

GRACE RESIDENCE

301 Beacon Street

PROPOSED EXTERIOR RESTORATION AND IMPROVEMENTS

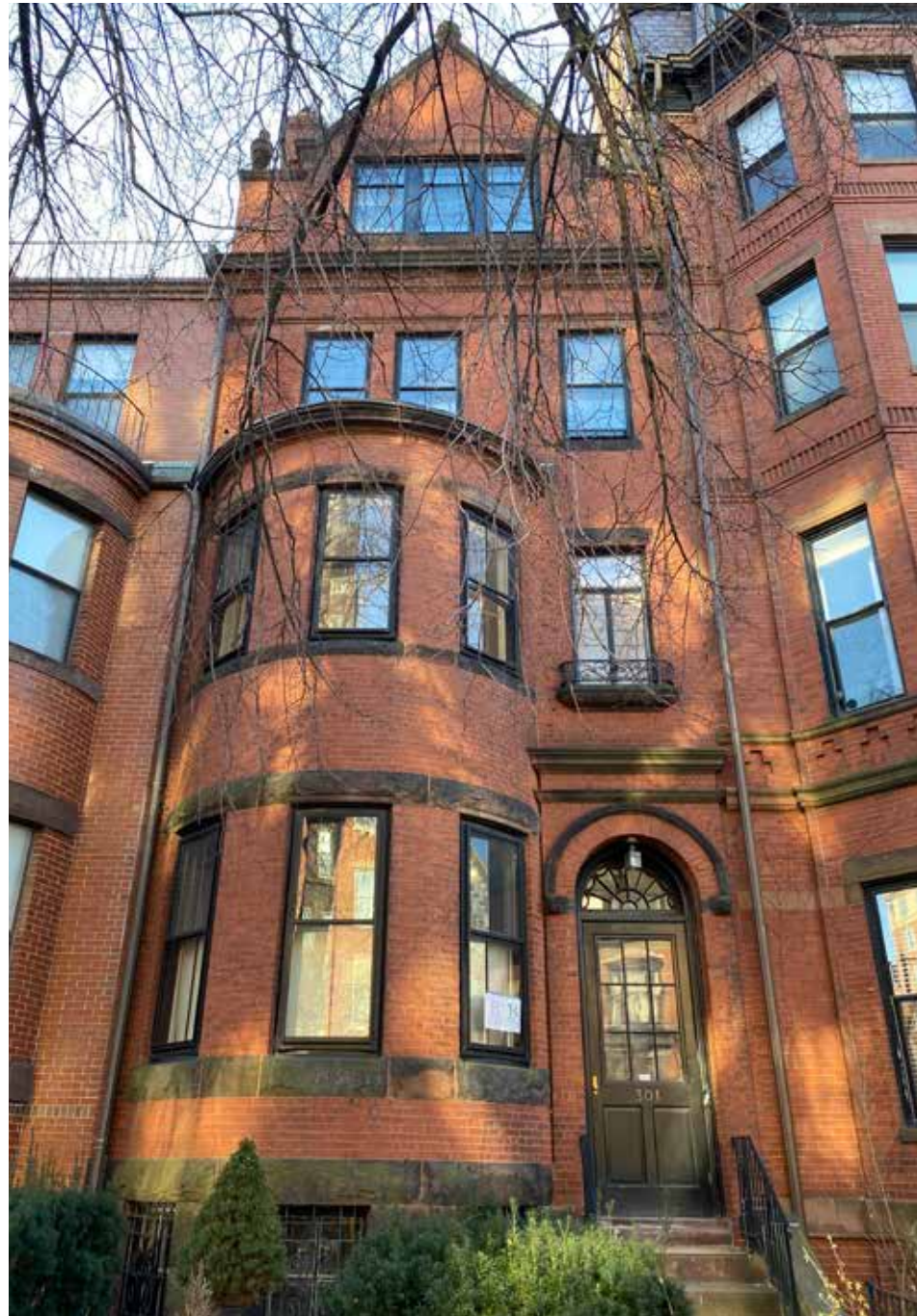
JANUARY 28, 2022

REV FEBRUARY 11, 2022

STERN McCAFFERTY

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617-338-1125



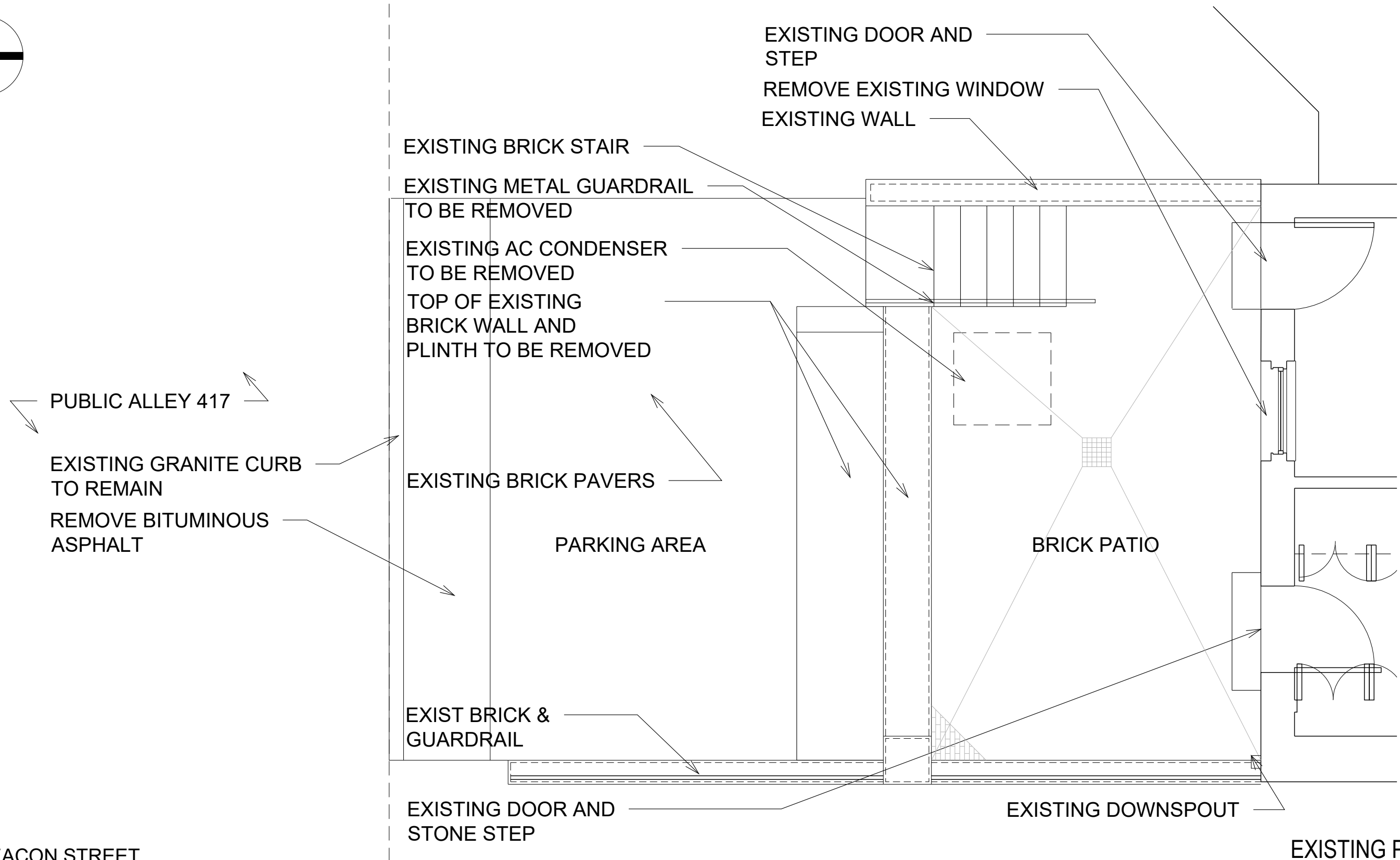
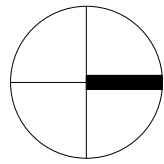
FRONT (NORTHWEST ELEVATION)
(PAGE 8)

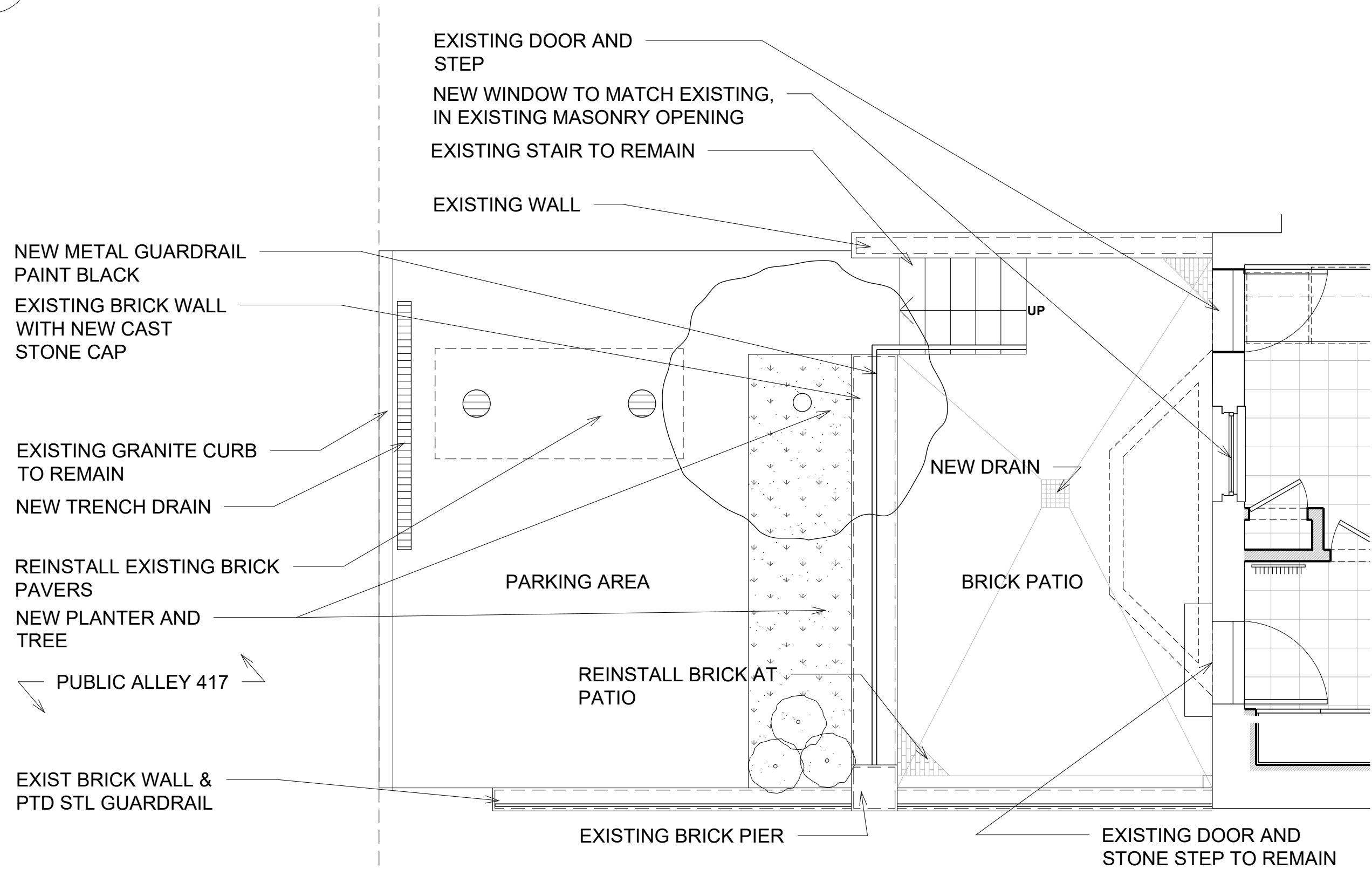
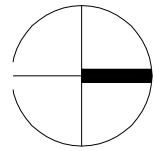


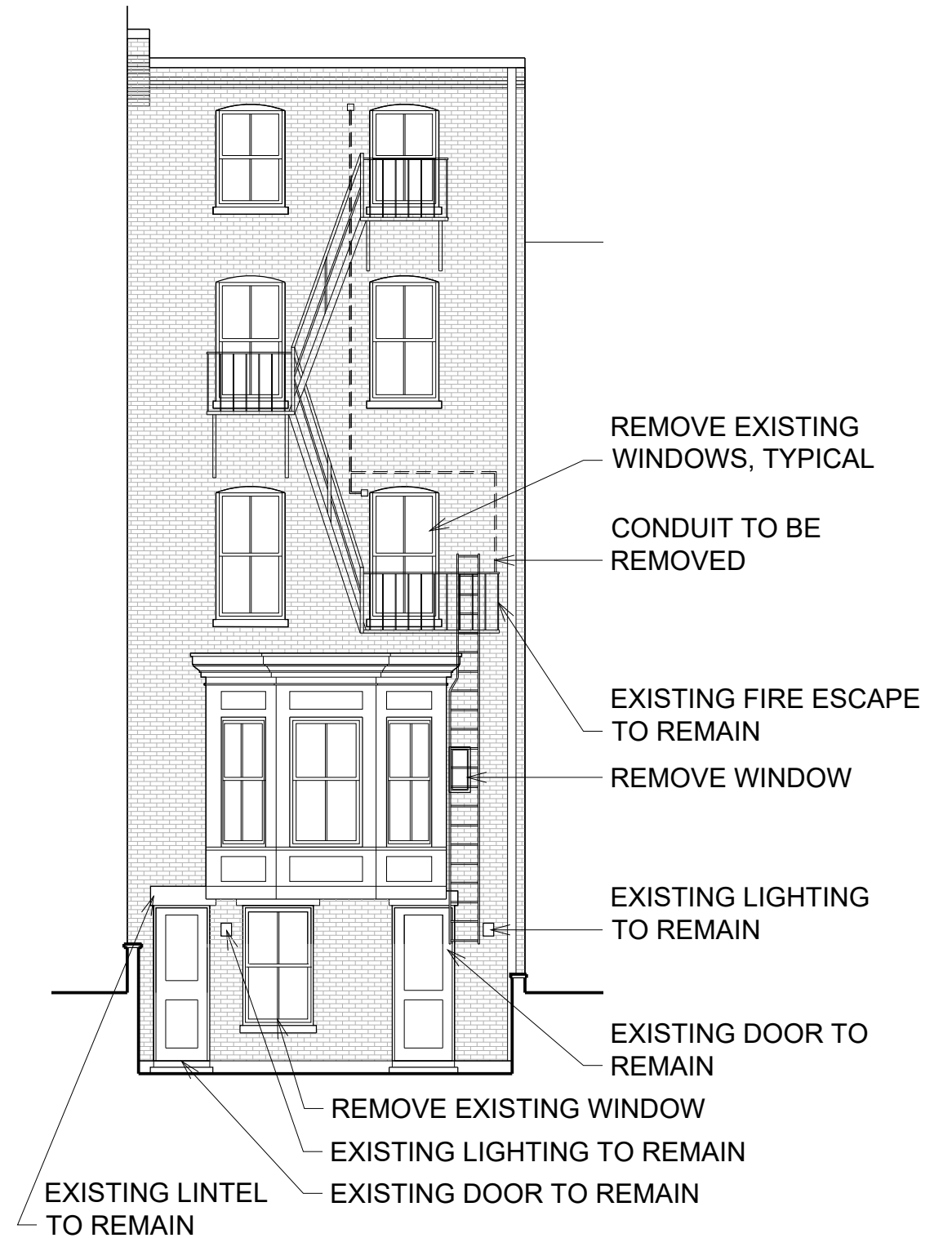
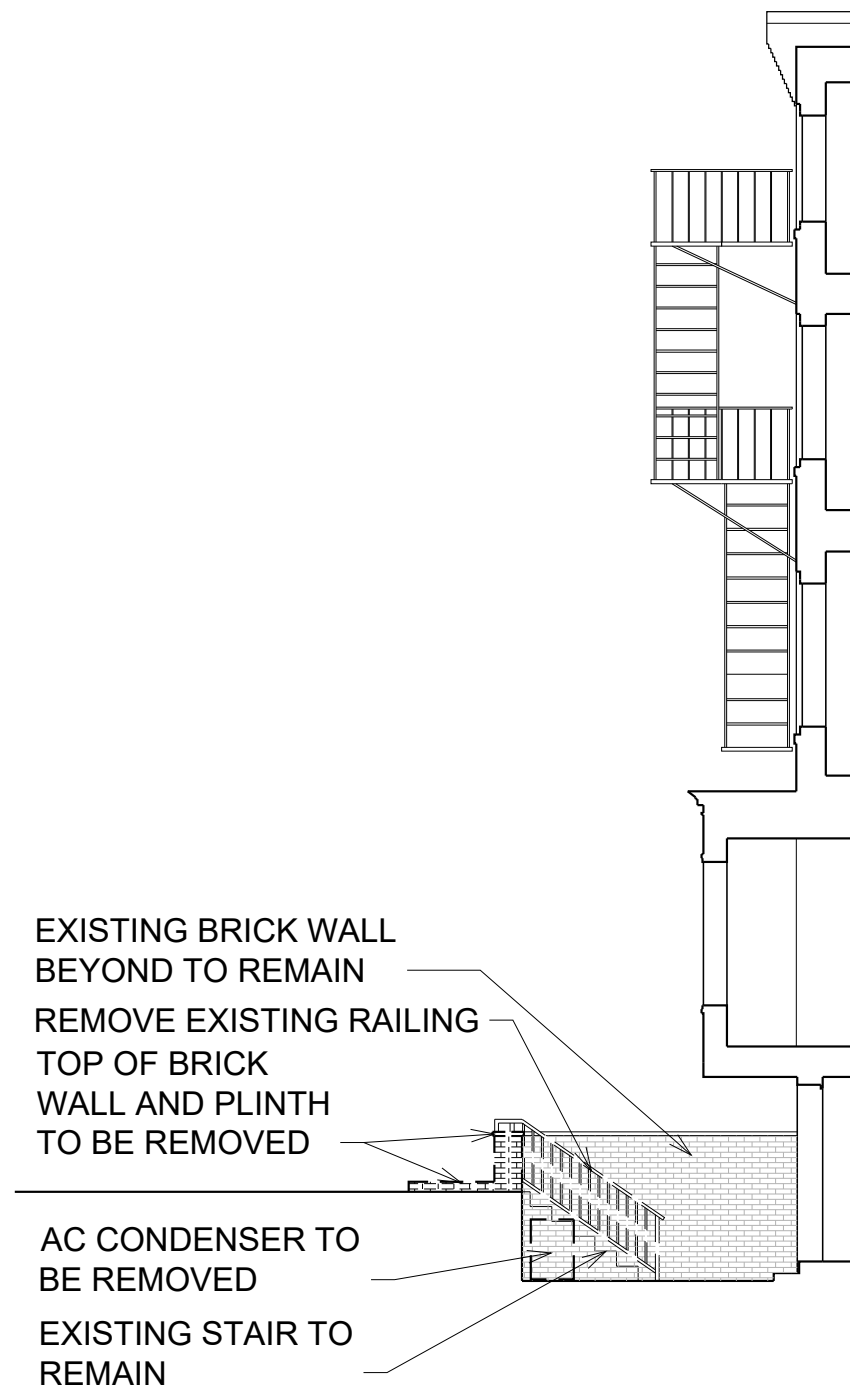
BACK (SOUTHEAST ELEVATION)
(PAGE 9)

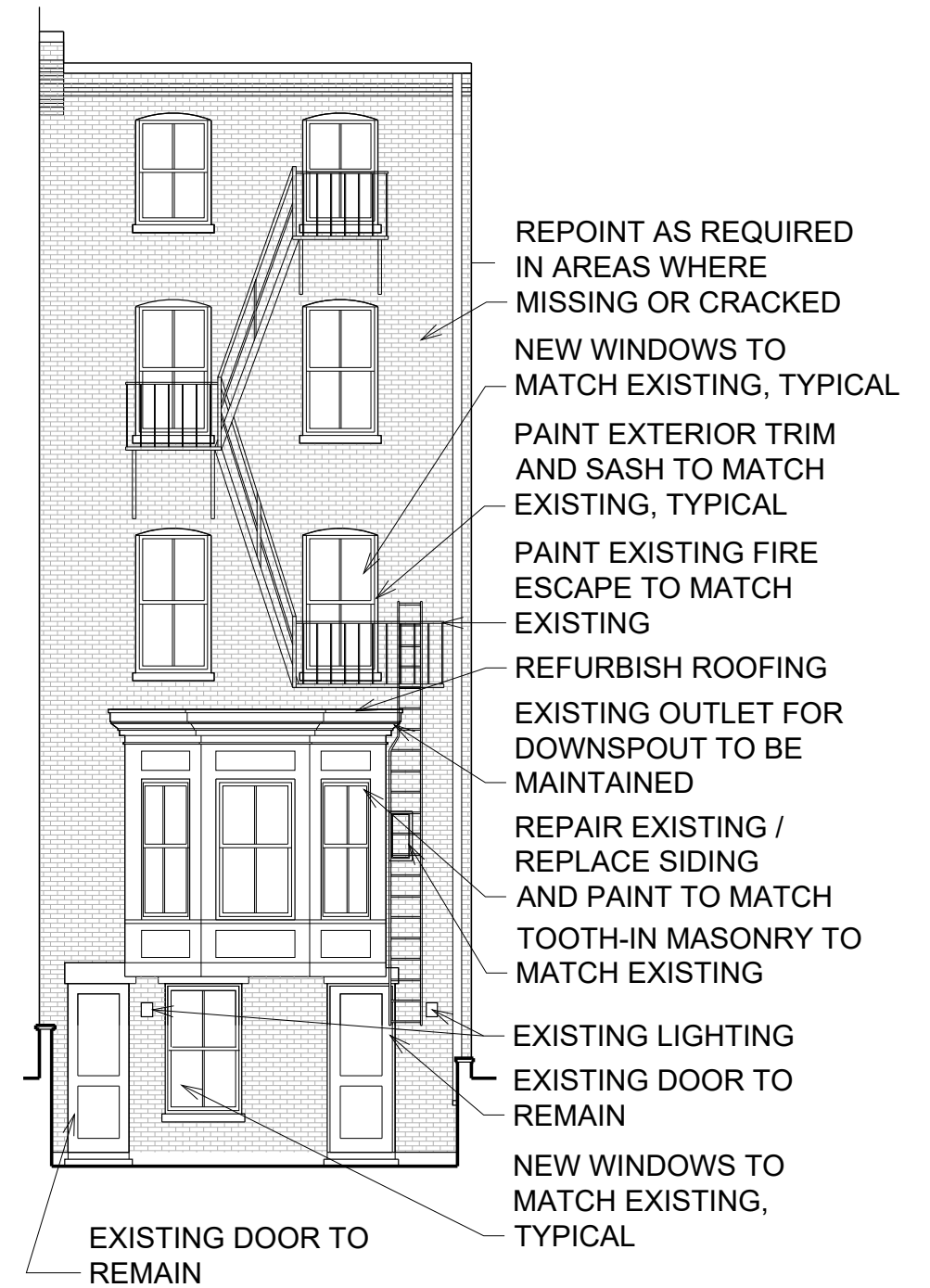
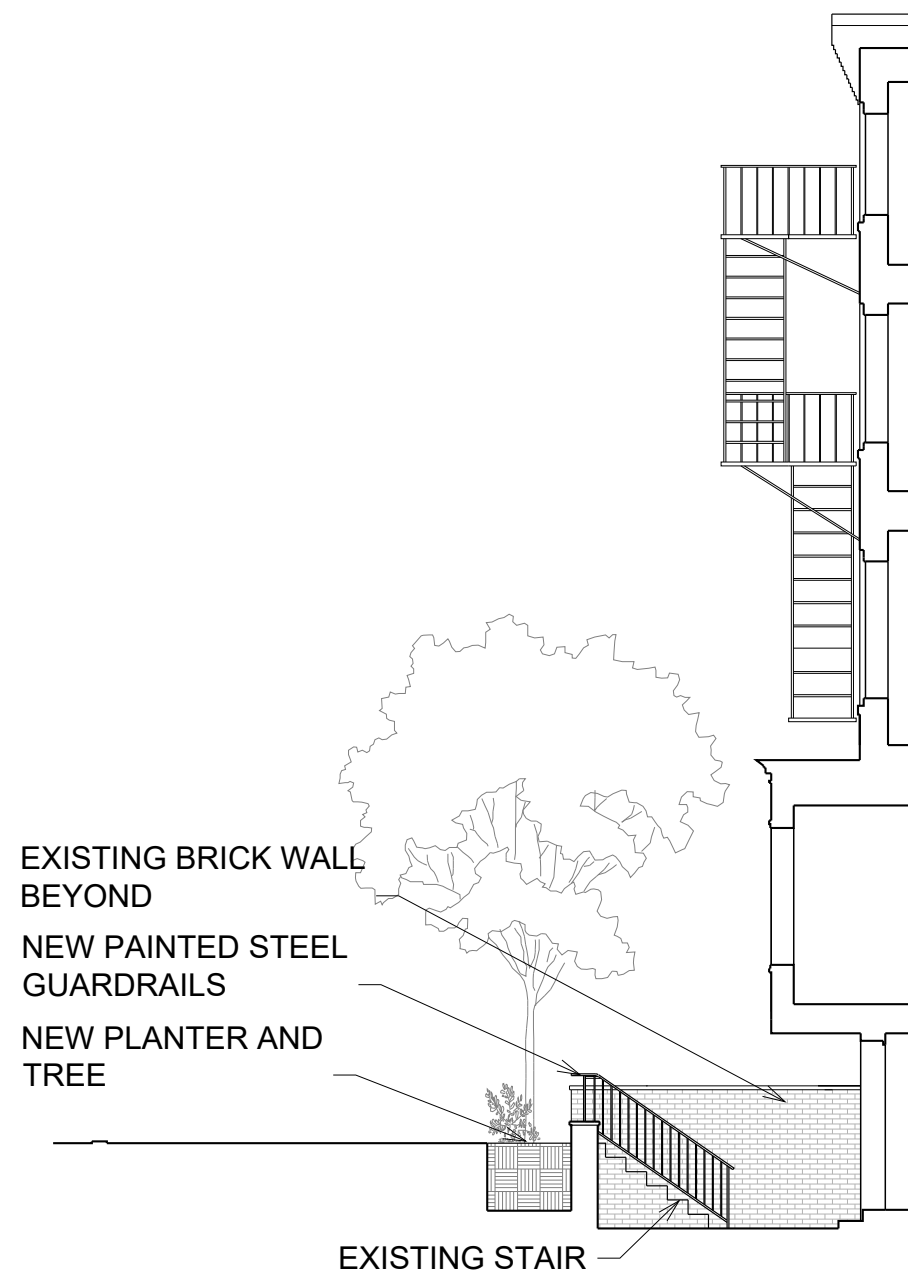


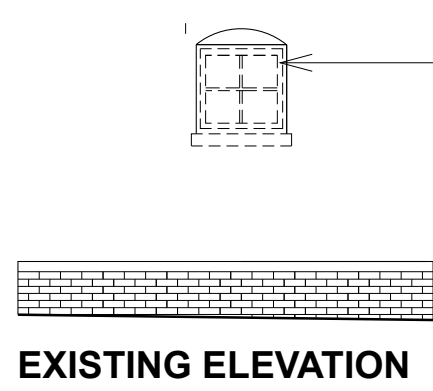
SIDE (NORTHEAST ELEVATION)
(PAGE 10)





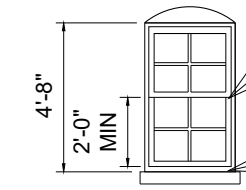






EXISTING WINDOW TO BE REMOVED

FACE OF ADJACENT STRUCTURE



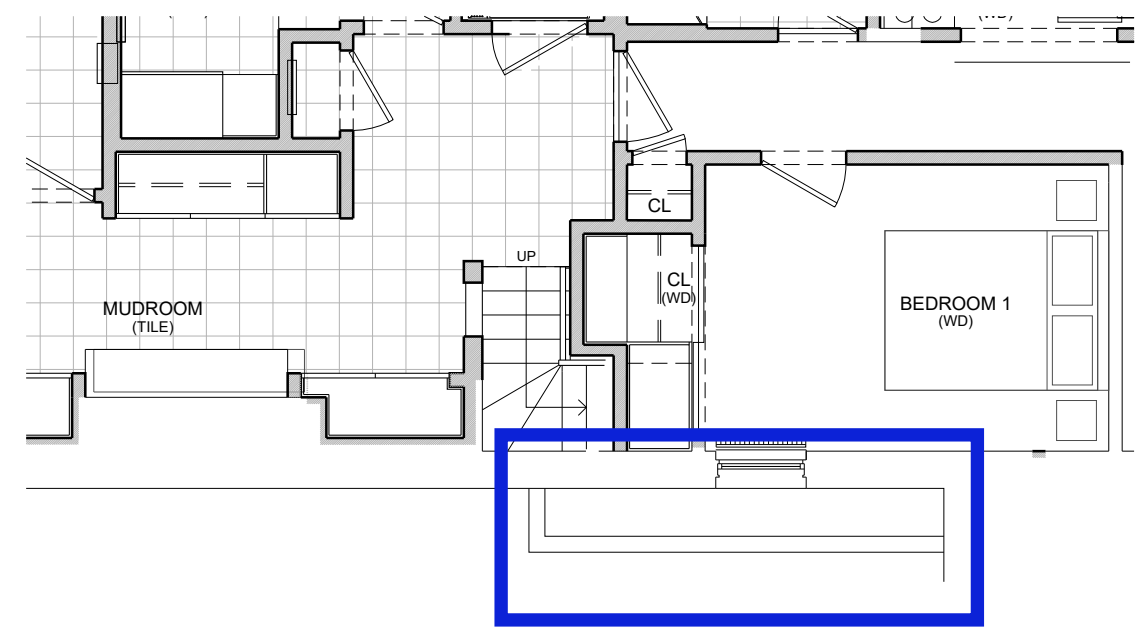
NEW WINDOW PROVIDING EGRESS CLEARANCE, TO MATCH STYLE AND WIDTH OF EXISTING WINDOW

LOWER SILL OF WINDOW, TOOTH-IN MASONRY AT JAMBS; REUSE STONE SILL

EXISTING BRICK PLANTER

PROPOSED ELEVATION

GRADE



PLAN

REFURBISH ROOFING



SECOND FLOOR BAY WINDOW



FOURTH FLOOR WINDOW



THIRD FLOOR WINDOW



THIRD FLOOR WINDOW

REPOINT AS REQUIRED
IN AREAS WHERE
MISSING OR CRACKED

1" OF VISIBLE FLASHING,
CONSISTENT WITH THE
NEIGHBORHOOD



SECOND FLOOR WINDOW

PAINT EXTERIOR TRIM
AND SASH TO MATCH
EXISTING, TYPICAL

NEW WINDOWS TO
MATCH EXISTING,
TYPICAL



FIRST FLOOR BAY WINDOW



FIRST FLOOR BAY WINDOW



FIRST FLOOR BAY WINDOW



EXISTING LIGHT
FIXTURE TO REMAIN

EXISTING STORM
WINDOWS TO REMAIN

EXISTING DOOR TO
REMAIN

EXISTING HANDRAIL
TO REMAIN

IMPROVED
DRAINAGE AT
LANDSCAPE AND
ADDITION OF LOW
MAINTENANCE
PLANTING



GROUND FLOOR BAY WINDOW



GROUND FLOOR BAY WINDOW



GROUND FLOOR BAY WINDOW



PROVIDE NEW FLASHING

SIDE (NORTHEAST) FACADE AND NEIGHBOR'S DRIVEWAY

SIDE (NORTHEAST) FACADE AND NEIGHBOR'S DRIVEWAY

PROVIDE NEW WINDOW MEETING
EGRESS REQUIREMENTS AT EAST
ELEVATION MATCHING STYLE AND
WIDTH OF EXISTING WINDOW



PLANTER AT SIDE (NORTHEAST) FACADE AND NEIGHBOR'S DRIVEWAY

REPOINT AS REQUIRED IN
AREAS WHERE MISSING
OR CRACKED



THIRD AND FOURTH FLOOR WINDOWS

EXISTING STORM
WINDOWS TO REMAIN

REFURBISH ROOFING



SECOND FLOOR WINDOWS

EXISTING FIRE
ESCAPE PAINTED TO
MATCH EXISTING



FIRST FLOOR WINDOW



FIRST FLOOR
ORIEL WINDOW



FIRST FLOOR
ORIEL WINDOW



FIRST FLOOR ORIEL WINDOW



301 BEACON STREET
STERN McCAFFERTY
JANUARY 28, 2022



GROUND FLOOR DOOR



GROUND FLOOR WINDOW



GROUND FLOOR DOOR



PARKING AREA

BACK (SOUTHEAST ELEVATION)

NEW WOOD WINDOW SASH TO BE MANUFACTURED BY BOSTON SASH AND FABRICATED IN MAHOGANY TO MATCH EXISTING PROFILES. INSULATED GLAZING TO BE CLEAR. SASH AND TRIM TO BE PAINTED BLACK TO MATCH EXISTING.

