

LOCUS MAP



2 UNIT-D ENTRY (SOUTHEAST ELEVATION) 10 STATE STREET




1 MAIN ENTRY (WEST ELEVATION) 10 STATE STREET

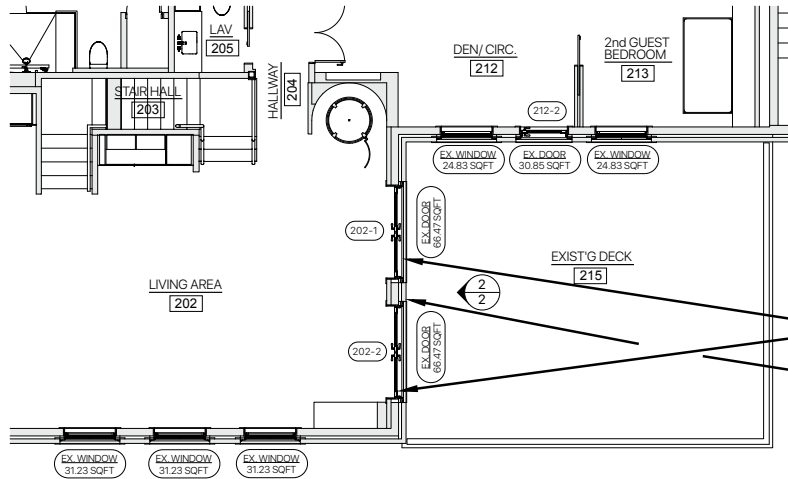


3 UNIT-D 2ND FLR ROOF DECK (EAST/ RIVER ELEVATION)

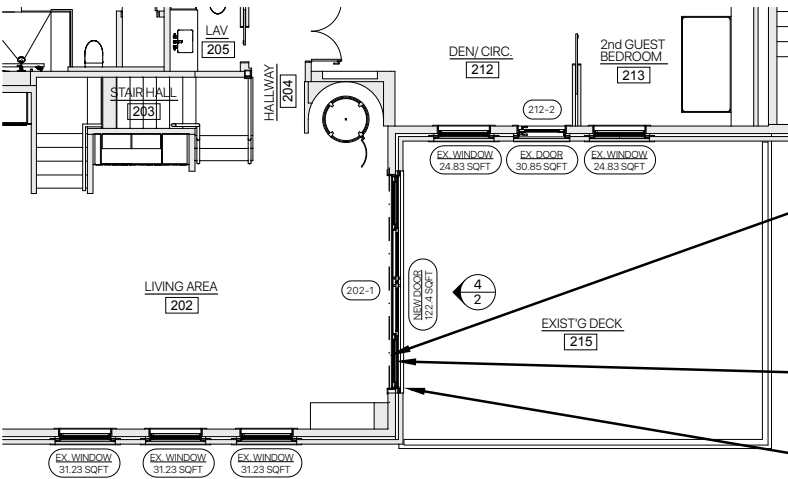
- SITE
- EXISTING DOOR W/ TRANSOM ABOVE
- EXISTING DOOR W/ NO TRANSOM
- EXISTING 2ND FLR ROOF DECK BEYOND
- EXISTING UNIT-D 1ST FLR ENTRY DOOR
- EXISTING DOORS W/ TRANSOMS ABOVE TO 2ND FLR ROOF DECK

PROJECT/ SITE CONTEXT

 AUGER BUILDING COMPANY, INC. <small>augerbuildingcompany.com</small>	Project Name: GRENNON-10 State Street	Date: 06/14/2023	Drawing No.: of 11
		Scale: As Noted	1
	Drawing Title: SITE MAP AND PHOTOS OF EXISTING BUILDING	Revisions:	



1 PLAN @EXISTING TERRACE DOORS
Scale: 1/4" = 1'-0"



3 PROPOSED PLAN @REPLACEMENT DOOR
Scale: 1/4" = 1'-0"

FAILING EXIST'G
INSWING FRENCH
DOOR / TRANSOM
ABOVE TO BE
REMOVED

EXIST'G WALL
BETWEEN EXIST'G
DOORS TO BE
DEMOLISHED



2 EXISTING FAILING TERRACE DOORS (PHOTO)
Scale: NONE

INFILL SPACE
ABOVE NEW
DOOR WITH
BRICK & MORTAR
TO MATCH EX.
ADJ.

NEW STEEL BEAM
IN WALL BEYOND
ABOVE NEW DOOR

MATCH EXIST'G.

NEW GRANITE
LINTEL TO MATCH
EXIST'G.


NEW PELLA DOOR
202-1 SEE DWG-2/
SHT-3

NEW GRANITE
SILL TO MATCH
EXIST'G. ADJ.

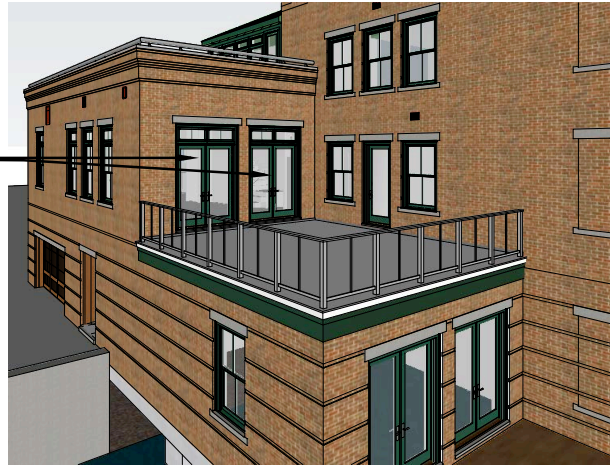


4 PROPOSED REPLACEMENT DOOR
Scale: NONE

PLANS and ELEVATIONS

 <p>AUGER BUILDING COMPANY, INC. augerbuildingcompany.com</p>	Project Name: GRENNON-10 State Street	Date: 06/14/2023	Drawing No.: of 11
		Scale: As Noted	
	Drawing Title: PLANS AND ELEVATIONS OF TERRACE DOORS	Revisions:	

EXISTING FAILING
TERRACE DOORS



① EXISTING FAILING TERRACE DOORS
Scale: NONE

INFILL SPACE ABOVE
NEW DOOR WITH
BRICK & MORTAR
TO MATCH EX. ADJ.

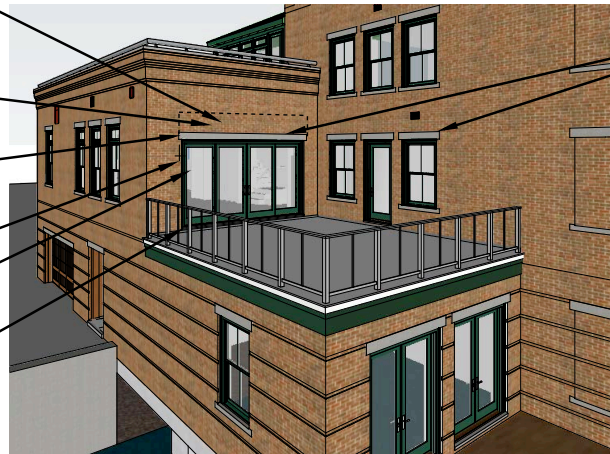
NEW STEEL BEAM
IN WALL BEYOND
ABOVE NEW DOOR

NEW GRANITE
LINTEL TO MATCH
EXIST'G.

MATCH EXIST'G.

NEW PELLA DOOR
202-1 SEE DWG-2/
SHT-3

NEW GRANITE
SILL TO MATCH
EXIST'G. ADJ.



② PROPOSED REPLACEMENT DOOR
Scale: NONE


TOP OF NEW GRANITE LINTEL
TO ALIGN WITH TOP OF EXIST'G.
ADJ. GRANITE LINTEL



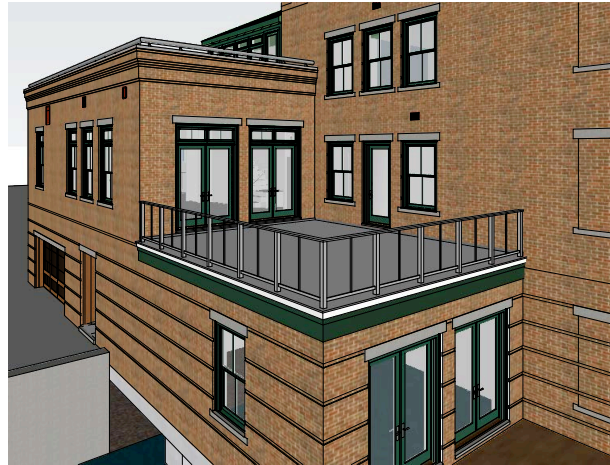
DOOR 202-1 Pella Reserve, Traditional, Quad Sliding Door, Fixed/ Vent Left/ Vent Right/ Fixed, 170 x 95.5, Hartford Green

③ PROPOSED REPLACEMENT DOOR
Scale: 1/4" = 1'-0"

PERSPECTIVES

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		Scale: As Noted	<h1>3</h1>
	Drawing Title: PERSPECTIVE OF EXIST'G & PROPOSED TERRACE DOORS	Revisions:	

EXISTING FAILING
TERRACE DOORS



① EXISTING FAILING TERRACE DOORS
Scale: NONE

INFILL SPACE ABOVE
NEW DOOR WITH
BRICK & MORTAR
TO MATCH EX. ADJ.

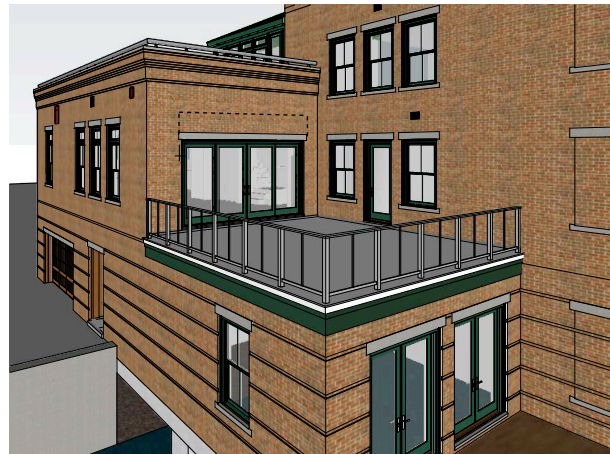
NEW STEEL BEAM
IN WALL BEYOND
ABOVE NEW DOOR

NEW GRANITE
LINTEL TO MATCH
EXIST'G.

MATCH EXIST'G.

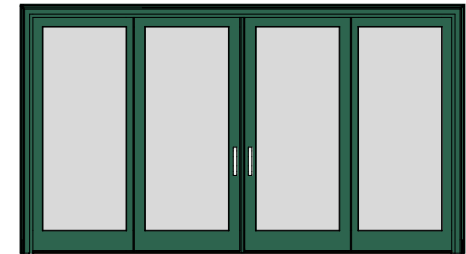
NEW PELLA DOOR
202-1 SEE DWG-2/
SHT-3

NEW GRANITE
SILL TO MATCH
EXIST'G. ADJ.



② PROPOSED REPLACEMENT DOOR
Scale: NONE

TOP OF NEW GRANITE LINTEL
TO ALIGN WITH TOP OF EXIST'G.
ADJ. GRANITE LINTEL



DOOR 202-1 Pella Reserve, Traditional, Quad Sliding
Door, Fixed/ Vent Left/ Vent Right/ Fixed,
170 x 95.5, Hartford Green

③ PROPOSED REPLACEMENT DOOR
Scale: 1/4" = 1'-0"

PERSPECTIVES

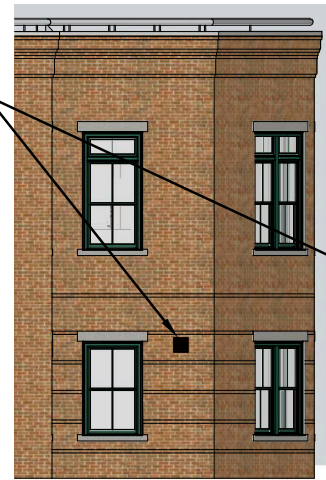
 AUGER BUILDING COMPANY, INC. <small>augerbuildingcompany.com</small>	Project Name: GRENNON-10 State Street	Date: 06/14/2023	Drawing No.: of 11
		Scale: As Noted	<div style="font-size: 48pt; text-align: center;">4</div>
	Drawing Title: PERSPECTIVE OF EXISTG & PROPOSED TERRACE DOORS	Revisions:	



② SOUTHWEST ELEVATION (STATE STREET)
Scale: 1/4" = 1'-0"

PROPOSED 12x12
MAKEUP AIR
INTAKE VENT TO
MATCH EXIST'G
PTD. TO MATCH
EXIST'G

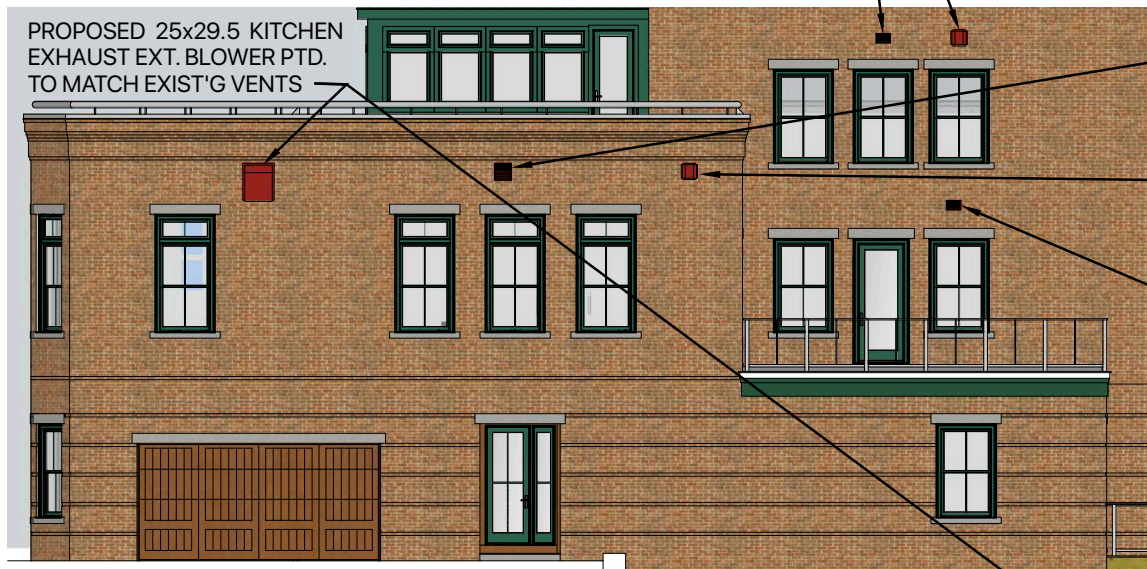
EXIST'G PTD. GRILL
TO REMAIN



③ NORTHWEST ELEVATION (PARTIAL) (STATE STREET)
Scale: 1/4" = 1'-0"



EXAMPLE OF EXIST'G
BUILDING VENT PTD.



① SOUTHEAST ELEVATION (UNIT ENTRY)
Scale: 1/4" = 1'-0"

PROPOSED 25x29.5 KITCHEN
EXHAUST EXT. BLOWER PTD.
TO MATCH EXIST'G VENTS


PROPOSED 14x14 HRV
EXHAUST VENT TO
MATCH EXIST'G. PTD. TO
MATCH EXIST'G.

PROPOSED 14x14 GAS
FIREPLACE EXHAUST VENT
TO MATCH PTD. TO MATCH
EXIST'G. VENTS

EXIST'G/ PROPOSED
12x8 HRV INTAKE VENT
TO MATCH EXIST'G. PTD.
TO MATCH EXIST'G.



ELEVATIONS

 AUGER BUILDING COMPANY, INC. <small>augerbuildingcompany.com</small>	Project Name: GRENNON-10 State Street	Date: 06/14/2023	Drawing No.: of 11
		Scale: As Noted	<div style="font-size: 48pt; text-align: center; border: 1px solid black; padding: 5px;">5</div>
	Drawing Title: ELEVATIONS PROPOSED VENT LOCATIONS	Revisions:	



② NE ELEVATION EX. FAILING DOORS (RIVER SIDE)
Scale: 3/32" = 1'-0"



③ NE ELEVATION PROPOSED DOOR (RIVER SIDE)
Scale: 3/32" = 1'-0"



① SE ELEVATION (UNIT ENTRY)
Scale: 3/32" = 1'-0"

ELEVATIONS

 AUGER BUILDING COMPANY, INC. <small>augerbuildingcompany.com</small>	Project Name:	GRENNON-10 State Street	Date:	06/14/2023	<div style="font-size: 2em; font-weight: bold;">6</div>
	Scale:	As Noted	Revisions:		
	Drawing Title:	ELEVATIONS EXIST'G. & PROPOSED TERRACE DOORS			

Drawing No.: of 11



① EAST PERSPECTIVE (EXISTING FAILING TERRACE DOORS)
Scale: N.A.

PERSPECTIVE




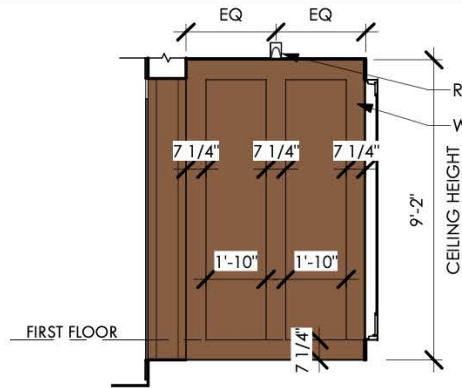
Project Name: GRENNON-10 State Street	Date: 06/14/2023	Drawing No.: of 11
Drawing Title: EAST PERSPECTIVE	Scale: As Noted	7
	Revisions:	



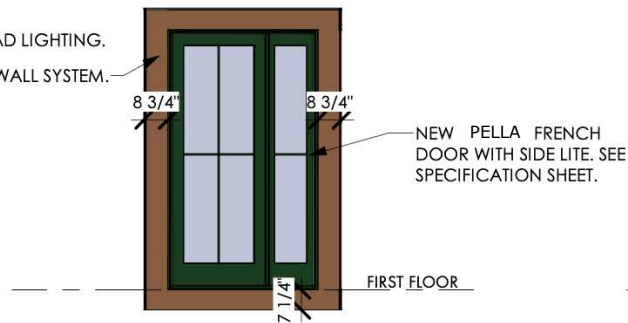
1 EAST PERSPECTIVE (PROPOSED TERRACE DOORS)
Scale: N.A.

PERSPECTIVE

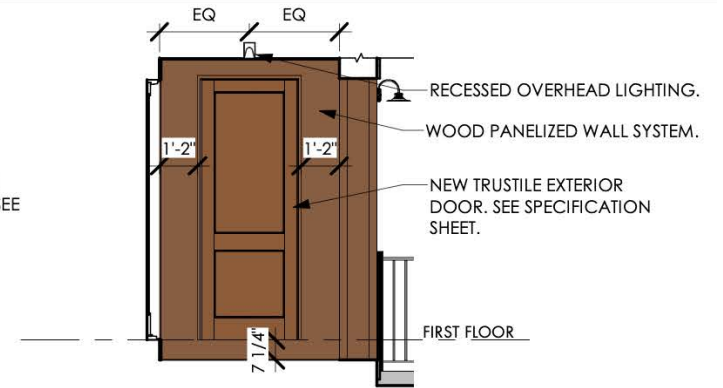
 AUGER BUILDING COMPANY, INC. <small>augerbuildingcompany.com</small>	Project Name:	GRENNON-10 State Street	Date:	06/14/2023	Drawing No.: of 11
	Drawing Title:	EAST PERSPECTIVE	Scale:	As Noted	
	Revisions:				



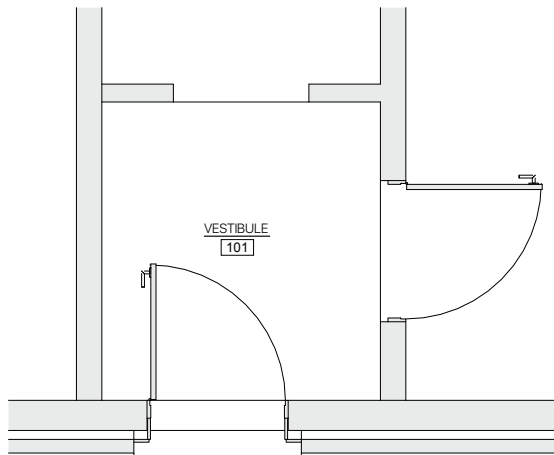
E1 PROPOSED VESTIBULE ELEVATION
Scale: N.A.



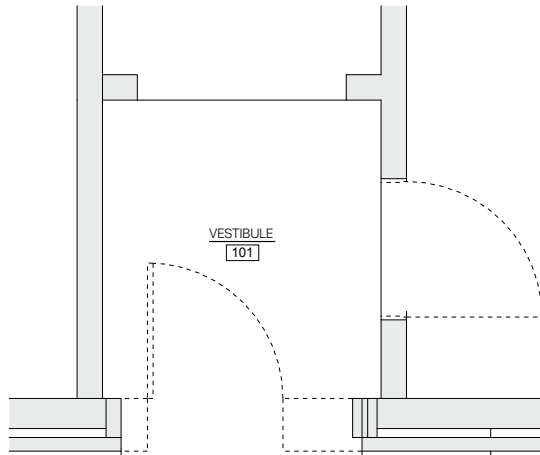
E2 PROPOSED VESTIBULE ELEVATION
Scale: N.A.



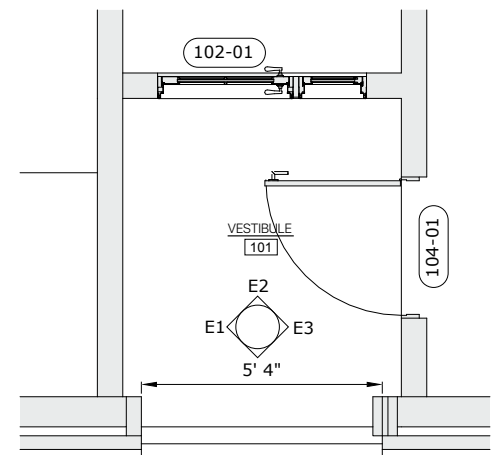
E3 PROPOSED VESTIBULE ELEVATION
Scale: N.A.




1 EXISTING VESTIBULE PLAN
Scale: N.A.

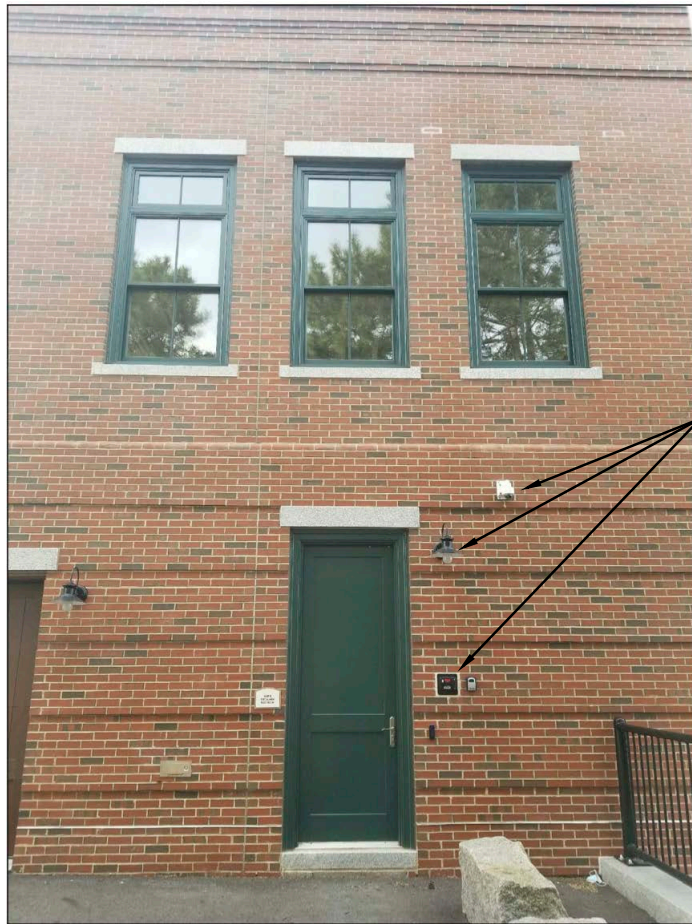


2 EXISTING VESTIBULE DEMOLITION PLAN
Scale: N.A.



3 PROPOSED VESTIBULE PLAN
Scale: N.A.

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		Scale: As Noted	9
	Drawing Title: PROPOSED VESTIBULE MODIFICATIONS	Revisions:	



ALL EXIST'G.
KEYPADS,
CAMERAS
LIGHTING TO
BE RELOCATED

① EXIST'G PARTIAL ELEVATION (UNIT ENTRY)
Scale: N.A.




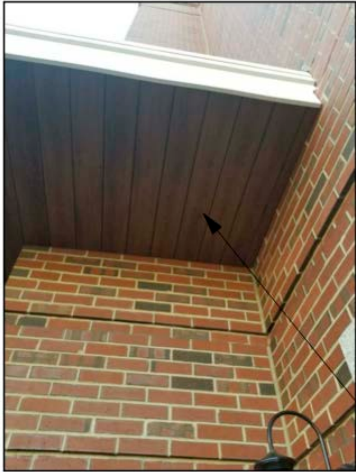
NEW GRANITE
LINTEL TO MATCH
EXIST'G.

NEW GRANITE
SILL TO MATCH
EXIST'G.

② PROPOSED PARTIAL ELEVATION (UNIT ENTRY)
Scale: 1/4" = 1'-0"

ELEVATIONS

 AUGER BUILDING COMPANY, INC. <small>augerbuildingcompany.com</small>	Project Name: GRENNON-10 State Street	Date: 06/14/2023	Drawing No.: of 11
	Drawing Title: PROPOSED PARTIAL ELEVATIONS @UNIT ENTRY	Scale: As Noted	10
		Revisions:	



WOOD PANELING TO MATCH EX. CASING

WOOD CEILING STAINED W/ MARINE GRADE SEALER TO MATCH EX. @BUILDING COVERED MAIN ENTRY



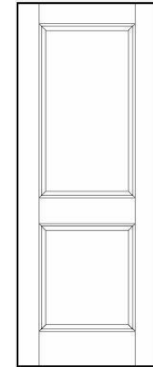
WOOD CASING TO MATCH EX.

GRANITE PAVERS



NEW GRANITE LINTEL TO MATCH EXIST'G.

NEW GRANITE SILL TO MATCH EXIST'G.




DOOR 104-1
Mahogany 1 3/4" thk. two panel door w/ 1 hr fire rating.



DOOR 102-1
Pella Reserve, Traditional, French door w/ sidelite, Hartford Green

1 PROPOSED PARTIAL ELEVATION (UNIT ENTRY)
Scale: N.A.

MATERIALS/ SPECIFICATIONS

 AUGER BUILDING COMPANY, INC. <small>augerbuildingcompany.com</small>	Project Name:	GRENNON-10 State Street	Date:	06/14/2023	Drawing No.: of 11
	Drawing Title:	MATERIAL SPECIFICATIONS	Scale:	As Noted	
			Revisions:		