

258 WEST NEWTON STREET

BOSTON, MA 02115

BSA MANAGEMENT

SBACDC

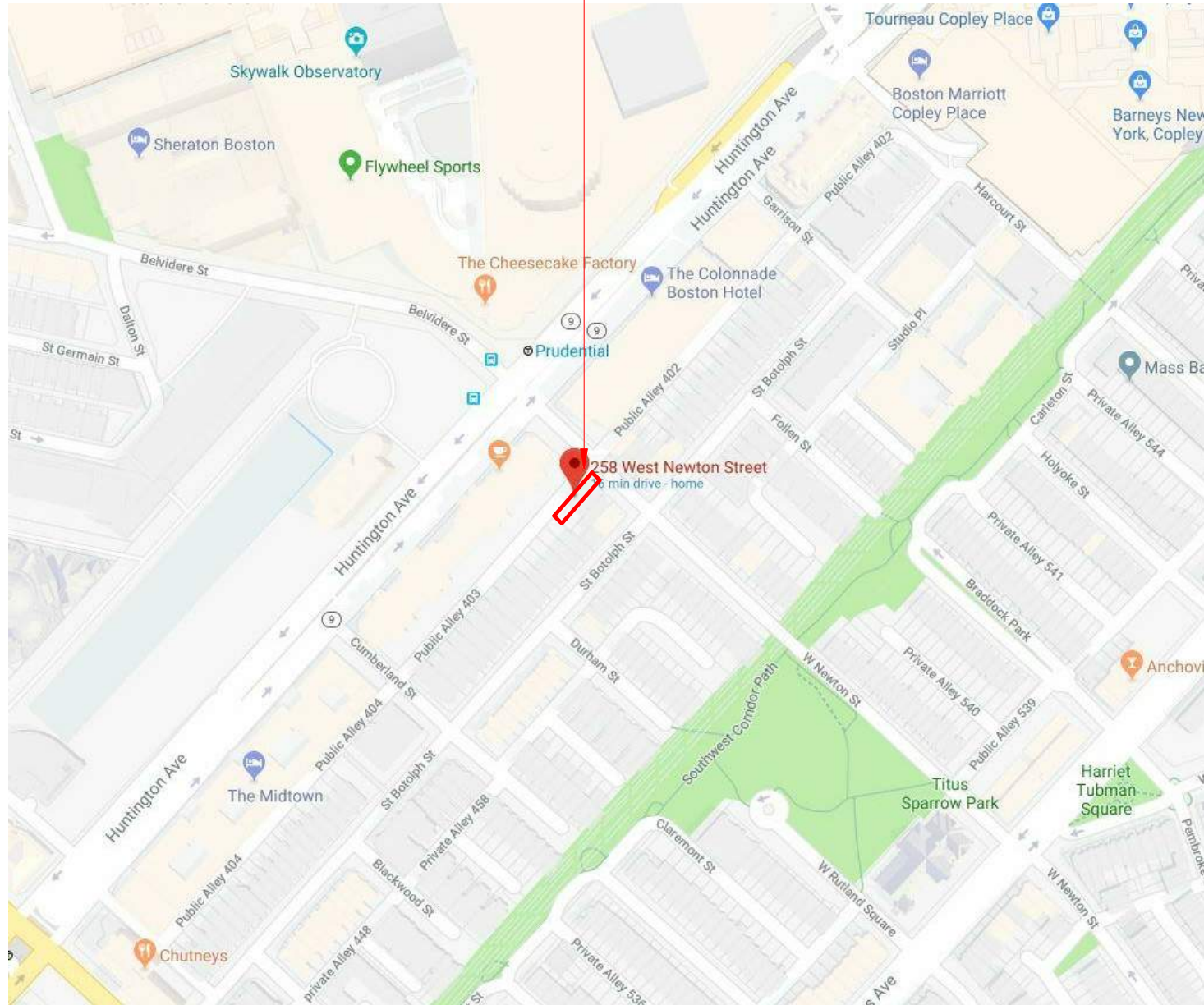
JUNE 7, 2018

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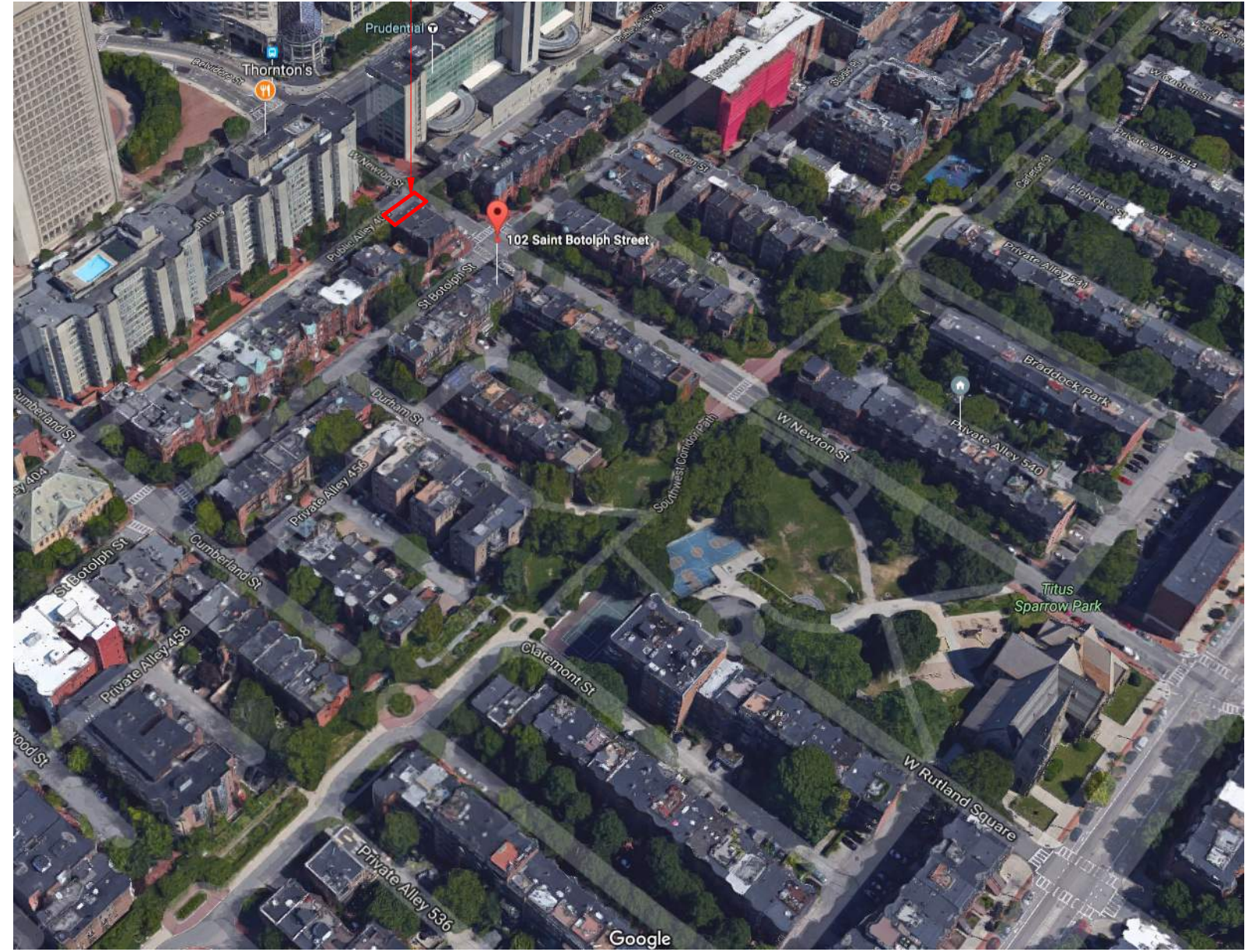


EMBARC STUDIO
ARCHITECTURE + DESIGN

258 W NEWTON STREET



258 W NEWTON STREET





258 W NEWTON STREET





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



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 INSET BALCONIES WITH BLACK METAL RAILINGS. NO PROTRUSION PAST BRICK.

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

MODIFY FIRE BALCONY

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

REPAIR AND RESTORE EXISTING DOORS

NEW FRENCH DOORS AND TRANSOMS IN EXPANDED MASONRY OPENINGS

NEW INSET BALCONIES WITH BLACK METAL RAILINGS. NO PROTRUSION PAST BRICK.

REPAIR AND RESTORE EXISTING STOOP, AS REQUIRED.

REPLACE WINDOWS IN EXISTING OPENINGS.

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"



RESTORE BRICK CORBELING AT CHIMNEY TO MATCH EXISTING

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 INSET BALCONIES. NO PROTRUSION PAST BRICK.

REPAIR AND RESTORE EXISTING ORIEL, AS REQUIRED. PAINT HC-69.

REPLACE EXISTING WINDOWS WITH NEW, WOOD '1 OVER 1' WINDOWS, TYP.

RESTORE CLADDING AND TRIM ON LOWER LEVEL OF ORIEL TO MATCH EXISTING

NEW INSET BALCONIES. NO PROTRUSION PAST BRICK.

REPLACE EXISTING WINDOWS WITH NEW, WOOD '1 OVER 1' WINDOWS WITH LAMINATED GLASS FOR SECURITY, TYP.

1/8" = 1'-0"



EXISTING CHIMNEYS AT ALLEY (NORTH) FACADE



EXISTING ORIEL AT ALLEY (NORTH) FACADE



EXISTING CHIMNEY BREAST AT INTERIOR - SECOND FLOOR



EXISTING CHIMNEY BREAST AT INTERIOR - THIRD FLOOR