

73 PINCKNEY STREET

UNIT NO. 5 & 6, BOSTON, MA 02114

BHAC SET

DECEMBER 19, 2022



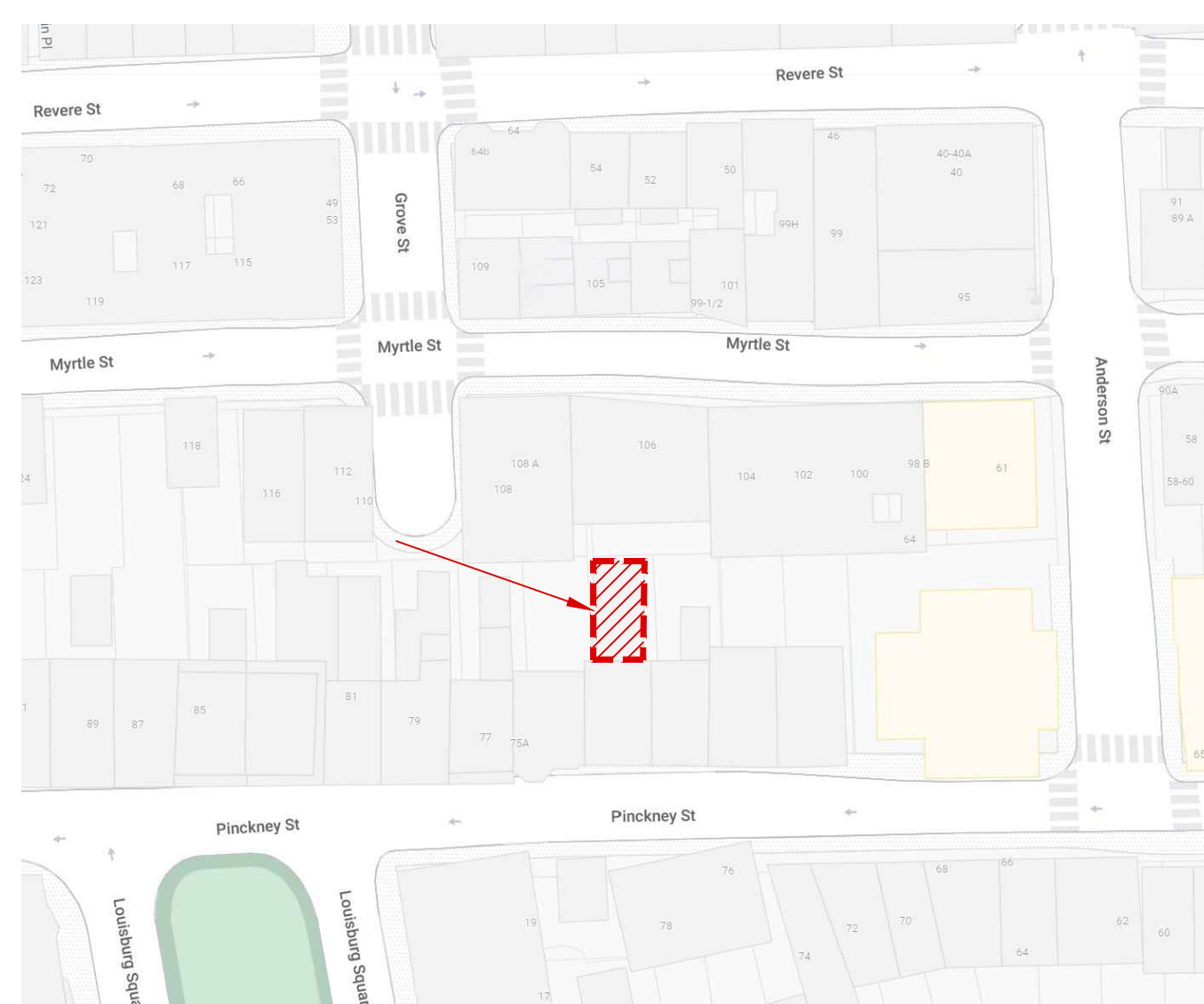
PROJECT SUMMARY:

- EXTERIOR WORK MARGINALLY VISIBLE FROM GROVE SQUARE
- INCREASE HEIGHT OF MASONRY OPENING TO EXISTING ORIGINAL STONE LINTEL HEIGHT ON (3) WINDOW OPENINGS & INSTALL NEW CUSTOM WOOD TRUE DIVIDED LIGHT DOUBLE-HUNG WINDOWS. NEW BRICKMOLD TO MATCH EXISTING.
 - INCREASE HEIGHT OF BALCONY DOOR TO EXISTING STONE LINTEL HEIGHT & INSTALL WOOD TRUE DIVIDED LIGHT DOOR.
 - REPLACE EXISTING LOW METAL BALCONY RAILING (32"H) W/ NEW CODE COMPLIANT 42"H BLACK METAL RAILING. REINFORCE BALCONY IF REQUIRED.

DRAWING INDEX:

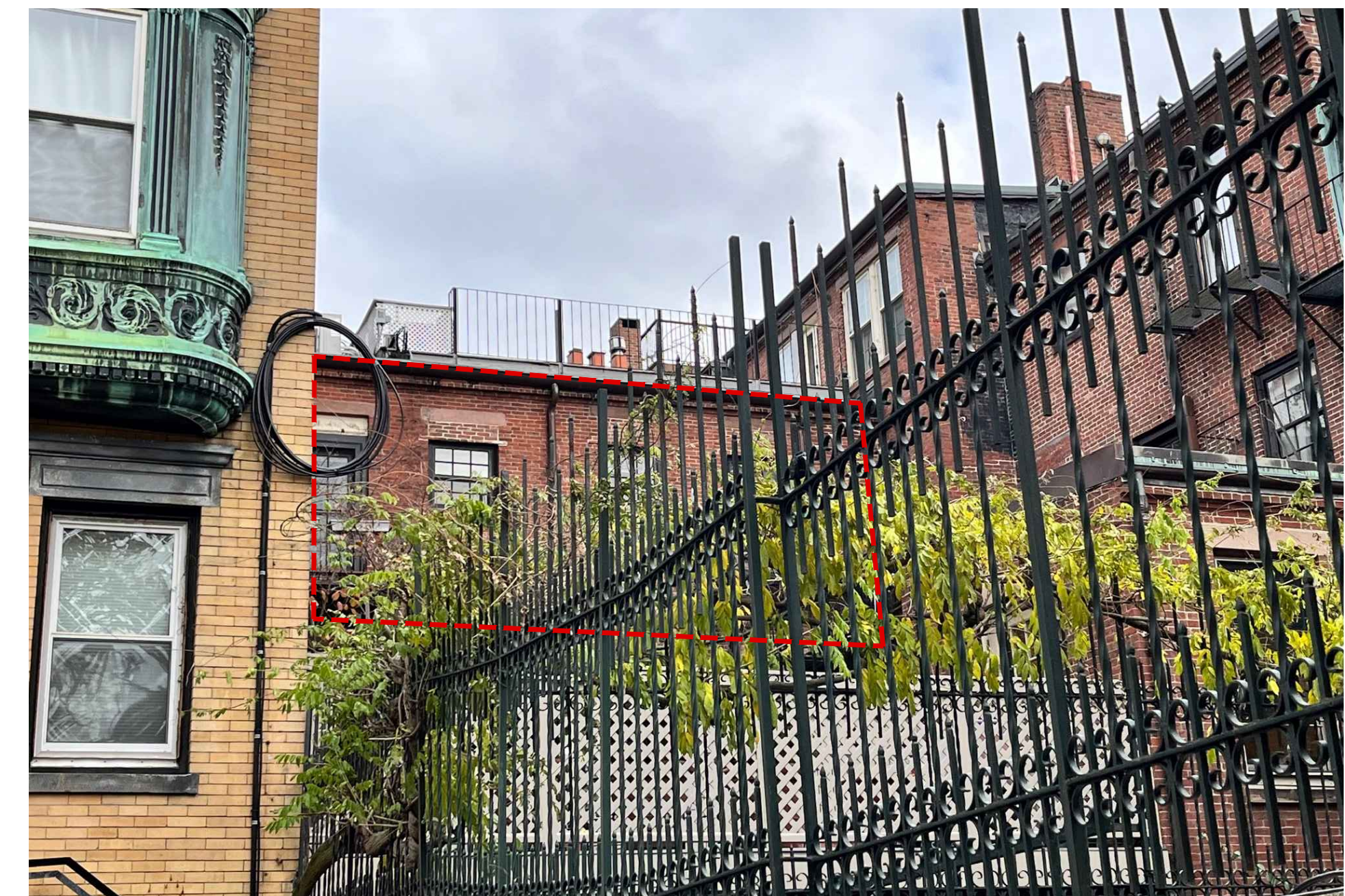
Sht. No.	Title
T-0	TITLE SHEET & EXISTING PHOTOGRAPHS
EC-1	EXISTING CONDITIONS ELEVATION
A-1	PROPOSED ELEVATION, SPECIFICATIONS & DETAILS

LOCATION MAP:



1

PHOTO VIA GROVE SQUARE



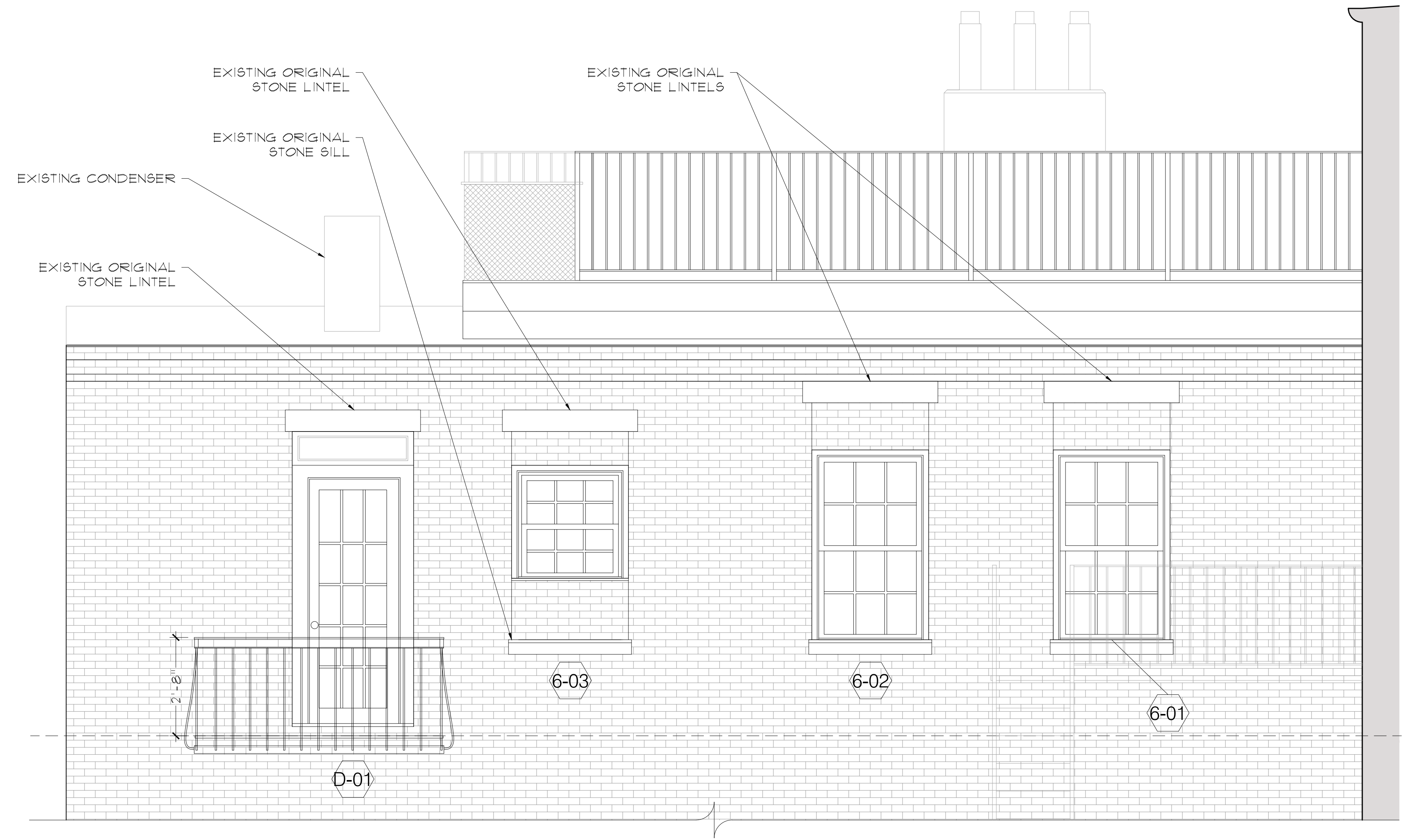
2

PHOTO VIA GROVE SQUARE



3

PHOTO VIA BALCONY (PRIVATE)



① UNIT 6 - EXISTING EXT. WEST ELEVATION
 FULL: 1/2" = 1'-0", HALF: 1/4" = 1'-0"



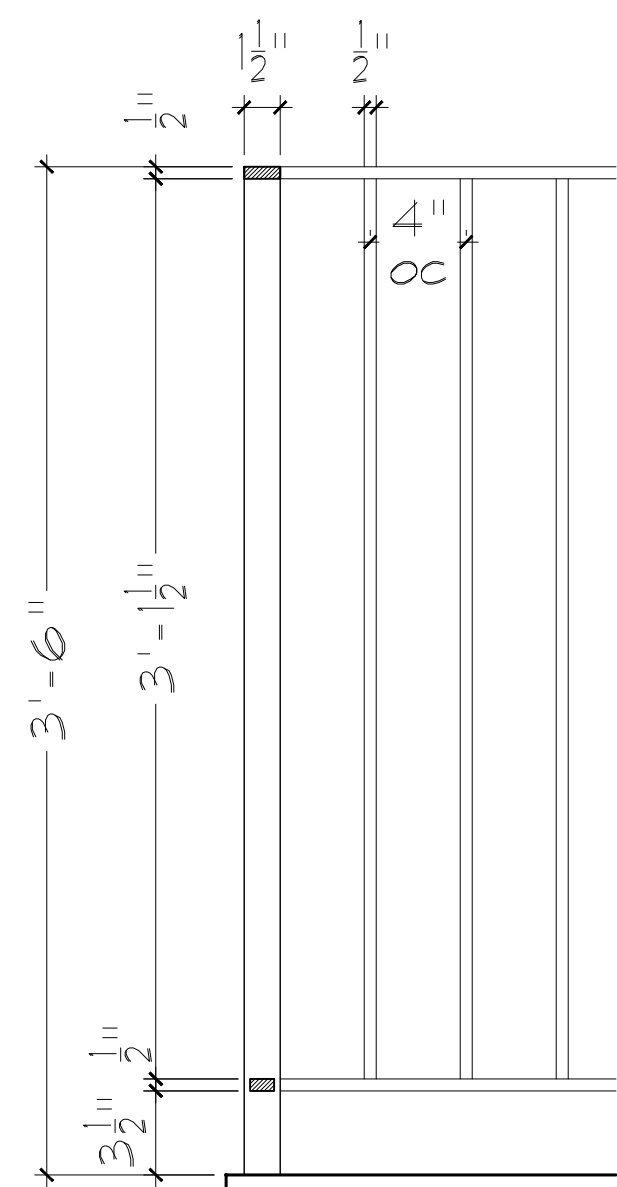
617-227-0954 | pauli-uribe.com | 121 Mount Vernon St, Boston, MA 02108

73 PINCKNEY STREET

UNITS NO. 5 & 6, BOSTON, MA 02108

SHEET TITLE:
 EXISTING CONDITIONS
 EXTERIOR ELEVATION
 DATE: DECEMBER 19, 2022
 SCALE: AS NOTED
 DRAWN: JGUR & RJP
 CHECKED: JGUR & MZP

SHEET NO.
 EC-1



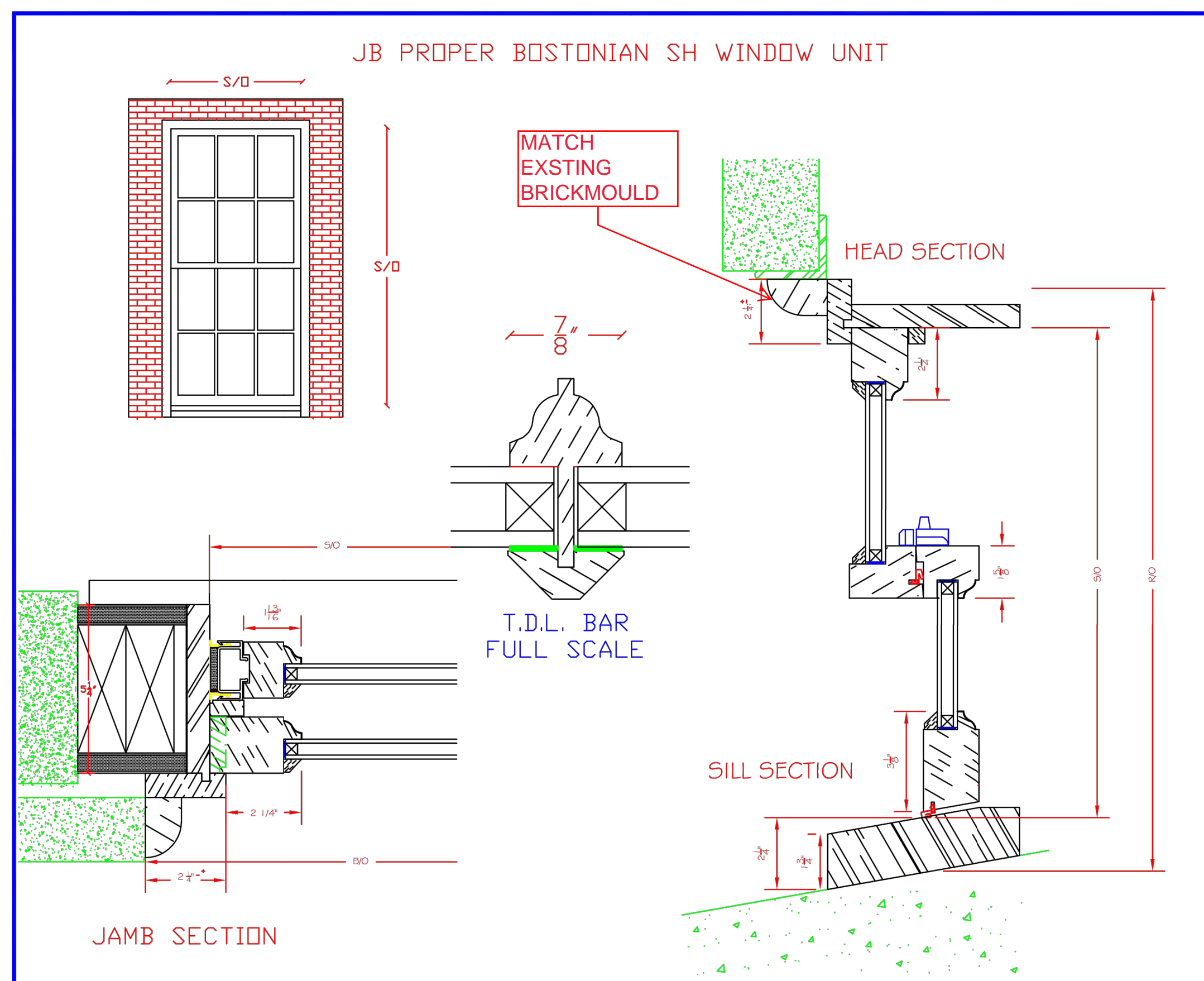
BALCONY RAILING DETAIL
 FULL: 1-1/2" = 1'-0", HALF: 3/4" = 1'-0"

2



UNIT 6 - PROPOSED EXT. WEST ELEVATION
 FULL: 1/2" = 1'-0", HALF: 1/4" = 1'-0"

1



DOUBLE HUNG WINDOW DETAIL
 N.T.S.

3

SHEET 1 OF 1
 JBPB SH REPL/UNIT - 6/6
 DEALER: JB SASH & DOOR CO., INC.
 NUMBER: DATE:
 DRAWN: R.L.B. CHECK:

73 Pinckney Street Window & Door Schedule								
Tag	Width	V.S. Height	Sill Height	Style	Manufacturer	Hardware	Hardware Finish	Description-Remarks
W-6-01	3'-0" VIF	6'-4" VIF	2'-5" VIF	CUSTOM TRUE DIVIDED LIGHT WOOD WINDOW, 7/8" MUNTINS	JB Sash	TBD	TBD	INCREASE HEIGHT OF WINDOW TO EXISTING ORIGINAL STONE LINTEL. EXISTING WINDOW WIDTH TO REMAIN. VERIFY IN FIELD
W-6-02	3'-0" VIF	6'-4" VIF	2'-5" VIF	CUSTOM TRUE DIVIDED LIGHT WOOD WINDOW, 7/8" MUNTINS	JB Sash	TBD	TBD	INCREASE HEIGHT OF WINDOW TO EXISTING ORIGINAL STONE LINTEL. EXISTING WINDOW WIDTH TO REMAIN. VERIFY IN FIELD
W-6-03	3'-0" VIF	5'-7" VIF	2'-5" VIF	CUSTOM TRUE DIVIDED LIGHT WOOD WINDOW, 7/8" MUNTINS	JB Sash	TBD	TBD	INCREASE HEIGHT OF WINDOW TO EXISTING ORIGINAL STONE LINTEL. EXISTING WINDOW WIDTH TO REMAIN. VERIFY IN FIELD
D-01	2'-6" VIF	7'-8" VIF	3" VIF	CUSTOM TRUE DIVIDED LIGHT WOOD DOOR, 7/8" MUNTINS	JB Sash	TBD	TBD	INCREASE HEIGHT OF BALCONY DOOR TO EXISTING STONE LINTEL HEIGHT. VERIFY IN FIELD

*G.C. to verify all dimensions on site



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A-1