

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

Enfield, Connecticut

csa project 26-01

APRIL 1, 2026

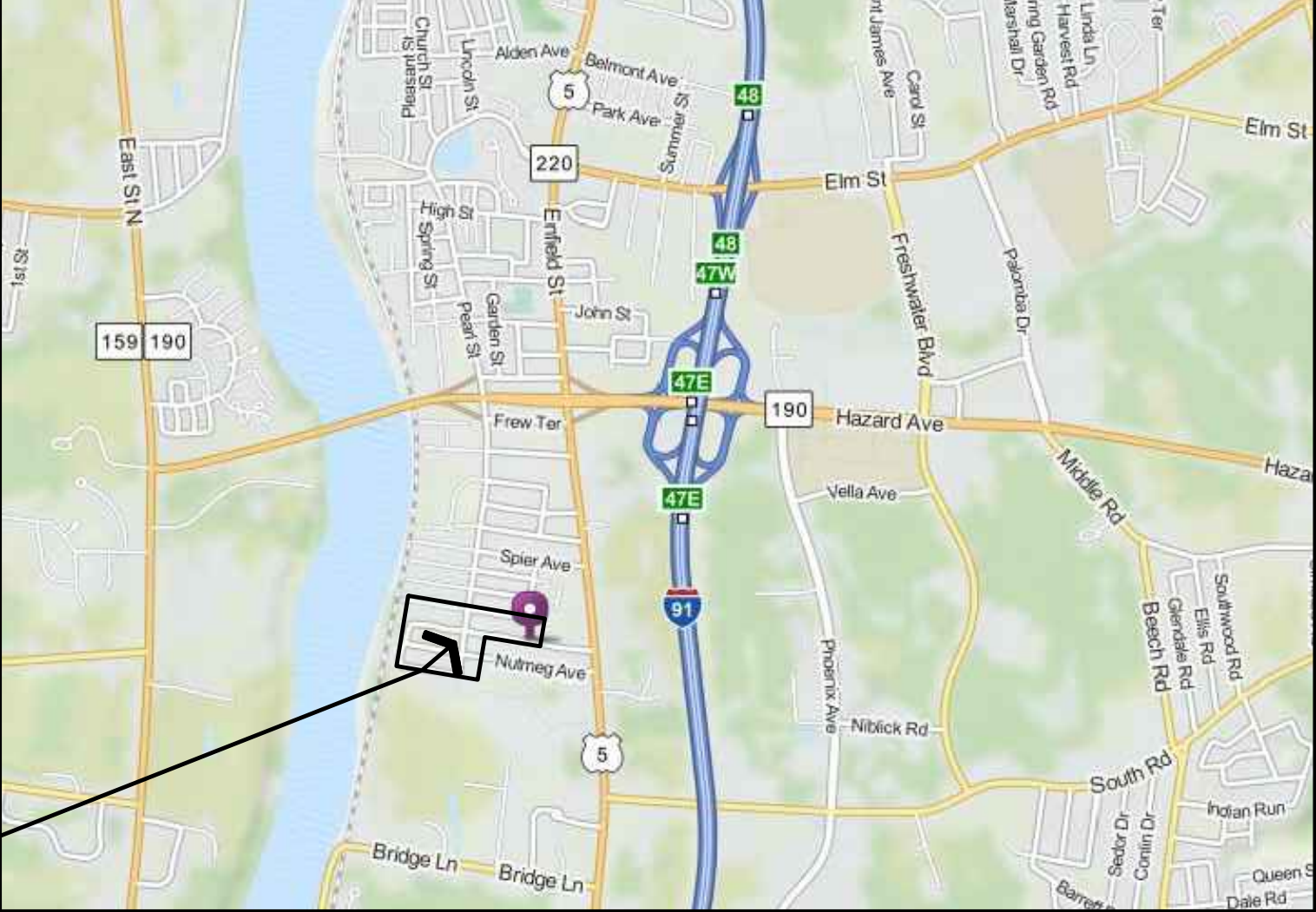
Issued for: Bidding and Construction

Owner

## Enfield Housing Authority

1 Pearson Way  
Enfield, Connecticut 06082  
tel: 860.745.7493

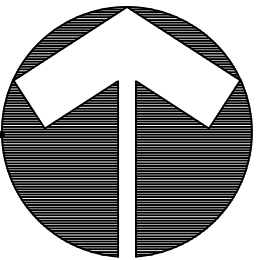
Ms. Shari Riddick, CEO/Executive Director  
Mr. Howard Coro, Chairman, Board of Commissioners



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 Laurel Park - Unit Types B2 and C2
  - A-1.2 Laurel Park - Unit Types D3 and E23
  - A-1.3 Schedules and Details



Architect

Capital Studio Architects, LLC  
1379 Main Street  
East Hartford, Connecticut 06108  
tel: 860.289.3262  
fax: 860.289.3163  
email: dholmes@capitalstudio.net

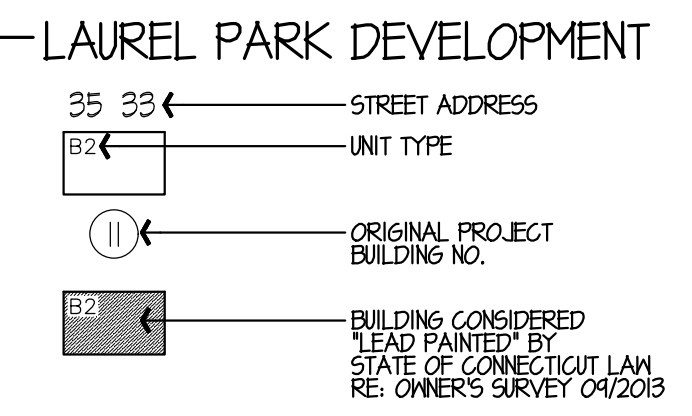
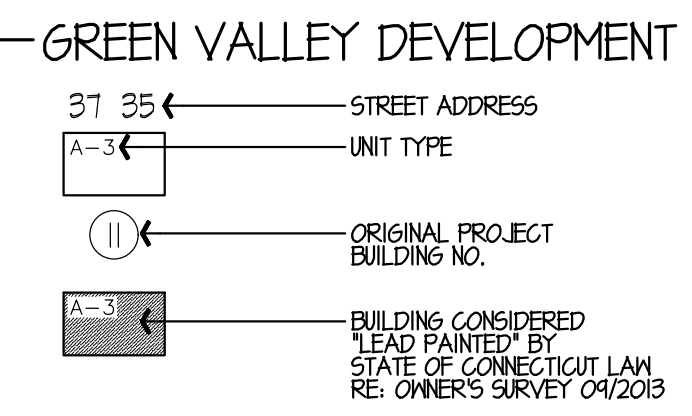
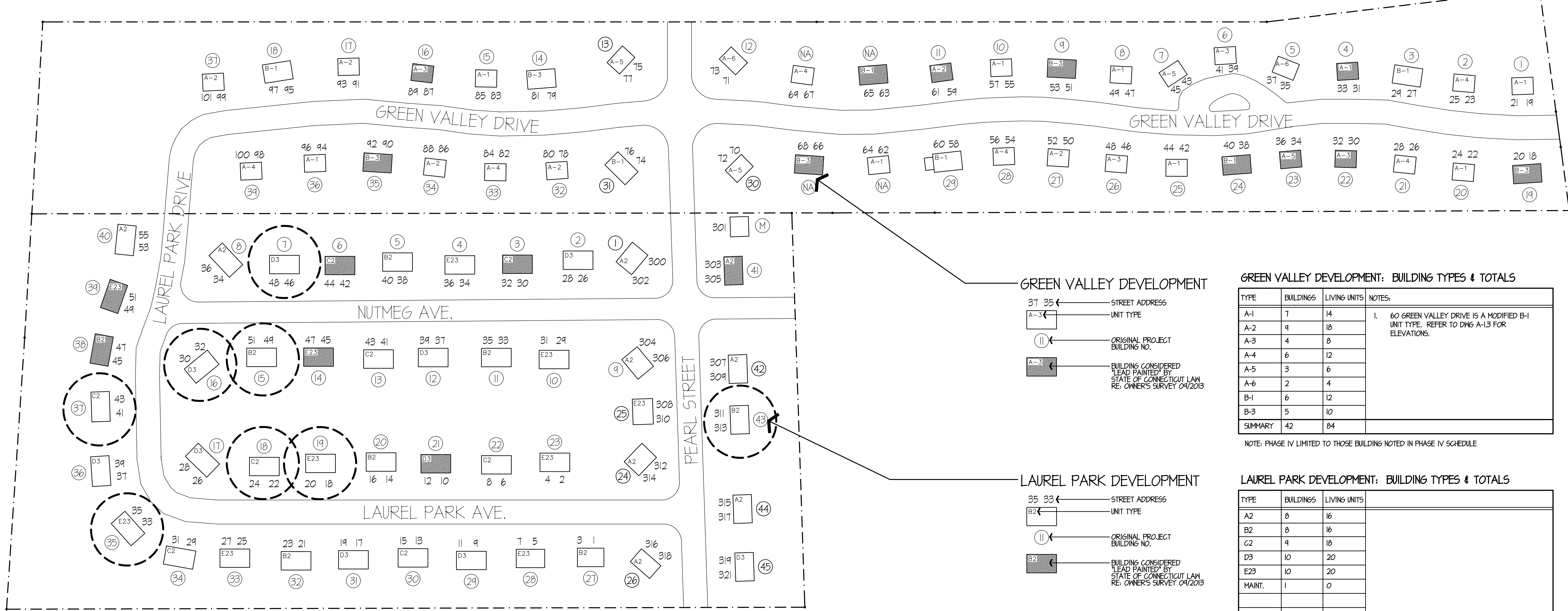


**Phase VI**  
**General Renovations for GREEN VALLEY & LAUREL PARK**  
 Enfield, Connecticut

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

PHASE VI - SCHEDULE		
BUILDING No.	UNIT TYPE	ADDRESS
7	D3	46-48 Nutmeg Ave.
15	B2	44-51 Nutmeg Ave.
16	D3	30-32 Laurel Park Ave.
18	C2	22-24 Laurel Park Ave.
19	E23	18-20 Laurel Park Ave.
35	E23	33-35 Laurel Park Ave.
37	C2	41-43 Laurel Park Ave.
43	B2	311-313 Pearl Street

SCOPE OF WORK:	
<p><b>ALL UNITS</b></p> <ol style="list-style-type: none"> <li>REMOVE EXISTING GUTTERS, DOWNPOUTS AND ACCESSORIES FROM EACH BUILDING AND INSTALL NEW. DISPOSAL BY GENERAL CONTRACTOR.</li> <li>REMOVE EXISTING STORM DOORS. DISPOSE OF AS DIRECTED BY THE HOUSING AUTHORITY.</li> <li>REMOVE ALL EXISTING VINYL SIDING, ACCESSORIES, SHUTTERS, INSULATION, WOOD CLAPBOARDS AND/OR CEDAR SHAKE SIDING AND PAPER VAPOR BARRIER DOWN TO EXISTING SHEATHING.</li> <li>REMOVE EXISTING WRAPPING OF RAKES, FASCIAS, EAVES, WINDOW FRAMES AND DOOR FRAMES AND INSTALL NEW. DISPOSAL BY GENERAL CONTRACTOR.</li> <li>EXISTING ITEMS ATTACHED TO THE SIDING SUCH AS UTILITY METERS, CABLE TV, BOXES, SATELLITE TV, 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.</li> <li>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.</li> <li>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.</li> <li>ALL OF THE UNITS STREET NUMBERS AND MAILBOXES ARE TO BE REMOVED AND SALVAGED AND REPLACED WITH NEW. SEE SPECS.</li> <li>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.</li> <li>FURNISH AND INSTALL NEW VINYL SIDING, FANFOLD INSULATION BOARD AND TRIM AS SPECIFIED. REPLACE DAMAGED ALUMINUM FLASHING OR FLASHING THAT IS MISSING.</li> <li>REPLACE EXISTING GABLE END VENTS, MATCH EXISTING SIZES.</li> <li>FURNISH AND INSTALL NEW DOOR BELL BUTTONS. CONNECT TO EXISTING DOOR BELL WIRING.</li> <li>REMOVE EXISTING EXTERIOR LIGHTING FIXTURES (WALL MOUNTED AND/OR SOFFIT MOUNTED). FURNISH AND INSTALL NEW TAMPER PROOF, ENERGY EFFICIENT LED FIXTURES, REFER TO A-11.</li> <li>FURNISH AND INSTALL NEW VINYL SHUTTERS. SHUTTERS TO BE MOUNTED ON BOTH VINYL AND BRICK.</li> <li>EXISTING HAND RAILS ARE TO REMAIN, WHERE RAIL CONNECTS TO UNIT INSTALL APPROPRIATE VINYL ACCESSORY AND RE-ATTACH TO STRUCTURALLY SOUND BUILDING COMPONENT.</li> <li>GRADE VARIES AT EACH UNIT. CONTRACTOR TO COORDINATE INSTALLATION OF SIDING WITH EXISTING CONDITIONS.</li> <li>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.</li> <li>REPLACEMENT OF EXISTING WINDOWS WITH NEW VINYL WINDOWS AND WRAP REMAINING WINDOW FRAME WITH NEW ALUMINUM TRIM.</li> <li>SEE SPECIFICATIONS FOR ALTERNATE BID AND UNIT PRICE WORK.</li> <li>REPLACE EXISTING EXTERIOR DOORS AND PAINT. RE-USE EXISTING LOCKSETS AND DEADBOLTS. UNIT PRICE WORK.</li> <li>REPLACE EXISTING ROOFING SYSTEMS, INCLUDING ACCESSORIES, PLUMBING BOOTHS AND ANY ALUMINUM TRIM NOT COVERED IN OTHER AREAS OF THIS SCOPE.</li> </ol>	<p><b>EXISTING UNITS WITH BRICK - NO UNITS WITH BRICK IN PHASE V</b></p> <ol style="list-style-type: none"> <li>IN ADDITION TO GENERAL SCOPE OF WORK, THE FOLLOWING APPLY.</li> <li>REMOVE EXISTING WRAPPING AT DOOR JAMBS. EXAMINE FOR DAMAGE AND PROVIDE AND INSTALL NEW METAL WRAPPING.</li> <li>PREP AND REPAIR ALL EXISTING STEEL LINTELS IN BRICK VENEER.</li> </ol> <p><b>LAUREL PARK DEVELOPMENT KITCHEN PIPING</b></p> <ol style="list-style-type: none"> <li>UPON REMOVAL OF EXISTING SIDING, FURNISH AND INSTALL SPRAY FOAM INSULATION IN EXTERIOR WALLS (FULL DEPTH OF STUD WALL) IN AREAS WHERE KITCHEN PIPING EXISTS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.</li> </ol>



**GREEN VALLEY DEVELOPMENT: BUILDING TYPES & TOTALS**

TYPE	BUILDINGS	LIVING UNITS	NOTES:
A-1	7	14	I. 60 GREEN VALLEY DRIVE IS A MODIFIED B-1 UNIT TYPE. REFER TO DWG A-13 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	

**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

date	description	no.
revisions		

**SITE PLAN & GENERAL NOTES**

ISSUED FOR BIDDING and CONSTRUCTION  
**AS-1.0**

date APRIL 1, 2026  
 drawn JS/NWF/JRP  
 scale AS NOTED  
 checked DH/JRP  
 project no. 26-01



**NOTE REGARDING LEAD ABATEMENT:**

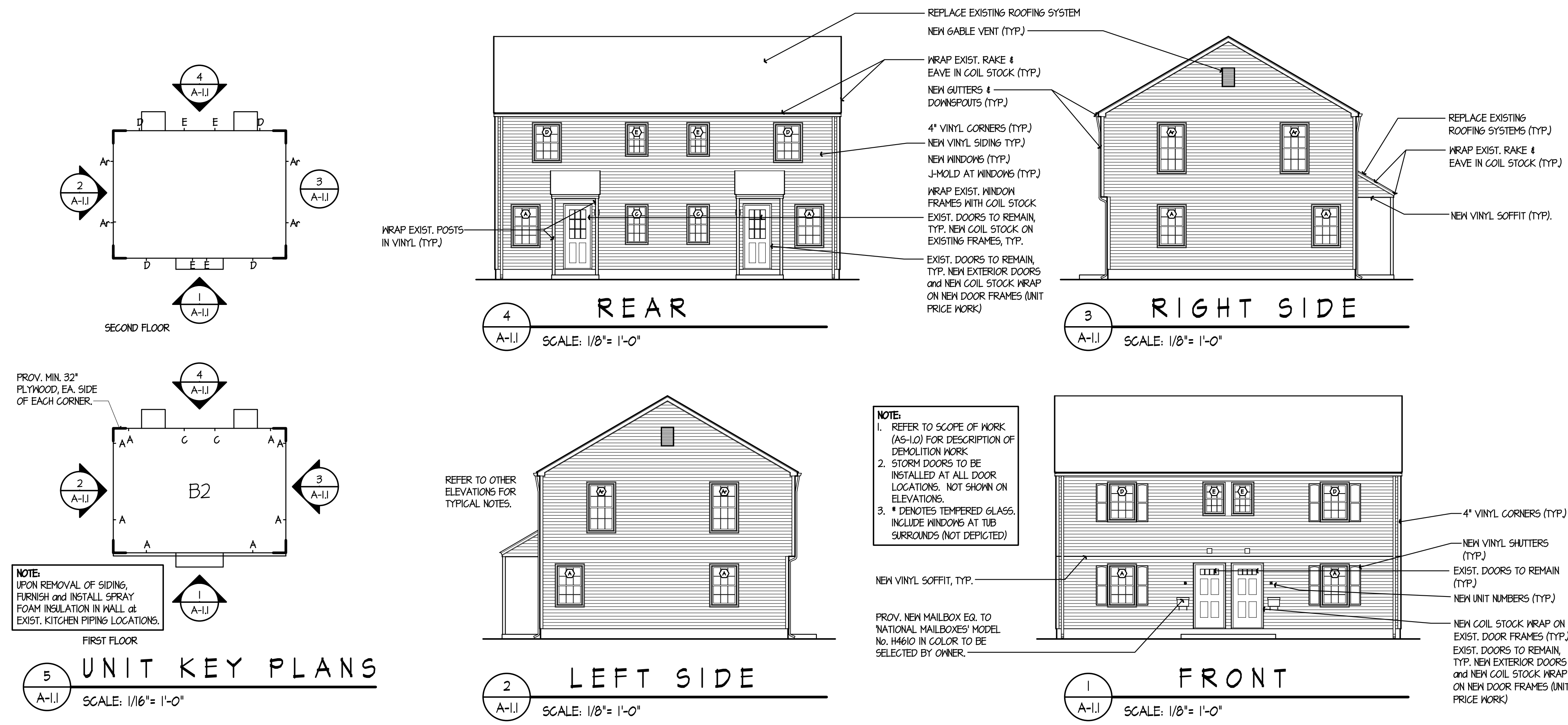
- WORK AT THE UNITS INDICATED ABOVE AS "LEAD PAINTED" TO BE PERFORMED BY "LEAD-SAFE CERTIFIED FIRM" AS DESIGNATED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY. REFER TO SPECIFICATIONS FOR RRP CERTIFICATION FORM.

**ALTERNATE AND UNIT PRICE WORK:**

- SEE SPECIFICATIONS FOR ALTERNATE AND UNIT PRICE DESCRIPTIONS.

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

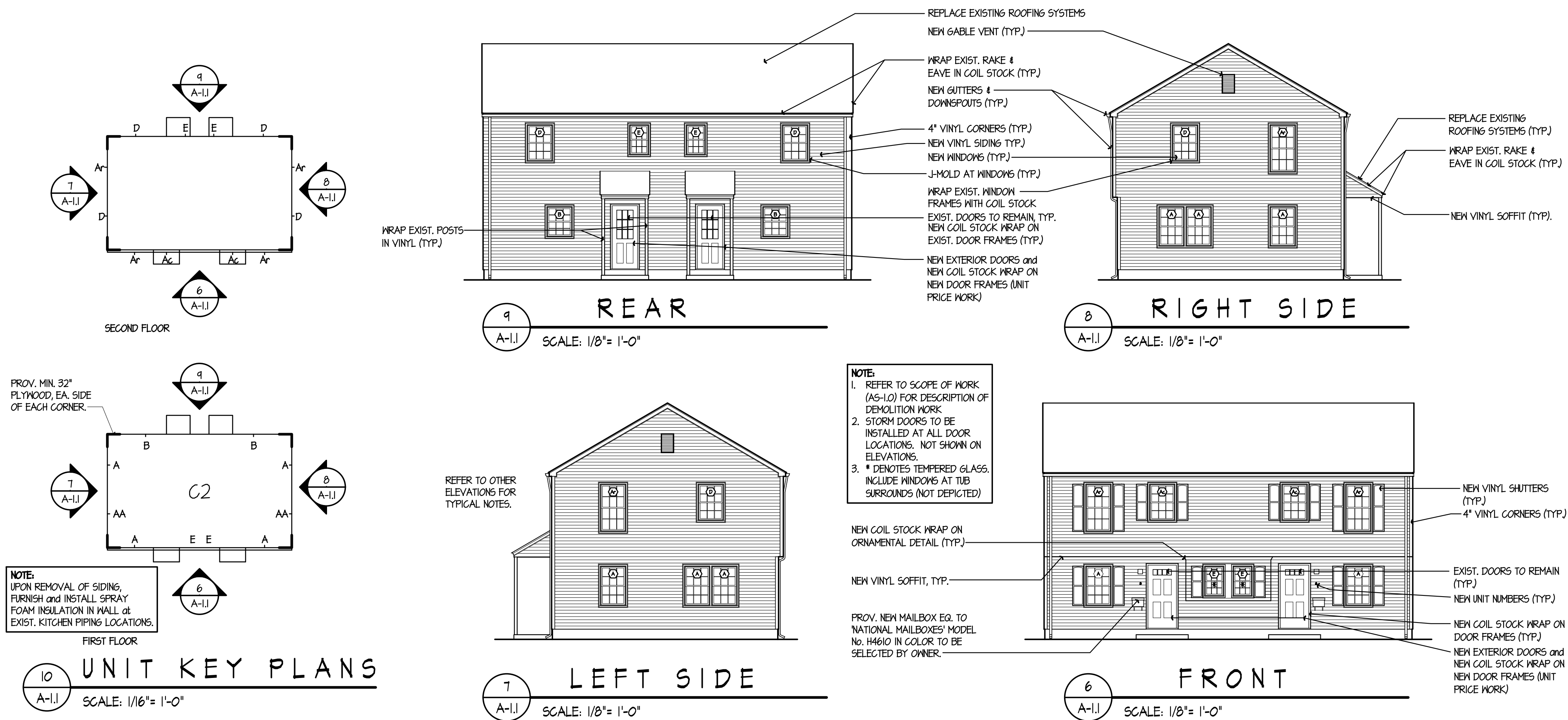
**Enfield Housing Authority**  
1 Pearson Way  
Enfield, Connecticut



LAUREL PARK B2

DESCRIPTION OF LOCATION	MANUFACTURER	MODEL	LIGHTING REMARKS
HALL MOUNTED (NEAR ENTRY)	RAB LIGHTING	ENTRAIZN	COLOR TO BE SELECTED BY OWNER
CEILING MOUNTED (PORCH ENTRY)	LITHONIA LIGHTING	FMML7040NL	FINISH TO BE SELECTED BY OWNER

**LIGHTING FIXTURE SCHEDULE** APPLIES TO ALL UNIT TYPES.  
NO SCALE



LAUREL PARK C2

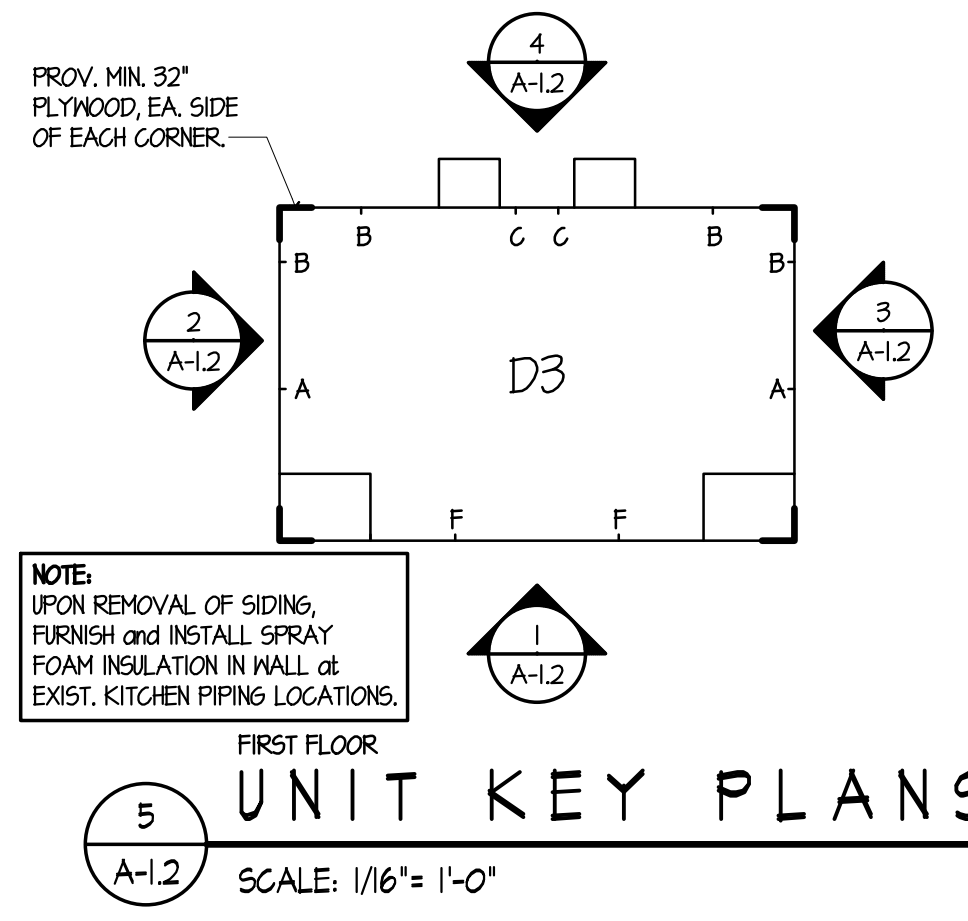
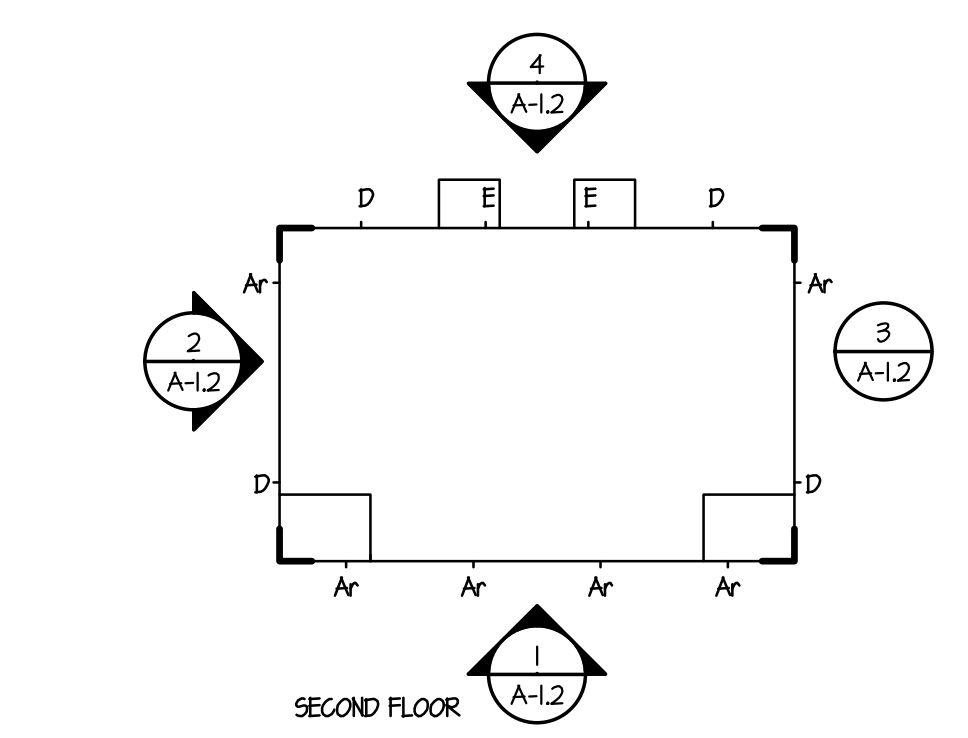
date	description	no.
revisions		

**LAUREL PARK UNIT TYPES B2 and C2**

ISSUED FOR BIDDING and CONSTRUCTION

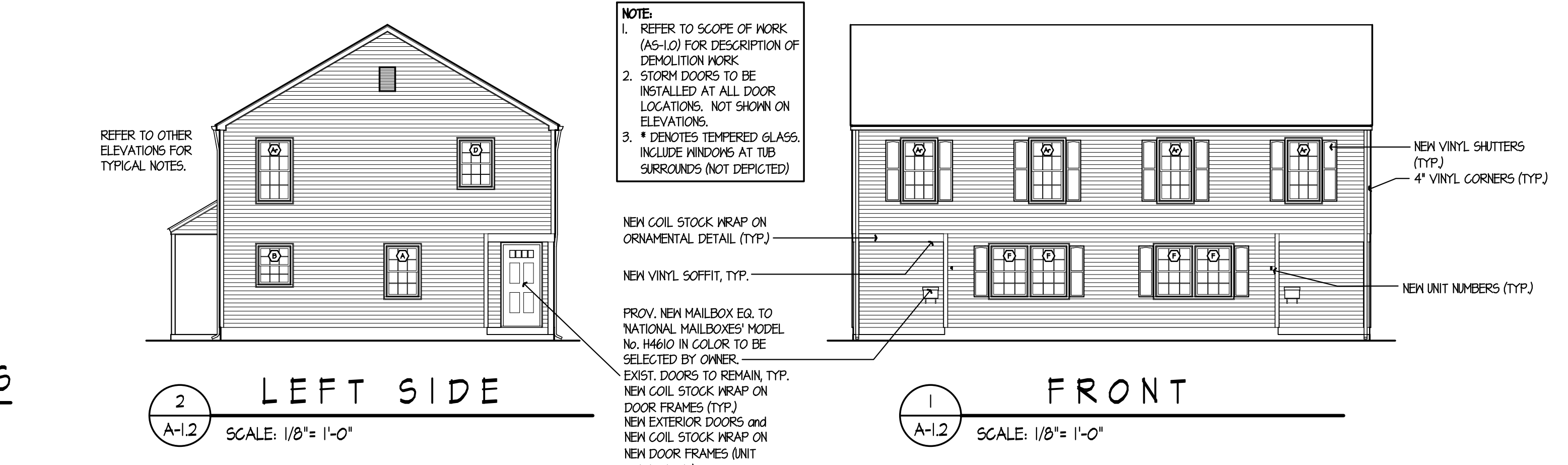
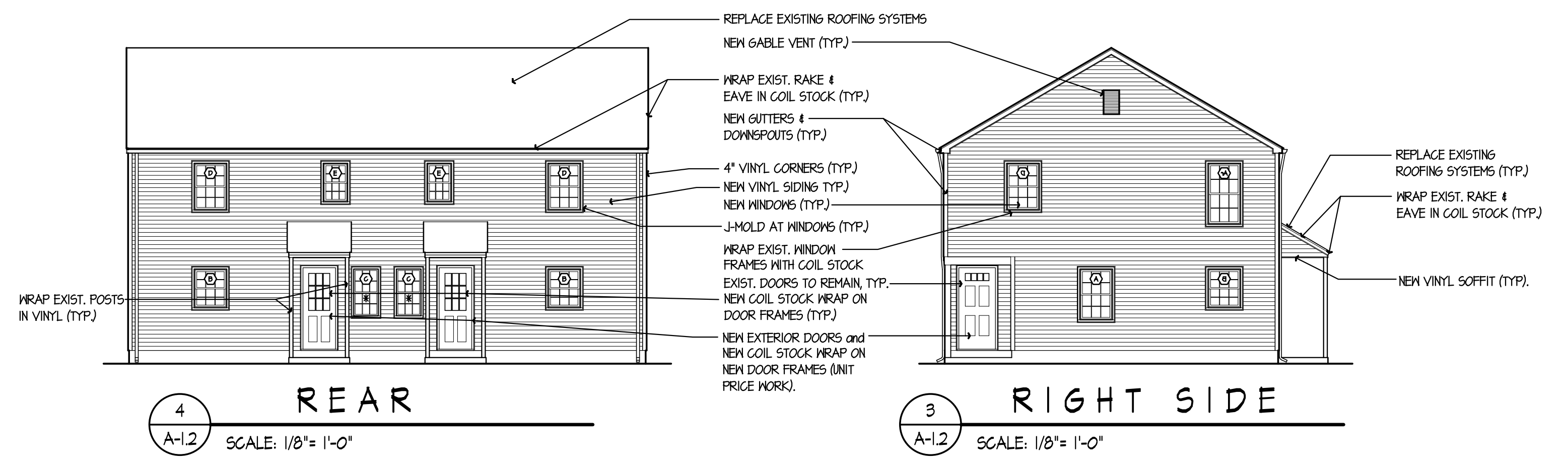
**A-1.1**

date	APRIL 1, 2026
drawn	JG/NWF/JRP
scale	AS NOTED
checked	DH/JRP
project no.	26-01



NOTE:  
UPON REMOVAL OF SIDING,  
FURNISH AND INSTALL SPRAY  
FOAM INSULATION IN WALL at  
EXIST. KITCHEN PIPING LOCATIONS.

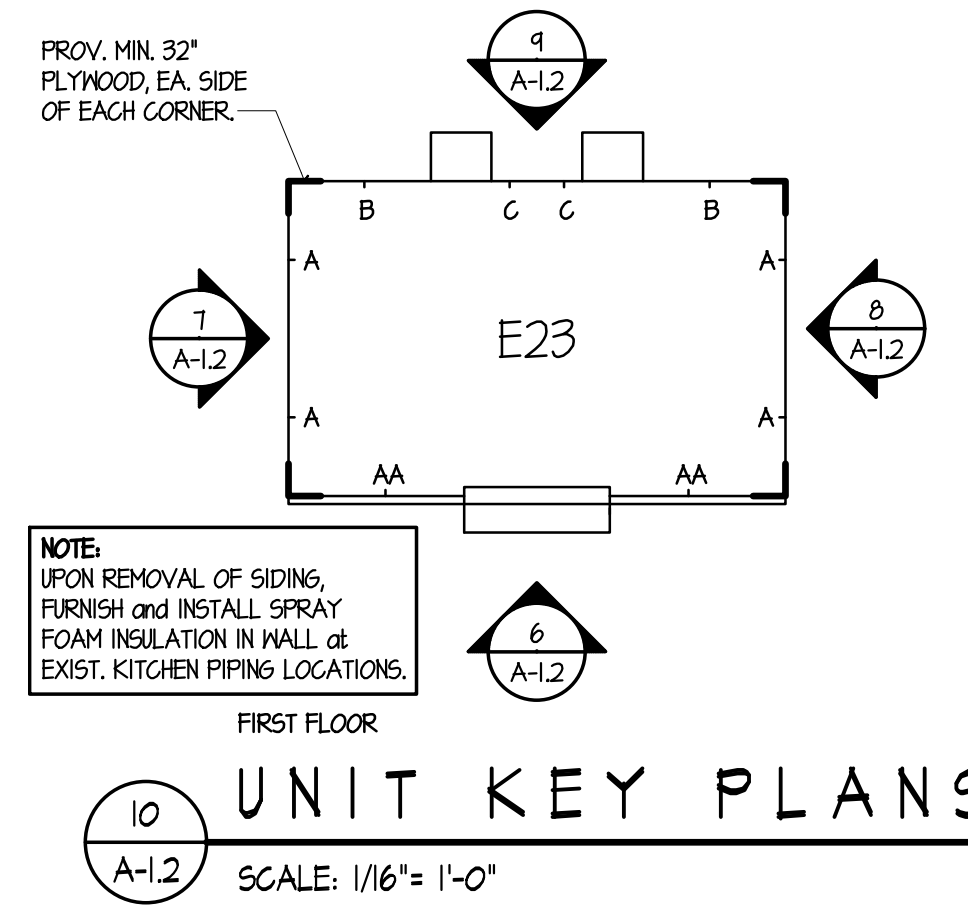
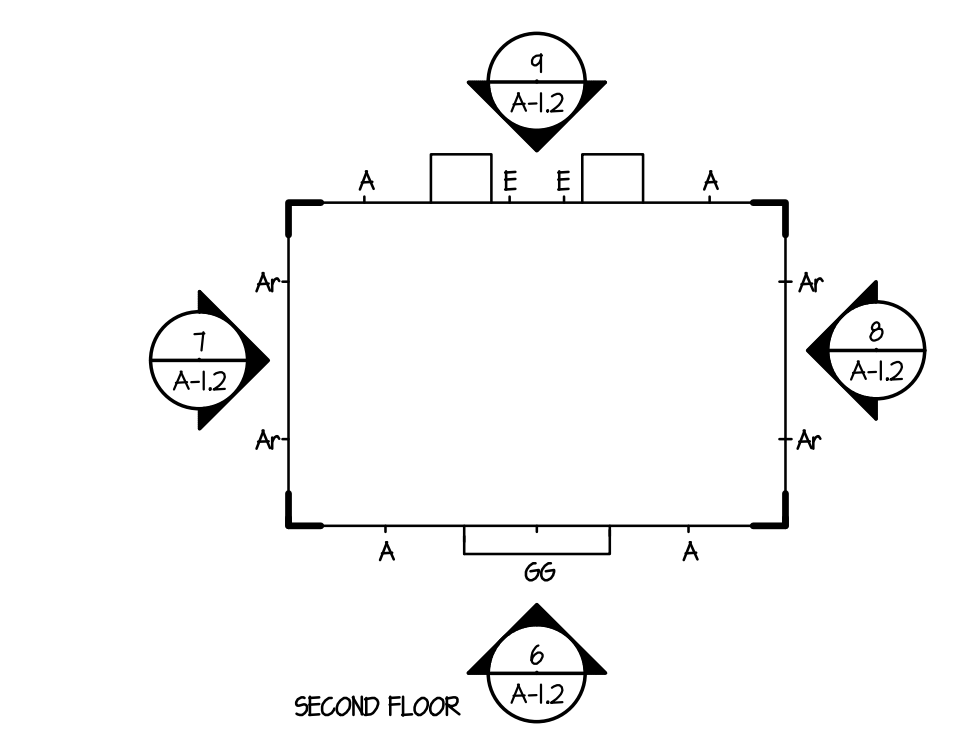
PROV. MIN. 3/2"  
PLYWOOD, EA. SIDE  
OF EACH CORNER.



NOTE:  
1. REFER TO SCOPE OF WORK  
(AS-1.0) FOR DESCRIPTION OF  
DEMOLITION WORK.  
2. STORM DOORS TO BE  
INSTALLED AT ALL DOOR  
LOCATIONS. NOT SHOWN ON  
ELEVATIONS.  
3. \* DENOTES TEMPERED GLASS.  
INCLUDE WINDOWS AT TUB  
SURROUNDS (NOT DEPICTED)

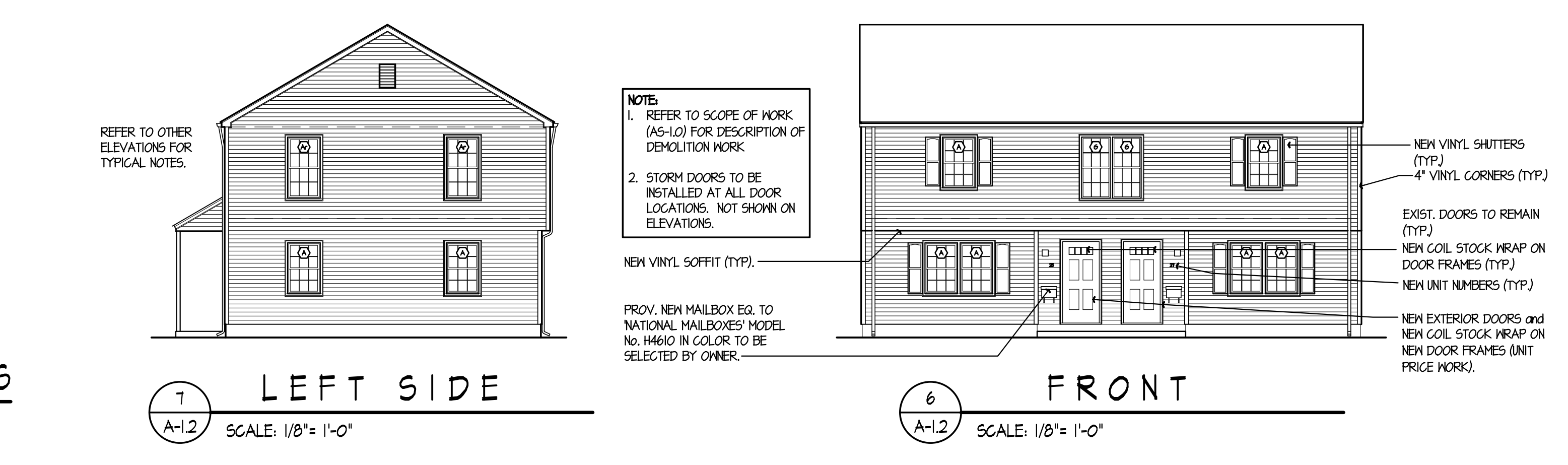
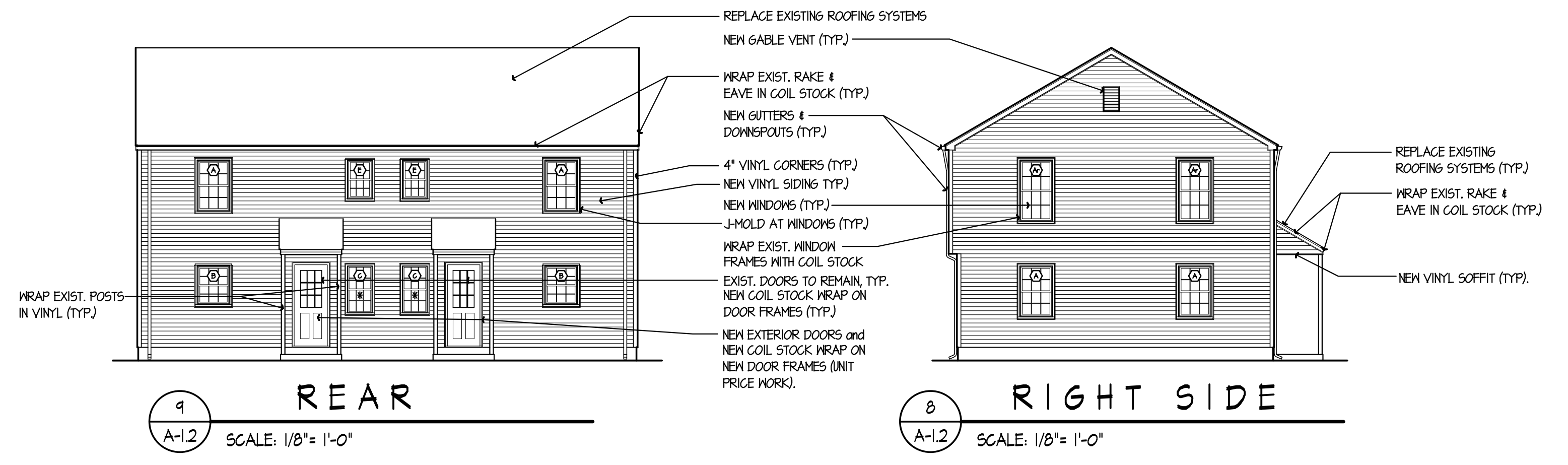
NEW COIL STOCK WRAP ON  
ORNAMENTAL DETAIL (TYP.)  
NEW VINYL SOFFIT, TYP.  
PROV. NEW MAILBOX EG. TO  
NATIONAL MAILBOXES' MODEL  
No. H4610 IN COLOR TO BE  
SELECTED BY OWNER.  
EXIST. DOORS TO REMAIN, TYP.  
NEW COIL STOCK WRAP ON  
DOOR FRAMES (TYP.)  
NEW EXTERIOR DOORS and  
NEW COIL STOCK WRAP ON  
NEW DOOR FRAMES (UNIT  
PRICE WORK).

# LAUREL PARK D3



NOTE:  
UPON REMOVAL OF SIDING,  
FURNISH AND INSTALL SPRAY  
FOAM INSULATION IN WALL at  
EXIST. KITCHEN PIPING LOCATIONS.

PROV. MIN. 3/2"  
PLYWOOD, EA. SIDE  
OF EACH CORNER.



NOTE:  
1. REFER TO SCOPE OF WORK  
(AS-1.0) FOR DESCRIPTION OF  
DEMOLITION WORK.  
2. STORM DOORS TO BE  
INSTALLED AT ALL DOOR  
LOCATIONS. NOT SHOWN ON  
ELEVATIONS.

PROV. NEW MAILBOX EG. TO  
NATIONAL MAILBOXES' MODEL  
No. H4610 IN COLOR TO BE  
SELECTED BY OWNER.

## Phase VI General Renovations for GREEN VALLEY & LAUREL PARK Enfield, Connecticut

## Enfield Housing Authority 1 Pearson Way Enfield, Connecticut

date	description	no.
revisions		

## LAUREL PARK UNIT TYPES D3 and E23

ISSUED FOR:  
BIDDING and CONSTRUCTION

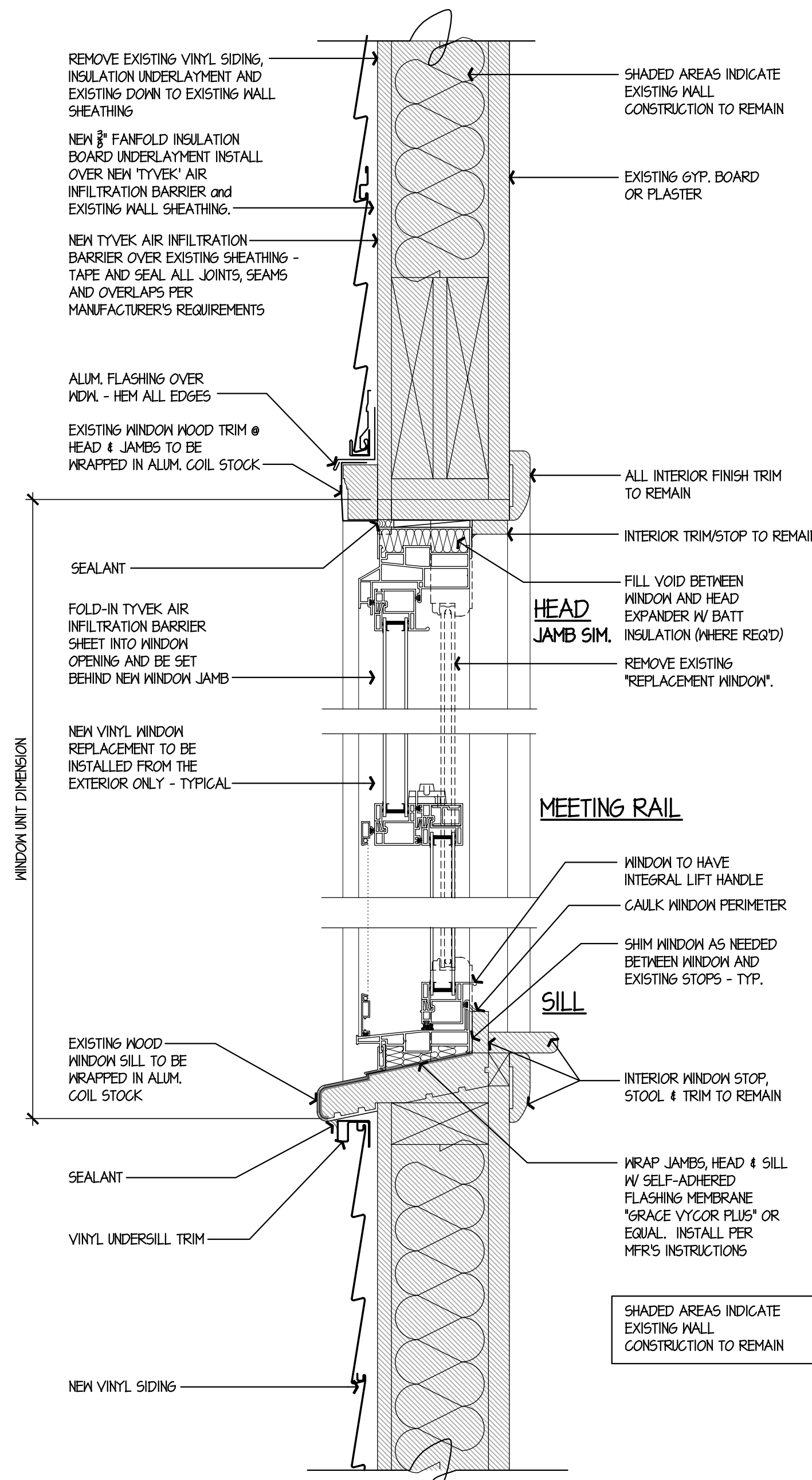
# A-1.2

date	APRIL 1, 2026
drawn	JG/NMF/JRP
scale	AS NOTED
checked	DH/JRP
project no.	26-01

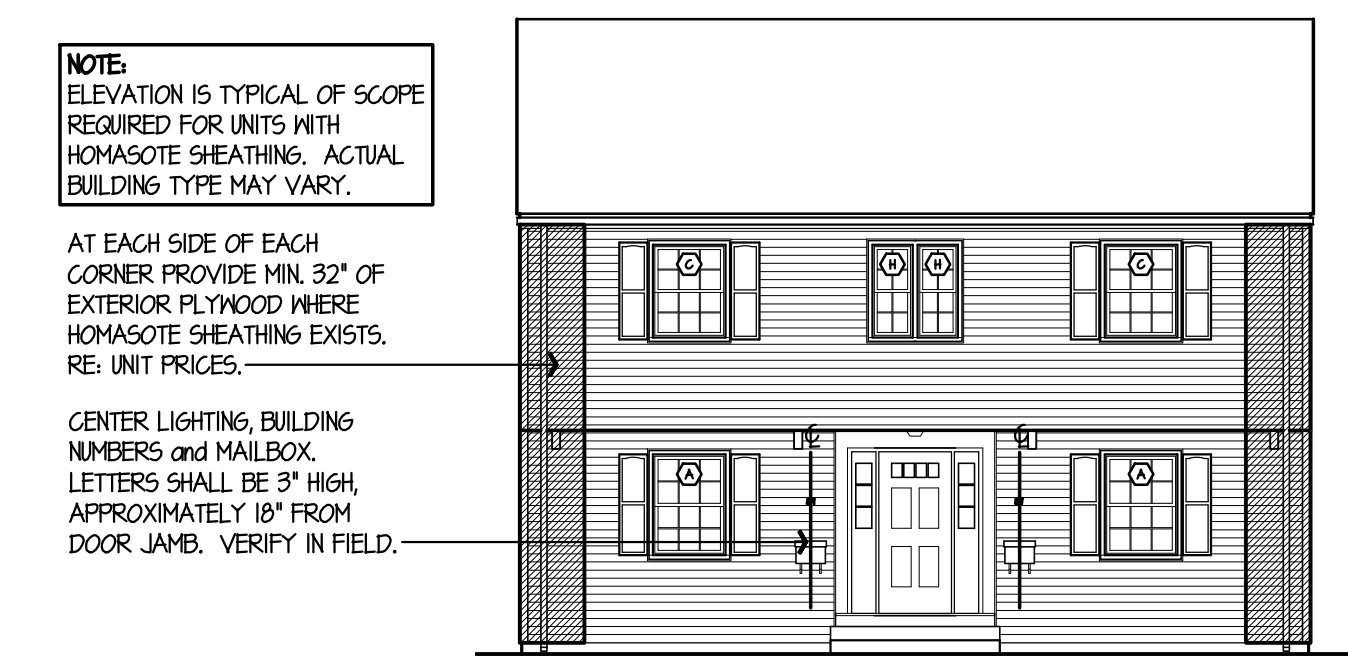
# LAUREL PARK E23

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

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



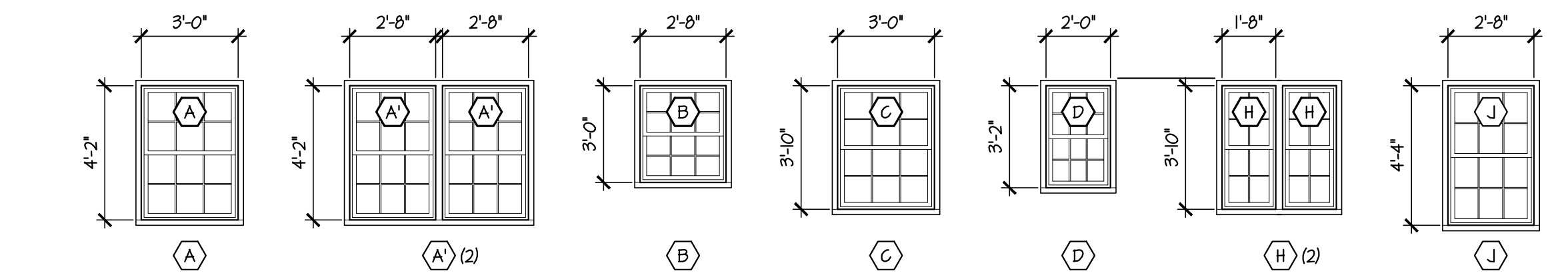
**4** TYPICAL WINDOW SECTION IN EXISTING OPENING  
SCALE: 3/4\"/>



**5** TYPICAL ELEVATION  
SCALE: 1/8\"/>

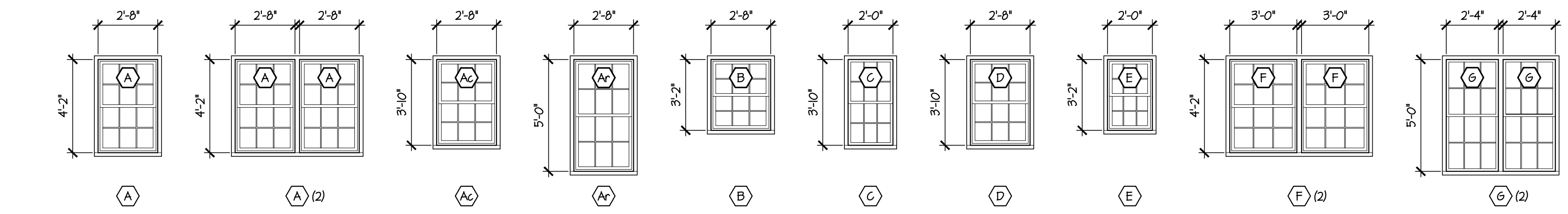
- GENERAL WINDOW NOTES:**
- WINDOWS ARE TO BE INSTALLED FROM EXTERIOR WHEREVER POSSIBLE. CONTRACTOR TO INSTALL POLYETHYLENE SHEETING FULLY TAPED ON INTERIOR DURING DEMOLITION AND INSTALLATION PROCESS. WHERE INTERIOR WORK IS REQUIRED CONTRACTOR MUST COORDINATE W/ OWNER TO COVER TENANT FURNITURE AND MINIMIZE 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:
    - 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:
    - AT LOCATIONS WHERE A WINDOW IS WITHIN 24\"/>

**3** WINDOW NOTES  
SCALE: NO SCALE



**1** WINDOW ELEVATIONS - GREEN VALLEY (REFER TO 3/A-1.7 FOR GENERAL NOTES)  
SCALE: 1/4\"/>

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



**2** WINDOW ELEVATIONS - LAUREL PARK (REFER TO 3/A-1.7 FOR GENERAL NOTES)  
SCALE: 1/4\"/>

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

date	description	no.

**SCHEDULES and DETAILS**

ISSUED FOR:  
BIDDING and CONSTRUCTION

**A-1.3**

date	APRIL 1, 2026
drawn	JG/NMF/JRP
scale	AS NOTED
checked	DH/JRP
project no.	26-01