



PROPOSED REAR DORMER MODIFICATION / WINDOW REPLACEMENT

216 Beacon Street

 **LIGHTHOUSE**
REALTY MANAGEMENT, LLC

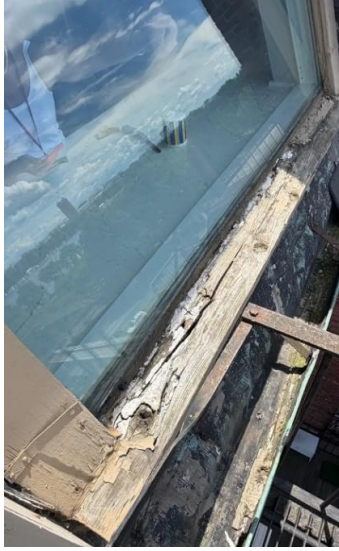
REAR WINDOW REPLACEMENT / DORMER MODIFICATION

- Source new custom wood windows matching the historic character of the building and BBAC-approved configuration, profiles, dimensions, operation, exterior appearance, and finish.
- Carefully remove the existing large fixed glass pane, frame components, and associated materials within the center dormer opening as required.
- Remove additional existing framing and trim only as necessary to accommodate the approved new window configuration.
- Inspect the exposed opening, framing, sill, header, and surrounding wood for deterioration or concealed damage.
- Repair or replace deteriorated framing discovered within the work area as required before installation of the new windows.
- Modify and frame the existing opening as required to create properly sized individual rough openings for the three or four new windows.
- Install new structural mullions between individual window units as required, coordinating their dimensions and exterior appearance with the approved historic window configuration.
- Install sill pan flashing and appropriate waterproofing/flashing around the new window openings.
- Install the new custom wood windows plumb, level, square, and securely fastened in accordance with manufacturer requirements.
- Insulate and air-seal gaps between the new window frames and existing building framing using appropriate materials.
- Install new exterior wood trim, mullion covers, sill components, and associated architectural details to match the existing dormer and BBAC-approved design as closely as possible.
- Prime all sides, edges, end cuts, and exposed surfaces of new exterior wood components as required.
- Caulk and seal window perimeters and exterior joints using high-quality exterior-grade sealant compatible with the adjacent materials.
- Apply finish coats of exterior paint to new windows and trim in the BBAC-approved color and finish.
- Repair affected slate, flashing, roofing, and adjacent dormer materials resulting from the window installation as required.
- Clean all new glass and complete final adjustments to ensure operable windows open, close, lock, and seal properly.



EXISTING ESTATE WINDOW WITH TRIMS ROTTED FRAME

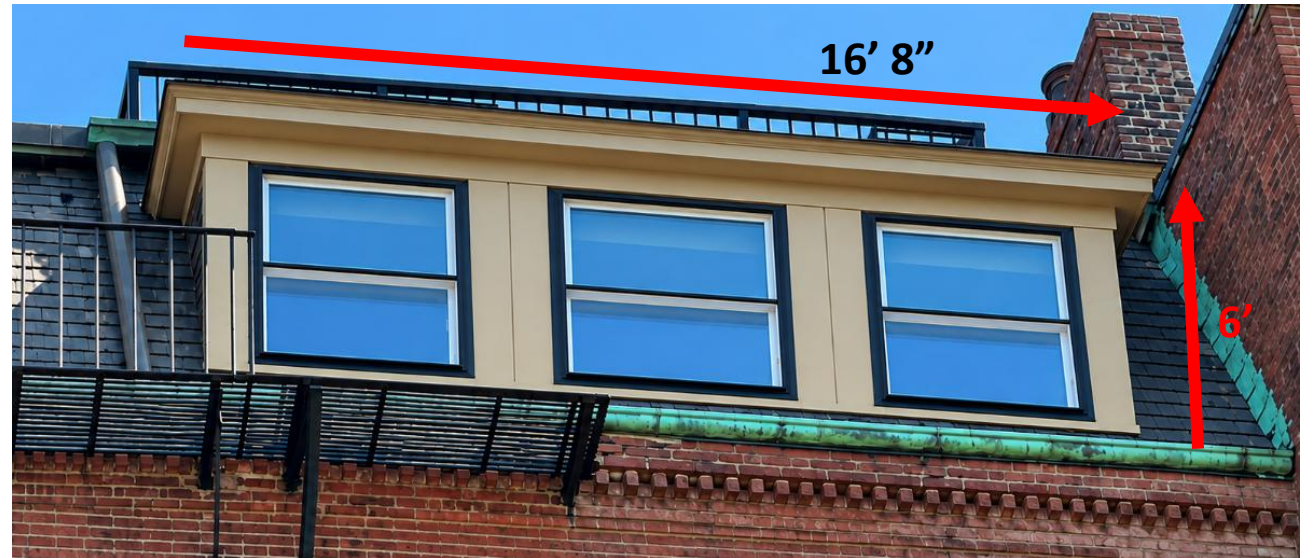




EXISTING



PROPOSAL 1

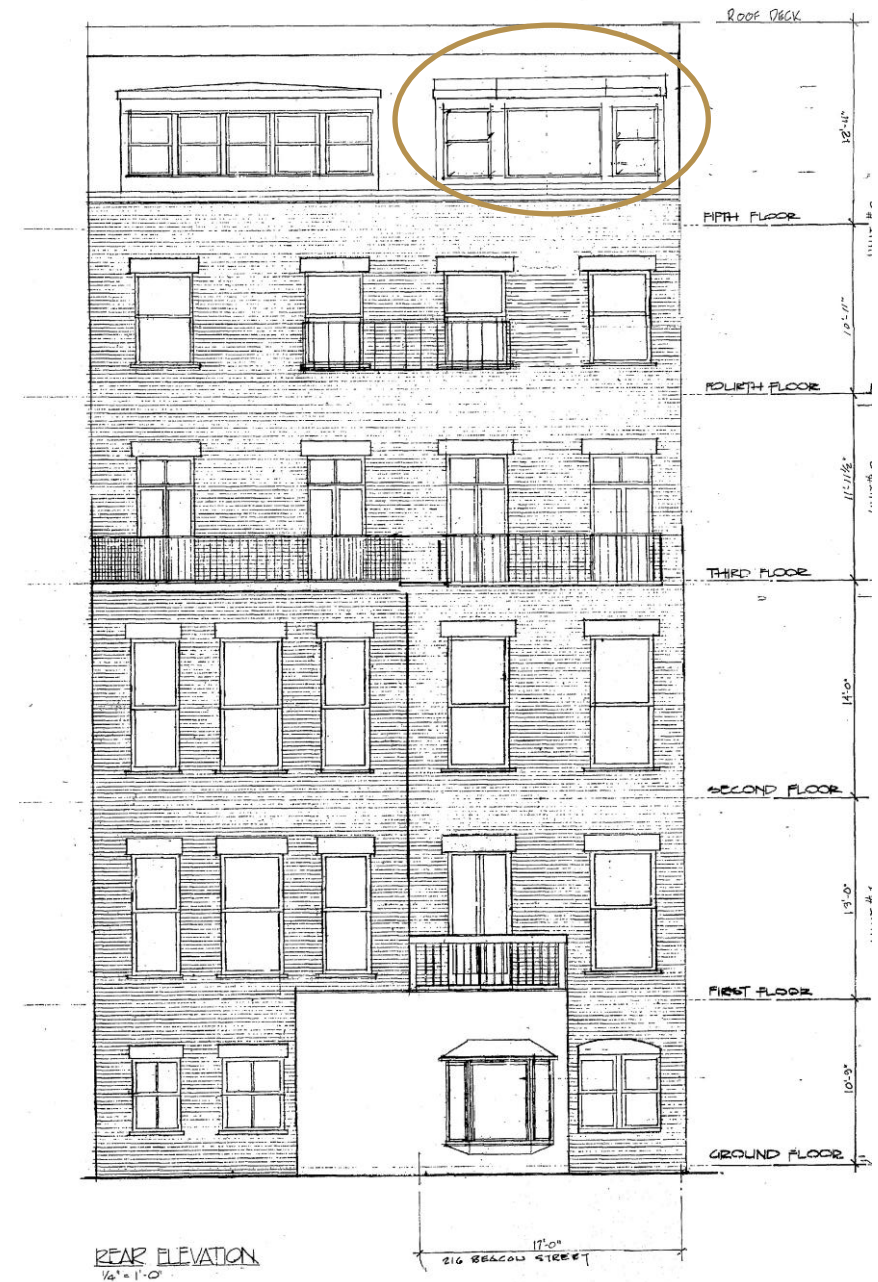


EXISTING



PROPOSAL 2







JB Sash & Door Co., Inc.

Manufacturers & Distributors
DOOR - WINDOWS - MILLWORK
280 Second Street, Chelsea, MA 02150
(617) 884-8940 1-800-648-9339 Fax # (617) 884-9288
www.jbsash.com

FSC CERT #: BV-COC-213684

Ship To:

LIGHTHOUSE REALTY
216 BEACON STREET
BOSTON MA 02116

Fax:

Attn: VANESSA CORREA / Cell: (617) 608-2494 / Email: vc@lighthouserealtymg.com

Quote
Quo #: 157598

Route: NONE
Page: 2 of 2

Quote: 10/06/26
Sched:

Printed
Date: 10/06/26
Time: 01:37 PM

To: PRO300

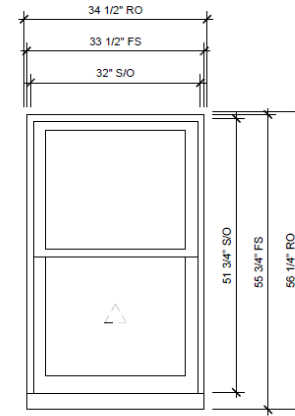
LIGHTHOUSE REALTY
216 BEACON STREET
BOSTON MA 02116

Phone: (617) 608-2494

Attn: VANESSA CORREA / Cell: (617) 608-2494 / Email: vc@lighthouserealtymg.com

Entd: AAHB		In: 34 / Out: 34		Terms: COD		Your Order: LIGHTHOUSE REALTY	
Line #	Item Number	Description	Quantity	U/M	Net Price	Net Extended	
0003.00	*157598003.00	JB PROPER BOSTONIAN S/O=32X51-3/4 X 1-3/4" RED GRANDIS DOUBLE HUNG WINDOW UNIT TS-INSUL GLASS BS-INSUL GLASS BRONZE SPACER DH-WHITE JAMB LINERS Degree Bevel: 15 1/1 LAYOUT (1)-WHITE TRUTH SASH LOCK (2)-WHITE TRUTH SASH LIFTS 2 1/2" PINE BULLNOSE SD STOPS 4 1/2" PINE BULLNOSE HD STOP KLIMA-BLACK-LOW LUSTRE-EXT PREFINISH KLIMA-PN6B JB WHITE INT PREFINISH WD FRM, R/O = 34-1/2 X 56-1/4 5-1/4" JAMB NO CSG 1 7/8" HIST SILL SILL FLUSH WITH CASING Flr: 5TH, Rm: FRONT, Win#: 1-4	4.00	EACH	3,584.82	14,339.28	
010	JBPBSCRBHLH	BLACK HALF SCREEN FOR JBPB	4.00	EACH			

Merchandise...: 14,439.28
Tax.....: 896.21
Misc Charges...: 0.00
Quote Total...: 15,335.49



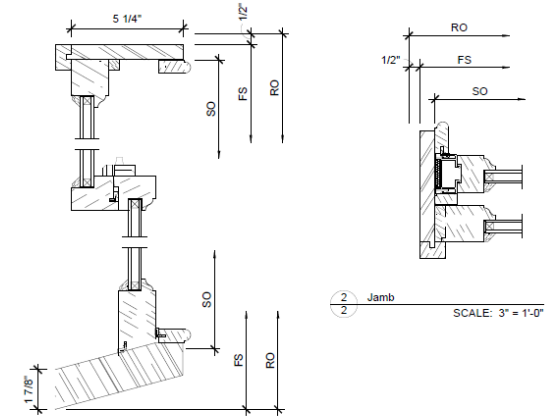
JBPB

SCALE: 3/4" = 1'-0"

DISTRIBUTOR: J.B. SASH AND DOOR
NUMBER: 216 Beacon DATE: 10/06/2026
DRAWN: JLC REV DATE:

216 Beacon St., Boston MA
Lighthouse Realty
JB Proper Bostonian

SHEET
1
OF 2



1 Head, Checkrail, & Sill
2 Jamb
SCALE: 3" = 1'-0"

DISTRIBUTOR: J.B. SASH AND DOOR
NUMBER: 216 Beacon DATE: 10/06/2026
DRAWN: JLC REV DATE:

216 Beacon St., Boston MA
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JB Proper Bostonian

SHEET
2
OF 2

