

ELECTRIC FIXTURE LEGEND:

- ⊙A CEILING MOUNTED LIGHT FIXTURE
- ⊙PC PULL CHORD LIGHT FIXTURE
- ⊙B WALL MOUNTED LIGHT FIXTURE
- ⊖ DUPLEX RECEPTACLE
- ⊖ GFI RECEPTACLE
- ⊖ 220 VOLT RECEPTACLE
- ⊖ CAT 5/COAXIAL OUTLET
- ⊖ TELEPHONE JACK
- ⊖ SWITCH
- ⊖ THREE-WAY SWITCH
- ⊖ SMOKE DETECTOR
- ⊖ CEILING FAN

FLOOR STRUCTURE ALTERNATES:

ALTERNATE 1:
INSTALL NEW TREATED WOOD AND/OR CONCRETE BLOCK SHORING BEARING ON EXISTING SOIL AS REQUIRED WHERE FLOOR STRUCTURE HAS SETTLED USING EXISTING ACCESS HOLES. ADDITIONAL CLEANLY CUT ACCESS HOLES MAY BE CUT AT LOCATIONS INACCESSIBLE DUE TO LACK OF SUITABLE CLEARANCE (LESS THAN 18") BETWEEN JOIST AND SOIL. PATCH ACCESS HOLES WITH NEW SUBFLOOR AND HARDWOOD FLOORING.

ALTERNATE 1A:
AFTER ADDITIONAL SHORING IS INSTALLED AS REQUIRED, POUR 4-6" OF FLOWABLE CONCRETE AROUND AREAS OF SHORING TO STABILIZE SHORING AND HOLD IN PLACE.

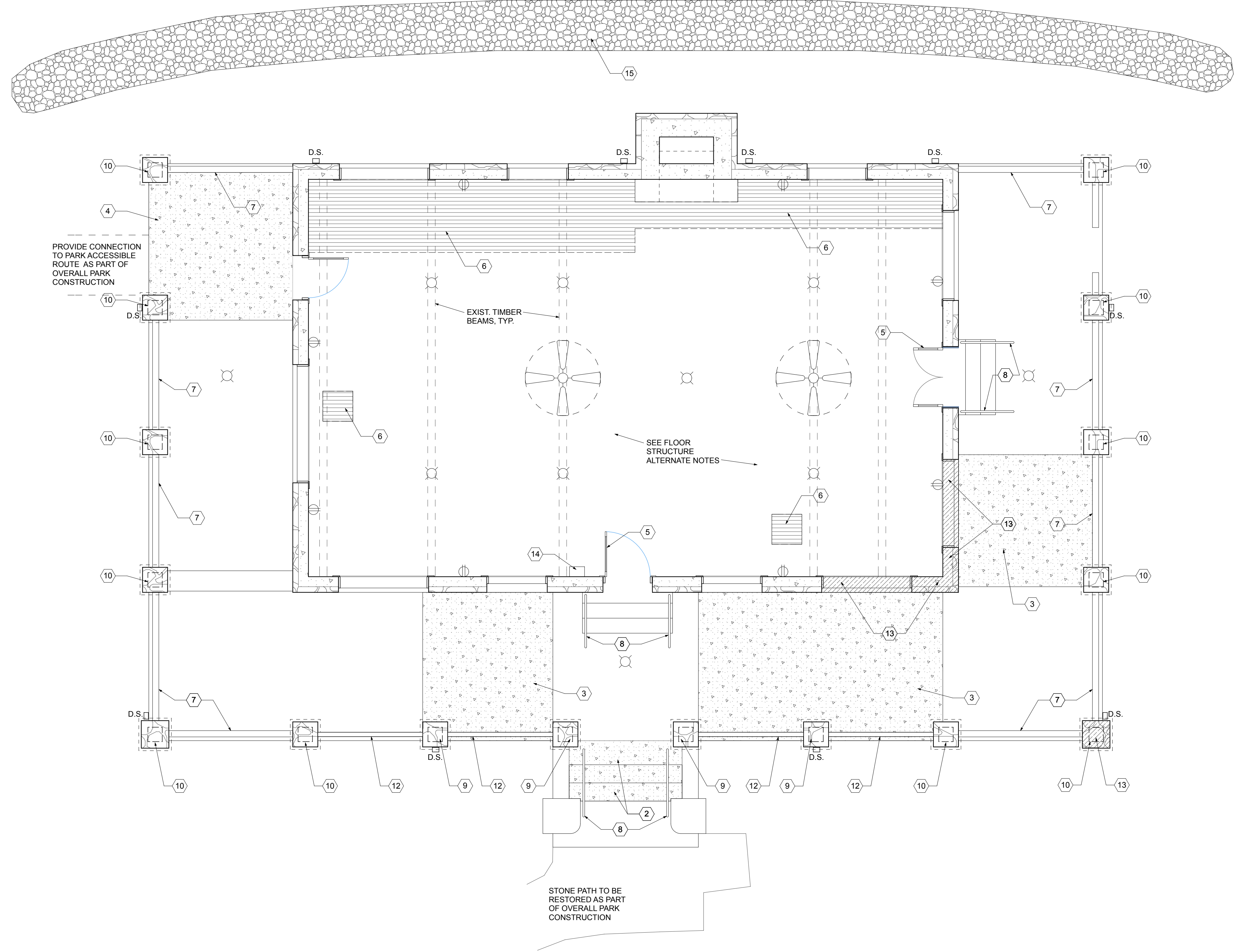
ALTERNATE 2:
CAREFULLY REMOVE HARDWOOD FLOORING AND SUBFLOOR THROUGHOUT. STORE FOR REUSE. INSTALL NEW 8" FORMED CONCRETE OR CMU KNEE WALLS AT JOIST SPAN INTERVALS. WALLS TO BE 30" H. MIN. AND SUPPORTED ON NEW 8" X 20" POURED CONCRETE FOOTINGS WITH (2) #4 REBARS, TYP. SISTER OR REPLACE DETERIORATED JOISTS AS REQUIRED. REINSTALL EXISTING SUBFLOOR AND HARDWOOD FLOORING, INFILLING MISSING AREAS WITH NEW MATERIAL.

GENERAL NOTES:

- A) ALL NEW WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ACCESSIBILITY, AND LIFE SAFETY CODES AND REQUIREMENTS.
- B) FIELD MEASURE EXISTING CONDITIONS PRIOR TO MANUFACTURING, FABRICATION, ORDERING, BIDDING, ETC.
- C) DO NOT SCALE DRAWINGS.
- D) NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN PROJECT DOCUMENTS AND EXISTING CONDITIONS. ANY MODIFICATIONS DUE TO DIMENSIONAL CHANGES SHOULD BE PART OF THE PROJECT COST.
- E) GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL SITE SPECIFIC REQUIREMENTS AND EXTENTS OF THE NEW WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EXISTING CONDITIONS OR THE PROJECT DOCUMENTS.
- F) ALL DOOR HARDWARE SHALL BE COORDINATED W/ OWNER BY DESIGN BUILD CONTRACTOR.

KEYED FLOOR PLAN NOTES:

- 1 NEW FRENCH DRAIN TO DIRECT RUNOFF WATER AROUND BUILDING.
- 2 NEW CONCRETE STEPS WITH MIN D. 11" TREADS + MAX. 7" RISERS. SLOPE TREADS 1/8" TO DRAIN.
- 3 NEW 4" THK. CONC. PORCH FLOOR SLAB. PROVIDE NEW GRAVEL FILL AS REQ'D. SLOPE SLAB 1/8"/FT TO DRAIN. PROVIDE EXP. JOINTS WHERE SLAB MEETS EX. SLAB, WALL & COL.
- 4 NEW 4" THK. CONC. PORCH FLOOR SLAB ON 3" +/- GRAVEL FILL AS REQ'D OVER EXIST SLAB TO RAISE NEW SLAB ELEVATION TO MEET FINISHED INTERIOR FLOOR ELEVATION. SLOPE SLAB 1/8"/FT TO DRAIN. PROVIDE EXP. JOINTS WHERE SLAB MEETS EX. SLAB, WALL & COL.
- 5 NEW WOOD DOOR WITH STAINED FINISH PER SELECTION BY MO STATE PARKS DEPT. VERIFY OPNG. PROVIDE NEW WOOD FRAME AS REQ'D.
- 6 PROVIDE NEW 3/4" OAK FLOORING TO MATCH EXISTING THIS AREA.
- 7 PROVIDE NEW TREATED WD. TO REPLACE DETERIORATED FRAMING & SIDING AT EXISTING FRAME WALL, TYP. PROVIDE NEW 1X TOP WHERE MISSING. PROVIDE NEW OPAQUE STAIN FINISH BOTH SIDES OF WALL.
- 8 NEW 1 1/2" DIA. GALVANIZED STEEL PIPE RAILING AT 2'-10" ABOVE STAIR NOSINGS. PAINT.
- 9 PROVIDE NEW TREATED WD. COLUMNS REPLICATING ORIGINALS AT SIDES OF PORCH. PROVIDE TEMPORARY SHORING OF ROOF STRUCTURE AS REQUIRED DURING CONST. OPAQUE STAIN FINISH.
- 10 PROVIDE NEW TREATED WD. TO REPLACE DETERIORATED COMPONENTS OF EXIST. COLUMNS. TYP. PROVIDE TEMPORARY SHORING OF ROOF STRUCTURE AS REQUIRED DURING CONST. OPAQUE STAIN FINISH.
- 11 PROVIDE SEALANT AT CRACKS AT EXISTING PORCH FLOOR SLABS. TYP. PROVIDE CONC. PATCHING WHERE SLAB IS CHIPPED OR AT CRACKS WIDER THAN 3/4". GRIND DOWN EDGES WHERE SLAB PORTIONS ARE HEAVED ABOVE ADJACENT SLAB AREA.
- 12 NEW TREATED WOOD RAILING TO 3'-6" ABOVE PORCH FLOOR. SEE DETAIL. OPAQUE STAIN FINISH.
- 13 PROVIDE AN ALTERNATE TO INSTALL HELICAL UNDERPINNING TO STABILIZE SETTLED STONE-CONCRETE COMPOSITE WALLS AND CORNER STONE PORCH COLUMN (SHOWN HATCHED).
- 14 FIRE EXTINGUISHER IN SURFACE MOUNTED CABINET.
- 15 NEW FRENCH DRAIN TO DIVERT RUN-OFF FROM ADJACENT HILLSIDE.



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

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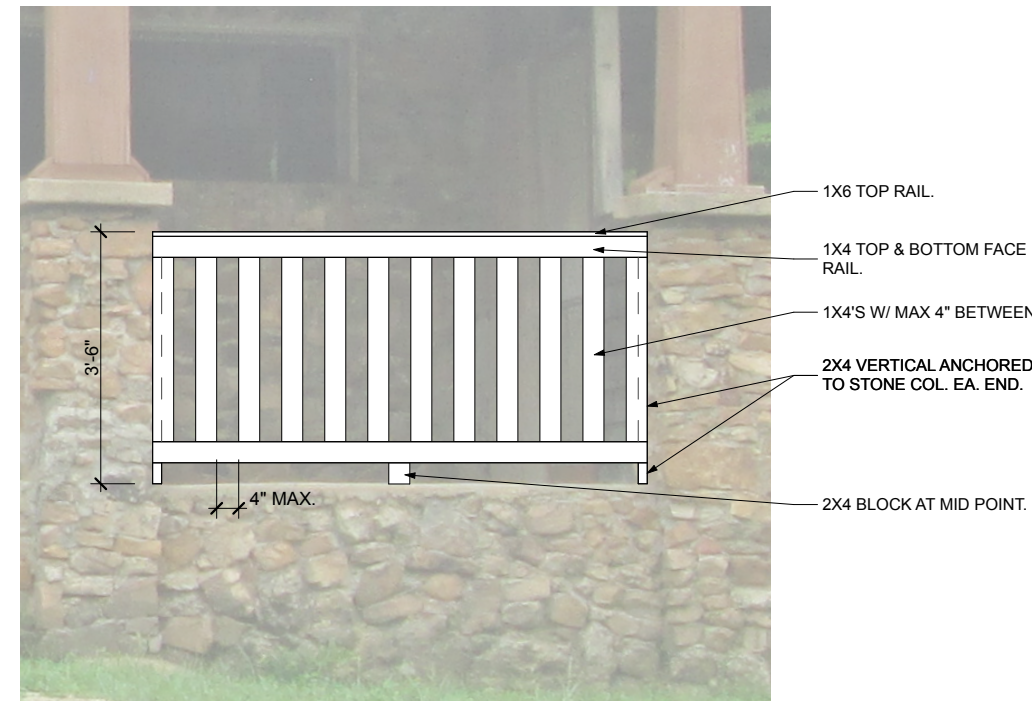
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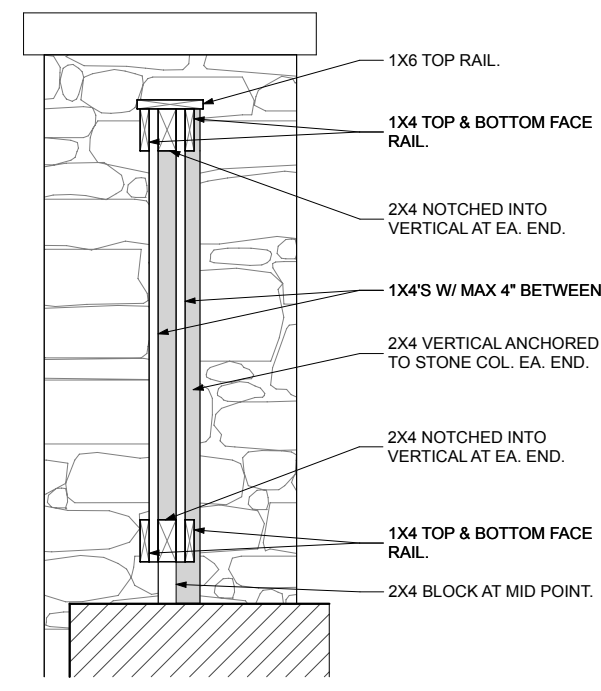
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FLOOR PLAN



6 RAILING ELEVATION
SCALE: 3/8" = 1'-0"



5 RAILING SECTION
SCALE: 3/4" = 1'-0"

MASONRY NOTES:

- A) REPOINT EXTERIOR STONE MASONRY WHERE STONES ARE LOOSE, MISSING OR WHERE MORTAR IS SEVERELY DETERIORATED. MISSING STONES SHALL BE REPLACED WITH COMPARABLE NATIVE STONE FROM THE SITE AREA. RE-POINTING SHALL MATCH ORIGINAL JOINT PROFILE AND DEPTH OF EXPOSED STONE.
- B) MASONRY CONTRACTOR SHALL ASSESS THE EXISTING CONDITIONS AND SHALL PROVIDE ESTIMATED PERCENTAGE OF JOINTS RECOMMENDED TO BE RE-POINTED. THE INTENT OF THIS WORK IS NOT A FULL RE-POINTING OF ALL JOINTS.
- C) PREVIOUS RE-POINTING WORK, ALTHOUGH NOT MATCHING ORIGINAL WORK, IS TO REMAIN UNLESS LOOSE OR DETERIORATED.
- D) CRACKS THAT EXTEND THROUGH THE STONE & CONCRETE COMPOSITE WALL SHALL BE FILLED WITH AN ELASTIC MORTAR THAT WILL ALLOW FOR FUTURE MOVEMENT. CRACKS SHALL BE SEALED AT THE EXTERIOR AND INTERIOR WITH JOINT DEPTH SHALL BE AT LEAST 1 1/2 TIMES THE CRACK WIDTH. BACKER RODS MAY BE USED.

- 8 NEW 1 1/2" DIA. GALVANIZED STEEL PIPE RAILING AT 2'-10" ABOVE STAIR NOSINGS. PAINT.
- 9 PROVIDE NEW TREATED WD. COLUMNS REPLICATING ORIGINALS AT SIDES OF PORCH. PROVIDE TEMPORARY SHORING OF ROOF STRUCTURE AS REQUIRED DURING CONST. OPAQUE STAIN FINISH.
- 10 PROVIDE NEW TREATED WD. TO REPLACE DETERIORATED COMPONENTS OF EXIST. COLUMNS, TYP. PROVIDE TEMPORARY SHORING OF ROOF STRUCTURE AS REQUIRED DURING CONST. OPAQUE STAIN FINISH.
- 11 PROVIDE NEW PRE-FINISHED SHEET METAL CAP AT TOP OF CHIMNEY.
- 12 NEW TREATED WOOD RAILING TO 3'-6" ABOVE PORCH FLOOR. SEE DETAIL. OPAQUE STAIN FINISH.
- 13 NEW PRECAST CONC. SPLASH BLOCK.
- 14 PROVIDE NEW SCREENS WHERE DAMAGED OR MISSING, TYP.
- 15 EXISTING SIDING TO REMAIN AT PARTIAL INFILLS. OPAQUE STAIN FINISH.

KEYED ELEVATION NOTES:

- 1 NEW 2X6 TREATED FACIA BOARD WITH OPAQUE STAIN FINISH & NEW PRE-FINISHED GUTTER & DOWNSPOUTS.
- 2 REPLACE DETERIORATED OR SAGGING PORCH BEAMS WITH TREATED WOOD FRAMING & 1X TRIM. OPAQUE STAIN FINISH.
- 3 REPLACE DETERIORATED 1X VERTICAL SIDING, BATTONS OR TRIM WITH TREATED WD. AS REQ'D. OPAQUE STAIN FINISH.
- 4 RE-INSTALL UPPER WINDOW SASH, PAINT OR OPAQUE STAIN PER EXISTING FINISH.
- 5 NEW CONCRETE STEPS WITH MIN D. 11" TREADS & MAX. 7" RISERS. SLOPE TREADS 1/8" TO DRAIN.
- 6 NEW WOOD DOOR WITH STAINED FINISH PER SELECTION BY MO STATE PARKS DEPT. VERIFY OPNG. PROVIDE NEW WOOD FRAME AS REQ'D.
- 7 PROVIDE NEW TREATED WD. TO REPLACE DETERIORATED FRAMING & SIDING AT EXISTING FRAME WALL, TYP. PROVIDE NEW 1X TOP WHERE MISSING. PROVIDE NEW OPAQUE STAIN FINISH BOTH SIDES OF WALL.

GENERAL NOTES:

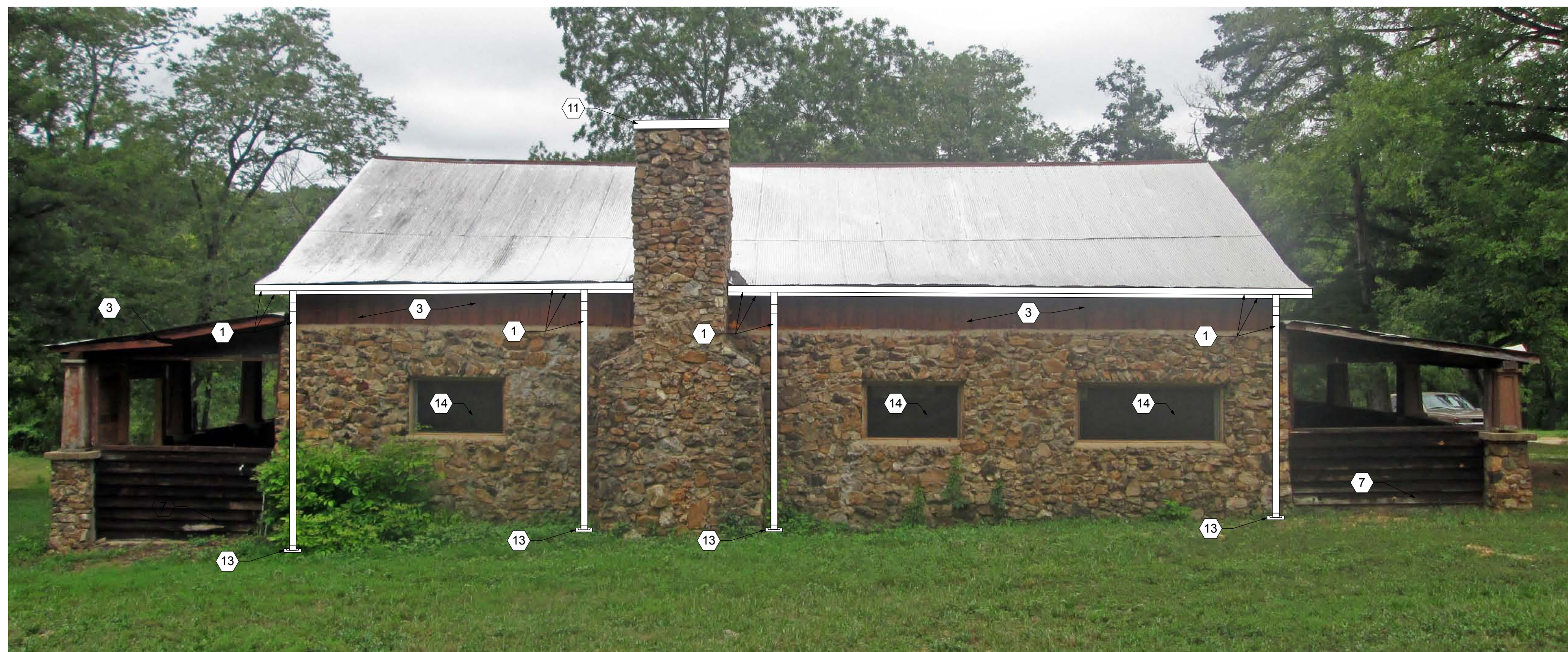
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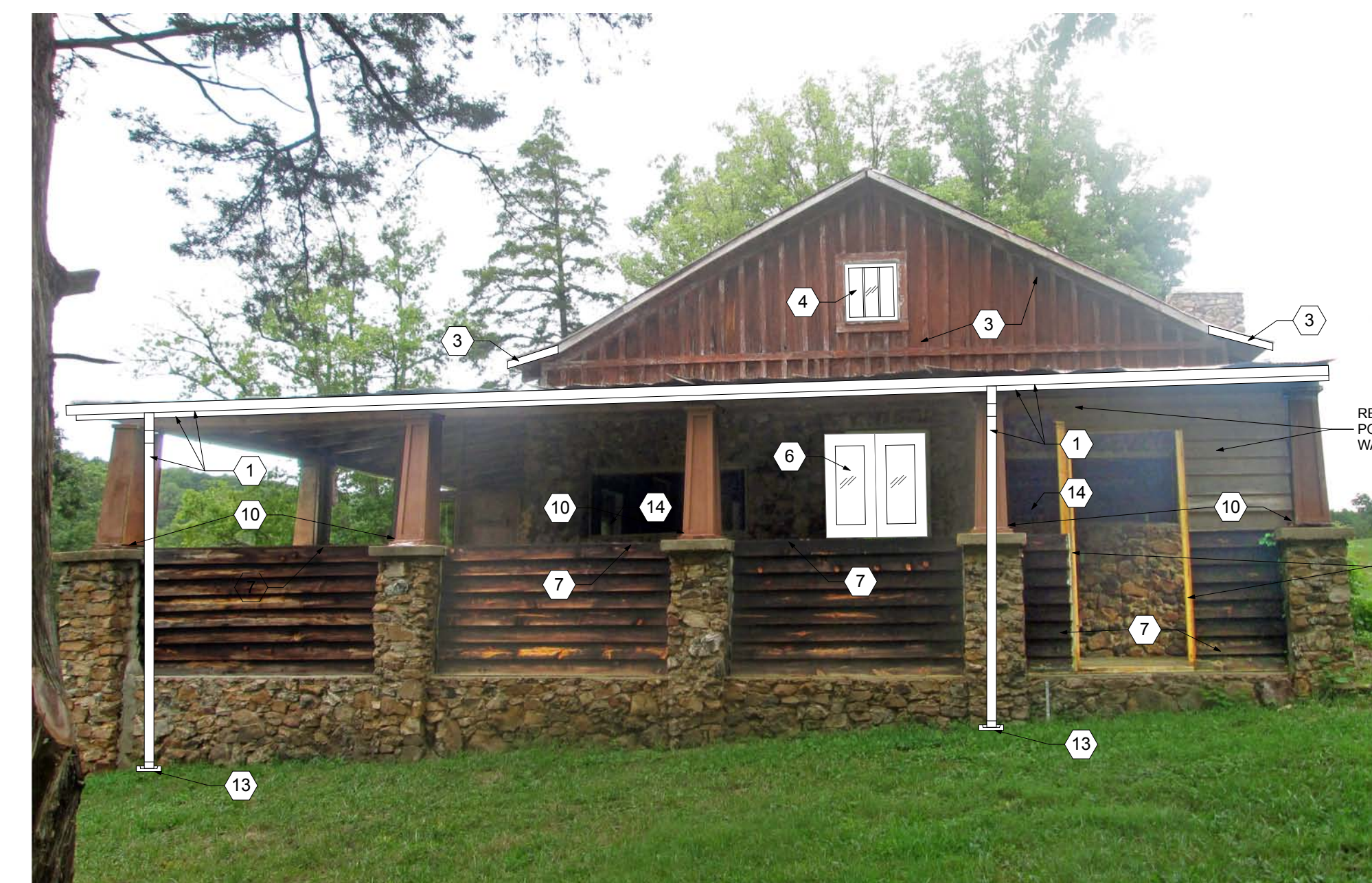
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



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



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



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



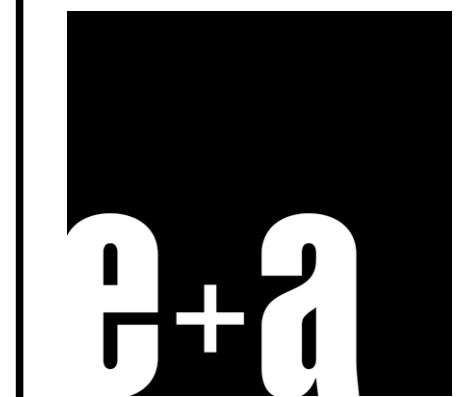
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KEYED INTERIOR ELEVATION NOTES:

- ① PATCH PLASTER & LATH WALL.
- ② NEW BEAD BOARD PLYWOOD AT INTERIOR OF EXISTING FRAME KNEE WALL. PROVIDE NEW 2X WINDOW SILL, APRON AND MATCHING BASE. PAINT.
- ③ NEW WOOD DOOR WITH STAINED FINISH PER SELECTION BY MO STATE PARKS DEPT. VERIFY OPNG. PROVIDE NEW WOOD FRAME AS REQ'D.
- ④ REPAIR FRAMING AT ROOF, INSTALL CRICKET AND NEW ROOFING BEHIND CHIMNEY AND REMOVE TEMPORARY INTERIOR SHORING.
- ⑤ PROVIDE NEW HARDWARE AT EXISTING DOOR. PER SELECTION BY MO STATE PARKS DEPT.
- ⑥ RE-INSTALL UPPER WINDOW SASH, PAINT OR STAIN PER EXISTING FINISH.



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INTERIOR ELEVATIONS