

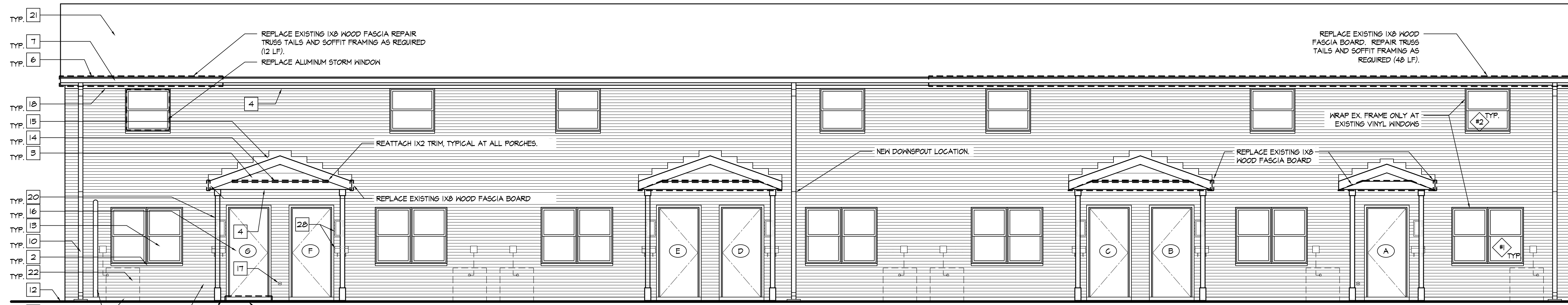
THIS SHEET : BUILDING #1 - 40 E. HELENA STREET ELEVATIONS



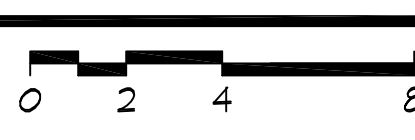
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A EAST ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: CONTRACTOR SHALL BLOW IN 6" OF FIBERGLASS INSULATION INTO ATTIC OF ALL UNITS. COORDINATE RESIDENT ACCESS WITH DMHA.

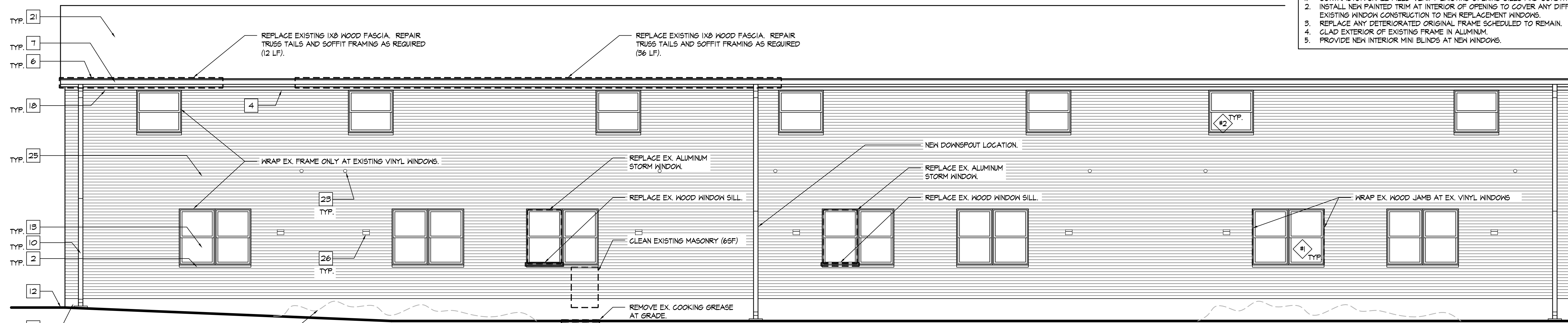
NOTE: SHORE UP PORCHES BACK TO PLUMB AND LEVEL CONDITION AS REQ'D PRIOR TO INSTALLATION OF NEW PORCH COLUMNS

NOTE: REPAIR EXISTING PORCH CEILING AS REQ'D BY INSTALLATION OF NEW PORCH COLUMNS.

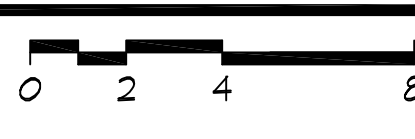
WINDOW SCHEDULE

#	LOCATION	TYPE	SIZE (APPROX.)	REMARKS
#1	FIRST FLOOR	TWIN DOUBLE HUNG	(2) 2'-8" X 4'-2"	
#2	SECOND FLOOR	DOUBLE HUNG	3'-4" X 3'-2"	

NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING OPENING SIZES AND CONDITIONS.
2. INSTALL NEW PAINTED TRIM AT INTERIOR OF OPENING TO COVER ANY DIFFERENCE FROM EXISTING WINDOW CONSTRUCTION TO NEW REPLACEMENT WINDOWS.
3. REPLACE ANY DETERIORATED ORIGINAL FRAME SCHEDULED TO REMAIN.
4. GLAZ EXTERIOR OF EXISTING FRAME IN ALUMINUM.
5. PROVIDE NEW INTERIOR MINI-BLINDS AT NEW WINDOWS.



B WEST ELEVATION
SCALE: 1/4" = 1'-0"

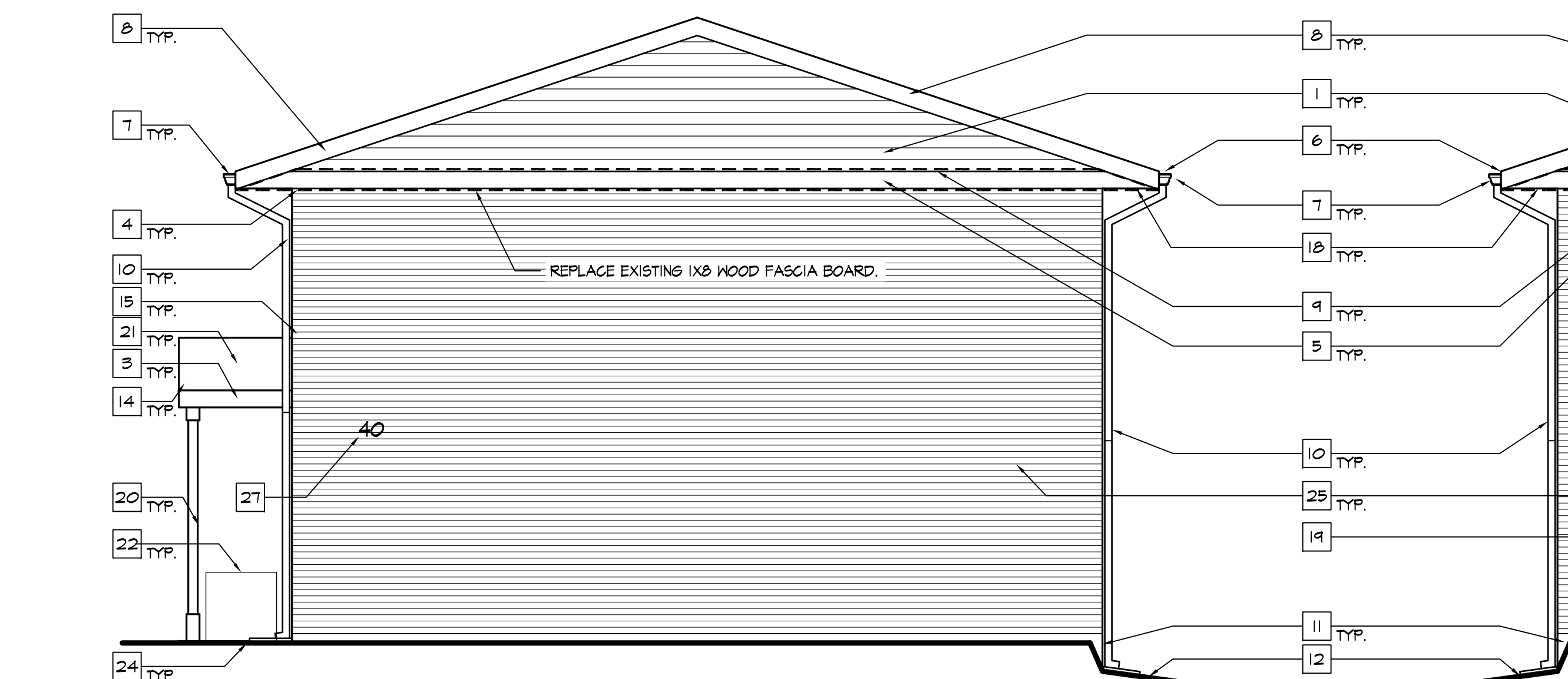


ELEVATION GENERAL NOTES

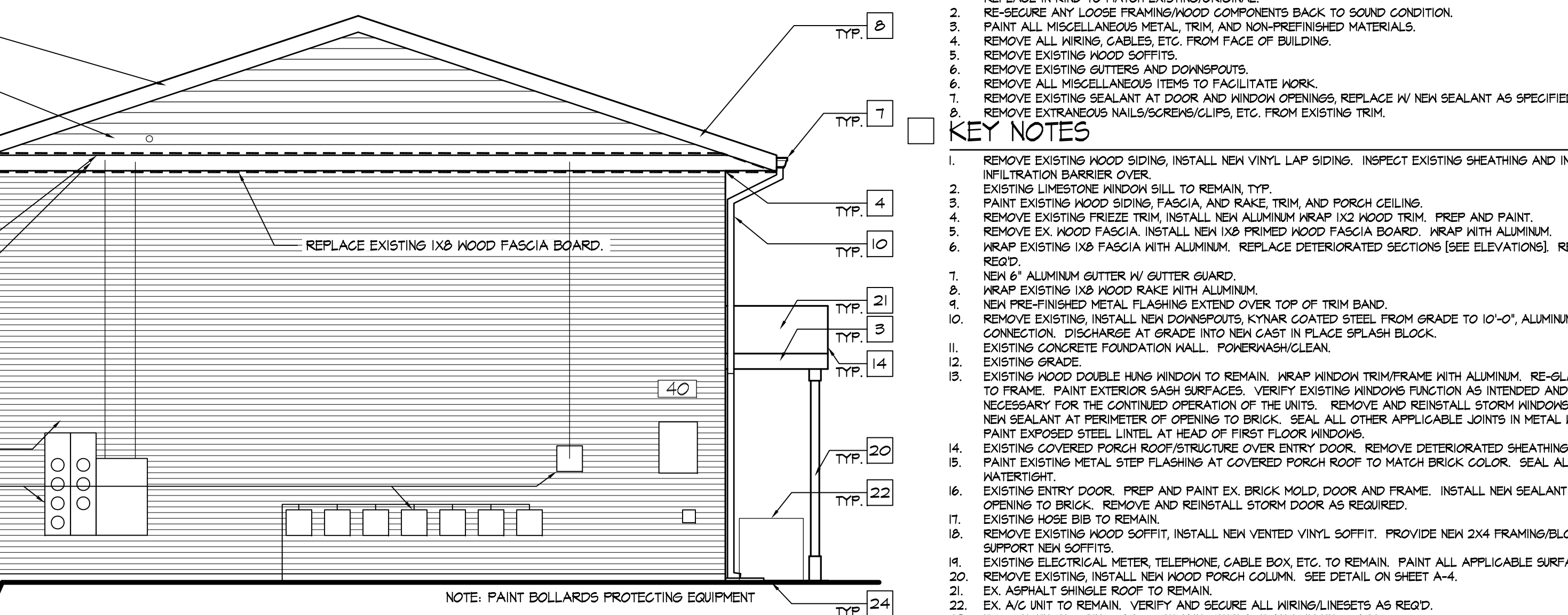
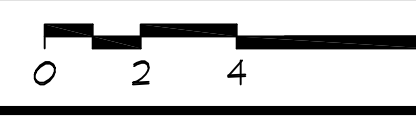
1. REPLACE ALL DAMAGED OR DETERIORATED FRAMING/WOOD COMPONENTS WHERE THEY INTERFACE WITH SCHEDULED WORK. REPLACE IN KIND TO MATCH EXISTING/ORIGINAL.
2. RE-SECURE ANY LOOSE FRAMING/WOOD COMPONENTS BACK TO SOUND CONDITION.
3. PAINT ALL MISCELLANEOUS METAL, TRIM, AND NON-PREFINISHED MATERIALS.
4. REMOVE ALL WIRING, CABLES, ETC., FROM FACE OF BUILDING.
5. REMOVE EXISTING WOOD SOFFITS.
6. REMOVE EXISTING GUTTERS AND DOWNSPOUTS.
7. REMOVE ALL MISCELLANEOUS ITEMS TO FACILITATE WORK.
8. REMOVE EXISTING SEALANT AT DOOR AND WINDOW OPENINGS, REPLACE W/ NEW SEALANT AS SPECIFIED.
9. REMOVE EXTRANEIOUS NAILS/SCREWS/CLIPS, ETC., FROM EXISTING TRIM.

KEY NOTES

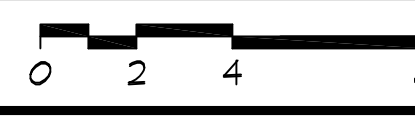
1. REMOVE EXISTING WOOD SIDING. INSTALL NEW VINYL LAP SIDING. INSPECT EXISTING SHEATHING AND INSTALL NEW AIR INFILTRATION BARRIER OVER.
2. EXISTING LIMESTONE WINDOW SILL TO REMAIN. TYP.
3. PAINT EXISTING WOOD SIDING, FASCIA, AND RAKE, TRIM, AND PORCH CEILING.
4. REMOVE EXISTING FRIEZE TRIM, INSTALL NEW ALUMINUM WRAP 1x2 WOOD TRIM. PREP AND PAINT.
5. REMOVE EX. WOOD FASCIA. INSTALL NEW 1x8 PRIMED WOOD FASCIA BOARD. WRAP WITH ALUMINUM.
6. WRAP EXISTING 1x8 FASCIA WITH ALUMINUM. REPLACE DETERIORATED SECTIONS (SEE ELEVATIONS). RESECURE WHERE REQ'D.
7. NEW 6" ALUMINUM GUTTER W/ GUTTER GUARD.
8. WRAP EXISTING 1x8 WOOD RAKE WITH ALUMINUM.
9. NEW PRE-FINISHED METAL FLASHING EXTEND OVER TOP OF TRIM BAND.
10. REMOVE EXISTING. INSTALL NEW DOWNSPOUTS. KYNAR COATED STEEL. FROM GRADE TO 10'-0", ALUMINUM ABOVE TO GUTTER CONNECTION. DISCHARGE AT GRADE INTO NEW CAST IN PLACE SPLASH BLOCK.
11. EXISTING CONCRETE FOUNDATION WALL. POWERWASH/CLEAN.
12. EXISTING GRADE.
13. EXISTING WOOD DOUBLE HUNG WINDOW TO REMAIN. WRAP WINDOW TRIM/FRAME WITH ALUMINUM. RE-GLAZE EXISTING GLASS TO FRAME. PAINT EXTERIOR SASH SURFACES. VERIFY EXISTING WINDOWS FUNCTION AS INTENDED AND PROVIDE REPAIRS NECESSARY FOR THE CONTINUED OPERATION OF THE UNITS. REMOVE AND REINSTALL STORM WINDOWS AS REQ'D. INSTALL NEW SEALANT AT PERIMETER OF OPENING TO BRICK. SEAL ALL OTHER APPLICABLE JOINTS IN METAL WRAP. PREP AND PAINT EXPOSED STEEL LINTEL AT HEAD OF FIRST FLOOR WINDOWS.
14. EXISTING COVERED PORCH ROOF/STRUCTURE OVER ENTRY DOOR. REMOVE DETERIORATED SHEATHING/TRIM AS INDICATED. PAINT EXISTING METAL STEP FLASHING AT COVERED PORCH ROOF TO MATCH BRICK COLOR. SEAL ALL JOINTS WATER-TIGHT.
15. EXISTING ENTRY DOOR. PREP AND PAINT EX. BRICK HOLD, DOOR AND FRAME. INSTALL NEW SEALANT AT PERIMETER OF OPENING TO BRICK. REMOVE AND REINSTALL STORM DOOR AS REQUIRED.
16. EXISTING HOSE BIB TO REMAIN.
17. REMOVE EXISTING WOOD SOFFIT. INSTALL NEW VENTED VINYL SOFFIT. PROVIDE NEW 2x4 FRAMING/BLOCKING TO FULLY SUPPORT NEW SOFFITS.
18. EXISTING ELECTRICAL METER, TELEPHONE, CABLE BOX, ETC. TO REMAIN. PAINT ALL APPLICABLE SURFACES.
19. REMOVE EXISTING. INSTALL NEW WOOD PORCH COLUMNS. SEE DETAIL ON SHEET A-4.
20. EX. ASPHALT SHINGLE ROOF TO REMAIN.
21. EX. A/C UNIT TO REMAIN. VERIFY AND SECURE ALL WIRING/LINESETS AS REQ'D.
22. EX. CONCENTRIC VENT CAP TO REMAIN. REPLACE ANY MISSING CAPS.
23. EX. CONCRETE PORCH SLAB TO REMAIN.
24. EX. BRICK VENEER TO REMAIN. SEE DRAWING FOR AREAS TO RECEIVE TUCK POINTING 4 SF. POWERWASH ALL BRICK SURFACES.
25. PREP AND PAINT EXISTING RANGE HOOD EXHAUST VENT COVERS.
26. EXISTING BUILDING SIGNAGE TO REMAIN.
27. EXISTING LIGHT FIXTURES, MAILBOXES, ETC. TO REMAIN.
28. EXISTING LIGHT FIXTURES, MAILBOXES, ETC. TO REMAIN.



C NORTH ELEVATION
SCALE: 1/4" = 1'-0"



D SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL EXTERIOR MODERNIZATION AT:
40 & 42 HELENA STREET
HELENA STREET
OH5-5 AMP 1
PREPARED FOR:
DAYTON METROPOLITAN HOUSING AUTHORITY

Print Record
5/13/10 S.D. REVIEW
6/30/10 100% REVIEW
7/8/10 BID SET

Project Number
2010-16
Date
JULY 8, 2010
Sheet Title
40 E. HELENA ST.
EXTERIOR ELEVATIONS

Sheet Number
A-2