LEGEND

NEW HARRIE PLANK HZ5 SELECT
CEDAR MILL FIBER CEMENT LAP
SIDING SYSTEM WITH 8" EXPOSURE.

EXISTING FIBER CEMENT BOARDS
TO BE PREPPED AND PAINTED

NOTE: BUILDING ELEVATIONS ARE FOR
CLARIFICATION ONLY, TO SHOW LOCATIONS OF
NEW SIDING TO BE INSTALLED AND EXISTING
SIDING TO BE PAINTED. REFERENCE SCOPE
NOTES FOR ALL REQUIRED WORK ON SK-51-5 & 6.

MAINTAIN, SCRAPE, PREP AND PAINT
EXISTING PERIMETER CROWN MOLDING
BAND AND WINDOW DENTIL MOLDINGS
(TYPICAL FOR PERIMETER CROWN
MOLDING BAND AND WINDOW DENTIL
MOLDINGS).

MAINTAIN, SCRAPE, PREP AND PAINT
EXISTING CURVED DORMER
SOFFITS (TYPICAL).

MAINTAIN, SCRAPE, PREP AND PAINT
EXISTING DECORATIVE
SOFFITS (TYPICAL FOR ALL
SOFFITS).

2 1/2" EXP, 5/4 HARDIE TRIM
CORNERS (TYPICAL FOR ALL
CORNERS).

DETAIL "A"

REPOINT BROWNSTONE
BEHIND GUTTER LEADER
AT THIS AREA

SCRAPE, PREP AND PAINT DECORATIVE ENTRY
PORTICO, DOOR, PEDIMENT AND PILASTERS,
PROVIDE INSET ACCENT COLOR FOR PILASTERS

INSTALL 3 NEW FOOTINGS AND PIERS ALONG
EAST ELEVATION BENEATH EACH COLUMN.
INSTALL NEW COMPOSITE FASCIA BOARDS
AND NEW PRIVACY LATTICE - SEE SCOPE
NOTES FOR FULL DESCRIPTION OF WORK

NOTE: THIS WORK WILL BE PERFORMED BUT
FOR FUNDING PURPOSES, PROVIDE
SEPARATE COST ON BID PROPOSAL FORM.

NORTH ELEVATION
R.T.3.
LEGEND

- NEW HARDIE PLANK HZ5 SELECT
- CEDARMILL FIBER CEMENT LAP SIDING SYSTEM WITH 8" EXPOSURE.
- EXISTING FIBER CEMENT BOARDS TO BE PREPPED AND PAINTED

NOTE: BUILDING ELEVATIONS ARE FOR CLARIFICATION ONLY, TO SHOW LOCATIONS OF NEW SIDING TO BE INSTALLED AND EXISTING SIDING TO BE PAINTED. REFERENCE SCOPE NOTES FOR ALL REQUIRED WORK ON SK-51-5 & 6.

6" HARDIE/PLANK RAKE TRIM BOARD. MATCH SOUTH ADDITION TOWER IN EXPOSURE. COLOR SHALL BE ARCTIC WHITE

2 1/2" EXP. 514 HARDIE TRIM. CORNERS (TYP.)

INSTALL 3 NEW FOOTINGS AND PIERS ALONG EAST ELEVATION BELOW EACH COLUMN. INSTALL NEW COMPOSITE FASCIA BOARDS AND NEW PRIVACY LATTICE - SEE SCOPE NOTES FOR FULL DESCRIPTION OF WORK

(NOTE: THIS WORK WILL BE PERFORMED, BUT FOR FUNDING PURPOSES, PROVIDE SEPARATE COST ON BID PROPOSAL FORM)

SOUTH ELEVATION

R.T.S.

RE-RUTE & EXTEND GUTTER LEADER AWAY FROM BUILDING AT THIS LOCATION TO ELIMINATE EXISTING OVERFLOW CONDITION.

INSTALL NEW OVERSIZED 6" GUTTER WITH A 3"X4" DOWNSPOUT AROUND PERIMETER OF REAR ENTRY VESTIBULE (S-SIDES)

STAIRS AND DECKING TO REMAIN
LEGEND

NEW HARDIE PLANK HZ5 SELECT
CEDARMILL FIBER CEMENT LAP
SIDING SYSTEM WITH 8" EXPOSURE.

EXISTING FIBER CEMENT BOARDS
TO BE PREPARED AND PAINTED

NOTE: BUILDING ELEVATIONS ARE FOR
CLARIFICATION ONLY, TO SHOW LOCATIONS OF
NEW SIDING TO BE INSTALLED AND EXISTING
SIDING TO BE PAINTED. REFERENCE SCOPE
NOTES FOR ALL REQUIRED WORK ON SK-51-5 & 6.

6" HARDEEPLANK CEMENT BOARD
GABLE TRIM (TYPICAL FOR ALL
GABLE TRIM AND RAKE BOARDS),
MATCH SOUTH ADDITION TOWER
IN EXPOSURE. COLOR SHALL BE
ARCTIC WHITE

INSTALL 3 NEW FOOTINGS AND PIERS ALONG EAST ELEVATION BENEATH EACH COLUMN. INSTALL NEW
COMPOSITE FASCIA BOARDS AND NEW PRIVACY LATTICE - SEE SCOPE NOTES FOR FULL DESCRIPTION
OF WORK
(NOTE: THIS WORK WILL BE PERFORMED, BUT FOR FUNDING PURPOSES, PROVIDE SEPARATE COST ON
BID PROPOSAL FORM.

EAST ELEVATION
N.T.S.
LEGEND

NEW HARDIE PLANK HZS SELECT
CEDARMILL FIBER CEMENT LAP
SIDING SYSTEM WITH 8" EXPOSURE.

EXISTING FIBER CEMENT BOARDS TO BE PREPPED AND PAINTED

NOTE: BUILDING ELEVATIONS ARE FOR CLARIFICATION ONLY, TO SHOW LOCATIONS OF NEW SIDING TO BE INSTALLED AND EXISTING SIDING TO BE PAINTED. REFERENCE SCOPE NOTES FOR ALL REQUIRED WORK ON SK-51-5 & 6.

2 1/2" EXP. 5/4 HARDIE TRIM CORNERS (TYP.)

WEST ELEVATION

REPAIR DAMAGED SOFFIT, WRAP CROWN MOLDING & VERTICAL FASCIA WITH BENT BREAK METAL AT THIS AREA ONLY. SCRAPS PREP AND PAINT DECORATIVE BRACKETS AND SOFFIT NOT WRAPPED.
GENERAL

1. This is an administrative building that will be occupied for the duration of the project, Contractor is responsible to coordinate schedule, provide assistance, maintain and post appropriate signage. Contractor shall move, cover, protect and clean as required as per contract within the work area. Contractor shall be responsible for site cleanliness.

2. Upon completion of all specified work, the Contractor shall thoroughly clean the entire work area. Cleaning shall also include the exterior of all windows.

3. The Contractor shall contact the responsible authority to provide advance notice of the total number of loaders, trucks, or other vehicles that will be on site at any one time.

4. The Contractor shall ensure the safety of all persons working on or near the project site.

LEAD SAFE WORK REQUIREMENTS / HAZARDOUS MATERIAL COORDINATION

1. Contractors must submit a copy of their Phase I certified renovation documentation as required by the EPA. Reporting, repair and painting (RPP) rule. The documentation must be submitted with the BD proposal form.

2. All materials are to be treated as positive for lead containing paint due to the construction of the building prior to 1978 unless otherwise noted. Federal, State, local and OSHA requirements are to be strictly adhered to for all lead removal. Contractor shall supply lead waste in all plastic and dispose of in owner supplied lead dumpster. Owner shall dispose of lead waste.

3. Adjacent buildings are occupied with children under 6 years old. In addition to EPA regulations, repair and painting regulations, the Contractor shall adhere to and comply with the U.S. Department of housing and urban development (HUD) lead safe housing rule for home housing under HUD. Reference: EPA / HUD requirements at: r/https://www.epa.gov/hazardous-waste.

4. All work shall be performed in accordance with the U.S. environmental protection agency (EPA) RRP requirements. All contractor personnel working on the project shall be certified by the EPA for lead based paint activities. Adjacent residences are occupied by private home owners.

5. Contractor shall provide current blood test results for all employees working on Wesleyan properties. Before the start of any work, blood test results shall be provided within 2 weeks upon completion of the project, as required by federal regulations. Contractor could request lead testing with their annual physical exam. Results of the test would be acceptable if performed 30 days prior to the start of work.

6. Contractor shall separate lead and non-lead materials for proper disposal.  Separate lead based materials in the owner’s lead dumpster in compliance with EPA, OSHA, and Wesleyan University’s lead based paint requirements. All non-lead materials shall be disposed of in the contractors supplied dumpster.

SALVAGE, PROTECT, CLEAN & REINSTALL (UNLESS OTHERWISE NOTED)

1. The following items shall remain in place and are not to be damaged, removed, or cleaned:

2. Exterior light fixtures

3. Composite porch railings

4. Antenna for radio master box

5. House number placard and mounted signage

EXTERIOR SIDING REMOVAL / FIBER CEMENT SIDING INSTALLATION

1. **Hardieplank** (applied installation instructions as provided by the manufacturer are a part of this contract and all installation methods and requirements shall be adhered to - reference Hardieplank (H2) lap siding installation requirements, 4 pages dated 09-16).

2. Reference photo sheet P5-14 for existing substrate condition identification.

3. Remove, clean, and reinstall gutters and leaders to complete the existing installation, except at south side entry vestibule where new 8" gutter with 3"x4" downspout is noted to be installed (5 sides).

4. Provide new mounting hardware and straps as required prior to 10 reinstalling existing gutters, provide new sections or transition pieces as required. Add all installation penetrations for a water tight installation, prepa and paint existing gutter leaders to match house siding color.

5. TE gutter leaders into existing underground drainage piping, provide all required transition pieces.

6. Remove exterior wood shake siding at the locations noted on the elevations. Maintain horizontal siding at the new south side addition.

7. Remove decking boards adjacent to accessible ramp to remove existing siding and to install new siding system, reinstall decking boards upon completion of the work. Address framing in this location for reinstallation of decking material (east elevation - reference photo sheet P1-13).

8. Remove and reinstall existing wall mounted electrical conduit, sensors and wiring to satellite dish. The work shall be performed by a licensed electrician. (east elevation - reference photo sheet P1-14).

9. Remove and reinstall existing fire sprinkler system bell at east elevation to complete the work. The work shall be performed by a licensed electrician. Coordinate fire alarm system shut down with owner and city of Middletown.

10. Remove propane tank anchors fastened to wood siding (east elevation - reference photo sheet P1-14).

11. Replace new siding system using fire Sprinkler drain discharge pipe (east elevation - reference photo sheet P5-16).

12. Replace new siding system using fire Sprinkler drain discharge pipe (east elevation - reference photo sheet P1-14).

13. **Temporary removal electrical meter and exterior mounted vertical weatherhead power feed to meter to install new siding.** This work shall be performed by a licensed electrician (west elevation - reference photo sheet P5-11).

14. **Temporary remove radio masterbox antenna to install new siding.** Radio masterbox must be kept operational at all times. Coordinate with owner, electrician and city of Middletown fire alarm division (west elevation - reference photo sheet P5-11).

15. Temporary remove and rearrange unit disconnect switches to complete the work. Conduits and units shall remain operational at all times, maintain condensates in place, this work shall be performed by a licensed electrician (west elevation - reference photo sheet P5-11).

16. Replace all exterior exhaust vent covers with new vents. Provide new trim plagues, coordinate with new siding installation, properly flash and seal around all new trim plagues and vents installed (west elevation - reference photo sheet P5-14 8.5 east elevation - reference photo sheet P5-14).

17. Remove and install wall mounted probes, data, cable boxes and house mounted wiring. This work shall be performed by a licensed electrician (west elevation - reference photo sheet P5-14 8.5).

18. Prep existing substrate, ensure substrate is acceptable to prior installation of new hardie plank siding system, perform

19. Maintain all wood perimeter window trim, scrape, prep and paint.

20. Remove shutter pins and wood storm hoods at all window trim locations. Fill all nail / screw holes prior to painting trim.

21. Maintain all decorative wood moldings, trim, crown molding, dentil molding, corinse soffit brackets, sofit fascia, horizontal crown molding between 1st and 2nd floor, etc. To maintain the look of the building.

22. Install new flashing to cap crown molding between 1st and 2nd floor and above all windows prior to installing new siding. Maintain architectural features with jobs outs.

23. Repair damaged soffit at west elevation, reference sk5-1 for location and P5-14 for existing condition photo. Wrap crown moldings and vertical fascia with bent breal metal. Scrap prep and paint decorative brackets and soffit not wrapped.

24. Install hardie wrap weather barrier at all locations noted to receive new siding, seal all seams with hardie wrap seal tape, weather barrier shall be installed per all required manufacturer specifications...

25. Provide all starter strips.

26. Install new hardie pro & flex flashing at all locations specified by manufacturer’s installation requirements. Contractor shall perform shop drawing for approval - identifying all areas needing flashing, provide new hardie planks and select cement fiber cement lap siding with 8" exposure. Provide new mounting hardware and straps as required prior to installing next course of lap siding.

27. Provide new hardie trim boards all cut outside and inside corners, outside corner board dimension shall be 54 x 25 wide (typ) with equal exposure on both elevations (see detail “a” in sheet sk5-1).

28. All siding and trim shall be factory finished with hardie colorplus technology, siding color and 2 1/2 inch corner trim color shall be determined, hardieplank arctic white.

29. The intent is for the new siding and trim to match the existing hardie plank siding and trim installed at the new south side addition.

30. Provide hardie specified fasteners for all new siding and trim being installed.

31. Provide color matched osi quad sealant at all sealant locations.

32. Use only manufacturer’s specialized formulated touch up kit to match colorplus technology gray system to all exposed edges and for any touch up required.

33. Cut edges shall be painted prior to installation.

34. Provide hardie plagues for exterior water spigot and all exterior fixtures mounted to siding.

35. Upon completion of the siding installation, siding shall be washed to remove all dust.

BROWNSTONE REPOINTING

1. Report brownstone foundation beneath downspout at north elevation (reference sk5-1 for location and photo sheet P5-14 for existing condition photo).

2. Remove brownstone from beneath downspout at north elevation (reference sk5-1 for location and photo sheet P5-14 for existing condition photo).
EAST PORCH REPAIRS

1. THE WORK WILL BE PERFORMED, BUT FOR FUNDING PURPOSES, PROVIDE SEPARATE COST ON BID PROPOSAL FORM

2. REFERENCE PHOTO SHEETS PL-14 & 15 FOR EXISTING PORCH FRAMING CONSTRUCTION.

3. MAINTAIN EXISTING CEIL DOORS, DECKING, PORCH CEILING & ROOF.

4. REMOVE ALL EXISTING PORCH FASCIA BOARDS, LATTICE AND VERTICAL SHAKES BELOW THE EXISTING FLOOR DECKING.

5. SHORE EXISTING PORCH ROOF FOR TEMPORARY SUPPORT.

6. REMOVE EXISTING SUPPORT POSTS FROM THE UNDERSIDE OF THE DECK TO THE EXISTING SUPPORT FOOTINGS (TOTAL OF 3)

7. REMOVE AND REINSTALL EXISTING COMPOSITE RAILINGS TO COMPLETE THE NEW SIDING INSTALLATION.

8. REMOVE EXISTING SUPPORT FOOTINGS (TOTAL OF 3) BELOW EXISTING COLUMN.

9. INSTALL NEW 10’ DIAMETER CONCRETE SUPPORT FOOTING(s) BELOW EXISTING COLUMN (TOTAL OF 3).

10. INSTALL NEW 5’ X 5’ PRESSURE TREATED POSTS TO SUPPORT EXISTING COLUMNS. PROVIDE ALL REQUIRED CARPENTRY WORK AND CODE REQUIRED SIMPSON STRONG TIES TO MAKE ALL STRUCTURAL CONNECTIONS FROM THE NEW FOOTINGS TO EXISTING BEAMS.

11. INSTALL NEW 8” COMPOSITE FASCIA BOARDS FROM THE UNDERSIDE OF THE DECK TO THE FINISH GRADE (SEE ELEVATION FOR CLARIFICATION).

12. INSTALL NEW 1” COMPOSITE PRIVACY LATTICE.

13. INSTALL NEW COMPOSITE DECKING BOARDS IF DAMAGED DURING THE WORK, TO MATCH EXISTING.

14. LOAD GRADE, RAKE AND SEED DISTURBED AREAS, APPLY STRAIN OVER NEWLY PLANTED AREA AND WATER UNTIL GRASS IS ESTABLISHED.

EXTERIOR PAINTING

1. EXTERIOR PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO THE SOUTH SIDE ADDION HARBOR PLANK HORIZONTAL SIDING AND TRIM. PAINTING SHALL ALSO INCLUDE EDGES AND TOUCH UP TO NEW HARBOR PLANK SIDING AND TRIM INSTALLED DECORATIVE TRIM CORNICE, BRACKETS, RAKE BOARDS, SOFFITS, CROWN MOLDING, EXTERIOR DOORS, CONDUIT, WIRING, TYPING, GUTTER LEADERS, BASEMENT WINDOWS MUNITIONS, SASHES & FRAMES, PORCH CEILING, RAILINGS AND ALL OTHER EXTERIOR PAINTABLE SURFACES.

2. COLOR SCHEDULE: ALL PAINT TO BE SHERWIN WILLIAMS EMERALD UNLESS OTHERWISE NOTED

- SOUTH SIDE ADDITION: HARBOR PLANK, HORIZONTAL SIDING AND TRIM; MATCH NEW HARBOR PLANK SIDING
- EXTERIOR DOORS: MATCH B4 COTTAGE RED
- EXTERIOR WINDOW TRIM & SILLS: MATCH B4 COTTAGE RED
- SOFFITS, SOFFIT BRACKETS, CROWN MOLDING, CURVED DORMERS (NORTH ELEVATION), CURVED ENTRY PEDIMENT AND PLASTERS AND PERIMETER DOOR TRIM (NORTH ELEVATION), WEST ENTRY PEDIMENT AND DOOR JAMBS, WEST ELEVATION 1ST FLOOR WINDOW PANELS, HORIZONTAL CROWN MOLDING BETWEEN 1ST AND 2ND FLOOR, DENTIL MOLDING AT WINDOW HEADS, DECORATIVE FAN ABOVE WEST ENTRY DOOR, HARBOR PLANK RAKE BOARDS AT ADDITION, DORMER, BARGE ENDS, AND DORMER CROWN & SOFFITS; MATCH ARCTIC WHITE.
- EAST SIDE PORCH CEILING: SHERWIN WILLIAMS 6477 - BLUE HORIZON
- GUTTER LEADERS: MATCH SIDING COLOR
- METAL RAILINGS - FRONT STEPS AND ACCESSIBLE RAMPS: SHERWIN WILLIAMS KENNEDON AND SHADER, PAINT BLACK
- BASEMENT WINDOW SASHES, FRAMES & MUNITIONS: TUDOR BROWN

ELECTRICAL

1. REFERENCE EXTERIOR SIDING REMOVAL / FIBER CEMENT SIDING INSTALLATION SCOPE FOR A COMPLETE DESCRIPTION OF WORK AND ELECTRICAL REQUIREMENTS.

2. ALL ELECTRICAL CONNECTIONS SHALL BE CODE COMPLIANT AND PERFORMED BY A LICENSED ELECTRICIAN. THIS WORK SHALL NOT BE PERFORMED BY THE SIDING INSTALLER / PAINTING CONTRACTOR.

3. REMOVE/REINSTALL ALL EXISTING LIGHT FIXTURES/RADIO MASTER BOX, METER, SURFACE MOUNTED CONDUIT ETC., (COORDINATE WITH OWNER OF MIDDLETON FIRE DEPARTMENT).

4. REMOVE AND REINSTALL EXTERIOR MOUNTED ELECTRICAL ITEMS REQUIRED FOR THE SIDING / PAINTING CONTRACTOR TO COMPLETE THEIR WORK. REINSTALL ALL ITEMS DISCONNECTED UPON COMPLETION OF THE WORK.