

TOWN OF WELLESLEY



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WELLESLEY, MA 02482

2002 APR 25 A 8:19

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2002-27  
Petition of Wellesley Congregational Church  
2 Central Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 11, 2002 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley on the petition of the WELLESLEY CONGREGATIONAL CHURCH requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to demolish a portion of the existing structure and construct a two-story addition with basement having a footprint of 2,209 square feet and a floor area of 6,955 square feet on its 100,565 square foot lot at 2 CENTRAL STREET, in a Business District. Parking spaces will be reduced from 18 to 12 and associated landscaping will be provided.

On March 7, 2002, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was David Sheffield, a church member, who was accompanied by Carl Jay of Shawmut Design & Construction, Stephan Harlow of The Office of Michael Rosenfield, Inc., Architects, and several members of the church.

Using an enlarged site plan, Mr. Sheffield showed that the Church is bounded by Central Street, Abbott Street, Church Street and Washington Street. In 1955, the Church built an addition for the Sunday School, which lowered a portion of the site between the burial ground and the church. The new plans will bring that area back up to grade, which will level both the ground between the church and the burial ground, and the ground surrounding the church entrances making all entrances handicap accessible.

The new addition will be fronted by a drop-off area for guests. It will face the burial ground and recapture it as open space. The opening onto Central Street will have new steps for access. At the burial ground end of the site, a labyrinth will be constructed. A portion of the stone wall will be removed to provide access from Church Street to the labyrinth.

Presently, fire trucks cannot negotiate the turn into the parking area. The reduction in the number of parking spaces will provide adequate access for the Fire Department. With the leveling of the grade and removal of some of the parking spaces, the turning radius will be sufficient for fire vehicles. Emergency access will be from Church Street.

The Church is embarking on a major recycling program, which will eliminate the use of the outside dumpster and pad.

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WELLESLEY MA 02482

The Board noted that as cars enter from Church Street, and stop to drop people off at the entrance, there could be traffic constriction, which would hinder access of emergency vehicles. Mr. Sheffield said the Fire Department could access the site from either end of the driveway.

The Board asked about parking during the construction period, and stated its intention to impose a condition that construction employees shall not park in any Town owned lot.

Mr. Jay said they have resolved the problem. They have received approval from Mr. Joyce, Director of the Municipal Light Plant, for construction workers to park in the Weston Road Substation lot and then walk to the site. The foreman will drop off the necessary tools at the site. The Board asked if Shawmut was prepared to provide any shuttle service from the lot, if the proposed plan does not work. Mr. Jay said they were prepared.

They are planning the construction in two phases. Phase One, which is the demolition and construction of the west wing addition, is scheduled to start the first of June with completion before Thanksgiving. The second phase, which will be major interior renovation of the building, will begin after Easter 2003 and be completed by October. There is very little activity at the Church during the summer months. If a funeral occurred during the construction period, the site would be shut down for as long as necessary.

The Board asked whether there was a possibility of encountering any archeological artifacts during construction. Mr. Jay said that with the elimination of the dumpster, they have eliminated any site work that extends beyond the existing drive. No areas will be excavated that have not been previously disturbed. They have stated that if anything should be uncovered, which is unlikely, all construction would be curtailed. The Health Department raised the issue of possible disturbance of graves, which will not happen, as the originally proposed dumpster and pad will not be built.

The Board asked how the construction materials would be delivered, the hours of delivery, and the traffic patterns of heavy construction equipment. Mr. Jay said the construction design of Phase One handles both the removal of the 1955 wing and the addition of the new wing. Six foot chain link fencing with debris netting will be installed on church property with construction gates at the Church Street entrance. During construction, entrance from Central Street will be open for fire engines. Deliveries will be made through the Church Street entrance.

The job site regulations will include a starting time of 7 a.m. with supervision on the site at 6:30 a.m., and workers leaving at 3:30 p.m. with supervisors leaving by 4:30 p.m.

The Board expressed concern regarding traffic congestion on Central Street during peak hours from 7:30 a.m. to 9 a.m. due to oversized trucks and/or heavy equipment waiting to enter the site. Mr. Jay said that during construction, all deliveries are pre-scheduled. A Police detail would be hired if necessary. The St. Paul Church has agreed to allow its parking lot to be used as a staging area during the summer months.

The Board asked how trash would be handled during construction. Mr. Jay said a demolition subcontractor would be responsible for taking down the portion of the building scheduled for removal. During construction, a 30 yard trash container will be on site, which will be removed each night and returned each morning.

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TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

The Board commented that the DPW had requested permanent benchmarks be shown on the plot plan. Although the petitioner's response had been that the surveyor had not been able to locate any, the Board would like to ensure that at least one permanent benchmark be indicated on a revised plot plan.

The Board asked about future lighting of the site. Mr. Harlow said they plan to add three 8 foot globe post lights; two in the rear and one in the front of the site.

No other person present had any comment on the petition.

#### Statement of Facts

The subject property is located at 2 Central Street, in a Business District, on a 100,565 square foot lot, which contains a burial ground and the Wellesley Congregational Church. The property is bounded by Central Street, Washington Street, Church Street and Abbott Street.

The petitioner is requesting Site Plan Approval to allow the demolition of a portion of the church building and construction of a new two-story west wing with basement having a footprint of 2,209 square feet and a floor area of 6,955 square feet. Six parking spaces will be eliminated leaving a total of 12 spaces on the site. Associated landscaping will be provided.

The following plans were submitted:

Plan of Land	3/5/02	Thomas Winston, Registered Land Surveyor
Plan of Land Showing Proposed Addition Title Sheet	3/5/02	Thomas Winston, Registered Land Surveyor
AO.1-3	11/30/02	Michael Rosenfield, Registered Architect
1.0 Existing Conditions	2/21/02	Peter J. Ogren, Registered land Surveyor
1.0A Burial Grounds Survey	11/30/01	Unstamped
C1.0 Site Utility Plan	3/4/02	Sandra Brock, Professional Engineer
C1.1 Site Grading & Drainage	3/4/02	Sandra Brock, Professional Engineer
C2.0 Details	3/4/02	Sandra Brock, Professional Engineer
C2.1 Storm Drainage Profiles	3/4/02	Sandra Brock, Professional Engineer

See Attached "List of Drawings":

Landscape – all "L" series plans are dated 2/20/02 and stamped by William Brown, Registered Landscape Architect

Architectural – all "A" series plans are dated 11/30/01 and stamped by Michael Rosenfield, Registered Architect

Food Service – all "K" series plans are dated 11/30/01 and are unstamped

Structural – all "14" series plans are dated 11/30/01 and are unstamped

# LIST OF DRAWINGS

## Title

Dwg. No.	Drawing Name
L-1.1	Layout & Materials Plan
L-1.2	Layout & Materials Plan
L-2.1	Grading Plan
L-3.1	Planting Plan
L-3.2	Planting Plan
L-4.1	Construction Details
L-4.2	Construction Details
L-4.3	Construction Details
A2.00	Demolition Plan - Basement
A2.01	Demolition Plan - First Floor
A2.02	Demolition Plan - Second Floor
A2.03	Demolition Plan - Roof
A2.10	Basement Plan/Sub-Basement Plan
A2.11	First Floor Plan
A2.12	Second Floor Plan
A2.20	Basement Reflected Ceiling Plan
A2.21	First Floor Reflected Ceiling Plan
A2.22	Second Floor Reflected Ceiling Plan
A2.30	Basement Plan Details
A2.31	First Floor Plan Details
A2.32	First Floor Plan Details
A2.33	Second Floor Plan Details
A2.40	Basement Floor Pattern Plan
A2.41	First Floor Pattern Plan
A2.42	Second Floor Pattern Plan
A2.51	Alternate 1: First and Second Floor Demo Plans
A2.52	Alternate 1: First and Second Floor Plans, Ceiling Plan
A2.53	Alternate 1: Sections and Elevations
A2.54	Alternate 1: Chancel Elevations, Sections, Details
A3.1	Roof Plan

## Landscape

## Architectural

## Architectural (cont.)

Dwg. No.	Drawing Name
A4.1	South and West Elevations
A4.2	North and East Elevations
A4.3	Building Sections
A4.4	Building Sections
A4.5	Alternate 3: Tower Repairs
A5.1	Wall Sections
A5.2	Wall Sections
A5.3	Wall Sections
A5.4	Wall Sections
A6.1	Section Details
A6.2	Section Details
A6.3	Section Details
A6.4	Section Details
A7.1	Window Types
A8.1	Door Schedule & Details
A8.2	Finish Schedule
A9.1	Stair Plans & Details
A9.2	Elevator Sections & Details
A10.1	Toilet Room Plans & Elevations
A11.1	Interior Elevations
A11.2	Interior Elevations
A11.3	Interior Elevations
A11.4	Interior Elevations
A11.5	Interior Elevations
A11.6	Interior Elevations
A12.1	Casework Details
A12.2	Casework Details
A12.3	Casework Details

## Food Service

Dwg. No.	Drawing Name
K13.01	Foodservice Utility Schedule
K13.10	Foodservice Equip. Plan, Building Conditions, Plumbing & Electrical Plans
K13.11	Foodservice Fabrication Dwgns
K13.12	Foodservice Fabrication Dwgns
K13.21	Foodservice Fabrication and Millwork Detail Dwgns
K13.22	Foodservice Fabrication and Millwork Detail Dwgns

## Structural

Dwg. No.	Drawing Name
14.01	General Notes
14.02	Typical Details
14.10	Basement/ Foundation Plan & Sub-Basement Plan
14.11	First Floor Framing Plan
14.12	Second Floor Framing Plan
14.13	Roof Framing Plan
14.14	Sections
14.15	Sections
14.16	Sections
14.17	Sections

## Fire Protection

Dwg. No.	Drawing Name
FP-15.01	Fire Protection Legend
FP-15.10	Basement & Sub-Basement Fire Protection Plan
FP-15.11	First Floor Fire Protection Plan

## Dwg. No. Drawing Name

FP-15.12	Second Floor Fire Protection Plan
FP-15.13	Attic Level Fire Protection Plan

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WELLESLEY MA 02482  
2002 APR 25 A 8:19

## Plumbing

Dwg. No.	Drawing Name
P-16.01	Plumbing Legend
P-16.10	Basement / Sub-Basement Plumbing Plan
P-16.11	First Floor Plumbing Plan
P-16.12	Second Floor Plumbing Plan
P-16.D1	Basement & Sub-Basement Plumbing Plan
P-16.D2	First Floor Plumbing Plan
P-16.D3	Second Floor Plumbing Plan

## Heating, Ventilation and Air Conditioning (HVAC)

Dwg. No.	Drawing Name
M-17.01	Mechanical Legend
M-17.10	Basement / Sub-Basement Mech. Plan Ductwork
M-17.11	Basement / Sub-Basement Mech. Plan Piping & Equipment
M-17.12	First Floor Mechanical Plan Ductwork
M-17.13	First Floor Mechanical Plan Piping & Equipment
M-17.14	Second Floor Mechanical Plan Ductwork
M-17.15	Second Floor Mechanical Plan Piping & Equipment
M-17.16	Attic Mechanical Plan Ductwork
M-17.17	Attic Mechanical Plan Piping & Equipment
M-17.18	Roof Mechanical Plan
M-17.20	Mechanical Schedules
M-17.30	Mechanical Details
M-17.31	Mechanical Details
M-17.32	Mechanical Schematics

## Electrical

Dwg. No.	Drawing Name
E-18.01	Electrical Legend
E-18.02	Electrical Site Plan
E-18.10	Basement Electrical Demolition Plan
E-18.11	First Floor Electrical Demolition Plan
E-18.12	Second Floor Electrical Demolition Plan
E-18.20	Basement Electrical Lighting Plan
E-18.21	First Floor Electrical Lighting Plan
E-18.22	Second Floor Electrical Lighting Plan
E-18.30	Basement Electrical Power & Signal Plan
E-18.31	First Floor Electrical Power & Signal Plan
E-18.32	Second Floor Electrical Power & Signal Plan
E-18.33	Roof Plan Electrical Power/Lighting Plan
E-18.40	Electrical Part Plans
E-18.50	Electrical Power Riser
E-18.60	Electrical Schedule Sheet
E-18.70	Electrical Details

ZBA 2002-27  
Petition of Wellesley Congregational Church  
2 Central Street

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WELLESLEY MA 02482

2002 APR 25 A 8:19

- Fire Protection – all “FP” series plans are dated 2/15/02 and stamped by Stephen J. Montibello, Professional Engineer
- Plumbing – all “P” series plans are dated 11/30/01 and stamped by Edward L. Fitzemeyer, Jr., Professional Engineer
- HVAC – all “M” series plans are dated 11/30/01 and stamped by Edward L. Fitzemeyer, Jr., Professional Engineer
- Electrical – all “E” series plans are dated 2/15/02 and stamped by James M. Conway, Professional Engineer

The following written information was submitted:

1. Official Development Prospectus dated March 5, 2002
2. Plans and Submittal Check List
3. Drainage Calculations dated 2/20/02 prepared by Sandra A. Brock, Registered Professional Engineer
4. Fire Protection Narrative Report date 2/15/02 prepared by Fitzemeyer & Tocci Associates, Inc.
5. Construction Management Plan dated February 20, 2002 prepared by Shawmut Design & Construction
6. See attached Project Manual Table of Contents; Pages 1,2,5,6. The following Sections and/or Divisions were included in the submission:
  - a. Existing Conditions
  - b. Section 01152 Indoor Air Quality Requirements
  - c. Section 01572 Temporary Fire Protection Requirements
  - d. Section 01578 Pollution Control
  - e. Section 01615 Environmental Requirements
  - f. Division 2 Site Construction
  - g. Division 11 Equipment
  - h. Division 14 Conveying Systems
  - i. Division 15 Mechanical
  - j. Division 16 Electrical

The Design Review Board held three Preliminary Reviews of the project on March 8, 2001, May 24, 2001, and October 24, 2001, and a Final Review on February 28, 2002 at which time the Board voted unanimously to accept the design of the renovation and the west wing addition, subject to conditions.

All submitted plans and written materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, Fire Chief and Municipal Light Plant as required by Section XVIA of the Zoning Bylaw. Written responses from each of the above were received and are on file in the office of the Board of Appeals.

On April 9, 2002, the Planning Board reviewed the petition and expressed the opinion that the project is consistent with the recommendations of the Wellesley Square Plan and will serve to enhance the church and cemetery to the benefit of Wellesley Square.

ZBA 2002-27  
Petition of Wellesley Congregational Church  
2 Central Street

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WELLESLEY MA 02482

Decision

2002 APR 25 A 9 19

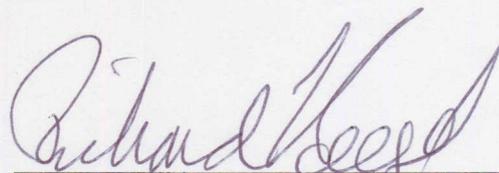
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner's proposed two-story addition with basement having a footprint of 2,209 square feet and a floor area of 6,955 square feet at the Wellesley Congregational Church, 2 Central Street, in a Business District, constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it includes the construction of 2,500 or more square feet of gross floor area.

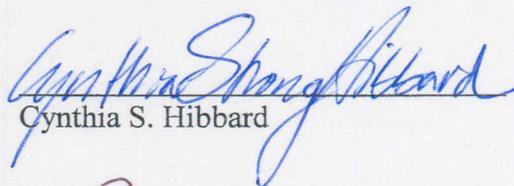
It is the opinion of this Authority that the submitted plans for the demolition of a portion of the Church and construction of the new two-story west wing comply with the Zoning Bylaws of the Town, protect the safety, convenience, and welfare of the public, minimize additional congestion in public and private ways, and insure adequate protection for water, sewerage and drainage. Furthermore, compliance with Section XVI and Section XXII of the Zoning Bylaw are ensured.

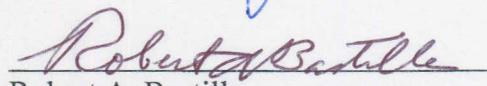
Therefore, Site Plan Approval is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to Section XIVA and Section XI of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

Cc: Planning Board  
Design Review Board  
Health Department  
Municipal Light Plant  
David Sheffield  
Stephan Harlow

  
Richard L. Seegel, Acting Chairman

  
Cynthia S. Hibbard

  
Robert A. Bastille

ZBA 2002-27  
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2 Central Street

ADDENDUM A

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WELLESLEY MA 02482  
WELLESLEY MA 02482  
2002 APR 25 A 8:19

1. All work shall be performed in accordance with the last revision of the plans submitted and on file in the office of the Board of Appeals
2. Any changes to said plans occurring during the design and/or construction phases of this project shall be subject to prior review by the appropriate Town board and/or department prior to the commencement of such changes.
3. All requirements of the Town of Wellesley Fire Department shall be met.
4. All requirements of the Department of Public Works and Municipal Light Plant shall be met, including, but not limited to the requirement that water, sewer and electric connections, together with drainage connections, be made in accordance with DPW and MLP standards and installed and maintained at no cost to the Town of Wellesley.
5. All conditions listed in the Design Review Board Memorandum regarding the Final Review of the project dated March 8, 2002, are hereby incorporated into this decision.
6. Prior to any construction of kitchen/food service areas, a plan review shall be completed by the Health Department.
7. A revised Plot Plan showing at least one permanent benchmark shall be submitted to the office of the Board of Appeals.
8. No construction vehicles or heavy equipment of any type relating to the project shall be parked on Central Street between 7 a.m. and 9 a.m. for the duration of the construction period.
9. All construction worker vehicles shall be parked in the Municipal Light Plant substation lot on Weston Road. The MLP shall have the right to withdraw its approval if, in its sole discretion, Shawmut's use of this property creates problems with the abutters, Town Departments and/or any other party.
10. No vehicles or equipment of any type shall be parked in any Town owned parking lot.
11. All sidewalks adjacent to the property shall be maintained in a safe and passable condition at all times for the duration of the construction period.
12. All deliveries shall be scheduled between the hours of 7 a.m. through 3 p.m. to avoid conflict with neighborhood traffic.
13. A stone wheel-cleaning mat shall be installed at the exit gate from the construction zone to ensure the truck wheels do not leave the site with excessive dirt.

ZBA 2002-27  
Petition of Wellesley Congregational Church  
2 Central Street

ADDENDUM A CONTINUED

14. The contractor shall provide street cleaning during the excavation period to remove construction debris and/or mud as caused by this project from the streets abutting the site.
15. Clear access to the site shall be provided for emergency purposes at all times during the construction period.
16. Upon completion of the project, a complete set of site utility plans shall be submitted to the Department of Public Works.
17. A copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

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WELLESLEY MA 02482  
2002 APR 25 A 8 20

WELLESLEY CONGREGATIONAL CHURCH  
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PROJECT MANUAL TABLE OF CONTENTS

12/05/01

	<u>DATE</u>
00330 - Existing Conditions	12/05/01
Appendix: Geotechnical Engineering Report	January 17, 2001
Appendix: Existing Hazardous Material Survey Report	May 25, 2000
00355 - Tax Exemption	12/05/01
General Conditions of the Contract for Construction AIA A201	1997 edition
Supplementary General Conditions of the Contract for Construction	
00840 - Insurance Requirements	12/05/01
00938 - Requests for Information	12/05/01
Appendix: Request for Information Cover Sheet	12/05/01

DIVISION 1 - GENERAL REQUIREMENTS

Section 01110 - Summary of Work	12/05/01
Section 01111 - Project Phasing Requirements	12/05/01
Section 01112 - Subcontracting Requirements	12/05/01
Section 01116 - Engineering by Contractor	12/05/01
Section 01140 - Work Restrictions	12/05/01
Section 01148 - Worker Conduct, Appearance, and Rules	12/05/01
Section 01150 - Maintain Owner Occupancy Requirements	12/05/01
Section 01152 - Indoor Air Quality Requirements	12/05/01
Section 01190 - Specification Information	12/05/01
Section 01230 - Alternates	12/05/01
Section 01270 - Unit Prices	12/05/01
Section 01290 - Payment Procedures	12/05/01
Section 01310 - Project Management and Coordination	12/05/01
Section 01312 - Project Meetings	12/05/01
Section 01322 - "Long Lead" Item Requirements	12/05/01
Section 01324 - Survey and Lay Out	12/05/01
Section 01325 - Project Progress Schedules	12/05/01
Section 01330 - Submittal Procedures	12/05/01
Appendix: Submittal Cover Sheet	12/05/01
Section 01360 - Safety	12/05/01
Section 01370 - Owner's On-Site Representatives	12/05/01
Section 01410 - Regulatory Requirements	12/05/01
Section 01422 - Abbreviations, Definitions, and Standards	12/05/01
Section 01452 - In-Place Samples	12/05/01
Section 01456 - Exterior Mock-Ups	12/05/01
Section 01460 - Testing and Inspection	12/05/01
Section 01480 - Remedial Work To Correct Errors	12/05/01
Section 01505 - Temporary Facilities and Controls - General Req.	12/05/01
Section 01510 - Temporary Utilities	12/05/01
Section 01520 - Construction Facilities	12/05/01
Section 01540 - Construction Aids	12/05/01
Section 01570 - Temporary Controls	12/05/01
Section 01572 - Temporary Fire Protection Requirements	12/05/01
Section 01575 - Housekeeping and Clean Up	12/05/01
Section 01578 - Pollution Control	12/05/01
Section 01580 - Temporary Project Identification	12/05/01
Section 01610 - Basic Product Requirements	12/05/01
Section 01615 - Environmental Requirements	12/05/01
Section 01630 - Product Substitution Procedures	12/05/01
Appendix: Substitution Cover Sheet	12/05/01
Section 01640 - Owner-Furnished Products	12/05/01
Section 01660 - Product Storage and Handling Requirements	12/05/01

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 WELLESLEY MA 02482  
 2002 APR 25 A 8:19

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 WELLESLEY MA 02482  
 2002 MAR -7 P 1:56

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PROJECT MANUAL TABLE OF CONTENTS

12/05/01

RECEIVED  
 TOWN CLERK'S OFFICE  
 WELLESLEY MA 02482

2002 APR 25 A 8:19

Section 01710 - Examination	12/05/01
Section 01712 - Examination of Subfloors	12/05/01
Section 01713 - Subfloor Flatness and Levelness	12/05/01
Section 01720 - Plumbing Clean Out Location Requirements	12/05/01
Section 01733 - Cutting Requirements	12/05/01
Section 01739 - Selective Demolition	12/05/01
Section 01755 - Identification Systems	12/05/01
Section 01760 - Protecting Installed Construction	12/05/01
Section 01770 - Closeout Procedures	12/05/01
Section 01782 - Record Documents and Owner Training	12/05/01
Section 01784 - Warranties	12/05/01
Section 01892 - Renovation Requirements	12/05/01
Section 01895 - Floor Renovation Requirements	12/05/01
Section 01896 - Existing Subfloor Surface Preparation	12/05/01
Section 01925 - Unknown Materials Procedures	12/05/01

DIVISION 2 - SITE CONSTRUCTION

Section 02120 - Existing Plants to Remain	11/30/01
Section 02210 - Finish Grading	11/30/01
Section 02300 - Earthwork	12/05/01
Section 02500 - Vehicular Paving and Markings	11/30/01
Section 02520 - Precast Concrete Unit Paving	11/30/01
Section 02605 - Utility Structures	11/30/01
Section 02611 - Ductile Iron Pipe and Fittings	11/30/01
Section 02612 - Polyvinyl Chloride Pipe	11/30/01
Section 02614 - Corrugated Polyethylene Pipe	11/30/01
Section 02622 - Foundation Drainage System	12/05/01
Section 02640 - Valves and Appurtenances	11/30/01
Section 02660 - Water Systems	11/30/01
Section 02720 - Storm Drains	11/30/01
Section 02730 - Waste Water Collection	11/30/01
Section 02752 - Portland Cement Concrete Terrace Paving	12/05/01
Section 02822 - Site Stone Walls	12/05/01
Section 02920 - Soil Preparation	11/30/01
Section 02930 - Lawns	11/30/01
Section 02950 - Planting	11/30/01
Section 02970 - Landscape Maintenance	11/30/01

DIVISION 3 - CONCRETE

Section 03300 - Cast In Place Concrete	12/05/01
Section 03353 - Interior Concrete Sealing	12/05/01
Section 03400 - Site Concrete	11/30/01
Section 03455 - Architectural Precast Concrete	12/05/01

DIVISION 4 - MASONRY

Section 04065 - Masonry Mortar and Grout	12/05/01
Section 04080 - Masonry Anchorage and Reinforcement	12/05/01
Section 04202 - Unit Masonry Construction	12/05/01
Section 04212 - Brick Masonry	12/05/01
Section 04220 - Concrete Masonry Units	12/05/01
Section 04275 - Prefabricated, Structural, Glass Unit Masonry Decks	12/05/01
Section 04406 - Exterior Stone Steps	12/05/01

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 WELLESLEY MA 02482  
 2002 MAR -7 P 1:56

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PROJECT MANUAL TABLE OF CONTENTS

12/05/01

RECEIVED  
 TOWN CLERK'S OFFICE  
 WELLESLEY MA 02482

Section 09825 - Acoustical Seals  
 Section 09910 - Painting

12/05/01  
 12/05/01  
 APR 25 A 8:19

DIVISION 10 - SPECIALTIES

Section 10115 - Marker Boards 12/05/01  
 Section 10120 - Tackboards 12/05/01  
 Section 10163 - Painted Steel Toilet Partitions 12/05/01  
 Section 10202 - Exterior Louvers 12/05/01  
 Section 10215 - Elevator Hoistway Vent Assembly 12/05/01  
 Section 10422 - Cast Metal Plaques 12/05/01  
 Section 10443 - Interior Signs 12/05/01  
 Section 10522 - Fire Extinguishers and Cabinets 12/05/01  
 Section 10810 - Toilet Accessories 12/05/01

DIVISION 11 - EQUIPMENT

Section 11400 - Food Service Equipment 11/30/01  
 Section 11452 - Appliances 12/05/01

DIVISION 12 - FURNISHINGS

Section 12482 - Entrance Mats 12/05/01

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 14 - CONVEYING SYSTEMS

Section 14240 - Hydraulic Elevators 12/05/01  
 Section 14420 - Wheelchair Lift 12/05/01

DIVISION 15 - MECHANICAL

Section 15300 - Fire Protection 11/30/01  
 Section 15400 - Plumbing 11/30/01  
 Section 15600 - Heating, Ventilating, and Air Conditioning 11/30/01

DIVISION 16 - ELECTRICAL

Section 16010 - Basic Electrical Requirements 11/30/01  
 Section 16050 - Basic Electrical Materials and Methods 11/30/01  
 Section 16119 - Underground Ducts and Utility Structures 11/30/01  
 Section 16120 - Conductors and Cables 11/30/01  
 Section 16121 - Control & Signal Transmission Media 11/30/01

Section 16130 - Raceways and Boxes 11/30/01  
 Section 16140 - Wiring Devices 11/30/01  
 Section 16195 - Electrical Identification 11/30/01  
 Section 16425 - Switchboards 11/30/01  
 Section 16452 - Grounding 11/30/01  
 Section 16461 - Dry Type Transformers 11/30/01  
 Section 16470 - Panelboards 11/30/01  
 Section 16475 - Fuses 11/30/01  
 Section 16476 - Disconnect Switches and Circuit Breakers 11/30/01  
 Section 16481 - Motor Controllers 11/30/01  
 Section 16515 - Interior Lighting 11/30/01  
 Section 16525 - Exterior Lighting 11/30/01

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PROJECT MANUAL TABLE OF CONTENTS

12/05/01

	<u>DATE</u>
Section 16705 - Raceway Distribution System	11/30/01
Section 16721 - Fire Alarm Systems	11/30/01
Section 16915 - Lighting Control Equipment	11/30/01

END OF TABLE OF CONTENTS

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