ROOF SHEATHING, METAL DRIP EDGE AND RAFTERS, BEING CAREFUL NOT TO DAMAGE THE EXISTING ROOF EDGE TRIM AND CROWN MOLDING.	
REMOVE THE OLD (FIBERGLASS) INSULATION.	
INSPECT AND REPAIR ANY DETERIORATED FRAMING OR OTHER ELEMENTS.	
1	CUT A 1" SLOT IN THE SOFFIT FOR EAVE VENTS. ADD METAL INSECT SCREEN FROM ABOVE. (DRAWING)
2	REMOVE THE EXISTING WOOD DOUBLE HUNG WINDOWS, LEAVING THE INTERIOR TRIM IN THE MAIN ROOM IN PLACE AND UNDAMAGED.
3	MAIN BUILDING SECOND FLOOR: FILL IN THE OPENING ON THE SOUTH SIDE (STAIR TOWER), CAULK AND INSULATE WITH ROCKWOOL BATS, OR EQUIVALENT, AND PATCH TO MATCH INSIDE AND OUT. REPAIR OR REPLACE EXISTING CLAPBOARDS AND TRIM ON THAT WALL.
4	INSTALL CLAD 6 LIGHT AWNING WINDOWS IN UPPER HALF OF THE THREE WINDOWS ON THE WEST SIDE. WINDOWS TO BE MARVIN CUAWN 3232 W/ 5/8" SDL MUNTINS, U-FACTOR OF 0.30 OR BETTER, WHITE CLAD. OR EQUIVALENT. VERIFY SIZE ON SITE. FILL IN THE LOWER HALF OF THOSE WINDOW OPENINGS WITH WOOD STUD WALL, CAULK AND ROCKWOOL INSULATION, OR EQUIVALENT. MATCH WALL THICKNESS. INTERIOR SECOND FLOOR WINDOW TRIM TO REMAIN AND HAVE ADDED A NEW TRADITIONAL SILL AND A WOODEN RAISED PANEL FILLING IN THE SPACE BELOW THE NEW WINDOW.
5	ROOF: INSTALL NEW RAFTERS, 2x10 SPF @ 16" O.C., PER DRAWINGS AT +/- 3.5 / 12 PITCH, LAP THE NEW RAFTERS WITH THE EXISTING CEILING JOISTS OVER THE WALL PLATE, LEAVING 12" BETWEEN WINDOWSILL AND TOP OF ROOF. BECAUSE OF THE STEEPER ROOF PITCH AND THINNER SHEATHING, IF NECESSARY, PAD THE TOP PLATE FOR TOP TO LINE UP. MAINTAIN EXISTING EAVE TRIM IF POSSIBLE, IF UNABLE, NEW TRIM IS TO MATCH EXISTING. SHEATH WITH T&G 3/4" ADVANTECH OR EQUIVALENT.
6	LEDGER AT BRICK: 4x10 SPF BOLTED TO BRICK WITH 5/8" DIAMETER RODS EPOXY GROUTED WITH HILTI HIT-HY70 ADHESIVE WITH 6" EMBEDMENT. RODS TO SPACED 16" ON CENTER. LEDGER TO BRICK CONNECTION ASSUMES THAT THE BRICK IS SOLID AND IN GOOD CONDITION, TO BE VERIFIED IN THE FIELD. RAFTER HANGER TO LEDGER: SIMPSON LRU210Z WITH (6) 10D COMMON NAILS FACE, (7) 10D COMMON JOIST.
7	RE-INSULATE CEILING JOISTS WITH LOOSE BLOWN CELLULOSE INSULATION TO R-39 OR BETTER. PROVIDE 1" AIR PASSAGE WITH RIGID FOAM UNDER SHEATHING AT EAVES AND LAYERS OF RIGID FOAM AT THE EAVES TO MAINTAIN R-39, FOAMED OR CAULKED TIGHT. (DRAWING)
8	INSTALL A LOUVERED VENT ON THE NORTH GABLE OF THE NEW ROOF; BROSCO B-1016 (CEDAR). CONFIRM CLEARANCE OVER INSULATION ON SITE AND PROVIDE FOAM BAFFLE IF NEEDED.
9	INSTALL 3" WIDE ICE AND WATER SHIELD STRIP AT EAVES, ON ROOF AND UP VERTICAL BUILDING WALLS WHEN ABUTTING OLD BUILDING. INSTALL DOUBLE LOCKED STANDING SEAM ROOF WITH ANGLE REINFORCED RIBS. ROOFING TO BE 24 GA. FACTORY FINISHED STEEL STANDING SEAM (BLIND FASTENERS) WITH L REINFORCING IN RIBS FOR SNOW FROM ABOVE. UNDERLAYMENT TO BE NON-PERFORATED, ASPHALT-IMPREGNATED FELT UNDERLAYMENT OR EQUIVALENT AS PRESCRIBED BY THE ROOF MANUFACTURER. IF NEW PITCH <= 3/12, INSTALL 3" WIDE ICE AND WATER SHIELD ON ALL NEW ROOF AREA. FINISH ON THE ROOFING TO BE KYNAR 5000® OR HYLAR 5000®. COLOR TO MATCH EXISTING ROOF.
10	MATCHING METAL FLASHING TO EXTEND MIN. FOUR BRICK COURSES OR 12" UP WALL INTO AN EXISTING GROUT JOINT OR UNDER A CLAPBOARD ON THE EXISTING BUILDING.
FINISH: REPOINT BRICKWORK IN THE WORK AREA AS NEEDED WITH LIME MORTAR APPROPRIATE TO THE HISTORIC STRUCTURE. SUBMIT CERTIFICATION OF SUCH CONFORMANCE.	
CAULK AND PAINT ALL AREAS AFFECTED, BOTH INSIDE AND OUT.	
STANDARDS AND COMPLIANCE. ALL WORK TO MEET APPLICABLE VERMONT STATE FIRE AND SAFETY REGULATIONS AND 2015 VERMONT COMMERCIAL BUILDING ENERGY STANDARDS. BUILDER TO CERTIFY COMPLIANCE. WORK ON THE HISTORIC PART OF THE BUILDING TO MEET THE SECRETARY OF THE INTERIORS STANDARDS. CONTRACTOR TO PROVIDE WARRANTY.	

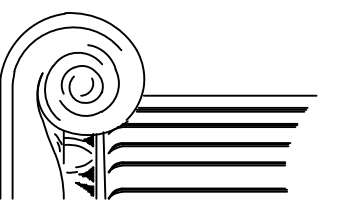
DATE: 01-31-18
REVISION: XXX
SCALE: AS SHOWN
DRAWN BY: KSM

GRAFTON TOWN HALL
GRAFTON, VT.

EXISTING ROOF REPAIR

BADGER AND ASSOCIATES, INC.

ARCHITECTURE
SUSTAINABLE DESIGN
HISTORIC PRESERVATION



TWELVE BAKER FARM ROAD
99 SLEEPY HOLLOW DRIVE
MANCHESTER CENTER, VT 05255
802-362-2301
www.badgerandassociates.com

TITLE: ROOF REPAIR

SHEET: A-1

GRAFTON TOWN HALL