

77 Warren Avenue

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Scope of Work:

A: Mechanical Platform

New roof top condenser units to sit on risers and will be located at the back of the building - adjacent to the private alley at rear of property. The units will sit as low as possible relative to the rubber roof to eliminate visibility from neighboring public streets.

B: New Roof Deck

New wood frame deck with access hatch

C: Window Replacement

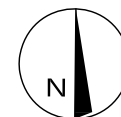
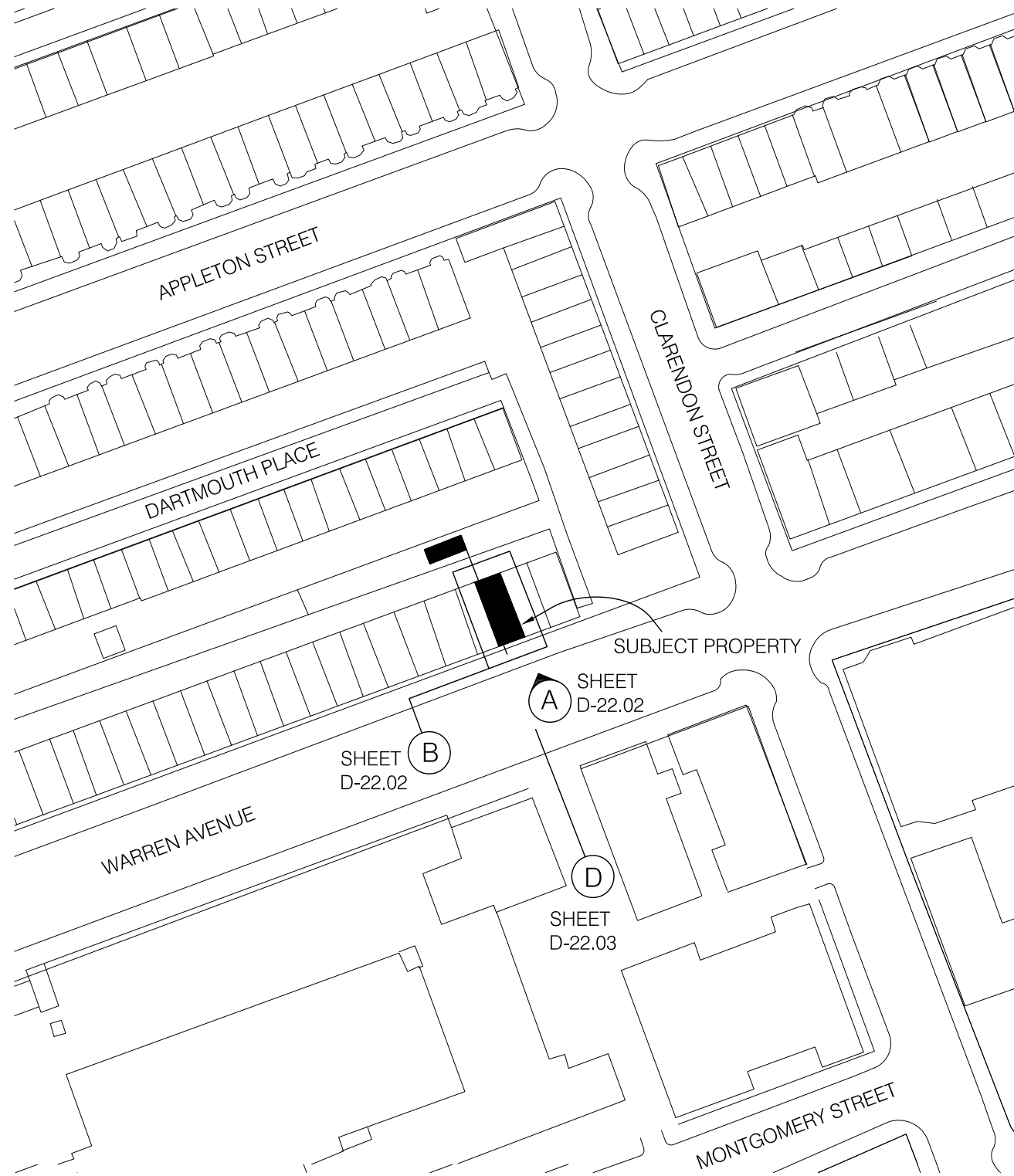
All front exterior windows to be replaced with new double hung wood frame windows. Two over two simulated divided lites to resemble building original windows. Interior spacer bars with outside applied muntins on glass face. Finish paint to be dark gray/black similar to neighbor property. Color TBD.

D: Entry Door Replacement

New custom natural finish wood entry door to replace existing non-original door. The intent of re-design and replacement of the front doors is to provide a historically accurate entry door conforming to neighborhood character.

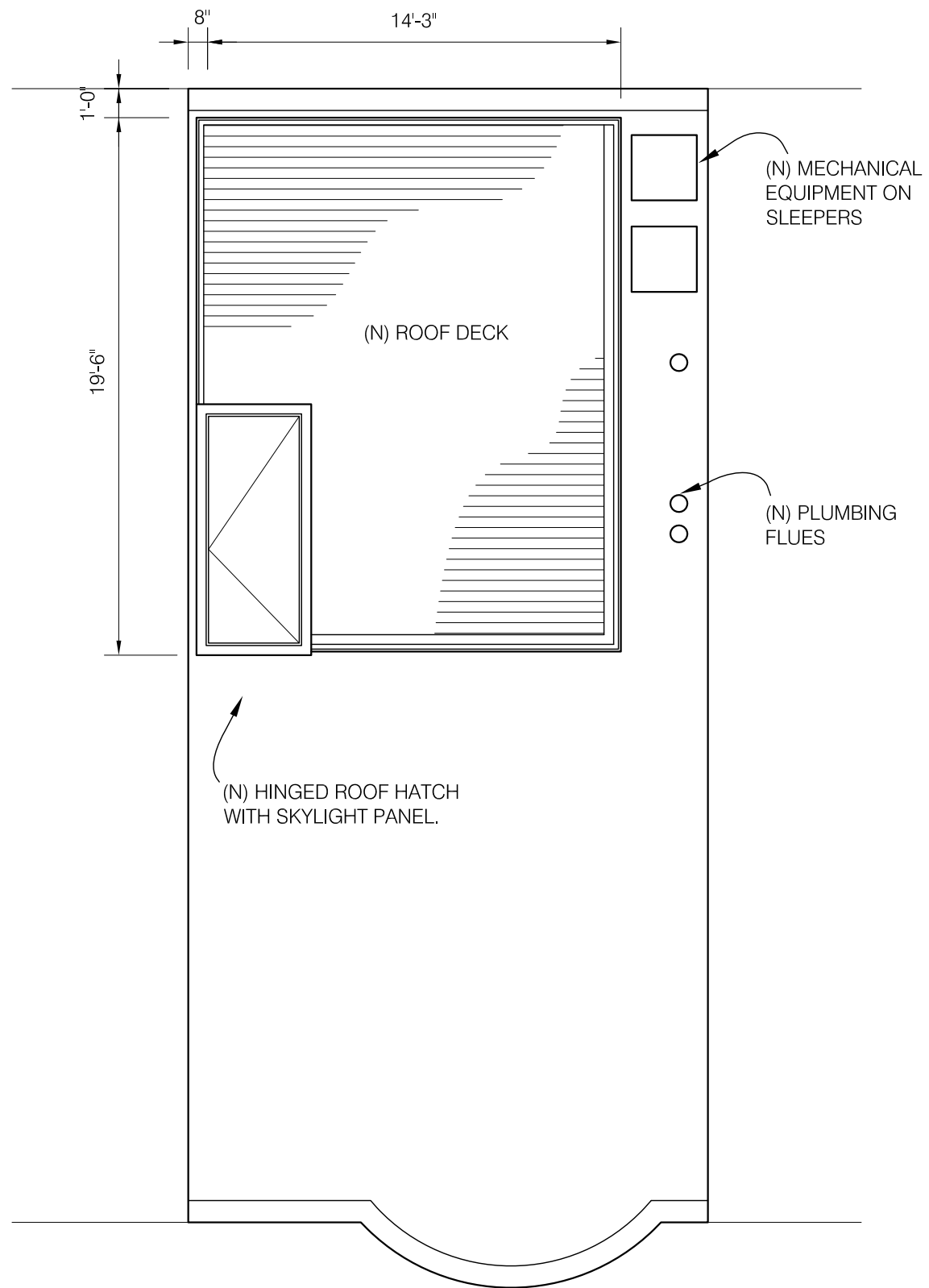
E: Restorations to Building Facade

General repairs and restorations of the building front façade where noted to restore deteriorated architectural elements with new materials and finishes which replicate those of historical examples as closely as possible.

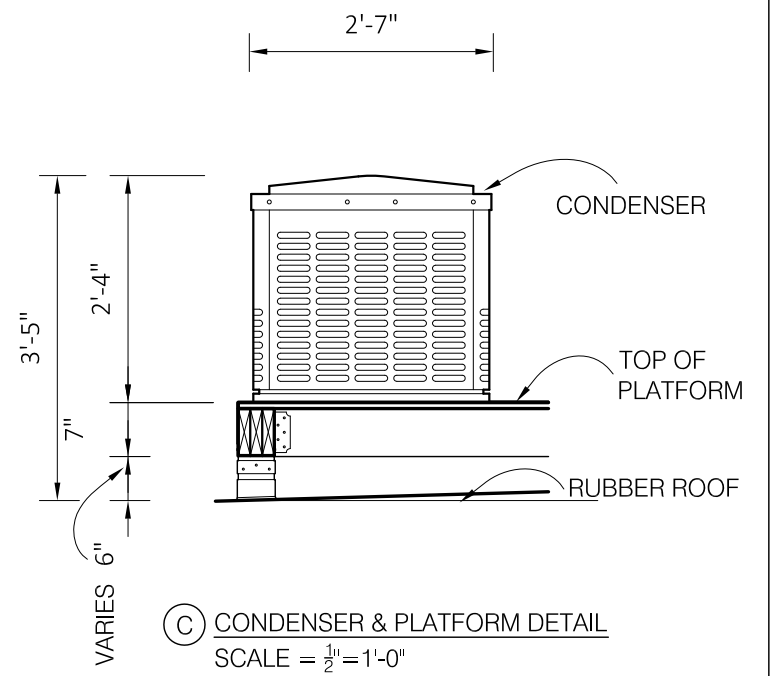




(A) ELEVATION - FRONT FACADE

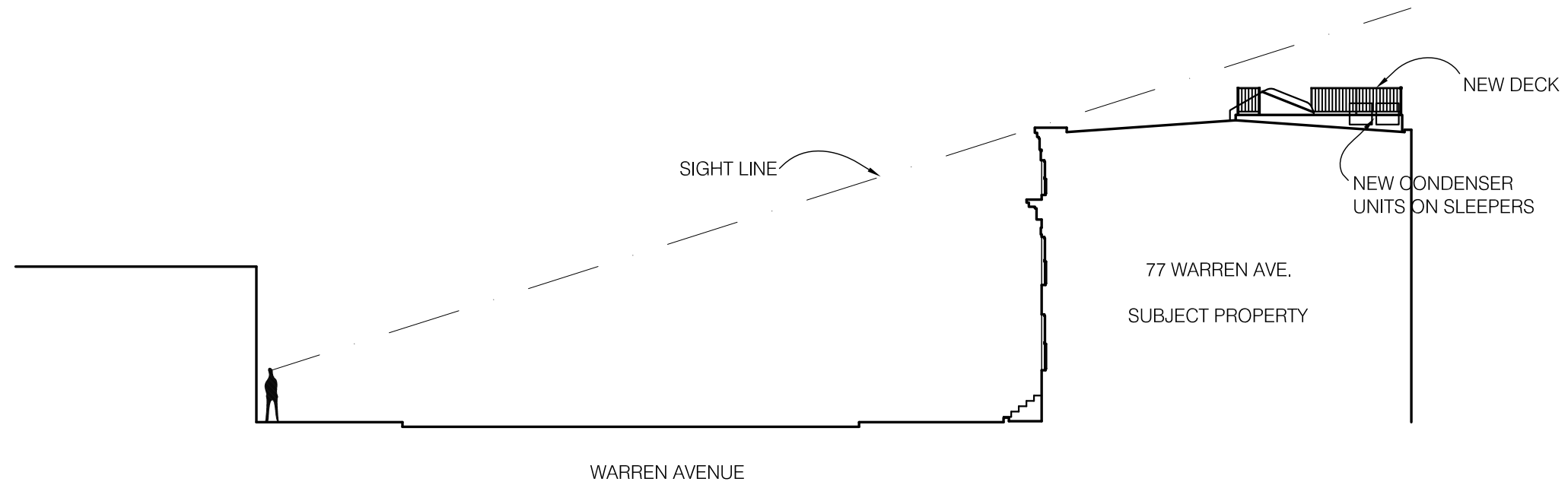


(B) ROOF PLAN



(C) CONDENSER & PLATFORM DETAIL
SCALE = 1/2" = 1'-0"

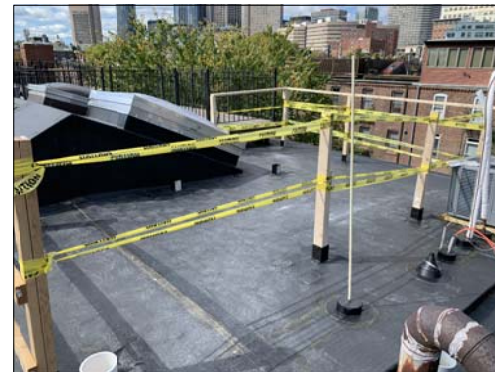




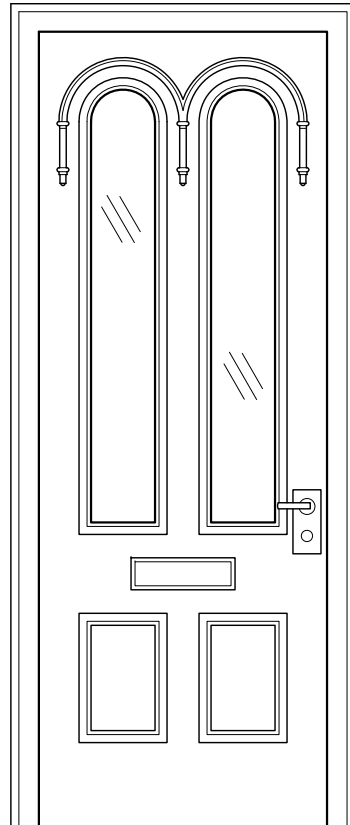
Ⓓ SITE SECTION - THROUGH WARREN AVENUE



27 Exhibit - Mock-up roof deck railing - North view



28 Exhibit - Mock-up roof deck railing - North West view



(E) New proposed entry door to replace non-original existing door.

*With a leaded glass transom and leaded glass door lights, the existing non-compliant door does not resemble a historically accurate door that would have been in place when the property was originally built.



1 Exhibit - Sample entry doors at neighboring townhouses; 81 and 83 Warren Ave.



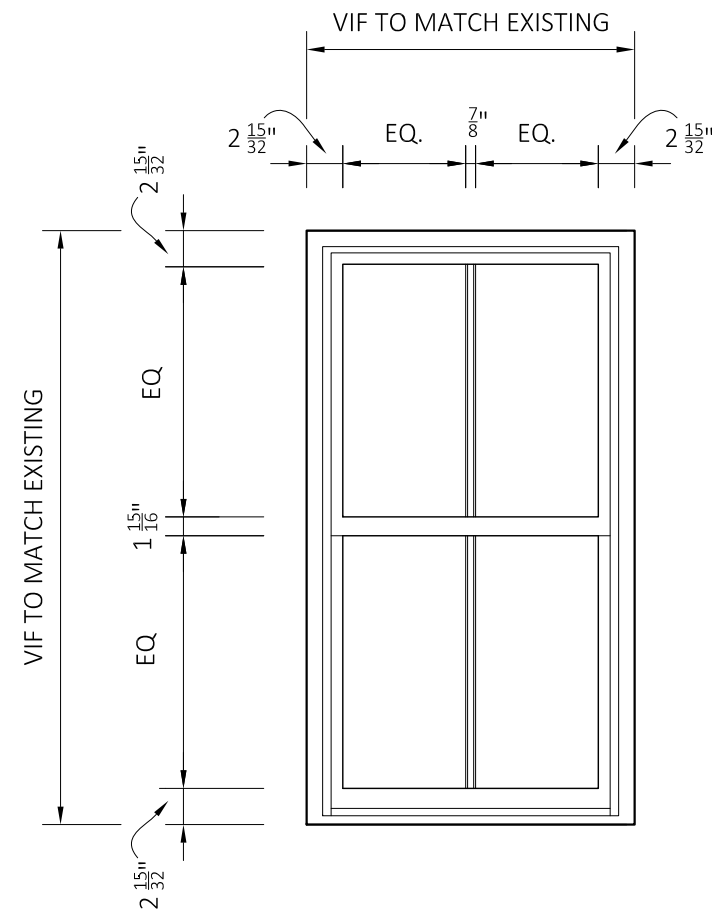
2 Exhibit - Sample entry doors at neighboring townhouses; 85 and 87 Warren Ave.



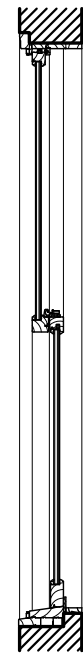
3 Exhibit - Sample entry doors at neighboring townhouses; 93 and 95 Warren Ave.



4 Exhibit - Existing non-original entry door and surround of subject property, 77 Warren Ave.



(F) TYPICAL PROPOSED WINDOW
FULL ELEVATION
SCALE: 1"=1'-0"



TYPICAL PROPOSED WINDOW
FULL SECTION
SCALE: 1"=1'-0"



5 Exhibit - Existing non-original window frame and sash of subject property, 77 Warren Ave.

Note: Refer to sheets D-22.09 to D-22.12 for additional manufacturer's info. on windows

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

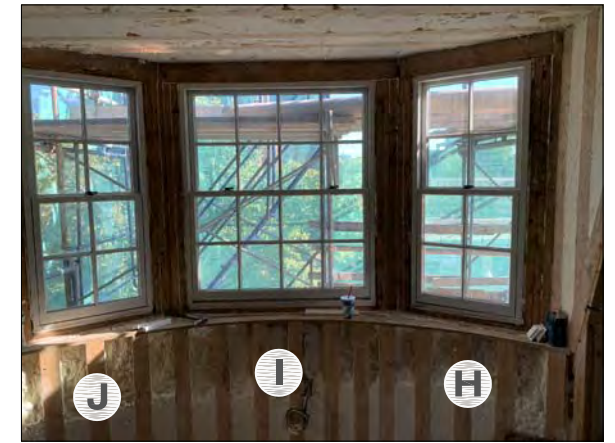
GARDEN LEVEL



6 Exhibit - Front Facade of subject property with existing windows tagged to reference interior images of same windows on this sheet



7 Exhibit - Existing non-original windows; interior view at Third Floor



8 Exhibit - Existing non-original windows; interior view at Third Floor



9 Exhibit - Existing non-original windows; interior view at Garden Floor



10 Exhibit - Existing non-original windows; interior view at First Floor

Note: Refer to sheets D-22.09 to D-22.12 for additional manufacturer's info. on windows

Work Items - Key Notes

A - Metal Work, Existing

Remove existing non-original metal window boxes, decorative trellis and address plaque. Patch and repair masonry as necessary.

B - Masonry Lintels and Sills, Existing

Repair and paint existing masonry lintels as necessary; to be painted black similar to adjacent townhouse. Color specification to be submitted.

C - Windows

Non-original window frames and sashes to be replaced with new conforming wood frame double hung windows. Two over two simulated divided lites to resemble building original windows. Interior spacer bars with outside applied muntins on glass face. Finish paint to match existing. To be painted black similar to adjacent townhouse. Color specification to be submitted.

D - Entry Vestibule

Remove non-original wood side panels; patch and repair masonry as necessary.

E - Entry Door

Non-original door slab, frame and transom to be replaced with new conforming wood door with two clear lites. To be natural wood with light stain similar to neighboring townhouses. Stain sample specification to be submitted.

F - Wood Awning, Existing

Repair and paint existing wood awning as necessary; to be painted black similar to adjacent townhouse. Color specification to be submitted.

G - Copper Gutter and Downspouts

Install new copper gutters and downspouts to replace existing non-original aluminum items. To match location as existing.

H - Masonry Brick Repair, Existing

Repair and re-point existing brick as necessary. New mortar to match existing.

I - New Mechanical Platform

New wood framed platform on roof to support new condenser units; to be located on roof at height to prevent visibility from public way.

J - New Wood Roof Deck

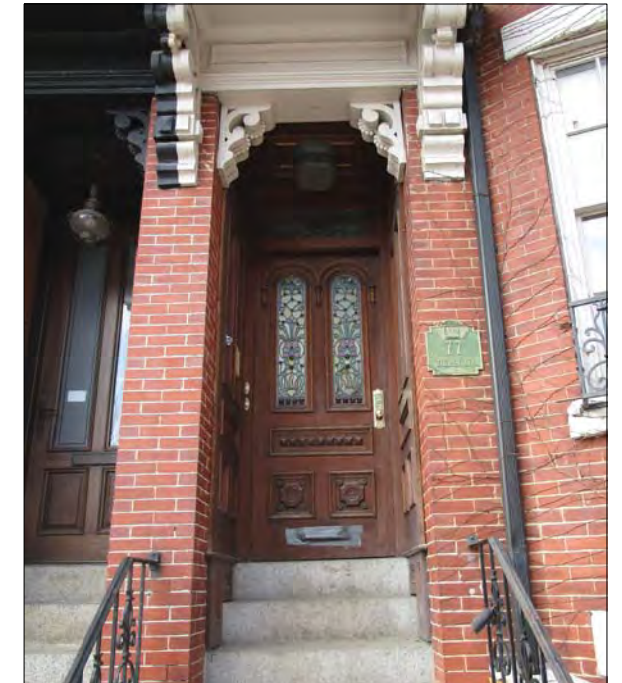
New wood deck with metal handrail to be located at back of roof to prevent visibility from public way.

K - New Roof Access Hatch

Hinged skylight to provide access to new roof deck.



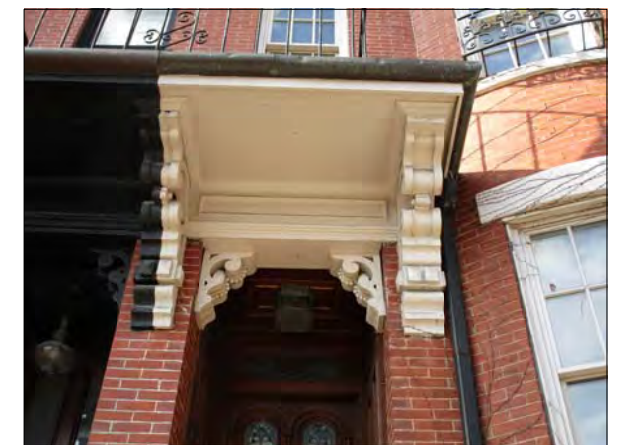
11 Exhibit - Existing facade of subject property, 77 Warren Ave.



12 Exhibit - Existing non-original entry door and side panels of subject property, 77 Warren Ave.



13 Exhibit - Existing masonry lintel of subject property, 77 Warren Ave.



14 Exhibit - Existing window awning of subject property, 77 Warren Ave.

Subject Property



15 Exhibit - Existing facade of subject property, 77 Warren Ave. with adjacent neighbors.



16 Exhibit - Streetscape; Warren Ave. - view looking East.



17 Exhibit - Streetscape; Warren Ave. - view looking South East across street from subject property



18 Exhibit - Streetscape; Warren Ave. - view looking across street from subject property



19 Exhibit - Streetscape; Warren Ave. - view looking South West across street from subject property

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

⊗ Lines with Errors Exist on Project - Unit Pricing is not Valid

NUMBER OF LINES: 7 TOTAL UNIT QTY: 20 EXT NET PRICE: USD 15,668.95

LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Garden Level	Marvin	Wood Ultimate Double Hung RO 35 3/4" X 47 23/32" Entered as MO 35 1/4" X 48 3/8"		2	
2	First Floor	Marvin	Wood Ultimate Double Hung RO 35 3/4" X 78 11/32" Entered as MO 35 1/4" X 79"		2	
3	Second Floor	Marvin	Wood Ultimate Double Hung RO 35 3/4" X 71 23/32" Entered as MO 35 1/4" X 72 3/8"		2	
4	Second Floor	Marvin	Wood Ultimate Double Hung RO 30 1/2" X 71 23/32" Entered as MO 30" X 72 3/8"		1	
5	Third Floor - Front	Marvin	Wood Ultimate Double Hung RO 26 1/8" X 56" Entered as FS 25 1/8" X 55 1/2"		2	
⊗6	Third Floor - Front	Marvin	Wood Ultimate Double Hung RO 48 1/8" X 56" Entered as FS 47 1/8" X 55 1/2"		1	
9	All Wood Windows	Non-Marvin	Labor Paint the exterior of the windows Black by JB Sash With the High Performance Klima System - Flat Black		10	

Accepted:

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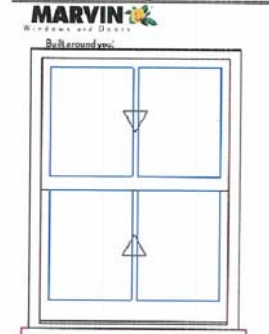
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20 Exhibit - New Window Specifications - Marvin Window
Quote Page 2

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 2	Mark Unit: Garden Level	Net Price:	USD
		Ext. Net Price:	USD



As Viewed From The Exterior
Entered As: MO
RO 35 3/4" X 47 23/32"
Egress Information
Width: 31 3/16" Height: 17 23/64"
Net Clear Opening: 3.76 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05573-00001
ENERGY STAR: NC

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Wood Ultimate Double Hung
Masonry Opening w/ Sub sill
35 1/4" X 48 3/8"
Rough Opening w/ Sub sill
35 3/4" X 47 23/32"
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
White Jamb Hardware
Half Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Exterior Casing - None
Primed Pine Simulated Thick Sub sill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

WINDOWS:



Line #2 Qty: 2	Mark Unit: First Floor	Net Price:	USD
		Ext. Net Price:	USD



Accepted:
OMS Ver. 0002.26.00 (Current)

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Wood Ultimate Double Hung
Masonry Opening w/ Sub sill
35 1/4" X 79"
Rough Opening w/ Sub sill
35 3/4" X 78 11/32"
Top Sash

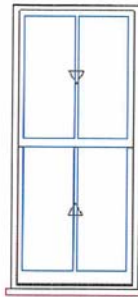
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21 Exhibit - New Window Specifications - Marvin Window
Quote Page 3

OMS Ver. 0002.26.00 (Current)
Product availability and pricing subject to change.

Citywide - 77 Warren - Front - 7-12-19
Citywide - 77 Warren - Front - 7-12-19
Quote Number: C5GNDBY
Architectural Project Number:



As Viewed From The Exterior

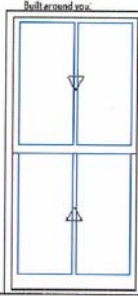
Entered As: MO
RO 35 3/4" X 78 11/32"
Egress Information
Width: 31 3/16" Height: 32 43/64"
Net Clear Opening: 7.08 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05573-00001
ENERGY STAR: NC

WINDOWS:

C D

Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
White Jamb Hardware
Half Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Exterior Casing - None
Primed Pine Simulated Thick Sub sill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Second Floor	Net Price:	USD	
Qty: 2		Ext. Net Price:		



As Viewed From The Exterior

Entered As: MO
RO 35 3/4" X 71 23/32"
Egress Information
Width: 31 3/16" Height: 29 23/64"
Net Clear Opening: 6.36 SqFt
Performance Information
U-Factor: 0.29
Accepted:

WINDOWS:

F G

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Wood Ultimate Double Hung
Masonry Opening w/ Sub sill
35 1/4" X 72 3/8"
Rough Opening w/ Sub sill
35 3/4" X 71 23/32"
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H

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OMS Ver. 0002.26.00 (Current)

22 Exhibit - New Window Specifications - Marvin Window
Quote Page 4

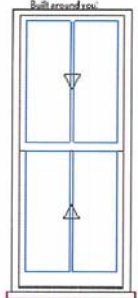
OMS Ver. 0002.26.00 (Current)
Product availability and pricing subject to change.

Citywide - 77 Warren - Front - 7-12-19
Citywide - 77 Warren - Front - 7-12-19
Quote Number: C5GNDBY
Architectural Project Number:

Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05573-00001
ENERGY STAR: NC

Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
White Jamb Hardware
Half Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Exterior Casing - None
Primed Pine Simulated Thick Sub sill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Second Floor	Net Price:	USD	
Qty: 1		Ext. Net Price:		



As Viewed From The Exterior

Entered As: MO
RO 30 1/2" X 71 23/32"
Egress Information
Width: 25 15/16" Height: 29 23/64"
Net Clear Opening: 5.29 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05573-00001
ENERGY STAR: NC

WINDOWS:

E

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Wood Ultimate Double Hung
Masonry Opening w/ Sub sill
30" X 72 3/8"
Rough Opening w/ Sub sill
30 1/2" X 71 23/32"
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
White Jamb Hardware
Half Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Exterior Casing - None
Primed Pine Simulated Thick Sub sill
No Installation Method
***Ncte: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
Field application may require special sizing.
***Ncte: Unit Availability and Price is Subject to Change

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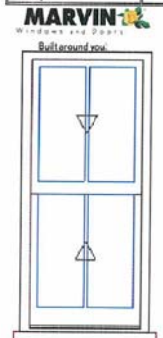
OMS Ver. 0002.26.00 (Current)

23 Exhibit - New Window Specifications - Marvin Window
Quote Page 5

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Product availability and pricing subject to change.

Citywide - 77 Warren - Front - 7-12-19
Citywide - 77 Warren - Front - 7-12-19
Quote Number: C5GNDBY
Architectural Project Number:

Line #5 Qty: 2	Mark Unit: Third Floor - Front	Net Price:	Ext. Net Price:	USD	
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MARVIN
Windows and Doors
Built around you.

As Viewed From The Exterior

Entered As: FS
RO 26 1/8" X 56"
Egress Information
Width: 21 9/16" Height: 21 1/2"
Net Clear Opening: 3.22 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05573-00001
ENERGY STAR: NC

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Wood Ultimate Double Hung
Frame Size w/ Sub sill
25 1/8" X 55 1/2"
Rough Opening w/ Sub sill
26 1/8" X 56"


Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

Satin Taupe Sash Lock
White Jamb Hardware
Half Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Exterior Casing - None
Primed Pine Simulated Thick Sub sill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
Field application may require special sizing.
***Ncte: Unit Availability and Price is Subject to Change

WINDOWS:
H J

Line #6 Qty: 1	Mark Unit: Third Floor - Front	Net Price:	Ext. Net Price:	USD	
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MARVIN
Windows and Doors
Built around you.

As Viewed From The Exterior

Entered As: FS
RO 47 1/8" X 55 1/2"
Egress Information
Width: 43 9/16" Height: 21 1/2"
Net Clear Opening: 6.50 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05573-00001
ENERGY STAR: NC

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Wood Ultimate Double Hung
Frame Size w/ Sub sill
47 1/8" X 55 1/2"
Rough Opening w/ Sub sill
48 1/8" X 56"
Extended Size Unit
Error: 'Frame\Basic Shape\Width' = 47.125, cannot be greater than 45.375

Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar

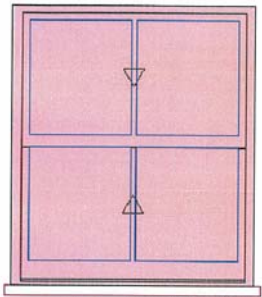
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OMS Ver. 0002.26.00 (Current)

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Quote Page 6

OMS Ver. 0002.26.00 (Current)
Product availability and pricing subject to change.

Citywide - 77 Warren - Front - 7-12-19
Citywide - 77 Warren - Front - 7-12-19
Quote Number: C5GNDBY
Architectural Project Number:



As Viewed From The Exterior

Entered As: FS
RO 48 1/8" X 56"
Egress information
Width: 43 9/16" Height: 21 1/2"
Net Clear Opening: 6.50 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05573-00001
ENERGY STAR: NC

7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

Satin Taupe Sash Lock
White Jamb Hardware
Half Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Exterior Casing - None
Primed Pine Simulated Thick Sub sill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change
***Error: Pricing is not Valid

WINDOWS:
I

Line #9 Qty: 10	Mark Unit: All Wood Windows	Net Price:	Ext. Net Price:	USD	
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Labor Paint the exterior of the windows Black by JB Sash With the High Performance Klima System - Flat Black

Project Subtotal Net Price: USD
Non-Taxable Labor: USD
6.250% Sales Tax: USD
Project Total Net Price: USD

⊗ Lines with Errors Exist on Project - Project Pricing is not Valid

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OMS Ver. 0002.26.00 (Current)

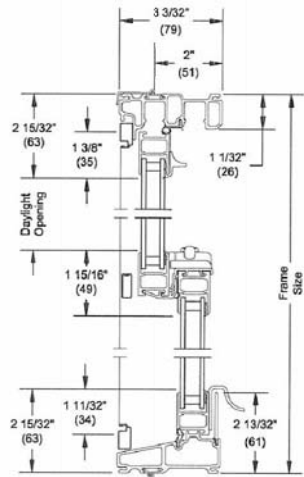
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Quote Page 7



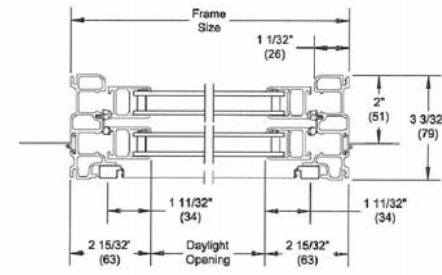
Essential Double Hung

Section Details: Operator

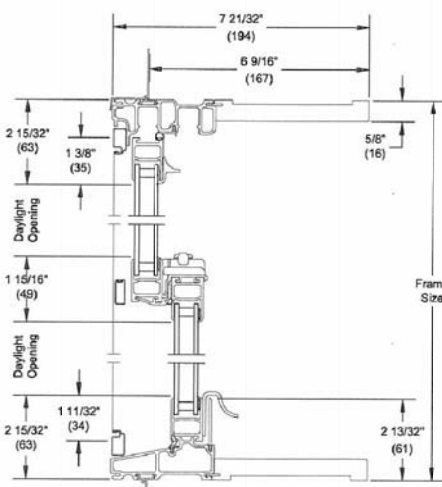
Scale: 3" = 1' 0"



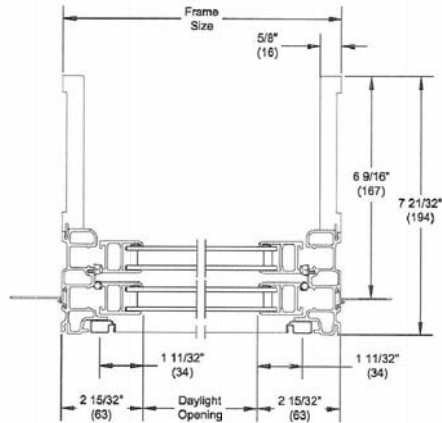
Head Jamb and Sill



Jamb



Head Jamb and Sill



Jamb

NOTE: Units also available with 4 9/16" jamb. Same jamb extension profile as 6 9/16" jamb extension shown.

2019-06-24

ESDH-21

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Architectural Detail Manual

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