



78 Beacon St – Front Entry Restoration

6/4/2025

Description of Work

■ Granite Curbs:

- Existing granite curbs have deteriorated in several locations.
- Repair curbs using dutchman's where applicable with granite of matching size, color, and finish.
- If curbs cannot be replaced using dutchman's, the stone will be replaced with new granite in matching size, color, and finish
- Existing metal components will be removed and reinstalled.
- Façade is excluded from scope

■ Decorative Exterior Sconces:

- Replace existing sconces with new fixtures that replicate existing style & finish

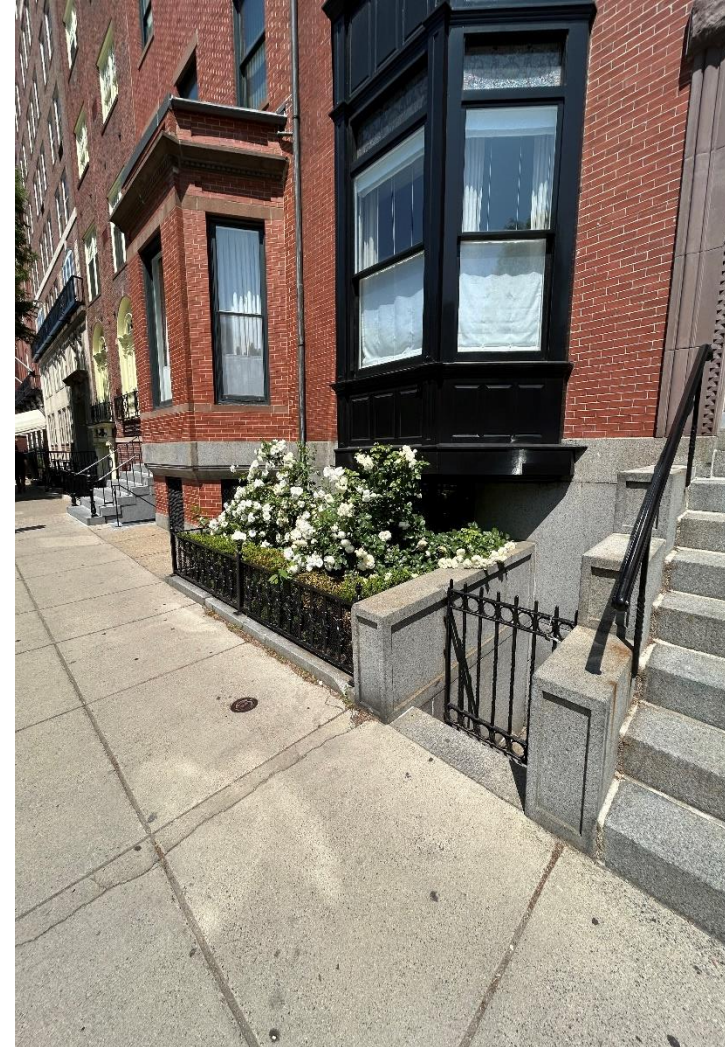
■ Front Steps:

- Repoint existing staircase using mortar color and composition that matches the original in both texture and color

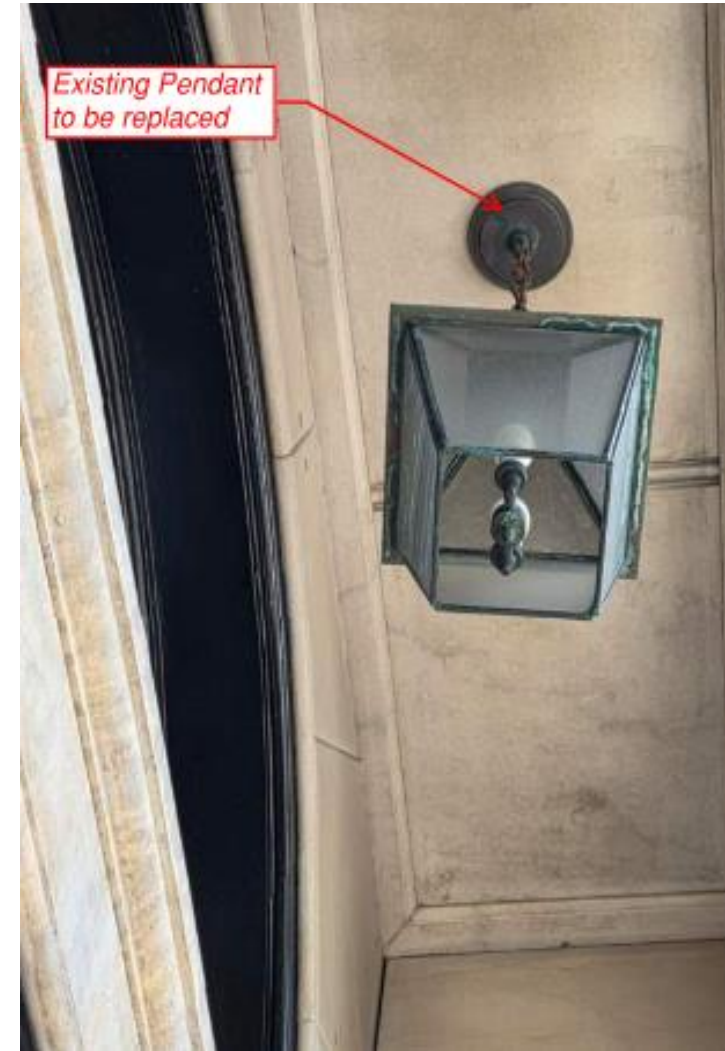
Existing Conditions – Granite Curbs



Existing Conditions – Front Entry



Existing Conditions – Exterior Lights



New Front Entry Pendant

TEAR SHEET

Front Entry Pendant Replacement



Darlana Small Hanging Lantern

Item # CHO 5084BZ

Designer: Chapman & Myers

Height: 18.5"

Width: 12.5"

Canopy: 6" Round

Finishes: BZ - Bronze

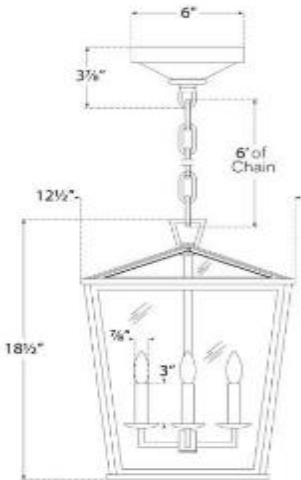
Glass Options: CG - Clear Glass

Socket: 4 - E12 Candelabra

Wattage: 4 - 40 C11

Weight: 19 Pounds

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New Front Entry Sconce

TEAR SHEET

Garden Front Entry Sconce Replacement



Darlana Mini 3/4 Wall Lantern

Item # CHO 2045BZ-CG

Designer: Chapman & Myers

Height: 10"

Width: 6.5"

Extension: 6"

Backplate: 5.5" x 7" Trapezoid

Finishes: BZ - Bronze

Glass Options: CG - Clear Glass

Socket: E12 Candelabra

Wattage: 60 C11

Weight: 6 Pounds

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