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NOTE:
1. THE CONDITIONS LISTED ON THIS SHEET OCCUR REGULARLY THROUGHOUT THE EXISTING MANOR. COMPLETE THE WORK OF WOOD RESTORATION, PLASTER REPAIR, PAINT, ETC. AT CEILINGS, DOORS, WINDOWS, WALLS, FLOORS, ETC. AS SHOWN ON DRAWINGS. INTERIOR ELEVATIONS HIGHLIGHT AREAS THAT REQUIRE ATTENTION, BUT ARE NOT ALL INCLUSIVE IN THE SCOPE OF WORK. THE INTENT IS TO COMPLETELY REPAIR, STABILIZE AND RESTORE WOODWORK, PLASTER, TO SOUND CONDITION AND ORIGINAL PLANES AND PROFILES AS APPLICABLE.



ALLIGATORING



BULLS EYE



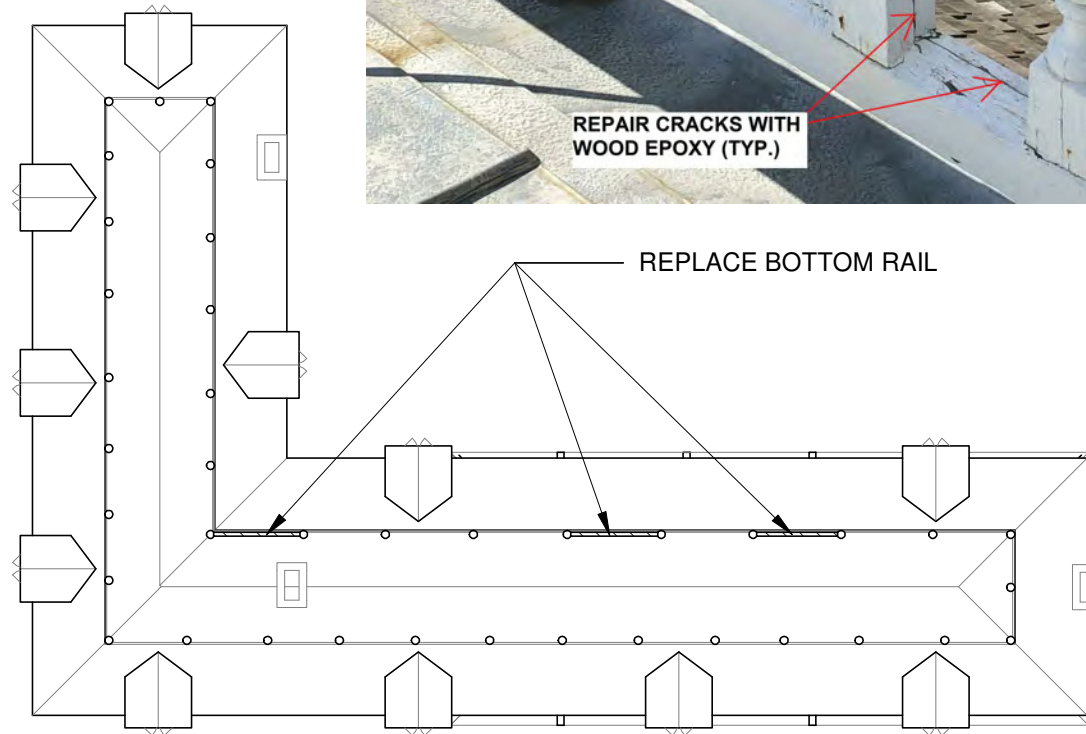
PEELING



CHIPPING



NEWEL POST DAMAGE
TYPICAL FOR "STAINED & VARNISHED"
WOODWORK. SHALL BE FILLED, STAINED
AND VARNISHED.



1. REPLACE BOTTOM RAIL, UP TO THREE (3) SECTIONS, 6' TO 8' LONG
2. FILL CRACKS IN BOTTOM RAIL WITH EPOXY, UP TO SIX (6) LOCATIONS
3. FILL CRACKS IN BASE OF TURNED BALUSTERS, UP TO EIGHT (8) LOCATIONS

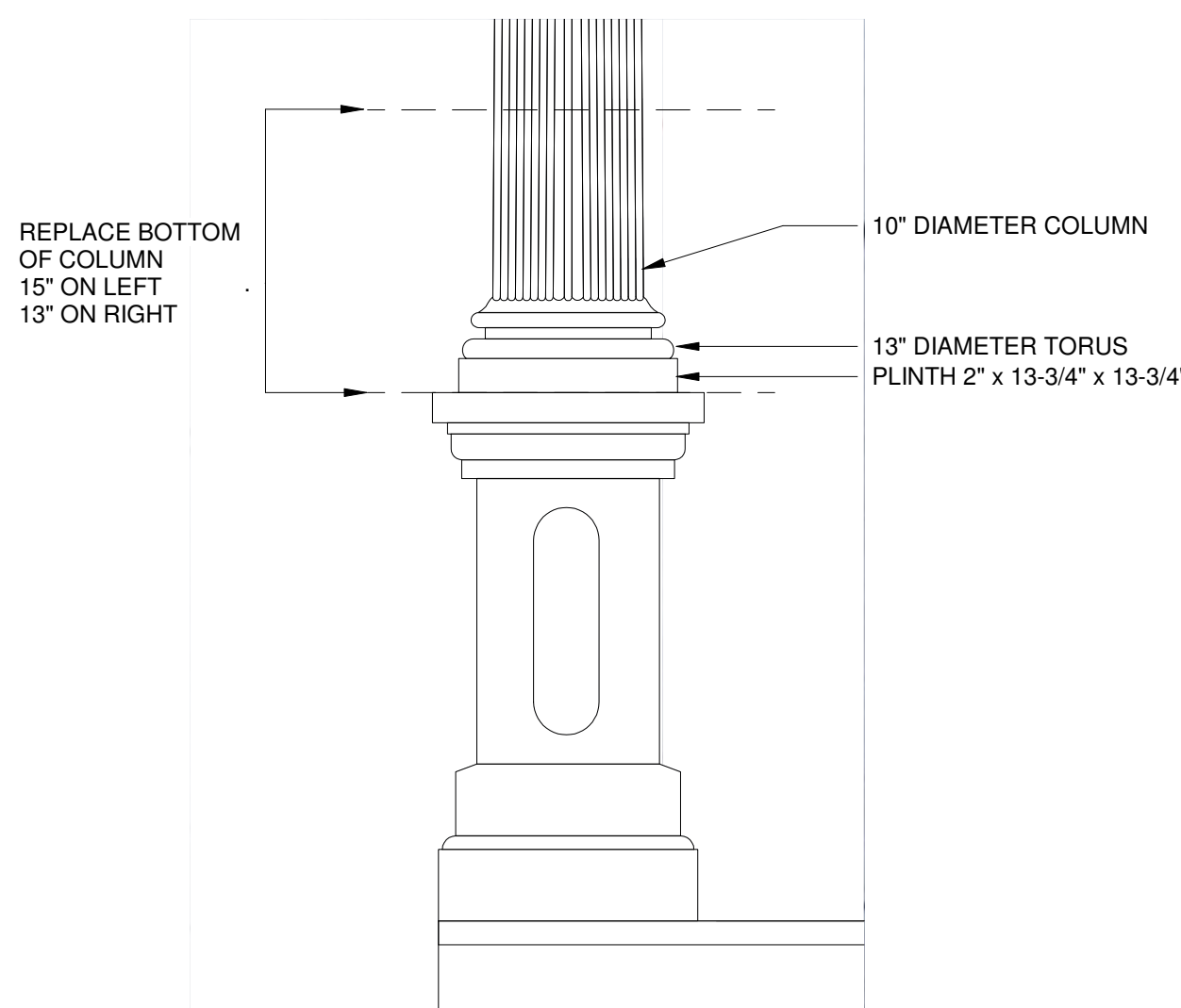


1 ROOF BALLUSTRADE WORK
1/16" = 1'-0"



- SOUTH PORCH COLUMN REPAIR
1. INSTALL TEMPORARY SHORING. REMOVE COLUMNS FOR REPAIR
2. SEE DRAWING FOR REPLACEMENT OF BOTTOM PORTIONS OF COLUMN SHAFTS AND BASES. REPLICA PORTIONS MUST BE EXACT TO EXISTING DIMENSIONS AND PROFILES.
3. DISASSEMBLE AND REBUILD LEFT PEDESTAL, REPLACE DETERIORATED BASE MOLDING, CORNER TRIM ON SW CORNER.
4. REPLACE WEST BENCH, EPOXY REPAIR EAST BENCH.

2 SOUTH PORCH COLUMN REPAIR
1" = 1'-0"



3 SOUTH PORCH COLUMN REPAIR DRAWING
1" = 1'-0"



ROOM 103 - PAPER MACHE CEILING NOT TO BE DISTURBED. CONTRACTOR SHALL TAKE MEASURES TO PROTECT DURING CONSTRUCTION



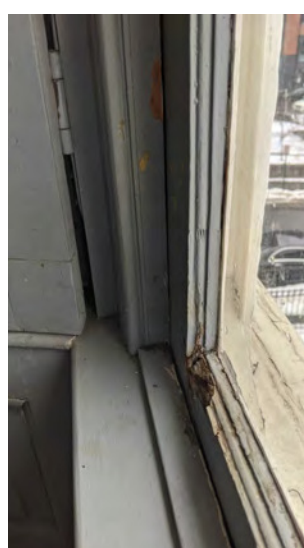
ROOM 104 CEILING



STAINED AND VARNISHED
WOODWORK SHALL BE FILLED,
STAINED AND VARNISHED.



WOODWORK - COMPLETELY RESTORE TO SOUND CONDITION AND ORIGINAL PLANES AND PROFILES. REPLACEMENT COMPONENTS MUST REPLICATE THE SIZE, SHAPE AND PROFILE OF THE ORIGINAL. MATCH HISTORIC JOINERY DETAILS SUCH AS MORTISE AND TENON JOINTS.



DAMAGED & MISSING SHUTTER



TYPICAL DORMER WINDOW

BOTTOM WINDOW SASH. REFER TO WINDOW SCHEDULE FOR SCOPE OF WORK.

EXISTING CONDITIONS
1/4" = 1'-0"

Key Plan

REVISIONS

Rev No	Description	Date
1	Addendum #2	6/24/21

Drawn By: KET	Seal and Signature
Design By: EDW	
Checked By: CTS	
Approved By: DFM	
Date: 5/28/2021	



Sheet Title: MANOR TYPICAL EXISTING CONDITIONS	Drawing Number: A110
Bid Documents Project Number: 18006.47	Sheet: