

121 Warren Ave – Single Family Renovation Project



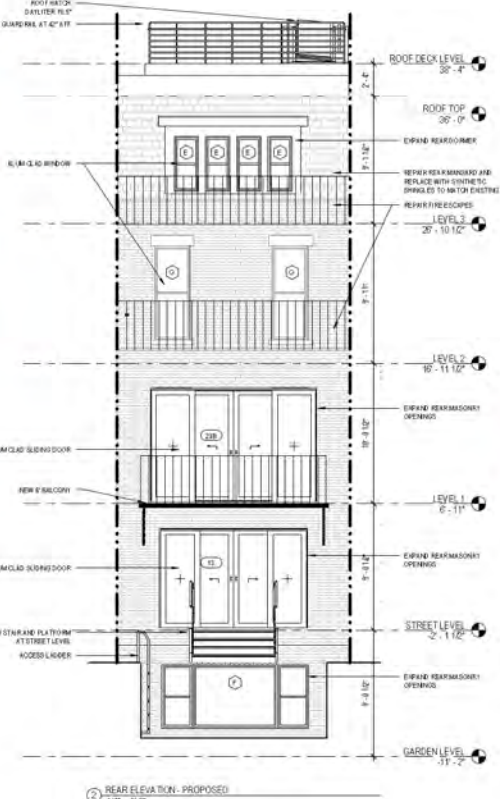
121 Warren Ave – Single Family Renovation Project



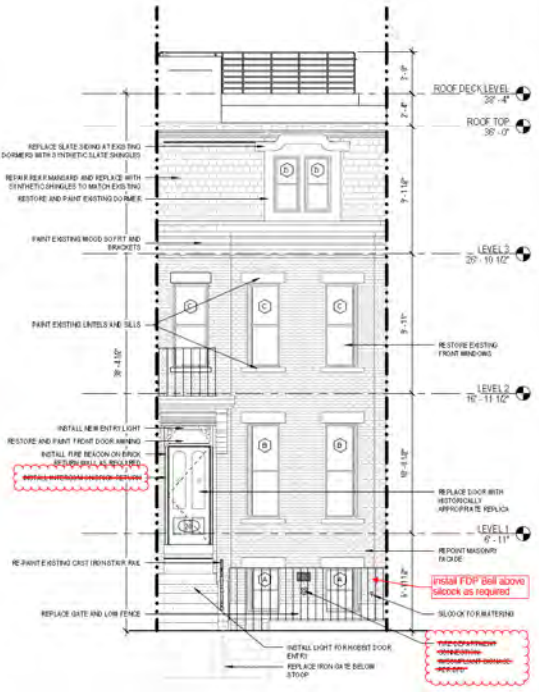
CURRENT FRONT ELEVATION

Additional Notes:

- 1) All rear double hung windows to be Marvin split pane
- 2) Slider doors to be Marvin 2 over 3 or 2 over 4 mullied panels
- 3) Front windows will be restored originals, with sashes and mulling painted black
- 4) Front dormer, awnings, moldings, sills and lintels to be painted gray to match 123 Warren Ave
- 5) Front Door to be painted black with brass or chrome mail slot and hardware



REAR ELEVATION - PROPOSED



FRONT ELEVATION

Stack + Co.
 665 East 2nd Street, 62151
 Providence
 465 North Ave. #16A, 02909
 T: 401 382 7883
 www.stackco.com

SOUTH END BROWNSTONE

121 Warren Ave
 Boston, MA
 02116

Client
 121 WARREN LLC
 11 SOUTH ANGELL ST #308
 PROVIDENCE, RI
 02908

Consultant
 STRUCTURAL ENGINEER
 300 BALDWIN PLE
 40 ROCKAWAY AVE
 BRIDGEVIEW, MA 01916
 DANIELSON.TEC



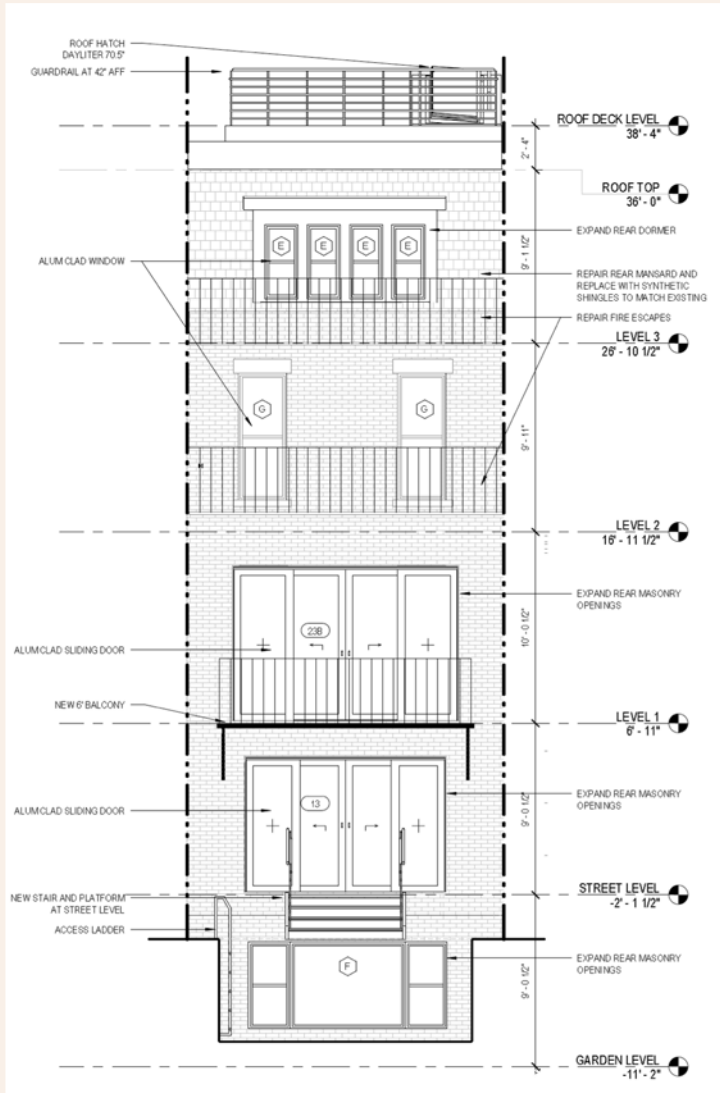
CONSTRUCTION DOCUMENTS - PERMIT SET
 PROJECT NUMBER: 32078
 ISSUE DATE: 4/25/23
 SCALE: 1/4\"/>

DRAWING NAME
EXTERIOR ELEVATIONS

DRAWING NUMBER:

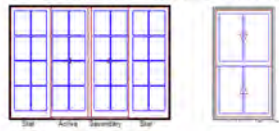
A200

121 Warren Ave - Rear Facade



Additional Notes:

- 1) All rear double hung windows to be Mason split pane
- 2) Sliding doors to be Mason 2 over 2 over 4 multi-paned
- 3) Front windows will be restored originals, with sashes and resulting painted black
- 4) Front dormer, awnings, moldings, sills and lintels to be painted gray to match 123 Warren Ave
- 5) Front Door to be painted black with brass or chrome mail slot and hardware



93 - 95 Warren Ave



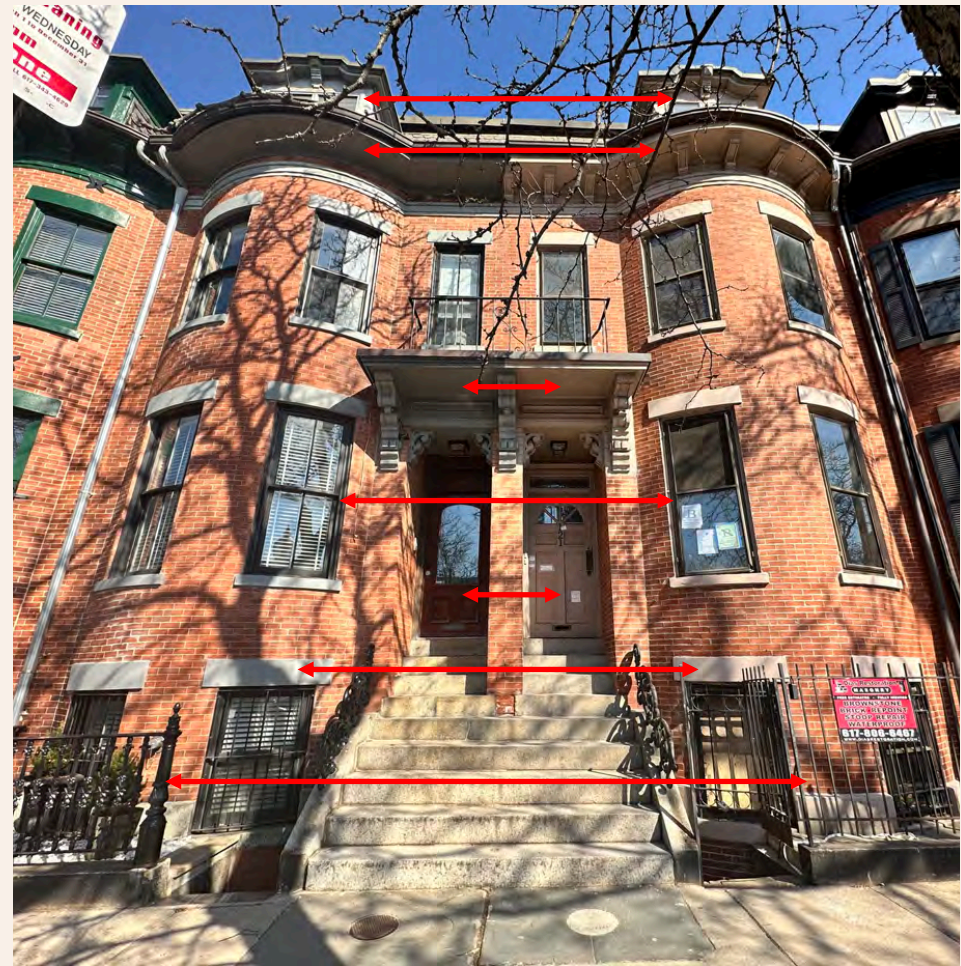
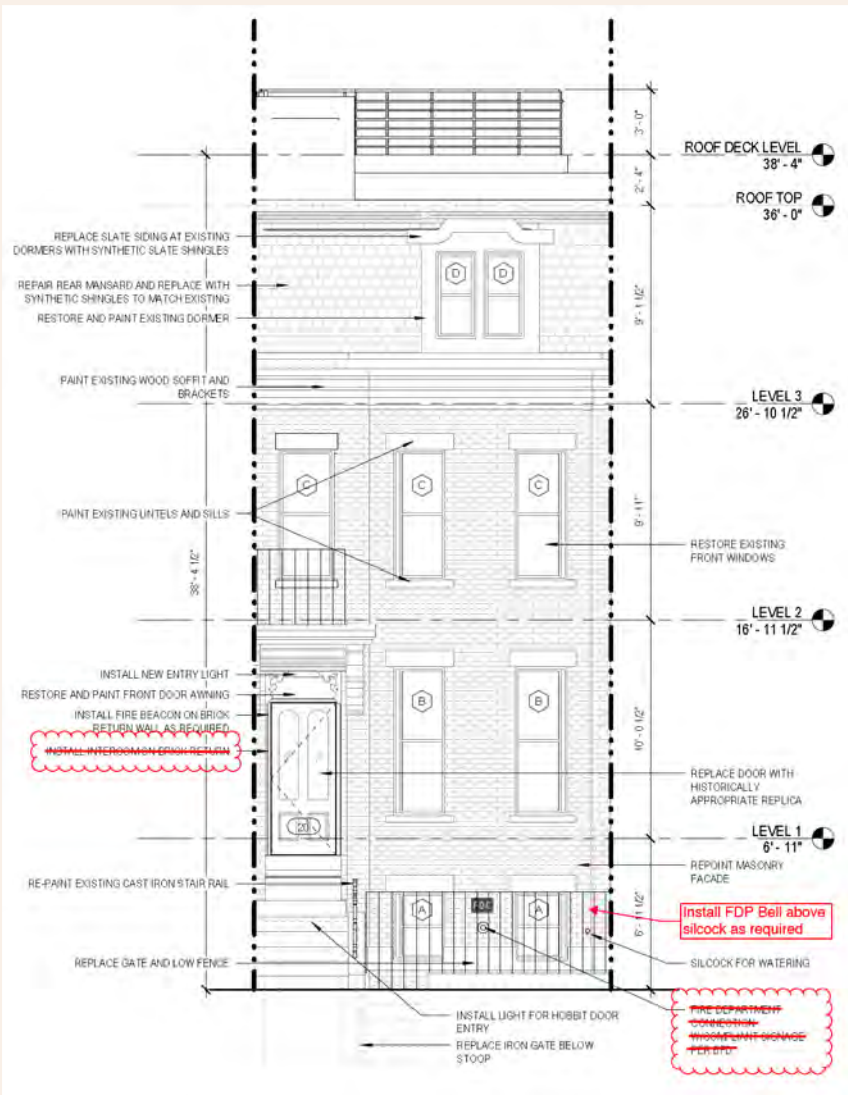
79 - 83 Warren Ave



121 Warren Ave Existing Cond.



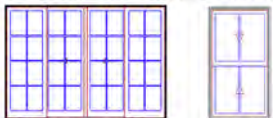
121 Warren Ave – Front Facade



- All front dormers, awnings, moldings, sills, lintels to be painted gray
- To match neighboring 123 Warren ave.
- Restored Window Sashes and Mulling to be painted black
- Front doors to be replaced to match and painted black (see following slides)
- Front ornamental iron rail to be replaced to match 123 Warren Ave.

Additional Notes:

- All rear double hung windows to be Mason soft pane
- Slider doors to be Mason 2 over 2 over 4 mullied panes
- Front windows will be restored originals, with sashes and mulling painted black
- Front dormer, awnings, moldings, sills and lintels to be painted gray to match 123 Warren Ave
- Front Door to be painted black with brass or chrome mail slot and hardware



121 Warren Ave – Front Façade – Windows & Front Door



- Front windows to be restored original windows painted black exterior
- Existing windows comprised of curved sash with straight glazing
- Broken and damaged glazing to be replaced with in-kind glass panes
- Existing pullies to remain, chains and sash locks to be replaced



- Front door to be replaced with Mahogany door to replicate 119-117 Warren Ave by Olde Bostonian Restorations (See cut sheets)
- Doors to be painted black gloss or semi-gloss with brass or chrome hardware and mail slot
- Front door light to be replaced with cylindrical light to match 103 Warren Ave.

121 Warren Ave – Front Façade – Mansard & Gate / Hobbit Entry



- New black lockable iron gate at hobbit entrance
- Existing granite steps to be cleaned and repaired
- New Hobbit entry light to illuminate steps



Composite mansard shingle restoration at 103 Warren Ave.



Existing mansard shingles to be replaced with like-kind composite shingles to match

121 Warren Ave – Front Façade – Mansard & Gate / Hobbit Entry



- Install Fire Bell to the right of bow as required by BFD.
- FDP Connection NOT REQUIRED by code for single family. If Required by BFD, connection would need to be placed in middle of bow as shown. Currently not proposed as designed.
- Silcock for garden watering and electrical outlet proposed to the right of bow below Fire Bell.



Existing Condition at 121 Warren Ave.