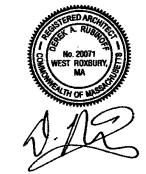
198-202 WARREN AVE

198-202 WARREN AVE, BOSTON, MA 02116

DESIGN CHANGES DESIGN REVIEW APPLICATION 03/14/2018



OWNER:

APPLICABLE CODES

DESCRIPTION

GENERAL

PROJECT SITE

1. BUILDING: 780 CMR 9th EDITION

CONSTRUCTION TYPE | III B

CODE REFERENCE

LOCATION MAP

198-202 Warren Avenue LLC, 745 Boylston Street, Third Floor Boston MA, 02116 CONTACT: Tana Weissman PHONE: 617-850-9678 EMAIL: jweissman@bradvisors.com **ARCHITECT:** Derek Rubinoff, Architect 82 Spring Street West Roxbury, MA 02132 CONTACT: Dror Amitay MOBILE: (Dror) 617-283-0802 EMAIL: damitay@derekrubinoff.com



EXISTING CONDITIONS

PROJECT SCOPE:

THE WORK WILL BE FOCUSED ON THE FRONT FACADE. THE SCOPE IS TO REMOVE THE PAINT FROM THE STONE TRIM & REPLACE THE WINDOWS ON THE LEFT AND RIGHT SIDES OF THE FACADE. THESE OPENINGS WILL BE FILLED & ENLARGED AS REQUIRED FOR NEW PAIRS OF INTERIOR/EXTERIOR WOOD, DOUBLE HUNG, 6/6 EXTERIOR APPLIED SIMULATED DIVIDED LITES, BLACK SASH WINDOWS. THE WINDOWS WILL HAVE STONE SILLS TO MATCH EXISTING STONE SILLS ABOVE. THEY WILL ALSO HAVE NEW STONE LINTELS TO MATCH EXISTING FOURTH FLOOR LINTELS. THE DOORS WILL BE REPLACED WITH WOOD DOORS & PAINTED BLACK. THE STORM DOORS WILL BE REMOVED AND NOT REPLACED. THE WOOD PANELING IN THE ALCOVES WILL RECEIVE ADDITIONAL TRIM; THESE AREAS WILL BE REFINISHED AND REPAINTED. THE STONE TRIM AT THE BASE OF THE RIGHT WALL WILL ALSO BE REPLACED TO MATCH THE EXISTING TRIM ON THE LEFT SIDE. TWO SCONCES WILL BE ADDED TO EITHER SIDE OF THE EXTERIOR FRONT DOOR FOR UNIT 200. ALL WINDOWS ON THE FRONT FACADE ABOVE THE GROUND FLOOR WILL BE REPLACED WITH WOOD FRAMED INTERIOR/EXTERIOR, DOUBLE HUNG, 6/6 EXTERIOR APPLIED SIMULATED DIVIDED LITES, BLACK SASH WINDOWS.



PROPOSED ELEVATION



PROJECT DIRECTORY

CONTRACTOR: Sean Fennel/Fennel Engineering 1000 Haverhill St Rowley, MA 01969 CONTACT: Sean Fennel PHONE: 978-948-3626 EMAIL: seanfennell@verizon.net

CODE SUMMARY

BOSTON, MASSACHUSETTS

REQUIREMENT PROPOSED

Sheet List	
	Sheet Number
01 - General	
Cover	G-000
Existing Conditions	G-001
Demolition & Construction Plans	
Demolition Front Elevation Construction Front Elevation	A-201 A-202

JOB #:	1623	
SCALE:	1/4" = 1'-0"	
DATE:	03/14/2018	
DWN BY:	CM	
CROSS REF:		











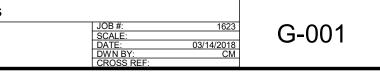
DEREKERUBINOEEARCHITECT 82 Spring Street, West Roxbury, MA 021 32-4316 617-504-2599 inquiries@derekrubinoff.com

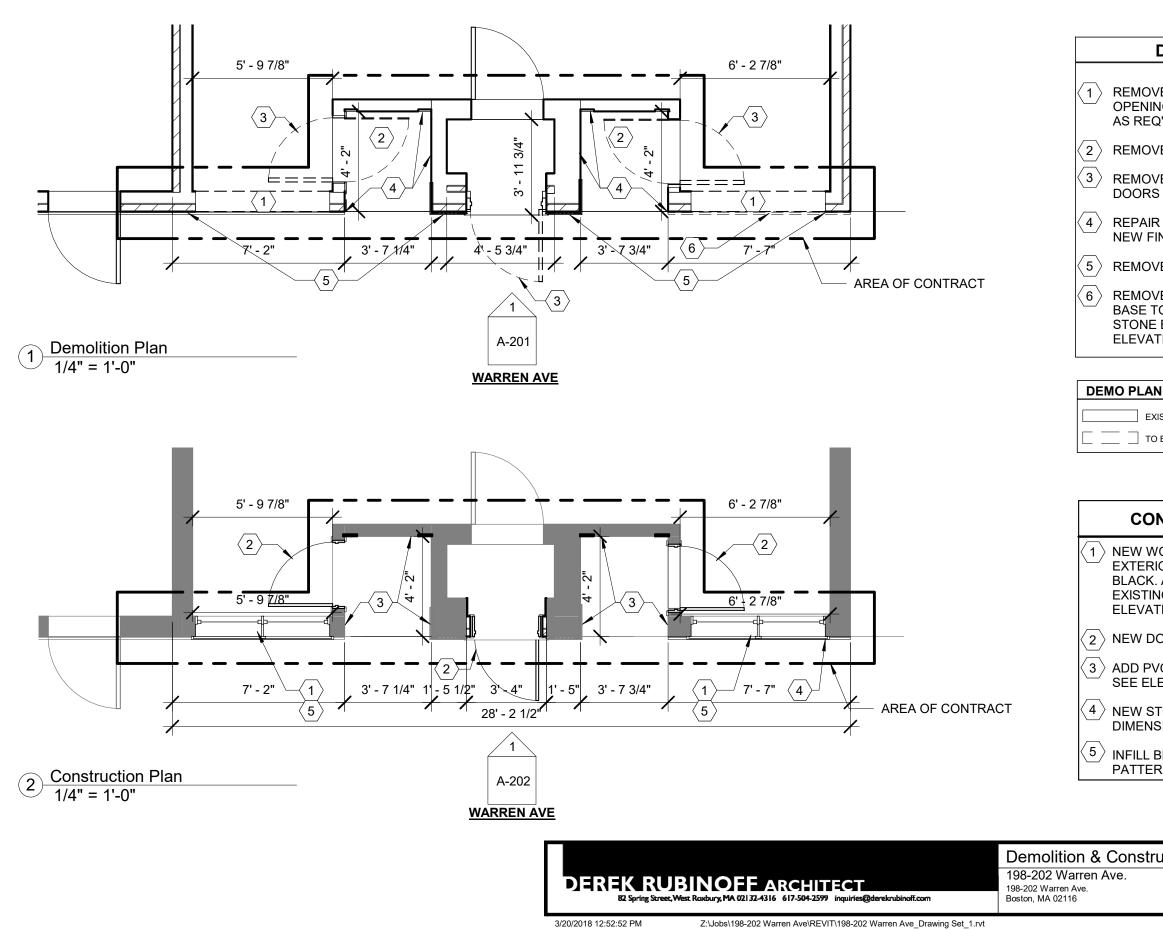
Existing Conditions 198-202 Warren Ave. 198-202 Warren Ave. Boston, MA 02116

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DEMOLITION PLAN KEY NOTES

REMOVE EXISTING WINDOW & BRICK SILL, PREPARE OPENING FOR NEW WINDOWS, ENLARGE/FILL OPENING AS REQ'D, SEE ELEVATION

REMOVE STORM DOORS

REMOVE DOORS, PREPARE OPENINGS FOR NEW

REPAIR & REPLACE WOOD PANELLING, PREPARE FOR NEW FINISH & TRIM AS REQ'D

REMOVE PAINT FROM BRICK AND STONE TRIM, TYPICAL

REMOVE STONE BASE AND REPLACE WITH STONE BASE TO MATCH FINISH AND DIMENSIONS OF EXISTING STONE BASE AT LEFT SIDE OF FRONT FACADE, SEE ELEVATIONS

DEMO PLAN LEGEND

EXISTING PARTITION

TO BE DEMOLISHED

PLAN LEGEND EXISTING PARTITION

NEW PARTITION

CONSTRUCTION PLAN KEY NOTES

(1) NEW WOOD WINDOW, PAIR OF DOUBLE HUNGS W/ 6/6 EXTERIOR APPLIED SIMULATED DIVIDED LITES, PAINTED BLACK. ADD NEW STONE SILL & LINTEL, SILL TO MATCH EXISTING, LINTEL TO MATCH LINTEL OF 4TH FLOOR, SEE **ELEVATION & DETAILS**

 $\langle 2 \rangle$ NEW DOORS, AS SPECIFIED, SEE ELEVATION

3 ADD PVC OR CEMENTITIOUS TRIM, REFINISH & PAINT, SEE ELEVATION

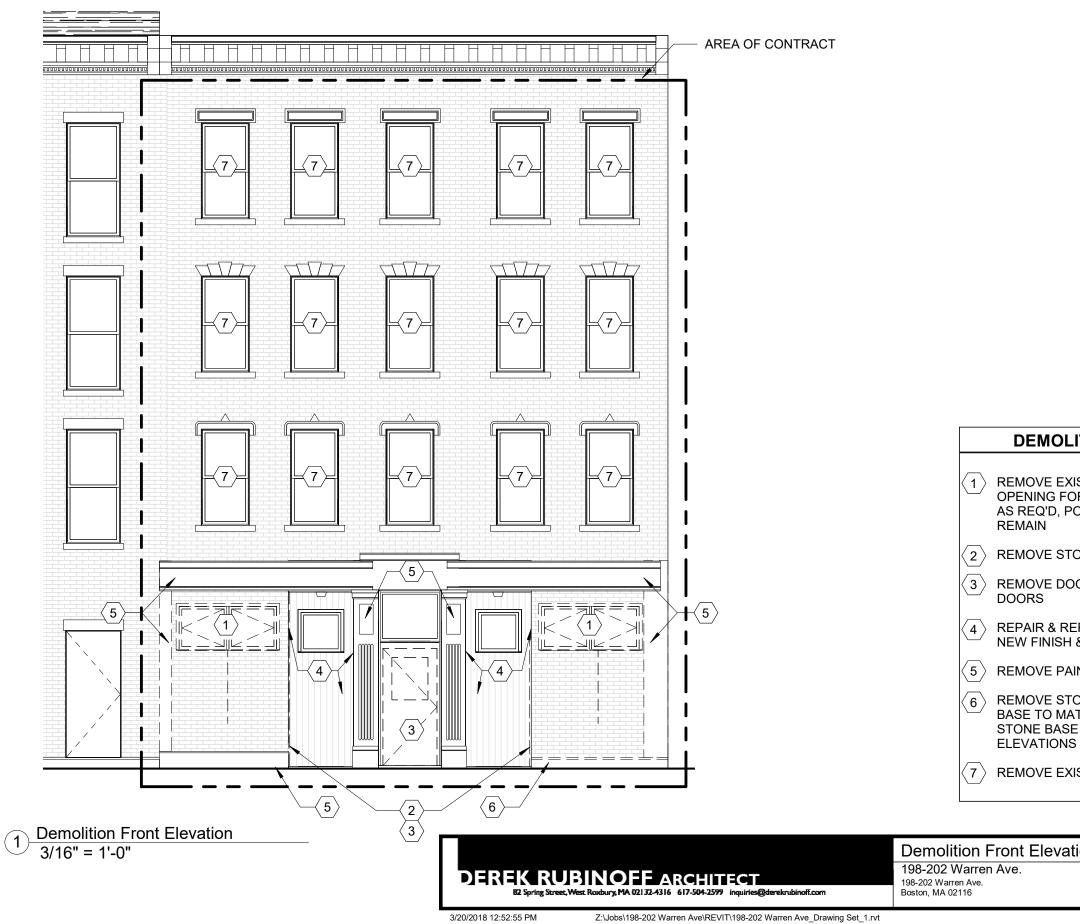
 $\langle 4 \rangle$ NEW STONE BASE, TO MATCH EXISTING FINISH AND DIMENSIONS, SEE ELEVATION

INFILL BRICK AS NECESSARY WITH BRICK, MORTAR, & PATTERN TO MATCH EXISTING

truction	Plans
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3	
JOB #:	1623
SCALE:	As indicated
DATE:	03/14/2018
DWN BY:	CM
CROSS REF:	





DEMOLITION ELEVATION KEY NOTES

REMOVE EXISTING WINDOW & BRICK SILL, PREPARE OPENING FOR NEW WINDOWS, ENLARGE/FILL OPENING AS REQ'D, POWER WASH FRONT FACADE BRICK TO

REMOVE STORM DOORS

REMOVE DOORS, PREPARE OPENINGS FOR NEW

REPAIR & REPLACE WOOD PANELLING, PREPARE FOR NEW FINISH & TRIM AS REQ'D

REMOVE PAINT FROM BRICK AND STONE TRIM, TYPICAL

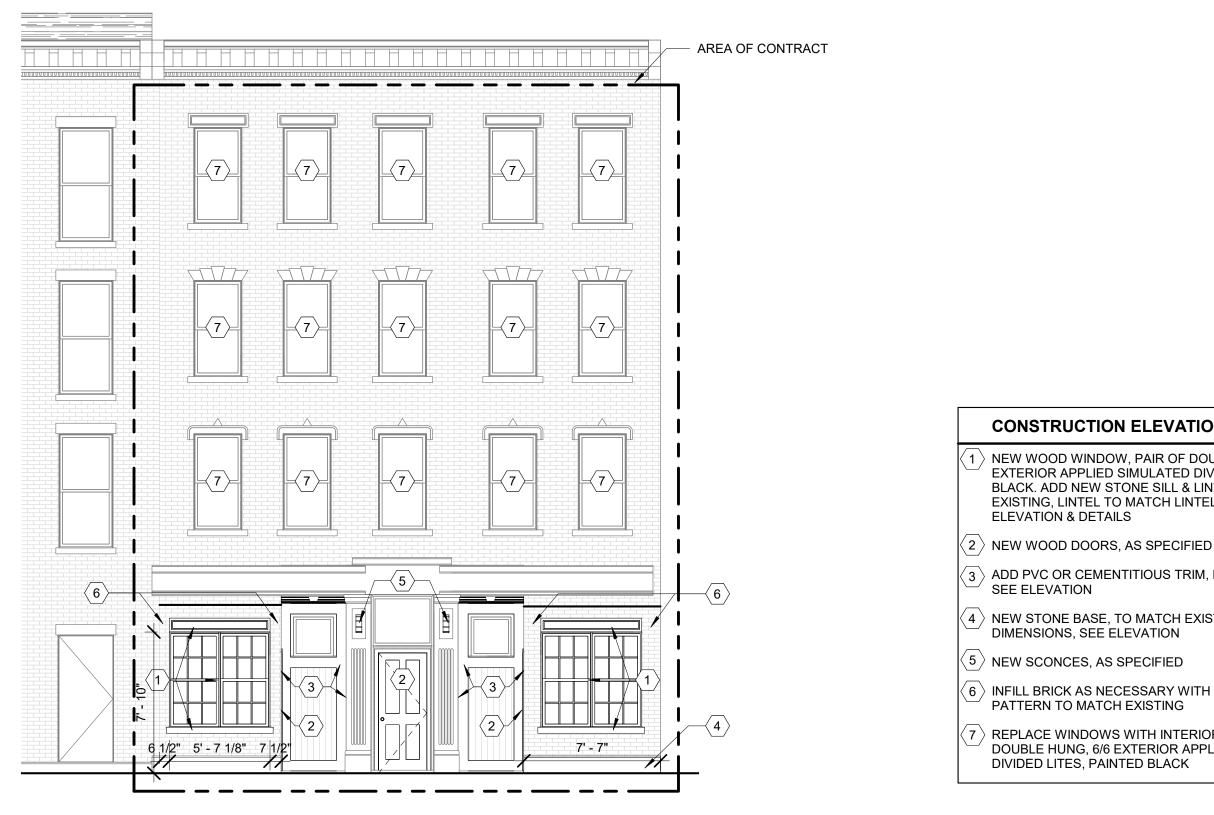
REMOVE STONE BASE AND REPLACE WITH STONE BASE TO MATCH FINISH AND DIMENSIONS OF EXISTING STONE BASE AT LEFT SIDE OF FRONT FACADE, SEE

REMOVE EXISTING WINDOWS & STORM WINDOWS

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CONSTRUCTION ELEVATION KEY NOTES

NEW WOOD WINDOW, PAIR OF DOUBLE HUNGS W/ 6/6 EXTERIOR APPLIED SIMULATED DIVIDED LITES, PAINTED BLACK. ADD NEW STONE SILL & LINTEL, SILL TO MATCH EXISTING, LINTEL TO MATCH LINTEL OF 4TH FLOOR, SEE

 $\langle 3 \rangle$ ADD PVC OR CEMENTITIOUS TRIM, REFINISH & PAINT,

 $\langle 4 \rangle$ NEW STONE BASE, TO MATCH EXISTING FINISH AND

6 INFILL BRICK AS NECESSARY WITH BRICK, MORTAR, & PATTERN TO MATCH EXISTING

 $\langle 7 \rangle$ REPLACE WINDOWS WITH INTERIOR/EXTERIOR WOOD, DOUBLE HUNG, 6/6 EXTERIOR APPLIED SIMULATE

Elevation	1
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JOB #:	1623
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DATE:	03/14/2018
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A-202



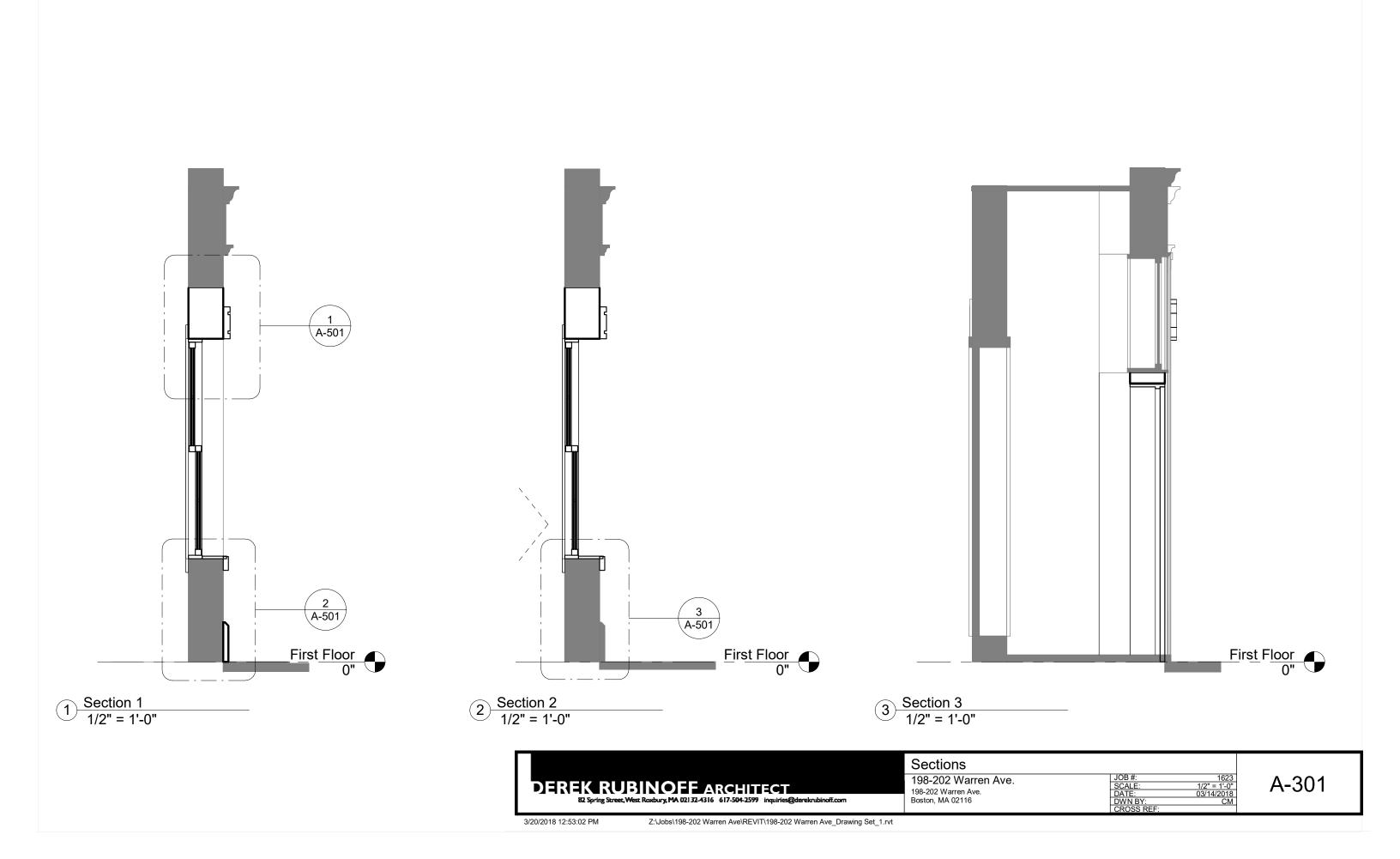
DEREKRUBINOEEARCHITECT 82 Spring Street, West Raxburg, MA 021 32-4316 617-504-2599 inquiries@derekrubinoff.com

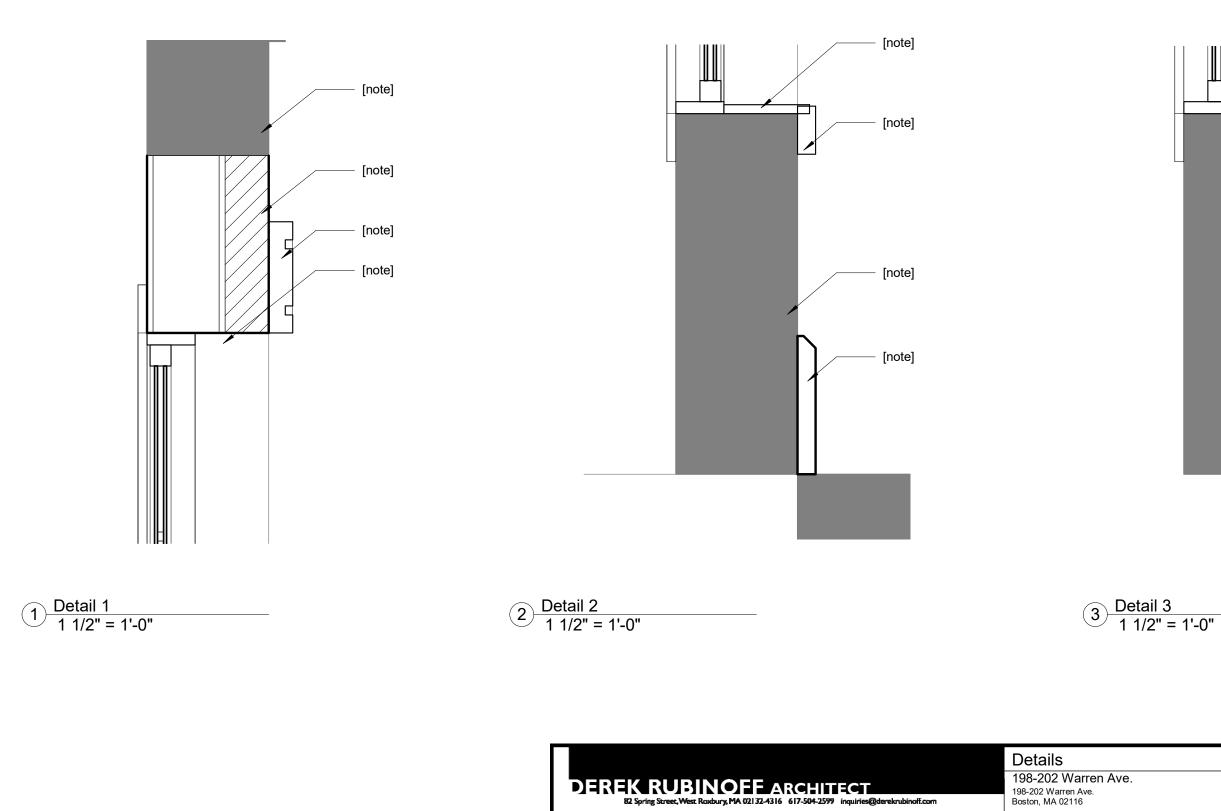
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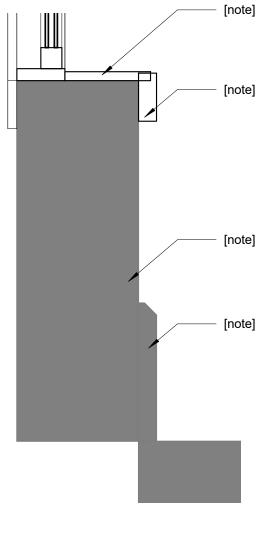
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JOB #: 1623 SCALE: 1 1/2" = 1'-0" DATE: 03/14/2018 DWN BY: CM			
DATE: 03/14/2018 DWN BY: CM			Δ_501
	DATE:	03/14/2018	A-301
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7HAGA COMPLIANT PASSIVE ALUMINUM LED MODULE HEAT SINK 6 OPTICAL SYSTEM ONE PIECE WITH LENS SPUN ALUMINUM RETROFIT HOUSING RETROFIT 063 ALUMINUM QUICKCLIP SELF-FLANGE TRIM



	A A		A	В	с	D
		SERIES	Housing Flange Size	HOUSING OD	TRIM FLANGE SIZES	DEPTH
		4"	5.0	4.6	5.4	6.2
		5"	5.8	5.1	6.3	6.6
D		6"	7.0	6.2	7.5	7.3
		7"	7.5	6.9	8.4	7.3
		8"	8.5	7.7	9.1	7.3
		9"	9.6	8.6	10.1	7.4
		10"	10.6	9.7	11.3	7.4
		12"	12.6	11.6	13.1	7.4
	c	14"	14.7	13.8	15.2	7.6

FIT SIZE									
SERIES 4" 5" 6" 7" 8" 9" 10" 12" 14"									
MINIMUM	45/8	5 ^{1/8}	61/8	615/16	7 ^{3/4}	811/16	911/16	1111/16	133/4
MAXIMUM	47/8	55/8	67/16	77/16	87/16	9 ^{7/16}	109/16	127/16	141/2

4"-14" ROUND DOWNLIGHT

FX SERIES / 4000 LUMENS



SGRTE-FX - TRIM FLANGE / NON-IC RATED **APPLICATIONS**

FX series 4"-14" diameter retrofit downlight series. Designed for general downlighting with smooth light distribution.

FEATURES

One piece spun housing seals ceiling aperture preventing light leaks. Wide range of apertures. Companion new construction fixtures available. Auto dim thermal protector for long term reliability. Zhaga international standard LED module for ease of maintenance and future replacement. Tool-less LED module and driver access. Includes set of three retrofit clips to accommodate most installations. Goof ring available for oversized or damaged ceiling installations. Fixture will work in up to 1" thick ceiling¹. FINISH

A variety of architectural powdercoat and anodized finishes are available. Matte White self-flange is standard.

ELECTRONICS

LED system features high efficacy PHILIPS LEDs. Standard CRI is >80. Drivers are overload and short circuit protected as well as thermally regulated. Sound rating A. L70 at >60,000 hours.

CONSTRUCTION

Housing constructed of .060 aluminum and powdercoated white to resist corrosion. Self-flanged one piece trim spun from 0.063" thick high purity aluminum and finished to specification. Passive machined aluminum heatsink.

CODE COMPLIANCE

Energy Star listed and BAA Compliant. Non-IC Rated. ETL certified to meet US and Canadian standards. Optional Wet location listed trim. LM79/LM80 data available. Manufactured and tested to UL standards No. 1598/8750.

LUMENS AND WATTAGE CHART									
PART NUMBER	SOURCE LUMENS	DELIVERED LUMENS ²	SYSTEM WATTS	LPW					
SGRTE6FX10L	1000	709	9.2	77					
SGRTE6FX15L	1500	1081	13.1	83					
SGRTE6FX20L	2000	1441	17.0	85					
SGRTE6FX30L	3000	2126	25.0	85					
SGRTE6FX40L	4000	2871	34.6	83					

SERIES	LUMENS ¹		CCT		DRIVER / VOLTAGE⁴		OPTIONS		TRIM	FINISH		TRIM OPTIONS		
SGRTE4FX	10L	1000 Lm	27K	2700K	DX	1%, 0-10\	/, 120V/277V	EM	Integral Emergency Battery	AR4223FX	MW	Matte White	SO ⁷	Micro Prism
SGRTE5FX	15L3	1500 Lm	30K	3000K					Remote Emergency	AR5223FX	MB	Matte Black		Solite™ Lens
SGRTE6FX	20L	2000 Lm	35K	3500K					Battery Pack	AR6223FX	SG	Semi-Diffuse		
SGRTE7FX	30L	3000 Lm	40K	4000K				FS	Fusing	AR7223FX	PT	Platinum Silver	SOW	Micro Prism
SGRTE8FX	40L	4000 Lm						CR	Corrosion Resistant	AR8223FX	CC⁰	Custom Color		Solite™ Lens
SGRTE9FX										AR9223FX				Wet Location
SGRTE10FX										AR1023FX				
SGRTE12FX										AR1223FX				
SGRTE14FX										AR1423FX				

EXAMPLE: SGRTE6FX30L30KDX/AR6223FXMWSO

NOTES: 1 Nominal Source Lumens at 3500K 2 Nominal Delivered Lumens at 3500K with MW-SO Trim 3 Energy Star Pending for 15L 4 Contact Factory for Additional Options 5 Installer Responsible for EM Access 6 See Color Page for More Options/Consult Factory for Special Finishes 7 Standard Lens

PROJECT:



Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

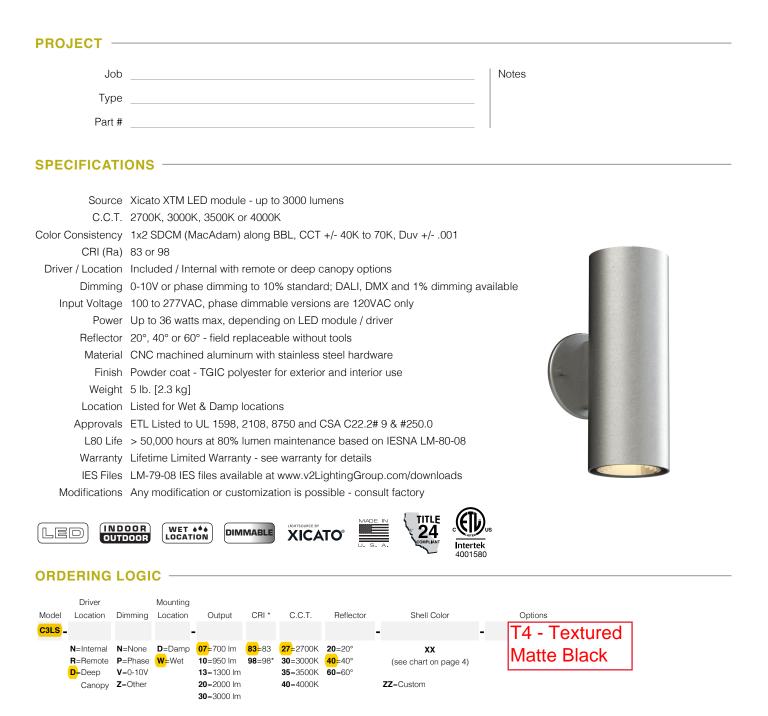


MADE IN THE USA CAT. NO .:



TYPE:

CORE 300 LX



* 98 CRI not available in 3000 lm

Example Part Number: C3LS-NND-20832740-S3

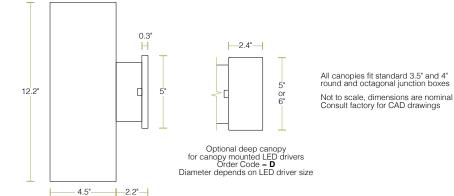
CORE 300 LX Sconce - INternal Driver, No Dimming, Damp Location - 2000 Im, 83 CRI, 2700K, 40° Reflector - S3 Red Shell

ΤM

1

CORE 300 LX

DIMENSIONS



LED OPTIONS -

Reflector	LED Specifications							
Option	LES ¹	CRI	Lumens ^{2, 3, 4}	Wattage ⁵ (W)	Efficacy ⁶ (Im/W)			
		Ra = 83 ± 3	700	5.6	129			
			950	8.2	118			
	19mm		1300	11.7	111			
			2000	19.5	102			
20°, 40° & 60°			3000	29.3	102			
		Ra = 98 R9 ≥ 90 R15 ≥ 95	700	7.4	97			
			950	10.9	89			
			1300	15.6	83			
			2000	26.4	76			

1 LES: Light Emitting Surface diameter

² ±10%

- 3 Source lumens see photometrics on page 3 for LOR to calculate delivered lumens
- 4 Higher lumen outputs are available in CORE / QUBE 400 series
- 5 Maximum luminaire wattage including LED driver = LED wattage x 1.2
- 6 Higher efficacies are available via lower drive currents consult factory

CONTROL OPTIONS

Γ		Order Code V = 0-10V dimming to 10%			
		Order Code P = Phase dimming to 10%			
(included in base price)	Compatible with both forward and			
		reverse phase dimmers			
		eldoLED 0-10V, DALI, or DMX dimming to 0%			
	Optional LED Drivers*	Lutron Hi-lume™ A-series, EcoSystem or			
	Optional LEB Brivers	forward phase dimming to 1%			
		Lutron Hi-lume™ 5-series, EcoSystem dimming to 5%			

* Standard LED drivers are suitable for Wet Location

* Optional LED drivers are suitable for Damp Location

* For EM applications:

All LED drivers may be used with 3rd party inverter style systems

CORE 300 LX sconce

PHOTOMETRICS

Beam Angle	Order Code	Intensity Plot (cd) (2000lm)	Polar Plot (cd) (2000lm)	Cone Diagram (2000lm)	Description
20°	20	6400 5120 3840	0 1600 3200	Illuminance at Center Beam Diameter 5' 256 fc 1.9' 10' 64 fc 3.8'	CBCP = 3195 cd/klm Beam Angle = 21° Field Angle = 63° LOR = 89.4 %
20° 20	20	2560 1280 0 30° 60° 90°	4800	15' <u>28 fc</u> <u>5.7'</u> 20' <u>16 fc</u> <u>7.6'</u>	Beam = full width @ 50% Field = full width @ 90%
40° 40	40	3300 2640 1980	0 825 1650	Illuminance at Center Beam Diameter 5' 129 fc 3.9' 10' 32 fc 7.9'	CBCP = 1607 cd/klm Beam Angle = 43° Field Angle = 73° LOR = 88.7 %
		1320 660 0 30° 60° 90°	2475 3300	15' <u>14 fc</u> <u>11.8'</u> 20' <u>8 fc</u> <u>15.7'</u>	Beam = full width @ 50% Field = full width @ 90%
		2200 1760 1320	0	Beam Diameter 5' 84 fc 5.6' 10' 21 fc 11.3'	CBCP = 1050 cd/klm Beam Angle = 59° Field Angle = 86°
60°	60	880 440 0 30° 60° 90°	1100 1650 2200	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	LOR = 85.2 % Beam = full width @ 50% Field = full width @ 90%

LM-79-08 IES files available at www.v2LightingGroup.com/downloads

Beam Shaping Options

Add the order code shown below to the options box at the end of the part number:

Order Code Description

- -HL Honeycomb Louver
- -DF Diffusion Lens
- -SF Satin finish on any standard reflector
- Linear Spread Lens (60° x 1°) Wall Wash Lens (shifts beam 20° from vertical) -LS -WW

CORE 300 LX



The complete range of powder coat colors from Tiger Drylac is available - consult factory Custom match powder coat colors are available - consult factory Printed or on-screen colors are only approximations - consult v2 Color Chip Set Rev.4 before specifying

ΤM