PORCH REPAIR SCOPE OF WORK:

Issued Drawings

Location Plan
G-01  General Notes
G-02  Stair Details
H-52  Home Ave Porch Renovation
H-60  Home Ave Porch Renovation
H-146 / 350  High Street Porch Renovation
K-122 Knowles  Knowles Ave Porch Renovation
L-34  Lawn Ave High Street Porch Renovation
L-96  Lawn Ave High Street Porch Renovation
M-1  Miscellaneous
P-63  Pearl Street
202 Washington Street
250 Court Street
258 Court Street

Additional Notes

1. Framing: All deck framing shall be 2x10 P.T. @ 12” O.C.
2. All joist framing shall be at 12” O.C.
3. All joist framing shall use joists hangers with Simpson screws. All 4x4 post shall be solid blocked and use Simpson screws. Deck fasteners shall be per Azek Deck’s requirements. Nails will not be acceptable.
4. All exposed P.T. framing shall be concealed with Azek trim boards. All lattice shall be composite besides 202 Washington St, 250 Court St, and 258 Court St. porches which are part of the DRPB zone.
5. Contractor will be responsible for providing their own electrician for any work around wired items e.g. porch lights.
6. All new composite columns shall be prepped, primed, and painted white.
8. Ledger board shall confirm to the 2012 Prescriptive Residential Wood Deck Construction Guide. Metal counter flashing shall be provided over all ledger boards with vertical legs underneath siding.
9. Contractor responsible for protecting the project site grounds and shall leave site in the condition it was in prior to construction.
10. Contractor responsible for all equipment including ladders, lifts, and scaffolding to preform work.
11. Contractor responsible for all shoring of existing structures as required to perform work.
12. 202 Washington St, 250 Court St, and 258 Court St. porches shall have all natural wood finish elements primed and painted to match existing. Contractor shall have existing scanned for color matching finishes.
13. Contractor shall use Abatron liquidwood A & B two part consolidant and WoodEpox or equal two part restoration products on all existing wood to be joined with new.
14. Contractor shall seal all new column joints with Dow Corning 795 Silicone – color to match finish color.
15. Contractor shall include 24” deep x width of stair concrete pad for all new stair assemblies and anchor and fasten new stringers to new pad.
16. 6x6 P.T. post supports below floor framing shall be typical, unless noted otherwise.
CUSTOM PORCH REPLACEMENT - MODIFICATIONS TO EXISTING DESIGN

35. Prior to the start of demolition, measure existing porch. New porch shall be constructed to the same overall dimensions as the old porch and all new porch footings, framing, rails, treads and risers shall be constructed as required to meet all applicable building codes. Review porch design with owner prior to the start of work.

36. New porch design shall be simplified based upon new structural composite columns and a new composite railing system (see below). Do not replicate existing kneewall and multiple column system.

37. Shore existing porch roof as required to replace porch. Maintain existing porch roof.

38. Demolish existing columns, knee walls, rails, ballusters, decking, steps, lattice, fascia boards and all associated framing & footings.

39. Provide new footings to support the new framing and porch deck/columns.

40. Install new pressure treated framing, composite decorative structural columns, composite decking, AZEK fascia boards, stair risers and composite 1” square privacy lattice.

41. Provide three 8” diameter smooth tapered structural columns to support the porch roof.

42. Stair width shall match previous stair width. See sketch A-1 for stair and porch standard material construction details. Provide shop drawings for approval prior to the start of work.

43. Install new certified solid panorama composite railing system and stair railings - Balluster Style, Square.

44. Install new vinyl, beadboard ceiling at front porch. Prepare wood box beams to accept new column supports. Prepare include new fascia boards at box beams to replace existing delineating fascia boards. Wrap box beams once repairs are complete.

45. Load, grade and seed around newly installed porch and stair.

EXTERIOR SIDING:

46. Flashings - install additional flashing a minimum of 10” high on all roof to walls transitions, and at all other flashing areas - typical for all flashing locations.

47. Maintain lock of all decorative details. Provide all trimboards, traditional corners, specialty trim, transition panels, gable trim, 1” privacy lattice, beadboard, water outlet trim, exterior vents, vinyl skirt, exhaust covers, vinyl soffits, etc. for a complete siding system installation.

48. Provide certified solid pressure treated brace 2” invisible vented vinyl soffits.

49. Porch ceilings - provide certified solid board 2’ boardboard ceiling at front porch.

50. Band Board - INSTALL / F & B band board starter columns around perimeter of base of house and around perimeter beneath soffit to maintain the look of existing trim boards.

51. Decorative trim wrap - wrap all decorative wood fascia boards beneath dentil crown molding, beneath soffits and at gable ends with trim coil - color shall be white.

52. Window and door trim wrap shall be flat to match existing window trim.

53. Reinstall existing gutters - remove, clean and re-install gutters and leaders to complete the siding inspection. Provide new mounting hardware as required prior to reinstallation. Call all installation penetrations for a water tight installation.

54. New gutters - remove all existing gutters and gutter leaders for installation of new composite overall dimensions shall match existing. Stagger, site, and mount the installation site on site for proper and owner. Also remove gutter leader struts at soffits as required to install new vinyl soffits.

55. Extend mvp vent lines as required to allow for proper clearances.

56. 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).

57. Remove / reinstall all exterior light fixtures.

58. Add all exterior mounted electrical items required for the siding / painting contractor to complete their work. Resource / re-install all items disconnected upon completion of the work.

59. Electrical

GENERAL NOTES

PORCH REPLACEMENT

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EXISTING UPPER BEAM ASSEMBLY

4" PVC TRIM BOARD, TYP.

COMPOSITE COLUMN TUSCAN STYLE

COMPOSITE RAIL ASSEMBLY FINISHED WHITE

36" COMPOSITE DECKING ON 2X8 @ 12" O.C. MAX.

(2) 2X10 P.T. PERIMETER RIM JOISTS

(2) 2X10 P.T. BEAM ON 6X6 P.T. POST SET AS CLOSE TO EXIST. BLDG. AS POSSIBLE

6X6 P.T. POST ON PRE-MANUF. BASE PLATE ON 12" DIA. CONC. SONOTUBE PIERS, TYP.

UNDISTURBED SOIL

CONC. PEIR SHALL EXTEND BEYOND 42" FROST DEPTH

LINE OF EXIST. EXTERIOR WALL

NEW P.T. LEADER LAG BOLTED PER CODE

NUMBER OF STEPS AND HEIGHT VARY BASED UPON EXISTING ELEVATION CONDITIONS AT EACH STAIR LOCATION. VERIFY ALL DIMENSIONS IN THE FIELD.

NOTE: TOP OF GUARD RAIL SHALL BE MOUNTED AT 36" MIN. ABOVE LANDING/RISER WITH HANDRAIL MOUNTED 1 1/2" AWAY AT SAME HEIGHT BUT NOT LOWER THAN 34"