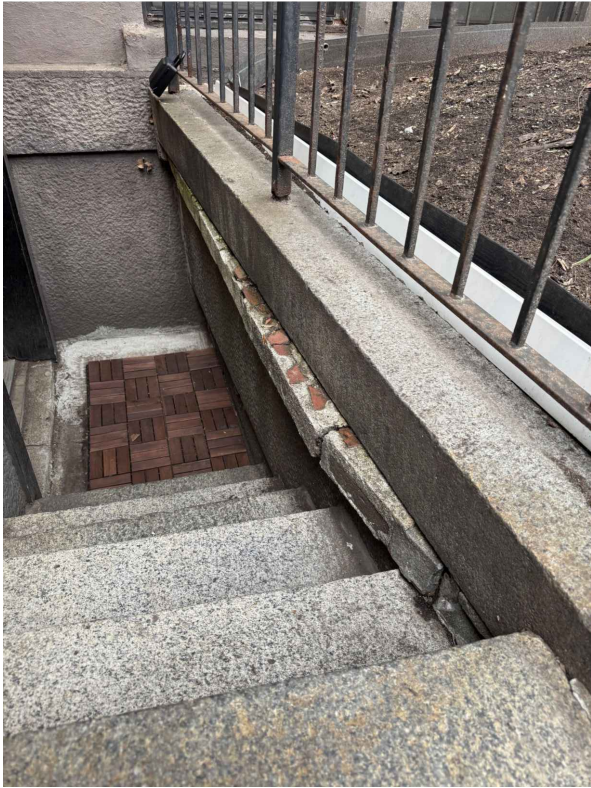
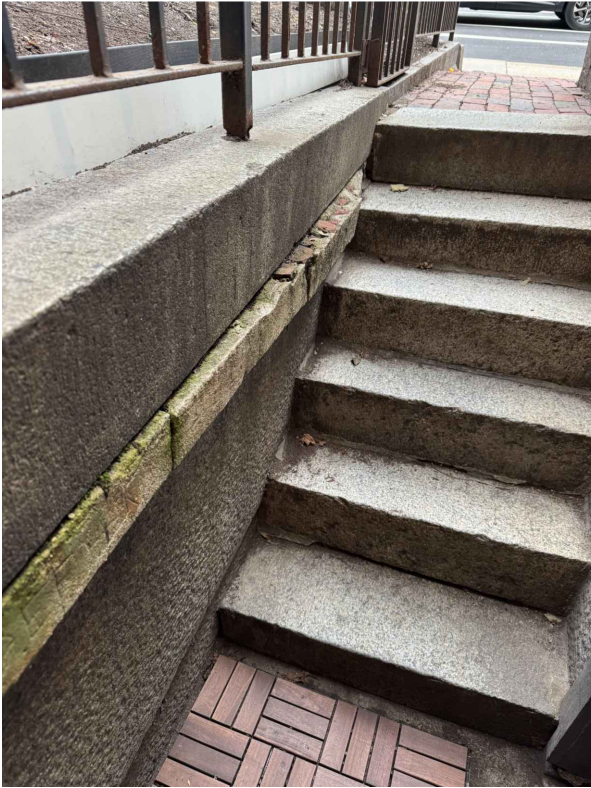




VIEW FROM SIDEWALK (PARTIAL FRONT FACADE, GARDEN, & LOWER LEVEL EGRESS PATH WHERE RETAINING WALL FAILURE IS EVIDENT)



VIEW FROM SIDEWALK (TOP OF EGRESS PATH) DETERIORATION & RETAINING WALL FAILURE - PRIMARY CAUSES FOR PROGRESSIVELY HAZARDOUS CONDITIONS = EXTENDED PERIOD OF NEGLECT, LATERAL PRESSURE FROM OVERGROWN TREE ROOT SYSTEM & UNEVEN GRADE ($\pm 21\%$ SLOPE OVER SPAN OF $\pm 9'-0"$ FROM EAST TO WEST).



VIEW FROM LANDING (GARDEN LEVEL ENTRY) DETERIORATION & RETAINING WALL FAILURE - REMAINING MORTAR, WHICH CAN BE PHYSICALLY REMOVED & COULD FALL OUT ON ITS OWN ACCORD, HAS BEEN DEEMED "LAST LINE OF DEFENSE BEFORE COLLAPSE" BY STRUCTURAL ENGINEER.



VIEW FROM LANDING (GARDEN LEVEL ENTRY) DETERIORATION & RETAINING WALL FAILURE - DISLOCATION OF EXISTING STRUCTURAL WALL FROM PERPENDICULAR FOUNDATION IS CONTRIBUTING TO WATER/MOISTURE INFILTRATION AT LOWER LEVEL UNIT. OVERGROWN TREE ROOT SYSTEM & UNEVEN/ UNSUSTAINABLE GARDEN GRADE ALSO A LIKELY CONTRIBUTOR, PER STRUCTURAL ENGINEER'S ASSESSMENT.

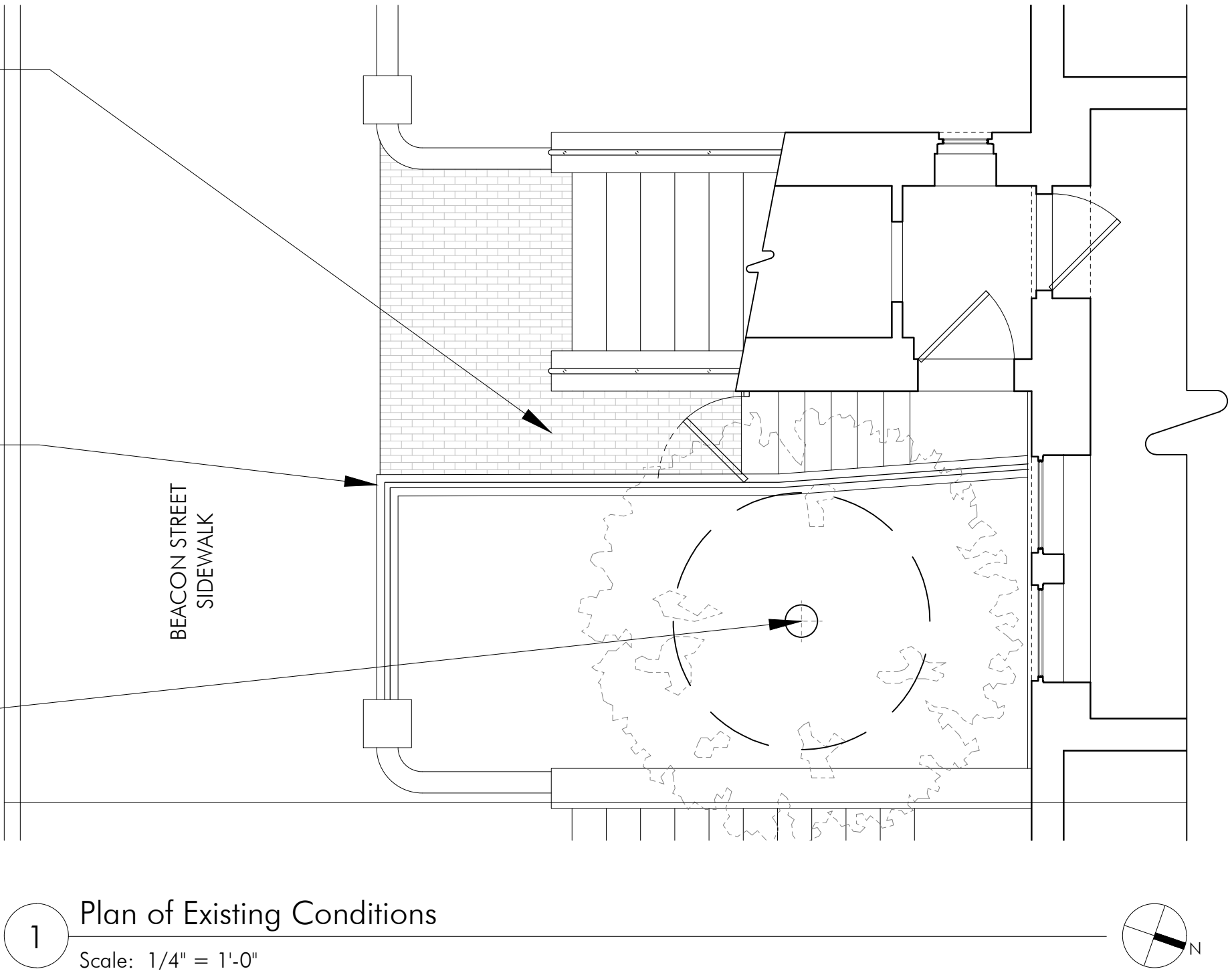
EXISTING EGRESS PATH (FROM GARDEN LEVEL UNIT ENTRY TO SIDEWALK):

- POURED-IN-PLACED LANDING WITH EVIDENCE OF IMPROPER INSTALLATION (SEE EXISTING PHOTOS OF UNEVEN SURFACE) AND UNSUITABLE DRAINAGE. NARROWEST POINT MEASURES ±23" WIDE, WIDEST POINT MEASURES ±27" WIDE.
- (6) SOLID GRANITE TREADS WITH VARYING HEIGHT & DEPTH, 6-8" RISER HEIGHT AND 8-10" TREAD DEPTH. LOWER TREAD MEASURES ±27" WIDE, UPPER TREAD (ALIGNED WITH BRICK SURFACE) MEASURES ±32" WIDE.
- RED BRICK PAVERS LAID IN RUNNING BOND PATTERN WITH EVIDENCE OF DISPLACEMENT (SEE EXISTING PHOTOS OF UNEVEN SURFACE), EXTENDS ±12'-0" FROM LOWER LEVEL STEPS TO EDGE OF SIDEWALK.

EXISTING GRANITE CURB SITS 4-6" ABOVE GRADE AT SIDEWALK. EXTENDS FROM BUILDING'S FRONT FACADE, ALONG TOP OF RETAINING WALL, AND TURNS ALONG SIDEWALK (WHERE IT TRANSITIONS TO BROWNSTONE / PAINTED CONDITION). ROD IRON FENCE (IN VARYING STATES OF DISREPAIR, SEE EXISTING PHOTOS) SITS ATOP CURB AND TERMINATES AT BROWNSTONE BOLLARD AT EAST SIDE OF GARDEN FACING 202 BEACON STREET.

EXISTING PEAR TREE:

- TRUNK DIAMETER = ±12"
- APPROXIMATE ROOT SYSTEM RADIUS = ±48" (ASSUMED DIMENSIONS BASED ON VISIBLE LATERAL / OBLIQUE ROOTS)
- APPROXIMATE CANOPY WIDTH = ±15'-0"
- APPROXIMATE HEIGHT = ±49'-0" (TO UNDERSIDE OF EXISTING 4TH FLOOR WINDOWSILL)
- POSITIONING = ±7'-0" SOUTH OF EXISTING FRONT FACADE, ±7'-0" EAST OF EXISTING STOOP SIDE WALL



IMPACT AT EXISTING EGRESS PATH (TRANSITION TO SIDEWALK)

- REMOVE EXISTING DISPLACED RED BRICK PAVERS & REPLACE IN KIND (PER MASON RECOMMENDATION).
- PREPARE FOR LEVELING OF WALKING SURFACE.

IMPACT AT EXISTING EGRESS PATH (GARDEN LEVEL UNIT ENTRY)

- REMOVE & SALVAGE EXISTING SOLID GRANITE TREADS.
- REMOVE EXISTING WALKING SURFACE MATERIAL AT LANDING.
- PREPARE FOR LEVELING OF WALKING SURFACE & IMPROVED DRAINAGE.

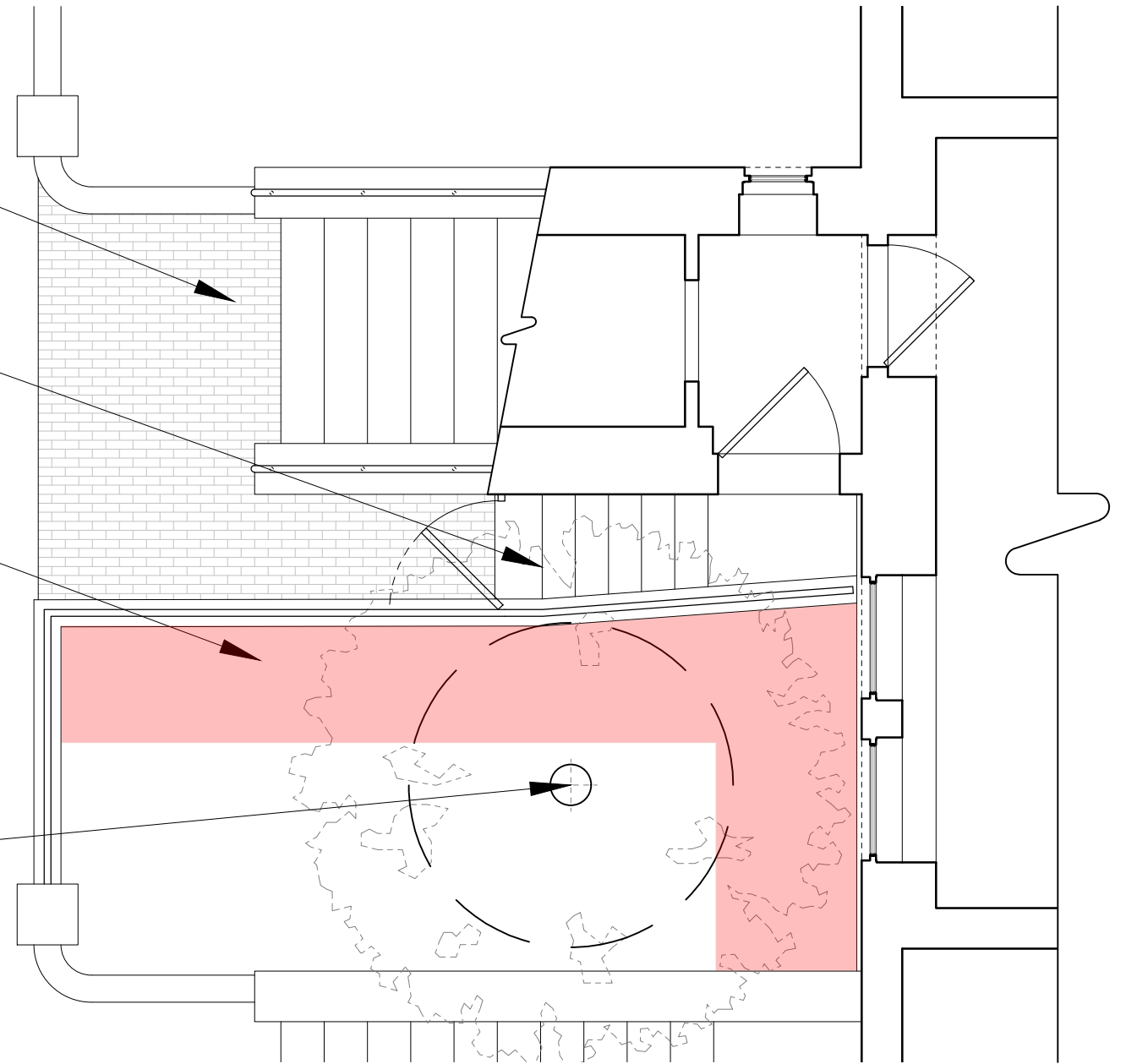
IMPACT AT EXISTING RETAINING WALL

- REMOVE EXISTING IRON FENCE & GATE.
- REMOVE & SALVAGE EXISTING GRANITE (CURB & RECLAIMABLE PORTIONS OF WALL). *GENERAL NOTE: IF SALVAGED GRANITE IS DEEMED UNSUITABLE FOR REUSE (AS VENEER OR OTHER APPLICATION), PARGE BELOW GRANITE CURB AND TINT/PAINT VISIBLE AREAS HC-69 (OR APPROVED EQUAL) TO MATCH APPEARANCE (CONSISTENCY AND TEXTURE) OF ADJACENT STOOP AND SIMILAR CONDITIONS SHOWN IN PRECEDENT IMAGERY.*
- PREPARE GARDEN & PATHWAY BY TRENCHING ALONG WEST & NORTH PERIMETER. TRENCH TO BE 36"-42" WIDE TO ACCOMMODATE CONSTRUCTION EQUIPMENT, NEW RETAINING WALL ASSEMBLY, AND NEW WATERPROOFING & DRAINAGE.

IMPACT AT EXISTING PEAR TREE:

- TRENCHING OVERLAPS WITH ROOT SYSTEM (BASED ON VISIBLE LATERAL / OBLIQUE ROOTS).
- SIGNIFICANT PORTION OF EXISTING ROOT SYSTEM TO BE CUT BACK (POSES RISK OF COMPROMISING TREE HEALTH & STABILITY PER ARBORIST'S ASSESSMENT) SHOWN DIAGRAMMATICALLY IN RED.
- REMOVE EXCESS SOIL AND PREPARE GARDEN FOR REGRADING & LEVELING.
- ±10" OF ROOT COLLAR TO BE EXPOSED & PARTIALLY CUT BACK (POSES RISK OF COMPROMISING TREE HEALTH & STABILITY PER ARBORIST'S ASSESSMENT)

BEACON STREET
SIDEWALK



1

Diagram of Demolition Scope & Impacted Area

Scale: 1/4" = 1'-0"



LEVELED WALKWAY WITH RED BRICK PAVERS REPLACED IN KIND AT BASE OF STOOP / TRANSITION TO SIDEWALK.

INSTALL NEW IRON HANDRAIL (JULIUS BLUM #4530) MOUNTED TO STOOP SIDE WALL (36" AFF). GALVANIZED, PAINTED GLOSS BLACK.

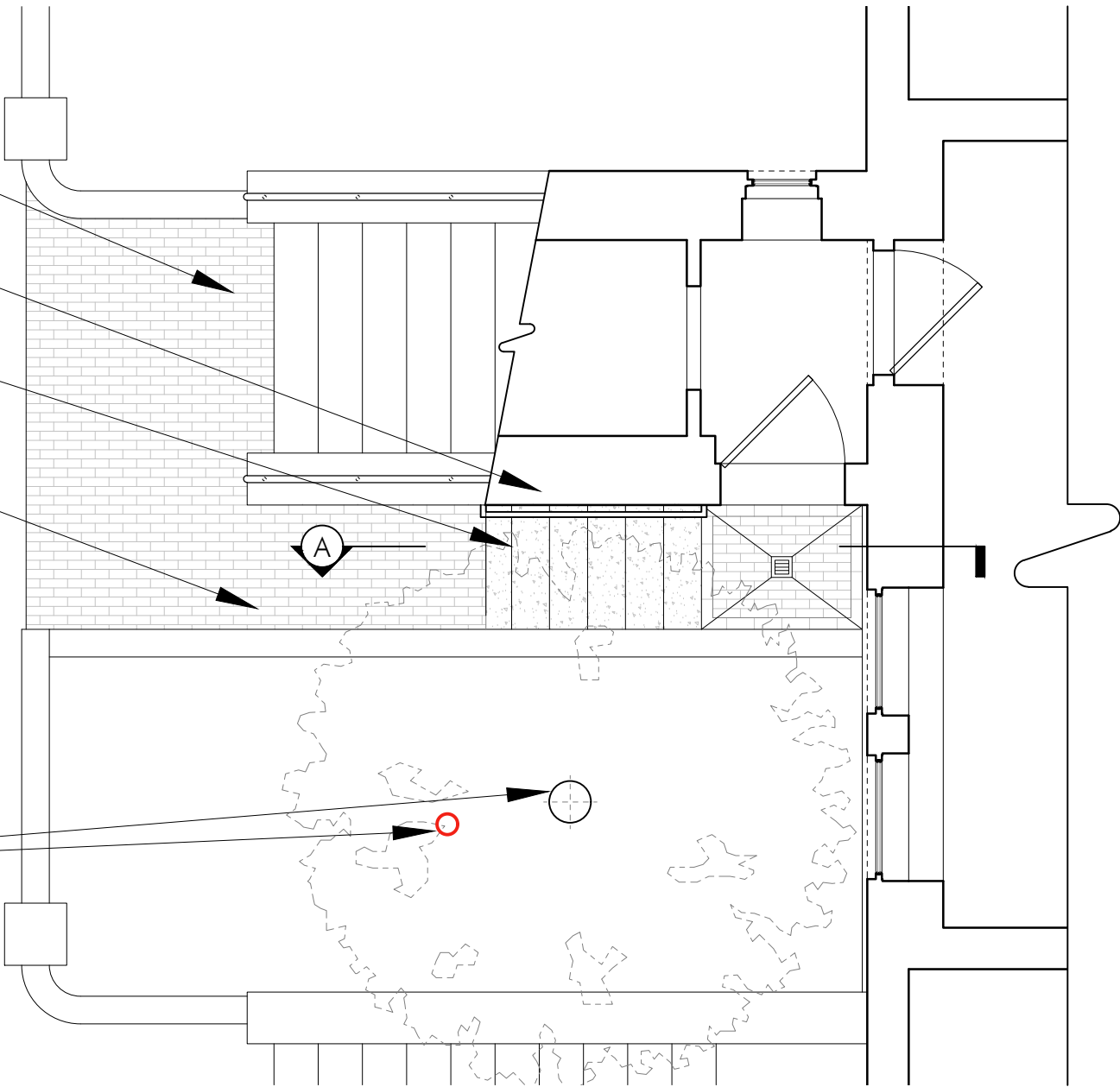
REINSTALL SALVAGED SOLID GRANITE TREADS. INTRODUCE NEW GRANITE TO MATCH EXISTING AS REQUIRED (PENDING QUALITY OF SALVAGED MATERIAL AND WIDTH REQUIREMENTS).

- RECONSTRUCT RETAINING WALL:
- FOR LIFE SAFETY & CODE COMPLIANCE AT PRIMARY MEANS OF EGRESS, NEW WALL TO BE INSTALLED 36" MIN. EAST OF STOOP SIDE WALL.
 - ASSEMBLY TO CONSIST OF REINFORCED CONCRETE MASONRY STRUCTURAL WALL WITH SALVAGED GRANITE REINSTALLED (AS VENEER OR OTHER APPLICATION) TO RESEMBLE FORMER MONOLITHIC APPEARANCE (SEE GENERAL NOTE ON SHEET 3 FOR ALTERNATE APPROACH).
 - REINSTALL SALVAGED GRANITE CURB AS RETAINING WALL CAP. CURB TO EXTEND PERPENDICULARLY FROM FRONT FACADE TO EDGE OF SIDEWALK.
 - INTRODUCE WATERPROOFING ALONG BELOW-GRADE PORTION OF BUILDING FOUNDATION & INCORPORATE PROPER DRAINAGE AT LANDING (WITH BRONZE FINISH AREA DRAIN COVER). REPAIR BUILDING FOUNDATION/FACADE AS REQUIRED WHERE EXPOSED AT LANDING.

ARBORIST STATES "WORK [OCCURRING] IN SUCH CLOSE PROXIMITY TO THE PEAR TREE...WILL CAUSE A DIRECT EFFECT TO THE TREE." EXISTING TREE TO REMAIN UNLESS NEGATIVELY IMPACTED BY CONSTRUCTION AND MAKE-SAFE EFFORTS. PER ARBORIST'S ASSESSMENT, "IF THE ROOTS ARE CUT ONLY 2' FROM THE TRUNK THIS WOULD INCREASE THE LIKELIHOOD OF TREE FAILURE." IF FAILURE BECOMES LIKELY OR OCCURS, ARBORIST RECOMMENDS TREE REPLACEMENT (SHOWN IN RED; CENTERED E-W IN GARDEN AND 10'-0" MIN. SOUTH OF BUILDING FACADE.

NOTE: REPAIR DRAINAGE AT FRONT FACADE (IF DEEMED NECESSARY / CONTRIBUTING) TO FURTHER MITIGATE INFILTRATION & RUNOFF ISSUES.

1 Plan of Proposed Conditions
Scale: 1/4" = 1'-0"

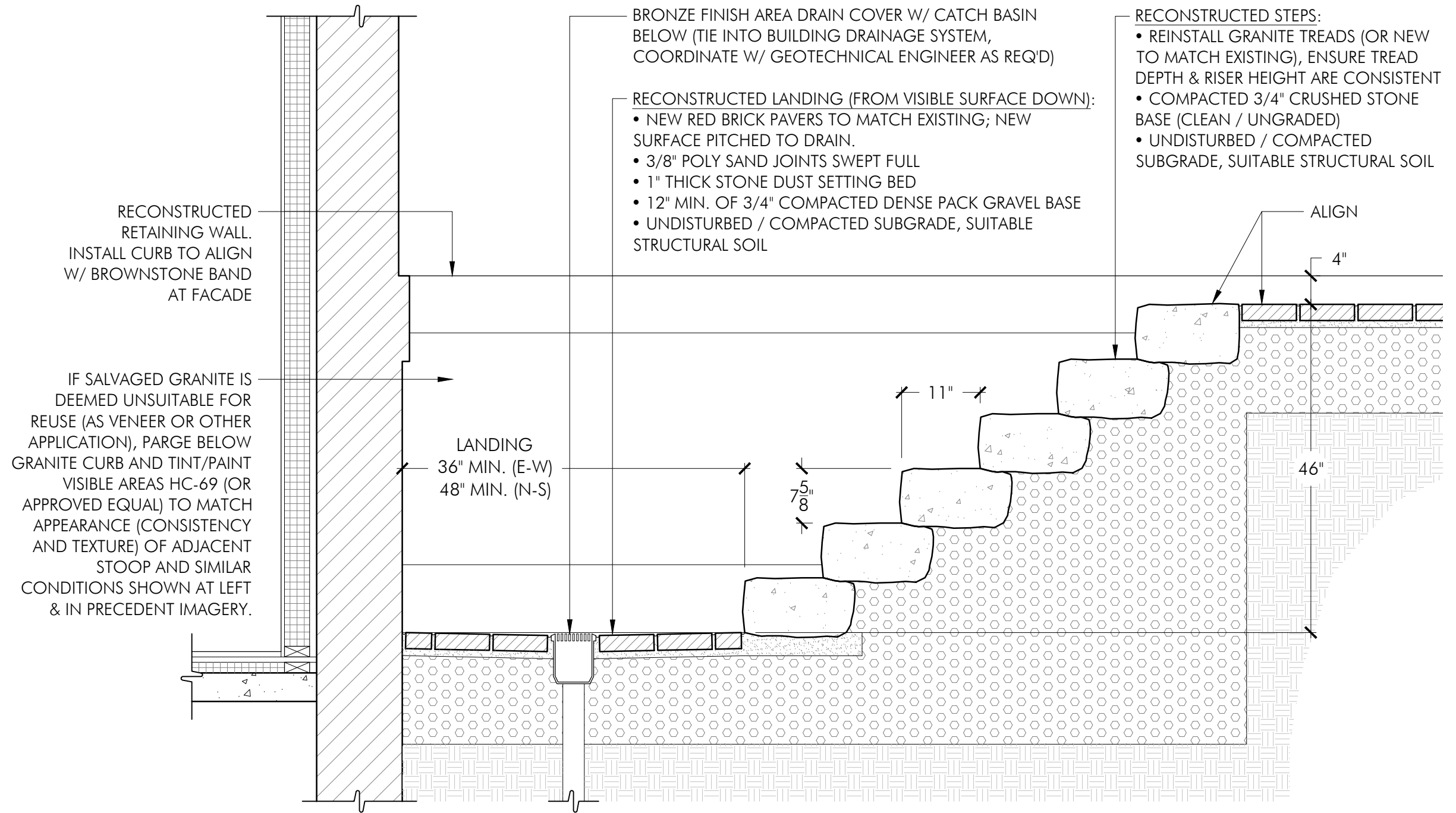




VIEW OF GRANITE AT EXISTING WALL
(CONDITION FOR REUSE TBD)



EXAMPLE OF AGGREGATED CURB W/
TINTED/PAINTED PARGE BELOW (282 BEACON STREET)



A

Proposed Lower Level Access Looking East to Garden (Cut N-S)

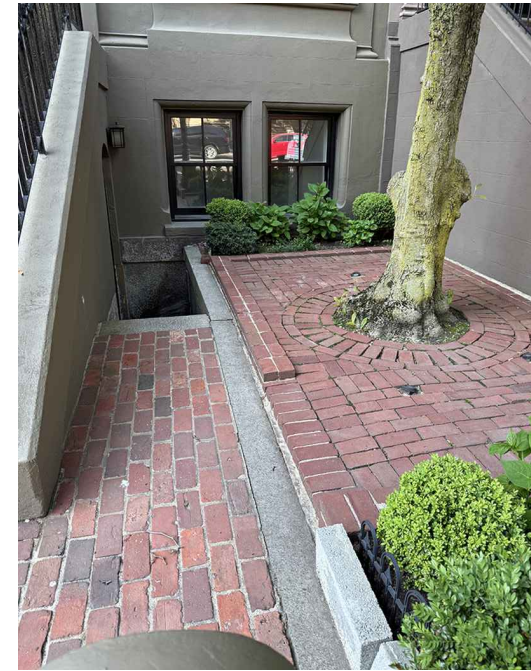
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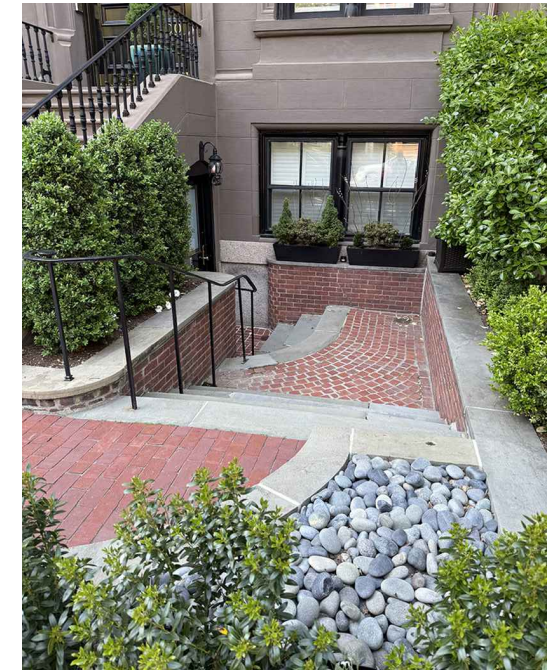
192 BEACON STREET - FROM SIDEWALK
EXAMPLE OF MAXIMIZED LOWER LEVEL
ACCESS & MINIMIZED GARDEN



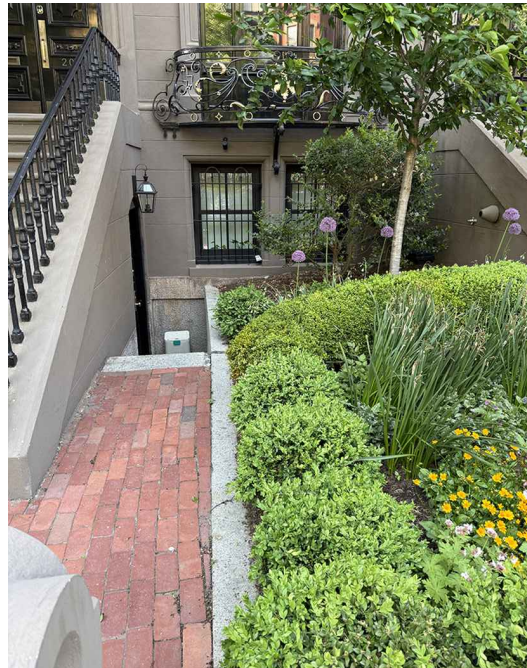
196 BEACON STREET - FROM SIDEWALK
EXAMPLE OF WIDENED / SQUARED LOWER
LEVEL ACCESS & LEVEL ADJACENT GARDEN



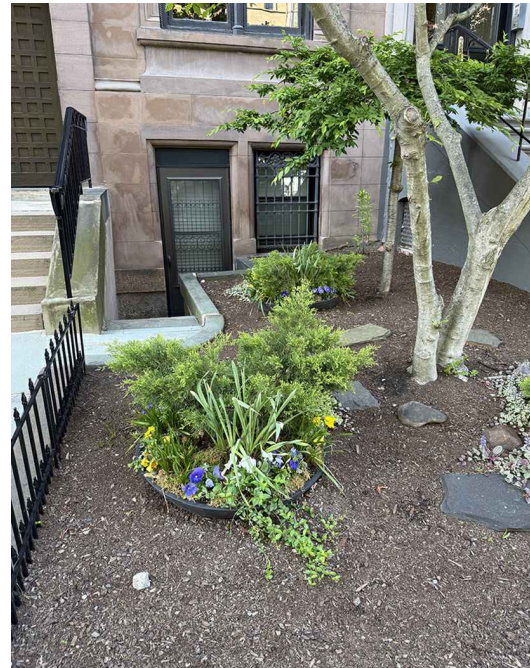
198 BEACON STREET - FROM SIDEWALK
EXAMPLE OF LEVEL FRONT GARDEN W/OUT
FENCE FROM SIDEWALK TO FACADE



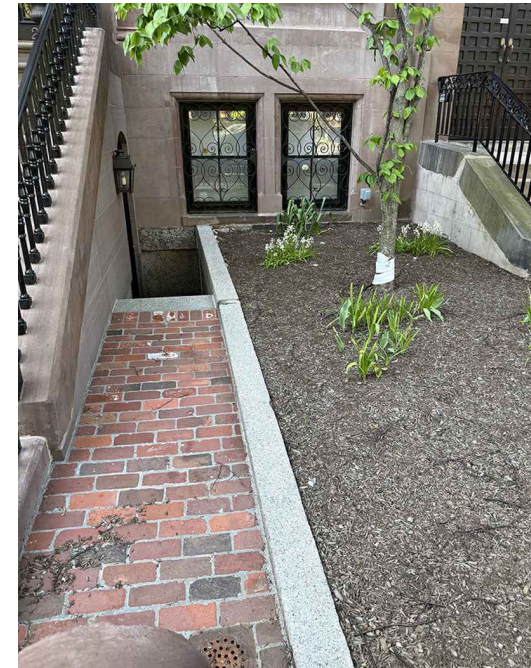
200 BEACON STREET - FROM SIDEWALK
EXAMPLE OF MAXIMIZED LOWER LEVEL
ACCESS & MINIMIZED GARDEN



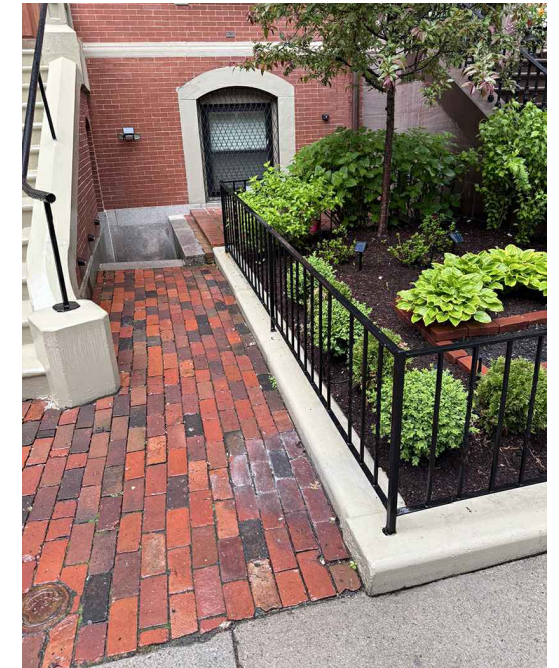
202 BEACON STREET - FROM SIDEWALK
EXAMPLE OF WELL MAINTAINED GARDEN &
RESTORED GRANITE CURB W/OUT FENCE



206 BEACON STREET - FROM SIDEWALK
EXAMPLE OF WIDENED LOWER LEVEL
ACCESS & LEVEL ADJACENT GARDEN



208 BEACON STREET - FROM SIDEWALK
EXAMPLE OF LEVEL FRONT GARDEN & RESTORED
/ SQUARED GRANITE CURB W/OUT FENCE



210 BEACON STREET - FROM SIDEWALK
EXAMPLE OF WIDENED / SQUARED LOWER
LEVEL ACCESS & LEVEL ADJACENT GARDEN