

Borough of Matawan

Public Notice

Major John Burrowes Mansion Rehabilitation Project

PUBLIC NOTICE IS HEREBY GIVEN that sealed contractor pre-qualification questionnaires will be received by the Borough of Matawan at the municipal offices of the Borough of Matawan, 201 Broad Street, Matawan, NJ 07747 no later than 2:00 PM on Thursday, November 2, 2017.

THE BOROUGH OF MATAWAN IS SEEKING TO PRE-QUALIFY GENERAL CONTRACTORS PRIOR TO THE BIDDING OF THE REHABILITATION OF THE BURROWES MANSION at 94 Main Street, Matawan, NJ 07747. Construction Bids for Completion of The Work Will Be Requested in the Fall of 2017.

Work includes restoration of all exterior siding, trim, windows and doors, provision of select new doors and shutter, interior storm panels, new cedar shake roofing and standing seam metal roofing, structural steel and structural framing, exterior prep and painting, select masonry restoration, new slab, drainage and footings at basement.

A PRE-SUBMISSION MEETING WILL BE HELD AT BURROWES MANSION, 94 MAIN STREET, ON THURSDAY OCTOBER 19, 2017 AT 10:00 AM. ATTENDANCE AT THIS MEETING IS STRONGLY RECOMMENDED FOR GENERAL CONTRACTORS.

All submissions must be submitted on the Bidder Pre-Qualification Statement Forms furnished by the Borough. Supplemental project experience information and project experience photos may be submitted as additional materials. Bidder Pre-Qualification packages will be available at the pre-submission meeting for a non-refundable cost of \$25.00. Bidder Pre-Qualification packages will also be available for a non-refundable cost of \$25.00 beginning October 13, 2017 at the offices of HMR Architects located at 821 Alexander Road, Suite 115, Princeton, NJ 08540 from 9:00AM to 5:00PM, Monday - Friday. Contact Kurt Leasure at tel. (609) 452-1070 or leasure@hmr-architects.com to request Bidder Pre-Qualification Packages.

Karen Wynne, RMC
Municipal Clerk

CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

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CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

Issued by:

**Borough of Matawan
201 Broad Street
Matawan, New Jersey 07747**

A.1 - Statement of General Notice:

Burrowes Mansion is located at 94 Main Street, Matawan, NJ 07747. The property is listed on the New Jersey Register of Historic Places. All work done on this project must conform to the Secretary of the Interior's *Standards for Treatment of Historic Properties (1995)* and is subject to review by the New Jersey Historic Trust and/or the New Jersey Historic Preservation Office.

The principal activities involved in this project are listed below and will be used to compare whether past projects of potential bidders are similar in scope to the proposed Rehabilitation Project at Burrowes Mansion:

- A. Restore all exterior siding and woodwork
- B. Remove exterior storm windows and restore all windows
- C. Provide new wood shutters (Alternates #2 & 5)
- D. Restore exterior doors and provide new
- E. New cedar shake roofing at select locations
- F. New standing seam metal roofing at rear shed roof
- G. New and restored cedar shake siding (Base Bid and Alt. #1)
- H. Structural framing repairs at Room 203 floor (Alt. #3)
- I. Structural framing repairs at Room 104 floor (Alt. #4)
- J. Prep and paint entire exterior
- K. Minor masonry restoration
- L. Tent and fumigate building for powder post beetle treatment (Alt. #6)
- M. New slab, drainage, footings and steel columns at basement (Alt. #7). Work requires monitoring by archaeologist during excavation.
- N. New fixed interior storm window panels throughout (Alt. #8)
- O. New Jersey Historic Trust project sign and permanent marker

The Architect for this work is HMR Architects, 821 Alexander Road, Suite 115, Princeton, New Jersey, 08540, Tel. (609) 452-1070, Fax (609) 452-1074. For answers to site specific questions contact Kurt Leasure at HMR Architects.

The Owner requires that interested bidders submit a completed Pre-Qualification Statement as set forth herein. Completed Contractor's Pre-Qualification Statements must be submitted in triplicate. Failure to fully complete the Contractor's Pre-Qualifications Statement shall result in disqualification of the prospective bidder from bidding the project. Sealed contractor pre-qualification questionnaires will be received by the Borough of Matawan at the municipal offices of the Borough of Matawan, 201 Broad Street, Matawan, NJ 07747 no later than 2:00 PM on Thursday, November 2, 2017.

A pre-submission meeting will be held at Burrowes Mansion, 94 Main Street, Matawan, NJ 07747 on Thursday October 19, 2017 at 10:00 AM. Prospective bidders are strongly encouraged to visit the site during the prequalification stage to determine interest and capability.

CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

Owner and Architect will jointly review the Contractor's Pre-Qualification Statement received from Bidders according to the Evaluation Criteria set forth herein. Bidders whose Pre-Qualification Statement is determined to be acceptable will be identified as Qualified Bidders.

The Owner reserves the right to reject all or some of the Bidders if the Owner believes, in good faith, based upon the information submitted by the Bidder or investigation of the Bidder, that such Bidder is not properly qualified to carry out the obligations of the contract and to complete the Work within the specified time.

Only bids received from Pre-Qualified Contractors will be received and opened.

A.2 – Project Fact Sheet:

a. Project Identification:

Burrowes Mansion Exterior Restoration and Electrical Upgrades
94 Main Street
Matawan, NJ 07747

b. Owner:

Borough of Matawan
201 Broad Street
Matawan, New Jersey 07747
Contact: Lou Ferrara – (732) 566-3898 x601

c. Architect:

HMR Architects
821 Alexander Road – Suite 115
Princeton, New Jersey 08540
Contact: Eric Holtermann – (609) 452-1070

CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

A.3 – Work Summary:

1. Type of Contract

- a. Project will be constructed under a single prime contract.

2. Use of Premises

General: Contractor shall have majority use of premises for construction operations, excluding portions of existing parking lot, during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

- a. Use of Site: Limit use of premises to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
- b. Use of Existing Building: The building will be maintained as a house museum during the construction period, although it will not be open to the public. Maintain existing building in a weather tight condition throughout construction period. Repair damage caused by construction operations. Protect building and contents during construction period.

3. Work Restrictions

- a. Nonsmoking Building: Smoking is not permitted within the building during construction.

4. Construction Schedule

- a. The anticipated construction commencement is Fall, 2017. The duration is expected to be (6) six months.

CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

A.4 - Definitions:

1. **Similar Projects** shall be defined as projects that:
 - included similar scope of work and used similar materials for bullet list items found in the statement of general notice on page 2 of this document
 - included similar construction techniques
 - required similar construction logistical complexity
 - similar projects are not required to have been municipal office buildings
2. **Project Supervisor** is a person that manages the construction project at the site. He/she directs the day-to-day construction operations at the site and coordinates with the Owner's Agent. This person is on site full time. The same individual may perform the roles of Project Manager and Project Site Superintendent.
3. **Verifiable Experience:** Project experience that can be confirmed through contact with Owners and Architects associated with previous projects listed in the submission.
4. **Successful Experience:** Project experience which resulted in completion of projects on time, on budget, in accordance with the contract documents, and with evidence of good working relationships with owners, subcontractors and suppliers.

CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

A.5 - Evaluation Criteria:

The following criteria will be used for evaluating the qualifications of Bidders. The evaluation will be based on information in the Qualification Statement provided by prospective Bidders as well as information supplied by the Bidders' references.

1. The Bidder, acting as GENERAL CONTRACTOR, will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of Historic Preservation Projects. This experience shall include two (2) projects involving separate historic buildings or sites and **similar activities and scope of work as the subject project as defined in the statement of general notice on page 2 and**, completed in compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)*. At least one (1) of the projects must have been reviewed by the New Jersey Historic Trust, a State Historic Preservation Office or the qualified historic review body of a county or municipality. Both projects must each have an aggregate construction cost of at least \$200,000 and have been completed within the past seven (7) years preceding the issue date of this pre-qualification form.
2. The Bidder's proposed PROJECT SUPERVISOR will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of Historic Preservation Projects. This experience shall include two (2) projects involving separate historic buildings or sites and **similar activities and scope of work as the subject project as defined in the statement of general notice on page 2 and**, completed in compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)*. At least one of the projects must have been reviewed by the New Jersey Historic Trust, a State Historic Preservation Office or the qualified historic review body of a county or municipality. At least one of the projects must have been completed under the General Contractor seeking pre-qualification through this submission. Both projects must have an aggregate construction cost of at least \$150,000, and have been completed within the past seven (7) years preceding the issue date of this pre-qualification form.
3. The Bidder must have not wrongfully defaulted on a contract or had work terminated for non-performance within the past five (5) years.
4. The Bidder must have not been denied a consent of surety, a bid bond, or a performance bond within the past twelve (12) months, based on the bidder's inability to meet the surety's reasonable underwriting standards.
5. The Bidder must demonstrate satisfactory performance on all current projects in progress.
6. The Bidder must submit the "Certification", form. (Page 13)

CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

A.6 - Submission Checklist:

The following forms are required as a minimal submission for Bidder Pre-Qualification:

- | | | |
|--------------------------|--------------------|------|
| <input type="checkbox"/> | General Contractor | 8-11 |
| <input type="checkbox"/> | Project Supervisor | 12 |
| <input type="checkbox"/> | Certification | 13 |

A.7 – Select Progress Drawings:

Refer to Appendix A at the end of this document.

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CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

B - BIDDER'S PRE-QUALIFICATION STATEMENT

These forms must be completed and submitted by prospective Bidders who wish to be considered for this work. Failure to substantially complete the Bidder's Qualification Statement will result in disqualification of the prospective Bidder. Attachments to this sheet are acceptable (please properly label).

B.1 - GENERAL CONTRACTOR

1. Name and address of Firm:

Phone #

Contact person:

Fax #

Email:

2. Under what other name (s) has your business operated?

3. Business form (corporation, partnership, etc.)

Date of formation:

Principal location:

Names of Officers of Corporation or Partners:

4. Has your firm or any predecessor firm defaulted on a contract or had work terminated for non-performance within the last five (5) years? If so, on a separate sheet describe the project, owner, date and circumstances/reasons.

5. Has your firm or any predecessor firm been denied a consent of surety, a bid bond, or a performance bond within the past twelve (12) months? If so, on a separate sheet describe the circumstances/reasons.

CONTRACTOR PRE-QUALIFICATION FOR
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MATAWAN, NEW JERSEY

B.1 - GENERAL CONTRACTOR – (continued)

Provide verifiable evidence of successful experience on two (2) projects involving separate historic buildings or sites and **similar activities and scope of work as the subject project as defined in the statement of general notice on page 2 and**, completed in compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)*. At least one (1) of the projects must have been reviewed by the New Jersey Historic Trust, a State Historic Preservation Office or the qualified historic review body of a county or municipality. Both projects must each have an aggregate construction cost of at least \$200,000 and have been completed within the past seven (7) years preceding the issue date of this pre-qualification form. Submit an overall color photo of each project listed below.

PROJECT #1

Project Name: _____ Location: _____

Approximate Construction Date
of Historic Building or Site: _____

Historic Review By? _____ Cost: _____

Completion Date: _____

Project Supervisor: _____

Scope of Work and Nature of Project:

Owner: _____ Phone: _____

Owner Contact Person: _____

Architect: _____

Architect Contact Person: _____ Phone: _____

PROJECT #2

Project Name: _____ Location: _____

Approximate Construction Date
of Historic Building or Site: _____

Historic Review By? _____ Cost: _____

Completion Date: _____

Project Supervisor: _____

Scope of Work and Nature of Project:

Owner: _____

Owner Contact Person: _____ Phone: _____

Architect: _____

Architect Contact Person: _____ Phone: _____

CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

B.1 - GENERAL CONTRACTOR – (continued)

PROJECT #3

Project Name: _____ Location: _____

Approximate Construction Date
of Historic Building or Site: _____

Historic Review By? _____ Cost: _____

Completion Date: _____

Project Supervisor: _____

Scope of Work and Nature of Project:

Owner: _____ Phone: _____

Owner Contact Person: _____

Architect: _____

Architect Contact Person: _____ Phone: _____

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CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

B.1 - GENERAL CONTRACTOR – (continued)

PROVIDE THE FOLLOWING INFORMATION ON ALL CURRENT PROJECTS IN PROGRESS.
(Use additional sheets if necessary)

SUBMIT AN OVERALL COLOR PHOTO OF EACH PROJECT LISTED BELOW.

Project Name	_____
Location	_____
Owner	_____ Phone _____
Owner's Contact	_____ Phone _____
Architect	_____ Phone _____
Architect's Contact	_____ Phone _____
Contract Amount	_____
Scheduled Completion Date	_____

Project Name	_____
Location	_____
Owner	_____ Phone _____
Owner's Contact	_____ Phone _____
Architect	_____ Phone _____
Architect's Contact	_____ Phone _____
Contract Amount	_____
Scheduled Completion Date	_____

Project Name	_____
Location	_____
Owner	_____ Phone _____
Owner's Contact	_____ Phone _____
Architect	_____ Phone _____
Architect's Contact	_____ Phone _____
Contract Amount	_____
Scheduled Completion Date	_____

CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

B.2 - PROJECT SUPERVISOR

Provide verifiable evidence of successful experience on two (2) projects involving separate historic buildings or sites and **similar activities and scope of work as the subject project as defined in the statement of general notice on page 2 and**, completed in compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)*. At least one of the projects must have been reviewed by the New Jersey Historic Trust, a State Historic Preservation Office or the qualified historic review body of a county or municipality. At least one of the projects must have been completed under the General Contractor seeking pre-qualification through this submission. Both projects must have an aggregate construction cost of at least \$150,000, and have been completed within the past seven (7) years preceding the issue date of this pre-qualification form. Submit an overall color photo of each project listed below.

Name of Project Supervisor: _____

PROJECT #1

Project Name: _____ Location: _____

Historic Review By? _____

Approximate Construction Date
of Historic Building or Site: _____

Completion Date: _____ Cost: _____

Contractor: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner Contact Person: _____ Phone: _____

Architect: _____

Architect Contact Person: _____ Phone: _____

PROJECT #2

Project Name: _____ Location: _____

Historic Review By? _____

Approximate Construction Date
of Historic Building or Site: _____

Completion Date: _____ Cost: _____

Contractor: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner Contact Person: _____ Phone: _____

Architect: _____

Architect Contact Person: _____ Phone: _____

CONTRACTOR PRE-QUALIFICATION FOR
REHABILITATION OF BURROWES MANSION
MATAWAN, NEW JERSEY

B.3 - CERTIFICATION

I (we) the undersigned certify the truth and correctness of all statements and answers contained herein:

Date: _____

Name of Bidder: _____

Address of Bidder: _____

Telephone & Fax Numbers: _____

By (signature, no stamps) _____

(print / type name and title) _____

Witnessed: (if corporation, by the secretary of the corporation)

By: (sign, no stamps) _____

(print name and title) _____

Subscribed and sworn to before me

this _____ day of _____.

Notary Public of the State of:

My commission expires:

(Seal)

END OF BIDDER'S PRE-QUALIFICATION STATEMENT

REHABILITATION
BURROWES MANSION
 THE BOROUGH OF MATAWAN
 94 MAIN STREET, MATAWAN, NEW JERSEY

HARRISON — HAMNETT, P.C.
 Consulting Structural Engineers
 40 Knowles St. Pennington, NJ 08534

HMR ARCHITECTS
 871 ALEXANDER ROAD - SUITE 115
 PRINCETON, NEW JERSEY 08540
 609-452-1070 - HMR-ARCHITECTS.COM



MAP LOCATION



CURRENT PHOTOGRAPH

Project Name (from Grant Agreement)
 This Historic Site is being
PRE SERVED
 with a Matching Grant through the
 Preserve New Jersey Historic Preservation Fund
 Department of Community Affairs
 State of New Jersey

NIGHT PROJECT SIGN PROVIDED BY CONTRACTOR

- NIGHT SIGN NOTICES:**
- PROJECT NAME ON SIGN: BURROWES MANSION EXTERIOR RESTORATION
 - PROJECT NUMBER ON SIGN: 08540-002
 - NIGHT LOGO TO BE BLACK LETTERING ON WHITE BACKGROUND.
<http://www.njhtr.org/about/resources/preserve/signspec.pdf>
 FOR DETAILS.
 - SIGN BACKING TO BE SIGN FABRICATORS STANDARD PLYWOOD - 3/4" MIN. THICK.
 - INTERMEDIATE PLYWOOD PANELS TO BE TREATED POSTS MOUNTED INTO SUNK INTO STONE LINED HOLE 5'0" DEEP MIN.
 - BOTTOM OF SIGN TO BE 4'-0" ABOVE GRADE.
 - FABRICATOR TO PROVIDE SHOP DRAWING FOR REVIEW PRIOR TO FABRICATION

BURROWES MANSION

This Photo of the Burrowes Mansion is provided pursuant to the Historic Preservation Act, N.J.S. 15C:2-2. This photo was taken on October 13, 2017, at approximately 10:00 AM, by Harrison Hammett, P.C. All other photos on this drawing are the property of HMR Architects, Inc. and are provided pursuant to the Historic Preservation Act, N.J.S. 15C:2-2.

A drawing, plan, map, or photograph which shows the location of a building, structure, object, or site, and which is used to identify the location of a building, structure, object, or site, shall be prepared to the same standards as those required by the Historic Preservation Act, N.J.S. 15C:2-2.

- PREPARED DRAWING SHALL BE PROVIDED BY CONTRACTOR AND MUST BE MADE TO BE FURNISHED TO ARCHITECT WITHIN 5 BUSINESS DAYS OF REQUEST.
- NOT SHOWN IS UNBUILT.
- TEXT SHOWN IS UNBUILT ONLY. FINAL TEXT TO BE PROVIDED BY FRAME.

ARCHAEOLOGICAL MONITORING NOTES:

- ARCHAEOLOGICAL MONITORING SHALL BE PROVIDED BY CONTRACTOR AND MUST BE MADE TO BE FURNISHED TO ARCHITECT WITHIN 5 BUSINESS DAYS OF REQUEST.
- AN ARCHITECT HAS MET THE PROFESSIONAL STANDARDS FOR ARCHITECTS AS SET FORTH BY THE BOARD OF ARCHITECTS OF THE STATE OF NEW JERSEY AND ARCHITECTURE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE QUALITY OF WORK, AND SHALL BE RESPONSIBLE FOR THE ARCHITECT'S LIABILITY INSURANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ARCHITECT'S LIABILITY INSURANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ARCHITECT'S LIABILITY INSURANCE.
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SCALE: AS SHOWN	SHEET NO. 115	CVR
DATE: 10/13/17	CVR	
DESIGNER: HMR ARCHITECTS		
CHECKED BY: HMR ARCHITECTS		
DATE: 10/13/17		

NO.	REVISIONS	DATE

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REHABILITATION
 BURROWS MANSION
 THE BOROUGH OF MATAWAN
 94 MAIN STREET, MATAWAN, MONMOUTH COUNTY, NJ

HMR ARCHITECTS

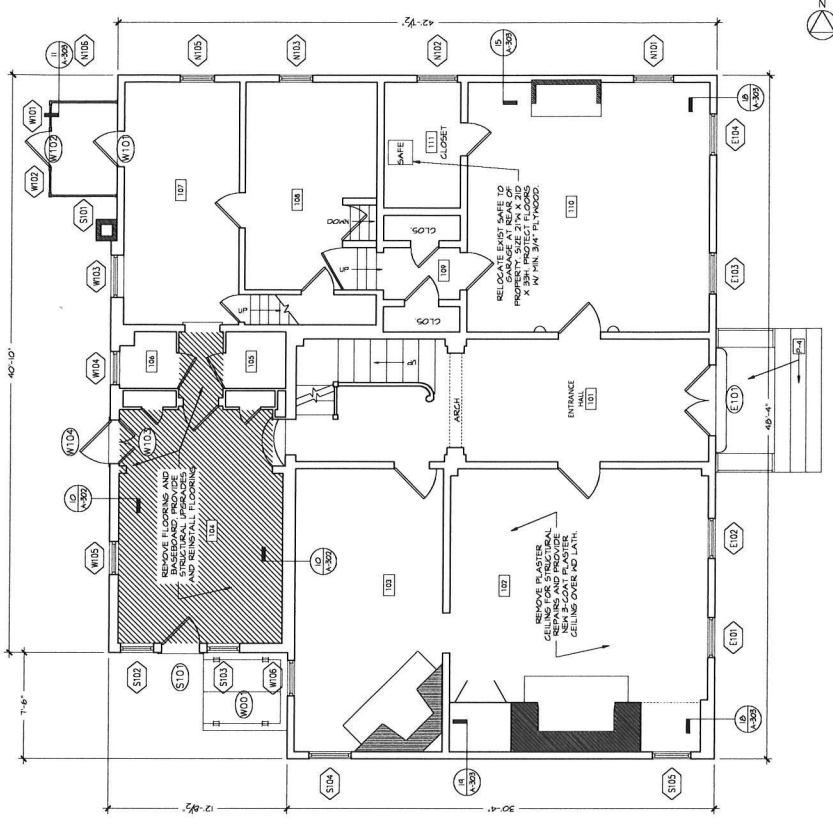
87 ALEXANDER ROAD SUITE 115
 PRINCETON, NEW JERSEY 08540
 609-452-1020 HMRARCHITECTS.COM

FLOOR PLANS

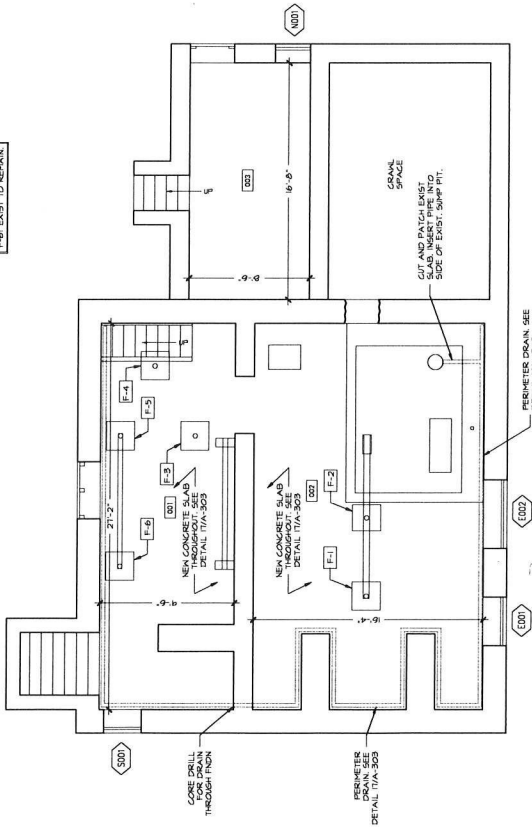
A-101

SCALE: AS NOTED
 DRAWN BY: AM
 DATE: 8/11/17

PRE-QUALIFICATION DWGS - OCTOBER 13, 2017



1. FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

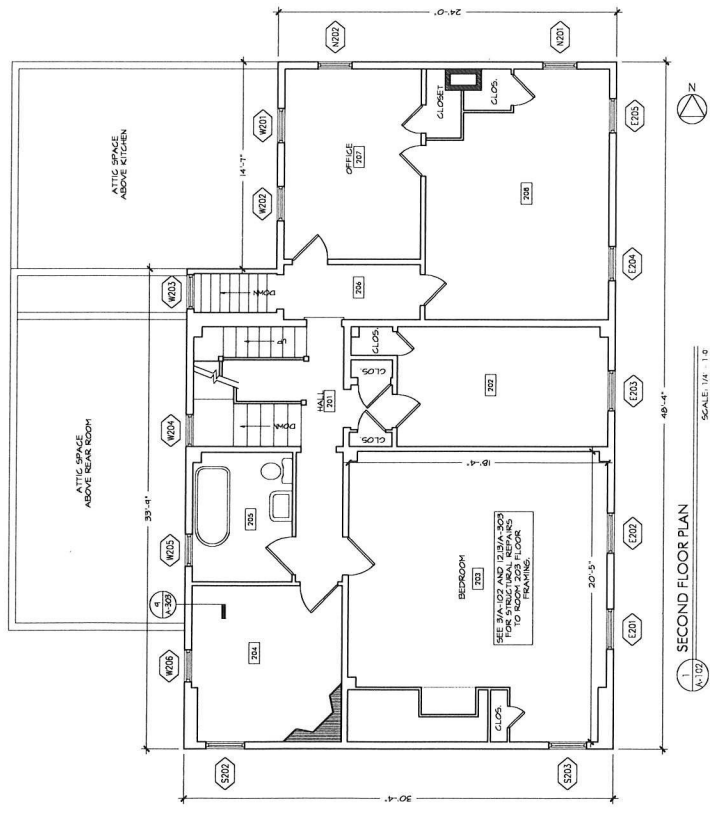
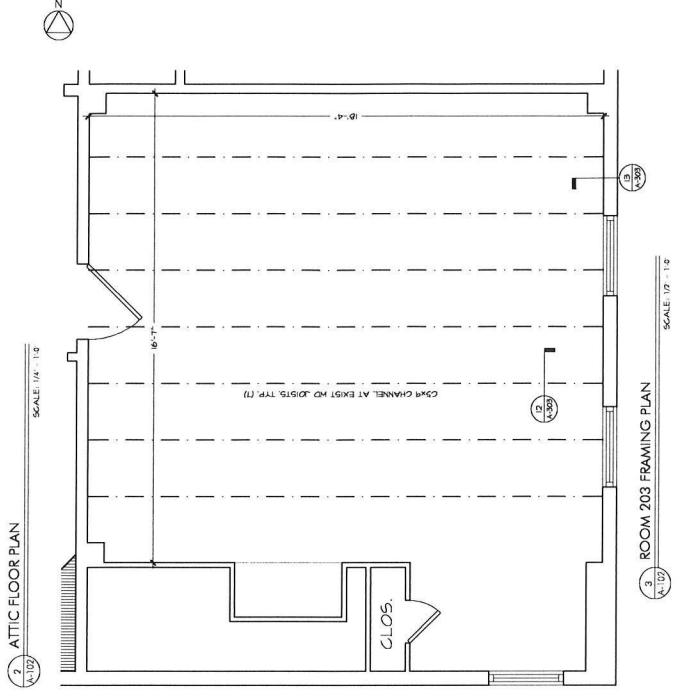
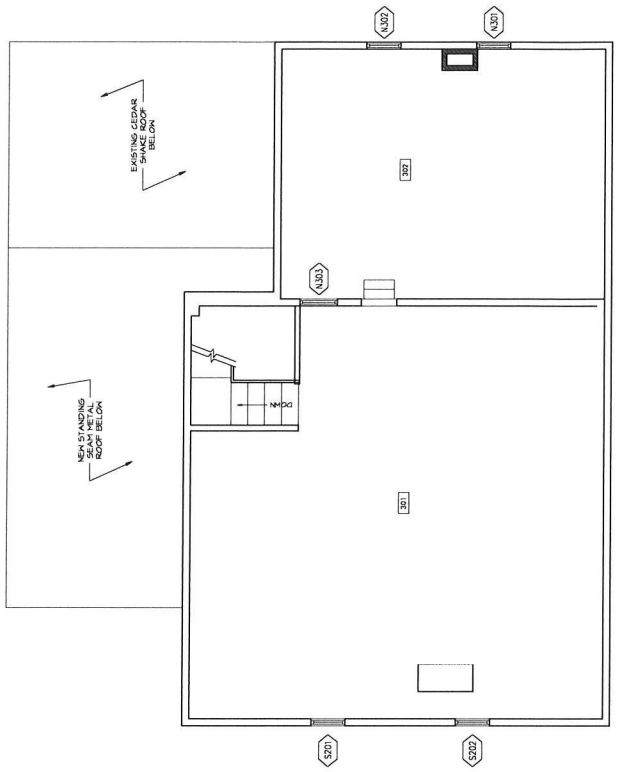


FOOTING SCHEDULE:

F-1	NEW 24\"/>
F-2	NEW 24\"/>
F-3	EXIST 24\"/>
F-4	NEW 24\"/>
F-5	EXIST 24\"/>
F-6	EXIST TO REMAIN

2. BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PRE-QUALIFICATION DWGS - OCTOBER 13, 2017



- ROOM 203 STRUCTURAL REPAIR NOTES -**
1. REMOVE PLASTER AND LATH FROM CEILING OF ROOM 02 IN CONTRACTOR TO FIELD MEASURE ALL DIMENSIONS POSITION 65
 2. CONTRACTOR TO FIELD MEASURE ALL DIMENSIONS POSITION 65 EXISTING AND TO PROVIDE TO TOP ENGINEER FOR APPROVAL. CONNECTIONS TO MAIN BEAMS ARE TO BE COMPLETED WITH 1/2" X 1/2" X 1/2" LATH AND 1/2" X 1/2" X 1/2" PLASTER.
 3. INSTALL STEEL JOIST REPAIRS PER DETAILS U2/A-102.
 4. PRIOR TO INSTALLATION OF NEW STEEL, RE-ROUTE WIRING AS NECESSARY. EXIST GAS PIPE TO NOT ACTIVE. CUT AND CAP WHERE NECESSARY.
 5. INSTALL LATH AND PLASTER AS INDICATED. CONTRACTOR SHALL BRIDGE JOIST GAPS DURING INSTALLATION TO AVOID CRACKING. CONTRACTOR TO PROVIDE 1/2" X 1/2" X 1/2" LATH AND 1/2" X 1/2" X 1/2" PLASTER CEILING ON MOOD LATH. COORDINATE WITH RE-LIGHTING AND WIRING.

A-103

NO. REVISIONS DATE

REHABILITATION
BURROWES MANSION
THE BOROUGH OF MATAWAN
94 MAIN STREET, MATAWAN, MONMOUTH COUNTY, NJ



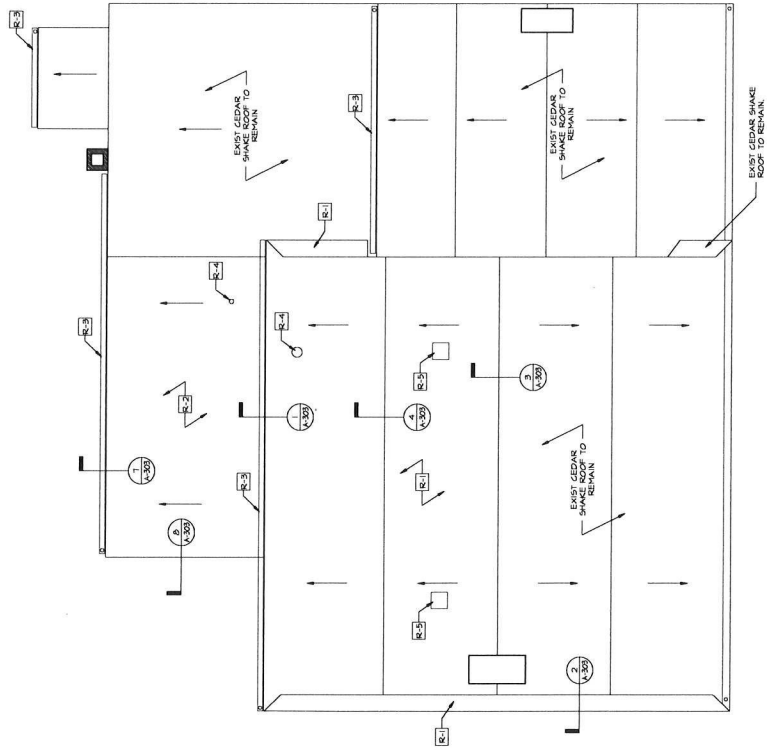
ROOF PLAN

A-103

SCALE AS NOTED
DRAWN BY AMY
DATE 8/17/17

821 ALEXANDER ROAD - SUITE 115
PRINCETON, NEW JERSEY 08540
609-452-1070 - HMR ARCHITECTS.COM

HMR ARCHITECTS



SCALE: 1/4" = 1'-0"
ROOF PLAN



NOTES -

- CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS & FIELD BEFORE ALL WORK BEGINS IN THESE DRAWINGS & RELATED SPECIFICATIONS TO VERIFY ALL CONDITIONS AFFECTING THE WORK & FAILURE TO VERIFY ALL CONDITIONS AFFECTING THE WORK SHALL BE AT CONTRACTOR'S RISK. CORRECTION OF ALL WORK TO BE COMPLETED BY THE CONTRACTOR AT HIS OWNERS RISK.
- REMOVE OR REPLACE EXISTING DOORS WHERE REPLACEMENT ELEMENTS ARE INDICATED OR REPLACE TO MATCH EXISTING IN DIMENSION AND PROFILE. PROVIDE FULL SIZED SCHEDULE. SEE DOOR SCHEDULE FOR FULL SCHEDULE FOR DOORS.
- REMOVE EXISTING MILLWORK THROUGHOUT. IN CASES WHERE FEATURES ARE EXISTING IN PROFILE AND DIMENSION, SEE SPEC LAYOUT FOR WOOD FINISHES. USE NEW SCHEDULE. ALL FINISHES TO MATCH EXISTING MILLWORK AS MUCH AS POSSIBLE. NOT MATCHING STOCK HOLDINGS ARE NOT ACCEPTABLE.
- REMOVE EXISTING WINDOWS THROUGHOUT WHERE REPLACEMENT ELEMENTS ARE INDICATED OR REPLACE TO MATCH EXISTING IN DIMENSION AND PROFILE. PROVIDE FULL SCHEDULE. SEE WINDOW SCHEDULE FOR FULL SCHEDULE FOR WINDOWS. OPERATIONS OF WINDOWS THROUGHOUT. SEE WINDOW SCHEDULE FOR SPECIFIC SCHEDULE OF WORK.

GENERAL WINDOW RESTORATION NOTES

- REMOVE AND REPAIR OR REPLACE DAMAGED MILLWORK AND INTERIOR FINISHES AS SHOWN IN SECTION. PROVIDE IMPROVED WINDOW SCHEDULE. SEE WINDOW SCHEDULE FOR FULL SCHEDULE FOR WINDOWS.
- REGRAZE ALL WINDOW DOOR JAMBES OF REMOVED LOCATIONS.
- REMOVE EXISTING STORM WINDOWS AND PROVIDE INTERIOR STORM PANELS AS SHOWN IN SECTION. SEE WINDOW SCHEDULE FOR DETAILED SCOPE OF WORK.

GENERAL MILLWORK RESTORATION NOTES

- REMOVE EXISTING MILLWORK THROUGHOUT. IN CASES WHERE FEATURES ARE EXISTING IN PROFILE AND DIMENSION, SEE SPEC LAYOUT FOR WOOD FINISHES. USE NEW SCHEDULE. ALL FINISHES TO MATCH EXISTING MILLWORK AS MUCH AS POSSIBLE. NOT MATCHING STOCK HOLDINGS ARE NOT ACCEPTABLE.
- REMOVE EXISTING WINDOWS THROUGHOUT WHERE REPLACEMENT ELEMENTS ARE INDICATED OR REPLACE TO MATCH EXISTING IN DIMENSION AND PROFILE. PROVIDE FULL SCHEDULE. SEE WINDOW SCHEDULE FOR FULL SCHEDULE FOR WINDOWS. OPERATIONS OF WINDOWS THROUGHOUT. SEE WINDOW SCHEDULE FOR SPECIFIC SCHEDULE OF WORK.

EXTERIOR RESTORATION LEGEND

- EXTERIOR RESTORATION NOTE - SEE THIS SHEET FOR TYPICAL WINDOW IDENTIFICATION - SEE DOOR SCHEDULE AND DETAILS
- AREA OF STONE REPLACEMENT - MATCH EXISTING SPECIES, PROFILE AND FINISH. VERIFY EXISTING STONE IS IDENTICAL TO THE STONE TO BE REPLACED. VERIFY EXISTING STONE IS IDENTICAL TO THE STONE TO BE REPLACED. VERIFY EXISTING STONE IS IDENTICAL TO THE STONE TO BE REPLACED. VERIFY EXISTING STONE IS IDENTICAL TO THE STONE TO BE REPLACED.
- REPAIR DAMAGED MORTARWORK USING EPoxy CONSOLIDATION
- REMOVE & REPLACE WITH ALL CLAMPED USING METAL FRAMING. 1" WOODING REPAIRS ONLY. PROVIDE INSULATION (GRADE SO SO FT) AT REPAIR LOCATIONS. PROVIDE FULL SCHEDULE. SEE WINDOW SCHEDULE FOR FULL SCHEDULE FOR WINDOWS. OPERATIONS OF WINDOWS THROUGHOUT. SEE WINDOW SCHEDULE FOR SPECIFIC SCHEDULE OF WORK.

GENERAL RESTORATION NOTES

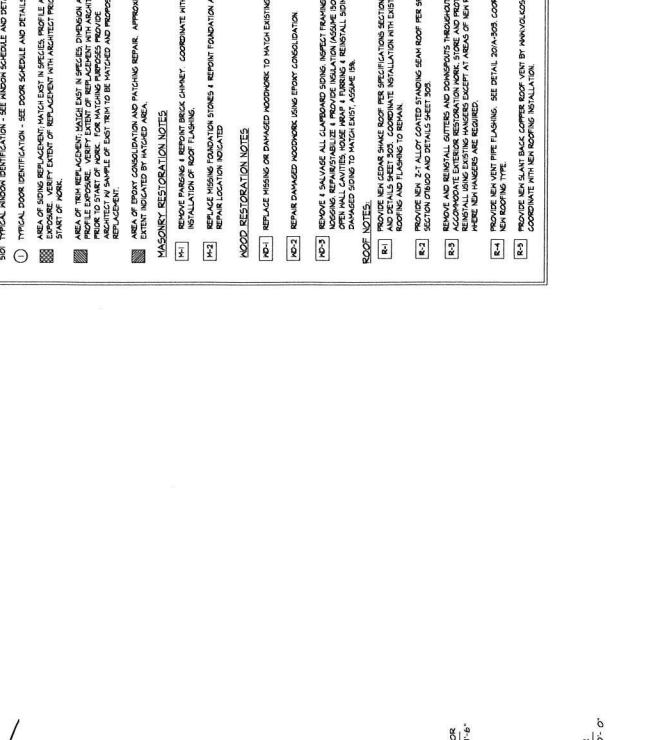
- REMOVE EXISTING MILLWORK THROUGHOUT. IN CASES WHERE FEATURES ARE EXISTING IN PROFILE AND DIMENSION, SEE SPEC LAYOUT FOR WOOD FINISHES. USE NEW SCHEDULE. ALL FINISHES TO MATCH EXISTING MILLWORK AS MUCH AS POSSIBLE. NOT MATCHING STOCK HOLDINGS ARE NOT ACCEPTABLE.
- REMOVE EXISTING WINDOWS THROUGHOUT WHERE REPLACEMENT ELEMENTS ARE INDICATED OR REPLACE TO MATCH EXISTING IN DIMENSION AND PROFILE. PROVIDE FULL SCHEDULE. SEE WINDOW SCHEDULE FOR FULL SCHEDULE FOR WINDOWS. OPERATIONS OF WINDOWS THROUGHOUT. SEE WINDOW SCHEDULE FOR SPECIFIC SCHEDULE OF WORK.

WOOD RESTORATION NOTES

- REPAIR DAMAGED MORTARWORK USING EPoxy CONSOLIDATION
- REMOVE & REPLACE WITH ALL CLAMPED USING METAL FRAMING. 1" WOODING REPAIRS ONLY. PROVIDE INSULATION (GRADE SO SO FT) AT REPAIR LOCATIONS. PROVIDE FULL SCHEDULE. SEE WINDOW SCHEDULE FOR FULL SCHEDULE FOR WINDOWS. OPERATIONS OF WINDOWS THROUGHOUT. SEE WINDOW SCHEDULE FOR SPECIFIC SCHEDULE OF WORK.

MASSORY RESTORATION NOTES

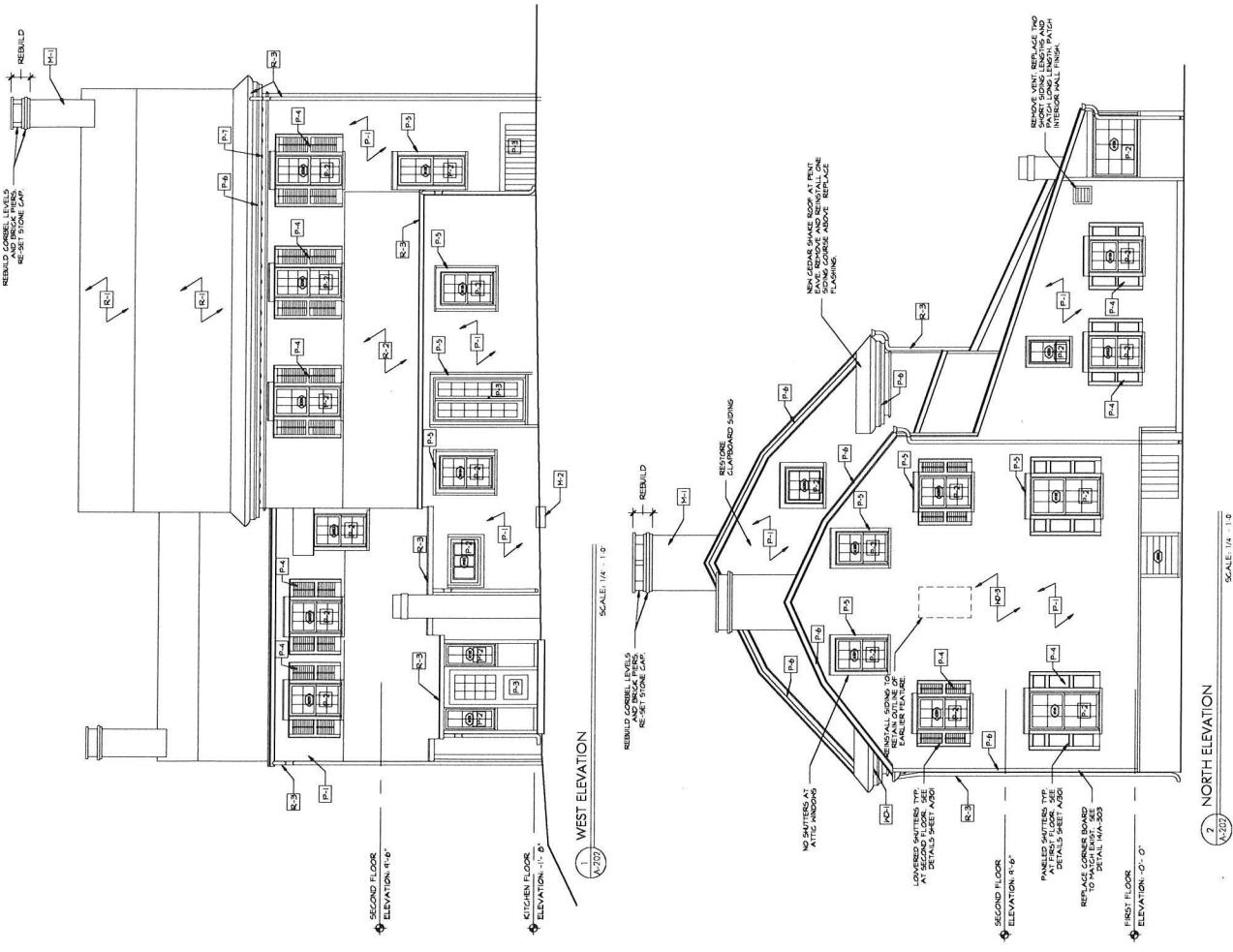
- REMOVE & REPLACE WITH ALL CLAMPED USING METAL FRAMING. 1" WOODING REPAIRS ONLY. PROVIDE INSULATION (GRADE SO SO FT) AT REPAIR LOCATIONS. PROVIDE FULL SCHEDULE. SEE WINDOW SCHEDULE FOR FULL SCHEDULE FOR WINDOWS. OPERATIONS OF WINDOWS THROUGHOUT. SEE WINDOW SCHEDULE FOR SPECIFIC SCHEDULE OF WORK.



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

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

- NOTES -**
- CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS IN FIELD BEFORE ALL DISCREPANCIES IN THESE DRAWINGS & RELATED SPECIFICATIONS TO BE CORRECTED. VERIFY ALL CONDITIONS AFFECTING THE WORK & FAILURE TO DO SO SHALL BE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ALL IMPACTS OF THE WORK.
 - REMOVE OR REPLACE EXISTING DOORS WHERE REPLACEMENT ELEMENTS ARE CALLED FOR REPLACE TO MATCH EXISTING IN DESIGN AND PROFILE AND FINISH TO MATCH EXISTING WHERE NOT SPECIFIED. SEE DOOR SCHEDULE FOR SCOPE OF WORK AT DOORS.
 - RESTORE EXTERIOR MILLWORK THROUGHOUT. IN CASES WHERE FEATURES ARE EXISTING IN PROFILE AND DIMENSION, SEE SPEC PLAN AND FOR WOODS ACCESSIBLE. WHERE NOT MATCHING, STOCK HOLDINGS ARE NOT ACCESSIBLE.
 - RESTORE EXISTING WINDOWS THROUGHOUT WHERE REPLACEMENT ELEMENTS ARE CALLED FOR REPLACE TO MATCH EXISTING IN DESIGN AND PROFILE AND FINISH TO MATCH EXISTING WHERE NOT SPECIFIED. SEE WINDOW SCHEDULE FOR SCOPE OF WORK.
- GENERAL WINDOW RESTORATION NOTES**
- AS NOTED, REPLACE DAMAGED WINDOW PANELS, PROVIDE IMPROVED WINDOW GLASS AND GLAZING SYSTEMS TO MATCH EXISTING WHERE NOT SPECIFIED.
 - REGLAZE ALL WINDOWS ON INSIDE OF FRAME, INDICATED.
 - REMOVE EXTERIOR STORM WINDOWS AND PROVIDE INTERIOR STORM PANELS AS NOTED.
 - SEE WINDOW SCHEDULE FOR DETAILED SCOPE OF WORK.
- GENERAL DOORWORK RESTORATION NOTES**
- REMOVE EXISTING DOORS AND REPAIR OR REPLACE AS NOTED. WHERE DOORS ARE DAMAGED, DOORWORK SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING WHERE NOT SPECIFIED.
 - REMOVE DOORS IN DESIGN AND PROFILE. REMOVE DOOR EXISTING SOME ON THE SOUTH WALL SECTION EAST AND NORTH ELEVATIONS USING THE GENTLEST METHOD TO AVOID DAMAGE TO THE SURFACE. REMOVE DOORS TO BE REPAIRED OR REPLACED TO MATCH EXISTING WHERE NOT SPECIFIED.
 - INCLUDE ALL PATCHES AND PATCHES MORE RECENTLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO PATCH AND FINISH TO MATCH EXISTING THROUGHOUT, AND BE SUBJECT TO THE ADESION TEST PRIOR TO PAINTING. PATCHES SHALL BE SUBJECT TO THE ADESION TEST PRIOR TO PAINTING. PATCHES SHALL BE SUBJECT TO THE ADESION TEST PRIOR TO PAINTING.
 - THOROUGHLY CLEAN ALL Voids AND PATCHES FROM ALL EXTERIOR SURFACES. PATCHES SHALL BE SUBJECT TO THE ADESION TEST PRIOR TO PAINTING. PATCHES SHALL BE SUBJECT TO THE ADESION TEST PRIOR TO PAINTING.
- EXTERIOR RESTORATION LEGEND**
- 1 EXTERIOR RESTORATION NOTE - SEE NOTES THIS SHEET
 - 2 TYPICAL WINDOW IDENTIFICATION - SEE WINDOW SCHEDULE AND DETAILS
 - 3 TYPICAL DOOR IDENTIFICATION - SEE DOOR SCHEDULE AND DETAILS
 - 4 AREA OF WORK IDENTIFICATION - SEE SPECIFICATIONS AND DETAILS
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 - 6 AREA OF WORK IDENTIFICATION - SEE SPECIFICATIONS AND DETAILS
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 - 100 AREA OF WORK IDENTIFICATION - SEE SPECIFICATIONS AND DETAILS



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

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

REHABILITATION
 THE BOURGH OF MATAWAN
 94 MAIN STREET, MATAWAN, MONMOUTH COUNTY, NJ

HMR ARCHITECTS
 821 ALEXANDER ROAD - SUITE 115
 DEERFIELD PARK, NJ 07627
 908.426.1848
 DATE: 01/17/13

SCALE: AS NOTED

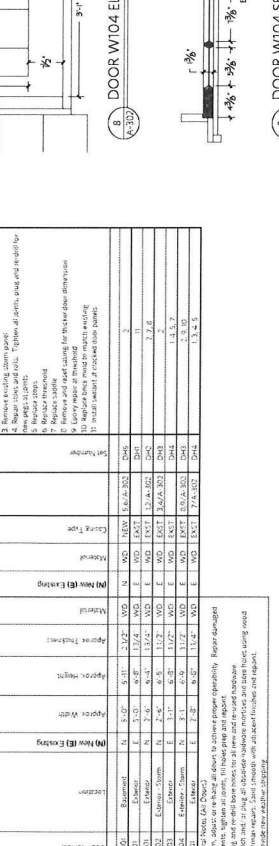
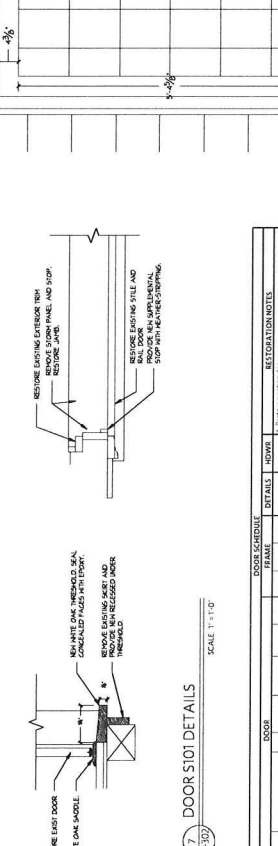
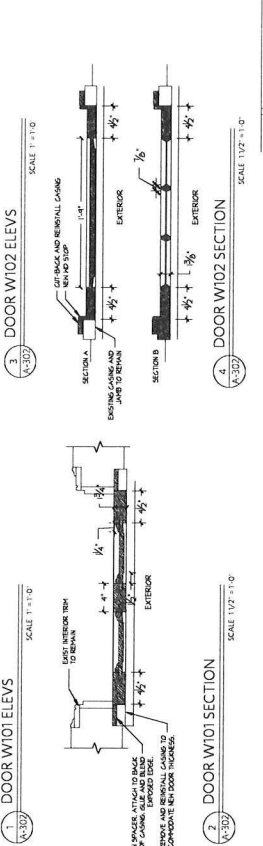
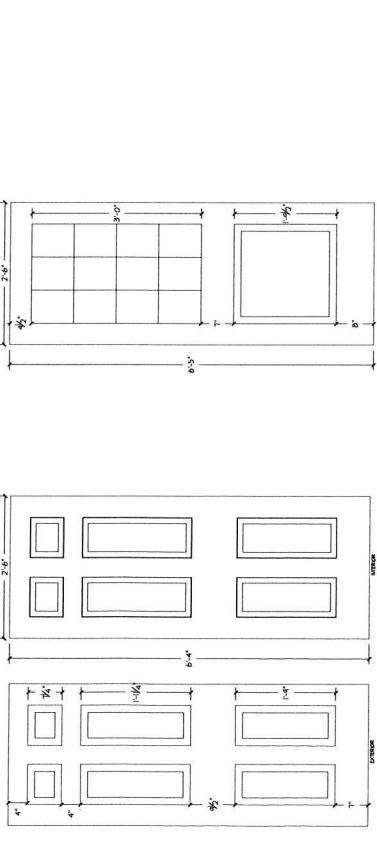
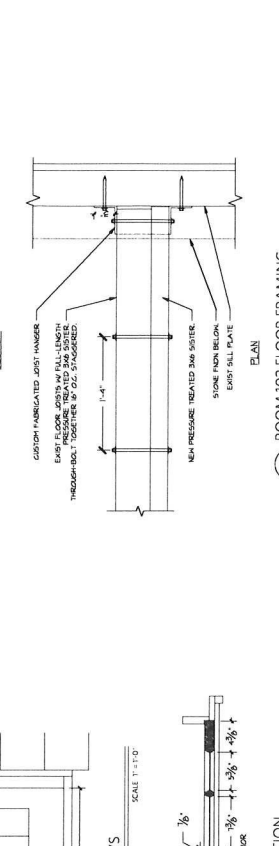
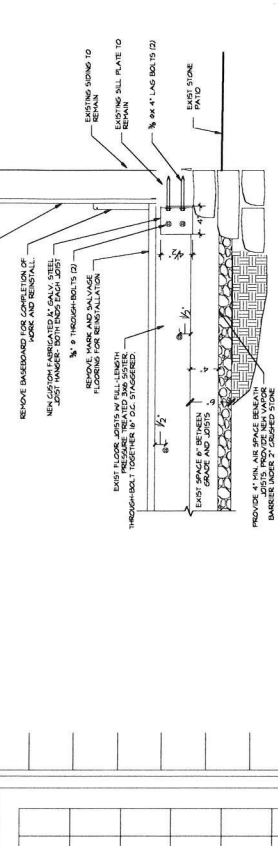
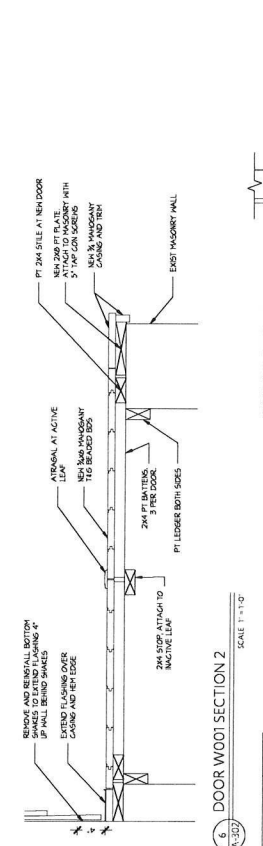
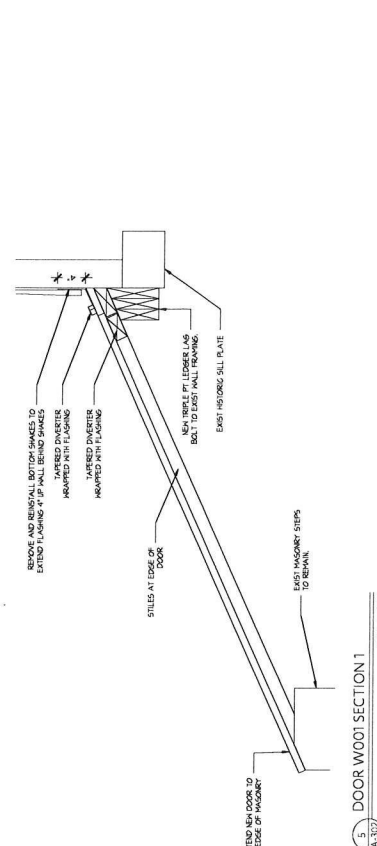
ELEVATIONS

A-202

NO	REVISIONS	DATE

DETAILS

A-302



ROOM 103 FLOOR FRAMING

SCALE 1/2"=1'-0"

DOOR	FRAME	DETAILS	HOWEVER	RESTORATION NOTES
W101	W101	W101	W101	1. Remove existing door. 2. Remove existing storm panel. 3. Repair sills and sills. Tighten all doors, pins and weights for proper operation. 4. Replace sills. 5. Replace sills. 6. Remove and install casing for the door (refer to restoration notes for details). 7. Measure and install new casing for the door (refer to restoration notes for details). 8. Measure and install new casing for the door (refer to restoration notes for details).
W102	W102	W102	W102	1. Remove existing door. 2. Remove existing storm panel. 3. Repair sills and sills. Tighten all doors, pins and weights for proper operation. 4. Replace sills. 5. Replace sills. 6. Remove and install casing for the door (refer to restoration notes for details). 7. Measure and install new casing for the door (refer to restoration notes for details). 8. Measure and install new casing for the door (refer to restoration notes for details).
W103	W103	W103	W103	1. Remove existing door. 2. Remove existing storm panel. 3. Repair sills and sills. Tighten all doors, pins and weights for proper operation. 4. Replace sills. 5. Replace sills. 6. Remove and install casing for the door (refer to restoration notes for details). 7. Measure and install new casing for the door (refer to restoration notes for details). 8. Measure and install new casing for the door (refer to restoration notes for details).
W104	W104	W104	W104	1. Remove existing door. 2. Remove existing storm panel. 3. Repair sills and sills. Tighten all doors, pins and weights for proper operation. 4. Replace sills. 5. Replace sills. 6. Remove and install casing for the door (refer to restoration notes for details). 7. Measure and install new casing for the door (refer to restoration notes for details). 8. Measure and install new casing for the door (refer to restoration notes for details).

ROOM 103 FLOOR FRAMING

SCALE 1/2"=1'-0"

1. Remove existing door.
2. Remove existing storm panel.
3. Repair sills and sills. Tighten all doors, pins and weights for proper operation.
4. Replace sills.
5. Replace sills.
6. Remove and install casing for the door (refer to restoration notes for details).
7. Measure and install new casing for the door (refer to restoration notes for details).
8. Measure and install new casing for the door (refer to restoration notes for details).

