



EXISTING STREET FACADE



EXISTING STREET FACADE WITH NEIGHBORING HOUSE



PHOTO OF GROUND LEVEL WINDOWS AT NEIGHBORING HOUSES



PHOTO OF EXISTING LOUVRE ON STREET FACADE



EXISTING FIRE ESCAPE



VIEW TO EXISTING REAR
ELEVATION ROOF



EXISTING REAR FACADE



Eck MacNeely Architects

11.01.21
EXISTING REAR ELEVATION PHOTOS

Scale:

Zhao & Isaacson Residence Renovation/Addition

32 Fayette Street Boston, MA 02116



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SHEET LIST

COVER SHEET	A0.0
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ZONING ANALYSIS

LOT AREA: 1382 SF

BACK YARD AREA: 693 SF

EXISTING BUILDING GSF: 2,287.5

EXISTING FAR: 1.66

ALLOWABLE BY ZONING FAR: 2

ALLOWABLE BY ZONING ADU: 25% OF
BACKYARD SIZE: 173 SF MAX 15' HEIGHT

PROPOSED BUILDING GSF (INCLUDING ADU):
2,126 SF

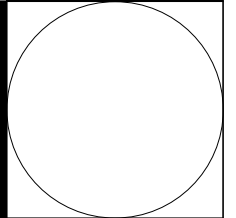
PROPOSED ADU 173 SF
MAX HEIGHT 12'

PROPOSED FAR: 1.97

E|M|A

Eck MacNeely Architects

580 Harrison Avenue, Suite 3N
Boston, MA 02118
617.387.9696
eckmacneely.com

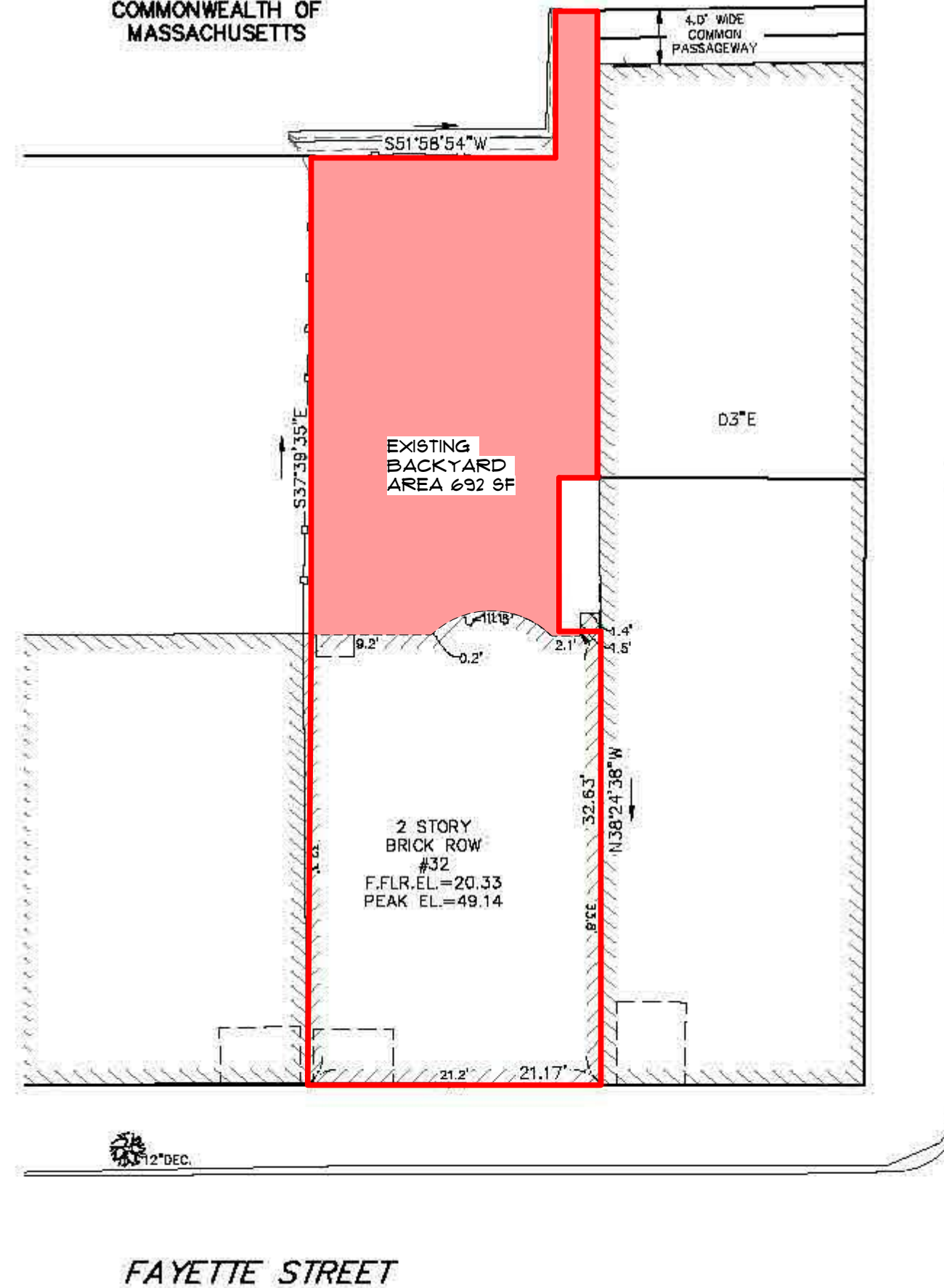


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Cover Sheet

A0.0



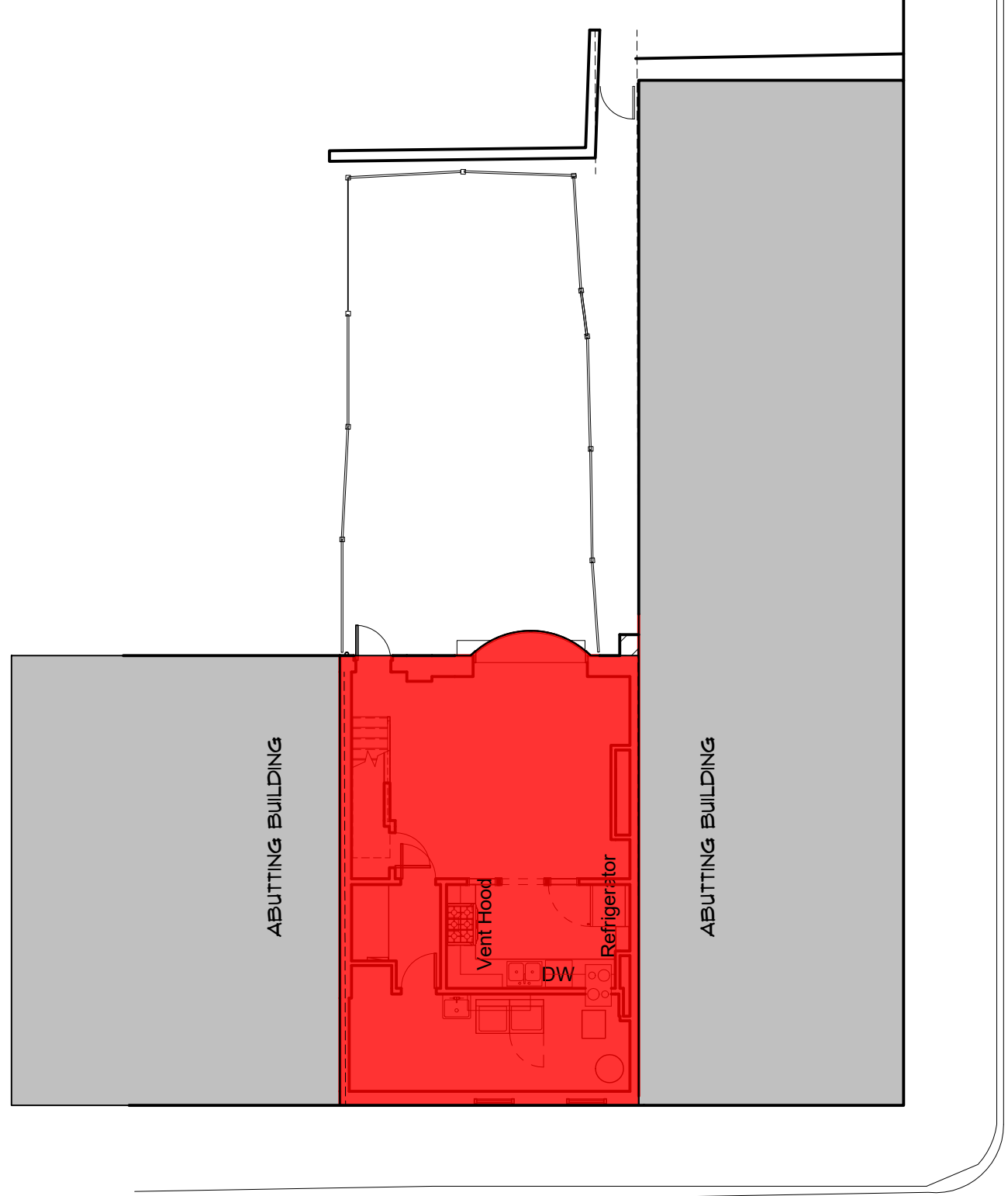
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EXISTING SURVEY PLAN

Scale: 1" = 10'-0"

Zhao & Isaacson Residence Renovation/Addition

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FAYETTE STREET

1

EXISTING SITE DIAGRAM
SCALE: 3/32" = 1'-0"



FAYETTE STREET

2

PROPOSED BUILDING
SCALE: 3/32" = 1'-0"



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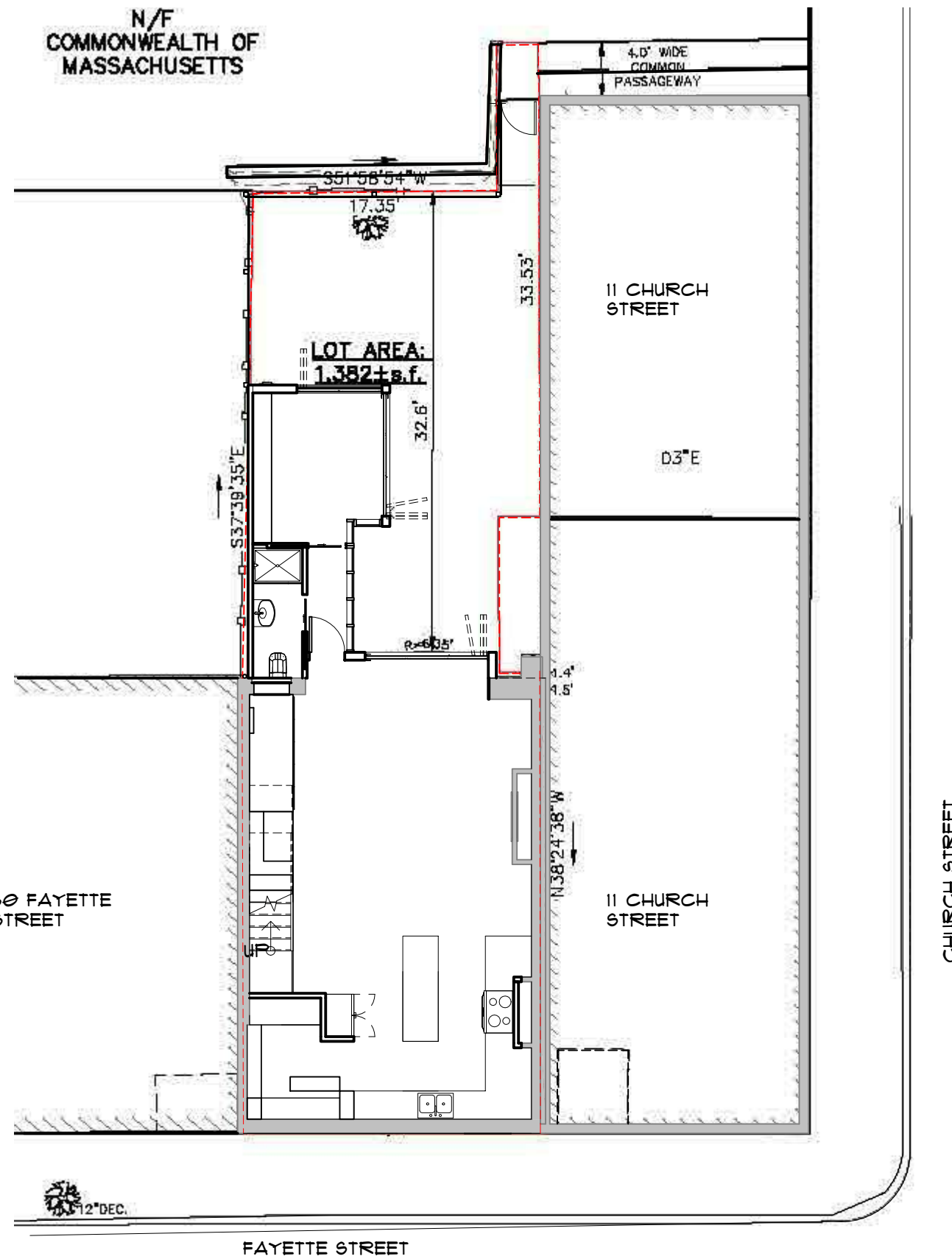
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EXISTING AND PROPOSED SITE DIAGRAMS

Scale: 3/32" = 1'-0"

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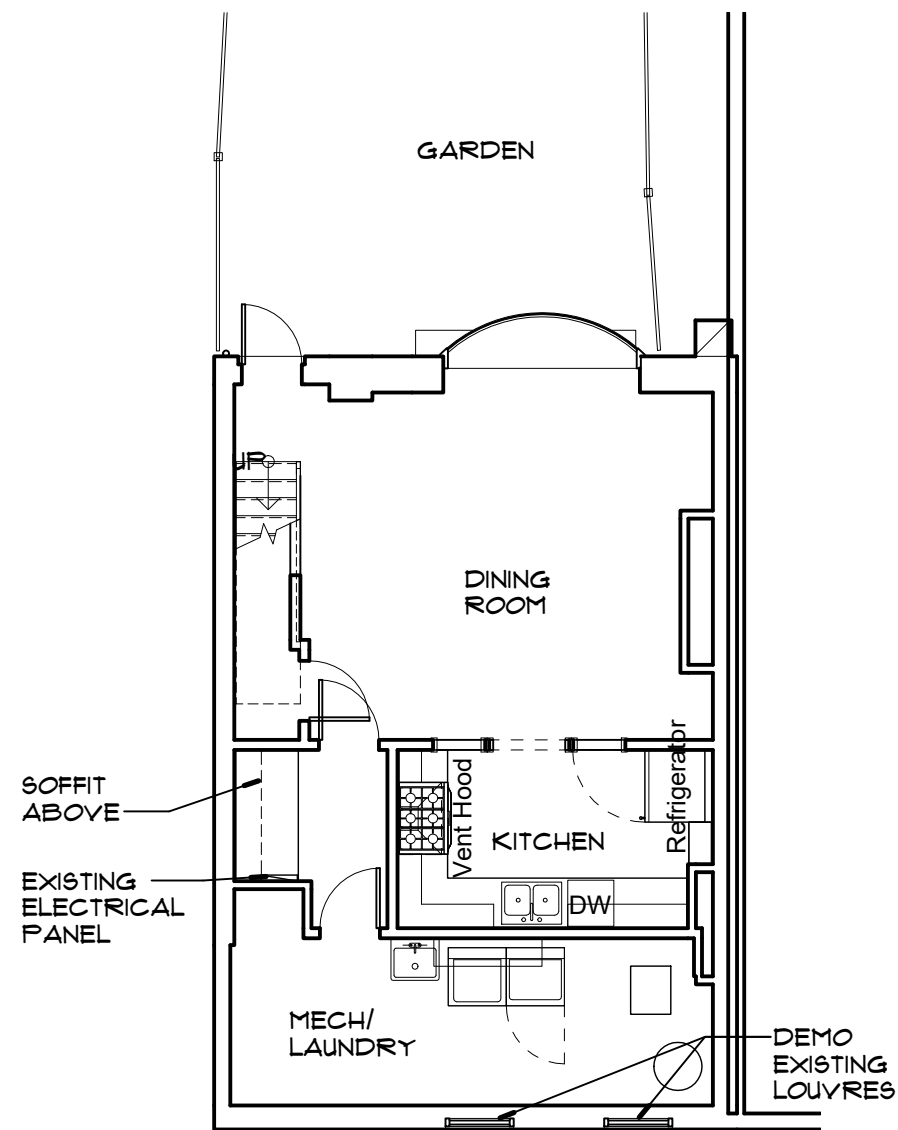
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PROPOSED SITE PLAN

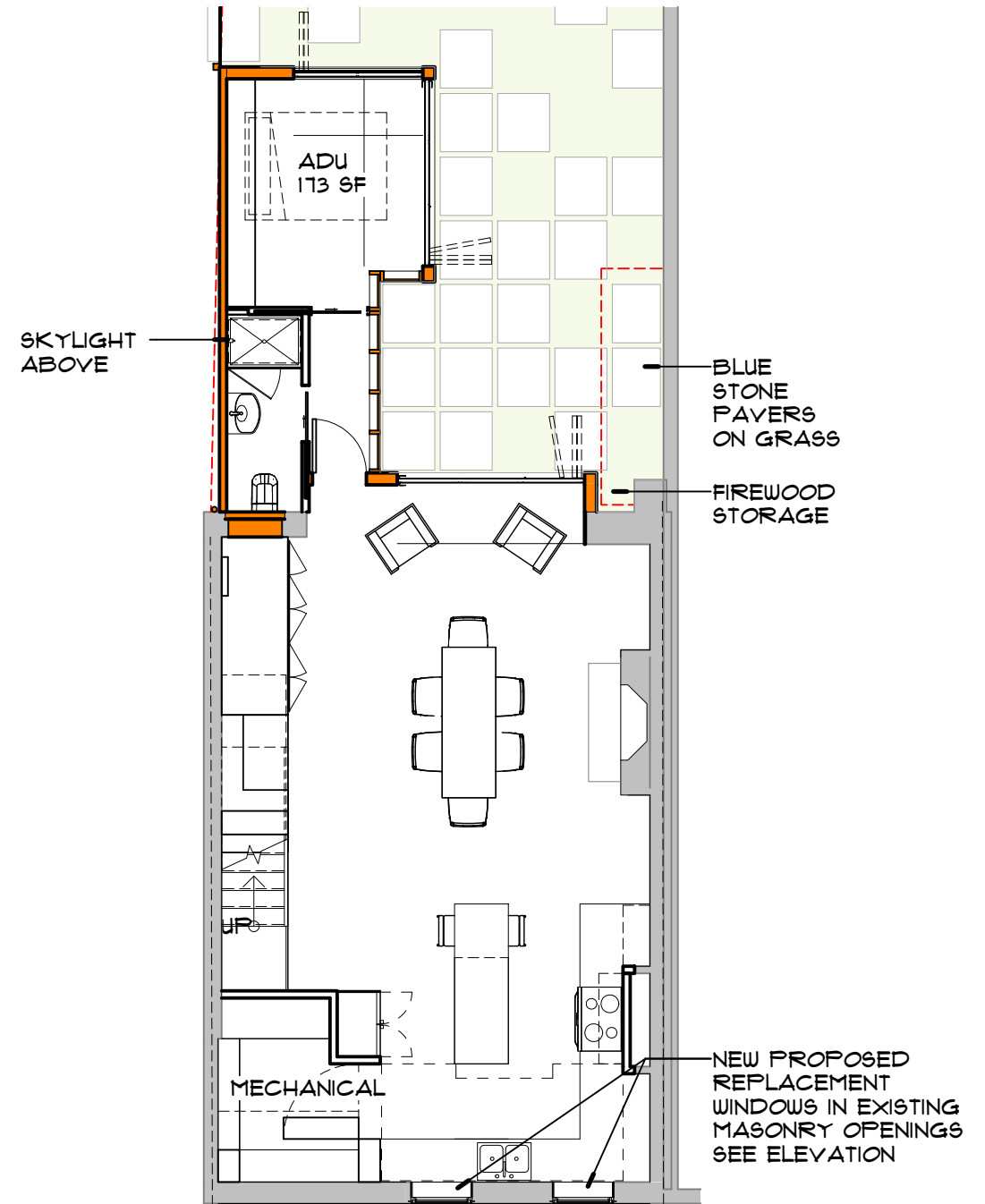
Scale: 1" = 10'-0"

Zhao & Isaacson Residence Renovation/Addition

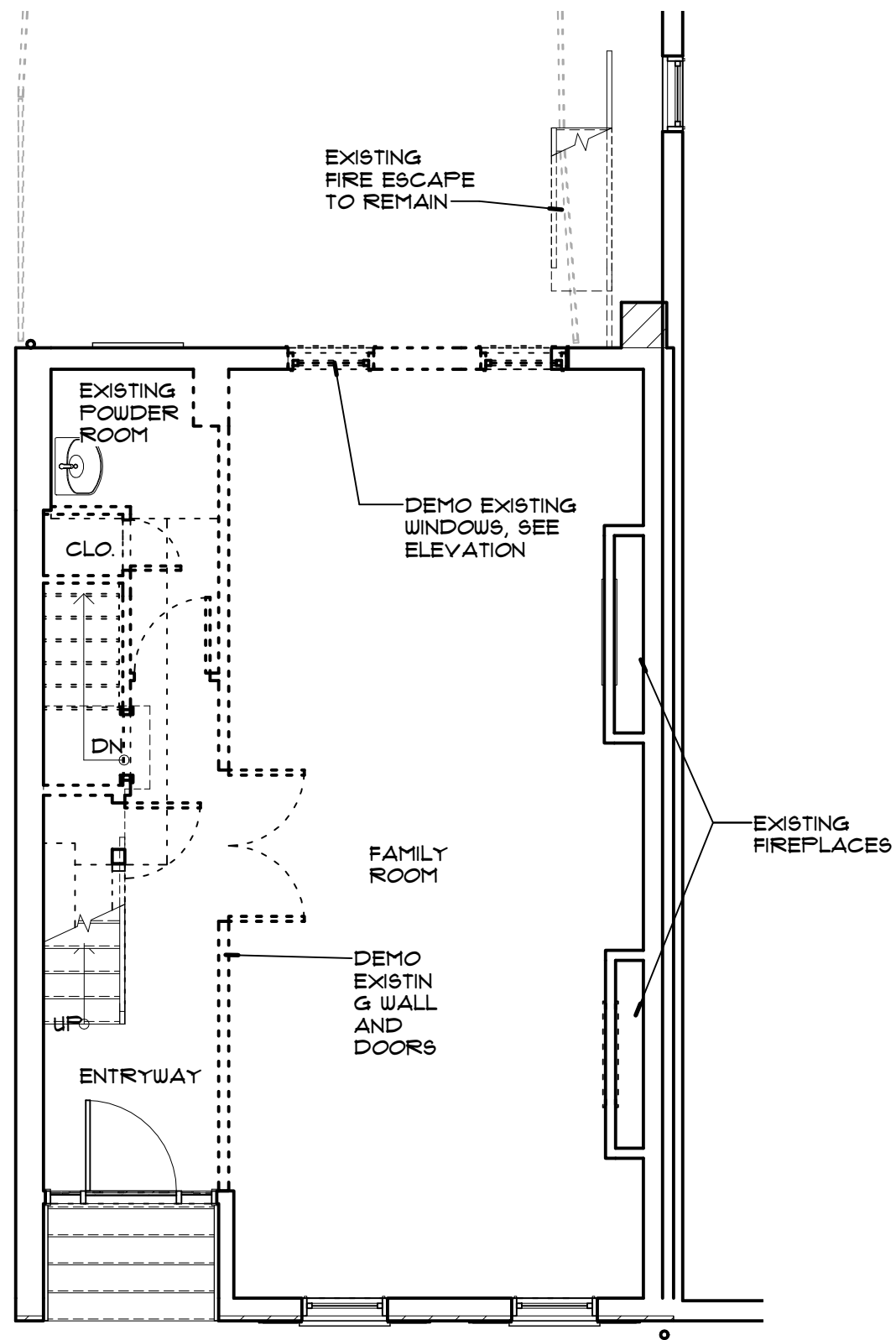
32 Fayette Street Boston, MA 02116



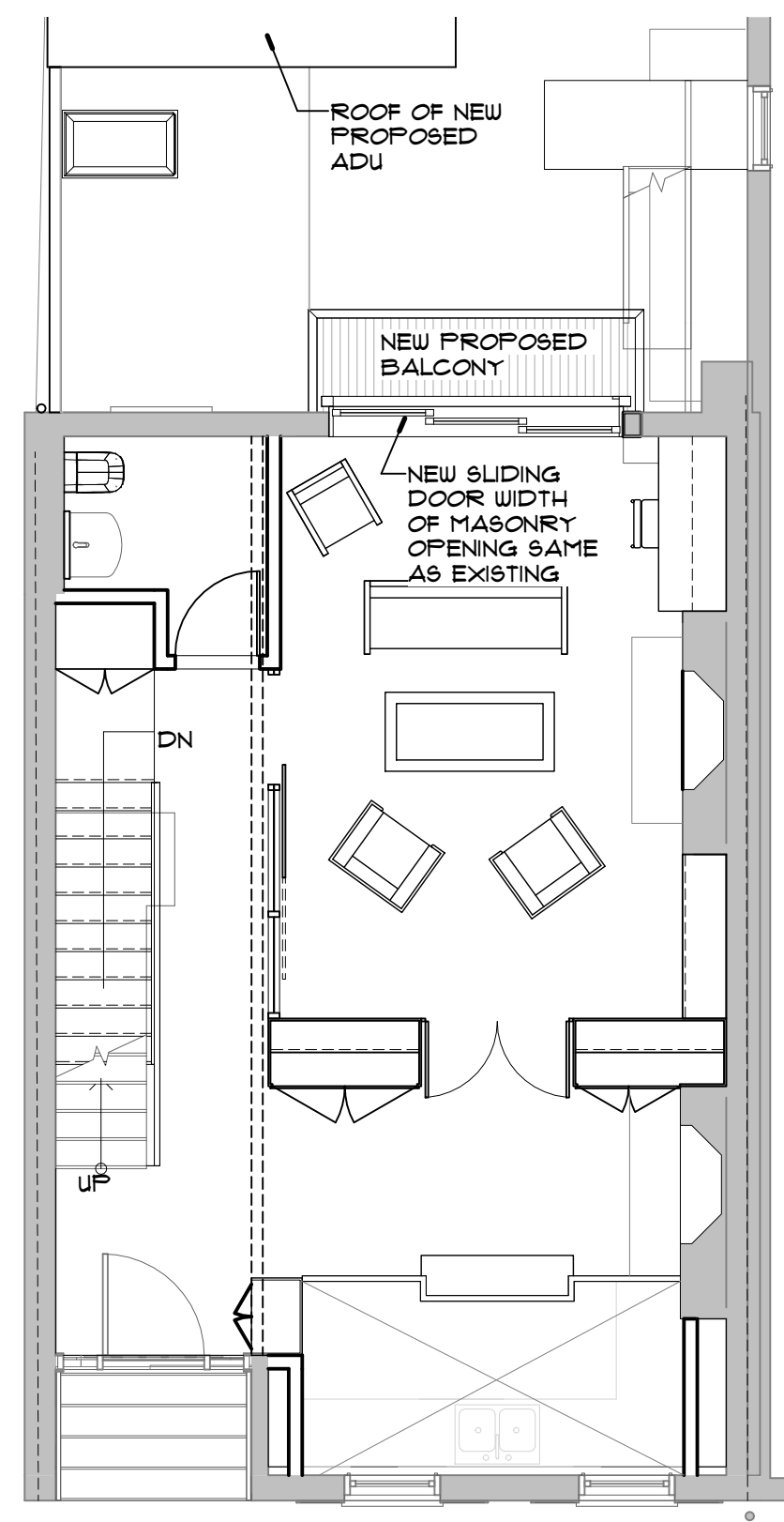
3 EXISTING/DEMO GARDEN LEVEL PLAN EXISTING GARDEN LEVEL GSF 513.5 SF
 SCALE: 1/8" = 1'-0"



2 PROPOSED GARDEN LEVEL PLAN PROPOSED GARDEN LEVEL GSF (INCLUDING ADU) 639 + 173 = 812 SF
 SCALE: 1/8" = 1'-0"

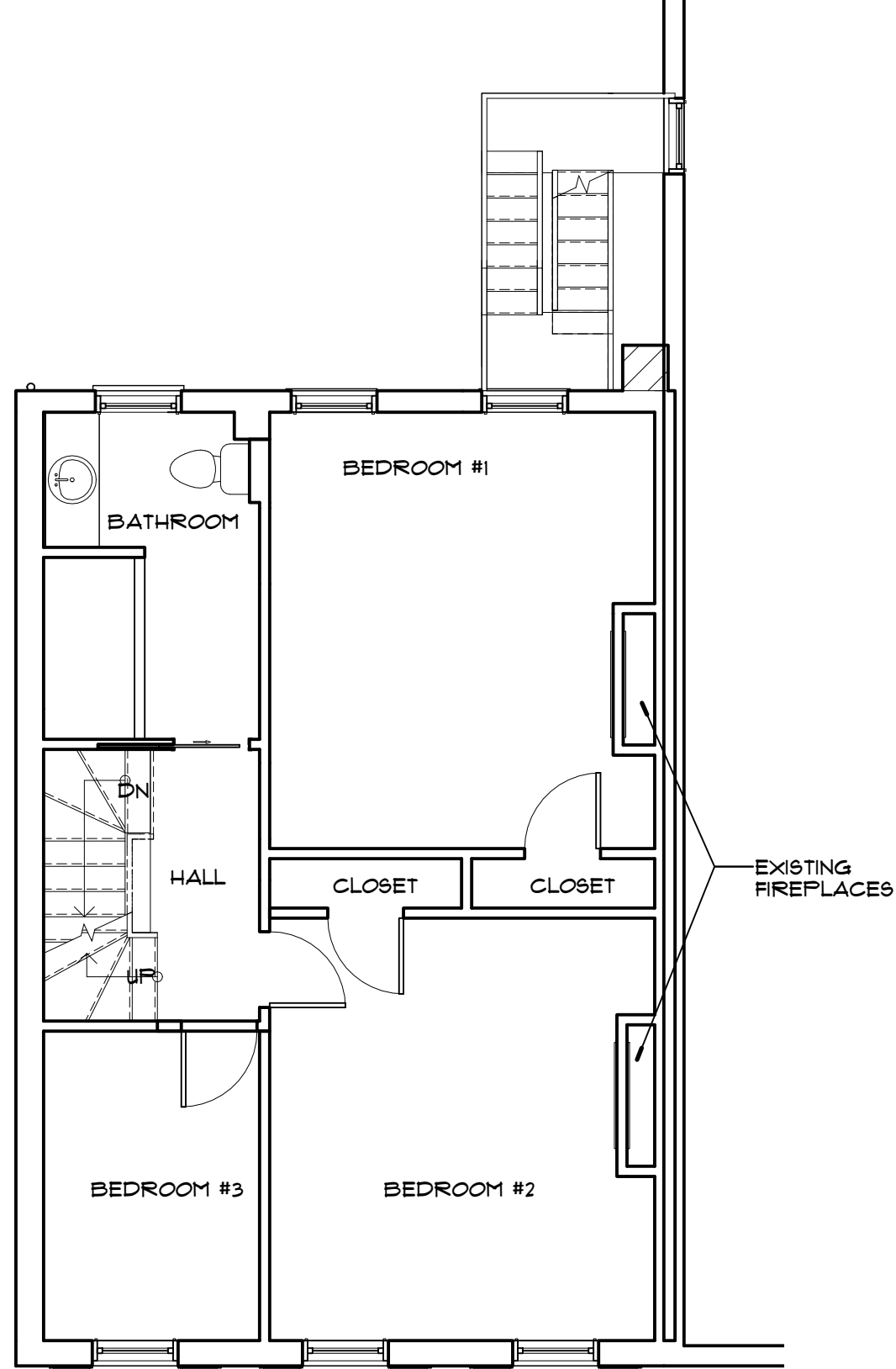


1 EXISTING/DEMO FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 EXISTING 1ST FL GSF
 649 SF



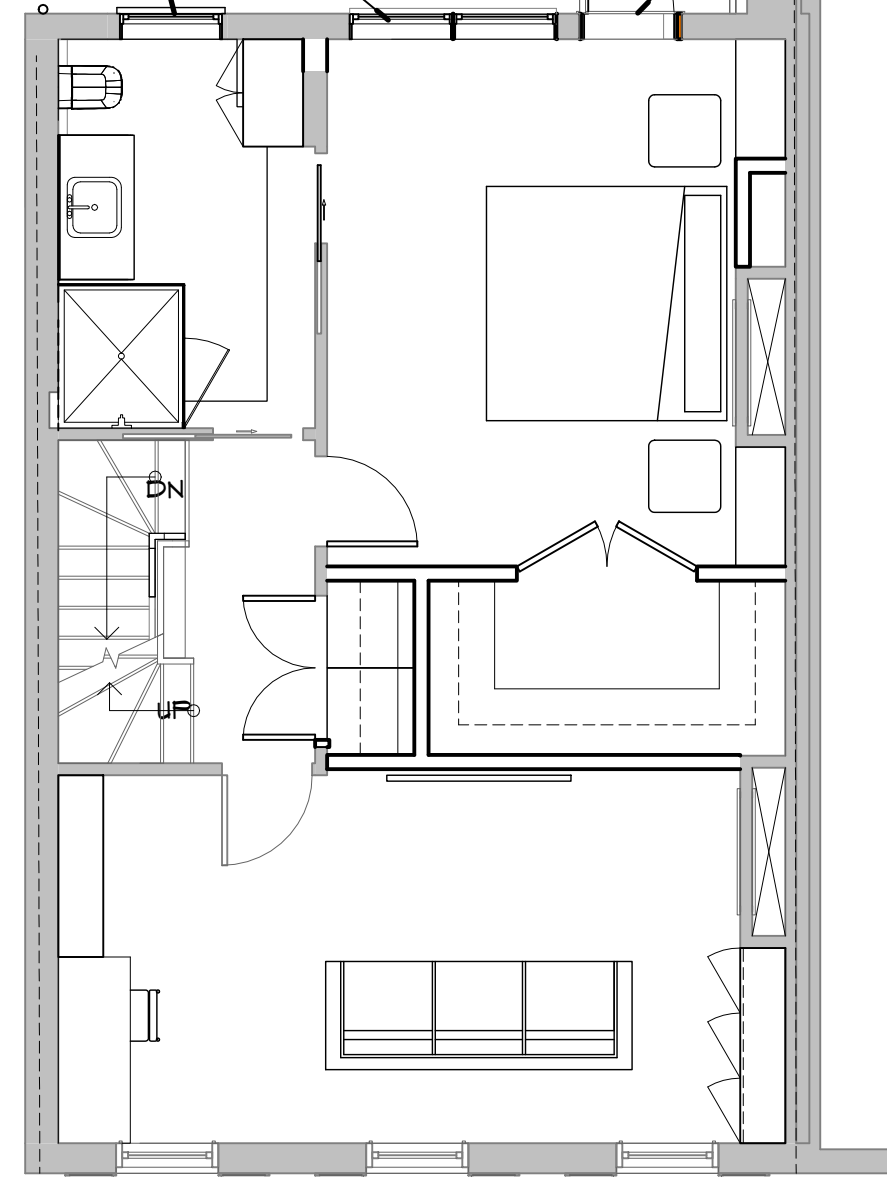
2 PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 PROPOSED 1ST FL GSF
 649 SF





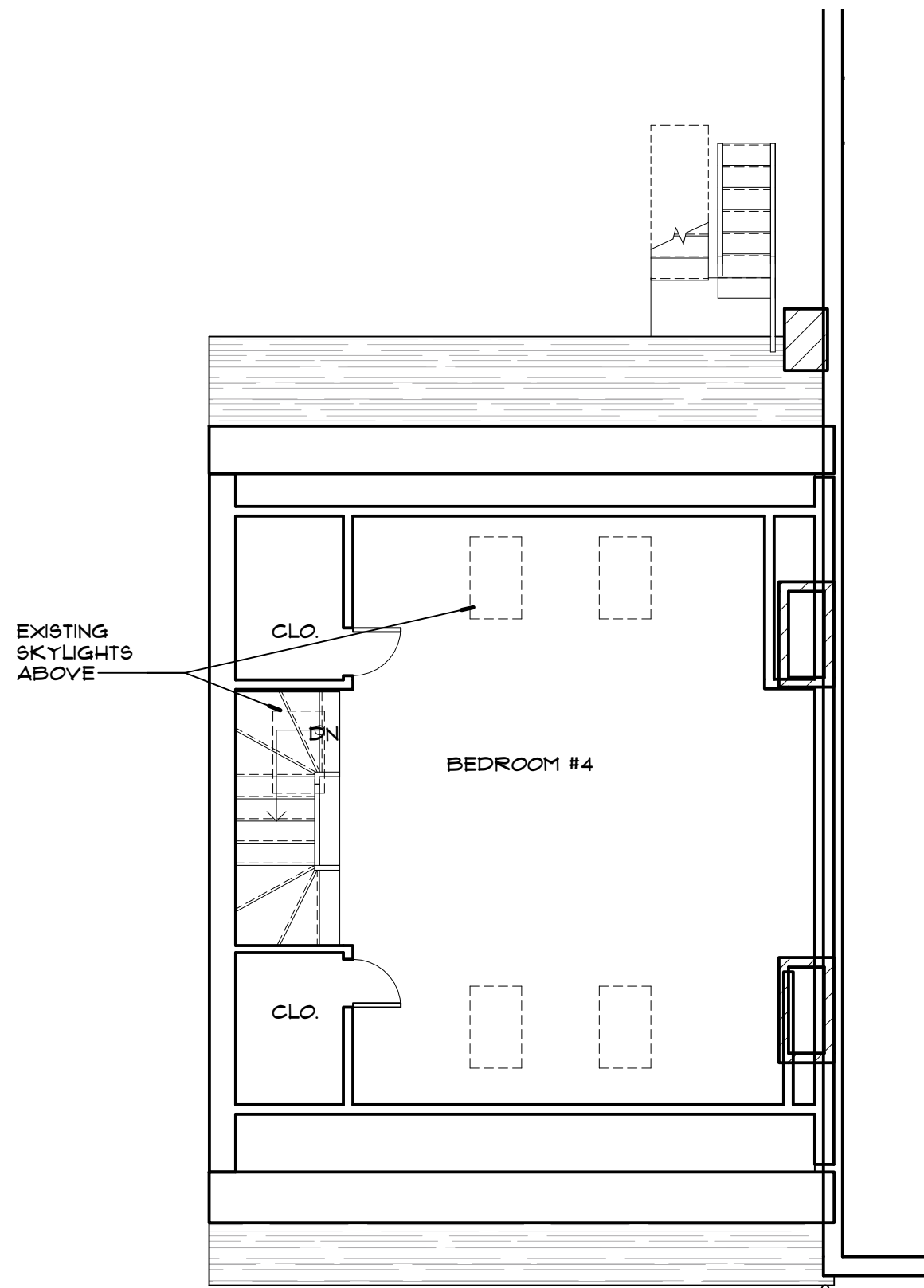
1 EXISTING/DEMO SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 EXISTING 2ND FL GSF
 681 SF

NEW STANDARD MULLED AWNING WINDOWS
 NEW HIGH STANDARD MULLED AWNING WINDOWS SEE REAR ELEVATION
 NEW DOOR TO FIRE ESCAPE IN EXISTING WINDOW MASONRY OPENING



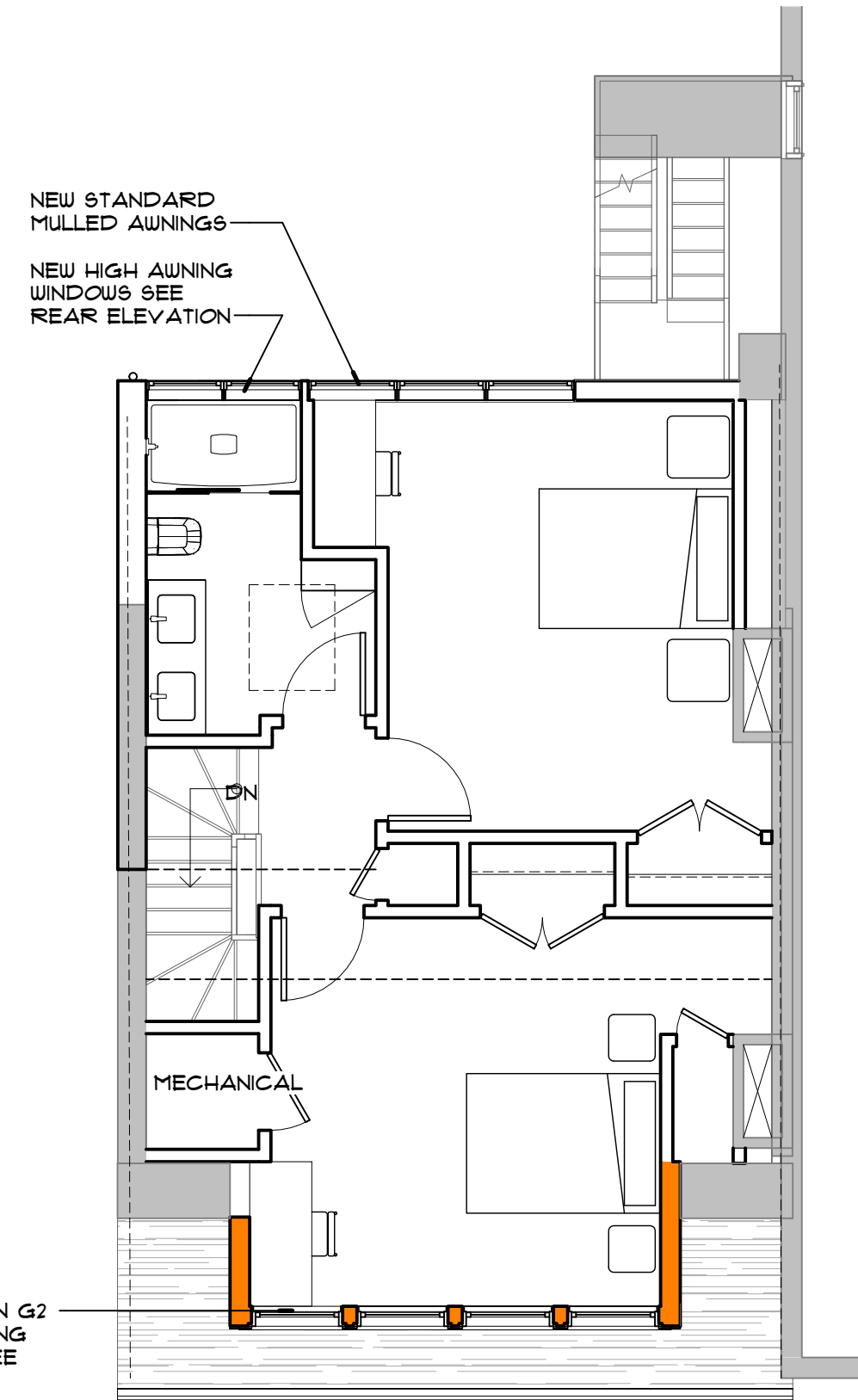
2 PROPOSED SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 PROPOSED 2ND FL GSF
 681 SF





1 EXISTING/DEMO ATTIC FLOOR PLAN
SCALE: 3/16" = 1'-0"

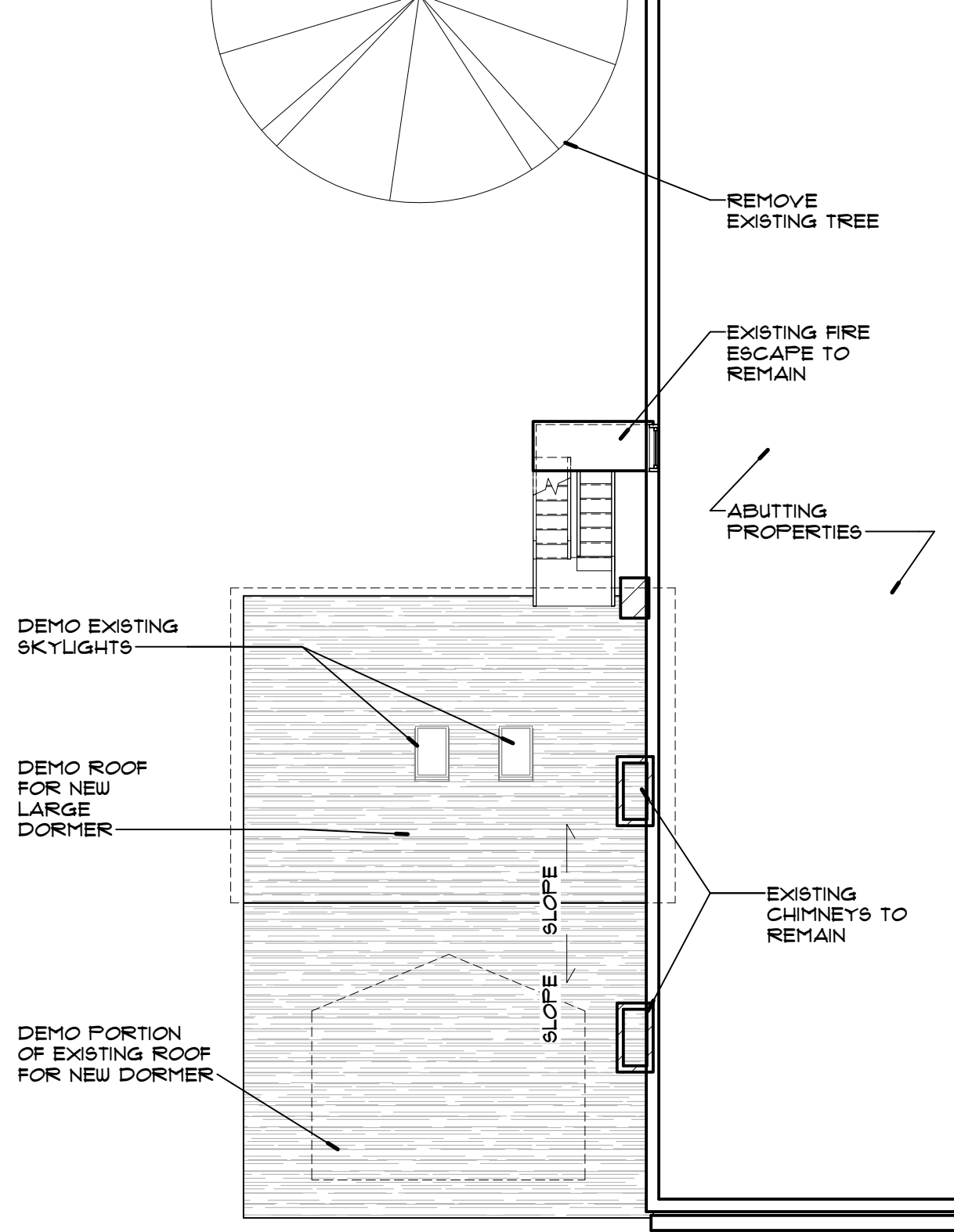
EXISTING ATTIC LEVEL GSF
444 SF



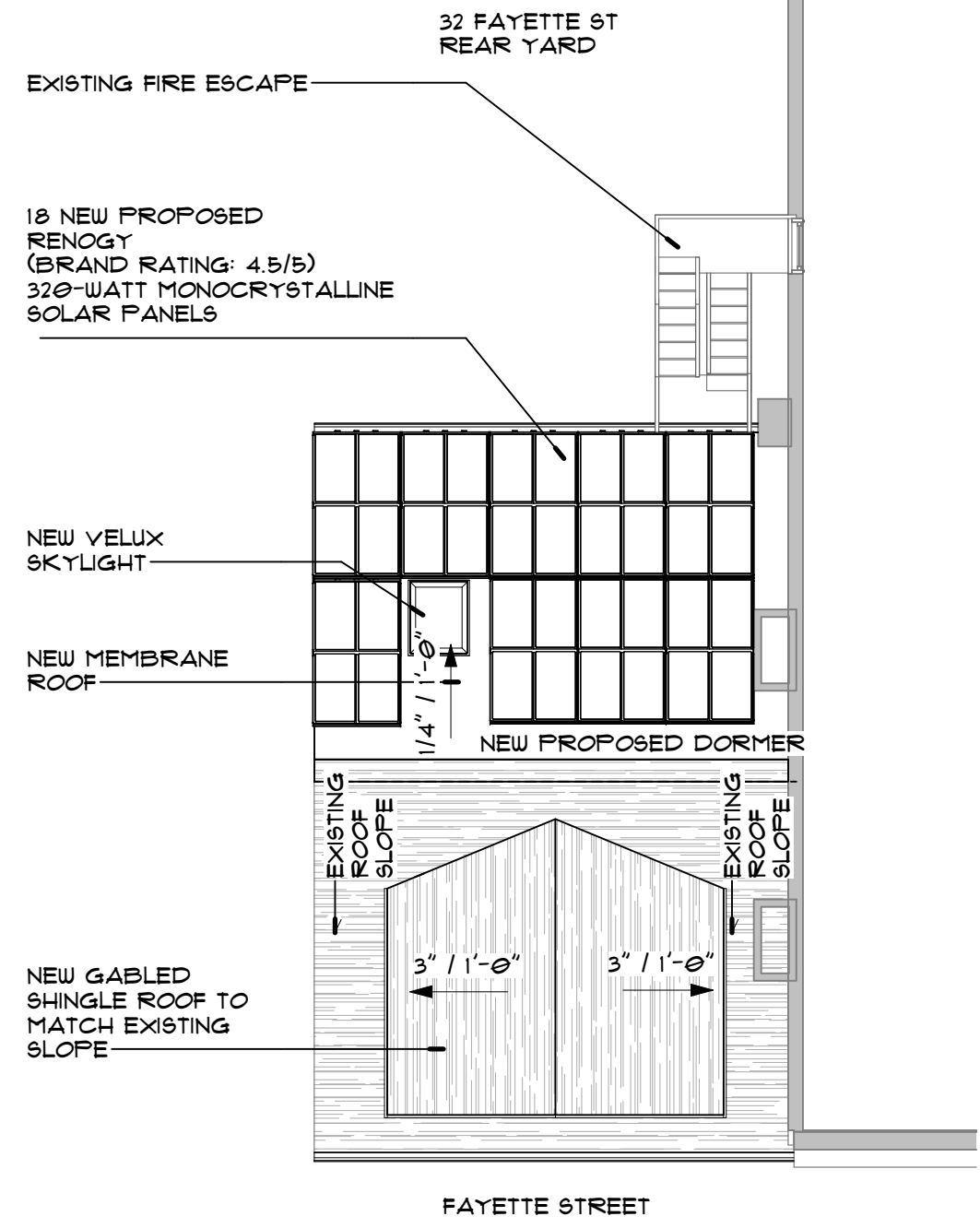
2 PROPOSED ATTIC FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED ATTIC LEVEL GSF
584 SF



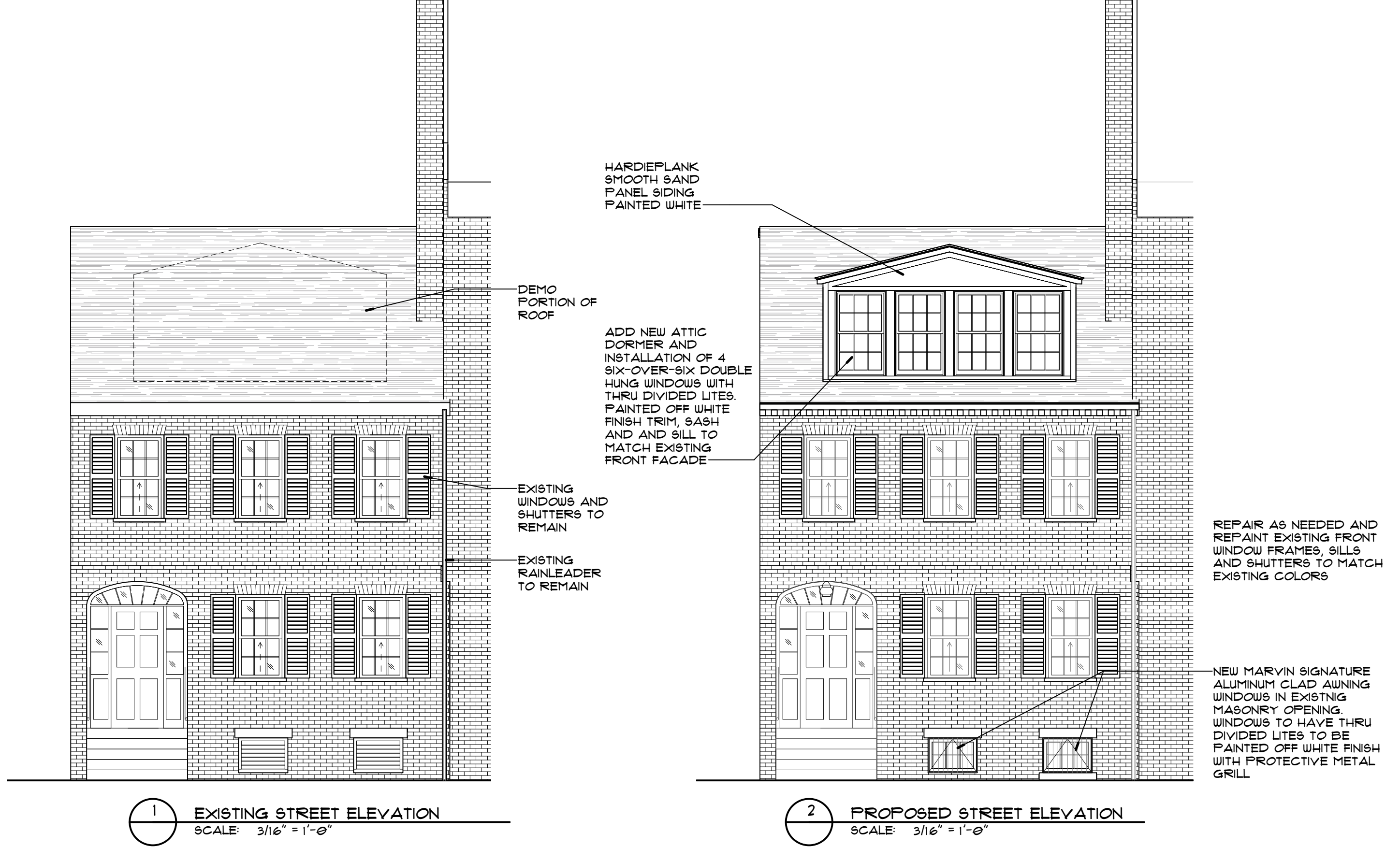


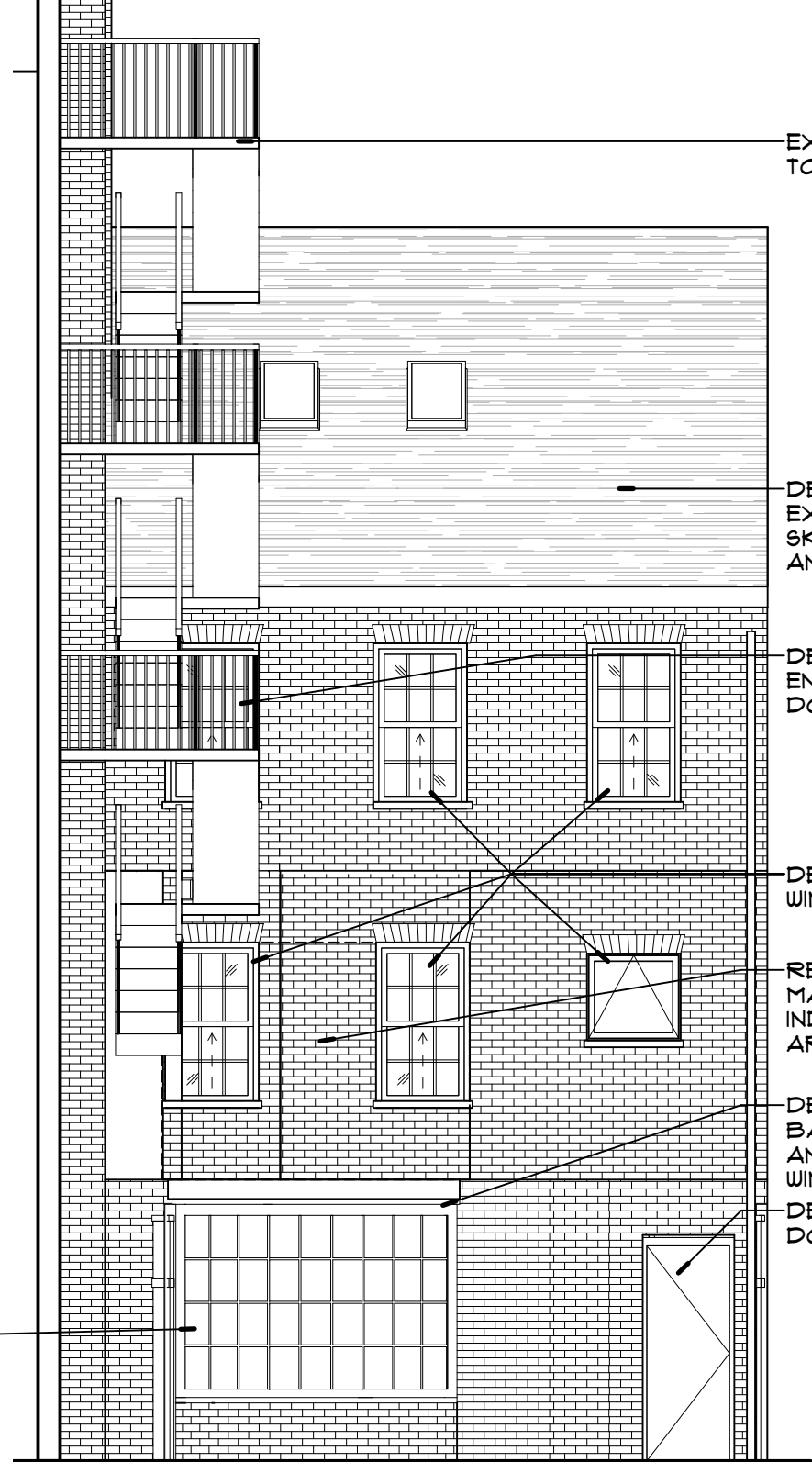
1 EXISTING/DEMO ROOF PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"







1 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING FIRE ESCAPE TO REMAIN

NEW STANDARD MULLED AWNING WINDOWS

DEMO PORTION OF EXISTING ROOF, SKYLIGHTS, GUTTER, AND RAINLEADER

DEMO EXISTING WINDOW, ENLARGE OPENING FOR DOOR

DEMO EXISTING WINDOWS

REMOVE MASONRY IN INDICATED AREA

DEMO EXISTING BAY WINDOW AND BAY WINDOW WALL

DEMO EXISTING DOOR

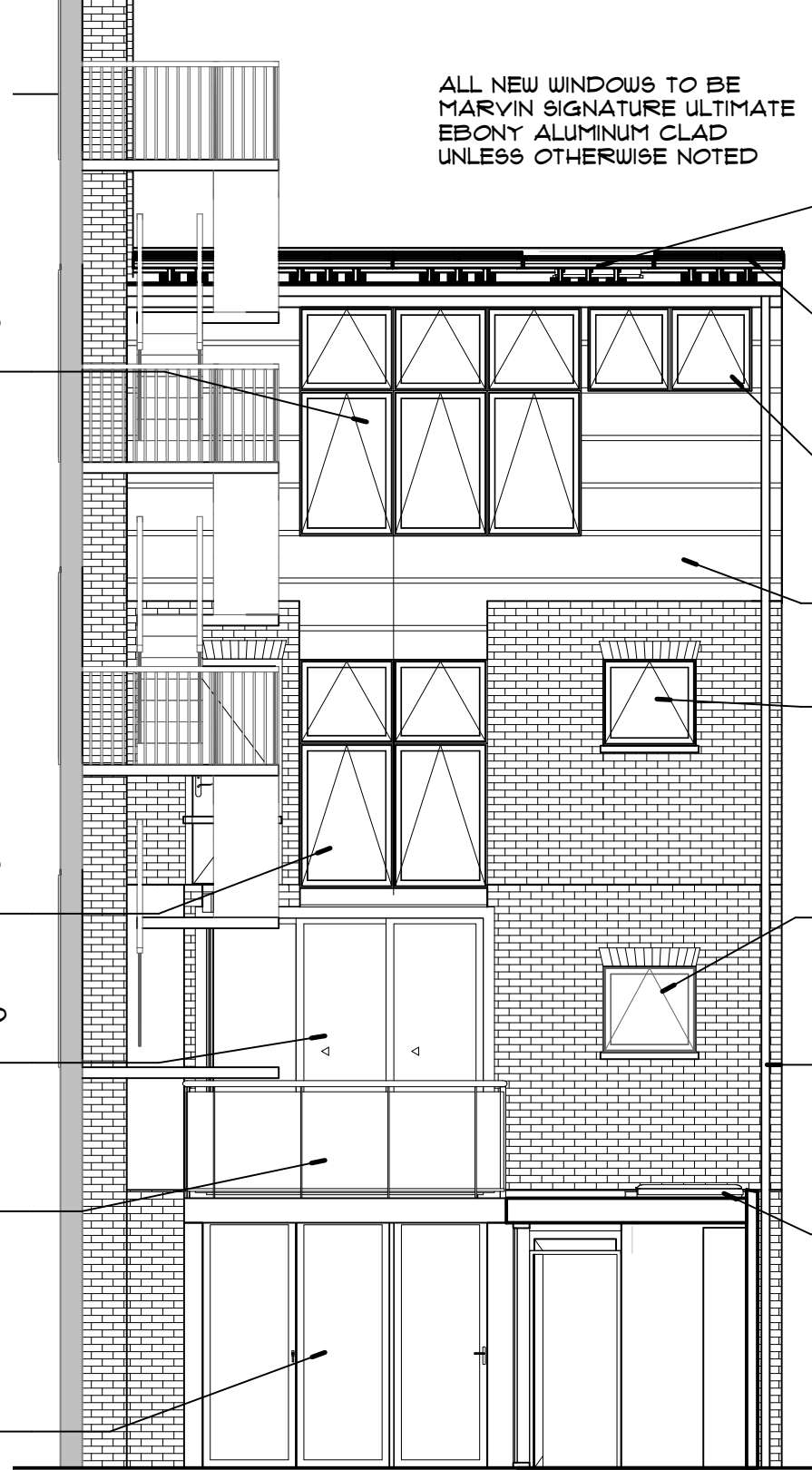
DEMO EXISTING FENCE

NEW STANDARD MULLED AWNING WINDOWS

NEW ALUMINUM CLAD MARVIN EBONY LIFT AND SLIDE DOOR TO NEW BALCONY

NEW GLASS RAILING

NEW ALUMINUM CLAD FOLDING GLASS DOOR COLOR TO MATCH NEW WINDOWS



2 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

ALL NEW WINDOWS TO BE MARVIN SIGNATURE ULTIMATE EBONY ALUMINUM CLAD UNLESS OTHERWISE NOTED

NEW VELUX OPERATING SKYLIGHT OVER GIRLS BATHROOM

320 WATT MONOCRYSTALLINE SOLAR PANELS ON NEW MEMBRANE ROOF

AWNING WINDOWS TO BE FROSTED GLASS

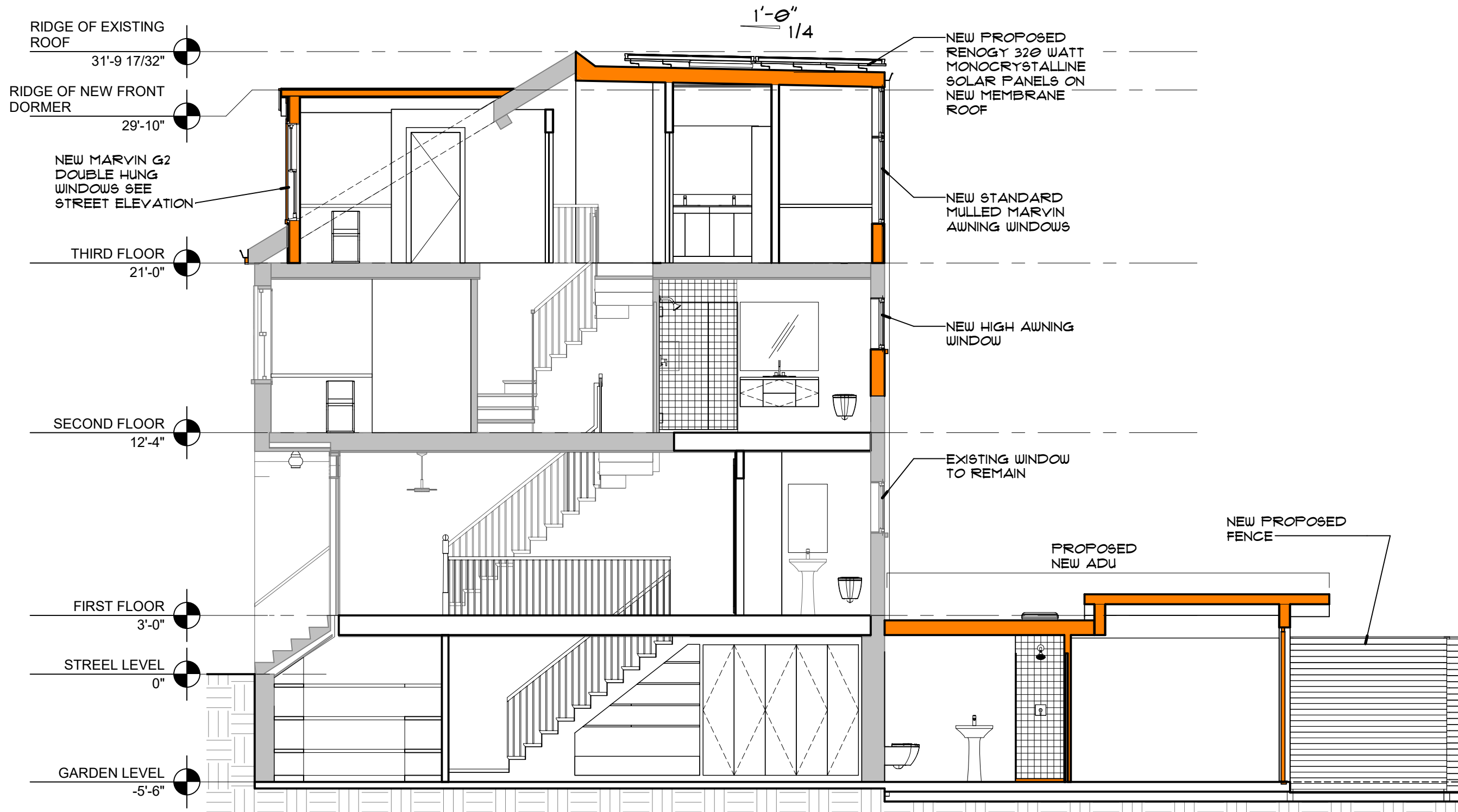
HARDIEPLANK SMOOTH SAND PANEL SIDING

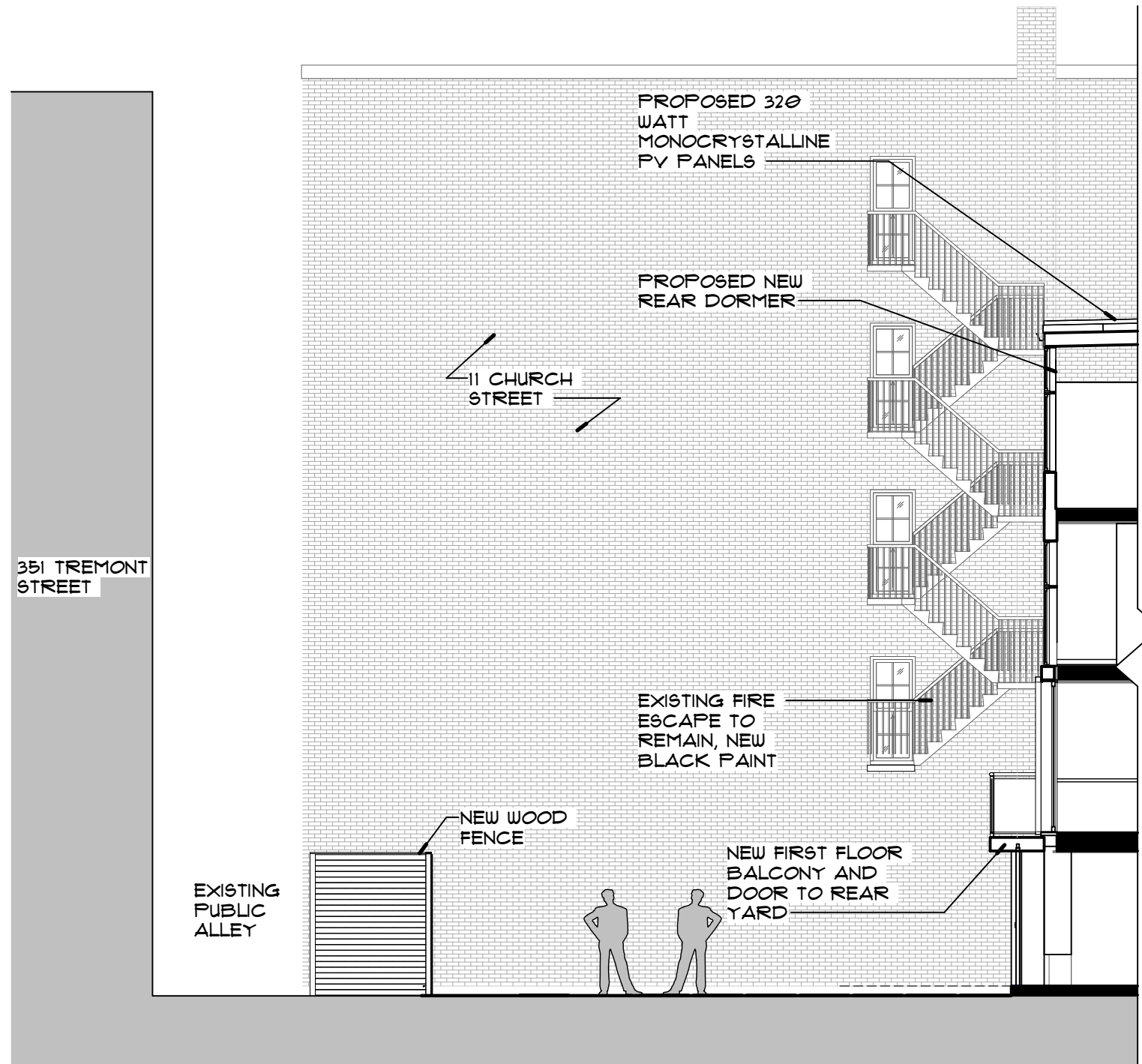
NEW AWNING WINDOW TO MATCH EXISTING WINDOW ON FIRST FLOOR PATCH OPENING

NEW FROSTED GLASS AWNING WINDOW IN EXISTING OPENING

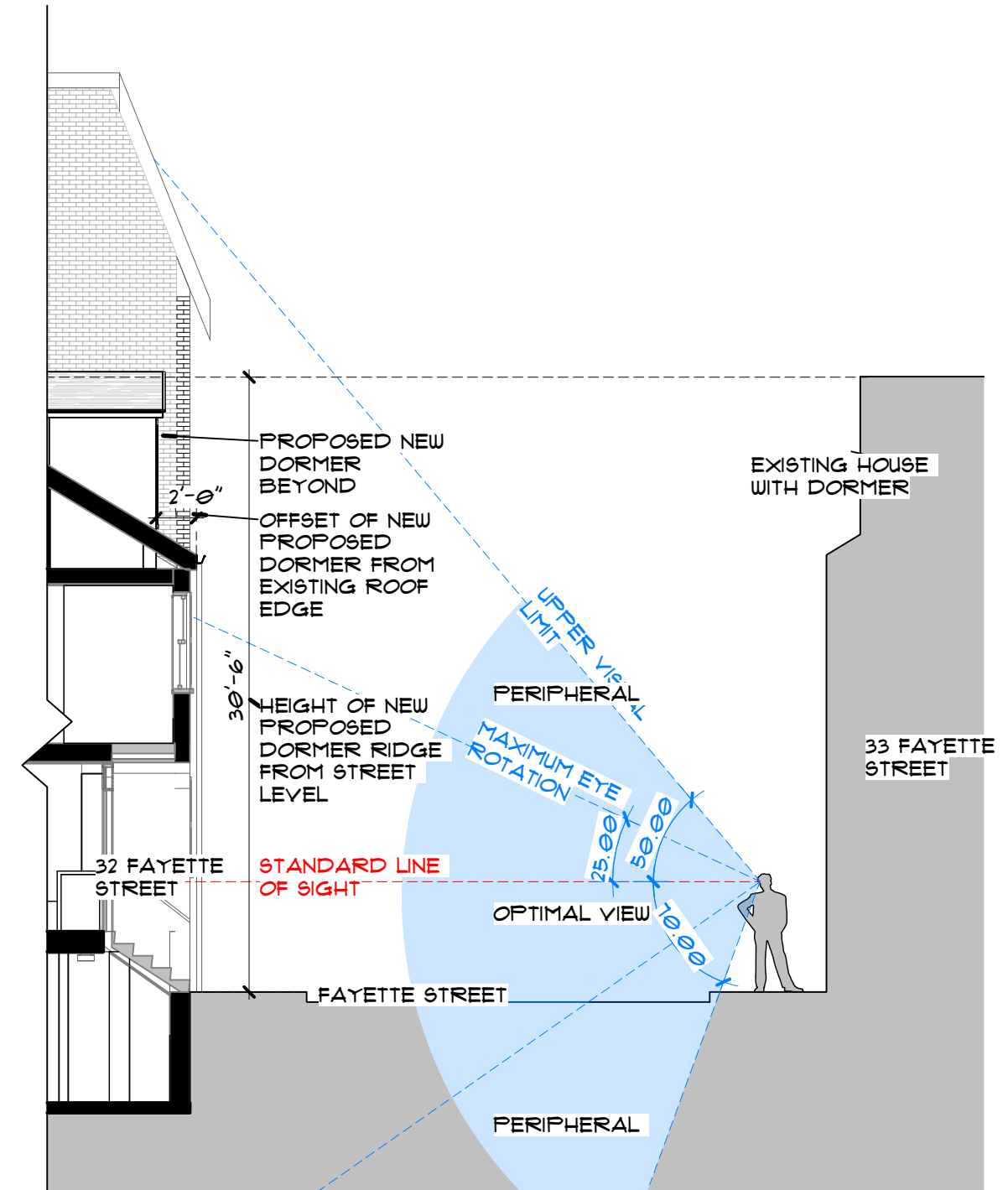
NEW RAINLEADER FROM NEW ROOF

NEW VELUX OPERABLE SKYLIGHT IN NEW ADU

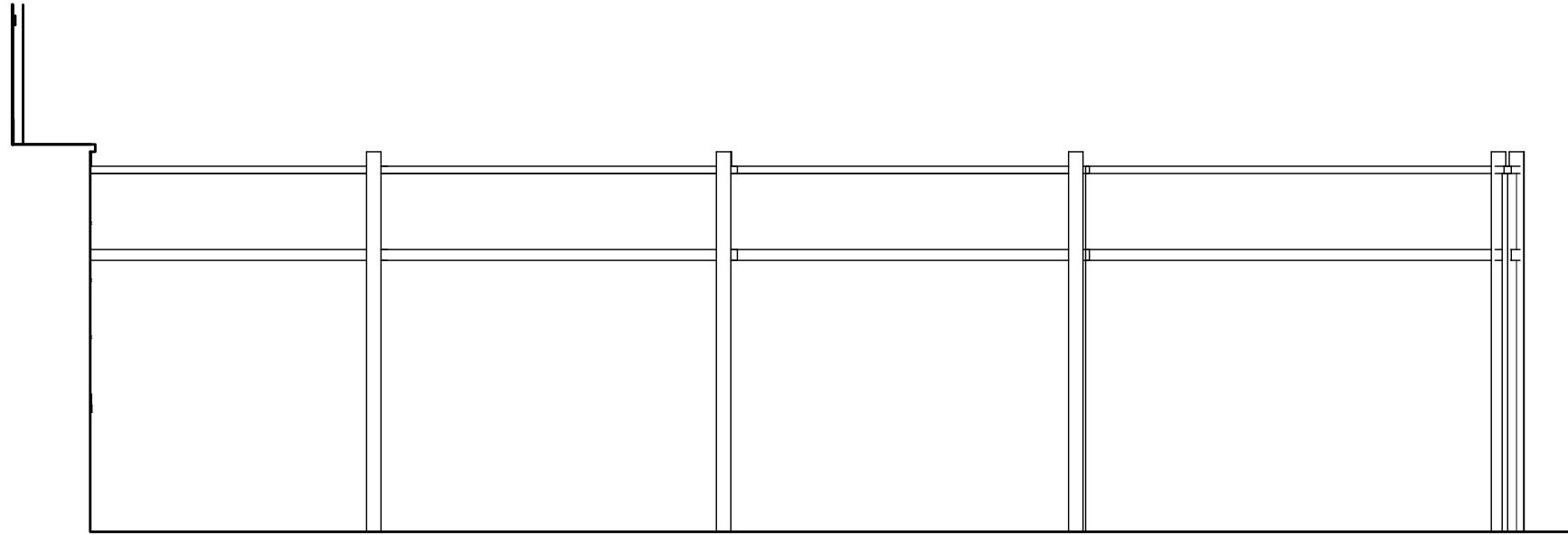




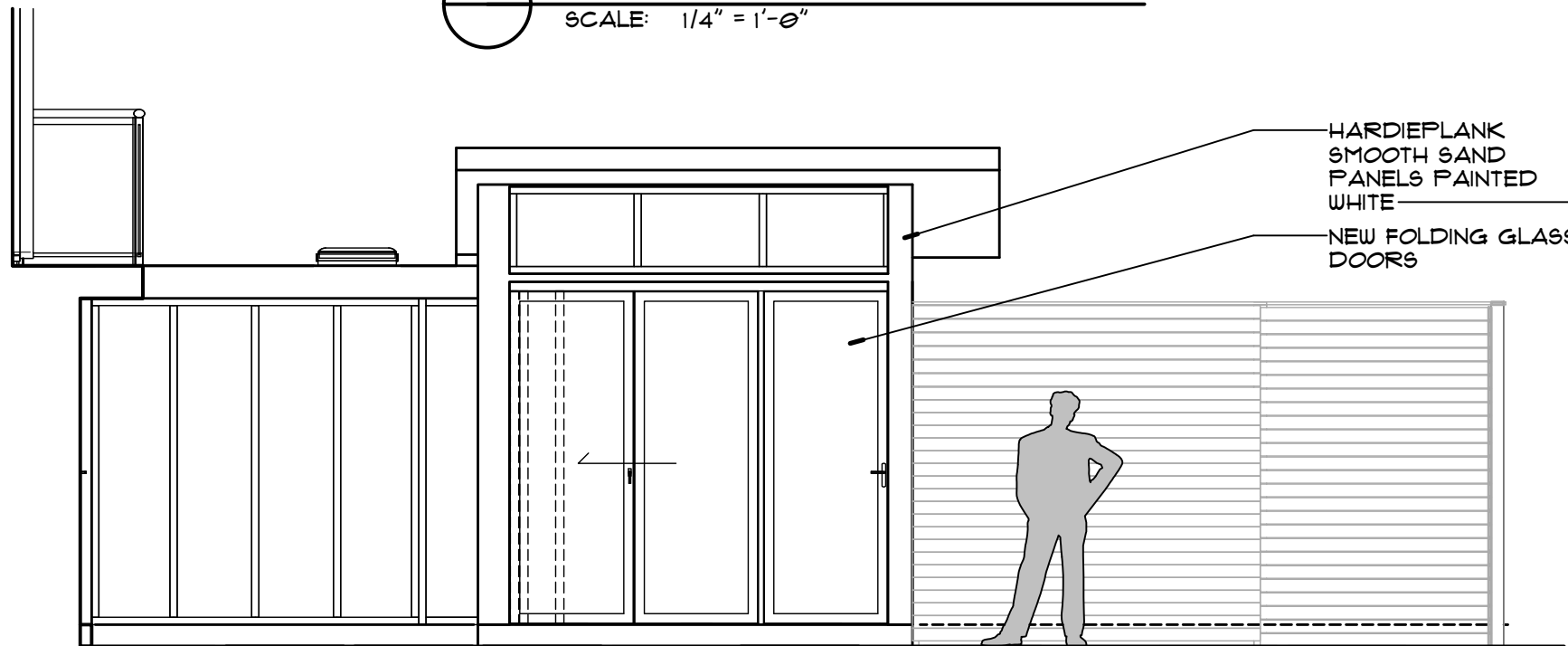
1 SITE SECTION THROUGH REAR
SCALE: 1/8" = 1'-0"



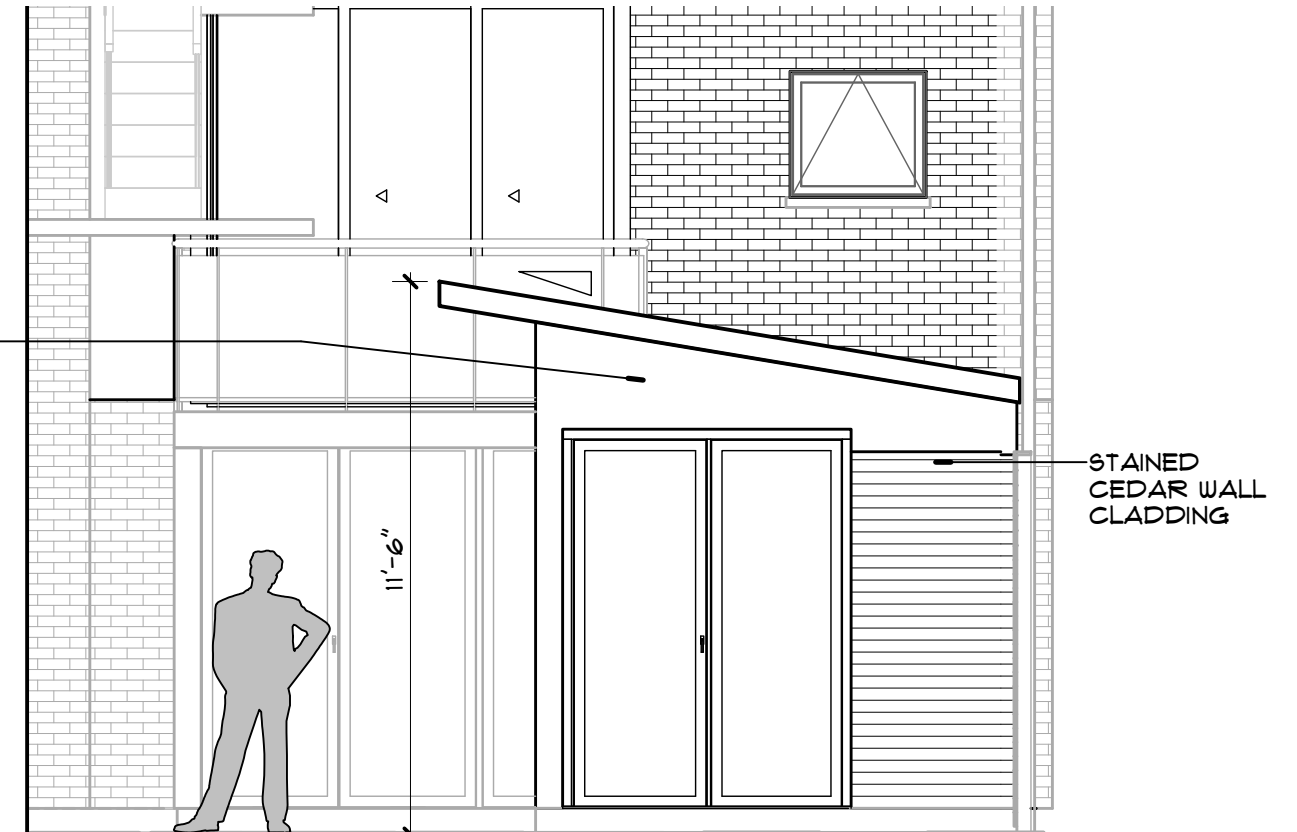
2 SITE SECTION THROUGH STREET
SCALE: 1/8" = 1'-0"



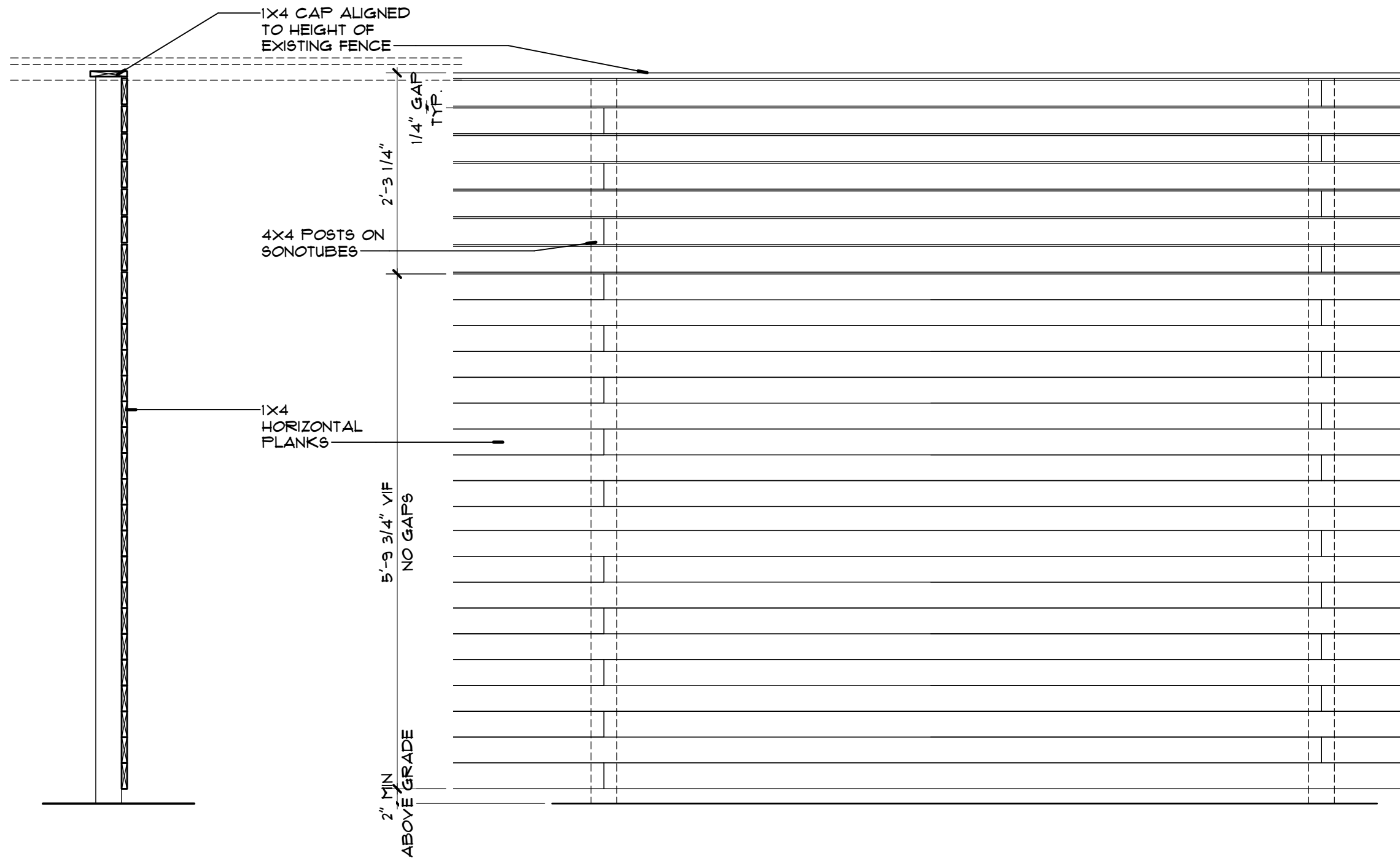
1 EXISTING REAR YARD ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED ADU ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED ADU REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 FENCE SECTION DETAIL
SCALE: 3/4" = 1'-0"

2 FENCE ELEVATION
SCALE: 3/4" = 1'-0"