

PHASE V

Window, Siding & Roof Replacement at Green Valley and Laurel Park

Enfield, Connecticut

csa project 25-09

JUNE 12, 2025

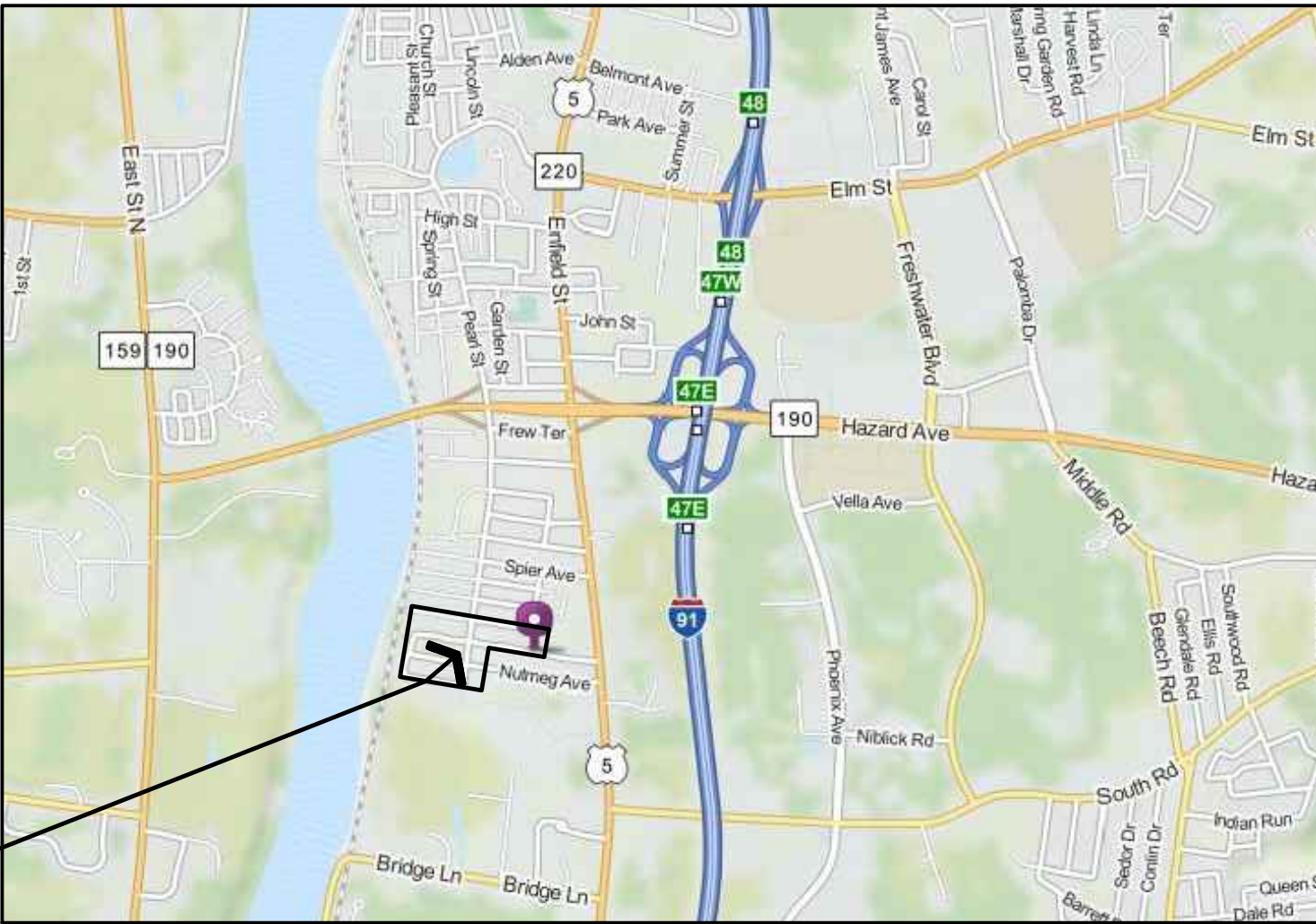
Issued for: Bidding and Construction

Owner

Enfield Housing Authority

1 Pearson Way
Enfield, Connecticut 06082
tel: 860.745.7493

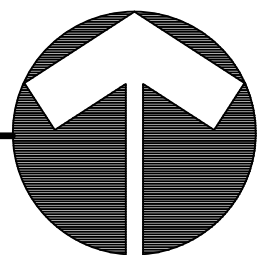
Ms. Shari Riddick, CEO/Executive Director
Mr. Howard Coro, Chairman, Board of Commissioners



Green Valley and
Laurel Park
Enfield, CT

LOCATION PLAN

not to scale



Drawing List

- Title Sheet
- Architectural:
 - AS-1.0 Site Plan & General Notes
 - ~~A-1.1 Green Valley Unit Types A-1/A-2 and A-3~~
 - ~~A-1.2 Green Valley Unit Types A-4 and A-5/A-6~~
 - ~~A-1.3 Green Valley Unit Types B-1 and B-3~~
 - A-1.4 Laurel Park - Unit Types A2 and B2
 - A-1.5 Laurel Park - Unit Types C2 and D3
 - A-1.6 Laurel Park - Unit Type E23 and Maintenance Garage
 - A-1.7 Schedules and Details



Architect

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email: dholmes@capitalstudio.net

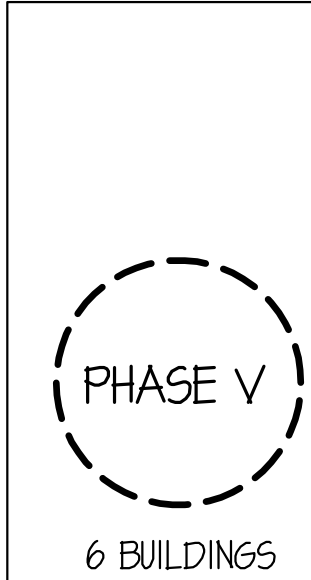


Phase V

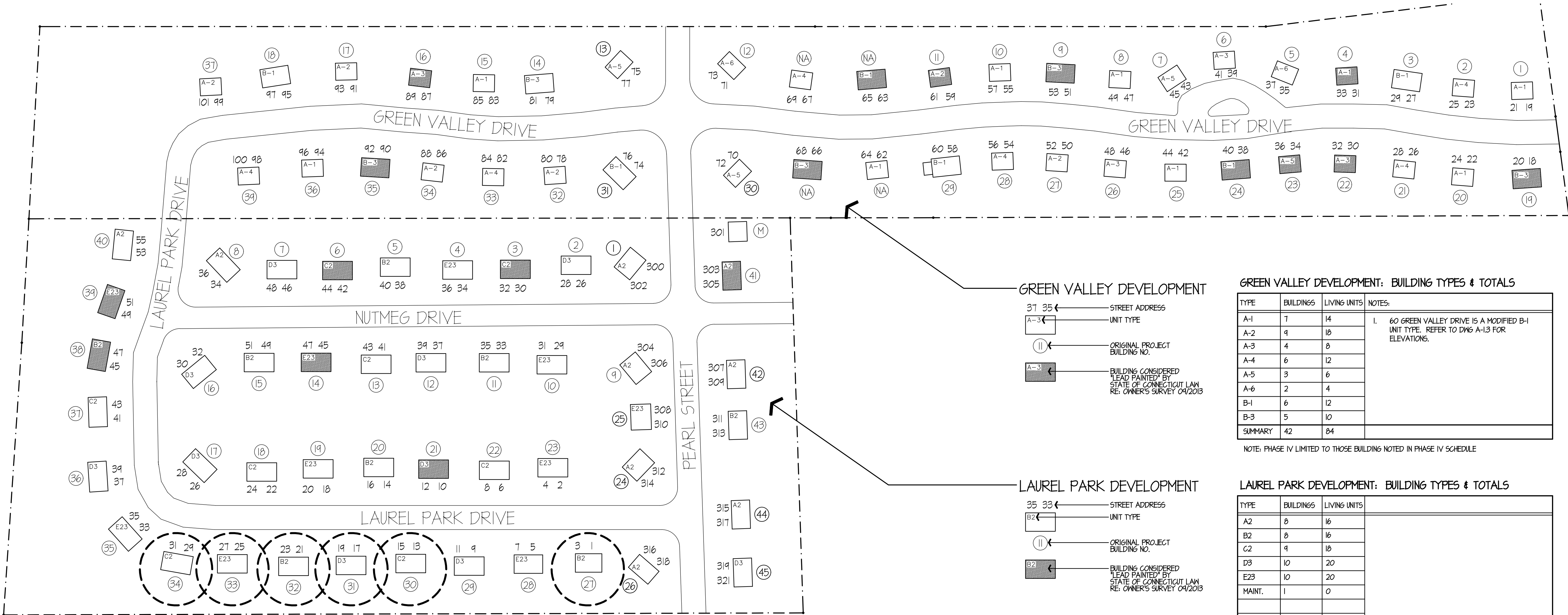
General Renovations
for
**GREEN
VALLEY &
LAUREL PARK**
Enfield, Connecticut

**Enfield Housing
Authority**
1 Pearson Way
Enfield, Connecticut

PHASE V - SCHEDULE		
BUILDING No.	UNIT TYPE	ADDRESS
27	B2	1-3 Laurel Park
30	C2	13-15 Laurel Park
31	D3	17-19 Laurel Park
32	B2	21-23 Laurel Park
33	E23	25-27 Laurel Park
34	C2	29-31 Laurel Park



SCOPE OF WORK:	
ALL UNITS	EXISTING UNITS WITH BRICK - NO UNITS WITH BRICK IN PHASE V
- REMOVE EXISTING GUTTERS, DOWNSPOUTS AND ACCESSORIES FROM EACH BUILDING AND INSTALL NEW. DISPOSAL BY GENERAL CONTRACTOR. - REMOVE EXISTING STORM DOORS. DISPOSE OF AS DIRECTED BY THE HOUSING AUTHORITY. - REMOVE ALL EXISTING VINYL SIDING, ACCESSORIES, SHUTTERS, INSULATION, MOOD CLAPBOARDS AND/OR CEDAR SHAKE SIDING AND PAPER VAPOR BARRIER DOWN TO EXISTING SHEATHING. - REMOVE EXISTING WRAPPING OF RAFTERS FASCIAS, EAVES, WINDOW FRAMES AND DOOR FRAMES AND INSTALL NEW. DISPOSAL BY GENERAL CONTRACTOR. - EXISTING ITEMS ATTACHED TO THE SIDING SUCH AS UTILITY METERS, CABLE T.V. BOXES, SATELLITE T.V. ACCESSORIES, TELEPHONE JUNCTION BOXES, HOME ALARM BOXES, HOSE BIBS, LIGHT FIXTURES AND OUTLETS ARE TO BE INSTALLED ON NEW PVC MOUNTS/BLOCKS OR SPLIT BLOCKS, ETC. PRIOR TO NEW SIDING INSTALLATION. ALL TENANT MOUNTED ITEMS SUCH AS GARDEN HOSE HOLDERS WILL BE REMOVED BY OWNER PRIOR TO START OF WORK. - PRIOR TO REMOVAL OF ANY CABLE BOXES, UTILITY METERS, TELEPHONE BOXES, ALARM BOXES OR OTHER UTILITY TYPE FIXTURE CONTRACTOR TO CONTACT THE PROPER UTILITY COMPANY FOR CORRECT REMOVAL PROCEDURE. - EXISTING EXHAUST VENT COVERINGS FOR BATHROOMS, KITCHEN HOODS AND DRYERS ARE TO BE REPLACED WITH NEW PVC UNITS. EXISTING FANS, DUCTS, ETC. WILL REMAIN, CONNECT TO EXISTING AND SEAL EXTERIOR. AT BRICK BUILDINGS REPLACE EXISTING PANEL INFILL WITH 3/4 INCH "AZEK" PANEL. FURNISH AND INSTALL NEW PVC VENT IN PANEL. - ALL OF THE UNITS STREET NUMBERS AND MAILBOXES ARE TO BE REMOVED AND SALVAGED AND REPLACED WITH NEW. SEE SPECS. - ALL PORCH POSTS ARE TO BE STRIPPED OF EXISTING COIL STOCK, EXAMINED FOR DAMAGE AND WRAPPED WITH VINYL, SEAL TOP AND BOTTOM OF POST WITH SEALANT. RE: UNIT PRICES FOR POSTS. - FURNISH AND INSTALL NEW VINYL SIDING, FANFOLD INSULATION BOARD AND TRIM AS SPECIFIED. REPLACE DAMAGED ALUMINUM FLASHING OR FLASHING THAT IS MISSING. - REPLACE EXISTING GABLE END VENTS, MATCH EXISTING SIZES. - FURNISH AND INSTALL NEW DOOR BELL BUTTONS. CONNECT TO EXISTING DOOR BELL WIRING. - REMOVE EXISTING EXTERIOR LIGHTING FIXTURES (WALL MOUNTED AND/OR SOFFIT MOUNTED). FURNISH AND INSTALL NEW TAMPER PROOF, ENERGY EFFICIENT LED FIXTURES. - FURNISH AND INSTALL NEW VINYL SHUTTERS. SHUTTERS TO BE MOUNTED ON BOTH VINYL AND BRICK. - EXISTING HAND RAILS ARE TO REMAIN, WHERE RAIL CONNECTS TO UNIT INSTALL APPROPRIATE VINYL ACCESSORY AND RE-ATTACH TO STRUCTURALLY-SOUND BUILDING COMPONENT. - GRADE VARIES AT EACH UNIT. CONTRACTOR TO COORDINATE INSTALLATION OF SIDING WITH EXISTING CONDITIONS. - AFTER REMOVAL OF EXISTING SIDING THE CONTRACTOR IS TO REVIEW EACH BUILDING AND INSTALL AS NEEDED ANY NEW ALUMINUM BRAKE METAL TO COVER AREAS THAT WOULD NOT BE COVERED BY THE NEW VINYL SIDING. - REPLACEMENT OF EXISTING WINDOWS WITH NEW VINYL WINDOWS AND WRAP REMAINING WINDOW FRAME WITH NEW ALUMINUM TRIM. - SEE SPECIFICATIONS FOR ALTERNATE BID AND UNIT PRICE WORK. - REPLACE EXISTING EXTERIOR DOORS AND PAINT. RE-USE EXISTING LOCKSETS AND DEADBOLTS, UNIT PRICE WORK. - REPLACE EXISTING ROOFING SYSTEMS, INCLUDING ACCESSORIES, PLUMBING BOOTS AND ANY ALUMINUM TRIM NOT COVERED IN OTHER AREAS OF THIS SCOPE.	



GREEN VALLEY DEVELOPMENT

37 35	STREET ADDRESS
A-3	UNIT TYPE
11	ORIGINAL PROJECT BUILDING NO.
A-3	BUILDING CONSIDERED LEAD PAINTED BY STATE OF CONNECTICUT LAW RE: OWNER'S SURVEY 04/2013

LAUREL PARK DEVELOPMENT

35 33	STREET ADDRESS
B2	UNIT TYPE
11	ORIGINAL PROJECT BUILDING NO.
B2	BUILDING CONSIDERED LEAD PAINTED BY STATE OF CONNECTICUT LAW RE: OWNER'S SURVEY 04/2013

GREEN VALLEY DEVELOPMENT: BUILDING TYPES & TOTALS

TYPE	BUILDINGS	LIVING UNITS	NOTES:
A-1	7	14	1. 60 GREEN VALLEY DRIVE IS A MODIFIED B-1 UNIT TYPE. REFER TO DWG A-1.3 FOR ELEVATIONS.
A-2	4	18	
A-3	4	8	
A-4	6	12	
A-5	3	6	
A-6	2	4	
B-1	6	12	
B-3	5	10	
SUMMARY	42	84	

NOTE: PHASE IV LIMITED TO THOSE BUILDING NOTED IN PHASE IV SCHEDULE

LAUREL PARK DEVELOPMENT: BUILDING TYPES & TOTALS

TYPE	BUILDINGS	LIVING UNITS
A2	8	16
B2	8	16
C2	4	18
D3	10	20
E23	10	20
MAINT.	1	0
SUMMARY	46	90
TOTAL	88	174

NOTE: PHASE IV LIMITED TO THOSE BUILDING NOTED IN PHASE IV SCHEDULE

ALTERNATE AND UNIT PRICE WORK

- SEE SPECIFICATIONS FOR ALTERNATE AND UNIT PRICE DESCRIPTIONS.

SITE KEY PLAN
SCALE: 1"= 80'-0"



NOTE REGARDING LEAD ABATEMENT:

- WORK AT THE UNITS INDICATED ABOVE AS "LEAD PAINTED" TO BE PERFORMED BY "LEAD-SAFE CERTIFIED FIRM" AS DESIGNATED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY. REFER TO SPECIFICATIONS FOR RRP CERTIFICATION FORM.

date	description	no.

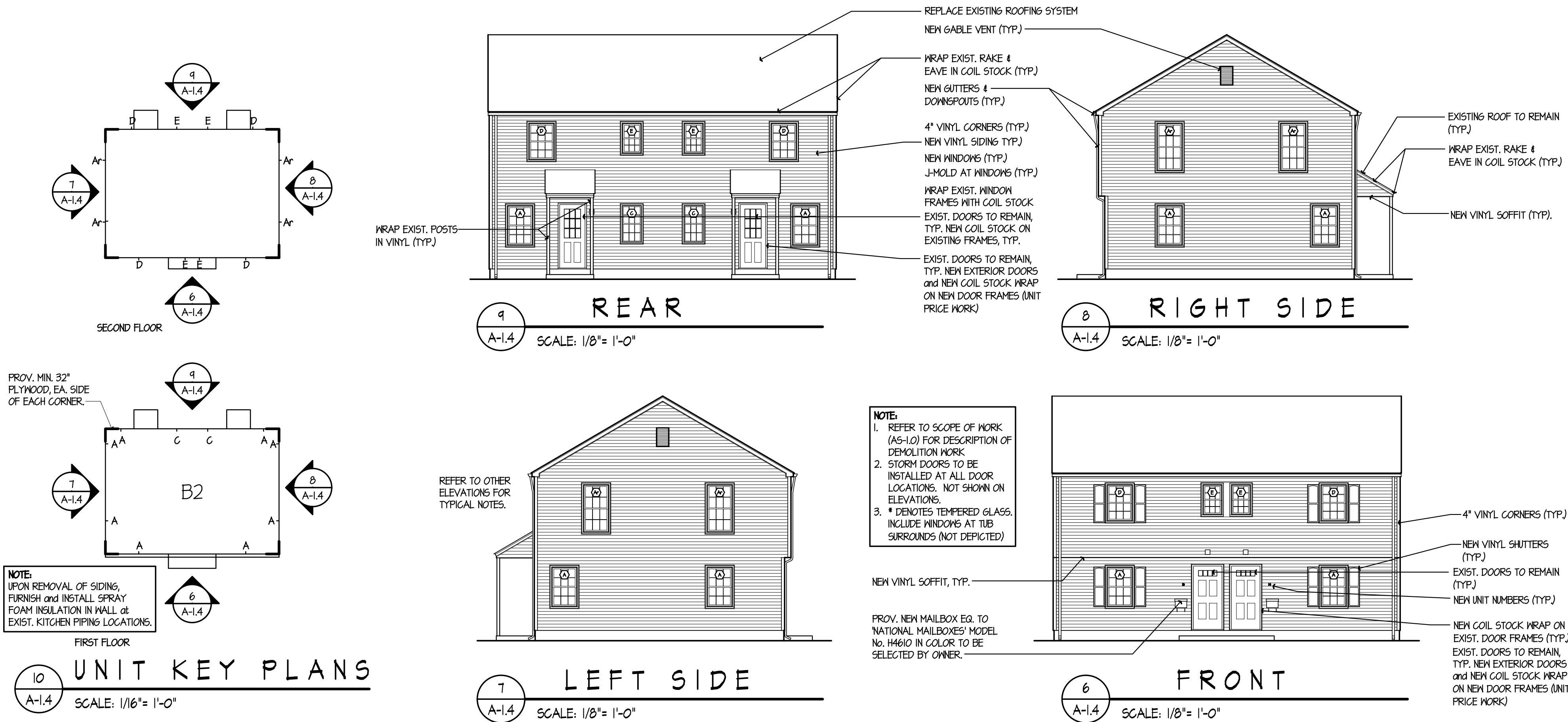
**SITE PLAN &
GENERAL
NOTES**

ISSUED FOR BIDDING and CONSTRUCTION	
AS-1.0	
date	12 June, 2025
drawn	NWF/JRP
scale	AS NOTED
checked	DH/JRP
project no.	25-04

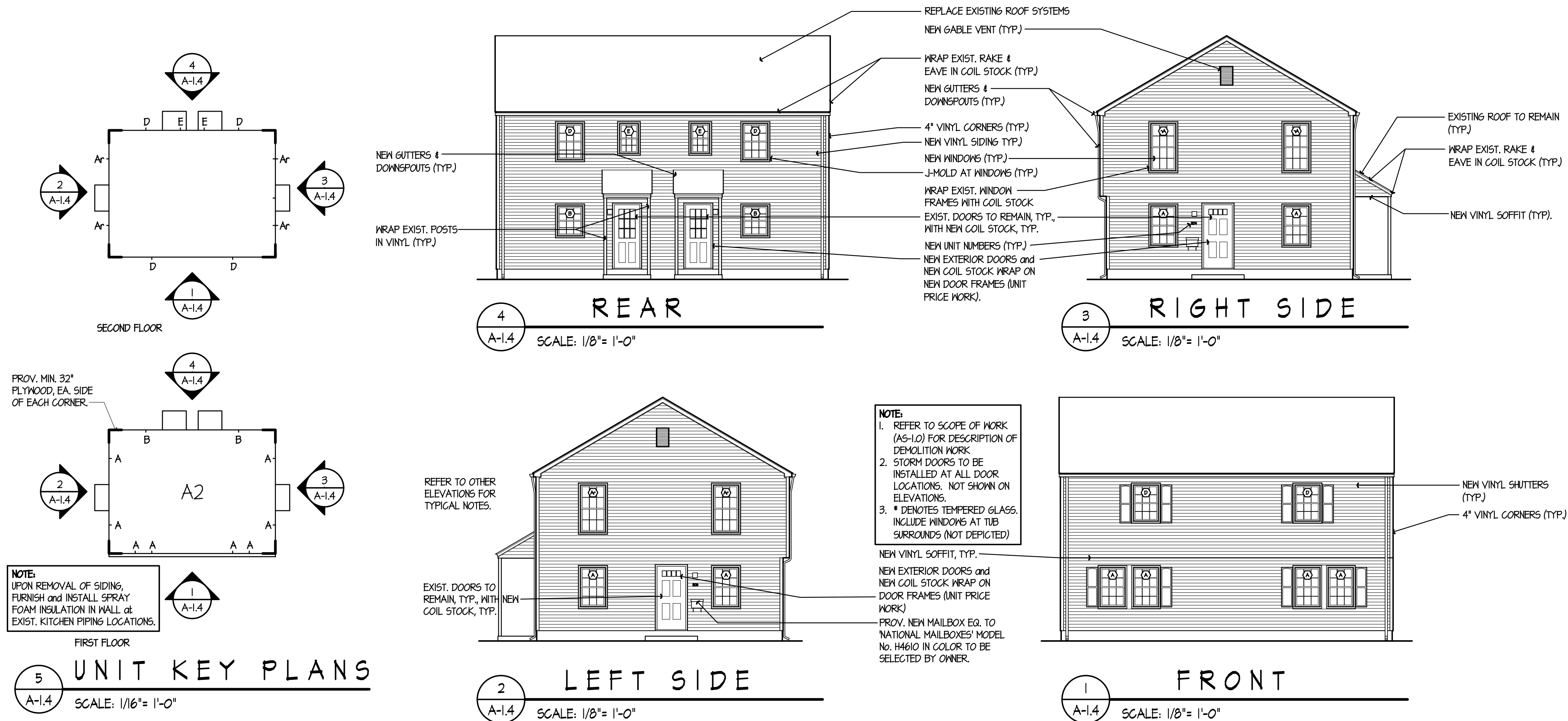
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LAUREL PARK B2



LAUREL PARK A2

date	description	no.

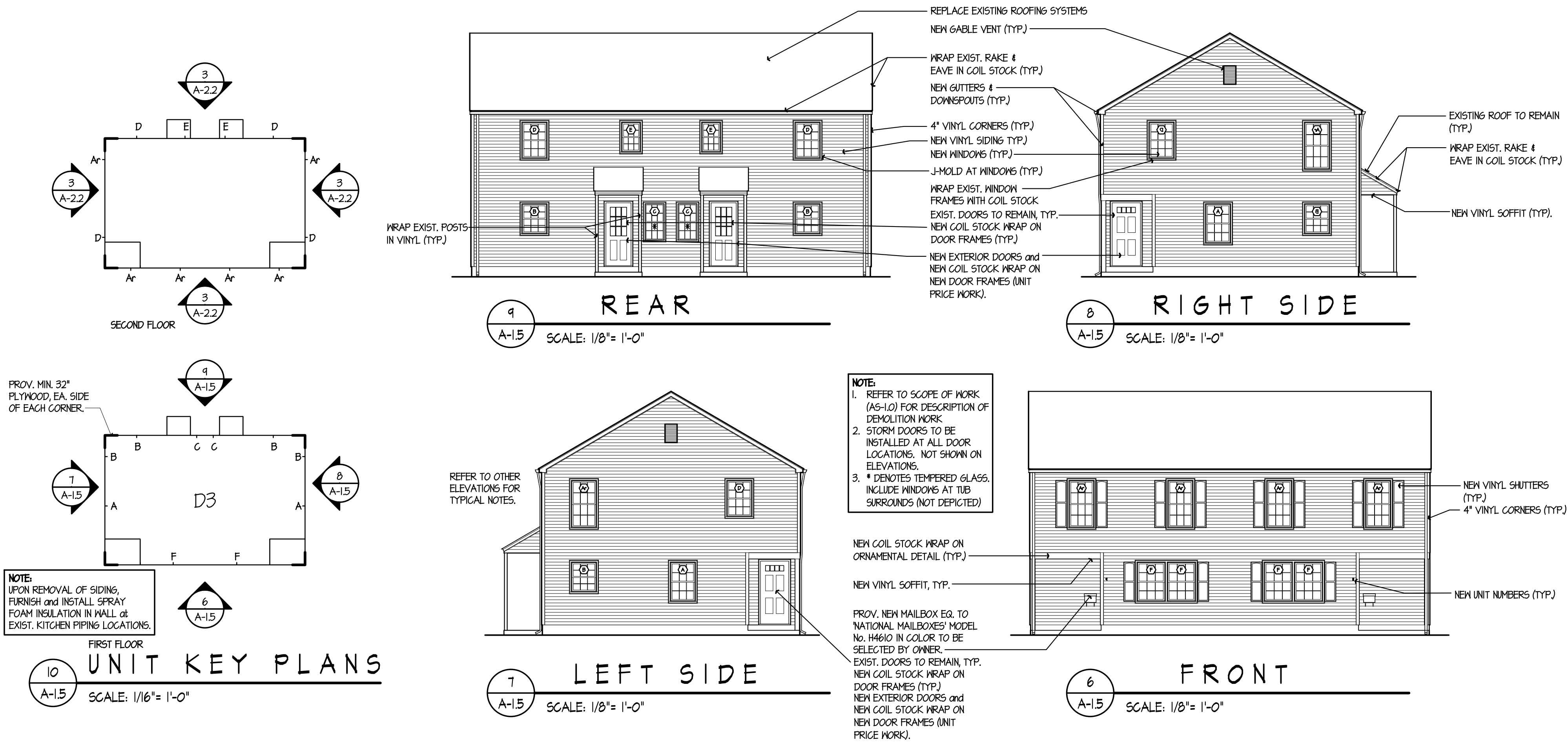
**LAUREL
PARK
UNIT TYPES
A2 and B2**

ISSUED FOR BIDDING and CONSTRUCTION	
A-1.4	
date	12 June, 2025
drawn	NWF/JRP
scale	AS NOTED
checked	DH/JRP
project no.	25-09

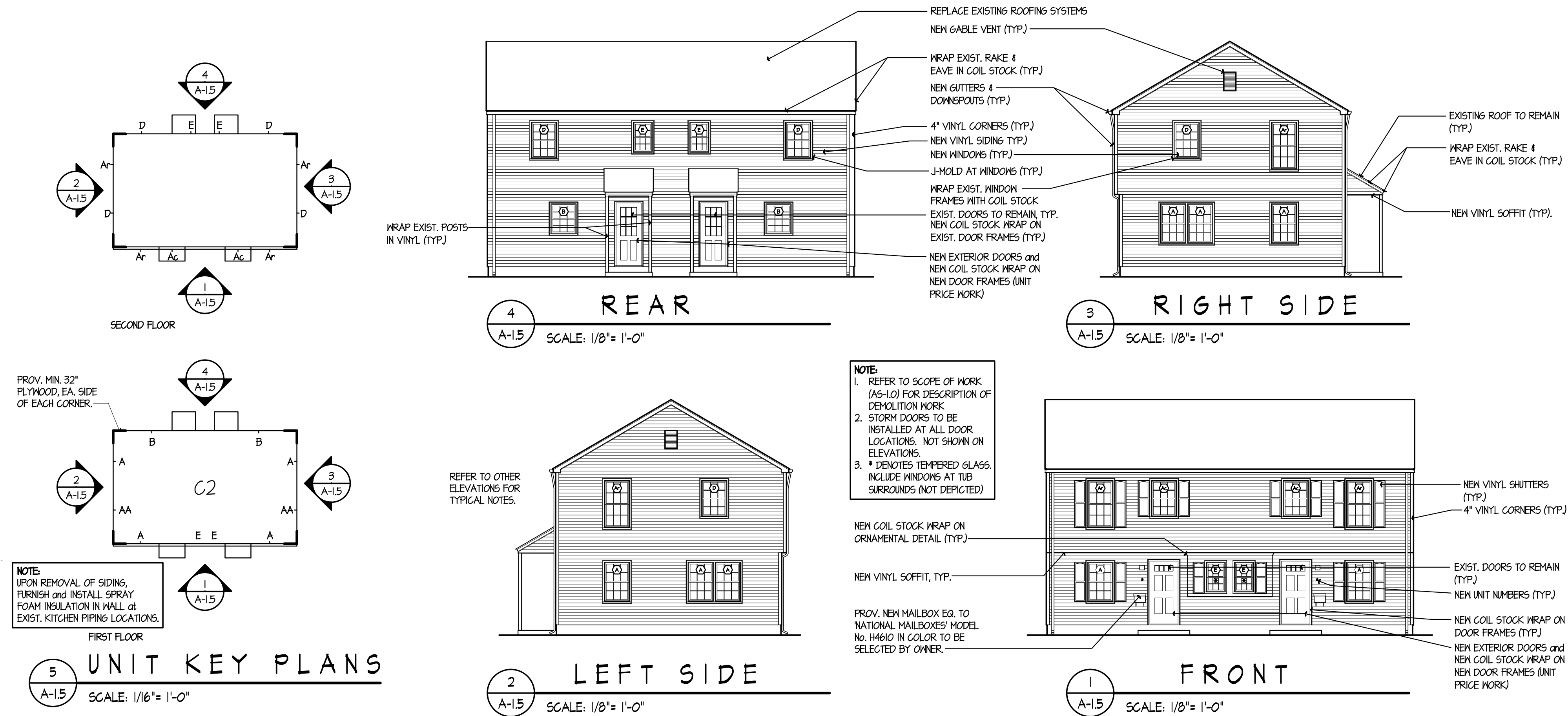
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LAUREL PARK D3



LAUREL PARK C2

date	description	no.
revisions		

**LAUREL
PARK
UNIT TYPES
C2 and D3**

ISSUED FOR
BIDDING and CONSTRUCTION

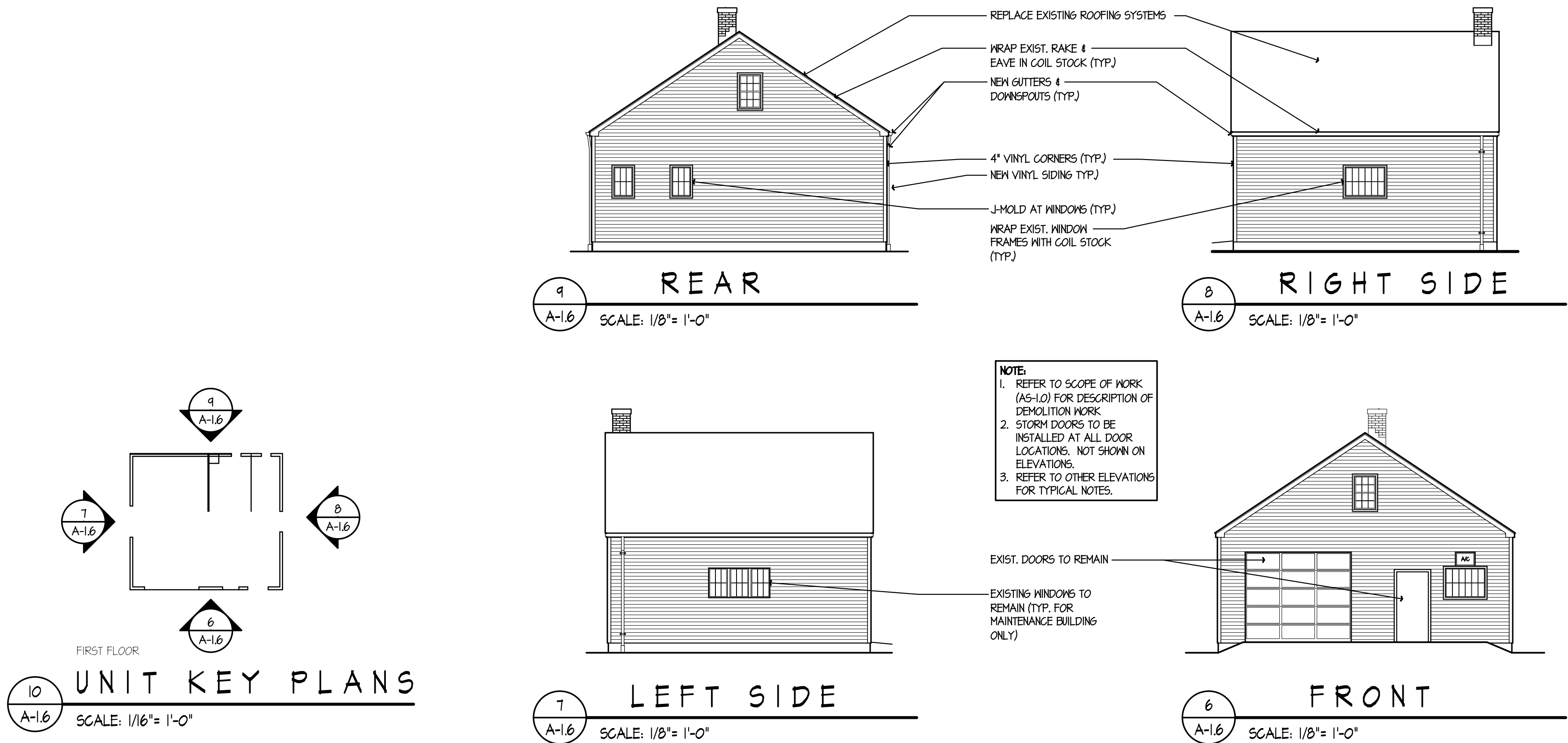
A-1.5

date	12 June, 2025
drawn	NWF/JRP
scale	AS NOTED
checked	DH/JRP
project no.	25-09

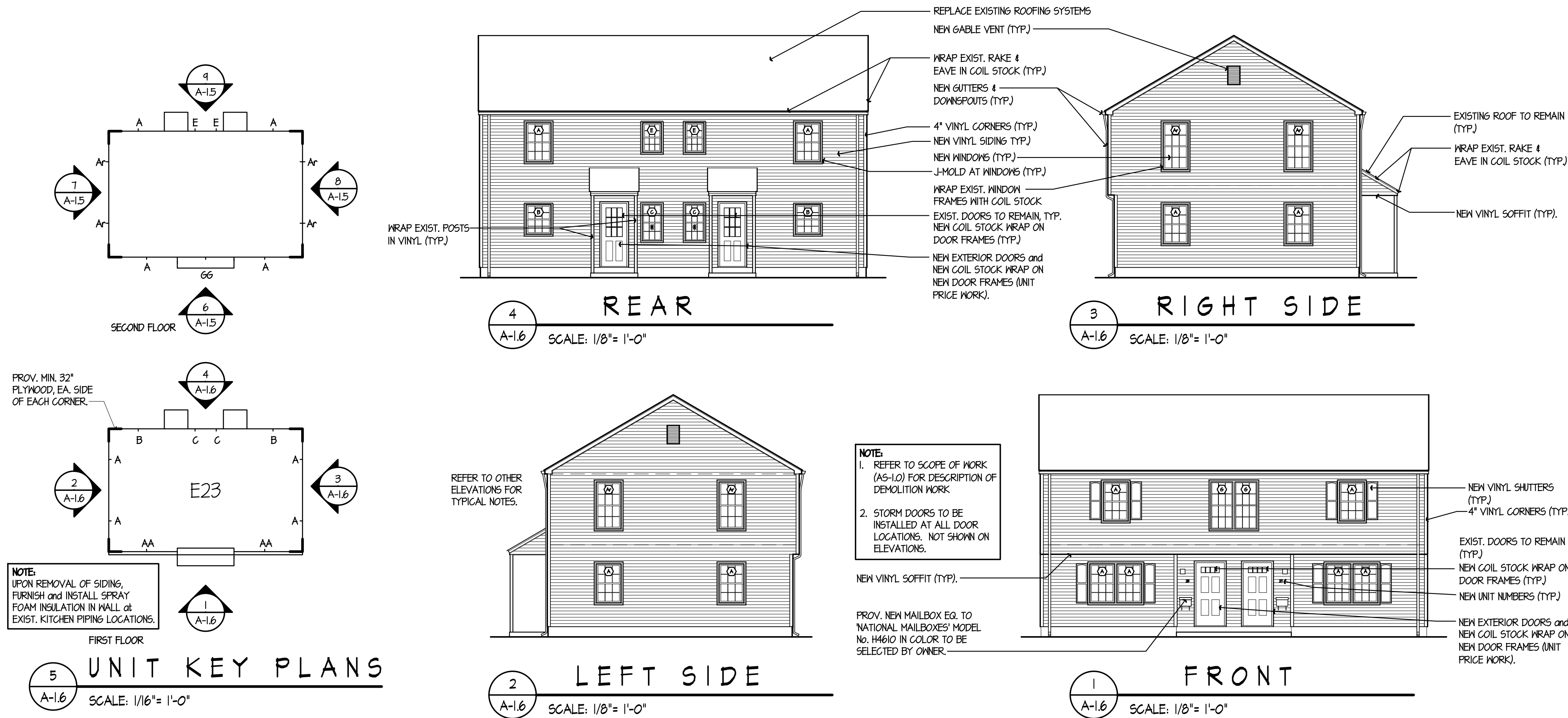
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LAUREL PARK MAINTENANCE GARAGE



LAUREL PARK E23

date	description	no.

**LAUREL
PARK
UNIT TYPE
E23 and
MAINTENANCE
GARAGE**

ISSUED FOR
BIDDING and CONSTRUCTION

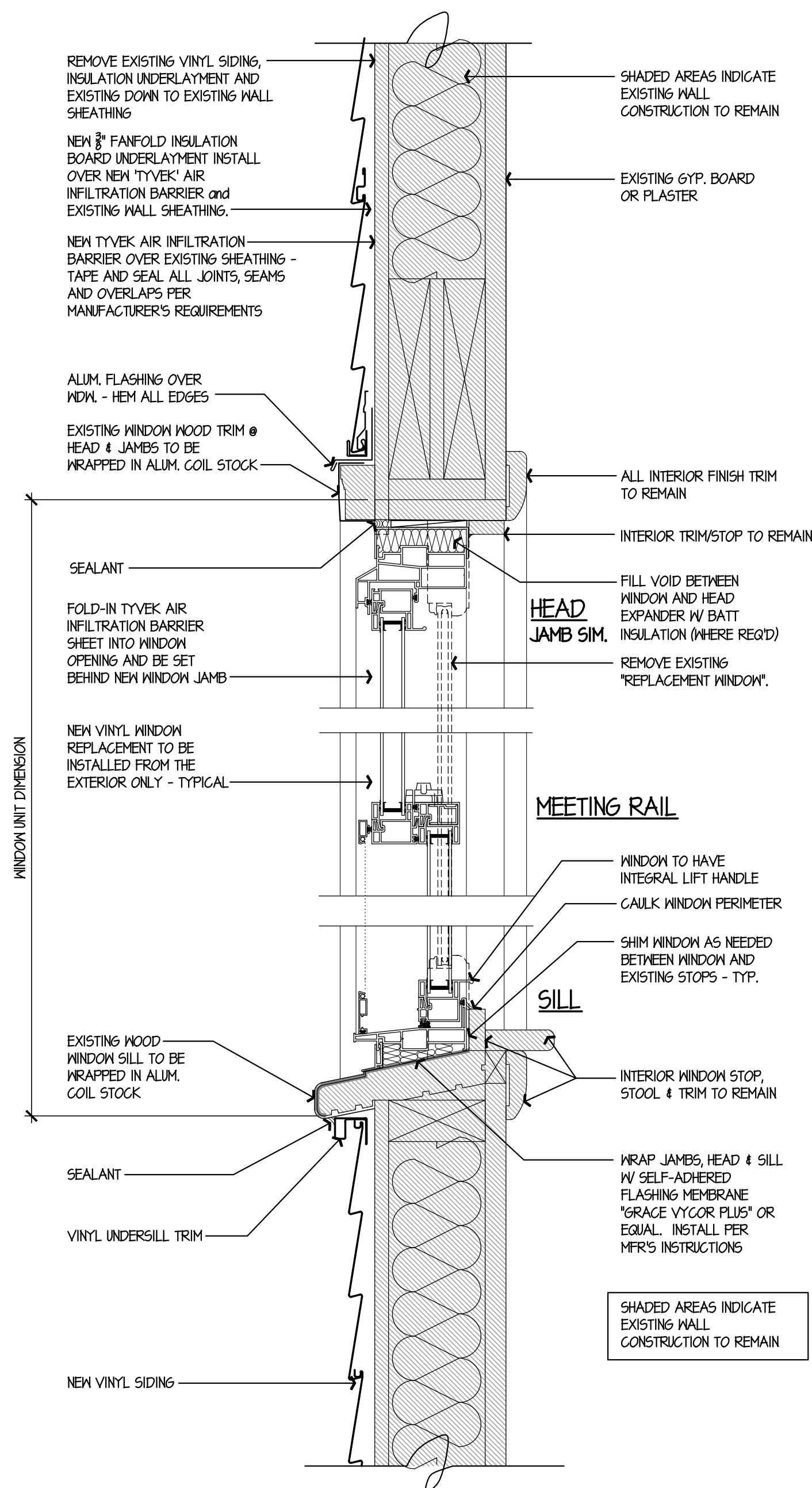
A-1.6

date	12 June, 2025
drawn	NWF/JRP
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checked	DH/JRP
project no.	25-09

Phase V

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4
A-1.7
SCALE: 3/8\"=1'-0"

TYPICAL WINDOW SECTION
IN EXISTING OPENING

NOTE:
ELEVATION IS TYPICAL OF SCOPE
REQUIRED FOR UNITS WITH
HOMASOTE SHEATHING. ACTUAL
BUILDING TYPE MAY VARY.

AT EACH SIDE OF EACH
CORNER PROVIDE MIN. 32\" OF
EXTERIOR PLYWOOD WHERE
HOMASOTE SHEATHING EXISTS.
RE: UNIT PRICES.

CENTER LIGHTING, BUILDING
NUMBERS and MAILBOX
LETTERS SHALL BE 3\" HIGH,
APPROXIMATELY 10\" FROM
DOOR JAMB. VERIFY IN FIELD.



5
A-1.7
SCALE: 1/8\"=1'-0"

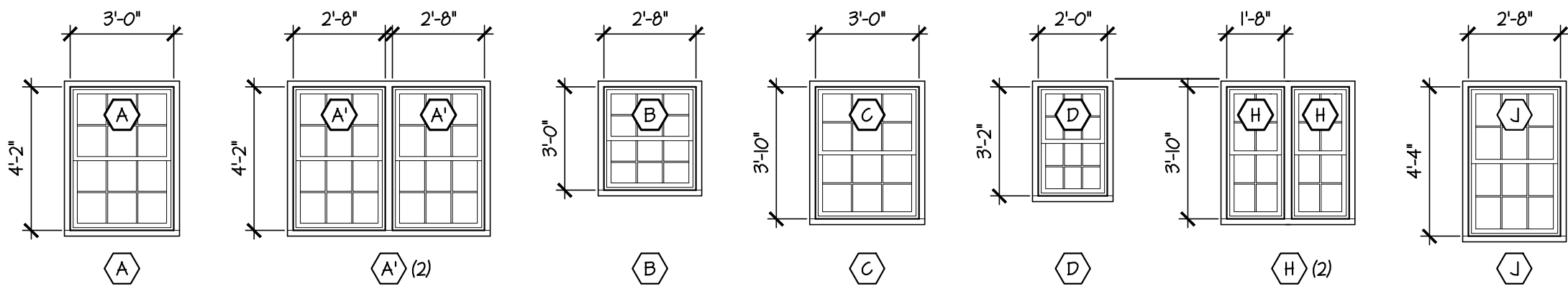
TYPICAL ELEVATION

GENERAL WINDOW NOTES:

- WINDOWS ARE TO BE INSTALLED FROM EXTERIOR WHEREVER POSSIBLE. CONTRACTOR TO INSTALL POLYETHYLENE SHEETING FULLY TAPED ON INTERIOR DURING DEMOLITION AND INSTALLATION PROCESS. WHERE INTERIOR WORK IS REQUIRED CONTRACTOR MUST COORDINATE W/ OWNER TO COVER TENANT FURNITURE AND MINIMIZE DUST FROM ENTERING APARTMENTS. VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD BEFORE PROCEEDING.
- CONTRACTOR MUST PROVIDE ALL REQUIRED ACCESSORIES TO BE ABLE TO COMPLETELY INSTALL WINDOWS, INCLUDING TRIM AND ACCESSORIES.
- SHOP DRAWINGS:
A. CONTRACTOR MUST SUBMIT A LETTER FROM THE MANUFACTURER STATING THAT ALL WINDOWS FOR THIS PROJECT WILL MEET ALL OF THE CURRENT STATE OF CONNECTICUT ENERGY CODE REQUIREMENTS.
- WINDOW DIMENSIONS SHOWN ARE UNIT DIMENSIONS. CONTRACTOR IS TO VERIFY ALL WINDOW DIMENSIONS IN THE FIELD AND COORDINATE UNIT SIZES REQUIRED WITH THE WINDOW MANUFACTURER.
- REFER TO ELEVATIONS FOR LOCATIONS WHERE TEMPERED GLASS IS REQUIRED PER IRC 308.1 AND AS FOLLOWS:
A. AT LOCATIONS WHERE A WINDOW IS WITHIN 24\" OF EXTERIOR DOORS MEASURED HORIZONTALLY.
B. AT ALL TUB SURROUNDS WHERE AN EXISTING WINDOW IS LESS THAN 60\" ABOVE THE TUB BOTTOM.

3
A-1.7
NO SCALE

WINDOW NOTES

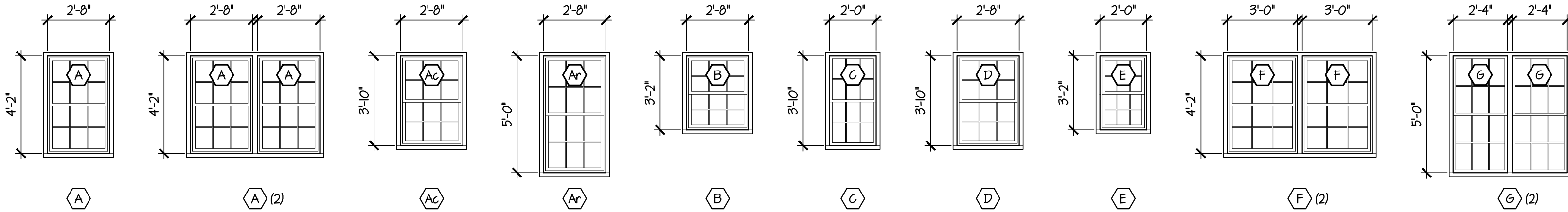


1
A-1.7
SCALE: 1/4\"=1'-0"

WINDOW ELEVATIONS - GREEN VALLEY

(REFER TO 3/A-1.7 FOR GENERAL NOTES)

ALL WINDOW DIMENSIONS SHOWN ARE UNIT DIMENSIONS - FIELD VERIFY
PROV. TEMPERED GLASS AT ALL LOCATIONS WHERE REQUIRED.



2
A-1.7
SCALE: 1/4\"=1'-0"

WINDOW ELEVATIONS - LAUREL PARK

(REFER TO 3/A-1.7 FOR GENERAL NOTES)

ALL WINDOW DIMENSIONS SHOWN ARE UNIT DIMENSIONS - FIELD VERIFY
PROV. TEMPERED GLASS AT ALL LOCATIONS WHERE REQUIRED.

revisions		
date	description	no.

SCHEDULES
and DETAILS

ISSUED FOR BIDDING and CONSTRUCTION	
A-1.7	
date	12 June, 2025
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project no.	25-09