

CONSULTANTS:

PROJECT:

HISTORIC FACADE RESTORATION

14 BEACON STREET
BOSTON, MA 02108

CLIENT:

FAROS PROPERTIES

20 ASHBURTON PLACE, 2ND FLOOR
BOSTON, MA 02108

NOT FOR CONSTRUCTION

PROFESSIONAL

PREPARED BY A LICENSED ARCHITECT

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MARK	DATE	DESCRIPTION
04-25-18		HISTORIC REVIEW SUBMISSION

PROJECT NO.:	18034
DRAWN BY:	LAW / PON
CHECKED BY:	JSG
DRAWING SCALE:	AS NOTED

SHEET TITLE:
PROPOSED NORTH ELEVATIONS

SHEET:
A-205

DO NOT SCALE DRAWING

GENERAL WORK NOTES

- REMOVE AND REPLACE ALL WINDOW PERIMETER SEALANTS.
- INSTALL NEW FIXED STORM WINDOWS AT THE INSIDE OF ALL EXISTING WINDOW OPENINGS NOT SCHEDULED FOR REPLACEMENT. SEE A-501 FOR MORE INFORMATION. PROVIDE FOUR (4) VENT SLOTS AT ALL LEADED GLASS OPENINGS (TWO 1" SLOTS AT TOP AND TWO 1" SLOTS AT BOTTOM OF WINDOWS, TYPICAL).

PROPOSED WORK NOTES

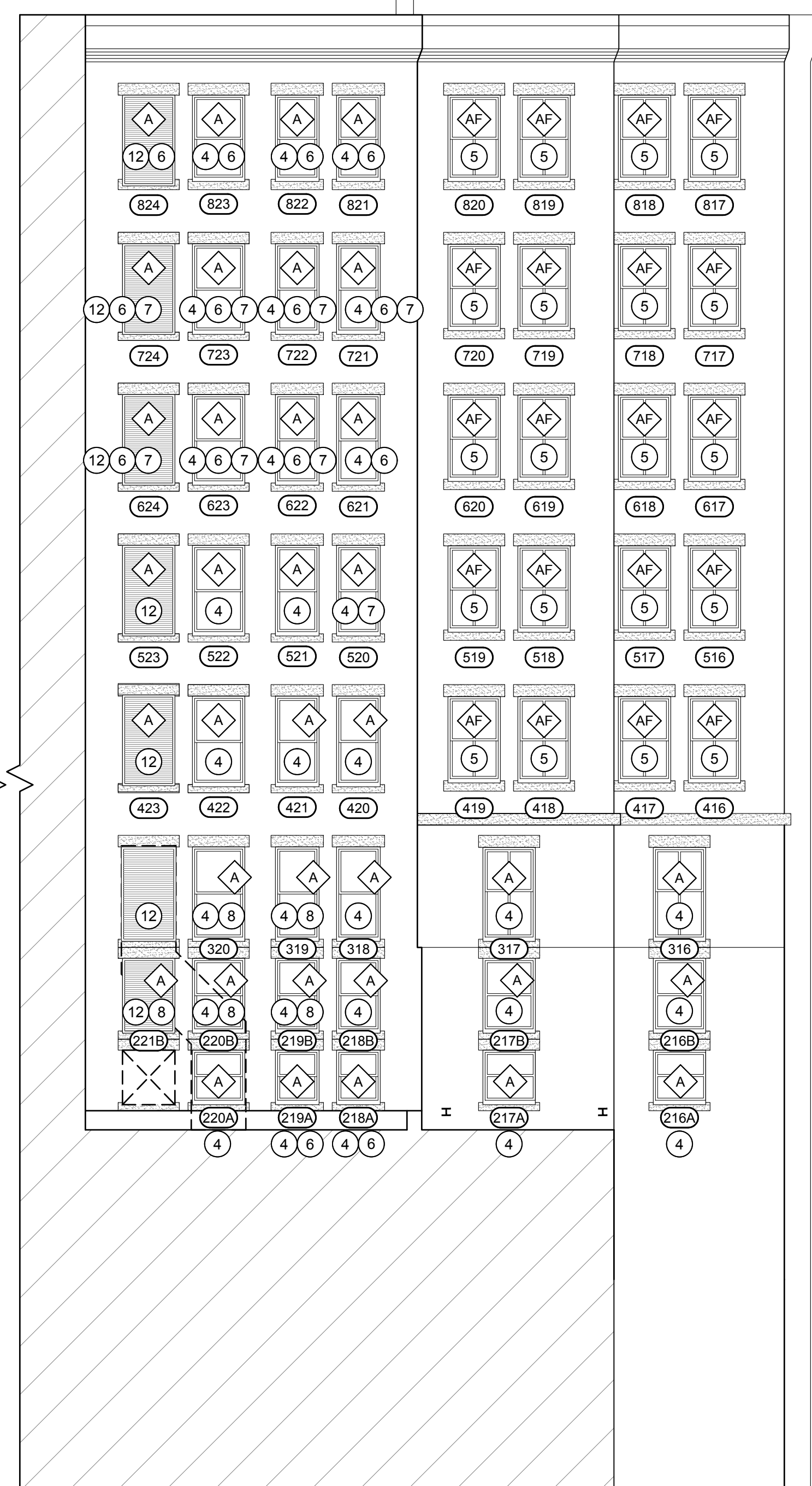
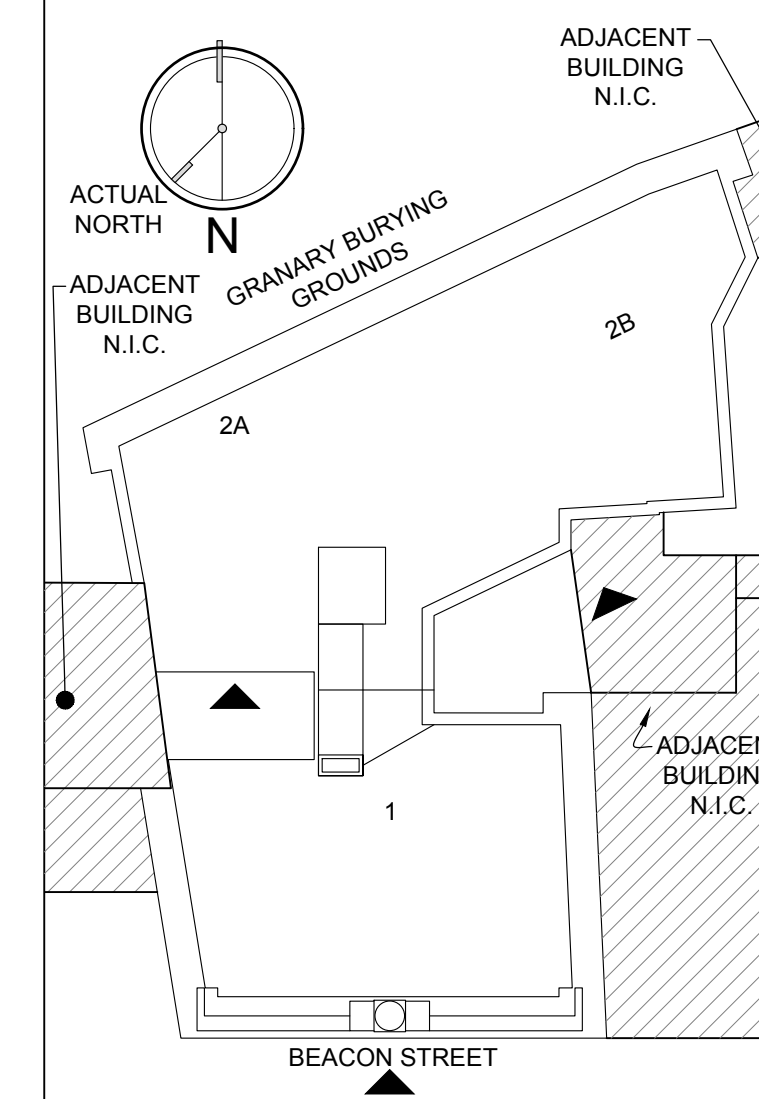
- NOTE:** REFER TO WINDOW SCHEDULE FOR SPECIFIC WORK ITEMS FOR EACH OPENING.
- REFINISH - REGLAZE AND REPAINT.
 - RESTORE EXISTING SASH, FRAME, AND HARDWARE.
 - REPLICATE ONE OR BOTH SASH DETERIORATED BEYOND BEING RESTORED.
 - REPLACE EXISTING WINDOW SASH WITH NEW WOOD SASH - MARVIN MAGNUM SINGLE HUNG TILT PAC - REFER TO SHEET A-502.
 - REPLACE EXISTING WINDOW WITH NEW WOOD WINDOW AND FRAME - JB PROPER BOSTONIAN - REFER TO SHEET A-503.
 - REPLACE EXISTING WINDOW AND FRAME WITH NEW ALUMINUM WINDOW - REFER TO SHEET A-505.
 - REPLACE WOOD SILL TO MATCH EXISTING.
 - REPLACE WOOD BRICK MOULD OR TRIM TO MATCH EXISTING.
 - MAINTAIN EXISTING SHUTTERS OR REPLACE IN KIND.
 - REPLACE DOOR.
 - REPLACE INTERIOR TRIM.
 - REMOVE EXISTING WINDOW AND INSTALL NEW BRICK MASONRY INFILL - SET BACK 4" FROM FACE OF WALL.
 - REMOVE EXISTING WINDOW AND INSTALL NEW MECHANICAL LOUVER IN OPENING.

ELEVATIONS LEGEND

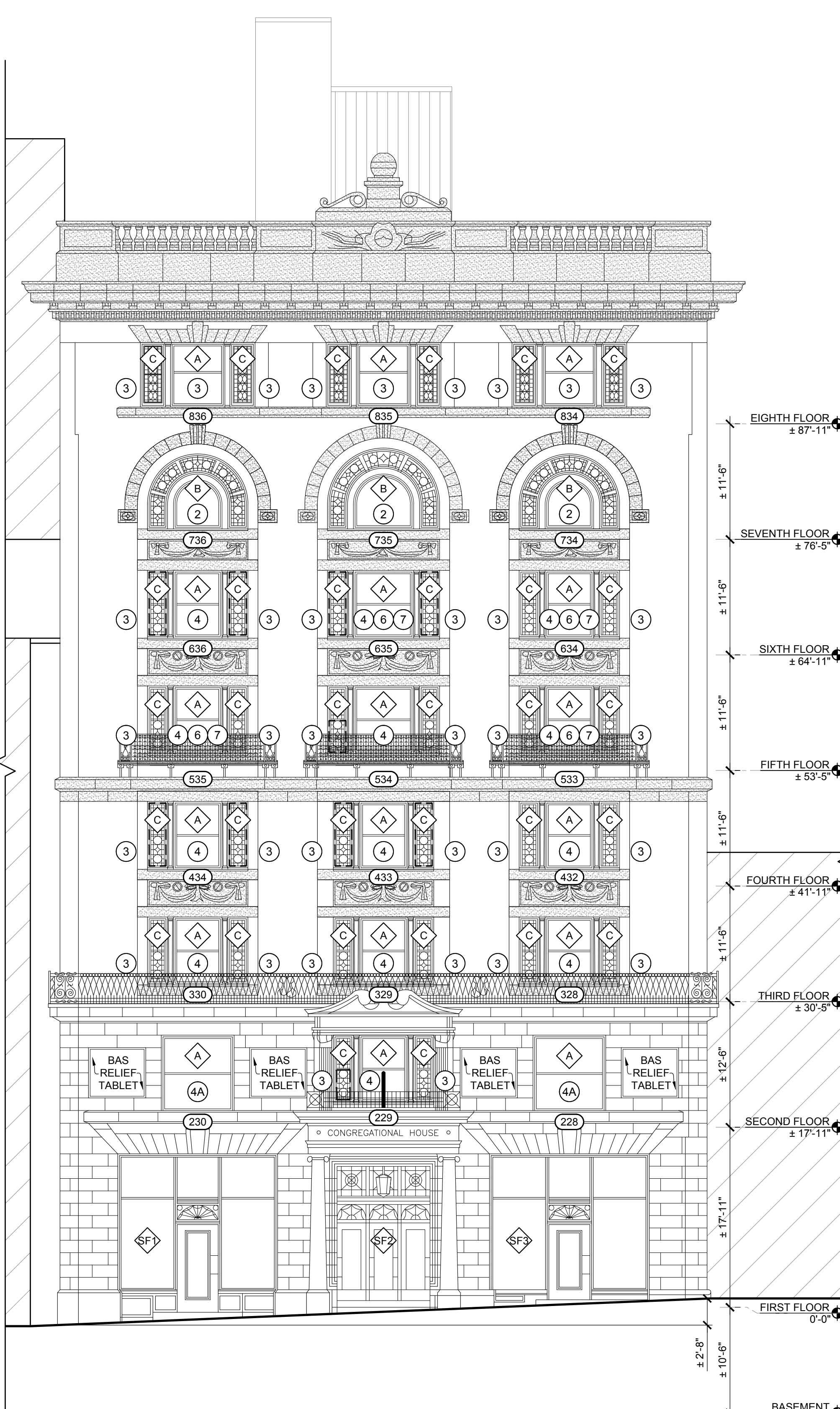
	BRICK MASONRY UNITS
	STONE
	STONE MORTAR JOINTS
	PARTITION WALL OBSTRUCTION
	NEW MECHANICAL LOUVER IN EXISTING WINDOW OPENING
	EXISTING BRICK INFILL
	NEW BRICK INFILL IN EXISTING WINDOW OPENING
	EXISTING CAST IRON DECORATIVE BALCONY
	REPLICATE LEADED GLASS SASHES TO MATCH EXISTING STYLE AND LAYOUT

KEY PLAN

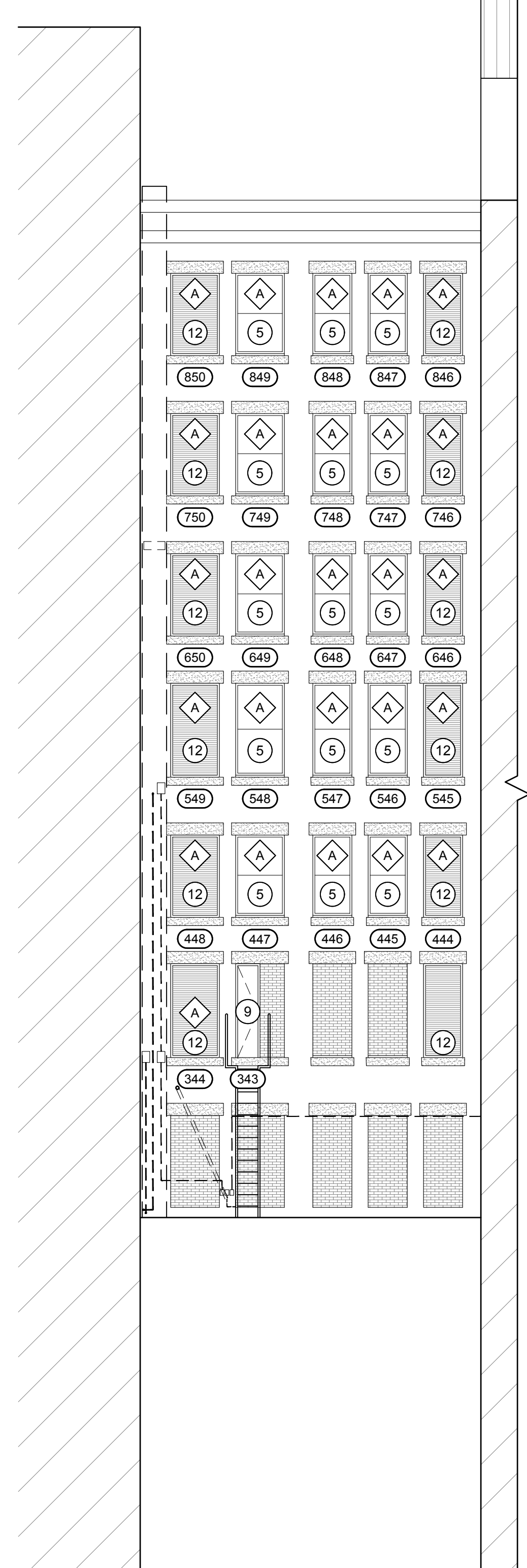
SCALE: N.T.S.



2B HIDDEN NORTH ELEVATION
1/8"=1'-0"



1 NORTH ELEVATION - BEACON STREET
1/8"=1'-0"



2A HIDDEN NORTH ELEVATION
1/8"=1'-0"

Drawing: 18034_A-205.dwg
 Date: 04/25/18
 User: JSG
 Plot Date: 04/25/18
 Plot Time: 10:10:11 AM
 Plot Path: C:\Users\jsg\OneDrive\Documents\18034_A-205.dwg
 Plot Scale: 1/8"=1'-0"
 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.20
 Plot Linetype: Solid
 Plot Font: Arial, 10pt
 Plot Title: 18034_A-205.dwg
 Plot Sheet: 1 of 1
 Plot Status: Success

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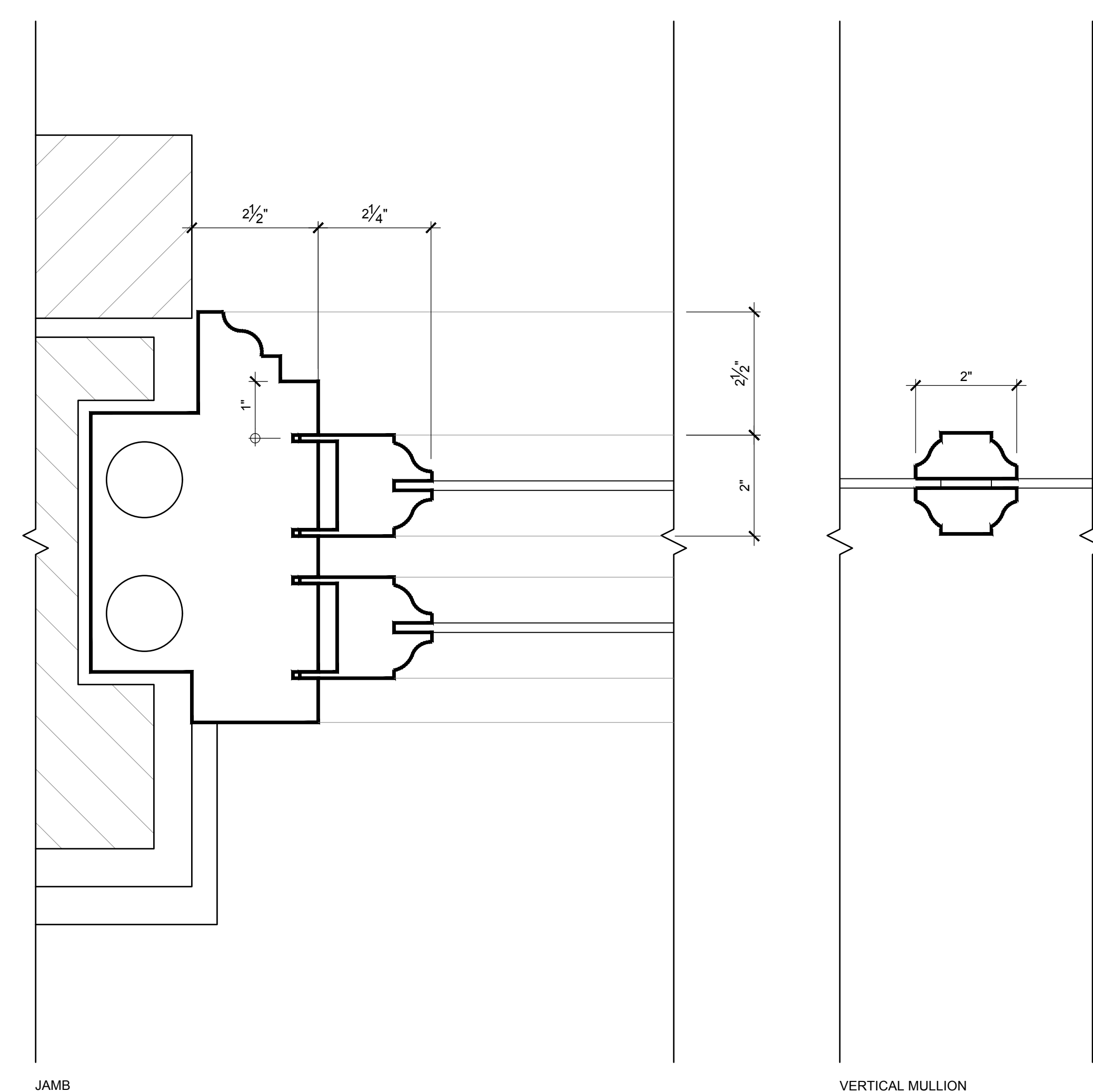
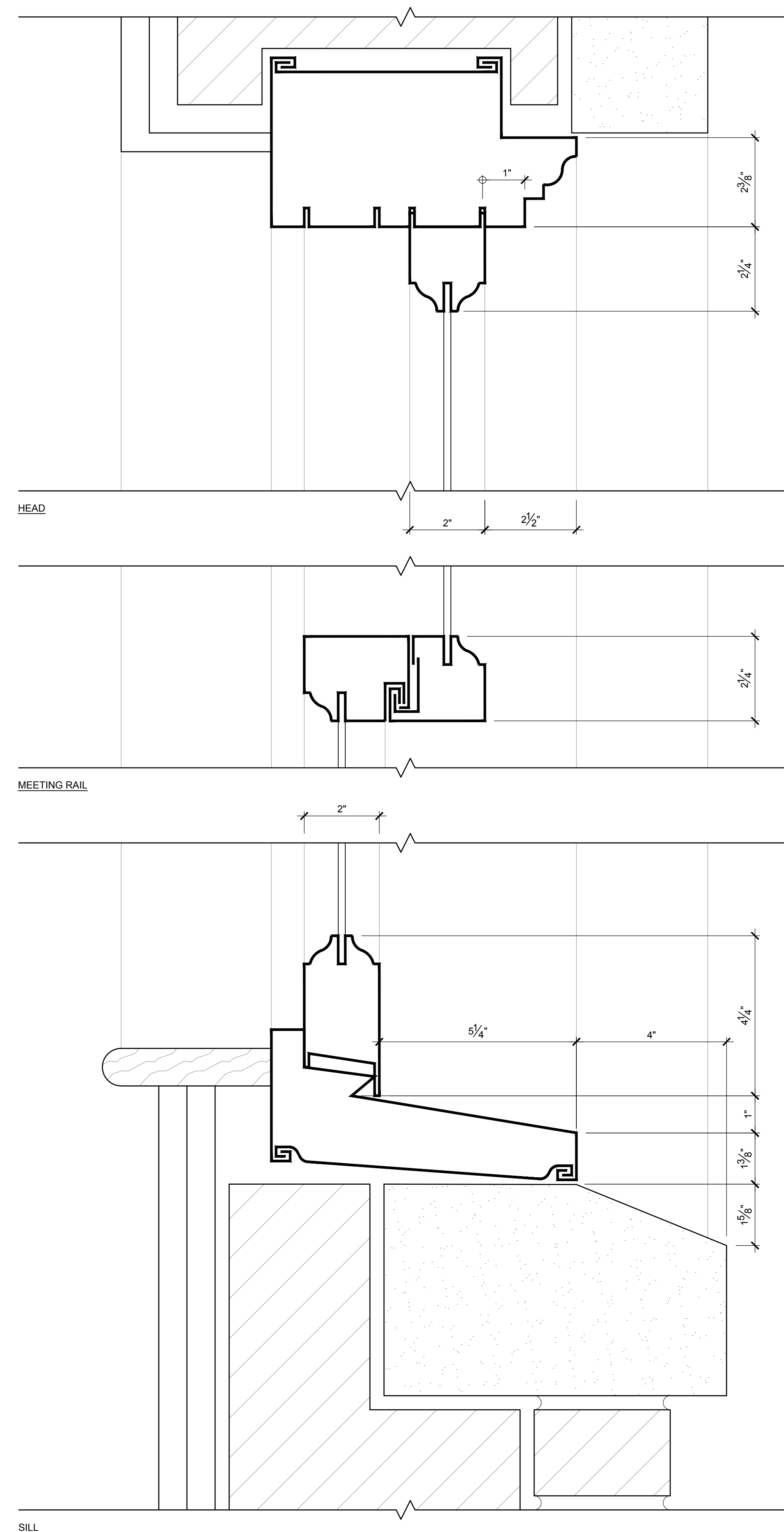
ISSUE:

PROJECT NO.:	18034
DRAWN BY:	LAW
CHECKED BY:	SAW
DRAWING SCALE:	6"=1'-0"

SHEET TITLE:
**EXISTING
METAL WINDOW
DETAILS**

SHEET:
A-504

DO NOT SCALE DRAWING



1 EXISTING METAL WINDOW DETAILS
6"=1'-0"

Drawing created: 11/15/2018 10:10:24 AM. Location: C:\Users\jwheeler\Documents\18034 - Historic Facade Restoration\18034 - A-504 Window Details.dwg
 Date: 11/15/2018 10:10:24 AM. User: jwheeler. Plot: 11/15/2018 10:10:24 AM. Plot Device: HP DesignJet T1100. Plot Style: HP-Plotter-Style.ctb
 Plot File: C:\Users\jwheeler\Documents\18034 - Historic Facade Restoration\18034 - A-504 Window Details.dwg
 Plot Date: 11/15/2018 10:10:24 AM. Plot Time: 10:10:24 AM. Plot User: jwheeler. Plot Device: HP DesignJet T1100. Plot Style: HP-Plotter-Style.ctb

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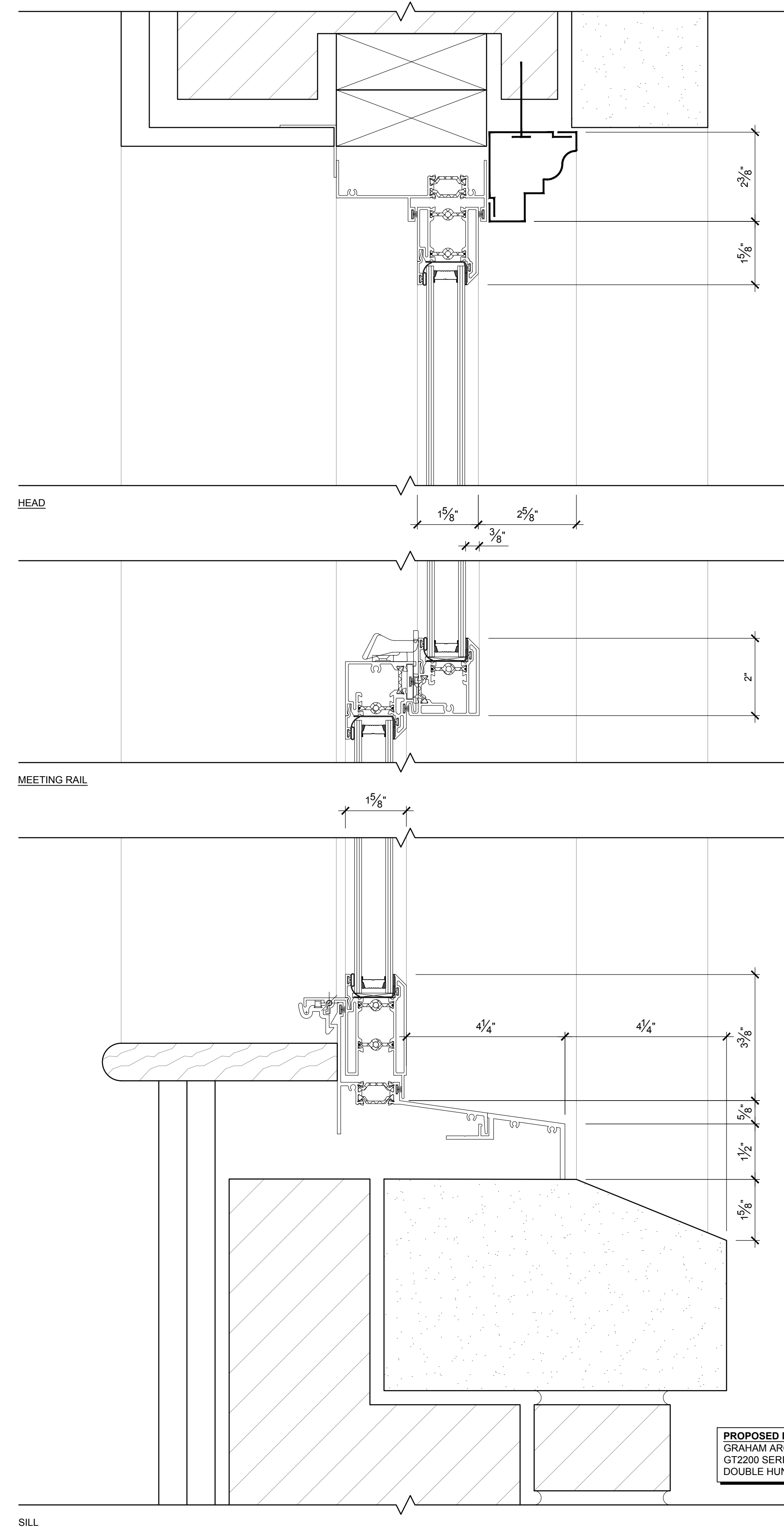
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	04-25-18	HISTORIC REVIEW SUBMISSION

PROJECT NO.:	18034
DRAWN BY:	LAW
CHECKED BY:	SAW
DRAWING SCALE:	6"=1'-0"

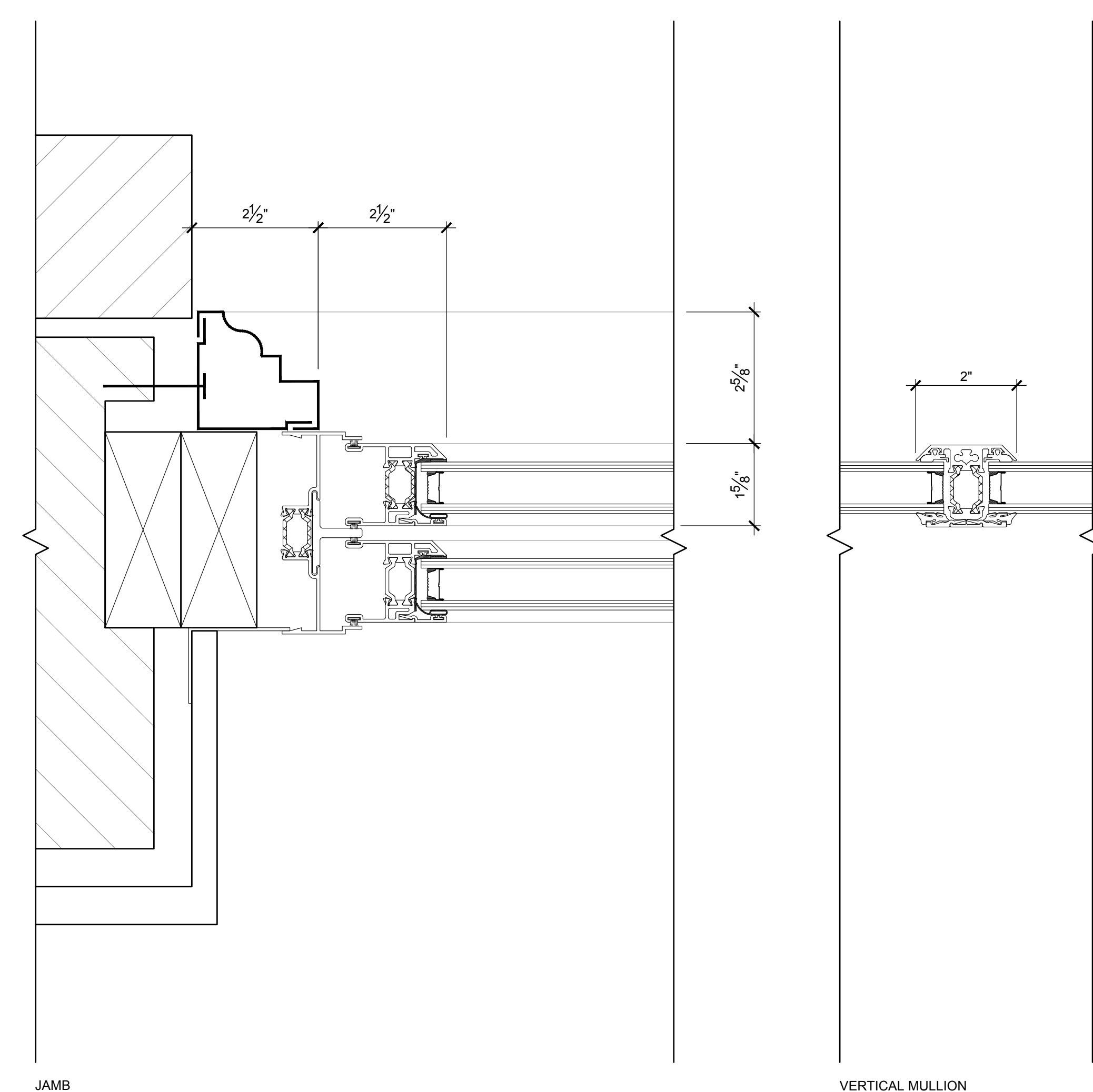
SHEET TITLE:
**PROPOSED
METAL WINDOW
DETAILS**

SHEET:
A-505

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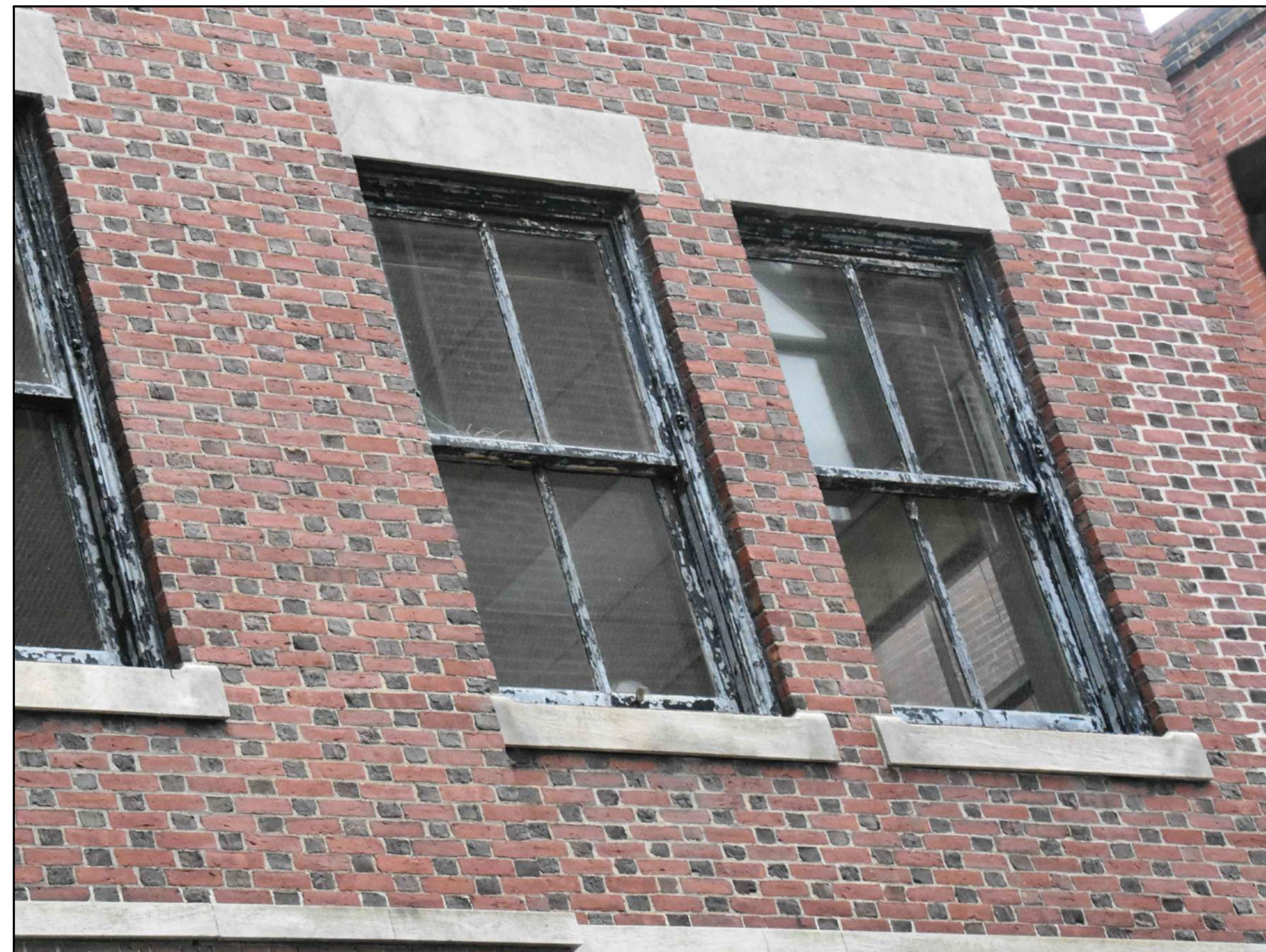
PROPOSED METAL WINDOW:
GRAHAM ARCHITECTURAL PRODUCTS
GT2200 SERIES
DOUBLE HUNG 1" HISTORIC GLAZING



1 PROPOSED METAL WINDOW DETAILS
6"=1'-0"



DETERIORATED BRICK MOULD AND SASH



METAL WINDOW TYPE 'AF' - WEST ELEVATION



DETERIORATED WOOD SILL AND BRICK MOULD



WOOD WINDOW TYPES 'A' AND 'C' - NORTH ELEVATION



WESSLING ARCHITECTS
AIA-CES-BOCA

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QUINCY, MA 02169 TEL. 617-773-8150 FAX 617-773-4902
www.wesslingarchitects.com

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SHEET TITLE:
**WINDOW
CONDITIONS
PHOTOGRAPHS**

SHEET:
A-801

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