

Franklin County Main Street Program

Bid Package for

**115 Park Street, Tupper Lake, New York
Contract No. 1 – Exterior and Interior Renovations**

**Administered by the
Franklin County Economic Development Corporation
355 West Main Street, Suite 428
Malone, New York 12953**

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Section 01 Advertisement For Bids

The Franklin County Economic Development Corporation (FCEDC) is currently accepting bids for interior and exterior commercial renovations to be performed on a privately-owned building located at 115 Park Street in the Village of Tupper Lake. The bid package may be obtained online at www.adirondackfrontier.com or by contacting or by contacting the FCEDC at help@adirondackfrontier.com.

Bids will be accepted until **Tuesday, May 31, 2022 at 12PM**. Bids shall be emailed to help@adirondackfrontier.com or mailed or delivered to: Franklin County Economic Development Corporation at 355 West Main Street, Suite 428, Malone, NY 12953.

Work must begin by **May 31, 2022** and the project must be complete by **November 30, 2022**. If the project cannot be started or completed by the deadlines, please submit a bid with your projected construction timeline.

In awarding bids, FCEDC and the property owner reserve the right to reject any and all bids, waive formalities, informalities and technicalities therein, and to take whatever bids it determines to be in the best interest of the FCEDC and property owner considering lowest or best bid, quality of goods and work, time of delivery or completion, responsibility of bidders being considered, previous experience of bidders, or any other factors they deem appropriate.

This project is funded in part through the New York Main Street Program. As such, Bidders will be required to comply with all applicable Village, State and Federal requirements and regulations pertaining to the Program. However, Bidders should be aware that this project is not subject to State Prevailing Wage or Federal Davis-Bacon Wage requirements.

End of Section

Section 02 Information for Bidders

1. Location of the Work

115 Park Street, Tupper Lake, NY 12986

2. Description of the Work

The Contractor will provide all labor and material necessary to complete building renovations at the above-referenced location as more fully described in Section 03 – Project Workscope. A pre-bid site visit may be scheduled by contacting Rachel Child, Community Development Specialist at (518) 481-8211 or rachel@adirondackfrontier.com. Construction-related questions can be directed to rehab coordinator Jim Hewitt at (518) 521-4358 or fcchcpm@yahoo.com.

3. Receipt & Opening of Bids

Bids shall be submitted using the Bid Form in Section 03. Bids will be received by the FCEDC until the time and at the place stated in the attached Advertisement For Bids. Bids shall be submitted using the Bid Form in Section 03. Bids will be received by the FCEDC until the time and at the place stated in the attached Advertisement For Bids. Bids shall be emailed to help@adirondackfrontier.com or mailed or delivered to: Franklin County Economic Development Corporation at 355 West Main Street, Suite 428, Malone, NY 12953

4. Informalities, Waivers and Withdrawals

FCEDC may consider informal any Bid not prepared and submitted in accordance with the provisions hereof and may waive any informalities in or reject any or all Bids. Conditioned Bids or Bids which do not contain a price for every numbered item contained in the Bid form will not be accepted.

5. Obligations of Bidders

At the time of the opening of Bids, each Bidder will be presumed to have inspected the Site, to have informed himself fully of the conditions relating to the work and labor required for the work, and to have read and acquainted himself with all Contract Documents. Failure to do so will not relieve the Bidder who is awarded the Contract of his obligation to complete the work for the price or prices bid, or any other obligation under the Contract. The failure or omission of any Bidder to receive or examine any Contract Documents shall in no way relieve him from any obligation in respect to his Bid. The project is subject to all New York State rules and regulations and the Bidder will be presumed to have understood and accepted these requirements.

6. Bidders Representations

By making a Bid, the Bidder represents and warrants to FCEDC that (i) Bidder is and will be financially responsible and has and will have sufficient liquidity to meet its financial responsibilities under the Contract and for all other projects in which Bidder is or may become involved; (ii) Bidder is able to furnish the tools, materials, supplies, equipment, and labor required to complete the Work and perform the obligations required under the Contract Documents and has sufficient experience to do so; (iii) Bidder has carefully examined the Contract Documents and has visited and examined the project site; (iv) Bidder has satisfied itself as to the nature and location of the proposed Work, the general and local conditions, and all matters which may in any way affect the Work; (v) Bidder fully understands the intent and purpose of the Contract Documents, and (vi) the bid is based on labor, material, equipment, and systems required by the Contract Documents without exception. Claims for additional compensation and/or extension of time relating to Bidder's noncompliance with such representations and warranties will not be allowed.

7. Contractual Arrangements

A contract will be issued between the property owner and the contractor exclusively. The FCEDC holds the right to monitor the project to ensure funding source compliance and the completeness of work. The property owner will be responsible for contractor payment and must abide by all grant program regulations.

8. Indemnity

The contractor shall indemnify and hold harmless the FCEDC and its employees, consultants and contractors from and against any and all claims, suits, actions, proceedings and any and all resulting damages, losses, costs and expenses of every nature, type and kind including reasonable attorney's

fees which claims arise out of work performed by the contractor, its subcontractors and others who are employed by the contractor or its subcontractors during the course of the project.

9. Award of Contract

The Contract will be awarded to the lowest responsible bidder as determined by FCEDC unless the owner of the subject property chooses a different bid and agrees to pay the difference between the preferred bid and the lowest responsible bid.

End of Section

**Franklin County Main Street Program
Section 03
Project Workscope**

115 Park Street, Tupper Lake - Contract No.1 – Exterior and Interior Renovations

Project Background

115 Park Street (the property), is a commercial mixed use 2 story building containing 2 residential units, and 2 commercial units, located at 115 Park Street, Tupper Lake, NY 12986. The Property was built in circa 1900. The property is currently owned by Chum House LLC. The owners have been awarded grant funding to make necessary repairs and improvements to the building's façade and interior. The owner has provided an architectural sketch for the proposed renovation of the building façade and exterior and layout of the apartment.

General Conditions

- All permits and inspection fees to be paid by contractor. No work is to be performed without the necessary permits obtained.
 - Project will require a building permit issued from the local building department and inspections as specified by the code officer.
- Contractor responsible for obtaining all permits and scheduling inspections deemed necessary by the local authorities. This includes any 3rd party inspections.
- Contractor to supply owner copies of all manufacturers warranties.
- All work to conform to the New York State Building Code and/or all other applicable regulations.
- Contractor to remove and dispose of all debris and keep property clean and safe on a daily basis.
- All work to be done in a professional and workmanlike manner.
- All changes to work must be done in writing and approved by Franklin County EDC and owner.
- Contractor is responsible for removal and disposal of all construction debris.
- Project will require all contractors performing work in residential units or common areas to have EPA Renovation, Remodeling, & Painting (RRP) Certification AND EPA Firm Certification. All work in residential units and common areas must be performed in compliance with EPA guidelines for lead safe renovations. Projects having a residential component must also comply with NYMS lead based paint requirements (See Appendix - Lead Based Paint Policy Table and LBP section below for details).

Scope of Work

Item No.	Description	Material Cost	Labor Cost	Total Cost
Demolition				
1	Complete demolition of front inside entrance. Supply and install new stringers and stairs. Supply and install sheetrock, tape, and finish all walls. Paint and trim all walls and ceiling. Install handrail on stairway. Owner to approve colors and finished appearance.			
Apartment Interior				
2	Level existing floor. Supply and install new subflooring.			
3	Frame and install new windows. Owner to approve window size, manufacturer, and finished appearance.			
4	Rough in plumbing to bathroom, kitchen, and utility room. Owner to approve locations.			
5	Supply and install insulation to all exterior walls. Owner to approve insulation type and grade.			

6	Rough in electrical wiring from 200 amp service throughout apartment and utility room. Owner to approve outlet and switch locations.			
7	Sheetrock, tape, and finish all walls. Paint and trim walls and ceiling. Owner to approve colors and finished appearance.			
8	Install vinyl plank flooring throughout apartment and utility room.			
9	Install new doors. Locations, types, and finished appearance of new doors to be approved by the owner.			
10	Install new bathroom tub and shower, vanity, and toilet. Final appearance and layout to be approved by the owner.			
11	Install new kitchen on wall facing the building next door. From right to left install two 36" base cabinets, dishwasher, electric stove, and 24" base cabinet.			
12	Install laminate counter top with double bowl sink centered in front of kitchen window.			
Store Front (Brick Façade)				
13	Remove any damaged, cracked or deteriorated brick grout, on existing brick façade. Note: <i>Contractor to exercise due diligence and care during removal/demolition to preserve existing historic details and brick.</i>			
14	RegROUT, point and otherwise repair any damaged or deteriorated grout to match existing brickwork and maintain structural integrity of building façade.			
Windows and Doors				
15	Strip existing second story windows of old or deteriorated paint or finish. Existing windows to be repaired as necessary to patch old holes, damage, etc. using a suitable wood epoxy product, sanded (as necessary) and re primed, painted as detailed below. Remove old caulking and re-caulk interface between existing windows and brick façade.			
16	Strip existing entry doors of old or deteriorated paint or finish. Existing doors to be repaired as necessary to patch old holes, damage, etc. using a suitable wood epoxy product, sanded (as necessary) and re primed, painted as detailed below. Remove old weather stripping and replace to improve energy efficiency.			
17	Prime and paint all windows and doors, 1 coat of exterior primer, 2 coats of exterior paint according to paint manufacturers specifications. Color scheme provided by owner and, if necessary, approved by Village Planning Board.			
Store Front				
18	Demolition and removal of existing façade stonework (including lathe and mortar), cedar log siding, cedar roof shingles, underlayment and sheathing of existing store front roof structure. Remove all existing exterior window and door trim. All storefront windows and doors will be preserved and not replaced, contractor to exercise due diligence during demolition to preserve existing windows and doors. Remove existing exterior pendant lights for reuse, not to be used on this project. Note: None of the façade is original to the building.			
19	Install new sheathing on roof overhang. Frame and sheathe new dormers on roof overhang at locations specified in the architectural sketch of the façade. Note: Contractor in conjunction with Code Officer of the Village of Tupper Lake to			

	inspect roof structure for structural integrity. Contractor to frame, modify and repair roof substructure as needed. The cost of said work (if necessary) will be addressed separate to the initial bid, subject to approval and review.			
20	Install standing seam metal roofing (Appendix B) on façade as detailed in the architectural sketch (Appendix A), and according to manufacturers specifications. Install all necessary underlayment, flashing and caulking to provide a weather proof finish. Install all necessary underlayments, flashing, caulking as required at the interface between the brick façade and roof structure to provide a weather proof installation and to protect building below the roof structure from water damage.			
21	Install hardie board siding (Appendix B) on façade as detailed (Appendix A) and according to manufacturers specifications. Color scheme to be provided by owner and approved by Village Planning Board.			
22	Trim storefront windows and doors as detailed in architectural sketch of the façade (Appendix A) with Boral Exterior Trim material. Note: Bottom window sill trim will be stone and integrated with stone veneer work as outlined below.			
23	All trim and exterior siding materials to be installed according to manufacturers specifications. Contractor to flash and integrate Window and door trim, with appropriate underlayments, caulking etc. as necessary to preserve a weather resistant finish and to integrate seamlessly with new hardie board siding.			
24	Prime and paint all windows and doors, 1 coat of exterior primer, 2 coats of exterior paint according to paint manufacturers specifications. Color scheme provided by owner and, if necessary, approved by Village Planning Board.			
25	Install real veneer stone and window sill stone trim (Appendix C) as outlined in architectural sketch (Appendix A) and according to manufacturers specifications, including all necessary lathe, WRB and underlayments.			
Electrical				
26	Provide all necessary wiring, circuit breakers and other electrical materials and labor to install exterior rated lighting (recessed cans, and down-lighting for signage) as specified on Architectural Sketch (Appendix A).			
Total Project Cost	Please total all columns	\$	\$	\$

Attachments:

- A. Picture of Building Façade
- B. Metal Roofing and Siding Specifications
- C. Stone Veneer Specifications
- D. Apartment Layout

Bid Form – Page 1 of 4

Instructions: All bids shall be submitted using this form and must include all other documentation described in the Project Specifications.

Project Name: 115 Park Street, Tupper Lake – Contract No.1 – Exterior and Interior Renovations

Contractor Name:

Proposal Detail

Item	Description	Bid Price
1.	Exterior Renovations	
2.	Interior Renovations	
3.		
4.		
5.		
	Total	

Instructions: The Bid Certification must be signed by a person authorized to enter into a contract on behalf of the company listed.

Bid Certification

I, the undersigned contractor, have inspected the above listed property and understand the extent and character of the work to be completed as described in the Project Specifications.

I propose to furnish all labor, materials, and equipment necessary to accomplish the work, as described in the Project Specifications, on the property located at _____,
for the sum of _____ dollars (\$_____).

I will commence the work within _____ calendar days from the date the notice to proceed is received and will complete the work within _____ calendar days after starting the work.

Company Name

Signature

Title

Date

**Franklin County Main Street Program
Section 04
Bid Form – Page 2 of 4**

Project Name: 115 Park Street, Tupper Lake – Contract No.1 – Exterior and Interior Renovations

Contractor Name:

Instructions: Complete the following table. Attach additional sheets if necessary.

Company Information

Company Name:			Officers, Partners, Owner Name(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:	Cell:		Phone:	Cell:	
Email:			Email:		

Instructions: List the construction experience of each of the company principals: (Indicate number of years in the industry and if experience is new construction, rehabilitation, historic renovations, energy efficiency, etc.). Attach additional sheets if necessary.

Experience

Principal Name:	Principal Name:
Experience:	Experience:

Instructions: List business references including local banks, subcontractors, and material suppliers.

Business References

Name:			Name:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:			Phone:		

Instructions: List customers with whom the company has recently done business.

Customer References

Name:			Name:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:	Contract Amount:		Phone:	Contract Amount:	

**Franklin County Main Street Program
Section 04
Bid Form – Page 3 of 4**

Project Name: 115 Park Street, Tupper Lake – Contract No.1 – Exterior and Interior Renovations

Contractor Name:

Instructions: Attach documentation of insurance and EPA lead-based paint certification. If you do not have EPA lead-based paint certification state in the explanation section that it will be obtained prior to the start of construction.

Insurance & Lead-based Paint Certification

Documentation Submitted with application (Check all that apply)



Liability Insurance

Workers' Compensation Insurance

EPA Lead-based Paint certification

Explanation if not attached.

Instructions: Principal owners must sign and date the following Attestation.

Attestation

The undersigned contractor certifies that all information given herein is correct and that the information may be verified from any source and further agrees:

1. That the contractor will perform the work in accordance with the description of work, general specifications, the NYS Uniform Fire Prevention and Building Code, the Village of Tupper Lake Code, and all other applicable rehabilitation guidelines and standards and be subject to a final inspection by the Village of Tupper Lake.
2. That if the work performed by the contractor is found to be unsatisfactory or if the contract relations between the contractor, property owner, or other parties are found to be unsatisfactory, the Franklin County Economic Development Corporation may remove his/her name from the list of selected contractors without notice.
3. That contractor has proper insurance and EPA Lead-based Paint Certification.
4. That she/he will abide by all applicable equal employment opportunity regulations.

Contractor Name (Please Print)

Contractor Signature

Date

**Franklin County Main Street Program
Section 04
Bid Form – Page 4 of 4**

NON-COLLUSIVE BIDDING CERTIFICATION

BY SUBMISSION OF THIS BID, BIDDERS AND EACH PERSON SIGNING ON BEHALF OF BIDDER CERTIFIES, AND IN THE CASE OF JOINT BID, EACH PARTY THERETO CERTIFIES AS TO ITS OWN ORGANIZATION, UNDER PENALTY OF PERJURY, THAT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF:

1. The prices of this bid have been arrived at independently, without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Bidder or with any competitor;
2. Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to opening, directly or indirectly, to any other Bidder or to any competitor; and
3. No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

A BID SHALL NOT BE CONSIDERED FOR AWARD NOR SHALL ANY AWARD BE MADE WHERE 1, 2, 3 ABOVE HAVE NOT BEEN COMPLIED WITH; PROVIDED HOWEVER, THAT IF IN ANY CASE THE BIDDER(S) CANNOT MAKE THE FORGOING CERTIFICATION, THE BIDDER SHALL SO STATE AND SHALL FURNISH BELOW A SIGNED STATEMENT WHICH SETS FORTH IN DETAIL THE REASONS THEREFORE:

[BIDDERS AFFIX ADDENDUM TO THIS PAGE IF SPACE IS REQUIRED FOR STATEMENT]

Subscribed to under penalty of perjury under the laws of the State of New York, this _____ day of _____, 20__ as the act and deed of said individual, corporation or partnership.

Person Legally Responsible for Binding Bidder

Name _____ Title _____

Signature _____

Joint or combined bids must be certified on behalf of each participant

Legal name of person, firm or corporation Legal name of person, firm or corporation

Person(s) Legally Responsible for Binding Participant

Name _____ Name _____

Title _____ Title _____

Business Address _____ Business Address _____

Bidder's Identifying Data

Bidder's Name _____

Business Address _____

Street _____

City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

Federal id. Number _____

If Bidder is a Partnership complete the following:

Name of Partners or Principals

Business Address

If Bidder is a Corporation complete the following:

Name

Business Address

President

Secretary

Treasurer

End of Section



STACKED GRAPHICS



STACKED GRAPHICS







New Curved & Tapered Panels

Interlock® Standing Seam Specification Manual



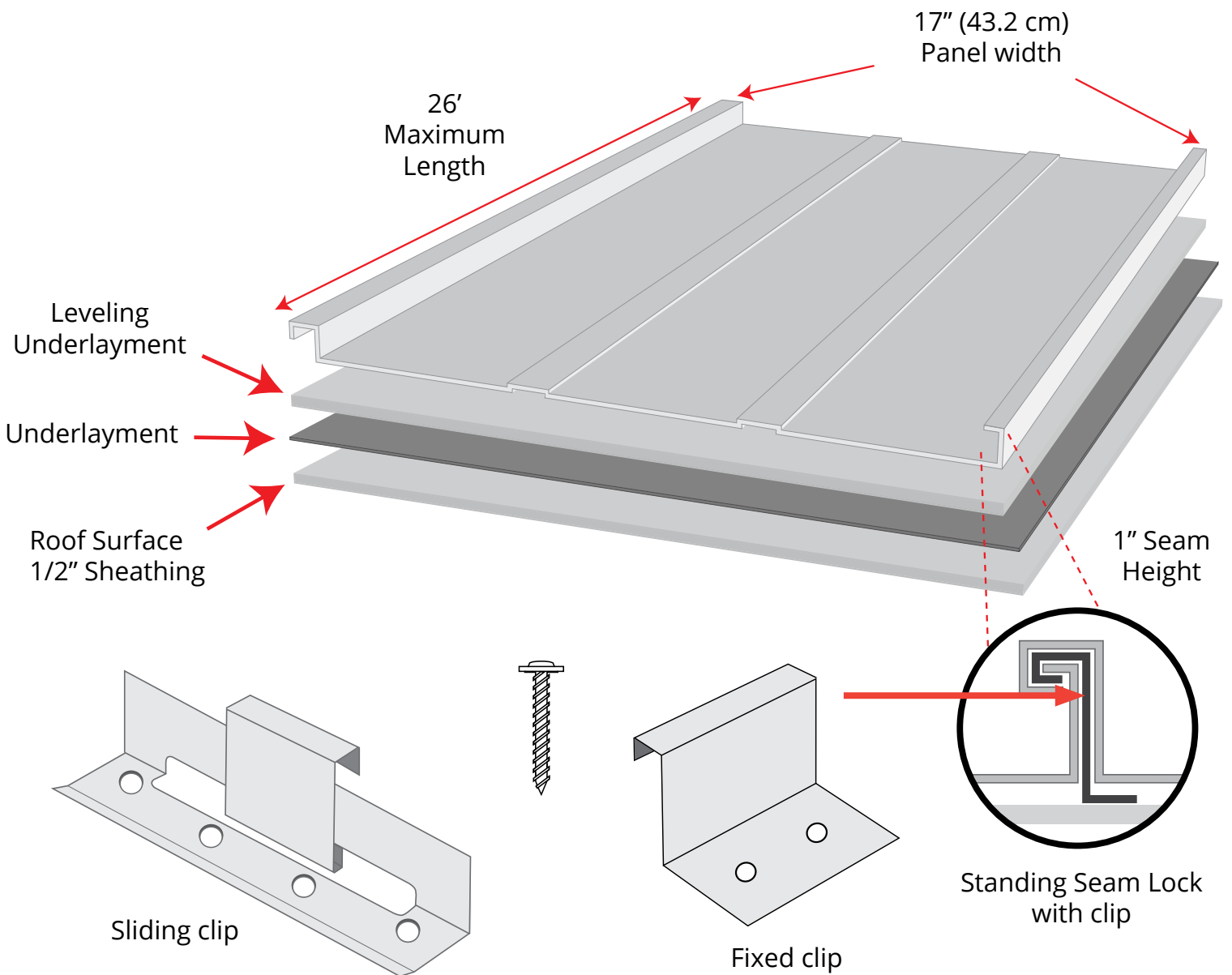
Interlock® Standing Seam

Our Standing Seam aluminum roofing can be installed on new construction or applied over existing roofs. All trims and caps are designed to ensure an integrated weather-proof roof.

Runs are vertical, manufactured to length in continuous form to a maximum length of 26'.

It is the responsibility of architects, builders and roof installers to ensure that all construction bylaws and building codes are adhered to.

Gage of aluminum
.028" (.71mm) coated with:



Interlock® Standing Seam

Like all of our products, our Standing Seam is coated with the Alunar® Coating System, embedded with Teflon™ surface protector, to provide an extremely durable and attractive surface.

The panels are roll formed with a ribbed contour to give added strength. Panels are clipped and fastened in place with the next panel overlapped and securely lock-formed in place.

Roof Slope Minimum 3:12 when installed with an ice & water underlayment or 4:12 minimum with standard underlayment.

Interlock® Standing Seam has many advantages when compared to other roofing products.

- Lifetime Limited Warranty
- Energy Star® Rated (U.S. Only)
- Curbside appeal
- Weather and wind resistant
- Low maintenance
- Available in many designer colors
- Lightweight
- Superior strength / Durability
- Alunar® Coating embedded with Teflon™ surface protector
- Non-combustible "Class A" Fire Rated available
- No cracking or splitting
- Full interlocking connection system
- Hail Resistance; Meets UL Standard 2218 Class 4, Impact Standard for Impact Resistance

Weight

Our Standing Seam weighs considerably less than most other types of roofing systems. No special preparation is needed, resulting in less structural cost.

Application

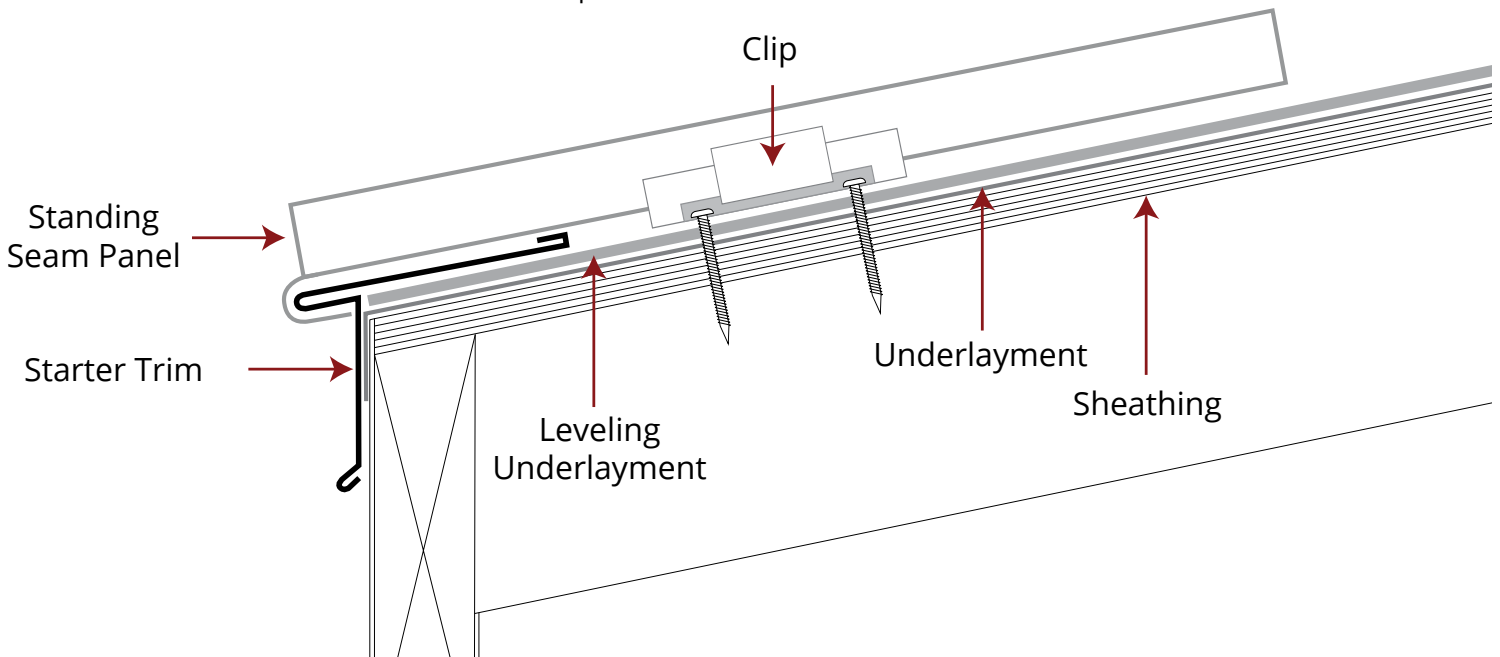
Leveling underlayment may be used to reduce surface imperfections. Panels are clipped and fastened with screws with the next panel being lock-formed in place.

Sheathing

Sheathing for the roof should be 1/2" minimum or tightly fitting boards.

Underlayment

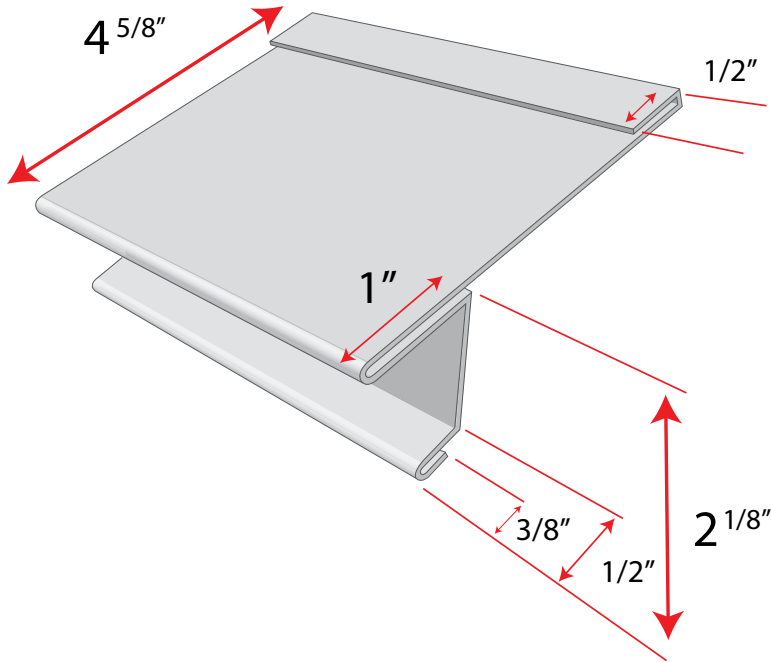
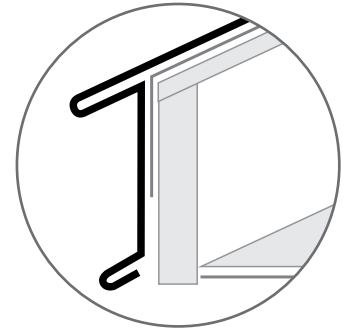
The entire roof area should be covered (prior to panel application) with synthetic roofing underlayment.



Starter Strip

The manufacturing characteristics of the Starter Strip provides a water barrier which prevents water back-up.

Starter Strip Profile

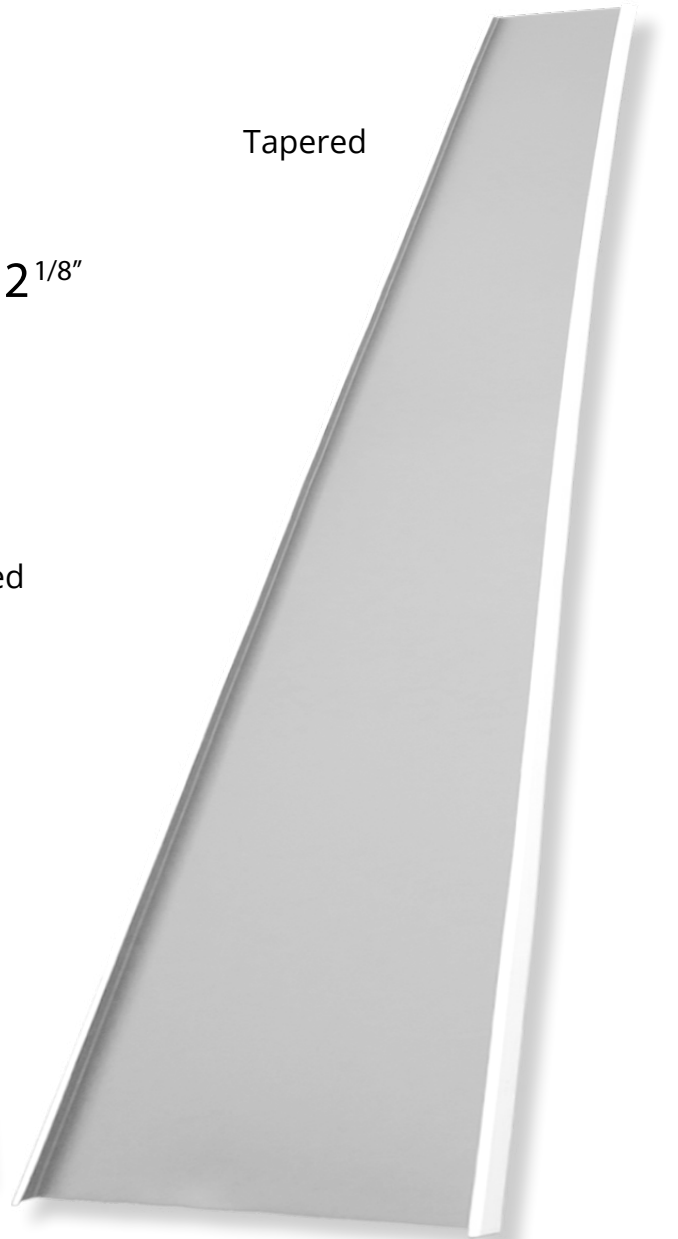
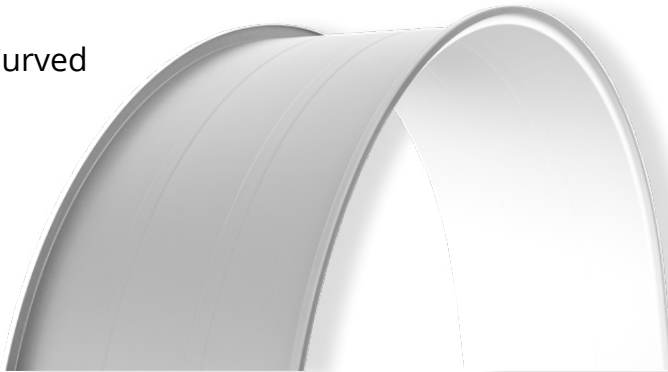


Tapered

Specialty Panels

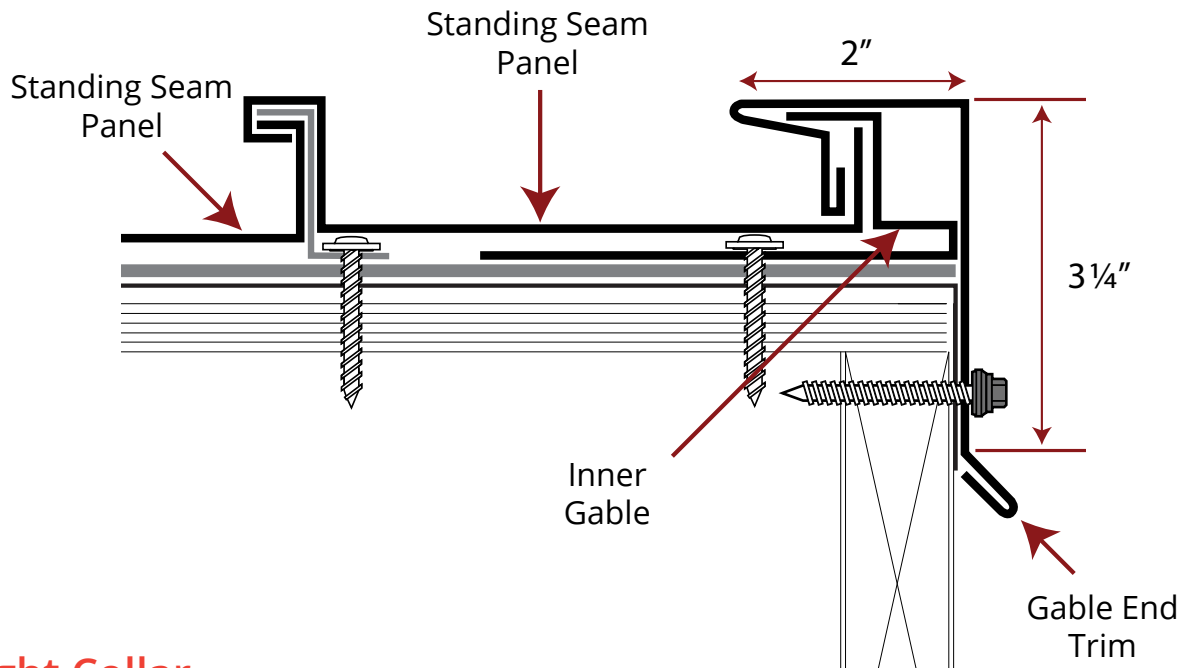
New options available for Standing Seam are Curved and Tapered panels for custom roofing features.

Curved



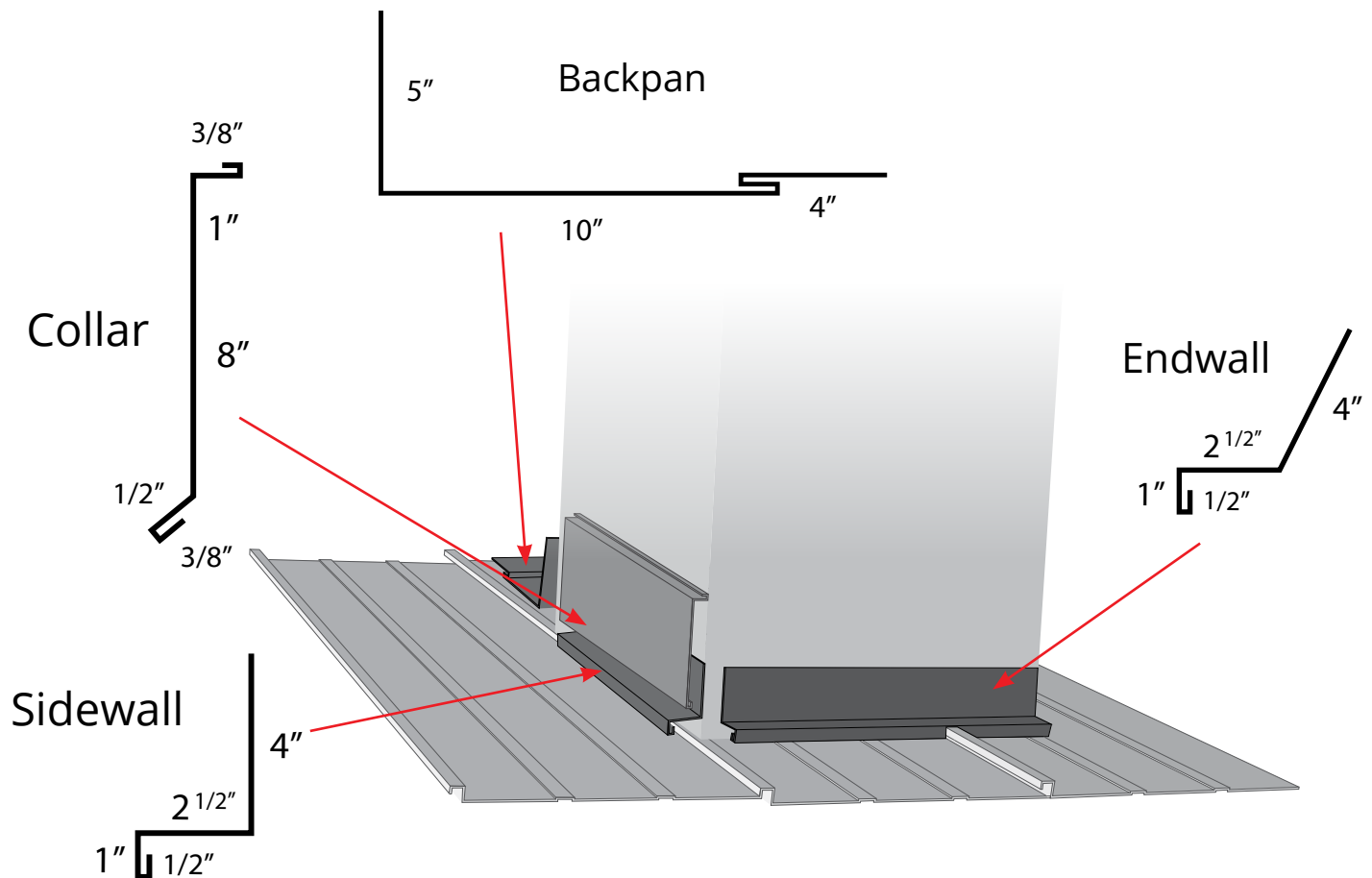
Gable End

An inner gable is installed and a gable end trim is then applied over top to form a protective cap.



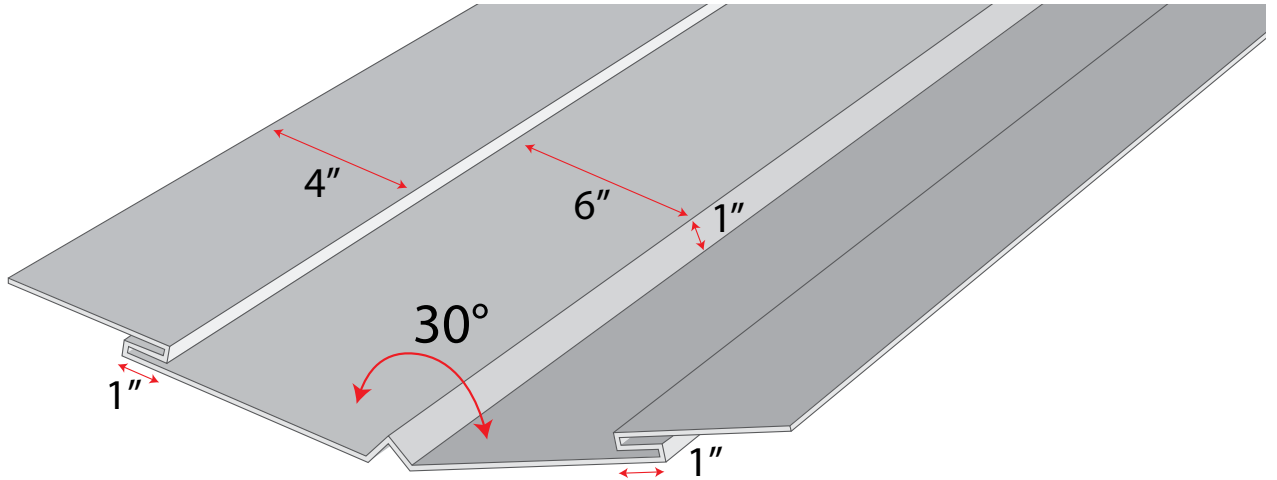
Chimney / Skylight Collar

Provides a weather-tight seal around chimneys. Roof panels are secured around the chimney and a collar is cut into the brick and mortar, covering the roof panels.

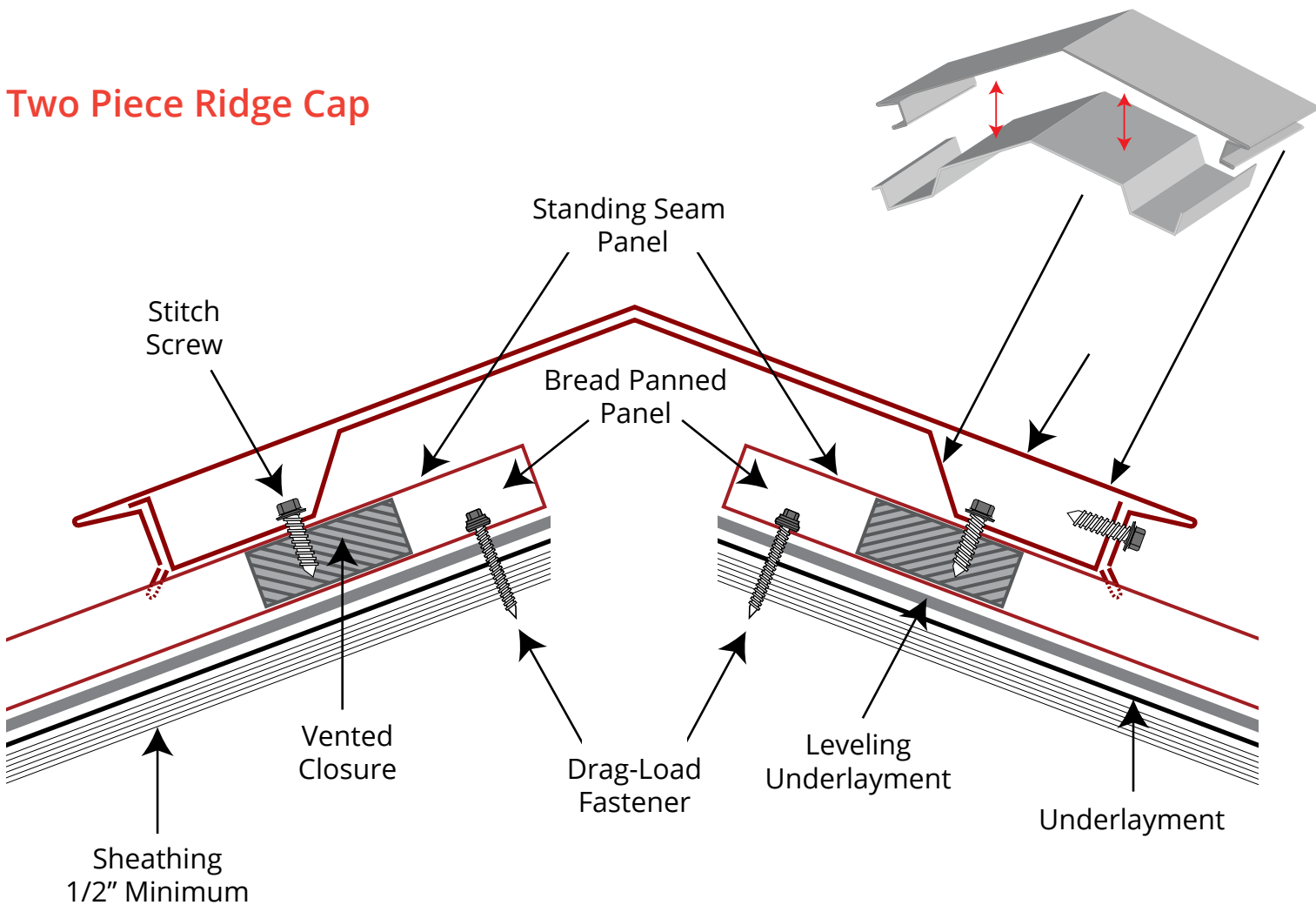


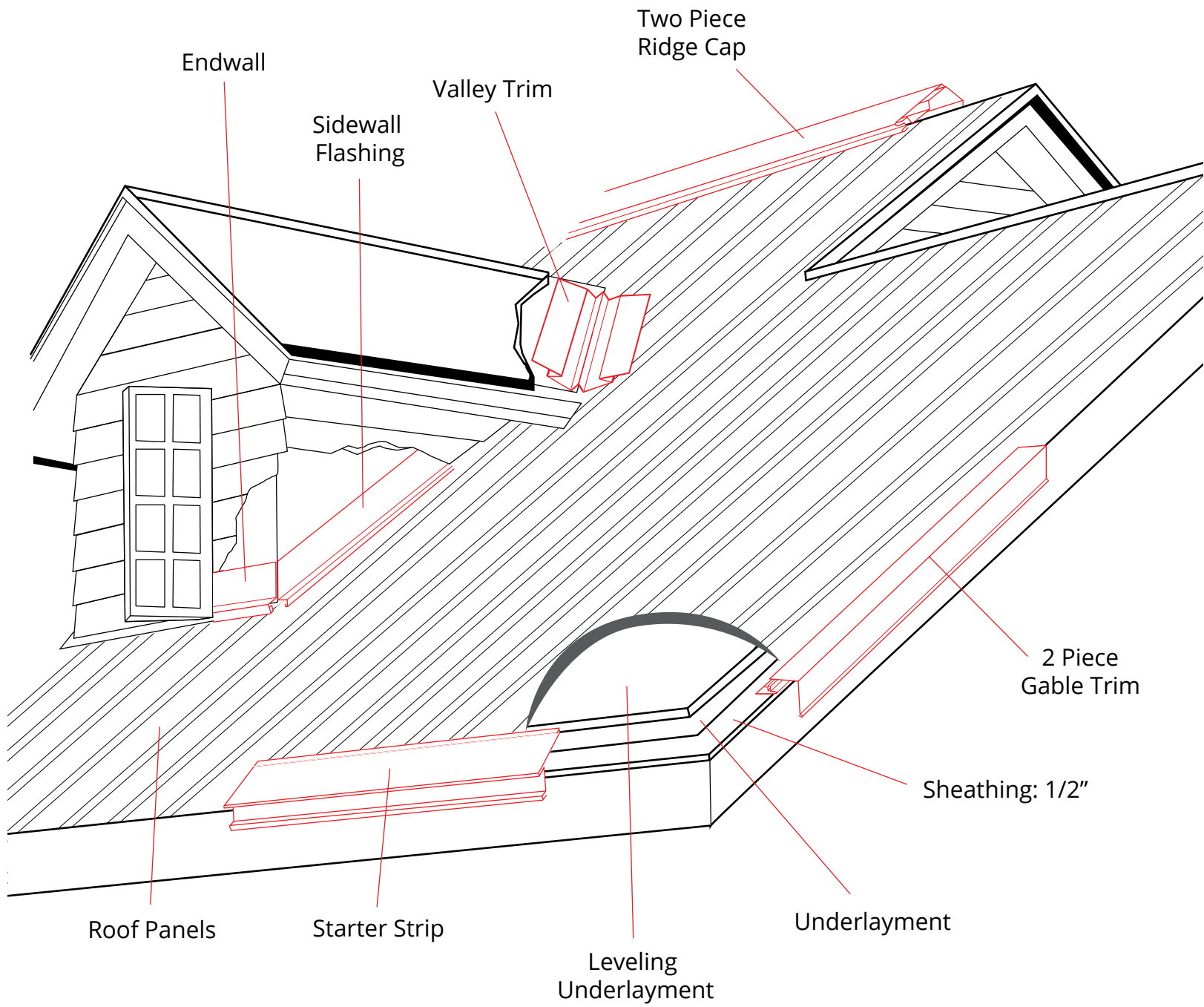
Valley Trim

Provides smooth, obstruction-free path for precipitation. Roof panels are trimmed and folded inside the locking joint to form a solid weather-proof unit. This specially designed trim is manufactured in 10' lengths. Wider valleys may be used in areas with high levels of snow.



Two Piece Ridge Cap





6 Application

Color Guide

Interlock Roofing Ltd. offers a highly durable aluminum roofing product available in a range of different colors, opening up an extensive palette for homeowners and designers.

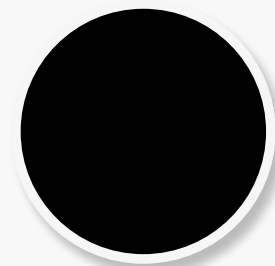
Interlock® roofs are exclusively protected for a lifetime by the Alunar® Coating System embedded with TEFLON™ surface protector.



Solid Copper



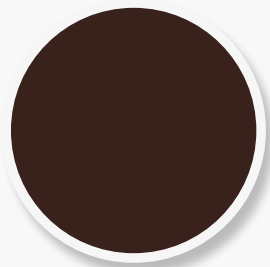
Copper Penny



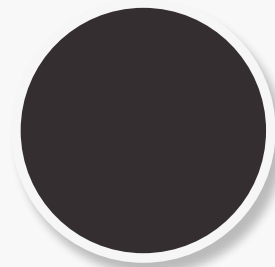
Black



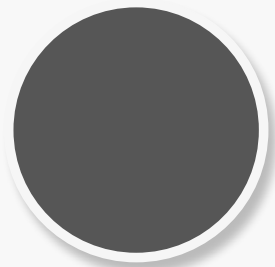
Deep Charcoal



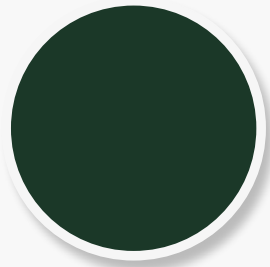
Colonial Brown



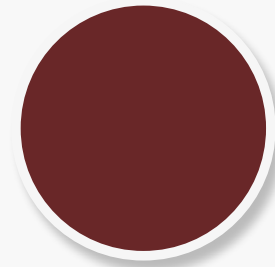
Tudor Brown



Musket Grey



Hunter Green



Tile Red

The Alunar® Coating System provides homeowners the ultimate in durability and protection from stains, moisture and organic debris.



Actual product color may differ to that represented on manual. Color and availability may change without notice. Product design and installation technique may vary from represented shown on manual. Installation methods may vary by structure, region, climate, and local building codes. Certain variables and factors specific to your home may inhibit the product's ability to shed snow. Roofing products and components may change without notice. Please see our website for more information. Roofing products are NOT included in Canada's ENERGY STAR program.



1.866.354.6262
www.InterlockRoofing.com

Interlock Roofing Ltd.
9969 River Way, Delta, BC
V4G 1M8

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THIN VENEER COLLECTION



 **Champlain Stone[®] LTD.**
Quarriers of Natural Building and Landscaping Stone



>Woodcreek Granite®
Roughly Squared/ Roughly Rectangular



>American Granite™
Veneer



>American Granite™
Roughly Squared/ Roughly Rectangular

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Our Stones

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Corinthian GRANITE® 7

Saratoga GRANITE™
South Bay QUARTZITE® 8

Ticonderoga GRANITE®
1763 GRANITE® 9

Wood Creek GRANITE® 10

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Packaging Back Cover



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Add beauty, durability, and value to your next project.

Few building materials can match the unique beauty and longevity of natural stone. Since 1982, Champlain Stone has been a trusted quarrier/supplier of distinctive high-quality granites and quartzitic sandstone. The growth of our company and evolution of our product mix have mirrored closely our ongoing involvement with the many talented and creative firms and individuals showcased in the following pages. We look forward to the challenges of the future and to continuing this tradition of innovation and collaboration.

Thin Veneer Basics

Thin veneer is the sawn facings from full bed depth cutting stock. It is sold by the square foot as flats, or linear foot as corners and does not typically require the presence of a building shelf. It can be installed over a wide range of substrates including new or existing masonry surfaces and wood framed structures. Thin veneer corners help to conceal the overall material depth and convey the appearance of traditional building stone. Available cuts (shapes) are the same as building stone, with slightly smaller facing areas overall.

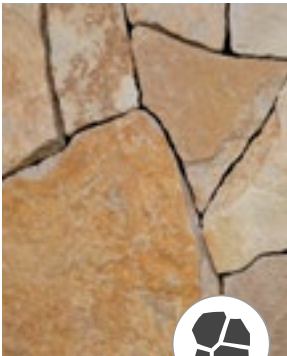
At 15 lbs. per square foot or less, thin veneer does not typically require special building shelves or foundations and may be applied inside or out over brick, block, concrete, or wood framed surfaces.



Thin Veneer Flats (left) are sold by the square foot and come in a variety of different colors and patterns.

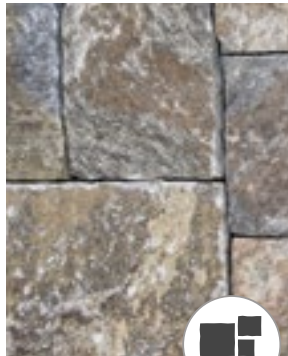
Thin Veneer Corners (right) are sold by the linear foot (as measured along the spine - fig. A) in corresponding colors/patterns. Corners are important as they conceal the overall material depth and help to convey the look of full bed depth material.

Available Cuts



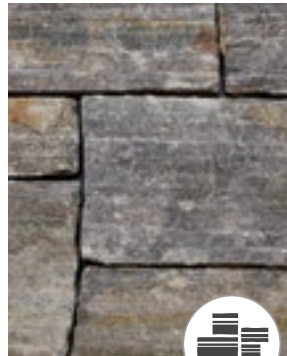
Mosaic Veneer

Irregularly shaped quarry material that exhibits the seam face (natural face) of the stone when installed as veneer.



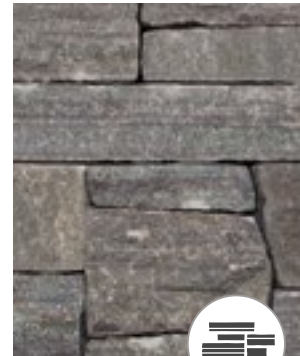
Roughly Squared/ Roughly Rectangular

Stone veneer that is "snapped" on guillotines to approximate squares and rectangles. Stones do not necessarily exhibit 90° degree angles, though some pieces may. The seam (natural) face of the stone is displayed when installed as veneer.



Ashlar Veneer

Also produced on guillotines and basically rectangular in shape, the ashlar pattern displays the split face of the stone and exhibits striations that can be quite colorful. When installed horizontally, as is customary, it affords an overall rectilinear look.



Ledge Stone Veneer

Differentiated from standard ashlar in that it features an overall lesser facing area, lower (less variable) heights, and displays occasional seam faces.



OUR STONES

>Corinthian Granite®
Ashlar

American GRANITE™

A medium to coarse-grain, **weathered** granite featuring brown and earth tone surface colors with hand-split faces showing a blend of blue, burgundy, pink, green, brown, black and white. Mica flecks, along with garnet inclusions and quartz crystals, highlight a percentage of this stone.



Clockwise from top left: Mosaic Pattern, Roughly Squared/Roughly Rectangular, Ledge Stone, Ashlar

Corinthian GRANITE®

Cool and classic, Corinthian Granite® is an elegant, enduring, medium to coarse grain granite featuring 70% Hudson River blue with a mixture of green, black, pink, brown, burgundy, and white. A small percentage contains black speckles throughout consisting of red and black garnet inclusions and quartz crystals.



Clockwise from top left: Mosaic Pattern, Roughly Squared/Roughly Rectangular, Ledge Stone, Ashlar

Saratoga GRANITE™

The ideal complement to both our American and Corinthian Granites, Saratoga Granite™ blends a base color palette of Hudson River blue, deep green, burgundy, and classic white with a lesser percentage of varying weathered faces.



Clockwise from top left: Mosaic Pattern, Roughly Squared/Roughly Rectangular, Ledge Stone, Ashlar

South Bay QUARTZITE®

A warm and inviting quartzitic sandstone featuring advancing and receding surfaces that resemble a windswept and sandy beach. Visually smooth yet heavily textured, South Bay Quartzite® displays a range of comforting hues in a palette of tan, antique white, ice blue, amber, and brown.



Clockwise from top left: Mosaic Pattern, Roughly Squared/Roughly Rectangular, Ledge Stone, Ashlar

Ticonderoga GRANITE®

Colorful and hearty, Ticonderoga Granite® blends fine-grained and weathered granites within a softer, less earthen color palette that features an appealing mix of gray-blue, caramel, amber, blush, pale green, and deep shades of brown.



Clockwise from top left: Mosaic Pattern, Roughly Squared/Roughly Rectangular, Ledge Stone, Ashlar

1763 GRANITE®

Cozy and sound, 1763 is a hearty, weathered granite showing deep shades of earthen brown and amber. Split faces show a range of blush and blue-grays with some white swirls and striations.



Clockwise from top left: Mosaic Pattern, Roughly Squared/Roughly Rectangular, Ledge Stone, Ashlar

Wood Creek GRANITE®

A gray-blue to dark gray granite with patterns of white swirls and striations with occasional quartz and mica inclusions and presenting characteristics of a Westchester Granite blend.



Clockwise from top left: Mosaic Pattern, Roughly Squared/Roughly Rectangular, Ledge Stone, Ashlar



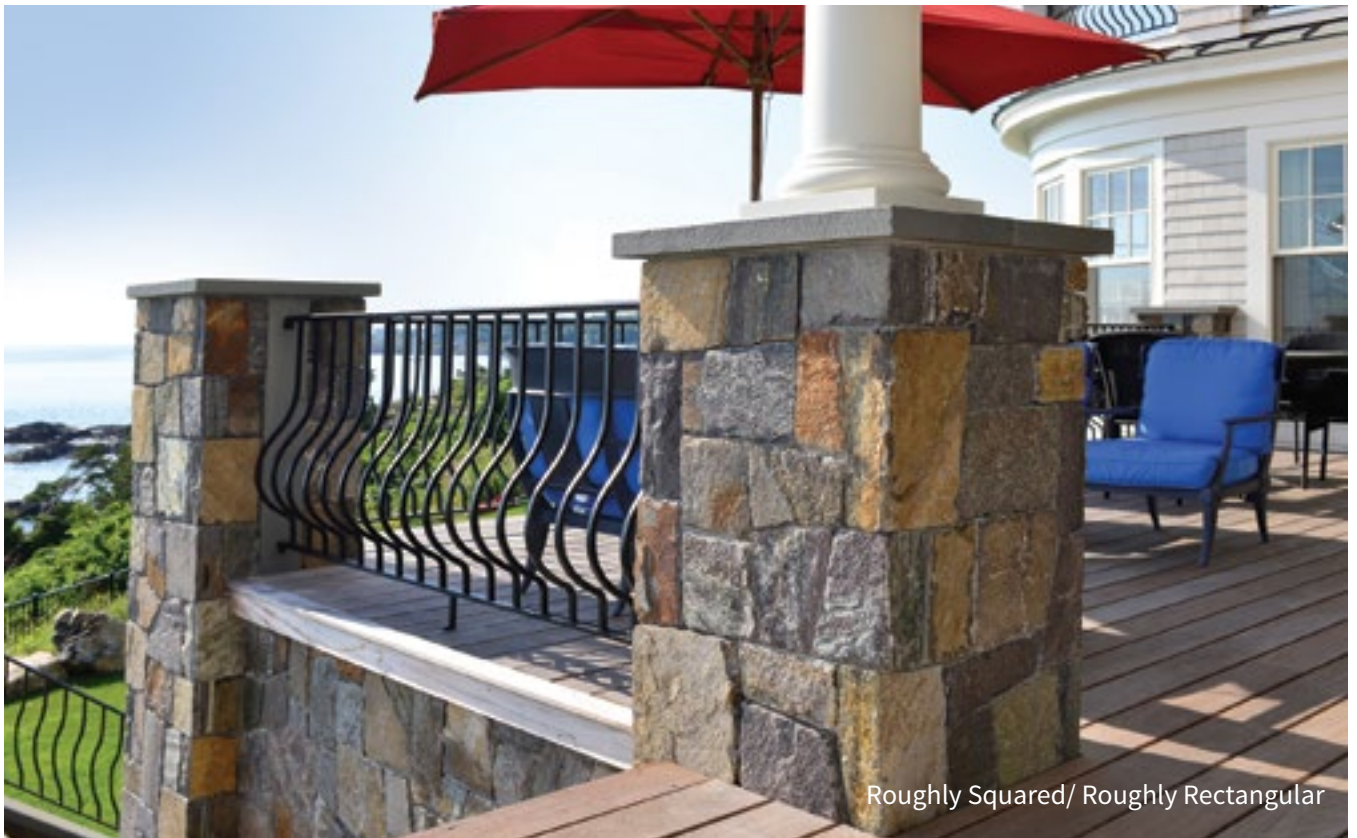
A photograph of a building's exterior featuring a stone veneer wall, a copper downspout, and lantern-style light fixtures. The stone veneer is composed of dark grey and tan rectangular blocks. A copper downspout runs vertically down the wall, with a horizontal section at the top. Several lantern-style light fixtures are mounted on the wall. The building has a wooden upper section and a stone lower section. The ground is paved with large, light-colored stone tiles.

THIN VENEER GALLERY

>Saratoga Granite™
Roughly Squared/ Roughly Rectangular
Ashlar



Roughly Squared/ Roughly Rectangular



Roughly Squared/ Roughly Rectangular



Roughly Squared/ Roughly Rectangular



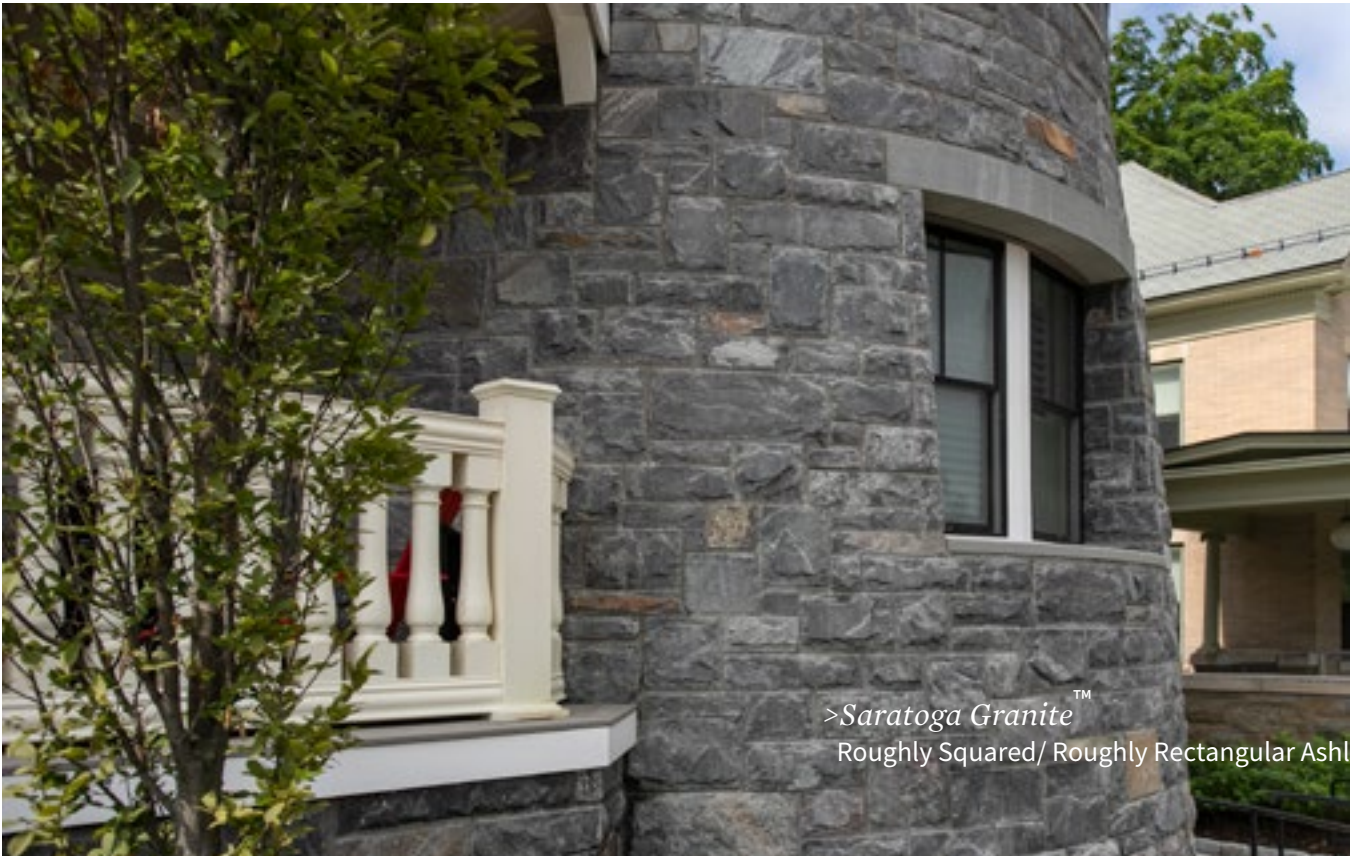
Roughly Squared/ Roughly Rectangular



Mosaic



>Wood Creek Granite®
Veneer



>Saratoga Granite™
Roughly Squared/ Roughly Rectangular Ashl



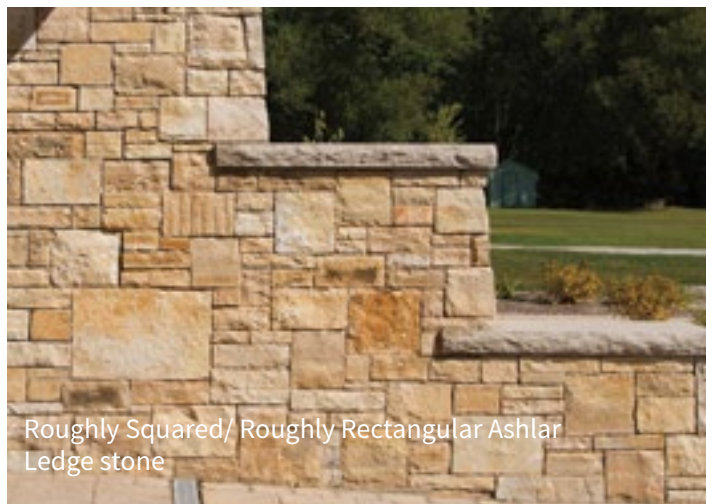
Veneer



Roughly Squared/ Roughly Rectangular Ashlar



Roughly Squared/ Roughly Rectangular



Roughly Squared/ Roughly Rectangular Ashlar
Ledge stone

>Southbay Quartzite®



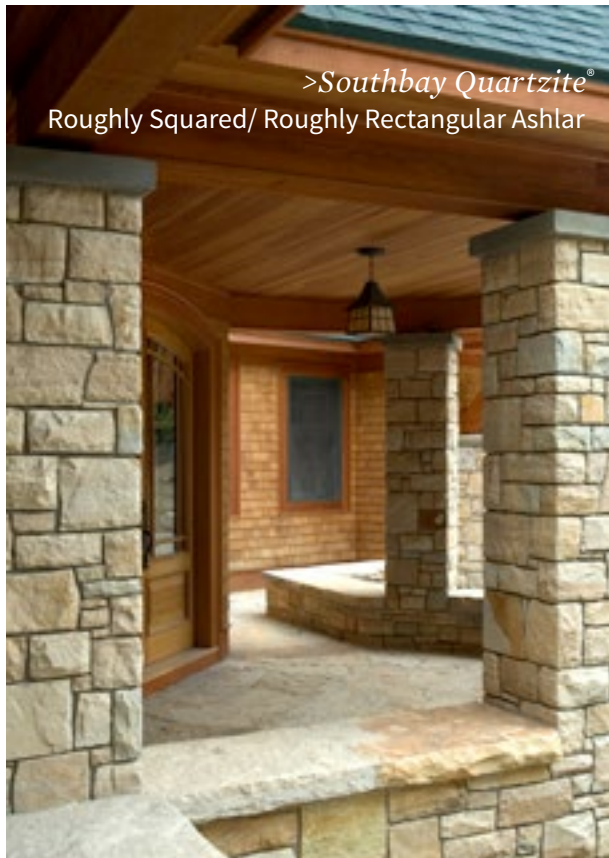
>American Granite™
Roughly Squared/ Roughly Rectangular Ashlar



>Custom Blend



>American Granite™
Ashlar



>Southbay Quartzite®
Roughly Squared/ Roughly Rectangular Ashlar



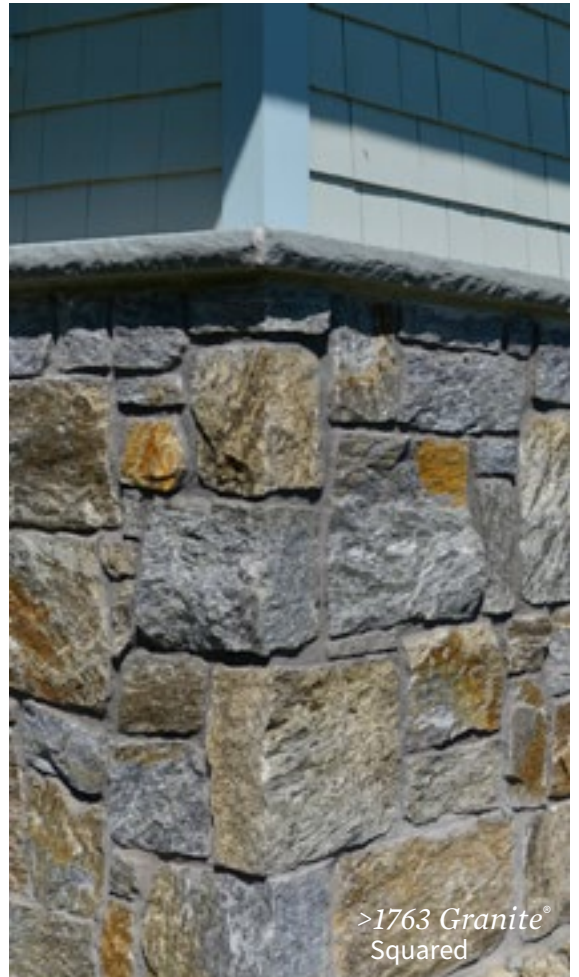
>Corinthian Granite®
Roughly Squared/ Roughly Rectangular Ashlar



>American Granite™
Ashlar



>1763 Granite®
Ashlar



>1763 Granite®
Squared

Mud Matters:

Aside from the cut and color of stone, the treatment of the “joints”, or spaces between the stones, will have the greatest impact on the overall finished appearance of your installation.

Factors to consider include joint width, joint style, and mortar color. Your Champlain Stone dealer and mason installer can provide additional insights as to what options and styles might work best in your particular situation and how each factor will impact the finished appearance, job schedule, and final cost.

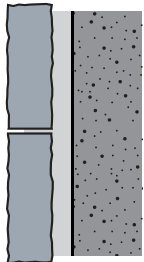
JOINT WIDTH

Joint width and consistency impact not only the overall finished appearance, but job schedule and cost as well. Generally speaking, a narrow joint (figure A) requires a much higher level of experience on the part of the installer to achieve the desired fit and consistency. A wider joint (figure B) is more forgiving and thus requires less time and effort “working” the stone. Image A features a very narrow (1/4”) joint with the mortar “raked” back to reveal the stone edges and partial depth. Image B features a wider joint (1”) with mortar filling the gaps flush with the stone surface.

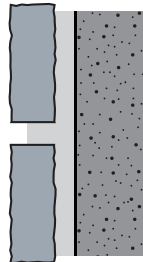


JOINT STYLES

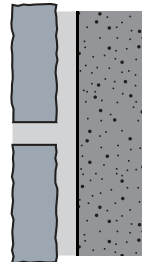
Note that naming conventions can vary by geographic region and/or masonry type (brick, block, stone, etc.)



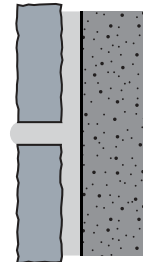
DRystack



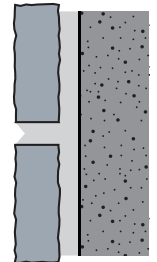
RAKED
(Recessed)



FLUSH



BEADED
(Rope, Grapevine, Ribbon)



V-JOINT

MORTAR COLOR



Pointing mortar can be purchased in stock colors or mixed with dye to produce a custom color or hue. The base color is typically a medium gray (left) which works well to highlight the color of the stone and blend with other design elements (siding, trim, etc.). When using dyes to produce a custom color, it's important to maintain the appropriate ratio of dye to mortar to ensure color consistency throughout the installation.

THIN VENEER INSTALLATION

These steps are a basic overview of the materials/processes necessary to install Champlain Stone thin veneer. They do not encompass all project conditions. Be sure to check and comply with all local building codes.

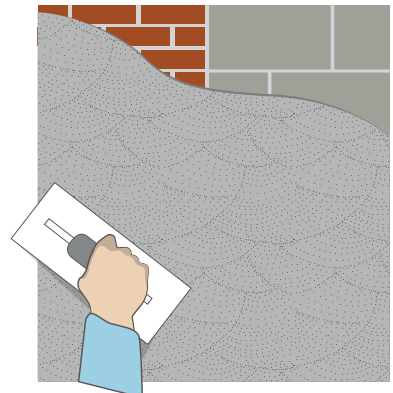
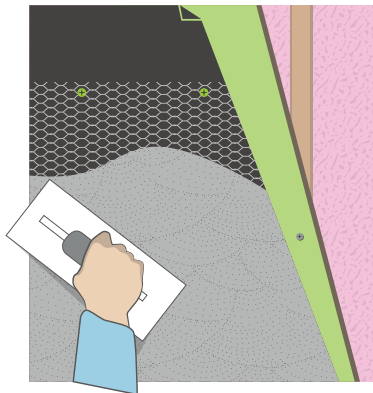
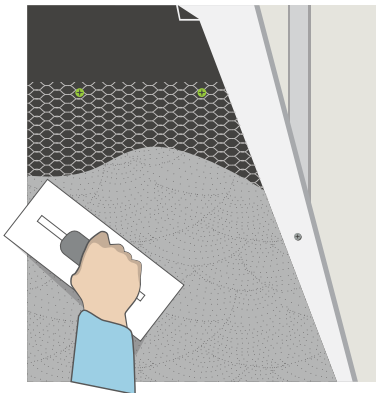
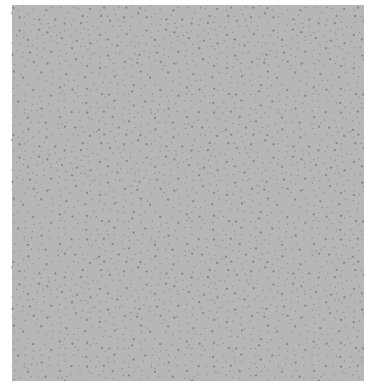
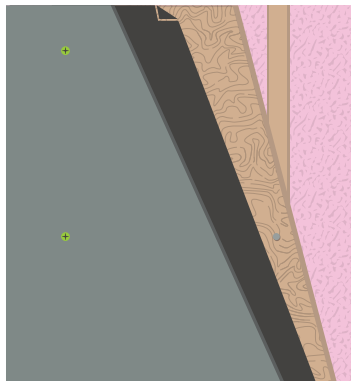
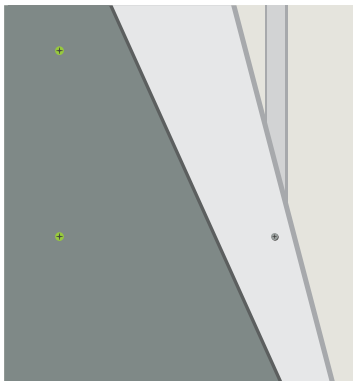


Be sure to follow all manufacturer's directions for mixing ratios and to work within the temperature ranges specified.

Step 1: Surface Preparation

Thin veneer stone can be installed over a variety of surfaces including brick, block, concrete, and framed structures (interior and exterior), without the need for special building shelves or foundations. Cement board or lath and scratchcoat can be used to create a suitable masonry surface over framed walls or other structures. All surfaces should be stable, dry, free of debris and any bond-breaking residue, and where necessary inclusive of a moisture barrier.

Type N or S mortar, fortified with an acrylic bonding agent, is recommended for base/scratch coats as well as setting the stones. Mortar may be shovel blended on site or purchased in a variety of ready-mix formulations (some offering performance guarantees.) Installer skill level, budget, and job size should all be considered when choosing which option is most appropriate for your application.



1. Interior Framed Wall - Cement Board

Cement board is applied directly over sheetrock using waferhead cement board screws anchored into wood or metal studs.

2. Interior Framed Wall - Lath & Scratchcoat

Galvanized wire lath is applied directly over sheetrock and felt vapor barrier using waferhead cement board screws anchored into wood or metal studs.

3. Exterior Framed Wall - Cement Board

Cement board is applied directly over sheathing and two layers of felt vapor barrier using waferhead cement board screws.

4. Exterior Framed Wall - Lath & Scratchcoat

Galvanized wire lath is applied directly over sheathing and felt vapor barrier using waferhead cement board screws anchored into wood or metal studs.

5. Poured Concrete Wall

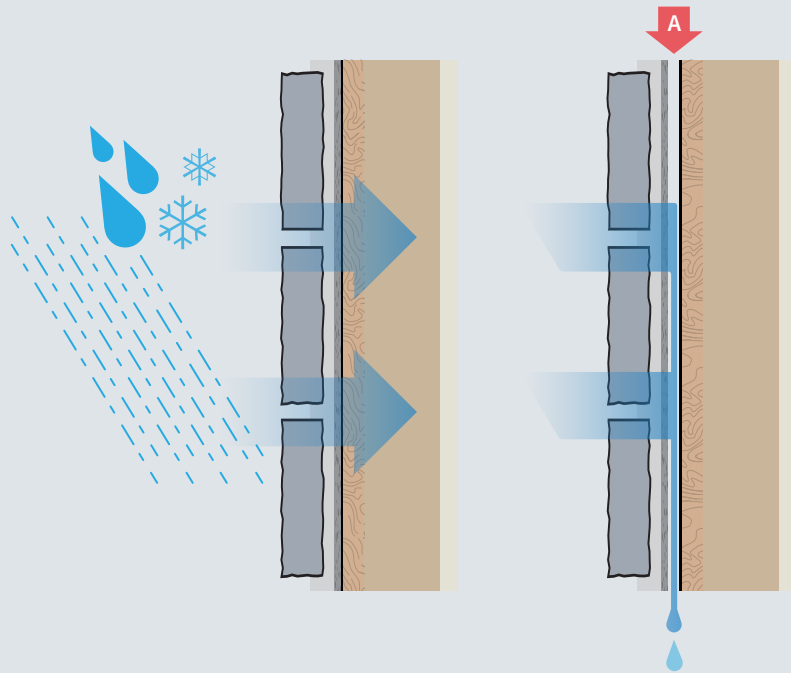
Thin veneer stones may be set directly provided the surface is clean, clear of loose debris, and free of any bond-breaking agents (i.e. form release oil).

6. Brick or Block Wall

Thin veneer stones may be set directly or, a scratch coat of mortar may be applied first to fill in the existing joints and any surface cracks or uneven areas.

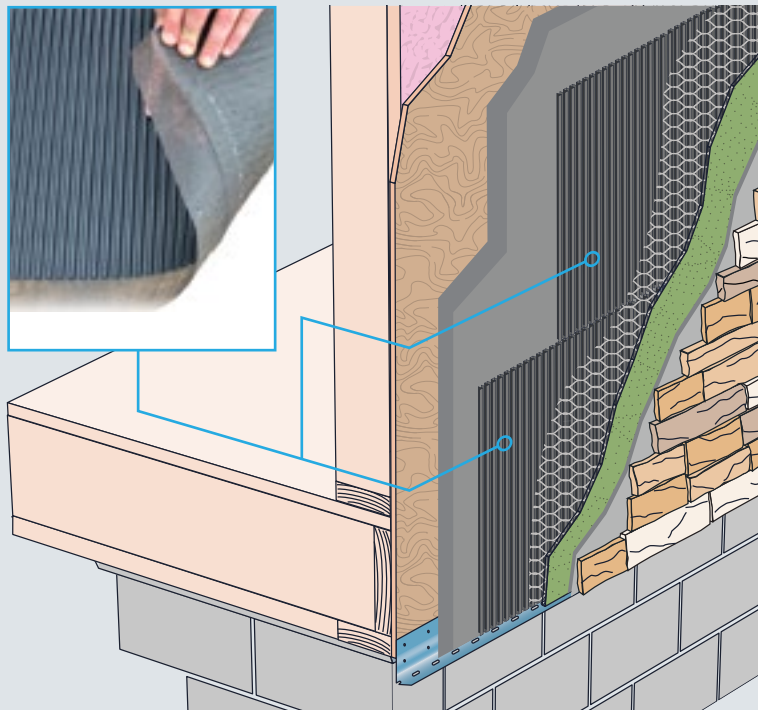
Moisture Management:

Some thin veneer applications may require additional considerations for moisture management due to climate factors or the location of the dew point within the wall structure. Wind-driven precipitation and condensation from temperature/humidity variations can cause moisture to permeate the building envelope and accumulate within the wall cavity. This moisture can cause a variety of problems including material decay or failure, mold, and efflorescence.



Drainage planes, sometimes referred to as **cavity weep systems**, address the accumulation of moisture within the wall by establishing gaps (air channels) between the masonry component and structural wall unit through which water is directed out (figure A).

There are a variety of commercial solutions available and we encourage thoughtful research to seek out the best solution for your given application and budget. These systems typically feature a filter fabric barrier (to impede the penetration of the veneer mortar into the air gap) mated to a series of vertical channels designed to create a standoff from the sheathing and allow air and moisture to flow through. There are varying approaches to the size and structure of the channels, material construction, and overall cost. Placement within the building envelope is consistent between the lath/setting mortar and the vapor retardant layers as shown.



Step 2: Cutting & Trimming



A convenient and efficient method for trimming thin veneer is through the use of a 4" angle grinder equipped with a diamond blade (remember to always wear hearing and eye protection).



Cuts made from the back (sawn) side at 1/2 depth will allow the stone to be "snapped" with a brick hammer along the cut line leaving a natural edge on the front side.



Cuts may also be made at a slight angle from the front (natural) side and then trimmed with a mason's chipper for more precise control of the final edge/joint appearance.



Step 3: Setting the Stones

After trimming, ensure that all stones are clean of any film or debris that could impede the mortar bond. Dampen the stone back slightly, and using a margin trowel, apply a thin coat of fortified type S or N mortar to the back of the stone. Spread additional mortar around the perimeter of the stone tapered slightly inward as shown. The idea is to apply sufficient mortar to completely fill the space behind the stone while still allowing for the mortar to spread outward as the stone is set.

Working from bottom to top, press the mortar covered back of the first stone against the prepared substrate sliding the unit slightly up and then down while maintaining even pressure into the desired final position. Pare the excess mortar spreading into the joints as necessary and take care to keep the joints between the stones consistent in width and depth and staggered both vertically and horizontally. At this stage, small dowels or wooden wedges are often used to hold the stones in place as the mortar cures.



Step 4: Finishing the Joints

After all of the stones have been set, apply pointing mortar to the joints using a grout bag/gun or pointing trowel. Work your way through the field, forcing the mortar into the joints and any voids that may exist. Joint treatments vary by region and individual preference. Be sure to take into account the joint mortar depth required by your specific job.

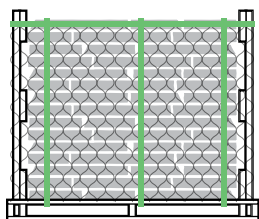
If excess mortar lands on the faces of the stone during the course of installation, allow it to dry slightly and then brush or sponge off any residue. When the mortar becomes firm to thumb print hardness (30 to 60 minutes depending on climate and temperature), trowel, rake, and/or brush to the desired finish and depth. Final touch up can be achieved with a small bristle brush or whisk broom.



Material Specifications

SAWN THIN VENEER	SIZE	FACING AREA	COVERAGE	PACKAGED WEIGHT
Mosaic	Thickness $\frac{3}{4}'' \pm$ to $1\frac{1}{4}'' \pm$	1/4 sq. ft. to $1\frac{1}{4}$ sq. ft.	150 sq. ft. dealer pallet 50 sq. ft. consumer pallet	2,100 to 2,600 lbs. \pm 700 to 850 lbs. \pm
Roughly Squared/ Roughly Rectangular	Thickness $\frac{3}{4}'' \pm$ to $1\frac{1}{4}'' \pm$	1/4 sq. ft. to $1\frac{1}{4}$ sq. ft.	150 sq. ft. dealer pallet 50 sq. ft. consumer pallet	2,100 to 2,600 lbs. \pm 700 to 850 lbs. \pm
Ashlar	Thickness $\frac{3}{4}'' \pm$ to $1\frac{1}{4}'' \pm$	Height $4'' \pm$ to $12'' \pm$ Length $6'' \pm$ to $20'' \pm$	150 sq. ft. dealer pallet 50 sq. ft. consumer pallet	2,100 to 2,600 lbs. \pm 700 to 850 lbs. \pm
Ledge Stone	Thickness $\frac{3}{4}'' \pm$ to $1\frac{1}{4}'' \pm$, Height $3'' \pm$ to $5'' \pm$ Length $8'' \pm$ to $12'' \pm$		150 sq. ft. dealer pallet 50 sq. ft. consumer pallet	2,100 to 2,600 lbs. \pm 700 to 850 lbs. \pm

Packaging

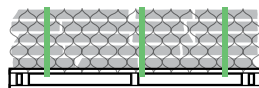


DEALER PALLET

42" x 42" x 30"

150 square feet of flats or
150 linear feet of corners

2,100 - 2,600 lbs. lbs. \pm



CONSUMER PALLET

42" x 42" x 10"

50 square feet of flats or
50 linear feet of corners

700 - 850 lbs. \pm

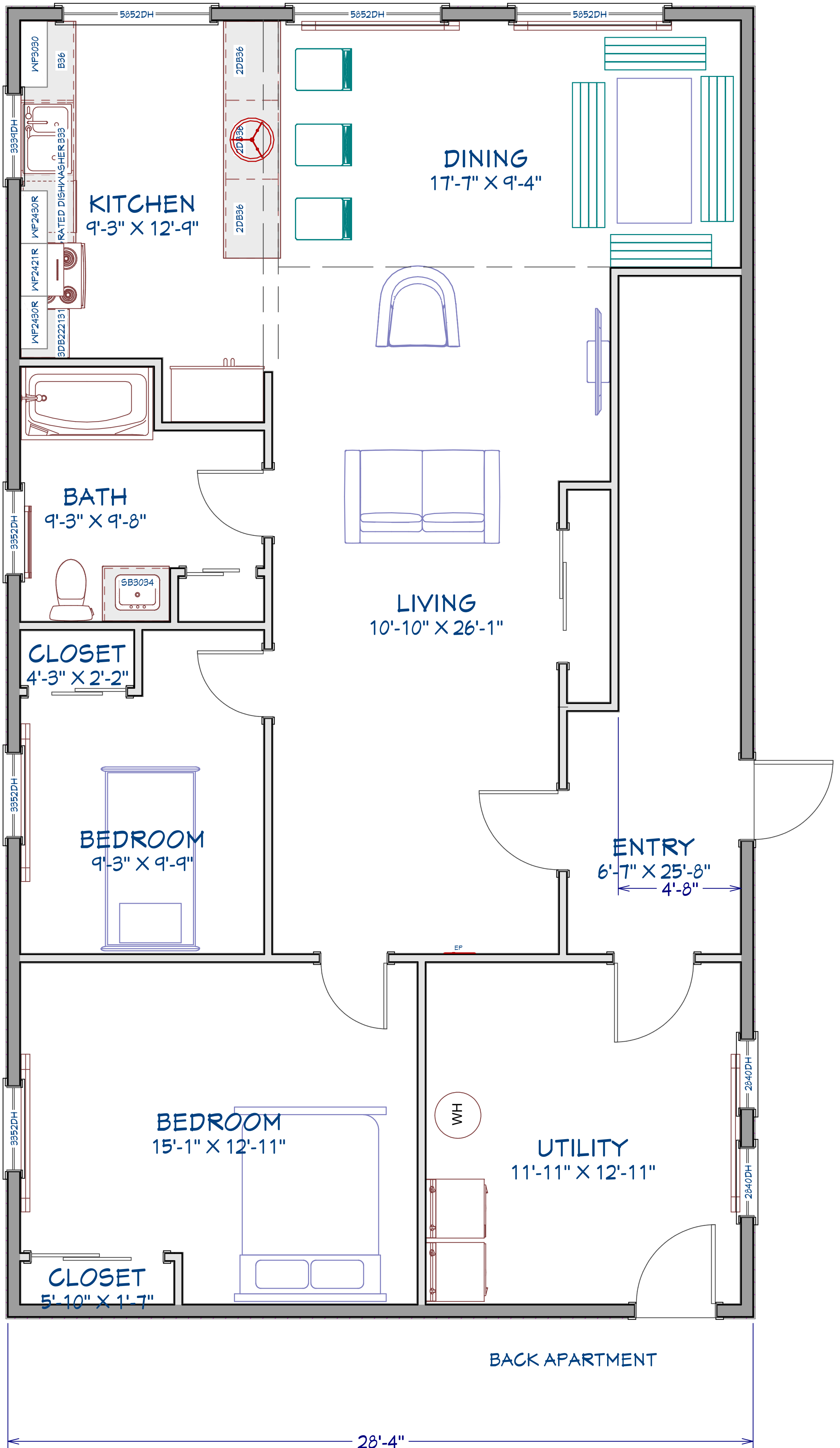


THIN VENEER



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PARK STREET



LIVING AREA
1409 SQ FT







