

PROJECT APPLICATION FORM – 2015

Applicant: Acton Woman's Club **Submission Date:** November 14, 2014

Applicant's Address: _____ **Purpose: (Please select all that apply)**

504 Main Street (Mail: P.O. Box 2253)
Acton, MA 01720

Phone Number: 978/448-3130 (for Lori Lewis)

E-mail: Lori.M.Lewis@verizon.net

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): NA

Project Name: Phase 2: The Acton Woman's Club Preservation and Handicap Accessibility

Project Location/Address: 504 Main Street

Amount Requested: \$70,000.00

Project Summary: In the space below, provide a brief summary of the project.

The Acton Woman's Club applied for Acton Conservation and Preservation Act (CPA) funding in 2013 to support the entire handicap accessible project. The requested amount was \$248,400. During presentation and interviews in the winter of 2014 with the Acton Conservation and Preservation Committee (CPC) we were asked to see whether we could find another source of grant funding to help Acton assist more projects with the CPA funds. We submitted an application for grant funding from the state's Cultural Facilities Fund (CFF) for \$98,000. The CPC and Town of Acton then awarded the Acton Woman's Club 2014 CPA funding in the amount of \$150,000, with the hope that we would receive a CFF grant.

We were very disappointed to learn in June 2014 that we did not obtain the CFF grant. This application in 2014 is primarily to obtain funding in order to complete the preservation and handicap accessibility project. We were also advised for preservation and safety to propose adding an addressable fire alarm system, illuminated exit signs, emergency lighting and panic devices on the exit doors since the space is used by large groups on occasion. We have added that into our current request for CPA funding.

We are using our Acton 2014 CPA grant to construct the addition, the handicap accessible bathroom and other minor components within the funded project. At the time of this application the addition has been completed. The handicap accessible bathroom should be complete in January 2015. We have completed the primary construction and found only small items that had to be addressed and would have been part of contingency funds. This means we are now able to request a smaller grant than originally planned, even after adding an up-to-date fire alarm system to the project.

Estimated Date for Commencement of Project: Immediately following award.

Estimated Date for Completion of Project: Fall 2015

Signature of 2014-2015 Head Trustee: 

In consensus with the other 2014-2015 Trustees of the Acton Woman's Club: Carolyn Kilpatrick and Maureen McHugh

Narrative

The Acton Woman's Club (AWC) is located at 504 Main Street, in the Historic District of Acton Center. The house was constructed in 1829 as a chapel for the Evangelical Society. They later moved and built a church on Concord Road that became the Acton Congregational Church. The historic name for our building is still known as the Chapel. After the church moved out, the building became a two family home. Later the house fell in to disrepair and was purchased by the Acton Woman's Club in 1922. The Acton Woman's Club started in 1915 and had met in women's homes during its early years. The AWC purchased the house at 508 Main Street before buying the Chapel in 1922 for \$8,000.

It took two years to renovate the house and to add on a kitchen to the left rear. The house was formally opened to the public on May 17, 1924 and the first monthly meeting was held on June 11, 1924.

The Acton Woman's Club has been continually serving the community and its members in many ways. The club's year book, which is published each year states the following; "The purpose shall be to maintain and preserve this historic building for the Town of Acton; to promote benevolent and civic activities of its members."

Some of the current activities that our club provides for the community are the following:

- Ball room dance classes for 5, 6,7,and 8th grade students for over 60 years
- Scholarships for graduating High School seniors
- Fuel assistance for needy town residents
- Bake and donate Christmas cookies to the Community supper, Meals on Wheels and/or others
- Donation of Children's books to Toys for Tots
- Various Community Outreach Programs each year
- Pay for a local Museum pass at the Library

We also have activities for our members such as: Book Group, Antiques and Museums, Quilting, Wine and Dine, besides our monthly meeting for lunch and a program. The monthly meeting and program are advertised in Action Unlimited and the Beacon (as accepted) to invite all women of the community to attend.

Community activities during their early years included building new seats on the schoolhouse grounds for those children who did not go home for dinner; adopting 27 soldiers during World War I at Camp Devens and attempting to alleviate their homesickness with homemade jams, jellies and even gifts of money.

The AWC worked alongside the American Red Cross during World War I and II. They sent boxes to Acton soldiers serving in Viet Nam and more recently sending boxes to Acton soldiers in Iraq and Afghanistan.

In 1935 when the Town celebrated its 200th anniversary, the Acton Woman's Club entered a float in the parade.

In 1937 they shared the expenses with the Town firemen to light the Community Christmas Tree. During WWII they contributed to the Acton Schools' Milk Fund.

Description of the Work Plan

The Massachusetts' Architectural Access Board (AAB) has required the Acton Woman's Club to provide handicap access to the second floor of the building via a lift or elevator. Also required are a handicap accessible bathroom, a wider hallway at the building entrance, a wider doorway for access to the kitchen, and continuous code compliant railings on both staircases and laminate safety film applied to all windows adjacent to these stairs.

The Acton Woman's Club applied for Acton Conservation and Preservation Act (CPA) funding in 2013 to support the entire handicap accessible project. The requested amount was \$248,400, which included estimates of project cost and a 15% contingency fund given the construction is occurring in a building over 150 years old. During presentation and interviews in the winter of 2014 with the Acton Conservation and Preservation Committee (CPC) we were asked to see whether we could find another source of grant funding to help Acton assist more projects with the CPA funds. We spent a lot of time investigating and putting together an application for grant funding from the state's Cultural Facilities Fund. Given their requirements for matching funds and the size of our overall project, the maximum amount we could attempt to obtain from the CFF was \$98,000. The Acton Woman's Club grant application for the CFF Capital Fund was for this maximum. The CFF grant application was submitted for their deadline of March 2014. With the hope that we might obtain this other grant, the CPC awarded the Acton Woman's Club 2014 CPA funding in the amount of \$150,000.

We obtained a bid for the full project as scoped in our 2014 CPC application with a contingency clause on whether we obtained the CFF grant or not. The decision on the Cultural Facilities Fund grant was made in June 2014. We were very disappointed to learn that we did not obtain that grant. The letter notifying the Acton Woman's Club that they were not awarded one of the grants is included in this packet after the photographs and plans, and before the supporting material for the cost estimate for this request for 2015 CPA funding.

The work plan for this application is to complete the preservation and handicap accessibility project as proposed last year. We were also advised for preservation and safety to propose adding an addressable fire alarm system, illuminated exit signs, emergency lighting and panic devices on the exit doors since we accommodate large groups on occasion. We have added that into our current request for CPA funding.

We are using our Acton 2014 CPA grant to construct the addition, the handicap accessible bathroom and other minor components within the funded project. At the time of this application the addition has been completed. Pictures of the addition are included later in this packet. The handicap accessible bathroom should be complete in January 2015. Since we selected a contractor and made a contract with a contingency clause concerning our obtaining the rest of the needed funded, we can easily complete the project with straight forward contract modifications. It also means we have locked in pricing for the lift and its installation. We have also completed the primary construction and found only small items that had to be addressed and would have been part of contingency funds. This means we are now able to request a smaller grant than originally planned, even after adding an up-to-date fire alarm system to the project.

Cost Estimates

The Acton Woman's Club (AWC) obtained cost estimates for this project (including completion or the prior project that obtained only partial funding from Acton 2014 CPA funds) from the firm that won the contract for the AWC preservation and handicap accessibility project and from our architectural firm. These cost estimates from these firms are provided as the last attachments to this application.

The cost estimate from Murray Brother's Construction includes contingency funds for most of the items in their estimate. A major reduction in required contingency funding is that none is needed for the cost of the lift itself since they locked in its price during our contract with them for the overall project. We are asking then for a contingency amount that is less than 10% of the cost estimates received.

A summary of the components of the cost estimate are as follows:

- Purchase and installation of the wheelchair lift: \$22,264
- Provide powered ventilation for the wheelchair lift: \$4,140
- Provide the required automatic door openers at ground level and stage door (given the sited direction of lift access required by the dimensions of the addition): \$6,155
- Provide an addressable fire alarm system with smoke detectors, pull stations at each exit, horn / strobes, with main panel in the basement: \$13,800
- Provide illuminated exit signs at the three first floor exits and at the two exits from the meeting space on the second floor. Replace & Upgrade the emergency lights as required to illuminate the egress path including the stairs.: \$7,590
- Install polished brass panic devices on the existing hardware at the three ground floor exit doors. Maintain existing lever trim on the exterior: \$8,528
- Architectural services for this project and to manage the above work, providing certification for the quality of its completion and ensuring that the appropriate permitting process is completed: \$2,750
- Overall project contingency funding: \$4,773

The total requested funding amount is \$70,000.00.

Acton Woman's Club Cost Contributions

The Acton Woman's Club will cover the cost and manage refinishing the upstairs wood floors to match the new hallway wood floors necessitated by the project.

As part of making the AWC's activities more accessible in the interim, the AWC paid approximately \$4,000 from its own funds to purchase and install a video camera system, microphone and television where members can watch and participate in monthly meetings (microphones upstairs and downstairs), view and listen to programs.

Feasibility

The Acton Woman's Club last year obtained a Certificate of Appropriateness from the Historic District Commission for the overall project. The addition is complete and this project will make no further changes to the outside of the building or property.

We recognize that building permits from the Town will be needed for the lift and the electrical work associated with the lift and the fire alarm system.

This project is to complete the work required and approved by the Architectural Access Board. They are the impetus for the overall project. We will notify them as the project is completed.

Maps, Photographs and Project Plans

There are four other sets of documents that make up this application.

The first group includes the documentation of ownership of the property by the Acton Woman's Club, the plot plan, the documentation of the property on the National Historic Register and historic inventory documents.

The second group consists of photographs of the front of the Acton Woman's Club and the addition added using the Acton 2014 CPA awarded funding. This addition was built to house the wheelchair lift (whose funds are being requested in this application). The addition also houses the new handicap accessibility bathroom, that was also funded by the 2014 Acton grant. The front of the Acton Woman's Club includes a handicap ramp and courtyard funded by the 2011 grant from the CPC. (This grant would allow completion for all the work agreed upon with the Architectural Access Board for handicap accessibility to this antique property.)

The third group of documents is the architectural plans showing the lift within the addition and details of the selected wheelchair lift.

The final three pages are the detailed cost estimates for this project from the firms involved.

Signature of 2014-2015 Head Trustee: 

In consensus with the other 2014-2015 Trustees of the Acton Woman's Club: Carolyn Kilpatrick and Maureen McHugh

We, MAUD H. BRACKETT of Winchester, Middlesex County, Massachusetts, and HELEN W. STOCKWELL (formerly Helen W. Cowdrey) of Stoneham, said County and Commonwealth, being unmarried, for consideration paid, grant to The ACTON MASSACHUSETTS WOMAN'S CLUB, INCORPORATED, a corporation duly organized under the laws of Massachusetts, and having its usual place of business in Acton, in said County of Middlesex, with QUITCLAIM COVENANTS, a certain house situated in the centre of said Acton, known as the Chapel; together with the land on which said house is situated, said land being bounded as follows, viz:

BEGINNING at stake and stones on Acton Common and running NORTHERLY by land formerly of the late Harris Cowdrey to a stake and stones; thence WESTERLY by land formerly of said Harris Cowdrey and of William R. Lothrop's heirs to a stake and stones; thence SOUTHERLY by land now or formerly of said Lothrop's heirs to a stake and stones on Acton Common; thence by said Common to the bound first mentioned.

Conveyed subject to taxes assessed for the year 1922.

For our title, see deed of Arthur R. Cowdrey to us, dated October 28, 1907, and recorded with Middlesex South District Deeds, book 3333, page 519.

I, FORREST G. BRACKETT, husband of Maud H. Brackett, one of the grantors herein named, release to grantee all rights of CURTESY and HOMESTEAD and other interests therein.

WITNESS our hands and seals this 18th day of September, 1922.

Maud H. Brackett
Helen W. Stockwell

COMMONWEALTH OF MASSACHUSETTS.

Middlesex ss.

September 18 1922.

Then personally appeared the above-named MAUD H. BRACKETT and HELEN W. STOCKWELL and acknowledged the foregoing instrument to be their free and good deed.

COMMONWEALTH OF MASSACHUSETTS.

September 18 1922.

Middlesex ss.

Then personally appeared the above-named MAUD H. BRACKETT

and HELEN W. STOCKWELL and acknowledged the foregoing instrument to be their free act and deed, before me,

Uxbridge, Mass. Sept. 27, 1922.

At 10 o'clock and 57 minutes A.M.

received and entered with Middlesex Co.

Dist. Deeds, Book 4554 Page 505.

Attest,

John F. Richardson

John F. Richardson
Justice of the Peace.
My commission expires
August 30, 1929.



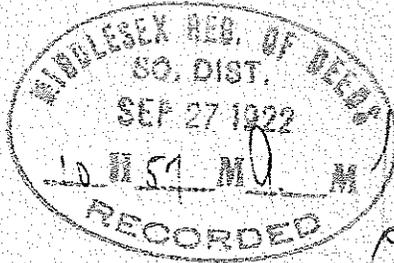
MAUD H. BRACKETT et al

to

ACTON WOMEN'S CLUB.

RECEIVED	\$	5	00
FEES & POST	\$	4	64
RETURN	\$		30

DEED



460

Maud H. Brackett

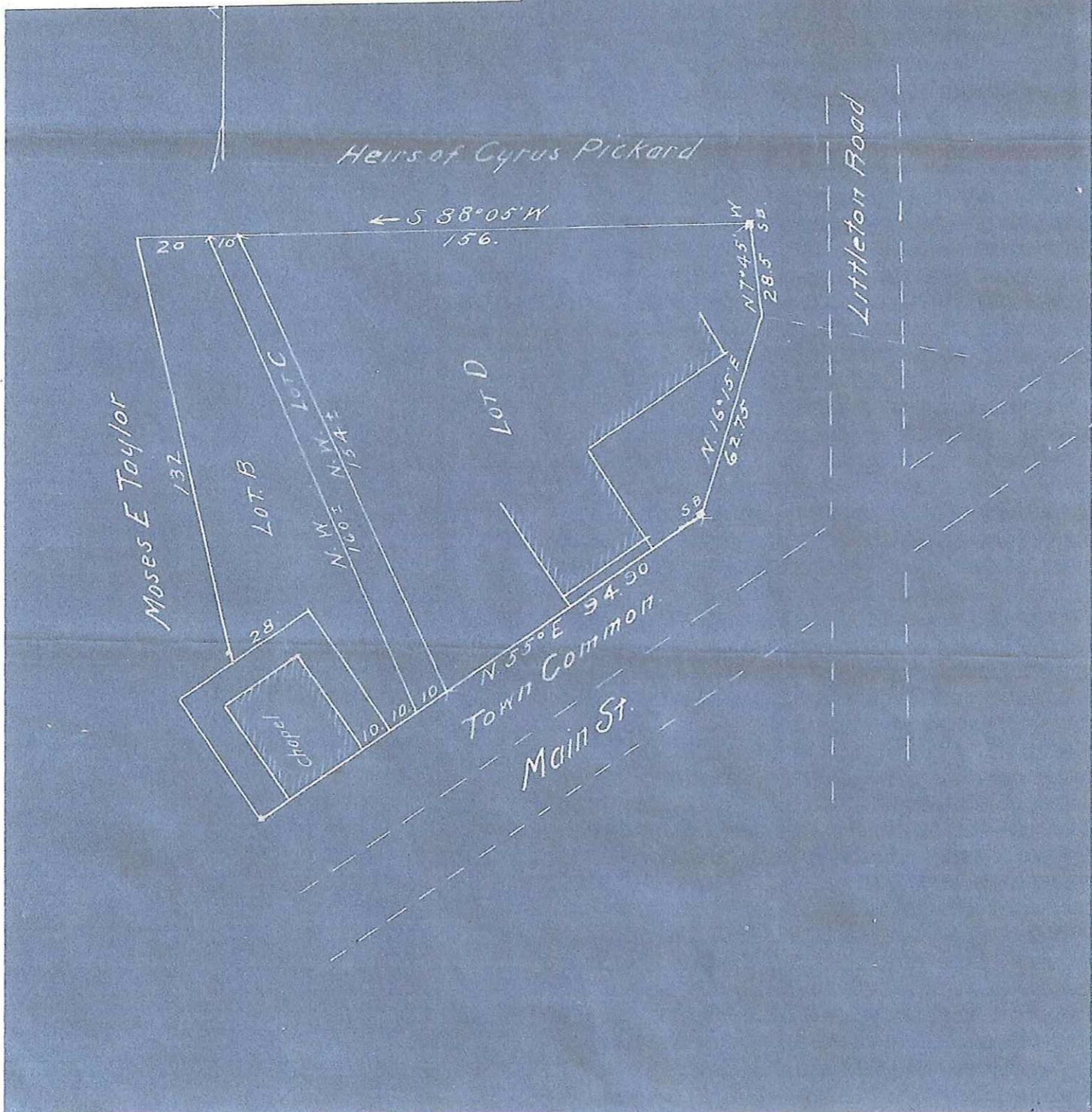


From the office of
E. H. RICHARDSON,
Attorney at Law,
Buck Building,
Stonham St., Mass.

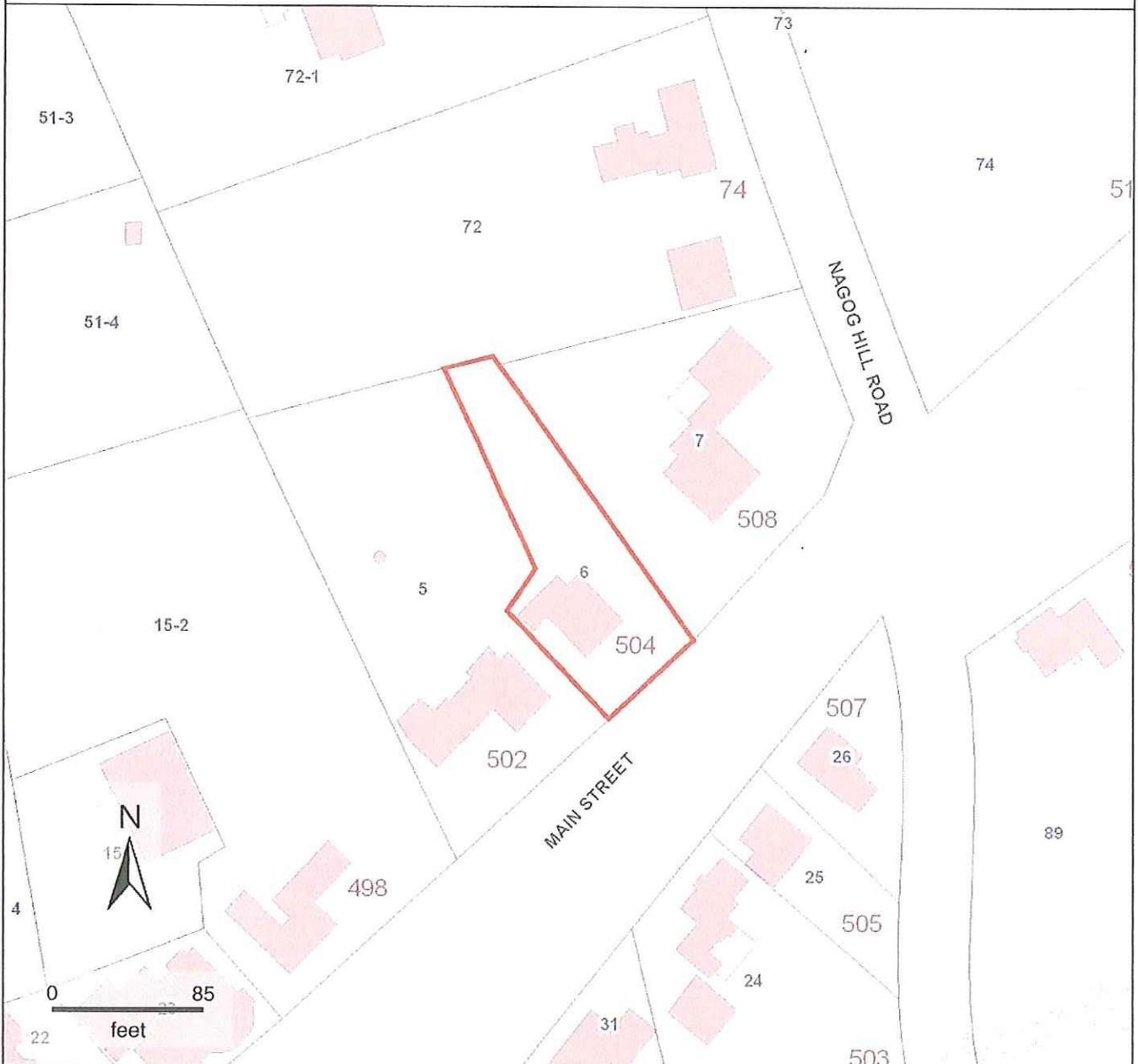
RECORDED

Middlesex (So Dist.) Registry.
 Book 4374, Page 362
 Grace F. Rowe
 to
 Acton Massachusetts
 Woman's Club, Inc.
 Dated July 28, 1920
 Recorded Same date.

Land in Acton
 Belonging to the
 Acton Mass. Woman's Club Inc.
 Surveyed by Horace F. Tuttle
 1922
 Scale 40 feet = 1 inch



Acton Woman's Club

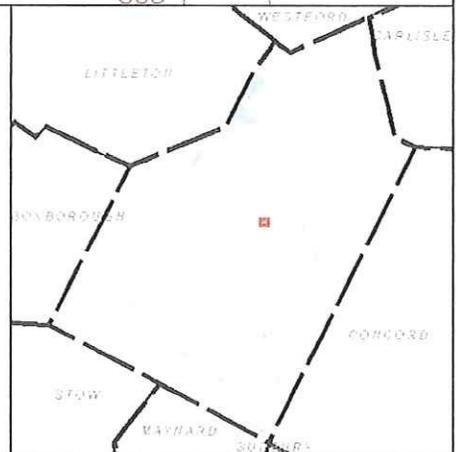


Property Information
Property ID F3A-6
Location 504 MAIN ST



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



NOTE: COMPILED FROM A PLAN BY SNELLING,
HILTON AND ASSOCIATES OF LINCOLN, MASS.
DATED: DECEMBER 1961.
SEE ALSO PLAN BK. 4681 PG. END

APPROVAL UNDER
DIVISION CONTROL
REQUIRED BY
Charles D. [unclear]
Beatrice [unclear]
David [unclear]
Edward [unclear]
D. Paul [unclear]

PLAN OF LAND IN
ACTON MASS.

SHOWING EASEMENT TO THE TOWN OF ACTON FOR THE
ISAAC DAVIS TRAIL

SCALE 1" = 60'

MAY 16, 1966

ENGINEERING DEPT.

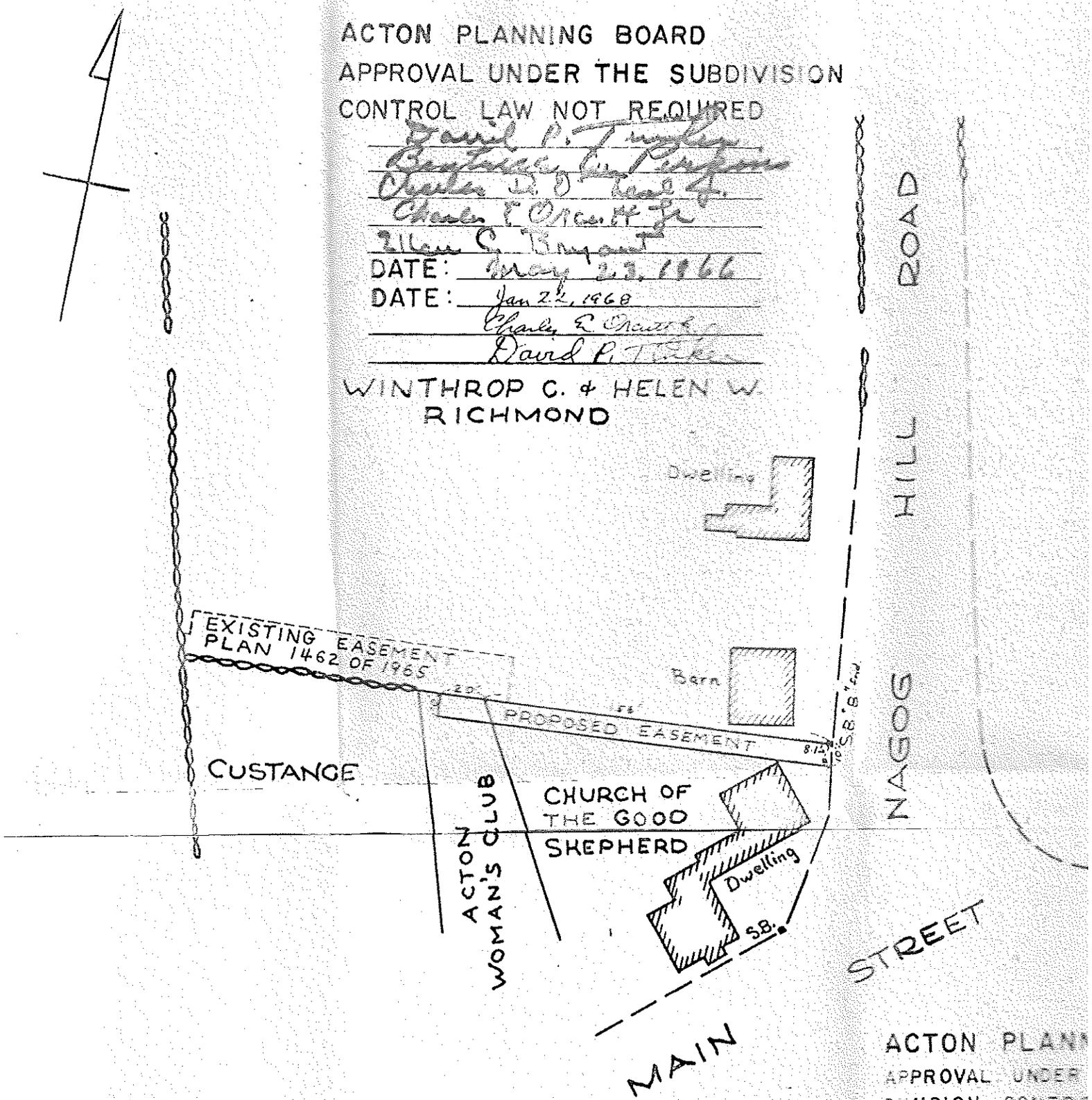
TOWN OF ACTON

TOWN OF ACTON
Engineering Dept.

ACTON PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED

David P. Tupper
Beatrice C. Perkins
Charles D. J. [unclear]
Charles E. Orcutt Jr.
William C. Bryant
 DATE: *May 23, 1966*
 DATE: *Jan 22, 1968*
Charles E. Orcutt Jr.
David P. Tupper

WINTHROP C. & HELEN W.
 RICHMOND



NOTE: COMPILED FROM A PLAN BY SNELLING,
 HILTON AND ASSOCIATES OF LINCOLN, MASS.
 DATED: DECEMBER 1961.
 SEE ALSO PLAN BK. 4681 PG. END

ACTON PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Charles D. J. [unclear]
Beatrice C. Perkins
David P. Tupper
Edward J. [unclear]
William C. Bryant

PLAN OF LAND IN



AREA 8 FORM NO. 87

ACTON

Address 504 Main Street

Historic Name The Chapel

Acton Women's Club

Present civic / institutional

Original religious

DESCRIPTION

1829

Source Phalen / Nylander notes

Style Federal / Greek Revival

Architect unknown

Exterior Wall Fabric brick / clapboard

Other Buildings none

Major Alterations (with dates) gable front doors replaced with windows, doors added to sides

Condition good

Moved no Date n/a

Acreage less than one acre

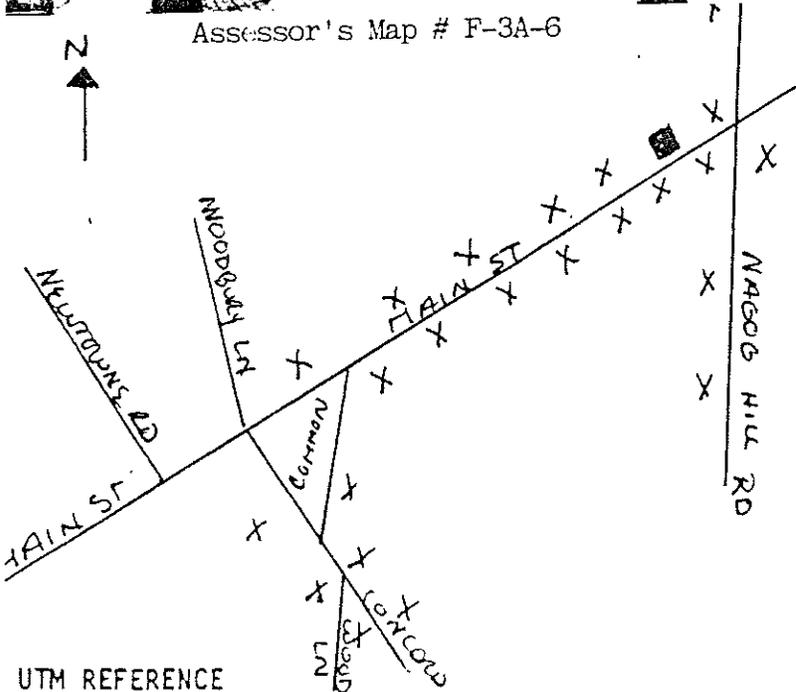
Setting At village center - north side main auto route - among 19th century dwellings and near late 19th century civic buildings

Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date March 1990

Assessor's Map # F-3A-6



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: ACTON	Form No: B-87
Property Name: 504 Main St.	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL DESCRIPTION - 504 MAIN STREET

The Acton Woman's Club, also known as the Chapel, is one of the more interesting buildings at Acton Centre for its use of brick and clapboards. Although of domestic scale it is a public building and one of only a few early 19th century buildings with brick ends in Acton. The 4-bay, gable front structure is built on a granite foundation, has brick and wood clapboard exterior siding and asphalt roofing. There is a gable-end rear ell that projects to the west side and three tall rectangular chimneys with corbelled tops; one just inside each gable end wall and one in the rear ell.

The south facade that faces Main Street has four Greek Revival style windows with 6/6 sash set into slightly recessed wood frames with splayed wood lintels and flanked by panelled shutters. The brick wall extends to the returns of the gable peak which is wood clapboard. Two blind 1/4 round fans set in slightly projecting molding are situated in the gable peak.

The clapboard east and west sides of the building are symmetrical each having three bays and a panelled center door entrance with small lights in the top panels and Greek Revival door surrounds with full pediment on a wide entablature and plain pilasters. Windows have 6/6 sash with plain frames and panelled shutters. At the entrances there is a modern iron railing. On the west side of the building there is a decorative central roof pediment. Also there is a fourth first-story bay tucked into the corner near the rear ell. The water table lining the two clapboard sides wraps to form a base for the plain cornerboards.

Only 1/2 of the gable-end rear ell is visible projecting beyond the west side of the main building. There is a mid 20th century panelled entrance door and one 6-light window above. The foundation of this barn-like rear ell is fieldstone.

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

LISTED ON THE NATIONAL REGISTER IN 1983
ACTON CENTRE HISTORIC DISTRICT

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

SEE CONTINUATION SHEET

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

- Atlases / Birdseye, Maps: 1851, 1856, 1871, 1875, 1889, 1892.
- Fletcher, Acton In History, 1890.
- Phalen, History of the Town of Acton, 1954.
- National Register Nomination, MHC, 1983.

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	ACTON	Form No:	B 87
Property Name:		504 Main St.	

Indicate each item on inventory form which is being continued below.

HISTORICAL STATEMENT - 504 MAIN STREET

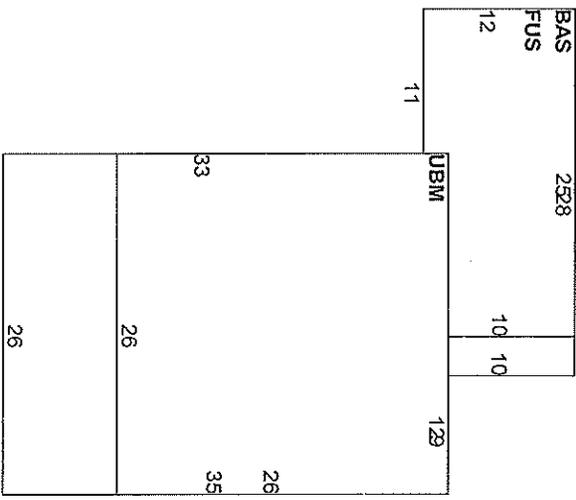
Acton Centre, once known as Acton Village, developed as the civic and institutional center of the large sprawling town which has several 19th century village centers. Acton Centre took on its suburban institutional form around an elongated Common from 1806 when the Second Meeting House was built and several local citizens bought surrounding farms and laid out house lots and built an hotel and some commercial buildings around the Common. The only industrial site was a shoe factory (no longer extant) opposite the Common. Most Acton industrial properties were located in South and West Acton due to the water power and location of the railroad in 1844 both of which bypassed Acton Centre. Subsequent development included the Evangelical Church, the Town Hall replacing the Second Meeting House, and finally the Library as well as many mid-19th century Greek Revival houses for artisans and professionals. Acton Centre is the approximate geographic center of Acton and appropriately remains the civic center.

Main Street has always been a main route through Acton serving as an early native trail and later a carriage route. From the early 1800s when Acton Centre developed into the civic center the section of Main Street from west of Concord Road to Nagog Hill Road was two carriage lanes separated by a long narrow greensward strip that was part of the Common. In the late 1800s Main Street was known as Elm Street for the rows of elms and other trees planted by the Committee established to beautify the Town Common. The 20th century highway improvement of Route 27 resulted in the shift of Main Street to a two lane road north of the Common.

This building was constructed in 1829 as a Chapel for the Evangelical Society. In 1832 when the Reverend James Trask Woodbury was called to minister to those who had been dismissed from the First Congregational Church the Evangelical Church of Acton was formed. When built the Chapel had two entrance doors in the gable front facade. Once it was no longer used by the Evangelical Church which built a meeting house on the site of the present church (12 Concord Rd.) as early as 1833, the building was a 2-family home. According to the mid to late 19th century maps, Dr. Harris Cowdry and his heirs owned the Chapel. In 1924 it was remodelled with the assistance of Edwin R. Clark for the Acton Women's Club. The Club had been formed in 1915 and from 1920 had been meeting in Dr. Cowdry's old house, 508 Main Street. The Club was organized by Mrs. Luther Conant 3rd and met in the Congregational Church until purchasing 508 Main Street, which they sold five years later to purchase and refurbish this building. It was at that time that the main facade entrances were replaced with windows and entrances were added to the two side elevations maintaining the consistency and symmetry of form and design.

Staple to Inventory form at bottom

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)										
Element	Code	Ch.	Description	Element	Code	Ch.	Description							
Style	77		Clubs/Lodges											
Model	94		Commercial											
Grade	05		Average +20											
Stories	2													
Occupancy	1													
Exterior Wall 1	11		Clapboard											
Exterior Wall 2	20		Brick/Masonry											
Roof Structure	03		Gable/Hip											
Roof Cover	03		Asph/F Gls/Cmp											
Interior Wall 1	03		Plastered											
Interior Wall 2	09		Pine/Soft Wood											
Interior Floor 1	12		Hardwood											
Interior Floor 2	03		Gas											
Heating Fuel	04		Forced Air-Duc											
Heating Type	03		Central											
AC Type	9050		CHARIT MDL-94											
Bldg Use	00													
Total Rooms	.5													
Total Bedrms														
Total Baths														
Heat/AC	01		HEAT/AC PKGS											
Frame Type	02		WOOD FRAME											
Baths/Plumbing	02		AVERAGE											
Ceiling/Wall	06		CEIL & WALLS											
Rooms/Ptns	02		AVERAGE											
Wall Height	7													
% Conn Wall	0													
OB-OUTBUILDING & YARD ITEMS(D) / XE-BUILDING EXTRA FEATURES(B)				COST/MARKET VALUATION										
Code	Description	Sub	Sub Descript	L/R	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	App	Value
FPL3	2 STORY CHI	B	2		2,800.00	1965		2				100	3,100	
BUILDING SUB-AREA SUMMARY SECTION				MIXED USE				PERCENTAGE						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undepec. Value								
BAS	First Floor	1,182	1,182		106.20									
FUS	Upper Story, Finished	1,212	1,212		106.20									
UBM	Basement, Unfinished	0	676		26.55									



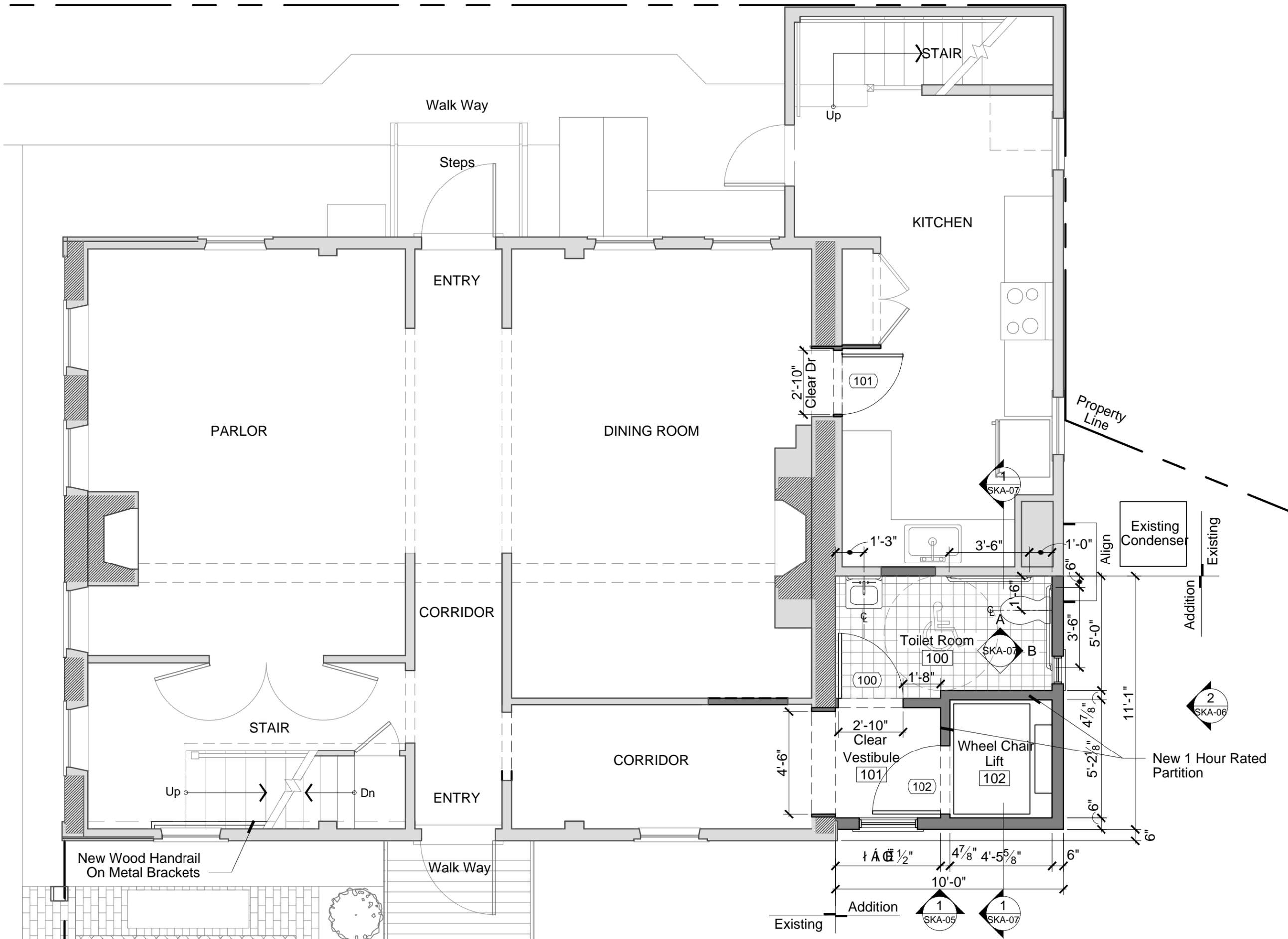
No Photo On Record











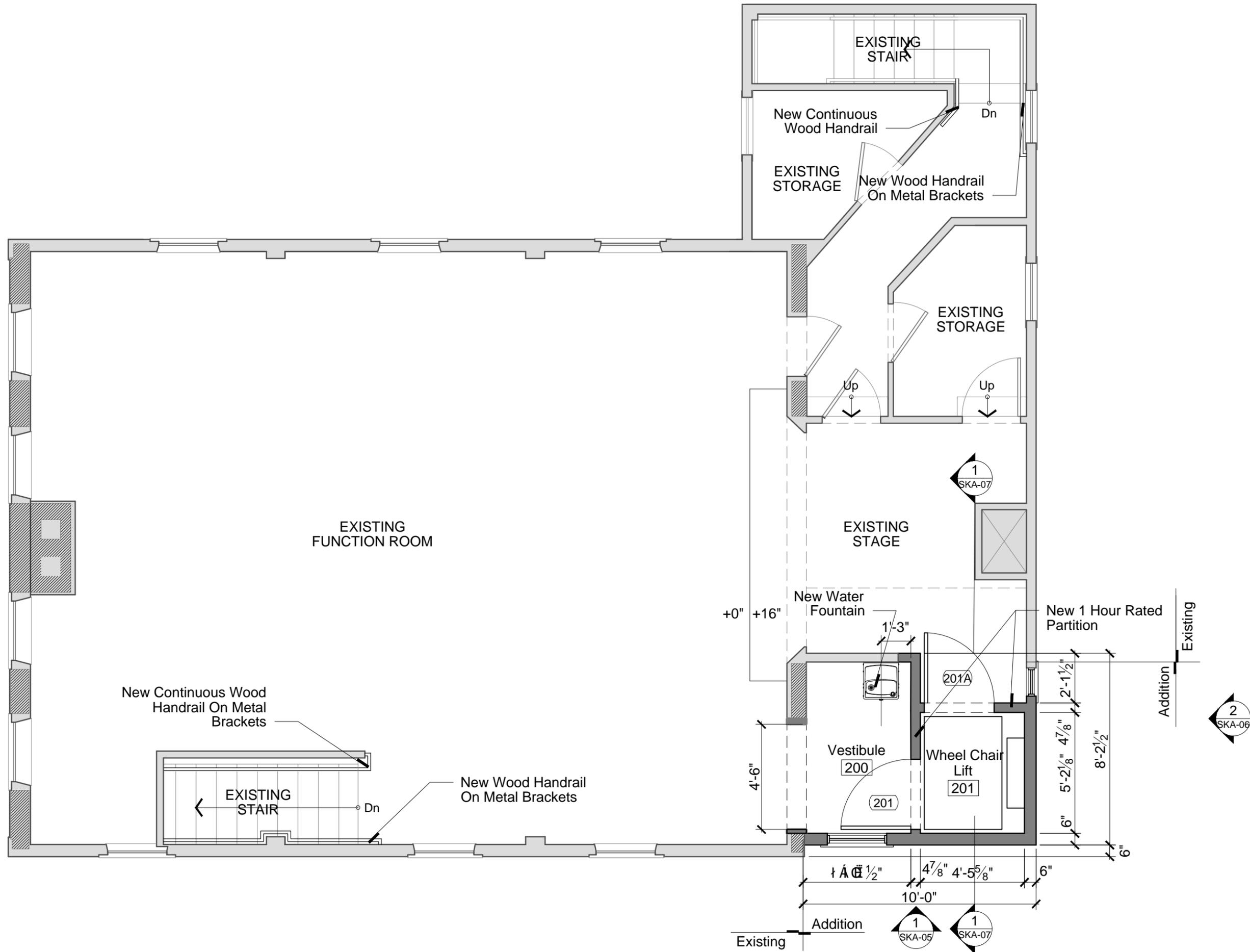
SKETCH NUMBER	SKA-03
DWG REFERENCE	1/4"=1'-0"
SCALE	5/9/14
DATE	14004.00
PROJECT NUMBER	14004.00

Existing First Floor - Proposed Plan

Acton Women's Club
504 Main Street, Acton, MA



SKETCH NAME	Existing First Floor - Proposed Plan
PROJECT NAME	Acton Women's Club
PROJECT NUMBER	504 Main Street, Acton, MA



SKETCH NUMBER	SKA-04
DWG REFERENCE	
SCALE	1/4"=1'-0"
DATE	5/9/14
PROJECT NUMBER	14004.00

Existing Second Floor - Proposed Plan

Acton Women's Club
504 Main Street, Acton, MA



SKETCH NAME	Existing Second Floor - Proposed Plan
PROJECT NAME	Acton Women's Club

DRAWINGS HAVE BEEN REVIEWED AND FOUND THAT THEY ARE: (CHECK/SELECT ONE)

ACCEPTED AS DRAWN, - NO CHANGES.

ACCEPTED AS NOTED. PLEASE MAKE LISTED CHANGES. NO RESUBMITAL NECESSARY.

NOT ACCEPTED. PLEASE REVISE AS NOTED AND RE-SUBMIT DRAWINGS FOR APPROVAL

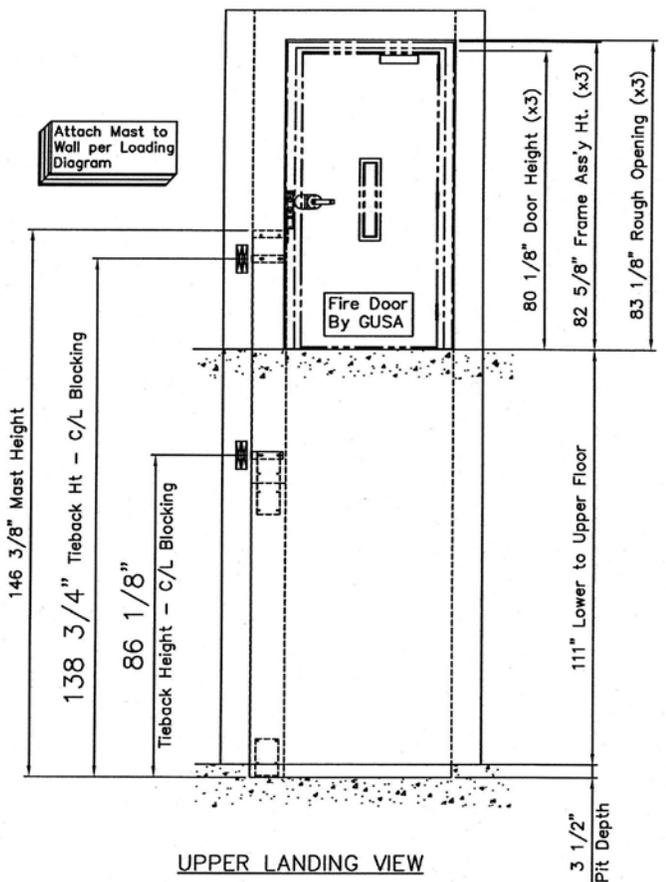
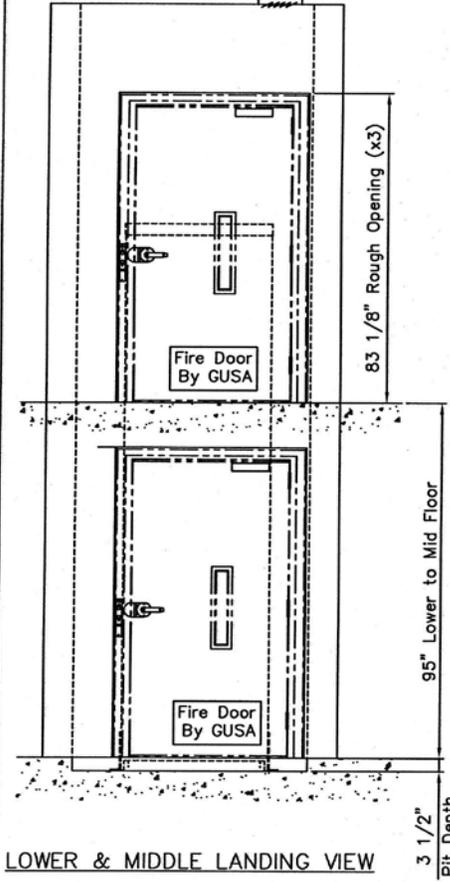
SIGNED BY: _____ DATE: _____

Enclosed Fire Rated Hoistways require ventilation to outside air - By Others. See Page #7 for more details.

Smoke Detector - by others (For vent activation).
Wiring to alarm panel or vent - by others.

Shaft/landing lighting circuit by others. Independent of lift electric with a minimum of 5 FTC or 54 LUX ambient required within shaft and on platform at each landing. Provide shatter proof guard for light in shaft

Attach Mast to Wall per Loading Diagram



LOWER & MIDDLE LANDING VIEW

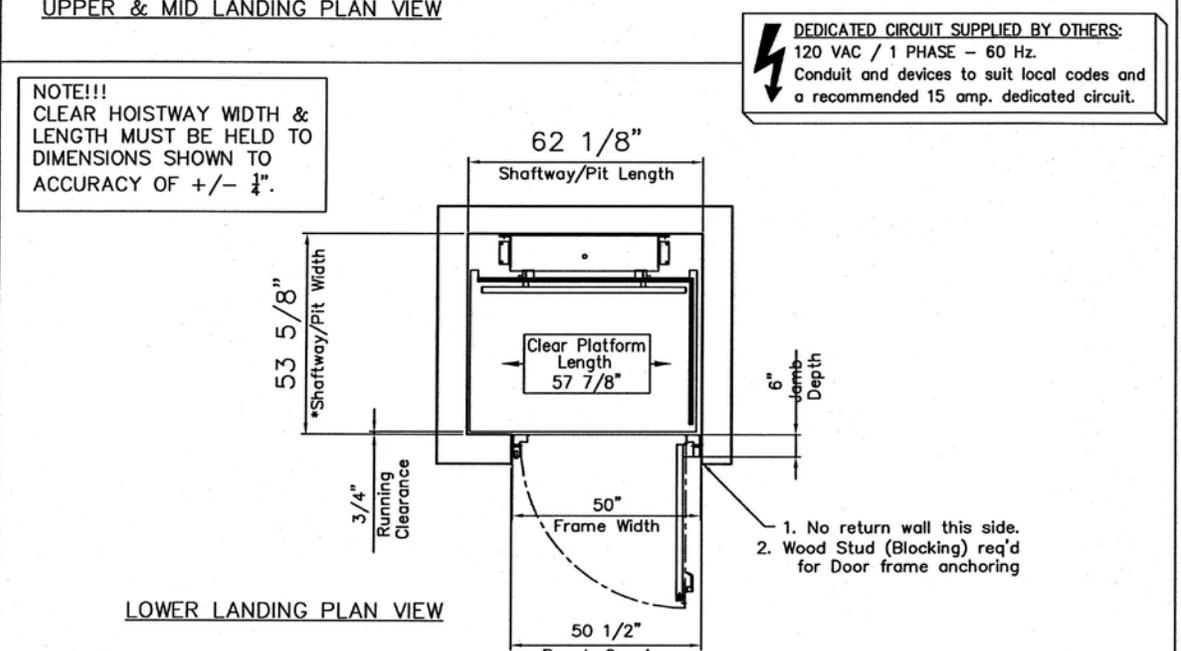
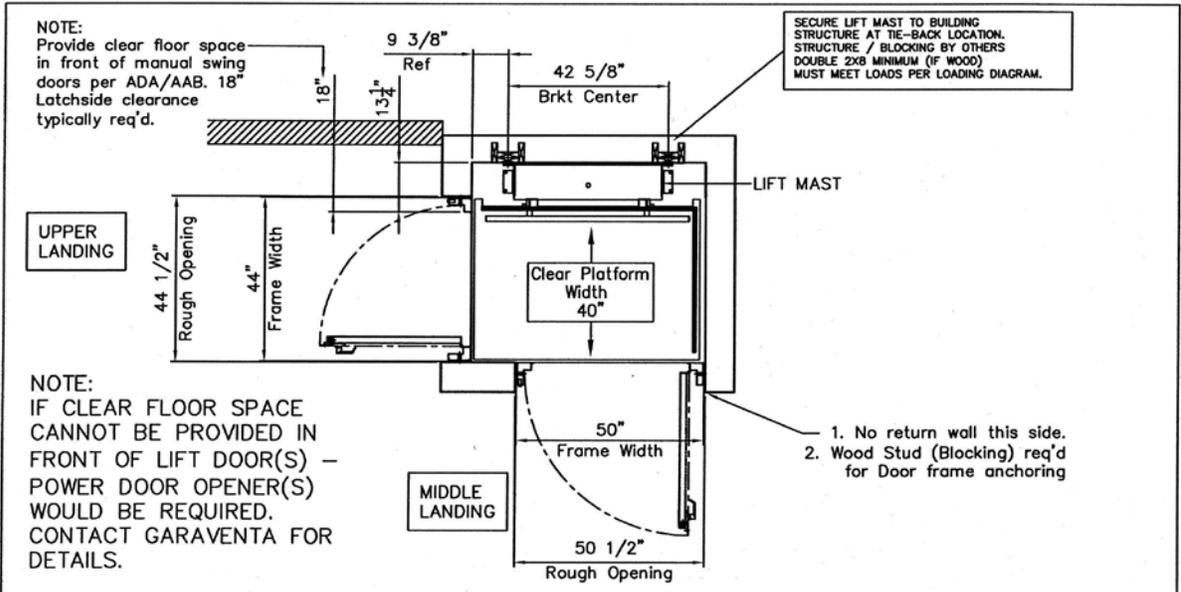
UPPER LANDING VIEW

A-1	MOVED UPPER DOOR, ADDED GEN NOTES	8/8/14	KM					KM
A	INITIAL RELEASE			UNITS: INCHES	8/7/14		JK	
REV.	SCALE: 1:40	TOLERANCES: DIMENSIONAL ±1/32	ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY	

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SERIES 3 GENESIS SHAFTWAY ASSEMBLY
ACTON'S WOMEN'S CLUB
504 MAIN STREET
ACTON MA 01720
GARAVENTA LIFT (NH)

62466-AD-A



A-1	MOVED UPPER DOOR, ADDED GEN NOTES	8/8/14	KM						KM
A	INITIAL RELEASE			UNITS: INCHES	8/7/14	JK			
REV.	SCALE: 1:40	TOLERANCES: DIMENSIONAL ±1/8	ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY		

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GENESIS VERTICAL PLATFORM LIFT:

Code Reference: ASME A17.1 "Safety Code for Elevators and Escalators", Part XX (Commercial Public Buildings) or ASME A18.1 "Safety Standard for Platforms Lifts and Stairway Chairlifts"

General: Color – Standard (Anodized aluminium extrusions champagne finished with 16 ga. galvanized steel panels powder coated Satin Grey)
 Indoor Unit – Pit Mount
 Number of Stops – Three stop kit

Drive Mast: Model – GVL-SW-120
 Chain Hydraulic drive system c/w Continuous Mains Power with Auxiliary Battery Power System, Platform Emergency Lowering (shipped loose), Shoring Pin, & Pressure Gauge
 Motor – 2.2 kW, (3.00 HP), 24 VDC
 Travel Speed – 340 kg @ 5.2 m/min [750 lb @ 17 ft/min]
 Power Supply – 120 VAC, single phase, 60 Hz, on a dedicated 15 amp. circuit
 Equipped with – Electrical Disconnect (shipped loose), Split Mast Kit

Controls: Platform Controls – Push-Button (Tactile) Type c/w Illuminated Directional Buttons, Courtesy Lighting, Illuminated Round (push/pull) Emerg. Stop Switch/Audible Alarm
 Lower Landing Call Station – Push-Button Frame Mount (included with Fire Door)
 Middle Landing Call Station – Push-Button Frame Mount (included with Fire Door)
 Upper Landing Call Station – Push-Button Frame Mount (included with Fire Door)
 Equipped with – Time Delay Door Lock

Platform: Size – Mid-Size c/w grab rail, anti-skid deck and 1100mm [43 1/4"] high walls
 Configuration – (90°) Exit/Entry
 Capacity – Maximum 340 kg [750 lb] operating load
 Equipped with – Arrival Gong & Digital Floor Display

Door/Gates: Lower – 42" wide Steel Fire-rated door c/w Prudhomme Interlock
 Middle – 42" wide Steel Fire-rated door c/w Prudhomme Interlock
 Upper – 36" wide Steel Fire-rated door c/w Prudhomme Interlock
 NOTE: Fire-rated doors are to be supplied by Garaventa USA.
 NOTE: Factory Pre-Wire for PDO's by Others at all Landings.

Shaftway: Total Unit Weight – Approximately 317 kg [698 lb]
 Lifting Ht. (H2) – 2413mm [95"] lower floor to middle floor plus 89mm [3 1/2"] deep pit
 Lifting Ht. (H1) – 2819mm [111"] lower floor to upper floor plus 89mm [3 1/2"] deep pit
 Equipped with – Mast Back Panels, Anchor & Shim Kit

NOTES:

- All controls are keyless (unrestricted access) to comply with the new Massachusetts 524-CMR Regulations.
- Do not install any glass elements of any kind in hoistway walls with out consulting with Garaventa. Significant code restrictions apply.
- A stamped/signed drawing or letter from a registered engineer or architect is required when a lift is not installed on a concrete slab on grade. This is to verify that the floor structure is sufficient to hold the loads from the lift. This must be sent to Garaventa USA – to be included with our Permit application to the State of Massachusetts.
- Power door openers are recommended for lift configurations that are not a straight through enter/exit design. Projects which must comply with ADA-2004 are required to have power door openers when the platform is anything other than straight through design. Contact your Garaventa sales representative to discuss options for door operators.

A	INITIAL RELEASE	UNITS: INCHES	8/7/14	JK			
REV.	SCALE: 1:40	TOLERANCES: DIMENSIONAL ±1/32	ANGULAR ±0.5°	PROJECTION: 	DATE	DRN.BY	CHK.BY

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	<p>GARAVENTA LIFT (NH)</p>	

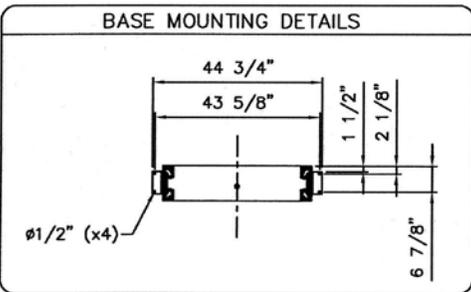
SYM.	DESCRIPTION	VALUE (MAX.)	
F1 =	1000 lb or 4448 N	PAYLOAD (MAX.)	3335 N [750 lb]
		CAR (PLATFORM) WEIGHT	1110 N [250 lb]
F2	MAST WEIGHT	2002 N [450 lb]	
F3	FLOOR REACTION	3225 N [725 lb]	
F4	FLOOR REACTION	3225 N [725 lb]	
F5-1	TIEBACK REACTION #1	934 N [210 lb]	
F5-2	TIEBACK REACTION #2	934 N [210 lb]	

L1	L2	L3	PLATFORM SIZE
764 [30.08"]	61 [2.40"]	122 [4.88"]	MID-SIZE

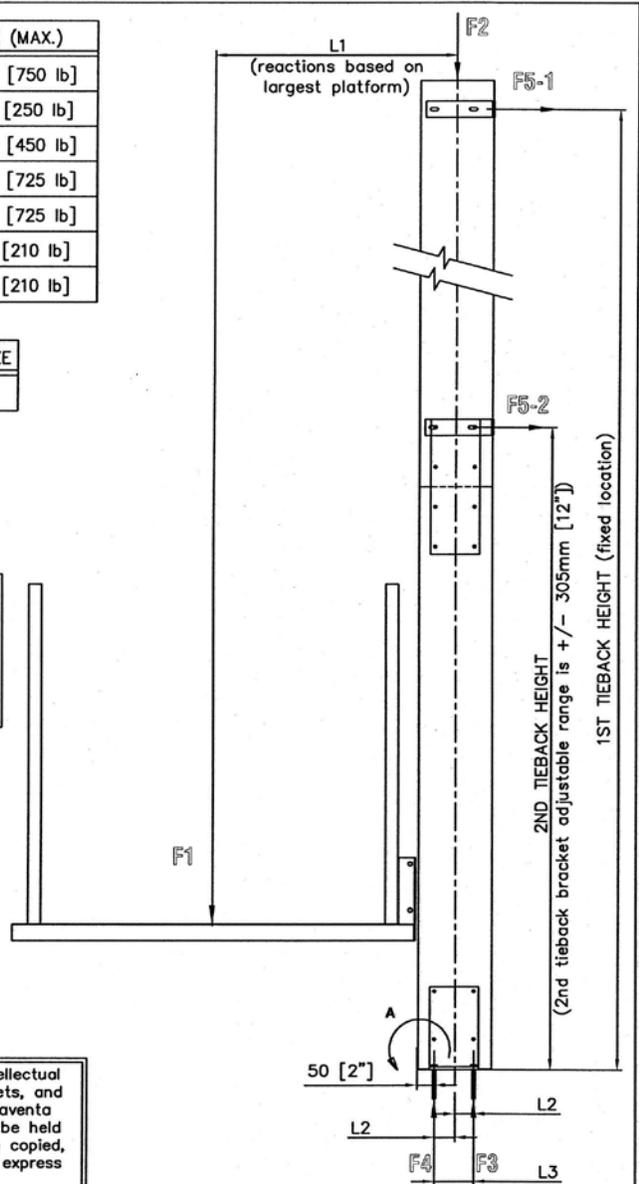
MODEL	MAST HEIGHT	TIEBACK HEIGHT
120"	3718 [146.38"]	3523 [138.7"]
		2187 [86.0"]

SPECIAL NOTE:

These are reaction forces generated by the lift. Adhere to local building codes, regulations, and safety factors for supporting structures. Consult a structural engineer or architect in your jurisdiction.



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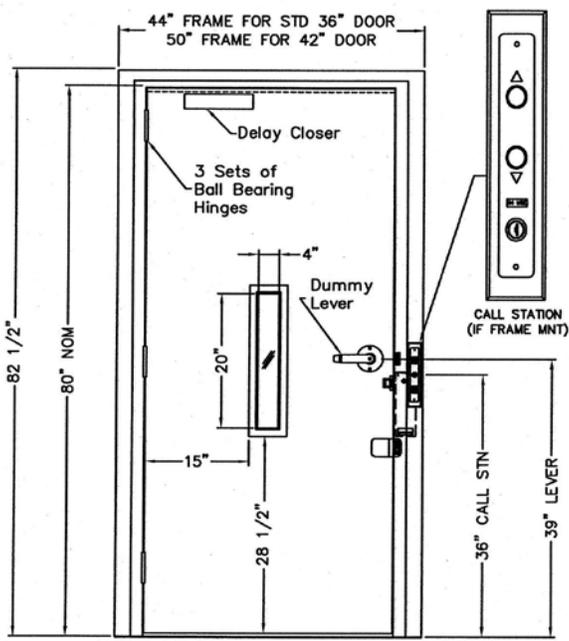
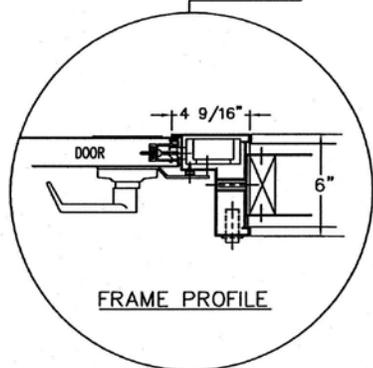
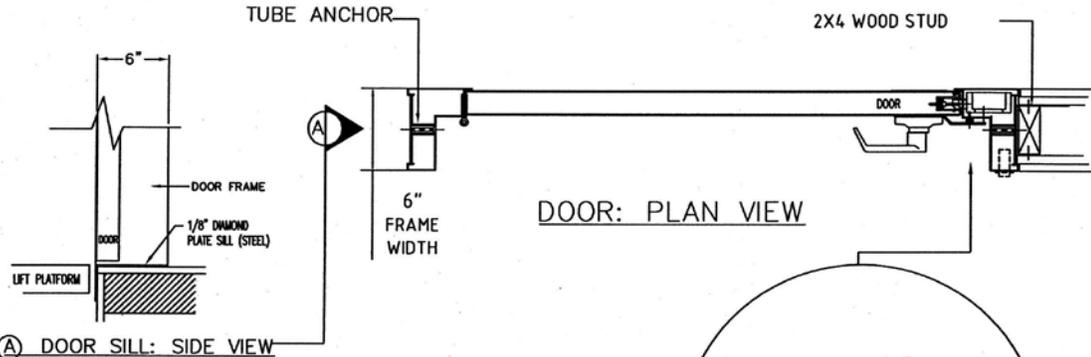
DETAIL 1 – SHAFTWAY MODEL LOADING DIAGRAM

A-1	MOVED UPPER DOOR, ADDED GEN NOTES	8/8/14	KM				KM
A	INITIAL RELEASE			UNITS: INCHES	8/7/14	JK	
REV.	SCALE: 1:40	TOLERANCES: DIMENSIONAL ±1/32	ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY

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SPECIFICATIONS:

DOOR: 18 GA, FULLY WELDED, REINFORCED FOR HARDWARE

FRAME: 16 GA, ALL WELDED, "ELEVATOR STYLE" (FLUSH HOISTWAY)

THRESHOLD: 3/16" DIAMOND PLT STEEL W/ 3" BREAK ON LIFT SIDE

STEEL: DOORS & FRAMES - PAINTABLE GALVANNEAL STEEL (A40 ZF120) (W/ IRON-ZINC ALLOY COATING) ASTM A-525, 526, 527

WARNOCK-HERSEY LISTED 90-MINUTE FIRE RESISTANCE (B-LABEL)

VISION PANEL: 4 3/4" X 20 3/4" WIRE LITE NT FIRE & IMPACT RATED WIRED GLASS

INTERLOCK: PRUDHOMME ELEVATOR INTERLOCK WITH BEAK

PULL HANDLE: DUMMY PULL HANDLE ONLY (SCHLAGE "LEVON" 626-SATIN CHROME FINISH)

PUSH PLATE: 4" X 16" (FERUM #81 OR EQ.) (26D)

DOOR CLOSER: DORMA 7400 SERIES OR EQUIVALENT

HINGES: 1 1/2 PAIR BALL BEARING HINGES (STANLEY BB179 OR EQ.) (4 1/2" X 4") (26D FINISH)

HALL STATION: SET INTO DOOR FRAME AS SHOWN

DOOR: FRONT VIEW - HALL SIDE. RH AS SHOWN; LH OPPOSITE

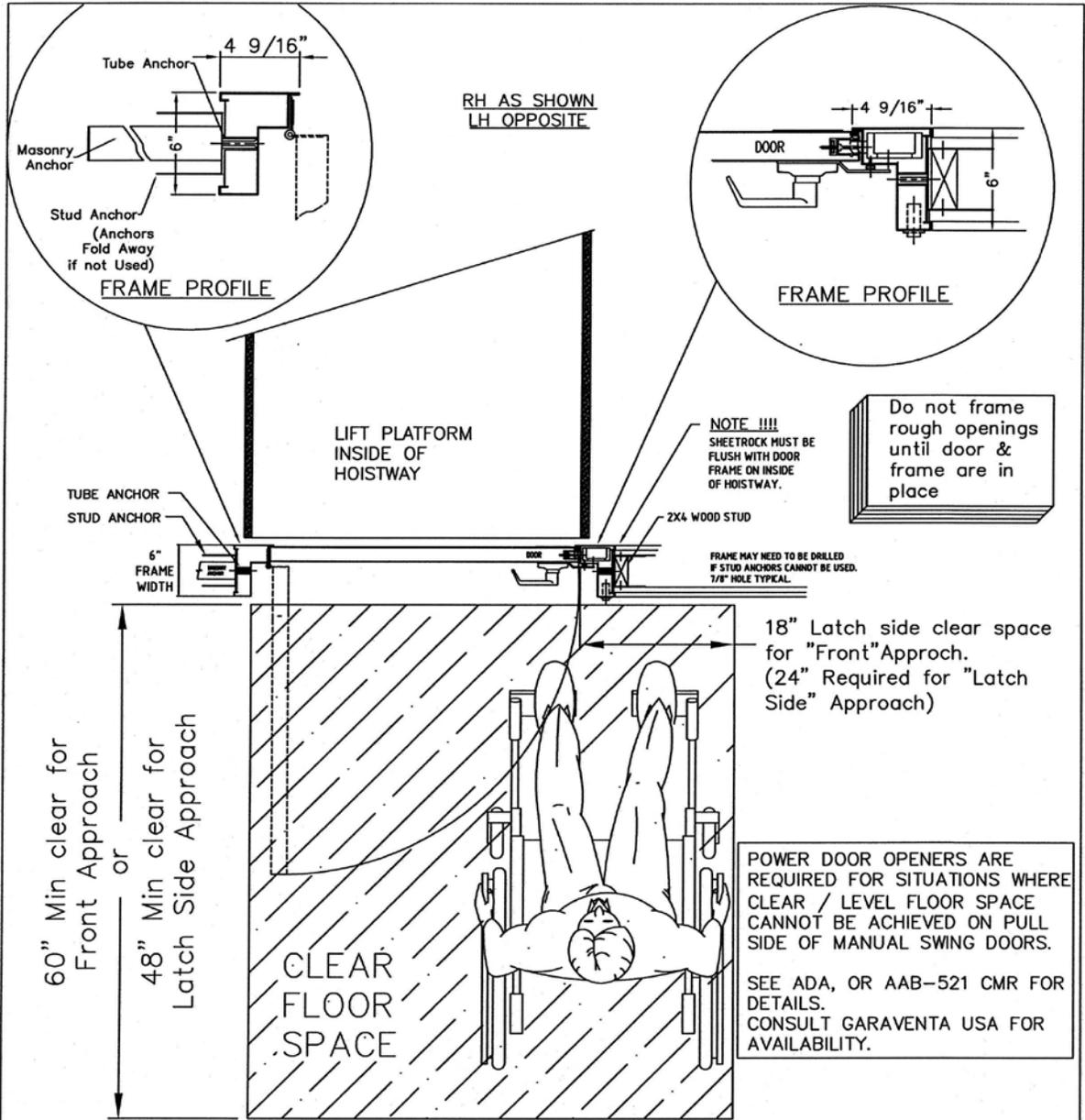
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PLAN VIEW - DOOR FRAME PLAN SECTION & ADA/AAB
MANUAL SWING DOOR MANEUVERING CLEARANCE INFORMATION

A-1	MOVED UPPER DOOR, ADDED GEN NOTES	8/8/14	KM				KM
A	INITIAL RELEASE			UNITS: INCHES	8/7/14	JK	
REV.	SCALE: 1:40	TOLERANCES: DIMENSIONAL ±1/32	ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY



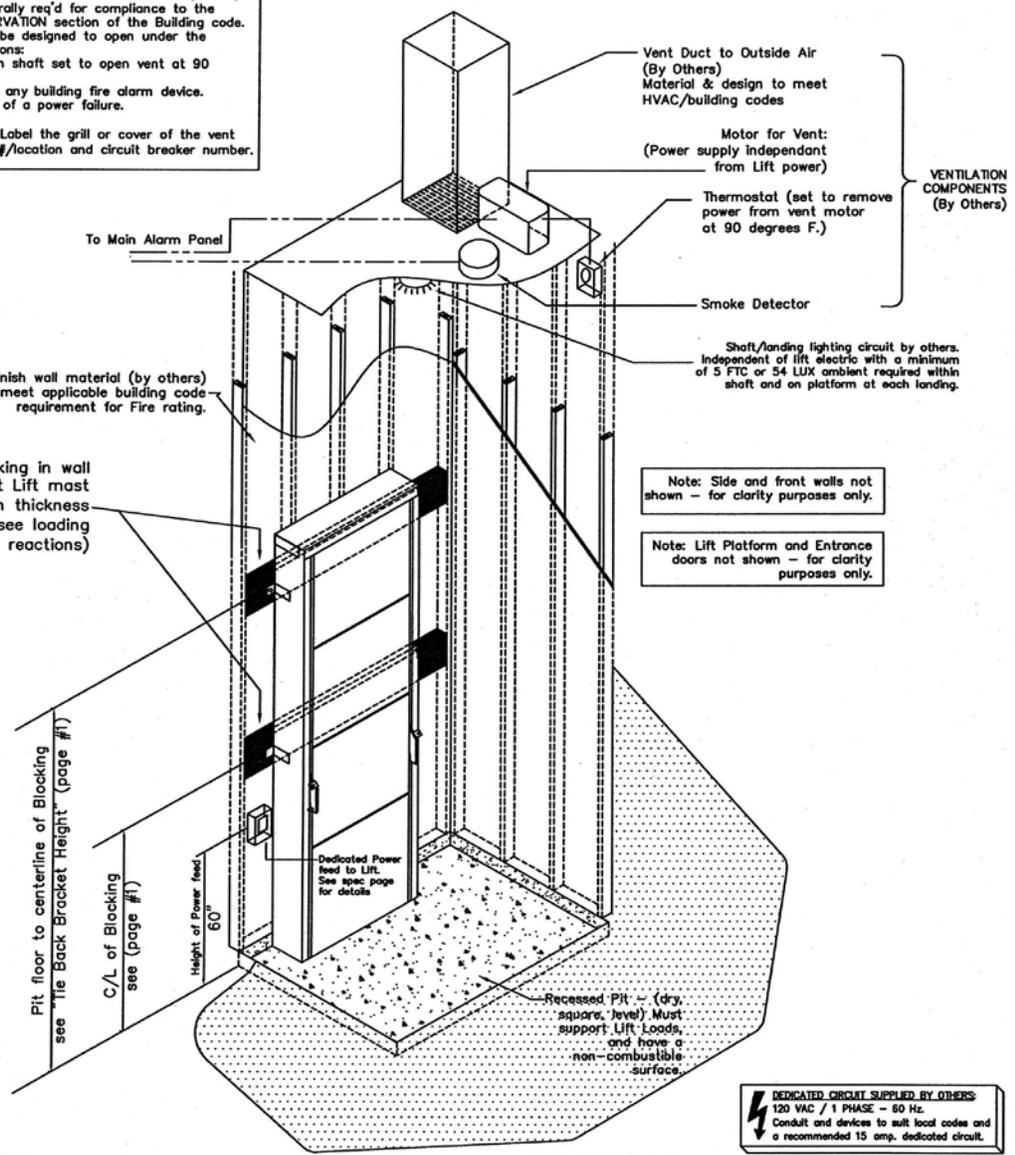
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1 TYPICAL HOISTWAY ISOMETRIC WITH VENTILATION DETAIL
Pg.7

VENTILATION OF LIFT SHAFTWAY: (By others)
 Size: 144 square inches minimum
 In Massachusetts, all enclosed, fire-rated hoistways must be vented to outside air. Power shut (closed) damper is generally req'd for compliance to the ENERGY CONSERVATION section of the Building code. The vent must be designed to open under the following conditions:
 1. Thermostat in shaft set to open vent at 90 degrees F.
 2. Activation of any building fire alarm device.
 3. In the event of a power failure.
 Also - Mark / Label the grill or cover of the vent with the Panel #/location and circuit breaker number.



A-1	MOVED UPPER DOOR, ADDED GEN NOTES	8/8/14	KM					KM
A	INITIAL RELEASE			UNITS: INCHES	8/7/14	JK		
REV.	SCALE: 1:40	TOLERANCES: DIMENSIONAL ±1/32	ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY	
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PROVISIONS BY OTHERS (Genesis Shaftway Vertical Lift)

PART ONE: WORK TO BE COMPLETED BEFORE SCHEDULING OF LIFT INSTALLATION

1. Provide clear and direct access to the location of the lift - to allow for delivery in place.
2. Provide permanent dedicated power to lift as coordinated by approved shop drawings and/or Garaventa Proj Mngr.
3. When indicated on drawings, provide a Fused, Lockable, Heavy-Duty Disconnect by others, located as coordinated by Garaventa's project manager. Provide auxiliary contact switch inside the disconnect for drive systems which utilize battery power.
4. Provide dry, square, and level pit of size as indicated on approved shop drawings. Design and construction to bear all floor reaction loads as shown. The floor/ base which supports the Lift shall be concrete or a design approved by a licenced engineer, and must meet fire code requirements. Exposed wood (flamable material) floors are not permitted in the shaft or directly under the lift and must be covered with sheetmetal or equivalent.
5. Door sill supports that are plumb and in line from floor to floor.
6. Frame rough openings or finished openings in some cases as directed by Garaventa submittal drawings.
7. Hoistway of sufficient height to allow for 6'-8" headroom clearance above lift platform when at the top landing.
8. Hoistway machine tower wall supports as necessary to bear the "tie-back" loads shown and located on the drawings. This support will be designed and approved by the architect, structural engineer, or owner's representative. Garaventa bears NO RESPONSIBILITY for the design, construction or placement of rail wall blocking or supports.
9. Provide complete, square, plumb and true hoistway of inside clear finished dimensions shown on the approved lift shop drawings. No ledges or setbacks are permitted in the hoistway. Do not construct the hoistway using architectural plans or contract drawings that were not coordinated with the lift shop drawings.
10. Provide GFI service power outlet in shaftway or within 25 feet of lower landing entrance.
11. Provide lifting beam or bracket - where required.

PART TWO: WORK TO BE COMPLETED AFTER THE INSTALLATION OF THE LIFT AND LIFT ENTRANCES

1. All wall patching, refinishing made necessary by the installation of any device or fixture in any wall, floor or ceiling.
2. Provide hoistway lighting with guard - to satisfy all applicable building codes. 5 FTC or 54 LUX minimum required in hoistway at all levels.
3. Provide smoke alarm in hoistway where power-shut vent system is used. Wiring to vent or alarm panel as required for proper vent activation.
4. Provide final securing / mounting of door frames in wall. Door frames shall be flush to inside wall of hoistway.
5. Complete all painting of walls inside the hoistway, and hoistway doors.
6. In Massachusetts, all enclosed, fire rated hoistways must be ventilated to outside air. The design and type of vent must comply with applicable building code and any energy conservation sections of that code. The size shall not be less than one square foot, and must be located in the ceiling or as close as possible to the ceiling. Fixed open ventilation is not permitted without written consent from the building code enforcement agency having jurisdiction. Power shut vents may be used as long as they are wired to open under power outage, fire alarm activation, and temperature rise in the hoistway.

PART THREE: GENERAL NOTES AND REQUIREMENTS

1. In Massachusetts, sprinkler systems are not authorized in Lift/Elevator hoistways or pits. If contract drawings or the local authority requires sprinkler installation, DO NOT approve the lift shop drawings until this issue is resolved.
2. Any glass installed in any Lift hoistway wall must be Laminated safety glass with code data permanently affixed to each individual panel (ASME Z97.1). The surface must be flush with the inside face of hoistway walls.
3. Provide any additional emergency signalling devices as needed for lifts located in remote areas.
4. Where power door openers are used, provide: a) source of power, b) Blocking as required for support, c) concealed wiring to remote located lift call stations.
5. Tops of hoistway walls which do not extend to the ceiling above must be designed in such a way to eliminate the possibility of their use as shelves for storing items.
6. Placement of lift and doors to be situated in relation to other adjacent building elements to allow for full compliance to the ADA, AAB 521-CMR or equivalent local codes or regulations and local building codes. Garaventa bears no responsibility for building structures not associated with the lift or hoistway which may impede on clear floor space required for accessing the lift.
7. Provide for any and all items identified as "by others" on lift shop drawings.
8. Lift installation, and all associated construction items and accessories must be complete before lift inspection with state officials may be scheduled.
9. In Massachusetts - A buzzer & intercom system is recommended. The intercom should be provided at the lift and connected to a location w/in the building where assistance may be obtained. This may become a requirement by 521-CMR in the future.
10. Provide safe working environment for installation crew. Warn workers in advance of any hazardous conditions which may be present.

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	<p>GARAVENTA LIFT (NH)</p>	

4. Install polished brass panic devices on the existing hardware at the three ground floor exit doors. Maintain existing lever trim on the exterior
 - a. Hardware Allowance of \$1,500 per door @ 3 Doors
 - b. Labor 3 days
 - c. Supervision, Management & Overhead

Total **\$8,528**

5. Provide two automatic door openers at ground level and stage level doors
 - a. Additional Power Wiring
 - b. Supply & Install Power
 - c. Supervision, Management & Overhead

Total **\$6,155**

6. Provide powered ventilation for Wheelchair lift
 - a. Vent
 - b. Wiring
 - c. Supervision, Management & Overhead

Total **\$4,140**

7. Install Lift

Total **\$22,264**

We estimate to furnish material and labor for the sum total of: **\$62,477**

Note, the prices herewith submitted are effective for a period of 30 days from the estimate date. This estimate is contingent on conditions foreseeable and within our control.

Respectfully submitted by _____
Jason T. Murray

Date: November 7, 2014

All material is guaranteed as specified by the manufacturer. All work to be completed in a workmanlike manner according to industry standards. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon items within our control. Our workers are covered by Workmen's Compensation Insurance. Our firm is covered by General Contractor Liability Insurance of \$1,000,000 / \$2,000,000 aggregate.



Lori Lewis
Acton Women's Club
504 Main Street
Acton, MA 01720

November 7, 2014

Re: Proposed 2015 Improvements

Dear Ms. Lewis,

Regarding your application for the next round of CPC funding we propose the following architectural fees for the proposed scope of work which includes design and construction administration services.

• Wheelchair Lift Installation:	\$1000
• Addressable Fire Alarm System:	\$ 500
• Exit Sign/Emergency Light Upgrade:	\$ 375
• Panic Hardware Installation:	\$ 250
• Automatic Door Openers at Wheelchair Lift:	\$ 250
• Powered Ventilation at Wheelchair Lift:	<u>\$ 375</u>
	\$2750

Please call if you have further questions. Thank you for the opportunity to continue to serve the Acton Women's Club

Sincerely,


Thomas C. Peterman, RA, NCARB, *Principal*
Peterman Architects, Inc.

10 Concord Crossing
Concord, MA 01742
T 978.341.0900
F 978.341.0911
petermanarchitects.com