

Project

321 COLUMBUS AVENUE

Existing and Proposed Elevations Plans

321 Columbus Avenue Boston, MA 02116

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January 17, 2023



EXISTING FRONT ELEVATION

Scale: 1/8" = 1'-0"



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Project
321 COLUMBUS AVENUE
 Base Building Alterations
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Drawing Title: **EXISTING FRONT ELEVATION AND PHOTOS**

Scale: 1/8" = 1'-0"

Drawn: HP Approved: HP

Project No.: 2201 Date: 1.17.23

EX1.0



ORIGINAL MATERIALS – 1985 RENOVATION

1. MAIN FAÇADE MATERIAL – RED BRICK
2. DECORATIVE MEDALLIONS AT FOURTH FLOOR - STONE
3. BAYS - WOOD
4. BAY WINDOWS – ALUMINUM TWO OVER TWO DOUBLE HUNG
(ORIGINAL 1919 BUILDING – ONE OVER ONE WINDOWS)
5. SINGLE WINDOWS - ALUMINUM TWO OVER TWO DOUBLE HUNG
(ORIGINAL 1919 BUILDING – ONE OVER ONE WINDOWS)
6. FIRST FLOOR STOREFRONT - WOOD
7. MATERIAL AROUND AND ABOVE STOREFRONT – STUCCO

CHRONOLOGY OF WORK TO THE BAYS

1. JUNE 11, 2020 - STRUCTURAL ENGINEER INSPECTED THE BAYS.
2. JULY 2, 2020 - STRUCTURAL ENGINEER PREPARED PLANS DATED JULY 2, 2020, AND REVISED JUNE 18, 2021.
3. OCTOBER 2021 – STRUCTURAL REPAIRS COMPLETED.
4. SEPTEMBER 2022 – REMOVAL OF ALL DETERIORATED WOOD FROM BAYS.
5. OCTOBER 2022 – TEMPORARY PLASTIC PROTECTION COVER OVER BAYS INSTALLED.

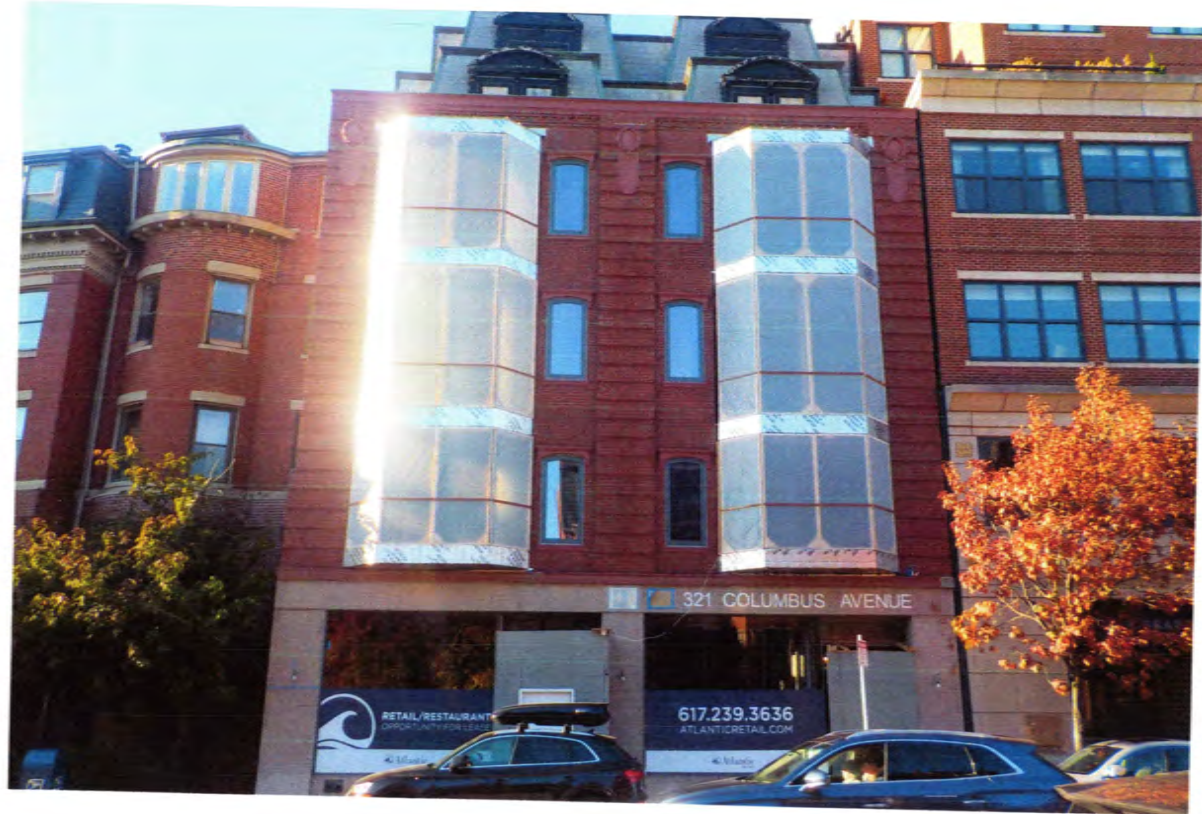


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Drawing Title: **PHOTOS, ORIGINAL MATERIALS, CHRONOLOGY OF WORK TO BAYS**
 Scale: None
 Drawn: HP Approved: HP
 Project No.: 2201 Date: 1.17.23

EX1.1



INVENTORY OF COMPLETED EXTERIOR WORK

1. REMOVED DETERIORATED, WATER DAMAGED, AND STRUCTURALLY UNSOUND BAYS ON SECOND, THIRD, AND FOURTH FLOORS. FIRE OCCURRED IN 2019. NEW BAY DESIGN TO BE REVIEWED AND APPROVED.
2. REMOVED DETERIORATED SINGLE WINDOWS ON THE SECOND, THIRD, AND FOURTH FLOORS.
3. REMOVED DETERIORATED AND DAMAGED WOODEN FIRST FLOOR STORE FRONTS PANELS.
4. REMOVED EXISTING TWO FRONT DOORS, RESTORED IN-KIND AND RE-INSTALLED AT TWO BUILDING ENTRANCES.
5. INSTALLED NEW GRANITE PANELS AND GLASS AT THE FIRST FLOOR LEVEL AND ENTRANCES.
6. INSTALLED NEW GRAY ALUMINUM ROUND TOP SINGLE CASEMENT WINDOWS ON THE SECOND, THIRD, AND FOURTH FLOORS.
7. CLEANED AND WASHED THE EXISTING BRICK FAÇADE AT THE SECOND, THIRD, AND FOURTH FLOORS.
8. RESTORED THE THREE EXISTING DECORATIVE BROWNSTONE DETAILS AT THE FOURTH FLOOR.



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Drawing Title: **INVENTORY OF COMPLETED WORK AND PHOTOS TO DATE**
 Scale: None
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 Project No.: 2201 Date: 11.17.23

EX1.2



EXISTING FRONT ELEVATION – CURRENTLY EXISTS

Scale: 1/8" = 1'-0"

INVENTORY OF MATERIALS REMOVED AT FRONT FACADE

1. REMOVED DETERIORATED, WATER DAMAGED, AND STRUCTURALLY UNSOUND BAYS ON SECOND, THIRD, AND FOURTH FLOORS. FIRE OCCURRED IN 2019. TEMPORARY ENCLOSURE IN PLACE.
2. REMOVED ALL DETERIORATED SINGLE WINDOWS ON THE SECOND, THIRD, AND FOURTH FLOORS. NEW GRAY ALUMINUM ROUND TOP CASEMENT WINDOWS INSTALLED.
3. REMOVED ALL DETERIORATED AND DAMAGED FIRST FLOOR WOOD STOREFRONTS. NEW GRANITE PLANS AND FRAMELESS GLASS INSTALLED
4. REMOVED EXISTING TWO FRONT DOORS. RESTORED AND RE-INSTALLED AT TWO BUILDING ENTRANCES.
5. REMOVED ALL EXISTING STUCCO FINISH AT FIRST FLOOR. NEW GRANITE PANELS INSTALLED.

RESTORATION METHODS

BRICK FAÇADE

LOW PRESSURE WASH OF ENTIRE BRICK FAÇADE

REPLACED MISSING MORTAR AT VERY SMALL OPENINGS
MATCHED EXISTING COLOR

STONE MEDALLIONS

LOW PRESSURE WASH AND CLEAN

FILLED SMALL CRACKS

APPLIED ONE PRIME COAT OF SHERWIN WILLIAMS "LUXON X PRIMER"
APPLIED TWO COATS OF SHERWIN WILLIAMS "LUXON ELASTOMERIC COATING"
COLOR MATCHED EXISTING



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Drawing Title: **EXISTING FRONT ELEVATION – CURRENTLY EXIST**
INVENTORY OF MATERIALS REMOVED AT FRONT FAÇADE, RESTORATION METHODS

Scale: None
 Drawn: HP Approved: HP
 Project No.: 2201 Date: 11.14.22

EX1.3



SOUTH ELEVATION

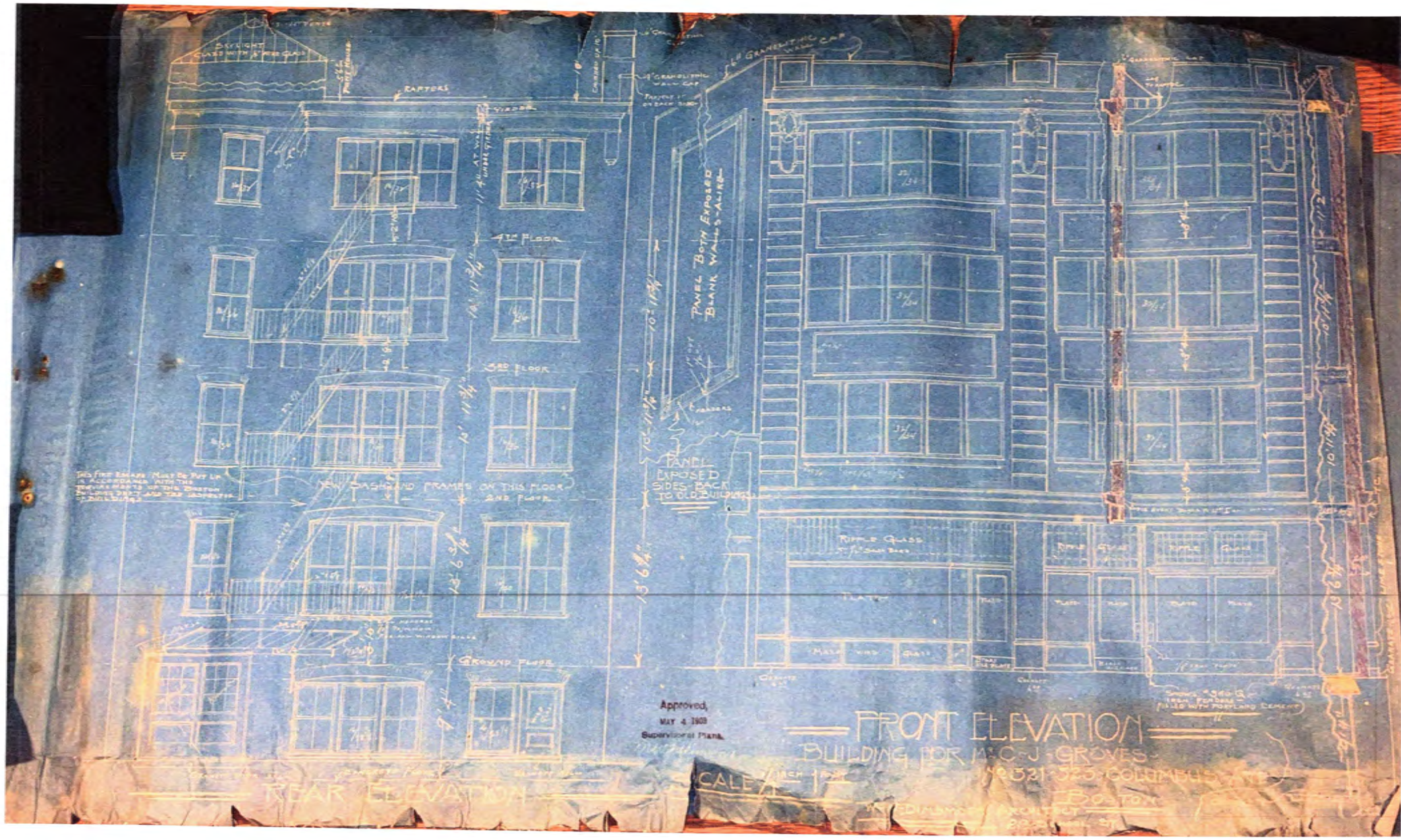
NORTH ELEVATION

JOB No. 1572 DRAWING No. A-15		ISSUE DATE 1-2-01 SCALE 1/8" = 1'-0" DRAWN BY H.P. CHECKED BY H.P.	DEVELOPER RENAISSANCE PROPERTIES 90 BERKELEY STREET BOSTON, MASS.
			PROJECT 321 COLUMBUS AVE. OFFICE RENOVATIONS BOSTON, MASS.
ARCHITECT HEZEKIAH PRATT ARCHITECTURE + DESIGN 454 Lowell Avenue Newton, MA 02460 617.320.3749 hezpratt@gmail.com			EXTERIOR ELEVATIONS

EX1.4

Project
321 COLUMBUS AVENUE
 Base Building Alterations
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Drawing Title: **EXISTING ORIGINAL PERMIT ELEVATIONS - 1985 RENOVATIONS**
 Scale: None
 Drawn: HP Approved: HP
 Project No.: 2201 Date: 1.17.23

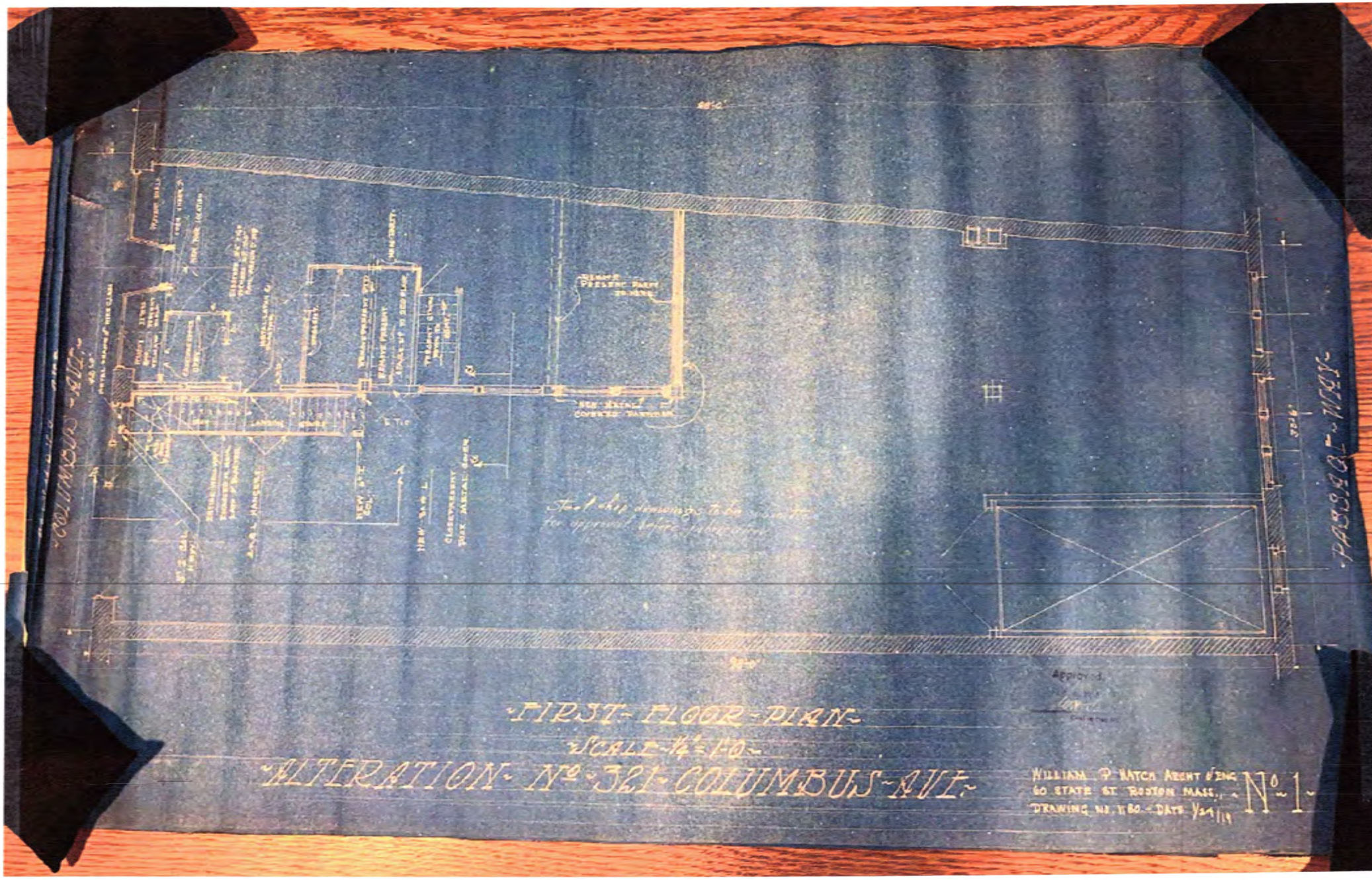


EX1.5

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Drawing Title: **ORIGINAL PERMIT ELEVATIONS - 1909 BUILDING**
 Scale: None
 Drawn: HP Approved: HP
 Project No.: 2201 Date: 1.17.23

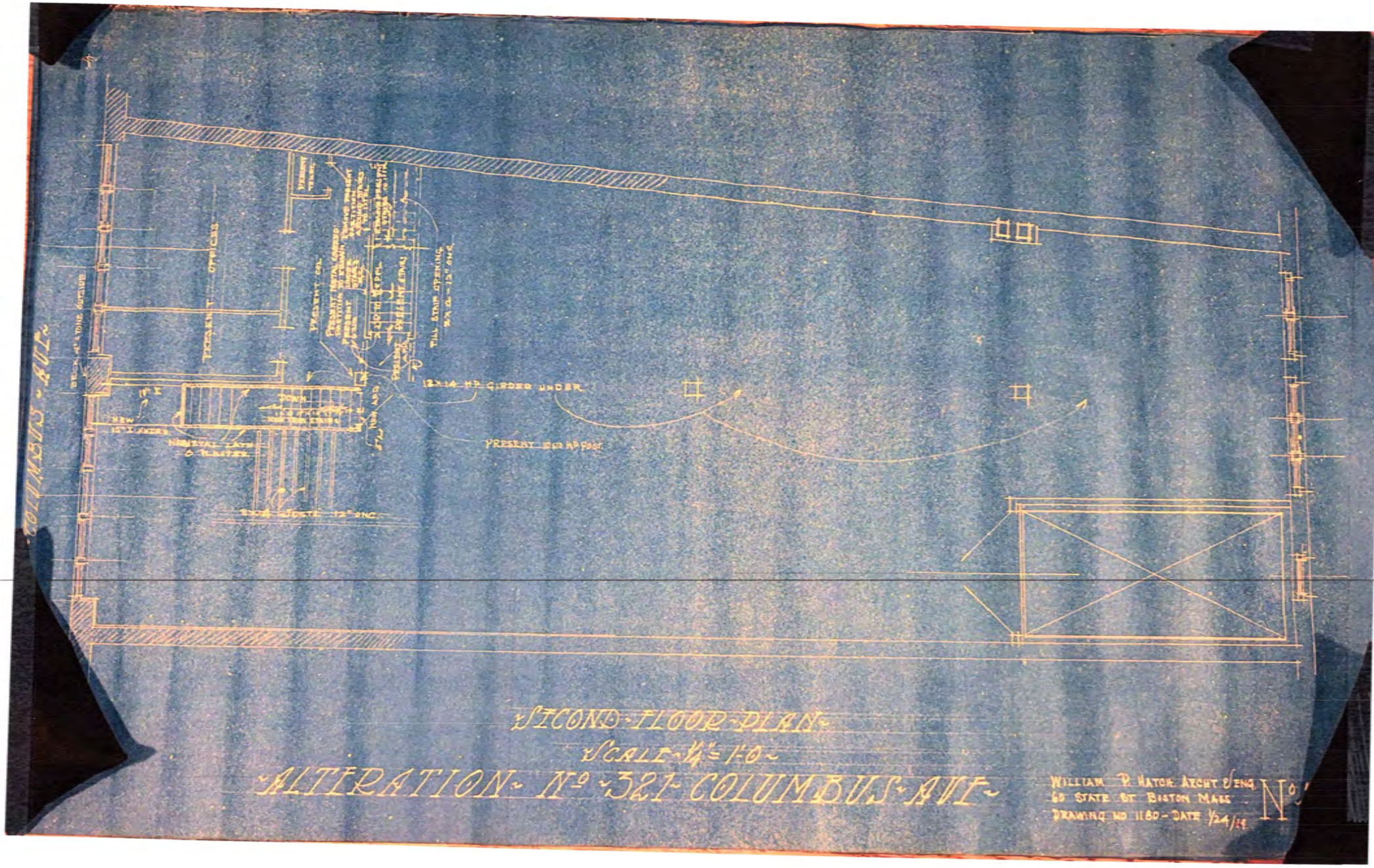


EX1.6

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Drawing Title: **ORIGINAL FIRST FLOOR PLAN - 1919 BUILDING**
 Scale: None
 Drawn: HP Approved: HP
 Project No.: 2201 Date: 12.28.22



EX1.7

Project
321 COLUMBUS AVENUE
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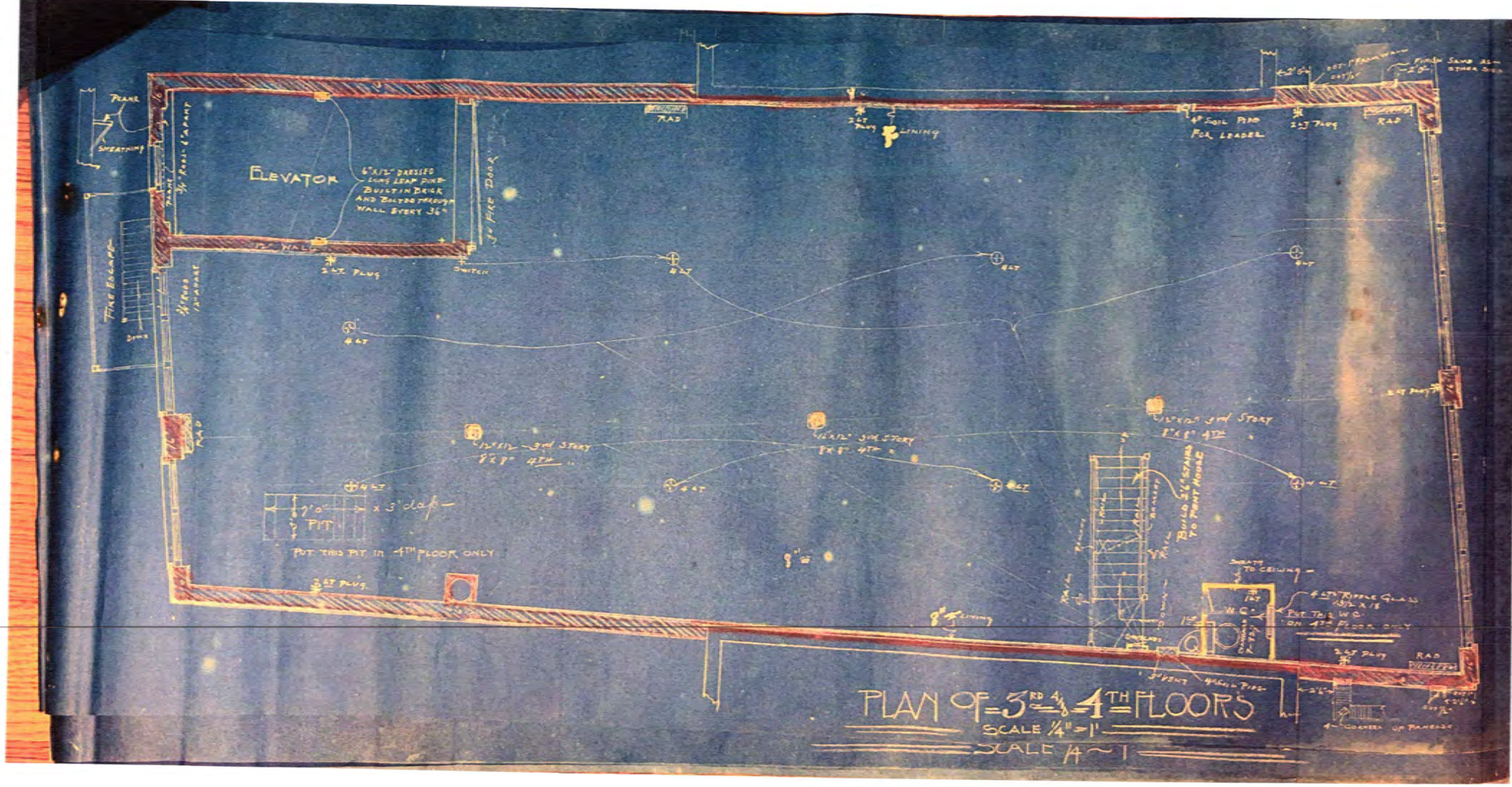
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Drawing Title: **ORIGINAL SECOND FLOOR PLAN - 1919 BUILDING**

Scale: None

Drawn: HP Approved: HP

Project No.: 2201 Date: 12.28.22



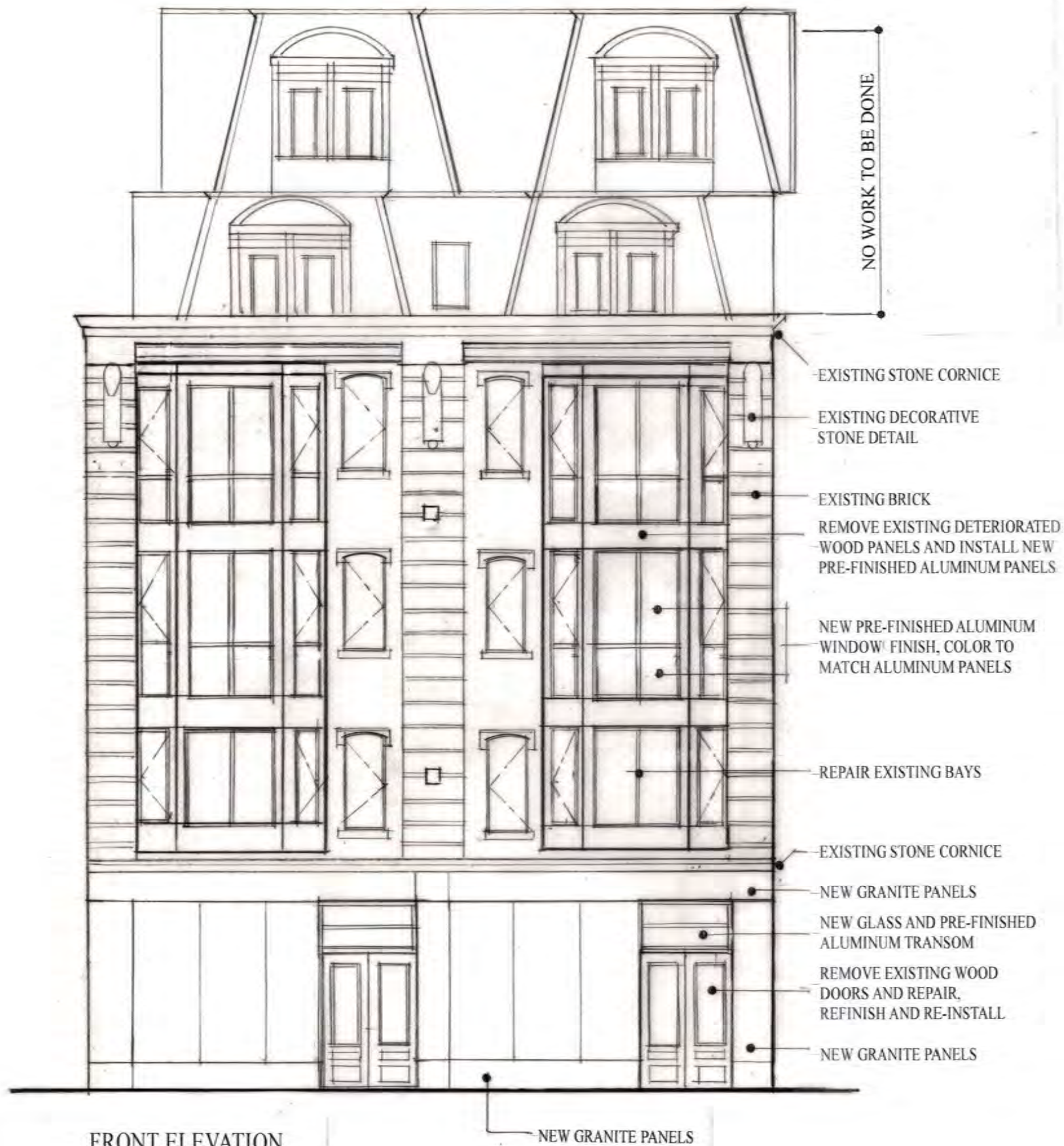
EX1.8

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Drawing Title: **ORIGINAL THIRD AND FOURTH FLOOR PLAN - 1919 BUILDING**
 Scale: None
 Drawn: HP Approved: HP
 Project No.: 2201 Date: 11.17/23

1919 BUILDING



FRONT ELEVATION
SCALE: 1/8"=1'-0"

CONSTRUCTION NOTES

1. APPLY LOW WATER PRESSURE WASH ON EXISTING BROWN STONE MEDALLIONS AT FOURTH FLOOR. FILL SMALL CRACKS. APPLY ONE PRIME COAT OF SHERWIN WILLIAMS "LUXON X PRIMER" AND TWO COATS OF SHERWIN WILLIAMS "LUXON ELASTOMERIC COATING". COLOR TO MATCH EXISTING.
2. APPLY LOW WATER PRESSURE WASH TO ENTIRE EXISTING BRICK FAÇADE. REPLACE MISSING MORTAR AT VERY SMALL OPENINGS. NEW MORTAR TO MATCH EXISTING.
3. REMOVE ENTIRE DETERIORATED AND STRUCTURAL UNSOUND BAY STRUCTURES. REBUILD BAYS AND REPLACE STRUCTURAL MEMBERS AS PER STRUCTURAL PLANS PROPOSED FRONT ELEVATION.
4. REMOVE DETERIORATED WOOD PANELS BELOW BAY WINDOWS AND INSTALL NEW PREFINISHED ALUMINUM PANELS. COLOR TO MATCH NEW ALUMINUM WINDOWS.
5. REMOVE EXISTING DOUBLE HUNG BAY WINDOWS AND INSTALL NEW GRAY ALUMINUM FIXED AND OPERABLE CASEMENT WINDOWS AS SHOWN IN PROPOSED FRONT ELEVATION. COLOR TO MATCH GRAY SINGLE ALUMINUM OPERABLE CASEMENT WINDOWS.
6. REMOVE ENTIRE EXISTING WOOD STOREFRONT AT FIRST FLOOR AND INSTALL NEW FRAMELESS BUTT JOINT GLAZING AS SHOWN ON PROPOSED FRONT ELEVATION.
7. REMOVE DETERIORATED WOOD PANELING AT FIRST FLOOR STOREFRONTS AND INSTALL NEW GRANITE PANELS AS SHOWN ON PROPOSED FRONT ELEVATION.
8. REMOVE EXISTING STUCCO VERTICLE PANELS AT LEFT AND RIGHT SIDES AND INSTALL NEW GRANITE PANELS AS SHOWN ON PROPOSED FRONT ELEVATION.
9. REMOVE TWO EXISTING MAHOGONY WOOD DOUBLE DOORS, REPAIR, REFINISH TO ORIGINAL, AND RE-INSTALL.
10. INSTALL NEW MAHOGONY WOOD TRANSOMS ABOVE MAHOGONY DOUBLE DOORS. COLOR TO MATCH DOORS.



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Drawing Title: **PROPOSED FRONT ELEVATION**
Scale: 1/8" = 1'-0"
Drawn: HP Approved: HP
Project No.: 2201 Date: 2.3.23

A2.0