



Oswegatchie Fire Station Building Committee

December 17, 2024

Meeting called to order at 6:30pm

Pledge of Allegiance

Members Present: Robert Tuneski, Ted Olynciw, Rocco Bracciale, Wayne Gilpin, Richard Muckle, Paul Rafuse, Matthew Blankenship, Guy Russo

Absent: Jen Bracciale

Guests: Atty. Nick Keple, David Stein (SPA), Robert Banning (SPA), Eric Cantar (SPA),

Public Comment: None

Opening Remarks:

B. Tuneski stated MEP will be discussed tonight and there is a need to review the drawings for electrical outlet location. There was dialog on the use of the kitchen; commercial or more residential.

T. Olynciw referred to B. Tuneski's RTM Summary information, specifically #9. He asked where the \$171,000 estimate for the demolition of the exiting firehouse. B. Tuneski stated he had asked Downes Construction for ROM to be able to deliver to the RTM. T. Olynciw also asked what ROM was. B. Tuneski explained it stood for Rough Order Magnitude.

T. Olynciw introduced the newly appointed member for the committee, Guy Russo.

T. Olynciw asked what Interim Fire Director Dubicki's expected level of input would be as a representative of the Town. B. Tuneski indicated S. Dubicki has spoken with SPA as the Fire Marshal and will be meeting with SPS as the Interim Fire Director on Thursday. B. Tuneski

stated that S. Dubicki is "wearing 2 hats" currently which leaves limited time to attend the Building Committee's scheduled meetings. An attempt to have S. Dubicki attend one meeting per month will be made.

W. Gilpin spoke of his concern regarding comments from the First Selectman to the Chief of Oswegatchie, Chris Paffas specifically stating "the drop dead date for ground breaking must be a minimum of 2 years from now". Atty. N. Kepple clarified the meaning of the comments were addressing a revert date not that it would take 2 years for permitting, etc.

Atty. Kepple mentioned the Town would like to close on the property in January. B. Tuneski asked W. Gilpin if he would check if Oswegatchie was prepared to close in January. W. Gilpin stated it would require a meeting of the firehouse membership to go forward. Meetings are held the second Monday of every month. A Special meeting is a possibility if needed.

R. Muckle requested an updated schedule from SPA.

T. Olynciw asked for an update on the Traffic Commission's decision on the traffic signal. SPA's traffic engineer reached out locally to have a conversation on keeping the light, decommissioning the light or relocating the light. DOT was also contacted due to Boston Post Rd. being a state road. No information has come forward as of yet.

Review and Approval of meeting minutes:

MOTION by R. Muckle, second by W. Gilpin to approve the 11/19/24 meeting minutes. Amendments to the minutes: Remove attendance of M. Blankenship

T. Olynciw asked for an update on the Traffic Authority's decision on the traffic signal. SPA's traffic engineer reached out locally to have a conversation on keeping the light, decommissioning the light or relocating the light. DOT was also contacted due to Boston Post Rd. being a state road. No information has come forward as of yet.

FOR: B. Tuneski, T. Olynciw, R. Bracciale, W. Gilpin, R. Muckle

ABSTAINED: P. Rafuse, G. Russo, M. Blankenship

MOTION by R. Bracciale, second by P. Rafuse to pay the Barton & Loguidice invoice for \$3,521.40. (Attachment 1)

FOR: Unanimous

MEP Status:

B. Banning presented 3 different energy options including initial install costs for each. (Attachment 2). SPA, when asked, stated Design Concept 2 tends to be the most common choice.

B. Tuneski asked which concept is the most cost effective taking into consideration energy and maintenance costs. B. Banning stated the efficiencies are similar and operating costs depends on

the price of propane vs. electricity. Maintenance cost is highest with the boiler system and lowest with all-electric. SPA will get additional information on relative cost of propane vs. electricity to aid in the committee's decision.

Concept 1 was discussed regarding the radiant heat in the bays and into the aprons. The aprons would be a separate loop since these are for separate functions. If it is decided not to go with Concept 1, electric radiant heat can still be installed in the aprons.

Solar panel use was discussed. B. Banning will provide costs for the committee.

MOTION by R. Muckle, second by T. Olynciw to carry forward Concepts 1 and 2 with further information to be provided and eliminating Concept 3.
FOR: Unanimous

R. Bracciale stated the committee needs the cost of radiant heat in the apron that S. Smith should be providing. B. Banning offered the power source for the aprons would be electricity.

B. Tuneski asked to defer the decision between Concept 1 and 2 until next meeting. D. Stein indicated making a decision earlier than later would assist with the schedule. R. Muckle asked whether it would be better to make the decision between 1 and 2 tonight. SPA's opinion was yes.

MOTION by R. Muckle, second by P. Rafuse to move forward with Concept 1 with the option of Radiant Floors.

B. Tuneski asked for a show of hands when voting.

T. Olynciw asked for clarification on the total initial install cost of Concept 1. \$125,000, for the radiant floor, would be added to the initial install.

FOR: R. Bracciale, M. Blankenship, P. Rafuse, R. Muckle, W. Gilpin, B. Tuneski

OPOSED: T. Olynciw, G. Russo

Architectural Design:

E. Cantar stated B. Phillips (Langan) asked if E. Cantar could run some points by the committee on his behalf. A general update to go along with Civil and Site Development. Comments have been received from the Town for SPA to incorporate into their submission package for Conservation and Planning & Zoning. No real issues were identified. All comments will be addressed. E. Cantar and B. Phillips met with a representative from Conservation and Planning Zoning today. They were able to obtain a clearer submission timeline. Next Conservation Committee meeting is scheduled for 1/9/25. Drawings would need to be submitted by 1/7/25 to make the agenda.

SPA has until 1/7/25 to submit drawings and wetlands report to make the 1/9/25 agenda of the Conservation Committee meeting. SPA is planning on the 1/7/25 submission. E. Cantar noted

by submitting to the Conservation Committee this does not prevent SPA from submitting to Planning & Zoning which will occur the first week of February. This shows SPA being received for their 2/11/25 meeting. The following P&Z meeting is scheduled for 2/25/25 and SPA's application will be under review and SPA will potentially be presenting at that time. If P&Z cannot accommodate the presentation it would get pushed back to 3/11/25. The Design Review Board also will need to review the submission. After submission there is a review period of up to 65 days. Includes all updated civil drawings, elevations, floor plans and color renderings. B. Tuneski requested this information be provided in a tabular form. E. Cantar will create this and email it to B. Tuneski.

B. Phillips also asked about 2 sheds on the property. Should they be relocated or demolished. They are reportedly in very bad shape and should be demolished.

T. Olynciw asked if there was curbing planned in the parking lot. E. Cantar indicated the plan was for no curbing in order to help manage water flow toward the rear.

E. Cantar distributed a packet showing site, floor plan, interior and exterior finishes. (Attachment 3) E. Cantar presented different types of flooring: carpet, LVT (Luxury Vinyl Tiling), and rubber. LVT would be used in the day room, the front entry, and the training room. Carpet could be used in those rooms. The options decisions are the committee's to make. Carpet would be used in the 2 offices, rubber flooring for the exercise room. The options for the Apparatus Bay floors were to seal the concrete or cover with epoxy. Epoxy is slip resistant and the more expensive option.

T. Olynciw asked for SPA's opinion on structural vs pre-engineered building. D. Stein stated pre-engineered would not work due to the limitations of the building site. D. Stein indicated the building would be a conventional stick frame with cold form metal framing.

Plans call for normal overhead doors in the rear of the building and bi-fold doors in the front. D. Stein stated the cost estimate for bi-fold doors is approximately \$40,000.00 per door.

R. Muckle requested an updated schedule timeline be made available at the next scheduled meeting.

An estimate from Downes for where the cost range of the project is landing is being prepared by D. Smith.

B. Tuneski provided a copy of his summary to the RTM to add to the minutes.

W. Gilpin brought in Firehouse Magazine with an article of 2024 Award Winners of the design of new fire departments. B. Tuneski asked that the article be forwarded to committee members.

Electrical outlet locations on the schematics need to be determined. P. Rafuse and W. Gilpin volunteered to make determinations.

A. Danesh will provide the committee with an estimate of the cost of adding onto the building in the future.

MOTION by R. Mucke, second by W. Gilpin to adjourn
FOR: Unanimous

Meeting adjourned at 9:00pm

Respectfully submitted by:
Linda Finnegan, Recording Secretary

Barton & Igudice LLC

443 Electronics Parkway
Liverpool, NY 13088
315-457-5200

Town of Waterford CT
15 Rope Ferry Road
Waterford, CT 06385

December 06, 2024
Project No: 3261.053.001
Invoice No: 10392

Project 3261.053.001 Boston Rd Phase I & Haz Material Survey
Professional Services thru November 16, 2024

Phase 3 Phase II Site Investigation
Professional Personnel

	Hours	Rate	Amount
DINGMAN, BRYCE	.50	197.93	98.97
MCCARTHY, BRIAN	1.50	151.42	227.13
REED, JEFFREY	.25	197.93	49.48
ZEISSIN, MARK	.25	210.91	52.73
Totals	2.50		428.31
Total Labor			428.31

Consultants
GROUND H2O, LLC
11/16/2024 GROUND H2O, LLC
Total Consultants

3,093.09
3,093.09
Total this Phase \$3,521.40
Total Amount Due \$3,521.40

APPROVED

VENDOR# _____
PO# _____ FY _____
CLOSE PO Y _____ N _____
ACCOUNT # _____
AMOUNT _____
SIGN _____
DATE _____

Billing Backup

Barton & Loguidice, LLC

Invoice 10392 Dated 12/6/2024

Friday, December 6, 2024

12:00:05 PM

Project

3261.053.001

Boston Rd Phase I & Haz Material Survey

Phase

3

Phase II Site Investigation

Professional Personnel

		Hours	Rate	Amount
151 - DINGMAN, BRYCE	11/14/2024	.50	197.93	98.97
Driller sub agreement				
485 - MCCARTHY, BRIAN	11/4/2024	1.50	151.42	227.13
check for all vendor invoices per Davis email, budget review				
140 - REED, JEFFREY	11/14/2024	.25	197.93	49.48
Subinvoice review; BDD Call RE missing subagreement				
120 - ZESSIN, MARK	11/13/2024	.25	210.91	52.73
emails Brian McCarthy several, responses to Brian. Bryce and Jeff R.				
Totals		2.50		428.31
Total Labor				428.31

Consultants

GROUND H2O, LLC	11/16/2024	GROUND H2O, LLC /	3,093.09	
AP 132894			3,093.09	3,093.09
Total Consultants				3,093.09

Total this Phase

\$3,521.40

Total this Project

\$3,521.40

Total this Report

\$3,521.40

Oswegatchie FS opinion of probable cost

Design Concept 1: \$ 741,775 (Plus radiant Slab Option)

- Propane gas fired boiler with hot water piping to heating terminal units serving utility and service rooms
- Split System DOAS with hot water heating coil.
- VRF heat pumps : Bunk Room, Training, Day Room, RR Exercise , Offices, SCBA and Workroom
- Exhaust System for Service and Utility Rooms
- UL300A Residential Kitchen Hood
- Apparatus Bay
 - o Hot water Unit Heaters
 - o Exhaust air and OA intake with CO/NO2 controls
 - o **Option : Radiant Floor Warming \$125,000**

Add cost of the following:

1. Propane gas tank/piping
2. Tailpipe exhaust system

Design Concept 2: \$613,675

- Split System DOAS Heat Pump with electric heating
- VRF heat pumps : Bunk Room, Training, Day Room, RR Exercise , Offices, SCBA and Workroom
- Exhaust System for Service and Utility Rooms
- Electric terminal heating units serving vestibule, corridor, utility and service rooms
- UL300A Residential Kitchen Hood
- Apparatus Bay
 - o Propane Gas Fired Unit Heaters
 - o Exhaust air and OA intake with CO/NO2 controls

Add cost of the following:

1. Propane gas tank/piping
2. Tailpipe exhaust system

Design Concept 3: \$630,425

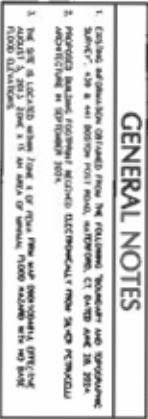
- Split System DOAS Heat Pump with electric heating
- VRF heat pumps : Bunk Room, Training, Day Room, RR Exercise , Offices, SCBA and Workroom
- Exhaust System for Service and Utility Rooms
- Electric terminal heating units serving vestibule, corridor, utility and service rooms
- UL300A Residential Kitchen Hood
- Apparatus Bay
 - o Electric Unit Heaters (four x 35KW results in service size increase)
 - o Exhaust air and OA intake with CO/NO2 controls

Add cost of Tailpipe exhaust system

Operating efficiencies are similar and operating cost comparison will boil down to the price of propane versus the price of electricity (potentially factoring in the solar PV input). Equipment maintenance cost will be the highest with the boiler system and the lowest with all-electric.

Attachment 4

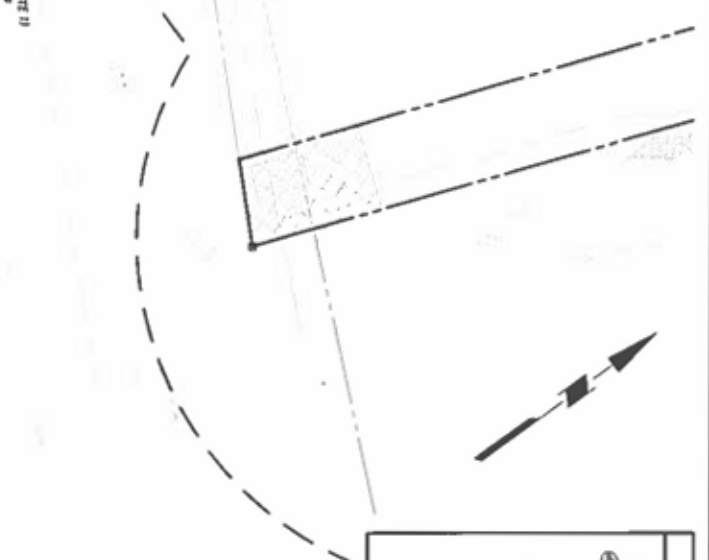
1. Accomplishments
 - a. Committee Formed
 - b. Architect (Silver Petrucci and Associates) hired and working
 - c. Project Manager (Downes Construction) hired and working
 - d. Phase 1-Environmental Survey Completed by Barton and Loguidice
 - e. Phase 2- Environmental Survey Completed by Barton and Loguidice
 - f. Schematic Design of Oswegatchie Fire Station Completed
2. Schematic Design Highlights
 - a. Current size of station is 10,161 sq.ft.(+/-), which includes a small (561 sq.ft. mezzanine for storage)
 - b. The design includes 3 bunk rooms each sized for 3 firefighters, 3 bays for apparatus, a workout room, IT closet, day room, training room, and kitchen
3. The Design Development phase is underway, and the Committee is currently discussing and deciding upon MEP (Mechanical, Electrical and Plumbing) design alternatives
4. The Architect and Project Manager met with Department Heads and staff (Planning and Development, Public Works, and Utilities Departments) on November 12th to introduce current state of the site plan and initiate discussion. No red flags identified
5. Completion of Construction Documents is targeted for May 1, 2025
6. Construction targeted for July, 2025-July 2026
7. Committee has spent \$128,936.38 out of \$645,971.00 allocated
8. The estimated hard cost of fire station construction is predicated upon prevailing cost / sq. ft. building costs. Estimates have ranged from \$650 to \$1,000 / sq. ft. Soft costs add an approximate 20% of base hard costs. Expected range of construction costs- \$7,900,000-\$12,200,000
9. The ROM estimated cost to demolish the existing fire station upon completion of the new is \$171,000



SIGN LEGEND

 31-00042Z
31-00042Z

 31-00042Z
31-00042Z

[illegible]



SPACE COMPONENT	PROPOSED SQUARE FOOTAGE			Comments
	No.	Area NSF	Total NSF	
STORAGE (S-2)				
Apparatus bays	3	1332	3,996	back to back, 2 man doors (fr & bk)
Outdoor Equipment Storage	1	99	99	adjacent to apparatus bays, for equipment - mezzanine
Work Bench Area	1	164	164	adjacent to apparatus bays
Apparatus Storage	1	99	99	adjacent to apparatus bays with computer station - mezzanine
Decon Room	1	108	108	light decon, from app bay. gear extractor dryer, mop sink
Gear Washer & Dryer Room	1	123	123	near decon room
Apparatus Toilet	1	57	57	
Sprinkler Room	1	78	78	room size dependent on fire pump req'mt
Bulk Storage	1	99	99	mezzanine
SCBA Delivery	1	123	123	
Washer/Dryer Laundry Closet	1	70	70	with mop sink
Data / Server Closet / Telephone	1	90	90	
Electrical Room	1	78	78	
Mechanical Room	1	245	245	mezzanine
Janitor Closet	1	54	54	
Gear Locker Storage	1	153	153	17 Lockers
Pantry	1	42	42	
Snow Equipment Storage	1	47	47	Snow blower and shovels
Total Apparatus / Vehicle Storage			5,102	and accessory spaces
RESIDENTIAL (R-2)				
Vestibule	1	37	37	main entrance, security/air lock
RR / Shower Rooms	2	97	194	non-gender/unisex
Bunk Rooms	3	209	627	2 bunks / room

ADJUSTED PROGRAM

SPACE COMPONENT	PROPOSED SQUARE FOOTAGE			Comments
	No.	Area NSF	Total NSF	
Kitchen / Day Room	1	666	666	near training room for catering / full height cabs in lieu of pantry
Total Support/Private Space			1,524	
ASSEMBLY / BUSINESS				
Training / Meeting Room	1	490	490	group of 22 (20 students) + 2 instructors) + room for circulation
Meeting Room Storage	1	55	55	
Office Space	1	119	119	
OFD Office	1	193	193	
Exercise Room	1	192	192	Treadmill, Elliptical, Free Weights
Single User Toilet Room	1	68	68	no shower needed
Total Support/Private Space			1,117	
Total Net square footage				
			7,743	
Circulation (corridors & structure)			1,795	
Main Floor Gross square footage			9,538	
Mezzanine Gross square footage			623	
Total Gross Square footage			10,161	

ADJUSTED PROGRAM

McNemar's χ^2 test

THE WORLD'S ONLY

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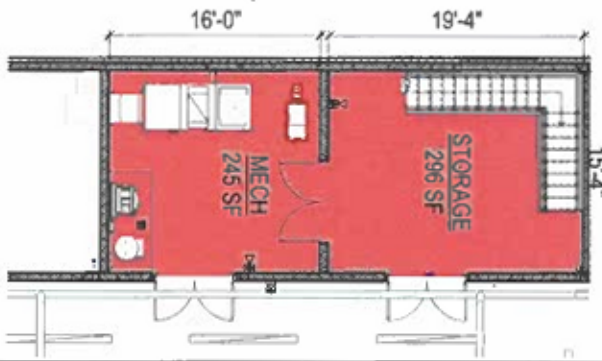
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1012 JGIM

Page 1 of 1 Page

- Assembly
- Business
- Residential
- Storage



FIRST FLOOR PLAN



441 BOSTON POST RD
WATERFORD, CT 06385

310 WALLING STREET NEW LONDON CT 06320
311 STATE STREET NEW LONDON CT 06320
203 230 4007 slv@epdnet.us.ill.com

DESIGN DEVELOPMENT

A113

WALL PAINT PALETTE

GENERAL:

SW 7015
Repose Gray

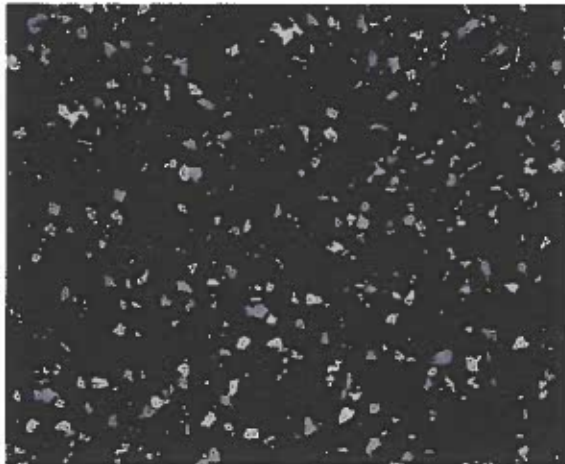
ACCENT:

SW 9164
Illusive Green

METAL DOOR
FRAMES AND DOORS:

SW 7069
Iron Ore

RUBBER SPORTS FLOORING:

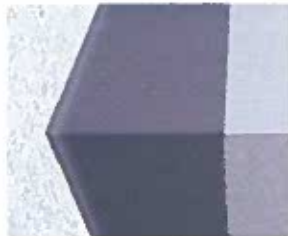


LAY-IN CEILING TILE:



RUBBER
BASE

163 Salsa



LVT-6" X48" @ CORRIDOR:



CARPET TILE:



WOOD DOOR FINISH:



Floor Tile

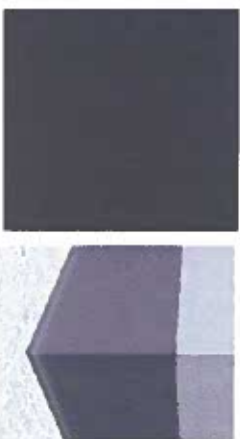


Floor Tile



INTERIOR FINISHES

LVT-6" X48":

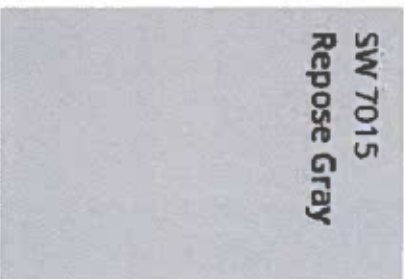


TAA Gateway WG

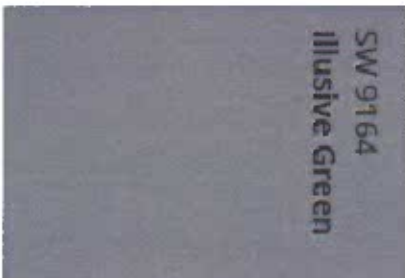
LVT PATTERN::



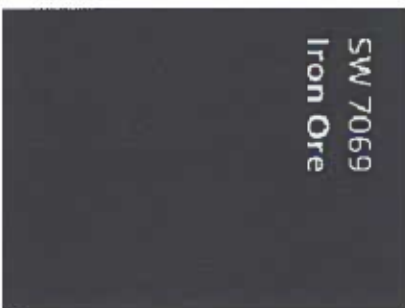
GENERAL:



ACCENT:



METAL DOOR
FRAMES AND DOORS:



WOOD DOOR FINISH:

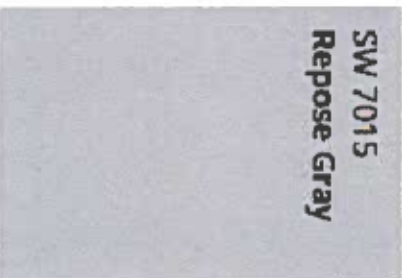


FURNITURE EXAMPLES:



WALL FINISH: PALETTE

GENERAL:



ACCENT:



BACKSPLASH:



STAINLESS STEEL
COUNTERTOP:



PLASTIC LAMINATE
BASE CABINETRY:



SHEET FLOORING:



INTERIOR FINISHES

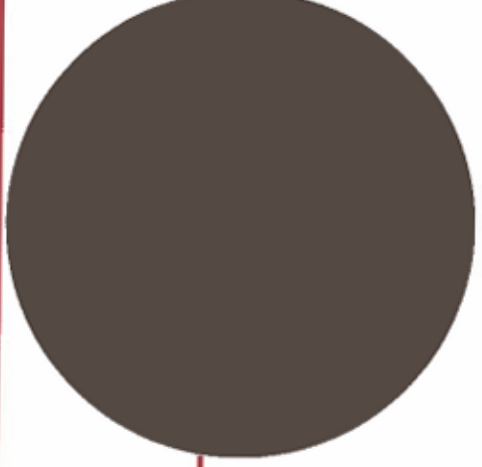
CARPET TILE (CPT):



LVT OPTIONS:

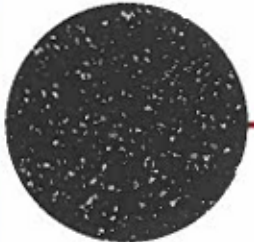


LVT-1



LVT-2

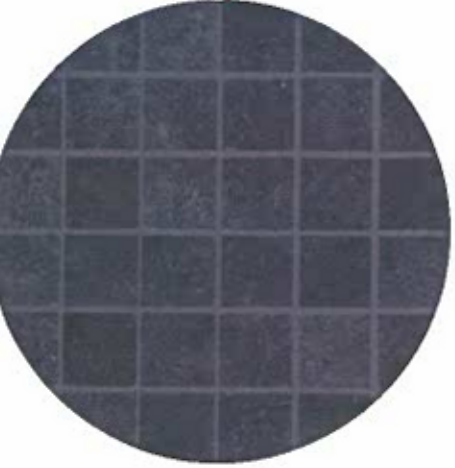
RUBBER FLOORING (RSF):



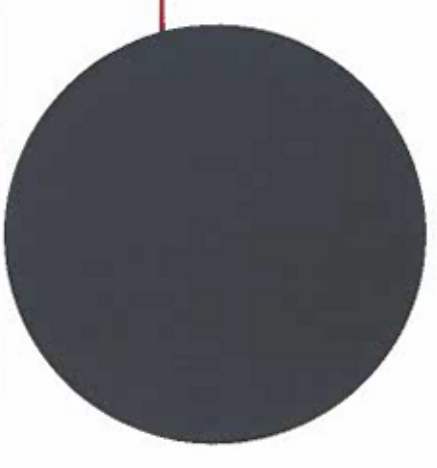
CONCRETE (SC):



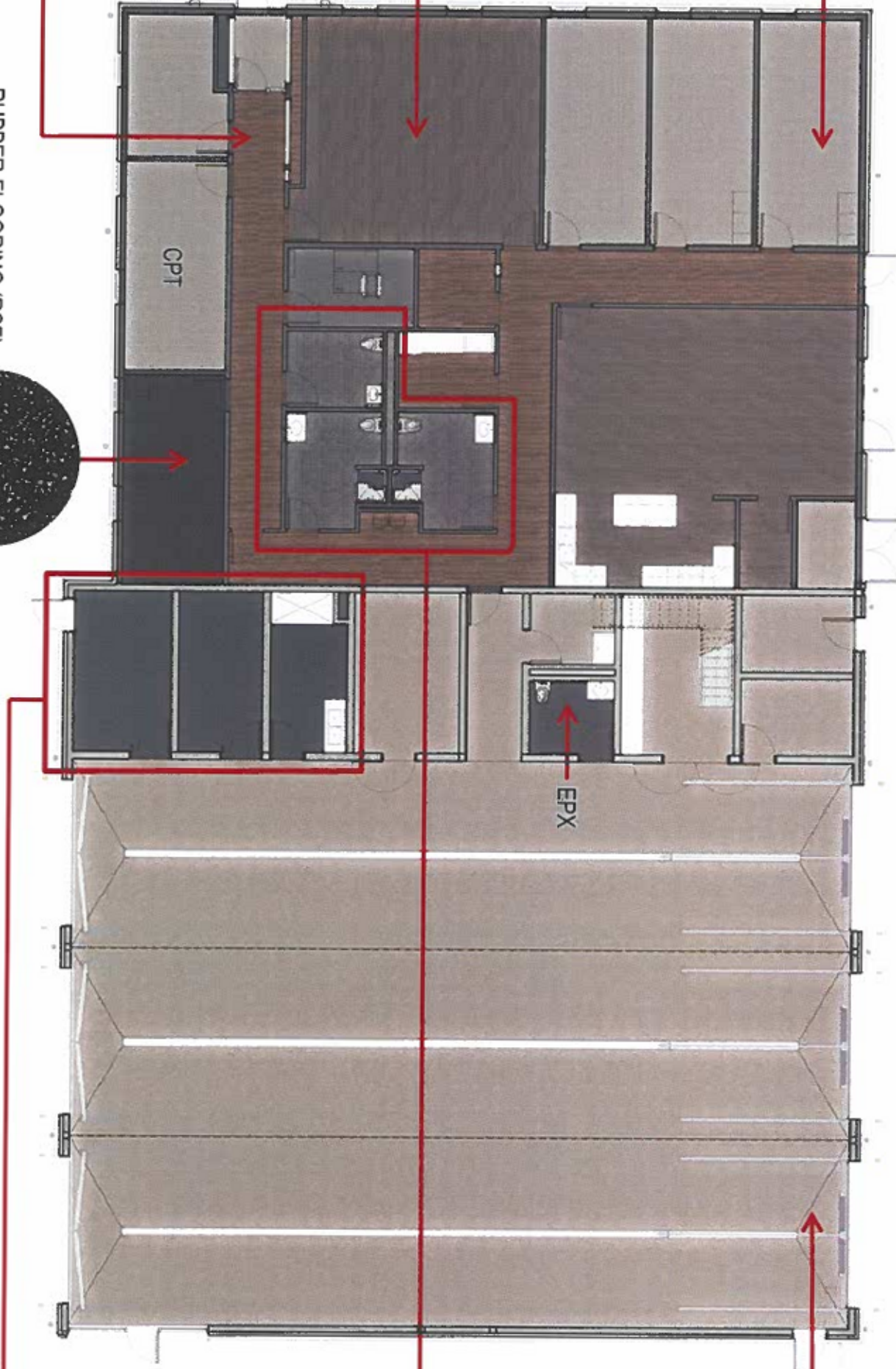
FLOOR TILE (PFT):



EPOXY FLOORING (EPX):



INTERIOR FINISHES





DESIGN DEVELOPMENT

SILVER PETRUCCELLI • ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 sa@ednetcell.com

NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD

A211

1,374,000,000 31.12.2019



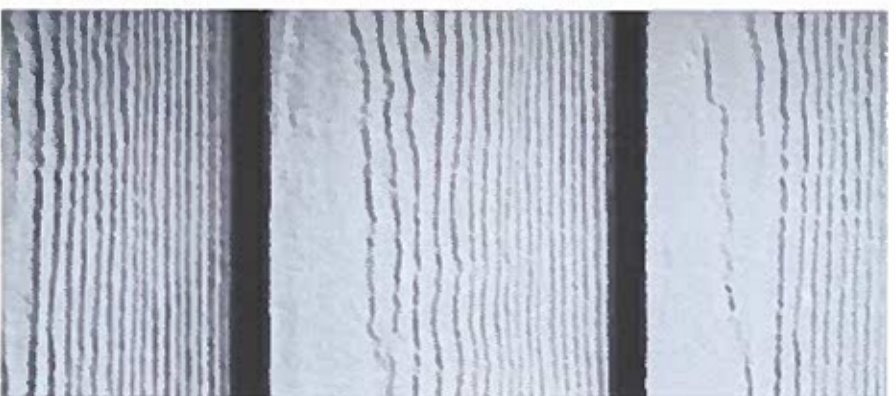
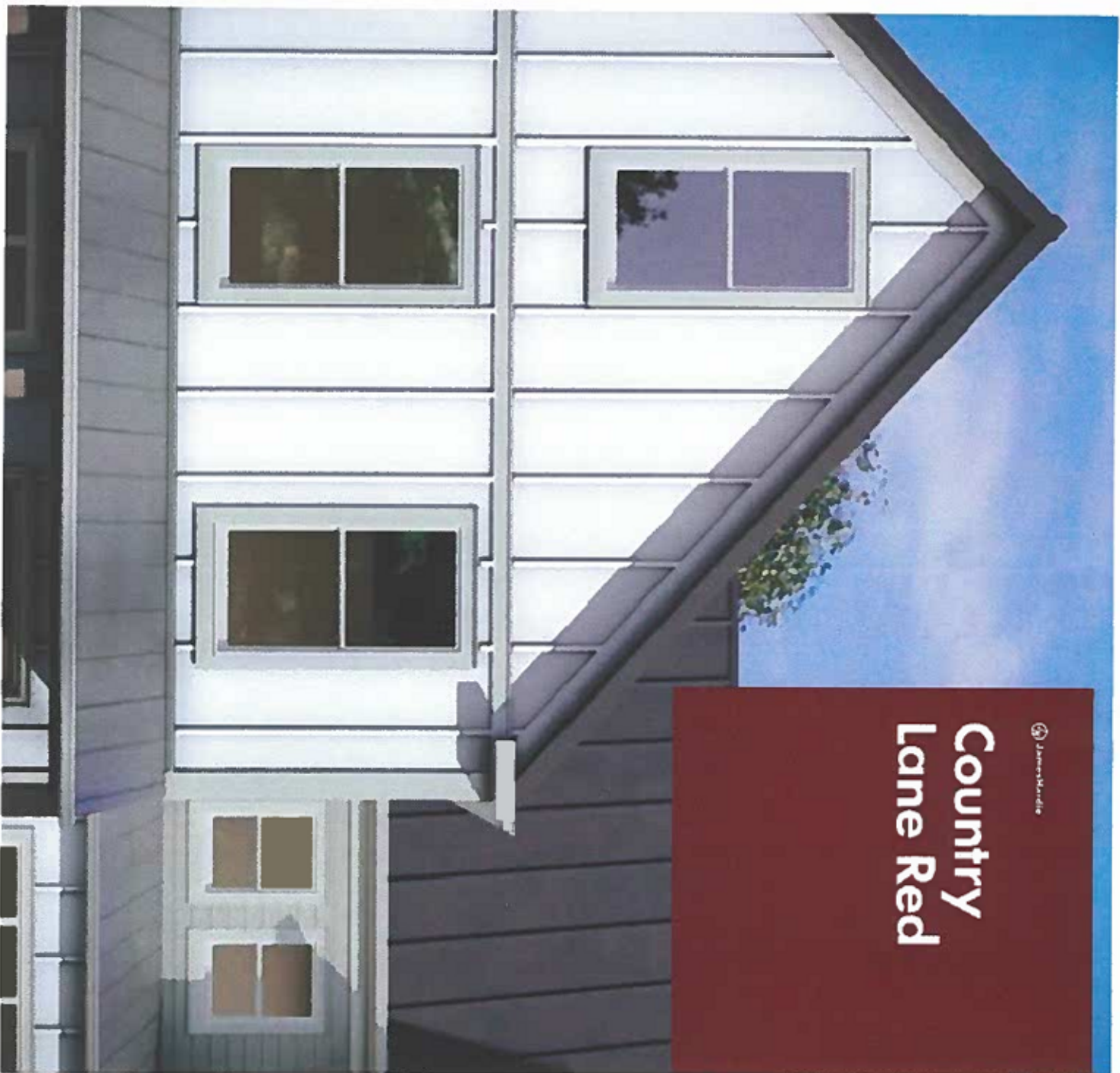
MECHANICAL AREAS



MECHANICAL AREAS



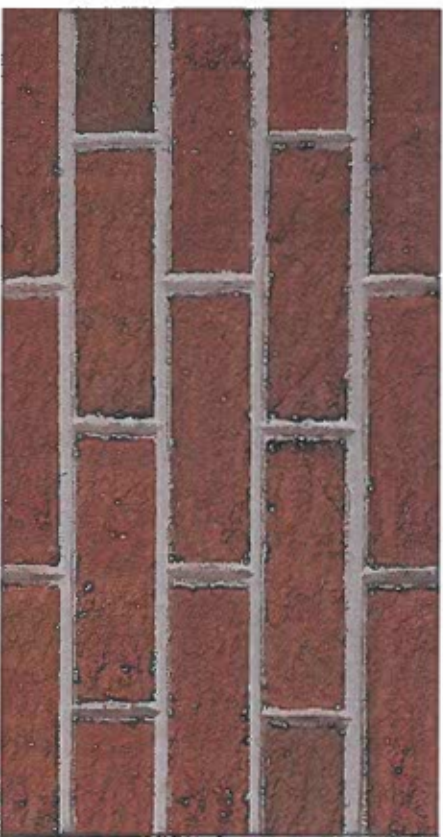
MECHANICAL AREAS



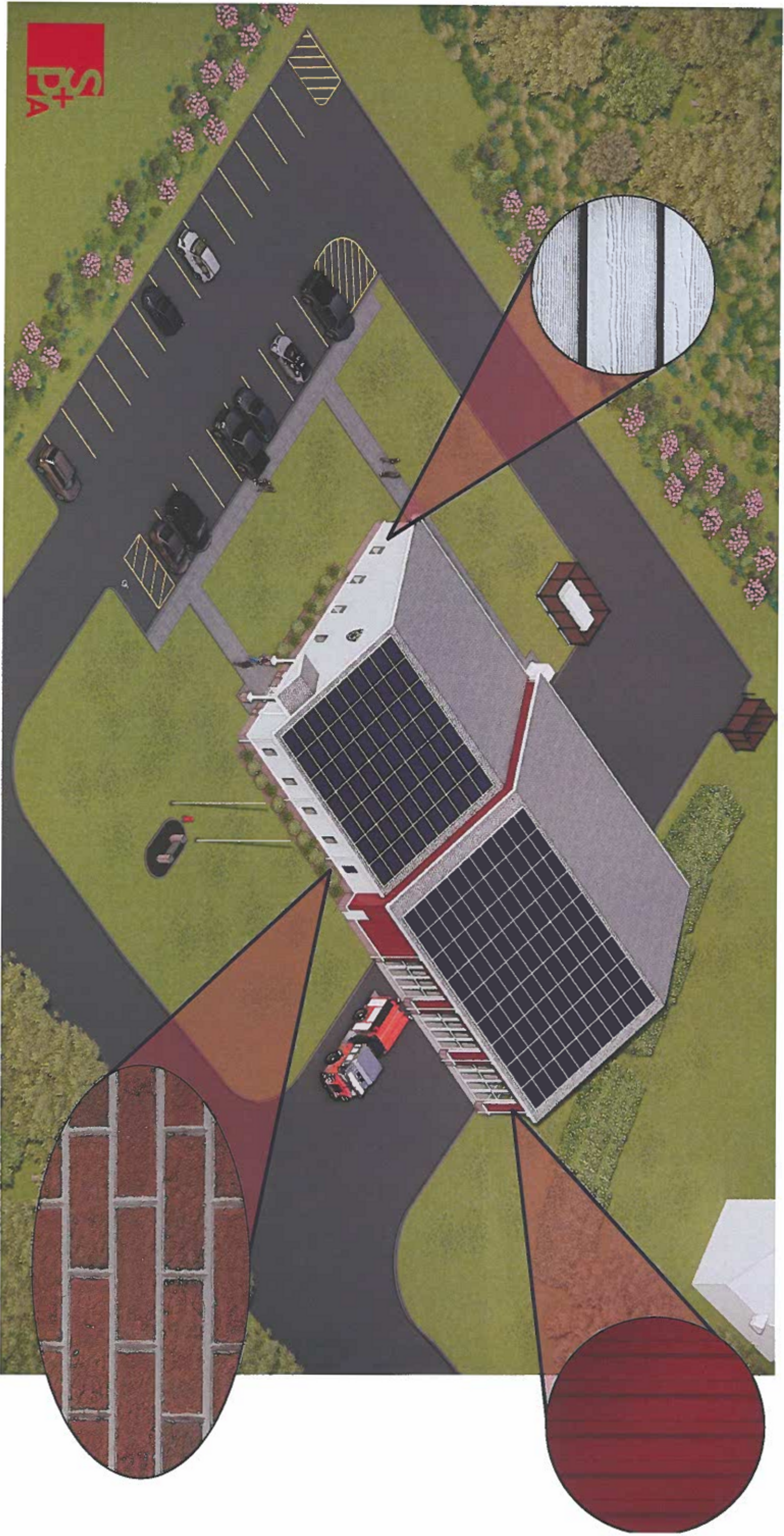
JAMES HARDIE

Arctic White

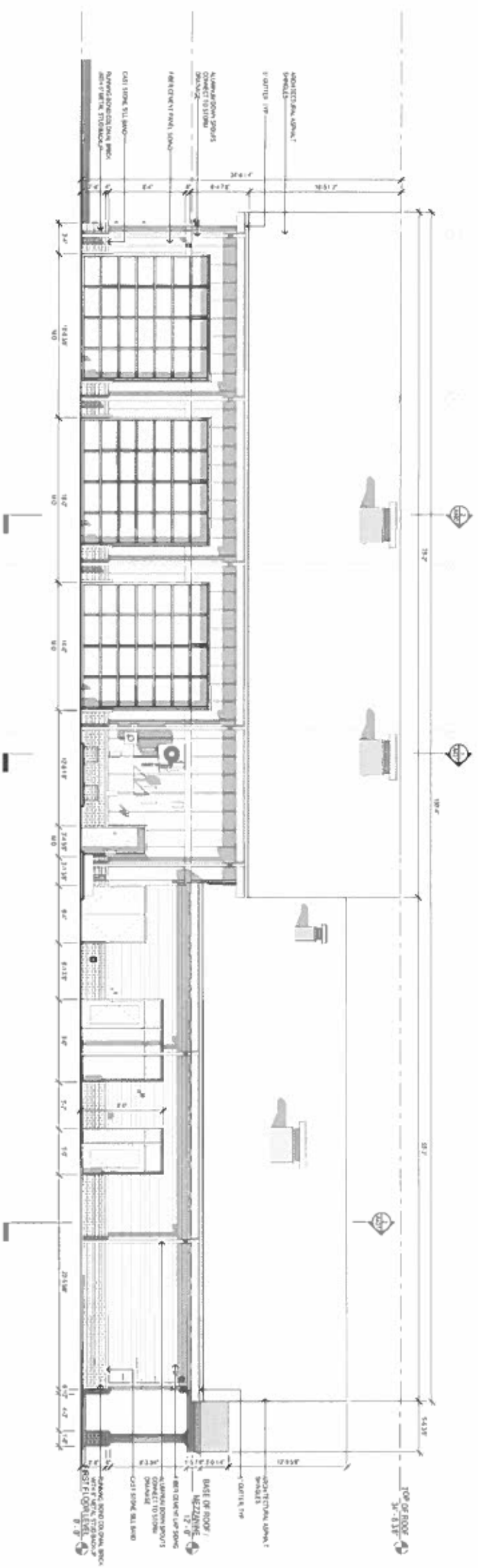
Beautiful and strong. Hardie® Plank siding is the best selling fiber cement siding in North America. From coast to coast James Hardie is trusted for it's beauty and strength.



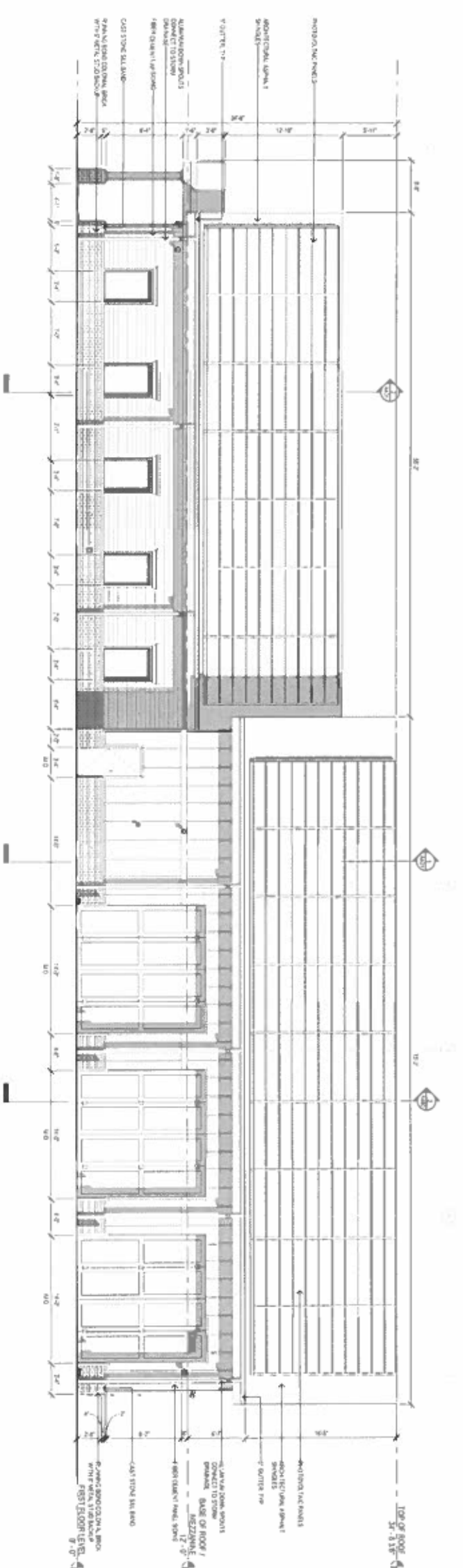
EXTERIOR FINISHES



EXTERIOR FINISHES



2 NORTH ELEVATION - OPTION 1

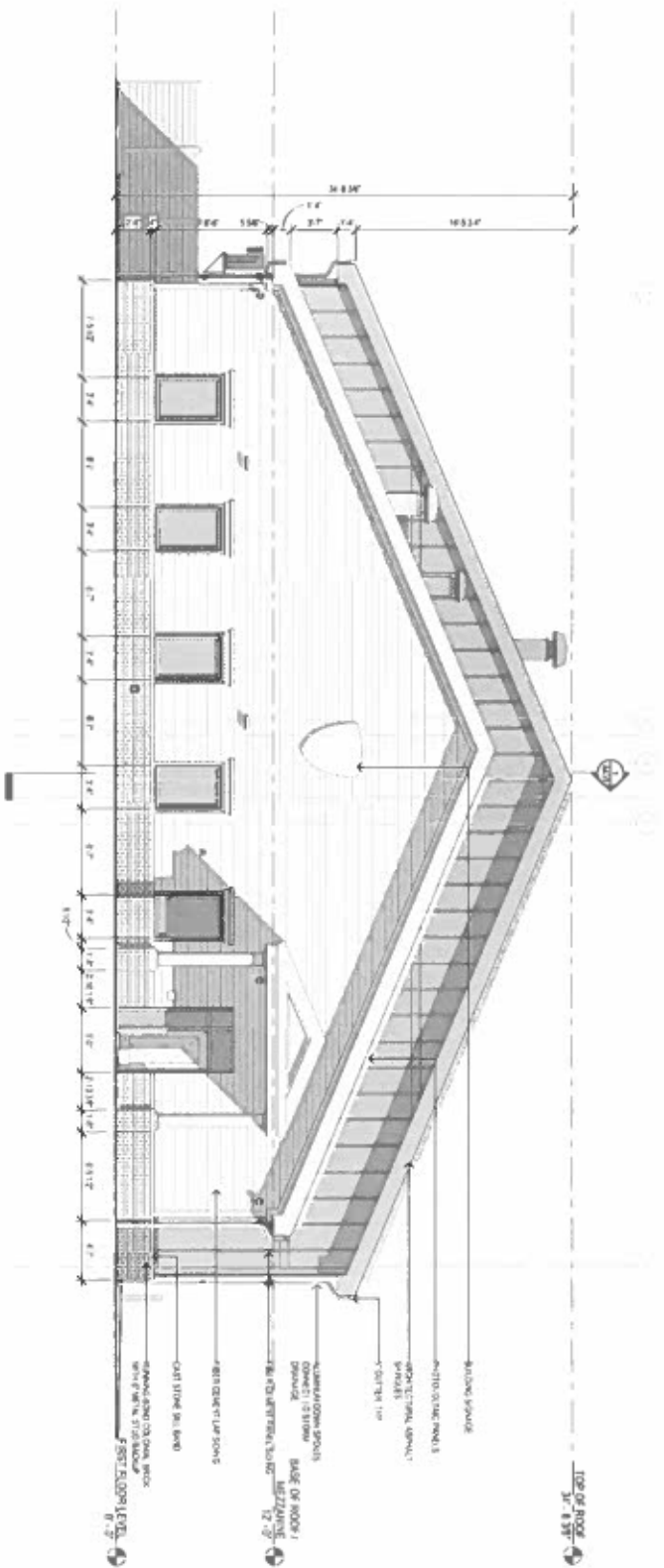


1 SOUTH ELEVATION - OPTION 1

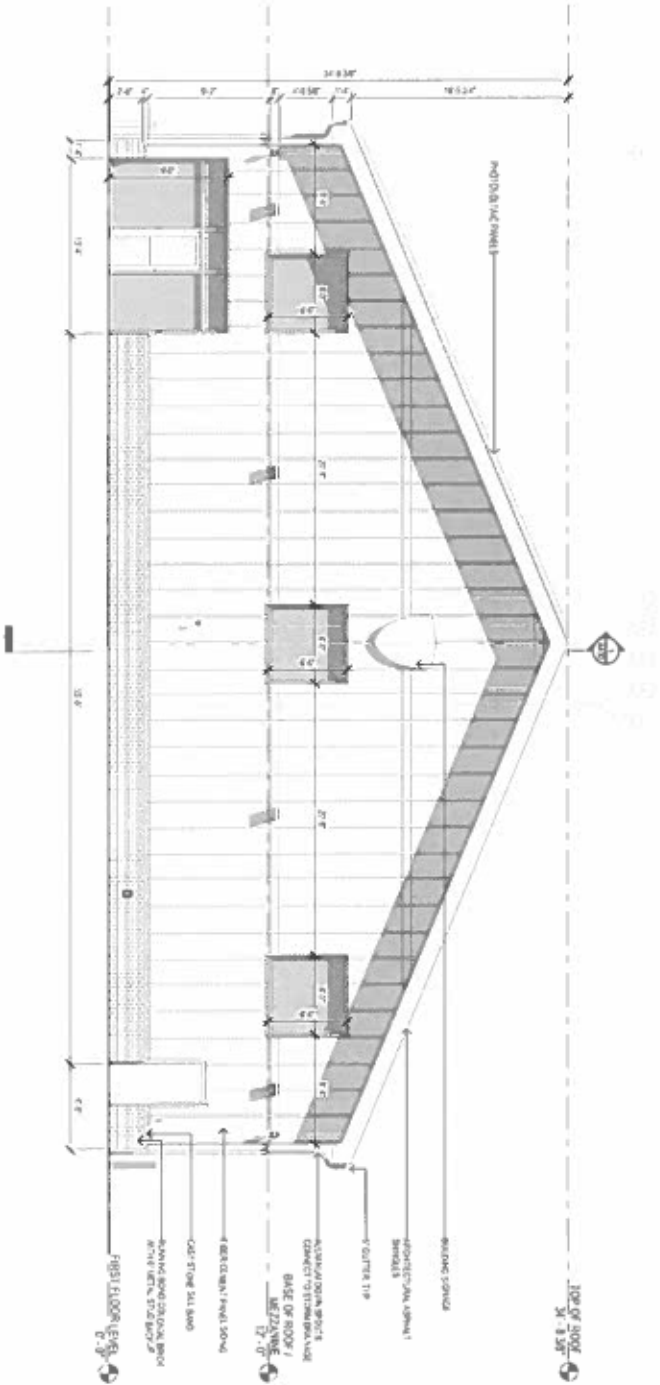
NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06385

S+PA
SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE, HAMDEN, CT 06430
3111 STATE STREET, NEW LONDON, CT 06320
203.226.9007
s+p@silvpetr.com
s+p-arch.com

EXTERIOR ELEVATIONS
 Model No. 100
DESIGN DEVELOPMENT
 1/16" = 1' - 0"
 1/8" = 2' - 0"
 1/4" = 4' - 0"
 1/2" = 8' - 0"
 3/4" = 12' - 0"
 1" = 16' - 0"
 1 1/2" = 24' - 0"
 2" = 32' - 0"
 3" = 48' - 0"
 4" = 64' - 0"
 6" = 96' - 0"
 8" = 128' - 0"
 12" = 192' - 0"
 18" = 288' - 0"
 24" = 384' - 0"
 36" = 576' - 0"
 48" = 768' - 0"
 72" = 1152' - 0"
 96" = 1536' - 0"
 144" = 2304' - 0"
 192" = 3072' - 0"
 288" = 4608' - 0"
 384" = 6144' - 0"
 576" = 9216' - 0"
 768" = 12288' - 0"
 1152" = 18432' - 0"
 1536" = 24576' - 0"
 2304" = 36864' - 0"
 3072" = 49152' - 0"
 4608" = 73728' - 0"
 6144" = 92160' - 0"
 9216" = 138240' - 0"
 12288" = 184320' - 0"
 18432" = 276480' - 0"
 24576" = 368640' - 0"
 36864" = 552960' - 0"
 49152" = 737280' - 0"
 73728" = 1105920' - 0"
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2 WEST ELEVATION - OPTION 1



1 EAST ELEVATION - OPTION 1

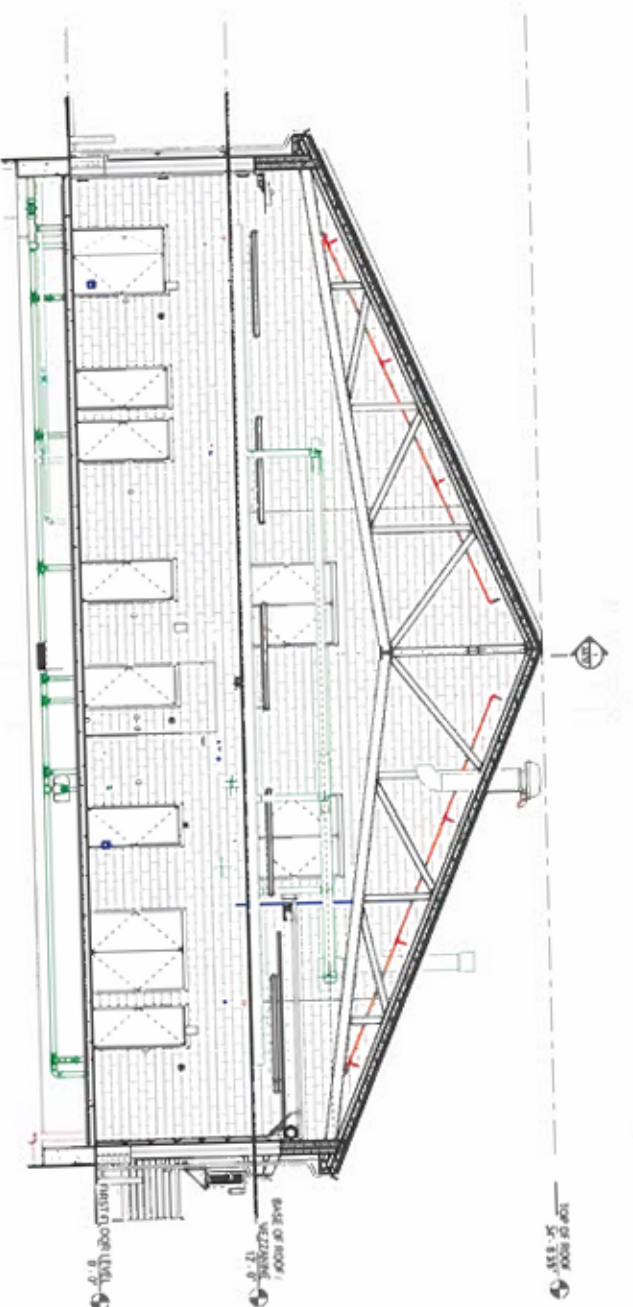
NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD CT 06395

SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007
silverpetrucci.com

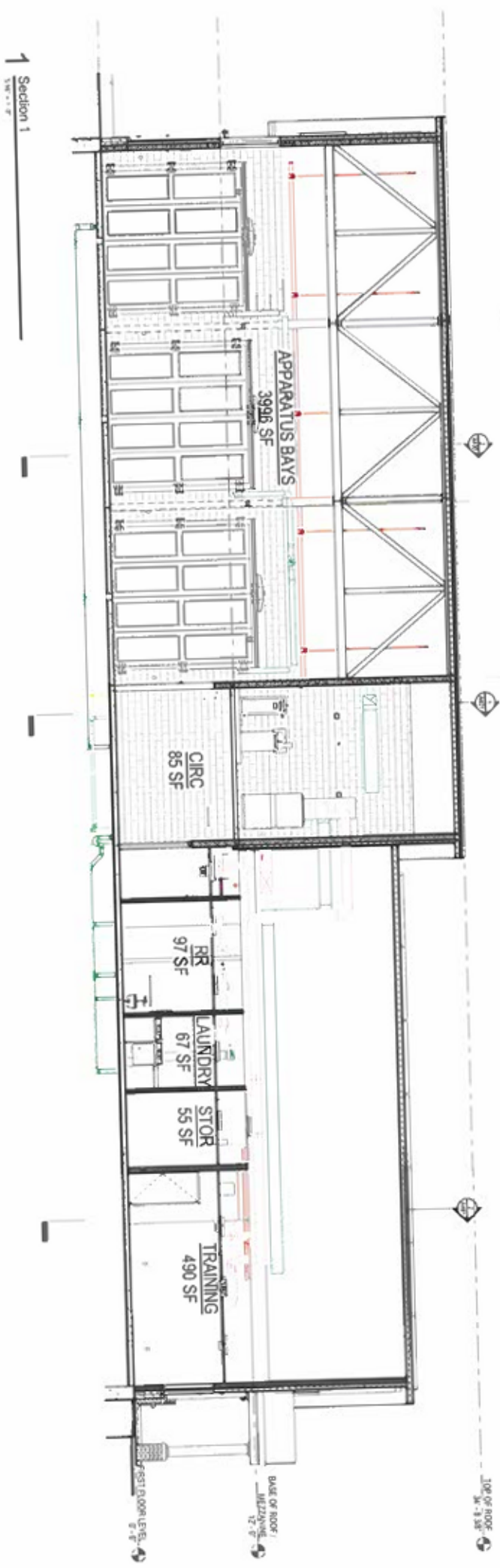
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EXTERIOR ELEVATIONS
DESIGN DEVELOPMENT

3/27/2024
3/27/2024
3/27/2024
3/27/2024
3/27/2024
A301



2 Section 2



1 Section 1

NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06385



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NO.	DESCRIPTION	DATE	BY	CHKD.

BUILDING SECTIONS
DESIGN DEVELOPMENT

DATE: 11/11/2021
BY: [Signature]
CHKD: [Signature]
A400