



15 ORNEY ROAD

HISTORIC PHOTO



12-21-16

15 ORKNEY ROAD

FRONT ELEVATION



12-21-16

15 ORKNEY ROAD

WESTERN CORNER



12-21-16

15 ORKNEY ROAD

EASTERN CORNER



12-21-16

15 ORKNEY ROAD

DRIVEWAY



12-21-16

15 ORKNEY ROAD

MISSING PORCH DECK



12-21-16

15 ORKNEY ROAD

REMAINING PORCH DECK



12-21-16

15 ORKNEY ROAD

VIEW FROM ENGLEWOOD AVE



12-21-16

15 ORKNET ROAD

VIEW FROM ENGLEWOOD



12-21-16

15 ORKNEY ROAD

VIEW FROM ENGLEWOOD



Garage for 15 Orkney Road



ADVANCED DETERIORATION



DETERIORATION AND MISSING MUNTIN



MISSING GLASS



LARGE GAPS

15 ORKNEY ROAD EXISTING WINDOWS



LEAD PAINT EVERYWHERE



PUTTY PROBLEMS

15 ORKNEY ROAD EXISTING WINDOWS



DETERIORATED PUTTY ALL OVER

15 ORKNEY ROAD EXISTING WINDOWS



DRAFTY WINDOWS



LEAD PAINT & MISSING PUTTY

15 ORKNEY ROAD EXISTING WINDOWS



NOT WORKING



MORE CRACKED GLASS

15 ORKNEY ROAD EXISTING WINDOWS



SEVERE DETERIORATION



CRACKED LEAD PAINT AND WINDOW DOES NOT CLOSE

15 ORKNEY ROAD EXISTING WINDOWS



DAMAGED MUNTINS



TERRIBLE OLD PAINT JOBS

15 ORKNEY ROAD EXISTING WINDOWS



MANY LAYERS OF LEAD PAINT CRACKING



BROKEN CORDS

15 ORKNEY ROAD EXISTING WINDOWS



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Date: 01/09/2017 Drawn By: JB

SOUTH ELEVATION EXISTING

Refer To:

15 ORKNEY RD.
BOSTON, MA 02135

H1.0



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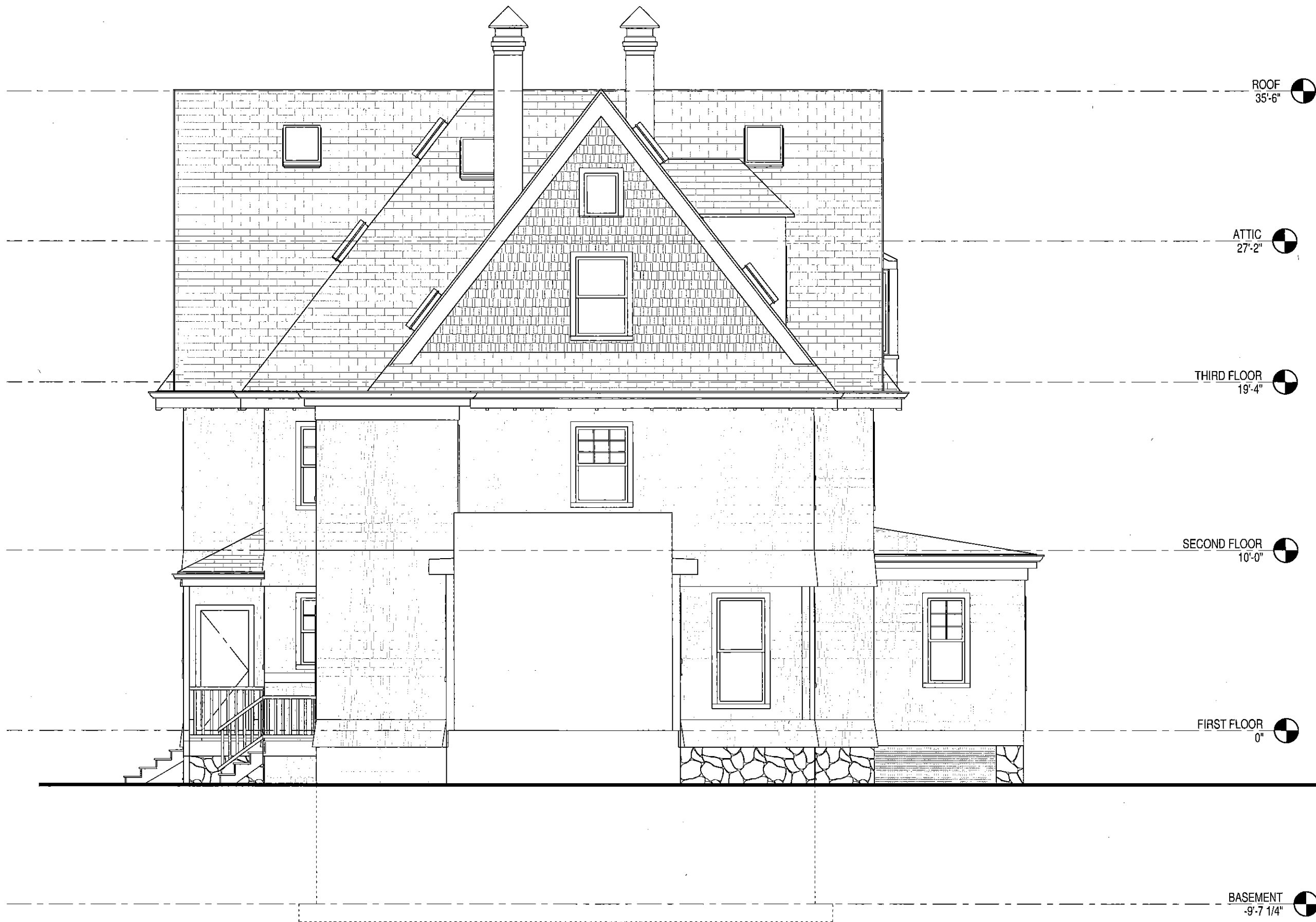
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SOUTH ELEVATION
PROPOSED

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H1.1



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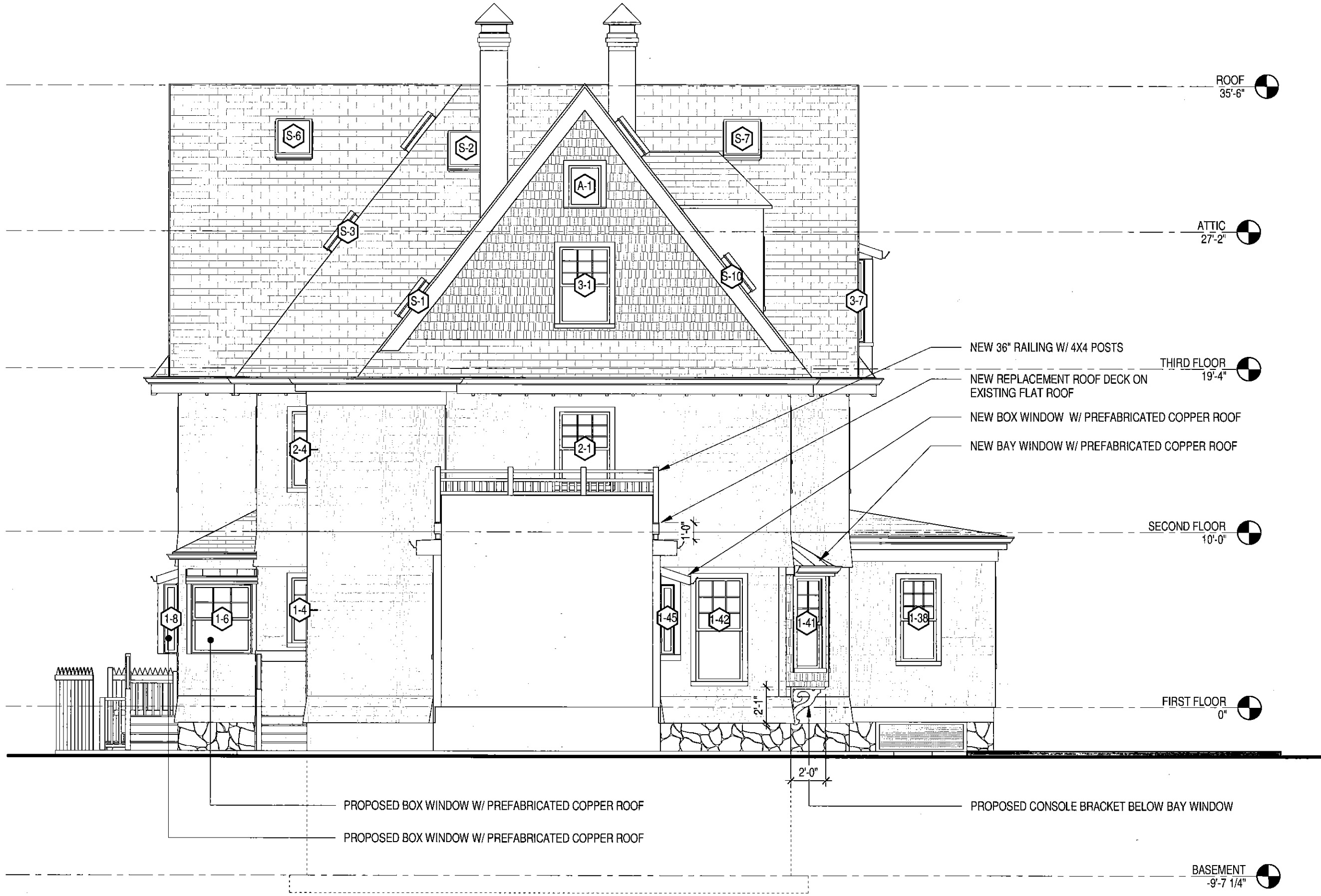
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NORTH ELEVATION EXISTING

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H1.2



ROOF
35'-6"

ATTIC
27'-2"

THIRD FLOOR
19'-4"

SECOND FLOOR
10'-0"

FIRST FLOOR
0"

BASEMENT
-9'-7 1/4"

- NEW 36" RAILING W/ 4X4 POSTS
- NEW REPLACEMENT ROOF DECK ON EXISTING FLAT ROOF
- NEW BOX WINDOW W/ PREFABRICATED COPPER ROOF
- NEW BAY WINDOW W/ PREFABRICATED COPPER ROOF

- PROPOSED BOX WINDOW W/ PREFABRICATED COPPER ROOF
- PROPOSED BOX WINDOW W/ PREFABRICATED COPPER ROOF

PROPOSED CONSOLE BRACKET BELOW BAY WINDOW

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JB

Drawn By:

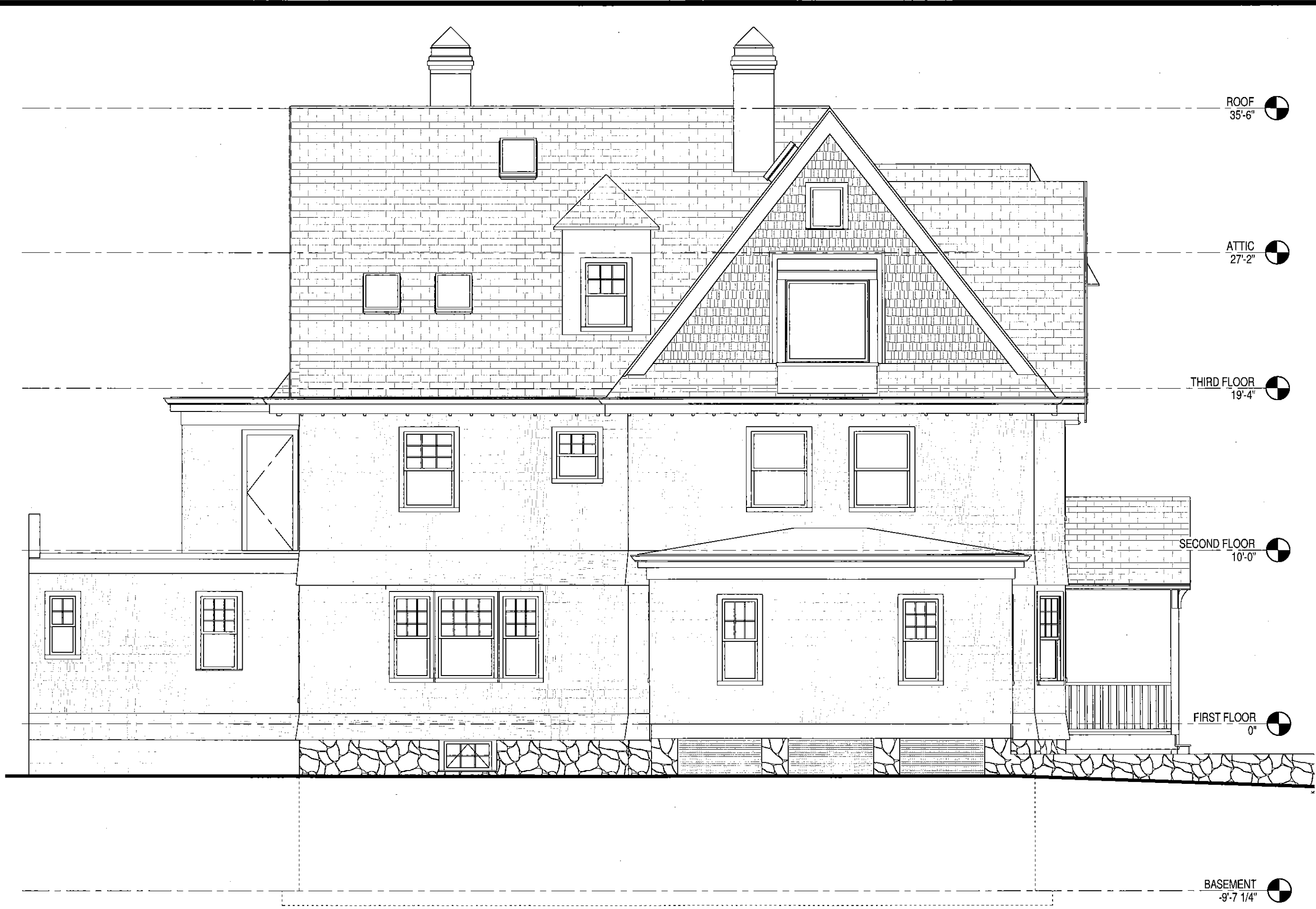
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NORTH ELEVATION
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H1.3



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Date: 01/09/2017
Drawn By: JB
WEST ELEVATION EXISTING

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H1.4



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WEST ELEVATION PROPOSED

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H1.5



ROOF
35'-6"

ATTIC
27'-2"

THIRD FLOOR
19'-4"

SECOND FLOOR
10'-0"

FIRST FLOOR
0"

BASEMENT
9'-7 1/4"

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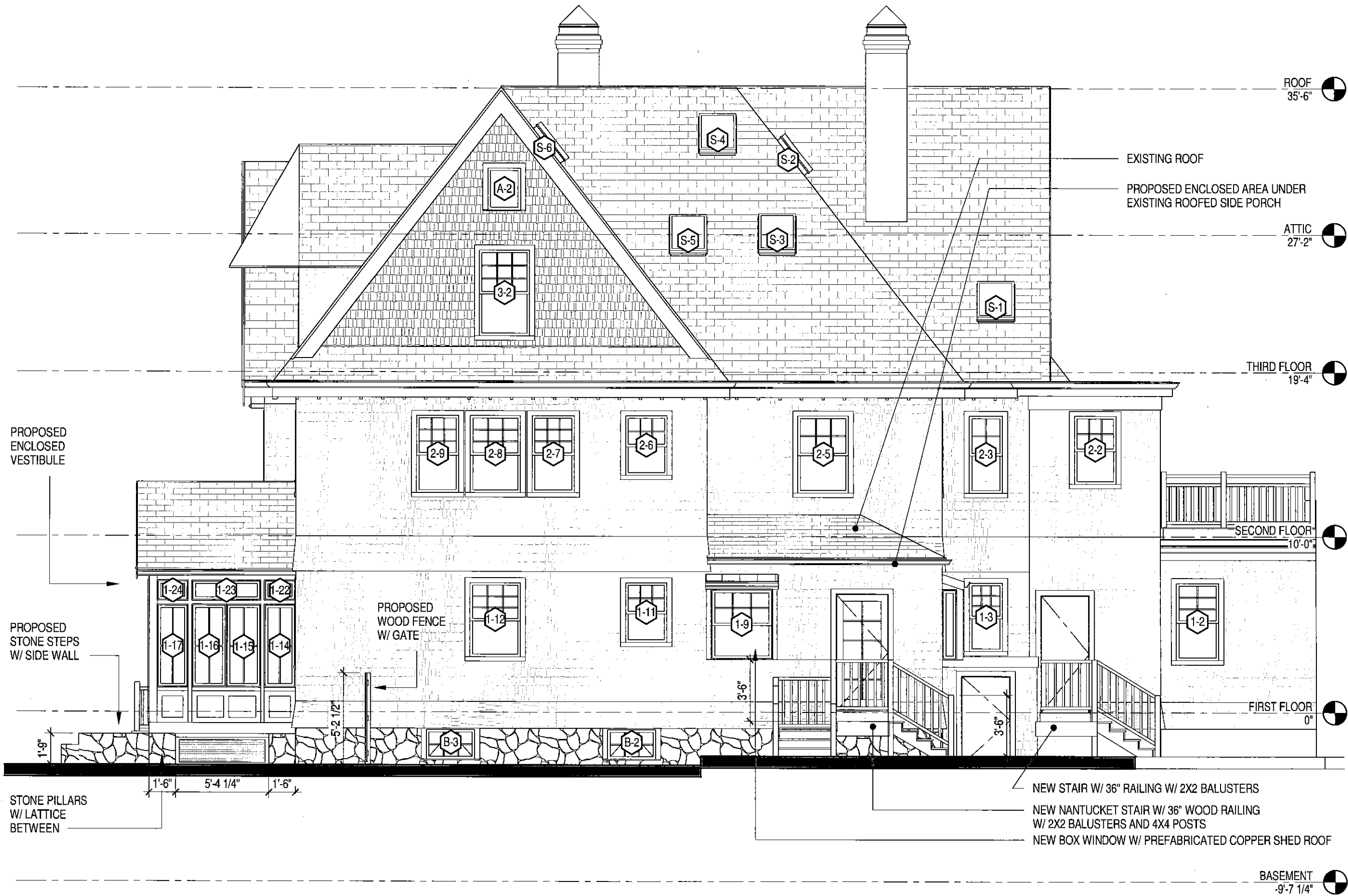
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EAST ELEVATION EXISTING

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H1.6



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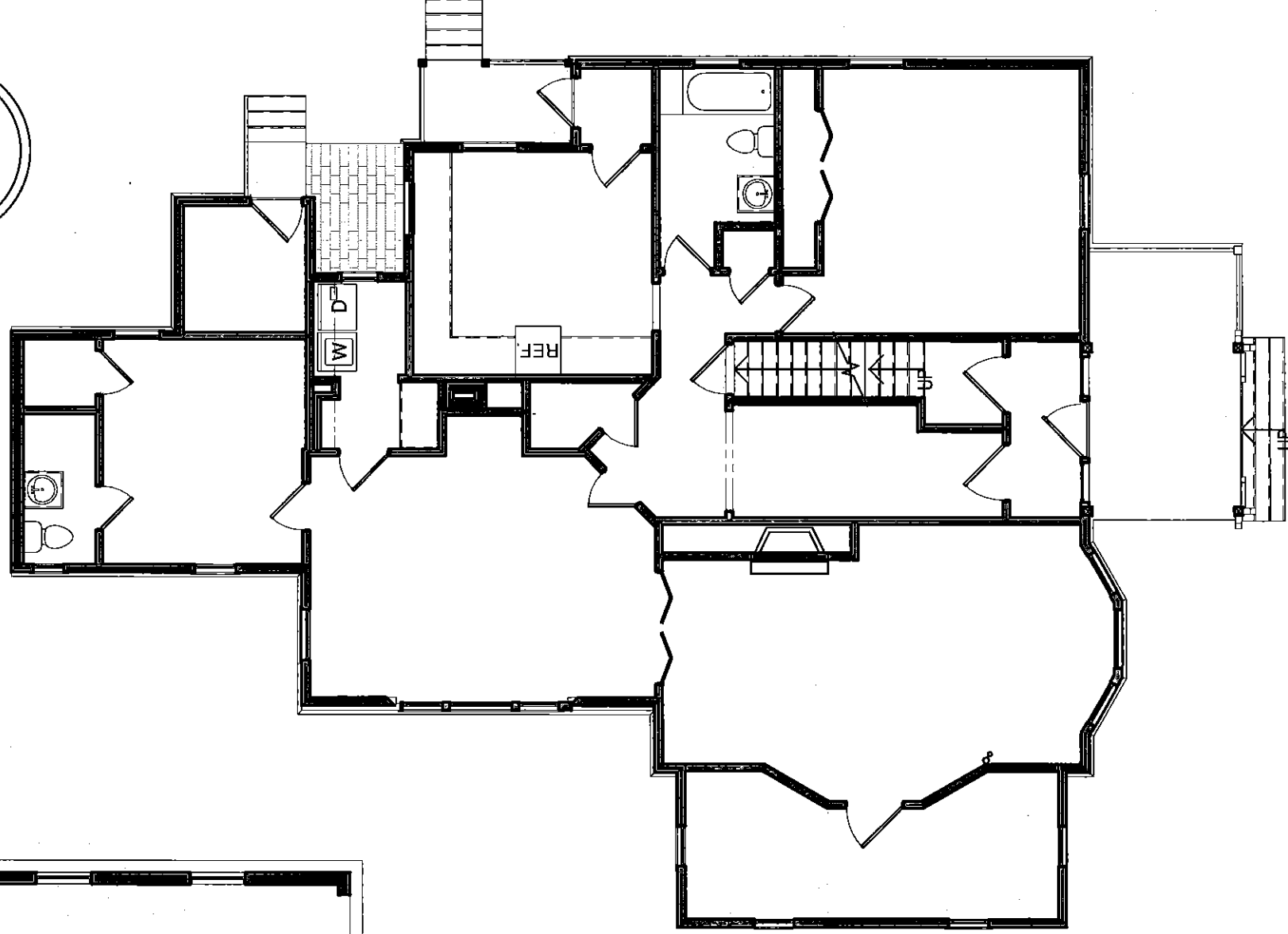
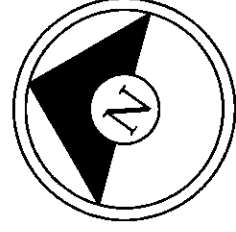
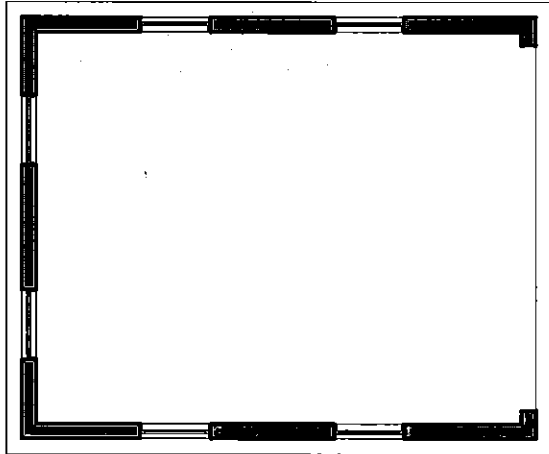
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EAST ELEVATION PROPOSED

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H1.7



H1.8

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Drawn By: JB

FIRST FLOOR EXISTING

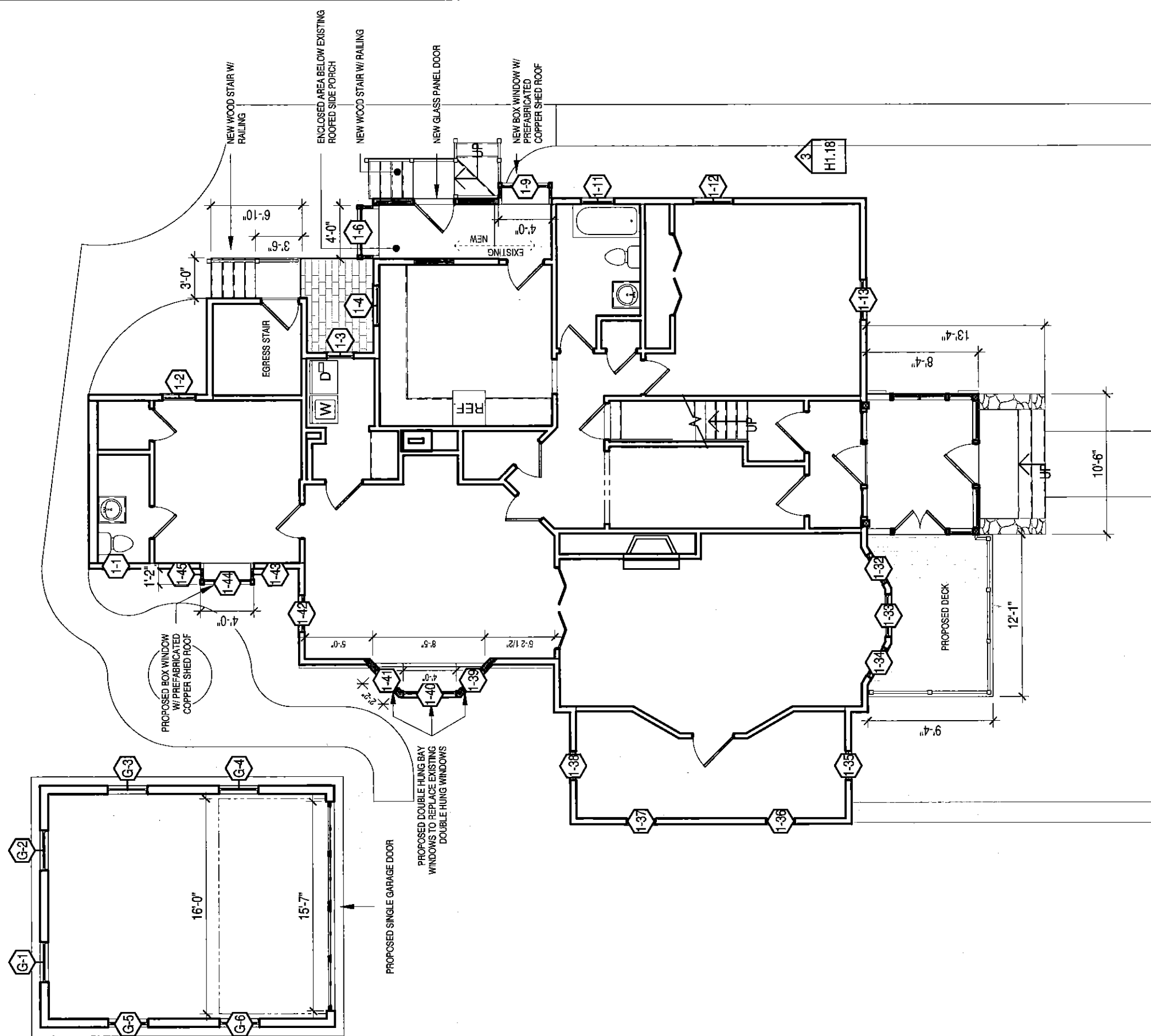
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1 1ST FLOOR PROPOSED
1/8" = 1'-0"



H1.9

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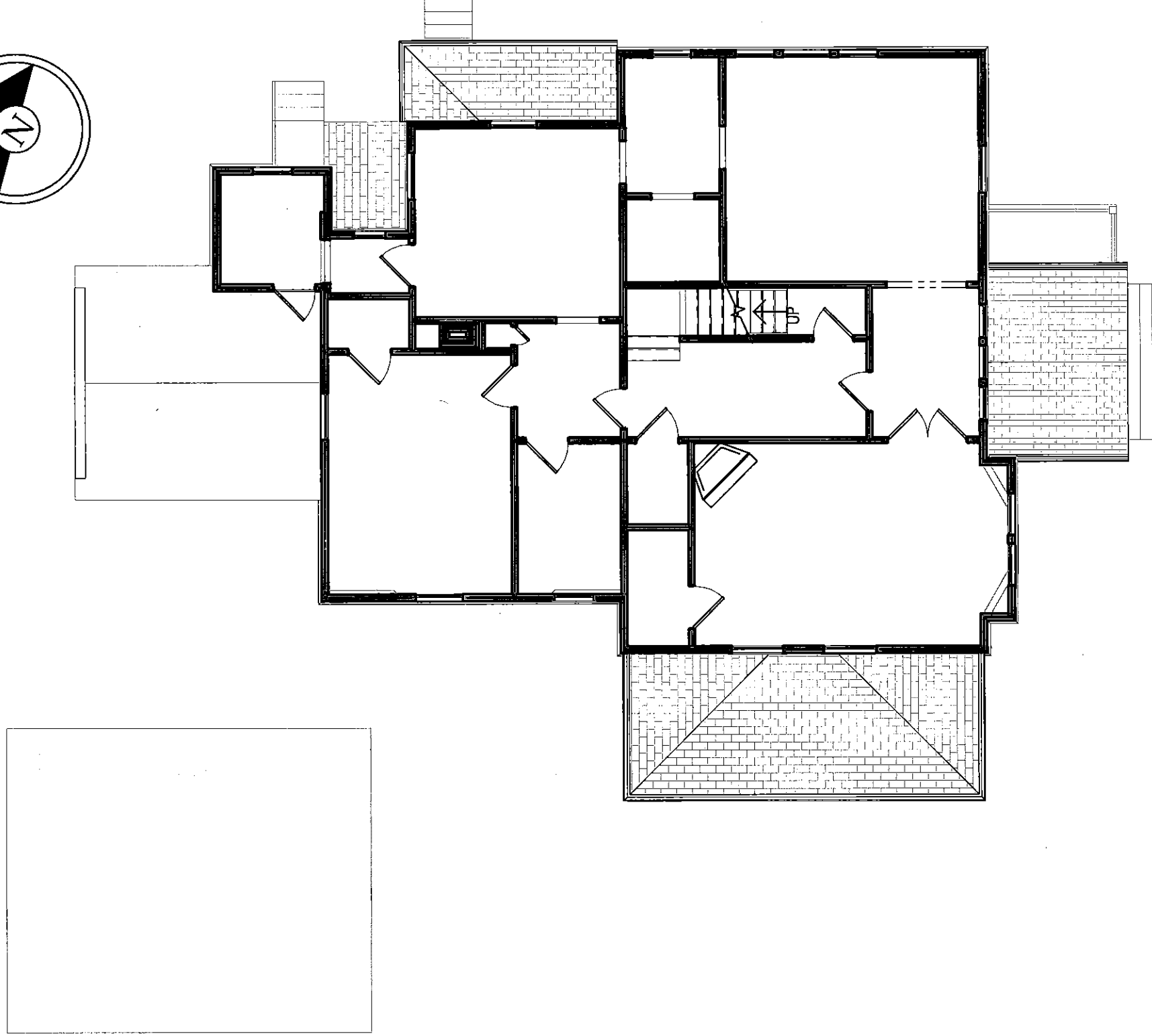
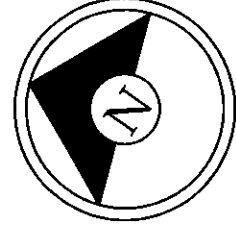
Date: 01/09/2017
Drawn By: JB
FIRST FLOOR PROPOSED
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1 2ND FLOOR EXISTING
1/8" = 1'-0"



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H1.10

Date: 01/09/2017 Drawn By: JB

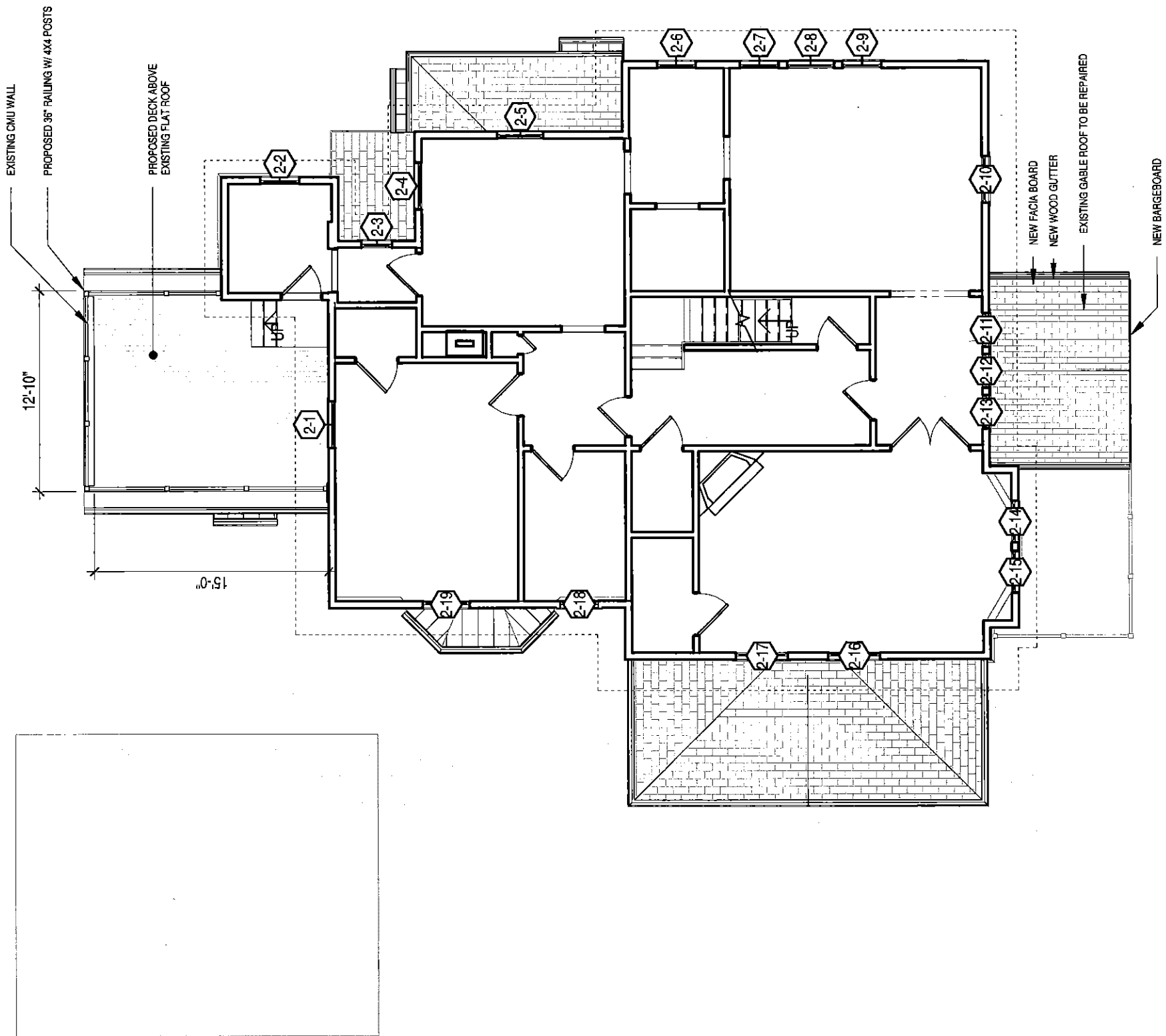
SECOND FLOOR EXISTING

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1 **2ND FLOOR PROPOSED**
 1/8" = 1'-0"



H1.11

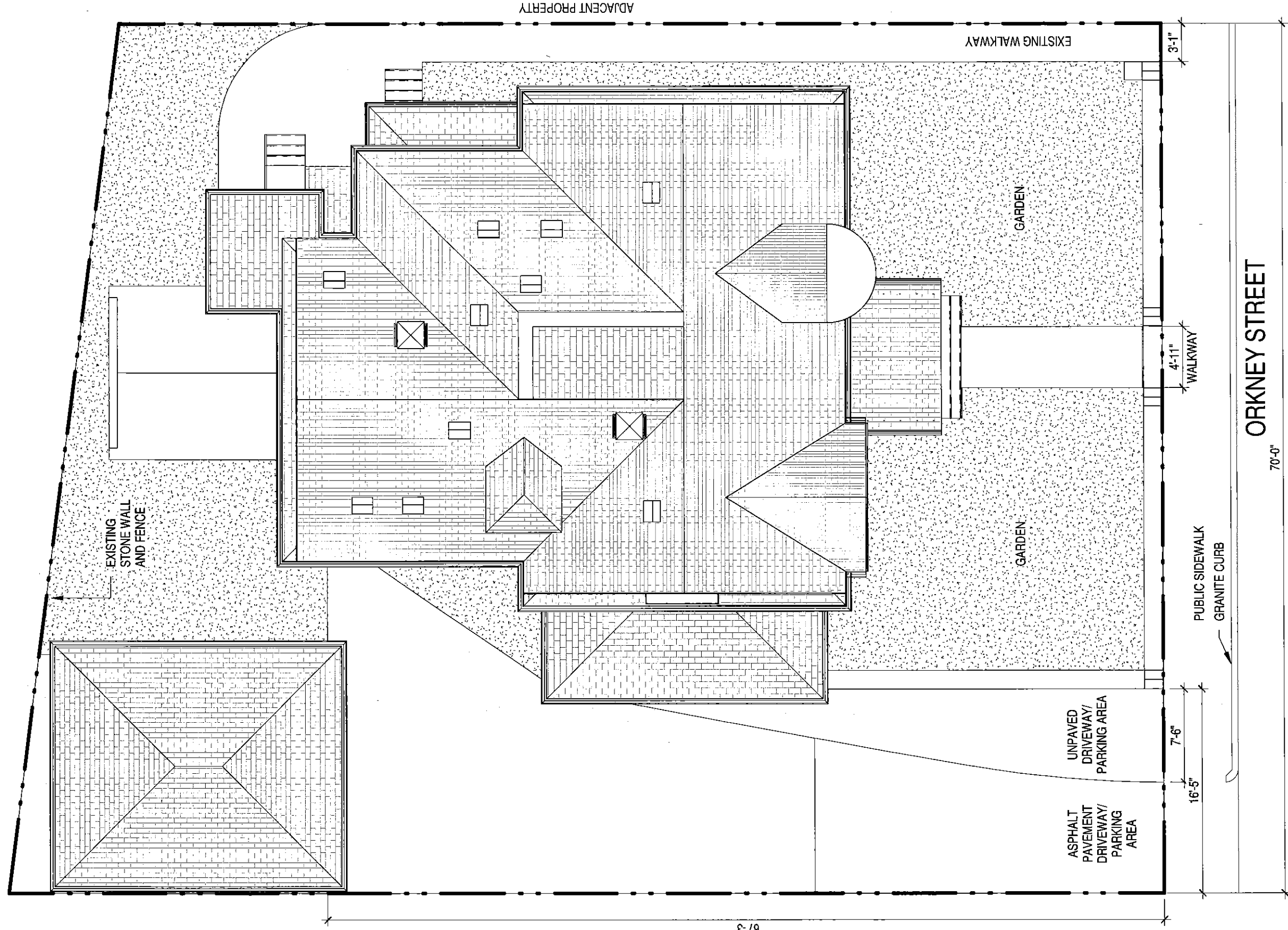
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Date: 01/09/2017 Drawn By: JB
SECOND FLOOR PROPOSED

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Refer To:



H1.12

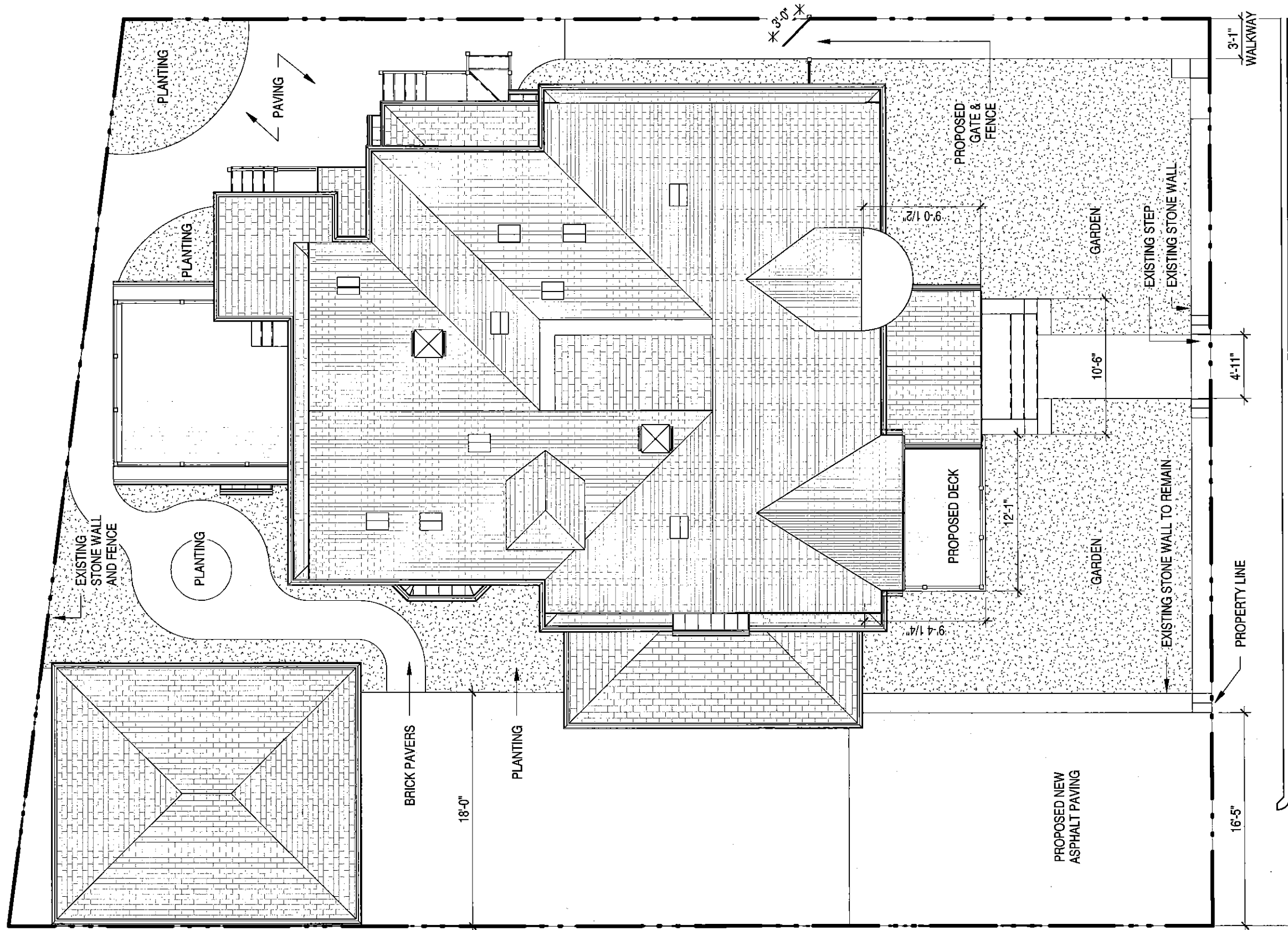
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Date: 01/09/2017 Drawn By: JB
SITE PLAN EXISTING

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15 ORKNEY RD.
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H1.13

Date: 01/09/2017 Drawn By: JB
SITE PLAN PROPOSED

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Refer To:



EXISTING DETAILING TO REMAIN

REPLACE 1X6 WOOD TRIM

SINGLE GLAZED WINDOWS W/ WOOD TRIM

1X4 WOOD TRIM

15'7" GARAGE DOOR IN EXISTING MASONRY OPENING

1 GARAGE ELEVATION
1/2" = 1'-0"

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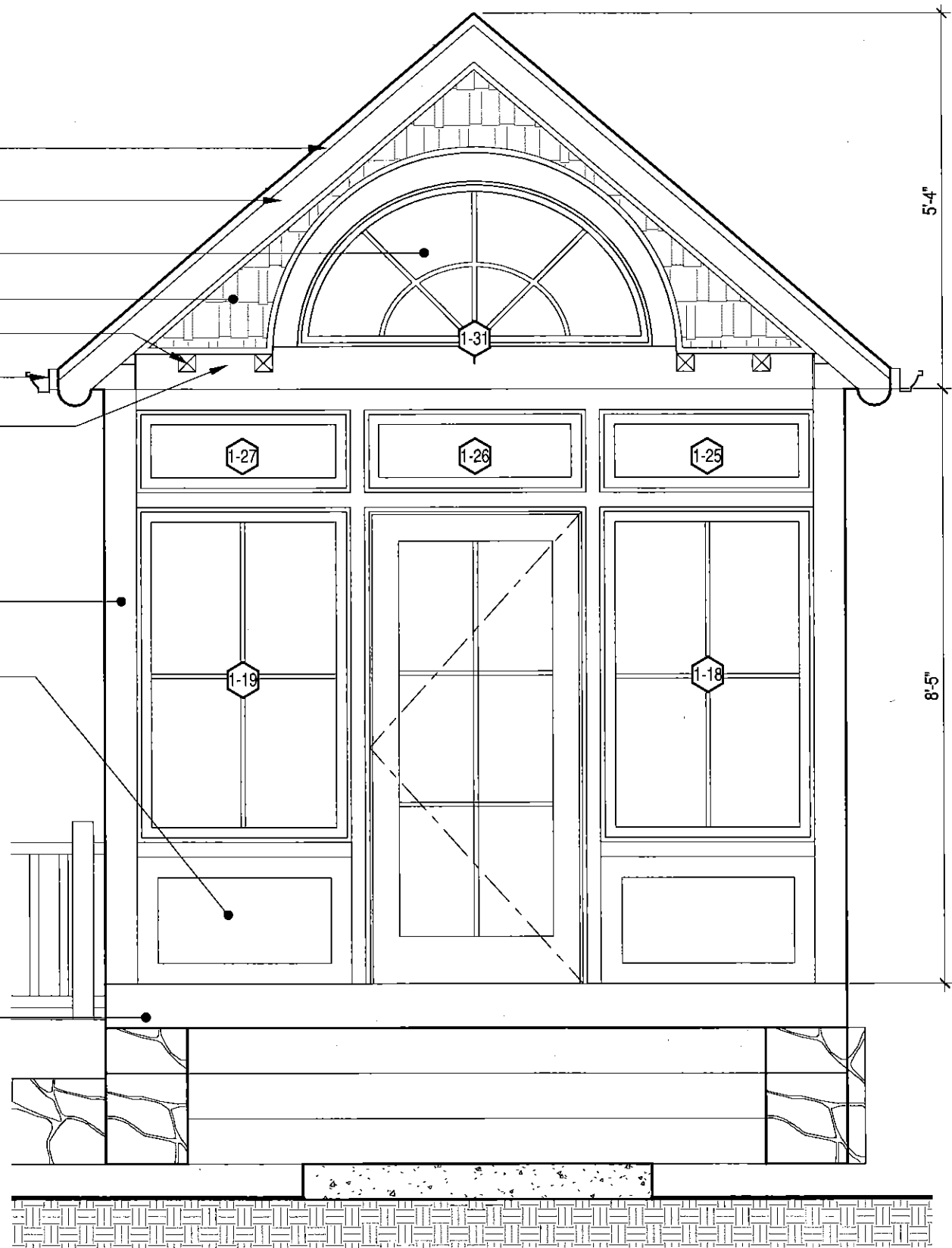
GARAGE ELEVATION

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H1.14

- EXISTING GABLE ROOF TO BE REPAIRED
- NEW WOOD BARGEBOARD
- PROPOSED ARCH WINDOW PLACED IN EXISTING ARCH OPENING
- NEW CEDAR SHINGLES
- WOOD DETAIL TO MATCH EXISTING
- WOOD GUTTER TO BE REPAIRED
- NEW HEADER
- MOVE EXISTING 6X6 WOOD COLUMN
- WOOD PANEL
- STONE WALL



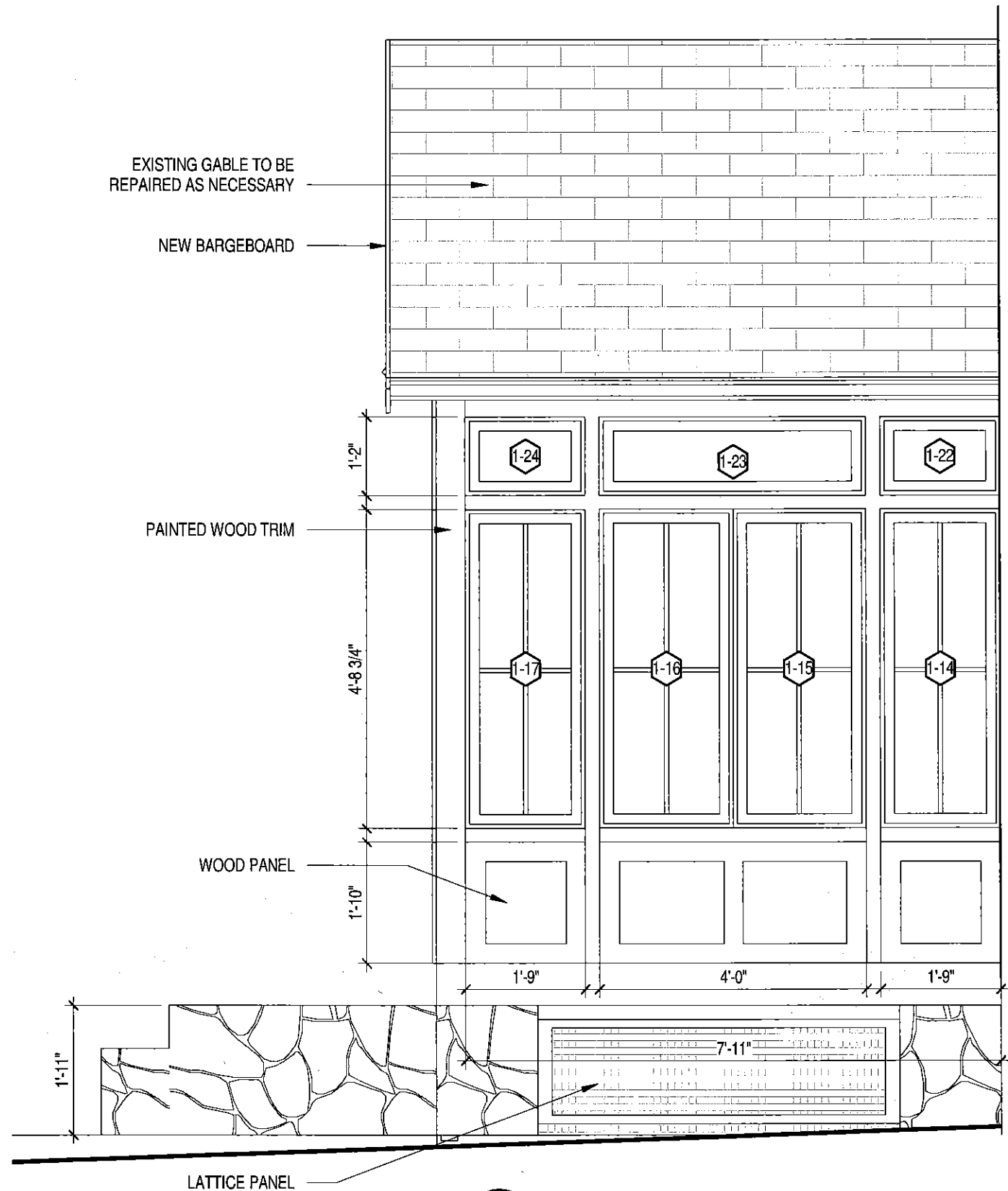
1 VESTIBULE FRONT ELEVATION
1/2" = 1'-0"

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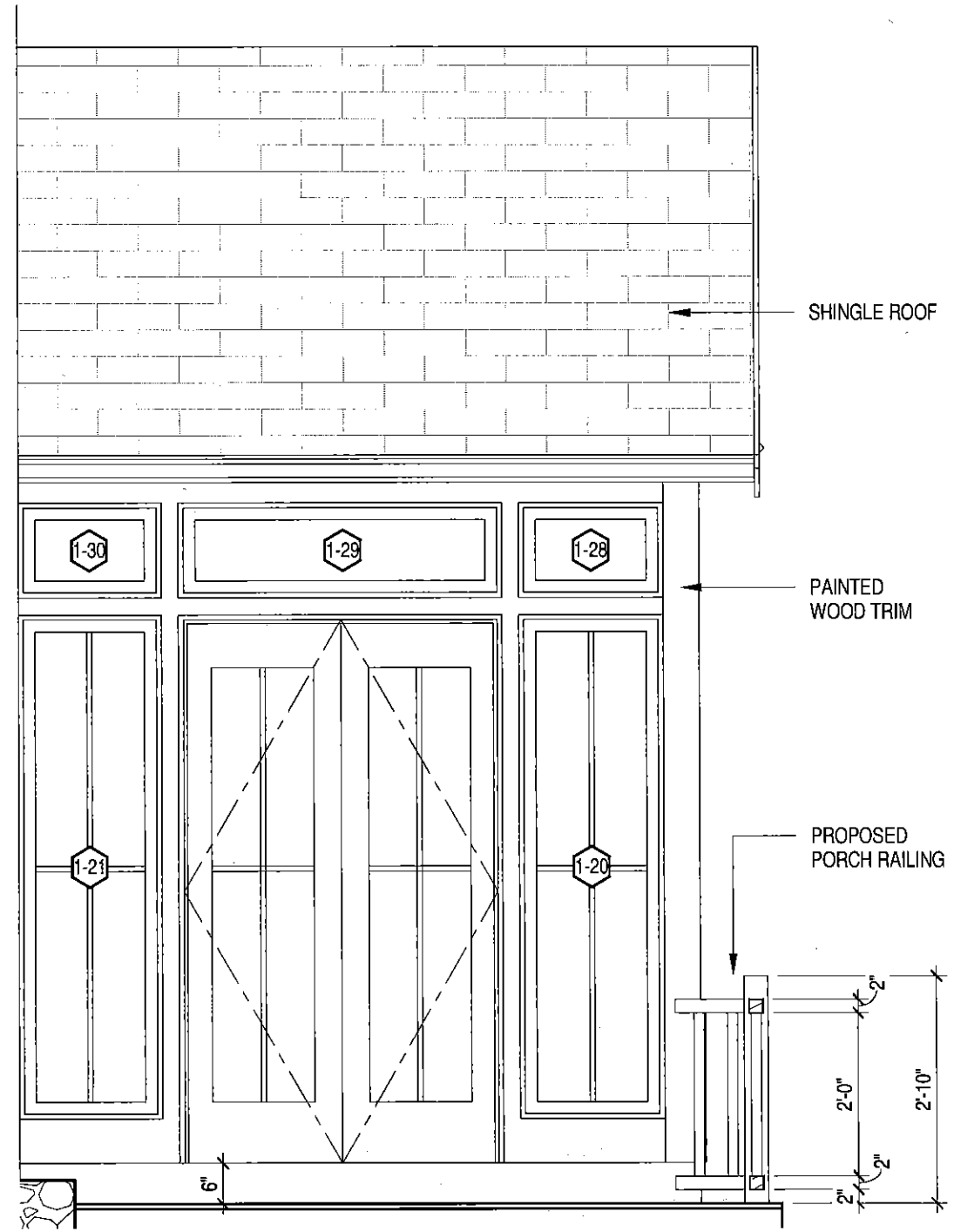
Date: 01/09/2017 Drawn By: JB
VESTIBULE FRONT ELEVATION
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H1.15



2 RIGHT VESTIBULE ELVATION
1/2" = 1'-0"



1 LEFT VESTIBULE ELEVATION
1/2" = 1'-0"

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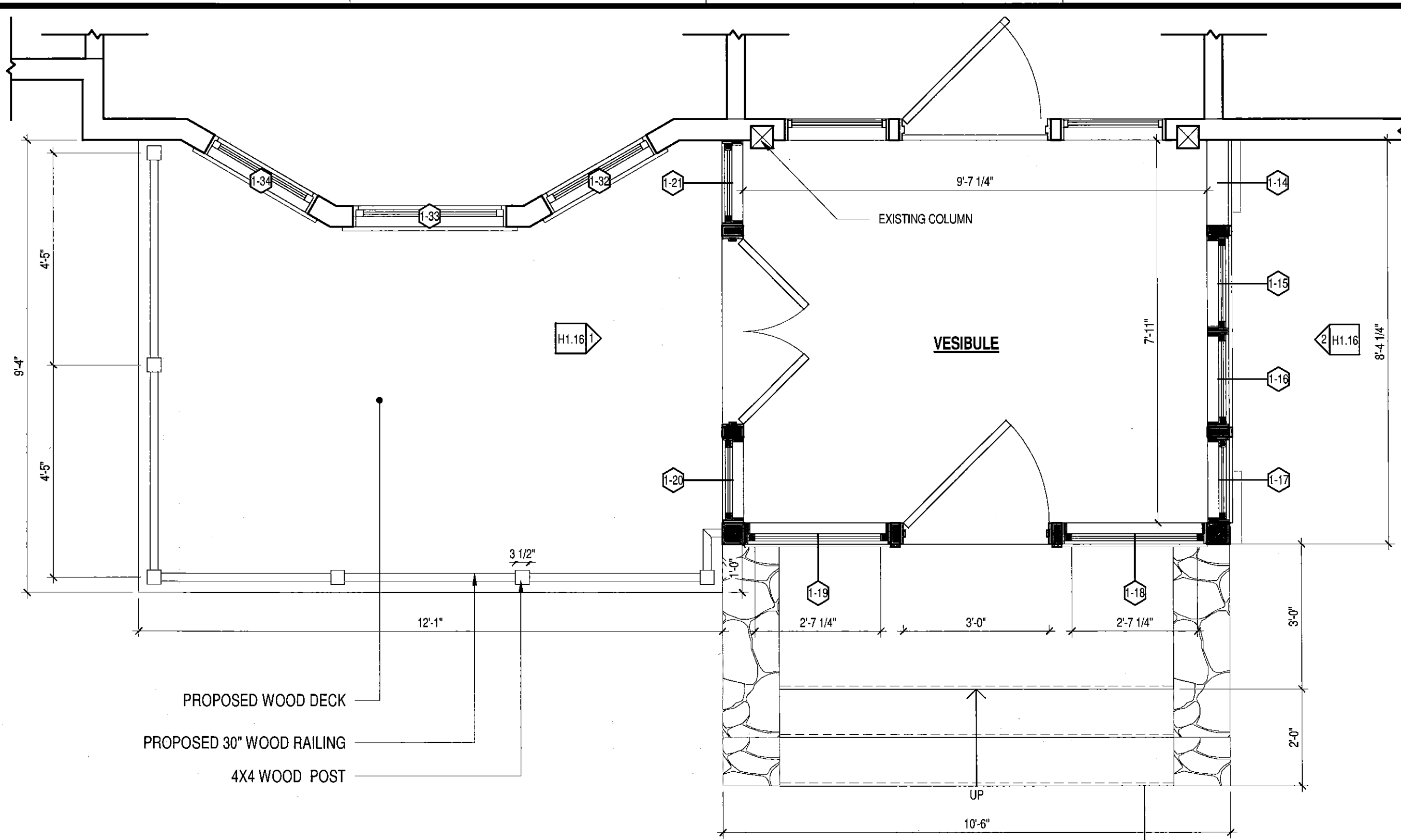
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VESTIBULE SIDE ELEVATIONS

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H1.16



1 VESTIBULE - PLAN SECTION
 1/2" = 1'-0"

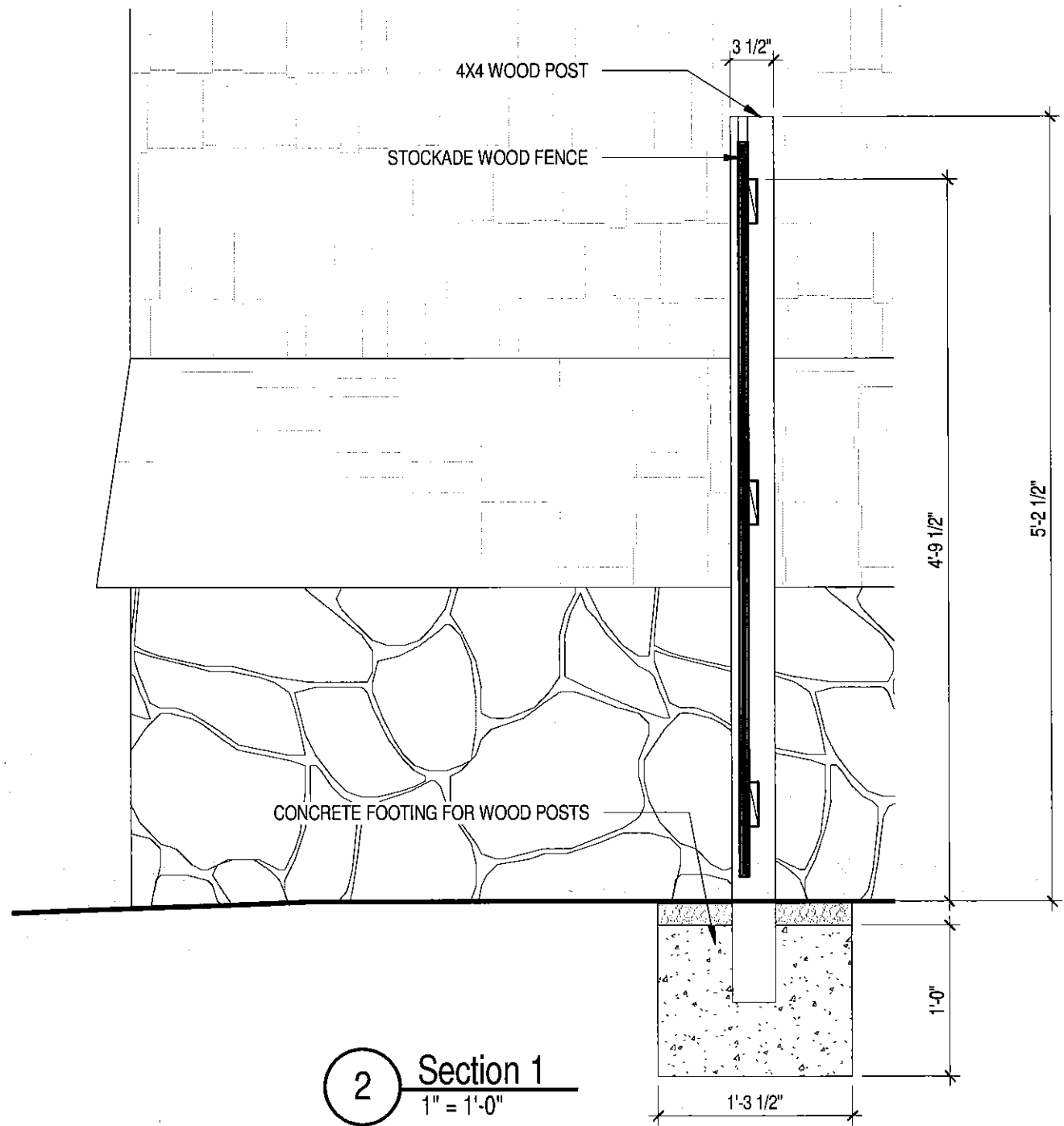
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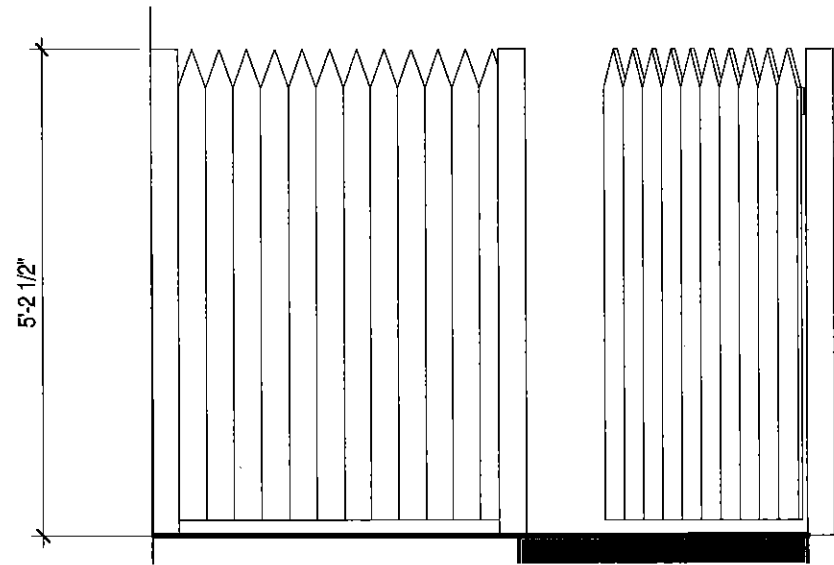
Date: 01/09/2017 Drawn By: JB
VESTIBULE PLAN
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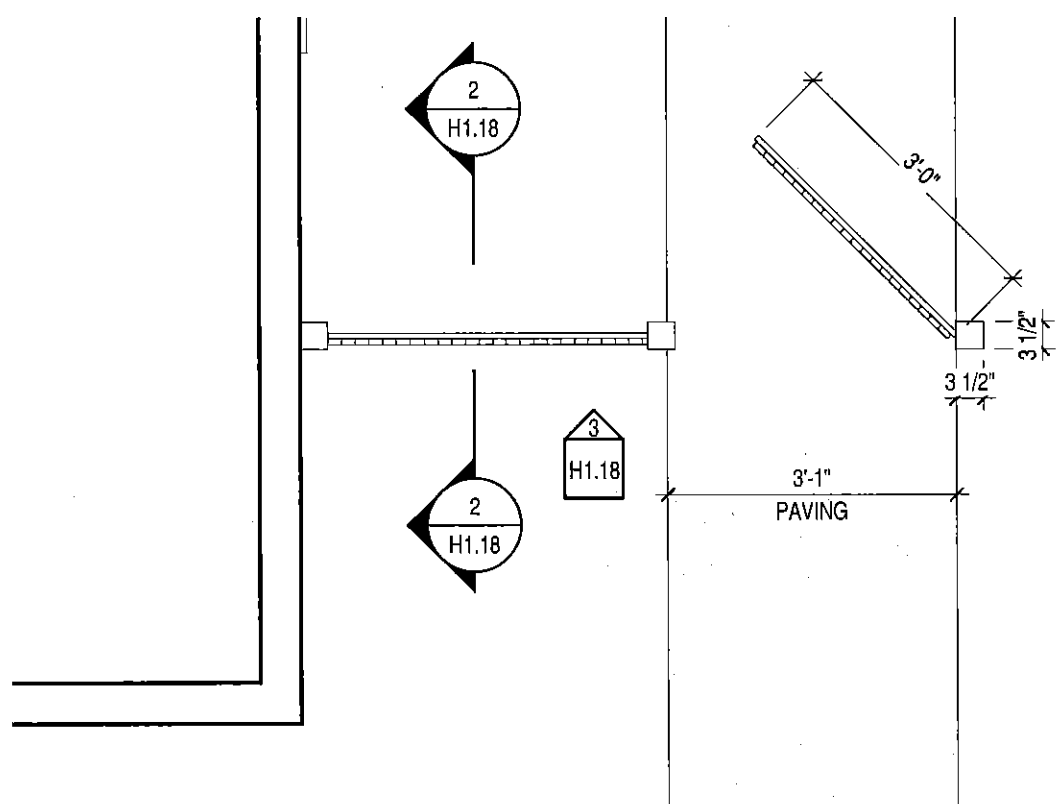
H1.17



2 Section 1
1" = 1'-0"



3 FENCE ELEVATION
1/2" = 1'-0"



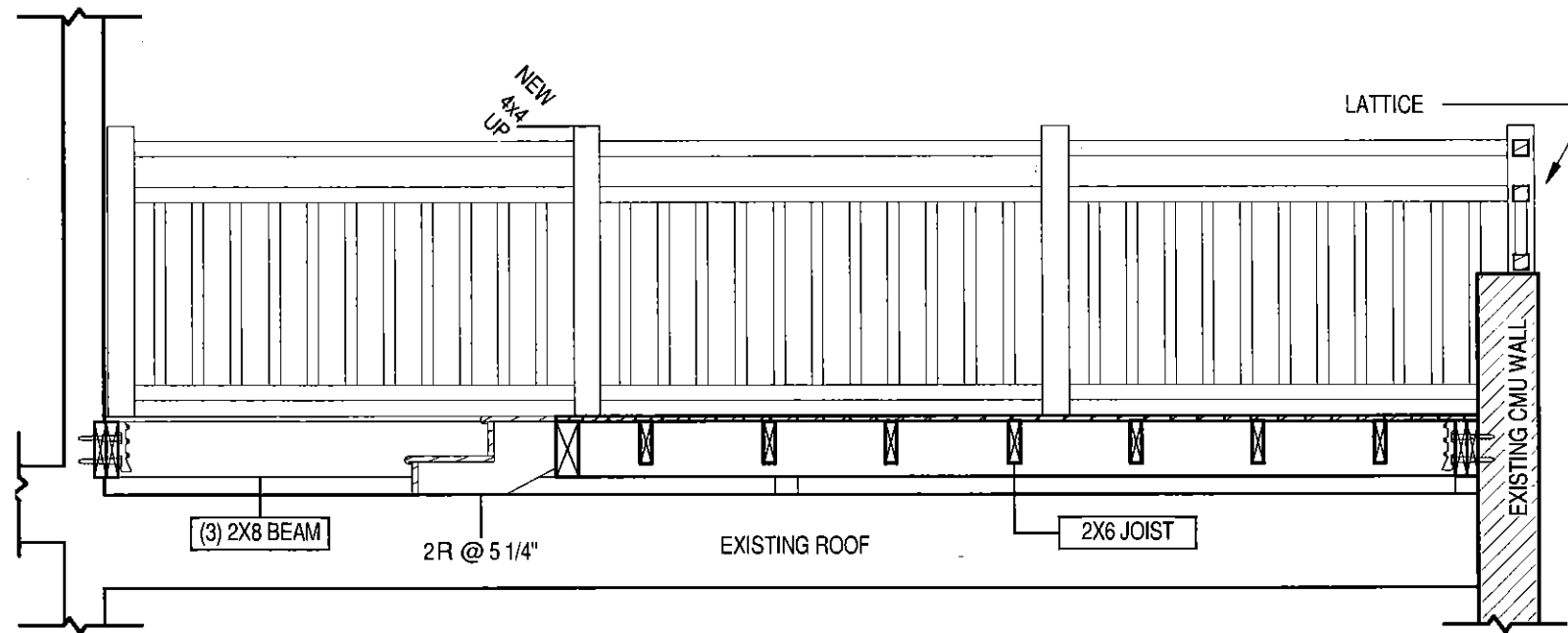
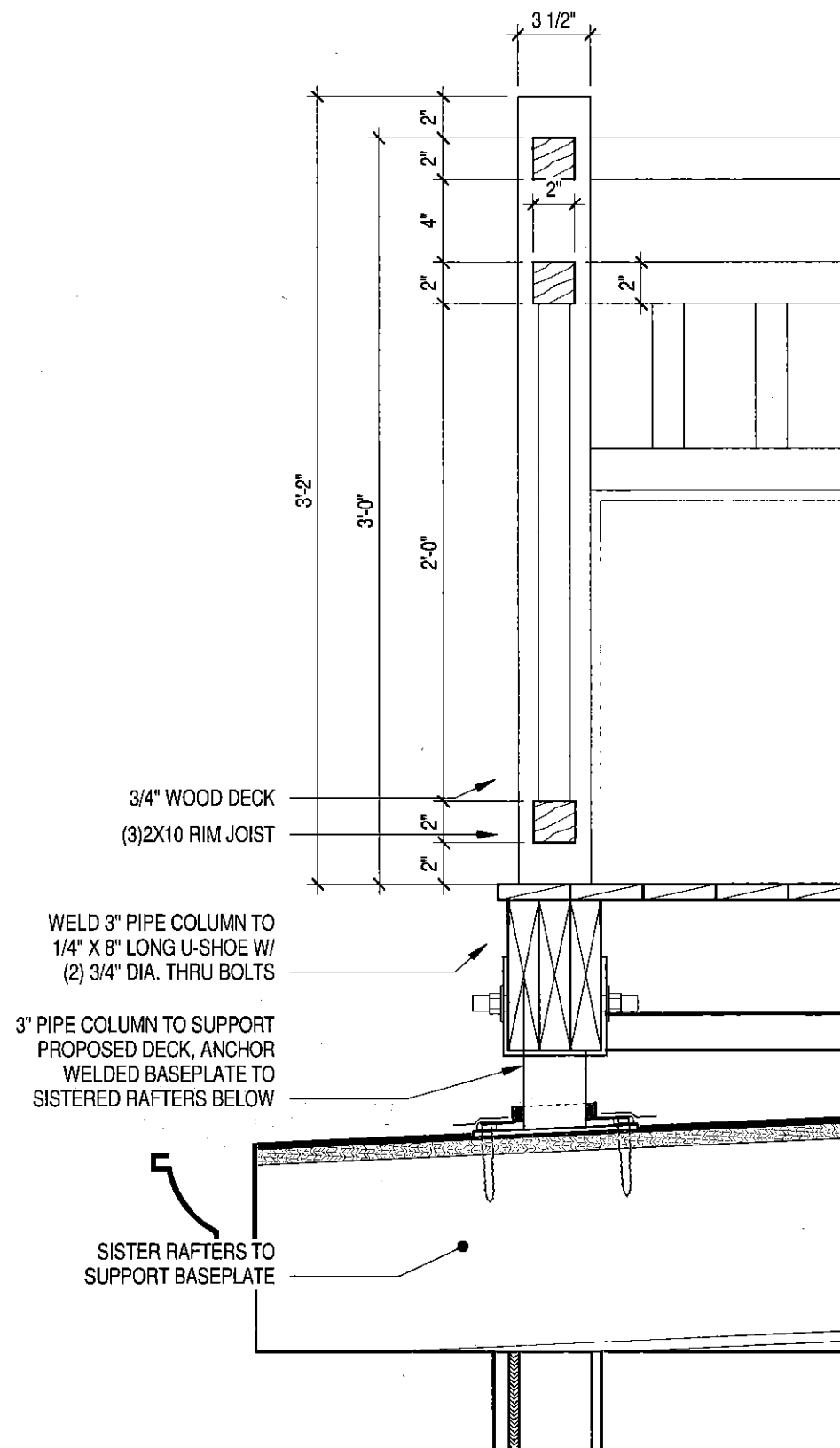
1 SIDE FENCE W/ GATE
1/2" = 1'-0"

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SIDE FENCE W/ GATE
Refer To:

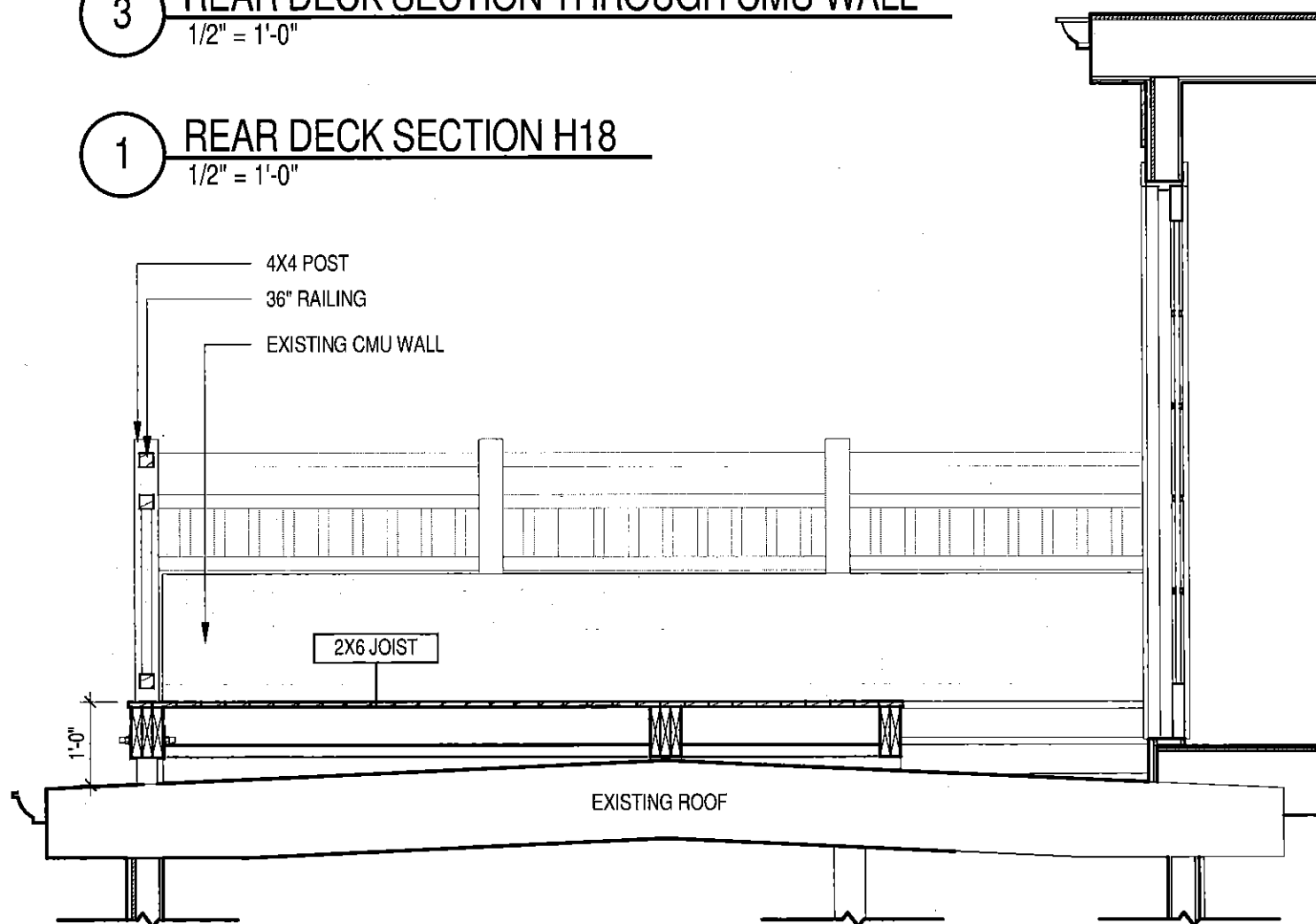
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H1.18



3 REAR DECK SECTION THROUGH CMU WALL
1/2" = 1'-0"

1 REAR DECK SECTION H18
1/2" = 1'-0"



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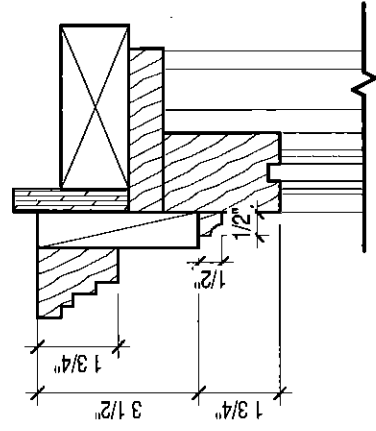
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REAR DECK SECTION

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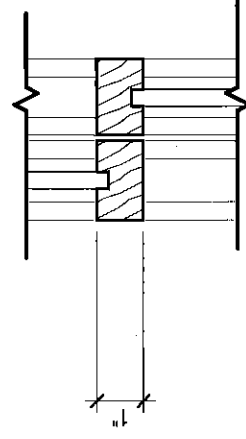
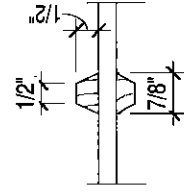
H1.19

TYP. EXISTING DOUBLE HUNG WINDOW

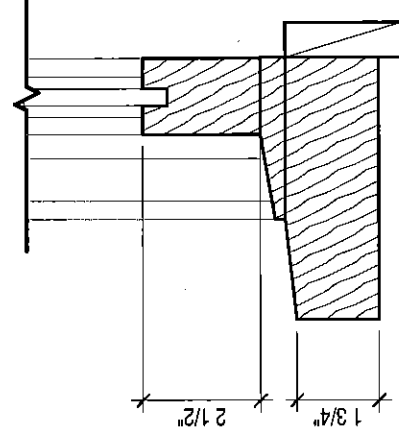


HEAD

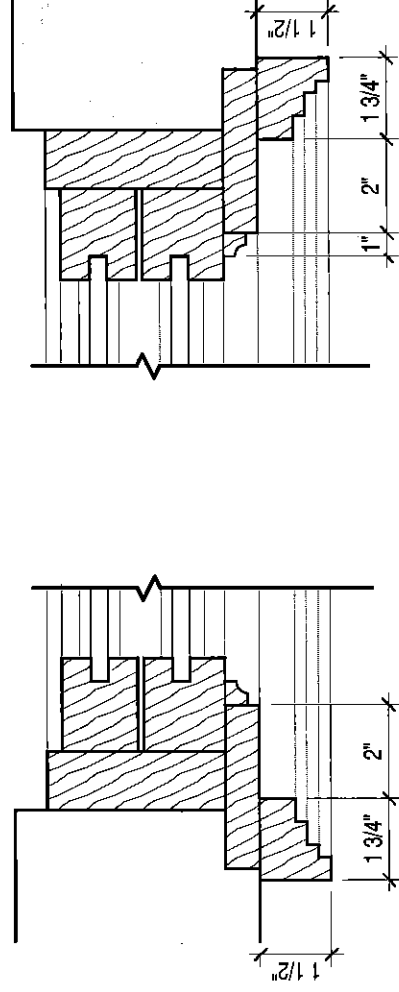
MUNTINS



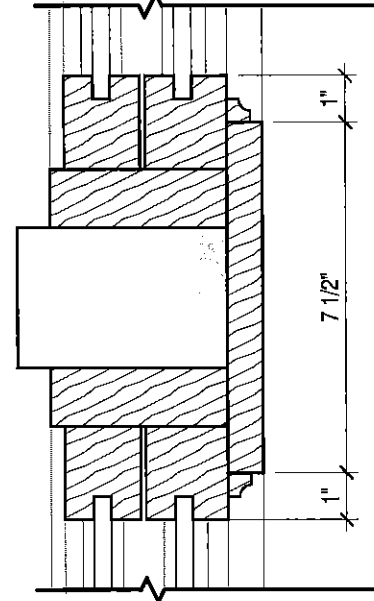
CHECKRAIL



SILL



JAMB



MULLIONS

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H1.20

Date: 01/09/2017 Drawn By: JB

TYP. EXISTING WINDOW
DETAILS

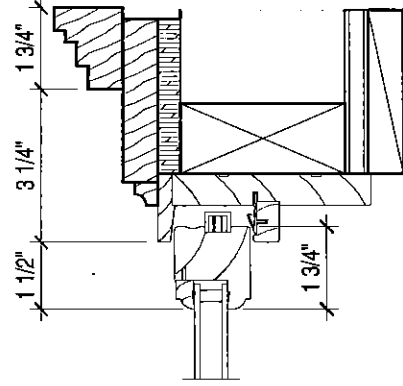
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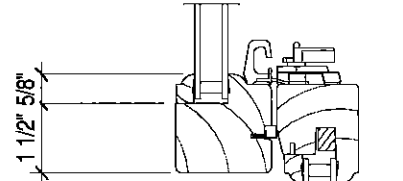
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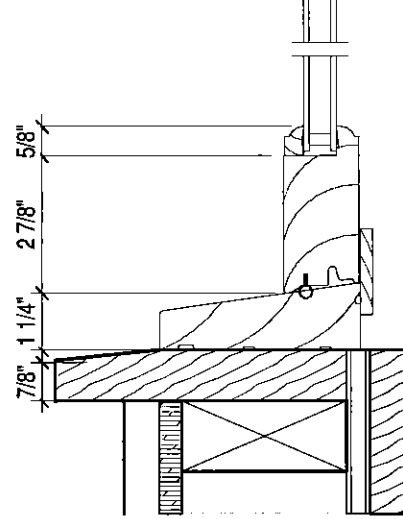
DOUBLE
HUNG
4 9/16"
HEAD



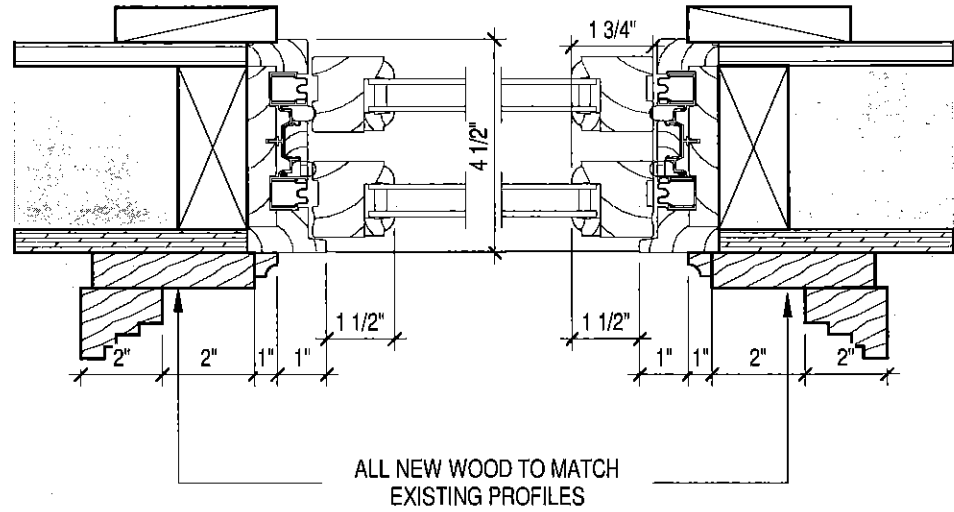
CHECKRAIL



SILL

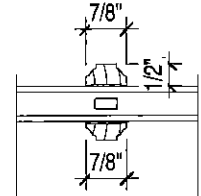


JAMB

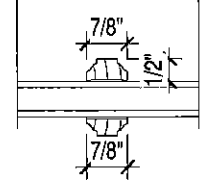


MUNTINS
WOOD 7/8" (22) SDL

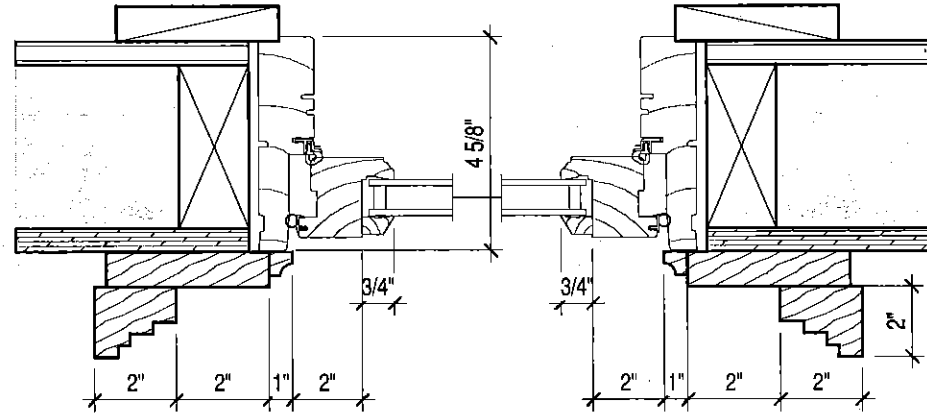
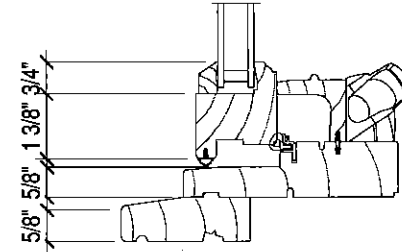
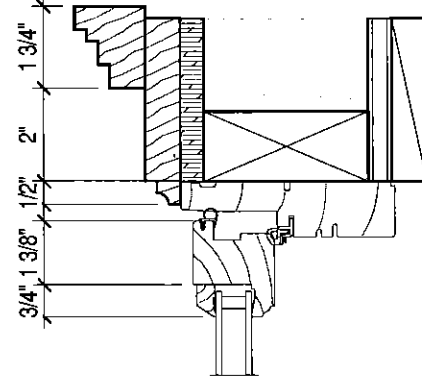
WOOD 7/8" (22) SDL
with spacer bar



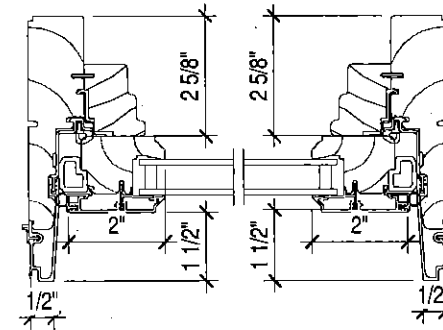
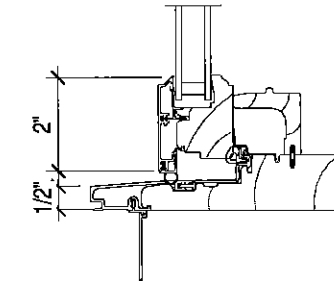
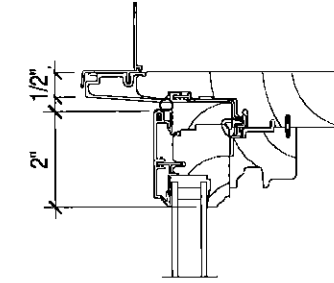
WOOD 7/8" (22) SDL
without spacer bar



AWNING



CASEMENT



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Date: 01/09/2017 Drawn By: JB

TYP. PROPOSED MARVIN
WINDOW DETAILS

Refer To:

15 ORKNEY RD.
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H1.21

PRELIMINARY WINDOW SCHEDULE 1 -FIRST FLOOR

Mark	WINDOW TYPE	ROUGH OPENING		DESCRIPTION
		WIDTH	HEIGHT	
FIRST FLOOR				
1-1	Double Hung	1'-7 1/2"	3'-6"	
1-2	Double Hung	2'-6"	4'-6"	
1-3	Double Hung	2'-0"	4'-0"	
1-4	Double Hung	3'-0"	3'-10"	
1-5	Fixed	9 3/4"	4'-0"	
1-6	Double Hung	3'-6"	4'-0"	
1-7	Fixed	9 3/4"	4'-0"	
1-8	Fixed	9 3/4"	4'-0"	
1-9	Double Hung	3'-6"	4'-0"	
1-10	Fixed	9 3/4"	4'-0"	
1-11	Double Hung	2'-6"	3'-6"	
1-12	Double Hung	3'-0"	4'-4"	
1-13	Double Hung	3'-0"	4'-10"	
1-14	Fixed	1'-9 1/4"	4'-8 3/4"	
1-15	Fixed	1'-11 3/4"	4'-8 3/4"	
1-16	Fixed	1'-11 3/4"	4'-8 3/4"	
1-17	Fixed	1'-9 1/4"	4'-8 3/4"	
1-18	Fixed	3'-0 1/4"	4'-8 3/4"	
1-19	Fixed	3'-0 1/4"	4'-8 3/4"	
1-20	Fixed	1'-9 1/4"	6'-2 1/4"	
1-21	Fixed	1'-9 1/4"	6'-2 1/4"	
1-22	Fixed-Transom	1'-9 1/4"	1'-2"	
1-23	Fixed-Transom	3'-11 1/2"	1'-2"	
1-24	Fixed-Transom	1'-9 1/4"	1'-2"	
1-25	Fixed-Transom	3'-0 1/4"	1'-2"	
1-26	Fixed-Transom	3'-1 1/2"	1'-2"	
1-27	Fixed-Transom	3'-0 1/4"	1'-2"	
1-28	Fixed-Transom	1'-9 1/4"	1'-2"	
1-29	Awning	3'-11 1/2"	1'-2"	
1-30	Fixed-Transom	1'-9 1/4"	1'-2"	
1-31	Fixed-Arched-Elliptical	5'-0"	2'-4"	
1-32	Double Hung	2'-6"	5'-0"	
1-33	Double Hung	3'-2"	4'-10"	
1-34	Double Hung	2'-6"	5'-0"	
1-35	Double Hung	2'-2"	4'-10"	
1-36	Double Hung	2'-2"	4'-10"	
1-37	Double Hung	2'-2"	4'-10"	
1-38	Double Hung	2'-2"	4'-10"	
1-39	Double Hung	2'-2"	5'-3"	
1-40	Double Hung	4'-0"	5'-3"	
1-41	Double Hung	2'-2"	5'-3"	
1-42	Double Hung	2'-9"	6'-0"	
1-43	Fixed	9 3/4"	4'-0"	
1-44	Double Hung	3'-6"	4'-0"	
1-45	Fixed	9 3/4"	4'-0"	

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Drawn By: JIB

PRELIMINARY WINDOW
SCHEDULE

Refer To:

15 ORKNEY RD.
BOSTON, MA 02135

H1.22

PRELIMINARY WINDOW SCHEDULE 2 -SECOND FLOOR

Mark	WINDOW TYPE	ROUGH OPENING		DESCRIPTION
		WIDTH	HEIGHT	
SECOND FLOOR				
2-1	Double Hung	3'-0"	4'-4"	
2-2	Double Hung	2'-6"	3'-11 3/4"	
2-3	Double Hung	2'-0"	4'-6"	
2-4	Double Hung	3'-0"	4'-6"	
2-5	Double Hung	3'-0"	4'-6"	
2-6	Double Hung	2'-6"	3'-6"	
2-7	Double Hung	2'-6"	4'-6"	
2-8	Double Hung	3'-0"	4'-6"	
2-9	Double Hung	2'-6"	4'-6"	
2-10	Double Hung	3'-0"	4'-6"	
2-11	Fixed	2'-2"	3'-10"	
2-12	Fixed	2'-2"	3'-10"	
2-13	Fixed	2'-2"	3'-10"	
2-14	Double Hung	2'-8"	5'-0"	
2-15	Double Hung	2'-8"	5'-0"	
2-16	Double Hung	3'-4"	4'-6"	
2-17	Double Hung	3'-4"	4'-6"	
2-18	Double Hung	2'-6"	2'-10"	
2-19	Double Hung	3'-0"	4'-6"	

PRELIMINARY WINDOW SCHEDULE 2 -THIRD FLOOR

Mark	WINDOW TYPE	ROUGH OPENING		DESCRIPTION
		WIDTH	HEIGHT	
THIRD FLOOR				
3-1	Double Hung	3'-0"	4'-6"	
3-2	Double Hung	3'-0"	5'-0"	
3-3	Double Hung	3'-0"	4'-6"	
3-4	Double Hung	2'-2"	3'-10"	
3-5	Fixed	10 3/4"	4'-9 1/4"	
3-6	Fixed	4'-9 1/2"	4'-9 1/4"	
3-7	Fixed	10 3/4"	4'-9 1/4"	
3-8	Double Hung	2'-6"	3'-10"	

PRELIMINARY WINDOW SCHEDULE 2 -ATTIC FLOOR

Mark	WINDOW TYPE	ROUGH OPENING		DESCRIPTION
		WIDTH	HEIGHT	
ATTIC				
A-1	Fixed	2'-0"	2'-6"	
A-2	Fixed	2'-0"	2'-6"	
A-3	Fixed	2'-0"	2'-6"	

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Drawn By:

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PRELIMINARY WINDOW SCHEDULE

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H1.23

PRELIMINARY WINDOW SCHEDULE 3 -BASEMENT FLOOR

Mark	WINDOW TYPE	ROUGH OPENING		DESCRIPTION
		WIDTH	HEIGHT	
BASEMENT				
B-1	Awning	2'-10 1/2"	1'-9 1/2"	
B-2	Awning	2'-10 1/2"	1'-9 1/2"	
B-3	Awning	2'-10 1/2"	1'-9 1/2"	
B-4	Awning	2'-10 1/2"	1'-9 1/2"	
B-5	Awning	2'-10 1/2"	1'-9 1/2"	
B-6	Awning	2'-10 1/2"	1'-9 1/2"	

PRELIMINARY WINDOW SCHEDULE 3 -GARAGE

Mark	WINDOW TYPE	ROUGH OPENING		DESCRIPTION
		WIDTH	HEIGHT	
GARAGE				
G-1	Double Hung	3'-0"	3'-0"	
G-2	Double Hung	3'-0"	3'-0"	
G-3	Double Hung	3'-0"	3'-0"	
G-4	Double Hung	3'-0"	3'-0"	
G-5	Double Hung	3'-0"	3'-0"	
G-6	Double Hung	3'-0"	3'-0"	

PRELIMINARY WINDOW SCHEDULE 3 -SKYLIGHTS

Mark	WINDOW TYPE	ROUGH OPENING		DESCRIPTION
		WIDTH	HEIGHT	
SKYLIGHT				
S-1	Skylight	2'-0"	2'-6"	
S-2	Skylight	2'-0"	2'-6"	
S-3	Skylight	2'-0"	2'-6"	
S-4	Skylight	2'-0"	2'-6"	
S-5	Skylight	2'-0"	2'-6"	
S-6	Skylight	2'-0"	2'-6"	
S-7	Skylight	2'-0"	2'-6"	
S-8	Skylight	2'-0"	2'-6"	
S-9	Skylight	2'-0"	2'-6"	
S-10	Skylight	2'-0"	2'-6"	
S-11	Skylight	2'-0"	2'-0"	

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