

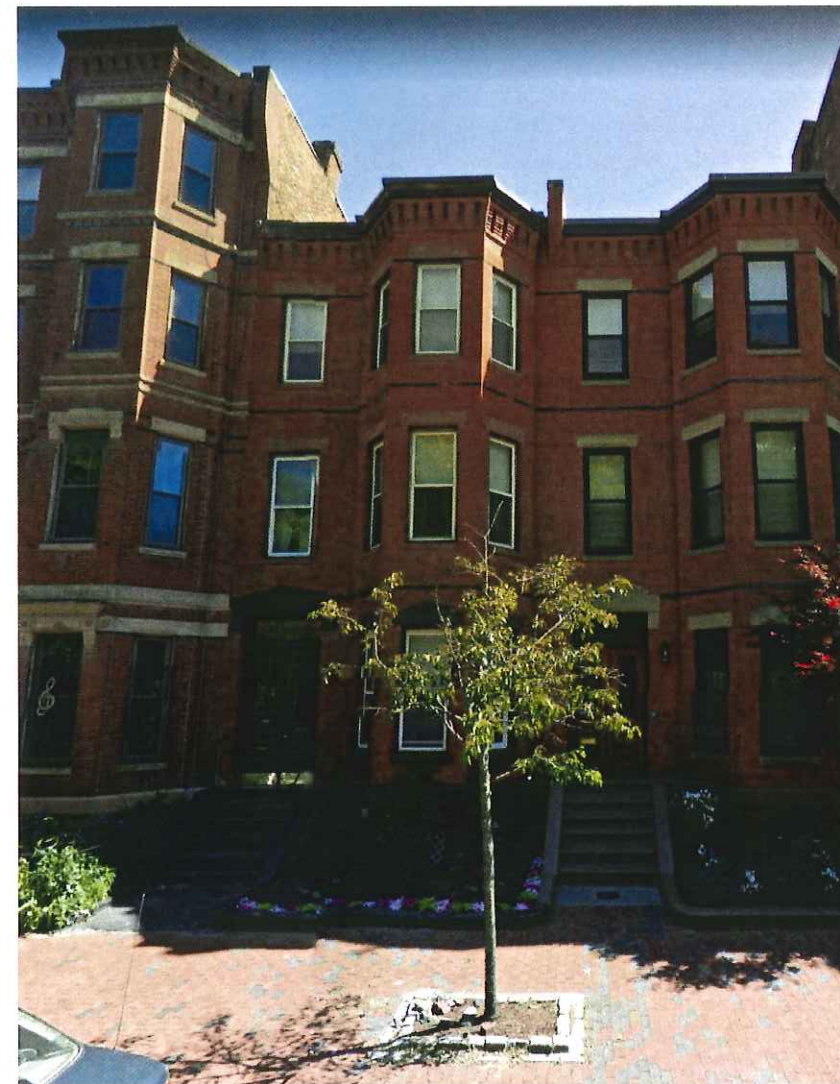
11 CLAREMONT PARK

BOSTON, MA 02118

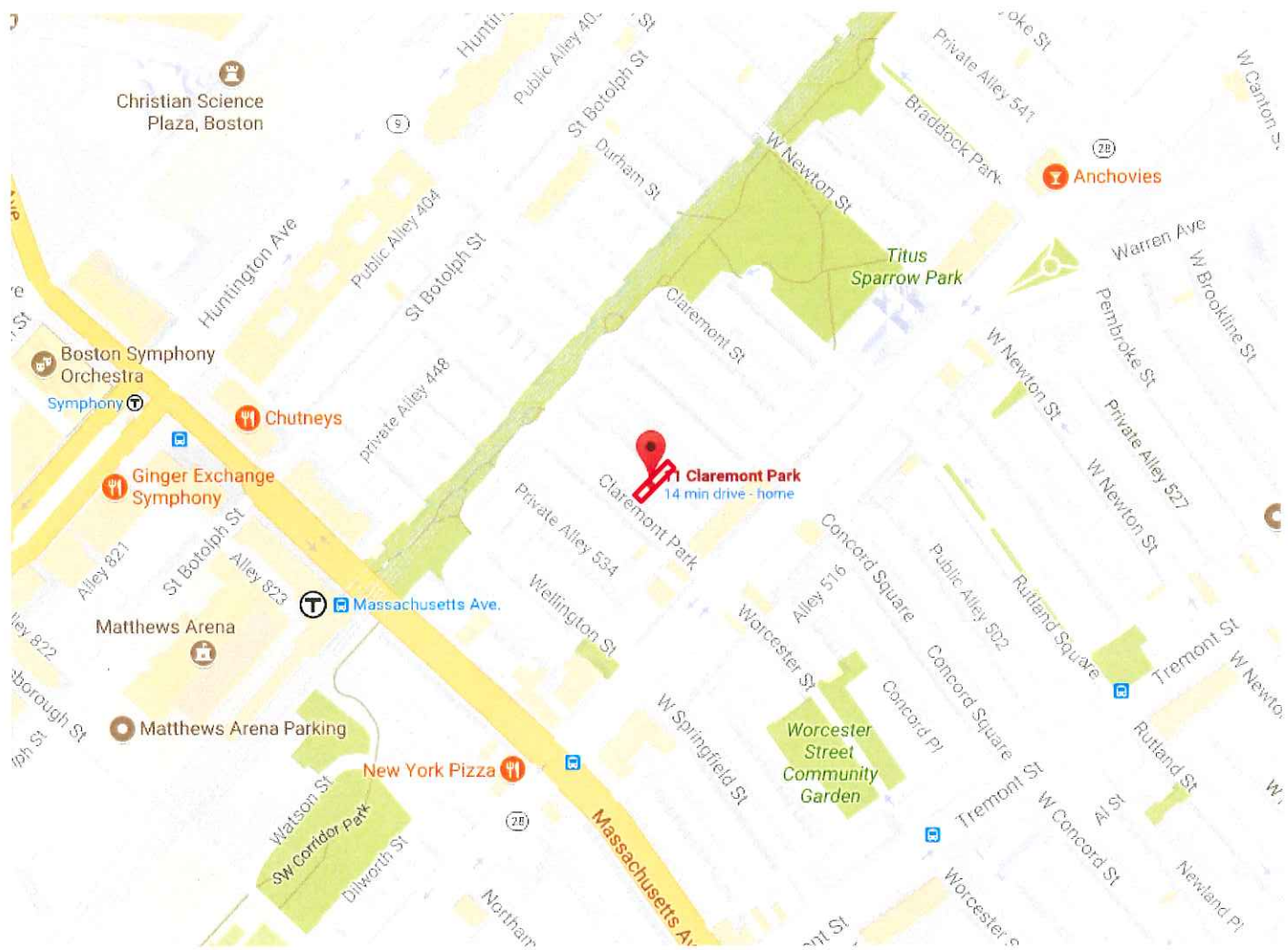
D J WATSON DEVELOPMENT

SELDC

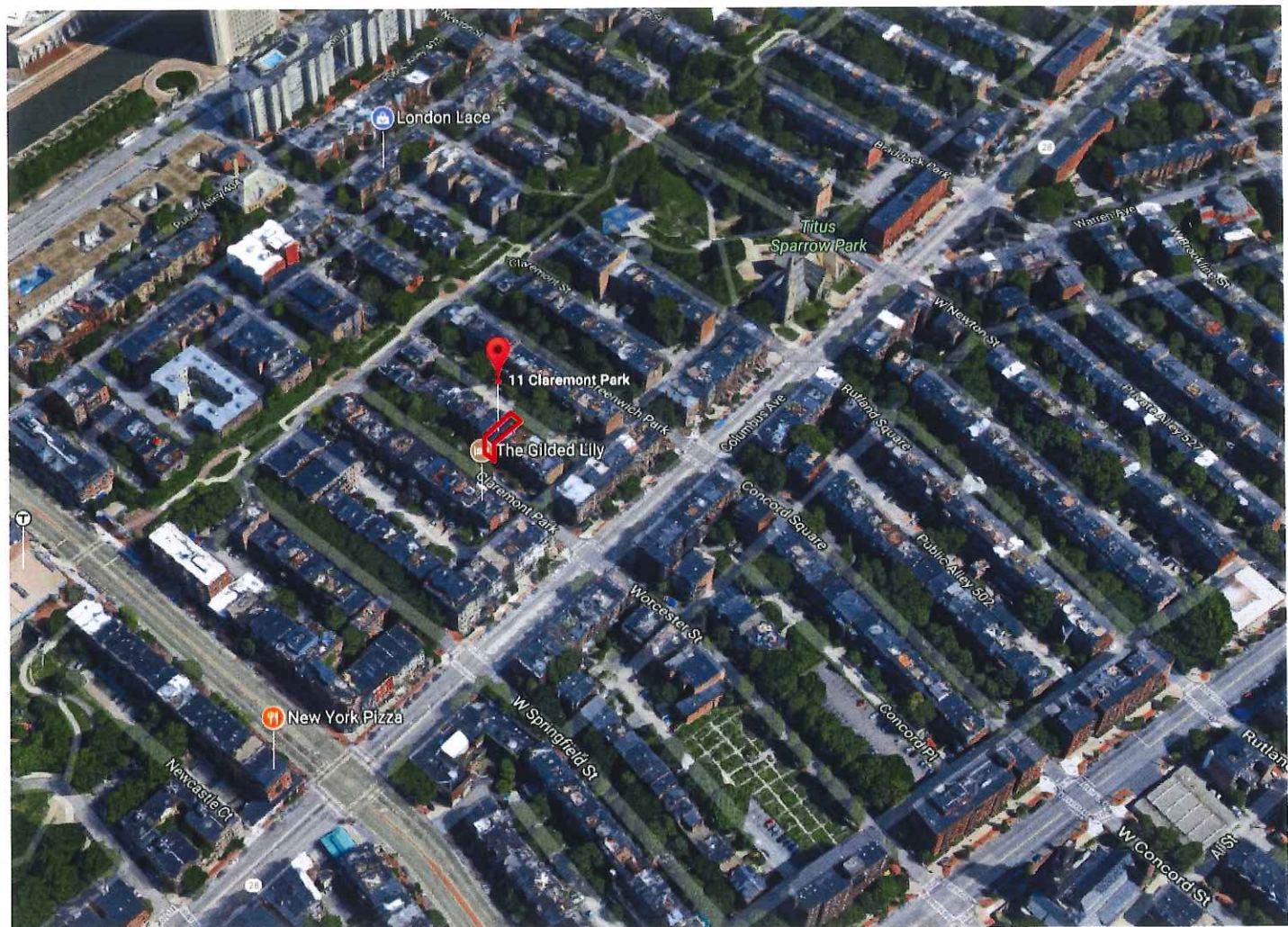
AUGUST 7, 2017



EMBARC STUDIO
ARCHITECTURE + DESIGN



AERIAL



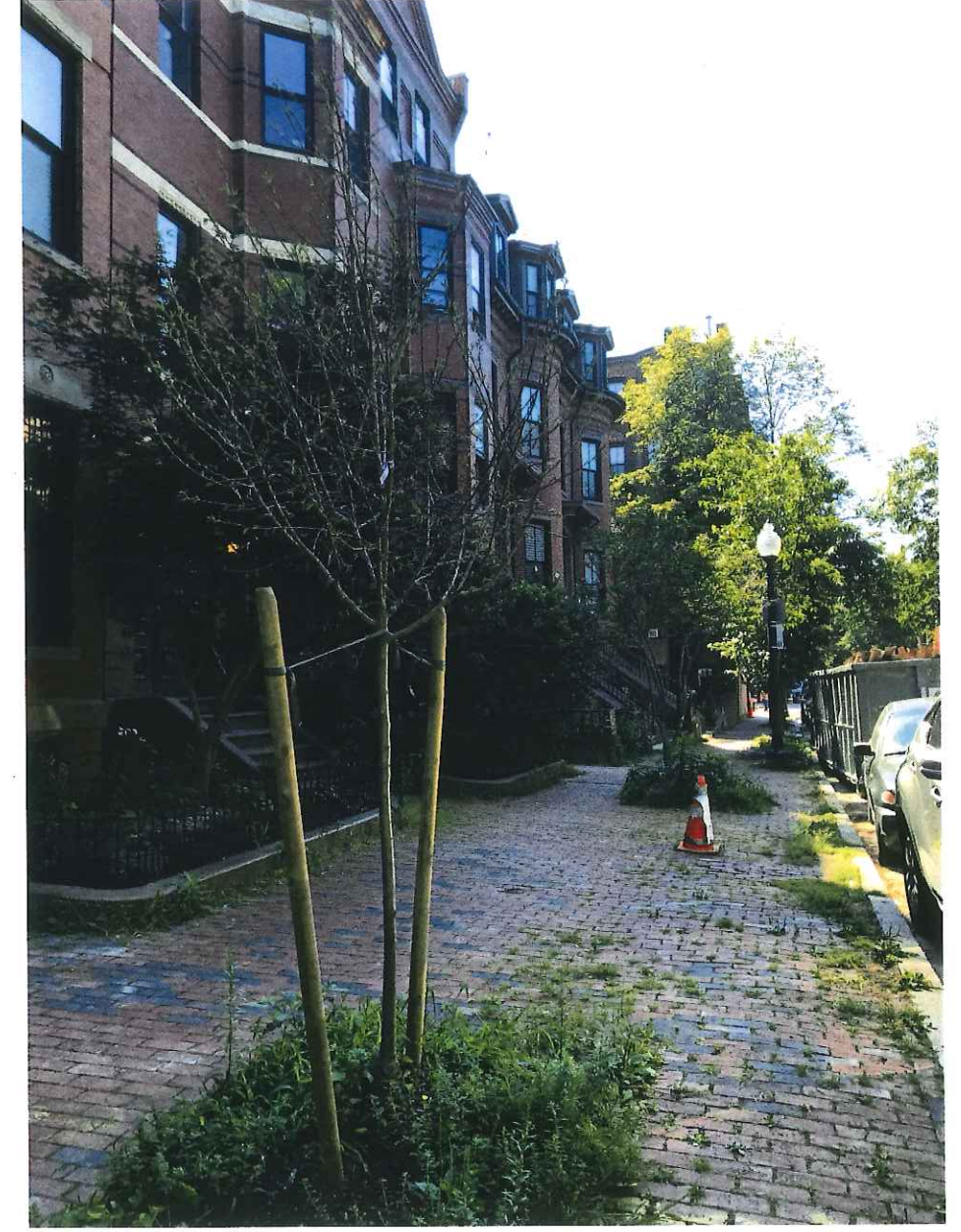
BIRD'S EYE



CLAREMONT PARK FACING NORTH



11 CLAREMONT PARK



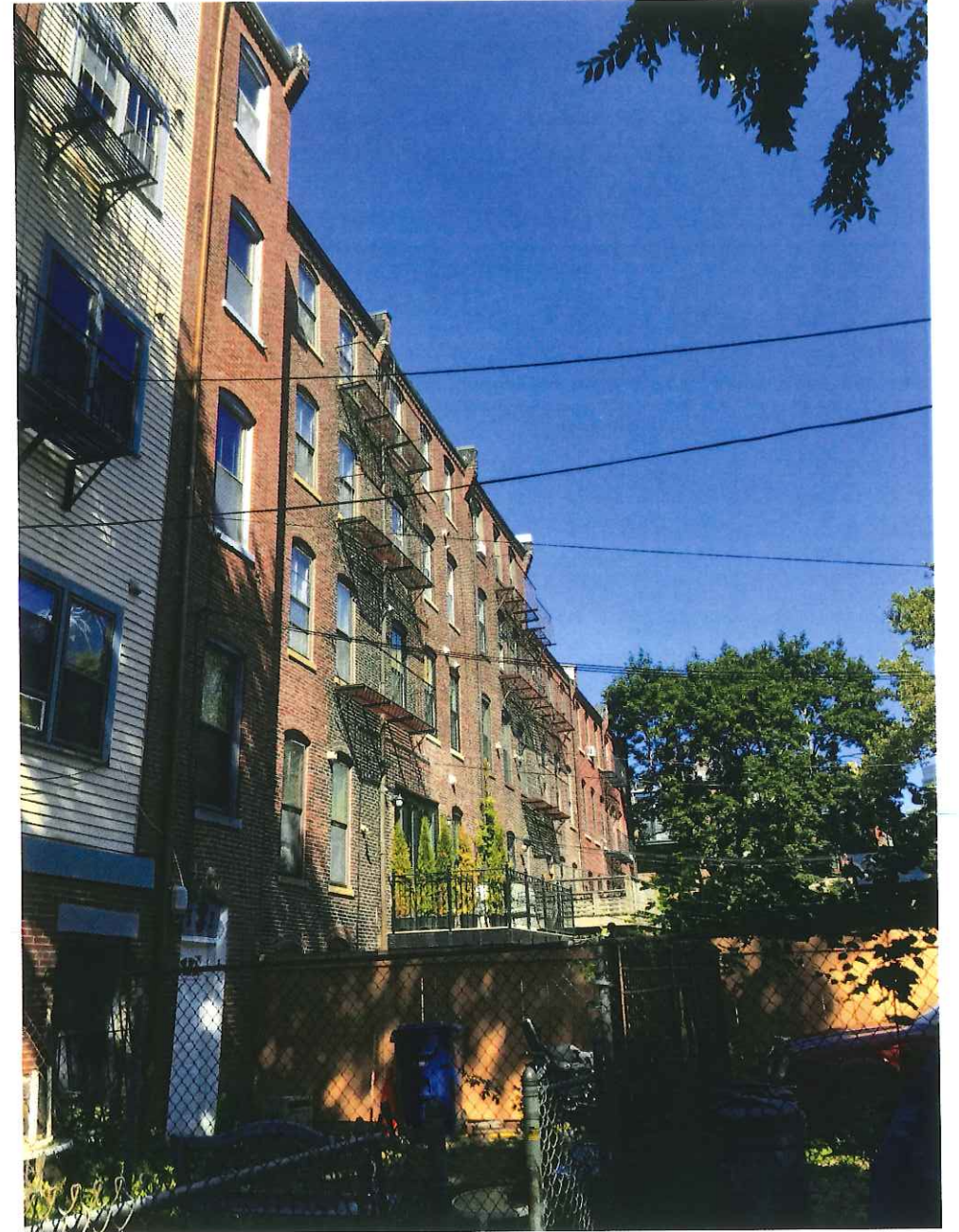
CLAREMONT PARK FACING SOUTH



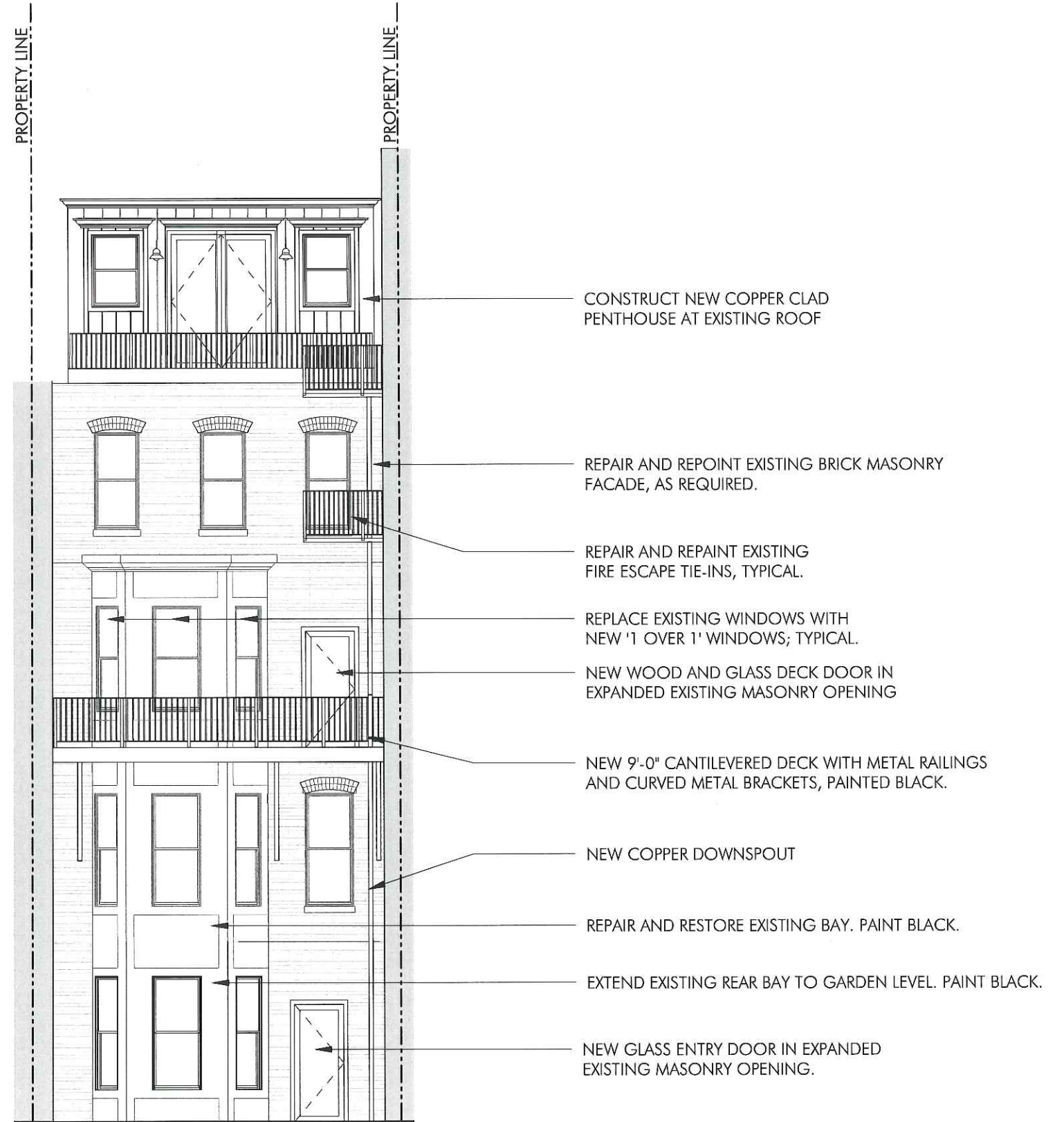
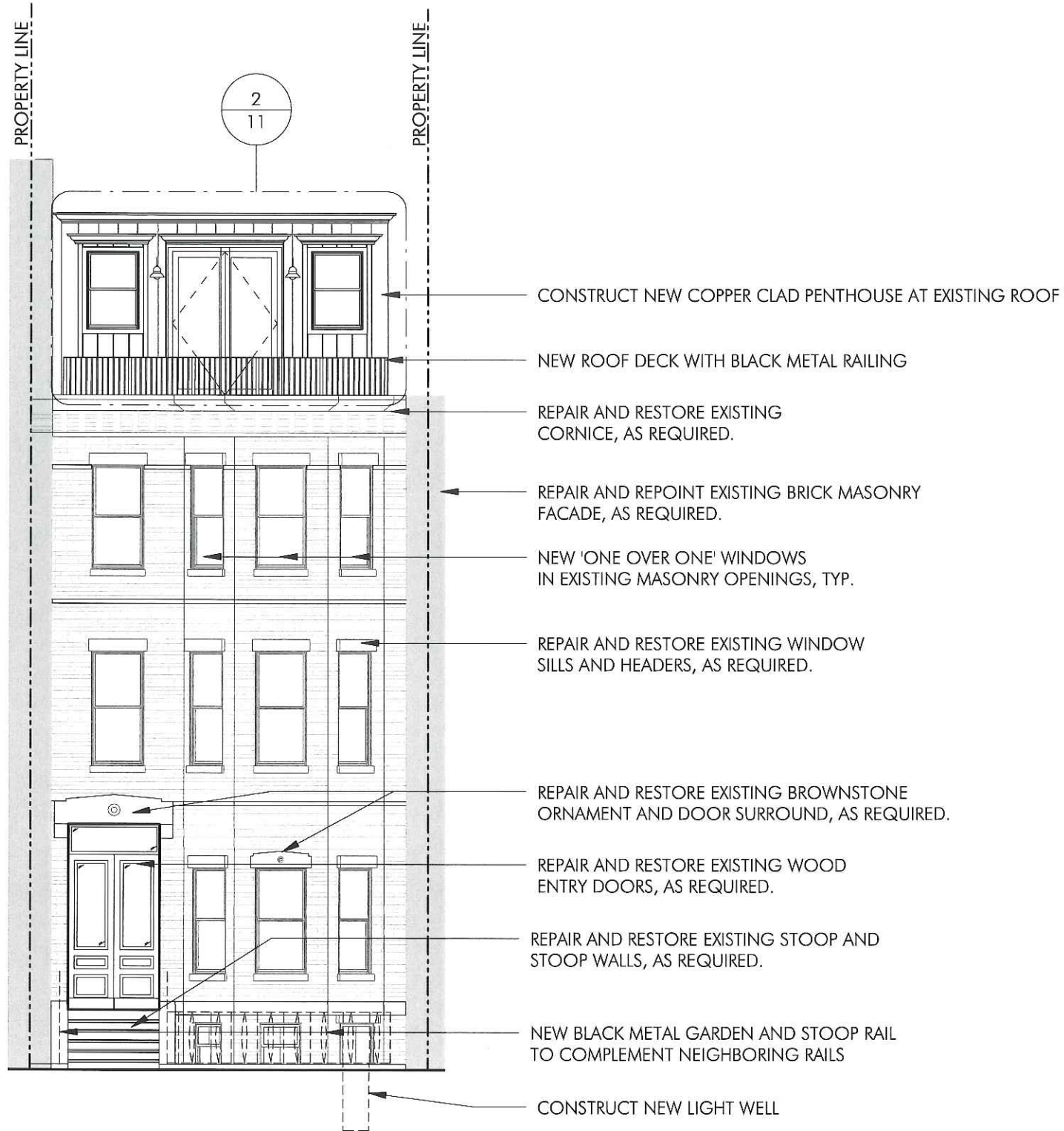
REAR ALLEY FACING SOUTH



REAR ELEVATION OF 11 CLAREMONT PARK (PRIVATE ALLEY)



REAR ALLEY FACING NORTH



1 PROPOSED FRONT (EAST) ELEVATION
1/8" = 1'-0"

2 PROPOSED REAR (EAST) ELEVATION
1/8" = 1'-0"

1/8" = 1'-0"



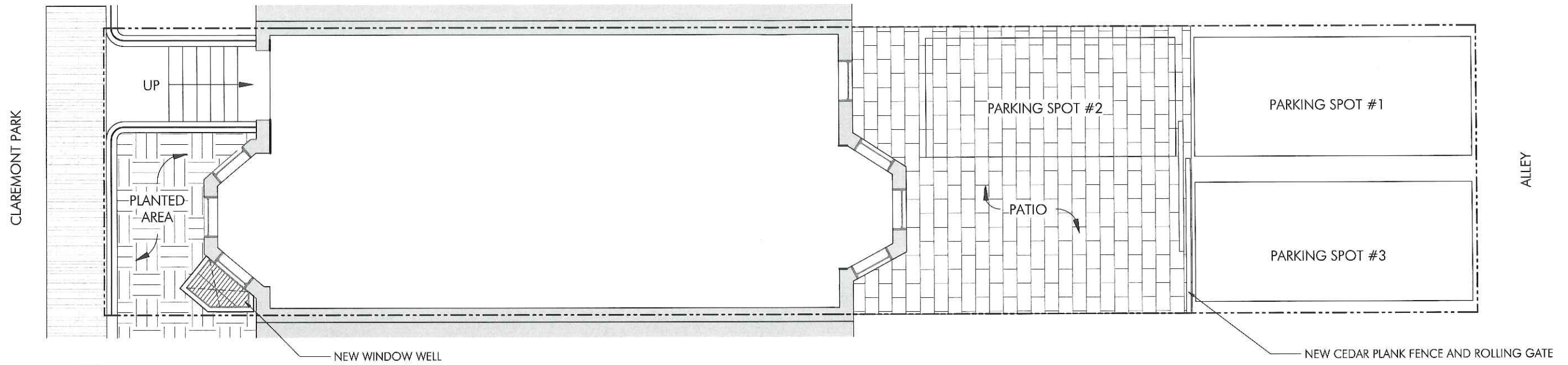
REPAIR AND RESTORE EXISTING FRONT DOOR. INSTALL NEW HARDWARE



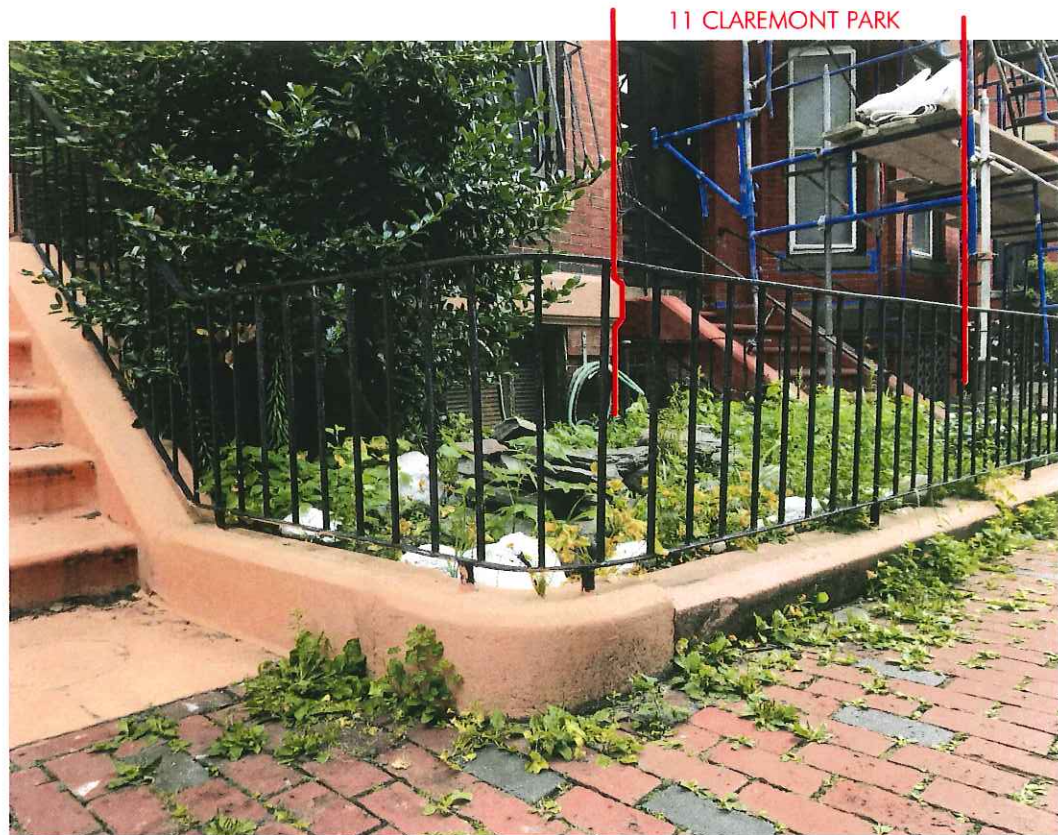
REMOVE METAL MESH SCREENS AT GARDEN LEVEL WINDOWS. REPAIR AND RESTORE MASONRY.



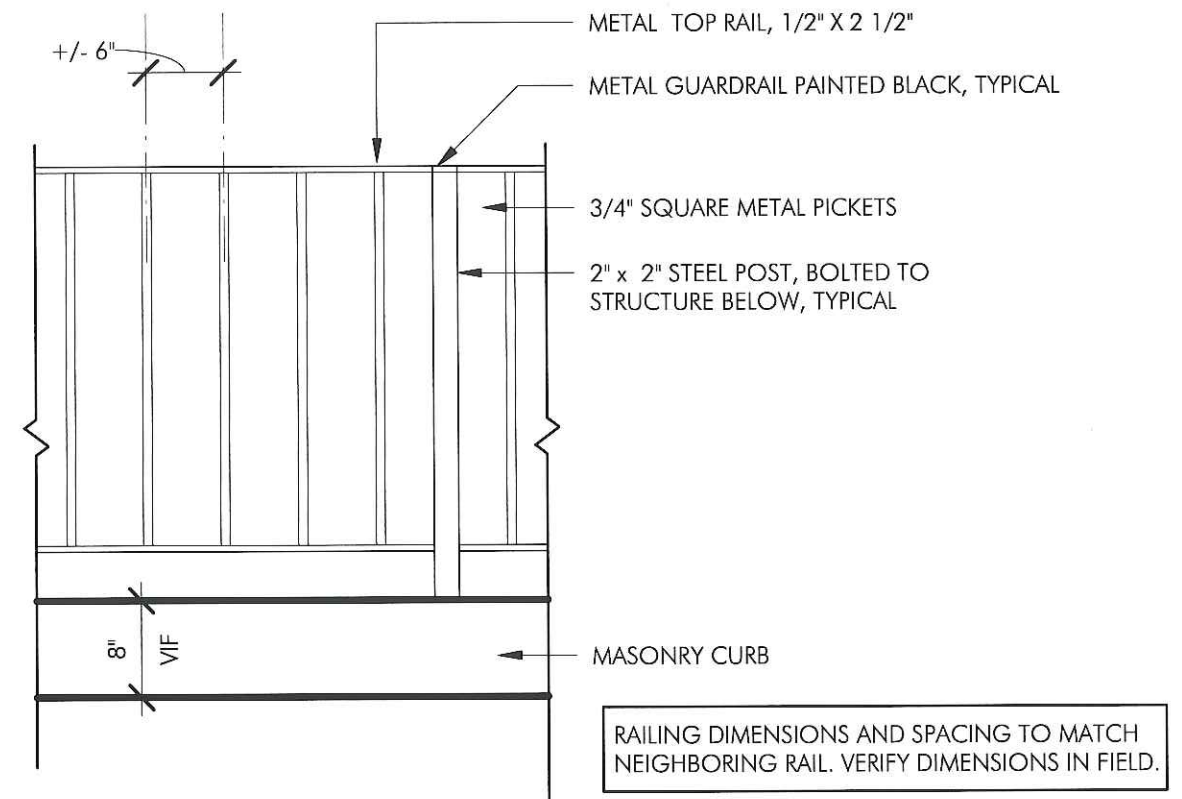
REPAIR EXISTING MASONRY CURB.



1 PROPOSED SITE PLAN
1/8" = 1'-0"



EXISTING GARDEN RAIL AT ABUTTER'S YARD



2 PROPOSED GARDEN RAILING ELEVATION
3/4" = 1'-0"

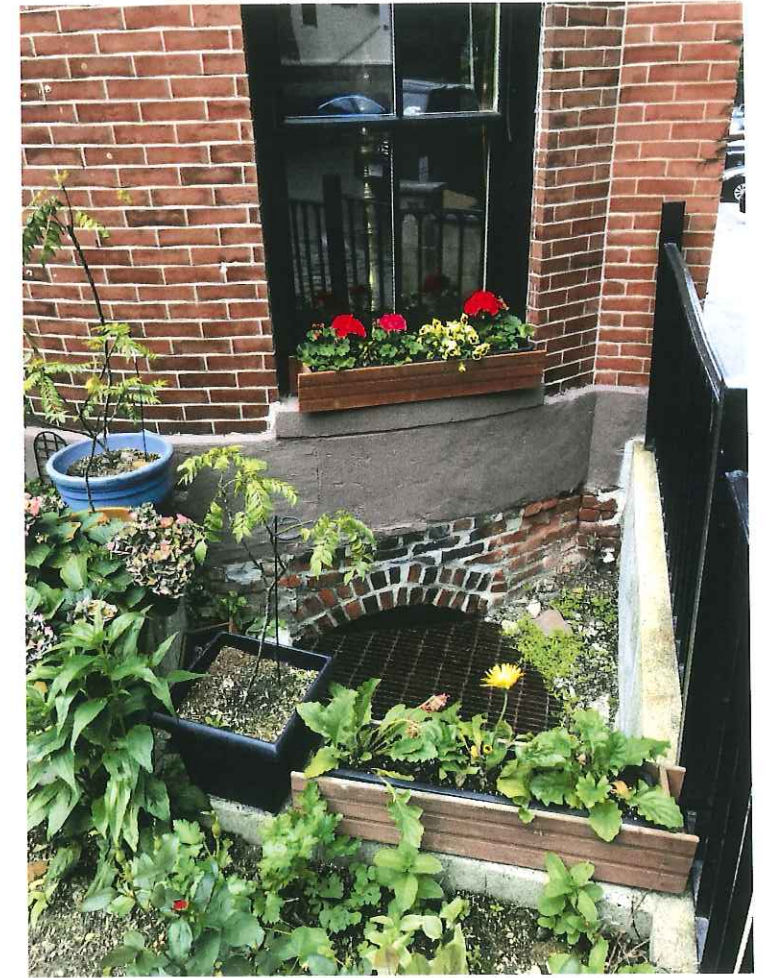
As indicated



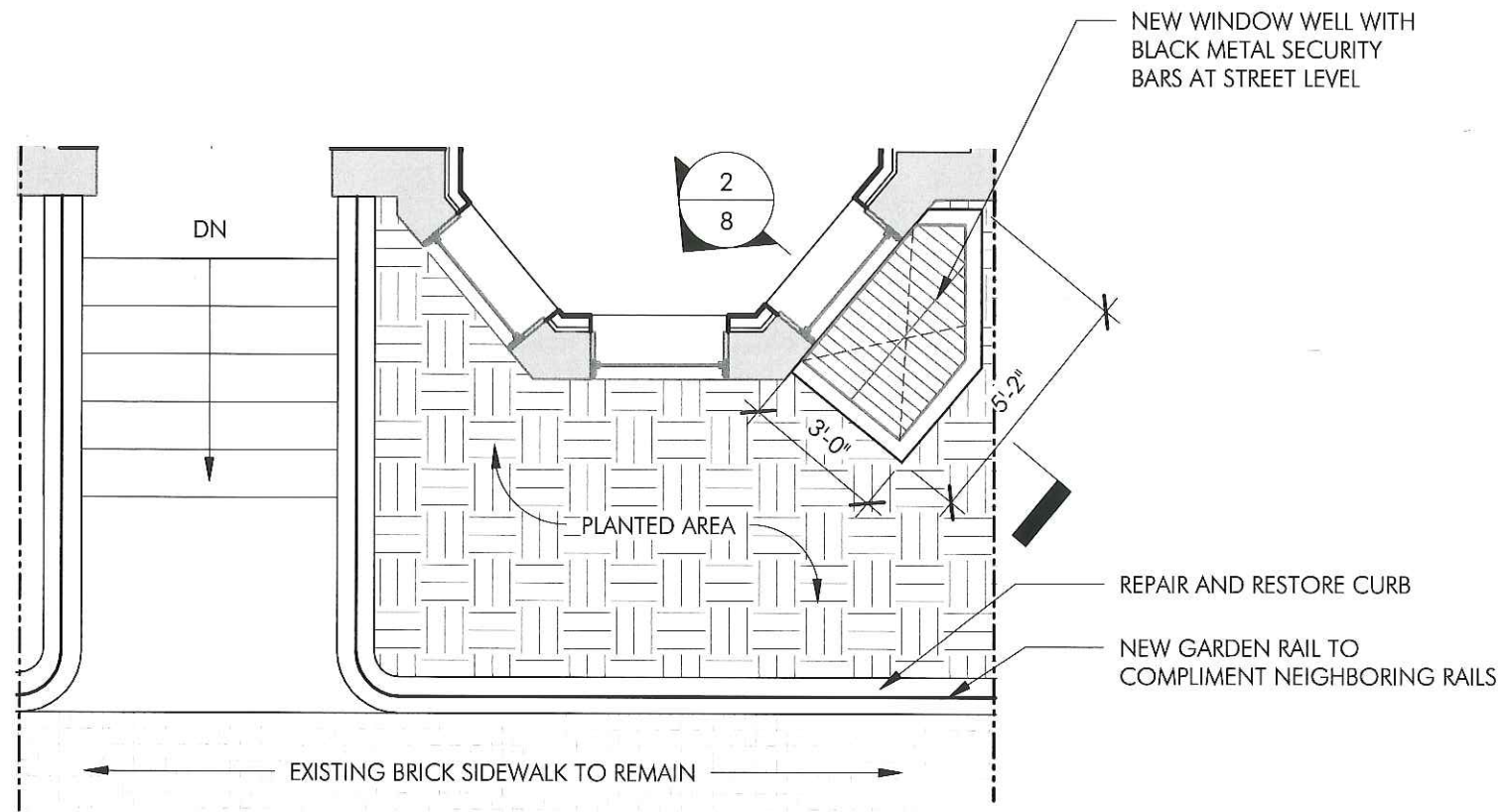
WINDOW WELL AT 12 CLAREMONT PARK



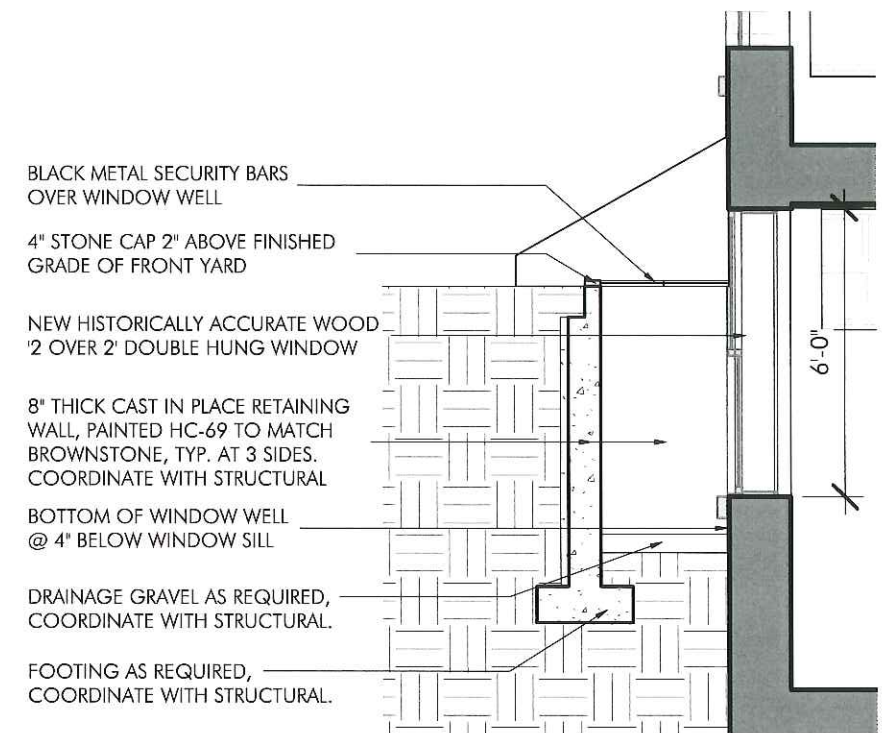
WINDOW WELL AT 4 CLAREMONT PARK



WINDOW WELL WITH WINDOW EXPOSED ABOVE GRATE AT 1 CLAREMONT PARK

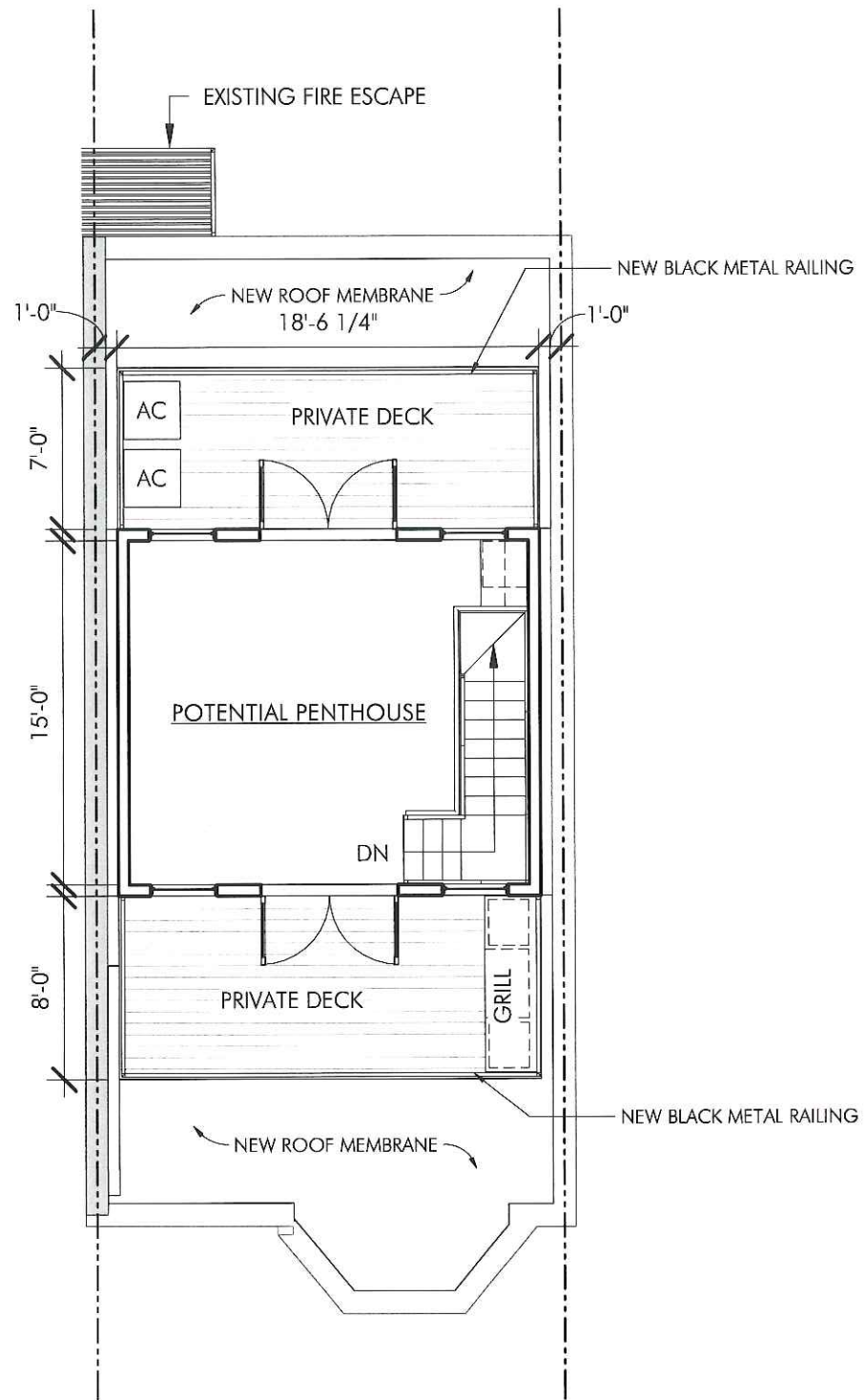


1 PROPOSED FRONT YARD PLAN
1/4" = 1'-0"

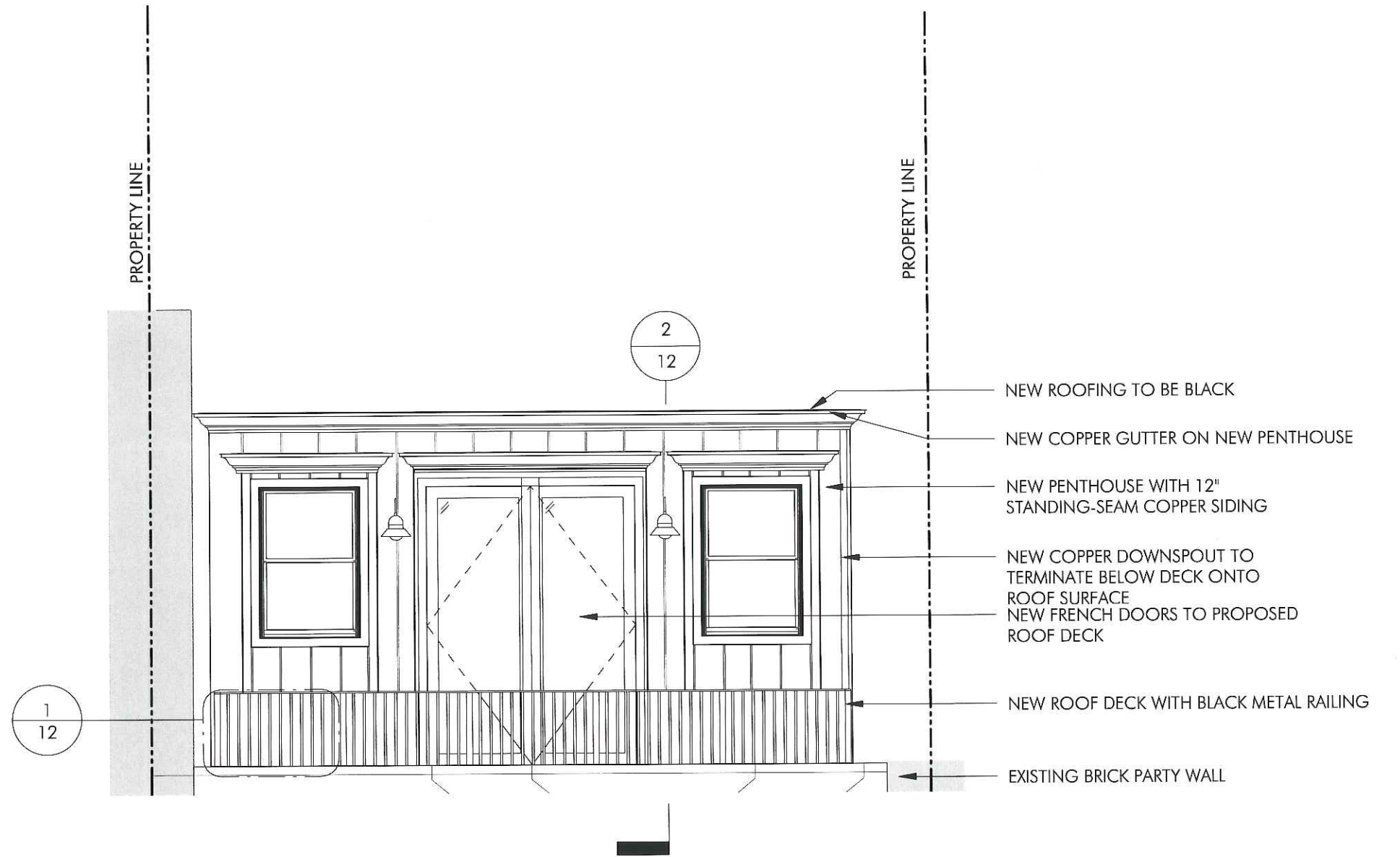


2 SECTION AT PROPOSED WINDOW WELL
1/4" = 1'-0"

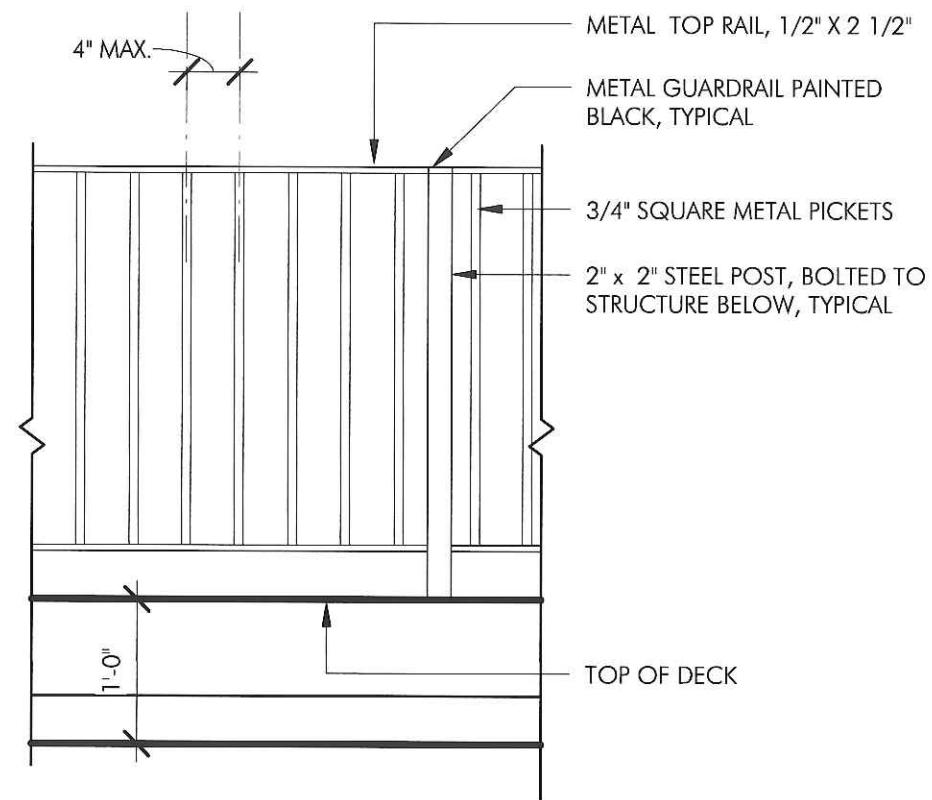




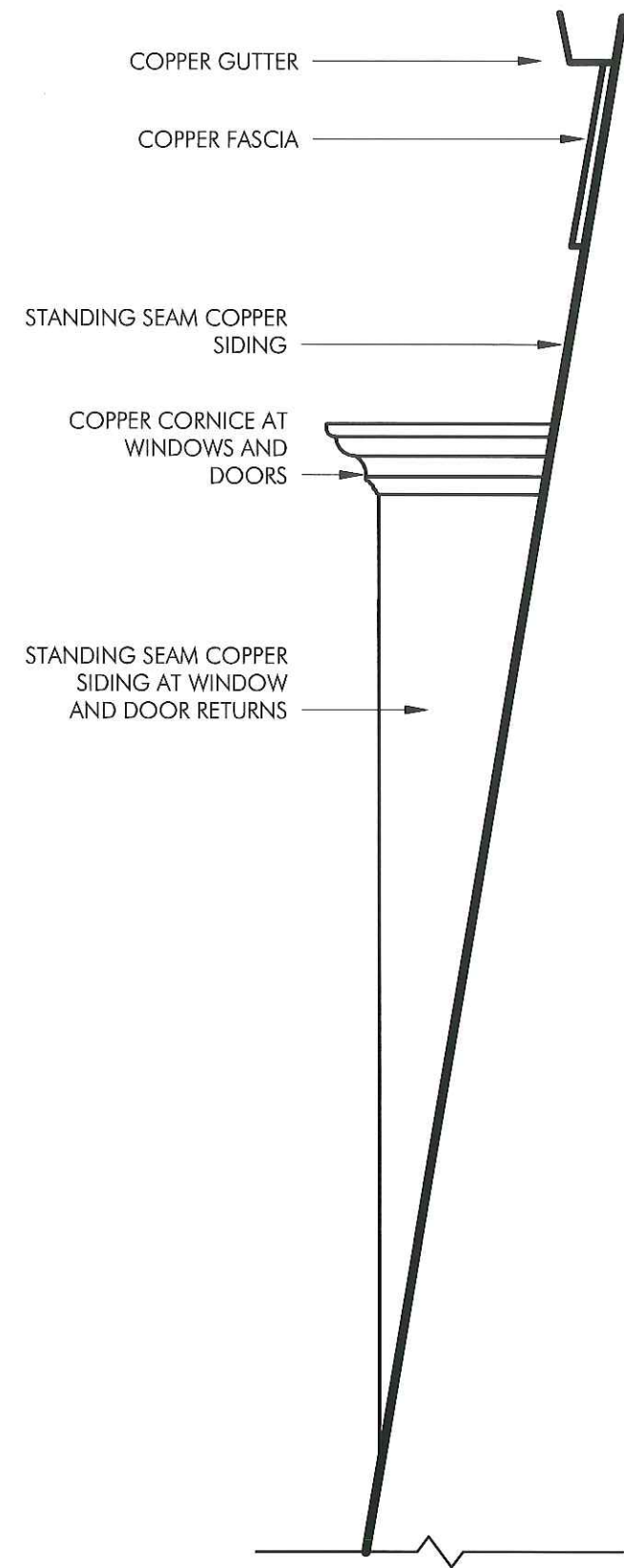
1 PROPOSED PENTHOUSE PLAN
1/8" = 1'-0"



2 PROPOSED PENTHOUSE ELEVATION
1/4" = 1'-0"

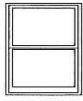


1 PROPOSED ROOF DECK RAILING ELEVATION
 3/4" = 1'-0"



2 PENTHOUSE PROFILE
 1" = 1'-0"

As indicated



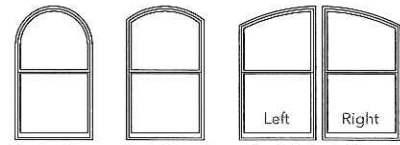
HUNG

SIZE TABLES

Wood and Aluminum-Clad Exteriors
Double- and Single-Hung

Fixed Transoms

	(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1 060) (1 041)	(1 162) (1 143)	(1 238) (1 219)
Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
1' 2"								
(451) (432) (356)	2114	2514	2914	3314	3714	4114	4514	4814
1' 5"								
(451) (432) (356)	2117	2517	2917	3317	3717	4117	4517	4817
2' 1"								
(654) (635)	2125	2525	2925	3325	3725	4125	4525	4825



Springline Arch Head Partial Arch Head
Left Right

Pella Architect Series single-hung windows are available in shapes shown above, and additional custom shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.

Vent Units

(908) (889)								
(1 060) (1 041)	2135	2535	2935	3335	3735	4135	4535	4835
(1 213) (1 194)								
(1 365) (1 346)	2141	2541	2941	3341	3741	4141	4541	4841
(1 467) (1 448)								
(1 518) (1 499)	2147	2547	2947	3347	3747	4147	4547	4847
(1 670) (1 651)								
(1 822) (1 803)	2153	2553	2953	3353	3753	4153	4553	4853
(1 974) (1 955)								
(2 126) (2 107)	2157	2557	2957	3357	3757	4157	4557	4857
(2 278) (2 259)								
(2 430) (2 411)	2159	2559	2959	3359	3759	4159	4559	4859
(2 582) (2 563)								
(2 734) (2 715)	2165	2565	2965	3365	3765	4165	4565	4865

Opening Dimensions

CLAD EXTERIOR UNITS:

Dimensions shown in standard size tables are rough opening dimensions.

WOOD EXTERIOR UNITS:

Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

FRAME	ROUGH		MASONRY	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

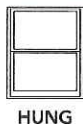
E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.



SIZE TABLES

Wood and Aluminum-Clad Exteriors

Double- and Single-Hung



Vent Units

	(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1 060) (1 041)	(1 162) (1 143)	(1 238) (1 219)
Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
(1 822) (1 803)								
(1 975) (1 956)								
(2 153) (2 134)								

Opening Dimensions

CLAD EXTERIOR UNITS:

Dimensions shown in standard size tables are rough opening dimensions.

WOOD EXTERIOR UNITS:

Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

FRAME	ROUGH		MASONRY	
	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

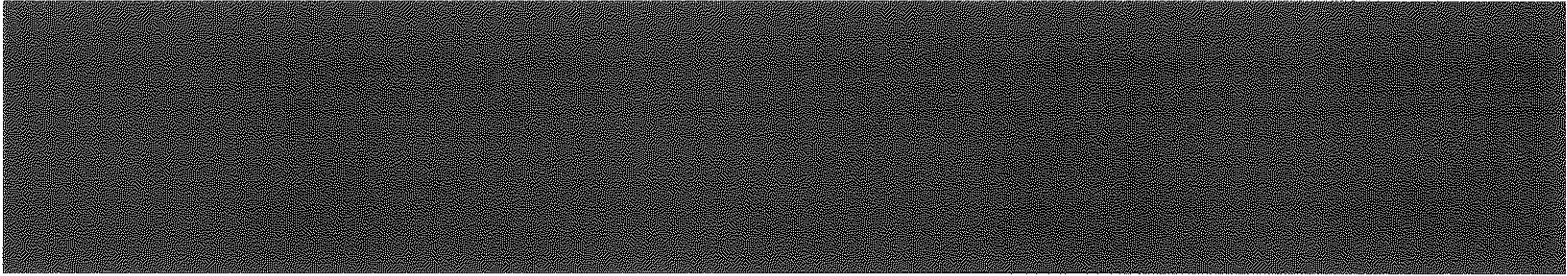
Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.



WHITALL BROWN



Whitall Brown HC-69



GOES WITH



SHADES



SIMILAR

Whitall Brown

LRV: 17

This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.



ALL COLORS



SEE IN ROOM



SHARE

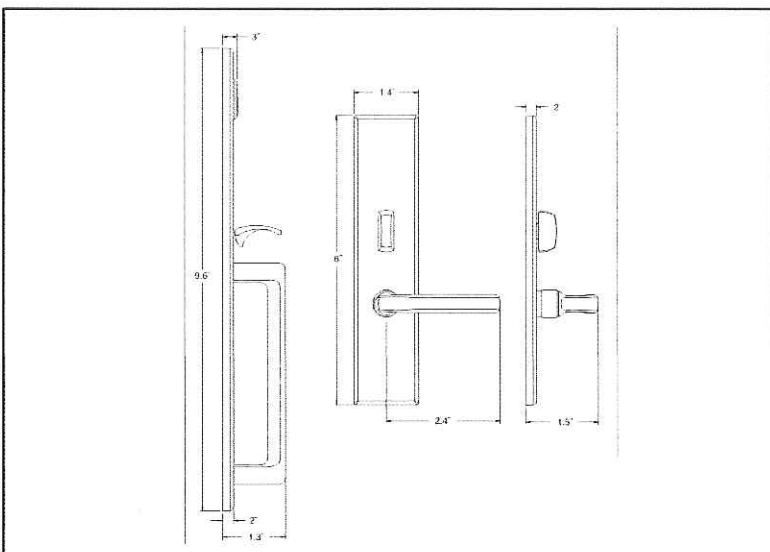


BUY SAMPLE

BALDWIN®

6976 - MINNEAPOLIS ESTATE HANDLESET

SPECIFICATIONS



- > Accessibility Code (ADA) A117.1 for all levers.
- > Certified by Underwriters Laboratories (UL) for use on fire doors up to three-hour rating
- > U L10C / UBC 7-2 (1997) Positive Pressure Rated, UL10B Pressure Rated
- > Material: Solid Forged Brass

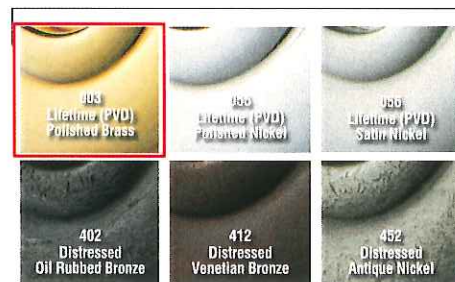
SHOWN WITH LEVER 5190



TIER 1 FINISHES



TIER 2 FINISHES





IN-SWING DOOR

DESIGN DATA

Special Sizes

Miscellaneous Formulas



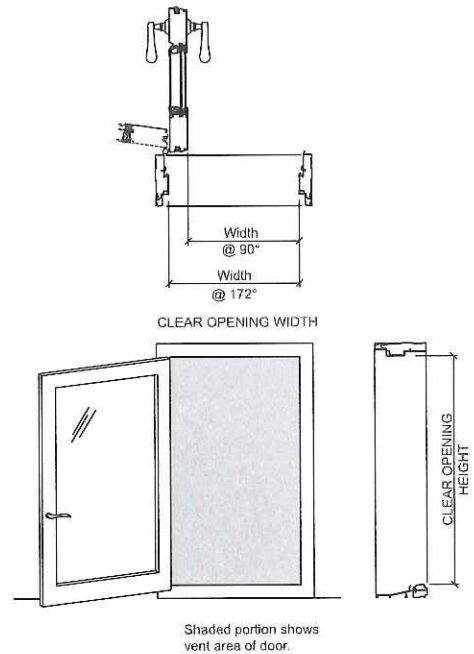
Special Size Frame Dimensions:

DOOR TYPE	FRAME WIDTH		FRAME HEIGHT	
	Minimum	Maximum	Minimum	Maximum
SINGLE DOOR	25-11/32"	37-7/8"	79-1/2"	95-1/2"
DOUBLE DOOR	50"	75"	79-1/2"	95-1/2"
TRANSOM	25-11/32"	75"	14"	35"
SIDELIGHT	18"	18"	79-1/2"	95-1/2"

DOORS	VISIBLE GLASS	ACTUAL GLASS 2
		Width (Single Door) = Frame - 12-15/32" Width (Double Door) = (Frame - 24-1/4") / 2 Height = Frame - 16-1/4"
TRANSOMS	Width = Frame - 3-1/4" Height = Frame - 3-1/4"	Width = Frame - 2" Height = Frame - 2"
SIDELIGHTS	Width = Frame - 9-1/16" Height = Frame - 16-1/4"	Width = Frame - 7-7/8" Height = Frame - 15-1/16"

CLEAR OPENING (@ 90°)	CLAD	
	Width	Height
	Width (Double Door-Active Panel) = (Frame / 2) - 4-3/8" Width (Double Door-Both Panels) = Frame - 6-21/32" Width (Single Door) = Frame - 4-15/16"	Height = Frame - 3-1/4"
CLEAR OPENING (@ 172°)	Width (Double Door-Active Panel) = (Frame Width / 2) - 2-7/16" Width (Double Door-Both Panels) = Frame - 3-5/32" Width (Single Door) = Frame - 3"	Height = Frame - 3-1/4"

Clear Opening Schematic



Shade Handing Guide

UNIT TYPE	SHADE OPERATOR LOCATION FROM EXTERIOR	INTERIOR HINGED GLASS STYLE
SINGLE FIXED PANEL	Optional-Left or Right	Side Hinge
LEFT-HAND RIGHT-HAND	Left	Side Hinge
	Right	Side Hinge
ACTIVE-FIXED	A-Right	Side Hinge
	F-Left	Side Hinge
FIXED-ACTIVE	F-Right	Side Hinge
	A-Left	Side Hinge
ACTIVE-PASSIVE	A-Left	Side Hinge
	P-Right	Side Hinge
PASSIVE-ACTIVE	P-Left	Side Hinge
	A-Right	Side Hinge
FIXED SIDELIGHT	Optional-Left or Right	

(1) Available within size range shown.

(2) Actual glass of Interior Hinged Glass Panel is 1/2" smaller than the exterior glass.