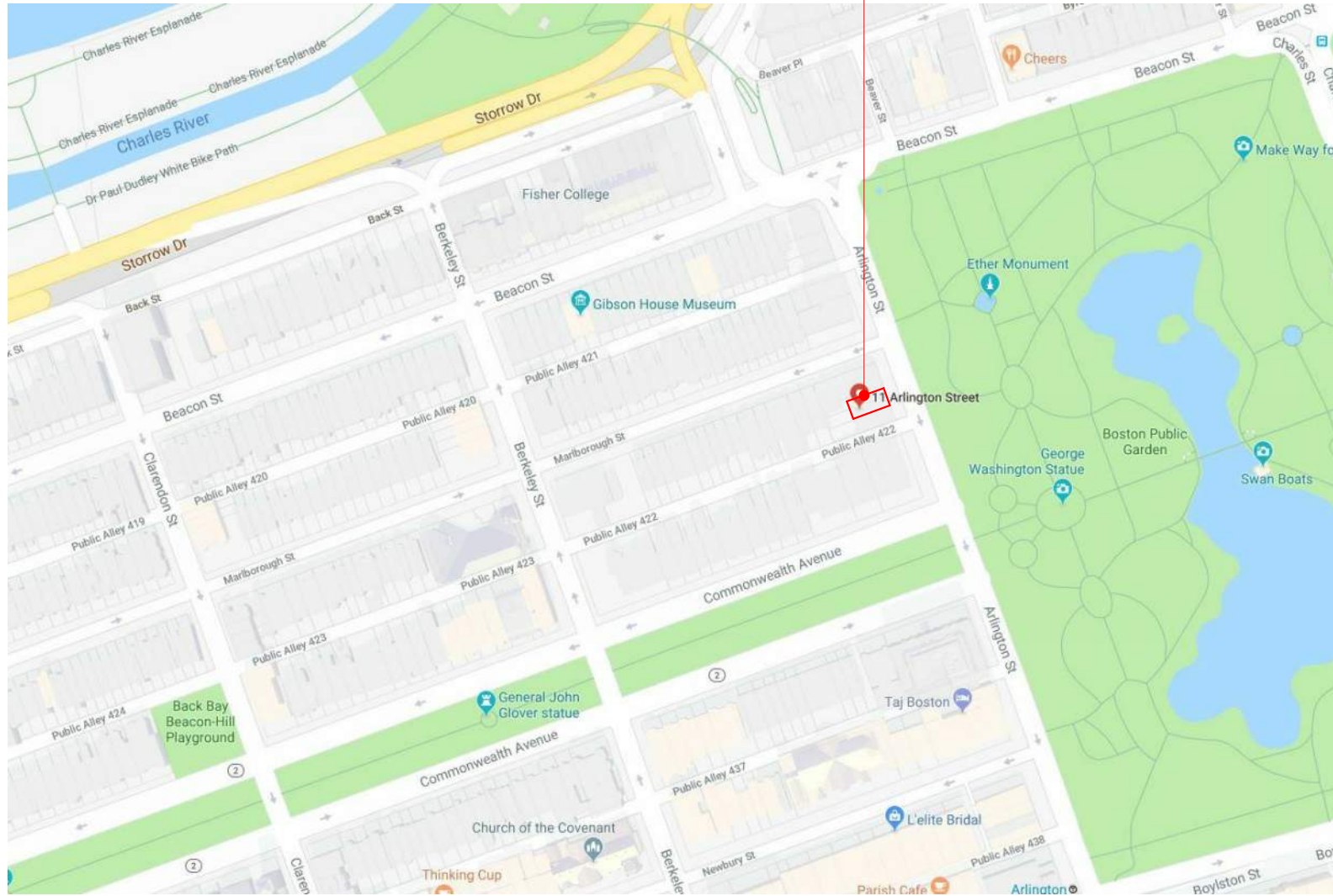
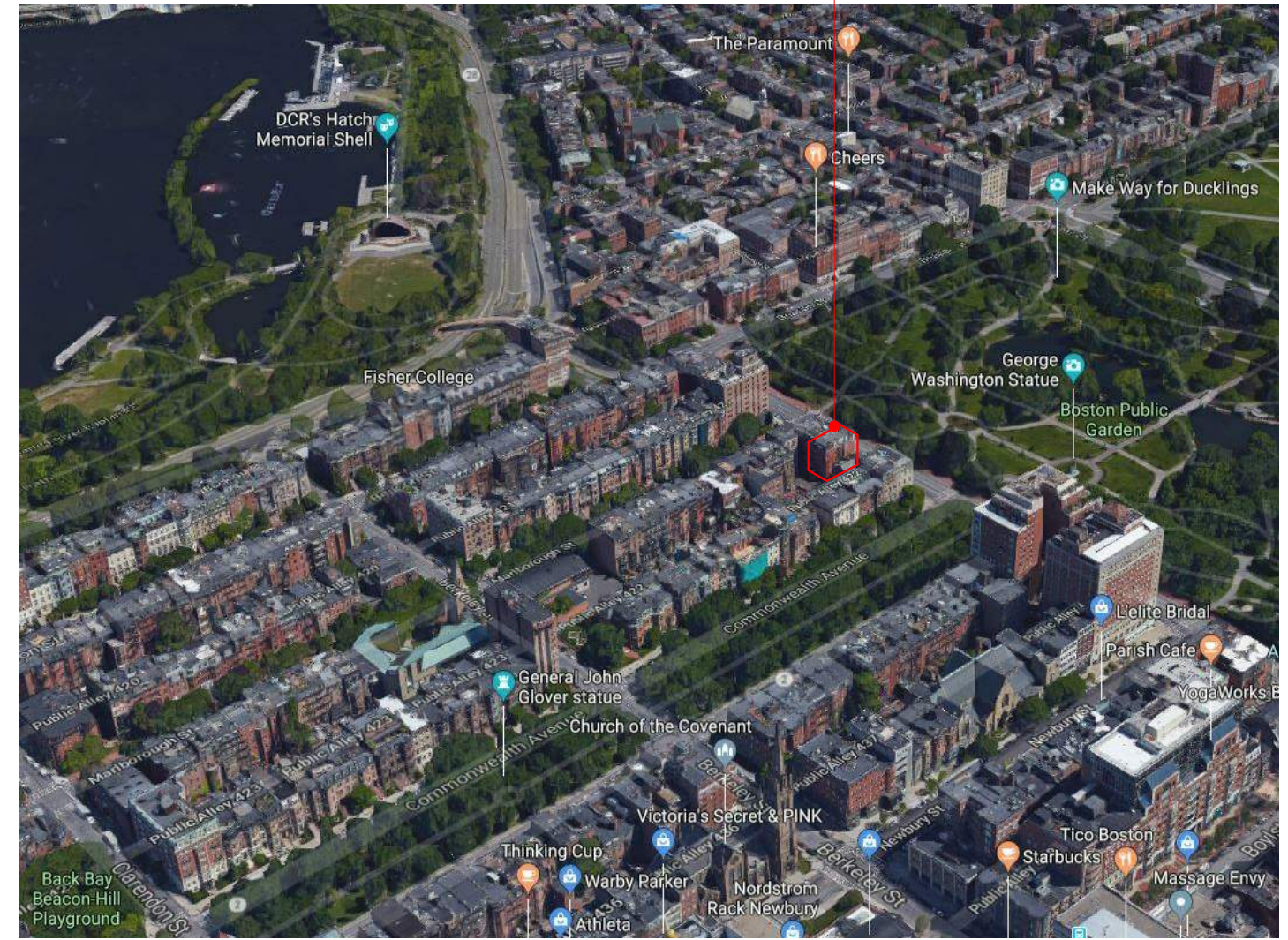


10-11 ARLINGTON ST



AERIAL

10-11 ARLINGTON ST



BIRD'S EYE

10-11 ARLINGTON STREET



ARLINGTON STREET LOOKING NORTHWEST

10-11 ARLINGTON STREET



ARLINGTON STREET LOOKING SOUTHEAST

10-11 ARLINGTON STREET



ALLEY CONDITION AT REAR OF 10-11 ARLINGTON STREET

10-11 ARLINGTON STREET



PUBLIC ALLEY 422 LOOKING EAST



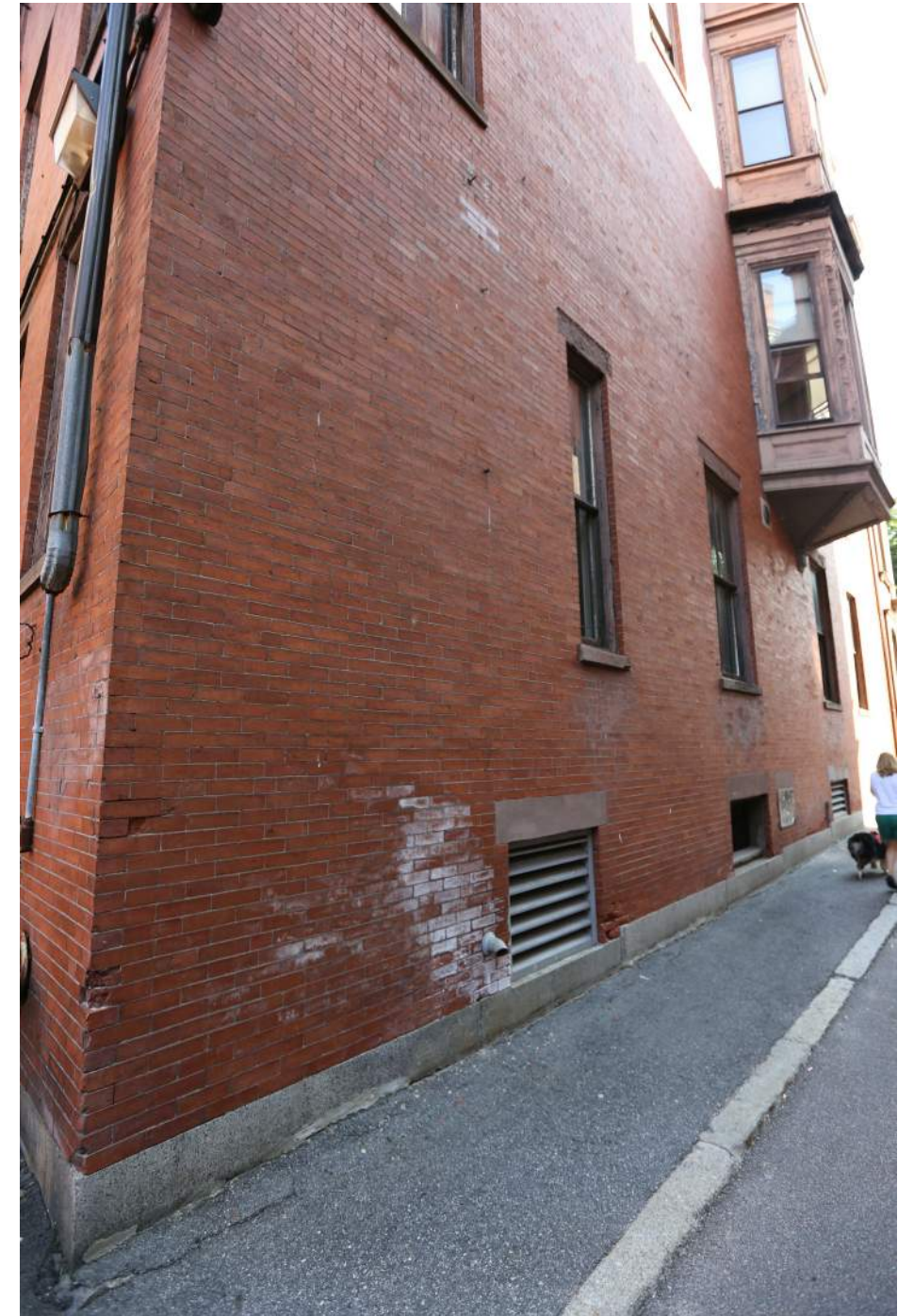
PUBLIC ALLEY 422 LOOKING WEST



REAR FACADE - 10-11 ARLINGTON STREET



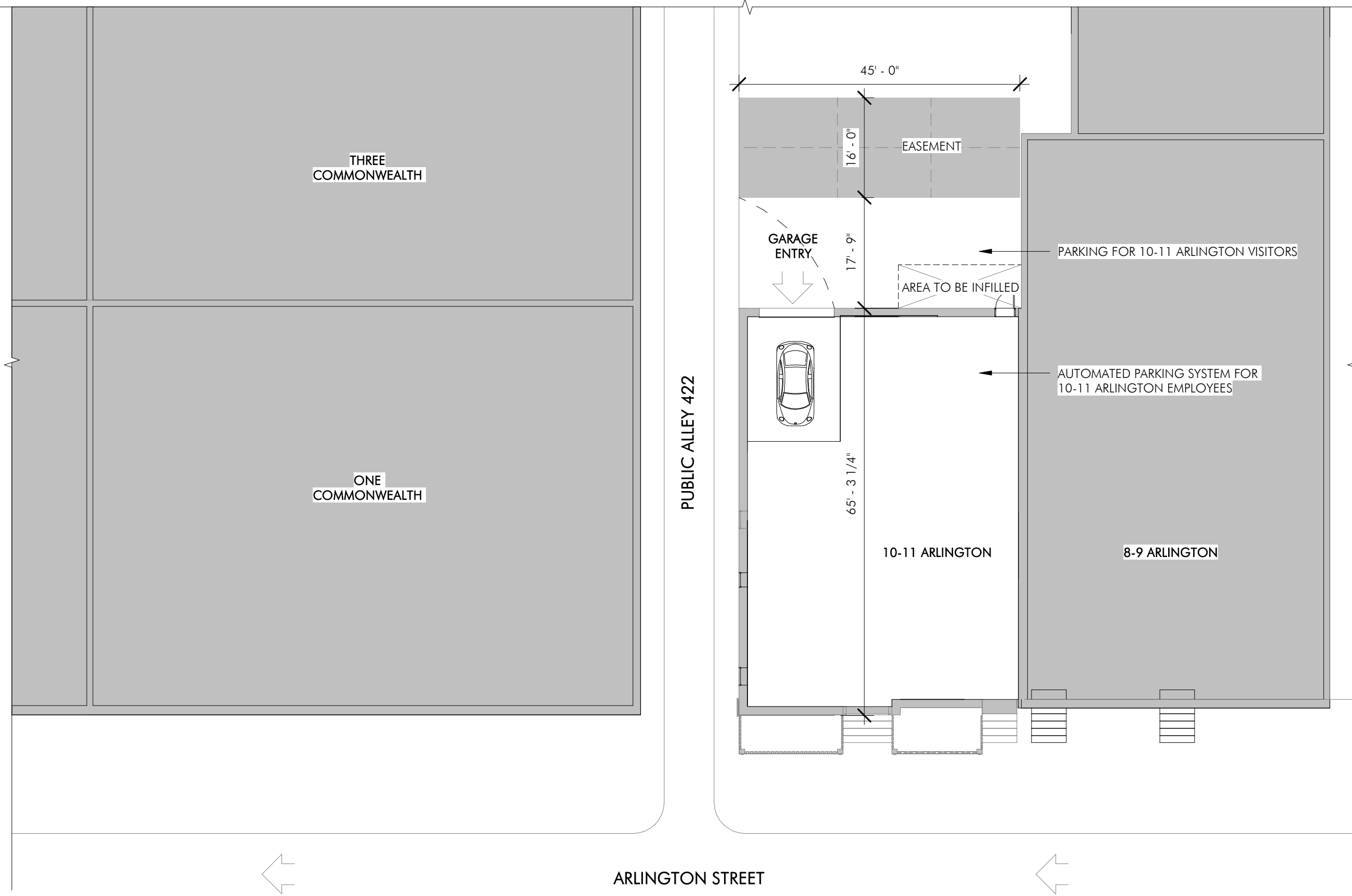
REAR FACADE - 10-11 ARLINGTON STREET



ALLEY FACADE - 10-11 ARLINGTON STREET







PROPOSED ELEVATOR OVERRUN BEYOND,
STANDING SEAM COPPER CLADDING
PROPOSED SKYLIGHT BEYOND AT FLAT ROOF
ALL EXISTING CHIMNEYS TO REMAIN
NEW SLATE ROOF TO REPLACE EXISTING
ASPHALT SHINGLES
REPAIR AND RESTORE EXISTING
SLATE ROOF, AS REQUIRED.

REPLACE ALL EXISTING
WINDOWS AT 10 ARLINGTON
WITH NEW HISTORICALLY
ACCURATE MARVIN ULTIMATE
'2 OVER 2' WINDOWS IN
EXISTING OPENINGS, TYPICAL

REPLACE ALL EXISTING
WINDOWS AT 11 ARLINGTON
WITH NEW HISTORICALLY
ACCURATE MARVIN ULTIMATE
'1 OVER 1' WINDOWS IN
EXISTING OPENINGS, TYPICAL

REPAIR AND RESTORE EXISTING
STONE ORNAMENT, TYPICAL.

REPAIR AND RESTORE EXISTING
ORIEL. PAINT HC-69.

REPAIR AND RESTORE EXISTING WOOD
ENTRY DOORS AND HARDWARE

RESTORE AND REPAINT EXISTING
ORNAMENTAL LIMESTONE, TYPICAL

REPAIR AND RESTORE EXISTING
STONE STOOP



PUBLIC ALLEY 422

10-11 ARLINGTON ST

8-9 ARLINGTON ST

ALL EXISTING CHIMNEYS TO REMAIN

REPAIR AND RESTORE EXISTING ROOF, AS REQUIRED.

REPAIR AND RESTORE ALL EXISTING FIRE ESCAPES, AS REQUIRED.

REPAIR/REPOINT BRICK FACADE, AS REQUIRED.

REPLACE ALL EXISTING WINDOWS WITH MARVIN ULIMATE WOOD 1" OVER 1" WINDOWS IN EXISTING MASONRY OPENINGS, TYP.

REPAIR AND RESTORE EXISTING ORIEL, AS REQUIRED. PAINT HC-69.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS.

NEW COPPER DOWNSPOUT IN EXISTING LOCATION.

REMOVE EXISTING WINDOWS, LOUVERS AND LINTELS. INFILL WITH BRICK TO MATCH EXISTING.

REPLACE EXISTING LOUVERS IN KIND.









EXISTING MASONRY ADDITION TO BE REMOVED.



EXISTING WOOD WINDOWS TO BE REPLACED.
STONE SILLS TO BE REPAIRED AND RESTORED, AS REQUIRED.



ROOFING TO BE REPAIRED AND RESTORED AS REQUIRED.



REPAIR AND RESTORE EXISTING CAST STONE, PAINT HC-69.



REPAIR AND RESTORE EXISTING STONE STOOP, PAINT HC-69
REPAIR AND RESTORE FRONT DOOR. REPLACE EXISTING PENDANT.



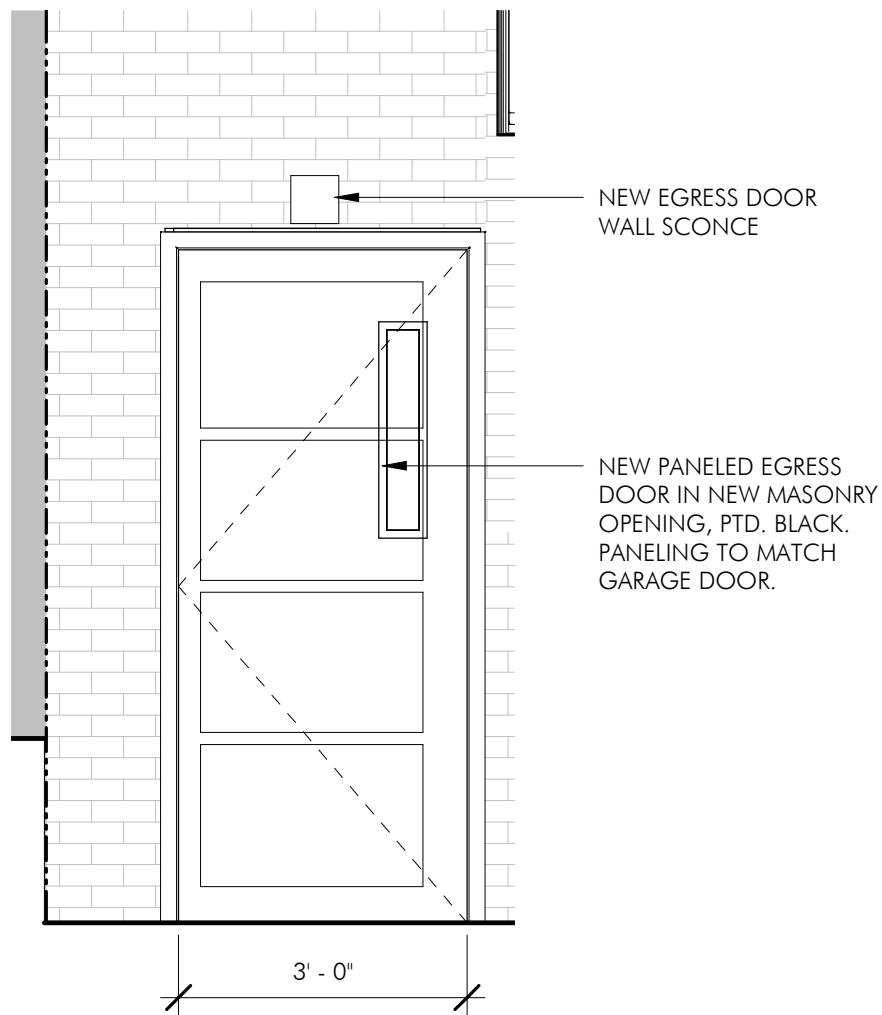
EXISTING FRONT STOOP TO BE REPAIRED AND RESTORED. PAINT HC-69.



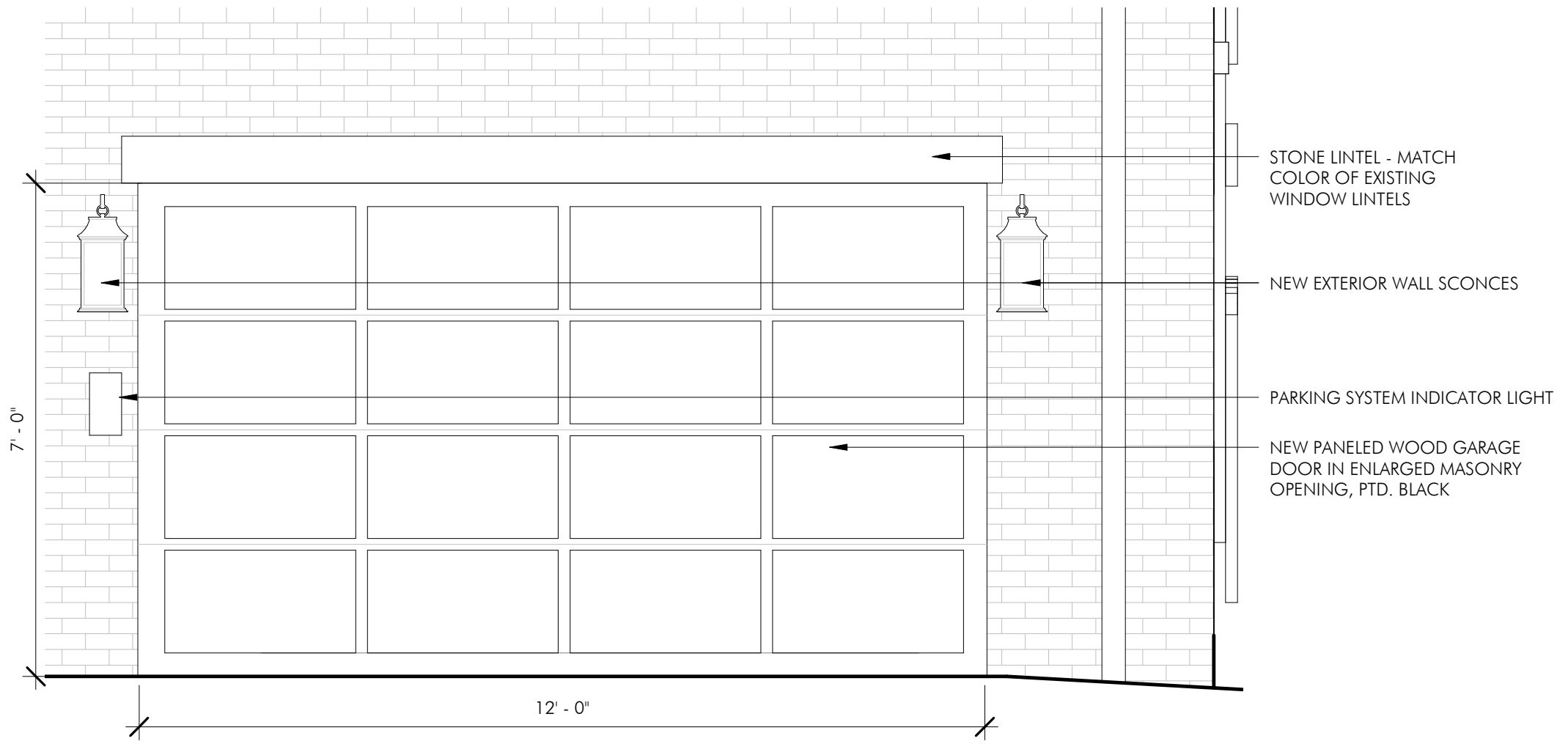
GARAGE DOORS AT 1 COMMONWEALTH (ACROSS PUBLIC ALLEY 422)



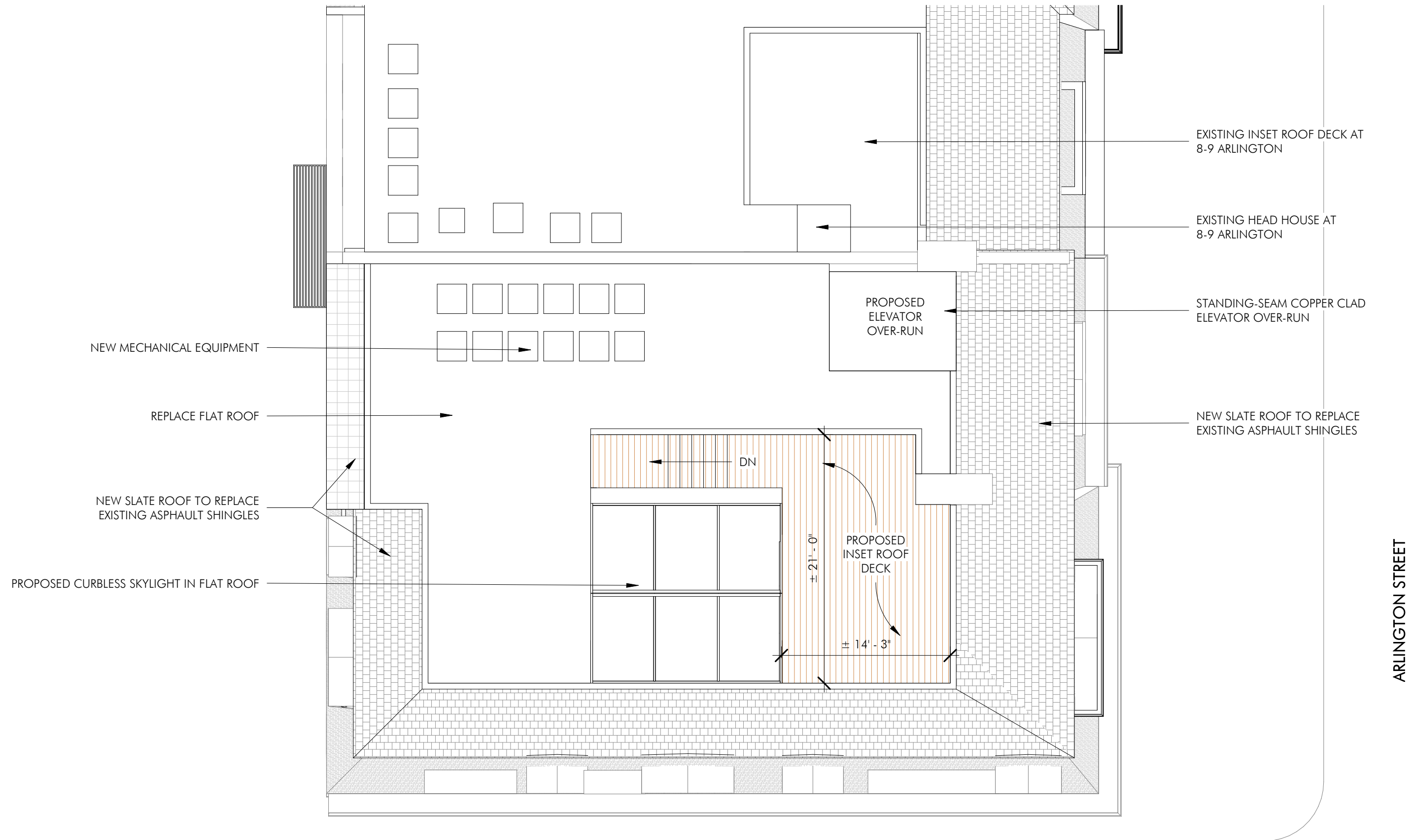
GARAGE DOORS AT 3 COMMONWEALTH (ACROSS PUBLIC ALLEY 422)

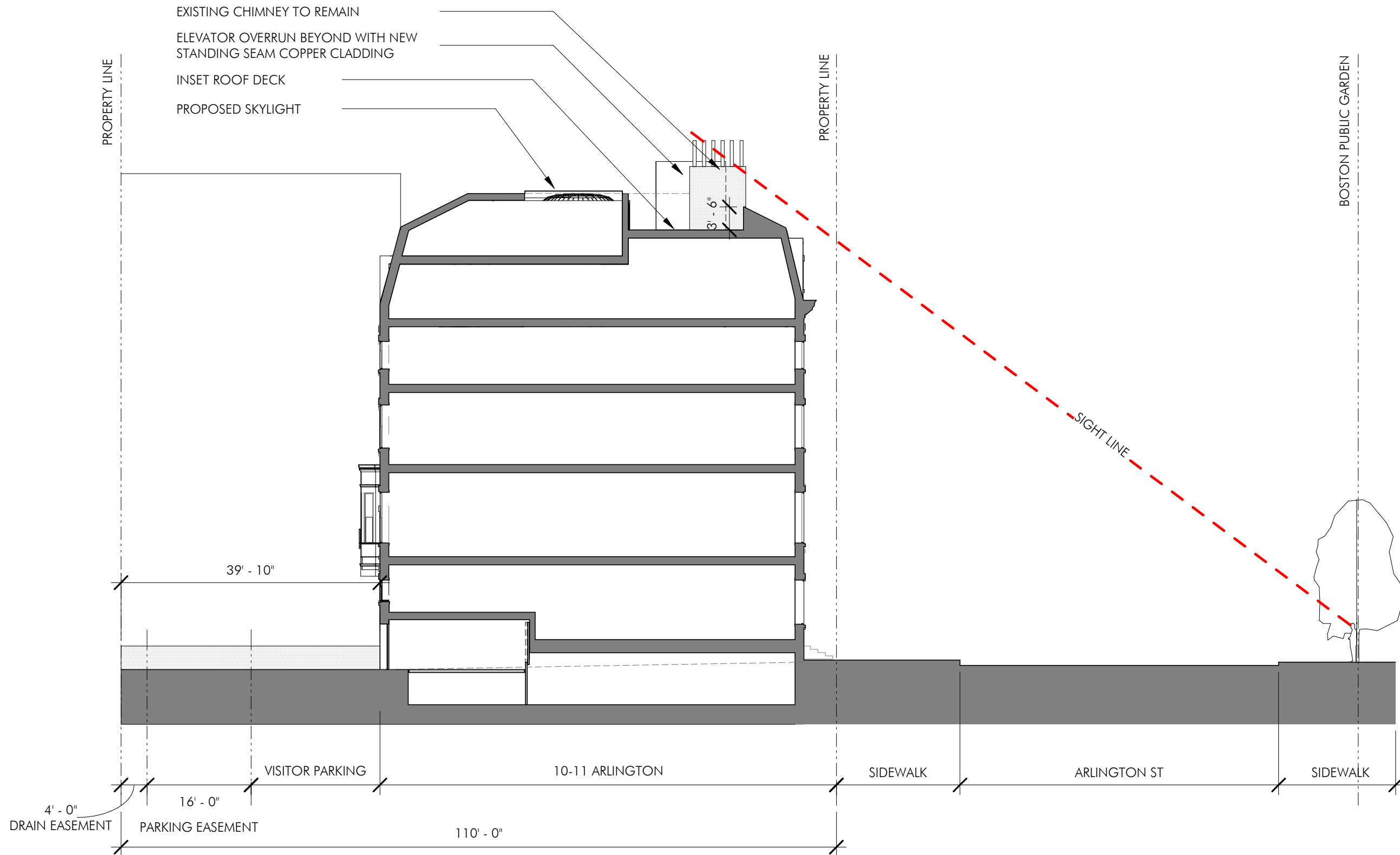


1 PROPOSED REAR EGRESS DOOR
1/2" = 1'-0"



2 PROPOSED GARAGE DOOR
1/2" = 1'-0"







VIEW FROM MIDROOF OF 10-11 ARLINGTON STREET LOOKING WEST



VIEW FROM SE CORNER OF 10-11 ARLINGTON STREET LOOKING NW



OVERHEAD VIEW OF 10-11 ARLINGTON STREET LOOKING NORTHWEST



VIEW FROM NE CORNER OF 10-11 ARLINGTON STREET LOOKING WEST



VIEW FROM NW CORNER OF 10-11 ARLINGTON STREET LOOKING EAST



OVERHEAD VIEW OF 10-11 ARLINGTON STREET LOOKING SOUTHWEST



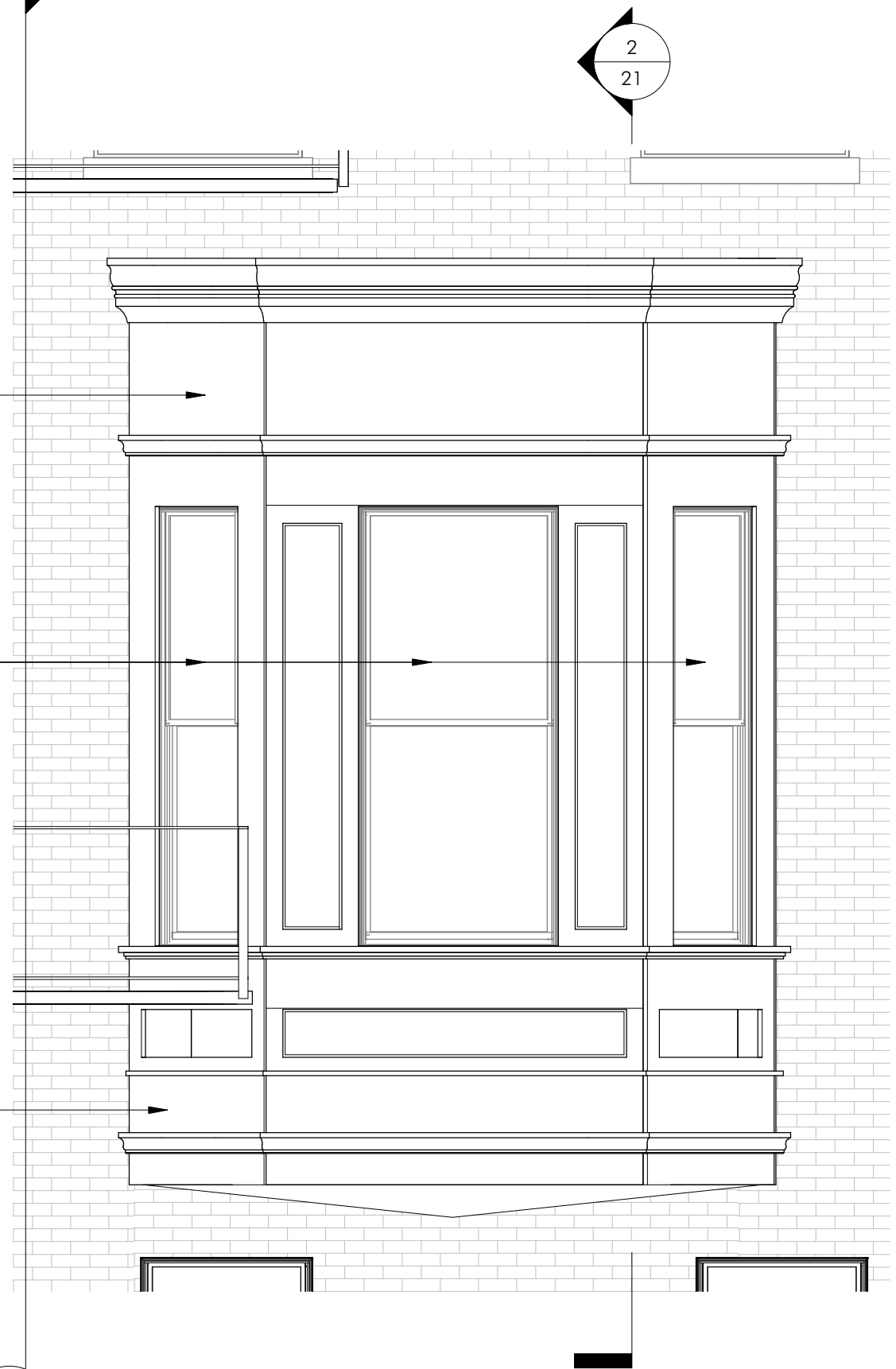
EXISTING NON-HISTORIC ORIEL SUPPORTED ON METAL BRACKETS



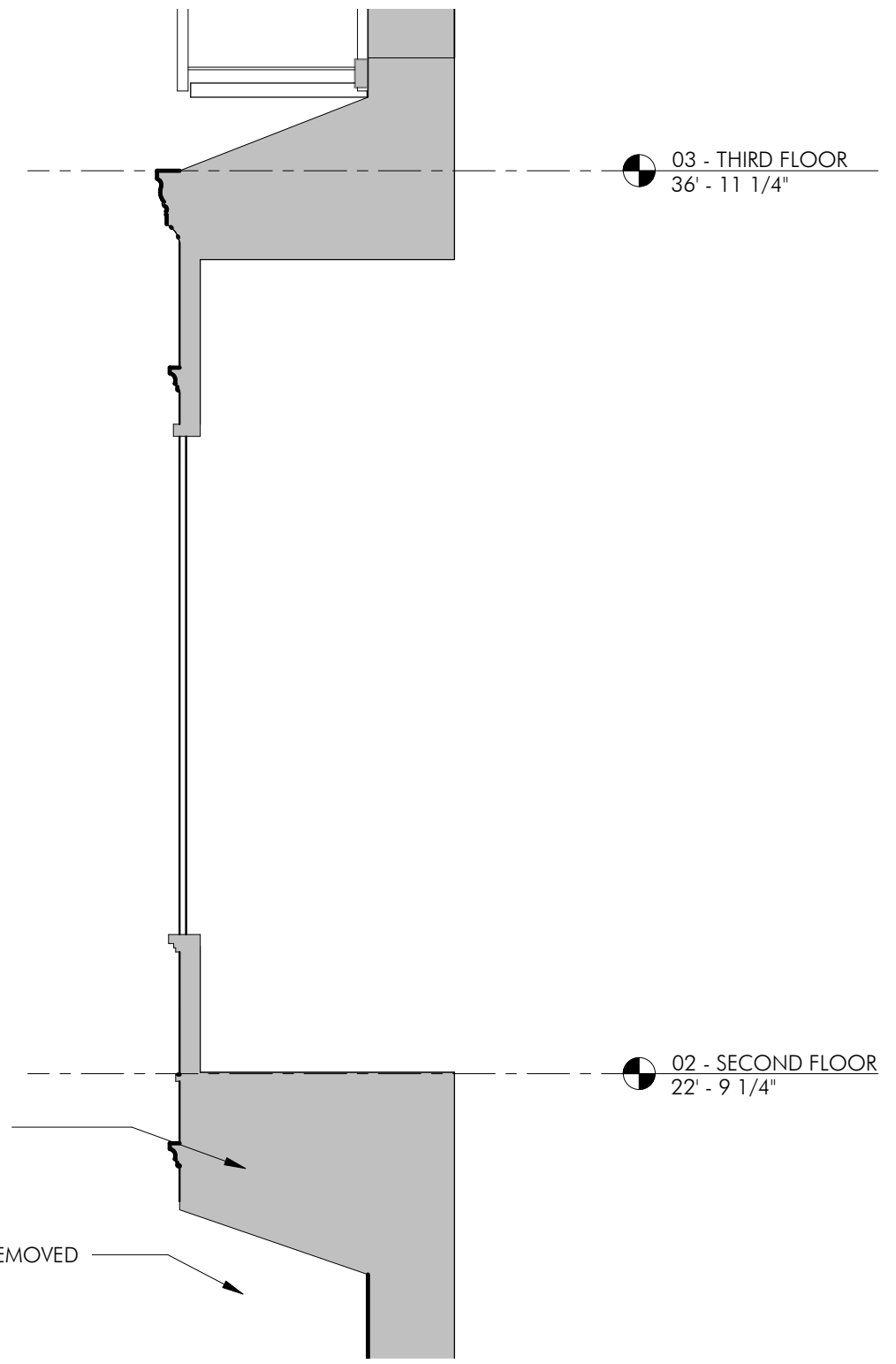
JUNCTION OF NON-HISTORIC ADDITION TO HISTORIC ORIEL



MATCHING SINGLE STORY ORIEL AT NEIGHBORING PROPERTY



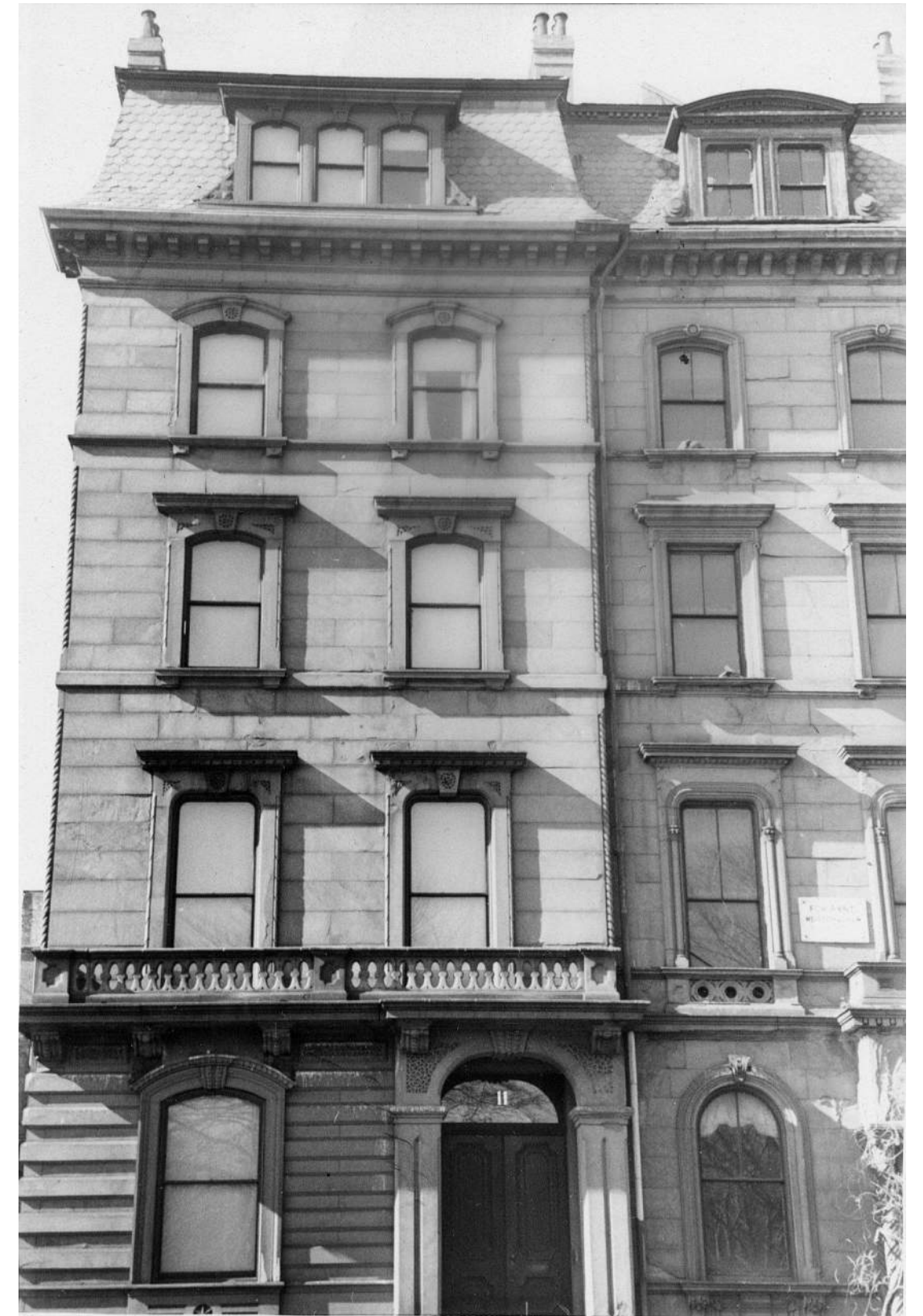
1 PROPOSED ORIEL RESTORATION
3/8" = 1'-0"



2 SECTION THROUGH REAR ORIEL
3/8" = 1'-0"



9-11 ARLINGTON STREET CIRCA 1865
'1 OVER 1' AT 11 ARLINGTON | '2 OVER 2' AT 9-10 ARLINGTON



10-11 ARLINGTON STREET CIRCA 1942
'1 OVER 1' AT 11 ARLINGTON | '2 OVER 1' AT 10 ARLINGTON



10-11 ARLINGTON ST

BOSTON, MA

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

JUNE 13, 2018



SHEET LIST

- 01 SITE LOCATION
- 02 SITE CONTEXT
- 03 SITE CONTEXT
- 04 EXISTING CONDITIONS
- 05 EXISTING FRONT FACADE
- 06 PROPOSED FRONT FACADE
- 07 SITE PLAN
- 08 ARLINGTON ST ELEVATION
- 09 PROPOSED ALLEY ELEVATION
- 10 EXISTING REAR ELEVATION
- 11 PROPOSED REAR ELEVATION
- 12 FACADE ELEMENTS
- 13 FACADE ELEMENTS
- 14 GARAGE PRECEDENTS
- 15 PROPOSED GARAGE + REAR DOOR
- 16 PROPOSED ROOF PLAN
- 17 SIGHT LINE DIAGRAM
- 18 ROOFTOP VIEWS
- 19 ROOFTOP VIEWS
- 20 EXISTING REAR ORIEL
- 21 PROPOSED REAR ORIEL RESTORATION
- 22 HISTORICAL FACADE PHOTOS
- 23 CURRENT WINDOW CONFIGURATION
- 24 PROPOSED WINDOW CONFIGURATION

10-11 ARLINGTON, LLC

EMBARC

