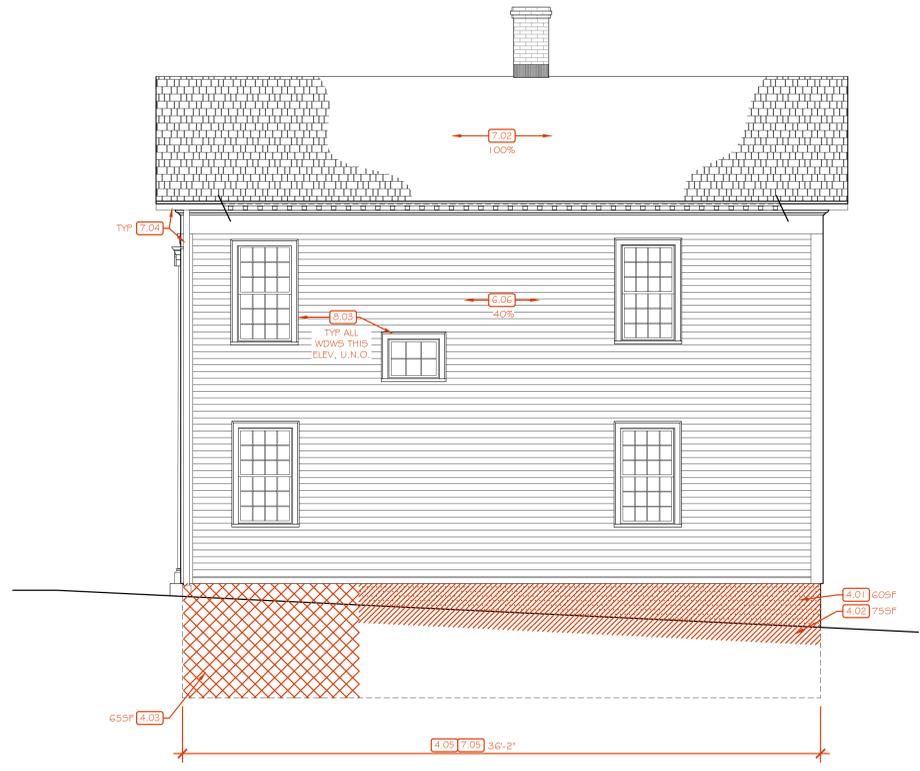


Approved

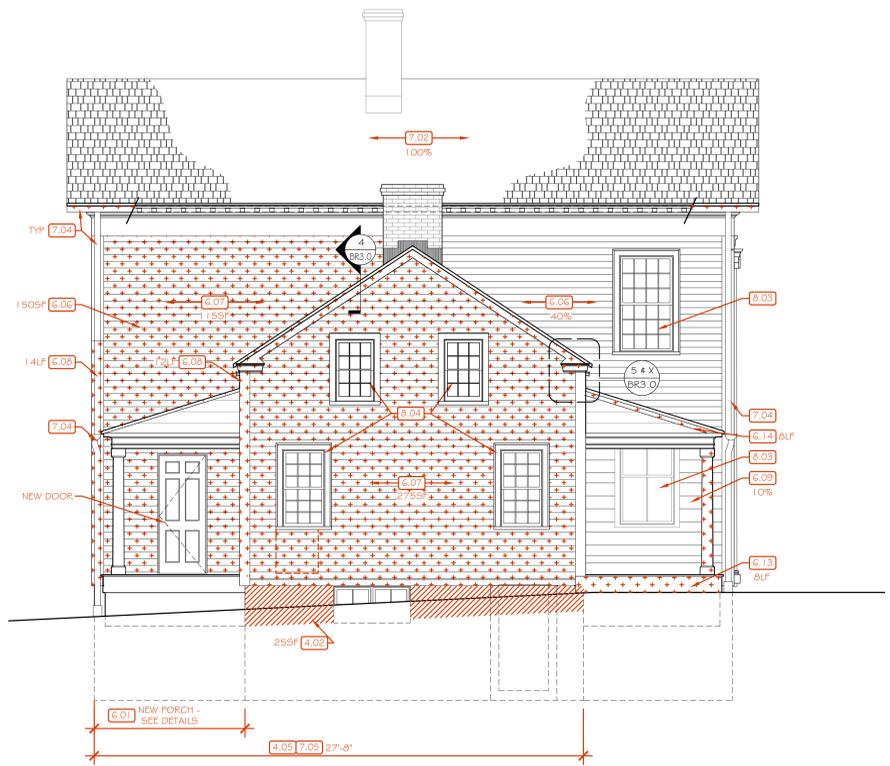
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08/01/2022, 8:52:31 AM



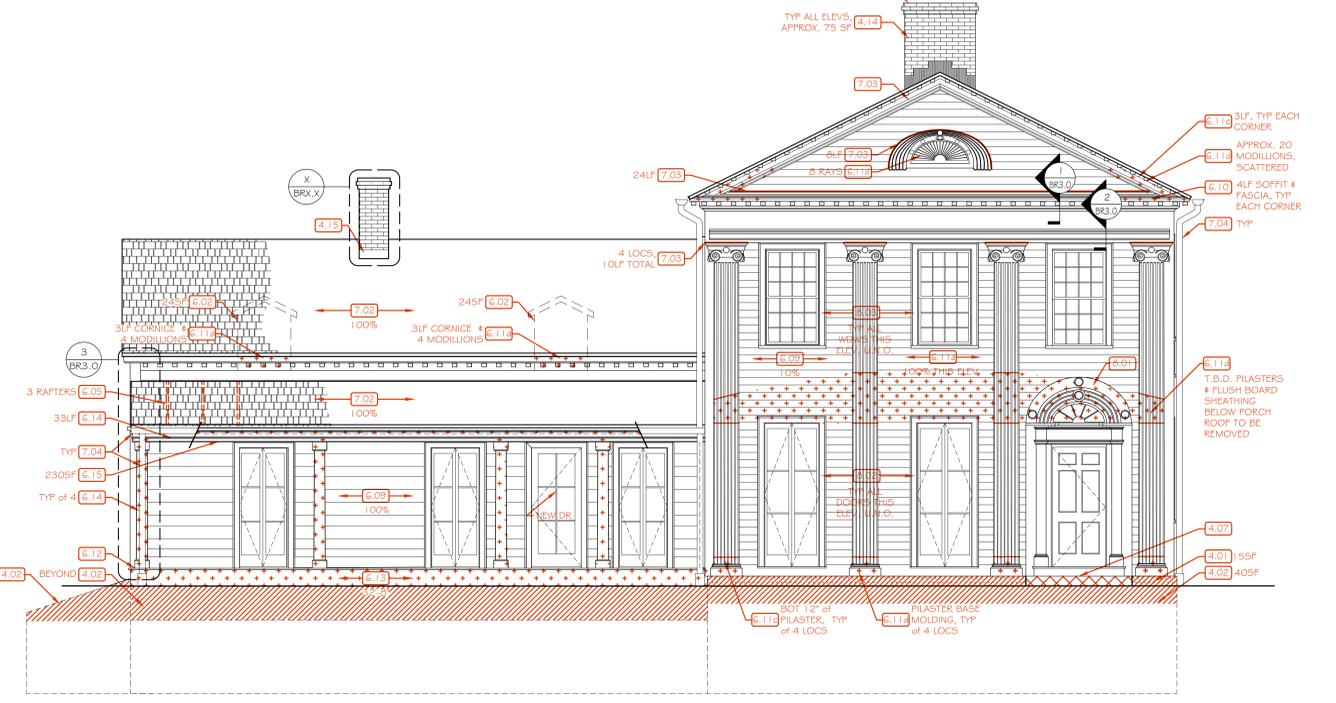
4 NORTH ELEVATION - RESTORATION SCOPE  
SCALE: 1/4" = 1'-0"



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



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



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

**LEGEND**

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION

**RESTORATION LEGEND**

- CLEAN MASONRY
- RECONSTRUCT/INFILL MASONRY
- RAKEREPOINT MASONRY
- NEW/REPLACE WOOD
- REPLACE/REPAIR PLASTER

- RESTORATION SCOPE OF WORK NOTES:**
- SECTION 4 - MASONRY**
- 4.01 CLEAN ASHLAR SANDSTONE MASONRY WITH BIOCIDAL CLEANER TO REMOVE HEAVY MOLD AND ALGAL GROWTH.
  - 4.02 RAKE AND REPOINT EXTERIOR MASONRY JOINTS TO 1/2" BELOW GRADE. TAKE CARE TO MINIMIZE FURTHER DAMAGE TO SANDSTONE FEATHERED JOINTS. ASSUME RAKE AND REPOINT EAST ELEVATION OF ELL DURING PORCH REPAIRS.
  - 4.03 EXCAVATE EAST END OF NORTH FOUNDATION WALL WHERE MASONRY HAS COLLAPSED IN BASEMENT. SHORE BUILDING FRAME AND RECONSTRUCT OF BASEMENT FOUNDATION WALL PER STRUCTURAL DETAILS, INCLUDING INFILL OF FORMER AREAWAY OPENING ADJACENT TO COLLAPSED AREA.
  - 4.04 INSTALL FOOTER AND RECONSTRUCT SOUTH END OF WEST BASEMENT WALL WHERE REMOVED FOR MODERN ADDITION PER STRUCTURAL DETAILS.
  - 4.05 EXCAVATE SOUTH, WEST AND REMAINDER OF NORTH BASEMENT WALLS. SEE STRUCTURAL DETAILS FOR EXISTING FOUNDATION WALLS TO REMAIN AT WEST ELEVATION AND EXCAVATION SEQUENCING, FARGO AND DAMPROOF EXPOSED EXTERIOR SURFACE OF FOUNDATION WALLS. INSTALL PROTECTION BOARD AND BACKFILL. COORDINATE WITH SITE DRAINAGE WORK DESCRIBED IN 7.05.
  - 4.06 FILL DOOR OPENING IN WEST BASEMENT WALL WITH CONCRETE MASONRY UNITS.
  - 4.07 RECONSTRUCT STEPS TO FRONT DOOR. ASSUME 2 RISERS WITH LANDING IN SANDSTONE MASONRY.
  - 4.08 RECONSTRUCT AREA OF RUBBLESTONE MASONRY AT AREAWAY IN KIND.
  - 4.09 RAKE AND REPOINT JOINTS AND CRACKS OF INTERIOR RUBBLESTONE MASONRY WALLS.
  - 4.10 REPLACE EXISTING MASONRY PIERS UNDER PORCH POSTS WITH NEW CONCRETE FOOTING AND RUBBLE STONE PIERS, T.B.D.
  - 4.11 REMOVE LOOSE CEMENT FARGO AT INTERIOR RUBBLESTONE MASONRY WALLS. RE-FARGO.
  - 4.12 STRIP PAINT FROM INTERIOR FIREBOX, BRICK SURROUND AND HEARTH. ASSUME 20% RAKE AND REPOINT MORTAR AT BRICK JOINTS.
- SECTION 5 - WOOD**
- 5.01 REFRAME WEST ELEVATION AND ROOF PER ARCHITECT'S DRAWINGS. INSTALL NEW ROOF DECKING, WOOD SHINGLES, HORIZONTAL BOARD WOOD SHEATHING, CORNICHE AND PORCH DETAIL TO MATCH EAST ELEVATION.
  - 5.02 INSTALL INFILL FRAMING AT EXTERIOR OPENINGS AFTER DEMO WITH DIMENSIONAL LUMBER AND PLYWOOD SHEATHING. FINISH INTERIOR WITH PLASTER ON LATH AND WOOD TRIM TO MATCH ADJACENT.
  - 5.03 INSTALL INFILL FRAMING WITH DIMENSIONAL LUMBER AT EXISTING STAIR TO BE REMOVED.
  - 5.04 INSTALL NEW WOOD FLOORING, GYPSUM WALLBOARD AND PLYWOOD FLOOR UNDERLAYMENT TO PROTECT HISTORICAL WALL AND FLOOR FINISHES. SEE ARCHITECT'S DRAWINGS FOR NEW FINISHES AND FIXTURES.
  - 5.05 REINFORCE TOP BEARINGS AT SUBSIDED RAFTERS AT EXISTING EAST PORCH ROOF. SEE STRUCTURAL FOR DETAILS.
  - 5.06 INSTALL NEW OR REPLACE DETERIORATED LAPPED WOOD SIDING 40% AND ASSOCIATED FLASHINGS. ASSUME WESTERN RED CEDAR SIDING MATERIAL AND FREEDOM GRAY FLASHINGS. TYP. MATCH EXISTING SIZE, PROFILE, COURSING AND NAILING PATTERN.
- SECTION 6 - MASONRY**
- 6.07 REPLACE TILE HEARTH WITH FIREBRICK TO MATCH EXISTING IN ADJACENT ROOMS. RAKE AND REPOINT BRICK MASONRY.
  - 6.08 REBUILD BRICK CHIMNEY AT EXTERIOR DOWN TO ATTIC LEVEL USING SALVAGED BRICK AND NEW FLASHINGS. (ASSUME 15% REPLACEMENT BRICKS) PROVIDE NEW SUPPORT PER STRUCTURAL.
  - 6.09 REBUILD FIREBOX AND BRICK SURROUND (NON-FUNCTIONING) IF FIREBOX IS NOT FOUND IN PARLOR. T.B.D.
  - 6.10 PRICING ALTERNATE. RESTORE ALL FIREPLACE TO WORKING CONDITION FOR GAS-LOG INSERTS, T.B.D.
- SECTION 7 - WEATHERPROOFING**
- 7.01 REPLACE WOOD SHINGLE SIDING WITH NEW LAPPED WOOD SIDING OR INSTALL LAPPED WOOD SIDING AT EXPOSED EXTERIOR WALL LOCATIONS AFTER DEMOLITION (SEE 6.05). ANY EXISTING LAPPED SIDING UNDER SHINGLES TO REMAIN.
  - 7.02 INSTALL NEW CORNER BOARDS TO MATCH EXISTING. ASSUME WESTERN RED CEDAR.
  - 7.03 INSTALL NEW OR REPLACE DETERIORATED FLUSH BOARD SIDING. MATERIAL TO BE CONFIRMED. MATCH EXISTING SIZE, THICKNESS, COURSING AND NAILING PATTERN.
  - 7.04 INSTALL NEW OR REPLACE DETERIORATED AREAS OF CORNICHE. MATCH EXISTING PROFILES. MATERIAL TO BE CONFIRMED.
  - 7.05 RESTORE EXTERIOR WOOD SURFACES INCLUDING LAPPED SIDING, CORNER BOARDS, FLUSH BOARD SIDING, WINDOWS, DOORS, CASING, TRIM AND ORNAMENTAL DETAILS.
    - a. PARTIALLY REMOVE HEAVY ACCUMULATION OF PAINT.
    - b. CONSOLIDATE REPAIR.
    - c. DUTCHMAN REPAIR.
  - 7.06 RECONSTRUCT SOUTHEAST CORNER OF EXISTING PORCH. SEE STRUCTURAL FOR DETAILS.
  - 7.07 REPLACE WOOD DECKING AND INSTALL NEW BAND BOARD AT FRONT EDGE OF DECK. ASSUME ACCOYA. SEE SHEET BR3.00 FOR DETAILS.
  - 7.08 REPLACE DETERIORATED PORCH POSTS, CAPITALS AND BASES & CORNICHE WITH HISTORIC PROFILES. ASSUME ACCOYA. SEE SHEET BR3.00 FOR DETAILS.
  - 7.09 INSTALL NEW BEADBOARD CEILING AT EAST PORCH TO MATCH HISTORIC DETAILS. ASSUME ACCOYA. SEE SHEET BR3.00 FOR DETAILS.
  - 7.10 RESEALURE EXISTING WOOD REPLACE MANTLE TO CHIMNEY BREAST.
  - 7.11 INSTALL NEW CUSTOM FEDERAL STYLE PAINTED WOOD MANTLE.

- SECTION 8 - WINDOWS AND DOORS**
- 8.01 RESTORE EXTERIOR AND INTERIOR DOOR SURROUND PER HABS DRAWINGS AND INSTALL NEW DOOR LEAF. SEE SHEET BR5.00 FOR DETAILS. PROVIDE ALLOWANCE FOR FULL REPLACEMENT OF EXTERIOR FAULSTICK SURROUND, T.B.D.
  - 8.02 RESTORE EXISTING DOOR. SEE DOOR RESTORATION SCHEDULE FOR DETAILS.
  - 8.03 RESTORE EXISTING WOOD WINDOW. SEE WINDOW RESTORATION SCHEDULE FOR DETAILS.
  - 8.04 FURNISH AND INSTALL NEW CUSTOM WOOD WINDOW UNIT (ASSUME AFRICAN MAHOAGANY INCLUDING FRAMES, TRIM AND DOUBLE-HUNG SASHES. SEE NEW WINDOW SCHEDULE FOR DETAILS.
- SECTION 9 - FINISHES**
- 9.01 AFTER RESTORATION IDENTIFIED IN 6.07. REMOVE REMAINING LOOSE OR DETACHED LAYERS OF PAINT ON EXTERIOR WOOD SURFACES INCLUDING LAPPED SIDING, CORNER BOARDS, FLUSH BOARD SIDING, WINDOWS, DOORS, CASING, TRIM AND ORNAMENTAL DETAILS. REPAINT.
  - 9.02 REPLACE METAL FLASHINGS AT TOP SURFACE OF CORNICHE RETURNS, TOP OF LUNETTE, CAPITALS AND PEDIMENT.
  - 9.03 INSTALL NEW METAL GUTTERS, DOWNSPOUTS AND BOOTS IN NEW LOCATIONS. CONNECT TO STORM SEWER. SEE CIVIL FOR DETAILS.
  - 9.04 IN CONJUNCTION WITH MASONRY REPAIRS LISTED ABOVE, EXCAVATE NORTH, SOUTH, AND WEST FOUNDATIONS AND INSTALL NEW FOUNDATION DRAINAGE AND WATERPROOFING SYSTEM. CONNECT TO STORM SEWER. SEE CIVIL FOR DETAILS.
  - 9.05 PROVIDE NEW BLOW-IN CELLULOSE INSULATION THROUGHOUT EXTERIOR ENVELOPE.
  - 9.06 PROVIDE NEW BATT INSULATION AT ATTIC FLOOR FRAMING.
  - 9.07 REPLACE BULKHEAD DOORS AT AREAWAY WITH NEW CUSTOM WOOD BULKHEAD DOORS AND FRAME. SEE DETAILS ON BR5.00. PRICING ALTERNATE. DEMO & REBUILD MASONRY AREAWAY & STEPS 100%. SALVAGE SANDSTONE STEPS.
  - 9.08 PERIMETERS (EXCLUDING CONNECTION AT ELL).
    - a. PATCH PLASTER WHERE EXISTING ELECTRICAL, MECHANICAL OR PLUMBING DEVICES OR PENETRATIONS ARE TO BE REMOVED AND NOT REPLACED OR NEW CHASES INSTALLED.
    - 9.09 PREP (INCLUDING SCRAPING ANY LOOSE OR PEELING PAINT AND CLEANING EFFLORESCENCE), SPOT PRIME AND PAINT EXISTING WALLS AND CEILINGS TO REMAIN.
    - 9.10 PREP, PRIME AND PAINT ALL NEW WALLS AND CEILINGS.
    - 9.11 PREP, SPOT PRIME AND PAINT EXISTING INTERIOR WOOD FINISH TO REMAIN INCLUDING WAINSCOT, DOOR AND WINDOW CASING, BASEBOARD, MANTLES, WRAPPED STRUCTURAL POSTS.
    - 9.12 STAIR FINISH RESTORATION:
      - a. PREP INCLUDING CARPET STAPLE AND ADHESIVE REMOVAL. SPOT PRIME AND PAINT EXISTING DECORATIVE STRINGER, DOWEL BAULISTERS AND RISERS.
      - b. CHEMICALLY STRIP PAINT FROM EXISTING TREADS. SAND AND REFINISH WITH STAIN AND MATTE FINISH TOP COAT.
      - c. GENTLY STRIP VARNISH/BUILD-UP FROM WOOD HANDRAIL. LIGHTLY SAND AND REFINISH WITH STAIN AND TOP COAT.
    - 9.13 PREP, PRIME AND PAINT ALL NEW WOOD SURFACES.
    - 9.14 PREP, SPOT PRIME AND PAINT ALL EXISTING WOOD SURFACES.
    - 9.15 INFILL DOOR OPENING WITH FRAMING AND 3-COAT PLASTER ON LATH. INSTALL BASEBOARD TRIM TO MATCH ADJACENT.

PROGRESS NOT FOR CONSTRUCTION



PROJECT: PARK LANE SQUARE | BALDWIN-BUSS HOUSE  
PROJECT ADDRESS: 53 FIRST STREET, HUDSON, OH 44236



PROJECT TEAM:  
PENINSULA ARCHITECTS

CIVIL ENGINEER: OSBOURNE ENGINEERING P 216.961.2020  
STRUCTURAL ENGINEER: THORSON BAKER + ASSOCIATES P 330.659.6688  
LANDSCAPE ARCHITECT: MRSK P 614.686.0174  
MEP ENGINEER: THORSON BAKER + ASSOCIATES P 330.659.6688  
HISTORIC PRESERVATION: JOHN MILNER ARCHITECTS P 610.388.9425

ISSUE: SD PRICING 04-23-2021  
90% DD REVIEW 16-15-2021  
75% CD 12-10-2021

EXTERIOR ELEVATIONS - RESTORATION SCOPE

BR2.00

SEAL:

PROGRESS  
NOT FOR  
CONSTRUCTION



PROJECT: PARK LANE SQUARE | BALDWIN-BUSS HOUSE  
PROJECT ADDRESS: 53 FIRST STREET, HUDSON, OH 44236



PROJECT TEAM:

**P** PENINSULA ARCHITECTS

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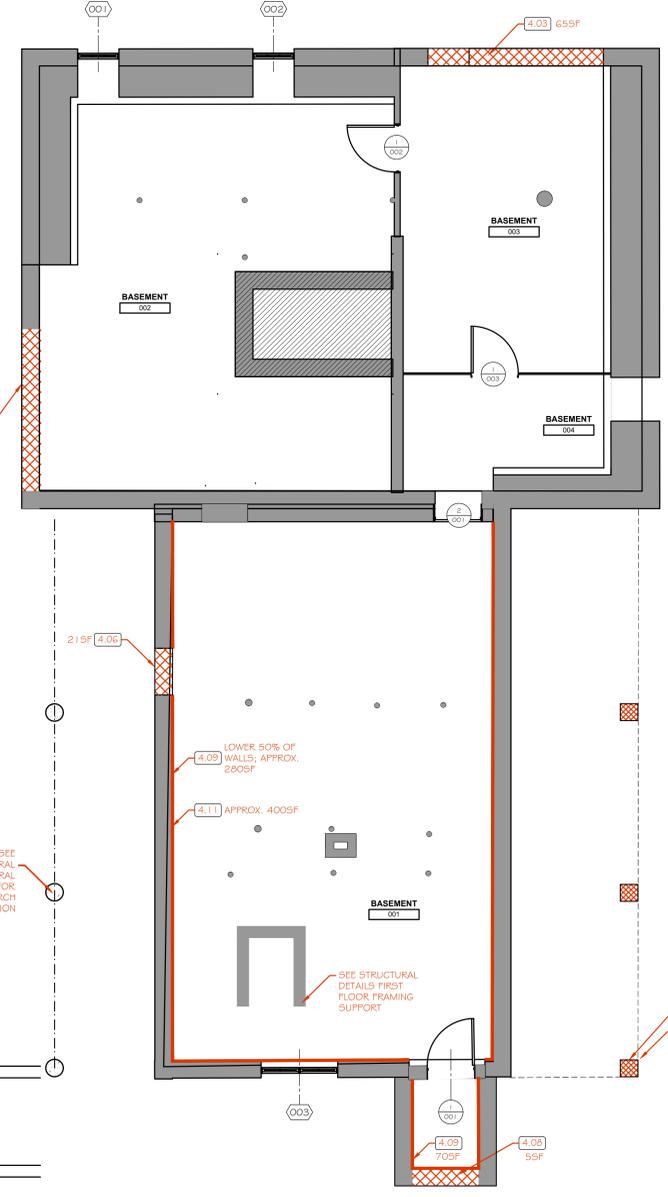
PROJECT #: 2106

ISSUE: SD PRICING 04-23-2021  
90% DD REVIEW 10-15-2021  
75% CD 12-10-2021

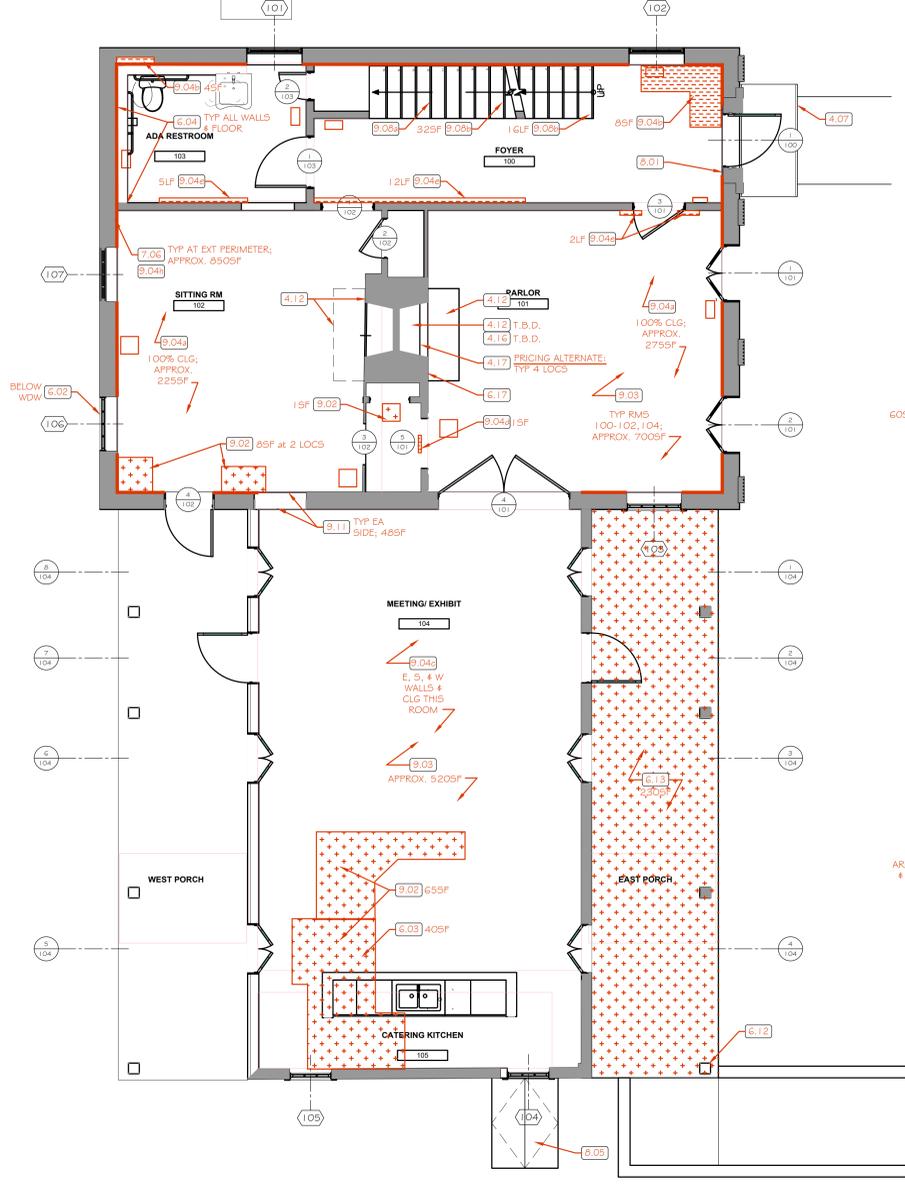
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FLOOR PLANS - RESTORATION SCOPE

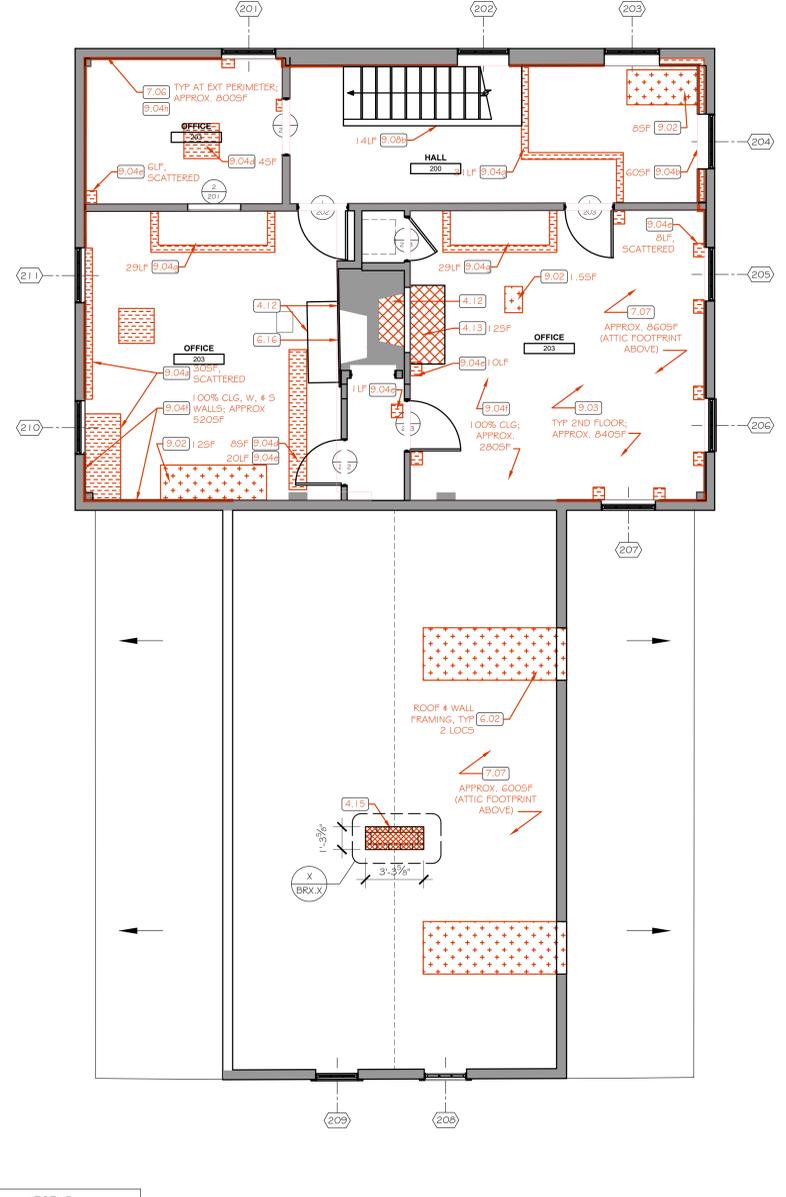
BR1.00



1 FOUNDATION PLAN - RESTORATION SCOPE  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN - RESTORATION SCOPE  
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN - RESTORATION SCOPE  
SCALE: 1/4" = 1'-0"

LEGEND table with 3 rows: EXISTING TO REMAIN (solid grey), EXISTING TO BE REMOVED (dashed grey), NEW CONSTRUCTION (solid black).

RESTORATION LEGEND table with 5 rows: CLEAN MASONRY (dotted pattern), RECONSTRUCT/FILL MASONRY (cross-hatch pattern), RAKEREPOINT MASONRY (diagonal lines), NEW/REPLACE WOOD (dotted pattern), REPLACE/REPAIR PLASTER (dotted pattern).

RESTORATION SCOPE OF WORK NOTES:

- SECTION 4 - MASONRY
4.01 CLEAN ASHLAR SANDSTONE MASONRY WITH BIOCIDAL CLEANER TO REMOVE HEAVY MOLD AND ALGAL GROWTH.
4.02 RAKE AND REPOINT EXTERIOR MASONRY JOINTS TO 1/2" BELOW GRADE. TAKE CARE TO MINIMIZE FURTHER DAMAGE TO SANDSTONE FEATHERED JOINTS. ASSUME RAKE AND REPOINT EAST ELEVATION OF ELL DURING PORCH REPAIRS.
4.03 EXCAVATE EAST END OF NORTH FOUNDATION WALL WHERE MASONRY HAS COLLAPSED IN BASEMENT. SPIRE BUILDING FRAME AND RECONSTRUCT OF BASEMENT FOUNDATION WALL PER STRUCTURAL DETAILS, INCLUDING INFILL OF FORMER AREAWAY OPENING ADJACENT TO COLLAPSED AREA.
4.04 INSTALL FOOTER AND RECONSTRUCT SOUTH END OF WEST BASEMENT WALL WHERE REMOVED FOR MODERN ADDITION PER STRUCTURAL DETAILS.
4.05 EXCAVATE SOUTH, WEST AND REMAINDER OF NORTH BASEMENT WALLS. SEE STRUCTURAL DETAILS FOR EXISTING FOUNDATION WALLS TO REMAIN AT WEST ELEVATION AND DCAVATION SEQUENCING, PARGE AND DAMPPROOF EXPOSED EXTERIOR SURFACE OF FOUNDATION WALLS. INSTALL PROTECTION BOARD AND BACKFILL, COORDINATE WITH SITE DRAINAGE WORK DESCRIBED IN 7.05.
4.06 FILL DOOR OPENING IN WEST BASEMENT WALL WITH CONCRETE MASONRY UNITS. RECONSTRUCT STEPS TO FRONT DOOR. ASSUME 2 RISERS WITH LANDING IN SANDSTONE MASONRY.
4.07 RECONSTRUCT AREA OF RUBBLESTONE MASONRY AT AREAWAY IN KIND.
4.08 RAKE AND REPOINT JOINTS AND CRACKS OF INTERIOR RUBBLESTONE MASONRY WALLS.
4.09 REPLACE EXISTING MASONRY PIERS UNDER PORCH POSTS WITH NEW CONCRETE FOOTING AND RUBBLE STONE PIERS. T.B.D.
4.10 REMOVE LOOSE CEMENT PARINGS AT INTERIOR RUBBLESTONE MASONRY WALLS. RE-PARGE.
4.12 STRIP PAINT FROM INTERIOR FIREBOX, BRICK BURROUND AND HEARTH. ASSUME 20% RAKE AND REPOINT MORTAR AT BRICK JOINTS.

- 4.13 REPLACE TILE HEARTH WITH FIREBRICK TO MATCH EXISTING IN ADJACENT ROOMS.
4.14 RAKE AND REPOINT BRICK MASONRY.
4.15 REBUILD BRICK CHIMNEY AT EXTERIOR DOWN TO ATTIC LEVEL USING SALVAGED BRICK AND NEW FLASHINGS. (ASSUME 15% REPLACEMENT BRICKS) PROVIDE NEW SUPPORT PER STRUCTURAL.
4.16 REBUILD FIREBOX AND BRICK BURROUND (NON-FUNCTIONING) IF FIREBOX IS NOT FOUND IN PARLOR. T.B.D.
4.17 PRICING ALTERNATE: RESTORE ALL FIREPLACE TO WORKING CONDITION FOR GRASSLOG/FRISBETS. T.B.D.
SECTION 6 - WOOD
6.01 REFRAME WEST ELEVATION AND ROOF PER ARCHITECT'S DRAWINGS. INSTALL NEW ROOF DECKING, WOOD SHINGLES, HORIZONTAL BOARD WOOD SHEATHING, CORNICE AND PORCH DETAIL TO MATCH EAST ELEVATION.
6.02 INSTALL INFILL FRAMING AT EXTERIOR OPENINGS AFTER DEMO WITH DIMENSIONAL LUMBER AND PLYWOOD SHEATHING. FINISH INTERIOR WITH PLASTER ON LATH AND WOOD TRIM TO MATCH ADJACENT.
6.03 INSTALL INFILL FRAMING WITH DIMENSIONAL LUMBER AT EXISTING STAIR TO BE REMOVED.
6.04 INSTALL NEW WOOD FLOORING, GYPSUM WALLBOARD AND PLYWOOD FLOOR UNDERLAYMENT TO PROTECT HISTORICAL WALL AND FLOOR FINISHES. SEE ARCHITECT'S DRAWINGS FOR NEW FINISHES AND FIXTURES.
6.05 REINFORCE TOP BEARINGS AT SUBSIDED RAFTERS AT EXISTING EAST PORCH ROOF. SEE STRUCTURAL FOR DETAILS.
6.06 INSTALL NEW OR REPLACE DETERIORATED LAPPED WOOD SIDING 40% AND ASSOCIATED FLASHINGS. ASSUME WESTERN RED CEDAR SIDING MATERIAL AND FREEDOM GRAY FLASHINGS. TYP. MATCH EXISTING SIZE, PROFILE, COURSING AND NAILING PATTERN. PRICING ALTERNATE: REPLACE LAPPED WOOD SIDING, CORNER BOARDS AND ASSOCIATED FLASHINGS. 100%. PROVIDE BUILDING WRAP PER SPECIFICATIONS AND ASSUME 10% REPLACEMENT OF BOARD SHEATHING.

- SECTION 7 - WEATHERPROOFING
7.01 INSTALL STAINLESS STEEL HOOD AND SCREEN AT EXPOSED CHIMNEY FLUE.
7.02 INSTALL NEW WOOD SHAKE ROOFING OVER CEDAR BREATHER, FELT UNDERLAYMENT AND 4-0 OF ICE & WATER SHIELD UNDERLAYMENT AT EAVES AND ASSUME 10% SHEATHING REPLACEMENT PER STRUCTURAL AT EXISTING ROOFS AND FREEDOM GRAY FLASHINGS. TYP.
7.03 REPLACE METAL FLASHINGS AT TOP SURFACE OF CORNICE RETURNS, TOP OF LUNETTE, CAPITALS AND PEDIMENT.
7.04 INSTALL NEW METAL GUTTERS, DOWNSPOUTS AND BOOTS IN NEW LOCATIONS. CONNECT TO STORM SEWER. SEE CIVIL FOR DETAILS.
7.05 IN CONJUNCTION WITH MASONRY REPAIRS LISTED ABOVE, EXCAVATE NORTH, SOUTH, AND WEST FOUNDATIONS AND INSTALL NEW FOUNDATION DRAINAGE AND WATERPROOFING SYSTEM. CONNECT TO STORM SEWER. SEE CIVIL FOR DETAILS.
7.06 PROVIDE NEW BLOW-IN CELLULOSE INSULATION THROUGHOUT EXTERIOR ENVELOPE.
7.07 PROVIDE NEW BATT INSULATION AT ATTIC FLOOR FRAMING.
SECTION 8 - WINDOWS AND DOORS
8.01 RESTORE WOOD DOOR BURROUND PER HABS DRAWINGS AND INSTALL NEW DOOR LEAF. SEE SHEET BR5.00 FOR DETAILS, T.B.D. PROVIDE ALLOWANCE FOR FULL REPLACEMENT.
8.02 RESTORE EXISTING DOOR. SEE DOOR RESTORATION SCHEDULE FOR DETAILS.
8.03 RESTORE EXISTING WOOD WINDOW. SEE WINDOW RESTORATION SCHEDULE FOR DETAILS.
8.04 FURNISH AND INSTALL NEW CUSTOM WOOD WINDOW UNIT (ASSUME AFRICAN MAHOGANY) INCLUDING FRAMES, TRIM AND DOUBLE-HUNG SASHES. SEE NEW WINDOW SCHEDULE FOR DETAILS.

- 8.05 REPLACE BULKHEAD DOORS AT AREAWAY WITH NEW CUSTOM WOOD BULKHEAD DOORS AND FRAME. SEE DETAILS ON BR5.00. PRICING ALTERNATE: DEMO & REBUILD MASONRY AREAWAY & STEPS 100%. SALVAGE SANDSTONE STEPS.
SECTION 9 - FINISHES
9.01 AFTER RESTORATION IDENTIFIED IN 6.07, REMOVE REMAINING LOOSE OR DETACHED LAYERS OF PAINT ON EXTERIOR WOOD SURFACES INCLUDING LAPPED SIDING, CORNER BOARDS, FLUSH BOARD SIDING, WINDOWS, DOORS, CASING, TRIM AND ORNAMENTAL DETAILS. REPAINT.
9.02 REPAIR PREVIOUS PATCH, INFILLED AREA, HOLE, OR DETERIORATED WOOD FLOORING TO MATCH EXISTING TONGUE AND GROOVE WOOD FLOORING.
9.03 CHEMICALLY STRIP, LIGHTLY SAND OR SCREEN, AND REFINISH STAIN OF TONGUE AND GROOVE WOOD FLOORING. APPLY MATTE FINISH TOP COAT. ASSUME ADDITIONAL 10% REPLACEMENT OF EXISTING TONGUE AND GROOVE FLOOR UNDER MODERN FINISHES TO BE REMOVED. ASSUME YELLOW HEART FINE. MATERIAL T.B.D.
9.04 TYPICAL PLASTER WALL AND CEILING REPAIR:
a. INSTALL NEW PLASTER ON EXISTING WOOD LATH.
b. INSTALL NEW PLASTER ON NEW WOOD LATH.
c. INSTALL NEW GNB.
d. REPAIR DELAMINATED OR SAGGING PLASTER TO SUBSTRATE USING PLASTER WASHERS.
e. REPAIR LARGE CRACKS IN PLASTER WITH TAPE AND LITE JOINT COMPOUND.
f. REPAIR SIGNIFICANT AREAS OF HARBLINE AND LARGER CRACKS WITH GLASS FIBER MAT AND SKIM COAT PLASTER.
g. PATCH PLASTER WHERE ADJACENT WALL PARTITIONS ARE REMOVED.
h. PATCH PLASTER HOLES REQUIRED FOR BLOW-IN CELLULOSE INSULATION AT EXTERIOR WALLS. ASSUME 4" HOLES AT 24" O.C. AT 1ST AND 2ND FLOOR PERIMETERS (EXCLUDING CONNECTION AT ELL).

- 1. PATCH PLASTER WHERE EXISTING ELECTRICAL, MECHANICAL OR PLUMBING DEVICES OR PENETRATIONS ARE TO BE REMOVED AND NOT REPLACED OR NEW CHASES INSTALLED.
9.05 PREP (INCLUDING SCRAPING ANY LOOSE OR PEELING PAINT AND CLEANING EFFLORESCENCE), SPOT PRIME AND PAINT EXISTING WALLS AND CEILINGS TO REMAIN.
9.06 PREP, PRIME AND PAINT ALL NEW WALLS AND CEILINGS.
9.07 PREP, SPOT PRIME AND PAINT EXISTING INTERIOR WOOD FINISH TO REMAIN INCLUDING WAINSCOT, DOOR AND WINDOW CASING, BASEBOARD, MANTLES, WRAPPED STRUCTURAL POSTS.
9.08 STAR FINISH RESTORATION:
a. PREP (INCLUDING CARPET STAPLE AND ADHESIVE REMOVAL), SPOT PRIME AND PAINT EXISTING DECORATIVE STRINGER, DOWEL BALUSTERS AND RISERS.
b. CHEMICALLY STRIP PAINT FROM EXISTING TREADS. SAND AND REFINISH WITH STAIN AND MATTE FINISH TOP COAT.
c. GENTLY STRIP VARNISH/BUILD-UP FROM WOOD HANDRAIL. LIGHTLY SAND AND REFINISH WITH STAIN AND TOP COAT.
9.09 PREP, PRIME AND PAINT ALL NEW WOOD SURFACES.
9.10 PREP, SPOT PRIME AND PAINT ALL EXISTING WOOD SURFACES.
9.11 INFILL DOOR OPENING WITH FRAMING AND 3-COAT PLASTER ON LATH. INSTALL BASEBOARD TRIM TO MATCH ADJACENT.

SEAL:

PROGRESS  
NOT FOR  
CONSTRUCTION



PROJECT:  
**PARK LANE SQUARE | BALDWIN-BUSS HOUSE**  
PROJECT ADDRESS:  
53 FIRST STREET, HUDSON, OH 44236



PROJECT TEAM:

**P** PENINSULA ARCHITECTS

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PROJECT #: 2106

ISSUE: SD PRICING 04-23-2021  
90% DD REVIEW 10-15-2021  
75% CD 12-10-2021

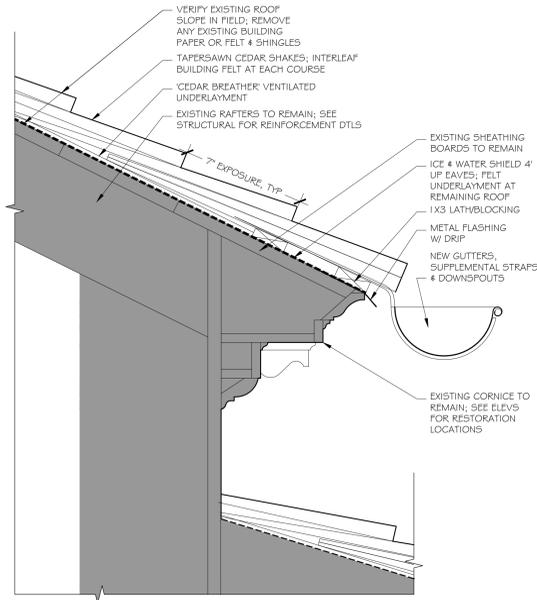
EXTERIOR DTLS

**BR3.00**

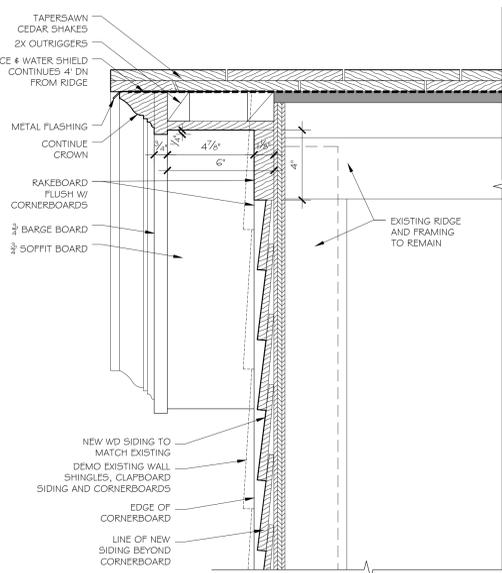


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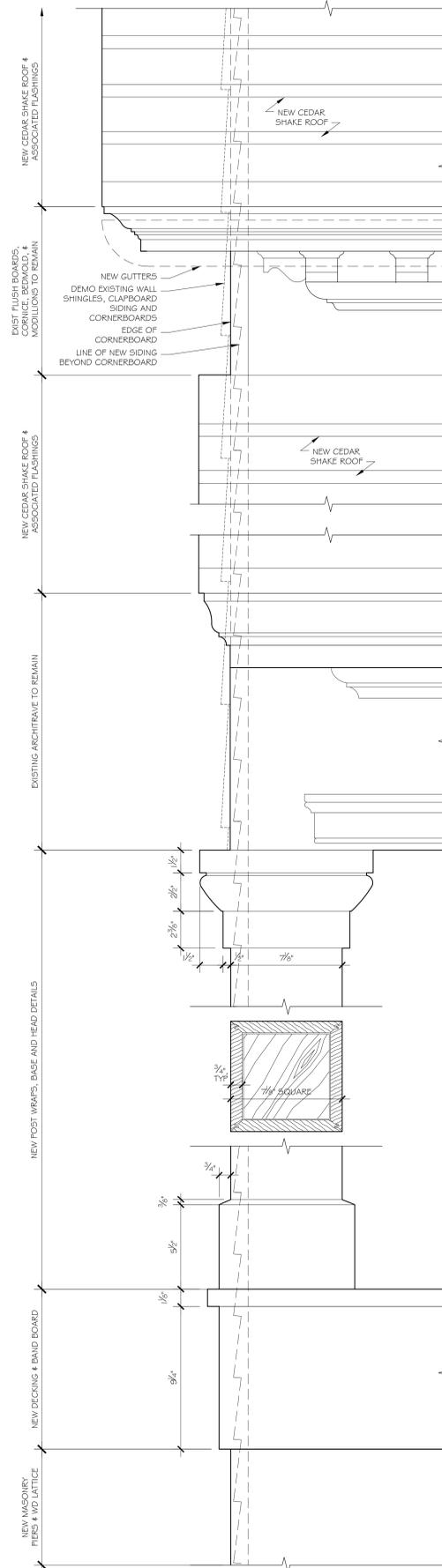
Reviewed by Nick Sugar  
08/01/2022, 8:52:38 AM



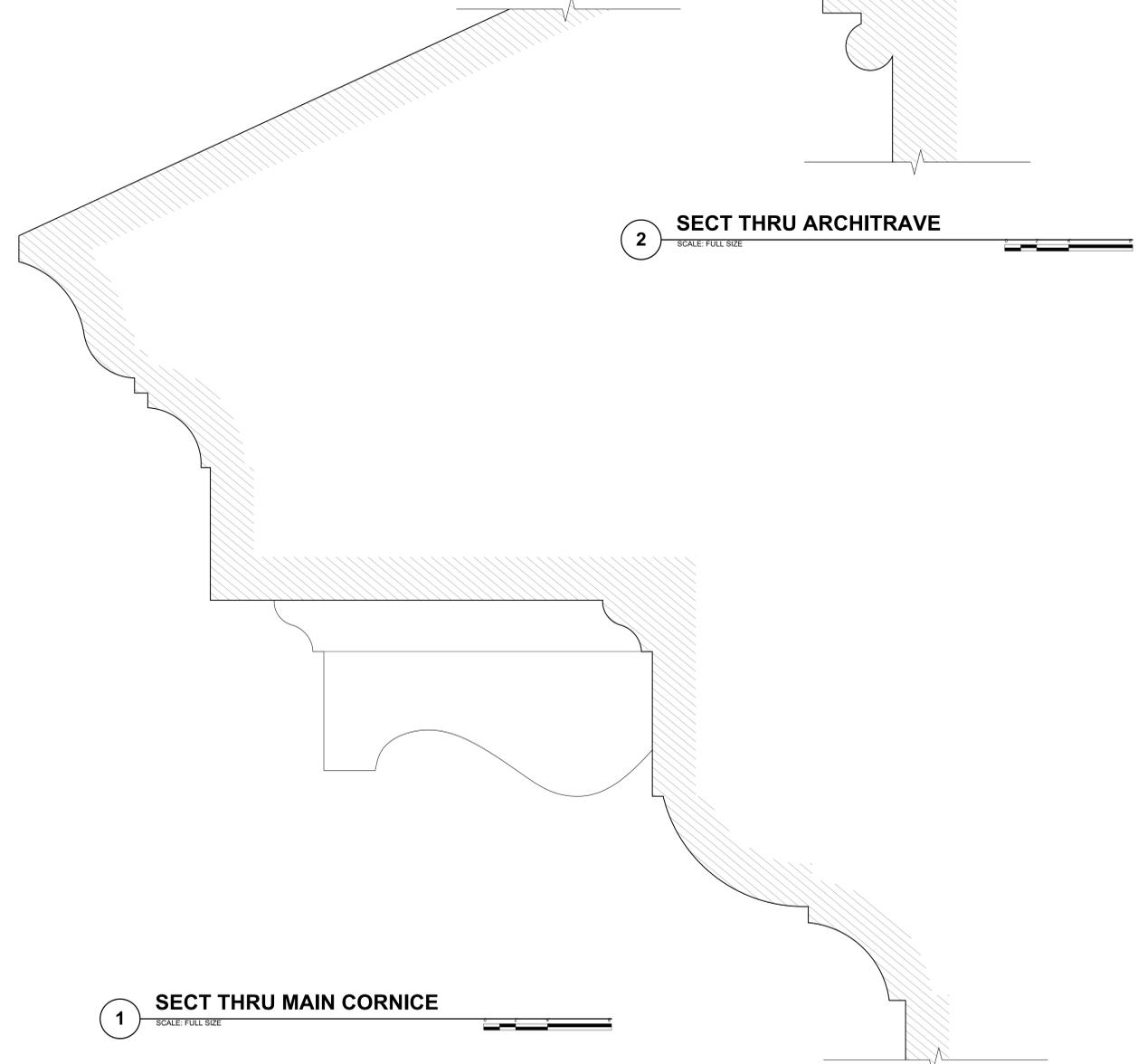
**5** DTL ELEV OF EAVE AT ELL  
SCALE: 3" = 1'-0"



**4** DTL ELEV OF RAKE AT SOUTH ELL GABLE  
SCALE: 3" = 1'-0"



**3** DTL ELEV OF EAST PORCH & ELL CORNICE  
SCALE: 3" = 1'-0"

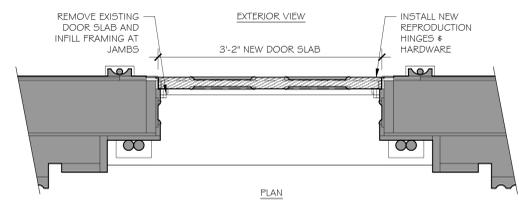
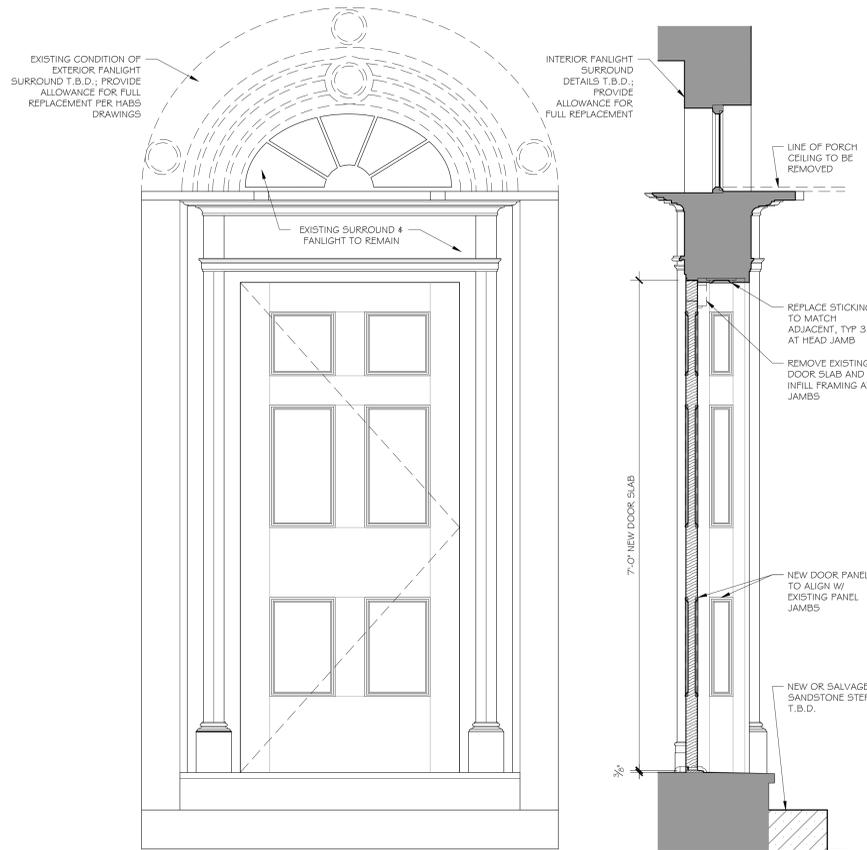


**1** SECT THRU MAIN CORNICE  
SCALE: FULL SIZE

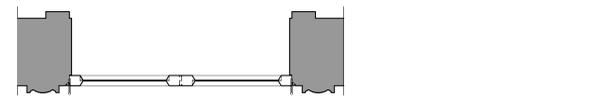
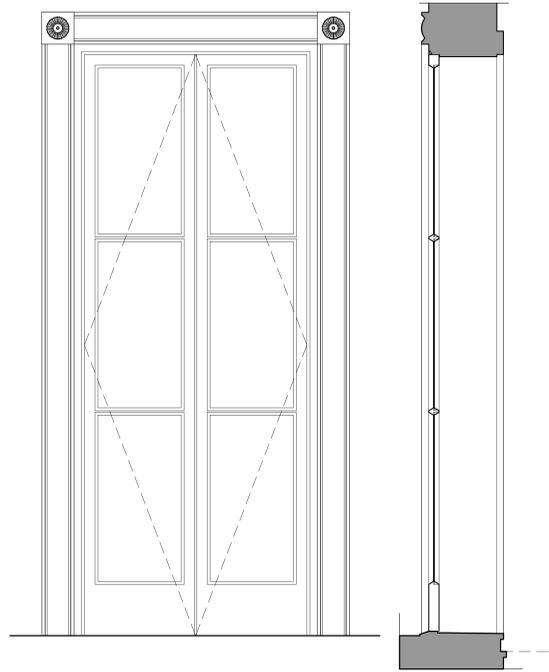


Approved

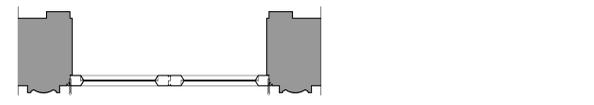
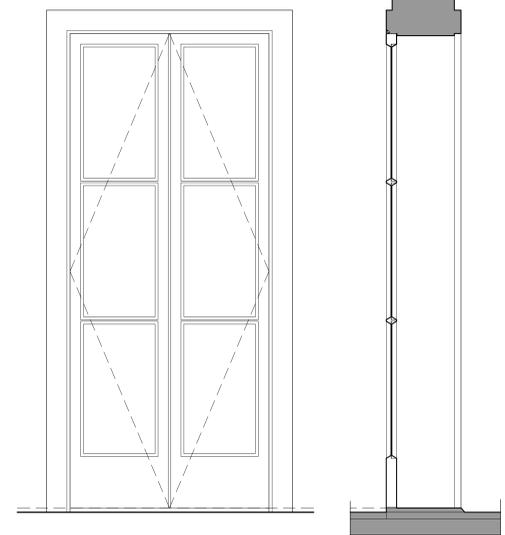
Reviewed by Nick Sugar  
08/01/2022, 8:52:43 AM



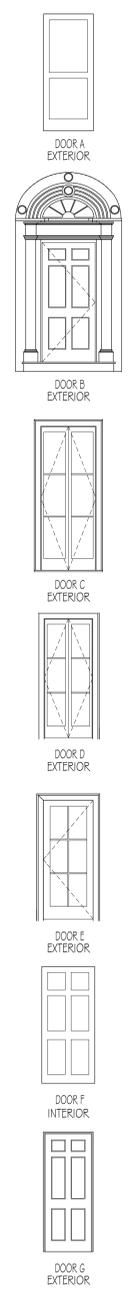
**1 DR 1/100 DETAILS**  
SCALE: 1" = 1'-0"



**2 DR TYPE 'C' DTLs**  
SCALE: 1" = 1'-0"



**3 DR TYPE 'D' DTLs**  
SCALE: 1" = 1'-0"



DOOR RESTORATION SCHEDULE					
DOOR NO.	TYPE	FRAME REPAIR NOTES	DOOR SLAB REPAIR NOTES	CASING/TRIM REPAIR NOTES	NOTES
1/001	A	---	---	---	SEE NEW DOOR SCHEDULE
2/001	F	---	I	---	RESTORE OPERABILITY
1/002	F	---	I	---	
1/003	F	---	I	---	
1/100	B	---	C	---	SEE DTLs ON DWG 2/BR5.00
1/101	C	---	E, F, G, H	L, M	
2/101	C	---	E, F, G, H, J (L LEAF, BOT 10' R STILE)	M	
3/101	F	---	I	---	
4/101	F	---	I	---	
5/101	F	---	I	---	
1/102	F	---	I	---	
2/102	F	---	I	---	
3/102	F	---	I	---	
4/102	---	---	---	---	SEE NEW DOOR SCHEDULE
1/103	---	---	---	---	SEE NEW DOOR SCHEDULE
2/103	F	---	I	---	
1/104	D	---	E, F, I	M	
2/104	---	---	---	---	SEE NEW DOOR SCHEDULE
3/104	D	---	E, F, I	M	
4/104	D	---	E, F, I	M	
5/104	---	---	---	---	SEE NEW DOOR SCHEDULE
6/104	---	---	---	---	SEE NEW DOOR SCHEDULE
7/104	---	---	---	---	SEE NEW DOOR SCHEDULE
8/104	---	---	---	---	SEE NEW DOOR SCHEDULE
1/201	F	---	I	---	
2/201	F	---	H	---	TO REMAIN FIXED SHUT
1/202	F	---	I	---	
2/202	F	---	I	---	
1/203	F	---	I	---	
2/203	F	---	I	---	
3/203	F	---	I	---	

- GENERAL DOOR RESTORATION NOTES - TYPICAL ALL EXISTING DOORS TO REMAIN:
- SEE NEW DOOR SCHEDULE BELOW FOR NEW DOOR DETAILS.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS.
  - INSPECT ALL DOORS FOR OPERABILITY. REPAIR TO WORKING CONDITION AS NECESSARY, U.N.O.
  - PRIOR TO RESTORATION, REMOVE AND TAG ALL HARDWARE.
  - REMOVE EXTERIOR STORM PANELS & INFILLED PANELING, SCREENS, INTERIOR DRAPERY AND ASSOCIATED HARDWARE. FILL HOLES IN PLASTER OR WOOD AS REQUIRED.
  - ALL EXISTING EXTERIOR AND INTERIOR FRAMES, SLABS AND TRIM TO BE PREPPED (INCLUDING LIGHT SANDING, MOLD REMEDIATION, REMOVAL OF TAPE RESIDUE, AND HOLES FILLED), SPOT PRIMED AND REPAINTED.
  - INSTALL NEW CONCEALED WEATHERSTRIPPING, TYP ALL NEW AND EXISTING EXTERIOR DOORS.
  - ABBREVIATIONS:  
L - LEFT; R - RIGHT; BOT - BOTTOM; UP - UPPER; # - APPROX. LENGTH OF REPAIR OR QUANTITY

NEW DOOR SCHEDULE											
DOOR NO.	TYPE	WIDTH	HEIGHT	DOOR				FRAME			NOTES
				THICKNESS	FINISH	HEAD	JAMB	SILL	FINISH	DETAIL	
1/001	A	2'-8"	6'-8"	1 3/4"	PTD					PTD	
4/102	G	2'-8"	6'-8"	1 3/4"	PTD					PTD	
1/103	F	2'-10"	6'-8"	1 3/4"	PTD					PTD	
2/104	E	2'-10"	6'-8"	1 3/4"	PTD					PTD	SEE RESTOR. NOTE 'M'
5/104	D	2'-9 1/4"	6'-10"	1 3/4"	PTD					PTD	SEE RESTOR. NOTE 'M'
6/104	D	2'-9 1/4"	6'-10"	1 3/4"	PTD					PTD	SEE RESTOR. NOTE 'M'
7/104	E	2'-10"	6'-8"	1 3/4"	PTD					PTD	SEE RESTOR. NOTE 'M'
8/104	D	2'-9 1/4"	6'-10"	1 3/4"	PTD					PTD	SEE RESTOR. NOTE 'M'

- GENERAL DOOR NOTES - TYPICAL ALL NEW DOORS:
- CONTRACTOR TO VERIFY ALL DIMENSIONS.
  - PRIME AND PAINT ALL NEW EXTERIOR AND INTERIOR FRAMES, SLABS AND TRIM.
  - INSTALL NEW CONCEALED WEATHERSTRIPPING, TYP ALL NEW AND EXISTING EXTERIOR DOORS.
  - PRICING ALTERNATE: PROVIDE & INSTALL NEW WOOD EXTERIOR SHUTTERS AT FRENCH DOORS.

- DOOR RESTORATION NOTES:
- FRAME REPAIR:
- DUTCHMAN REPAIR WOOD FRAME. INSTALL SHEETMETAL DAMPPROOFING COURSE WHERE DUTCHMAN IS IN CONTACT WITH MASONRY.
  - DUTCHMAN REPAIR WOOD FRAME.
- DOOR SLAB REPAIR:
- INSTALL NEW DOOR SLAB IN RESTORED FRAME.
  - FLANE DOOR SLAB TO REPAIR STICKING.
  - REPLACE EXTERIOR PUTTY GLAZE.
  - REPLACE GLAZING WITH TEMPERED LITES.
  - FIX DOOR IN CLOSED POSITION.
  - TAG & REMOVE HARDWARE. STRIP PAINT FROM SALVAGED HARDWARE & REINSTALL.
  - TAG & SALVAGE HINGES ONLY. STRIP PAINT FROM HINGES AND REINSTALL. INSTALL NEW REPRODUCTION KNOBS AND/OR LOCKS OR ADA HARDWARE PER ARCHITECT.
  - DUTCHMAN REPAIR DOOR STILE.
- CASING/TRIM REPAIR:
- REPLACE PERIMETER SEALANT.
  - REMOVE UNNECESSARY PROTRUDING NAILHEADS FROM INTERIOR CASING.
  - PRICING ALTERNATE: PROVIDE & INSTALL NEW WOOD EXTERIOR SHUTTERS.

PROGRESS  
NOT FOR  
CONSTRUCTION



PROJECT:  
**PARK LANE SQUARE | BALDWIN-BUSS HOUSE**

PROJECT ADDRESS:  
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PROJECT TEAM:

**PENINSULA ARCHITECTS**

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PROJECT #: 2106

ISSUE: SD PRICING 04-23-2021  
90% DD REVIEW 10-15-2021  
75% CD 12-10-2021