

PROJECT OVERVIEW

RESTORATION OF THE MAIN HOUSE AND CARRIAGE HOUSE AT PORTLAND PLACE – PHASE 1

- Location:** Hartshorne Woods Park
220 Hartshorne Road
Middletown, NJ 07748
- Scope of Work:** Phase One restoration of a 7,754 SF house and 2,775 SF carriage house on a historic site known as Portland Place, listed on the National Register of Historic Places. Single prime contract including general conditions; selective demolition; restoration of stone foundations; concrete footings and slab floor in basement; wood framing repair and restoration; new wood shingle roofing; flashing, gutters and leaders; restoration of wood siding, porch, and trim; restoration of wood windows and doors; new wood doors, wood storm windows, and window shutters; exterior painting; and upgrades to mechanical, electrical, plumbing, and fire protection systems.
- Requirements:** The site is listed on the National Register of Historic Places and all work must comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties. Contractors must demonstrate successful experience with similar historic restoration projects.
- Architect:**
Anne E. Weber, FAIA, Partner, Mills + Schnoering Architects
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- MCPS Project Manager:**
Gail L. Hunton, Supervising Historic Preservation Specialist
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RESTORATION OF MAIN HOUSE & CARRIAGE HOUSE AT PORTLAND PLACE

PHASE I

HARTSHORNE WOODS PARK
220 HARTSHORNE ROAD, MIDDLETOWN, NJ 07748
BLOCK 785, LOT 14
M+SA PROJECT NO. 1118

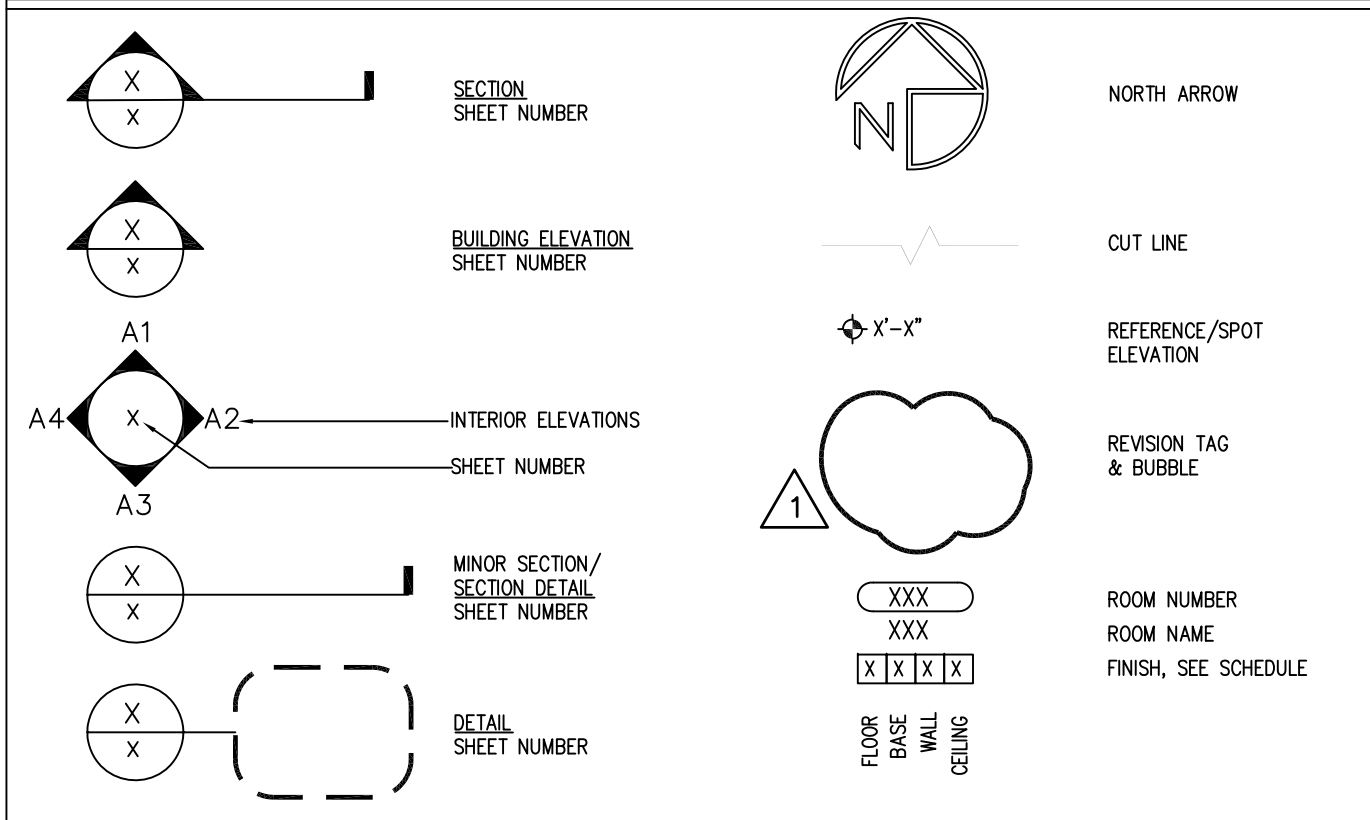


CONSTRUCTION AND BID DOCUMENTS APRIL 12, 2013

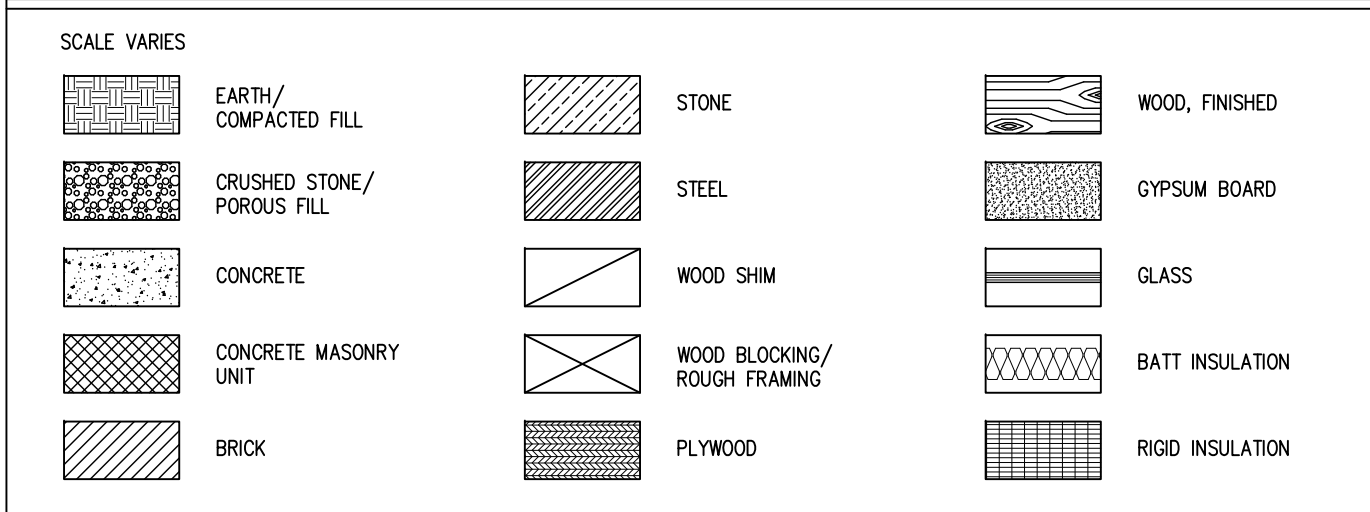
- ABBREVIATIONS -

AFF	ABOVE FINISHED FLOOR	FOS	FACE OF STUDS	OFF	OFFICE
AP	ACCESS PANEL	FOW	FACE OF WALL	OC	ON CENTER (S)
ACT	ACOUSTICAL CEILING TILE	FIN	FINISH (ED)	OPG	OPENING
A/C	AIR CONDITIONING	FL	FINISH FLOOR LEVEL	OPP	OPPOSITE
ALT	ALTERNATE	FE	FIRE EXTINGUISHER	OA	OVERALL
ALUM	ALUMINUM	FEC	FIRE EXTINGUISHER CABINET	OH	OVERHEAD
AB	ANCHOR BOLT	FRFP	FIREPROOF (NG)	PTD	PAINTED
ANOD	ANODIC ANODIZED	FLR	FLOOR (NG)	PVG	PAVE (D), (NG)
ARCH	ARCHITECT (URAL)	FD	FLOOR DRAIN	PVM	PAVEMENT
ASPH	ASPHALT	FM	FLOOR MAT & FRAME	PLM	PLASTIC LAMINATE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	FT	FOOT	PLYWD	PLYWOOD
AUX	AUXILIARY	FTG	FOOTING	PVC	POLYVINYL CHLORIDE
BRG	BEARING	FR	FRAME (D), (NG)	PSI	POUNDS PER SQUARE INCH
BD	BOARD	FBO	FURNISHED BY OTHERS	PSF	POUNDS PER SQUARE FOOT
BS	BOTH SIDES	FURR	FURRED (NG)	PS	PROJECTION SCREEN
BOTT	BOTTOM	GA	GAGE, GAUGE	QTY	QUANTITY
BLOG	BUILDING	GALV	GALVANIZED	RAD	RADIUS
		GB	GRAB BAR	REF	REFERENCE
CAB	CABINET	GC	GENERAL CONTRACTOR	REFR	REFRIGERATOR
CARP	CARPET	GL	GLASS, GLAZING	REIN	REINFORCING
CLG	CEILING	GP	GYP SUM BOARD	REQD	REQUIRED
CTR	CENTER	HCR	HANDICAPPED	REV	REVISION (S), REVISED
<	CENTER LINE	HVAC	HEADER	RH	RIGHT HAND
CT	CERAMIC TILE		HEATING/VENTILATING/AIR CONDITIONING	R	RISER
C	CHANNEL	HT	HEIGHT	RD	ROOF DRAIN
CLR	CLEAR (ANCE)	HP	HIGH POINT	RM	ROOM
CL	CLOSET	HM	HOLLOW METAL	RO	ROUGH OPENING
COL	COLUMN	HORIZ	HORIZONTAL		
CONC	CONCRETE	HOSE	HOSE BIB	SEC	SECTION
CMU	CONCRETE MASONRY UNIT	HW	HOT WATER HEATER	SHT	SHEET
CONST	CONSTRUCTION			SIM	SIMILAR
CONT	CONTINUOUS OR CONTINUE			STC	SOUND TRANSMISSION
CONTR	CONTRACT (OR)	IN	INCH	S	SOUTH
CJ	CONTROL JOINT	INSUL	INSULATE (D), (ION)	SPEC	SPECIFICATION (S)
COORD	COORDINATE	INT	INTERIOR	SQ	SQUARE
CORR	CORRIDOR	JAN	JANITOR	SF	SQUARE FEET
CRS	COURSE(S)	JT	JOINT	SS	STAINLESS STEEL
		JST	JOIST	STD	STANDARD
DEMO	DEMOLISH, DEMOLITION	LAV	LAVATORY	STL	STEEL
DTL	DETAIL	LH	LEFT HAND	STOR	STORAGE
DIAG	DIAGONAL	LT	LIGHT	STR	STRUCTURAL
DIA	DIAMETER	LTL	LINTEL	SUSP	SUSPENDED
DIM	DIMENSION	LP	LOW POINT	TB	TACKBOARD
DN	DOWN	MB	MARKER BOARD	THK	THICK (NESS)
DWR	DRAWER	MFR	MANUFACTURE (ER)	T&G	TONGUE AND GROOVE
DWG	DRAWING	MO	MASONRY OPENING	T&B	TOP AND BOTTOM
D	DRAIN	MAX	MAXIMUM	TOS	TOP OF SLAB
EA	EACH	MECH	MECHANIC (AL)	TO STL	TOP OF STEEL
E	EAST	MTL	METAL	TOW	TOP OF WALL
ELEC	ELECTRIC (AL)	MIN	MINIMUM	TYP	TYPICAL
EW	ELECTRIC WATER COOLER	MISC	MISCELLANEOUS		
EL	ELEVATION	MJ	MOUNTED	UL	UNDERWRITERS LABORATORY
EMER	EMERGENCY	MULL	MULLION	UNO	UNLESS OTHERWISE NOTED
ENCL	ENCLOSE (URE)	NOM	NOMINAL	U	URNAL
EQ	EQUAL	N	NORTH	VERT	VERTICAL
EQUIP	EQUIPMENT	NA	NOT APPLICABLE	VF	VERIFY IN FIELD
EXIST	EXISTING	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EB	EXPANSION BOLT	NTS	NOT TO SCALE		
EJ	EXPANSION JOINT	NO	NUMBER	WC	WATER CLOSET
EXP	EXPOSED			WWF	WELED WIRE FABRIC
EXT	EXTERIOR			W	WEST
				W	WIDTH, WIDE
				W/	WITH
				W/O	WITHOUT
				WD	WOOD

- TYPICAL SYMBOL LEGEND -



- MATERIALS LEGEND -



DRAWING LIST

SHEET #	SHEET TITLE	FILE NAME
A-0.0	COVER SHEET	Phase 1 cover sheet.dwg
A-0.1	SITE LOGISTICS PLAN	Phase 1 cover sheet.dwg
C-1.0	CODE INFORMATION	Phase 1 code sheet.dwg
C-1.1	CODE INFORMATION	Phase 1 code sheet.dwg
C-2.1	CODE INFORMATION	Phase 1 code sheet.dwg
D-1.0	MAIN HOUSE FOUNDATION DEMOLITION PLAN	Phase1 PP Main House_D-1X.dwg
D-1.1	MAIN HOUSE FIRST FLOOR DEMOLITION PLAN	Phase1 PP Main House_D-1X.dwg
D-1.2	MAIN HOUSE SECOND FLOOR DEMOLITION PLAN	Phase1 PP Main House_D-1X.dwg
D-1.3	MAIN HOUSE ATTIC FLOOR DEMOLITION PLAN	Phase1 PP Main House_D-1X.dwg
D-1.4	MAIN HOUSE ROOF DEMOLITION PLAN	Phase1 PP Main House_D-1X.dwg
D-1.5	CARRIAGE HOUSE ROOF DEMOLITION PLAN	Phase1 PP Carriage House_D-1X.dwg
A-1.0	MAIN HOUSE FOUNDATION PLAN	Phase1 PP Main House_A-1.0-1.3.dwg
A-1.1	MAIN HOUSE FIRST FLOOR PLAN	Phase1 PP Main House_A-1.0-1.3.dwg
A-1.2	MAIN HOUSE SECOND FLOOR PLAN	Phase1 PP Main House_A-1.0-1.3.dwg
A-1.3	MAIN HOUSE ATTIC FLOOR PLAN	Phase1 PP Main House_A-1.0-1.3.dwg
A-1.4	MAIN HOUSE REFLECTED CEILING PLANS	Phase1 PP Main House_RCP.dwg
A-1.5	CARRIAGE HOUSE FIRST FLOOR PLAN	Phase 1 PP Carriage House_A-1.5.dwg
A-2.0	MAIN HOUSE ROOF PLAN	Phase1 PP Main House_ROOF A-2.0.dwg
A-2.1	CARRIAGE HOUSE ROOF PLAN	Phase1 PP Carriage House_A-2.1.dwg
A-3.0	MAIN HOUSE ELEVATIONS	Phase1 PP Main House_A-3X.dwg
A-3.1	MAIN HOUSE ELEVATIONS	Phase1 PP Main House_A-3X.dwg
A-3.2	MAIN HOUSE ELEVATIONS	Phase1 PP Main House_A-3X.dwg
A-3.3	CARRIAGE HOUSE ELEVATIONS	Phase1 PP Carriage House_A-3X.dwg
A-3.4	CARRIAGE HOUSE ELEVATIONS	Phase1 PP Carriage House_A-3X.dwg
A-5.0	DOOR AND WINDOW SCHEDULE	Phase1 PP Main House_A-5 Doors.dwg
A-6.0	DETAILS	Phase1 PP Carriage House_A-6.0-6.1.dwg
A-6.1	DETAILS	Phase1 PP Carriage House_A-6.0-6.1.dwg
S-1.0	MAIN HOUSE STRUCTURE AND DETAILS	
S-2.0	MAIN HOUSE STRUCTURE AND DETAILS	
S-3.0	CARRIAGE HOUSE STRUCTURE AND DETAILS	
M-0.0	SYMBOLS, LEGENDS, AND ABBREVIATIONS - MECHANICAL	
M-1.0	BASEMENT PLAN - MAIN HOUSE - DEMOLITION - MECHANICAL	
M-1.1	FIRST FLOOR PLAN - MAIN HOUSE - DEMOLITION - MECHANICAL	
M-1.2	SECOND FLOOR PLAN - MAIN HOUSE - DEMOLITION - MECHANICAL	
M-1.3	ATTIC PLAN - MAIN HOUSE - DEMOLITION - MECHANICAL	
M-2.0	BASEMENT PLAN - MAIN HOUSE - NEW WORK - MECHANICAL	
M-2.1	FIRST FLOOR PLAN - MAIN HOUSE - NEW WORK - MECHANICAL	
M-2.2	SECOND FLOOR PLAN - MAIN HOUSE - NEW WORK - MECHANICAL	
M-2.3	ATTIC PLAN - MAIN HOUSE - NEW WORK - MECHANICAL	
M-3.0	DETAILS - MECHANICAL	
M-3.1	DETAILS - MECHANICAL	
M-4.0	SCHEDULES - MECHANICAL	
E-0.0	SYMBOLS, LEGENDS, AND ABBREVIATIONS - ELECTRICAL	
E-0.1	SITE PLAN - ELECTRICAL	
E-1.0	BASEMENT PLAN - MAIN HOUSE - DEMOLITION - ELECTRICAL	
E-1.1	FIRST FLOOR PLAN - MAIN HOUSE - DEMOLITION - ELECTRICAL	
E-1.2	SECOND FLOOR PLAN - MAIN HOUSE - DEMOLITION - ELECTRICAL	
E-1.3	ATTIC PLAN - MAIN HOUSE - DEMOLITION - ELECTRICAL	
E-2.0	BASEMENT PLAN - MAIN HOUSE - NEW WORK - ELECTRICAL	
E-2.1	FIRST FLOOR PLAN - MAIN HOUSE - NEW WORK - ELECTRICAL	
E-2.2	SECOND FLOOR PLAN - MAIN HOUSE - NEW WORK - ELECTRICAL	
E-2.3	ATTIC PLAN - MAIN HOUSE - NEW WORK - ELECTRICAL	
E-3.0	ELECTRICAL SCHEDULES	
E-3.1	ELECTRICAL DETAILS	
E-3.2	ELECTRICAL DETAILS	
P-0.0	SYMBOLS, LEGENDS, AND ABBREVIATIONS - PLUMBING	
P-1.0	BASEMENT PLAN - MAIN HOUSE - DEMOLITION - PLUMBING	
P-1.1	FIRST FLOOR PLAN - MAIN HOUSE - DEMOLITION - PLUMBING	
P-1.2	SECOND FLOOR PLAN - MAIN HOUSE - DEMOLITION - PLUMBING	
P-1.3	ATTIC PLAN - MAIN HOUSE - DEMOLITION - PLUMBING	
P-2.0	BASEMENT PLAN - MAIN HOUSE - NEW WORK - PLUMBING	
P-2.1	FIRST FLOOR PLAN - MAIN HOUSE - NEW WORK - PLUMBING	
P-2.2	SECOND FLOOR PLAN - MAIN HOUSE - NEW WORK - PLUMBING	
C-0-0	SITE PLAN-FIRE PROTECTION	
C-0-1	SITE DETAILS-FIRE PROTECTION	
FA-0.0	SYMBOLS, LEGENDS, AND ABBREVIATIONS - MAIN HOUSE - FIRE ALARM	
FA-2.1	BASEMENT PLAN - MAIN HOUSE - FIRE ALARM	
FA-2.2	FIRST FLOOR PLAN - MAIN HOUSE - FIRE ALARM	
FA-2.3	SECOND FLOOR PLAN - MAIN HOUSE - FIRE ALARM	
FA-2.4	ATTIC PLAN - MAIN HOUSE - FIRE ALARM	
FA-3.0	DETAILS - MAIN HOUSE - FIRE ALARM	
FP-0.0	SYMBOLS, LEGENDS, AND ABBREVIATIONS - MAIN HOUSE - FIRE PROTECTION	
FP-2.1	BASEMENT PLAN - MAIN HOUSE - FIRE PROTECTION	
FP-2.2	FIRST FLOOR PLAN - MAIN HOUSE - FIRE PROTECTION	
FP-2.3	SECOND FLOOR PLAN - MAIN HOUSE - FIRE PROTECTION	
FP-2.4	ATTIC PLAN - MAIN HOUSE - FIRE PROTECTION	
FP-3.0	DETAILS - MAIN HOUSE - FIRE PROTECTION	

OWNER

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ARCHITECT

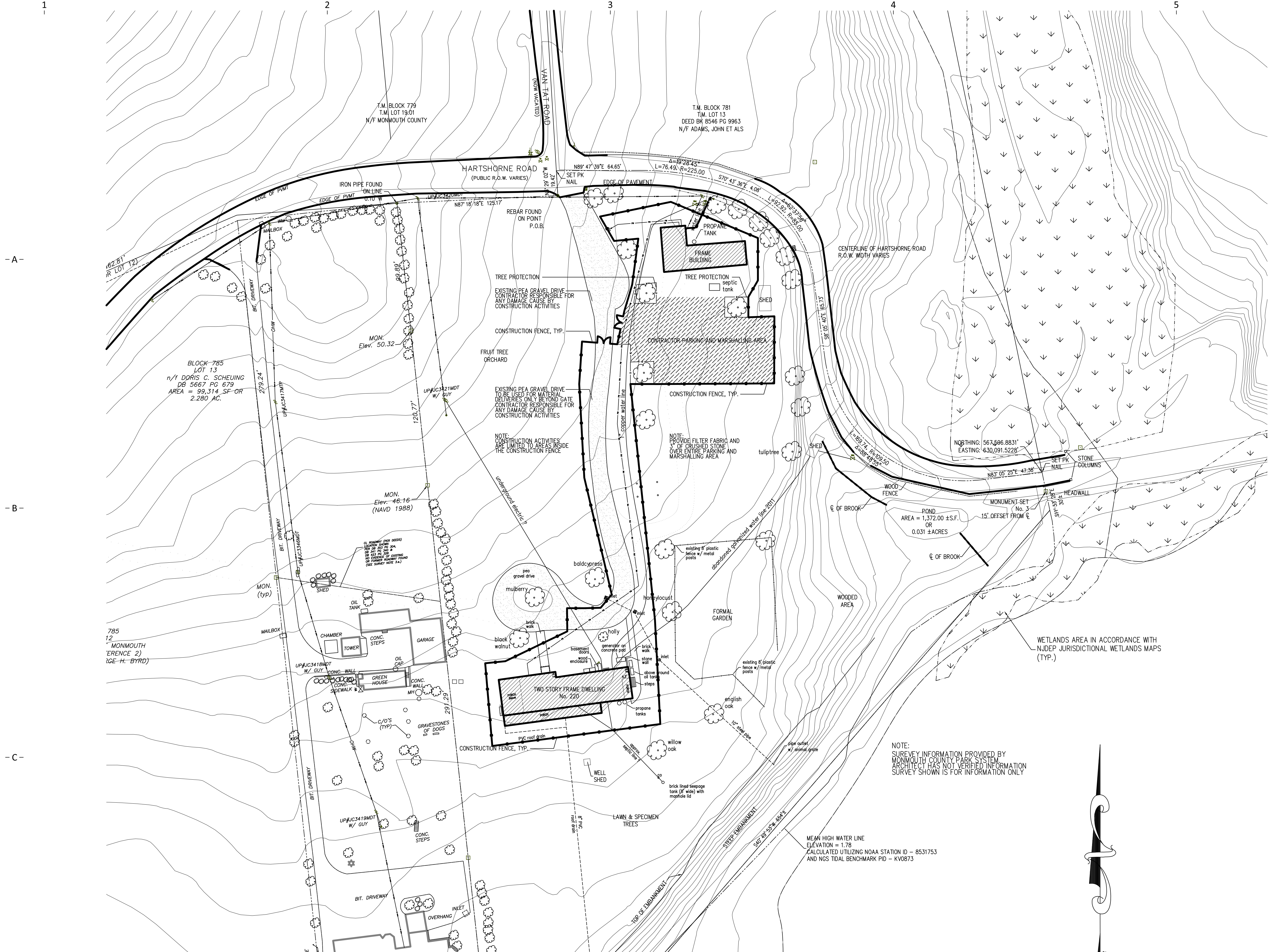
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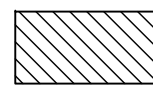
D1 SITE LOGISTICS PLAN
SCALE: 1/32" = 1'-0"

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Drawn By: APB Checked By: AB Date: 4/12/13 Revisions:	
RESTORATION OF MAIN HOUSE & CARRIAGE HOUSE AT PORTLAND PLACE PHASE I HARTSHORNE WOODS PARK MIDDLETOWN, NEW JERSEY	
Project No: 1118 Drawing Title: SITE LOGISTICS File Name:	

BID AND CONSTRUCTION DOCUMENTS 4/12/13

- MATERIALS LEGEND -

SCALE VARIES

	REPLACE WOOD CLAPBOARD OR TRIM WITH NEW TO MATCH EXISTING MATERIAL, SIZE, PROFILE AND CONFIGURATION
	AREA OF MASONRY REPOINTING

- GENERAL NOTES -

GENERAL:

1. ALL DIMENSIONS TO FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. ALL CLAPBOARDS AND TRIM TO BE PAINTED. SCRAPE AND SAND PRIOR TO PAINTING
3. ASSUME 10% ADDITIONAL CLAPBOARD REPAIR.
4. ALL GUTTERS TO BE HALF ROUND TCS w/ PLAIN ROUND DOWNSPOUTS.
5. SEE WINDOW SCHEDULE FOR WINDOW INFO.
6. ALL EXISTING SECURITY EQUIPMENT TO REMAIN.
7. CARRIAGE HOUSE ROOF STRUCTURE REPAIR AND SHINGLE REPLACEMENT ONLY IN PHASE I.
8. PROVIDE NEW HEAVY DUTY CATCHES AT ALL NEW AND EXISTING SHUTTERS.

-GENERAL ELEVATIONS NOTES -

ELEVATION NOTES	
E1 CLAPBOARD REPLACEMENT	E12 SLIDING BARN DOORS SUPPORTED ON OVERHEAD TRACK
E2 REPAIR DAMAGED WOOD COLUMN	E13 REPOINT EXISTING MASONRY FOUNDATION
E3 REPAIR RIM JOIST AT PORCH WITH (2) 2X8 JOISTS. MATCH EXISTING PROFILE	E14 PAINT CMU
E4 INSTALL NEW WOOD SHINGLE ROOFING OVER EXISTING SPACE SHEATHING. ASSUME 30% REPLACEMENT OF EXISTING SHEATHING.	E15 RECONSTRUCT EXISTING BULKHEAD DOOR AND REPAIR CURB AS REQUIRED.
E5 NEW FLAT SEAM TCS METAL ROOF	E16 WISTERIA TRELLIS-SEE DETAIL B1/A-6.1
E6 NEW WOOD RAILING SECTION TO MATCH EXISTING ADJACENT	E17 REPAIR SECTION OF RAKE BOARD AS INDICATED.
E7 REPAIR CORNER BOARD WITH DUTCHMAN REPAIR	E18 CLEAN BIOLOGICAL GROWTH PRIOR TO PAINTING. TYPICAL AT UNDERSIDE OF PORCH ROOFS AND AREAS INDICATED.
E8 PROVIDE NEW WOOD SHUTTER TO MATCH EXISTING. E8R DESIGNATES EXISTING TO BE REPAIRED AND REINSTALLED	E19 REMOVE DETERIORATED WOOD STEPS AND STRINGERS, REPAIR WITH NEW WOOD BOARDS TO MATCH EXISTING. ASSUME 50% REPLACEMENT OF FRAMING.
E9 STONE FOUNDATION TO BE REPOINTED	E20 REPAIR CLAPBOARD AT NEW FLASHING
E10 REPOINT CHIMNEY TO ROOF LINE	E21 REPAIR/REPLACE WOOD SHINGLES TO MATCH EXISTING AT CUPOLA AND DORMER
E11 INFILL LOCATION OF EXISTING WINDOW	E22 REPAIR BRICK STEPS
	E23 REPAIR/REINSTALL PORCH POSTS AND RAILINGS AT STAIR
	E24 NEW MTL. FLASHING AT ALL ROOF STRUCTURES AND PENETRATIONS, TYPICAL

-A-

-B-

-C-



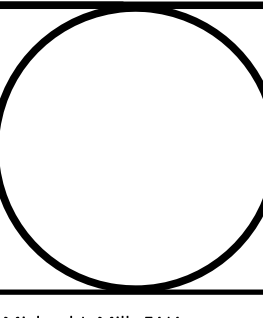
ALLOWANCE:
 • PROVIDE 25 LINEAR FEET OF FULL CORNICE REPLACEMENT AT ALL ELEVATIONS.
 • PROVIDE 10 LINEAR FEET OF FULL CORNICE REPLACEMENT AT RAKES.

ALLOWANCE:
 • PROVIDE 8 LINEAR FEET OF PORCH FASCIA REPLACEMENT
 • PROVIDE 12 REPLACEMENT PICKETS AT EACH ELEVATION
 • PROVIDE 8 LINEAR FEET OF FASCIA REPLACEMENT AT PORCH FLOOR.

ALLOWANCE:
 • PROVIDE 75 LINEAR FEET OF WOOD SIDING REPLACEMENT AT ALL ELEVATIONS.
 • PROVIDE 20 LINEAR FEET OF CORNERBOARD REPLACEMENT AT ALL ELEVATIONS

ALLOWANCE:
 • PROVIDE 8 NEW LOUVERED SHUTTERS AT THIS SIZE.

D1 MAIN HOUSE SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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Drawn By APB / MW
 Checked By AW / APB
 Date 4/12/13

Revisions

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 HARTSHORNE WOODS PARK
 MIDDLETOWN, NEW JERSEY

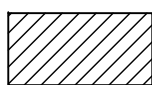
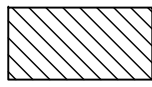
Project No 1118
 Drawing Title MAIN HOUSE ELEVATIONS
 File Name Phase 1 PP Main House_A-3X.dwg

A-3.0

BID AND CONSTRUCTION DOCUMENTS 4/12/13

- MATERIALS LEGEND -

SCALE VARIES

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	AREA OF MASONRY REPOINTING

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- GENERAL:
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-GENERAL ELEVATIONS NOTES -

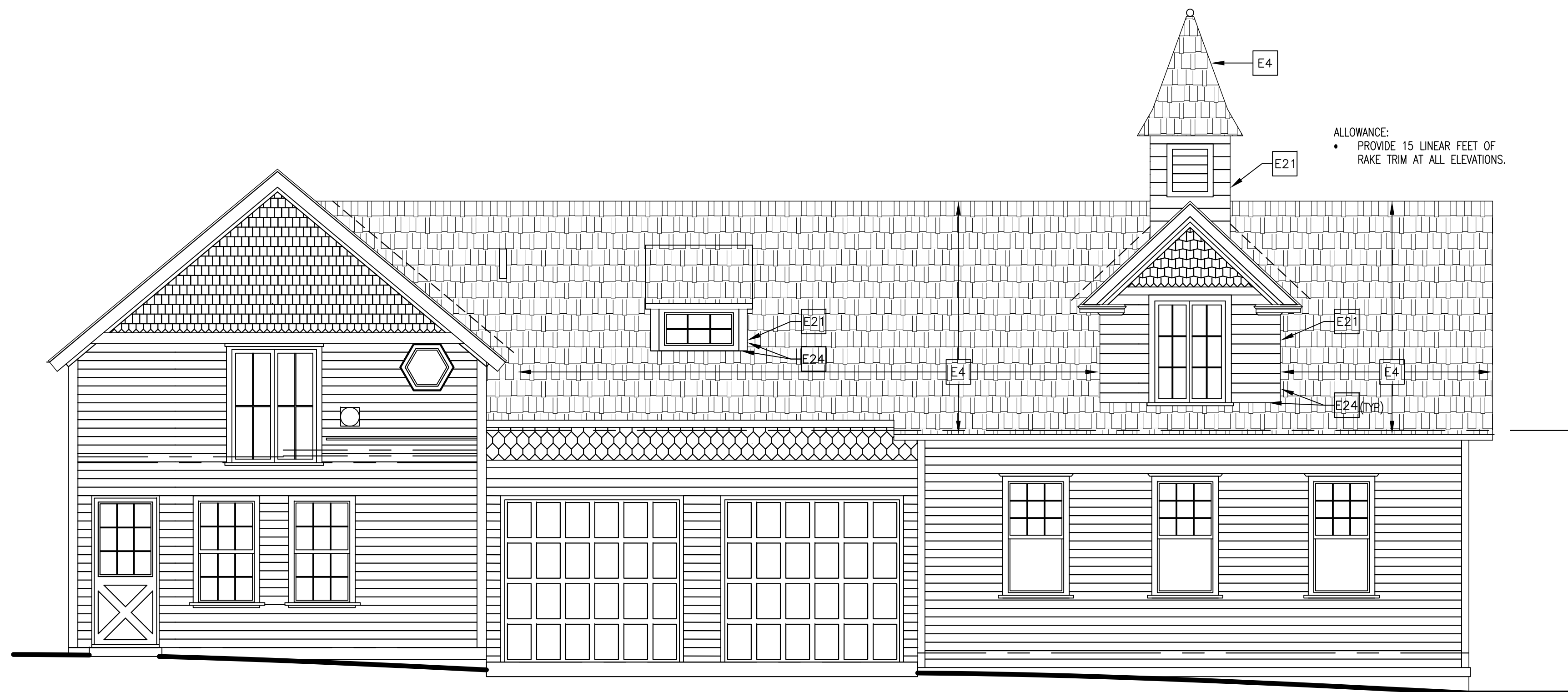
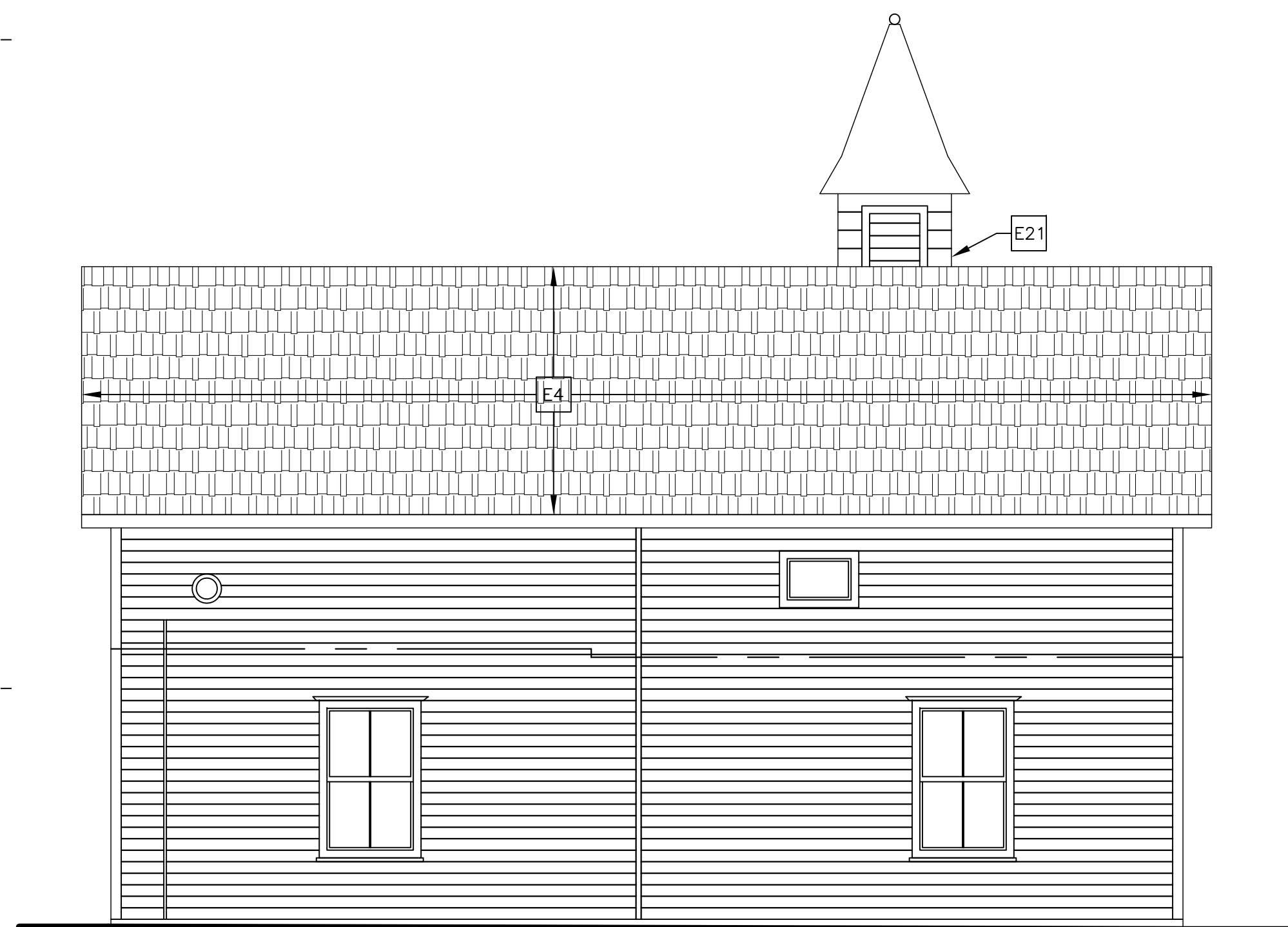
ELEVATION NOTES

E1	CLAPBOARD REPLACEMENT	E12	SLIDING BARN DOORS SUPPORTED ON OVERHEAD TRACK
E2	REPAIR DAMAGED WOOD COLUMN	E13	REPOINT EXISTING MASONRY FOUNDATION
E3	REPAIR RIM JOIST AT PORCH WITH (2) 2X8 JOISTS. MATCH EXISTING PROFILE	E14	PAINT CMU
E4	INSTALL NEW WOOD SHINGLE ROOFING OVER EXISTING SPACE SHEATHING. ASSUME 30% REPLACEMENT OF EXISTING SHEATHING.	E15	RECONSTRUCT EXISTING BULKHEAD DOOR AND REPAIR CURB AS REQUIRED.
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E8	PROVIDE NEW WOOD SHUTTER TO MATCH EXISTING. E8R DESIGNATES EXISTING TO BE REPAIRED AND REINSTALLED	E19	REMOVE DETERIORATED WOOD STEPS AND STRINGERS, REPAIR WITH NEW WOOD BOARDS TO MATCH EXISTING. ASSUME 50% REPLACEMENT OF FRAMING.
E9	STONE FOUNDATION TO BE REPOINTED	E20	REPAIR CLAPBOARD AT NEW FLASHING
E10	REPOINT CHIMNEY TO ROOF LINE	E21	REPAIR/REPLACE WOOD SHINGLES TO MATCH EXISTING AT CUPOLA AND DORMER
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		E24	NEW MTL. FLASHING AT ALL ROOF STRUCTURES AND PENETRATIONS, TYPICAL

-A-

-B-

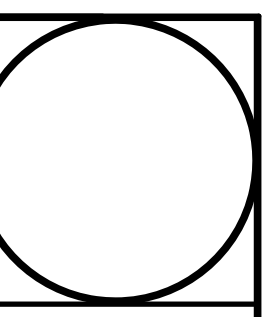
-C-



D1 CARRIAGE HOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"

D3 CARRIAGE HOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

-D-



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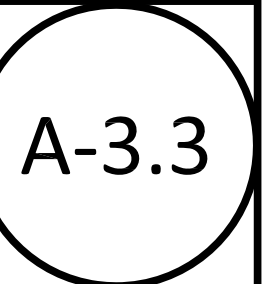
Drawn By
AB / MW
Checked By
AW / AB
Date
4/12/13

Revisions

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE I
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No
1118
Drawing Title
CARRIAGE HOUSE ELEVATIONS

File Name
Phase1 PP Carriage House_A-3X.dwg



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