

3 Arlington Street Boston, MA



PHOTO COURTESY OF BACKBAYHOUSES.ORG

Scope of Work 3 Arlington St, Unit -0-, Boston, Ma 02216

Owner: Josh and Lynne Plavner

Included in current interior renovation owner hopes to replace, one bedroom and one study window. Upon attempting to restore the old windows, it became apparent that new windows are preferred. The proposed windows are from Boston Sash, made of mahogany and painted black on the exterior, white on the interior. The two panels of glass will be double hung, one over one with no muttoms and with brass hardware. They will be the exact same size as the existing windows. The exterior grates will remain as is.

This application also proposes the addition of (3) new exhaust vents to the outside wall of the building, along the alley side above the owner's private parking space. This relocation was not part of the original scope of work, because the vents had been existing before the owner purchased the property. Current vents penetrate a party wall between 3 Arlington and neighboring building. The vents are currently located in an interior courtyard, unseen from public view. No new work effected the vents, no construction work was done in those areas.

A building inspector was notified that the vents are located in the party wall, and though "grandfathered-in" given their original installation, the current owner is willing to relocate the vents inside his unit, which is 95% complete, at his cost. The only location these vents can go is on the exterior wall proposed. Above Unit -0- is an open roof deck, owned by another occupant of the building. It is preferred to leave the vents as originally located in the enclosed courtyard, however every attempt is being made to satisfy all requests.

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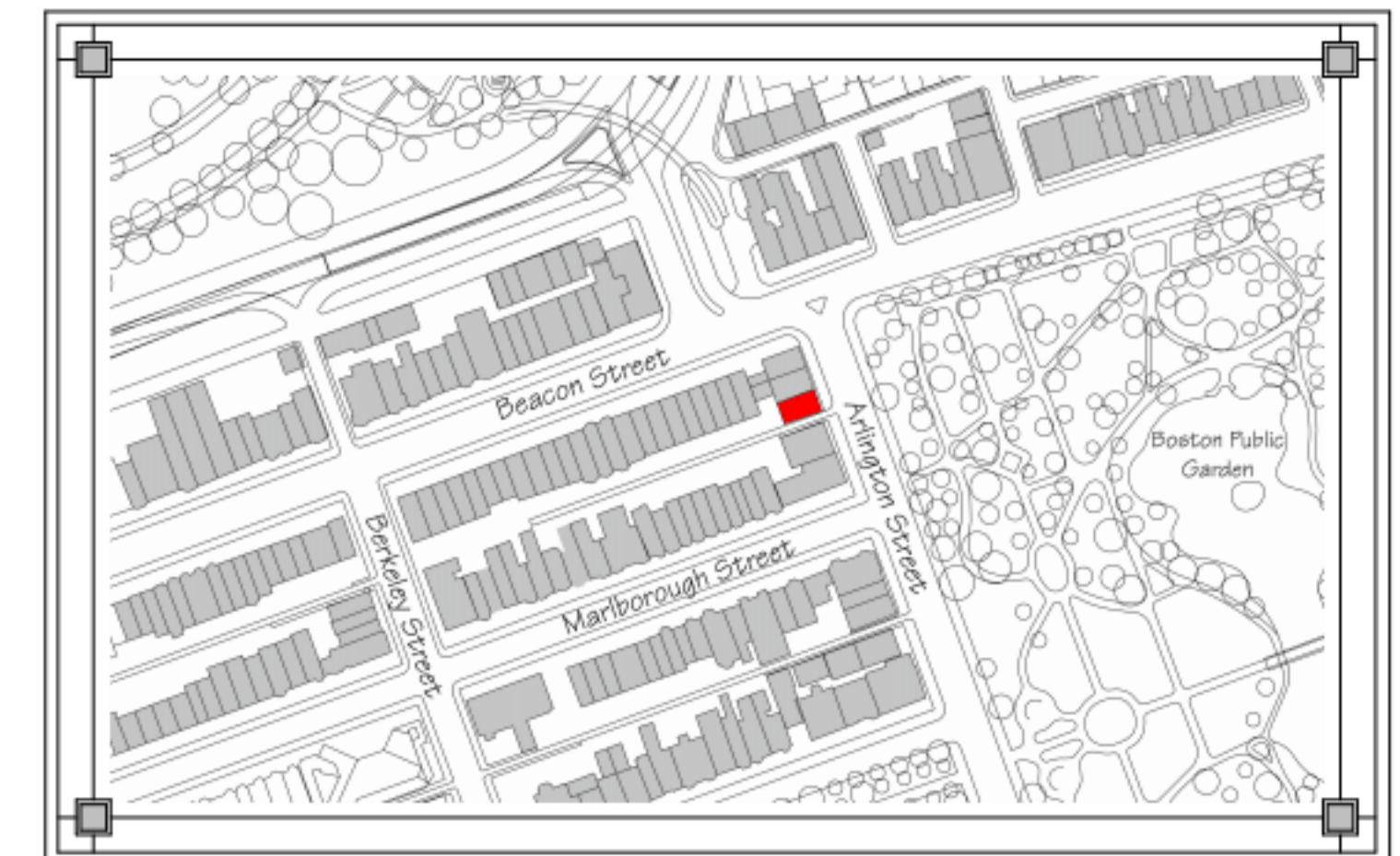


MMXIX

BBAC Submittal
January 23, 2020

LOCATION MAP

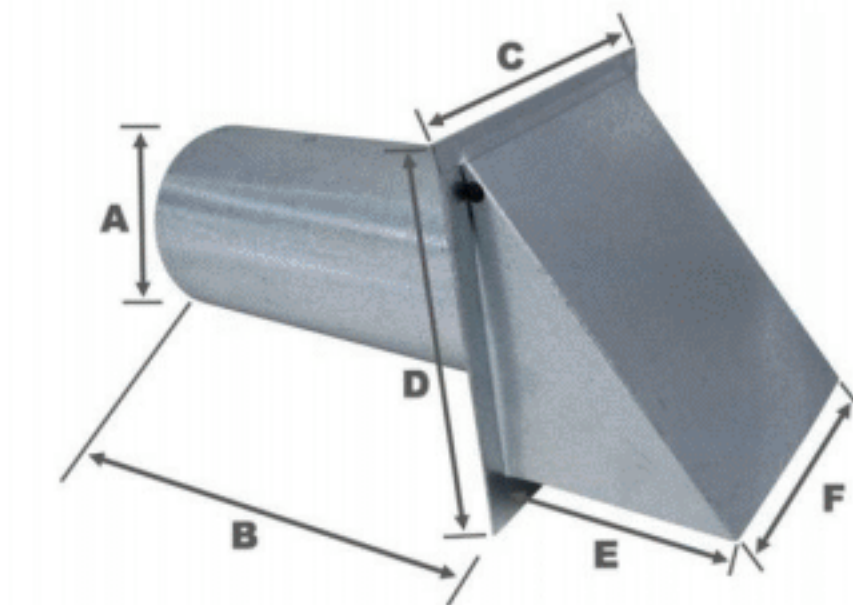
Boston, Massachusetts



 = SCOPE OF APPLICATION



Proposed Rear Wall @ Alley 421 (Blue Tape Marks Location of New Vents)



Duct Diameter	Duct Length	Flange Width	Flange Height	Hood Depth	Hood Width
4"	8.5"	6"	6.6"	3.9"	3.9"
5"	8.5"	7"	7"	3.6"	3.6"
6"	8.5"	8"	8.2"	4.1"	4.1"
7"	8.5"	9"	9.2"	5.2"	5.2"

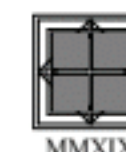
West Elevation @ Alley 421 (Owner's Private Parking Area)

Existing Wall Conditions

Proposed New Copper Vents

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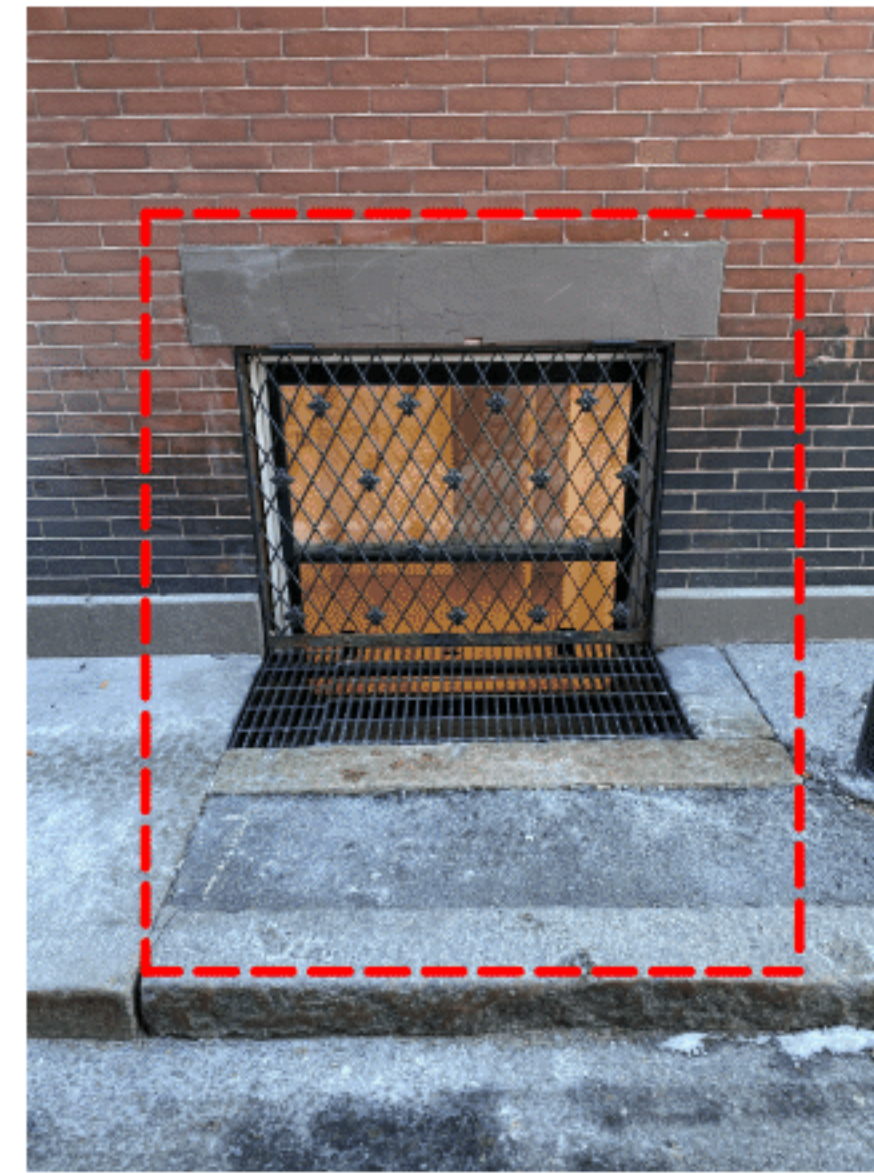
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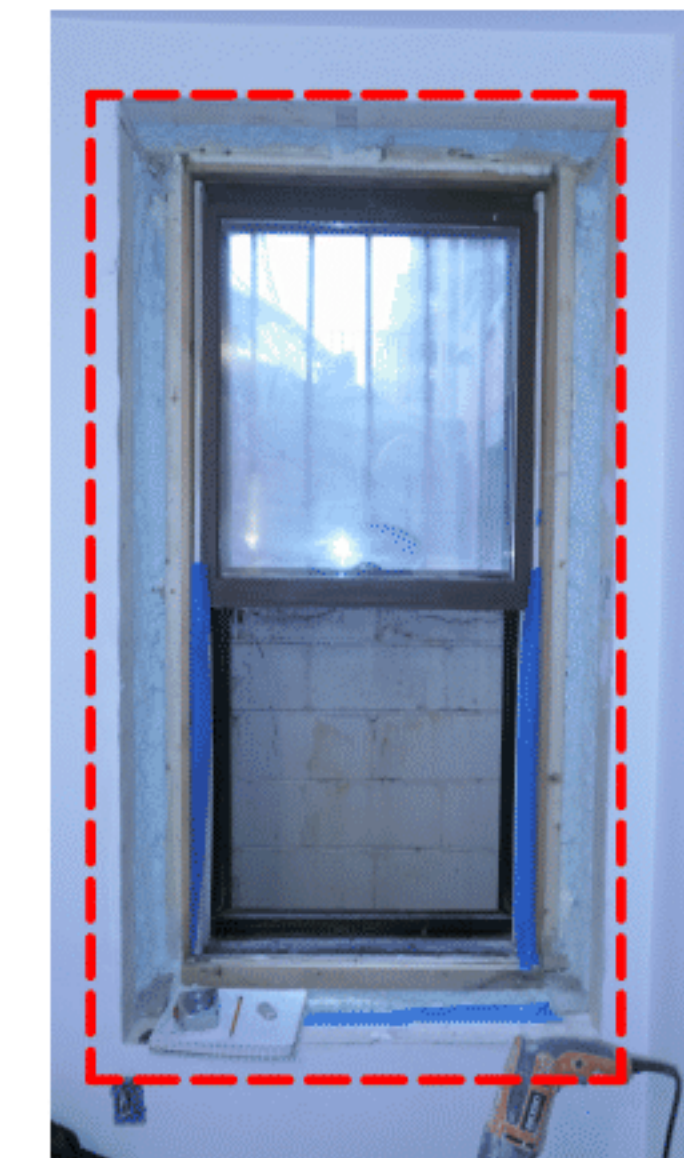
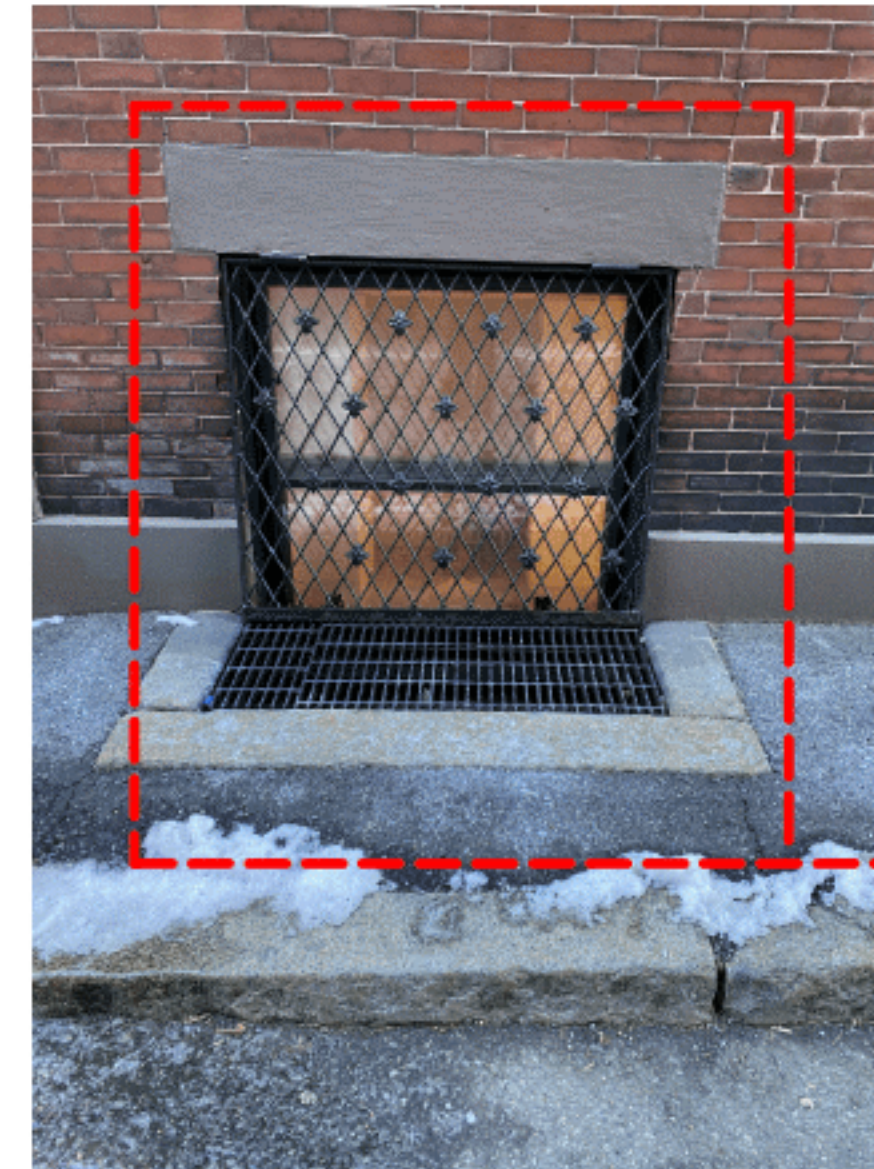
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West Elevation @ Alley 421



Existing Study Window (Exterior and Interior)



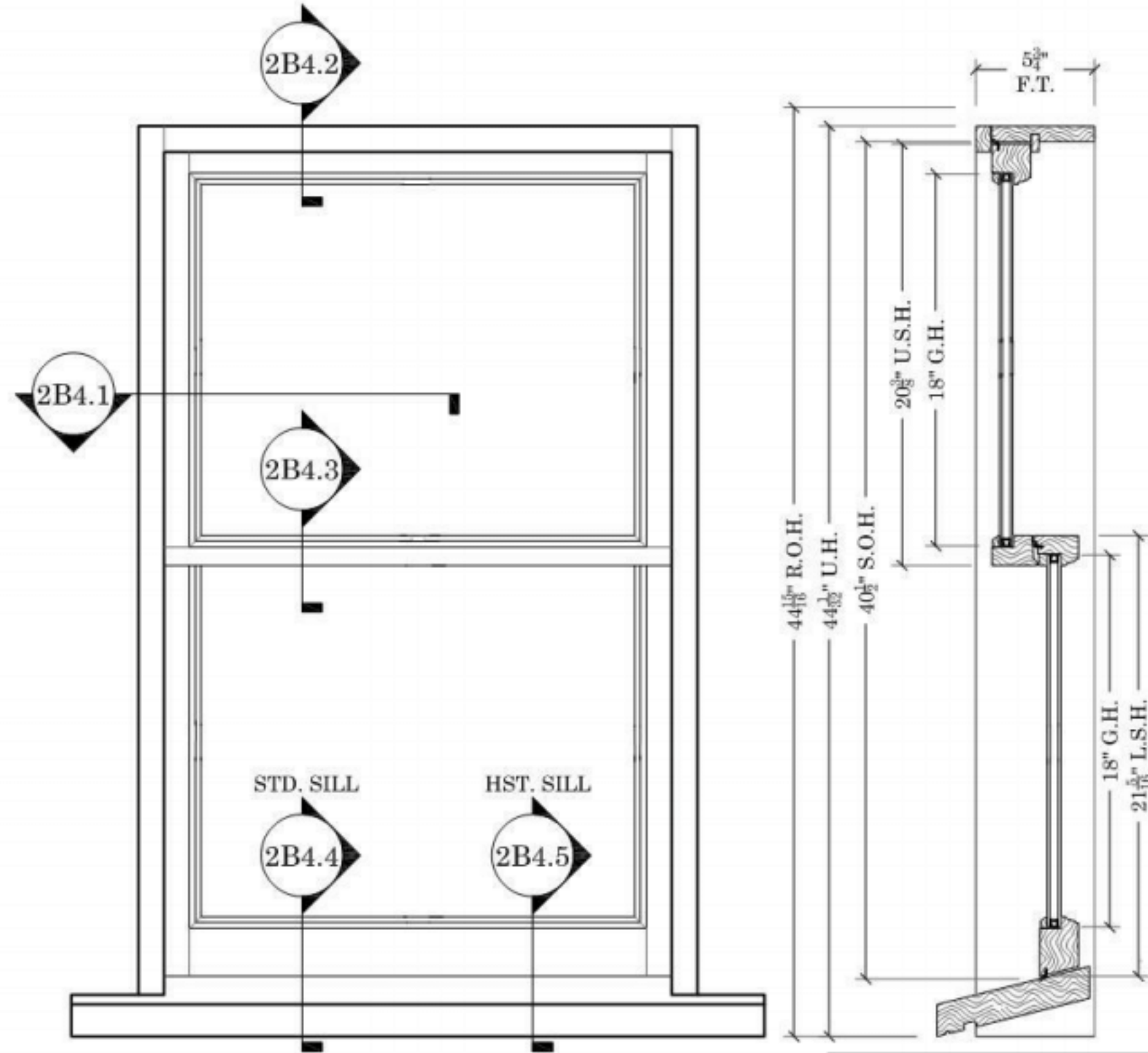
Existing Bedroom Window (Exterior and Interior)

 = SCOPE OF APPLICATION

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STANDARD

- 5-3/4" UNIT DEPTH
- ANNEALED DOUBLE 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

SIZING

- U.W. = G.W.+4-13/16"
- S.O.W.=G.W.+3-5/16"
- O.A.S.W.= G.W.+2-7/8"
- D.L.O.W.=G.W.-1"
- U.H. = (U.G.H.+L.G.H.)+8"
- S.O.H.= (U.G.H.+L.G.H.)+4-1/2"
- U.S.H.=U.G.H.+2-3/8"
- L.S.H.=L.G.H.+3-5/16"
- D.L.O.H.=G.H.-1"

STD. HARDWARE

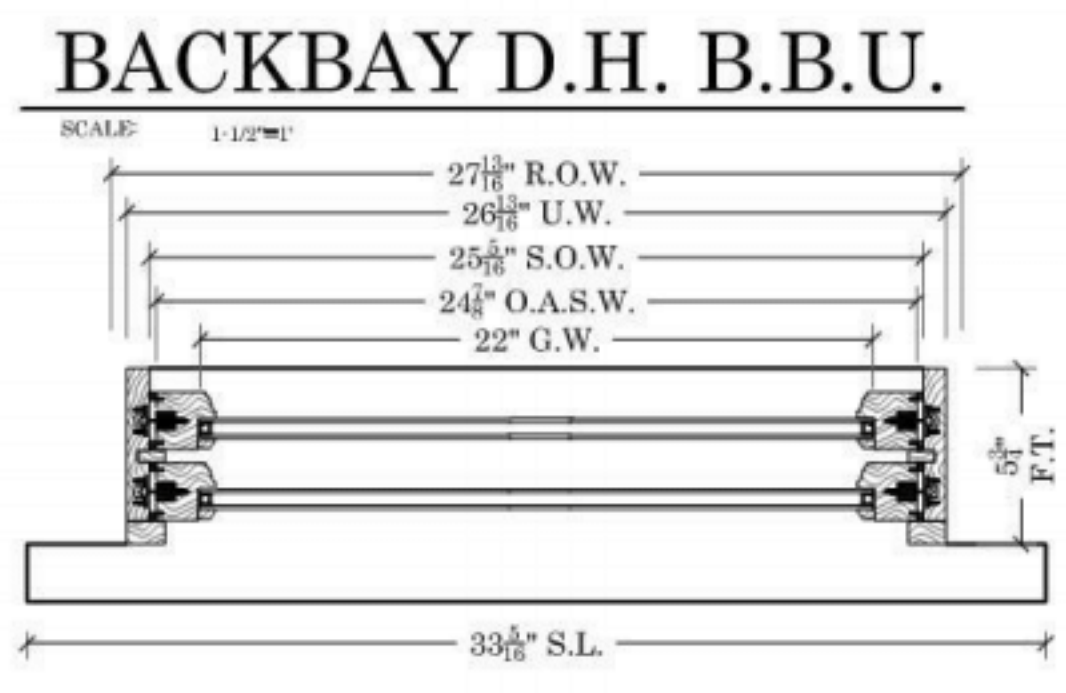
- AMESBURY 186 CONCEALED BALANCES

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
- EXTERIOR LOW E 180
- 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
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN



B.S. STANDARDS
D.H. B.B.U. OPTION 4

DESCRIPTION:
ELEVATION, SECTIONS & NOTES
BACK BAY PROFILE

JOB:	P.O.#
	N/A
	DEALER
	N/A
	CONTRACTOR
	N/A
	ARCHITECT
	N/A
	PROJECT MANAGER
	N/A
	DRAWN BY:
	KEITH KUTHAN
	DATE:
	3/1/2019
	SCALE:
	NOTED
	DWG. NO.:
	SK2B4.0
	SHEET:
	1 OF 7



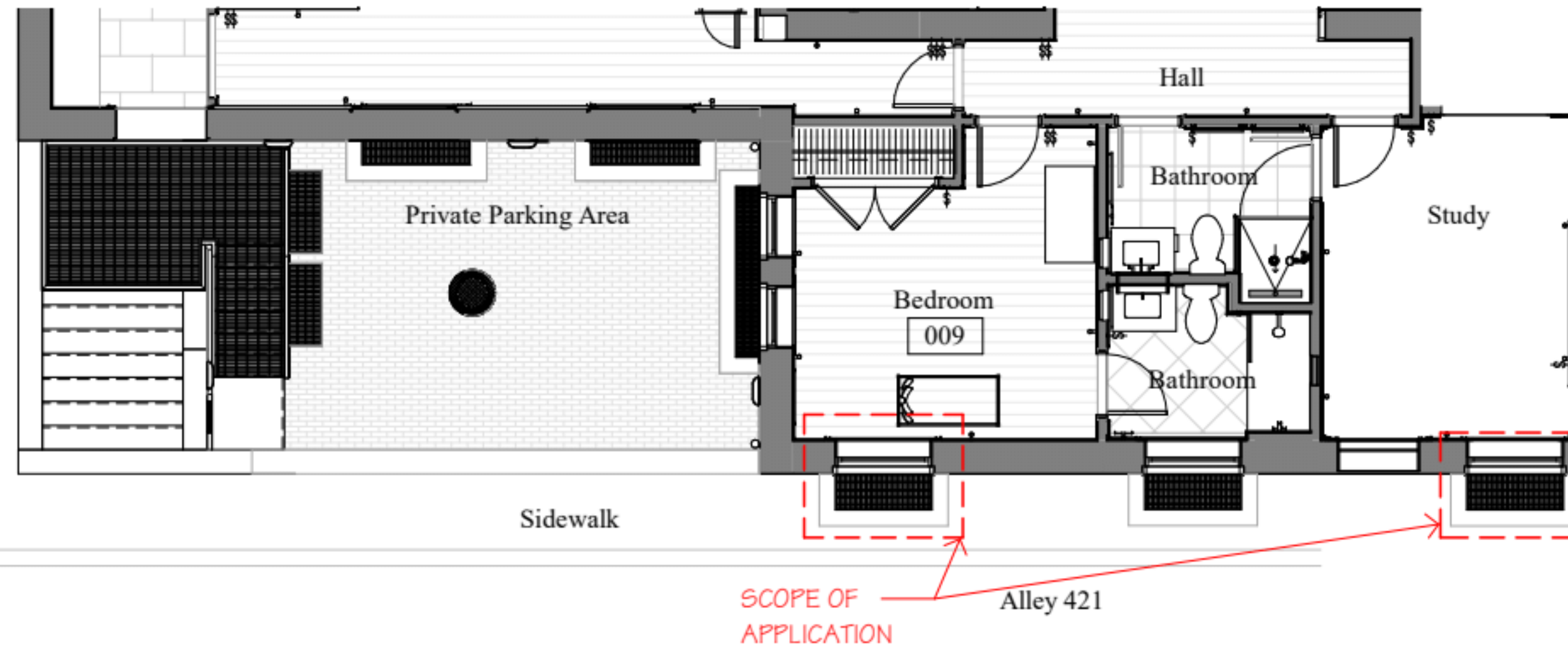
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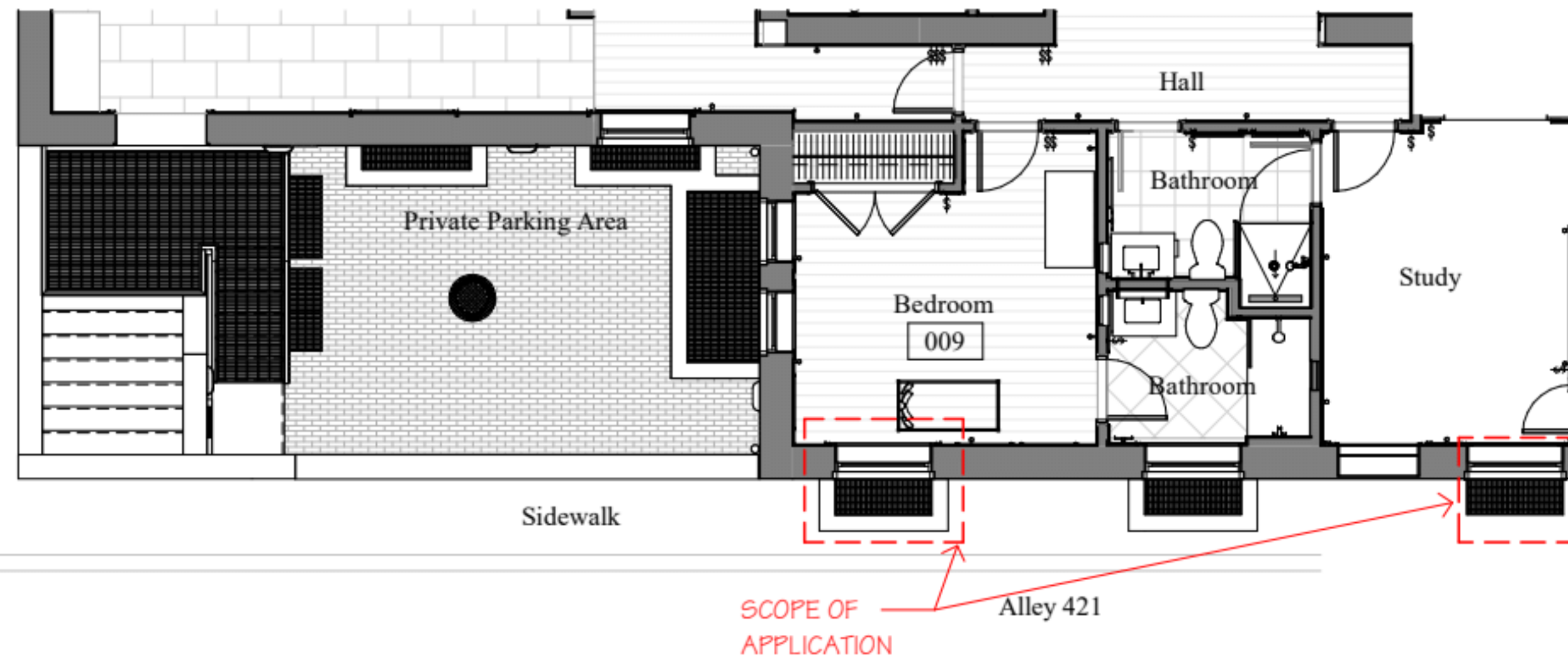


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FILE LOCATION:



① Existing Exterior and Interior Windows
1/8" = 1'-0"



② Proposed Exterior and Interior Windows
1/8" = 1'-0"

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EXISTING
DECORATIVE STEEL
GRATE ABOVE
GRADE

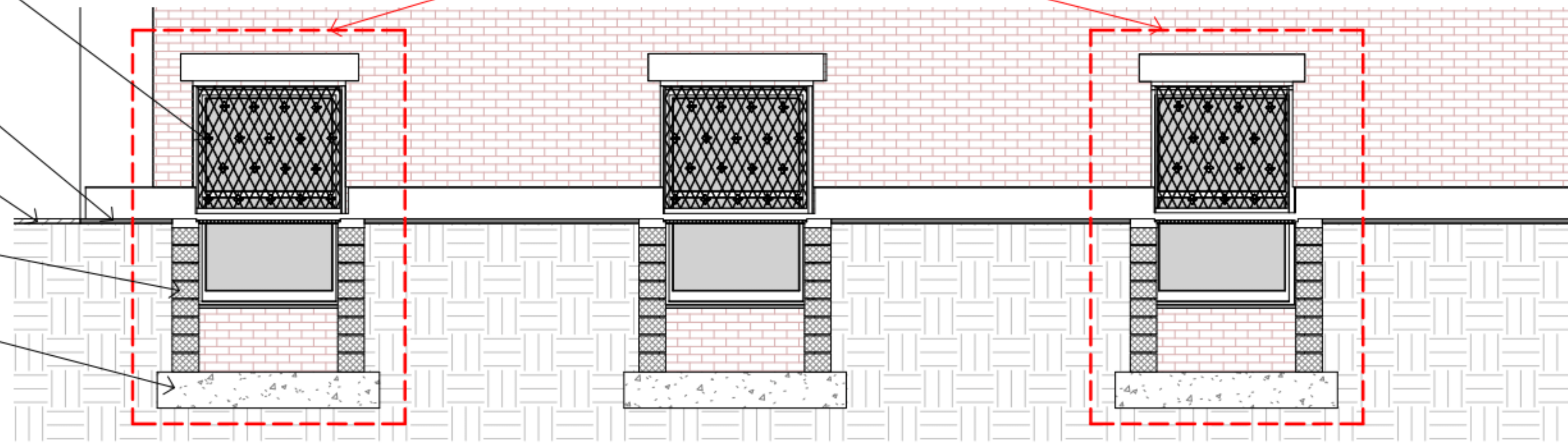
ASPHALT SIDEWALK

EXISTING BRICK
PAVERS

EXISTING CMU
WELL WALL

EXISTING CONCRETE
FOOTING

SCOPE OF
APPLICATION



First Floor
0' - 0"

Grade
-5' - 3 3/4"

Ground Floor Finish
-9' - 6 3/8"

① Partial West Elevation - Existing Exterior Conditions
1/4" = 1'-0"

EXISTING
DECORATIVE STEEL
GRATE ABOVE
GRADE

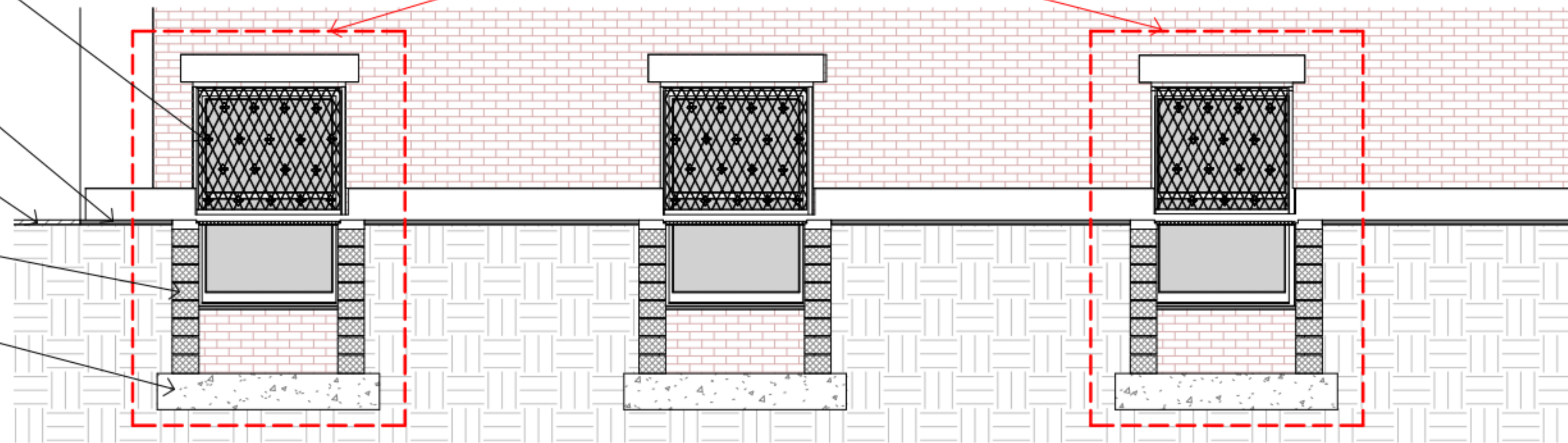
ASPHALT SIDEWALK

EXISTING BRICK
PAVERS

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EXISTING CONCRETE
FOOTING

SCOPE OF
APPLICATION



First Floor
0' - 0"

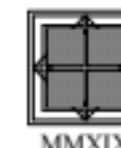
Grade
-5' - 3 3/4"

Ground Floor Finish
-9' - 6 3/8"

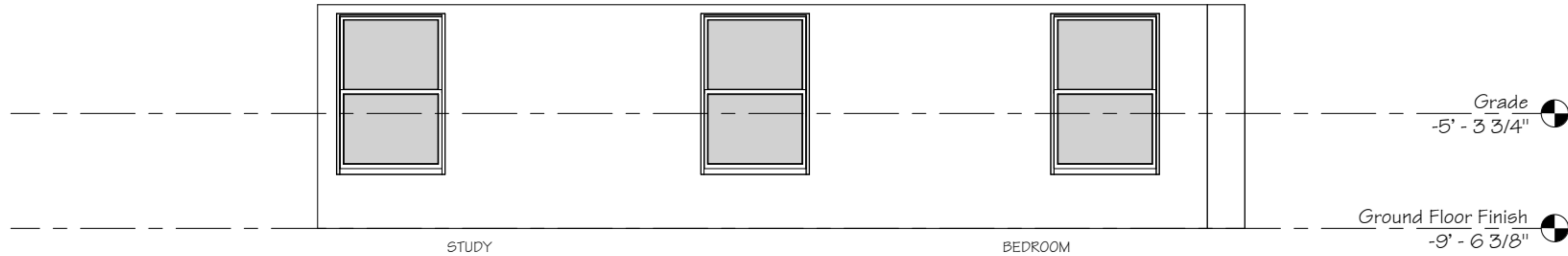
② Partial West Elevation - New Exterior Conditions
1/4" = 1'-0"

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② Partial East Elevation - Existing Interior Conditions
1/4" = 1'-0"



① Partial East Elevation - New Interior Conditions
1/4" = 1'-0"

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