

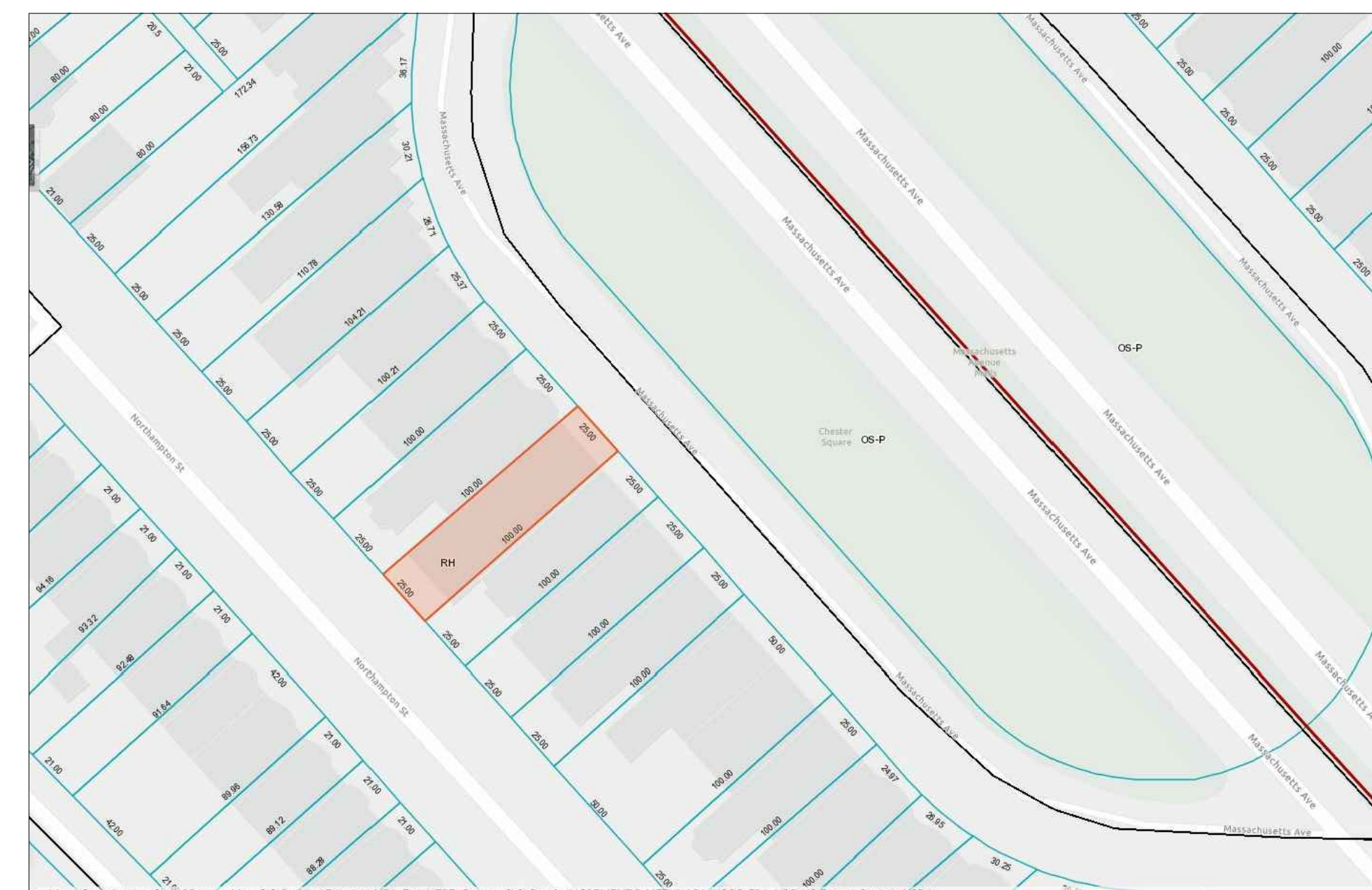
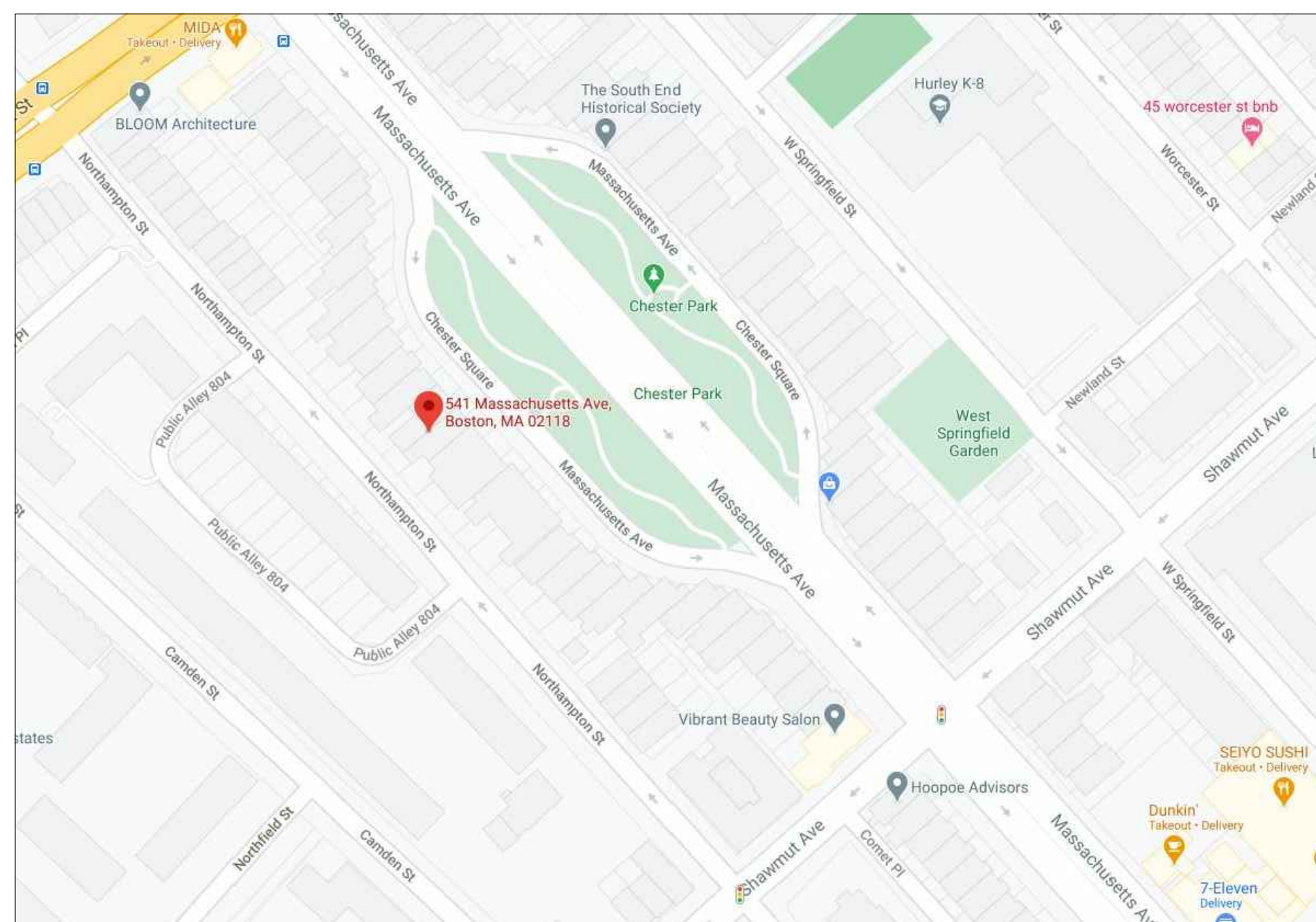
# PROPOSED BUILDING RENOVATION

## 541 MASSACHUSETTS AVENUE BOSTON, MA

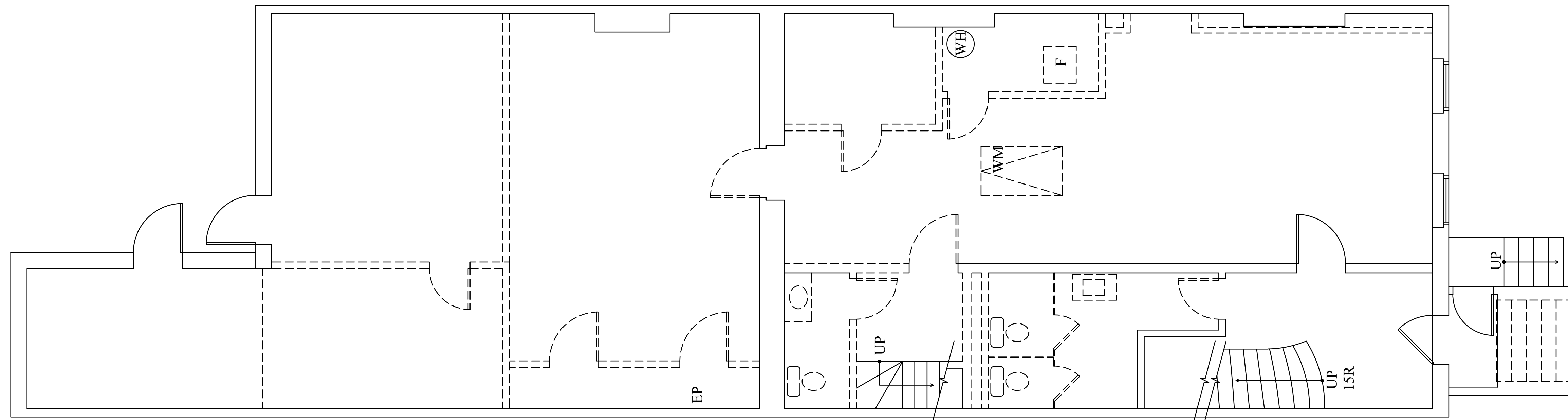


### SCOPE OF EXTERIOR WORK

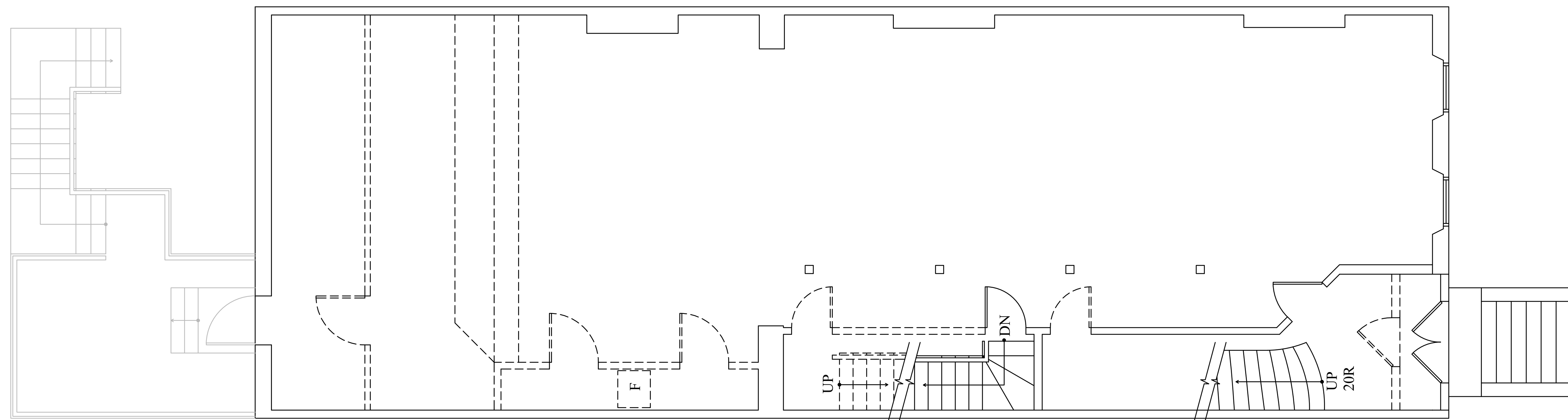
- ALL EXISTING WINDOWS TO BE REPLACED WITH NEW JELD-WEN SITELINE WOOD WINDOWS.
- FRONT DOOR TO BE REFINISHED WITH CLEAR POLY WITH UV PROTECTION.
- FRONT STEPS TO BE PAINTED.
- BUILDING TO BE SCRUBBED AND WASHED WITH CLEANING PRODUCT AND WATER..
- REPOINT MASONRY AS NEEDED.
- REPAIR BROWNSTONE AS NEEDED.
- NEW DECK ON THE EXISTING REAR SINGLE STORY ROOF.
- NEW REAR EGRESS STAIR FROM DECK TO STREET ACCESS.
- REBUILD EXISTING PRIVACY WALL ON NORTHAMPTON SIDEWALK.
- TWO NEW WINDOWS IN THE GARDEN LEVEL REAR WALL, FACING THE REAR YARD.



LOCUS MAP



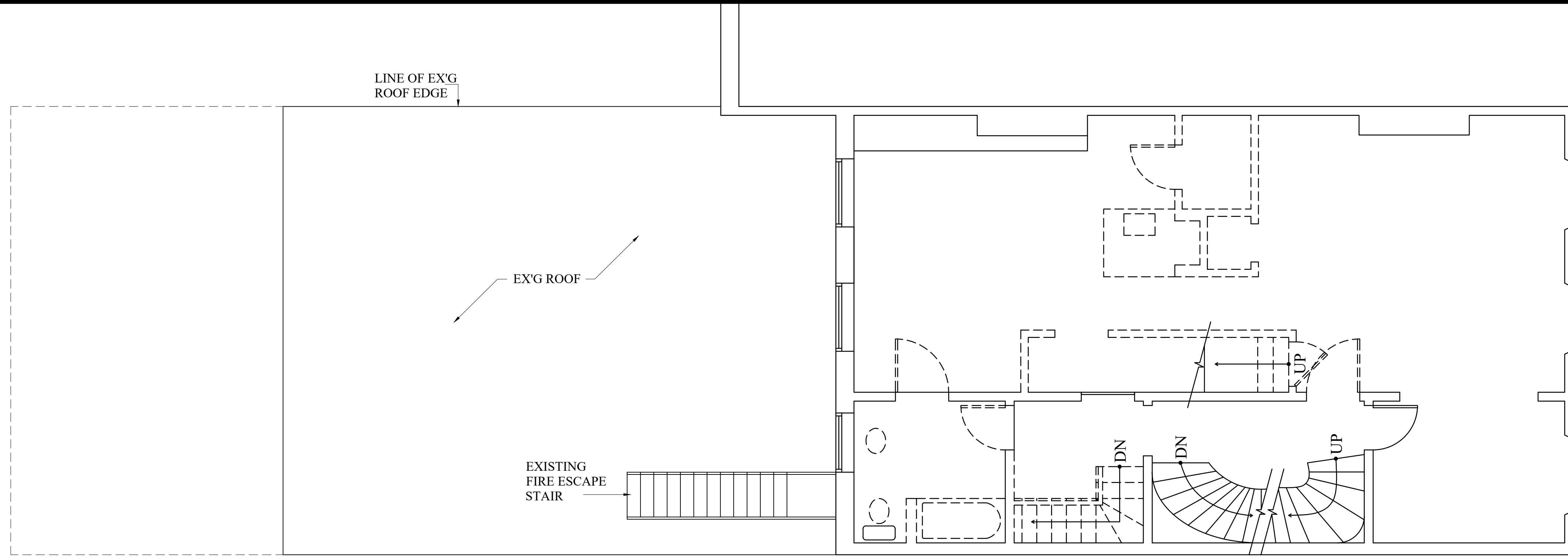
EXISTING GARDEN LEVEL FLOOR PLAN  
1/4" = 1'-0"



EXISTING 1st FLOOR PLAN  
1/4" = 1'-0"

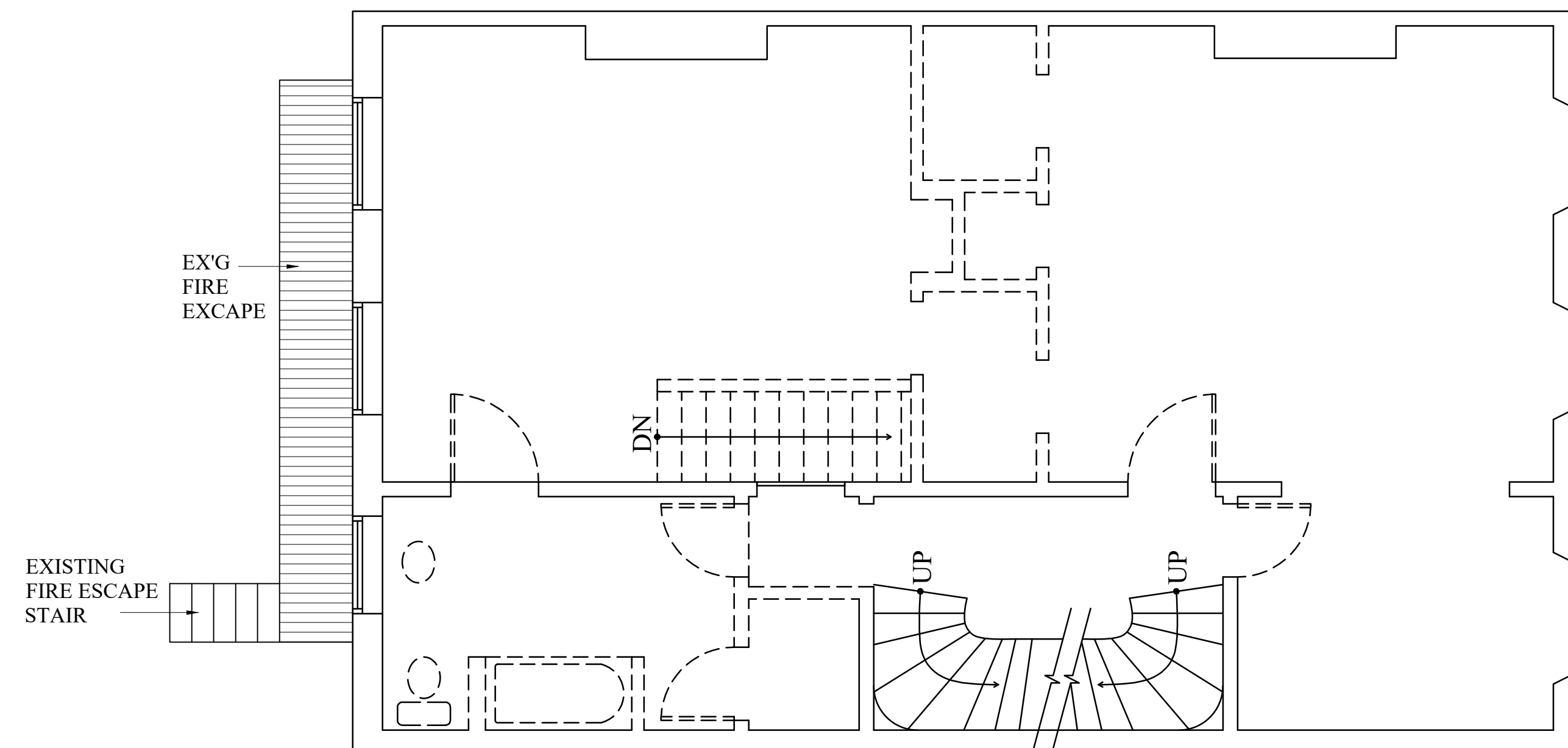
MASSACHUSETTS AVE

NORTHAMPTON STREET

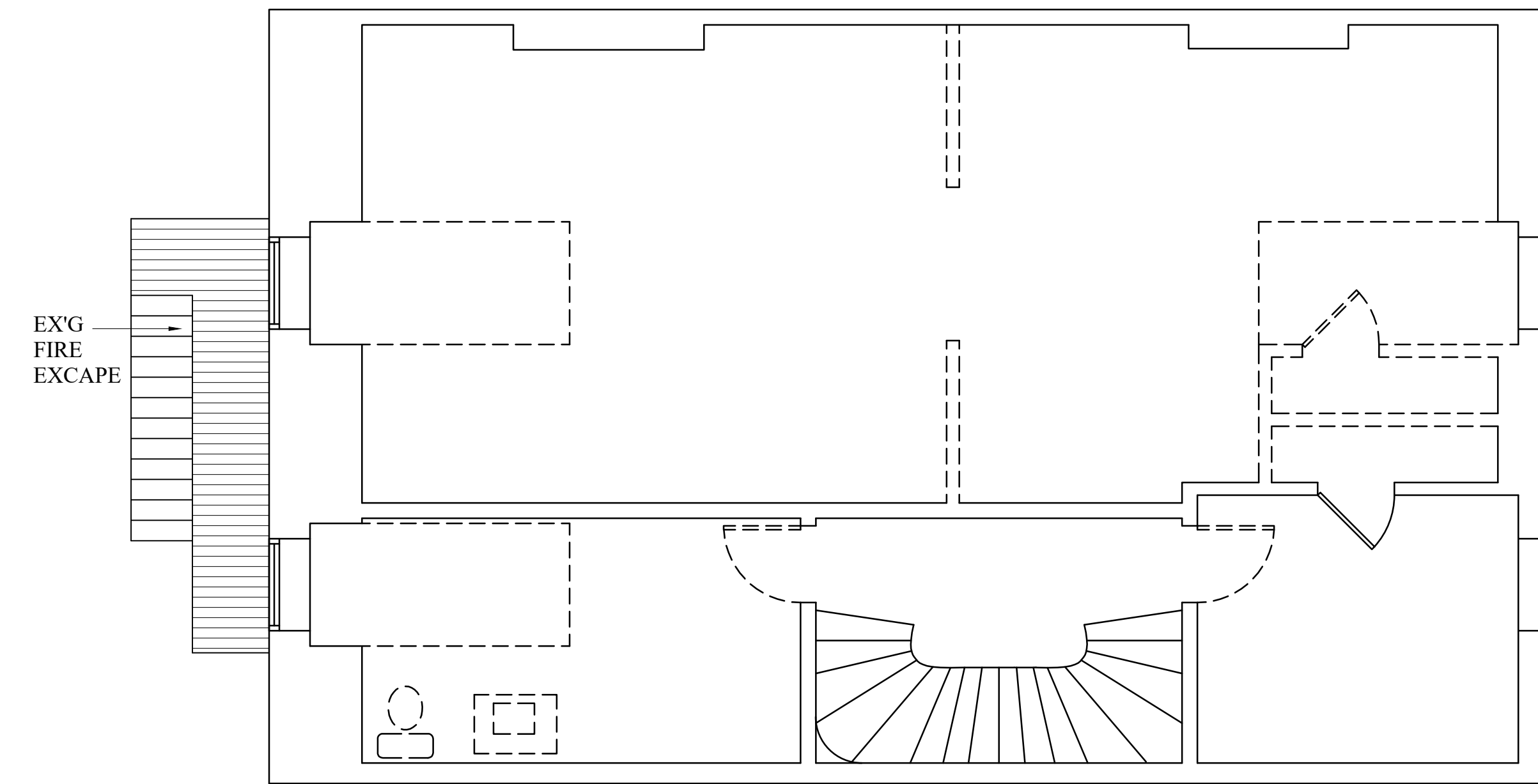


MASSACHUSETTS AVE

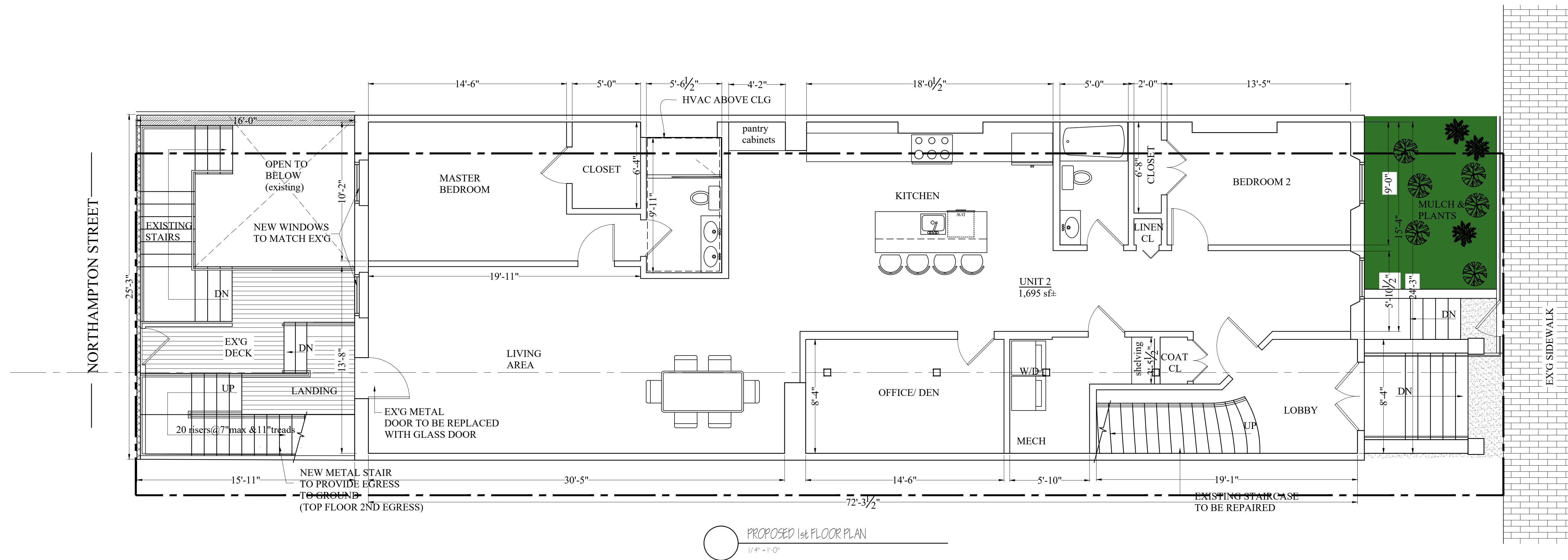
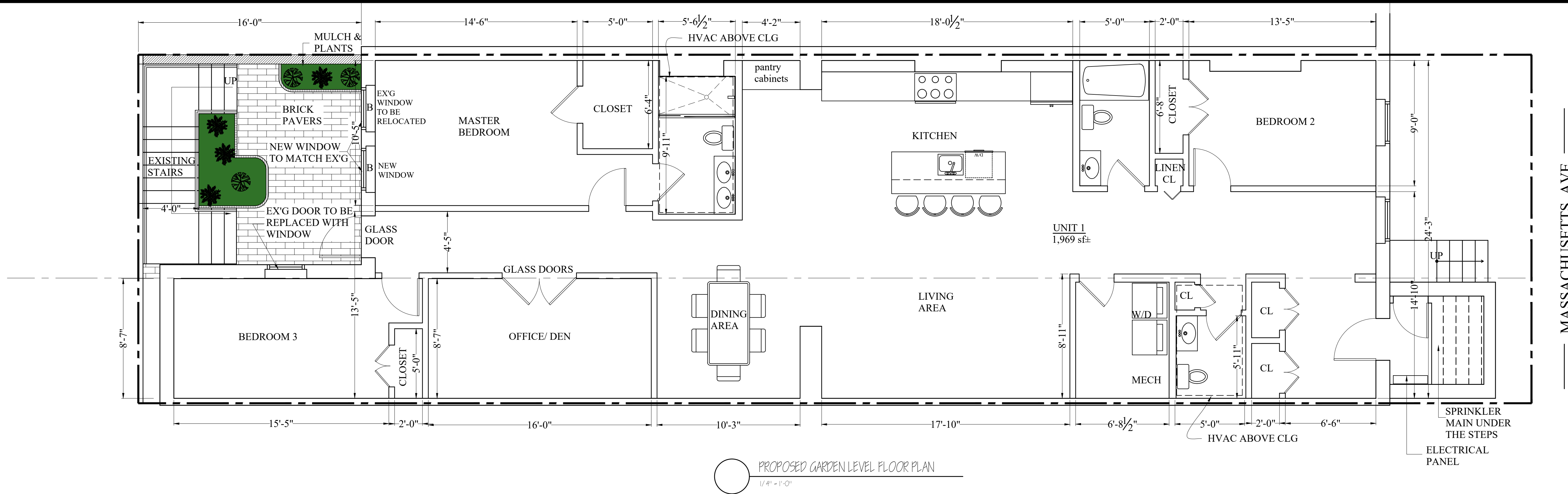
EXISTING 2nd FLOOR PLAN  
1/4" = 1'-0"

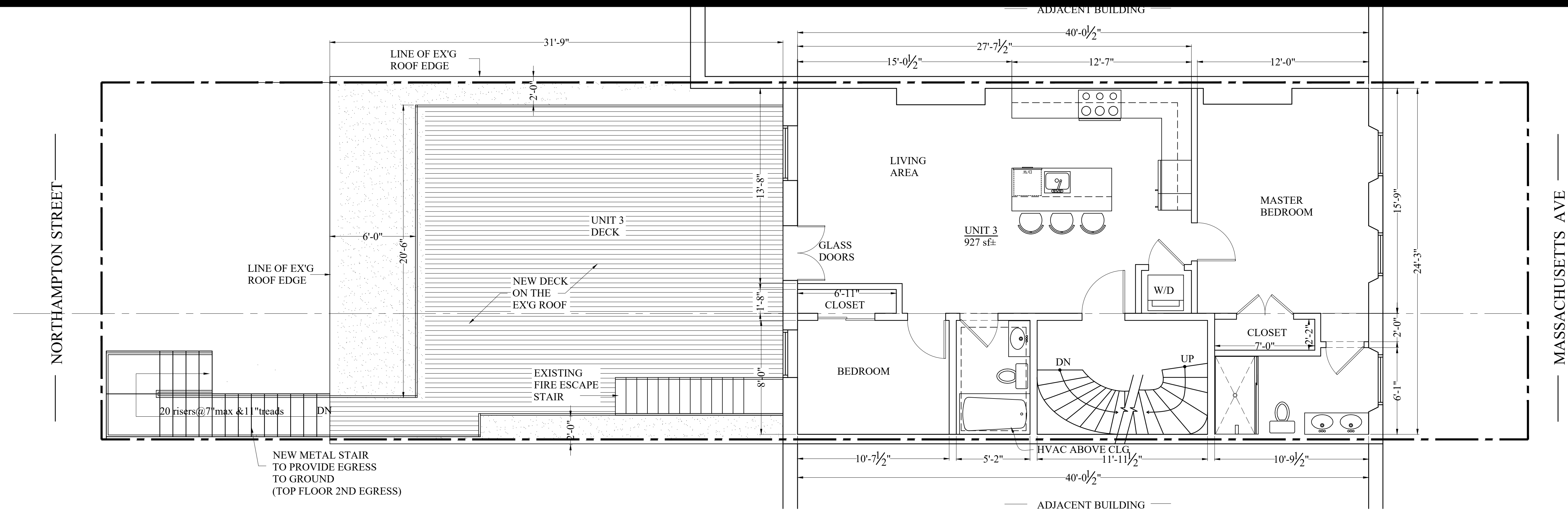


EXISTING 3rd FLOOR PLAN  
1/4" = 1'-0"

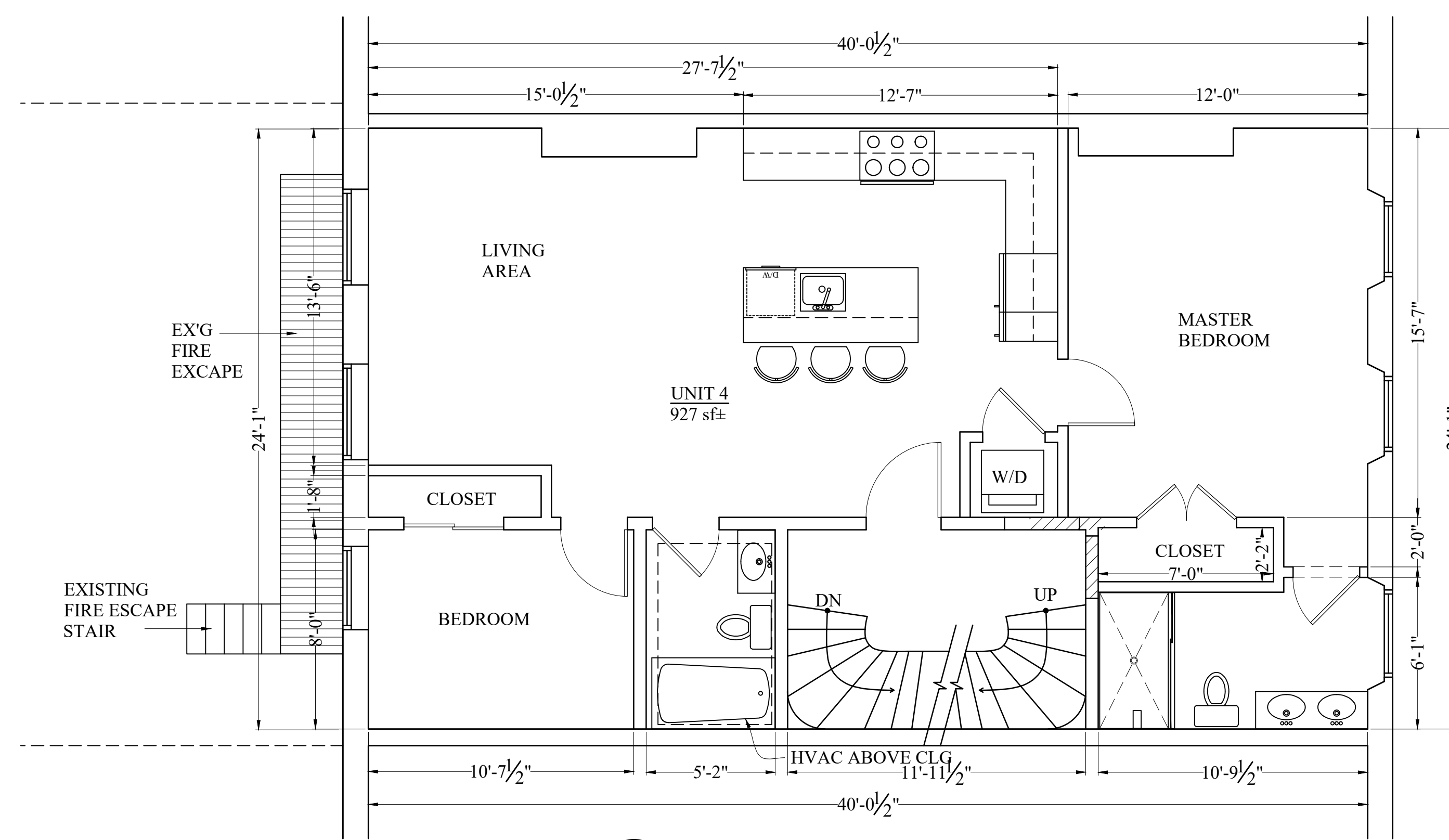


EXISTING 4th FLOOR PLAN  
1/4" = 1'-0"

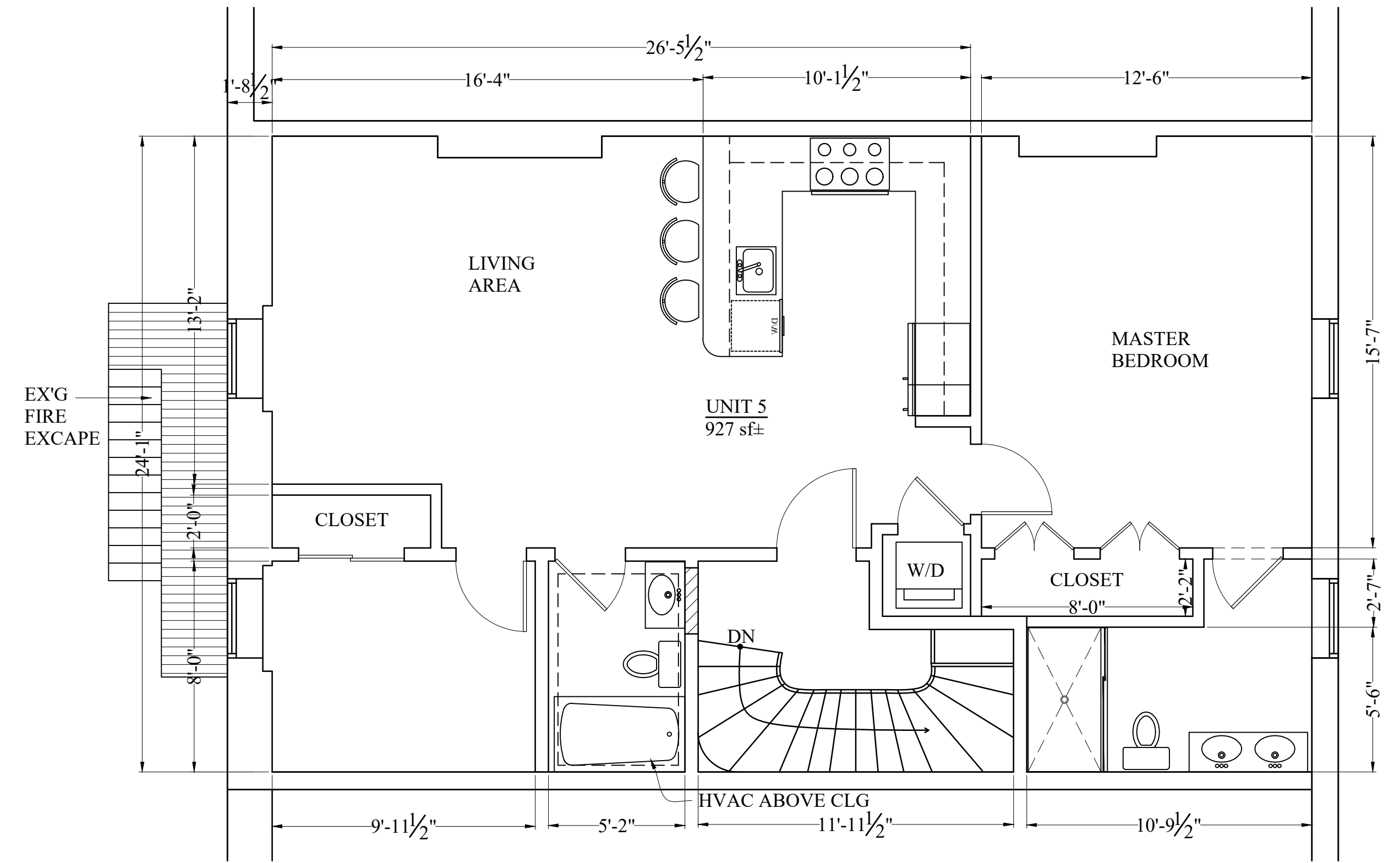




PROPOSED 2nd FLOOR PLAN  
1/4" = 1'-0"



PROPOSED 3rd FLOOR PLAN  
1/4" = 1'-0"



PROPOSED 4th FLOOR PLAN  
1/4" = 1'-0"



EXISTING WINDOWS  
TO BE REPLACED  
WITH NEW WINDOWS

4th FLOOR

EXISTING WINDOWS  
TO BE REPLACED  
WITH NEW WINDOWS

3rd FLOOR

EXISTING WINDOWS  
TO BE REPLACED  
WITH NEW WINDOWS

2nd FLOOR

EX'G STONE ENTRY  
TO REMAIN

EX'G WOOD & GLASS  
DOORS TO REMAIN

1st FLOOR

12'-0"

11'-0"

11'-2 1/2"

3'-7"

ADJACENT  
BUILDING

541 MASS AVE

ADJACENT BUILDING

EXISTING METAL FENCE  
AND GATE TO REMAIN

REPLACE STAINED PLASTIC  
WITH CLEAR GLASS WINDOWS

EXISTING FRONT ( MASSACHUSETTS AVE ) ELEVATION  
1/4" = 1'-0"





**MASONRY CLEANING**

- 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.
- TYPICALLY USE PROSOCO FAMILY OF CLEANING PRODUCTS VARYING FROM MILD TO STRONGER CLEANERS DEPENDING ON RESULTS ACHIEVED.
- SAMPLE CLEANING OF DISCREET LOCATIONS USING VARIOUS MEANS AND METHODS INCLUDING DIFFERENT PRODUCTS TO BE COMPLETED AND REVIEWED IN ADVANCE.

**REPOINTING**

- IF REPOINTING IS NEEDED EXISTING MORTAR JOINTS TO BE CUT OUT USING A COMBINATION OF MECHANICAL GRINDERS AND HAND TOOLS TO COMPLETE HEAD JOINTS.
- SAMPLES OF REPOINTING TO BE COMPLETED IN ADVANCE FOR REVIEW AND APPROVAL OF COLOR AND FINISH.

**BROWNSTONE REPAIR**

- IF BROWNSTONE NEEDS REPAIRS, CUT BACK TO STABLE MATERIAL AND REPLACE WITH CONCRETE/STUCCO MIX AND BROWNSTONE COAT.

**WINDOWS**

EXISTING WINDOWS ARE NOT ORIGINAL, THEY ARE VINYL WINDOWS. WINDOWS TO BE REPLACED WITH JELD-WEN SITELINE WINDOWS. (SEE DETAILS ON A-3.2 )

**DOOR**

EXISTING TO REMAIN. RE-FINISH WITH CLEAR POLY WITH UV PROTECTANT. REPAIR AND POLISH ALL EX'G DOOR HARDWARE AS REQUIRED.

- CLEAN ALL MASONRY W/ WATER & GENTLE DETERGENT
- RE-FINISH EX'G DOORS W/ CLEAR POLY W/ UV PROTECTANT REPAIR & POLISH ALL EX'G DOOR HARDWARE AS REQ'D
- FRONT STEPS TO BE PAINTED. COLOR TO MATCH EXISTING ENTRYWAY

PROPOSED FRONT ( MASSACHUSETTS AVE ) ELEVATION  
1/4" = 1'-0"

**WINDOW SCHEDULE**

NOTE: G.C. IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND UNIT QUANTITIES PRIOR TO ORDERING

NO.	MANUFACTURER	MODEL	QUAN.	WINDOW DIM.	MATERIAL	REMARKS
A	JELD-WEN SITELINE	CUSTOM	2	3'-8" x 8'-9"	PRIMED WOOD	DOUBLE HUNG 2 LITE OVER 2 WITH TRANSOM, 2" HISTORIC SILL PROFILE
B	JELD-WEN SITELINE	CUSTOM	12	3'-4" x 6'-0"	PRIMED WOOD	DOUBLE HUNG 2 LITE OVER 2, 2" HISTORIC SILL PROFILE
C	JELD-WEN SITELINE	CUSTOM	2	3'-4" x 2'-0"	PRIMED WOOD	DOUBLE HUNG 2 LITE OVER 1, 2" HISTORIC SILL PROFILE

GENERAL SPECS: WOOD SPECIES MAHOGANY OR SPANISH CEDAR, EXTERIOR SASH COLOR BENJAMIN MOORE BRANCHPORT BROWN HC-72, LOW E INSULATED GLASS WITH ARGON GAS & 1/4" TRUE DIVIDED LITE (TDL) MUNTINS  
PROVIDE WINDOW FALL PREVENTION DEVICES PER ASTM F2090 ON ALL WINDOWS W/ SILL HEIGHT BELOW 3' A.F.F.

Exterior Photos – Garden Level Front



Interior Photos – Garden Level Front



Exterior Photos – 3rd Floor Front



Interior Photos – 3rd Floor Front



Exterior Photos – 1st Floor Front (PLASTIC!!!!)



Interior Photos – 1st Floor Front (PLASTIC!!!!)



Interior Photos – 4th Floor Front



Exterior Photos – 2nd Floor Front



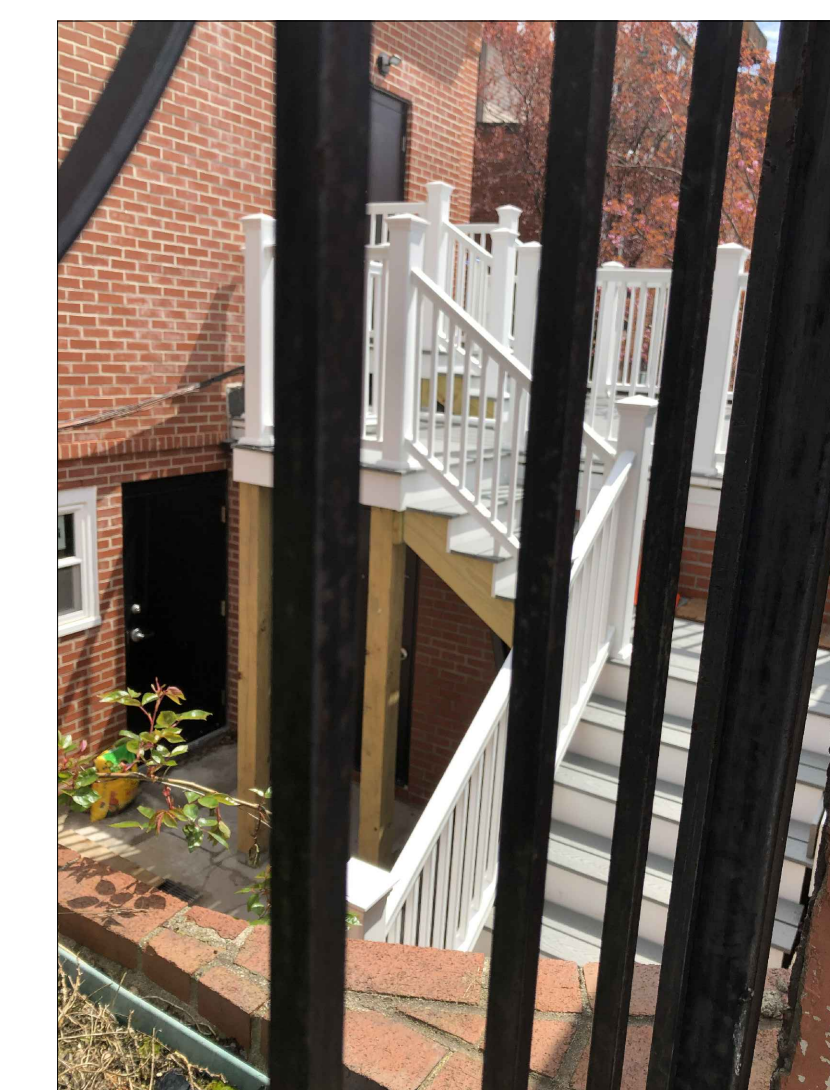
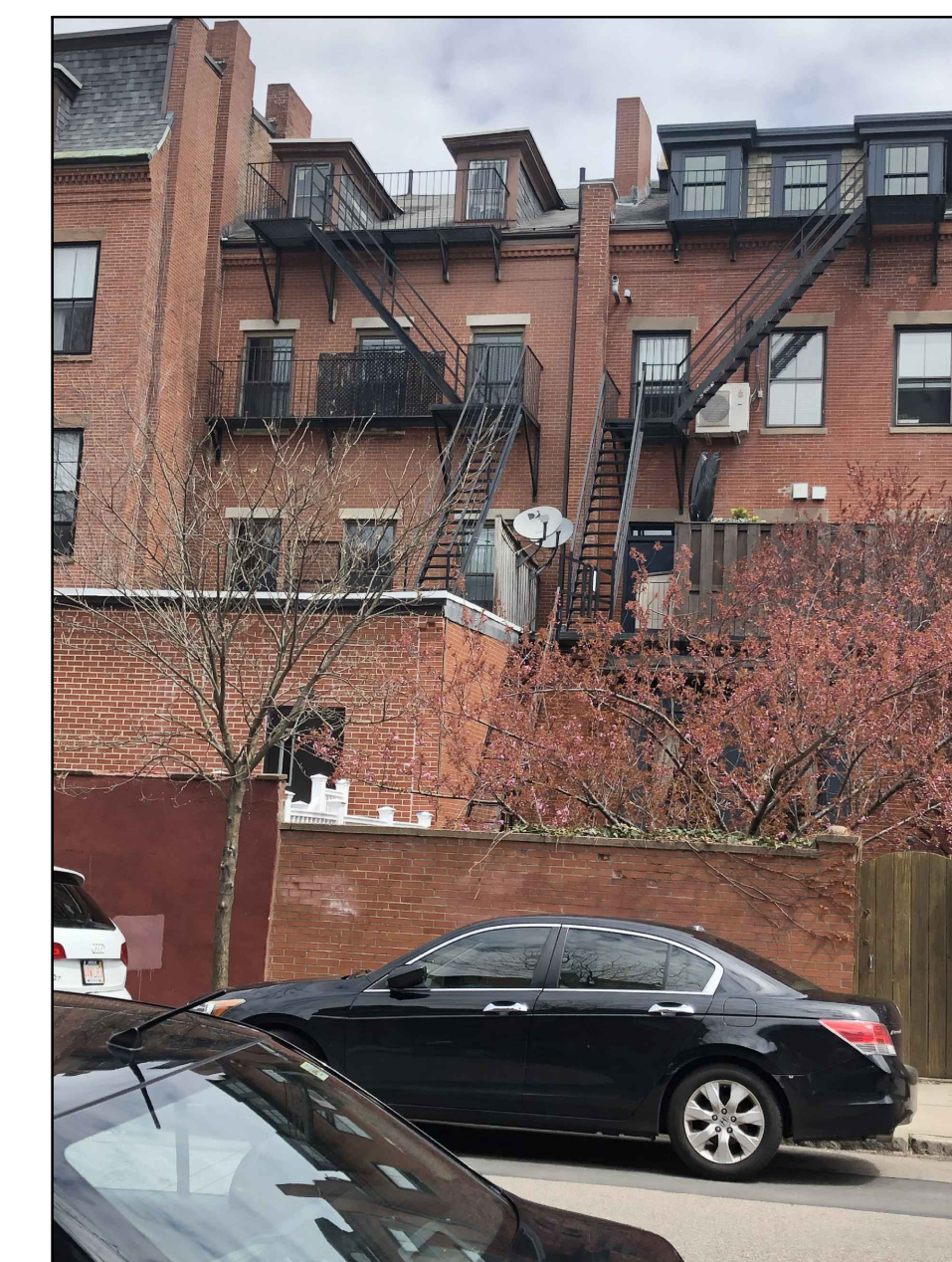
Interior Photos – 2nd Floor Front



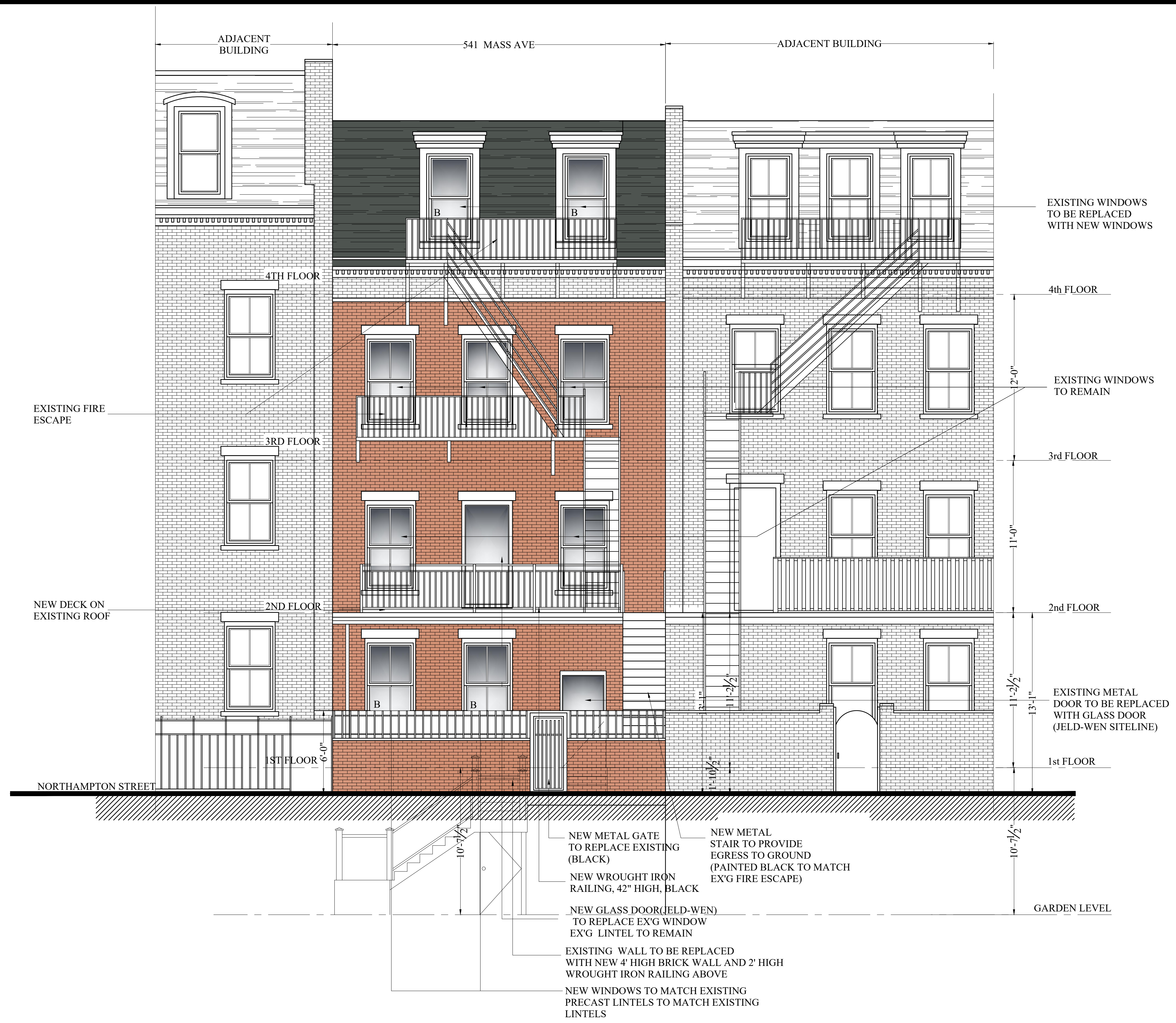
Exterior Photos – 4th Floor Front







LOWER LEVEL YARD & STAIRS



PROPOSED REAR (NORTHAMPTON ST) ELEVATION  
1/4" = 1'-0"

**541 MASSACHUSETTS AVENUE**

Exterior Photos – Garden Level Backyard



Interior Photos – Garden Level Backyard



Exterior Photos – 1<sup>st</sup> Floor Backyard



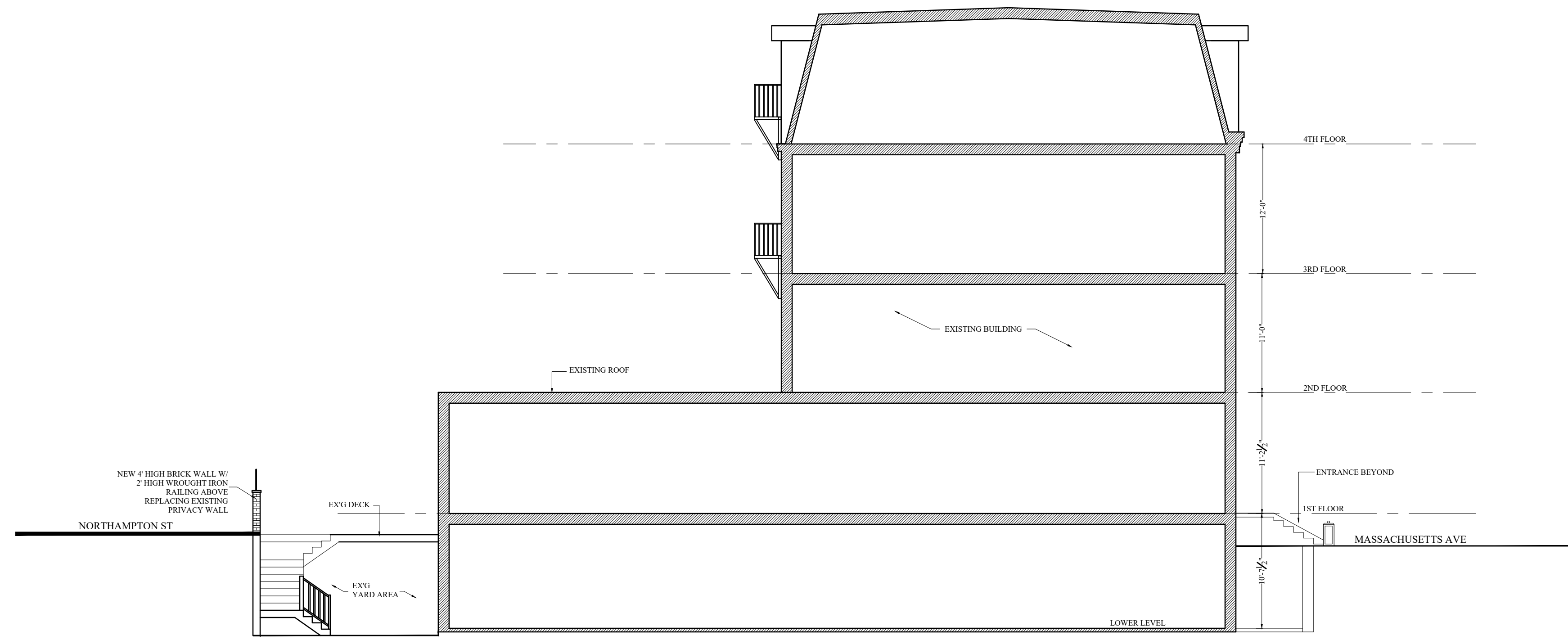
Just a Door

Exterior Photos – 4th Floor Backyard

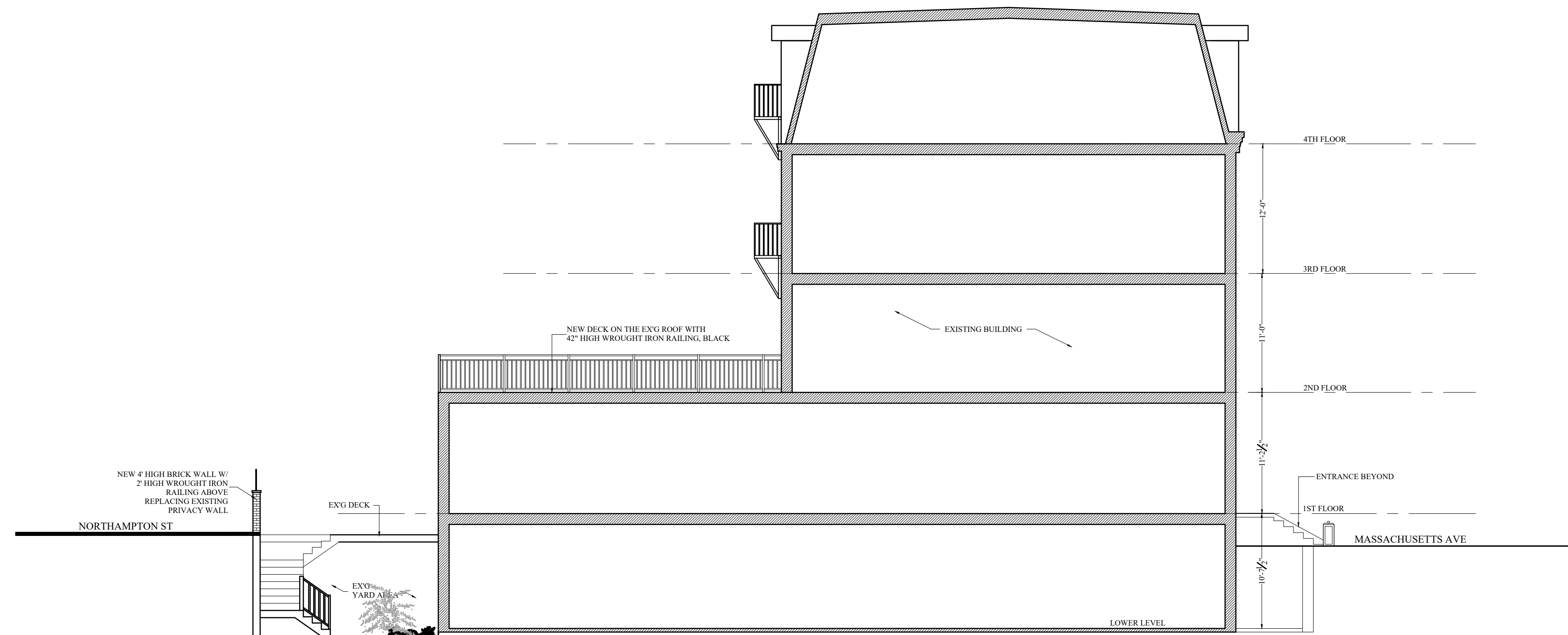


Interior Photos – 4th Floor Backyard

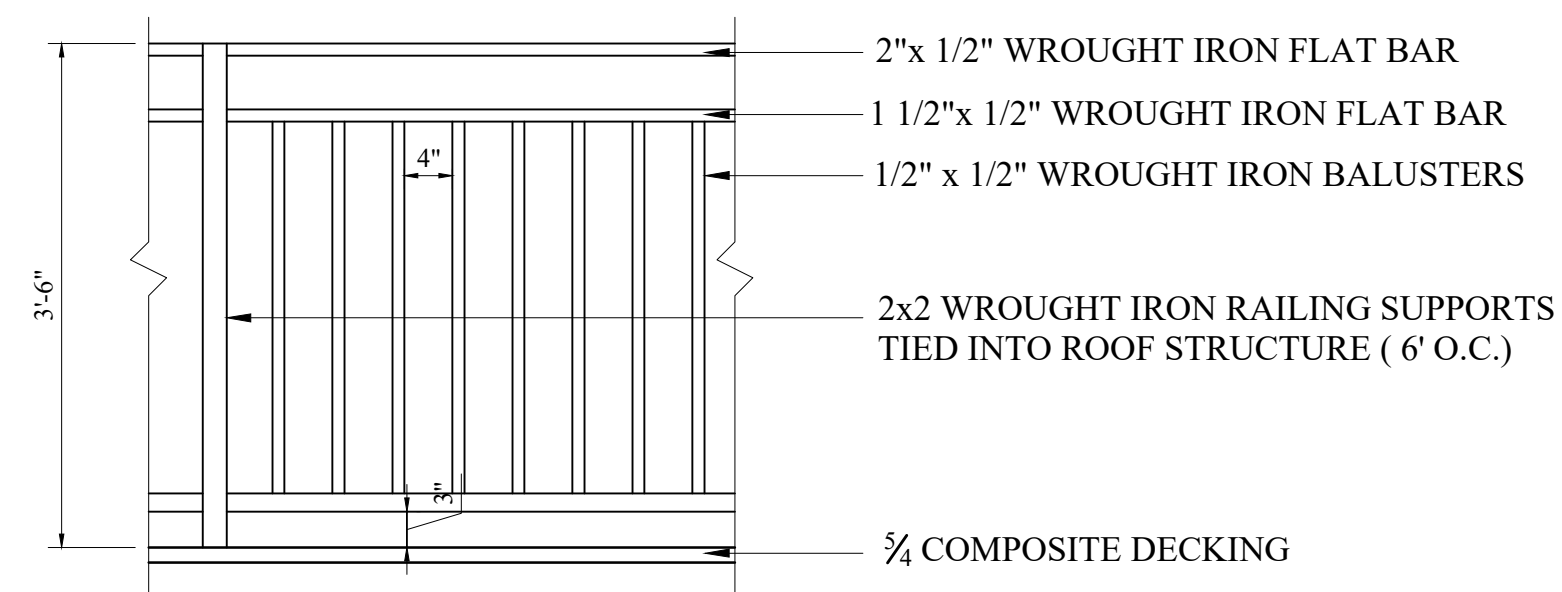




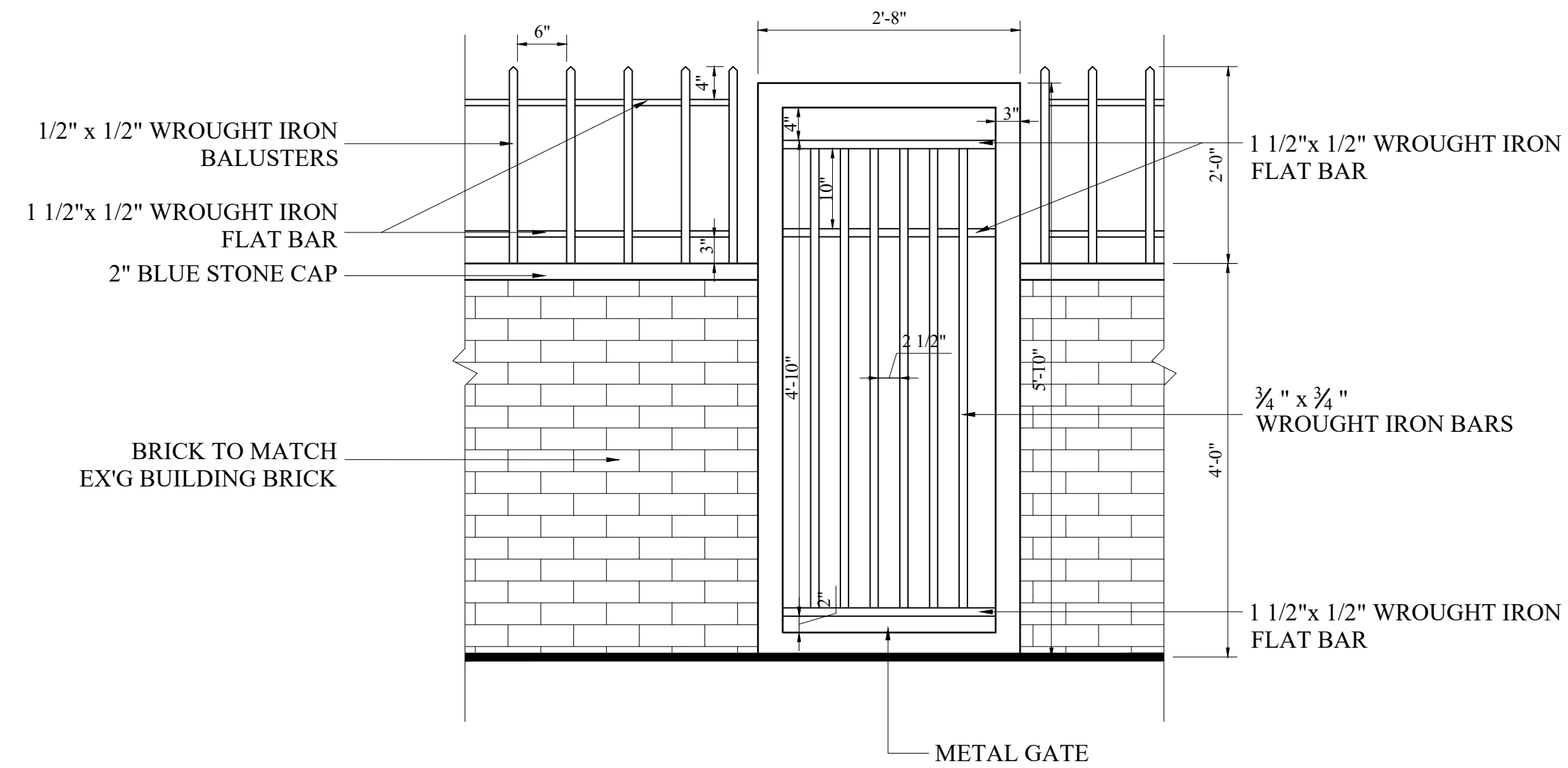
EXISTING LONGITUDE SECTION  
1/8" = 1'-0"



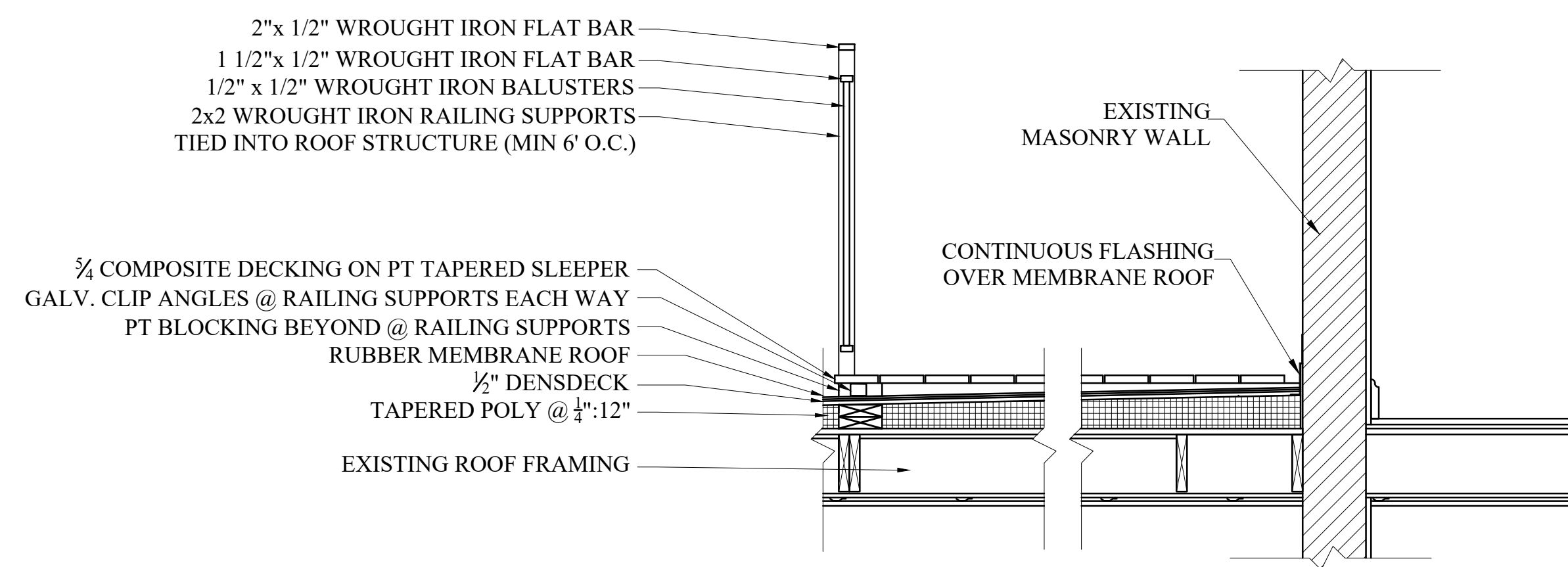
PROPOSED LONGITUDE SECTION  
1/8" = 1'-0"



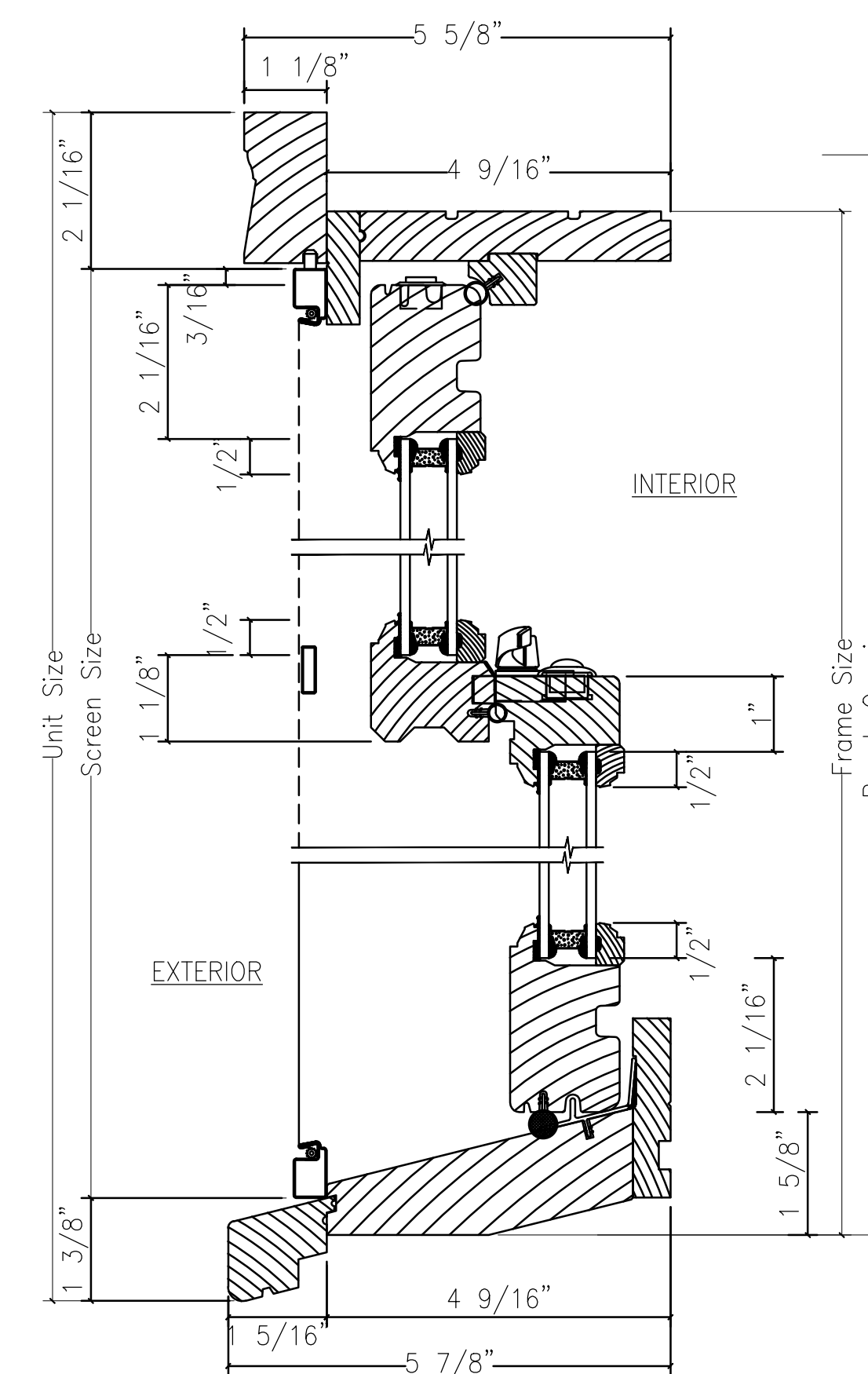
REAR DECK AND STAIR RAILING DETAIL  
1" = 1'-0"



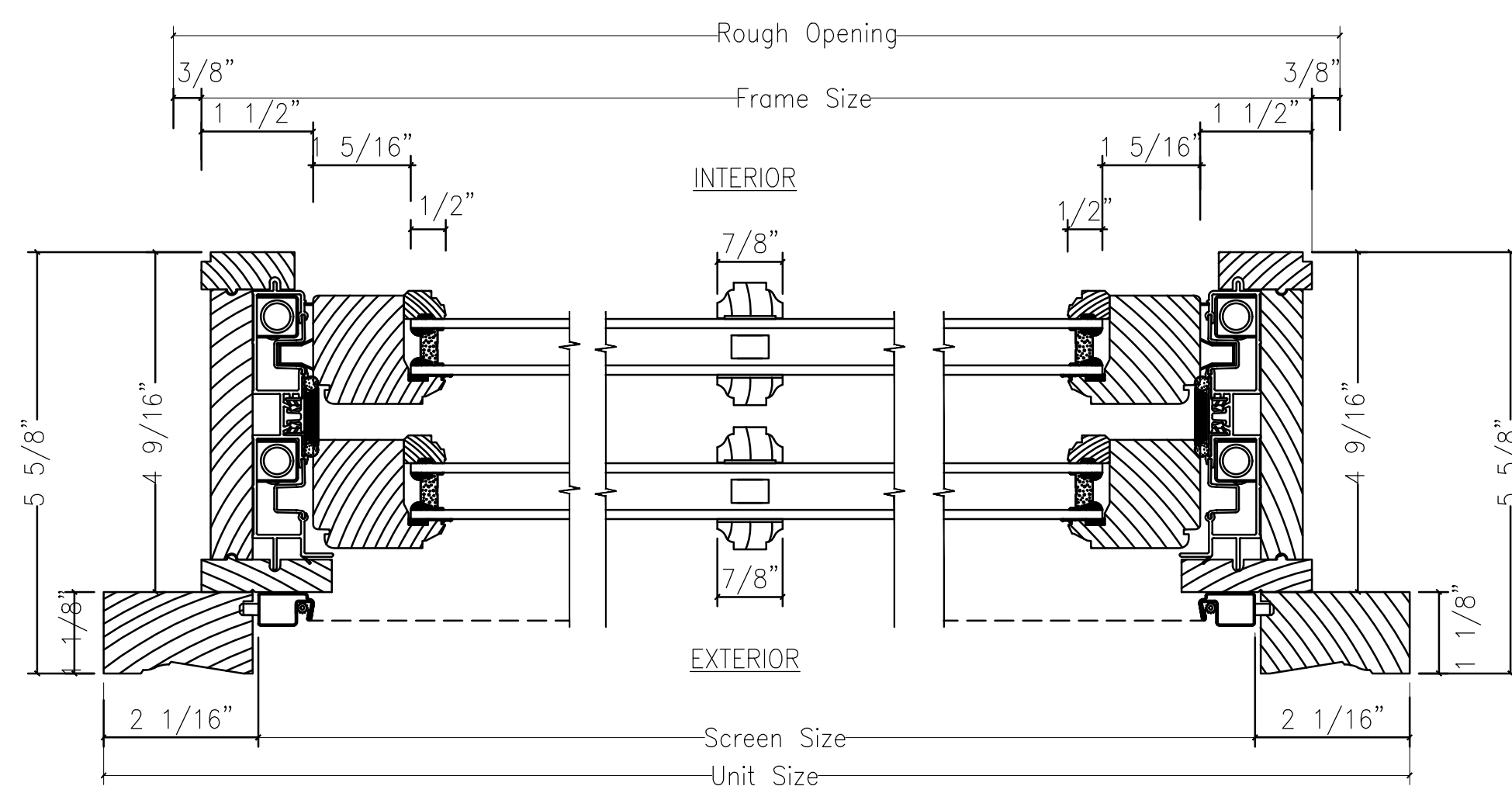
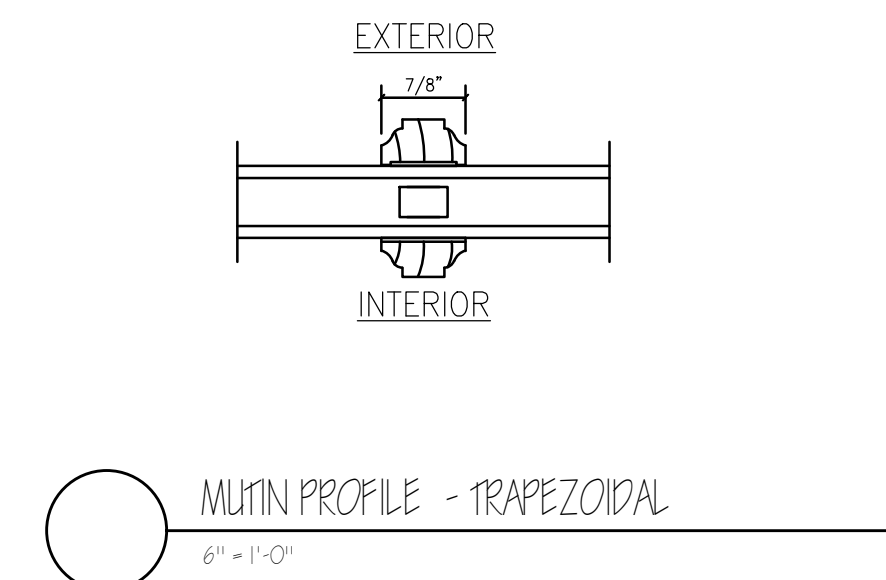
REAR YARD PRIVACY WALL ELEVATION  
1" = 1'-0"



PROPOSED REAR DECK DETAIL  
1" = 1'-0"



TYPICAL HEAD JAMB & SILL DETAIL  
6" = 1'-0"



TYPICAL JAMB DETAIL  
6" = 1'-0"