

Public Housing Modernization at Stern Village

WINDOWS REPLACEMENT PROJECT

200 Hedgehog Cir Trumbull, Ct 06611
Project # SC 1814401

PROJECT STATUS:

Bid Documents

SCOPE OF WORK:

EXISTING

- 1. Removal of existing window units and related trimwork as required to install new double hung window units and repair exisitng finishes.
- 2. Removal of Hazardous Materials shall be performed by the Trumbull Housing Authority under a separate contract.

NEW

- 1. Furnishing and installing complete new double hung energy star rated double hung window units.
- 2. Misc.trim work, patching and repair of existing finishes disturbed by new work.

PROJECT DATA:

2018 Connecticut State Building Code

2015 International Building Code
2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
2015 International Existing Building Code
2015 International Plumbing Code
2015 International Mechanical Code
2015 International Energy Conservation Code
2017 NFPA 70, National Electrical Code,of the National Fire Protection Association

2018 State of Connecticut Building Code Amendments

Amendments to the 2015 International Building Code
Amendments to the ICC/ANSI A117.1 – 2009
Amendments to the 2015 International Existing Building Code
Amendments to the 2015 International Plumbing Code
Amendments to the 2015 International Mechanical Code
Amendments to the 2015 International Energy Conservation Code
Amendments to the 2017 NFPA 70, National Electrical Code

CONSTRUCTION TYPE: B

OCCUPANCY TYPE: R-1

SITE AREA: 9.6 ACRES

PARKING: 235 SPACES

PROJECT TEAM:

OWNER
Trumbull Housing Authority
200 Hedgehog Circle
Trumbull, CT 06611
ph | 203-366-6003

ARCHITECT
Wiles Architects, LLC
155 Brooklawn Avenue
Bridgeport, CT 06604
ph | 203-366-6003



CONSULTANT

Lisa Low & Associates
293 Riggs Street
Oxford, CT 06478
ph I 203-8885624

VICINITY MAP:



GENERAL NOTES:

Sheet List	
Sheet Number	Sheet Name
INFORMATION	
G000	Title Sheet
G001	Note, Symbols & Master Keynote List
SITE	
SP-1	Site Plan
ARCHITECTURAL	
A101	Building Type "A" - Plans & Elevations
A101.1	Building Type "A2 & A3" Plans and Elevations
A102	Building Type "B" - Plans & Elevations
A102.1	Building Type "B2 & B3" Plan and Elevations
A103	Building Type "C" - Plans & Elevations
A104	Building Type "D" - Plans & Elevations
A106	Building Type "L" - Plans & Elevations
A107	Building Type "M" - Plans & Elevations
A301	Window Details
A401	Window Schedule
ARCHITECTURAL	
CB_A101	Base Bid - Comm. Center Floor Plan
CB_A201	Base Bid - Community Bldg. Exterior Elevations
CB_A501	Schedules and Details
CB_D101	Base Bid - Comm. Center Demolition Plan
CB_D102	Base Bid - Comm. Center Demolition Elevations

State of Connecticut

NED LAMONT, GOVERNOR

Department of Housing

Michael Santoro, Acting Commioner

Town of Trumbull

Vicki Tesoro, First Seletman

April 26, 2019



C:\Users\Brandt\Documents\Stern Village Window Replacement_Central File_4.2019_ZoraidaRamirez.rvt

Master Keynote Legend		
Key Value	Keynote Text	
02 41 00.A2	Remove Demolition Materials From Site	
02 41 00.B2	Maintain Existing Utilities In Service	
02 41 00.C2	Concrete Floor Slab To Be Removed	
02 41 00.D3	Trim To Be Removed	
02 41 00.D4	Casework To Be Removed	
02 41 00.D7	Door And Trim To Be Removed	
02 41 00.D8	Door And Frame To Be Removed	
02 41 00.D9	Window To Be Removed	
02 41 00.E2	Wall To Be Removed	
02 41 00.E8	Plaster To Be Removed	
02 41 00.F1	Toilet To Be Removed	
02 41 00.F2	Tub To Be Removed	
02 41 00.F3	Equipment To Be Removed	
02 41 00.F6	Sink & Fixtures To Be Removed	
02 41 00.F8	Shelves To Be Removed	
02 41 00.G1	Finish Floor To Be Removed	
02 41 00.J1	Refrigerator To Be Removed	
02 41 00.J2	Range/Oven To Be Removed	
06 11 00.A1	Blocking	
06 11 00.C2	2x3 Framing @ 24" O.C.	
06 11 00.D1	2x4	
06 11 00.D6	2x4 Framing @ 24" O.C.	
06 11 00.D11	2x4 Blocking	
06 11 00.F23	Dbl 2x6 Header	
06 22 00.A4	1x4 Wood Trim	
06 22 00.A5	1x5 Wood Trim	
06 22 00.A6	1x6 Wood Trim	
06 22 00.A7	1x8 Wood Trim	
06 22 00.B6	1x6 PVC Trim	
06 22 00.B12	1x10 PVC Fascia Trim	
06 22 00.B13	1x10 PVC Rake Trim	
06 40 00.A1	Plastic Laminate	
06 44 00.A2	1-1/2" dia. Wood Handrail	
06 44 00.A3	Aluminum Handrail Brackets @ 48" O.C. and at Ends	
06 44 00.A4	Concealed Anchors	
06 46 00.G5	11/16" x 2 1/2" Wood Casing	
06 46 00.G7	1" x 4 9/16" Wood Casing	
06 46 00.I1	1/2" x 1 3/8" Stop	
06 46 00.J1	1/2" x 3/4" Base Shoe	
06 46 00.J4	11/16" x 3 1/2" Base Molding	
07 31 00.A1	Asphalt Shingles	
07 31 00.E1	7" Ridge Vent	
07 62 00.G1	Rectangular Rain Leader	
07 62 00.H6	5" Ogee Gutter	
07 95 13.C1	Caulking	
08 11 13.B1	1 3/4" Metal Door	
08 11 13.E5	7 3/4" Double Rabbet HM Door Frame	
08 14 00.B2	1 3/4" Hollow Core Door	
08 14 00.C3	Wood Door Frame	
08 52 00	Wood Windows	
09 29 00.C1	1/2" Gypsum Wallboard	
09 29 00.D1	5/8" Gypsum Wallboard	
09 29 00.H1	Corner Bead	
09 65 00.A1	Resilient Flooring	
09 65 00.B5	4" Resilient Topset Base	
09 65 00.B9	Resilient Floor Transition Strip	
09 91 00.A1	Paint Finish	
10 56 00.A3	Clothes Rod	
12 35 00.A1	Upper Cabinet - Standard	
12 35 00.A2	Base Cabinet - Standard	
12 35 00.B1	4" Laminated Backsplash	
12 35 00.B2	4" Toe Kick	
22 40 00.A7	Wall Mount Sink	
22 40 00.B1	Shower	
22 40 00.D1	Tub	
22 40 00.D2	Existing Tub To Remain	
22 40 00.E3	Toilet	

ABBREVIATIONS

DEMO	DEMOLISH	EA	EACH	EF	EACH FACE	EJ	EXPANSION JOINT	EL	ELEVATION	ELEC	ELECTRIC	ELEV	ELEVATOR	ENG	ENCLOSE	EQ	EQUAL	EOP	EQUIPMENT	EST	ESTIMATE	EX	EXISTING	EXT	EXTERIOR
FA	FIRE ALARM	FB	FIRE BLANKET	FD	FLOOR DRAIN	FE	FIRE EXTINGUISHER	FFC	FIRE EXTINGUISHER CABINET	FFI	FINISHED FLOOR ELEVATION	FHC	FIRE HOSE CABINET	FR	FINISHED	FTG	FOUND	FG	FOUNDATION	FVP	FABRIC WRAPPED PANEL	GA	GAUGE	GALV	GALVANIZED
GB	GRAB BAR	GRC	GLASS FIBER REINFORCED CONCRETE	GRG	GLASS FIBER REINFORCED GYPSUM	GL	GLASS	GRD	GYPSUM BOARD	GR	GRADE	GRND	GROUND	HB	HOLE BIB	HM	HOLLOW METAL	HR	HORIZONTAL	HP	HIGH POINT	HT	HEIGHT	HVAC	HEAT VENT AIR COND
ID	INSIDE DIAMETER	IN	INCHES	INT	INTERIOR	JT	JOINT	LAV	LAVATORY	LP	LOW POINT	LVR	LOUVER	MAX	MAXIMUM	MECH	MECHANICAL	MEPEL	MECHANICAL/ELECTRICAL/PLUMBING	MFR	MANUFACTURER	MN	MNICKLE	MIN	MINIMUM
MISC	MISCELLANEOUS	MK-BD	MARKERBOARD	MSO	MASONRY OPENING	MTL	METAL	MW	MILLWORK	N	NORTH	NIC	NOT IN CONTRACT	NO	NUMBER	NOM	NORMAL	NPS	NOT IN PROJECT SCOPE	NTS	NOT TO SCALE	OC	OVERALL	OC	ON CENTER
OD	OUTSIDE DIAMETER	OPG	OPENING	OPH	OPPOSITE HAND	OPP	OPPOSITE	PA	PUBLIC ADDRESS	PCF	POUNDS PER CUBIC FOOT	PERF	PERFORATE	PF	PERIMETER	PLAM	PLASTIC LAMINATE	PLF	POUNDS PER LINEAL FOOT	PP	PERFORITY	PSF	POUNDS PER SQUARE FOOT	PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE	R	RISER	RAD	RADIUS	RP	REFLECTED CEILING PLAN	ROD	ROOF DRAIN	REF	REFERENCE	REIN	REINFORCE	REV	REVISION	RM	ROOM	RO	ROUGH OPENING	SCH	SCHEDULE	SQ	SQUARE FEET	SM	SIMILAR
SS	STAINLESS	STL	STAINLESS STEEL	STD	STANDARD	STOR	STORAGE	SUSP	SUSPENDED	SY	SQUARE YARD	SYM	SYMMETRICAL	T	TREAD	T&G	TONGUE AND GROOVE	TEL	TELEPHONE	THK	THICK	TK-BD	TACKBOARD	TOS	TOP OF STEEL
TSL	TOP OF SLAB	TV	TELEVISION	TW	TOP OF WALL	TTY	TYPICAL	UNF	UNFINISHED	UCN	UNLESS OTHERWISE NOTED	VERT	VERTICAL	VIF	VERIFY IN FIELD	W	WITH	WC	WATER CLOSET	W/O	WITHOUT	WP	WORKING POINT	WWF	WELDED WIRE FABRIC

LINE TYPES

	CENTER LINE
	BREAK LINE
	HIDDEN LINE
	EXISTING CONSTRUCTION
	REMOVALS
	NEW CONSTRUCTION

WALL INFILL LEGEND

	NEW C.M.U. INFILL TO MATCH EXIST. CONST.
	NEW C.M.U. & BRICK INFILL TO MATCH EXIST. CONST.
	NEW C.M.U. & BRICK INFILL WITH 2" RIGID INSULATION IN A 4" WALL CAVITY TO MATCH EXISTING CONSTRUCTION
	RECESSED FIRE EXTINGUISHER CABINET
	SEMI-RECESSED FIRE EXTINGUISHER CABINET

MATERIALS LEGEND

	CONCRETE
	CONCRETE MASONRY UNIT
	BRICK
	STONE
	METAL
	COMPACTED GRAVEL
	CRUSHED STONE
	UNDISTURBED SOIL
	PLYWOOD (SMALL SCALE)
	TILE
	WOOD FRAMING THROUGH MEMBER
	WOOD FRAMING INTERRUPTED MEMBER
	FINISHED WOOD
	BATT INSULATION
	ACOUSTICAL INSULATION
	RIGID INSULATION

ABBREVIATIONS

&	AND	AFF	ABOVE FINISHED FLOOR
<	ANGLE	ALUM	ALUMINUM
@	AT	BUR	BUILT UP ROOFING
A/C	AIR CONDITIONING	BW	BOTH WAYS
ADA	AMERICANS WITH DISABILITIES ACT	CB	CATCH BASIN
ADJ	ADJACENT	CK-BD	CHALK BOARD
		CF	CUBIC FOOT
		CI	CAST IRON
		CIRC	CIRCUMFERENCE
		CJ	CONTROL JOINT
		CMU	CONCRETE MASONRY UNIT
		CO	CLEAN-OUT
		COL	COLUMN
		CONC	CONCRETE
		CONT	CONTINUOUS
		CPT	CARPET
		CT	CERAMIC TILE
		CTR	CENTER
		CYD	CUBIC YARD

DRAWING SYMBOLS

	MATCH LINE
	GRAPHIC SCALE IN FEET
	EXTERIOR ELEVATION KEY
	BUILDING SECTION KEY
	WALL SECTION KEY
	DETAIL SECTION KEY
	DETAIL SECTION KEY (ALTERNATE)
	EXISTING COLUMN GRID LINE
	NEW COLUMN GRID LINE
	WALL TYPE KEY
	EXISTING FLOOR ELEVATION
	NEW FLOOR ELEVATION
	SPOT GRADE
	REVISION KEY (USED WITH CLOUD)
	GRAPHICS & SIGNAGE
	MILLWORK REFERENCE
	ROOM NUMBER
	DOOR NUMBER
	DOOR NUMBER (ALTERNATE)
	INTERIOR ELEVATION KEY
	PLAN DETAIL KEY
	EXTERIOR WINDOW
	INTERIOR WINDOW
	LOUVER TYPE
	KEY NOTE
	DIMENSION LINE (TO FACE OF)
	DIMENSION LINE (TO CENTERLINE OF)
	EXIT CAPACITY
	OCCUPANT LOAD KEY
	OCCUPANCY LOAD KEY (ALTERNATE)
	MAXIMUM TRAVEL DISTANCE
	OCCUPANT LOAD BREAK DOWN START AT LOAD KEY, END AT EXITS
	PRINT DATE: 4/26/2019 3:39:32 PM

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Trumbull, Ct 06611
Project # SC
1814401

Professional Seal:

Wiles + Architects,
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Bridgeport, Ct 06604
ph: 203.366.6003
f: 203.384.1751
www.wilesarch.com

No.	Description	Date

Note, Symbols & Master Keynote List

Project number	17-225
Date	April 26, 2019
Drawn by	--
Checked by	--

INFORMATION










G001

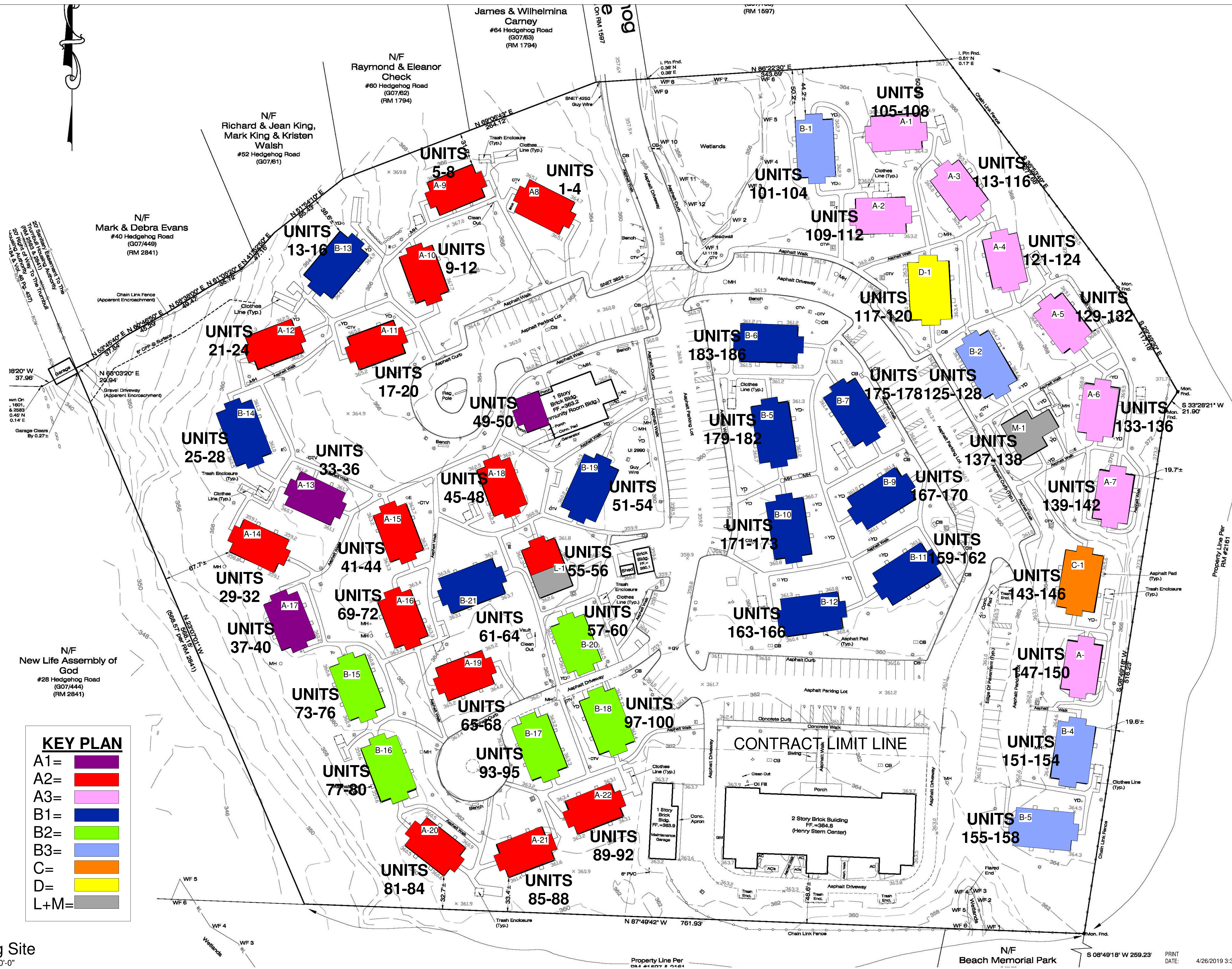
Scale 6" = 1'-0"

1 Existing Site
Scale: 1" = 100'-0"

N/F
New Life Assembly of
God
#28 Hedgehog Road
(G07/444)
(RM 2841)

KEY PLAN

A1= 
A2= 
A3= 
B1= 
B2= 
B3= 
C= 
D= 
L+M= 



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No.	Description	Date

Site Plan

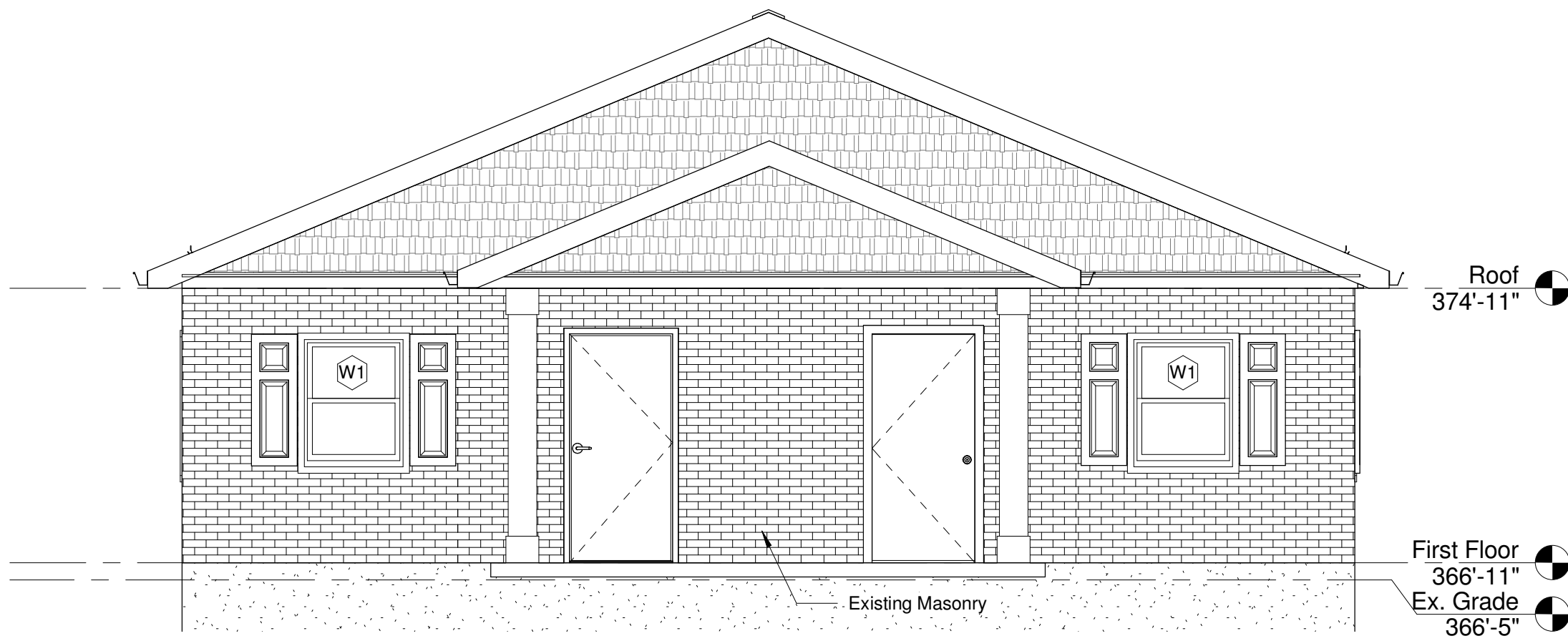
Project number 17-225
Date April 26, 2019
Drawn by --
Checked by --

ARCHITECTURAL

SP-1

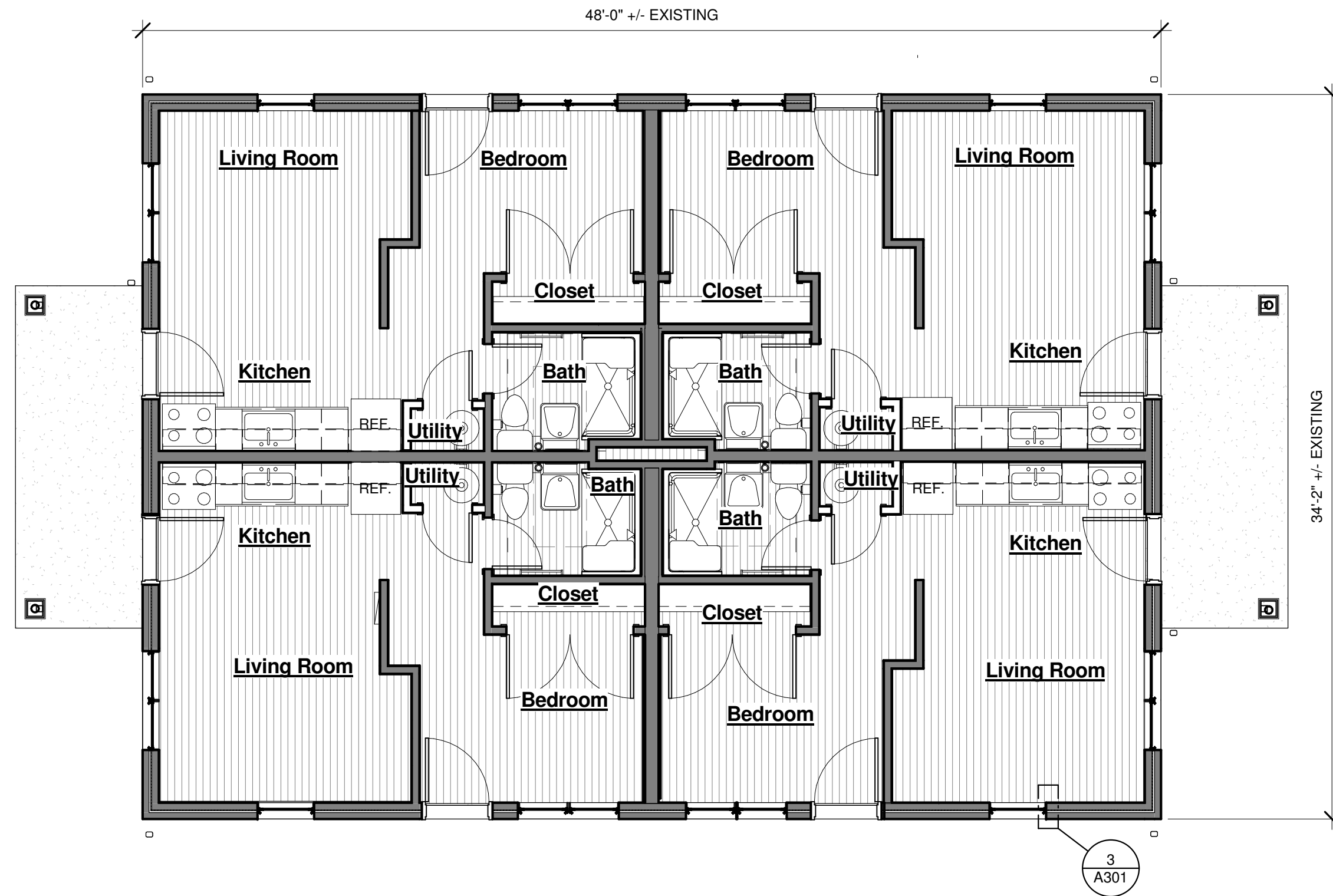
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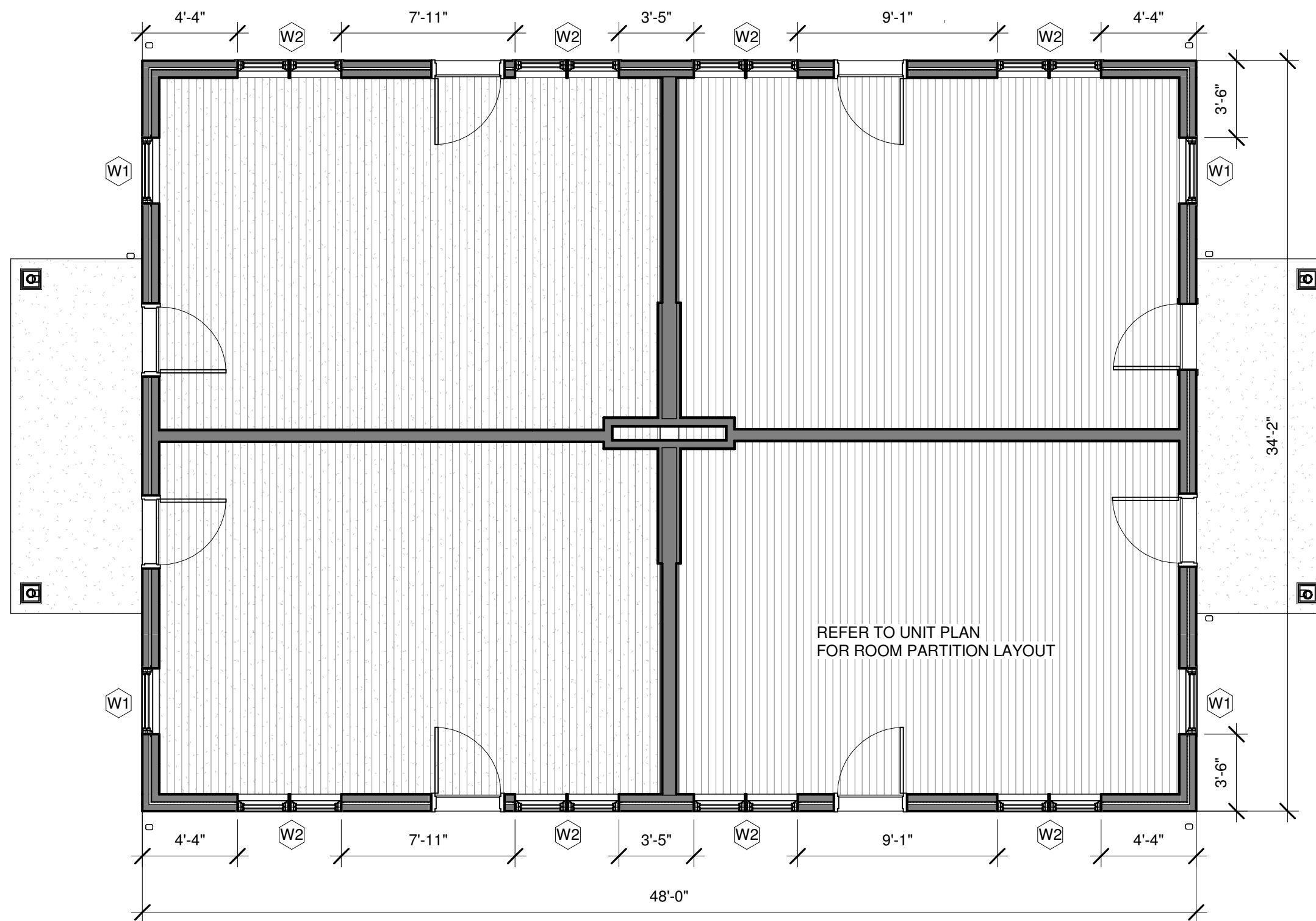


2 "Building A1" East & West Elevations
Scale: 1/4" = 1'-0"

3 "Building A1" North & South Elevations
Scale: 1/4" = 1'-0"



1 Building A - Unit Layout (reference only)
Scale: 3/16" = 1'-0"



4 Building A1- Window Layout
Scale: 3/16" = 1'-0"

BUILDING TYPE 'A1' UNITS
33, 34, 35, 36, 37, 38, 39, 40, 49, 50

NOTE: VERIFY DIMENSIONS IN FIELD

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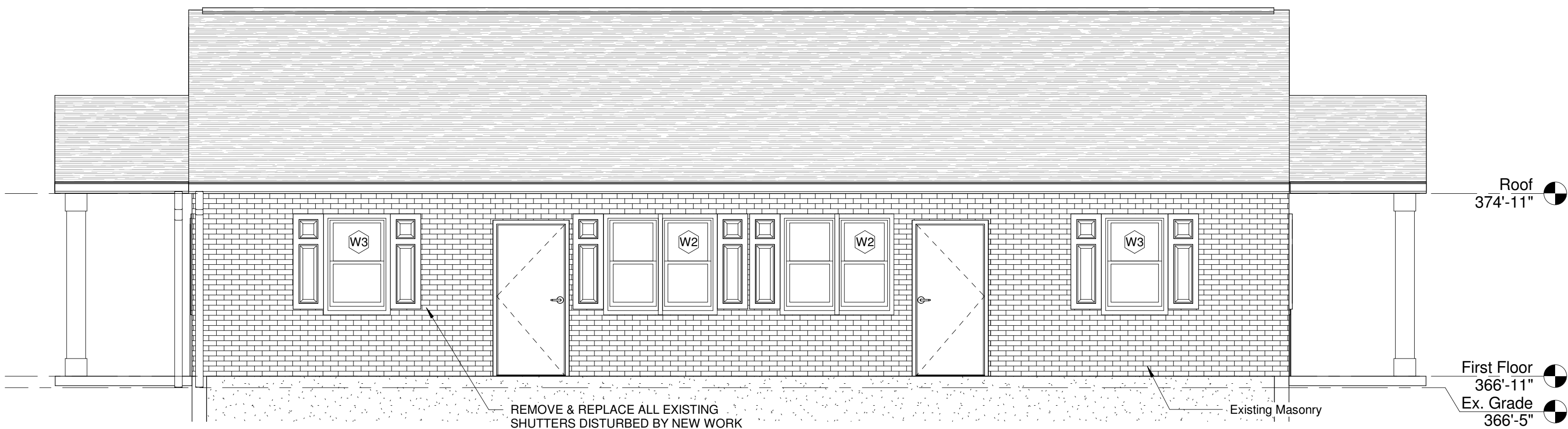
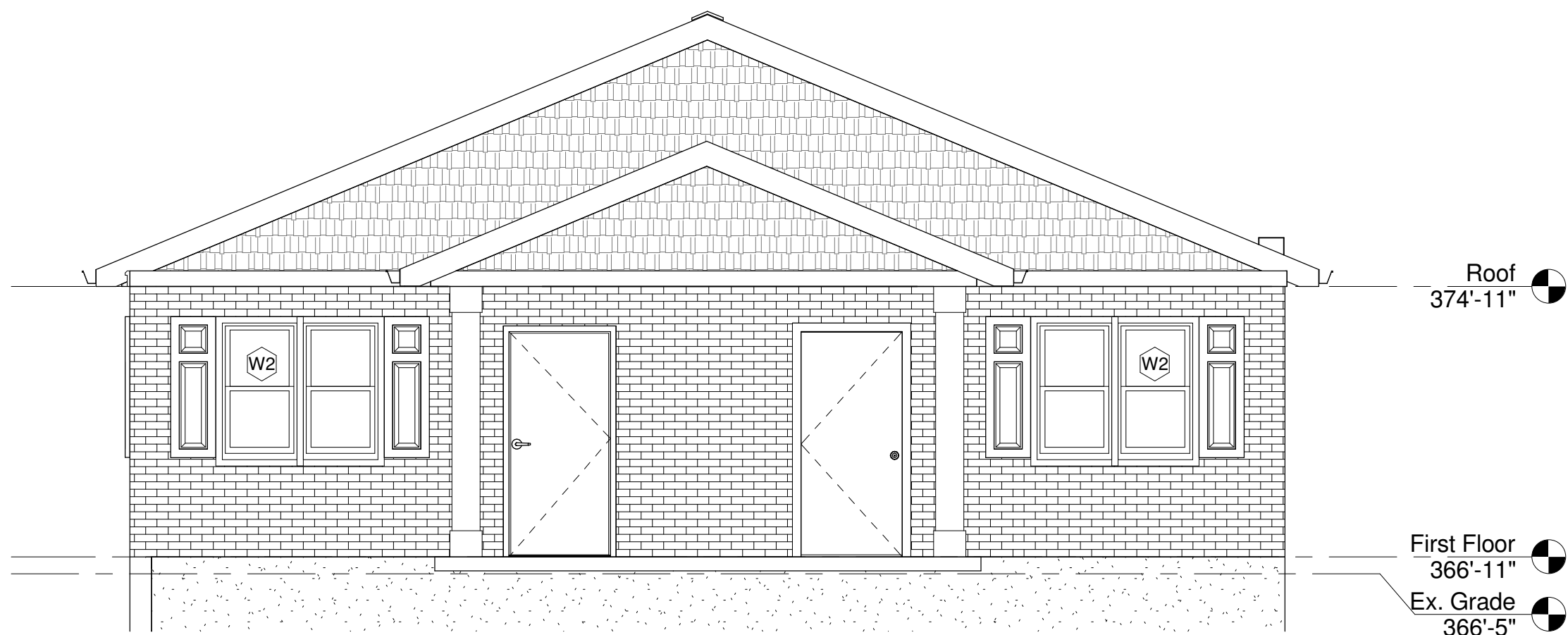
Building Type "A" - Plans & Elevations

Project number	17-225
Date	April 26, 2019
Drawn by	--
Checked by	--

ARCHITECTURAL

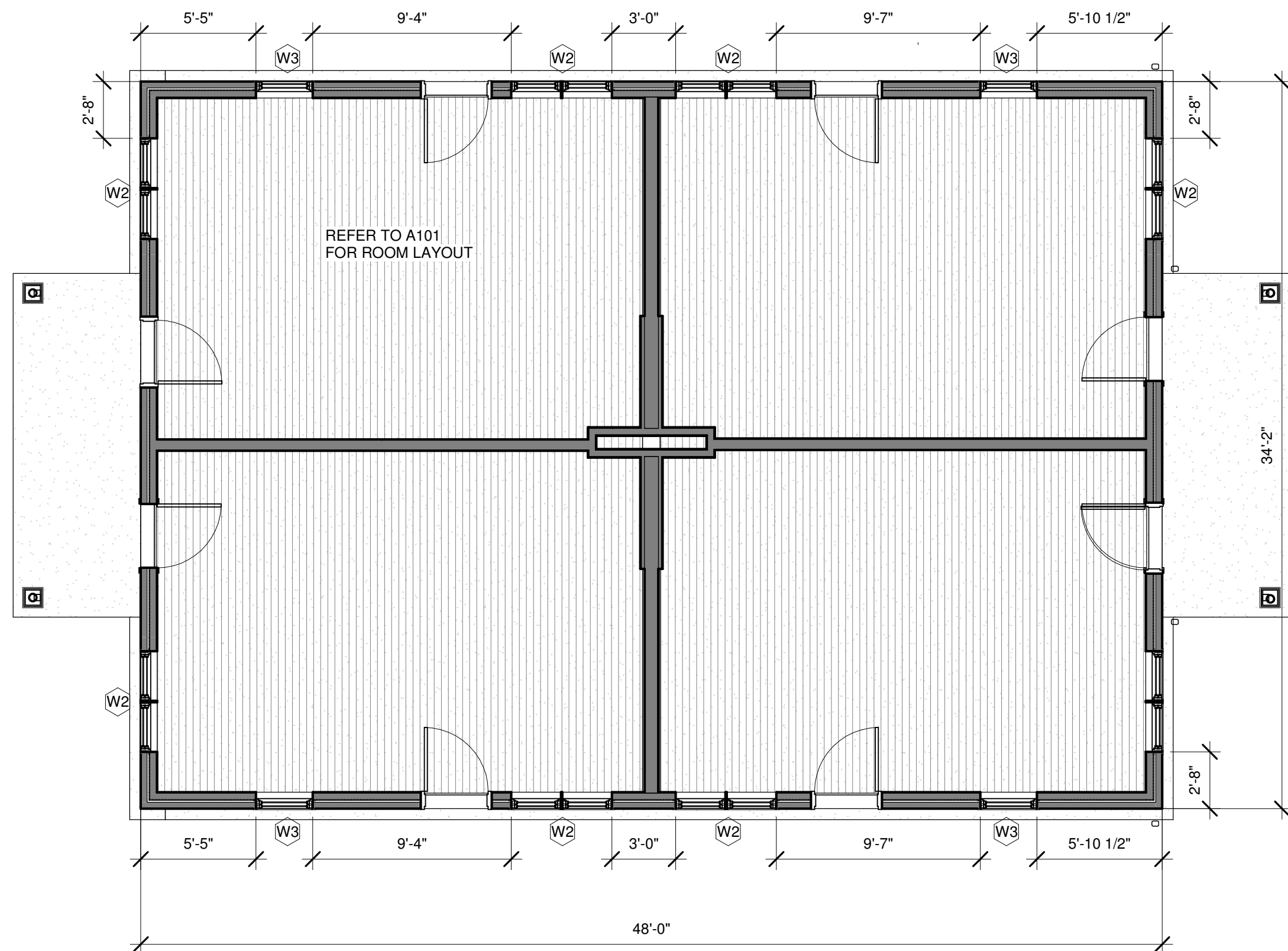
A101

Scale As indicated

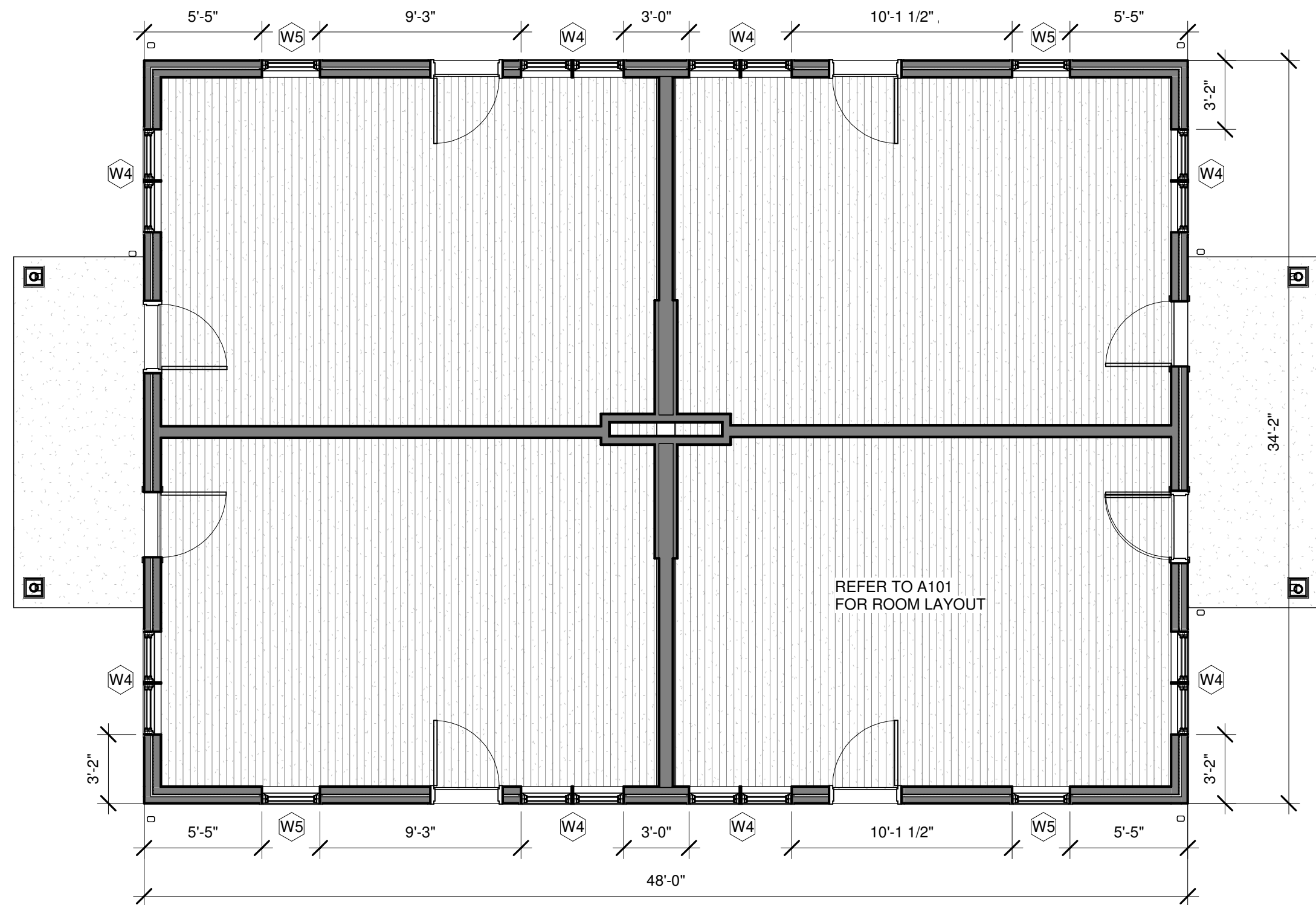


3 "Building A2 & A3" East & West Elevation
Scale: 1/4" = 1'-0"

4 "Building A2 & A3" North & South Elevations
Scale: 1/4" = 1'-0"



BUILDING TYPE 'A2' UNITS
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18,
19, 20, 21, 22, 23, 24, 29, 30, 31, 32, 41,
42, 43, 44, 45, 46, 47, 48, 55, 56, 65, 66,
67, 68, 69, 70, 71, 72, 81, 82, 83, 84, 85,
86, 87, 88, 89, 90, 91, 92



BUILDING TYPE 'A3' UNITS
105, 106, 107, 108, 109, 110, 111, 112,
113, 114, 115, 116, 121, 122, 123, 124,
129, 130, 131, 132, 133, 134, 135, 136,
139, 140, 141, 142, 147, 148, 149, 150

NOTE: VERIFY DIMENSIONS IN FIELD

1 Building A2- Window Layout
Scale: 3/16" = 1'-0"

2 Building A3- Window Layout
Scale: 3/16" = 1'-0"

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No.	Description	Date

Building Type "A2 &
A3" Plans and
Elevations

Project number	17-225
Date	April 26, 2019
Drawn by	Author
Checked by	Checker
	Designer

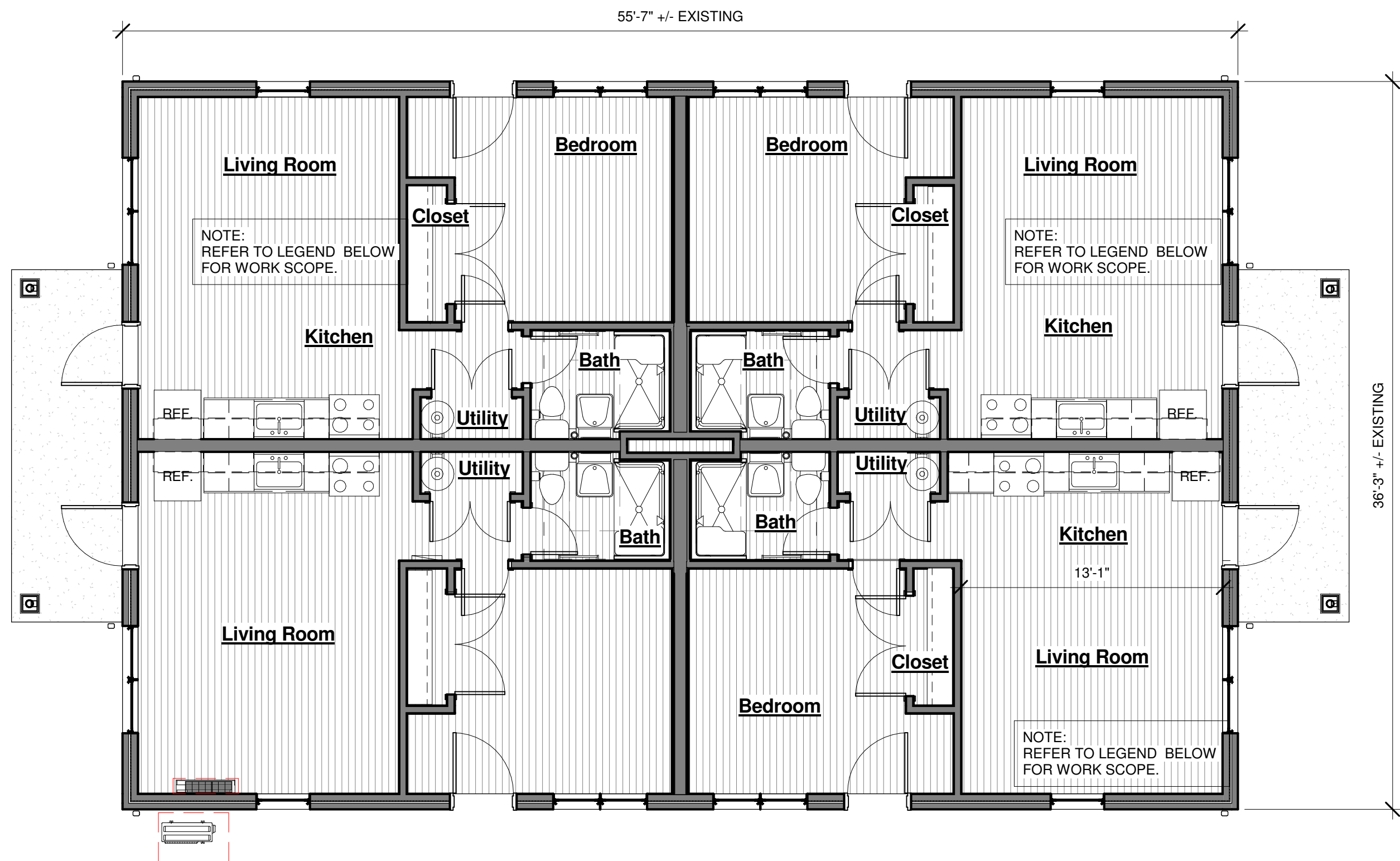
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Scale As indicated

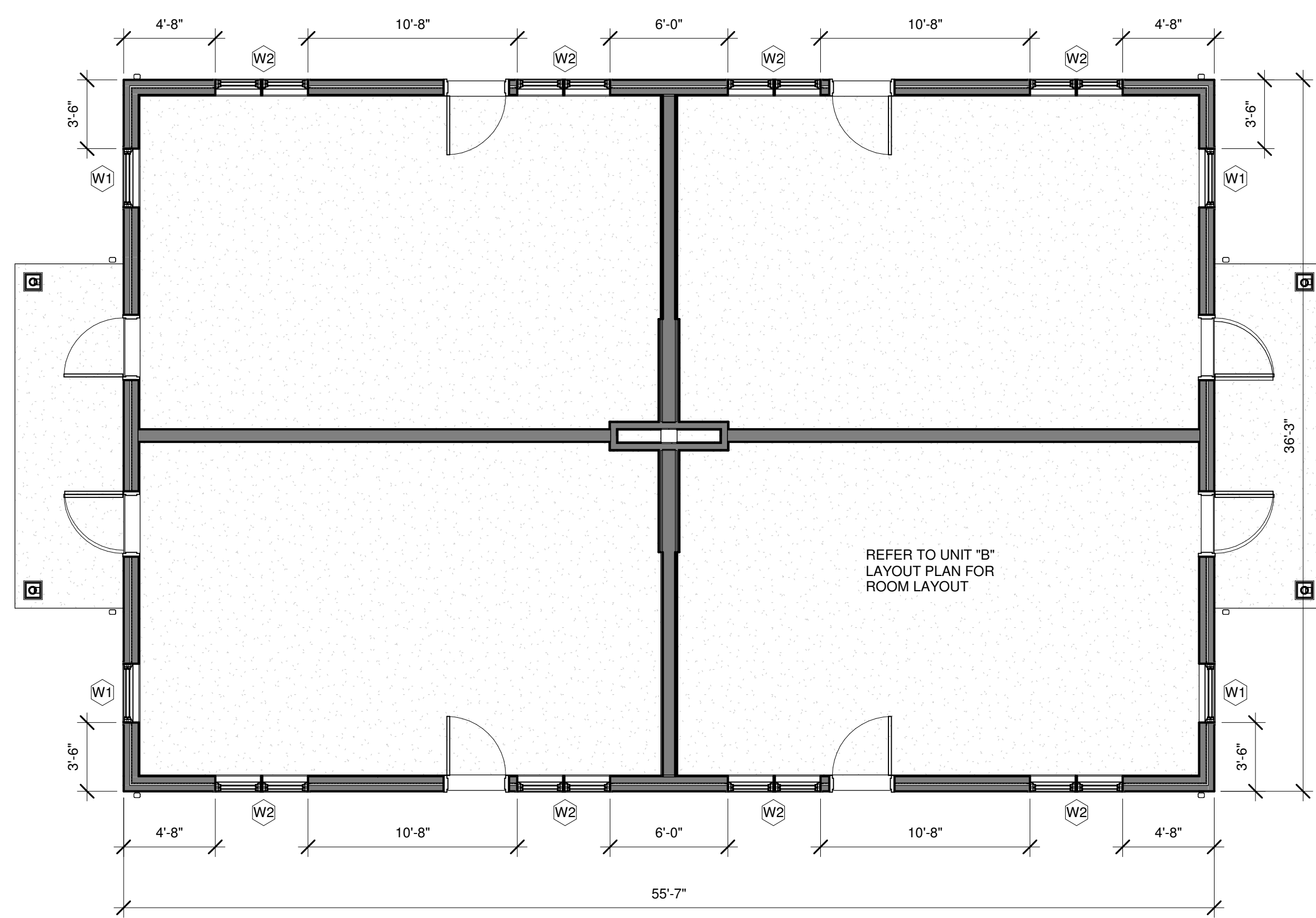


3 "Building B1" East & West Elevations
Scale: 1/4" = 1'-0"

2 "Building B1" North & South Elevations
Scale: 1/4" = 1'-0"



1 Building B - Unit Layout (reference only)
Scale: 3/16" = 1'-0"



BUILDING TYPE "B1" UNITS
13, 14, 15, 16, 25, 26, 27, 28, 51, 52,
53, 54, 61, 62, 63, 64, 159, 160, 161,
162, 163, 164, 165, 166, 167, 168,
169, 170, 171, 172, 173, 174, 175,
176, 177, 178, 179, 180, 181, 182,
183, 184, 185, 186

4 Building B1- Window Layout
Scale: 3/16" = 1'-0"

NOTE: VERIFY DIMENSIONS IN
FIELD

PRINT
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No.	Description	Date

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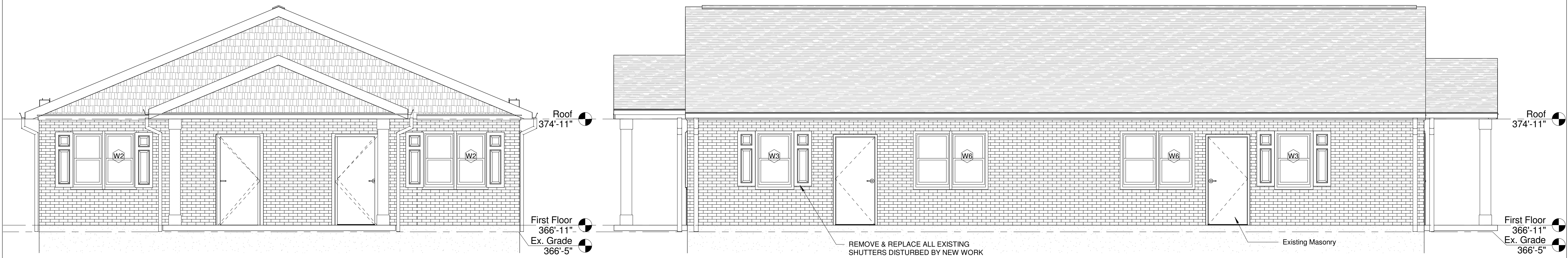
Project number 17-225
Date April 26, 2019
Drawn by --
Checked by --

ARCHITECTURAL

A102

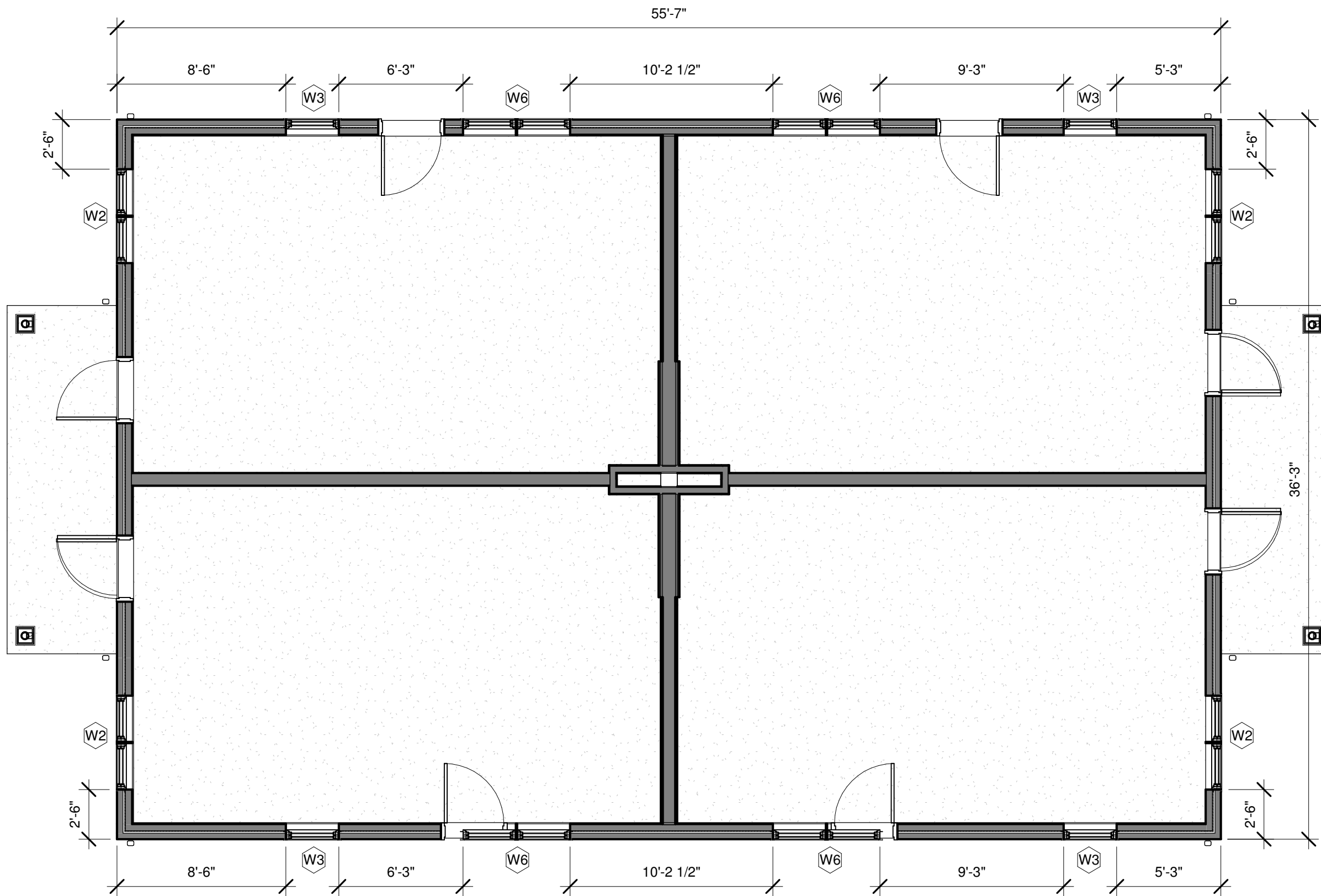
Scale As indicated

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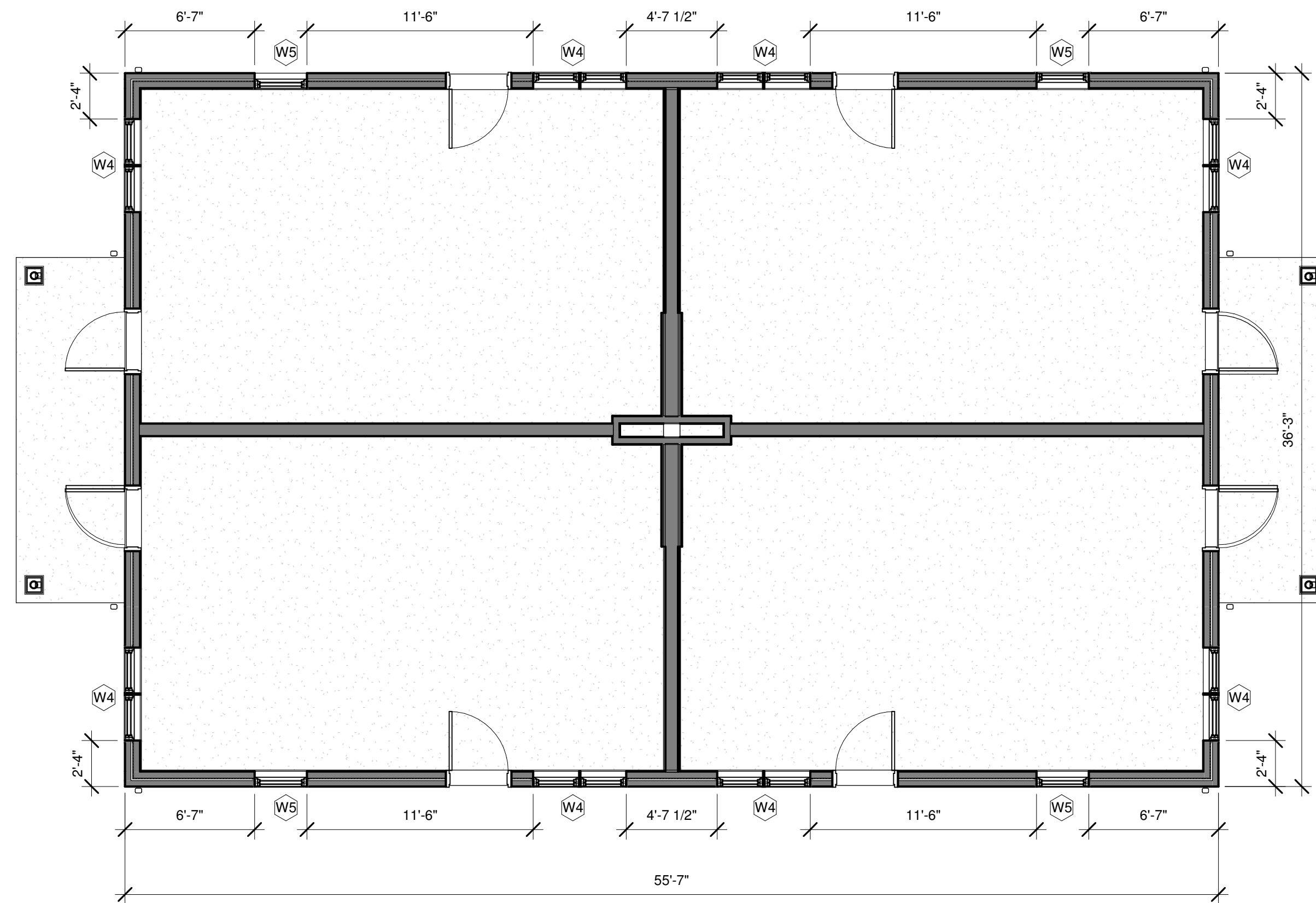


4 "Building B2 & B3" East & West Elevations
Scale: 1/4" = 1'-0"

3 "Building B2 & B3" North & South Elevations
Scale: 1/4" = 1'-0"



BUILDING TYPE 'B2' UNITS
57, 58, 59, 60, 73, 74, 75, 76, 77, 78,
79, 80, 93, 94, 95, 96, 97, 98, 99, 100



BUILDING TYPE 'B3' UNITS
101, 102, 103, 104, 125, 126, 127,
128, 151, 152, 153, 154, 155, 156,
157, 158

NOTE: VERIFY DIMENSIONS IN FIELD

1 Building B2- Window Layout
Scale: 3/16" = 1'-0"

2 Building B3- Window Layout
Scale: 3/16" = 1'-0"

PRINT
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Public Housing Modernization at Stern Village



200 Hedgehog Cir
Trumbull, Ct 06611
Project # SC
1814401

Professional Seal:

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Wiles + Architects, LLC
155 Brooklawn Avenue
Bridgeport, Ct 06604
ph: 203.366.6003
f: 203.384.1751
www.wilesarch.com

No.	Description	Date

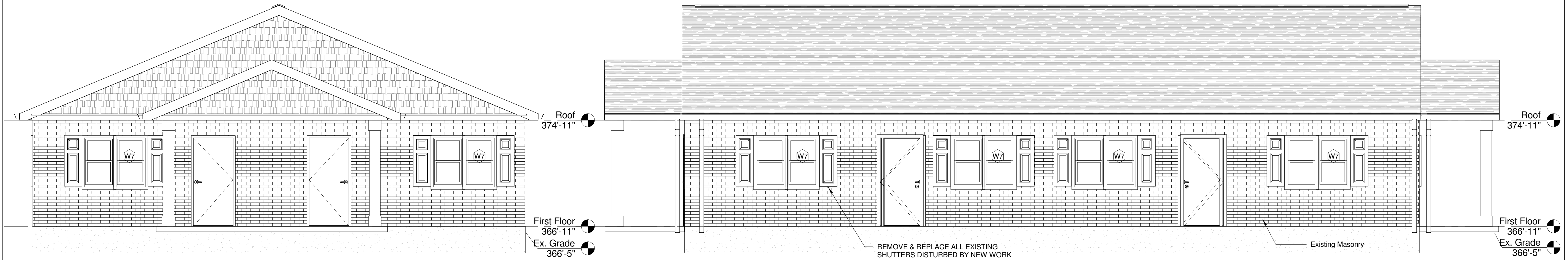
Building Type "B2 & B3" Plan and Elevations

Project number	17-225
Date	April 26, 2019
Drawn by	Author
Checked by	Checker
	Designer

A102.1

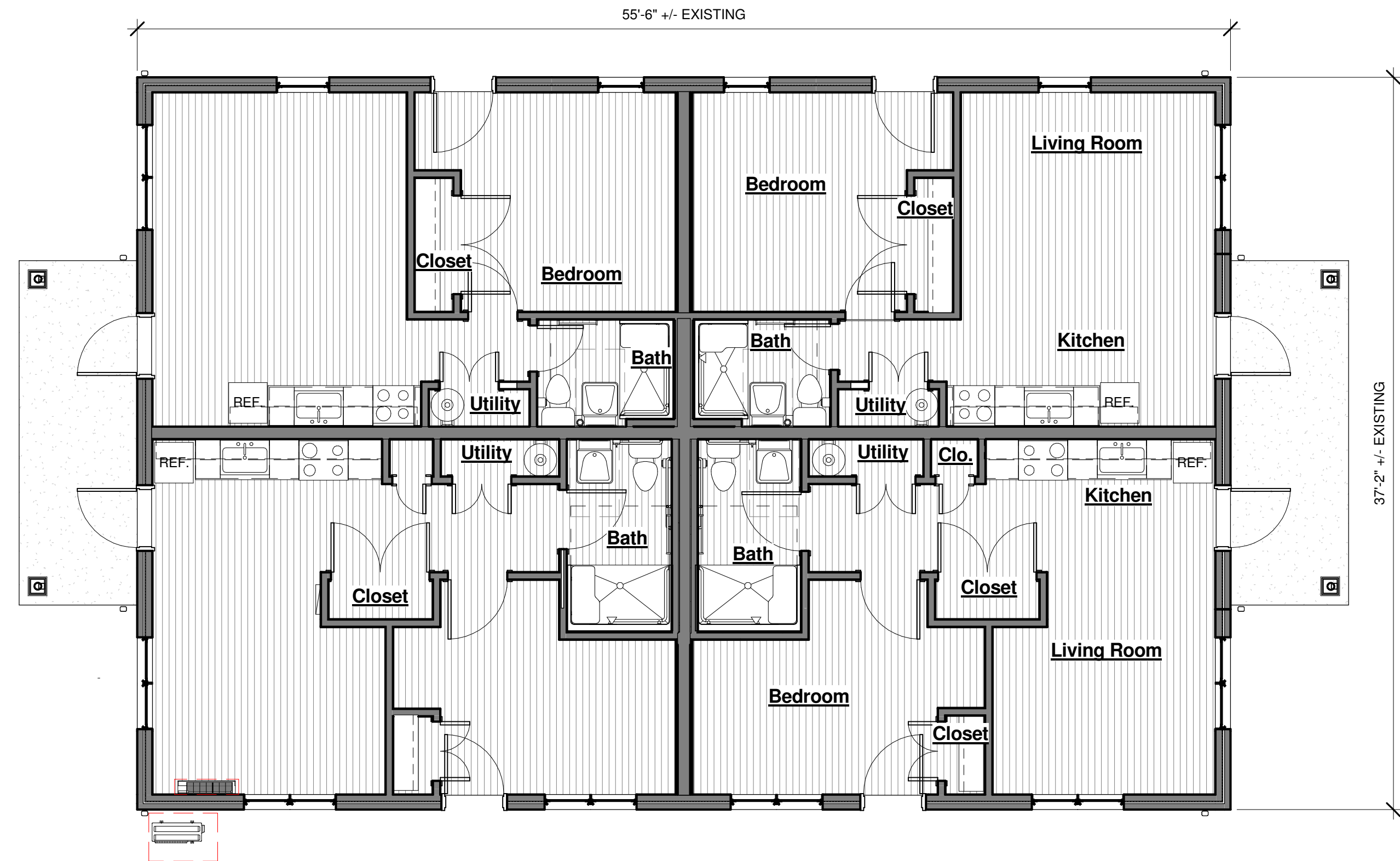
Scale As indicated

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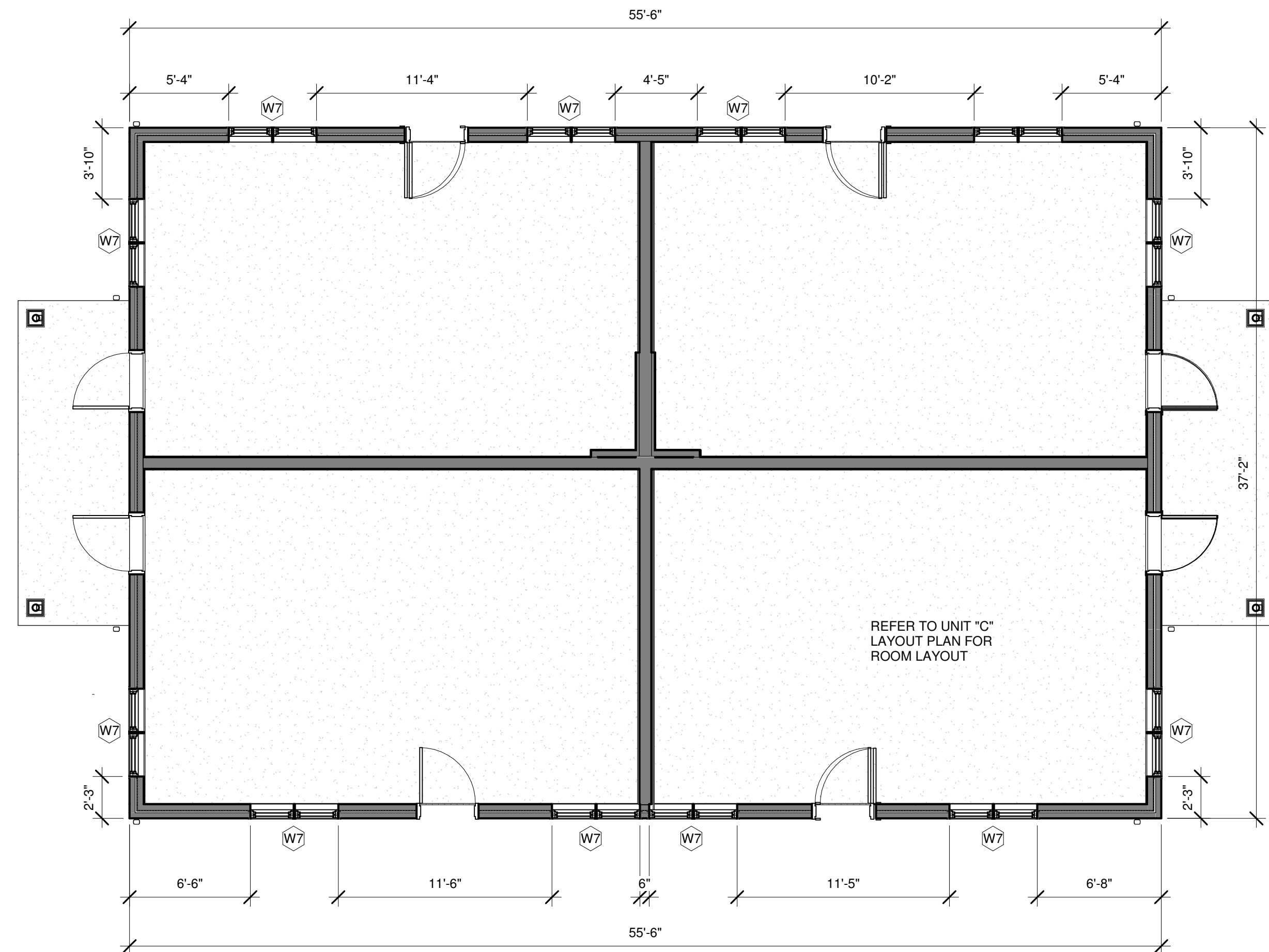


3 "Building C" East & West Elevations
Scale: 1/4" = 1'-0"

2 "Building C" North & South Elevations
Scale: 1/4" = 1'-0"



1 Building C - Unit Layout (reference only)
Scale: 3/16" = 1'-0"



4 Building C- Window Layout
Scale: 3/16" = 1'-0"

NOTE: VERIFY DIMENSIONS IN FIELD

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No.	Description	Date

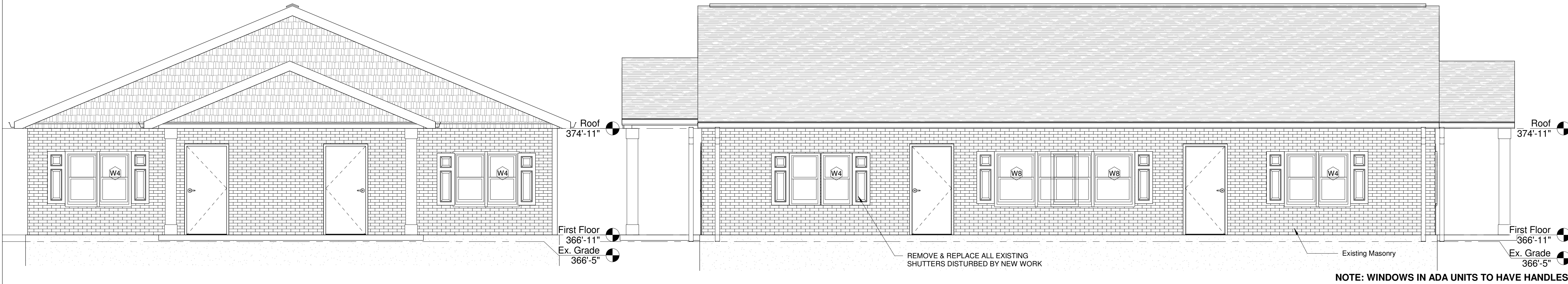
Building Type "C" - Plans & Elevations

Project number	17-225
Date	April 26, 2019
Drawn by	--
Checked by	--

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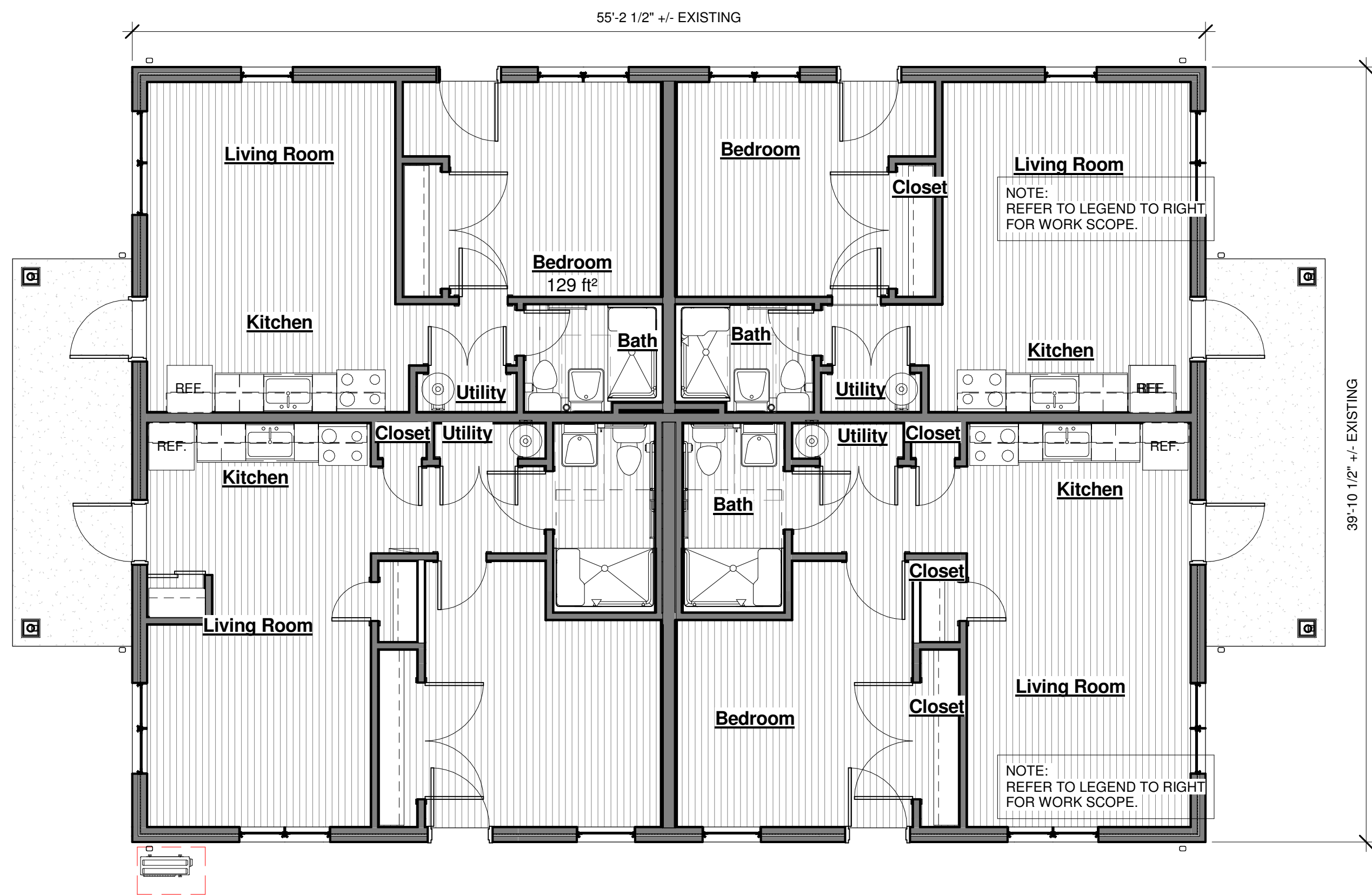
A103

Scale As indicated

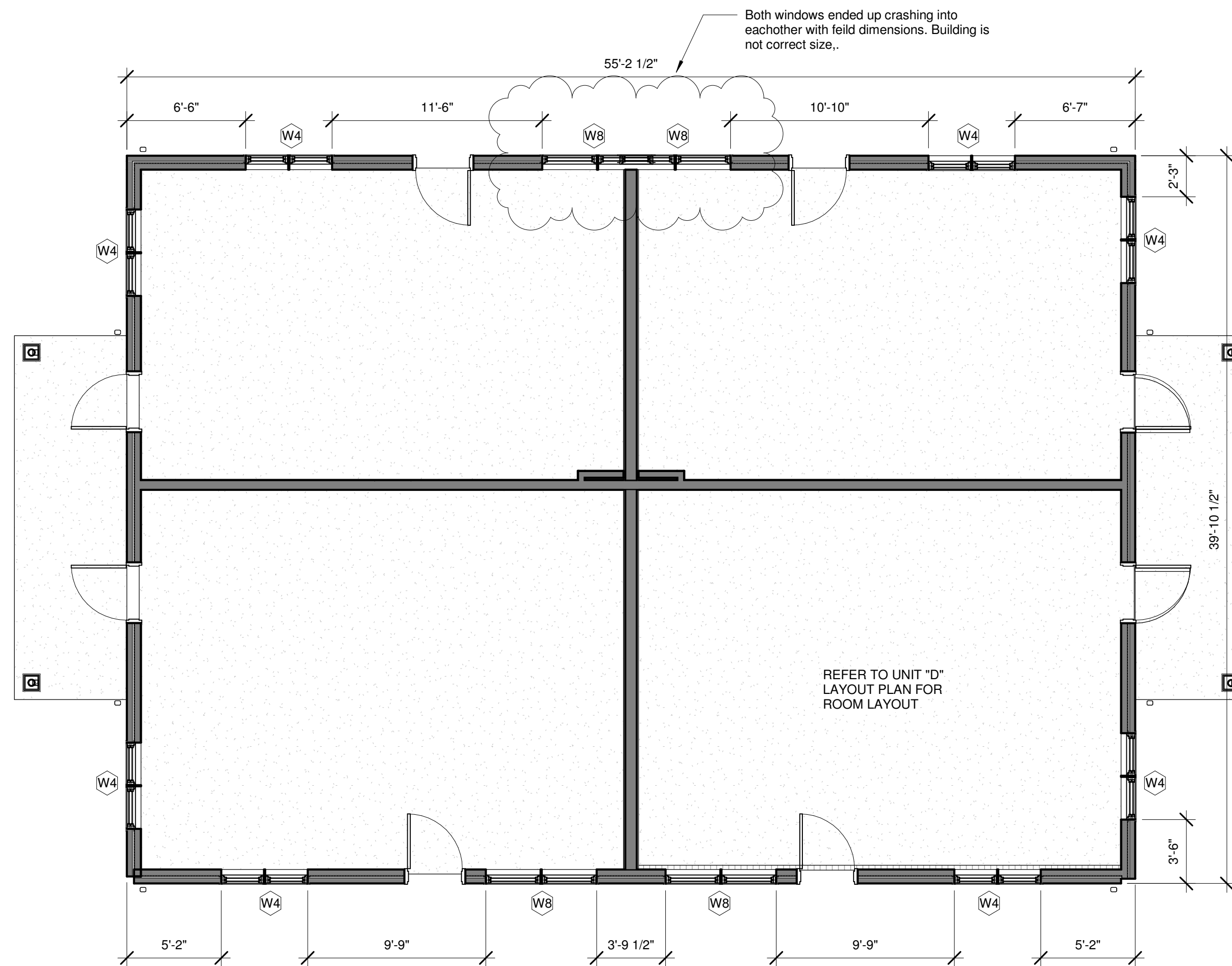


3 "Building D" East & West Elevations
Scale: 1/4" = 1'-0"

2 "Building D" North & South Elevations
Scale: 1/4" = 1'-0"



1 Building D - Unit Layout (reference only)
Scale: 3/16" = 1'-0"



4 Building D - Window Layout
Scale: 3/16" = 1'-0"

NOTE: VERIFY DIMENSIONS IN FIELD

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No.	Description	Date
1	Revision 1	Date 1

Building Type "D" - Plans & Elevations

Project number 17-225
Date April 26, 2019
Drawn by --
Checked by --

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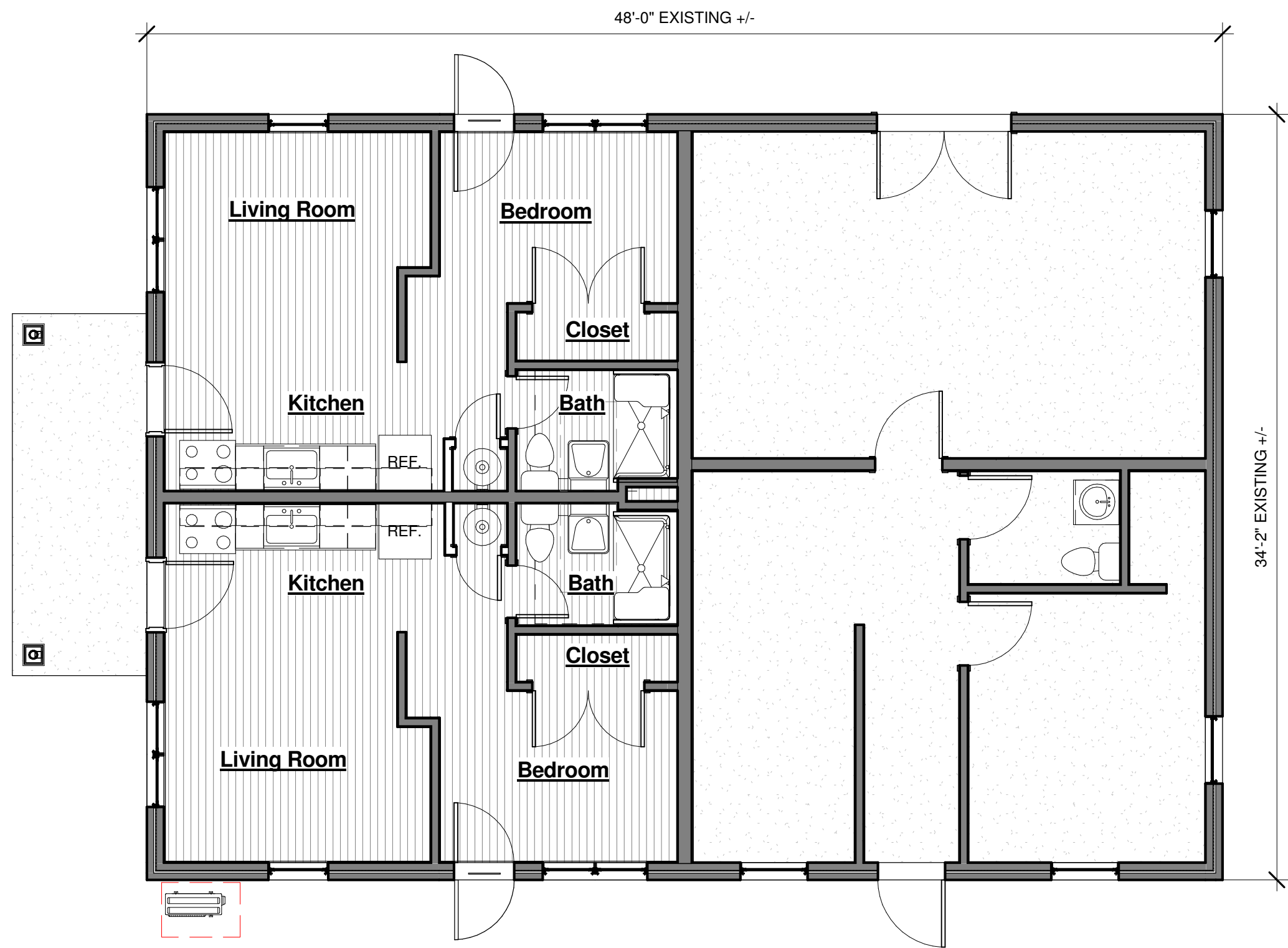
A104

Scale As indicated

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3 "Building L" East & West Elevations

Scale: 1/4" = 1'-0"

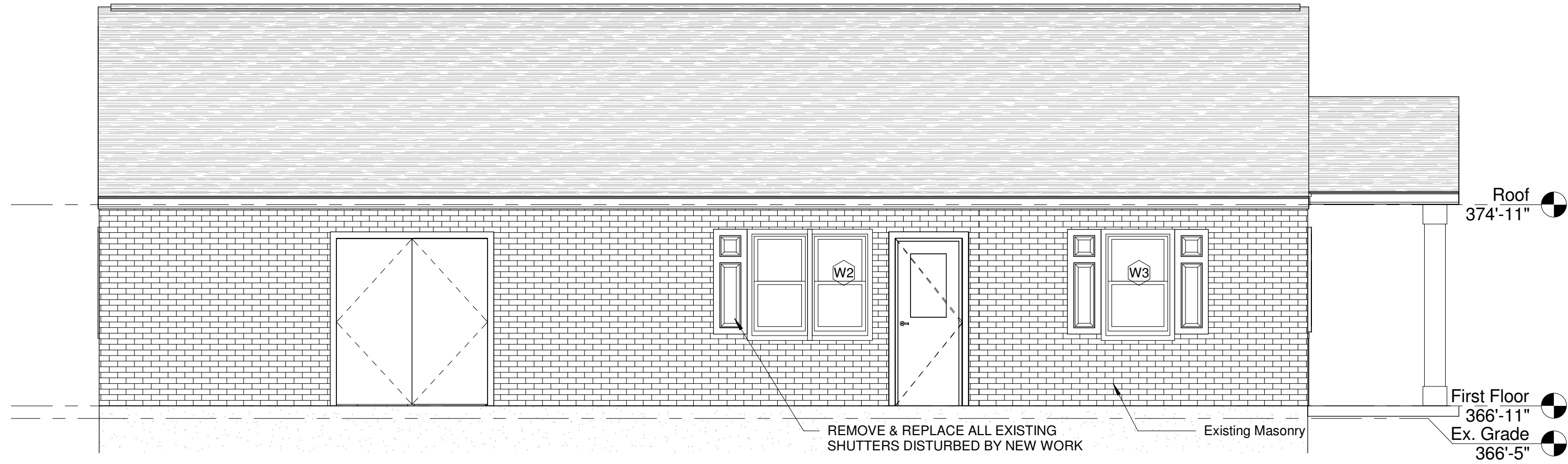


1 Building L Unit Layout (reference only)

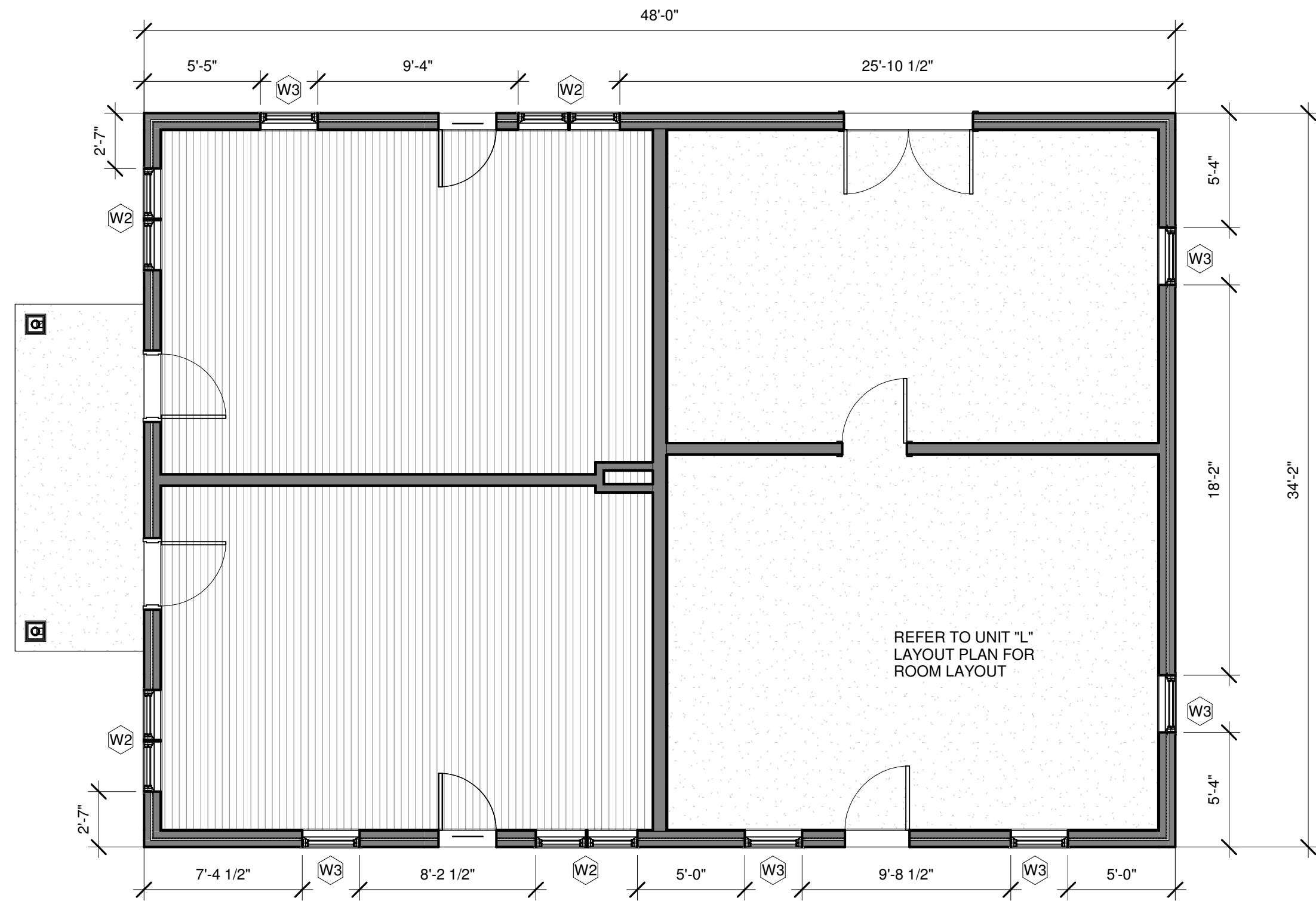
Scale: 3/16" = 1'-0"

2 "Building L" North & South Elevations

Scale: 1/4" = 1'-0"



NOTE: WINDOWS IN ADA UNITS TO HAVE HANDLES



4 Building L - Window Layout

Scale: 3/16" = 1'-0"

NOTE: VERIFY DIMENSIONS IN FIELD

BUILDING TYPE "L" UNITS
55, 56

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No.	Description	Date

Building Type "L" - Plans & Elevations

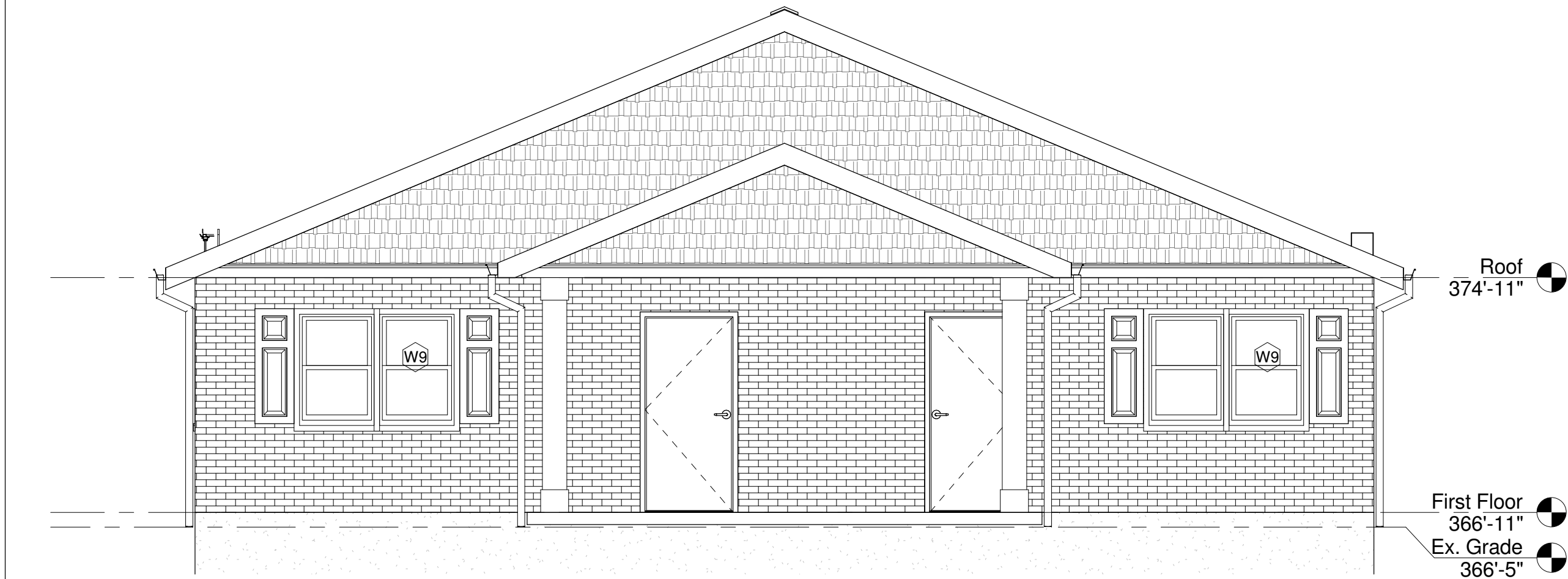
Project number	17-225
Date	April 26, 2019
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Checked by	--

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A106

Scale As indicated

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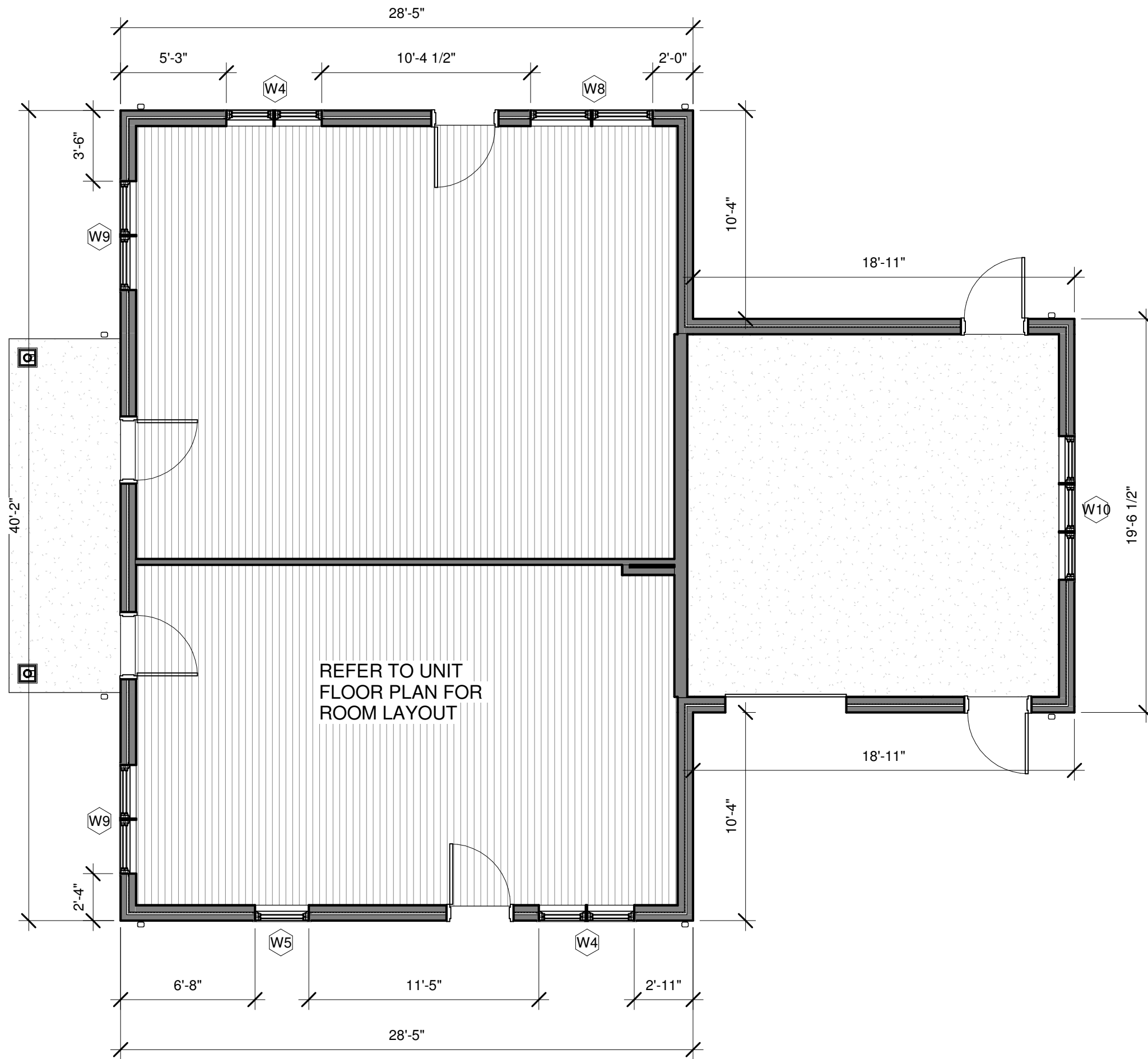
2 "Building M" East & West Elevations
Scale: 1/4" = 1'-0"



3 "Building M" North & South Elevations
Scale: 1/4" = 1'-0"



1 Building M - Construction Plan
Scale: 3/16" = 1'-0"




4 Building M - Window Layout
Scale: 3/16" = 1'-0"

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Stem Village



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Project # SC
1814401

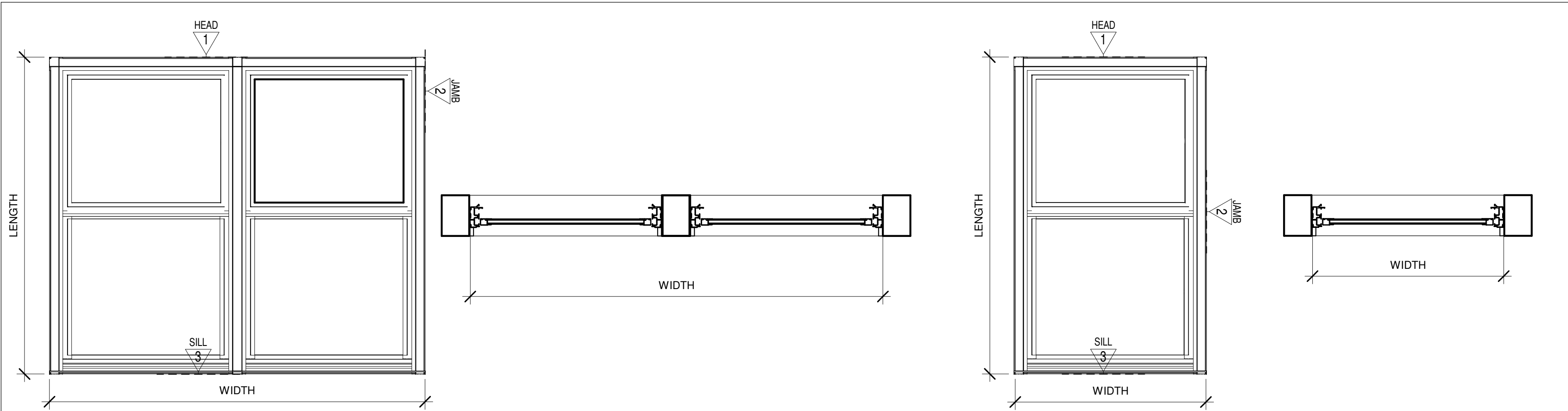
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No.	Description	Date

Building Type "M" - Plans & Elevations	
Project number	17-225
Date	April 26, 2019
Drawn by	--
Checked by	--
ARCHITECTURAL	
A107	
Scale	As indicated

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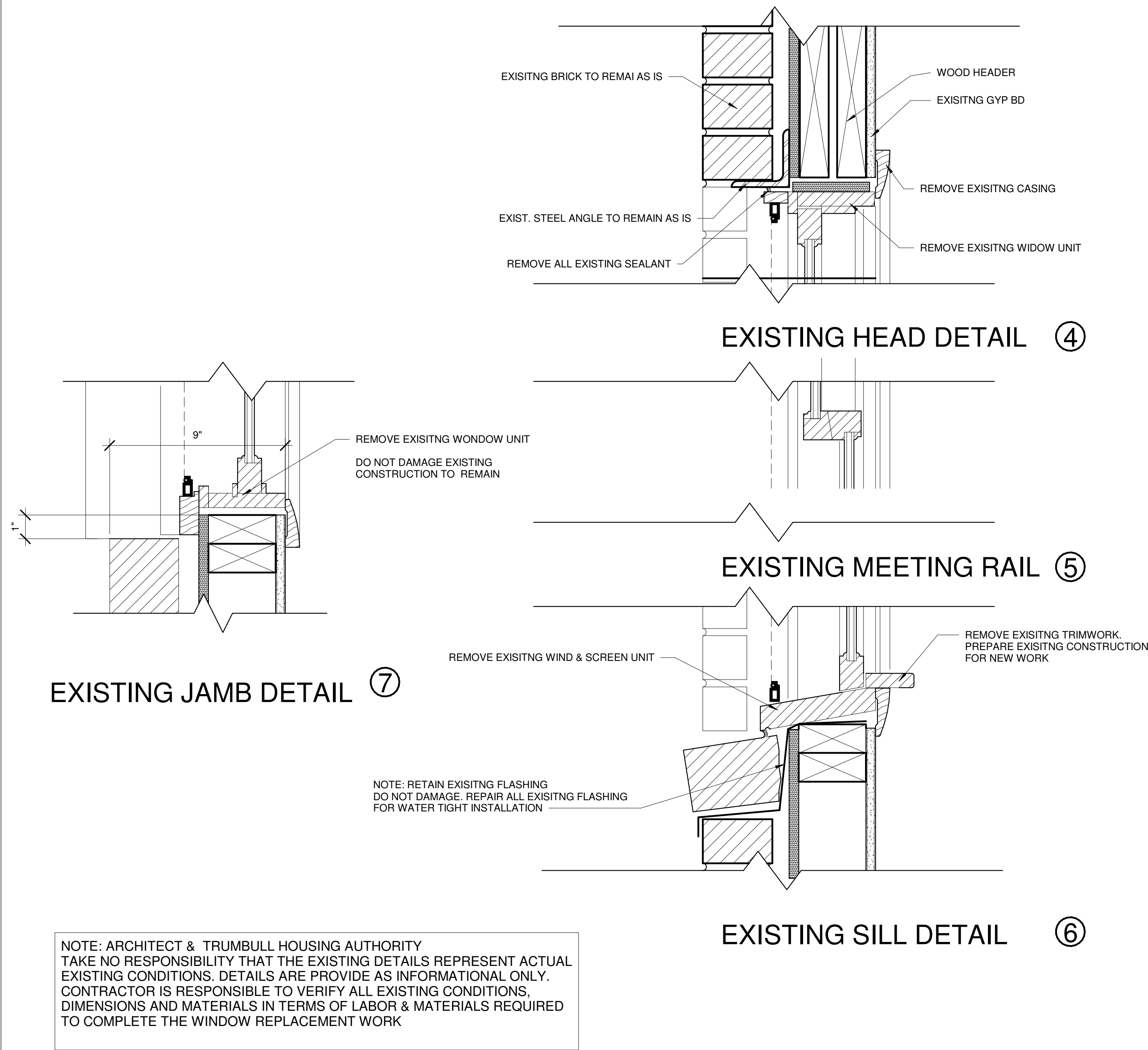


? Double Single Hung Detail

Scale: 1" = 1'-0"

? Single Single Hung Detail

Scale: 1" = 1'-0"

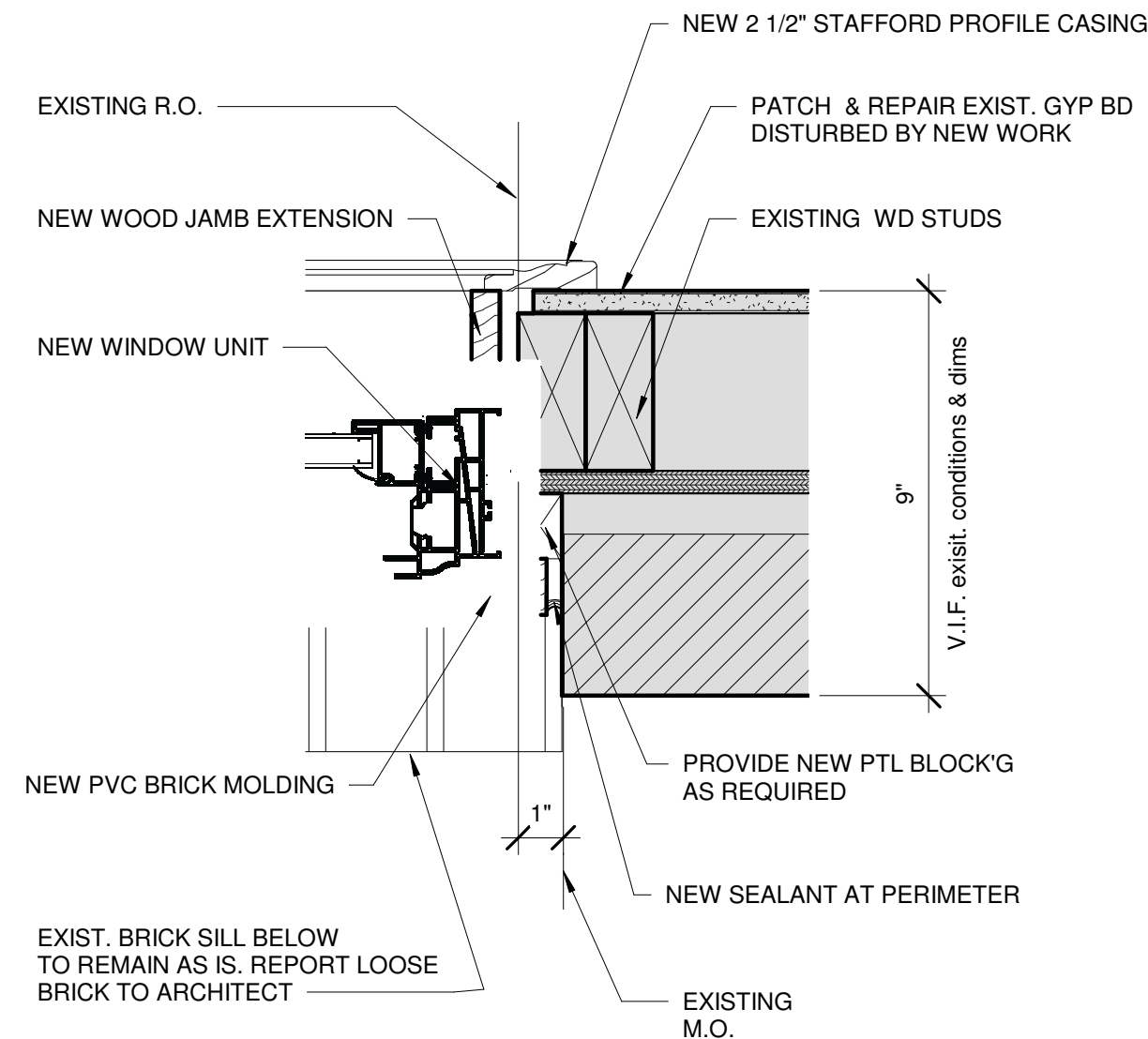


EXISTING JAMB DETAIL ⑦

NOTE: ARCHITECT & TRUMBULL HOUSING AUTHORITY TAKE NO RESPONSIBILITY THAT THE EXISTING DETAILS REPRESENT ACTUAL EXISTING CONDITIONS. DETAILS ARE PROVIDE AS INFORMATIONAL ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS IN TERMS OF LABOR & MATERIALS REQUIRED TO COMPLETE THE WINDOW REPLACEMENT WORK

2 Existing Window Details

Scale: 3" = 1'-0"

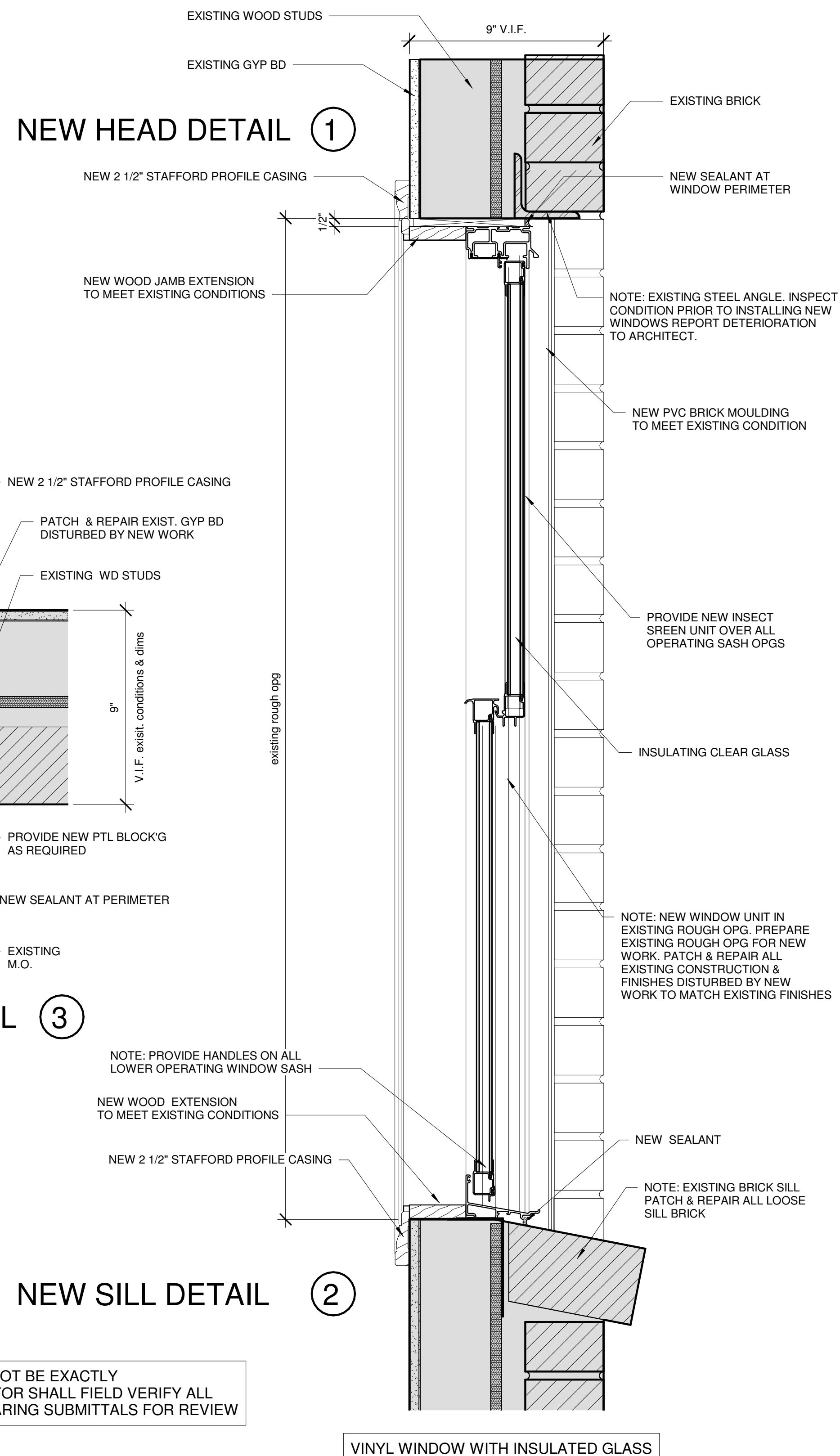


NEW JAMB DETAIL ③

NOTE: ALL EXISTING OPENINGS MAY NOT BE EXACTLY THE SAME FOR EACH OPG. CONTRACTOR SHALL FIELD VERIFY ALL WINDOW DIMENSION PRIOR TO PREPARING SUBMITTALS FOR REVIEW

3 Window Jamg Detail

Scale: 3" = 1'-0"



NEW HEAD DETAIL ①

NEW SILL DETAIL ②

VINYL WINDOW WITH INSULATED GLASS

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No.	Description	Date

Window Details

Project number	17-225
Date	April 26, 2019
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A301

Scale As indicated

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NOTE: ALL WINDOW SIZE INDICATED ARE GENERIC AND MAY NOT REPRESENT ACTUAL FIELD SIZES. CONTRACTOR SHALL FIELD VERIFY ALL OPG SIZES WITH EXISTING CONDITIONS AND DIMENSIONS

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ARCHITECTURAL
A401
Scale