

SINGLE FAMILY RESIDENCE 175 BEACON STREET

BOSTON, MASSACHUSETTS

PAYNE | COLLINS

18 Worcester Square, Boston, MA 02118

Tel: 617.308.4887
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Revision No. Date

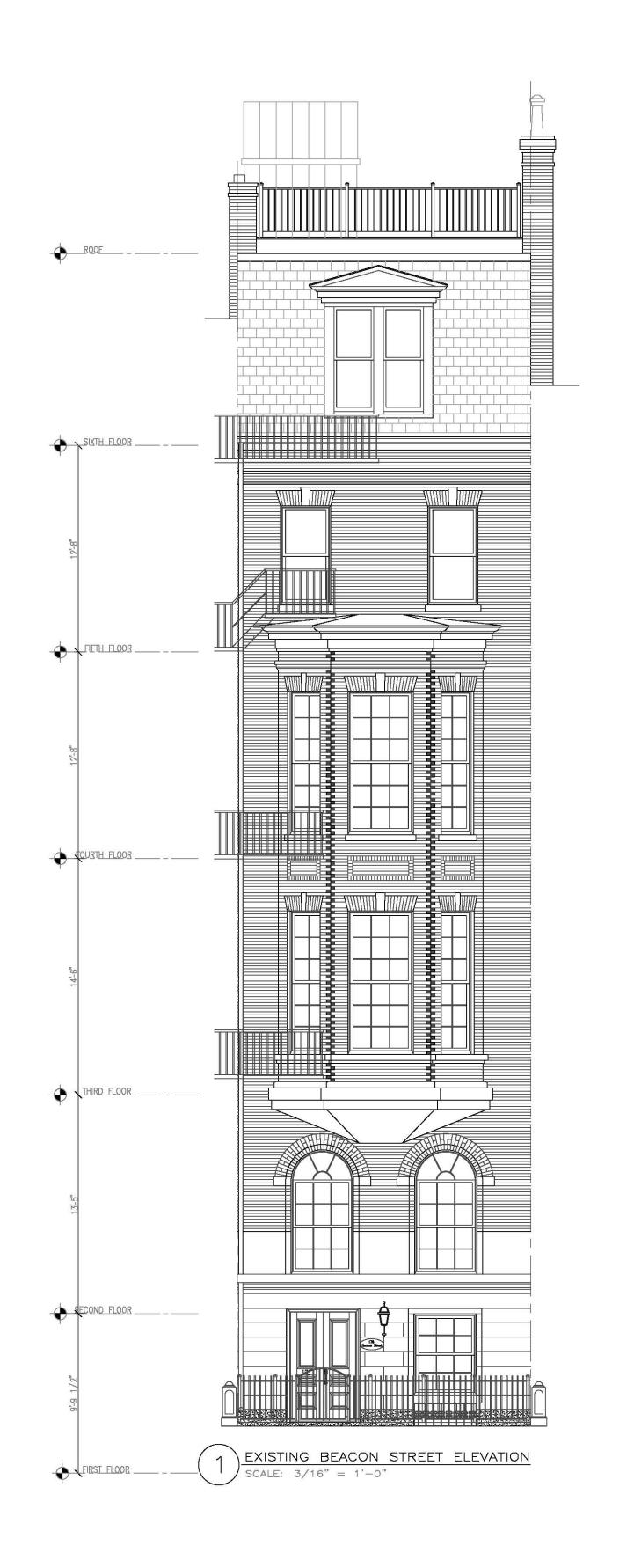
COVERSHEET

175 Beacon Street

Boston — Massachusetts

Project Number:	
Checked By:	RP/PC/S
Scale:	N.T.S



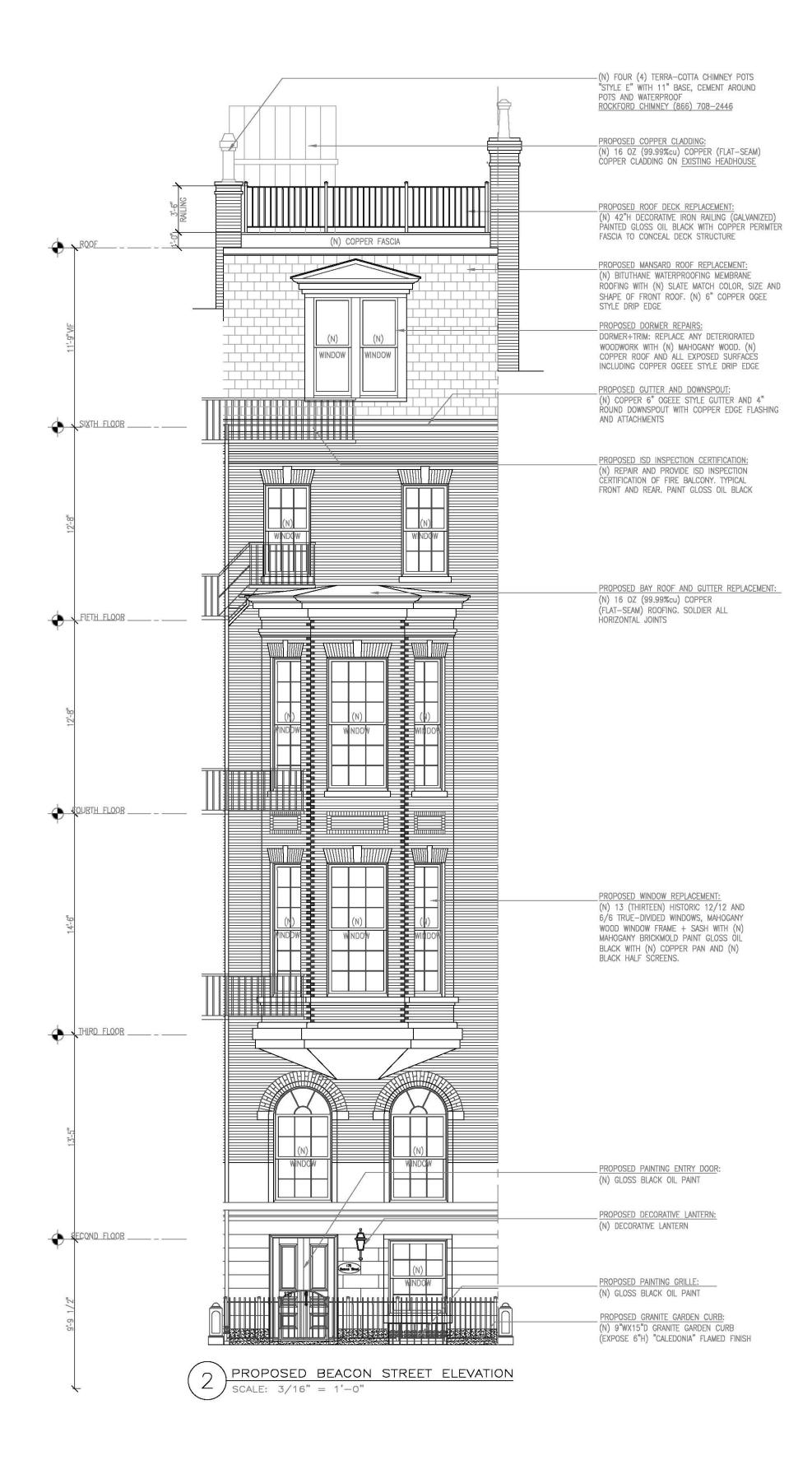








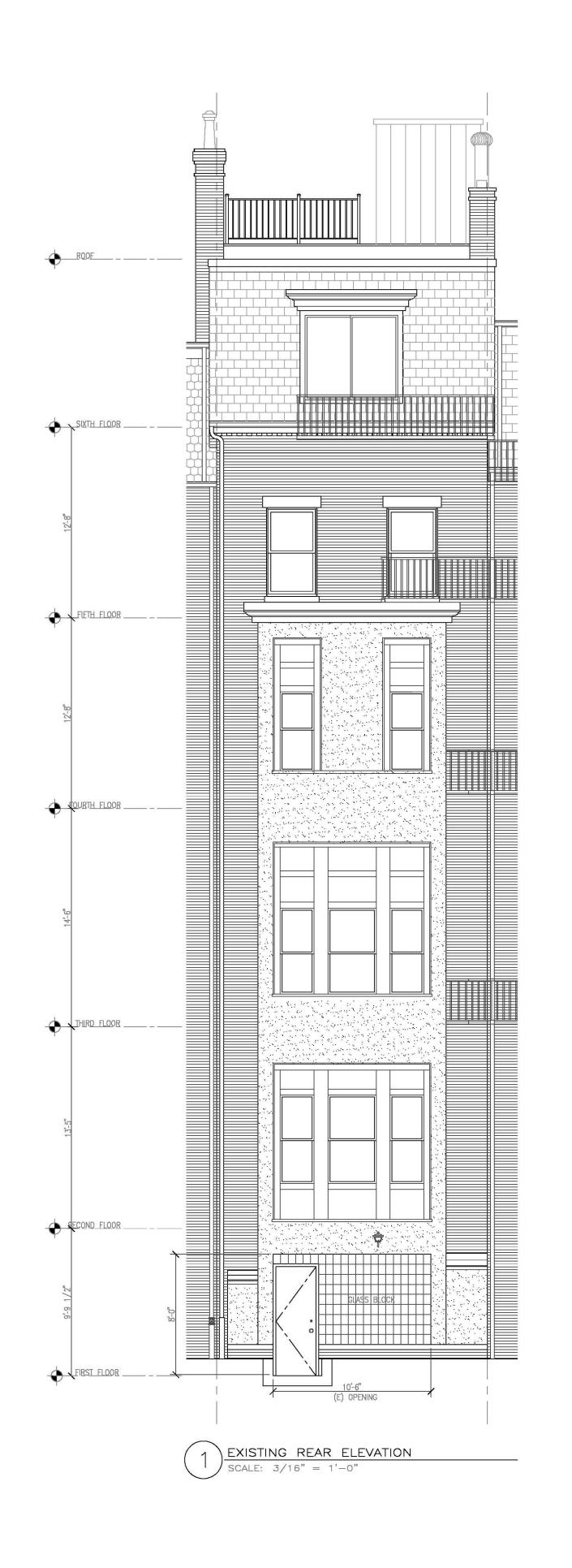
Boston — Massachusetts

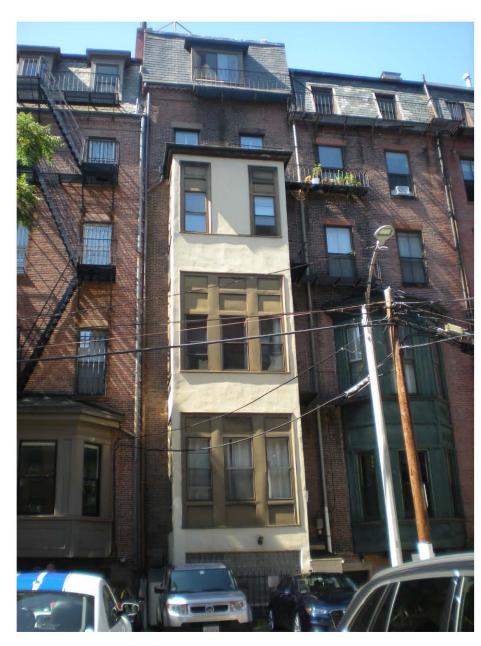


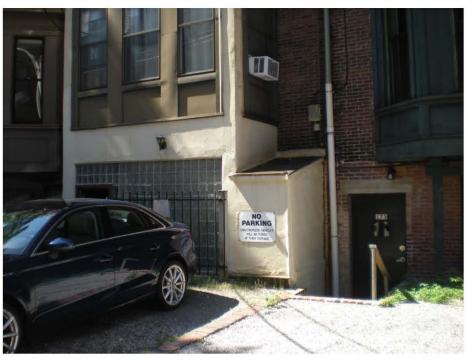
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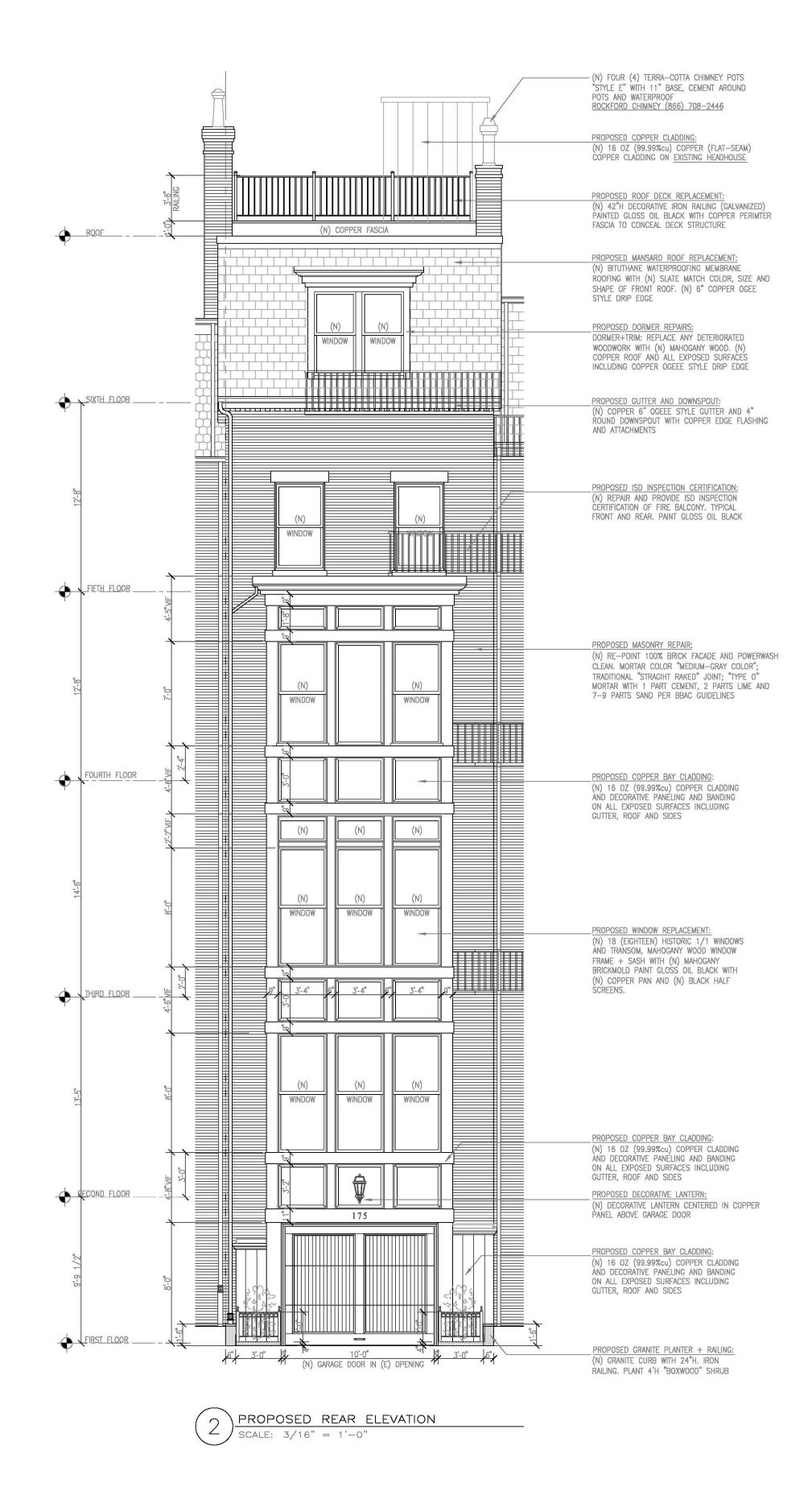
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EXISTING AND PROPOSED REAR ELEVATIONS

175 Beacon Street

Boston — Massachusetts

Date: October 19, 2017

Project Number:

Checked By: RP/PC/SB

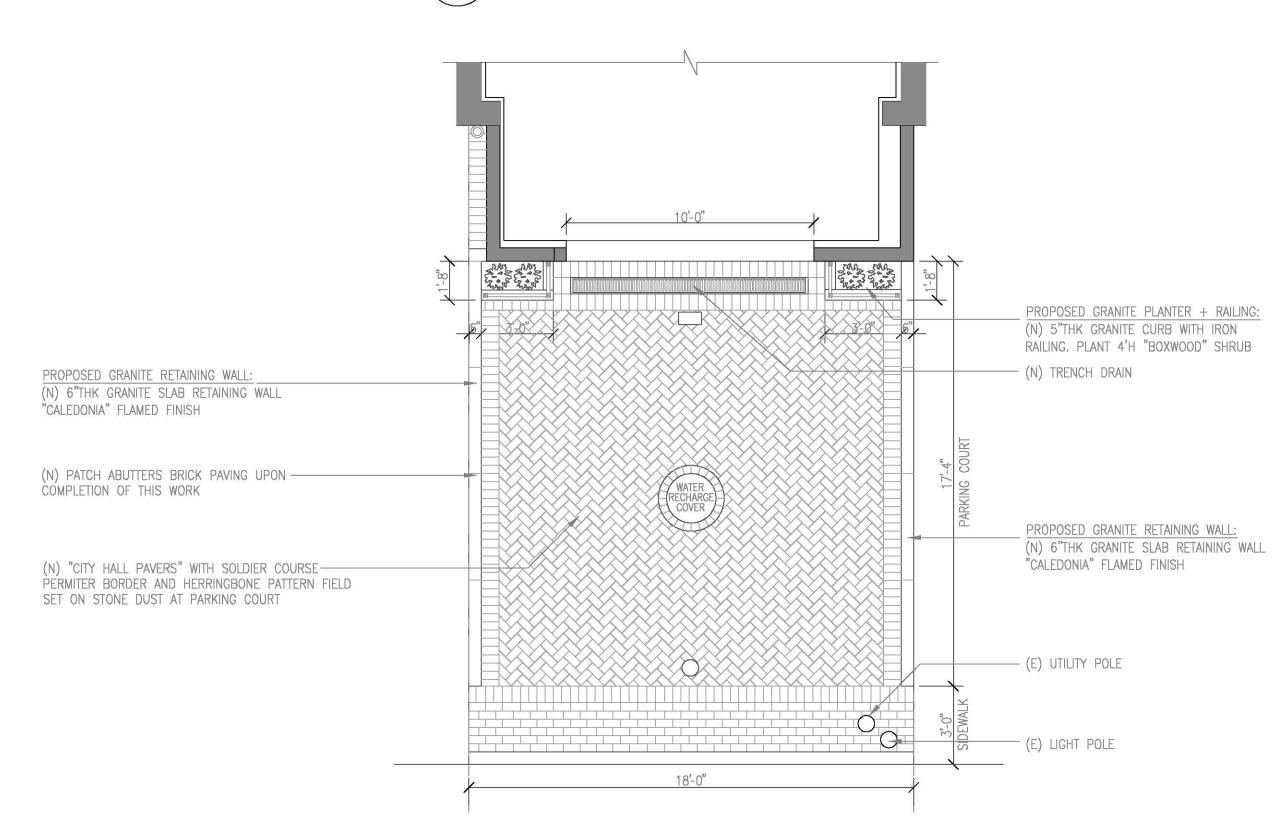
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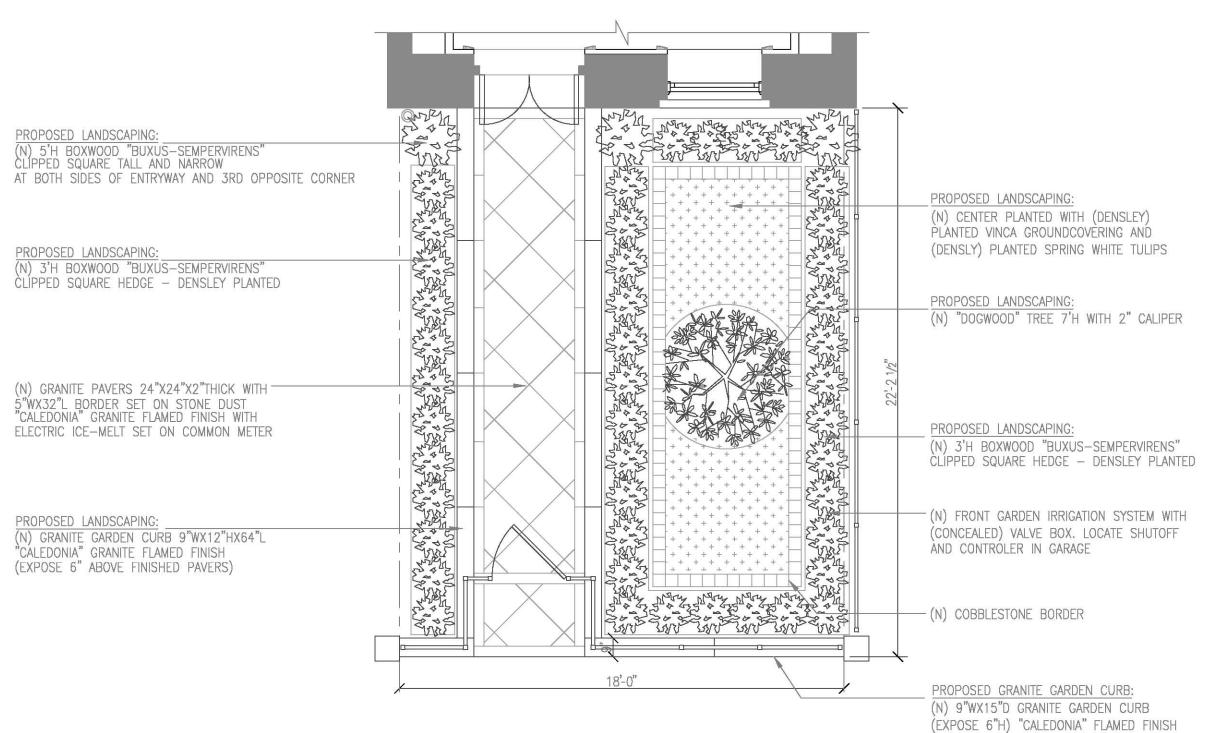
PROPOSED FRONT YARD ELEVATION

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



PROPOSED FRONT YARD ELEVATION

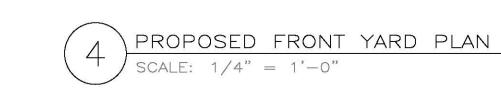
SCALE: 1/4" = 1'-0"





PROPOSED FRONT YARD PLAN

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



Date

FRONT AND REAR YARD PLANS AND ELEVATIONS

175 Beacon Street

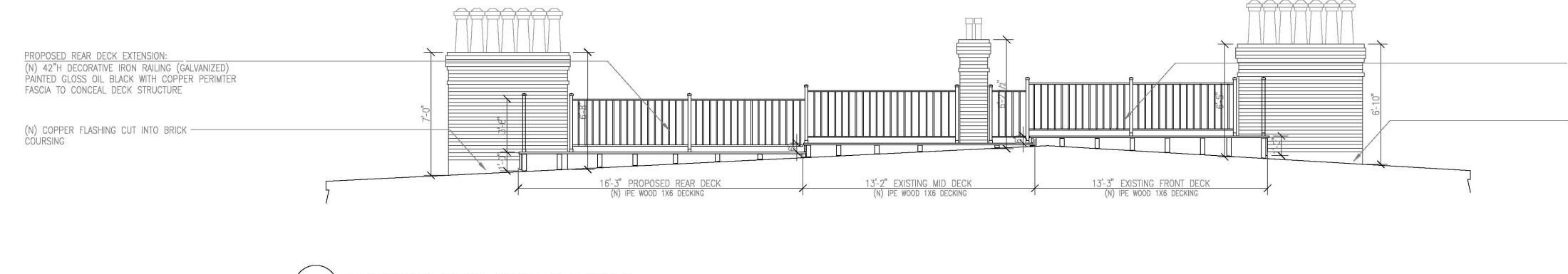
Boston - Massachusetts

Date: October 19, 2017

Project Number:

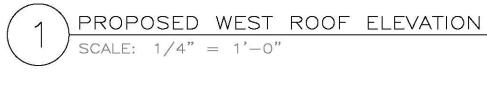
Checked By: RP/PC/SB

Scale: 3/16"=1'-0"

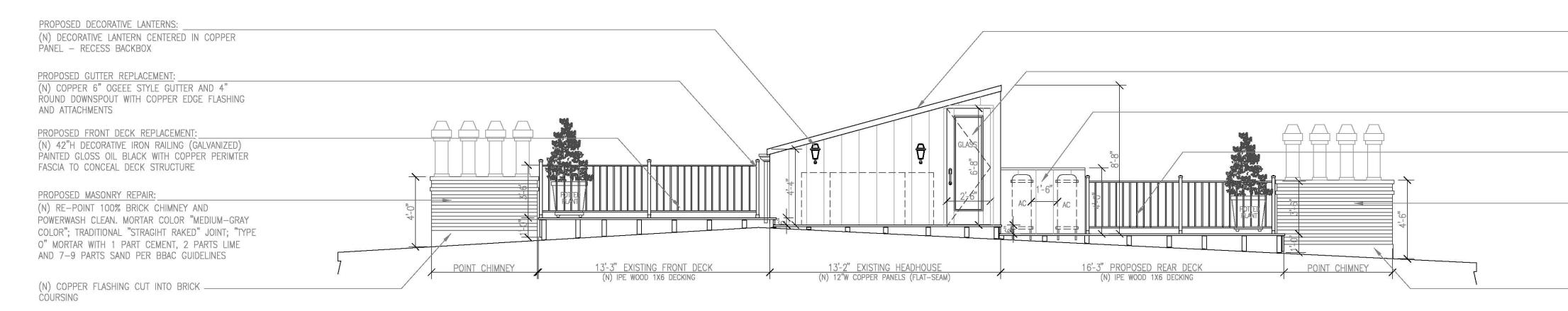


PROPOSED FRONT DECK REPLACEMENT: (N) 42"H DECORATIVE IRON RAILING (GALVANIZED) PAÍNTED GLOSS OIL BLACK WITH COPPER PERIMTÉR FASCIA TO CONCEAL DECK STRUCTURE

(N) COPPER FLASHING CUT INTO BRICK COURSING



PROPOSED EAST ROOF ELEVATION



EXISTING HEADHOUSE REPAIRS:
(N) 16 OZ (99.99%cu) COPPER (FLAT-SEAM) COPPER CLADDING ON EXISTING HEADHOUSE PROPOSED DOOR REPLACEMENT:
(N) 2'6"W X 6'8"H MAHOGANY FRENCH DOOR PAINTED GLOSS OIL BLACK

PROPOSED COPPER ENCLOSURE:
(N) 4'0"H 16 OZ (99.99%cu) COPPER (FLAT-SEAM)
COPPER ENCLOSURE TO CONCEAL AC EQUIPMENT PROPOSED REAR DECK EXTENSION:
(N) 42"H DECORATIVE IRON RAILING (GALVANIZED) PAÍNTED GLOSS OIL BLACK WITH COPPER PERIMTÉR FASCIA TO CONCEAL DECK STRUCTURE PROPOSED MASONRY REPAIR: (N) RE-POINT 100% BRICK CHIMNEY AND POWERWASH CLEAN. MORTAR COLOR "MEDIUM-GRAY COLOR"; TRADITIONAL "STRAGIHT RAKED" JOINT; "TYPE

O" MORTAR WITH 1 PART CEMENT, 2 PARTS LIME

AND 7-9 PARTS SAND PER BBAC GUIDELINES

(N) COPPER FLASHING CUT INTO BRICK COURSING

EXISTING HEADHOUSE REPAIRS: (N) 16 OZ (99.99%cu) COPPER (FLAT-SEAM) COPPER CLADDING ON EXISTING HEADHOUSE 13'-3" EXISTING FRONT DECK 13'-2" EXISTING HEADHOUSE 16'-3" PROPOSED REAR DECK (N) FOUR (4) TERRA-COTTA CHIMNEY POTS "STYLE E" WITH 11" BASE, CEMENT AROUND POTS AND WATERPROOF ROCKFORD CHIMNEY (866) 708-2446

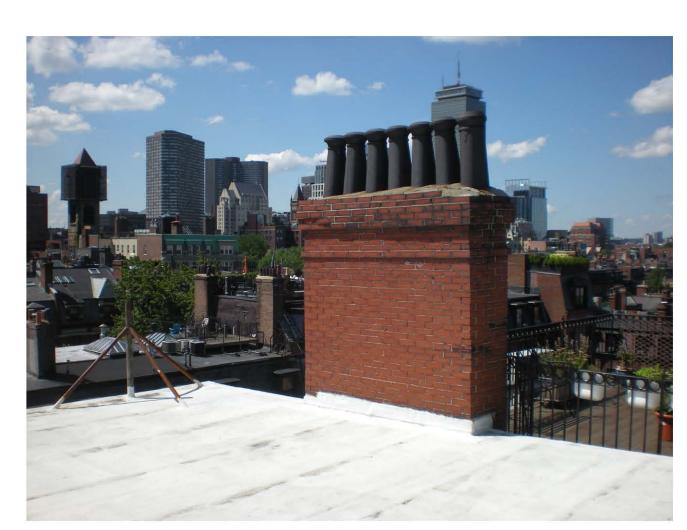
> PROPOSED MASONRY REPAIR: (N) RE-POINT 100% BRICK CHIMNEY AND POWERWASH CLEAN. MORTAR COLOR "MEDIUM-GRAY COLOR"; TRADITIONAL "STRAGIHT RAKED" JOINT; "TYPE O" MORTAR WITH 1 PART CEMENT, 2 PARTS LIME AND 7-9 PARTS SAND PER BBAC GUIDELINES PROPOSED COPPER ENCLOSURE:
> (N) 4'0"H 16 OZ (99.99%cu) COPPER (FLAT-SEAM)

COPPER ENCLOSURE TO CONCEAL AC EQUIPMENT

PROPOSED REAR DECK EXTENSION:
(N) 5/4"X5" IPE WOOD DECKING; (N) 42"H DECORATIVE IRON RAILING (GALVANIZED) PAINTED GLOSS OIL BLACK WITH COPPER PERIMTER FASCIA TO CONCEAL DECK STRUCTURE







"STYLE E" WITH 11" BASE, CEMENT AROUND		13-3 EXISTING FRONT DECK	13-2 EXISTING HEADHOUSE 16-3 PROPOSED REAR DI	<u>zck</u>	(N
POTS AND WATERPROOF ROCKFORD CHIMNEY (866) 708-2446					PC RC
PROPOSED MASONRY REPAIR: (N) RE-POINT 100% BRICK CHIMNEY AND POWERWASH CLEAN. MORTAR COLOR "MEDIUM-GRAY COLOR"; TRADITIONAL "STRAGIHT RAKED" JOINT; "TYPE O" MORTAR WITH 1 PART CEMENT, 2 PARTS LIME AND 7-9 PARTS SAND PER BBAC GUIDELINES			(E) II ABOVE II ELEVATOR OVERNIDE		P (1
PROPOSED FRONT DECK REPLACEMENT: (N) 5/4"X5" IPE WOOD DECKING; (N) 42"H DECORATIVE IRON RAILING (GALVANIZED) PAINTED GLOSS OIL BLACK WITH COPPER PERIMTER FASCIA TO CONCEAL DECK STRUCTURE	ROOF PITCH	ROOF DECK	DN 19R	ROOF PITCH	"0-'81 C
PROPOSED GUTTER REPLACEMENT: (N) COPPER 6" OGEEE STYLE GUTTER AND 4" ROUND DOWNSPOUT WITH COPPER EDGE FLASHING AND ATTACHMENTS			3-2' 4 3-2' 4 3-2'		
PROPOSED SKYLIGHT REPLACEMENT: (N) WALK-OVER SKYLIGHTS (3) 3'2"X3'2" FLUSH WITH IPE WOOD DECKING	55		(N) WALK-OVER SKYLIGHTS (3) 3'2"X3'2"		P (
	000000			000000	

PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0"

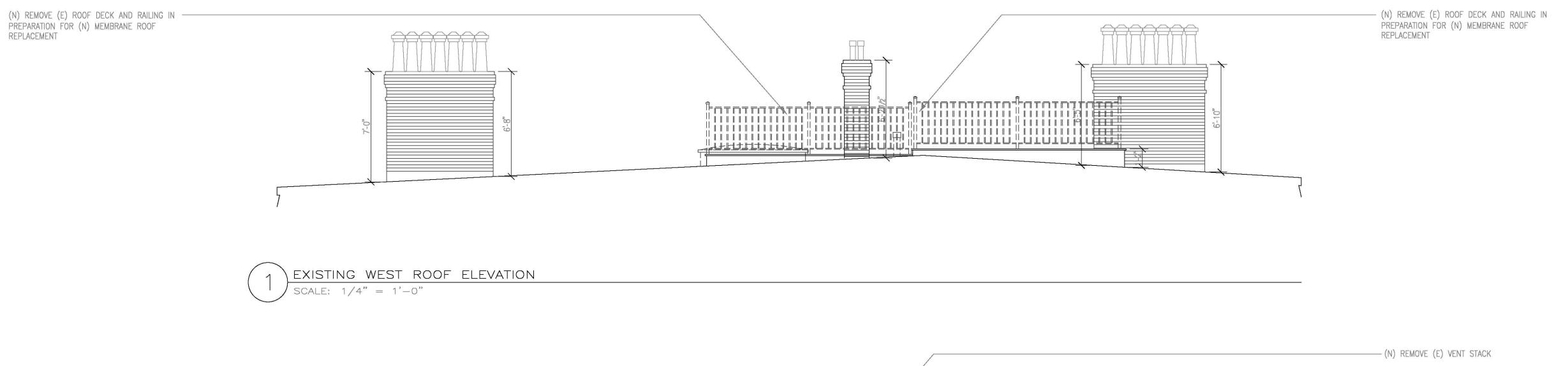
(N) FOUR (4) TERRA-COTTA CHIMNEY POTS -

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PROPOSED ROOF DECK AND ELEVATIONS 175 Beacon Street

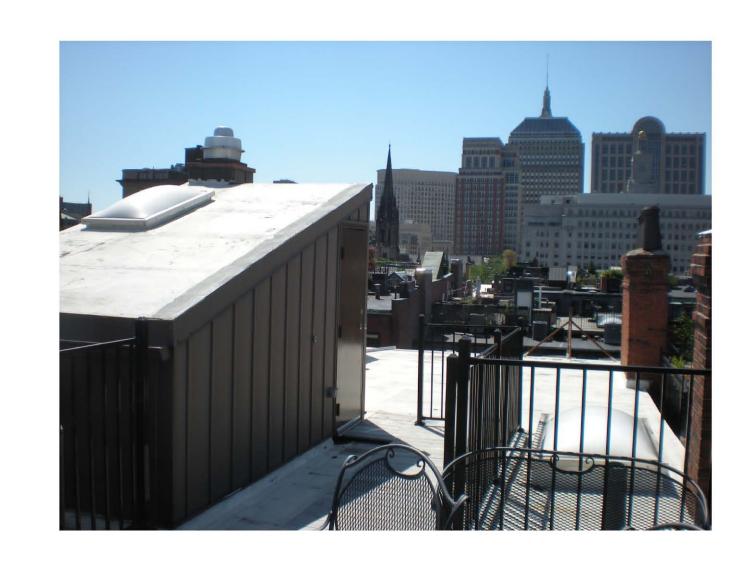
Boston — Massachusetts

October 19, 2017 Project Number: RP/PC/SB Checked By: 3/16"=1'-0"

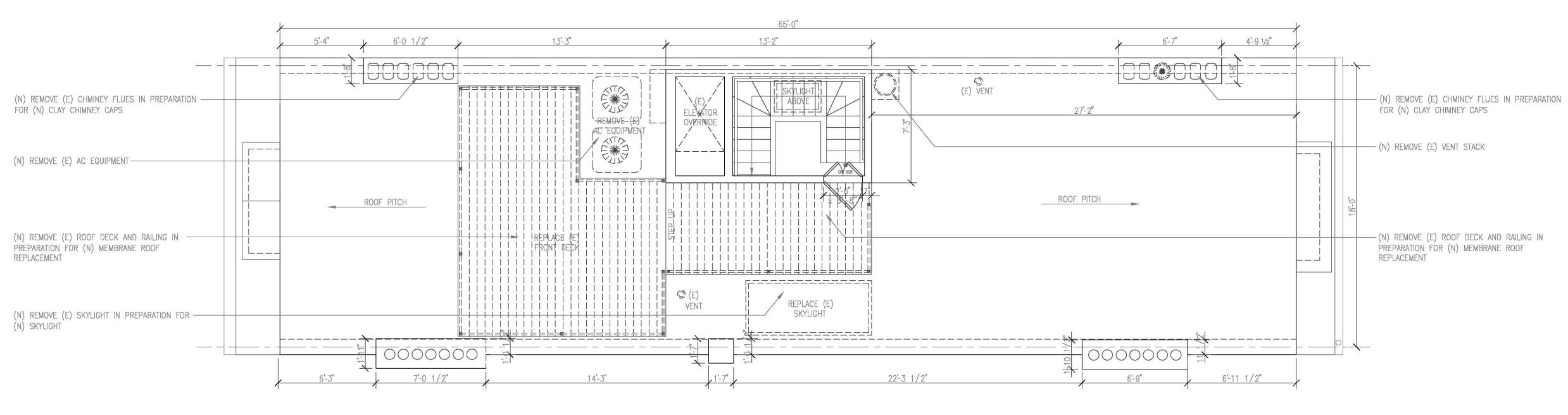




(N) REMOVE (E) METAL CLADDING IN PREPARATION -FOR (N) COPPER CLADDING (N) REMOVE (E) ROOF DECK AND RAILING IN -- (N) REMOVE (E) DOOR IN PREPARATION FOR (N) FRENCH DOOR PREPARATION FOR (N) MEMBRANE ROOF REPLACEMENT (N) REMOVE (E) CHMINEY FLUES IN PREPARATION -(N) REMOVE (E) CHMINEY FLUES IN PREPARATION FOR (N) CLAY CHIMNEY CAPS FOR (N) CLAY CHIMNEY CAPS (E) VENT 13'-3" EXISTING FRONT DECK 13'-2" EXISTING HEADHOUSE



EXISTING EAST ROOF ELEVATION





EXISTING ROOF PLAN

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

LEGEND:

-OR- ELEMENT TO BE DEMOLISHED

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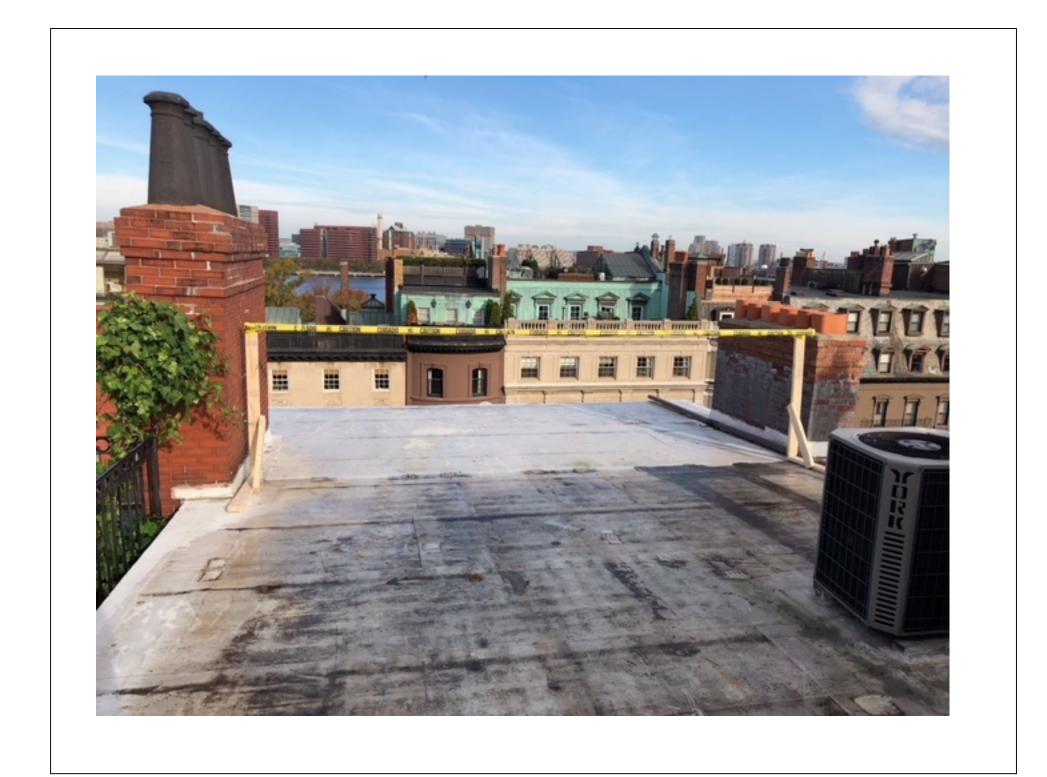
EXISTING ROOF DECK AND ELEVATIONS

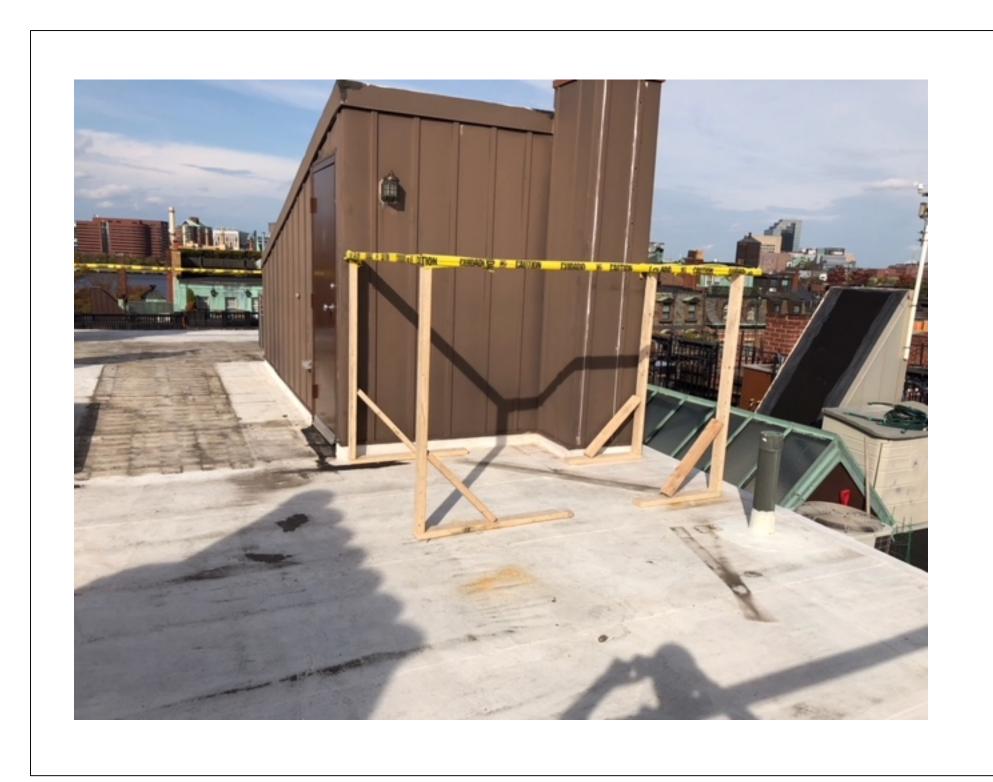
175 Beacon Street Boston - Massachusetts

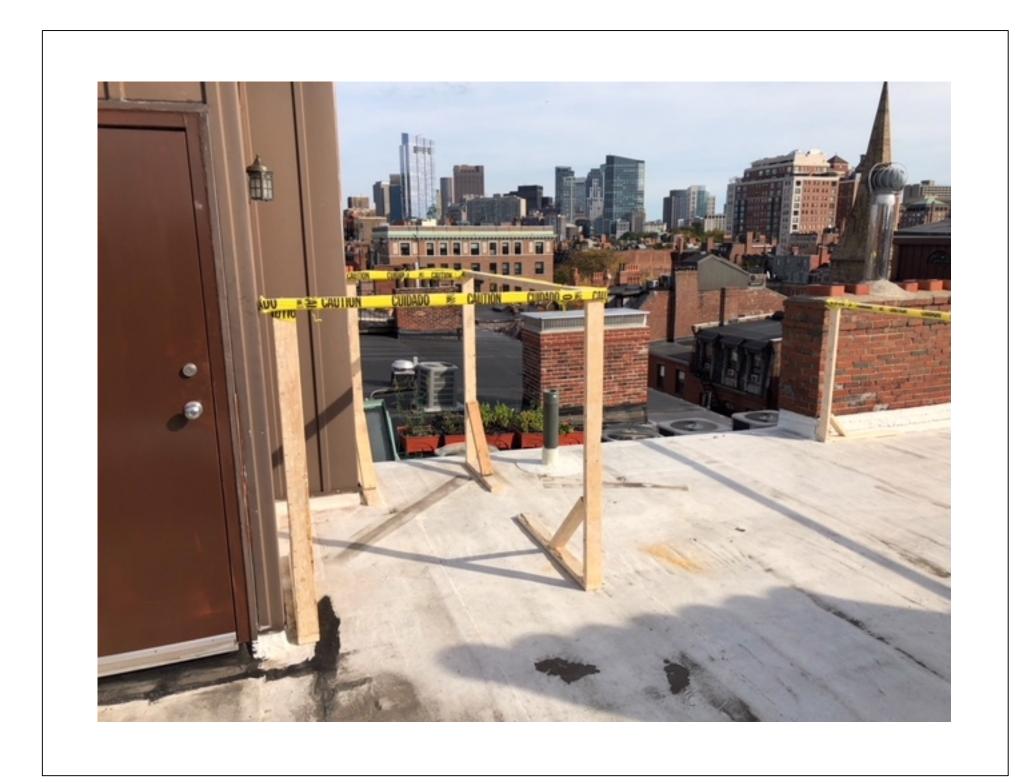
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A/C ENCLOSURE







NORTH-EAST VIEW A/C ENCLOSURE





SOUTH-FACING VIEW

REAR RAILING

NORTH-FACING VIEW

A/C ENCLOSURE

EAST-FACING VIEW



FRONT RAILING

Boston — Massachusetts

Project Number:	
Checked By:	RP/PC
Scale:	N



NORTH-FACING VIEW