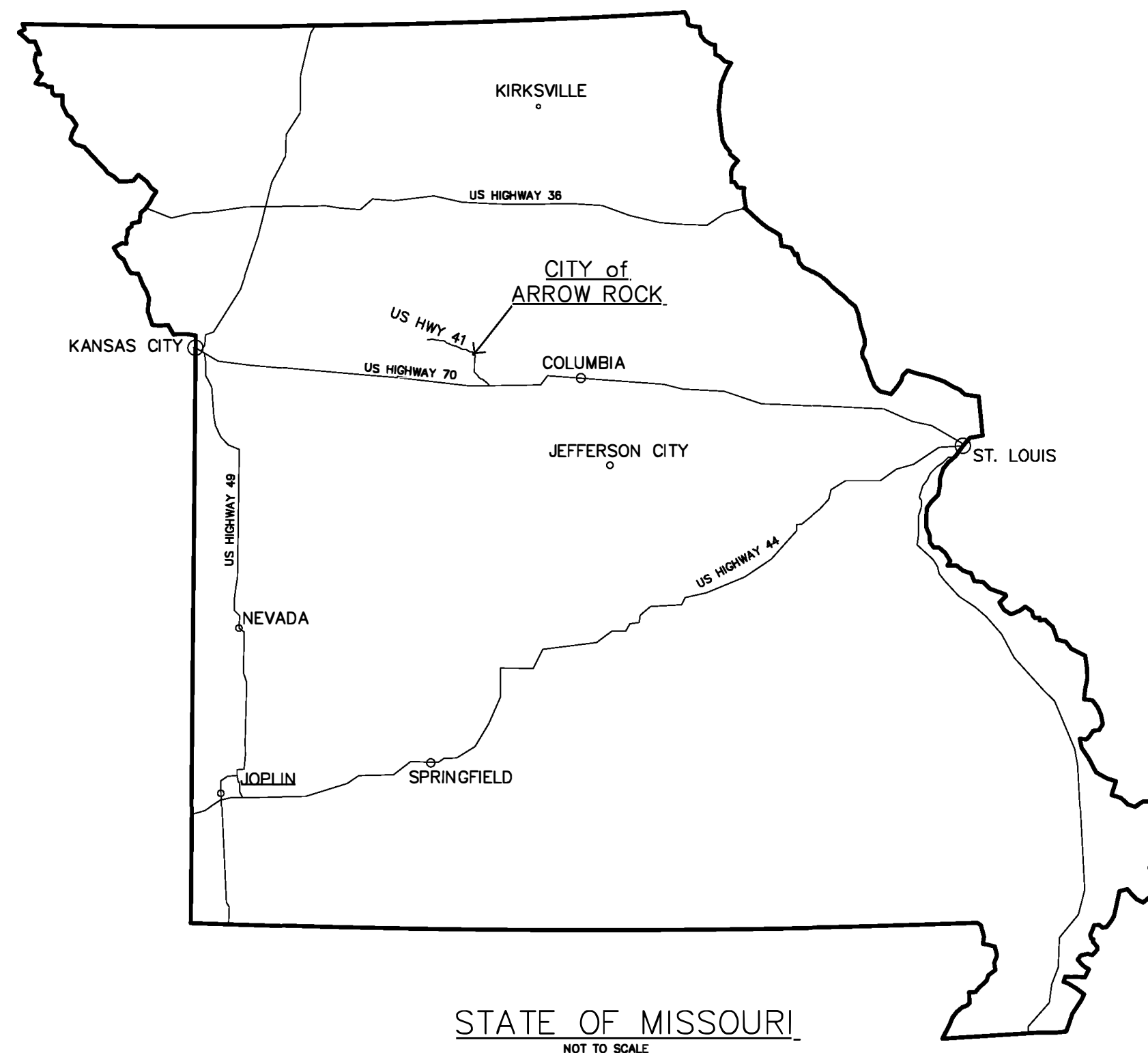


REPAIR TO HISTORIC STRUCTURE J. HUSTON TAVERN ARROW ROCK STATE HISTORIC SITE ARROW ROCK, MISSOURI

BID DOCUMENTS



OWNER: STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

DEPARTMENT OF
NATURAL RESOURCES

DESIGNER: OA - FMDC PROJECT DESIGN UNIT
301 WEST HIGH STREET - ROOM 780
JEFFERSON CITY, MO. 65101

PROJECT MANAGEMENT: OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

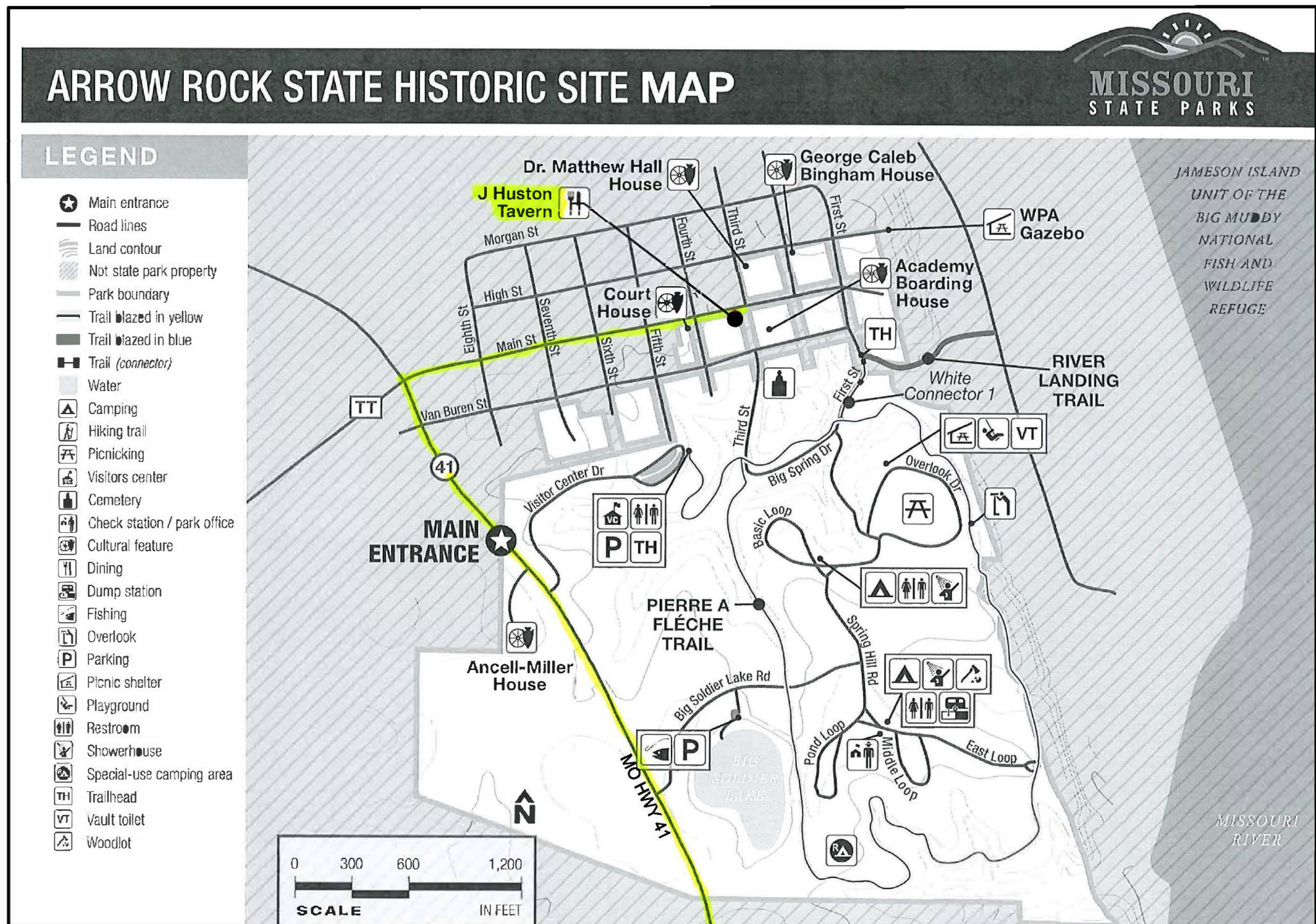
PROJECT NUMBER: X2501-01

ASSET NUMBER: 7815102008 - TAVERN

SHEET NUMBER:

G-001

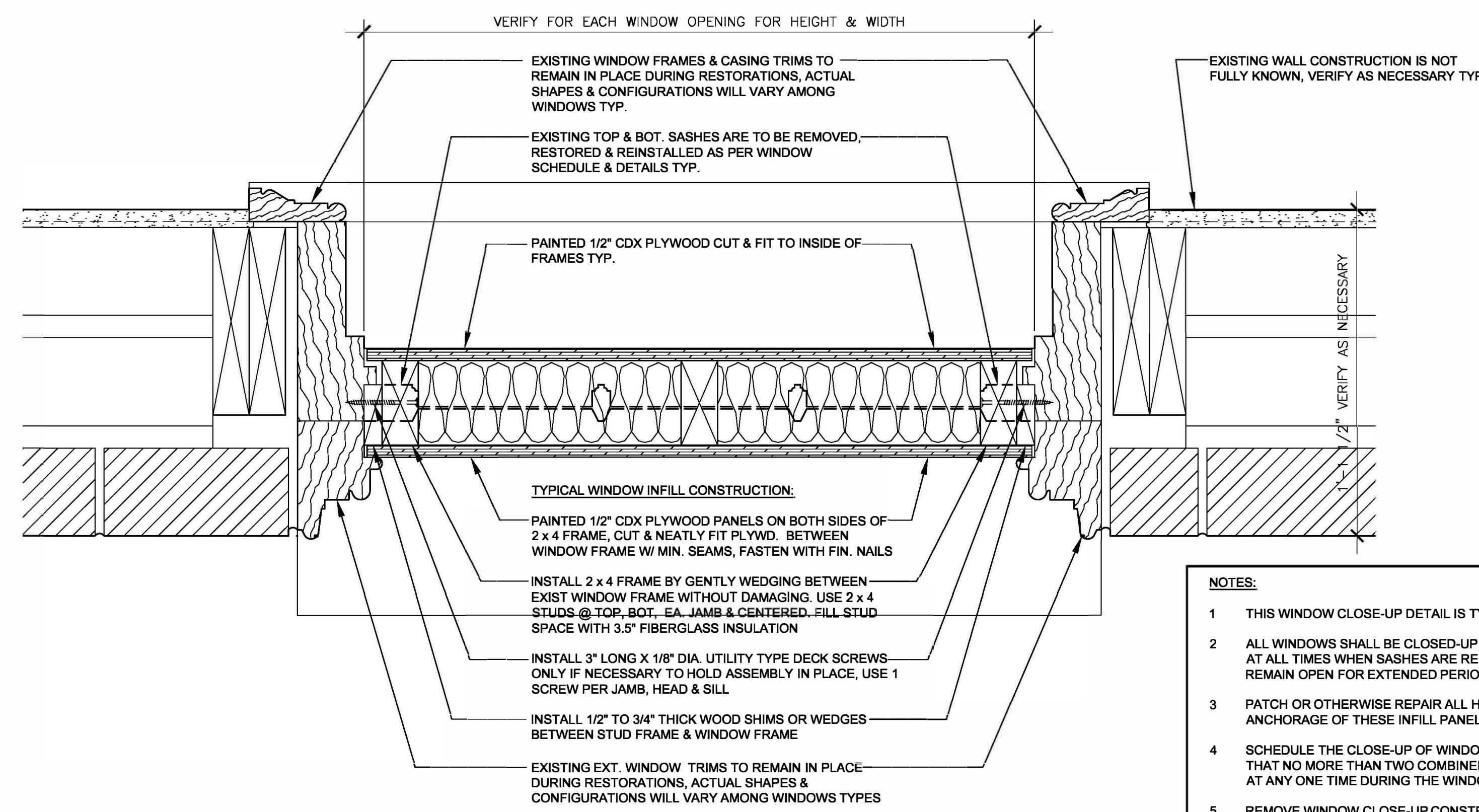
1 OF 11 SHEETS
04/01/2026



1 ARROW ROCK STATE HISTORIC SITE MAP
G-002 SCALE: 3"=1'-0"



2 LOCATION MAP - MID MISSOURI
G-002 SCALE: 3"=1'-0"



3 TYPICAL WINDOW OPENING CLOSURE
G-002 SCALE: 3"=1'-0"

- NOTES:**
- THIS WINDOW CLOSE-UP DETAIL IS TYPICAL FOR ALL WINDOW OPENINGS.
 - ALL WINDOWS SHALL BE CLOSED-UP TO PROTECT INTERIOR FROM WEATHER AT ALL TIMES WHEN SASHES ARE REMOVED FROM THEIR FRAMES & MUST REMAIN OPEN FOR EXTENDED PERIODS OF TIME.
 - PATCH OR OTHERWISE REPAIR ALL HOLES OR DAMAGE DUE TO TEMPORARY ANCHORAGE OF THESE INFILL PANELS.
 - SCHEDULE THE CLOSE-UP OF WINDOWS IN THE BINGHAM DINING ROOM 105 SO THAT NO MORE THAN TWO COMBINED DBL-HUNG WINDOWS ARE CLOSED-UP AT ANY ONE TIME DURING THE WINDOW RESTORATION WORK.
 - REMOVE WINDOW CLOSE-UP CONSTRUCTION AFTER REPLACEMENT OF SASHES & WHEN NECESSARY TO COMPLETE RESTORATIONS.

SCOPE OF WORK:

BASE BID WORK: THIS PROJECT CONSISTS OF FURNISHING ALL MATERIALS, LABOR, AND SERVICES NECESSARY TO RENOVATE, RESTORE AND PAINT THE EXISTING HISTORIC WOOD WINDOWS AND DOORS UNITS AND INCLUDES MASONRY RESTORATIONS AS DEPICTED ON THE NORTH AND SOUTH ELEVATIONS OF THE J. HUSTON TAVERN IN THE ARROW ROCK STATE HISTORIC SITE IN ARROW ROCK, MISSOURI AS PER THESE SPECIFICATIONS AND DRAWINGS. ASSOCIATED WITH THIS WORK ARE MASONRY AND MISCELLANEOUS EXTERIOR REPAIRS INCLUDING STONE AND BRICK REPOINTING, MASONRY REPAIRS, PAINT REMOVAL AND MASONRY CLEANING.

ALTERNATE NO. 1 WORK: ALL WINDOW AND MASONRY RESTORATIONS AS DEPICTED ON THE WEST ELEVATION OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON SHEET A-204 OF THE DRAWINGS.

ALTERNATE NO. 2 WORK: ALL WINDOW AND MASONRY RESTORATIONS AS DEPICTED ON THE EAST ELEVATION OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON SHEET A-203 OF THE DRAWINGS.

ALTERNATE NO. 3 WORK: ALL MISCELLANEOUS WOODWORK, SIDING AND CUPOLA REPAIRS, REPLACEMENTS AND REPOINTING AS SPECIFICALLY NOTED AND DEPICTED ON ALL THE ELEVATIONS OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON ALL SHEETS OF THE DRAWINGS.

INCIDENTAL TO THE BASE BID AND ALTERNATE WORK IS THE REMEDIATION OF LEAD-BASED PAINTS ON THE EXISTING WINDOWS, DOORS AND ALL PREVIOUSLY PAINTED SURFACES. SEE SPECIFICATIONS AND APPROPRIATE ASBESTOS & LEAD-BASED SURVEY REPORTS FOR ALL HAZARDOUS MATERIALS FOUND ON THIS PROJECT.

GENERAL NOTES:

- DIMENSIONS SHOWN ON DRAWINGS INCLUDING THE FLOOR PLANS, ELEVATIONS, SCHEDULES & DETAILS ARE APPROXIMATIONS. THE NATURE OF HISTORIC RESTORATION IS THAT MANY ELEMENTS WERE HANDCRAFTED & THEIR DIMENSIONS WILL VARY AMONG INDIVIDUAL UNITS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL DIMENSIONS AS NECESSARY BEFORE FABRICATING OR MILLING ANY REPLACEMENT COMPONENTS.
- DETAILS ARE DRAWN TO THE BEST OF OUR KNOWLEDGE OF HISTORIC CONDITIONS, HOWEVER NO EXPLORATORY DECONSTRUCTION OF THESE COMPONENTS WERE MADE TO DETERMINE EXACT DIMENSIONS, SHAPES OR HIDDEN CONDITIONS OF THESE COMPONENTS. BIDDERS SHOULD FORMULATE BIDS FOR REPAIRS & REPLACEMENTS PARTS TO ACCOUNT FOR ANY DISCREPANCIES THAT MAY BE FOUND AFTER REMOVING OR DISMANTLING PORTIONS OF THESE WINDOWS OR DOORS. SMALL DISCREPANCIES SHALL NOT BE THE BASIS FOR AN ADD OR DEDUCT TO CONTRACT AMOUNT.
- ALL EXISTING PAINTED SURFACES ON THIS PROJECT ARE ASSUMED TO BE COATED WITH LEAD-BASED PAINT. SEE OWNER'S HAZARDOUS MATERIALS REPORTS. WHEN PERFORMING ANY PAINT DISTURBANCE ACTIVITIES, IT IS CRUCIAL TO FOLLOW LEAD-SAFE WORK PRACTICES TO MINIMIZE THE CREATION AND SPREAD OF LEAD DUST. REFER TO THE RENOVATION, REPAIR AND PAINTING PROGRAM RULE (RRPPR) AND SEE SPECIFICATION SECTION 024119 - SELECTIVE DEMOLITION FOR INFORMATION REGARDING LEAD-BASED PAINT ON THIS PROJECT.

HISTORIC WINDOW & DOOR NOTES:

- VERIFY ALL WINDOW & DOOR CONFIGURATIONS, DIMENSIONS, SHAPES & JOINERY AS NECESSARY BEFORE FABRICATING ANY REPLACEMENT PARTS. RESTORATION COMPONENTS SHALL REPLICATE EXISTING EXPOSED SECTIONS OF WINDOW & DOOR COMPONENTS.
- ALL WINDOWS ARE WOOD DOUBLE-HUNG UNITS EXCEPT WINDOW 001 ON EAST ELEVATION WHICH IS AN AWNING TYPE UNIT. ALL WINDOWS SHALL REMAIN OPERABLE.
- THE 1830s/ 1840s & 1850s/ 1880s ERA DOUBLE-HUNG UNITS ARE TYPICALLY 9 PANES OVER 6 PANE SASHES. THE 1920s & 1950s ERA DOUBLE-HUNG UNITS ARE TYPICALLY 6 PANES OVER 6 PANES.
- SEE KEYNOTES & SPECIFICATIONS FOR HISTORIC TREATMENT OF WINDOWS IN ACCORDANCE WITH THE TIME PERIOD OR ERA OF THEIR ORIGIN.
- WINDOW SASHES: IT IS THE ARCHITECT'S INTENT THAT ALL WINDOW SASHES BE CAREFULLY REMOVED, NUMBERED & TAKEN TO A DEDICATED OFF-SITE SHOP FOR ALL REPAIRS OR REPLACEMENTS & INITIAL SHOP PAINTING. WHEN READY, RESTORED OR REPLACEMENT SASHES SHALL BE REINSTALLED INTO THEIR ORIGINAL NUMBERED FRAMES.
- WINDOW FRAMES & TRIMS: ARE INTENDED TO REMAIN IN PLACE. ROTTED OR OTHERWISE DAMAGED SECTIONS OF THE FRAMES AND TRIM SHALL BE REMOVED (CUT-OUT) PATCHED OR REPLACED "IN-KIND" & MADE READY FOR INSTALLATION OF RESTORED OR REPLACEMENT SASHES. INSTALL WEATHERSTRIPPING OR HIDDEN HARDWARE. RECONNECT OPERATING SYSTEMS. APPLY FINAL COAT OF PAINT TO EXTERIOR & INTERIOR OF WINDOWS. REATTACH EXPOSED HARDWARE. FINAL PAINTING SHALL BE DONE SO AS TO NOT HINDER WINDOW OPERATIONS. WINDOW ASSEMBLIES SHALL BE TESTED FOR FULL OPERABILITY.
- ALL WINDOW OPENINGS SHALL BE CLOSED UP & INSULATED WHEN NOT ACTIVELY BEING WORKED ON OR UNTIL SASHES ARE FINALLY INSTALLED. SEE WINDOW OPENING CLOSURE DETAIL 3/G002.
- ALL DOORS ARE SWINGING TYPE WOOD PANEL, RAIL & STYLE UNITS & SHALL REMAIN OPERABLE.
- SEE KEYNOTES & SPECIFICATIONS FOR HISTORIC TREATMENT OF DOORS IN ACCORDANCE WITH THE TIME PERIOD OR ERA OF THEIR ORIGIN.
- DOOR FRAMES & TRIMS: ARE INTENDED TO REMAIN IN PLACE. ROTTED OR OTHERWISE DAMAGED SECTIONS OF THE FRAMES AND TRIM SHALL BE REMOVED (CUT-OUT) PATCHED OR REPLACED "IN-KIND" & MADE READY FOR INSTALLATION OF RESTORED DOOR LEAF. INSTALL WEATHERSTRIPPING OR HIDDEN HARDWARE. RECONNECT OPERATING SYSTEMS. APPLY FINAL COAT OF PAINT TO EXTERIOR & INTERIOR OF DOORS. REATTACH EXPOSED HARDWARE. FINAL PAINTING SHALL BE DONE SO AS TO NOT HINDER DOOR OPERATIONS. DOOR ASSEMBLIES SHALL BE TESTED FOR FULL OPERABILITY.
- HARDWARE: ALL EXISTING HARDWARE ON WINDOWS & DOORS BE SALVAGED & REUSED UNLESS MISSING OR DAMAGED BEYOND REPAIR. CONTRACTOR SHALL REMOVE EXISTING HARDWARE, THOROUGHLY CLEAN IT, INCLUDING STRIPPING IT OF PAINT DOWN TO THE BARE METAL. REFINISH AS NECESSARY. REINSTALL HARDWARE IN ORIGINAL POSITIONS AND TEST FOR PROPER FUNCTION. REPLACEMENT HARDWARE, INCLUDING FASTENERS SHALL MATCH BASE METAL & FINISH OF EXISTING SALVAGED HARDWARE.

DRAWING INDEX:

ORDER	SHEET NO.	TITLE OF SHEET
1	G-001	COVER SHEET
2	G-002	DRAWING INDEX & MAPS
3	A-101	TAVERN FIRST FLOOR PLAN
4	A-102	TAVERN SECOND FLOOR PLAN
5	A-201	TAVERN NORTH ELEVATION
6	A-202	TAVERN SOUTH ELEVATION
7	A-203	TAVERN EAST ELEVATION
8	A-204	TAVERN WEST ELEVATION
9	A-501	WINDOW DETAILS - 1830s/ 1840s ERA
10	A-502	WINDOW DETAILS - 1920s/ 1950s 1850s/ 1880s ERA SIM
11	A-503	DOOR DETAILS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
NATURAL RESOURCES
DIVISION OF
STATE PARKS

ARROW ROCK STATE
HISTORIC SITE
REPAIRS TO HISTORIC
STRUCTURE -
J HUSTON TAVERN
39521 VISITOR CENTER DRIVE
ARROW ROCK, MO 65320

PROJECT # X2501-01
SITE # 5102
ASSET # 7815102008
7815102008-TAVERN

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 04/01/2026

CAD DWG FILE: XXX
DRAWN BY: STRATA
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
**DRAWING INDEX
& MAPS**

SHEET NUMBER:
G-002
2 OF 11 SHEETS
04/01/2026

HISTORIC WINDOW SCHEDULE (1st Floor Windows Only)											
	OPNG. NO.	OVERALL SIZE (W X HT)		ERA	WINDOW TYPE	DETAILS HEAD / SILL / JAMBS			REMARKS		
17 - FIRST FLOOR WINDOWS OPENINGS OR 21 INDIVIDUAL WINDOW UNITS	EAST	001	2'-5"	1'-4 1/2"	1830s	AWNING	NA A501	NA A501	NA A501	REMOVE & REPLACE EXIST. SASH ENTIRELY, REPAIR OR REPLACE PORTIONS OF FRAMES & TRIM AS NECESSARY IN FIELD. SEE KEYNOTE 1AA-203	
		NORTH	100	2'-9"	5'-2"	1840s	DBL-HUNG	1 A501	2 A501	4 A501	REMOVE & REPLACE EXIST. SASHES ENTIRELY, REPAIR OR REPLACE PORTIONS OF FRAMES & TRIM AS NECESSARY IN FIELD. SEE KEYNOTE 1AA-201
			101	2'-9"	5'-2"	1840s	DBL-HUNG	1 A501	2 A501	4 A501	
	EAST	102	2'-9"	5'-2"	1830s	DBL-HUNG	1 A501	2 A501	4 A501		
		103	2'-9"	5'-2"	1830s	DBL-HUNG	1 A501	2 A501	4 A501		
		104	2'-9"	5'-2"	1830s	DBL-HUNG	1 A501	2 A501	4 A501		
		105	2'-9"	5'-2"	1830s	DBL-HUNG	1 A501	2 A501	4 A501		
		106	2'-9"	5'-2"	1830s	DBL-HUNG	1 A501	2 A501	4 A501		
		107	2'-9"	4'-0"	1830s	DBL-HUNG	1 A501	2 A501	4 A501		
	SOUTH	108	2'-9"	5'-8"	1830s	DBL-HUNG	1 A501	2 A501	4 A501		
		109	5'-9 1/2"	5'-6"	1920s	COMBINED DBL-HUNG	1 A502	2 A502	5 / 7 A502	REMOVE EXIST. SASHES & REPAIR OR REPLACE PORTIONS OF SASHES FRAMES & TRIM AS NECESSARY IN FIELD. SEE KEYNOTE 1CA-203	
		110	5'-9 1/2"	5'-6"	1920s	DBL-HUNG	1 A502	2 A502	5 / 7 A502		
		111	5'-9 1/2"	5'-6"	1920s	DBL-HUNG	1 A502	2 A502	5 / 7 A502		
		112	5'-9 1/2"	5'-6"	1950s	DBL-HUNG	1 A502	2 A502	5 / 7 A502		
		113	3'-2 1/2"	5'-6"	1950s	DBL-HUNG	1 A502	2 A502	5 / 7 A502		
114		3'-2 1/2"	5'-6"	1950s	DBL-HUNG	1 A502	2 A502	5 / 7 A502			
115		2'-9"	5'-2"	1840s	DBL-HUNG	1 A501	2 A501	4 A501	REMOVE & REPLACE EXIST. SASHES ENTIRELY, REPAIR OR REPLACE PORTIONS OF FRAMES & TRIM AS NECESSARY IN FIELD. SEE KEYNOTE 1AA-202		

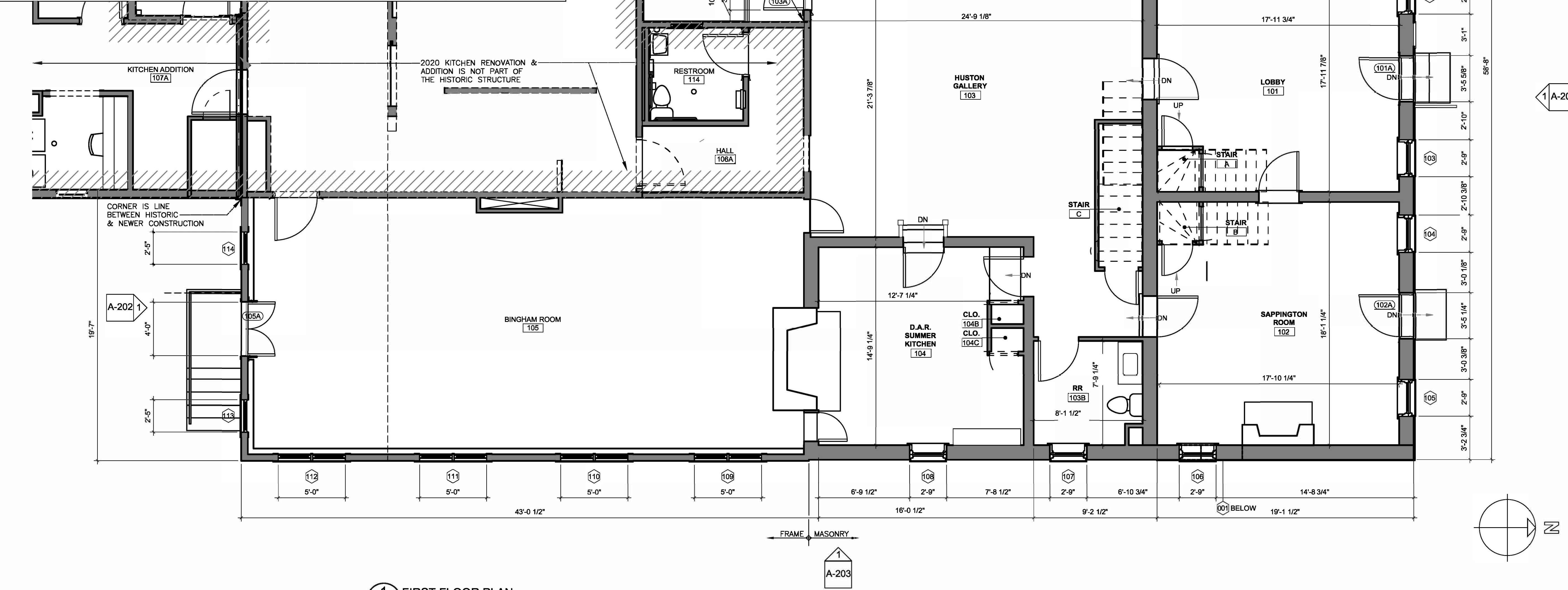
NOTE: HISTORIC GLASS IN WINDOW #107 SHALL BE OBSERVED WITH APPLICATION OF FROSTED FILM ON ALL PANES TYP.

GENERAL NOTES:

- DIMENSIONS SHOWN ON DRAWINGS INCLUDING THE FLOOR PLANS, ELEVATIONS, SCHEDULES & DETAILS ARE APPROXIMATIONS. THE NATURE OF HISTORIC RESTORATION IS THAT MANY ELEMENTS WERE HANDCRAFTED & THEIR DIMENSIONS WILL VARY AMONG INDIVIDUAL UNITS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL DIMENSIONS AS NECESSARY BEFORE FABRICATING OR MILLING ANY REPLACEMENT COMPONENTS.
- DETAILS ARE DRAWN TO THE BEST OF OUR KNOWLEDGE OF HISTORIC CONDITIONS, HOWEVER NO EXPLORATORY DECONSTRUCTION OF THESE COMPONENTS WERE MADE TO DETERMINE EXACT DIMENSIONS, SHAPES OR HIDDEN CONDITIONS OF THESE COMPONENTS. BIDDERS SHOULD FORMULATE BIDS FOR REPAIRS & REPLACEMENTS PARTS TO ACCOUNT FOR ANY DISCREPANCIES THAT MAY BE FOUND AFTER REMOVING OR DISMANTLING PORTIONS OF THESE WINDOWS OR DOORS. SMALL DISCREPANCIES SHALL NOT BE THE BASIS FOR AN ADD OR DEDUCT TO CONTRACT AMOUNT.
- ALL EXISTING PAINTED SURFACES ON THIS PROJECT ARE ASSUMED TO BE COATED WITH LEAD-BASED PAINT. SEE OWNER'S HAZARDOUS MATERIALS REPORTS IN APPENDIX A OF THE SPECIFICATIONS.

HISTORIC DOOR SCHEDULE									
OPNG. NO.	NOMINAL SIZE* (W X HT)	DOOR & FRAME MATERIAL	ERA	GLASS	DETAILS HEAD / SILL / JAMBS			REMARKS	
100A	PR. 2'-2" x 7'-0" (LHA)	WOOD	1840	1/2 LITE TRANSM	3 A503	4 A503	2 A503	REPAIR & RESTORE ALL DOORS & FRAMES AS PER RESTORATION KEY NOTES & SPECIFICATIONS. ALL DOORS TO BE WEATHERS TRIPPED & REPAINTED TYP.	
101A	3'-2" x 7'-0" (RH)	WOOD	1830	TRANSM	3 A503	4 A503	2 A503		
102A	3'-2" x 7'-0" (RH)	WOOD	1830	TRANSM	3 A503	4 A503	2 A503		
100D	3'-0" x 7'-0" (RH)	WOOD	1950	1/2 LITE TRANSM	3 A503	4 A503	2 A503		
105A	PR. 2'-0" x 7'-0" (LHA)	WOOD	1840	FRENCH	5 A503	6 A503	9&11 A503		

* ACTUAL DOORS & FINISH OPENINGS WILL VARY, VERIFY DIMENSIONS AS NECESSARY.



1 FIRST FLOOR PLAN
A-101 SCALE: 1/4"=1'-0"

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
NATURAL RESOURCES
DIVISION OF
STATE PARKS

ARROW ROCK STATE HISTORIC SITE
REPAIRS TO HISTORIC STRUCTURE -
J HUSTON TAVERN
39521 VISITOR CENTER DRIVE
ARROW ROCK, MO 65320

PROJECT # X2501-01
SITE # 5102
ASSET # 7815102008
7815102008-TAVERN

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 04/01/2026

CAD DWG FILE: XXX
DRAWN BY: STRATA
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
TAVERN
FIRST
FLOOR PLAN

SHEET NUMBER:
A-101
3 OF 11 SHEETS
04/01/2026



Brad M. Schaefer - Architect
MO# A-2009027294

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OFFICE OF ADMINISTRATION
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DEPARTMENT OF
NATURAL RESOURCES
DIVISION OF
STATE PARKS

ARROW ROCK STATE
HISTORIC SITE
REPAIRS TO HISTORIC
STRUCTURE -
J HUSTON TAVERN
39521 VISITOR CENTER DRIVE
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PROJECT # X2501-01
SITE # 5102
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7815102008-TAVERN

REVISION: _____
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DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 04/01/2026

CAD DWG FILE: XXX
DRAWN BY: STRATA
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
**TAVERN
SECOND
FLOOR PLAN**

SHEET NUMBER:

A-102

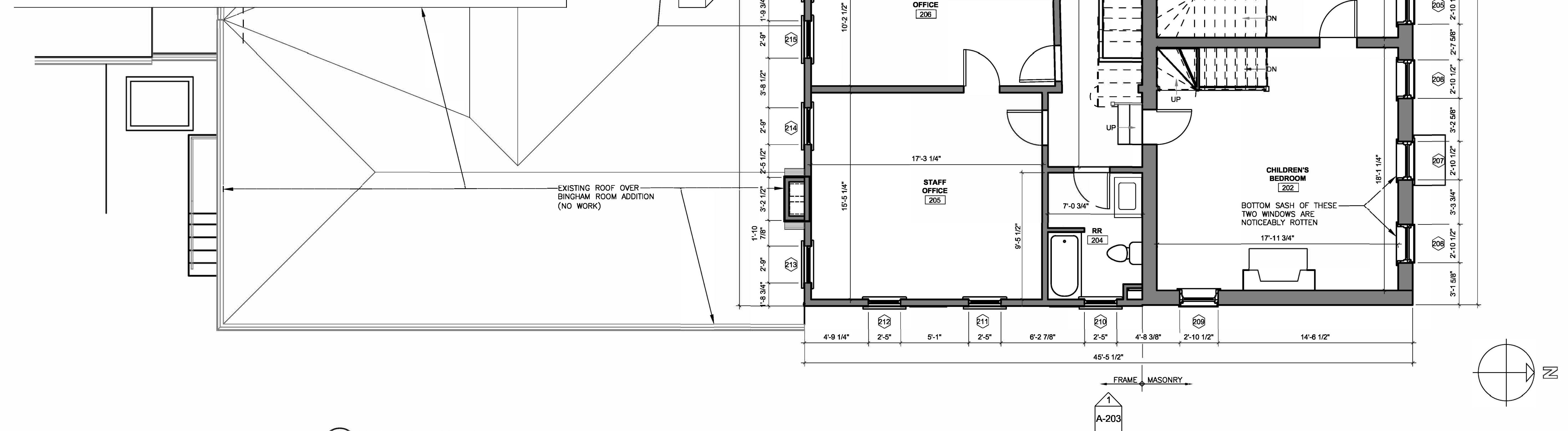
4 OF 11 SHEETS
04/01/2026

HISTORIC WINDOW SCHEDULE (2nd Floor Windows Only)						
OPNG. NO.	OVERALL SIZE (W X HT)	ERA	WINDOW TYPE	DETAILS HEAD / SILL / JAMBS	REMARKS	
200	2'-10 1/2" x 5'-0"	1840s	DBL-HUNG	1 A501, 2 A501, 4 A501	REMOVE & REPLACE EXIST. SASHES ENTIRELY, REPAIR OR REPLACE PORTIONS OF FRAMES & TRIM AS NECESSARY IN FIELD. SEE KEYNOTE 1A/A-201	
201	2'-10 1/2" x 5'-0"	1840s		1 A501, 2 A501, 4 A501		
202	2'-10 1/2" x 5'-0"	1840s		1 A501, 2 A501, 4 A501		
203	2'-10 1/2" x 5'-0"	1830s		1 A501, 2 A501, 4 A501		
204	2'-10 1/2" x 5'-0"	1830s		1 A501, 2 A501, 4 A501		
205	2'-10 1/2" x 5'-0"	1830s		1 A501, 2 A501, 4 A501		
206	2'-10 1/2" x 5'-0"	1830s		1 A501, 2 A501, 4 A501		
207	2'-10 1/2" x 5'-0"	1830s		1 A501, 2 A501, 4 A501		
208	2'-10 1/2" x 5'-0"	1830s		1 A501, 2 A501, 4 A501		
209	2'-10 1/2" x 5'-0"	1830s		1 A501, 2 A501, 4 A501		
210*	3'-2 1/2" x 5'-9"	1850s/1880s		1 A502, 2 A502, 5/7 A502	REMOVE EXIST. SASHES & REPAIR OR REPLACE PORTIONS OF SASHES FRAMES & TRIM AS NECESSARY IN FIELD. SEE KEYNOTE 1B/A-203	
211	3'-2 1/2" x 5'-9"	1850s/1880s		1 A502, 2 A502, 5/7 A502		
212	3'-2 1/2" x 5'-9"	1850s/1880s		1 A502, 2 A502, 5/7 A502		
213	3'-6 1/2" x 5'-2"	1850s/1880s		1 A502, 2 A502, 5/7 A502		
214	3'-6 1/2" x 5'-2"	1850s/1880s		1 A502, 2 A502, 5/7 A502		
215	3'-6 1/2" x 5'-2"	1850s/1880s		1 A502, 2 A502, 5/7 A502		
216	3'-6 1/2" x 5'-2"	1850s/1880s		1 A502, 2 A502, 5/7 A502		
217	3'-6 1/2" x 5'-9"	1850s/1880s		1 A502, 2 A502, 5/7 A502		
218	3'-6 1/2" x 5'-9"	1850s/1880s		1 A502, 2 A502, 5/7 A502		
219	2'-10 1/2" x 5'-0"	1840s		1 A501, 2 A501, 4 A501	REMOVE & REPLACE EXIST. SASHES ENTIRELY, REPAIR OR REPLACE PORTIONS OF FRAMES & TRIM AS NECESSARY IN FIELD. SEE KEYNOTE 1A/A-202	
220	2'-10 1/2" x 5'-0"	1840s		1 A501, 2 A501, 4 A501		
221	2'-10 1/2" x 5'-0"	1840s		1 A501, 2 A501, 4 A501		
222	2'-10 1/2" x 5'-0"	1840s		1 A501, 2 A501, 4 A501		
223	2'-10 1/2" x 5'-0"	1840s		1 A501, 2 A501, 4 A501		

* NOTE: HISTORIC GLASS IN WINDOW #210 SHALL BE OBSURED WITH APPLICATION OF FROSTED FILM ON ALL PANES TYP

GENERAL NOTES:

- DIMENSIONS SHOWN ON DRAWINGS INCLUDING THE FLOOR PLANS, ELEVATIONS, SCHEDULES & DETAILS ARE APPROXIMATIONS. THE NATURE OF HISTORIC RESTORATION IS THAT MANY ELEMENTS WERE HANDCRAFTED & THEIR DIMENSIONS WILL VARY AMONG INDIVIDUAL UNITS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL DIMENSIONS AS NECESSARY BEFORE FABRICATING OR MILLING ANY REPLACEMENT COMPONENTS.
- DETAILS ARE DRAWN TO THE BEST OF OUR KNOWLEDGE OF HISTORIC CONDITIONS, HOWEVER NO EXPLORATORY DECONSTRUCTION OF THESE COMPONENTS WERE MADE TO DETERMINE EXACT DIMENSIONS, SHAPES OR HIDDEN CONDITIONS OF THESE COMPONENTS. BIDDERS SHOULD FORMULATE BIDS FOR REPAIRS & REPLACEMENTS PARTS TO ACCOUNT FOR ANY DISCREPANCIES THAT MAY BE FOUND AFTER REMOVING OR DISMANTLING PORTIONS OF THESE WINDOWS OR DOORS. SMALL DISCREPANCIES SHALL NOT BE THE BASIS FOR AN ADD OR DEDUCT TO CONTRACT AMOUNT.
- ALL EXISTING PAINTED SURFACES ON THIS PROJECT ARE ASSUMED TO BE COATED WITH LEAD-BASED PAINT. SEE OWNER'S HAZARDOUS MATERIALS REPORTS.

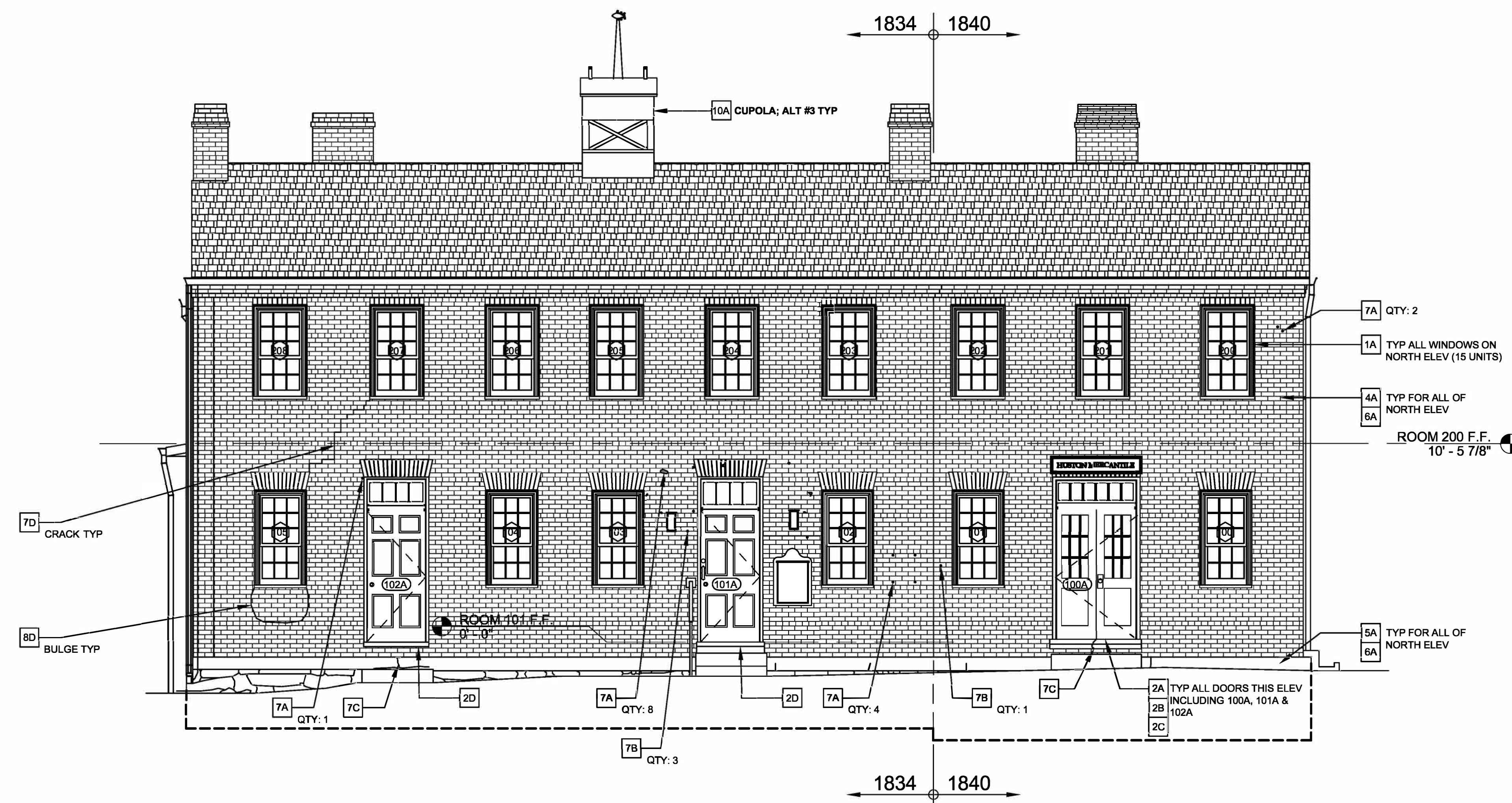


1 SECOND FLOOR PLAN
A-102 SCALE: 1/4"=1'-0"



Brad M. Schaefer - Architect
MO# A-2009027294

BID
DOCUMENTS



1 NORTH ELEVATION - BASE BID WORK (UNLESS OTHERWISE NOTED)
SCALE: 1/4" = 1'-0"

SCOPE OF WORK:
BASE BID WORK: THIS PROJECT CONSISTS OF FURNISHING ALL MATERIALS, LABOR, AND SERVICES NECESSARY TO RENOVATE, RESTORE AND PAINT THE EXISTING HISTORIC WOOD WINDOWS AND DOORS UNITS AND INCLUDES MASONRY RESTORATIONS AS DEPICTED ON THE NORTH AND SOUTH ELEVATIONS OF THE J. HUSTON TAVERN IN THE ARROW ROCK STATE HISTORIC SITE IN ARROW ROCK, MISSOURI AS PER THESE SPECIFICATIONS AND DRAWINGS. ASSOCIATED WITH THIS WORK ARE MASONRY AND MISCELLANEOUS EXTERIOR REPAIRS INCLUDING STONE AND BRICK REPOINTING, MASONRY REPAIRS, PAINT REMOVAL AND MASONRY CLEANING.
ALTERNATE NO. 1 WORK: ALL WINDOW AND MASONRY RESTORATIONS AS DEPICTED ON THE WEST ELEVATION OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON SHEET A-204 OF THE DRAWINGS.
ALTERNATE NO. 2 WORK: ALL WINDOW AND MASONRY RESTORATIONS AS DEPICTED ON THE EAST ELEVATION OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON SHEET A-203 OF THE DRAWINGS.
ALTERNATE NO. 3 WORK: ALL MISCELLANEOUS WOODWORK, SIDING AND CUPOLA REPAIRS, REPLACEMENTS AND REPAIRING AS SPECIFICALLY NOTED AND DEPICTED ON ALL THE ELEVATIONS OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON ALL SHEETS OF THE DRAWINGS.
 INCIDENTAL TO THE BASE BID AND ALTERNATE WORK IS THE REMEDIATION OF LEAD-BASED PAINTS ON THE EXISTING WINDOWS, DOORS AND ALL PREVIOUSLY PAINTED SURFACES. SEE SPECIFICATIONS AND APPROPRIATE ASBESTOS & LEAD-BASED SURVEY REPORTS FOR ALL HAZARDOUS MATERIALS FOUND ON THIS PROJECT.

GENERAL NOTES:
 1. DIMENSIONS SHOWN ON DRAWINGS INCLUDING THE FLOOR PLANS, ELEVATIONS, SCHEDULES & DETAILS ARE APPROXIMATIONS. THE NATURE OF HISTORIC RESTORATION IS THAT MANY ELEMENTS WERE HANDCRAFTED & THEIR DIMENSIONS WILL VARY AMONG INDIVIDUAL UNITS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL DIMENSIONS AS NECESSARY BEFORE FABRICATING OR MILLING ANY REPLACEMENT COMPONENTS.
 2. DETAILS ARE DRAWN TO THE BEST OF OUR KNOWLEDGE OF HISTORIC CONDITIONS, HOWEVER NO EXPLORATORY DECONSTRUCTION OF THESE COMPONENTS WERE MADE TO DETERMINE EXACT DIMENSIONS, SHAPES OR HIDDEN CONDITIONS OF THESE COMPONENTS. BIDDERS SHOULD FORMULATE BIDS FOR REPAIRS & REPLACEMENTS PARTS TO ACCOUNT FOR ANY DISCREPANCIES THAT MAY BE FOUND AFTER REMOVING OR DISMANTLING PORTIONS OF THESE WINDOWS OR DOORS. SMALL DISCREPANCIES SHALL NOT BE THE BASIS FOR AN ADD OR DEDUCT TO CONTRACT AMOUNT.
 3. ALL EXISTING PAINTED SURFACES ON THIS PROJECT ARE ASSUMED TO BE COATED WITH LEAD-BASED PAINT. SEE OWNER'S HAZARDOUS MATERIALS REPORTS. WHEN PERFORMING ANY PAINT DISTURBANCE ACTIVITIES, IT IS CRUCIAL TO FOLLOW LEAD-SAFE WORK PRACTICES TO MINIMIZE THE CREATION AND SPREAD OF LEAD DUST. REFER TO THE RENOVATION, REPAIR AND PAINTING PROGRAM RULE (RRPPR) AND SEE SPECIFICATION SECTION 024119 - SELECTIVE DEMOLITION FOR INFORMATION REGARDING LEAD-BASED PAINT ON THIS PROJECT.

NORTH ELEVATION NOTES:
 1. ONLY THE KEYNOTES TAGGED ON NORTH ELEVATION APPLY TO THIS ELEVATION. TAGGED KEYNOTES REPRESENT THE BASE BID WORK FOR THE NORTH ELEVATION UNLESS OTHERWISE NOTED.
 2. 100% OF BRICK ON NORTH ELEVATION SHALL BE REPOINTED & 100% OF MASONRY SHALL BE CLEANED. SEE KEYNOTES 4A & 6A.

ELEVATION SYMBOL LEGEND

	- WINDOW NUMBER (SEE SCHEDULE)
	- DOOR NUMBER (SEE SCHEDULE)
	- ELEVATION KEYNOTES: CATEGORY NUMBER & SPECIFIC NOTE LETTER
	- SPECIFIC AREAS TO BE REPOINTED (WHEN NOT CALLED OUT TO BE 100%)
	- REPLACE NON-COMPLIANT BRICKS

ELEVATION KEYNOTES: (NOTES 1 - 9: BASE BID, ALT #1 OR ALT #2 PER ELEV)
HISTORIC TREATMENT OF WOOD WINDOWS: SPECIFICATION SECTION 080352 & PRESERVATION BRIEF 9
1 WOOD WINDOW RESTORATIONS - SEE WINDOW SCHEDULE; 45 INDIVIDUAL WINDOWS TOTAL
 A 1830s/ 1840s BUILDING - REPLACE SASHES, IN-KIND AND RESTORE FRAMES, BRICK MOLDING, & SILLS. INSTALL APPROPRIATE WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 23 DOUBLE-HUNG & 1 SMALL BASEMENT UNIT 001.
 B 1850s/ 1880s BUILDING - RESTORE SASHES, FRAMES, TRIM & SILLS. INSTALL WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 11 DBL-HUNG UNITS.
 C 1920s/ 1950s BUILDING - RESTORE SASHES, FRAME, TRIM & SILL. INSTALL WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 10 DBL-HUNG UNITS.
 D REPLACE BROKEN SILL OR MAKE DUTCHMAN REPAIR AT WINDOW 114, SOUTH ELEVATION.
HISTORIC TREATMENT OF WOOD DOORS: SPECIFICATION SECTION 080314
2 WOOD EXTERIOR DOOR RESTORATIONS - SEE DOOR SCHEDULE; 5 DOOR OPENINGS TOTAL
 A WEATHERSTRIP ALL EXTERIOR DOORS WITH COPPER COMPRESSION STRIPS ON JAMBS & HEADS OF DOORS TYP.
 B RESTORE ALL EXTERIOR DOORS AND TRANSOMS THAT SHOW SIGNS OF WOOD DETERIORATION. PREPARE, PRIME, AND PAINT.
 C INSTALL SEALANT AT PERIMETER OF ALL DOOR FRAMES.
 D INSTALL REPRODUCTION WOOD THRESHOLD AT EXTERIOR DOORS, STEPPED TO PREVENT WATER INFILTRATION INTO THE WALL AND UNDER THE DOOR.
 E THRESHOLD AT DOOR 100D, SOUTH ELEVATION SEAL OPENING BETWEEN THE STONE FOUNDATION & THE INTERIOR OF THE BUILDING.
CONCRETE REPAIRS:
3 CONCRETE FOUNDATION REPAIRS
 A EAST ELEVATION - INFILL 2 HOLES THROUGH THE CONCRETE FOUNDATION WALL WITH BONDED CONCRETE PATCH.
 B EAST ELEVATION - REPAIR CRACK IN CONCRETE FOUNDATION NEAR SOUTH PIER WITH BONDED CONCRETE PATCH.
 C SOUTH ELEVATION - APPLY BONDED CONCRETE PATCH TO REPAIR SPALLED CONCRETE ON TOP SURFACE OF STOOP NEAR POST.

ELEVATION KEYNOTES: (CONT)
HISTORIC BRICK UNIT REPOINTING: SPECIFICATION SECTION 040323 & PRESERVATION BRIEF 2
4 MASONRY BRICK REPOINTING - PROVIDE MORTAR ANALYSIS FOR SEVERAL LOCATIONS DETERMINED BY THE ARCHITECT. UTILIZE TYPE L OR TYPE K MORTAR. FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 2 - REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.
 A BRICK REPOINTING: 100% OF THE NORTH FACADE
 B BRICK REPOINTING: APPROXIMATELY 15% OF THE EAST FACADE
 C BRICK REPOINTING: APPROXIMATELY 25% OF THE WEST FACADE
 D BRICK REPOINTING: 100% OF THE SOUTH FACADE. REMOVE ALL INAPPROPRIATE MORTAR AND PATCHES. SPOT REPOINT THE INTERIOR OF THE BRICK GABLES IN THE ATTIC, AS REQUIRED.
 E REPOINT CHIMNEYS, AS REQUIRED. INSTALL CONCEALED AND TAPERED CONCRETE CAPS AT ALL CHIMNEYS
5 MASONRY STONE REPOINTING - REMOVE ALL INAPPROPRIATE MORTAR AND CEMENT PATCHES. FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 2 - REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.
 A REPOINT 100% OF THE STONE FOUNDATION EXPOSED ON ALL ELEVATIONS. (SPOT REPOINT SECTIONS OF THE FOUNDATION, AS REQUIRED.)
HISTORIC MASONRY CLEANING: SPECIFICATION SECTION 040310 & PRESERVATION BRIEF 1
6 MASONRY CLEANING - BRICK & STONE; FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 1 - THE CLEANING OF MASONRY BUILDINGS.
 A GENTLY CLEAN THE BRICK AND STONE WALLS OF MORTAR, SOIL & BIOLOGICAL GROWTH. UTILIZE WARM WATER, GENTLE DETERGENT & BRUSHES. USE ONLY LIGHT DUTY RESTORATION CLEANERS, IF NEEDED FOR STUBBORN STAINING. CLEAN 100% OF MASONRY ALL ELEVATIONS.
 B UPPER SOUTH MOLDED BRICK CORNICE REMOVE ROOFING TAR FROM BRICK AND REPOINT AS REQUIRED. USE STRIPPER ONLY AFTER APPROVED BY ARCHITECT AND AFTER TESTING. USE THE GENTLEST MEANS POSSIBLE.
HISTORIC BRICK UNIT MASONRY REPAIRS: SPECIFICATION SECTION 040322
7 MISC. MASONRY REPAIRS - FOLLOW PRESERVATION BRIEFS WHERE APPLICABLE.
 A REMOVE INCOMPATIBLE BRICK OR STONE PATCHES AND PATCH WITH BREATHABLE AND COMPATIBLE PATCHING MORTAR CUSTOM COLOR MATCHED TO THE BRICK AND STONE. MAY REQUIRE SEVERAL COLORS.
 B REMOVE ALL PREVIOUS ACCESSORIES, ANCHORS, AND ATTACHMENTS EMBEDDED IN THE BRICK AND MORTAR JOINTS. (ESTIMATED QUANTITY INDICATED ON THE ELEVATION DRAWINGS)
 C REPAIR CRACK IN STONE THRESHOLD OR STONE FOUNDATION STONE.
 D REPAIR STAIR-STEP CRACK IN BRICK. REPOINT WHERE CRACK PASSES THRU MORTAR JOINTS AND APPLY COLOR MATCHING SEALANT OR BRICK POWDER PRESSED INTO SEALANT WHERE CRACK EXTENDS THRU BRICK UNITS.

ELEVATION KEYNOTES: (CONT)
HISTORIC BRICK UNIT MASONRY REPAIRS: CONTINUED
8 BRICK REPAIRS - EAST & SOUTH ELEVATIONS
 A EAST ELEVATION - INSPECT THE BULGE AND DROOPING BRICKS ABOVE BASEMENT WINDOW 001. VERIFY IF HEADER BRICKS ARE BROKEN. IF SO, RECONSTRUCT THIS AREA WITH REPLACEMENT HEADER BRICKS. CONSIDER INSTALLING A CONCEALED STEEL LINTEL ABOVE THE BASEMENT WINDOW AS APPROVED BY ARCHITECT.
 B SOUTH ELEVATION - INSPECT THE BULGE AND ABOVE WINDOW 12B. VERIFY IF HEADER BRICKS ARE BROKEN. IF SO, RECONSTRUCT THIS AREA WITH REPLACEMENT HEADER BRICKS.
 C SOUTH ELEVATION - REPLACE NON-COMPATIBLE RED BRICKS AT SOUTH GABLE - QTY. 100, REPLACE NON-COMPATIBLE RED BRICKS AT SOUTH-WEST CHIMNEY - QTY. 40, REPLACE MISSING BRICKS AT TOP OF CHIMNEY - QTY. 2.
 D NORTH ELEVATION - INSPECT THE BULGE BELOW WINDOW 105. VERIFY IF ANY BRICKS ARE BROKEN. REPLACE ANY THAT ARE BROKEN AND RECONSTRUCT THIS AREA TO BRING ALL BRICK FACES BACK INTO THE PLANE OF THE WALL.
9 PAINT REMOVAL FROM MASONRY
 A REMOVE PAINT FROM BRICK OR STONE. USE STRIPPER ONLY AFTER APPROVED BY ARCHITECT AND AFTER TESTING. USE THE GENTLEST MEANS POSSIBLE.

ELEVATION KEYNOTES: (NOTES 10 - 16: ALT #3 WORK ONLY)
WOODWORK REPAIRS: SPECIFICATION SECTION 064600 WOOD TRIM
10 CUPOLA REPAIRS (ALT #3)
 A REPAIR / REPLACE ROTTED WOOD MEMBERS IN-KIND ON THE CUPOLA. PREPARE, PRIME, AND PAINT ENTIRE CUPOLA. SEE SPEC SECTION 090391 - HISTORIC TREATMENT OF PLAIN PAINTING.
11 BARGE BOARDS REPAIRS (ALT #3)
 A EAST GABLE - SEAL GAP BETWEEN BARGE BOARD AND BRICK WALL. ENSURE BOARD IS SECURELY FASTENED AND VERIFY IF IT CAN BE ADJUSTED FOR A TIGHTER FIT TO THE BUILDING. FILL THE GAP WITH BACKER ROD AND SANDED CAULK TO MATCH THE MORTAR COLOR. GAP TO BE SEALED TO PREVENT INSECT AND BIRD INFESTATION.
 B WEST GABLE - REPLACE DETERIORATED BARGE BOARDS ON THE WEST GABLE, IN KIND. ENSURE THEY ARE TIGHT-FITTING AND SEALED BETWEEN THE BOARD AND THE BRICK TO PREVENT INSECT AND PEST INFILTRATION.
 C SOUTH GABLE (1840s TAVERN) - SEAL BETWEEN THE BARGE BOARDS AND THE BRICK WALL TO PREVENT INSECT AND PEST INFILTRATION.
12 FASCIA REPLACEMENT (ALT #3)
 A EAST ELEVATION - REPLACE BROKEN FASCIA AND OR END BOARD, IN KIND. PREPARE & PAINT.
13 SEAL FASCIA GAP (ALT #3)
 A EAST ELEVATION - SEAL GAPS BETWEEN FASCIA OR SIDING AND BRICK WALLS.
14 DRIP TRIM REPLACEMENT (ALT #3)
 A EAST ELEVATION - REPLACE ENTIRE LENGTH OF DETERIORATED WOOD DRIP TRIM AT BOTTOM OF SECOND FLOOR SIDING. MATCH EXISTING PROFILE AND INSTALLATION METHOD. PREPARE, PRIME & PAINT TYP.
HISTORIC TREATMENT OF PLAIN PAINTING: SPECIFICATION SECTION 090391
15 WOODWORK PAINTING (ALT #3)
 A PREPARE, PRIME, AND PAINT ALL EXTERIOR WOOD SIDING, SOFFITS, TRIM, ETC. REPAIR WOOD ROT, IN-KIND. BACK PRIME ALL NEW WOOD AND PRIME ALL CUTS. SEE SPEC SECTION 090391 - HISTORIC TREATMENT OF PLAIN PAINTING & REFER TO PRESERVATION BRIEF 10: EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK.
16 MASONRY PAINTING (ALT #3)
 A EAST AND SOUTH ELEVATIONS - PREPARE, PRIME AND REPAINT EXISTING BRICK SURFACES BELOW THE WINDOWS IN THE BINGHAM ROOM.

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DEPARTMENT OF
NATURAL RESOURCES
DIVISION OF
STATE PARKS

ARROW ROCK STATE
HISTORIC SITE
REPAIRS TO HISTORIC
STRUCTURE -
J HUSTON TAVERN

39521 VISITOR CENTER DRIVE
ARROW ROCK, MO 65320

PROJECT # X2501-01
SITE # 5102
ASSET # 7815102008
7815102008-TAVERN

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 04/01/2026

CAD DWG FILE: XXX
DRAWN BY: STRATA
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
TAVERN
NORTH ELEVATION

SHEET NUMBER:

A-201

5 OF 11 SHEETS
04/01/2026



Brad M. Schaefer - Architect
MO# A-2009027294

BID
DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

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REVISION: _____
DATE: _____
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REVISION: _____
DATE: _____
ISSUE DATE: 04/01/2026

CAD DWG FILE: XXX
DRAWN BY: STRATA
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
TAVERN
SOUTH ELEVATION

SHEET NUMBER:

A-202

6 OF 11 SHEETS
04/01/2026

SCOPE OF WORK:

BASE BID WORK: THIS PROJECT CONSISTS OF FURNISHING ALL MATERIALS, LABOR, AND SERVICES NECESSARY TO RENOVATE, RESTORE AND PAINT THE EXISTING HISTORIC WOOD WINDOWS AND DOORS UNITS AND INCLUDES MASONRY RESTORATIONS AS DEPICTED ON THE NORTH AND SOUTH ELEVATIONS OF THE J. HUSTON TAVERN IN THE ARROW ROCK STATE HISTORIC SITE IN ARROW ROCK, MISSOURI AS PER THESE SPECIFICATIONS AND DRAWINGS. ASSOCIATED WITH THIS WORK ARE MASONRY AND MISCELLANEOUS EXTERIOR REPAIRS INCLUDING STONE AND BRICK REPOINTING, MASONRY REPAIRS, PAINT REMOVAL AND MASONRY CLEANING.

ALTERNATE NO. 1 WORK: ALL WINDOW AND MASONRY RESTORATIONS AS DEPICTED ON THE WEST ELEVATION OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON SHEET A-204 OF THE DRAWINGS.

ALTERNATE NO. 2 WORK: ALL WINDOW AND MASONRY RESTORATIONS AS DEPICTED ON THE EAST ELEVATION OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON SHEET A-203 OF THE DRAWINGS.

ALTERNATE NO. 3 WORK: ALL MISCELLANEOUS WOODWORK, SIDING AND CUPOLA REPAIRS, REPLACEMENTS AND REPAIRING AS SPECIFICALLY NOTED AND DEPICTED ON ALL THE ELEVATIONS OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON ALL SHEETS OF THE DRAWINGS.

INCIDENTAL TO THE BASE BID AND ALTERNATE WORK IS THE REMEDIATION OF LEAD-BASED PAINTS ON THE EXISTING WINDOWS, DOORS AND ALL PREVIOUSLY PAINTED SURFACES. SEE SPECIFICATIONS AND APPROPRIATE ASBESTOS & LEAD-BASED SURVEY REPORTS FOR ALL HAZARDOUS MATERIALS FOUND ON THIS PROJECT.

GENERAL NOTES:

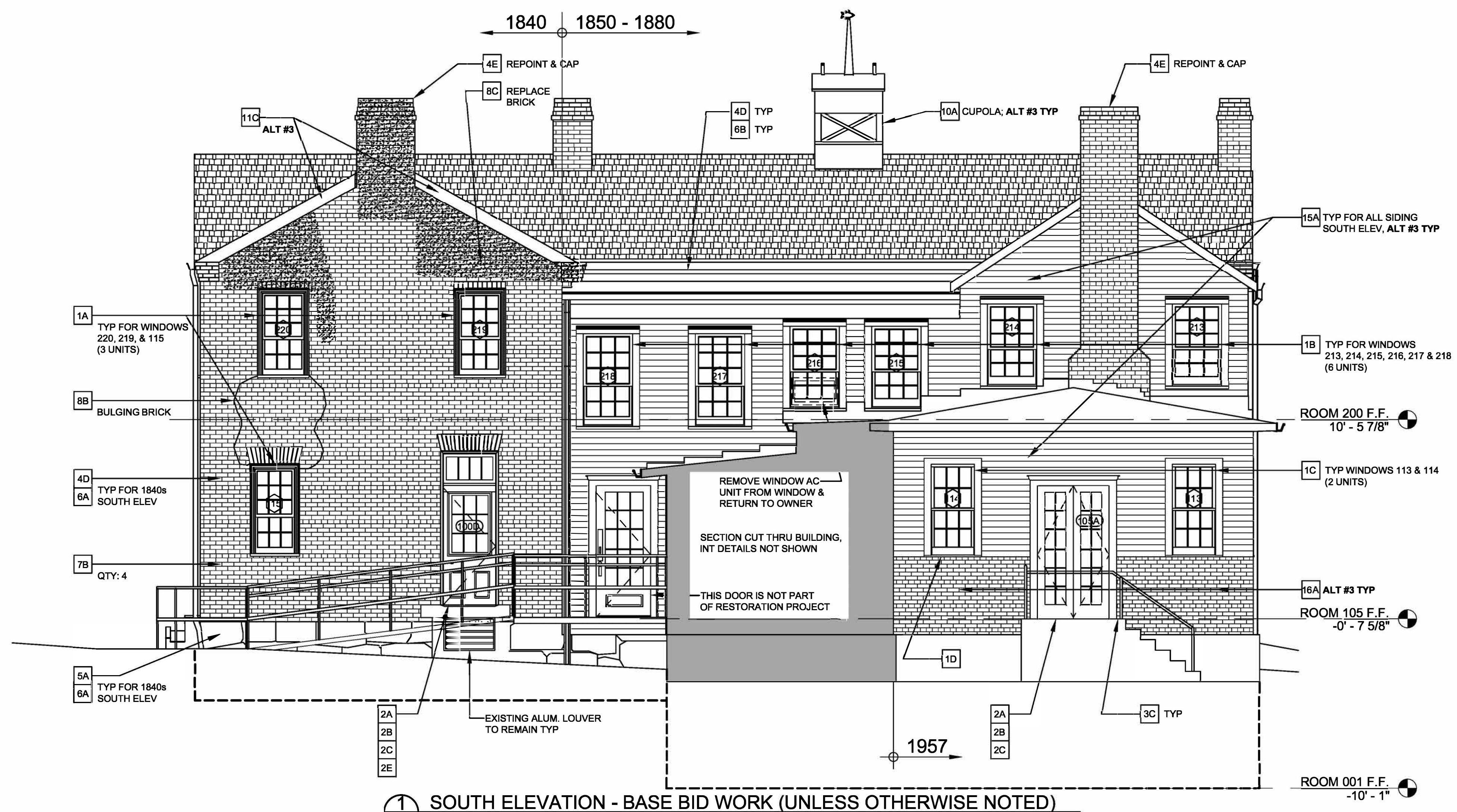
- DIMENSIONS SHOWN ON DRAWINGS INCLUDING THE FLOOR PLANS, ELEVATIONS, SCHEDULES & DETAILS ARE APPROXIMATIONS. THE NATURE OF HISTORIC RESTORATION IS THAT MANY ELEMENTS WERE HANDCRAFTED & THEIR DIMENSIONS WILL VARY AMONG INDIVIDUAL UNITS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL DIMENSIONS AS NECESSARY BEFORE FABRICATING OR MILLING ANY REPLACEMENT COMPONENTS.
- DETAILS ARE DRAWN TO THE BEST OF OUR KNOWLEDGE OF HISTORIC CONDITIONS, HOWEVER NO EXPLORATORY DECONSTRUCTION OF THESE COMPONENTS WERE MADE TO DETERMINE EXACT DIMENSIONS, SHAPES OR HIDDEN CONDITIONS OF THESE COMPONENTS. BIDDERS SHOULD FORMULATE BIDS FOR REPAIRS & REPLACEMENTS PARTS TO ACCOUNT FOR ANY DISCREPANCIES THAT MAY BE FOUND AFTER REMOVING OR DISMANTLING PORTIONS OF THESE WINDOWS OR DOORS. SMALL DISCREPANCIES SHALL NOT BE THE BASIS FOR AN ADD OR DEDUCT TO CONTRACT AMOUNT.
- ALL EXISTING PAINTED SURFACES ON THIS PROJECT ARE ASSUMED TO BE COATED WITH LEAD-BASED PAINT. SEE OWNER'S HAZARDOUS MATERIALS REPORTS. WHEN PERFORMING ANY PAINT DISTURBANCE ACTIVITIES, IT IS CRUCIAL TO FOLLOW LEAD-SAFE WORK PRACTICES TO MINIMIZE THE CREATION AND SPREAD OF LEAD DUST. REFER TO THE RENOVATION, REPAIR AND PAINTING PROGRAM RULE (RRPPR) AND SEE SPECIFICATION SECTION 024119 - SELECTIVE DEMOLITION FOR INFORMATION REGARDING LEAD-BASED PAINT ON THIS PROJECT.

SOUTH ELEVATION NOTES:

- ONLY THE KEYNOTES TAGGED ON SOUTH ELEVATION APPLY TO THIS ELEVATION. TAGGED KEYNOTES REPRESENT THE BASE BID WORK FOR THE SOUTH ELEVATION UNLESS OTHERWISE NOTED.
- 100% OF BRICK ON SOUTH ELEVATION SHALL BE REPOINTED & 100% OF MASONRY SHALL BE CLEANED. SEE KEYNOTES 4D & 6A.

ELEVATION SYMBOL LEGEND

- WINDOW NUMBER (SEE SCHEDULE)
- DOOR NUMBER (SEE SCHEDULE)
- ELEVATION KEYNOTES: CATEGORY NUMBER & SPECIFIC NOTE LETTER
- SPECIFIC AREAS TO BE REPOINTED (WHEN NOT CALLED OUT TO BE 100%)
- REPLACE NON-COMPLIANT BRICKS



ELEVATION KEYNOTES: (NOTES 1 - 9: BASE BID, ALT #1 OR ALT #2 PER ELEV)

HISTORIC TREATMENT OF WOOD WINDOWS: SPECIFICATION SECTION 080352 & PRESERVATION BRIEF 9

1 WOOD WINDOW RESTORATIONS - SEE WINDOW SCHEDULE; 45 INDIVIDUAL WINDOWS TOTAL

A 1830s/ 1840s BUILDING - REPLACE SASHES, IN-KIND AND RESTORE FRAMES, BRICK MOLDING, & SILLS. INSTALL APPROPRIATE WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 23 DOUBLE-HUNG & 1 SMALL BASEMENT UNIT 001.

B 1850s/ 1880s BUILDING - RESTORE SASHES, FRAMES, TRIM & SILLS. INSTALL WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 11 DBL-HUNG UNITS.

C 1920s/ 1950s BUILDING - RESTORE SASHES, FRAME, TRIM & SILL. INSTALL WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 10 DBL-HUNG UNITS.

D REPLACE BROKEN SILL OR MAKE DUTCHMAN REPAIR AT WINDOW 114, SOUTH ELEVATION.

HISTORIC TREATMENT OF WOOD DOORS: SPECIFICATION SECTION 080314

2 WOOD EXTERIOR DOOR RESTORATIONS - SEE DOOR SCHEDULE; 5 DOOR OPENINGS TOTAL

A WEATHERSTRIP ALL EXTERIOR DOORS WITH COPPER COMPRESSION STRIPS ON JAMBS & HEADS OF DOORS TYP.

B RESTORE ALL EXTERIOR DOORS AND TRANSOMS THAT SHOW SIGNS OF WOOD DETERIORATION. PREPARE, PRIME, AND PAINT.

C INSTALL SEALANT AT PERIMETER OF ALL DOOR FRAMES.

D INSTALL REPRODUCTION WOOD THRESHOLD AT EXTERIOR DOORS, STEPPED TO PREVENT WATER INFILTRATION INTO THE WALL AND UNDER THE DOOR.

E THRESHOLD AT DOOR 100D, SOUTH ELEVATION SEAL OPENING BETWEEN THE STONE FOUNDATION & THE INTERIOR OF THE BUILDING.

CONCRETE REPAIRS:

3 CONCRETE FOUNDATION REPAIRS

A EAST ELEVATION - INFILL 2 HOLES THROUGH THE CONCRETE FOUNDATION WALL WITH BONDED CONCRETE PATCH.

B EAST ELEVATION - REPAIR CRACK IN CONCRETE FOUNDATION NEAR SOUTH PIER WITH BONDED CONCRETE PATCH.

C SOUTH ELEVATION - APPLY BONDED CONCRETE PATCH TO REPAIR SPALLED CONCRETE ON TOP SURFACE OF STOOP NEAR POST.

ELEVATION KEYNOTES: (CONT)

HISTORIC BRICK UNIT REPOINTING: SPECIFICATION SECTION 040323 & PRESERVATION BRIEF 2

4 MASONRY BRICK REPOINTING - PROVIDE MORTAR ANALYSIS FOR SEVERAL LOCATIONS DETERMINED BY THE ARCHITECT. UTILIZE TYPE L OR TYPE K MORTAR. FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 2 - REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.

A BRICK REPOINTING: 100% OF THE NORTH FACADE

B BRICK REPOINTING: APPROXIMATELY 15% OF THE EAST FACADE

C BRICK REPOINTING: APPROXIMATELY 25% OF THE WEST FACADE

D BRICK REPOINTING: 100% OF THE SOUTH FACADE. REMOVE ALL INAPPROPRIATE MORTAR AND PATCHES. SPOT REPOINT THE INTERIOR OF THE BRICK GABLES IN THE ATTIC, AS REQUIRED.

E REPOINT CHIMNEYS, AS REQUIRED. INSTALL CONCEALED AND TAPERED CONCRETE CAPS AT ALL CHIMNEYS

5 MASONRY STONE REPOINTING - REMOVE ALL INAPPROPRIATE MORTAR AND CEMENT PATCHES. FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 2 - REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.

A REPOINT 100% OF THE STONE FOUNDATION EXPOSED ON ALL ELEVATIONS. (SPOT REPOINT SECTIONS OF THE FOUNDATION, AS REQUIRED.)

HISTORIC MASONRY CLEANING: SPECIFICATION SECTION 040310 & PRESERVATION BRIEF 1

6 MASONRY CLEANING - BRICK & STONE; FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 1 - THE CLEANING OF MASONRY BUILDINGS.

A GENTLY CLEAN THE BRICK AND STONE WALLS OF MORTAR, SOIL & BIOLOGICAL GROWTH. UTILIZE WARM WATER, GENTLE DETERGENT & BRUSHES. USE ONLY LIGHT DUTY RESTORATION CLEANERS, IF NEEDED FOR STUBBORN STAINING. CLEAN 100% OF MASONRY ALL ELEVATIONS.

B UPPER SOUTH MOLDED BRICK CORNICE REMOVE ROOFING TAR FROM BRICK AND REPOINT AS REQUIRED. USE STRIPPER ONLY AFTER APPROVED BY ARCHITECT AND AFTER TESTING. USE THE GENTLEST MEANS POSSIBLE.

HISTORIC BRICK UNIT MASONRY REPAIRS: SPECIFICATION SECTION 040322

7 MISC. MASONRY REPAIRS - FOLLOW PRESERVATION BRIEFS WHERE APPLICABLE.

A REMOVE INCOMPATIBLE BRICK OR STONE PATCHES AND PATCH WITH BREATHABLE AND COMPATIBLE PATCHING MORTAR CUSTOM COLOR MATCHED TO THE BRICK AND STONE. MAY REQUIRE SEVERAL COLORS.

B REMOVE ALL PREVIOUS ACCESSORIES, ANCHORS, AND ATTACHMENTS EMBEDDED IN THE BRICK AND MORTAR JOINTS. (ESTIMATED QUANTITY INDICATED ON THE ELEVATION DRAWINGS)

C REPAIR CRACK IN STONE THRESHOLD OR STONE FOUNDATION STONE.

D REPAIR STAIR-STEP CRACK IN BRICK. REPOINT WHERE CRACK PASSES THRU MORTAR JOINTS AND APPLY COLOR MATCHING SEALANT OR BRICK POWDER PRESSED INTO SEALANT WHERE CRACK EXTENDS THRU BRICK UNITS.

ELEVATION KEYNOTES: (CONT)

HISTORIC BRICK UNIT MASONRY REPAIRS: CONTINUED

8 BRICK REPAIRS - EAST & SOUTH ELEVATIONS

A EAST ELEVATION - INSPECT THE BULGE AND DROOPING BRICKS ABOVE BASEMENT WINDOW 001. VERIFY IF HEADER BRICKS ARE BROKEN. IF SO, RECONSTRUCT THIS AREA WITH REPLACEMENT HEADER BRICKS. CONSIDER INSTALLING A CONCEALED STEEL LINTEL ABOVE THE BASEMENT WINDOW AS APPROVED BY ARCHITECT.

B SOUTH ELEVATION - INSPECT THE BULGE AND ABOVE WINDOW 12B. VERIFY IF HEADER BRICKS ARE BROKEN. IF SO, RECONSTRUCT THIS AREA WITH REPLACEMENT HEADER BRICKS.

C SOUTH ELEVATION - REPLACE NON-COMPATIBLE RED BRICKS AT SOUTH GABLE - QTY. 100, REPLACE NON-COMPATIBLE RED BRICKS AT SOUTH-WEST CHIMNEY - QTY. 40, REPLACE MISSING BRICKS AT TOP OF CHIMNEY - QTY. 2.

D NORTH ELEVATION - INSPECT THE BULGE BELOW WINDOW 105. VERIFY IF ANY BRICKS ARE BROKEN. REPLACE ANY THAT ARE BROKEN AND RECONSTRUCT THIS AREA TO BRING ALL BRICK FACES BACK INTO THE PLANE OF THE WALL.

9 PAINT REMOVAL FROM MASONRY

A REMOVE PAINT FROM BRICK OR STONE. USE STRIPPER ONLY AFTER APPROVED BY ARCHITECT AND AFTER TESTING. USE THE GENTLEST MEANS POSSIBLE.

ELEVATION KEYNOTES: (NOTES 10 - 16: ALT #3 WORK ONLY)

WOODWORK REPAIRS: SPECIFICATION SECTION 064600 WOOD TRIM

10 CUPOLA REPAIRS (ALT #3)

A REPAIR / REPLACE ROTTED WOOD MEMBERS IN-KIND ON THE CUPOLA. PREPARE, PRIME, AND PAINT ENTIRE CUPOLA. SEE SPEC SECTION 090391 - HISTORIC TREATMENT OF PLAIN PAINTING.

11 BARGE BOARDS REPAIRS (ALT #3)

A EAST GABLE - SEAL GAP BETWEEN BARGE BOARD AND BRICK WALL. ENSURE BOARD IS SECURELY FASTENED AND VERIFY IF IT CAN BE ADJUSTED FOR A TIGHTER FIT TO THE BUILDING. FILL THE GAP WITH BACKER ROD AND SANDED CAULK TO MATCH THE MORTAR COLOR. GAP TO BE SEALED TO PREVENT INSECT AND BIRD INFESTATION.

B WEST GABLE - REPLACE DETERIORATED BARGE BOARDS ON THE WEST GABLE, IN KIND. ENSURE THEY ARE TIGHT-FITTING AND SEALED BETWEEN THE BOARD AND THE BRICK TO PREVENT INSECT AND PEST INFILTRATION.

C SOUTH GABLE (1840s TAVERN) - SEAL BETWEEN THE BARGE BOARDS AND THE BRICK WALL TO PREVENT INSECT AND PEST INFILTRATION.

12 FASCIA REPLACEMENT (ALT #3)

A EAST ELEVATION - REPLACE BROKEN FASCIA AND OR END BOARD, IN KIND. PREPARE & PAINT.

13 SEAL FASCIA GAP (ALT #3)

A EAST ELEVATION - SEAL GAPS BETWEEN FASCIA OR SIDING AND BRICK WALLS.

14 DRIP TRIM REPLACEMENT (ALT #3)

A EAST ELEVATION - REPLACE ENTIRE LENGTH OF DETERIORATED WOOD DRIP TRIM AT BOTTOM OF SECOND FLOOR SIDING. MATCH EXISTING PROFILE AND INSTALLATION METHOD. PREPARE, PRIME & PAINT TYP.

HISTORIC TREATMENT OF PLAIN PAINTING: SPECIFICATION SECTION 090391

15 WOODWORK PAINTING (ALT #3)

A PREPARE, PRIME, AND PAINT ALL EXTERIOR WOOD SIDING, SOFFITS, TRIM, ETC. REPAIR WOOD ROT, IN-KIND. BACK PRIME ALL NEW WOOD AND PRIME ALL CUTS. SEE SPEC SECTION 090391 - HISTORIC TREATMENT OF PLAIN PAINTING & REFER TO PRESERVATION BRIEF 10: EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK.

16 MASONRY PAINTING (ALT #3)

A EAST AND SOUTH ELEVATIONS - PREPARE, PRIME AND REPAINT EXISTING BRICK SURFACES BELOW THE WINDOWS IN THE BINGHAM ROOM.



Brad M. Schaefer - Architect
MO# A-200927294

BID
DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
NATURAL RESOURCES
DIVISION OF
STATE PARKS

ARROW ROCK STATE
HISTORIC SITE
REPAIRS TO HISTORIC
STRUCTURE -
J HUSTON TAVERN

39521 VISITOR CENTER DRIVE
ARROW ROCK, MO 65320

PROJECT # X2501-01
SITE # 5102
ASSET # 7815102008
7815102008-TAVERN

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 04/01/2026

CAD DWG FILE: XXX
DRAWN BY: STRATA
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
TAVERN
EAST ELEVATION

SHEET NUMBER:

A-203

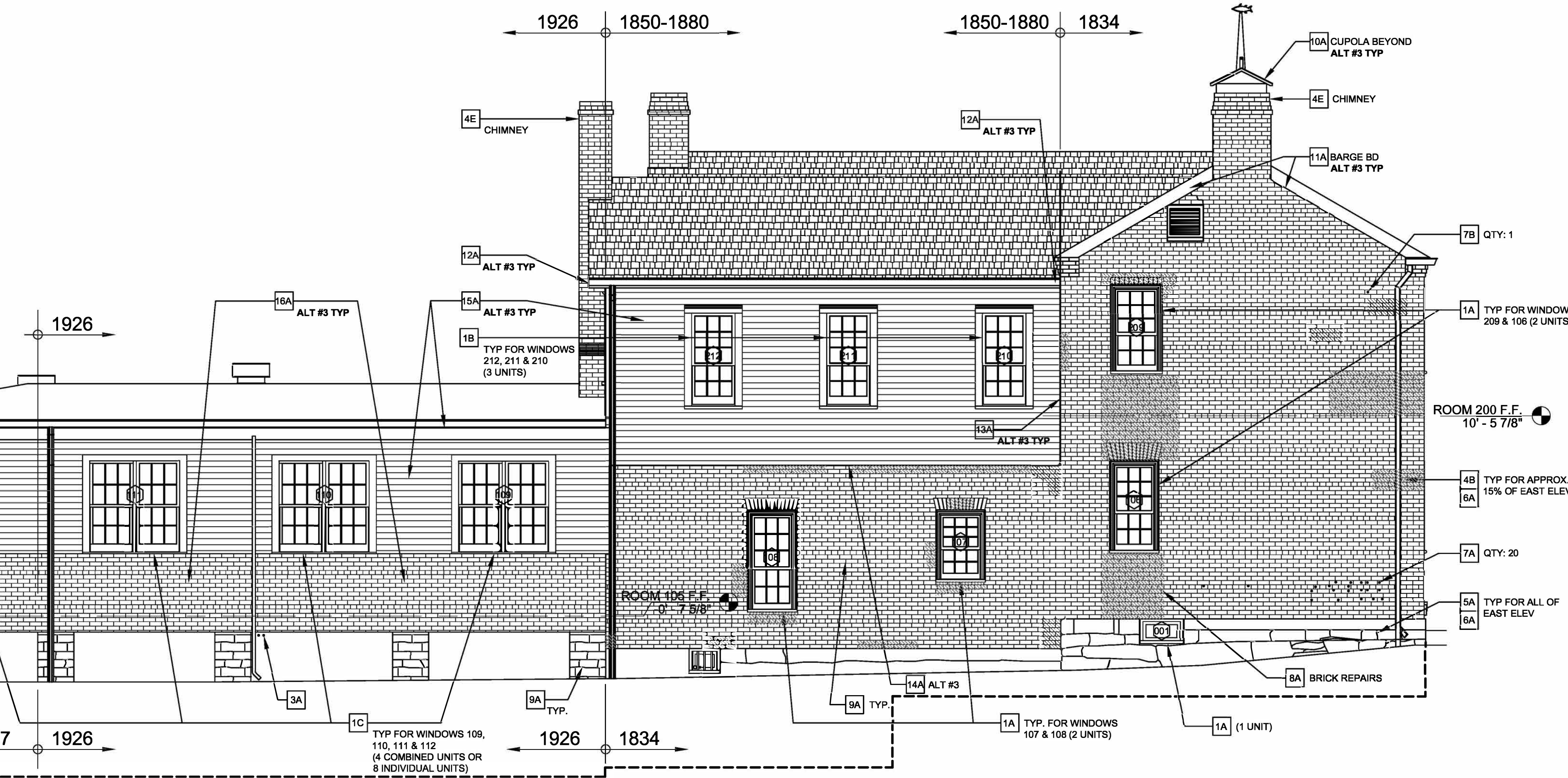
7 OF 11 SHEETS
04/01/2026

SCOPE OF WORK:
BASE BID WORK: THIS PROJECT CONSISTS OF FURNISHING ALL MATERIALS, LABOR, AND SERVICES NECESSARY TO RENOVATE, RESTORE AND PAINT THE EXISTING HISTORIC WOOD WINDOWS AND DOORS UNITS AND INCLUDES MASONRY RESTORATIONS AS DEPICTED ON THE NORTH AND SOUTH ELEVATIONS OF THE J. HUSTON TAVERN IN THE ARROW ROCK STATE HISTORIC SITE IN ARROW ROCK, MISSOURI AS PER THESE SPECIFICATIONS AND DRAWINGS. ASSOCIATED WITH THIS WORK ARE MASONRY AND MISCELLANEOUS EXTERIOR REPAIRS INCLUDING STONE AND BRICK REPOINTING, MASONRY REPAIRS, PAINT REMOVAL AND MASONRY CLEANING.
ALTERNATE NO. 1 WORK: ALL WINDOW AND MASONRY RESTORATIONS AS DEPICTED ON THE WEST ELEVATION OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON SHEET A-204 OF THE DRAWINGS.
ALTERNATE NO. 2 WORK: ALL WINDOW AND MASONRY RESTORATIONS AS DEPICTED ON THE EAST ELEVATION OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON SHEET A-203 OF THE DRAWINGS.
ALTERNATE NO. 3 WORK: ALL MISCELLANEOUS WOODWORK, SIDING AND CUPOLA REPAIRS, REPLACEMENTS AND REPAINTING AS SPECIFICALLY NOTED AND DEPICTED ON ALL THE ELEVATIONS OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON ALL SHEETS OF THE DRAWINGS.
INCIDENTAL TO THE BASE BID AND ALTERNATE WORK IS THE REMEDIATION OF LEAD-BASED PAINTS ON THE EXISTING WINDOWS, DOORS AND ALL PREVIOUSLY PAINTED SURFACES. SEE SPECIFICATIONS AND APPROPRIATE ASBESTOS & LEAD-BASED SURVEY REPORTS FOR ALL HAZARDOUS MATERIALS FOUND ON THIS PROJECT.

GENERAL NOTES:
1. DIMENSIONS SHOWN ON DRAWINGS INCLUDING THE FLOOR PLANS, ELEVATIONS, SCHEDULES & DETAILS ARE APPROXIMATIONS. THE NATURE OF HISTORIC RESTORATION IS THAT MANY ELEMENTS WERE HANDCRAFTED & THEIR DIMENSIONS WILL VARY AMONG INDIVIDUAL UNITS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL DIMENSIONS AS NECESSARY BEFORE FABRICATING OR MILLING ANY REPLACEMENT COMPONENTS.
2. DETAILS ARE DRAWN TO THE BEST OF OUR KNOWLEDGE OF HISTORIC CONDITIONS, HOWEVER NO EXPLORATORY DECONSTRUCTION OF THESE COMPONENTS WERE MADE TO DETERMINE EXACT DIMENSIONS, SHAPES, OR HIDDEN CONDITIONS OF THESE COMPONENTS. BIDDERS SHOULD FORMULATE BIDS FOR REPAIRS & REPLACEMENTS PARTS TO ACCOUNT FOR ANY DISCREPANCIES THAT MAY BE FOUND AFTER REMOVING OR DISMANTLING PORTIONS OF THESE WINDOWS OR DOORS. SMALL DISCREPANCIES SHALL NOT BE THE BASIS FOR AN ADD OR DEDUCT TO CONTRACT AMOUNT.
3. ALL EXISTING PAINTED SURFACES ON THIS PROJECT ARE ASSUMED TO BE COATED WITH LEAD-BASED PAINT. SEE OWNER'S HAZARDOUS MATERIALS REPORTS. WHEN PERFORMING ANY PAINT DISTURBANCE ACTIVITIES, IT IS CRUCIAL TO FOLLOW LEAD-SAFE WORK PRACTICES TO MINIMIZE THE CREATION AND SPREAD OF LEAD DUST. REFER TO THE RENOVATION, REPAIR AND PAINTING PROGRAM RULE (RRPPR) AND SEE SPECIFICATION SECTION 024119 - SELECTIVE DEMOLITION FOR INFORMATION REGARDING LEAD-BASED PAINT ON THIS PROJECT.

EAST ELEVATION NOTES:
1. ONLY THE KEYNOTES TAGGED ON EAST ELEVATION APPLY TO THIS ELEVATION. TAGGED KEYNOTES REPRESENT ALL THE ALT #2 WORK UNLESS OTHERWISE NOTED.
2. 15% OF BRICK ON EAST ELEVATION SHALL BE REPOINTED & 100% OF MASONRY SHALL BE CLEANED. SEE KEYNOTES 4B & 6A.

ELEVATION SYMBOL LEGEND
201 - WINDOW NUMBER (SEE SCHEDULE)
101A - DOOR NUMBER (SEE SCHEDULE)
1A - ELEVATION KEYNOTES: CATEGORY NUMBER & SPECIFIC NOTE LETTER
- SPECIFIC AREAS TO BE REPOINTED (WHEN NOT CALLED OUT TO BE 100%)
- REPLACE NON-COMPLIANT BRICKS



1 EAST ELEVATION - ALTERNATE #2 WORK (UNLESS OTHERWISE NOTED)
A-203 SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES: (NOTES 1 - 9: BASE BID, ALT #1 OR ALT #2 PER ELEV)

HISTORIC TREATMENT OF WOOD WINDOWS: SPECIFICATION SECTION 080352 & PRESERVATION BRIEF 9

- 1 **WOOD WINDOW RESTORATIONS** - SEE WINDOW SCHEDULE; 45 INDIVIDUAL WINDOWS TOTAL
 - A 1830s/ 1840s BUILDING - REPLACE SASHES, IN-KIND AND RESTORE FRAMES, BRICK MOLDING, & SILLS. INSTALL APPROPRIATE WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 23 DOUBLE-HUNG & 1 SMALL BASEMENT UNIT 001.
 - B 1850s/ 1880s BUILDING - RESTORE SASHES, FRAMES, TRIM & SILLS. INSTALL WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 11 DBL-HUNG UNITS.
 - C 1920s/ 1950s BUILDING - RESTORE SASHES, FRAME, TRIM & SILL. INSTALL WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 10 DBL-HUNG UNITS.
 - D REPLACE BROKEN SILL OR MAKE DUTCHMAN REPAIR AT WINDOW 114, SOUTH ELEVATION.

HISTORIC TREATMENT OF WOOD DOORS: SPECIFICATION SECTION 080314

- 2 **WOOD EXTERIOR DOOR RESTORATIONS** - SEE DOOR SCHEDULE; 5 DOOR OPENINGS TOTAL
 - A WEATHERSTRIP ALL EXTERIOR DOORS WITH COPPER COMPRESSION STRIPS ON JAMBS & HEADS OF DOORS TYP.
 - B RESTORE ALL EXTERIOR DOORS AND TRANSOMS THAT SHOW SIGNS OF WOOD DETERIORATION. PREPARE, PRIME, AND PAINT.
 - C INSTALL SEALANT AT PERIMETER OF ALL DOOR FRAMES.
 - D INSTALL REPRODUCTION WOOD THRESHOLD AT EXTERIOR DOORS, STEPPED TO PREVENT WATER INFILTRATION INTO THE WALL AND UNDER THE DOOR.
 - E THRESHOLD AT DOOR 100D, SOUTH ELEVATION SEAL OPENING BETWEEN THE STONE FOUNDATION & THE INTERIOR OF THE BUILDING.

CONCRETE REPAIRS:

- 3 **CONCRETE FOUNDATION REPAIRS**
 - A EAST ELEVATION - INFILL 2 HOLES THROUGH THE CONCRETE FOUNDATION WALL WITH BONDED CONCRETE PATCH.
 - B EAST ELEVATION - REPAIR CRACK IN CONCRETE FOUNDATION NEAR SOUTH PIER WITH BONDED CONCRETE PATCH.
 - C SOUTH ELEVATION - APPLY BONDED CONCRETE PATCH TO REPAIR SPALLED CONCRETE ON TOP SURFACE OF STOOP NEAR POST.

ELEVATION KEYNOTES: (CONT)

HISTORIC BRICK UNIT REPOINTING: SPECIFICATION SECTION 040323 & PRESERVATION BRIEF 2

- 4 **MASONRY BRICK REPOINTING** - PROVIDE MORTAR ANALYSIS FOR SEVERAL LOCATIONS DETERMINED BY THE ARCHITECT. UTILIZE TYPE L OR TYPE K MORTAR. FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 2 - REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.
 - A BRICK REPOINTING: 100% OF THE NORTH FACADE
 - B BRICK REPOINTING: APPROXIMATELY 15% OF THE EAST FACADE
 - C BRICK REPOINTING: APPROXIMATELY 25% OF THE WEST FACADE
 - D BRICK REPOINTING: 100% OF THE SOUTH FACADE. REMOVE ALL INAPPROPRIATE MORTAR AND PATCHES. SPOT REPOINT THE INTERIOR OF THE BRICK GABLES IN THE ATTIC, AS REQUIRED.
 - E REPOINT CHIMNEYS, AS REQUIRED. INSTALL CONCEALED AND TAPERED CONCRETE CAPS AT ALL CHIMNEYS

MASONRY STONE REPOINTING - REMOVE ALL INAPPROPRIATE MORTAR AND CEMENT PATCHES. FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 2 - REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.

HISTORIC MASONRY CLEANING: SPECIFICATION SECTION 040310 & PRESERVATION BRIEF 1

- 5 **MASONRY STONE REPOINTING** - REMOVE ALL INAPPROPRIATE MORTAR AND CEMENT PATCHES. FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 2 - REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.
 - A REPOINT 100% OF THE STONE FOUNDATION EXPOSED ON ALL ELEVATIONS. (SPOT REPOINT SECTIONS OF THE FOUNDATION, AS REQUIRED.)
- 6 **MASONRY CLEANING** - BRICK & STONE; FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 1 - THE CLEANING OF MASONRY BUILDINGS.
 - A GENTLY CLEAN THE BRICK AND STONE WALLS OF MORTAR, SOIL & BIOLOGICAL GROWTH. UTILIZE WARM WATER, GENTLE DETERGENT & BRUSHES. USE ONLY LIGHT DUTY RESTORATION CLEANERS, IF NEEDED FOR STUBBORN STAINING. CLEAN 100% OF MASONRY ALL ELEVATIONS.
 - B UPPER SOUTH MOLDED BRICK CORNICE REMOVE ROOFING TAR FROM BRICK AND REPOINT AS REQUIRED. USE STRIPPER ONLY AFTER APPROVED BY ARCHITECT AND AFTER TESTING. USE THE GENTLEST MEANS POSSIBLE.

HISTORIC BRICK UNIT MASONRY REPAIRS: SPECIFICATION SECTION 040322

- 7 **MISC. MASONRY REPAIRS** - FOLLOW PRESERVATION BRIEFS WHERE APPLICABLE.
 - A REMOVE INCOMPATIBLE BRICK OR STONE PATCHES AND PATCH WITH BREATHABLE AND COMPATIBLE PATCHING MORTAR CUSTOM COLOR MATCHED TO THE BRICK AND STONE. MAY REQUIRE SEVERAL COLORS.
 - B REMOVE ALL PREVIOUS ACCESSORIES, ANCHORS, AND ATTACHMENTS EMBEDDED IN THE BRICK AND MORTAR JOINTS. (ESTIMATED QUANTITY INDICATED ON THE ELEVATION DRAWINGS)
 - C REPAIR CRACK IN STONE THRESHOLD OR STONE FOUNDATION STONE.
 - D REPAIR STAIR-STEP CRACK IN BRICK. REPOINT WHERE CRACK PASSES THRU MORTAR JOINTS AND APPLY COLOR MATCHING SEALANT OR BRICK POWDER PRESSED INTO SEALANT WHERE CRACK EXTENDS THRU BRICK UNITS.

ELEVATION KEYNOTES: (CONT)

HISTORIC BRICK UNIT MASONRY REPAIRS: CONTINUED

- 8 **BRICK REPAIRS** - EAST & SOUTH ELEVATIONS
 - A EAST ELEVATION - INSPECT THE BULGE AND DROOPING BRICKS ABOVE BASEMENT WINDOW 001. VERIFY IF HEADER BRICKS ARE BROKEN. IF SO, RECONSTRUCT THIS AREA WITH REPLACEMENT HEADER BRICKS. CONSIDER INSTALLING A CONCEALED STEEL LINTEL ABOVE THE BASEMENT WINDOW AS APPROVED BY ARCHITECT.
 - B SOUTH ELEVATION - INSPECT THE BULGE AND ABOVE WINDOW 12B. VERIFY IF HEADER BRICKS ARE BROKEN. IF SO, RECONSTRUCT THIS AREA WITH REPLACEMENT HEADER BRICKS.
 - C SOUTH ELEVATION - REPLACE NON-COMPATIBLE RED BRICKS AT SOUTH GABLE - QTY. 100. REPLACE NON-COMPATIBLE RED BRICKS AT SOUTH-WEST CHIMNEY - QTY. 40. REPLACE MISSING BRICKS AT TOP OF CHIMNEY - QTY. 2.
 - D NORTH ELEVATION - INSPECT THE BULGE BELOW WINDOW 105. VERIFY IF ANY BRICKS ARE BROKEN. REPLACE ANY THAT ARE BROKEN AND RECONSTRUCT THIS AREA TO BRING ALL BRICK FACES BACK INTO THE PLANE OF THE WALL.
- 9 **PAINT REMOVAL FROM MASONRY**
 - A REMOVE PAINT FROM BRICK OR STONE. USE STRIPPER ONLY AFTER APPROVED BY ARCHITECT AND AFTER TESTING. USE THE GENTLEST MEANS POSSIBLE.

ELEVATION KEYNOTES: (NOTES 10 - 16: ALT #3 WORK ONLY)

WOODWORK REPAIRS: SPECIFICATION SECTION 064600 WOOD TRIM

- 10 **CUPOLA REPAIRS (ALT #3)**
 - A REPAIR / REPLACE ROTTED WOOD MEMBERS IN-KIND ON THE CUPOLA. PREPARE, PRIME, AND PAINT ENTIRE CUPOLA. SEE SPEC SECTION 090381 - HISTORIC TREATMENT OF PLAIN PAINTING.
- 11 **BARGE BOARDS REPAIRS (ALT #3)**
 - A EAST GABLE - SEAL GAP BETWEEN BARGE BOARD AND BRICK WALL. ENSURE BOARD IS SECURELY FASTENED AND VERIFY IF IT CAN BE ADJUSTED FOR A TIGHTER FIT TO THE BUILDING. FILL THE GAP WITH BACKER ROD AND SANDED CAULK TO MATCH THE MORTAR COLOR. GAP TO BE SEALED TO PREVENT INSECT AND BIRD INFESTATION.
 - B WEST GABLE - REPLACE DETERIORATED BARGE BOARDS ON THE WEST GABLE, IN KIND. ENSURE THEY ARE TIGHT-FITTING AND SEALED BETWEEN THE BOARD AND THE BRICK TO PREVENT INSECT AND PEST INFILTRATION.
 - C SOUTH GABLE (1840s TAVERN) - SEAL BETWEEN THE BARGE BOARDS AND THE BRICK WALL TO PREVENT INSECT AND PEST INFILTRATION.
- 12 **FASCIA REPLACEMENT (ALT #3)**
 - A EAST ELEVATION - REPLACE BROKEN FASCIA AND OR END BOARD, IN KIND. PREPARE & PAINT.
- 13 **SEAL FASCIA GAP (ALT #3)**
 - A EAST ELEVATION - SEAL GAPS BETWEEN FASCIA OR SIDING AND BRICK WALLS.
- 14 **DRIP TRIM REPLACEMENT (ALT #3)**
 - A EAST ELEVATION - REPLACE ENTIRE LENGTH OF DETERIORATED WOOD DRIP TRIM AT BOTTOM OF SECOND FLOOR SIDING. MATCH EXISTING PROFILE AND INSTALLATION METHOD. PREPARE, PRIME & PAINT TYP.
- 15 **WOODWORK PAINTING (ALT #3)**
 - A PREPARE, PRIME, AND PAINT ALL EXTERIOR WOOD SIDING, SOFFITS, TRIM, ETC. REPAIR WOOD ROT, IN-KIND. BACK PRIME ALL NEW WOOD AND PRIME ALL CUTS. SEE SPEC SECTION 090381 - HISTORIC TREATMENT OF PLAIN PAINTING & REFER TO PRESERVATION BRIEF 10: EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK.
- 16 **MASONRY PAINTING (ALT #3)**
 - A EAST AND SOUTH ELEVATIONS - PREPARE, PRIME AND REPAINT EXISTING BRICK SURFACES BELOW THE WINDOWS IN THE BINGHAM ROOM.



Brad M. Schaefer - Architect
MO# A-2009027294

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J HUSTON TAVERN

39521 VISITOR CENTER DRIVE
ARROW ROCK, MO 65320

PROJECT # X2501-01
SITE # 5102
ASSET # 7815102008
7815102008-TAVERN

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ISSUE DATE: 04/01/2026

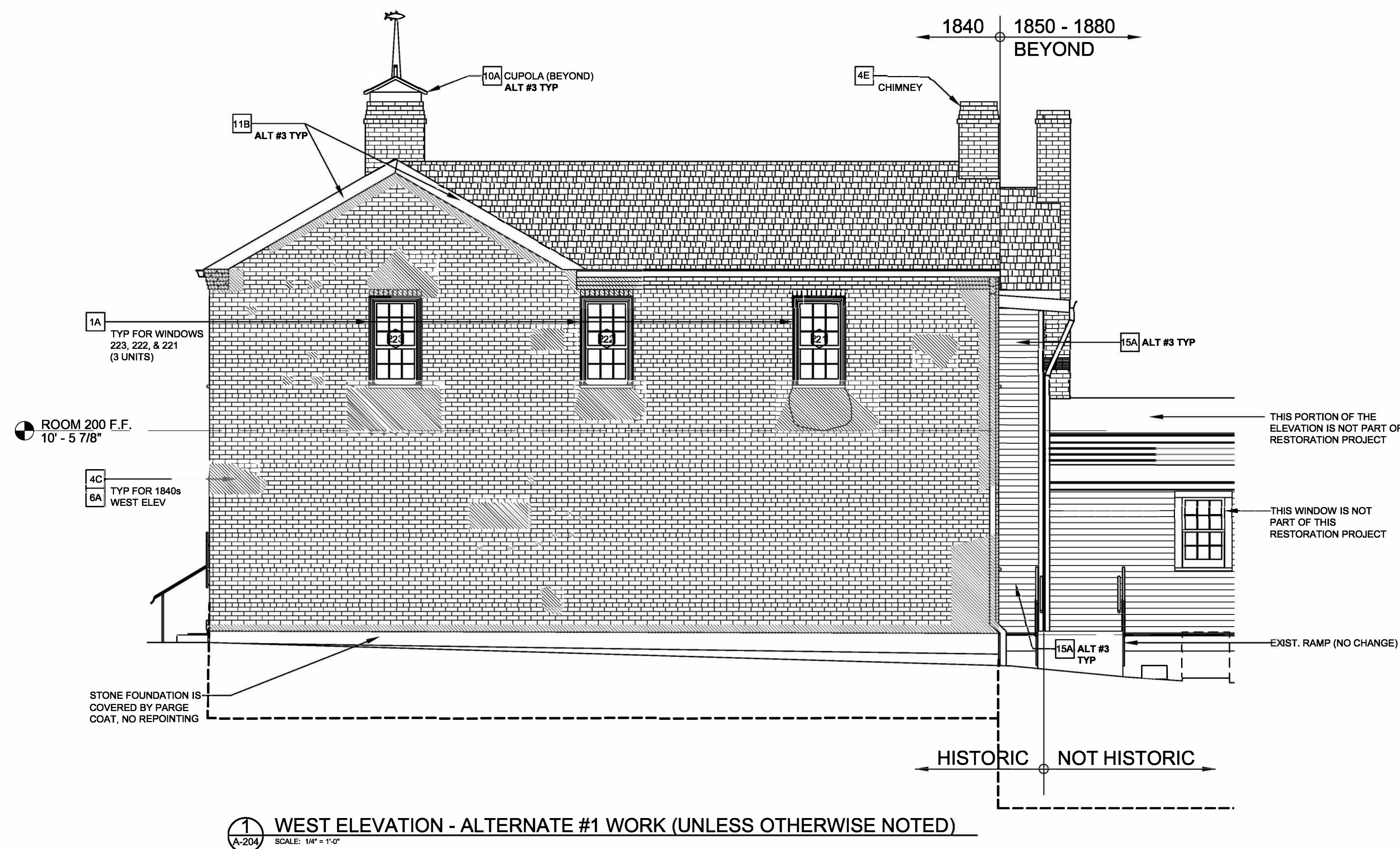
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SHEET TITLE:
TAVERN
WEST ELEVATION

SHEET NUMBER:

A-204

8 OF 11 SHEETS
04/01/2026



1 WEST ELEVATION - ALTERNATE #1 WORK (UNLESS OTHERWISE NOTED)
A-204 SCALE: 1/4" = 1'-0"

SCOPE OF WORK:
BASE BID WORK: THIS PROJECT CONSISTS OF FURNISHING ALL MATERIALS, LABOR, AND SERVICES NECESSARY TO RENOVATE, RESTORE AND PAINT THE EXISTING HISTORIC WOOD WINDOWS AND DOORS UNITS AND INCLUDES MASONRY RESTORATIONS AS DEPICTED ON THE NORTH AND SOUTH ELEVATIONS OF THE J. HUSTON TAVERN IN THE ARROW ROCK STATE HISTORIC SITE IN ARROW ROCK, MISSOURI AS PER THESE SPECIFICATIONS AND DRAWINGS. ASSOCIATED WITH THIS WORK ARE MASONRY AND MISCELLANEOUS EXTERIOR REPAIRS INCLUDING STONE AND BRICK REPOINTING, MASONRY REPAIRS, PAINT REMOVAL AND MASONRY CLEANING.
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ALTERNATE NO. 2 WORK: ALL WINDOW AND MASONRY RESTORATIONS AS DEPICTED ON THE EAST ELEVATION OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON SHEET A-203 OF THE DRAWINGS.
ALTERNATE NO. 3 WORK: ALL MISCELLANEOUS WOODWORK, SIDING AND CUPOLA REPAIRS, REPLACEMENTS AND REPAIRING AS SPECIFICALLY NOTED AND DEPICTED ON ALL THE ELEVATIONS OF THE HUSTON TAVERN PER THESE SPECIFICATIONS AND AS EXPLICITLY SHOWN ON ALL SHEETS OF THE DRAWINGS.
INCIDENTAL TO THE BASE BID AND ALTERNATE WORK IS THE REMEDIATION OF LEAD-BASED PAINTS ON THE EXISTING WINDOWS, DOORS AND ALL PREVIOUSLY PAINTED SURFACES. SEE SPECIFICATIONS AND APPROPRIATE ASBESTOS & LEAD-BASED SURVEY REPORTS FOR ALL HAZARDOUS MATERIALS FOUND ON THIS PROJECT.

GENERAL NOTES:
1. DIMENSIONS SHOWN ON DRAWINGS INCLUDING THE FLOOR PLANS, ELEVATIONS, SCHEDULES & DETAILS ARE APPROXIMATIONS. THE NATURE OF HISTORIC RESTORATION IS THAT MANY ELEMENTS WERE HANDCRAFTED & THEIR DIMENSIONS WILL VARY AMONG INDIVIDUAL UNITS. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL DIMENSIONS AS NECESSARY BEFORE FABRICATING OR MILLING ANY REPLACEMENT COMPONENTS.
2. DETAILS ARE DRAWN TO THE BEST OF OUR KNOWLEDGE OF HISTORIC CONDITIONS, HOWEVER NO EXPLORATORY DECONSTRUCTION OF THESE COMPONENTS WERE MADE TO DETERMINE EXACT DIMENSIONS, SHAPES OR HIDDEN CONDITIONS OF THESE COMPONENTS. BIDDERS SHOULD FORMULATE BIDS FOR REPAIRS & REPLACEMENTS PARTS TO ACCOUNT FOR ANY DISCREPANCIES THAT MAY BE FOUND AFTER REMOVING OR DISMANTLING PORTIONS OF THESE WINDOWS OR DOORS. SMALL DISCREPANCIES SHALL NOT BE THE BASIS FOR AN ADD OR DEDUCT TO CONTRACT AMOUNT.
3. ALL EXISTING PAINTED SURFACES ON THIS PROJECT ARE ASSUMED TO BE COATED WITH LEAD-BASED PAINT. SEE OWNER'S HAZARDOUS MATERIALS REPORTS. WHEN PERFORMING ANY PAINT DISTURBANCE ACTIVITIES, IT IS CRUCIAL TO FOLLOW LEAD-SAFE WORK PRACTICES TO MINIMIZE THE CREATION AND SPREAD OF LEAD DUST. REFER TO THE RENOVATION, REPAIR AND PAINTING PROGRAM RULE (RRPPR) AND SEE SPECIFICATION SECTION 024119 - SELECTIVE DEMOLITION FOR INFORMATION REGARDING LEAD-BASED PAINT ON THIS PROJECT.

WEST ELEVATION NOTES:
1. ONLY THE KEYNOTES TAGGED ON WEST ELEVATION APPLY TO THIS ELEVATION. TAGGED KEYNOTES REPRESENT ALL THE ALTERNATE #1 WORK UNLESS OTHERWISE NOTED.
2. 25% OF BRICK ON WEST ELEVATION SHALL BE REPOINTED & 100% OF MASONRY SHALL BE CLEANED. SEE KEYNOTES 4C & 6A.

ELEVATION SYMBOL LEGEND

	- WINDOW NUMBER (SEE SCHEDULE)
	- DOOR NUMBER (SEE SCHEDULE)
	- ELEVATION KEYNOTES; CATEGORY NUMBER & SPECIFIC NOTE LETTER
	- SPECIFIC AREAS TO BE REPOINTED (WHEN NOT CALLED OUT TO BE 100%)
	- REPLACE NON-COMPLIANT BRICKS

ELEVATION KEYNOTES: (NOTES 1 - 9: BASE BID, ALT #1 OR ALT #2 PER ELEV)

HISTORIC TREATMENT OF WOOD WINDOWS: SPECIFICATION SECTION 080352 & PRESERVATION BRIEF 9

1 **WOOD WINDOW RESTORATIONS** - SEE WINDOW SCHEDULE; 45 INDIVIDUAL WINDOWS TOTAL

A 1830s/ 1840s BUILDING - REPLACE SASHES, IN-KIND AND RESTORE FRAMES, BRICK MOLDING, & SILLS. INSTALL APPROPRIATE WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 23 DOUBLE-HUNG & 1 SMALL BASEMENT UNIT 001.

B 1850s/ 1880s BUILDING - RESTORE SASHES, FRAMES, TRIM & SILLS. INSTALL WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 11 DBL-HUNG UNITS.

C 1920s/ 1950s BUILDING - RESTORE SASHES, FRAME, TRIM & SILL. INSTALL WEATHERSTRIPPING. PREPARE, PRIME & PAINT TYP. QUANTITY: 10 DBL-HUNG UNITS.

D REPLACE BROKEN SILL OR MAKE DUTCHMAN REPAIR AT WINDOW 114, SOUTH ELEVATION.

HISTORIC TREATMENT OF WOOD DOORS: SPECIFICATION SECTION 080314

2 **WOOD EXTERIOR DOOR RESTORATIONS** - SEE DOOR SCHEDULE; 5 DOOR OPENINGS TOTAL

A WEATHERSTRIP ALL EXTERIOR DOORS WITH COPPER COMPRESSION STRIPS ON JAMBS & HEADS OF DOORS TYP.

B RESTORE ALL EXTERIOR DOORS AND TRANSOMS THAT SHOW SIGNS OF WOOD DETERIORATION. PREPARE, PRIME, AND PAINT.

C INSTALL SEALANT AT PERIMETER OF ALL DOOR FRAMES.

D INSTALL REPRODUCTION WOOD THRESHOLD AT EXTERIOR DOORS, STEPPED TO PREVENT WATER INFILTRATION INTO THE WALL AND UNDER THE DOOR.

E THRESHOLD AT DOOR 100D, SOUTH ELEVATION SEAL OPENING BETWEEN THE STONE FOUNDATION & THE INTERIOR OF THE BUILDING.

CONCRETE REPAIRS:

3 **CONCRETE FOUNDATION REPAIRS**

A EAST ELEVATION - INFILL 2 HOLES THROUGH THE CONCRETE FOUNDATION WALL WITH BONDED CONCRETE PATCH.

B EAST ELEVATION - REPAIR CRACK IN CONCRETE FOUNDATION NEAR SOUTH PIER WITH BONDED CONCRETE PATCH.

C SOUTH ELEVATION - APPLY BONDED CONCRETE PATCH TO REPAIR SPALLED CONCRETE ON TOP SURFACE OF STOOP NEAR POST.

ELEVATION KEYNOTES: (CONT)

HISTORIC BRICK UNIT REPOINTING: SPECIFICATION SECTION 040323 & PRESERVATION BRIEF 2

4 **MASONRY BRICK REPOINTING** - PROVIDE MORTAR ANALYSIS FOR SEVERAL LOCATIONS DETERMINED BY THE ARCHITECT. UTILIZE TYPE L OR TYPE K MORTAR. FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 2 - REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.

A BRICK REPOINTING: 100% OF THE NORTH FACADE

B BRICK REPOINTING: APPROXIMATELY 15% OF THE EAST FACADE

C BRICK REPOINTING: APPROXIMATELY 25% OF THE WEST FACADE

D BRICK REPOINTING: 100% OF THE SOUTH FACADE. REMOVE ALL INAPPROPRIATE MORTAR AND PATCHES. SPOT REPOINT THE INTERIOR OF THE BRICK GABLES IN THE ATTIC, AS REQUIRED.

E REPOINT CHIMNEYS, AS REQUIRED. INSTALL CONCEALED AND TAPERED CONCRETE CAPS AT ALL CHIMNEYS

5 **MASONRY STONE REPOINTING** - REMOVE ALL INAPPROPRIATE MORTAR AND CEMENT PATCHES. FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 2 - REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.

A REPOINT 100% OF THE STONE FOUNDATION EXPOSED ON ALL ELEVATIONS. (SPOT REPOINT SECTIONS OF THE FOUNDATION, AS REQUIRED.)

HISTORIC MASONRY CLEANING: SPECIFICATION SECTION 040310 & PRESERVATION BRIEF 1

6 **MASONRY CLEANING** - BRICK & STONE; FOLLOW GUIDELINES SET FORTH IN PRESERVATION BRIEF 1 - THE CLEANING OF MASONRY BUILDINGS.

A GENTLY CLEAN THE BRICK AND STONE WALLS OF MORTAR, SOIL & BIOLOGICAL GROWTH. UTILIZE WARM WATER, GENTLE DETERGENT & BRUSHES. USE ONLY LIGHT DUTY RESTORATION CLEANERS, IF NEEDED FOR STUBBORN STAINING. CLEAN 100% OF MASONRY ALL ELEVATIONS.

B UPPER SOUTH MOLDED BRICK CORNICE REMOVE ROOFING TAR FROM BRICK AND REPOINT AS REQUIRED. USE STRIPPER ONLY AFTER APPROVED BY ARCHITECT AND AFTER TESTING. USE THE GENTLEST MEANS POSSIBLE.

HISTORIC BRICK UNIT MASONRY REPAIRS: SPECIFICATION SECTION 040322

7 **MISC. MASONRY REPAIRS** - FOLLOW PRESERVATION BRIEFS WHERE APPLICABLE.

A REMOVE INCOMPATIBLE BRICK OR STONE PATCHES AND PATCH WITH BREATHABLE AND COMPATIBLE PATCHING MORTAR CUSTOM COLOR MATCHED TO THE BRICK AND STONE. MAY REQUIRE SEVERAL COLORS.

B REMOVE ALL PREVIOUS ACCESSORIES, ANCHORS, AND ATTACHMENTS EMBEDDED IN THE BRICK AND MORTAR JOINTS. (ESTIMATED QUANTITY INDICATED ON THE ELEVATION DRAWINGS)

C REPAIR CRACK IN STONE THRESHOLD OR STONE FOUNDATION STONE.

D REPAIR STAIR-STEP CRACK IN BRICK. REPOINT WHERE CRACK PASSES THRU MORTAR JOINTS AND APPLY COLOR MATCHING SEALANT OR BRICK POWDER PRESSED INTO SEALANT WHERE CRACK EXTENDS THRU BRICK UNITS.

ELEVATION KEYNOTES: (CONT)

HISTORIC BRICK UNIT MASONRY REPAIRS: CONTINUED

8 **BRICK REPAIRS** - EAST & SOUTH ELEVATIONS

A EAST ELEVATION - INSPECT THE BULGE AND DROOPING BRICKS ABOVE BASEMENT WINDOW 001. VERIFY IF HEADER BRICKS ARE BROKEN. IF SO, RECONSTRUCT THIS AREA WITH REPLACEMENT HEADER BRICKS. CONSIDER INSTALLING A CONCEALED STEEL LINTEL ABOVE THE BASEMENT WINDOW AS APPROVED BY ARCHITECT.

B SOUTH ELEVATION - INSPECT THE BULGE AND ABOVE WINDOW 12B. VERIFY IF HEADER BRICKS ARE BROKEN. IF SO, RECONSTRUCT THIS AREA WITH REPLACEMENT HEADER BRICKS.

C SOUTH ELEVATION - REPLACE NON-COMPATIBLE RED BRICKS AT SOUTH GABLE - QTY. 100, REPLACE NON-COMPATIBLE RED BRICKS AT SOUTH-WEST CHIMNEY - QTY. 40, REPLACE MISSING BRICKS AT TOP OF CHIMNEY - QTY. 2.

D NORTH ELEVATION - INSPECT THE BULGE BELOW WINDOW 105. VERIFY IF ANY BRICKS ARE BROKEN. REPLACE ANY THAT ARE BROKEN AND RECONSTRUCT THIS AREA TO BRING ALL BRICK FACES BACK INTO THE PLANE OF THE WALL.

9 **PAINT REMOVAL FROM MASONRY**

A REMOVE PAINT FROM BRICK OR STONE. USE STRIPPER ONLY AFTER APPROVED BY ARCHITECT AND AFTER TESTING. USE THE GENTLEST MEANS POSSIBLE.

ELEVATION KEYNOTES: (NOTES 10 - 16: ALT #3 WORK ONLY)

WOODWORK REPAIRS: SPECIFICATION SECTION 064600 WOOD TRIM

10 CUPOLA REPAIRS (ALT #3)

A REPAIR / REPLACE ROTTED WOOD MEMBERS IN-KIND ON THE CUPOLA. PREPARE, PRIME, AND PAINT ENTIRE CUPOLA. SEE SPEC SECTION 090391 - HISTORIC TREATMENT OF PLAIN PAINTING.

11 BARGE BOARDS REPAIRS (ALT #3)

A EAST GABLE - SEAL GAP BETWEEN BARGE BOARD AND BRICK WALL. ENSURE BOARD IS SECURELY FASTENED AND VERIFY IF IT CAN BE ADJUSTED FOR A TIGHTER FIT TO THE BUILDING. FILL THE GAP WITH BACKER ROD AND SANDED CAULK TO MATCH THE MORTAR COLOR. GAP TO BE SEALED TO PREVENT INSECT AND BIRD INFESTATION.

B WEST GABLE - REPLACE DETERIORATED BARGE BOARDS ON THE WEST GABLE, IN KIND. ENSURE THEY ARE TIGHT-FITTING AND SEALED BETWEEN THE BOARD AND THE BRICK TO PREVENT INSECT AND PEST INFILTRATION.

C SOUTH GABLE (1840s TAVERN) - SEAL BETWEEN THE BARGE BOARDS AND THE BRICK WALL TO PREVENT INSECT AND PEST INFILTRATION.

12 FASCIA REPLACEMENT (ALT #3)

A EAST ELEVATION - REPLACE BROKEN FASCIA AND OR END BOARD, IN KIND. PREPARE & PAINT.

13 SEAL FASCIA GAP (ALT #3)

A EAST ELEVATION - SEAL GAPS BETWEEN FASCIA OR SIDING AND BRICK WALLS.

14 DRIP TRIM REPLACEMENT (ALT #3)

A EAST ELEVATION - REPLACE ENTIRE LENGTH OF DETERIORATED WOOD DRIP TRIM AT BOTTOM OF SECOND FLOOR SIDING. MATCH EXISTING PROFILE AND INSTALLATION METHOD. PREPARE, PRIME & PAINT TYP.

HISTORIC TREATMENT OF PLAIN PAINTING: SPECIFICATION SECTION 090391

15 WOODWORK PAINTING (ALT #3)

A PREPARE, PRIME, AND PAINT ALL EXTERIOR WOOD SIDING, SOFFITS, TRIM, ETC. REPAIR WOOD ROT, IN-KIND. BACK PRIME ALL NEW WOOD AND PRIME ALL CUTS. SEE SPEC SECTION 090391 - HISTORIC TREATMENT OF PLAIN PAINTING & REFER TO PRESERVATION BRIEF 10: EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK.

16 MASONRY PAINTING (ALT #3)

A EAST AND SOUTH ELEVATIONS - PREPARE, PRIME AND REPAINT EXISTING BRICK SURFACES BELOW THE WINDOWS IN THE BINGHAM ROOM.



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ARROW ROCK STATE
HISTORIC SITE
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J HUSTON TAVERN

39521 VISITOR CENTER DRIVE
ARROW ROCK, MO 65320

PROJECT # X2501-01
SITE # 5102
ASSET # 7815102008
7815102008-TAVERN

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DATE: _____
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REVISION: _____
DATE: _____
ISSUE DATE: 04/01/2026

CAD DWG FILE: XXX
DRAWN BY: STRATA
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
WINDOW DETAILS
- 1830s/ 1840s ERA

SHEET NUMBER:

A-501

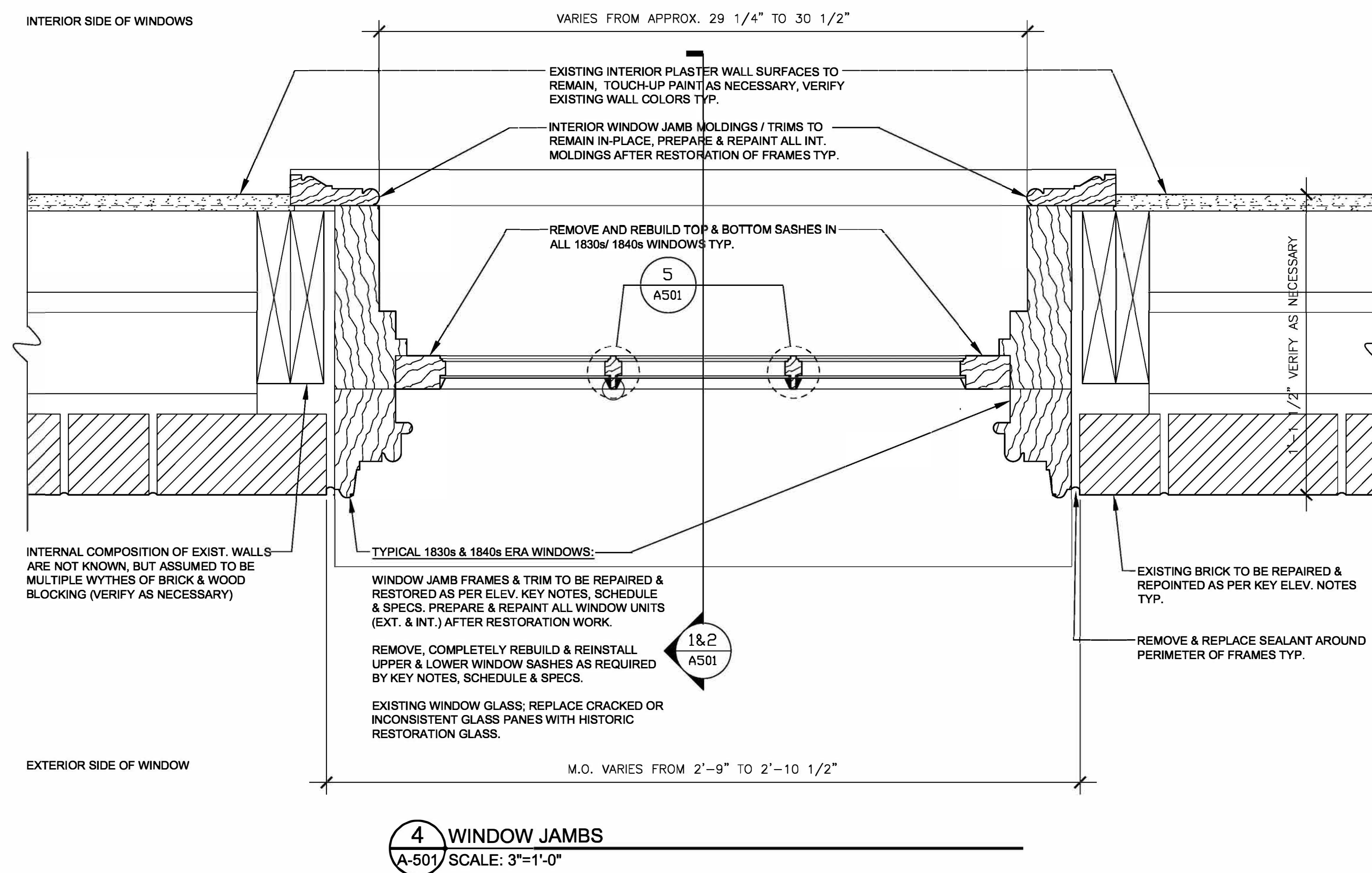
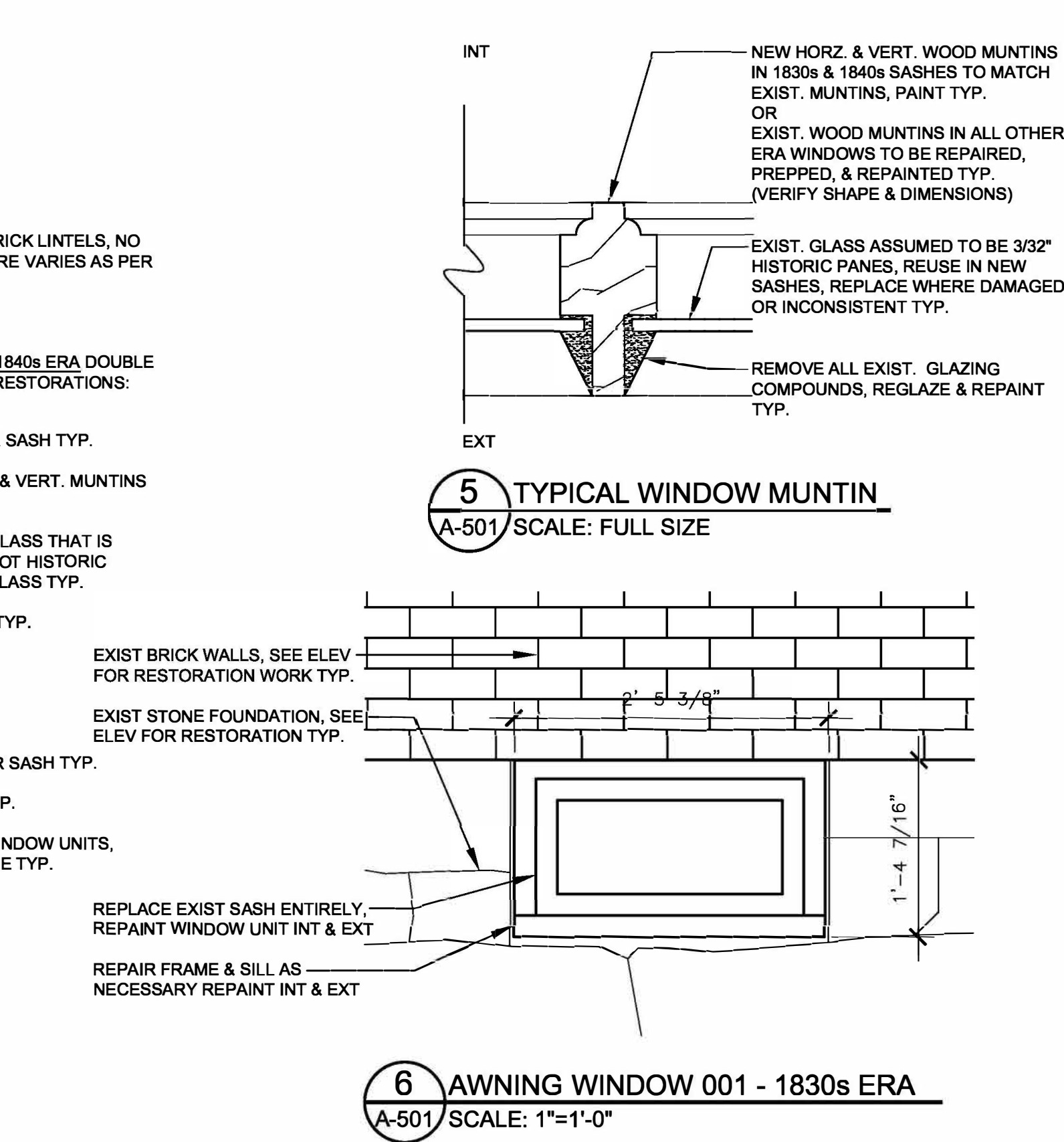
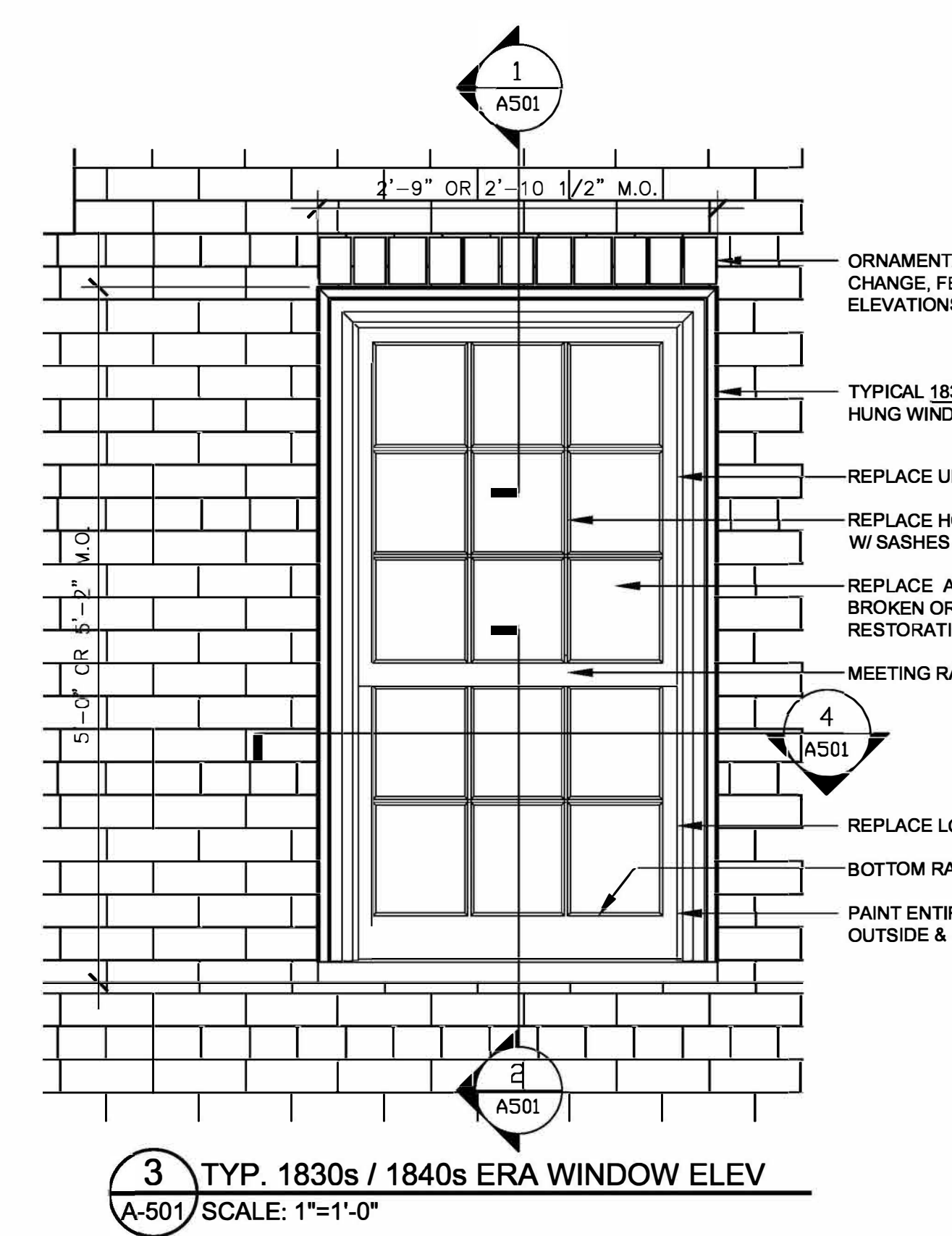
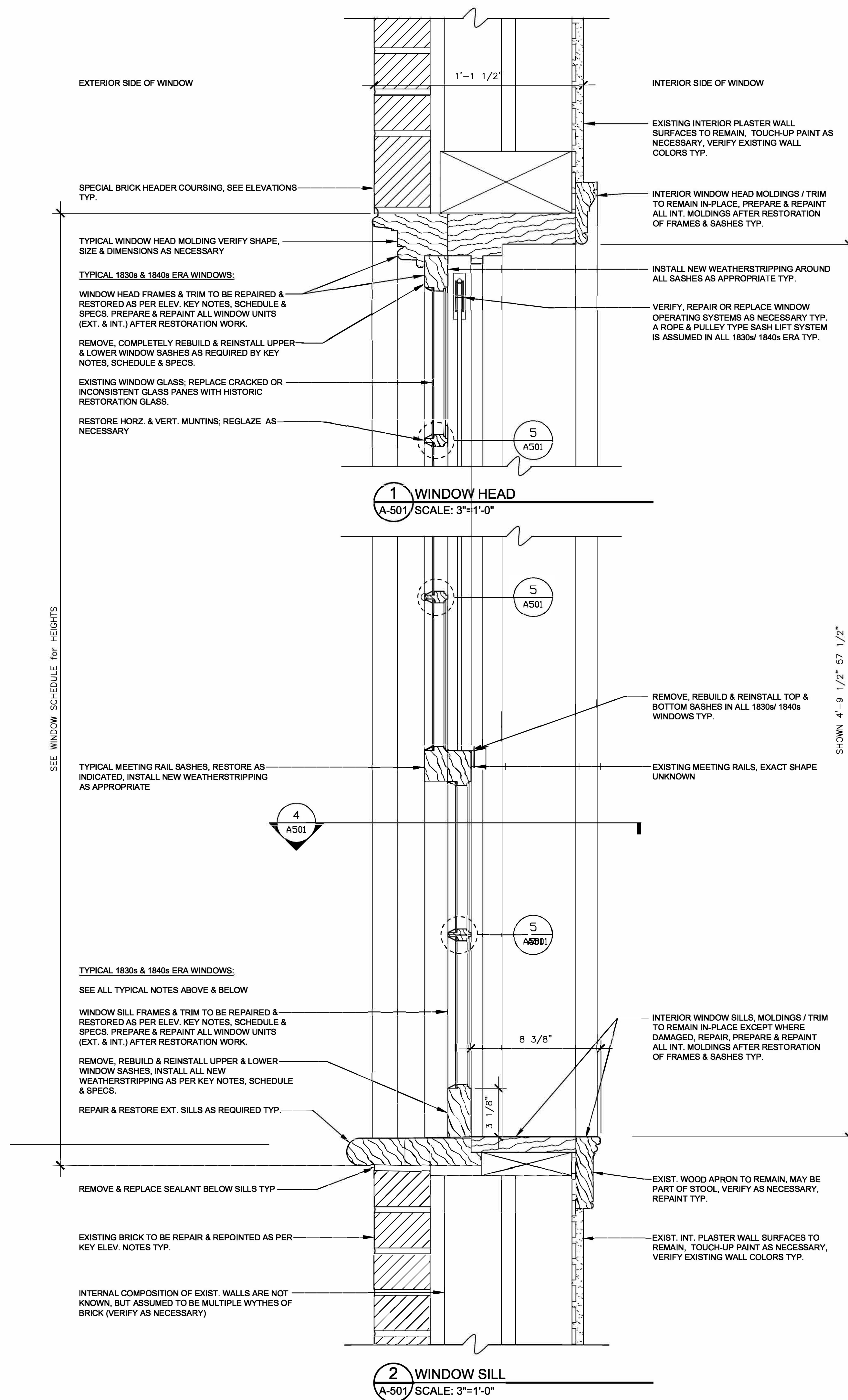
9 OF 11 SHEETS
04/01/2026

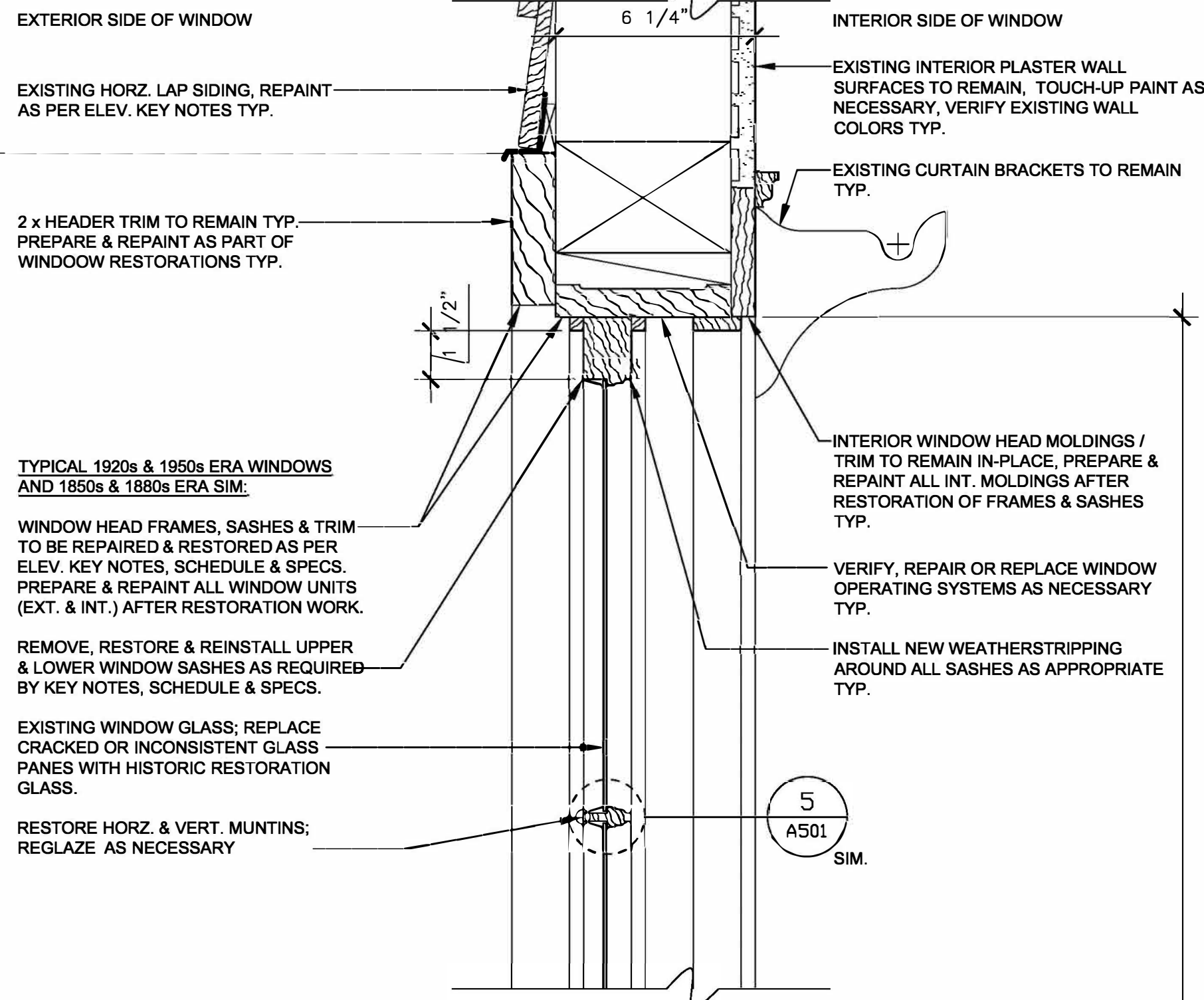
HISTORIC WINDOW NOTES:

- VERIFY ALL WINDOW & DOOR CONFIGURATIONS, DIMENSIONS, SHAPES & JOINERY AS NECESSARY BEFORE FABRICATING ANY REPLACEMENT PARTS. RESTORATION COMPONENTS SHALL REPLICATE EXISTING EXPOSED SECTIONS OF WINDOW & DOOR COMPONENTS.
- ALL WINDOWS ARE WOOD DOUBLE-HUNG UNITS EXCEPT WINDOW 001 ON EAST ELEVATION WHICH IS AN AWNING TYPE UNIT. ALL WINDOWS SHALL REMAIN OPERABLE.
- THE 1830s/ 1840s & 1850s/ 1860s ERA DOUBLE-HUNG UNITS ARE TYPICALLY 9 PANES OVER 6 PANE SASHES. THE 1920s & 1950s ERA DOUBLE-HUNG UNITS ARE TYPICALLY 6 PANES OVER 6 PANES.
- SEE KEYNOTES & SPECIFICATIONS FOR HISTORIC TREATMENT OF WINDOWS IN ACCORDANCE WITH THE TIME PERIOD OR ERA OF THEIR ORIGIN.
- WINDOW SASHES: IT IS THE ARCHITECT'S INTENT THAT ALL WINDOW SASHES BE CAREFULLY REMOVED, NUMBERED & TAKEN TO A DEDICATED OFF-SITE SHOP FOR ALL REPAIRS OR REPLACEMENTS & INITIAL SHOP PAINTING. WHEN READY, RESTORED OR REPLACEMENT SASHES SHALL BE REINSTALLED INTO THEIR ORIGINAL NUMBERED FRAMES.

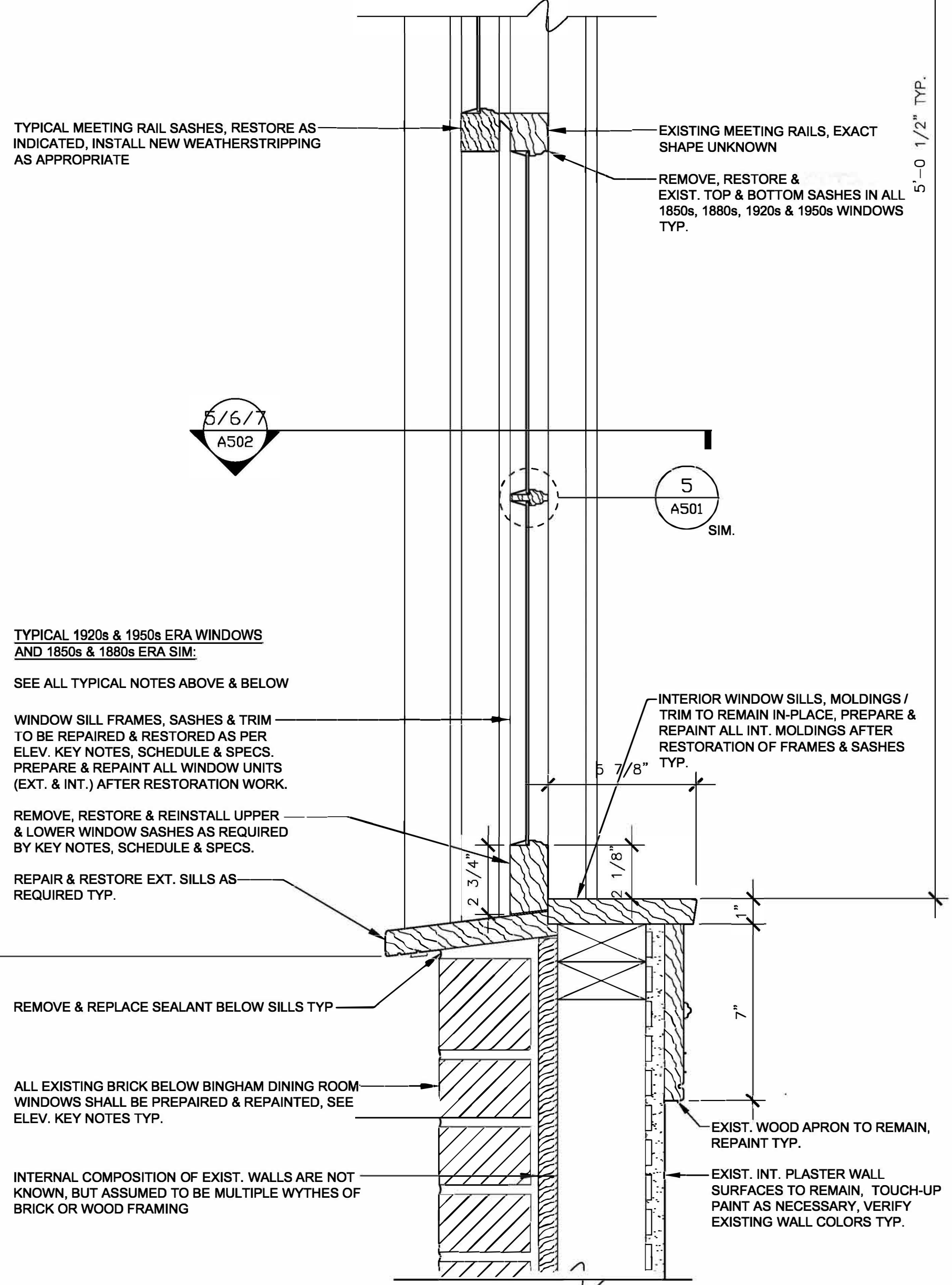
HISTORIC WINDOW NOTES CONT:

- WINDOW FRAMES & TRIMS: ARE INTENDED TO REMAIN IN PLACE. ROTTED OR OTHERWISE DAMAGED SECTIONS OF THE FRAMES AND TRIM SHALL BE REMOVED (CUT-OUT) PATCHED OR REPLACED "IN-KIND" & MADE READY FOR INSTALLATION OF RESTORED OR REPLACEMENT SASHES. INSTALL WEATHERSTRIPPING OR HIDDEN HARDWARE. RECONNECT OPERATING SYSTEMS. APPLY FINAL COAT OF PAINT TO EXTERIOR & INTERIOR OF WINDOWS. REATTACH EXPOSED HARDWARE. FINAL PAINTING SHALL BE DONE SO AS TO NOT HINDER WINDOW OPERATIONS. WINDOW ASSEMBLIES SHALL BE TESTED FOR FULL OPERABILITY.
- ALL WINDOW OPENINGS SHALL BE CLOSED-UP & INSULATED WHEN NOT ACTIVELY BEING WORKED ON OR UNTIL SASHES ARE FINALLY INSTALLED. SEE WINDOW OPENING CLOSURE DETAIL 3/G002.
- HARDWARE: ALL EXISTING HARDWARE ON WINDOWS SHALL BE SALVAGED & REUSED UNLESS MISSING OR DAMAGED BEYOND REPAIR. CONTRACTOR SHALL REMOVE EXISTING HARDWARE, THOROUGHLY CLEAN IT, INCLUDING STRIPPING IT OF PAINT DOWN TO THE BARE METAL. REFINISH AS NECESSARY. REINSTALL HARDWARE IN ORIGINAL POSITIONS AND TEST TO INSURE PROPER FUNCTION. REPLACEMENT HARDWARE, INCLUDING FASTENERS SHALL MATCH BASE METAL & FINISH OF EXISTING SALVAGED HARDWARE.





1 WINDOW HEAD
A-502 SCALE: 3"=1'-0"



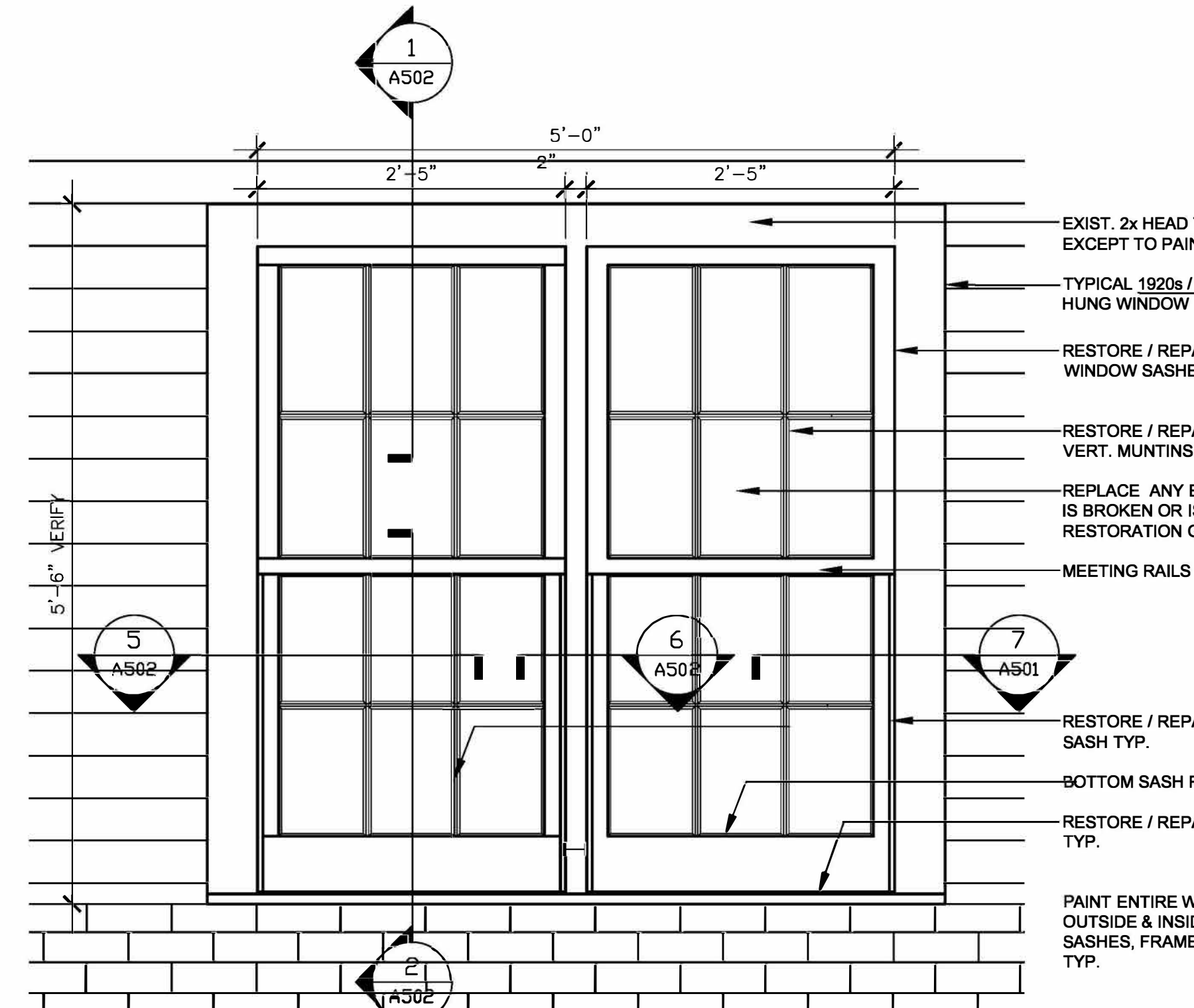
2 WINDOW SILL & MEETING RAILS
A-502 SCALE: 3"=1'-0"

HISTORIC WINDOW NOTES:

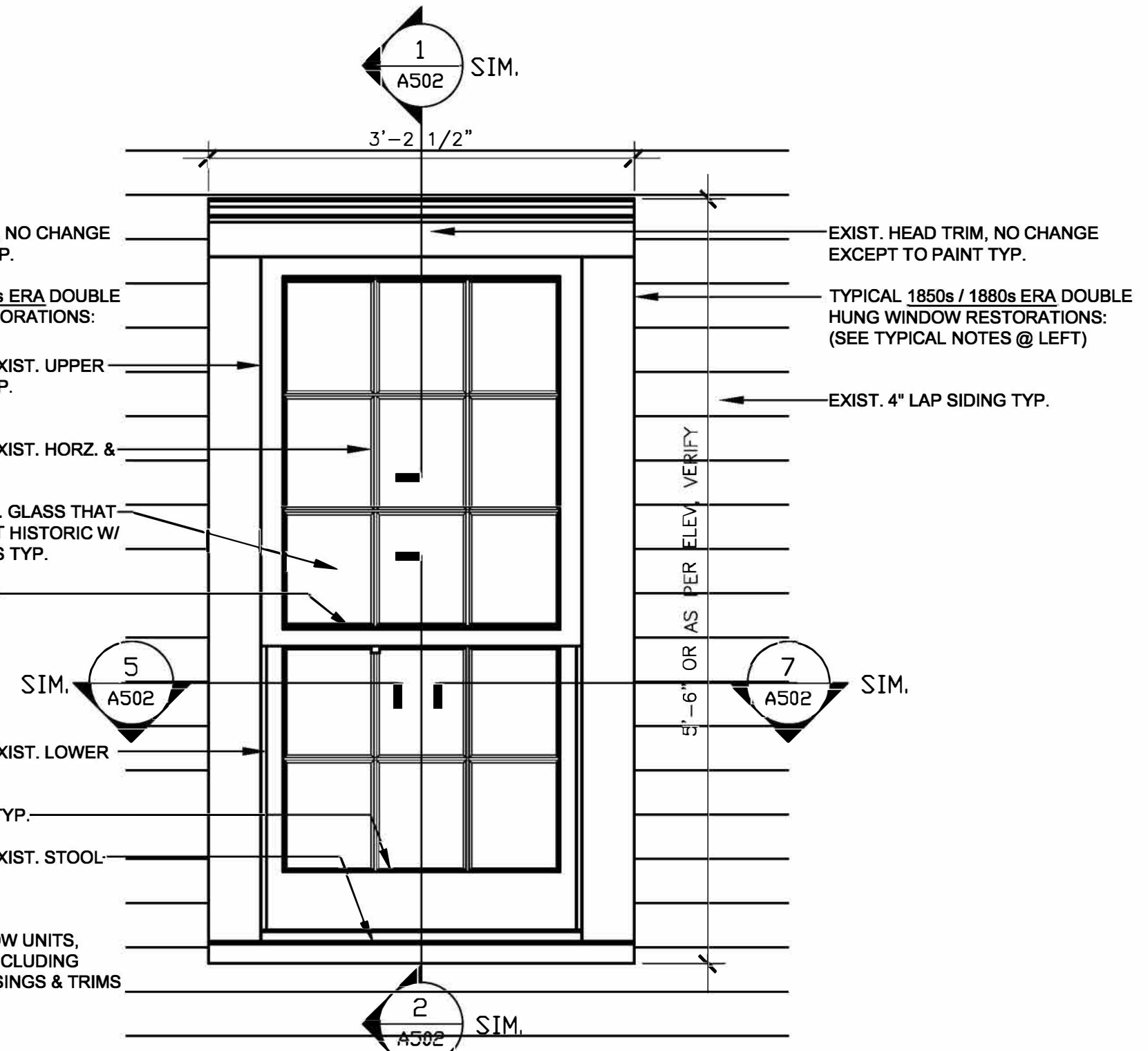
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HISTORIC WINDOW NOTES CONT:

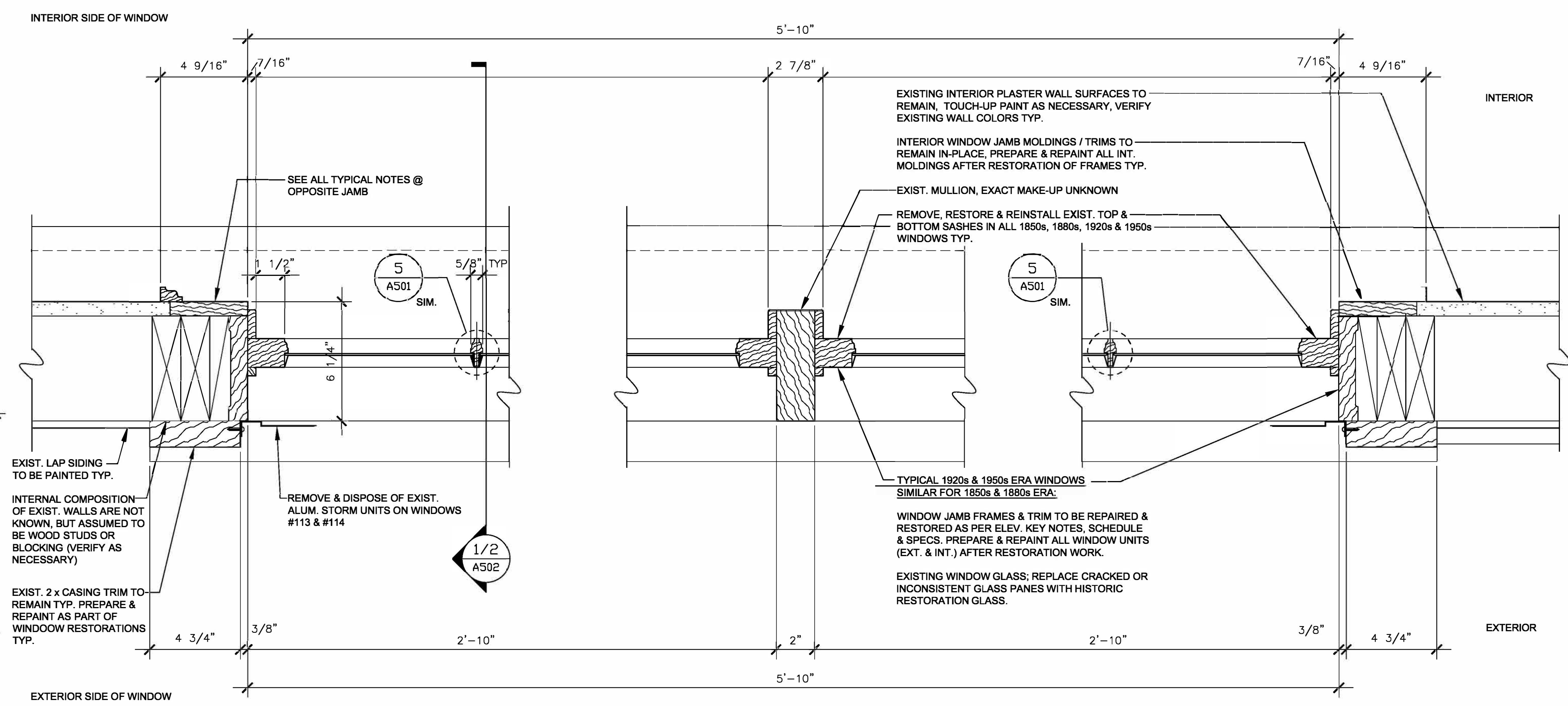
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3 TYP. 1920s & 1950s WINDOW ELEV
A-502 SCALE: 1"=1'-0"



4 TYP. 1850s & 1880s WINDOW ELEV
A-502 SCALE: 1"=1'-0"



5 WINDOW JAMBS
A-502 SCALE: 3"=1'-0"

6 VERTICAL MEETING MULLION
A-502 SCALE: 3"=1'-0"

7 WINDOW JAMBS
A-502 SCALE: 3"=1'-0"



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ARROW ROCK STATE HISTORIC SITE
REPAIRS TO HISTORIC STRUCTURE -
J HUSTON TAVERN

39521 VISITOR CENTER DRIVE
ARROW ROCK, MO 65320

PROJECT # X2501-01
SITE # 5102
ASSET # 7815102008
7815102008-TAVERN

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CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
WINDOW DETAILS
- 1920s/ 1950s
1850s/1880s ERA SIM

SHEET NUMBER:

A-502

10 OF 11 SHEETS
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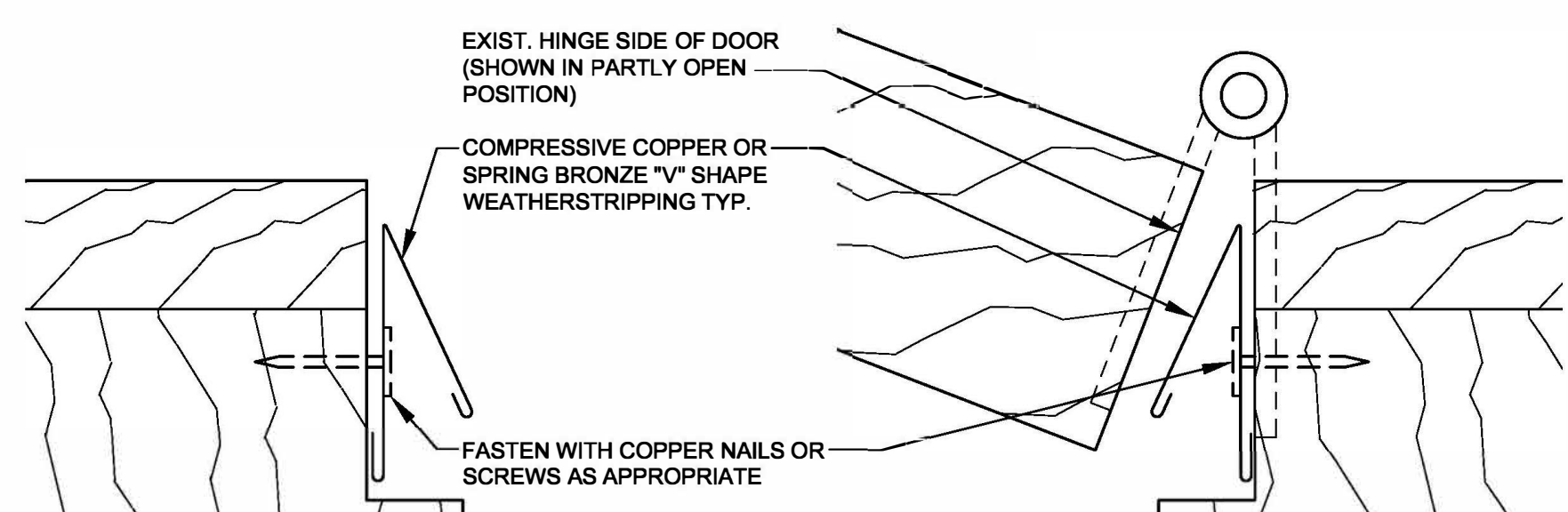
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DOOR DETAILS

SHEET NUMBER:

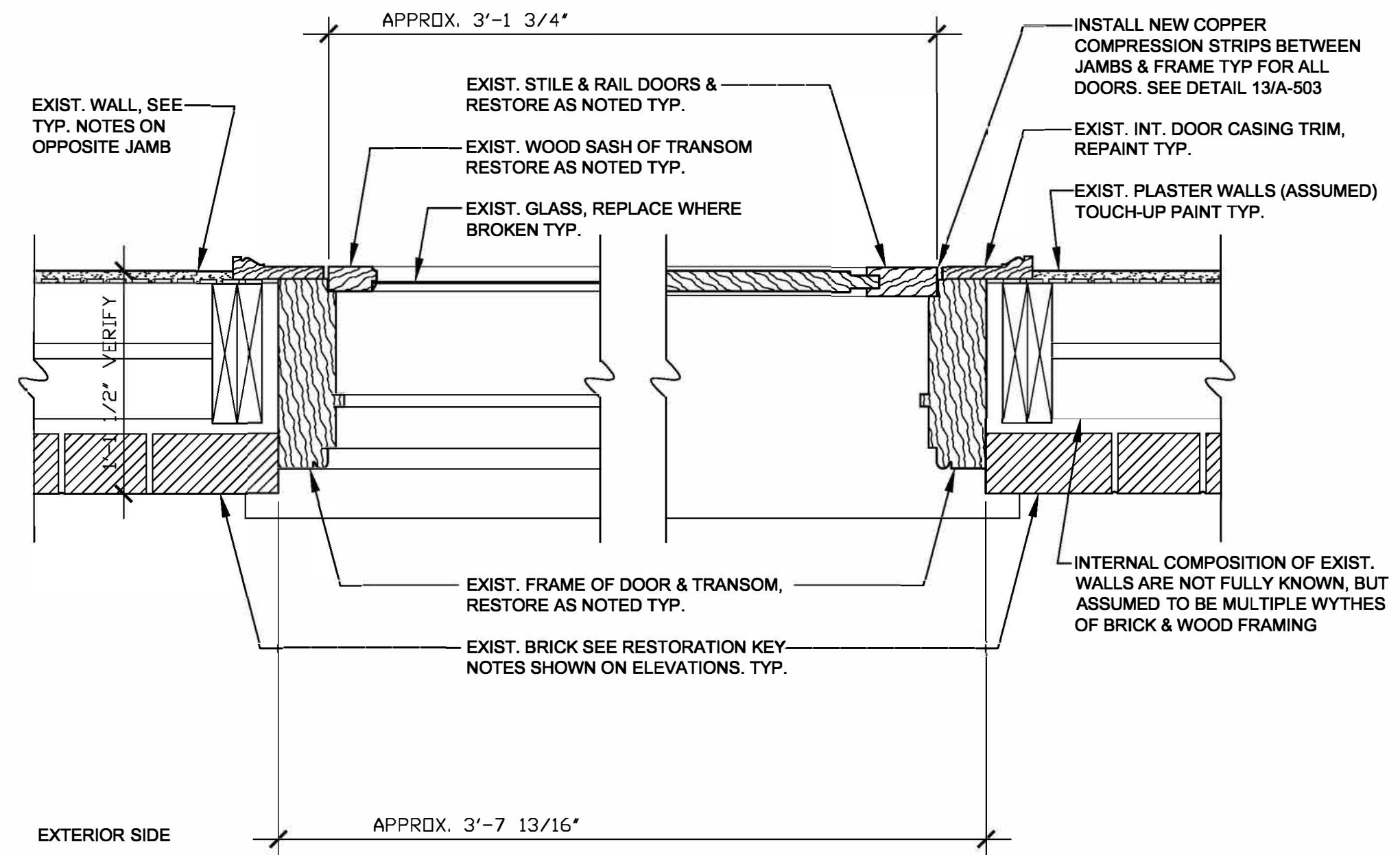
A-503

11 OF 11 SHEETS
04/01/2026

- HISTORIC DOOR NOTES:**
- ALL DOORS ARE SWINGING TYPE WOOD PANEL, RAIL & STYLE UNITS & SHALL REMAIN OPERABLE.
 - SEE KEYNOTES & SPECIFICATIONS FOR HISTORIC TREATMENT OF DOORS IN ACCORDANCE WITH THE TIME PERIOD OR ERA OF THEIR ORIGIN.
 - DOOR FRAMES & TRIMS:** ARE INTENDED TO REMAIN IN PLACE. ROTTED OR OTHERWISE DAMAGED SECTIONS OF THE FRAMES AND TRIM SHALL BE REMOVED (CUT-OUT) PATCHED OR REPLACED "IN-KIND" & MADE READY FOR INSTALLATION OF RESTORED DOOR LEAF. INSTALL WEATHERSTRIPPING OR HIDDEN HARDWARE. RECONNECT OPERATING SYSTEMS. APPLY FINAL COAT OF PAINT TO EXTERIOR & INTERIOR OF DOORS. REATTACH EXPOSED HARDWARE. FINAL PAINTING SHALL BE DONE SO AS TO NOT HINDER DOOR OPERATIONS. DOOR ASSEMBLIES SHALL BE TESTED FOR FULL OPERABILITY.
 - HARDWARE:** ALL EXISTING HARDWARE ON DOORS BE SALVAGED & REUSED UNLESS MISSING OR DAMAGED BEYOND REPAIR. CONTRACTOR SHALL REMOVE EXISTING HARDWARE, THOROUGHLY CLEAN IT, INCLUDING STRIPPING IT OF PAINT DOWN TO THE BARE METAL. REFINISH AS NECESSARY. REINSTALL HARDWARE IN ORIGINAL POSITIONS AND TEST FOR PROPER FUNCTION. REPLACEMENT HARDWARE, INCLUDING FASTENERS SHALL MATCH BASE METAL & FINISH OF EXISTING SALVAGED HARDWARE.
 - WEATHERSTRIPPING:** ALL DOORS SHALL BE WEATHERSTRIPPED WITH PERIOD CORRECT STRIPPING AS INDICATED.

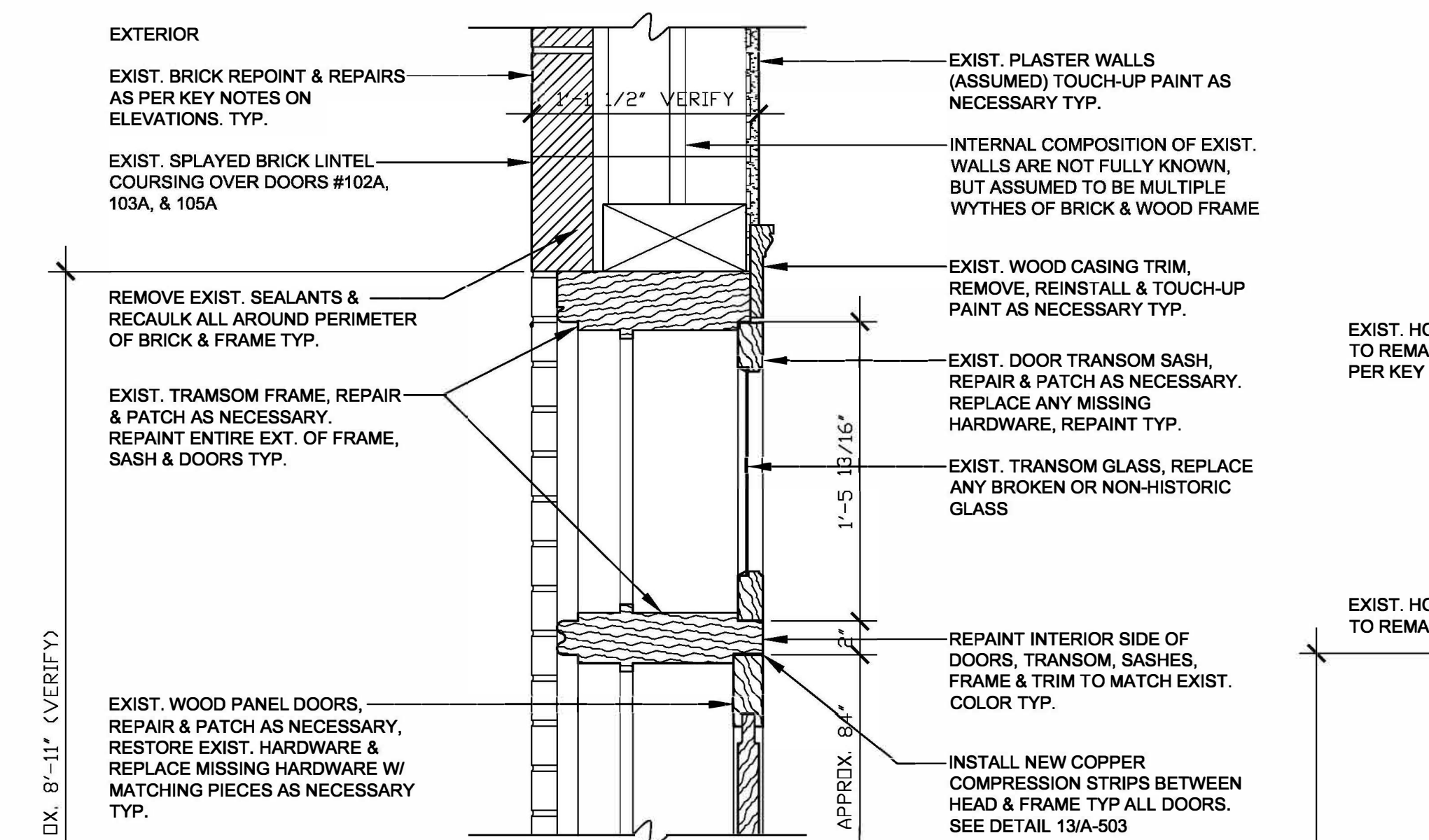


13 TYPICAL COMPRESSION WEATHERSTRIPPING @ JAMBS
A-503 / SCALE: FULL SIZE

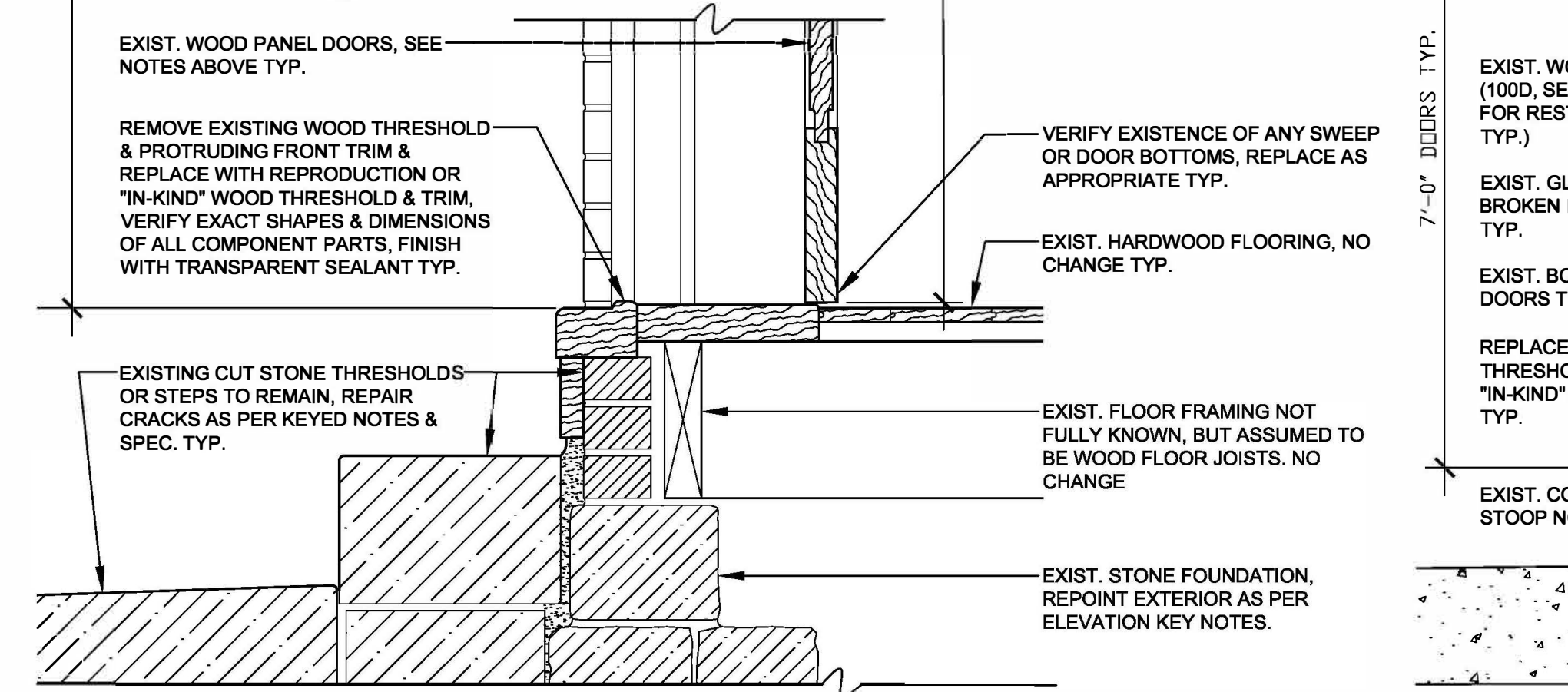


1 TRANSOM JAMBS
A-503 / SCALE: 3"=1'-0"

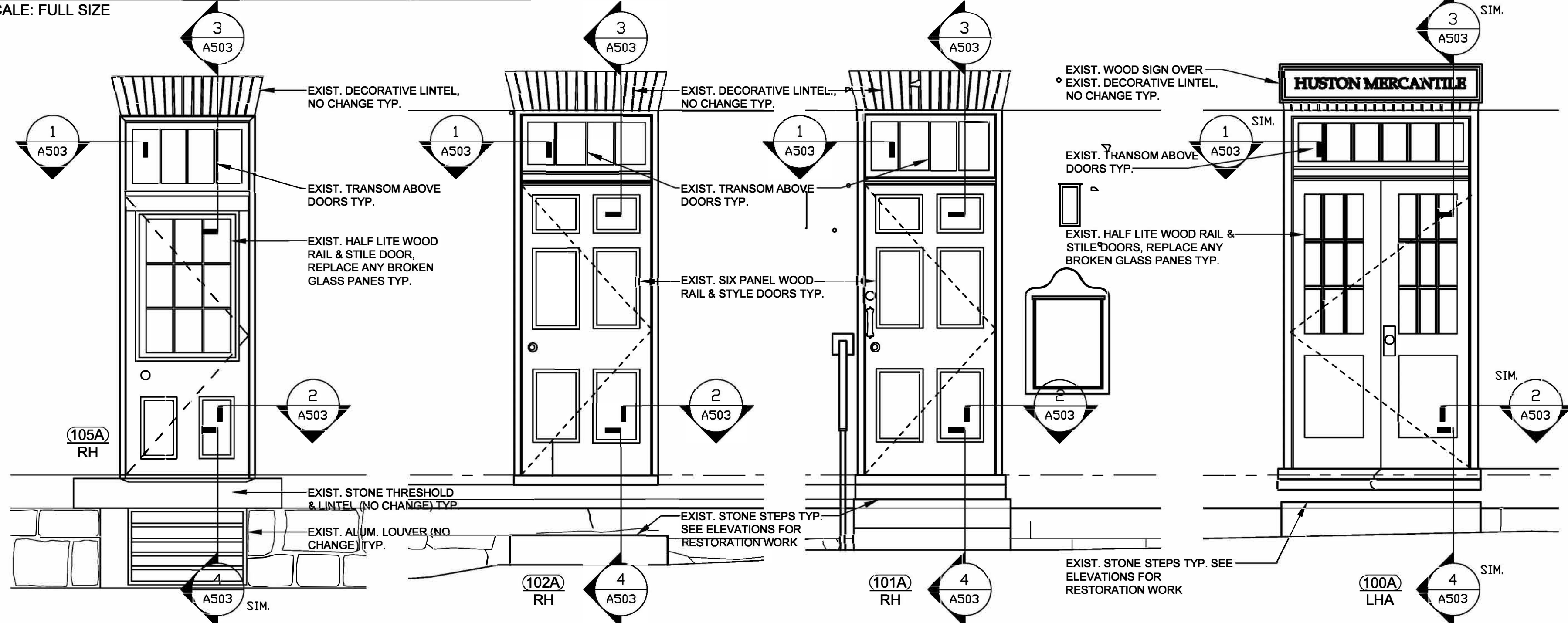
2 DOOR JAMBS
A-503 / SCALE: 3"=1'-0"



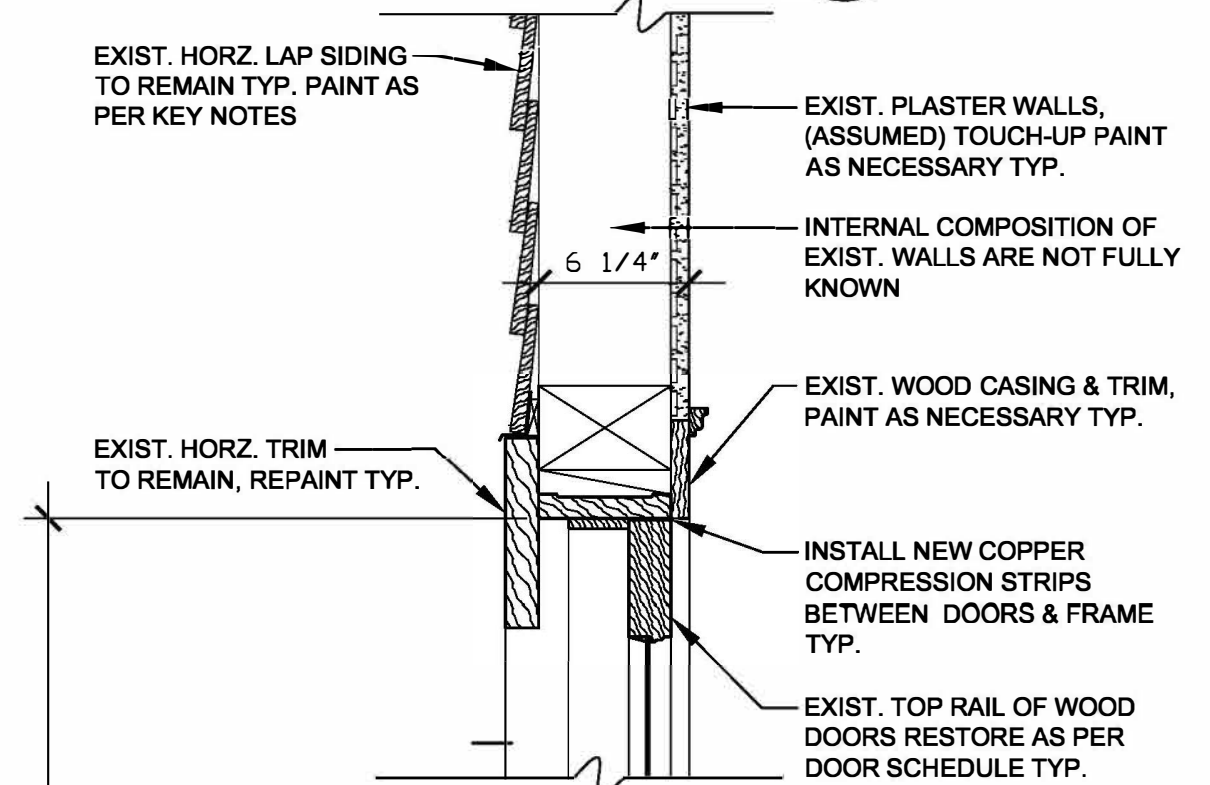
3 DOOR HEAD @ TRANSOM
A-503 / SCALE: 1 1/2"=1'-0"



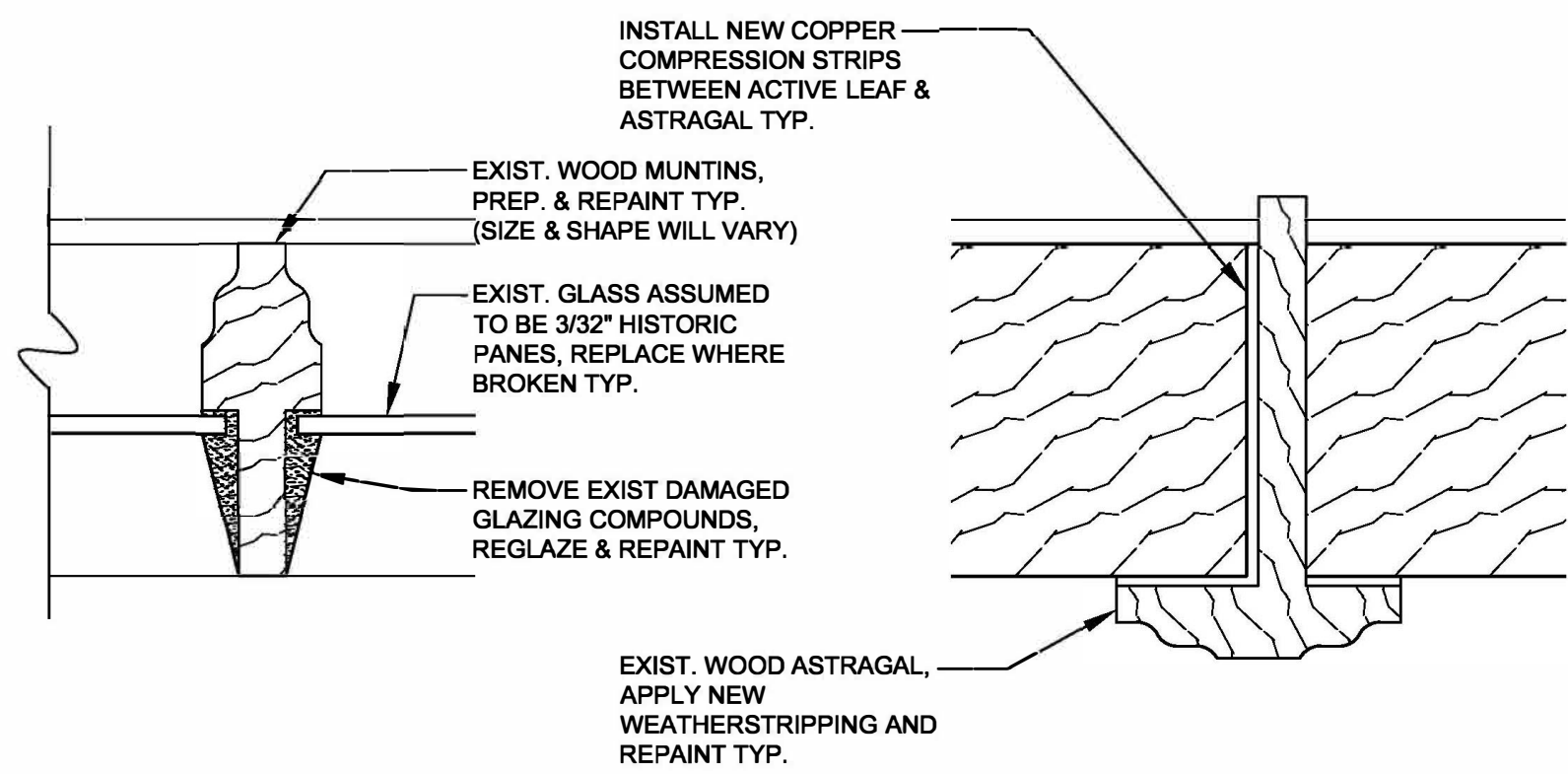
4 DOOR THRESHOLD
A-503 / SCALE: 1 1/2"=1'-0"



7 DOOR ELEVATIONS - 1830s/ 1840s ERA
A-503 / SCALE: 1/2"=1'-0"

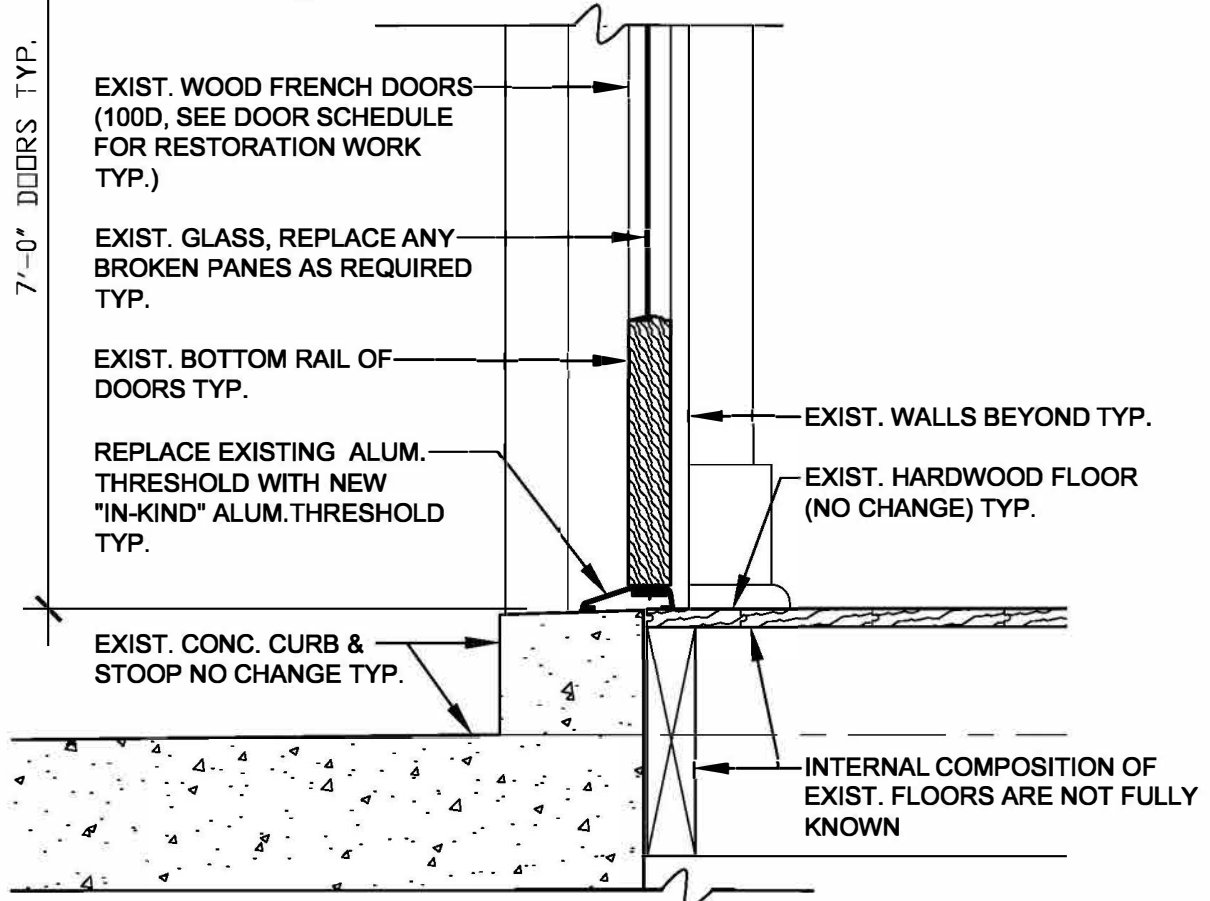


5 DOOR HEAD
A-503 / SCALE: 3"=1'-0"

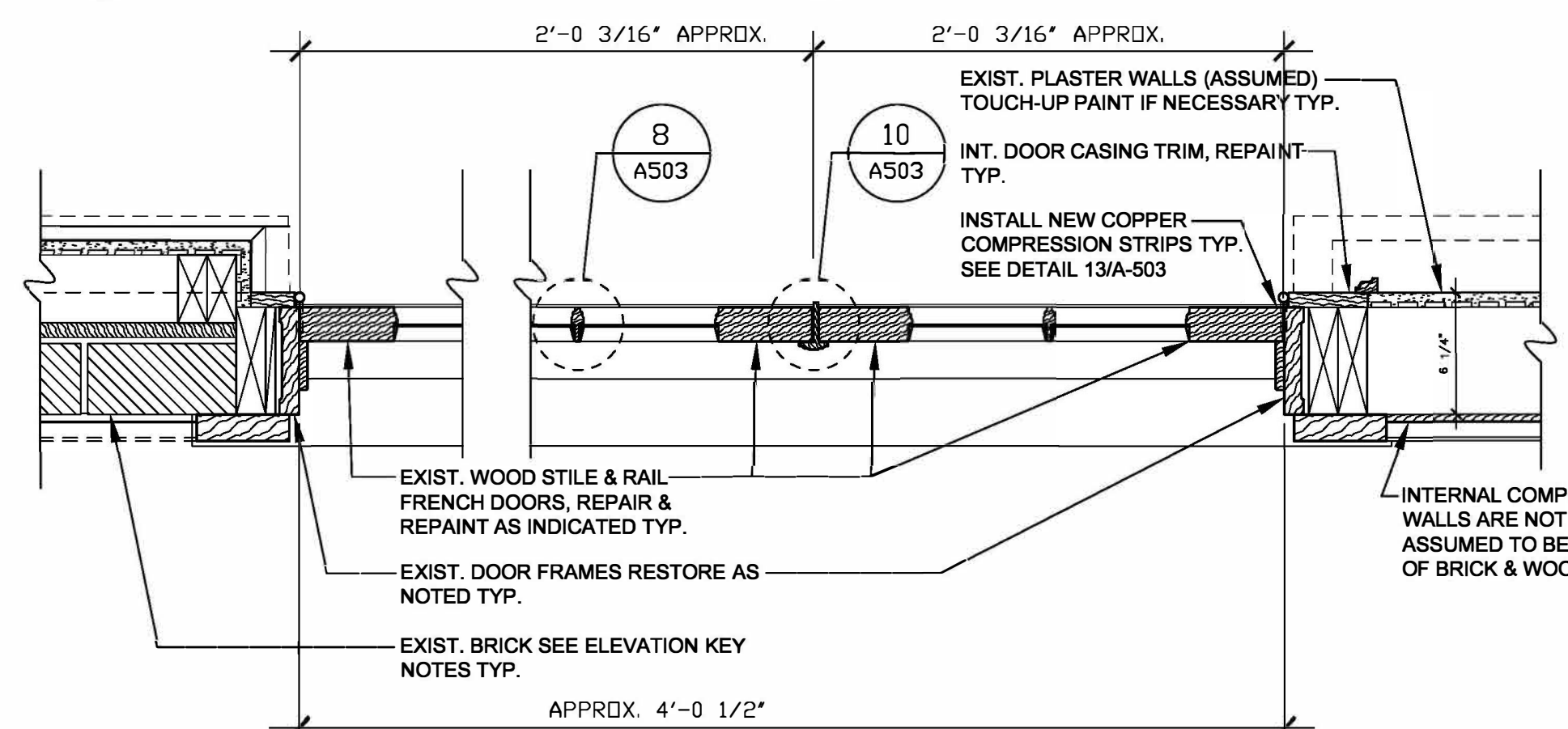


8 TYPICAL MUNTIN
A-503 / SCALE: FULL SIZE

10 ASTRAGAL
A-503 / SCALE: FULL SIZE

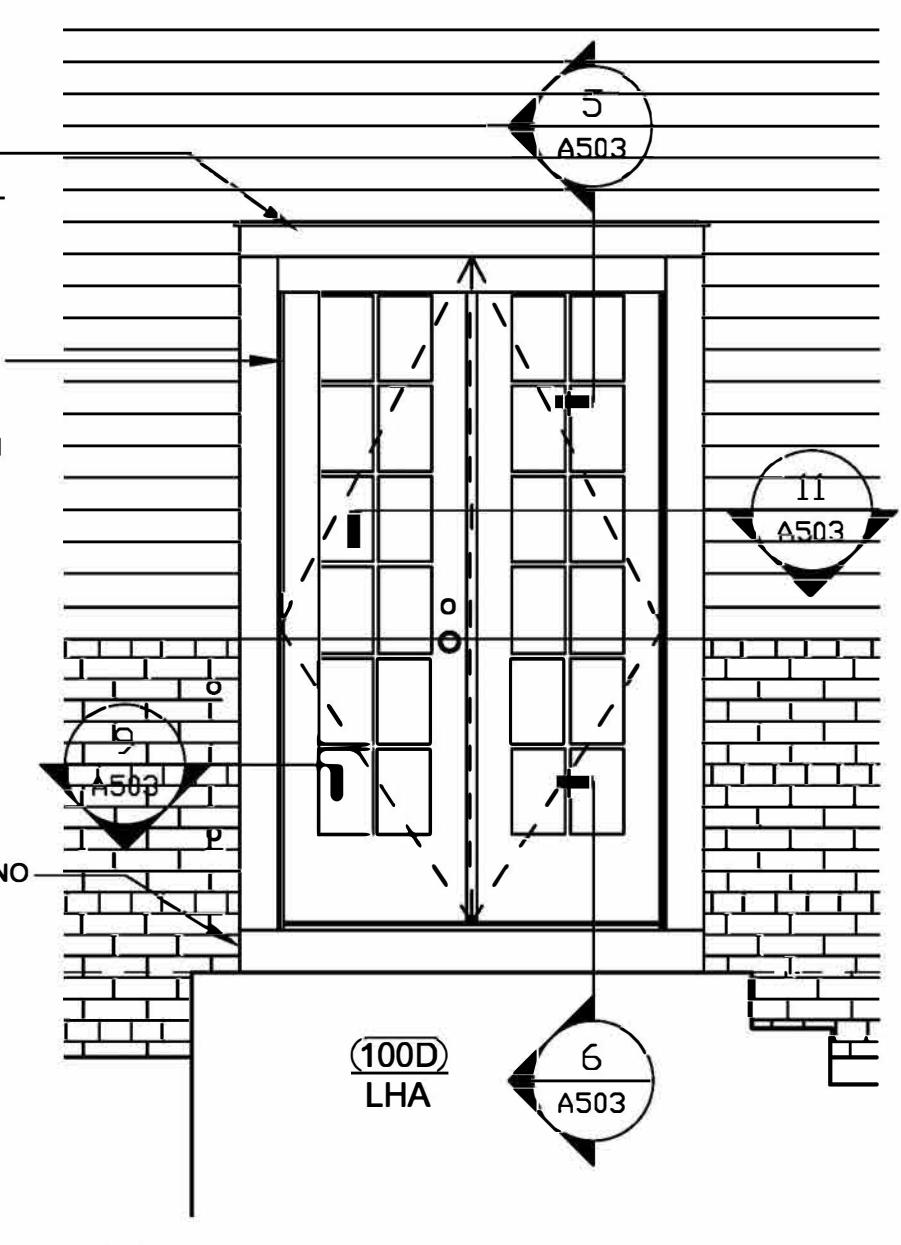


6 DOOR THRESHOLD
A-503 / SCALE: 3"=1'-0"



9 DOOR JAMB - LOW SIDE
A-503 / SCALE: 3"=1'-0"

11 DOOR JAMB - HIGH SIDE
A-503 / SCALE: 3"=1'-0"



12 DOOR ELEVATIONS - 1950s ERA
A-503 / SCALE: 1/2"=1'-0"