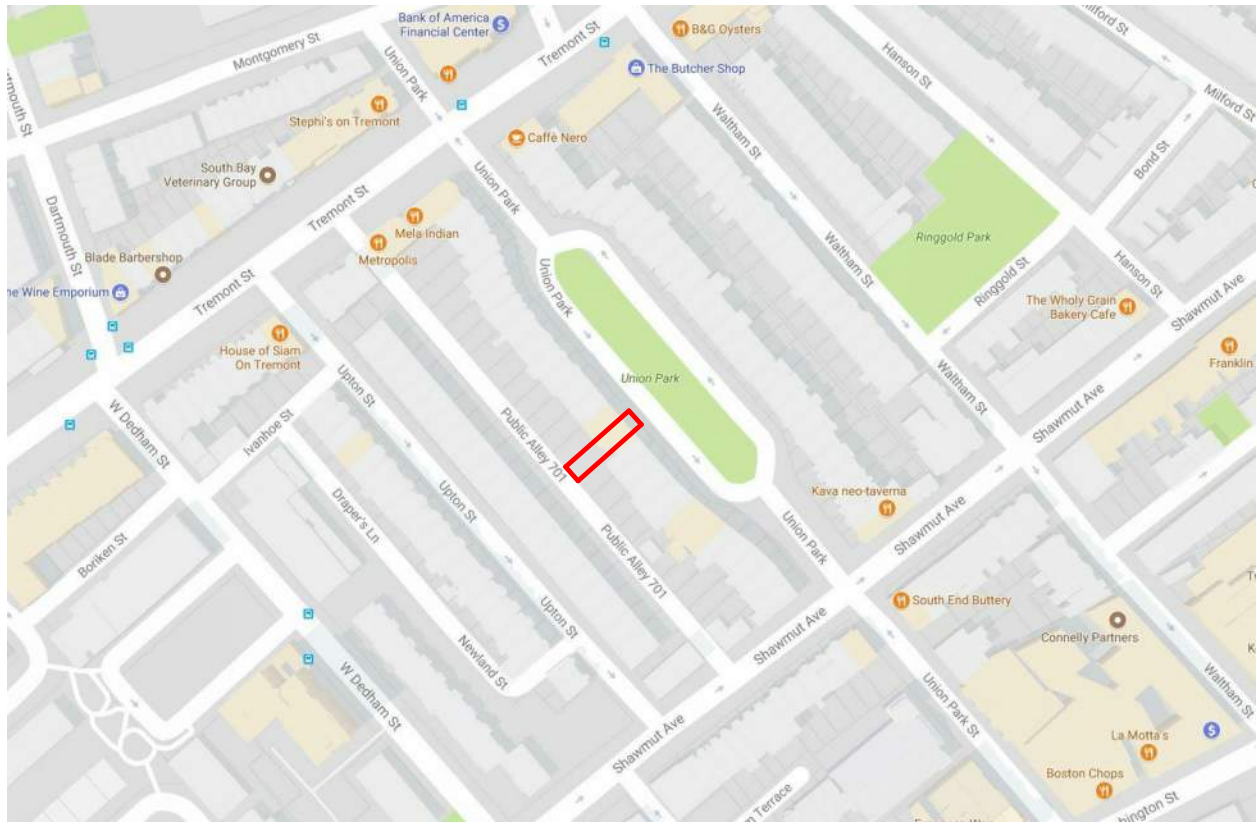
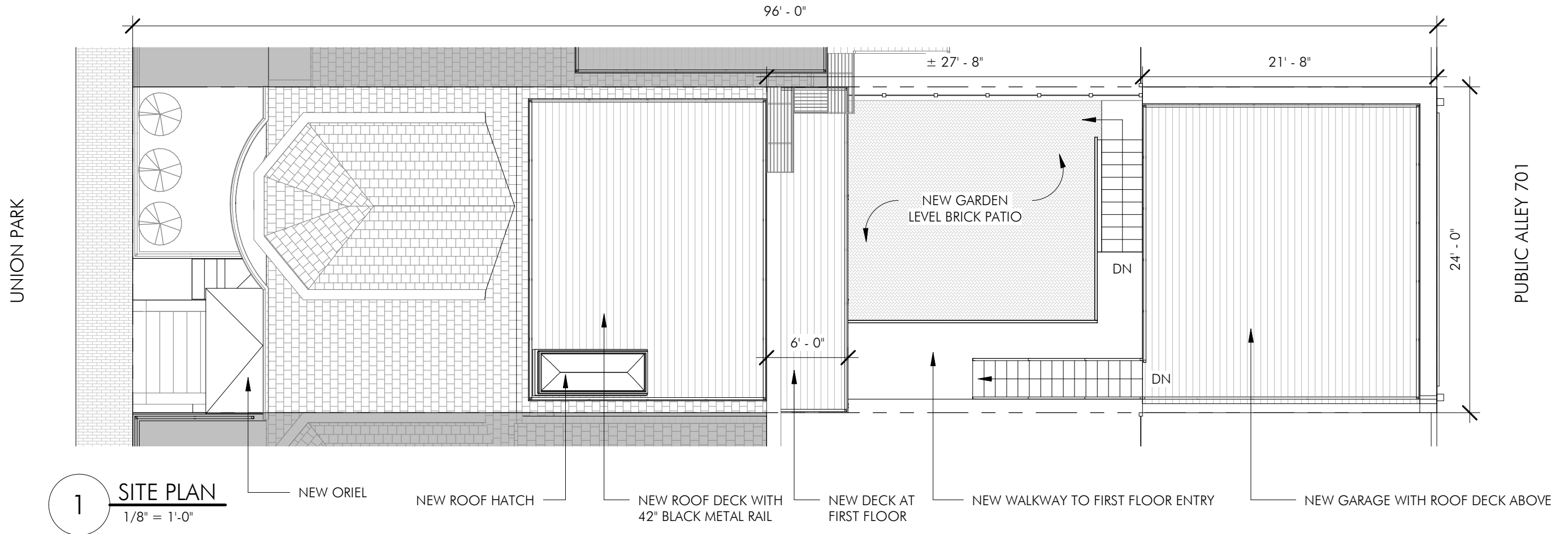


24 UNION PARK
BOSTON, MASSACHUSETTS
24 UNION PARK LLC
SELDC

NOVEMBER 14, 2017



EMBARC STUDIO
ARCHITECTURE + DESIGN



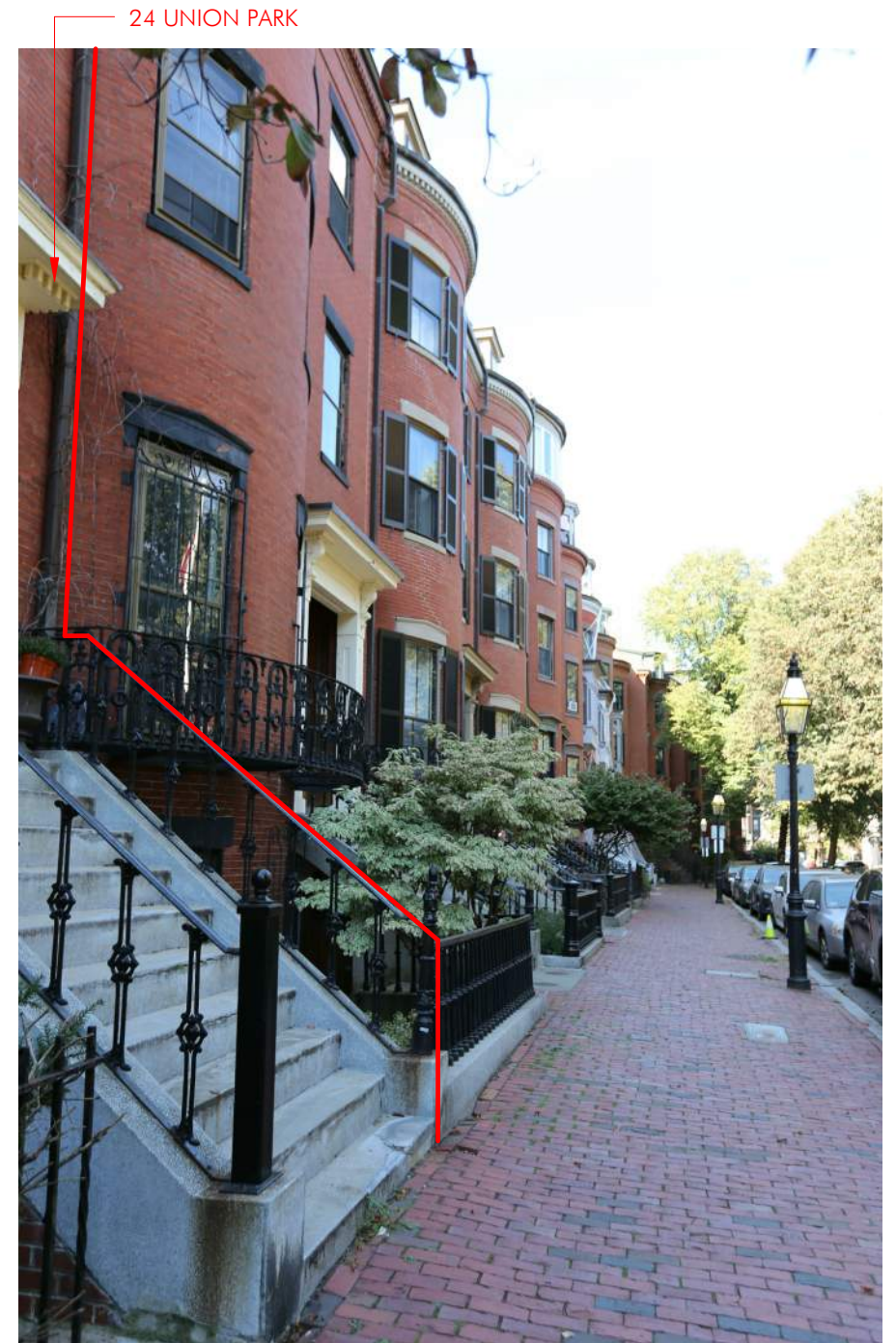
1/8" = 1'-0"



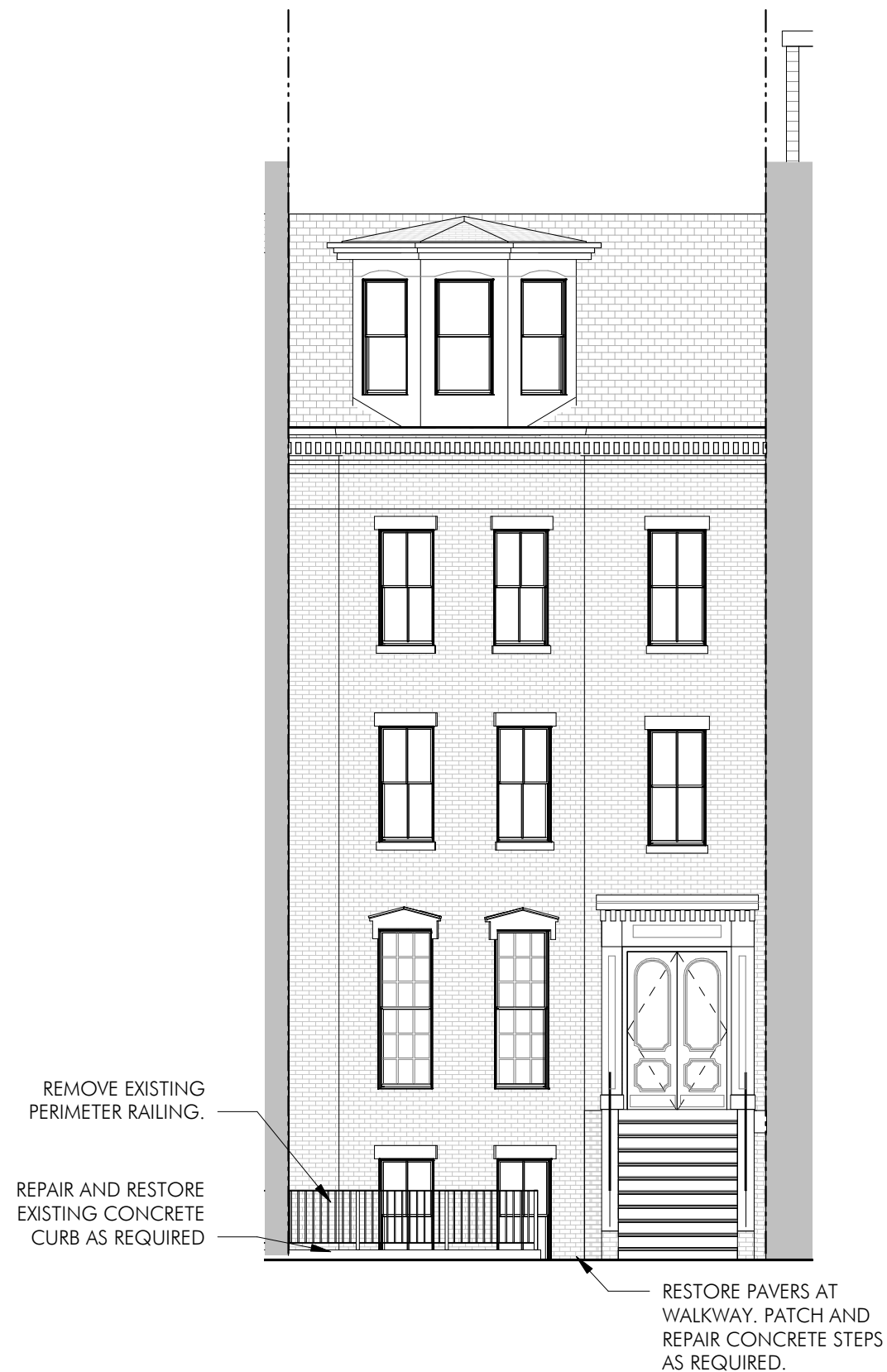
UNION PARK FACING SOUTHEAST



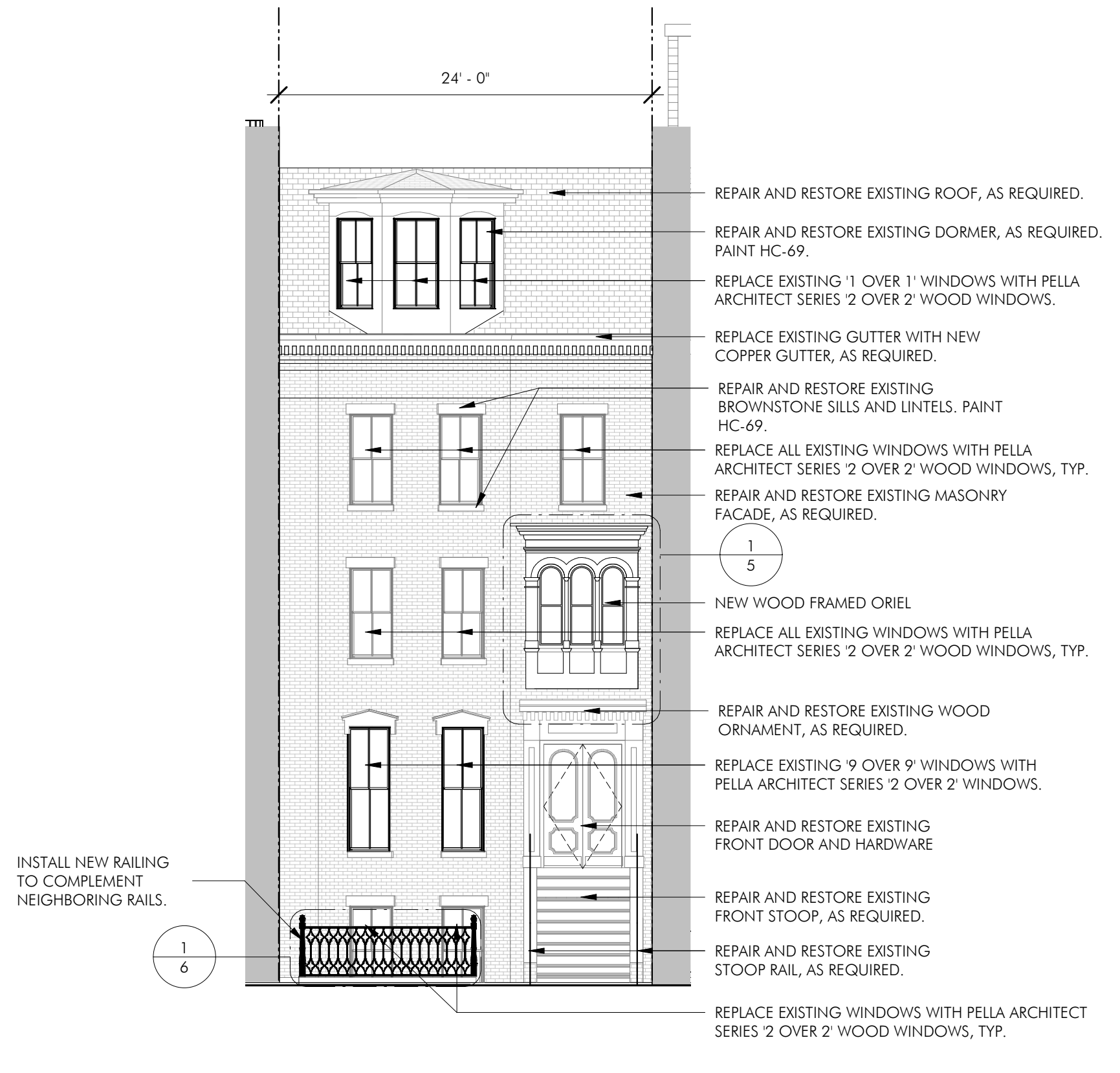
24 UNION PARK



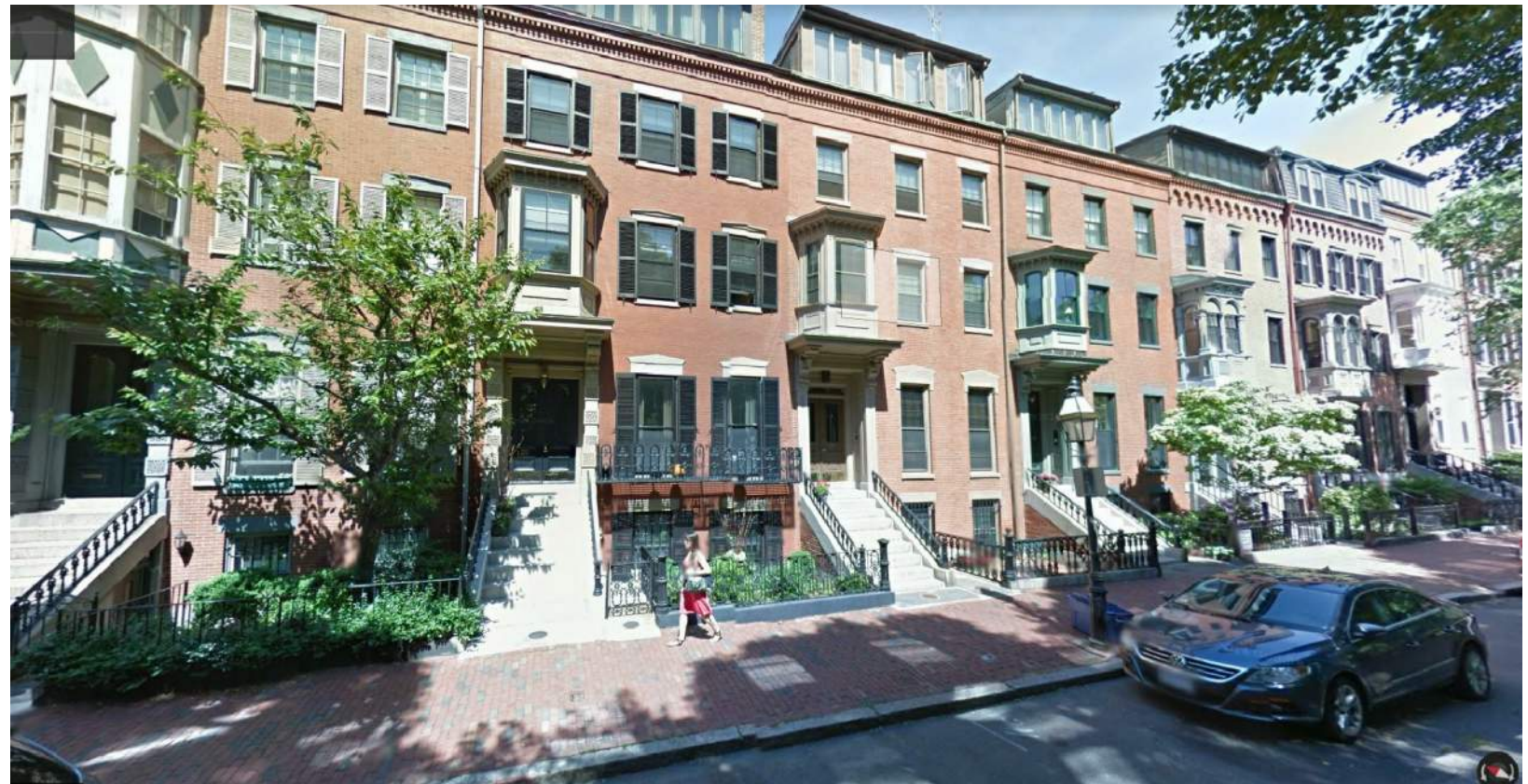
UNION PARK FACING NORTHWEST



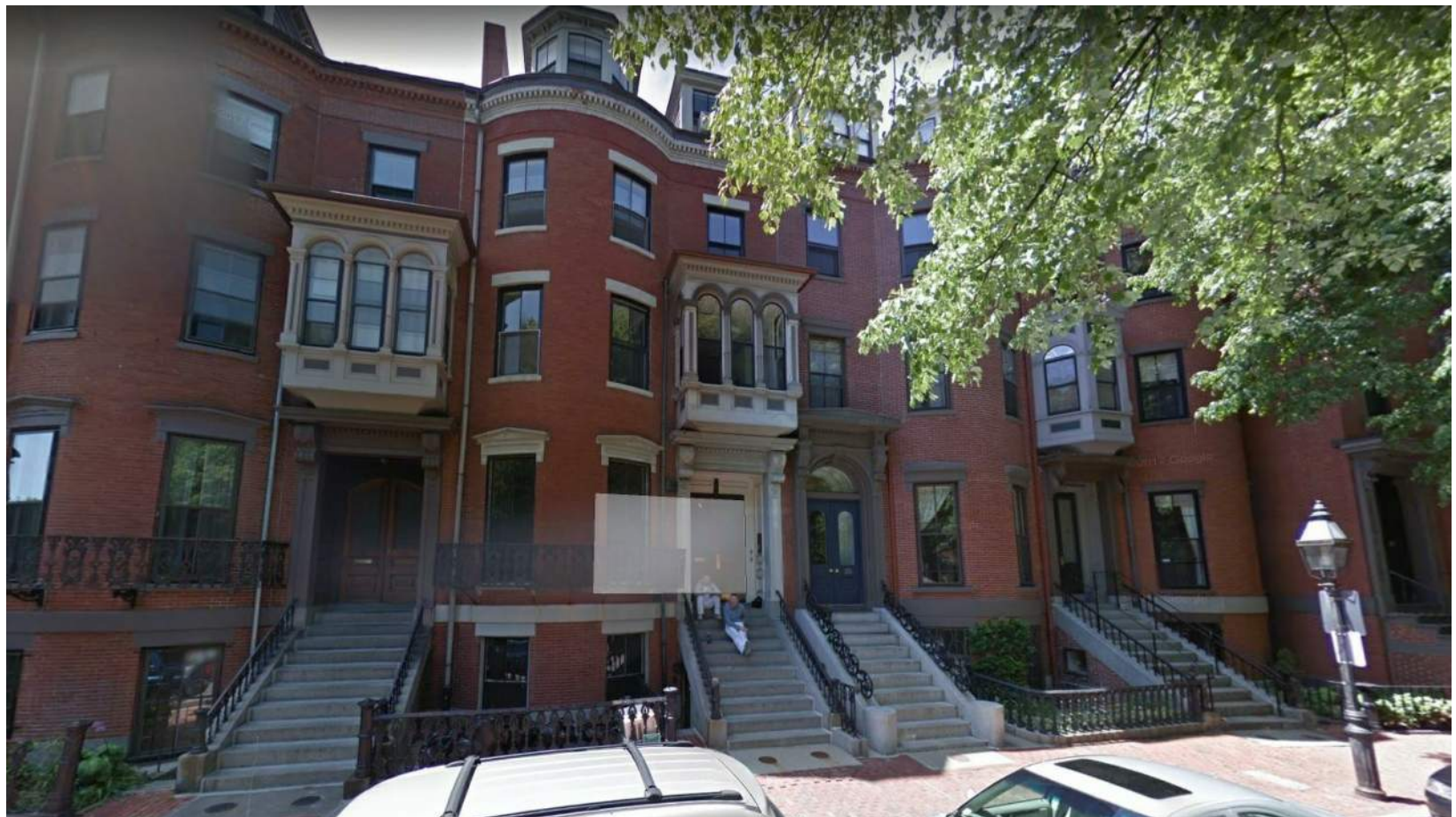
2 EXISTING EAST (UNION PARK) ELEVATION
1/8" = 1'-0"



1 PROPOSED EAST (UNION PARK) ELEVATION
1/8" = 1'-0"



31-19 UNION PARK (EAST SIDE)



34-40 UNION PARK (WEST SIDE)

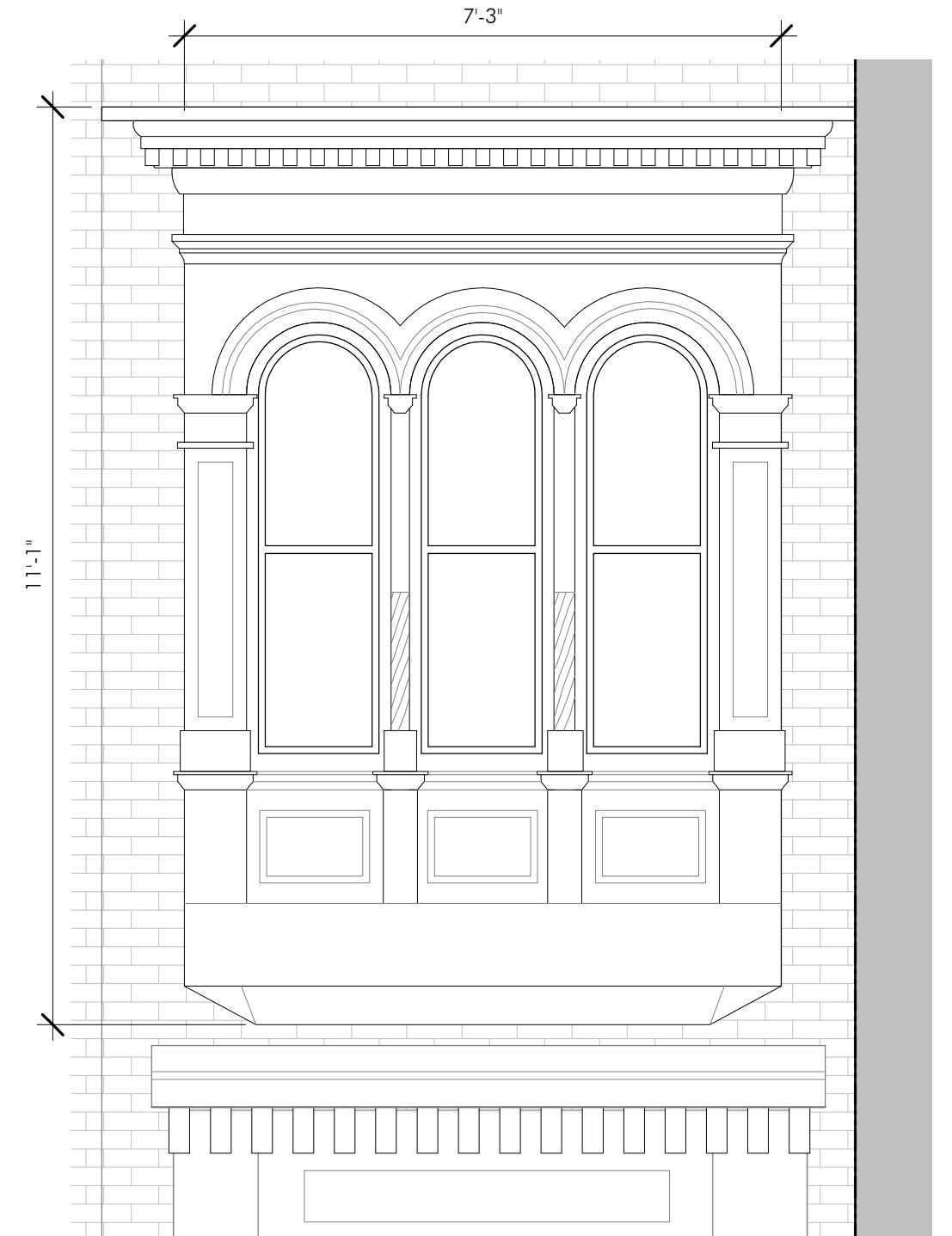


PRECEDENT ORIEL - 36 UNION PARK



PRECEDENT ORIEL - 34 UNION PARK

PAINTED WOOD DETAILING TO MATCH 36 UNION PARK



1 PROPOSED FRONT ORIEL
1/2" = 1'-0"



PRECEDENT IMAGE - 10 UNION PARK



EXISTING RAILING AT PROJECT SITE - 24 UNION PARK

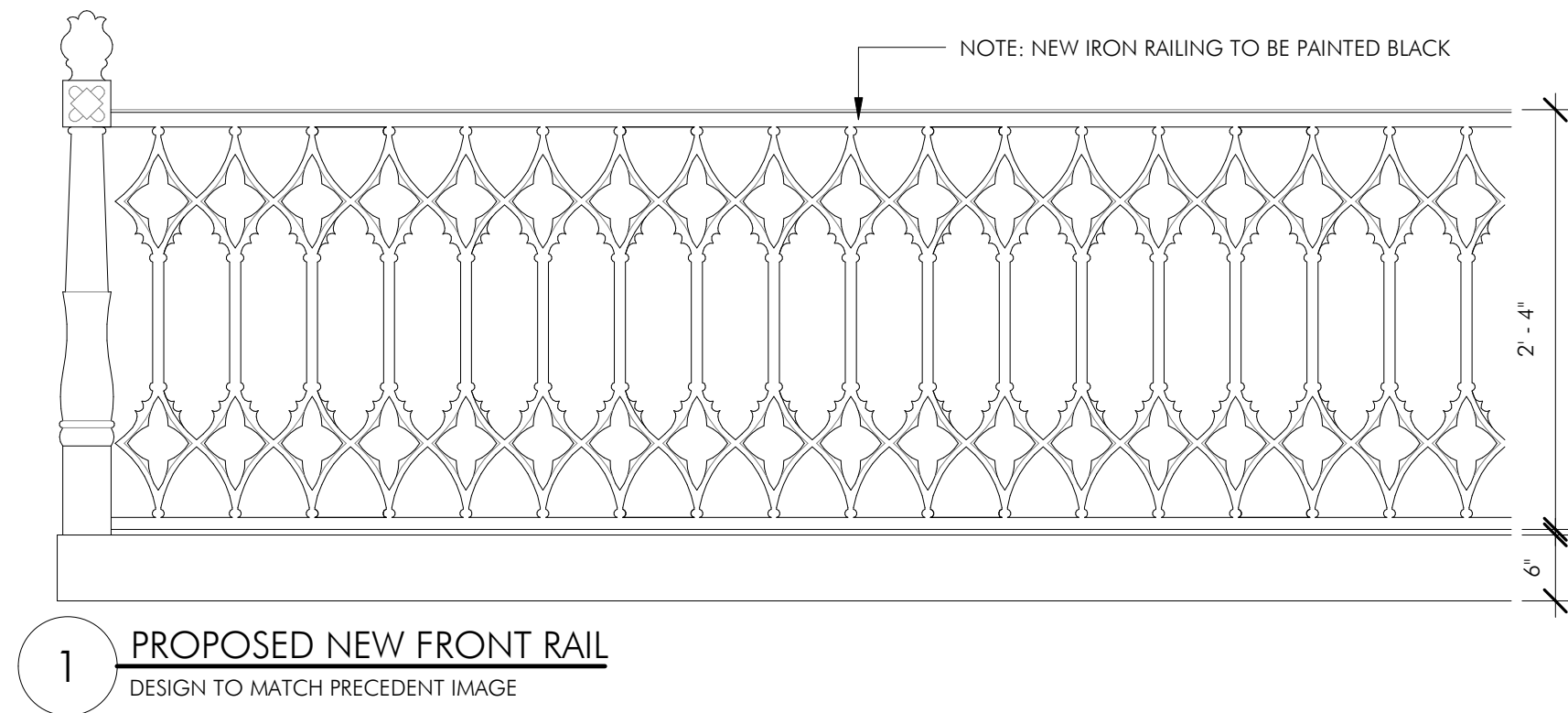
EXISTING RAILING DAMAGED BEYOND REPAIR AND NOT CONSISTENT WITH NEIGHBOR.



PROPOSED NEW TOP RAIL - 24 UNION PARK



PRECEDENT IMAGE - 10 UNION PARK



3/4" = 1'-0"



PUBLIC ALLEY 701 LOOKING NORTHWEST



24 UNION PARK REAR



PUBLIC ALLEY 701 LOOKING SOUTHEAST



12 UNION PARK REAR ELEVATION



4-8 UNION PARK REAR ELEVATION



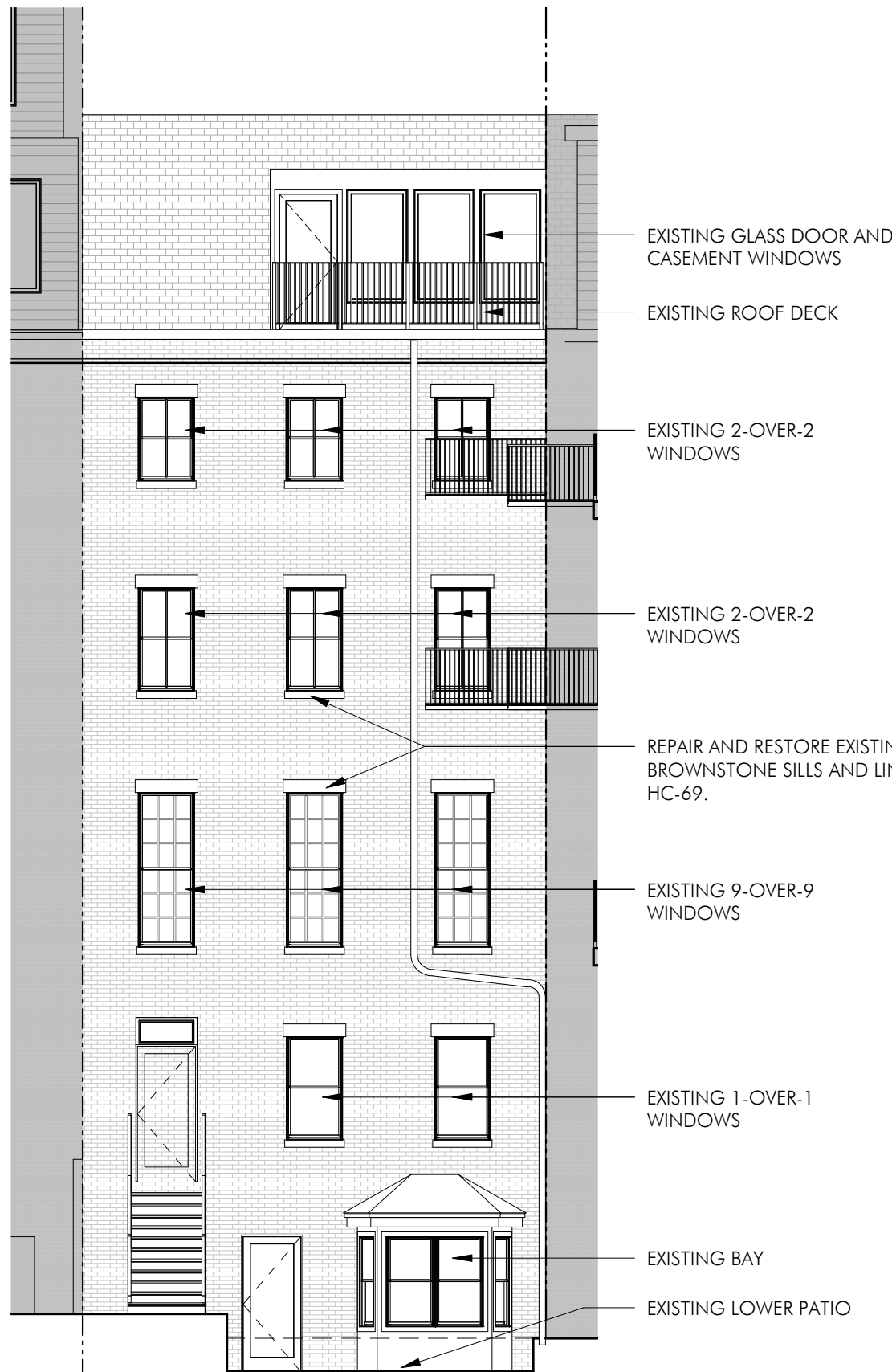
7-13 UPTON STREET REAR ELEVATION



34-28 UNION PARK REAR ELEVATION



44-38 UNION PARK REAR ELEVATION



EXISTING REAR ELEVATION

REPLACE EXISTING GUTTER WITH NEW COPPER GUTTER, AS REQUIRED.

REPLACE EXISTING DOWNSPOUT WITH NEW COPPER DOWNSPOUT

NEW PTD WOOD AND GLASS DOOR AND TRANSOM IN EXISTING OPENING

BLACK METAL RAIL, 42" HIGH

NEW AS-OF-RIGHT DECK
BLACK METAL STRUCTURE WITH IPE DECKING

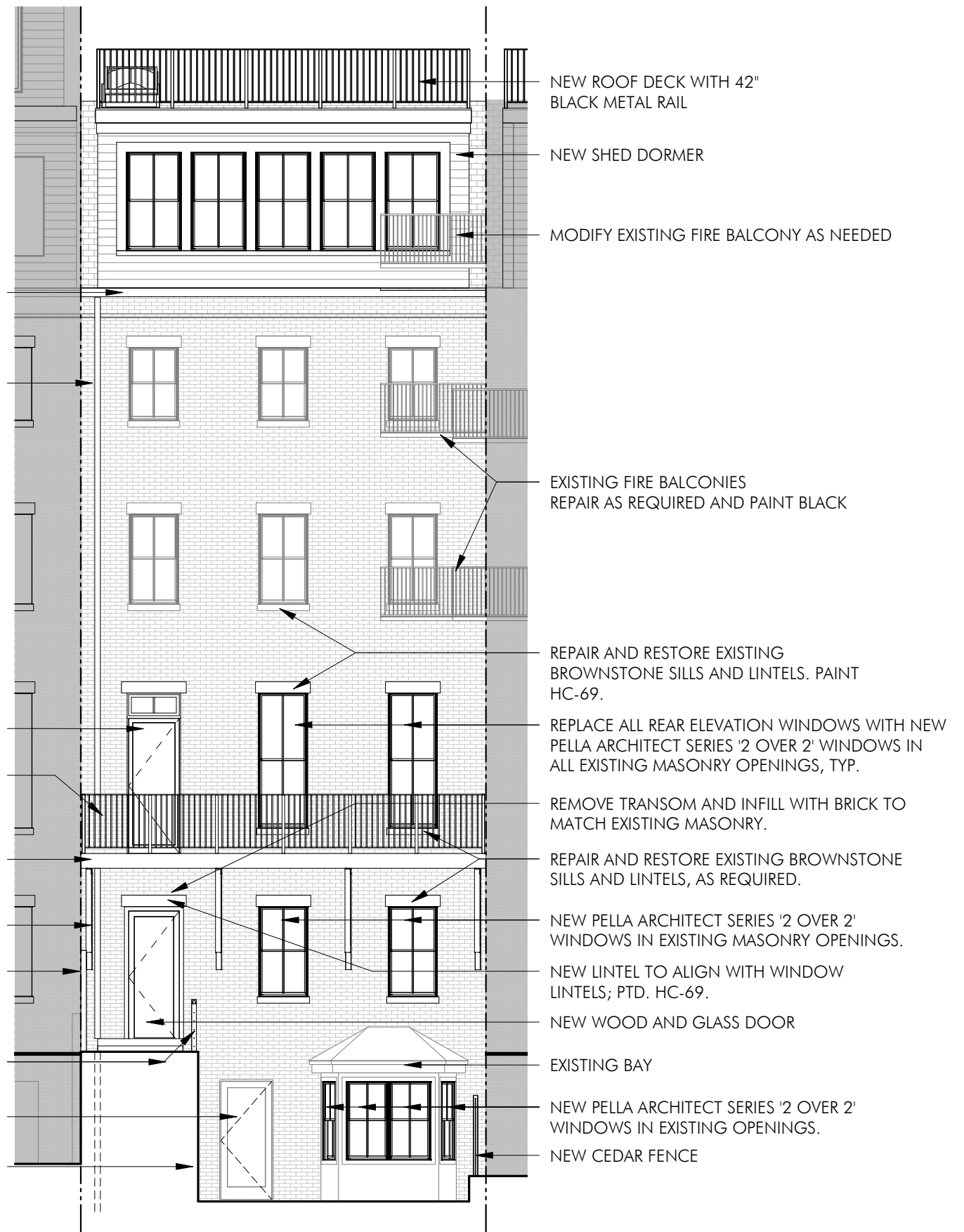
(4) STRUCTURAL BLACK METAL DECK BRACKETS

6'-0" CEDAR PRIVACY FENCE

NEW ELEVATED WALKWAY WITH 42" BLACK METAL GUARDRAILS

NEW PTD WOOD AND GLASS DOOR IN EXISTING OPENING

NEW BRICK-CLAD CONCRETE RETAINING WALL



PROPOSED REAR ELEVATION

NEW ROOF DECK WITH 42" BLACK METAL RAIL

NEW SHED DORMER

MODIFY EXISTING FIRE BALCONY AS NEEDED

EXISTING FIRE BALCONIES REPAIR AS REQUIRED AND PAINT BLACK

REPAIR AND RESTORE EXISTING BROWNSTONE SILLS AND LINTELS. PAINT HC-69.

REPLACE ALL REAR ELEVATION WINDOWS WITH NEW PELLA ARCHITECT SERIES '2 OVER 2' WINDOWS IN ALL EXISTING MASONRY OPENINGS, TYP.

REMOVE TRANSOM AND INFILL WITH BRICK TO MATCH EXISTING MASONRY.

REPAIR AND RESTORE EXISTING BROWNSTONE SILLS AND LINTELS, AS REQUIRED.

NEW PELLA ARCHITECT SERIES '2 OVER 2' WINDOWS IN EXISTING MASONRY OPENINGS.

NEW LINTEL TO ALIGN WITH WINDOW LINTELS; PTD. HC-69.

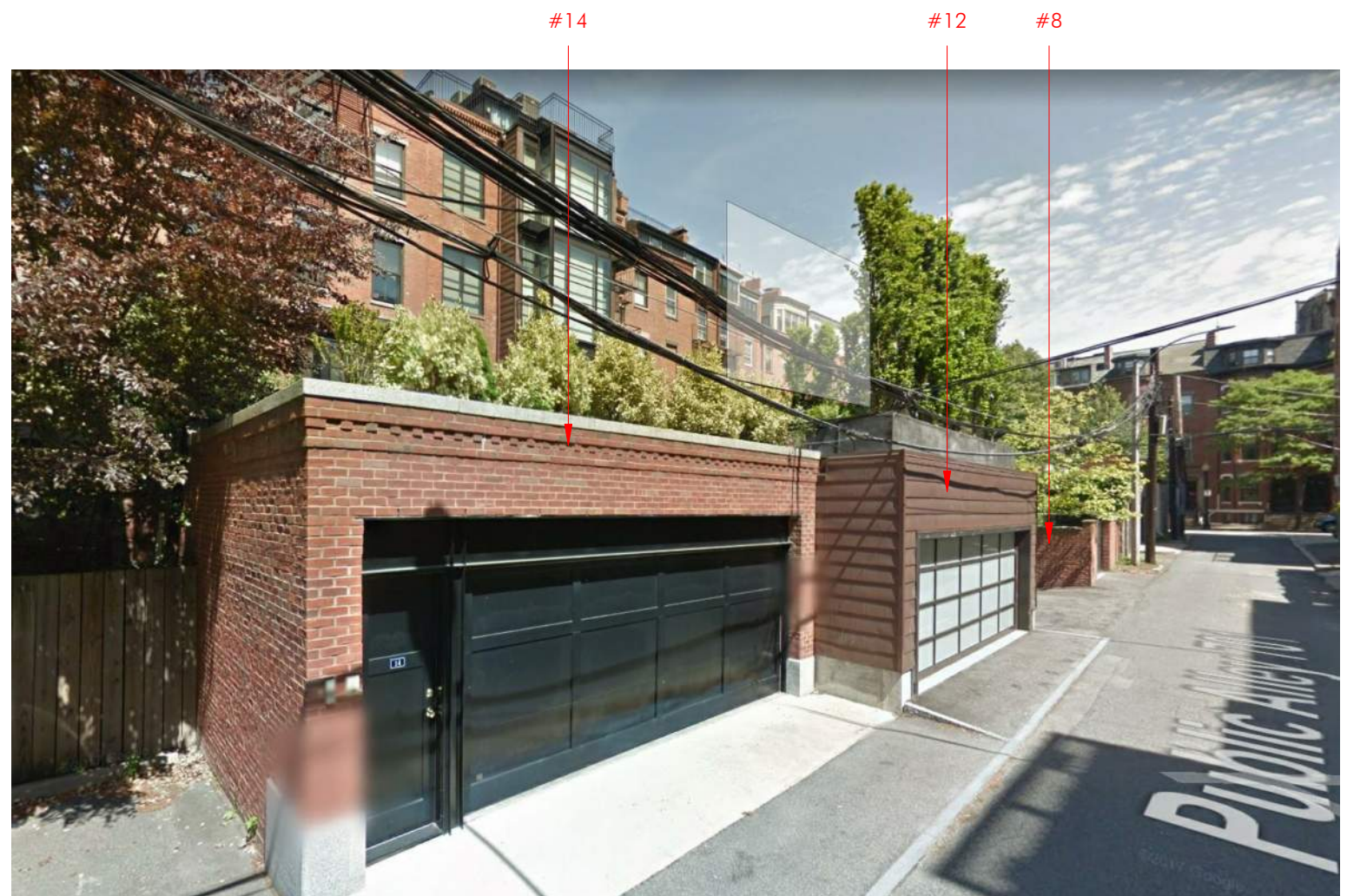
NEW WOOD AND GLASS DOOR

EXISTING BAY

NEW PELLA ARCHITECT SERIES '2 OVER 2' WINDOWS IN EXISTING OPENINGS.

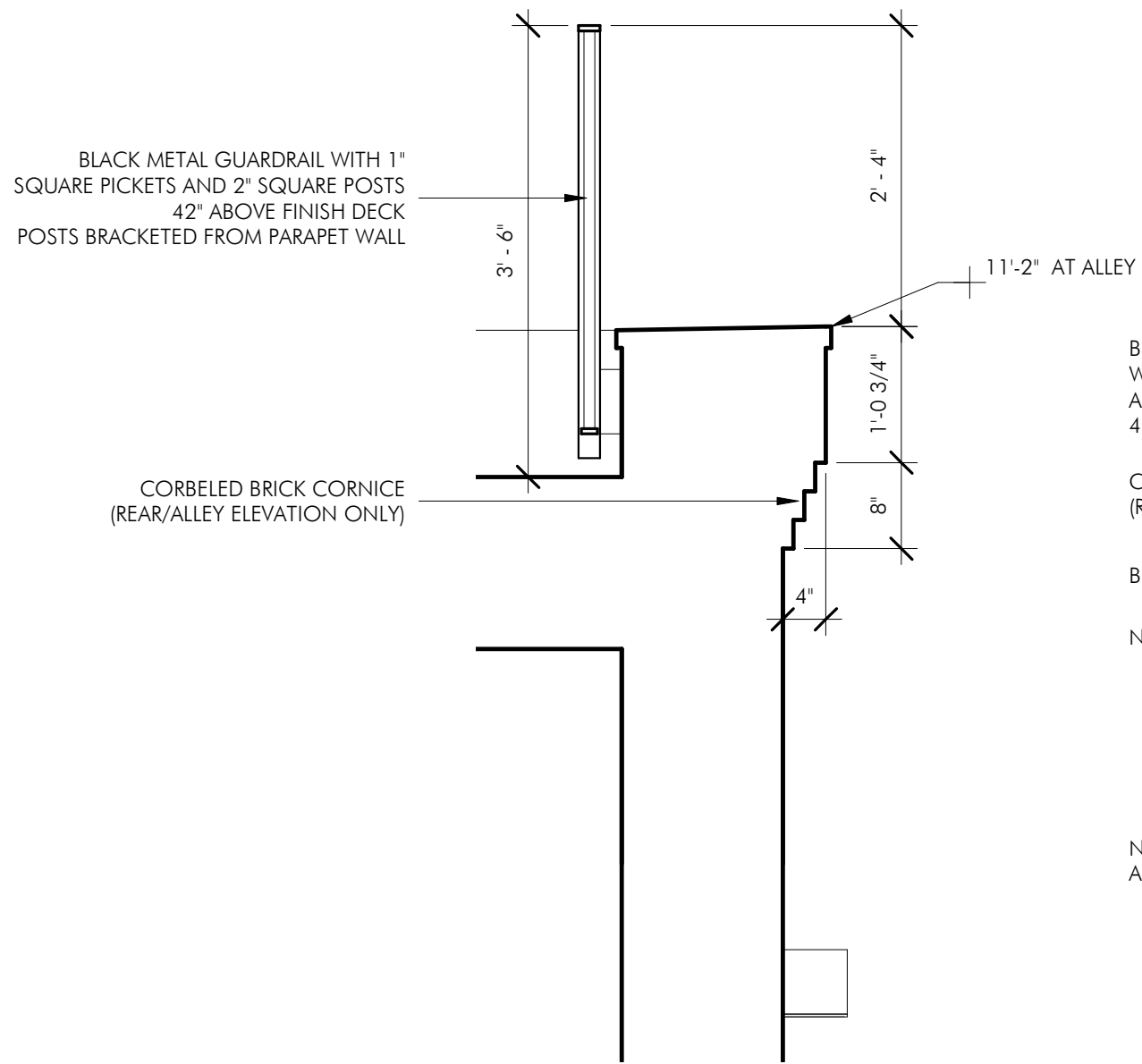
NEW CEDAR FENCE

1/8" = 1'-0"



PUBLIC ALLEY 701 (REAR OF UNION PARK) -
TOWARDS TREMONT STREET

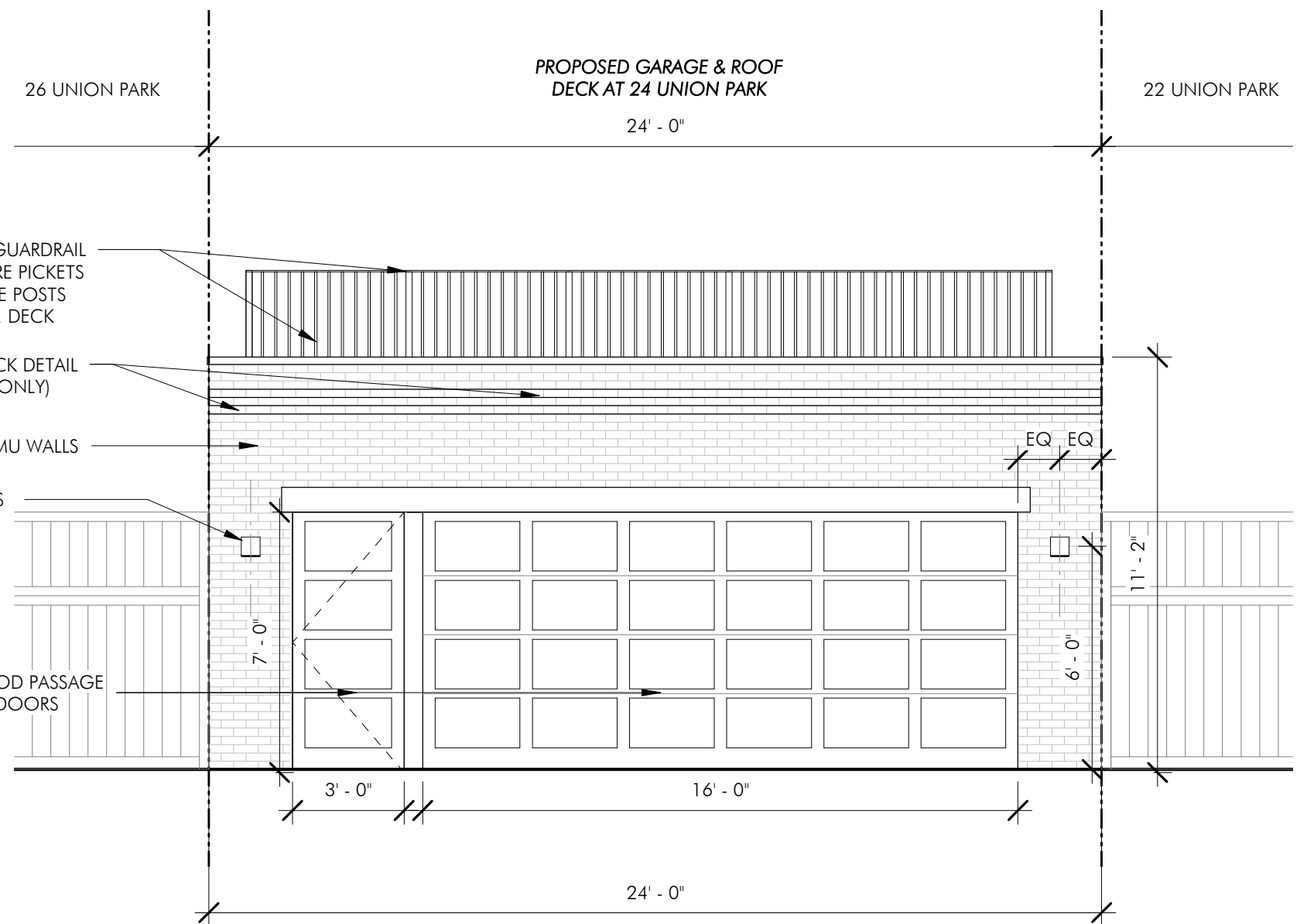
PUBLIC ALLEY 701 (REAR OF UNION PARK) -
TOWARDS SHAWMUT AVENUE



2

PROPOSED GARAGE CORNICE

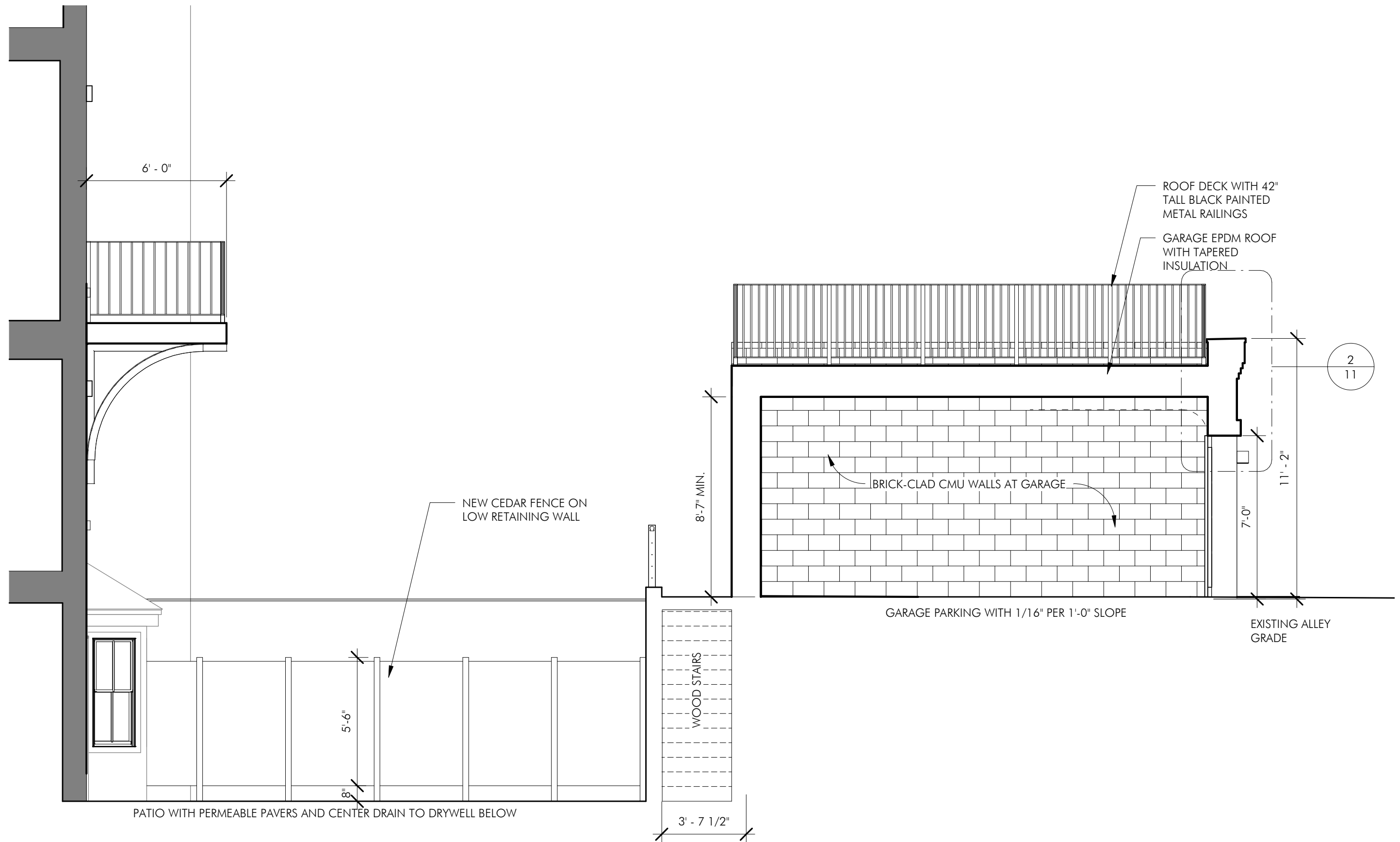
3/4" = 1'-0"



1

PROPOSED GARAGE ELEVATION

1/4" = 1'-0"



2
11

1/4" = 1'-0"

24 UNION PARK



24 UNION PARK





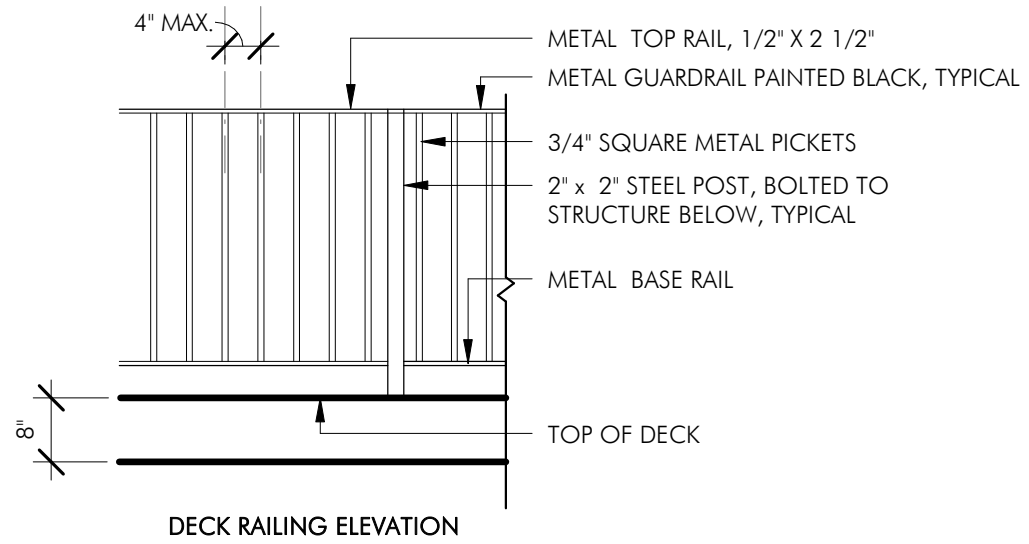
REAR SHED DORMERS | 2-26 UNION PARK



REAR SHED DORMERS | 18-22 UNION PARK

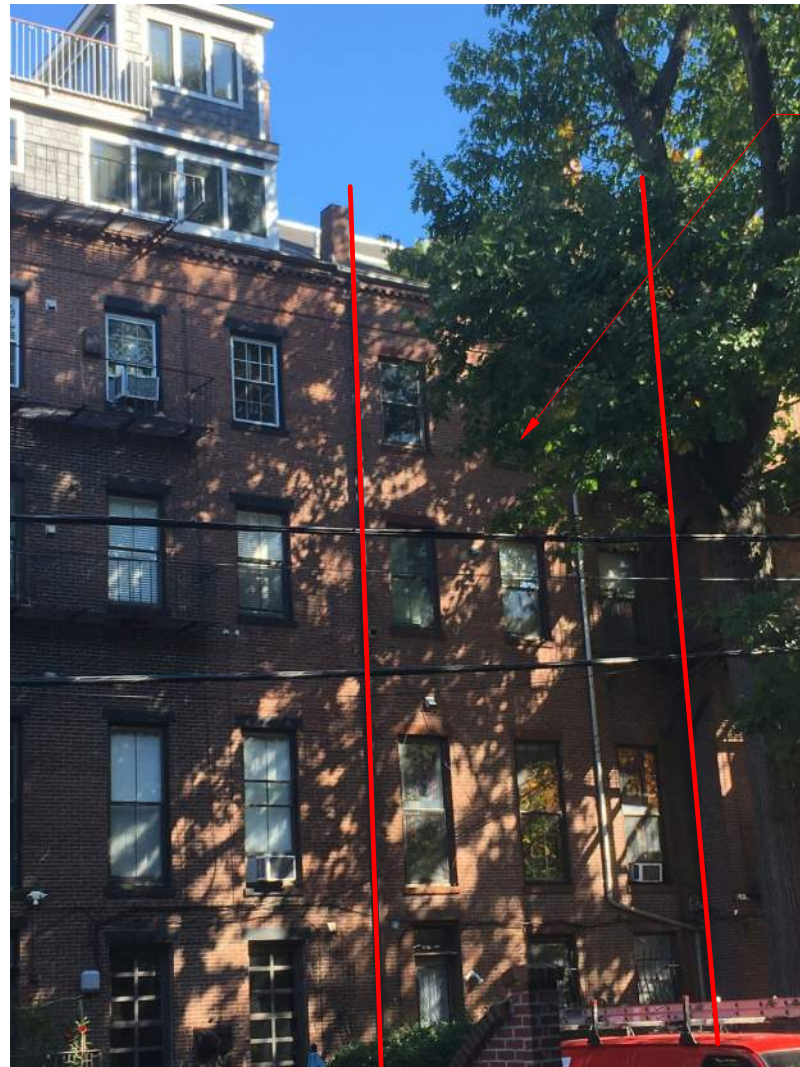


REAR SHED DORMERS | 26-36 UNION PARK



PROPOSED REAR DORMER - 24 UNION PARK

1/2" = 1'-0"

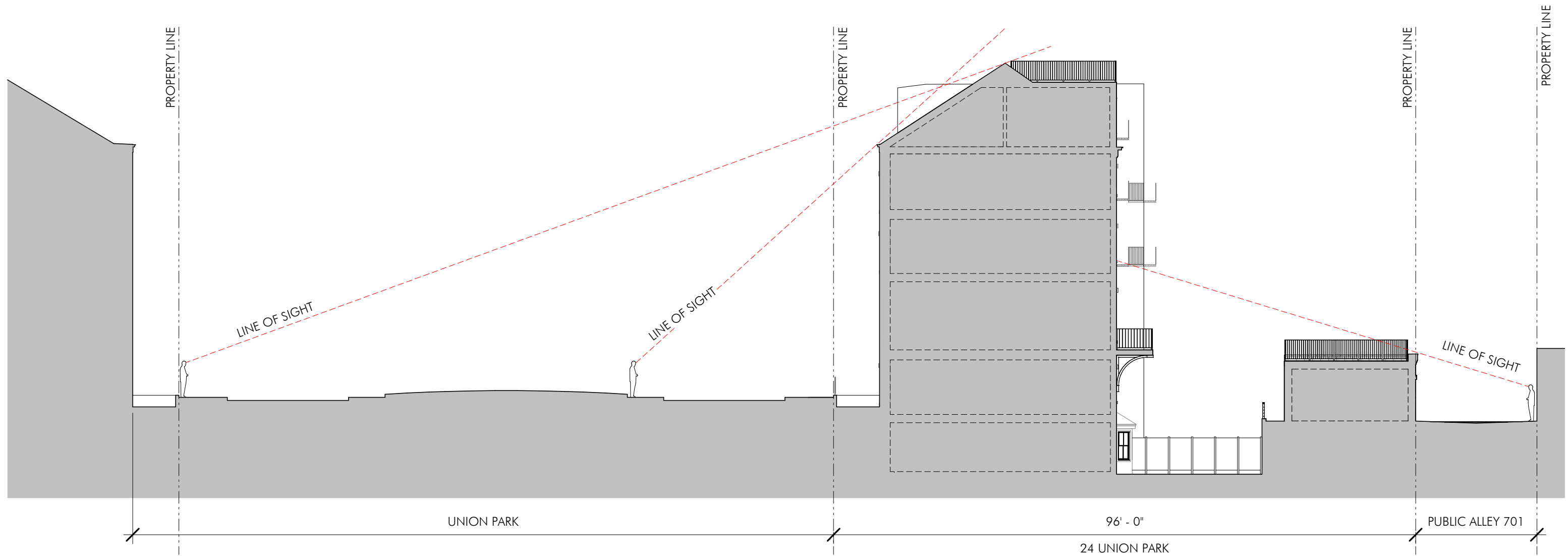


REAR DORMER AT ABUTTING PROPERTY - 26 UNION PARK

24 UNION PARK



REAR DORMER AT ABUTTING PROPERTY - 22 UNION PARK



CONTRACTOR TO PROVIDE MOCK-UP. ARCHITECT AND LANDMARKS STAFF TO VERIFY THAT NEW DECK RAILINGS ARE NOT VISIBLE FROM THE PUBLIC WAYS, AS APPLICABLE

1/16" = 1'-0"