

61 HANCOCK STREET

BOSTON, MA 02108

WATSON DEVELOPMENT

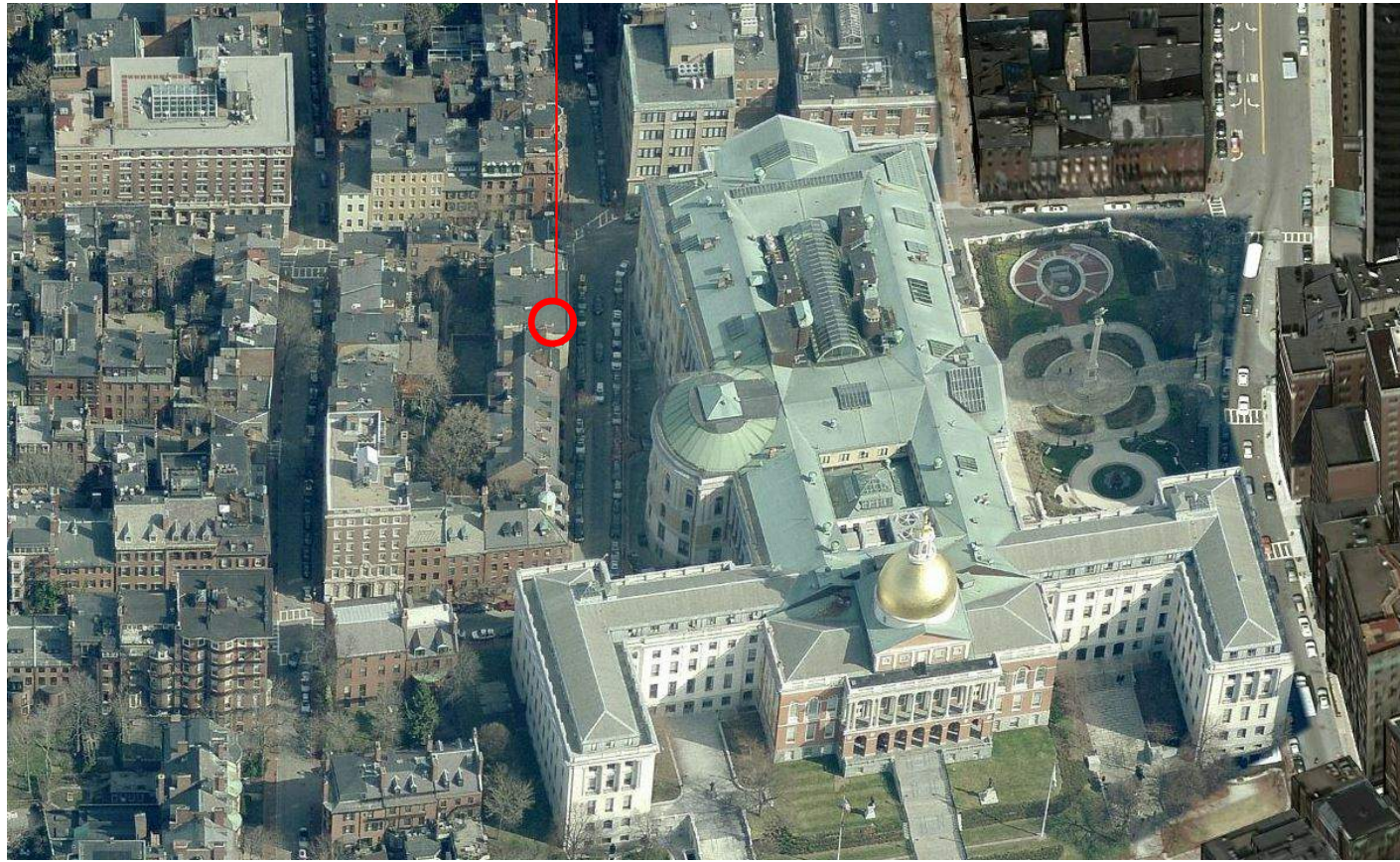
BEACON HILL ARCHITECTURAL
COMMISSION

AUGUST 30, 2017



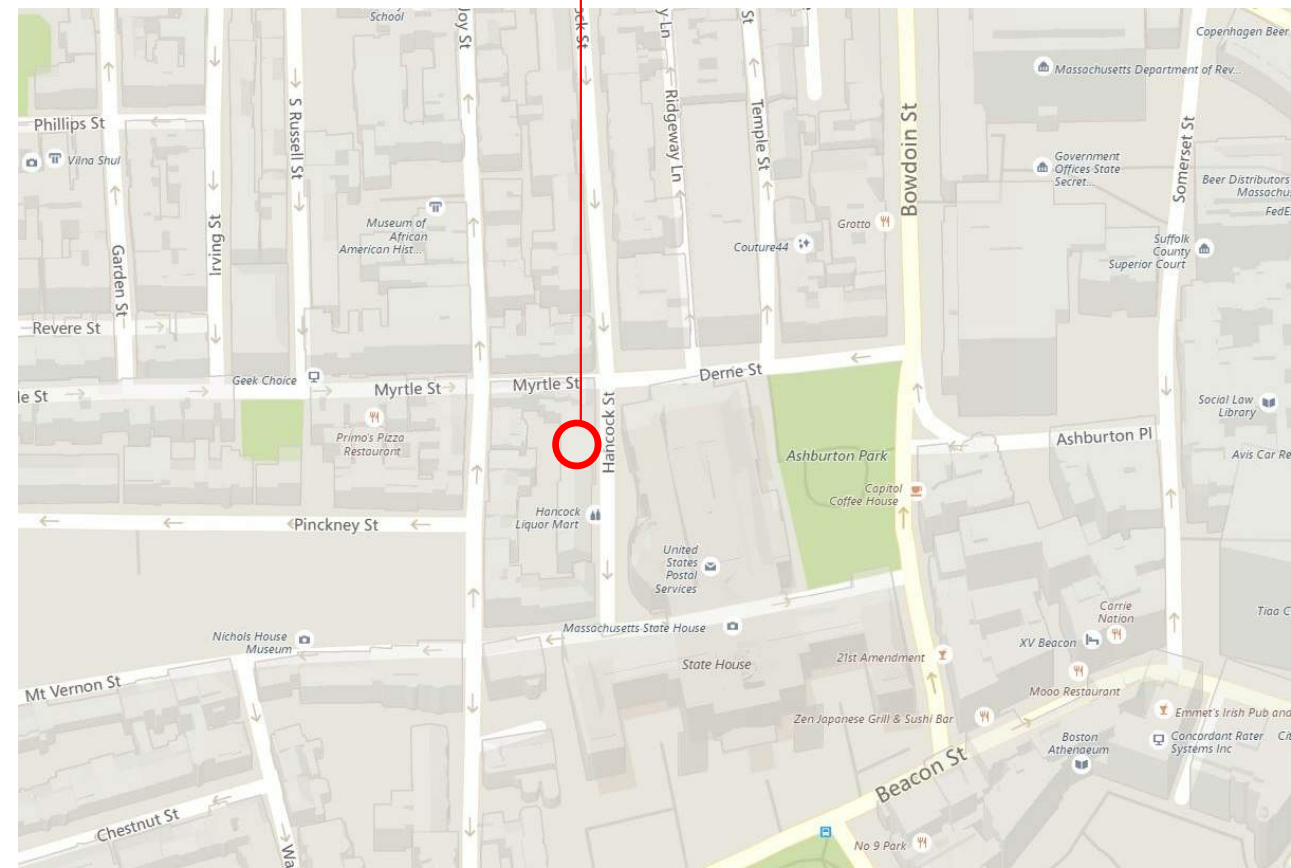
EMBARC STUDIO
ARCHITECTURE + DESIGN

61 HANCOCK STREET



BIRDS EYE

61 HANCOCK STREET



AREA MAP

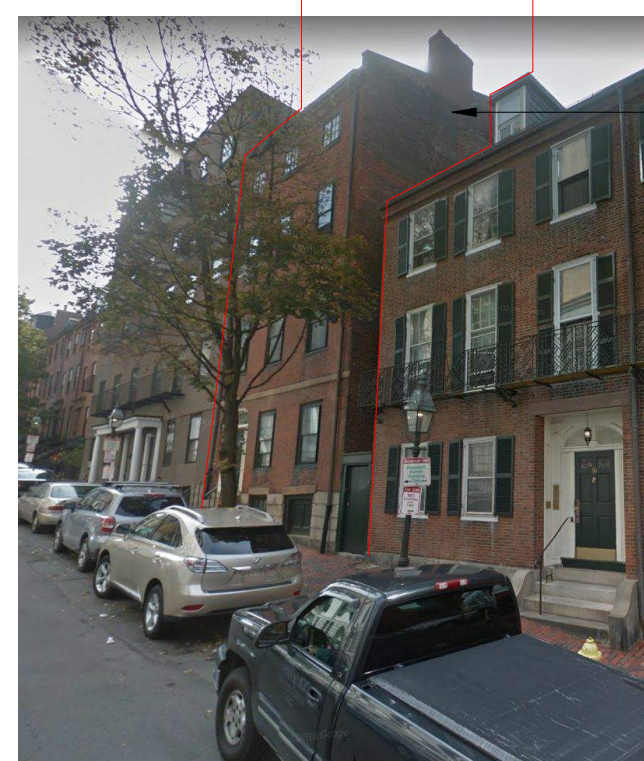
61 HANCOCK STREET



VIEW TOWARDS MYRTLE STREET

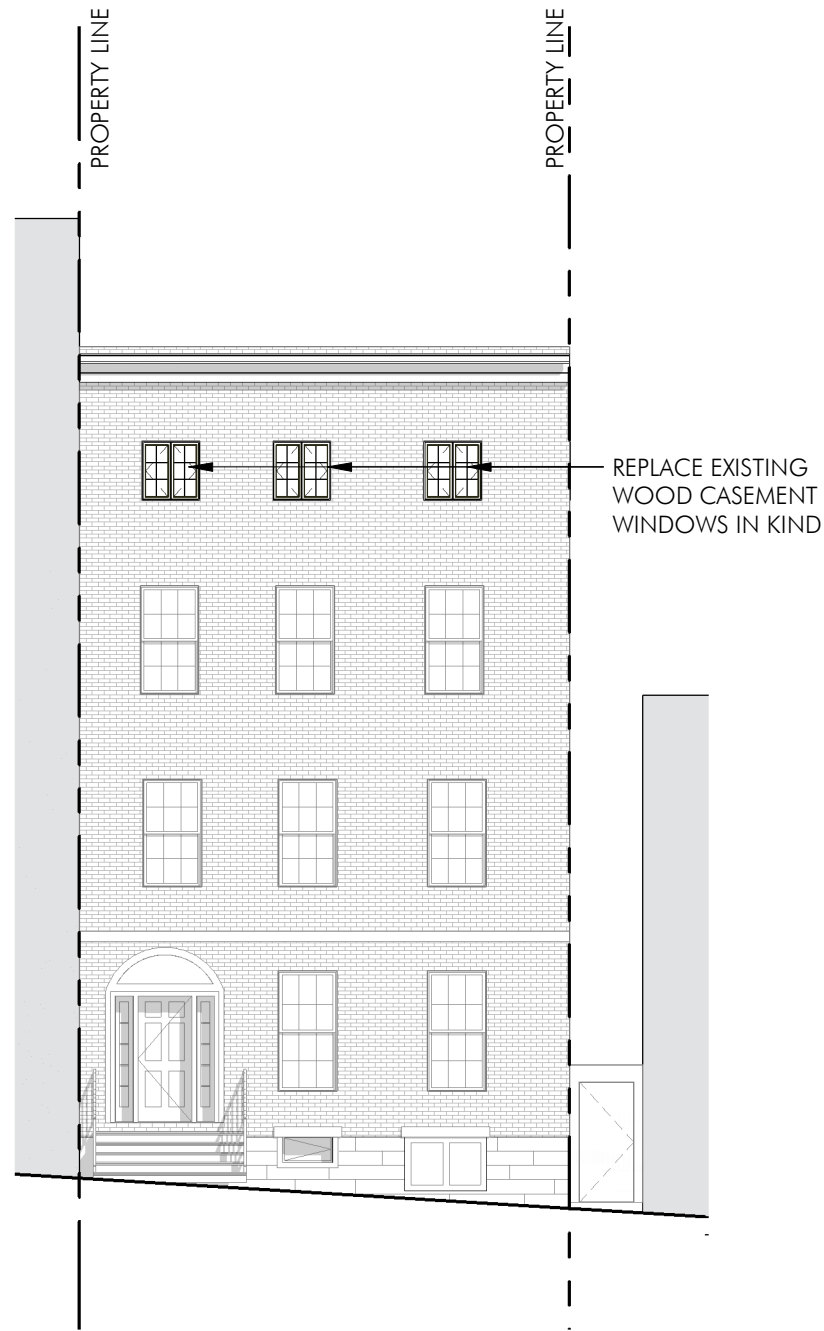


VIEW TOWARDS MT. VERNON STREET

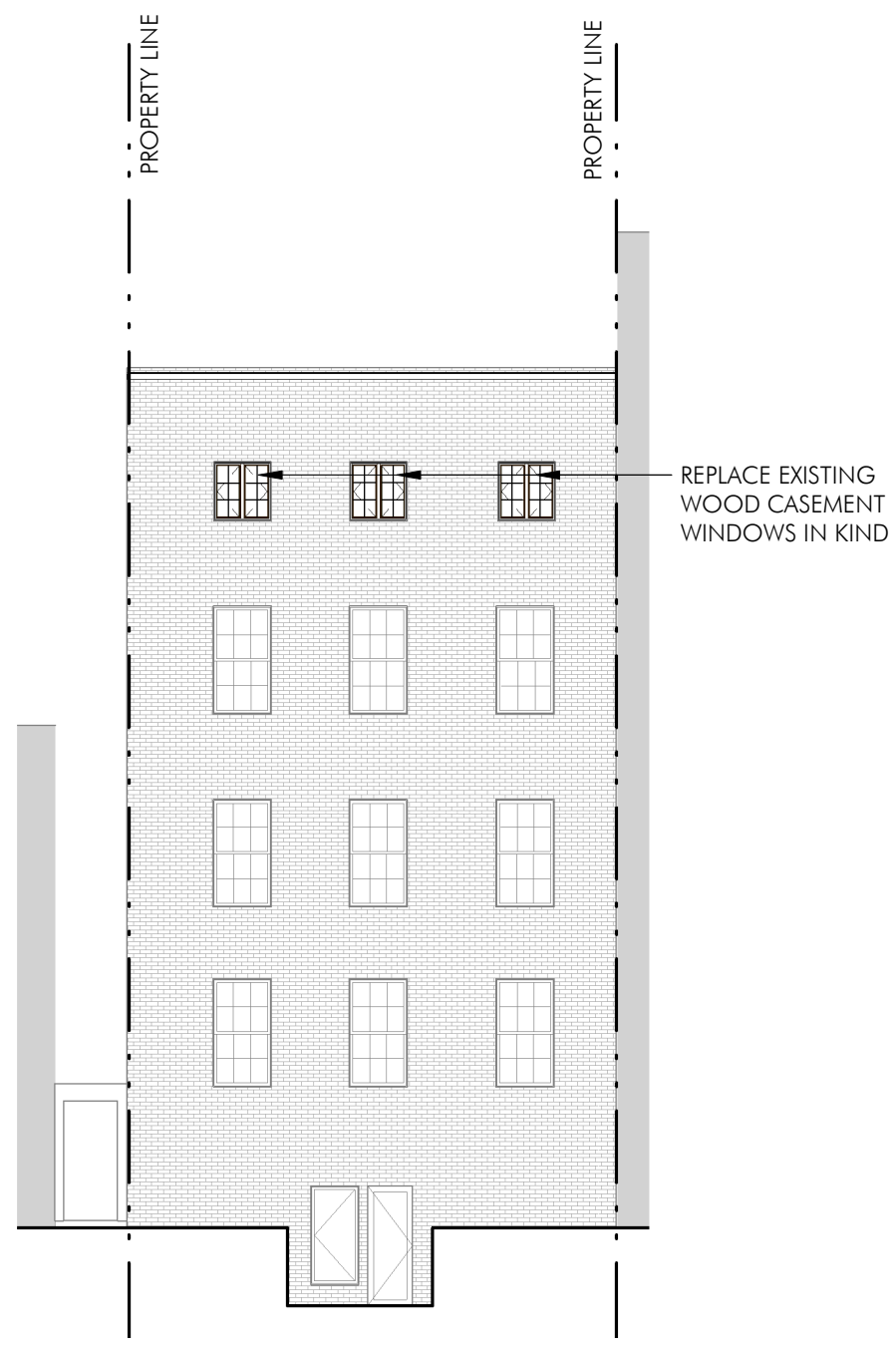


VIEW TOWARDS MT. VERNON STREET

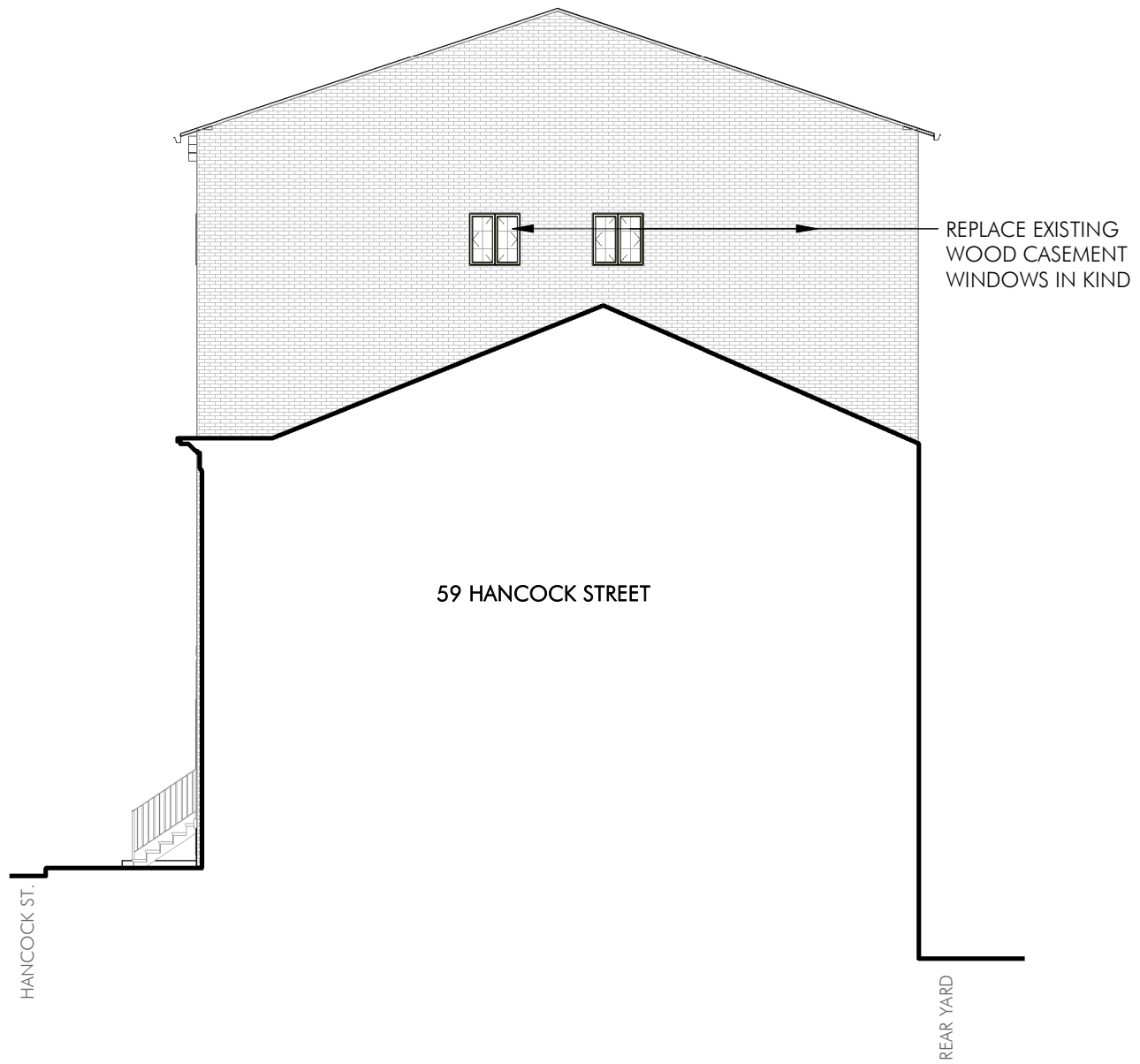
61 HANCOCK STREET



1 HANCOCK STREET ELEVATION
3/32" = 1'-0"



2 REAR ELEVATION
3/32" = 1'-0"



3 SIDE ALLEY ELEVATION
3/32" = 1'-0"



HANCOCK STREET EXISTING CONDITIONS



SIDE ALLEY EXISTING CONDITIONS

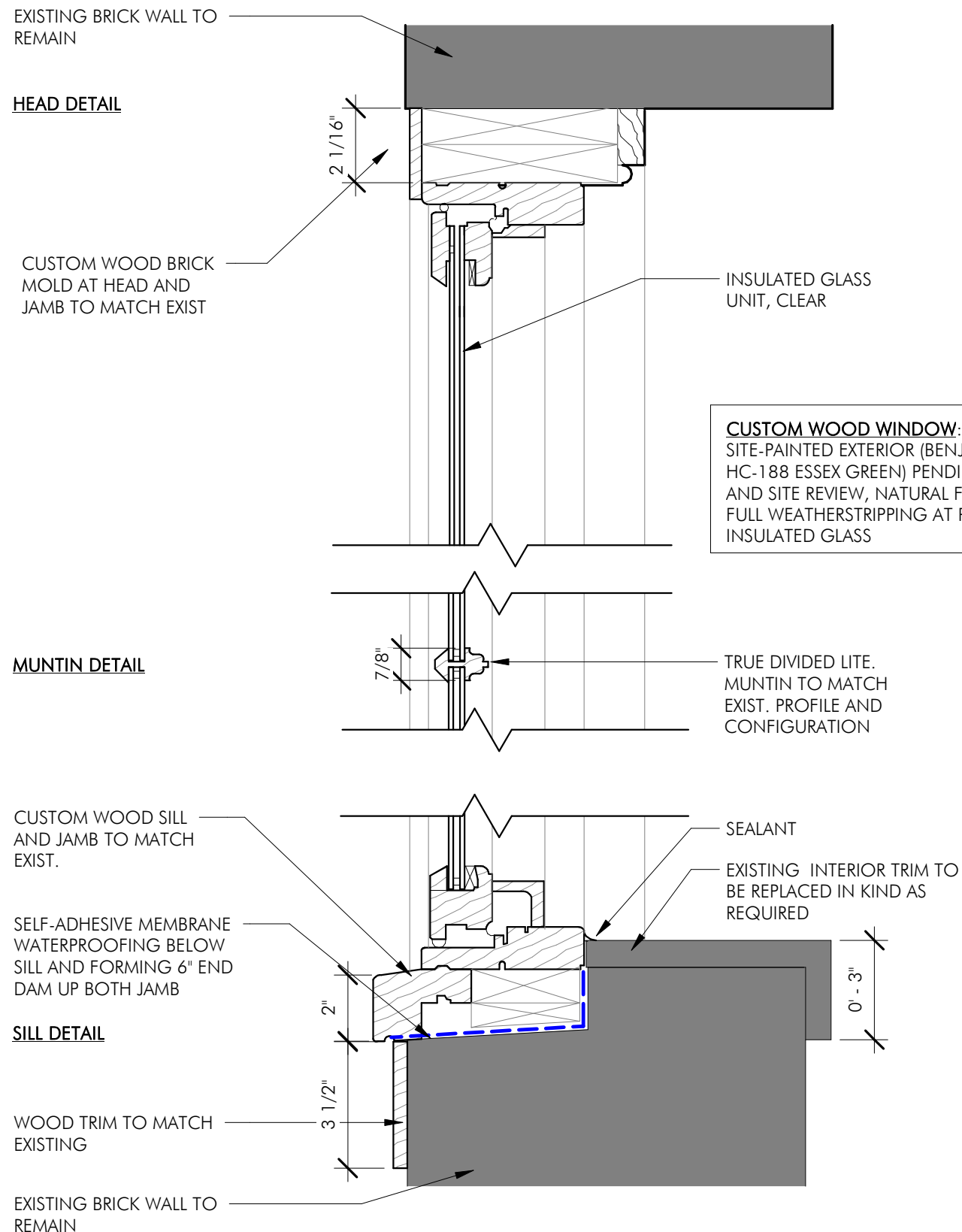


VIEW OF REAR FROM JOY STREET EXISTING CONDITIONS

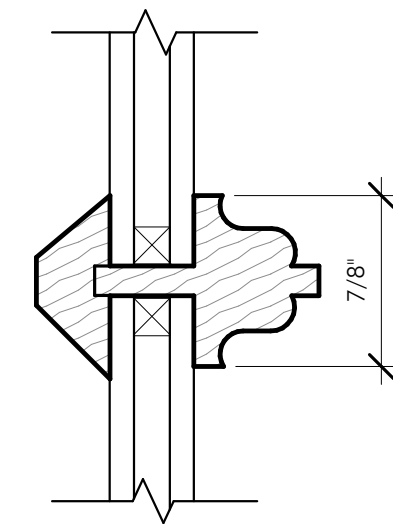




TYPICAL EXISTING CASEMENT WOOD WINDOW, SINGLE PANE



CUSTOM WOOD WINDOW: ALL WOOD, SITE-PAINTED EXTERIOR (BENJAMIN MOORE HC-188 ESSEX GREEN) PENDING MOCK-UP AND SITE REVIEW, NATURAL FINISH INTERIOR, FULL WEATHERSTRIPPING AT PERIMETER, INSULATED GLASS



TRUE DIVIDED LITE AT INSULATED GLASS, TYPICAL

2 DETAILS AT CUSTOM WOOD WINDOWS
3" = 1'-0"

1 ENLARGED DETAIL AT MUNTIN
12" = 1'-0"

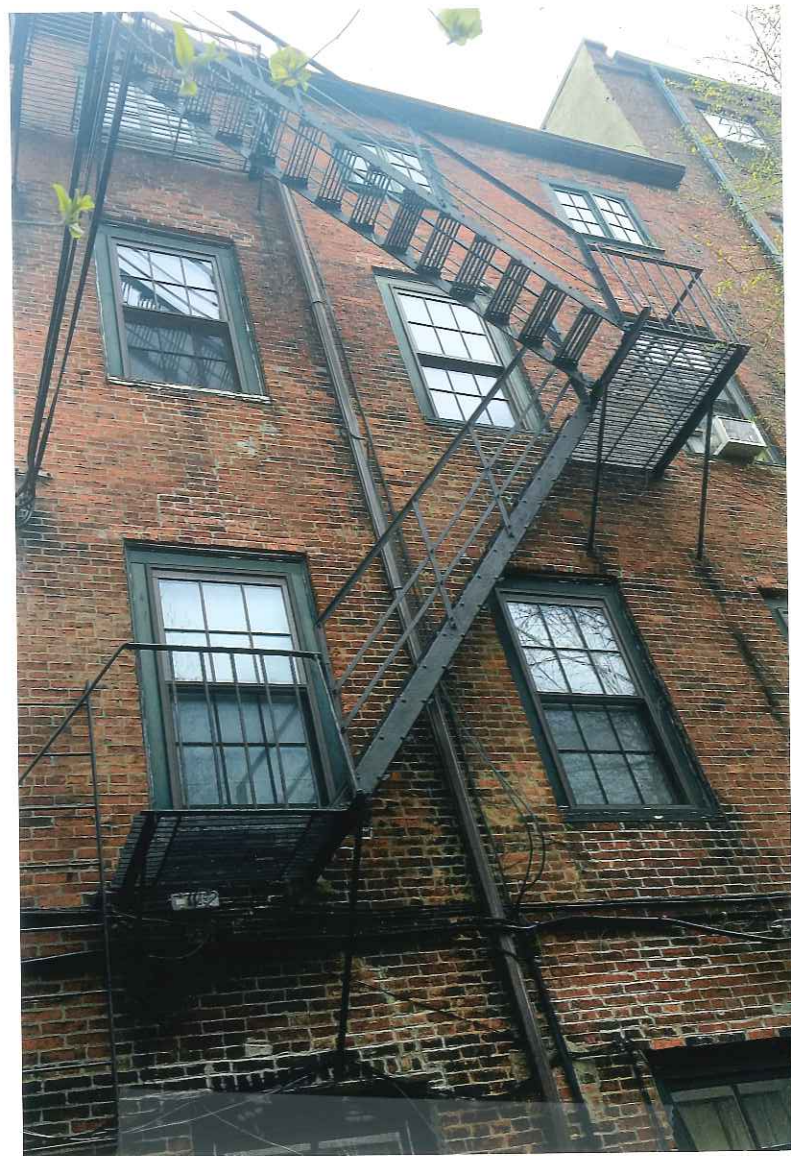


THIS LEVEL
ONLY

61 HANCOCK ST.
APT. 7

18.122 BH





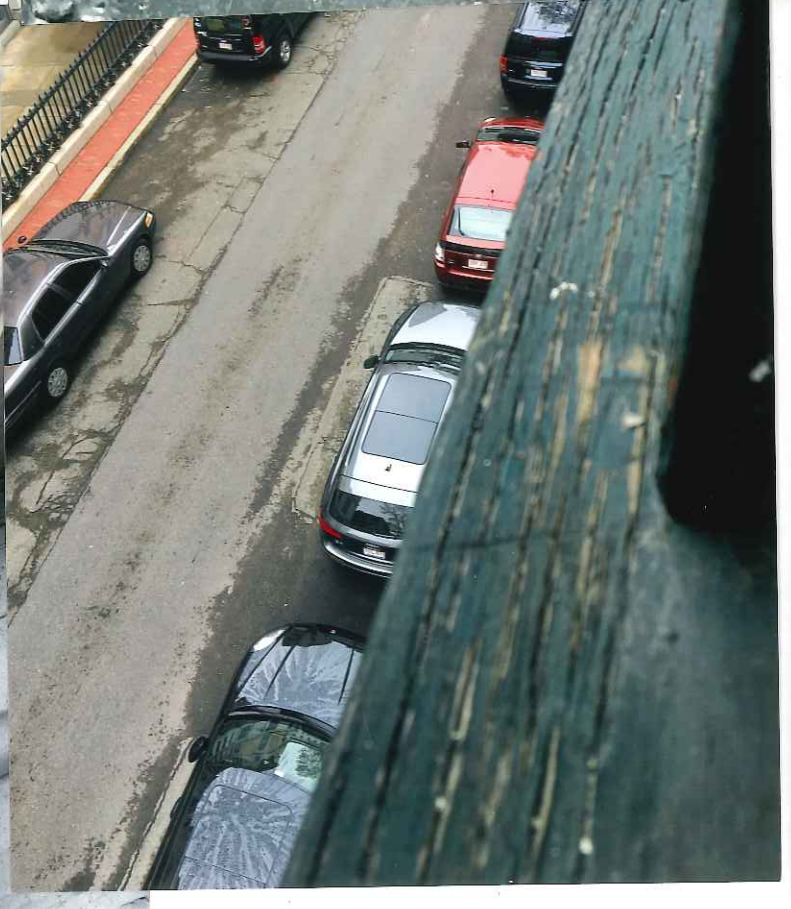
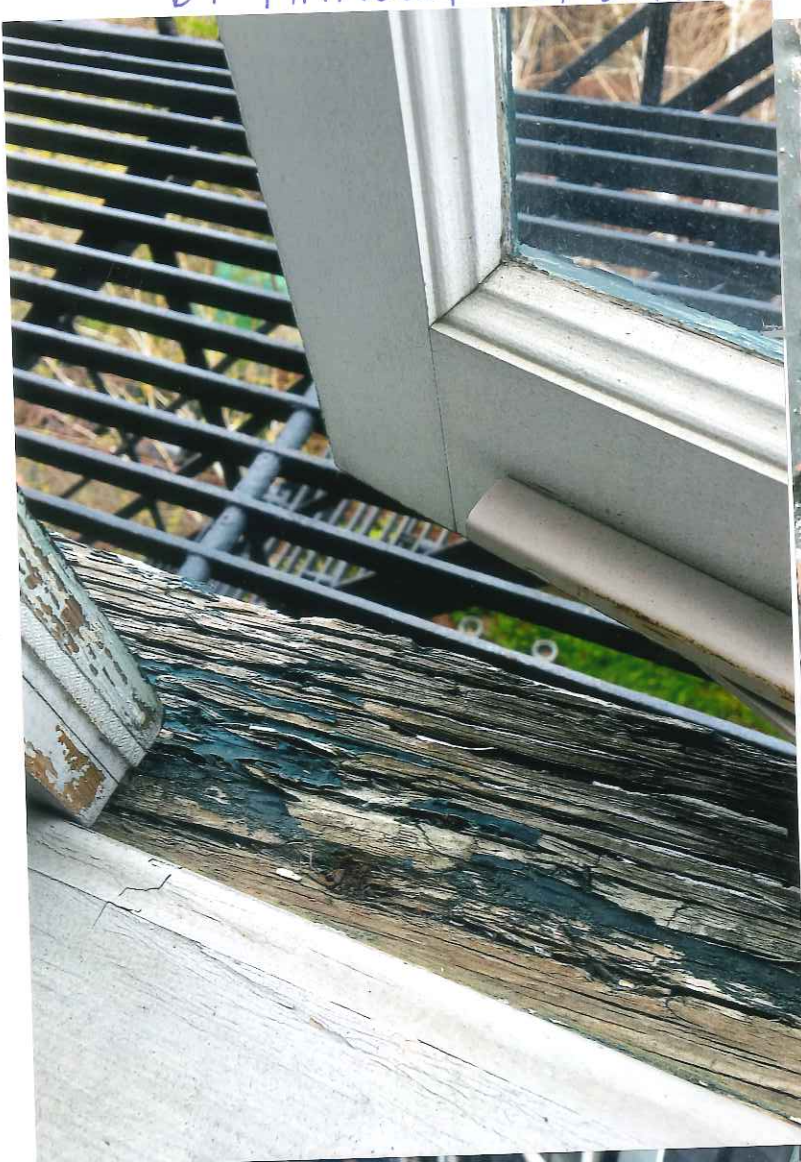
FRONT ↓



REAR ↑

61 HANCOCK STREET, APT. 7
18.122BH

61 HANCOCK STREET, APT. 7 → 18.1ZZBH

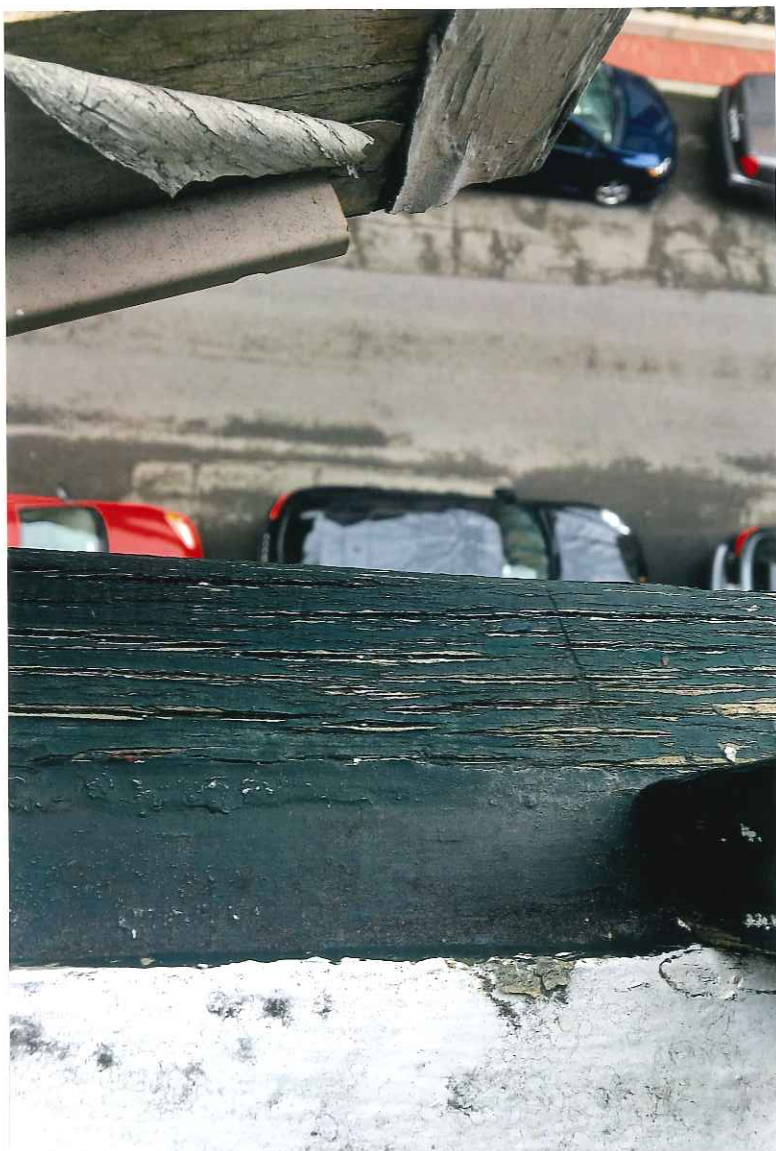


61 HANCOCK STREET, APT 7 - 18.122BH



61 HANCOCK ST., APT 7 18.122BH





61 HANCOCK ST, APT. 7
18.122BH



ESSEX GREEN

Essex Green

HC-188



GOES WITH

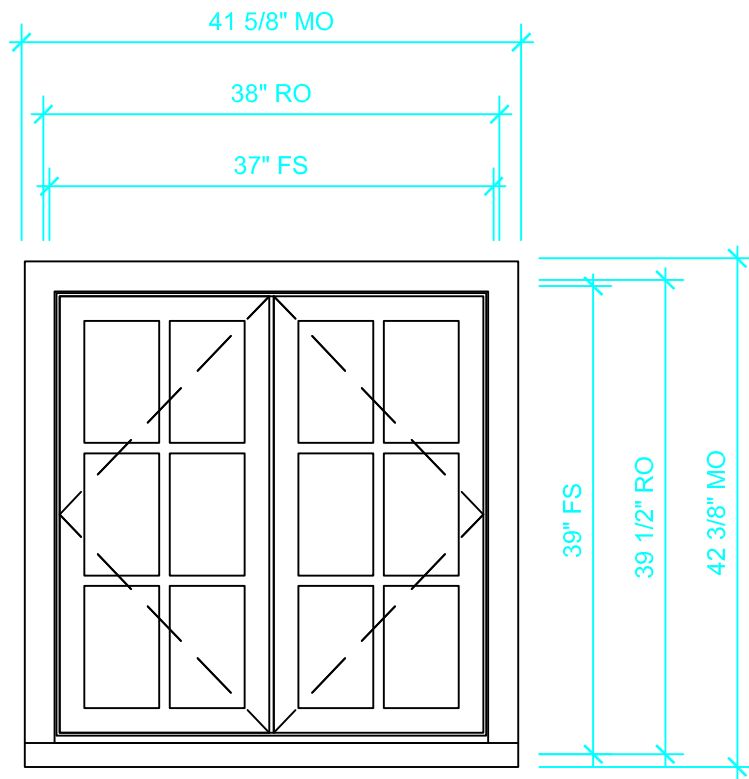
Essex Green

LRV: 3.53



Formerly known as Essex Green PM-11. This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.

This color is not available in all products, sheens or Pint Samples. For further assistance please contact your local Benjamin Moore retailer.



FRENCH CASEMENT

SCALE: 1/2" = 1'-0"

- | |
|---|
| 1 |
| 2 |

 Head
- | |
|---|
| 2 |
| 2 |

 Jamb
- | |
|---|
| 3 |
| 2 |

 Sill
- | |
|---|
| 4 |
| 2 |

 Divided Lite
- | |
|---|
| 1 |
| 3 |

 Astragal Detail



Built around you.

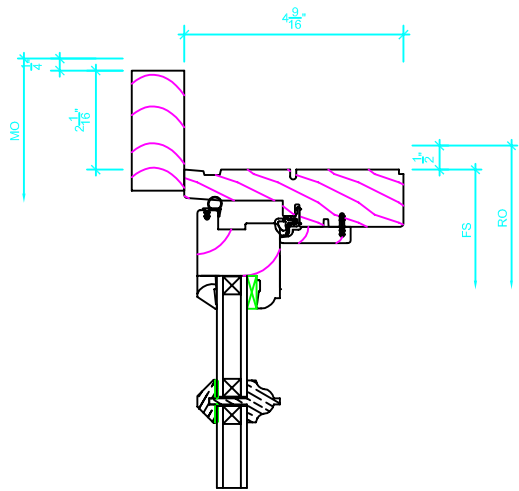
PROJ/JOB: Sophia Watson - MARVIN WRC W/ JB BAR
 DIST/DEALER: J B SASH & DOOR CO INC
 DRAWN: RICK BERTOLAMI
 QUOTE#: 1DUNCQ8 PK VER: 0002.13.01

CREATED: 04/14/2017 REVISION:

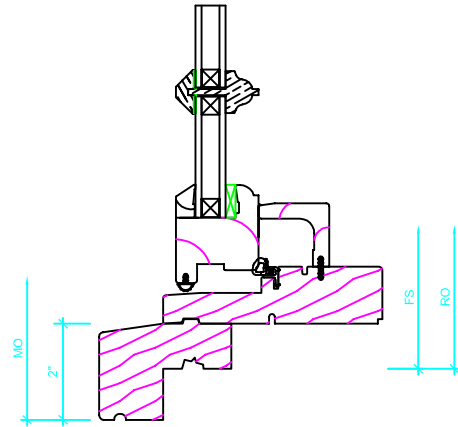
SHEET

1

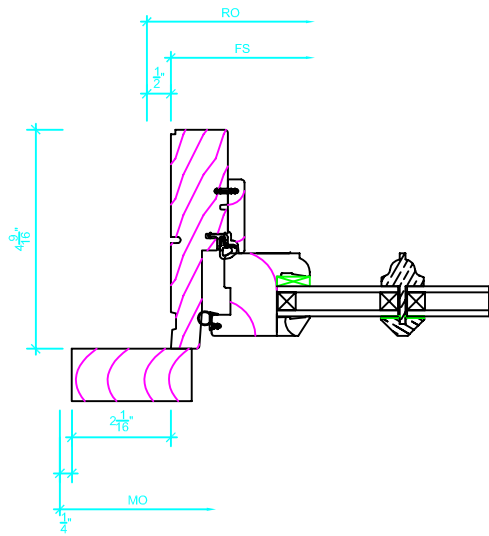
OF 3



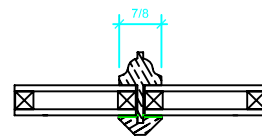
1 Head
2 SCALE: 3" = 1'-0"



3 Sill
2 SCALE: 3" = 1'-0"



2 Jamb
2 SCALE: 3" = 1'-0"



4 Divided Lite
2 SCALE: 3" = 1'-0"



Built around you.

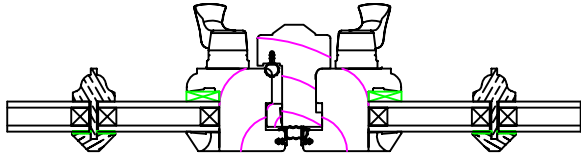
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CREATED: 04/14/2017 REVISION:

SHEET

2

OF 3



1
3

Astragal Detail

SCALE: 3" = 1'-0"

3
3

NOT USED

SCALE: 3" = 1'-0"

2
3

NOT USED

SCALE: 3" = 1'-0"

4
3

NOT USED

SCALE: 3" = 1'-0"



Built around you.

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CREATED: 04/14/2017 REVISION:

SHEET

3

OF 3