94 BEACON STREET SCOPE OF WORK

1. REPLACE (2) VINYL/ALUMINUM BASEMENT DOUBLE HUNG WINDOWS WITH WOOD FRENCH IN-SWING CASEMENTS

2. INCREASE WINDOW WELL SIZE TO MEET EGRESS CODE AND REPLACE EXISTING CONCRETE WITH GRANITE RETAINING WALLS

3. REPAIR EXISTING 1ST FLOOR CASEMENT WINDOWS AND REPLACE EXISTING GLASS WITH INSULATED CLEAR GLASS, REPAINT BLACK TO MATCH EXISTING

4. REPLACE EXISTING GARAGE DOOR AND INCREASE WIDTH 12" TO ACCOMMODATE 9'-0"x8'-0" DOOR
FRONT WINDOWS

LEFT BASEMENT WINDOW

RIGHT BASEMENT WINDOW
FIRST FLOOR FRENCH CASEMENT
EXISTING WINDOW WELLS

PROPOSED WINDOW WELLS

EXISTING WINDOW WELLS

GRANITE CURB WINDOW WELL
SIM. TO BE BUILT

ROCK FACED GRAY GRANITE CURB
PROPOSED WINDOW WELL MATERIAL
REPLACE EXISTING DOUBLE HUNG WITH BOSTON SASH WOOD DOUBLE FRENCH IN-SWING CASEMENT WITH CLEAR INSULATED GLASS
PROPOSED BASEMENT WINDOW CASING
SIM. TO FIRST FLOOR FRENCH CASEMENTS

PROPOSED GARAGE DOOR CASING
SIM. TO EXISTING BRICKMOULDING
EXISTING GARAGE DOOR
LOCATED ON BEAVER PLACE

VIEW FROM FOOT BRIDGE

VIEW FROM DAVID G. MUGAR WAY
**V-Groove Panels**

**Avalon Construction Detail**

- True Divided Lites
- 1-3/8" Clear Hem Fir Frame
- 1/4" Luan Backer Panel
- 1/4" Luan Panel (other panels available)
- Polystyrene Insulation
- Mortise & Tenon Joinery
- 7" Bottom Rail
- 1-5/8” Overall Frame Thickness

**DOOR SPECIFICATIONS**

- Frame consists of 1-3/8” clear hemlock fir and 1/4” plywood backer, with layer of polystyrene foam, to create overall door thickness of 1-5/8”. All joints feature mortise and tenon construction and are glued and pinned together.
- Panel options include:
  - 3/4” flat Luan plywood
  - 5/8” extra smooth, V-Groove or Raised
  - MOO Flat or V-Groove
  - 3/8” beaded pine plywood
  - 3/4” clear, edge-glued Western Red Cedar (Mixed grain, no knots)
- Glazing is double-strength clear glass.
- Grid patterns use true divided lites and 1-1/4” wide window muntin bars.
- Cedar door stops are available and include a choice of white, brown, sandstone, or gray vinyl weather seals.