

PRESIDENT'S HOUSE EMERGENCY REPAIRS

Historic Jefferson College Washington, Mississippi

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Construction Documents



Sally Zahner, AIA szahner@szzarch.com

510 University Drive
Starkville, MS 39759
662-323-1628

STRUCTURAL ENGINEER:

Live Oak Engineering
955-B Howard Avenue
Biloxi, MS 39530
Charles Chapman, PE
Office: 228.207.0070

CIVIL ENGINEER:

Live Oak Engineering
955-B Howard Avenue
Biloxi, MS 39530
Les Seymour, PE
Office: 228.207.0070

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THIS BUILDING HAS BEEN DESIGNATED A MISSISSIPPI LANDMARK BY THE STATE OF MISSISSIPPI THROUGH THE DEPARTMENT OF ARCHIVES AND HISTORY. ALL WORK SHALL BE IN ACCORDANCE WITH THE ANTIQUITIES LAW OF MISSISSIPPI, MISS. CODE ANN. 39-7-1 ET SEQ. AND THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

THIS PROJECT INCLUDES WORK ON A HISTORIC BUILDING ON THE EXISTING HISTORIC JEFFERSON COLLEGE CAMPUS. SOME OF THE BUILDINGS WILL BE IN OPERATION DURING THE ENTIRE PROJECT. MANY OF THE INTERIOR SURFACES/FINISHES AND EQUIPMENT ARE HISTORIC AND PARTICULARLY SENSITIVE TO WATER. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING ALL INTERIOR MATERIALS AND WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE FROM WEATHER RELATED EFFECTS CAUSED BY CONSTRUCTION ACTIVITIES.

THE CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH ALL RULES REGARDING THESE BUILDINGS AND THIS CAMPUS. ALL OF THE FACILITIES RULES ARE TO BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL OF HIS EMPLOYEES FOR THE DURATION OF THE PROJECT.

ALL CONTRACTORS THAT ARE BIDDING THIS PROJECT ARE RESPONSIBLE FOR ATTENDING THE PRE-BID MEETING FOR A MORE COMPLETE DISCUSSION OF THE RULES THAT ALL CONTRACTORS AND EMPLOYEES WILL BE REQUIRED TO OBSERVE.

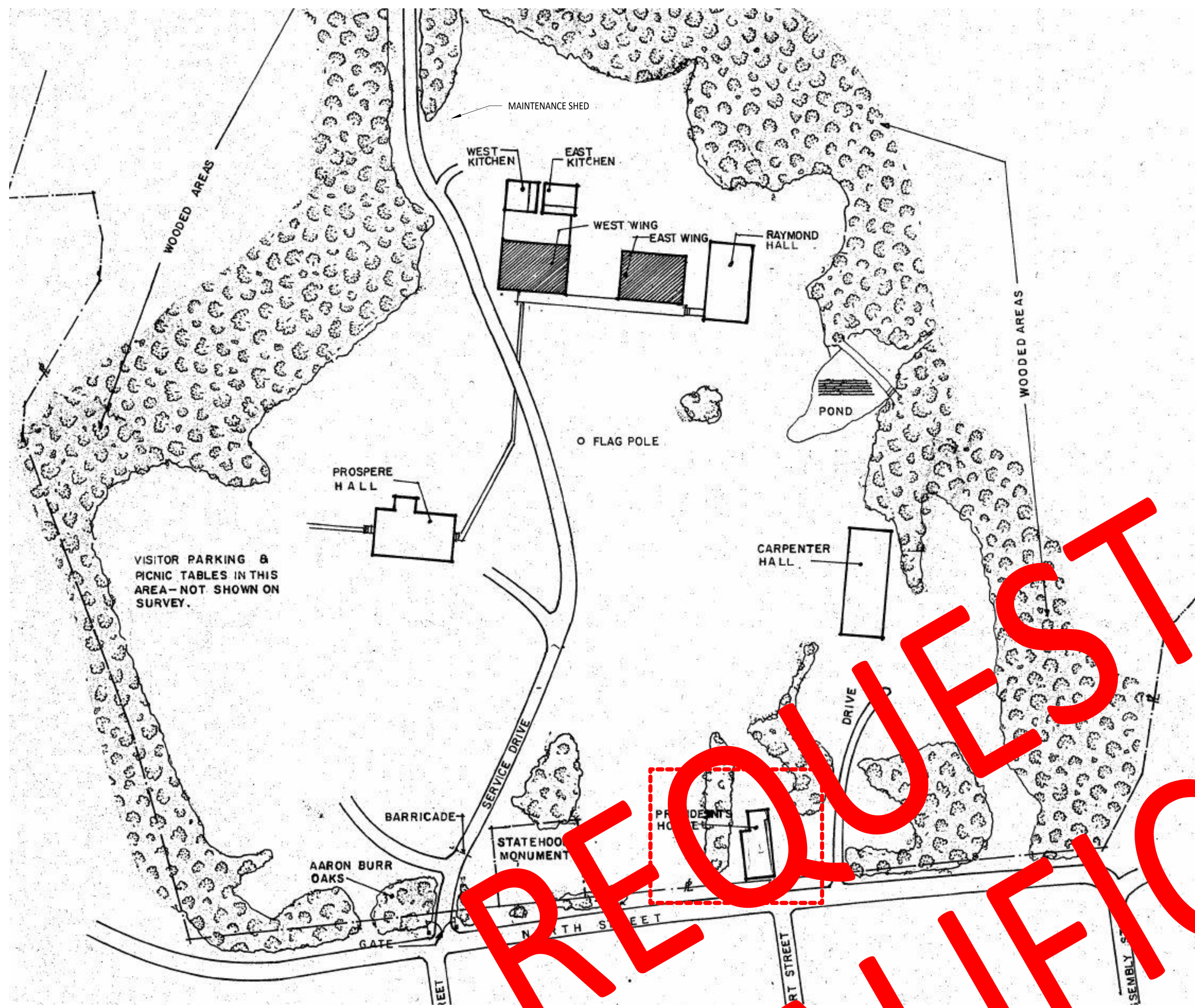
ONE OR MORE OF THE BUILDINGS WILL BE OCCUPIED DURING CONSTRUCTION. SCHEDULING OF THIS WORK WILL BE REQUIRED TO ACCOMMODATE THE OPERATIONAL NEEDS OF THE BUILDING OCCUPANTS. THIS MAY REQUIRE THE WORK TO BE CARRIED OUT IN PHASES. ALL PHASING WILL BE COORDINATED AT THE PRE-CONSTRUCTION MEETING AND SUBSEQUENT SITE AND/OR MONTHLY MEETINGS.

THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING PERSONS, MOTOR VEHICLES, SURROUNDING SURFACES OF THE BUILDING BEING WORKED ON, BUILDING SITE, EXISTING UTILITIES, AND SURROUNDING BUILDINGS FROM DAMAGE RESULTING FROM ALL CONSTRUCTION ACTIVITIES. TEMPORARY PROTECTION AT ENTRIES AND PEDESTRIAN WALKWAYS WILL BE REQUIRED AT ANY OCCUPIED BUILDINGS. ALL PROTECTION IS TO REMAIN IN PLACE DURING THE DURATION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY SCREENING AROUND ANY LIFTS OR OTHER EQUIPMENT USED TO ACCESS THE BUILDINGS/ROOFS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE BUILDING IN A WEATHERTIGHT CONDITION DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO THE BUILDING, BUILDING INTERIOR, AND CONTENTS OF THE BUILDING DUE TO FAILURE TO MAINTAIN WEATHERTIGHT CONDITIONS.

THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING LANDSCAPING, SIDEWALKS, LAWN, ETC. THE CONTRACTOR IS RESPONSIBLE FOR MARKING ALL UTILITIES AND PROTECTING THEM DURING ALL CONSTRUCTION ACTIVITIES. ALL FEATURES (LANDSCAPING, SIDEWALKS, ETC) THAT ARE DAMAGED PRIOR TO THE BEGINNING OF CONSTRUCTION ARE TO BE DOCUMENTED BY PHOTOGRAPHS BY THE CONTRACTOR. THE OWNER EXPECTS THAT THE CONTRACTOR WILL PLACE PROTECTION (MATS, ETC) OVER LAWNS, SIDEWALKS, ETC TO MINIMIZE ANY DAMAGE. ALL DAMAGE IS TO BE REPAIRED. ANY DAMAGED LAWN AREAS ARE TO BE RE-SODDED WITH BERMUDA SOD OVER PREPARED/LEVELED SOIL, SATURATED WITH WATER FOR THE FIRST WATERING AND THEN WATERED FOR TWO (2) WEEKS BY THE CONTRACTOR.

GENERAL NOTES:

1. AN ATTEMPT WAS MADE TO IDENTIFY ALL MAJOR EXISTING CONDITIONS. HOWEVER, ALL ROOF PENETRATIONS, PLUMBING STACKS, HOT STACKS, AND ROOF EQUIPMENT MAY NOT BE SHOWN. THEREFORE, THE CONTRACTOR IS EXPECTED TO BE FAMILIAR WITH ALL EXISTING CONSTRUCTION AND IDENTIFY THE SIZE, NUMBER, AND USE OF ALL CONDITIONS ON THESE ROOFS. FOR ANY CONDITION NOT SPECIFICALLY DETAILED, NEW CONSTRUCTION WILL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THAT PARTICULAR CONDITION. ALL WORK ASSOCIATED WITH PLUMBING OR MECHANICAL PENETRATIONS, CONNECTIONS AND EXTENSIONS ARE TO BE MADE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND N.R.C.A.
2. THESE DRAWINGS WERE PREPARED USING THE ARCHITECT'S FIELD MEASUREMENTS AND OBSERVATIONS, AND EXISTING DRAWINGS NOT PRODUCED IN THIS OFFICE. IN SOME INSTANCES, THERE ARE MULTIPLE EXISTING DRAWING SETS FROM VARIOUS PREVIOUS RENOVATION PROJECTS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY EXISTING CONDITIONS AND DIMENSIONS IN QUESTION.
3. EXISTING STRUCTURAL INFORMATION WAS OBTAINED FROM EXISTING DRAWINGS, OBSERVATIONS, AND FROM THE OWNER, AND SHOULD BE VERIFIED BY THE CONTRACTOR TO THE EXTENT THAT IT AFFECTS THE WORK.
4. IN GENERAL, ALL PREPARATION OF MATERIALS TO RECEIVE THE NEW ROOF SYSTEMS/COMPONENTS AND THE APPLICATION OF ALL NEW MATERIALS AND COMPONENTS IS TO BE AS RECOMMENDED BY THE N.R.C.A., THE ROOFING MANUFACTURER AND/OR THE COMPONENT MANUFACTURER FOR THE EXISTING CONDITION.
5. PROTECT EXISTING ROOFTOP OR EXT WALL MOUNTED EQUIPMENT OR FIXTURE THAT IS CURRENTLY IN USE AND IS INTENDED TO REMAIN. THE CONTRACTOR IS TO BRING TO THE ATTENTION OF THE OWNER/ARCHITECT ANY ITEMS THAT APPEAR TO BE ABANDONED (ALONG WITH ANY ITEMS THAT ARE SPECIFICALLY NOTED TO BE REMOVED). ANY SUCH EQUIPMENT/ITEMS ARE TO BE REMOVED BY THE CONTRACTOR PRIOR TO ROOFING. PROPERLY TERMINATE, DISCONNECT AND REMOVE ACCOMPANYING UTILITY LINES, CONDUIT, PITCH POCKETS, ETC. REMOVE THE ITEM AND ALL ASSOCIATED MATERIALS. INFILL ANY EXISTING ROOF DECK/FASCIA/WALL PENETRATIONS.



HISTORIC JEFFERSON COLLEGE CAMPUS MAP - NOT TO SCALE



LOCATION MAP - NOT TO SCALE

REQUEST FOR QUALIFICATION FOR CONTRACTOR

President's House Emergency Repairs
Historic Jefferson College | Washington, Mississippi



SHAHER ZAHNER ZAHNER
OFFICE OF ARCHITECTURE

510 UNIVERSITY DRIVE
STARKVILLE, MISSISSIPPI 39759
szzarch.com T(662) 323-1628

SHEET **G000**

COVERSHEET

DATE: 01/19/2026
SZZARCH#: 2119
DRAWN BY: sz
CHECKED BY: sz

REVISIONS:

CODE REVIEW

APPLICABLE BUILDING CODES:
INTERNATIONAL BUILDING CODE (IBC)
INTERNATIONAL EXISTING BUILDING CODE (IEBC)

INTERNATIONAL BUILDING CODE

GENERAL

MATERIALS AND METHODS OF APPLICATION USED FOR RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 15 (ROOF ASSEMBLIES AND ROOFTOP STRUCTURES). HOWEVER, REROOFING SHALL NOT BE REQUIRED TO MEET THE MINIMUM DESIGN SLOPE REQUIREMENTS OF 1/4 IN 12 SLOPE.

FLASHINGS

FLASHINGS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.

INTERNATIONAL EXISTING BUILDING CODE

CLASSIFICATION OF WORK

THE INTERNATIONAL EXISTING BUILDING CODE CLASSIFIES THE NATURE OF THE WORK IN ORDER TO DETERMINE THE EXTENT THE REMAINDER OF THE CODE WILL BE APPLIED. THE NATURE OF THE WORK FOR THIS PROJECT FALLS INTO THE "REPAIR" CLASSIFICATION. CHAPTER 5, SECTION 502 DEFINES A "REPAIR" AS INCLUDING "THE PATCHING OR RESTORATION OR REPLACEMENT OF DAMAGED MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES FOR THE PURPOSE OF MAINTAINING SUCH COMPONENTS IN GOOD OR SOUND CONDITION WITH RESPECT TO EXISTING LOADS OR PERFORMANCE REQUIREMENTS". THIS PROJECT FALLS INTO THE "REPAIR" CLASSIFICATION DUE TO THE NATURE OF THE WORK BEING FOR THE PURPOSE OF MAINTENANCE.

EXISTING BUILDING MATERIALS

CHAPTER 6, SECTION 602.1 STATES; "MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE CODE OFFICIAL TO RENDER THE BUILDING OR STRUCTURE UNSAFE OR DANGEROUS AS DEFINED IN CHAPTER 2.....LIKE MATERIALS SHALL ALSO BE PERMITTED FOR REPAIRS AND ALTERATIONS...". ALL MATERIALS BEING USED FOR REPAIRS ARE LIKE THE MATERIALS IN EXISTENCE IN THESE BUILDINGS. THE EQUIPMENT IS IDENTICAL IN FUNCTION WITH IMPROVED FEATURES THAT MEET THE CURRENT CODES.

FIRE PROTECTION

ALL REPAIRS ARE BEING DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION THAT IS CURRENTLY PROVIDED AS REQUIRED BY CHAPTER 6, SECTION 603.

MEANS OF EGRESS

ALL REPAIRS ARE BEING DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS AS REQUIRED BY CHAPTER 6, SECTION 604.

ACCESSIBILITY

ALL REPAIRS ARE BEING DONE IN A MANNER THAT MAINTAINS THE LEVEL OF ACCESSIBILITY PROVIDED AS REQUIRED BY CHAPTER 6, SECTION 605.

ELECTRICAL, MECHANICAL, PLUMBING

ALL EXISTING ELECTRICAL WIRING AND EQUIPMENT UNDERGOING REPAIR IS BEING REPLACED OR REPAIRED WITH LIKE MATERIALS AS REQUIRED BY CHAPTER 6, SECTION 607. ALL MECHANICAL AND PLUMBING REPAIRS DO NOT MAKE THE BUILDING LESS COMFORTING AND DO NOT USE MATERIALS THAT ARE PROHIBITED BY THE INTERNATIONAL BUILDING CODE AS REQUIRED BY CHAPTER 6, SECTIONS 608 AND 609.

THIS PROJECT WILL TAKE PLACE ON PROPERTY OWNED BY THE STATE OF MISSISSIPPI. WORK ON THESE BUILDINGS FALLS UNDER THE PURVIEW OF THE DEPARTMENT OF ARCHIVES AND HISTORY. AREAS IN THESE BUILDINGS STORE SENSITIVE AND VALUABLE ARTIFACTS. THE VERY NATURE OF THE USE OF THIS BUILDING, THE INTERIOR FINISHES AND THE MATERIALS STORED IN THESE BUILDINGS MAKES THIS A RESTRICTIVE WORK ENVIRONMENT.

THE CONTRACTOR(S) IS RESPONSIBLE FOR BEING FAMILIAR WITH ALL RULES REGARDING THESE BUILDINGS. ALL OF THE FACILITY'S RULES ARE TO BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL OF HIS EMPLOYEES FOR THE DURATION OF THE PROJECT.

THE DEPARTMENT OF ARCHIVES AND HISTORY'S REQUIREMENTS WILL BE FURTHER DISCUSSED AT THE PRE-BID MEETING AND SUBSEQUENT MONTHLY PROGRESS MEETINGS. ALL CONTRACTORS THAT ARE BIDDING THIS PROJECT ARE RESPONSIBLE FOR ATTENDING THE PRE-BID MEETING FOR A MORE COMPLETE DISCUSSION OF THE RULES THAT ALL CONTRACTORS AND EMPLOYEES WILL BE REQUIRED TO OBSERVE.

BUILDING PROTECTION

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY AND ALL TEMPORARY PROTECTION THAT IS NECESSARY TO SAFEGUARD THE BUILDING DURING THE CONSTRUCTION PROCESS. THIS APPLIES TO ANYTHING THAT COULD DAMAGE THE BUILDING INCLUDING, BUT NOT LIMITED TO, WEATHER, CONSTRUCTION METHODS, CONSTRUCTION ACTIVITIES, MATERIALS AND METHODS, ETC. DO NOT REMOVE ANY MORE MATERIALS THAN CAN BE MADE WEATHER-TIGHT BY THE END OF EACH DAY. THE CONTRACTOR IS ALSO TO BE AWARE OF WEATHER CONDITIONS AND ADJUST HIS SCHEDULE/ACTIVITIES SO THAT CHANGING WEATHER CONDITIONS DO NOT CAUSE ANY DAMAGE. IT IS PERMISSIBLE TO USE TEMPORARY PROTECTION; HOWEVER, ANY TEMPORARY PROTECTION MUST BE ADEQUATE TO NOT ALLOW ANY AFFECTS OF WEATHER (PRECIPITATION, TEMPERATURE, WIND, ETC.) OR CONSTRUCTION ACTIVITIES TO DAMAGE ANY OF THE EXISTING CONSTRUCTION OF THE BUILDING. IT IS VERY IMPORTANT THAT THE INTERIOR AND ADJACENT ELEMENTS/FINISHES BE PROTECTED. THESE ELEMENTS ARE PARTICULARLY EXPENSIVE AND/OR IRREPLACEABLE. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND MUST MEET THE REQUIREMENTS OF THE OWNER AND THE MISSISSIPPI DEPARTMENT OF ARCHIVES AND HISTORY.

CONSTRUCTION SAFEGUARDS:

ALL CONSTRUCTION SAFETY, SITE PROTECTION, PROTECTION OF THE PUBLIC AND EMPLOYEES, PROTECTION OF EXISTING CONSTRUCTION AND ADJACENT CONSTRUCTION, ADHERENCE TO O.S.H.A. ALL APPLICABLE CODES, ETC., ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS NOTE IS NOT A COMPLETE LISTING OF ALL CONSTRUCTION SAFEGUARDS THAT THE CONTRACTOR IS RESPONSIBLE FOR. THE CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH ALL REQUIREMENTS FROM ALL GOVERNING AUTHORITIES AND ABIDING BY ALL REQUIREMENTS.

REFERENCES:

INTERNATIONAL EXISTING BUILDING CODE (IEBC) CURRENT ADDITION
INTERNATIONAL BUILDING CODE, CURRENT ADDITION
INTERNATIONAL FIRE CODE (IFC), CHAPTER 33

SOME OF THE REQUIREMENT LISTED IN THE ABOVE REFERENCED CODES ARE LISTED BELOW. HOWEVER, THE CONTRACTOR RESPONSIBILITY TO BE AWARE OF AND ADHERE TO ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. ADDITIONALLY, THE CONTRACTOR MUST ABIDE BY ALL LOCAL REQUIREMENTS AND THE AUTHORITY HAVING JURISDICTION (A.H.J.) FOR EACH AND EVERY ONE OF THE GOVERNING AUTHORITIES. ALL QUESTIONS THAT THE CONTRACTOR HAS REGARDING INTERPRETATION AND/OR THE APPLICABILITY OF ANY AND ALL CONSTRUCTION SAFEGUARDS SHOULD BE DIRECTED TO AUTHORITY HAVING JURISDICTION FOR THE PARTICULAR GOVERNING AUTHORITY RESPONSIBLE FOR THE REQUIREMENT IN QUESTION.

IFC, CHAPTER 13 REQUIRES: A FIRE WATCH IS TO BE CONDUCTED IN ACCORDANCE WITH THE INTENTIONAL FIRE CODE AND AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

- WHEN REQUIRED - A FIRE WATCH SHALL BE PROVIDED DURING HOT WORK ACTIVITIES AND SHALL CONTINUE FOR NOT LESS THAN 30 MINUTES AFTER THE CONCLUSION OF THE WORK (UNLESS LONGER IS REQUIRED BY THE LOCAL A.H.J.) THE FIRE CODE OFFICIAL, OR RESPONSIBLE MANAGE UNDER A HOT WORK PROGRAM, IS AUTHORIZED (AND ALLOWED) TO EXTEND THE FIRE WATCH BASED ON THE HAZARDS OR WORK BEING PERFORMED.
- LOCATION - THE FIRE WATCH SHALL INCLUDE THE ENTIRE HOT WORK AREA. HOT WORK CONDUCTED IN AREAS WITH VERTICAL OR HORIZONTAL FIRE EXPOSURES THAT ARE NOT OBSERVABLE BY A SINGLE INDIVIDUAL SHALL HAVE ADDITIONAL PERSONNEL ASSIGNED TO FIRE WATCHES TO ENSURE THAT EXPOSED AREAS ARE MONITORED.
- DUTIES - INDIVIDUALS DESIGNATED TO FIRE WATCH DUTY SHALL HAVE FIRE-EXTINGUISHING EQUIPMENT READILY AVAILABLE AND SHALL BE TRAINED IN THE USE OF SUCH EQUIPMENT. INDIVIDUALS ASSIGNED TO FIRE WATCH DUTY SHALL BE RESPONSIBLE FOR EXTINGUISHING SPOT FIRES AND COMMUNICATING AN ALARM.
- FIRE TRAINING - THE INDIVIDUALS RESPONSIBLE FOR PERFORMING THE HOT WORK AND INDIVIDUALS RESPONSIBLE FOR PROVIDING THE FIRE WATCH SHALL BE TRAINED IN THE USE OF PORTABLE FIRE EXTINGUISHERS.
- FIRE HOSES - WHERE FIRE HOSES ARE REQUIRED, THEY SHALL BE CONNECTED, CHARGED AND READY FOR USE.
- FIRE EXTINGUISHER - HOT LESS THAN ONE PORTABLE FIRE EXTINGUISHER COMPLYING WITH SECTION 906 (IFC) AND WITH A MINIMUM 2-A-20-B-C RATING SHALL BE READILY ACCESSIBLE WITHIN 30 FEET OF THE LOCATION WHERE HOT WORK IS PERFORMED.
- PRE-HOT-WORK CHECK - A PRE-HOT-WORK CHECK SHALL BE CONDUCTED PRIOR TO WORK TO ENSURE THAT ALL EQUIPMENT IS SAFE AND HAZARDS ARE RECOGNIZED AND PROTECTED. A REPORT OF THE CHECK SHALL BE KEPT AT THE WORK SITE DURING THE WORK AND AVAILABLE UPON REQUEST. THE PRE-HOT-WORK CHECK SHALL DETERMINE ALL OF THE FOLLOWING:

1. HOT WORK EQUIPMENT TO BE USED SHALL BE IN SATISFACTORY OPERATING CONDITION AND IN GOOD REPAIR.
2. HOT WORK SITE IS CLEAR OF COMBUSTIBLES OR COMBUSTIBLES ARE PROTECTED.
3. EXPOSED CONSTRUCTION IS OF NONCOMBUSTIBLE MATERIALS OR, IF COMBUSTIBLE, THEN PROTECTED.
4. OPENINGS ARE PROTECTED.
5. FLOORS (DECK) IS KEPT CLEAN.
6. NO EXPOSED COMBUSTIBLES ARE LOCATED ON THE OPPOSITE SIDE OF PARTITIONS, WALLS, CEILINGS OR FLOORS.
7. FIRE WATCHES, WHERE REQUIRED, ARE ASSIGNED.
8. APPROVED ACTIONS HAVE BEEN TAKEN TO PREVENT ACCIDENTAL ACTIVATION OF SUPPRESSION AND DETECTION EQUIPMENT.

IEBC CHAPTER 15, CONSTRUCTION SAFEGUARDS SETS FORTH REQUIREMENTS FOR PROTECTING SAFETY AND PROTECTION OF PUBLIC/PRIVATE PROPERTIES. ALTHOUGH ALL WORKSITE SAFETY AND PROTECTION IS THE RESPONSIBILITY OF THE CONTRACTOR; ADDITIONALLY, THESE ARE SOME OF THE SPECIFIC ITEMS LISTED IN IEBC (CHAPTER 15) THAT ARE REQUIRED:

- STORAGE AND PLACEMENT - CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY (ON AND OFF THIS SITE) FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS OR ADDITIONS T ANY BUILDING OR STRUCTURE.
- EXCEPTIONS: 1. WHEN SUCH REQUIRED ELEMENTS OR DEVICES ARE BEING ALTERED OR REPAIRED, ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE. (AS APPROVED BY THE A.H.J.) 2. WHEN THE EXISTING BUILDING IS NOT OCCUPIED.
- MANNER OF REMOVAL - WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES (ON AND OFF OF THIS SITE) AND PUBLIC RIGHTS-OF-WAY.
- FIRE SAFETY DURING CONSTRUCTION - FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR THE INTERNATIONAL BUILDING CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE INTERNATIONAL FIRE CODE.
- PROTECTION OF PEDESTRIANS - PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION AND DEMOLITION ACTIVITIES AS REQUIRED BY (THE BARRICADE, WALKWAYS, RAILINGS, BARRIERS, COVERED WALKWAYS, ETC.) REQUIREMENTS OF IEBC, CHAPTER 15) SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.
- WALKWAYS - A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL IN FRONT OF EVERY CONSTRUCTION AND DEMOLITION SITE UNLESS THE APPLICABLE GOVERNING AUTHORITY AUTHORIZES THE SIDEWALK TO BE FENCED OR CLOSED. WALKWAYS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE THAT PEDESTRIAN TRAFFIC, BUT IN NO CASE SHALL THEY BE LESS THAN 4 FEET IN WIDTH. WALKWAYS SHALL BE ACCESSIBLE IN ACCORDANCE WITH CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE AND SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS AND IN NO CASE SHALL THE DESIGN LIVE LOAD BE LESS THAN 150 POUNDS PER SQUARE FOOT.
- DIRECTIONAL BARRICADES - PEDESTRIAN TRAFFIC SHALL BE PROTECTED BY A DIRECTIONAL BARRICADE WHERE THE WALKWAY EXTENDS INTO THE STREET. THE DIRECTIONAL BARRICADE SHALL BE OF SUFFICIENT SIZE AND CONSTRUCTION TO DIRECT VEHICULAR TRAFFIC AWAY FROM THE PEDESTRIAN PATH.
- CONSTRUCTION RAILINGS - CONSTRUCTION RAILINGS SHALL BE AT LEAST 42 INCHES IN HEIGHT AND SHALL BE SUFFICIENT TO DIRECT THE PEDESTRIANS AROUND CONSTRUCTION AREAS.
- BARRIERS - BARRIERS SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AND SHALL BE PLACED ON THE SIDE OF THE WALKWAY NEAREST THE CONSTRUCTION. BARRIERS SHALL EXTEND THE ENTIRE LENGTH OF THE CONSTRUCTION SITE. OPENINGS IN SUCH BARRIERS SHALL BE PROTECTED BY DOORS THAT ARE NORMALLY KEPT CLOSED.
- BARRIER DESIGN - BARRIERS SHALL BE DESIGNED TO RESIST LOADS REQUIRED IN CHAPTER 13 OF THE INTERNATIONAL BUILDING CODE UNLESS CONSTRUCTED AS FOLLOWS:
 - BARRIERS SHALL BE PROVIDED WITH 2X4 TOP AND BOTTOM PLATES
 - THE BARRIER MATERIAL SHALL BE A MINIMUM OF 3/4 INCH BOARDS OR 1/4 INCH WOOD STRUCTURAL USE PANELS.
 - WOOD STRUCTURAL USE PANELS SHALL BE BONDED WITH AN ADHESIVE IDENTICAL TO THAT FOR EXTERIOR WOOD STRUCTURAL USE PANELS.
 - WOOD STRUCTURAL USE PANELS 1/4 INCH OR 1/2 INCH IN THICKNESS SHALL HAVE STUDS SPACED NOT MORE THAN 2 FEET ON CENTER.
 - WOOD STRUCTURAL USE PANELS 3/8 INCH OR 1/2 INCH IN THICKNESS SHALL HAVE STUDS SPACED NOT MORE THAN 4 FEET ON CENTER. PROVIDED A 1-INCH BY 4-INCH STIFFENER IS PLACED HORIZONTALLY AT THE MID-HEIGHT WHERE THE STUD SPACING EXCEEDS 2 FEET ON CENTER.
 - WOOD STRUCTURAL USE PANELS 5/8 INCH OR THICKER SHALL NOT SPAN OVER 8 FEET.
- COVERED WALKWAYS - COVERED WALKWAYS SHALL HAVE A MINIMUM CLEAR HEIGHT OF 8 FEET AS MEASURED FROM THE FLOOR SURFACE TO THE CANOPY OVERHEAD. ADEQUATE LIGHTING SHALL BE PROVIDED AT ALL TIMES. COVERED WALKWAYS SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS. IN NO CASE SHALL THE DESIGN LIVE LOAD BE LESS THAN 150 PSF FOR THE ENTIRE STRUCTURE.
- EXCEPTION: ROOFS AND SUPPORTING STRUCTURES OF COVERED WALKWAYS FOR NEW, LIGHT-FRAMED CONSTRUCTION NOT EXCEEDING TWO STORIES ABOVE GRADE PLANE ARE PERMITTED TO BE DESIGNED FOR A LIVE LOAD OF 75 PSF OR THE LOADS IMPOSED ON THEM, WHICHEVER IS GREATER. IN LIEU OF SUCH DESIGNS, THE ROOF AND SUPPORTING STRUCTURE OF A COVERED WALKWAY ARE PERMITTED TO BE CONSTRUCTED AS FOLLOWS:
 - FOOTINGS SHALL BE CONTINUOUS 2X6 MEMBERS.
 - POSTS NOT LESS THAN 4X6 SHALL BE PROVIDED ON BOTH SIDES OF THE ROOF AND SPACES NOT MORE THAN 12 FEET ON CENTER.
 - STRINGERS NOT LESS THAN 4X12 SHALL BE PLACED ON EDGE UPON THE POSTS.
 - JOISTS RESTING ON THE STINGERS SHALL BE AT LEAST 2X8 AND SHALL BE SPACED NOT MORE THAN 2 FEET ON CENTER.
 - THE DECK SHALL BE PLANKS AT LEAST 2 INCHES THICK OR WOOD STRUCTURAL PANELS WITH AN EXTERIOR EXPOSURE DURABILITY CLASSIFICATION AT LEAST 2/32 INCH THICK NAILED TO THE JOISTS.
 - EACH POST SHALL BE KNEE BRACED TO JOISTS AND STRINGERS BY 2X4 MINIMUM MEMBERS 4 FEET LONG.
 - SEE ALL REQUIREMENTS FOR REPAIR, MAINTENANCE AND REMOVAL OF ALL BARRIERS
- PROTECTION OF ADJOINING PROPERTY - ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION WORK PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION AND DEMOLITION ACTIVITIES.
- TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY -
 - STORAGE AND HANDLING OF MATERIALS - THE TEMPORARY USE OF STREETS OR PUBLIC PROPERTY OR THE STORAGE OR HANDLING OF MATERIALS OR EQUIPMENT REQUIRED FOR CONSTRUCTION DEMOLITION, AND THE PROTECTION PROVIDED TO THE PUBLIC SHALL COMPLY WITH THE PROVISIONS OF THE APPLICABLE GOVERNING AUTHORITY AND THIS CHAPTER (CHAPTER 15, IEBC)
 - OBSTRUCTIONS - CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT E PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, NOR SHALL SUCH MATERIAL OR EQUIPMENT BE LOCATED WITHIN 20 FEET OF A STREET INTERSECTION, OR PLACED SO AS TO OBSTRUCT NORMAL OBSERVATION S OF TRAFFIC SIGNALS OR TO HINDER THE USE OF PUBLIC TRANSIT LOADING PLATFORMS.
 - UTILITY FIXTURES - BUILDING MATERIALS, FENCES, SHEDS OR OBSTRUCTIONS OF ANY KIND SHALL NOT BE PLACED SO AS TO OBSTRUCT FREE APPROACH T ANY FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, UTILITY POLE, MANHOLE, FIRE ALARM BOX OR CATCH BASIN, OR AS TO INTERFERE WITH THE PASSAGE OF WATER IN THE GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED.

THE CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH AND ADHERING TO ALL OSHA STANDARDS FOR SCAFFOLDING, STAIR TOWERS AND SIMILAR STRUCTURES. ALTHOUGH ALL SUCH STRUCTURES MUST BE PROPERLY AND ADEQUATELY SUPPORTED, THE CONTRACTOR MUST OBTAIN PRIOR APPROVAL BEFORE ANCHORING TO THE BUILDING SO THAT THE METHOD OF ATTACHMENT AND REQUIRED REPAIR CAN BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

OWNER'S REQUIREMENTS

GENERAL

1. Owner-Architect-Contractor Meetings (OAC): The Contractor shall schedule an OAC Meeting with MDAH prior to the start of any work to review proposed means, methods, and sequencing for each major scope element of the project, including demolition, siding removal, masonry work, and foundation stabilization. The meeting is intended to establish clear expectations for each party and ensure that the Secretary of Interior's Standards for the Treatment of Historic Properties are met.

SITE WORK

1. Drainage improvements shall be installed in coordination with existing campus-wide drainage systems and adjacent historic structures to ensure compatibility and continuity of site hydrology. Modifications that alter existing drainage patterns or concentrate runoff toward other historic structures or landscape features are not permitted without MDAH review and approval. Efforts to limit ground disturbance shall be incorporated into the work (PB 39, PB 36, NPS Archaeology Technical Brief 8).
2. Site stabilization and drainage improvement work shall be coordinated with the Chief Archaeologist and coordinated with the MDAH archaeology survey information.
3. At the discretion of the monitoring archaeologist, excavation or other ground-disturbing activities must be halted any time a suspected archaeological feature or deposit is encountered. Excavations around the discovery must remain halted until the archaeologist can determine the nature, extent, and age of the archaeological deposit. If the initial examination determines the deposit may have sufficient integrity and content to be considered potentially eligible for nomination to the National Register, all further excavations in the vicinity of the deposit must be halted until a complete eligibility determination can be made. Excavations outside of the find location may proceed with continued monitoring.

MASONRY

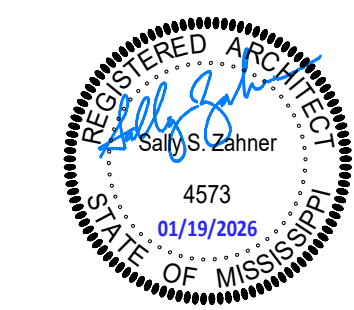
1. Repairs - Existing masonry piers, foundation walls, and chimneys shall be retained and repaired in place wherever structurally sound. Full reconstruction or removal shall be limited to areas of documented failure after water and drainage corrections are implemented. Original brick shall be reused wherever feasible; when rebuilding, brick shall be reinstalled in the same wythe and orientation from which it was removed. New brick and mortar shall match the historic material in size, color, texture, hardness, and moisture permeability, with coursing and joint profiles consistent with original construction. (*Standards 2, 5 & 6; Preservation Briefs 1 and 37*)
2. *Repointing*: Prior to repointing, a mortar analysis shall be conducted by a qualified laboratory with at least five (5) years of experience performing ASTM C1324 or equivalent testing. The report shall identify binder-to-aggregate ratios, lime/Portland cement content, and aggregate type. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THIS AS PART OF HIS CONTRACT. All new mortar shall match the original in composition, color, texture, and tooling and shall be lime-based unless analysis indicates a different compatible mix is required. Use of color pigments is prohibited; color shall derive from the natural sand.
3. MASONRY MOCK UP: Before full-scale work, the contractor shall prepare a repointing test panel in an inconspicuous area demonstrating competent mortar removal and replacement techniques. Existing mortar shall be carefully removed by hand using small tools only; power tools, grinders, or wire brushes are prohibited. Mortar residue shall be removed immediately after tooling. The test panel shall be reviewed and approved by MDAH and the project professional before general repointing proceeds. (*Standards 5 & 6; Preservation Brief 2*)
4. MASONRY CLEANING: If included in this project, cleaning shall employ the gentlest means possible. Acceptable methods include low-pressure water washing (≤400 psi) combined with a pH-neutral biocide (such as D/2 Biological Solution or Prosoco Revive) applied with soft-bristle brushes. The use of wire brushes, sandblasting, high-pressure washing, or cleaners containing acid, alkali, bleach, or sodium is strictly prohibited. All proposed cleaners shall be submitted to MDAH for review and approval before preparing test panels. Cleaning shall proceed from the bottom up, keeping lower surfaces wet to prevent streaking or efflorescence. Protect adjacent wood, metal, and glass surfaces from overspray or runoff. (*Preservation Briefs 1 and 6*).
5. Impermeable or "waterproof" coatings shall not be applied to historic brick or foundations. If a water-repellent treatment is necessary, it shall be a breathable silane/siloxane-based formulation reviewed and approved by MDAH. (*Standards 5 & 6; Preservation Briefs 1 and 37*)
6. All abandoned openings shall be infilled with compatible masonry and lime-based mortar matching the original aggregate, color, and composition. The use of caulks, foams, or synthetic sealants for infill or jointing is prohibited. (*Standards 5 & 6; Preservation Briefs 2 and 39*)

FOUNDATIONS - SILL BEAMS

1. Shimming between brick piers, sill beams, and joists shall use non-compressive, vapor permeable, and reversible materials (e.g., slate, hardwood, or polymer). Mortar or expanding foams are not acceptable. Where connection reinforcement is required, joist brackets or ties shall be concealed, reversible, and fabricated from non-corrosive metals. Lifting or alignment of the south façade shall proceed incrementally (≤1 inch per lift) under supervision of a contractor experienced with historic structures. The operation shall be monitored and documented to prevent stress or cracking in finishes.

DEPARTMENT OF ARCHIVES AND HISTORY CONDITIONS FOR THE WORK - THESE CONDITIONS ARE REQUIRED AS PART OF THE CONTRACT:

1. Documented brick walkways shall not be disturbed and must remain preserved in place. Construction staging, storage, grading, temporary supports, or runoff shall not impact these areas. Where temporary access across walkways is unavoidable, load-distribution protection shall be installed.
2. Temporary and permanent roof drainage systems and construction-phase runoff shall be directed away from brick walkways and foundation masonry. Downspouts shall not discharge or concentrate any runoff onto walkways or against foundations. Any disturbance of archaeological features shall be immediately reported to MDAH.
3. If replacement of wood fence is necessary, it shall match the existing alignment and post locations. The fence line shall not be moved toward the house or into the documented brick walkway areas. New post holes or concrete footings outside previously disturbed locations shall be reviewed and approved by MDAH archaeology staff prior to excavation.
4. Historic structural framing members, including sill beams, joists, porch framing, and other load-bearing elements, shall be retained and repaired where feasible. Replacement shall be limited to deteriorated portions and shall match existing dimensions, profiles, and configuration. Sill beam sections bearing Roman numeral or contractor markings shall be documented and retained and shall not be discarded without prior approval from MDAH.



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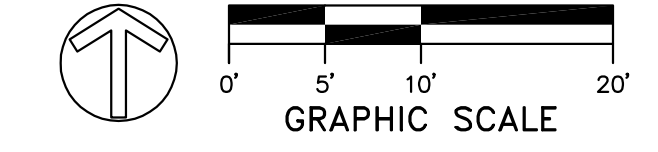
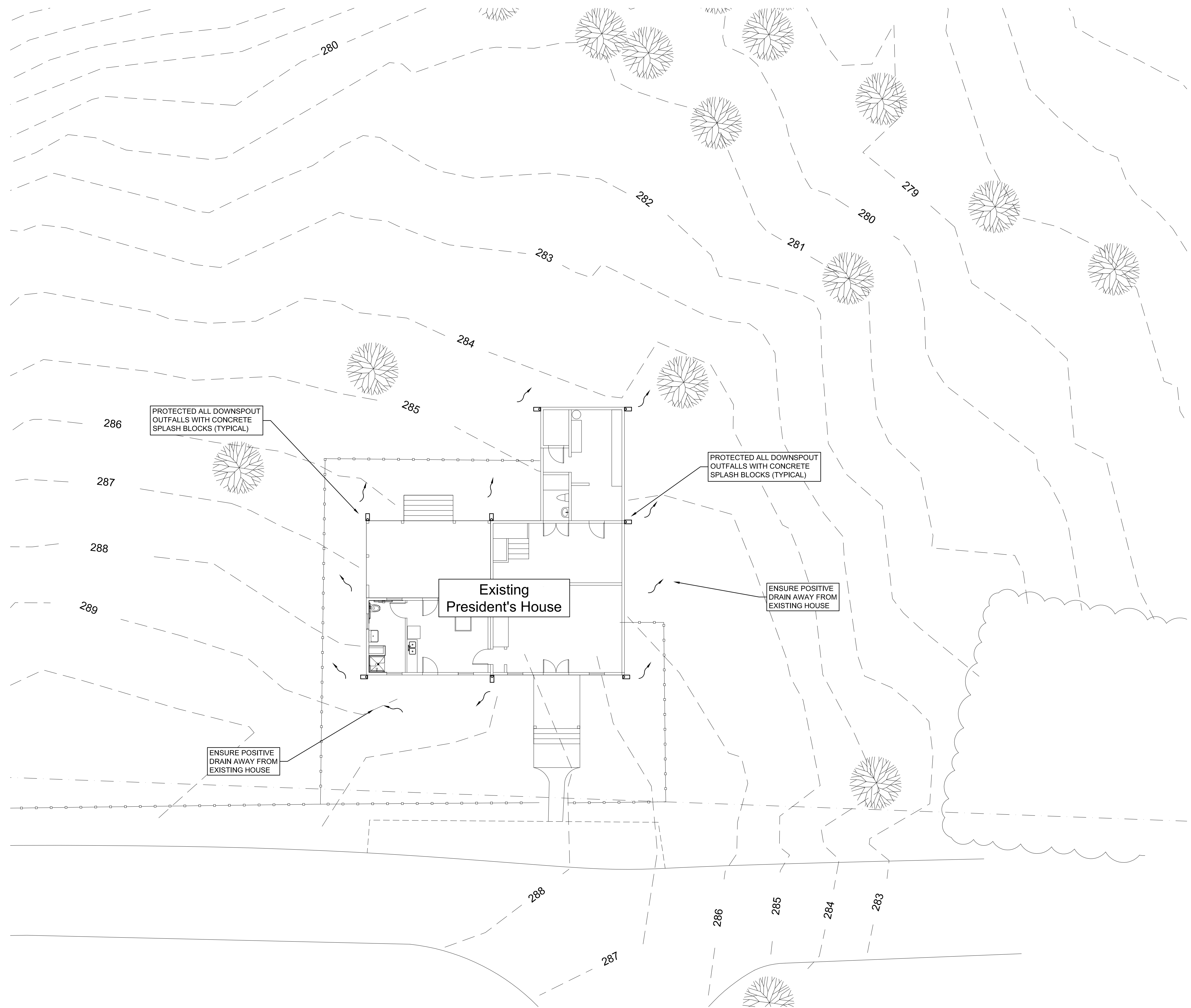
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SHEET **G001**

**GENERAL
NOTES &
OWNER
REQUIREMENTS**

DATE: 01/19/2026
SZZARCH#: 2119
DRAWN BY: sz
CHECKED BY: sz

REVISIONS:



SITE DRAINAGE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING TIE-IN POINTS, STRUCTURES, PIPES, ETC., PRIOR TO CONSTRUCTION.
2. ALL DOWNSPOUT OUTFALLS SHALL BE PROTECTED WITH A CONCRETE SPLASH BLOCK.
3. THE CONTRACTOR SHALL RE-GRADE AS REQUIRED TO ENSURE POSITIVE DRAINAGE IS ACHIEVED AWAY FROM THE EXISTING BUILDINGS AND STRUCTURES. TIE INTO EXISTING CONDITIONS AND FINISH SURFACES SHALL BE SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE.
4. REMOVE ANY EXISTING TRASH, JUNK, DEBRIS, ETC. AND RE-GRADE AS REQUIRED TO ENSURE POSITIVE DRAINAGE IS ACHIEVED UNDER THE EXISTING BUILDINGS AND STRUCTURES.
5. SOD ALL DISTURBED AREAS.

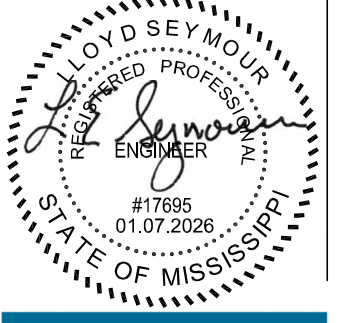
PROTECTED ALL DOWNSPOUT OUTFALLS WITH CONCRETE SPLASH BLOCKS (TYPICAL)

PROTECTED ALL DOWNSPOUT OUTFALLS WITH CONCRETE SPLASH BLOCKS (TYPICAL)

ENSURE POSITIVE DRAIN AWAY FROM EXISTING HOUSE

ENSURE POSITIVE DRAIN AWAY FROM EXISTING HOUSE

1 OVERALL GRADING AND DRAINAGE PLAN
 C300 SCALE: 1" = 10'



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SHEET

DATE: 01-07-2026
 SZZARCH#: 2119
 DRAWN BY: MBB
 CHECKED BY: LES

REVISIONS:



GENERAL NOTES

1. See general notes below and any special notes appended in written bid items.
2. All latest editions unless noted.
3. Existing Building Code (IBC)
4. International Building Code (IBC)
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GENERAL INFORMATION

1. Completed as shown on the contract drawings. Temporary bracing, framework, cribbing or other elements shall be removed prior to the time that all framing members are in place.
2. The contractor shall be responsible for coordinating architectural, structural and mechanical details. Any discrepancies between drawings shall be resolved by the contractor.
3. The contractor shall be responsible for erection procedures and safety.

SUBMITTALS

1. The contractor shall submit for structural engineering review and approval all framing members, connections, and details.
2. The contractor shall submit for structural engineering review and approval all framing members, connections, and details.

EXISTING CONSTRUCTION

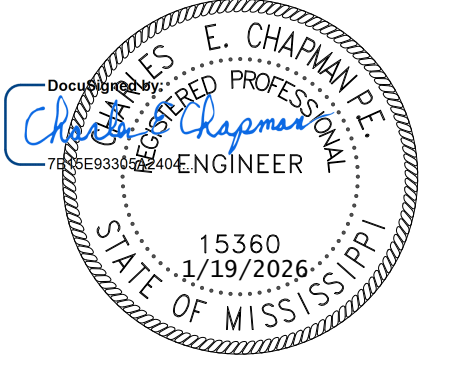
1. The contractor shall be responsible for protecting and maintaining existing construction during all stages of construction.
2. The contractor shall be notified of all discrepancies allowed by the engineer.
3. The contractor shall be notified of all discrepancies allowed by the engineer.

WOOD FRAMING (The following applies unless noted otherwise on the plans):

1. All wood framing shall be made of kiln-dried lumber.
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ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes terms like 'Finish', 'Structural', 'Mechanical', 'Electrical', 'Plumbing', 'HVAC', 'Roofing', 'Siding', 'Paint', 'Trim', 'Cabinetry', 'Flooring', 'Wallpaper', 'Lighting', 'Fixtures', 'Appliances', 'Furniture', 'Decorative', 'Miscellaneous'.



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SHEET S001

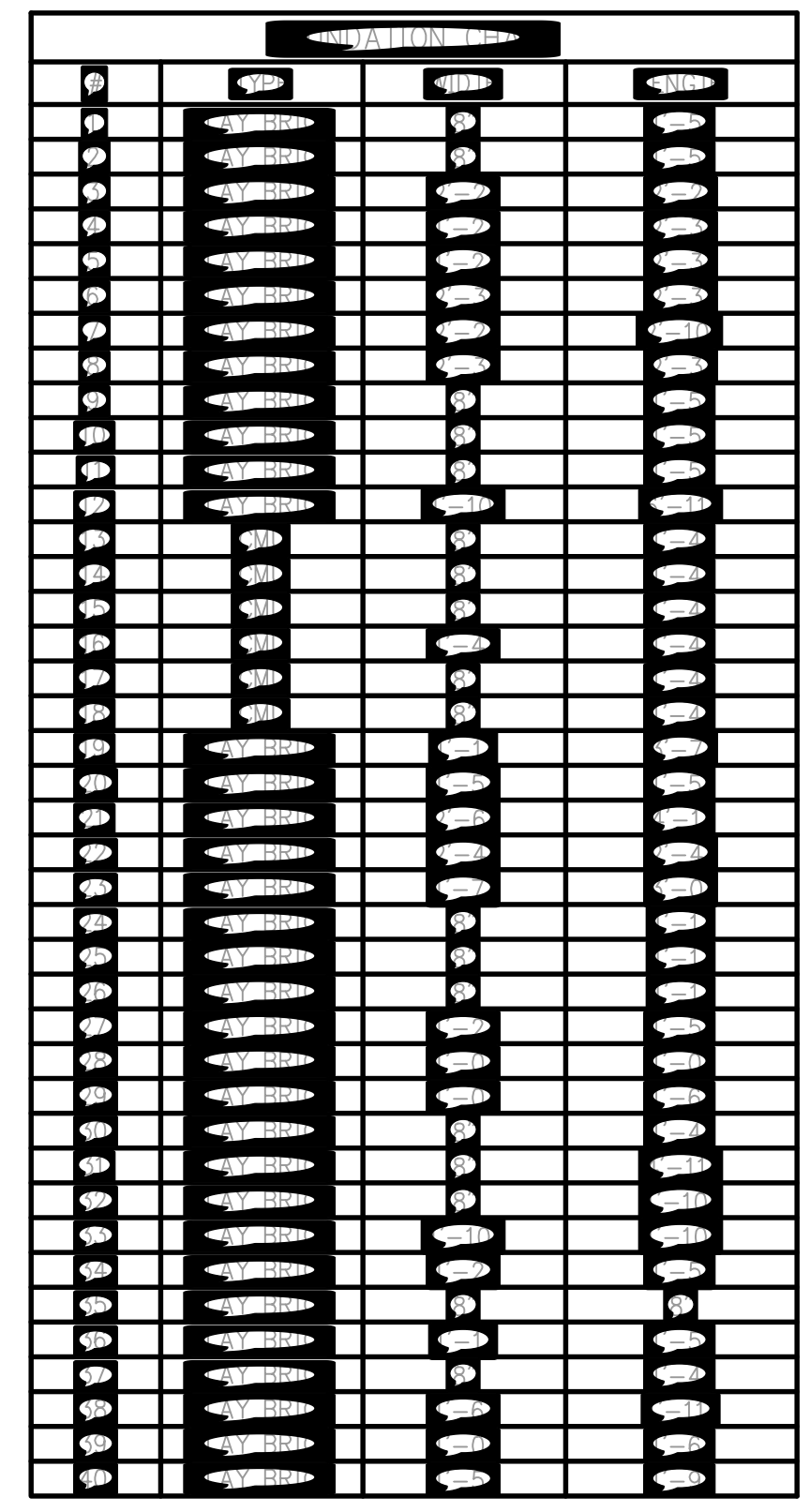
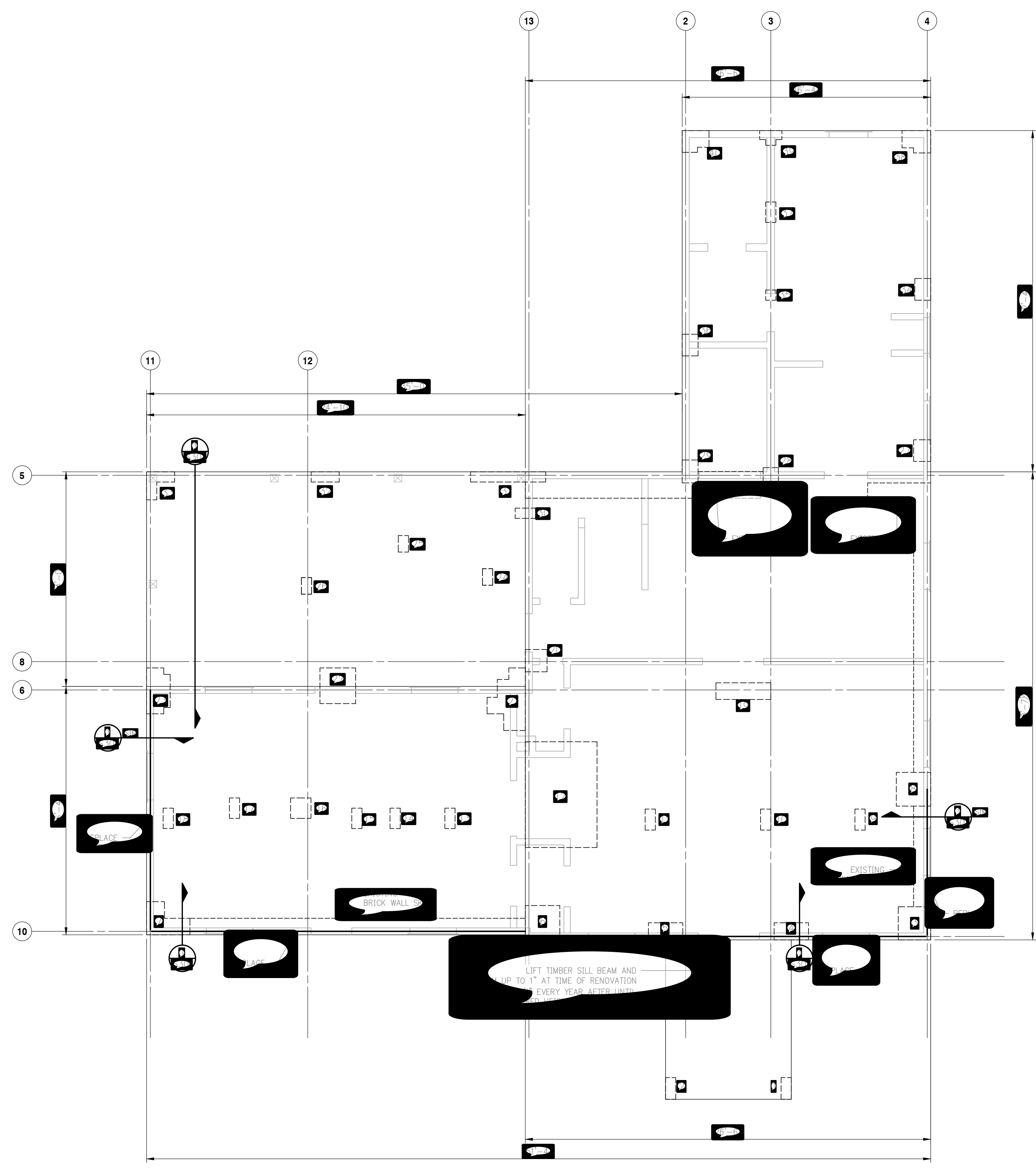
GENERAL NOTES

DATE: 01-19-2026
SZZARCH#: 2119
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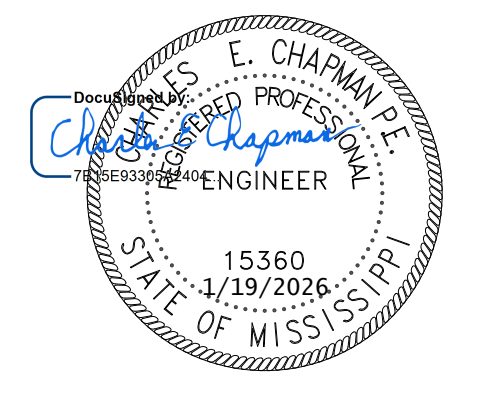
REVISIONS:



MS COA#: 1873
LOE JOB#: 156-31



- FOUNDATION PLAN NOTES:**
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND SIZES.
 - GENERAL CONTRACTOR RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND SHORING PLANS.
 - IF ANY CONDITIONS VARY FROM CONTRACT DOCUMENTS NOTIFY THE EOR IMMEDIATELY PRIOR TO DEMO OF EXISTING CONDITIONS.
 - ALL EXISTING BRICK FOUNDATIONS:
 - REPLACE ALL BROKEN OR MISSING BRICK WITH LIKE KIND AND SIZE.
 - REMOVE OR REPLACE ALL DETERIORATING MORTAR JOINTS.
 - REPLACE ALL WOOD MEMBERS WITH SIGNS OF DETERIORATION AS SHOWN ON PLAN. IF ADDITIONAL MEMBERS ARE FOUND TO HAVE SIGNS OF DETERIORATION CONTACT EOR FOR GUIDANCE.
 - ALL GIRDERS TO SILLS WILL HAVE A SIMPSON HG10 CONNECTOR BOTH SIDES BASES OF DESIGN OR APPROVED EQUAL.
 - ALL FLOOR JOIST TO HAVE A MINIMUM OF (1)SIMPSON H2.5 CONNECTION TO GIRDER BASES OF DESIGN OR APPROVED EQUAL.
 - ALL REPLACEMENT TIMBER SILLS BEAMS NEED TO BE PRESSURE TREATED SEE GENERAL NOTES FOR SPECIFICATION.
 - MAINTAIN ALL ORIGINAL STRUCTURE STYLE JOINTING ON REPLACEMENT MATERIAL TO INCLUDE MORTISE AND TENON JOINTS.
 - SHIMS TO BE MADE OF TREATED WOOD OR STEEL.
 - DURING INITIAL CONTRACT RENOVATION, SILL AT FRONT ENTRY IS TO BE SUPPORTED WITH A JACK SYSTEM DETERMINED BY THE G.C. AND RAISED 1" FROM EXISTING FLOOR ELEVATION WITH EITHER SHIMS OR REPLACEMENT MEMBER PRECUT TO DESIRED DEPTH. FUTURE RAISING EFFECTS WILL BE DONE AND COORDINATED BY MDAH AS NEEDED.
 - ANY COMPONENTS DISPLAYING HISTORIC TOOLING, MARKINGS, OR INSCRIPTIONS, SUCH AS THE SILL BEAM SECTION AT THE SOUTHWEST CORNER OF THE STRUCTURE BEARING ROMAN NUMERALS CARVED INTO THE OUTWARD FACE, SHALL BE CAREFULLY REMOVED, LABELED AND PRESERVED INTACT FOR CURATION BY MDAH. PRIOR TO REMOVAL, THE MARKED AREA SHALL BE PHOTOGRAPHICALLY DOCUMENTED IN PLACE WITH SCALE AND LOCATION REFERENCE. (STANDARD 2, PRESERVATION BRIEFS 35 AND 43)



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SHEET **S101**

FOUNDATION PLAN

DATE: 01-19-2026
SZZARCH#: 2119
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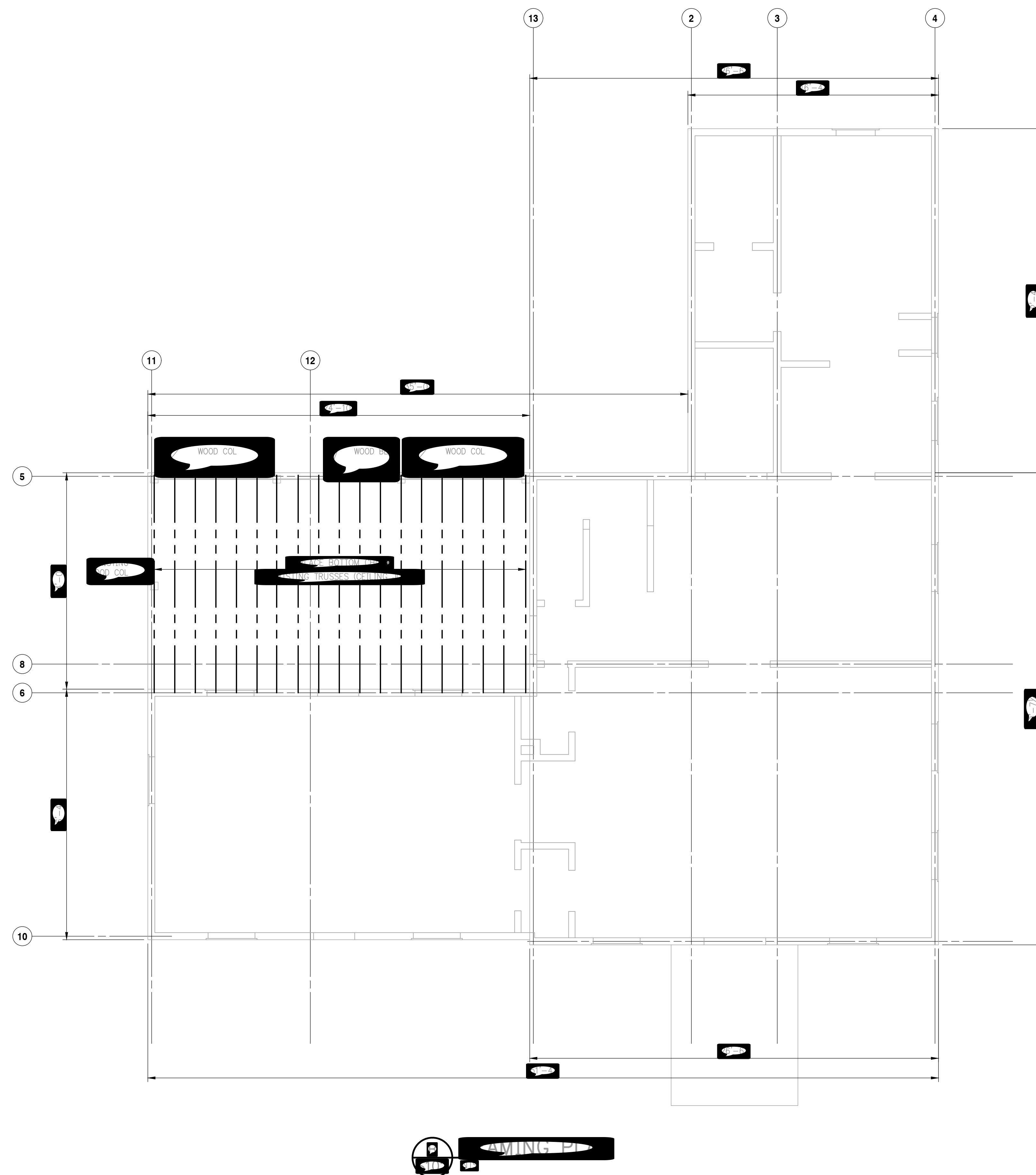
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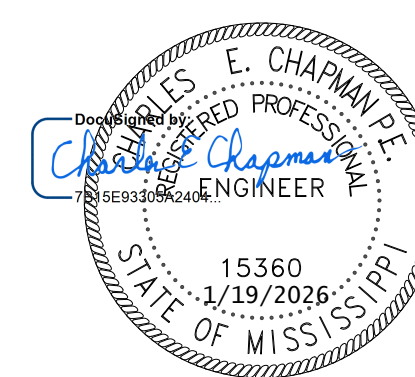
MS COA#: 1873
LOE JOB#: 156-31

President's House Emergency Repairs

Historic Jefferson College | Washington, Mississippi



CONTRACTOR RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND FOR VERIFYING EXISTING CONDITIONS VARY FROM CONTRACT DOCUMENTS NOTIFY THE EOR IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE EOR IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS NOT SHOWN ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE EOR IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS NOT SHOWN ON THE CONTRACT DOCUMENTS.



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SHEET **S102**

**FRAMING
PLAN**

DATE: 01-19-2026
SZZARCH#: 2119
DRAWN BY: ABS
CHECKED BY: CEC

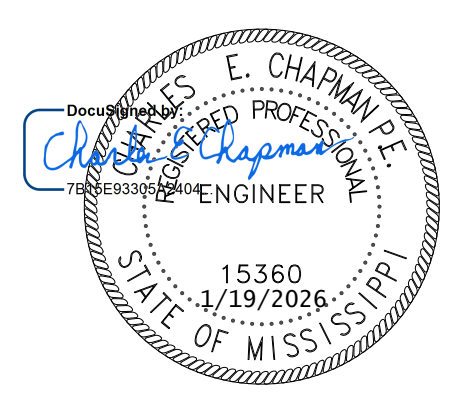
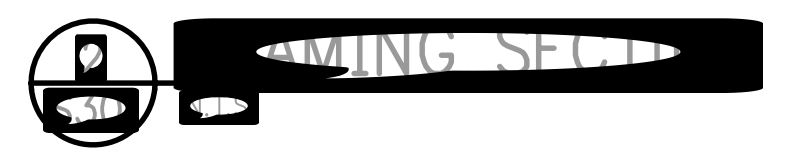
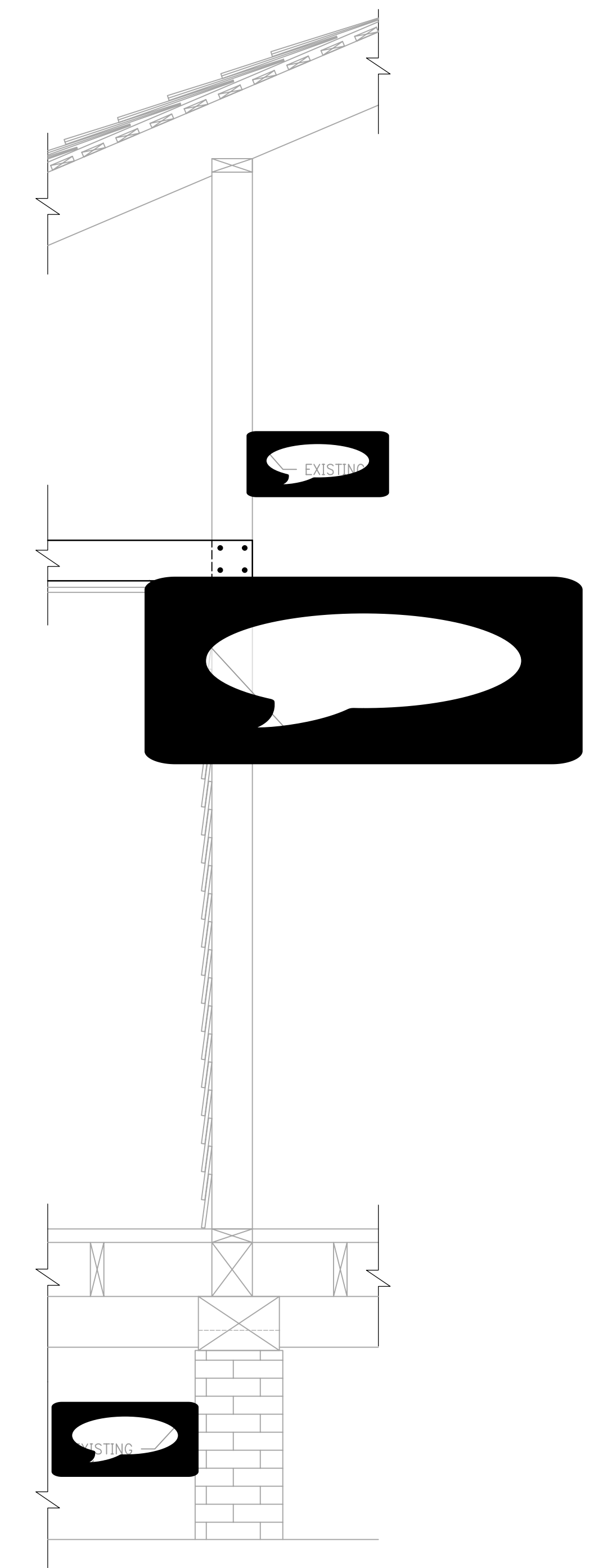
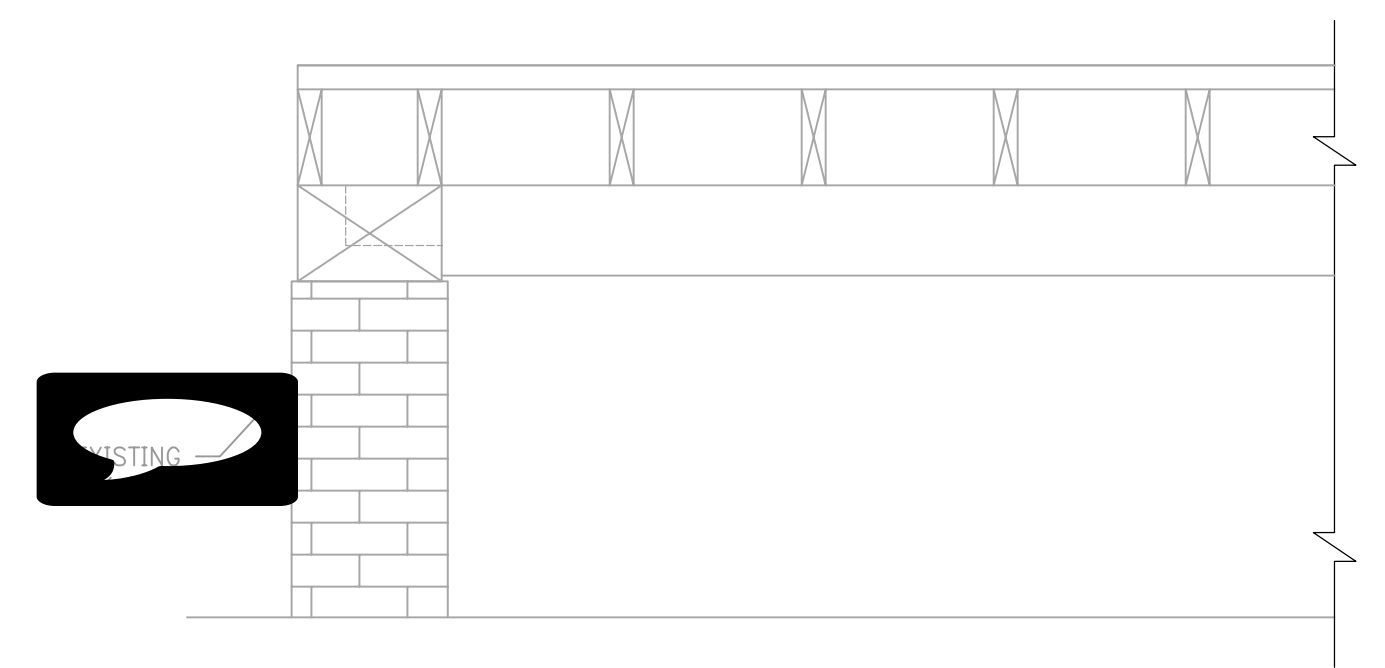
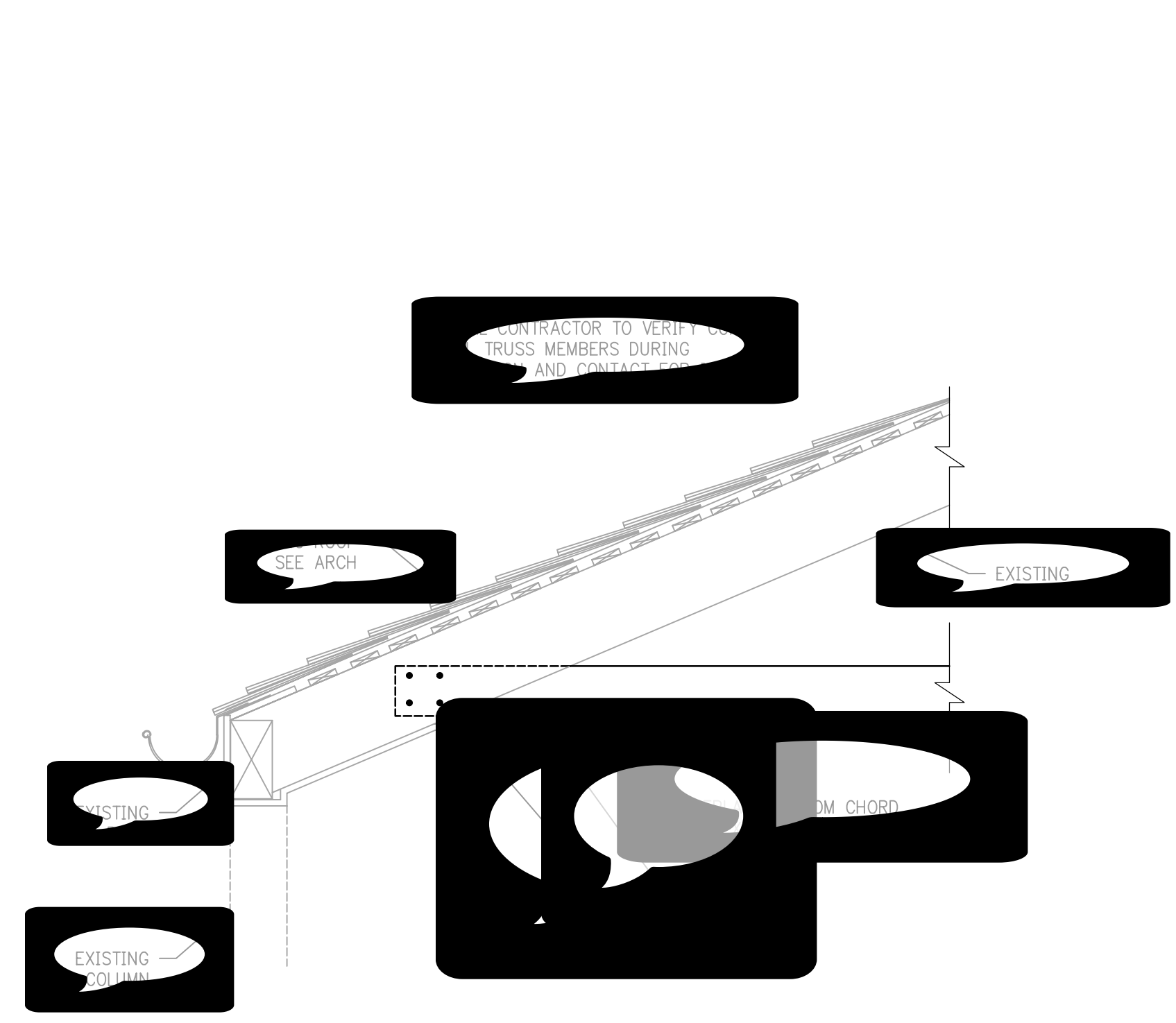
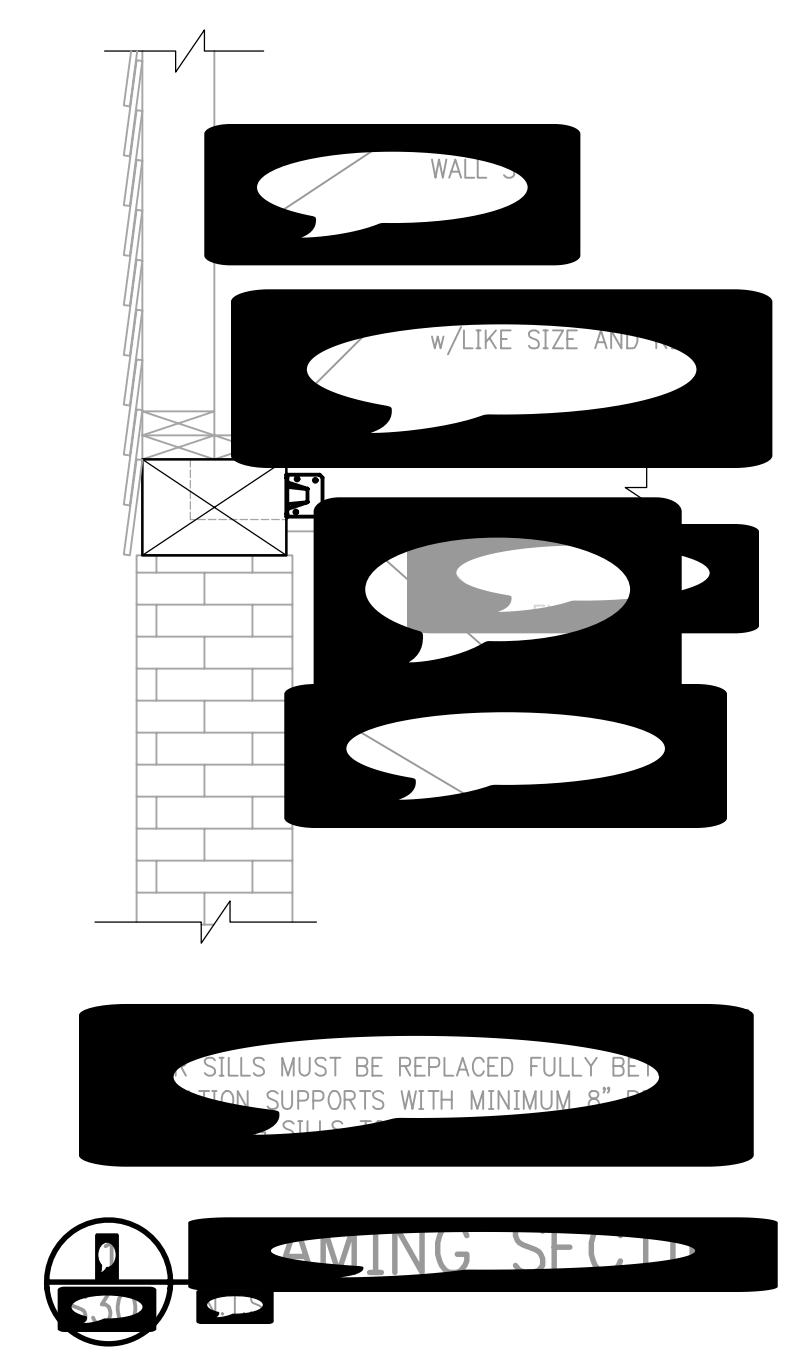
REVISIONS:



MS COA#: 1873
LOE JOB#: 156-31

President's House Emergency Repairs

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SHEET **S301**

SECTIONS

DATE: 01-19-2026
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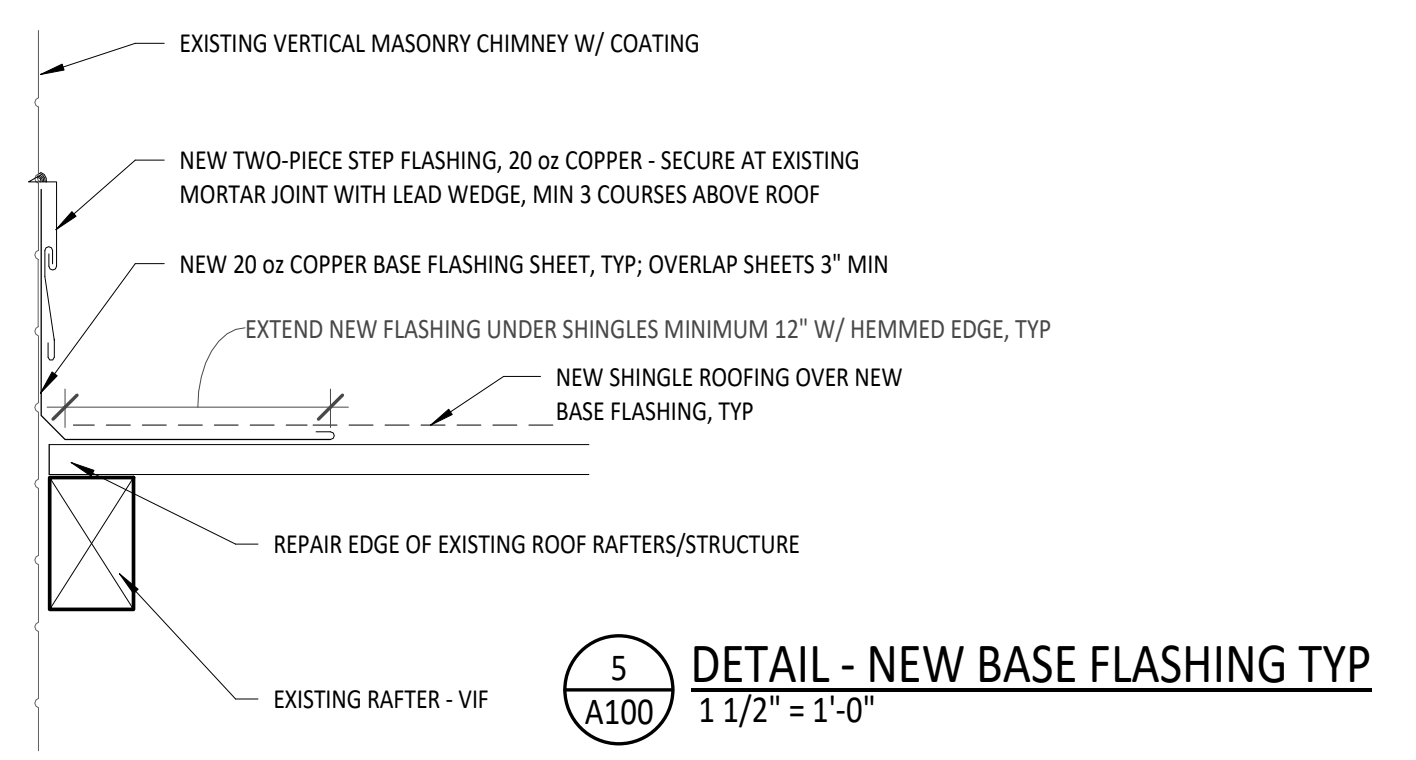
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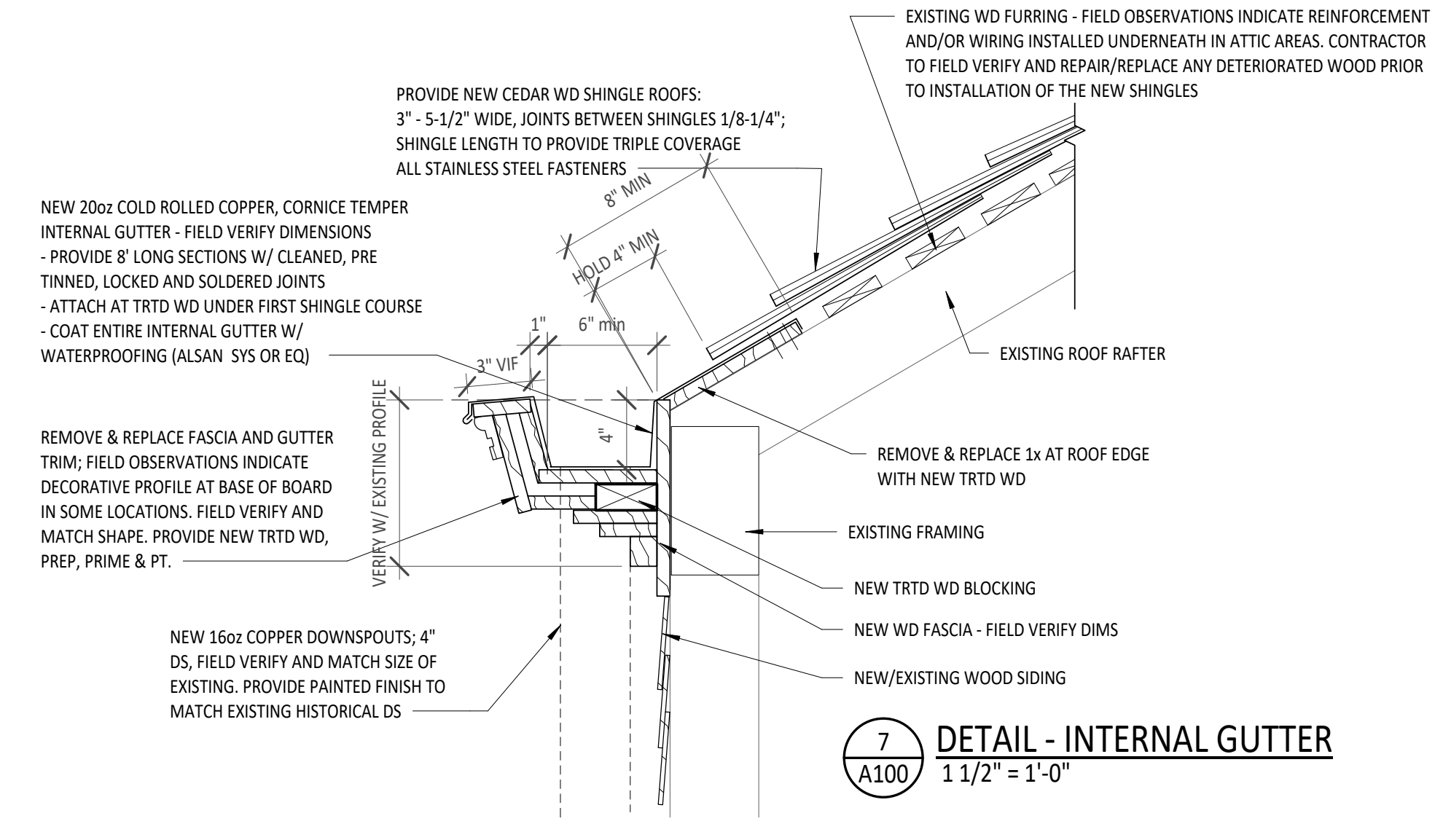
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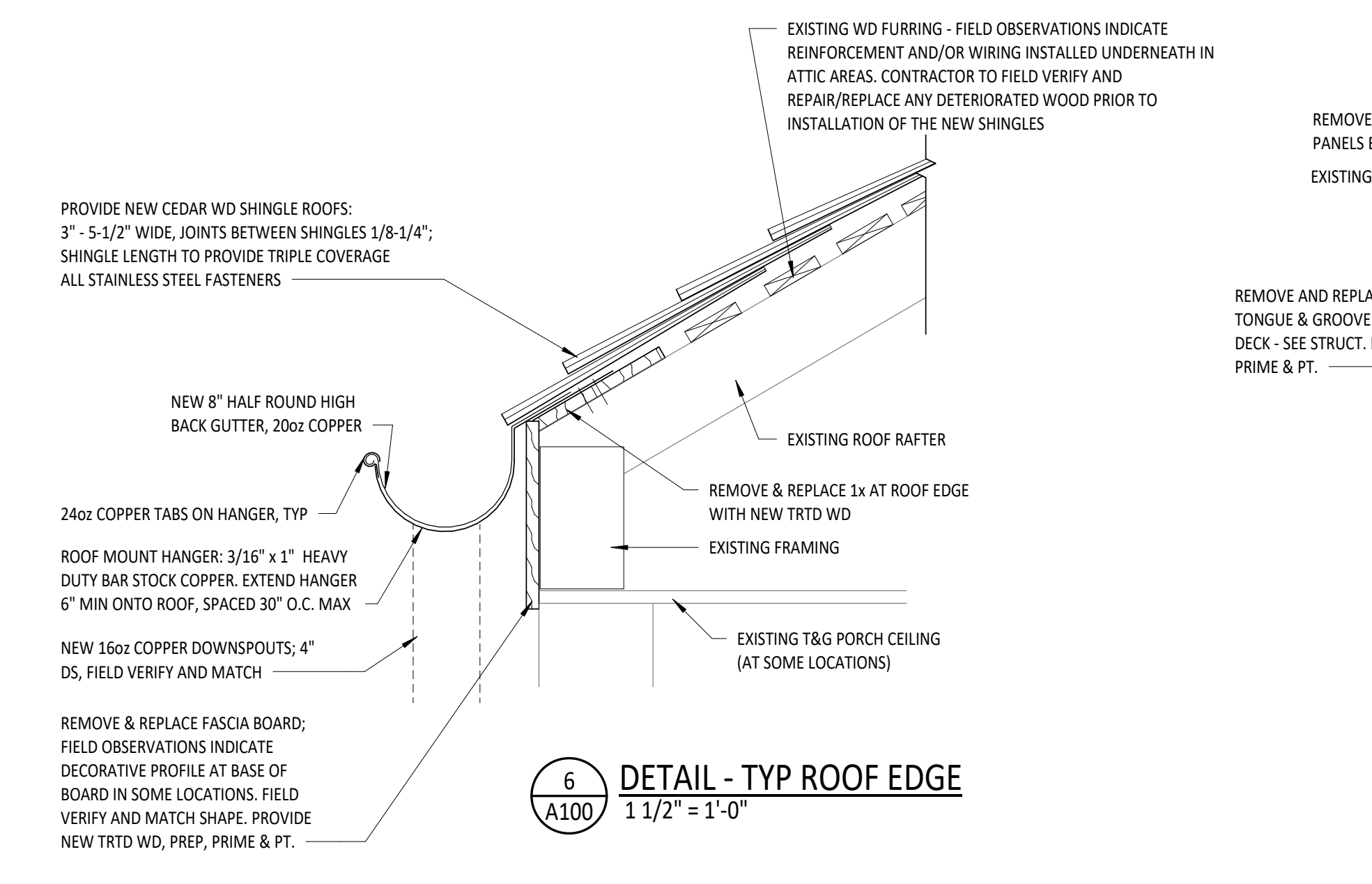
PHOTO 1: EXISTING ROOF CORNER
PHOTO 2: EXISTING HIGH ROOF GUTTER



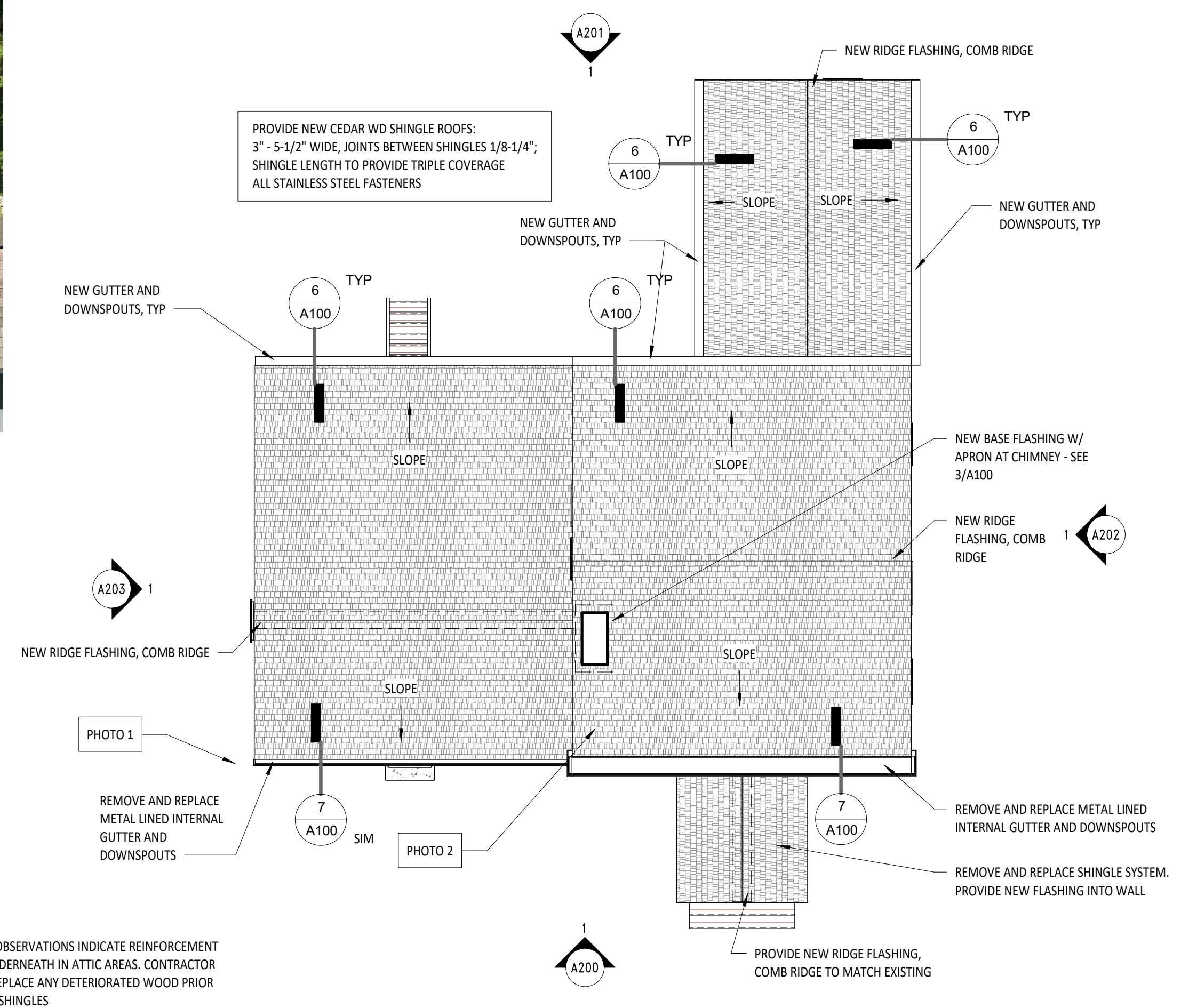
5 A100
1 1/2" = 1'-0"



7 A100
1 1/2" = 1'-0"

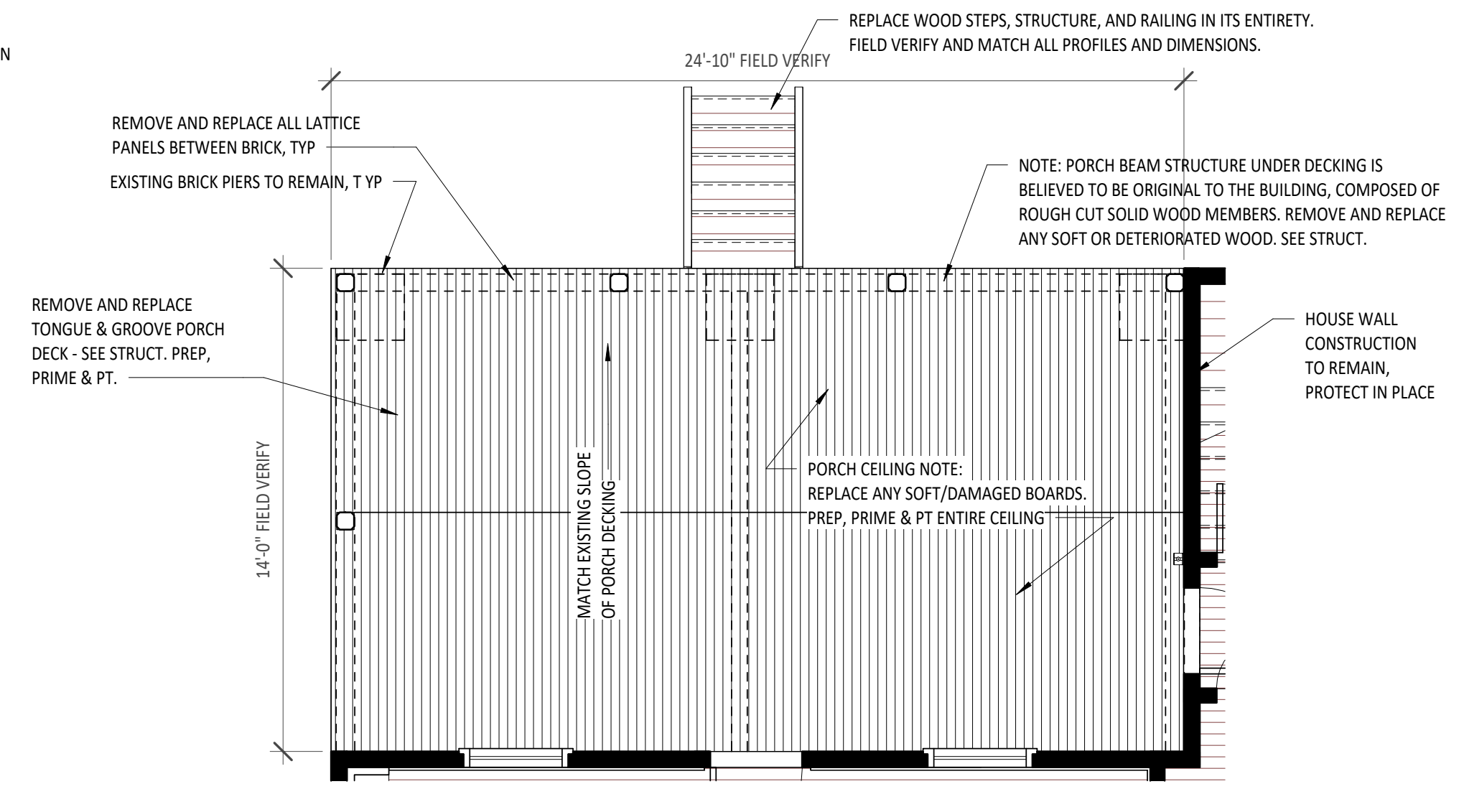


6 A100
1 1/2" = 1'-0"

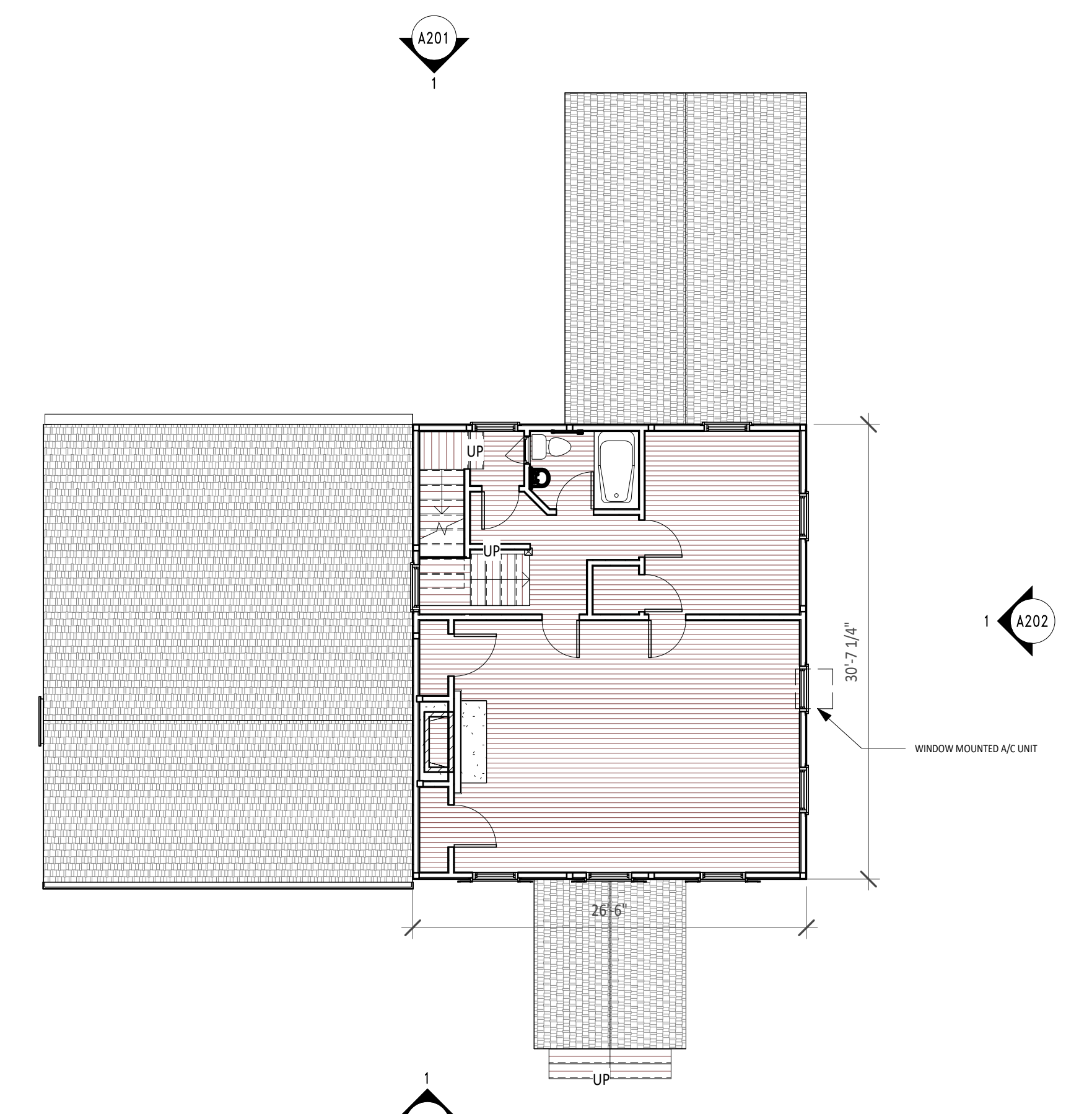


3 A100
1/8" = 1'-0"

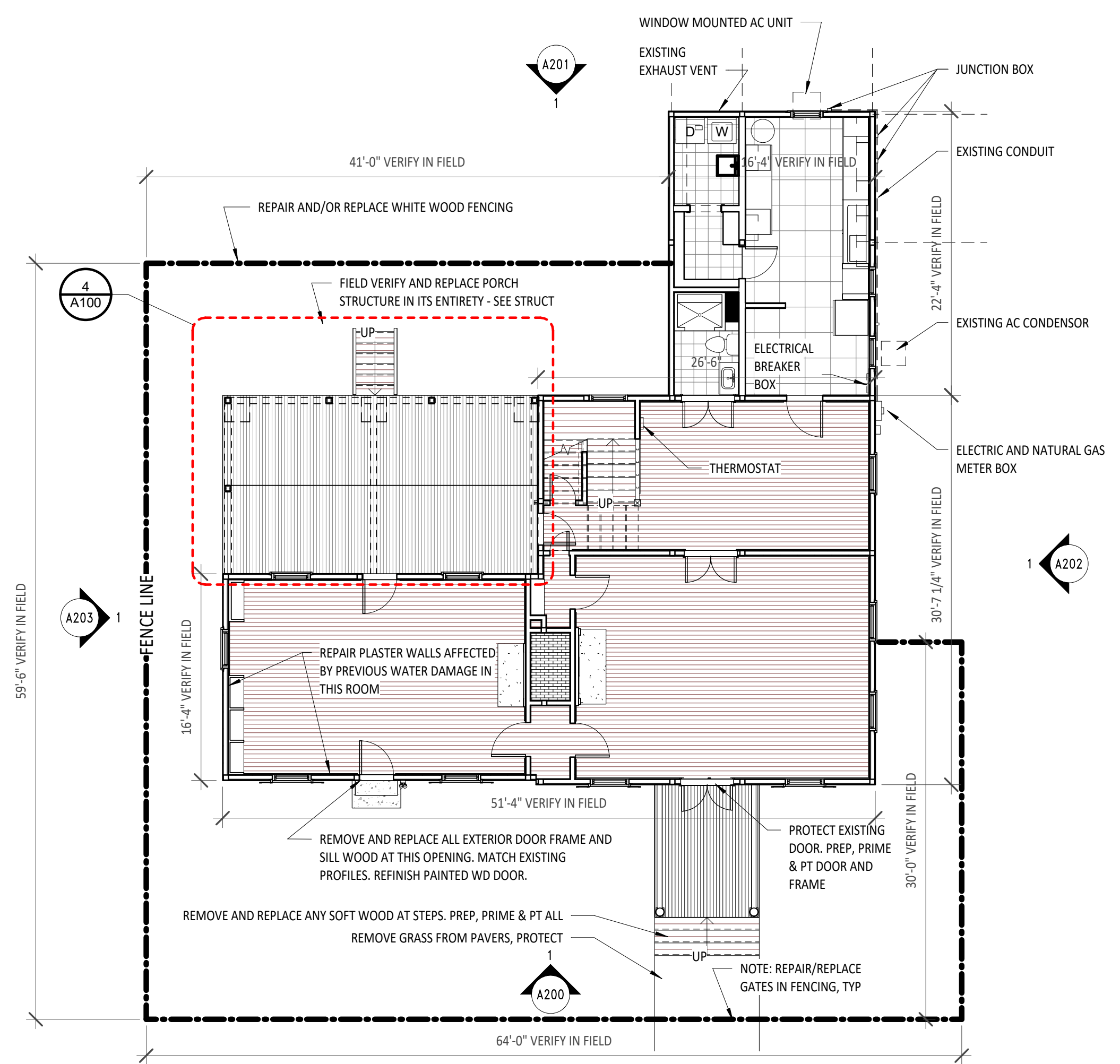
REPLACEMENT WOOD NOTE:
ALL NEW WOOD PROVIDED FOR THIS PROJECT SHALL BE KILN DRIED AFTER TREATMENT (KDAT).
NOTE THAT THESE PRODUCTS ARE DELIVERED DRIED, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADDITIONAL PRECAUTIONS ARE TAKEN TO ENSURE THESE BENEFITS ARE MAINTAINED THROUGH INSTALLATION. FOLLOW ALL MANUFACTURER'S RECOMMENDATION FOR HANDLING, PAINTING AND INSTALLING.
FOR WOOD MATERIALS CALLED OUT TO BE PAINTED, ALL SIX SIDES ARE TO BE PRIMED AND PAINTED PRIOR TO INSTALLATION.



4 A100
1/4" = 1'-0"



2 A100
1/8" = 1'-0"



1 A100
1/8" = 1'-0"

President's House Emergency Repairs

Historic Jefferson College | Washington, Mississippi



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STARKVILLE, MISSISSIPPI 39759
szzarch.com T(662) 323-1628

SHEET **A100**

FLOOR PLANS

DATE: 01/19/2026
SZZARCH#: 2119
DRAWN BY: Author
CHECKED BY: Checker

REVISIONS:

REPLACEMENT WOOD NOTE:

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NOTE THAT THESE PRODUCTS ARE DELIVERED DRIED, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADDITIONAL PRECAUTIONS ARE TAKEN TO ENSURE THESE BENEFITS ARE MAINTAINED THROUGH INSTALLATION. FOLLOW ALL MANUFACTURER'S RECOMMENDATION FOR HANDLING, PAINTING AND INSTALLING.

FOR WOOD MATERIALS CALLED OUT TO BE PAINTED, ALL SIX SIDES ARE TO BE PRIMED AND PAINTED PRIOR TO INSTALLATION.

WINDOW REPAIR NOTES:

- A. IN GENERAL, ALL EXISTING WINDOWS SHALL BE REPAIRED AND/OR RESTORED AS PART OF THE WORK. REFERENCE SECTION 08 50 00 OF THE PROJECT MANUAL FOR MORE INFORMATION.
- B. EXISTING GLASS TO REMAIN.
- C. RESTORE ALL WINDOW ELEMENTS TO A FULLY OPERATIONAL CONDITION.

SCOPE OF WORK:

1. ALL WINDOWS HAVE BEEN IDENTIFIED AS 'REPAIR CLASS 2'. THE WORK IS IDENTIFIED GENERALLY AS STABILIZATION. THE WINDOWS ARE PARTIALLY OPERATIONAL WITH SOME PHYSICAL DETERIORATION THAT WILL REQUIRE REPAIR PRIOR TO REPAIR CLASS 1 WORK BEING PERFORMED.
2. RESTORE FRAME AND SASH TO A WELL MAINTAINED CONDITION. REPLACE ANY BOWED OR WARPED COMPONENTS.
 - A. INSPECT MEETING RAILS FOR WARPING DETERIORATION. ENSURE TIGHT FIT.
3. REPLACE GLAZING PUTTY. PREP AND PAINT WINDOWS/TRIM IN THEIR ENTIRETY. PAINT TO STOP AT INTERIOR CASING TRIM ON INTERIOR.
4. REPLACE ALL MISSING HARDWARE: SASH CORDS, PULLEYS, LOCKS, PULLS, WEIGHTS, ETC. ALL NEW COMPONENTS SHALL MATCH EXISTING.
5. PROTECT EXISTING PLASTER OR INTERIOR FINISH FROM DAMAGE AND REPAIR WHERE AFFECTED BY WINDOW RESTORATION WORK.
 - A. AT SOME LOCATIONS, PREVIOUS WATER DAMAGE TO PLASTER SHALL BE REPAIRED BY THE CONTRACTOR AS PART OF THIS CONTRACT. THESE AREAS HAVE BEEN IDENTIFIED ON THE PLANS. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXTENT OF PLASTER REPAIRS ON ALL EXTERIOR WALLS.
6. BALANCE OPERATION, LUBRICATE PULLEYS, AND ENSURE MEETING RAILS ARE WEATHERTIGHT.
7. ALL EXTERIOR WINDOW TRIM THAT INTERACTS WITH EXTERIOR WOOD SIDING SHALL BE REMOVED AND REINSTALLED TO ACCOMMODATE THE SIDING SCOPE OF WORK. STABILIZE ALL WOOD PER REPAIR CLASS 2 CRITERIA BEFORE REFINISHING WOOD.
8. NEW DRIP FLASHING SHALL BE INSTALLED ABOVE EXTERIOR WINDOW HEAD TRIM. PROVIDE NEW 24 GA PREFINISHED METAL WITH HEMMED KICK. COLOR MATCH FLASHING TO PAINT COLOR.



WINDOW REPAIR SCHEDULE

MARK	HARDWARE NOTES	INT FRAME & TRIM	EXT FRAME & TRIM	SASHES	GLAZING	OVERALL CONDITION	REPAIR CLASS
1	NOT OPERATIONAL; PROTECT/REINSTALL SHUTTERS	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
2	NOT OPERATIONAL; PROTECT/REINSTALL SHUTTERS	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
3	NOT OPERATIONAL; PROTECT/REINSTALL SHUTTERS	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
4	NOT OPERATIONAL; REPAIR SHUTTER, REINSTALL	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
5	NOT OPERATIONAL; PROTECT/REINSTALL SHUTTERS	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
6	NOT OPERATIONAL; PROTECT/REINSTALL SHUTTERS	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
7	NOT OPERATIONAL; PROTECT/REINSTALL SHUTTERS	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2

EXISTING MASONRY CHIMNEY:
REPAIR ANY UNSOUND MASONRY W/ UNITS TO MATCH ORIGINAL IN SIZE, COLOR, TEXTURE AND ORIENTATION.
REPORT WITH LIME-BASED MORTAR PRIOR TO NEW FLASHING INSTALLATION.
NEW FLASHING SHALL EXTEND NO MORE THAN THREE COURSES ABOVE THE ROOFLINE. TAR/BITUMINOUS COATINGS ARE PROHIBITED. ANY PARPING SHALL BE REPAIRED USING MATERIALS COMPATIBLE WITH EXISTING HISTORIC FINISH.

EXTERIOR SIDING REPAIR NOTES:

- IN GENERAL, ALL EXISTING ITEMS ATTACHED TO OR LOCATED IN THE EXISTING SIDING ARE TO REMAIN IN PLACE, OR BE CAREFULLY REMOVED AND RE-INSTALLED WITH THE SIDING WORK.
- REMOVE AND RE-INSTALL/REPLACE ALL WOOD VENTS, SCREENS, TRIM, ETC THAT ARE PART OF THE SIDING SYSTEM.
- EXISTING SHUTTERS AND HARDWARE: CAREFULLY REMOVE AND STORE DURING THE SIDING WORK. MAKE REPAIRS TO ANY DETERIORATED WOOD MATERIALS. PREP, PRIME & PT ALL SHUTTERS. REINSTALL IN SAME LOCATION ONCE SIDING WORK IS COMPLETE. TYPICAL FOR ALL EXISTING SHUTTERS.
- THE EXISTING EXTERIOR WALL ENVELOPE IS BREATHABLE (I.E. NO VAPOR BARRIER) AND SHALL REMAIN THIS WAY. SEALING BETWEEN SIDING BOARDS OR OTHER METHODS ARE PROHIBITED.

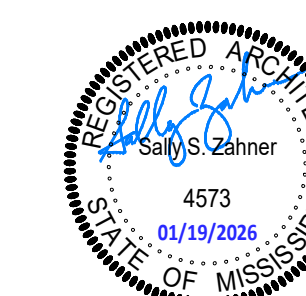
EXTERIOR SIDING GENERAL SCOPE:

1. REMOVE ALL EXTERIOR WALL SIDING AND TRIM.
 - A. THE INTENT IS TO RE-USE ANY EXISTING SOUND SIDING BOARDS ON THE SAME ELEVATION.
 - B. THE SIDING SIZE VARIES ON EACH ELEVATION, AS DIFFERENT PARTS OF THE STRUCTURE WERE BUILT AND/OR RENOVATED AT DIFFERENT TIMES. THE CONTRACTOR SHALL VERIFY THE EXISTING SIDING SIZE AND LAP SIZE ON EACH ELEVATION (NORTH, SOUTH, EAST, WEST) AND DOCUMENT IT DURING DEMOLITION.
2. RE-INSTALL AND/OR REPLACE ALL EXTERIOR WALL SIDING AND TRIM, MATCHING THE SIZES OF SIDING ON EACH ELEVATION.
3. PREP, PRIME, AND PAINT ALL EXTERIOR SIDING AND TRIM.



President's House Emergency Repairs

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510 UNIVERSITY DRIVE
STARKVILLE, MISSISSIPPI 39759
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SHEET **A200**

EXTERIOR ELEVATIONS

DATE: 01/19/2026
SZZARCH#: 2119
DRAWN BY: Author
CHECKED BY: Checker

REVISIONS:

1 A200 Presidents House - South Elevation
1/4" = 1'-0"



REPLACEMENT WOOD NOTE:

ALL NEW WOOD PROVIDED FOR THIS PROJECT SHALL BE KILN DRIED AFTER TREATMENT (KDAT).

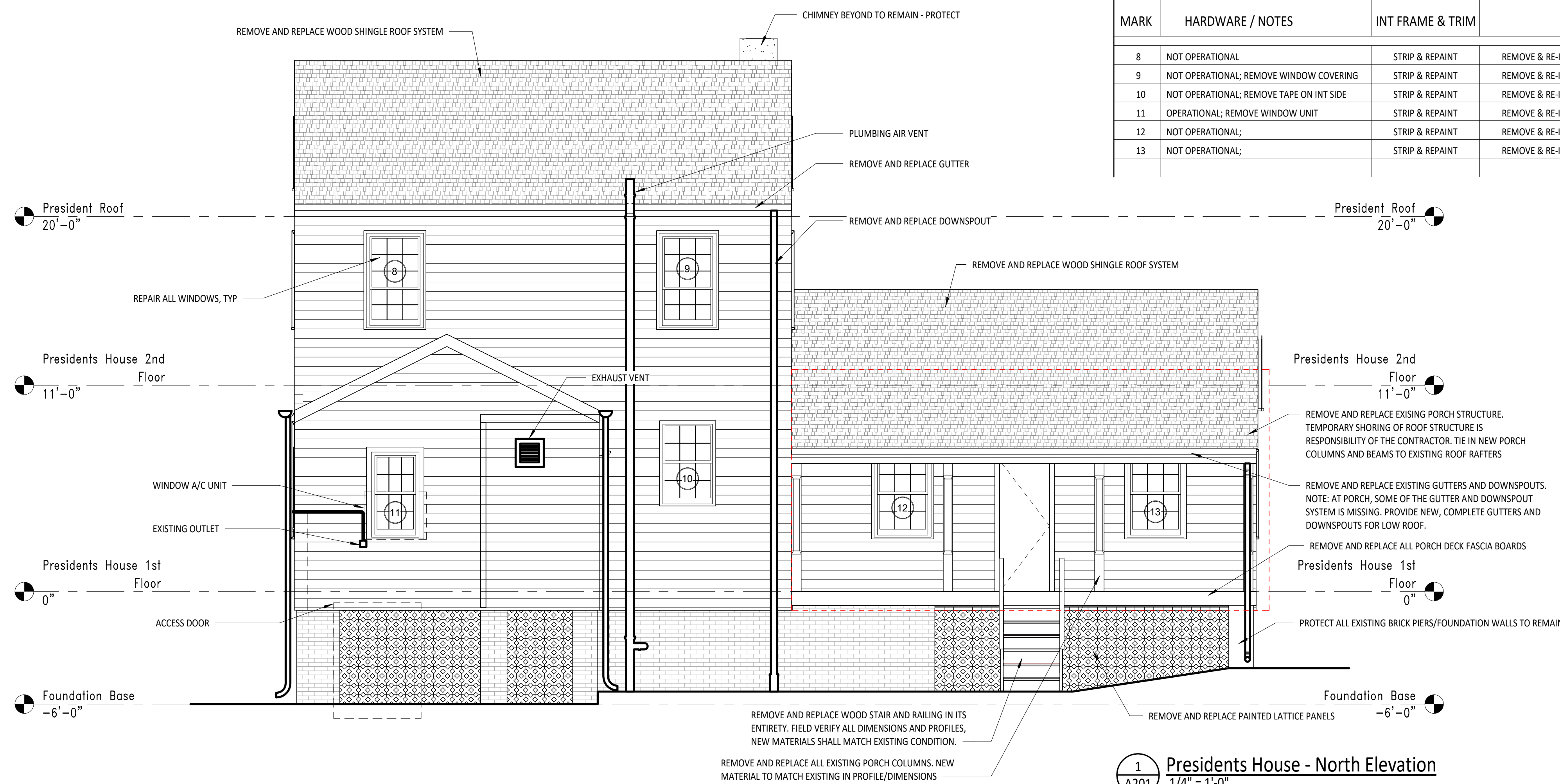
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FOR WOOD MATERIALS CALLED OUT TO BE PAINTED, ALL SIX SIDES ARE TO BE PRIMED AND PAINTED PRIOR TO INSTALLATION.



WINDOW REPAIR SCHEDULE

MARK	HARDWARE / NOTES	INT FRAME & TRIM	EXT FRAME & TRIM	SASHES	GLAZING	OVERALL CONDITION	REPAIR CLASS
8	NOT OPERATIONAL	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
9	NOT OPERATIONAL; REMOVE WINDOW COVERING	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
10	NOT OPERATIONAL; REMOVE TAPE ON INT SIDE	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
11	OPERATIONAL; REMOVE WINDOW UNIT	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
12	NOT OPERATIONAL;	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	GOOD	2
13	NOT OPERATIONAL;	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	GOOD	2



EXTERIOR SIDING REPAIR NOTES:

- IN GENERAL, ALL EXISTING ITEMS ATTACHED TO OR LOCATED IN THE EXISTING SIDING ARE TO REMAIN IN PLACE, OR BE CAREFULLY REMOVED AND RE-INSTALLED WITH THE SIDING WORK.
- REMOVE AND RE-INSTALL/REPLACE ALL WOOD VENTS, SCREENS, TRIM, ETC THAT ARE PART OF THE SIDING SYSTEM.

EXTERIOR SIDING GENERAL SCOPE:

- REMOVE ALL EXTERIOR WALL SIDING AND TRIM.
 - THE INTENT IS TO RE-USE ANY EXISTING SOUND SIDING BOARDS ON THE SAME ELEVATION.
 - THE SIDING SIZE VARIES ON EACH ELEVATION, AS DIFFERENT PARTS OF THE STRUCTURE WERE BUILT AND/OR RENOVATED AT DIFFERENT TIMES. THE CONTRACTOR SHALL VERIFY THE EXISTING SIDING SIZE AND LAP SIZE ON EACH ELEVATION (NORTH, SOUTH, EAST, WEST) AND DOCUMENT IT DURING DEMOLITION.
- RE-INSTALL AND/OR REPLACE ALL EXTERIOR WALL SIDING AND TRIM, MATCHING THE SIZES OF SIDING ON EACH ELEVATION. PREP, PRIME, AND PAINT ALL EXTERIOR SIDING AND TRIM.

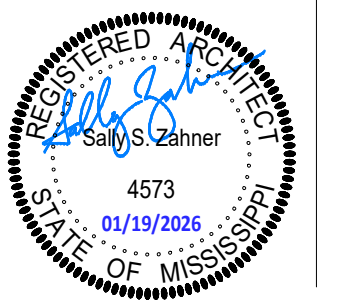
WINDOW REPAIR NOTES:

- IN GENERAL, ALL EXISTING WINDOWS SHALL BE REPAIRED AND/OR RESTORED AS PART OF THE WORK. REFERENCE SECTION 08 50 00 OF THE PROJECT MANUAL FOR MORE INFORMATION.
- EXISTING GLASS TO REMAIN.
- RESTORE ALL WINDOW ELEMENTS TO A FULLY OPERATIONAL CONDITION.

SCOPE OF WORK:

- ALL WINDOWS HAVE BEEN IDENTIFIED AS 'REPAIR CLASS 2'. THE WORK IS IDENTIFIED GENERALLY AS STABILIZATION. THE WINDOWS ARE PARTIALLY OPERATIONAL WITH SOME PHYSICAL DETERIORATION THAT WILL REQUIRE REPAIR PRIOR TO REPAIR CLASS 1 WORK BEING PERFORMED.
 - RESTORE FRAME AND SASH TO A WELL MAINTAINED CONDITION. REPLACE ANY BOWED OR WARPED COMPONENTS.
 - INSPECT MEETING RAILS FOR WARPING DETERIORATION. ENSURE TIGHT FIT.
 - REPLACE GLAZING PUTTY. PREP AND PAINT WINDOWS/TRIM IN THEIR ENTIRETY. PAINT TO STOP AT INTERIOR CASING TRIM ON INTERIOR.
 - REPLACE ALL MISSING HARDWARE: SASH CORDS, PULLEYS, LOCKS, PULLS, WEIGHTS, ETC. ALL NEW COMPONENTS SHALL MATCH EXISTING.
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 - BALANCE OPERATION, LUBRICATE PULLEYS, AND ENSURE MEETING RAILS ARE WEATHERTIGHT.
 - ALL EXTERIOR WINDOW TRIM THAT INTERACTS WITH EXTERIOR WOOD SIDING SHALL BE REMOVED AND REINSTALLED TO ACCOMMODATE THE SIDING SCOPE OF WORK. STABILIZE ALL WOOD PER REPAIR CLASS 2 CRITERIA BEFORE REFINISHING WOOD.
 - NEW DRIP FLASHING SHALL BE INSTALLED ABOVE EXTERIOR WINDOW HEAD TRIM. PROVIDE NEW 24 GA PREFINISHED METAL WITH HEMMED KICK. COLOR MATCH FLASHING TO PAINT COLOR.

1
A201
Presidents House - North Elevation
1/4" = 1'-0"



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510 UNIVERSITY DRIVE
STARKVILLE, MISSISSIPPI 39759
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SHEET **A201**

EXTERIOR ELEVATIONS

DATE: 01/19/2026
SZZARCH#: 2119
DRAWN BY: Author
CHECKED BY: Checker

REVISIONS:



WINDOW REPAIR SCHEDULE

MARK	HARDWARE / NOTES	INT FRAME & TRIM	EXT FRAME & TRIM	SASHES	GLAZING	OVERALL CONDITION	REPAIR CLASS
14	NOT OPERATIONAL	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
15	SEMI OPERATIONAL; REMOVE WINDOW UNIT	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
16	NOT OPERATIONAL; REMOVE WINDOW COVERING	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
17	NOT OPERATIONAL; REMOVE WINDOW COVERING	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
18	NOT OPERATIONAL; REMOVE WINDOW COVERING	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
19	NOT OPERATIONAL; REMOVE WINDOW COVERING	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
20	NOT OPERATIONAL; REMOVE WINDOW COVERING	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
21	NOT OPERATIONAL; REMOVE WINDOW COVERING	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2

EXTERIOR SIDING REPAIR NOTES:

- IN GENERAL, ALL EXISTING ITEMS ATTACHED TO OR LOCATED IN THE EXISTING SIDING ARE TO REMAIN IN PLACE, OR BE CAREFULLY REMOVED AND RE-INSTALLED WITH THE SIDING WORK.
- REMOVE AND RE-INSTALL/REPLACE ALL WOOD VENTS, SCREENS, TRIM, ETC THAT ARE PART OF THE SIDING SYSTEM.

EXTERIOR SIDING GENERAL SCOPE:

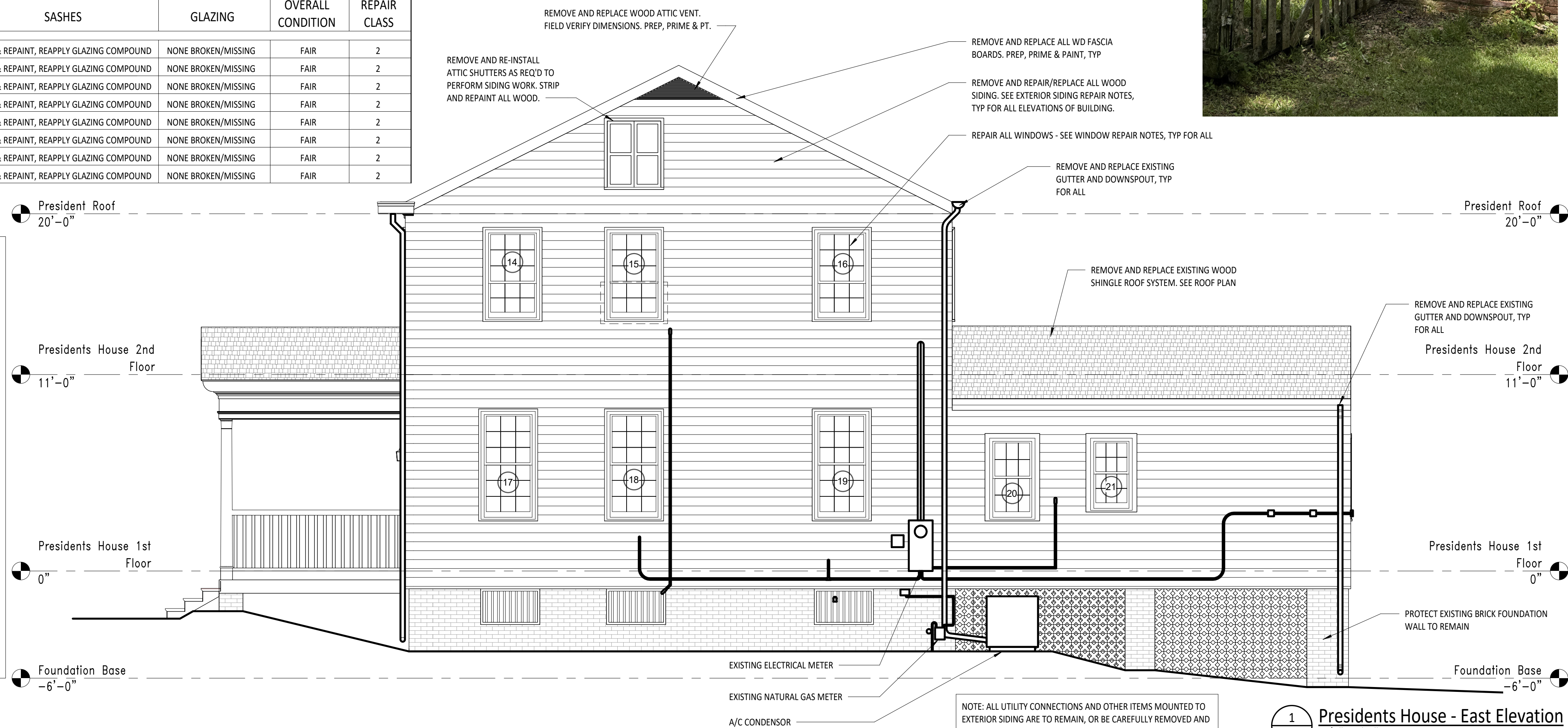
- REMOVE ALL EXTERIOR WALL SIDING AND TRIM.
 - THE INTENT IS TO RE-USE ANY EXISTING SOUND SIDING BOARDS ON THE SAME ELEVATION.
 - THE SIDING SIZE VARIES ON EACH ELEVATION, AS DIFFERENT PARTS OF THE STRUCTURE WERE BUILT AND/OR RENOVATED AT DIFFERENT TIMES. THE CONTRACTOR SHALL VERIFY THE EXISTING SIDING SIZE AND LAP SIZE ON EACH ELEVATION (NORTH, SOUTH, EAST, WEST) AND DOCUMENT IT DURING DEMOLITION.
- RE-INSTALL AND/OR REPLACE ALL EXTERIOR WALL SIDING AND TRIM, MATCHING THE SIZES OF SIDING ON EACH ELEVATION. PREP, PRIME, AND PAINT ALL EXTERIOR SIDING AND TRIM.

WINDOW REPAIR NOTES:

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 - INSPECT MEETING RAILS FOR WARPING DETERIORATION. ENSURE TIGHT FIT.
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- NEW DRIP FLASHING SHALL BE INSTALLED ABOVE EXTERIOR WINDOW HEAD TRIM. PROVIDE NEW 24 GA PREFINISHED METAL WITH HEMMED KICK. COLOR MATCH FLASHING TO PAINT COLOR.



NOTE: ALL UTILITY CONNECTIONS AND OTHER ITEMS MOUNTED TO EXTERIOR SIDING ARE TO REMAIN, OR BE CAREFULLY REMOVED AND RE-INSTALLED BY CONTRACTOR AS SIDING WORK IS COMPLETED.

1 A202 Presidents House - East Elevation
1/4" = 1'-0"

President's House Emergency Repairs

Historic Jefferson College | Washington, Mississippi



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STARKVILLE, MISSISSIPPI 39759
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SHEET **A202**

EXTERIOR ELEVATIONS

DATE: 01/19/2026
SZARCH#: 2119
DRAWN BY: Author
CHECKED BY: Checker

REVISIONS:

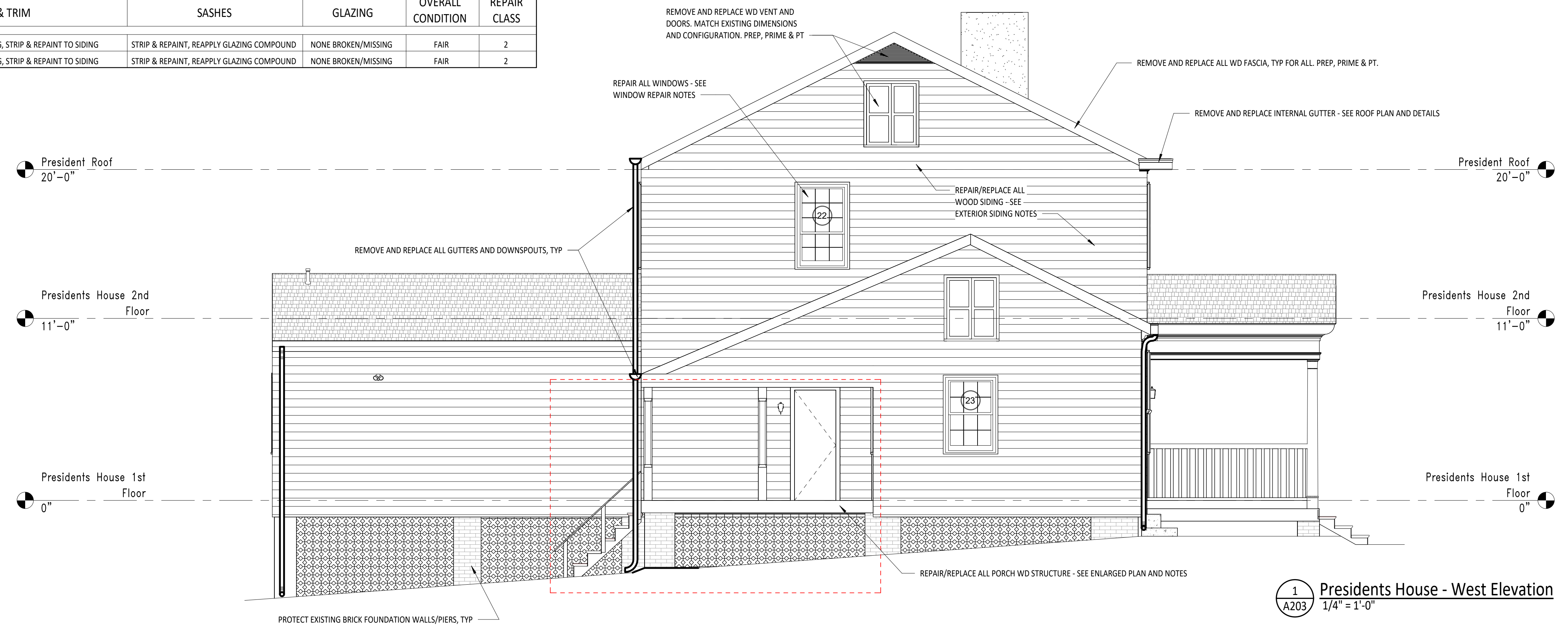


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WINDOW REPAIR SCHEDULE

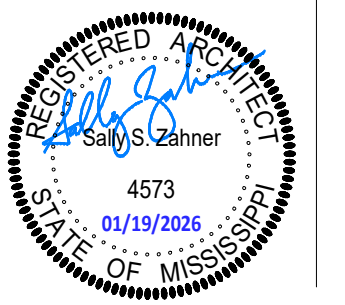
MARK	HARDWARE / NOTES	INT FRAME & TRIM	EXT FRAME & TRIM	SASHES	GLAZING	OVERALL CONDITION	REPAIR CLASS
22	NOT OPERATIONAL	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2
23	SEMI OPERATIONAL; REMOVE WINDOW COVERING	STRIP & REPAINT	REMOVE & RE-INSTALL TRIM W/ SIDING, STRIP & REPAINT TO SIDING	STRIP & REPAINT, REAPPLY GLAZING COMPOUND	NONE BROKEN/MISSING	FAIR	2

- WINDOW REPAIR NOTES:**
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 - EXISTING GLASS TO REMAIN.
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 - INSPECT MEETING RAILS FOR WARPING DETERIORATION. ENSURE TIGHT FIT.
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President's House Emergency Repairs

Historic Jefferson College | Washington, Mississippi



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OFFICE OF ARCHITECTURE
510 UNIVERSITY DRIVE
STARKVILLE, MISSISSIPPI 39759
szarch.com T(662) 323-1628

SHEET **A203**

EXTERIOR ELEVATIONS

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