

256 - 260 NEWBURY STREET

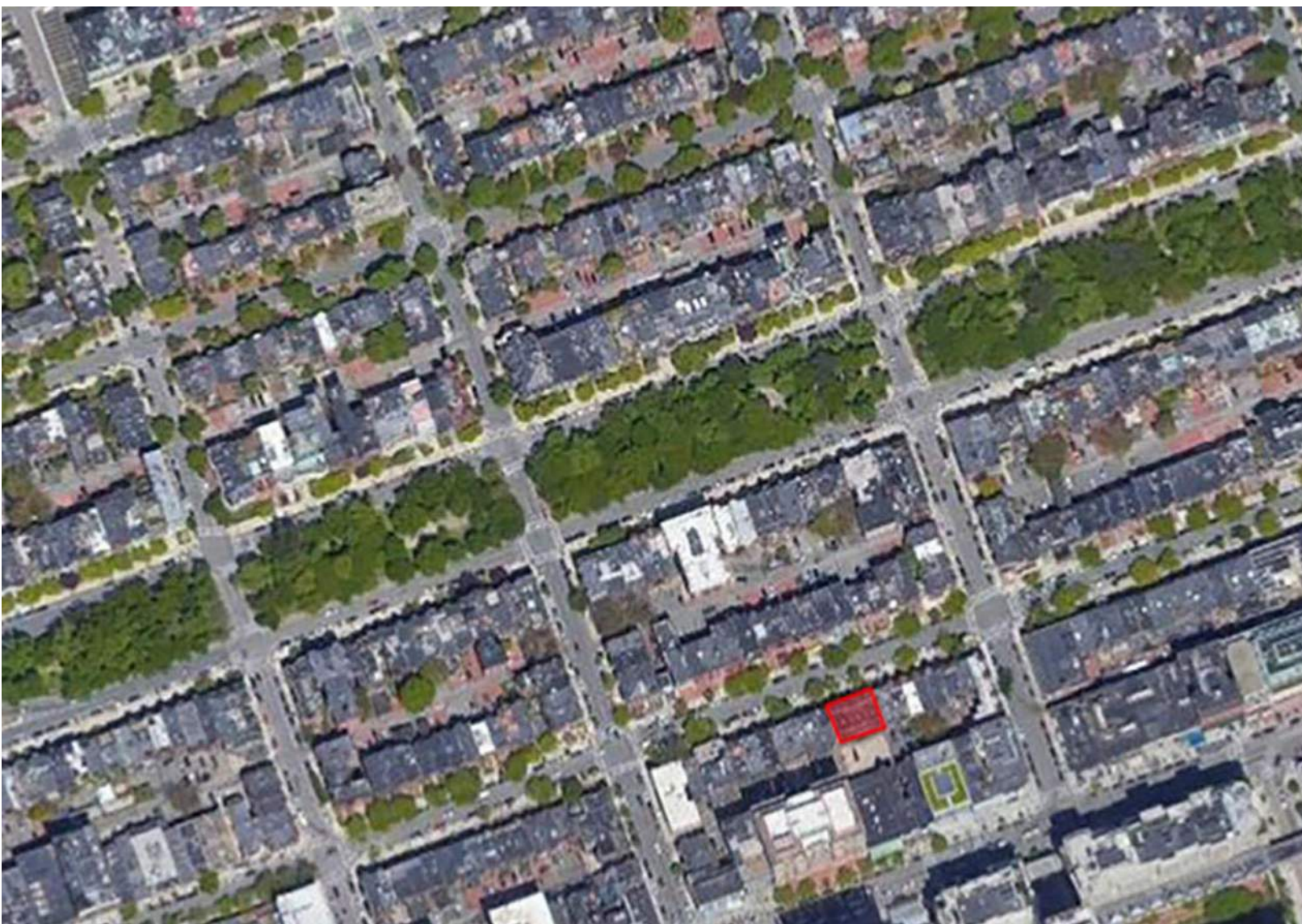
BOSTON, MA 02116

CHEVRON PARTNERS

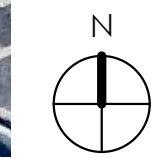
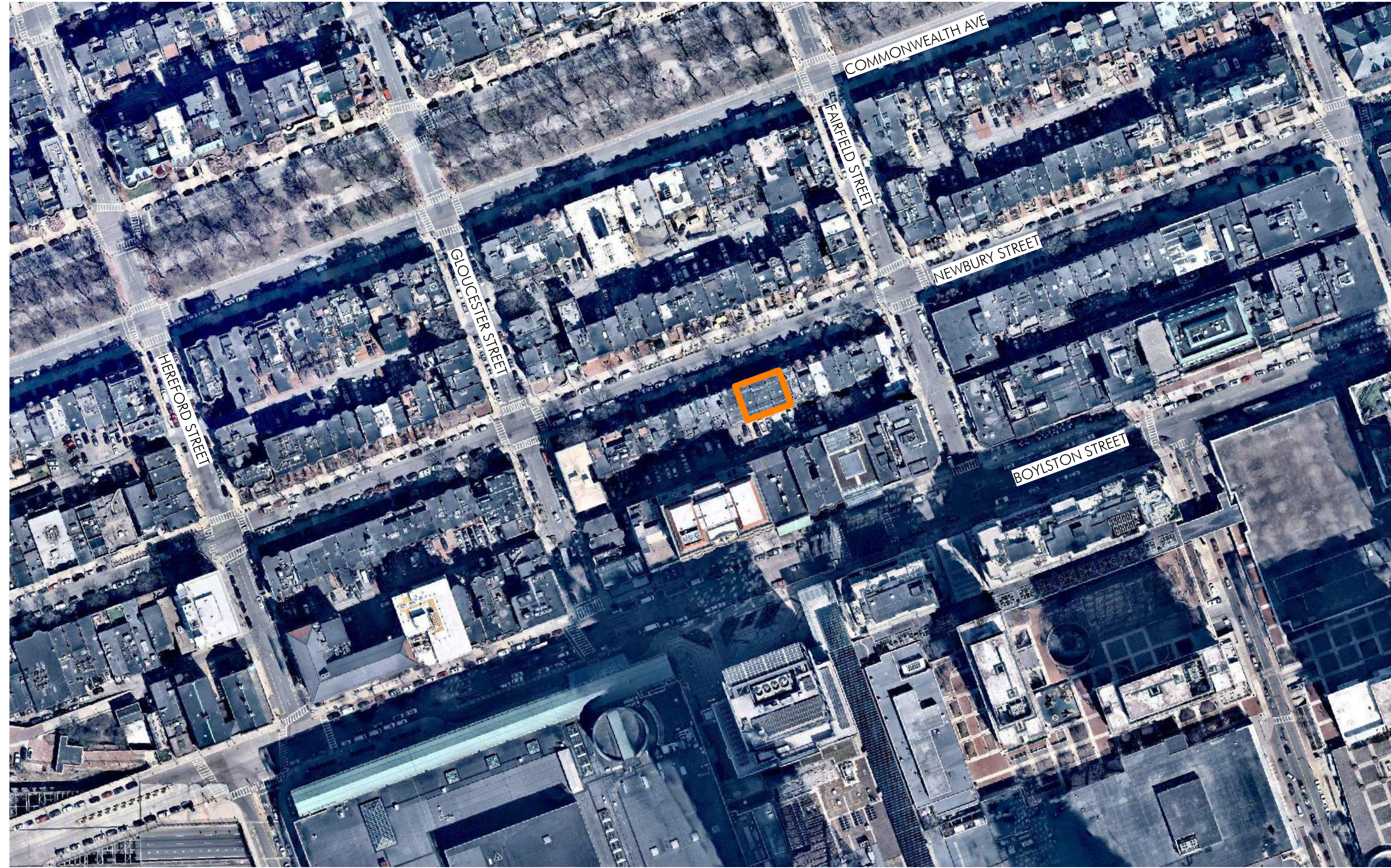
JUNE 20, 2023



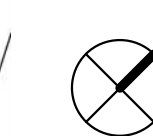
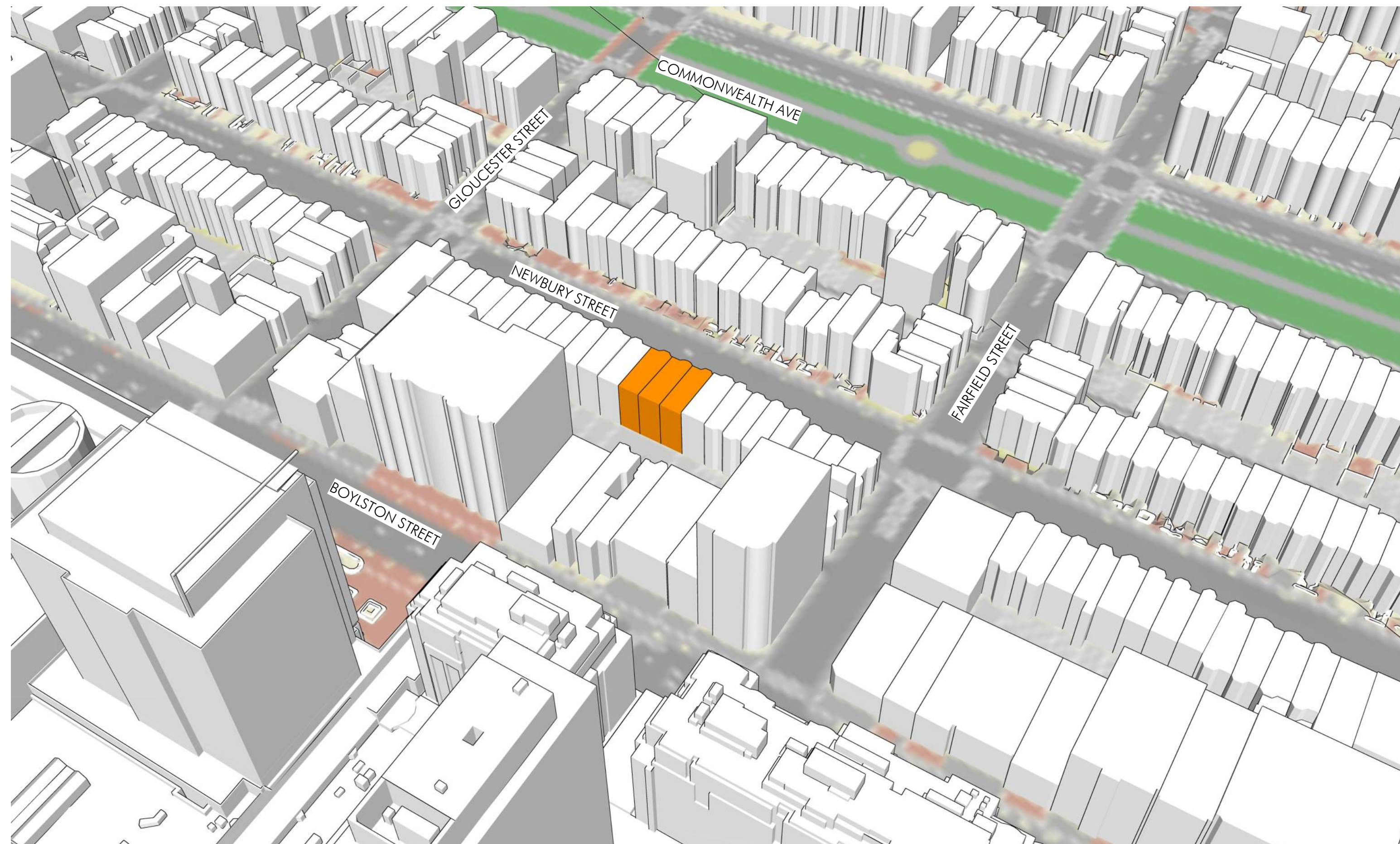
CHEVRON
PARTNERS



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SITE MAP



AERIAL VIEW

SITE CONTEXT



VIEWS ALONG NEWBURY STREET



VIEWS ALONG PUBLIC ALLEY



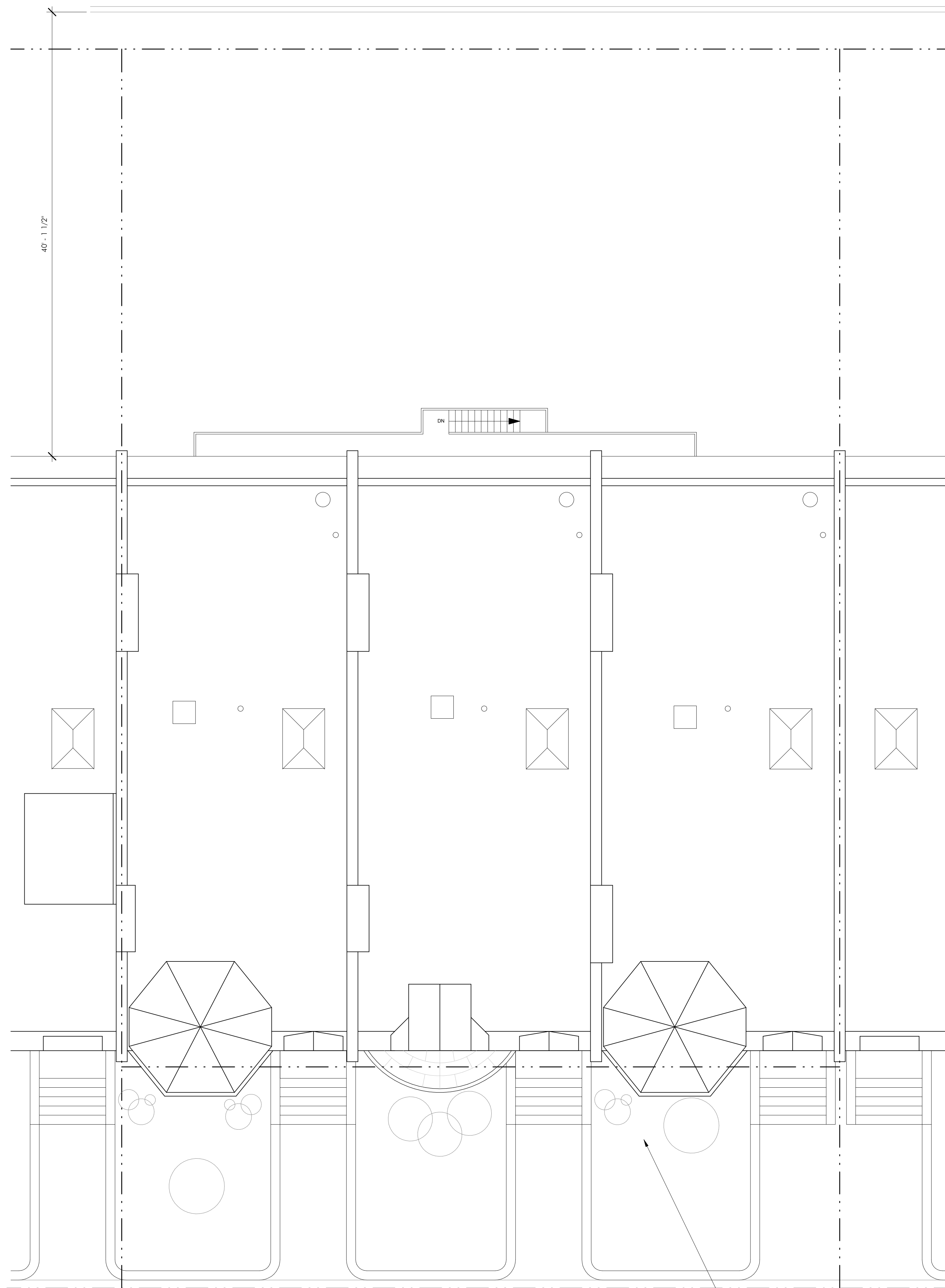
NEWBURY STREET FACADE

EXISTING BUILDING PHOTOS



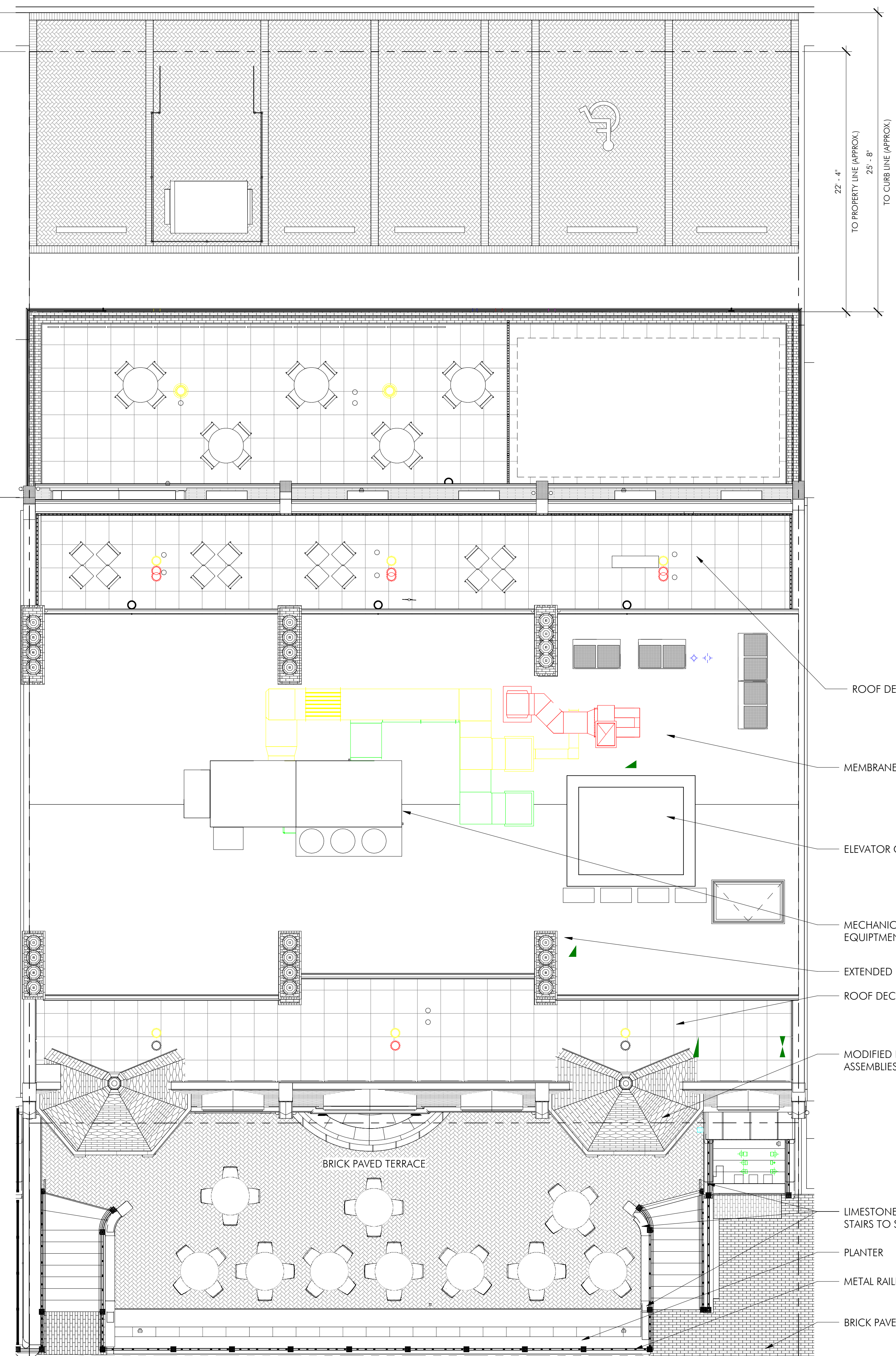
PUBLIC ALLEY FACADE

EXISTING BUILDING PHOTOS



1 EXISTING SITE PLAN
3/16" = 1'-0"

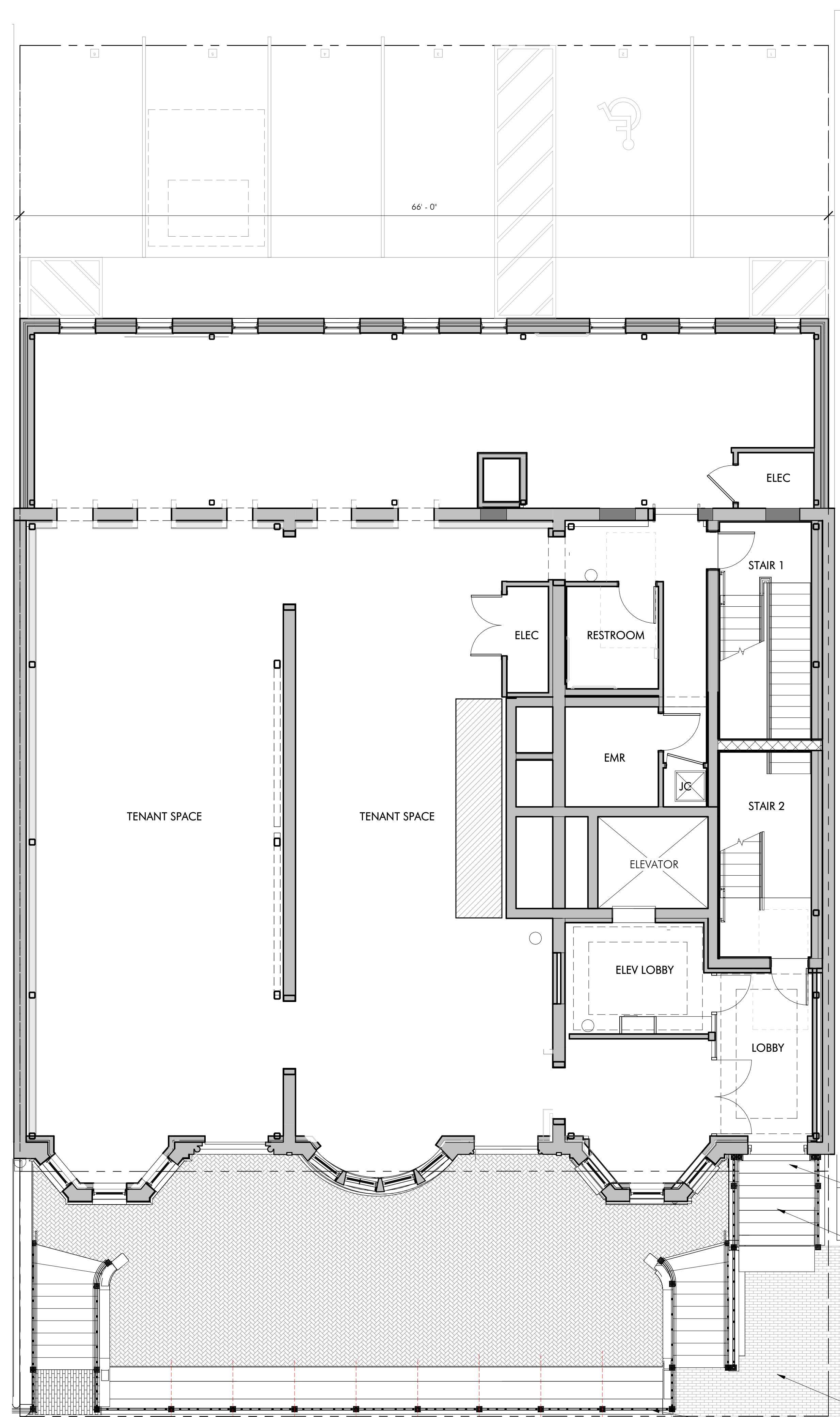
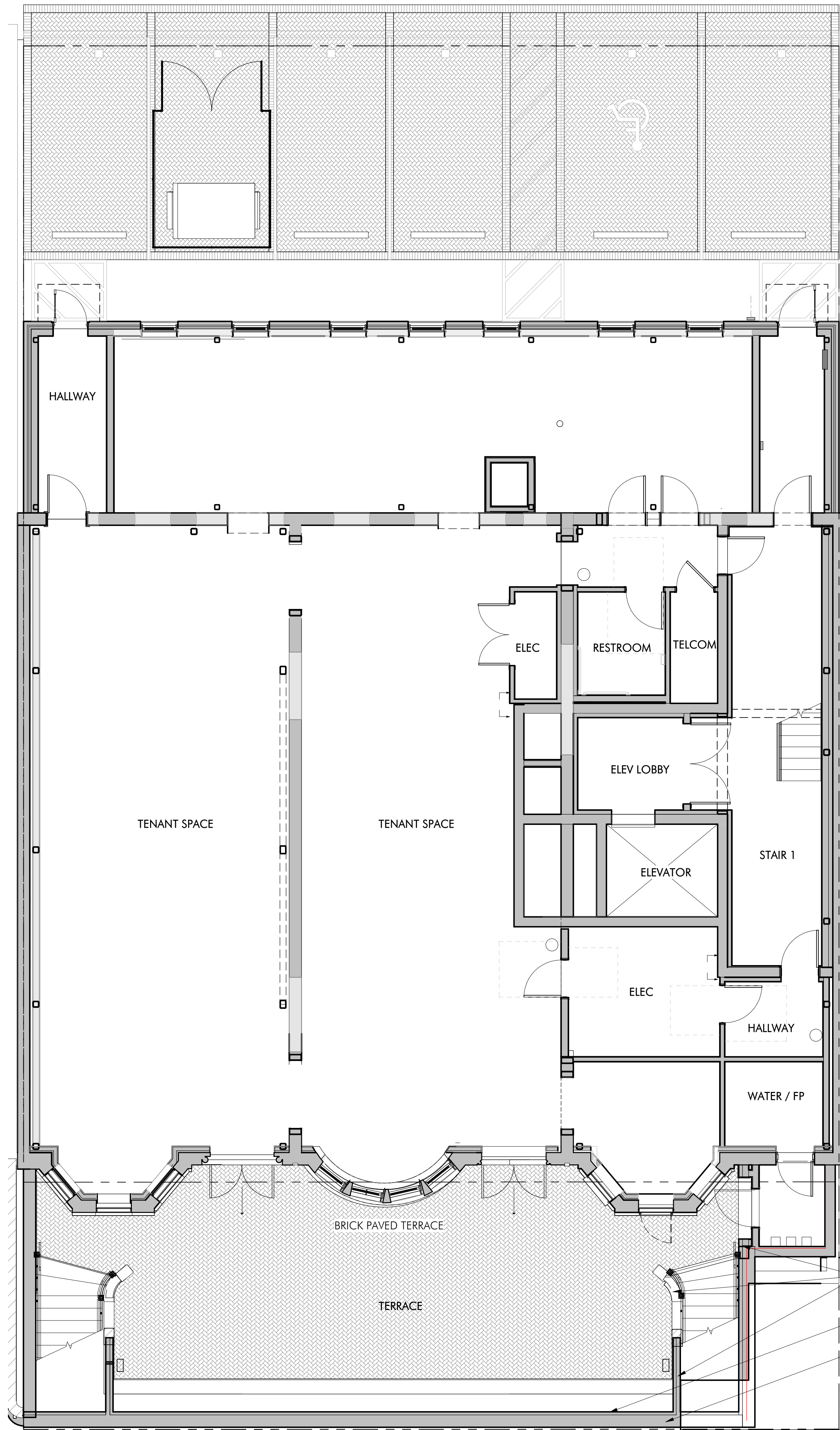
REMOVE EXISTING LANDSCAPE ELEMENTS AT PROPOSED DIGOUT AREA, TYP.



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

- ROOF DECK BELOW
- MEMBRANE ROOF, TYP
- ELEVATOR OVERRUN
- MECHANICAL ROOFTOP EQUIPMENT
- EXTENDED BRICK CHIMNEYS
- ROOF DECK BELOW
- MODIFIED EXISTING TURRET ASSEMBLIES (TYP FOR 2)
- LIMESTONE AND PRECAST CONCRETE STAIRS TO SIDEWALK, TYP
- PLANTER
- METAL RAILING, PAINTED BLACK
- BRICK PAVERS, TYP

SITE PLAN



1 GROUND FLOOR PLAN
3/16" = 1'-0"

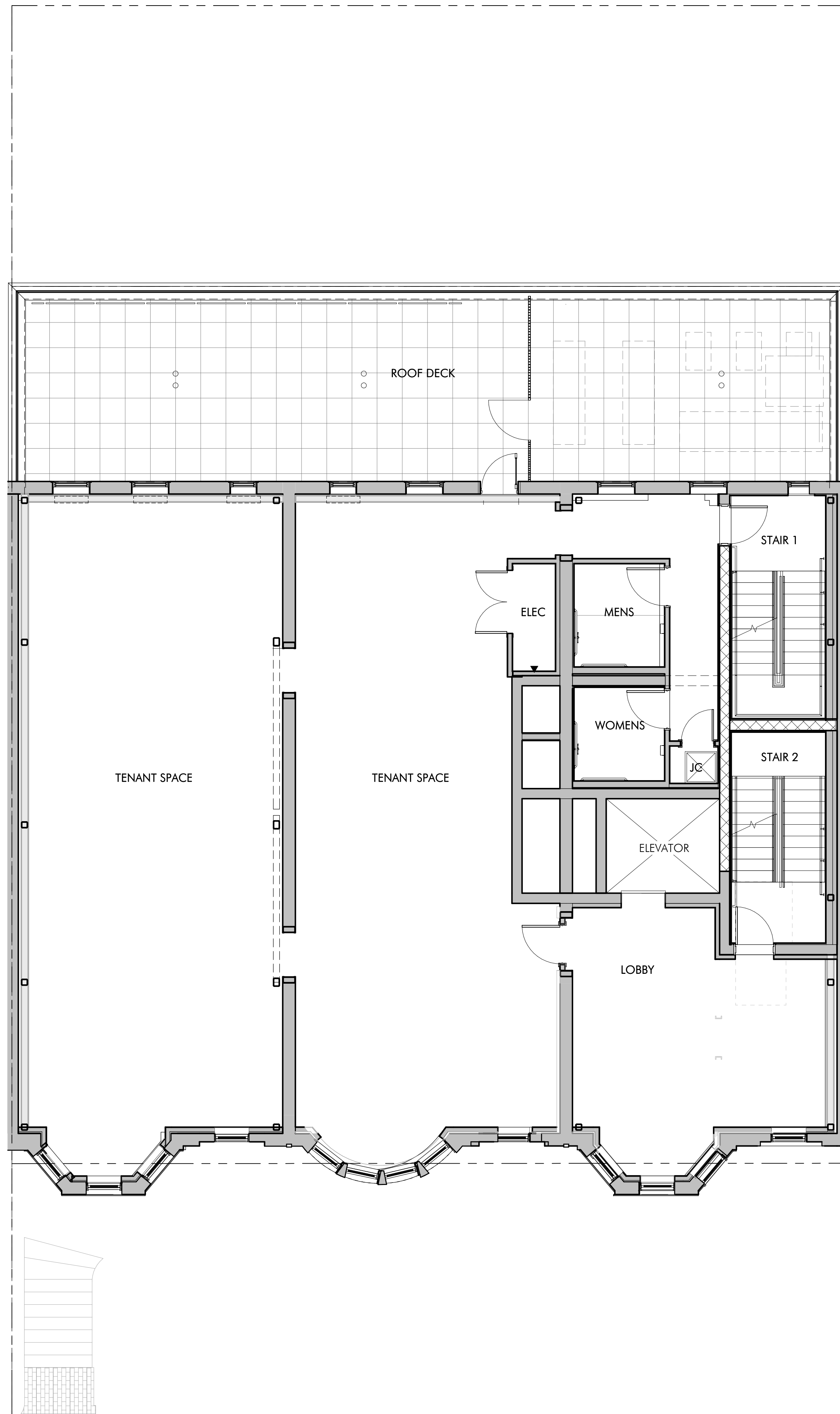
2 FIRST FLOOR PLAN
3/16" = 1'-0"

- LIMESTONE AND PRECAST CONCRETE STAIRS TO SIDEWALK, TYP
- PLANTER
- METAL RAILING, PAINTED BLACK

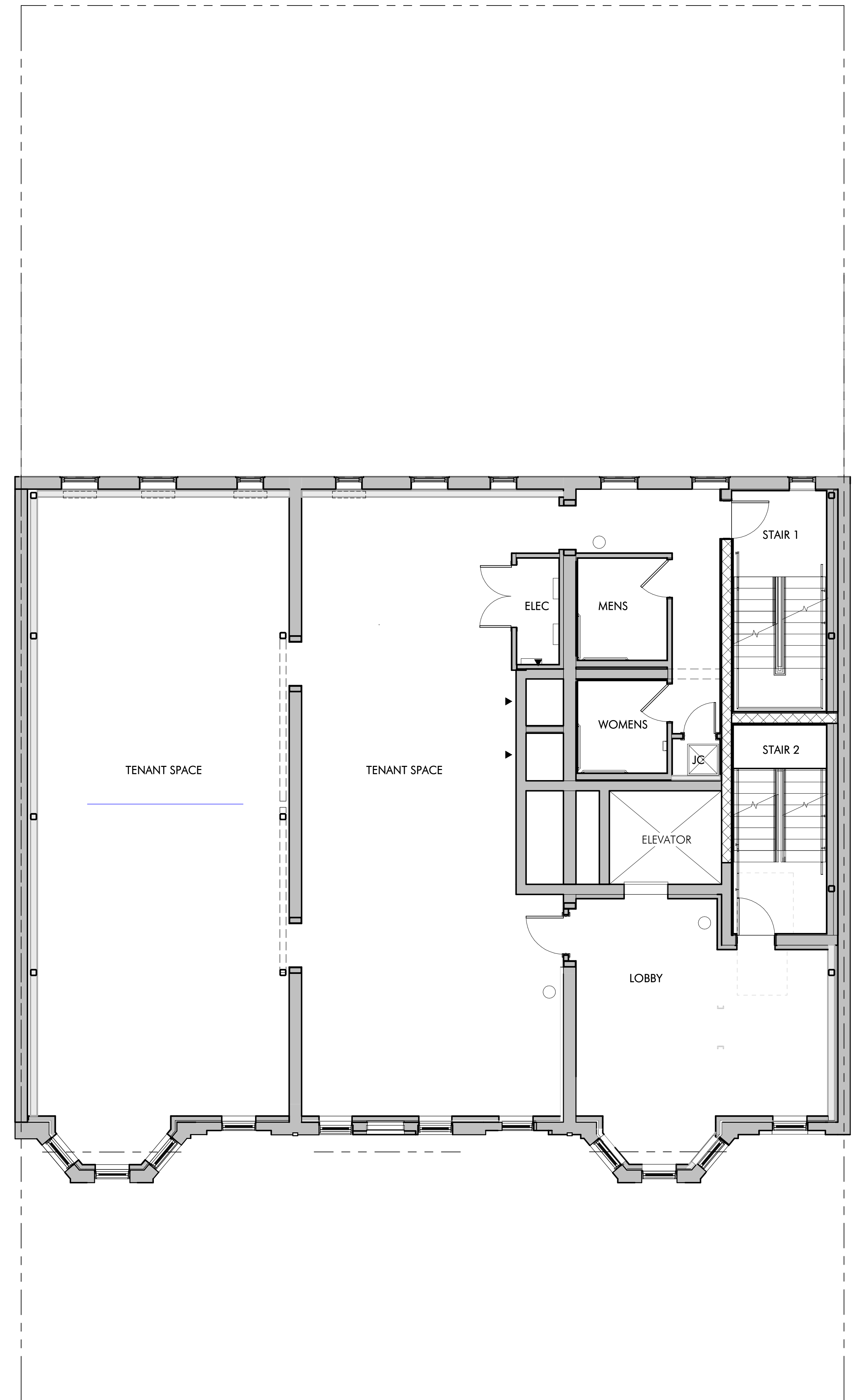
- CUSTOM METAL CANOPY ABOVE
- LIMESTONE AND PRECAST STAIR ASSEMBLY WITH METAL RAILING (PTD BLACK)
- BRICK PAVERS ALONG SIDEWALK
- METAL RAILING, PAINTED BLACK

FLOOR PLANS

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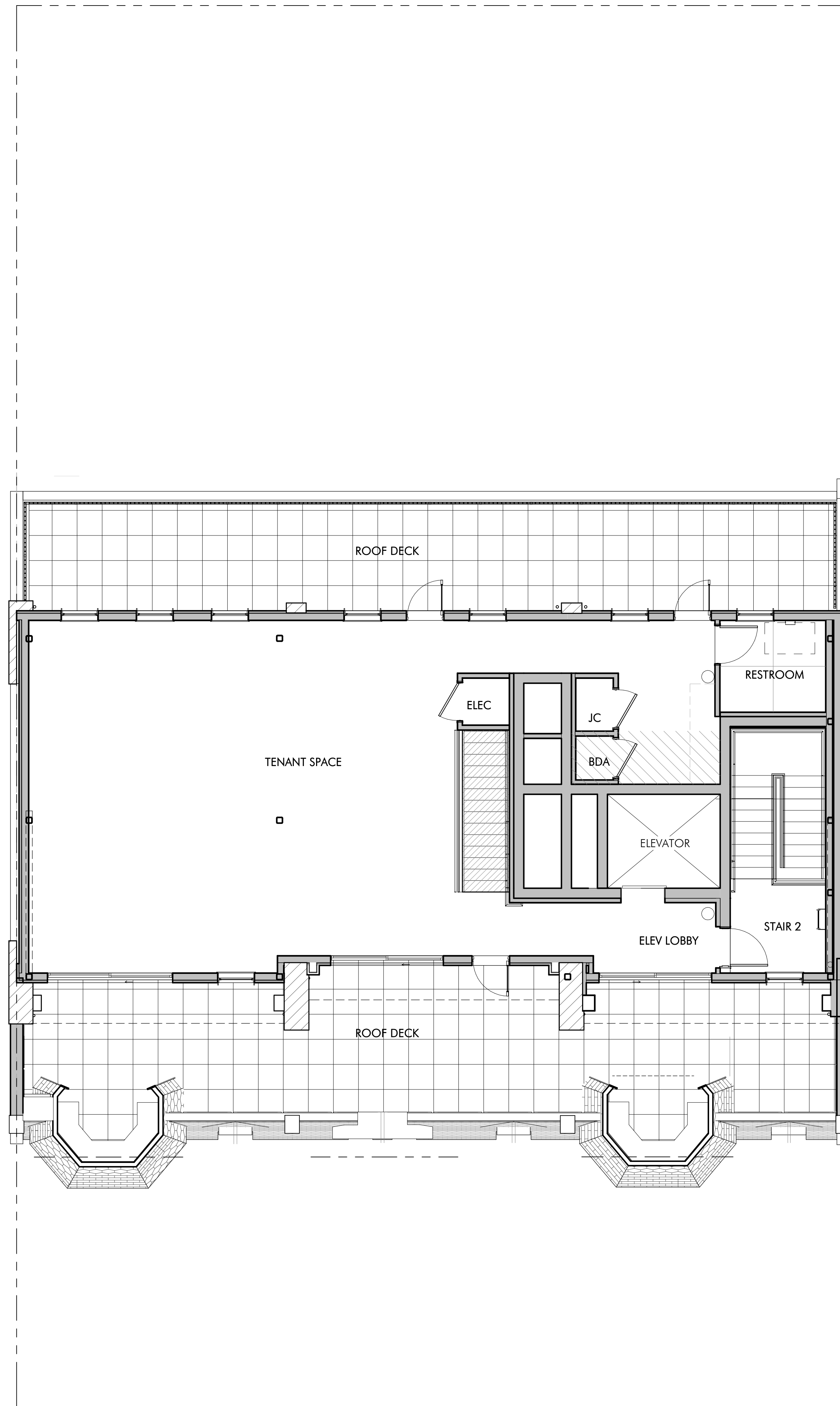


1 SECOND FLOOR PLANS
3/16" = 1'-0"

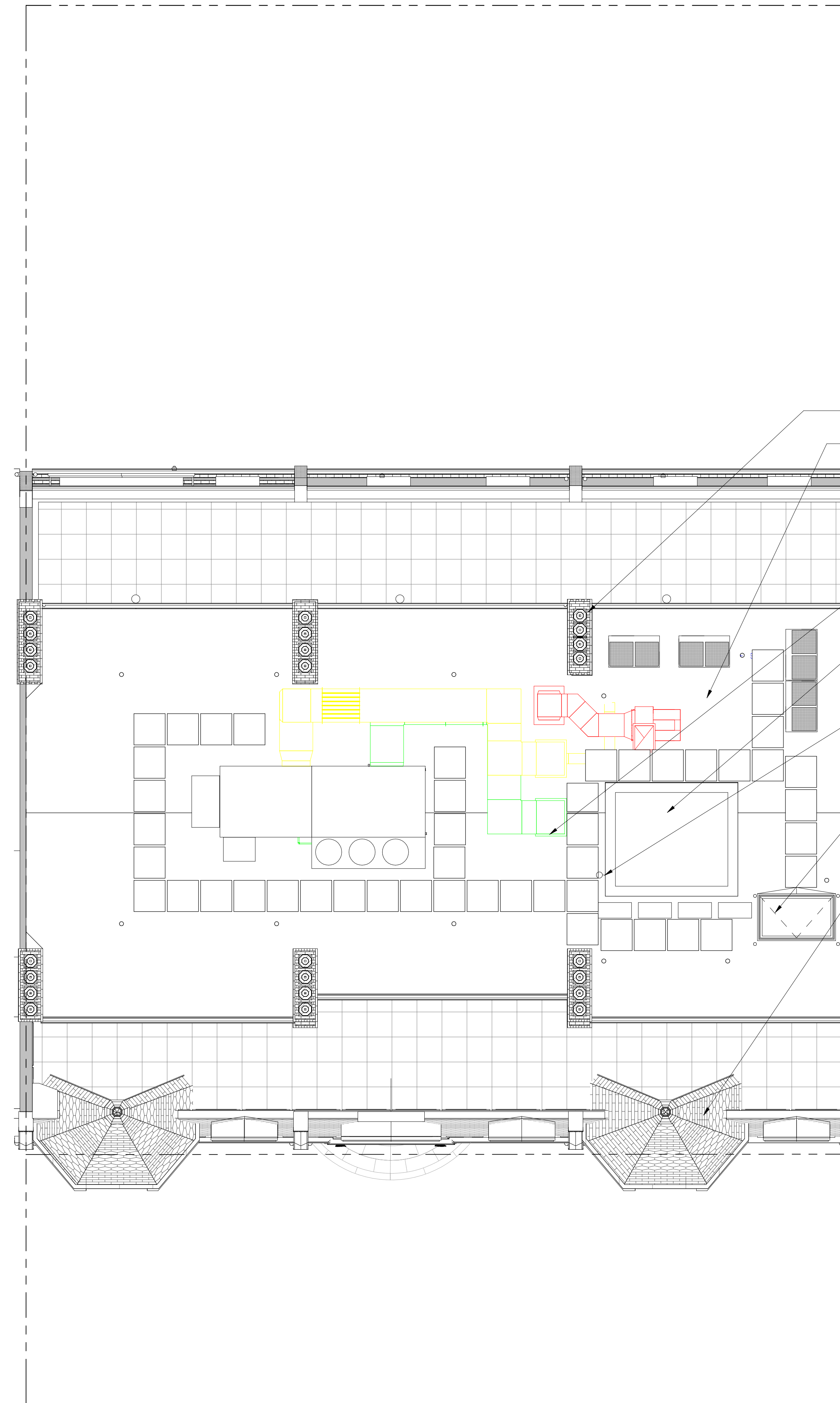


2 THIRD FLOOR PLAN
3/16" = 1'-0"

FLOOR PLANS



1 FIFTH FLOOR PENTHOUSE PLAN
3/16" = 1'-0"

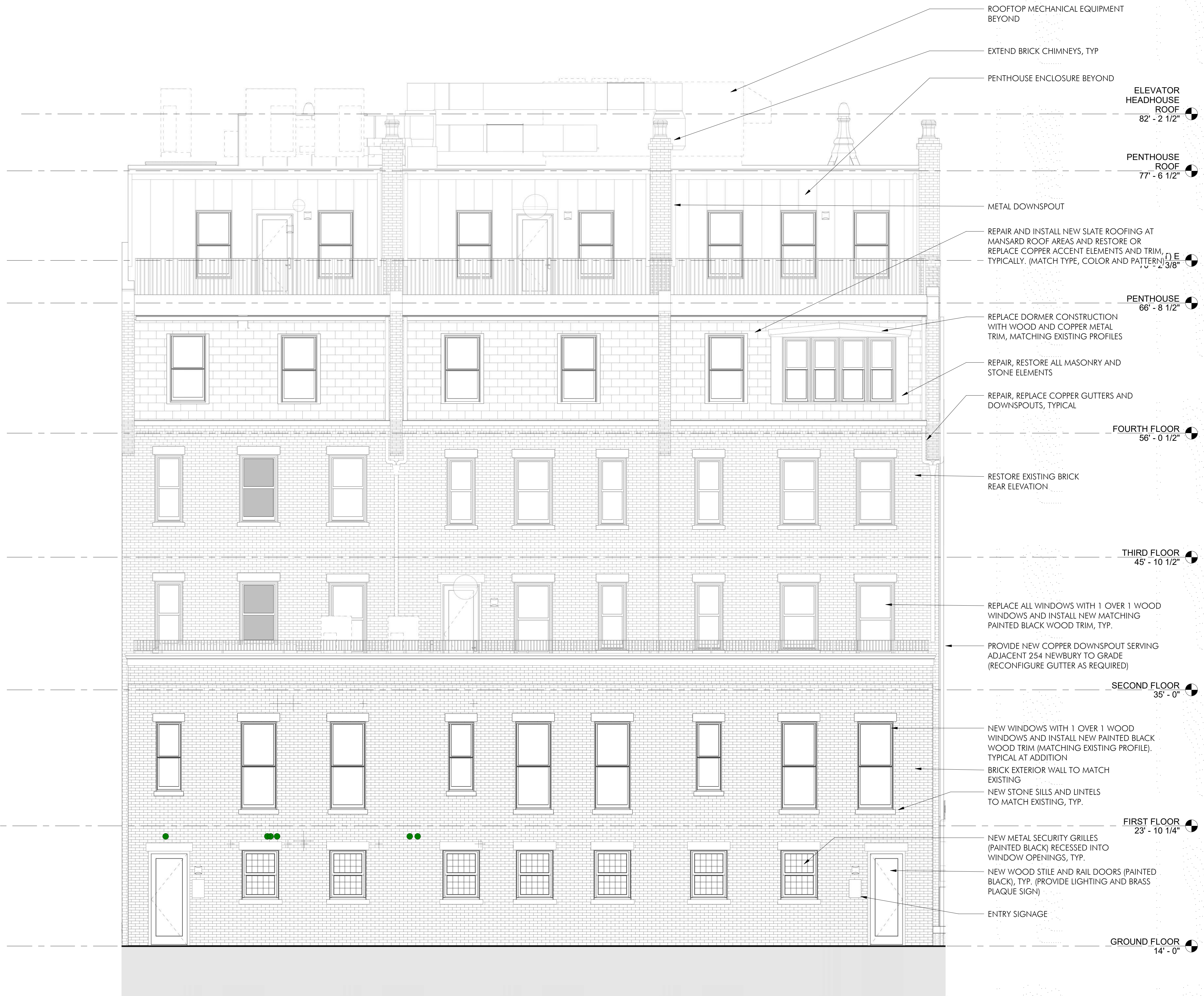


2 ROOF PLAN
3/16" = 1'-0"

FLOOR PLANS



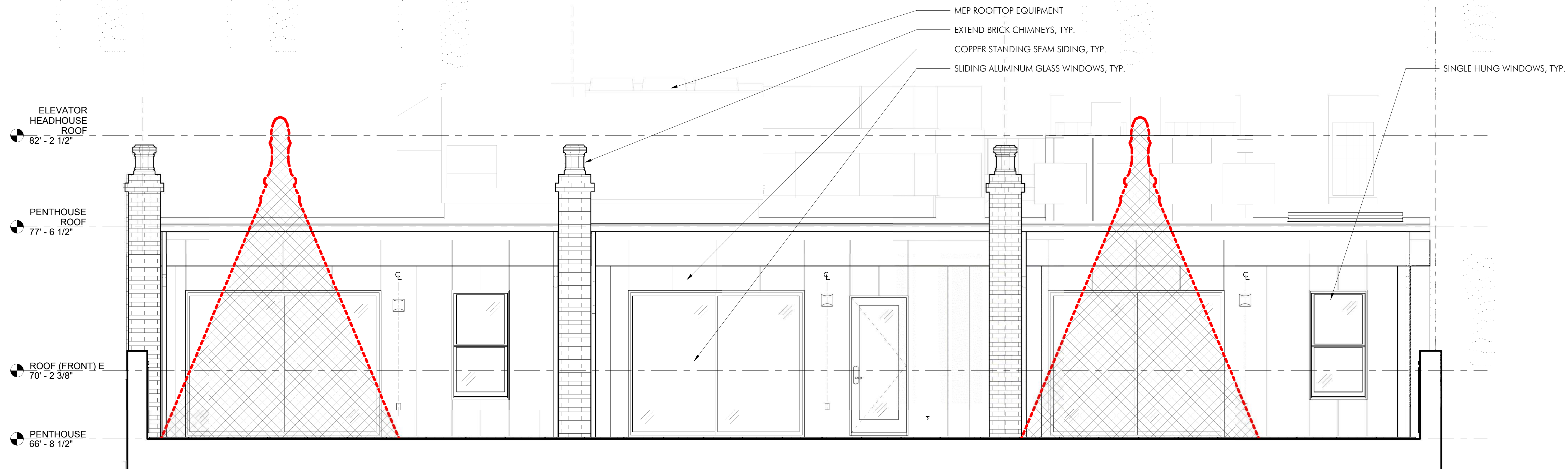
NORTH ELEVATION



1 SOUTH ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION

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1 ENLARGED NORTH ELEVATION - PENTHOUSE
3/8" = 1'-0"



2 ENLARGED SOUTH ELEVATION - PENTHOUSE
3/8" = 1'-0"





SPALLED STONE
 CRACKED STONE
 WORN PAINT FINISH
 STAINED STONE

DETAIL 01



DAMAGED MORTAR, TYPICAL ENTIRE FACADE, ALL THREE ADDRESSES
 STONE DAMAGE
 WORN PAINT FINISH
 CRACKED STONE

DETAIL 02



CORRODED HARDWARE
 DELAMINATED WOOD DOOR

DETAIL 03



CHIPPED PAINT FINISH
 STONE DAMAGE

DETAIL 04



STONE DAMAGE
 CHIPPED PAINT

DETAIL 05



STONE MISALIGNMENT
 STONE DAMAGE

DETAIL 06



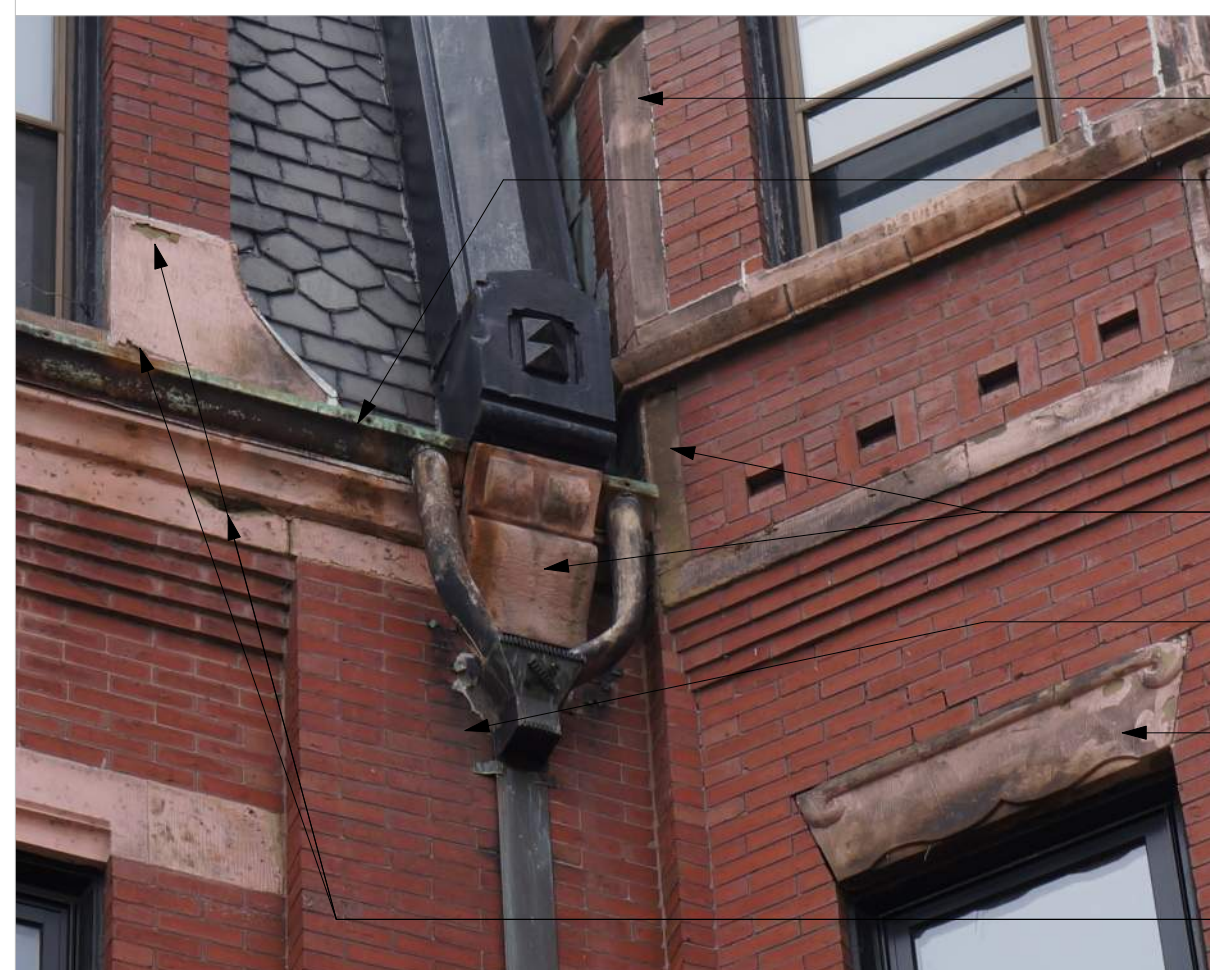
STONE SPALLING
 CRACKED MASONRY JOINT, POSSIBLE WALL DELAMINATION
 MORTAR DAMAGE
 CHIPPED AND WORN PAINT FINISH
 DAMAGED STONE

DETAIL 07



MISALIGNED STONE
 WORN PAINT

DETAIL 08



STAINED AND WORN PAINT FINISH
 CORRODED COPPER GUTTER AND DETAILS
 CORROSION STAINING
 MISSING AND DAMAGED LEADER DETAILS
 STAINING AND CHIPPED PAINT FINISH
 SPALLED STONE

DETAIL 09



DAMAGED STONE
 CHIPPED PAINT FINISH
 DAMAGED STONE SURFACE (MISSING STRIATED FINISH) TYPICAL WHERE PAINT HAS CHIPPED OFF
 CRACKED STONE

DETAIL 10



REMOVE STONE AT GROUND
 CHIPPED PAINT FINISH
 MORTAR DAMAGE
 DAMAGED STONE

DETAIL 11



REPAIR STONE
 CRACKED STONE
 DAMAGED METAL GRILLE
 DAMAGED WOOD AND PAINT AT BRICK MOULD AND WINDOW FRAME
 REMOVE STONE AT GROUND

DETAIL 12



SPALLED STONE
 CHIPPED AND WORN PAINT FINISH

DETAIL 13



CORRODED AND DAMAGED COPPER GUTTER AND FLASHING
 CHIPPED PAINT AND DAMAGED STONE
 DAMAGED MORTAR

DETAIL 14



DAMAGED STONE DETAILS
 CHIPPED PAINT FINISH
 DAMAGED MORTAR

DETAIL 15



MISSING FLASHING
 STAINED AND WORN PAINT FINISH
 CRACKED SLATE ROOF SHINGLE
 DAMAGED STONE
 CORRODED AND DAMAGED COPPER GUTTER AND FLASHING
 DAMAGED STONE AND CHIPPED PAINT FINISH

DETAIL 16



JARRED STONE

COLLAPSED SIDEWALK & STAIR BASE

DETAIL 32



STONE DAMAGE & STAINING

STAINED BRICK

CORRODED GUTTER & DOWNSPOUTS, TYP.

DETAIL 33



CABLES & LIGHT FIXTURE

STONE DAMAGE & STAINING

DETAIL 34



BRICK DAMAGE & STAINING

DETAIL 35



ELECTRICAL DEVICE AND CABLING
MORTAR DAMAGE
DAMAGED STONE LINTEL
DAMAGED BRICK
DAMAGED STONE SILL

DETAIL 17



CORRODED METAL GRILLE
DAMAGED WOOD WINDOW, SUBSILL AND BRICK MOULD
DAMAGED BRICK
WORN AND CHIPPED PAINT
FINISH DAMAGED STONE SILL
MORTAR DAMAGE

DETAIL 18



MORTAR DAMAGE
DAMAGED STONE SURFACE

DETAIL 19



CORRODED FIRE ESCAPE
BRICK STAINING
DAMAGED STONE SURFACE

DETAIL 20



LIGHTING FIXTURE CORRODED, DISLODGED ELECTRICAL DEVICE AND CABLE

DETAIL 21



DAMAGED STONE

DETAIL 22



CABLE DEVICES AND CABLING

DETAIL 23



MORTAR DAMAGE
STONE DAMAGE
DAMAGED MORTAR, POSSIBLE COMPROMISED FIRE ESCAPE SUPPORT STRUCTURE.
PAINT DRIPPINGS AND BRICK STAINING

DETAIL 24



RUBBER ROOFING AT PARTY WALL PARAPET
STAINED OR PAINTED BRICK
DAMAGED ALUMINUM GUTTER
EXCESSIVE MORTAR

DETAIL 25



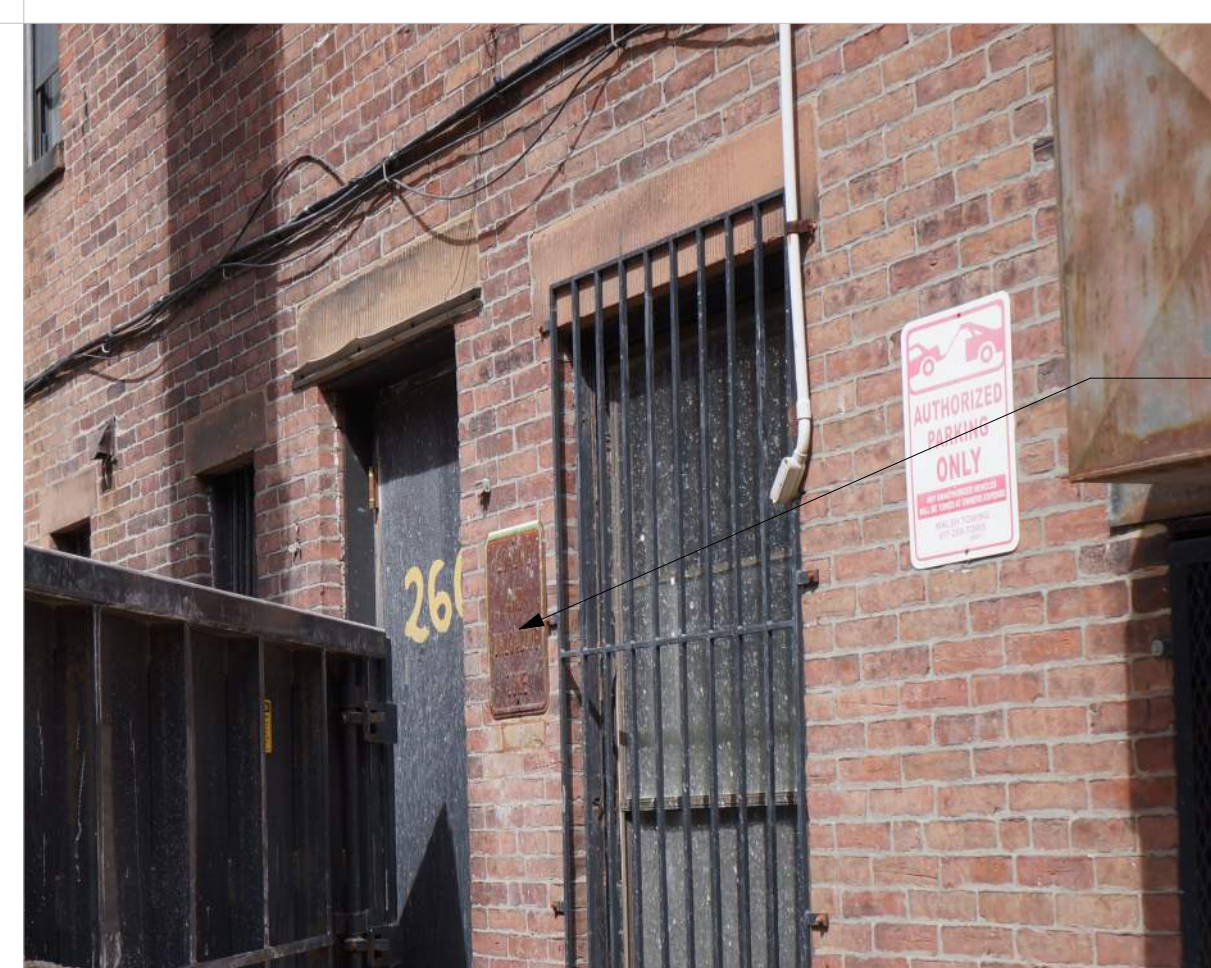
CONDUIT AND CABLING
ERRANT PAINT
AIR CONDITIONER METAL GRILLE

DETAIL 26



DAMAGED STONE
MORTAR DAMAGE
EXPOSED AND CORRODED MECHANICAL EQUIPMENT

DETAIL 27



CORRODED AND OBSOLETE SIGNAGE

DETAIL 31



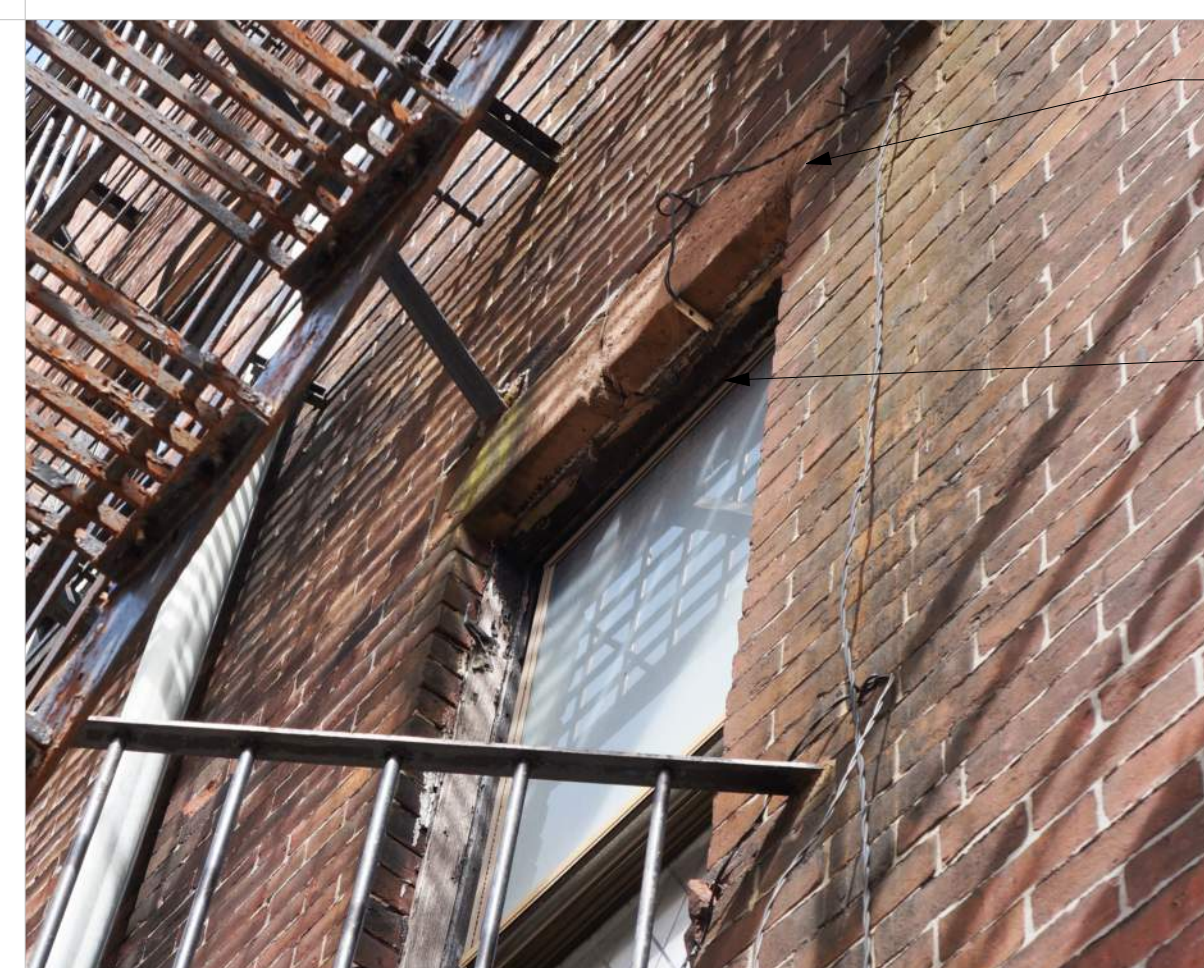
ROTTED WOOD AND DEGRADED PAINT AT MANSARD WINDOWS

DETAIL 28



MISMATCHED AND DAMAGED SLATE SHINGLES

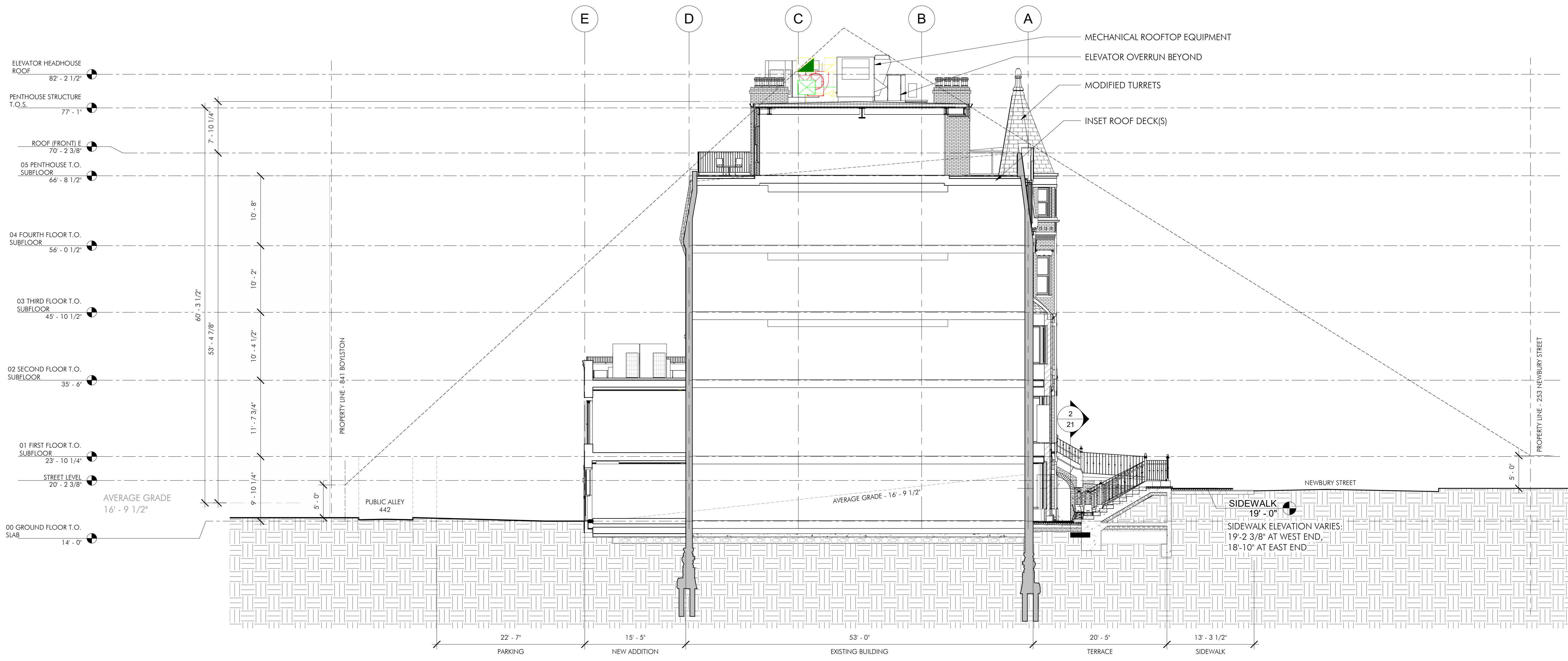
DETAIL 29



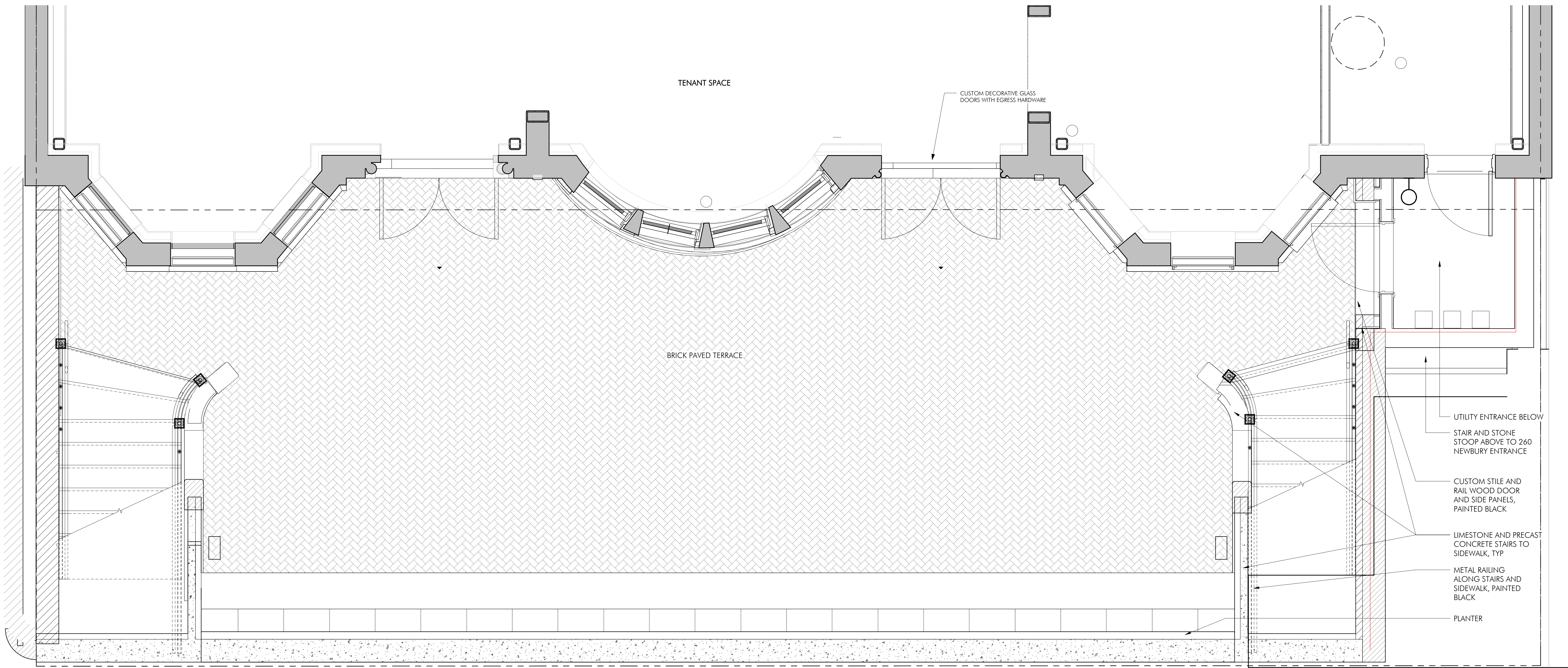
CRACKED STONE AND STAINED LINTEL
ROTTED WOOD BRICK MOULD

DETAIL 30

FACADE RESTORATION - PUBLIC ALLEY



SIGHT LINE SECTION



THIRD FLOOR
45' - 10 1/2"

SECOND FLOOR
35' - 0"

FIRST FLOOR
23' - 10 1/4"

STREET LEVEL
20' - 2 3/8"

GROUND FLOOR
14' - 0"

PATIO LEVEL
13' - 11 1/2"

NEW BRICK VENEER AND STONE TRIM

FLAT SEAM COPPER ROOF -
RESTORE/REPLACE COPPER FLASHING

CUSTOM METAL CANOPY AND BRACKETS

REPAIR, RESTORE WOOD AND
GLASS DOORS AND REPLACE
HARDWARE

NEW BRICK VENEER AND STONE
TRIM, MATCH EXISTING
CONDITIONS, TYP.

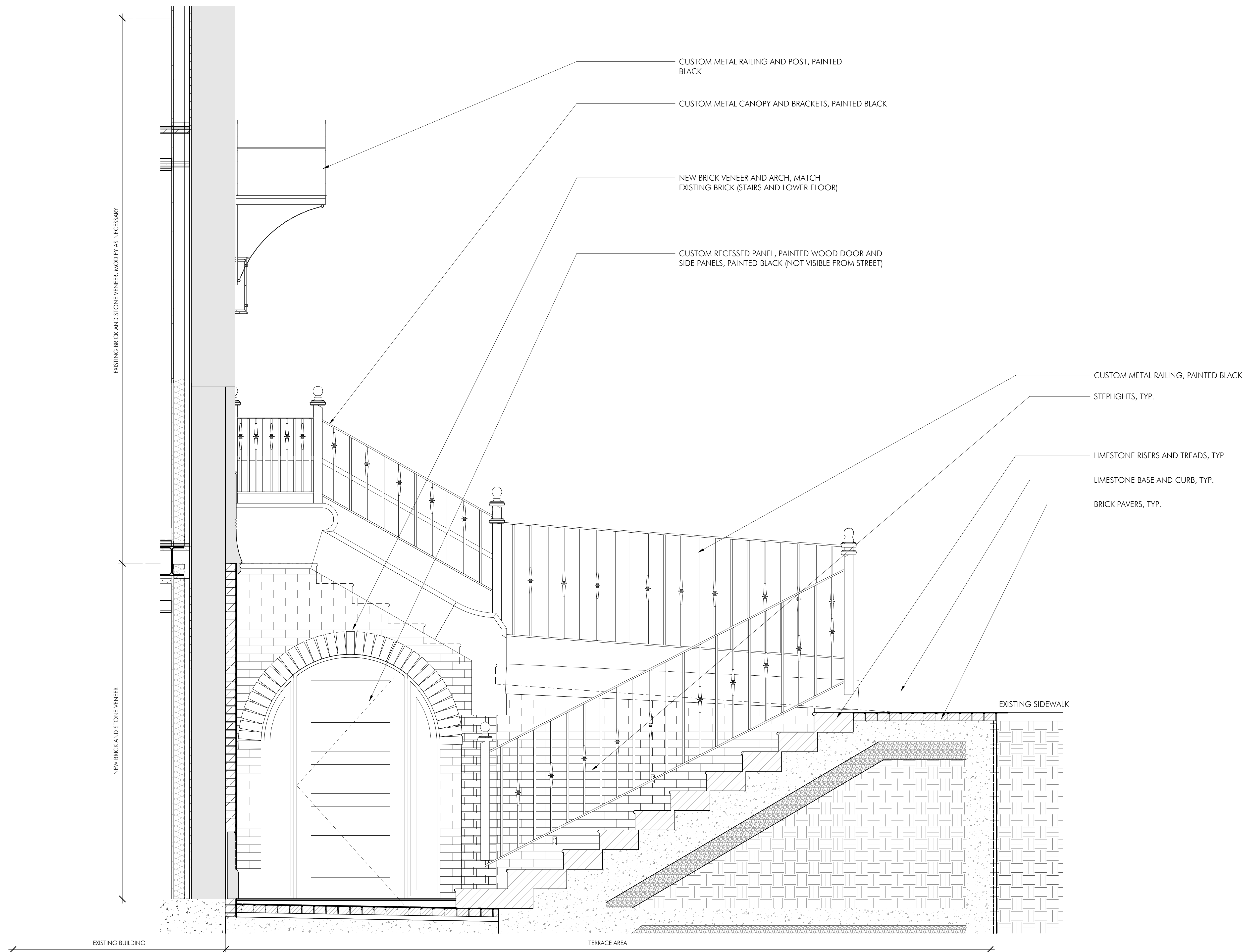
METAL DOOR AT UTILITY AREA

DECORATIVE GLASS ENTRY(S) AT 1ST AND GROUND
FLOOR (TYPICAL FOR 4 OPENINGS)

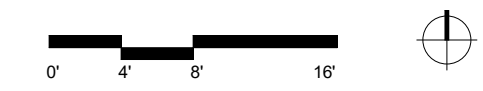
REPLACE WINDOWS AT BOW WITH FIXED LITE WOOD
WINDOWS WITH MATCHING PAINTED BLACK WOOD
TRIM

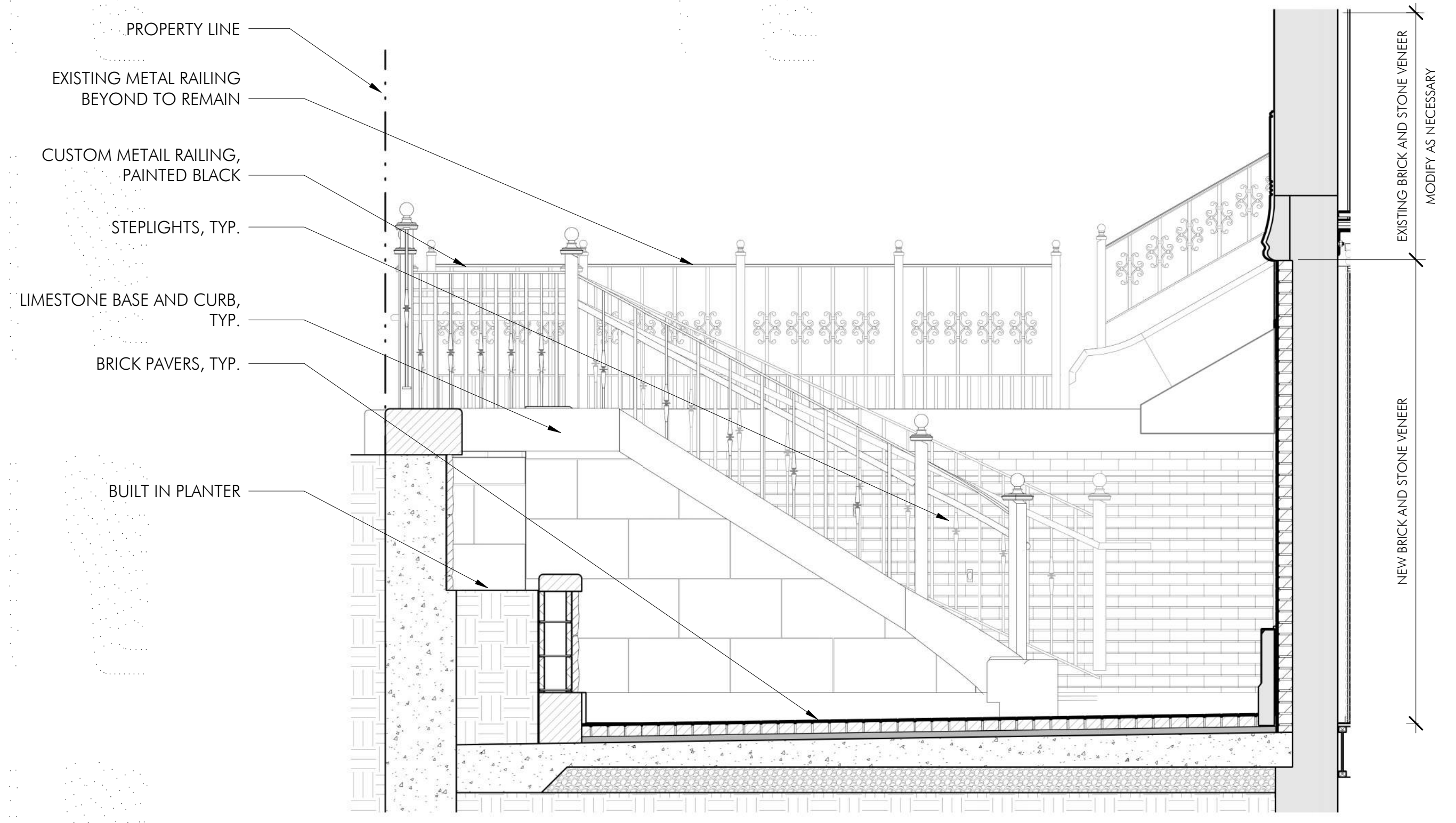
NEW STONE VENEER AND BASE, MATCH EXISTING
CONDITIONS AND PROFILE



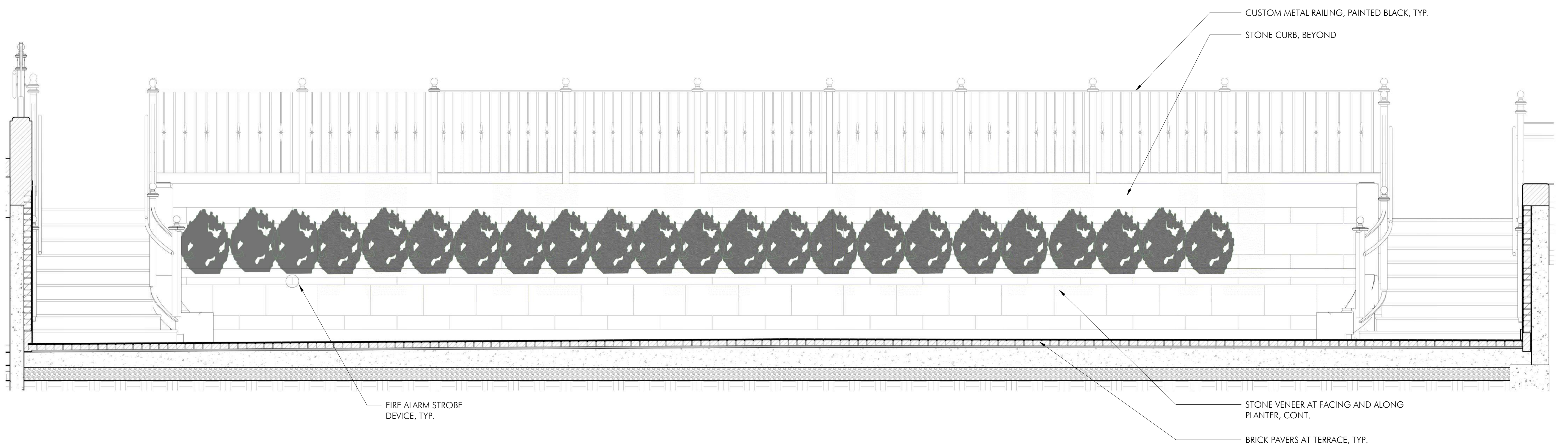


ENLARGED SECTION AT DIG-OUT



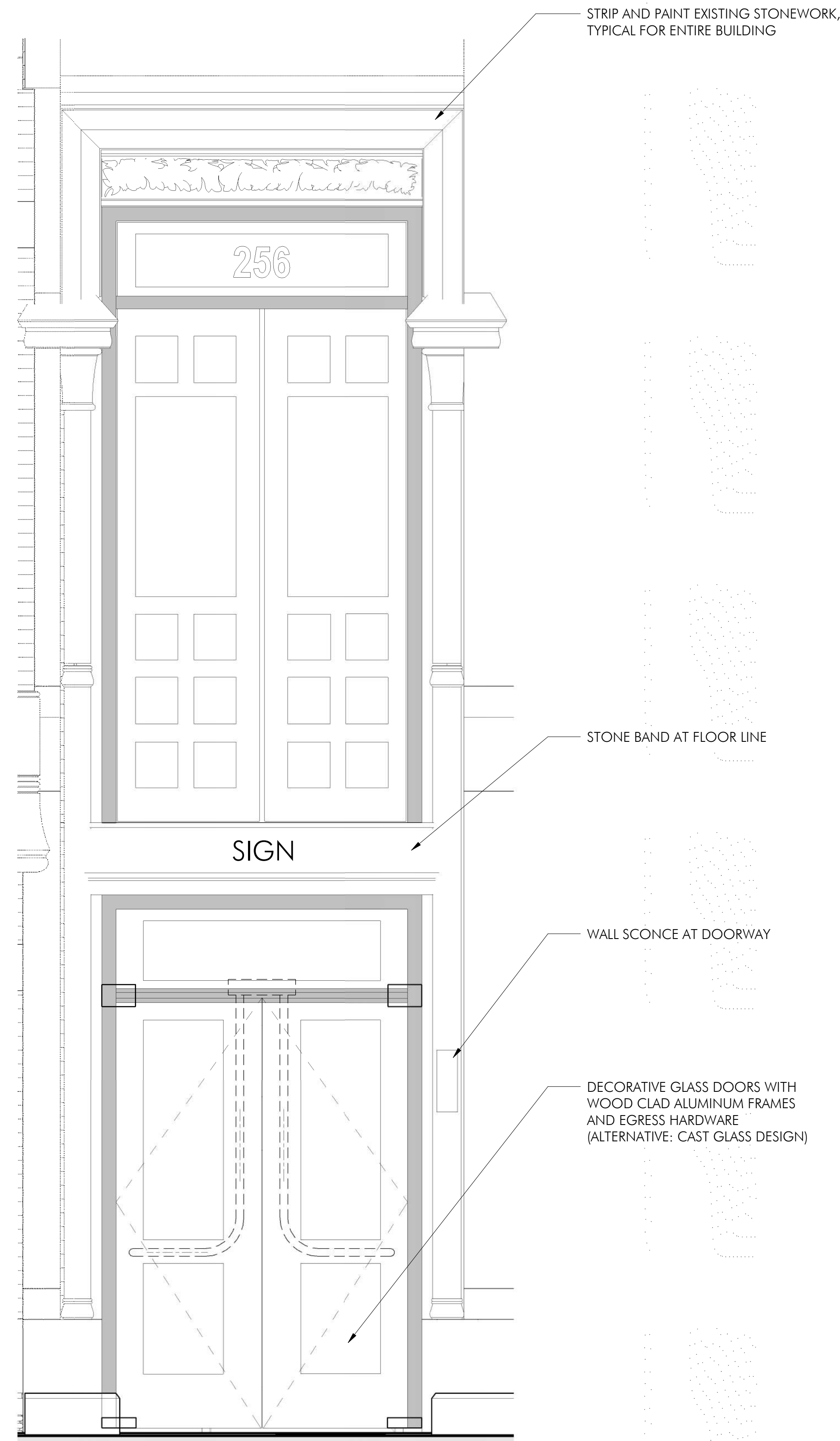


1 PLAZA WEST SECTION
1/2" = 1'-0"

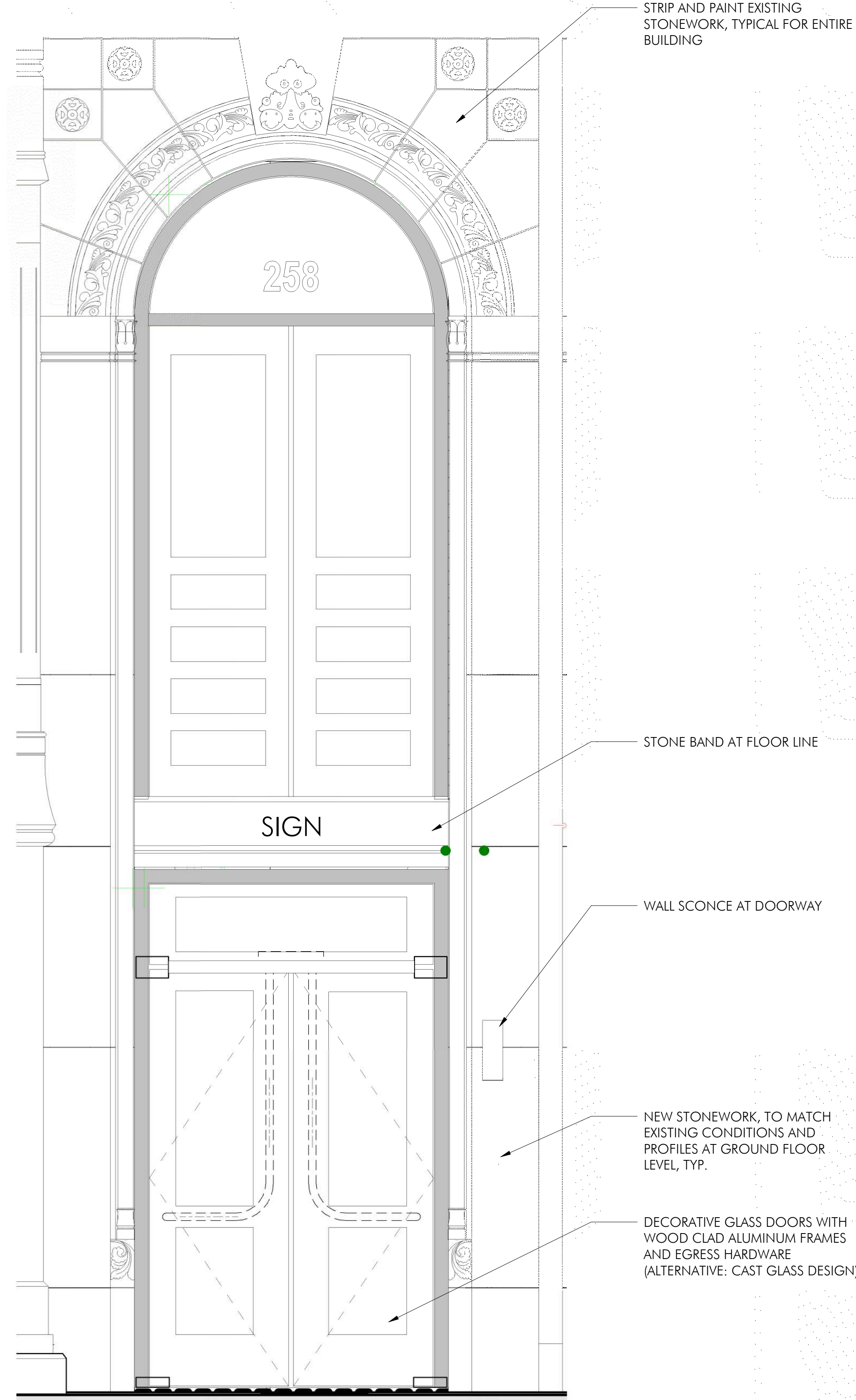


2 PLAZA SOUTH SECTION
1/2" = 1'-0"

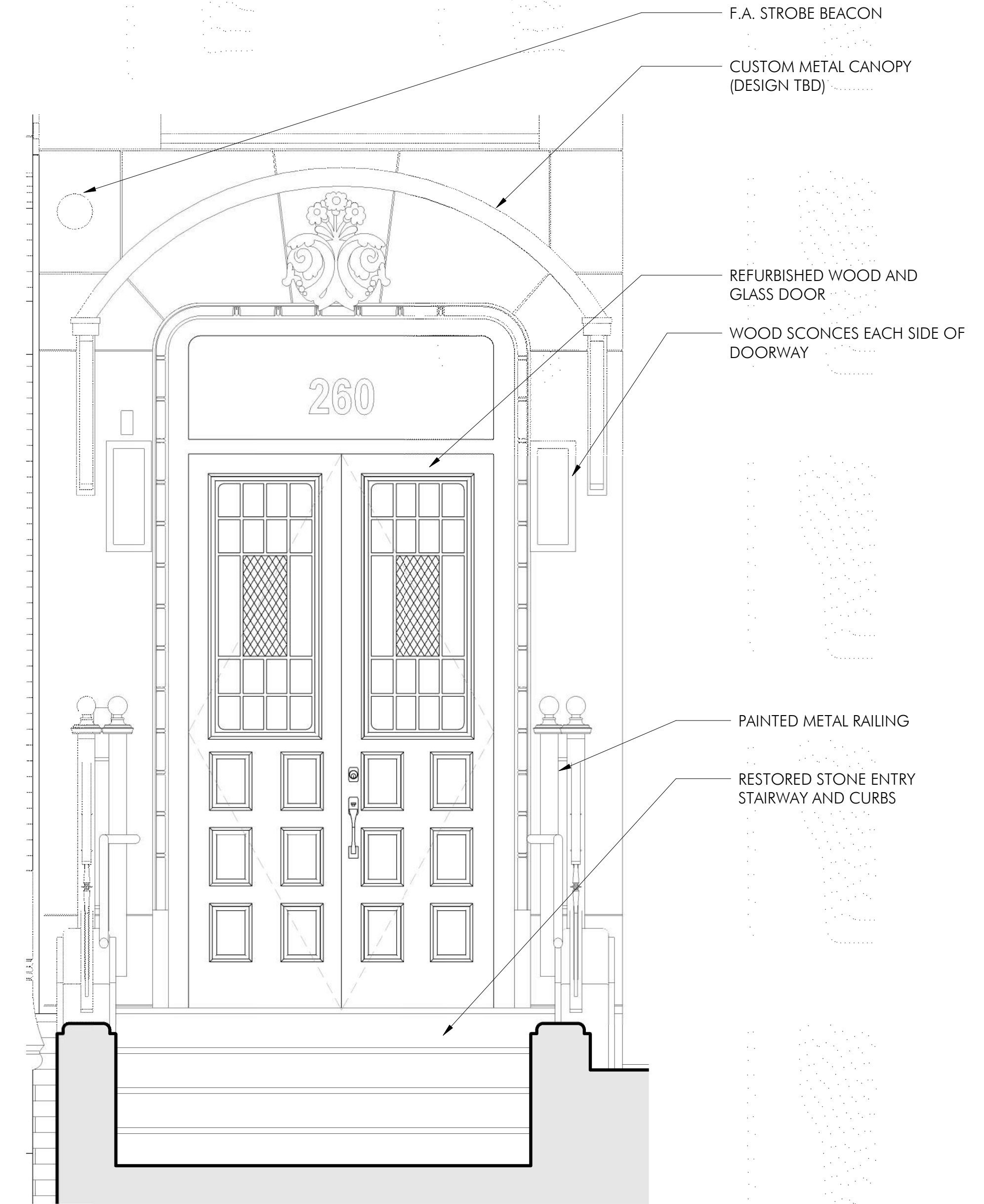
ENLARGED SECTIONS AT DIG-OUT



1 ENLARGED DOOR ELEVATION AT 256 NEWBURY
3/4" = 1'-0"



2 ENLARGED DOOR ELEVATION AT 258 NEWBURY
3/4" = 1'-0"

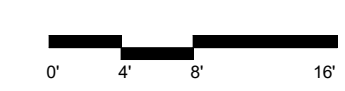


3 ENLARGED DOOR ELEVATION AT LOBBY ENTRANCE
3/4" = 1'-0"

ENTRY BAY ELEVATIONS

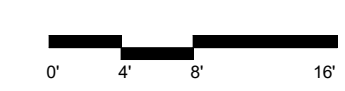


VIEW FROM SIDEWALK AT 260 NEWBURY ENTRY





VIEW FROM TERRACE





INTEGRATED STEP LIGHT FIXTURE ALONG NEWBURY STREET TERRACE STAIRS



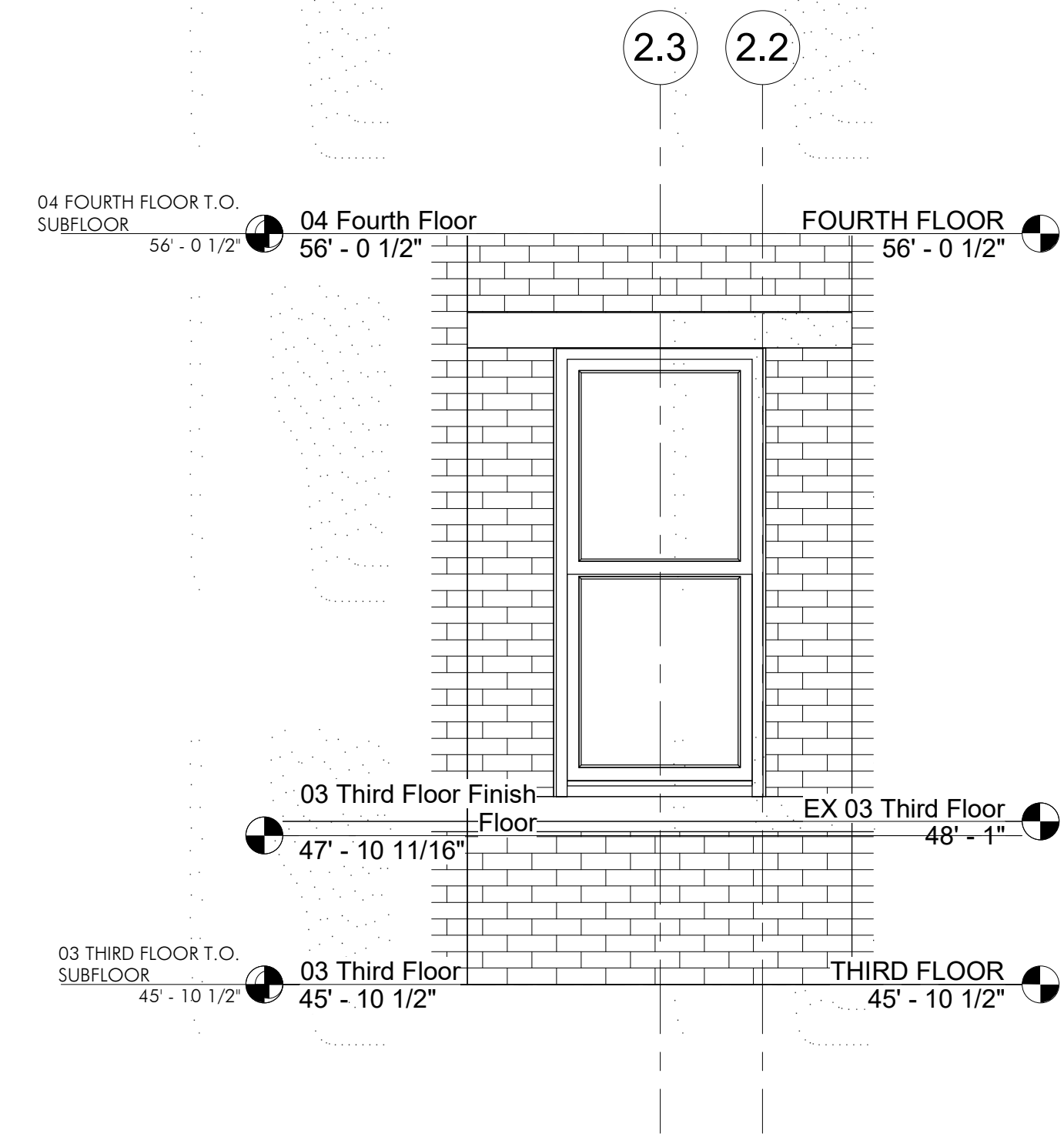
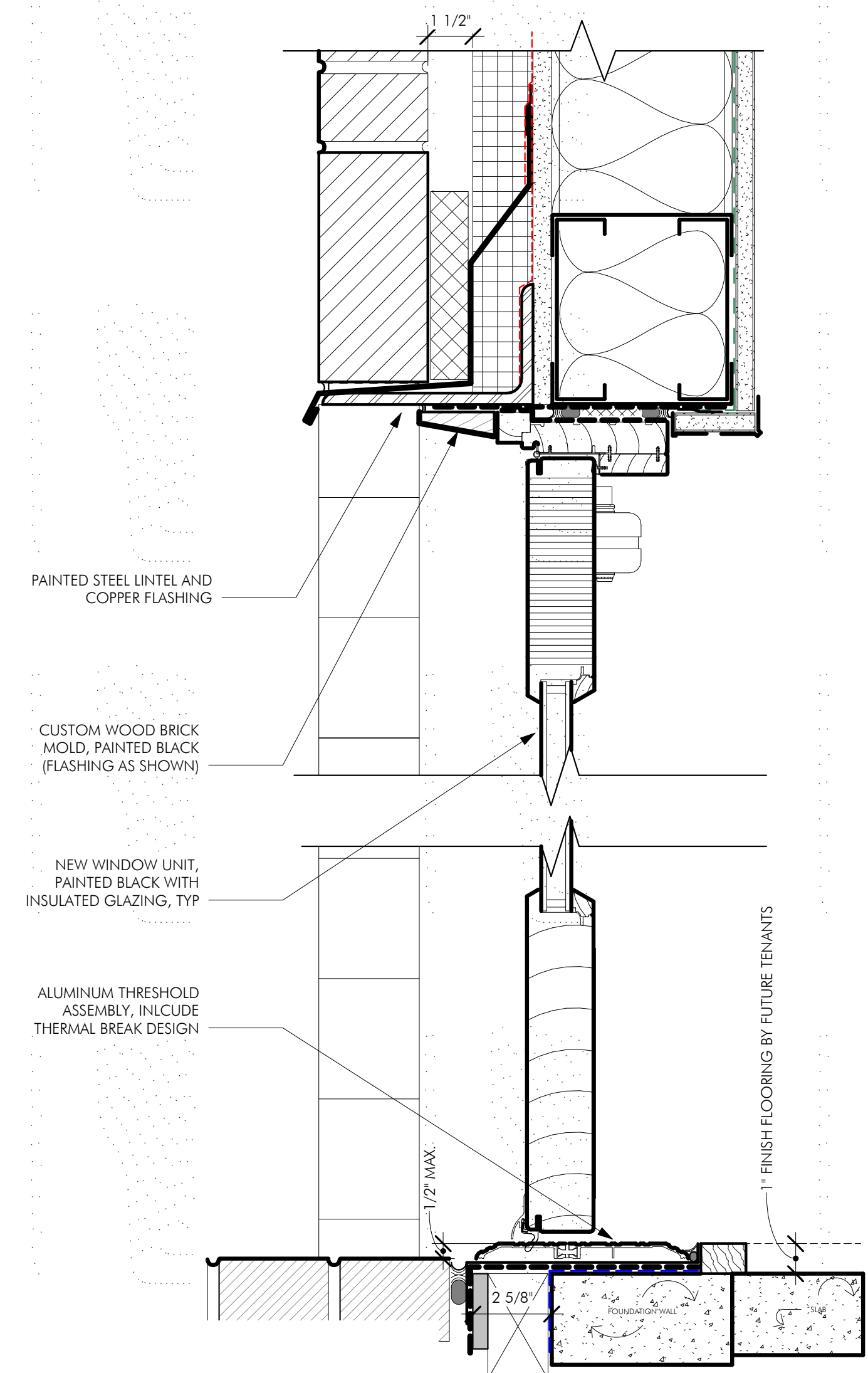
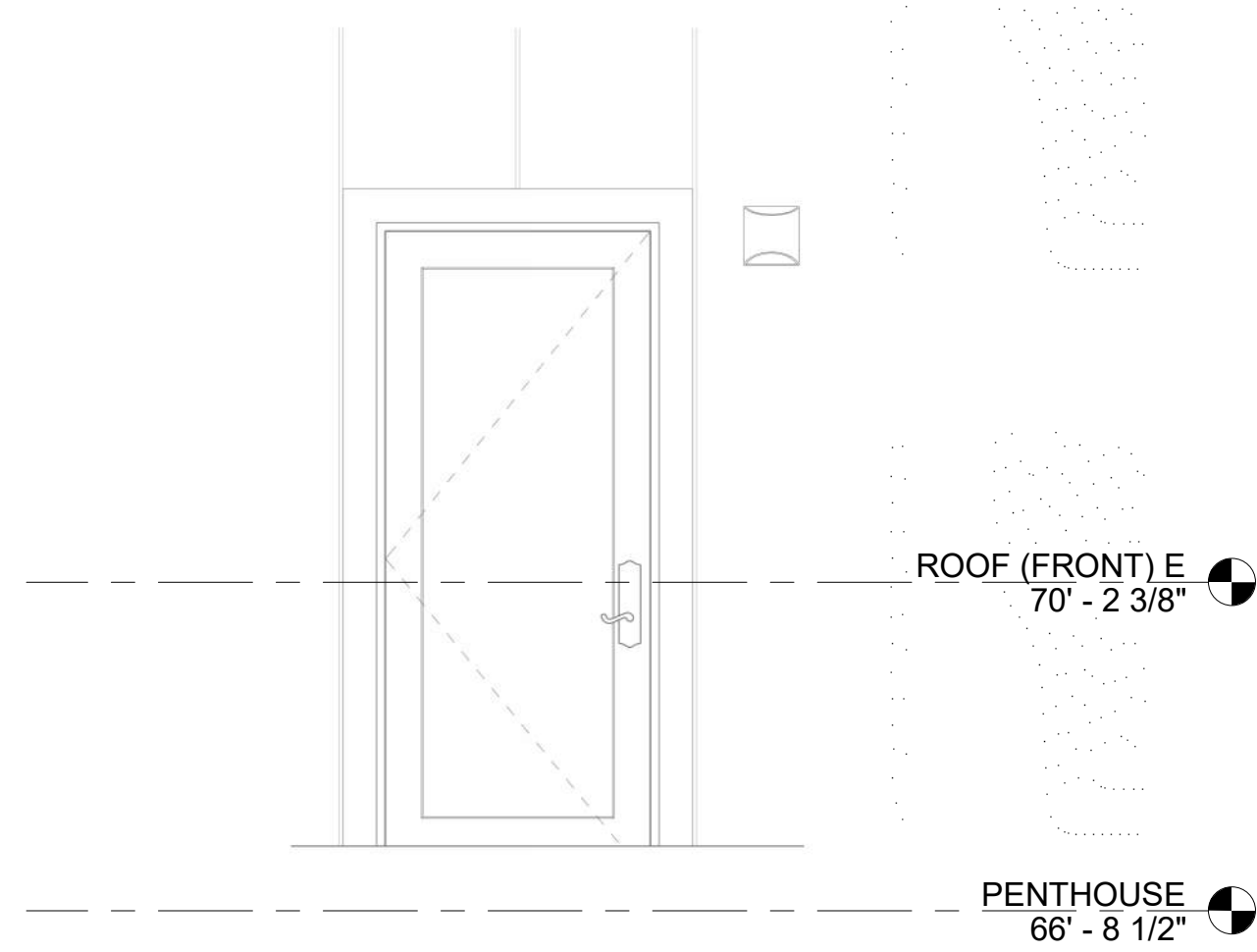
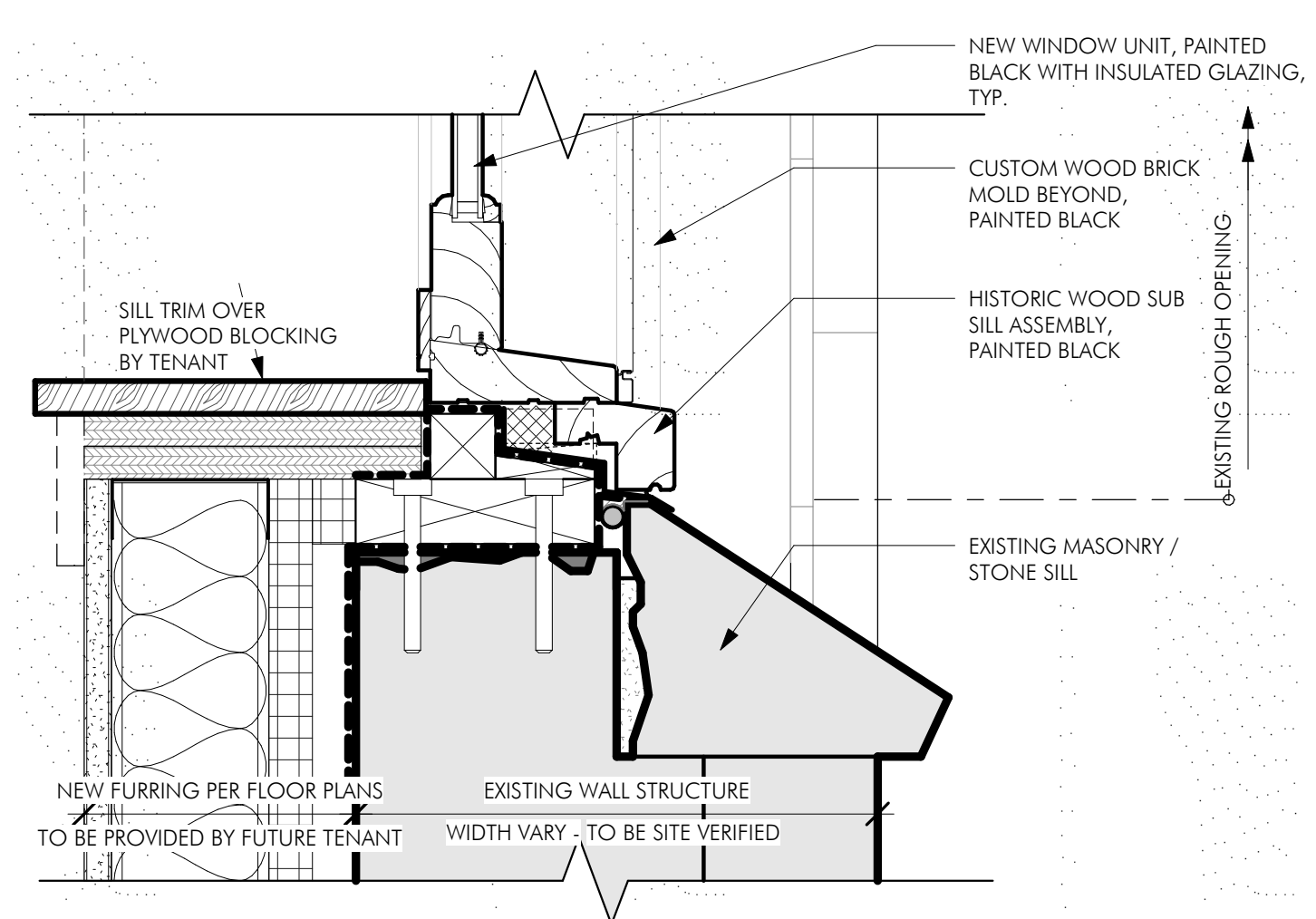
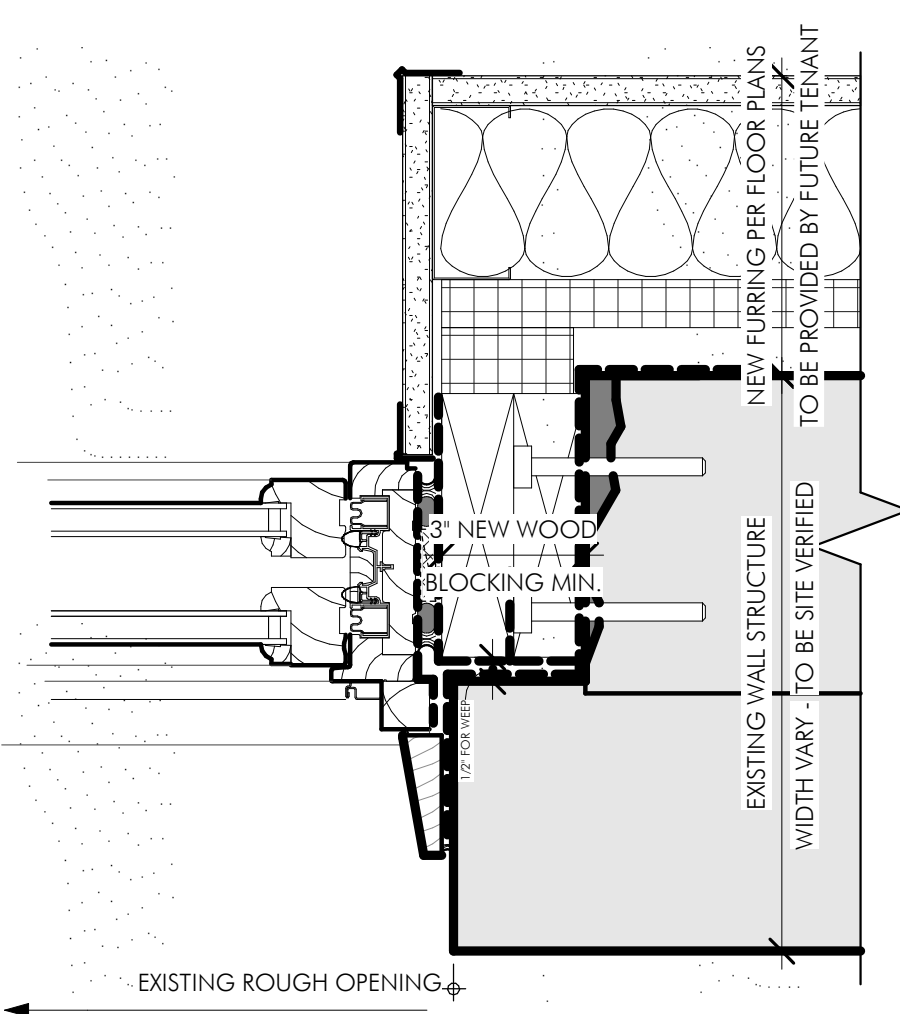
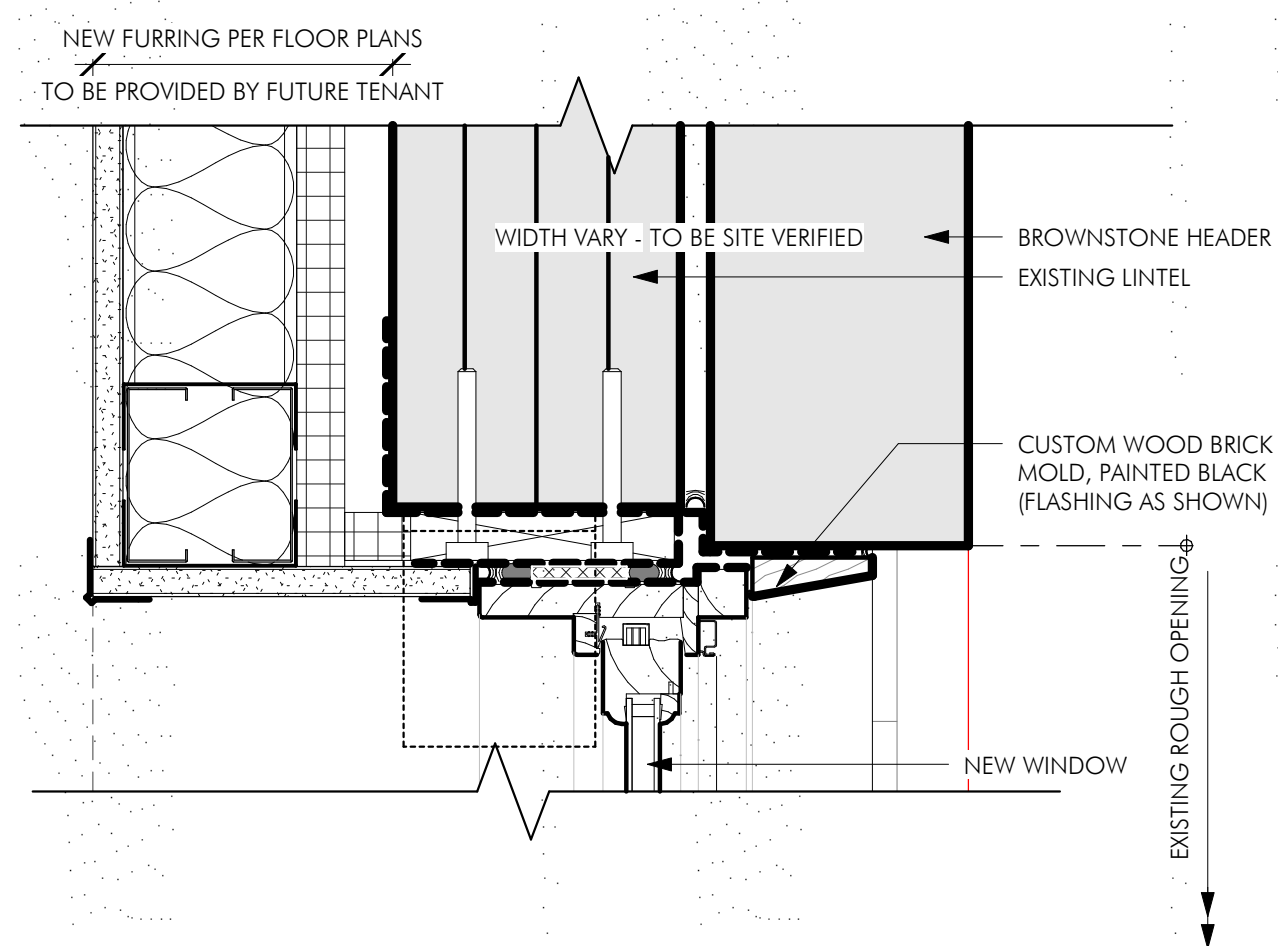
ENTRY SCONCE LIGHT FIXTURE - AT 260 NEWBURY ENTRY



FLUSH MOUNT, ADA COMPATABLE WALL SCONCE - AT ALLEY ENTRY AND ROOF DECKS



STROBE DEVICE - AT 260 NEWBURY ENTRY AND EXTERIOR LOCATIONS

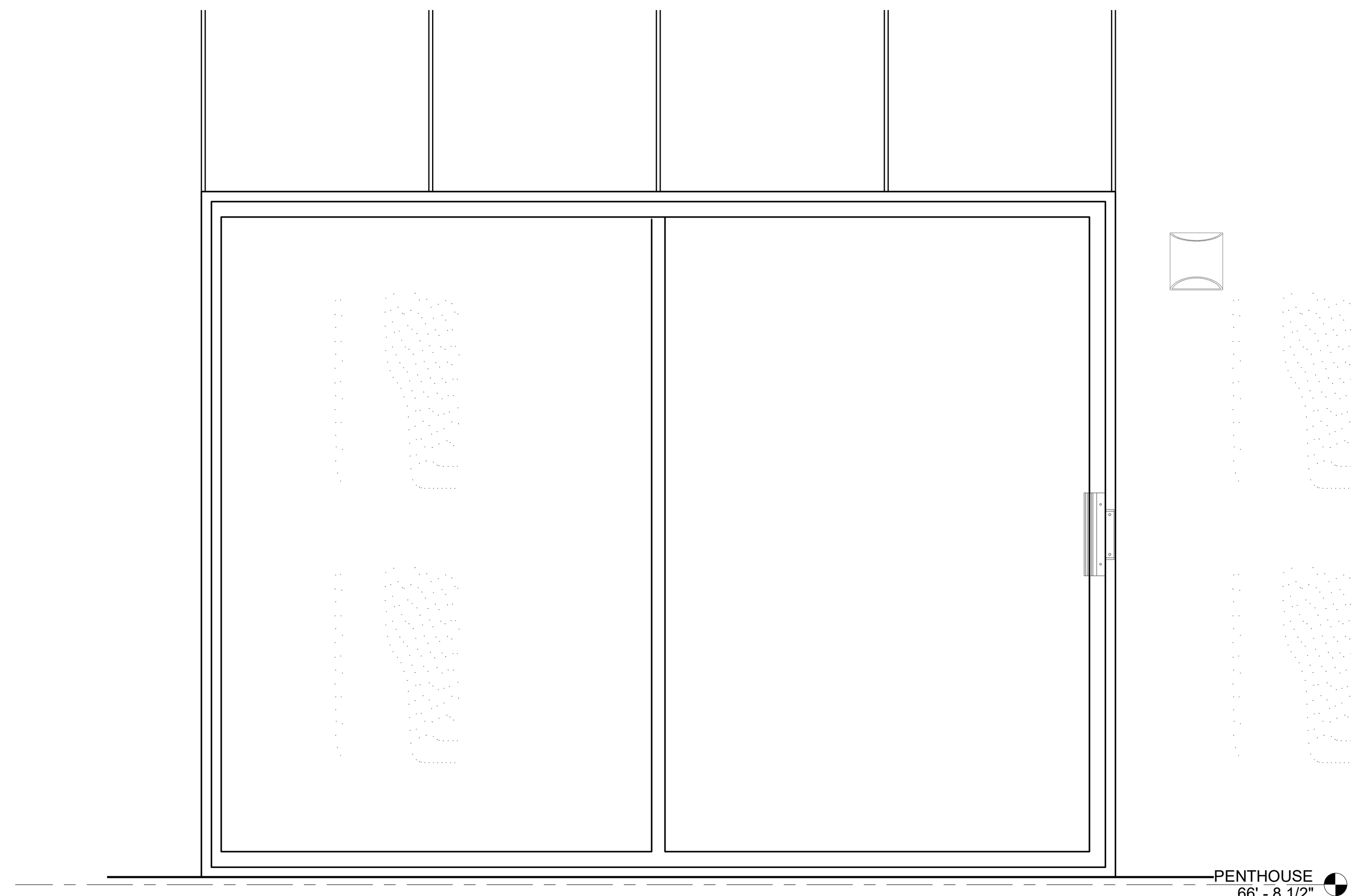


4 WINDOW ELEVATION
1/2" = 1'-0"

3 NEW WINDOWS IN EXISTING MASONRY DETAILS
3" = 1'-0"

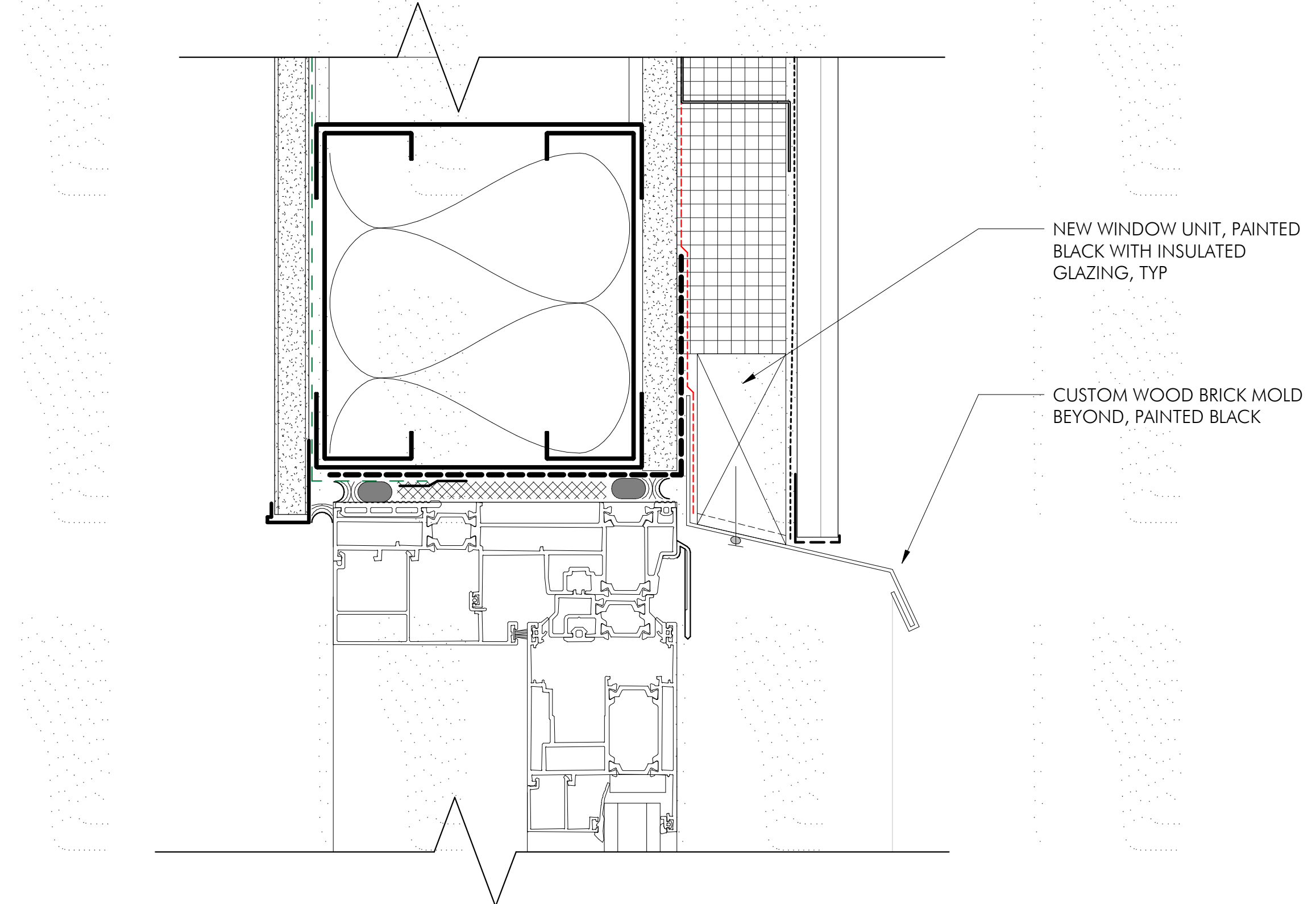
2 DOOR ELEVATION
1/2" = 1'-0"

1 NEW DOOR IN EXISTING MASONRY DETAILS
3" = 1'-0"



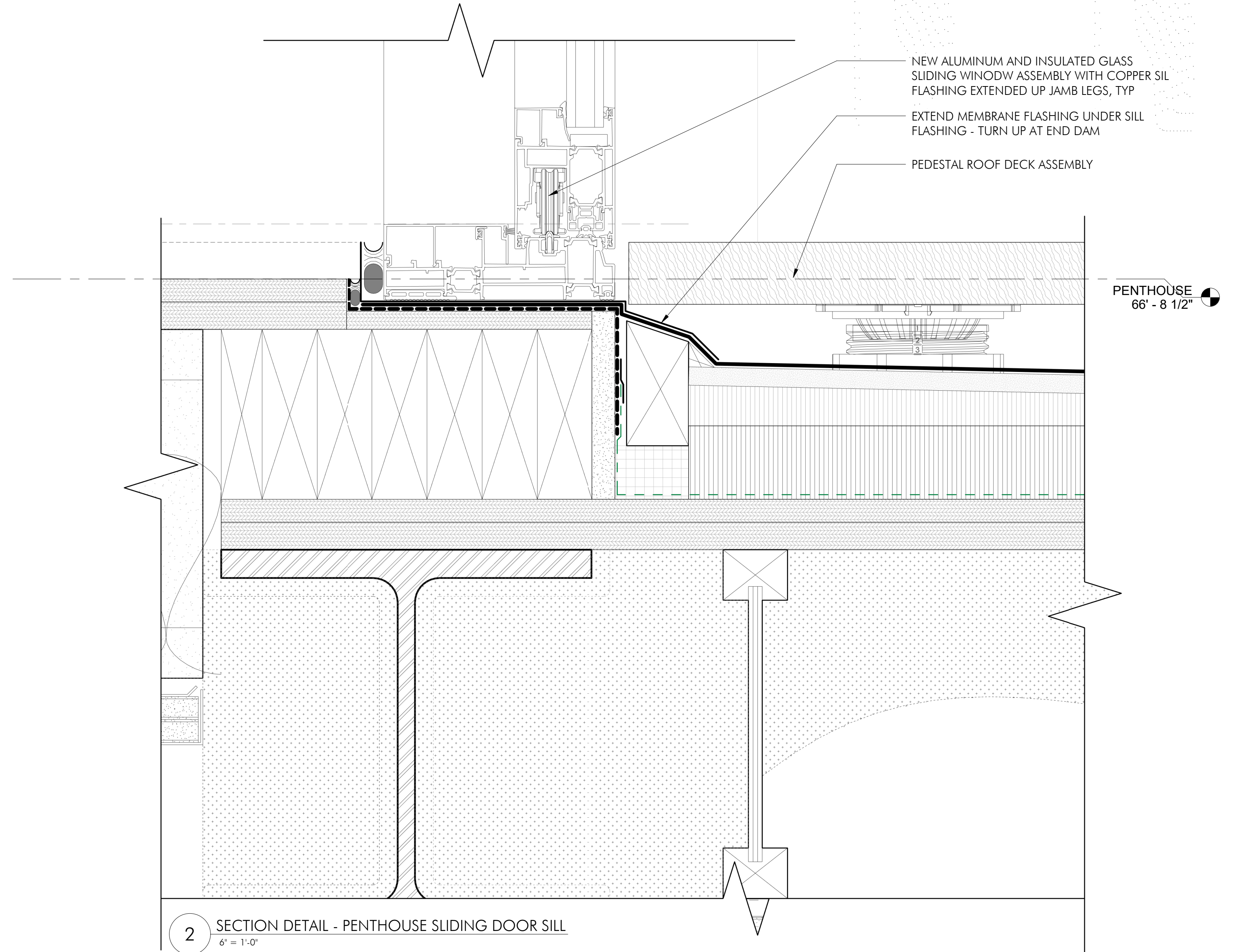
3 TYPICAL SLIDING GLASS DOOR ELEVATION
1" = 1'-0"

PENTHOUSE
66' - 8 1/2"



1 DETAIL AT SLIDING GLASS DOOR AT PENTHOUSE
6" = 1'-0"

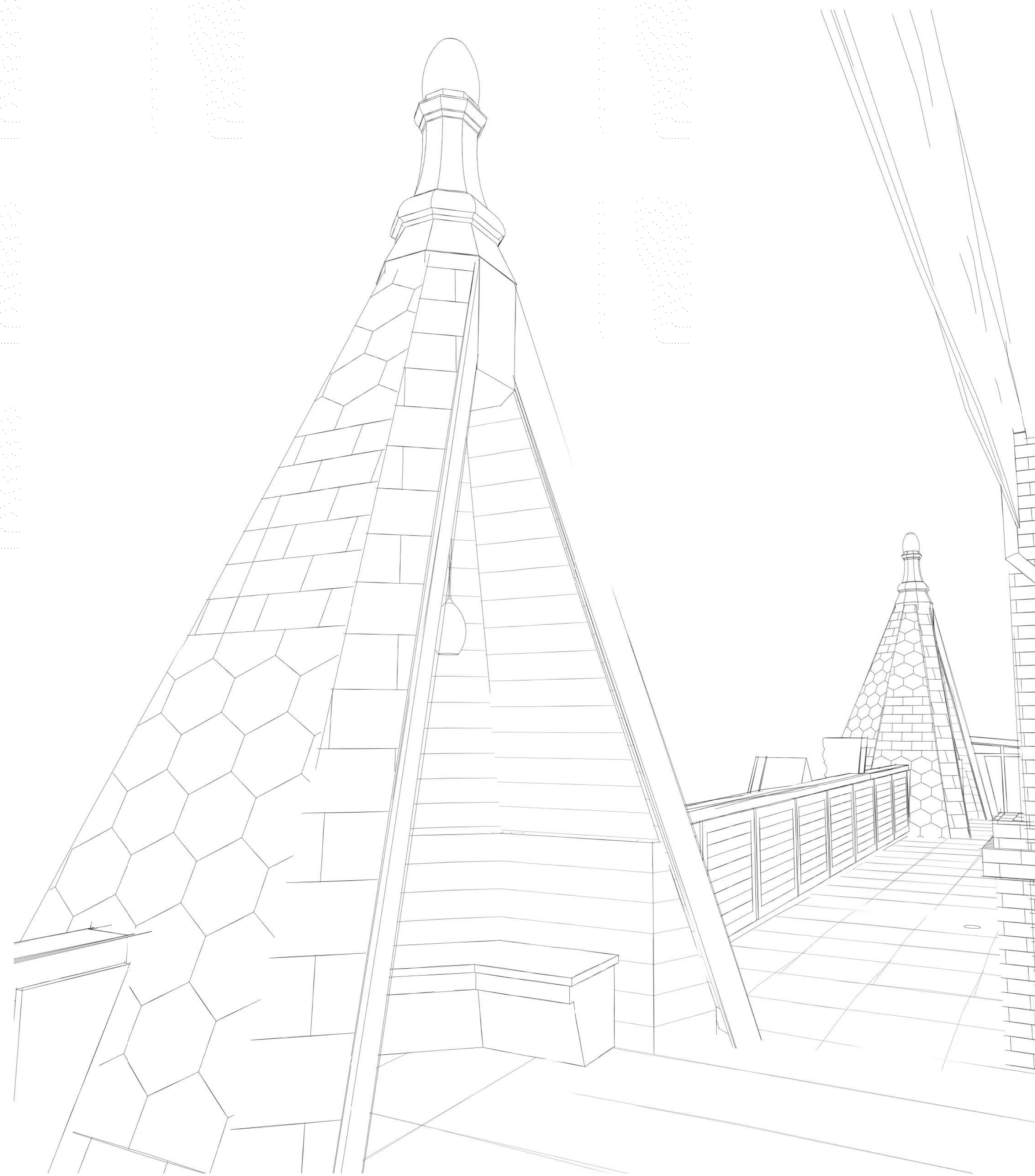
NEW WINDOW UNIT, PAINTED BLACK WITH INSULATED GLAZING, TYP
CUSTOM WOOD BRICK MOLD BEYOND, PAINTED BLACK



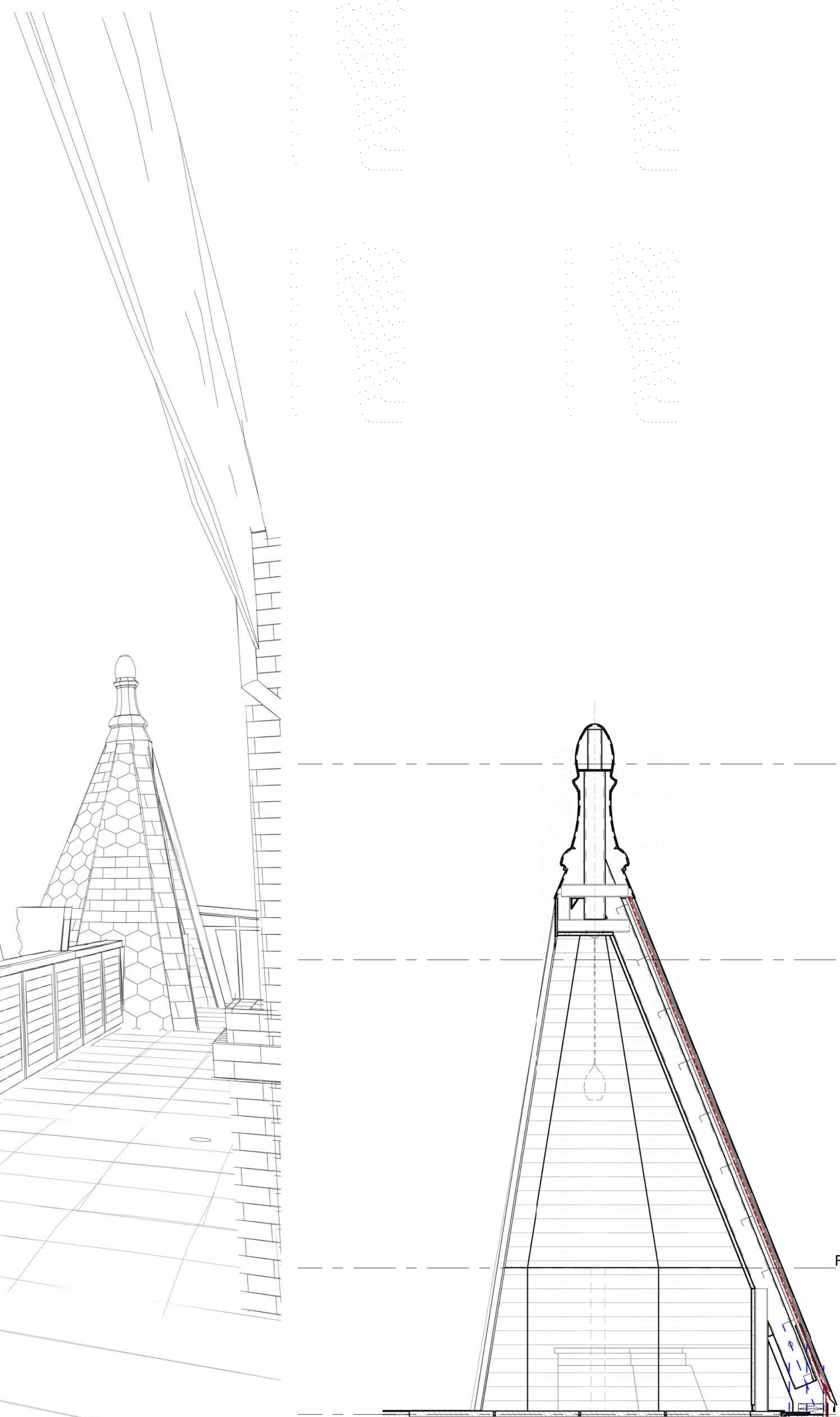
2 SECTION DETAIL - PENTHOUSE SLIDING DOOR SILL
6" = 1'-0"

NEW ALUMINUM AND INSULATED GLASS SLIDING WINDOW ASSEMBLY WITH COPPER SIL FLASHING EXTENDED UP JAMB LEGS, TYP
EXTEND MEMBRANE FLASHING UNDER SILL FLASHING - TURN UP AT END DAM
PEDESTAL ROOF DECK ASSEMBLY

PENTHOUSE
66' - 8 1/2"



4 3D VIEW AT PENTHOUSE DECK



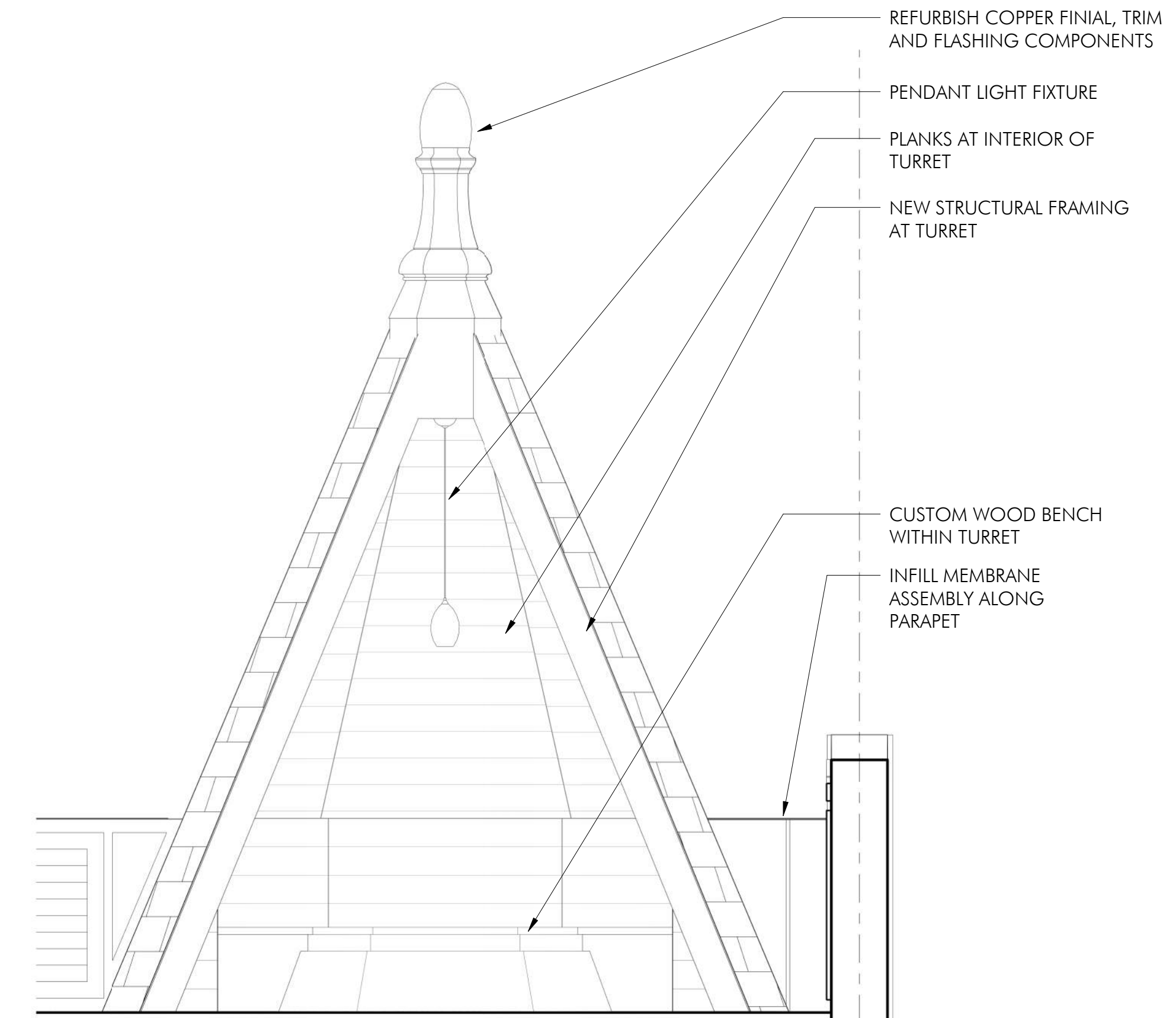
ELEVATOR
HEADHOUSE
ROOF
82' - 2 1/2"

PENTHOUSE
ROOF
77' - 6 1/2"

ROOF (FRONT) E
70' - 2 3/8"

PENTHOUSE
66' - 8 1/2"

3 SECTION DETAIL AT TURRET
1/2" = 1'-0"



1 ELEVATION AT TURRET
1/2" = 1'-0"

REFURBISH COPPER FINIAL, TRIM
AND FLASHING COMPONENTS

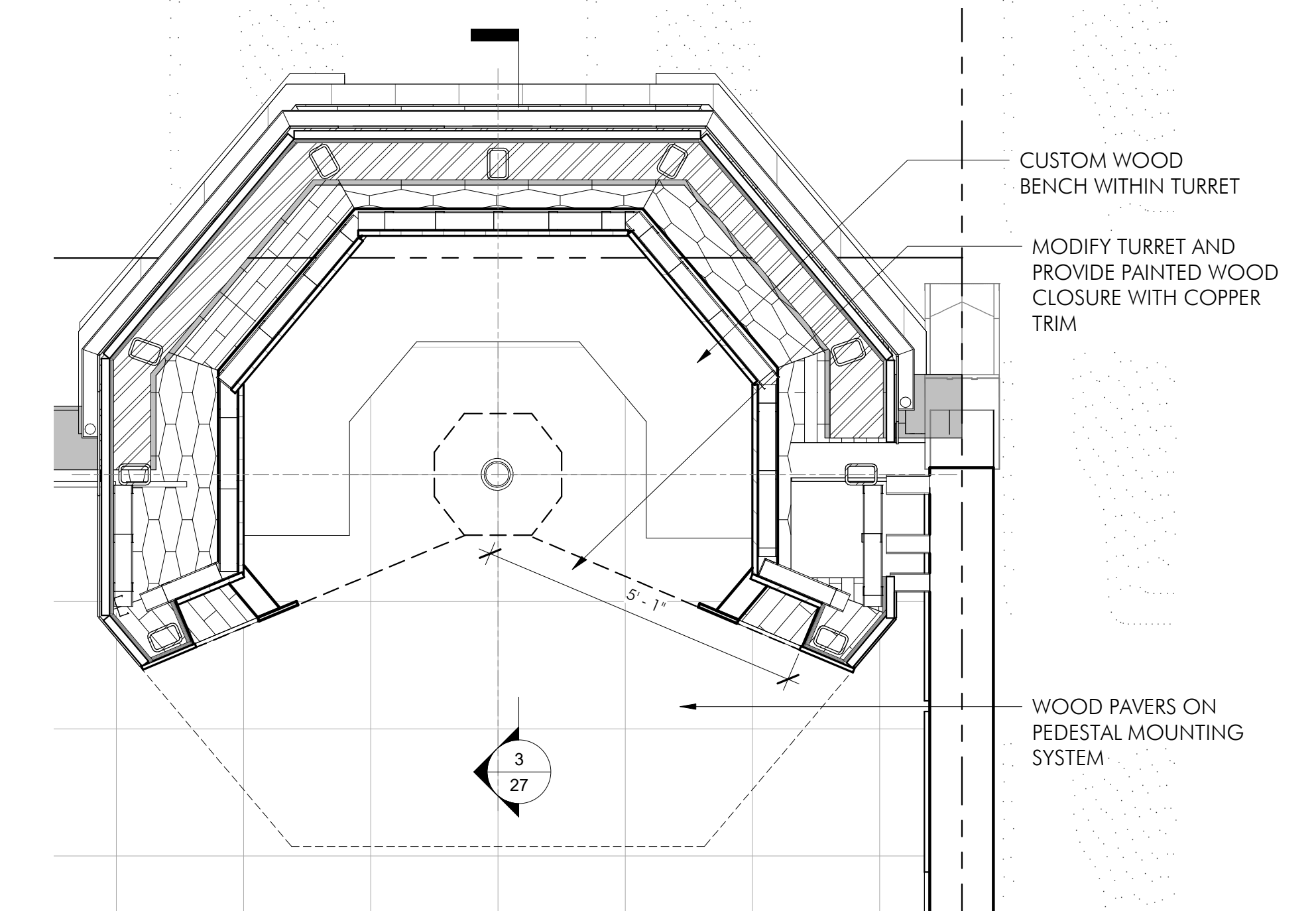
PENDANT LIGHT FIXTURE

PLANKS AT INTERIOR OF
TURRET

NEW STRUCTURAL FRAMING
AT TURRET

CUSTOM WOOD BENCH
WITHIN TURRET

INFILL MEMBRANE
ASSEMBLY ALONG
PARAPET



2 PLAN DETAIL AT TURRET
1/2" = 1'-0"

CUSTOM WOOD
BENCH WITHIN TURRET

MODIFY TURRET AND
PROVIDE PAINTED WOOD
CLOSURE WITH COPPER
TRIM

WOOD PAVERS ON
PEDESTAL MOUNTING
SYSTEM



RENDERING IS FOR CONCEPT ONLY.
REFER TO ARCHITECTURAL ELEVATIONS.