

SOUTH END LANDMARK DISTRICT COMMISSION

3 BOND STREET

HWA
HICKOX WILLIAMS ARCHITECTS

58 WINTER STREET BOSTON, MA
617.542.1080

JUNE 04, 2019

3 BOND STREET
BOSTON, MA



DRAWING LIST

G000	COVER SHEET
A000	BOND STREET EXISTING & PROPOSED ELEVATION
A001	SITE PLAN
A002	EXISTING & PROPOSED NORTH ELEVATION (FRONT)
A003	EXISTING & PROPOSED SOUTH ELEVATION (REAR)
A004	EXISTING & PROPOSED EAST/WEST ELEVATIONS (SIDES)
A005	PROPOSED THIRD FLOOR SECTION (FENESTRATION)
A006	PROPOSED THIRD FLOOR SECTION (SKYLIGHT)
A007	MAP OF VIEWPOINTS
A008	EXISTING & PROPOSED - VIEW 1
A009	EXISTING & PROPOSED - VIEW 2
A010	EXISTING & PROPOSED - VIEW 3
A011	EXISTING & PROPOSED - VIEW 4
A012	EXISTING & PROPOSED - VIEW 4 ZOOMED-IN

STAMP:

DRAWING NAME:

COVER SHEET

SCALE:

N/A

SHEET NUMBER:

G000

3 BOND STREET
BOSTON, MA

STAMP:

DRAWING NAME:
BOND STREET
EXISTING & PROPOSED
ELEVATION

SCALE:
NOT TO SCALE

SHEET NUMBER:
A000

AREA OF WORK



1 3 5 7 9 11 13 15 17

1

EXISTING STREET ELEVATION - SOUTH SIDE OF BOND STREET

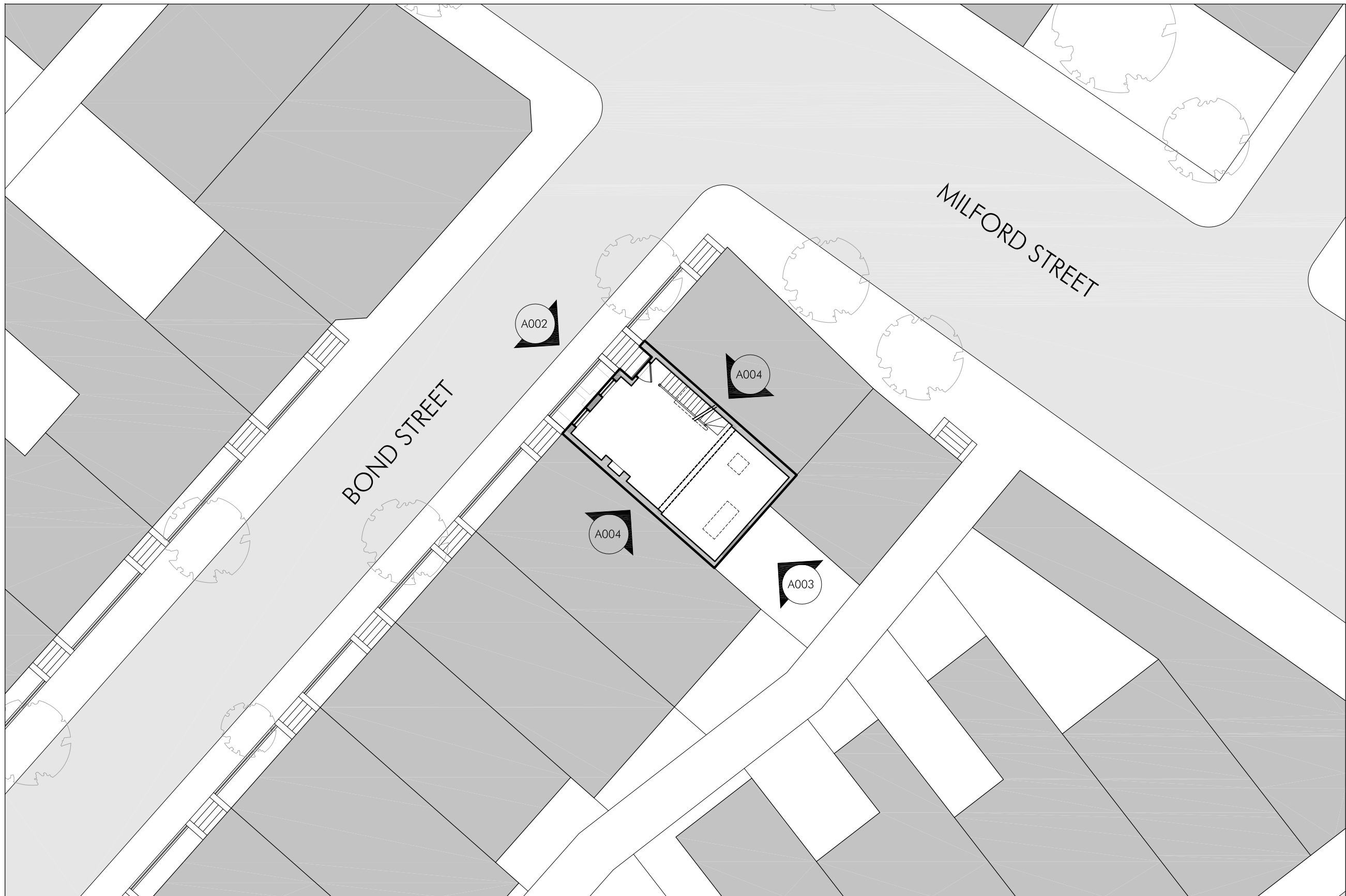
AREA OF WORK



1 3 5 7 9 11 13 15 17

2

PROPOSED STREET ELEVATION - SOUTH SIDE OF BOND STREET



**3 BOND STREET
BOSTON, MA**

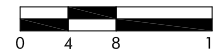
STAMP:

DRAWING NAME:

SITE PLAN

SCALE:

1/16" = 1'-0"

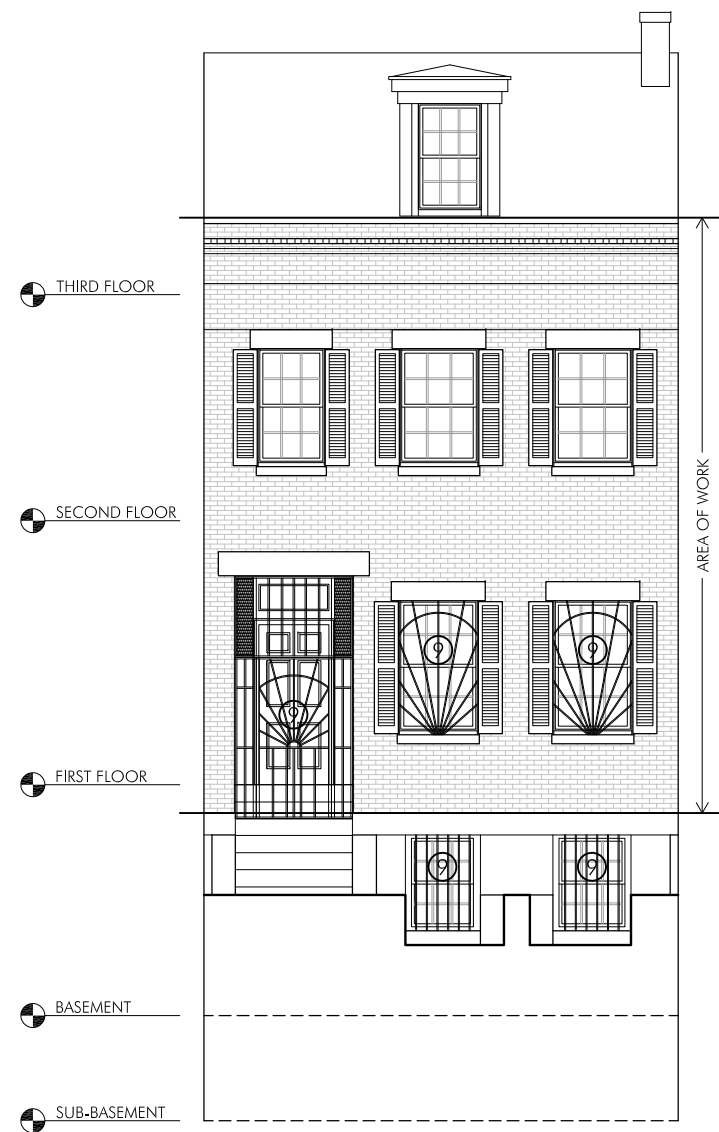


SHEET NUMBER:

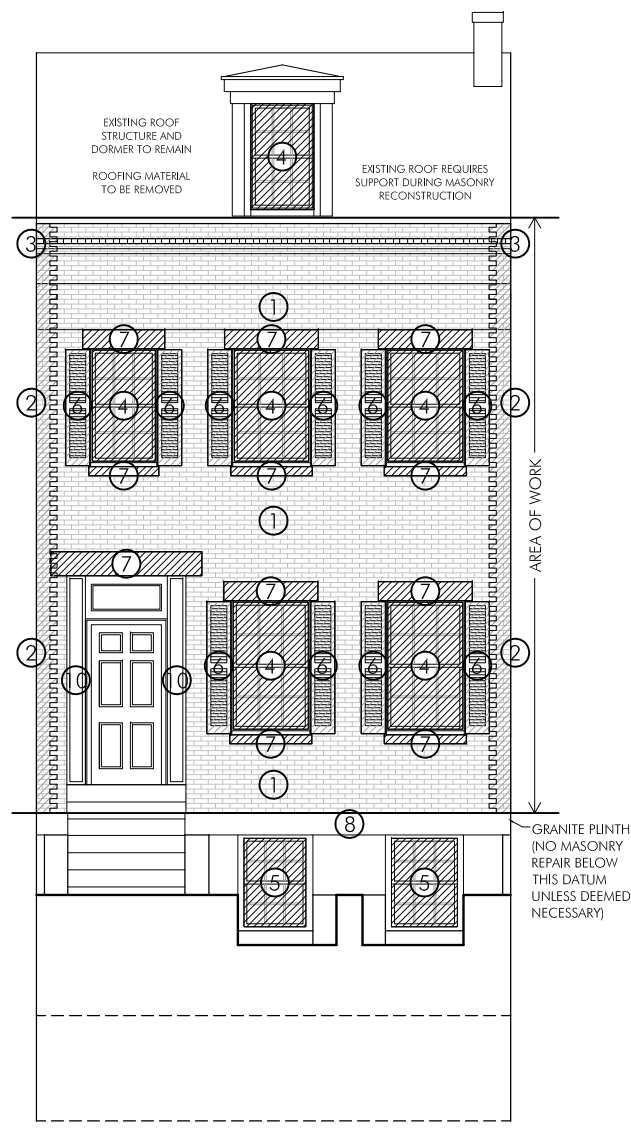
A001



**3 BOND STREET
BOSTON, MA**



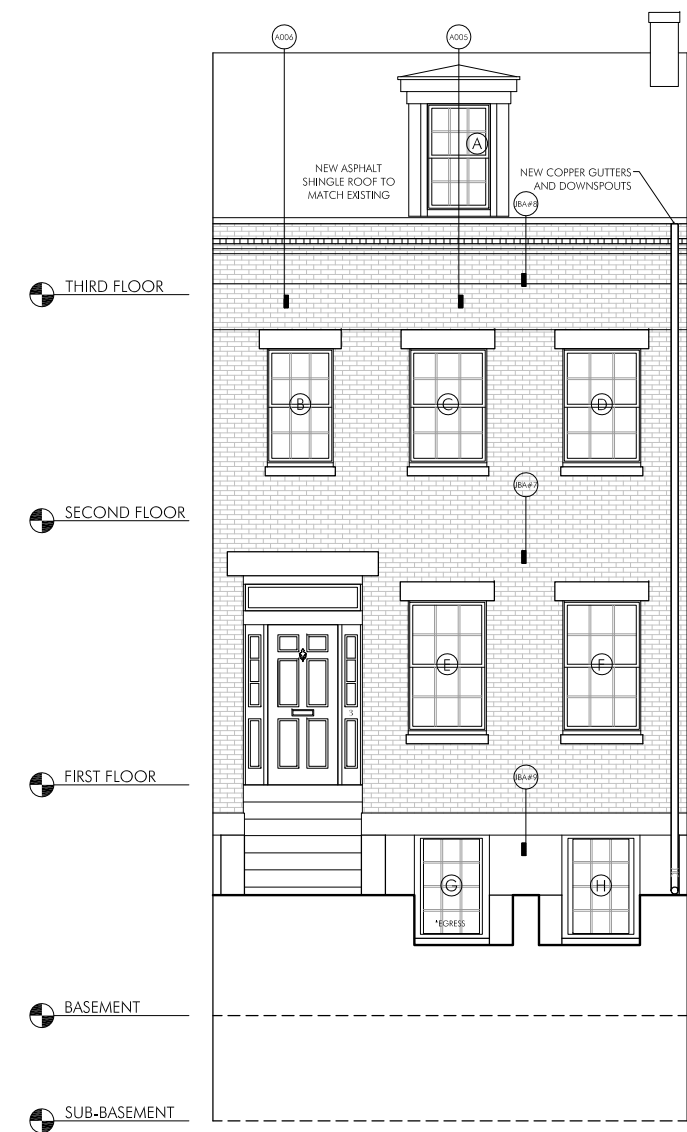
1 EXISTING NORTH ELEVATION
VISIBLE FROM BOND STREET



2 EXISTING NORTH ELEVATION
PROPOSED RECONSTRUCTION

GENERAL NOTES

- ① EXISTING MASONRY WALL TO BE REBUILT TO MATCH EXISTING AS DETAILED BY STRUCTURAL ENGINEER (SEE JBA#7, 8, 9). EXISTING BRICK TO BE SALVAGED & REUSED. ADDITIONAL MATERIAL NEEDED TO MATCH EXISTING BRICK IN SIZE, COLOR, COURSING, AND MORTAR AS APPROVED BY SOUTH END LANDMARK DISTRICT COMMISSION (SELDC)
- ② LEAVE RESIDUAL COURSING OF EXISTING BRICK (DEPTH AS DETERMINED BY STRUCTURAL ENGINEER AND MASON) FOR MARRYING REBUILT MASONRY INTO EXISTING FABRIC
- ③ RECONSTRUCT CORBEL TO MATCH AND TIE-INTO EXISTING
- ④ REMOVE EXISTING WINDOWS & REPLACE WITH NEW WINDOWS (UNITS A-F) TO MATCH EXISTING DOUBLE-HUNGS AS APPROVED BY SELDC. NEW WINDOWS: MARVIN WOOD ULTIMATE DOUBLE-HUNG, EBONY EXTERIOR FINISH, PRIMED INTERIOR FINISH, 7/8" SDLs WITH DARK SPACER BAR, EBONY HALF SCREEN, AND 6/6 LAYOUT.
- ⑤ REMOVE EXISTING WINDOWS & REPLACE WITH NEW WINDOWS (UNITS G-H) TO ACCOMMODATE EGRESS REQ'S AS APPROVED BY SELDC. NEW WINDOWS: MARVIN WOOD ULTIMATE CASEMENT, PINE, EBONY EXTERIOR FINISH, PRIMED INTERIOR FINISH, 7/8" SDLs WITH DARK SPACER BAR, EBONY FULL SCREEN, AND 12 LITES.
- ⑥ REMOVE EXISTING SHUTTERS
- ⑦ REMOVE EXISTING LINTEL AND SILL & REPLACE WITH PIGMENTED POURED CONCRETE LINTEL AND SILL TO MATCH EXISTING AS APPROVED BY SELDC
- ⑧ EXISTING GRANITE TO REMAIN IN PLACE. REPAIR AS NECESSARY
- ⑨ REMOVE EXISTING GRATE
- ⑩ REPLACE FRONT DOOR WITH NEW, 6-PANEL DOOR TO MATCH EXISTING. ADD NEW SIDELITES FLANKING ENTRY DOOR AND REPLACE WINDOW ABOVE DOOR WITH NEW TRANSOM. DOOR TO BE PAINTED, COLOR BENJAMIN MOORE ESSEX GREEN. RESTORE EXISTING MILLWORK/PANELING TO LEFT AND RIGHT OF ENTRY DOOR. MILLWORK TO BE PAINTED, COLOR BENJAMIN MOORE LANCASTER WHITE. NEW PENDANT LIGHT FIXTURE TO RESEMBLE EXISTING LANTERN. NEW DOOR KNOB, LOCK, KNOCKER, LETTER BOX PLATE, AND HOUSE NUMBER. SEE SPECS.



3 PROPOSED NORTH ELEVATION
VISIBLE FROM BOND STREET

STAMP:

DRAWING NAME:
EXISTING & PROPOSED
NORTH ELEVATION
(FRONT)

SCALE:

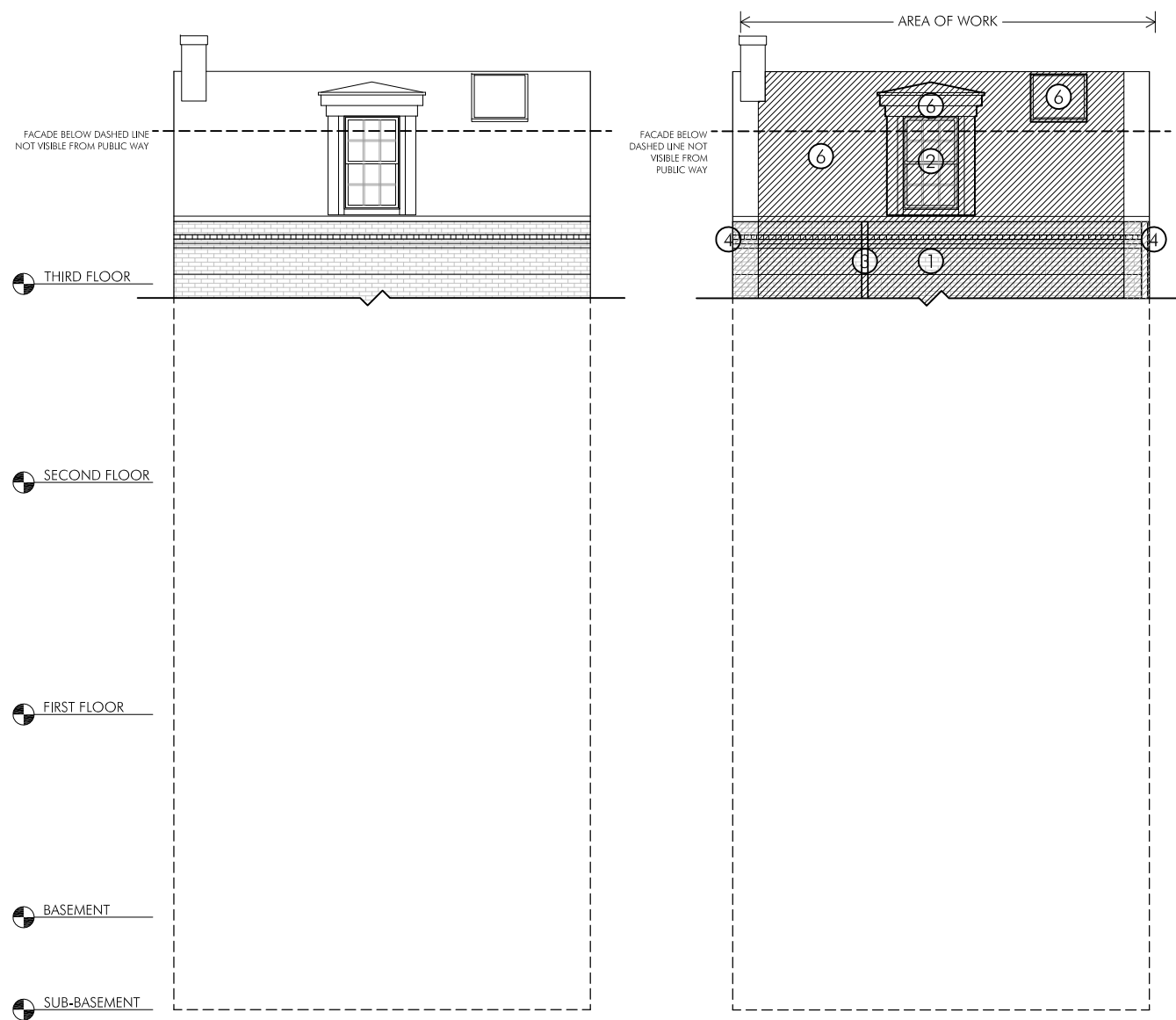
1/8" = 1'-0"



SHEET NUMBER:

A002

**3 BOND STREET
BOSTON, MA**

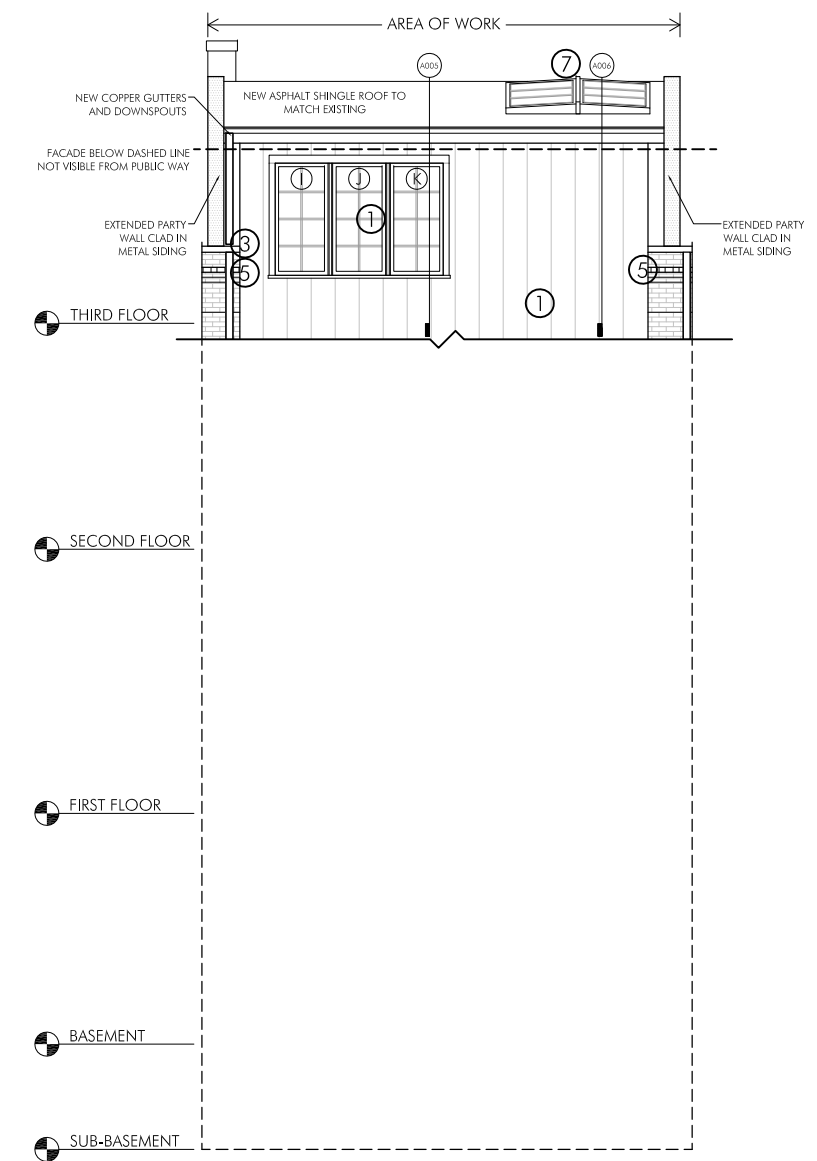


1 EXISTING SOUTH ELEVATION
PARTIALLY VISIBLE FROM WATSON PARK

2 EXISTING SOUTH ELEVATION
PROPOSED RECONSTRUCTION

GENERAL NOTES

- ① REMOVE EXISTING BRICK AND INFILL WITH WOOD CONSTRUCTION AS DETAILED BY STRUCTURAL ENGINEER. NEW SHED DORMER TO BE CLAD IN METAL SIDING AND TO INCLUDE NEW WINDOWS (UNITS I-K). MARVIN ULTIMATE CASEMENT, ALUMINUM-CLAD WITH EBONY EXTERIOR FINISH, PRIMED INTERIOR FINISH, 7/8" SDLs WITH DARK SPACER BAR, FULL SCREEN, AND 12 LITES.
- ② REMOVE EXISTING WINDOW
- ③ REMOVE EXISTING DOWNSPOUT & INSTALL NEW AT LEFT OF NEW FACADE
- ④ LEAVE RESIDUAL COURSING OF EXISTING BRICK (WIDTH AS DETERMINED BY STRUCTURAL ENGINEER AND MASON) SIMILAR TO PROPOSED FRONT FACADE RECONSTRUCTION
- ⑤ TERMINATE EXISTING CORBEL AT EDGE OF INFILLED AREA/NEW EXTERIOR SIDING
- ⑥ REMOVE EXISTING PORTION OF ROOF (INCLUDING EXISTING DORMER AND SKYLIGHT) & REPLACE WITH NEW SHED DORMER CLAD IN NEW METAL SIDING
- ⑦ NEW 5x5' CIRCLE REDMONT PSG2000 DECK-MOUNTED SKYLIGHT



3 PROPOSED SOUTH ELEVATION
PARTIALLY VISIBLE FROM WATSON PARK

STAMP:

DRAWING NAME:
EXISTING & PROPOSED
SOUTH ELEVATION
(REAR)

SCALE:

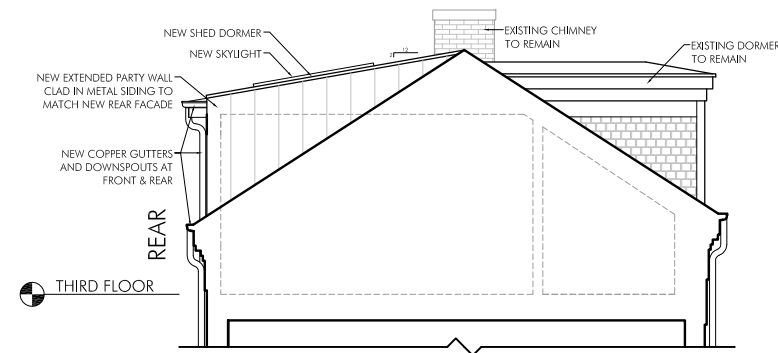
1/8" = 1'-0"



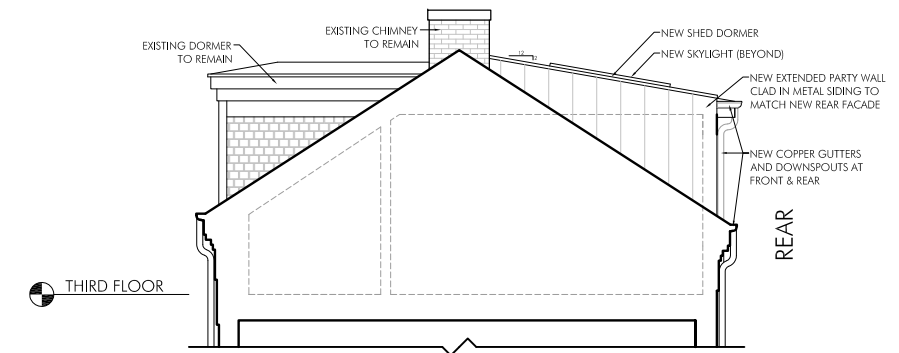
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A003

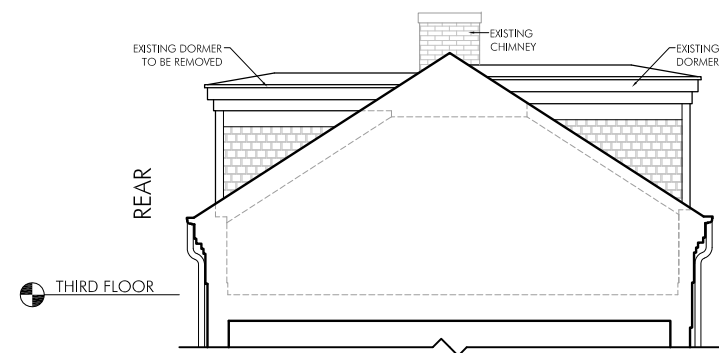
**3 BOND STREET
BOSTON, MA**



3 PROPOSED EAST ELEVATION
FRONT PARTIALLY VISIBLE FROM BOND STREET
REAR PARTIALLY VISIBLE FROM WATSON PARK

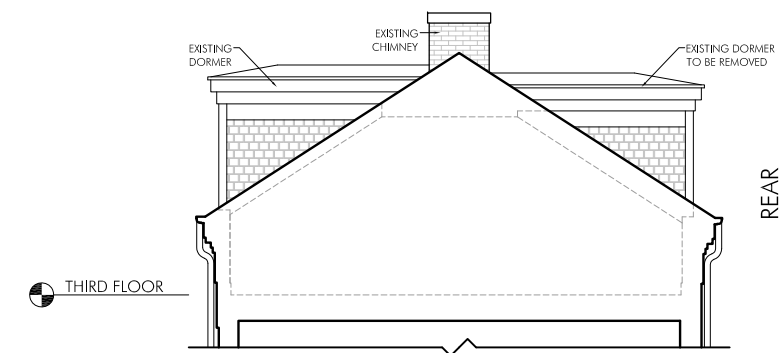


4 PROPOSED WEST ELEVATION
FRONT PARTIALLY VISIBLE FROM BOND STREET
REAR NOT VISIBLE FROM PUBLIC WAY



1 EXISTING EAST ELEVATION
FRONT PARTIALLY VISIBLE FROM BOND STREET
REAR PARTIALLY VISIBLE FROM WATSON PARK

FRONT - BOND STREET



2 EXISTING WEST ELEVATION
FRONT PARTIALLY VISIBLE FROM BOND STREET
REAR NOT VISIBLE FROM PUBLIC WAY

STAMP:

DRAWING NAME:
EXISTING & PROPOSED
EAST/WEST ELEVATIONS
(SIDES)

SCALE:

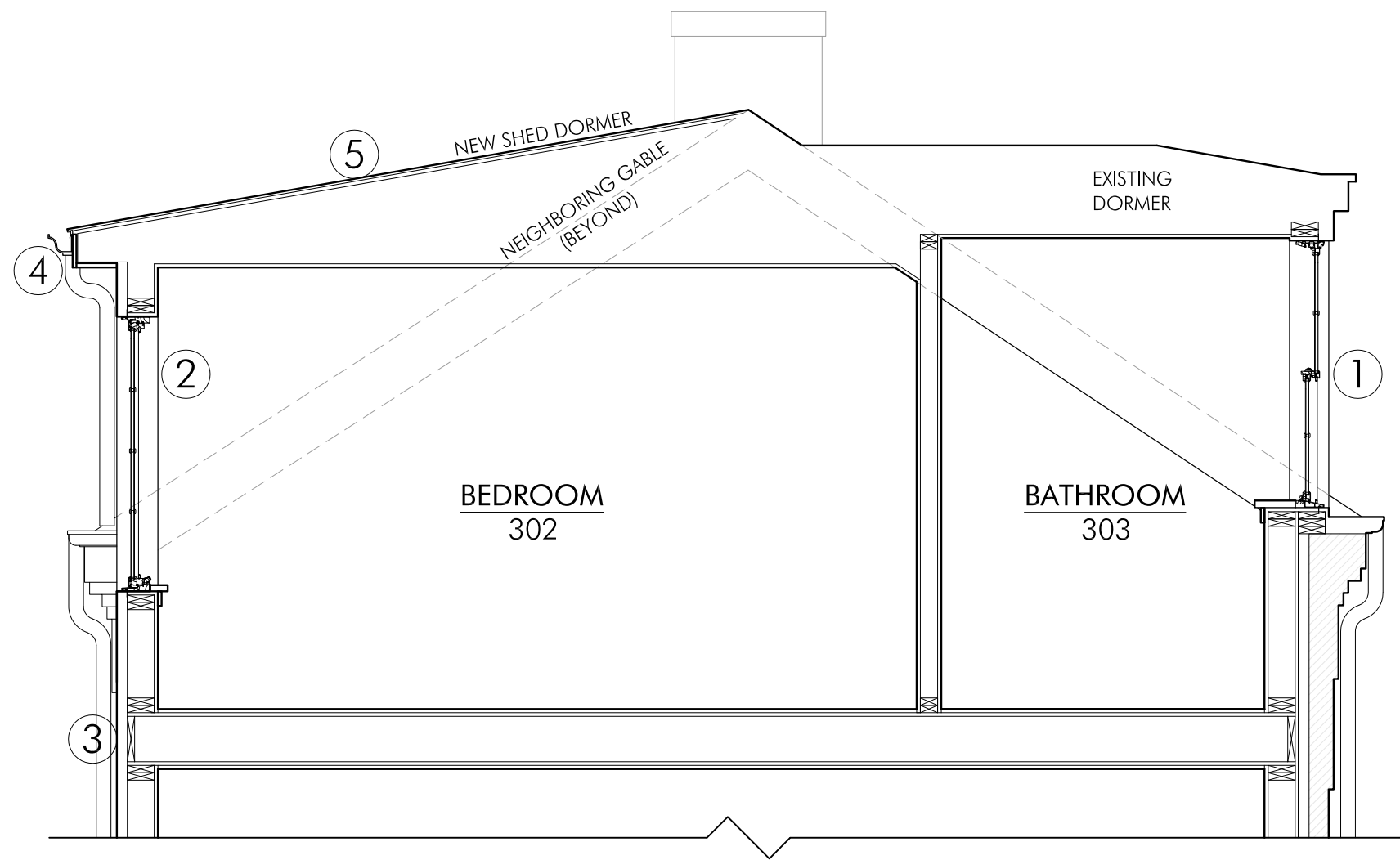
1/8" = 1'-0"



SHEET NUMBER:

A004

**3 BOND STREET
BOSTON, MA**



NOTES

- ① NEW 6/6 DOUBLE-HUNG WINDOW (1) TO MATCH EXISTING. MARVIN ULTIMATE DOUBLE-HUNG NEXT GENERATION 2.0, ALUMINUM-CLAD WITH STONE WHITE EXTERIOR FINISH, PRIMED INTERIOR FINISH, 7/8" SDLs WITH DARK SPACER BAR, HALF SCREEN, AND 6/6 LAYOUT.
- ② NEW CASEMENT WINDOWS (3). MARVIN ULTIMATE CASEMENT, ALUMINUM-CLAD WITH STONE WHITE EXTERIOR FINISH, PRIMED INTERIOR FINISH, 7/8" SDLs WITH DARK SPACER BAR, FULL SCREEN, AND 12 LITES.
- ③ NEW METAL SIDING ON REAR FACADE AND PARTY WALL EXTENSIONS.
- ④ NEW COPPER FLASHING, GUTTERS, AND DOWNSPOUTS AT FRONT AND REAR.
- ⑤ NEW ASPHALT SHINGLED ROOF TO MATCH EXISTING.

① PROPOSED SECTION THROUGH THIRD FLOOR (FENESTRATION)

STAMP:

DRAWING NAME:

PROPOSED THIRD FLOOR SECTION (FENESTRATION)

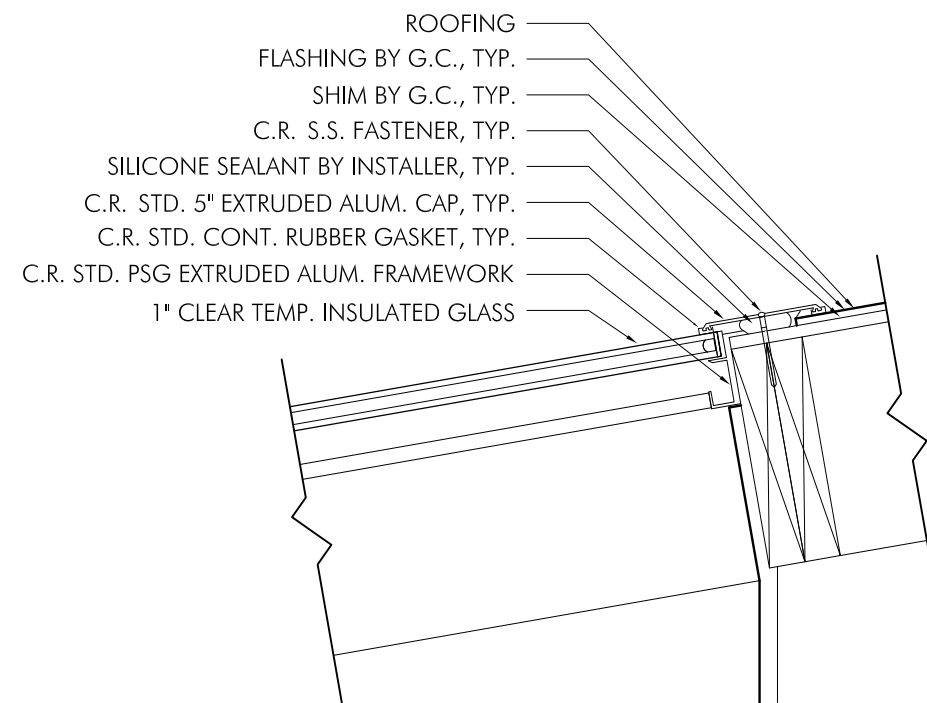
SCALE:

3/8" = 1'-0"

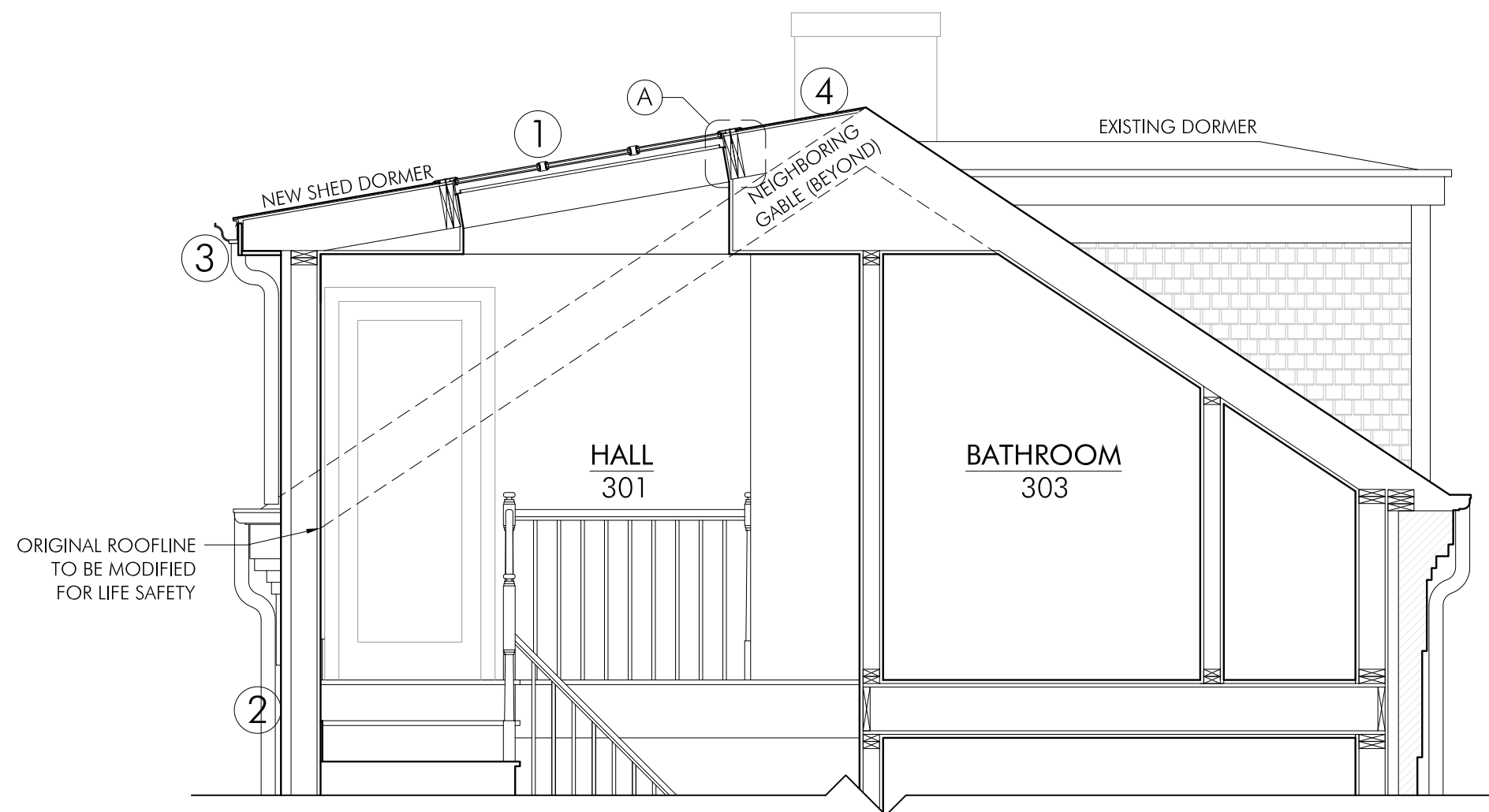


SHEET NUMBER:

A005



A PROPOSED SKYLIGHT SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



1 PROPOSED SECTION THROUGH THIRD FLOOR (SKYLIGHT)
SCALE: 3/8" = 1'-0"

NOTES

- ① NEW CIRCLE REDMONT PSG2000 DECK-MOUNTED SKYLIGHT.
- ② NEW METAL SIDING ON REAR FACADE AND PARTY WALL EXTENSIONS.
- ③ NEW COPPER FLASHING, GUTTERS, AND DOWNSPOUTS AT FRONT AND REAR.
- ④ NEW ASPHALT SHINGLED ROOF TO MATCH EXISTING.

STAMP:

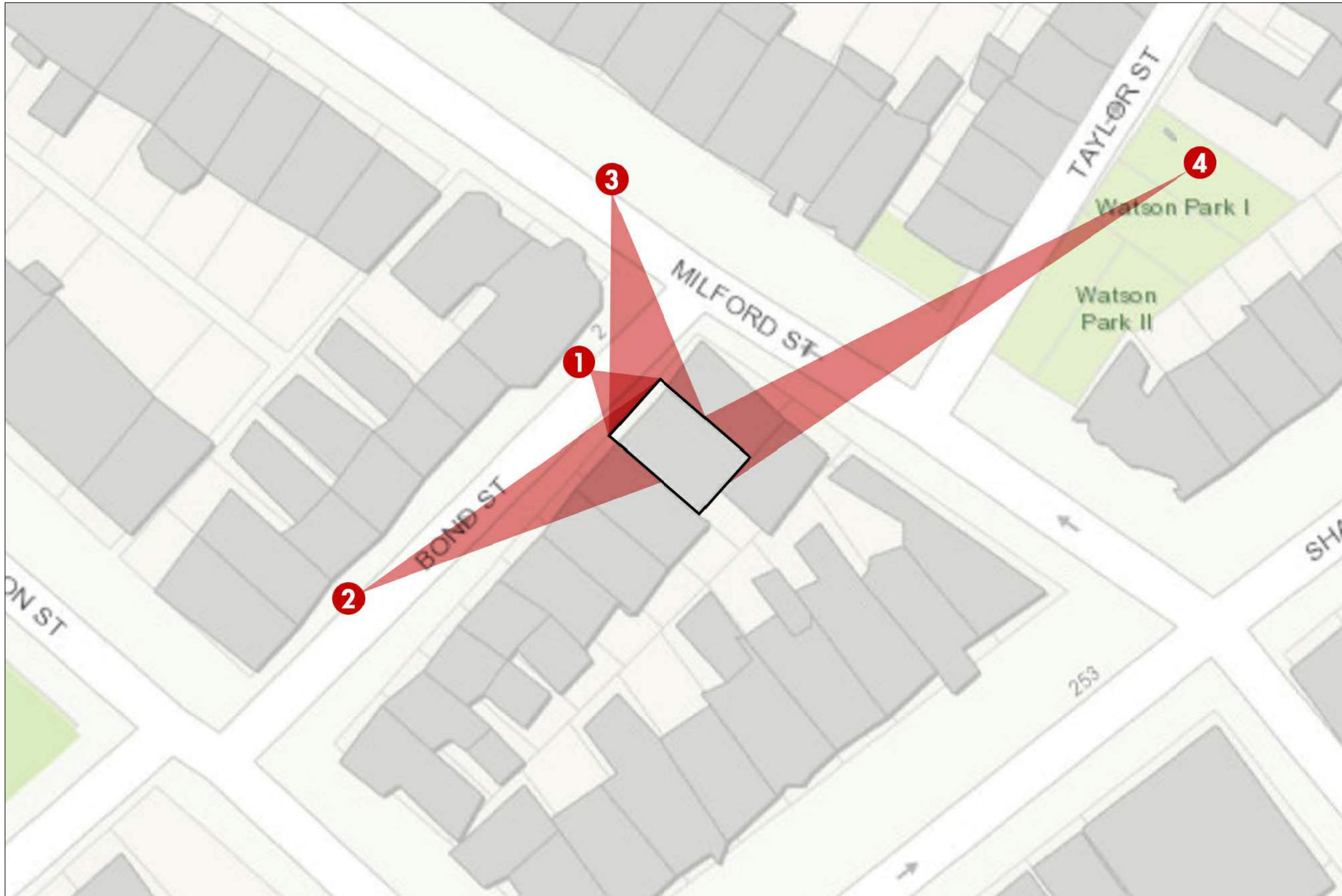
DRAWING NAME:
PROPOSED THIRD FLOOR SECTION (SKYLIGHT)

SCALE:

AS INDICATED

SHEET NUMBER:

A006



3 BOND STREET
BOSTON, MA

STAMP:

DRAWING NAME:

MAP OF VIEWPOINTS

SCALE:

NOT TO SCALE

SHEET NUMBER:

A007



1 EXISTING VIEW 1 - VISIBLE FROM BOND STREET



2 PROPOSED VIEW 1 - VISIBLE FROM BOND STREET

3 BOND STREET
BOSTON, MA

STAMP:

DRAWING NAME:

EXISTING & PROPOSED
VIEW 1

SCALE:

NOT TO SCALE

SHEET NUMBER:

A008



1 EXISTING VIEW 2 - VISIBLE FROM WEST (BOND STREET TOWARD HANSON STREET)



2 PROPOSED VIEW 2 - VISIBLE FROM WEST (BOND STREET TOWARD HANSON STREET)

**3 BOND STREET
BOSTON, MA**

STAMP:

DRAWING NAME:

EXISTING & PROPOSED
VIEW 2

SCALE:

NOT TO SCALE

SHEET NUMBER:

A009



1 EXISTING VIEW 3 - VISIBLE FROM EAST (MILFORD STREET)



2 PROPOSED VIEW 3 - VISIBLE FROM EAST (MILFORD STREET)

**3 BOND STREET
BOSTON, MA**

STAMP:

DRAWING NAME:

EXISTING & PROPOSED
VIEW 3

SCALE:

NOT TO SCALE

SHEET NUMBER:

A010

3 BOND STREET
BOSTON, MA

STAMP:

DRAWING NAME:

EXISTING & PROPOSED
VIEW 4

SCALE:

NOT TO SCALE

SHEET NUMBER:

A011



1 EXISTING VIEW 4 - VISIBLE FROM SOUTHWEST (WATSON PARK)
DISTANCE +/- 180 FT



2 PROPOSED VIEW 4 - VISIBLE FROM SOUTHWEST (WATSON PARK)
DISTANCE +/- 180 FT



1 EXISTING VIEW 4 ZOOMED-IN - VISIBLE FROM SOUTHWEST (WATSON PARK)



2 PROPOSED VIEW 4 ZOOMED-IN - VISIBLE FROM SOUTHWEST (WATSON PARK)

**3 BOND STREET
BOSTON, MA**

STAMP:

DRAWING NAME:

EXISTING & PROPOSED
VIEW 4 ZOOMED-IN

SCALE:

NOT TO SCALE

SHEET NUMBER:

A012

JOHN BORN ASSOCIATES
Consulting Engineers
3 WALNUT AVENUE
CAMBRIDGE, MASSACHUSETTS 02140
(617) 864-0068

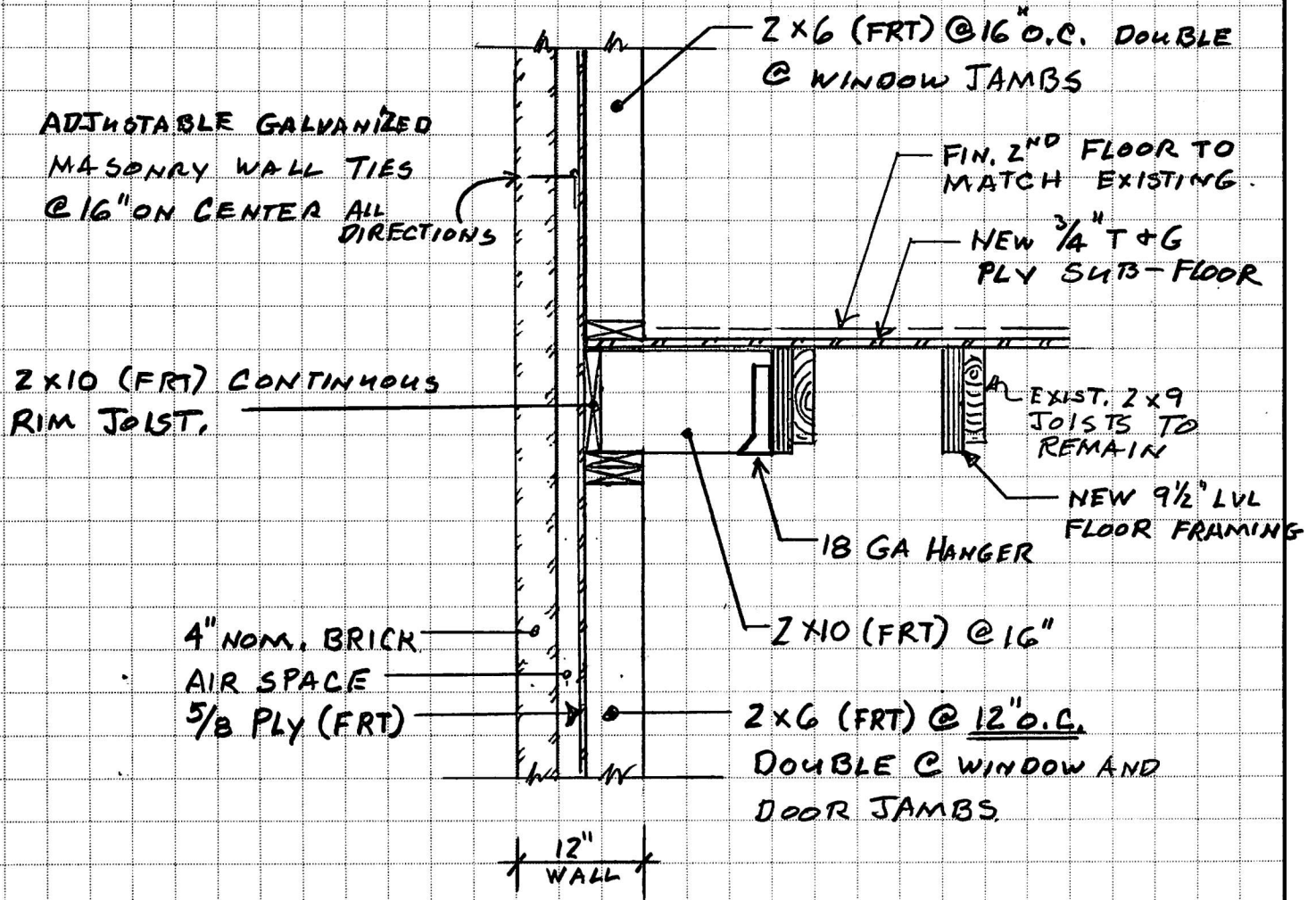
3 BOND STREET
BOSTON, MA

JBA PROJECT
2577

SHEET NO. JBA-#7 OF _____
CALCULATED BY JRB DATE APRIL 25, 2019
CHECKED BY _____ DATE _____
SCALE 3/4" = 1'-0"

(FRT) = FIRE RETARDANT TREATED

LIVING ROOM



SITTING AREA

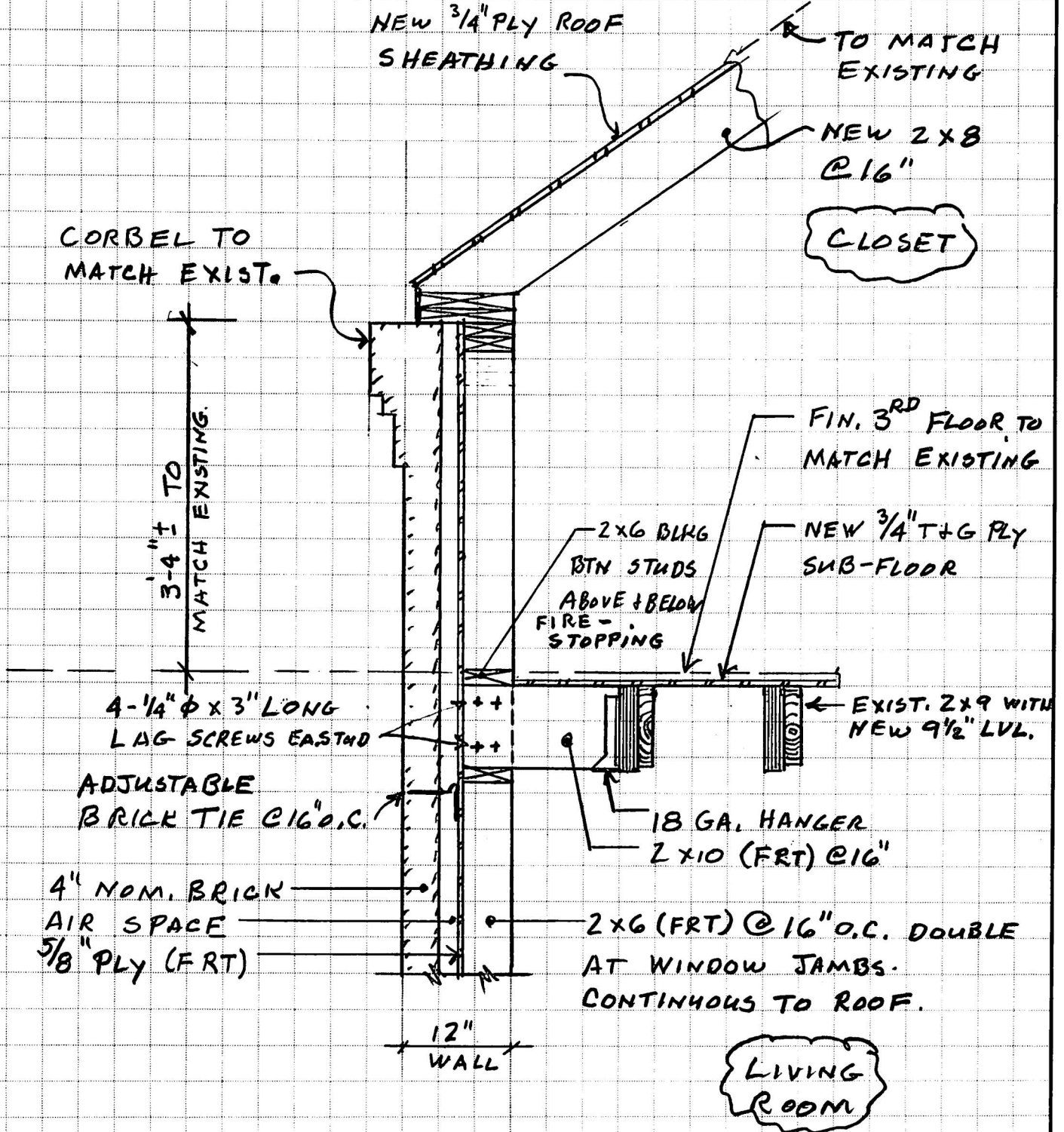
TYPICAL DETAIL @ FRONT WALL AT 2ND FLOOR

JOHN BORN ASSOCIATES
 Consulting Engineers
 3 WALNUT AVENUE
 CAMBRIDGE, MASSACHUSETTS 02140
 (617) 864-0068

3 BOND STREET
 JOB BOSTON, MA
 SHEET NO. JBA-#8
 CALCULATED BY JRB
 CHECKED BY
 SCALE 3/4" = 1'-0"

JBA PROJECT
 # 2577
 OF
 DATE APRIL 25, 2019
 DATE

(FRT) = FIRE RETARDANT TREATED.



TYPICAL DETAIL AT FRONT WALL AT 3RD FLOOR

JOHN BORN ASSOCIATES
 Consulting Engineers
 3 WALNUT AVENUE
 CAMBRIDGE, MASSACHUSETTS 02140
 (617) 864-0068

3 BOND STREET
 BOSTON, MA

JBA PROJECT
 #2577

SHEET NO. JBA-#9

OF _____

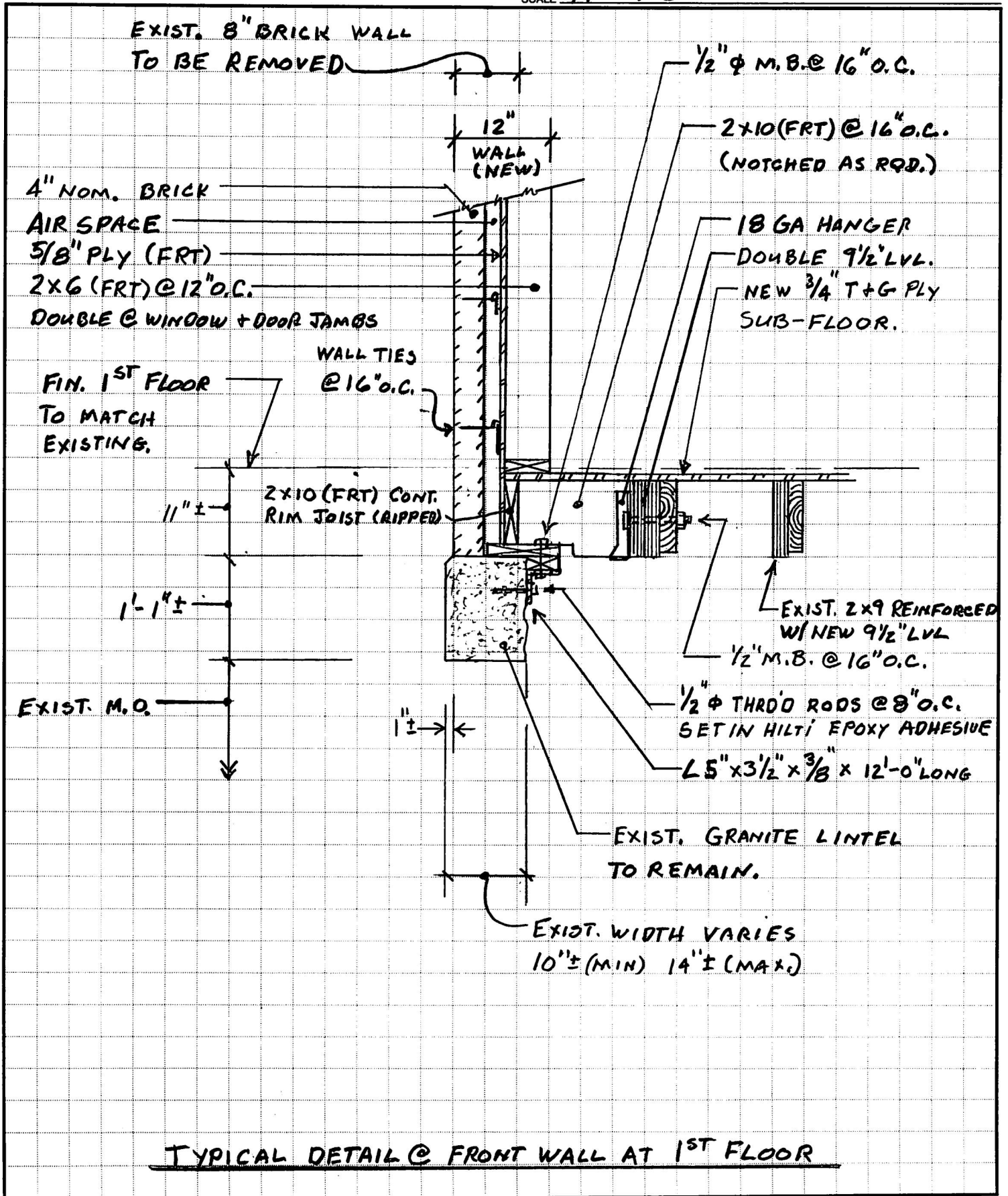
CALCULATED BY JRB

DATE APR. 30, 2019

CHECKED BY _____

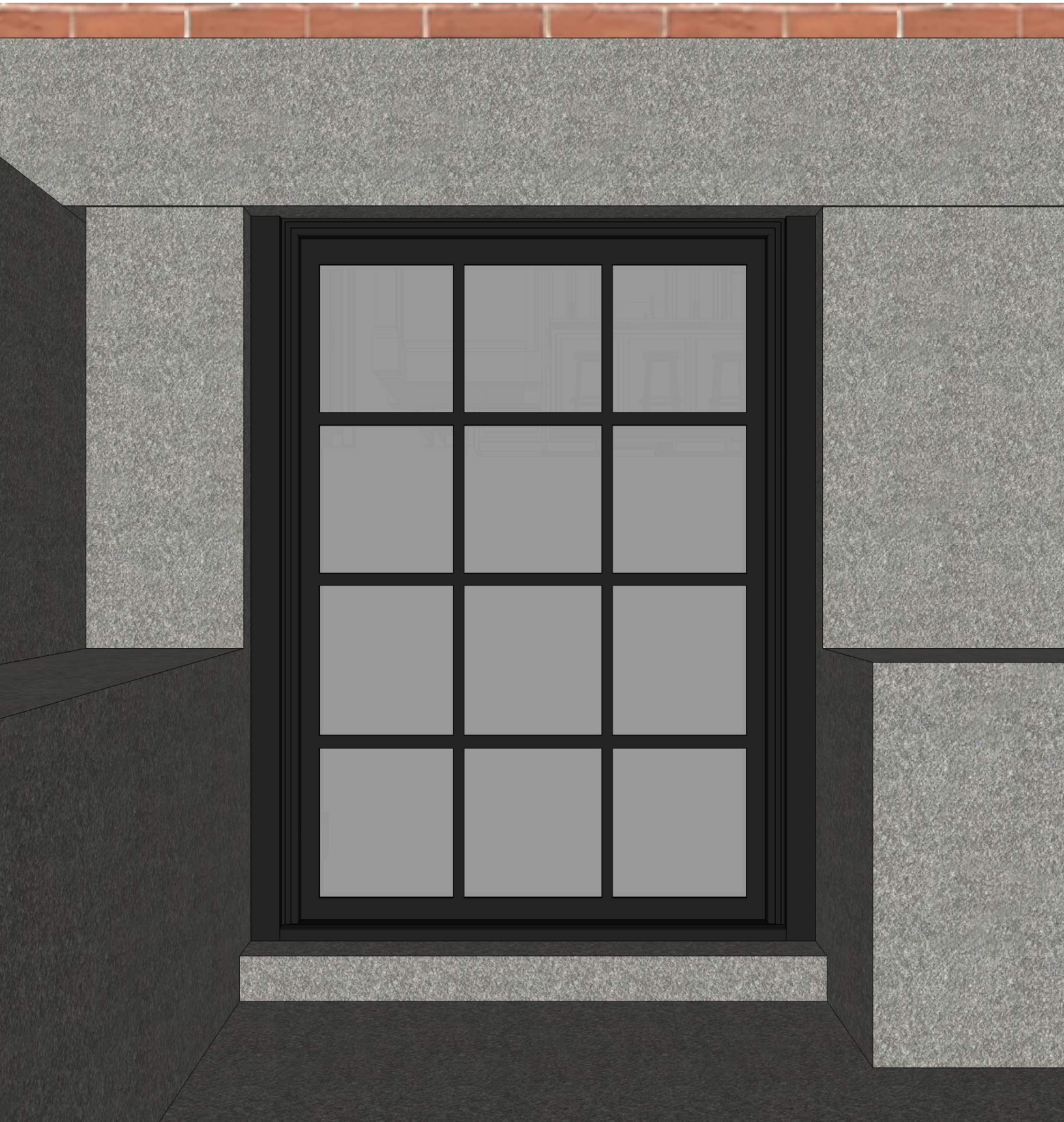
DATE _____

SCALE 3/4" = 1'-0"



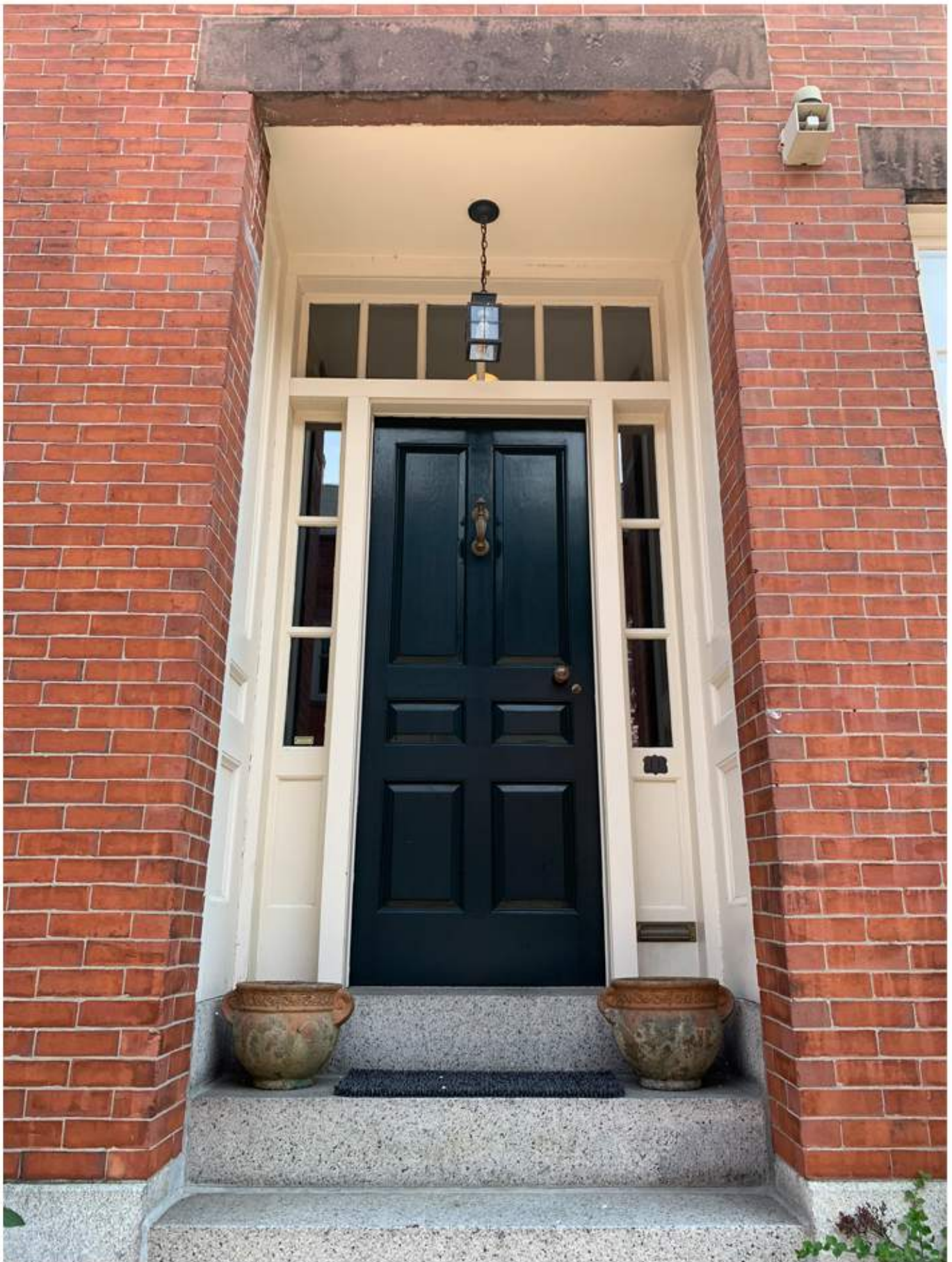


TYPICAL, REPLACEMENT DOUBLE-HUNG WINDOW WITHOUT SHUTTER

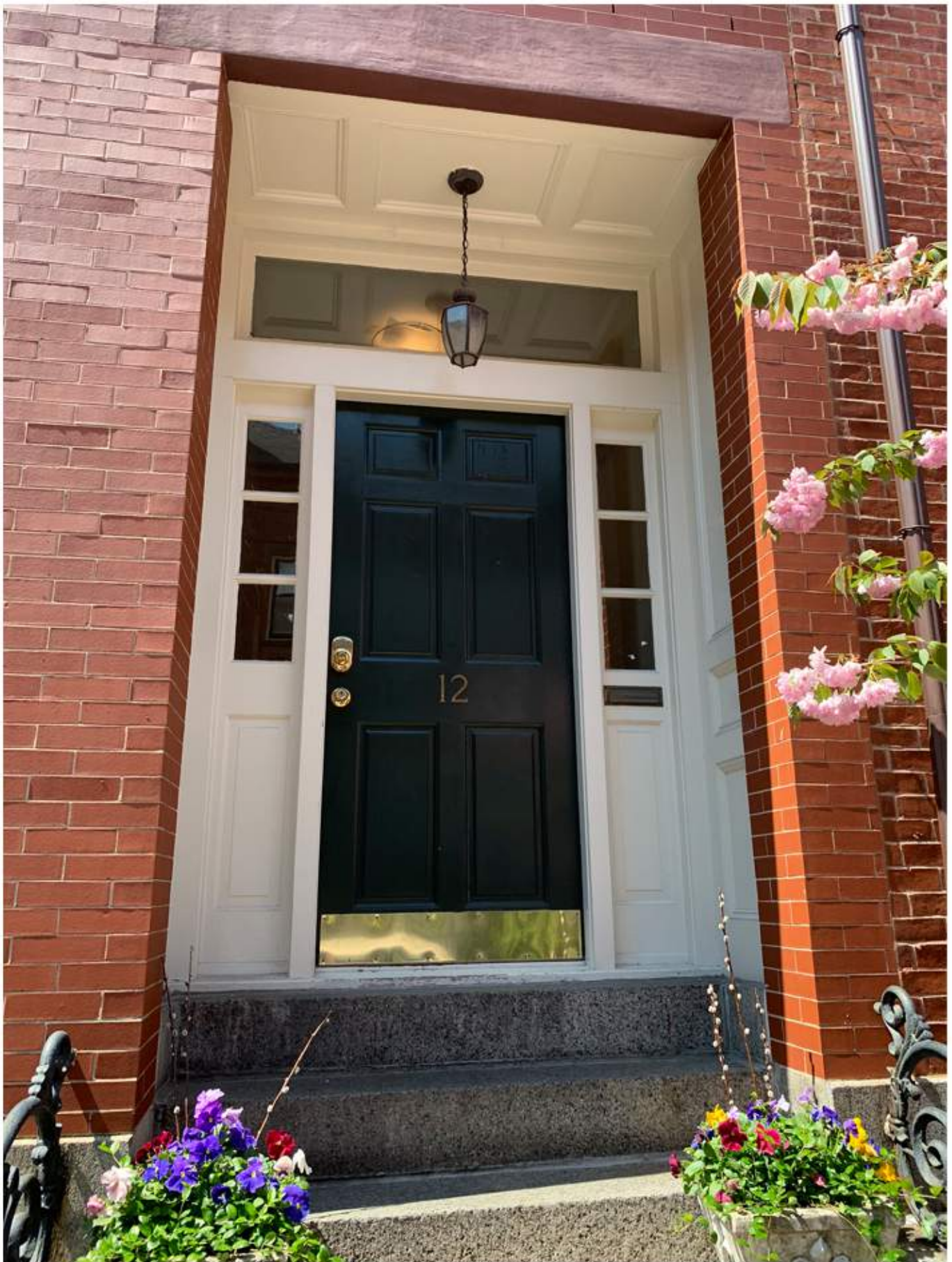


TYPICAL, CASEMENT WINDOW (TO ACCOMMODATE EGRESS) AT BASEMENT LEVEL





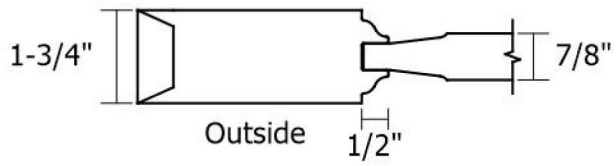
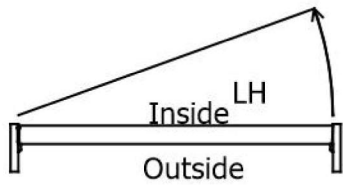
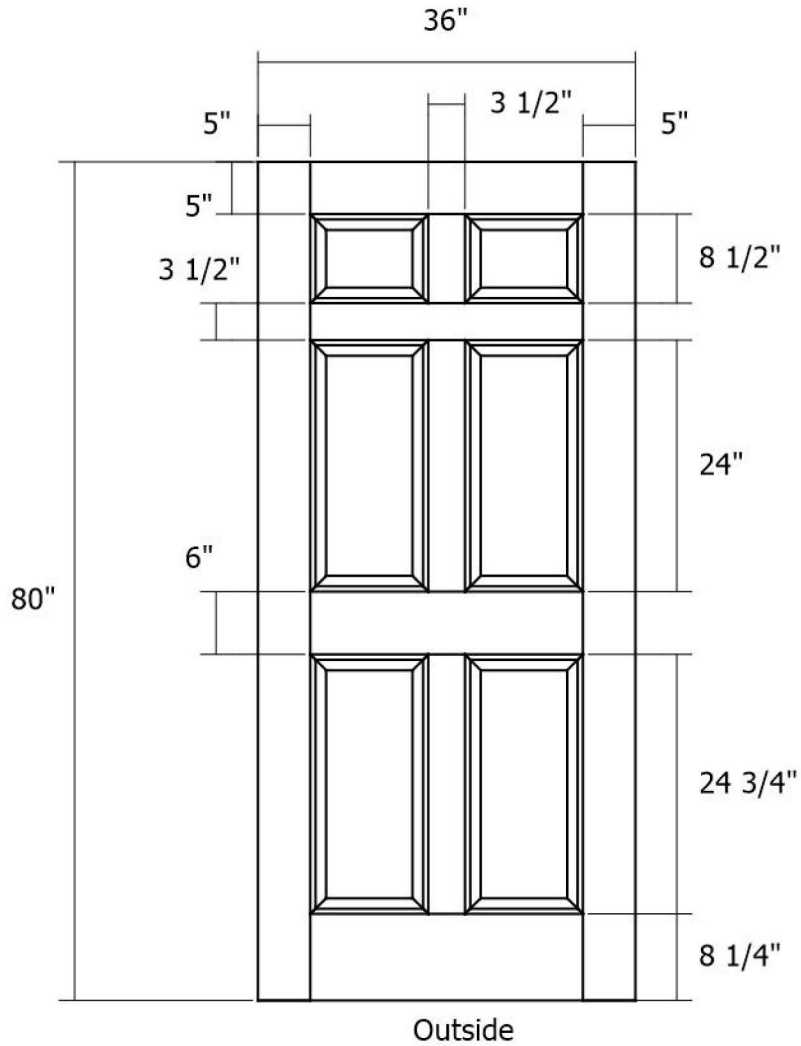
EXISTING ENTRY CONDITIONS AT 11 BOND STREET



EXISTING ENTRY CONDITIONS AT 12 BOND STREET



EXISTING ENTRY CONDITIONS AT 14 BOND STREET



Door Style	Sticking	Panel	Material	Glass / Insert	Fire Rating	Grade
TS6000	OG	A	MDF	N/A	Non-rated	Exterior

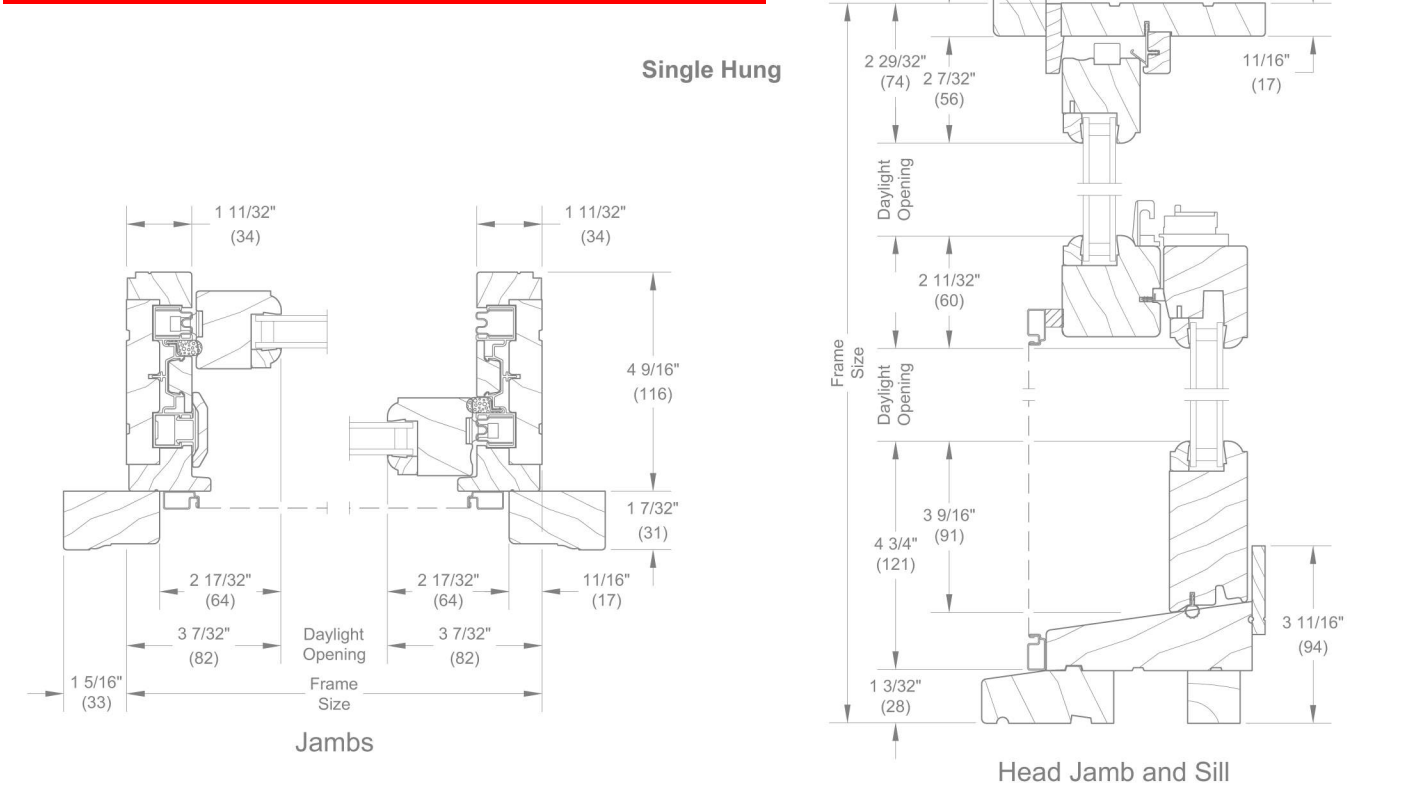
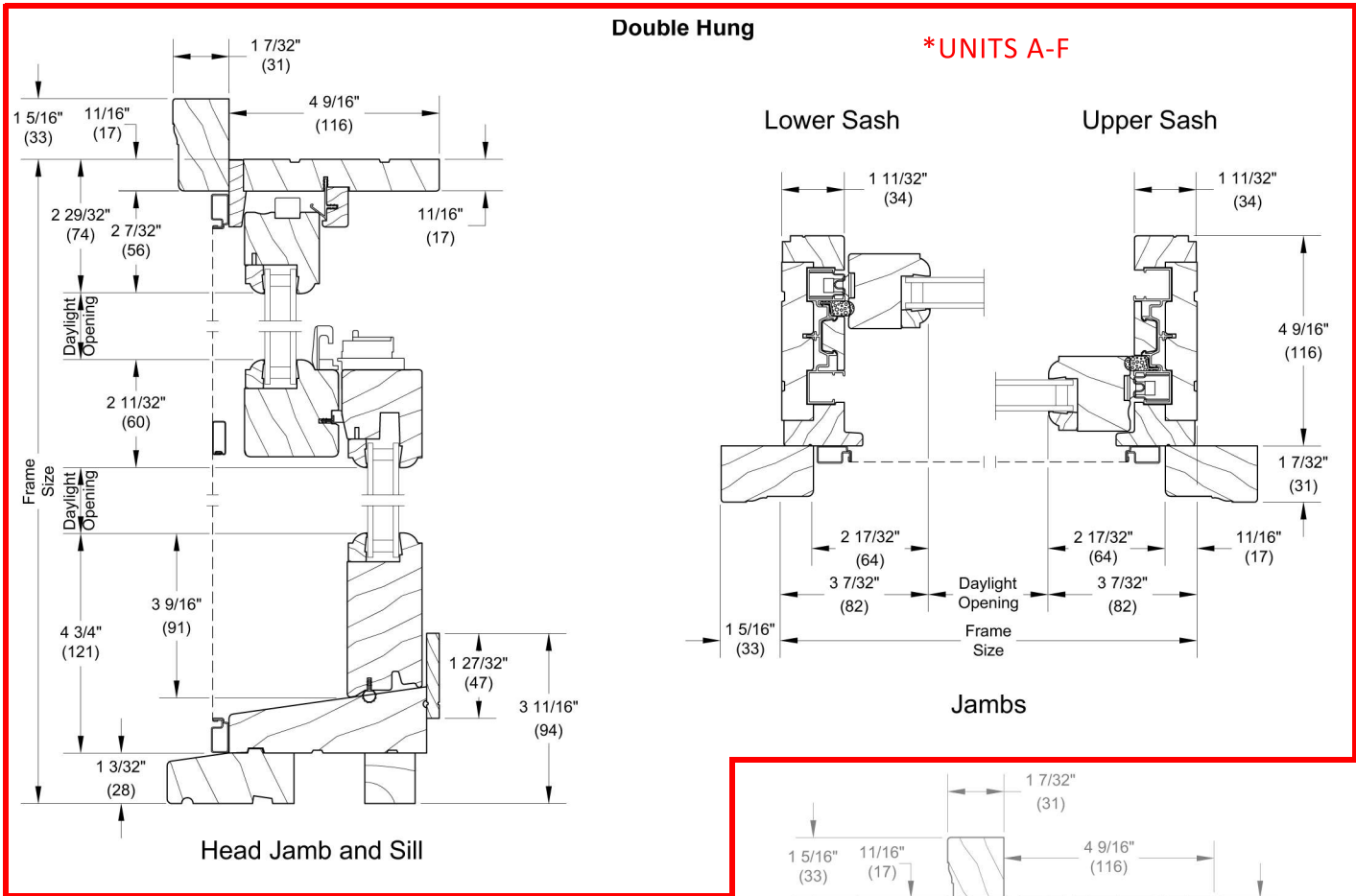
Approval (sign here):

Created On: 05/21/2019

Wood Ultimate Double Hung

Section Details: Operating

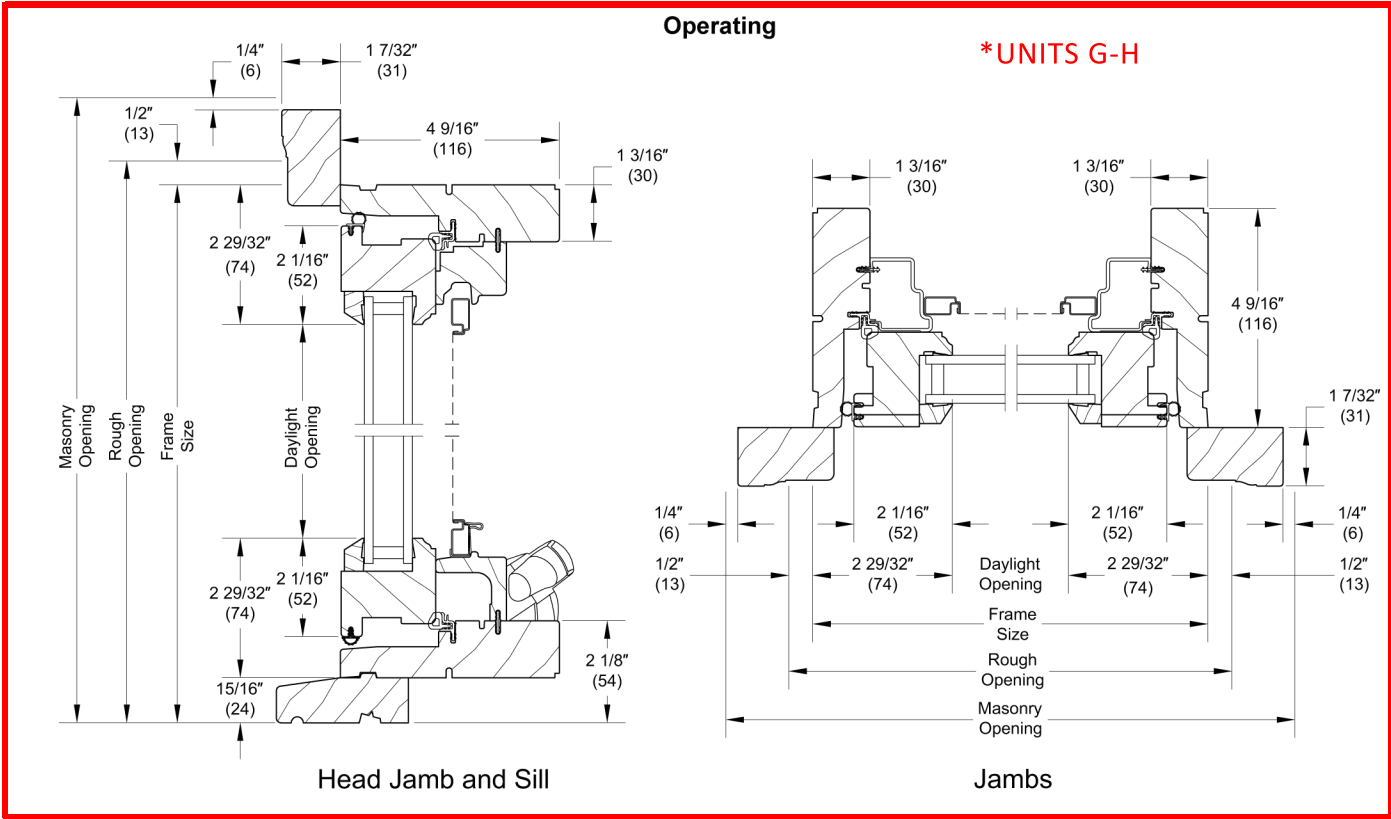
Scale: 3" = 1' 0"



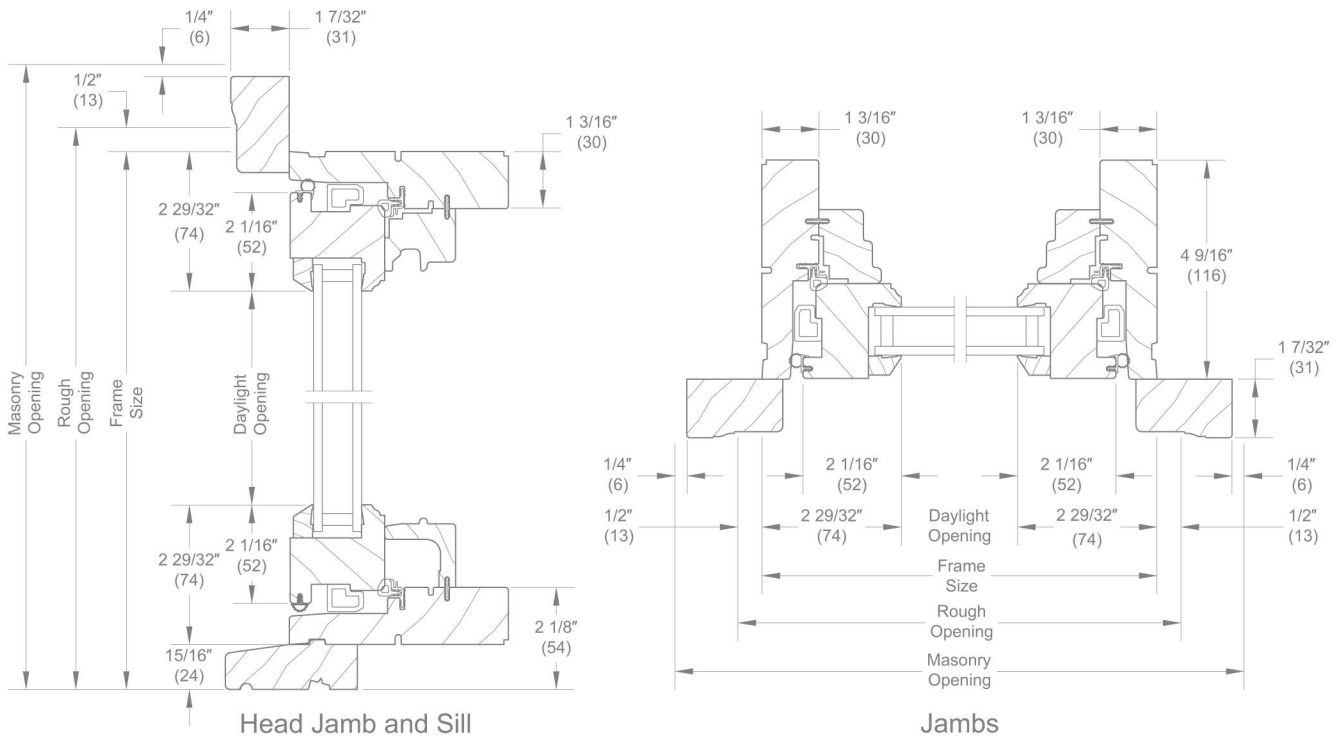
Wood Ultimate Casement, Awning and Picture

Section Details: Operating and Stationary / Picture - 1" (25) IG

Scale: 3" = 1' 0"



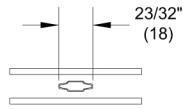
Stationary



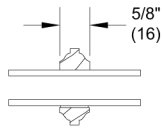
Optional Divided Lite Options - WUCA with WUDH Option



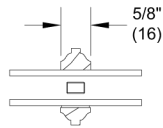
Insulating Glass



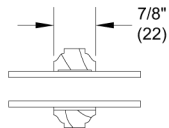
Aluminum 23/32" Contour GBG



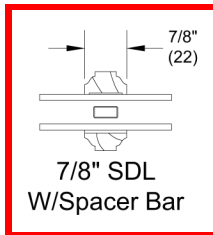
5/8" SDL



5/8" SDL W/Spacer

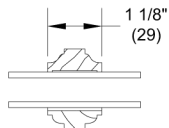


7/8" SDL

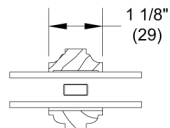


7/8" SDL W/Spacer Bar

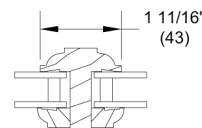
*UNITS A-H



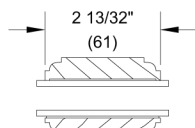
1 1/8" SDL



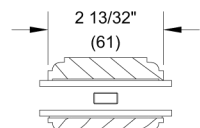
1 1/8" SDL W/Spacer Bar



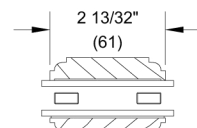
1 11/16" IG ADL



2 13/32" SDL



2 13/32" SDL W/One Spacer Bar



2 13/32" SDL W/Two Spacer Bar

NOTE: ADL is not available with CE mark

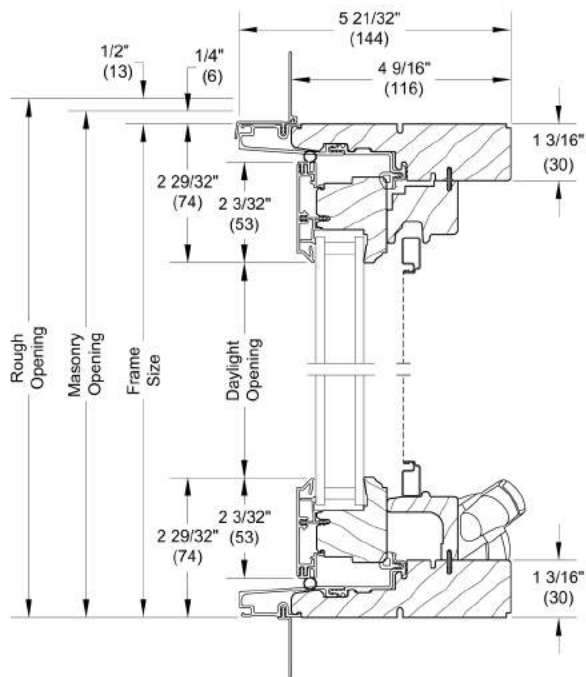
Clad Ultimate Casement, Awning and Picture

Section Details: Operating/Stationary/Picture - 1" (25) IG

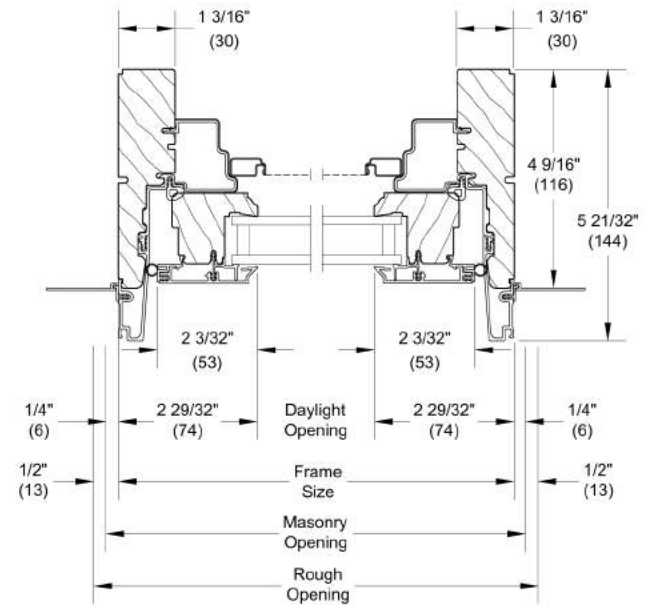
Scale: 3" = 1' 0"

Operating

*UNITS I-K

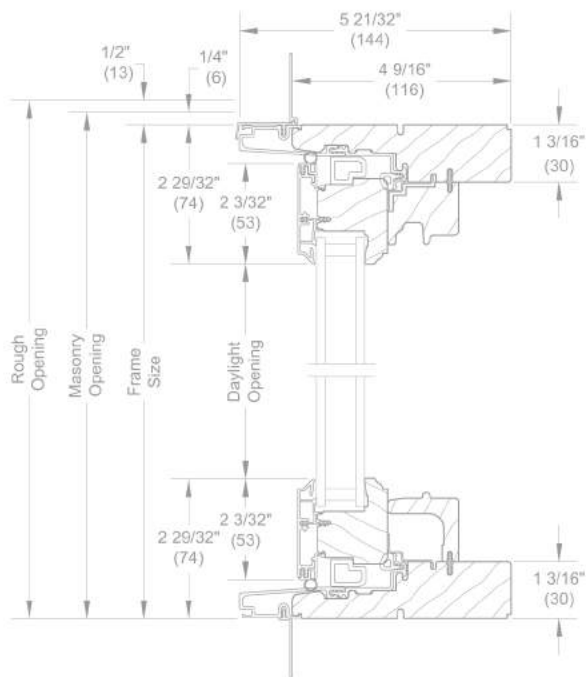


Head Jamb and Sill

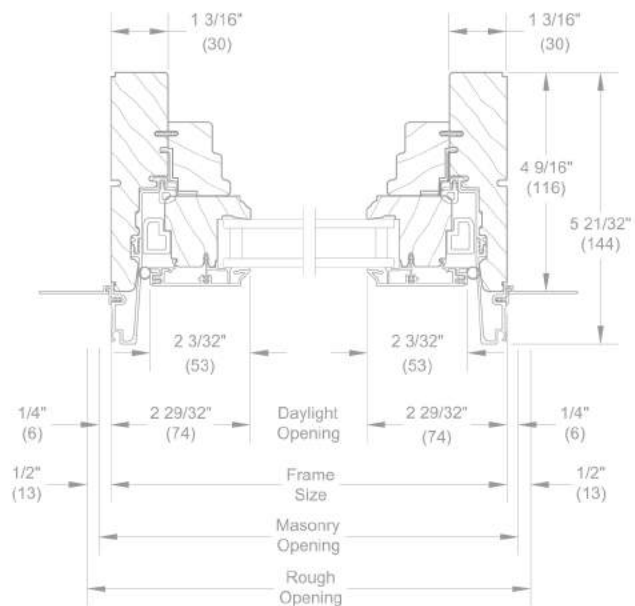


Jamb

Stationary/Picture

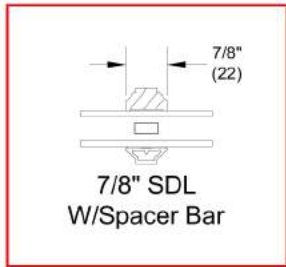
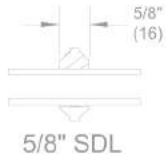


Head Jamb and Sill



Jamb

Lite Options



***UNITS I-K**



HOME > ESTATE DOOR HARDWARE > KNOBS > 5015 ESTATE KNOB-031



5015 ESTATE KNOB

Model #: 5015.031

★★★ 3.0 (4) [Write a review](#) [Ask a question](#)

AVAILABLE FINISHES:

SELECTED: NON-LACQUERED BRASS



RECOMMENDED WITH:



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Model #: 8031.031

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COLONIAL KNOCKER

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LETTER BOX PLATES

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3



HOUSE NUMBER - 3

Model #: 90673.031

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