REPLACE PORCH LIGHT WITH NEW PROGRESS LIGHTING MAC COLLECTION OUTDOOR FLUSH MOUNTED LED FIXTURE.
NEW COMPOSITE CEILING BEAD BOARD. GC SHALL ADD ADDITIONAL 2 X 8 CLG. JOISTS FOR SUPPORT @ 16" MAX. O.C. TYP.
(1) 8" NEW COMPOSITE PRE-FABRICATED SQUARE RECESSED PANEL PLASTERS.
(1) 8" NEW COMPOSITE PRE-FABRICATED SQUARE RECESSED PANEL COLUMN.
NEW 42" HIGH RAILING AND BALUSTER ASSEMBLY TYP.
ADA HANDRAIL ON SOUTH SIDES OF STAIR ALONG RAILING.
NEW PORCH AND STAIR ASSEMBLY FINISHED TO MATCH EXISTING, TYP.
(1) NEW 6 X 8 POSTS SHALL BE ATTACHED TO NEW 2 X 12 DIA. CONC PERS WHICH SHALL EXTEND BELOW FROST LINE, AND EQUIPPED WITH SIMPSON STRONG TIE POSTBASE STANDOFF. NEW THROUGH-BOLTED LEDGER BOARD ALONG EXISTING BROWNSTONE FOUNDATION BASE WITH INSIDE LEDGER PLATE AND EXTERIOR METAL FLASHING SET UNDERNEATH PORCH BASE TRIM AND OVER LEDGER.
ADD NEW 6 X 6 X 4" CONCRETE PAD W/ 4 X 4 W. 0 W 0 W 0 WWF.
GC SHALL REMOVE EXIST. BLUE STONE PAVING AS REQ'ED. AND RESET.
NEW COMPOSITE LATTICE SET WITHIN A 1 X 8 COMPOSITE TRIM BOARD FRAME ON 2 X 8 P. T. SUB-FRAME SYSTEM, FINISHED TO MATCH EXISTING TYP.
NOTE: REMOVE AND REINSTALL GUTTER AND SPASH BLOCK.

REPLACE ALL PORCH ALUMINUM GUTTERS, DOWNSPOUT LEADERS AND SPASH BLOCKS ALONG 3-SIDES TO MATCH EXIST. LAYOUT.

REPLACE EXIST. PERIMETER BEAM ASSEMBLIES SUPPORTS W/ NEW CONTINUOUS TRIPLE 2 X 10 BEAMS WRAPPED IN COMPOSITE W/ MATCHING COMPOSITE TRIM Profiles. TYP.
NEW CONTINUOUS TRIPLE 2 X 10 BEAM WRAPPED IN 1 X COMPOSITE TRIM BOARDS.
(4) NEW 8" REPLACED 8" COMPOSITE PRE-FABRICATED SQUARE RECESSED PANEL COLUMN.
(1) NEW 8" COMPOSITE PRE-FABRICATED SQUARE RECESSED PANEL COLUMN (TOTAL'S 3 COLS.)
NEW 42" HIGH RAILING AND BALUSTER ASSEMBLY TYP. ON ALL 3 PORCH SIDES.
(5) PERIMETER = 1 MIDDLE NEW 6 X 8 POSTS SHALL BE ATTACHED TO NEW 2 X 12 DIA. CONC PERS WHICH SHALL EXTEND BELOW FROST LINE, AND EQUIPPED WITH SIMPSON STRONG TIE POSTBASE STANDOFF. NEW THROUGH-BOLTED LEDGER BOARD ALONG EXISTING BIRCH & BROWNSTONE FOUNDATION BASE WITH INSIDE LEDGER PLATE AND EXTERIOR METAL FLASHING SET UNDERNEATH PORCH BASE TRIM AND OVER LEDGER.
NEW RAILING AND BALUSTER ASSEMBLY W/ ADA HANDRAIL.
ADD NEW 6 X 6 X 4" CONCRETE PAD W/ 4 X 4 W. 0 W 0 W 0 WWF.
NEW COMPOSITE LATTICE SET WITHIN A 1 X 8 COMPOSITE TRIM BOARD FRAME ON 2 X 8 P. T. SUB-FRAME SYSTEM, FINISHED TO MATCH EXISTING TYP.
NEW PORCH AND STAIR ASSEMBLY FINISHED TO MATCH EXIST., TYP.

MATERIAL DESCRIPTIONS:
CONCEALED FRAMING: SHALL ALL BE PRESSURE TREATED SUPPORT POSTS: 6 X 6 P. T.
FLOORING: 2 X 10 P. T. @ 12" O.C.
BLOCKING: 2 X P. T.
PORCH COLUMNS & PILASTERS: HB&G PERMACAST
FIBERGLASS SQUARE, RECESSED PANEL COLUMN WITH SQUARE ATTIC BASE AND LOWER COLUMN. GC SHALL PRIME AND PAINT ALL COLUMNS. PILASTERS, INCLUDING BASE AND CAPS.
DECKING: 1" X 3 1/8" AZEK PORCH SERIES NARROW BOARD & T&G FINISH: SLATE GRAY - CONCEALED AZEK FASTENERS TYP.
STAIR ASSEMBLY:
CONCEALED FRAMING: 2 X 12 P. T. STRINGERS @ 12" O.C.
TREADS: AZEK 1" X 5 1/2" DECKING FINISH: SLATE GRAY
RISERS & EXPOSED STRINGERS: AZEK 1" X TRIM BOARDS RAILINGS & HANDRAILS: TIMBER TECH RADIANCE RAIL FINISHED WHITE WITH ADA PRE-FABRICATED HARDRAIL.
TRIM BOARDS & FINISH DETAILS: AZEK PRE-FABRICATED MOULDING AND TRIM PROFILES TO MATCH EXISTING.
GUARD RAILING: 42" HIGH, TIMBER TECH RADIANCE RAIL FINISHED WHITE
SIDING: PATCH TO MATCH EXISTING:
CEDAR SHINGLES TO MATCH EXISTING EXPOSURE AND FINISHED TO MATCH EXISTING.
CEILING SOFFIT: 5/8" X 3 1/2" AZEK BEADBOARD AND V-GROOVE CEILING PLANKS FINISHED TO MATCH EXISTING. CONCEALED WHITE FINISHED FASTENERS, TYP.

EXISTING CONDITIONS:
WEST ELEVATION ALONG STREET

EXISTING CONDITIONS:
PARTIAL NORTH & EAST ELEVATION

EXISTING CONDITIONS:
PARTIAL SOUTH ELEVATION

EXISTING CONDITIONS:
PARTIAL NORTH & EAST ELEVATION

DEMONSTRATION PLAN

SUBMITTED BY:
124 HIGH STREET
REAR PORCH RENOVATIONS - BASE BID
PROPERTY DESCRIPTION: REAR PORCH RENOVATIONS
DATE CONSTRUCTED: TBD
REVISIONS:

124 LONG LANE
MIDDLETOWN, CT 06457
DATE: FEB. 23, 2018