

102 SAINT BOTOLPH STREET

BOSTON, MA 02115

BSA MANAGEMENT

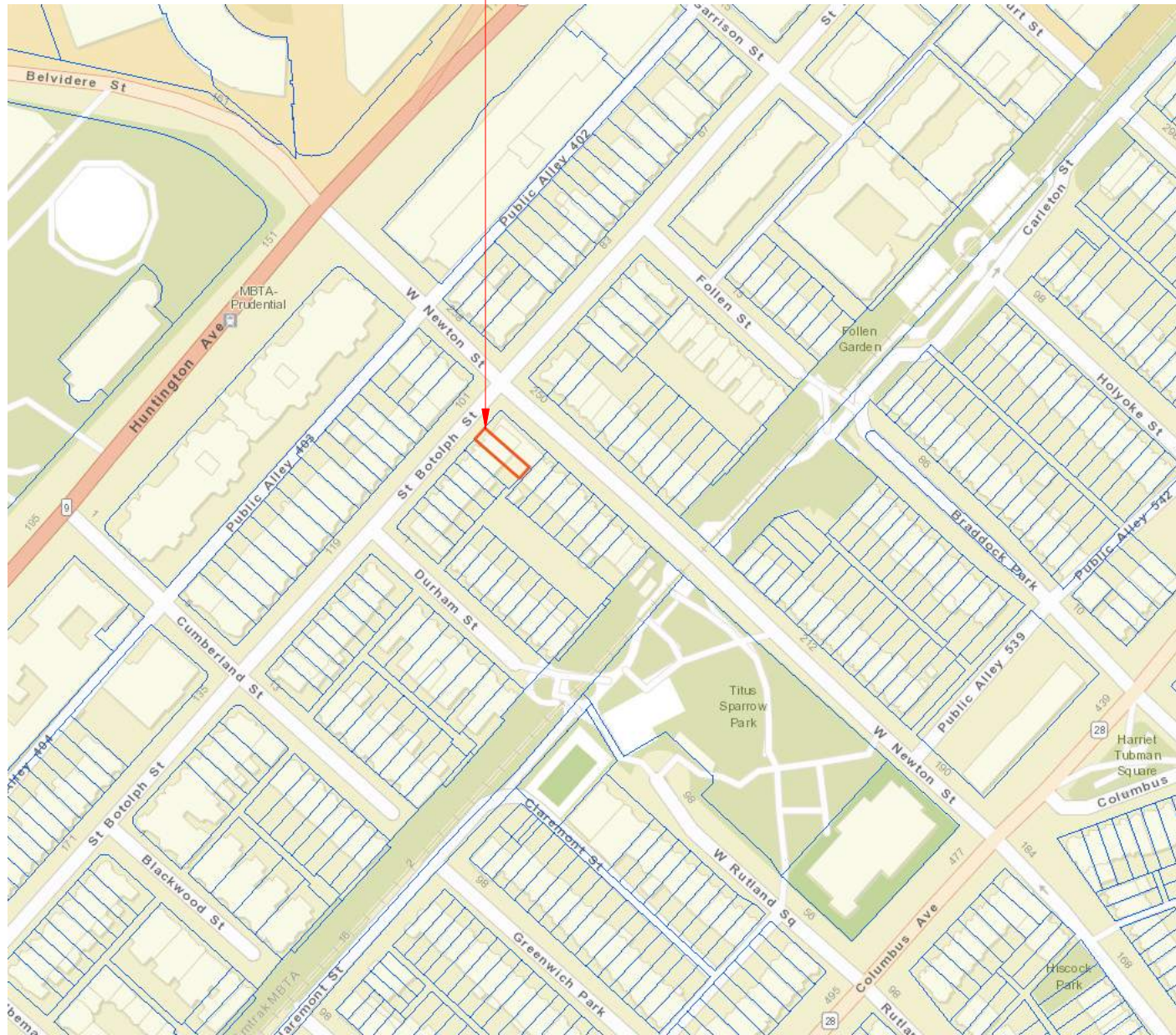
SBADC

DECEMBER 19, 2017

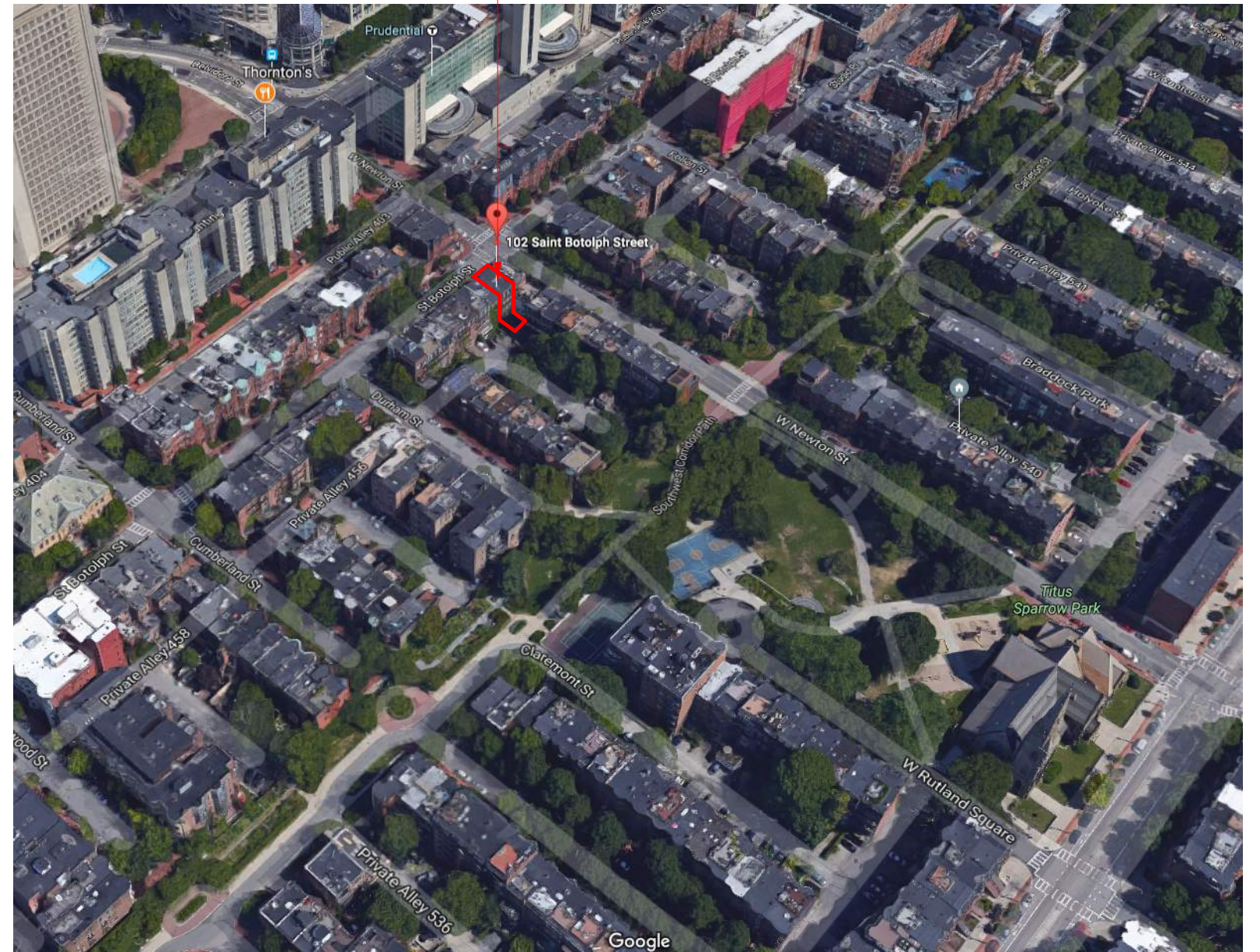


EMBARC STUDIO
ARCHITECTURE + DESIGN

102 SAINT BOTOLPH STREET



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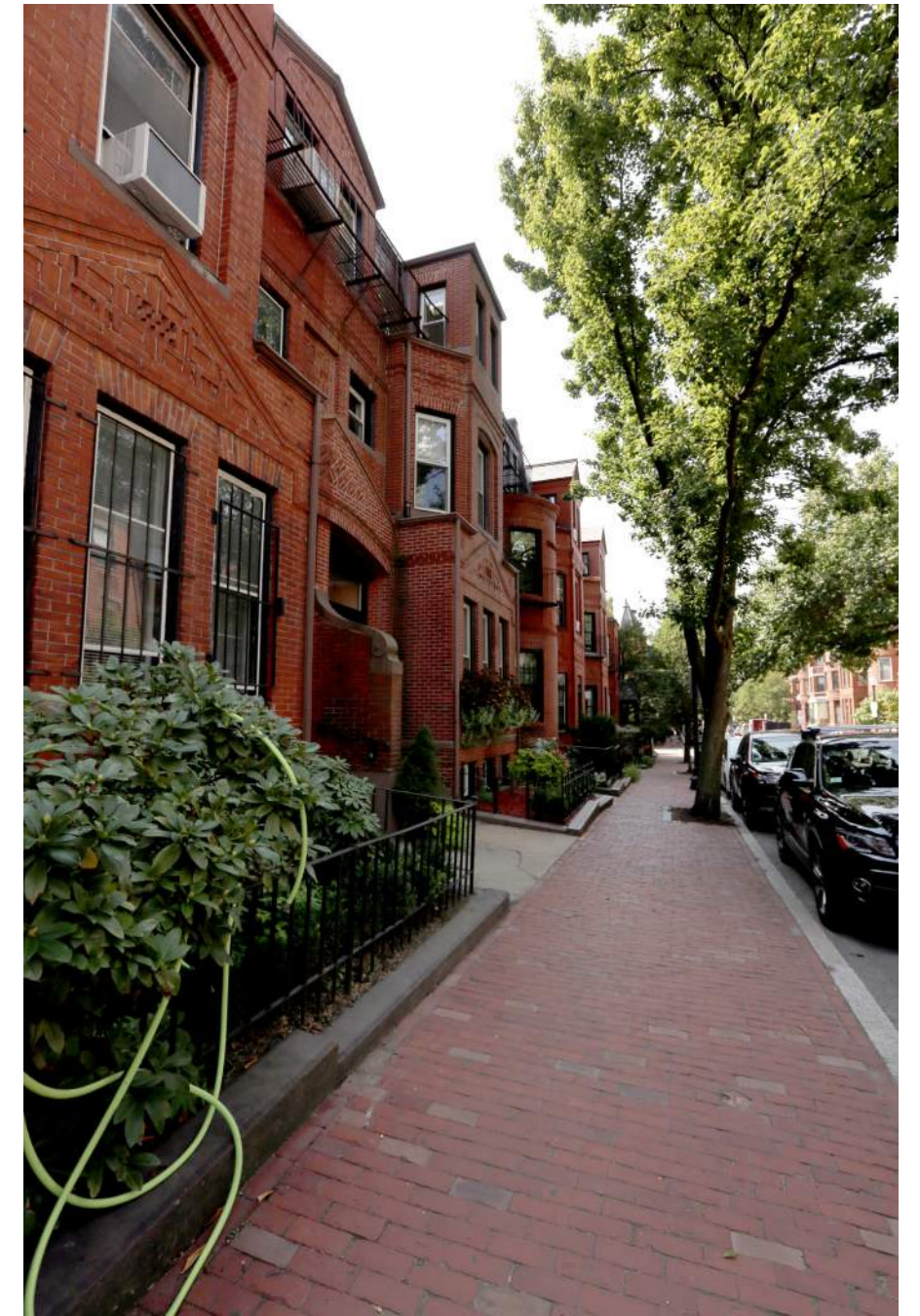


ST. BOTOLPH STREET FACING NORTHEAST

102 SAINT BOTOLPH STREET



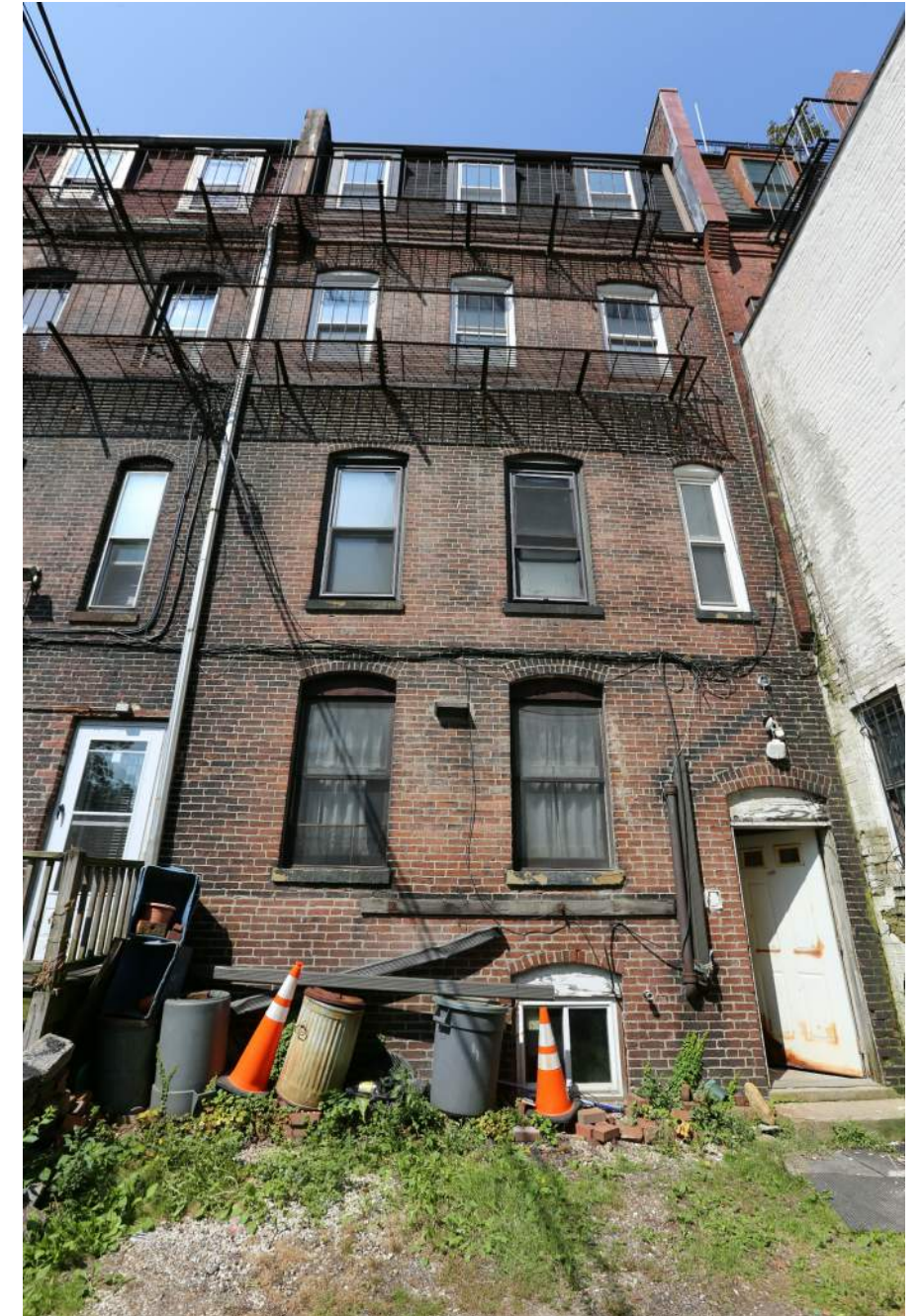
ST. BOTOLPH STREET FACADE



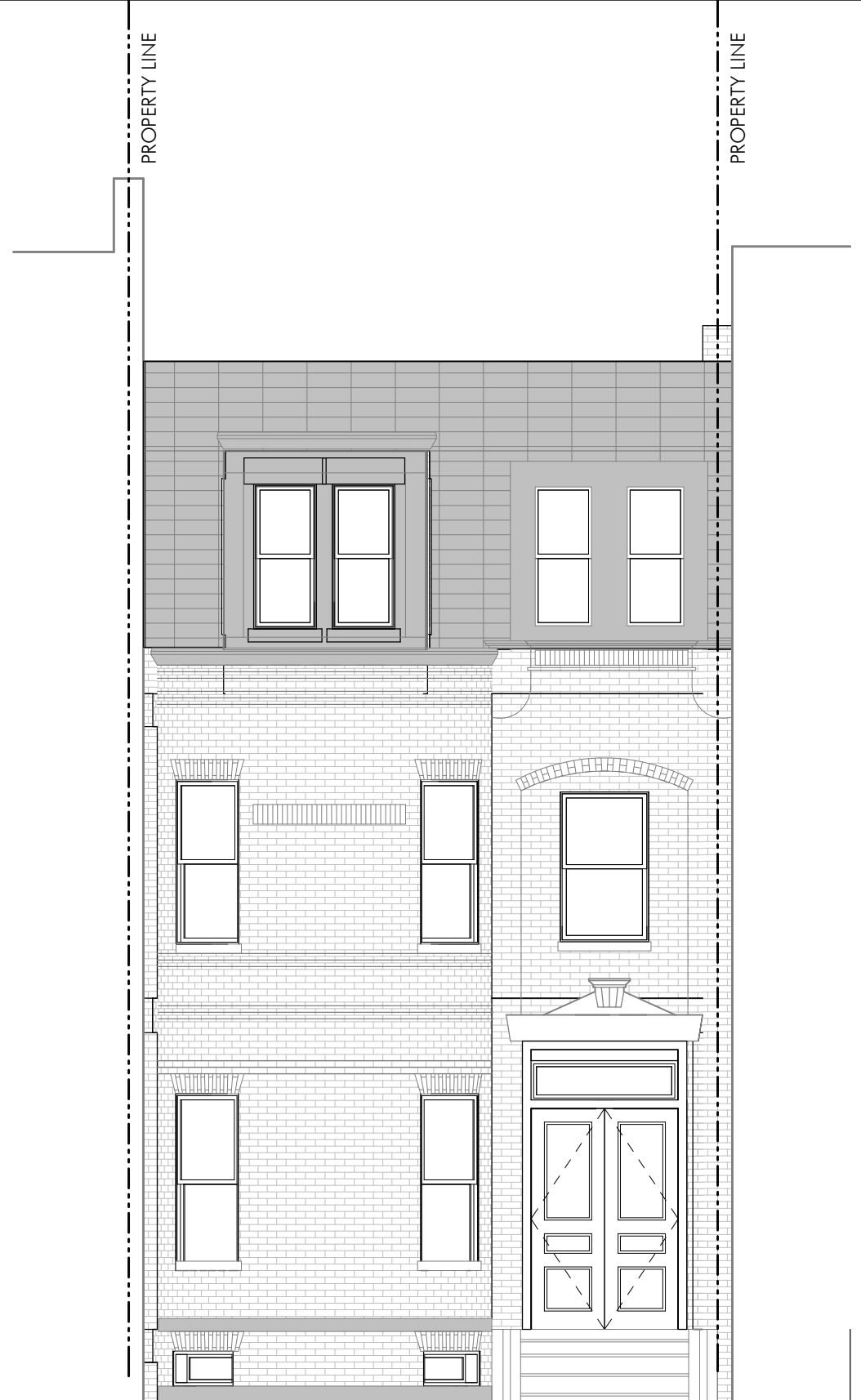
ST. BOTOLPH STREET FACING SOUTHWEST



PRIVATE ALLEY 455



102 ST. BOTOLPH STREET - REAR ELEVATION



2 EXISTING
3/16" = 1'-0"



1 PROPOSED
3/16" = 1'-0"

- NEW ROOF DECK WITH BLACK METAL RAILING.
- REPAIR AND RESTORE EXISTING ASPHALT ROOFING, AS REQUIRED.
- REPAIR AND REPOINT EXISTING MASONRY FACADE, AS REQUIRED.
- NEW PELLA '2 OVER 2' WINDOWS IN EXISTING MASONRY OPENINGS, TYP.
- REPAIR AND RESTORE EXISTING DOORS
- REPAIR AND RESTORE EXISTING MASONRY STOOP.
- NEW WINDOWS IN EXISTING MASONRY OPENINGS WITH LOWERED SILLS
- CONSTRUCT NEW WINDOW WELLS

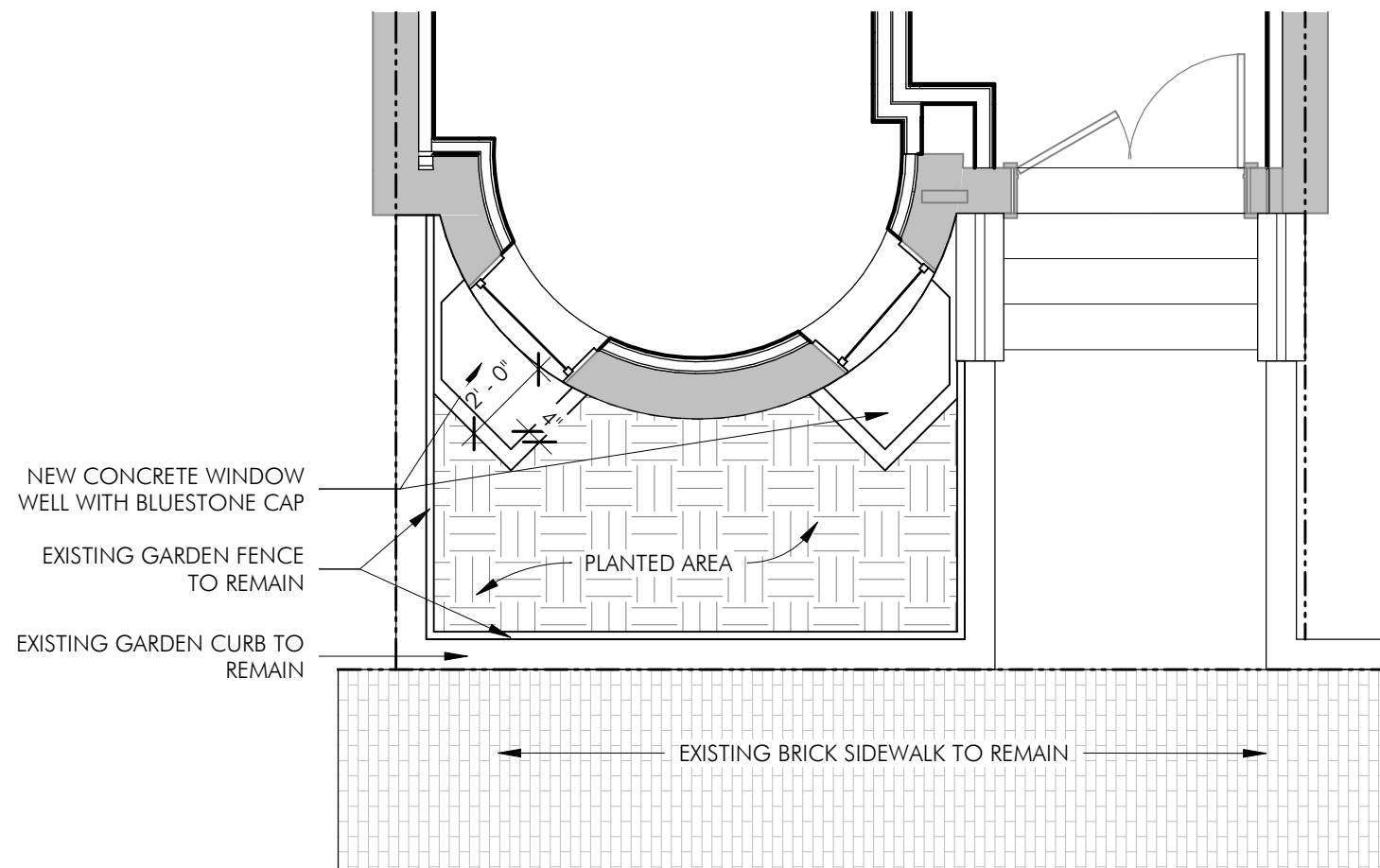
3/16" = 1'-0"



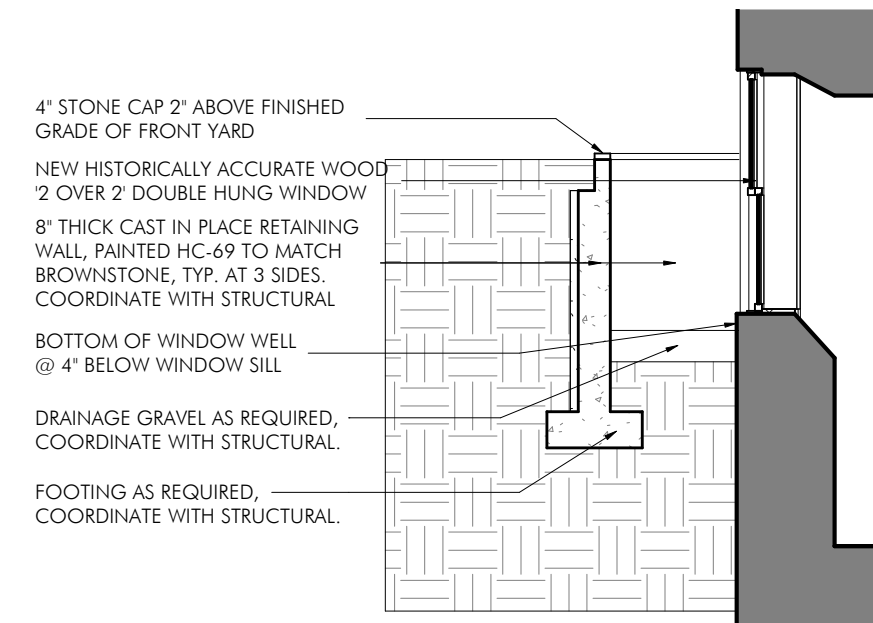
LINTELS TO BE REPAIRED AND RESTORED.
 NON-ORIGINAL WINDOWS TO BE REPLACED WITH '2 OVER 2' WOOD WINDOWS.
 MASONRY TO BE REPAIRED AND REPOINTED TO MATCH EXISTING.



EXISTING STOOP AND BROWNSTONE ORNAMENT TO BE REPAIRED AND RESTORED.
 EXISTING WOOD DOORS TO BE REPAIRED AND RESTORED.

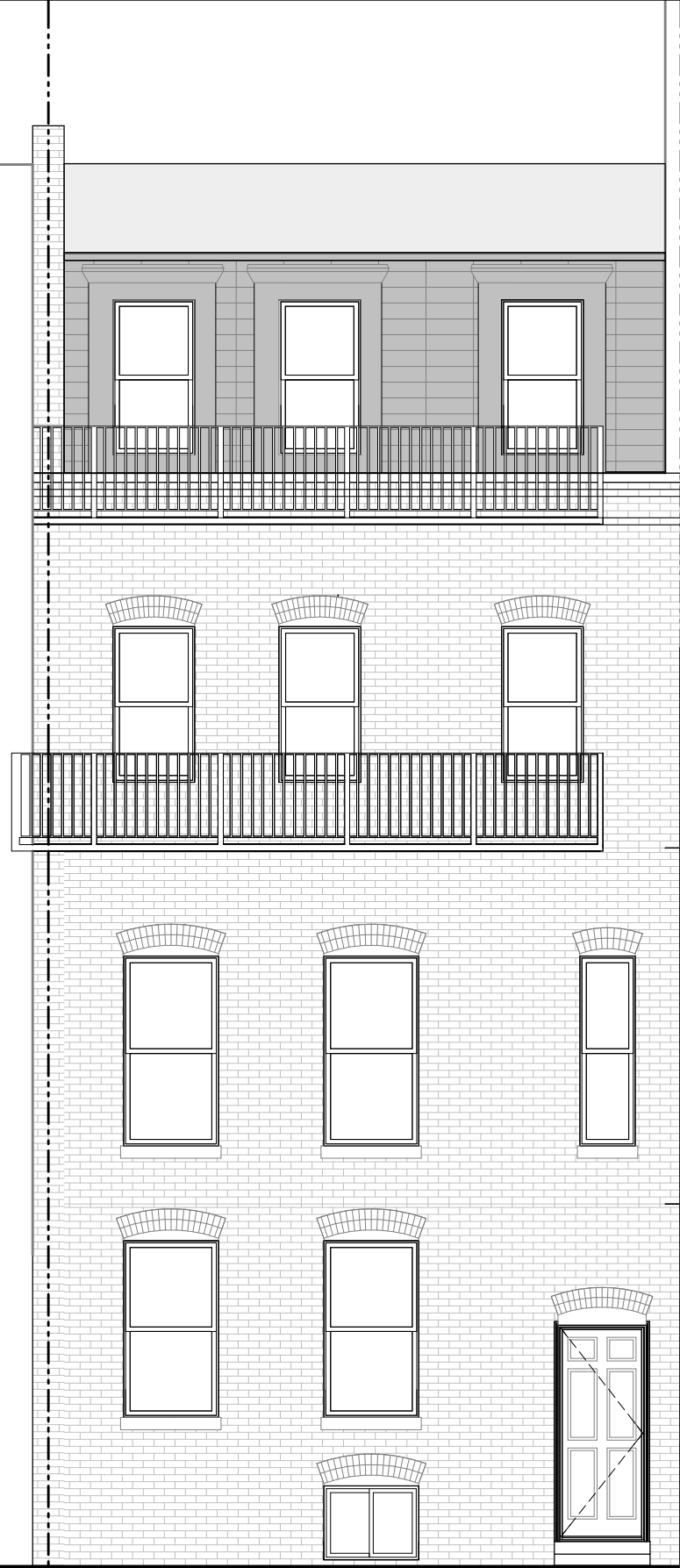


2 PROPOSED FRONT YARD PLAN
1/4" = 1'-0"



1 SECTION AT PROPOSED WINDOW WELL
1/4" = 1'-0"

1/4" = 1'-0"



2 EXISTING
3/16" = 1'-0"

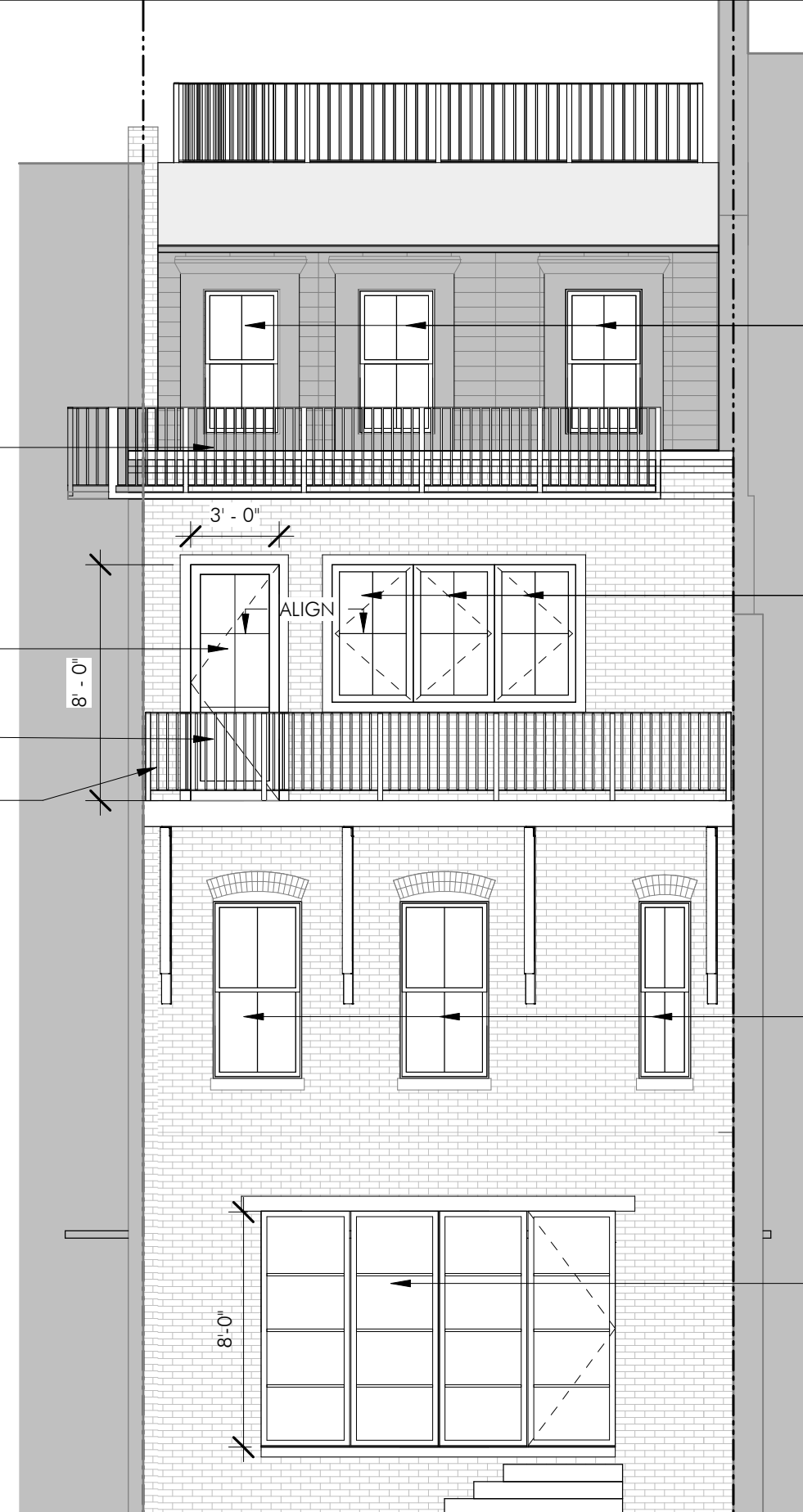
EXISTING FIRE BALCONY
TO REMAIN

NEW PELLA ARCHITECT-SERIES WOOD +
GLASS DOOR WITH CUSTOM MUNTINS
IN NEW MASONRY OPENING

NEW AS OF RIGHT DECK W/
BLACK METAL RAILING

EXISTING FIRE BALCONY.
REPAIR AND MODIFY AS REQUIRED

1 PROPOSED
3/16" = 1'-0"



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

NEW PELLA ARCHITECT SERIES CASEMENT
WINDOWS WITH CUSTOM MUNTINS IN
ENLARGED MASONRY OPENING

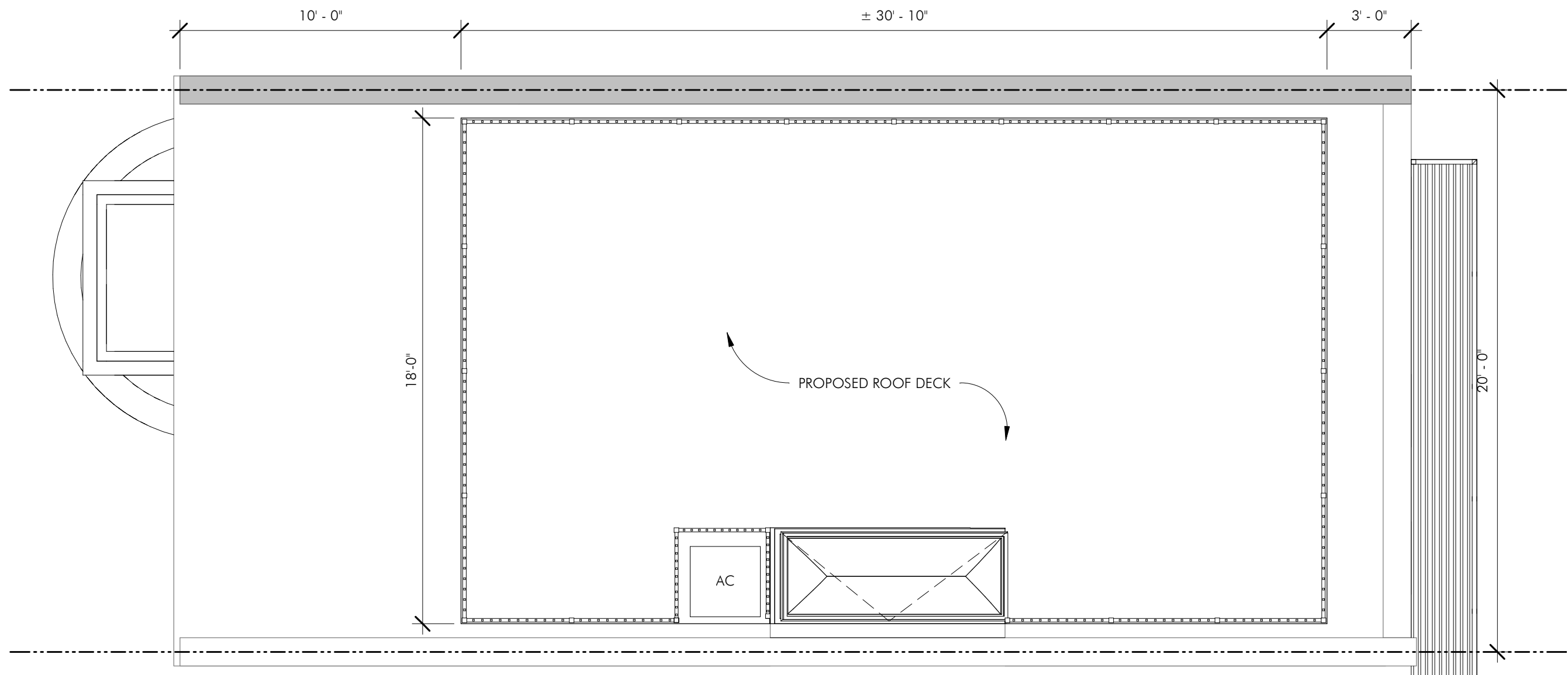
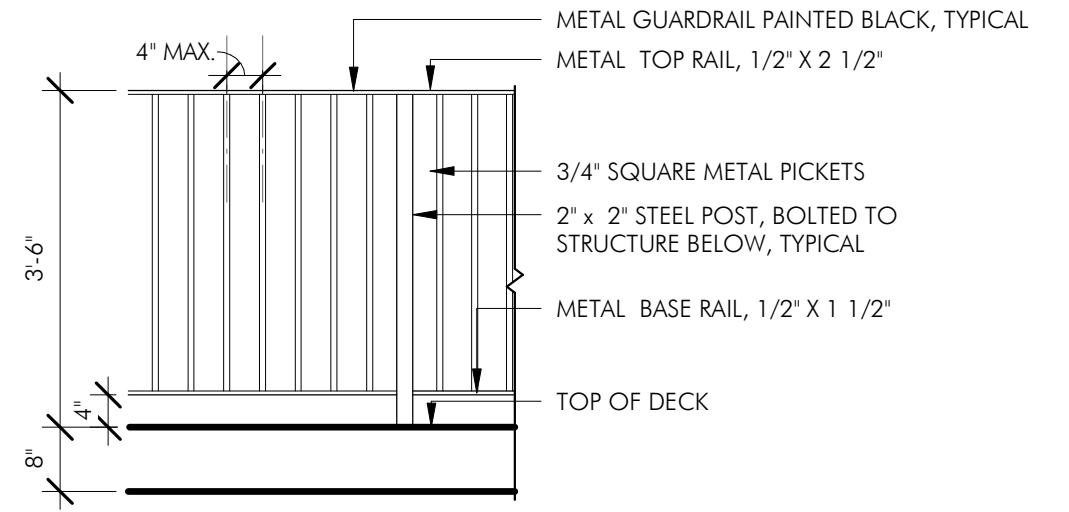
NEW PELLA ARCHITECT SERIES '2 OVER 2'
WINDOWS IN EXISTING MASONRY
OPENINGS.

NEW METAL WINDOW/DOOR
SYSTEM IN ENLARGED
MASONRY OPENING

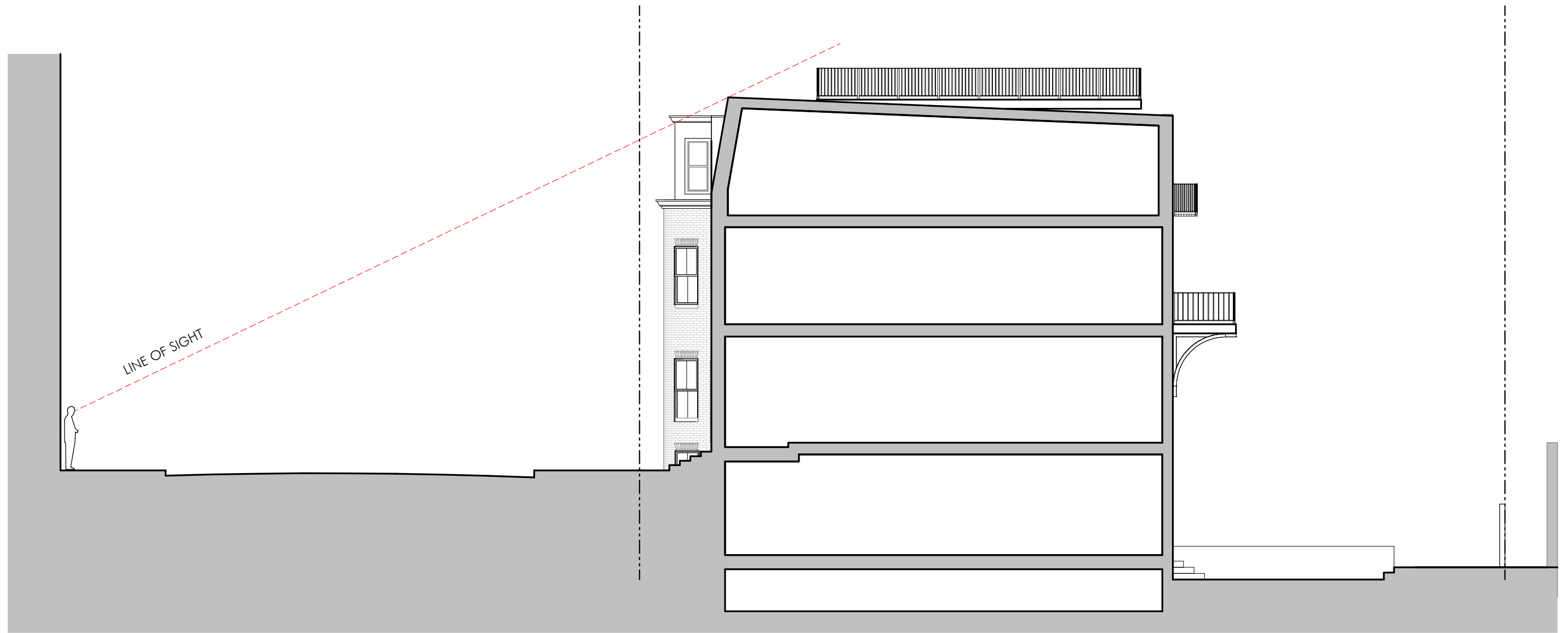
3/16" = 1'-0"



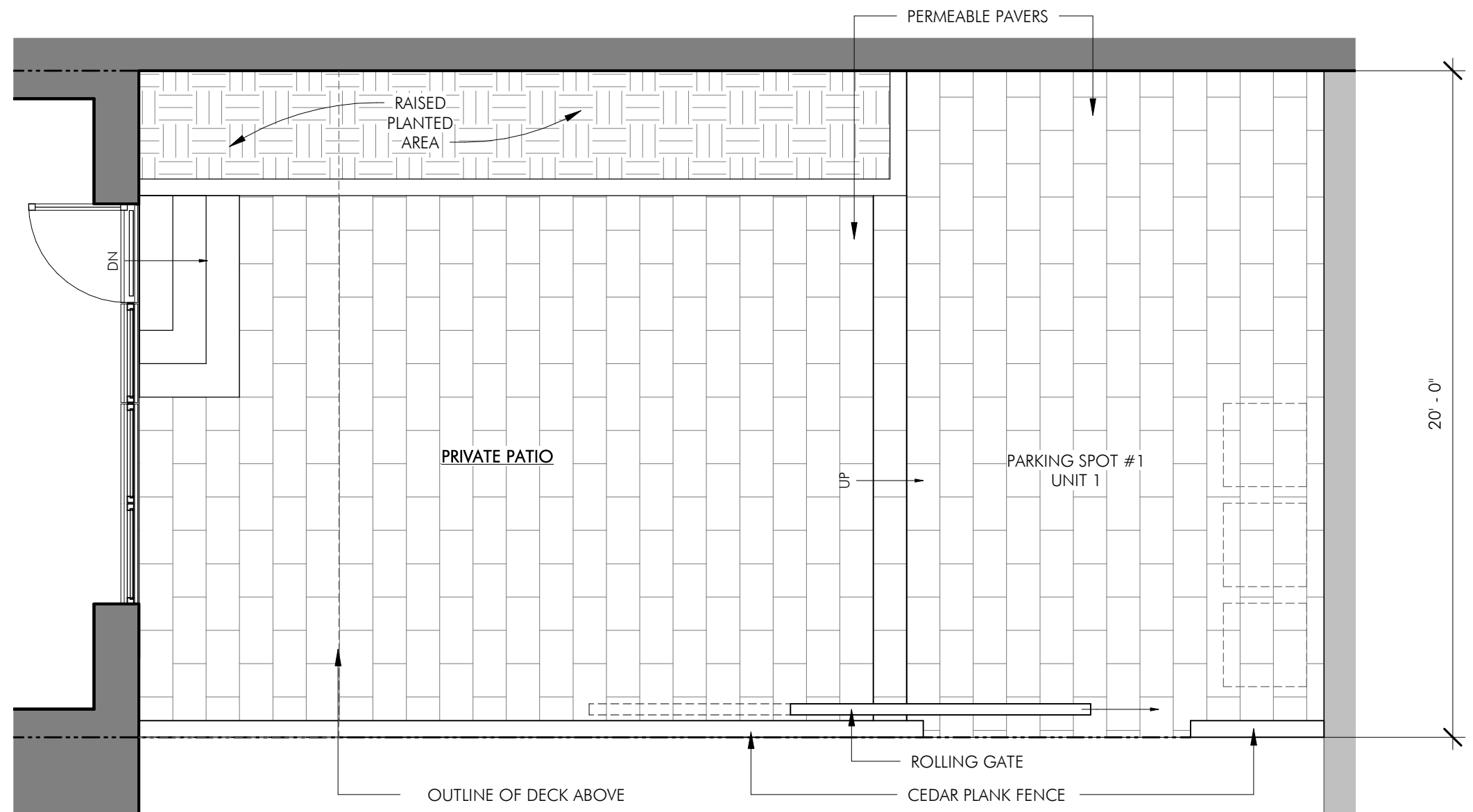
PRIVATE ALLEY 455: 112 THROUGH 102 ST. BOTOLPH STREET



As indicated



1" = 10'-0"



1/4" = 1'-0"



MOCK-UP PLACED 10'-0" FROM EDGE OF ROOF



MOCK-UP ON ST. BOTOLPH ST. SIDE



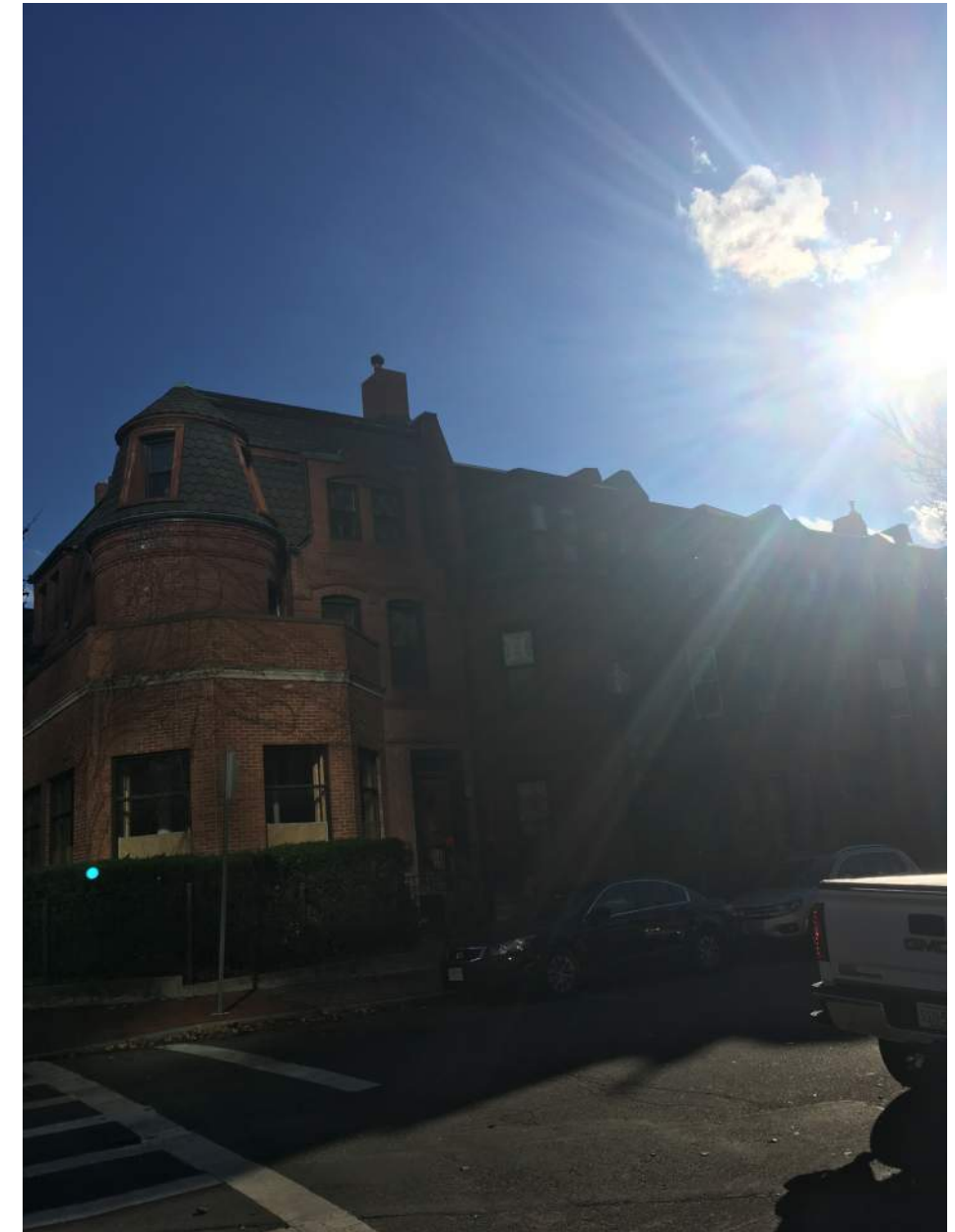
MOCK-UP PLACED 8'-0" FROM EDGE OF ROOF



MOCK UP ON REAR OF BUILDING



VIEW FROM ST. BOTOLPH ST (MOCK-UP NOT VISIBLE)



VIEW FROM W. NEWTON ST (MOCK-UP NOT VISIBLE)

102 ST BOTOLPH ST.



MOCK-UP FROM REAR PRIVATE ALLEY

102 ST BOTOLPH ST.



MOCK-UP FROM SOUTHWEST CORRIDOR PARK