

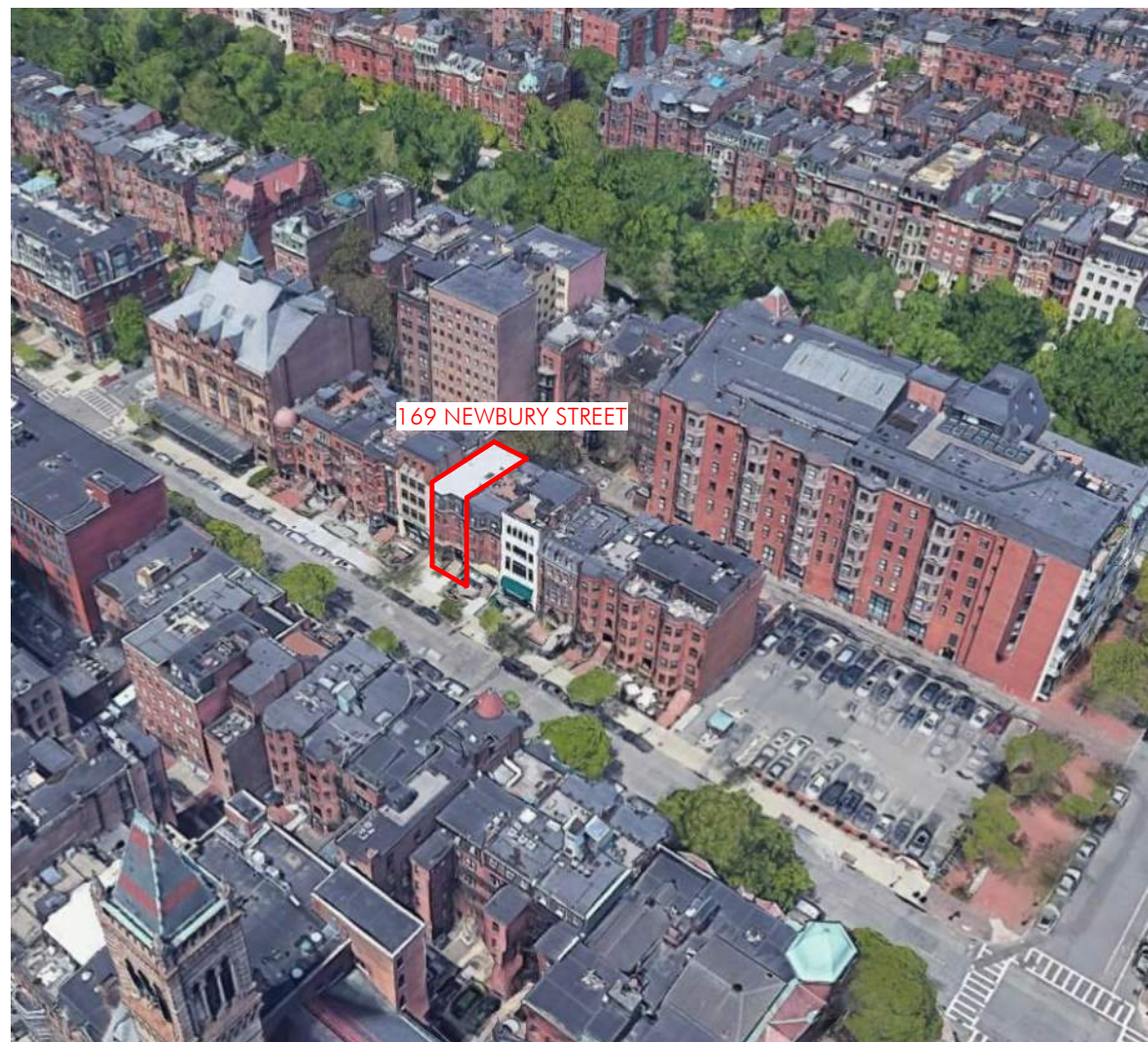
169 NEWBURY STREET

BOSTON, MA 02118

169N REAL ESTATE LLC

BACK BAY ARCHITECTURAL DISTRICT

MAY 12, 2021



EMBARC

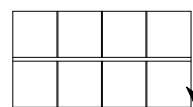
112' - 0"

NEWBURY STREET

EXISTING CONCRETE SIDEWALK

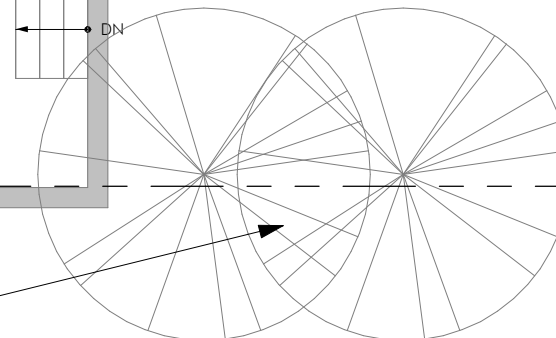
DN

DN



EXISTING SKYLIGHT

PROTECT AND MAINTAIN ALIANTHUS TREES



DN

24' - 0"
PUBLIC ALLEY 434

1 EXISTING SITE PLAN
1/8" = 1'-0"

112' - 0"

NEWBURY STREET

± 12' - 8"

± 23' - 6"

± 10' - 10"

PENDING BBAC REVIEW

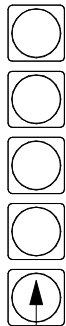
PROPOSED SUNKEN PATIO

DN

DN

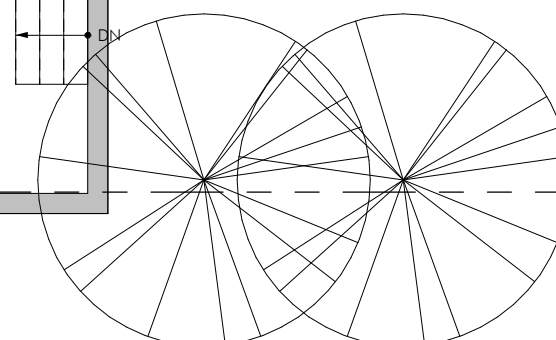
NEW FLAT ROOF MEMBRANE

PROPOSED ROOF DECK



PROPOSED COPPER CLAD HEAD HOUSE

PROPOSED AC UNITS



DN

24' - 0"
PUBLIC ALLEY 434

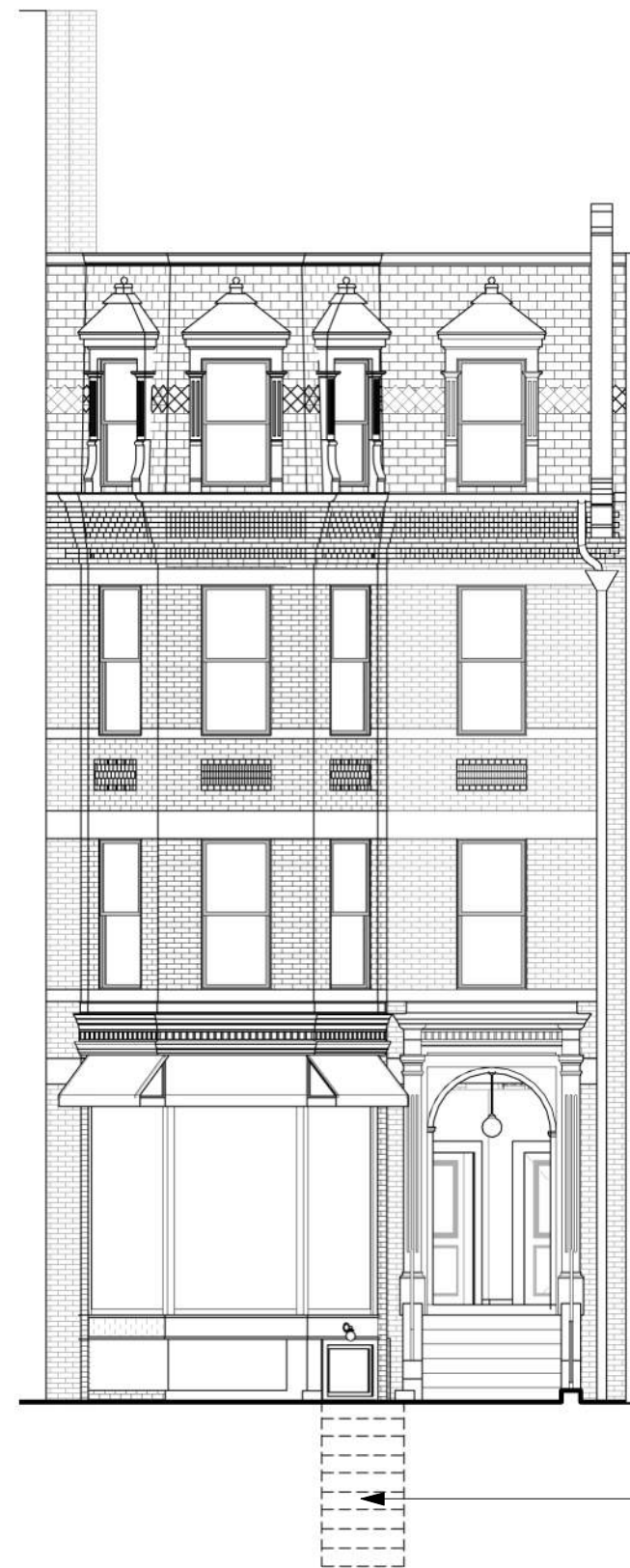
2 PROPOSED SITE PLAN
1/8" = 1'-0"

± 19' - 10 1/2"

± 19' - 8"

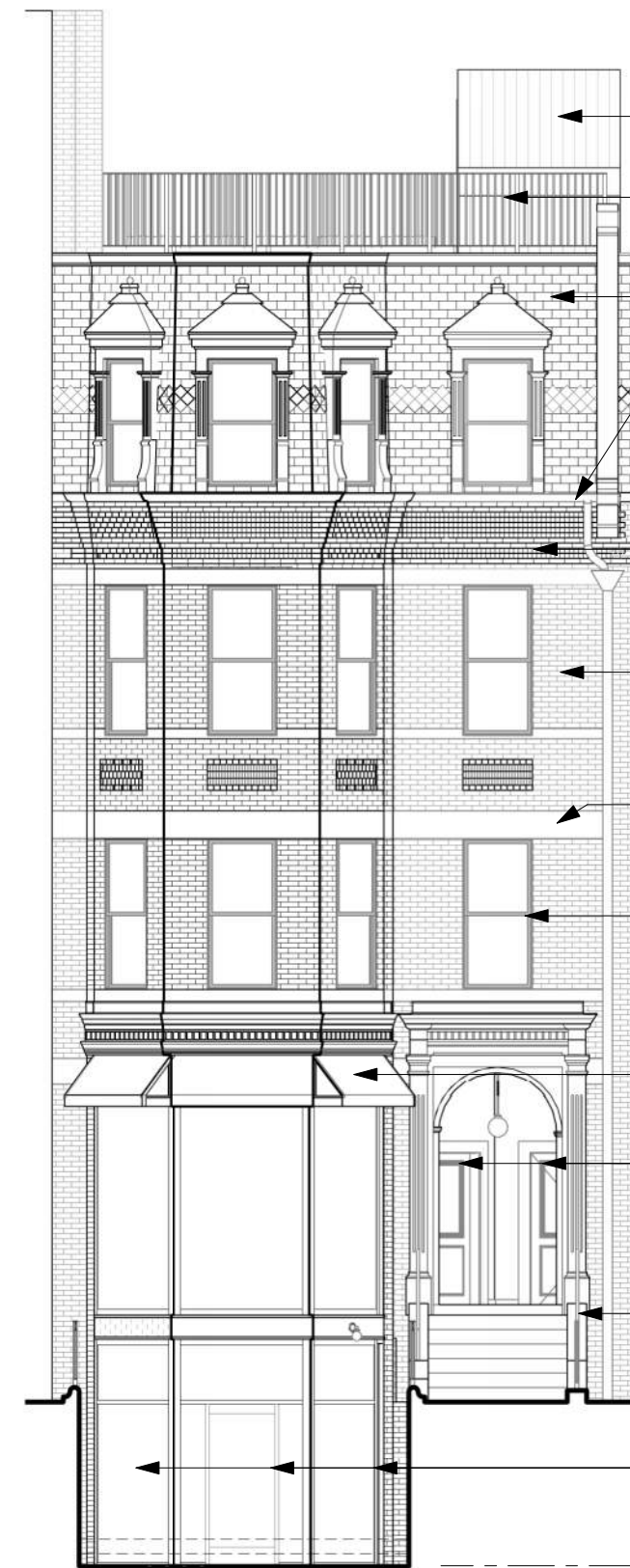
± 7' - 6"





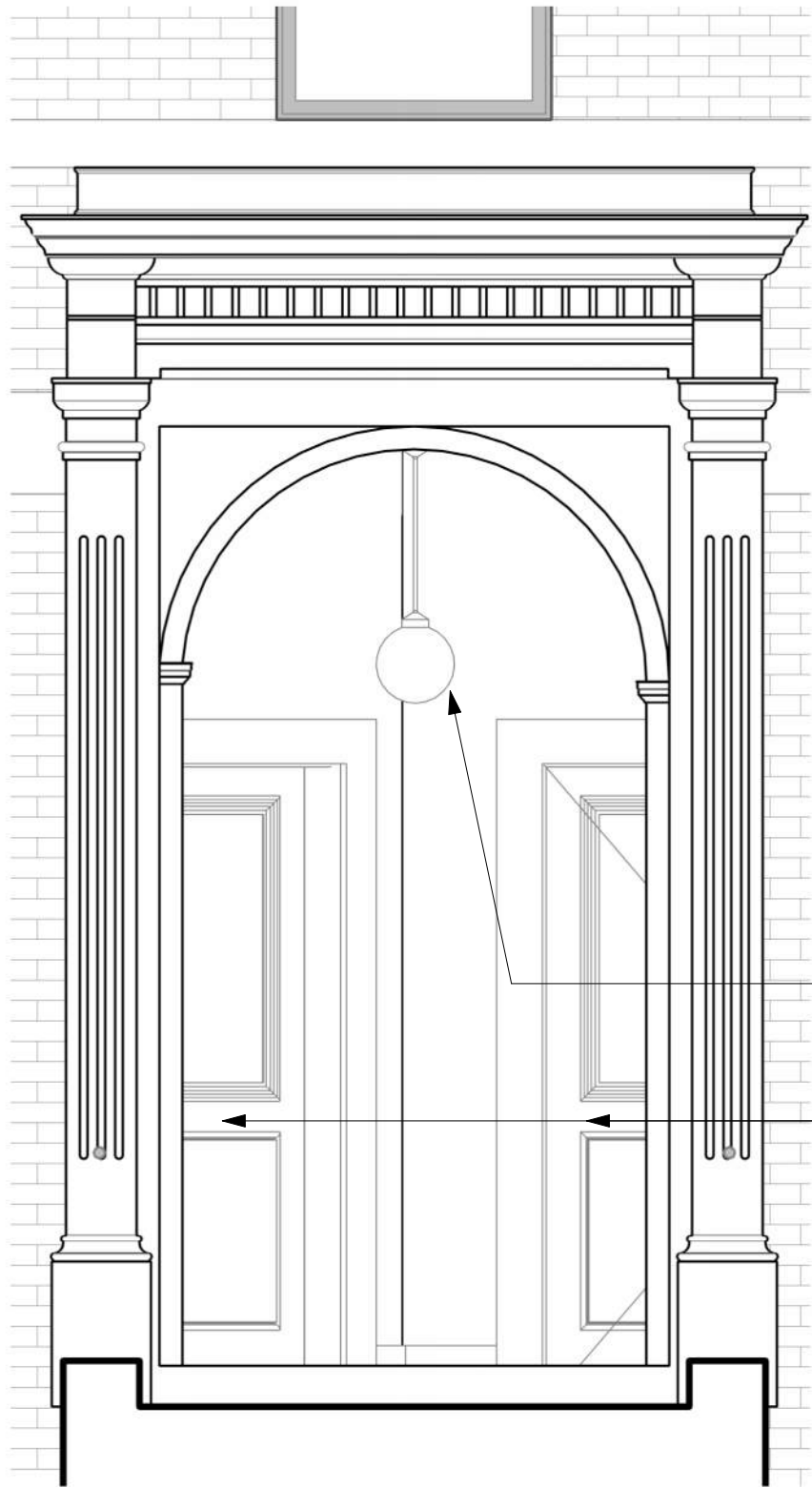
REMOVE EXISTING HANDRAILS AND STAIRS AT GARDEN LEVEL ENTRY.

1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



- ← COPPER STANDING SEAM CLAD HEAD HOUSE
- ← PAINTED METAL GUARD RAIL, PENDING LANDMARKS APPROVAL
- ← PATCH AND REPAIR EXISTING ROOF SHINGLES ONLY AS REQUIRED
- ← PATCH AND REPAIR EXISTING COPPER DETAILING, GUTTERS AND DOWNSPOUTS ONLY AS REQUIRED
- ← CLEAN EXISTING CORNICE AND MASONRY DETAIL WORK AS REQUIRED.
- ← REPAIR AND REPOINT EXISTING BRICK MASONRY FACADES AS REQUIRED
- ← REPAIR AND RESTORE EXISTING WINDOW SILLS AND HEADERS AS REQUIRED.
- ← REPLACE EXISTING WINDOWS ON FRONT ELEVATION WITH PELLA ARCHITECT SERIES '1-OVER-1' WOOD WINDOWS. PAINT BLACK.
- ← REPLACE FABRIC ON EXISTING AWNINGS.
- ← RESTORE AND REPAIR EXISTING FRONT DOORS; PAINT BLACK. INSTALL NEW HARDWARE
- ← REPAIR AND REPAINT RAILINGS.
- FRONT GRADE
-3' - 9"
- ← NEW STOREFRONT AND ENTRY DOOR.
- 00 - GARDEN LEVEL
-10' - 10"

2 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

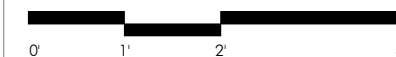


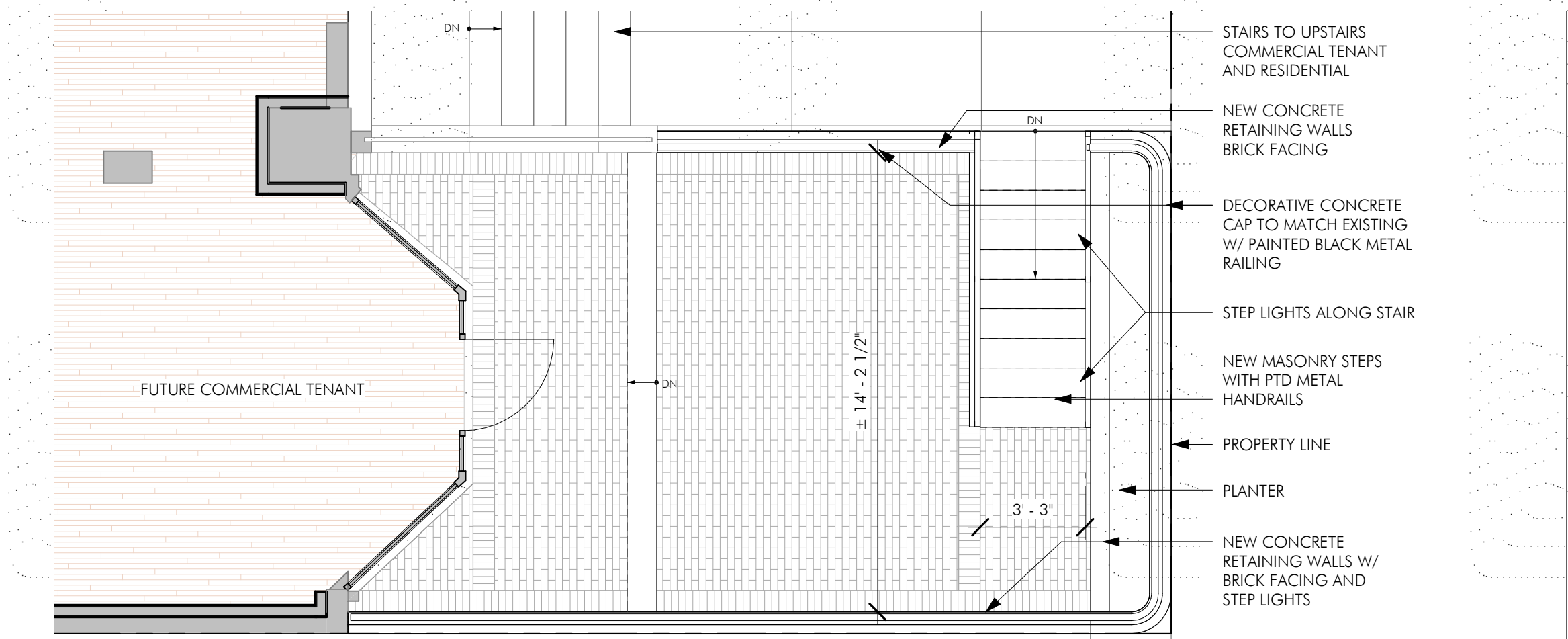
CLEAN AND RELAMP EXISTING PENDANT

RESTORE AND REPAIR EXISTING FRONT DOORS; PAINT BLACK
INSTALL NEW HARDWARE



1 FRONT DOOR ELEVATION
1/2" = 1'-0"

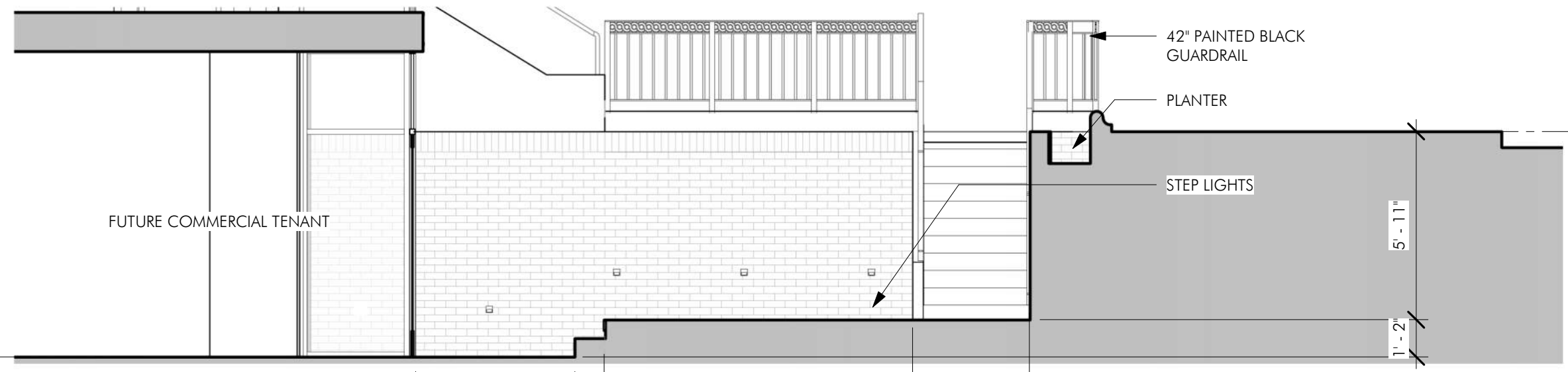




- STAIRS TO UPSTAIRS
COMMERCIAL TENANT
AND RESIDENTIAL
- NEW CONCRETE
RETAINING WALLS
BRICK FACING
- DECORATIVE CONCRETE
CAP TO MATCH EXISTING
W/ PAINTED BLACK METAL
RAILING
- STEP LIGHTS ALONG STAIR
- NEW MASONRY STEPS
WITH PTD METAL
HANDRAILS
- PROPERTY LINE
- PLANTER
- NEW CONCRETE
RETAINING WALLS W/
BRICK FACING AND
STEP LIGHTS

NEWBURY STREET

1 ENLARGED PATIO
1/4" = 1'-0"



2 SUNKEN PATIO SECTION
1/4" = 1'-0"



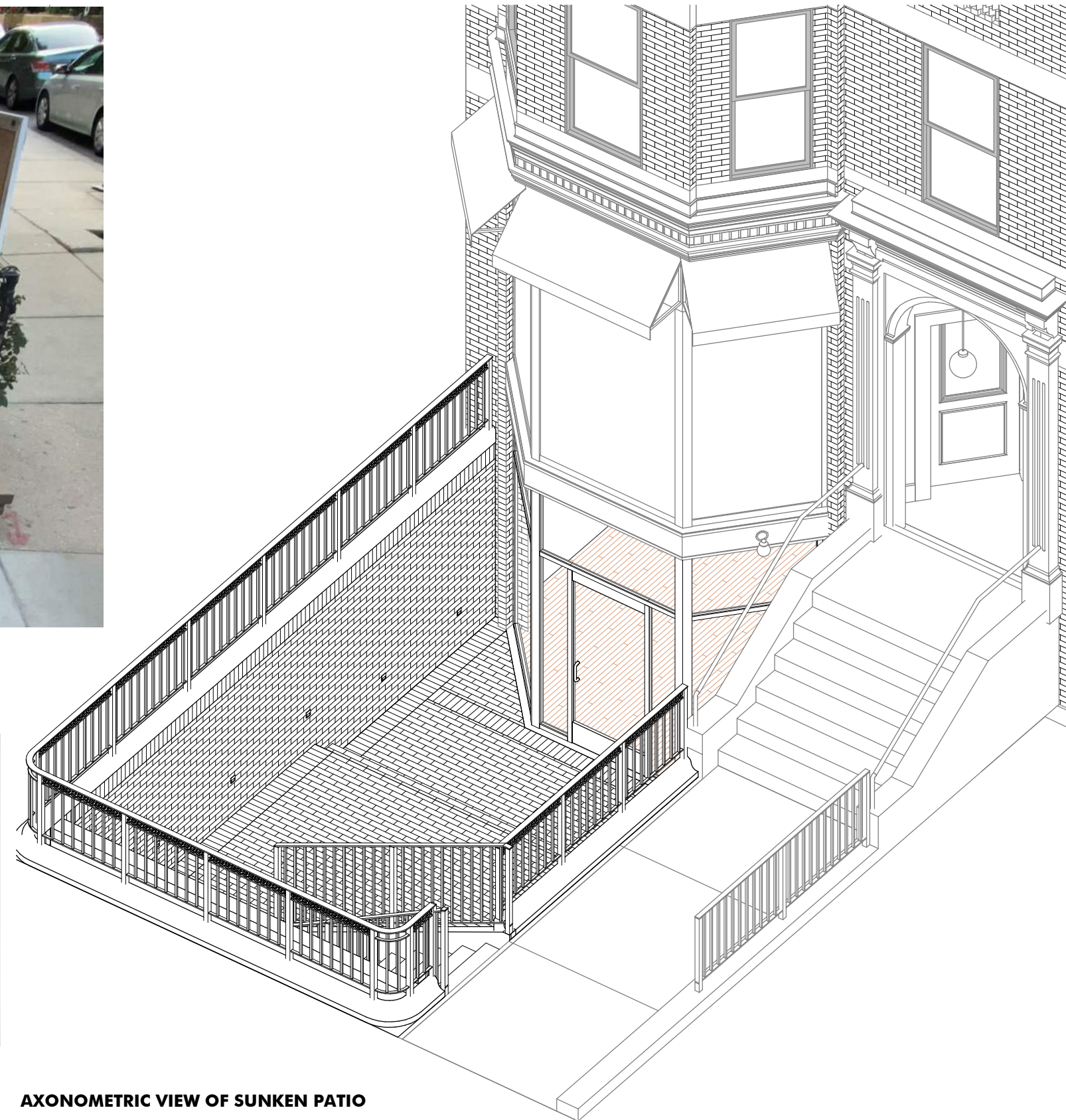
PRECEDENT SUNKEN PATIO



STEP LIGHT FIXTURE



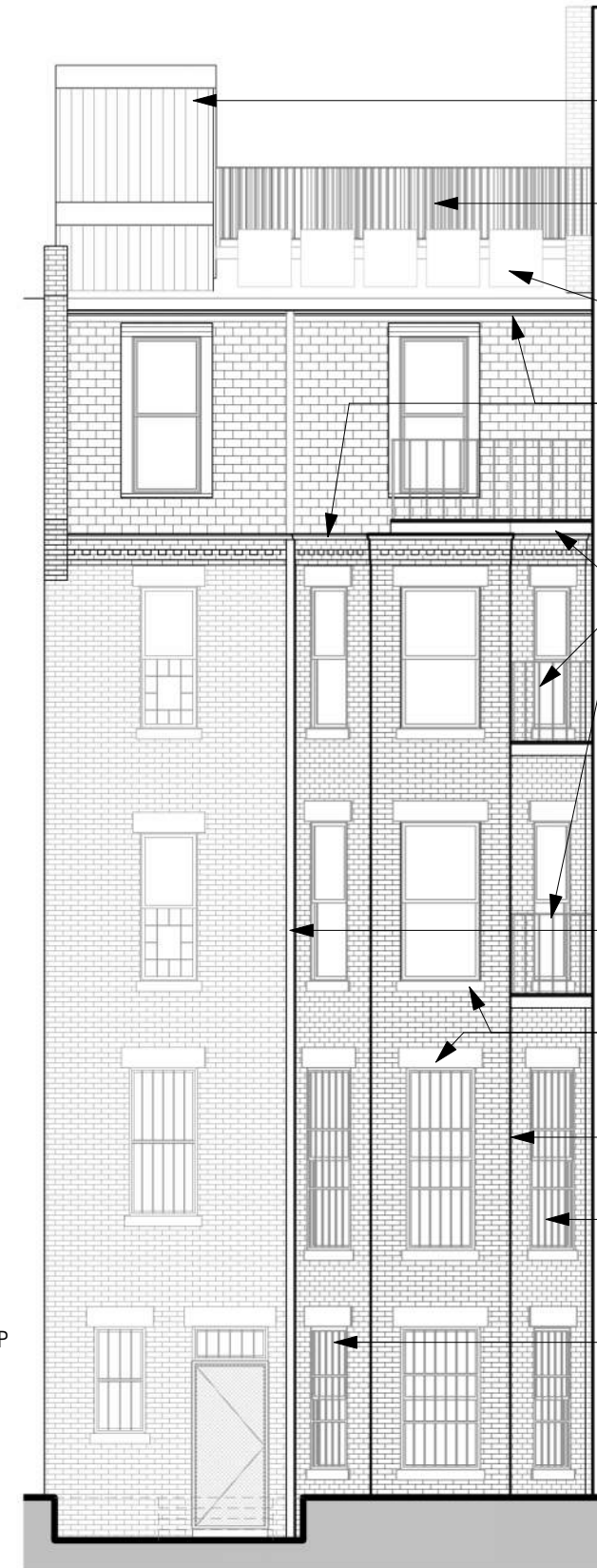
PRECEDENT GUARD RAIL



AXONOMETRIC VIEW OF SUNKEN PATIO

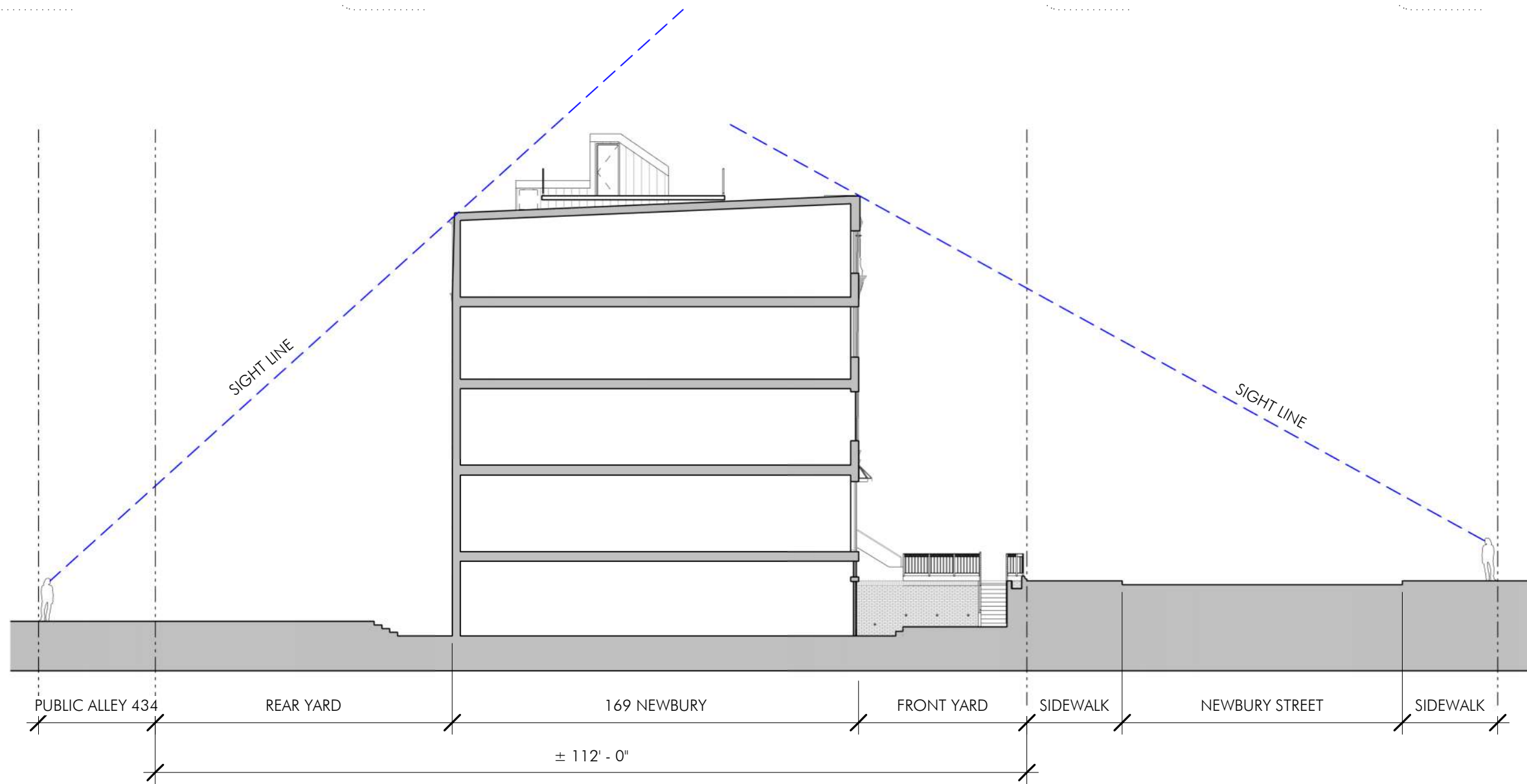


1 EXISTING REAR ELEVATION
1/8" = 1'-0"



2 PROPOSED REAR ELEVATION
1/8" = 1'-0"

- NEW STANDING SEAM COPPER CLAD HEAD HOUSE AND PROPOSED ROOF DECK ACCESS, PENDING LANDMARKS APPROVAL
- PAINTED METAL GUARD RAIL, PENDING LANDMARKS APPROVAL
- AC UNITS
- PATCH AND REPAIR EXISTING COPPER DETAILING, GUTTERS AND DOWNSPOUTS ONLY AS REQUIRED
- REPAINT EXISTING FIRE BALCONIES. REPAIR AS NEEDED
- REPLACE EXISTING DOWNSPOUT WITH COPPER DOWNSPOUT
- REPAIR AND RESTORE EXISTING WINDOW SILLS AND HEADERS AS REQUIRED.
- REPAIR AND REPOINT EXISTING BRICK MASONRY FACADES AS REQUIRED
- REPAINT EXISTING WINDOW GRILLS. REPAIR AS NEEDED
- REPLACE EXISTING WINDOWS ON REAR ELEVATION WITH PELLA ARCHITECT SERIES '1-OVER-1' ALUMINUM CLAD WINDOWS, BLACK FINISH.
- 00.5 - REAR GRADE
-8' - 11 1/2"



1

SITE SECTION LOOKING NORTHEAST

1/16" = 1'-0"