

FRONT ELEVATION
FROM MONTGOMERY
STREET



FRONT ELEVATION
FROM MONTGOMERY
STREET



FRONT ELEVATION
FROM MONTGOMERY
STREET





LEFT SIDE OF STOOP
FROM MONTGOMERY
STREET



69



GROUND FLOOR ENTRY FROM
MONTGOMERY STREET

SIDE WINDOW BAY FROM MONTGOMERY STREET



SIDE WINDOW BAY
FROM MONTGOMERY
STREET



REAR / SIDE ELEVATIOND
FROM REAR ALLEY



SIDE ALLEY LOOKING
TOWARDS MONTGOMERY
STREET



SIDE ALLEY LOOKING
TOWARDS MONTGOMERY
STREET

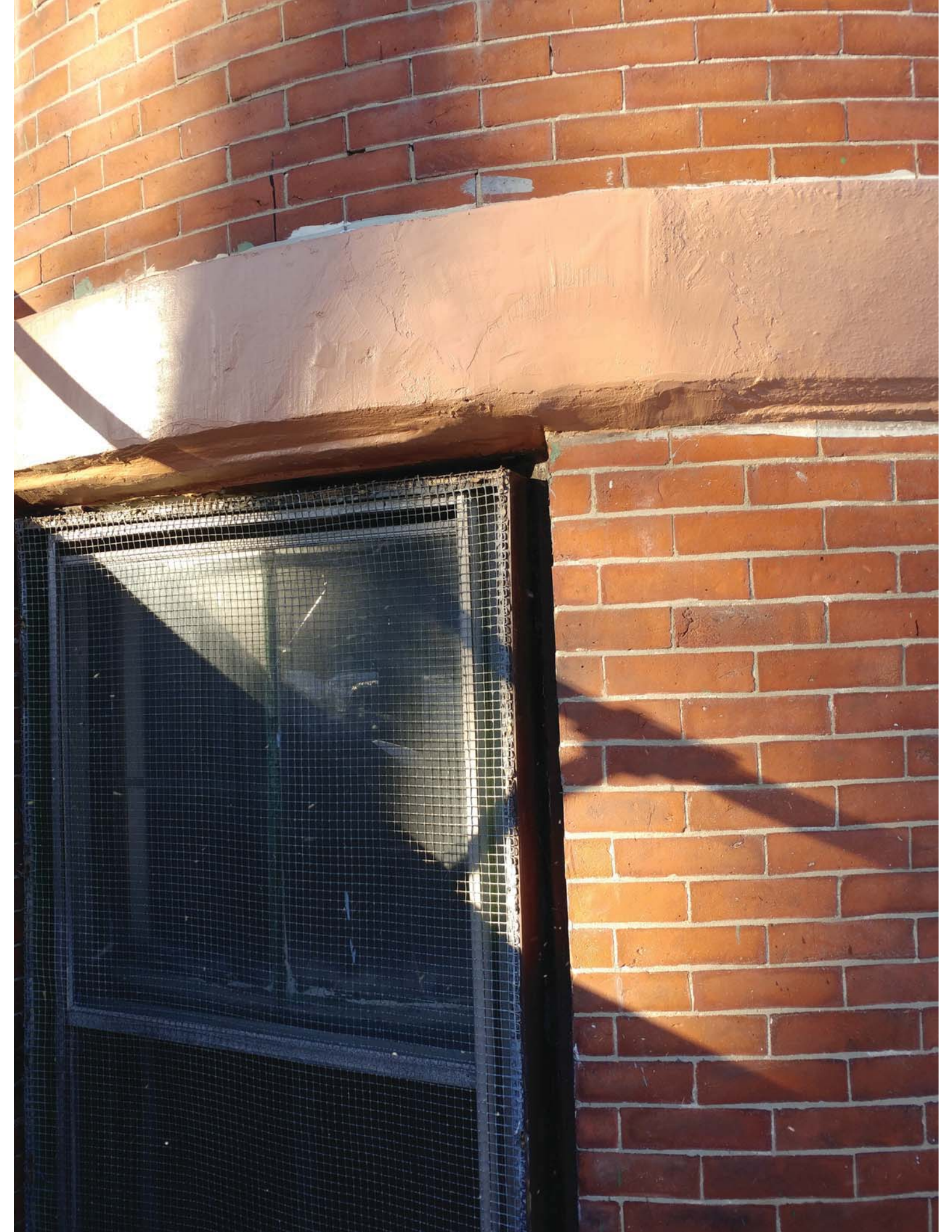


STONE RETAINING WALL
FROM MONTGOMERY
STREET

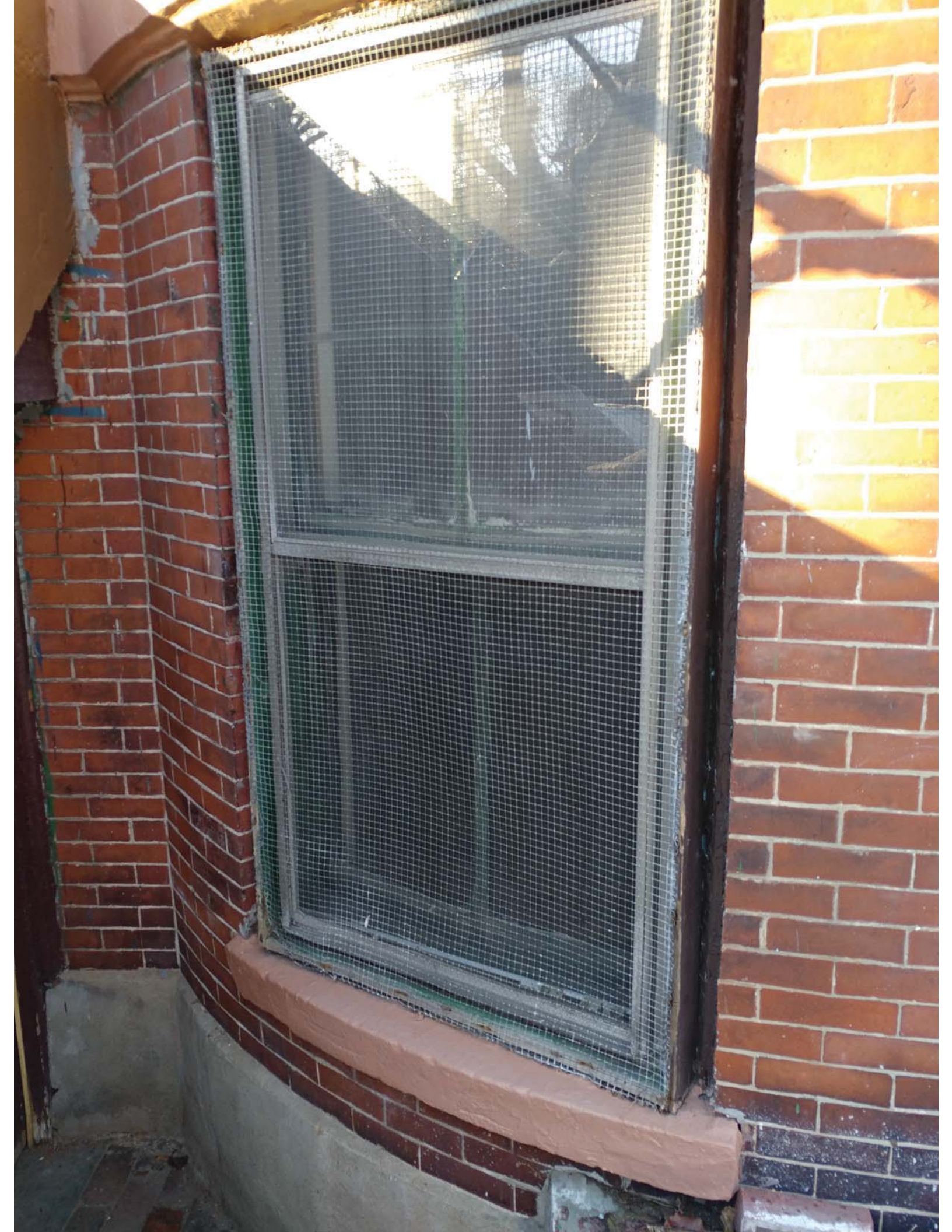


STONE RETAINING WALL
FROM MONTGOMERY
STREET









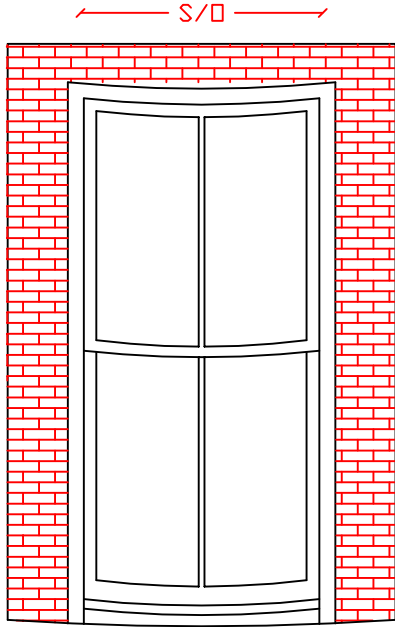




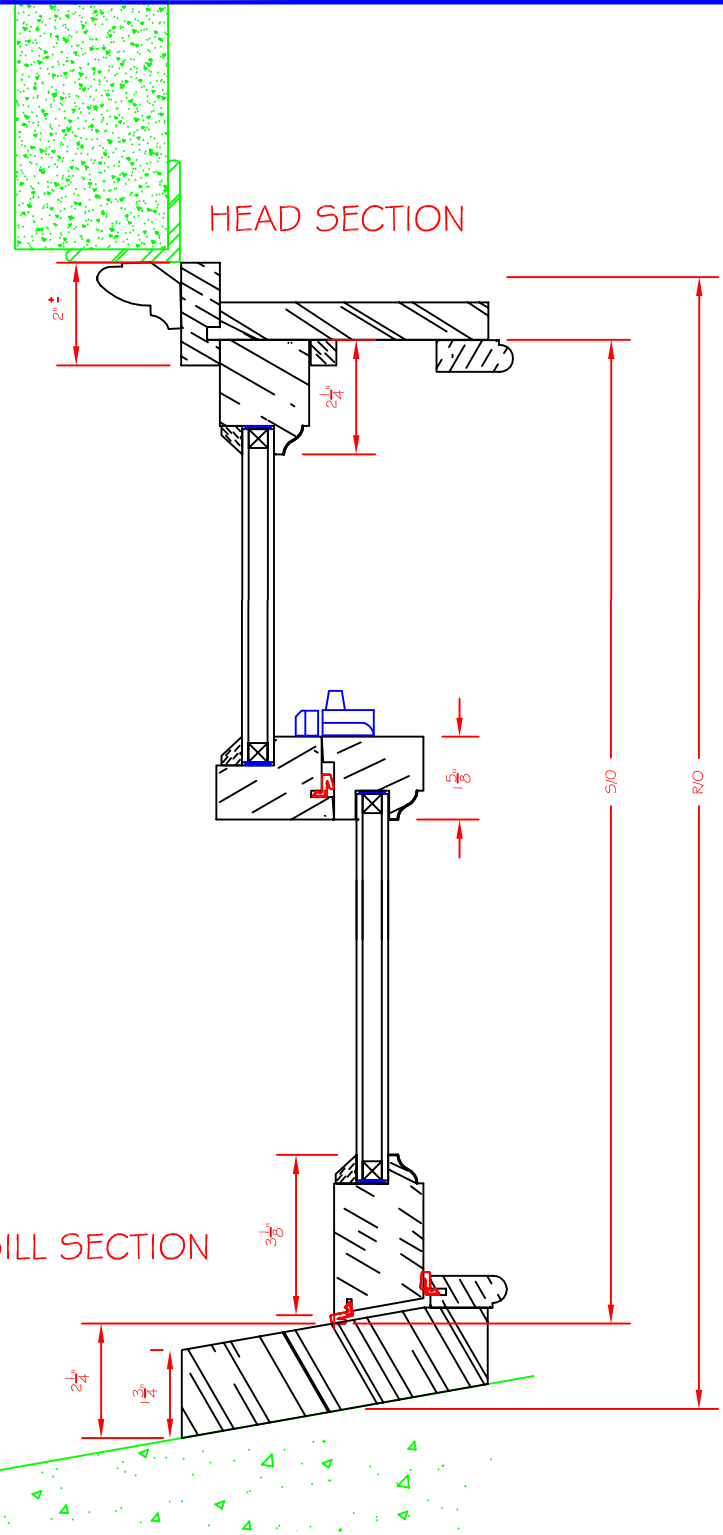
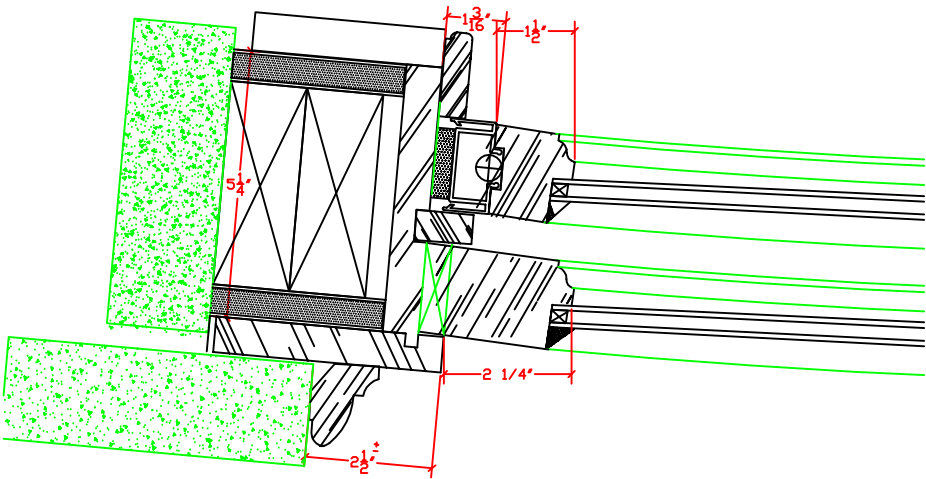
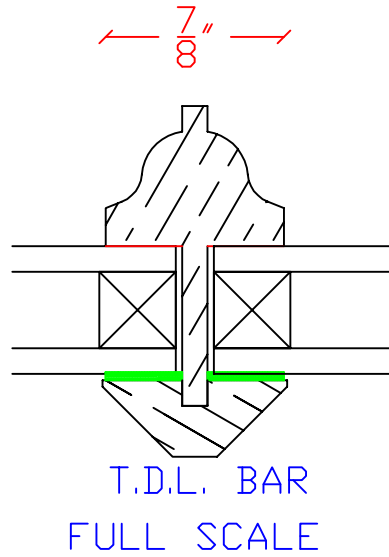




JB PROPER BOSTONIAN BOWED SH WINDOW UNIT



S/O



DEALER: JB SASH & DOOR CO., INC.

NUMBER: DATE: 07/11/16

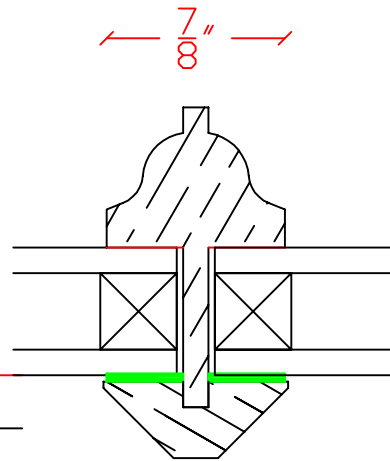
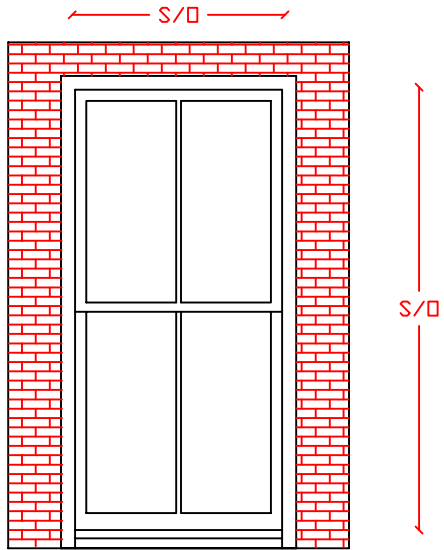
DRAWN: R.L.B. CHECK:

SHEET 1

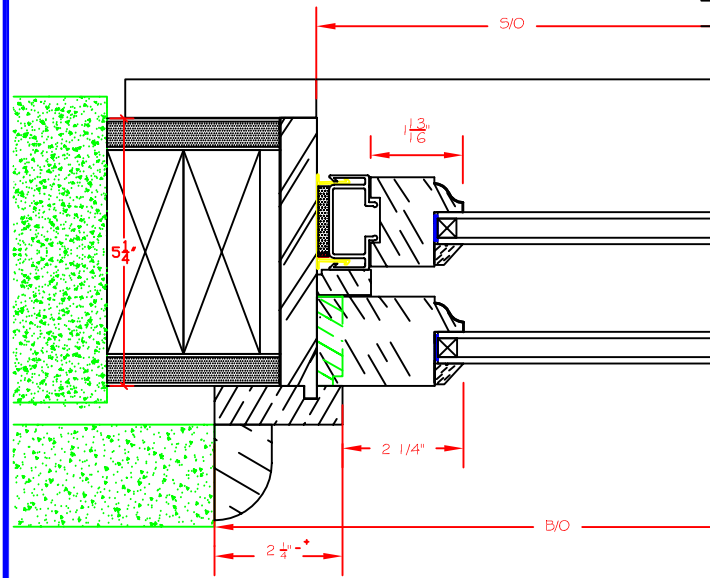
JBPB SH BOWED-2/2V

OF 1

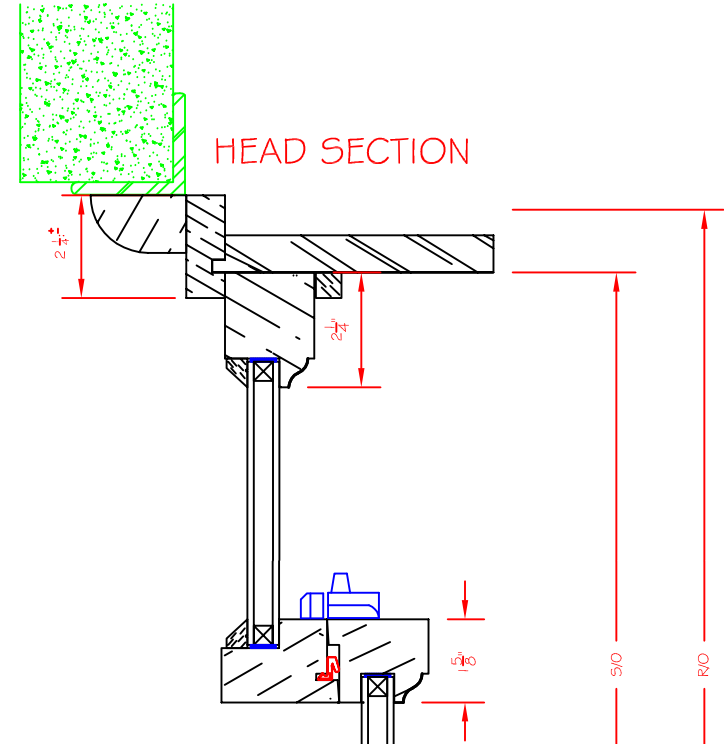
JB PROPER BOSTONIAN SH WINDOW UNIT



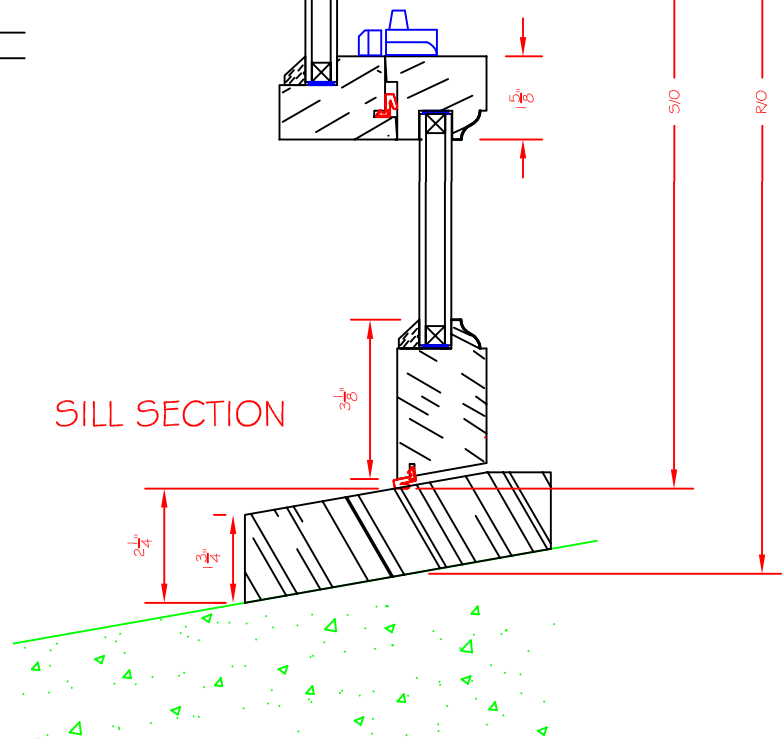
T.D.L. BAR
FULL SCALE



JAMB SECTION



HEAD SECTION



SILL SECTION



Click Image to Zoom

ENLARGE

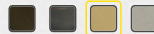
V1996 Kickplates

V-PAC

8" x 34", Brass

Stock # N244-079

Finish:



Selected: Brass

Size:

6" x 30"

8" x 34"

*Not all sizes are available in all finishes.

+ ADD TO PROJECT LIST

WHERE TO BUY »

Product Overview

- Plate is easy to install
- Plastic cover protects finish during installation
- Includes fasteners
- Aluminum material
- Anodized surface for extra durability



Home Designs

A variety of knobs, pulls, cabinet catches and hinges designed to add the final detail to any kitchen or bathroom.

Package Specifications

V-PAC

Stock #	N244-079
Catalog #	V1996
Material	Aluminum
UPC	038613244078
Quantity Per Package	1
Quantity Per Box	2 PK

Documents



Technical Drawing



IMAGE Line Art

Related Products

LETTER BOX PLATES

MODEL #: 0017.003



(<http://s7d1.scene7.com/is/image/Baldwin/0017-003-c1?ProductDetailsEnlarge>)

Q TAP AND HOLD IMAGE TO ZOOM



[Write a review](#) [Ask a question](#)

AVAILABLE FINISHES:



Lifetime Polished Brass

Letter Box Plate, 10" x 3"



WHERE TO BUY (/WHERE-TO-BUY?HOMEHARDWARE=1)

ADD TO WISH LIST

HOME > ESTATE DOOR HARDWARE > ENTRANCE > TREMONT ENTRANCE TRIM-031



TREMONT ENTRANCE TRIM

Model #: 6542.031

★★★★★ 5.0 (3) [Write a review](#) [Ask a question](#)

AVAILABLE FINISHES:

SELECTED: NON-LACQUERED BRASS



WHERE TO BUY

ADD TO WISH LIST

🔍 CLICK IMAGE TO ZOOM

🔍 ENLARGE IMAGE

PRODUCT HIGHLIGHTS

- Tremont Entrance Trim, shown with 5020 Knob
- Solid forged brass

Exterior Door Hardware



WILMINGTON

PRODUCT ID **B1865NR****DIMENSIONAL INFORMATION**

DIAMETER	-
WIDTH	5.5"
LENGTH	-
HEIGHT	12"
EXTENSION	7"
ADA COMPLIANT	No
TCD	2.5"
MINIMUM HEIGHT	-
MAXIMUM HEIGHT	-
CHAIN LENGTH	-
STEM KIT	-
CANOPY/BACKPLATE	5"

LAMPING INFORMATION

(1) 60 WATT MAX 120	
BULB INCLUDED	No
SOCKET TYPE	E26 Medium Base

AVAILABLE FINISHES**JOB/LOCATION****QUANTITY****NOTES****GLASS INFORMATION**

EXTERIOR SHADE MATERIAL	GLASS
EXTERIOR SHADE COLOR	Clear Seeded

SHIPPING INFORMATION

CARTON LENGTH	16"
CARTON WIDTH	13.5"
CARTON HEIGHT	8.25"
GROSS WEIGHT	7.0547 lbs.
SHIPPING METHOD	UPS
QUANTITY PER CARTON	1

Troy Lighting, Inc. | 14508 Nelson Ave, City of Industry, California 91744 | www.troy-lighting.com

AX-DV, AX-DVF Video Door Stations for AX Series



Dimensions:
9 3/4"H x 5 3/4"W x 1 7/8"D

DESCRIPTION:

The AX-DV is a surface mount color video door station for the AX Series. The AX-DVF is a flush mount color video door station. Both units wire directly to the AX Central Exchange Unit using CAT-5e wire with an RJ45 jack for connection.

The AX-DV has an aluminum die cast cover. The AX-DVF has a stainless steel faceplate. Both units include a camera, microphone, speaker, and call button. Tamper resistant screws are provided for mounting.

When the call button on the door station is pushed, the master station(s) ring and the video monitor comes on with the image from the door station's camera. The master station user then pushes the "TALK" button to initiate communication. The person at the door station speaks hands-free.

The AX door stations can be located up to 980' from the AX CEU and wired with CAT-5e cable. Additional equipment is available to interface with third party hardware for transmission over fiber optic cable or an IP network.

FEATURES:

- Color video camera with audio intercom
- 2-way hands-free voice communication with AX master station
- Call button to initiate call to master(s)
- White LED illuminator for low light conditions
- RJ45 jack for easy CAT-5e connection
- Surface (AX-DV) or flush mount (AX-DVF) styles available
- 980' wiring distance from CEU on CAT-5e cable

Brass cover plate at parlor level entry

Covered with a brass finished housing box at lower entry

SECTION 04500

MASONRY RESTORATION AND CLEANING

PART 1 GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of contract, including general and supplementary conditions and Division-1 specifications sections, apply to work of this section.

1.02 DESCRIPTION OF WORK

- A. Extent of masonry restoration work is indicated on drawings and in schedules.
- B. Masonry Restoration Work Includes the Following:
 - 1. Chemical cleaning of exposed exterior masonry surfaces and sandblasting of interior masonry.
 - 2. Repairing and rebuilding damaged masonry.
 - 3. Stonework restoration.
 - 4. Removal and tuckpointing masonry joints as required.

NOTE: The chemical cleaning of exterior surfaces should be accomplished before new windows are installed.

- C. Masonry construction is specified in other Division 4 sections.
- D. Joint sealers are specified in a Division 7 section.

1.03 QUALITY ASSURANCE

- A. Restoration Specialist: Work must be performed by a firm with not less than 5 years successful experience in masonry restoration projects employing skilled personnel for execution of the work.
- B. Job Mock-Ups: Prior to start of general masonry restoration, conduct the following procedures. Obtain Architect's acceptance of visual qualities before proceeding with the work.
 - 1. Cleaning: Prepare a 4 ft. by 6 ft. sample area on the building where directed by architect, showing materials and methods to be used for cleaning exterior masonry surfaces.

2. Tuckpointing: Prepare a 4 ft. by 6 ft. sample area on the building where directed by architect, showing routing and repointing including mortar, type of joint, and workmanship for masonry in project.
3. Stonework Restoration: Prepare a 2' x 2' sample area on the building, where directed by Architect for stonework restoration. Use anchorage, bonding, mortar and workmanship expected in completed work. The restoration patching mix shall match the existing brownstone in texture only; color is not important. Acceptable panel shall be used as a standard for judging completed work.

C. Source of Materials: Obtain materials for masonry restoration from a single source for each type material required (face brick, cement, sand, etc.) to ensure match quality, color, pattern, and texture.

1.04 SUBMITTALS:

- A. Product Data: Submit manufacturer's specifications and other data for each manufactured product, including certification that each product complies with specified requirements. Include instructions for handling, storage, installation and protection of each product.
- B. Samples: Sample areas shall be used to exhibit the cleaning performance of the restoration cleaner on brick work. Test areas shall be selected by Architect and shall be approximately 20 sq. ft. Multiple tests of varying concentrations shall determine composition of cleaning solution required. Provide written certification by manufacturer that restoration cleaner is compatible with brownstone.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Protect masonry materials during storage and construction from wetting by rain, snow or ground water, and from staining or intermixture with earth or other types of materials.
- B. Protect grout and mortar materials from deterioration by moisture and temperature. Store in a dry location or in waterproof containers tightly closed and away from open flames. Protect liquid components from freezing. Comply with manufacturer's recommendations for minimum and maximum temperature requirements for storage.

1.06 JOB CONDITIONS

- A. Materials Protection: Do not use metal reinforcing or ties having loose rust or other coatings, including ice, which will reduce or destroy bond.
- B. Protection of Work: During restoration cover wall with heavy waterproof sheeting at end of each day's work, if precipitation is expected.
- C. Staining: Prevent grout or mortar from staining face of masonry to be left exposed. Remove immediately grout or mortar in contact with masonry.
- D. Protect sills, ledges and projections from droppings of mortar.
- E. Cold Weather Protection:
 - 1. Remove ice or snow formed on masonry bed by carefully applying heat until top surface is dry to the touch.
 - 2. Remove masonry determined to be frozen or damaged by freezing conditions.
- F. Perform the following construction procedures while the work is in progress:
 - 1. When air temperature is from 40 deg. F (4 C) to 32 Deg. F (0 C), heat sand or mixing water to produce mortar temperatures between 40 deg. F (4 C) and 120 deg.
 - 2. When air temperature is below freezing, do not undertake tuckpointing or stone restoration.
- G. Perform the following protections for completed masonry and masonry not being worked on:
 - 1. Protect masonry from rain or snow for at least 24 hours by covering with water-resistive membrane.

PART 2 PRODUCTS

2.01 BRICK:

- A. Rebuild and/or repair existing masonry to be exposed, using bricks salvaged from selective demolition or new bricks to match existing.

2.02 MORTAR MATERIALS

- A. Mortar for Face Brick and Accessories: Provide mortar for face brick and accessories to match original mortar in texture, color, strength, and hardness (density and porosity).
 - 1. Determining existing mortar mix constituents and ratios by analysis. Review laboratory evaluations with Architect before proceeding with the work.
 - 2. Match color of existing mortar by use of aggregates matching original aggregate color where possible. Use inorganic coloring pigments if satisfactory color match cannot be attained with natural materials.

2.03 MASONRY CLEANING

- A. Cleaning Agent: Blended organic and inorganic acids combined with special wetting systems and inhibitors; as manufactured by ProSoCo, Inc., Type 1 Restoration cleaner for the removal of atmospheric carbon and dirt, paint oxidation, and embedded clay and mud stains from brick and other masonry surfaces.

2.04 RESTORATION MATERIALS

- A. Stainless steel threaded rod.
- B. Stainless steel wire.
- C. Epoxy mortar - Sika Gel Mortar or equal.

PART 3 EXECUTION

3.01 CLEANING EXISTING MASONRY:

- A. Preparation of Surfaces: Cleaners specified herein are highly concentrated products, and to the extent established by job site tests, shall be diluted with clean water before application.
 - 1. Cleaners specified herein are harmful to glass, aluminum, painted, surfaces, foliage, and human skin and eyes.
 - 2. Protect all surrounding areas as recommended by the literature of the manufacturer and as requested by the architect.

3. Windows shall be protected from contact with materials by masking with
4. polyethylene, or by using Sure Klean Acid Stop, as manufactured by ProSoCo, Inc. South Plainfield, NJ or approved equal.
5. All polished stone, metal or non-masonry surfaces shall be protected from contact with the material by masking with polyethylene or approved protective material.
6. Adjacent shrubs, lawn, plants and sidewalks should be covered with polyethylene and protected from direct contact with the material.
7. Necessary routing of joints and replacement of damaged masonry units shall have been completed, with exception of final pointing, prior to beginning cleaning operation.
8. Adequate water supply shall be made available to assure thorough pre-soaking and thorough rinsing of the wall before undertaking general cleaning. All surfaces shall be thoroughly pre-soaked with clean water to prevent the absorption of the cleaning solution within the pores of the masonry.

B. Cleaning Process: Brick, unpolished granite, sandstone, terra cotta and/or exposed aggregate shall be spray or brush coated with Type I restoration cleaner, and left on the surface two or three minutes. A second application shall follow if deemed necessary by preliminary tests. Coated area shall then be rinsed from bottom up with clear water using high pressure rinsing equipment. Equipment shall be adjusted so that rinse water, either warm or cold, is applied at a pressure not to exceed 1,000/2,000 P.S.I. Attempts shall be made during the testing stage to determine if effective cleaning can be achieved with rinse water applied at pressures not to exceed 800 P.S.I. Flow of water shall be 10 gallons per minute. Gun used to apply water shall be equipped with not less than a 15" spray tip. All tips shall be fan type.

3.02 REPAIRING EXISTING MASONRY

- A. Routing of Joints: Remove defective mortar joints to solid material or a depth of 1.0" which ever is greater, using hand tools. Take care to avoid damaging existing masonry or enlarging width of joints.
 1. Mechanical tools will be permitted only on specific written approval of architect and demonstrated ability by operators to use without damage to masonry.
 2. Remove and repair damage to existing masonry by cutting, spalling and chipping as caused by routing operations.
 3. Thoroughly remove loose material from joints using a hose stream under normal pressure or by low pressure compressed air.
- B. Mortar Mixing: Add only enough water to dry mix ingredients to produce a damp, workable mix. Keep mortar in dampened condition for 1 to 2 hours, and then add sufficient to bring it to proper consistency.

C. Replacing Brick: Lay brick and accessories to match existing bond, unless otherwise indicated.

1. Match existing course height (one brick and one joint) for both face brick and back-up brick.
2. Provide bonding between face brick and back-up brick as indicated.
3. Provide joints to match existing, unless otherwise indicated. Delay final tooling of joints until mortar is thumb print hard. Take care to not spread mortar over the edges of face brick onto exposed surfaces.
4. Wet brick before laying. Do not use brick which are saturated with water, or which have been unduly exposed to moisture or rain at site, or which have been in contact with ground.
5. Lay brick with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not slush head joints. Do not furrow bed joint; strike mortar flat with trowel.
6. Lay up brickwork with full or half brick, as required. Do not fill in concealed work with spalls, small bats, or excess mortar.
7. Lay up brickwork level and plumb, or as otherwise required to match existing.

D. Tuckpointing:

1. After careful routing and cleaning joints, wet joints thoroughly and then apply fresh, pre-hydrated mortar. Allow water to soak into joints, but joints should not be visibly wet with standing water during tuckpointing.
2. Fill mortar joints in layers not over 1/4" thick, with each layer applied with pressure as soon as previous layer has partially dried. Do not tool each layer smooth: Leave surface rough to help bond of subsequent layers. Compress the final packing as much as possible to completely fill joint. Compact joints solidly before final tooling.
3. Tool joints to match existing work which has not been repointed, unless otherwise indicate. Take care to not spread mortar over edges of brick onto exposed surfaces. Do not featheredge mortar. Cure mortar by maintaining in a damp condition for 5 days.

3.03 FINAL CLEANING

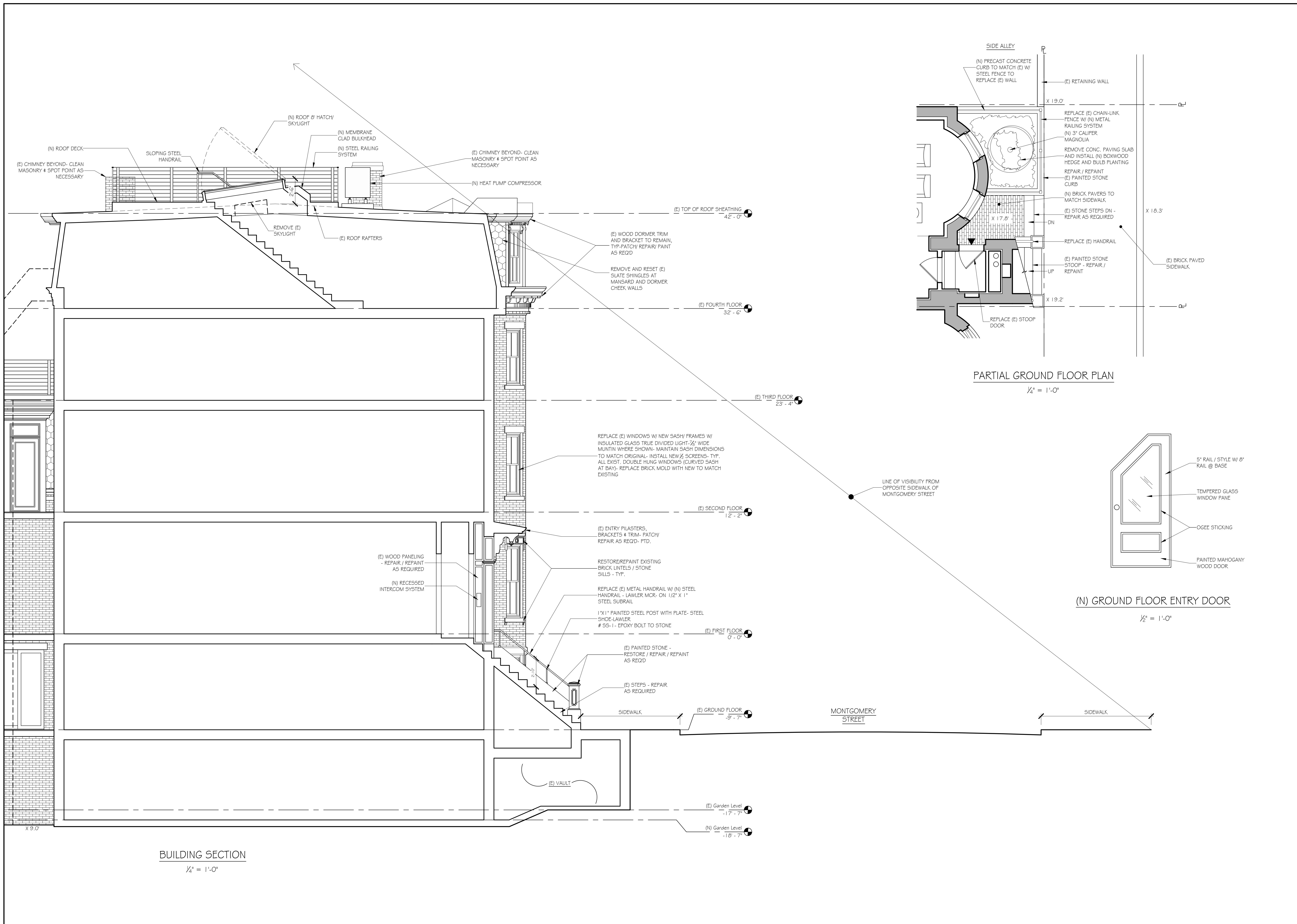
A. All mortar to fully harden for approximately 30 days after completion of work, then thoroughly clean exposed masonry surfaces of excess mortar and foreign matter using stiff nylon or bristle brushes and clean water under normal pressure.

1. Use of metal scrapers or brushes will not be permitted.
2. Use of acid or alkali cleaning agents will not be permitted.

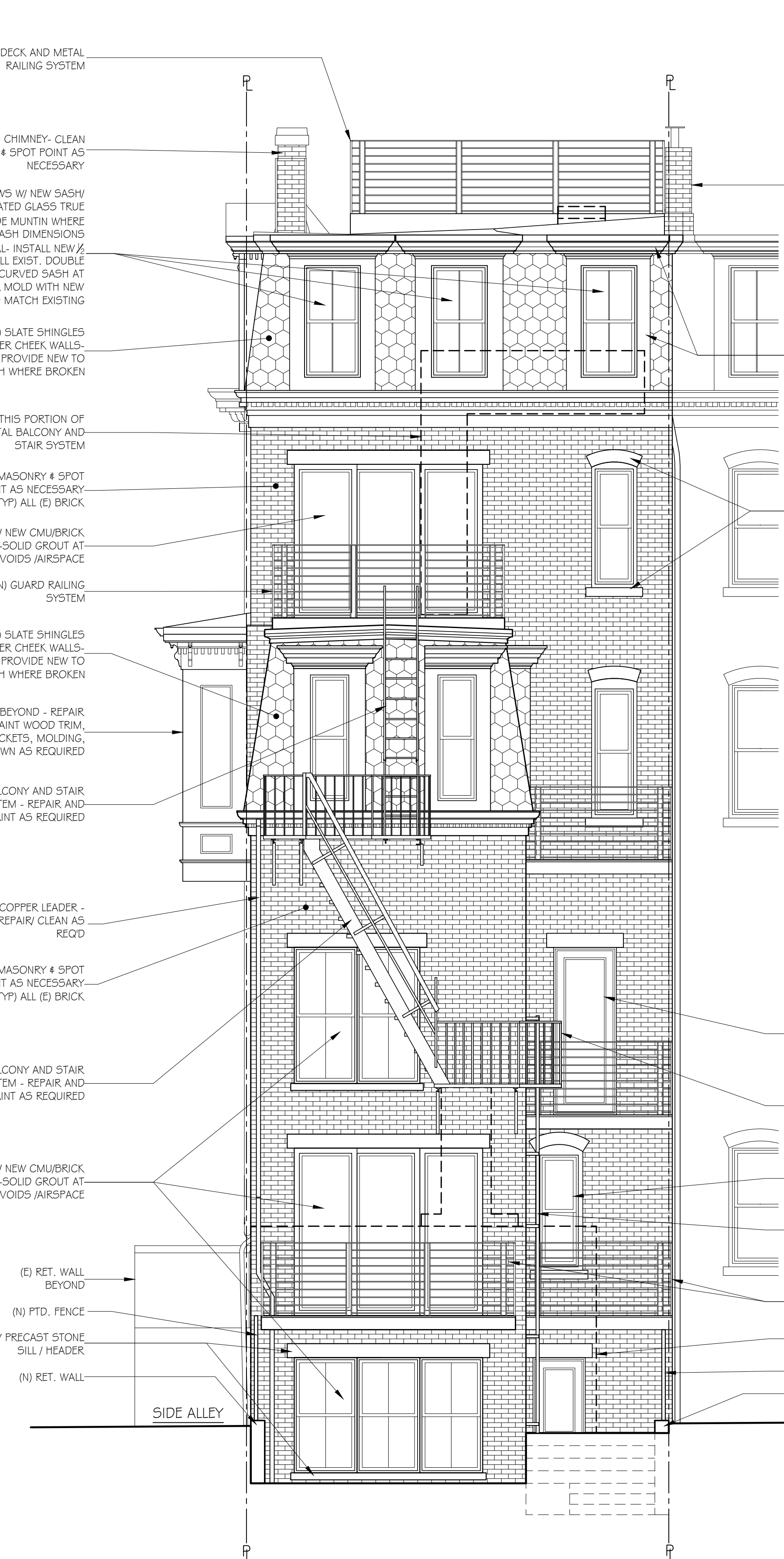
3.04 STONE RESTORATION

- A. Carefully remove loose and friable stone.
- B. Drill holes approx. 1-1/2" into substrate.
- C. Install stainless steel threaded rod into holes using epoxy mortar. The threaded rod shall extend to approximately 1/4" below the restored surface.
- D. Tie stainless steel wire taut between rods to provide a spider web effect, where patch exceeds 1" in thickness.
- E. Moisten surface of concrete to be repaired. Apply patching material to a depth of 1/2" max. per layer.
- F. Portland cement patching mix shall be approx. 1 part cement to between 3 and 4.5 parts sand. Exact consistency shall be as determined by mock-up.

- END OF SECTION -



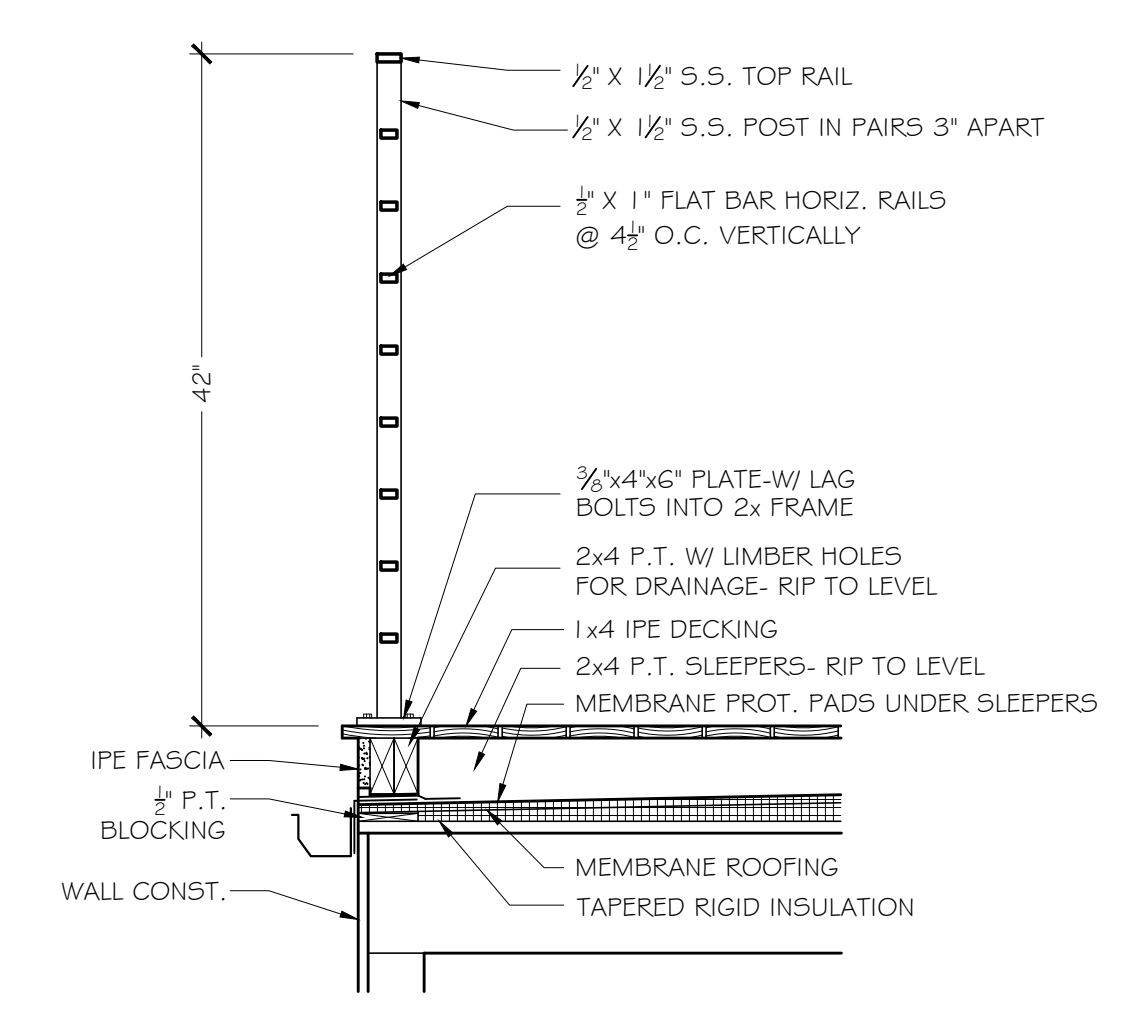
JOB NO: 2031	SCALE: 1/4" = 1'-0"
DATE: 02.08.21	REVISED



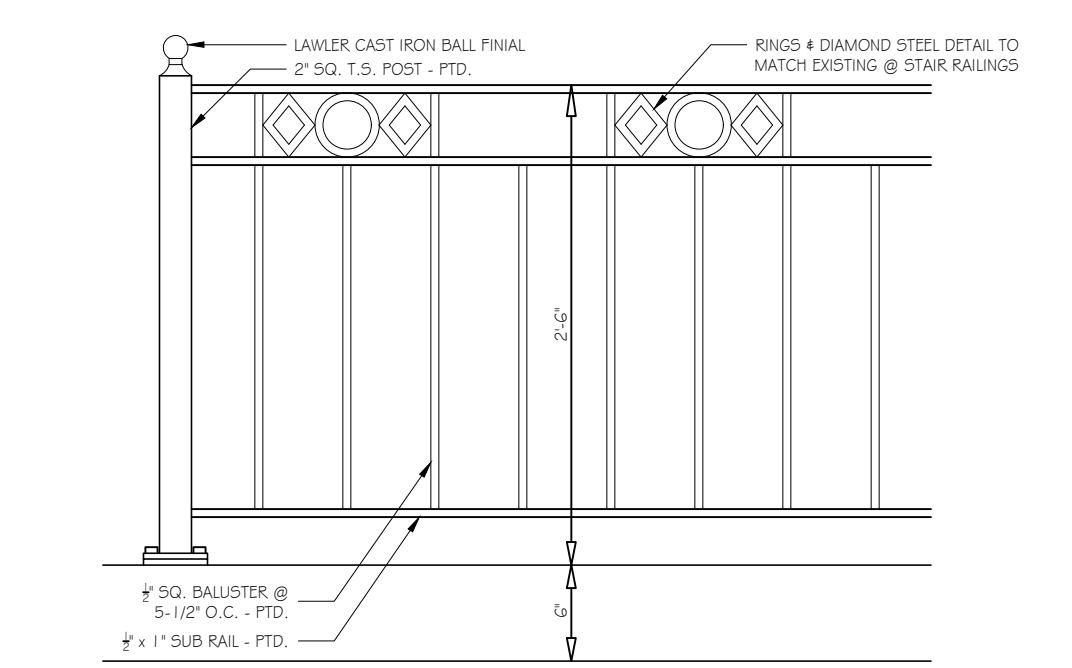
NORTH BUILDING ELEVATION
 1/4" = 1'-0"



SOUTH BUILDING ELEVATION
 1/4" = 1'-0"



ROOF DECK RAILING SYSTEM
 1/2" = 1'-0"



FRONT YARD FENCE ELEVATION
 1/2" = 1'-0"

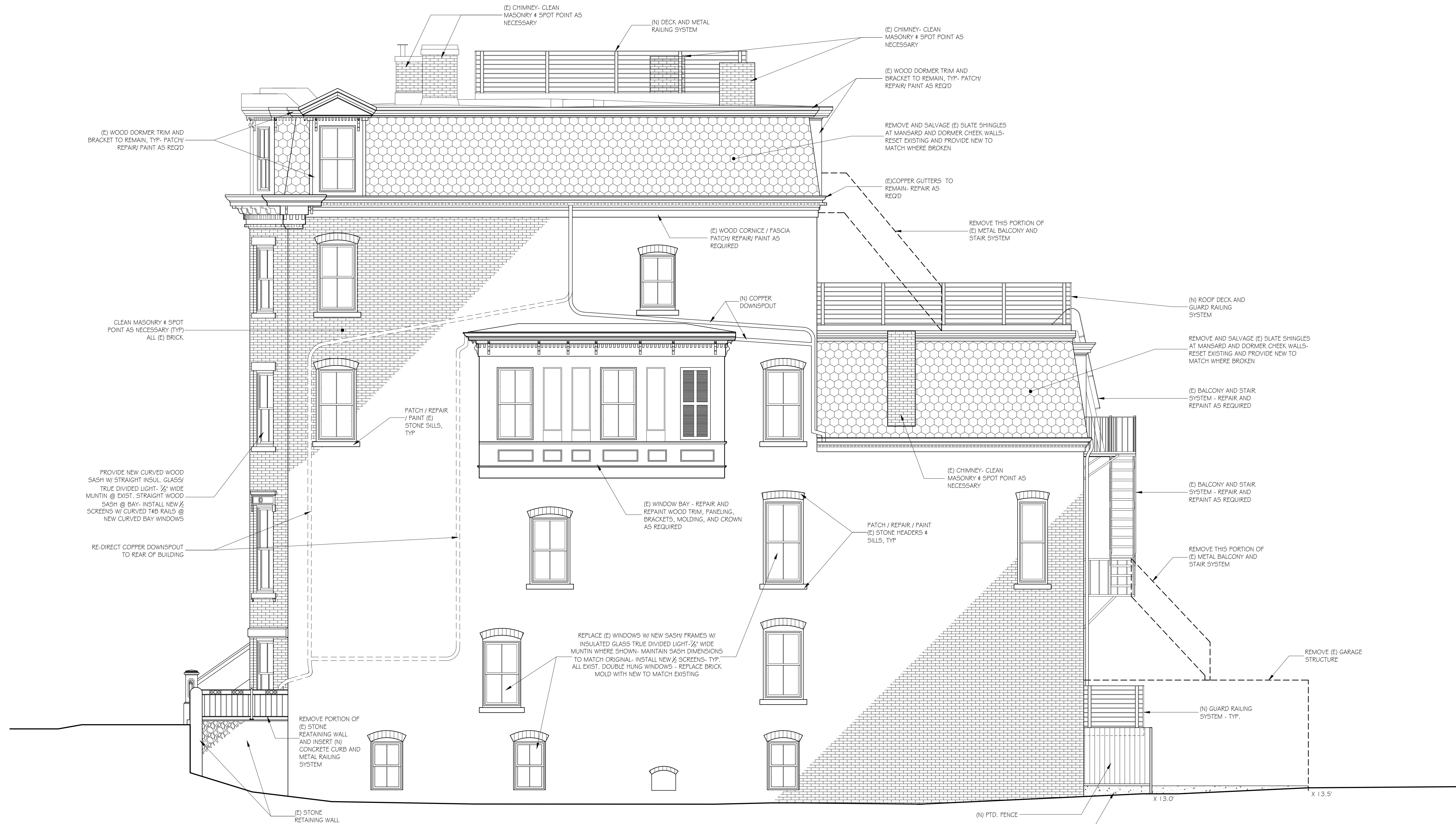
- (N) DECK AND METAL RAILING SYSTEM
- (E) CHIMNEY- CLEAN MASONRY & SPOT POINT AS NECESSARY
- REPLACE (E) WINDOWS W/ NEW SASH/ FRAMES W/ INSULATED GLASS TRUE DIVIDED LIGHT- 3/4" WIDE MUNTIN WHERE SHOWN- MAINTAIN SASH DIMENSIONS TO MATCH ORIGINAL- INSTALL NEW 1/2" SCREENS- TYP. ALL EXIST. DOUBLE HUNG WINDOWS (CURVED SASH AT BAY)- REPLACE BRICK MOLD WITH NEW TO MATCH EXISTING
- REMOVE AND SALVAGE (E) SLATE SHINGLES AT MANSARD AND DORMER CHEEK WALLS- RESET EXISTING AND PROVIDE NEW TO MATCH WHERE BROKEN
- REMOVE THIS PORTION OF (E) METAL BALCONY AND STAIR SYSTEM
- CLEAN MASONRY & SPOT POINT AS NECESSARY (TYP) ALL (E) BRICK
- (N) M.O. W/ NEW CMU/BRICK VENEER -SOLID GROUT AT VOIDS /AIRSPACE
- (N) GUARD RAILING SYSTEM
- REMOVE AND SALVAGE (E) SLATE SHINGLES AT MANSARD AND DORMER CHEEK WALLS- RESET EXISTING AND PROVIDE NEW TO MATCH WHERE BROKEN
- (E) WINDOW BAY BEYOND - REPAIR AND REPAINT WOOD TRIM, PANELING, BRACKETS, MOLDING, AND CROWN AS REQUIRED
- (E) BALCONY AND STAIR SYSTEM - REPAIR AND REPAINT AS REQUIRED
- (E) COPPER LEADER - REPAIR/ CLEAN AS REQ'D
- CLEAN MASONRY & SPOT POINT AS NECESSARY (TYP) ALL (E) BRICK
- (E) BALCONY AND STAIR SYSTEM - REPAIR AND REPAINT AS REQUIRED
- (N) M.O. W/ NEW CMU/BRICK VENEER -SOLID GROUT AT VOIDS /AIRSPACE
- (E) RET. WALL BEYOND
- (N) PTD. FENCE
- NEW PRECAST STONE SILL / HEADER
- (N) RET. WALL
- SIDE ALLEY

- (E) CHIMNEY- CLEAN MASONRY & SPOT POINT AS NECESSARY
- (E) CHIMNEY- CLEAN MASONRY & SPOT POINT AS NECESSARY
- REMOVE AND SALVAGE (E) SLATE SHINGLES AT MANSARD AND DORMER CHEEK WALLS- RESET EXISTING AND PROVIDE NEW TO MATCH WHERE BROKEN
- (E) WOOD DORMER TRIM AND BRACKET TO REMAIN, TYP- PATCH/ REPAIR/ PAINT AS REQ'D
- PATCH / REPAIR / PAINT (E) STONE HEADERS & SILLS, TYP
- CLEAN MASONRY & SPOT POINT AS NECESSARY (TYP) ALL (E) BRICK
- REPLACE (E) WINDOWS W/ NEW SASH/ FRAMES W/ INSULATED GLASS TRUE DIVIDED LIGHT- 3/4" WIDE MUNTIN WHERE SHOWN- MAINTAIN SASH DIMENSIONS TO MATCH ORIGINAL- INSTALL NEW 1/2" SCREENS- TYP. ALL EXIST. DOUBLE HUNG WINDOWS (CURVED SASH AT BAY)- REPLACE BRICK MOLD WITH NEW TO MATCH EXISTING
- (E) COPPER LEADER TO REMAIN REPAIR/ CLEAN AS REQUIRED
- REPLACE (E) LIGHT @ ENTRY
- (E) ENTRY PILASTERS, BRACKETS & TRIM- PATCH/ REPAIR/ REPAINT
- (E) DOOR FRAME & TRANSOM TO REMAIN- RESTORE/ REPAINT REFINISH (E) WOOD DOORS- REPAIR OR REPLACE COMPONENTS AS REQ'D
- REPLACE (E) INTERCOM- RECESSED IN JAMB
- (N) BRASS DOOR HARDWARE
- (N) BRASS KICK PLATES
- (E) STL. HAND RAIL SYSTEM- SEE BUILD. SECTION
- REPAIR/ REPAINT (E) PAINTED STONE STAIRS AND TRIM AS REQUIRED
- (N) WOOD & GLASS DOOR IN (N) WOOD FRAME- PTD.
- EXTEND (E) BALCONY TO (E) LADDER BEYOND
- RE-LOCATE (E) WINDOW - SEE PLANS
- (E) LADDER - EXTEND TO BALCONY LANDING ABOVE
- (N) GUARD RAILING SYSTEM - TYP.
- REMOVE (E) GARAGE STRUCTURE AND METAL STAIR
- (N) PTD. FENCE
- (N) RET. WALL

- (N) DECK AND METAL RAILING SYSTEM
- NEW HEAT PUMP
- (E) CHIMNEY- CLEAN MASONRY & SPOT POINT AS NECESSARY
- (E) CHIMNEY- CLEAN MASONRY & SPOT POINT AS NECESSARY
- REMOVE AND SALVAGE (E) SLATE SHINGLES AT MANSARD AND DORMER CHEEK WALLS- RESET EXISTING AND PROVIDE NEW TO MATCH WHERE BROKEN
- (E) WOOD DORMER TRIM AND BRACKET TO REMAIN, TYP- PATCH/ REPAIR/ PAINT AS REQ'D
- (E) COPPER GUTTERS TO REMAIN- REPAIR AS REQ'D
- (E) WOOD CORNICE / FASCIA PATCH/ REPAIR/ PAINT AS REQUIRED
- PATCH / REPAIR / PAINT (E) STONE HEADERS & SILLS, TYP
- CLEAN MASONRY & SPOT POINT AS NECESSARY (TYP) ALL (E) BRICK
- REPLACE (E) WINDOWS W/ NEW SASH/ FRAMES W/ INSULATED GLASS TRUE DIVIDED LIGHT- 3/4" WIDE MUNTIN WHERE SHOWN- MAINTAIN SASH DIMENSIONS TO MATCH ORIGINAL- INSTALL NEW 1/2" SCREENS- TYP. ALL EXIST. DOUBLE HUNG WINDOWS (CURVED SASH AT BAY)- REPLACE BRICK MOLD WITH NEW TO MATCH EXISTING
- (E) COPPER LEADER TO REMAIN REPAIR/ CLEAN AS REQUIRED
- REPLACE (E) LIGHT @ ENTRY
- (E) ENTRY PILASTERS, BRACKETS & TRIM- PATCH/ REPAIR/ REPAINT
- (E) DOOR FRAME & TRANSOM TO REMAIN- RESTORE/ REPAINT REFINISH (E) WOOD DOORS- REPAIR OR REPLACE COMPONENTS AS REQ'D
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- (N) WOOD & GLASS DOOR IN (N) WOOD FRAME- PTD.
- EXTEND (E) BALCONY TO (E) LADDER BEYOND
- RE-LOCATE (E) WINDOW - SEE PLANS
- (E) LADDER - EXTEND TO BALCONY LANDING ABOVE
- (N) GUARD RAILING SYSTEM - TYP.
- REMOVE (E) GARAGE STRUCTURE AND METAL STAIR
- (N) PTD. FENCE
- (N) RET. WALL

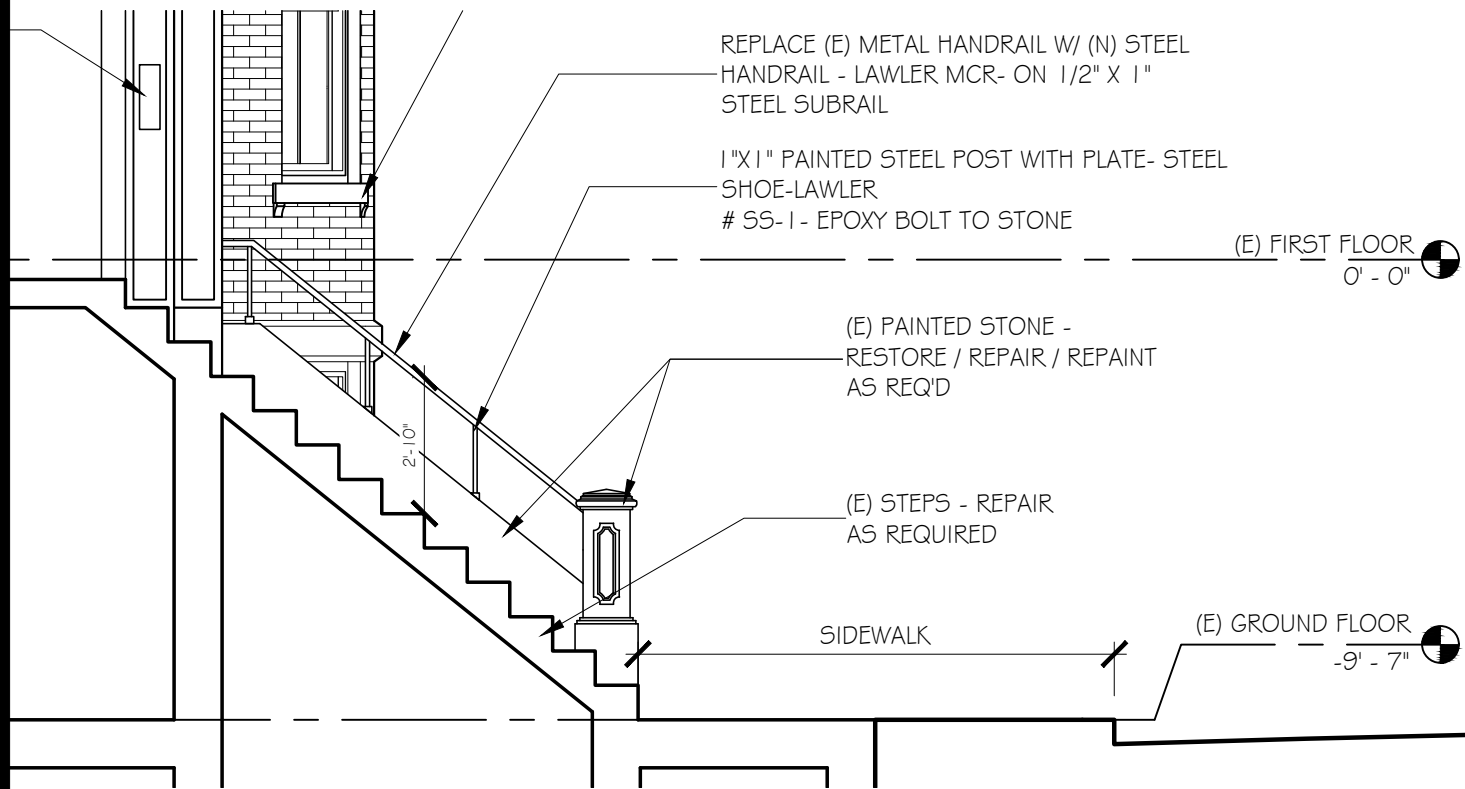
- (E) CHIMNEY- CLEAN MASONRY & SPOT POINT AS NECESSARY
- (E) WOOD DORMER TRIM AND BRACKET TO REMAIN, TYP- PATCH/ REPAIR/ PAINT AS REQ'D
- (E) COPPER GUTTERS TO REMAIN- REPAIR AS REQ'D
- (E) WOOD CORNICE / FASCIA PATCH/ REPAIR/ PAINT AS REQUIRED
- PATCH / REPAIR / PAINT (E) STONE HEADERS & SILLS, TYP
- (E) WINDOW BAY - REPAIR AND REPAINT WOOD TRIM, PANELING, BRACKETS, MOLDING, AND CROWN AS REQUIRED
- REMOVE (E) COMBO STORM / SCREEN SYSTEM - TYP.
- PROVIDE NEW CURVED WOOD SASH W/ STRAIGHT INSUL. GLASS/ TRUE DIVIDED LIGHT- 3/4" WIDE MUNTIN @ EXIST. STRAIGHT WOOD SASH @ BAY- INSTALL NEW 1/2" SCREENS W/ CURVED TAB RAILS @ NEW CURVED BAY WINDOWS
- RELOCATE (E) COPPER LEADER - SEE SIDE ELEVATION
- NEW ENTRY SCONCE
- PROVIDE NEW INTERCOM
- REPLACE (E) CHAIN-LINK FENCE WITH (N) METAL RAILING SYSTEM - PTD BLACK
- (E) STONE RETAINING WALL

- 1/2" X 1 1/2" S.S. TOP RAIL
- 1/2" X 1 1/2" S.S. POST IN PAIRS 3" APART
- 1/2" X 1" FLAT BAR HORIZ. RAILS @ 4" O.C. VERTICALLY
- 3/4" X 3/4" PLATE-W/ LAG BOLTS INTO 2x FRAME
- 2x4 P.T. W/ LIMBER HOLES FOR DRAINAGE- RIP TO LEVEL
- 1x4 IPE DECKING
- 2x4 P.T. SLEEPERS- RIP TO LEVEL
- MEMBRANE PROT. PADS UNDER SLEEPERS
- MEMBRANE ROOFING
- TAPERED RIGID INSULATION
- 1x4 IPE FASCIA
- 1/2" P.T. BLOCKING
- WALL CONST.
- 1x4 IPE BALUSTER @ 5-1/2" O.C. - PTD.
- 2" X 1" SUB RAIL - PTD.
- 1x4 IPE CAST IRON BALL FINIAL
- 2" SQ. T.S. POST - PTD.
- RINGS # DIAMOND STEEL DETAIL TO MATCH EXISTING @ STAIR RAILINGS



WEST BUILDING ELEVATION

1/4" = 1'-0"



JOB NO:203 |

SCALE:
1/4" = 1'- 0"

DATE: 02.11.21

RAILING SYSTEM AT FRONT STOOP

GID	GRASSI DESIGN GROUP	46 Waltham Street, Suite 3A Boston, MA 02118
	BEAUCHEMIN GRASSI INTERIORS	Phone 617-956-9992 Fax 917-956-9993

69 MONTGOMERY STREET
BOSTON, MA

SK. 1

END
SCHOOL
ZONE

MOCKUP FROM FAR
SIDE OF
DARTMOUTH




Street Cleaning
8am-12noon
Tow Zone

South End
Resident
Permit
Parking
Only

DARTMOUTH ST

NO PARKING
ENTERED

MOCKUP PHOTO FROM
DARTMOUTH



MJS
RESIDENTIAL CONTRACTING
617-947-5254

DARTMOUTH ST

MOCKUP PHOTO FROM DARTMOUTH



ONE WAY

DO NOT
ENTER

MOCKUP FROM NEAR
SIDE OF DARTMOUTH



MOCKUP FROM ACROSS
THE STREET



Street Cleaning
NO PARKING
8:00am - 10:00am
New Zone

South End
Visitor
Parking
2 Hour Limit
Mon-Fri 8am-6pm

MOCKUP PHOTO FROM W.
CANTON STREET



MOCK UP FROM REAR ALLEY ON WARREN AVE



MOCKUP FROM JAMES HAYES PARK



MOCKUP FROM JAMES HAYES PARK