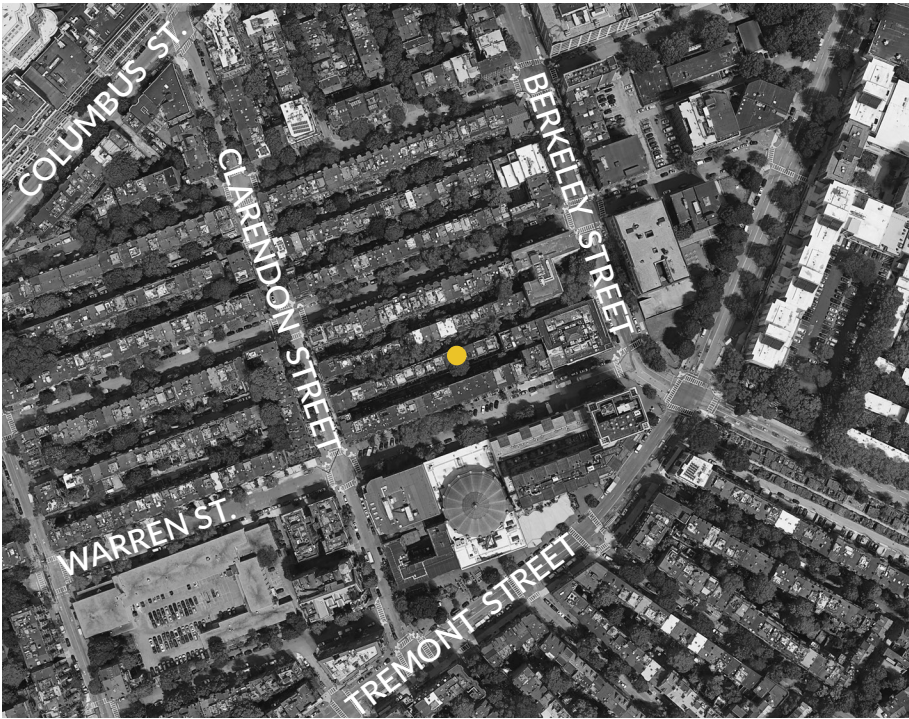


40 GRAY STREET



40 GRAY STREET
SITE LOCATION & SITE PLAN



DESCRIPTION OF PROPOSED WORK

1. Clean, repair and repoint existing brick masonry facades, cornices, and chimneys, as required.
2. Repair existing brownstone decoration, lintels, and sills as required.
3. Repaint existing brownstone lintels and sills to match existing as required. (Ben Moore OC-55)
4. Repair and restore existing front stoop as required.
5. Repair and restore trim around entryway as required.
6. Repair and restore existing overhang at entry as required.
7. Repair and restore existing front entry door and door hardware.
8. Repair and restore existing wood frame windows as required.
9. Replace existing storm windows with new storm windows.
10. Clean and restore existing trim at doors and windows.
11. Install new A/V intercom system at front entry return.
12. Install new hanging pendant at entry to match surrounding context.
13. Install new skylight in enlarged opening at roof.
14. Construct new roof deck and roof hatch. Refer to attached drawings.





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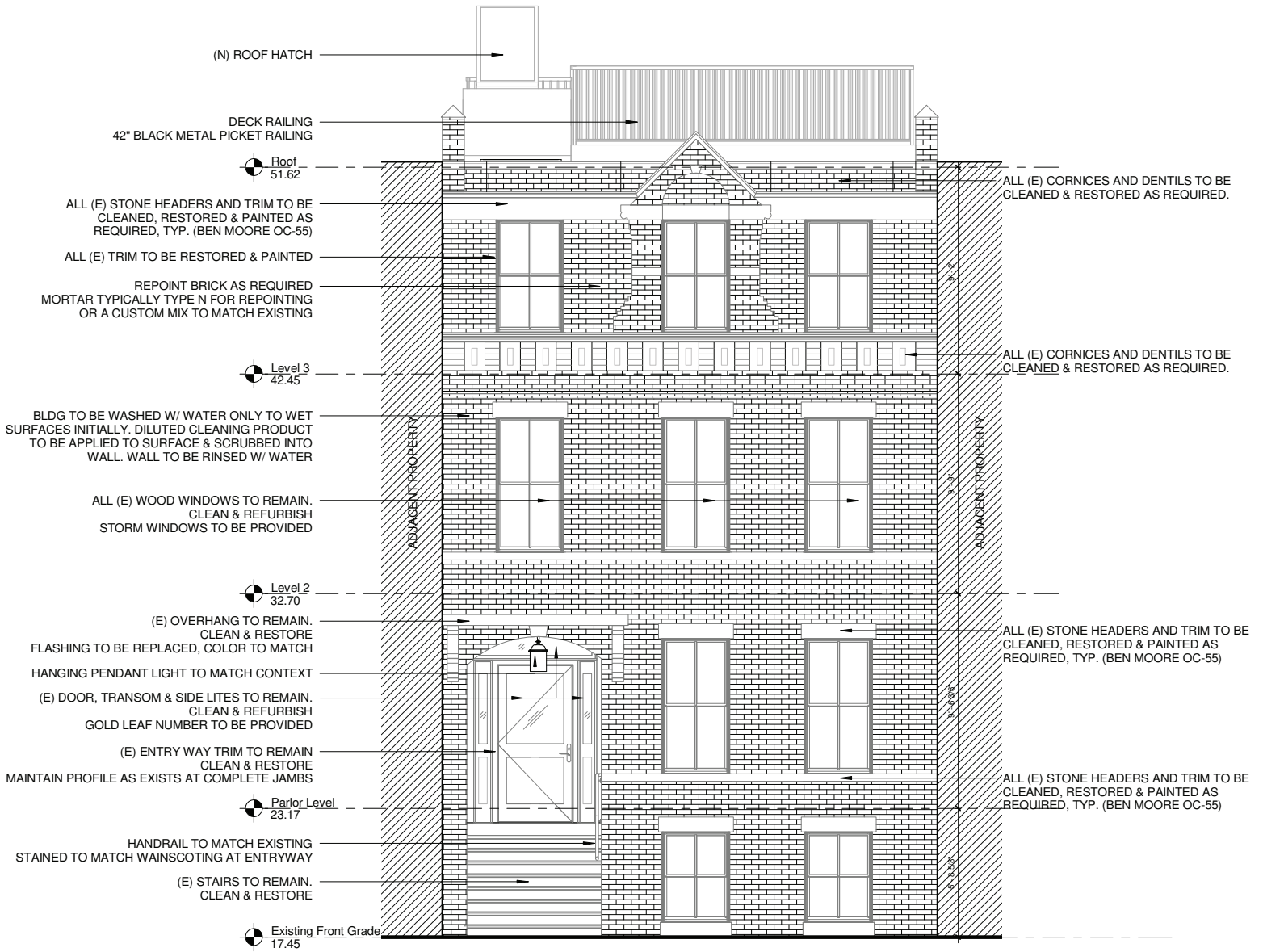
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40 GRAY STREET FRONT ELEVATION





EXISTING DOOR AND SIDELITES TO BE REFINISHED

EXISTING GLASS INFILL TO BE CLEANED, PAINTED
W/ NEW GOLD LEAF STREET NUMBER

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.



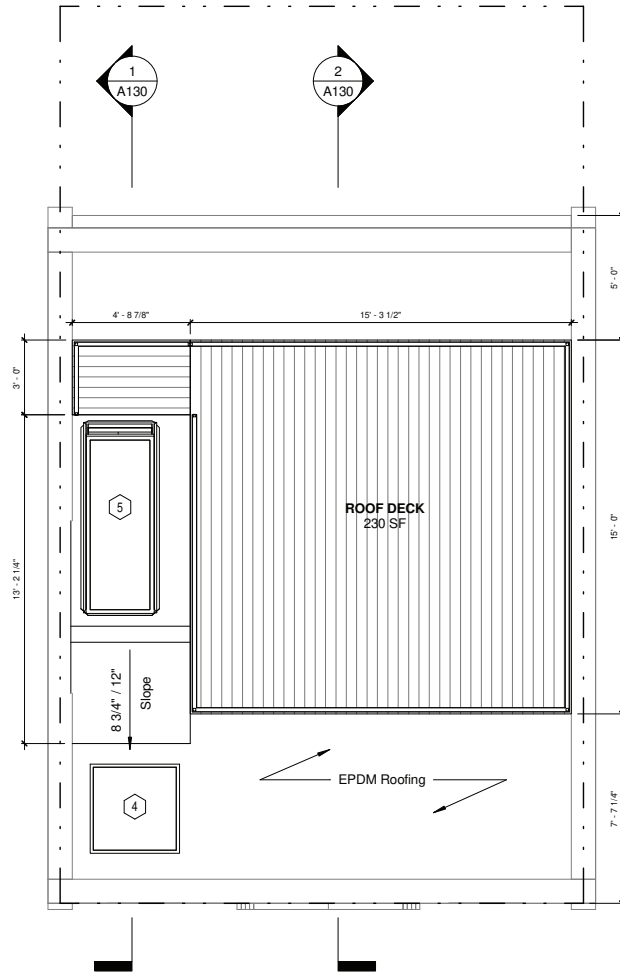
EXISTING WOOD FRAME WINDOWS TO BE RESTORED

EXISTING MISMATCHING STORM WINDOWS TO BE REPLACED WITH NEW BLACK STORM WINDOWS

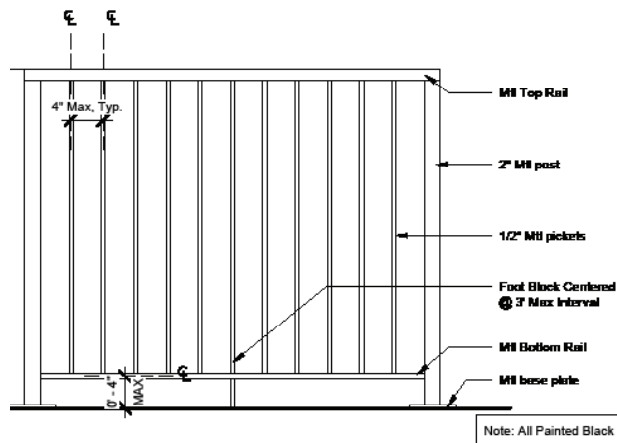


ROOF DECK

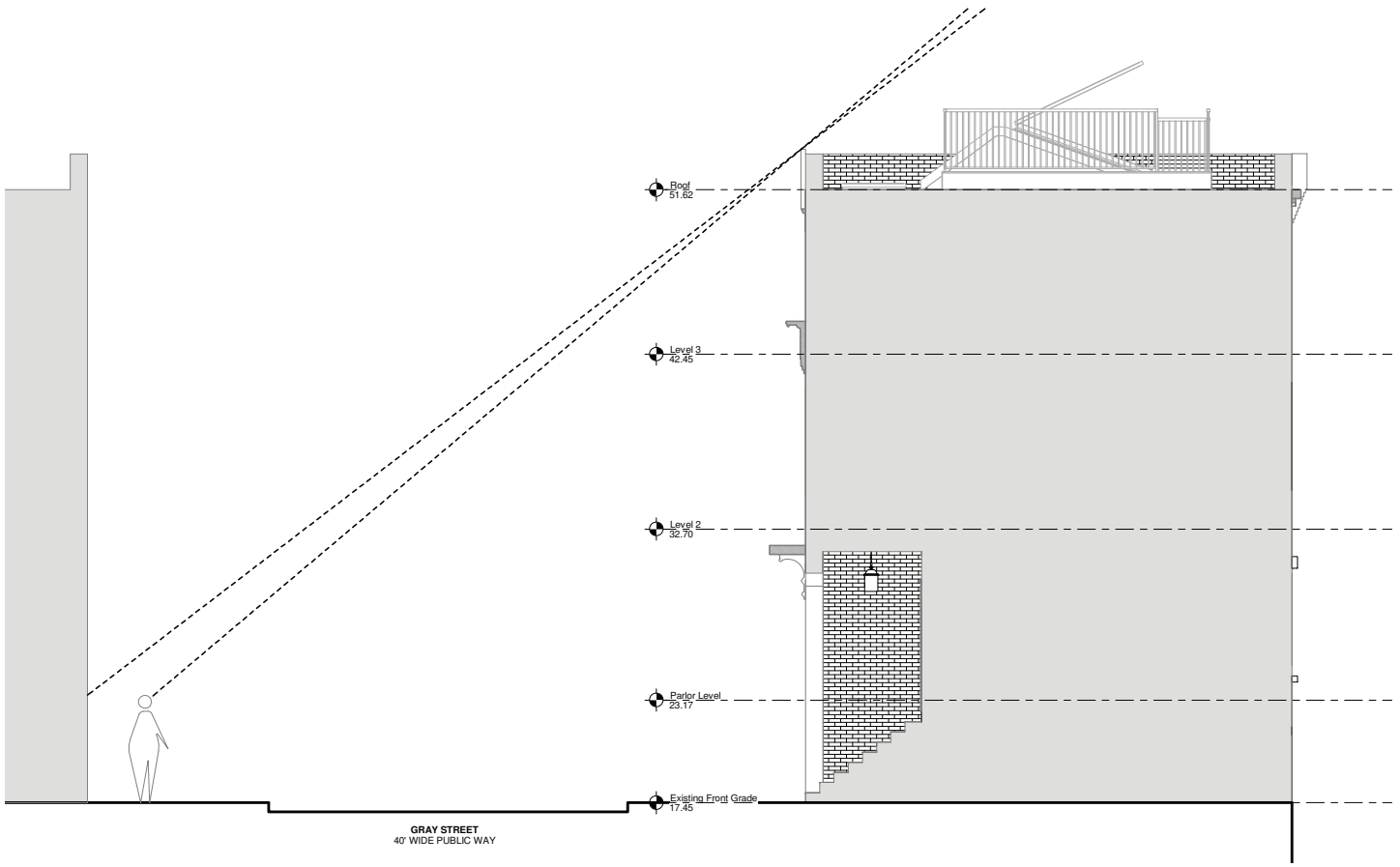
Deck will be composite decking with black metal picket railing 3'6" off of deck.
 Deck is positioned towards back of building to ensure deck railing can not be seen from street.
 See additional details on the following page.



ROOF PLAN



RAILING ELEVATION
 @ ROOF DECK



SIGHT LINE SECTION