

# 17 UPTON

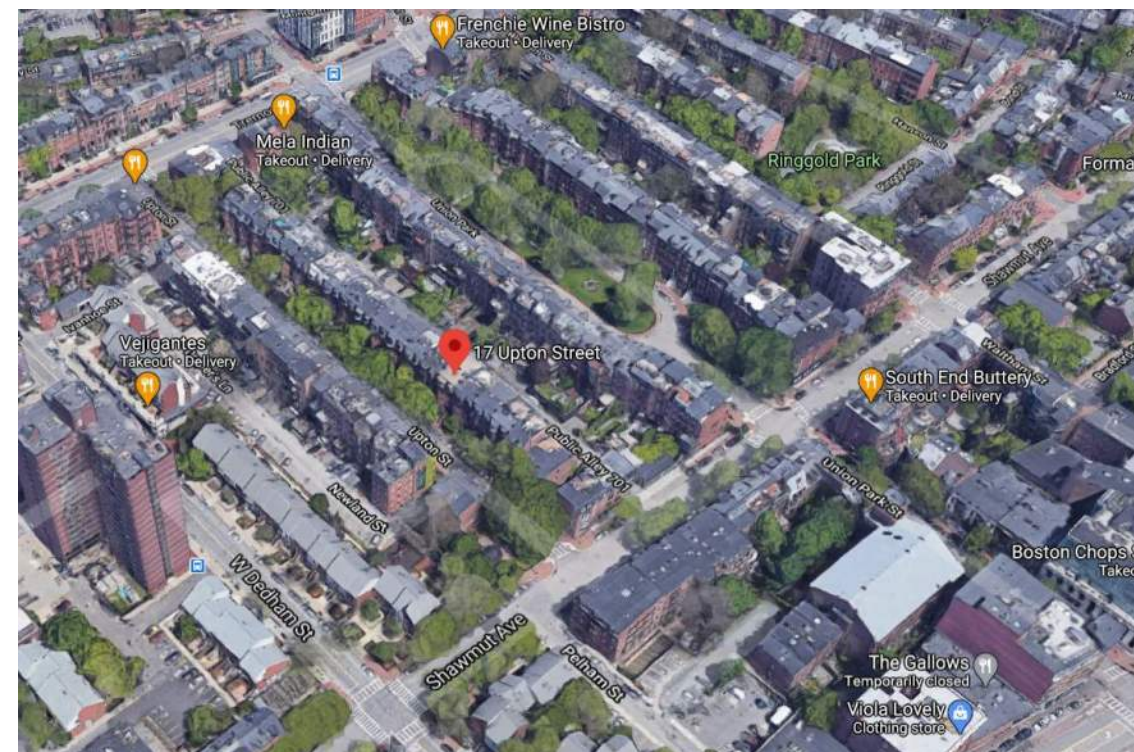
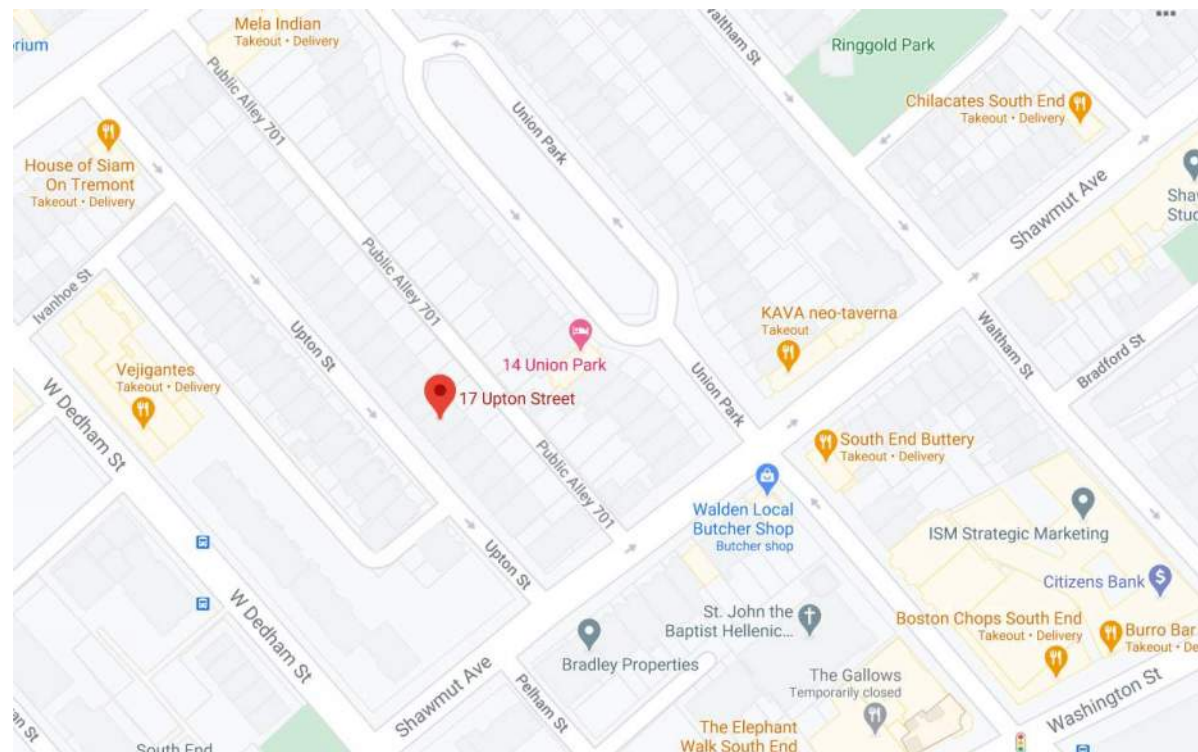
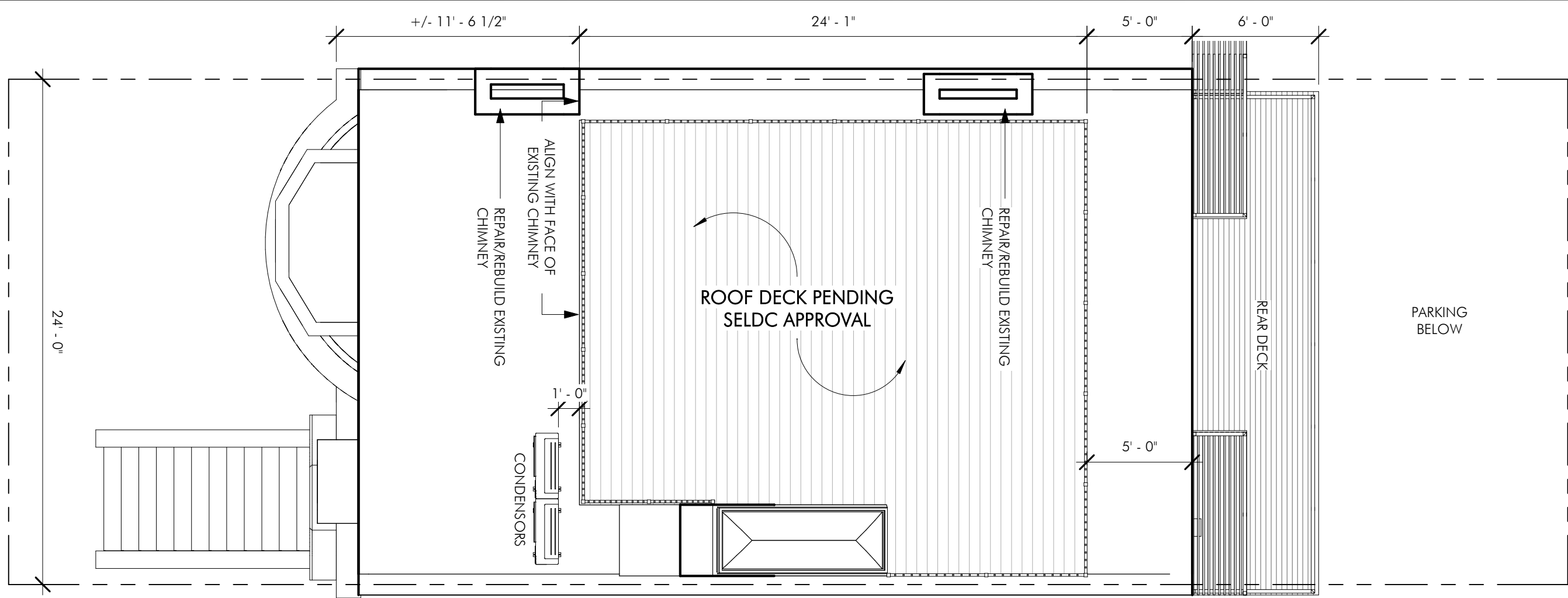
BOSTON, MA

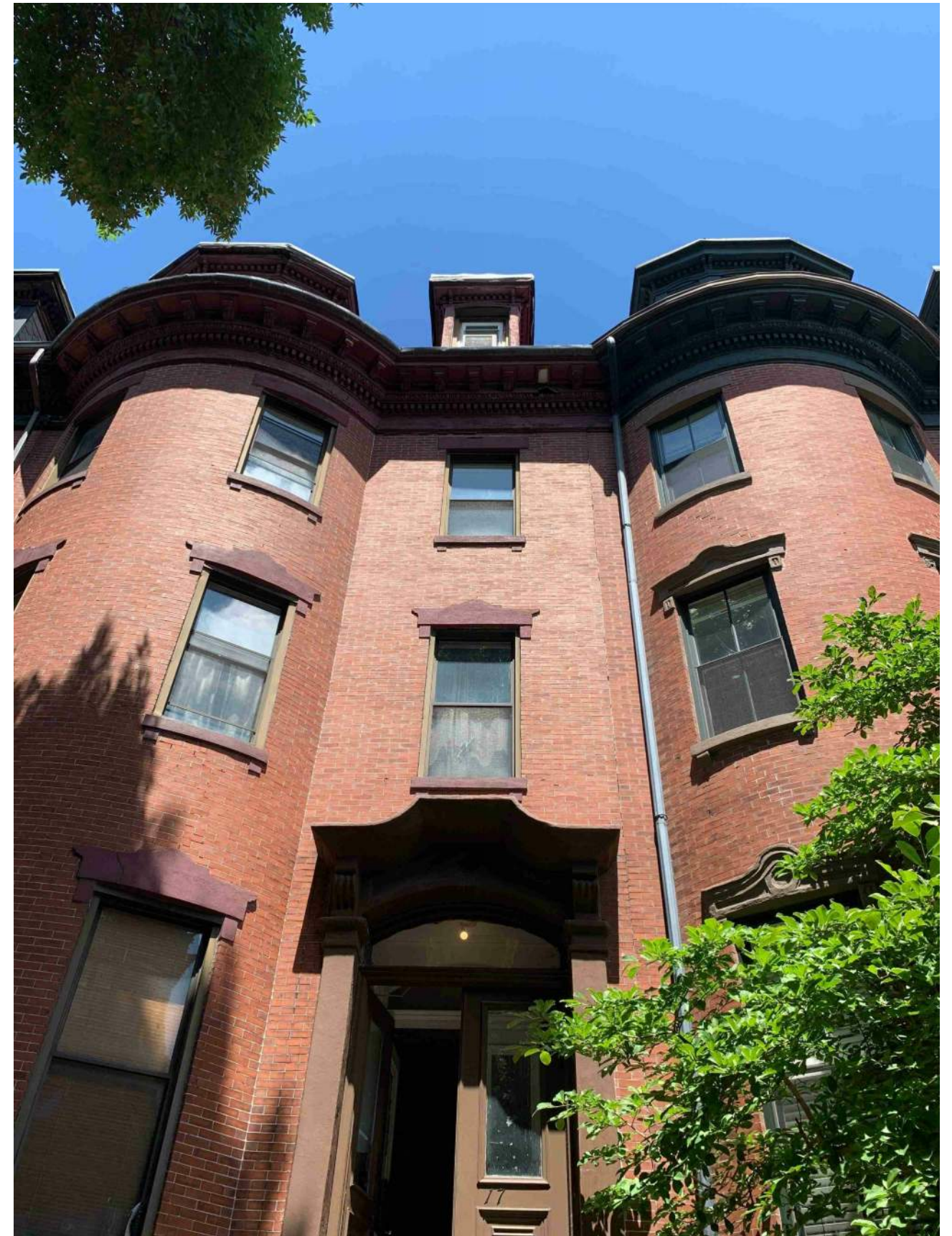
## SELDC PRESENTATION

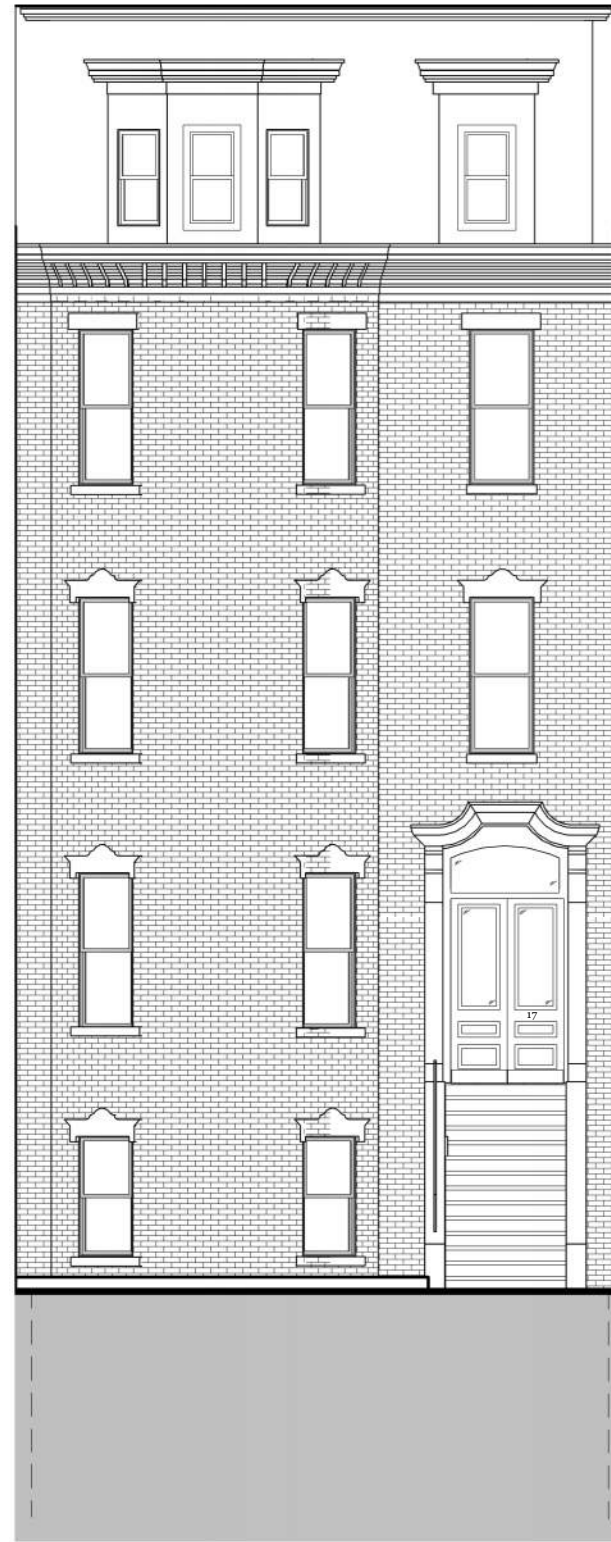
09/15/20



EMBARC





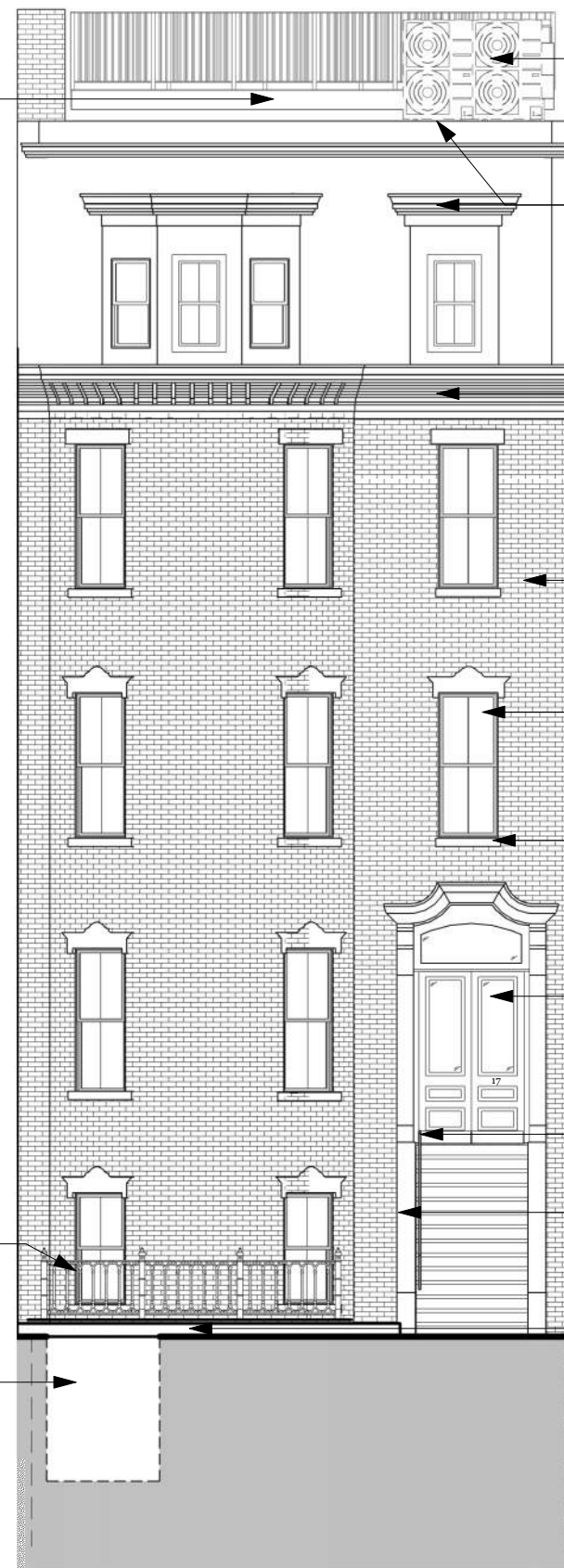


1 FRONT ELEVATION - EXISTING  
1/8" = 1'-0"

CONSTRUCT NEW ROOF  
DECK WITH BLACK METAL  
RAIL

REPLACE FRONT RAIL IN  
KIND

RESTORE EXISTING  
WINDOW WELL. INSTALL  
BLACK SECURITY BARS



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

PROPOSED LOCATION OF 2 CONDENSORS

PATCH AND REPAIR EXISTING ROOF, AS REQUIRED. REPLACE  
SCALLOPED SHINGLES ON EXISTING MANSARD ROOF.

REPAIR EXISTING CORNICE AND MASONRY DETAIL WORK  
AS REQUIRED.

REPAIR AND REPOINT EXISTING BRICK  
MASONRY FACADES AS REQUIRED

REPLACE EXISTING WINDOWS ON FRONT ELEVATION WITH PELLA  
ARCHITECT SERIES '2-OVER-2' WOOD WINDOWS. PAINT BLACK.  
(1-OVER-1 AT DORMER SIDE WINDOWS)

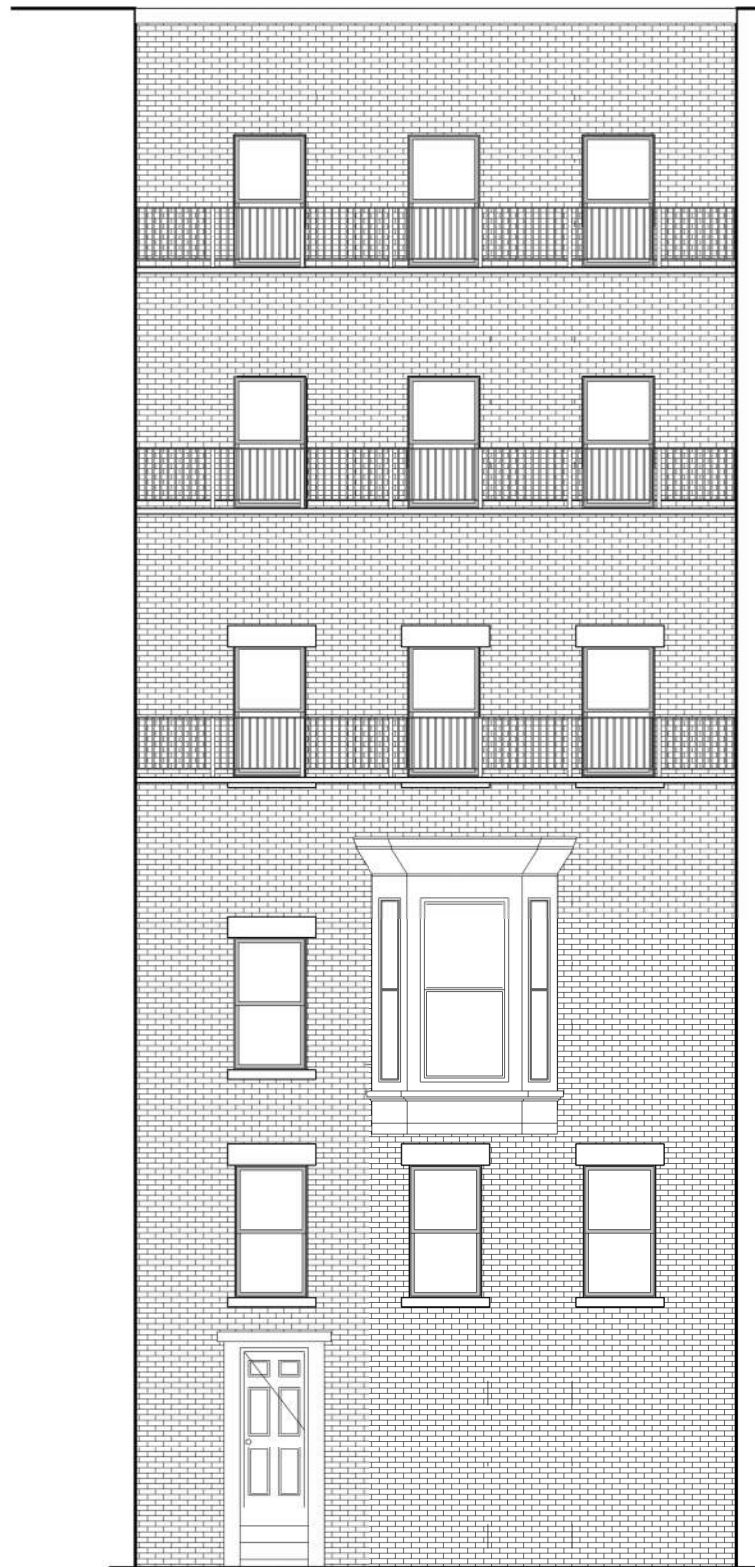
REPAIR AND RESTORE EXISTING WINDOW SILLS AND  
HEADERS AS REQUIRED.

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

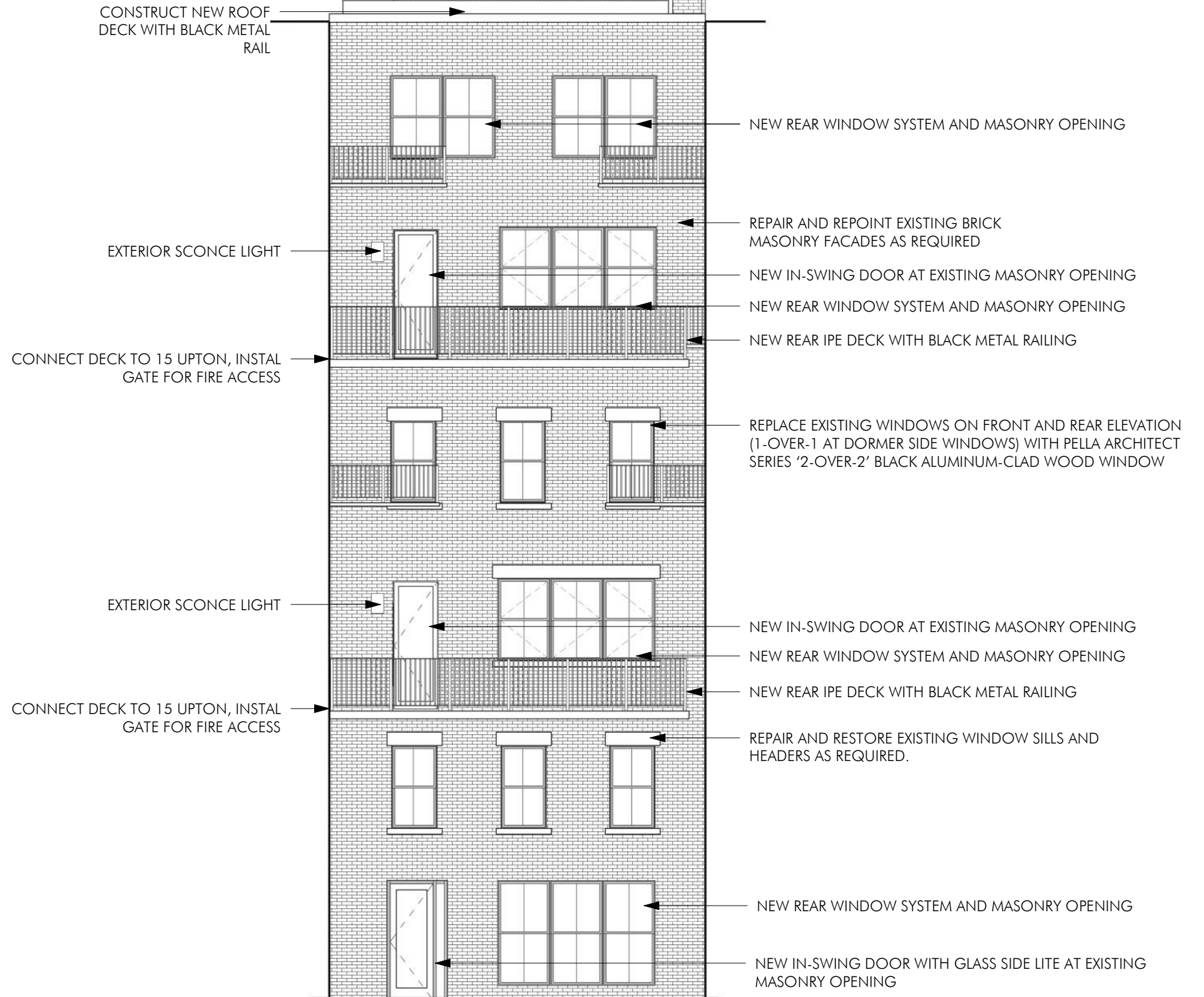
REPAIR AND RESTORE EXISTING STOOP AS REQUIRED.  
ADD NEW PIPE RAIL TO EXISTING ENTRY STAIRS.

RESTORE AND REPAIR EXISTING STOO/SIDE DOOR.  
INSTALL NEW HARDARE. PAINT BLACK.

REPLACE EXISTING FRONT YARD RAILING WITH NEW BLACK  
METAL HISTORICALLY ACCURATE RAILING TO COMPLEMENT  
EXISTING CONDITIONS. REFER TO DRAWINGS.

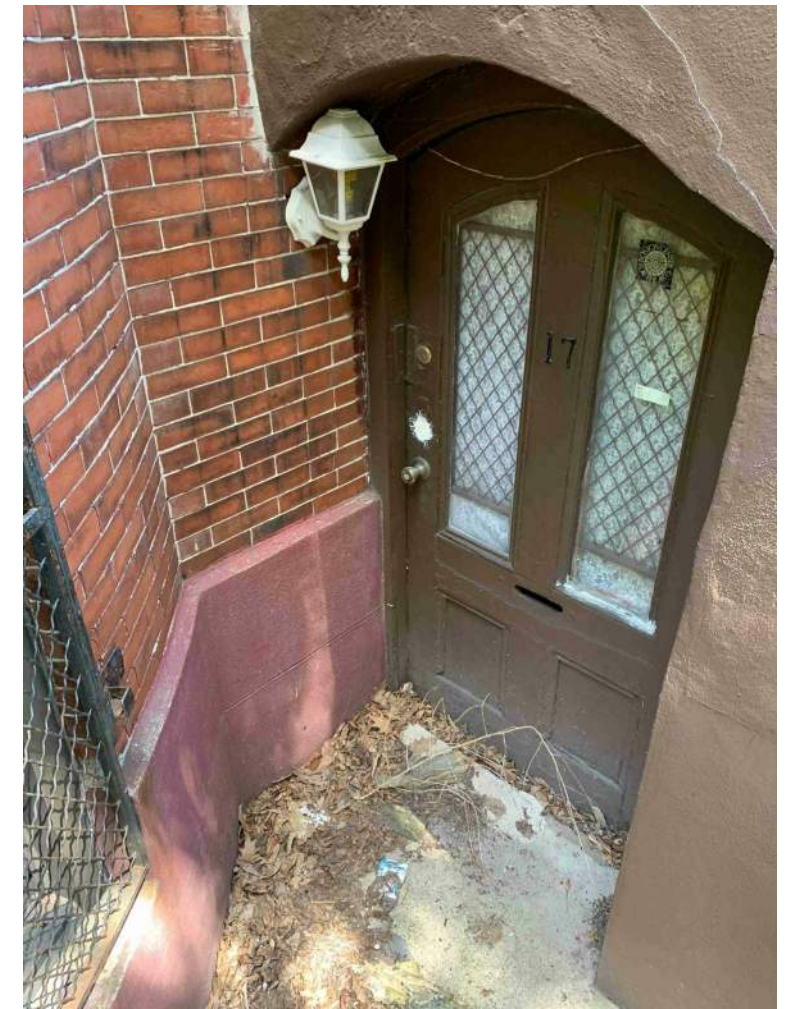
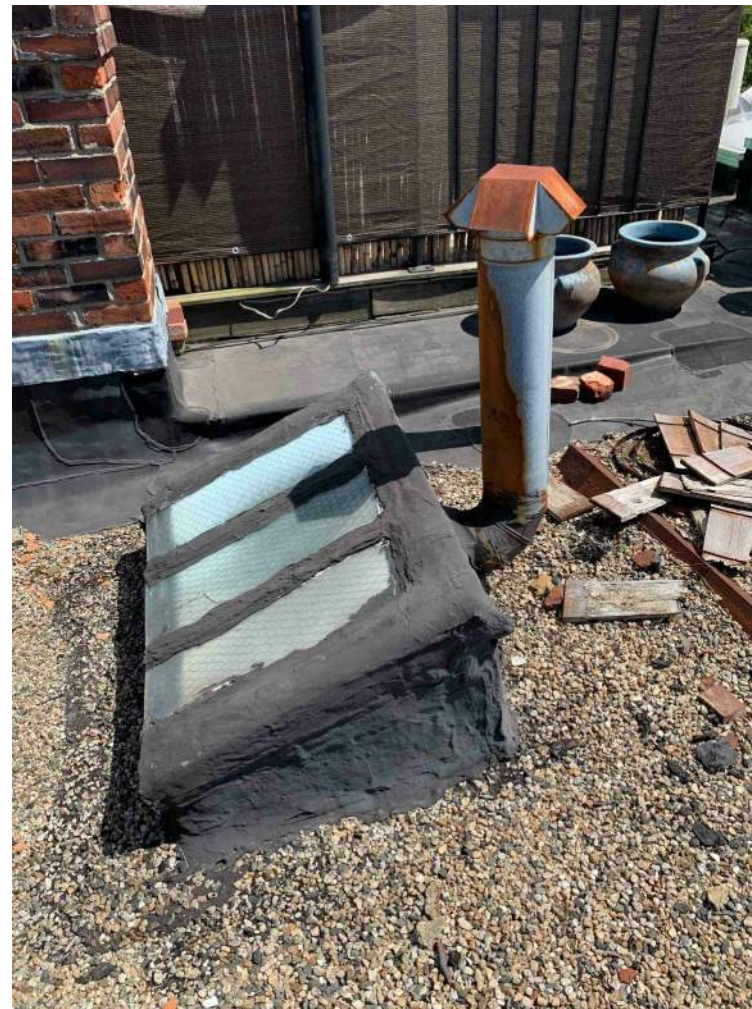


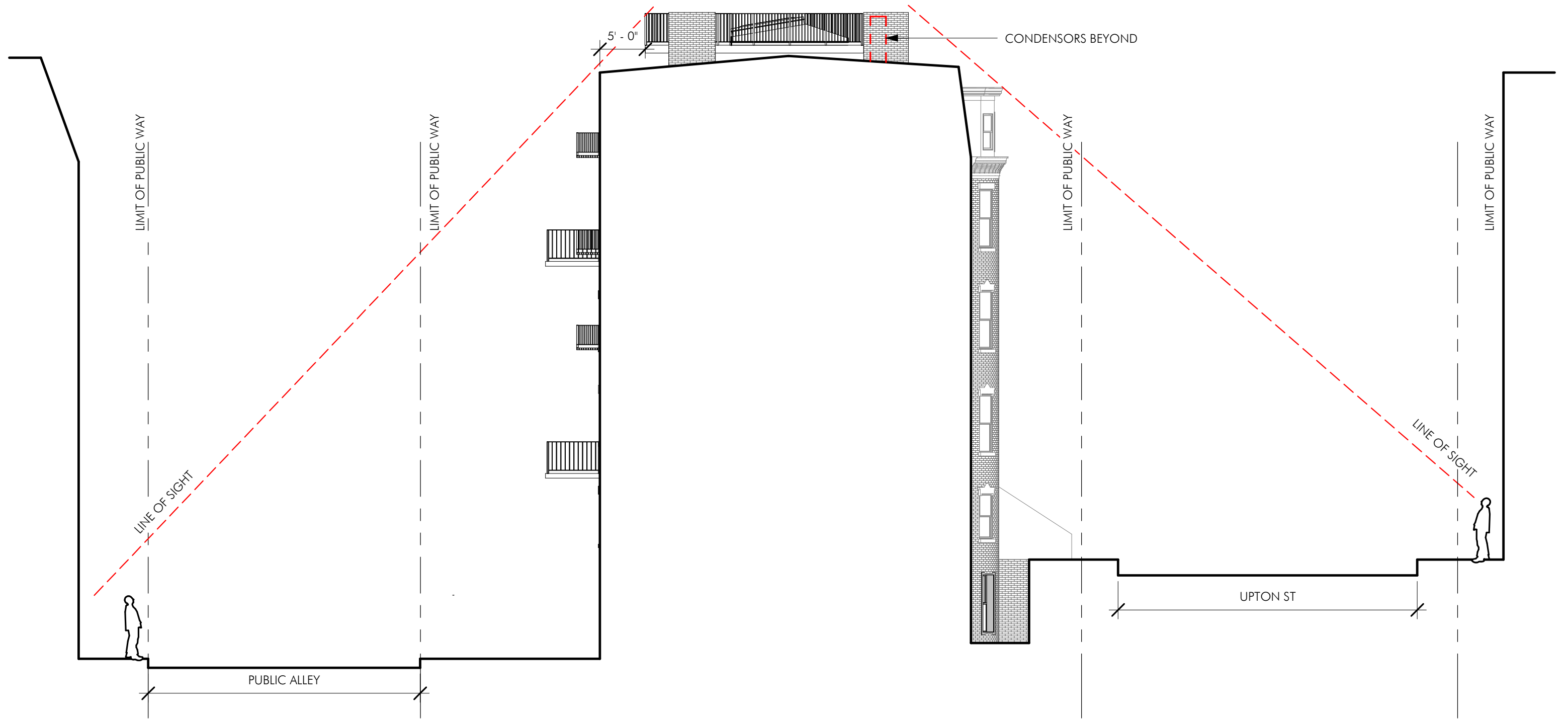
1 REAR ELEVATION - EXISTING  
1/8" = 1'-0"



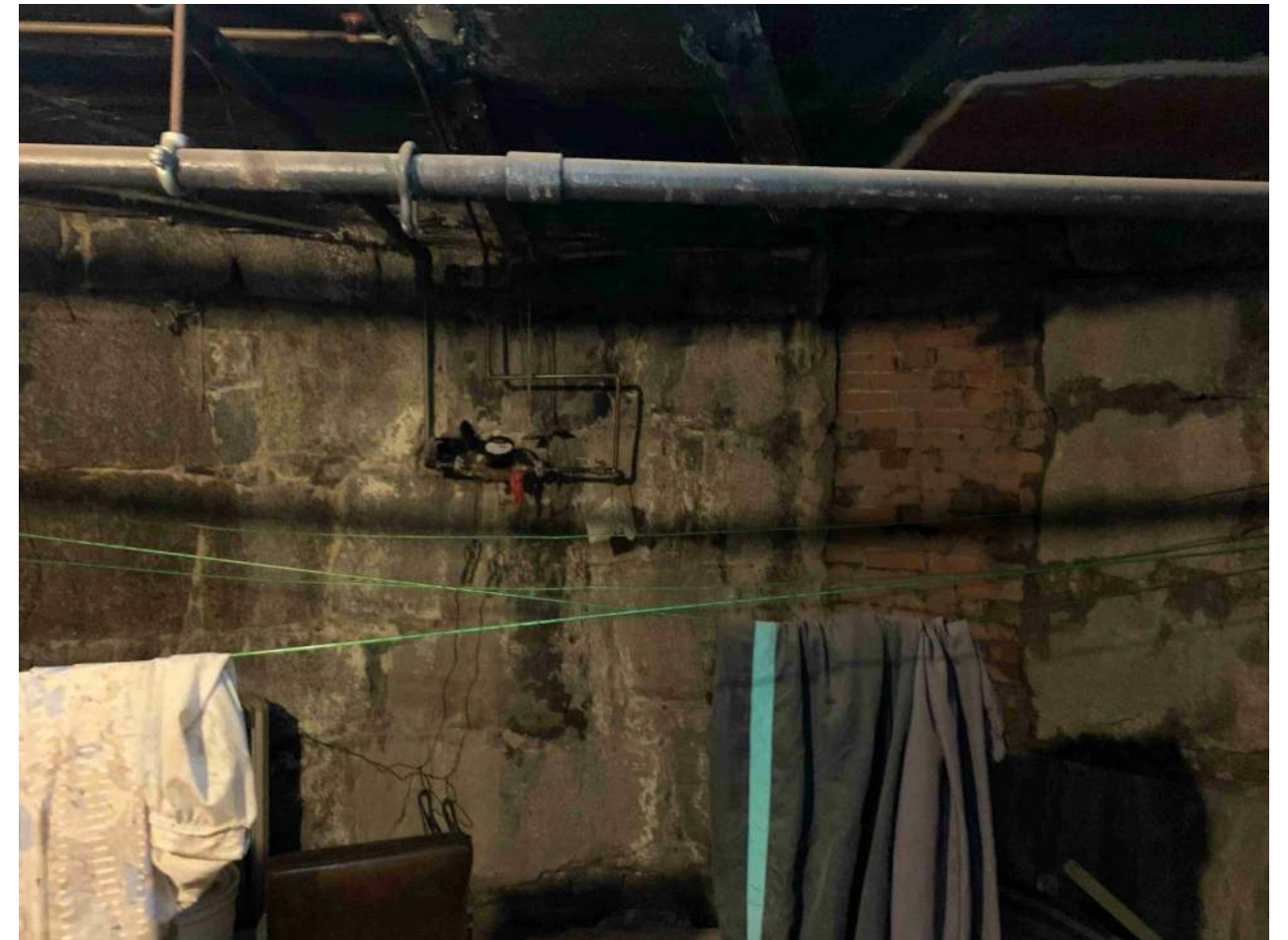
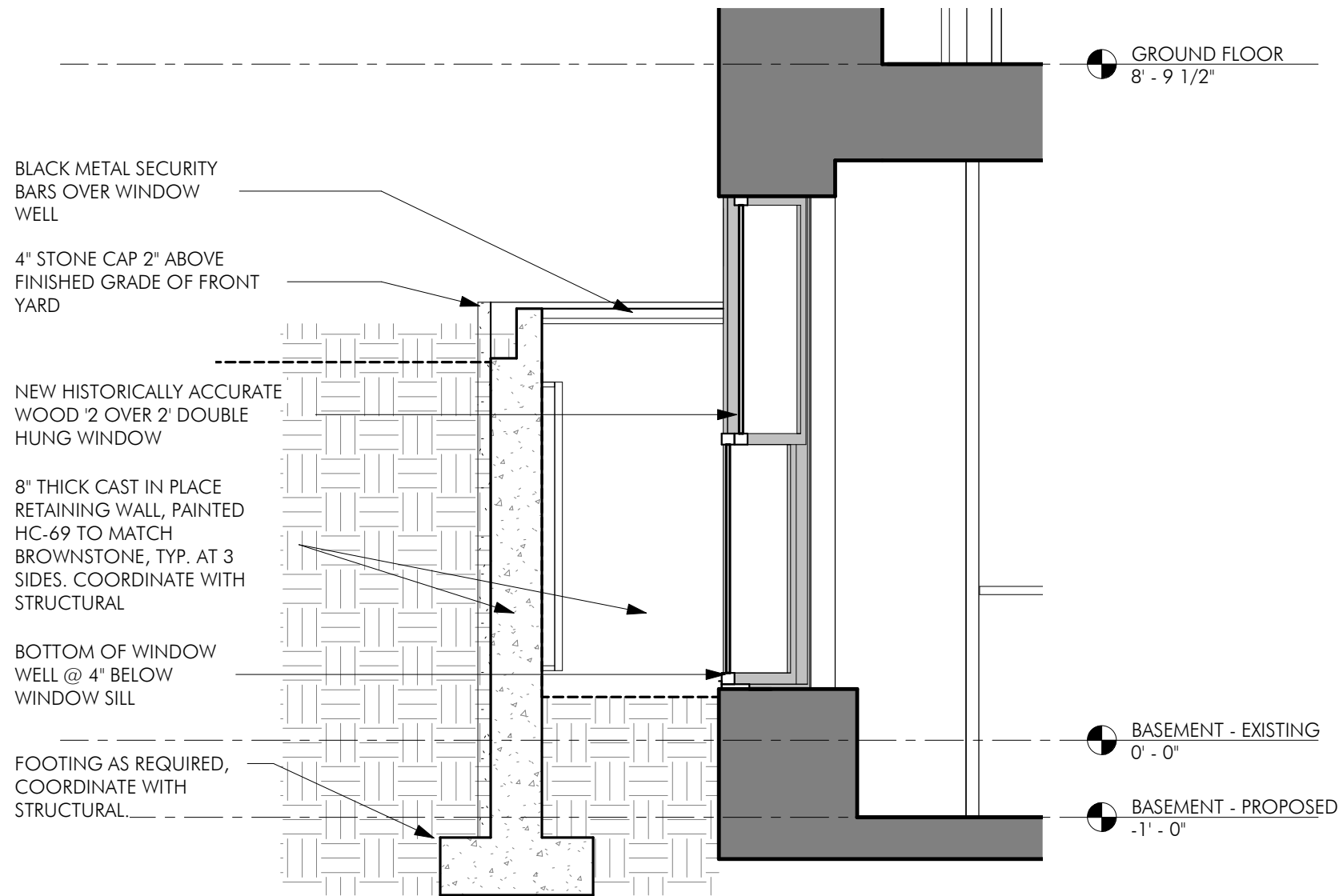
2 REAR ELEVATION - PROPOSED  
1/8" = 1'-0"







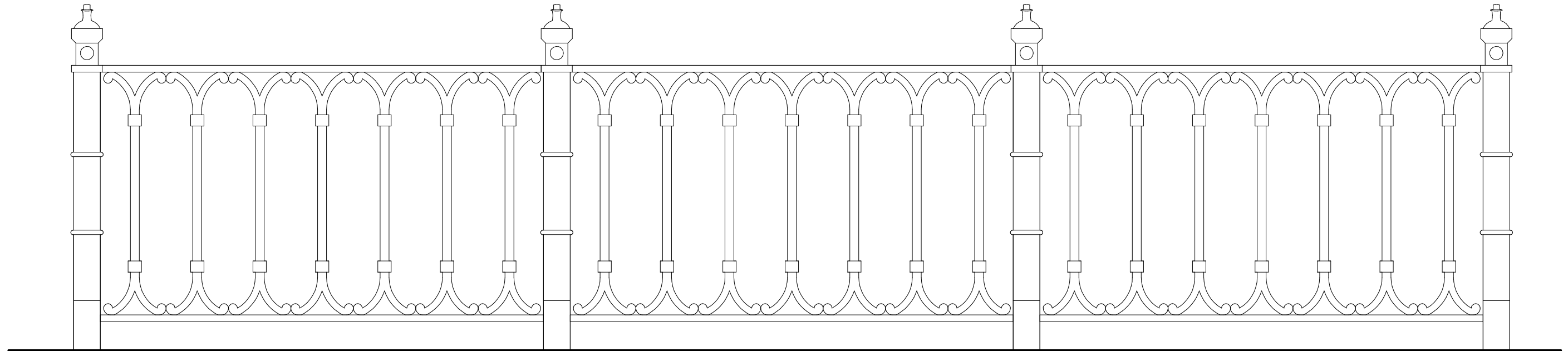




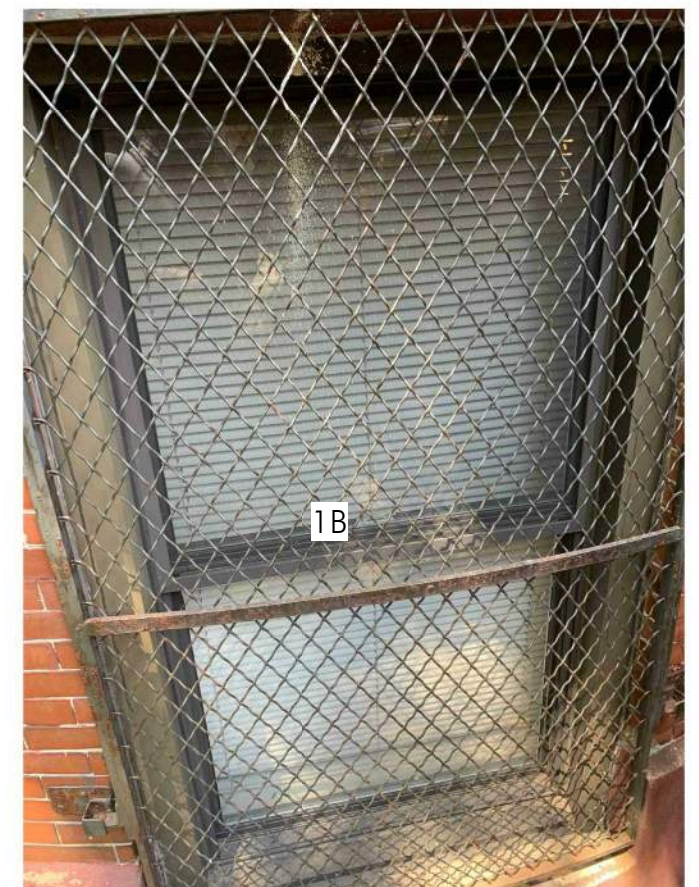
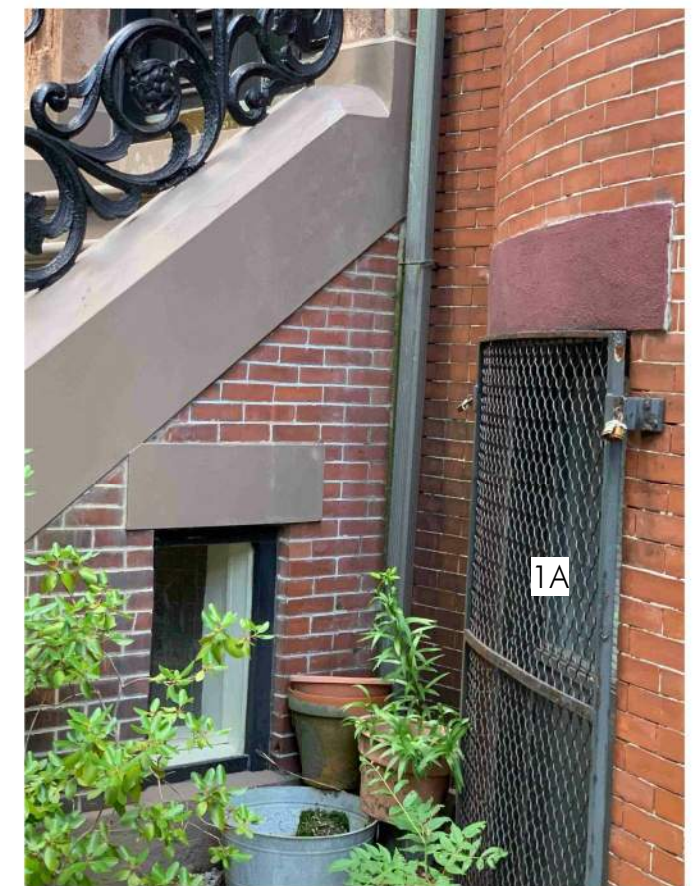
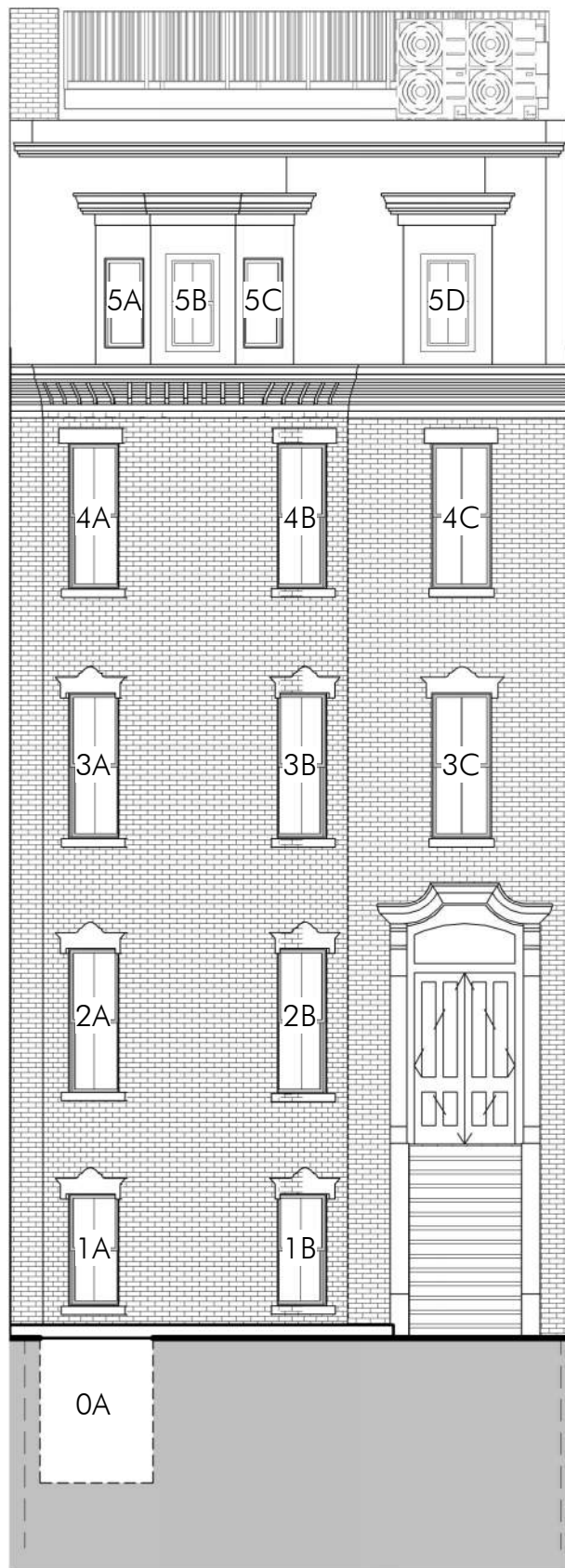
1 WINDOW WELL SECTION  
1/2" = 1'-0"

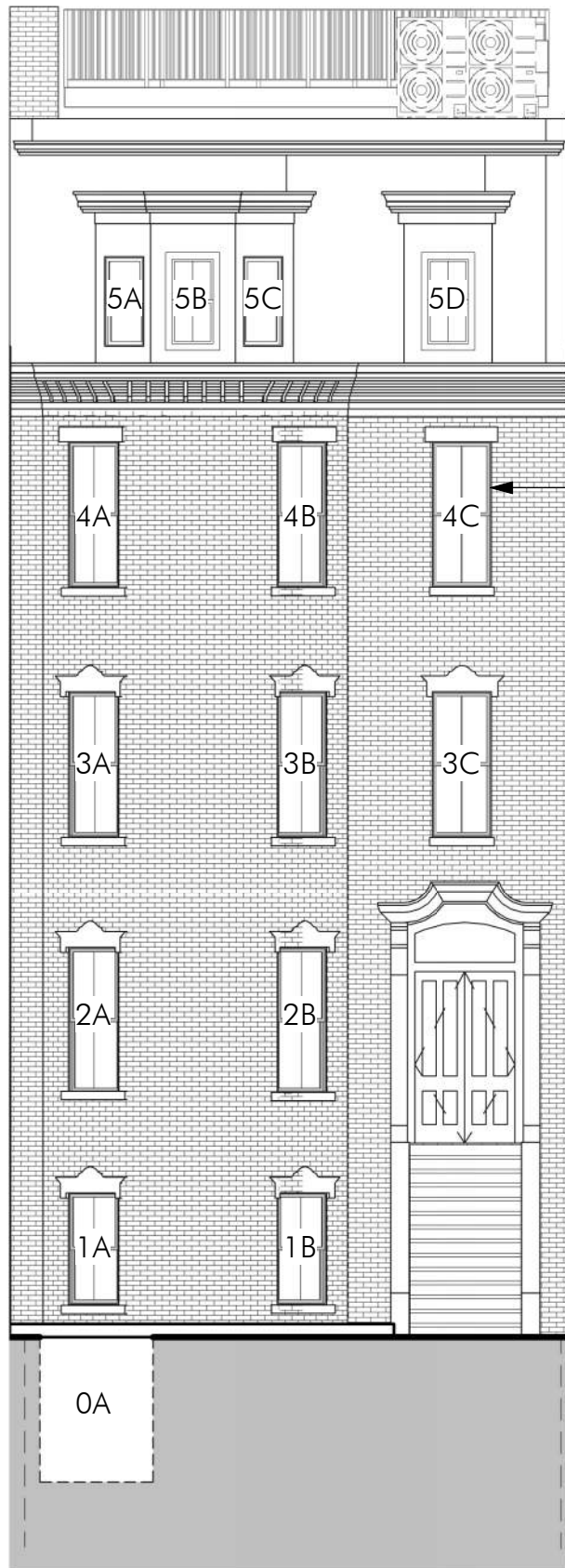


EXISTING FRONT RAIL AT 19 UPTON ST

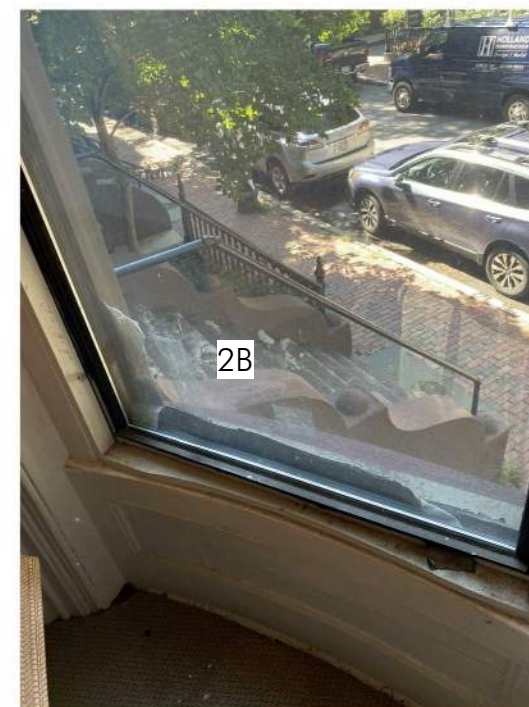
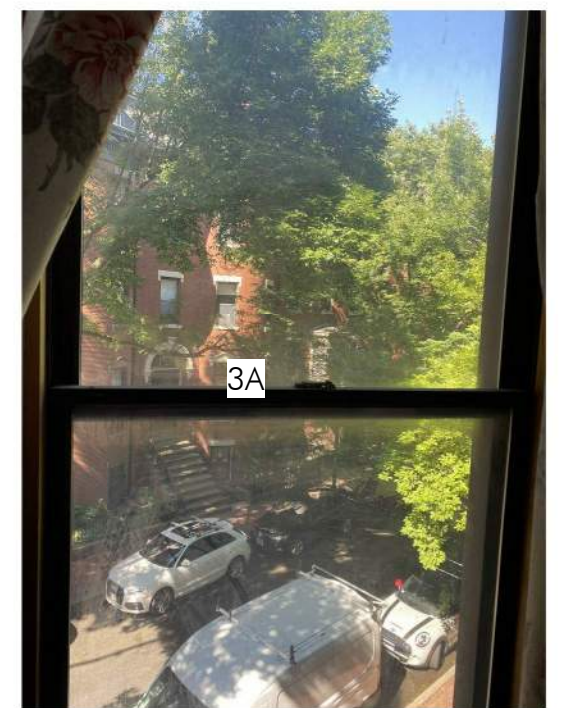


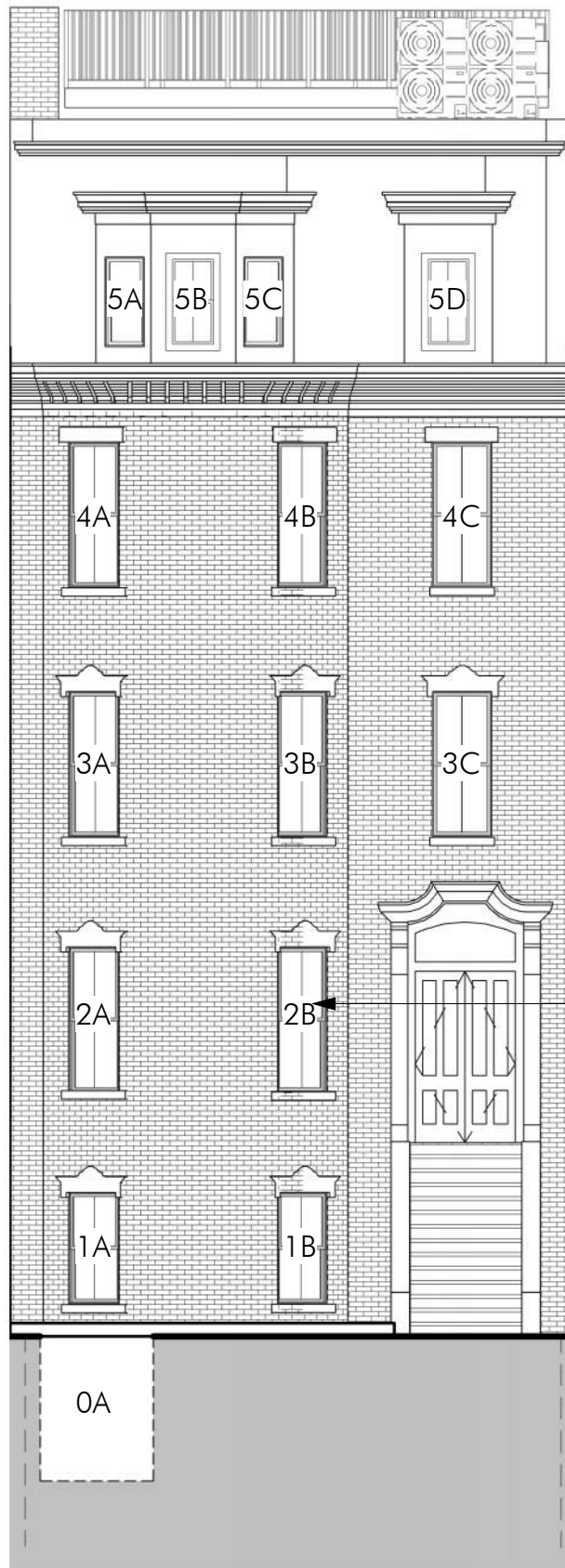
PROPOSED FRONT RAIL AT 19 UPTON ST TO MATCH 19 UPTON



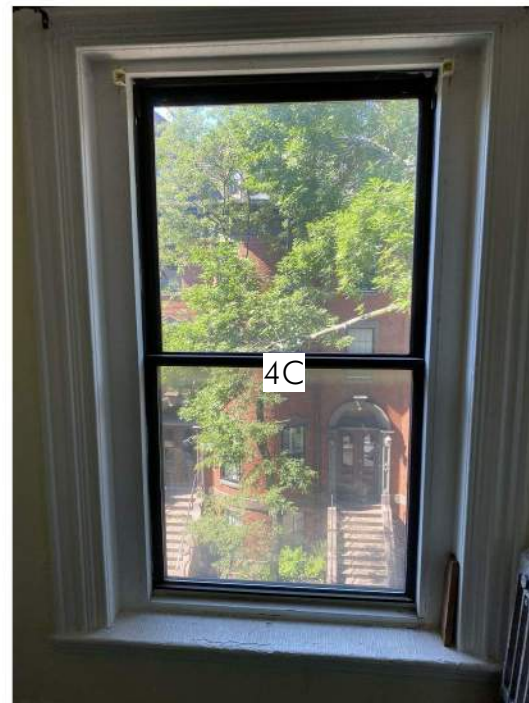


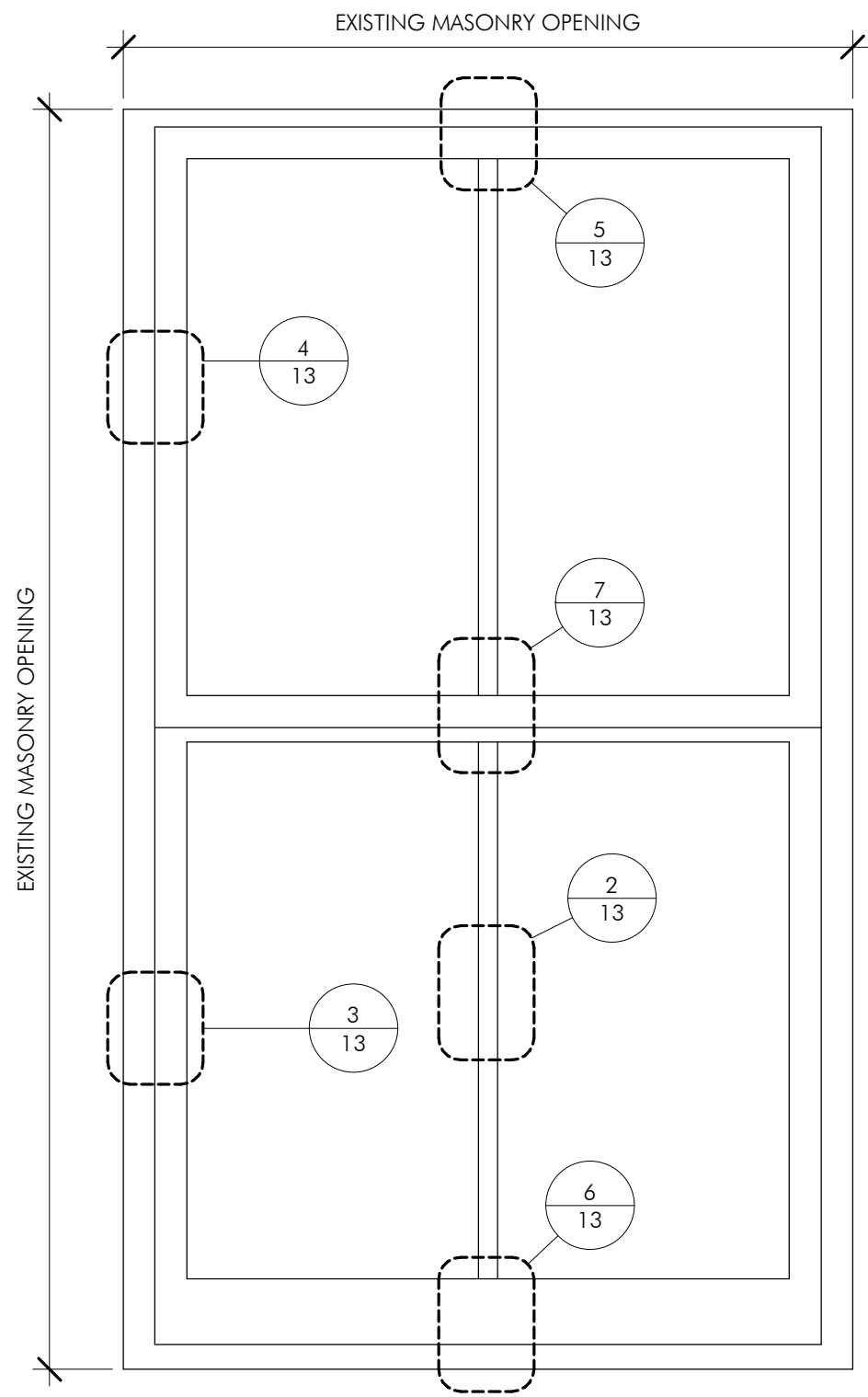
REPLACE ALL EXISTING, NON-ORIGINAL WITH 2-OVER-2 WINDOWS TO MATCH ABUTTING PROPERTY'S WINDOWS.



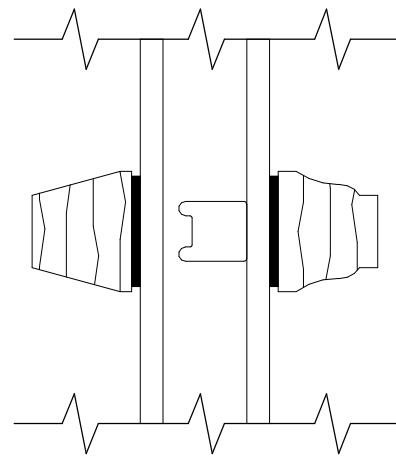


REPLACE ALL EXISTING, NON-ORIGINAL WITH 2-OVER-2 WINDOWS TO MATCH ABUTTING PROPERTY'S WINDOWS.

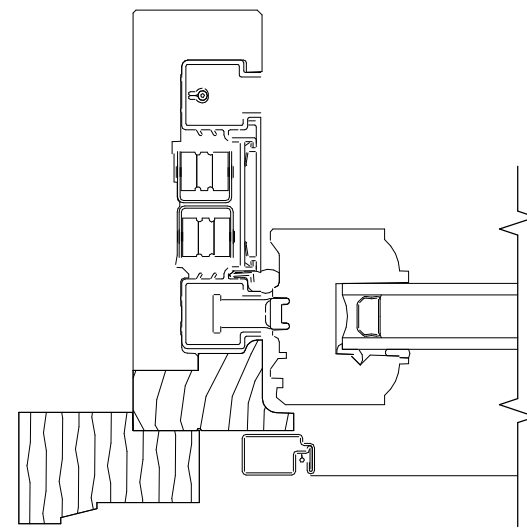




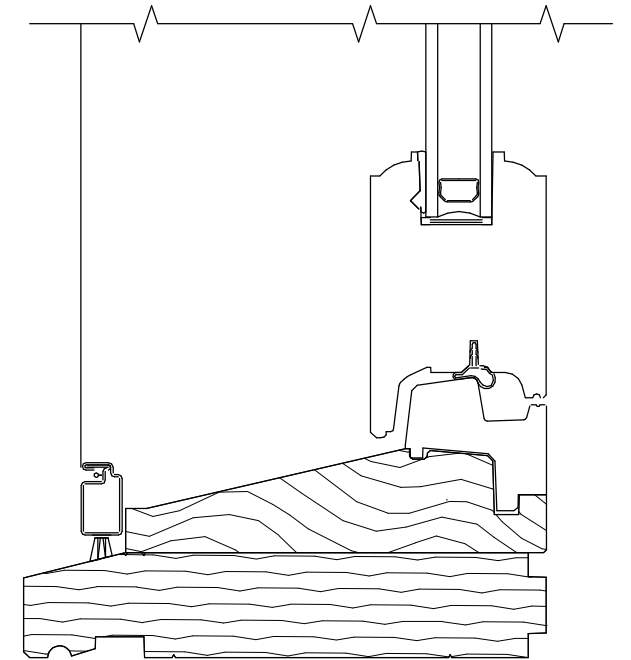
**1** WINDOW DETAILS  
6" = 1'-0"



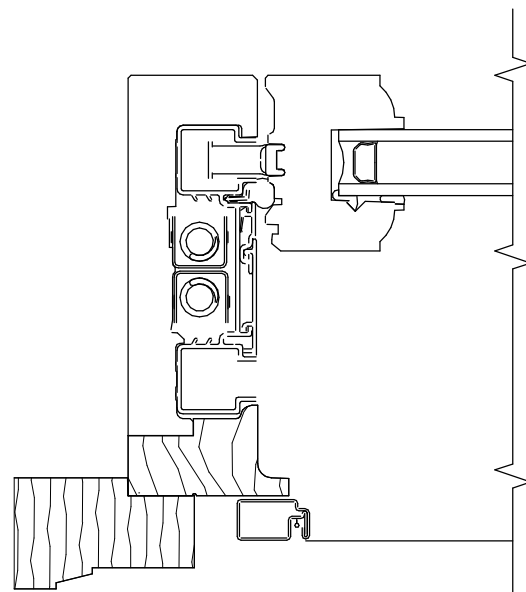
**2** GLAZE GRILLES  
12" = 1'-0"



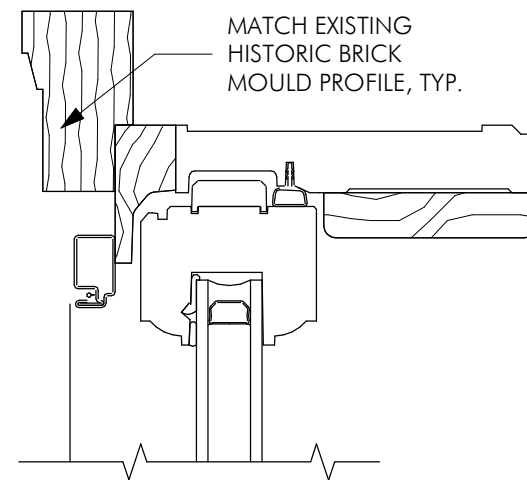
**4** UPPER JAMBS  
6" = 1'-0"



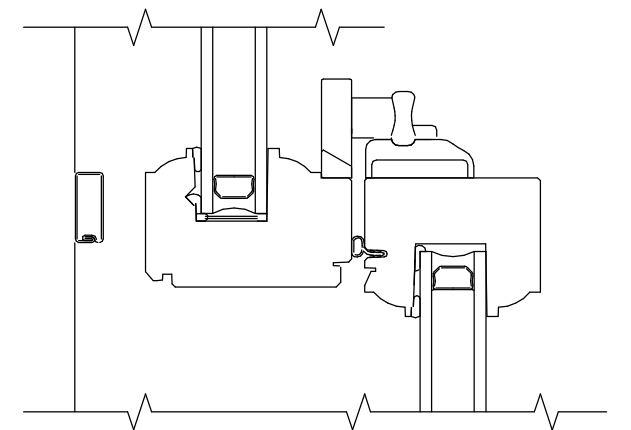
**6** VENT SILL  
6" = 1'-0"



**3** LOWER JAMBS  
6" = 1'-0"



**5** VENT HEAD  
6" = 1'-0"



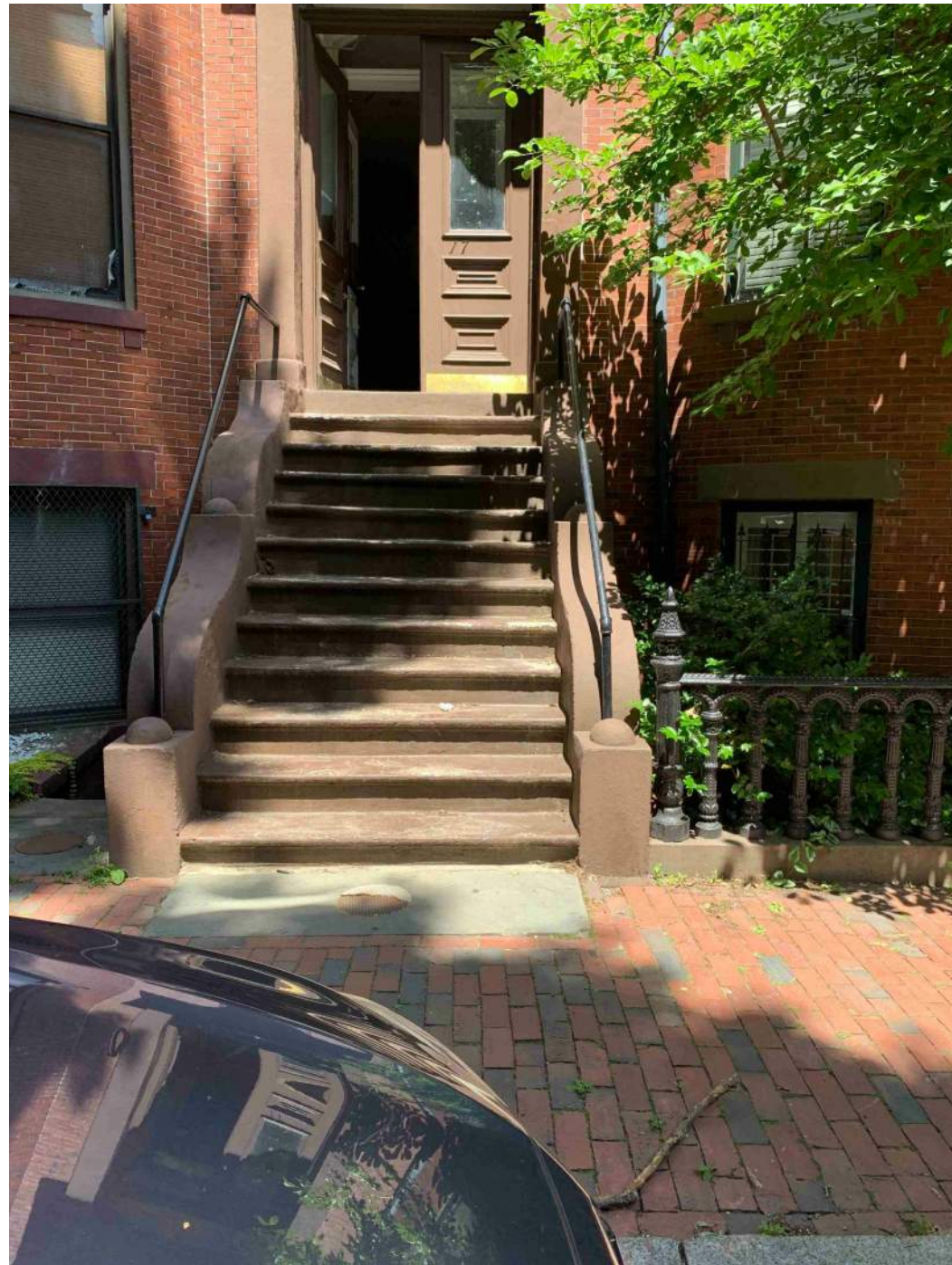
**7** CHECK RAIL  
6" = 1'-0"



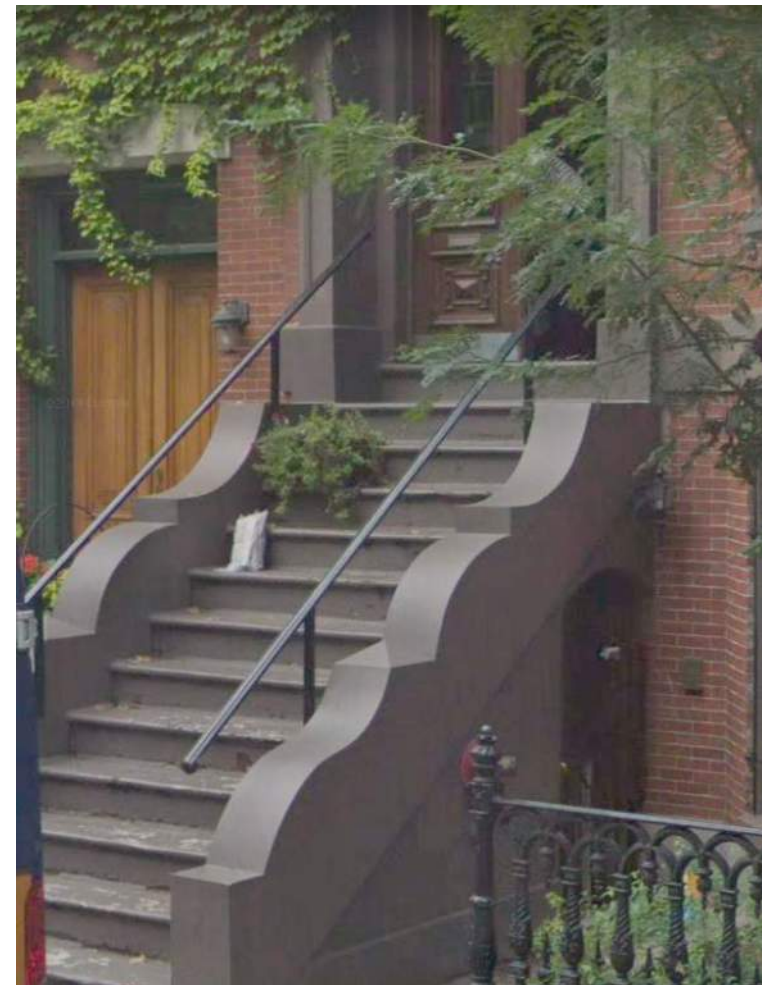
EXISTING DOOR AND HARDWARE



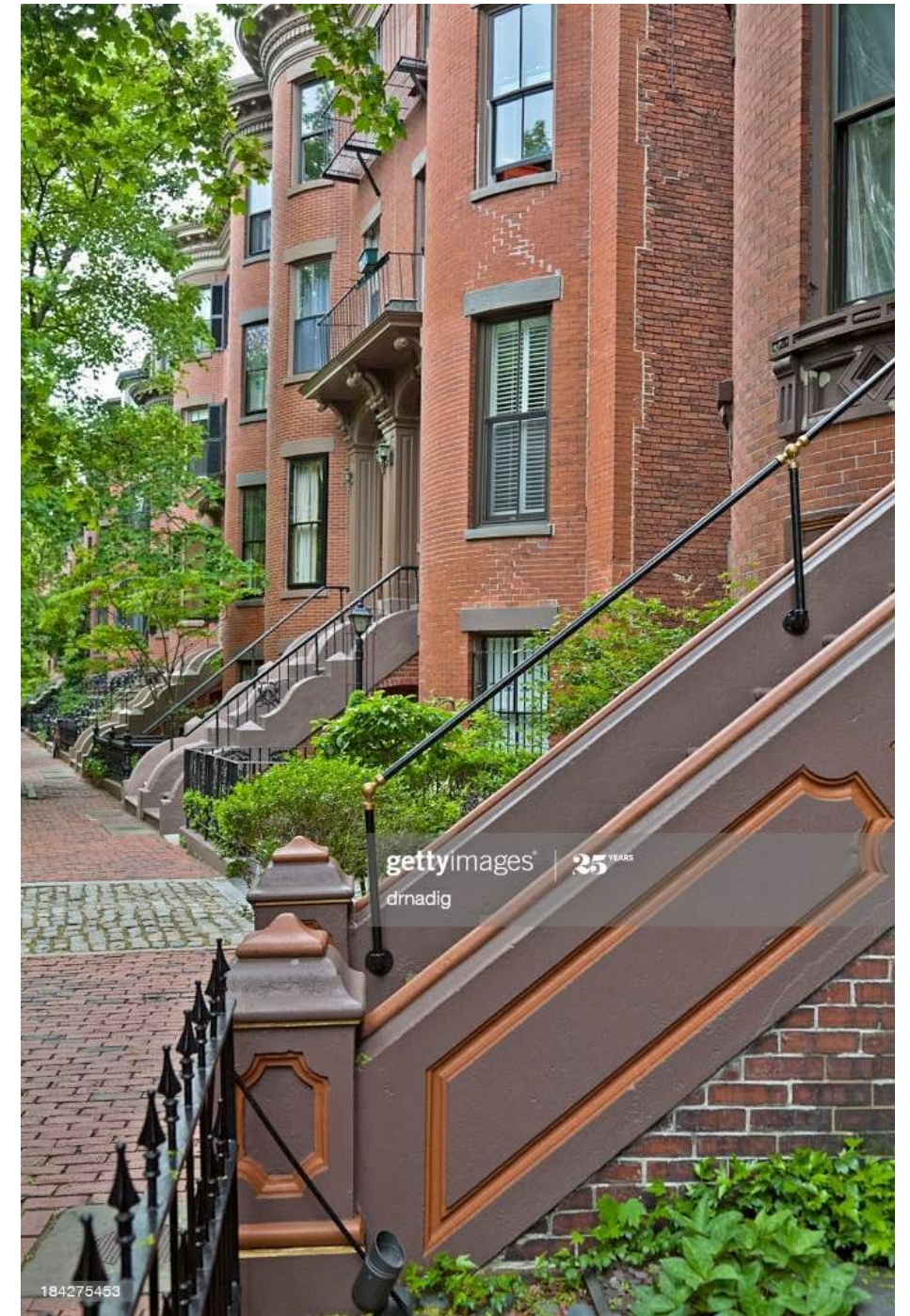
PROPOSED HARDWARE:  
'BALDWIN HARDWARE - MINNEAPOLIS ESTATE  
HANDLESET IN NON-LACQUERED BRASS



EXISTING RAILING - 17 UPTON



EXISTING CONDITIONS AT 16 UPTON - STOOP RAILING ADHERED TO INSIDE OF MASONRY



STOCK PHOTO - INSPIRATION