20 LAWN AVENUE
LAWN AVENUE DAYCARE - REPLACE SOUTH ENTRY PORCH

WEST ELEVATION
MANTAIN EXISTING COMPOSITE
BASEBOARD CEILING AND
EXTERIOR CEILING LIGHT FIXTURE

CAREFULLY REMOVE EXISTING
PORCH COUTTERS AND LEADERS
STORE FOR REINSTALLATION
(TYP.)

REMOVE EXISTING
COMPOSITE STAIRS AND
RAILINGS, SAVAGE
COMPOSITE HAND RAILS
FOR POSSIBLE RE-USE.

SOUTH ELEVATION

REMOVE SECTION OF
EXISTING SIDEWALK
TO ACCOMMODATE
NEW PAD TO BE
POURED

REMOVE EXISTING
DOOR THRESHOLD

NORTH ELEVATION

EXISTING PORCH/COLUMN LAYOUT - DEMOLITION PLAN

EXISTING FRAMING/PIERS

DEMOULISH EXISTING PORCH TO INCLUDE ALL FOOTINGS, CMU
PIERS, LEDGER BOARDS, FRAMING, DECKING, COLUMNS,
RAILINGS, LATTICE AND FASCIA BOARDS

EAST ELEVATION
MATERIAL SPECIFICATIONS

CONCEALED FRAMING: SHALL ALL BE PRESSURE TREATED SUPPORT POSTS: 6X6 P.T.
FLOOR FRAMING: 2X10 P.T. @ 12" O.C. BLOCKING: 2X P.T.
PORCH COLUMNS: HDG PVC 6" COLONIAL HD PERMAPOST COLUMN WITH PORCH LOUVERS AND SKIRTS FOR EACH COLUMN. PRIME AND PAINT ALL COLUMNS INCLUDING BASE AND CAPS.
DECKING: 1" x 3 1/8" AZEK PORCH SERIES NARROW BOARD T & G FINISH: SLATE GRAY CONCEALED AZEK FASTENERS T" OR" STAIR ASSEMBLY: NEW COMPOSITE STAIR AND HANDAILING WITH INTERMEDIATE RANAURAL TRIM BOARDS & FINISH DETAILS: AZEK PRE-FABRICATED MOLDING AND TRIM PROFILES TO MATCH EXISTING.
GUARD RAILING: 42" HIGH, TIMBER TECH RADIANCE RAIL FINISHED: WHITE.
SIDING (PATCH TO MATCH EXISTING): VINYL SIDING TO MATCH EXISTING.
CEILING BOX BEAM / SOFFIT: WRAP WITH WHITE ALUMINUM BREAK METAL

1. 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 JOIST HANGERS WITH SIMPSON SCREWS. ALL 4X4 POSTS 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.
5. ALL LATTICE SHALL BE 1"x1" PRIVACY COMPOSITE MATERIAL.
6. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THEIR OWN ELECTRICIAN FOR ANY WORK AROUND WIRING ITEMS.
7. ALL NEW COMPOSITE COLUMNS SHALL BE PREPPED, PRIMED, AND PAINTED WHITE.
8. CONSTRUCTION DETAILING AND ASSEMBLY SHALL MEET THE MOST CURRENT PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE.
9. LEDGER BOARD SHALL CONFORM TO THE MOST CURRENT PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE. METAL COUNTER FLASHING SHALL BE PROVIDED OVER ALL LEDGER BOARDS WITH VERTICAL LEGS UNDERNEATH SIDING.
10. CONTRACTOR RESPONSIBLE FOR PROTECTING THE PROJECT SITE GROUNDS AND SHALL LEAVE SITE IN BETTER CONDITION THAN IT WAS IN PRIOR TO CONSTRUCTION.
11. CONTRACTOR RESPONSIBLE FOR ALL EQUIPMENT INCLUDING LADDERS, LIFTS, AND SCAFFOLDING TO PREFORM WORK.
12. CONTRACTOR RESPONSIBLE FOR ALL SHORING OF EXISTING STRUCTURES AS REQUIRED TO PERFORM WORK.
13. CONTRACTOR SHALL SEAL ALL NEW COLUMN JOINTS WITH DOW CORNING 795 SILICONE - COLOR TO MATCH FINISH COLOR.
14. CONTRACTOR SHALL INCLUDE 24" DEEP X WIDTH OF STAIR CONCRETE PAD TAPERED TO EXISTING SIDEWALK FOR ALL NEW STAIR ASSEMBLIES AND ANCHOR AND FASTEN NEW STRINGERS TO NEW PAD. TRANSITION TO EXISTING SIDEWALK.
15. 6X6 P.T. POST SUPPORTS BELOW FLOOR FRAMING SHALL BE TYPICAL, UNLESS NOTED OTHERWISE.
20 LAWN AVENUE

LAWN AVENUE DAYCARE - REPLACE SOUTH ENTRY PORCH

GENERAL
1. THIS IS AN OCCUPIED DAYCARE FOR CHILDREN UNDER 6 YEARS OLD. LEAD SAFE WORK
   PRACTICES SHALL BE STRICTLY ADHERED TO AT ALL TIMES.
2. CONTRACTOR SHALL CONTACT EVERSOURCE UPON AWARD TO HAVE PROTECTIVE BOOTS
   INSTALLED OVER ALL OVERHEAD ELECTRICAL LINES FEEDING THE HOUSE TO ENSURE SAFETY
3. CONTRACTOR SHALL COORDINATE THE USE OF MOTORIZED LIFTS AND/OR HEAVY EQUIPMENT
   WITH THE OWNER.
4. CONTRACTOR SHALL PROTECT EXISTING TURF, CONCRETE WALKS AND PAVEMENT AS REQUIRED.
   DAMAGED TURF, CONCRETE WALKS AND PAVERING SHALL BE REPAIRED BY THE CONTRACTOR
   AT NO COST TO THE OWNER.
5. PRIOR TO THE START OF DEMOLITION, MEASURE THE EXISTING PORCH. NEW PORCH SHALL BE
   CONSTRUCTED TO THE SAME OVERALL DIMENSIONS AS THE OLD PORCH.
6. CONTACT CITY OF MIDDLETOWN BUILDING OFFICIALS WITH QUESTIONS RELATING TO BUILDING
   CODE REQUIREMENTS TO ENSURE ALL APPLICABLE CODES ARE MET PRIOR TO INSPECTION.
7. REVIEW PORCH DESIGN WITH OWNER PRIOR TO THE START OF WORK.
8. MAINTAIN EXISTING PORCH ROOF. SHORE PORCH ROOF TO REPLACE PORCH.
9. CAREFULLY REMOVE GUTTERS / GUTTER LEADERS TO COMPLETE THE WORK. SECURELY STORE
   FOR REINSTALLATION.
10. ALL MATERIAL SHALL BE RECEIVED ON SITE PRIOR TO REMOVAL OF EXISTING PORCH.

LEAD SAFE WORK REQUIREMENTS / HAZARDOUS MATERIAL COORDINATION
1. 100% LEAD PROTECTION IS REQUIRED FOR THIS PROJECT. CLEAN ALL WINDOWS, WINDOW
   TROUGHS AND SIDING UPON COMPLETION OF DEMOLITION AND AT END OF THE WORK.
2. CONTRACTORS MUST SUBMIT A COPY OF THEIR FIRM'S CERTIFIED REANOVA
   DOCUMENTATION AS REQUIRED BY THE EPA RENOVATION, REPAIR AND PAINTING (R&P) RULE.
   THIS DOCUMENTATION MUST BE SUBMITTED WITH THE BID PROPOSAL FORM.
3. ALL PAINTED PORCH SURFACES WERE TESTED FOR LEAD AND RESULTS ARE NOTED ON SHEET
   5-10-4. POSITIVE LEAD CONTAINING PAINT DISPOSAL SHALL COMPLY WITH ALL FEDERAL,
   STATE, LOCAL AND OSHA REQUIREMENTS.
4. LEAD REMOVAL CONTRACTOR SHALL DISPOSE OF CONTAMINATED MATERIALS IN OWNER
   SUPPLIED LEAD DUMPSTER. OWNER SHALL DISPOSE OF LEAD WASTE. CONTRACTOR HANDLING
   OF ALL LEAD WASTE SHALL BE IN COMPLIANCE WITH EPA, OSHA, AND WESLEYAN UNIVERSITY
   LEAD BASED PAINT REQUIREMENTS.
5. THIS BUILDING IS OCCUPIED WITH CHILDREN UNDER SIX YEARS OLD. IN ADDITION TO EPA'S
   RENOVATION, REPAIR AND PAINTING REGULATIONS, THE CONTRACTOR SHALL ADHERE AND
   COMPLY WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) LEAD SAFE
   HOUSING RULE FOR TARGET HOUSING RECEIVING HUD ASSISTANCE. REFERENCE THE EPA / HUD
   REQUIREMENTS AT: http://www.epa.gov/lead/leadpaintcontractors.html
6. CONTRACTOR SHALL PROVIDE CURRENT BLOOD TEST RESULTS FOR ALL EMPLOYEES WORKING
   ON WESLEYAN PROPERTIES PRIOR TO THE START OF WORK. BLOOD TEST RESULTS SHALL BE
   PROVIDED WITHIN 2 WEEKS UPON COMPLETION OF THE PROJECT.
7. AS A PRE-PLANNING MEASURE, CONTRACTOR COULD REQUEST LEAD TESTING WITH THEIR
   ANNUAL PHYSICAL EXAM. RESULTS OF THIS TESTING WOULD BE ACCEPTABLE IF PERFORMED
   30 DAYS PRIOR TO THE START OF WORK.
8. PRIOR TO THE START OF WORK, CONTRACTOR SHALL SUBMIT PROCESS TO BE USED FOR
   CONTAINMENT.
9. CONTRACTOR SHALL SEPARATE LEAD AND NON-LEAD MATERIALS FOR PROPER DISPOSAL.
   REFERENCE 5K-10-4 IDENTIFYING LEAD AND NON-LEAD CONTAINING MATERIALS FOR PROPER
   DISPOSAL.
10. ALL NON-LEAD MATERIALS SHALL BE DISPOSED OF IN THE CONTRACTORS SUPPLIED DUMPSTER.

SALVAGE, PROTECT, CLEAN & REINSTALL (UNLESS OTHERWISE NOTED)
1. FRONT ENTRY COMPOSITE STAIR AND RAILING - SALVAGE FOR POSSIBLE RE-USE.

GENERAL - PORCH REPLACEMENT
1. STORE EXISTING PORCH ROOF TO COMPLETE THE WORK.
2. CAREFULLY REMOVE GUTTERS AND GUTTER LEADERS. SECURELY STORE FOR
   REINSTALLATION.
3. MAINTAIN EGRESS PER CODE. PROVIDE BARRIERS AND SIGNAGE TO SAFELY
   REDIRECT OCCUPANT EGRESS PATHWAYS.
4. DEMOLISH EXISTING COLUMNS, DIAGONAL COLUMN BRACING, RAILS, BALUSTERS,
   DECKING, LATTICE, FASCIA BOARDS AND ALL ASSOCIATED FRAMING, POSTS AND FENCING.
5. REMOVE SECTIONS OF EXISTING SIDING TO COMPLETE THE WORK.
6. PROVIDE NEW FOOTINGS TO SUPPORT THE NEW FRAMING AND PORCH DECK AND
   COLUMNS AS NOTED.
7. INSTALL NEW PRESSURE TREATED FRAMING, COMPOSITE STRUCTURAL POSTS,
   COMPOSITE DECKING, AZEK FASCIA BOARDS, AND COMPOSITE 1" SQUARE PRIVACY
   LATTICE
8. DO NOT INSTALL DIAGONAL BRACING AT THE TOP OF THE NEW STRUCTURAL SUPPORT
   POSTS INSTALLED.
9. INSTALL NEW 42" HIGH COMPOSITE RAILING SYSTEM AS NOTED - BALUSTER STYLE:
   SQUARE
10. INSTALL NEW TREADS, RISERS, STAIR RAILINGS AND HANDRAILS.
11. MAINTAIN EXISTING VINYL BEADBOARD CEILING AT PORCH.
12. INSTALL NEW WOOD DOOR THRESHOLD. PREP AND PAINT WITH SHERWIN WILLIAMS
    PORCH DECK PAINT IN MEDIUM GRAY.
13. MAINTAIN PORCH ROOF BOX BEAM AND SOFFIT. WRAP BOX BEAM AND SOFFIT WITH
    NEW BEECH METER COLOR SHALL BE WHITE TO MATCH EXISTING SIDING TRIM.
14. REINSTALL GUTTERS & GUTTER LEADERS - PROVIDE NEW MOUNTING HARDWARE
    AND MAKE ALL PENETRATIONS WATERPROOF.
15. REINSTALL NEW SIDING & MOLDING TO COMPLETE THE WORK NOTED.
16. LOAM, GRADE AND SEED AROUND NEWLY INSTALLED PORCH AND STAIRS.
17. SWEEP AND VACUUM PERIMETER OF NEW INSTALLATION TO REMOVE ALL DEBRIS AND
    PARTICULATE.

SCHEDULE
1. WORK SCHEDULE:
   START DATE: JUNE 6, 2018
   COMPLETION DATE: JUNE 29, 2018 (TENTH COMPLETION DATE).
2. ALL WORK SHALL BE COORDINATED WITH THE OWNER ON A DAILY BASIS.
3. DAYCARE HOURS MIGHT BE SCHEDULED BETWEEN THE HOURS OF 7:30AM - 2:00PM
   DAILY.
4. ALL DEMOLITION WORK SHALL BE PERFORMED OVER A WEEKEND TO BE SCHEDULED
   WITH THE OWNER. STRICT LEAD CONTAINMENT AND PROTECTION PROCEDURES SHALL
   BE PROVIDED. ALL WINDOW WELL, HORIZONTAL SURFACES AND VINYL SIDING SHALL
   BE BUBBLED WITH TOP AND RINSED UNTIL CLEAN.
EXISTING UPPER BEAM ASSEMBLY

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

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

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

12" DIA. SONOTUBE CONC. PEIR

CONC. PEIR SHALL EXTEND BEYOND 42" FROST DEPTH

NEW P.T. LEDGER LAG BOLTED PER CODE

NUMBER OF STEPS AND HEIGHT VARIES 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"

2X10 P.T. BEAM ON 6X6 P.T. POST

2X10 P.T. BEAM ON 6X6 P.T. POST

HBAC PVC 6" COLONIAL HD PERMAPOST COLUMN