

Wattles Mansion

Exterior Building Restoration Project

1824 N. Curson Ave. Los Angeles, CA. 90046





North Elevation

East Elevation

South Elevation

West Elevation

Wattles Mansion Showcase House

N Curson Ave

N Curson Ave

N Curson Ave

N Curson Ave



North Elevation



North Elevation

North Elevation

1) Windows, Sill and jamb #1

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Lubricate Pulleys
- **(Rod Iron Balcony)** Sand only **(Removing Not Necessary)**
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval.



2) Door, Threshold and Jamb #2

- **(Exterior)** Strip all exterior paint, edges and jamb rebate, Plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Remove paint from all hardware, lubricate all hardware and re install.



3) Windows, Sill and jamb #3

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Lubricate Pulleys
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval.



4) Windows, Sill and Jamb #4

- **(Exterior)** Strip all exterior paint including front and rear window track, replace damaged bottom rail, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Lubricate Pulleys
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval.



5) Screen Door, Threshold and jamb #5

- (Exterior) Strip all exterior paint, edges and jamb rebate, Plane door perimeter to a min. clearance of 1/8", Install missing and damaged trim at screen to match existing, prime all surfaces, patch damaged surfaces, prime all surfaces, sand and prime. **(paint by others)**
- Remove paint from all hardware, lubricate all hardware and re install.



6) Window, Sill and Jamb #6

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Re glaze windows/ Lubricate Pulleys
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval.



7) Window, Sill and Jamb #7

- **(exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Lubricate pulleys
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval.



8) Windows, Sill and Jamb #8

- **(exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Repair and replace sash cords, Lubricate pulleys
- **(Rod Iron Balcony)** Sand only **(Removing Not Necessary)**
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval.



9) Window, Sill and Jamb #9

- **(exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Repair and replace sash cords, Lubricate pulleys
- **(Exterior)** Primary Contractor must remove bars and sand. Bars must be re installed by primary contractor after painted **(Painting by others)**
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval.



10) Windows, Sill and Jamb #10

- **(exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** repair and replace sash cords. Lubricate pulleys
- Sand window tracks to bare wood and apply lubricant to window vertical edges and track. Submit lubricant for approval.



11) Door, Threshold and Jamb #11

- **(Exterior)** Strip all exterior paint, edges and jamb rebate, plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Remove paint from all hardware, lubricate all hardware and re install.
- Repair threshold. Provide and install weather-strip at door bottom. Must submit for approval.



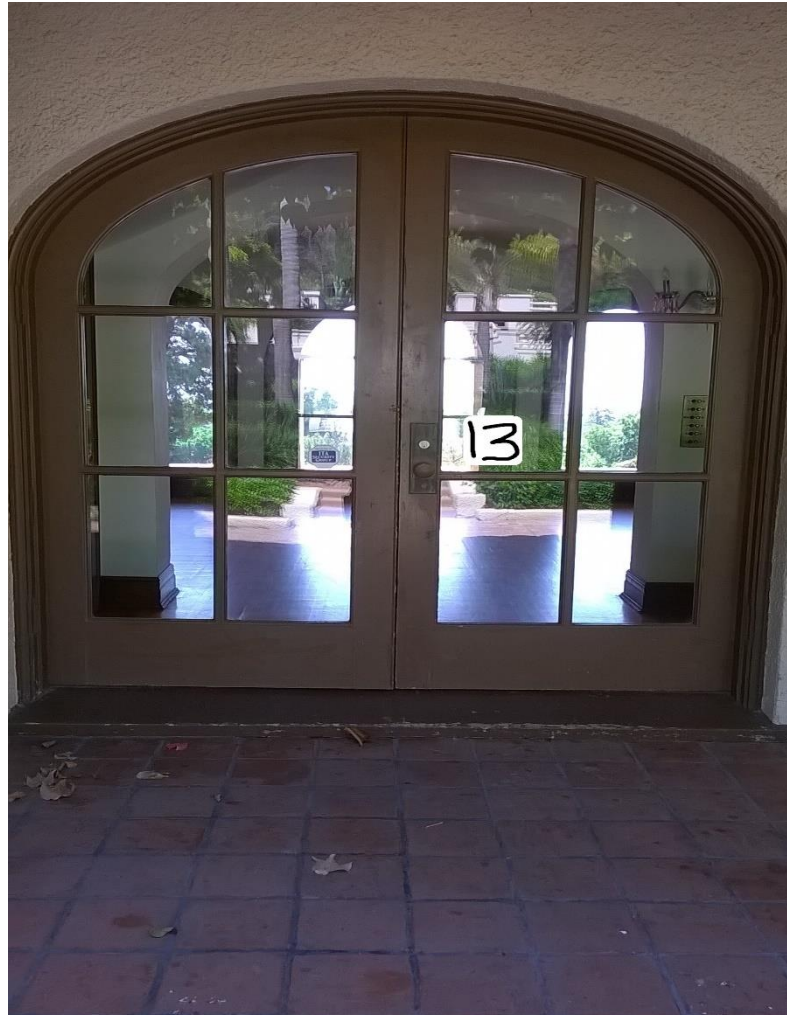
12) Windows, Sill and Jamb #12

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** repair and replace sash cords. Lubricate pulleys
- **(Exterior)** Repair or replace crown apron to match existing.
- Sand window tracks to bare wood and apply lubricant to window vertical edges and track. Submit lubricant for approval.



13) Doors, Threshold and jamb #13

- **(Exterior)** Strip all exterior paint, edges and jamb rebate, plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Repair/ or adjust existing surface bolt to operate freely.
- Provide and install additional half round door surface bolts to match existing finish and bolt width at secondary door. Must submit for approval.



14) Window, Sill and jamb #14

- **Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** repair and replace sash cords. Lubricate pulleys
- Sand window tracks to bare wood and apply lubricant to window vertical edges and track. Submit lubricant for approval.



15) Window, Sill and jamb #15

- **Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** repair and replace sash cords. Lubricate pulleys
- Sand window tracks to bare wood and apply lubricant to window side edges and track. Submit lubricant for approval.



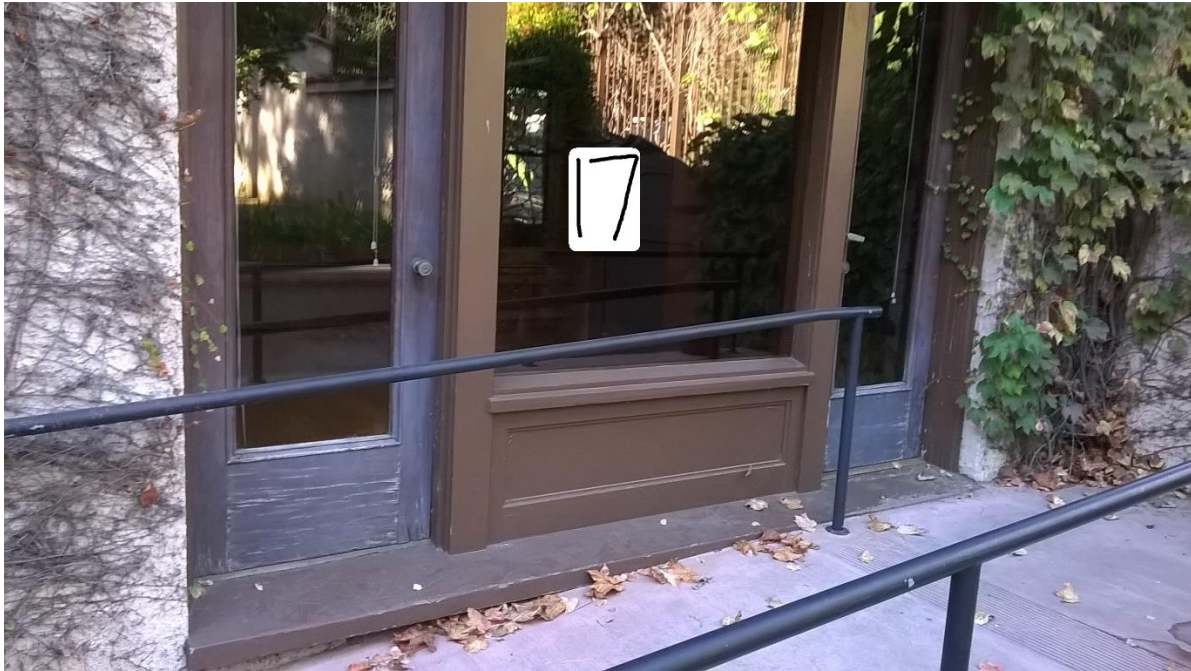
16) Door, Threshold and jamb #16

- (Exterior) Strip all exterior paint, edges and jamb rebate, plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Remove paint from all hardware, lubricate all hardware and re install.



17) Doors, Threshold and jamb #17

- **(Exterior)** Strip all exterior paint, edges and jamb rebate, plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- **(Exterior)** Restore door rails and stiles with Abatron Wood Epoxy restorer. Or submit approved equal
- **(Exterior)** Provide and install weather-strip at door bottoms. Must submit for approval.



18) Window, Sill and jamb #18

- **(Exterior)** Remove security bars, sand and reinstall after paint is applied. **(Paint by others)**
- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** repair and replace sash cords. Lubricate pulleys
- Sand window tracks to bare wood and apply lubricant to window vertical edges and track. Submit lubricant for approval.



19) Side gate #19

- Repair, fasten and patch all conclusive surfaces. Must use exterior adhesive. Must submit adhesive for approval







East Elevation



East Elevation

East Elevation

1) Window, Sill and jamb #1

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and Lubricate Pulleys
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval



2) Window, Sill and jamb #2

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Exterior)** Replace, repair or fasten loose crown sill apron. Must match original
- **(Interior)** Replace sash cords and Lubricate Pulleys
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval



3) Window, Sill and jamb #3

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and Lubricate Pulleys
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval



4) Door, Threshold and jamb #4

- **(Exterior)** Strip all exterior paint, edges and jamb rebate, Plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Remove paint from all hardware, lubricate all hardware and reinstall
- **(Interior)** Provide and install half round door surface bolts to top and bottom of secondary door. Submit for approval
- **(Interior)** Remove existing barrel bolt, patch and touch up paint.





5) Window, Sill and jamb #5

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and Lubricate Pulleys
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval.



6) Window, Sill and jamb #6

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval



7) Window, Sill and jamb #7

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and Lubricate Pulleys
- Sand window tracks and apply lubricant to window vertical edges and track. Submit lubricant for approval



8) Screen frames, Sill and jamb #8

- (Exterior) Strip all exterior paint, prime all surfaces, patch all damaged surfaces, sand and prime. (Paint by others)
- Replace all screens to match existing. Replace screen stops if necessary



9) Window Sill and jamb #9

- (Exterior) Strip all exterior paint, prime all exterior surfaces, patch all damaged surfaces, sand and prime. (Paint by others)



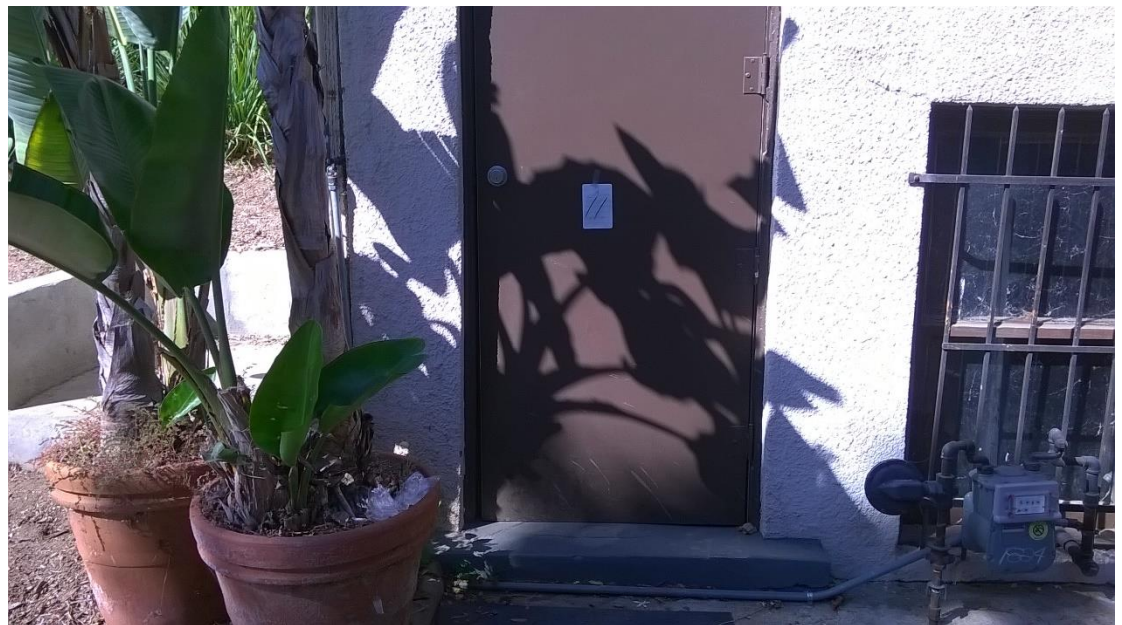
10) Windows, Sill and jamb #10

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Lubricate Pulleys



11) Door, and Jamb #11

- **(Exterior)** Strip all exterior paint edges and jamb rebate. Adjust door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime including all door edges and jamb rebate. **(paint by others)**
- Lubricate all hardware. Provide and install door seal on jambs and sweep at door bottom. Must Submit hardware for approval



12) Windows, Sill and jamb #12

- (Exterior) Remove security bars, sand and reinstall after paint is applied. (Paint by others)
- (Exterior) Strip all exterior paint. Prime all exterior surfaces, patch all damaged surfaces, caulk non operable window tight, sand and prime. (Paint by others)



13) Door, and Jamb #13

- Undercut door to accommodate new Threshold, seal and install new oak threshold. Must provide detail sketch.
- (Exterior) Strip all exterior paint edges and jamb rebate. Adjust door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime including all door edges and jamb rebate. (paint by others)
- (Exterior) Provide and install door sweep. Submit for approval



14) Windows, Sill and jamb #14

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and Lubricate Pulleys



15) Door, and Jamb #15

- Undercut door to accommodate new Threshold, seal and install new oak threshold. Must provide detail sketch prior to installation for approval.
- **(Exterior)** Strip all exterior paint edges and jamb rebate. Adjust door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime including **ALL** door edges and jamb rebate. **(paint by others)**
- **(Exterior)** Provide and install door sweep. Submit for approval



16) Windows, Sill and jamb #16

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and Lubricate Pulleys



17) Door, and Jamb #17

- Undercut door to accommodate new Threshold, seal and install new oak threshold. Must provide detail sketch prior to installation for approval.
- **(Exterior)** Strip all exterior paint edges and jamb rebate. Adjust door perimeter to a min. clearance of 1/8", prime all surfaces, patch **ALL** damaged surfaces, sand and prime including **ALL** door edges and jamb rebate. **(paint by others)**
- **(Exterior)** Provide and install door sweep. Submit for approval



18) Windows, Sill and jamb #18

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and Lubricate Pulleys
- Replace broken glass



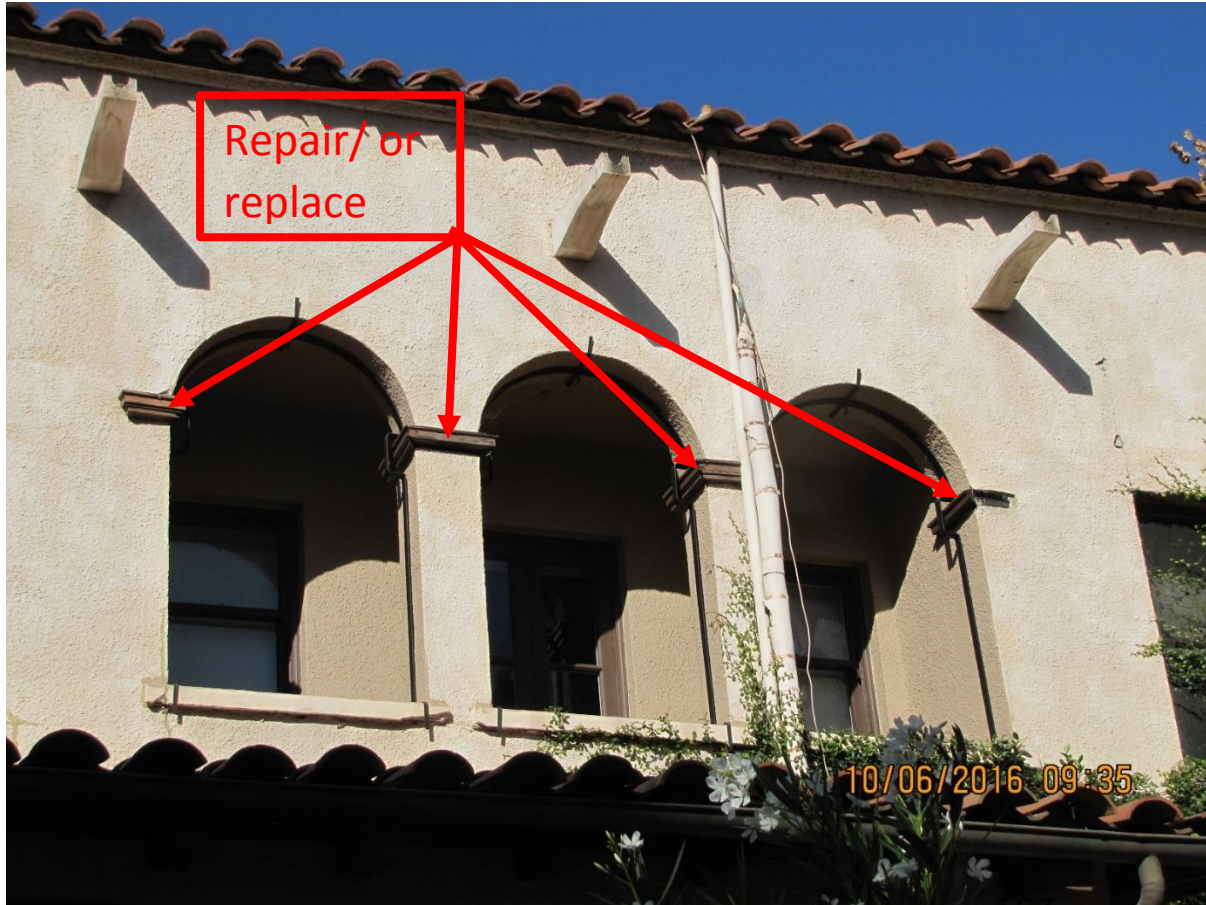
19) Windows, Sill and jamb #19

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and Lubricate Pulleys
- Replace broken glass



20) Crown Molding

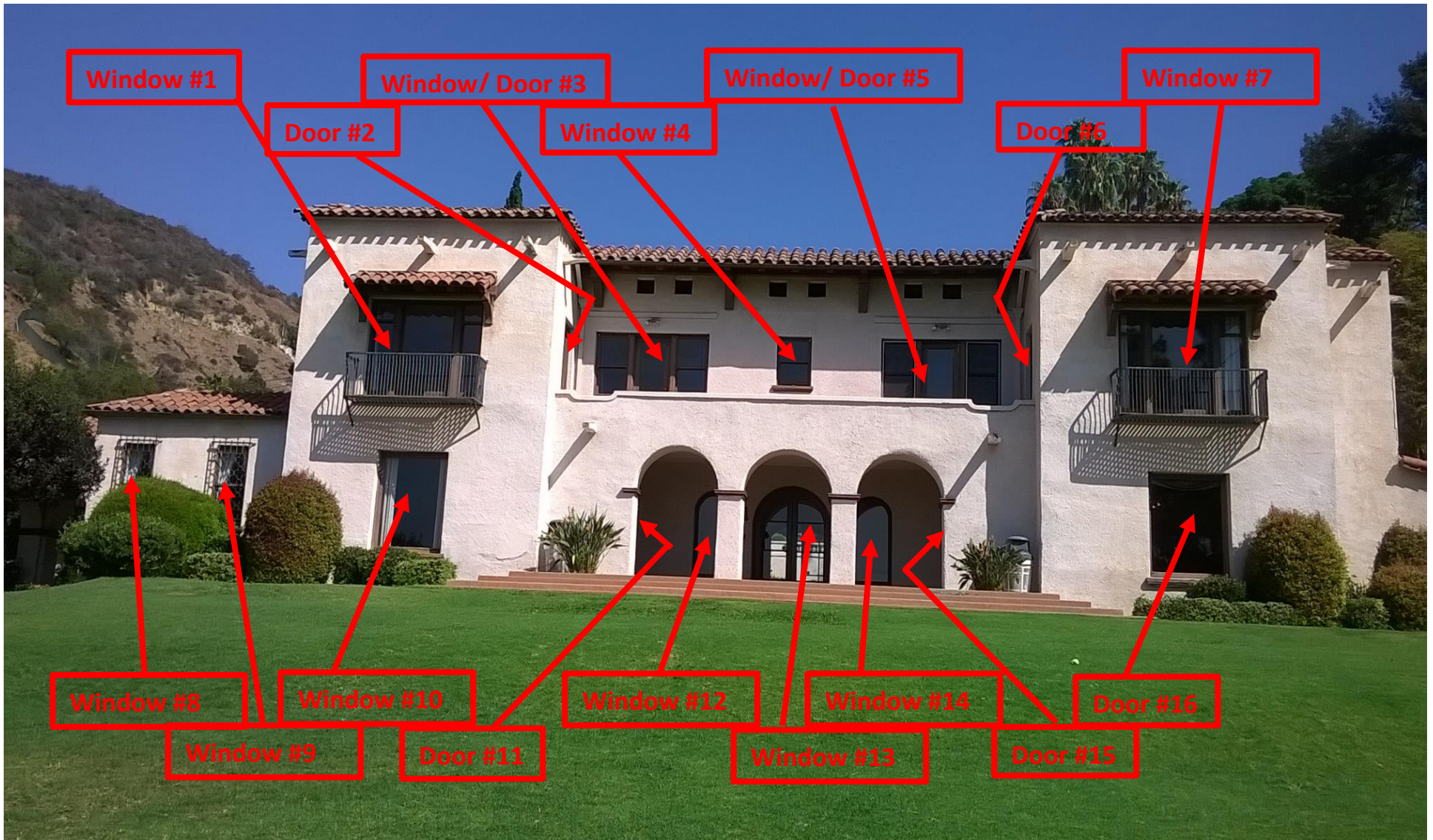
- Repair/ or replace crown molding to match existing profile and material



21) Service Conductor Pole

- Prime, patch and prepare for paint





South Elevation

South Elevation

1) Windows, Sill and jamb #1

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Lubricate Pulleys
- **(Rod Iron Balcony)** Sand only **(Removing Not Necessary)**
- Sand window tracks to bare wood. Apply lubricant to window vertical edges and track. Submit lubricant for approval.



2) Door, Threshold and Jamb #2

- **(Exterior)** Strip all exterior paint, edges and jamb rebate, Plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Seal threshold entirely with appropriate sealer
- Remove paint from all hardware, lubricate all hardware and re install.



3) Windows, Sills, Door, Threshold and jambs #3

- **(Exterior) Window**-Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, Repair/ or replace bottom rail, sand and prime. **(Paint by others)**
- **(Windows)** Replace sash cords and lubricate Pulleys
- **(Door/ Jamb)** Strip all exterior paint, edges and jamb rebate, Plane door perimeter to a min. clearance of 1/8", Repair/ or replace bottom rail, Replace glass trim with new, prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Seal threshold entirely with appropriate caulking. Submit for approval
- Remove paint from all hardware, lubricate all hardware and re install.





4) Windows, Sill and jamb #4

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Replace sash cords and lubricate Pulleys
- Sand window tracks to bare wood. Apply lubricant to window vertical edges and track. Must submit lubricant for approval.



5) Windows, Sills, Door, Threshold and jambs #5

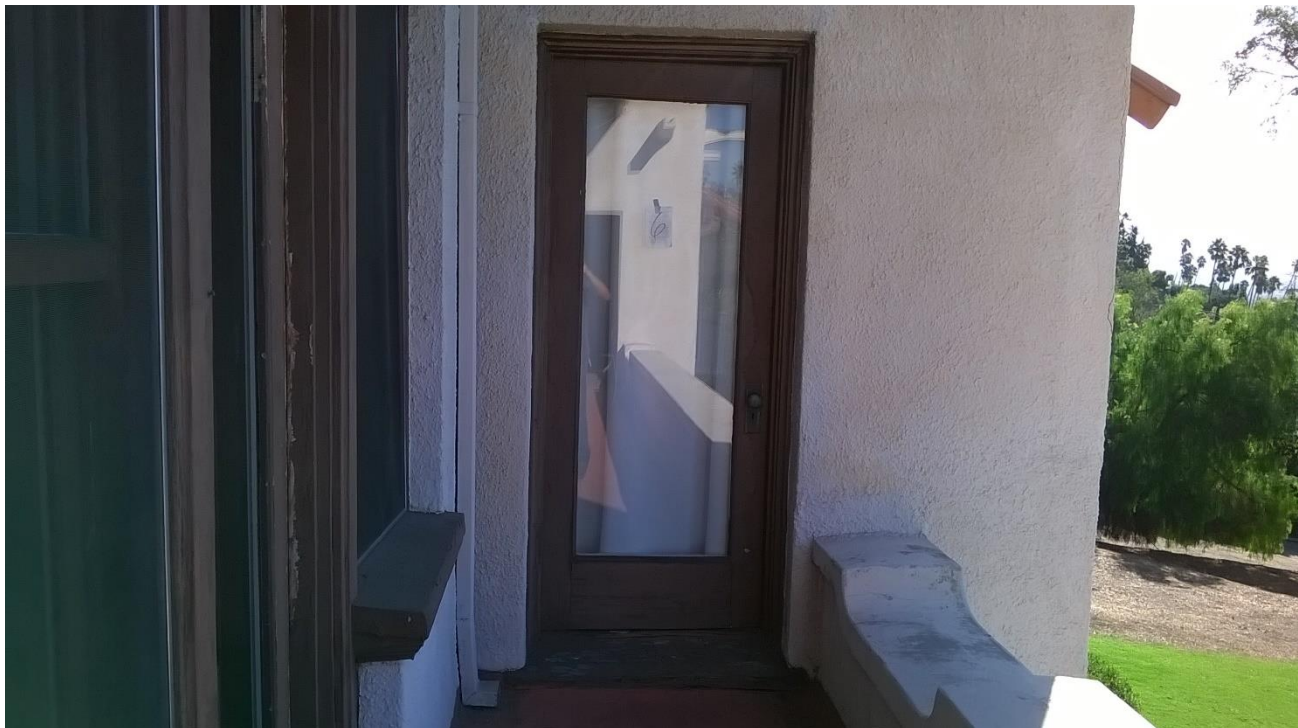
- **(Exterior) Window**-Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, Repair/ or replace bottom rail, sand and prime. **(Paint by others)**
- **(Windows)** Lubricate Pulleys
- **(Door/ Jamb)** Strip all exterior paint, edges and jamb rebate, Plane door perimeter to a min. clearance of 1/8", Repair/ or replace bottom rail, and stile. Repair/ or replace threshold, prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Seal threshold entirely with appropriate caulking. Submit for approval
- Remove paint from all hardware, lubricate all hardware and re install.





6) Door, Threshold and Jamb #6

- **(Exterior)** Strip all exterior paint, edges and jamb rebate, Plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Repair threshold by patching and caulk threshold perimeter. Must submit Caulking for approval
- Remove paint from all hardware, lubricate all hardware and re install.





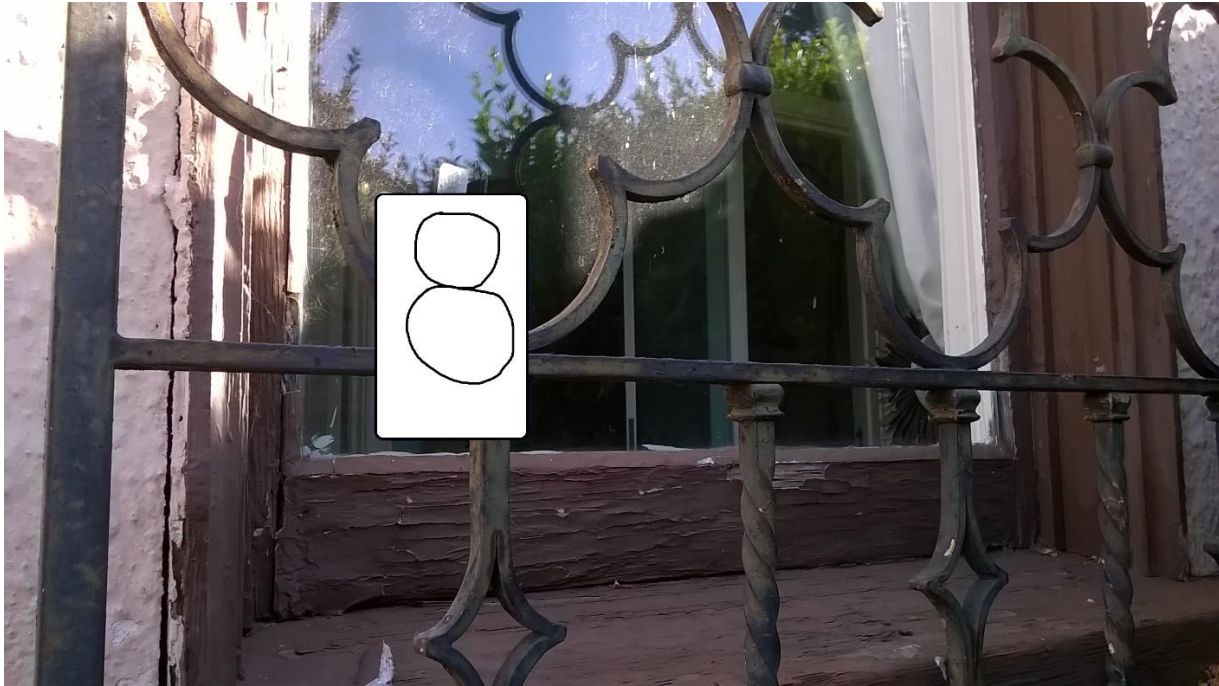
7) Windows, Sill and jamb #7

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Replace Sash Cords and lubricate Pulleys
- **(Rod Iron Balcony)** Sand only **(Removing Not Necessary)**
- Sand window tracks to bare wood. Apply lubricant to window vertical edges and track. Submit lubricant for approval.



8) Windows, Sill and jamb #8

- **(Exterior)** Remove security bars, sand and reinstall after paint is applied. **(Paint by others)**
- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and lubricate Pulleys
- Sand window tracks to bare wood. Apply lubricant to window vertical edges and track. Submit lubricant for approval.



9) Windows, Sill and jamb #9

- **(Exterior)** Remove security bars, sand and reinstall after paint is applied. **(Paint by others)**
- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**
- **(Interior)** Replace sash cords and lubricate Pulleys
- Sand window tracks to bare wood. Apply lubricant to window vertical edges and track. Submit lubricant for approval.



10) Windows, Sill and jamb #10

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**
- Repair/or replace bottom window rail
- Replace crown apron



11) Dual Doors, Threshold and Jamb #11

- **(Exterior)** Strip all exterior paint. Plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Repair threshold by grinding or sanding hump. Patch and caulk threshold perimeter. Must submit Caulking for approval
- Provide and install 2 Flush bolts at top and bottom of secondary door to match existing. Must submit for approval.





12) Windows, Sill and jamb #12

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. **(Paint by others)**



13) Doors, Threshold and jamb #13

- **(Exterior)** Strip all exterior paint, edges and jamb rebate, plane door perimeter to a min. clearance of 1/8" to open freely, prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Repair/ or adjust existing surface bolt to operate freely.
- Provide and install 2 Flush bolts at top and bottom of secondary door to match existing. Must submit for approval.
- Caulk exterior perimeter of threshold



14) Windows, Sill and jamb #14

- (Exterior) Strip all exterior paint including front and rear window track, prime all exterior surfaces except track. Patch all damaged surfaces, sand and prime. (Paint by others)



15) Doors, Threshold and jamb #13

- **(Exterior)** Strip all exterior paint, edges and jamb rebate, plane door perimeter to a min. clearance of 1/8" to open freely, prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**
- Repair/ or adjust existing surface bolt to operate freely.
- Provide and install 2 Flush bolts at top and bottom of secondary door to match existing. Must submit for approval.
- Caulk exterior perimeter of threshold and jamb



16) Windows, Sill and jamb #15

- (Exterior) Remove window, prime all exterior surfaces, Patch all damaged surfaces, sand and prime. (Paint by others)





West Elevation



West Elevation



West Elevation

West Elevation

1) Windows, Sill and jamb #1

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Lubricate sash Pulleys
- Sand window tracks to bare wood. Apply lubricant to window vertical edges and track. Submit lubricant for approval.



2) Windows, Sill and jamb #2

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)** Replace missing crown trim
- Lubricate sash Pulleys
- Sand window tracks to bare wood. Apply lubricant to window vertical edges and track. Submit lubricant for approval.



3) Windows, Sill and jamb #3

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Lubricate sash Pulleys
- Sand window tracks to bare wood. Apply lubricant to window vertical edges and track. Submit lubricant for approval.



4) Windows, Sill and jamb #4

- **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
- Lubricate sash Pulleys
- Sand window tracks to bare wood. Apply lubricant to window vertical edges and track. Submit lubricant for approval.



5) Windows, Sill and jamb #5

- **(Exterior)** Remove security bars, sand and reinstall after paint is applied. **(Paint by others)**
 - **(Exterior)** Strip all exterior paint including front and rear window track, prime all exterior surfaces except track, patch all damaged surfaces, sand and prime. **(Paint by others)**
 - **(Interior)** repair and replace sash cords. Lubricate pulleys
- 1)** Sand window tracks to bare wood and apply lubricant to window vertical edges and track. Submit lubricant for approval.



6) Windows, Sill and jamb #6

- (Exterior) Remove security bars, sand and reinstall after paint is applied. (Paint by others)
- (Exterior) Strip all exterior paint surfaces, prime all exterior surfaces, patch all damaged surfaces, sand and prime. (Paint by others)



7) Door and Jamb #7

- (Exterior) Strip all exterior paint, edges and jamb rebate, Plane door perimeter to a min. clearance of 1/8", prime all surfaces, patch damaged surfaces, sand and prime. **(paint by others)**



8) Windows, Sill and jamb #8

- **(Exterior)** Remove security bars, sand and reinstall after paint is applied. **(Paint by others)**
- **(Exterior)** Strip all exterior paint surfaces, prime all exterior surfaces, patch all damaged surfaces, sand and prime. **(Paint by others)**



