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85 Corey Road Boston, MA 02135
Aberdeen Architectural Conservation District | Design Approval Application

PART I

Address: 85 Corey Road, Boston, MA 02135
Name: Sansum Pham Residence

PART II

Applicant: MERGE Architects
Contact: Elias Logan

Property Owner: Linh Hong Pham
Cell: 781.985.3682
Email: linhphaaam@gmail.com
Mailing: 85 Corey Road #2
Boston, MA 02135

Architect: MERGE Architects
Contact: Elias Logan
Cell: 785.477.0287 Office: 617.670.0265
Email: elias@mergearchitects.com
Mailing: 332 Congress St. Floor 6
Boston, MA 02210

Contractor: TBD

PART III *(additional documentation attached)*

Description of Proposed Work:

All facades: Remove all existing single-pane, double-hung windows on Levels 1, 2, and Attic (dormer). Replace with new energy efficient double pane, double-hung windows with full divided lights (ref. muntin pattern in Window Legend) all with white exterior finish to match existing.

Front (west), Rear (east), and Side (north) facades: Remove existing single-pane, awning windows at Basement. Replace with new energy efficient double pane, awning windows with full divided lights (ref. Pattern in Window Legend) all with white exterior finish to match existing.

Side (south) facade: Remove existing single-pane, awning windows at Basement. Enlarge openings and excavate to accommodate code-compliant egress window wells. Replace windows with casement windows with white exterior finish.

Rear (east) facades: Remove existing storm and exterior doors at Basement, Level 1, and Level 2. Replace doors with half-height exterior doors with dark bronze anodized finish. Paint trim white to match existing.

Rear (east) and Side (north) facades: Remove existing rear Basement access stair bulkhead, first level porch, second level deck, and roof. Replace with new metal stacked stair within roughly the existing porch footprint to provide access to the Basement, first floor unit, and second level unit. Railings and support structure to have dark bronze anodized finish. Decks to have wood-look decking. Modifications have very limited visibility from the public way.

Side (south and north) roofs: Add four flat-profile, operable skylights with dark bronze anodized frames within the existing clay tile roof. Patch with clay roof tiles to match where required. Three skylights to be located on the south setback portion of the roof with very limited visibility from the public way. One skylight to be located on the north setback portion of the roof with no visibility from the public way.

PART IV

Signature of Applicant: Elias Logan

DocuSigned by:
DDD361ABCDE44DF...
Signature of Owner: Linh Hong Pham

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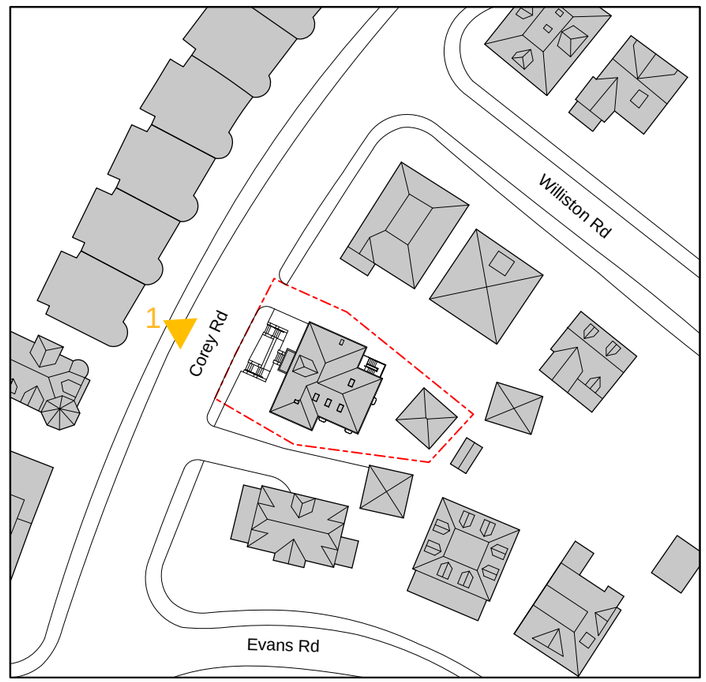

Existing West Facade

WINDOWS TO BE REPLACED TO MATCH EXISTING, ENTRY GLASS/ DOORS TO BE RETAINED

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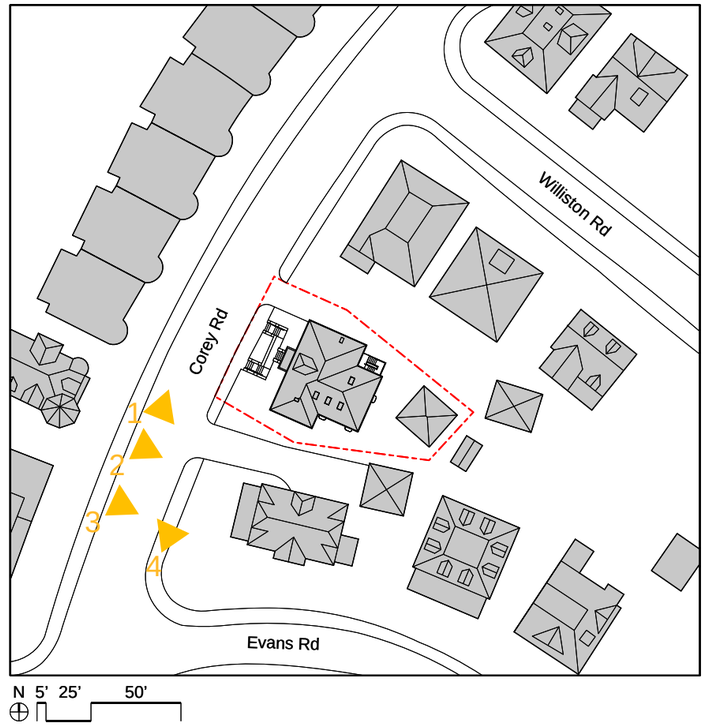

Existing Southwest Corner

LIMITED VIEWS TO PROPOSED NEW SKYLIGHTS

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Existing Northwest Corner

LIMITED VIEWS OF PROPOSED NEW STAIR

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Existing Northeast Corner: Rear Bulkhead, Porch, Deck

TO BE REMOVED

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Existing Northeast Corner: Rear Bulkhead

TO BE REMOVED

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Existing Northeast Corner: Rear Porch, Deck

TO BE REMOVED

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W1 Double Hung, 6-over-1

W2 Double Hung, 6-over-1

W3 Double Hung, 6-over-1

Existing Windows

TO BE REPLACED TO MATCH EXISTING

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W4 Double Hung, 6-over-1

W5 Double Hung, 4-over-1

W6 Double Hung, 4-over-1

Existing Windows

TO BE REPLACED TO MATCH EXISTING

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W7 Double Hung, 6-over-1

W8 Double Hung, 6-over-1

W9 Awning, 3-by-1

Existing Windows

TO BE REPLACED TO MATCH EXISTING

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W12 Casement, W14 Fixed

W12 Casement, W13 Fixed

W16 Fixed

W18 Casement, 3-by-3

Existing Windows
TO BE RETAINED, REPAINTED TO MATCH EXISTING

Existing Windows
TO BE REPLACED TO MATCH EXIST.

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W15 Fixed, W17 Fixed, D3

Existing Windows, Door

TO BE RETAINED, REPAINTED TO MATCH EXISTING

D2

Existing Door

STORM DOOR TO BE REMOVED

EXTERIOR DOOR BE REPLACED, FORM TO MATCH EXIST.

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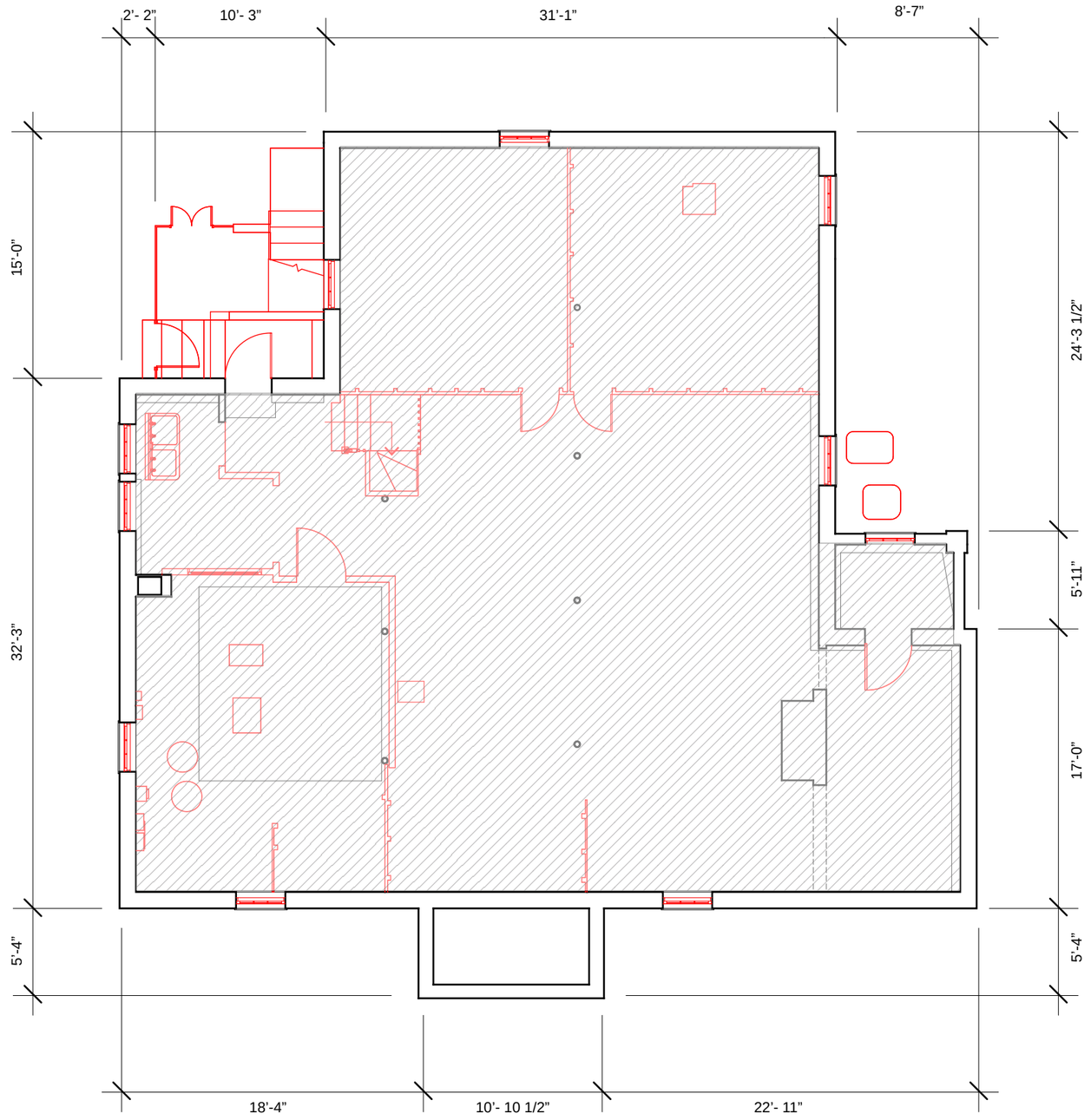
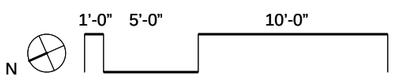


Basement **DEMO**

1/8" = 1'-0"



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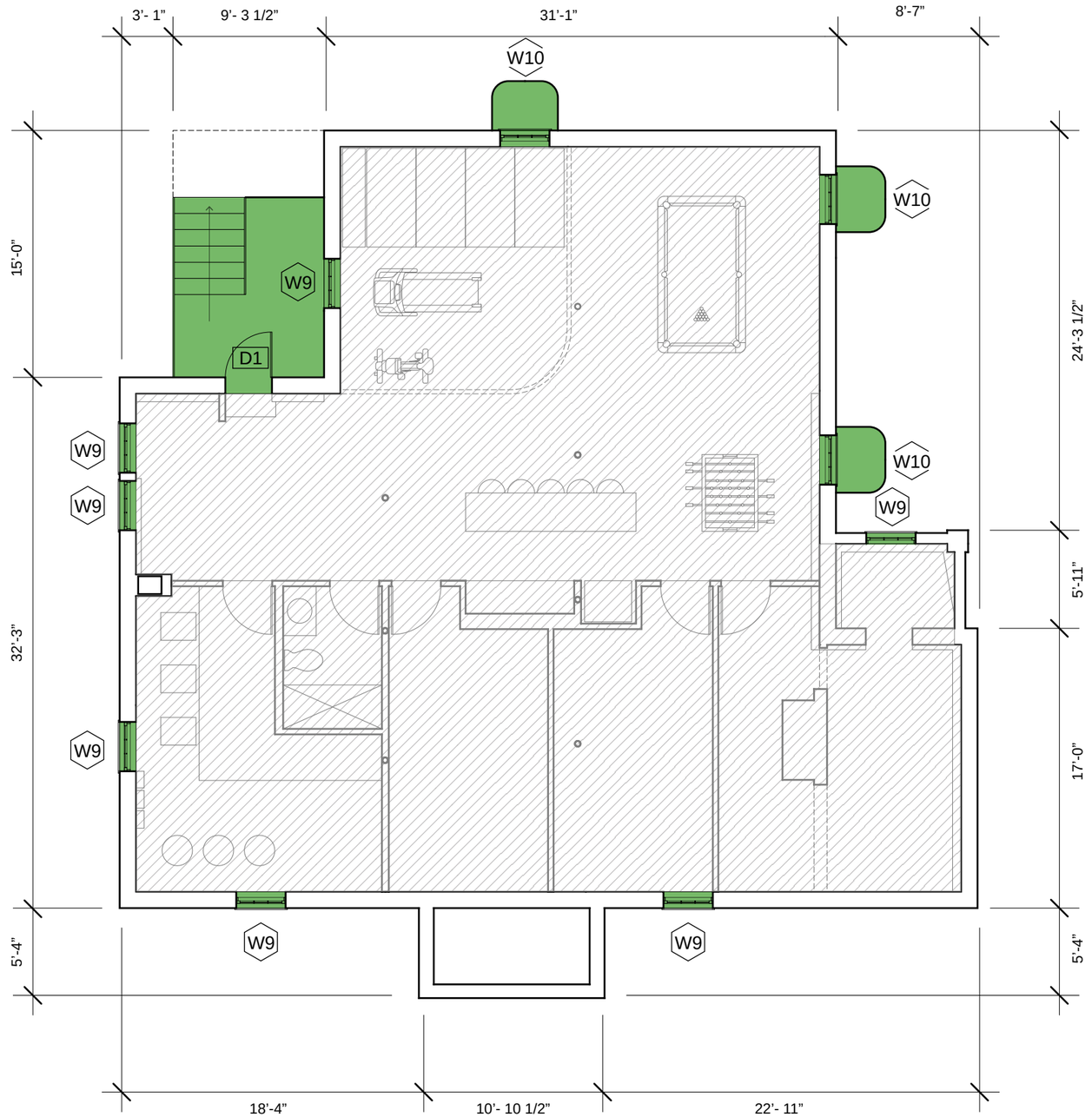
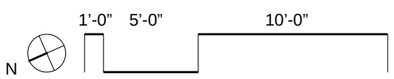


Basement **NEW**
1/8" = 1'-0"



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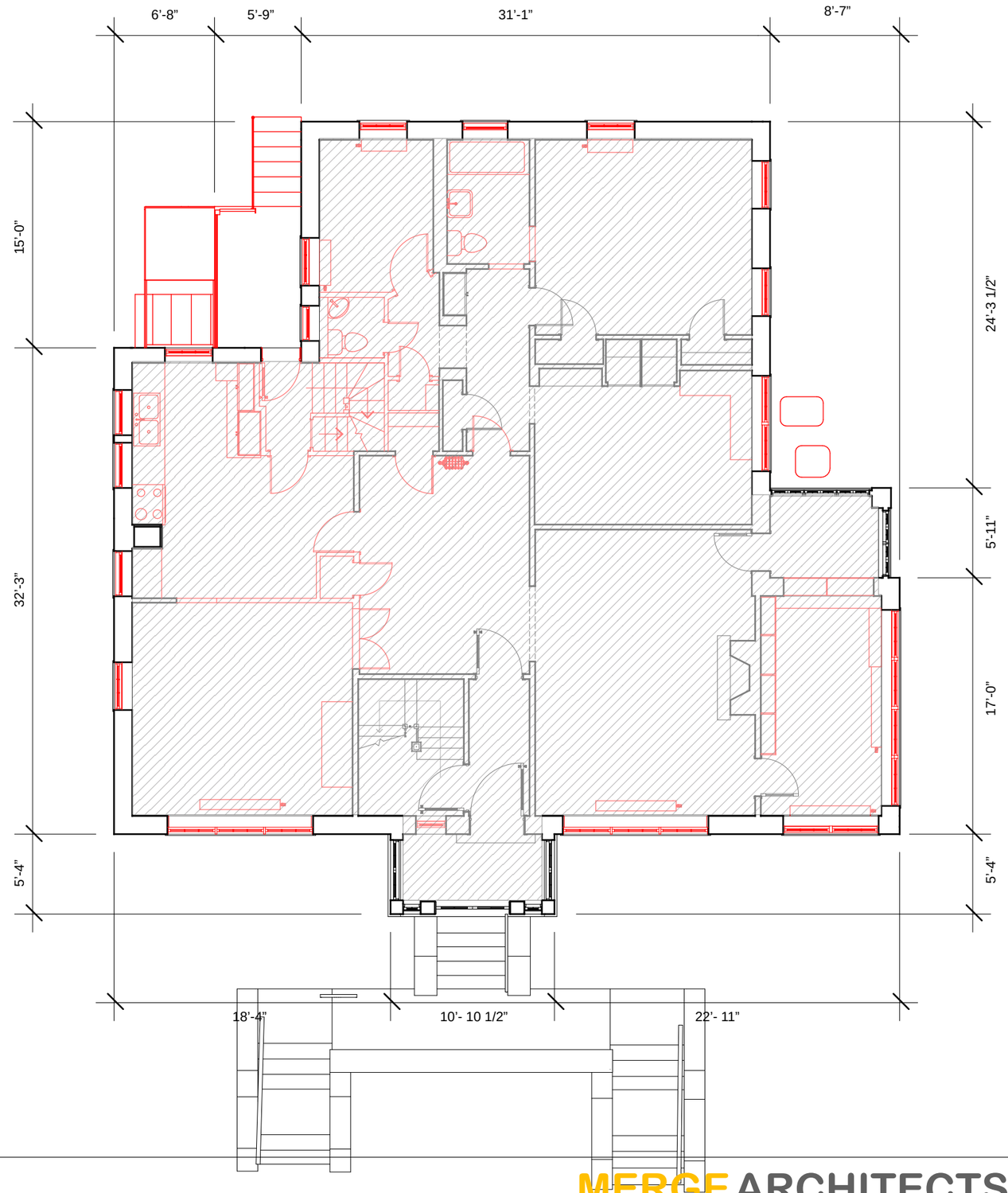
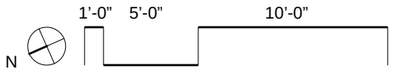


Level 1 **DEMO**

1/8” = 1’-0”



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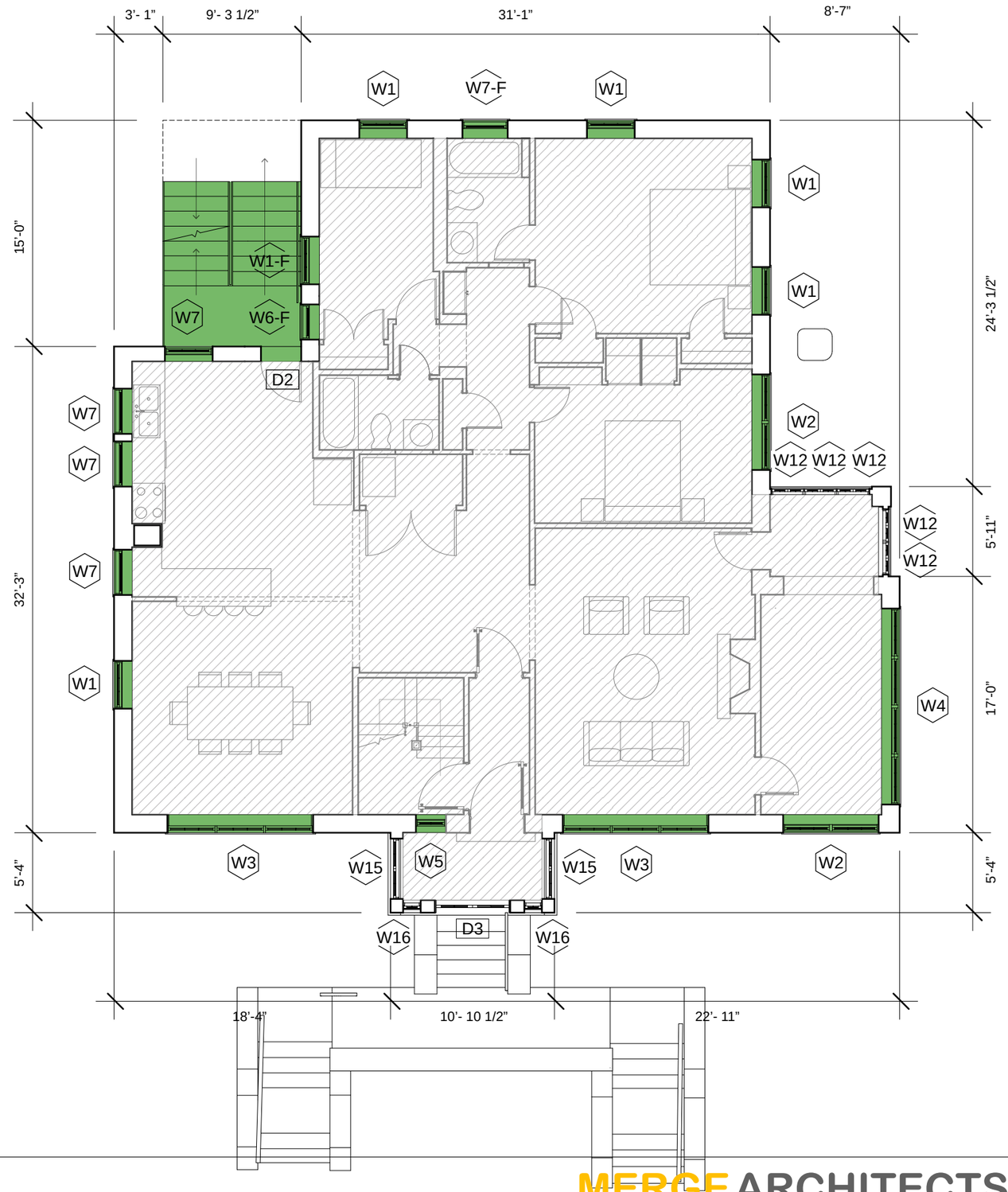
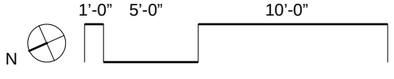


Level 1 **NEW**

1/8" = 1'-0"



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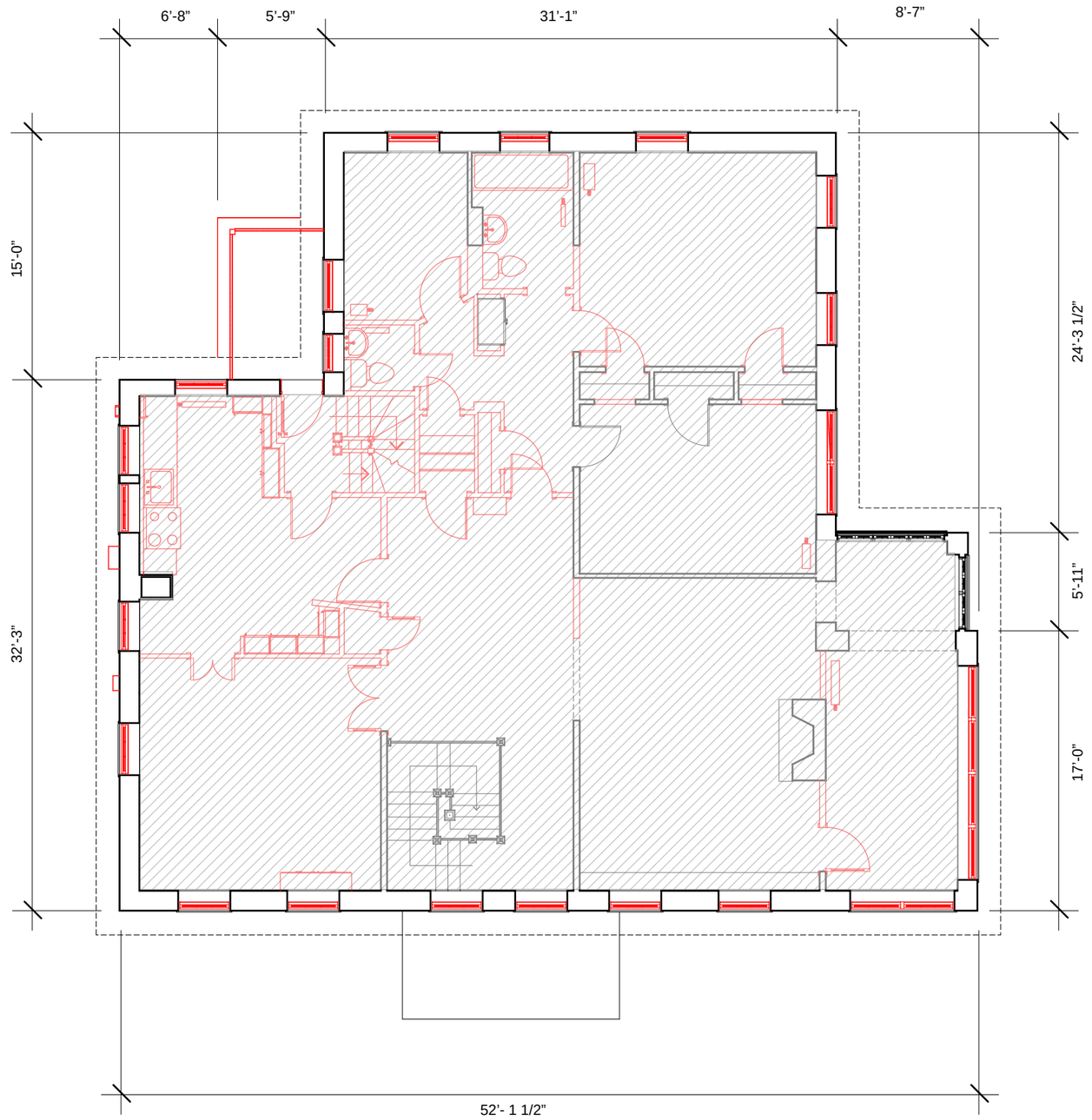
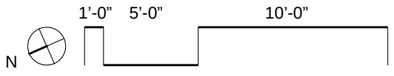


Level 2 **DEMO**

1/8” = 1’-0”



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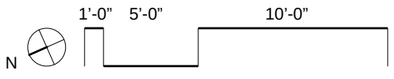
Level 2 **NEW**

1/8" = 1'-0"



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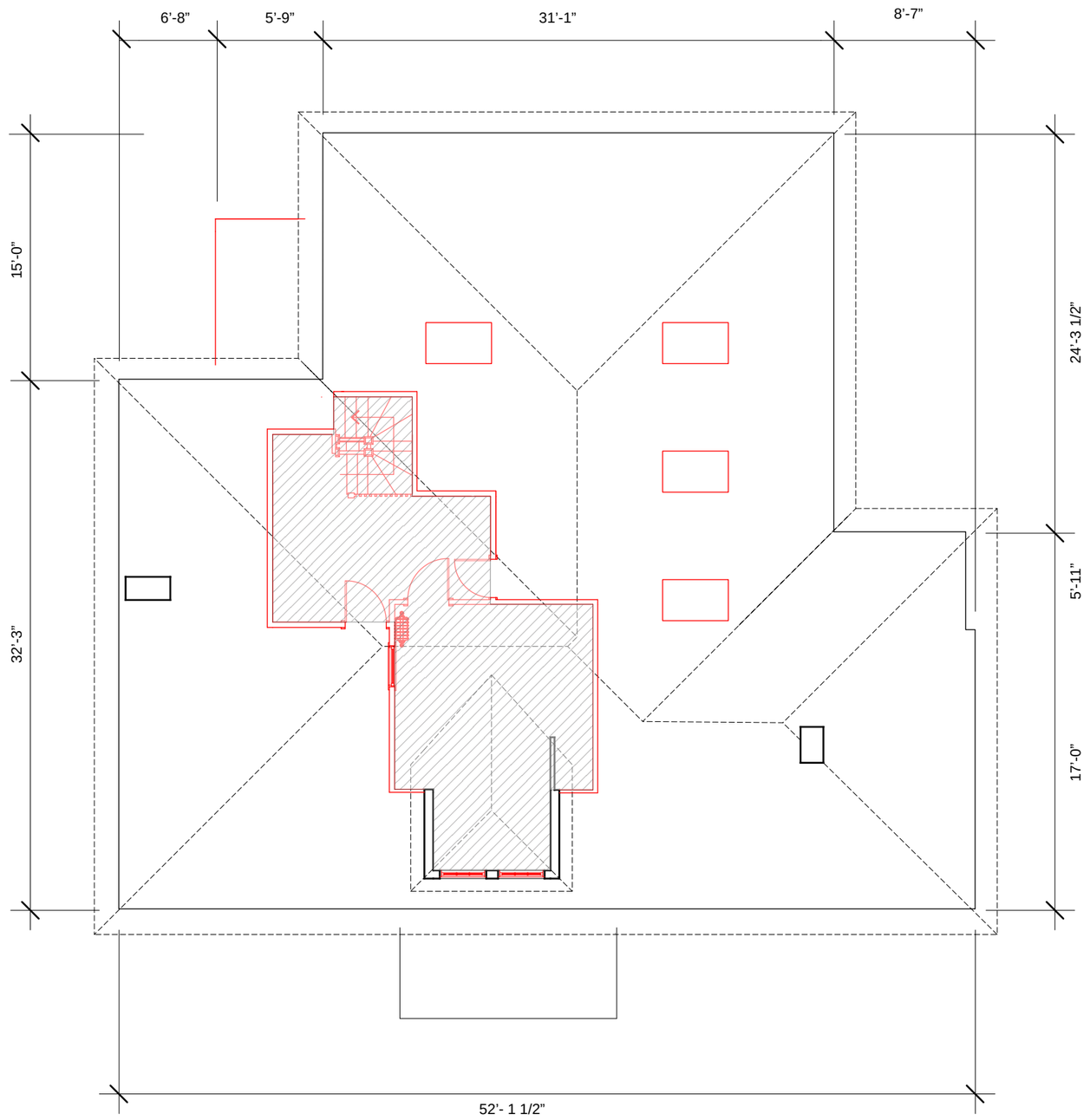
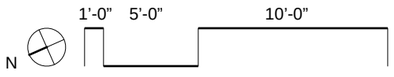


Attic Level **DEMO**

1/8” = 1’-0”



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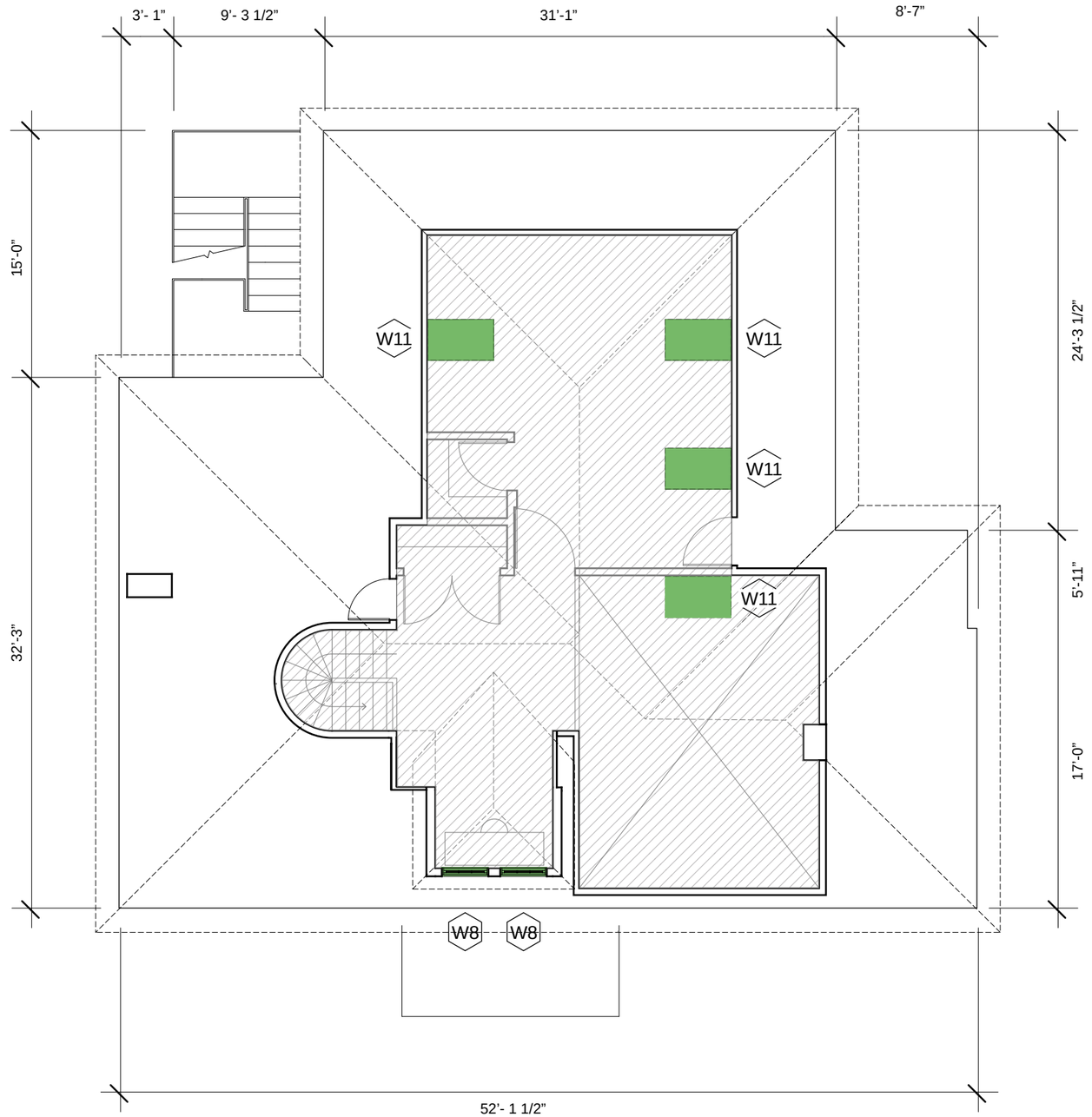
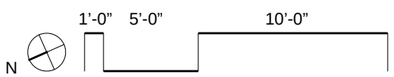


Attic Level **NEW**

1/8" = 1'-0"



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East Elevation **DEMO**

1/8” = 1’-0”

1’-0” 5’-0” 10’-0”

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West Elevation **NEW**

1/8” = 1’-0”

1’-0” 5’-0” 10’-0”

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East Elevation **DEMO**

1/8” = 1’-0”

1’-0” 5’-0” 10’-0”

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South Elevation **NEW**

1/8” = 1’-0”

1’-0” 5’-0” 10’-0”

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East Elevation **DEMO**

1/8” = 1’-0”

1’-0” 5’-0” 10’-0”

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East Elevation **NEW**

1/8” = 1’-0”

1’-0” 5’-0” 10’-0”

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North Elevation **DEMO**

1/8” = 1’-0”

1’-0” 5’-0” 10’-0”

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North Elevation **NEW**

1/8” = 1’-0”

1’-0” 5’-0” 10’-0”

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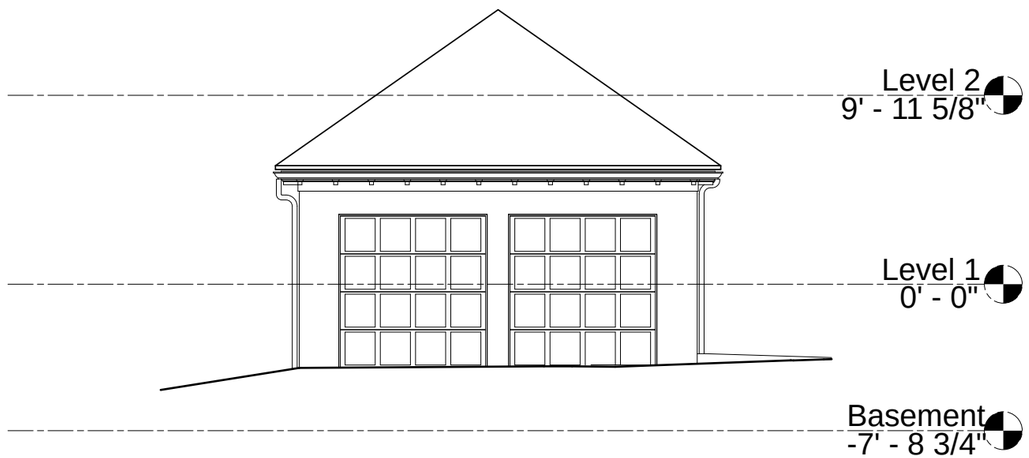
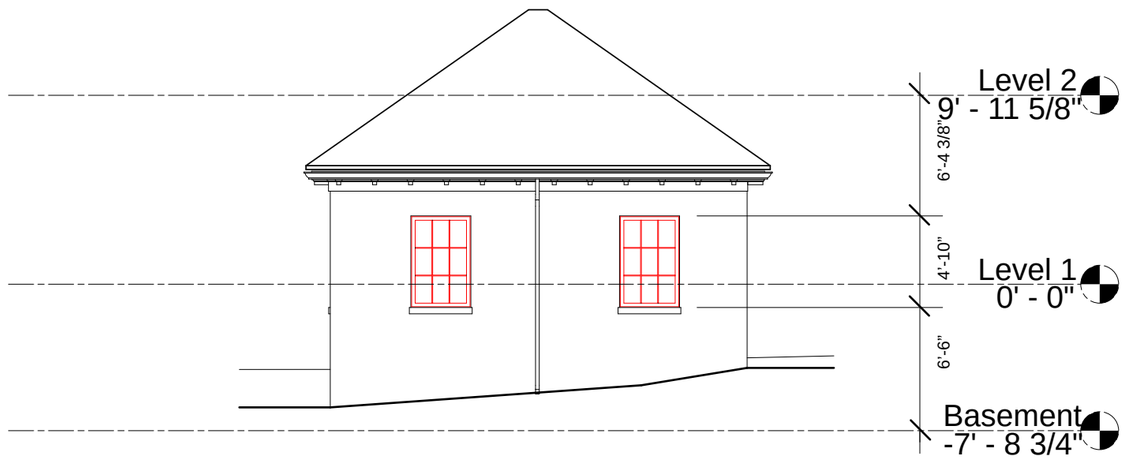
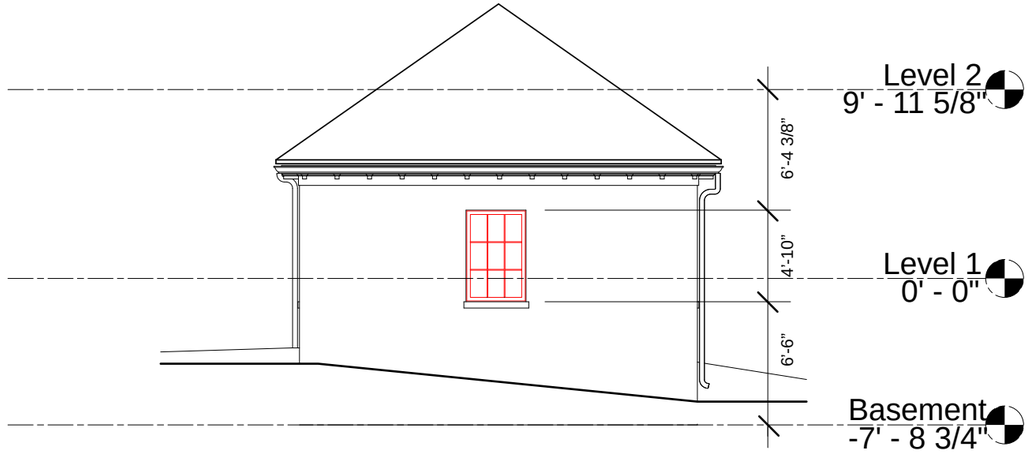
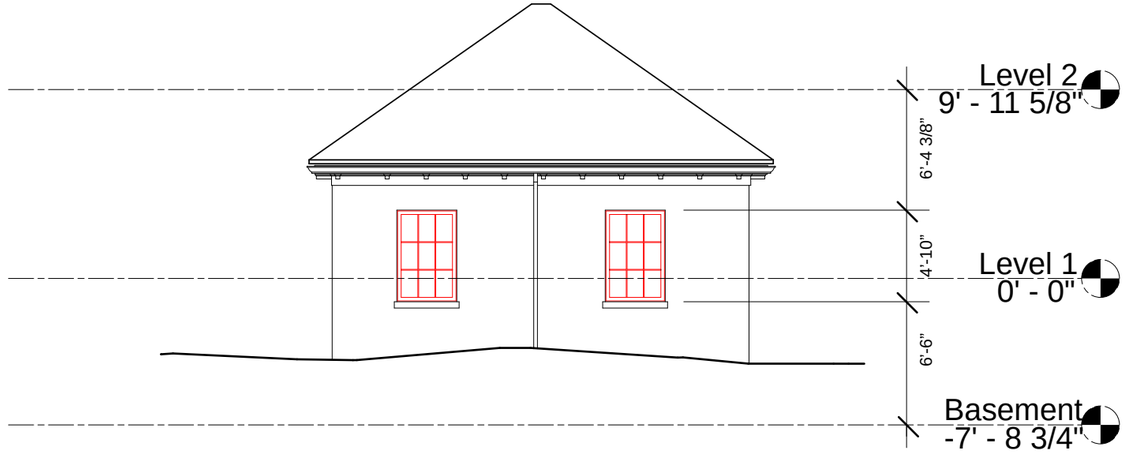


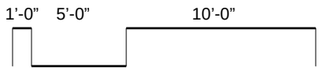






Garage Elevations **DEMO**

1/8” = 1’-0”



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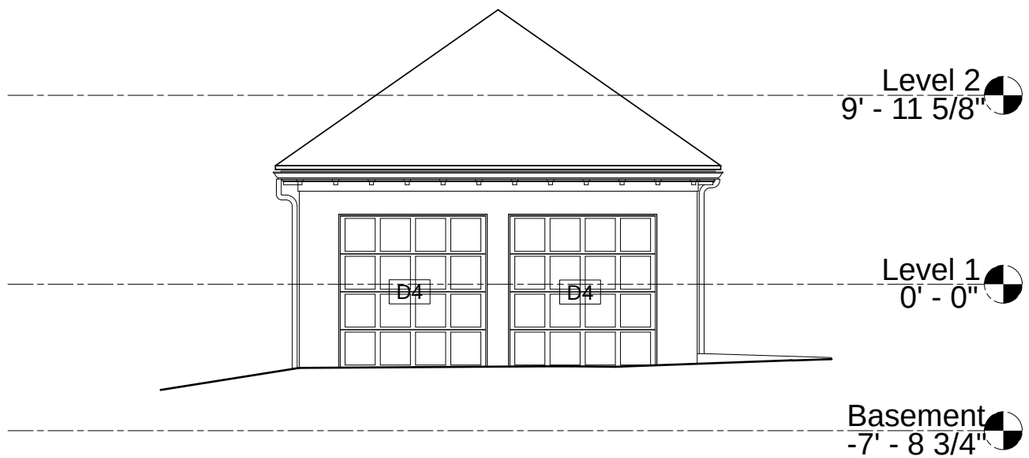
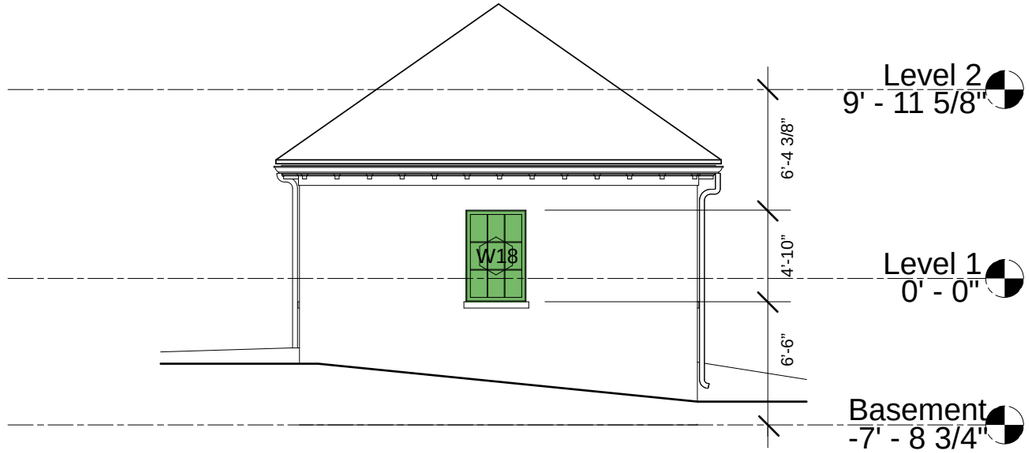
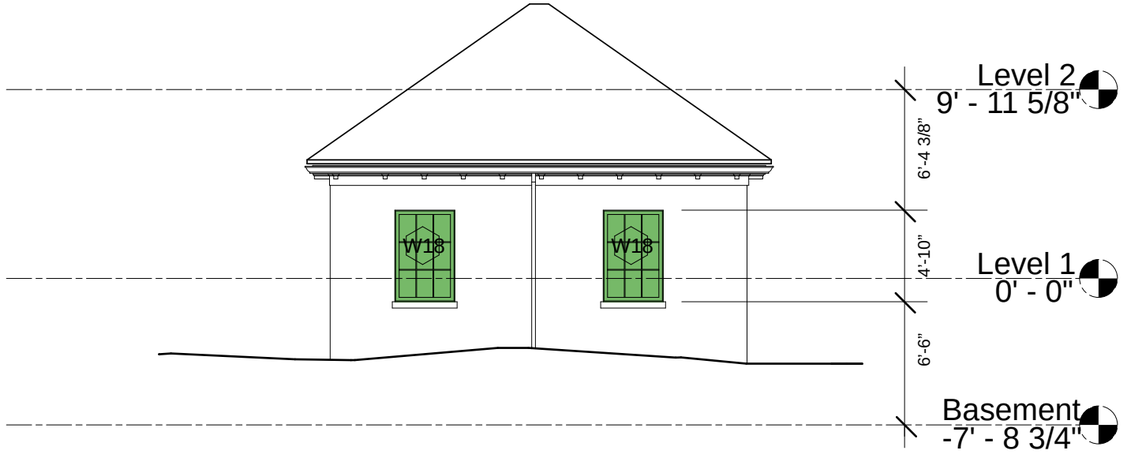
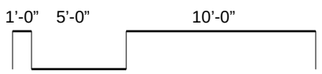






Garage Elevations **NEW**

1/8” = 1’-0”



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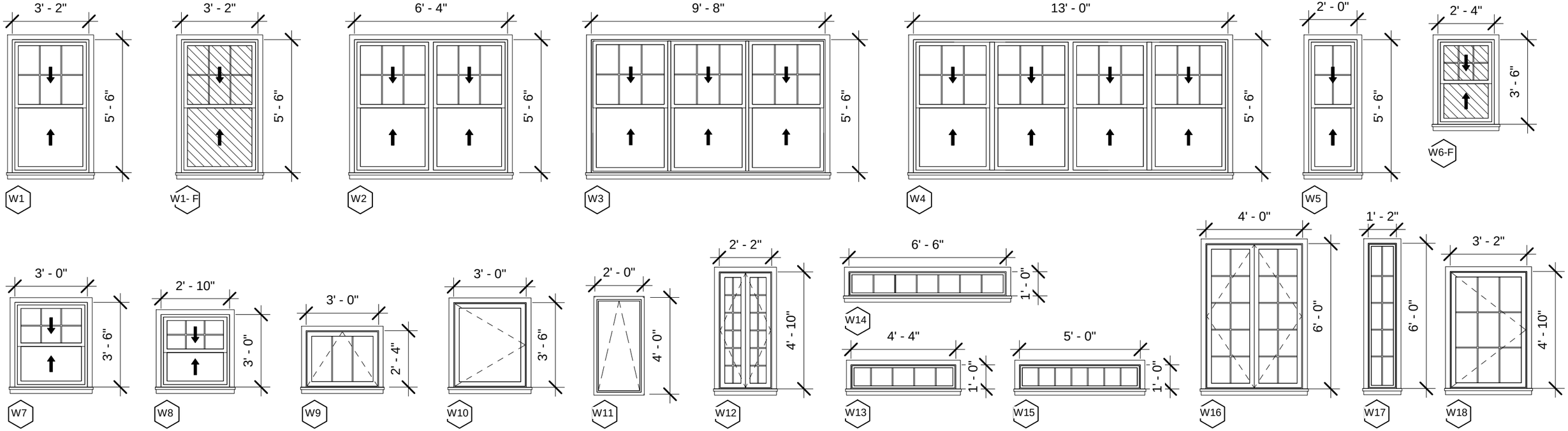
Window Schedule						Anderson E-Series Aluminum-Clad Wood w/ Full Divided Light or Sim.
	Rough Opening					
Type Mark	Width	Height	Frame Material	Comments	Count	Operation
W1	3' - 2"	5' - 6"	Aluminum-Clad Wood	Replaced, to match existing	14	Double hung
W1-F	3' - 2"	5' - 6"	Aluminum-Clad Wood	Replaced, frosted	4	Double hung
W2	6' - 4"	5' - 6"	Aluminum-Clad Wood	Replaced, to match existing	4	Double hung
W3	9' - 8"	5' - 6"	Aluminum-Clad Wood	Replaced, to match existing	2	Double hung
W4	13' - 0"	5' - 6"	Aluminum-Clad Wood	Replaced, to match existing	2	Double hung
W5	2' - 0"	5' - 6"	Aluminum-Clad Wood	Replaced, to match existing	1	Double hung
W6-F	2' - 4"	3' - 6"	Aluminum-Clad Wood	Replaced, frosted	2	Double hung
W7	3' - 0"	3' - 6"	Aluminum-Clad Wood	Replaced, to match existing	8	Double hung
W7-F	3' - 0"	3' - 6"	Aluminum-Clad Wood	Replaced, to match existing	2	Double hung
W8	2' - 10"	3' - 0"	Aluminum-Clad Wood	Replaced, to match existing	2	Double hung
W9	3' - 0"	2' - 4"	Aluminum-Clad Wood	Replaced, to match existing	4	Awning
W10	3' - 0"	3' - 6"	Aluminum-Clad Wood	New, window well	3	Casement
W11	2' - 0"	4' - 0"	Aluminum-Clad Wood	New, skylight	4	Awning
W12	2' - 2"	4' - 10"	Wood	Retained, repainted to match existing	10	Casement
W13	4' - 4"	1' - 0"	Wood	Retained, repainted to match existing	2	Fixed
W14	6' - 6"	1' - 0"	Wood	Retained, repainted to match existing	2	Fixed
W15	5' - 0"	1' - 0"	Wood	Retained, repainted to match existing	1	Fixed
W16	4' - 0"	6' - 0"	Wood	Retained, repainted to match existing	2	Fixed
W17	1' - 2"	6' - 0"	Wood	Retained, repainted to match existing	2	Fixed
W18	3' - 2"	4' - 10"	Aluminum-Clad Wood	Replaced, to match existing	5	Casement

All dimensions to be verified in field



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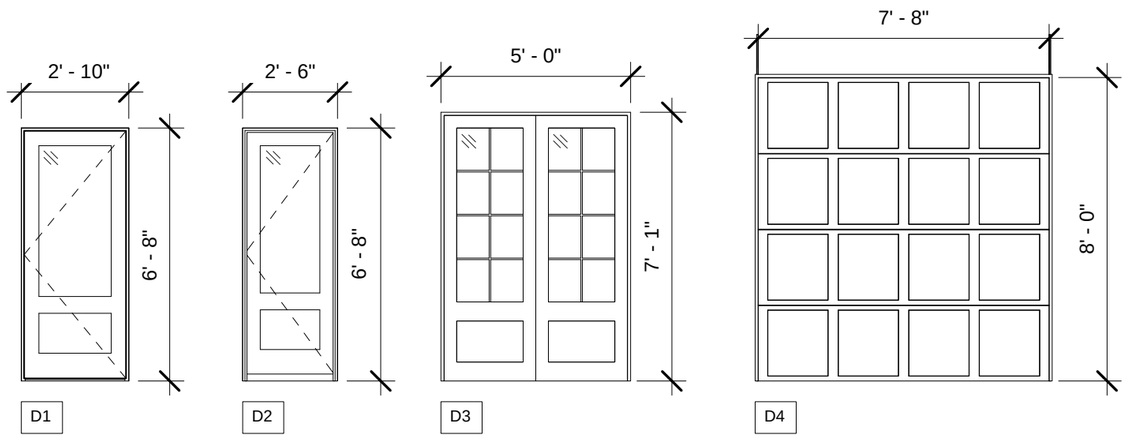
Door Schedule						Anderson E-Series Aluminum-Clad Wood or Sim.
	Rough Opening					
Type Mark	Width	Height	Frame Material	Comments	Count	Operation
D1	2’-10”	6’-8”	Aluminum-Clad Wood	Replaced, Dark Bronze Anodized Finish	1	Out-swing
D2	2’-6”	6’-8”	Aluminum-Clad Wood	Replaced, Dark Bronze Anodized Finish	2	In-swing
D3	5’-0”	7’-1”	Wood	Retained, repainted to match existing	1	Double In-swing
D4	7’-8”	8’-0”	Wood	Retained, repainted to match railing	2	Overhead

All dimensions to be verified in field



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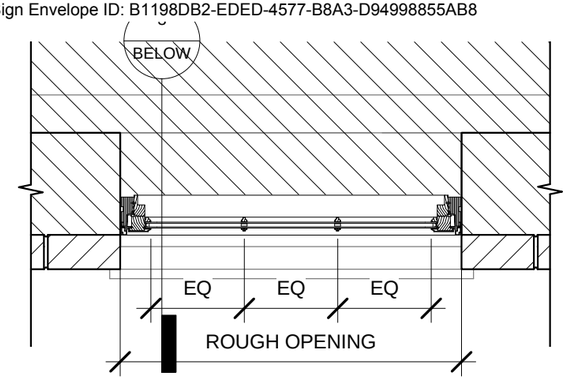
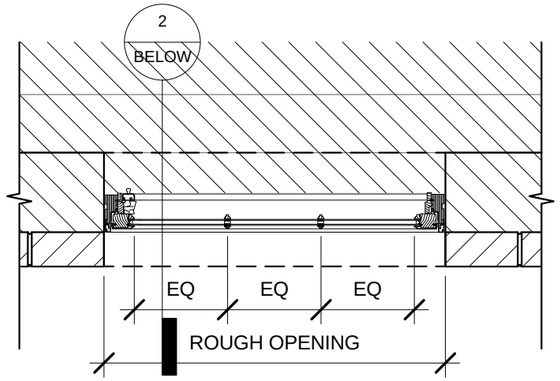
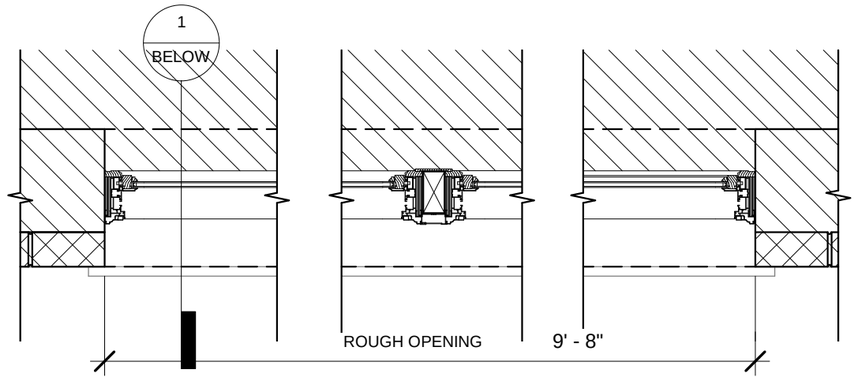


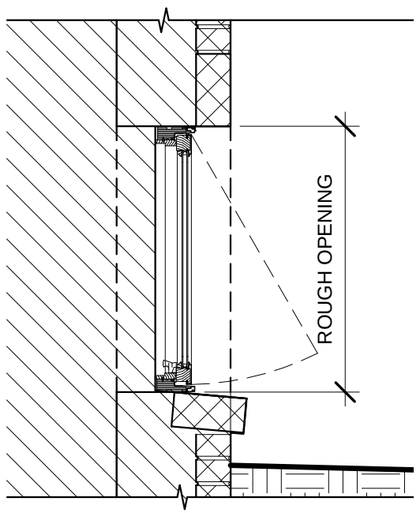
6 Window Plan Detail - Awning TYP.
3/4" = 1'-0"



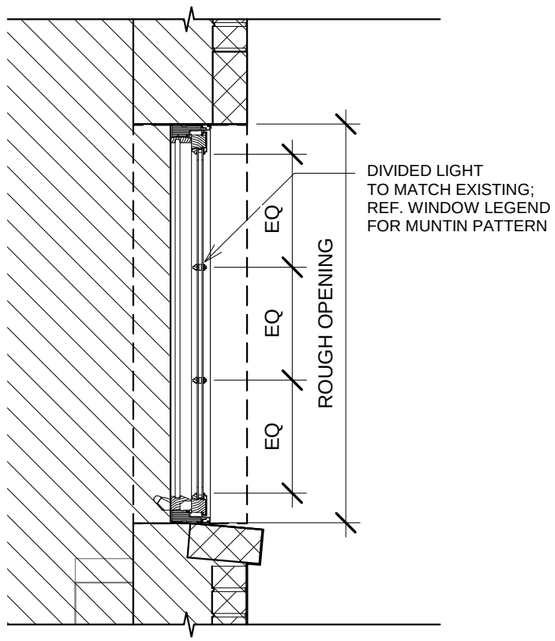
5 Window Plan Detail - Casement TYP.
3/4" = 1'-0"



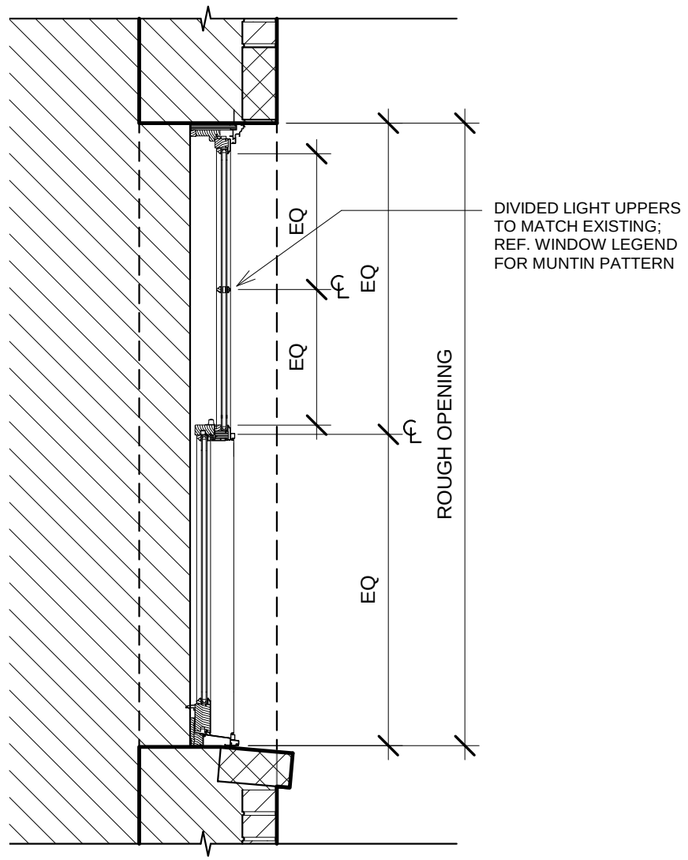
4 Window Plan Detail - Double Hung TYP.
3/4" = 1'-0"



3 Window Section Detail - Awning TYP.
3/4" = 1'-0"



2 Window Section Detail - Casement TYP.
3/4" = 1'-0"



1 Window Section Detail - Double Hung TYP.
3/4" = 1'-0"

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Deck:
Trex Enhance
Beach Dune Wood
Look sim.

Rails:
Dark Bronze
Anodized Finish
or sim. Black
Powder Boat

Spandrel Panel:
White Powder
Coat Metal Panel

*all other materials
are existing or to
match existing

Existing Northeast Corner: Rear Stair
PROPOSED

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