

258 WEST NEWTON STREET

BOSTON, MA 02115

BSA MANAGEMENT

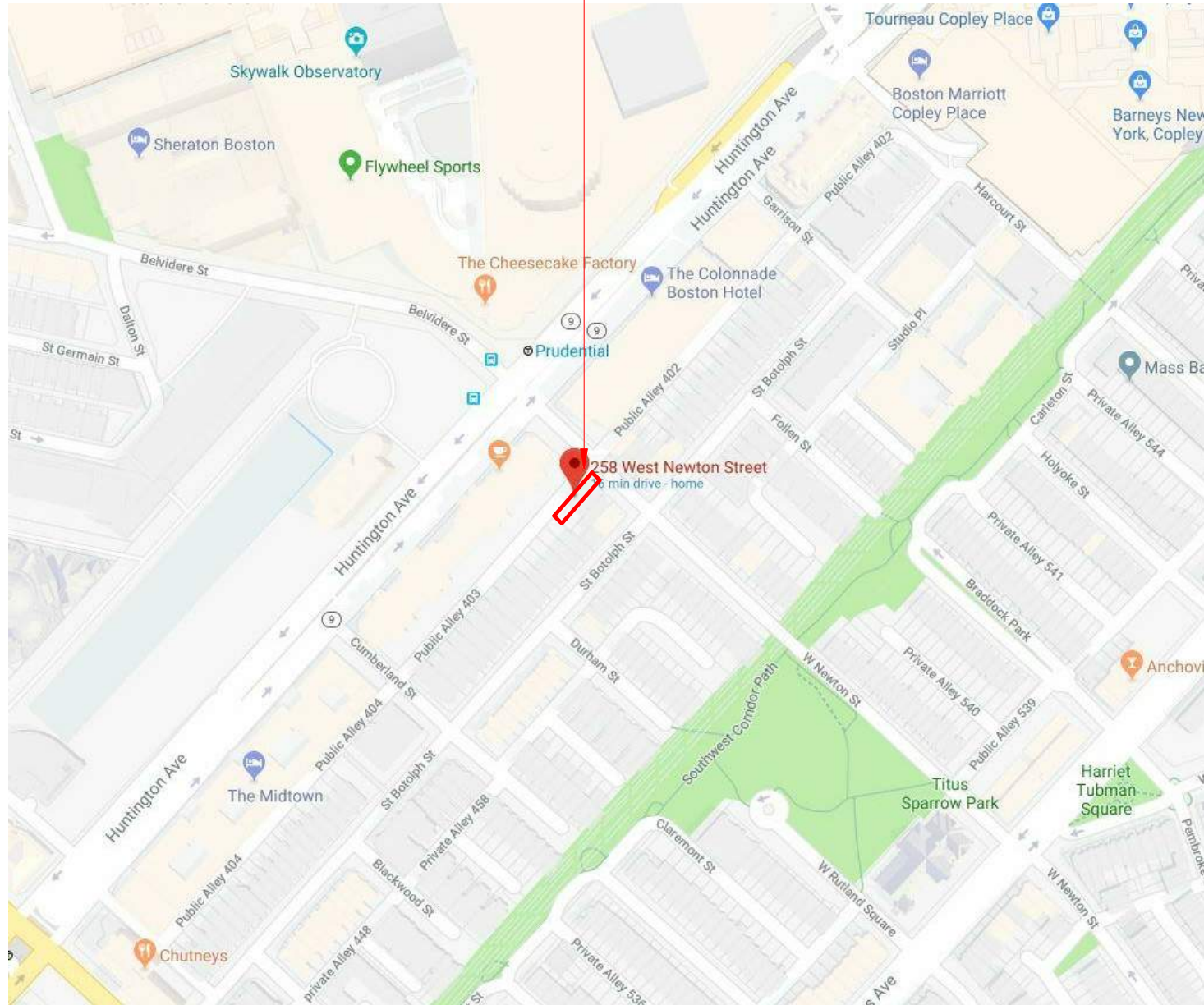
SBACDC

MAY 16, 2018

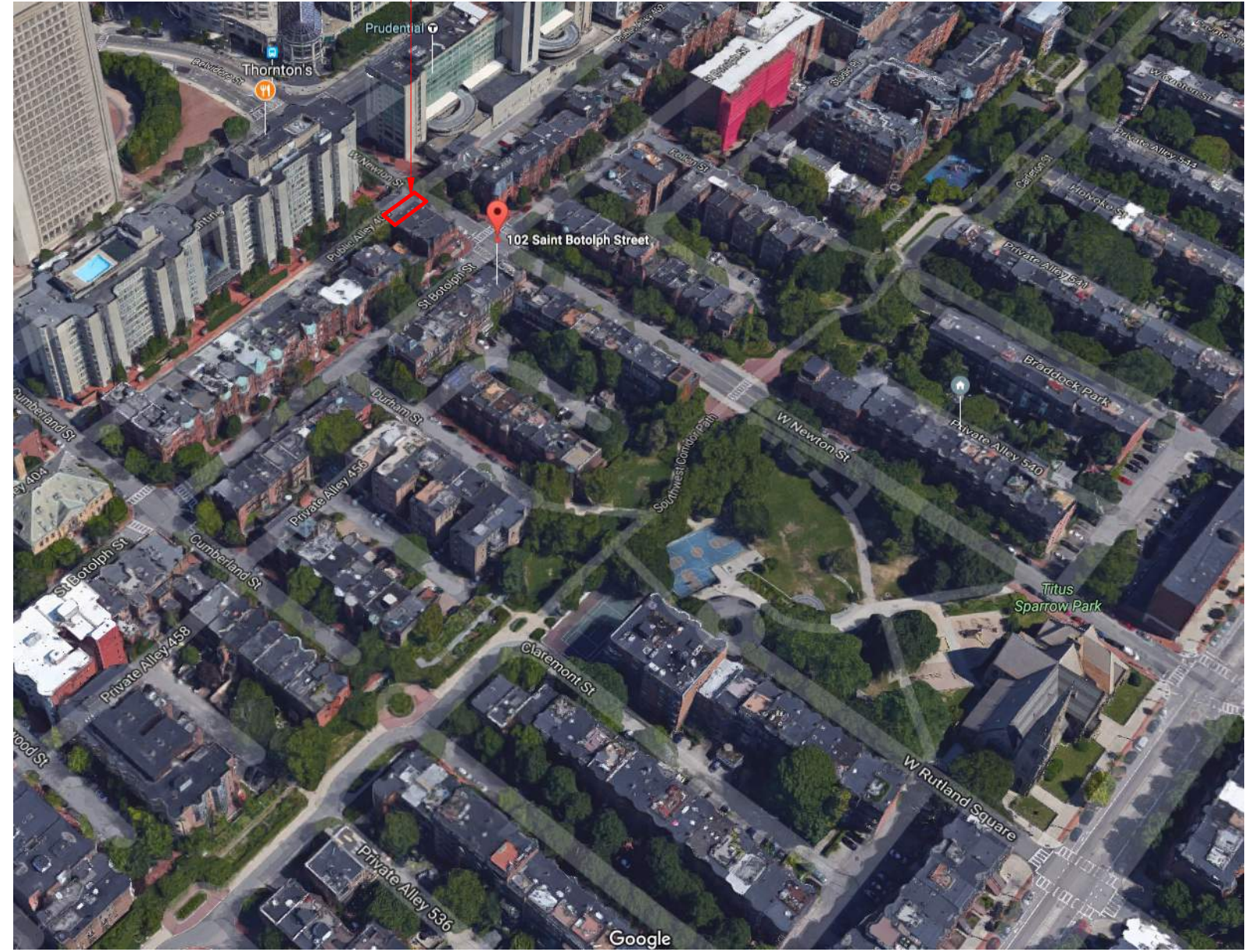


EMBARC STUDIO
ARCHITECTURE + DESIGN

258 W NEWTON STREET



258 W NEWTON STREET





258 W NEWTON STREET



FRONT FACADE
258 WEST NEWTON STREET
BOSTON, MA 02115



258 W NEWTON ST - REAR ELEVATION



258 W NEWTON - SIDE ELEVATION (PUBLIC ALLEY 403)



PUBLIC ALLEY 403



W NEWTON STREET FACING NORTHWEST



W NEWTON STREET FACING SOUTHEAST



PARTIAL FRONT ELEVATION - NON-HISTORIC REPLACEMENT WINDOWS



PARTIAL FRONT ELEVATION - NON-HISTORIC REPLACEMENT WINDOWS



NON-HISTORIC REPLACEMENT WINDOWS AT ALLEY



NEW ROOF DECK WITH BLACK METAL RAILING

REMOVE EXISTING CHIMNEY

REPAIR EXISTING ROOF IN KIND AS REQUIRED.

REPLACE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS WITH NEW "1 OVER 1" PELLA ARCHITECT SERIES WOOD WINDOWS, TYP.

NEW BALCONIES WITH BLACK METAL RAILINGS

REPLACE ALL EXISTING NON-HISTORIC REPLACEMENT WINDOWS WITH NEW "1 OVER 1" PELLA ARCHITECT SERIES WOOD WINDOWS, TYP.

REPAIR EXISTING STONE SILLS AND LINTELS, AS REQUIRED. TYPICAL.

REPAIR AND RESTORE EXISTING DOORS

NEW FRENCH DOORS AND TRANSOMS IN EXPANDED MASONRY OPENINGS

NEW AS-OF-RIGHT REAR DECK WITH BLACK METAL RAILING

REPAIR AND RESTORE EXISTING STOOP, AS REQUIRED.

REPLACE WINDOWS IN ENLARGED OPENINGS. WIDTH TO REMAIN, LOWER SILL 8"

NEW PELLA ARCHITECT SERIES ALUMINUM CLAD WINDOWS IN EXPANDED MASONRY OPENING

NEW DOOR IN EXISTING MASONRY OPENING



1 FRONT ELEVATION
3/16" = 1'-0"

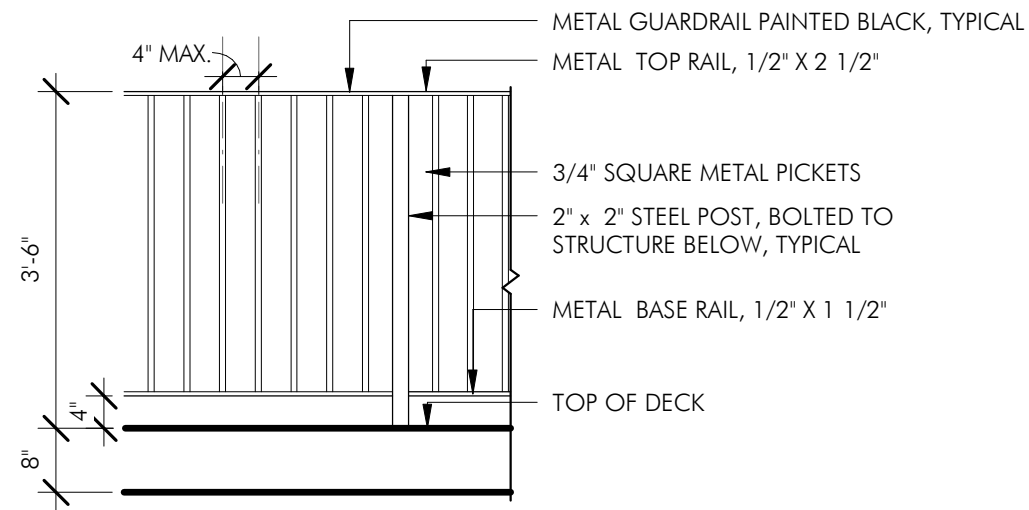
2 REAR ELEVATION
3/16" = 1'-0"

3/16" = 1'-0"

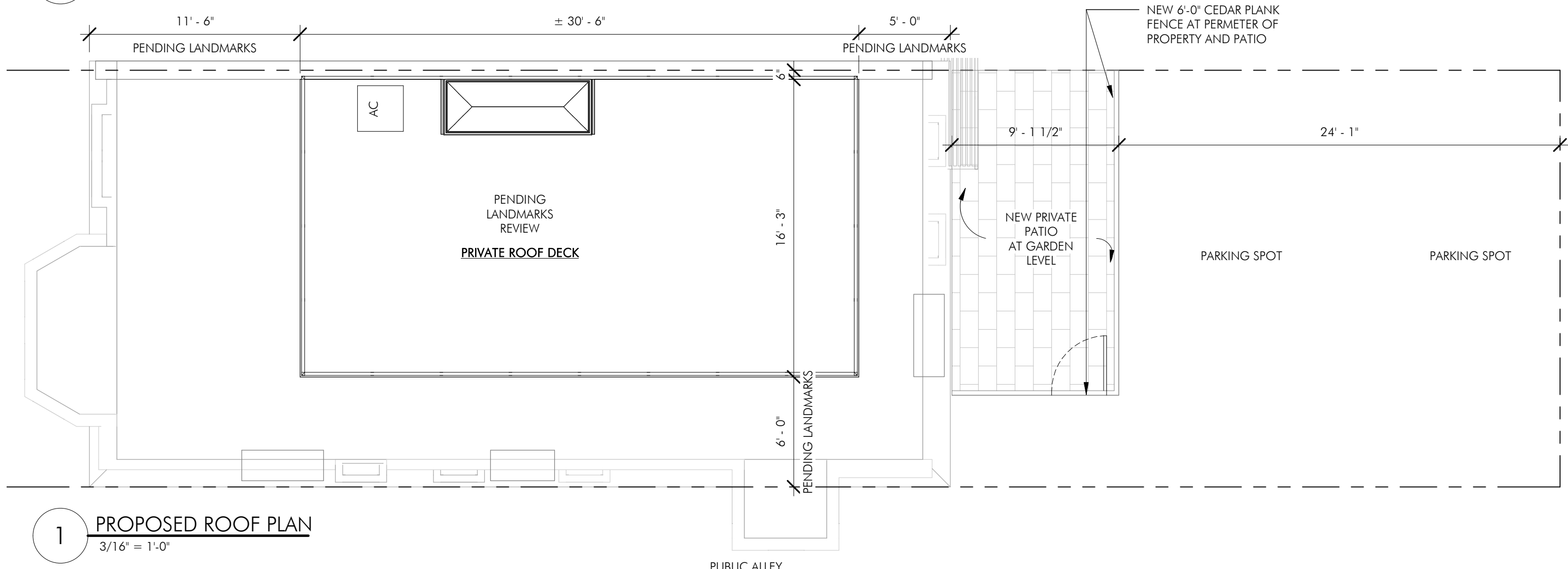


- NEW ROOF DECK WITH BLACK METAL RAILING.
- REMOVE CHIMNEY
- REPAIR AND RESTORE EXISTING DORMER, AS REQUIRED. PAINT HC-69.
- REPAIR EXISTING ROOF AS REQUIRED.
- REPAIR AND REPOINT EXISTING MASONRY FACADE, AS REQUIRED.
- REPAIR ALL EXISTING WINDOWS AND SILLS, AS REQUIRED.
- NEW BALCONIES
- REPAIR AND RESTORE EXISTING ORIEL, AS REQUIRED. PAINT HC-69.
- REPLACE EXISTING WINDOWS WITH NEW, WOOD '1 OVER 1' WINDOWS, TYP.
- NEW AS-OF-RIGHT REAR DECK
- IN-FILL EXISTING WINDOWS REMOVE LINTELS. TOOTH IN NEW BRICK
- REPLACE EXISTING WINDOW LAMINATED GLASS FOR SECURITY AT EGRESS WINDOWS

1/8" = 1'-0"

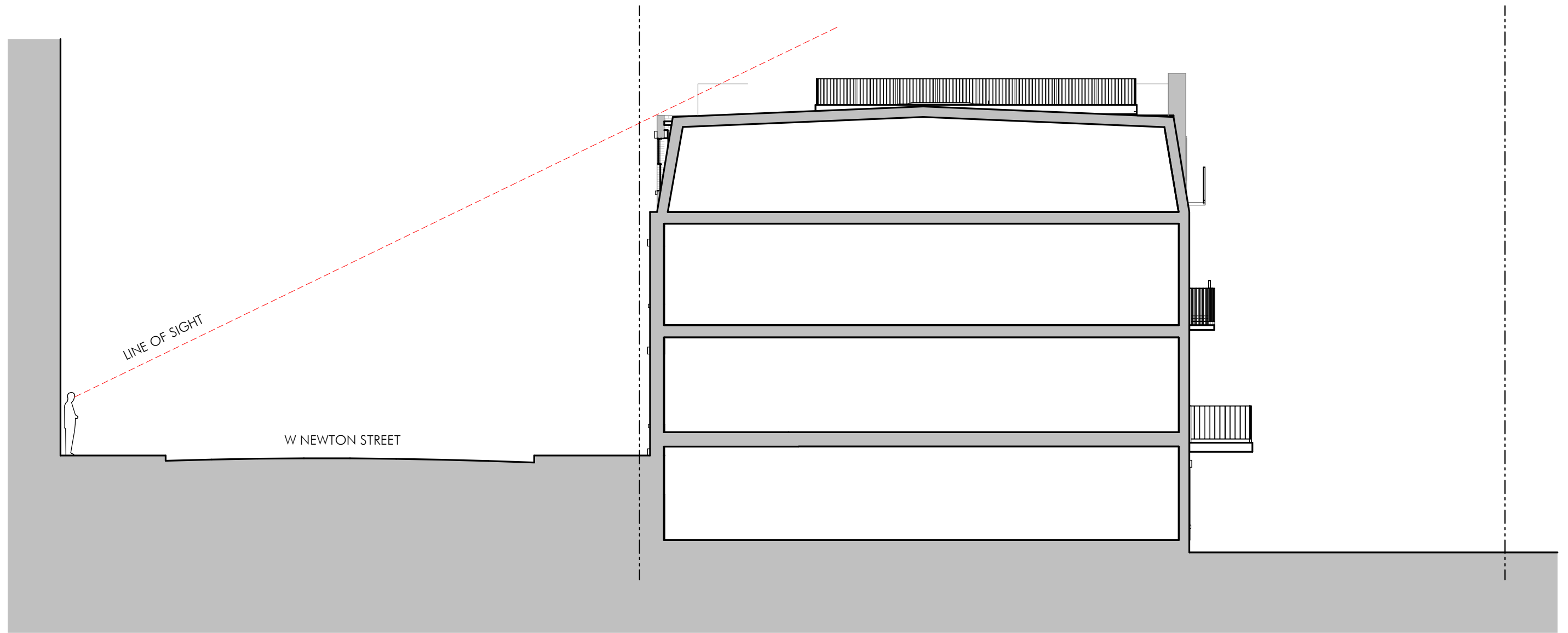


2 TYPICAL DECK/BALCONY RAILING
 1/2" = 1'-0"



1 PROPOSED ROOF PLAN
 3/16" = 1'-0"

As indicated



1" = 10'-0"



MOCK-UP NOT VISIBLE FROM FRONT OF BUILDING OR UP W. NEWTON ST



MOCK-UP FROM W NEWTON ST AND HUNTINGTON AVE



VISIBLE RAILING AT 250 W. NEWTON STREET



VISIBLE RAILING AT 107 ST. BOTOLPH STREET



VISIBLE RAILING AT 94 ST. BOTOLPH STREET