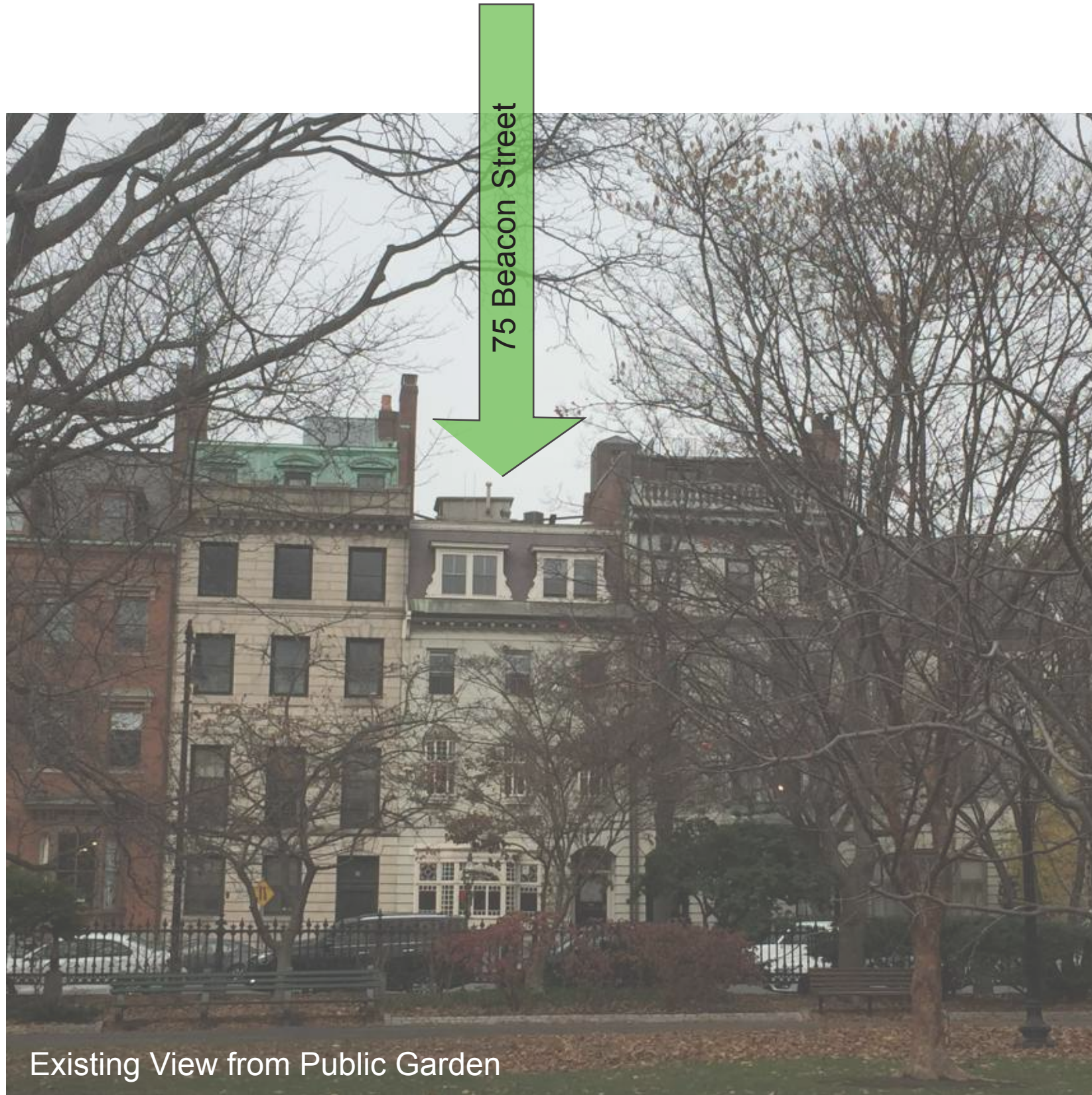




Photograph from Archives circa 1870

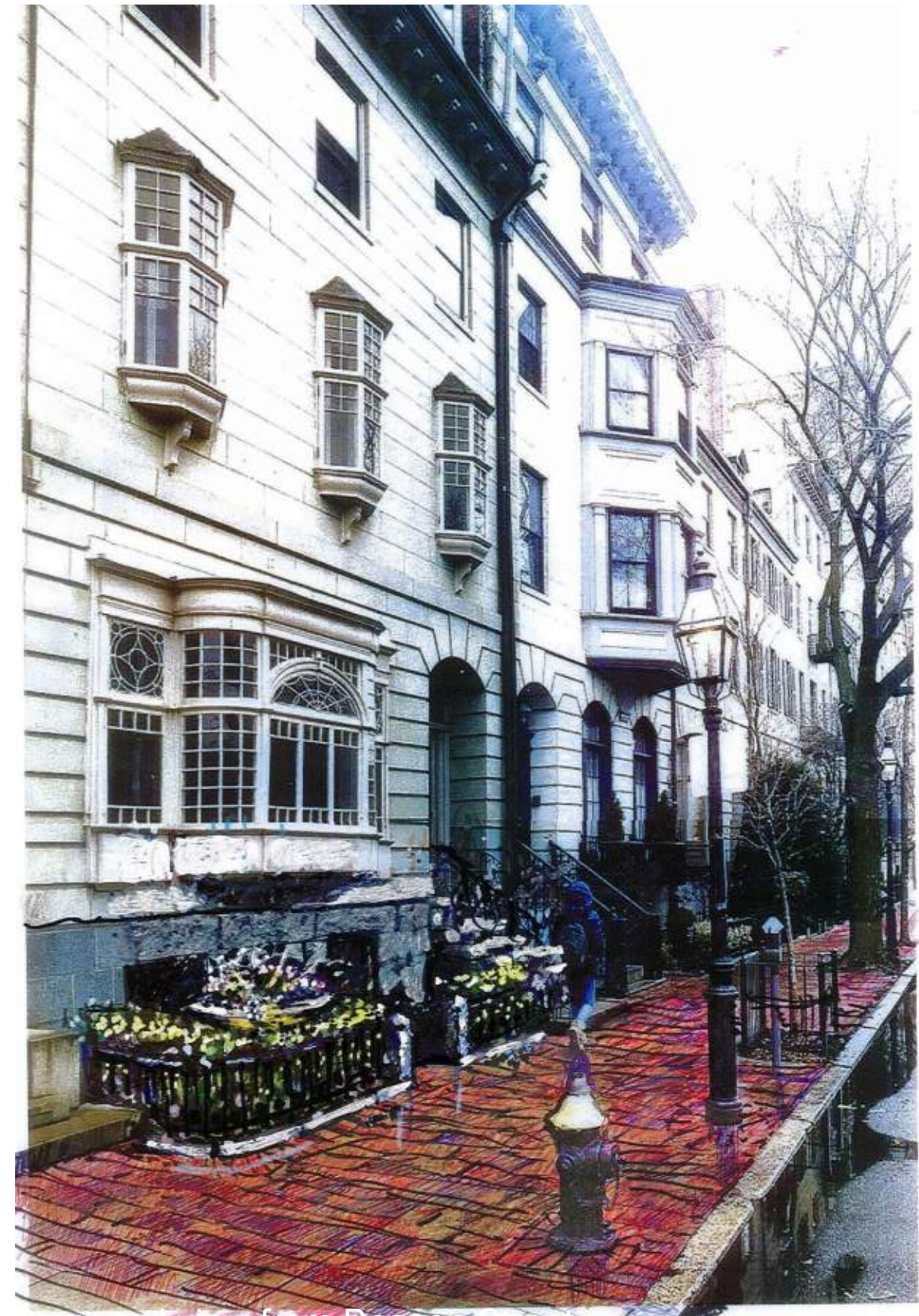


Existing View from Public Garden

General Overview

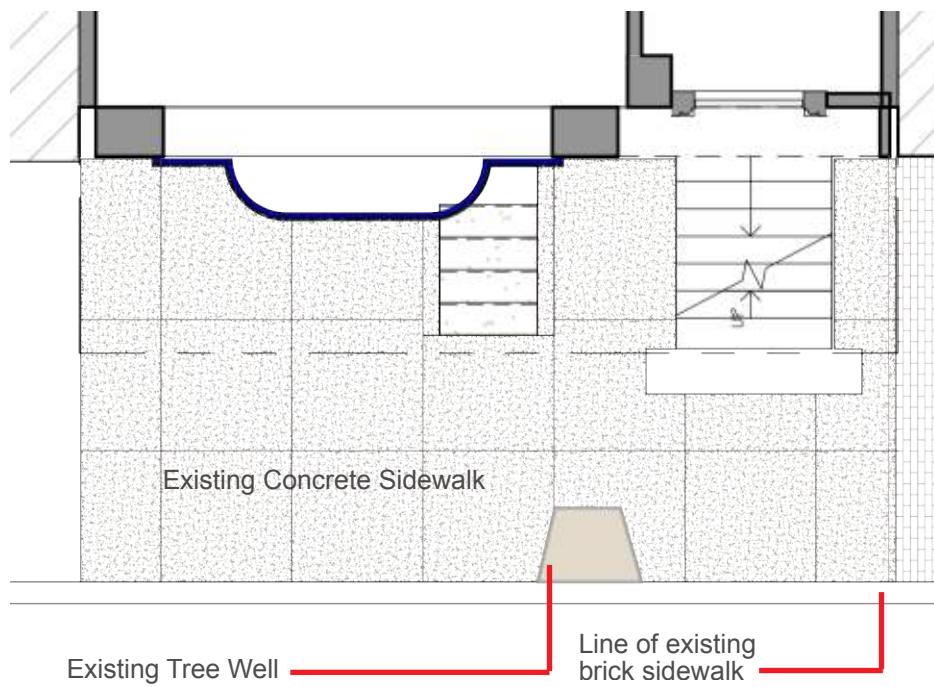
- Modify Front Area 
- Rooftop Addition 
- Rear Yard Addition 
- Existing Condition Photos 
- Plans 
- Details 
- Sun Study 

75 Beacon Street

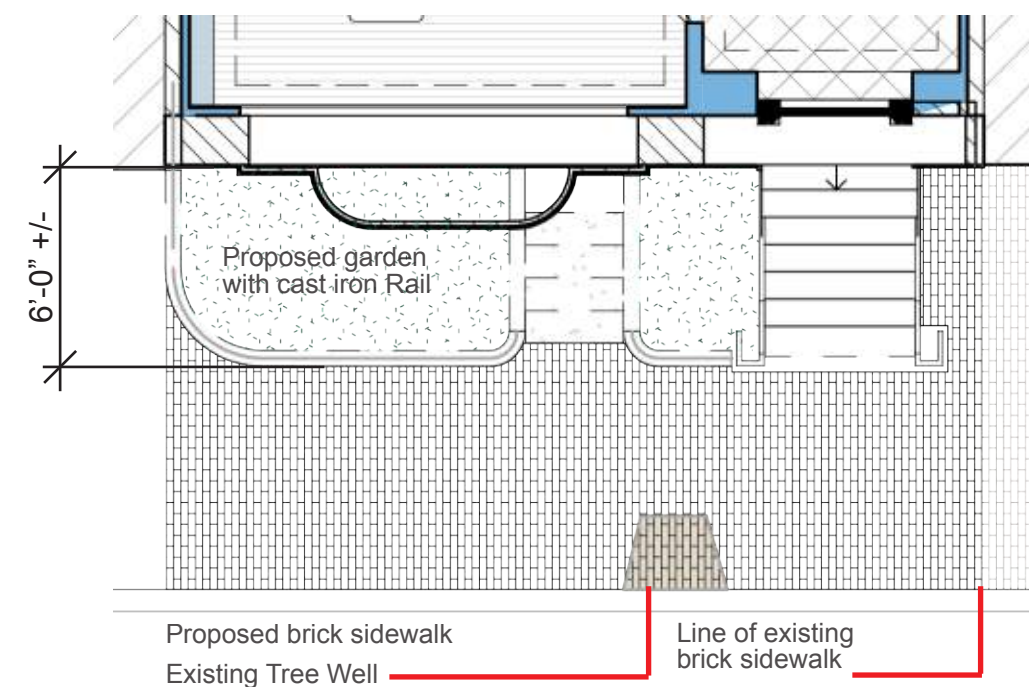


75 Beacon Street

Modify Front Area Way



Existing Front Yard- Plan



Proposed Front Yard- Plan

Modify Front Area Way

75 Beacon Street



7d. Existing railing to remain

7b. Replace existing non-original metal railing



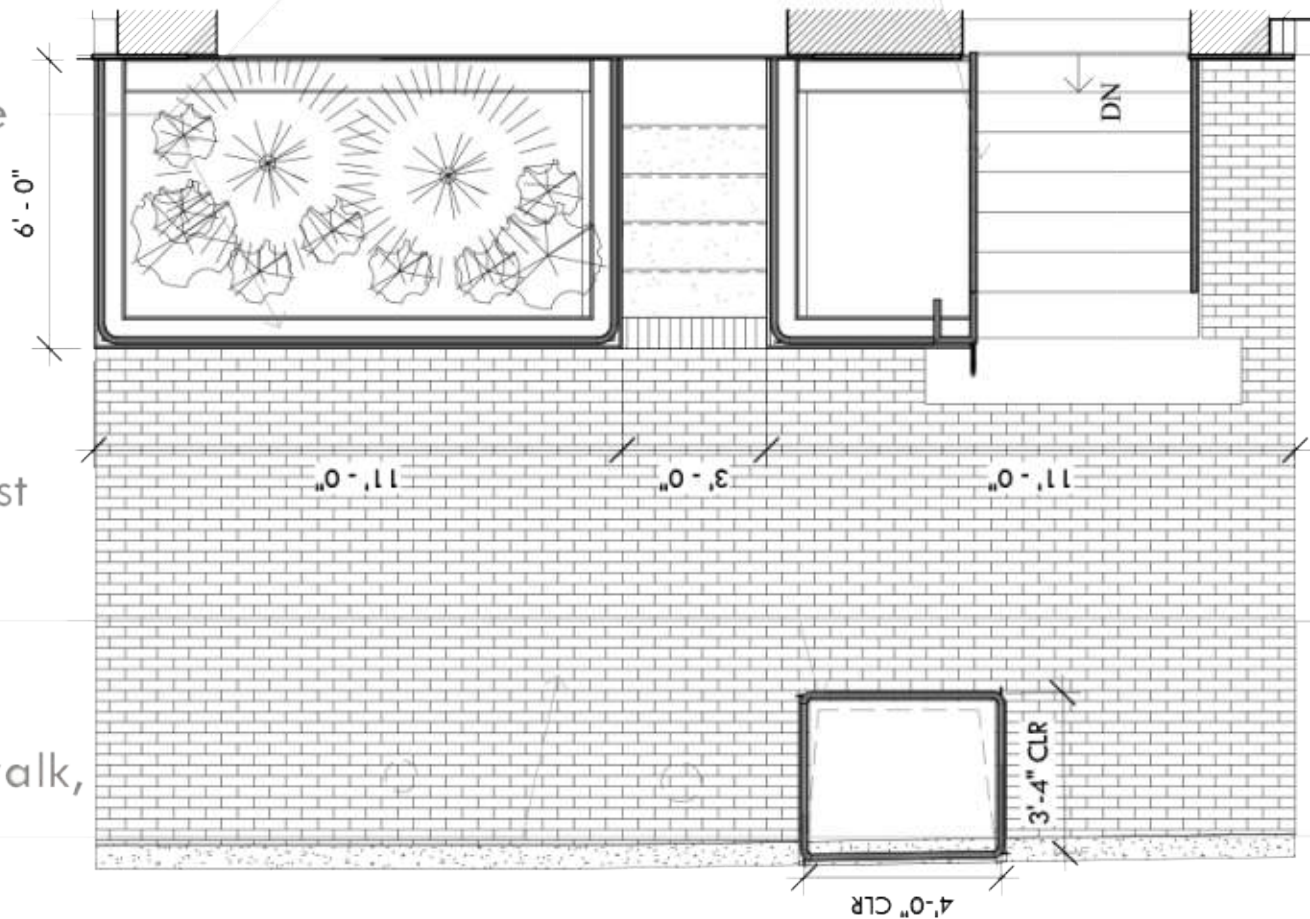
8. Replace existing non-original window and door ground level, Beacon St

7d. Existing railing to remain, Beacon St.

8. Replace existing non-original window and door ground level Beacon St.



7b. New granite curb at new garden, Beacon St.



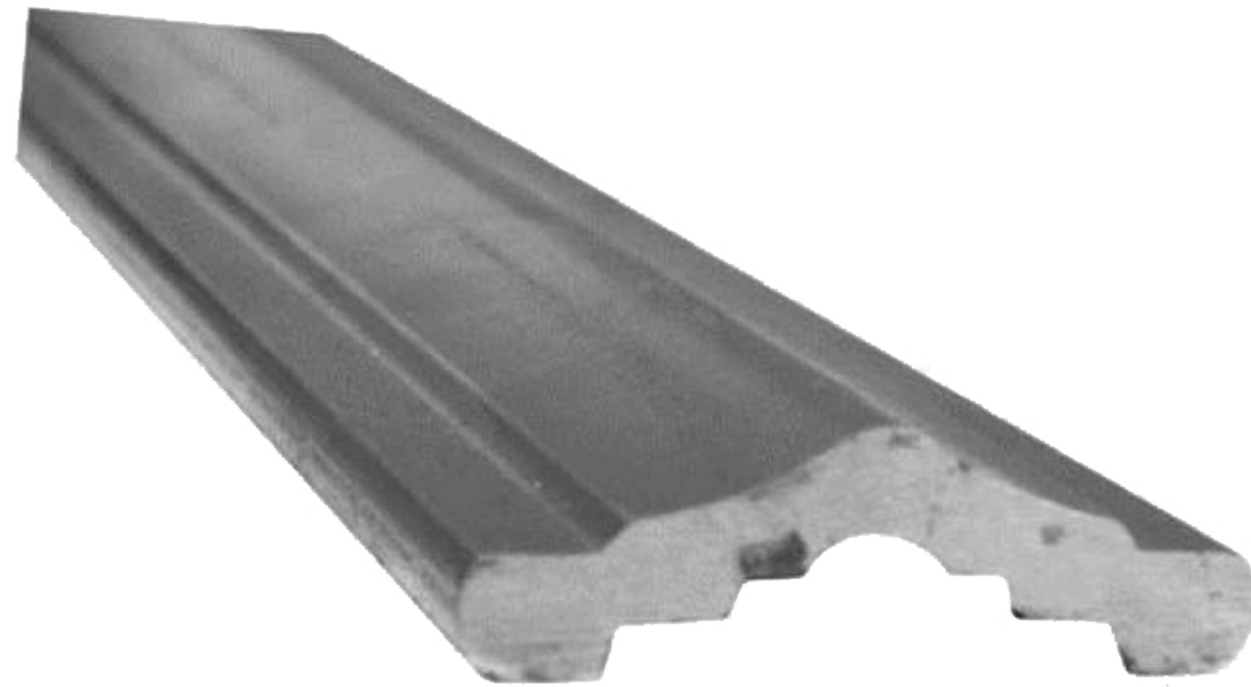
7a. New low cast iron railing, Beacon St.

7c. New brick paver sidewalk, Beacon St.



Modify Front Area Way

75 Beacon Street

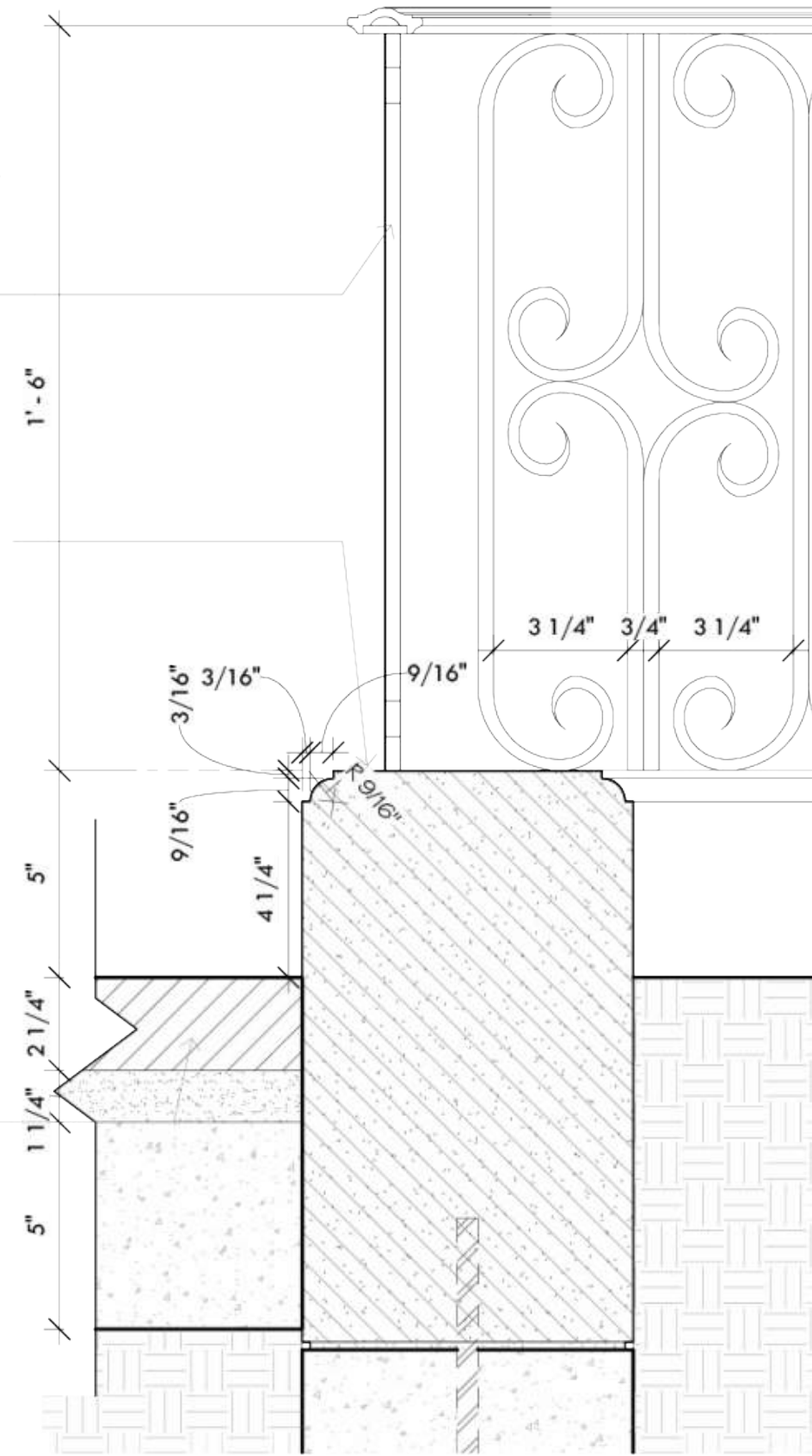


7a. New Cast Iron King Metals Railing

7a. Install new low custom cast iron railing

7b. Install new low custom granite curb

7c. Install new brick pavers over concrete



Modify Front Area Way

Existing View from Corner of Boston Public Garden on Beacon St and Charles St

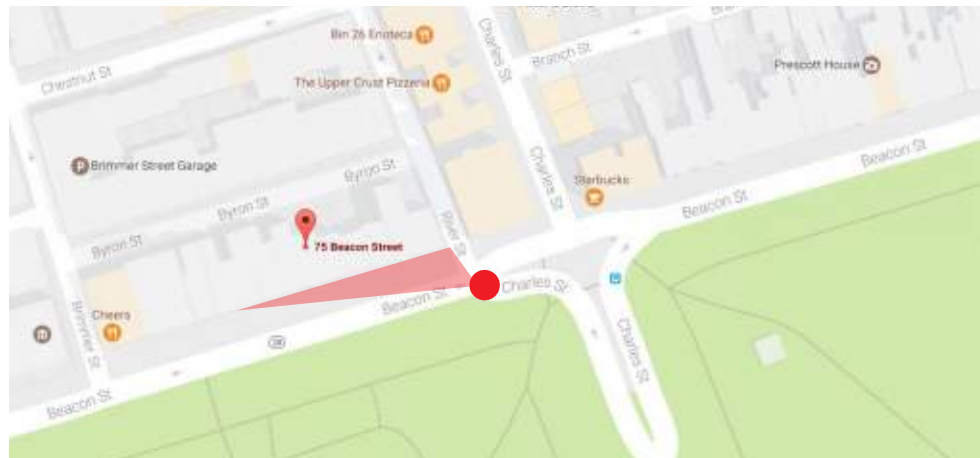


75 Beacon street existing facade

Proposed View- Addition not visible from street level



75 Beacon street proposed facade



Location of where photo was taken

75 Beacon Street



Rooftop Addition

75 Beacon street
existing facade



Existing View from Boston Public Garden

75 Beacon street
proposed facade



Proposed View from Boston Public Garden

Rooftop Addition

75 Beacon Street





5c. Rooftop addition, install new wood windows and door, Beacon St.

6. Remove existing non-original elevator shaft

6a. Line of new rooftop addition

12. Restore existing windows 4th floor, Beacon St.

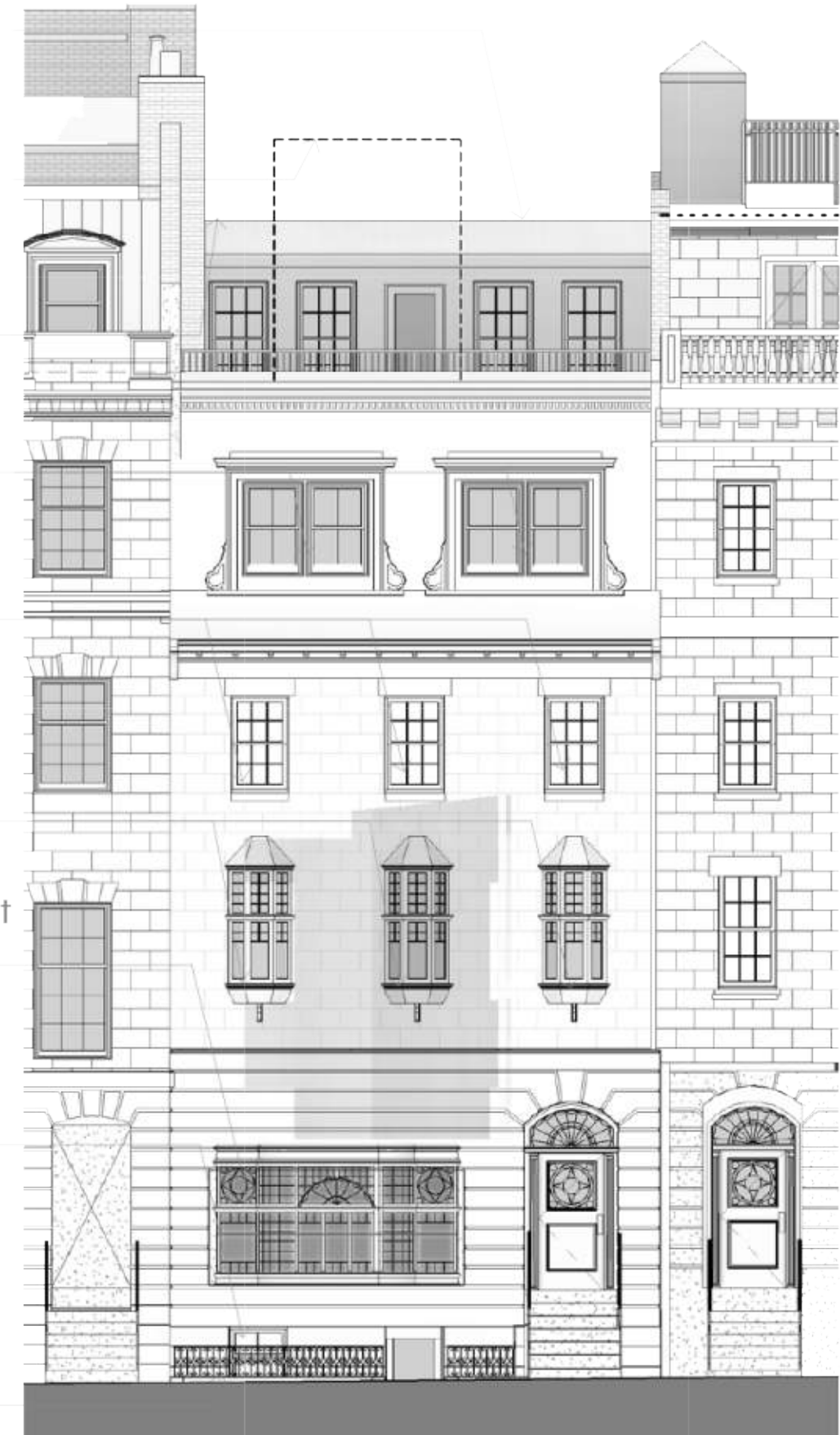
11. Restore existing windows 3rd floor, Beacon St.

10. Restore existing windows and copper roofs 2nd floor, Beacon St.

9. Restore existing window 1st floor, Beacon St.

8. Replace existing non-original window and door ground level, Beacon St.

7. Install new brick sidewalk, garden with granite curb, and low cast iron rail, Beacon St.



Rooftop Addition

75 Beacon street
existing roof



Existing View from Boston Public Garden

75 Beacon street
proposed roof



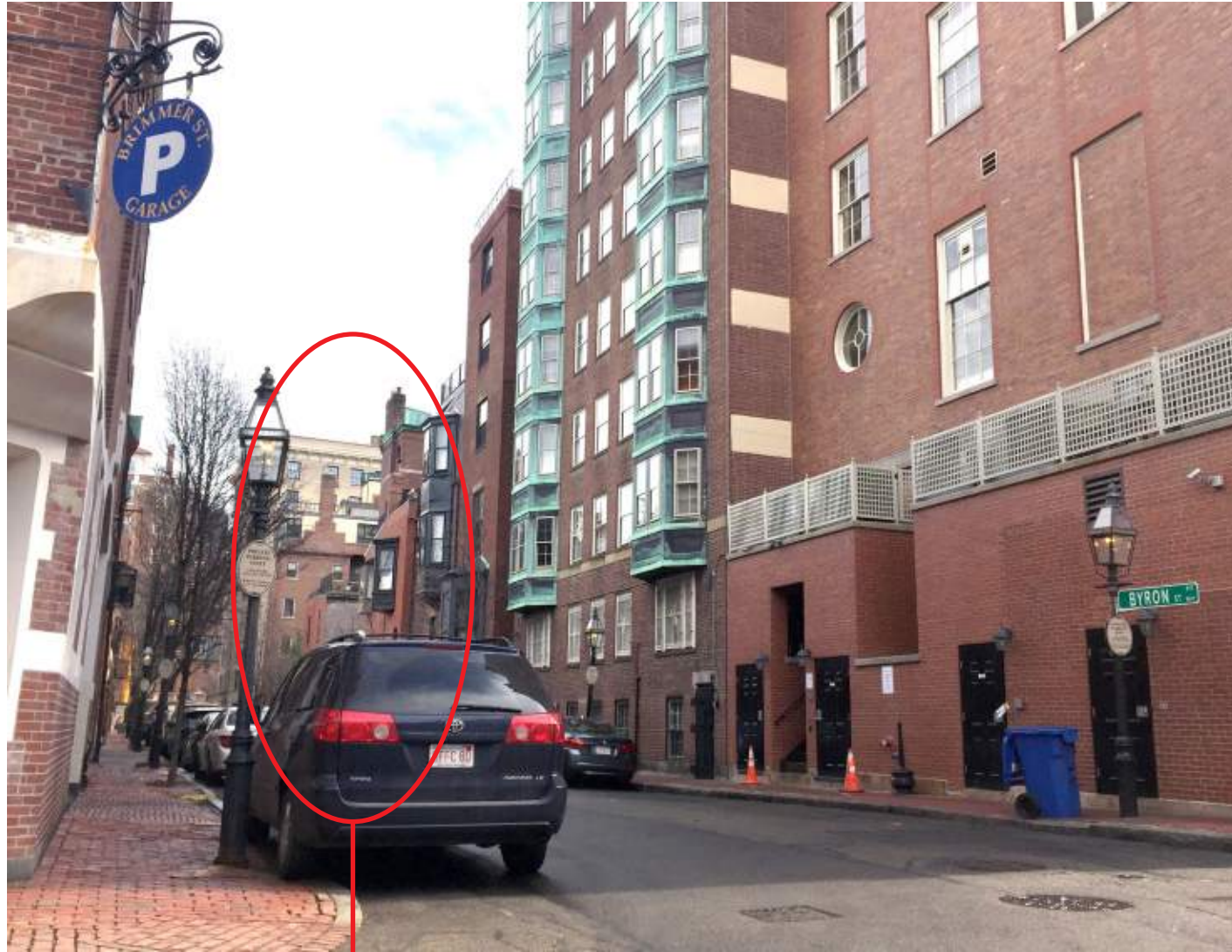
Proposed View from Boston Public Garden

Rooftop Addition

75 Beacon Street

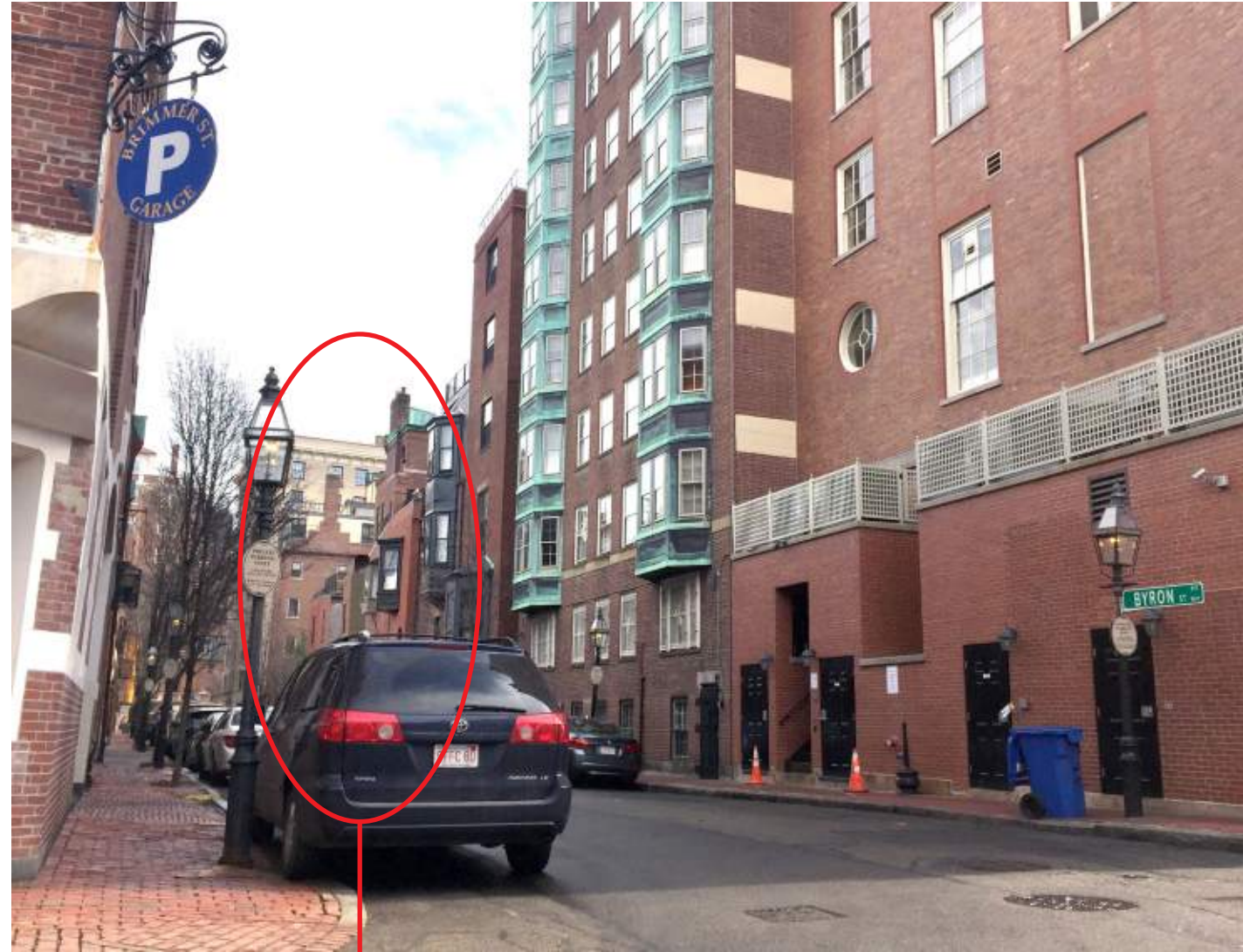


Existing View from Brimmer Street



Existing Condition at Bryon Street

Proposed View from Brimmer Street



Proposed Condition at Bryon Street



Location of where photo was taken

75 Beacon Street



Rear Yard Addition

Existing View from River Street

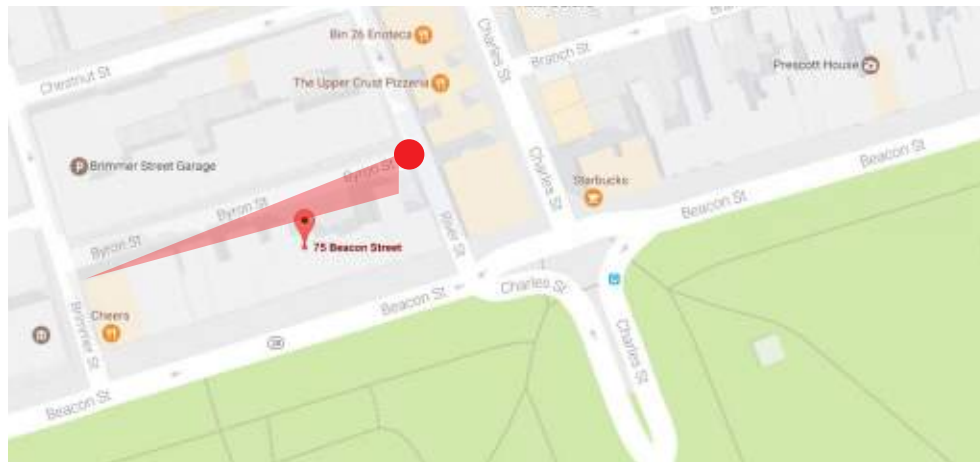


Existing condition at Bryon Street

Proposed View from River Street



Proposed Addition at



Location of where photo was taken

75 Beacon Street



Rear Yard Addition

Comparing our original proposal (left) to our new proposal (right)-

Previous Proposed View from River Street



Previous Proposed Condition at Bryon Street

New Proposed View from River Street



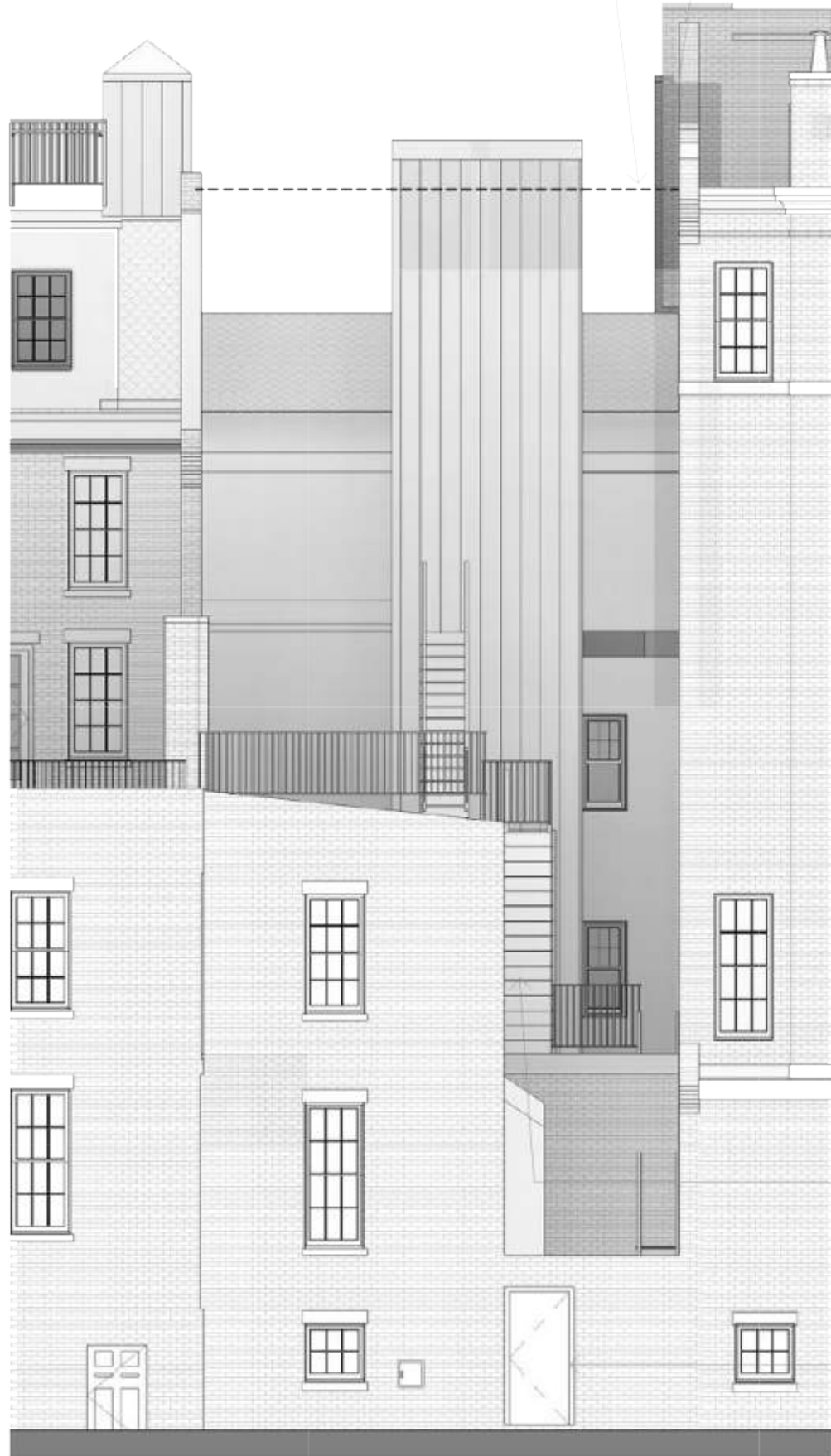
New Proposed Condition at Bryon Street

75 Beacon Street

Rear Yard Addition



6a. Line of new rooftop addition



6. Remove existing non-original elevator shaft.

5. New common brick rooftop addition, install new wood windows and door, Byron St.

5a. New black painted railing, Byron St.

5b. Screening for Mechanical units (beyond), Byron St. Byron St.

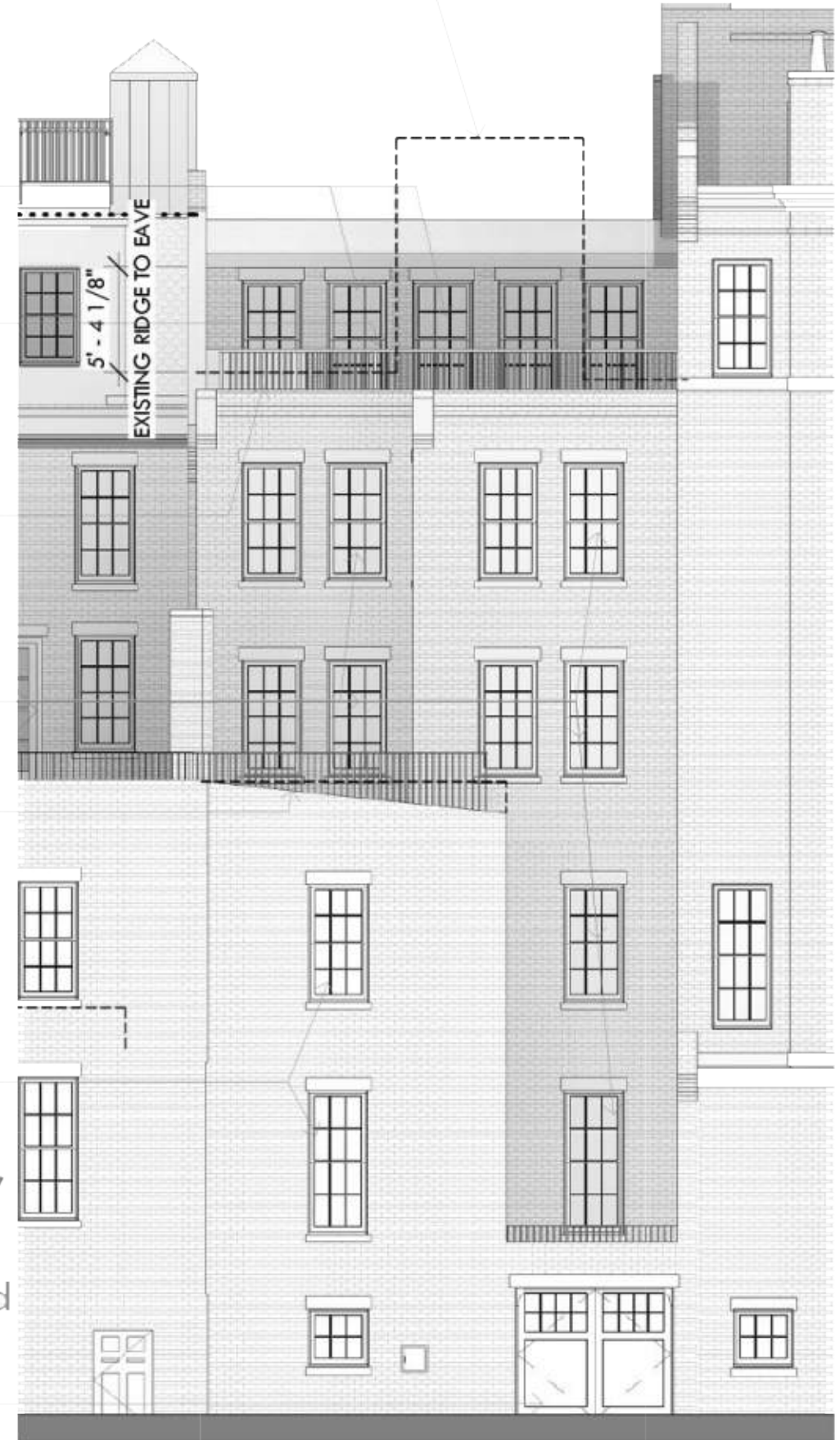
4. New common brick wall and wood windows to add stories above, Byron St.

3. Level top of existing wall to match adjacent building, Byron St.

2. Restore existing wood windows, Byron St.

1a. Remove existing fire escape, Byron St.

1. Remove non-original door and install new wood garage doors, Byron St.



Rear Yard Addition

75 Beacon Street





3a. Replace existing roof deck and metal railing with new recessed roof deck and new wrought iron black railing, Byron St.

3. Level top of existing wall to match adjacent building (tooth in repurposed brick to existing parapet wall. Install new copper parapet cap, Byron St.

1e. Remove steel bars.

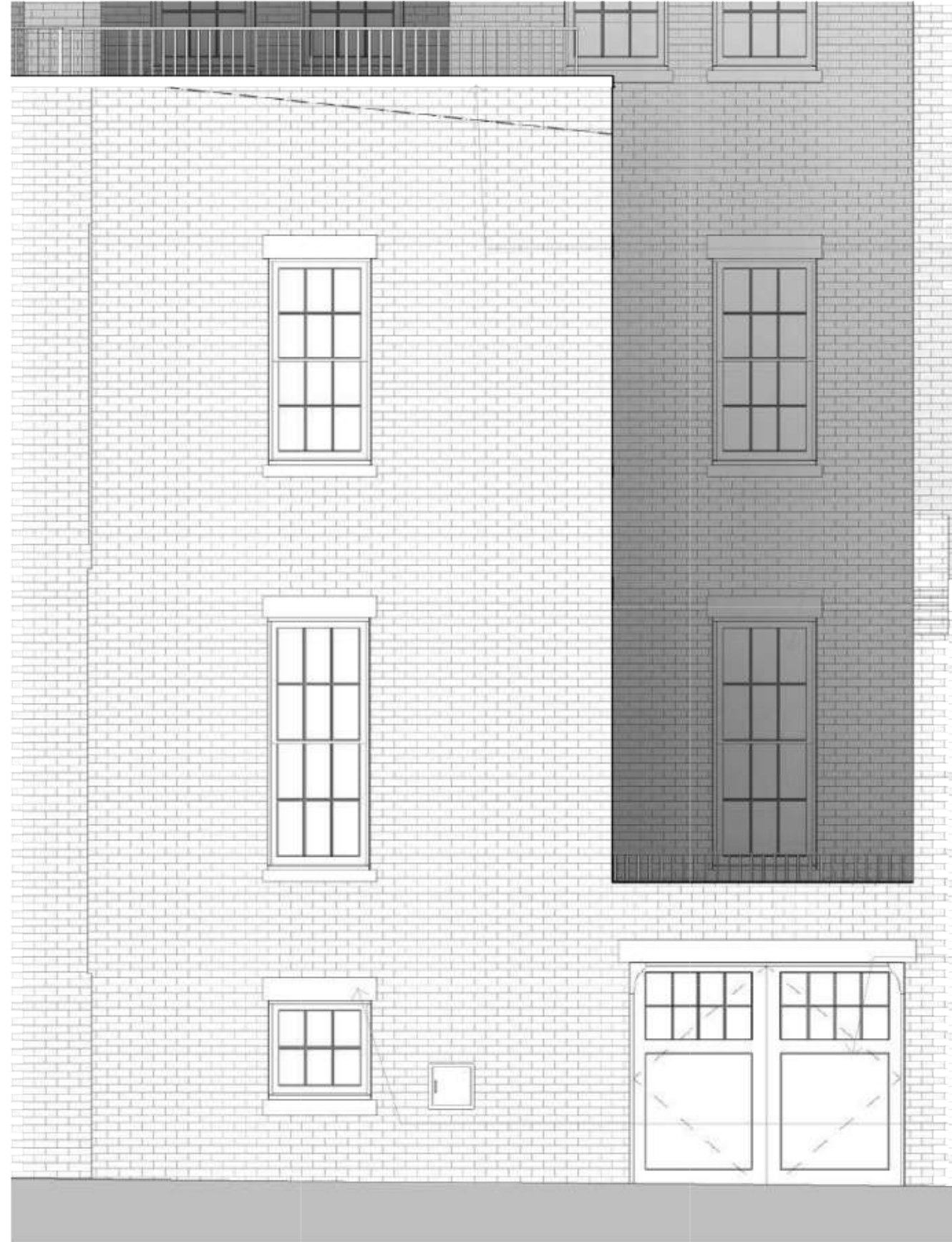
1. Remove non-original wood door, Byron St. Install new wood garage door, Byron St.

1d. Replace non-original window, with fixed wood window to profile to match existing wood windows, Byron St.

75 Beacon Street

Rear Yard Addition





3a. Replace existing roof deck and metal railing with new recessed roof deck and new wrought iron black railing, Byron St.

3. Level top of existing wall to match adjacent building (tooth in repurposed brick to existing parapet wall. Install new copper parapet cap, Byron St.

4a. Rear Yard Addition - New common brick wall and wood windows (**not visible from public way**)

1d. New painted metal railing in background, Byron St. (**not visible from public way**)

1. Install new painted wood garage doors, sandstone lintel (color to match existing brick), Byron St.

1c. Replace existing non-original with fixed wood window, profile to match existing above, Byron St.

Rear Yard Addition

75 Beacon Street





Rear door, Byron St



Bay window, 2nd Floor, Beacon St



Bay window, 1st floor, Beacon St



Front door, Beacon St.



Bay Window, 1st floor, Beacon St.

75 Beacon Street

Existing Condition Photos





Front door,
Beacon St.



Front basement door,
Beacon St.



3. Rear Elevation,
Byron St



Front Elevation, Beacon St.

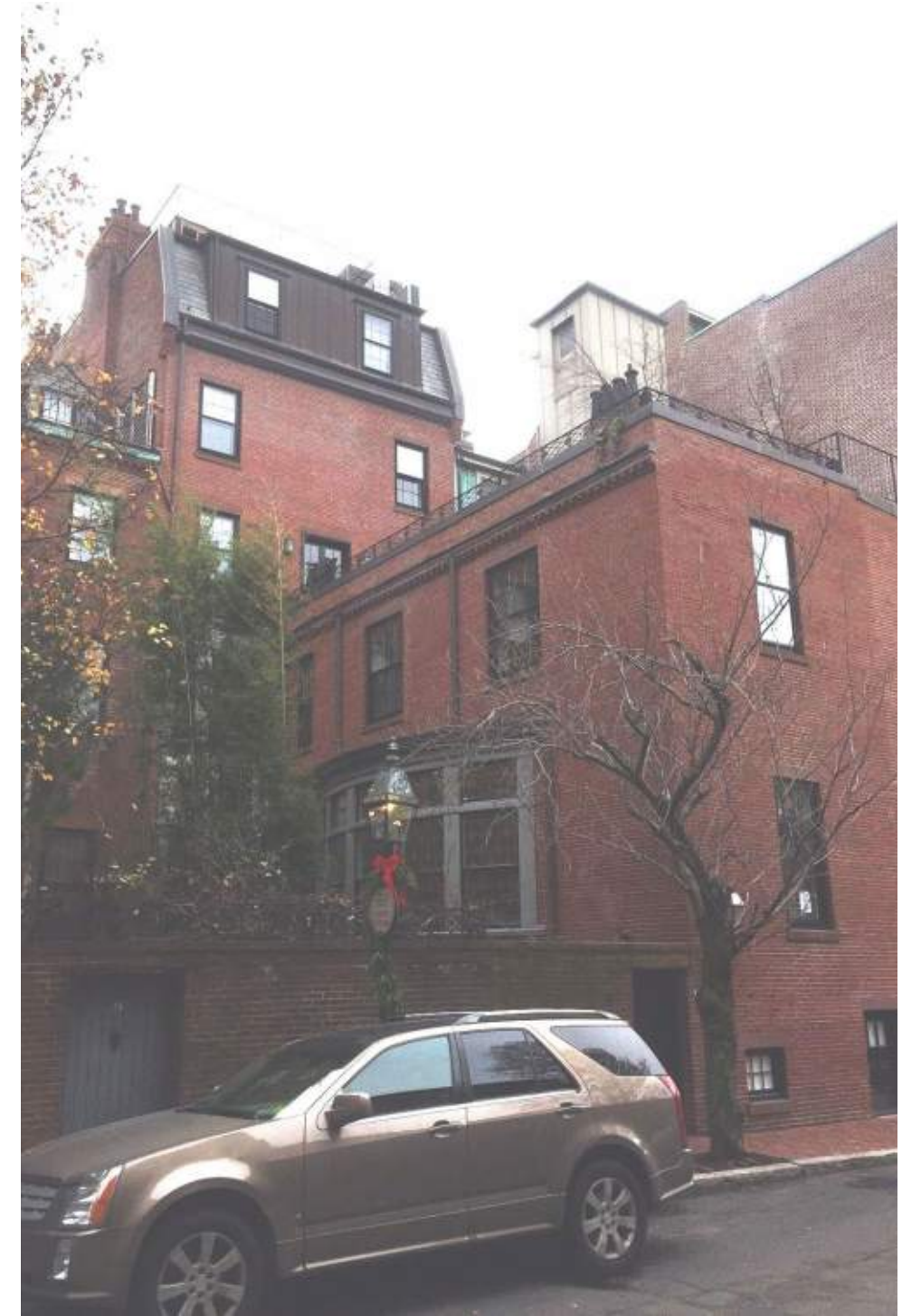


Rear Elevation, Byron St.

75 Beacon Street

Existing Condition Photos

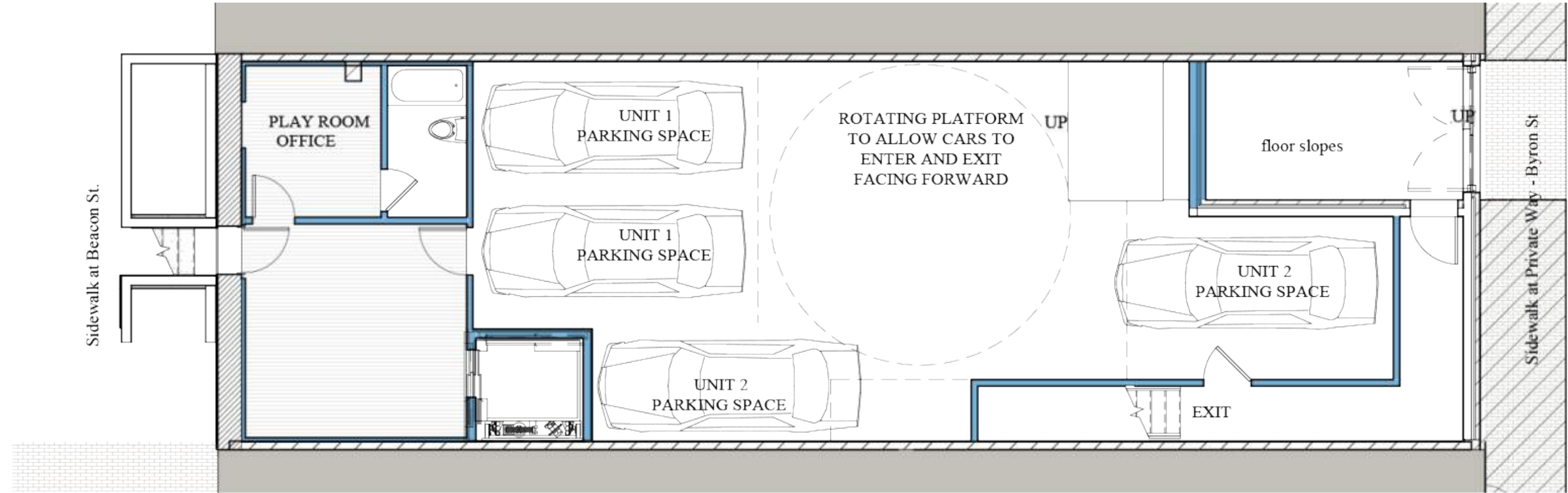




75 Beacon Street

Existing Condition Photos

BEACON STREET

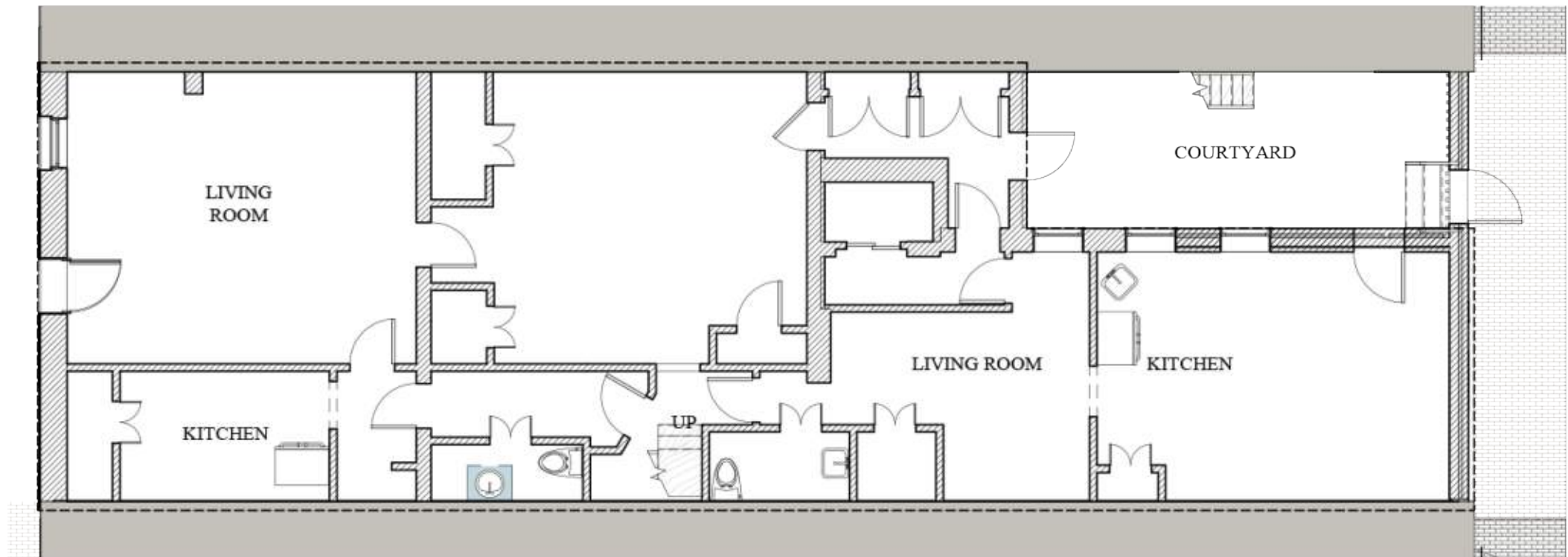


Sidewalk at Beacon St.

Sidewalk at Private Way - Byron St

BYRON STREET

BEACON STREET

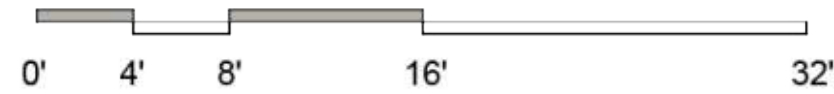
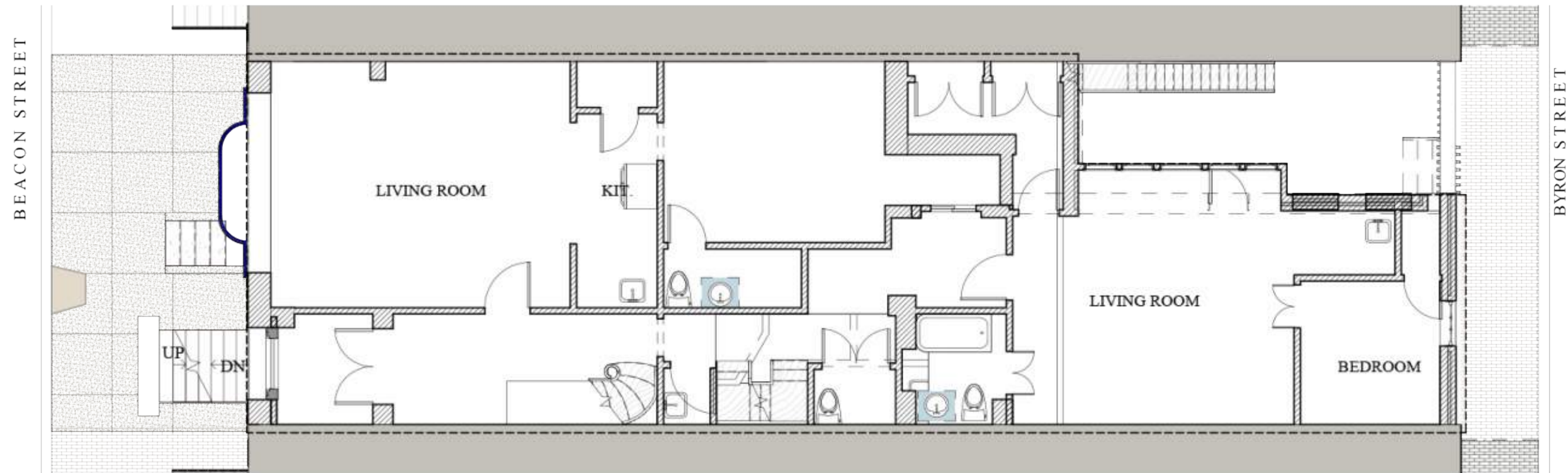
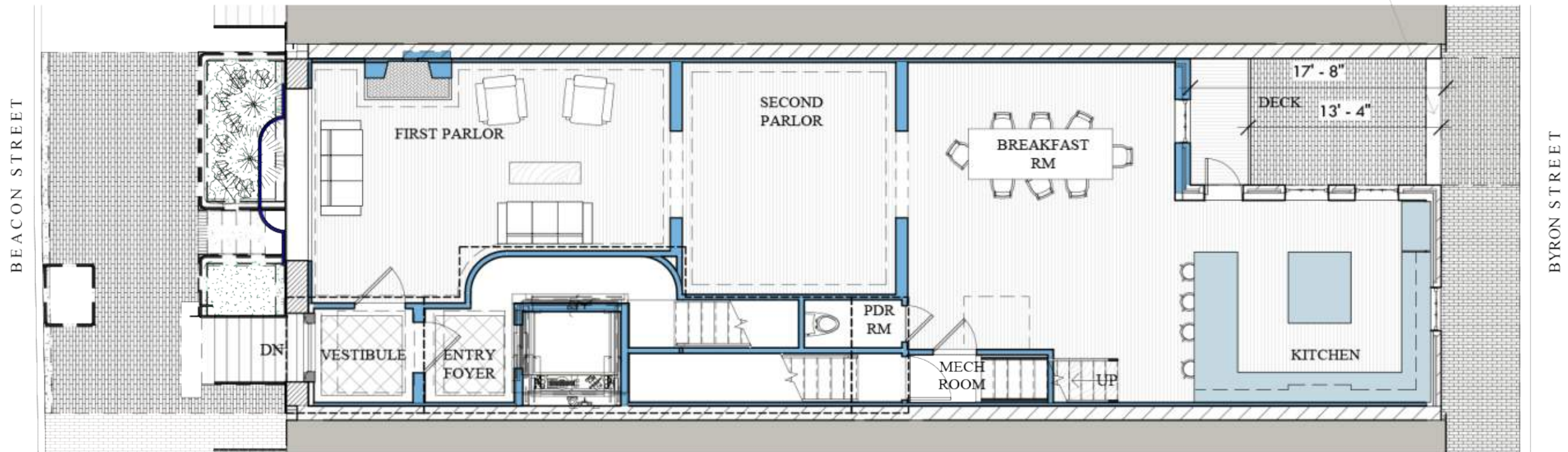


BYRON STREET



Ground Floor Plans

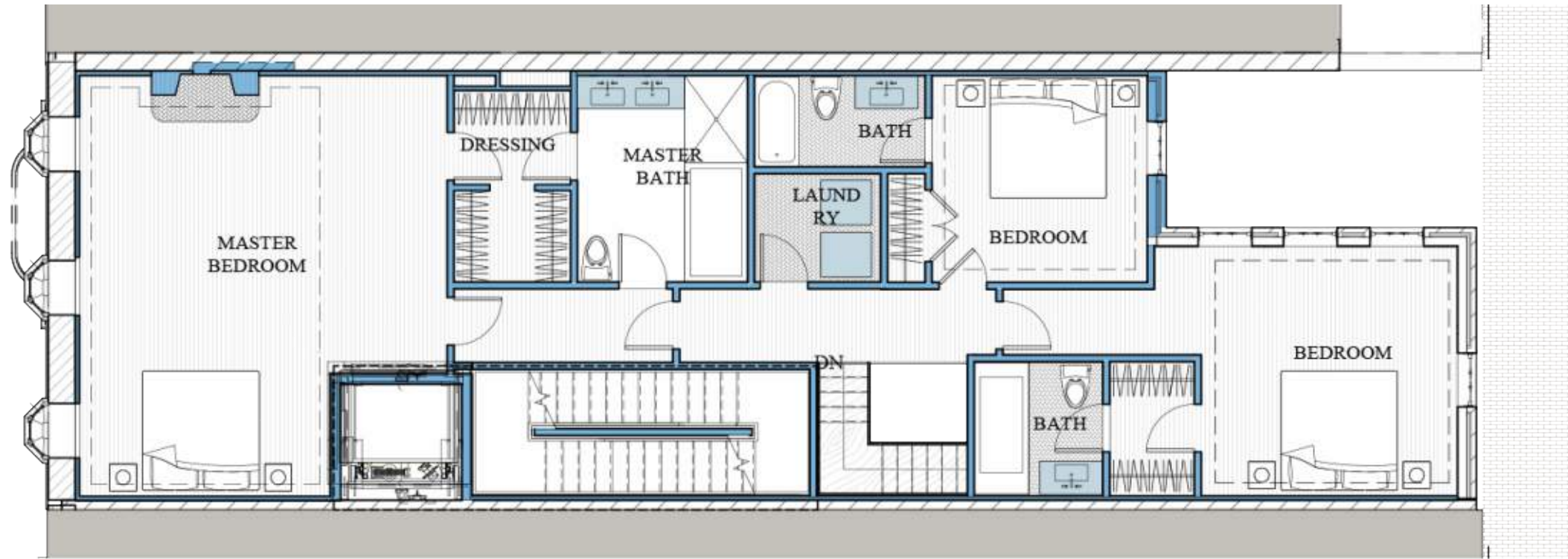
1. Remove non-original door and install new wood garage doors, Byron St.



75 Beacon Street

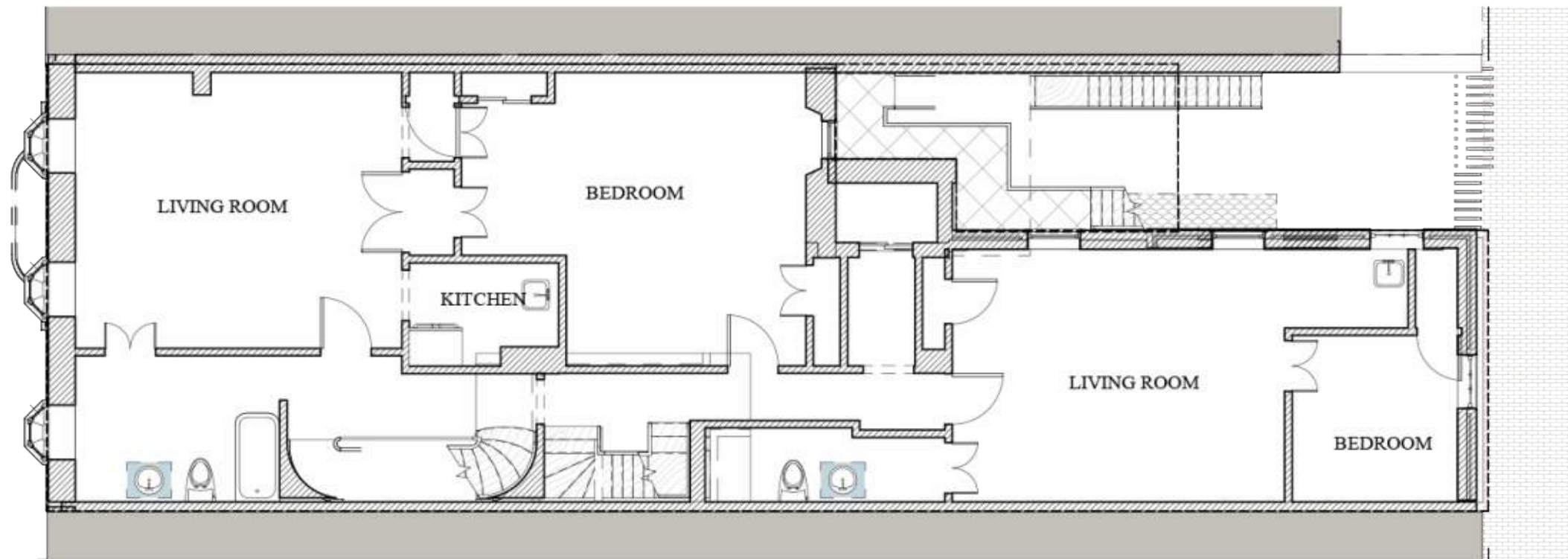


BEACON STREET

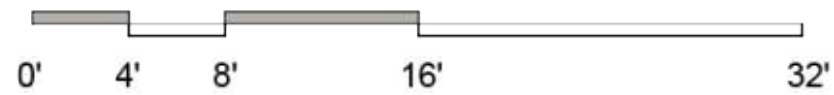


BYRON STREET

BEACON STREET



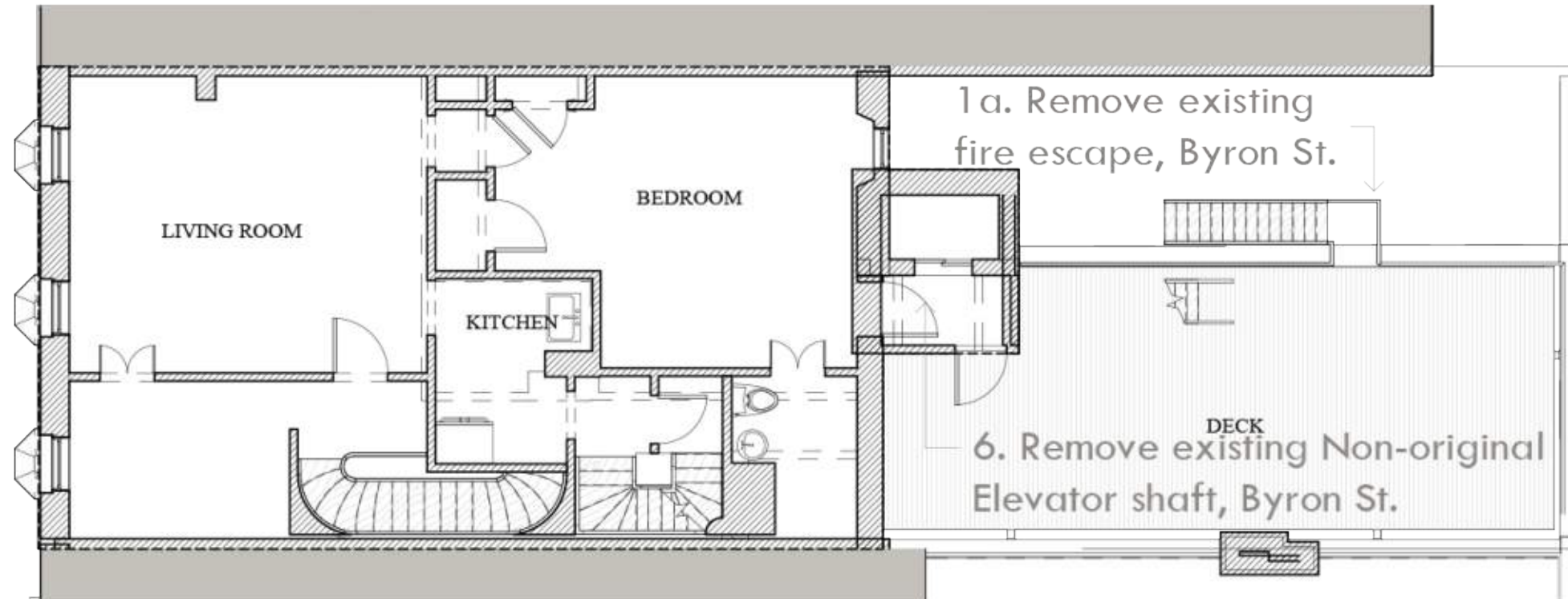
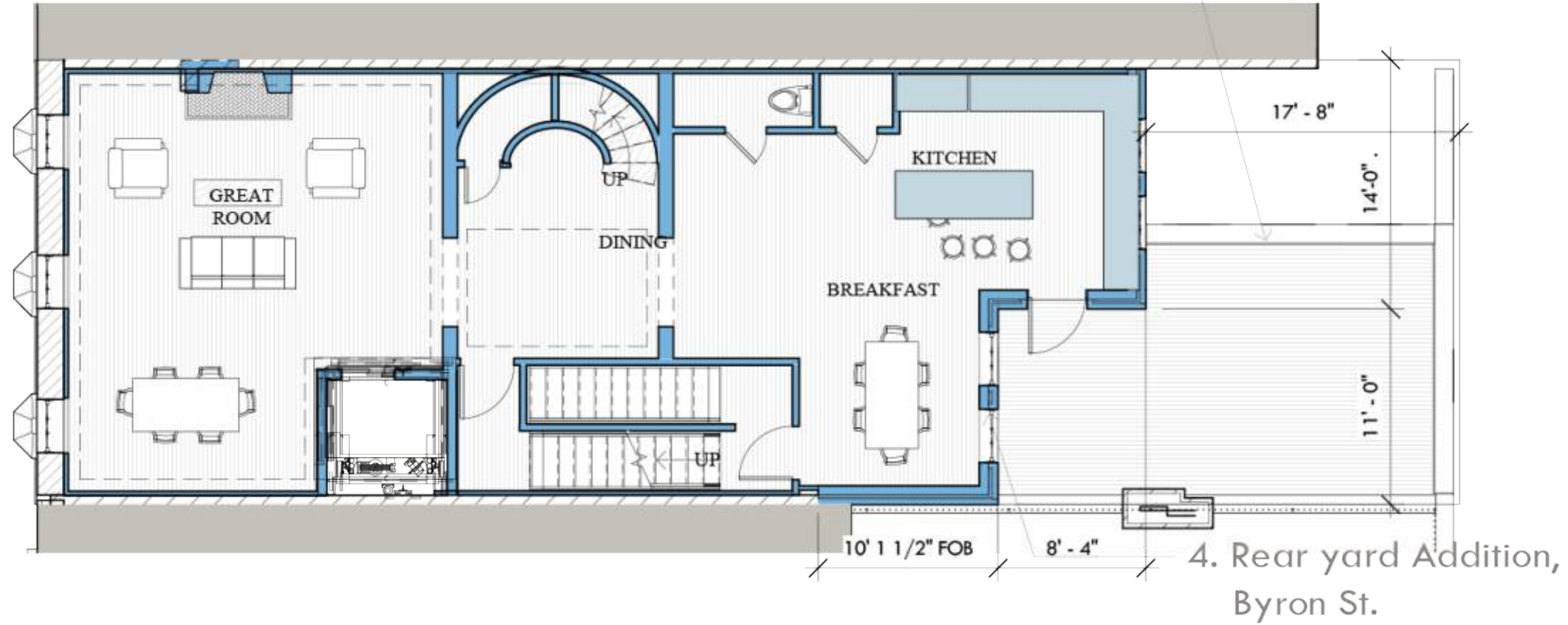
BYRON STREET

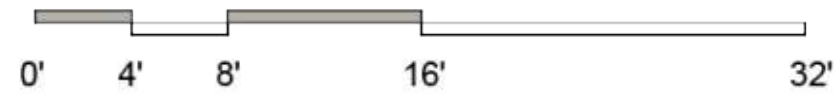
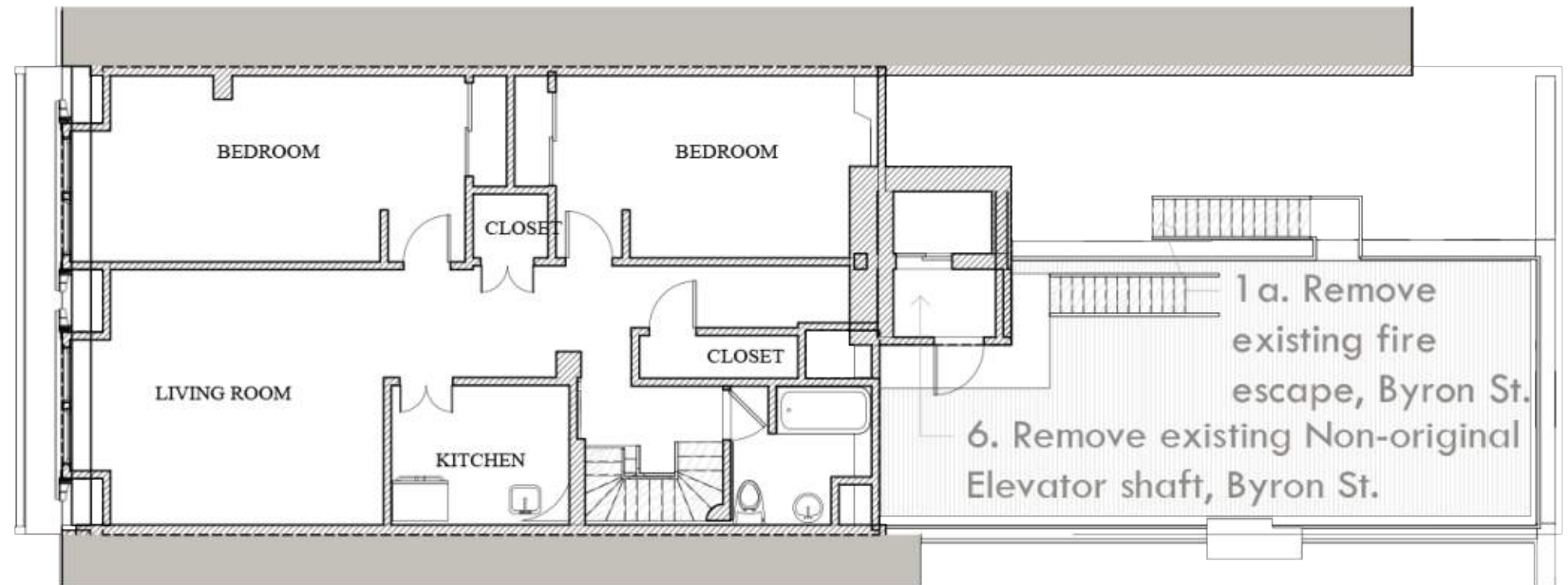
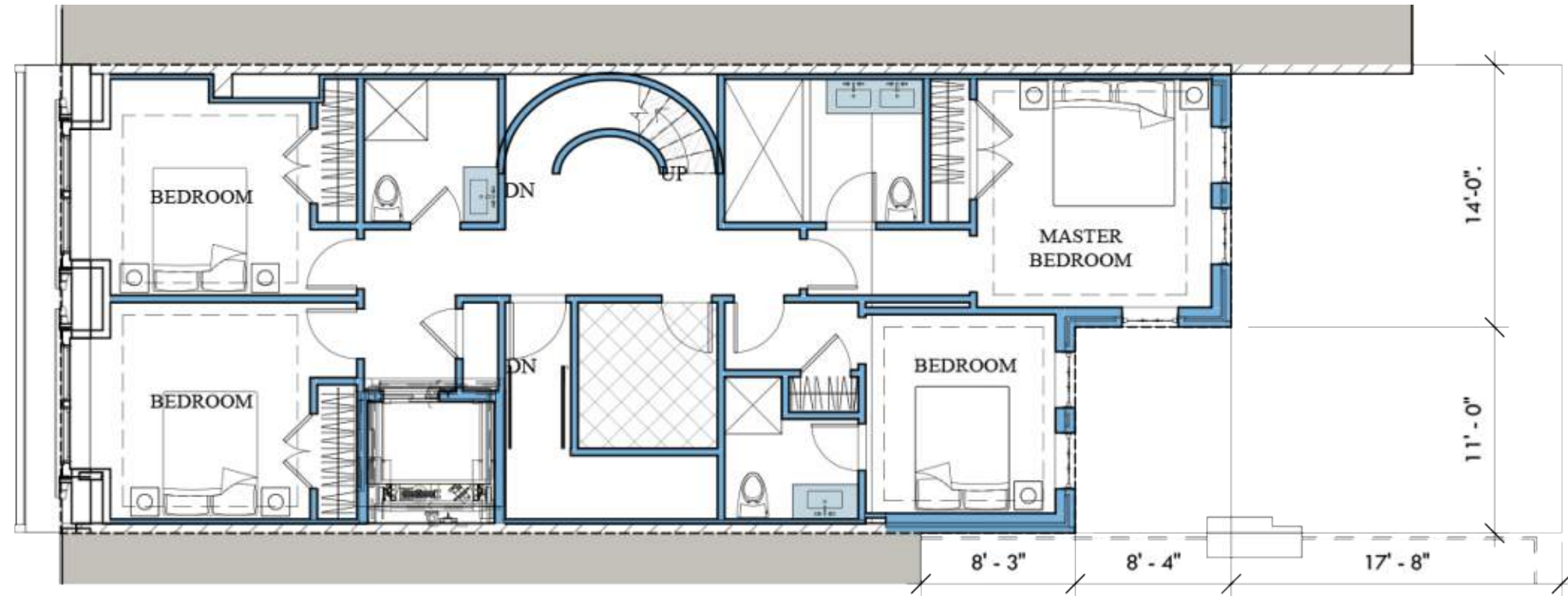


Second Floor Plans



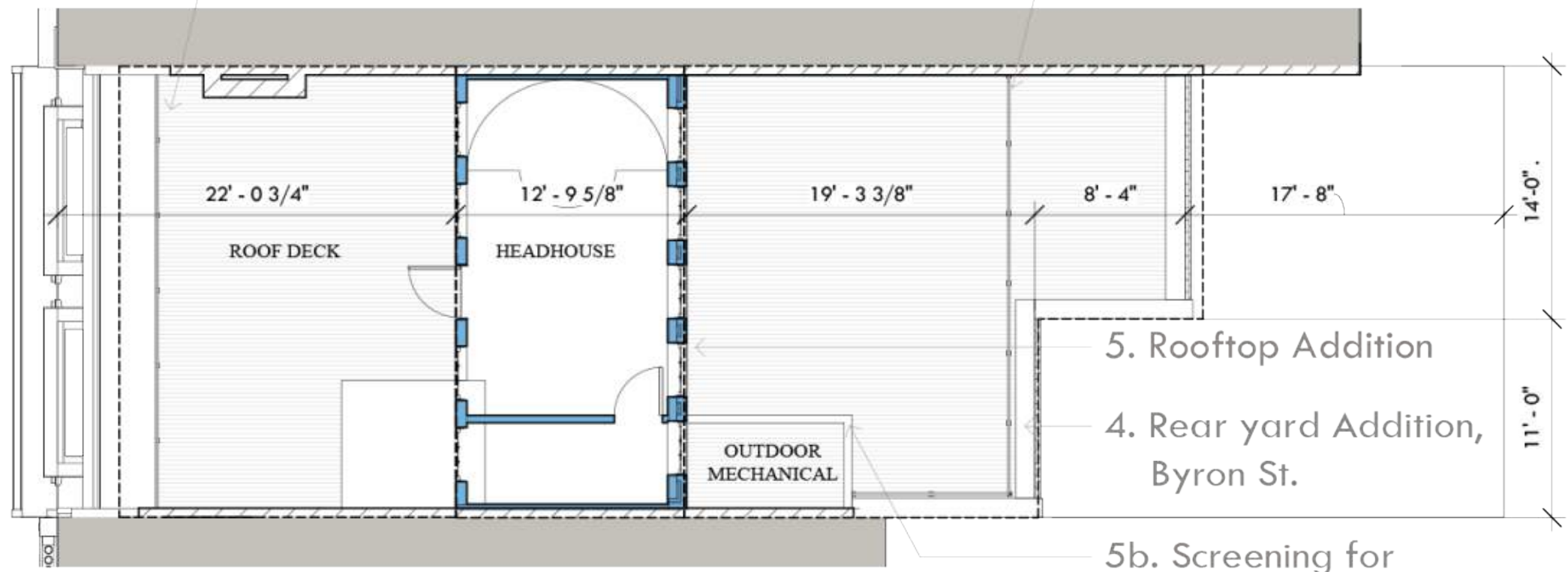
3a. Replace existing roof deck and metal railing with new recessed roof deck and new wrought iron black railing, Byron St.





Fourth Floor Plans

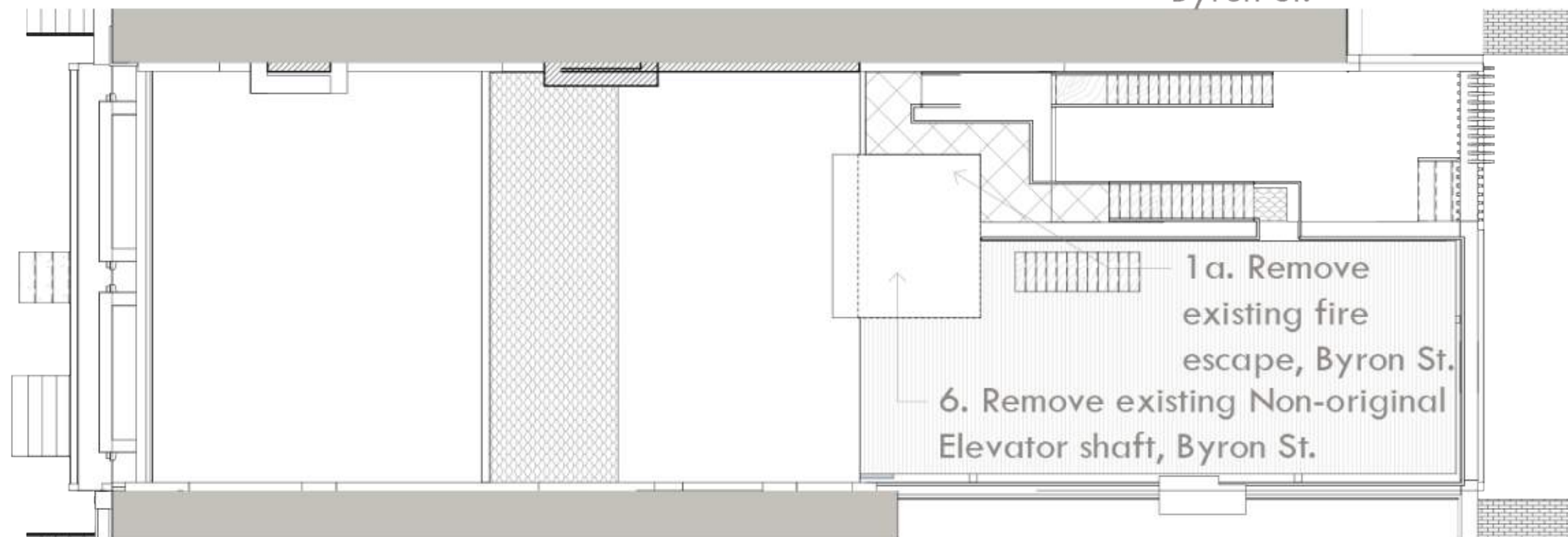
5a. New painted black railing



5. Rooftop Addition

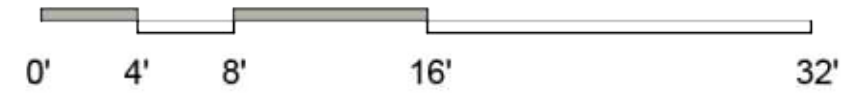
4. Rear yard Addition,
Byron St.

5b. Screening for
Mech. Equip.,
Byron St.

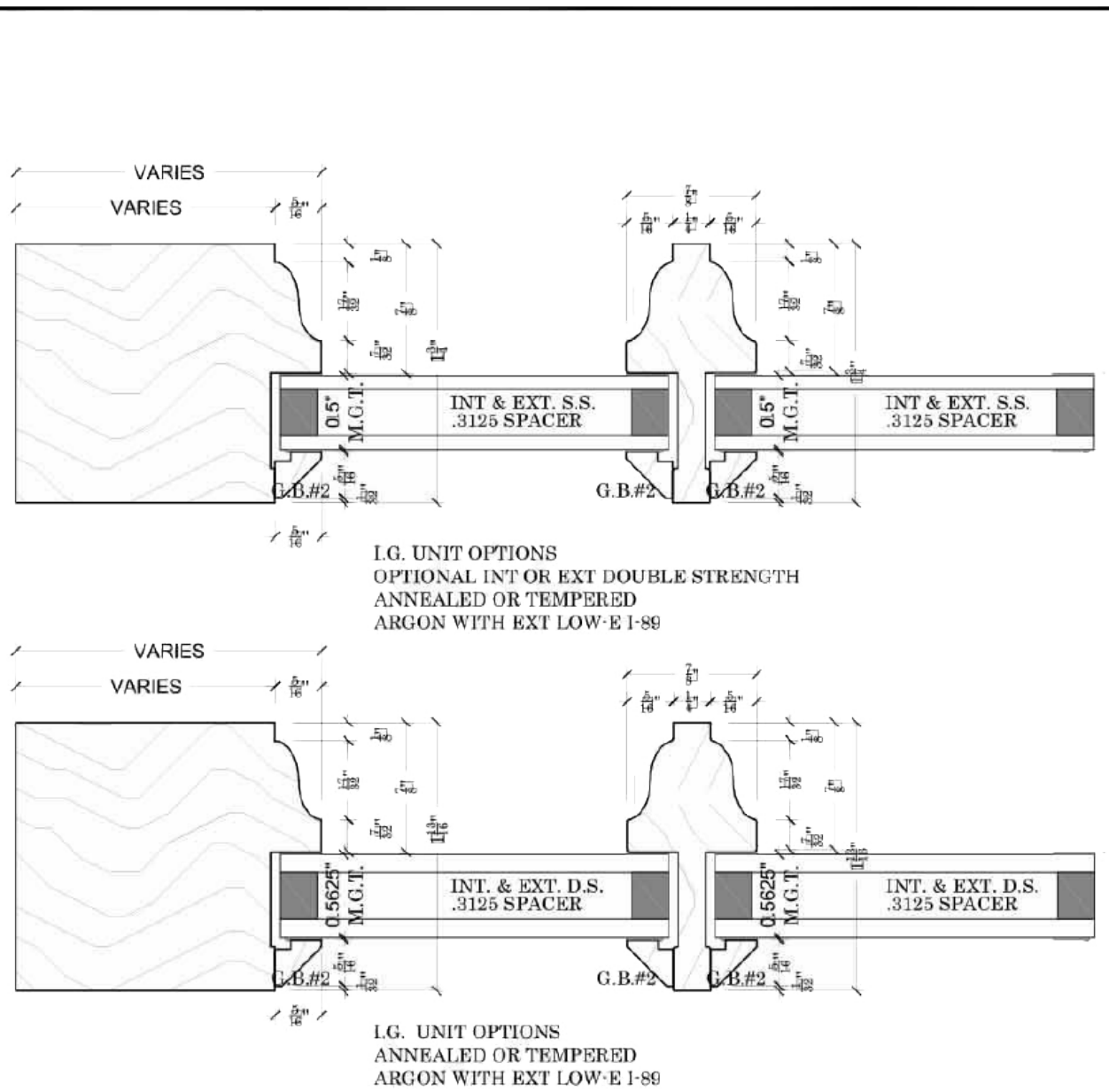


1 a. Remove
existing fire
escape, Byron St.

6. Remove existing Non-original
Elevator shaft, Byron St.



Headhouse Floor Plans



D. WINDOWS, SASH, AND SHUTTERS will meet the following requirements

1. Original or historic elements including existing openings, sash, glass, lintels, sills, shutter hardware, frames, surrounds and brick molds shall be retained unless demonstrated to be beyond repair, in which case they shall be duplicated in the same material and style. No changes in dimensions are to be made to jambs or sashes.
4. Windows have true divided lights. The width and profile of the muntins on the exterior of the window shall match the existing.
5. Through-glass muntins are required.
6. Clear, insulated glass may be permitted (the width of the replacement muntin matches the width of the historic muntin). The window must have true divided lights. The spacer bar must be dark. The depth of the muntin on the exterior of the window must be no less than 3/8 inch. The muntin must have a putty line (trapezoidal) profile on the exterior of the window. The material can be putty or wood.
7. Only clear, non-tinted glass shall be used (except to replace original stained glass).
8. Weights and ropes or chains can be used; spring balances can be used that are set into the wood jamb. Vinyl jamb liners must not be seen. If they are proposed, the top sash will be fixed shut and the lower portion of the jamb will have a wood cover. No jamb liner will be visible while the window is closed.
10. Exterior combination storm windows may be acceptable provided the installation has minimal visual impact upon the original fenestration. Storm windows shall have narrow perimeter framing (which does not obscure the glazing and sight lines of the primary window). The meeting rail of the storm sash must align with that of the primary window. The painted finish on the storm window frame must match the color of the window trim. Exterior storm windows will not be approved on arched windows, leaded glass, faceted frames, or bent glass. Interior storm window panels may be an appropriate alternative to exterior combination storm windows.
11. Caulk colors and paint colors must be approved. Wood windows must have a paint finish and not a factory applied finish that can not be repainted. The caulk must not cover the profile of the brick mold.
12. Shop drawings must be submitted illustrating all of the above requirements.

<p>BOSTON SASH & MILLWORK 687 SPRING STREET NORTH DIGHTON, MA 02764 PHONE # (508) 880-8808 FAX # (508) 890-3828 WWW.BOSTONSASH.COM</p>	JOB: B.S. & M. STANDARDS PROFILE & GLASS OPTIONS		DRAWN BY: KEITH KUTHAN	
	DESCRIPTION: BEACON HILL PROFILE ALL UNITS		JOB NO: B.S.S.	DWG. NO: SK-1.6
		DATE: 11/11/2015	SCALE: F.S. SHEET: 7 OF 10	

75 Beacon Street



STANDARD

- 5 1/2" UNIT DEPTH
- ANNEALED SINGLE STRENGTH GLASS, INSULATED GLASS UNIT
- UTILE MAHOGANY FRAME & SASH
- STANDARD 1-1/2" THICK WESTERN RED CEDAR SILLS
- PRIMED EXTERIOR/ RAW INTERIOR
- W&C AMESBURY CONCEALED BALANCES
- FULLY WEATHER SEALED
- 7/8" S.D.L. MUNTIN GRILL CONFIGURATIONS

SIZING

- R.O.W. = G.W. + 10-9/16"
- U.W. = G.W. + 5 1/2"
- S.O.W. = G.W. + 4"
- O.A.S.W. = G.W. + 3-9/16"
- D.L.O.W. = G.W. - 9/16"
- U.H. = (U.G.H. + L.G.H.) + 9-3/32"
- S.O.H. = (U.G.H. + L.G.H.) + 5-15/32"
- U.S.H. = U.G.H. + 3-1/32"
- L.S.H. = L.G.H. + 3-3/4"
- D.L.O.H. = G.H. - 9/16"

STD. HARDWARE

- AMESBURY 186 CONCEALED BALANCES
- PHELPS SP225BBRE SATIN BRASS PULLEYS
- A.R.C. #35 NATURAL BRASS CHAIN
- A.R.C. #10 BRAIDED CORD
- A.R.C. STACKABLE WEIGHTS

BEACON HILL D.H. W&C

SCALE: 1-1/2"=1'

EGRESS INFO.

- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1-1/4" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 26-1/2"W. X 51"H.
- 20"X24" UNIT DIMENSIONS 22-1/2"W. X 59"H.

OPTIONAL ITEMS

- 2" PINE OR UTILE MAHOGANY INT. EXTENSION JAMBS
- TEMPERED DOUBLE STRENGTH GLASS UNITS
- ARGON INSULATION GAP
- EXTERIOR LOW E I89
- D P RATING GLAZING
- HISTORIC 1-3/4" THICK WESTERN RED CEDAR SILLS
- 5/4"X4" OR 4/4"X5" NOMINAL WESTERN RED CEDAR CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN



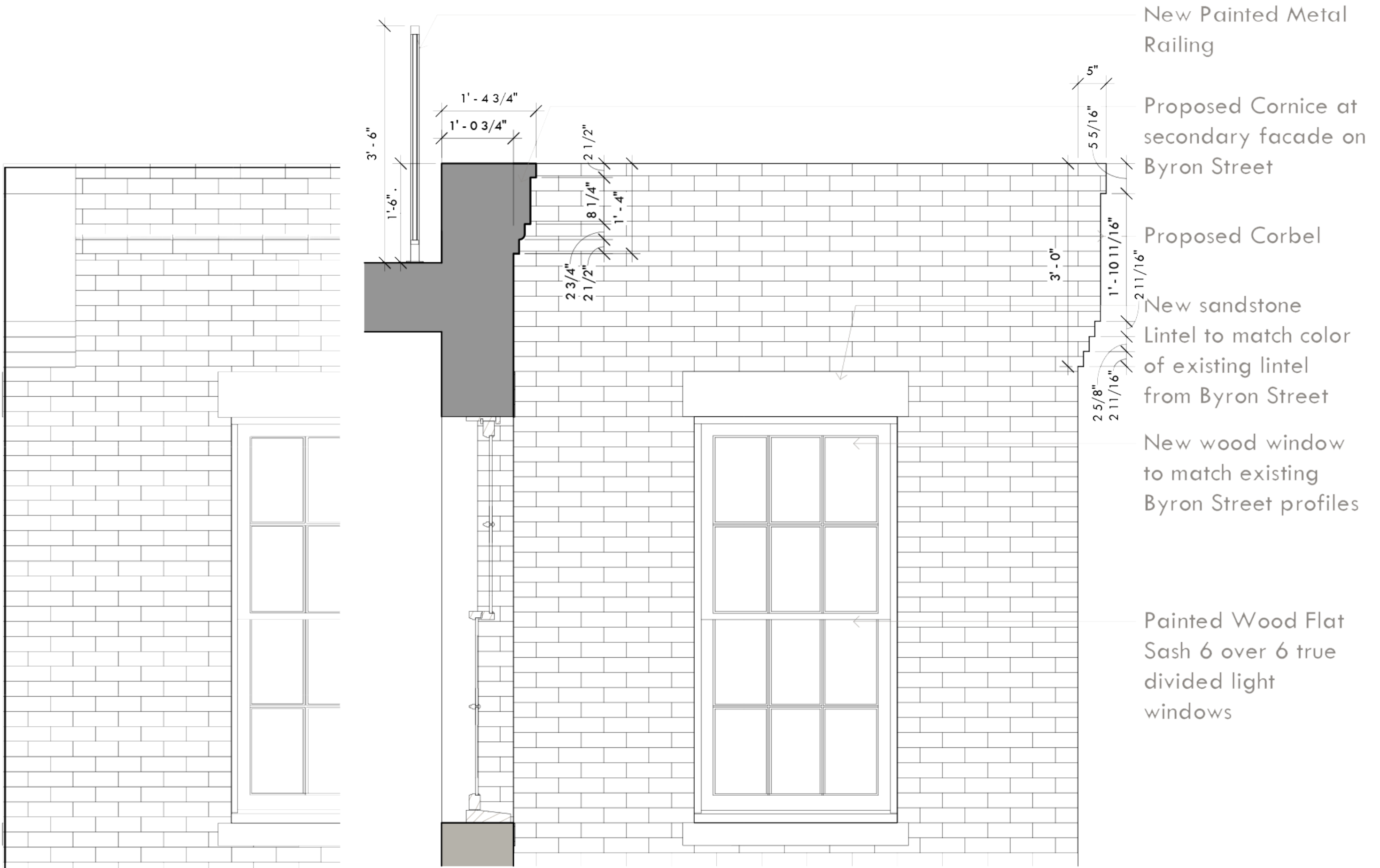
B.S. STANDARDS	ELEVATION, SECTIONS & NOTES
D.H. W&C OPTION 5	BEACON HILL PROFILE
ADJ:	DESCRIPTION

P.O.P.	N/A
DEALER	N/A
CONTRACTOR	N/A
ARCHITECT	N/A
PROJECT MANAGER	N/A
DRAWN BY:	KEITH KUTHAN
DATE:	11/11/2015
SCALE:	NOTED
DWG NO:	SK2C5.0
SHEET	1 OF 7

PLT DATE: 11/11/2015

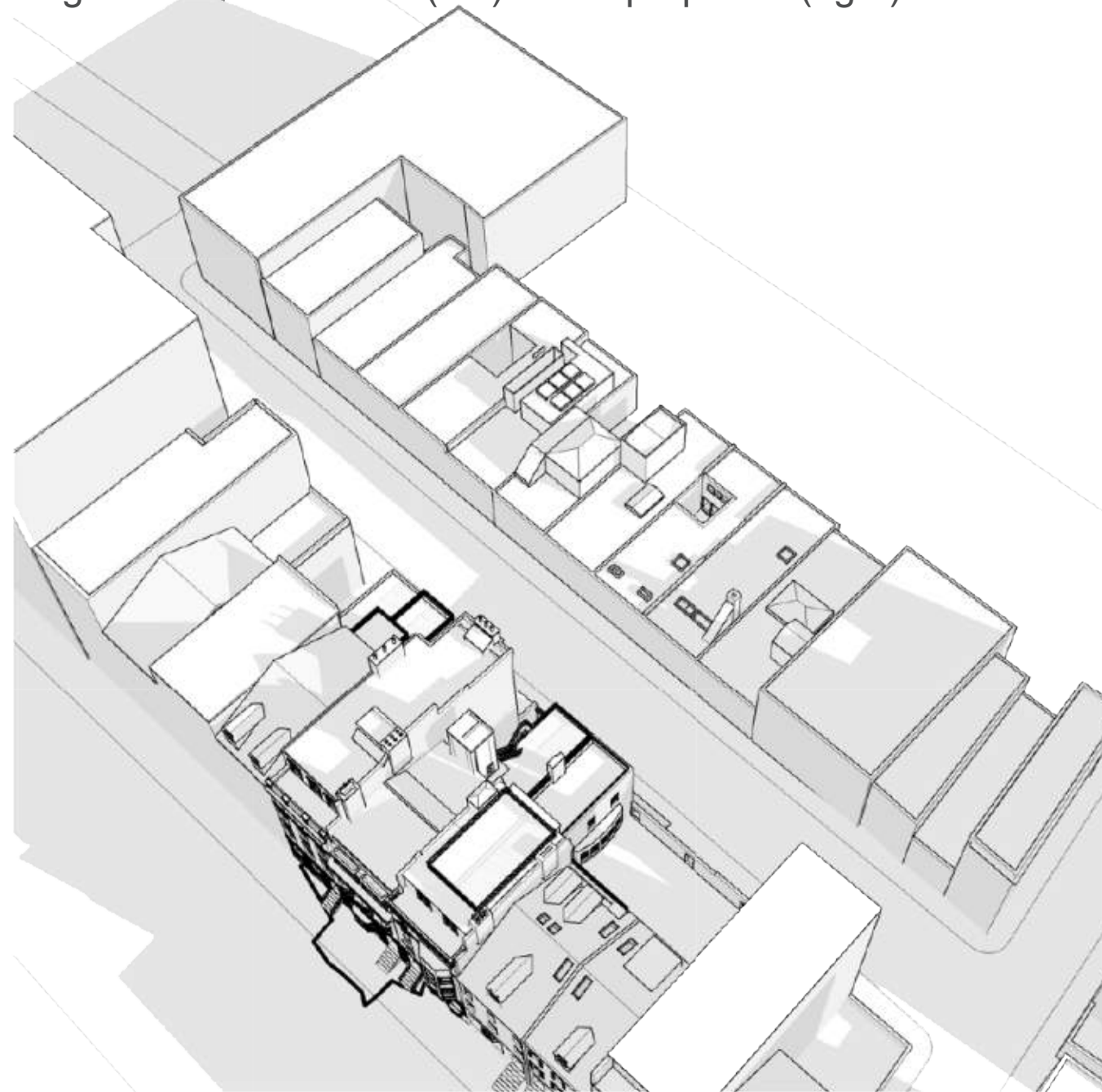
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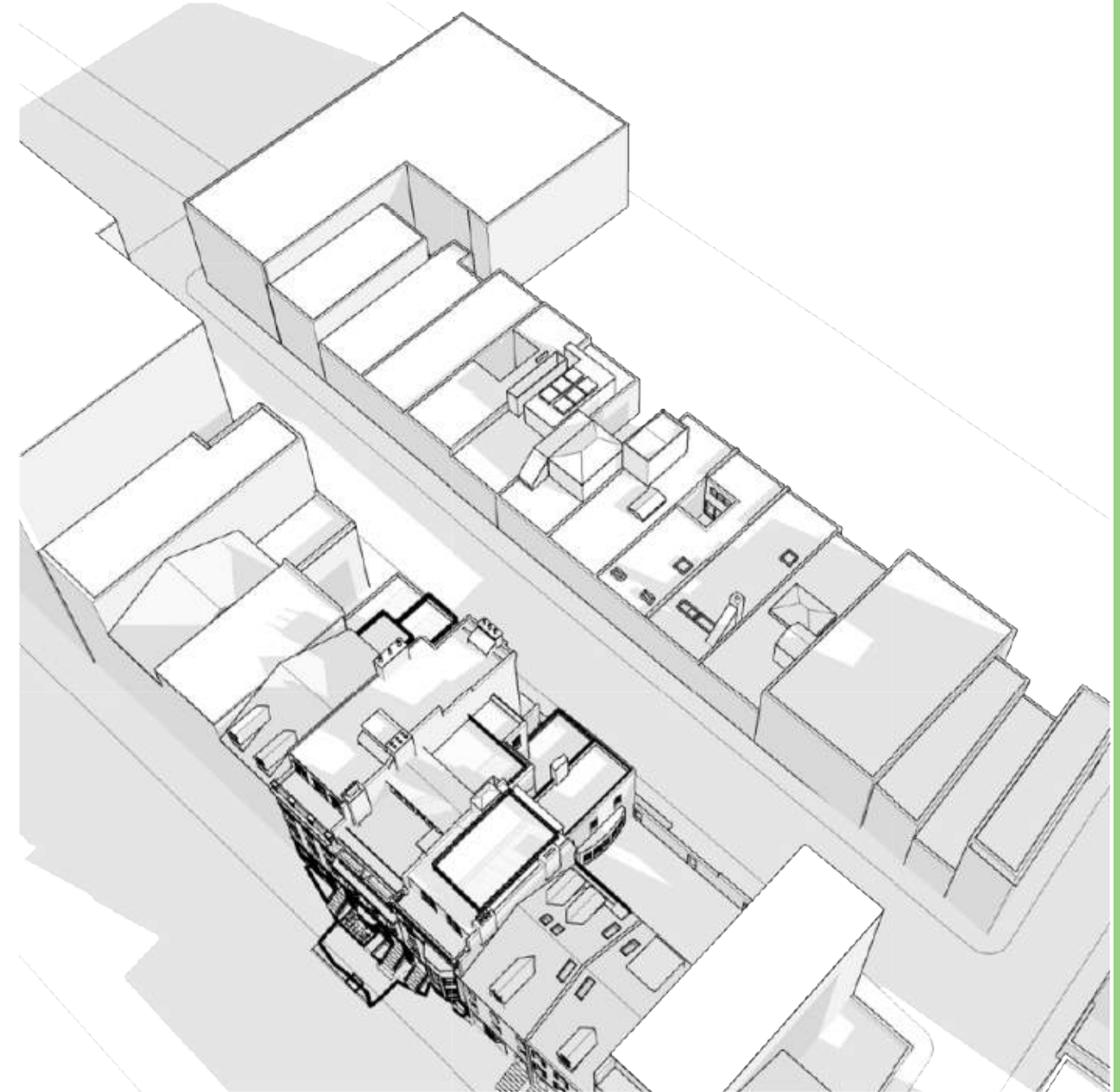


75 Beacon Street

Comparing existing conditions (left) to our proposed (right)-



Existing Plan View- Summer Solstice 7am



Proposed Plan View- Summer Solstice 7am

Summer- 7am

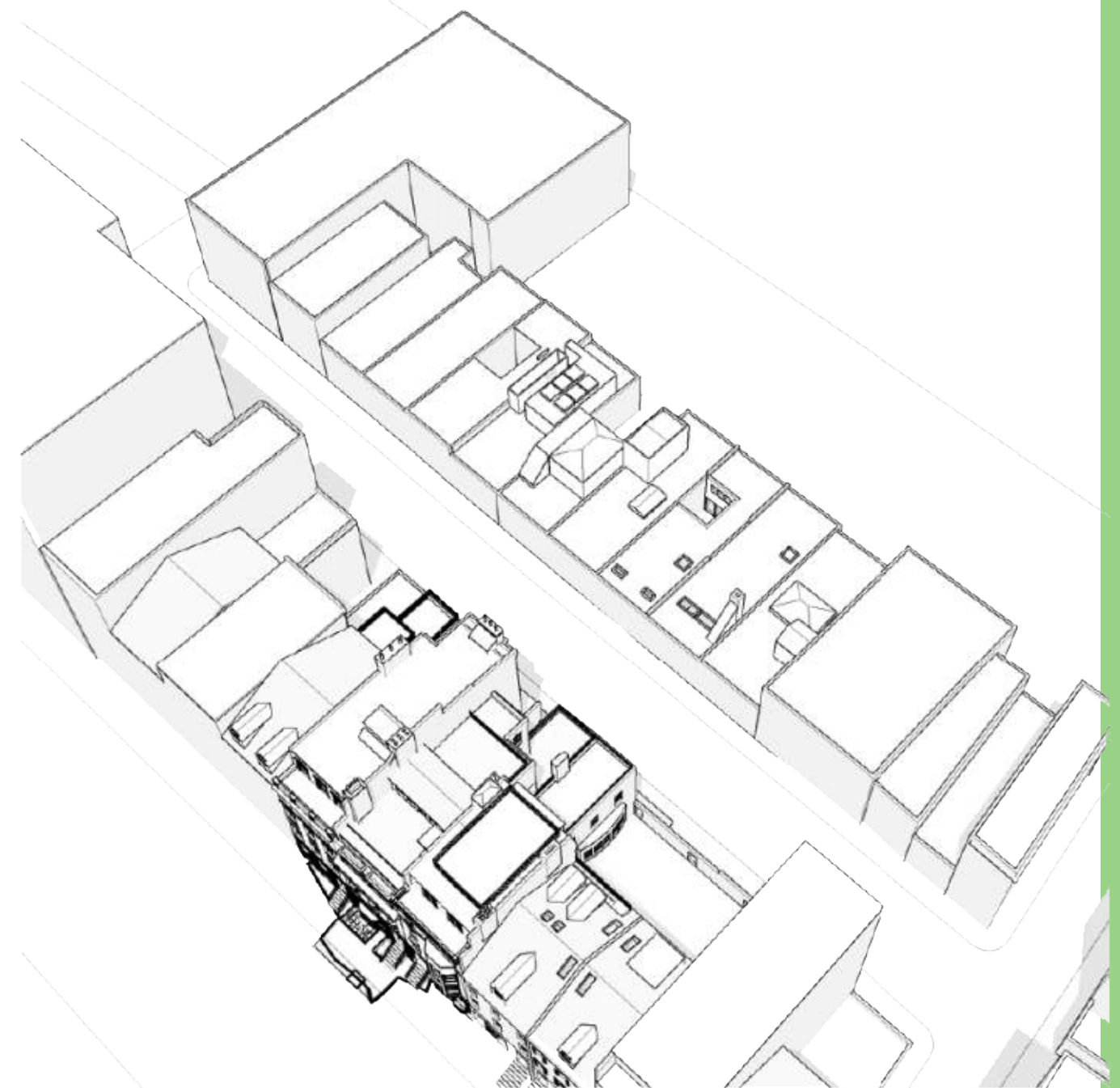
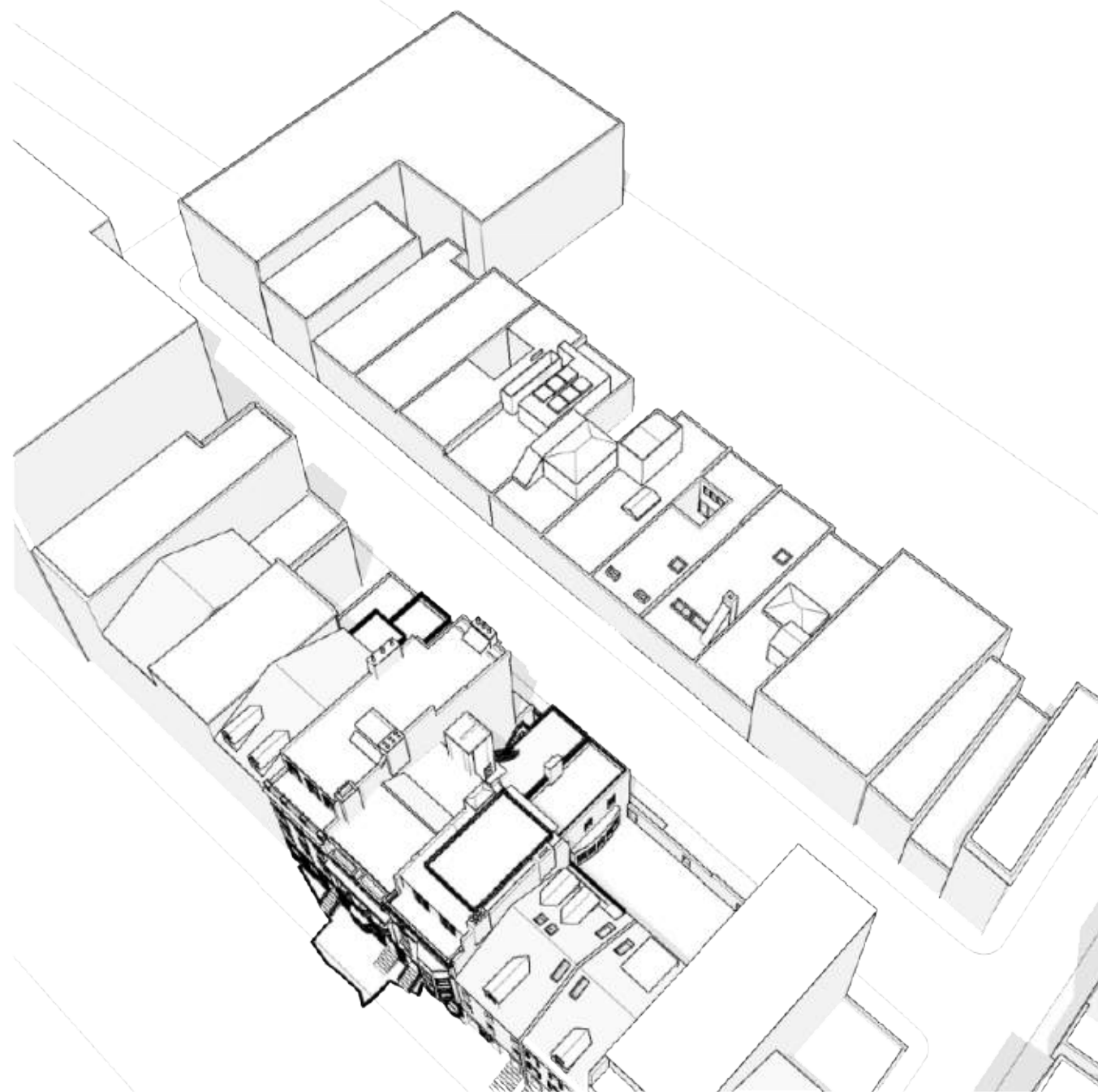
MEYER & MEYER
ARCHITECTURE AND INTERIORS

Sun Study
Morning Sun
Plan View

75 Beacon Street

IV

Comparing existing conditions (left) to our proposed (right)-



Existing Plan View- Summer Solstice 12pm

Proposed Plan View- Summer Solstice 12pm

Summer- 12pm

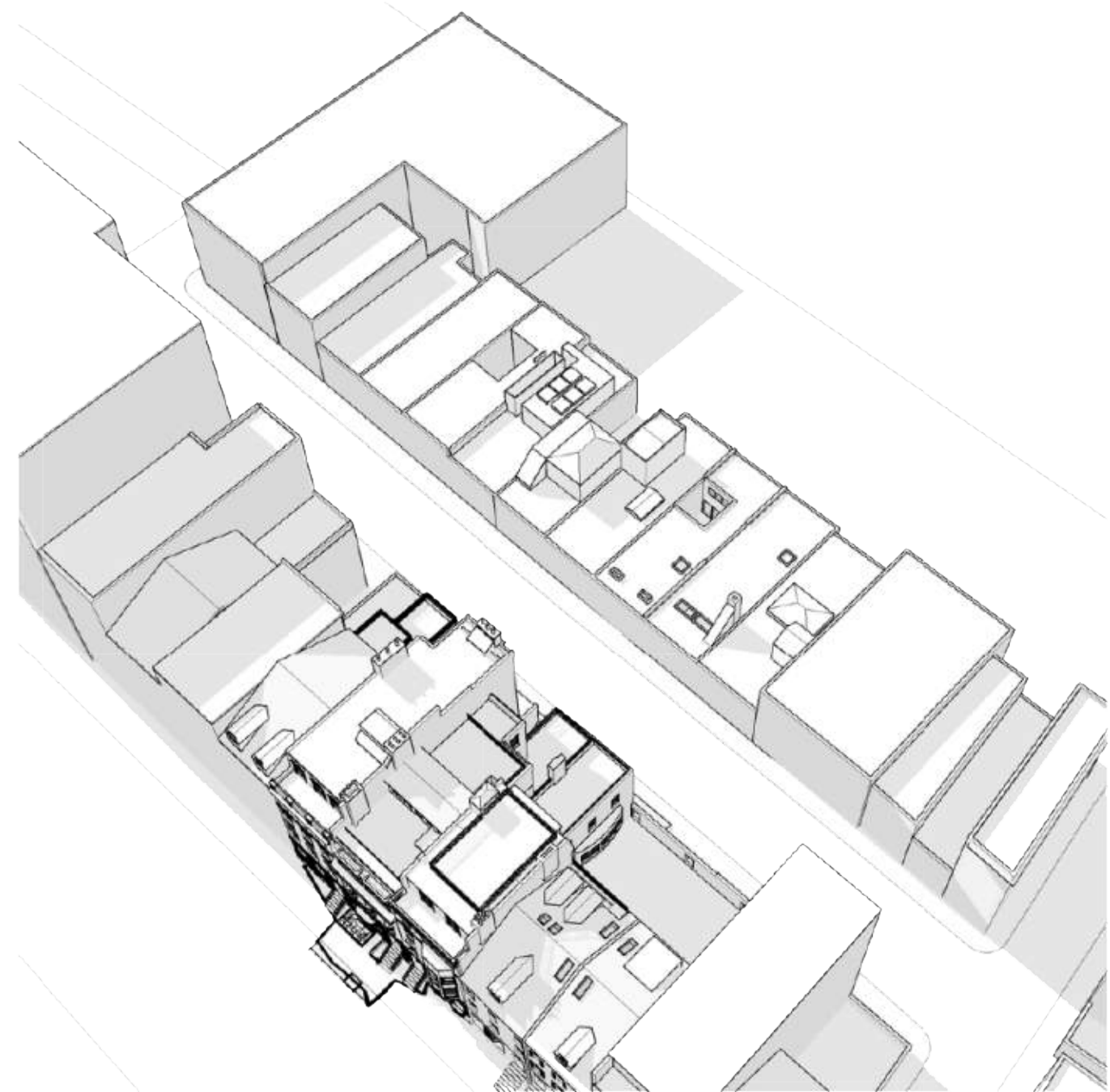
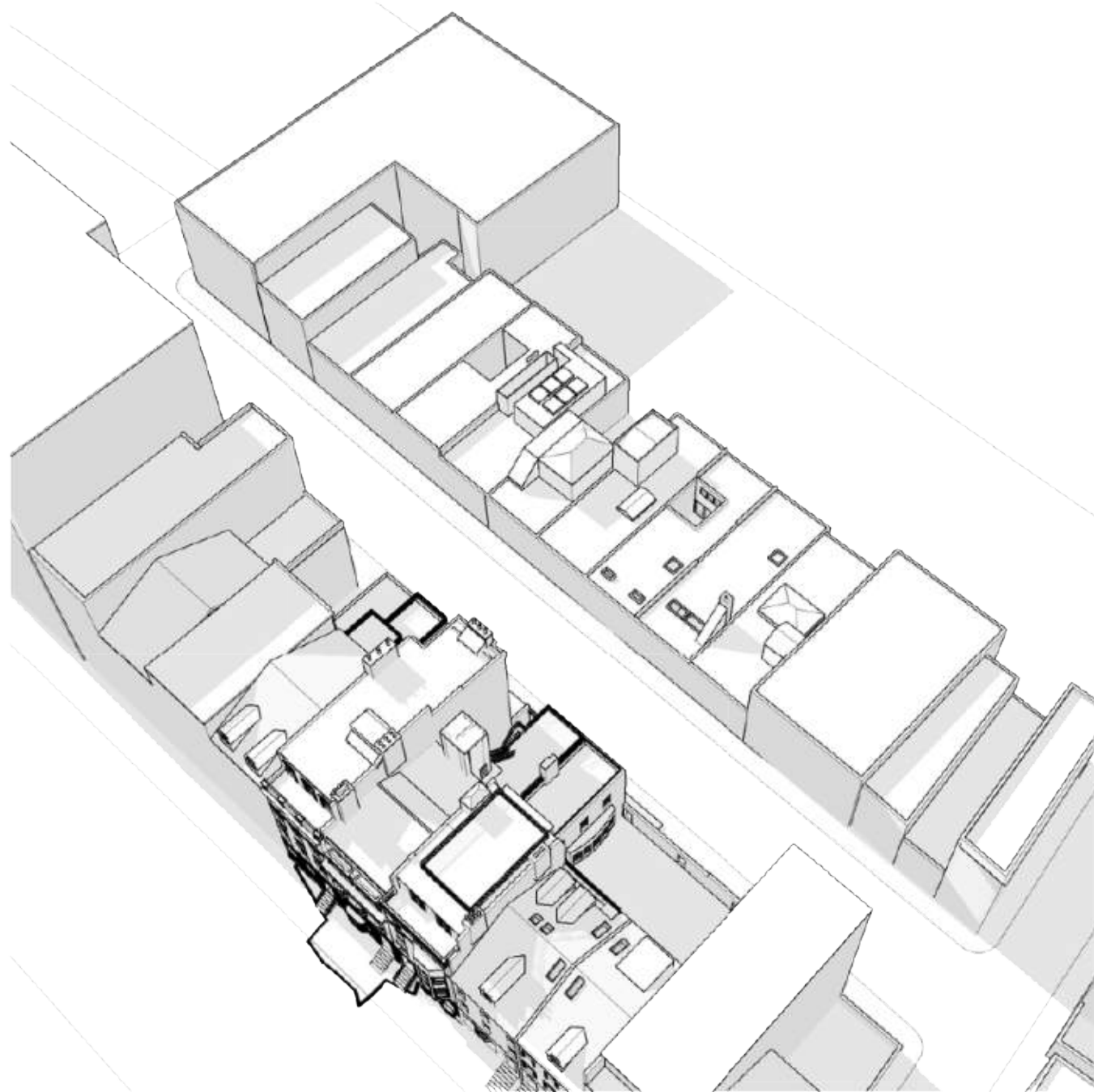
MEYER & MEYER
ARCHITECTURE AND INTERIORS

Sun Study
Noon Sun
Plan View

75 Beacon Street

IV

Comparing existing conditions (left) to our proposed (right)-



Existing Plan View- Summer Solstice 5pm

Proposed Plan View- Summer Solstice 5pm

Summer- 5pm

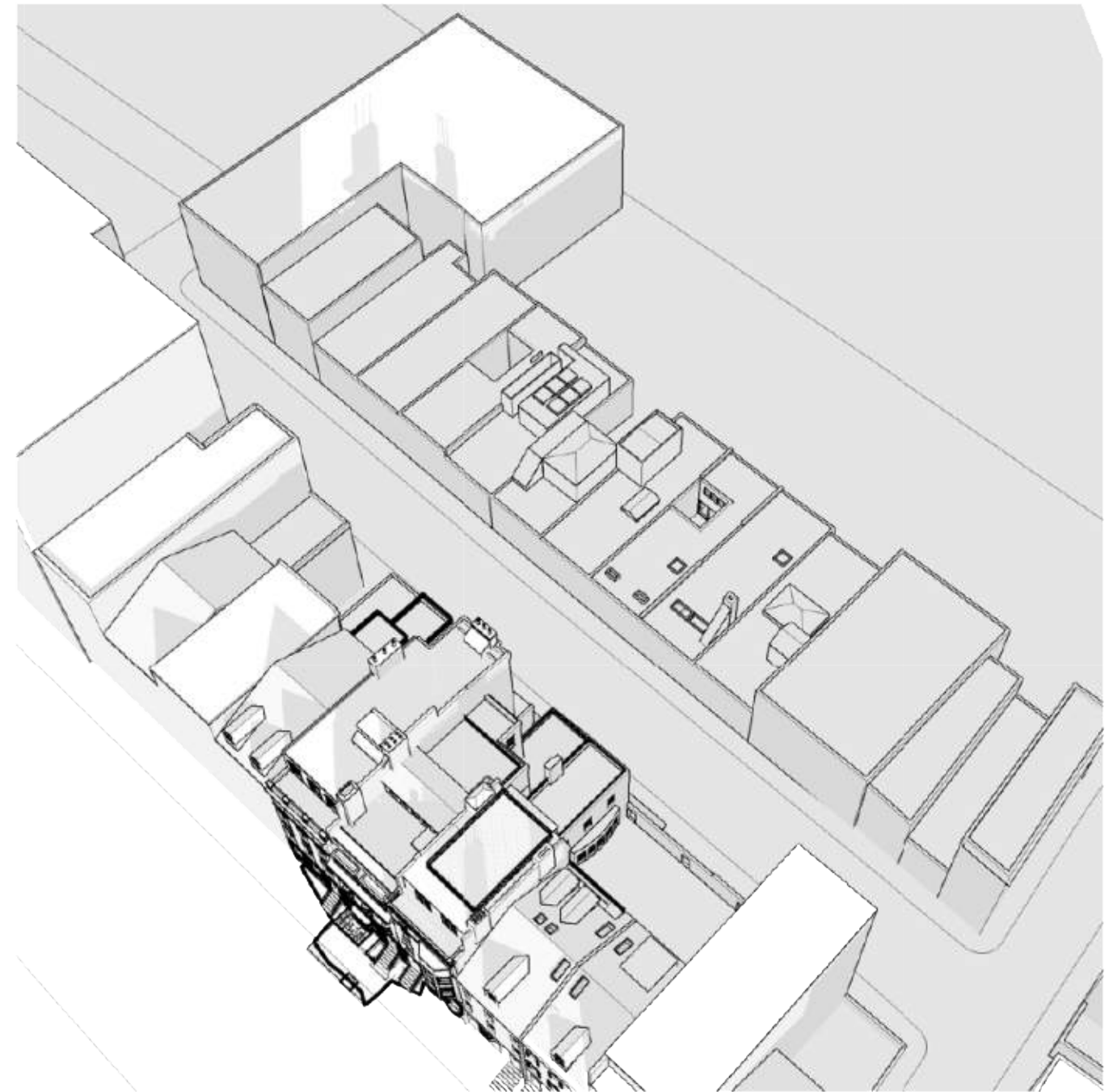
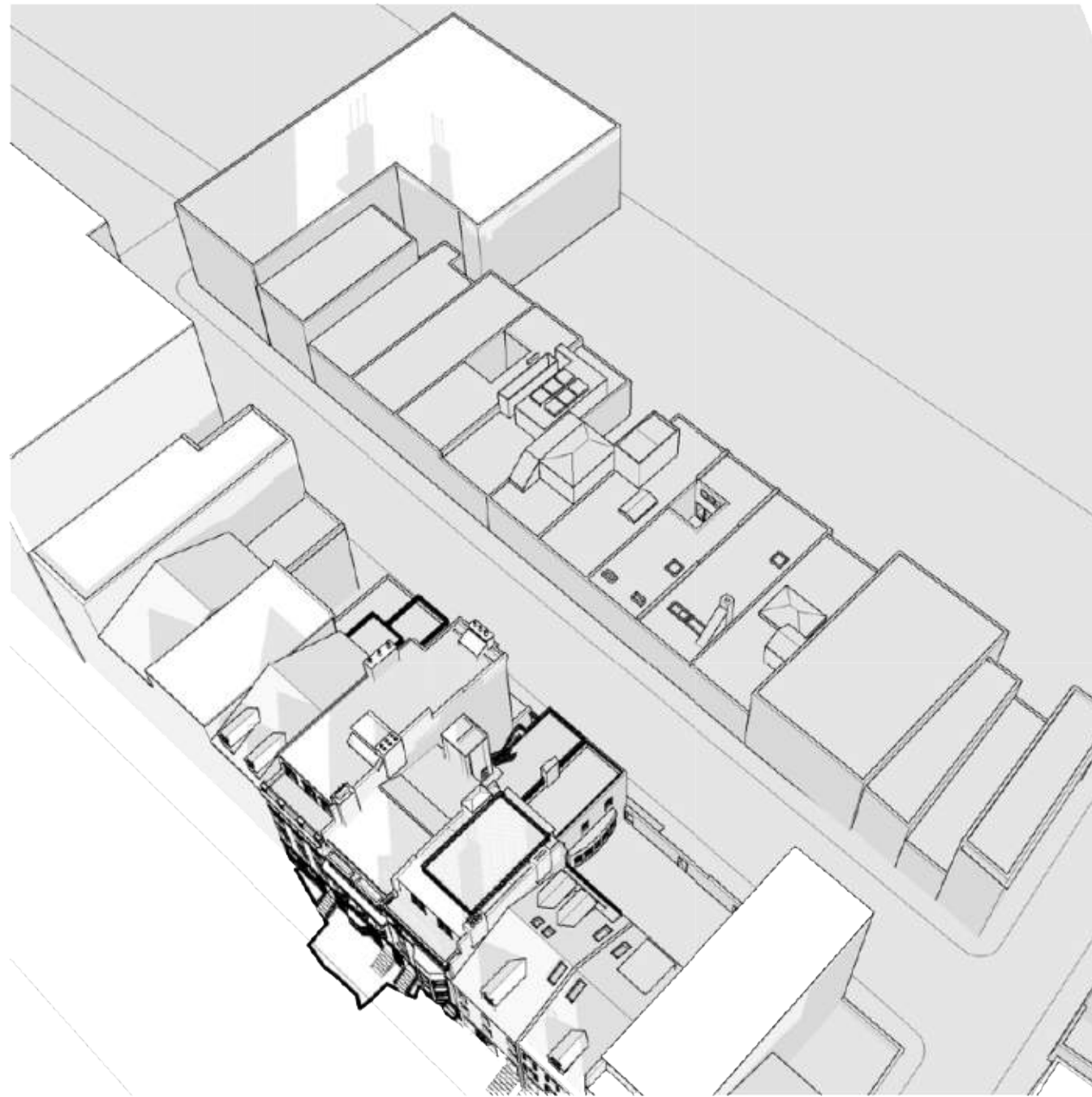
MEYER & MEYER
ARCHITECTURE AND INTERIORS

Sun Study
Worst Case Scenario- Afternoon Sun
Plan View

75 Beacon Street

IV

Comparing existing conditions (left) to our proposed (right)-



Existing Plan View- Winter Solstice 7am

Proposed Plan View- Winter Solstice 7am

Winter- 7am

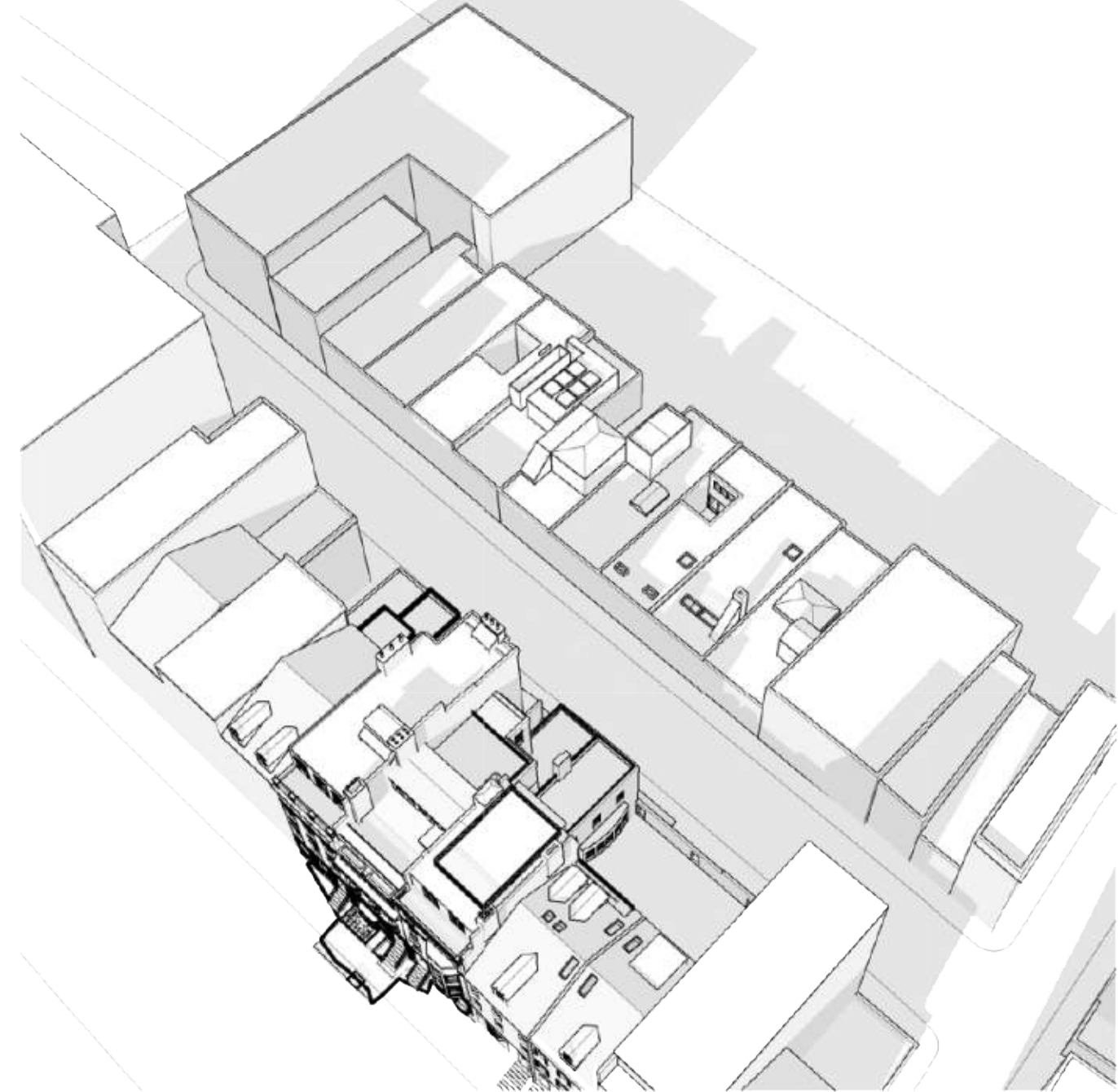
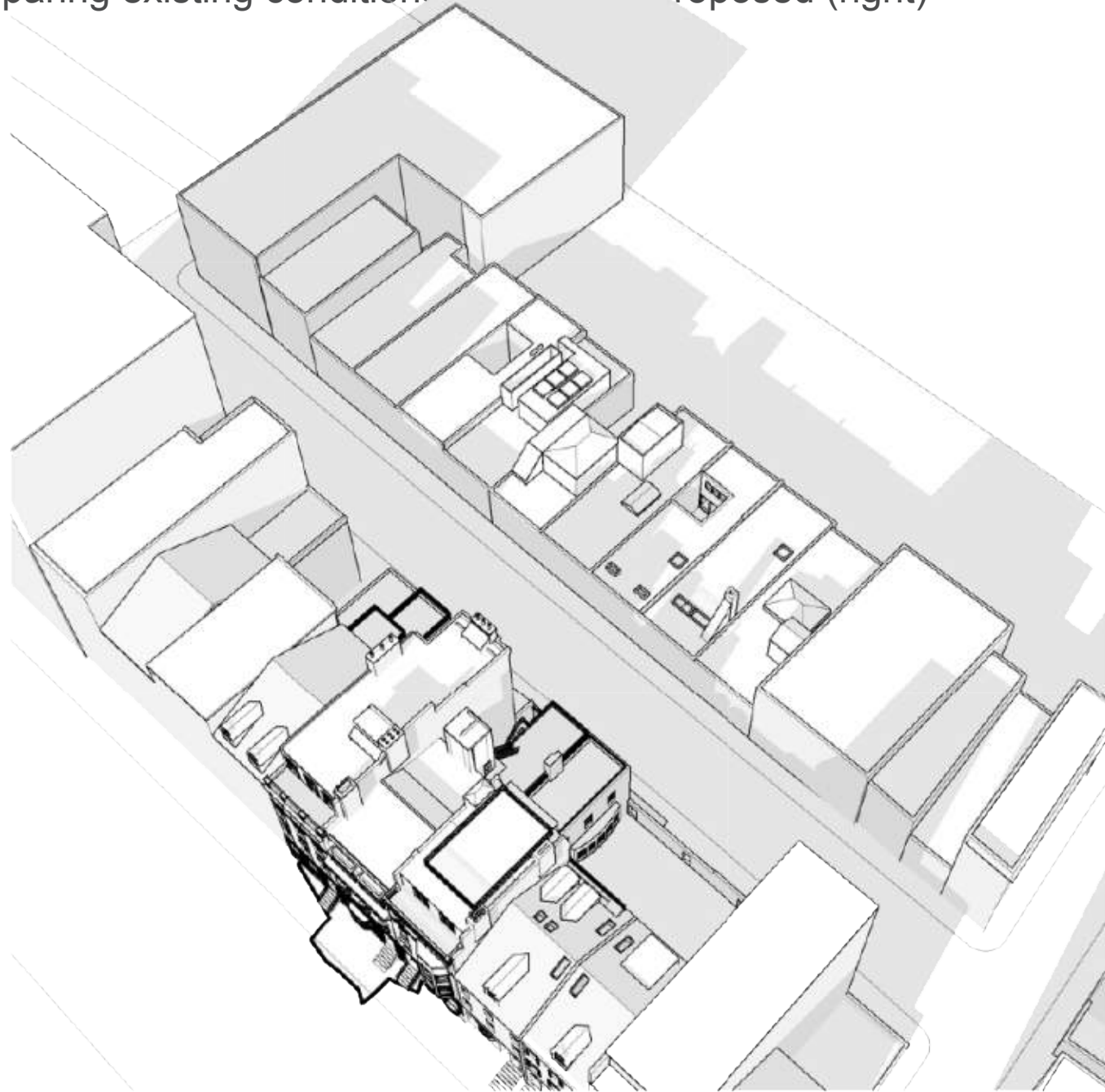
MEYER & MEYER
ARCHITECTURE AND INTERIORS

Sun Study
Morning Sun
Plan View

75 Beacon Street

IV

Comparing existing conditions (left) to our proposed (right)-



Existing Plan View- Winter Solstice 12pm

Proposed Plan View- Winter Solstice 12pm

Winter- 12pm

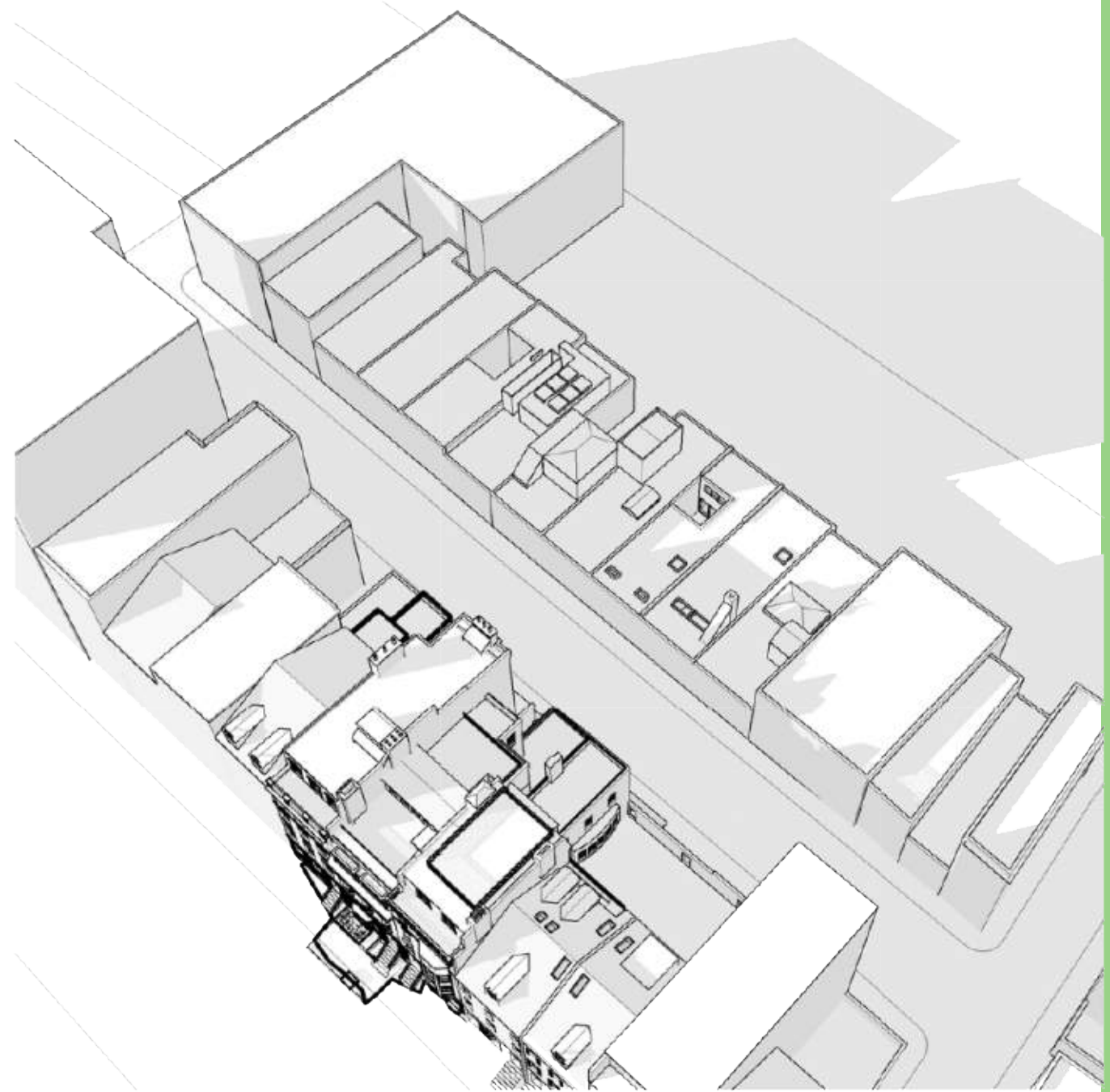
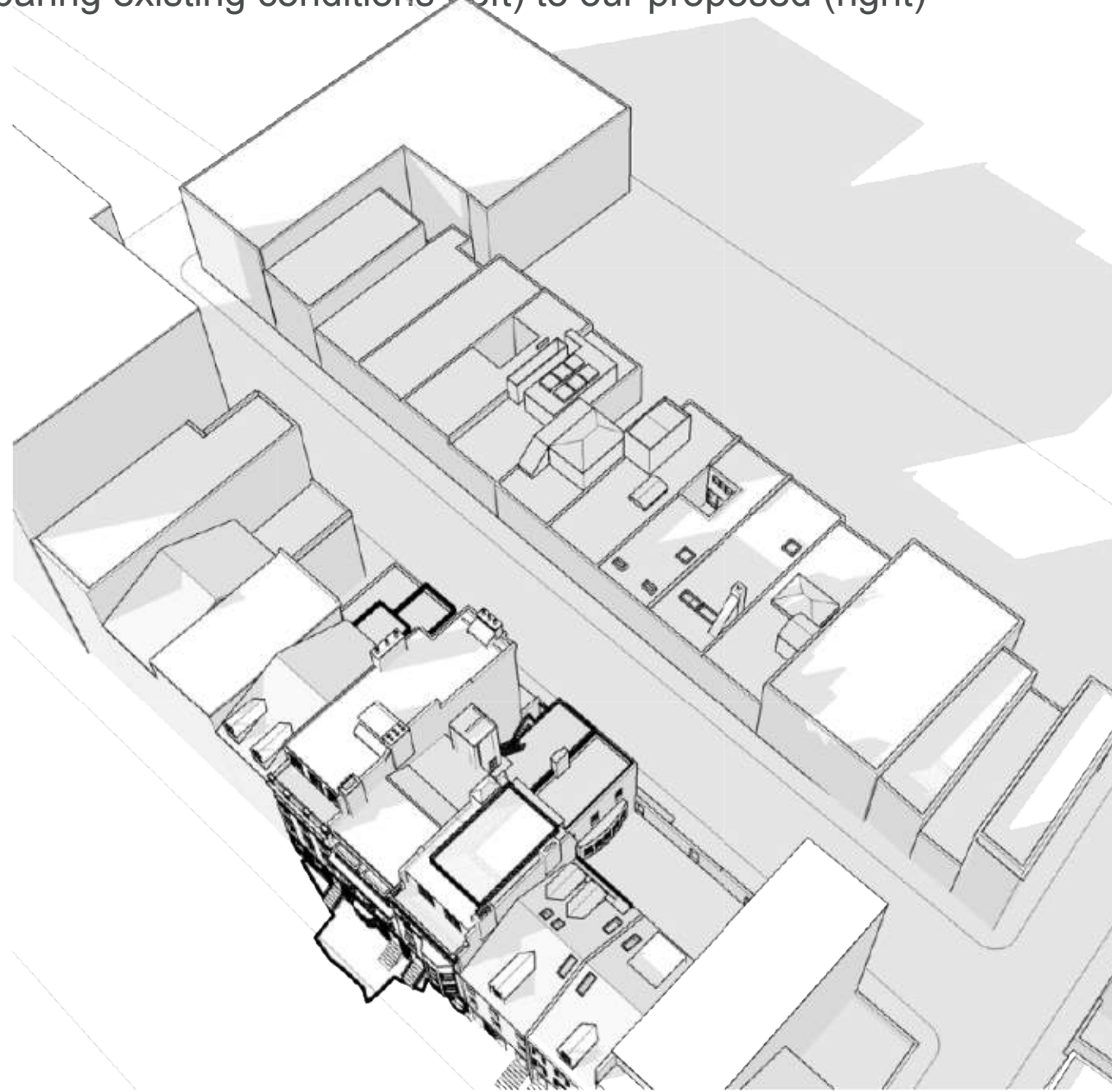
MEYER & MEYER
ARCHITECTURE AND INTERIORS

Sun Study
Noon Sun
Plan View

75 Beacon Street

IV

Comparing existing conditions (left) to our proposed (right)-



Existing Plan View- Winter Solstice 5pm

Proposed Plan View- Winter Solstice 5pm

Winter- 5pm
MEYER & MEYER
ARCHITECTURE AND INTERIORS

Sun Study
Afternoon Sun
Plan View

75 Beacon Street

IV

Comparing existing conditions (left) to our proposed (right)-



Existing Plan View- Summer Solstice 5pm



Proposed Plan View- Summer Solstice 5pm

Summer- 5pm

MEYER & MEYER
ARCHITECTURE AND INTERIORS

Sun Study
Birdseye View

75 Beacon Street

IV