

# CHERRY HILL APARTMENT RENOVATIONS

## CHESTER HOUSING ASSOCIATES LP

218 MIDDLESEX AVENUE  
CHESTER, CT 06142

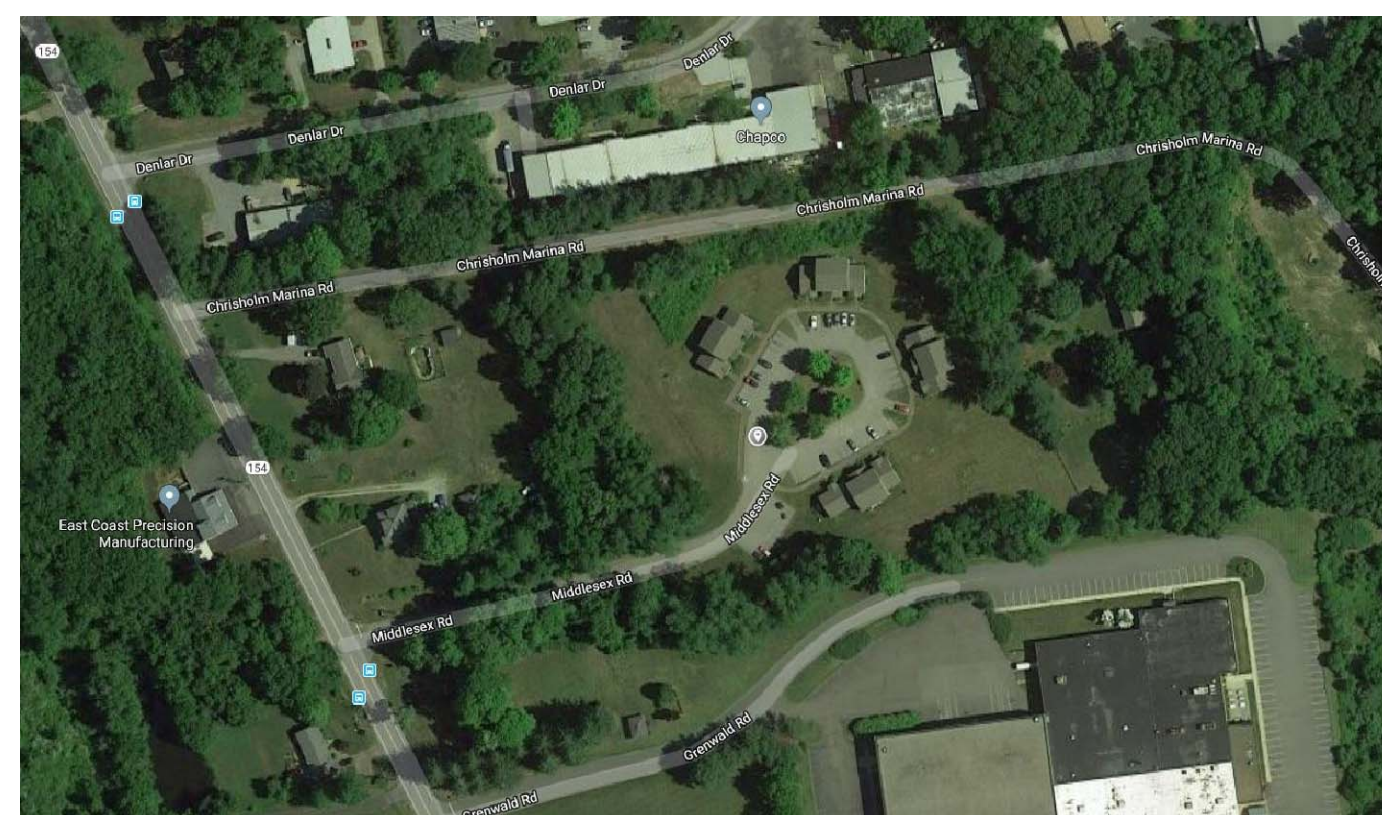
JANUARY 10, 2020

### DRAWING LIST

GENERAL  
COVER GENERAL SPECIFICATION AND GENERAL CONDITIONS

ARCHITECTURAL  
A1.0 SPECIFICATIONS  
A2.0 WINDOWS, DOORS AND HEAT PUMPS

SITE  
EXISTING CONDITIONS  
PROPOSED IMPROVEMENTS PLAN  
SEDIMENT AND EROSION CONTROL



**ARCHITECTURAL DESIGN:**  
*rpm.architecture*

17 Fred Jackson Road  
Southwick, MA 01077  
Phone: 860 841-2339  
rpmarchitecture@gmail.com

**SITE ENGINEER:**  
T. J. BARRESI ASSOCIATES

6570 Hayden Station Road - Unit D  
Windsor, CT 06095  
Phone: 860 219-0260  
tjb@barresillc.com

### GENERAL SPECIFICATIONS

#### PROJECT DESCRIPTION

PROJECT INCLUDES, TO THE EXTENT SHOWN ON DRAWINGS AND SPECIFICATIONS

- BITUMINOUS PAVING REPLACEMENT
- EXTERIOR BUILDING SIDING REPLACEMENT.
- FRONT AND REAR ENTRY DOOR AND HARDWARE REPLACEMENT
- WINDOW REPLACEMENT
- ACCESSIBILITY UPGRADES - DOOR HARDWARE, EXPOSED PIPE INSULATION, POWER DOOR OPERATOR.
- ELECTRIC HEAT PUMPS

GENERAL PROJECT WORK INCLUDES BUT IS NOT LIMITED TO:

- OBTAINING AND PAYING FOR PERMITS AND LOCAL APPROVALS REQUIRED FOR THE WORK.
- DEMOLITION AND REMOVAL AND NEW CONSTRUCTION. ALL PROTECTION OF AREAS OUTSIDE OF THE CONSTRUCTION TO MINIMIZE DAMAGE.
- NEW WORK SHOWN AND SPECIFIED IN THESE DOCUMENTS.
- CLEAN UP
- SEE TECHNICAL SPECIFICATIONS FOR GENERAL PROJECT ADMINISTRATIVE REQUIREMENTS, BIDDING REQUIREMENTS AND ADDITIONAL SUBMISSION REQUIREMENTS.

### CODE DATA

IBC 2018

USE - EXISTING, R - RESIDENTIAL - SENIOR HOUSING - 23 UNITS PLUS COMMUNITY ROOM

CONSTRUCTION TYPE - 5B COMBUSTIBLE UNPROTECTED. WALLS BETWEEN UNITS - 1 HR

INTERIOR FINISHES - CLASS C

FIRE PROTECTION SYSTEM - SMOKE DETECTORS

MEANS OF EGRESS - 2 DOORS TO EXTERIOR FROM EACH UNIT.

ACCESSIBILITY - FRONT DOORS EACH UNIT. 7 UNITS WERE DESIGNATED AS ACCESSIBLE AT TIEM OF CONSTRUCTION

CHAPTER 34

ACCESSIBLE ROUTE - YES

ADDITIONS - NO

REPAIRS - SIDING, WINDOWS, DOORS, SITE WALKWAYS, PARKING DRIVES FOR ACCESSIBILITY.

CHANGE OF OCCUPANCY - NO

ACCESSIBILITY FOR EXISTING - FRONT DOORS EACH UNIT AND COMMUNITY ROOM

### GENERAL CONDITIONS

THE WORK INCLUDES ONLY THAT WHICH IS SHOWN AND SPECIFIED IN THESE DOCUMENTS. THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED AS COMPLEMENTARY TO EACH OTHER. THE MORE STRINGENT, GREATER QUALITY OR QUALITY OF EITHER SHALL BE PROVIDED. BIDDERS MUST VISIT THE SITE PRIOR TO SUBMITTING THEIR BID. ARRANGEMENTS MAY BE MADE BY CONTACTING THE PROPERTY MANGER, DOUGLAS WILLIAMS, (860) 392-9622 DURING NORMAL OFFICE HOURS - (8AM TO 4PM), WEEKDAYS.

THE CONTRACTOR WILL BE WORKING IN AND AROUND OCCUPIED SPACES. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR ACCESS THRU THE OWNER. CONTRACTOR SHALL PROVIDE TWO DAY NOTICE FOR NEED TO ACCESS INTERIOR OF ANY UNIT. CONTRACT SHALL TAKE PRECAUTIONS TO NOT DISTURB OR DAMAGE TENANT PROPERTY. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACEMENT OF ANY BROKEN TENANTS ITEMS

ALL WORKMANSHIP TO BE OF FIRST CLASS QUALITY. ALL MATERIALS SHALL BE NEW AND OF THE QUALITY SPECIFIED OR MATCHING THE EXISTING, UNLESS NOTED TO BE EXISTING TO BE REUSED. ALL WORK TO CONFORM TO CURRENT FEDERAL, STATE AND LOCAL APPLICABLE BUILDING, ACCESSIBILITY, FIRE, ELECTRICAL MECHANICAL AND PLUMBING CODES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD CURRENT APPROPRIATE LICENSES, WERE REQUIRED, FOR THE WORK THEY ARE TO PERFORM.

CONTRACTOR SHALL OBTAIN AND INCLUDE IN BID THE COST OF ALL NECESSARY CONSTRUCTION PERMITS.

DO NOT MAKE ANY CHANGES TO THE WORK WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.

THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED CHANGES TO THE WORK PRIOR TO ITS EXECUTION. THE ARCHITECT HAS THE RIGHT TO REJECT SUCH CHANGES. A SIGNED CHANGE ORDER WITH A DESCRIPTION OF THE WORK INVOLVED AND FINAL COST CHANGES SHALL BE EXECUTED PRIOR TO THE CHANGES BEING CARRIED OUT.

SUBSTITUTIONS - THE ARCHITECT MAY ENTERTAIN REQUESTS FOR SUBSTITUTIONS FROM THE CONTRACTOR IF

- THERE IS A SUBSTANTIAL DELAY IN OBTAINING THE SPECIFIED MATERIAL THROUGH NOT FAULT OF THE CONTRACTOR,
- THE SPECIFIED MATERIAL OR PRODUCT IS NOT LONGER PRODUCED.
- THE SPECIFIED MATERIAL OR PRODUCT HAS BEEN SUBSTANTIALLY CHANGED BY THE MANUFACTURER SO AS TO NO LONGER FIT OR SERVE THE PURPOSED INTENDED.

### GENERAL CONDITIONS (CONT.)

ARCHITECT SHALL BE GIVEN FULL DESCRIPTIVE MATERIALS EXPLAINING THE REASON FOR AND DETAILING THE REQUESTED SUBSTITUTION OR CHANGES INCLUDING COST CHANGES. THE ARCHITECTS SHALL HAVE 5 BUSINESS DAYS TO REVIEW REQUEST.

THE CONTRACTOR SHALL REVIEW ALL MATERIALS AND EQUIPMENT SUBSTITUTIONS WITH ARCHITECT AND OBTAIN WRITTEN APPROVAL OF CHANGES. SEE TECHNICAL SPECIFICATIONS FOR GENERAL PROJECT ADMINISTRATIVE REQUIREMENTS, BIDDING REQUIREMENTS AND ADDITIONAL SUBMISSION REQUIREMENTS.

PROVIDE WORK SCHEDULE TO THE OWNER. SAFE ACCESS TO THE UNITS MUST BE MAINTAINED AT ALL TIMES. REVIEW WITH CLIENT SPECIFIC REQUIREMENTS AND NEEDS AND PROVIDE TEMPORARY CONSTRUCTION AS NECESSARY. CONFINE WORK OPERATIONS TO THE AREAS OF WORK AND MINIMIZE DISRUPTION OF TENANTS. CONTRACTORS MAY USE OWNER ELECTRICAL POWER. PROVIDE CLEAN AND MAINTAINED SANITARY FACILITY. DO NOT USE OWNER FACILITIES.

### DEMOLITION

PROVIDE ALL DEMOLITION AND REMOVAL WORK IN A PROFESSIONAL, CRAFTSMANSHIP, NEAT MANNER SO AS NOT TO DAMAGE ADJOINING OR OTHER FINISH WORK TO REMAIN.

CLEAN AND REMOVE ALL DEBRIS FROM THE INTERIOR ON A DAILY BASIS AND DISPOSE OF IN AN ENCLOSED, APPROPRIATE SIZE CONTAINER. HAVE THE DEBRIS CONTAINER EMPTIED WHEN FULL. PICK UP ANY DEBRIS THAT IS ON THE SITE DAILY.

INSTALL APPROPRIATE DUST CONTROL TO LIMIT DUST AND DIRT ENTERING AREAS BEYOND THE WORK.

MAINTAIN THE SECURITY INTEGRITY AND WEATHER INTEGRITY OF THE STRUCTURE AT THE CLOSE OF EACH WORKING DAY.

PROVIDE LEGAL DUMPSTER FOR CONTAINMENT OF ALL DEBRIS. DO NOT USE OWNER DUMPSTERS.

REPAIR ANY AND ALL DAMAGE TO THE SITE FROM THE DUMPSTER, DUMPSTER PLACEMENT AND DEMOLITION OR CONSTRUCTION ACTIVITIES TO MATCH EXISTING CONDITIONS CAUSED BY SUCH WORK.

WHEN REMOVING BITUMINOUS PAVING TAKE PRECAUTIONS TO PROTECT EXISTING TENANT PLANTINGS. REPLACE WITH SIMILAR IF DAMAGED. OWNER TO MAINTAIN REPLACEMENT PLANTINGS.

### PATCHING AND GENERAL PAINTING

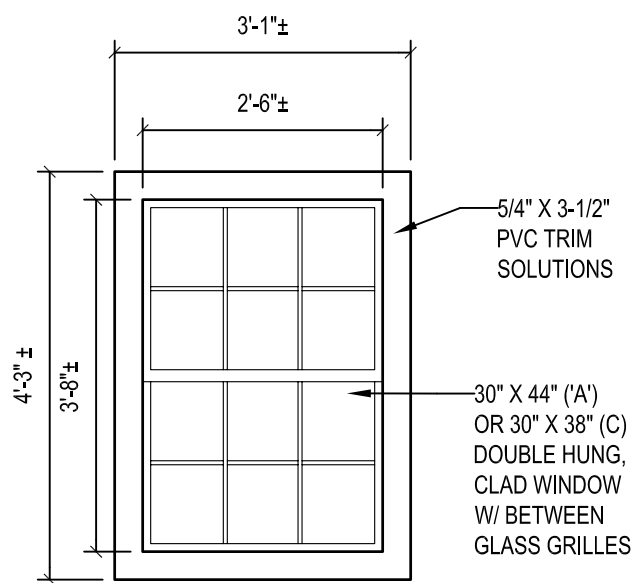
AT ALL AREA WHERE PARTITIONS, WALLS, TRIM, FLOORING, CEILINGS, DOOR OPENINGS, HAVE BEEN IMPACTED BY THE DEMOLITION WORK, PATCH AND REPAIR TO BLEND TO THE ADJACENT FINISH WITH LIKE MATERIALS AND APPEARANCE.

MAKE ALL TRANSITIONS SMOOTH AND CLEAN SO THAT THE FINISHED APPEARANCE IS LIKE NEW.

UNLESS SPECIFICALLY NOTED ELSEWHERE, PAINTING IS TO INCLUDE ALL NEW WORK AND EXISTING DISTURBED WORK. PAINTING SHALL NOT BE TERMINATED IN THE FIELD OF ANY SURFACE BUT SHALL EXTEND CORNER TO CORNER, EITHER INTERIOR OR EXTERIOR CORNERS AND ENTIRE CEILING.

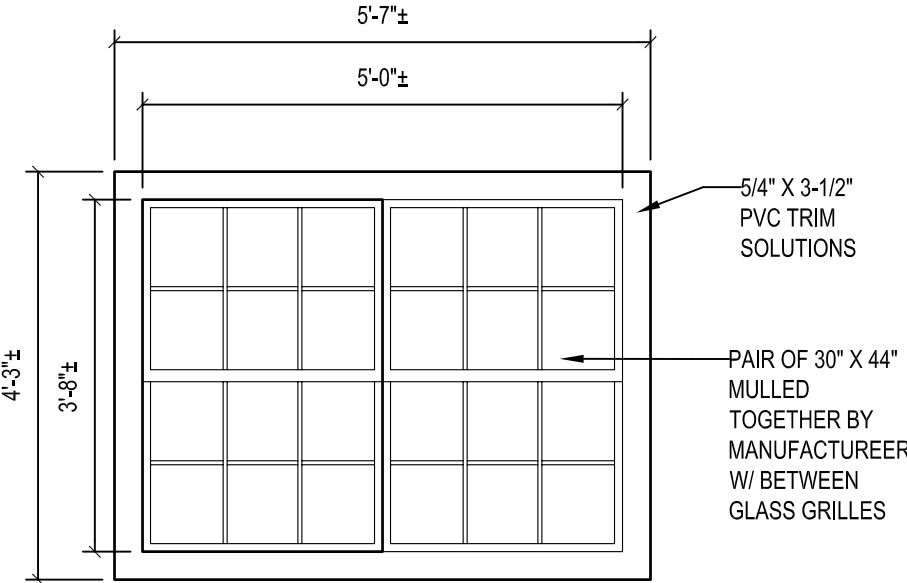
REPAIR OR REPLACE ANY AND ALL DAMAGE TO MATERIALS AND CONSTRUCTION TO REMAIN CAUSED BY THE WORK IN A MANNER TO MATCH EXISTING CONDITIONS.





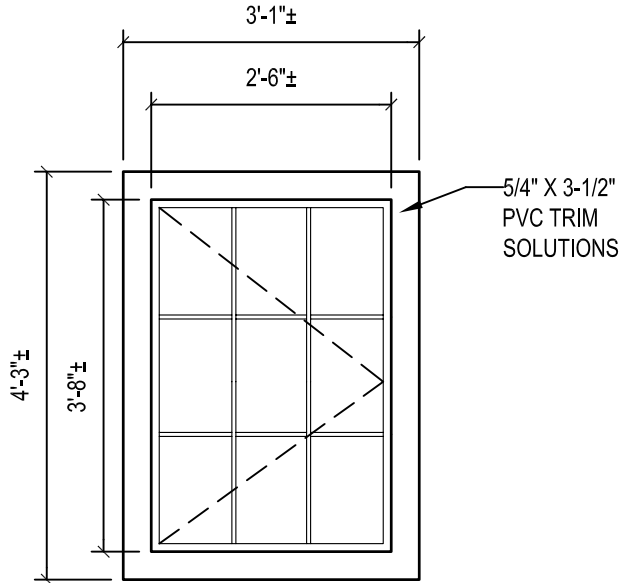
**EXT. ELEVATION WINDOW 'A' & 'C'**  
1/2"=1'-0"

VERIFY SIZES DURING BIDDING



**EXT. ELEVATION WINDOW 'B'**  
1/2"=1'-0"

VERIFY SIZES DURING BIDDING



**EXT. ELEVATION WINDOW 'D'**  
1/2"=1'-0"

VERIFY SIZES DURING BIDDING

**WINDOWS**

NEW WINDOWS EQUAL TO MERCURY EXCELEM ENERGY OPTIMIZED SYSTEM VIRGIN VINYL NEW CONSTRUCTION WINDOWS.  
FULLY WELDED FRAME AND SASH.  
1" INSULATED ARGON FILLED TRIPLE GLAZED, .19U  
BLACK AND TACKLE BALANCES WITH FRAME MATCHING COLOR COVERS.  
CONTOURED SASH AND LIFT RAIL.  
EXTRUDED ALUMINUM HALF SCREEN WITH FIBERGLAS SCREEN MESH.  
VENT LATCHES.  
COLOR MATCHED HARDWARE AND LOCKS.  
BETWEEN GLASS DIVIDED LIGHTS MATCHING EXISTING AS SHOWN.  
MEETING ENERGY STAR 6.0  
SINGLE HUNG AND CASEMENT UNITS REQUIRED.  
COLOR - WHITE  
PROVIDE WINDOWS WITH INTEGRAL JAMB EXTENSIONS TO ACCOMMODATE ADD WALL THICKNESS OF 1" RIGID FOAM AND FOAM BACKED VINYL SIDING.

**INSTALLATION**

CAREFULLY REMOVE INTERIOR TRIM AND CASING FOR REINSTALLATION. IF DAMAGED DURING REMOVAL PROVIDE NEW MATERIAL MATCHING EXISTING.  
REMOVE ENTIRE EXISTING WINDOW INCLUDING FRAMES.  
MODIFY RO AS NECESSARY FOR NEW WINDOW. FILL ANY VOIDS BETWEEN NEW CONSTRUCTION AND EXISTING WITH LOW EXPANDING FOAM SEALANT  
AFTER SIDING IS REMOVED INSTALL FLASHING TAPE FOUR SIDES OF OPENING TO BACK SIDE OF EXISTING GWB REMAINING PER TAPE MANUFACTURER'S DETAILS  
INSTALL NEW WINDOW. ADJUST FOR PLUMB AND SQUARE WITH WOOD SHIMS AS NEEDED.  
TEST WINDOW FOR SMOOTH OPERATION PRIOR TO TRIM INSTALLATION. TRIM EXCESS SHIM FLUSH WITH WALL FRAMING. FILL ANY VOIDS WITH LOW EXPANDING FOAM SEALANTS.  
WINDOW INSTALLATION PER MANUFACTURERS WRITTEN INSTRUCTIONS.  
EXTERIOR TRIM EQUAL TO 5/4" PVC WITH INTEGRAL NAILING STRIPS AND J MOLD STYLE POCKET TO RECEIVE SIDING. BY TRIM SOLUTIONS. WINDOW TRIM UNITS TO BE FACTORY PREASSEMBLED AND INSTALLED NO VISIBLE FASTENERS.  
INSTALL PVC FASTENING TRIM STRIP AT WINDOW  
INSTALL PVC TRIM WITH INTEGRAL J CHANNEL AND NAILING STRIP..  
INSTALL TAPE SEALANT TO TRIM NAILING FLANGE.  
INSTALLATION IN ACCORDANCE WITH TRIM SOLUTIONS WRITTEN INSTRUCTIONS.  
NO PAINTING NECESSARY IF PVC IS INSTALLED NEAT AND CLEAN.  
REINSTALL INTERIOR TRIM AND CASING. PAINT EXISTING MATERIALS ONE COAT. NEW MATERIALS TWO COATS MATCHING EXISTING SHEEN AND COLOR.

**HEAT PUMPS**

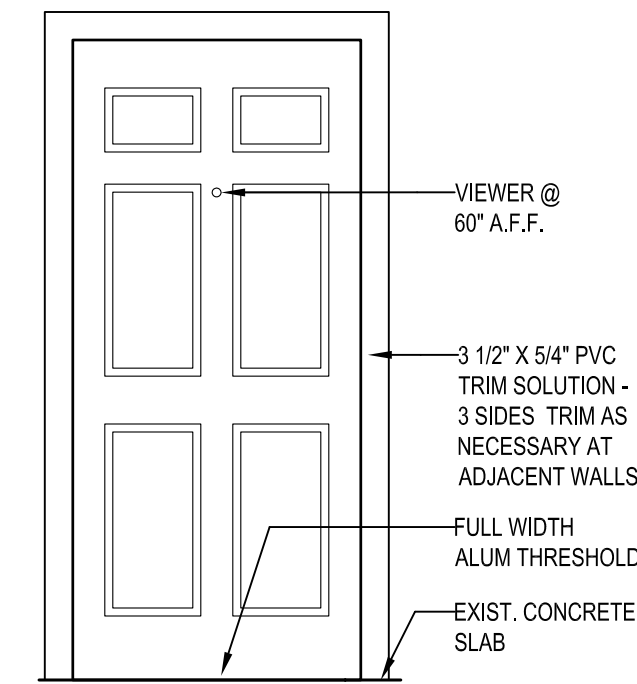
PROVIDE NEW MINI SPLIT HEAT PUMP SYSTEM FOR PRIMARY HEATING AND COOLING IN EACH UNIT AND COMMUNITY ROOM.  
SYSTEM EQUAL TO MITSUBISHI EXTERIOR COMPRESSORS AND WALL MOUNTED INTERIOR AIR HANDLERS.  
INCLUDE ELECTRIC HEATING INTERLOCK RELAYS AND NECESSARY INTERFACE RELAYS TO ADAPT AND CONTROL EXISTING BASEBOARD HEATING. BASEBOARD RADIATION TO REMAIN.

COMPRESSORS - MITSUBISHI MXZ SERIES  
APARTMENTS - 20,000BTU COOLING, 25,000BTU HEATING  
COMMUNITY BUILDING - 23,600BTU COOLING, 25,000BTU HEATING  
EVAPORATORS - MITSUBISHI MSZ SERIES  
APARTMENT BEDROOMS - 6000BTU COOLING, 7200BTU HEATING  
APARTMENT LIVING - 12,000BTU COOLING, 14,400BTU HEATING  
COMMUNITY ROOM - 14,000 BTU COOLING, 18,000BTU HEATING

12" HIGH GROUND MOUNTED STANDS FOR COMPRESSOR.  
DIGITAL THERMOSTATS WITH NIGHT SETBACK TO CONTROL HEAT PUMPS AND EXISTING BASEBOARD.  
INCLUDE ALL REFRIGERANT LINES FROM COMPRESSOR TO INDOOR AIR HANDLERS, WIRING, PIPING AND EXTERIOR REFRIGERATION LINE COVERS FASTENERS, ETC FOR COMPLETE AND NEAT INSTALLATION. REVIEW PIPING LOCATION WITH OWNER AND ARCHITECT.  
INCLUDE WRITTEN OPERATION INSTRUCTIONS AND INDIVIDUAL INSTRUCTION OF SYSTEM WITH OWNER AND EACH TENANT.  
CONTRACTOR TO PROVIDE DESIGN DATA AND VERY SIZE OF UNITS.

**INSTALLATION**

TENTATIVE COMPRESSOR AND AIR HANDLER LOCATIONS INDICATED ON BUILDING PLAN. MOUNT AIR HANDLERS AT CEILING USING MANUFACTURER'S MOUNTING BRACKETS ATTACHED TO FRAMING. CONFIRM WITH OWNER AND ARCHITECT PRIOR TO START OF WORK AND MAKE MINOR ADJUSTMENTS, IF REQUIRED, FOR ACCESS AND EXISTING SITE CONDITIONS AT EACH UNIT.  
REVIEW, PRIOR TO INSTALLATION, ROUTING OF ALL EXPOSED REFRIGERANT LINES ON EXTERIOR OF BUILDING WITH OWNER AND ARCHITECT.  
ELECTRICAL POWER FOR HEAT PUMPS TO COME FROM EACH APARTMENT PANEL. EXISTING APARTMENT ELECTRICAL PANEL - 100AMP, 120/220 VOLT, WITH 4 SPARES, THRU WALL AC UNIT TO BE REMOVED FREEING ONE 200V, 20A CIRCUIT.  
COMMUNITY ROOM UNITS TO BE ON EMERGENCY GENERATOR CIRCUIT.  
INCLUDE MANUFACTURER'S STANDARD WARRANTY ON ALL EQUIPMENT.  
INCLUDE ONE YEAR LABOR AND MATERIAL WARRANTY FOR INSTALLATION AND OPERATION.  
ALL WORK BY MANUFACTURER TRAINED TECHNICIANS AND LICENSED PROFESSIONALS.



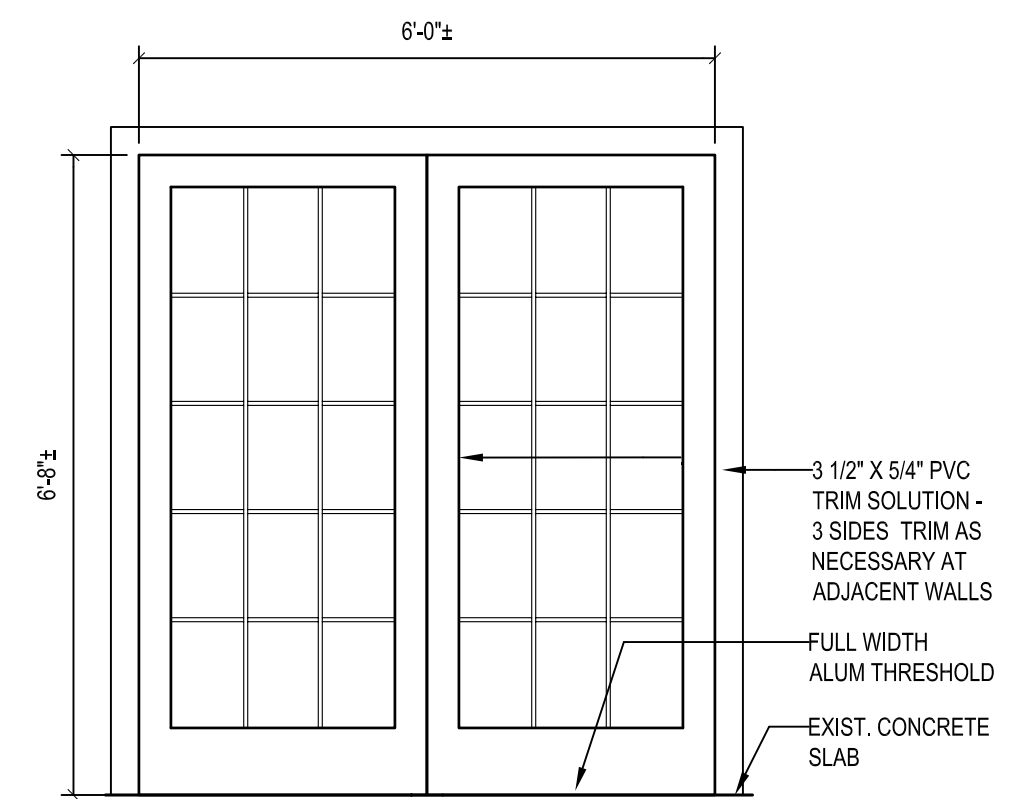
**1 ENTRY DOOR EXTERIOR ELEVATION**  
1/2"=1'-0"

**DOORS**

DOORS EQUAL TO THERMA TRU STANDARD FIBERGLAS FACED, SIX EMBOSSED PANEL WITH VISION PEEP AT 60" AFF. ALUMINUM THRESHOLDS, FULL WEATHER STRIPPING, ADJUSTABLE ALUMINUM THRESHOLD SWEEP, THREE BALL BEARING HINGES, FACTORY PREPARED FOR HARDWARE. DOORS TO BE PAINTED IN FIELD. DOORS TO BE FACTORY PREP FOR SPECIFIED HARDWARE.  
PROVIDE DOORS WITH INTEGRAL JAMB EXTENSIONS TO ACCOMMODATE ADDED WALL THICKNESS OF 1" RIGID FOAM ANDFOAM BACKED VINYL SIDING.

**INSTALLATION**

CAREFULLY REMOVE INTERIOR TRIM AND CASING FOR REINSTALLATION. IF DAMAGED DURING REMOVAL PROVIDE NEW MATERIAL MATCHING EXISTING.  
AFTER SIDING IS REMOVED, REMOVE APARTMENT UNIT EXTERIOR DOORS.  
MODIFY RO IS NECESSARY FOR NEW DOOR. FILL ANY VOIDS BETWEEN NEW CONSTRUCTION AND EXISTING WITH LOW EXPANDING FOAM SEALANT  
INSTALL FLASHING TAPE THREE SIDES OF OPENING TO BACK SIDE OF EXISTING GWB REMAINING PER TAPE MANUFACTURER'S DETAILS  
INSTALL NEW DOOR, ADJUST FOR PLUMB AND SQUARE WITH WOOD SHIMS AS NEEDED. PLACE SHIM AT EACH HINGE AND AT TOP AND BOTTOM AND LOCK SET ON LOCKSET SIDE. MAINTAIN EQUAL SPACE BETWEEN DOOR AND FRAME ON ALL SIDES FOR SMOOTH OPERATION. TEST DOOR FOR SMOOTH OPERATION PRIOR TO INSTALLING TRIM. DOOR SHALL STAY OPEN IN OPEN IN ANY POSITION AND NOT CLOSE OR OPEN ON ITS OWN. TRIM EXCESS SHIM FLUSH WITH WALL FRAMING. FILL ANY VOIDS WITH LOW EXPANDING FOAM SEALANTS.  
DOOR INSTALLATION PER MANUFACTURERS WRITTEN INSTRUCTIONS. WHERE THE IS AN EXTERIOR STEP DOWN AT THE DOOR PROVIDED FULL LENGTH SILL SUPPORT SECURELY FASTENED TO THE STRUCTURE.  
DOORS TO BE PREPARED BY MANUFACTURER FOR SPECIFIED HARDWARE.  
PVC EXTERIOR TRIM EQUAL TO TRIM SOLUTIONS WITH INTEGRAL NAILING STRIPS AND J MOLD STYLE POCKET TO RECEIVE SIDING. DOOR TRIM UNITS TO BE FACTORY PREASSEMBLED AND INSTALLED NO VISIBLE FASTENERS.  
INSTALL PVC FASTENING TRIM STRIP AT DOOR  
INSTALL PVC TRIM WITH INTEGRAL J CHANNEL AND NAILING STRIP EQUAL TO TRIM SOLUTIONS.  
INSTALL TAPE SEALANT TO TRIM NAILING FLANGE.  
INSTALLATION IN ACCORDANCE WITH TRIM SOLUTIONS WRITTEN INSTRUCTIONS.  
NO PAINTING OF PVC NECESSARY IF INSTALLED NEAT AND CLEAN.  
REINSTALL INTERIOR TRIM AND CASING. PAINT EXISTING MATERIALS ONE COAT. NEW MATERIALS TWO COATS MATCHING EXISTING SHEEN AND COLOR.



**2 COMMUNITY ROOM SLIDING DOOR**  
1/2"=1'-0"

**DOORS (CONT)**

**EXTERIOR DOOR HARDWARE**

APARTMENT EXTERIOR DOOR HARDWARE EQUAL TO FALCON H2-SERIES, BORED UNITS WITH INTEGRATED DEADBOLT, FLA LEVER HANDLES.  
HARDWARE CONSTRUCTION:  

- WITHSTAND 3000 INCH POUNDS TORQUE APPLIED TO LEVER.
- ALL SOLID METAL MATERIAL - NO PLASTIC FILLERS.
- SINGLE PIECE STAINLESS STEEL LATCHBOLT HEAD.
- LATCHBOLT ENCASED WITHIN LOCKBODY.
- HARDENED DEADBOLT
- 6 PIN CYLINDERS WITH KEY CONTROL.
- WROUGHT BOXES AND STRIKES WITH PROPER LENGTH TO PROJECT 1/8" BEYOND TRIM. BACKSTRIKE.
- COMMUNITY BUILDING ENTRY TO HAVE ELECTRIC STRIKE WIRED TO OPERATE WITH POWER DOOR OPERATOR.
- ELECTRIC STRIKE EQUAL TO HES ASSA ABLOY 5000C SERIES, LOW PROFILE, GRADE 1, FACE PLATE TO BEST FIT DOOR FRAME. SATIN STAINLESS FINISH, 5 YEAR WARRANTY
- KEYING - PROVIDE 3 INDIVIDUAL KEYS FOR EACH UNIT. FRONT REAR SAME KEYING. PROVIDE THREE MASTER KEYS TO OWNER.
- 10 YEAR LIMITED WARRANTY.

FINISH - SATIN NICKEL  
PROVIDE HARDWARE FOR EACH EXTERIOR APARTMENT UNIT DOOR AND EXTERIOR COMMUNITY ROOM DOORS.  
SLIDING DOOR - MANUFACTURERS HARDWARE.

**INSTALLATION**

PROVIDE LOCKSET INFORMATION TO DOOR MANUFACTURER FOR PROPER DOOR PREP AT FACTORY.  
ALL INSTALLATION BY EXPERIENCED LOCKSMITH IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.  
TEST AND ADJUST ALL HARDWARE FOR SMOOTH AND PROPER FUNCTION.

**POWER DOOR OPERATOR - COMMUNITY BUILDING ENTRY**

PROVIDE POWER DOOR OPERATOR AT COMMUNITY BUILDING ENTRY DOOR EQUAL TO LCN 4842 PUSH SIDE AUTO EQUALIZER LOW ENERGY POWER DOOR OPERATOR. ON BOARD DIAGNOSTICS  
ON BOARD 12/24 VDC POWER SUPPLY  
120VAC  
689 SPRAYED ALUMINUM FINISH  
(2 ) LCN OPERATOR 4-1/2" BUTTONS. SEE PLAN FOR LOCATIONS  
RUN WIRING CONCEALED IN NEW COLUMN COVER AND ABOVE ENTRY PORTICO CEILING.  
ALL INTERIOR WIRING CONCEALED.  
WIRE TO OPERATE WITH ELECTRIC STRIKE SPECIFIED ABOVE.

**SIDING & TRIM :**

EQUAL TO GEORGIA PACIFIC (GP) HIGH CALIPER INSULATING VINYL CLAPBOARD STYLE SIDING, 6" EXPOSURE, SMOOTH TEXTURE. STANDARD CORNER 6" BOARD STYLE TRIM, SOLID SOFFITS, BEAD BOARD STYLE, COIL STOCK EAVE AND RAKE BOARD CLADDING AND RELATED ACCESSORIES AND FASTENING ACCESSORIES. ONE COLOR AS SELECTED, CORNER BOARDS AND SIDING SAME COLOR ON ANY ONE BUILDING. COIL STOCK FOR EAVES, RAKE BOARDS AND MISC. TRIM - WHITE. AIR WRAP EQUAL TO HENRY "BLUE SKIN", SELF ADHESIVE.  
CASING, EQUAL TO TRIM SOLUTIONS, HAVE INTEGRAL CONCEALED J CHANNELS - COORDINATE SIDING AND COLUMN CLADDING INSTALLATION.  
SEE COLUMN COVER SPECIFICATION EQUAL TO TRIM SOLUTIONS FOR ADDITIONAL INFORMATION AND COORDINATION.  
SUBMIT SIDING SAMPLE AND COLOR SELECTIONS.

**INSTALLATION**

REMOVE EXISTING SIDING AND TRIM.  
REMOVE AIR WRAP IF PRESENT.  
INSTALL NEW AIR WRAP FULL HEIGHT OF WALLS ON ENTIRE PERIMETER. ROLL TO GET FULL ADHESION.  
INSTALLATION OF SIDING AND ACCESSORIES BY BY MANUFACTURER TRAINED AND CERTIFIED INSTALLERS.  
NAIL AND ATTACH PER MANUFACTURERS WRITTEN INSTRUCTIONS. CODE REQUIREMENTS AND AS FOLLOWS.

AT END OF PANEL LENGHTS DOUBLE NAIL WITH TWO SLOT BETWEEN, REMEMBERING TO PROVIDE FOR THERMAL MOVEMENT OF PANELS.

AT WALLS SECURE SOFFIT PANELS IN F CHANNEL, NOT J CHANNEL.

CONCEAL NAIL EAVE END OF SOFFIT FRAMING. DO NOT JUST TUCK INTO J CHANNEL OR BENT LIP OF FASCIA TRIM.

NOTE NAILS ARE PENETRATING 1" FOAM BOARD INSULATION AS WELL AS EXISTING SHEATHING.

WIPE ALL SIDING CLEAN OF FINGERS PRINTS, GREASE OR OTHER FOREIGN MATTER.  
REMOVE ALL SCRAPS, PACKAGING AND TRASH FROM SITE.

**VINYL RAILINGS:**

EQUAL TO VINYL FENCE WHOLESALERS "SEFTON". 7/8" X 1-1/2" BALUSTERS, ALUMINUM REINFORCED TOP AND BOTTOM RAILING.  
36" HIGH ON GROUND FLOOR, 42" HIGH ON BALCONIES.  
CONCEALED ALL TO POST ANCHOR BRACKETS.  
FOOT BLOCK ON MID SPAN.  
WHITE  
SUBMIT SAMPLE RAILING SECTION.

**INSTALLATION**

REMOVE ALL WOOD RAILING FROM PORCHES AND BALCONIES AND REMOVE DEBRIS FROM SITE.  
INSTALL NEW RAILINGS FOLLOWING NEW SIDING AND TRIM INSTALLATION.  
INSTALL TO MEET CURRENT IRC LOAD REQUIREMENTS.  
WIPE ALL CLEAN OF FINGER PRINTS, GREASE OR OTHER FOREIGN MATTER.  
REMOVE ALL SCRAPS, PACKAGING AND TRASH FROM SITE.

**COLUMN COVERS**

INSPECT WOOD POSTS AND REPLACE IF NECESSARY.  
COLUMN COVERS - EQUAL TO TRIM SOLUTIONS, 3 PLUS 1 INTERLOCKING COVER, COL6, WITH CONFIGURATION SIMILAR TO EXISTING. COLOR - WHITE.

**INSTALLATION**

NO PAINTING REQUIRED IF INSTALLED PROPERLY.  
WIPE ALL CLEAN OF FINGER PRINTS, GREASE OR OTHER FOREIGN MATTER.  
REMOVE ALL SCRAPS, PACKAGING AND TRASH FROM SITE.

**CARPENTRY:**

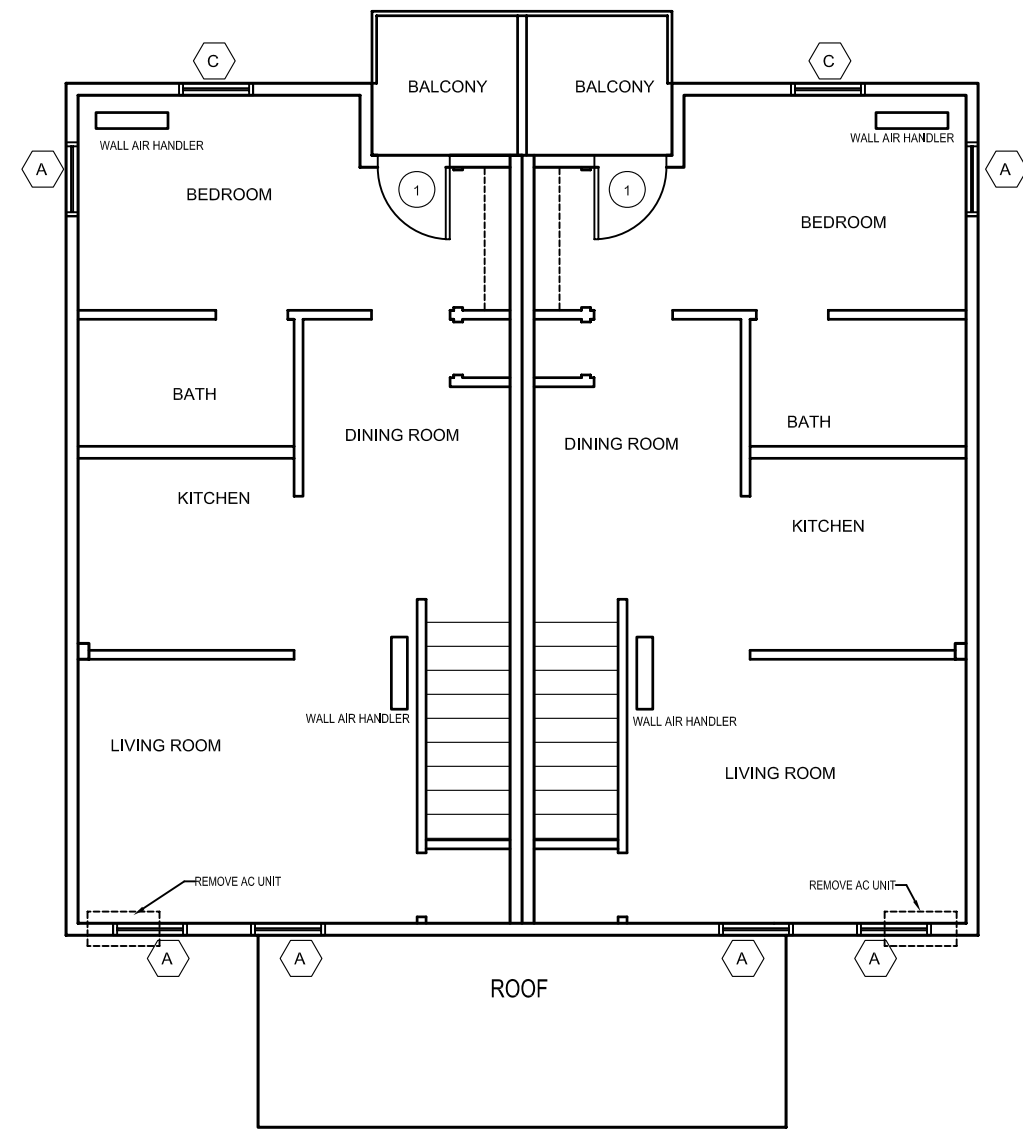
PROVIDE MISCELLANEOUS CARPENTRY AS REQUIRED TO COMPLETE PROJECT.  
REMOVE AND DISPOSE OF THRU WALL AC UNITS.  
AFTER REMOVING EXISTING SIDING, INFILL AC WALL SLEEVE OPENING BY FRAMING WITH 2X MEMBERS SAME DEPTH AS WALL CONSTRUCTION, PLYWOOD SHEATHING ON EXTERIOR AND GWB ON INTERIOR. TAPE EDGES OF PLYWOOD WITH WEATHER TAPE TO EXISTING SHEATHING FOR AIR SEAL. FILL NEW CAVITY WITH BATT INSULATION. TAPE AND SPACKLE INTERIOR GWB TO BLEND SMOOTH WITH EXISTING WALL. NEW SIDING WILL COVER EXTERIOR OF ABANDONED SLEEVE.  
CAREFULLY REMOVE INTERIOR TRIM AND CASING FROM WINDOWS AND DOORS AND SAVE FOR REINSTALLATION. IF DAMAGED DURING REMOVAL PROVIDE NEW MATERIAL MATCHING EXISTING. SEE ADDITIONAL REQUIREMENT UNDER "WINDOWS" AND "DOORS".  
PRIOR TO INSALLATION OF SIDING INSTALL 1" RIGID, R5 BLUE STYROFOAM T AND G INSULATION BOARD OVER ALL EXTERIOR WALL SURFACES. BUTT CUT JOINTS TIGHT.

**APARTMENT NUMBERS**

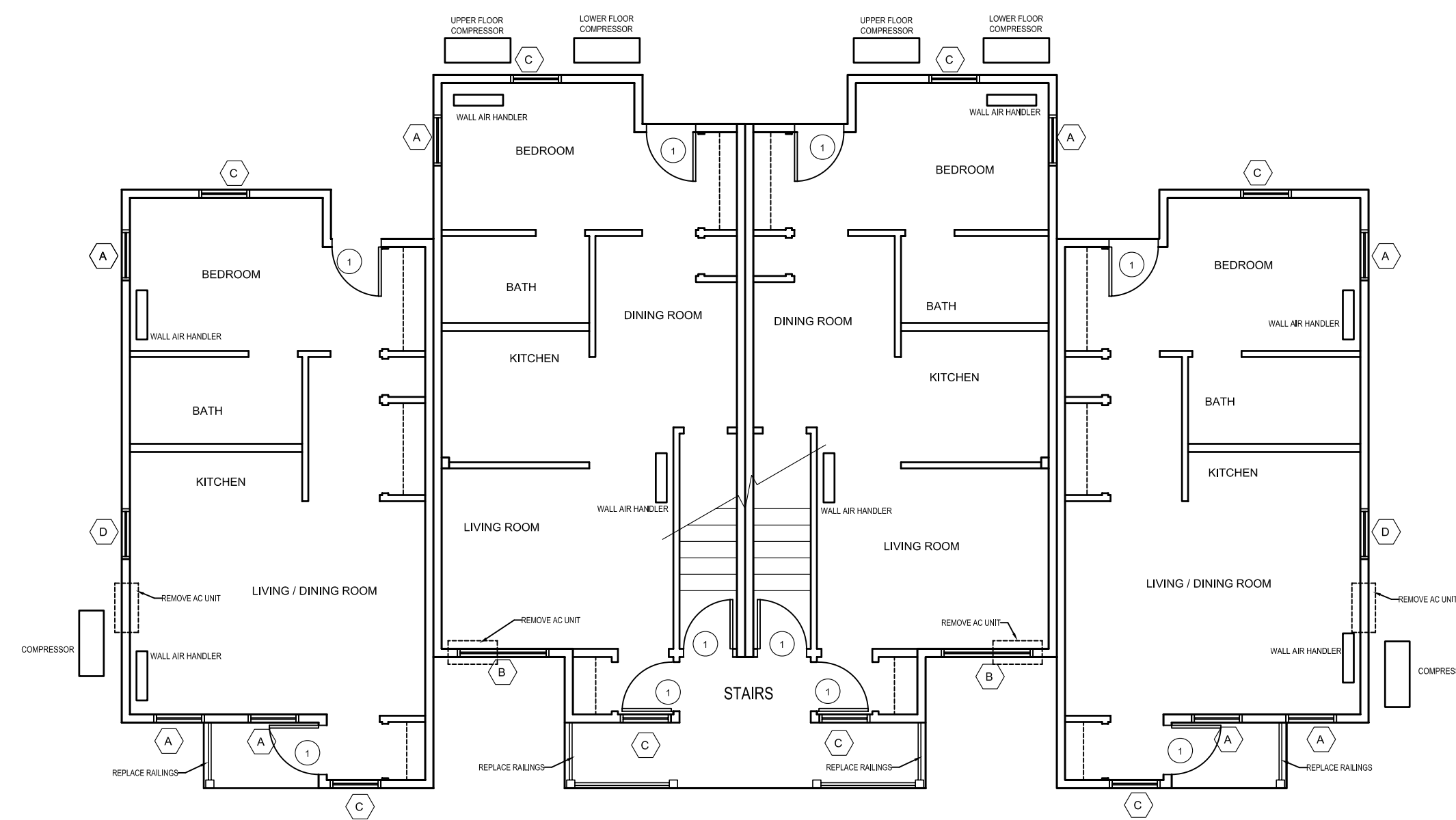
4 INCH MOLDED ROMAN STYLE INDIVIDUAL NUMBERS, GLUE ON. NUMBERS AS NEEDED FOR EACH APARTMENT. VERIFY NUMBERING WITH OWNER.  
COLOR - BLACK  
SUBMIT SAMPLE.  
ADHESIVE - AS RECOMMENDED BY NUMBER MANUFACTURER FOR SUBSTRATE.

**INSTALLATION**

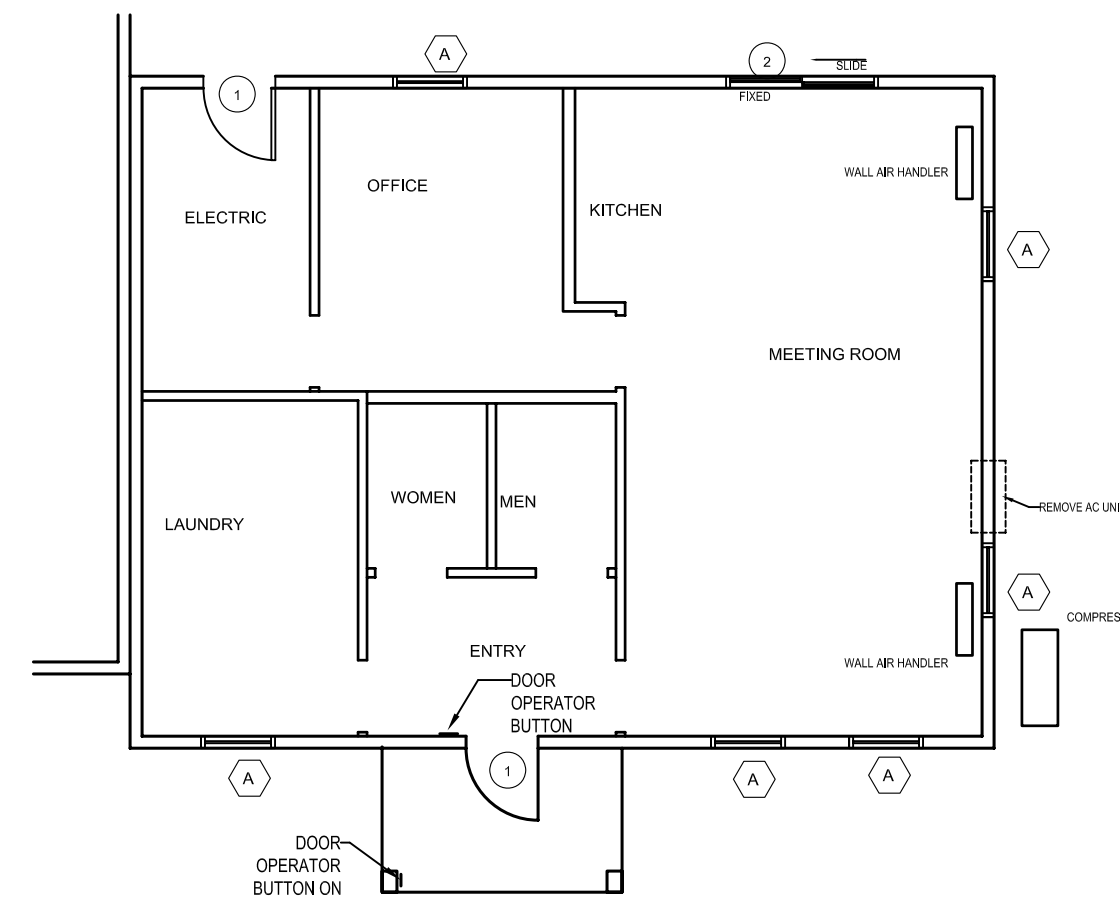
LOCATE IN LOCATION SIMILAR TO EXISTING - VERIFY WITH OWNER.  
WIPE CLEAR SUBSTRATE AT NUMBER LOCATION.  
INSTALL IN ACCORDANCE WITH ADHESIVE MANUFACTURER'S INSTRUCTIONS.



TYPICAL SECOND FLOOR PLAN  
18"x12"



TYPICAL FIRST FLOOR PLAN  
18"x12"  
COMPRESSOR & AIR HANDLER PLAN



COMMUNITY ROOM  
18"x12"