

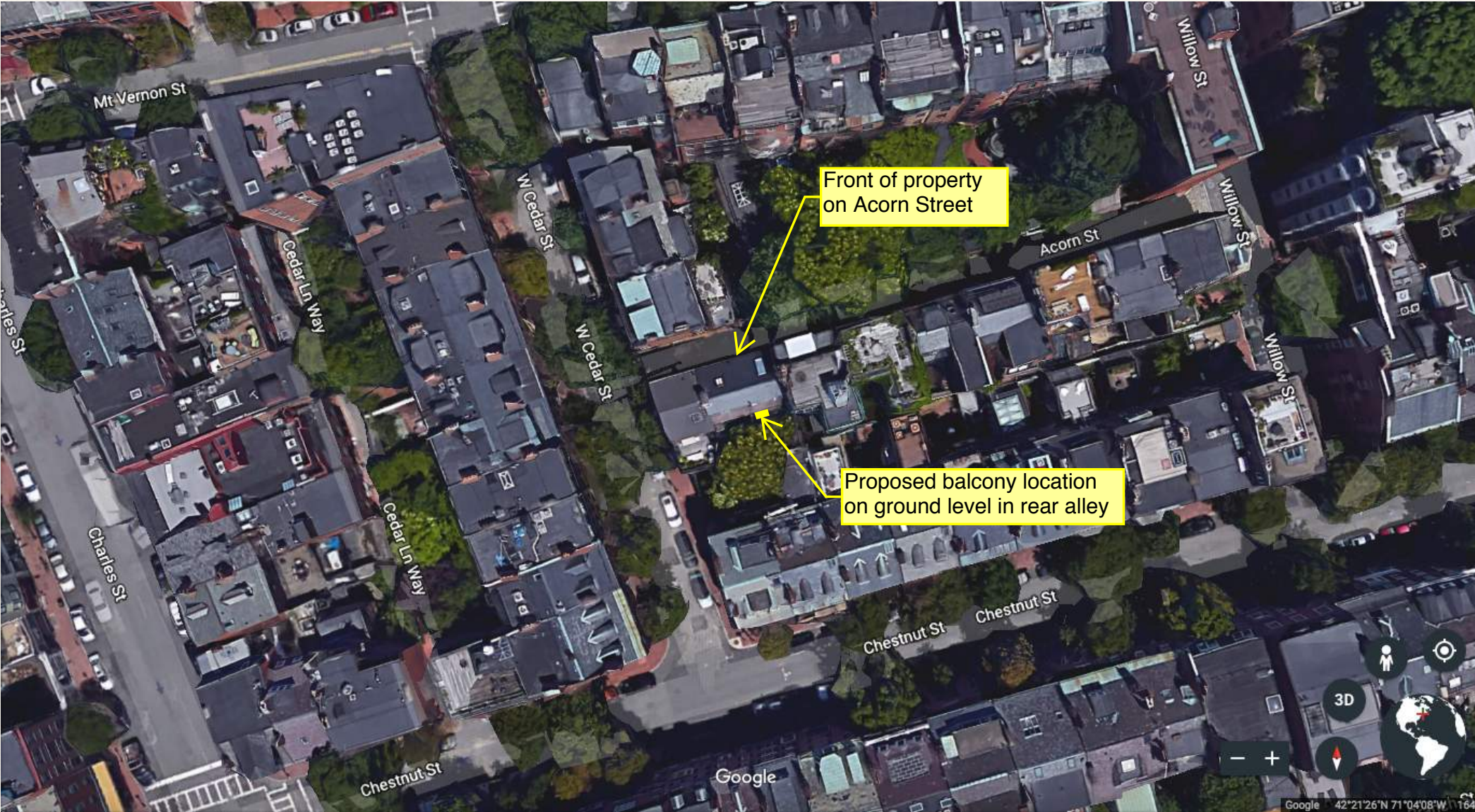
July 20th, 2017

7 Acorn Street

Rear / Alley Balcony

The owners would like to propose adding a small balcony off the rear facade of the building, which faces the back alley. The floor structure of the balcony will not be visible from W. Cedar Street (unless you are 7+ feet tall perhaps) due to the presence of a tall masonry garden wall. The proposed railing will be low profile iron painted black to match other railings in the vicinity. For the door to the balcony, we propose mimicking the existing triple hung window as closely as possible with a single door and sidelights (please see attached plans and elevations). The masonry opening will remain the same size so the appearance of the top portion of the fenestration from W. Cedar St should not change significantly. Please see attached plans and photos for additional information. Thank you!

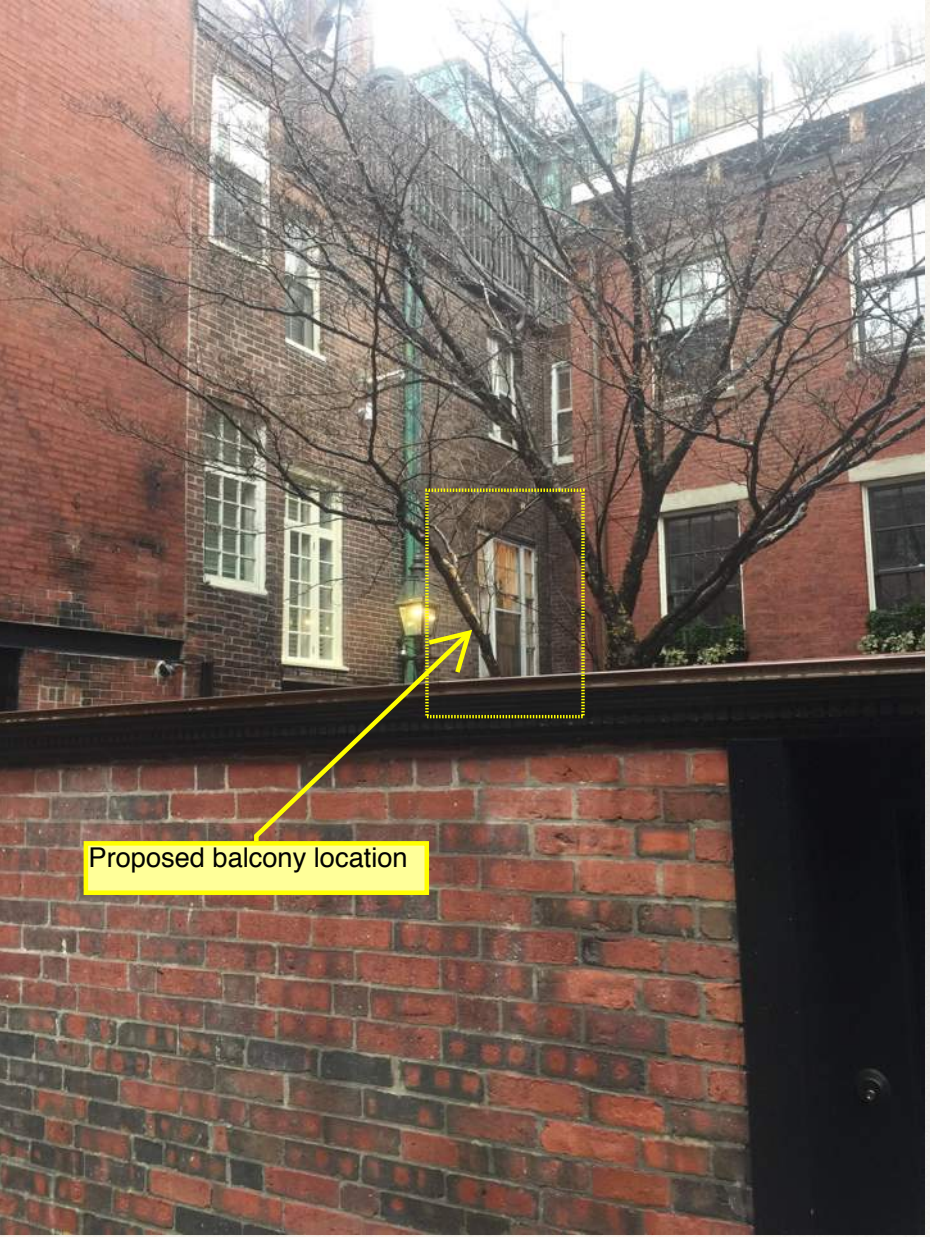
Location



Front of Property



Rear / Alley - Proposed Balcony Location



Proposed Balcony Location



View of Window to Replaced with Door



View of Mock-Up from near side of W. Cedar



View of Mock-Up from far side of W. Cedar



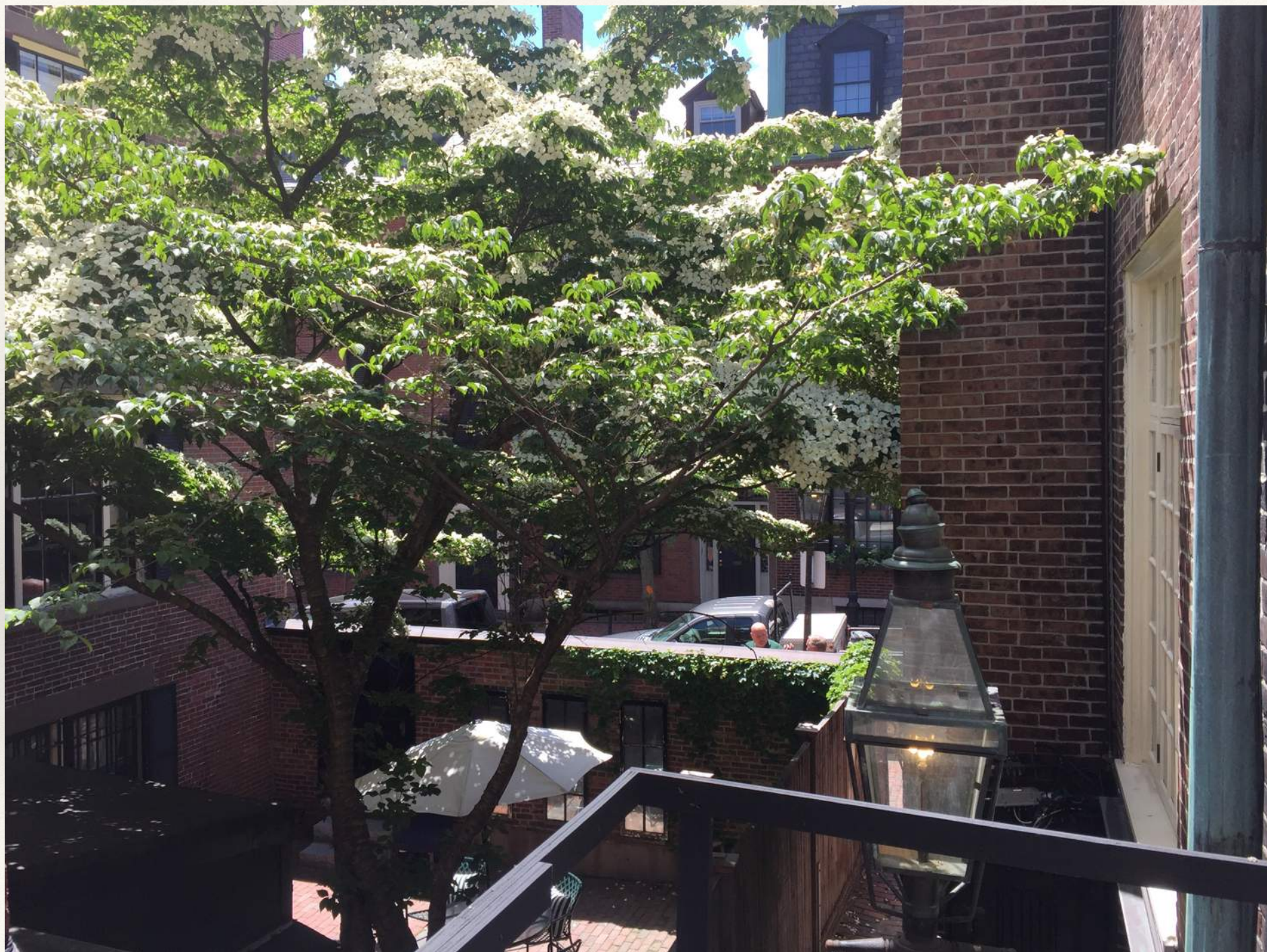
View of Mock-Up from far side of W. Cedar



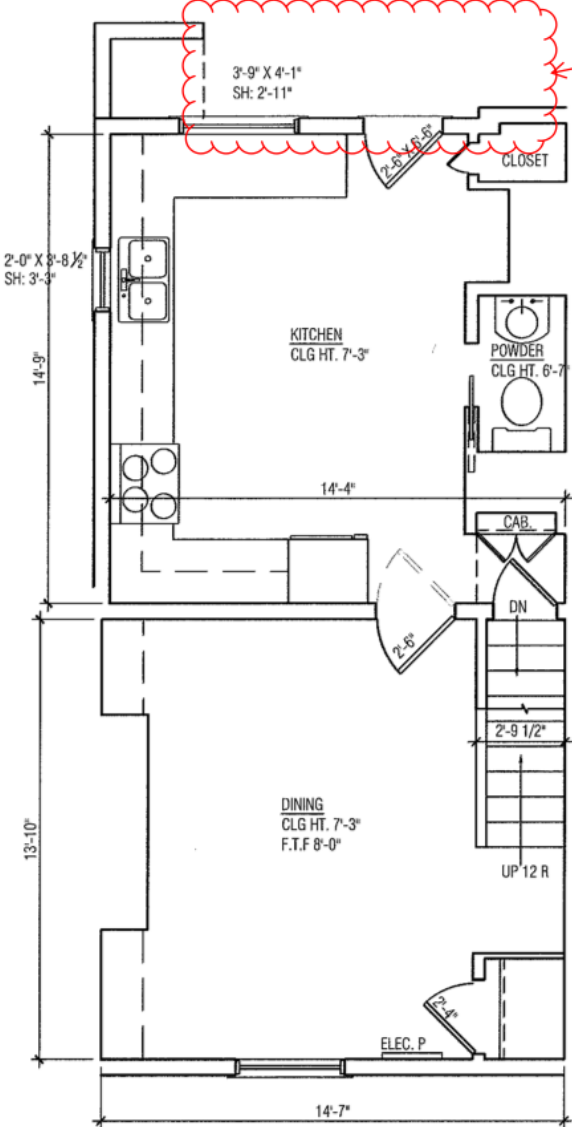
View of Mock-Up down Alley with Gate Open



View from Balcony Looking Towards W. Cedar

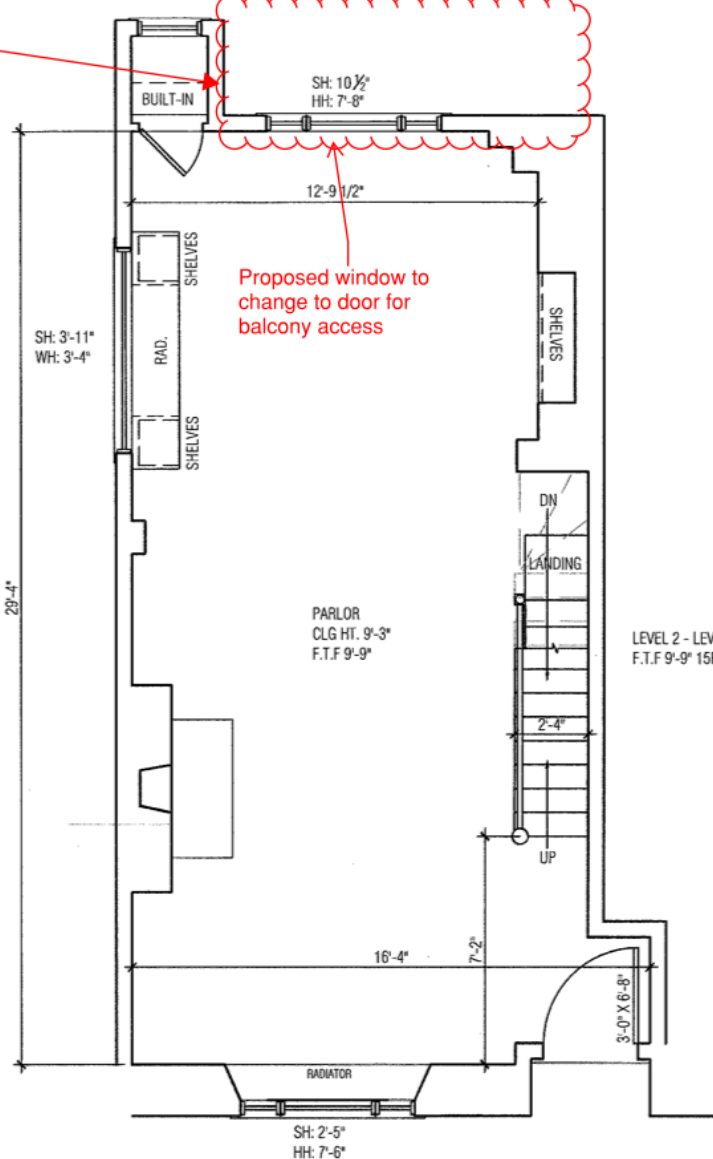


Existing Conditions - Plan



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

Proposed balcony location



EXISTING LEVEL 2 (STREET)
SCALE: 1/4" = 1'-0"



146 Front Street, Suite 211
Scituate, MA 02066
781-545-5700

7 ACORN STREET
BEACON HILL
BOSTON MA

BEACON HILL ARCHITECTURAL
COMMISSION APPLICATION

DATE: MARCH 7, 2017

DRAWING NAME:

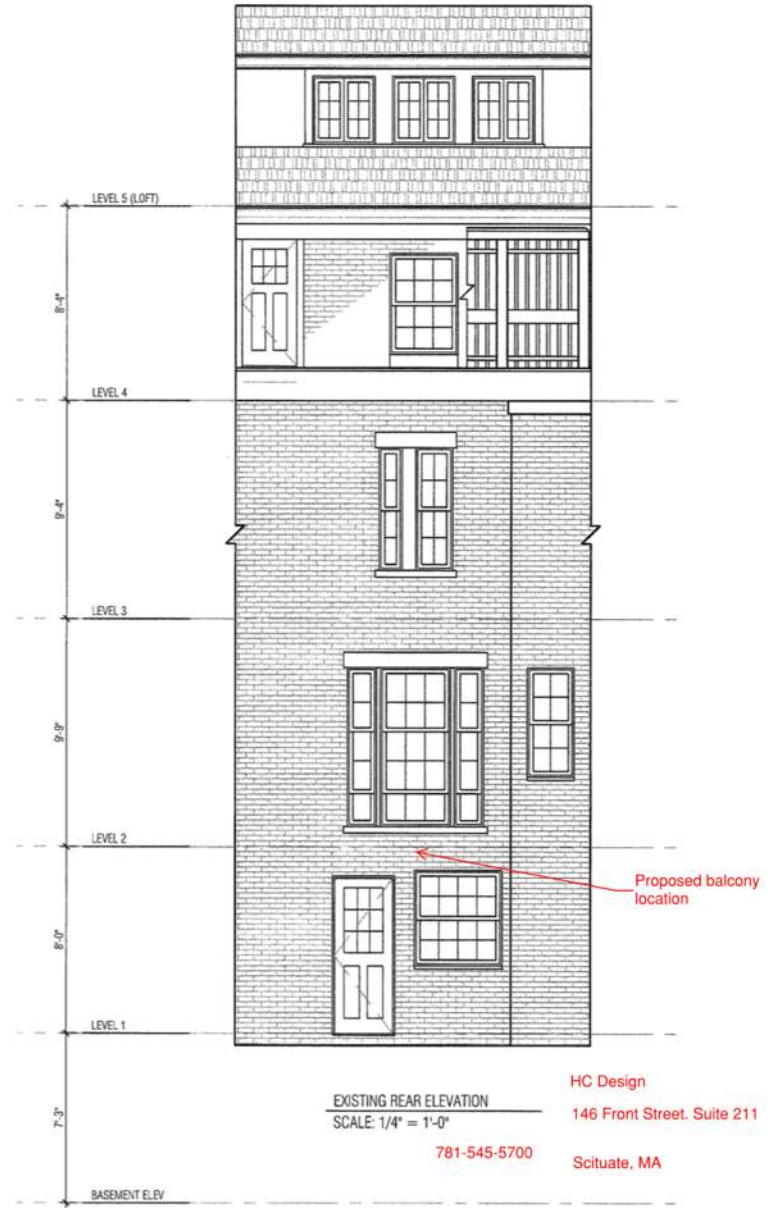
EXISTING
FLOOR PLANS

DRAWING NUMBER:

X1-1

Existing Conditions - Elevation

Existing Conditions



X2-0

DRAWING NUMBER:

EXISTING
ELEVATION

DRAWING NAME:

DATE: MARCH 7, 2017

BEACON HILL ARCHITECTURAL
COMMISSION APPLICATION

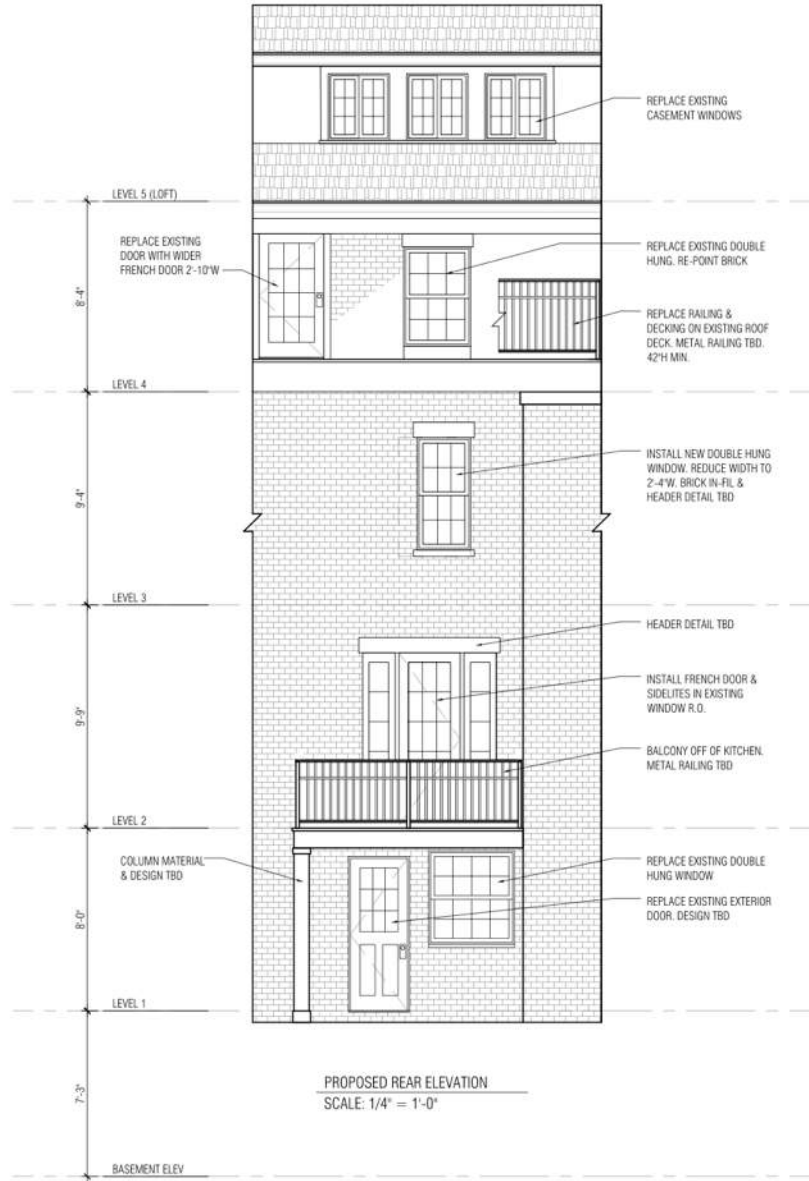
7 ACORN STREET
BEACON HILL,
BOSTON MA

146 Front Street, Suite 211
Scituate, MA 02566
781-545-5700



Proposed Balcony - Elevation

Proposed Elevation



A2-1

DRAWING NUMBER:

PROPOSED
ELEVATION

DRAWING NAME:

DATE: MARCH 23, 2017

PROGRESS SET FOR REVIEW

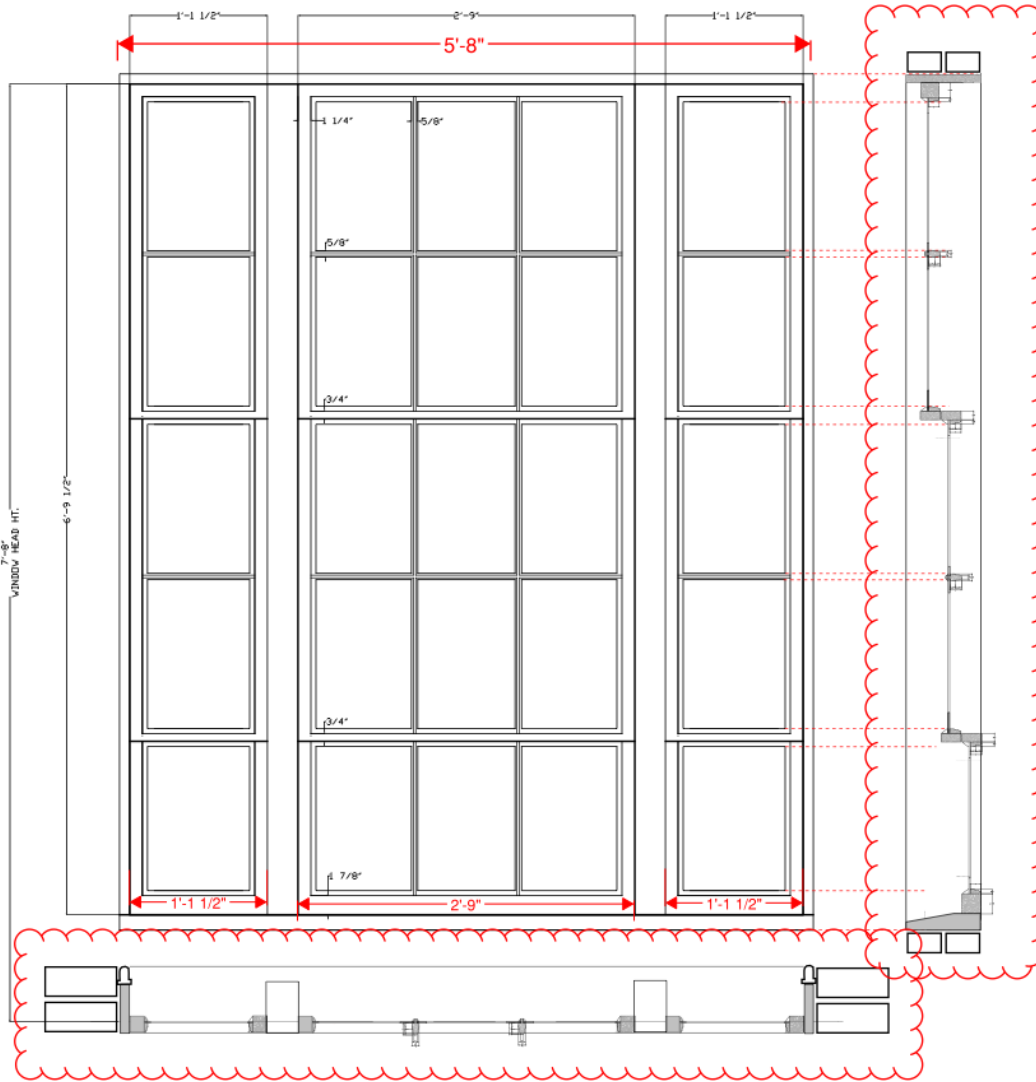
7 ACORN STREET
BEACON HILL
BOSTON, MA

146 FOUNTAIN STREET, SUITE 211
SCITUATE, MA 02066
781-345-5700

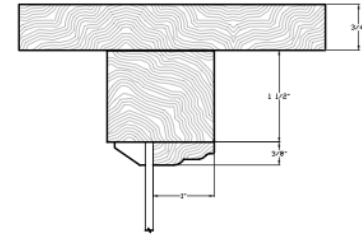


Existing Conditions - Details

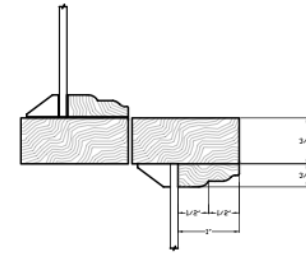
Existing Tripple Hung Window



EXISTING TRIPPLE HUNG
SCALE: 1" = 1'-0"

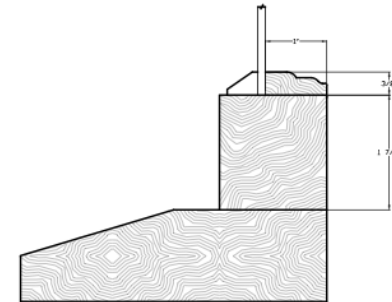


TOP RAIL DETAIL
SCALE: 6" = 1'-0"



CHECK RAIL DETAIL
SCALE: 6" = 1'-0"

TYPICAL MUNTIN DETAIL
SCALE: 6" = 1'-0"



SILL & BOTTOM RAIL DETAIL
SCALE: 6" = 1'-0"



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7 ACORN STREET
BEACON HILL,
BOSTON MA

PROGRESS SET FOR REVIEW

DATE: MARCH 23, 2017
DATE: MARCH 30, 2017
DATE: APRIL 6, 2017
DATE: APRIL 13, 2017

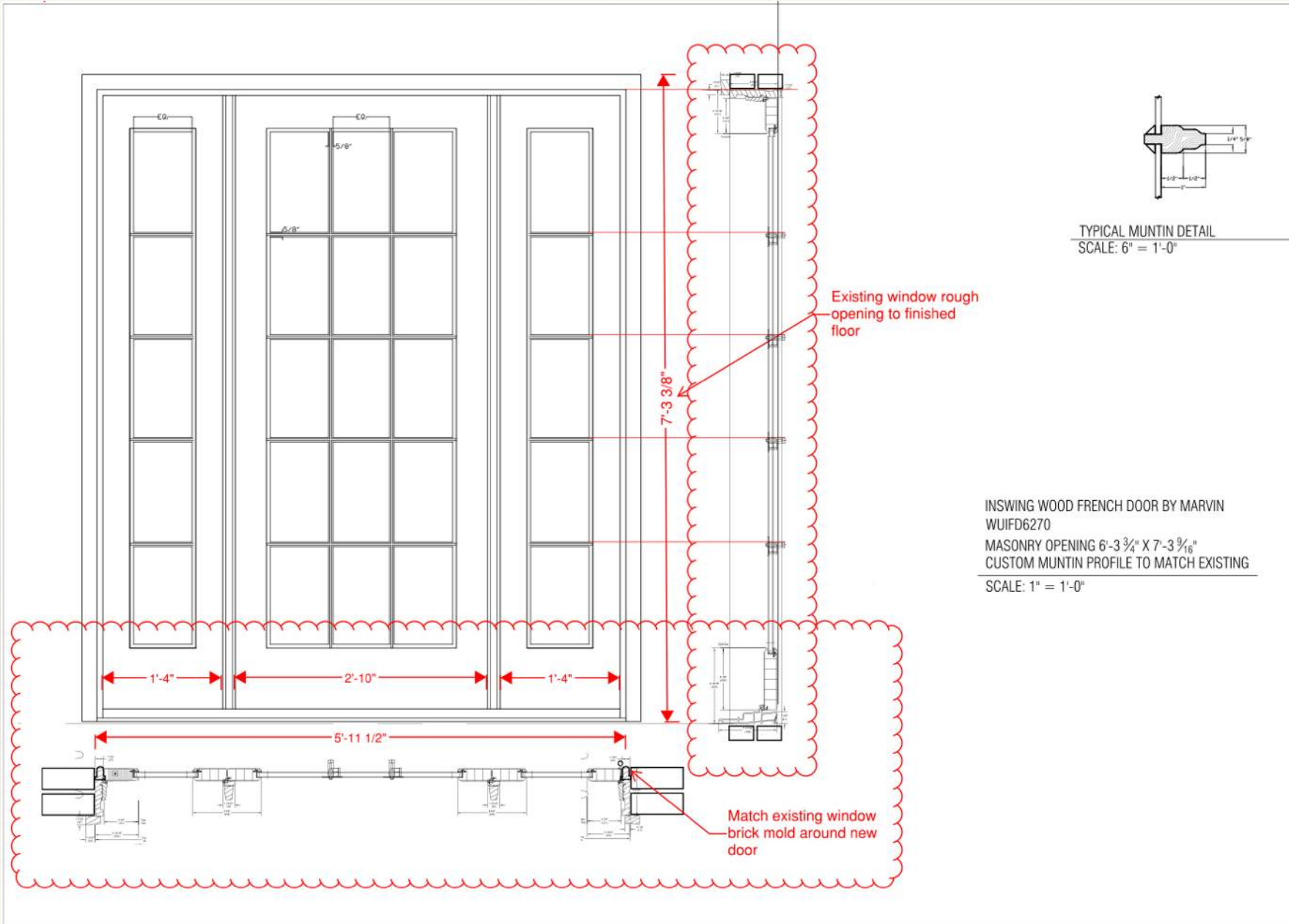
DRAWING NAME:

EXISTING WINDOW
ELEVATION & DETAILS

DRAWING NUMBER:

SK-2

Previously Proposed Door to Balcony - Details



146 Front Street, Suite 211
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7 ACORN STREET
BEACON HILL
BOSTON MA

PROGRESS SET FOR REVIEW

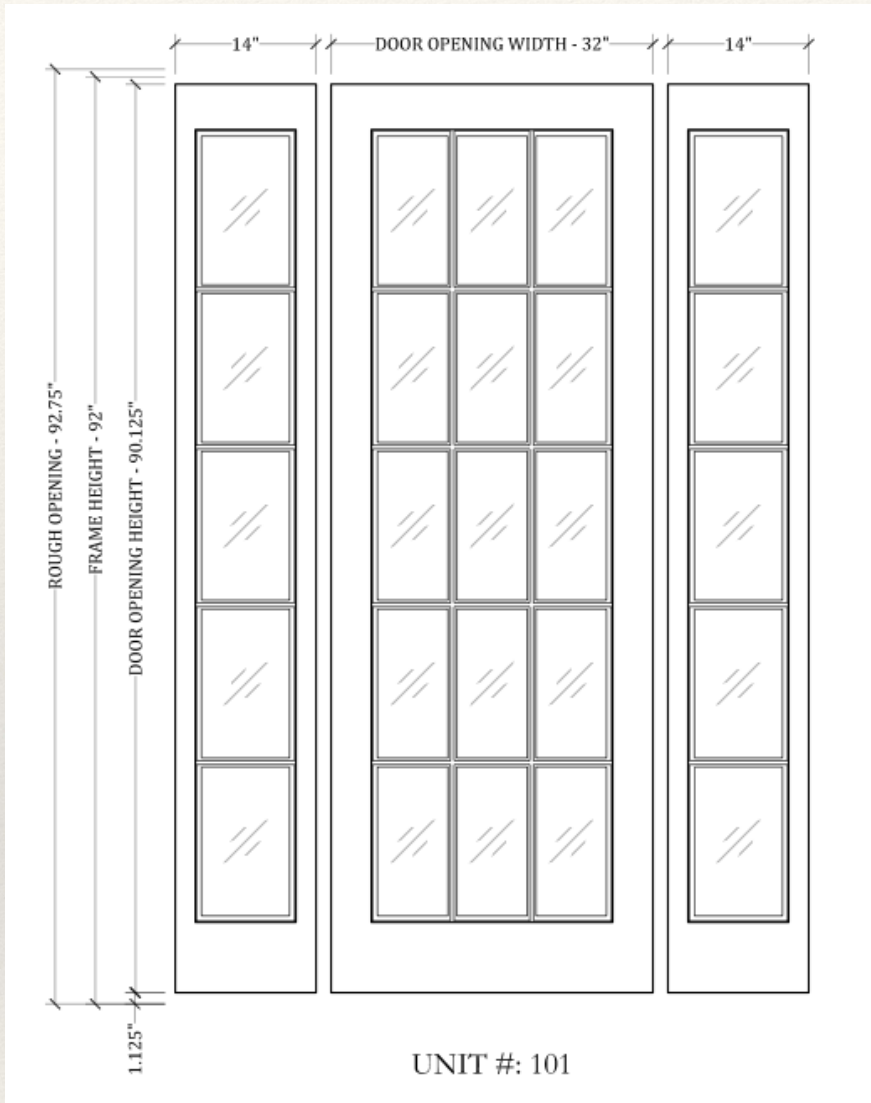
DATE: MARCH 23, 2017
DATE: MARCH 30, 2017
DATE: APRIL 6, 2017
DATE: APRIL 13, 2017

DRAWING NAME:
PROPOSED
BALCONY DOOR

DRAWING NUMBER:

SK-3

Revised Proposed Door to Balcony - Details



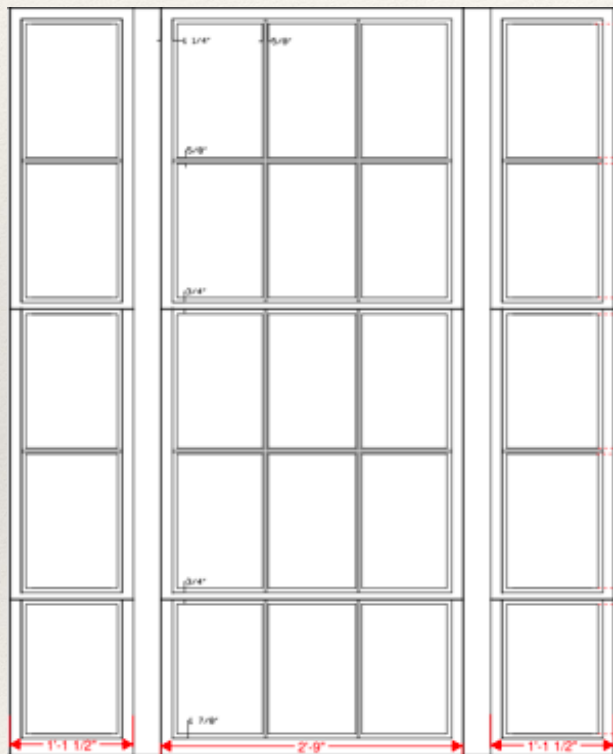
The sidelights will have a 7" bottom rail, 2" stiles, and a 4 1/2" top rail.

The door will have a 7" bottom rail, 4" stiles and a 4 1/2" top rail.

These are the minimum dimensions required for warranty



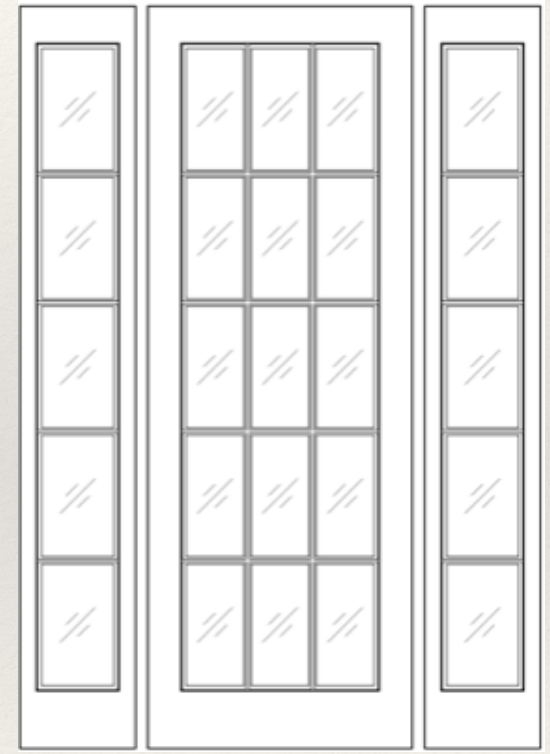
Original Window



Previously Proposed Door



New Proposed Door

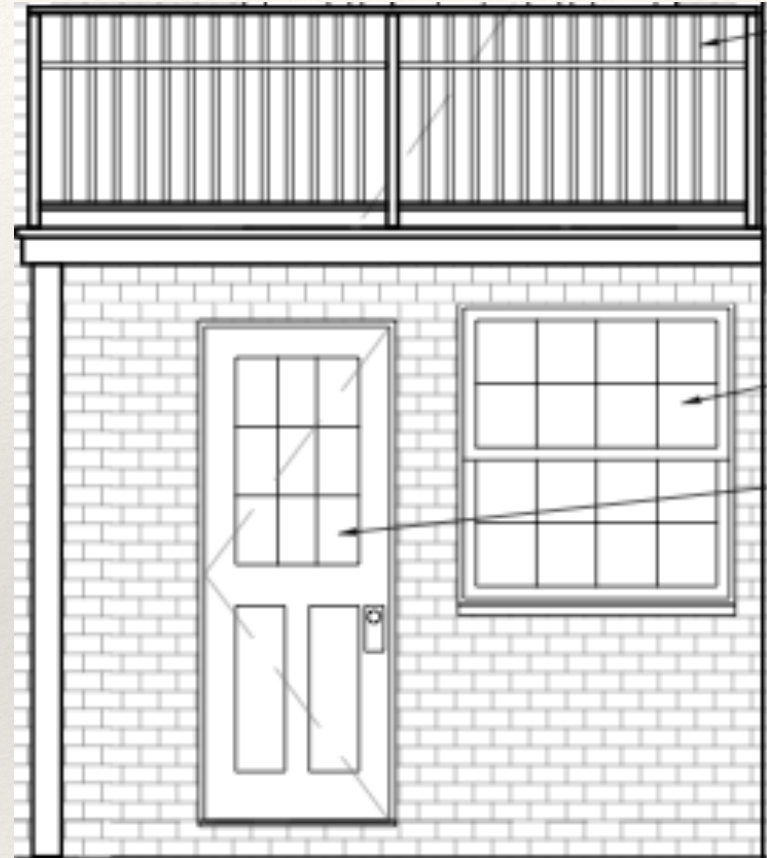


Revised Balcony Structure - Metal vs. Wood as Requested

10" fascia has changed to 4" angle iron (painted black)
8" wood column has changed to 4" metal post (painted black)



Original



Revised