



FRONT OF 67-71 WEST
CEDAR STREET



FRONT OF 67-71 WEST CEDAR STREET



FRONT OF 67-71 WEST
CEDAR STREET @
CORNER OF W. CEDAR
AND REVERE ST









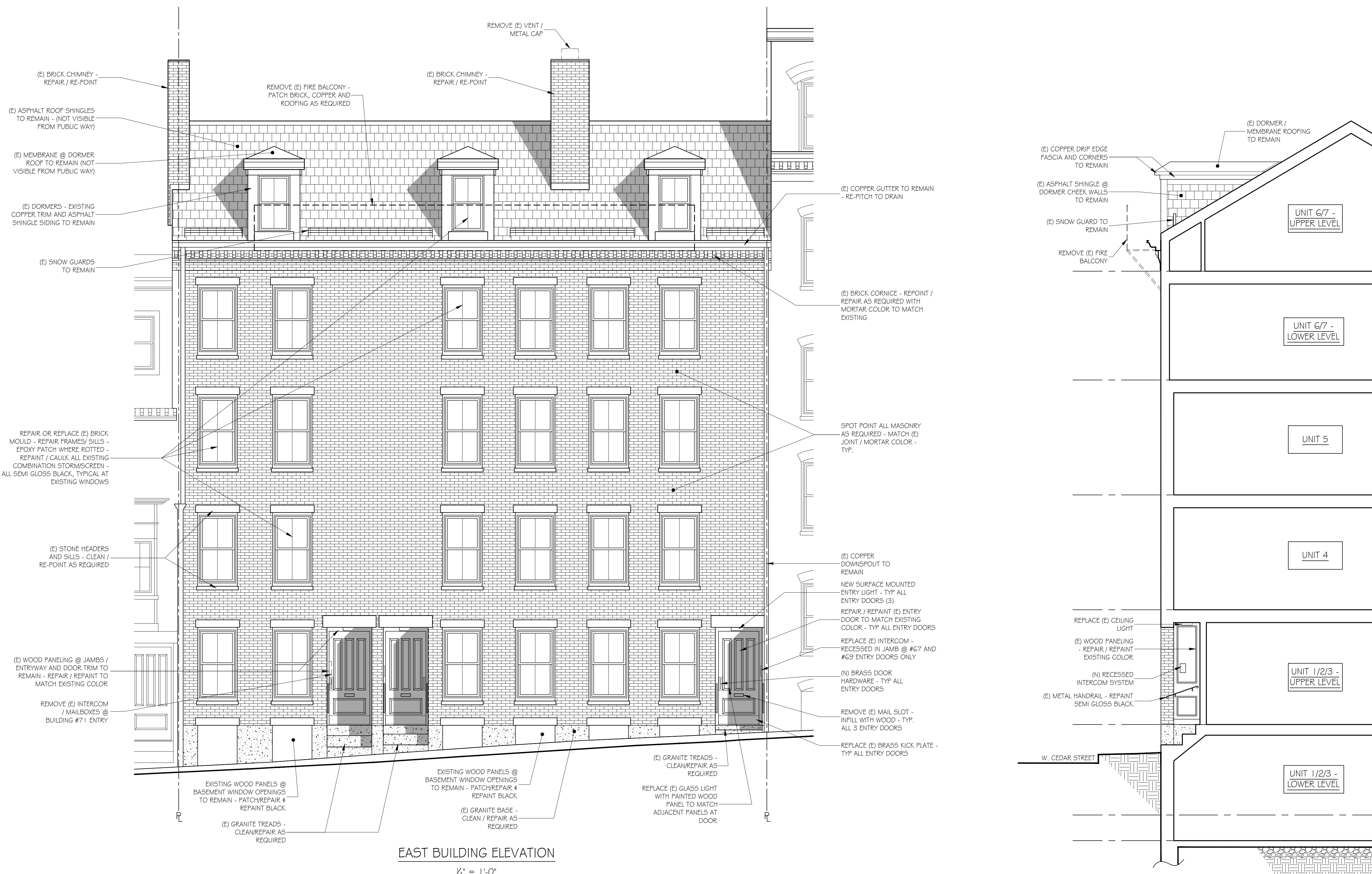












(E) BRICK CHIMNEY - REPAIR / RE-POINT

(E) ASPHALT ROOF SHINGLES TO REMAIN - (NOT VISIBLE FROM PUBLIC WAY)

(E) MEMBRANE @ DORMER ROOF TO REMAIN (NOT VISIBLE FROM PUBLIC WAY)

(E) DORMERS - EXISTING COPPER TRIM AND ASPHALT SHINGLE SIDING TO REMAIN

(E) SNOW GUARDS TO REMAIN

REMOVE (E) FIRE BALCONY - PATCH BRICK, COPPER AND ROOFING AS REQUIRED

(E) BRICK CHIMNEY - REPAIR / RE-POINT

REMOVE (E) VENT / METAL CAP

(E) COPPER GUTTER TO REMAIN - RE-PITCH TO DRAIN

(E) BRICK CORNICE - REPOINT / REPAIR AS REQUIRED WITH MORTAR COLOR TO MATCH EXISTING

SPOT POINT ALL MASONRY AS REQUIRED - MATCH (E) JOINT / MORTAR COLOR - TYP.

(E) COPPER DOWNSPOUT TO REMAIN

NEW SURFACE MOUNTED ENTRY LIGHT - TYP ALL ENTRY DOORS (3)

REPAIR / REPAINT (E) ENTRY DOOR TO MATCH EXISTING COLOR - TYP ALL ENTRY DOORS

REPLACE (E) INTERCOM - RECESSED IN JAMB @ #67 AND #69 ENTRY DOORS ONLY

(N) BRASS DOOR HARDWARE - TYP ALL ENTRY DOORS

REMOVE (E) MAIL SLOT - INFILL WITH WOOD - TYP. ALL 3 ENTRY DOORS

REPLACE (E) BRASS KICK PLATE - TYP ALL ENTRY DOORS

REPAIR OR REPLACE (E) BRICK MOULD - REPAIR FRAMES/ SILLS - EPOXY PATCH WHERE ROTTED - REPAINT / CAULK ALL EXISTING COMBINATION STORMSCREEN - ALL SEMI GLOSS BLACK, TYPICAL AT EXISTING WINDOWS

(E) STONE HEADERS AND SILLS - CLEAN / RE-POINT AS REQUIRED

(E) WOOD PANELING @ JAMBS / ENTRYWAY AND DOOR TRIM TO REMAIN - REPAIR / REPAINT TO MATCH EXISTING COLOR

REMOVE (E) INTERCOM / MAILBOXES @ BUILDING #71 ENTRY

EXISTING WOOD PANELS @ BASEMENT WINDOW OPENINGS TO REMAIN - PATCH/REPAIR & REPAINT BLACK

(E) GRANITE TREADS - CLEAN/REPAIR AS REQUIRED

EXISTING WOOD PANELS @ BASEMENT WINDOW OPENINGS TO REMAIN - PATCH/REPAIR & REPAINT BLACK

(E) GRANITE BASE - CLEAN / REPAIR AS REQUIRED

(E) GRANITE TREADS - CLEAN/REPAIR AS REQUIRED

REPLACE (E) GLASS LIGHT WITH PAINTED WOOD PANEL TO MATCH ADJACENT PANELS AT DOOR

(E) COPPER DRIP EDGE FASCIA AND CORNERS TO REMAIN

(E) ASPHALT SHINGLE @ DORMER CHEEK WALLS TO REMAIN

(E) SNOW GUARD TO REMAIN

REMOVE (E) FIRE BALCONY

(E) DORMER / MEMBRANE ROOFING TO REMAIN

UNIT G/7 - UPPER LEVEL

UNIT G/7 - LOWER LEVEL

UNIT 5

UNIT 4

UNIT 1/2/3 - UPPER LEVEL

UNIT 1/2/3 - LOWER LEVEL

REPLACE (E) CEILING LIGHT

(E) WOOD PANELING - REPAIR / REPAINT EXISTING COLOR

(N) RECESSED INTERCOM SYSTEM

(E) METAL HANDRAIL - REPAINT SEMI GLOSS BLACK

W. CEDAR STREET

EAST BUILDING ELEVATION

1/4" = 1'-0"

PARTIAL BUILDING SECTION

1/4" = 1'-0"

JOB NO:	2121
SCALE:	1/4"=1'-0"
DATE:	03.01.22
REVISED:	

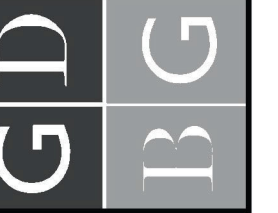


EAST BUILDING ELEVATION
 $\frac{1}{4}'' = 1'-0''$

FRONT BUILDING
 ELEVATION - RENDERING

67, 69, 71 W. CEDAR STREET
 BOSTON, MA 02114

JOB NO:	2121
SCALE:	1/4"=1'-0"
DATE:	03.01.22
REVISED	



GRASSI DESIGN GROUP

BEAUCHEMIN GRASSI INTERIORS

46 Waltham Street, Suite 3A
 Boston, MA 02118
 Phone 617-956-9992
 Fax 917-956-9993



Baldwin Houston Mortise Entry Single Cylinder Trim Set w/ 5164 Lever Both Sides Polished Brass - 6973.003.ENTR

[Home](#) / [Mortise Lock\(Build a set\)](#) / [Trim Kit Only](#)

Finish:

003 Lifetime Polished Brass



Function:

ENTR Keyed Entrance Set

Price: **\$443.30** List: ~~\$682.00~~

Quantity

- 1 +

[Add to Cart](#)[Add to Quote](#)[Description](#)[Images](#)[Technical Docs](#)[Part Numbers](#)

Must order Mortise Lock and Cylinder for specific door thickness separately.

Most residential functions are fully reversible for both handing.

Designed to conceal cylindrical bores.

Requires mortise pocket and can be installed on wood, metal and some fiberglass doors.

Accommodates door thickness of 1-3/4 in. Conversion kit available for 2 in. and 2-1/4 in. thick doors, sold separately.

Specify function when ordering. Available in Single Cylinder, Double Cylinder and Full Dummy.

Single Cylinder Set includes Active Exterior Trim, Interior Escutcheon with Attached Turnpiece, 5164 Estate Lever Pair, and (0522) 4 in. Swivel Spindle.

Double Cylinder Set includes Active Exterior Trim, Interior Escutcheon Cut for Cylinder, 5164 Estate Lever Pair, and (0522) 4 in. Swivel Spindle.

Full Dummy Set includes Dummy Exterior Trim, Interior Escutcheon with Knob Hole, 5164 Estate Lever Pair, (0511) 4 in. Straight Spindle, (2) 5099.004 Dummy Mounting Plates, and 6761 Dummy Cylinder.

Escutcheon: 2-1/4 in. x 9-21/32 in.

Escutcheon Thickness: 15/32 in.

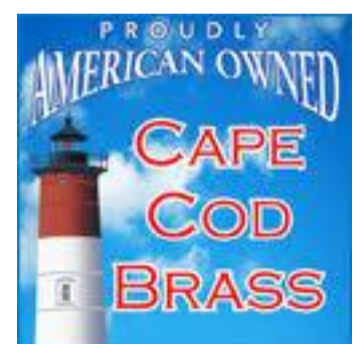
Lever: 4-3/16 in.

Lever Projection: 2-3/16 in.

Interior Turnpiece Projection: 1-5/32 in.

Solid forged brass construction

Specify finish when ordering.



Contact

1180 Route 28
South Yarmouth, Cape Cod
Massachusetts 02664
(508) 394-2300
Fax: (508) 394-7900

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Base of Design	Nostalgic Hardware	Grandeur Supply	Smedbo Bath
Cape Cod Light Fixtures	Hinge Supply.com	Omnia Supply	Cavity Slider Supply.com
Rockwood Pull.com			



Quoizel Westover 12\"/>

\$169.99

or 4 interest-free payments of **\$42.50** with sezzle [®]

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In Stock - [Ships in 3 to 5 Days](#)

1

ADD TO CART

SAVE



DESIGN CHAT

Product Details

Enjoy a refined look for your exterior lighting with this modern industrial two-light outdoor flushmount ceiling light.

Additional Info:

Clean lines and hand-riveted accents are showcased in this modern industrial two-light outdoor flushmount ceiling light from the Westover collection by Quoizel. It's crafted with an antique brass finish over rectangular brass construction with clear glass panels for an unobstructed view of the light's interior. It's rated for damp locations, making it well suited for a front porch or bedroom balcony.

- 12" wide x 4" high. Weighs 5 lbs.
- Square canopy is 12" wide x 1" high. Side glass panels are 9 1/2" wide x 2 1/2" high. Square panel is 9 1/2" wide.
- Uses two maximum 40 watt candelabra base B10 bulbs (not included).
- Modern industrial two-light outdoor flushmount ceiling light from the Westover collection by Quoizel.
- Antique brass finish over brass construction. Clear glass panels.
- Rated for damp locations.

QUOIZEL

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Siedle Steel - Video Door station - Intercom Unit
Recess mounted with 2 push buttons (One shown)

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Baldwin Kick Plate 8 in. x 34 in. Non-Lacquered Brass - 2000.031.0834

[Home](#) / [Kickplate Knockers Bell Button Numbers Letter Box](#) / [Kickplate](#)



Price ranges from \$169.00 to \$211.25 depending on options chosen below:

Finish:

044 Lifetime Satin Brass ▾



Size:

0834 8 In x 34 In ▾



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.
 - 2. Repairing and rebuilding damaged stonework.
 - 3. Re-pointing of 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. Re-pointing: 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 and color. 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. F (49 C).
 - 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.
 - 3. Mortar mix to be in accordance with New York City Landmarks Preservation Commission Row House Manual – page 44 – 1 part Portland cement, 2 parts lime, 8 parts sand – mix, then add pigments and water- (Type O).

2.03 MASONRY CLEANING (BRICKWORK)

- A. A sample patch of cleaning must be reviewed and approved by architect before work is begun.
- B. Cleaning Agent: Blended organic and inorganic acids combined with special wetting systems and inhibitors; as manufactured by ProSoCo, Inc., Type 1 Restoration cleaner – or approved equal 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. Epoxy Mortar: Conproco “mimic” trowel applied color matched, or approved equal.
- B. Primer: Conproco “mimic” bonding agent or approved equal.
- C. Stone Restoration Mix: Mix as per mortar manufacture’s recommendations.

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 polyethylene, or by using Sure Klean Acid Stop, as manufactured by ProSoCo, Inc. South Plainfield, NJ or approved equal.
4. All polished stone, metal or non-masonry surfaces shall be protected from contact with the material by masking with polyethylene or approved protective material.
5. Adjacent shrubs, lawn, plants and sidewalks should be covered with polyethylene and protected from direct contact with the material.
6. Necessary routing of joints and replacement of damaged masonry units shall have been completed, with exception of final pointing, prior to beginning cleaning operation.
7. 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 500 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 500 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" whichever is greater, using hand tools. Take care to avoid damaging existing masonry or enlarging width of joints.
1. A sample of pointing must be reviewed and approved by architect before work is begun.
 2. Mechanical tools will be permitted only on specific written approval of architect and demonstrated ability by operators to use without damage to masonry.
 3. Remove and repair damage to existing masonry by cutting, spalling and chipping as caused by routing operations.
 4. 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. Re-pointing:

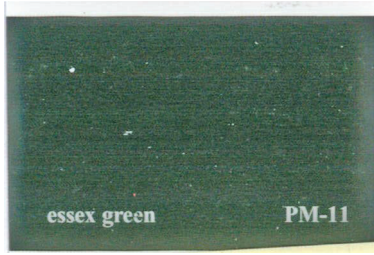
1. After careful routing and cleaning joints, wet joints thoroughly and then apply fresh, pre-hydrated mortar. Allow water to soak into joints, but joints should not be visibly wet with standing water during tuckpointing.
2. Fill mortar joints in layers not over 1/4" thick, with each layer applied with 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, or oldest joints found, unless otherwise indicated. 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.

- END OF SECTION -

BENJAMIN MOORE CLASSIC PAINT COLORS



ENTRY DOORS



IRON WORK @ ENTRY HAND RAILS

Harvey Industries, Inc.
Tru-Channel
Storm Window
(1/2 Scale)

