

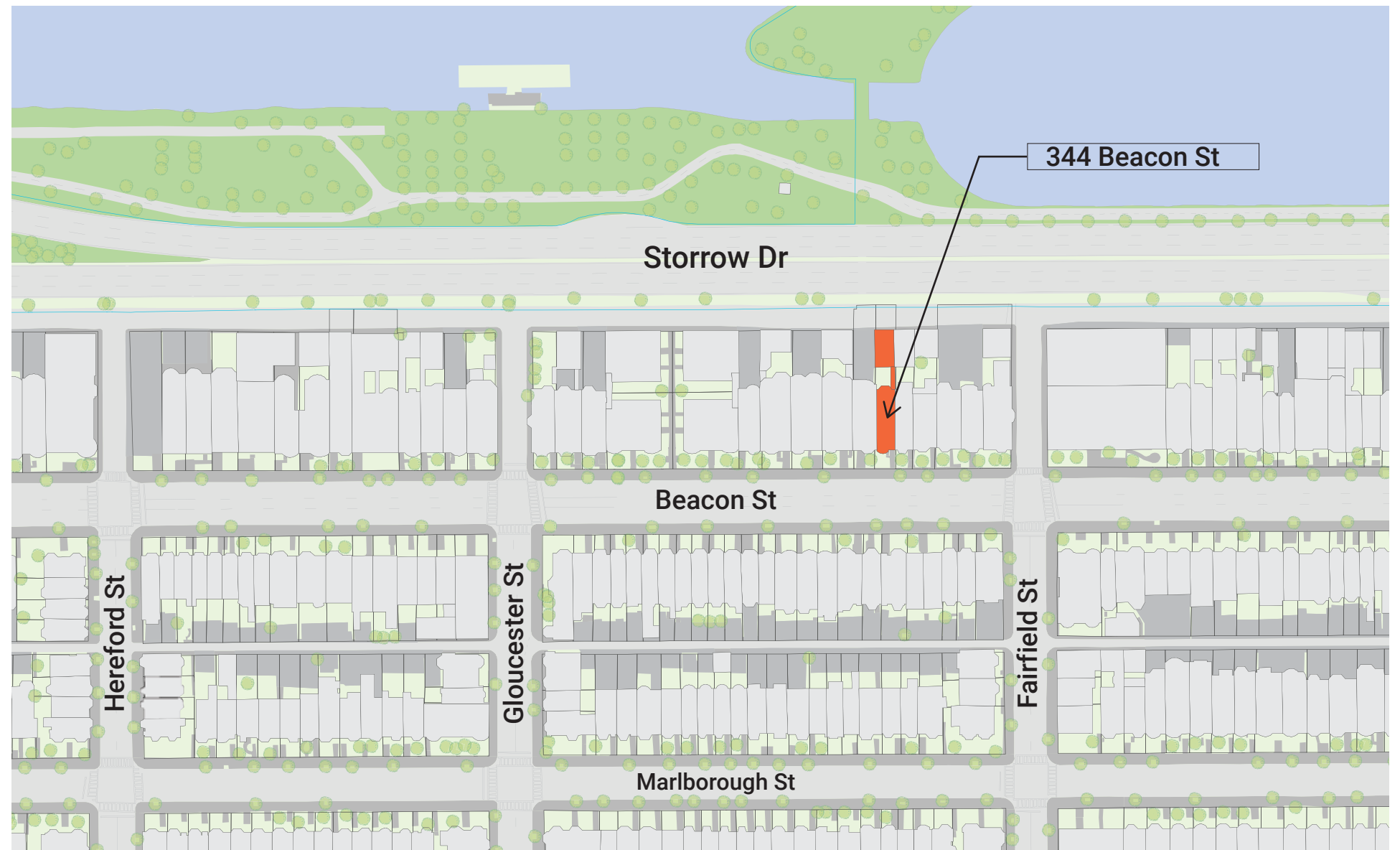
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344 BEACON STREET

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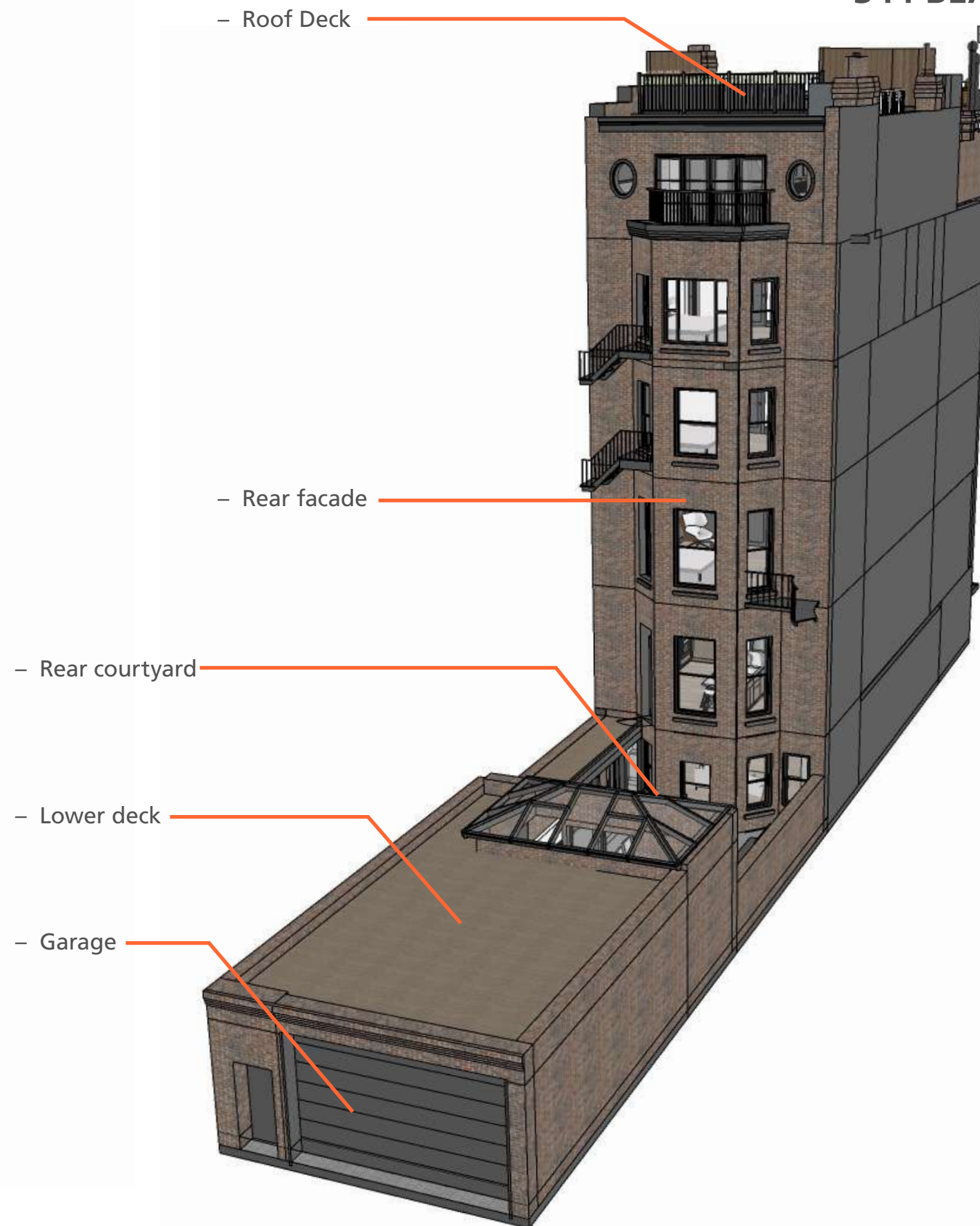
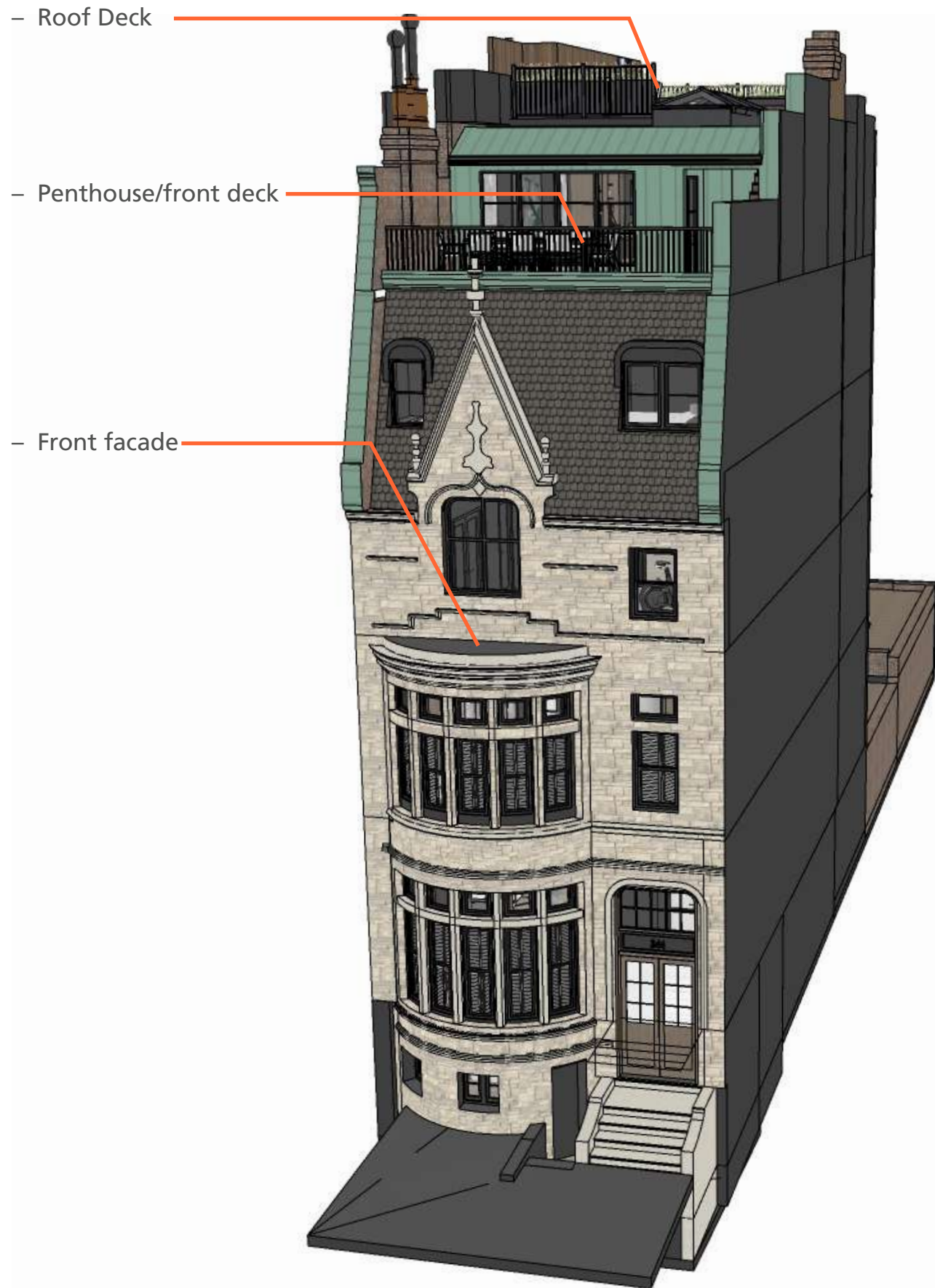
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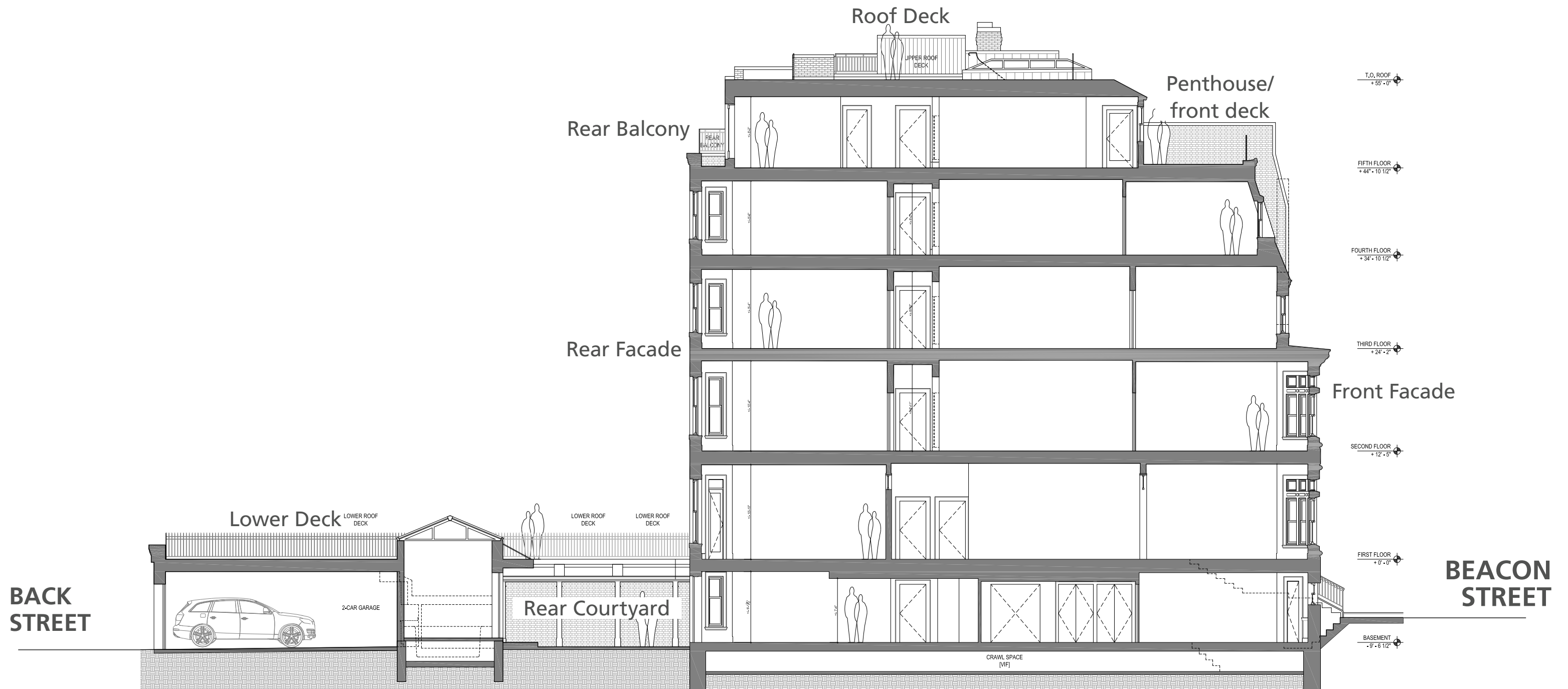
LOCUS

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WORK AREAS - FRONT & REAR FACADE

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BUILDING SECTION

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FRONT FAÇADE (NORTH ELEVATION)

○ – Reinforce/repair + paint existing iron railings, typ.

○ – Install new painted steel windows (in modified existing opening) @ Penthouse Deck

○ – Replace door leaf (in existing frame) @ Garden Level BR



FRONT FAÇADE - MODIFICATIONS & REPAIRS

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PENTHOUSE DECK WINDOW - SIGHTLINES



Modifications to penthouse windows would not be visible from the sidewalk or across the street

FRONT FACADE - MODIFICATIONS & REPAIRS

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EXISTING



- Replace operable wood windows @ penthouse deck;
- enlarge existing opening,
 - unite under single header
 - lower sill +/-24 inches

PROPOSED



- New painted steel windows
 - True divide lites

FRONT FACADE - MODIFICATIONS & REPAIRS

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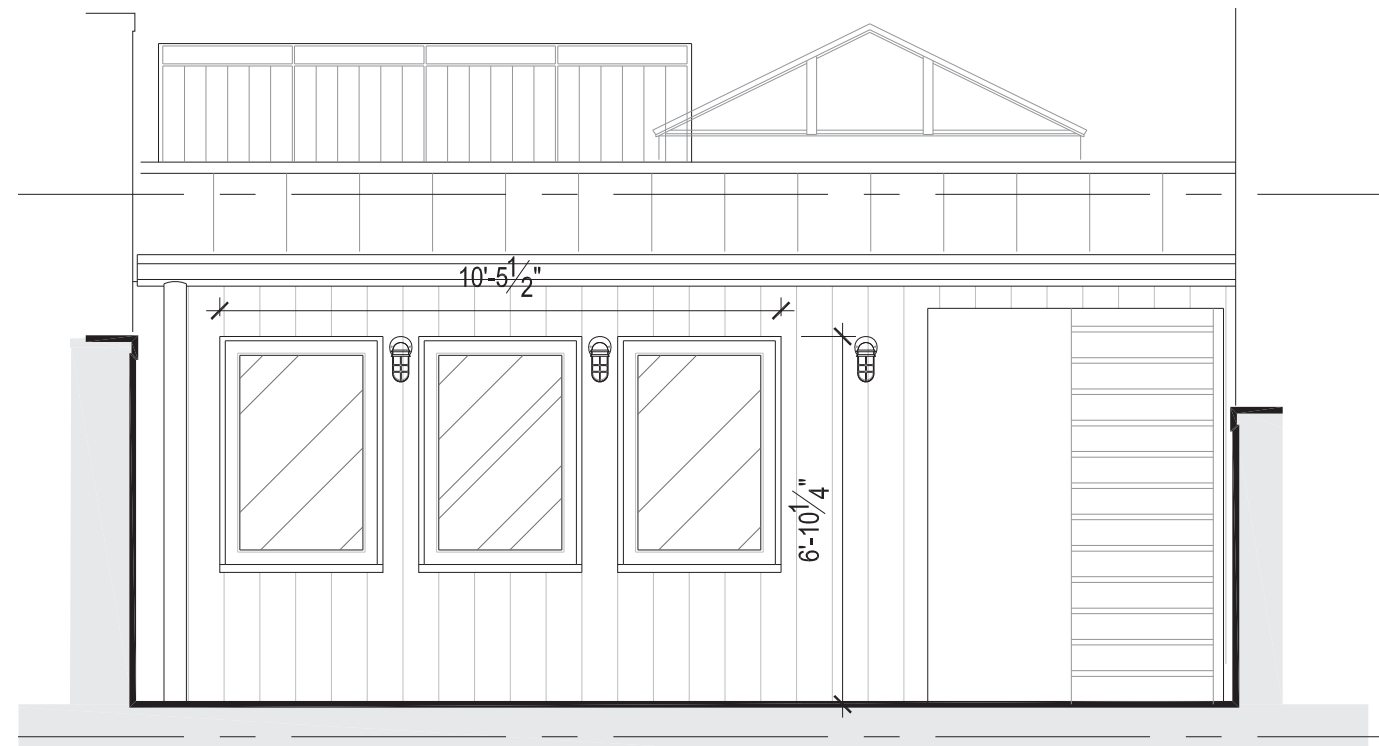
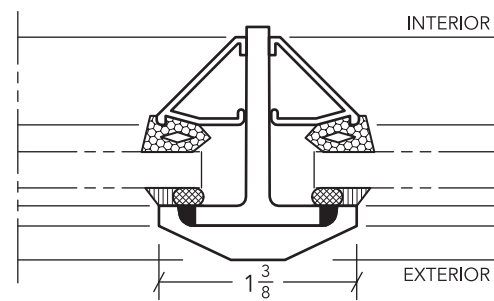
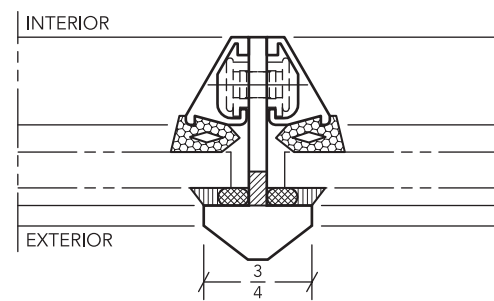
19

Solid steel operable window with Thermal Evolution™ technology. U.S. Patent No. 8484902

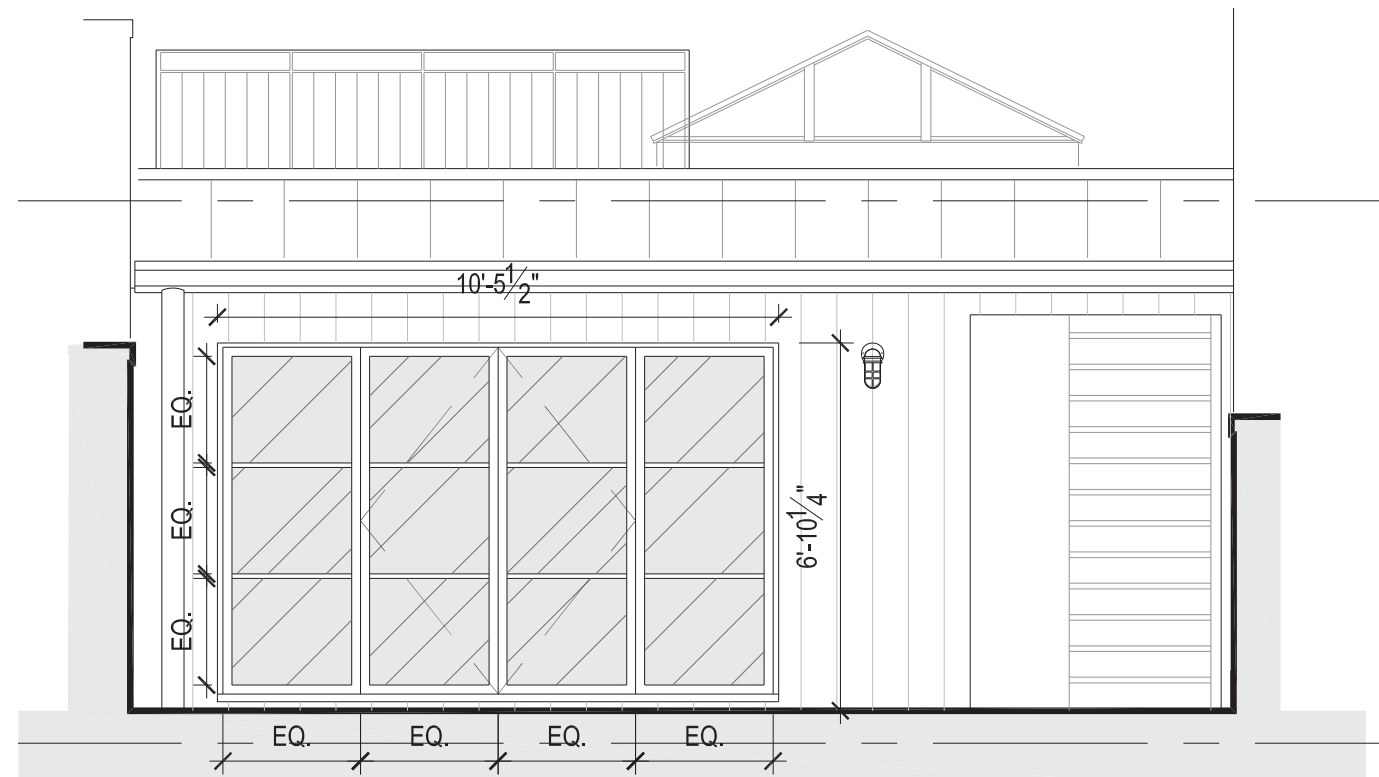
THERMAL EVOLUTION™ TECHNOLOGY

Hope's revolutionizes windows and doors again by innovating the world's first and only thermally broken solid hot-rolled steel window and door system. Thermal Evolution technology is the only thermal isolation system to mitigate thermal loss and improve condensation resistance while enhancing the proven structural integrity of solid hot-rolled steel windows and doors. Thermal Evolution technology can also be incorporated into bronze or custom formed systems for increased energy performance.

Solid steel fixed window with Thermal Evolution™ technology.



EXISTING



PROPOSED

FRONT FACADE - MODIFICATIONS & REPAIRS

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REPLACE DOOR LEAF

GARDEN LEVEL BEDROOM DOOR

GARDEN LEVEL BEDROOM DOOR



- Replace single inswing door @ Garden Level BR;
- new door leaf in existing frame
 - no change to masonry opening

7132 — TRADITIONAL

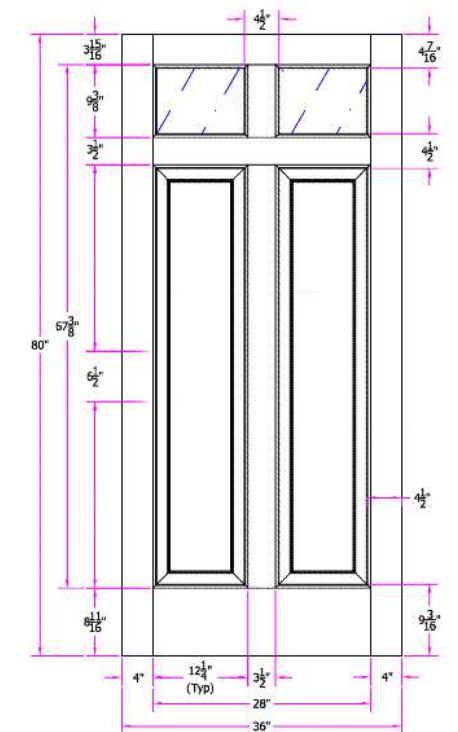


SERIES: Traditional Exterior Doors
TYPE: Exterior Traditional
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

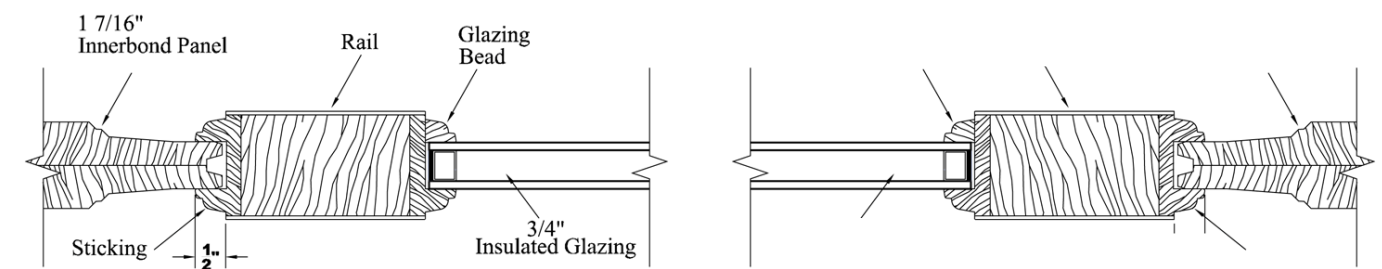
Construction Type:
 Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

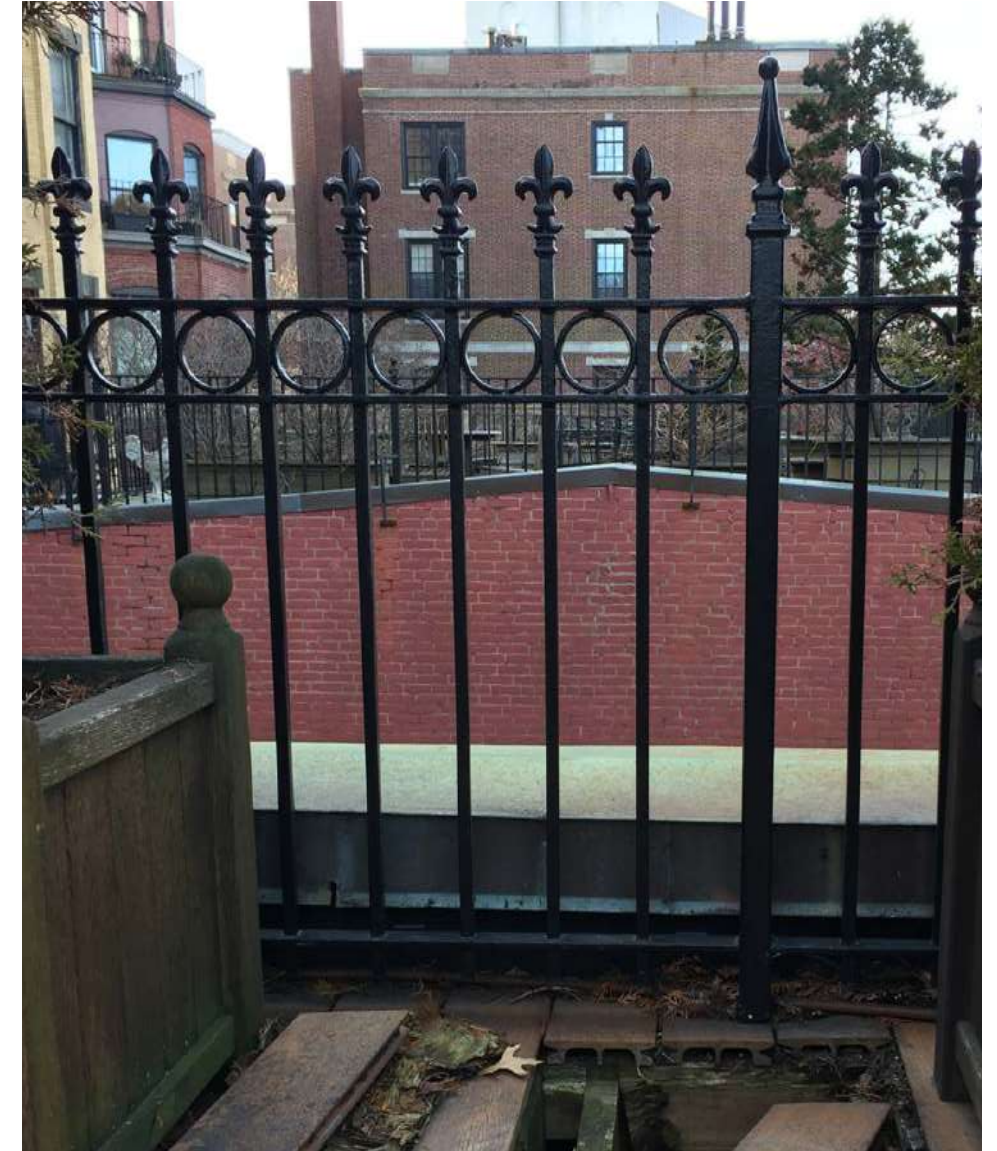
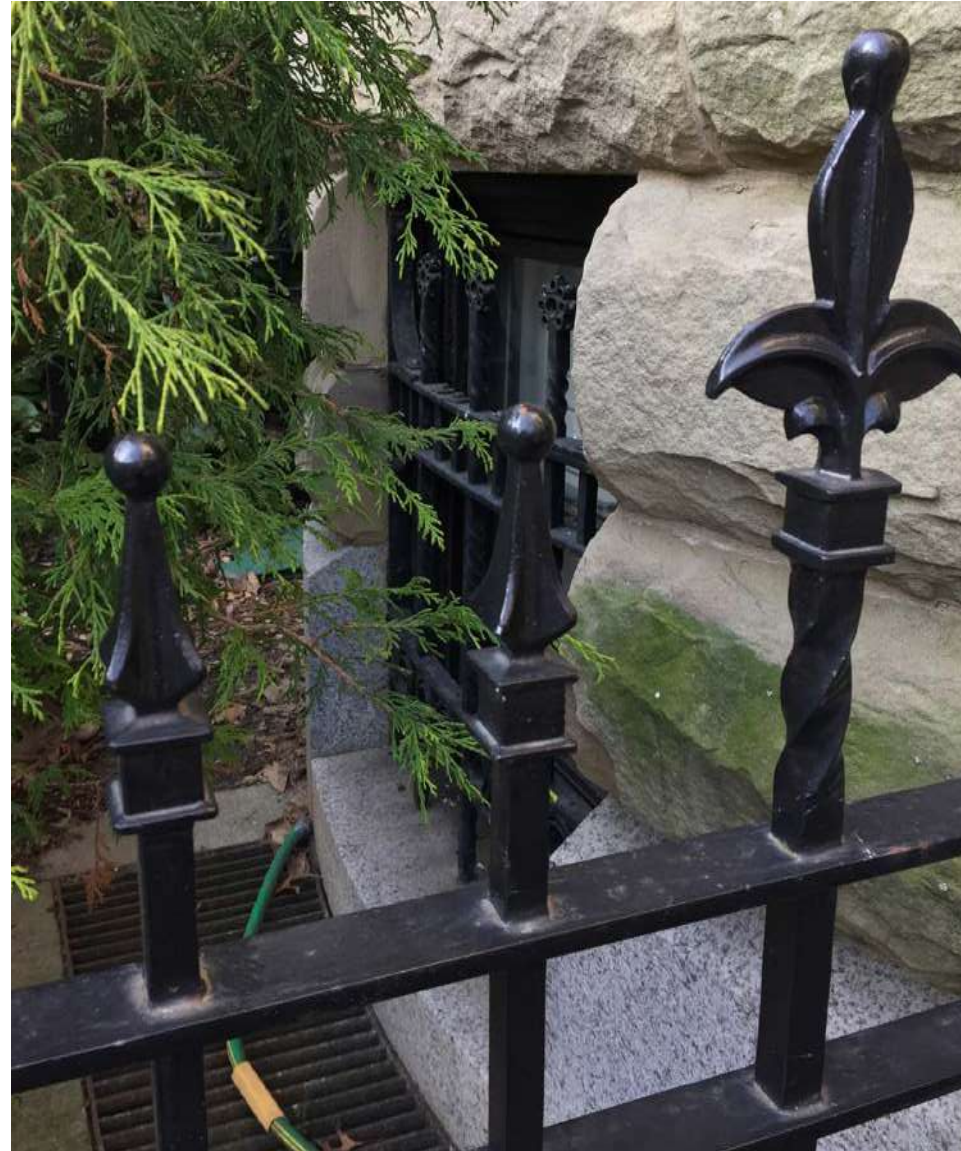
Panels: 1-7/16" Innerbond® Double Hip-Raised Panel
Profile: Ovolo Sticking
Glass: 3/4" Insulated Glazing

DETAILED DRAWING



DETAILS





MODIFICATIONS & REPAIRS

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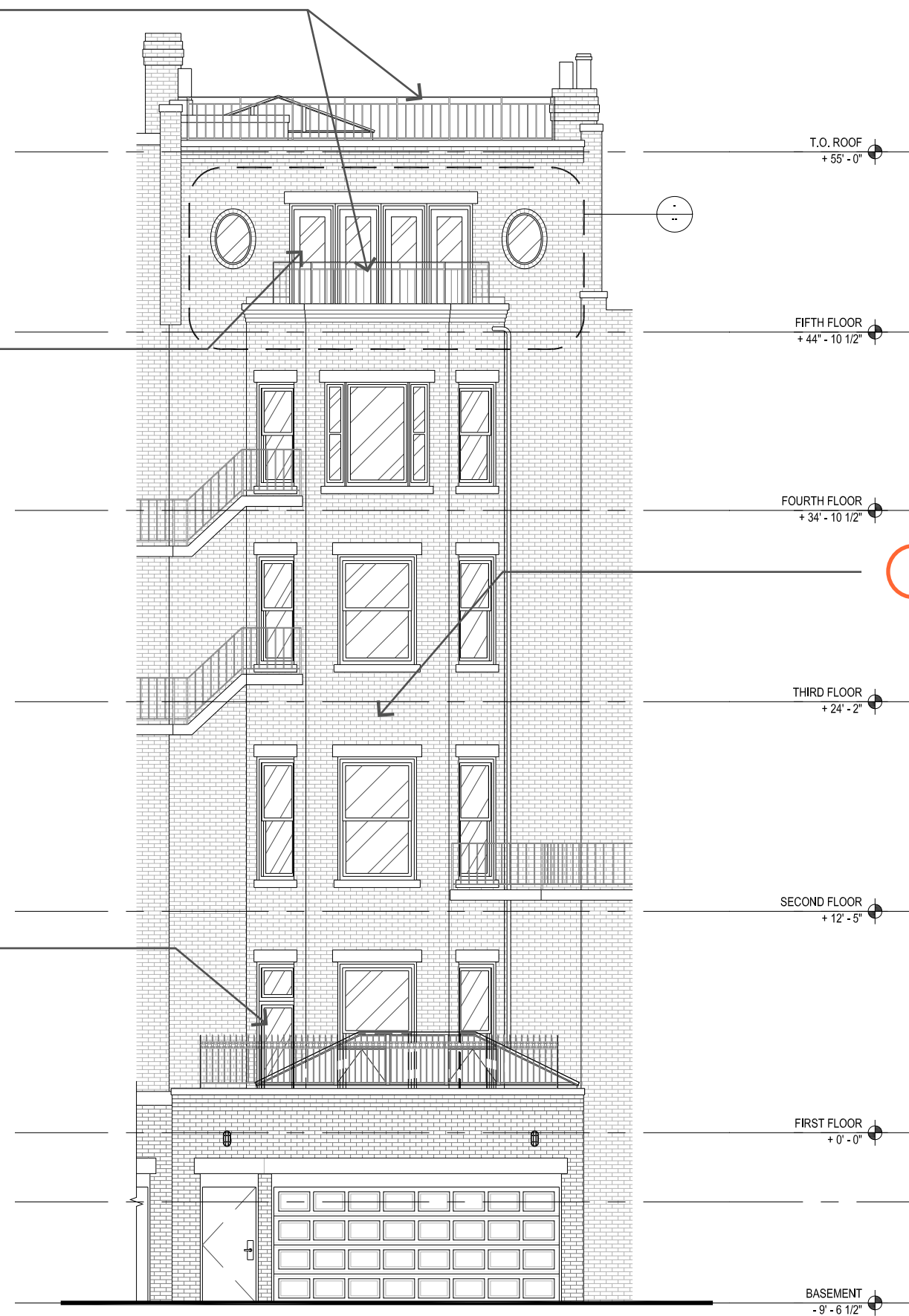
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REAR FAÇADE (SOUTH ELEVATION)

○ – Reinforce/repair + paint existing iron railings, typ.

○ – Install new painted steel windows (in existing opening) @ Rear Balcony

○ – Install new door & transom window (in modified existing opening) @ Kitchen



○ – Wash/clean existing masonry
 – Partial repointing of existing masonry (localized areas)
 – Repair step cracks in existing masonry

REAR FACADE - MODIFICATIONS & REPAIRS

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REAR COURTYARD (SOUTH ELEVATION)



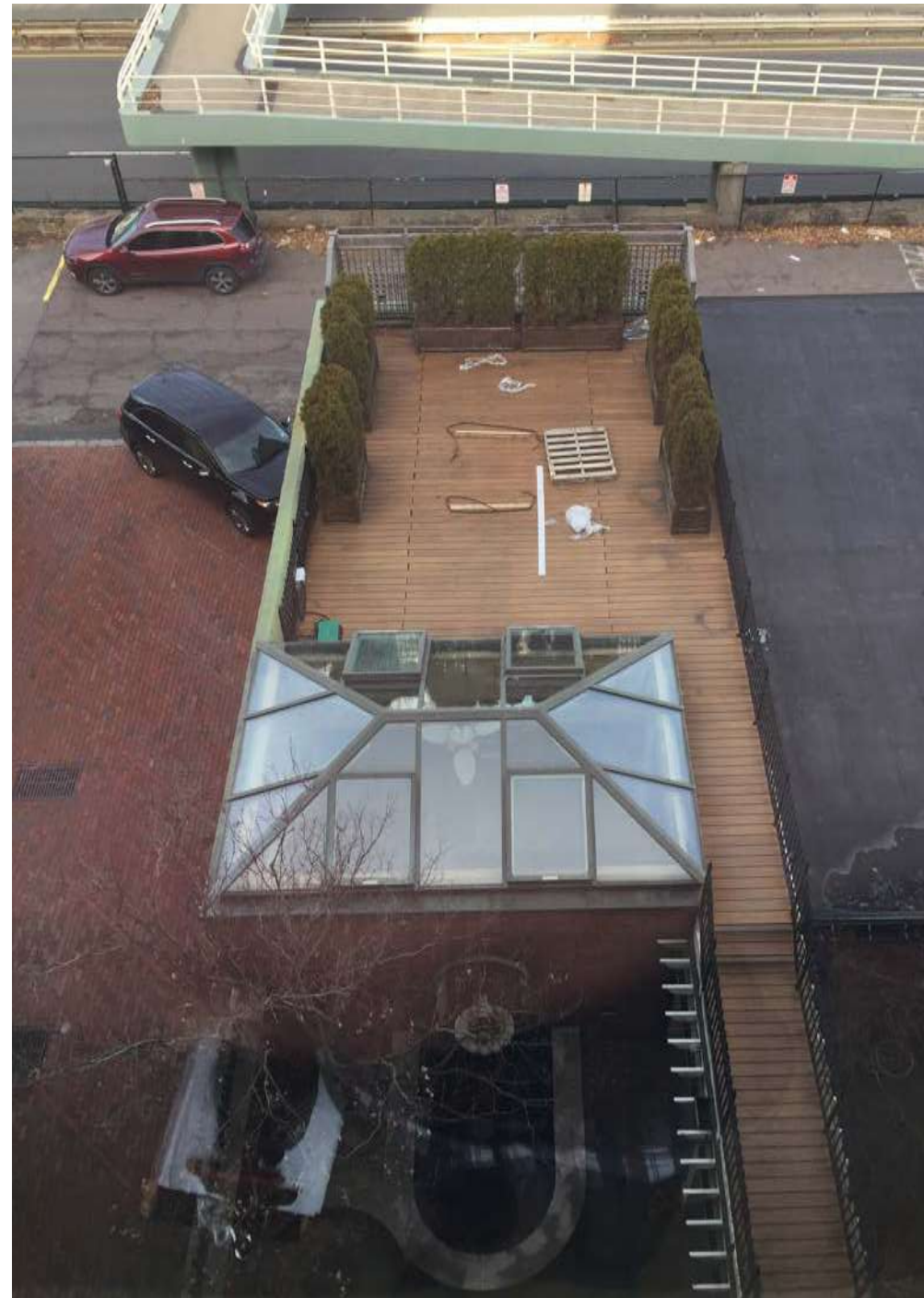
REAR COURTYARD - MODIFICATIONS & REPAIRS

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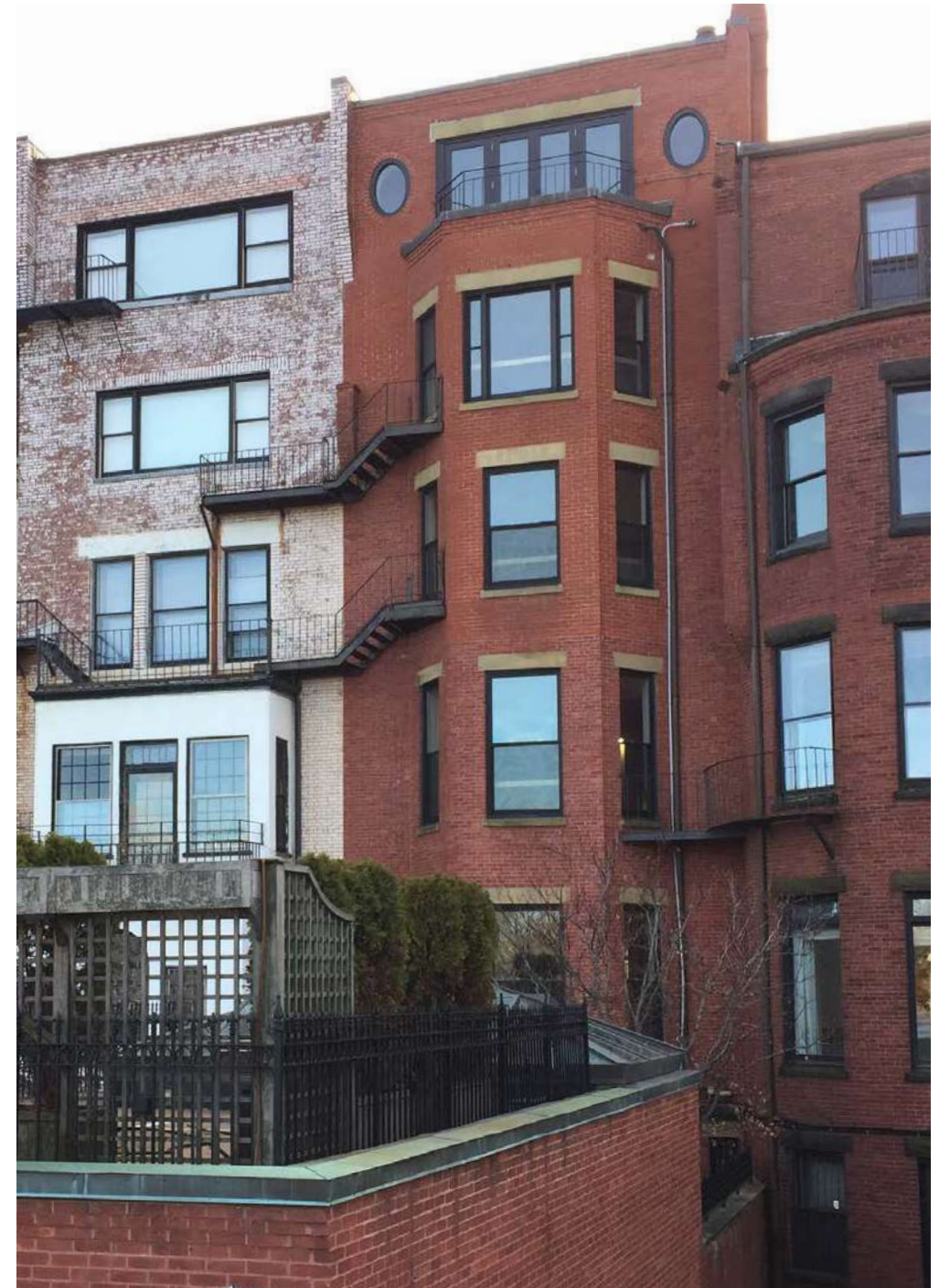
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Modifications to rear courtyard would not be visible from the right-of-way or pedestrian bridge



Rear courtyard as viewed from above (4th floor)



Rear facade

REAR FACADE & COURTYARD - SIGHTLINES

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REAR BALCONY WINDOW MODIFICATIONS

EXISTING



- Replace outswing patio doors @ rear balcony;
- no change to existing masonry opening

PROPOSED



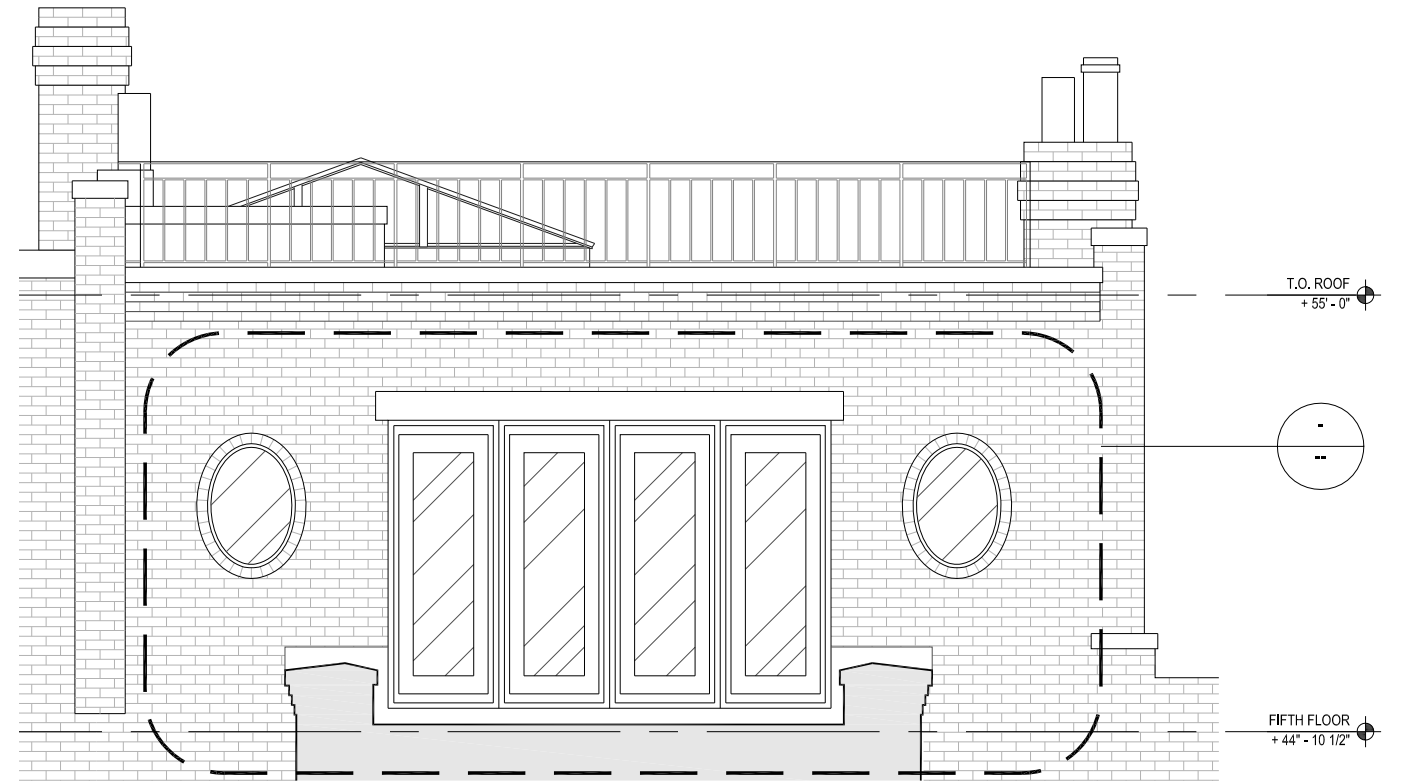
- New painted steel windows
- True divide lites

REAR FACADE - MODIFICATIONS & REPAIRS

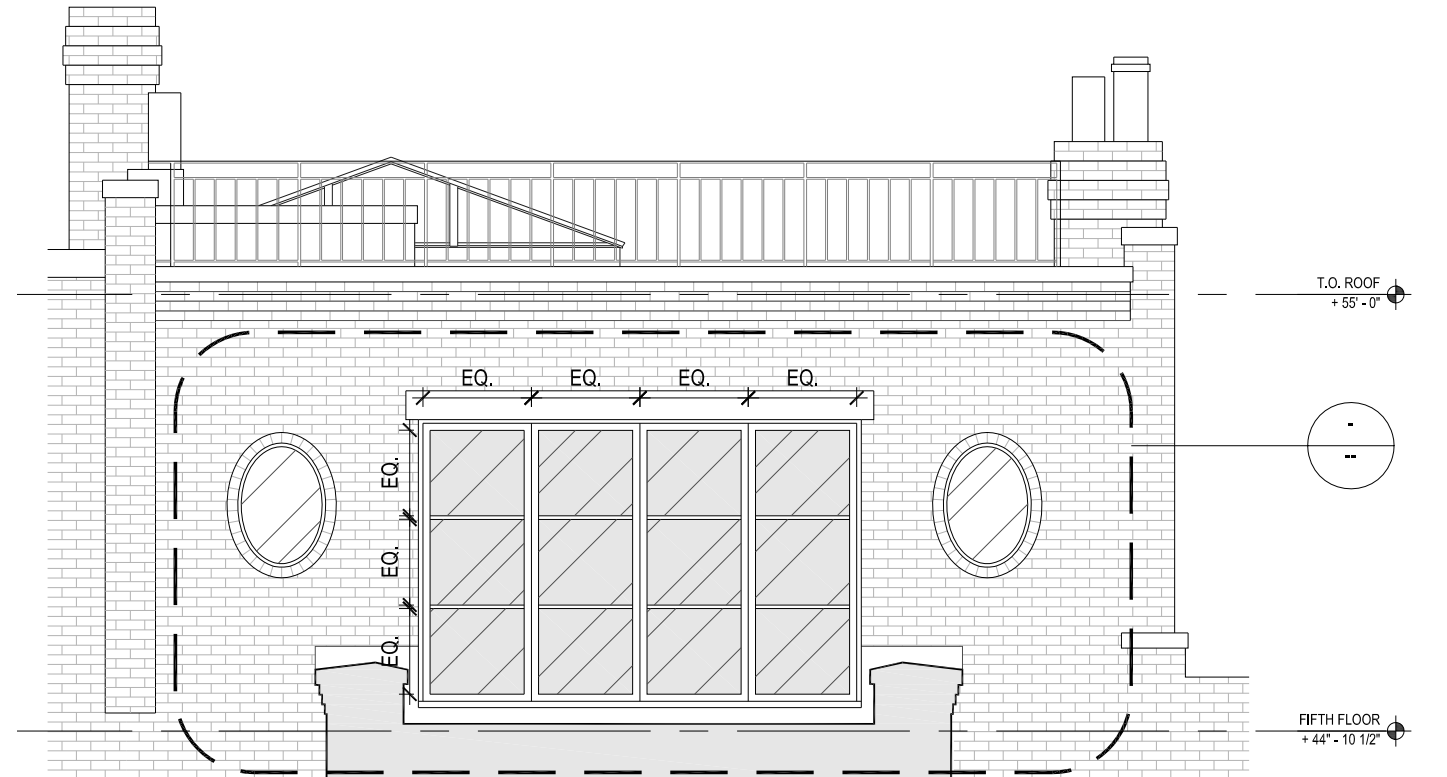
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REAR BALCONY WINDOW MODIFICATIONS



EXISTING



PROPOSED

REAR FACADE - MODIFICATIONS & REPAIRS

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KITCHEN DOOR MODIFICATIONS



EXISTING

PROPOSED

REAR FACADE - MODIFICATIONS & REPAIRS

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Replace single inswing door @ Rear Courtyard;

- new door leaf in existing frame
- no change to masonry opening

7002 — THERMAL FRENCH



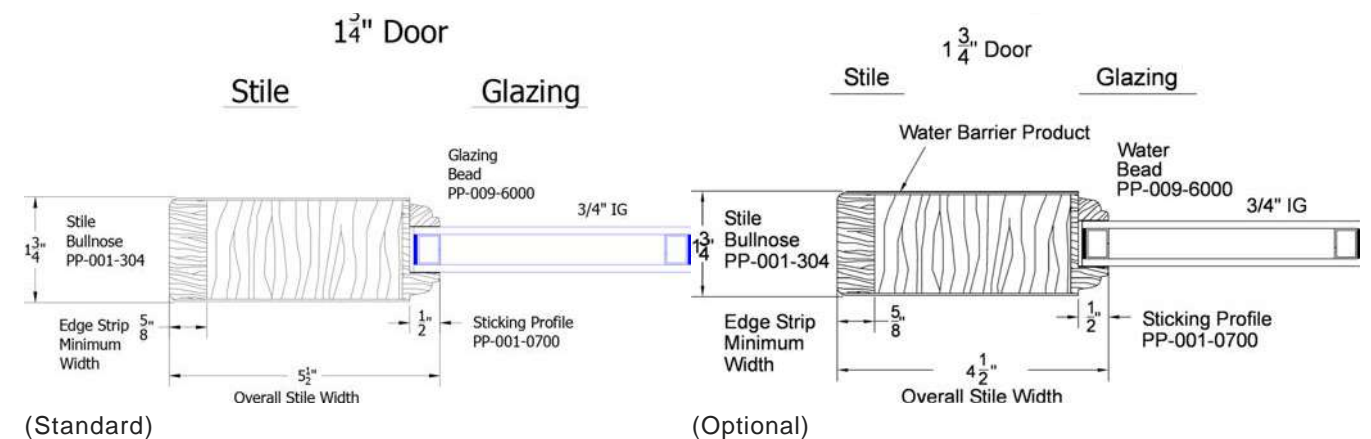
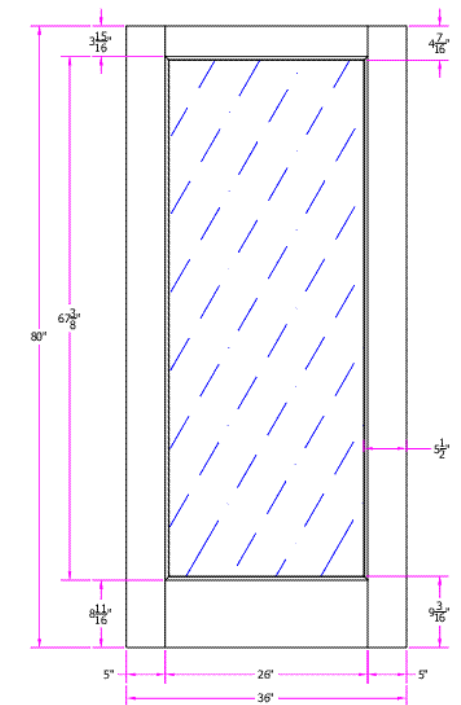
SERIES: Exterior French & Sash Doors
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:
 Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Profile: Ovolo Sticking
Glass: 3/4" Insulated Glazing

STANDARD FEATURES

DETAILED DRAWING



EXISTING



Replace outswing patio door @ rear courtyard;
• no change to existing opening

PROPOSED



- New painted steel door
- True divide lites

REAR COURTYARD - MODIFICATIONS & REPAIRS

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MORTISE DOOR HARDWARE

Mortise Door Hardware Choices

TRIM TYPE

Choose rosette or escutcheon.

ESCUTCHEON STYLE

Choose square, arched or round plate style (escutcheon trim only).

LOCKING FUNCTION

Choose entrance, privacy or passage locking function.

FINISH

Choose your finish and color using the Finish Guide on pages 3 and 4.

TRIM TYPES

ROSETTE
2-1/4" dia. x 1/4" (at lever)
1-3/4" dia. x 1/4" (at lock)

ESCUTCHEON
2-1/2" x 11" x 1/4"



ESCUTCHEON STYLES

SQUARE PLATE



ARCHED PLATE



ROUND PLATE



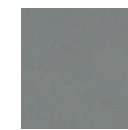
Powdercoat Finish Colors for Hardware



MATTE BLACK



Satin Gun Metal



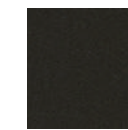
Silver Lining



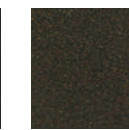
Silver 7



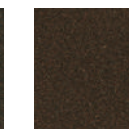
Bronze PE



Sparkle Bronze



Oil Rubbed Bronze



Oil Rubbed Orange

Signature Residential Hardware

Index

HOPE'S SIGNATURE HARDWARE

How to select your options.....2

Finish Guide.....3

Hope's Standard Finishes.....4

HOPE'S ONE COLLECTION 5



HOPE'S TWO COLLECTION ... 11



WATER STREET DOOR HARDWARE COLLECTIONS..... 17

How to select your options

We provide the elegant styling of Hope's signature residential hardware collections. You provide the details. Follow these steps to complete your design ...

STEP 1

Choose your finish and color using the Finish Guide on pages 3 and 4.

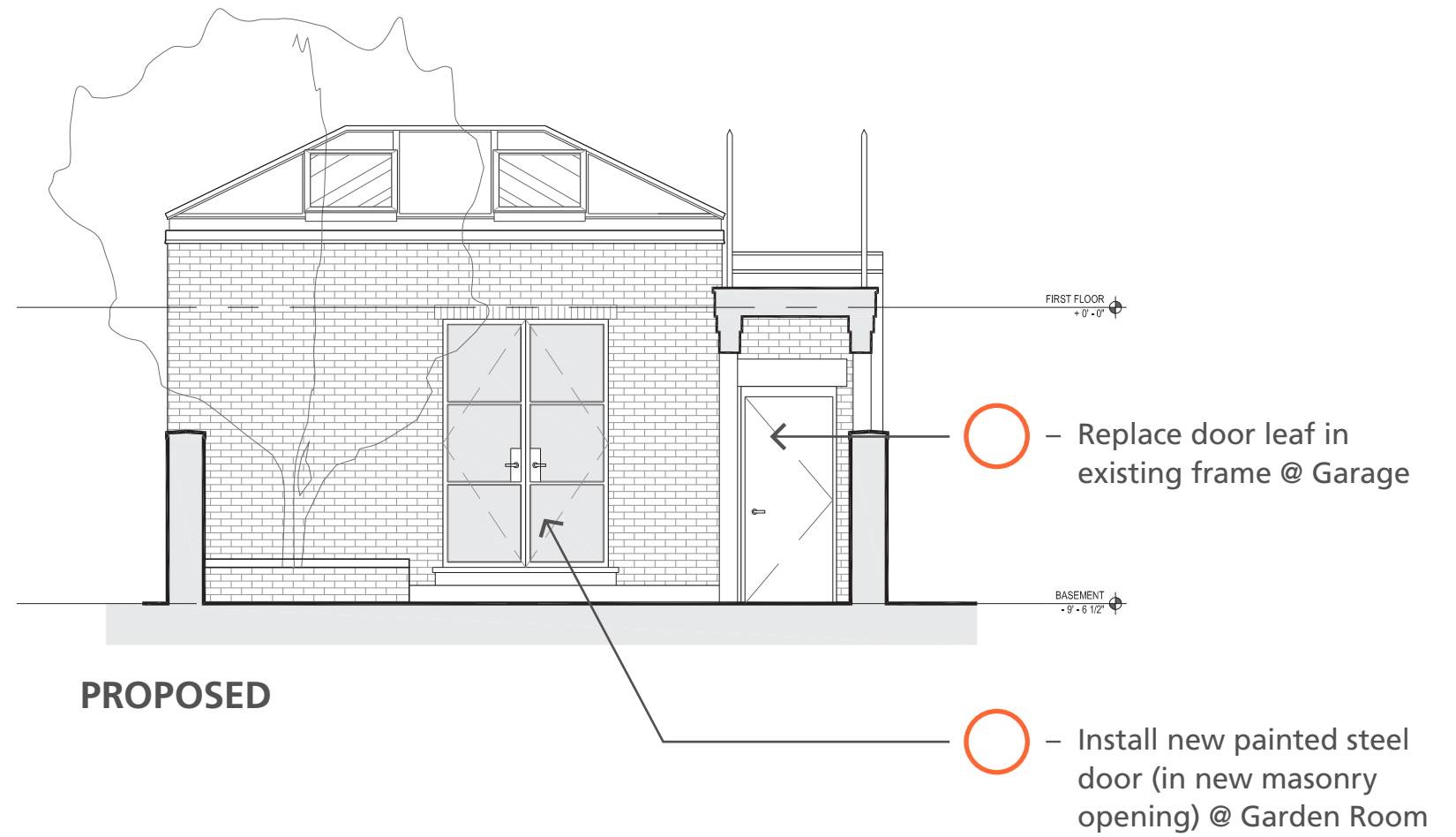
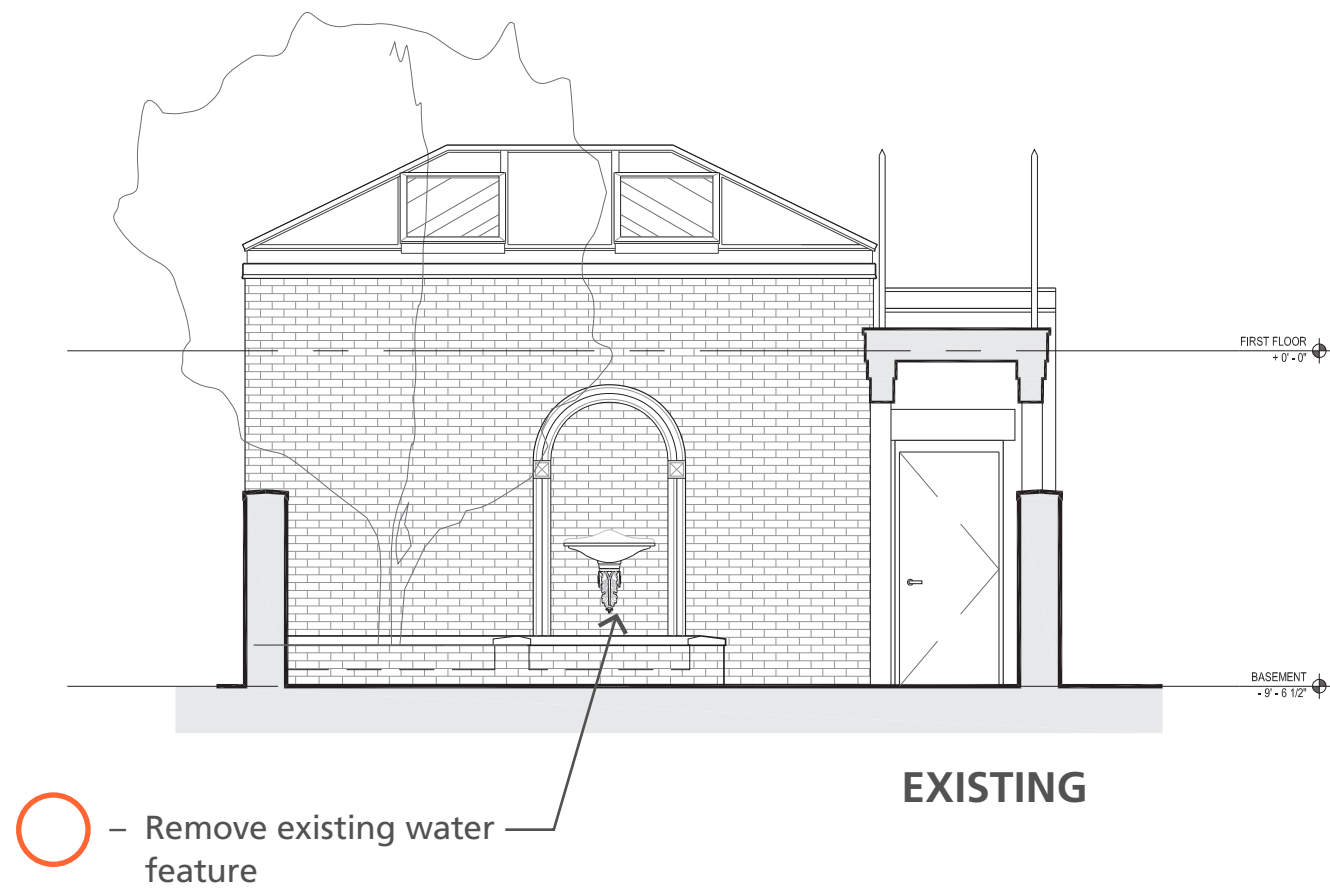
STEP 2

Choose your residential window and door hardware collection. Refer to shop drawings for hardware components included in your project.

STEP 3

Choose your specific styling options using the descriptions and instructions with each piece as a guide. Note that some options are not available for all window and door types.

REAR COURTYARD (NORTH ELEVATION)



REAR COURTYARD - MODIFICATIONS & REPAIRS

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EXISTING



- Remove water feature; add new door & canopy @ garden room;
- new masonry opening,
 - consult arborist re: existing tree

PROPOSED



- New painted steel door & canopy

REAR COURTYARD - MODIFICATIONS & REPAIRS

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REAR FACADE - MASONRY REPAIRS

- Repair step cracks in existing masonry



- Clean and repair masonry as required



REAR FACADE - MODIFICATIONS & REPAIRS

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