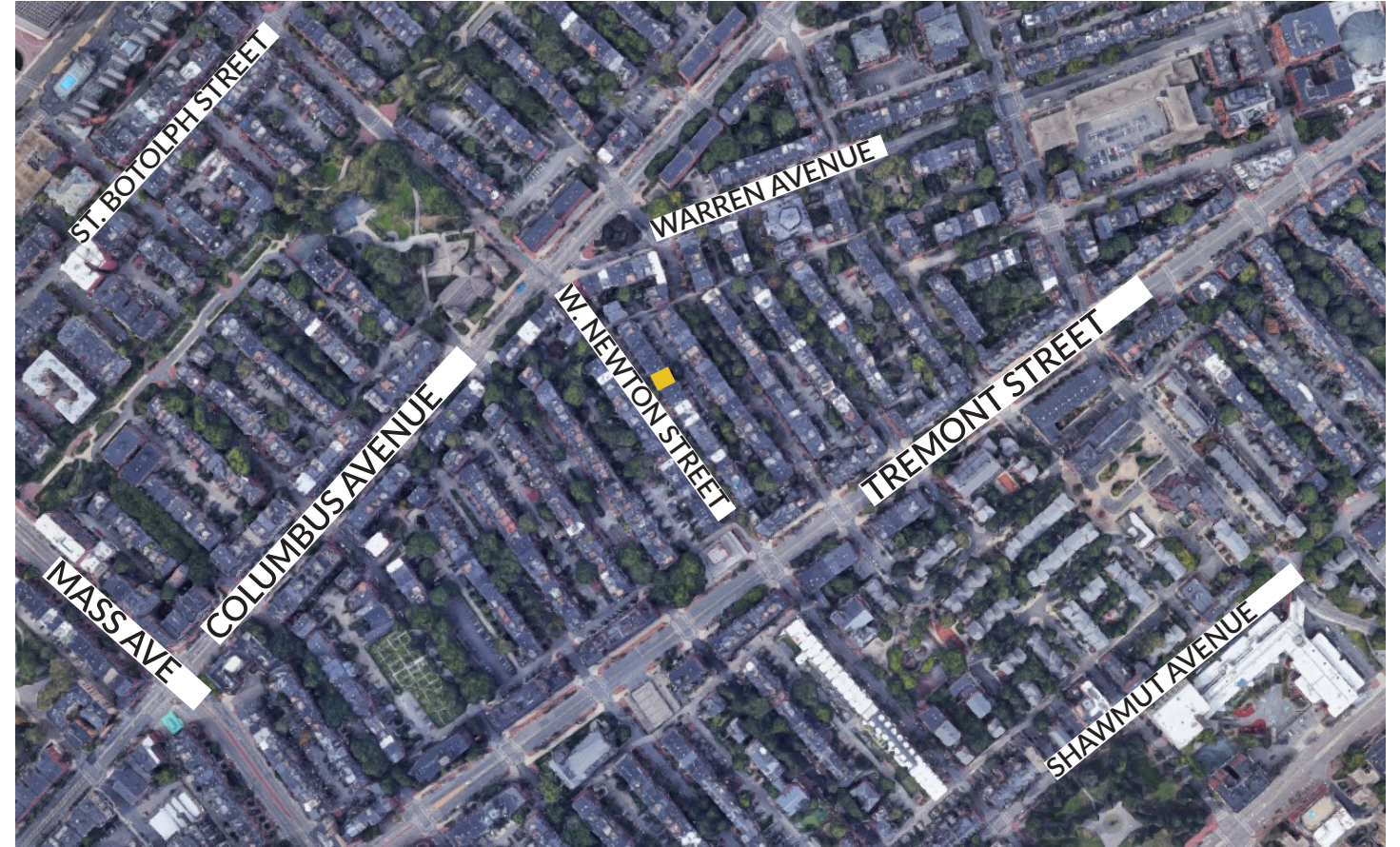


149 WEST NEWTON STREET
SITE LOCATION & SITE PLAN



149 WEST NEWTON STREET





DESCRIPTION OF PROPOSED WORK

1. Clean, repair and repoint existing brick masonry facades, cornices, and chimneys, as required.
2. Repair and repaint existing brownstone decoration, lintels, and sills as required.
3. Repair and repaint existing wood cornices, corbels and trims as required.
4. Repair and restore existing front stoop as required.
5. Repair and repaint existing railings at front stoop as required.
6. Repair and repaint existing overhang, corbels and trim at entry as required.
7. Repair and restore existing front entry door, glass transom, and door hardware.
8. Restore masonry opening and install side entry door at stoop as required to match context. Refer to attached drawings.
9. Repair and restore existing wood frame windows as required.
10. Install (1) new '2 over 2' wood window in existing dormer window locations. Refer to attached drawings.
11. Install (2) new '1 over 1' wood window in existing dormer window locations. Refer to attached drawings.
12. Repair and restore existing trim at doors and windows.
13. Remove existing storm windows.
14. Remove existing security bars at windows.
15. Replace existing gutter and downspouts. Color to match existing.
16. Repair and restore existing iron fence.
17. Install new A/V intercom system at front entry return.
18. Clean and restore existing front entry light.
19. Existing slate tile roofing to be repaired in kind.
20. Repair (1) lightwell at garden level with access to street level. Refer to attached drawings.
21. Recreate steps down to side entry door at stoop. Refer to attached drawings.



FACADE

PROVIDE DETAILS/SCOPE OF MASONRY REPAIRS - METHODS AND MATERIALS :

Masonry Cleaning.

- Sample cleaning of discreet locations using various means and methods including different products to be completed and reviewed in advance.
- Typically use Prosoco family of cleaning products varying from mild to stronger cleaners depending on requirements of the project and results achieved.
- Building to be washed down with water only to wet surfaces initially. Diluted cleaning product (dilution rates to be determined during sample phase) to be applied to surface and scrubbed into wall. Wall to be rinsed with water. No power washing to be used.

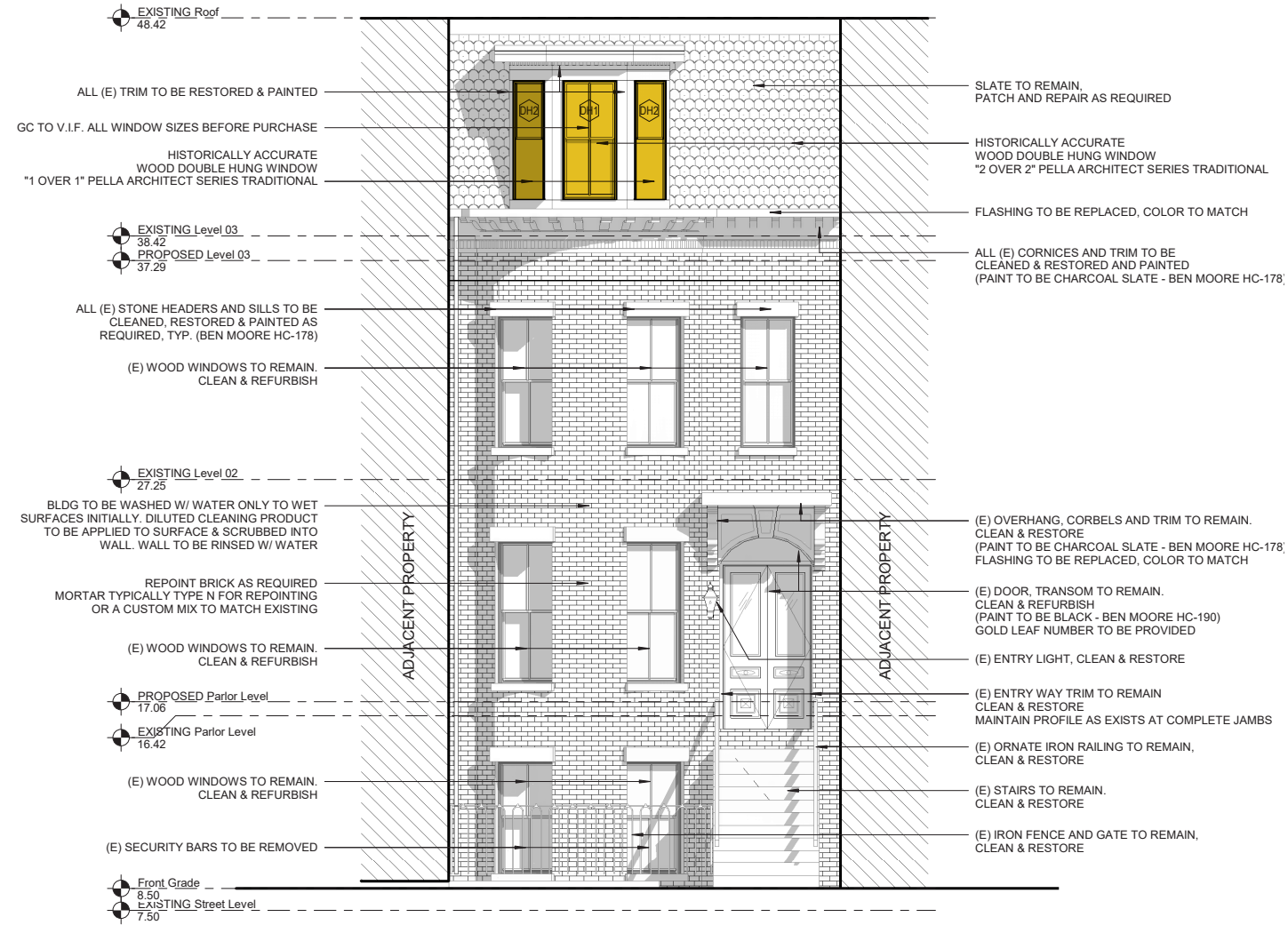
Repointing.

- Typically, we complete samples of repointing for review and approval of color and finish.
- Existing mortar joints to be cut out using a combination of mechanical grinders and hand tools to complete head joints.
- Mortar typically Type N for repointing or a custom mix to match existing.

Brownstone Repair

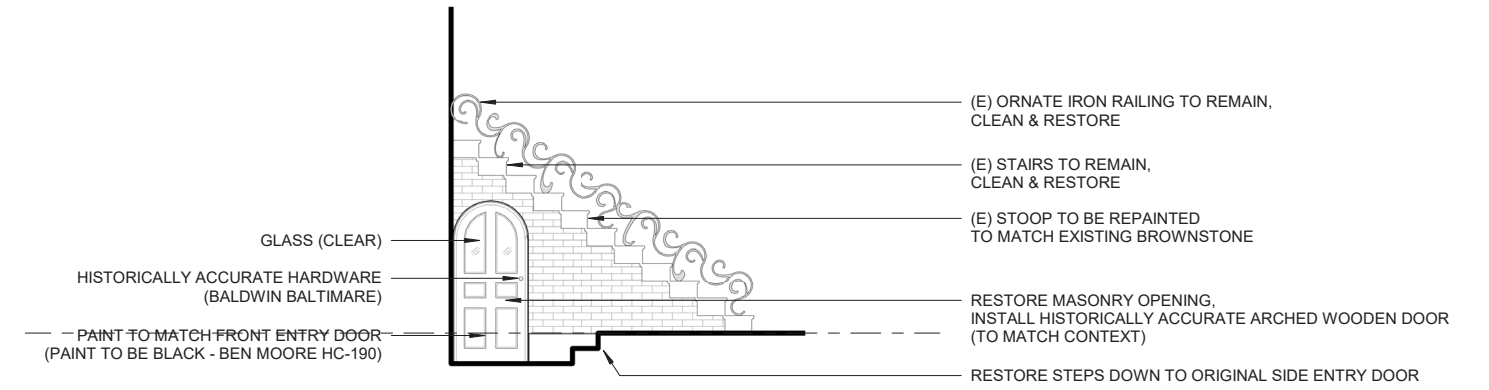
- Brownstone to be cut back to stable material and replaced with concrete/stucco mix and brownstone coat.

149 WEST NEWTON STREET FRONT ELEVATION



FRONT ELEVATION

SIDE DOOR ELEVATION



SIDE DOOR ELEVATION



151

149

WINDOWS



FRONT ENTRY DOOR

- EXISTING FRONT ENTRY DOOR AND TRANSOM TO BE RESTORED & REPAINTED W/ NEW GOLD LEAF STREET NUMBER
- EXISTING TRANSOM GLASS INFILL TO BE CLEANED

SIDE ENTRY DOOR

- RESTORE MASONRY OPENING
- INSTALL NEW HISTORICALLY ACCURATE ARCHED-TOP WOODEN DOOR TO MATCH CONTEXT

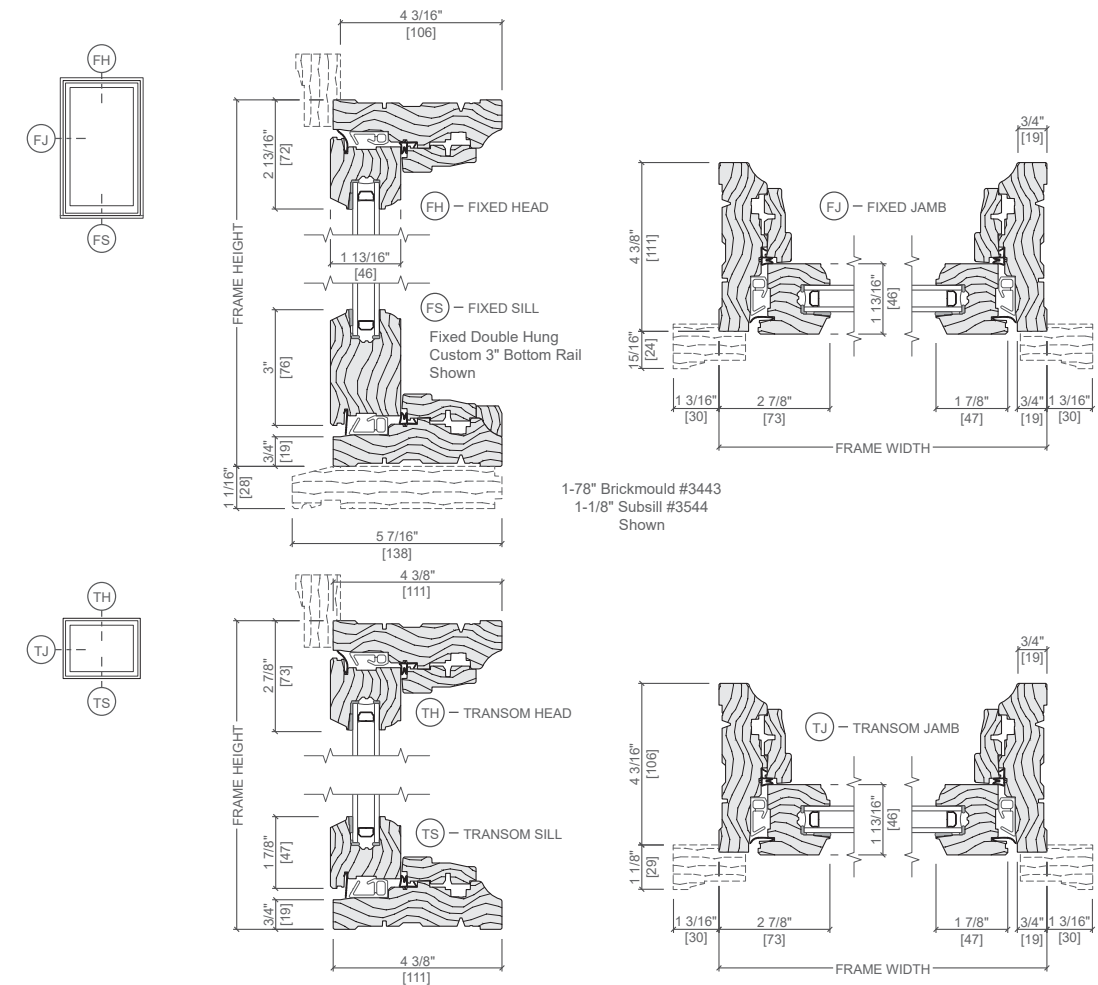
WINDOWS

- EXISTING (ORIGINAL) WOOD FRAME WINDOWS TO BE RESTORED
- EXISTING REPLACEMENT WINDOWS TO BE REPLACED W/ HISTORICALLY ACCURATE WOOD DOUBLE HUNG WINDOW, "2 OVER 2" AND "1 OVER 1" PELLA ARCHITECT SERIES TRADITIONAL
- EXISTING MISMATCHING STORM WINDOWS TO BE REMOVED

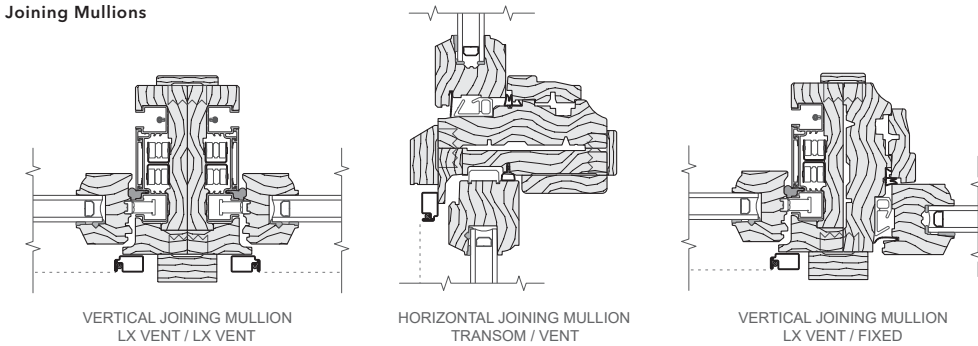


Architect Series® Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Typical Joining Mullions



Scale 3" = 1' 0"

All dimensions are approximate.

See Combinations Section for mullion limitations and reinforcing requirements.



LIGHTWELL

RESTORE ORIGINAL LIGHTWELL AT GARDEN LEVEL

REMOVE CMU INFILL WALL

