MIDDLETOWN, CT 06459

PH. (860) 685-3748  FAX (860) 685-3754

170 LONG LANE

VINYL SIDING / WINDOW REPLACEMENT

10-18-2016

1ST FLOOR PLAN

- Common Room
- Bedroom #5
- Kitchen
- Bath

2ND FLOOR PLAN

- Bedroom #1
- Bedroom #2
- Bedroom #4
- Bedroom #3
- Bath
- Attic

PROPOSED FRONT PORCH MODIFICATIONS

- New Composite Stairs
- New Composite Railing System (Typ.)
- Note: Reference front porch scope notes for a complete description of work

- New column to match existing (provide new 10" dia. footing & 6x6 pt post)
- New composite column (provide new 10" dia. footing & 6x6 pt post)
- Existing relocated column (provide new 10" dia. footing & 6x6 pt post)

- Verify column layout in field with owner

- Rear Porch
- Common Room
- Bedroom #6

- Front Porch
- Bedroom #1

- Replace existing stair (refer to scope notes)

LEGEND

- Grid between glass configuration
- Obscure glass
- Fixed window - tempered glass
- Basement awning
- To be removed

M A I N T A I N E X I S T I N G REAR PORCH AND STAIRS. REPLACE POSTS AND RAILINGS (REFER TO SCOPE NOTES).


NEW COLUMN TO MATCH EXISTING (PROVIDE NEW 10" DIA. FOOTING & 6X6 PT POST)
NEW Composite Stairs
NEW Composite RAILING SYSTEM (Typ.)

NOTE: REFERENCE FRONT PORCH SCOPE NOTES FOR A COMPLETE DESCRIPTION OF WORK

COLUMNS TO BE RELOCATED

COLUMN TO BE RELOCATED

REPLACE EXISTING STAIR (REFER TO SCOPE NOTES)

VERIFIED COLUMN LAYOUT IN FIELD WITH OWNER

REPLACE EXISTING STAIR (REFER TO SCOPE NOTES AND PROPOSED MODIFICATION PLAN)

MAINTAIN EXISTING FRONT PORCH - MODIFY AS NOTED (REFER TO SCOPE NOTES AND PROPOSED MODIFICATION PLAN)
GENERAL

1. ALL WOODFRAME HOUSES ARE FULLY FURNISHED. CONTRACTOR SHALL MOVE, COVER, PROTECT AND CLEAN ALL FURNISHINGS.
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LEAD SAFE WORK REQUIREMENTS / HAZARDOUS MATERIAL COORDINATION

5. CONTRACTORS MUST SUBMIT A COPY OF THEIR FIRM’S CERTIFIED RENOVATION DOCUMENTATION AS REQUIRED BY THE EPA RENOVATION, REPAIR AND PAINTING (RRP) RULE. THIS DOCUMENTATION MUST BE SUBMITTED WITH THE BID PROPOSAL FORM.
6. ALL PAINTED SURFACES ARE TO BE TREATED AS POSITIVE FOR LEAD CONTAINING PAINT DUE TO THE CONSTRUCTION OF THE BUILDING PRIOR TO 1978 UNLESS OTHERWISE NOTED. ALL PAINTED SURFACES ARE TO BE TREATED AS POSITIVE FOR LEAD CONTAINING PAINT DUE TO THE CONSTRUCTION OF THE BUILDING PRIOR TO 1978 UNLESS OTHERWISE NOTED. ALL PAINTED SURFACES ARE TO BE TREATED AS POSITIVE FOR LEAD CONTAINING PAINT DUE TO THE CONSTRUCTION OF THE BUILDING PRIOR TO 1978 UNLESS OTHERWISE NOTED.
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FRONT PORCH REPAIRS

1. REMOVE EXISTING WOOD RAILINGS AND SUPPORT POSTS DOWN TO EXISTING FOOTINGS.
2. REPAIR AND REPLACE 42" HIGH STAIR RAILINGS AT FRONT PORCH. PROVIDE INTERMEDIATE HANDRAILS TO REPLACE THE LOST HANDRAIL.
3. PROVIDE 42" HIGH STAIR RAILINGS AT FRONT PORCH. PROVIDE INTERMEDIATE HANDRAILS.
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10. PROVIDE 42" HIGH STAIR RAILINGS AT FRONT PORCH. PROVIDE INTERMEDIATE HANDRAILS.

REAR PORCH REPAIRS

1. COMPLETE REPAIR OF NEW GUTTER AND GUTTER LEADERS AS REQUIRED.
2. INSTALL NEW GUTTER AND GUTTER LEADERS AT REAR PORCH DECK.
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10. INSTALL NEW GUTTER AND GUTTER LEADERS AT REAR PORCH DECK.
1. REMOVE EXISTING WINDOWS AT ALL LOCATIONS WHERE NEW WINDOWS ARE BEING INSTALLED (SEE PLANS FOR LOCATIONS). VERIFY WINDOW COUNT WITH OWNER.
2. REMOVE OLD STORM WINDOW HARDWARE AND SHUTTER HARDWARE MOUNTED TO WINDOW TRIM, WOOD PATCH PENETRATIONS.
3. REMOVE RECYCLABLE MATERIALS, SCREENS, SASH WEIGHTS AND STEEL BASEMENT WINDOWS AND DELIVER FOR RECYCLING CREDIT TO BE PLACED ON OWNERS ACCOUNT - ATTN: ROSEANN. PROVIDE JOB LOCATION SO OWNER CAN TRACK FOR SUSTAINABILITY AND POLICY REQUIREMENTS.
4. INSTALL NEW HARVEY CLASSIC ENERGY STAR DOUBLE HUNG WINDOWS, MATHIESHS BROTHERS CLARA STARRETT ENERGY STAR CLASS 4 GLAZING, OR APPROVED EQUAL.
5. CONFIGURATION SHALL BE AS NOTED ON THE FLOOR PLANS AND VERIFIED IN THE FIELD. COLOR SHALL BE WHITE.
6. APPLY SEALANT TO HEAD AND JAMBS OF EXISTING SASH STOPS AND THEN INSTALL NEW WINDOWS.
7. PROVIDE NEW PERIMETER WOOD FRAMING.
8. DO NOT PAINT COMPOSITE DECKING AND COMPOSITE FASCIA BOARDS AT FRONT AND REAR PORCHES.
9. FILL VOIDS BETWEEN OLD AND NEW WITH GREAT STUFF WINDOW & DOOR INSULATING FOAM SEALANT.
10. OWNER SHALL OBSERVE THE PROCESS OF INSTALLATION FOR APPROVAL AS A BASELINE FOR ALL WINDOWS BEING INSTALLED.
11. OWNER MUST NOT PERMIT THE INSTALLATION OF ANY MATERIAL UNLESS IT IS PRE-APPROVED IN WRITING BY CONSTRUCTION SERVICES.
12. WRAP ALL EXTERIOR TRIM WITH PRE-FINISHED BREAKMETAL. BREAKMETAL WRAP SHALL BE BENT AND TURNED INTO NEW SIDING TO CREATE A WATER TIGHT INSTALLATION. COLOR SHALL BE WHITE.
13. INSTALL AZEK EXTERIOR PERIMETER STOP AT BASEMENT WINDOW INSTALLATION.
14. INSTALL NEW EXTERIOR CEILING MOUNTED LIGHT FIXTURE AT REAR PORCH - ONE (1) REQUIRED.
15. REMOVE AND REINSTALL EXTERIOR MOUNTED ELECTRICAL ITEMS AND XFINITY BOXES AND CABLES AS REQUIRED FOR THE SIDING / PAINTING CONTRACTOR TO COMPLETE THEIR WORK. RESECURE / RE-INSTALL ALL ITEMS DISCONNECTED UPON COMPLETION OF THE WORK.
16. INSTALL BASEMENT SECURITY BARS: KEMBOND PRIMER AND SHURCRYL PAINT; COLOR TO MATCH BM FRONT / REAR PORCH BOX BEAM: WHITE
17. INSTALL EXTERIOR BUILDING MOUNTED LED ENTRY LIGHTING AT NORTH ENTRY - ONE (1) REQUIRED.
18. INSTALL NEW DOOR BELL AT NORTH ENTRANCE - ENSURE PROPER FUNCTION.
19. PROVIDE ALTERNATE COSTS FOR TRIPLE GLAZED WINDOWS ON BID PROPOSAL FORM WITH <= 0.19 NU.
20. REMOVE OLD STORM WINDOW HARDWARE AND SHUTTER HARDWARE MOUNTED TO WINDOW TRIM, WOOD PATCH PENETRATIONS.
21. INSTALL NEW AWNING WINDOWS IN BASEMENT OPENINGS AS SHOWN.
22. PROVIDE NEW PERIMETER WOOD FRAMING.
23. VINYL HOPPER REPLACEMENT WINDOWS SHALL BE SAME MANUFACTURER.
24. COLOR/HARDWARE SHALL BE WHITE.
25. GLASS SHALL BE TEMPERED, LOW E2, ENERGY STAR.
26. WRAP ALL EXTERIOR TRIM WITH PRE-FINISHED BREAKMETAL. COLOR TO BE WHITE.
27. CAULK, INTERIOR AND EXTERIOR PERIMETER AND INSULATE FOR A WEATHERTIGHT INSTALLATION.
28. REINSTALL BASEMENT WINDOW UPHOLSTERY UPON COMPLETION OF NEW BASEMENT WINDOWS. PREP AND PAINT BARS WITH SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - TUDOR BROWN.

**BASEMENT WINDOW INSTALLATION**

1. REPLACE EXISTING BASEMENT WINDOWS AND EXISTING FRAMING TO ACCEPT NEW AWinING WINDOWS.
2. REMOVE EXISTING SECURITY BARS AS REQUIRED TO INSTALL NEW BASEMENT WINDOWS.
3. INSTALL NEW AWNING WINDOWS IN BASEMENT OPENINGS AS SHOWN.
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**CHIMNEY REPOINTING / REPAIRS**

1. REPOINT EXISTING CHIMNEY. GRIND OUT EXISTING LOOSE AND DETERIORATED MORTAR AND REPLACE WITH NEW TYPE N MORTAR.
2. REMOVE EXISTING BLUESTONE CHIMNEY CAP, REMOUNT AND REPOINT CHIMNEY CAP SUPPORT BRICK. PROVIDE NEW CHIMNEY CAP SUPPORT BRICK. NEW BRICK SHALL MATCH EXISTING.
3. PROVIDE NEW BLUESTONE CHIMNEY CAP UPON COMPLETION OF REPOINTING WORK.
4. REMOVE ALL EXISTING CHIMNEY ROOF FLASHING. REMOVE EXISTING ASPHALT SHINGLES AROUND CHIMNEY TO ALLOW FOR FLASHING REMOVAL.
5. INSTALL NEW LEAD COATED COPPER FLASHING. SAWCUT NEW FLASHING INTO EXISTING CHIMNEY MORTAR JOINTS AND PROPERLY SEAL JOINT. INSTALL NEW ASPHALT SHINGLES AROUND CHIMNEY TO REPLACE SHINGLES REMOVED. NEW SHINGLES SHALL MATCH EXISTING.
6. PROVIDE A WEATHERTIGHT INSTALLATION.