VINYL SIDING / WINDOW REPLACEMENT

KITCHEN

COMMON AREA

BEDROOM #1

BEDROOM #2

HALL

1ST FLOOR PLAN

BATH

BSMNT

BASEMENT HOPPER

GRID BETWEEN GLASS CONFIGURATION

TEMPERED GLASS

NEW COMPOSITE LOUVER

BASEMENT HOPPER

TO BE REMOVED

NEW VINYL PLANK FLOORING

NEW ROUNDNOSE (VHT) VINYL STAIR TREADS & RISERS

REFERENCE NOTES FOR ALL NORTH STAIR REQUIREMENTS

NEW NORTH SIDE STAIR

N.T.S

REMOVE EXISTING WOOD STAIR, LANDING AND CONCRETE PAD. INSTALL NEW COMPOSITE STAIR SYSTEM AND CONCRETE PAD. (SEE NOTES).

SAWCUT AND REPAIR SPALLED CONCRETE AREA (SEE NOTES).

REFERENCE NOTES FOR ALL NORTH STAIR REQUIREMENTS

12" MIN.

48" CLEAR MINIMUM (VERIFY IN FIELD)

NEW NORTH SIDE STAIR

1ST FLOOR PLAN

ROOF

BSMNT

H

2ND FLOOR PLAN

BATH

CLOS.

BEDROOM #1

BEDROOM #2

HALL

CLOS.\n
BEDROOM #3

BEDROOM #4

BEDROOM #5

CLOS.

Roof

Roof

COMMON AREA

HALL

HALL

TO 2ND FLOOR

TO LOWER FLOOR

TO 2ND FLOOR

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

1/1

LEGEND
GENERAL
1. ALL WOODFRAME HOUSES ARE FULLY FURNISHED. CONTRACTOR SHALL MOVE, COVER, PROTECT AND CLEAN ALL FURNISHINGS.
2. UPON COMPLETION OF ALL SPECIFIED WORK, THE CONTRACTOR SHALL CLEAN CONSTRUCTION RELATED DUST AND DEBRIS IN THE ENTIRE INTERIOR & EXTERIOR OF ALL WINDOWS.
3. CONTRACTOR SHALL CONTACT EVERSOURCe UNDER WAY TO HAVE PROTECTIVE BOOTS INSTALLED OVER ALL OVERHEAD ELECTRICAL LINES FEEDING THE HOUSE TO ENSURE SAFETY. CONTRACTOR SHALL RE-CONTACT EVERSOURCe AT COMPLETION OF WORK TO REMOVE THE BOOt.
4. CONTRACTOR SHALL COORDINATE THE USE OF MOTORIZED LIFTS AND/OR HEAVY EQUIPMENT WITH THE OWNER.
5. CONTRACTOR SHALL PROTECT EXISTING TURF, CONCRETE WALKS AND PAVEMENT AS REQUIRED. DAMAGED TURF, CONCRETE WALKS AND PAVEMENT SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
6. CONTRACTOR SHALL PROTECT EXISTING FIRE ALARM SYSTEM.
7. CONTRACTOR SHALL PROTECT EXISTING SPRINKLER SYSTEM.

LEAD SAFE WORK REQUIREMENTS / HAZARDOUS MATERIAL COORDINATION
1. CONTRACTORS MUST SUBMIT A COPY OF THEIR FIRMS’ CERTIFIED RENOVATOR DOCUMENTATION AS REQUIRED BY THE EPA RENOVATION, REPAIR AND PAINTING (RRP) RULE. THIS DOCUMENTATION MUST BE SUBMITTED WITH THE BID PROPOSAL FORM.
2. ALL PAINTED SURFACES ARE TO BE TREATED AS POSITIVE FOR LEAD CONTAINING PAINT OR DUST 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 WRAP LEAD WASTE IN 6-MIL PLASTIC UNTIL BROUGHT TO THE LEAD DUMPSTER. DISPOSE OF IN OWNER SUPPLIED LEAD DUMPSTER. OWNER SHALL DISPOSE OF LEAD WASTE.
3. UNDERGRADUATE WOODFRAMES WILL BE UNOCCUPIED DURING CONSTRUCTION. ALL ACADEMIC, ADMINISTRATIVE AND GRADUATE HOUSING WILL BE OCCUPIED. 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.
4. CONTRACTOR SHALL PROVIDE CURRENT BLOOD TEST RESULTS FOR ALL EMPLOYEES WORKING IN WESLEYAN PROPERTIES BEFORE THE START OF ANY WORK. BLOOD TEST RESULTS SHALL BE PROVIDED WITHIN 2 WEEKS UPON COMPLETION OF THE PROJECT.
5. PRIOR TO THE START OF WORK, CONTRACTOR SHALL SUBMIT PROCESS TO BE USED FOR CONTAINMENT.
6. THE WINDOWS CAULK, GLAZING AND CAULK UNDER THE STORM WINDOWS TESTED NEGATIVE FOR ACM.
7. CONTRACTOR SHALL SEPARATE LEAD AND NON-LEAD MATERIALS FOR PROPER DISPOSAL.
8. ALL NON-LEAD MATERIALS SHALL BE DISPOSED OF IN THE CONTRACTORS SUPPLIED DUMPSTER.

SALVAGE, PROTECT, CLEAN & REINSTALL (UNLESS OTHERWISE NOTED)
1. METAL SECURITY BARS ON BASEMENT WINDOWS.
2. WINDOW TREATMENTS AND ALL ASSOCIATED HARDWARE.
3. HOUSE NUMBER PLACARD.
4. MAILBOX ADJACENT TO FRONT DOOR.
5. ALL FURNISHINGS.

FRONT PORTICO REPAIRS
1. MAINTAIN ARCHED BOX BEAMS - PERFORM CARPENTRY REPAIRS AS REQUIRED.
2. MAINTAIN TWO (2) HALF COLUMNS AT FRONT BUILDING FACE.
3. REMOVE TWO (2) WOOD COLUMNS AND RAILINGS. PROVIDE TEMPORARY SHORING TO SUPPORT PORTICO ROOF.
4. REPAIR SPALLED NORTHEAST CORNER SECTION OF CONCRETE ENTRY SLAB. SAWCUT AND REMOVE DETERIORATED SECTION TO PROVIDE AN ADEQUATE AREA TO ADHERE NEW REPAIR MATERIAL. SARDO PERPENDICULAR TO FACE OF EXPANSION JOINT.
5. INSTALL TWO (2) NEW SQUARE COMPOSITE STRUCTURAL COLUMNS. NEW COLUMNS SHALL MATCH EXISTING COLUMN SIZES AND PROFILES. 
   • COLUMNS TO BE 6’ H & 6” G PERMACAST SQUARE PORCH POST LOAD BEARING COLUMNS WITH COLUMN LOC SYSTEM.
   • PRIME AND PAINT.
6. INSTALL NEW ACCENT FINISH TRIM ABOVE EACH NEW COLUMN TO MATCH THE EXISTING LOOK.
7. INSTALL NEW TIMBERTECH RADIANCE COMPOSITE RAILINGS. PROVIDE INTERMEDIATE SUPPORT, HEIGHT SHALL BE 36” AND BALUSTER STYLE SHALL BE SQUARE.
8. BEND AND WRAP EXISTING CROWN MOLDING TRIM, SOFFIT AND BOX BEAM - MAINTAIN ARCH.
9. WRAP TWO (2) EXISTING HALF COLUMNS AT THE FRONT BUILDING FACE TO MATCH THE NEW COLUMNS INSTALLED.
10. INSTALL 12” COMPOSITE FLAT PANEL PEDIMENT AT FRONT PORTICO GABLE.
11. INSTALL NEW VINYL BEADBOARD CEILING.

NORTH SIDE STAIR REPLACEMENT
1. PROVIDE STAIR DESIGN SHOP DRAWINGS TO OWNER PRIOR TO THE START OF WORK.
2. REMOVE EXISTING WOOD STAIR, RAILINGS, FRAMING, SUPPORT POSTS AND CONCRETE FOOTINGS.
3. PROVIDE 48” (MINIMUM) WIDE STAIR AND LANDING. PROVIDE ADDITIONAL RISERS BASED ON NEW LAYOUT.
4. REMOVE EXISTING BLUESTONE / CONCRETE LANDING PAD.
5. CONTACT CITY OF MIDDLETOWN BUILDING OFFICIAL WITH QUESTIONS RELATED TO BUILDING CODE.
6. REQUIREMENTS TO ENSURE ALL APPLICABLE CODES ARE MET PRIOR TO INSPECTION.
7. SCHEDULE BUILDING OFFICIAL FOR FOOTING INSPECTION.
8. INSTALL (2) NEW 8” DIAMETER CONCRETE PIERs SITTING AT THE FRONT LINE.
9. INSTALL (2) 2x8 LEDGER BD. SCREW TO EXISTING WALL FRAMING W/ (2) STAGGERED - 2” x 6” MINIMUM "LEDGELOK" SCREWS AT EACH STUD (MAX. 16” o/c).
10. METAL COUNTER FLASHING SHALL BE PROVIDED OVER ALL LEDGER BOARDS WITH VERTICAL LEGS UNDERNEATH SIDING.
11. PROVIDE METAL JOIST HANGERS, SIMPSON COLUMN/BEAM CONNECTORS, PROVIDE ANCHOR TIES, TYPICAL.
12. INSTALL NEW 5” THICK CONCRETE LANDING ON 8” COMPACTED GRAVEL. TRANSITION INTO EXISTING ASPHALT.
13. INSTALL NEW 6X6 PT POSTs FROM NEW FOOTING UP TO NEW STAIR DECK. ANCHOR TO FOOTINGS AND PRESSURE TREATED STAIR DECK FRAME. PROVIDE THE APPROPRIATE SIMPSON TIES AND ANCHOR BOLTS PER CODE REQUIREMENTS.
14. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED.
15. INSTALL NEW PRESSURE TREATED FRAMING FOR INSTALLATION OF NEW COMPOSITE DECKING, COLUMNS, RAILINGS AND NEW STAIR SYSTEM TO MEET NEW BUILDING CODE LOAD REQUIREMENTS FOR FRAMING.
16. DECK JOISTS SHALL BE SPACED AT 12" O.C.
17. SCHEDULE BUILDING INSPECTOR FOR FRAMING INSPECTION.
18. INSTALL NEW TIMBERTECH TWINFINISH COMPOSITE DECKING; COLOR:GRAY. ALSO INSTALL AZEK FASCIA BOARDS, RISERS AND STRINGER COVERS.
19. INSTALL COMPOSITE 1” SQUARE PRIVACY LATTICE. (REFERENCE SKETCH A-1). 
20. INSTALL NEW TIMBERTECH RADIANCE RAILINGS AND STAIR RAILING SYSTEM - BALUSTERS STYLE: SQUARE.
21. PROVIDE 42” HIGH RAILINGS.
22. PROVIDE INTERMEDIATE HANDRAILS ON BOTH SIDES OF STAIR RAILING.

MASONRY REPOINTING / SILL PLATE REPAIRS
1. REPOINT BROWNSTONE FOUNDATION WALLS. GRIND OUT EXISTING LOOSE / DETERIORATED MORTAR AND REPLACE WITH NEW TYPE N MORTAR (TYPICAL FOR THE BROWNSTONE FOUNDATION). CMU BLOCK FOUNDATION WALLS SHALL NOT BE REPOINTED.
2. SCRAPE ALL LOOSE PAINT AND CLEAN ALL CMU/CONCRETE FOUNDATION SURFACES.
3. APPLY TWO (2) MASTERPROTECT H4806 FINE ULTRA DEEP SERIES (THOROCOAT) BY BASF ON CMU/CONCRETE FOUNDATION WALLS. COLOR SHALL BE WALNUT 429X. DO NOT PAINT BROWNSTONE FOUNDATION.

ADD ALTERNATE:
4. INSPECT THE ENTIRE INTERIOR PERIMETER SILL PLATE IN THE BASEMENT. REMOVE AND REPLACE ANY DETERIORATED OR ROTTED SECTIONS.
4.1. FOR BIDDING PURPOSES, INCLUDE 20 LF OF SILL PLATE REPLACEMENT. VERIFY LOCATIONS WITH OWNER.
4.2. ALSO PROVIDE LF UNIT COST FOR GREATER / LESSER AMOUNTS THAN 20LF.
EXTERIOR SIDING / SOFFIT & TRIM REPAIRS

1. REMOVE STREET NUMBER PLACARD ON FRONT OF HOUSE & SAVE. REINSTALL UPON COMPLETION OF THE SIDING WORK.
2. REMOVE MAILBOX ADJACENT TO FRONT DOOR. REINSTALL UPON COMPLETION OF THE SIDING WORK.
3. REMOVE AND DISCARD EXISTING SHUTTERS.
4. REMOVE AND RECYCLE ALL GUTTERS AND GUTTER LEADERS AND DELIVER TO JUKONSKI RECYCLING ON BUTTERNUT STREET IN MIDDLETOWN. HRS OF OPERATION: 1:00 PM – 6:00 PM. RECYCLING CREDIT TO BE PLACED ON OWNERS ACCOUNT - ATTN: ROSEANN. PROVIDE JOB LOCATION SO OWNER CAN TRACK FOR SUSTAINABILITY AND POLICY REQUIREMENTS.
5. REMOVE DOORBELLS. INSTALL NEW DOORBELLS AND ENSURE PROPER FUNCTION (TOTAL OF 2).
6. INSPECT THE ENTIRE EXTERIOR PERIMETER WOOD SIDING / SHEATHING FROM THE SILL PLATE UP. REPLACE ANY ROTTED OR DETERIORATED SIDING AND SHEATHING PRIOR TO INSTALLING NEW SIDING SYSTEM.
7. REPAIR AND REPLACE ROTTED, DETERIORATED WINDOW TRIM AND SILLS. PERIMETER WINDOW TRIM SHALL BE FLAT.
8. PREP EXISTING SUBSTRATE SIDING AS REQUIRED TO INSTALL NEW INSULATION AND VINYL SIDING SYSTEM.
9. REPLACE ROTTED SILLS, WOOD SIDING AND CORNER BOARDS. FOR BIDDING PURPOSES, THE BASE BID SHALL INCLUDE THE FOLLOWING:
   * 25 LF OF SILL REPLACEMENT
   * 30 LF OF WOOD SIDING
   * 2 LF AT EACH CORNER BOARD. DUTCHMAN TO EXISTING (12 LF FOR BIDDING PURPOSES).

UNIT COST: PROVIDE A LABOR / MATERIAL BREAKDOWN FOR ADDS OR DEDUCTS TO RECONCILE THE CONTRACT UPON COMPLETION OF THE REPAIR WORK. VERIFY LOCATIONS AND QUANTITIES WITH THE OWNER PRIOR TO PROCEEDING WITH THE WORK.

10. INSTALL 2" INSULATION BOARD PRIOR TO INSTALLATION OF SIDING.
11. INSTALL NEW VINYL SIDING SYSTEM. CERTAINTEED CEDARBANDE INSULATED DOUBLE 4 CLAPBOARD. COLOR SHALL BE: SAVANNAH WICKER
12. INSTALL NEW COMPOSITE LOUVERS TO REPLACE ALL EXISTING LOUVERS. MATCH EXISTING SIZE AND STYLE.
13. MAINTAIN LOOK OF ALL DECORATIVE DETAILS. PROVIDE ALL TRIBOARDS, TRADITIONAL SUPER CORNERS, SPECIALTY CORNERS, TRANSITION PANELS, GABLE TRIM, BEAD BOARD, WATER OUTLET TRIM, EXTERIOR VENTS, VINYL SKIRT, EXHAUST COVERS, VINYL SOFFITS, ETC. FOR A COMPLETE SIDING SYSTEM INSTALLATION.
14. FUR OUT DOOR AND WINDOW TRIM TO ACCOMMODATE DEPTH OF NEW SIDING. WRAP ALL EXTERIOR DOOR AND WINDOW TRIM WITH PRE-FINISHED BREAK METAL. - COLOR SHALL BE WHITE. PROFILE SHALL BE FLAT.
15. PROVIDE CERTAINTED BEADED TRIPLE 2" INVISIBLY VENTED VINYL SOFFITS.
16. PROVIDE CERTAINTED SOLID-BEADED TRIPLE 2" BEABOARD CEILING AT FRONT PORCH CEILING.
17. INSTALL 4 PAIRS OF NEW COMPOSITE SHUTTERS TO MATCH EXISTING SIZE AND STYLE. COLOR SHALL BE: BLACK
18. INSTALL NEW SEAMLESS GUTTERS AND GUTTER LEADERS TO COMPLETE THE SIDING INSTALLATION. PROVIDE MOUNTING HARDWARE AS REQUIRED FOR INSTALLATION. PROVIDE ALL REQUIRED FITTINGS TO CONNECT TO EXISTING UNDERGROUND PIPING SYSTEM. ALSO PROVIDE SPLASH BLOCKS AND EXTENSION GUTTER PIPING FOR LEADERS NOT TIED INTO EXISTING UG PIPING. SEAL ALL PENETRATIONS WHERE ANCHORED INTO ROOF AND BUILDING.
19. PROVIDE TRIM KITS AND EXTEND WATER SPIGOTS, FIRE SPRINKLER HEADS, BELLS, FIRE SPRINKLER DISCHARGE PIPES, EXHAUST FAN LOUVERS/VENTS AND ALL OTHER EXTERIOR MOUNTED UTILITIES. ENSURE WATER SPIGOT IS FUNCTIONAL AFTER INSTALLATION.
20. PROVIDE PERIMETER WEATHERSTRIPPING AND SWEEPS AT FRONT AND SIDE EXTERIOR DOORS TO PROPERLY SEAL AIR GAPS.
21. PROVIDE SPLASHBLOCK BELOW SPRINKLER DRAIN PIPE.

WINDOW INSTALLATION

1. REMOVE EXISTING WINDOWS AND STORM WINDOWS AT ALL LOCATIONS WHERE NEW WINDOWS ARE BEING INSTALLED (SEE PLANS FOR LOCATIONS). VERIFY WINDOW COUNT WITH OWNER.
2. REMOVE ALL RECYCLABLE MATERIALS, SCREENS, WALL CLADDING AND BASEMENT WINDOWS AND DELIVER TO JUKONSKI RECYCLING ON BUTTERNUT STREET IN MIDDLETOWN. HRS OF OPERATION: 1:00 PM – 6:00 PM. RECYCLING CREDIT TO BE PLACED ON OWNERS ACCOUNT - ATTN: ROSEANN. PROVIDE JOB LOCATION SO OWNER CAN TRACK FOR SUSTAINABILITY AND POLICY REQUIREMENTS.
3. INSTALL NEW HARVEY TRIBUTE ENERGY STAR DOUBLE HUNG WINDOWS OR MATHEWS BROTHERS CLARA SATELLITE CLASS 4 GLAZING AS SHOWN ON THE PLANS. VERIFY WINDOW QUANTITIES AND LOCATIONS IN THE FIELD.
   • PROVIDE ALTERNATE COST FOR TRIPLE GLAZED WINDOWS ON BID PROPOSAL FORM WITH U-FACTOR = 0.19
4. WINDOW MUNTIN CONFIGURATION SHALL BE AS NOTED ON THE DRAWINGS. COLOR SHALL BE WHITE.
   • WINDOWS SHALL BE DOUBLE GLAZED, LOW-E, ARGON FILLED, ENERGY STAR.
   • U-FACTOR SHALL BE 0.25 OR LESS
   • SOLAR HEAT GAIN COEFFICIENT SHALL BE 0.26 OR LESS
   • VISIBLE LIGHT TRANSMITTANCE SHALL BE 0.52
5. PROVIDE HALF SCREENS, DOUBLE LOCK, SASH LIFTS ON LOWER & UPPER SASHES, AND AUTO-LATCH WINDOW OPENING CONTROL DEVICES.
6. BASED ON DEPTH OF EXISTING WINDOW POCKET; IT MAY BE NECESSARY TO INSTALL EXTERIOR AZEK WINDOWS. PROVIDE PASSIVE LOCKING DEVICES ON SASH PER CODE (CONFIRM PASSIVE LOCKING DEVICE WITH OWNER).
7. FILL SASH WEIGHTS BOXES WITH NON-FIBERGLASS BATT INSULATION.
8. APPLY SEALANT TO HEAD AND JAMB OF EXISTING SASH STOPS AND THEN INSTALL NEW WINDOWS.
9. FILL VOIDS BETWEEN OLD AND NEW WITH GREAT STUFF WINDOW & DOOR INSULATING FOAM SEALANT.
10. TRIM INTERIOR WITH NEW TRIM PIECES AS REQUIRED AND SEAL PERIMETER INTERIOR WITH CLEAR CAULK TO ELIMINATE THE POTENTIAL FOR ANY AIR INFILTRATION.
11. OWNER SHALL OBSERVE THE PROCESS OF INSTALLATION FOR APPROVAL AS A BASELINE FOR ALL WINDOWS BEING INSTALLED.
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. FUR OUT EXISTING TRIM TO ALLOW BREAKMETAL WRAP TO BE PROUD OF NEW SIDING INSTALLED. TRIM WRAP SHALL BE FLAT.
14. PAINT INTERIOR PERIMETER WINDOW TRIM AND CASINGS IN THEIR ENTIRETY; STOOL, APRON, HEAD, JAMBS AND STOPS. MATCH INTERIOR CONFIGURATION / COLOR / FINISH.
15. SHOWER WALLS TO BE SHERWIN WILLIAMS PROMAR 200 - SEMI GLOSS #2532
16. PAINT EXTERIOR PERIMETER TRIM STOPS IF REQUIRED. STOPS SHALL BE FLUSH TO THE FACE OF THE EXISTING INSTALL NEW WINDOW TRIM TO COVER EXPOSED EXTERIOR WOOD JAMBS AND HEAD.
17. CAULK INTERIOR / EXTERIOR OF ALL WINDOWS.
18. PROVIDE NEW WINDOW TREATMENT HARDWARE AS REQUIRED FOR PROPER RE-INSTALLATION OF ROLLER SHADES.
19. REMOVE WINDOW LABELS FROM EACH SASH AND FORWARD TO OWNER FOR WARRANTY PURPOSES.

BASEMENT WINDOW INSTALLATION

19. REMOVE EXISTING BASEMENT WINDOWS AND EXISTING FRAMING TO ACCEPT NEW HOPPER WINDOWS.
20. PROVIDE NEW REPLACEMENT SECURITY BARS AS REQUIRED TO INSTALL NEW BASEMENT WINDOWS.
21. PROVIDE NEW PERIMETER FRAME IN OPENINGS. INSTALL PERIMETER WATER STOP.
22. NEW BASEMENT WINDOWS TO BE MEASURED TO ACCOMMODATE INSTALLATION OF NEW FRAMING.
23. INSTALL NEW HOPPER WINDOW IN LOCATIONS WHERE NEW BASEMENT WINDOWS ARE REQUIRED TO BE INSTALLED.
24. HOPPER WINDOWS SHALL BE HARVEY OR APPROVED EQUAL. PROVIDE DOUBLE LOCKS. HOPPER WINDOW HARDWARE SHALL BE DARK BRONZE. GLASS SHALL BE TEMPERED; LOW E2.
25. WRAP BASEMENT WINDOW PERIMETER TRIM WITH PRE-FINISHED BREAKMETAL; COLOR TO BE DARK BRONZE.
26. CAULK INTERIOR AND EXTERIOR PERIMETER FOR WEATHERTIGHT INSTALLATION.
27. REINSTALL BASEMENT SECURITY BARS UPON COMPLETION OF NEW BASEMENT WINDOWS. PREP AND PAINT BARS WITH SHERWIN WILLIAMS KEMBOND AND SHURCRYL PAINT - TUDOR BROWN.
EXTERIOR PAINTING

1. PREP, PRIME AND PAINT ALL EXTERIOR COMPONENTS NOT COVERED WITH VINYL SIDING, VINYL TRIM OR BREAKMETAL. EXTERIOR PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO DOORS, DOOR Thresholds, Porch Columns, Conduit, Wiring, Piping, Basement Window Security Bars, Bilco Door and All Other Exterior Paintable Surfaces.
2. PREP, PRIME AND PAINT BOTH SIDES OF SOLID WOOD PRIVACY SCREEN AT NORTH SIDE OF HOUSE. COLOR SHALL MATCH SIDING COLOR.
3. DO NOT PAINT COMPOSITE DECKING, LATTICE AND COMPOSITE FASCIA BOARDS AT SIDE PORCH.
4. COLOR SCHEDULE: ALL PAINT TO BE SHERWIN WILLIAMS EMERALD
   • WOOD THRESHOLDS: MEDIUM GREY
   • PORCH COLUMNS (FRONT): WHITE
   • METAL BILCO DOORS & BASEMENT SECURITY BARS: KEMBOND PRIMER AND SHURCRYL PAINT; SW 2808 ROOKWOOD DARK BROWN.
   • DOORS: SW 2802 ROOKWOOD RED
   • EXPOSED CABLE: MATCH SIDING COLOR

CARPET / STAIR TREAD REPLACEMENT

1. ALL ROOMS ARE FULLY FURNISHED. ALL FURNISHINGS SHALL BE REMOVED, STORED ON SITE AND SET BACK IN PLACE BY THE CONTRACTOR.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING FLOORING MATERIAL TO PERFORM THE WORK.
3. REFERENCE FLOOR PLAN FOR NEW FLOORING AND NEW VINYL STAIR TREAD LOCATIONS.
4. CONTRACTOR SHALL IDENTIFY RECYCLING FACILITY FOR REMOVAL OF ALL CARPETING. PROVIDE MANIFEST TO OWNER.
5. FLOORS SHALL BE CLEANED AFTER CARPET REMOVAL.
6. INSPECT FLOOR SURFACES AFTER REMOVAL OF CARPET. INSTALL 3/8" PLYWOOD UNDERLAYMENT ON ALL SURFACES RECEIVING NEW VINYL PLANK FLOORING.

UNIT COST: PROVIDE A LABOR / MATERIAL BREAKDOWN TO IDENTIFY COST OF 3/8" UNDERLAYMENT INSTALLATION. PROVIDE CREDIT TO OWNER IF UNDERLAYMENT IS NOT REQUIRED.

7. PREP ALL FLOORS TO PROVIDE A LEVEL SUBSTRATE FOR THE NEW FLOORING TO BE INSTALLED.
8. CONTRACTOR SHALL USE ARDEX P82 ULTRA PRIME PRIMER AND ARDEX K15 PREMIUM SELF LEVELING UNDERLAYMENT PRIOR TO INSTALLING NEW FLOORING. PLACE SUFFICIENT AMOUNT OF MATERIAL FOR A LEVEL INSTALLATION SURFACE.
9. CONTRACTOR SHALL REMOVE AND REINSTALL RADIATOR COVERS TO COMPLETE THE WORK.
10. INSTALL SHAW UNCOMMON GROUND PLANK HARD SURFACE FLOORING. COLOR SHALL BE (02520 TEAK LIGHT) HTTP://WWW.SHAWHARDWARE.COM/CONTENT/STATIC_PDFS/SCHS_UNCOMMONGROUND_BROCHURE_WEB.PDF
11. INSTAL THRESHOLD AT EACH DOOR OPENING. PROVIDE OWNER AVAILABLE PROFILES AND COLORS FOR SELECTION.
12. CONTRACTOR TO PROVIDE AND INSTALL 1/4 ROUND PERIMETER MOLDING. PREP AND PAINT PRIOR TO INSTALLING - MATCH BASE COLOR.
13. ALL DOORS SHALL BE UNDERCUT TO PROVIDE FREE MOVEMENT.
14. INSTALL NOSINGS AT ALL CORRIDOR/STAIR TRANSITIONS - PROVIDE OPTIONS TO OWNER FOR SELECTION.
15. PREP STAIR TREADS AND RISERS FOR INSTALLATION OF NEW VINYL TREADS AND RISERS.
16. INSTALL NEW JOHNSONITE SAFE-T-RIB ROUND NOSE (VIHT) VINYL STAIR TREADS AND RISERS. COLOR SHALL BE BLACK. INSTALL TREADS AND RISERS TO COVER FULL WIDTH OF STAIRS.

ELECTRICAL

1. 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).
2. INSTALL NEW DOOR BELLS AT FRONT (EAST) & SIDE (NORTH) ENTRANCES - ENSURE PROPER FUNCTION.
3. REMOVE 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.
4. INSTALL NEW EXTERIOR LIGHT FIXTURES TO REPLACE ALL EXISTING LIGHT FIXTURES:
   A. NORTH SIDE ENTRY WALL FIXTURE (PROVIDE MOUNTING BLOCK) & FRONT (EAST) ENTRY PORTICO WALL FIXTURE (PROVIDE MOUNTING BLOCK):
      • RAB LIGHTING, ENTRA 12NW/PC (OR APPROVED EQUAL).
      • 12W, 120V, 0.3A
      • 5000K
      • PHOTOCELL
   B. WEST SIDE EXTERIOR FIXTURE (2ND FL. - PROVIDE MOUNTING BLOCK):
      • ATG ELECTRONICS, eLUCENT WPDS SERIES LED WALL PACK (OR APPROVED EQUAL).
      • 28W, 100-277 VAC, 0.3A
      • 4000K, NON-DIMMING
      • PROVIDE MOTION DETECTOR