

REPAIR AND RESTORE EXISTING CORNICE, AS REQUIRED.

NEW WOOD 'ONE OVER ONE' WINDOWS IN EXISTING MASONRY OPENINGS, TYP.

REPAIR AND RESTORE EXISTING WINDOW SILLS AND HEADERS, AS REQUIRED.

REPAIR AND REPOINT EXISTING BRICK MASONRY FACADE, AS REQUIRED.

REPAIR AND RESTORE EXISTING BROWNSTONE ORNAMENT AND DOOR SURROUND, AS REQUIRED

REPAIR AND RESTORE EXISTING WOOD ENTRY DOOR AND SIDELITES. PAINT BLACK.

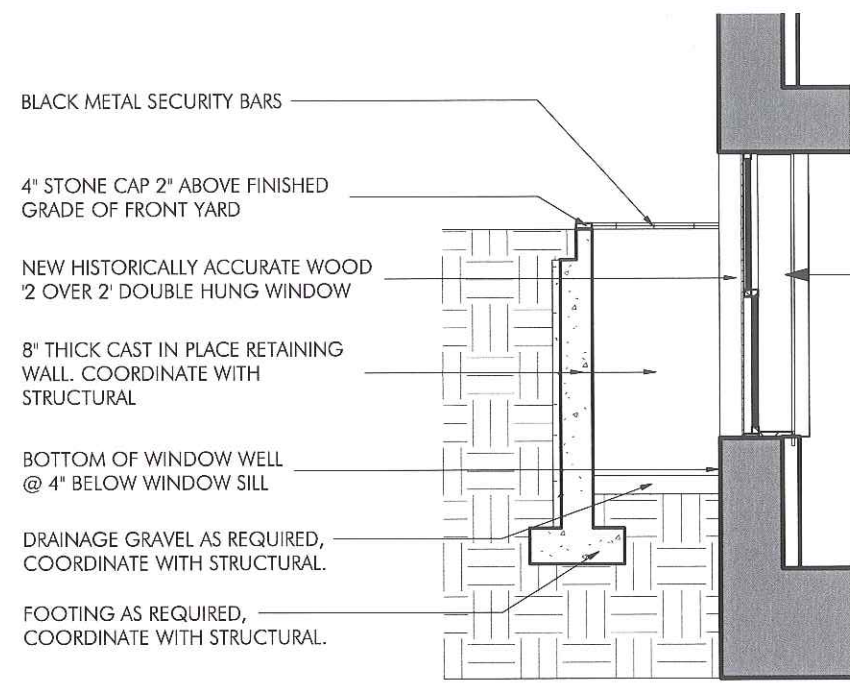
FIRE DEPARTMENT SPRINKLER CONNECTION

REPAIR AND RESTORE EXISTING STOOP, STOOP WALLS, AND GARDEN WALL, AS REQUIRED.

REMOVE NON-ORIGINAL GARDEN RAIL AND STOOP RAIL

CONSTRUCT (2) NEW LIGHT WELLS (1) REQUIRED FOR EGRESS SECOND PROPOSED FOR SYMMETRY

3/16" = 1'-0"



BLACK METAL SECURITY BARS

4" STONE CAP 2" ABOVE FINISHED GRADE OF FRONT YARD

NEW HISTORICALLY ACCURATE WOOD 2 OVER 2 DOUBLE HUNG WINDOW

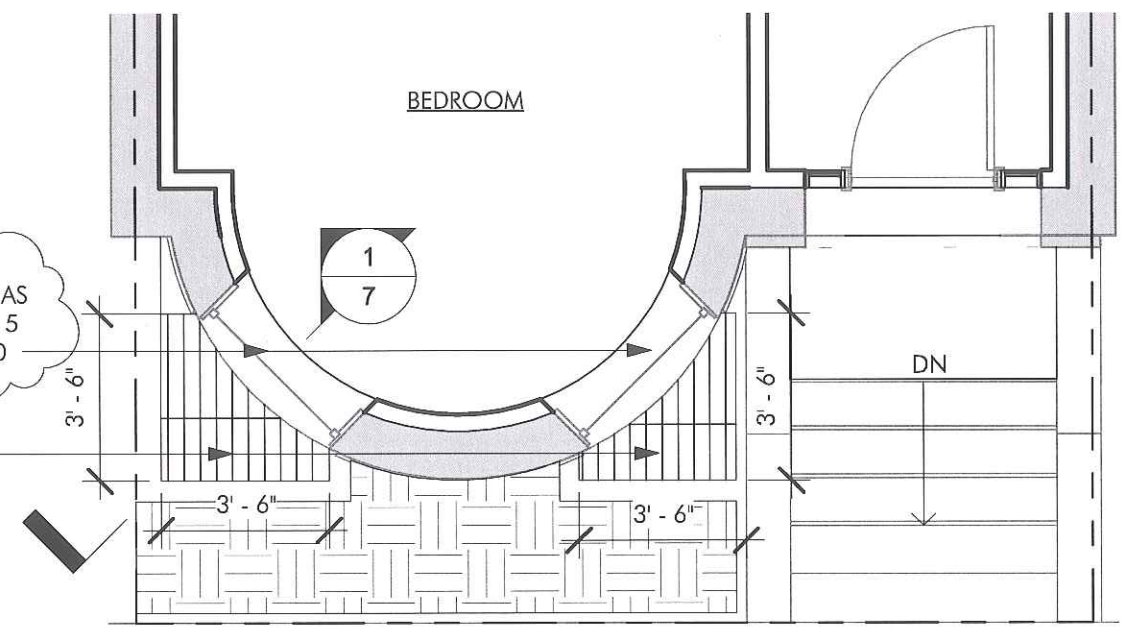
8" THICK CAST IN PLACE RETAINING WALL. COORDINATE WITH STRUCTURAL

BOTTOM OF WINDOW WELL @ 4" BELOW WINDOW SILL

DRAINAGE GRAVEL AS REQUIRED, COORDINATE WITH STRUCTURAL

FOOTING AS REQUIRED, COORDINATE WITH STRUCTURAL

EGRESS WINDOW AS REQUIRED PER 2015 IBC SECTION 1030



BEDROOM

1/7

DN

PROPOSED NEW WINDOW WELLS

3'-6"

3'-6"

3'-6"

1 TYPICAL SECTION @ NEW WINDOW WELLS  
1/4" = 1'-0"

2 FRONT YARD PLAN  
1/4" = 1'-0"

# 27 CUMBERLAND STREET

BOSTON, MA 02115

## THE MENZIE RESIDENCE

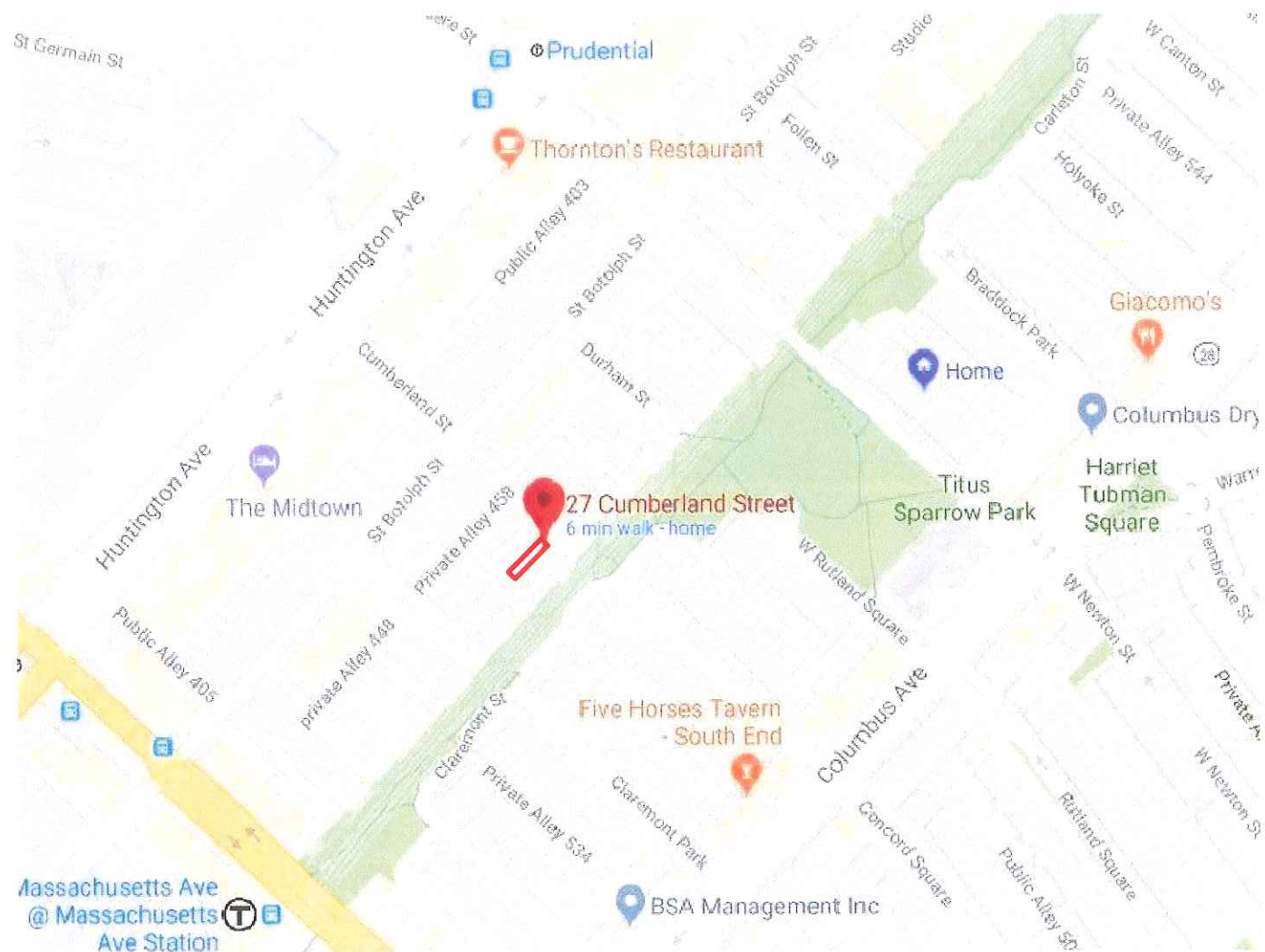
### SBACDC

JUNE 26, 2018

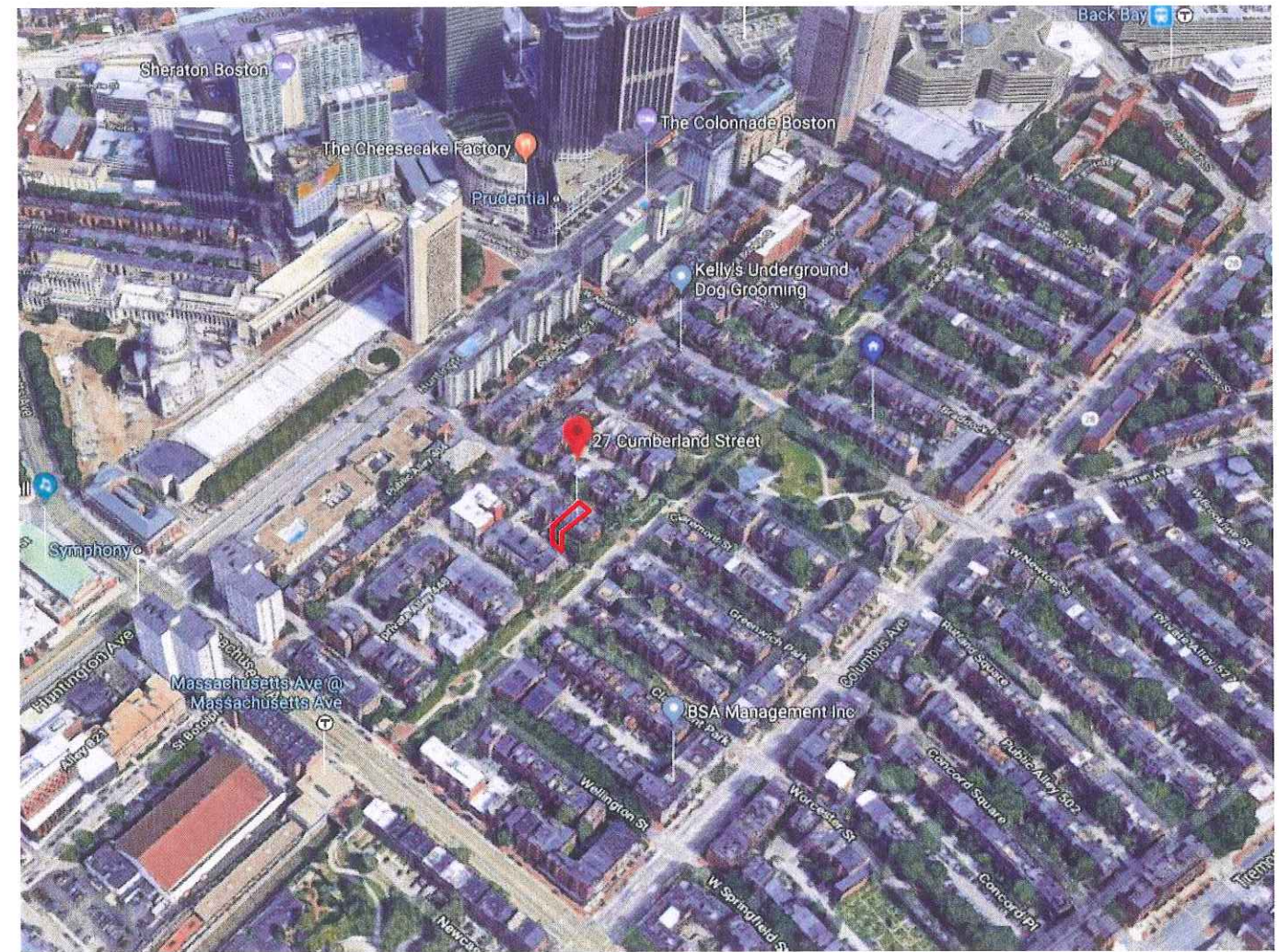
REVISED JULY 12, 2018



**EMBARC** STUDIO  
ARCHITECTURE + DESIGN



AERIAL



BIRD'S EYE



CUMBERLAND STREET LOOKING SOUTH



27 CUMBERLAND STREET



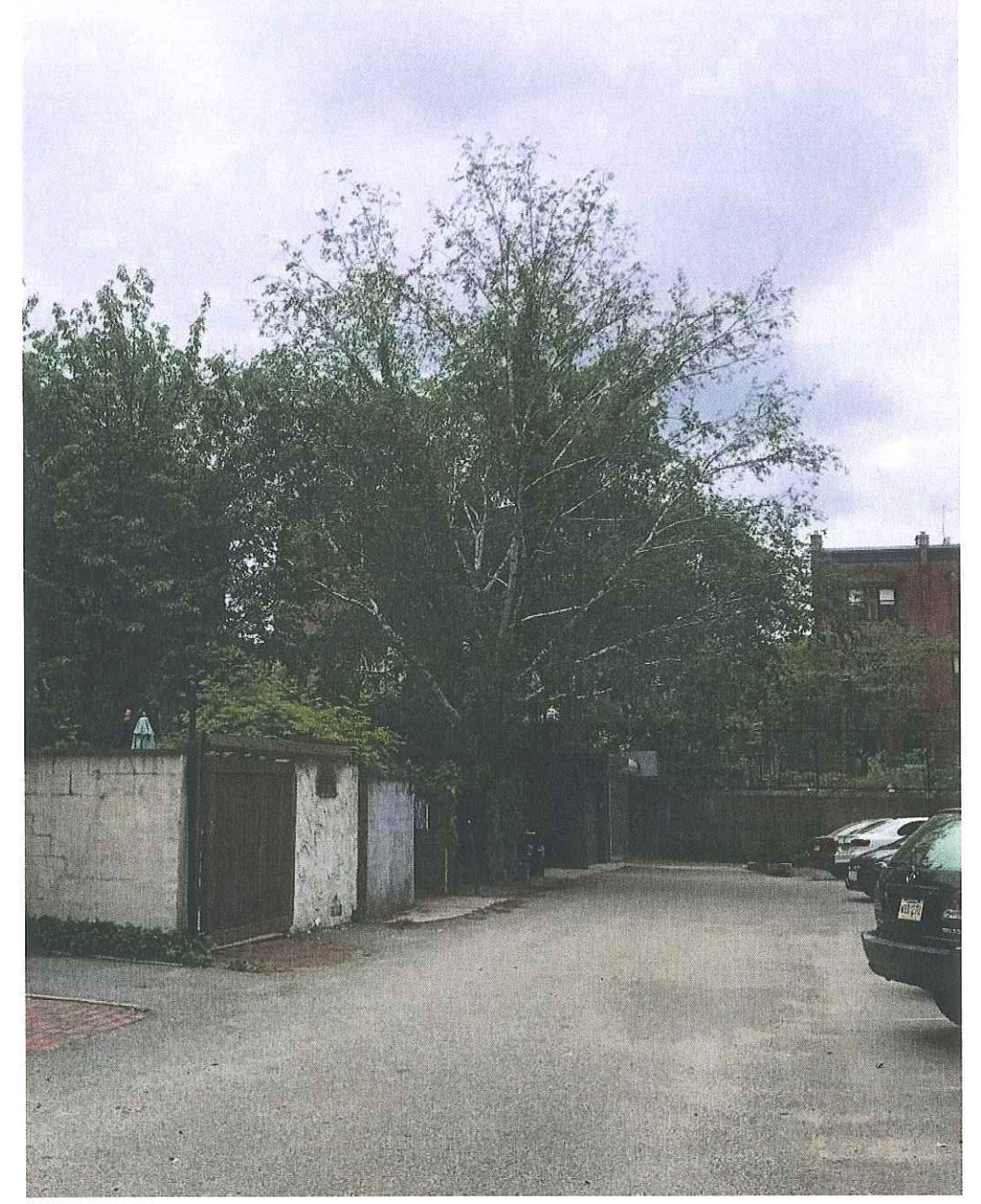
CUMBERLAND STREET LOOKING NORTH



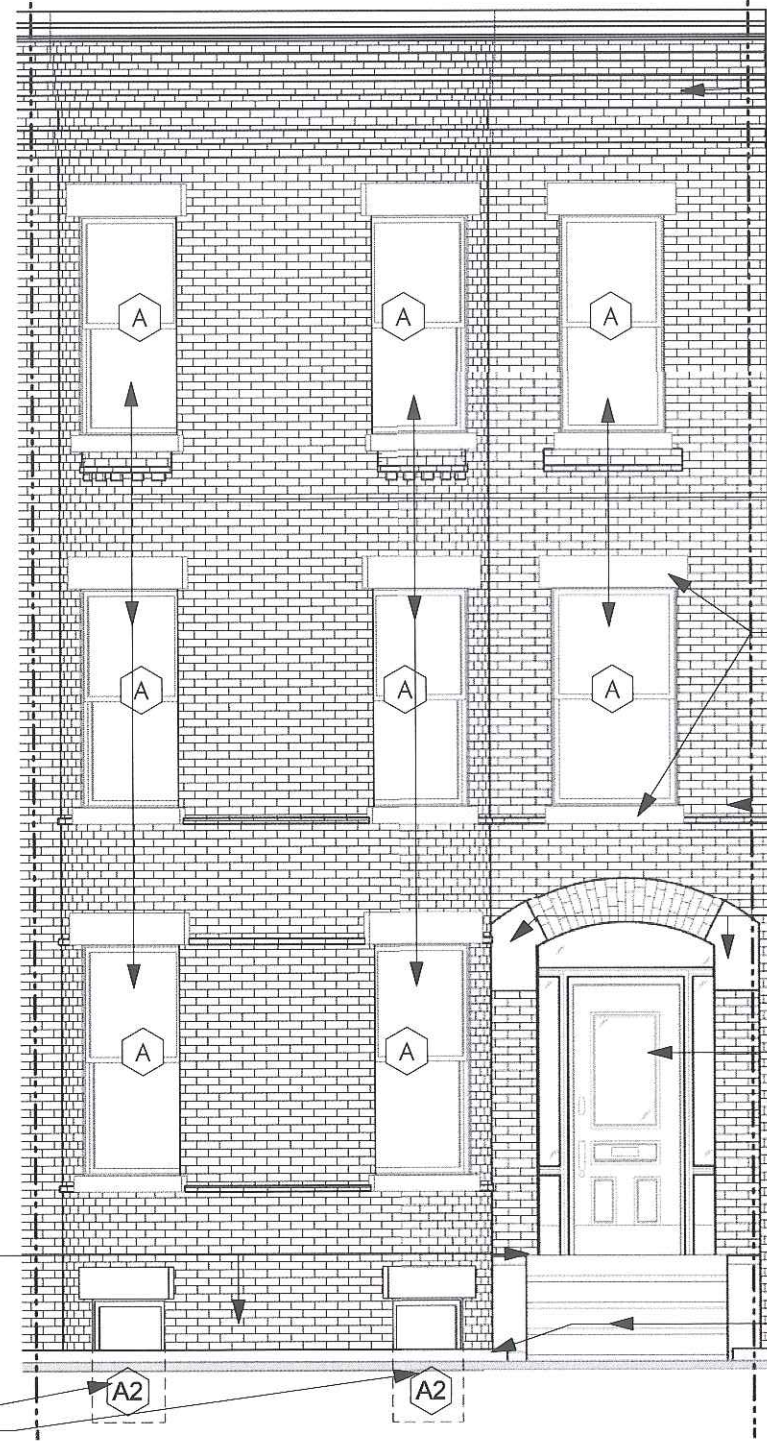
REAR ALLEY FACING NORTH



REAR ELEVATION OF 27 CUMBERLAND STREET (PRIVATE ALLEY)



REAR ALLEY FACING SOUTH



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REMOVE NON-ORIGINAL GARDEN RAIL AND STOOP RAIL

CONSTRUCT (2) NEW LIGHT WELLS FOR EGRESS WINDOWS

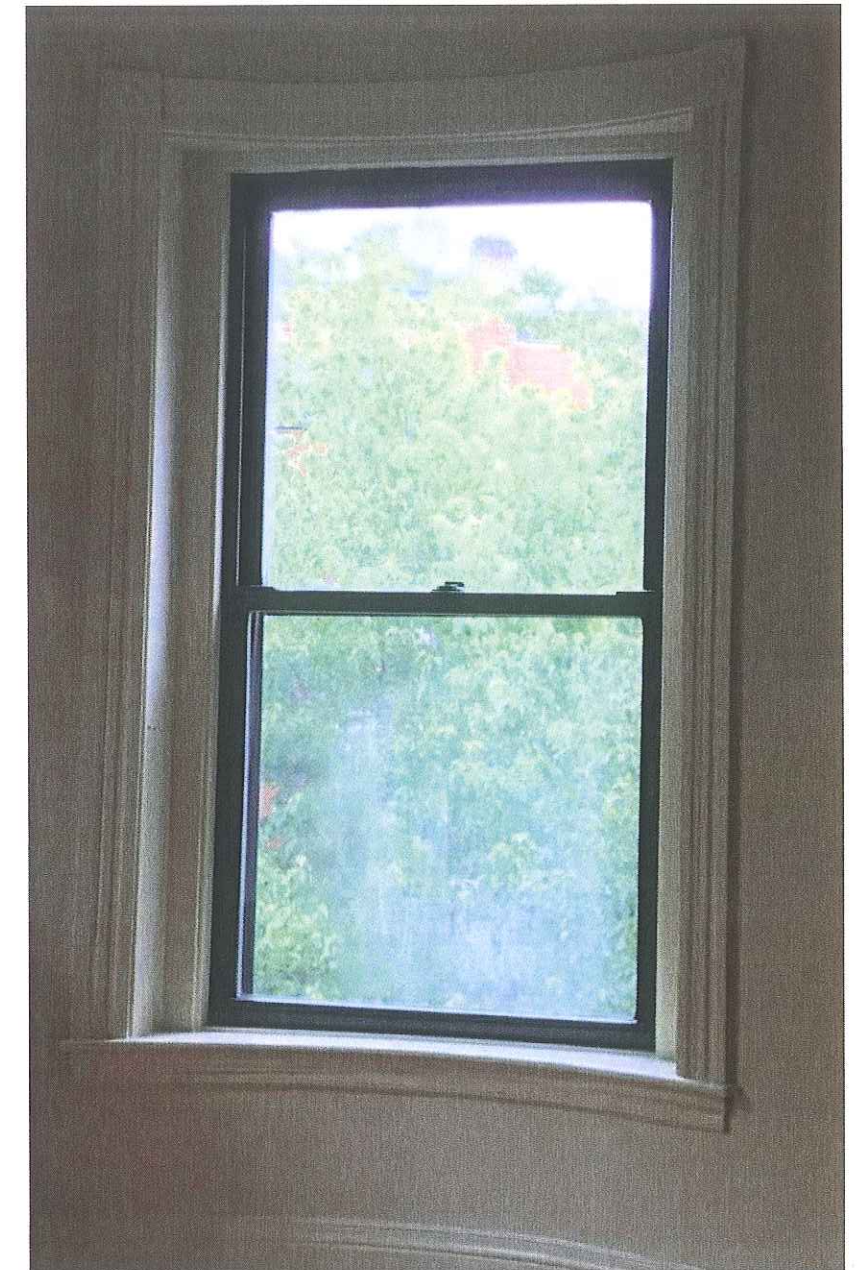
3/16" = 1'-0"



EXISTING FRONT DOOR



EXISTING WINDOWS



EXISTING WINDOW





31 CUMBERLAND



29 CUMBERLAND - NO RAILS



21-19-17 CUMBERLAND



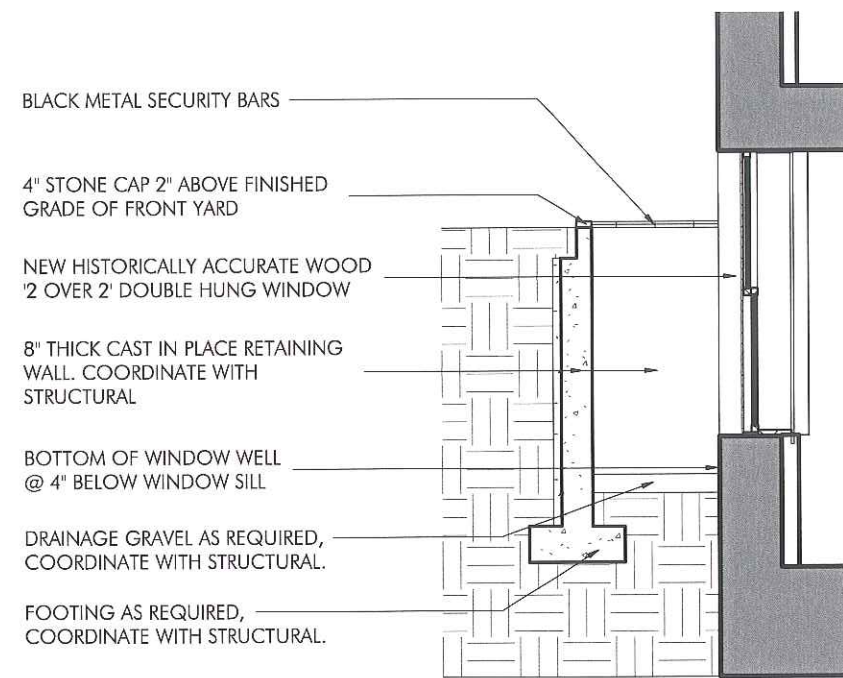
27 CUMBERLAND



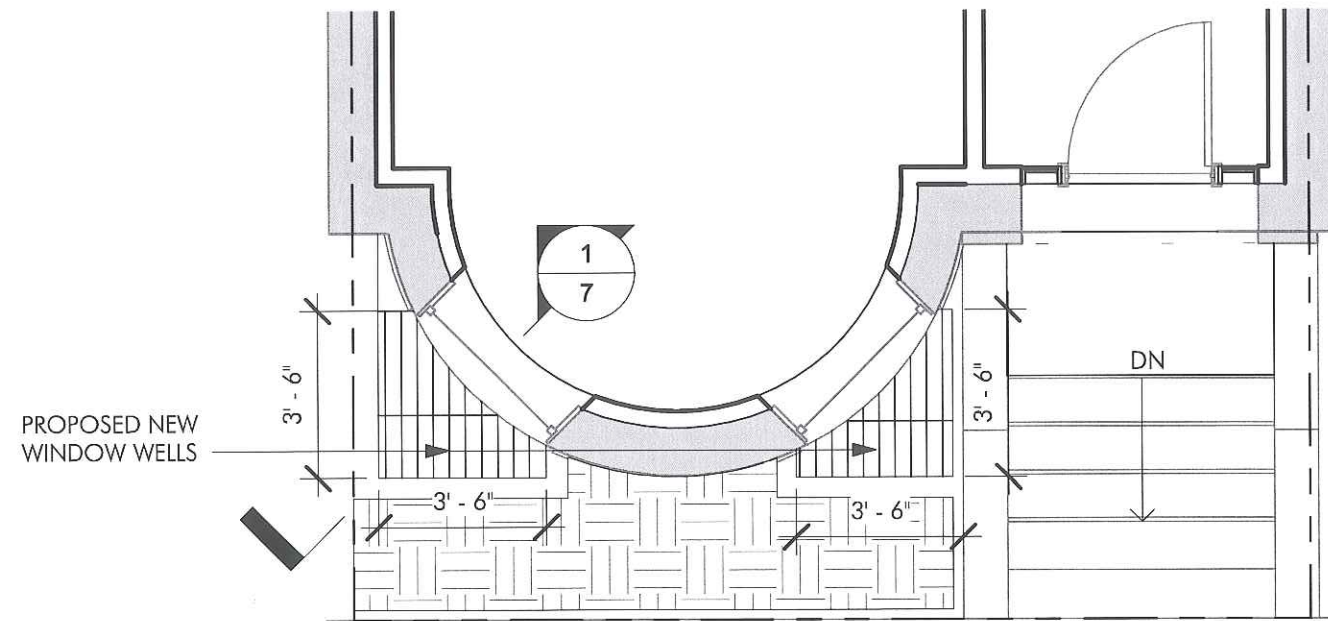
25-23 CUMBERLAND - PIPE RAIL AT STOOP; NO GARDEN RAILS



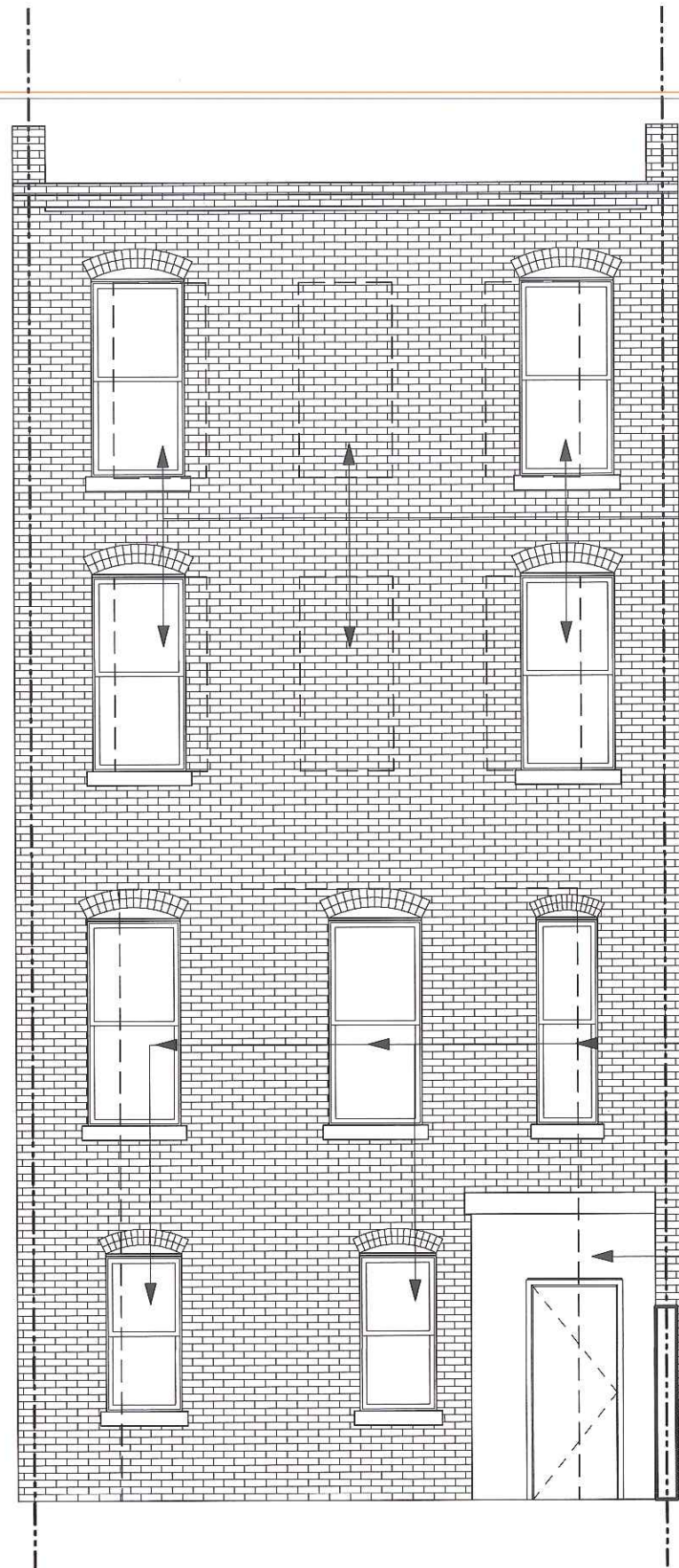
17 CUMBERLAND



**1** TYPICAL SECTION @ NEW WINDOW WELLS  
1/4" = 1'-0"



**2** FRONT YARD PLAN  
1/4" = 1'-0"



EXISTING

REMOVE WINDOWS.  
NEW MASONRY OPENINGS.  
IN-FILL WHERE REQUIRED WITH OLD  
BRICK. TOOTH IN BRICK

REMOVE WINDOWS.  
NEW MASONRY OPENING.  
IN-FILL WHERE REQUIRED WITH OLD  
BRICK. TOOTH IN BRICK

REMOVE NON-ORIGINAL ELL



PROPOSED

NEW ROOF DECK WITH BLACK METAL RAIL

NEW "ONE OVER ONE" ALUMINUM CLAD WOOD  
WINDOWS IN NEW MASONRY OPENINGS. NEW  
OPENINGS/WINDOWS TO MATCH SIZE OF  
EXISTING (LARGER) WINDOWS.  
NEW ARCHED BRICK HEADERS

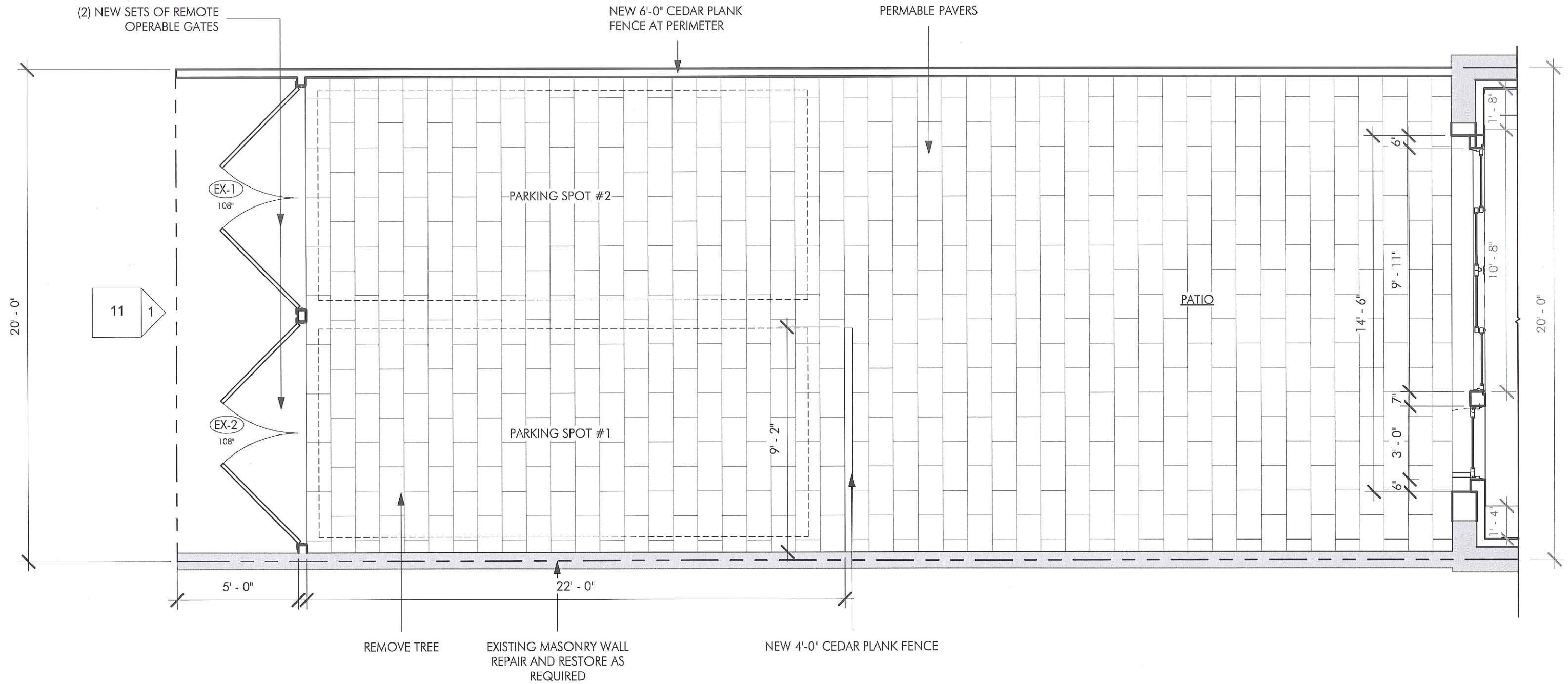
NEW CLAD WINDOWS/DOORS WITH BLACK TRIM

NEW BLACK METAL GUARD RAIL

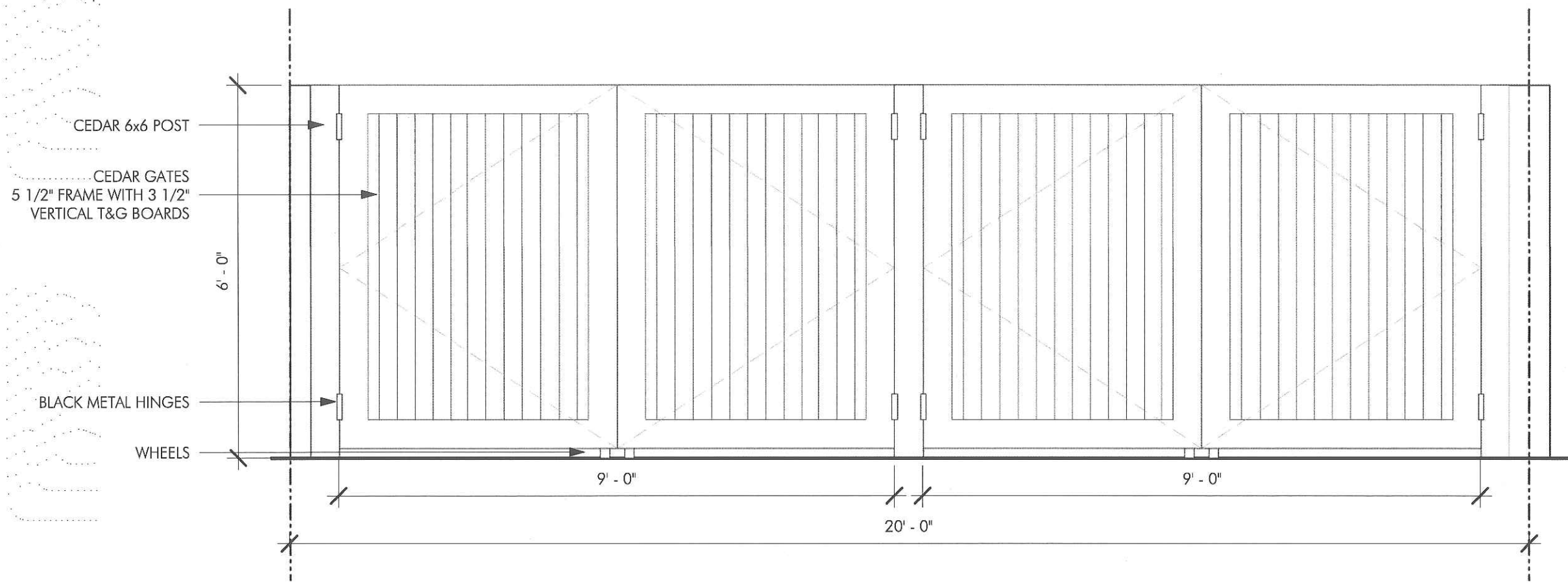
NEW CLAD WINDOWS/DOORS WITH BLACK TRIM

3/16" = 1'-0"





1/4" = 1'-0"



CEDAR 6x6 POST  
 CEDAR GATES  
 5 1/2" FRAME WITH 3 1/2"  
 VERTICAL T&G BOARDS

BLACK METAL HINGES  
 WHEELS

6' - 0"

9' - 0"

9' - 0"

20' - 0"

1/2" = 1'-0"