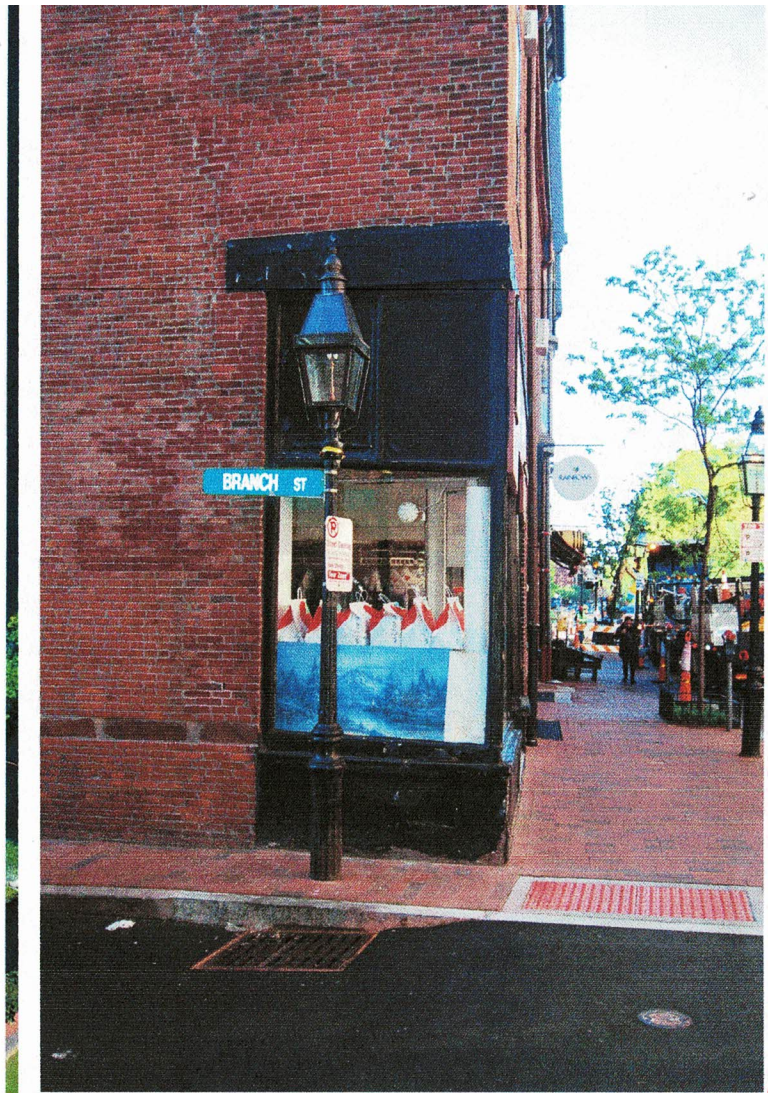






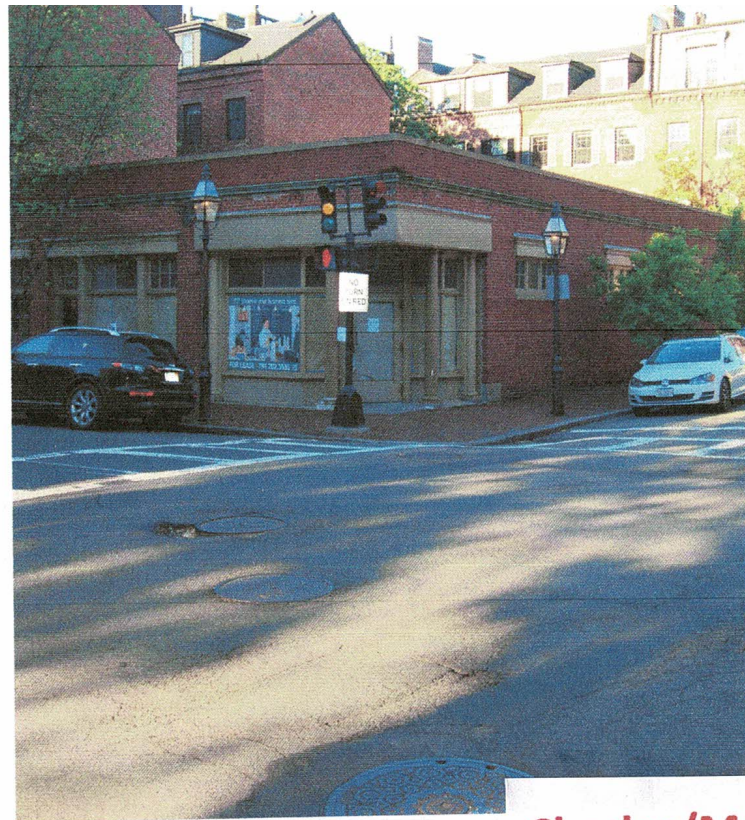
25 Charles Street Objectives:

1. Three New Branch Street Windows
2. Move Entry Door Location
3. Replace Ground Floor Windows In Kind

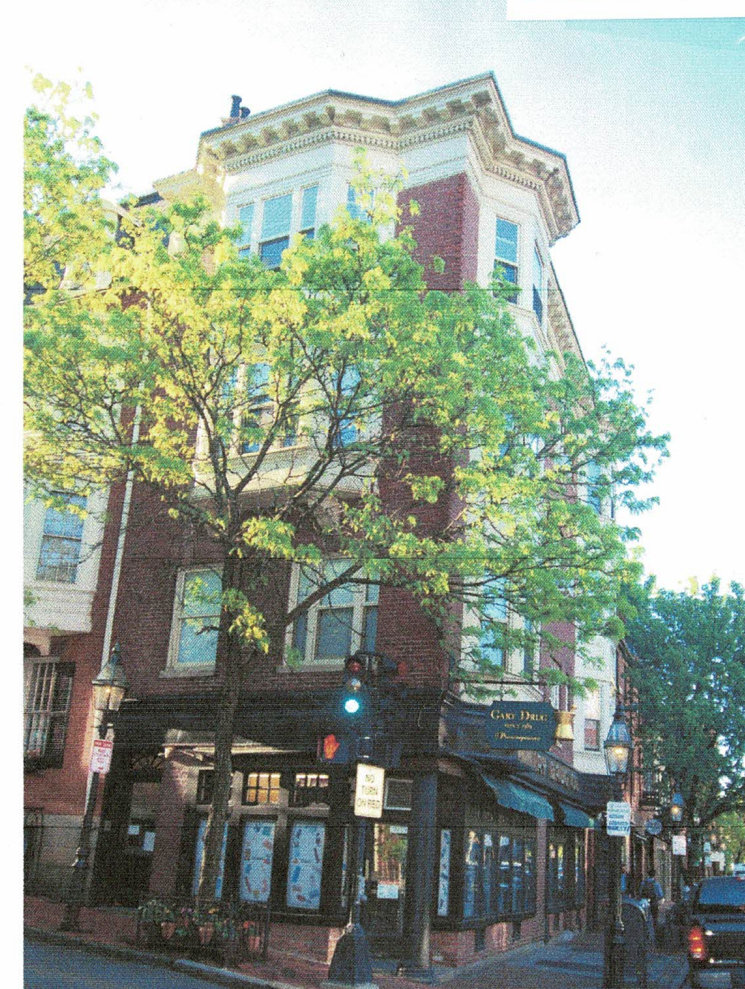
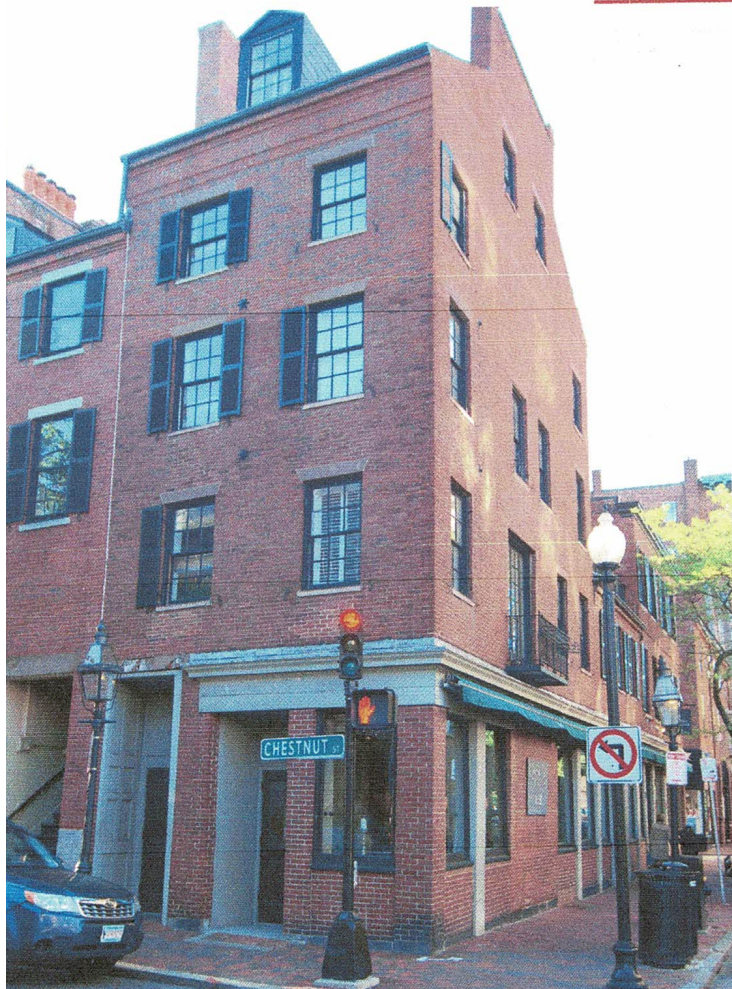
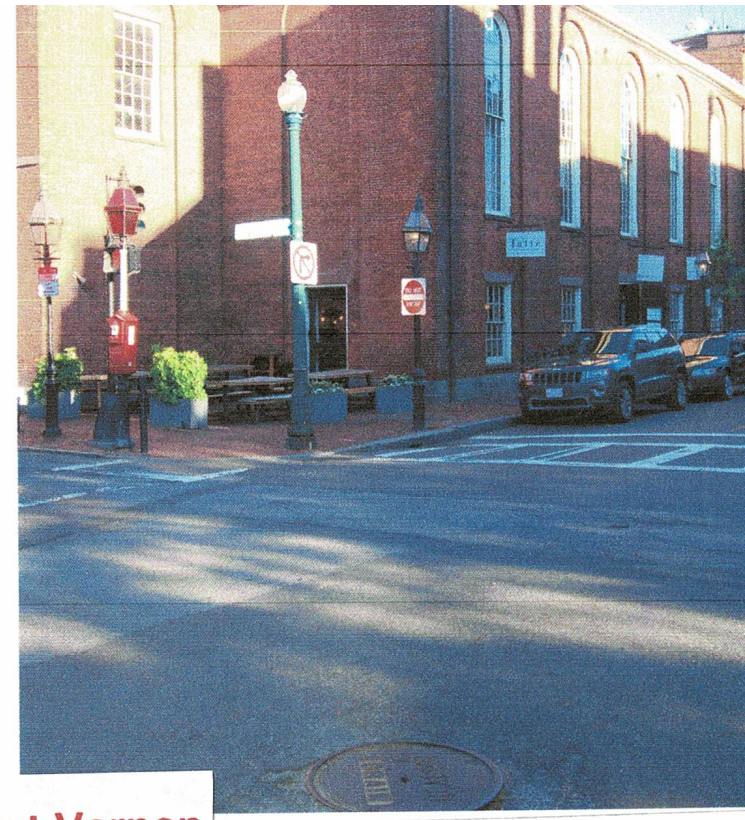




Charles/Chestnut



Charles/Mount Vernon





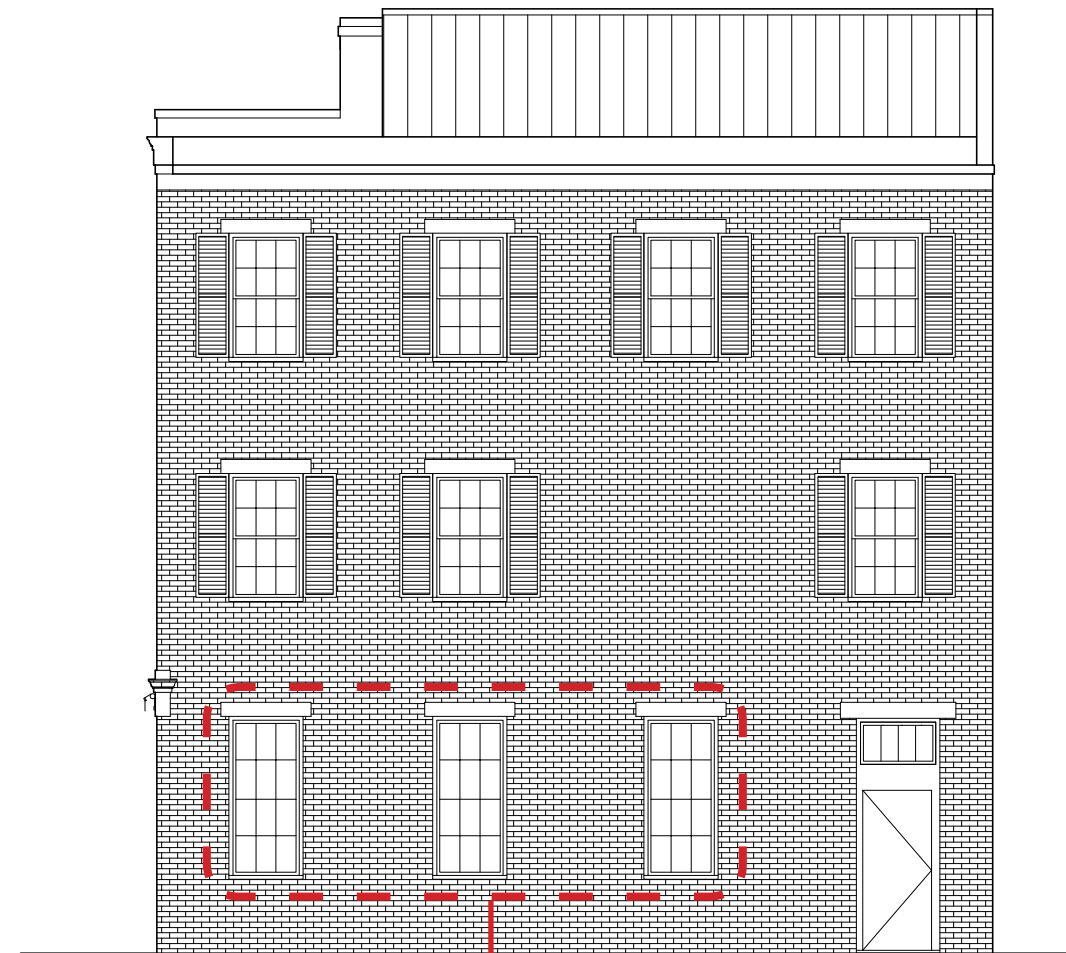
Charles/Pinckney



Charles/Revere



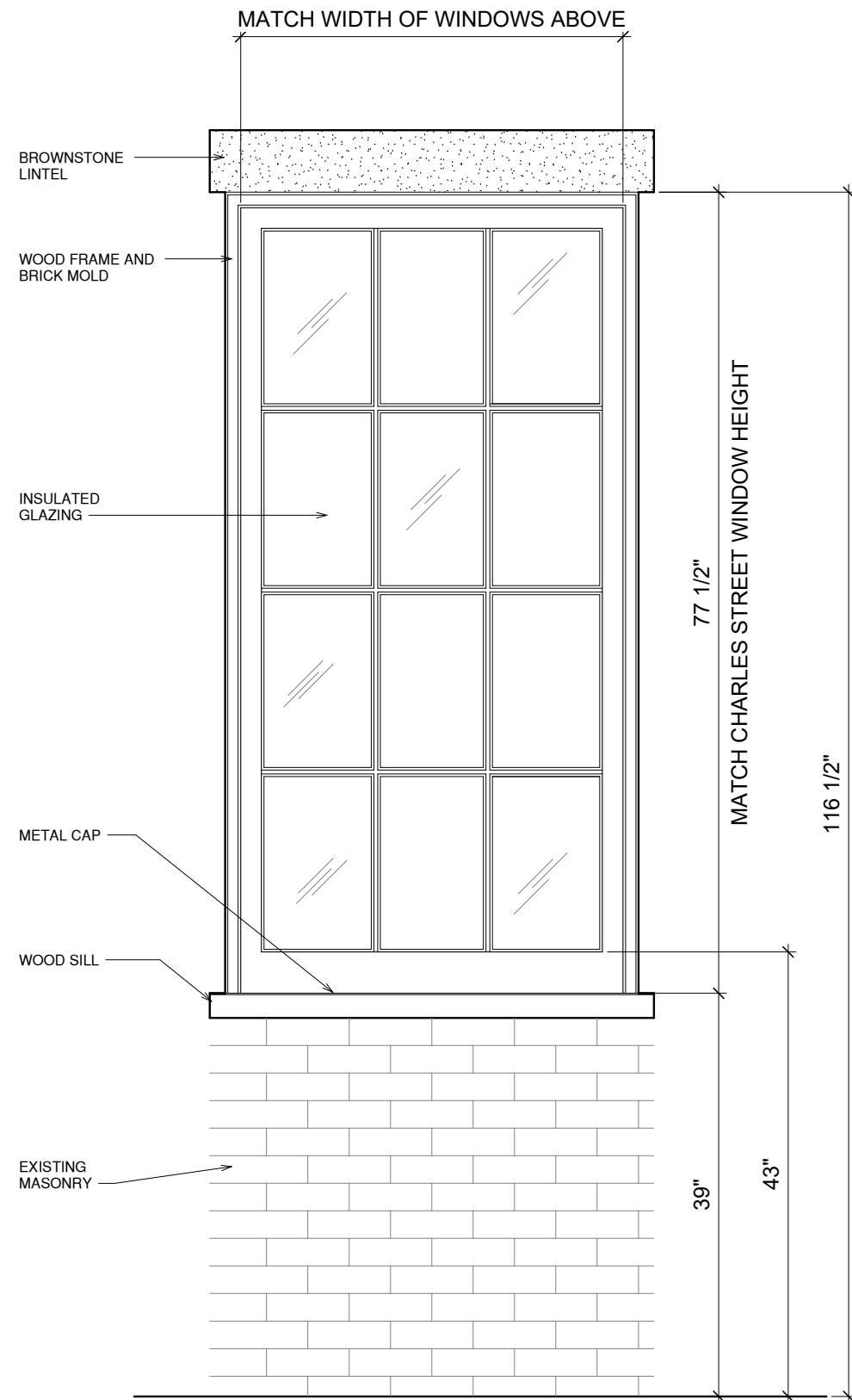




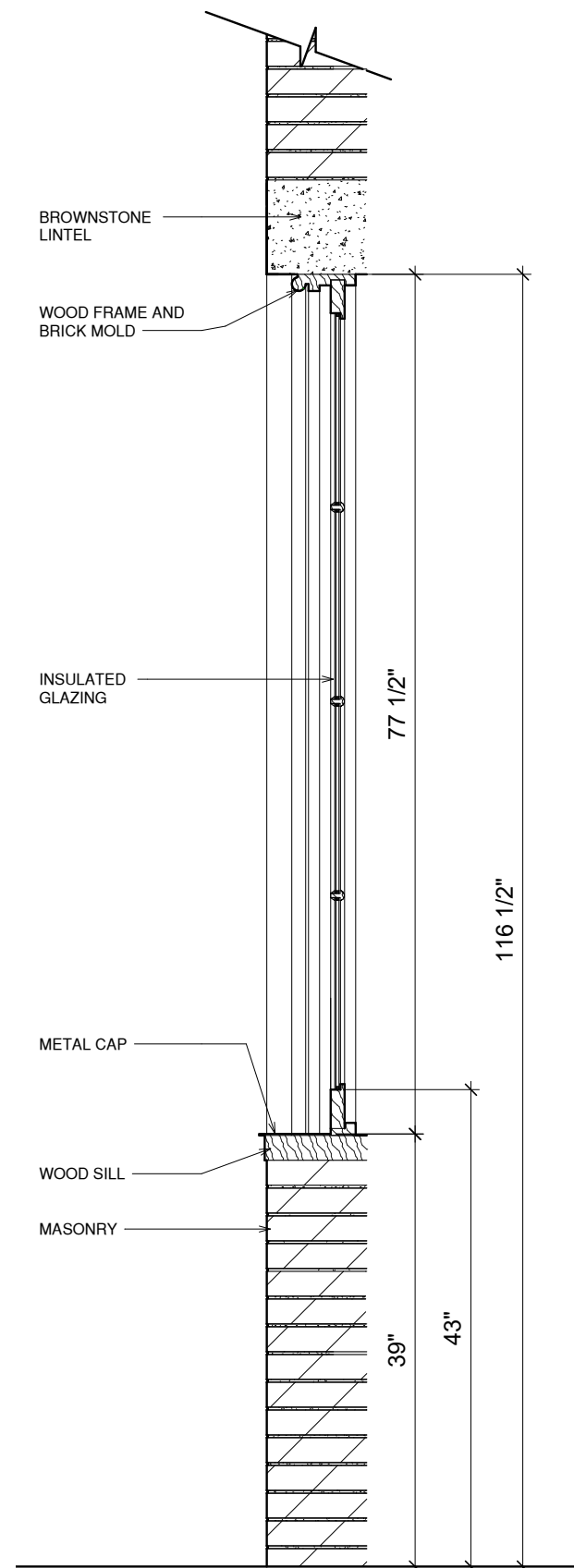
3 NEW GROUND FLOOR WINDOWS;

NOTE:
SILL HEIGHT TO MATCH CHARLES STREET
WINDOWS

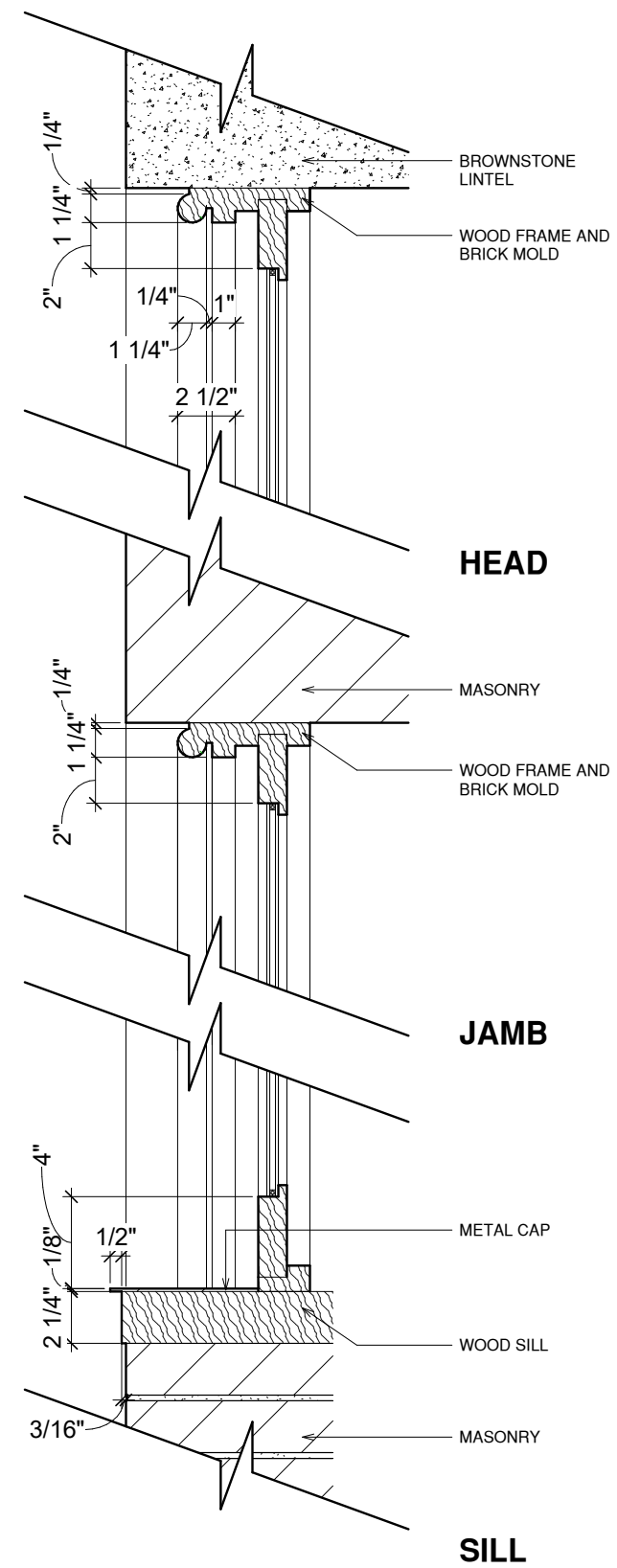
PROPOSED BRANCH STREET ELEVATION



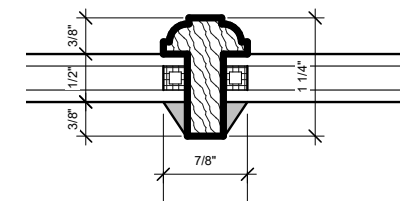
PROPOSED BRANCH STREET WINDOW ELEVATION



PROPOSED BRANCH STREET WINDOW SECTION



PROPOSED BRANCH STREET DETAILS



PROPOSED MUNTIN PLAN DETAIL

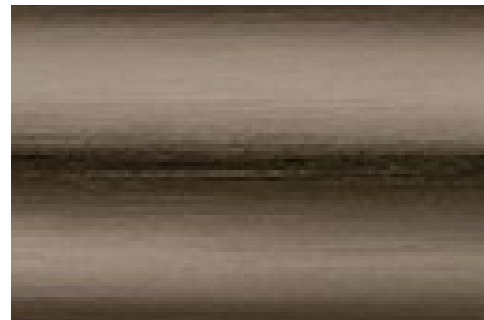


PROPOSED CHARLES STREET ELEVATION

NOTE:
 MASONRY AND WINDOW INFILL TO MATCH EXISTING.
 RE-USE BRICK REMOVED FROM NEW ENTRY WHERE
 POSSIBLE.



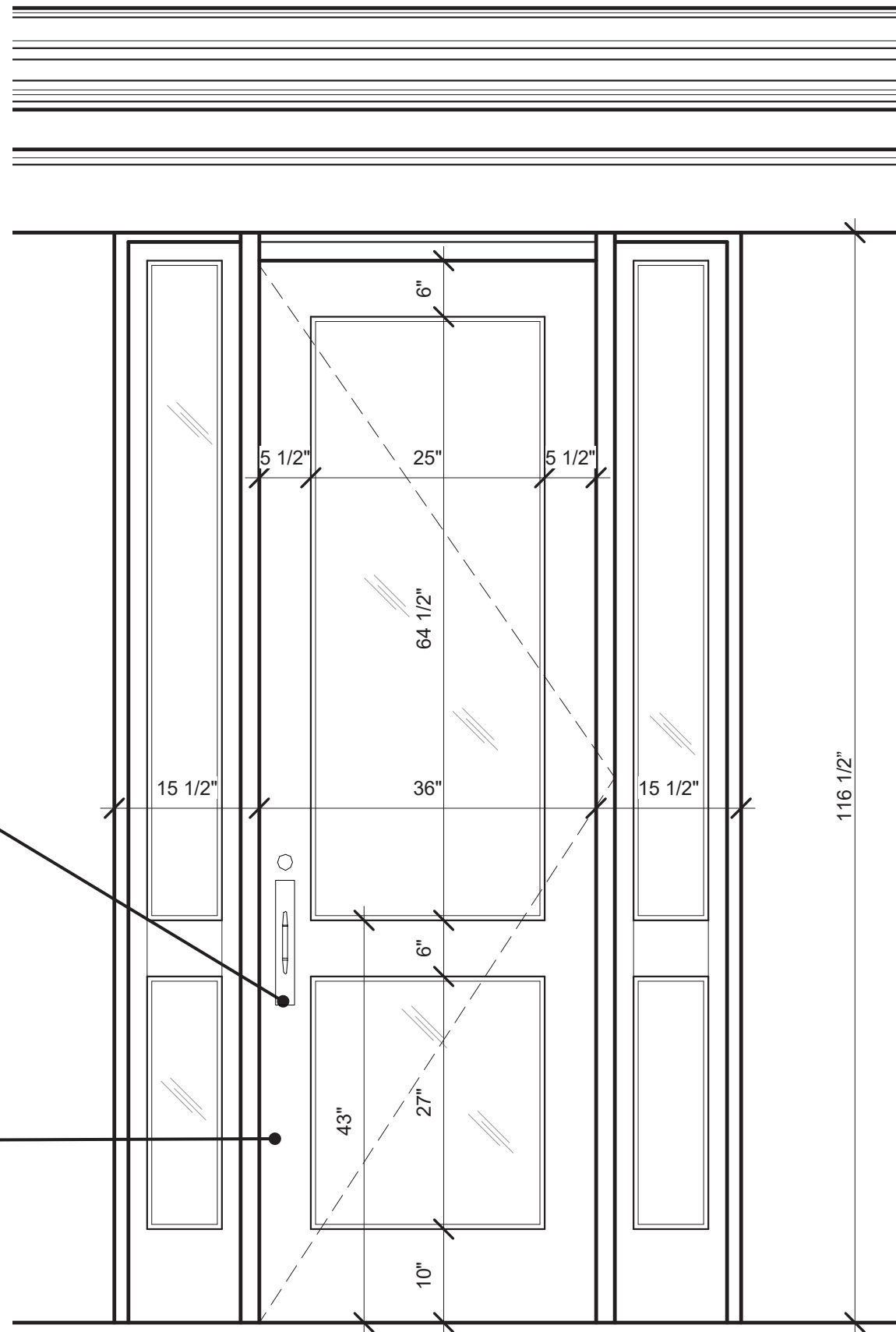
DELTA DOOR PULL DP2575
DELTA PUSH PLATE PPH3520



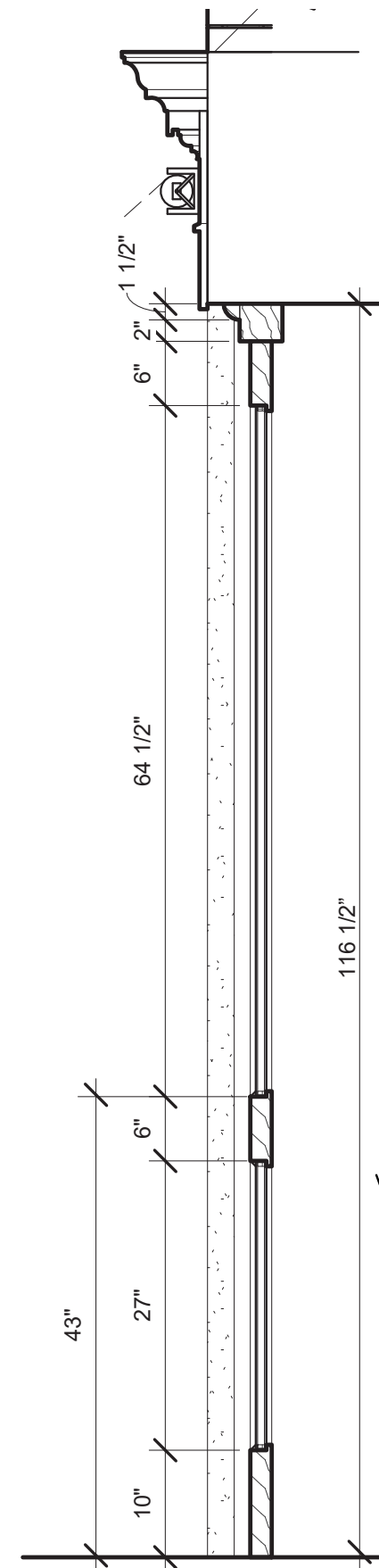
DOOR HARDWARE FINISH:
DARK OXIDIZED SATIN BRONZE



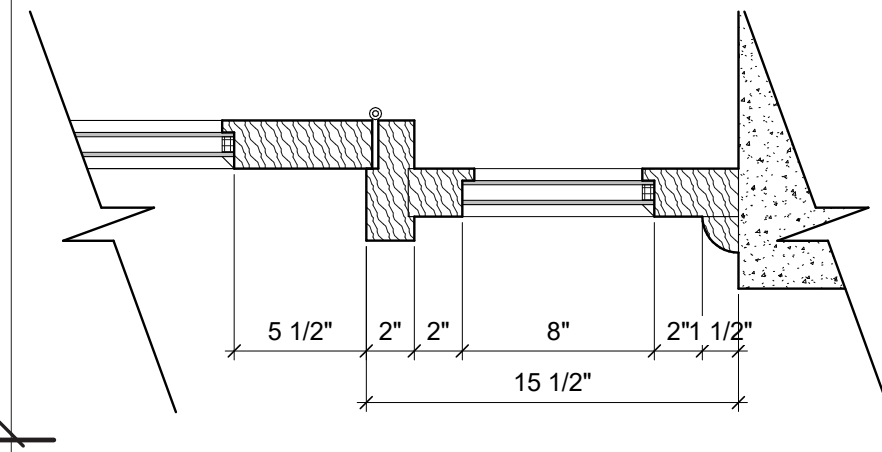
DOOR PAINT COLOR: MATCH EXISTING;
BENJAMIN MOORE BLACK HC-190



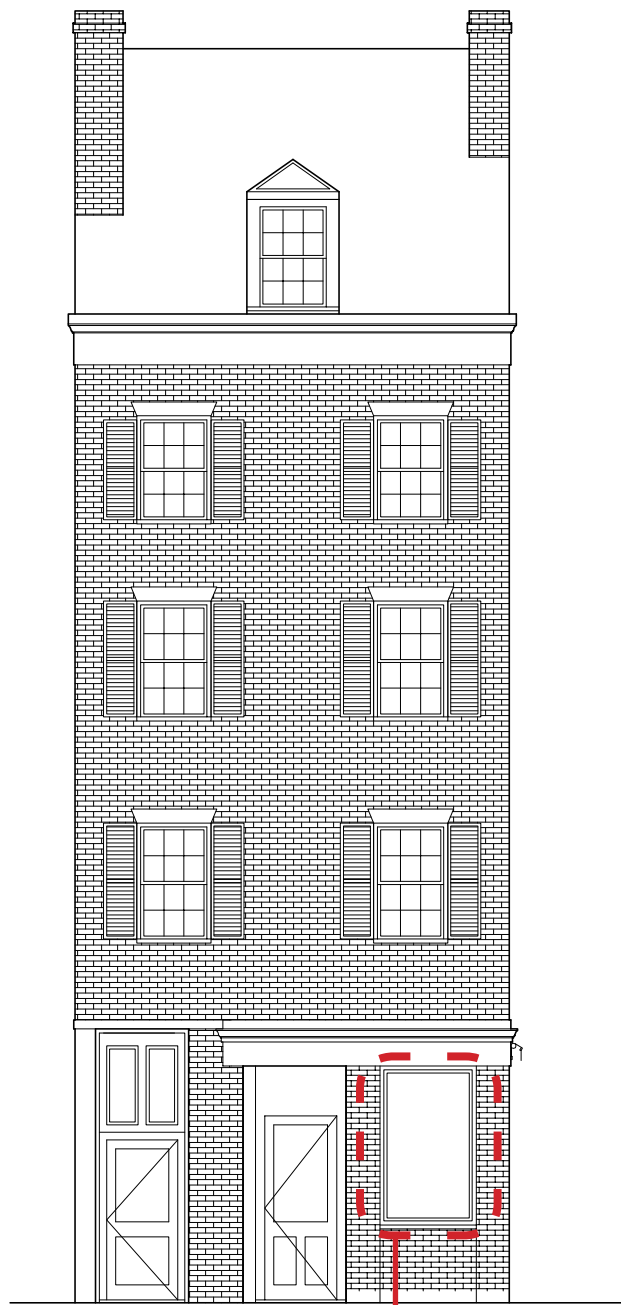
PROPOSED ENTRY ELEVATION



PROPOSED ENTRY SECTION



PROPOSED ENTRY PLAN DETAIL



REPLACE WINDOWS IN KIND

PROPOSED CHESTNUT STREET ELEVATION

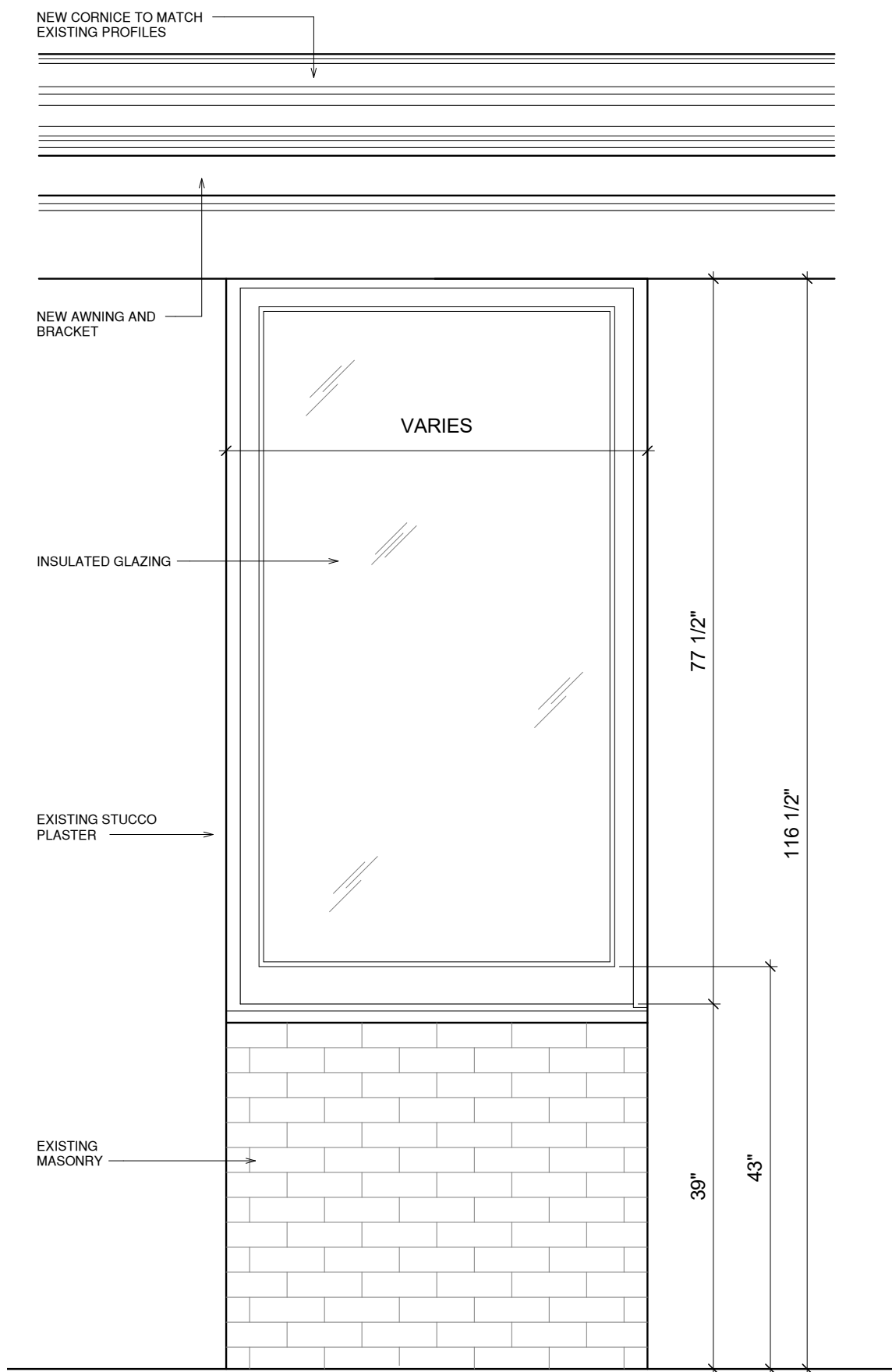


REPLACE WINDOWS IN KIND

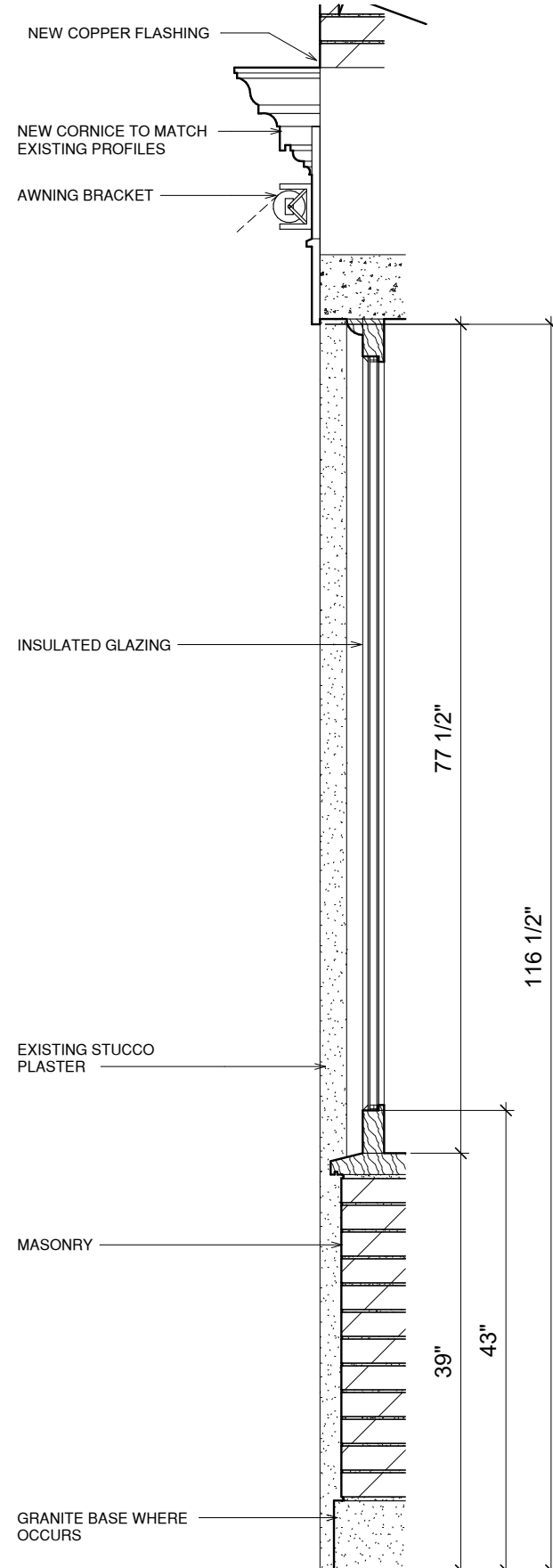
REPLACE WINDOWS IN KIND

REPLACE WINDOWS IN KIND

PROPOSED CHARLES STREET ELEVATION



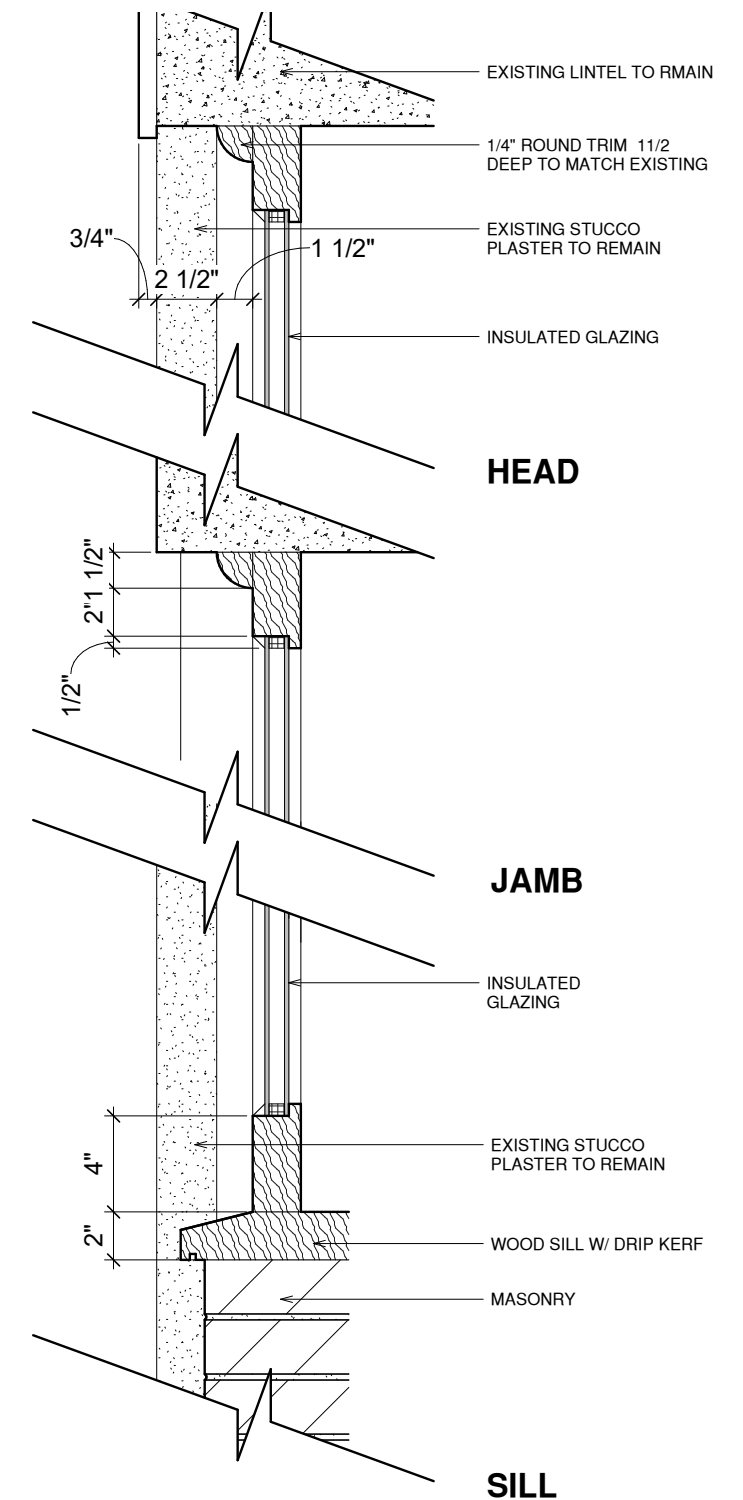
EXISTING- PROPOSED STOREFRONT WINDOW ELEVATION



EXISTING - PROPOSED STOREFRONT WINDOW SECTION

NOTES:

1. ALL SASH AND TRIM TO BE PAINTED MAHOGANY. COLOR TBD FOR REVIEW BY BHAC STAFF
2. EXTERIOR PROFILES TO MATCH EXISTING
3. GLAZING TO BE INSULATED CLEAR GLASS; NO LOW-E OR TINTED MATERIAL
4. SEE ELEVATIONS FOR SIZE OF GLAZED OPENINGS
5. NEW WINDOWS ON BRANCH STREET ELEVATION TO BE DETAILED AS SHOWN
6. EXISTING WINDOW ON CHESTNUT STREET ELEVATION TO BE REPLACED AS DETAILED
7. NEW AWNING MATERIAL TO BE INSTALLED ON EXISTING BRACKET LOCATIONS TO MATCH SIZE AND EXTENT OF EXISTING.



EXISTING - PROPOSED STOREFRONT WINDOW DETAILS



SIGN: HC-27 PLC Lighting - 2268BZ - Pollux - 4" 15W 1 LED OUTDOOR LIHT WITH STEM 23"x5"x4"



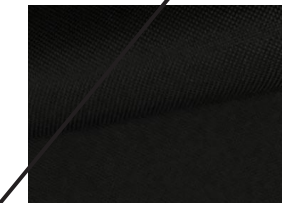
BLADE SIGN: HC-27 PLC Lighting - 2266BZ - Pollux - 4" 15W 3000K LED 9"x5"x4"



CORNICE PAINT COLOR: TO MATCH EXISTING; BENJAMIN MOORE MONTEREY WHITE HC-27



DOOR HARDWARE: DARK OXIDIZED SATIN BRONZE

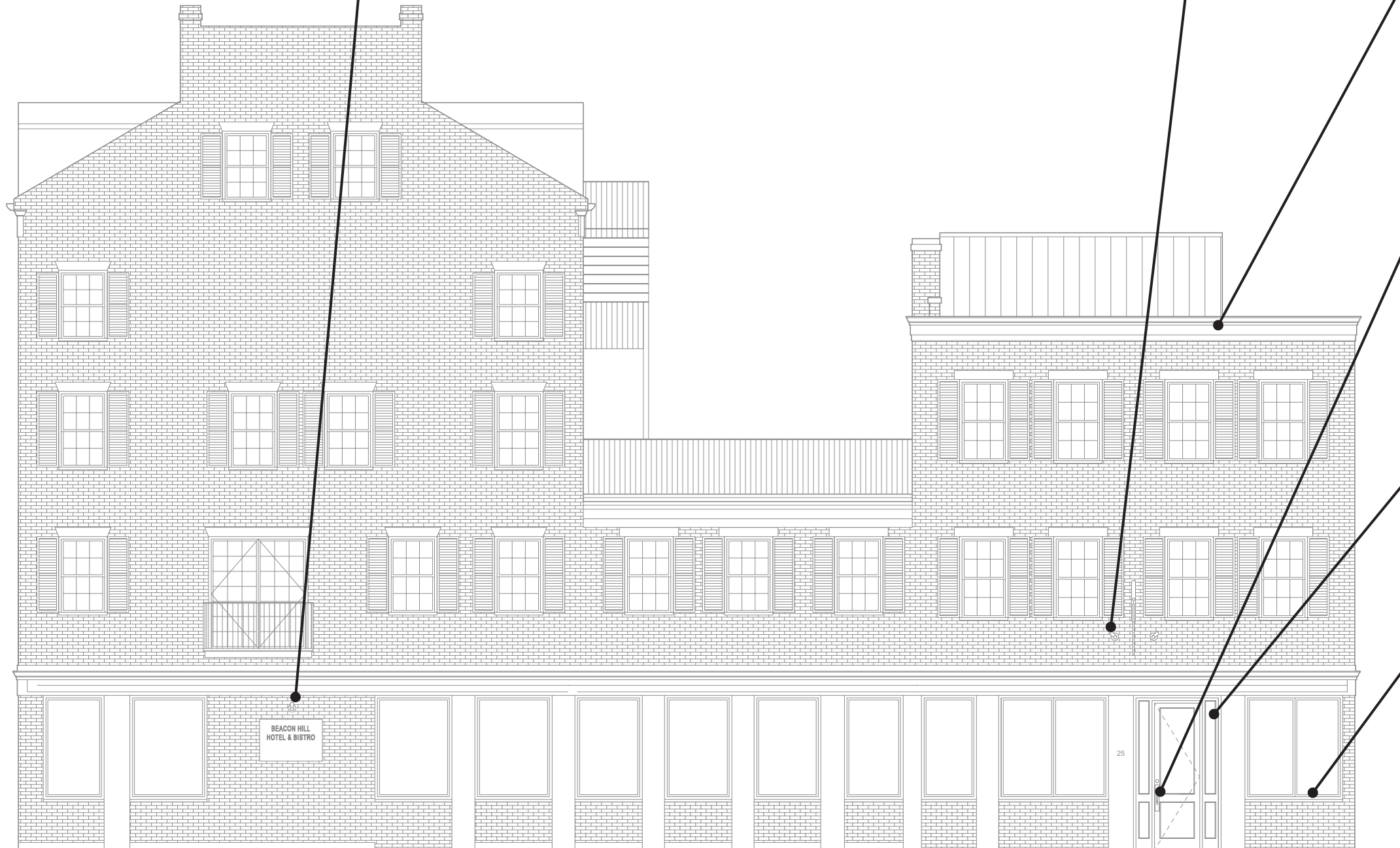


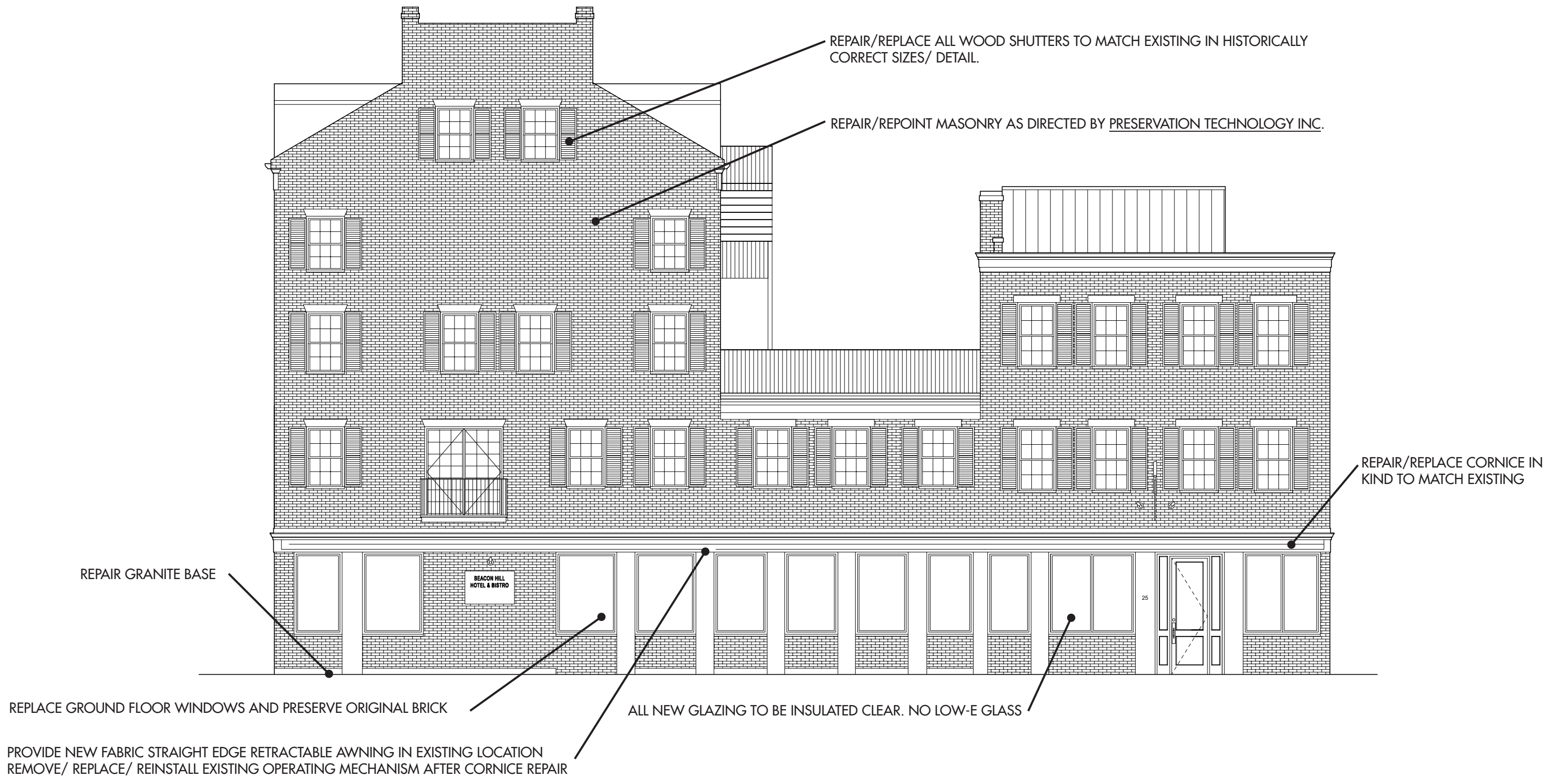
AWNING FABRIC: OTTERTE CANVAS WATERPROOF- BLACK



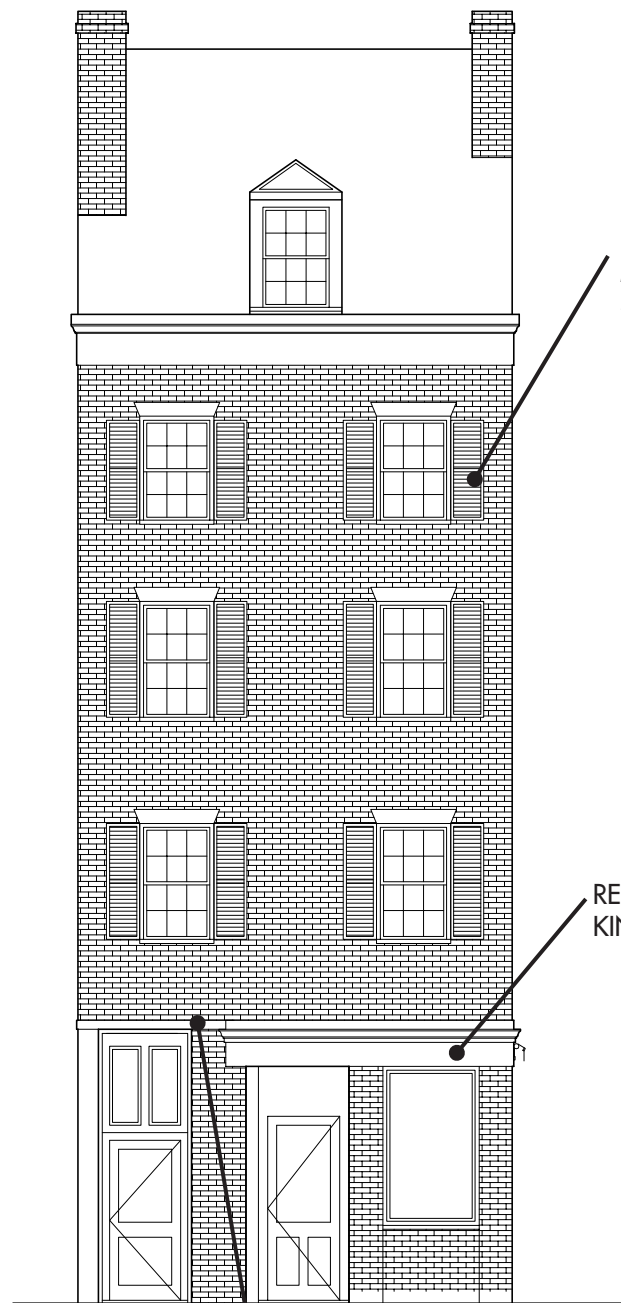
WINDOW SILL PAINT COLOR: BENJAMIN MOORE BLACK HC-190

CAULKING: DYNAFLEX BLACK





CHARLES STREET IMPROVEMENTS

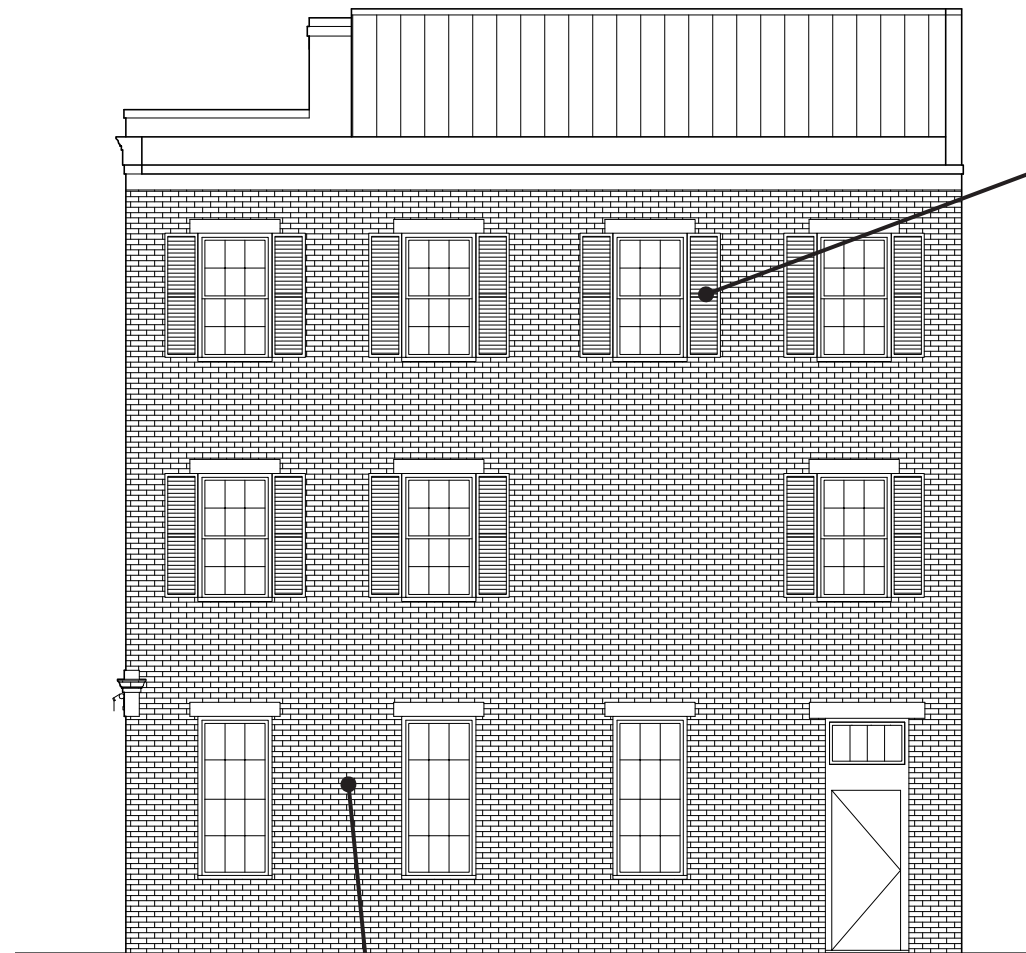


REPAIR/REPLACE ALL WOOD SHUTTERS TO MATCH EXISTING IN HISTORICALLY CORRECT SIZES/ DETAIL.

REPAIR/REPLACE CORNICE IN KIND TO MATCH EXISTING

REPAIR/ REPLACE DAMAGED LINTEL IN PRESENT LOCATION PER PRESERVATION TECHNOLOGY INC.

CHESTNUT STREET IMPROVEMENTS



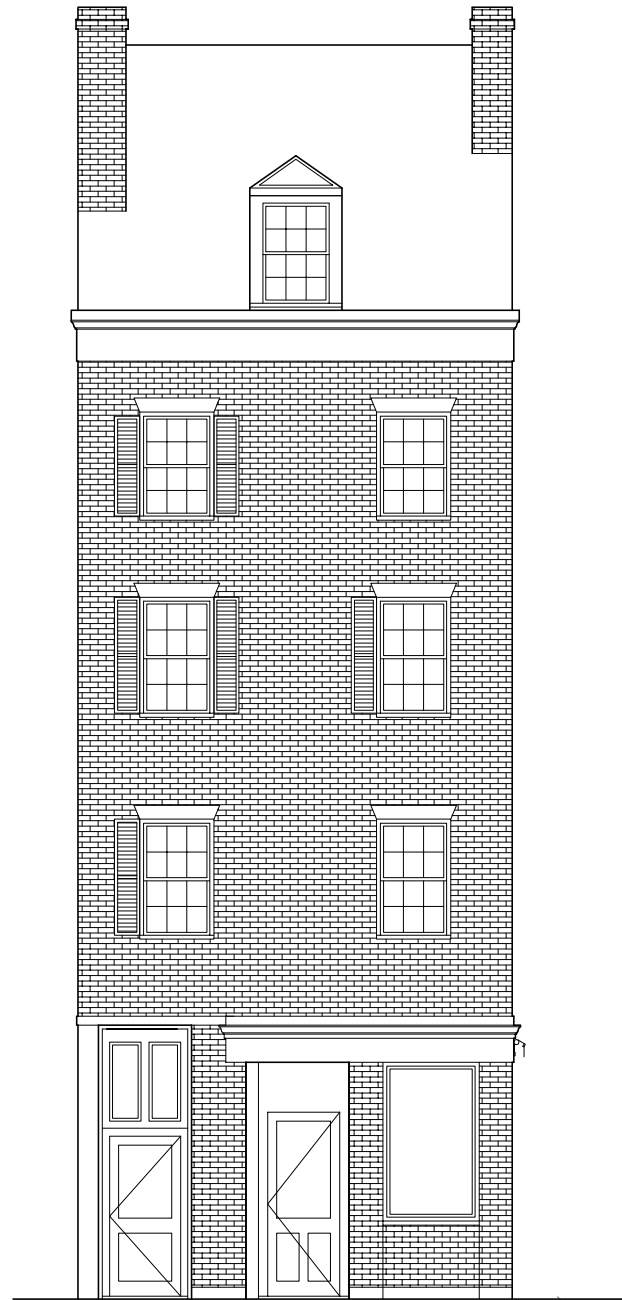
REPAIR/REPLACE ALL WOOD SHUTTERS TO MATCH EXISTING IN HISTORICALLY CORRECT SIZES/ DETAIL.

MULTIPLE EVIDENCE OF PATCHING/ COLD JOINTS/ TOOTHED IN NEW BRICK PER PRESERVATIONS TECHNOLOGY INC. SEE PHOTOS

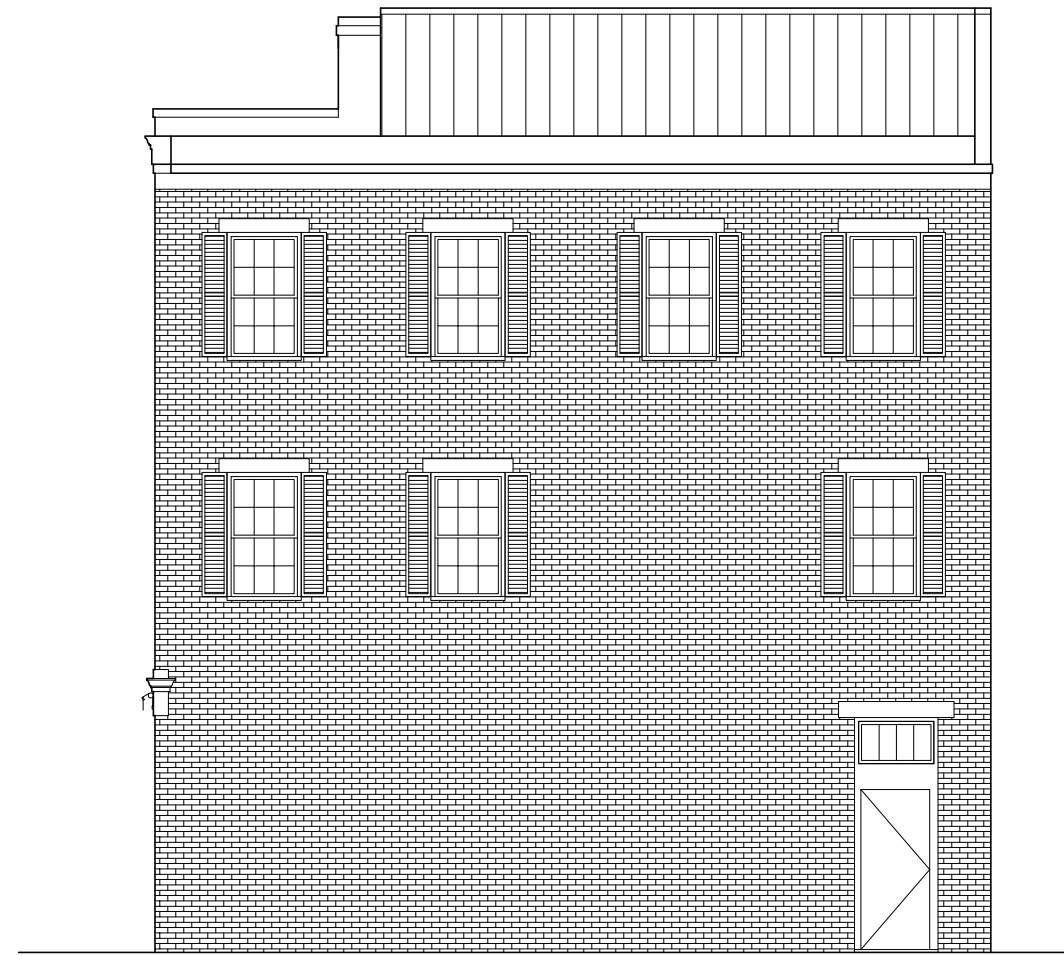
BRANCH STREET IMPROVEMENTS



EXISTING CHARLES STREET ELEVATION- FOR REFERENCE ONLY



EXISTING CHESTNUT STREET ELEVATION



EXISTING BRANCH STREET ELEVATION

SEAT COUNT: 74 TOTAL

- BAR SEATS: 15
- NON-FIXED TABLE SEATS (INCL BANQUETTE): 56
- SOFT SEATING/COCKTAIL: 3

