

# Private Residence

310 Beacon Street | Boston, MA

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BBAC-20	Lighting Cut Sheets



## ARCHITECT

Meyer & Meyer Architects, Inc.

Attn: Patrick Myers

396 Commonwealth Avenue

Boston, MA 02215

Phone: 617-266-0555

Email: patrickm@meyerandmeyerarchitects.com

## Project Scope:

- Repair masonry on north garage wall
  - Repoint (in-kind)
  - Replace lintels (in-kind)
  - Re-set existing cap stones
- New light fixtures on north garage wall
  - Replace broken existing fixtures
- New EPDM roofing & new wood decking
- Re-finish existing railings (in-kind)
- New "temporary" pavilion

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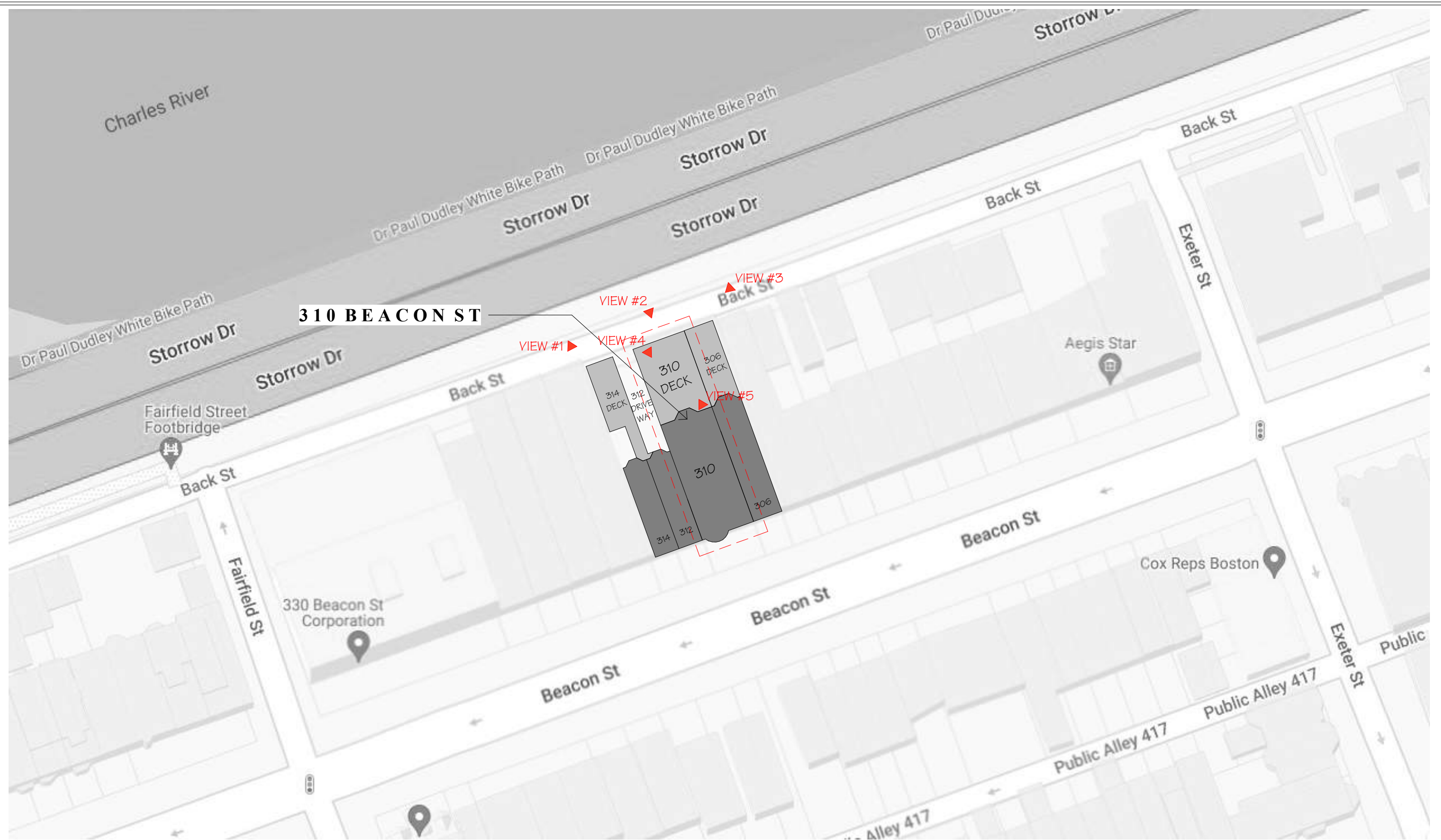
396 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02215



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BBAC Submission

February 21st, 2024



1 BBAC - Location Plan

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① View #1 - Back Street looking Southeast

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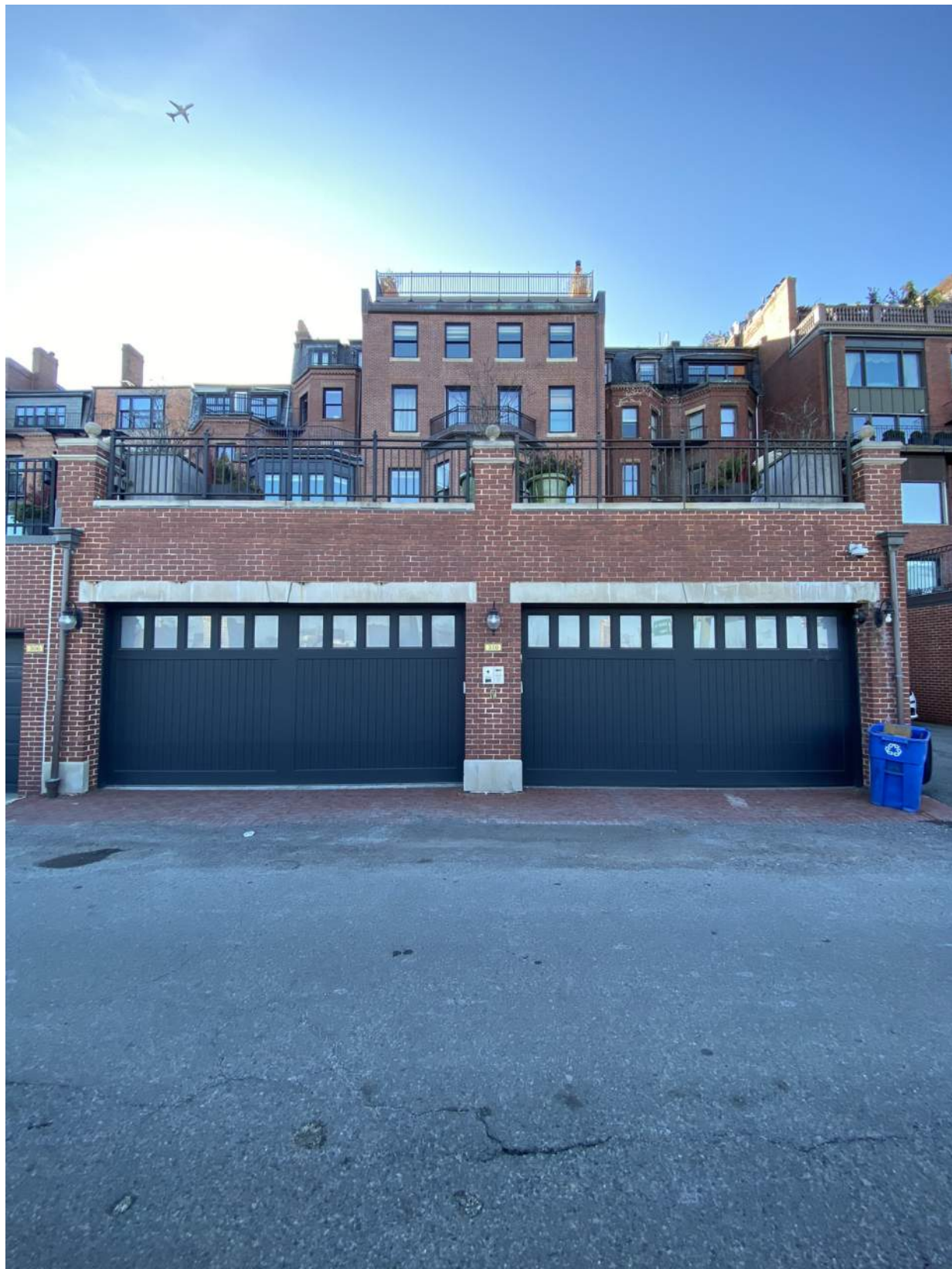
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# BBAC-2

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① View #2 - Back Street looking South

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# BBAC-3

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① View #3 - Back Street looking Southwest

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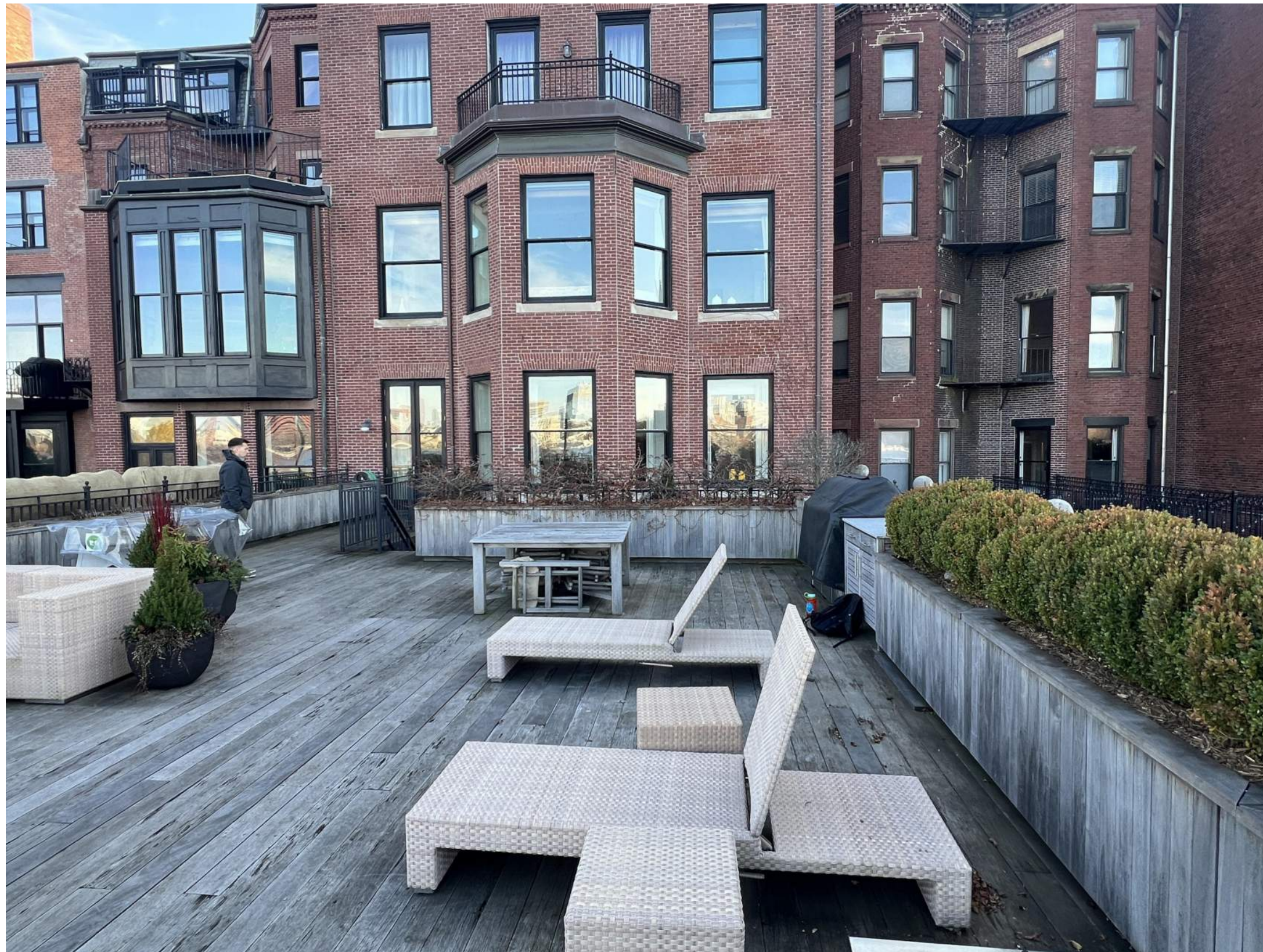
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# BBAC-4

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① View #4 - View from Deck Looking Back at House

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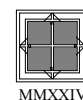


① View #4 - View from Deck Looking Towards Cambridge

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# BBAC-6

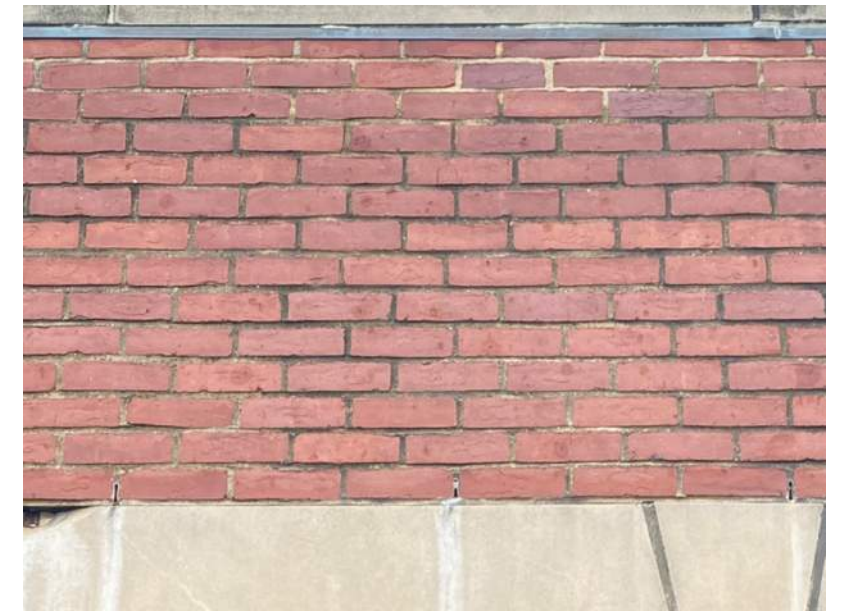
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REPLACE CRACKED & CHIPPED LINTELS AT GARAGE



REPLACE BROKEN LIGHTS WITH NEW FIXTURES



REPOINT BRICK AT NORTH & WEST ELEVATIONS AS REQUIRED



EXISTING STONE CAPS AT ALL LOCATIONS TO BE RESET WITH NEW WATERPROOFING & COPPER FLASHING



ROTTED DECK BOARDS



ALL EXISTING FINIAL CAP STONES TO BE CLEANED

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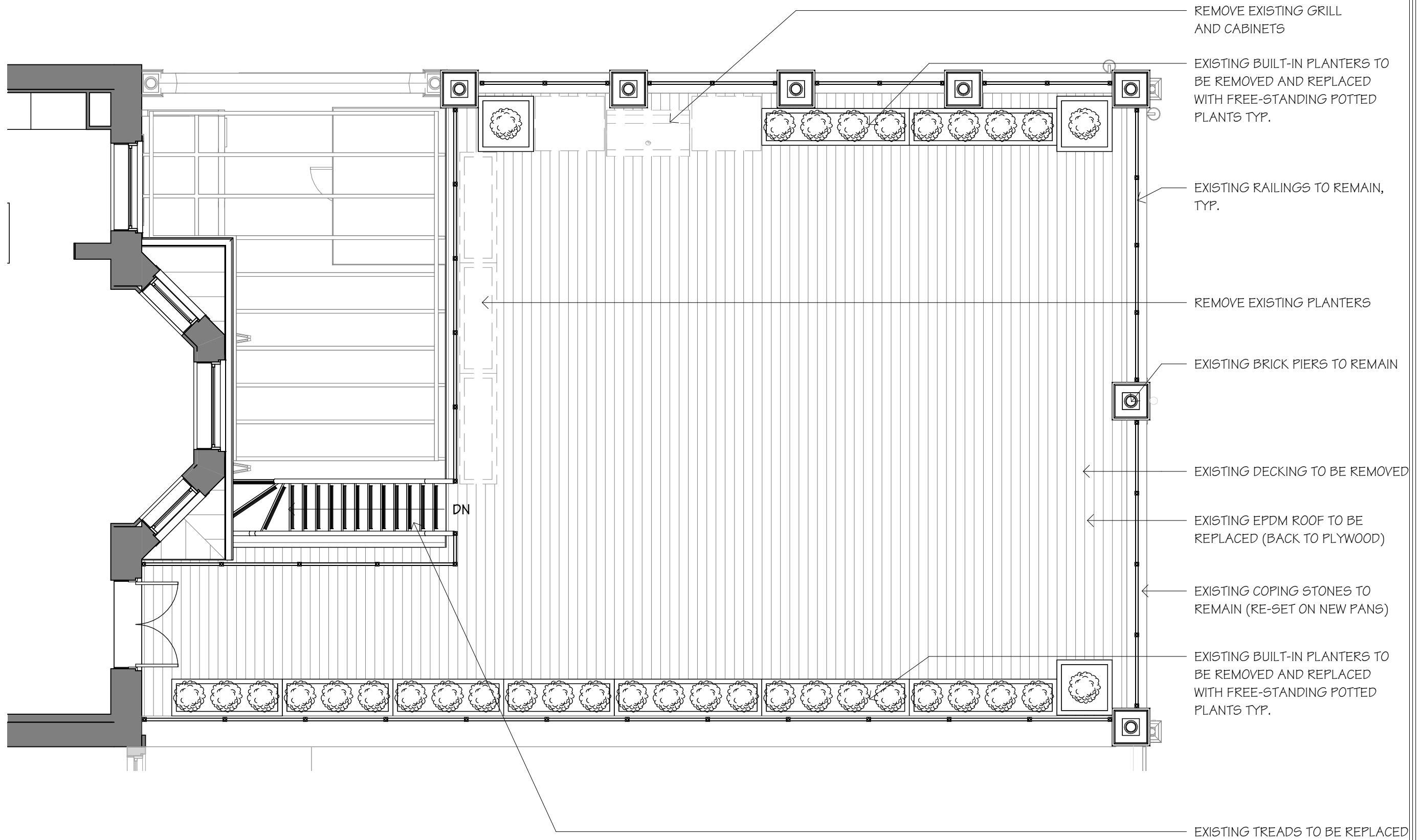


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# BBAC-7

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- REMOVE EXISTING GRILL AND CABINETS
- EXISTING BUILT-IN PLANTERS TO BE REMOVED AND REPLACED WITH FREE-STANDING POTTED PLANTS TYP.
- EXISTING RAILINGS TO REMAIN, TYP.
- REMOVE EXISTING PLANTERS
- EXISTING BRICK PIERS TO REMAIN
- EXISTING DECKING TO BE REMOVED
- EXISTING EPDM ROOF TO BE REPLACED (BACK TO PLYWOOD)
- EXISTING COPING STONES TO REMAIN (RE-SET ON NEW PANS)
- EXISTING BUILT-IN PLANTERS TO BE REMOVED AND REPLACED WITH FREE-STANDING POTTED PLANTS TYP.
- EXISTING TREADS TO BE REPLACED

1 Existing Deck Plan  
3/16" = 1'-0"

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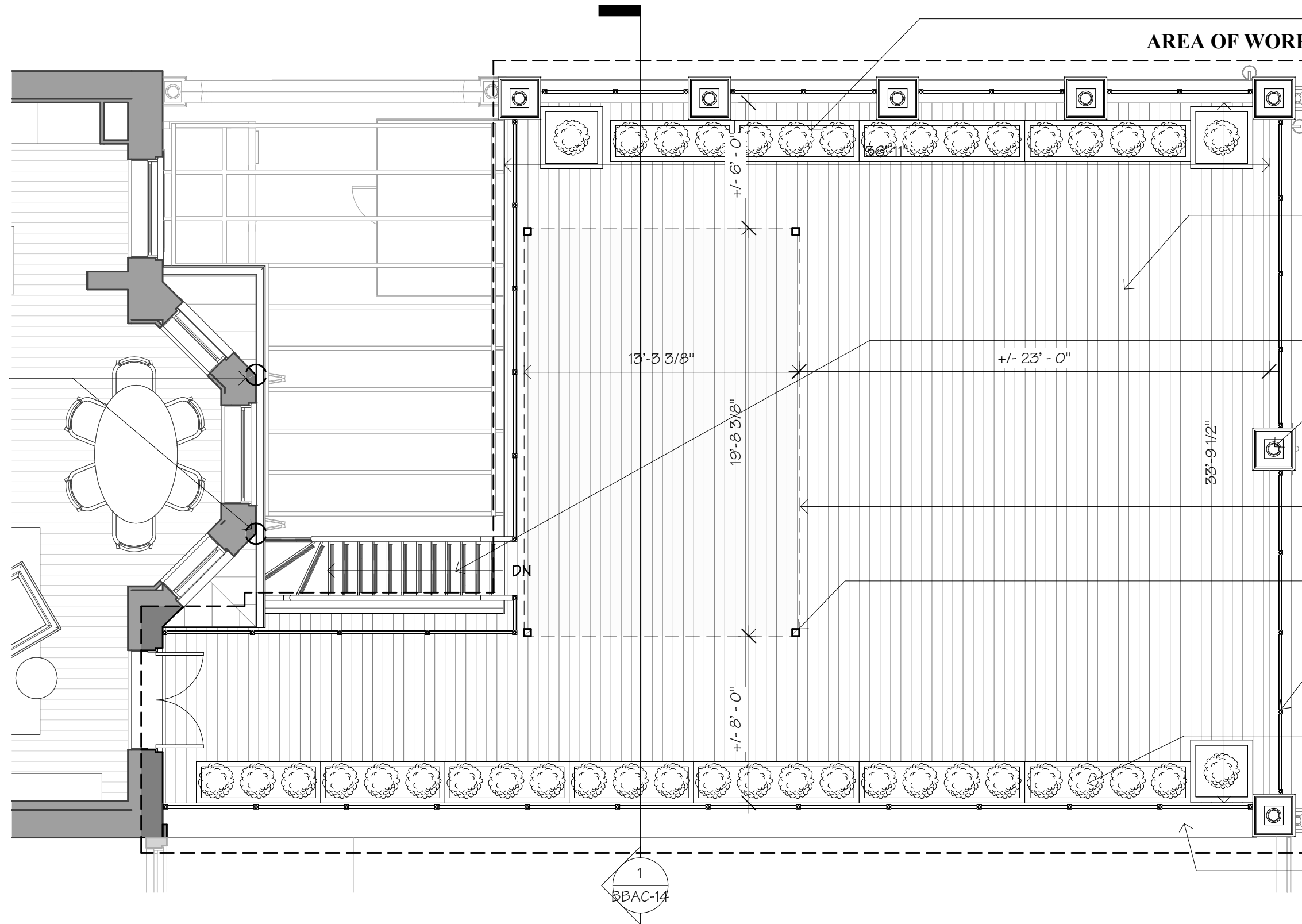


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REPLACE/REPOINT MORTAR AT EXISTING BAY CORNERS

AREA OF WORK

NEW FREE-STANDING POTTED PLANTS THROUGHOUT

**REPLACE EXISTING EPDM ROOF**  
 - STRIP EXISTING ROOF BACK TO JOISTS AND SHEATHING  
 - NEW EPDM ROOFING SYSTEM ON EXISTING STRUCTURE  
 - ALL VISIBLE TERMINATIONS TO BE COPPER; TYP.  
 - NEW ROOF DECKING ON NEW PT SLEEPERS

NEW TREADS ON EXISTING STAIR STRUCTURE

EXISTING FINIAL CAP STONES TO BE CLEANED; TYP.

PROPOSED KETTEL PAVILION H 4 X 6 PAVILION

PAVILION ANCHORS RECESSED INTO DECK

EXISTING BALUSTRADE TO BE RE-FINISHED; PAINTED BLACK TO MATCH EXISTING

NEW FREE-STANDING POTTED PLANTS THROUGHOUT

EXISTING CAP STONES TO BE RE-SET W/ NEW WATERPROOFING AND COPPER FLASHING; TYP.

1 Proposed Deck Plan  
 3/16" = 1'-0"

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- EXISTING TO REMAIN**
- COPPER BOXES & DOWNSPOUTS
  - SECURITY CAMERAS
  - GARAGE SENSOR
  - "310" BUILDING SIGN
  - ENTRY KEYPADS
  - CAST STONE BASE BAND
  - GARAGE DOORS

REMOVE EXISTING EXTERIOR LIGHT FIXTURES

REMOVE EXISTING BROKEN EXTERIOR LIGHT FIXTURE

1 Existing North Elevation  
3/16" = 1'-0"

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# BBAC-10

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EXISTING BALUSTRADE TO BE RE-FINISHED; PAINTED BLACK TO MATCH EXISTING

EXISTING FINIAL CAP STONES TO BE CLEANED; TYP.

EXISTING CAP STONES TO BE RE-SET W/ NEW WATERPROOFING AND COPPER FLASHING; TYP.

REPLACE/REPOINT MORTAR AT EXISTING BAY CORNERS

PROPOSED KETAL PAVILION H 4 X 6 PAVILION

EXISTING BRICK TO BE REPOINTED; NEW MORTAR TO MATCH EXISTING

REPLACE EXISTING CAST STONE GARAGE DOOR LINTELS

**EXISTING TO REMAIN**

- COPPER BOXES & DOWNSPOUTS
- SECURITY CAMERAS
- GARAGE SENSOR
- "310" BUILDING SIGN
- ENTRY KEYPADS
- CAST STONE BASE BAND
- GARAGE DOORS

NEW EXTERIOR LIGHT FIXTURES (3); SEE CUT SHEETS

1 Proposed North Elevation  
3/16" = 1'-0"

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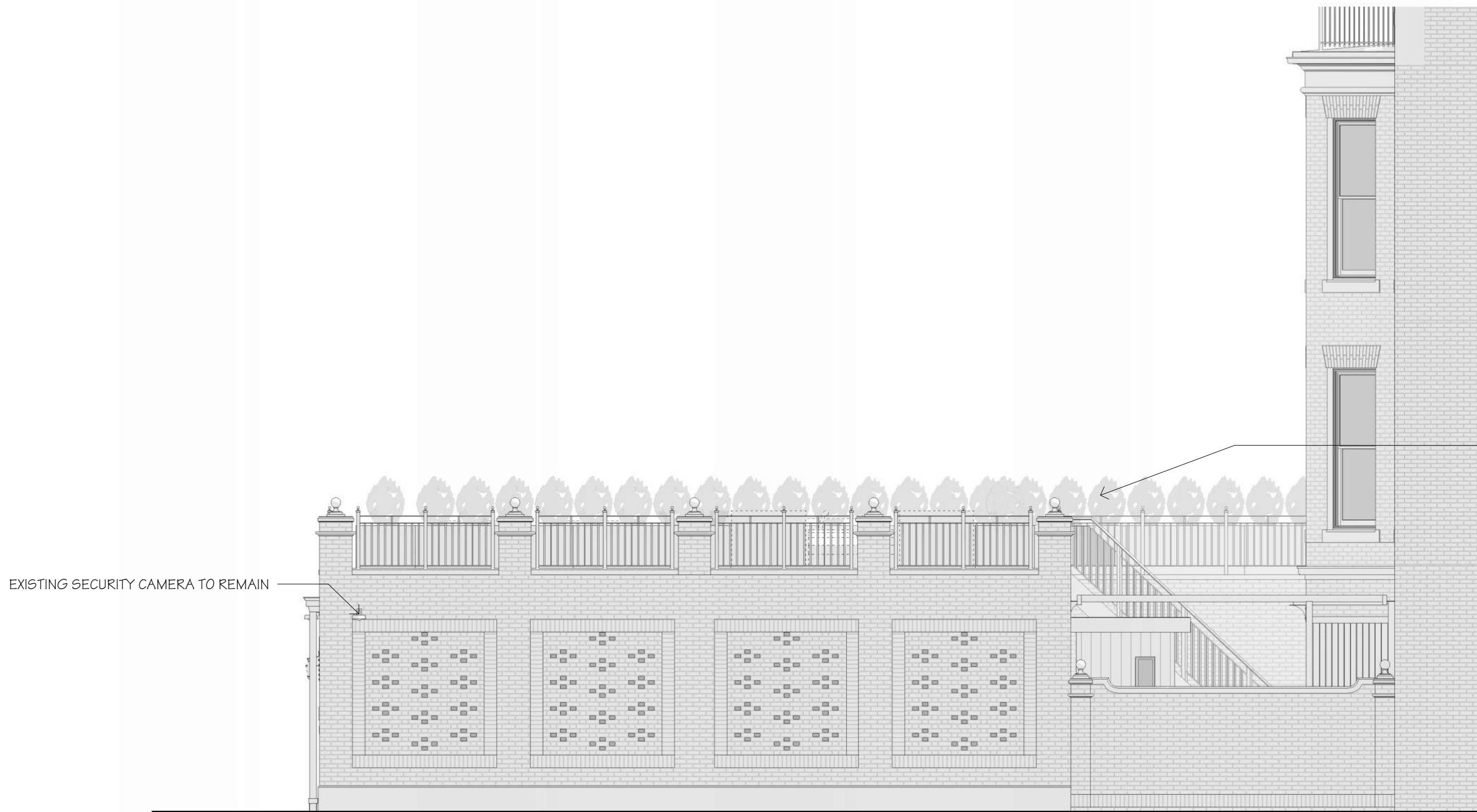
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**BBAC-11**

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EXISTING SECURITY CAMERA TO REMAIN

EXISTING BUILT-IN  
PLANTERS TO BE REMOVED  
AND REPLACED WITH FREE-  
STANDING POTTED PLANTS  
TYP.

1 West Elevation  
3/16" = 1'-0"

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# BBAC-12

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NEW FREE-STANDING POTTED PLANTS THROUGHOUT

EXISTING FINIAL CAP STONES TO BE CLEANED; TYP.

EXISTING BALUSTRADE TO BE RE-FINISHED; PAINTED BLACK TO MATCH EXISTING

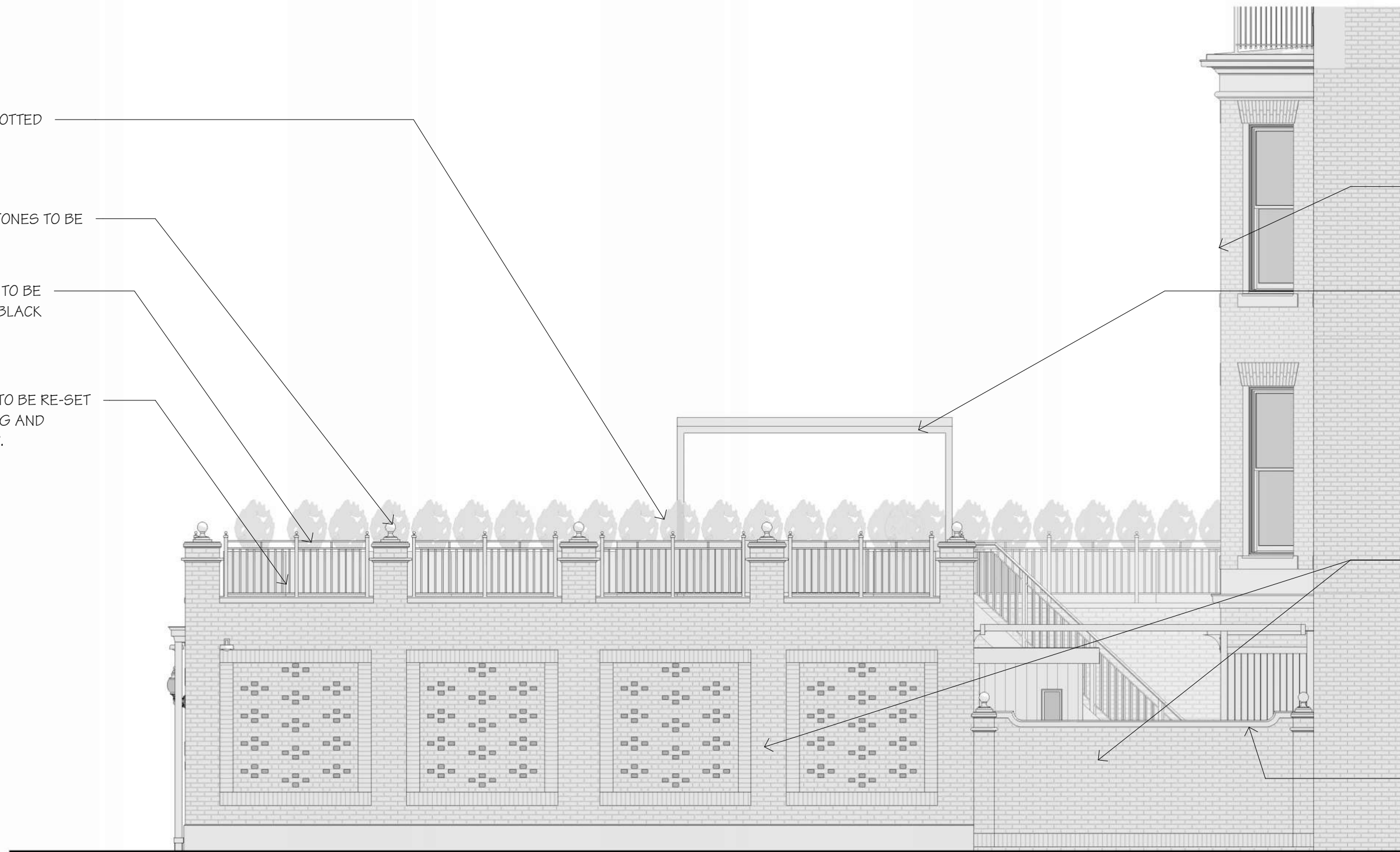
EXISTING CAP STONES TO BE RE-SET W/ NEW WATERPROOFING AND COPPER FLASHING; TYP.

REPLACE/REPOINT MORTAR AT EXISTING BAY CORNERS

PROPOSED KETTEL PAVILION H 4 X 6 PAVILION

EXISTING BRICK TO BE SPOT REPOINTED AS REQUIRED; NEW MORTAR TO MATCH EXISTING

EXISTING CAP STONES TO BE RE-SET W/ NEW WATERPROOFING AND COPPER FLASHING; TYP.

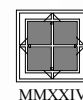


1 Proposed West Elevation  
3/16" = 1'-0"

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EXISTING RAILING TO REMAIN

EXISTING DECK LEVEL

STEEL PLATE BALLAST, FASTENED TO EXISTING DECK

APPROX. GRADE

1 Section Through Garage Looking South  
3/16" = 1'-0"

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① Back Street Looking Southeast (Existing)



② Back Street Looking Southeast (Proposed)

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# BBAC-15

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① Back Street Looking South (Existing)

② Back Street Looking South (Proposed)

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① Back Street Looking Southwest (Existing)

② Back Street Looking Southwest (Proposed)

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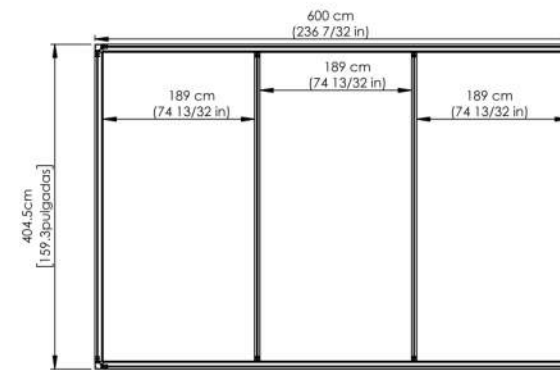
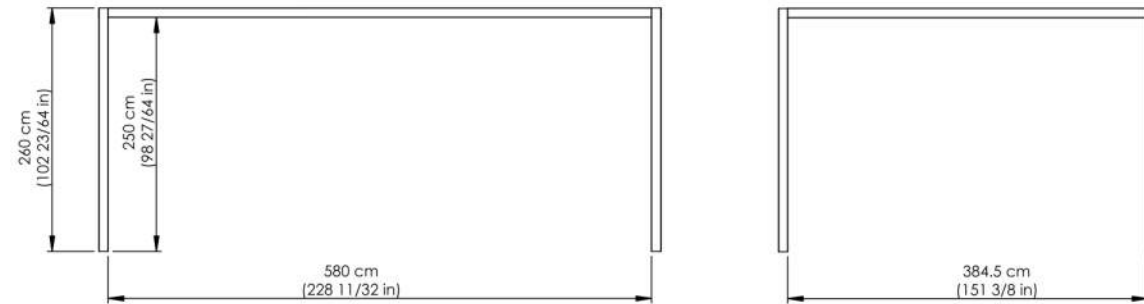
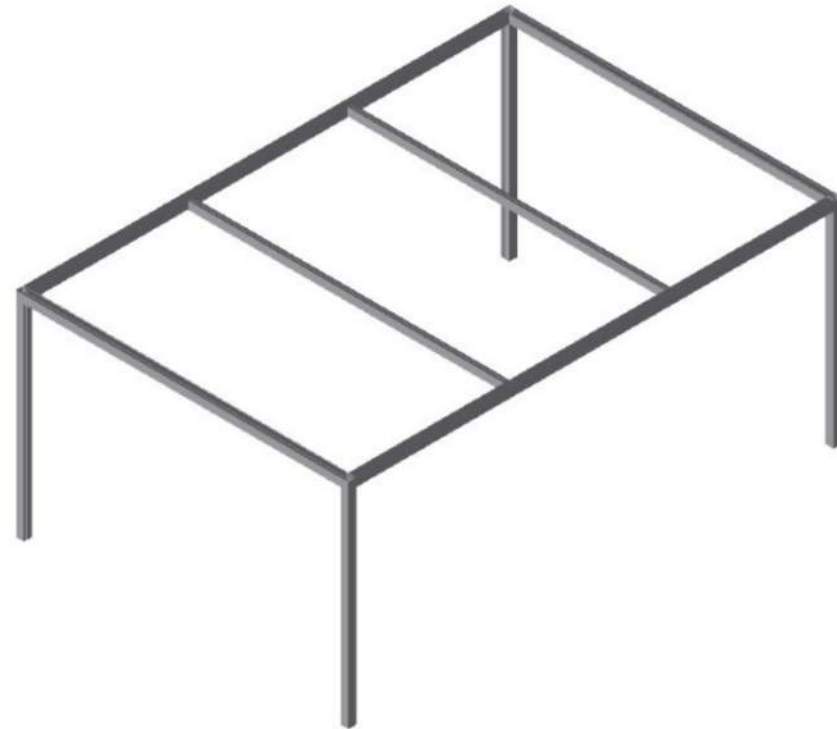
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# BBAC-17

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6x4 Simple Pavilion

236,2x159,2 in



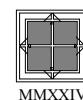
## FINISHES

CEILING/ROOF	FRAME
ALUWOOD - WESTERN RED CEDAR (FAUX WOOD FINISH)	MANGANESE (BLACK) TO MATCH RAILINGS

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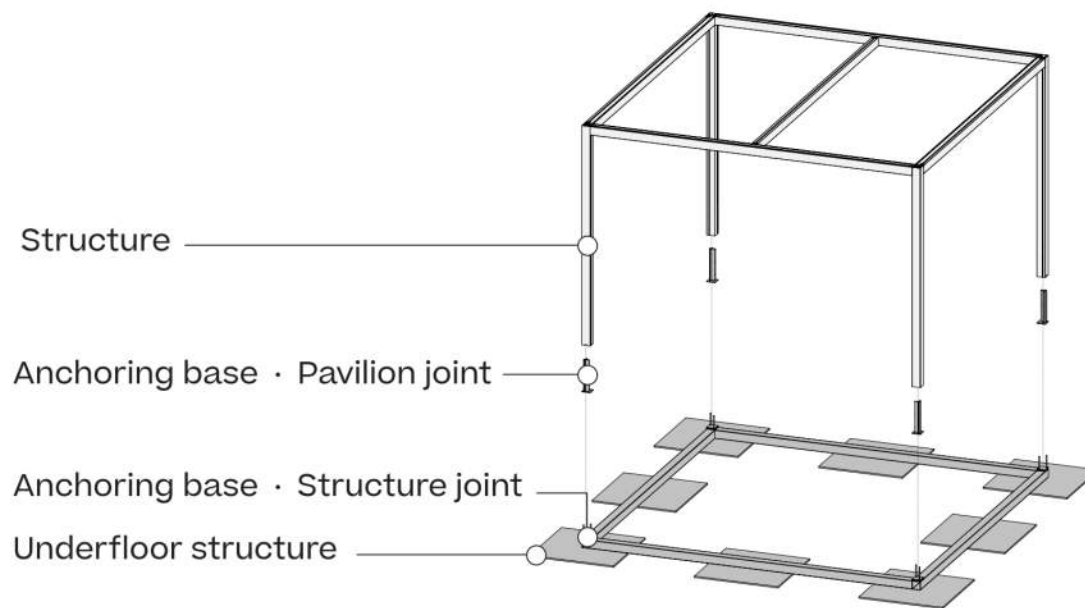
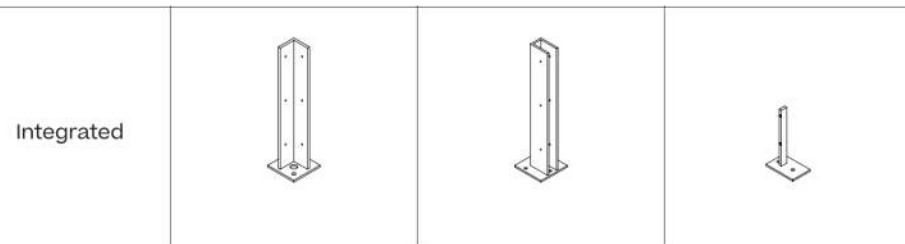
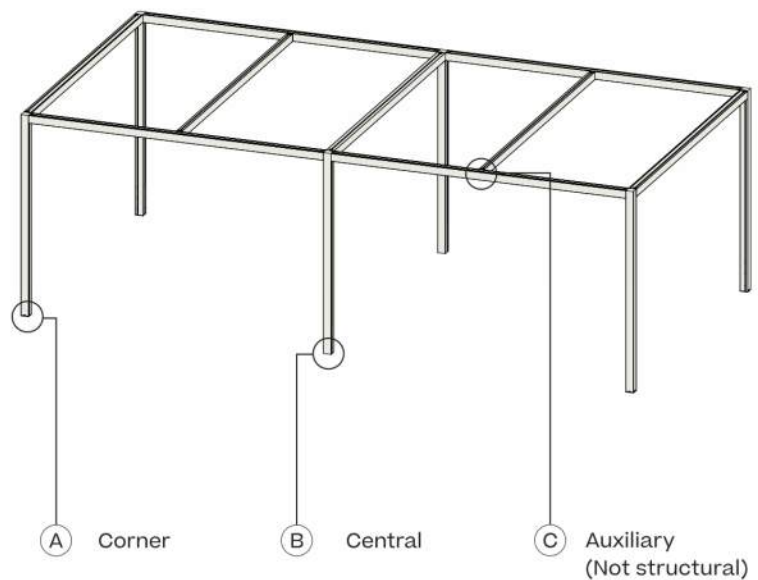
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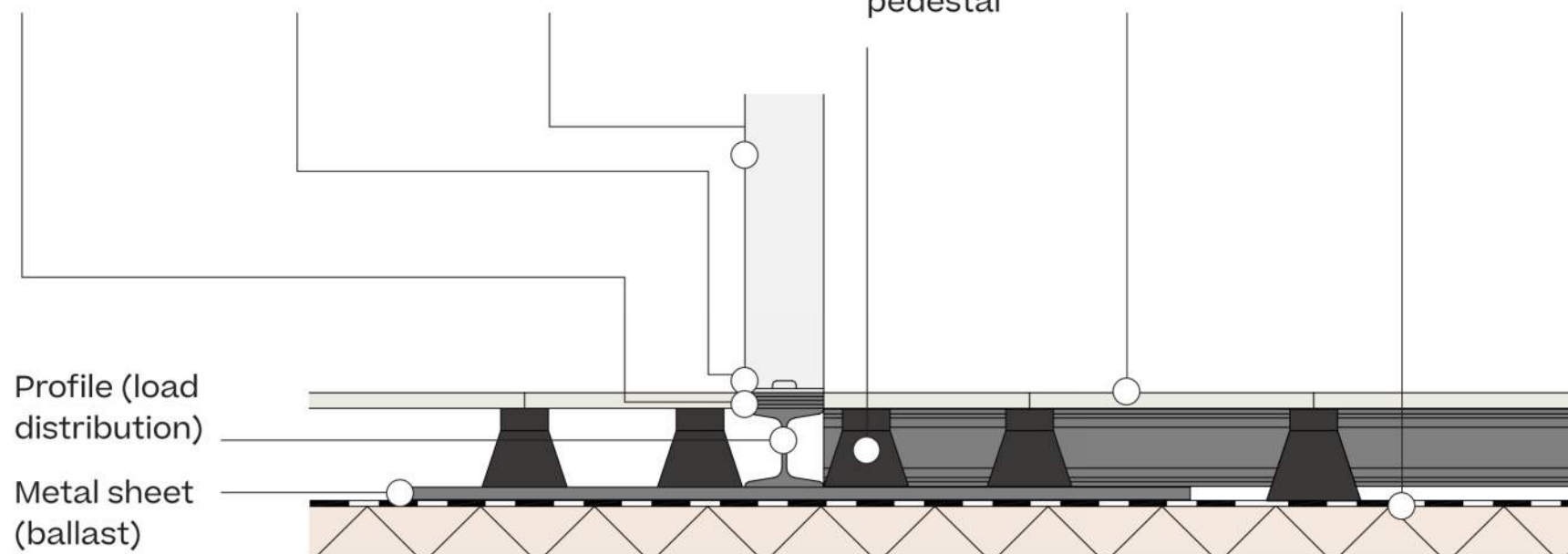
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Anchoring base (Structure joint)    Anchoring base    Column    Adjustable support pedestal    Tile flooring/ other    Waterproofing membrane



**NOTE:** PAVILION TO BE INSTALLED AS A TEMPORARY STRUCTURE. THE OWNER INTENDS TO INSTALL THE PAVILION SEASONALLY. THE ONLY "PERMANENT" FEATURES ARE THE ANCHORING BASE AND UNDERFLOOR STRUCTURE; ALL OF WHICH ARE NOT VISIBLE FROM THE PUBLIC WAY.

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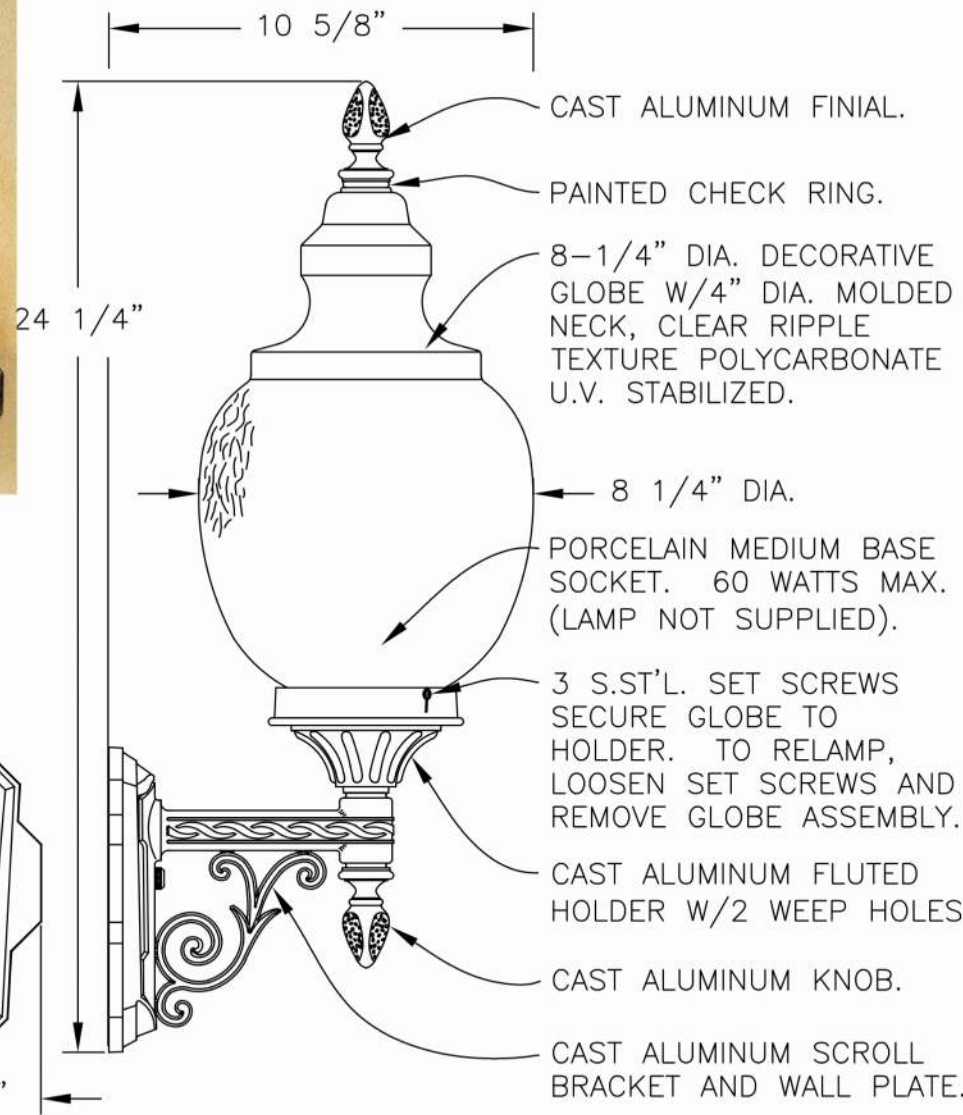
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## SELECTED FINISH



WBZ Weathered Bronze

LANTERN IS PREWIRED AND TESTED.  
ELECTRICAL COMPONENTS ARE U.L. LISTED.  
MOUNTING HARDWARE IS SUPPLIED.

Drawing for illustration only - scale approximate

HEIGHT	24 1/4"	APPROVAL SIGNATURE:	<p>425 E. MIDDLE ST. HANOVER PA 17331 PH: (717) 632-8404 - FAX: (717) 909-2930</p>	TITLE:	"CLIFTON PARK" 17200 SERIES WALL BRACKET LANTERN					
WIDTH	8 1/4" D.	FINISH:		SCALE:	1=4	DATE:	04/20/06	DWG BY:	RSN	DWG. NO.
PROJECTION	10 5/8"	PANELS:								
TOP TO OUTLET	20"	OPTIONS:								

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