

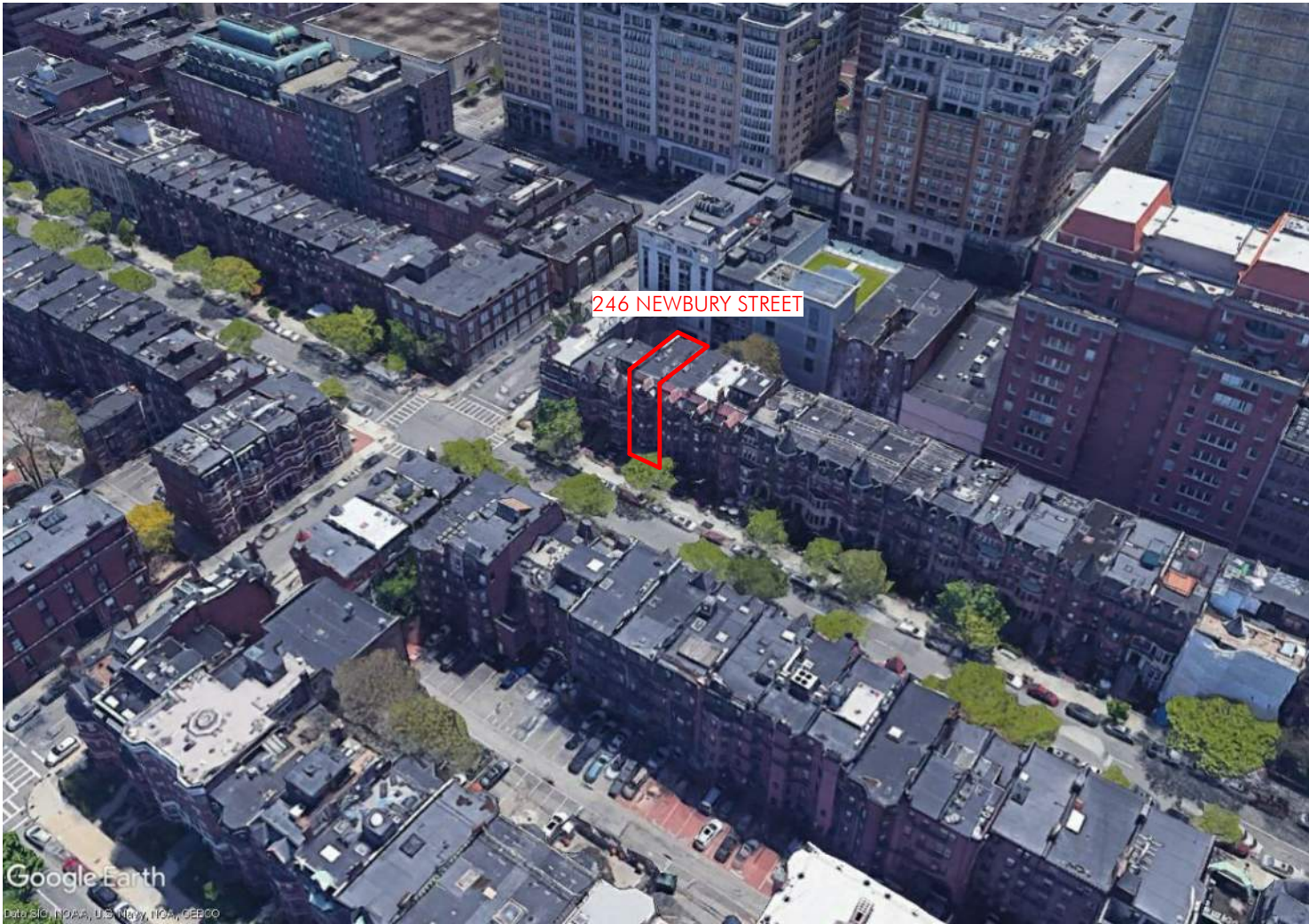
246 NEWBURY STREET

BOSTON, MA 02118

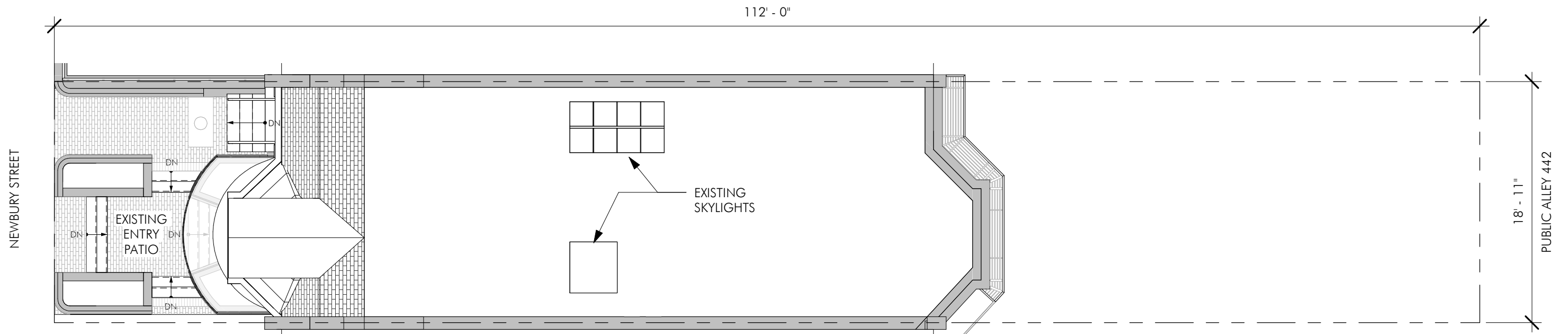
246N REAL ESTATE TRUST, LLC

BACK BAY ARCHITECTURAL DISTRICT

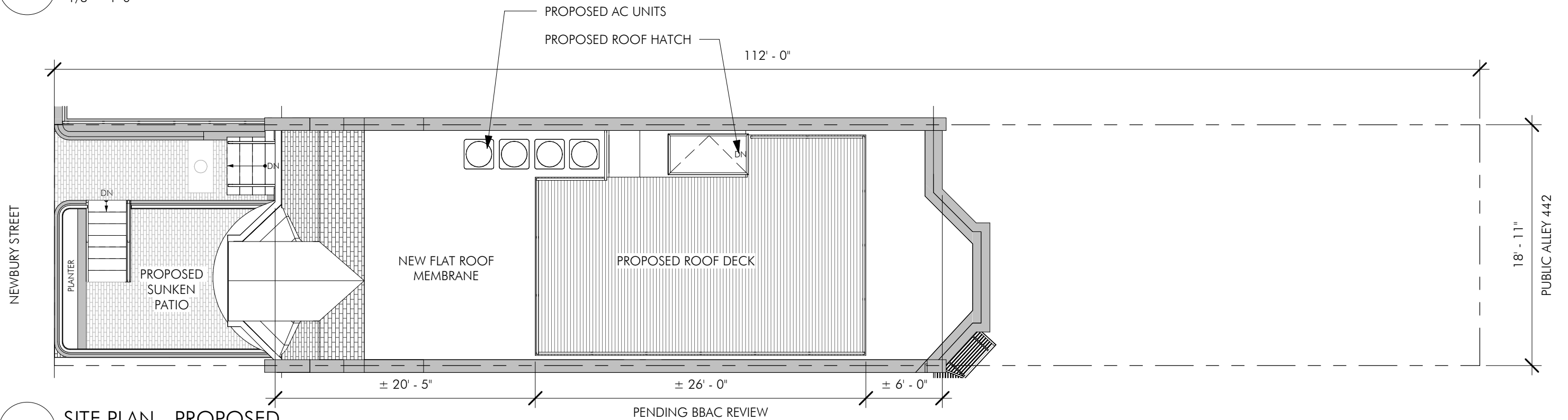
MAY 12, 2021



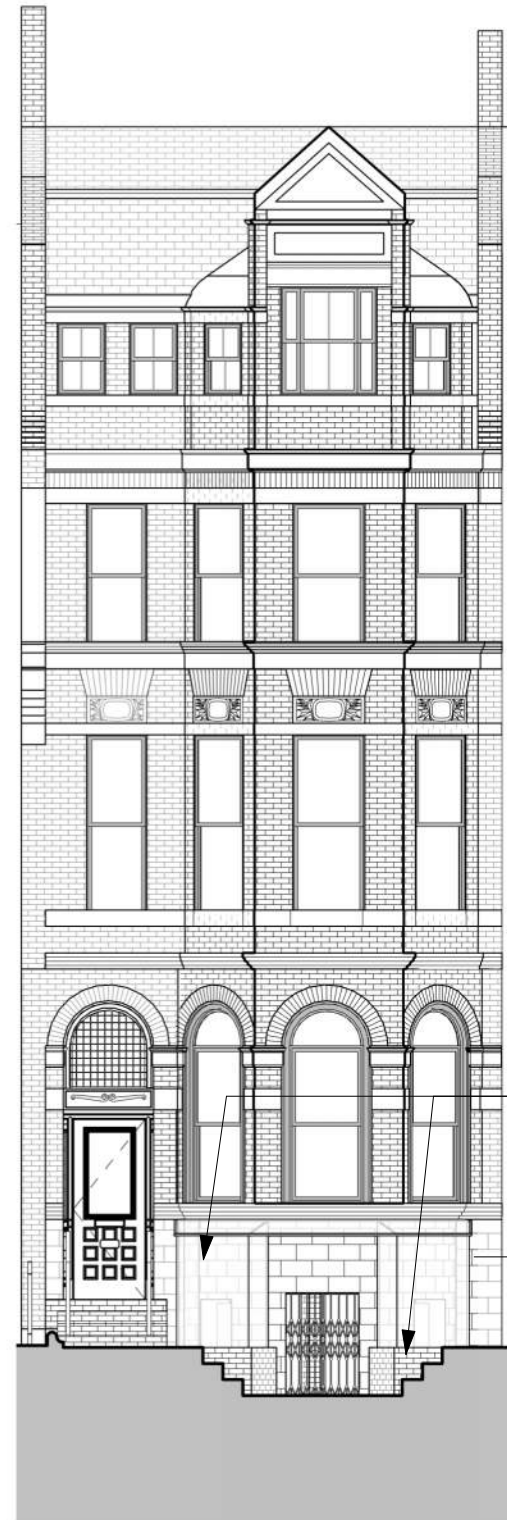
EMBARC



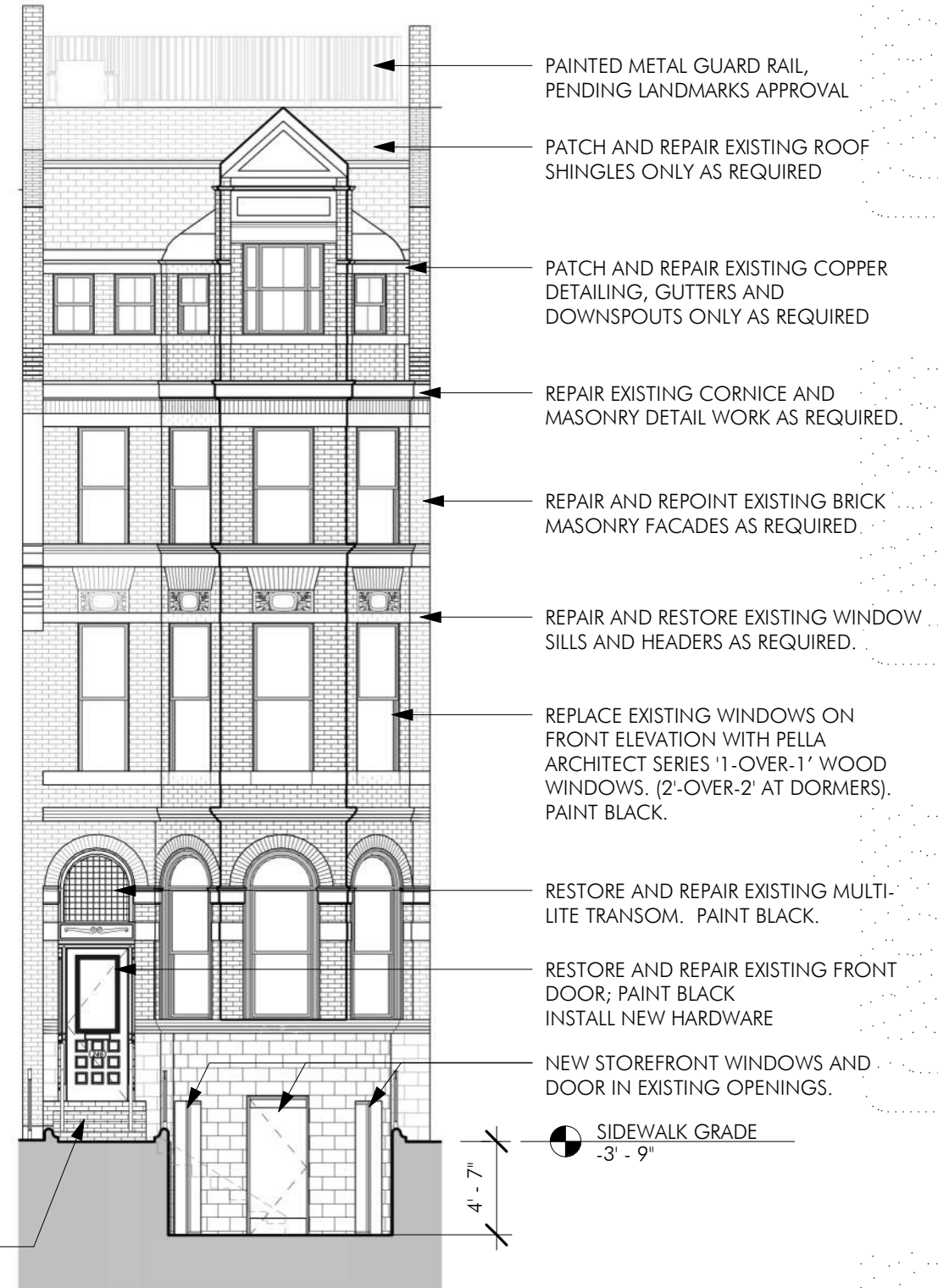
1 SITE PLAN - EXISTING
1/8" = 1'-0"



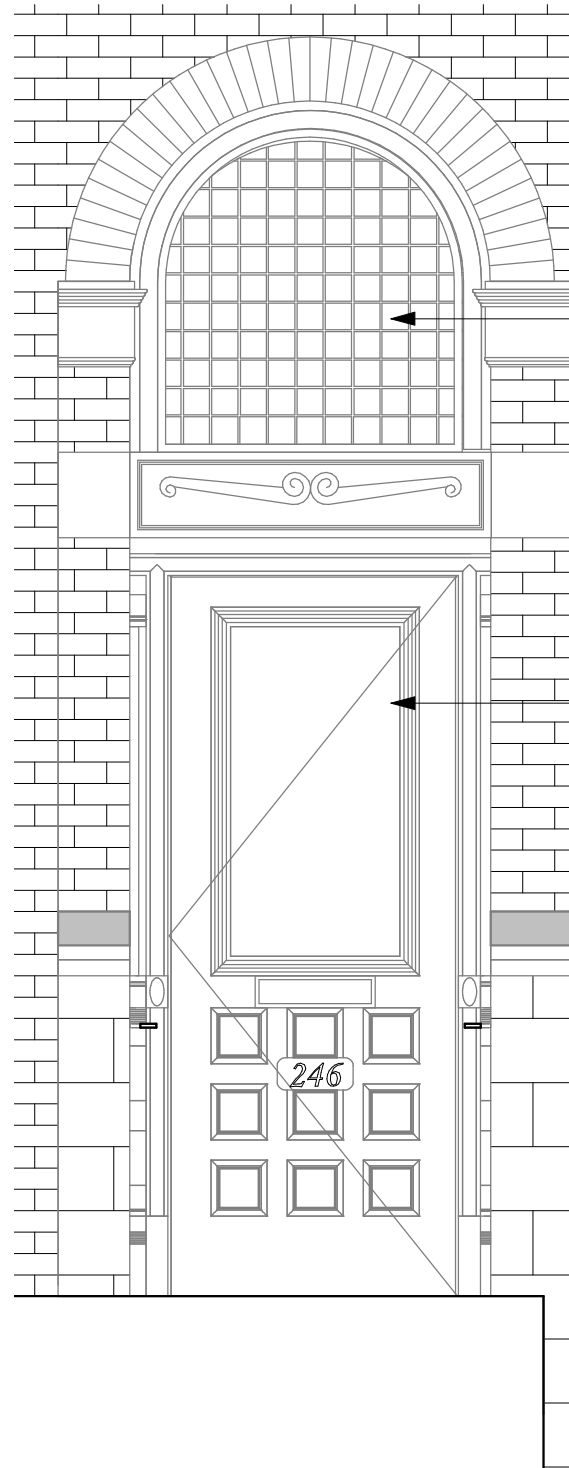
2 SITE PLAN - PROPOSED
1/8" = 1'-0"



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



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



RESTORE AND REPAIR EXISTING MULTI-LITE TRANSOM AND STORM WINDOW. PAINT BLACK.

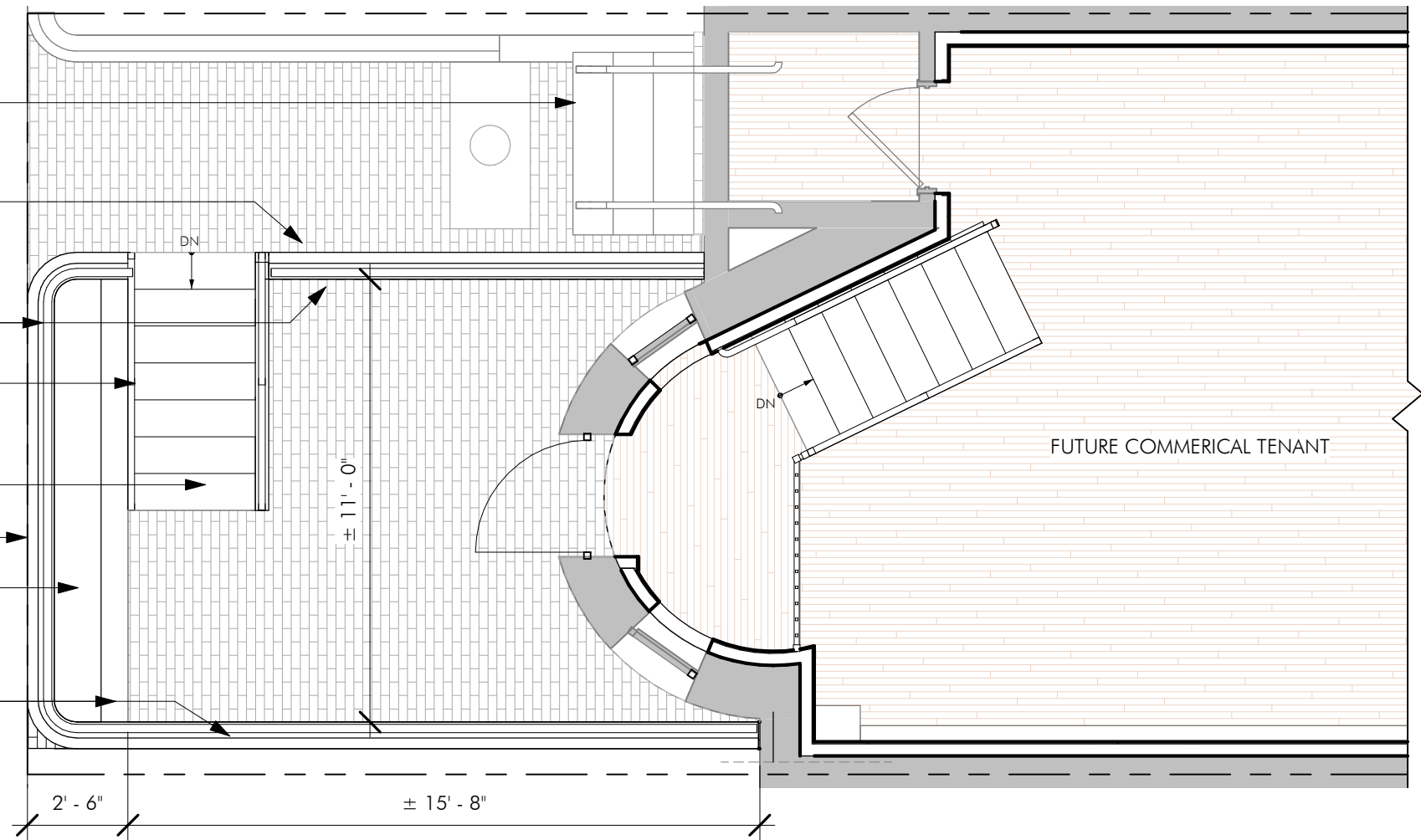
RESTORE AND REPAIR EXISTING FRONT DOOR; PAINT BLACK
INSTALL NEW HARDWARE



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

NEWBURY STREET

- STAIRS TO UPPER LEVEL OF 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



1

ENLARGED PATIO

1/4" = 1'-0"

- 42" PAINTED BLACK GUARDRAIL
- PLANTER

SIDEWALK GRADE
-3' - 9"



00 - GARDEN LEVEL
-12' - 4"

2

SUNKEN PATIO SECTION

1/4" = 1'-0"



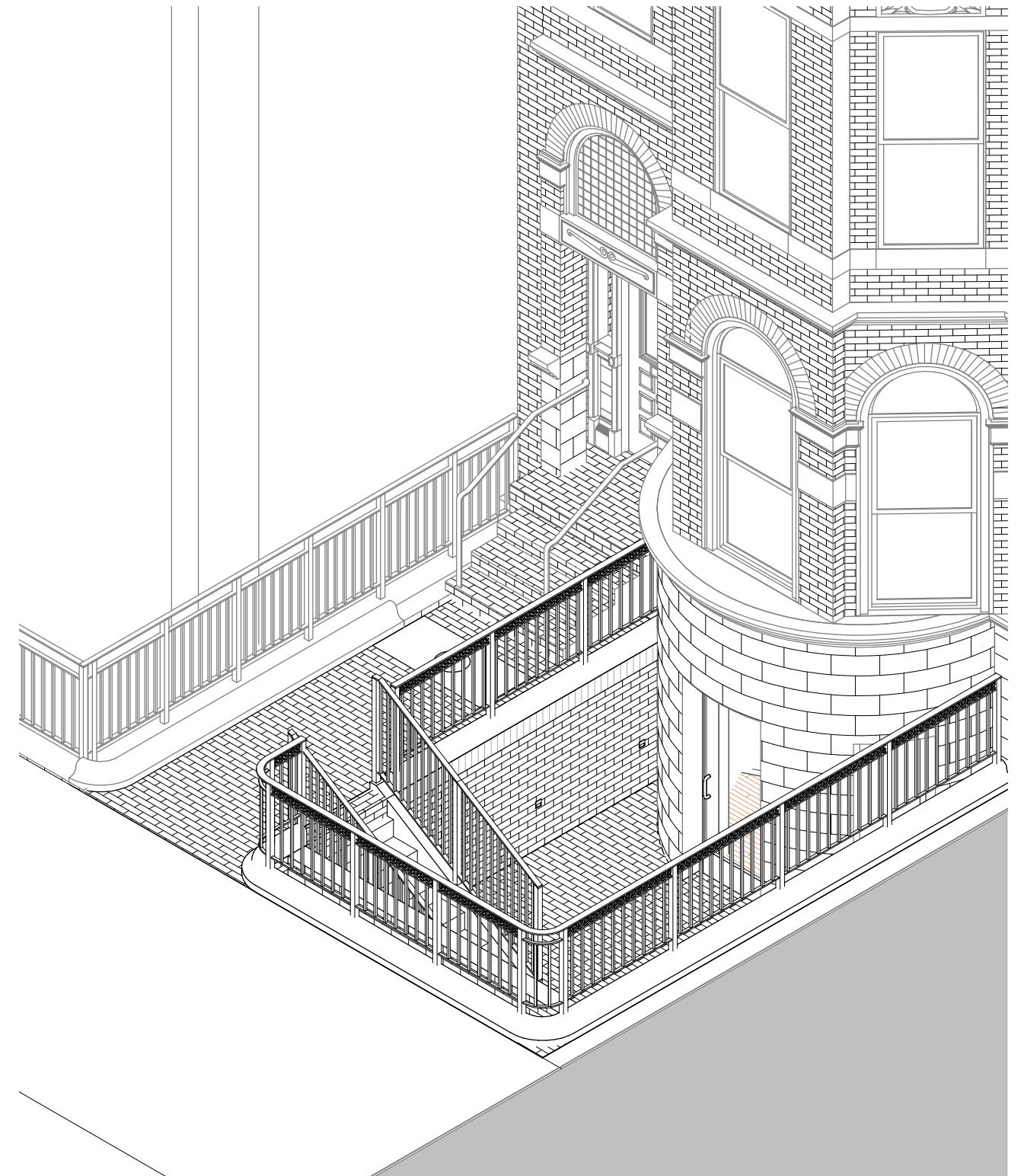
PRECEDENT SUNKEN PATIO



STEP LIGHT FIXTURE



PRECEDENT GUARD RAIL



1 AXONOMETRIC VIEW OF SUNKEN PATIO

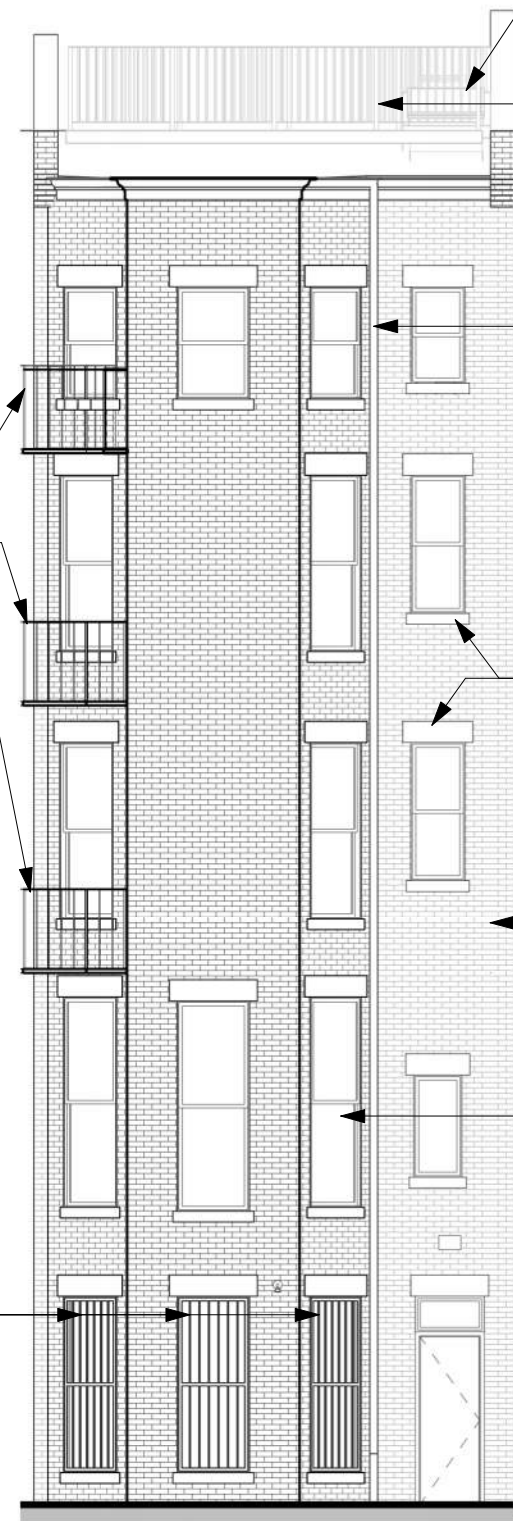


CUTBACK EXISTING FIRE BALCONY TO MATCH BELOW

REPAINT EXISTING FIRE BALCONIES. REPAIR AS NEEDED

REMOVE EXISTING STORM WINDOW SASH

REPAINT EXISTING WINDOW GRILLS. REPAIR AS NEEDED



NEW HATCH FOR PROPOSED ROOF DECK ACCESS, PENDING LANDMARKS APPROVAL

PAINTED METAL GUARD RAIL, PENDING LANDMARKS APPROVAL

PATCH AND REPAIR EXISTING COPPER DETAILING, GUTTERS AND DOWNSPOUTS ONLY AS REQUIRED

REPAIR AND RESTORE EXISTING WINDOW SILLS AND HEADERS AS REQUIRED.

REPAIR AND REPOINT EXISTING BRICK MASONRY FACADES AS REQUIRED

REPLACE EXISTING WINDOWS ON REAR ELEVATION WITH PELLA ARCHITECT SERIES '1-OVER-1' ALUMINUM CLAD WINDOWS, BLACK FINISH.

00.5 - REAR ENTRY
-10' - 1 1/2"

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

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

