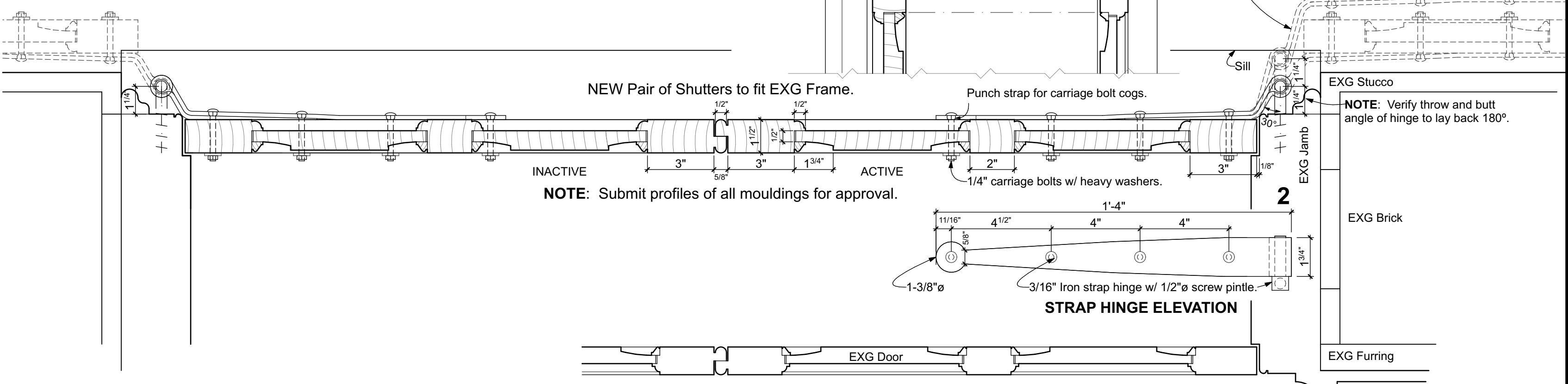


**NOTES:**

- 1) Replace EXG Shutters on Doors 1CA & 1CB w/ NEW pair of Shutters as detailed to fit EXG frames.
- 2) Millwork shall conform to AWI Premium Grade Quality Standard.
- 3) Wood products shall be Re-claimed Old Growth Cypress.
- 4) Replace butt hinges with iron strap hinges as detailed.
- 5) Reuse EXG hook-&-eye jamb bolts and slide bolts of good quality and serviceable condition. Provide new to match original selected by architect for those missing and needing replacement. Clean, lubricate & adjust for smooth operation & secure latching/locking.
- 6) Prime and apply 1<sup>st</sup> and 2<sup>nd</sup> paint coat after fitting. Final 3<sup>rd</sup> paint coat after installation.
- 7) Clean EXG & NEW interior & exterior finishes upon completion, including touchup paint on scuffed surfaces.



**PROJECT DESCRIPTION:**

**REPLACE STREET SIDE SHUTTERS ON THE 1-STORY COTTAGE @ 1122 BURGUNDY.**

Although the existing shutters were installed as early as the 1930's they are not appropriate for the 1820's cottage. The three-panel design; fixed louvered top, flat middle and double raised bottom panel is late 19<sup>th</sup> early 20<sup>th</sup> century and likely recycled from another building.

Inappropriate existing butt hinges do not have adequate throw to allow 180-degree opening without binding, which has split the hinge stile on all four leaves of the two shutter pairs resulting in numerous dutchman repairs over many years. The dutchman's have failed again, and the splits have gone up into original hinge stiles. Given their age and condition, they are beyond patching with more dutchmen. Proper repair requires taking them apart, paint removal, milling new stiles, re-assembly, and refinishing – essentially rebuilding with as many original parts as possible and matching in-kind replacements, which will not be known before disassembly.

It is the clients wish to increase the light into the front room of the Cottage which is very dim due to the steep angle and tight spacing of the fixed louvers in the top panel and solid middle panel. Changing the fixed louvers to operable in the top panel will allow filtered light thru the transom and upper part of the door. We would like to change the solid middle panel to operable louvers also for more light and to observe street activity without opening the shutters.

