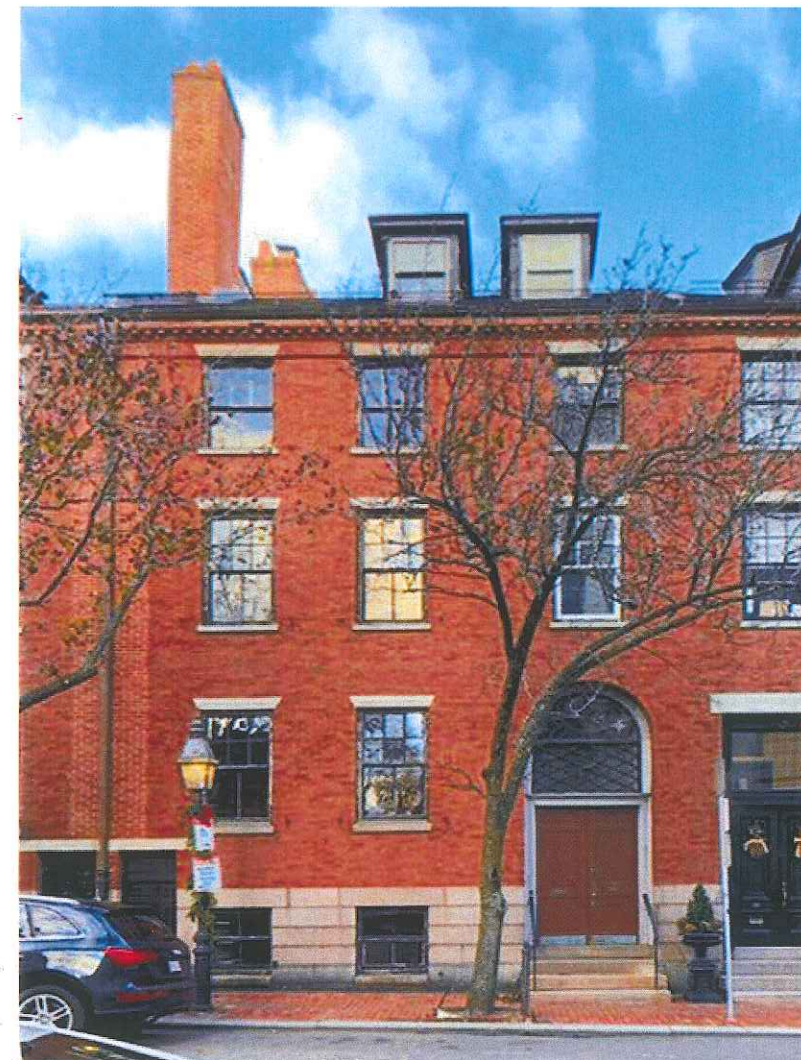


33 MT VERNON

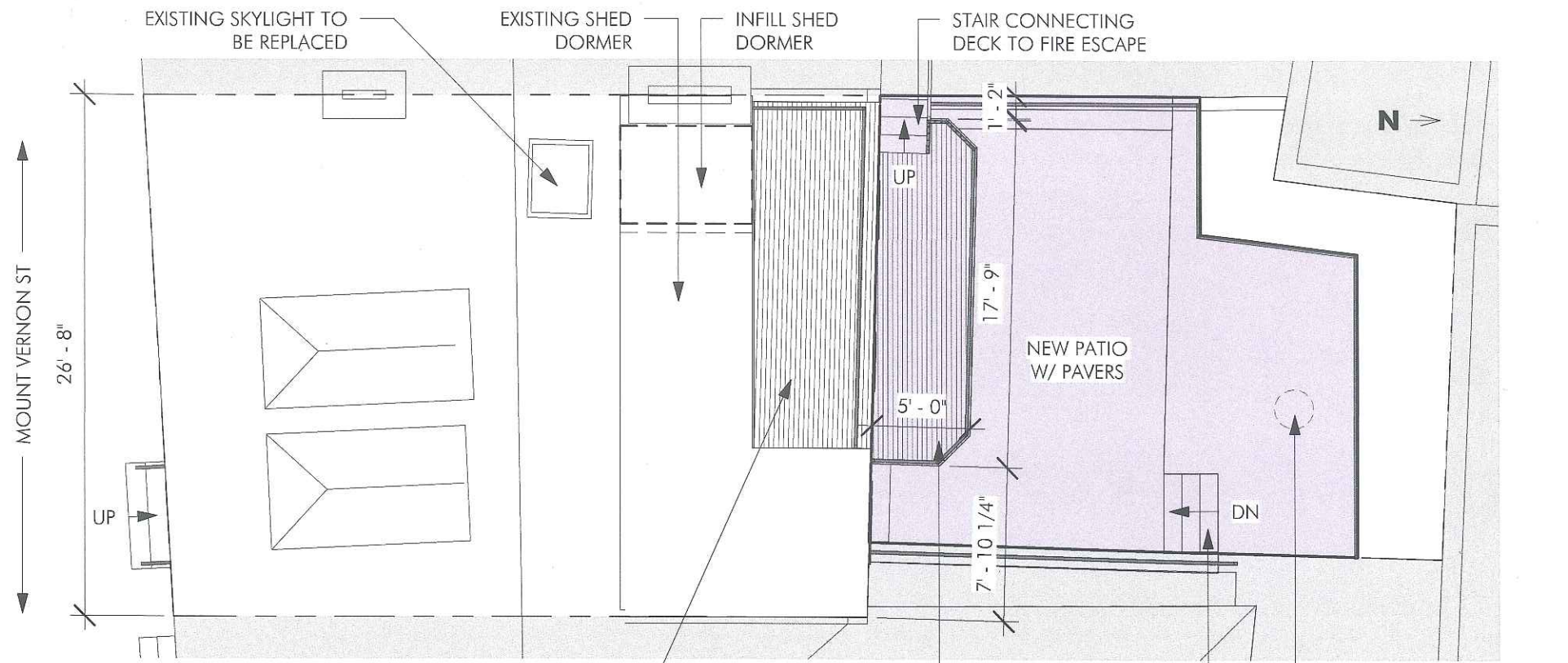
BOSTON, MA 02108

HIGH STREET PROPERTIES

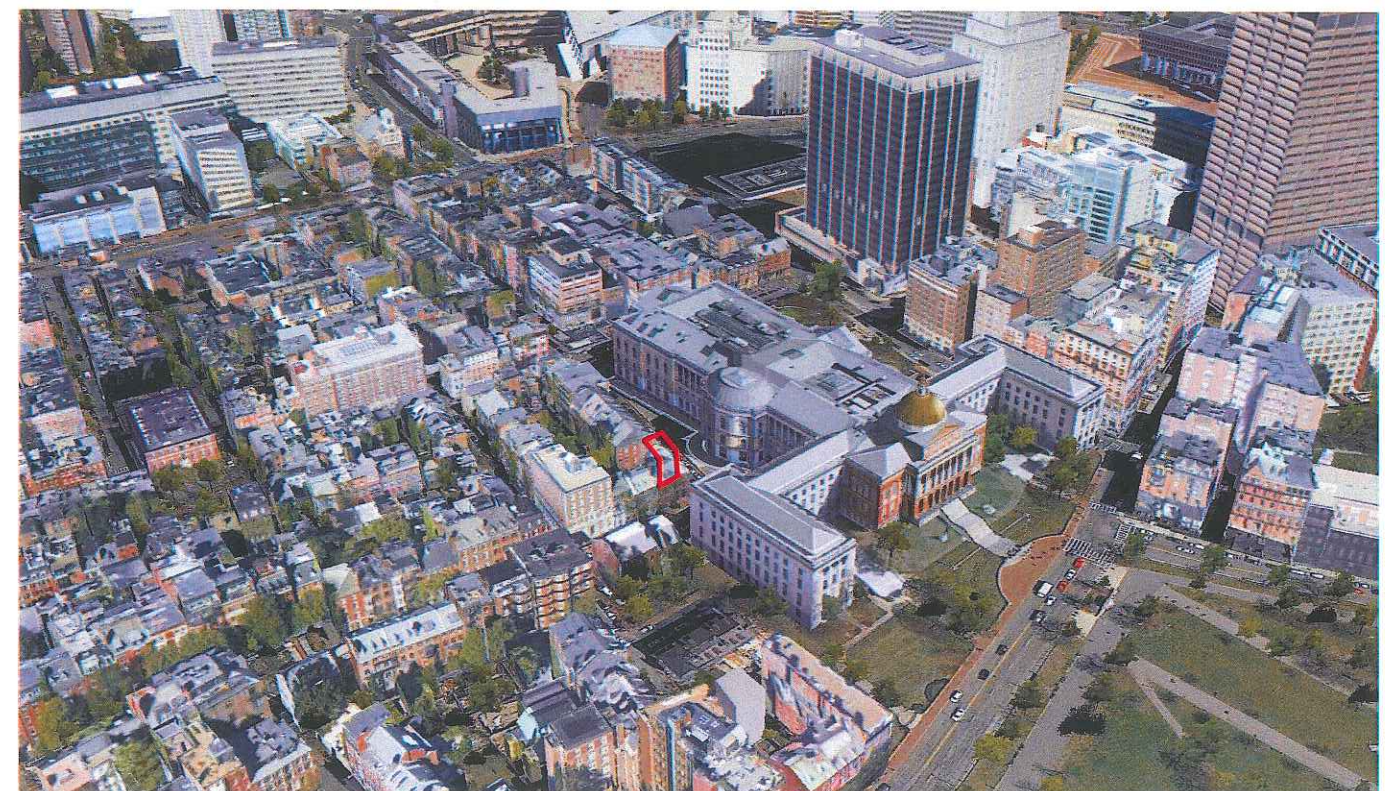
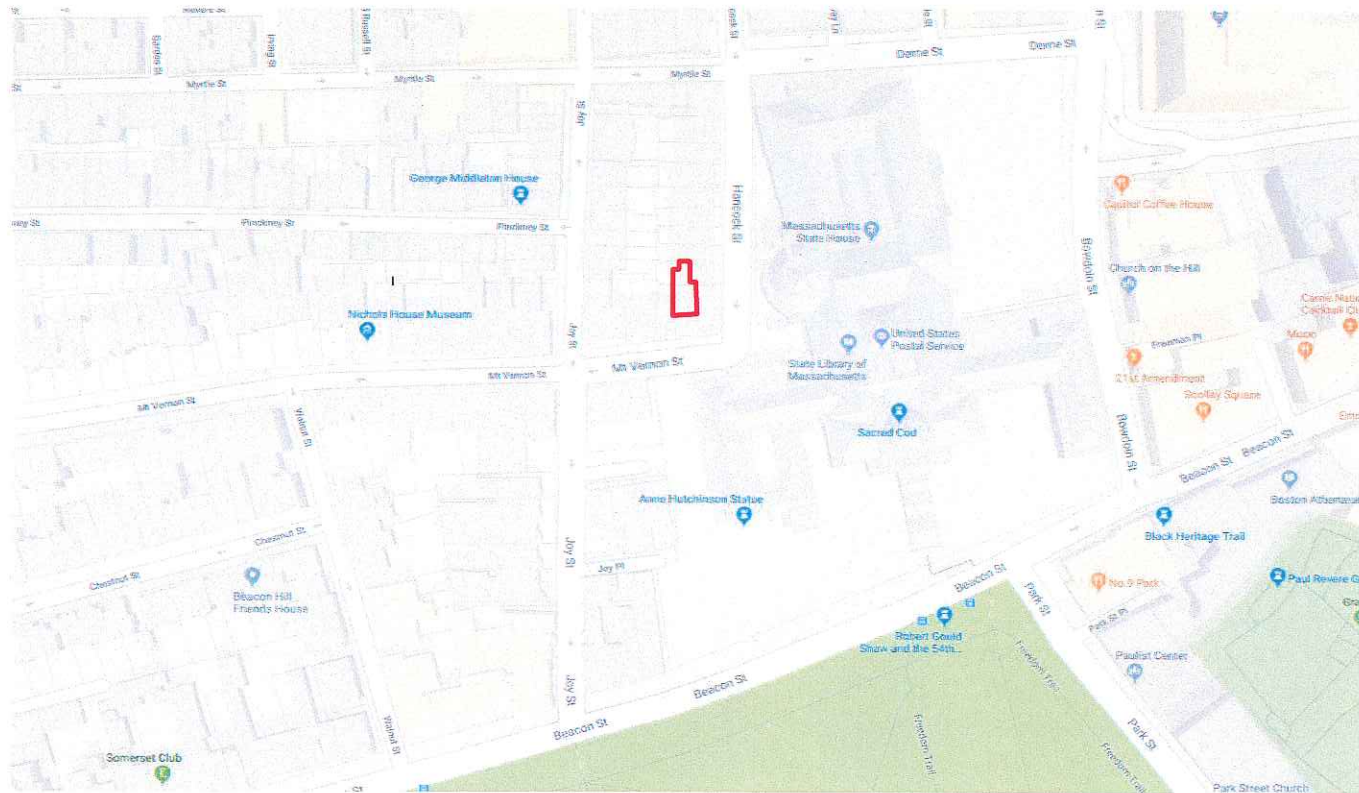
APRIL 25, 2019

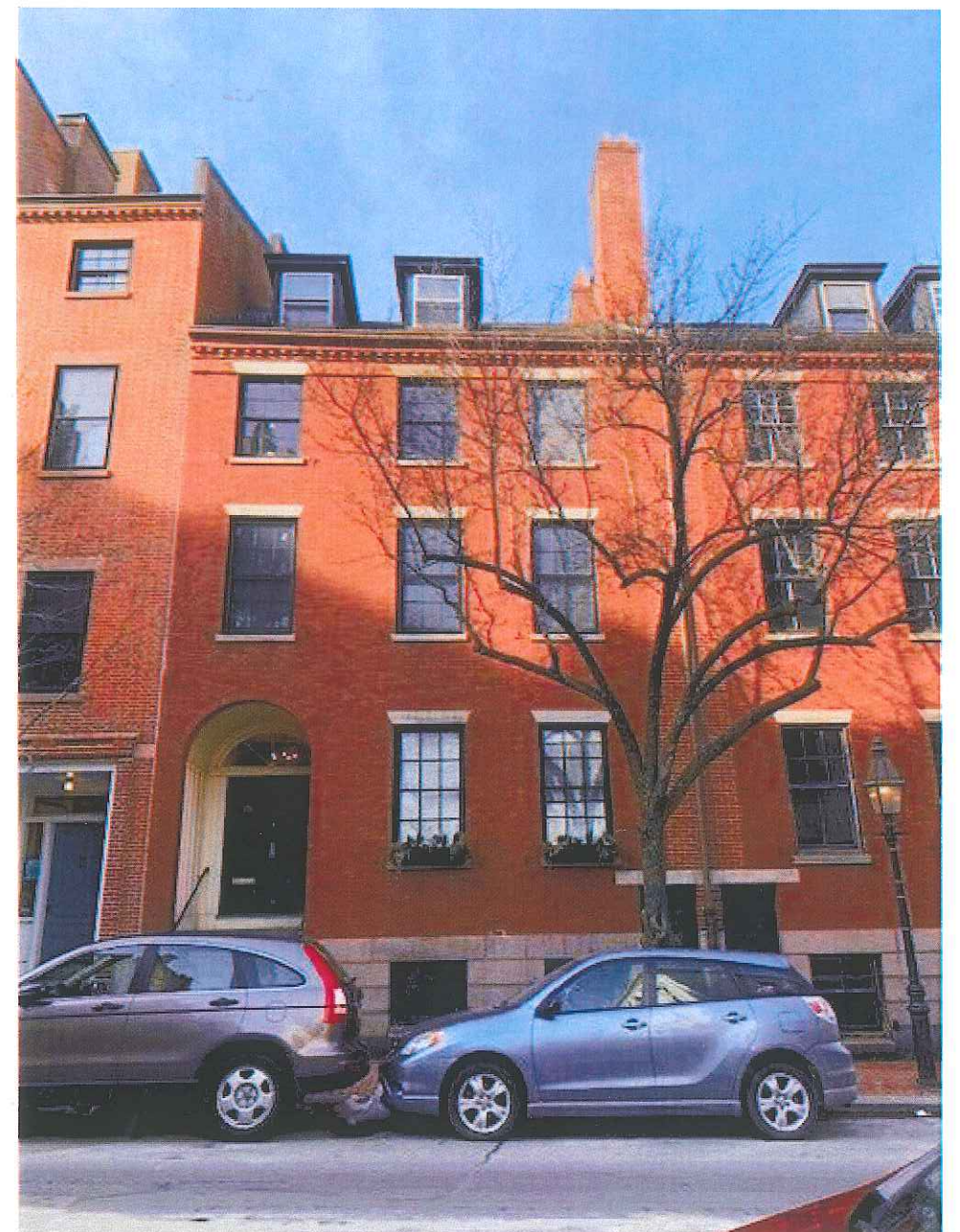
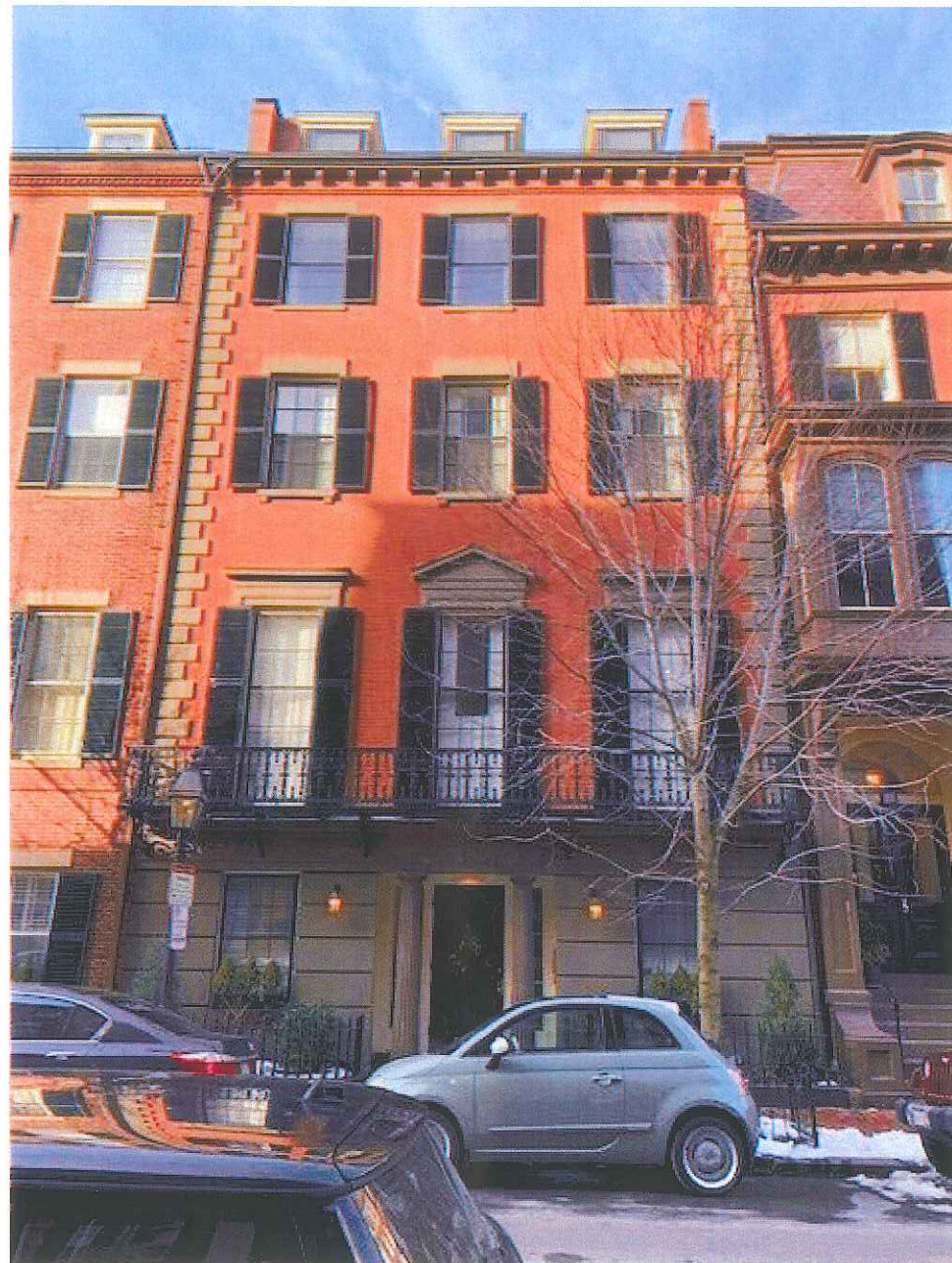


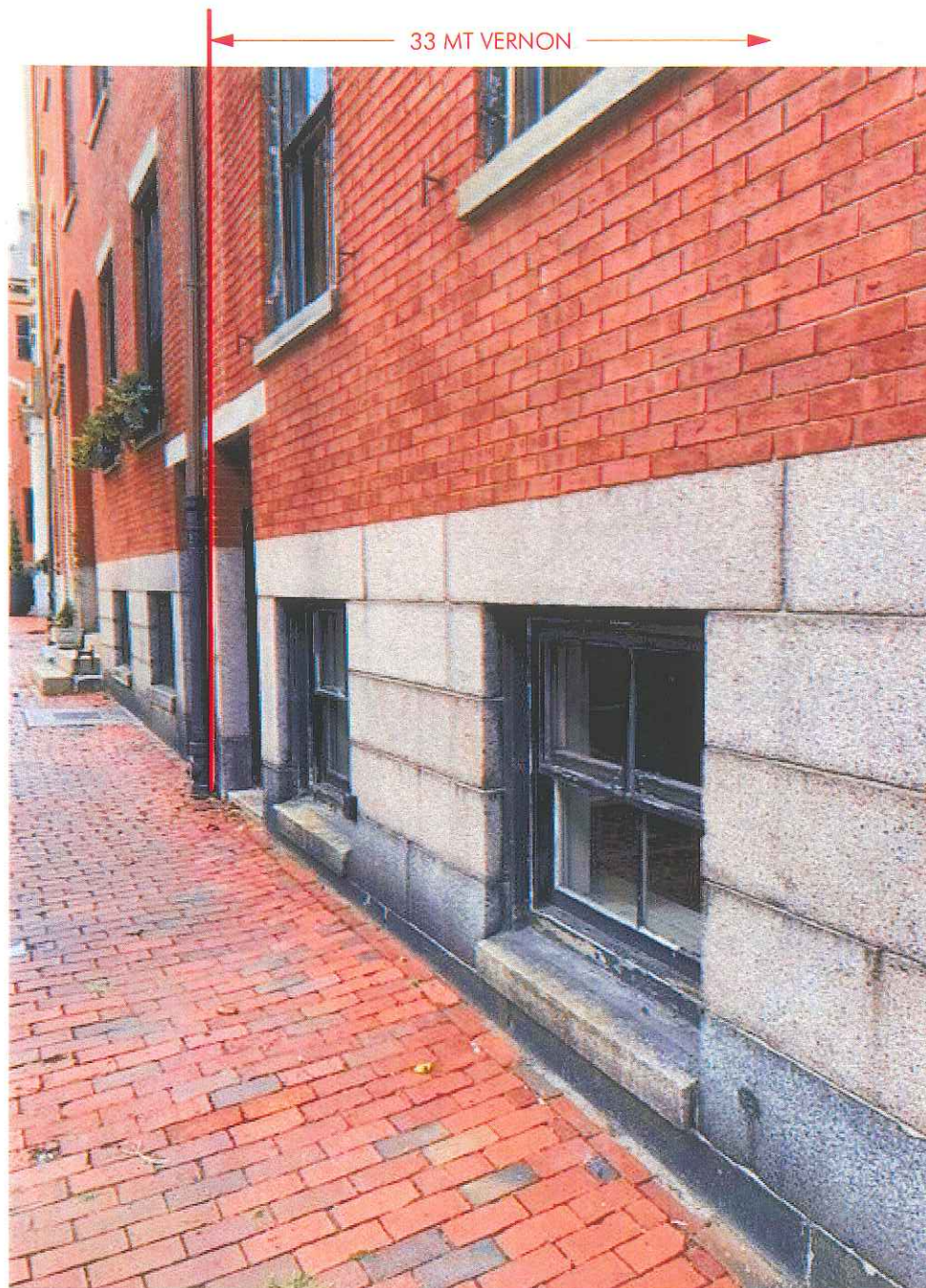
EMBARC



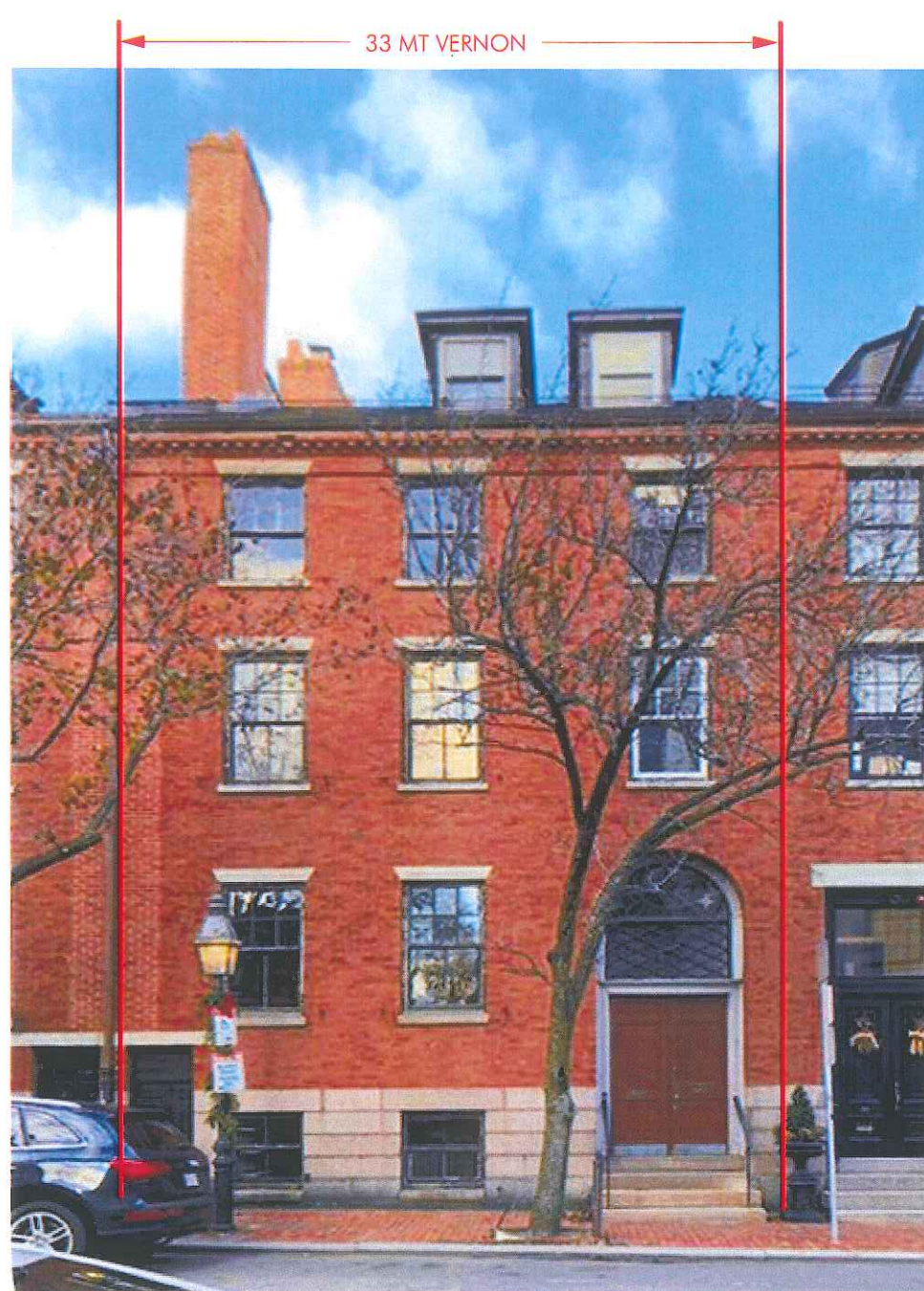
1 SITE
 1/8" = 1'-0"
 NEW INSET ROOF DECK WITH BLACK METAL RAIL
 NEW DECKS AT FIRST AND SECOND FLOOR
 NEW STAIRS FROM PATIO TO EXISTING GARDEN LEVEL
 EXISTING TREE TO REMAIN



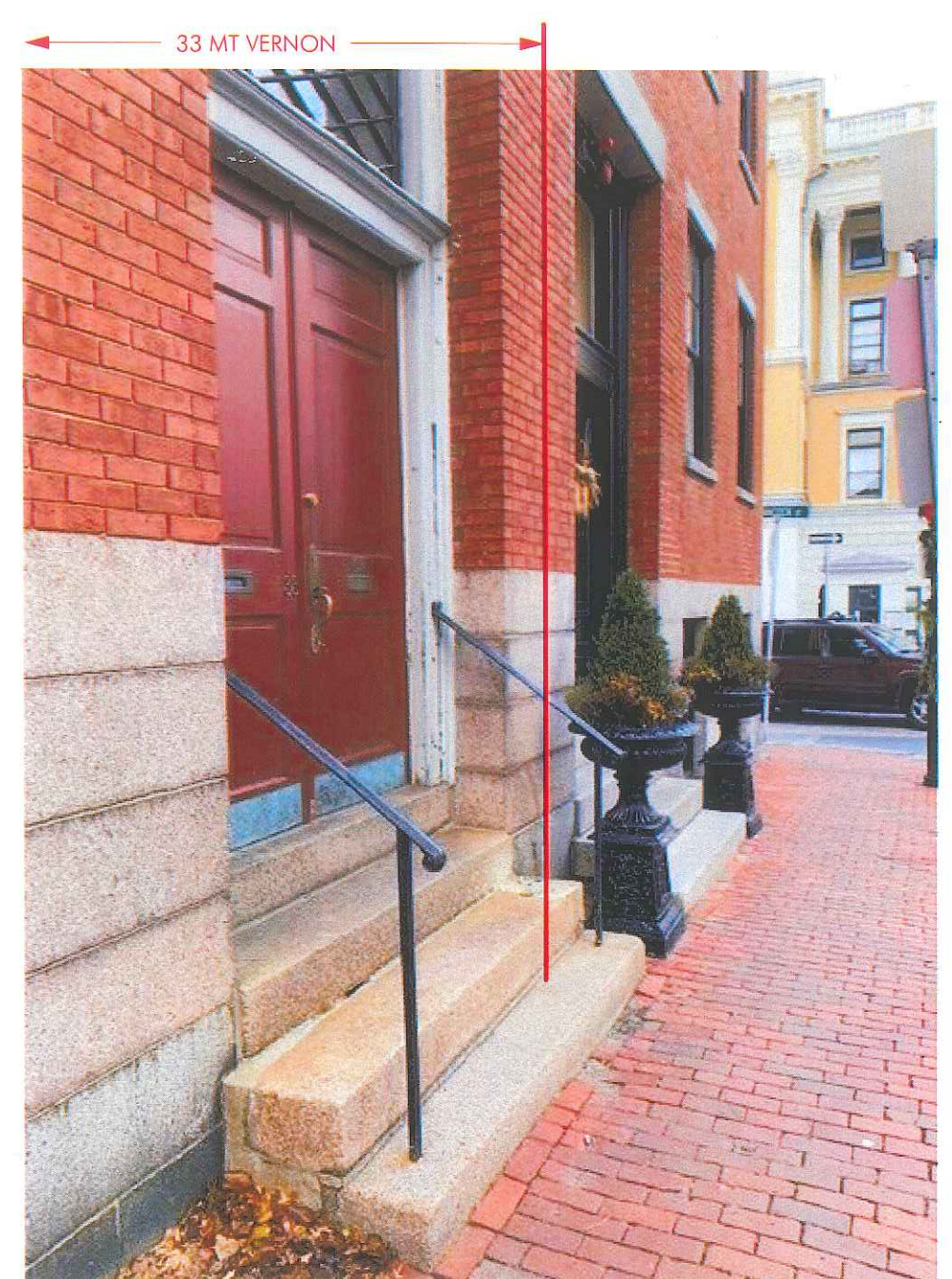




MT VERNON STREET FACING WEST



MT VERNON STREET



MT VERNON STREET FACING EAST



1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

REPLACE EXISTING 1-OVER-1 VINYL WINDOWS WITH NEW 6-OVER-2 ALL WOOD WINDOWS. PAINT BLACK.

REPAIR AND RESTORE EXISTING WINDOW SILLS AND HEADERS, AS REQUIRED, TYP.

NEW WOOD WINDOW SHUTTERS. PAINT BLACK. USE EXISTING SHUTTER DOGS.

REPLACE MIX OF EXISTING WOOD AND VINYL WINDOWS WITH NEW 6-OVER-2 ALL WOOD WINDOWS. PAINT BLACK.

REPAIR AND REPOINT EXISTING BRICK MASONRY FACADE, AS REQUIRED.

REPAIR AND RESTORE EXISTING DOORS & TRANSOM SURROUND AS REQUIRED. PAINT BLACK.

REMOVABLE BLACK FLOWER BOXES.

NEW BUZZER INSTALLED IN JAMB.

NEW DOOR HARDWARE. SEE PAGE 5.

CLEAN AND REPAIR GRANITE AS REQUIRED.

REPAIR AND RESTORE EXISTING STOOP AND STOOP RAIL AS REQUIRED.

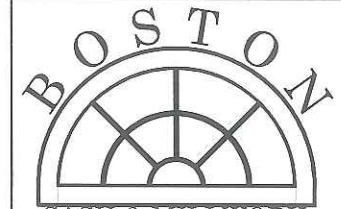
REPAIR AS NEEDED AND REPAINT EXISTING DOOR



EXISTING DOOR HARDWARE



PROPOSED HARDWARE:
BALDWIN HARDWARE - BLAKELY HANDLESET IN UNLAQUARED BRASS



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 FAX # (508) 880-8828
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B.S. STANDARDS

D.H. B.B.U. OPTION 5

DESCRIPTION:

ELEVATION, SECTIONS & NOTES

BEACON HILL PROFILE

JOB:

P.O.#
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:

SK2B5.0

SHEET:
1 OF 6

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
- AMESBURY CONCEALED BALANCES
- FULLY WEATHER SEALED
- 7/8" S.D.L. MUNTIN GRILL CONFIGURATIONS

SIZING

- 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

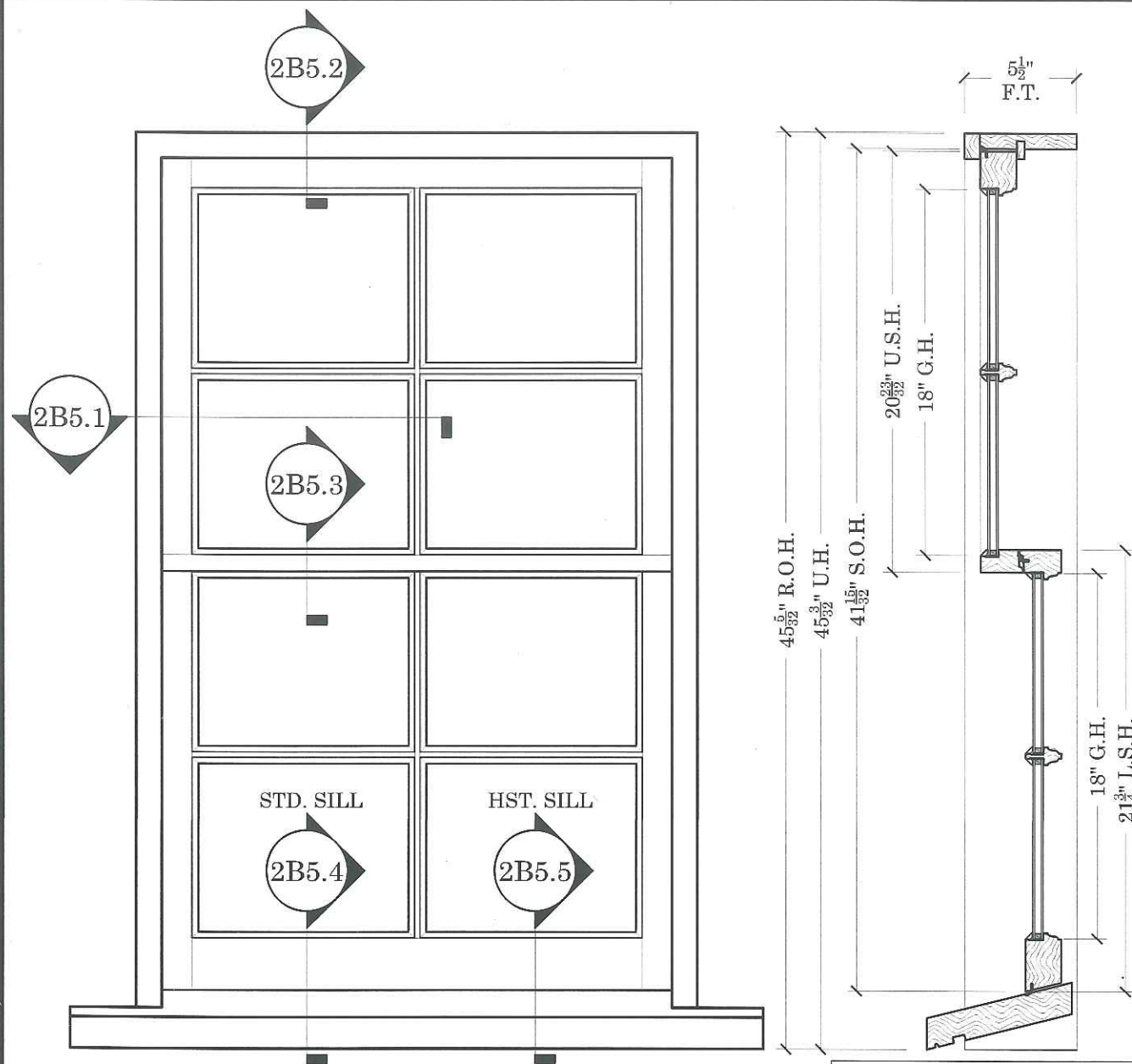
- AMESBURY 186 CONCEALED BALANCES

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

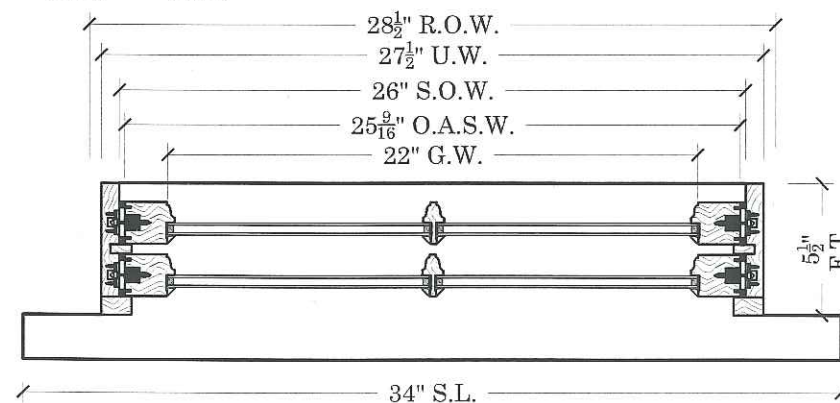
OPTIONAL ITEMS

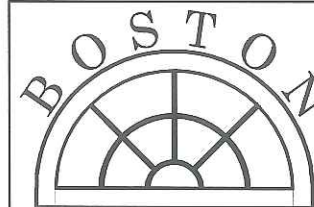
- 2" PINE OR UTILE MAHOGANY INT. EXTENSION JAMBS
- TEMPERED DOUBLE STRENGTH GLASS UNITS
- ARGON INSULATION GAP
- LOW E
- D.P. RATING GLAZING
- HISTORIC 1-3/4" THICK WESTERN RED CEDAR SILLS
- 5/4"X4" OR 4/4"X5' NOMINAL WESTERN RED CEDAR CASING
- BRONZE ALUMINUM HALF SCREEN FRAMES
- CHARCOAL FIBERGLASS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



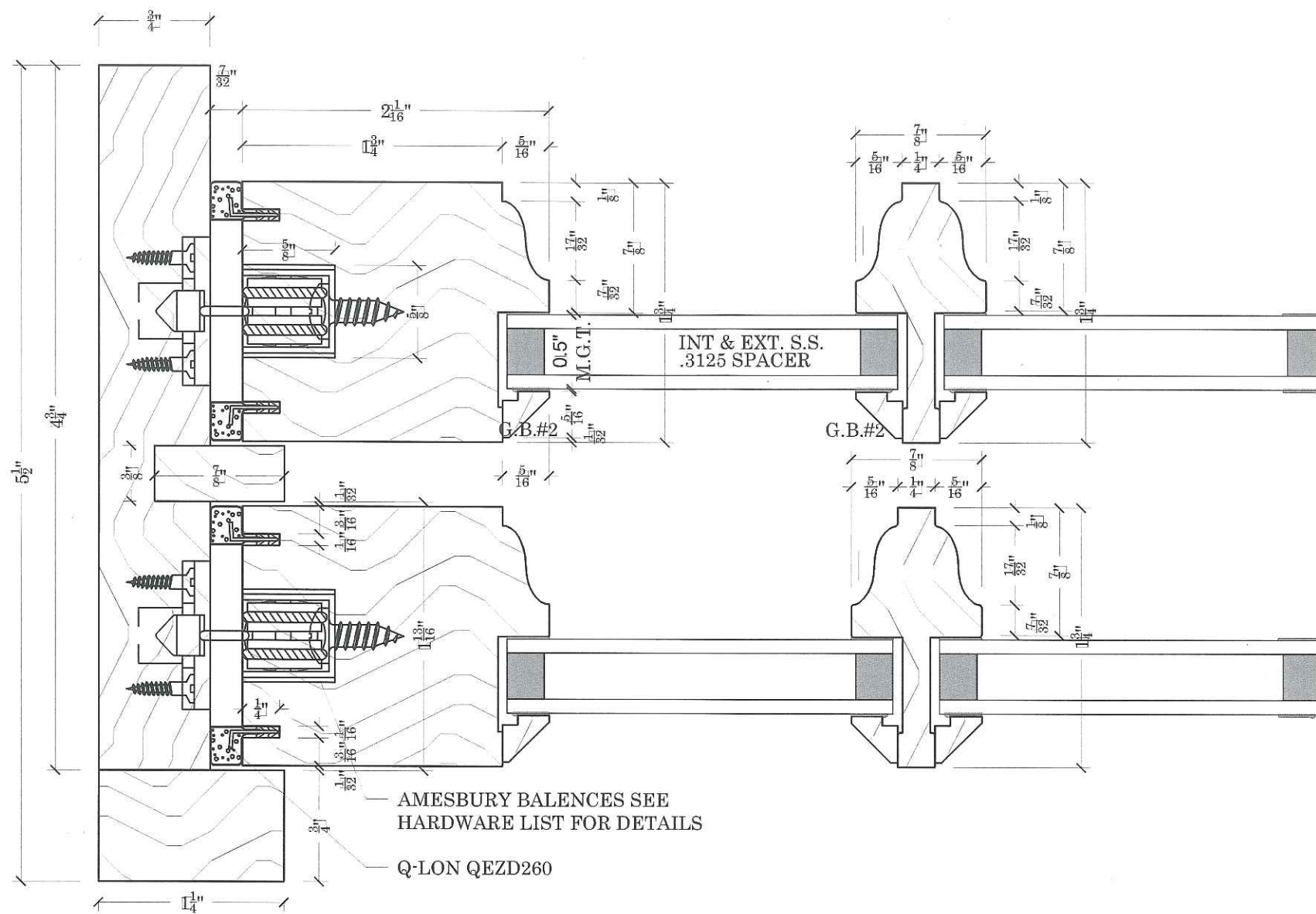
BEACON HILL D.H. B.B.U.

SCALE: 1-1/2"=1'





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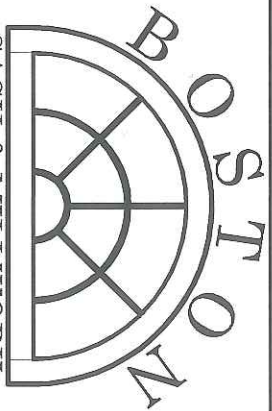
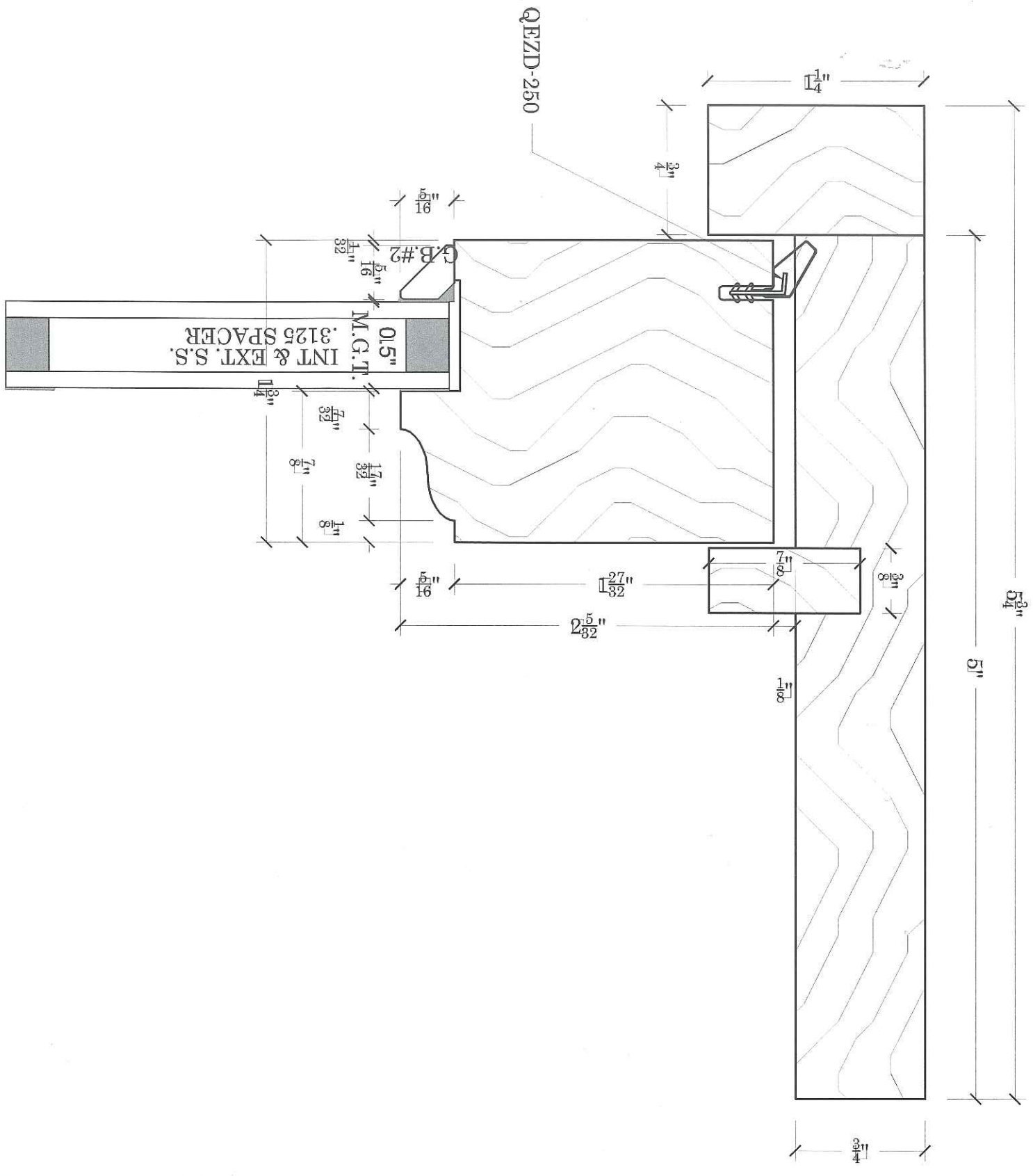


JOB:	B.S. & M. STANDARDS	DESCRIPTION:	CONCEALED BALANCE OPTION 5
			PLAN DETAIL
			BEACON HILL PROFILE

P.O.#	B.S.S.
DEALER	N/A
CONTRACTOR	N/A
ARCHITECT	N/A
PROJECT MANAGER	N/A
DRAWN BY:	KEITH KUTHAN
DATE:	11/11/2015
SCALE:	F.S.
DWG. NO:	
	SK2B5.1
SHEET:	2 OF 6

PLOT DATE:
11/11/2015

FILE LOCATION:




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JOB: **B.S. & M. STANDARDS**
CONCEALED BALANCE OPTION 5

DESCRIPTION: **HEAD DETAIL**
BEACON HILL PROFILE

DRAWN BY: **KEITH KUTHAN**
 JOB NO: **B.S.S.**
 DATE: **9/23/16**
 SCALE: **F.S.**

DWG. NO: **SK2B5.2**
 SHEET: **3 OF 6**



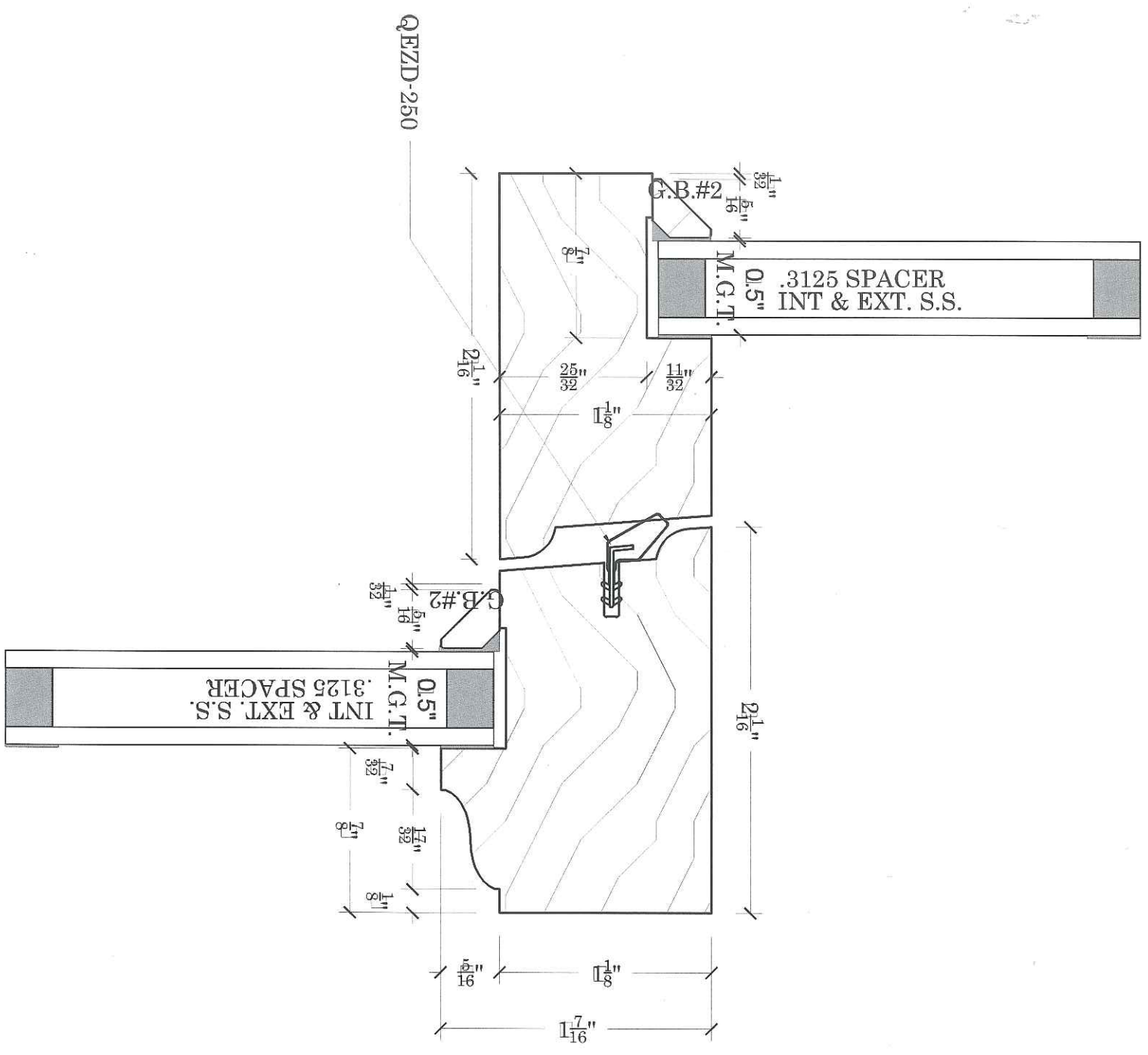
SASH & MILLWORK
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 NORTH DIGHTON, MA. 02764
 PHONE # (608) 880-8808
 FAX # (608) 880-8828
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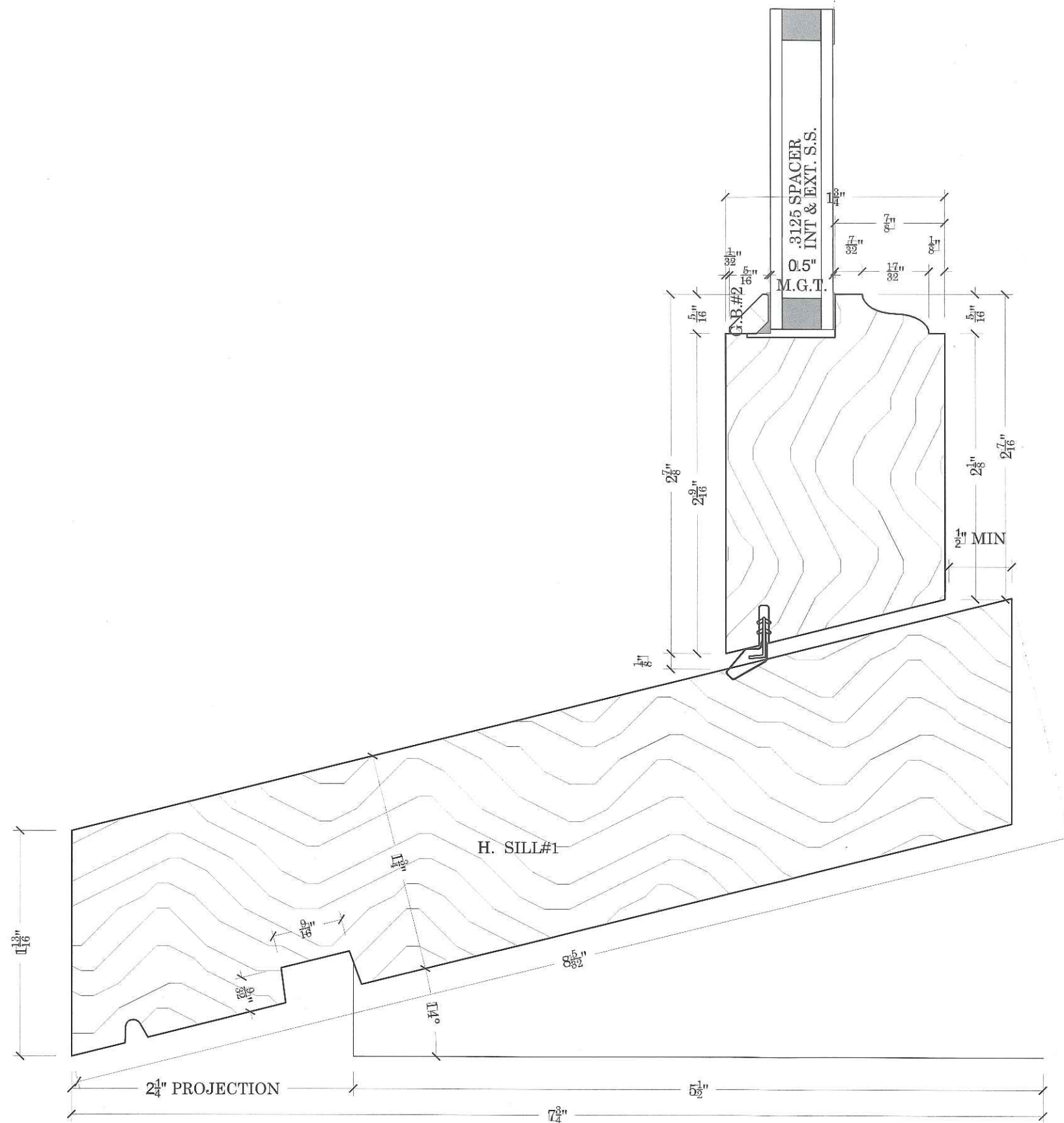
JOB: **B.S. & M. STANDARDS
 CONCEALED BALANCE OPTION 5**

DESCRIPTION: **CHECK RAIL DETAIL
 BEACON HILL PROFILE**

DRAWN BY: **KEITH KUTHAN**
 JOB NO: **B.S.S.**
 DATE: **2/21/17**
 SCALE: **F.S.**

DWG. NO: **SK2B5.3**
 SHEET: **4 OF 6**





PLOT DATE:
11/11/2015

FILE LOCATION:

BOSTON

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B.S. & M. STANDARDS CONCEALED BALANCE OPTION 5	HISTORIC 1-3/4" SILL DETAIL BEACON HILL PROFILE
--	---

P.O.# B.S.S.
DEALER N/A
CONTRACTOR N/A
ARCHITECT N/A
PROJECT MANAGER N/A
DRAWN BY: KEITH KUTHAN
DATE: 9/23/16
SCALE: F.S.
DWG. NO: SK2B5.5
SHEET: 6 OF 6

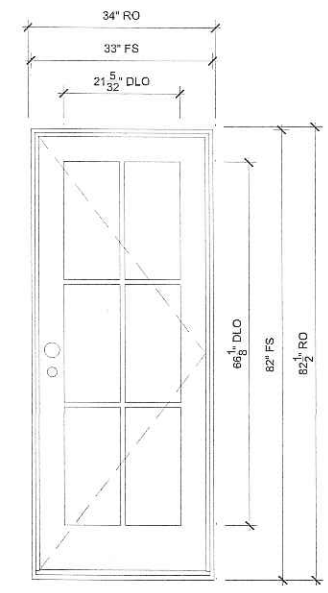
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warrand, Minnesota 55087. This is to ensure that the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION:

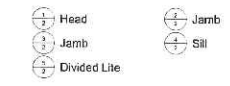
CREATED: 03/27/2019

PK VERSION: 0002.25.05

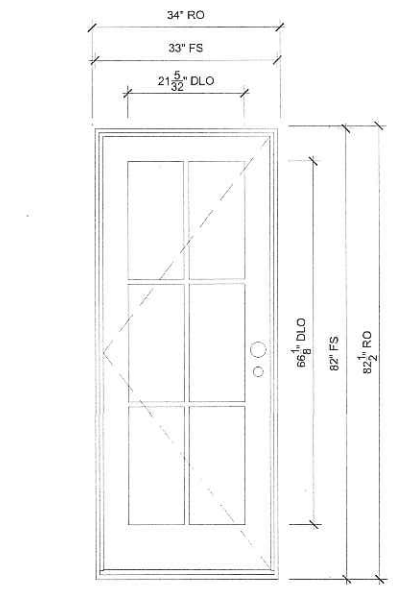
PROJ/JOB: SMART CHOICE / 33 MT VERNON
DIST/DEALER: NEW ENGLAND BUILDING SUPPLY
DRAWN: DAVID NELSON



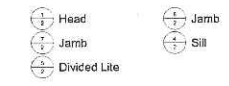
UNIT 1-L1 WET BAR
SCALE: 3/4" = 1'-0"



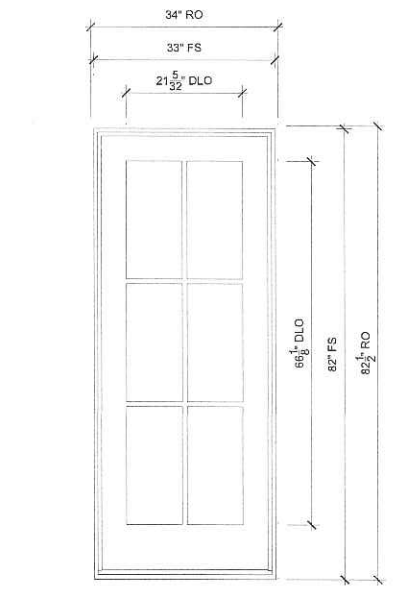
SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 1-L1 MASTER BEDROOM
SCALE: 3/4" = 1'-0"



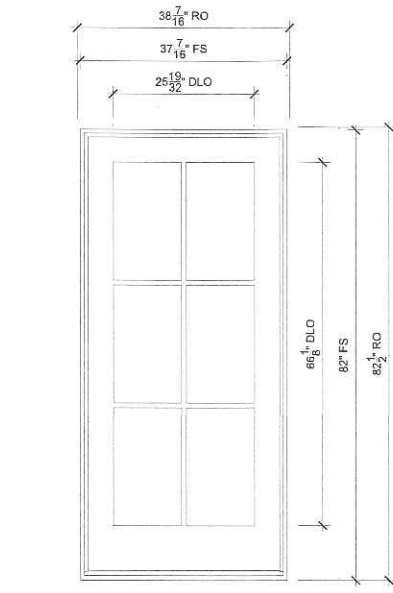
SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 1-L1 MASTER BEDROOM
SCALE: 3/4" = 1'-0"



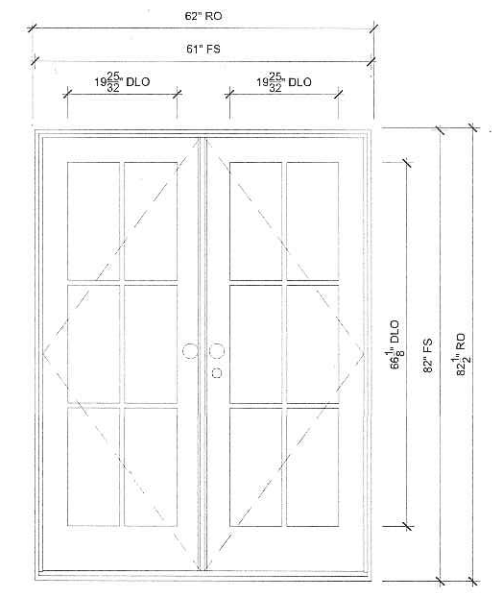
SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 1-L1 MASTER BEDROOM
SCALE: 3/4" = 1'-0"



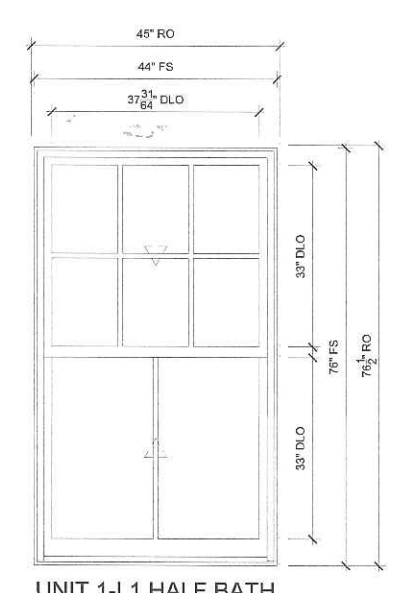
SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 1-L1 LIVING ROOM
SCALE: 3/4" = 1'-0"



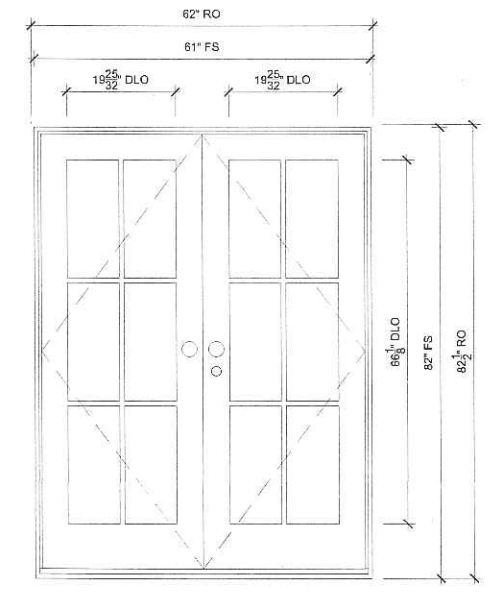
SPECIFICATIONS
Brand: Marvin
Series: Clad



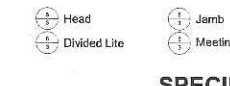
UNIT 1-L1 HALF BATH
SCALE: 3/4" = 1'-0"



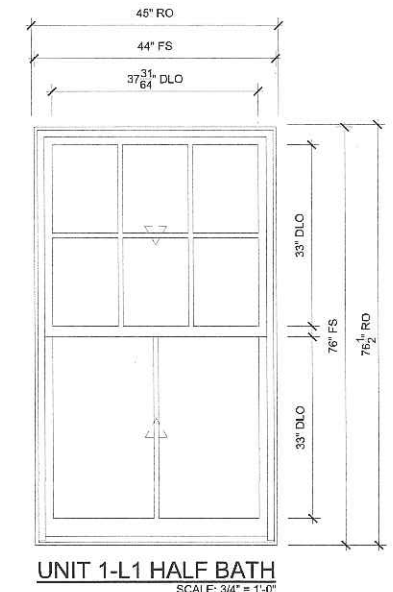
SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 2 MASTER BEDROOM
SCALE: 3/4" = 1'-0"



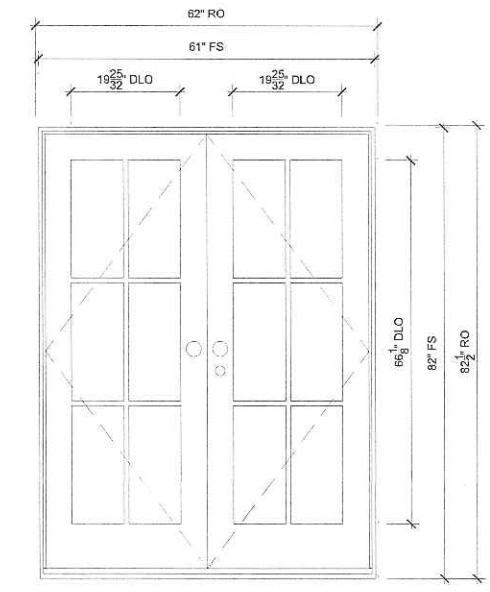
SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 1-L1 HALF BATH
SCALE: 3/4" = 1'-0"



SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 3-L1 LIVING ROOM
SCALE: 3/4" = 1'-0"



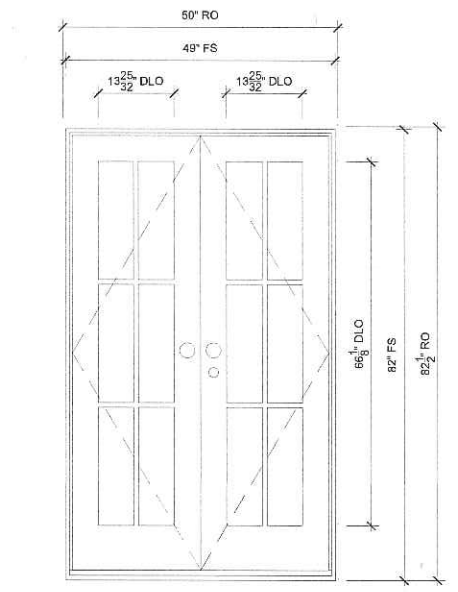
SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 3 L1 COMMON BATH
SCALE: 3/4" = 1'-0"



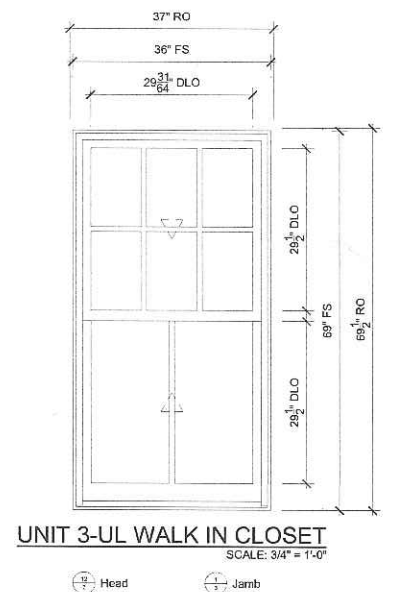
SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 3-UL MASTER BEDROOM
SCALE: 3/4" = 1'-0"



SPECIFICATIONS
Brand: Marvin
Series: Clad



UNIT 3-UL WALK IN CLOSET
SCALE: 3/4" = 1'-0"



SPECIFICATIONS
Brand: Marvin
Series: Clad