GENERAL NOTES:


- DUE TO THE HISTORIC NATURE OF THIS BUILDING AND THE POTENTIAL OF VIBRATION CAUSING DAMAGE TO THE HISTORIC INTERIOR AND EXTERIOR FINISHES AND PAINTINGS, CONTRACTORS SHALL NOT USE ANY TYPE OF VIBRATORY TOOLS LIKE HAMMER DRILLS, JACK HAMMERS, ETC. ALSO, HAMMERING WILL NOT BE ALLOWED - ALL FASTENING SHALL BE PERFORMED WITH SCREW GUNS.

- ALL MATERIAL DELIVERIES SHALL BE CAREFULLY UNLOADED AND DISTRIBUTED ON SITE. MATERIAL SHALL NOT BE DROPPED ONTO THE STRUCTURE CAUSING VIBRATION OR DAMAGE.

GENERAL CONTRACTOR

1. REMOVE ALL EXISTING TONGUE & GROOVE FLOOR BOARD DECKING.
2. BASE BID SHALL BE BASED UPON REMOVING ALL EXISTING PORCH FLOOR BOARD SUPPORT JOISTS AND ALL ASSOCIATED FLOOR BOARD FRAMING. UPON DECKING REMOVAL, CONTRACTOR SHALL REVIEW THE EXISTING FLOOR JOIST CONDITIONS WITH THE OWNER TO DETERMINE IF PORTIONS OF THE FRAMING CAN REMAIN. CONTRACTOR SHALL PROVIDE A UNIT PRICE IN THE APPROPRIATE SPACE ON THE BID PROPOSAL FORM TO CREDIT THE CONTRACT AMOUNT IF IT IS DETERMINED THAT PORTIONS OF THE EXISTING FRAMING CAN BE MAINTAINED IN PLACE AND USED TO SUPPORT THE NEW DECKING.
3. REMOVE EXISTING ROTTED 2X2 STRUCTURAL STEEL SUPPORT POST.
4. REMOVE EXISTING VENT GRILLS; INSTALL NEW METAL FRAMED VENT GRILLS. LOCATIONS ARE APPROXIMATE.
5. PROTECT ALL EXTERIOR WALLS THROUGHOUT CONSTRUCTION. INSTALL LUAN PANELS OVER THE EXTERIOR HISTORIC PAINTINGS (3 TOTAL). COORDINATE PROTECTION REQUIREMENTS WITH OWNER PRIOR TO THE START OF WORK.
GENERAL CONTRACTOR
1.	Remove a total of 5 existing rafters at the south elevation. (Shore up roof as required prior to removing rafters.) Install new rafters immediately upon removing old rafters.
2.	Remove rotted/deteriorated areas of beaded tongue & groove roof decking - coordinate replacement with roofing contractor once decking is exposed. Notify owner to review rotted areas prior to replacement. (For bidding purposes, include 150 square feet of replacement. Also provide a square foot unit price in the appropriate space on the bid proposal form.)
3.	Remove existing light fixtures, conduit and wiring as required to complete the specified work. Reinstall in existing locations upon completion of the work.

ROOFING CONTRACTOR
A.	Remove all layers of the existing roofing system down to the wood substrate.
B.	Remove perimeter metal water stop. Return to owner for recycling.
C.	Remove existing flashing on raised walkway.
D.	Remove existing railing system as required to complete the work. Maintain existing railing support posts in place.
E.	Carefully remove the existing caulk and wall flashing so as not to damage masonry and stucco finish.
F.	Install new flashing and caulk in existing reglet.
G.	Remove existing downspouts as required to complete the work.
H.	Re-work the existing downspouts as required to provide an offset connection at the upper section of the downspout to avoid interference with the new steel plates, supports and angles being installed.

ROOF REMOVAL PLAN
GENERAL CONTRACTOR:

1. BASE BID SHALL BE BASED UPON INSTALLING NEW FRAMING & DECK JOISTS. INSTALL NEW PRESSURE TREATED 2X6 FLOOR JOISTS @ 16" O.C. PROVIDE DOUBLE 2X6 FLOOR JOISTS ON Diagonals. UPON DECKING REMOVAL, CONTRACTOR SHALL REVIEW THE EXISTING FLOOR JOIST CONDITIONS WITH THE OWNER TO DETERMINE IF SECTIONS OF THE FRAMING CAN REMAIN. CONTRACTOR SHALL PROVIDE A UNIT PRICE IN THE APPROPRIATE SPACE ON THE BID PROPOSAL FORM TO CREDIT THE CONTRACT AMOUNT IF IT IS DETERMINED THAT PORTIONS OF THE EXISTING FRAMING CAN BE MAINTAINED IN PLACE AND USED TO SUPPORT THE NEW DECKING.

1.1. INSTALL FIRE RETARDANT, 20 MIL THICKNESS, 5-PLY POLYETHYLENE VAPOR BARRIER ALONG WALL AND ON GROUND BELOW NEW DECKING, PITCH AWAY FROM BUILDING. PROVIDE TAPE AND FASTENERS.

1.2. PLACE ROOFING PAPER ON TOP OF JOISTS PRIOR TO INSTALLING NEW DECK BOARDS.

1.3. PROVIDE MASONRY REPAIR AT JOIST POCKETS.

1.4. BASE SPD SHALL INCLUDE THE INSTALLATION OF (16) 8" DIAMETER X 42" DEEP SCONTEUR FOOTINGS TO BE INSTALLED ALONG THE FRONT FACE OF THE PORCH WALL. CONTRACTOR SHALL REVIEW FOOTING LAYOUT WITH OWNER. CONTRACTOR SHALL ALSO PROVIDE UNIT PRICING IN THE APPROPRIATE SPACE ON THE BID PROPOSAL FORM TO INSTALL OR ELIMINATE FOOTINGS BASED ON ACTUAL CONDITIONS IN THE FIELD.

2. INSTALL NEW CVG DOUGLAS FIR 5/4 TONGUE & GROOVE PORCH DECKING. LAYOUT, DECKING WIDTH AND ORIENTATION SHALL MATCH EXISTING.

3. INSTALL NEW 2" x 2" x 3"16" STRUCTURAL STEEL POST TO REPLACE ROTTED 2X2 STRUCTURAL SUPPORT POST.

4. INSTALL NEW 2" x 2" x 3"16" STRUCTURAL STEEL POSTS AT THE NORTH & SOUTH VERANDAH ROOF SECTIONS. TOTAL OF 3 NEW POSTS AT THE NORTH END AND 3 NEW POSTS AT THE SOUTH END.

5. INSTALL NEW 4" x 3"8" SUPPORT PLATE WELDED TO THE TOP OF THE NEW POSTS INSTALLED - NORTH & SOUTH VERANDAH SECTIONS. PROVIDE 2" x 2" x 3"16" SUPPORT ANGLES MINIMUM 24" ON CENTER WELDED TO NEW SUPPORT PLATE AND EXISTING STEEL VALANCE. MATCH EXISTING STRUCTURAL SUPPORT SYSTEM ALONG THE UPPER EAST SECTION OF THE VERANDAH ROOF.

6. NOTCH OUT NEW 5/4 DECKING BOARDS, AT ENTIRE PERIMETER OF VERANDAH, TO OVERLAP TOP OF BROWNSTONE/CONCRETE (MATCH EXISTING NOTCH OUT DETAIL).

7. INSTALL NEW PERIMETER SOFFIT MATCH EXISTING SIZE AND DESIGN. REFERENCE DETAIL "A" ON DRAWING NO 40.

8. INSTALL NEW METAL FRAMED VENT GRILLS AT ALL GRILL LOCATIONS IN PERIMETER BROWNSTONE. COLOR SHALL BE TUDOR BROWN.

9. PAINT ALL METAL WORK WITH SHERWIN WILLIAMS DTM ACRYLIC ENAMEL. COLOR TO BE DETERMINED.

10. CONTRACTOR IS REQUIRED TO SIX (6) SIDE PRIME ALL ALL DECKING AND SOFFIT MATERIAL. SAND DECK SURFACE FOR EVEN SURFACE AND PRIME. PAINT ALL NEW DECKING WITH SIKKENS RUBOL SOLID DEK. COLOR TO BE DETERMINED.

11. ENTIRE SOFFIT, NEW AND EXISTING, SHALL BE PAINTED WITH SHERWIN WILLIAMS DURATION EXTERIOR ACRYLIC LATEX PAINT. COLOR TO BE DETERMINED.

ROOFING CONTRACTOR:

A. RE-WORK / ADJUST EXISTING DOWNSPOUT LOCATIONS AT NORTH & SOUTH ROOF AREA. DOWNSPOUT WILL BE ADJACENT TO NEW STRUCTURAL POST INSTALLATION. PROVIDE DOWNSPOUT OFFSET FITTINGS AT THE UPPER SECTION AS REQUIRED TO PROVIDE SPACE FOR THE NEW 4" SUPPORT PLATE. PROVIDE DOWNSPOUT AT BASE OF DOWNSPOUT TO DRAIN OFF AND AWAY FROM BROWNSTONE KNEEWALL. DOWNSPOUTS WILL NO LONGER FIT INTO EXISTING BROWNSTONE GUTTER.
GENERAL CONTRACTOR
1. CONTRACTOR SHALL INSTALL A TOTAL OF 5 NEW RAFTERS AT THE SOUTH END.
2. REINFORCE 2 OF THE NEW RAFTERS WITH 2 ANGLES - 3" x 3" x 8" INSTALLED ON EITHER SIDE OF THE NEW RAFTERS, INSTALL ANGLES ON RAFTER #2 AND #4 (SIMILAR TO THE EXISTING REINFORCED RAFTERS AT THE EAST SIDE - REFERENCE DRAWING #40).
3. INSTALL NEW SECTIONS OF BEADED TONGUE & GROOVE ROOF DECKING TO REPLACE ROTTED AREAS - COORDINATE REPLACEMENT WITH ROOFING CONTRACTOR ONCE DECKING IS EXPOSED. NOTIFY OWNER TO REVIEW ROTTED AREAS PRIOR TO REPLACEMENT. FOR BIDDING PURPOSES, INCLUDE 150 SQUARE FEET OF REPLACEMENT. ALSO PROVIDE A SQUARE FOOT UNIT PRICE IN THE APPROPRIATE SPACE ON THE BID PROPOSAL FORM. PAINT THE ENTIRE UNDERSIDE OF THE ROOF DECKING WITH SHERWIN WILLIAMS DURATION. COLOR TO BE DETERMINED.

ROOFING CONTRACTOR
A. INSTALL NEW ROOFING SYSTEM PER MANUFACTURER SPECIFICATIONS. FLAT SEAM TERN STEEL USING SHEET SIZES APPROXIMATELY 12" X 18" WITH LAPPED SEAMS OF 2", PROVIDING A 1/2" X 1/2" PATTERN. PAINT NEW TERNE ROOFING MATERIAL. COLOR TO BE DETERMINED.
B. INSTALL NEW PERIMETER METAL WATER DIVERTER PITCH TO DRAIN TO EXISTING AND NEW DOWNSPOUTS.
C. INSTALL NEW FLASHING AT PERIMETER OF WALKING DECK.
D. RE-INSTALL EXISTING RAILING SYSTEM. INSTALL 2 DIAGONAL BRACES DOWN TO ROOF SUBSTRATE TO STABILIZE RAILING SECTION. MAINTAIN EXISTING RAILING SUPPORT POSTS IN PLACE - PROPERLY SEAL AROUND SUPPORT POSTS.
E. INSTALL NEW WALL FLASHING UPON COMPLETION OF THE NEW ROOF SYSTEM INSTALLATION IN EXISTING REGLET. INSTALL LOW PROFILE FLASHING ALONG PERIMETER OF DECK AND OVER WINDOW SILL TO CASING.
F. INSTALL NEW CAULKING ABOVE THE NEW WALL FLASHING.
G. RE-INSTALL EXISTING DOWNSPOUTS TO COMPLETE THE WORK - RE-WORK/ADJUST LOCATIONS AS REQUIRED. WATER FLUSH ALL DOWNSPOUTS TO CLEAR FOR DRAINAGE.
H. INSTALL NEW ROUND ALUMINUM DOWNSPOUT WITH DIVERTER TO MATCH SIZE AND FINISH OF EXISTING DOWNSPOUTS. ALIGN ADJACENT TO NEW 2" X 2" SUPPORT. PROVIDE AN OFFSET CONNECTION AT THE UPPER SECTION OF THE DOWNSPOUT TO AVOID INTERFERENCE WITH THE STEEL PLATE. PROVIDE DIVERTER AT BOTTOM OF DOWNSPOUT TO DRAIN OFF AND AWAY FROM BROWNSTONE KNEEWALL. DOWNSPOUT WILL NO LONGER FIT IN TO EXISTING BROWNSTONE GUTTER.