

94 BEACON STREET SCOPE OF WORK

1. REPLACE (2) VINYL/ALUMINUM BASEMENT DOUBLE HUNG WINDOWS WITH WOOD FRENCH IN-SWING CASEMENTS

2. INCREASE WINDOW WELL SIZE TO MEET EGRESS CODE AND REPLACE EXISTING CONCRETE WITH GRANITE RETAINING WALLS

3. REPAIR EXISTING 1ST FLOOR CASEMENT WINDOWS AND REPLACE EXISTING GLASS WITH INSULATED CLEAR GLASS, REPAINT BLACK TO MATCH EXISTING

4. REPLACE EXISTING GARAGE DOOR AND INCREASE WIDTH 12" TO ACCOMMODATE 9'-0"x8'-0" DOOR





FRONT WINDOWS



LEFT BASEMENT WINDOW



RIGHT BASEMENT WINDOW

DATE:
4/27/2022

REV:

SCALE:

#94 BEACON STREET

UNIT 1

BOSTON, MA

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DNA
ARCHITECTURE

A2



LEFT WINDOWS



RIGHT WINDOWS



FIRST FLOOR FRENCH CASEMENT



DATE:
4/27/2022

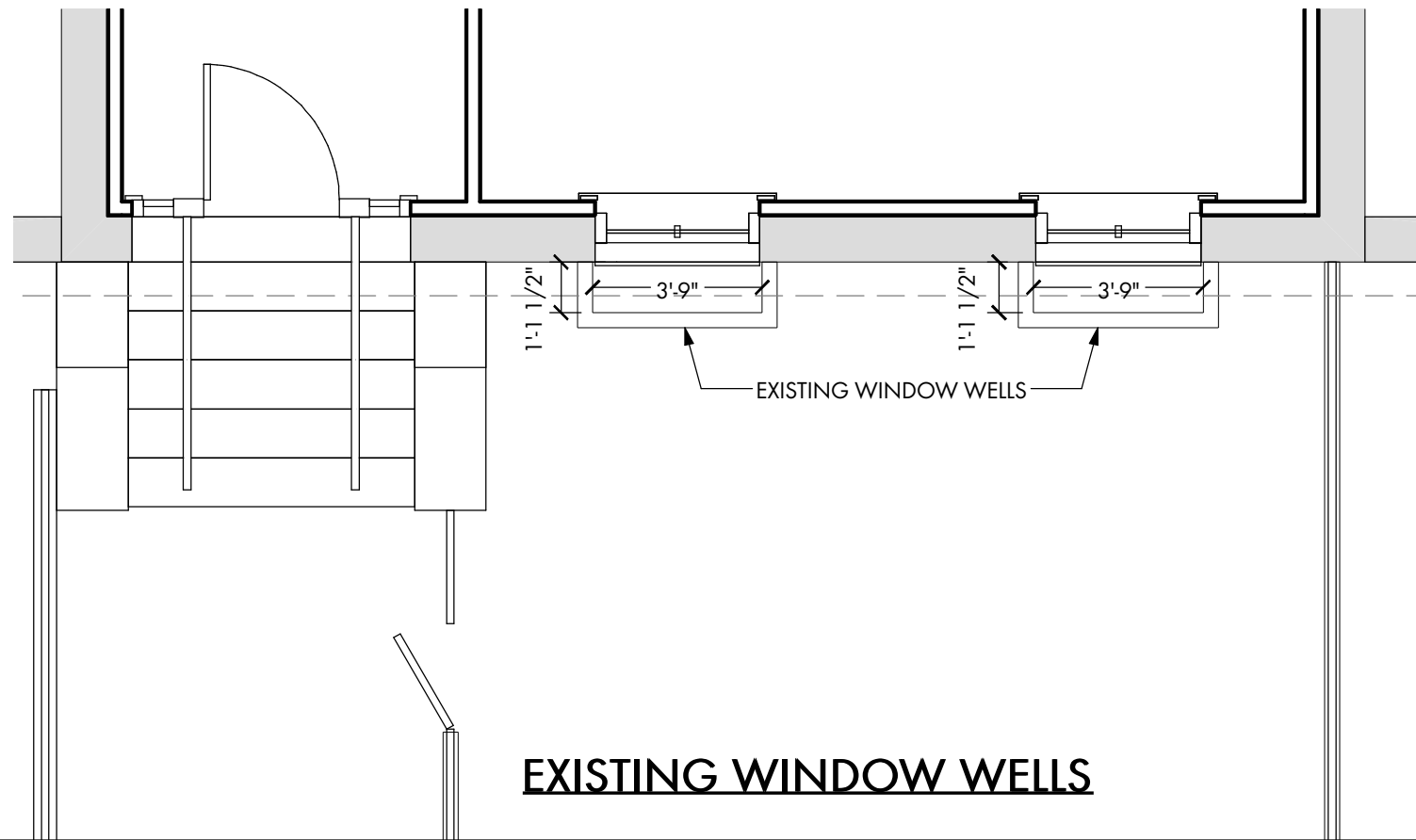
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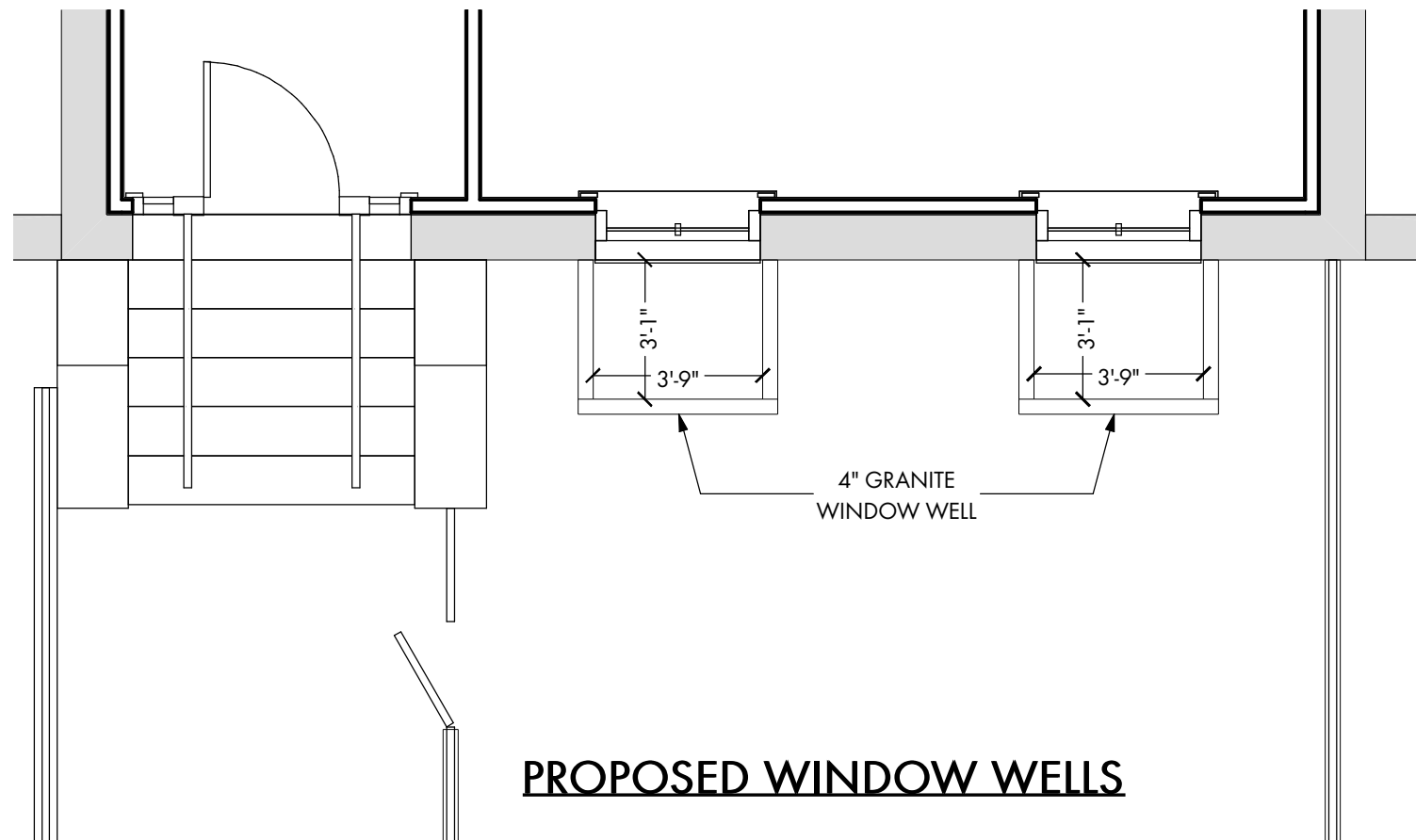
#94 BEACON STREET
UNIT 1
BOSTON, MA

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EXISTING WINDOW WELLS



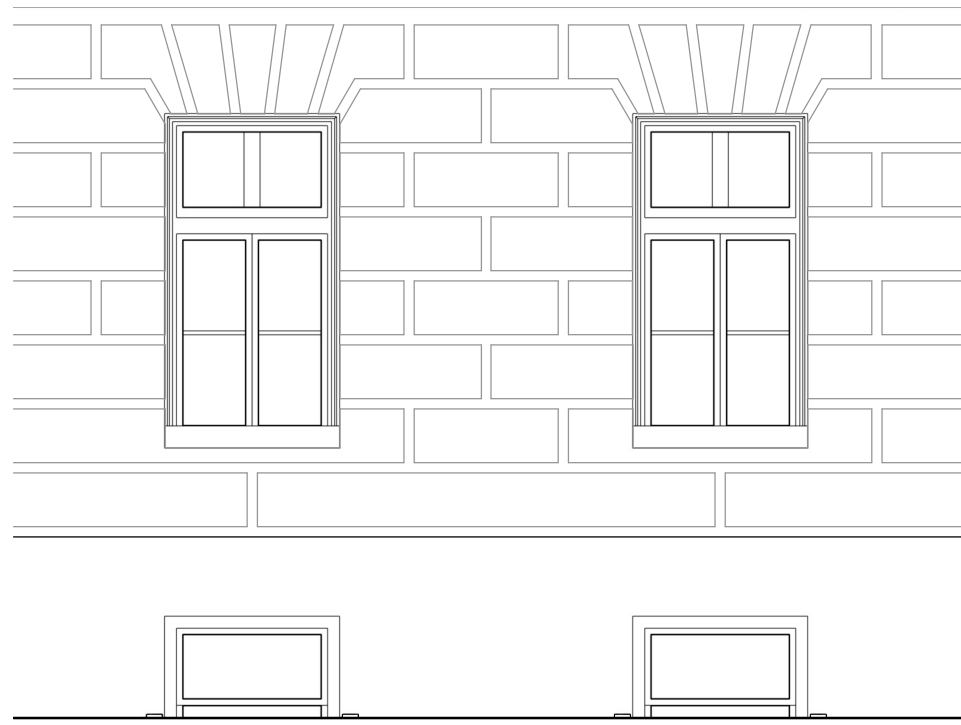
PROPOSED WINDOW WELLS



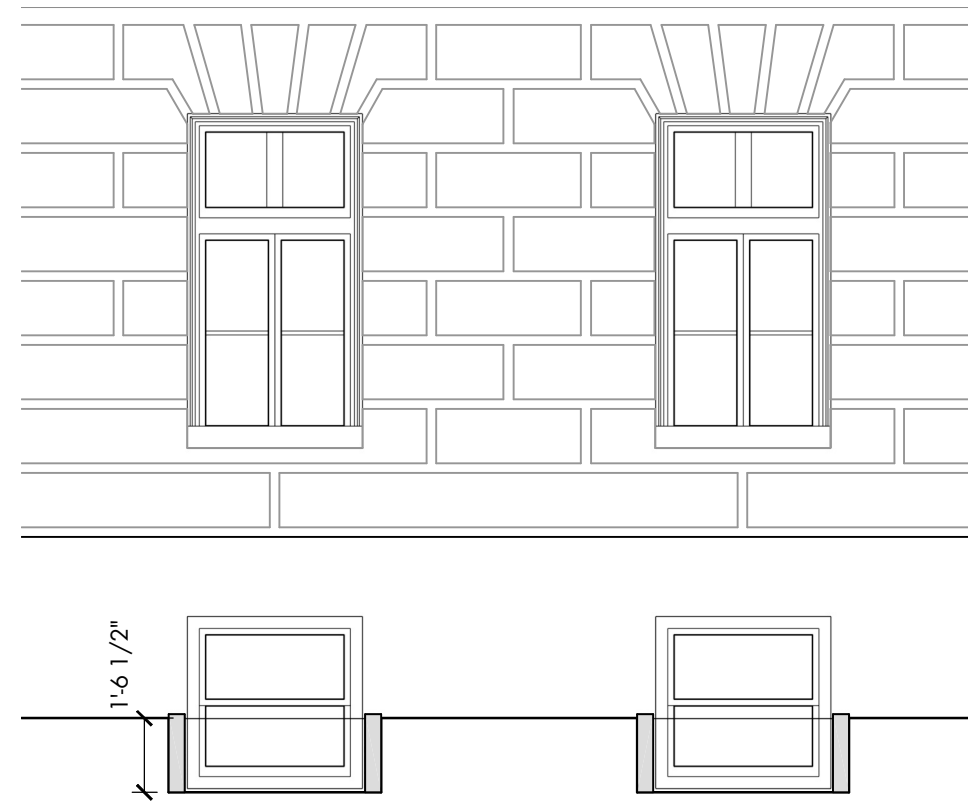
**GRANITE CURB WINDOW WELL
SIM. TO BE BUILT**



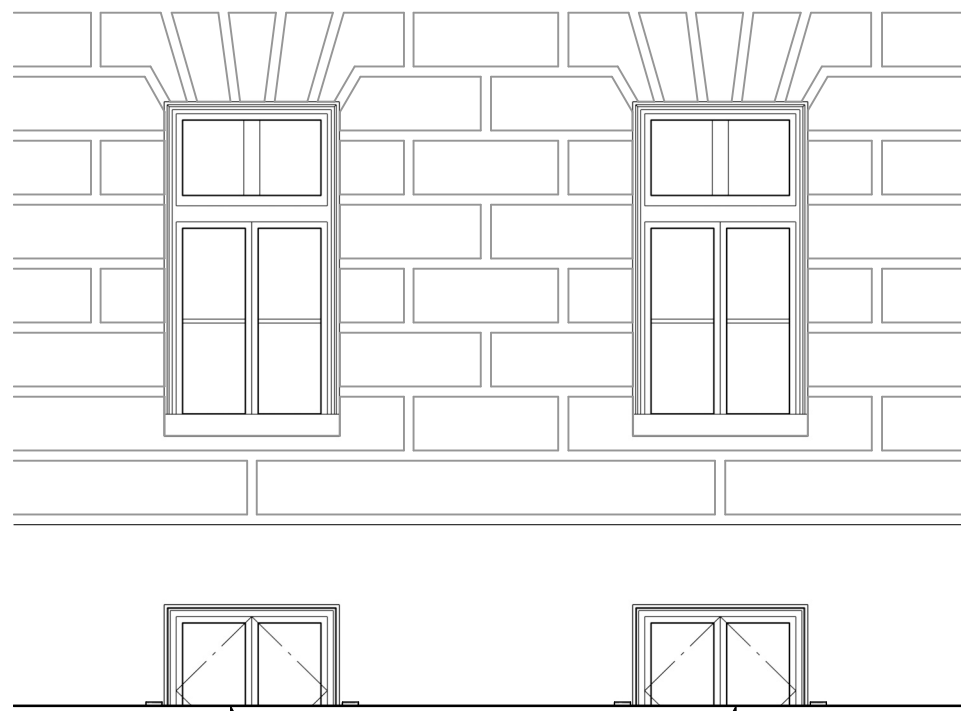
**ROCK FACED GRAY GRANITE CURB
PROPOSED WINDOW WELL MATERIAL**



EXISTING ELEVATION

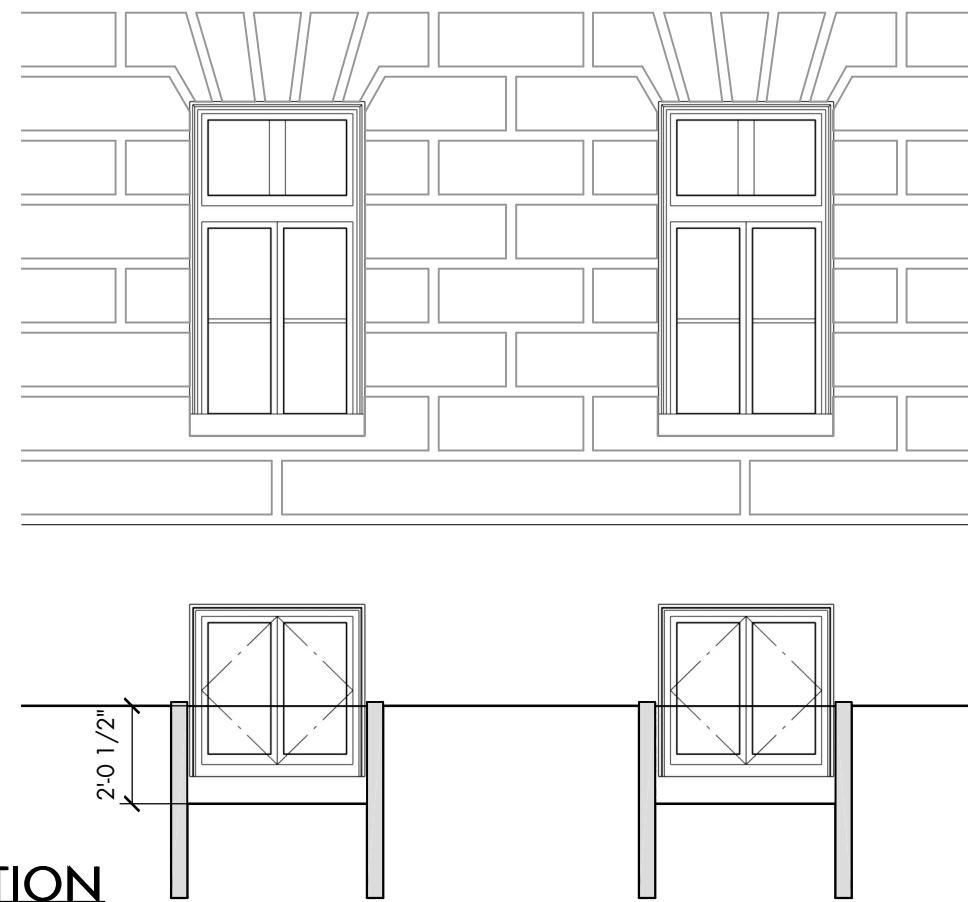


EXISTING SECTION



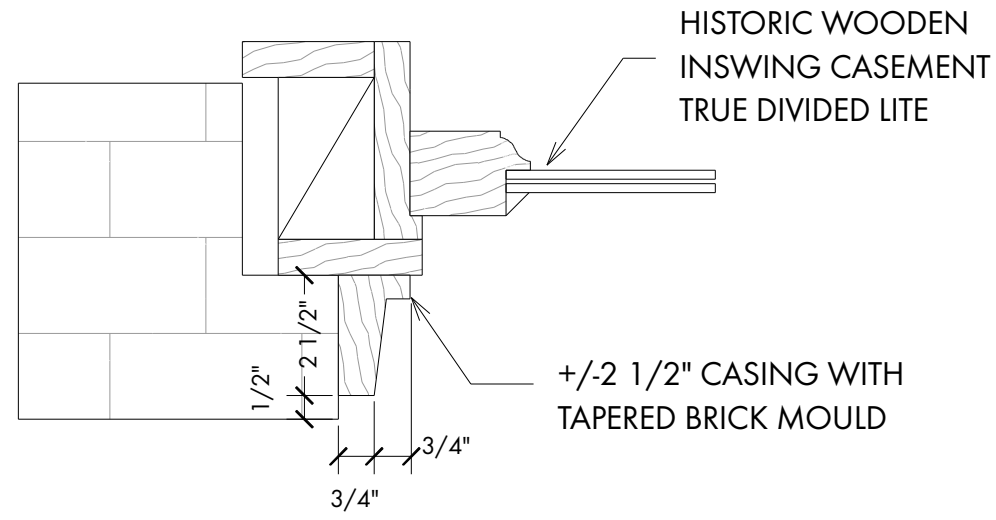
PROPOSED ELEVATION

REPLACE EXISTING DOUBLE HUNG WITH BOSTON SASH WOOD DOUBLE FRENCH IN-SWING CASEMENT WITH CLEAR INSULATED GLASS

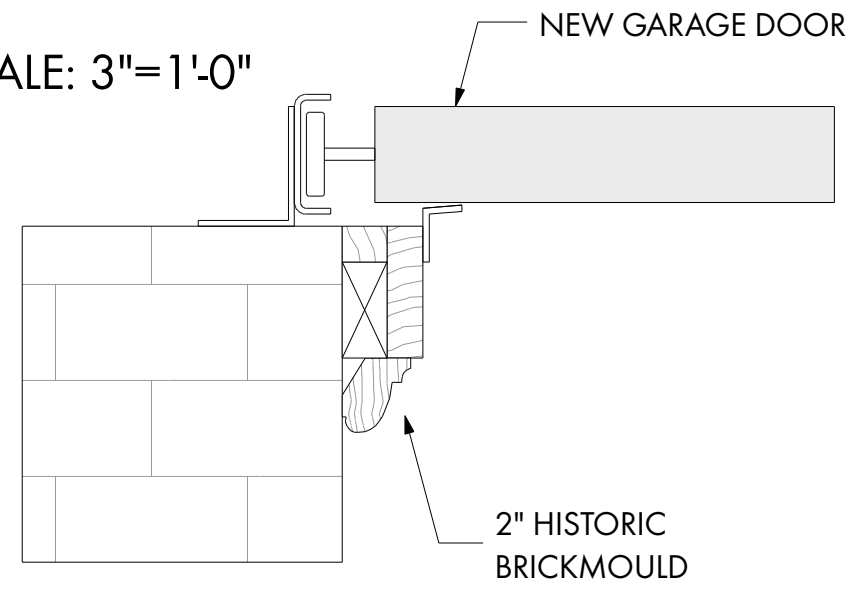


PROPOSED SECTION

SCALE: 3"=1'-0"



SCALE: 3"=1'-0"



PROPOSED BASEMENT WINDOW CASING
SIM. TO FIRST FLOOR FRENCH CASEMENTS



PROPOSED GARAGE DOOR CASING
SIM. TO EXISTING BRICKMOULDING



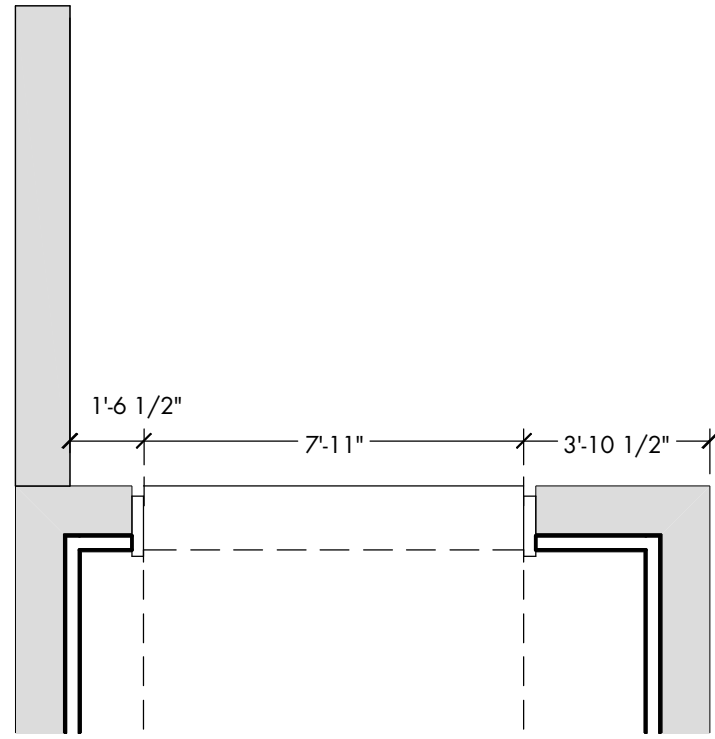
**EXISTING GARAGE DOOR
LOCATED ON BEAVER PLACE**



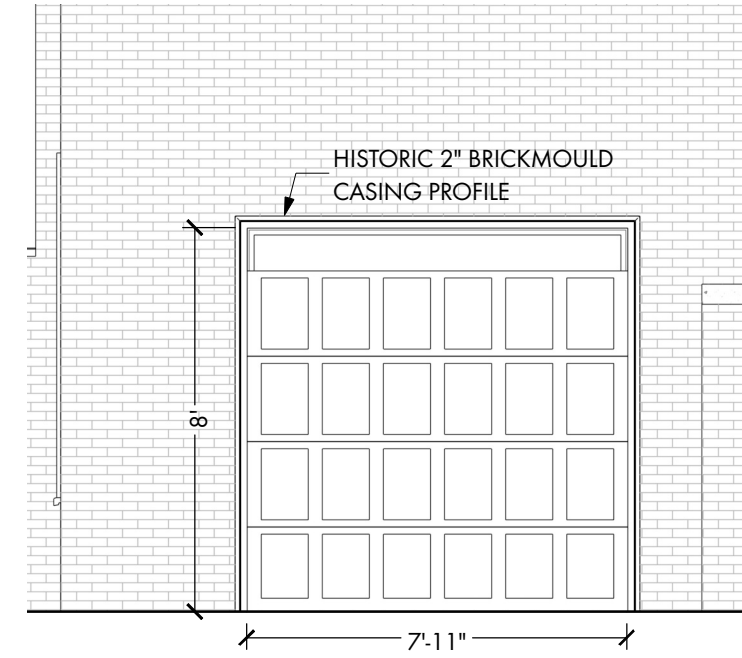
VIEW FROM FOOT BRIDGE



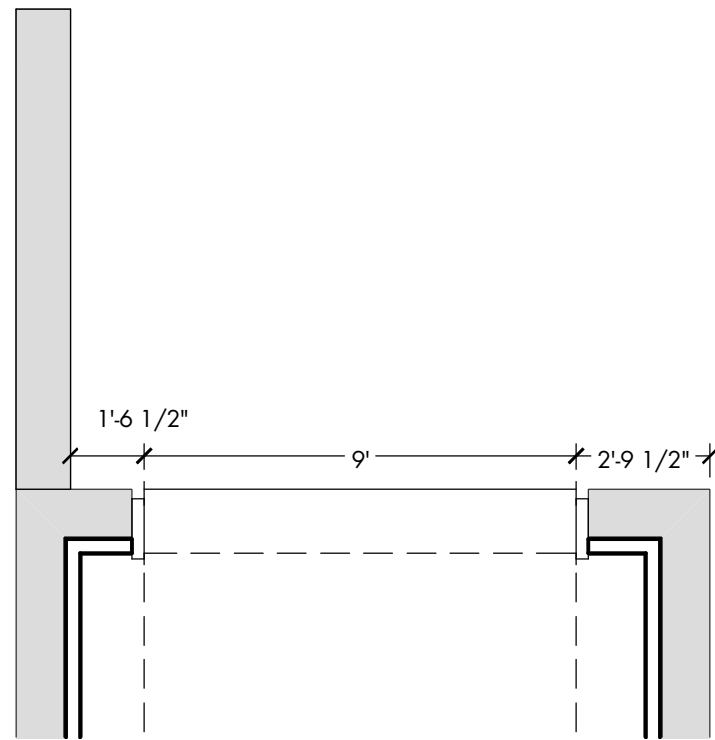
VIEW FROM DAVID G. MUGAR WAY



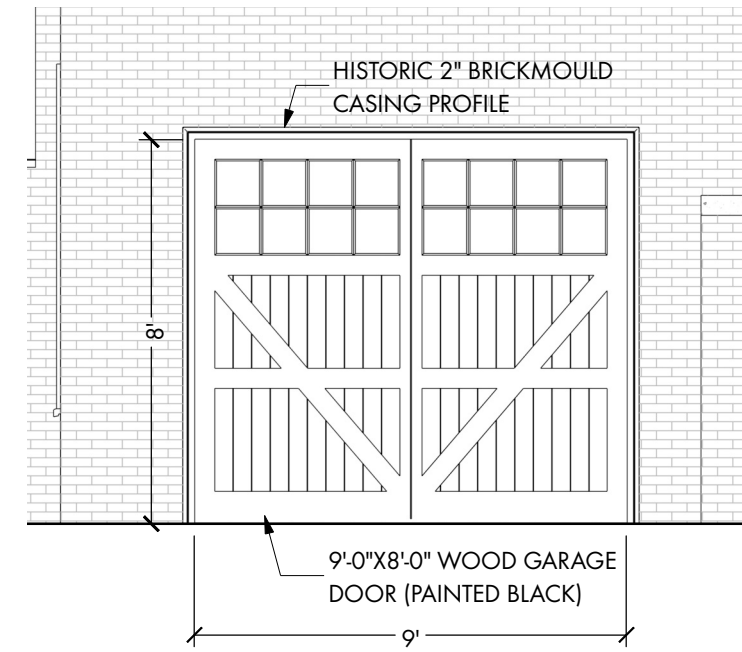
EXISTING GARAGE DOOR PLAN



EXISTING GARAGE DOOR ELEVATION

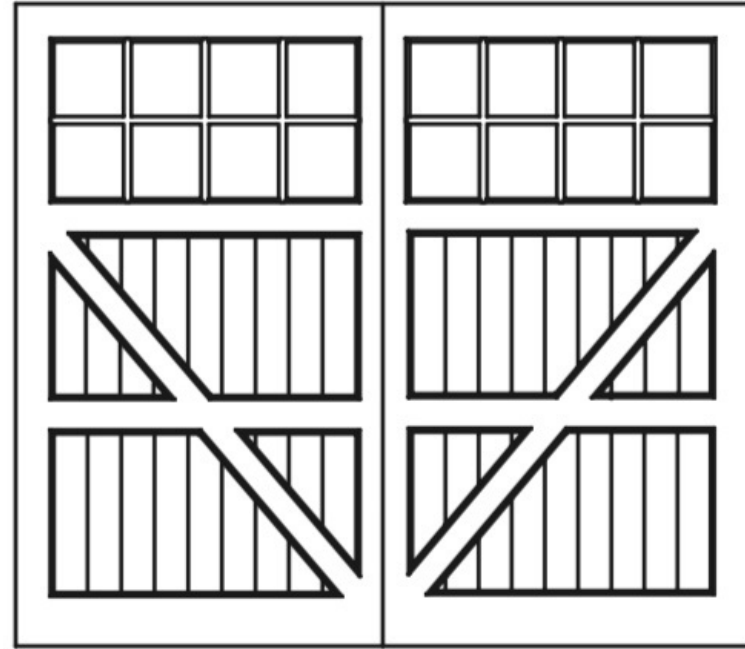


PROPOSED GARAGE DOOR PLAN



PROPOSED GARAGE DOOR ELEVATION

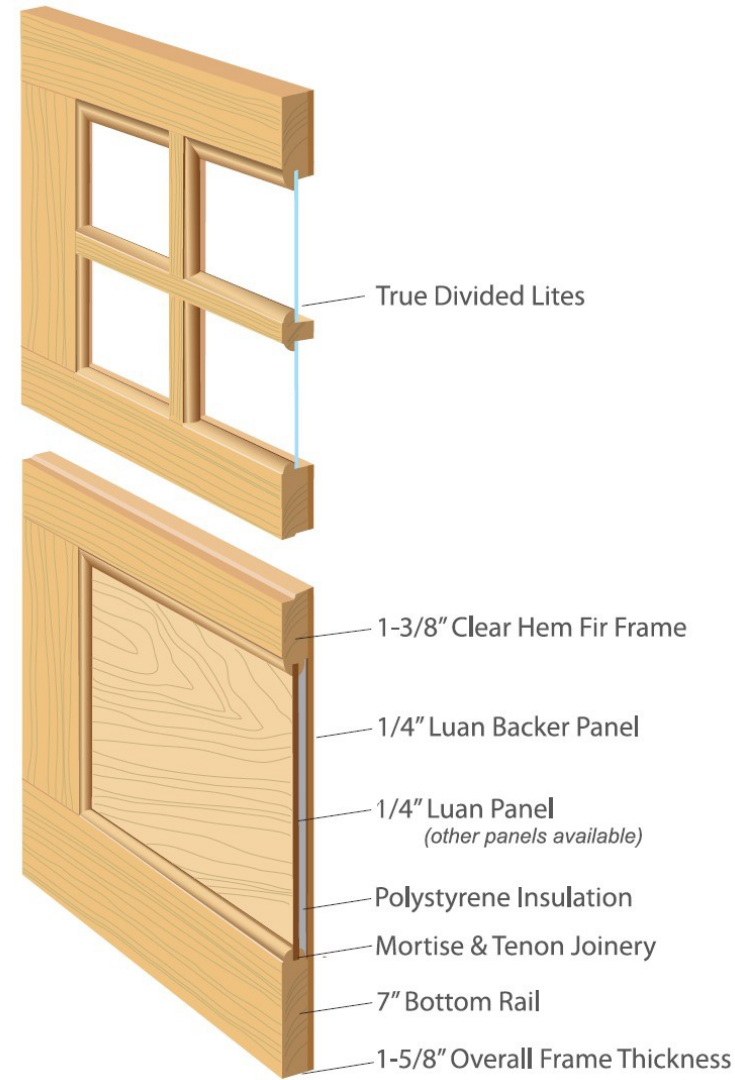
V-Groove Panels



AV-SW-16L-VB-2VP



Avalon Construction Detail



DOOR SPECIFICATIONS

- Frame consists of 1-3/8" clear hemlock fir and 1/4" plywood backer, with layer of polystyrene foam, to create overall door thickness of 1-5/8". All joints feature mortise and tenon construction and are glued and pinned together.
- Panel options include:
 - 3/4" Flat Luan plywood
 - 5/8" Extira in smooth, V-Groove or Raised
 - MDO Flat or V-Groove
 - 3/8" Beaded pine plywood
 - 3/4" clear, edge-glued Western Red Cedar (Mixed grain, no knots)
- Glazing is double-strength clear glass.
- Grid patterns use true divided lites and 1-1/4" wide window muntin bars.
- Cedar door stops are available and include a choice of white, brown, sandtone, or gray vinyl weather seals.