

299-301 Newbury Street

EXTERIOR IMPROVEMENTS

299-301 Newbury St
Boston, MA 02115

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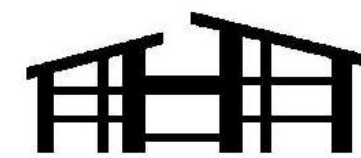
Project Directory



308 Congress Street, 5th Floor
Boston, MA 02210
617.426.1501
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311 Great Road
Littleton, MA 01460
978.486.4301
www.blwengineers.com



TLH CONSULTING, Inc.
Structural Engineering

3 Survey Circle Suite 2
Billerica, MA 01862
978.362.1804
www.tlhstructuralconsulting.com

02/16/24

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299-301 Newbury Street
2022.118

2/16/2024 10:49:07 AM



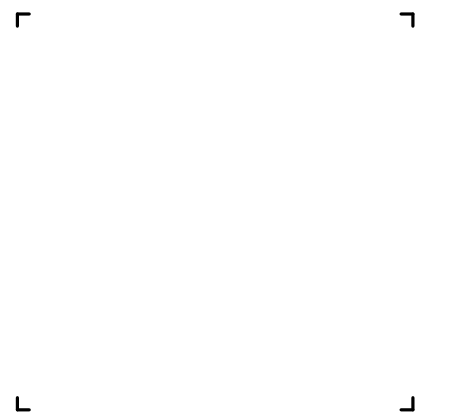
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A-01
PHOTOS - EXISTING
REAR FACADE



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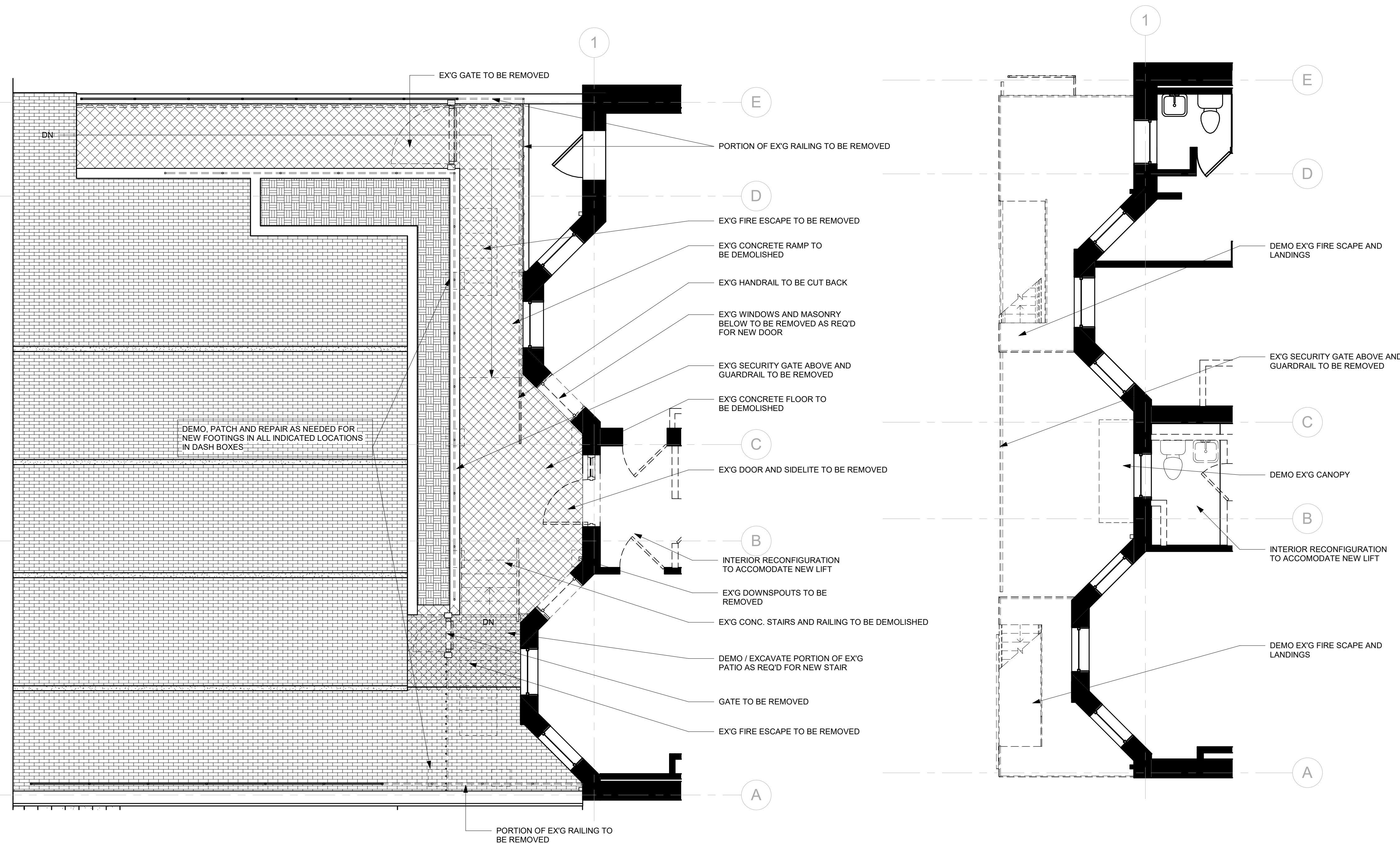


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D-001
DEMOLITION PLANS

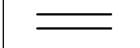



PLAN LEGEND	
	NEW WALL
	EXISTING WALL
	DEMO EXISTING
	NOT IN CONTRACT

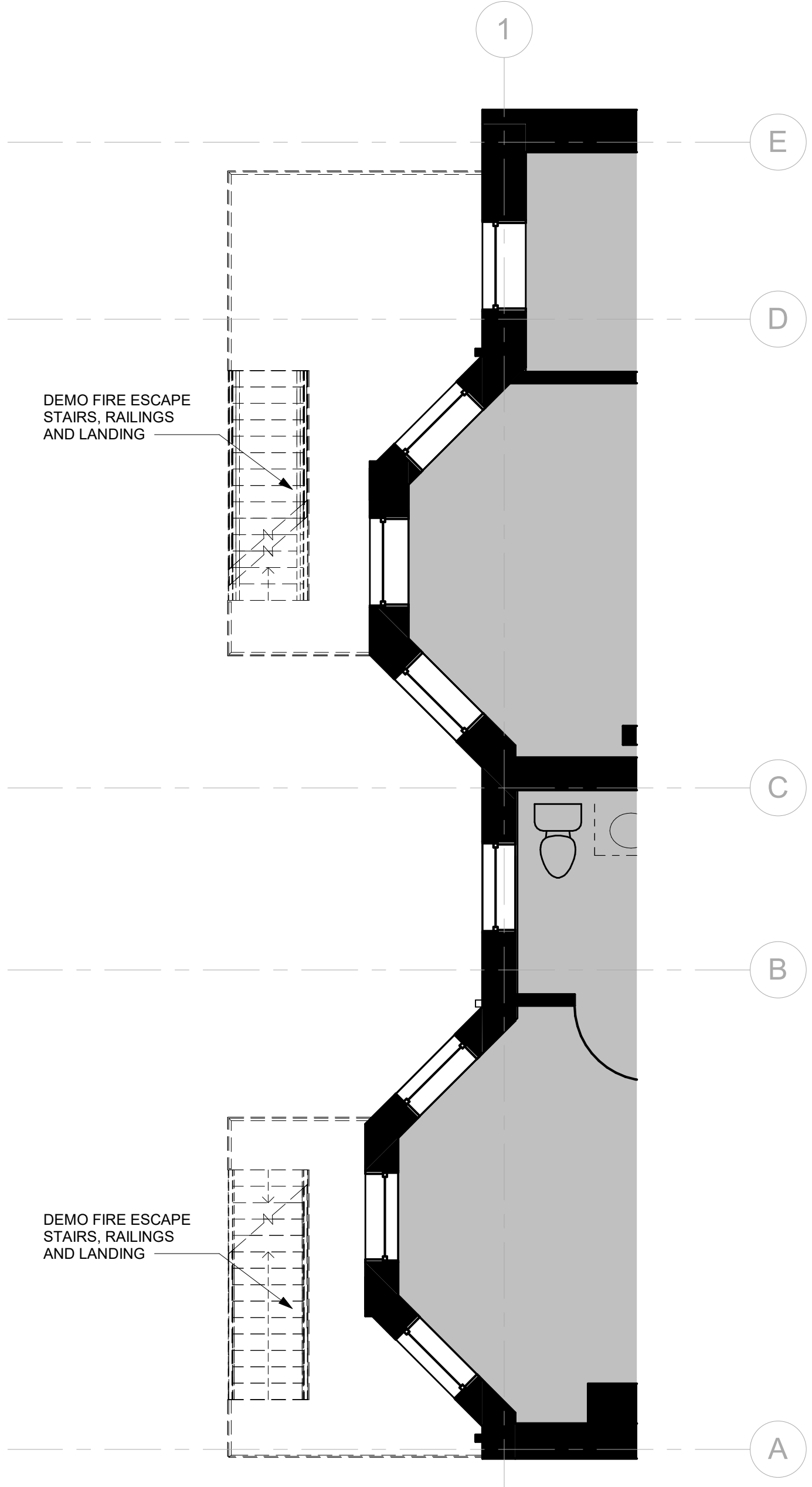


① GARDEN LEVEL DEMOLITION PLAN
1/4" = 1'-0"

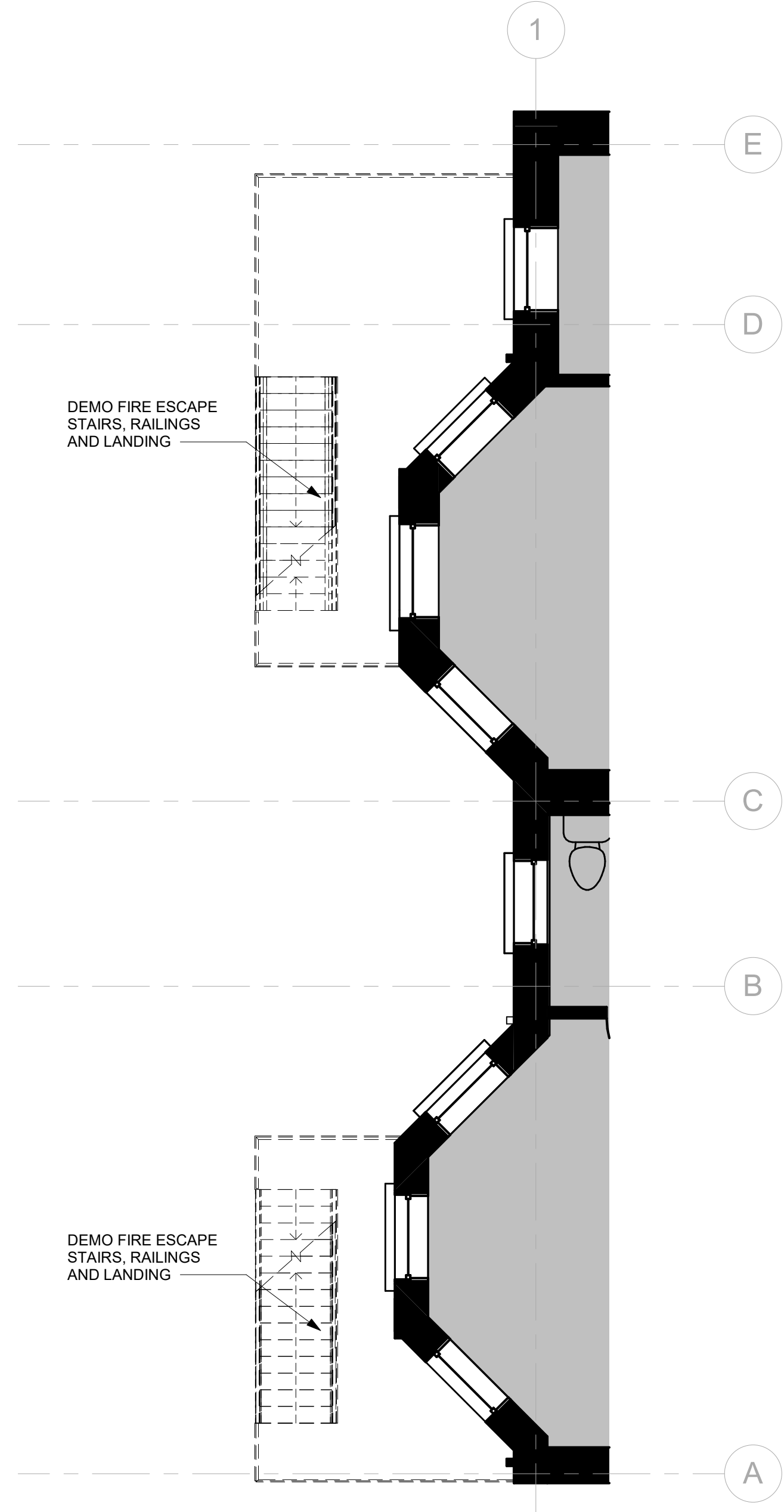
② FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

PUBLIC ALLEY 431

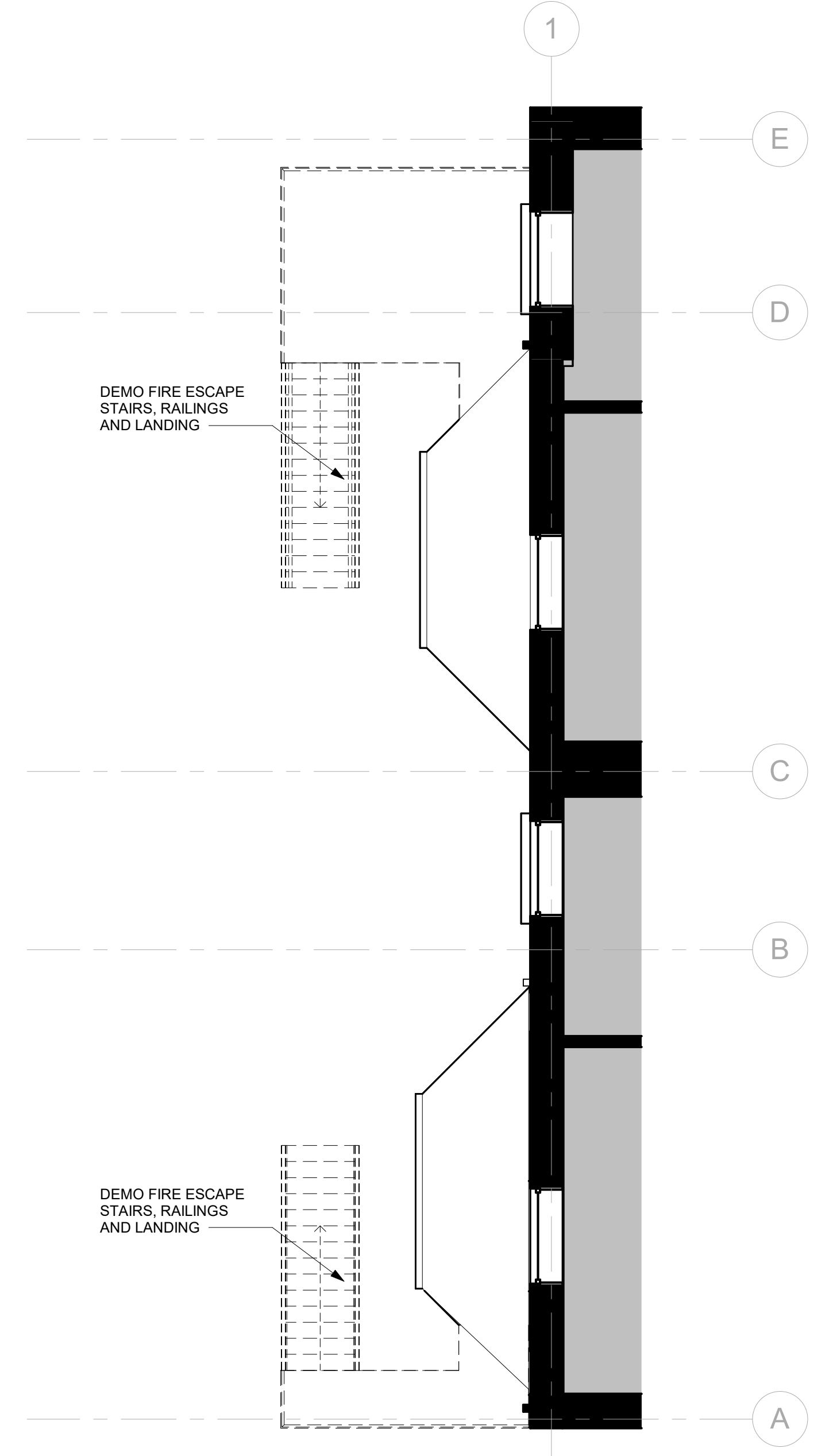
PLAN LEGEND	
	NEW WALL
	EXISTING WALL
	DEMO EXISTING
	NOT IN CONTRACT



① 02 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



② 03 THIRD FLOOR DEMOLITION PLAN
1/4" = 1'-0"



③ 04 FOURTH FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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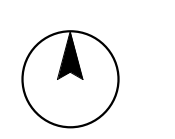
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1 2
3 4
5 6
7 8
9 10
11 12

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D-002
DEMOLITION PLANS



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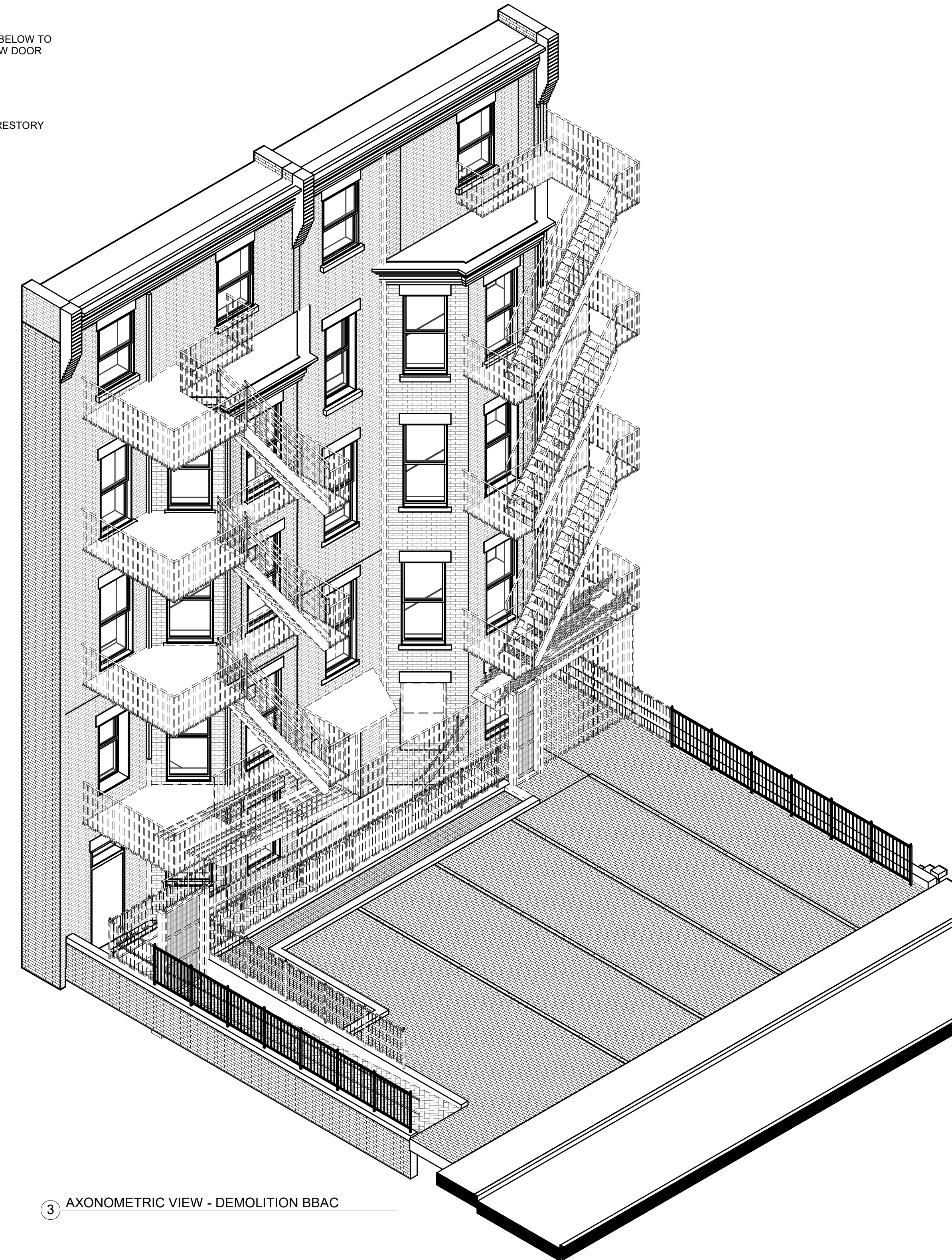
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D-003 DEMOLITION ELEVATIONS



3 AXONOMETRIC VIEW - DEMOLITION BBAC



- DEMO ENTIRE DOWNSPOUT
- DEMO EX'G CANOPY
- EX'G FIRE ESCAPE AND LANDINGS TO BE DEMO
- "NO PARKING" SIGN TO BE REMOVED
- PVC PORTIONS OF DOWNSPOUTS TO BE REMOVED (2 LOCATIONS AND 1 REMOVE ALL)
- EX'G WINDOWS AND MASONRY BELOW TO BE REMOVED AS REQ'D FOR NEW DOOR
- EX'G RAILING TO BE REMOVED
- EX'G DOOR, SIDELITE, AND CLERESTORY WINDOW TO BE REMOVED
- EX'G STAIR AND RAILINGS TO BE DEMOLISHED

- EX'G FIRE ESCAPE AND LANDINGS TO BE DEMO
- EX'G RAILING TO BE DEMO
- EX'G HANDRAIL AND RAMP TO BE DEMO

1 REAR DEMO ELEVATION FROM ENTRANCE BBAC
1/4" = 1'-0"



- DEMO EX'G FIRE ESCAPE, RAILINGS AND LANDINGS, PATCH AND REPAIR AS NEEDED

- EX'G SECURITY GATE ABOVE AND GUARDRAIL TO BE REMOVED

- GATE TO BE REMOVED

- DEMO EX'G FIRE ESCAPE, RAILINGS AND LANDINGS, PATCH AND REPAIR AS NEEDED

- EX'G GATE TO BE REMOVED

2 REAR DEMO ELEVATION FROM STREET BBAC
1/4" = 1'-0"



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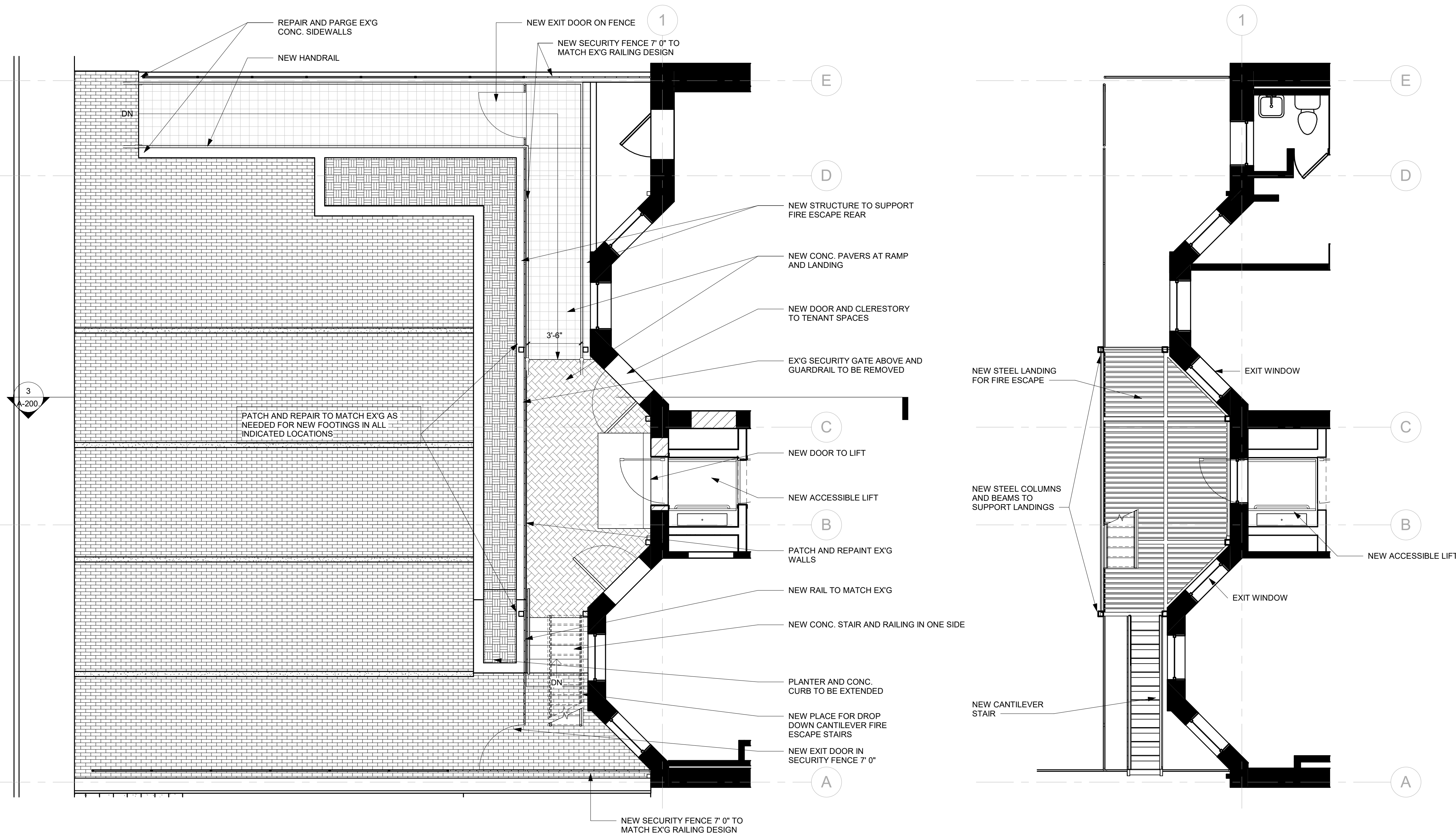
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Date	03/07/24
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A-101.
PROPOSED PLANS
REAR

PLAN LEGEND	
	NEW WALL
	EXISTING WALL
	DEMO EXISTING
	NOT IN CONTRACT

PUBLIC ALLEY 431



1 GARDEN LEVEL PROPOSED PLAN
1/4" = 1'-0"

2 FIRST FLOOR PROPOSED PLAN
1/4" = 1'-0"



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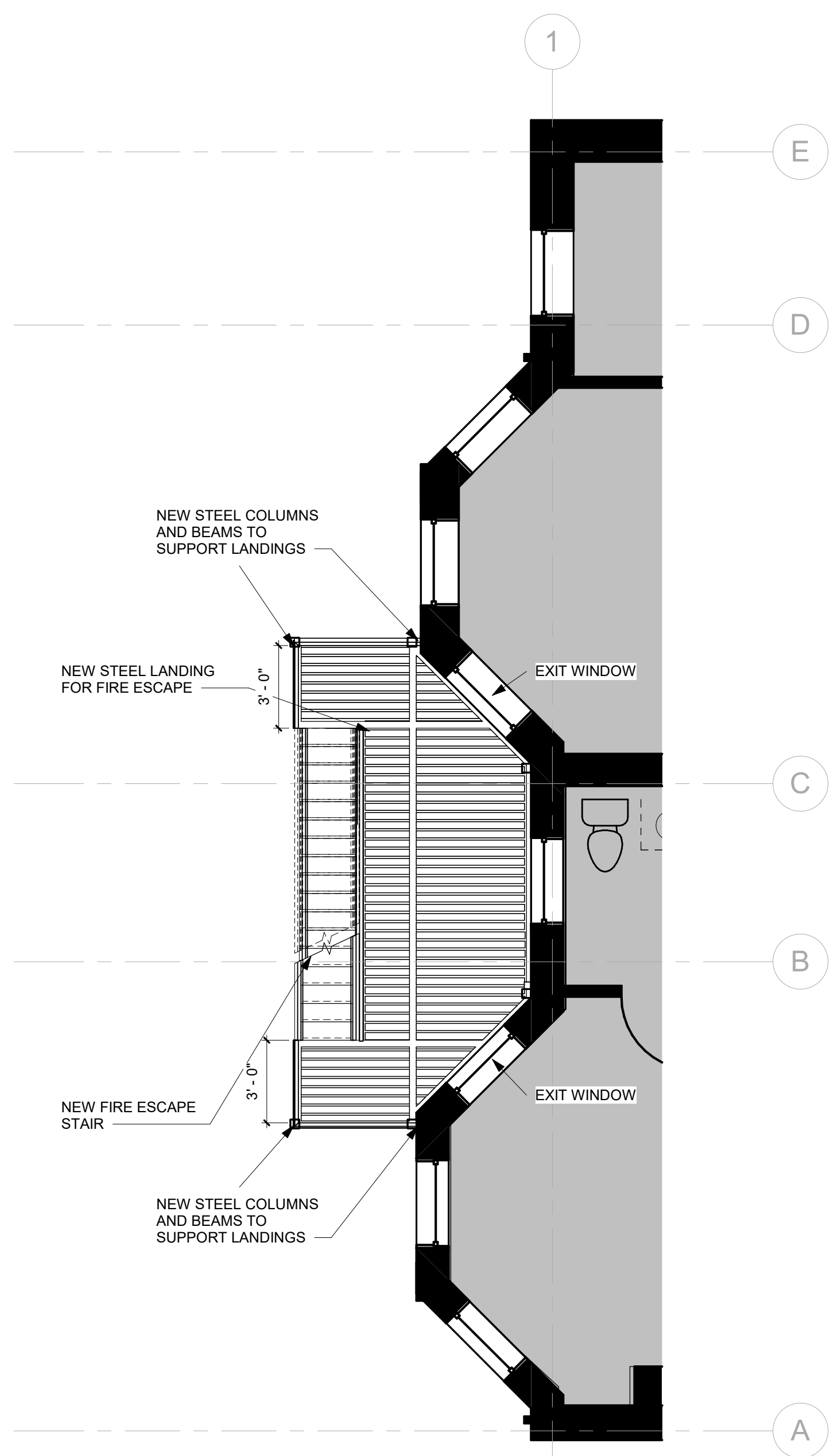


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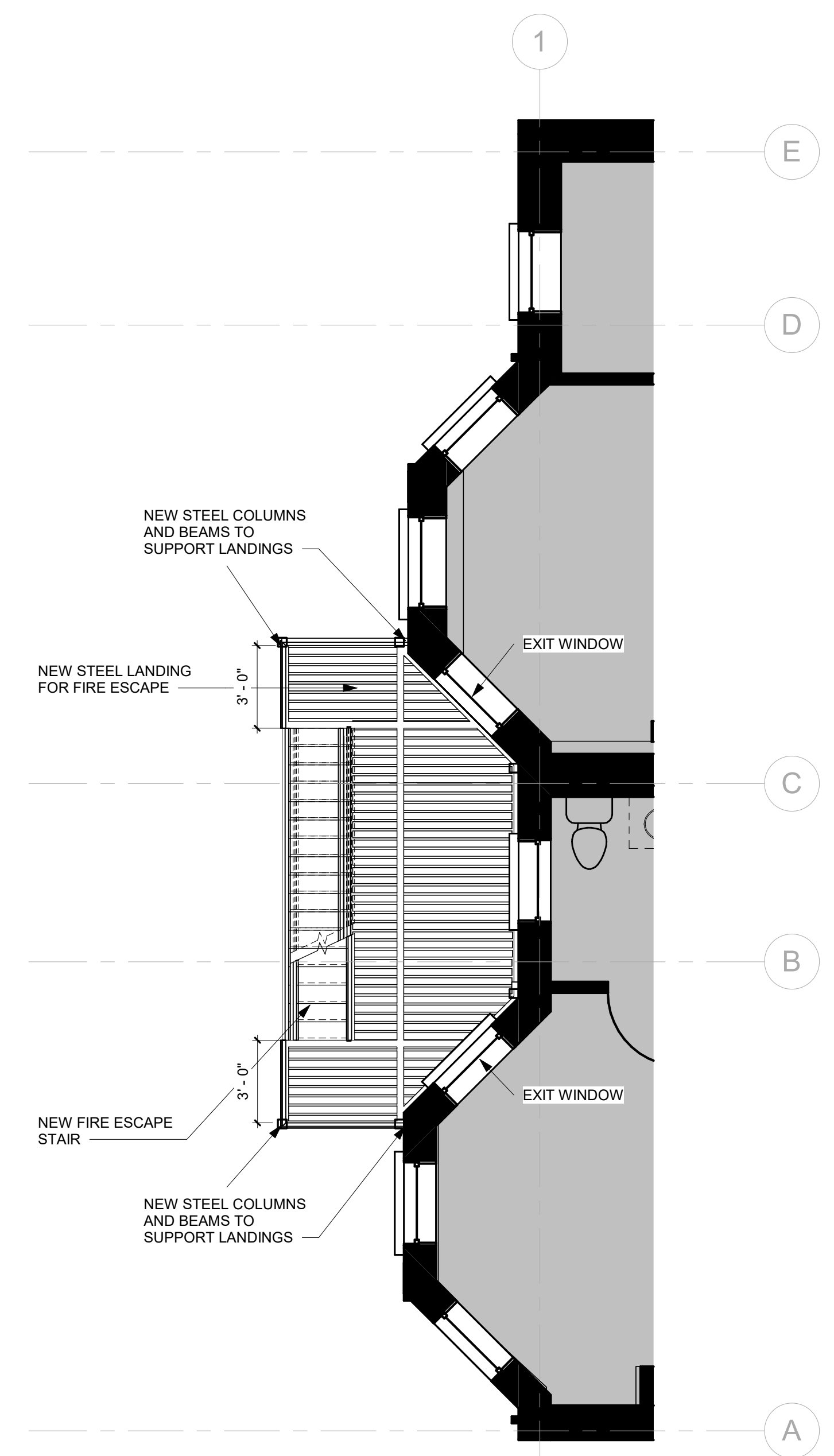
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Date	03/07/24
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A-102.
PROPOSED PLANS
REAR

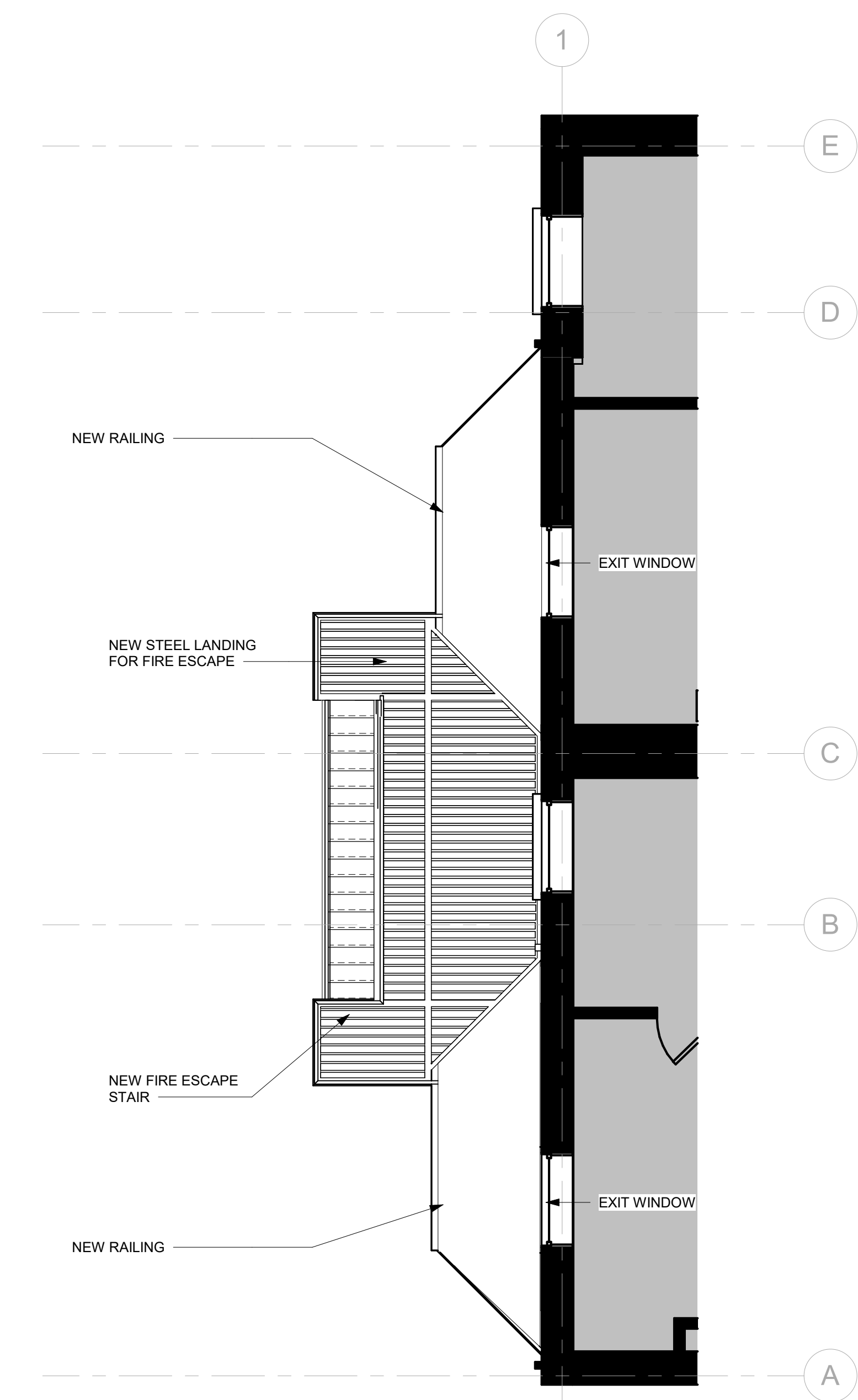
PLAN LEGEND	
	NEW WALL
	EXISTING WALL
	DEMO EXISTING
	NOT IN CONTRACT



① 02 SECOND FLOOR PROPOSED PLAN BBC FIRE ESCAPE
1/4" = 1'-0"



② 03 THIRD FLOOR PROPOSED PLAN BBC FIRE ESCAPE
1/4" = 1'-0"



③ 04 FOURTH FLOOR PROPOSED PLAN BBC FIRE ESCAPE
1/4" = 1'-0"



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A-200. PROPOSED ELEVATIONS AND SECTION

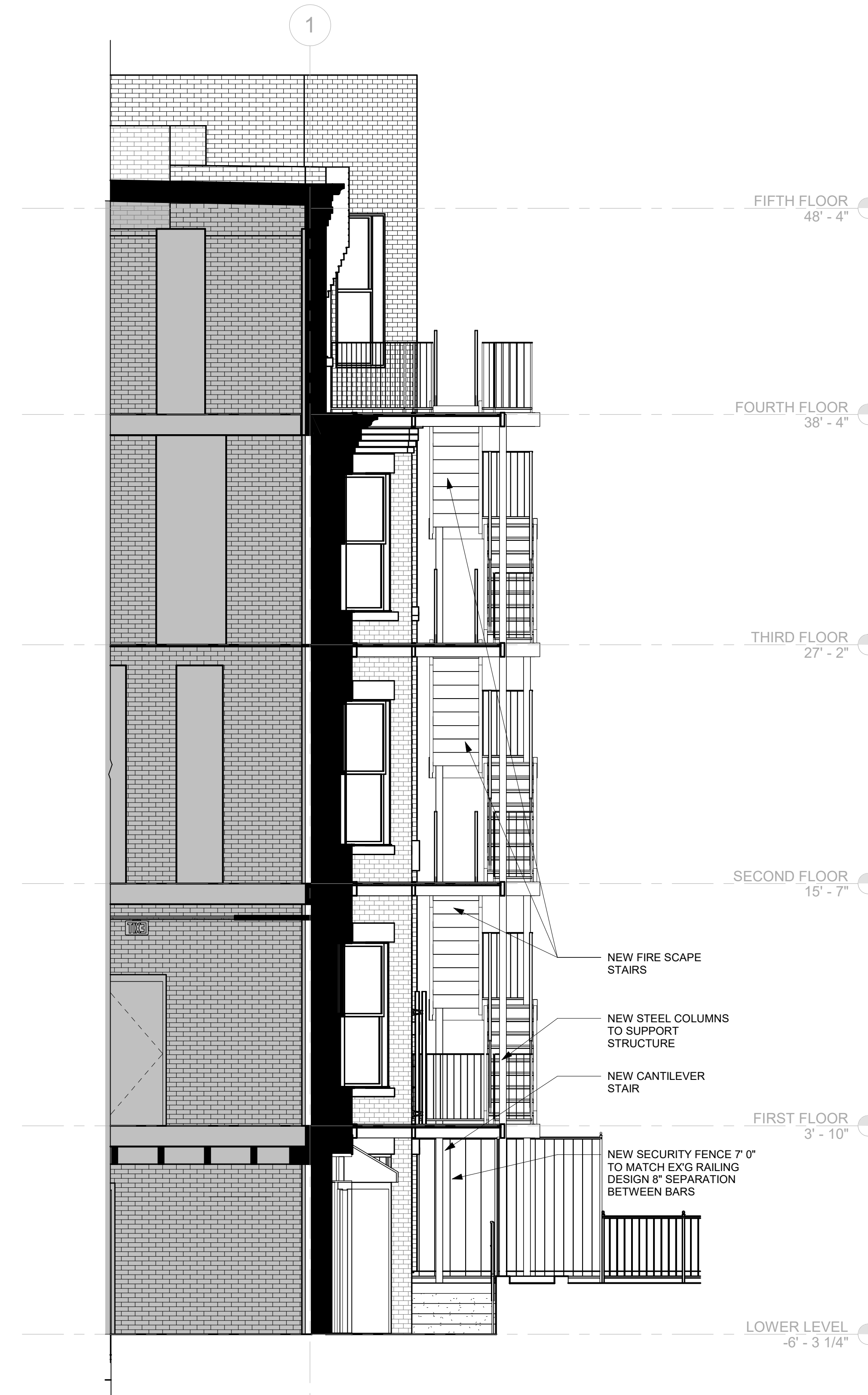
PLAN LEGEND	
	NEW WALL
	EXISTING WALL
	DEMO EXISTING
	NOT IN CONTRACT



1 REAR ELEVATION FROM ENTRANCE
1/4" = 1'-0"



2 REAR ELEVATION FROM STREET
1/4" = 1'-0"



3 SECTION THROUGH FIRE ESCAPE
1/4" = 1'-0"



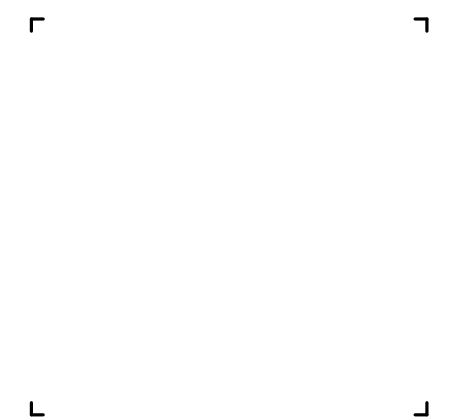
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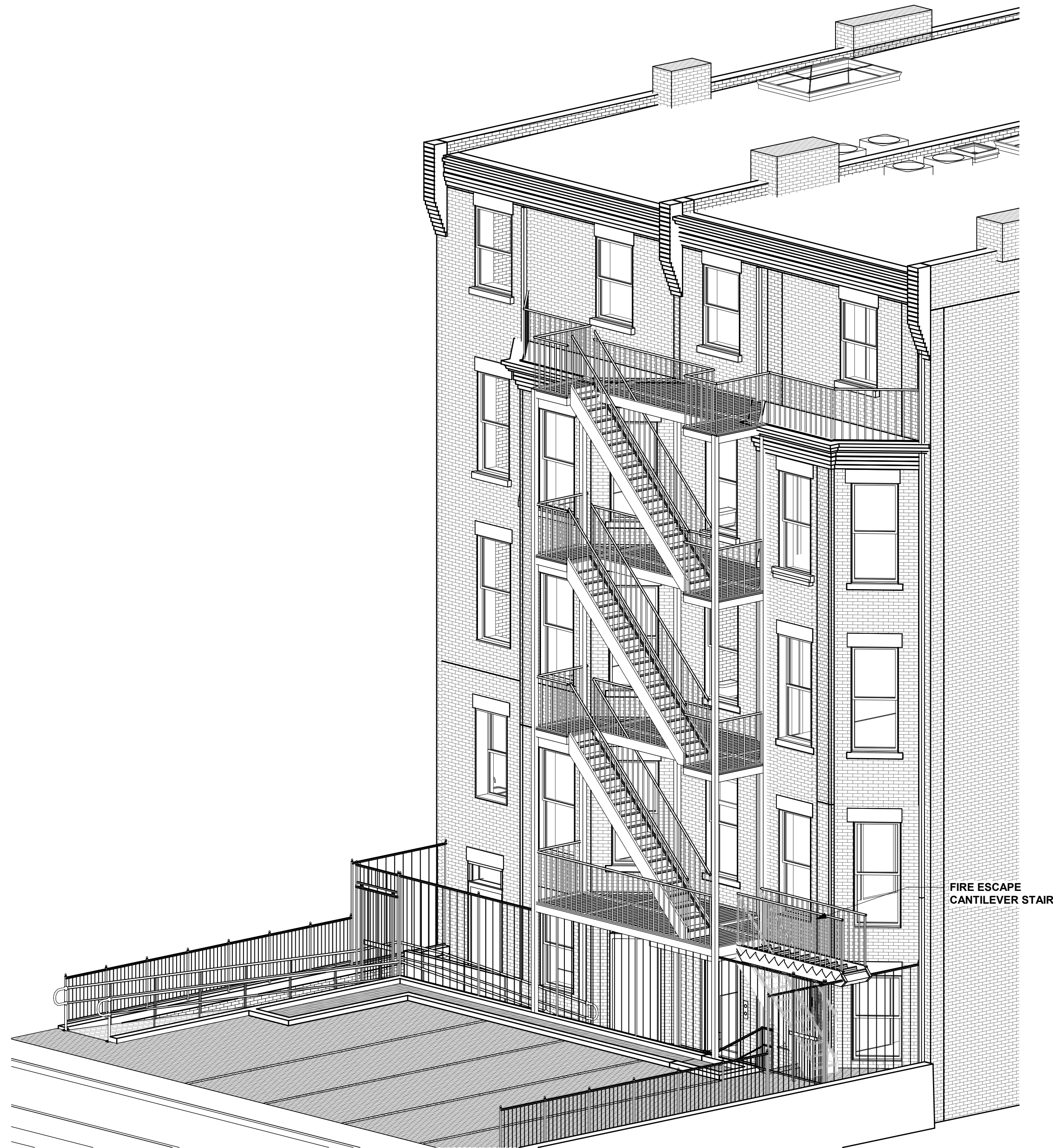
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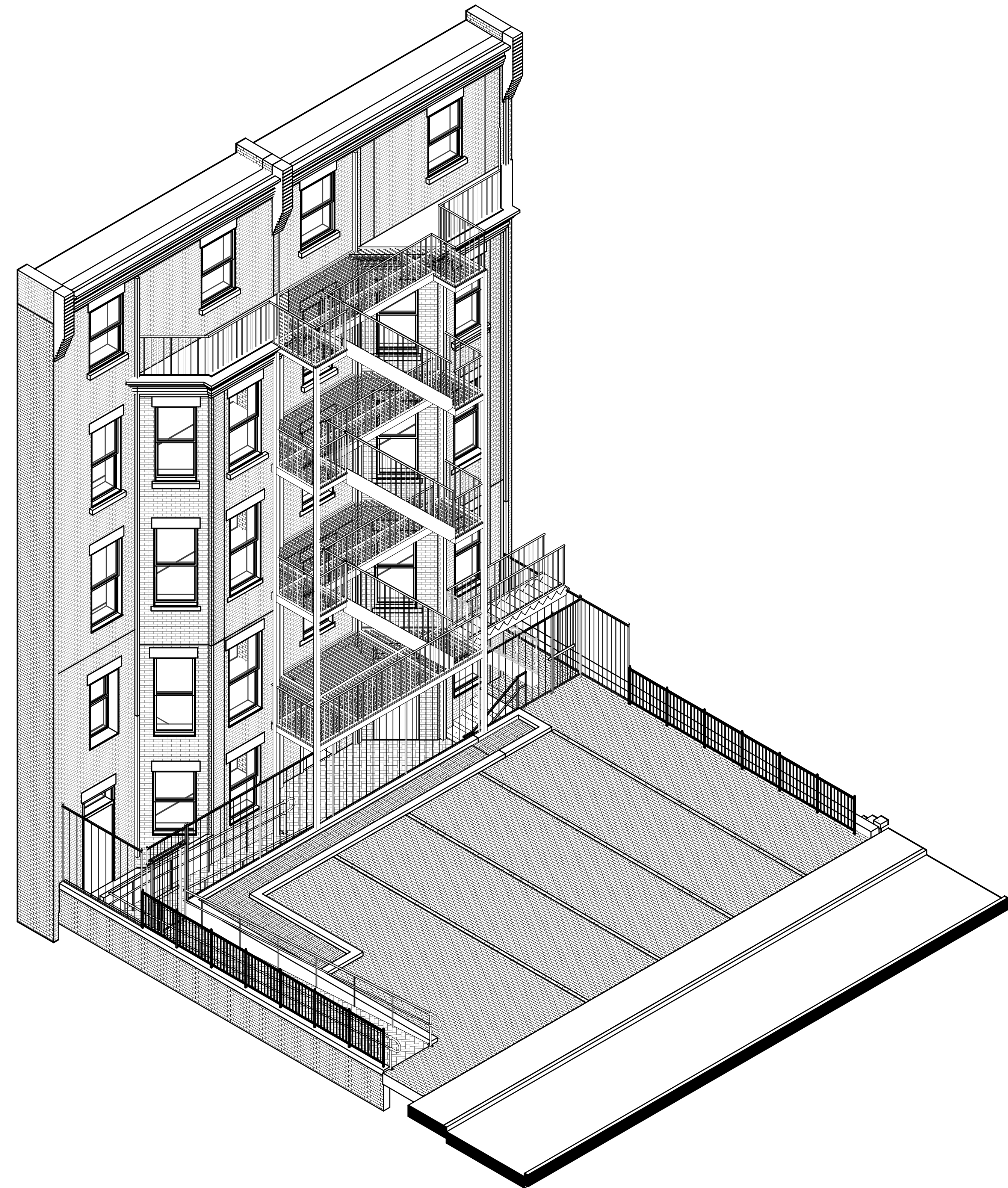
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 Date 03/07/24
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A-300.
PROPOSED VIEWS
REAR



FIRE ESCAPE
CANTILEVER STAIR

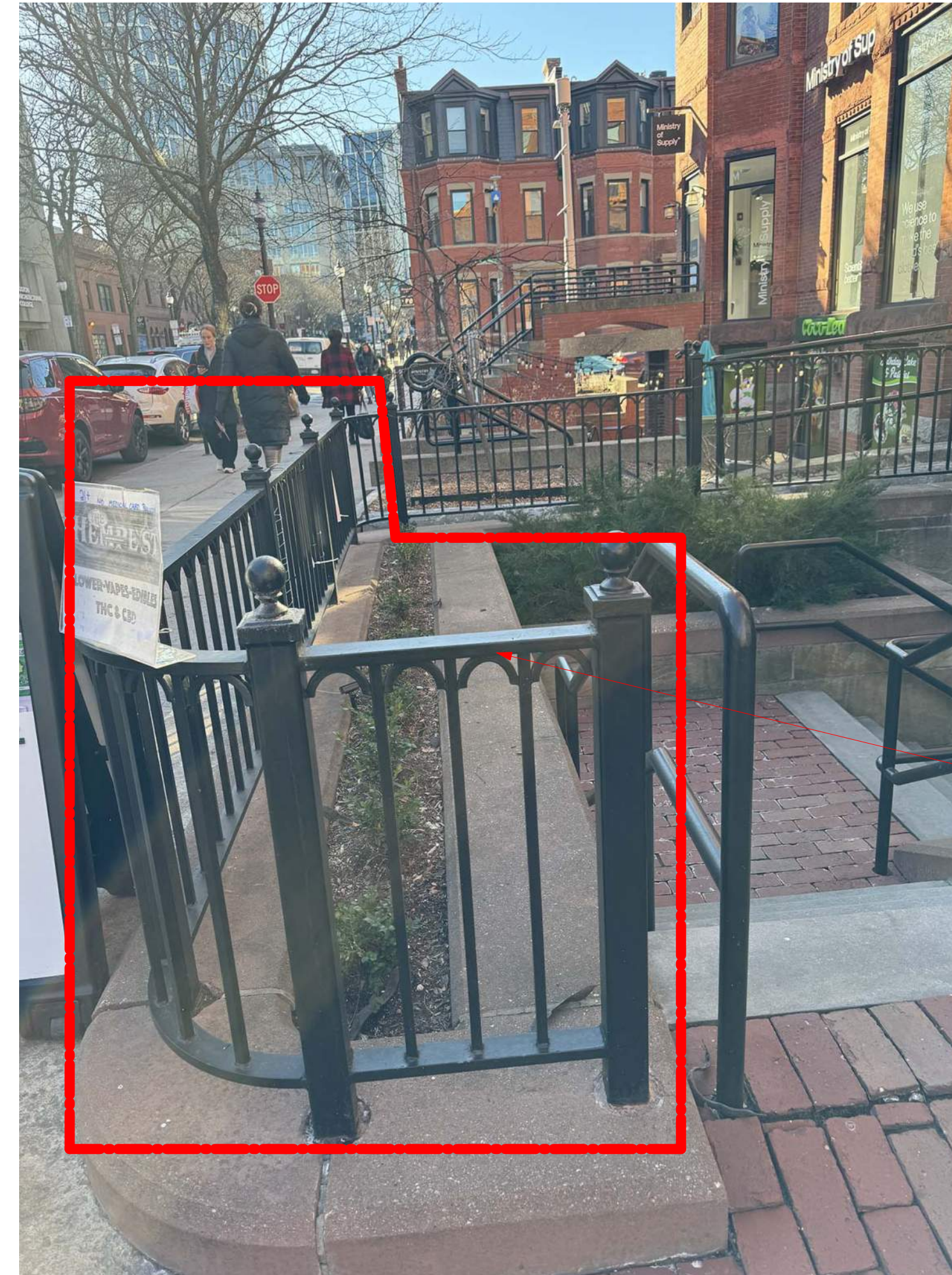
② 3D VIEW REAR EXIT FIRE STAIR PROPOSED BBAC



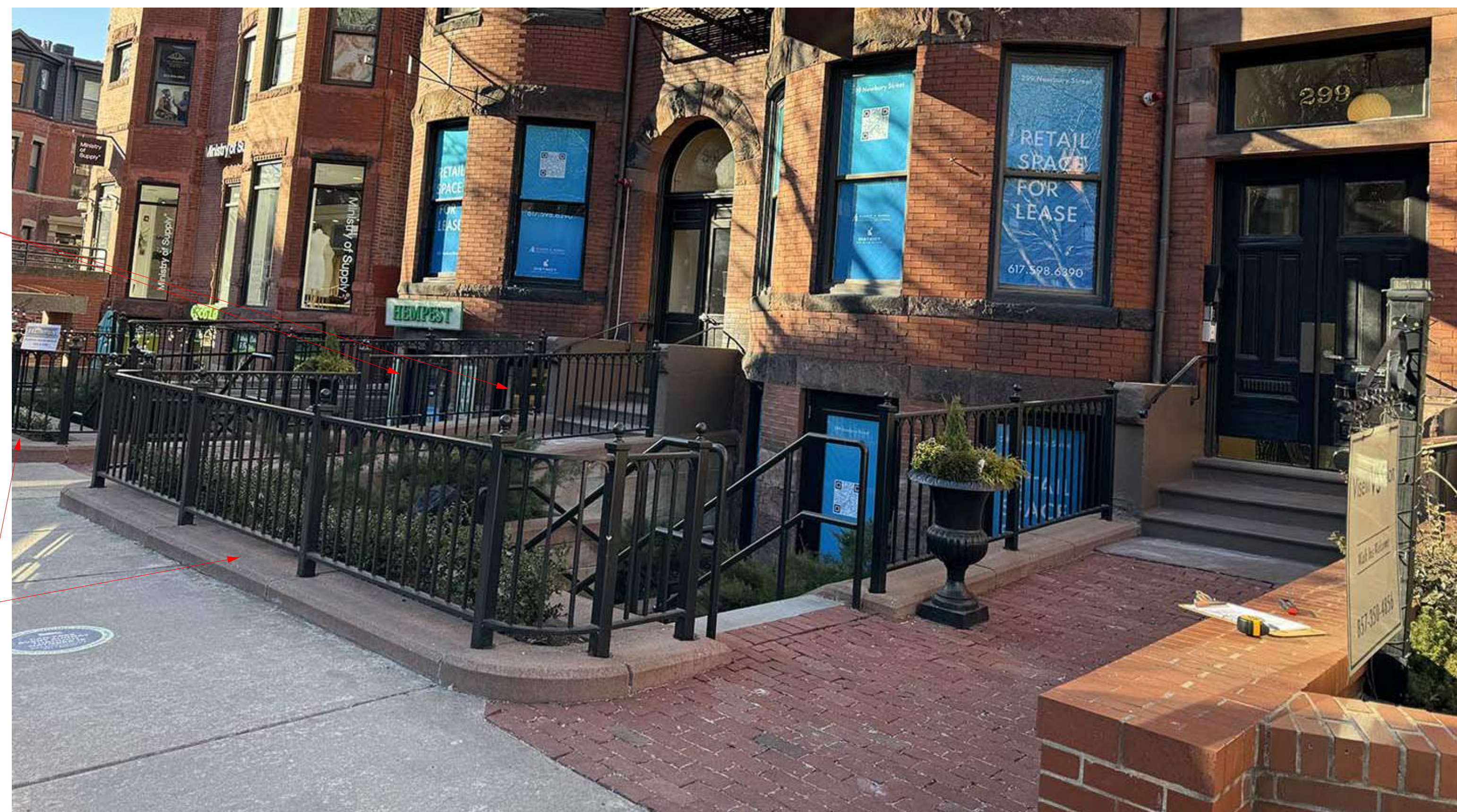
① AXONOMETRIC VIEW - PROPOSED BBAC



REMOVE EX'G SIDEWALK RAILING IN 299 NEWBURY



REMOVE EX'G SIDEWALK RAILING IN 301 NEWBURY



EX'G WINDOW BARS TO BE REMOVED IN 299

PATCH AND REPAIR TO MATCH EXISTING CAST STONE FROM DEMO RAILINGS



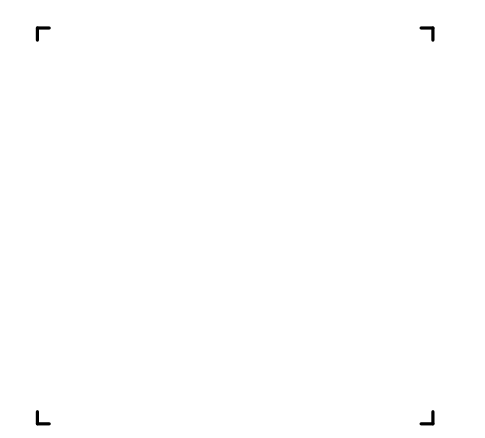
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A-03
PHOTOS - EXISTING FRONT GARDEN



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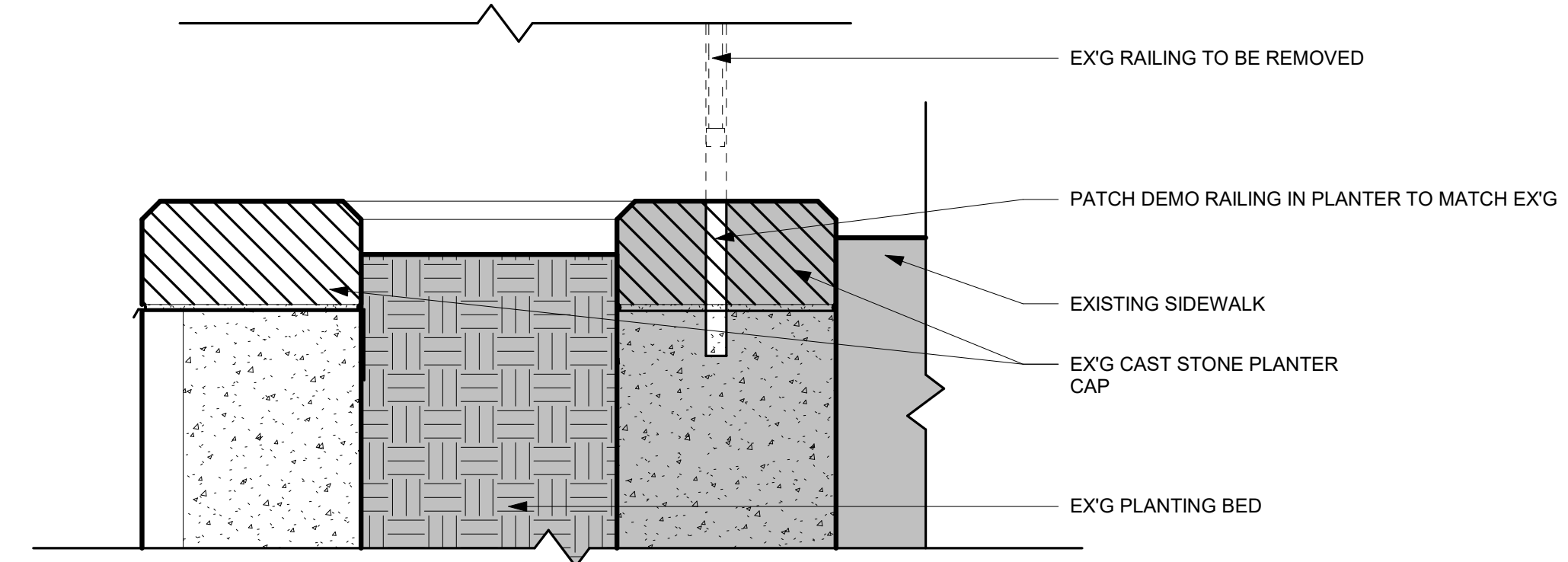
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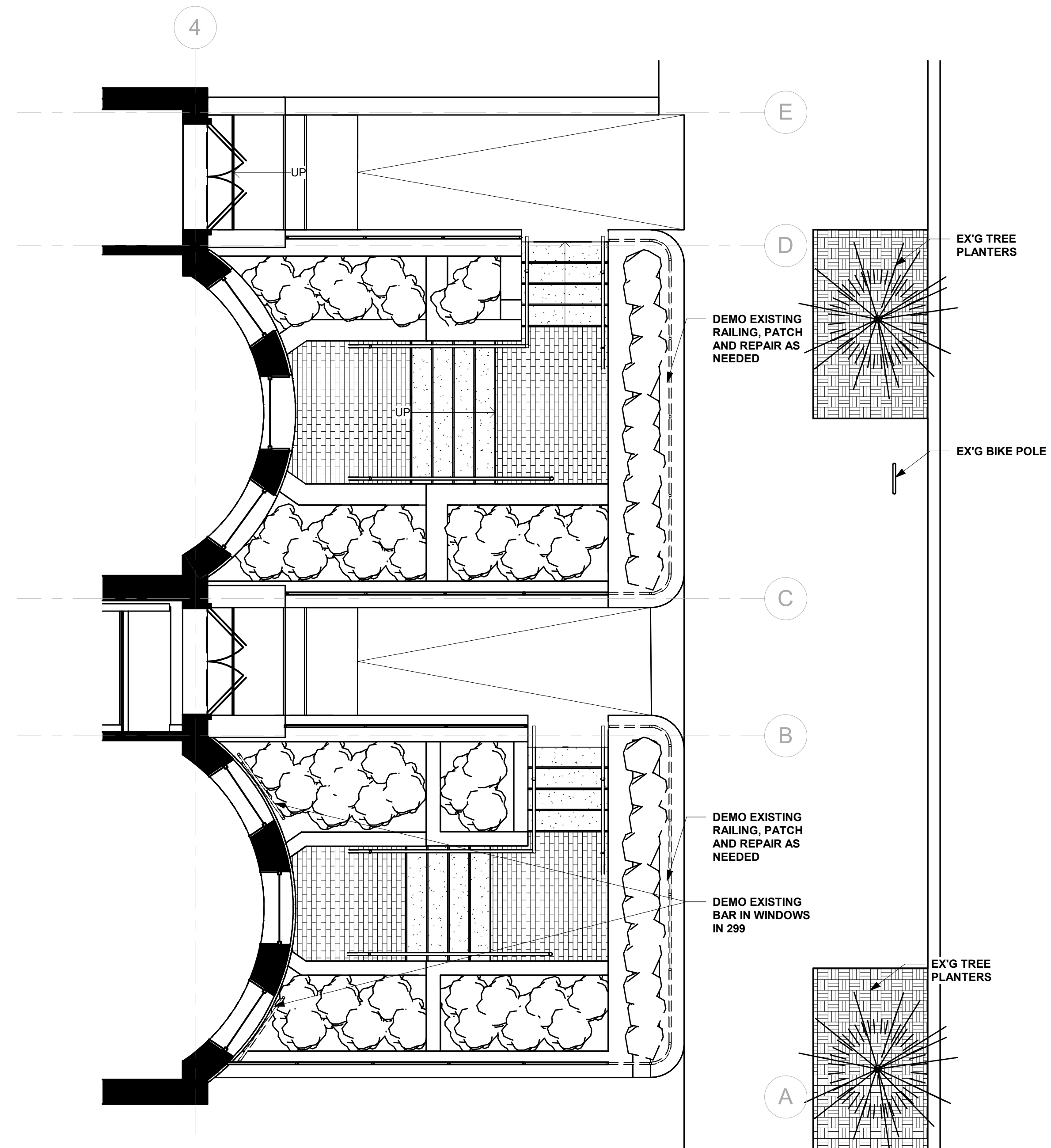
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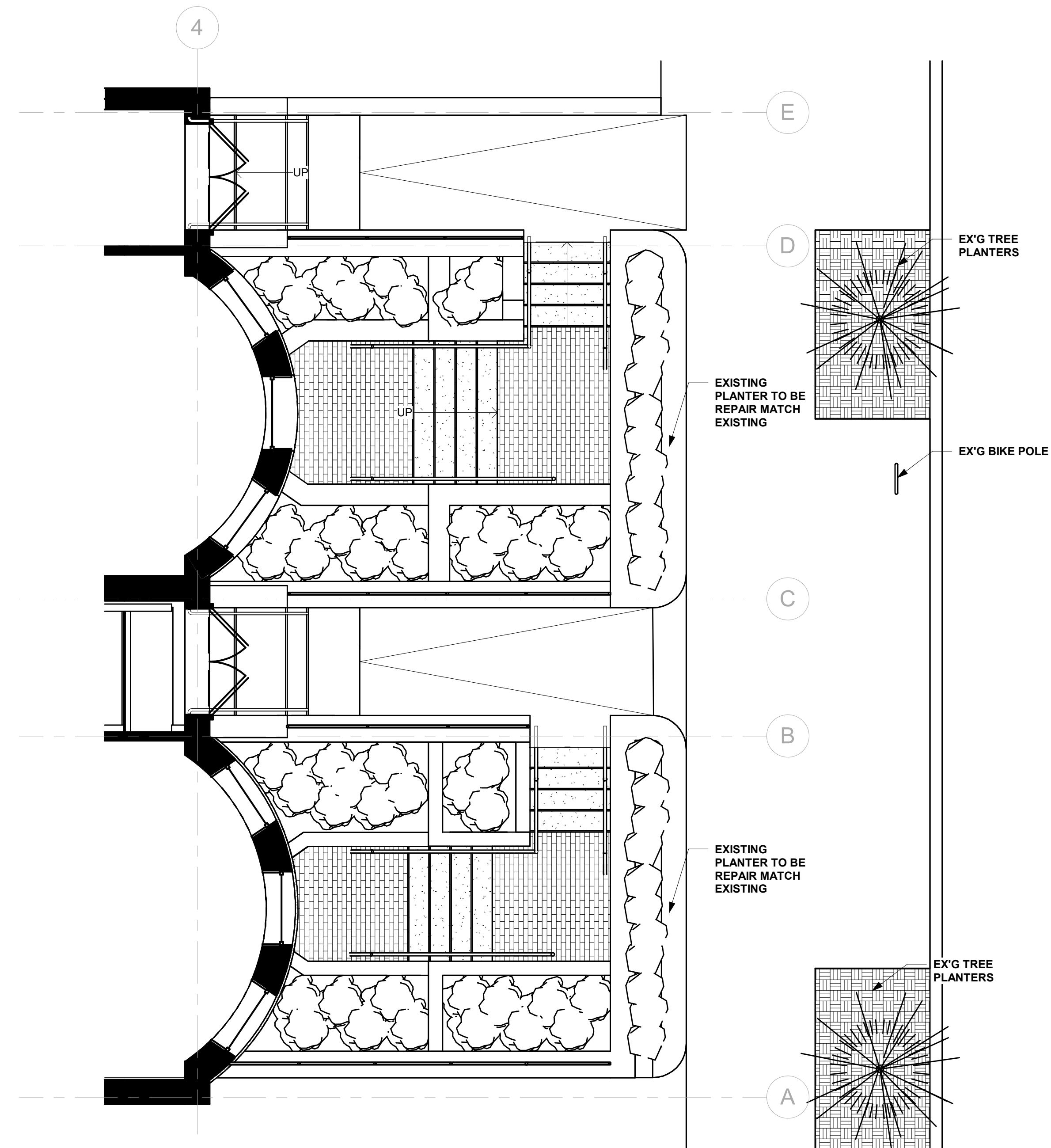
A-100.
DEMO AND
PROPOSED PLANS
FRONT GARDEN



1 DETAIL- UPPER PLANTER REPOSITION
1 1/2" = 1'-0"



2 .01 SIDEWALK AND FRONT GARDEN DEMOLITION PLAN
1/4" = 1'-0"



3 .01 SIDEWALK AND FRONT GARDEN
1/4" = 1'-0"



① EXTERIOR FRONT FACADE



② FRONT SIDEWALK VIEW 1



③ FRONT SIDEWALK VIEW 2



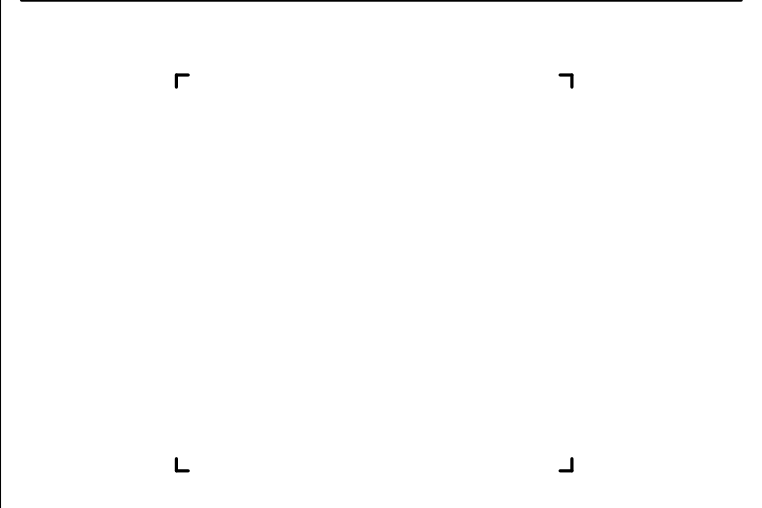
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A-301.
PROPOSED VIEWS
FRONT