

FACADE RESTORATION: 170 CHARLES ST BOSTON, MA

2024.02.28



EXECUTIVE SUMMARY

Address: 151 Charles Street, Boston, MA
Work Scope: 1st floor windows, doors, and brick masonry wall restoration
Owner: EGERIA

The construction of 147 Charles Street caused uneven settlement of 151 Charles Street. Damaged windows were removed along with the main door to Beacon Hill Cleaner to install (3) new steel columns on ground level as a permanent measure to repair structure.

New windows and doors are proposed to replicate existing condition. The three new structural columns reduced the window widths, and increased masonry areas on the facade.





STRUCTURE SETTLEMENT MONITORING DEVICE STRADDLES OVER 151 CHARLES STREET, AND 147 CHARLES STREET



EXISTING

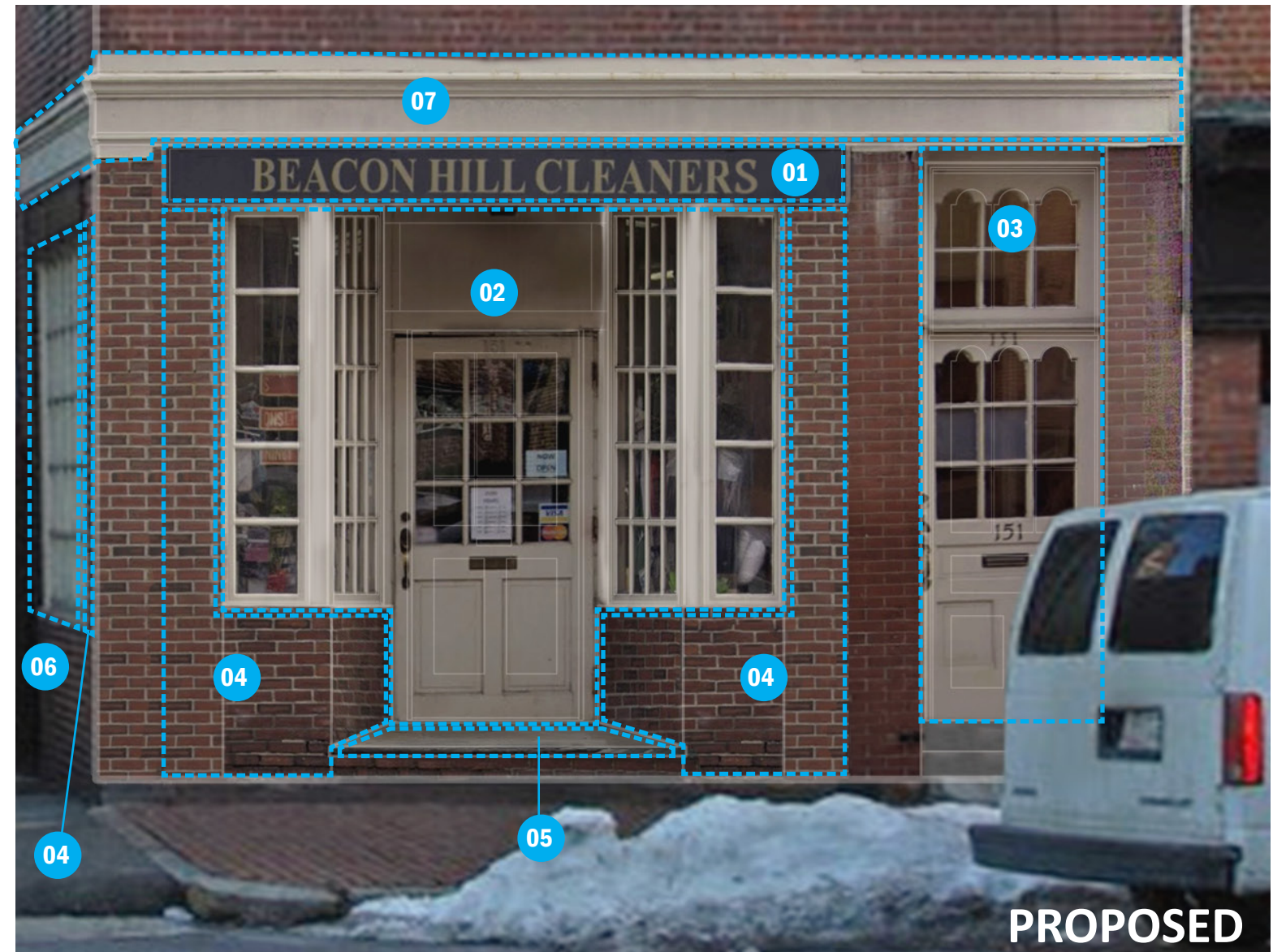
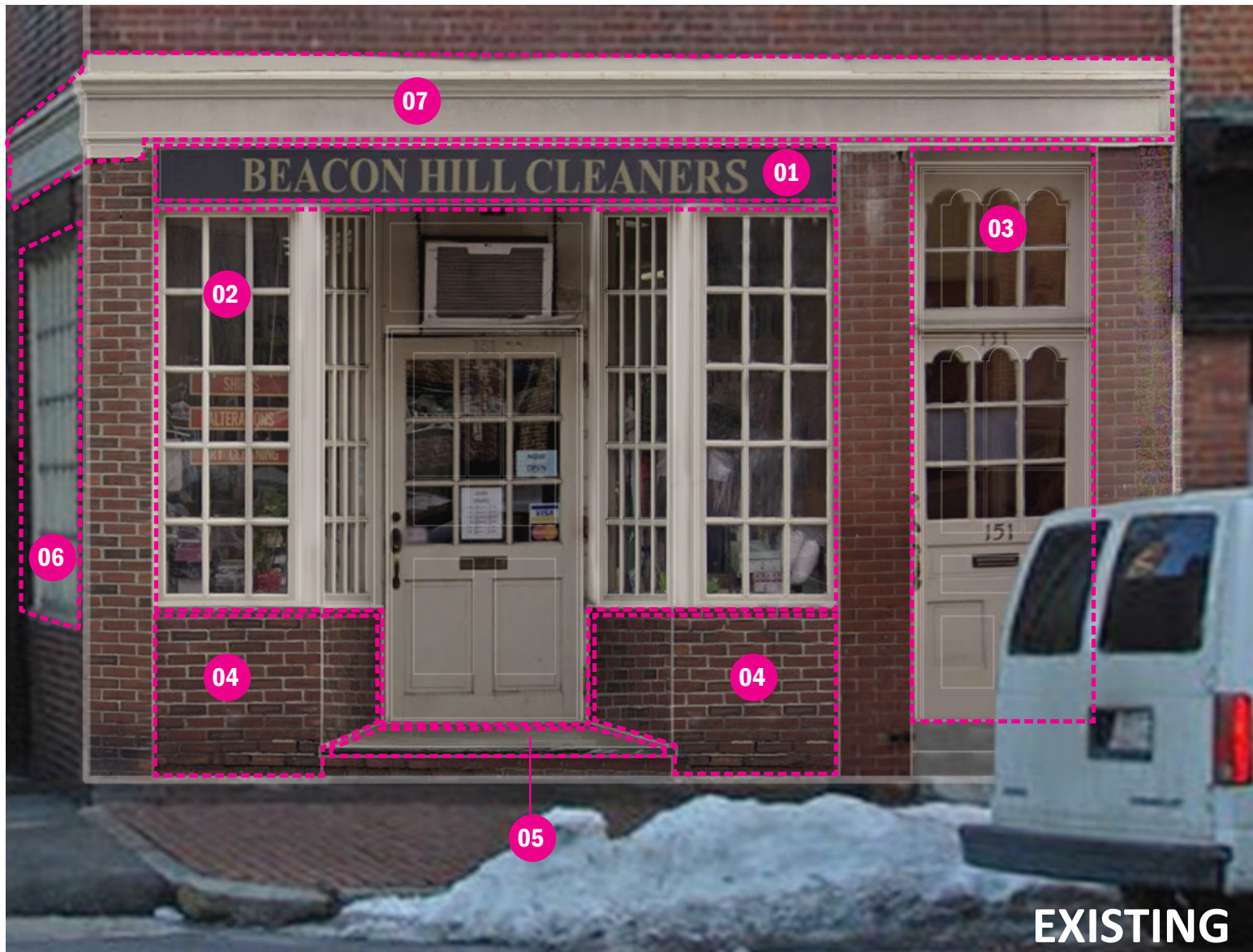


PROPOSED



- 01 EXISTING SIGN WERE REMOVED AND KEPT. IT WILL BE REPAINTED AND REINSTALLED
- 02 WINDOWS, DOORS, AND TRIMS WERE REMOVED. NEW WINDOWS DOORS, AND TRIMS ARE PROPOSED.
- 03 EXISTING DOOR AND TRANSOM WILL BE REMOVED AND REPLACED.
- 04 MASONRY WALLS WERE REMOVED. SEE PROPOSED ELEVATION FOR THE EXTENT OF NEW MASONRY WALL.
- 05 EXISTING PAVERS TO BE REMOVED AND REPLACED.
- 06 WINDOW WAS REMOVED. NEW WINDOW IS PROPOSED.
- 07 EXISTING METAL CORNICE WERE REMOVED. NEW WOOD TRIM TO MATCH EXISTING PROFILE

- 01 EXISTING SIGN REPAINTED AND REINSTALLED. NO DESIGN CHANGE.
- 02 NEW WINDOWS, DOORS, AND TRIMS.
- 03 NEW DOOR AND TRANSOM.
- 04 EXTENT OF NEW MASONRY WALLS.
- 05 NEW PAVERS OVER EXISTING STRUCTURE.
- 06 NEW WINDOW.
- 07 NEW WOOD CORNICE TO REPLACE EXISTING METAL PROFILE. SEE ENCLOSED PROFILE DETAILS.



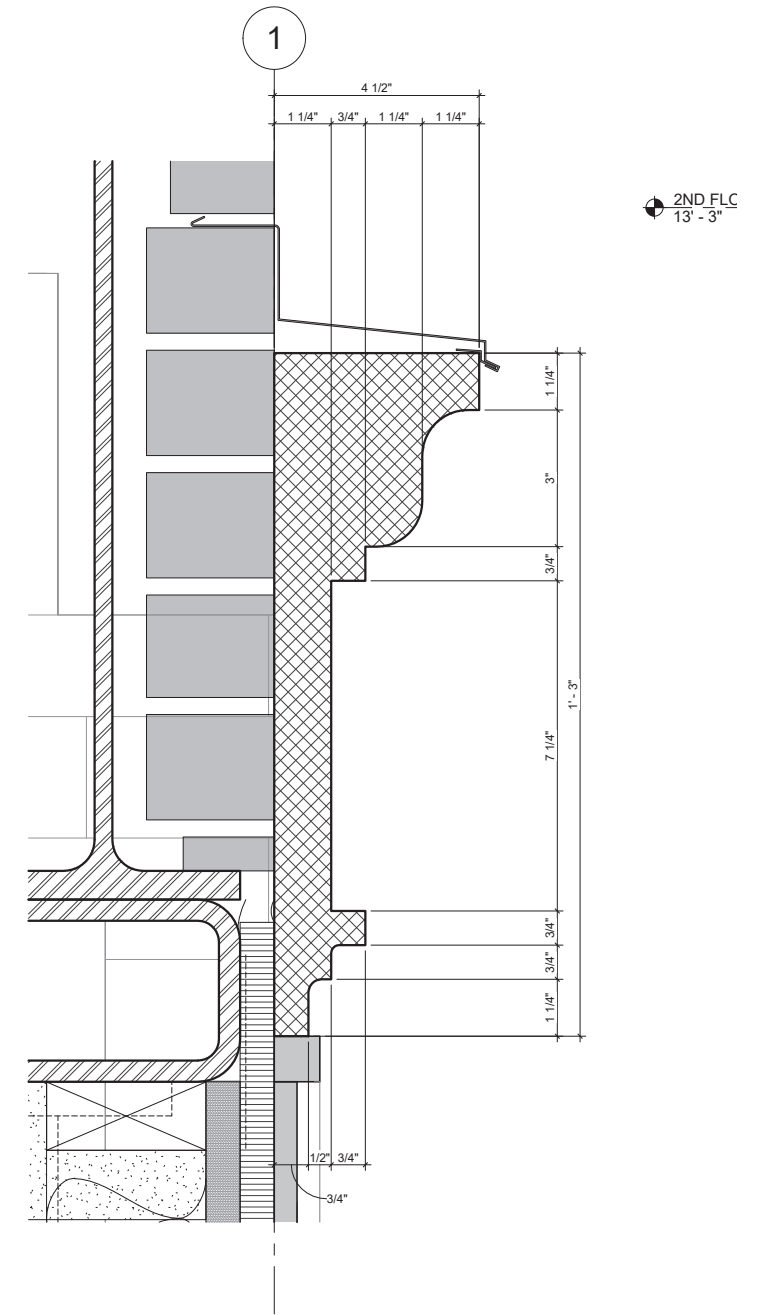




07 EXISTING METAL CORNICE WERE REMOVED. NEW WOOD TRIM TO MATCH EXISTING PROFILE



07 NEW WOOD CORNICE TO REPLACE EXISTING METAL PROFILE. SEE ENCLOSED PROFILE DETAILS.



NEW PROFILE TO MATCH EXISTING CORNICE PROFILE

03 EXISTING DOOR AND TRANSOM WILL BE REMOVED AND REPLACED.



02 WINDOWS, DOORS, AND TRIMS WERE REMOVED. NEW WINDOWS
DOORS, AND TRIMS ARE PROPOSED.





| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

ASSOCIATE ARCHITECT

STRUCTURAL ENGINEER

M.E.P. ENGINEER

COOL ENGINEER

LANDSCAPE ARCHITECT

FIRE PROTECTION

MEP PLAN

FACADE RESTORATION
151 CHARLES ST. BOSTON, MA 02114

ENLARGE FLOOR PLANS

DRAWING TITLE



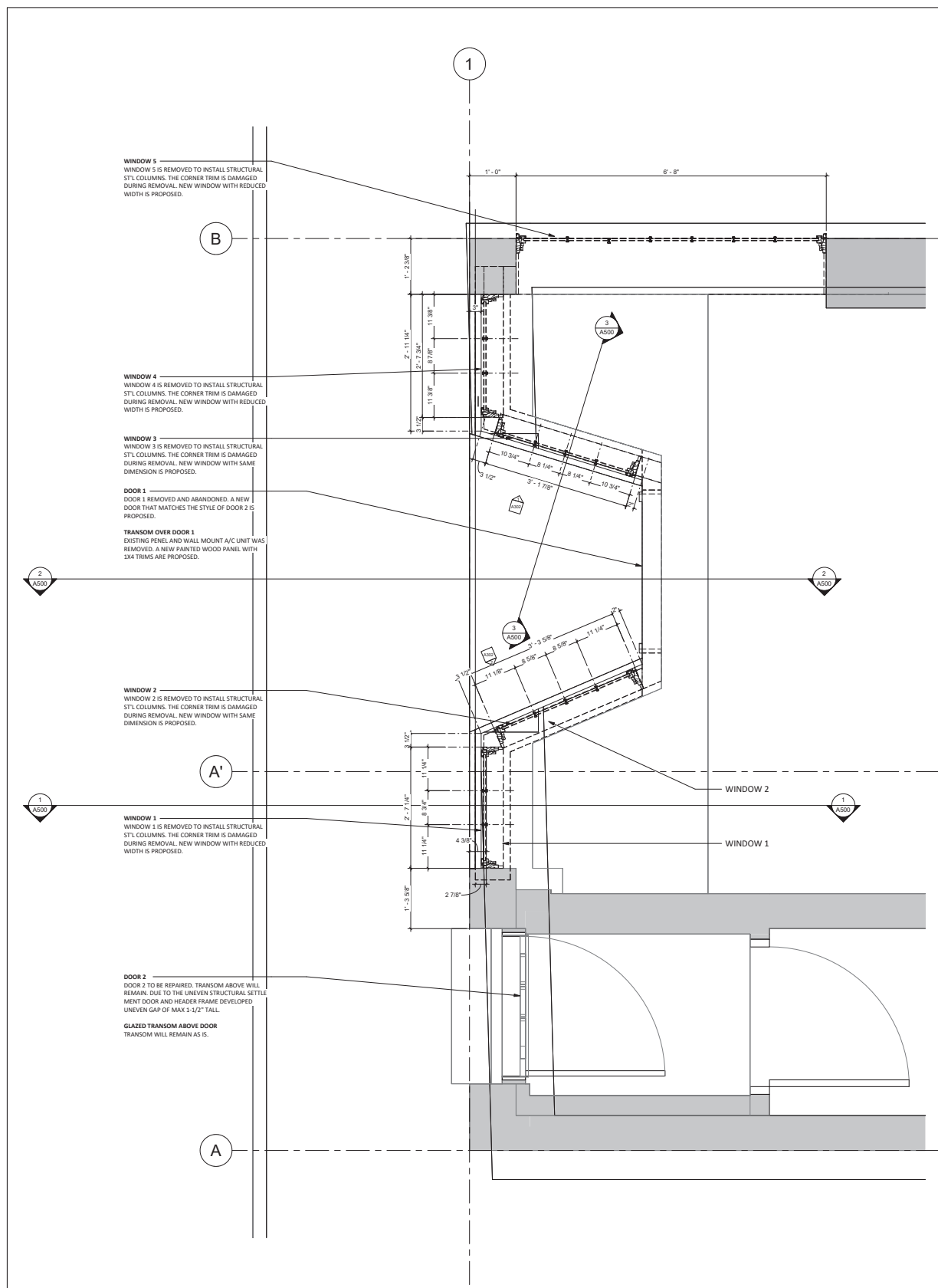
SCALE 1" = 1'-0" DATE 01/11/24

JOB NUMBER 207500

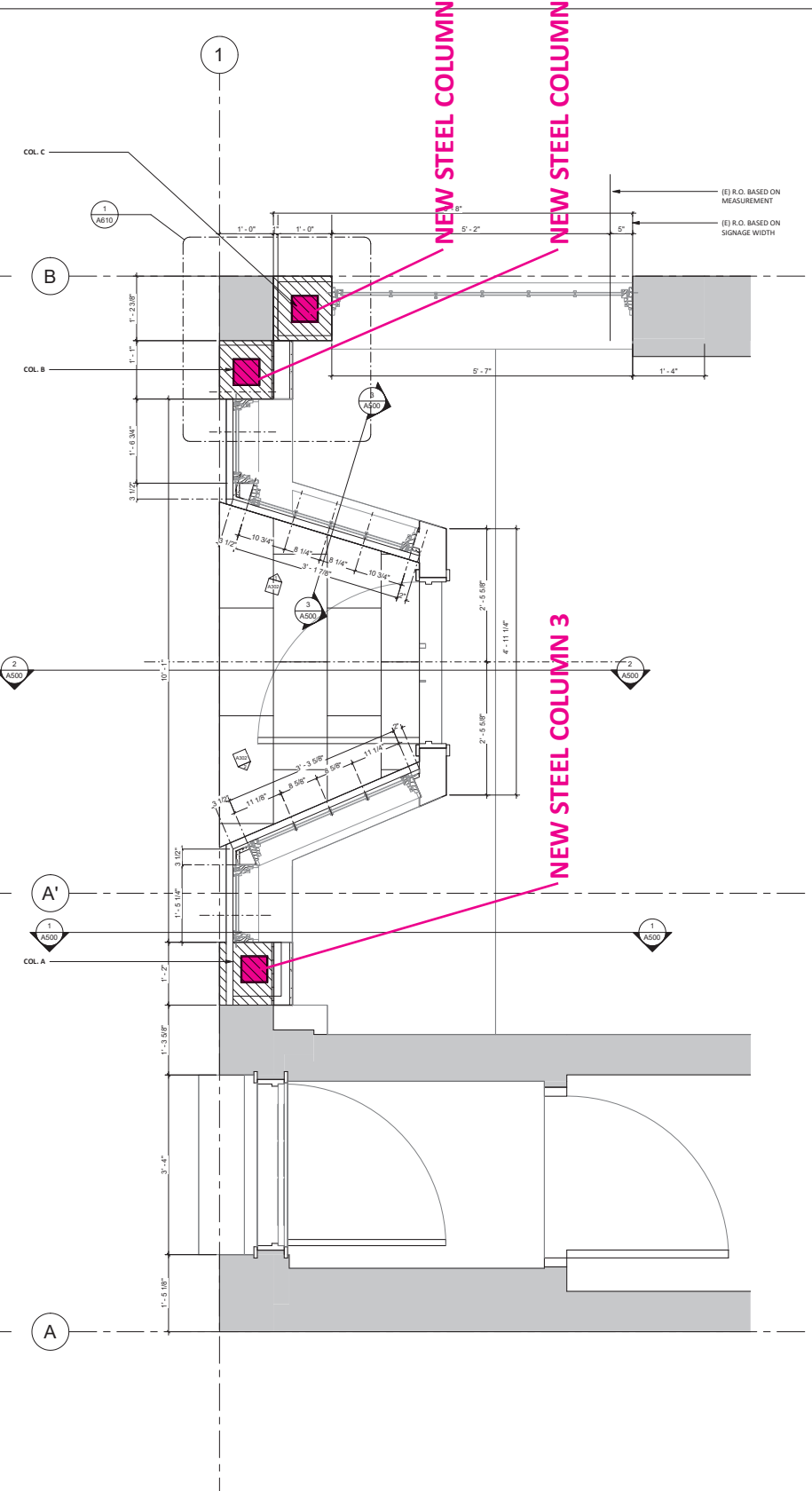
CONSTRUCTION DOCUMENTS

A110

DRAWING NUMBER



2 FIRST FLOOR PLAN AT ENTRY - DEMOLITION
SCALE 1" = 1'-0"



1 ENLARGED FLOOR PLAN AT ENTRY - PROPOSED
SCALE 1" = 1'-0"

THE ORIGINAL OF THIS DRAWING IS 30" X 42". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED. TAKE APPROPRIATE PRECAUTIONS ACCORDINGLY.

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