

103 WARREN AVENUE



WILLIAM RAVEIS
REAL ESTATE - MORTGAGE - INSURANCE
raveis.com
617.426.8333

Kathy McLaughlin
617.699.0265

103 WARREN AVENUE
SITE LOCATION & SITE PLAN



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 and door hardware.
8. Repair and repaint existing gate at side entry as required.
9. Repair and restore existing wood frame windows as required.
10. Repair and restore existing trim at doors and windows.
11. Replace existing storm windows with new storm windows. Color to match existing.
12. Remove existing security bars at windows.
13. Replace existing gutter and downspouts. Color to match existing.
14. Repair and restore existing iron fence.
15. Install new A/V intercom system at front entry return.
16. Install new hanging pendant at entry to match surrounding context.
17. Construct new roof deck and roof hatch. Refer to attached drawings.





111 109 107 105

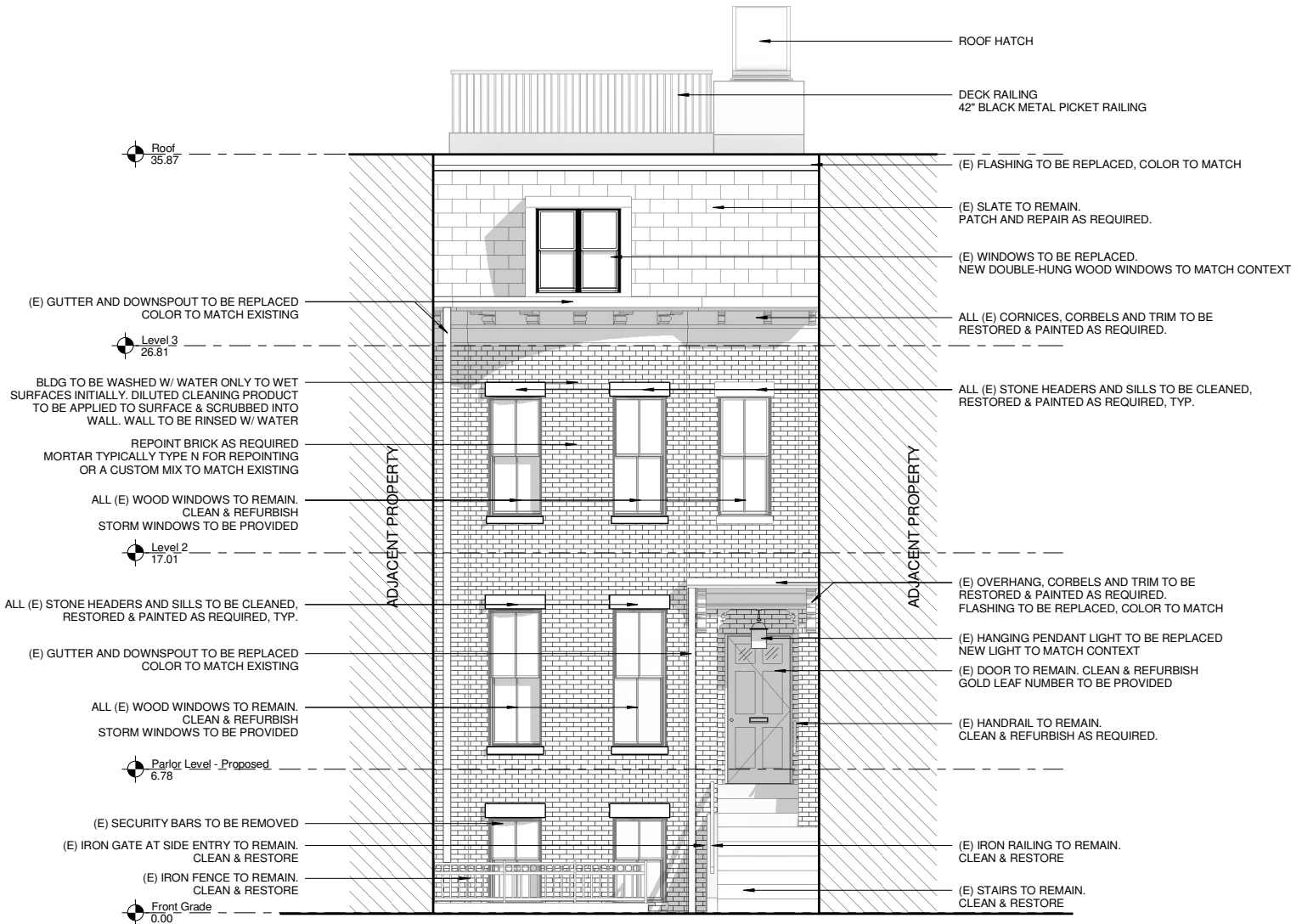


103 111 99 97



95 93 91

103 WARREN AVENUE
FRONT ELEVATION



FRONT ELEVATION

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.



FRONT ENTRY DOOR

EXISTING FRONT ENTRY DOOR TO BE RESTORED & REPAINTED
W/ NEW GOLD LEAF STREET NUMBER

EXISTING GLASS INFILL TO BE CLEANED,

SIDE ENTRY GATE

EXISTING SIDE ENTRY GATE TO BE RESTORED & REPAINTED

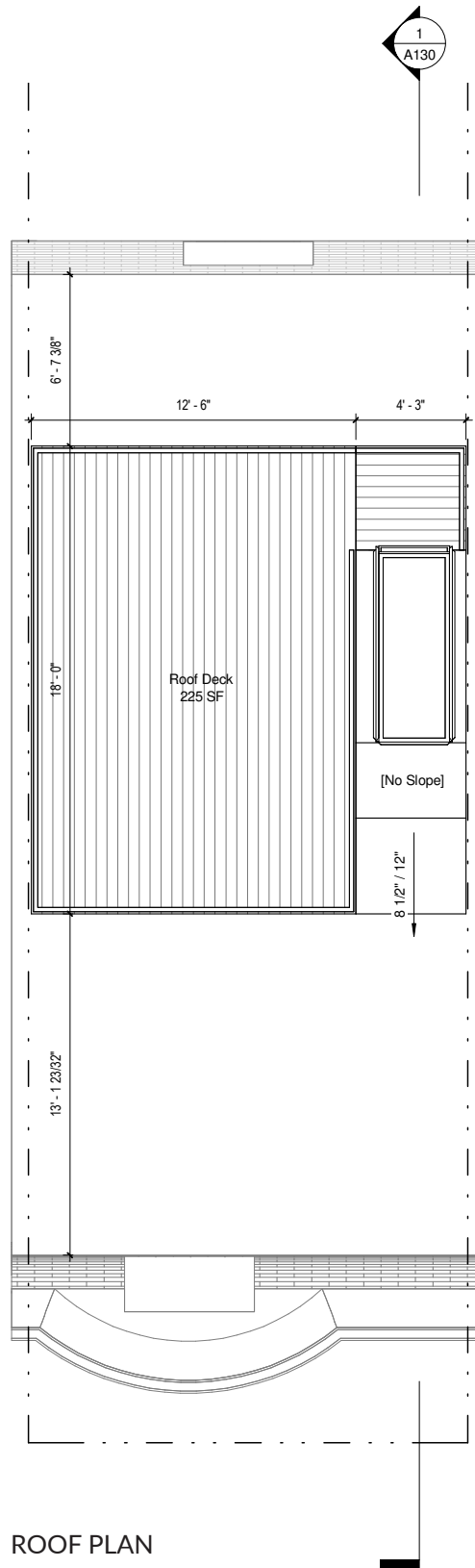
WINDOWS

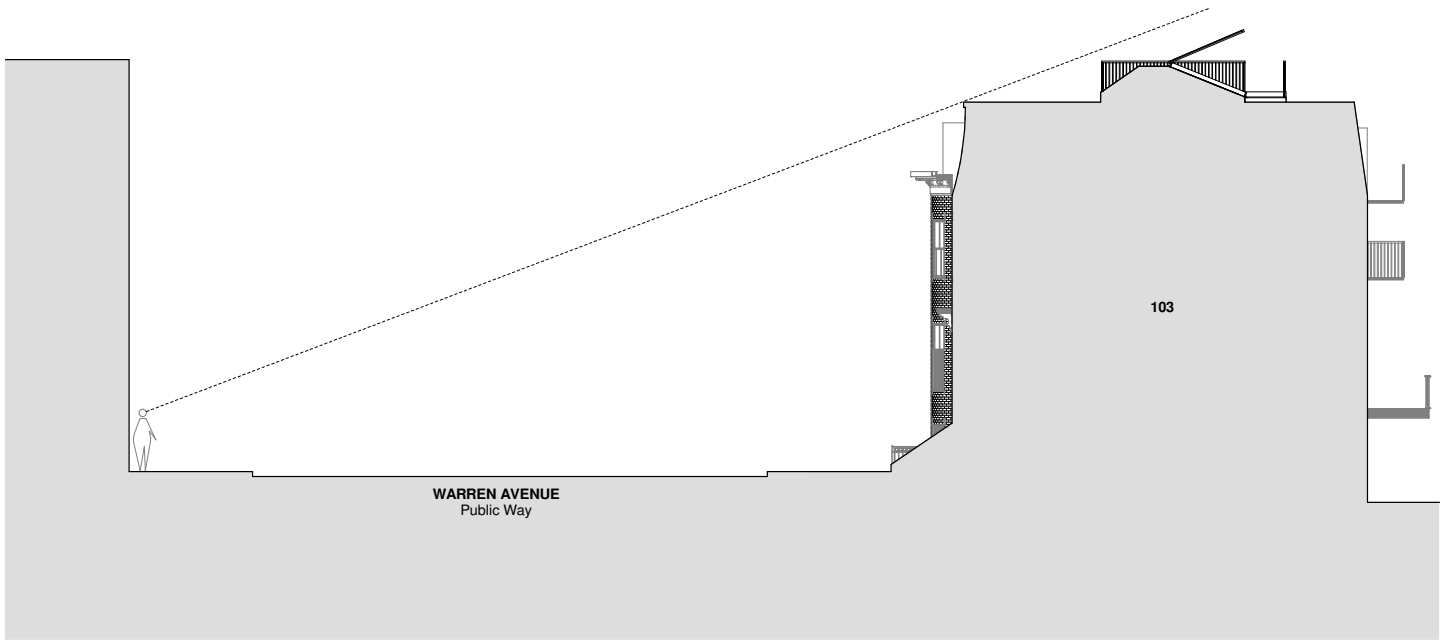
EXISTING WOOD FRAME WINDOWS TO BE RESTORED

EXISTING MISMATCHING STORM WINDOWS TO BE
REPLACED WITH NEW STORM WINDOWS. COLOR TO
MATCH EXISTING.

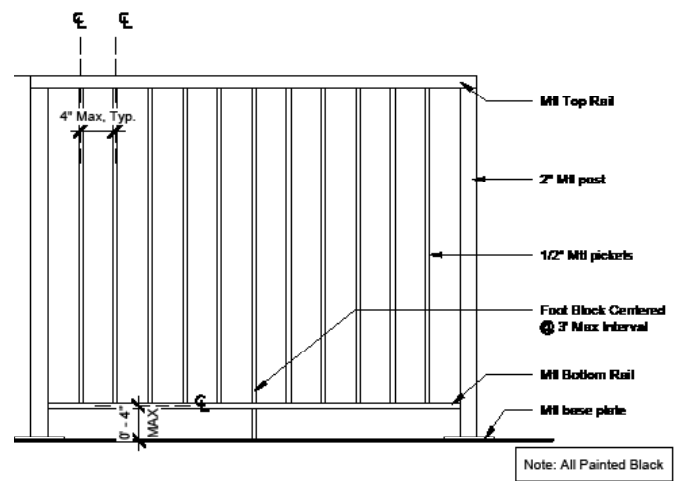
ROOF DECK

Deck will be composite decking with black metal picket railing 3'6" off of deck.
Deck is positioned towards back of building to ensure deck railing can not be seen from street.
See additional details on the following page.





SIGHT LINE SECTION



RAILING ELEVATION
@ ROOF DECK