GENERAL NOTES

- THE SCOPE OF THIS PROJECT CONSISTS OF REPAIRING THE EXISTING ENTRY PORCHES, RESTORING THE WINDOWS AND APPLYING A COATING SYSTEM OVER THE EXISTING BATTEN SEAM TIN ROOFING SYSTEM OVER THE MAIN HOUSE SECTION.

- THE WORK SHALL BE SPLIT BETWEEN THE FOLLOWING:
  - A GENERAL CONTRACTOR
  - A SPECIALTY WINDOW RESTORATION CONTRACTOR
  - A ROOFING CONTRACTOR

- THE OWNER WILL ISSUE SEPARATE CONTRACTS TO ALL THREE. ALTHOUGH THE CONTRACTS WILL BE SEPARATE, THE GENERAL CONTRACTOR, WINDOW RESTORATION CONTRACTOR, AND ROOFING CONTRACTOR SHALL WORK TOGETHER TO COMMUNICATE AND COORDINATE ALL REQUIRED WORK SHOWN ON THE CONTRACT DOCUMENTS.

GENERAL CONTRACTOR

1. REMOVE AND DISCARD ALL EXISTING TONGUE & GROOVE FLOOR BOARD DECKING.
2. CAREFULLY REMOVE EXISTING METAL RAILINGS. MODIFY AS NOTED AND SAVE FOR REINSTALLATION.
3. REMOVE, RESET AND RE-LEVEL EXISTING BLUESTONE SLABS AS REQUIRED TO COMPLETE THE WORK (3 LOCATIONS).
4. PROTECT ALL EXTERIOR WALLS THROUGHOUT CONSTRUCTION.

LARGE PORCH (SOUTHEAST):

5. BASE BID SHALL BE BASED UPON MAINTAINING ALL EXISTING PORCH FLOOR BOARD SUPPORT JOINTS AND ALL ASSOCIATED FLOOR BOARD FRAMING. UPON DECKING REMOVAL, CONTRACTOR SHALL REVIEW THE EXISTING FLOOR JOIST CONDITIONS WITH THE OWNER TO DETERMINE IF SECTIONS OF THE FRAMING WILL REQUIRE REPLACEMENT. CONTRACTOR SHALL PROVIDE A UNIT PRICE IN THE APPROPRIATE SPACE ON THE BID PROPOSAL FORM TO ADD TO THE CONTRACT AMOUNT IF IT IS DETERMINED THAT PORTIONS OF THE EXISTING FRAMING REQUIRE REPLACEMENT.
6. COMPLETELY REMOVE EXISTING STAIR SYSTEMS TO INCLUDE ALL TREADS, RISERS, STRINGERS, FASCIA BOARDS AND ALL ASSOCIATED FRAMING.
7. REMOVE AND DISCARD LATTICE, VERTICAL AND HORIZONTAL FASCIA SKIRT BOARDS BELOW THE PORCH DECKING.
8. CAREFULLY REMOVE EXISTING PORCH WOOD RAILING SYSTEM. PROPERLY STORE AND PROTECT ON SITE FOR REINSTALLATION. REPLACE DETERIORATED PORTIONS WITH NEW COMPONENTS TO MATCH THE EXISTING SHAPES AND PROFILES.

SMALL ENTRY PORCH (SOUTHWEST):

9. REMOVE AND DISCARD ALL PORCH DECKING, FRAMING AND LATTICE BOARDS.
10. CAREFULLY REMOVE AND SAVE ADA PADDLE FOR REINSTALLATION. STORE IN BUILDING.
1. INSTALL NEW AZEK COMPOSITE TONGUE & GROOVE FLOOR BOARD DECKING TO MATCH EXISTING TONGUE & GROOVE WIDTH AND PROFILE.

2. INSTALL NEW BASE PLATES TO REPLACE ALL CORRODED BASE PLATES FOR ALL METAL RAILINGS. PRIOR TO INSTALLING COMPOSITE DECKING AND RAILINGS, ENSURE THAT ADEQUATE PRESSURE TREATED WOOD BLOCKING IS INSTALLED TO PROPERLY SECURE THE RAILINGS. PROVIDE NEW FASTENERS TO SECURE THE RAILINGS TO THE DECK. (NOTE: CONTRACTOR SHALL REVIEW ALL EXISTING RAILING AND MOUNTING CONDITIONS TO PROPERLY PLAN FOR THE REMOVAL AND REINSTALLATION OF THE RAILINGS. CUTTING, SPRING, SLEEVES, CORE BORING AND FOR ROX MAY BE REQUIRED TO COMPLETE THIS WORK).

3. REMOVE, RESET AND RELEVEL EXISTING BLUESTONE SLABS AS REQUIRED TO COMPLETE THE WORK. RESET SLABS IN STONE OUT.

4. PREP, PRIME AND PAINT ALL EXISTING METAL RAILINGS AND NEW ACCESSORIES. INJECT POR-ROK INTO CORED HOLES TO PROPERLY SECURE EXISTING RAILING.

5. CUT RAILING AT ANGLE POINT FOR REMOVAL. DO NOT REMOVE RAILINGS EXISTING RAILING.

6. INSTALLED A TOTAL OF (2) TWO COMPOSITE AIR VENTS TO BE INSTALLED FLUSH WITHIN THE STAIR RISER PANELS FOR PROPER AIRFLOW / VENTILATION. INSTALL ONE (1) AT THE EAST STAIR AND ONE (1) AT THE WEST STAIR. SIZE SHALL BE A MINIMUM OF 4" X 18" OR AS APPROVED BY THE OWNERS.

7. INSTALL NEW STAIR SYSTEMS TO INCLUDE NEW FRAMING, STRINGERS, TREADS, RISERS AND FASCIA BOARDS. ALL NEW STAIR COMPONENTS SHALL BE CONSTRUCTED WITH AZEK COMPOSITE MATERIAL. COMPOSITE TREADS, RISERS AND FASCIA BOARDS SHALL BE USED FOR ALL STAIRS TO PROVIDE PROPER VENTILATION. ALL NEW FRAMING SHALL BE PRESSURE TREATED WOOD.

8. INSTALL A TOTAL OF (2) TWO COMPOSITE AIR VENTS TO BE INSTALLED FLUSH WITHIN THE STAIR RISER PANELS FOR PROPER AIRFLOW / VENTILATION. INSTALL ONE (1) AT THE EAST STAIR AND ONE (1) AT THE WEST STAIR. SIZE SHALL BE A MINIMUM OF 4" X 18" OR AS APPROVED BY THE OWNERS.

9. INSTALL NEW FOOTINGS FOR NEW STAIR INSTALLATIONS.

10. INSTALL NEW COMPOSITE LATTICE, VERTICAL AND HORIZONTAL FASCIA BOARDS. ALL NEW LATTICE PANELS SHALL BE USED FOR ALL STAIRS TO PROVIDE PROPER VENTILATION. ALL NEW FRAMING SHALL BE PRESSURE TREATED WOOD.

11. CUT RALING AT ANGLE POINT FOR REMOVAL. DO NOT REMOVE RAILINGS EXISTING RAILING.

12. INSTALL NEW Composite TONGUE & GROOVE FLOOR BOARD DECKING TO MATCH EXISTING TONGUE & GROOVE WIDTH AND PROFILE. INSTALLATION AND FASTENERS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

13. INSTALL NEW COMPOSITE LATTICE, VERTICAL AND HORIZONTAL FASCIA BOARDS. ALL NEW LATTICE PANELS SHALL BE USED FOR ALL STAIRS TO PROVIDE PROPER VENTILATION. ALL NEW FRAMING SHALL BE PRESSURE TREATED WOOD.


15. CONTRACTOR SHALL REVIEW ALL EXISTING RAILING AND MOUNTING CONDITIONS TO PROPERLY PLAN FOR THE REMOVAL AND REINSTALLATION OF THE RAILINGS. CUTTING, SPRING, SLEEVES, CORE BORING AND POR-ROX MAY BE REQUIRED TO COMPLETE THIS WORK).

16. REPLACE EXISTING GFCI OUTLETS (2) WITH NEW GFCI OUTLET. INSTALL NEW EXTERIOR WEATHERPROOF GFCI BOX COVER.

17. MAINTAIN / REMOVE / PROTECT / REINSTALL EXISTING ADA PUSH PLATE AS SKETCH NO. 4". INSTALL AZEK COMPOSITE DECKING. MATCH EXISTING COLOR SCHEME.

18. REPLACE EXISTING GFCI OUTLETS (2) WITH NEW GFCI OUTLET. INSTALL NEW EXTERIOR WEATHERPROOF GFCI BOX COVER.
BID PACKAGE #8 - 255 HIGH STREET - CAMS PORCH REPLACEMENT / WINDOW RESTORATION / ROOF COATING PROJECT

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2ND FLOOR PLAN

GENERAL CONTRACTOR
GENERAL CONTRACTOR AND ROOFING CONTRACTOR TO COORDINATE WORK WITH WINDOW INSTALLATION.

WINDOW RESTORATION CONTRACTOR
WINDOW RESTORATION CONTRACTOR SHALL RESTORE EXISTING WINDOWS BY REMOVING EACH SASH AND ALL SINGLE PANE GLASS AS REQUIRED TO INSTALL NEW INSULATED GLAZING WITHIN THE EXISTING SASHES. THESE SASHES AND MUNITNS SHALL BE RESTORED OFFSITE AND THE WINDOW OPENINGS SHALL BE TEMPORARILY SEALED AND SECURED WITH OSB BOARD DURING THE RESTORATION PROCESS - TYPICAL FOR ALL WINDOWS AS NOTED. GENERAL CONTRACTOR, ROOFING CONTRACTOR AND WINDOW RESTORATION CONTRACTOR SHALL COORDINATE ALL WORK AND WORK SCHEDULES WITH THE OWNER THROUGHOUT THE DURATION OF THE PROJECT.
ROOF PLAN

1. PREP EXISTING STANDING SEAM "T" IN ROOF TO ACCEPT NEW KARNAK 98AF FIBERED ALUMINUM ROOF COATING, APPLY NEW COATING IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS.
2. INVESTIGATE AND REPAIR ROOF LEAK IN THIS AREA. FOR BIDDING PURPOSES ASSUME 7'-0" X 3'-0".
3. SEAL ALL GUTTER TO GUTTER LEADER CONNECTIONS TO ENSURE GUTTER SYSTEM IS WATERTIGHT. SEALANT PRODUCTS SHALL BE BY KARNAK AND SHALL BE COMPATIBLE WITH THE SPECIFIED ROOF COATING SYSTEM.
4. GENERAL CONTRACTOR, ROOFING CONTRACTOR AND WINDOW RESTORATION CONTRACTOR SHALL COORDINATE ALL WORK AND WORK SCHEDULES WITH THE OWNER THROUGHOUT THE DURATION OF THE PROJECT.