

# HARMON ARCHITECTURE

**8/23/22**

Project contact: Jen Shectman, Jerry Shectman  
Project address: 51 Page Rd, Newtonville, MA

Subject - Proposed architectural modifications

The entire project is comprised of two new small structures - an **exterior stair** to grade in the east side yard and a new **bulkhead** replacing an existing bulkhead at the driveway at the north elevation. Alterations to the existing building itself are limited to **modifications of (3) openings** on the east and north elevations.

Attached is a plan set showing proposed modifications. ( Site plan, Architectural sheets A-1, A-2, A-3, Context photos 1,2 )

## **Site plan**

The site plan shows directions of street views towards proposed modified parts. —View from Page Rd shows existing fencing ( see photo 1 ) that occludes view of east side yard modifications. Photo 2 shows a driveway view from Edinboro Circle that would show a portion of a new proposed bulkhead - see A-2 for a concept image of bulkhead.

## **Sheets A-1, A-2**

### **1 Proposed basement foundation work - Modifications to basement windows and stone foundation below grade**

Two existing basement window opening are proposed to be elongated downward into the stone foundation to form egress windows for safe exit out of the proposed basement apartment. The cut into the stone and the new vinyl unit would be set into the wall in a similar opening and masonry opening detail as the existing units. The top of the unit would match the top of existing basement units under the house sill.

The window well is placed against the stone foundation but won't alter it other than a few horizontal pins into the foundation wall if using a concrete masonry unit type design- concrete blocks or a galvanized surround to create the well may be an alternative idea and that would also have no physical impact on the existing structure.

### **2 Proposed modifications to the building basement bulkhead and one window unit on first floor**

Proposed reconfigured bulkhead cover. An existing double hung window is made shorter at the kitchen side or driveway area to allow for a new proposed bulkhead entrance which replaces the hinged bulkhead door in place now. The bulkhead cover provides a secure entry door and coverage to the steps down into the basement apt. ( See A-1, A-2 w/ 3d image, A-3 )

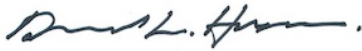
**3 Proposed modification to window in side yard creating a new door with new stair to side yard from first floor kitchen:**

An existing window at the first floor is elongated downward to form a door opening that leads to a proposed new side stair to the east side yard. The new stair would closely match the side porch stair in concept. Stair tread, risers, posts and handrail and balusters to retain features of these existing stair parts ( See A-1 - plan drawing , A-2 — casing, post detail, A-3 for more detailed elevations ) The stair does not modify the existing structure -- it stands adjacent to it. It does not interrupt the water table pattern of trim but does connect to it with use of a ledger w/ 2 bolts holding the new stair against the house.

**Further specifications, details**

Exact selections of materials, products, finishes and further details to make these modifications function for durability and aesthetic compatibility shall be provided according to the requests and standards set forth by the Historical Commission of Newton.

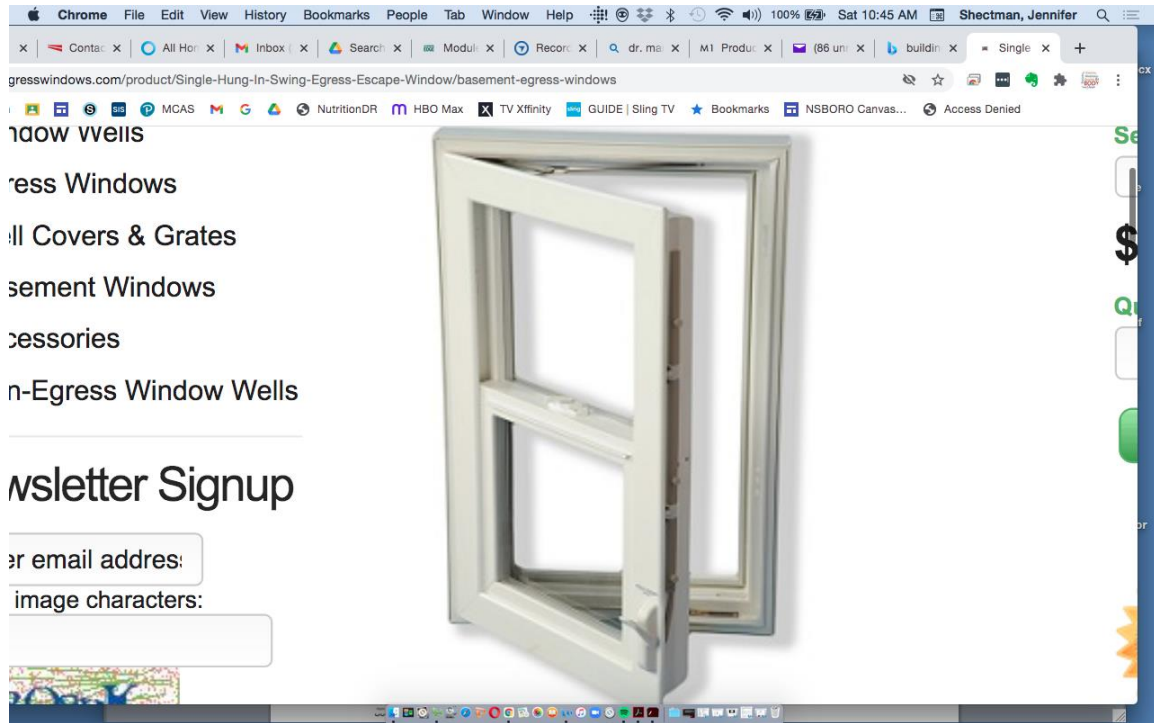
Sincerely,



David Harmon —reg. architect, Lic # 20392 MA; [www.dhpartners.com](http://www.dhpartners.com))

# Egress Window

## In-Swing, Single Hung Egress Window



### Specifications

**Item #:** EZ-WSHISE3536-Hinge-LEFT

**Manufacturer:** Egress Made EZ

**Width:** 35 1/2"

**Height:** 36"

**Window Size:** The net clear opening is 28 1/4" wide x 31 high. Which is 6.0 square feet.

**Materials:** Vinyl

**weight:** 75 lbs.

**Code Compliant:** Yes

**Notes:** Dual functioning window. Both as a single hung window and an In-Swing Egress Window. Double paned glass with a U-value of 0.24. Includes a fiberglass screen.

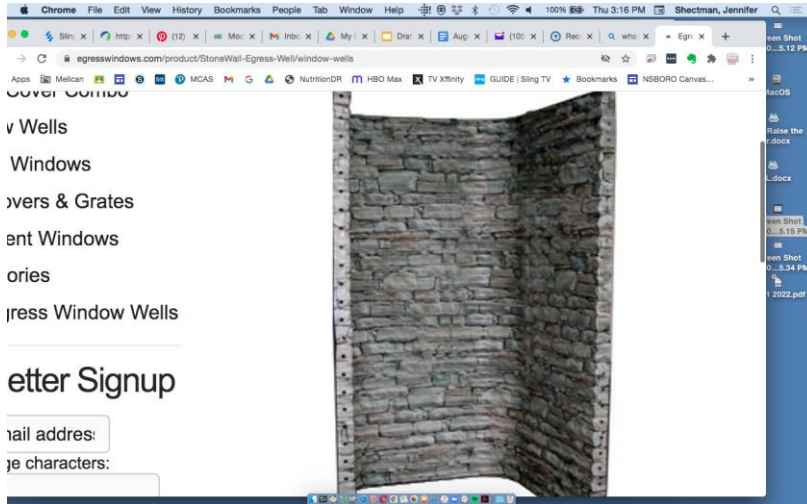
## Description

This dual function, single hung egress window lets you easily let fresh air into your basement, improving the ventilation of the livable space. In its other capacity, it also swings in easily when you need an alternative exit during an emergency, such as fire or flood.

This window has some great features:

- One-handed operation for quick emergency exits
- Handle to open window is low on the frame; easy for children
- Argon gas filled double-paned, insulated Low-E glass by Guardian with a U-value of 0.24
- Fiberglass screen to keep out bugs
- Exceeds the 5.7 sq. ft. opening size required by code.

## Egress Well



## Specifications

**Item #:** SP-ECS-423636

**Manufacturer:** St. Paul

**Height:** 36"

**Projection:** 36"

**Well Width:** 42"

**Materials:** Galvanized Steel

**weight:** 65 lbs.

**Code Compliant:** Yes

#### Description

Remodeling a basement? StoneWall egress window wells give you the best of both worlds with their durable galvanized steel construction and unique look of real stone. The StoneWall pattern is a printed film applied during manufacturing, adding the appearance of natural stone at the price of corrugated steel. These no-assembly required wells are made from a one-piece sheet allowing for consistent and easy installation. With the largest profile opening available on the market, your basement is assured the maximum amount of natural light and improved ventilation, while providing a safe exit in the event of fire. This code-compliant well offers peace of mind for a fraction of the cost. Available in various combinations of 4 widths and 4 heights

### **Life Step Window Well Ladder for StoneWall**

#### Specifications

**Manufacturer:** St. Paul

**Height:** 3 foot - 6 foot

**Materials:** Galvanized Steel

**Weight:** 15 lbs.

**Code Compliant:** Yes

#### Description

The Life Step window well ladder for StoneWall provides you with a secure means of egress in an event of an emergency. With no assembly required, this galvanized steel ladder has rounded handholds and easy grip rungs for even the smallest of users. The 3-4-5 or 6 step option available for any size StoneWall well. This type of ladder is required by fire safety law in window well installations having depths greater than 44".

Trim and Casing for Basement Egress Window:

Current Trim is 1x2 simple square board.

Material: Red Cedar Trim to match.

Current House Front/ Back Photos



**Bulkhead to be replaced with a Vestibule**

**Drawings and specs**

**A-1 Proposed Apt**

**A-2 Building Detail Sections**

**A-3 Elevations Enlarged**

a-  
bulkhead

b-window



**A-BULKHEAD CONVERSION TO VESTIBULE**

Material: 4 in cedar shingles will be used to match house.

Color to match house.

Roof shingles to match current house.

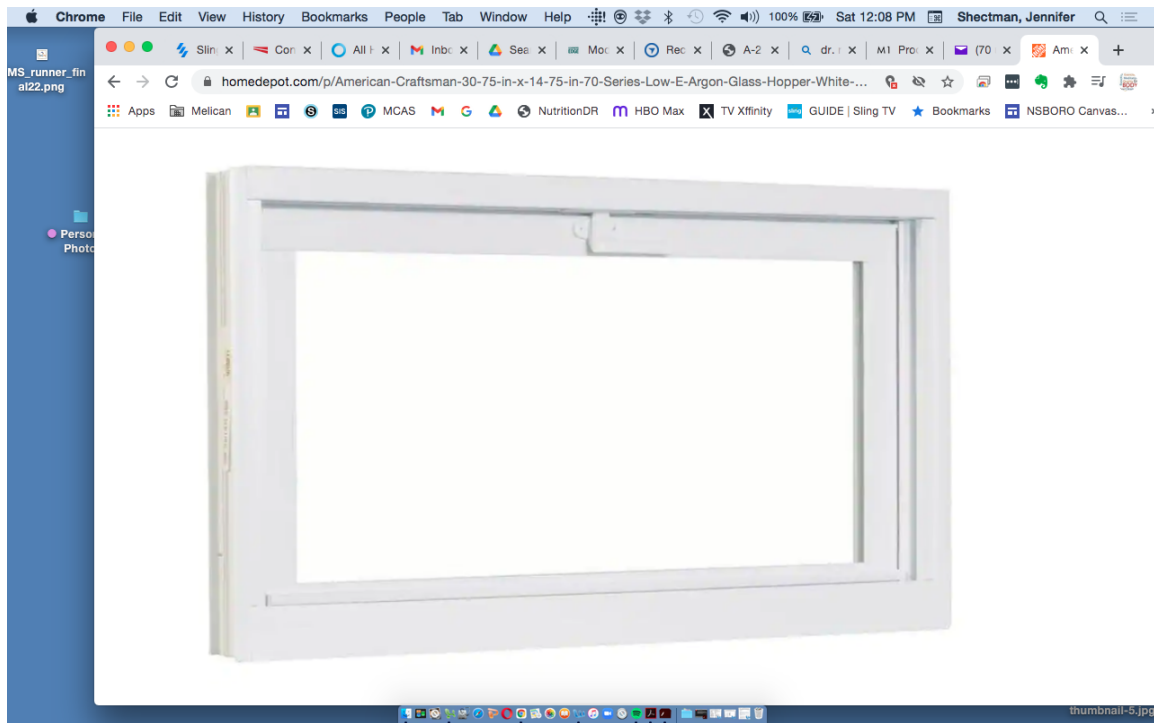
***Modification to the drawing: No window on side of vestibule. All full shingles.***

## **B-Window above vestibule**

Current Vinyl window will be replaced with a smaller vinyl window.

Material low-E Argon Glass Hopper Vinyl

Casing and trim will be exactly the same because we will use from existing material.



## **Landing, Stairs, Railings for back landing area.**

Material: Western Red Cedar

Please refer to :UpdatedDeckLanding\_Balluster\_Materials\_Fri\_Aug\_26\_2022\_08-35-50



### **Molding and Casing for door / window**

Material: 4 in wood trim to match shape (size/ width) and color.

Please refer to: Molding and Casing for doorFINAL.docx



### **Egress window**

Please refer to: Egress\_WindowwellFINAL.docx

# Deck/ Landing Materials

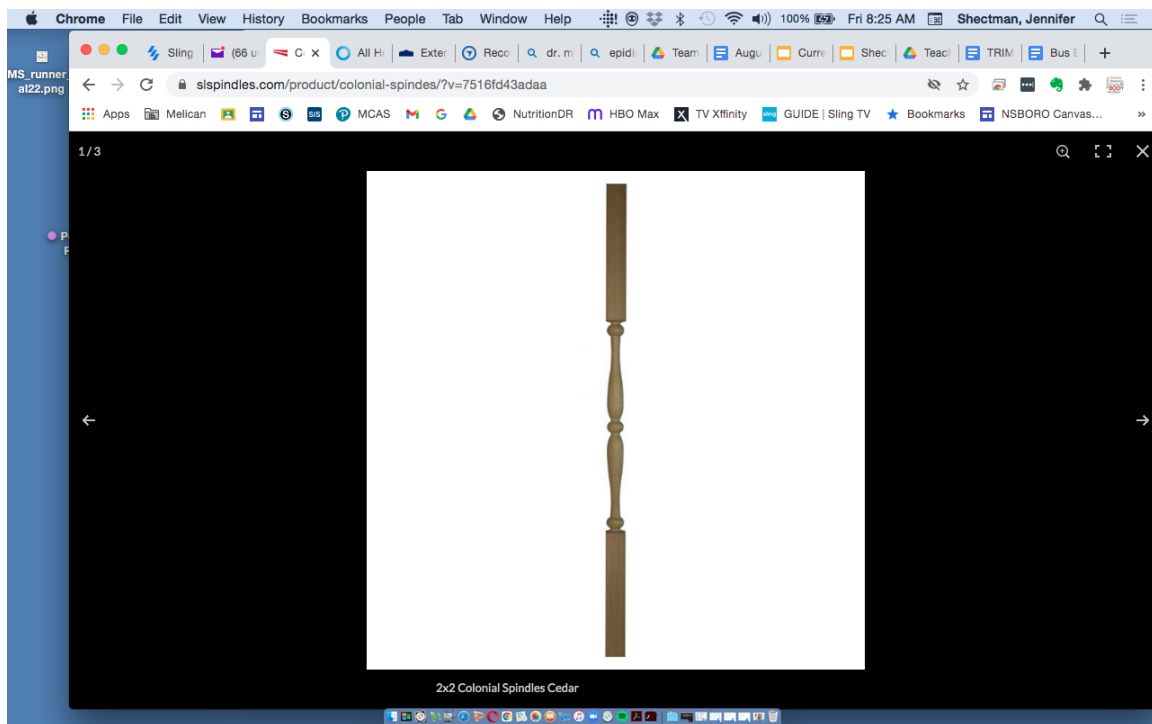
## Early American Spindles

Dimension/size specifications:

Size The dimensions of a 2" x 2"

Material Western Red Cedar

Length (Inches) 36

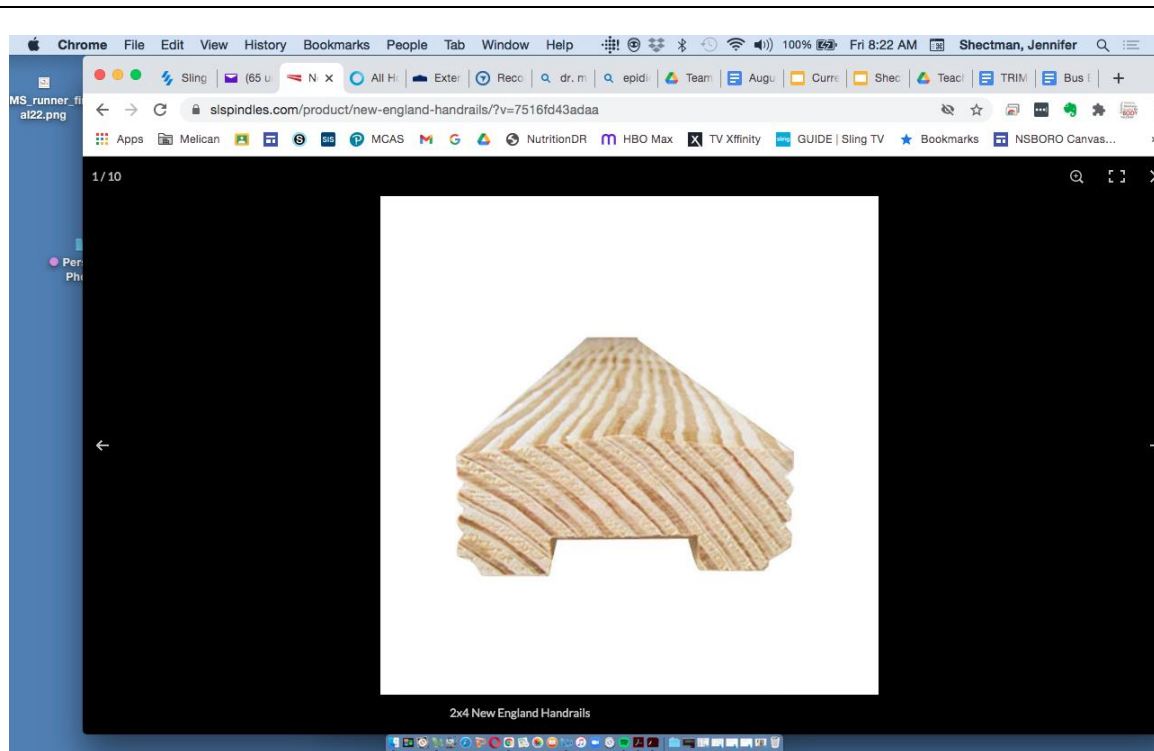


# New England Handrails

Dimension/size specifications:

Size 2" x 4"

Material Western Red Cedar

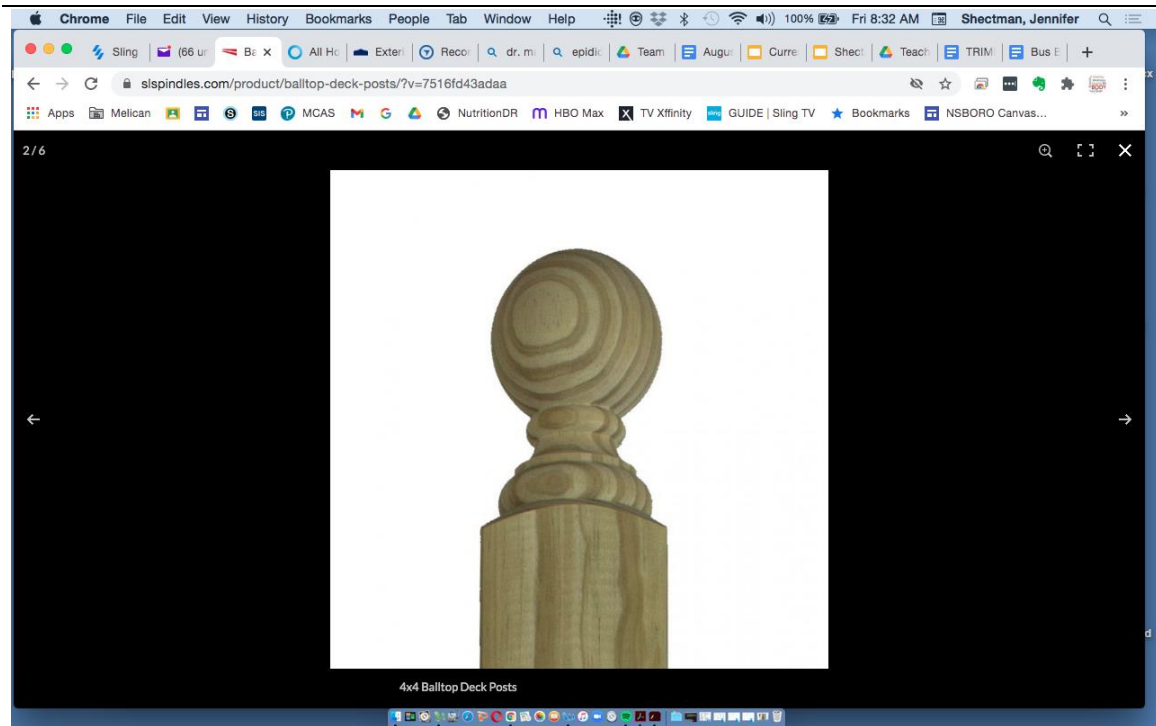


# Balltop Deck Posts

Dimension/size specifications:

Size The dimensions of a 4" x 4"

Material Western Red Cedar

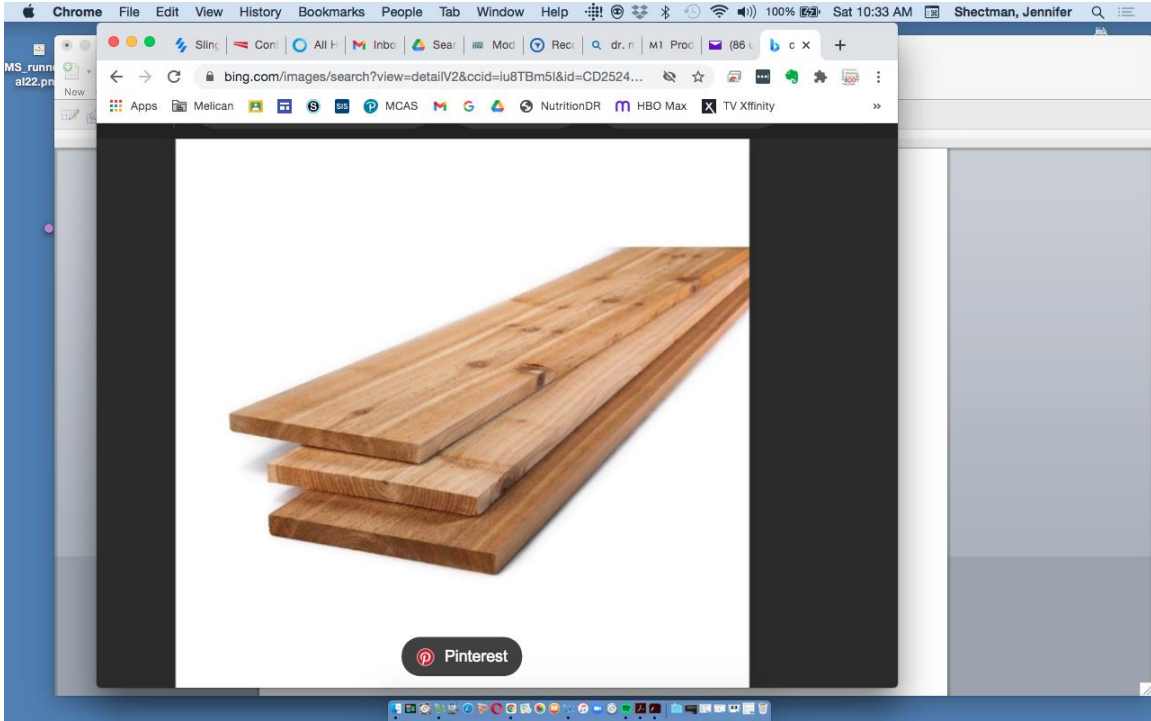


# Landing Floor Stair Treads Kick Plate

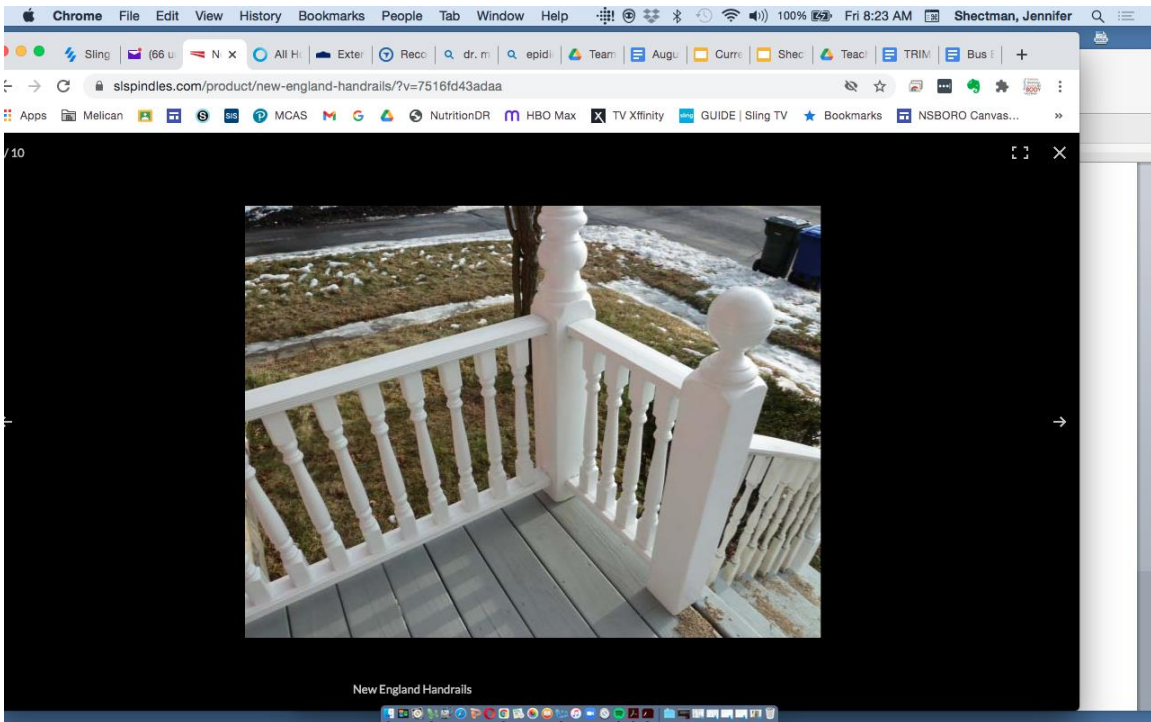
Dimension/size specifications:

**Size** The dimensions per board 1" x 6"

**Material** Cedar



## Example of Final Result

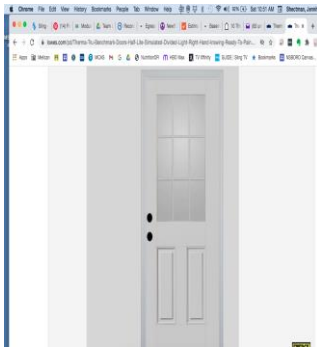


## Exterior Doors and Trim/ Casing



Current Kitchen Exterior Door at 51 Page Road

Future Exterior Door for Bulkhead and Kitchen (back on landing)



### Specifications

**Manufacturer:** Therma –Tru Fiberglass Door

**Height:** 36 x 80 **Materials:** Fiberglass

**Weight:** 100 lbs.

**Energy Star certified:** Yes

**Paint:** Black

### Description

- Therma-Tru® Benchmark® fiberglass doors won't warp or rot like wood, nor will they dent or rust like steel
- Smooth Surface Collection adds a sleek look to the entry with a smooth surface perfect for paint
- Shaker-style Craftsman-lite door features flush-glazed Low-E glass built into the door for a seamless appearance with simulated divided lites

Current Trim and Casing for windows and doors:

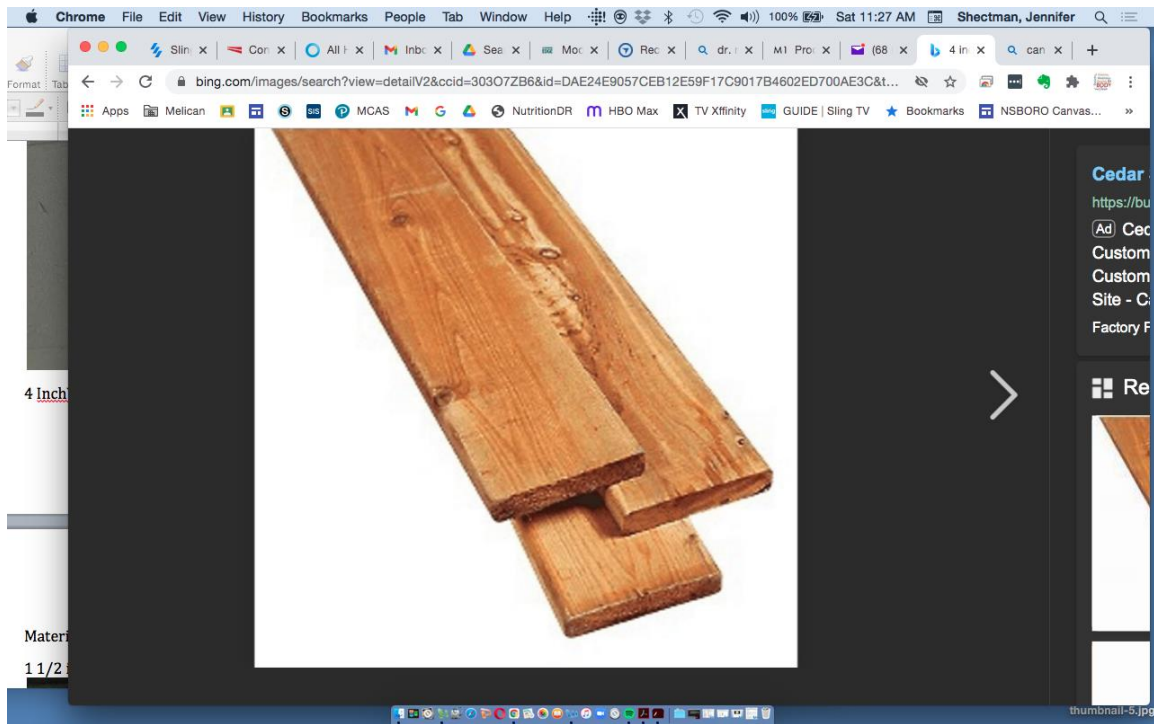
4 Inch- Wood Casing





Future Casing for Window and Doors to match current house:

Material: cedar





1 1/2 inch Decorative moulding



Depth: .



Future Moulding for Window and Doors to match current house:

Material: Hardwood (cedar) Moulding

