



EXISTING
PENTHOUSE

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GRADE

- PROPOSED CASEMENT WINDOWS WITH
STONE SILLS AND HEADERS

- PROPOSED DECK WITH METAL RAILING
SIMILAR TO EXISTING PENTHOUSE RAILING

ARCHITECT

EMBARC

60 K STREET - 3RD FLOOR
Boston, MA 02127
617.766.8330
www.embarcstudio.com

ADDRESS

6-12 BLACKWOOD ST

6-12 BLACKWOOD ST

DRAWING INFORMATION

TITLE: **PROPOSAL**
DATE: **NOVEMBER 2, 2018**

DRAWING NUMBER

02



ARCHITECT

EMBARC

60 K STREET - 3RD FLOOR
Boston, MA 02127
617.766.8330
www.embarcstudio.com

ADDRESS

6-12 BLACKWOOD ST

6-12 BLACKWOOD ST

DRAWING INFORMATION

TITLE:

EXISTING

DATE:

NOVEMBER 2, 2018

DRAWING NUMBER

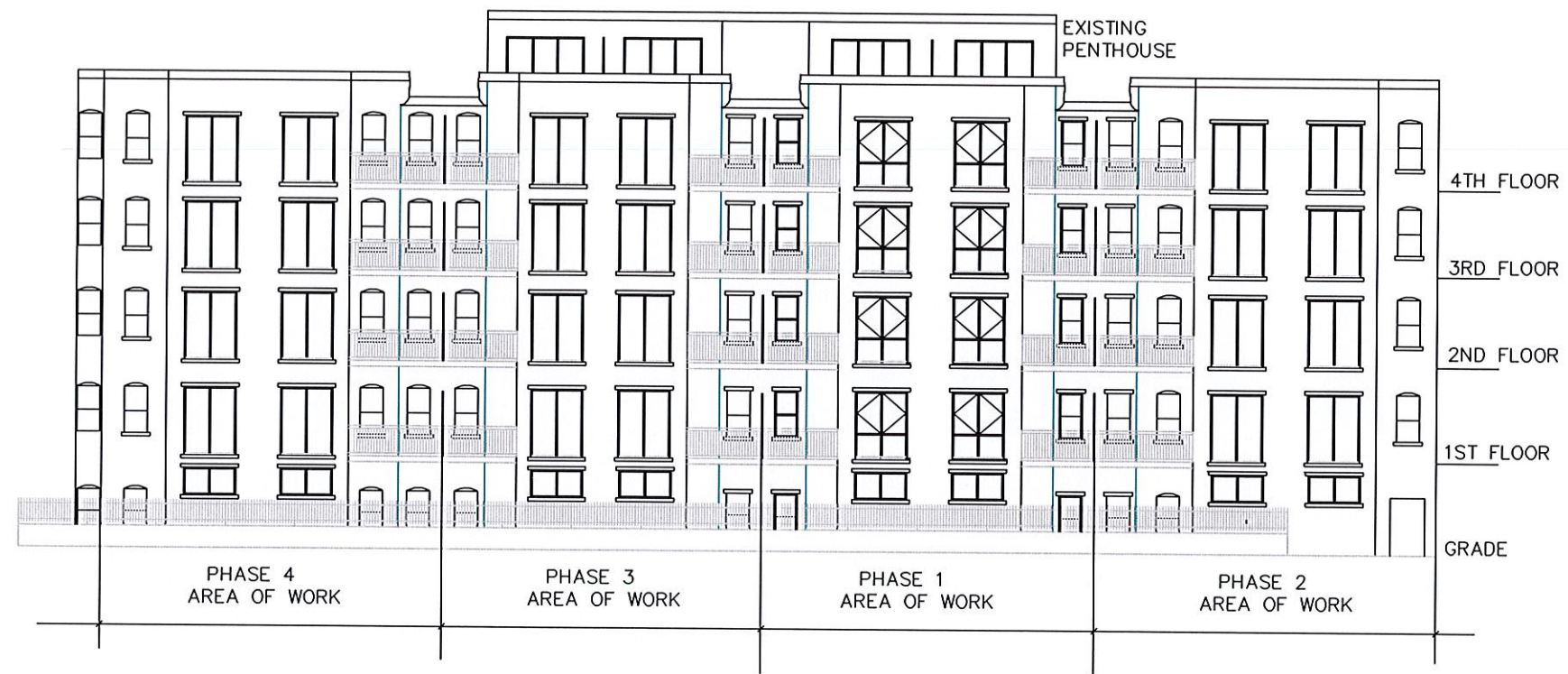
01



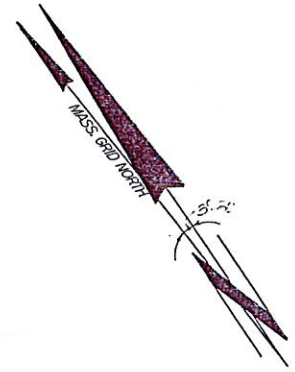
EXISTING REAR OF BUILDING
WINDOWS IN RED TO BE REMOVED AND INFILLED WITH BRICK



EXISTING WINDOWS WITH NEW DECKS



PROPOSED CASEMENT WINDOWS WITH STONE SILLS AND HEADERS
PROPOSED DECK WITH METAL RAILING SIMILAR TO EXISTING PENTHOUSE
RAILING



Deed Description No. 6-12 Blackwood Street

A certain parcel of land situated in Boston (Suffolk County), Mass., bounded and described as follows:

Beginning at a point on the northeasterly sideline of Blackwood Street, said point being 100.00' southeast of the southeast line of St. Botolph Street;

thence turning and running by a ten foot wide passageway, N 34° 59' 34" E, a distance of 100.01 feet to a point;

thence turning and running by the southwesterly line of a 10' wide passageway S 55° 00' 00" E, a distance of 77.67 feet to a point;

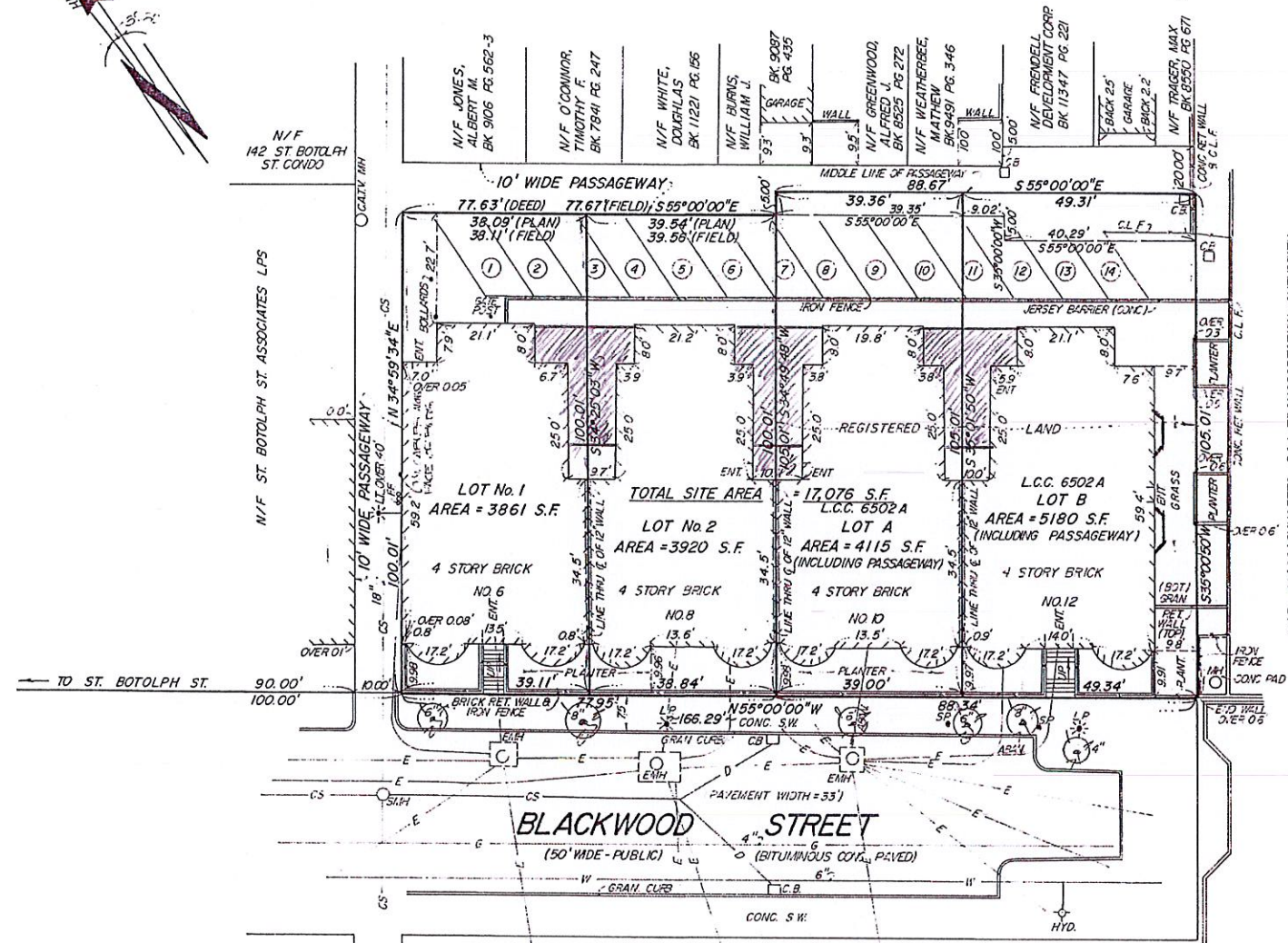
thence turning and running N 34° 49' 48" E, a distance of 5.00 feet to the middle line of a ten foot wide passageway;

thence turning and running by the middle line of a 10' and 20' wide passageway S 55° 00' 00" E, a distance of 88.67';

thence turning and running along the property line of The M.B.T.A., S 35° 00' 50" W, a distance of 105.01 feet to a point on the said northeasterly line of Blackwood Street;

thence turning and running along said northeasterly line of Blackwood Street N 55° 00' 00" W, a distance of 166.29 feet to the point of beginning.

The above described parcel contains 17,076 square feet and is subject to and has benefit of the passageways shown on the plan by Harry R. Feldman, Inc., dated June 11, 1993. No.'s 10 and 12 Blackwood Street (Lots A and B) are Registered Land as shown on the Land Court Case 6502A.



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED,
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL
FIELD SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTION
AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY
ACROSS PROPERTY LINES EXCEPT AS SHOWN.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT
IS BASED WERE MADE (i) IN ACCORDANCE WITH THE
"MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM
LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED
BY ALTA AND ACSM IN 1992 AND INCLUDES ITEMS 3, 4, 7a, 8, 9,
10, 11b & 11c OF TABLE "A" THEREOF, AND (ii) PURSUANT TO
THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM IN
EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A
ZONE "C", AREA OF MINIMAL FLOODING, AS SHOWN ON THE
FLOOD INSURANCE RATE MAP FOR THE CITY OF BOSTON
MASSACHUSETTS, COMMUNITY PANEL NO. 250286 0010 C
EFFECTIVE DATE : APRIL 1, 1982

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS.

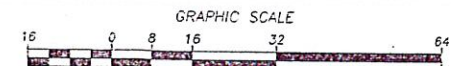
I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE
LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS
AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS
OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR
DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Joseph L. Calabro, Jr. 6-24-93



**ALTA/ACSM LAND TITLE SURVEY
NO. 6-12 BLACKWOOD STREET
BOSTON, MASS**

SCALE: 1"=16'
HARRY R. FELDMAN, INC. LAND SURVEYORS
112 SHAWMUT AVENUE BOSTON, MASS 02118
PHONE: (617)357-9740



REFERENCES

- DEED: BK 9265 PG. 23
- DEED: BK 1481 PG. 129
- DEED: BK 2453 PG. 82
- PLAN: BK 2514 PG. 60
- L.C.C. 6502A
- CITY OF BOSTON ENGINEERING DEPT.
STREET LINE RECORDS.
M.B. 882 PG. 80-81
- CERTIFICATE OF TITLE NO. 90759

ABBREVIATIONS

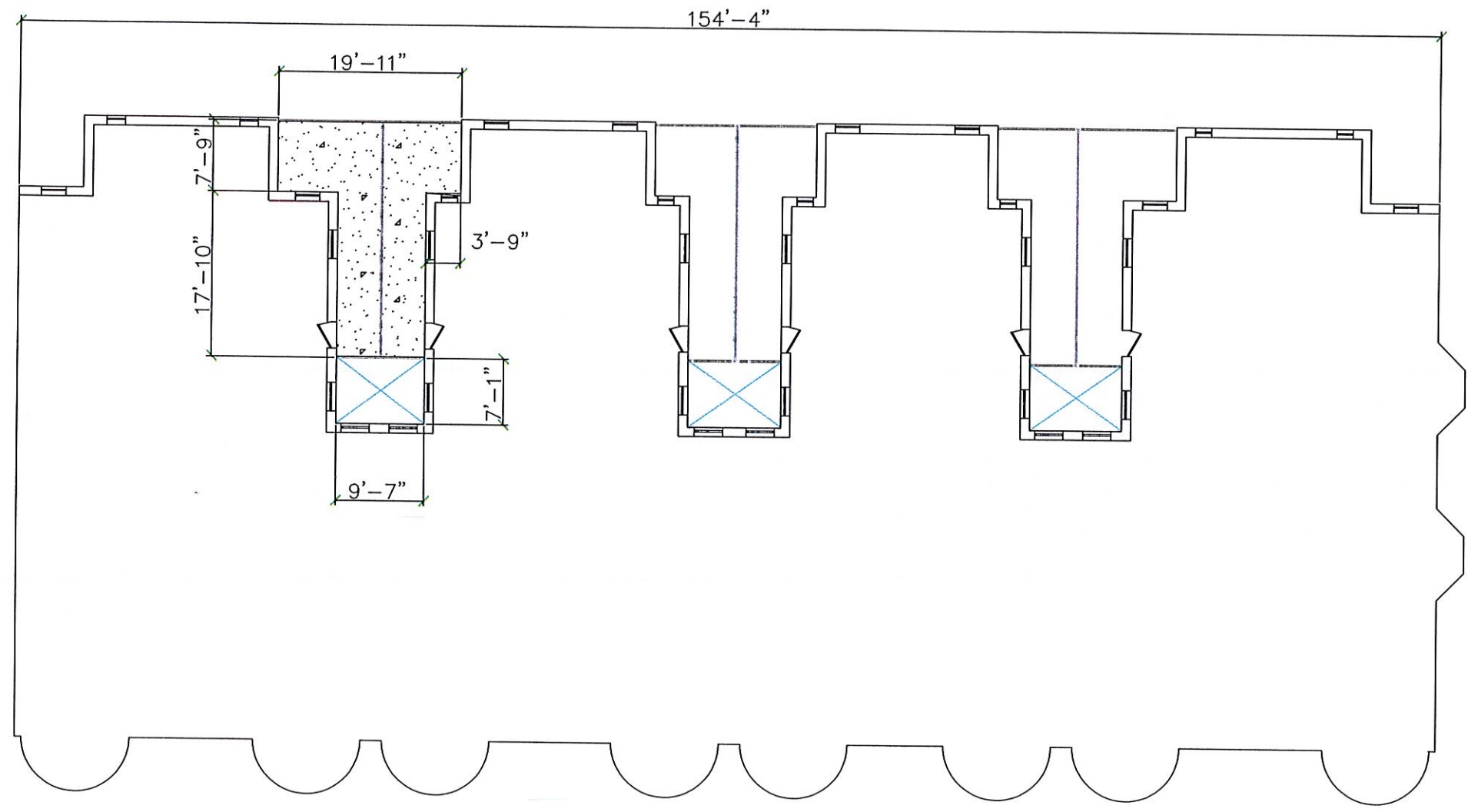
- C.L.F. CHAIN LINK FENCE
- ENT. ENTRANCE
- L.P. LIGHT POLE
- F.F. FUEL FILL
- GRAN. GRANITE
- CONC. SW. CONCRETE SIDEWALK
- RET. RETAINING
- SMH SEWER MANHOLE
- EMH ELECTRIC MANHOLE
- CB CATCH BASIN
- HYD. HYDRANT
- CS COMBINED SEWER
- SP SIGN POLE
- CATV/MH CABLE TELEVISION MANHOLE
- BIT CONC. BITUMINOUS CONCRETE

LEGEND

- W — WATER
- G — GAS
- E — ELECTRIC
- CS — COMBINED SEWER
- D — DRAIN
- 6" 6" TREE

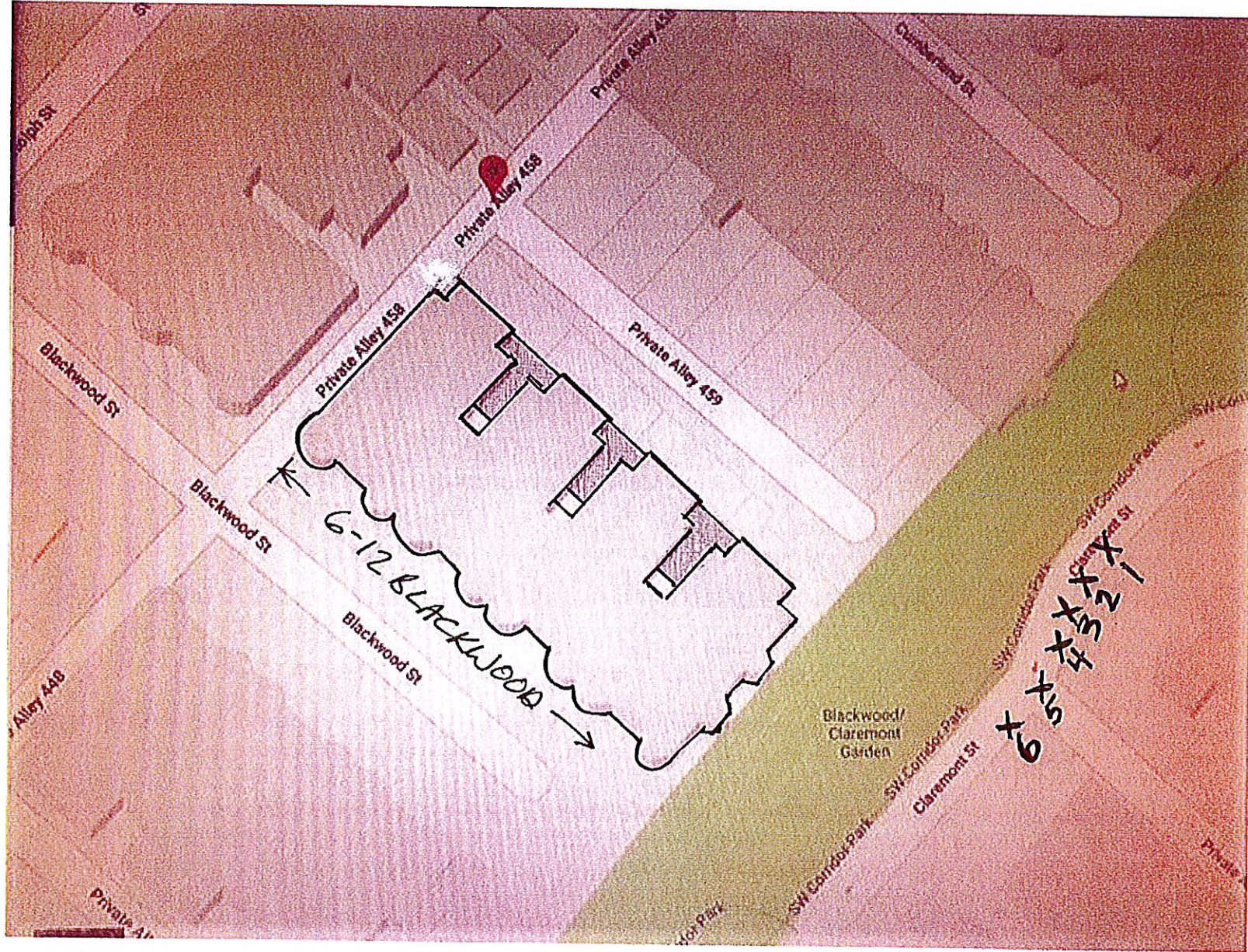
NOTE:

THE UTILITY INFORMATION SHOWN HEREON IS
BASED ON BOTH A FIELD SURVEY AND PLANS OF
RECORD. THE LOCATIONS OF UNDERGROUND PIPES
AND CONDUITS HAVE BEEN DETERMINED FROM THE
AFOREMENTIONED PLANS AND ARE APPROXIMATE
ONLY. THIS UTILITY INFORMATION IS TO BE
USED FOR TITLE INSURANCE PURPOSES ONLY.



6-12 BLACKWOOD STREET





PHOTOS TAKEN
FROM HERE

← PHOTO 3

← PHOTO 2

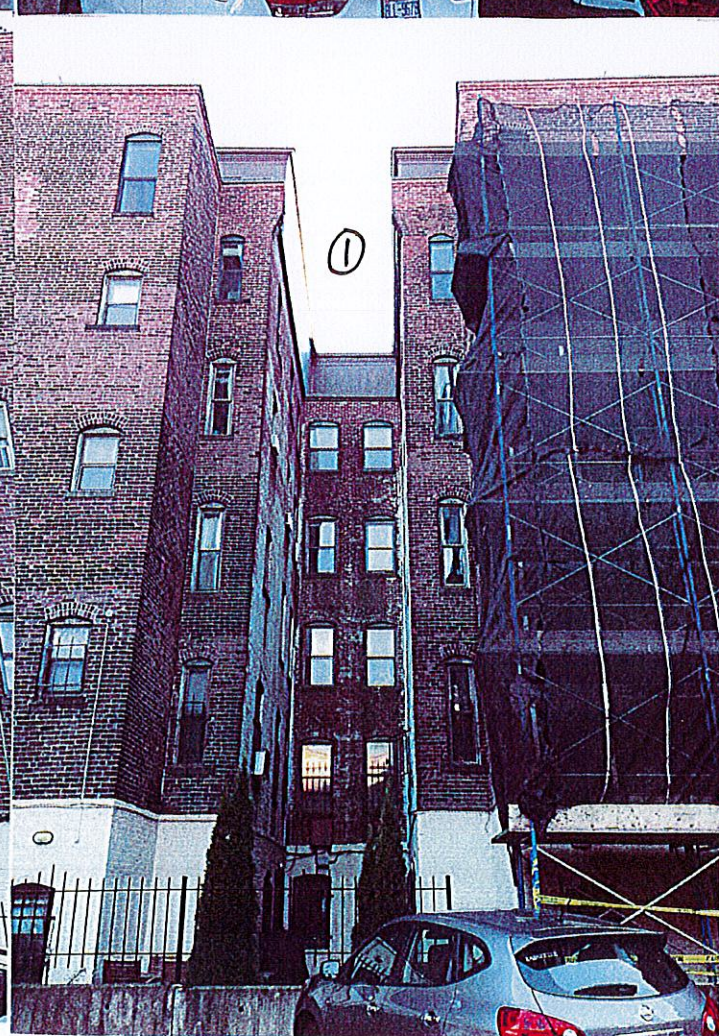
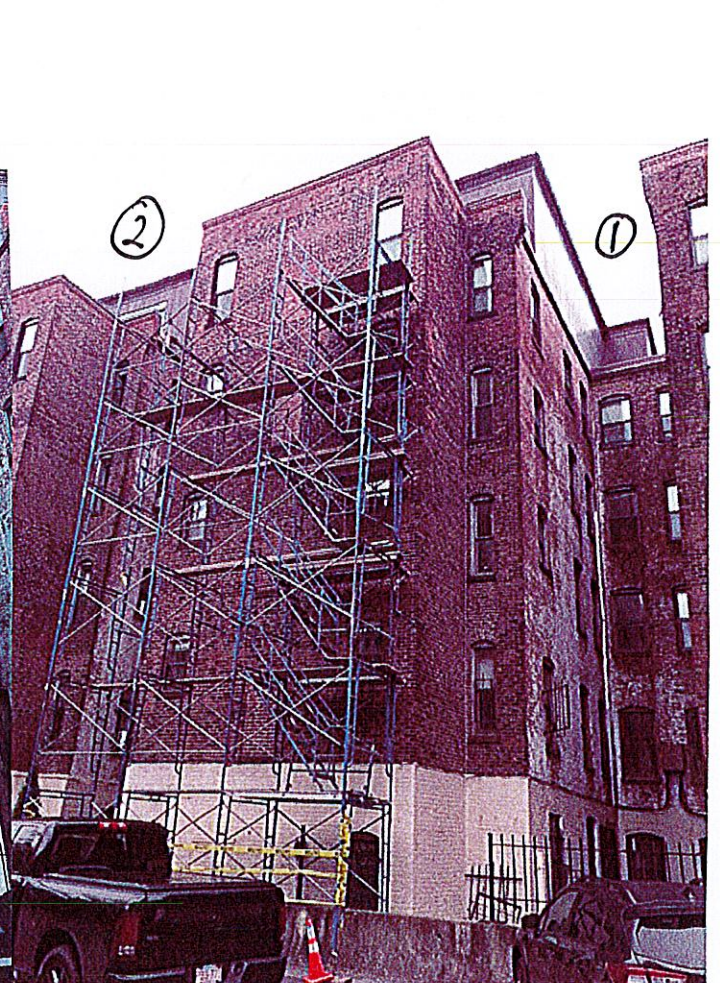
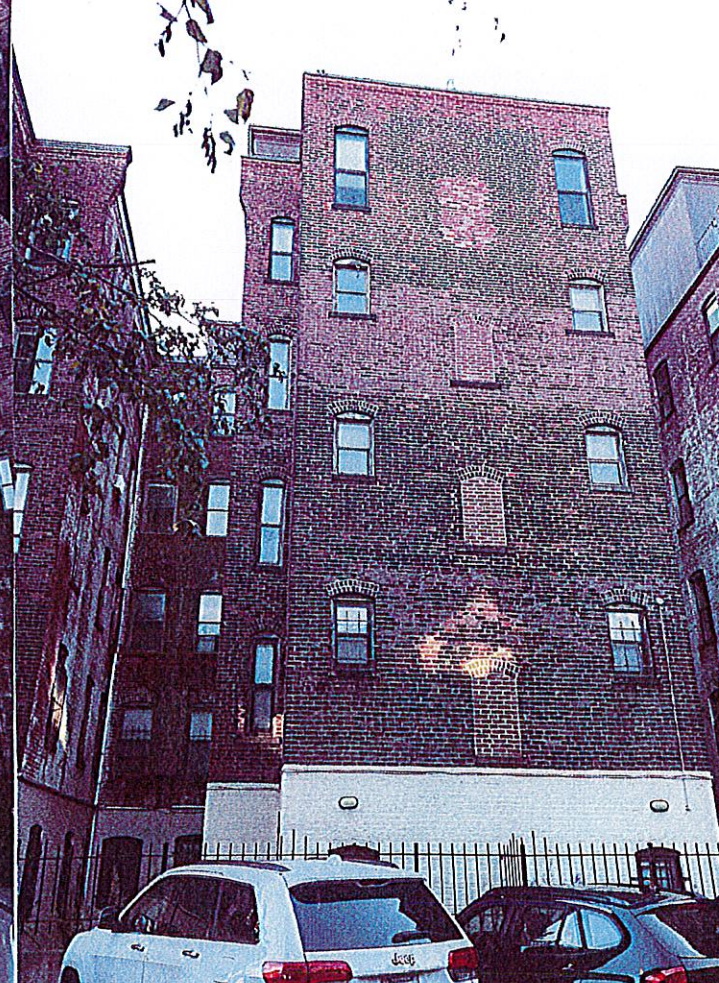
← PHOTO 1



PHOTO 6

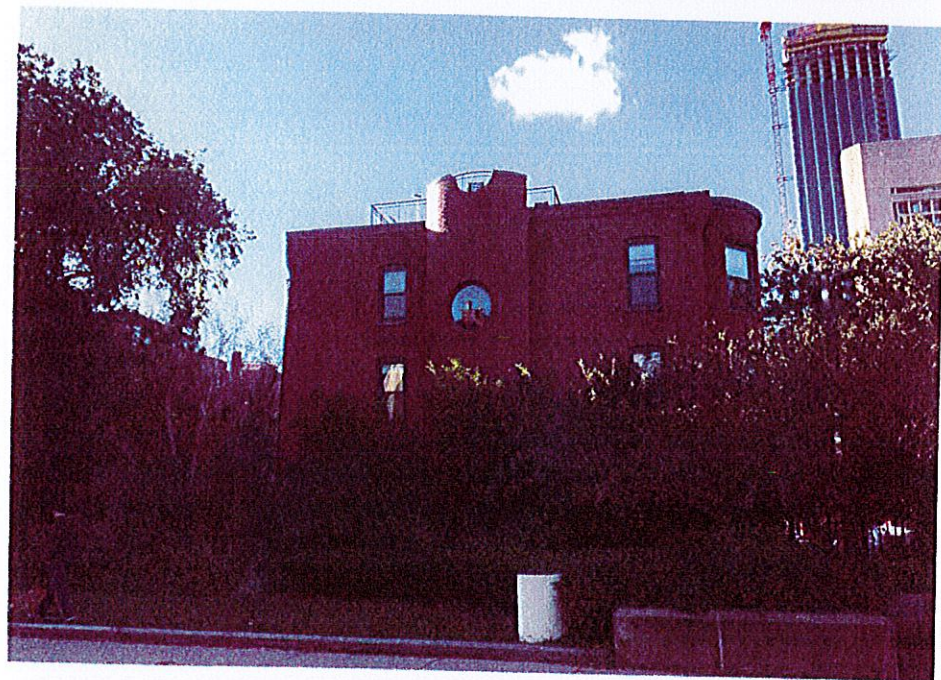
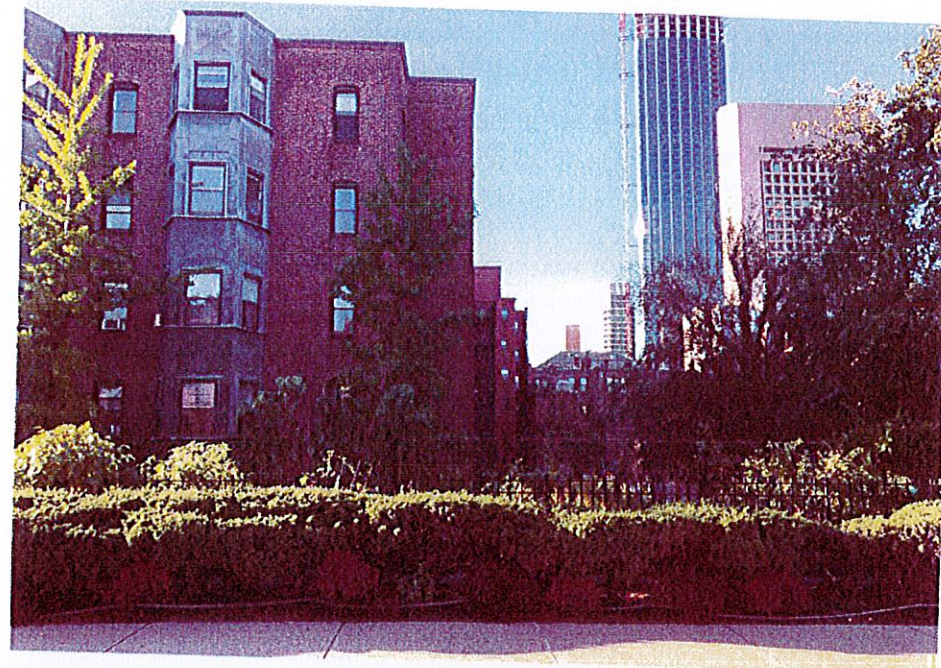
← PHOTO 5

← PHOTO 4

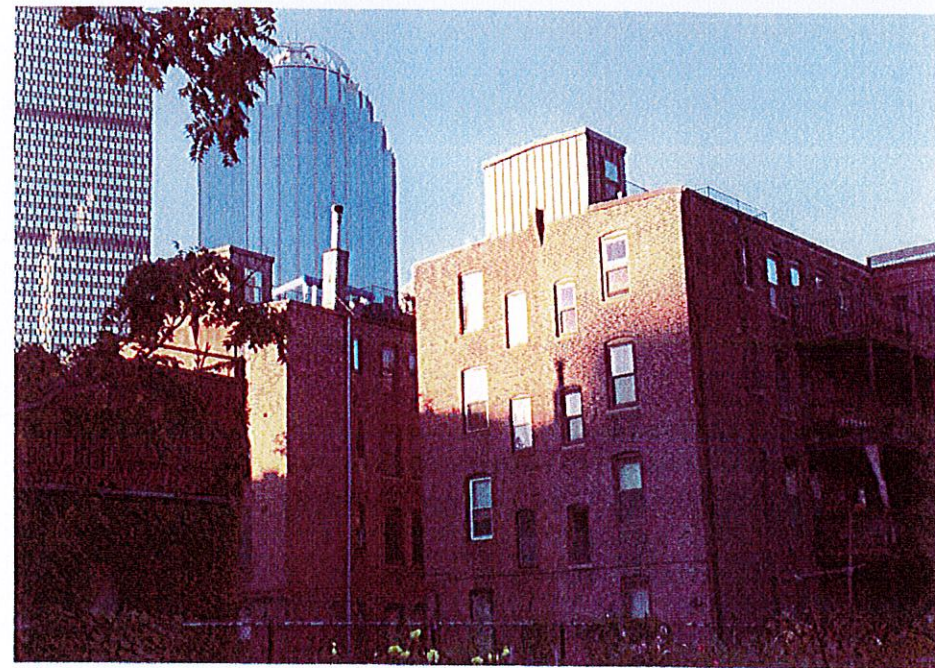
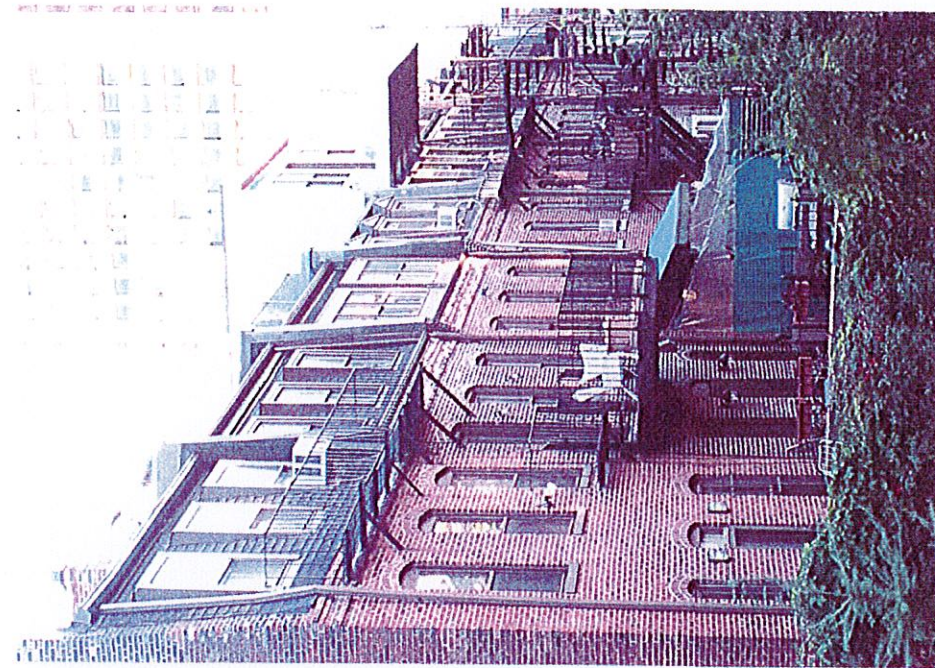




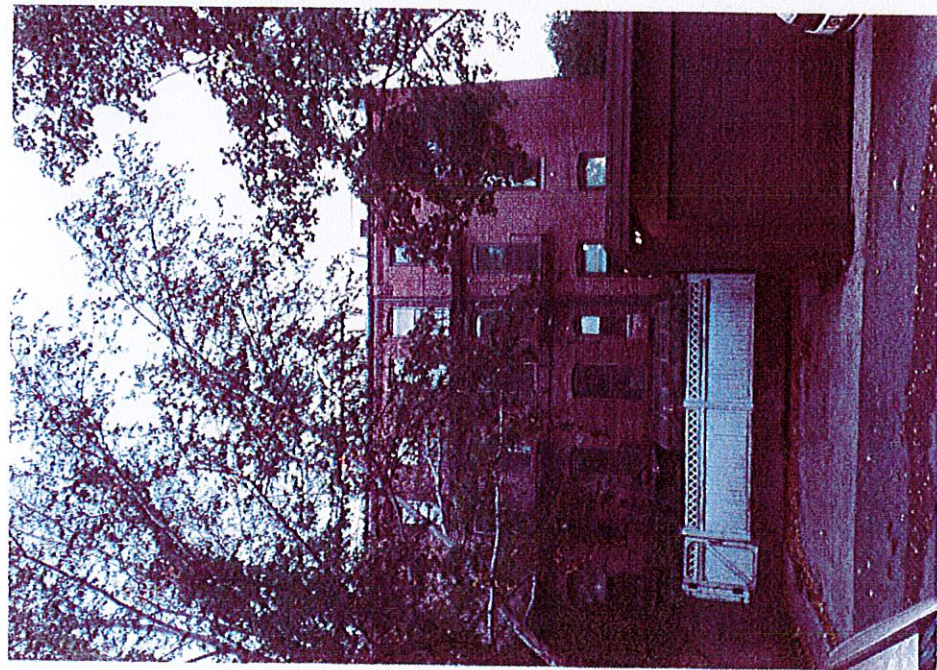
BEHIND BLACKWOOD 6-12 PUBLIC ALLEY 458 AND 459



ALL VIEWS BETWEEN WEST NEWTON AND WELLINGTON STREET
THIS SET IN BLACKWOOD FROM CLAREMONT



ALL VIEWS FROM CLAREMONT STREET BETWEEN WEST NEWTON AND WELLINGTON ST



ALL VIEWS BETWEEN WEST NEWTON AND WELLINGTON STREET