

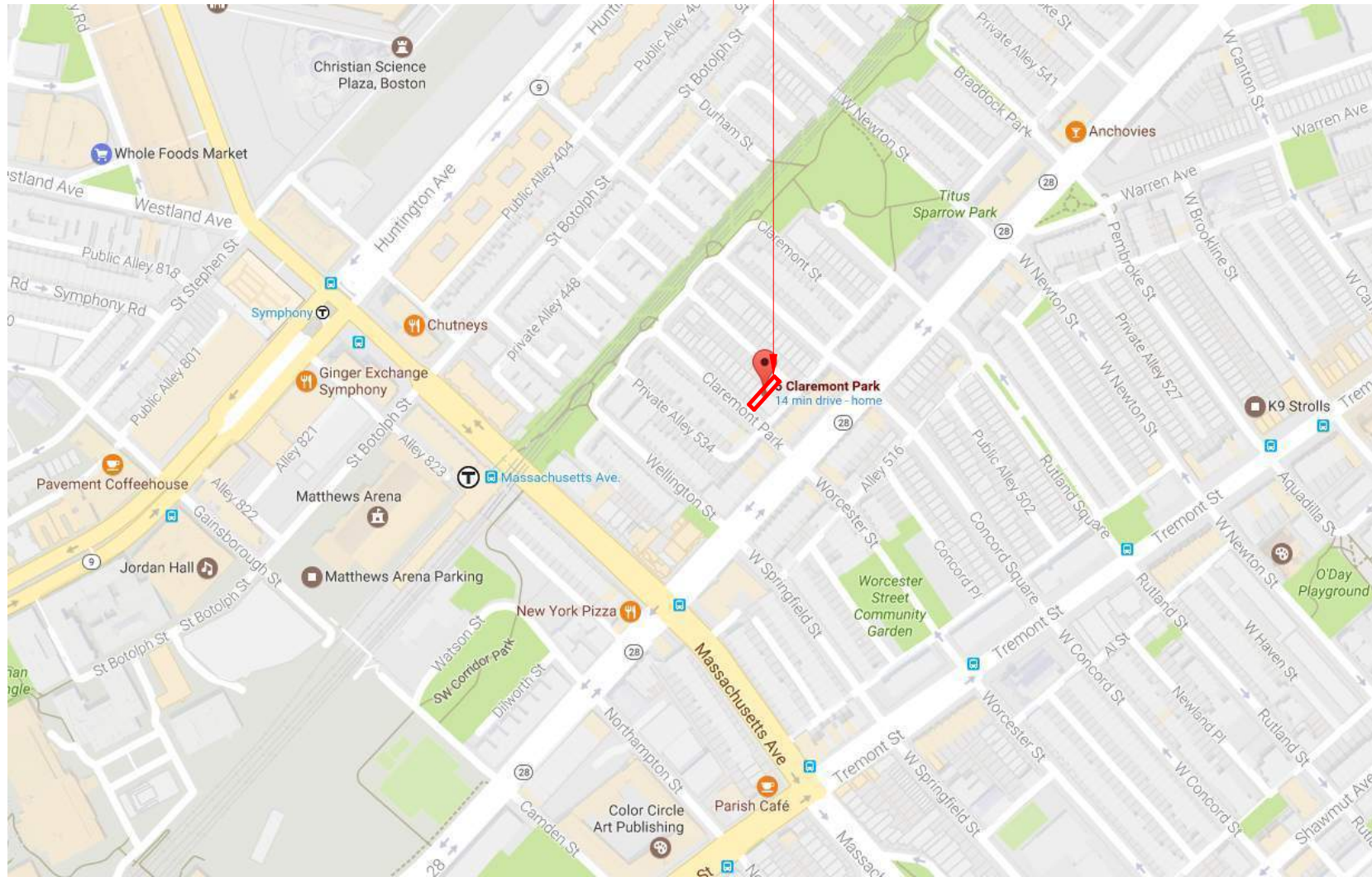
5 CLAREMONT PARK
BOSTON, MASSACHUSETTS
DJ WATSON DEVELOPMENT
SELDC

JUNE 13, 2017



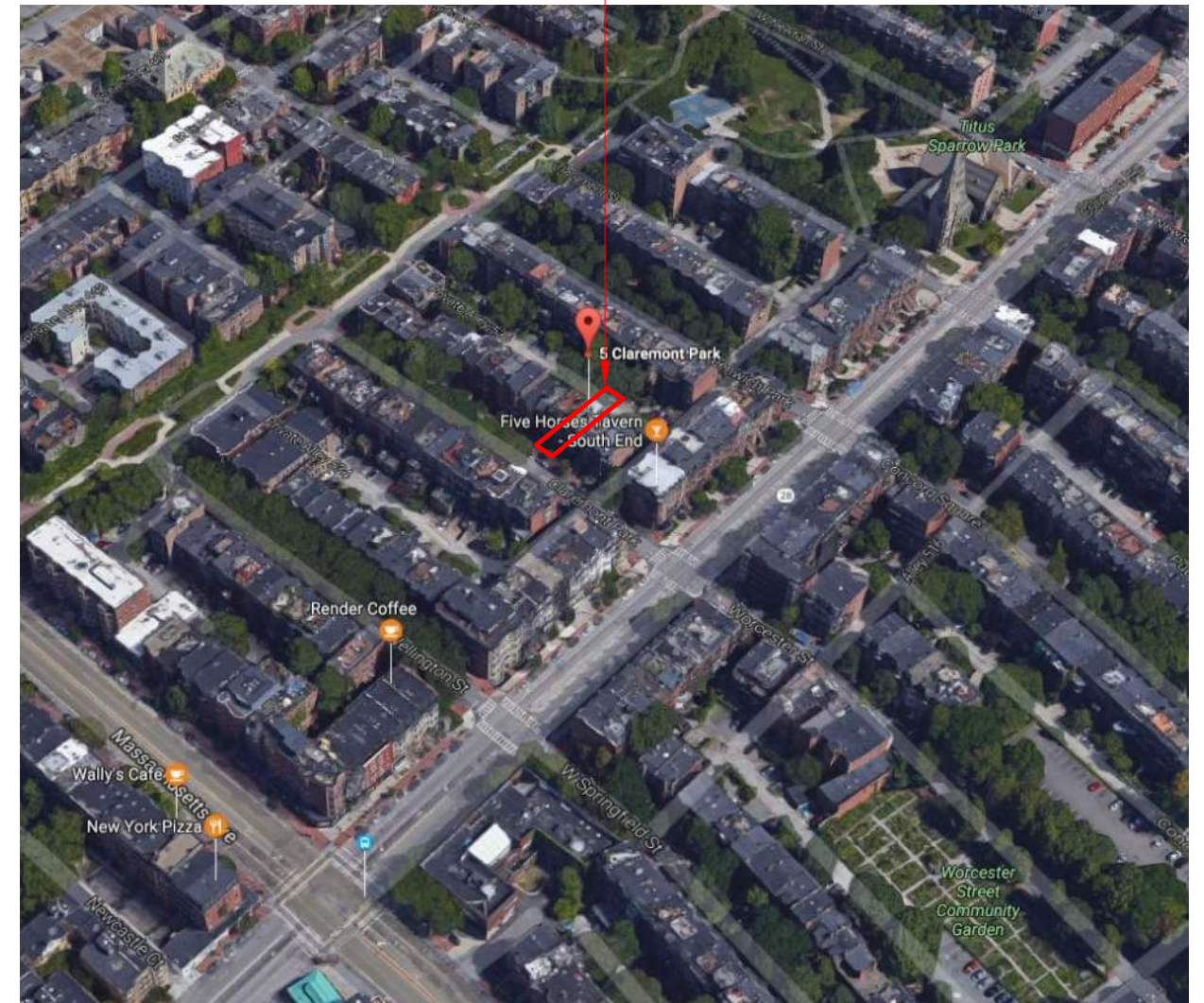
EMBARC STUDIO
ARCHITECTURE + DESIGN

5 CLAREMONT PARK



AERIAL VIEW

5 CLAREMONT PARK



BIRD'S EYE VIEW



CLAREMONT PARK FACING NORTH



FRONT ELEVATION | 5 CLAREMONT PARK



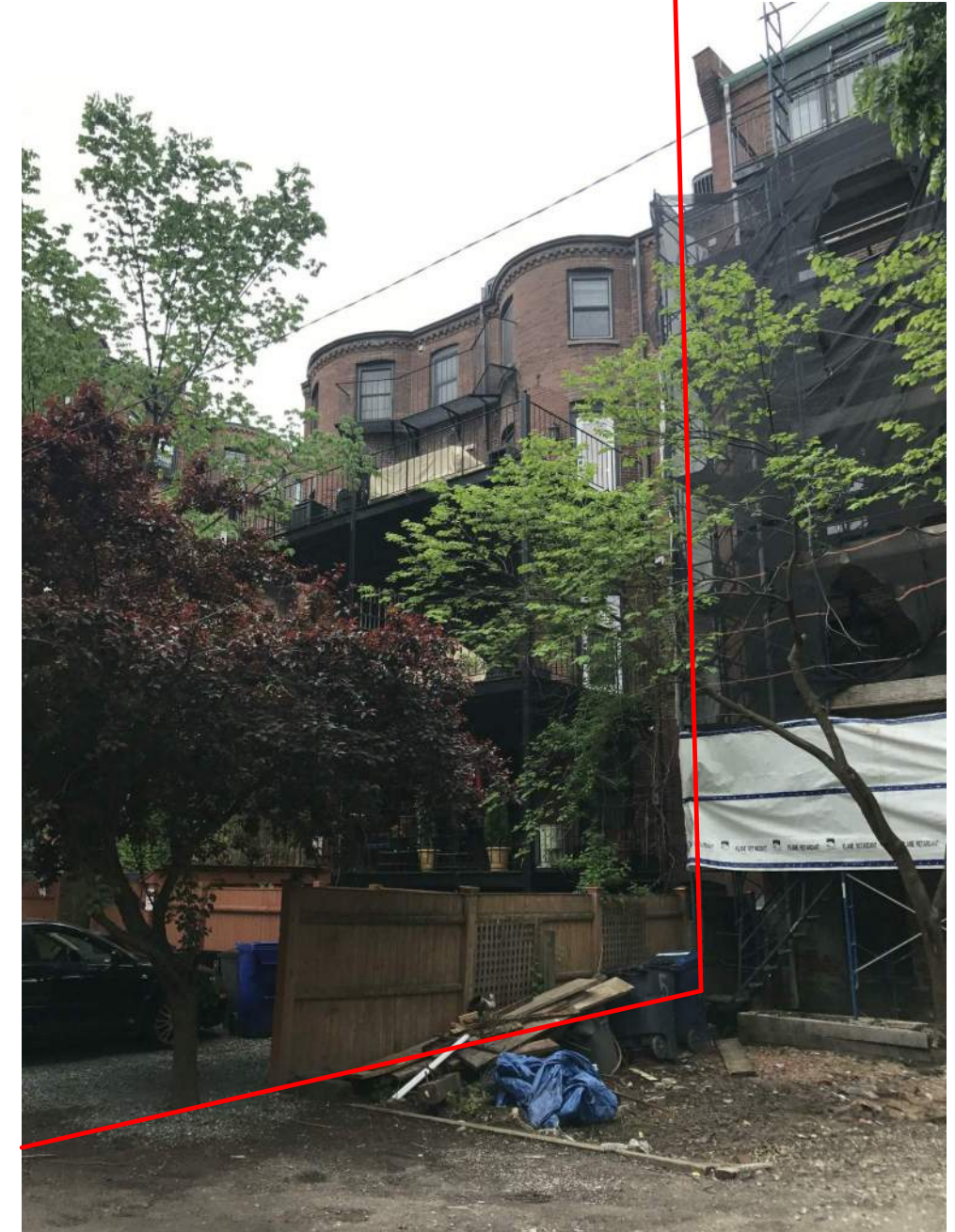
CLAREMONT PARK FACING SOUTH



REAR ALLEY FACING NORTH



CURRENT CONDITION OF REAR ELEVATION - 5 CLAREMONT PARK



REAR ALLEY FACING SOUTH



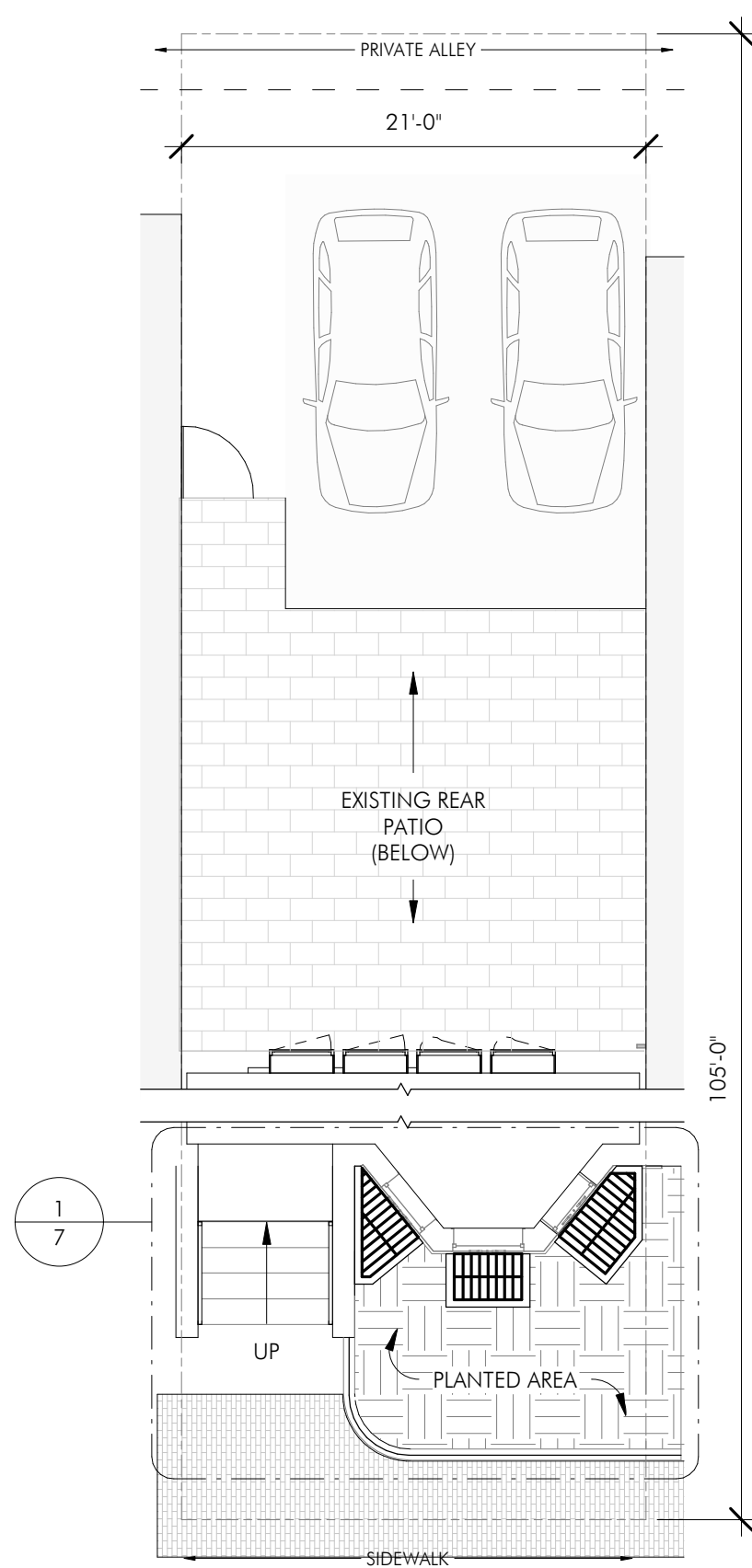
EXISTING FIRST FLOOR WINDOW GRILLES TO BE REMOVED



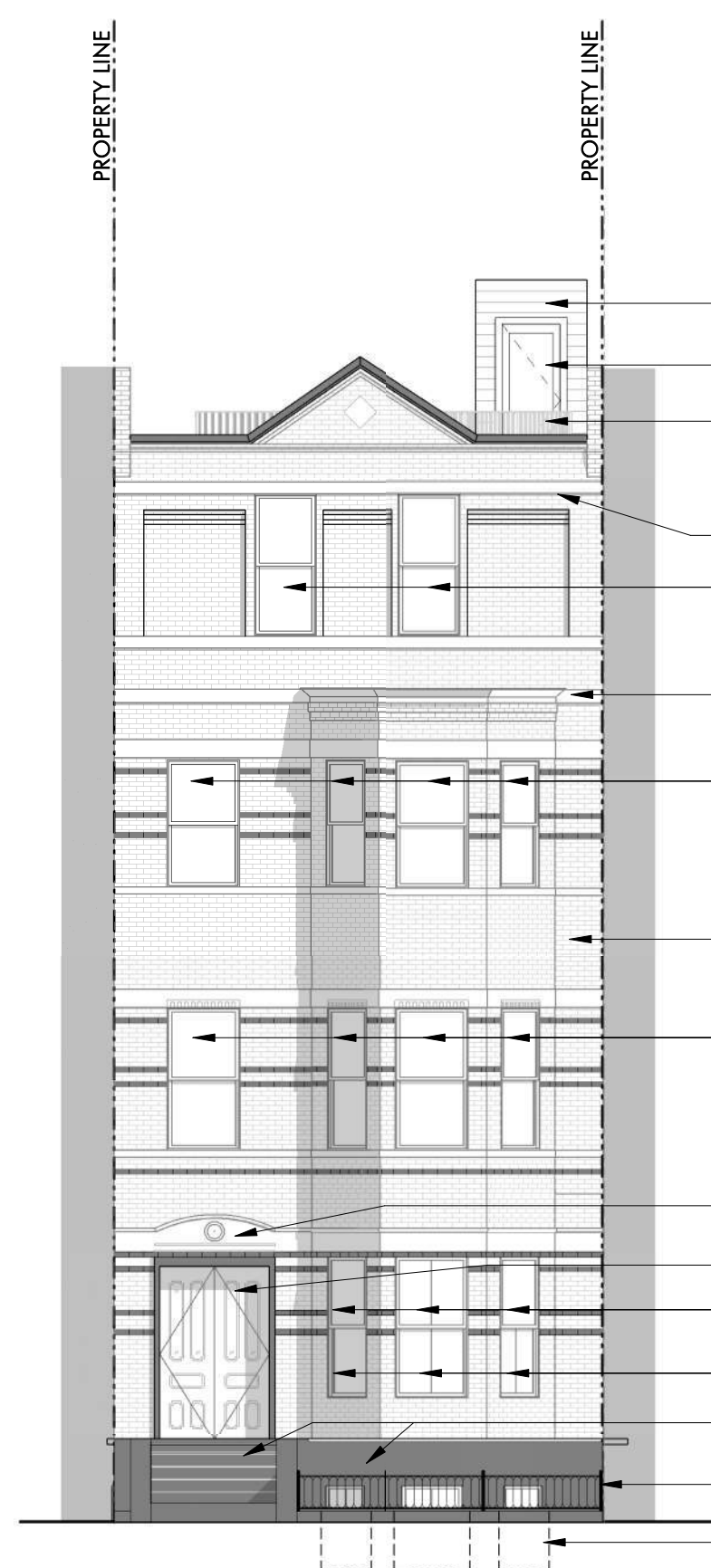
EXISTING DOOR TO BE REPAIRED AND RESTORED
STOOP TO BE REPAIRED AND RESTORED



EXISTING METAL GARDEN RAIL TO BE REPAIRED AND REPAINTED BLACK



1 PROPOSED SITE PLAN
1/8" = 1'-0"



2 CLAREMONT PARK (FRONT) ELEVATION
1/8" = 1'-0"

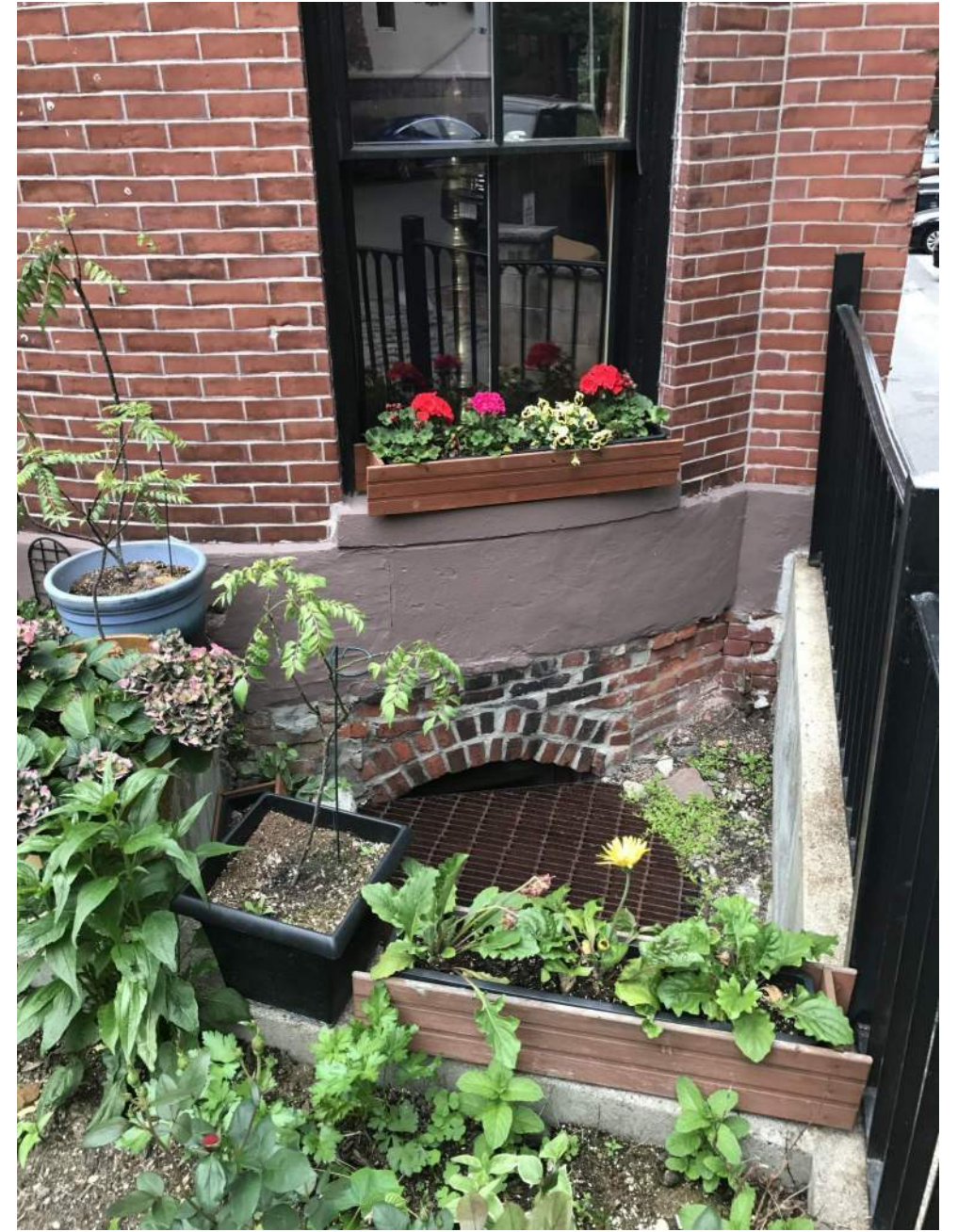
- REPAIR AND REPLACE EXISTING CLAPBOARD SIDING, AS REQUIRED. REPAINT HC-69.
- REPLACE EXISTING DECK DOOR WITH NEW WOOD AND GLASS DOOR.
- REPLACE EXISTING DECK GUARD RAIL WITH NEW BLACK METAL GUARD RAIL IN EXISTING LOCATION.
- REPAIR CORNICE; AS REQUIRED.
- REPLACE ALL EXISTING WINDOWS WITH PELLA ARCHITECT SERIES 'ONE OVER ONE' WOOD WINDOWS.
- REPAIR AND RESTORE BROWNSTONE ORNAMENT AS REQUIRED, TYPICAL.
- REPLACE ALL EXISTING WINDOWS WITH PELLA ARCHITECT SERIES 'ONE OVER ONE' WOOD WINDOWS.
- REPAIR AND REPOINT EXISTING BRICK MASONRY; AS REQUIRED.
- REPLACE ALL EXISTING WINDOWS WITH PELLA 'ONE OVER ONE' WOOD WINDOWS.
- REPAIR AND RESTORE EXISTING BROWNSTONE DECORATION, AS REQUIRED.
- REPAIR AND RESTORE EXISTING FRONT DOORS
- REPLACE ALL EXISTING WINDOWS WITH PELLA ARCHITECT SERIES 'ONE OVER ONE' WOOD WINDOWS.
- REMOVE EXISTING WINDOW GRILLES.
- REPAIR AND RESTORE EXISTING STOOP AND BROWNSTONE, AS REQUIRED. REPAINT HC-69.
- REPAIR AND REPAINT EXISTING BLACK METAL GARDEN RAIL.
- NEW WINDOW WELLS WITH BLACK METAL SECURITY BARS.



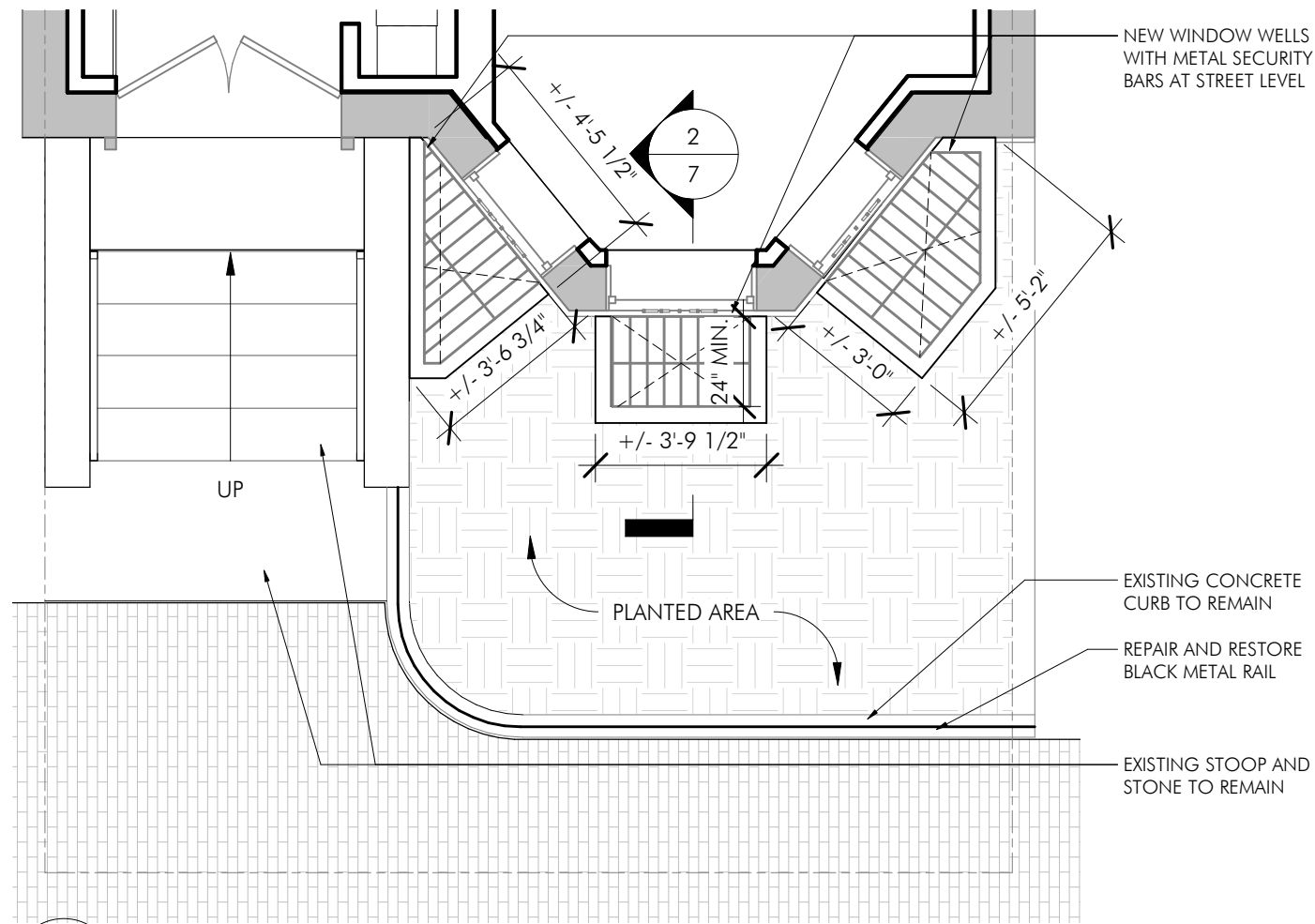
WINDOW WELL AT 3 CLAREMONT PARK



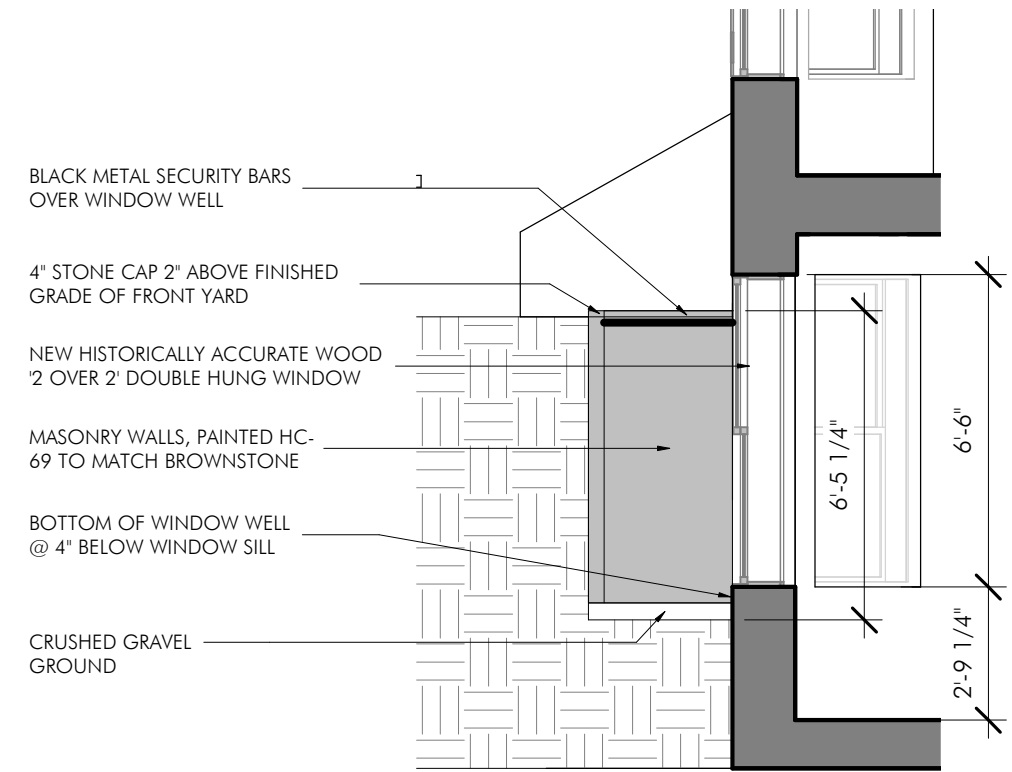
WINDOW WELL AT 2 CLAREMONT PARK



WINDOW WELL WITH WINDOW EXPOSED ABOVE GRATE AT 1 CLAREMONT PARK



1 PROPOSED FRONT WINDOW WELL PLAN
1/4" = 1'-0"



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

REPAIR AND REPLACE EXISTING CLAPBOARD SIDING, AS REQUIRED.

REPLACE EXISTING DECK GUARD RAIL WITH NEW BLACK METAL GUARD RAIL IN EXISTING LOCATION

NEW CEMENTITIOUS PANELS ABOVE WINDOWS

NEW COPPER DOWNSPOUT

NEW PELLA PROLINE 450 SERIES CASMENT & FIXED CASMENT WINDOWS. TRIM TO BE PAINTED BLACK; TYP.

NEW DOOR IN EXISTING MASONRY OPENING

REPAIR AND RESTORE EXISTING REAR DECK

NEW PELLA PROLINE 450 SERIES CASMENT & FIXED CASMENT WINDOWS. TRIM TO BE PAINTED BLACK; TYP.

REPAIR AND REPAINT EXISTING FIRE ESCAPE TIE-INS, TYPICAL.

PATCH AND REPAIR EXISTING BRICK, AS REQUIRED

NEW PELLA PROLINE 450 SERIES CASMENT & FIXED CASMENT WINDOWS. TRIM TO BE PAINTED BLACK; TYP.

NEW REAR DECK AND RAILING. CUT FIRE BALCONY AND TIE INTO NEW DECK

NEW CEMENTITIOUS PANELS

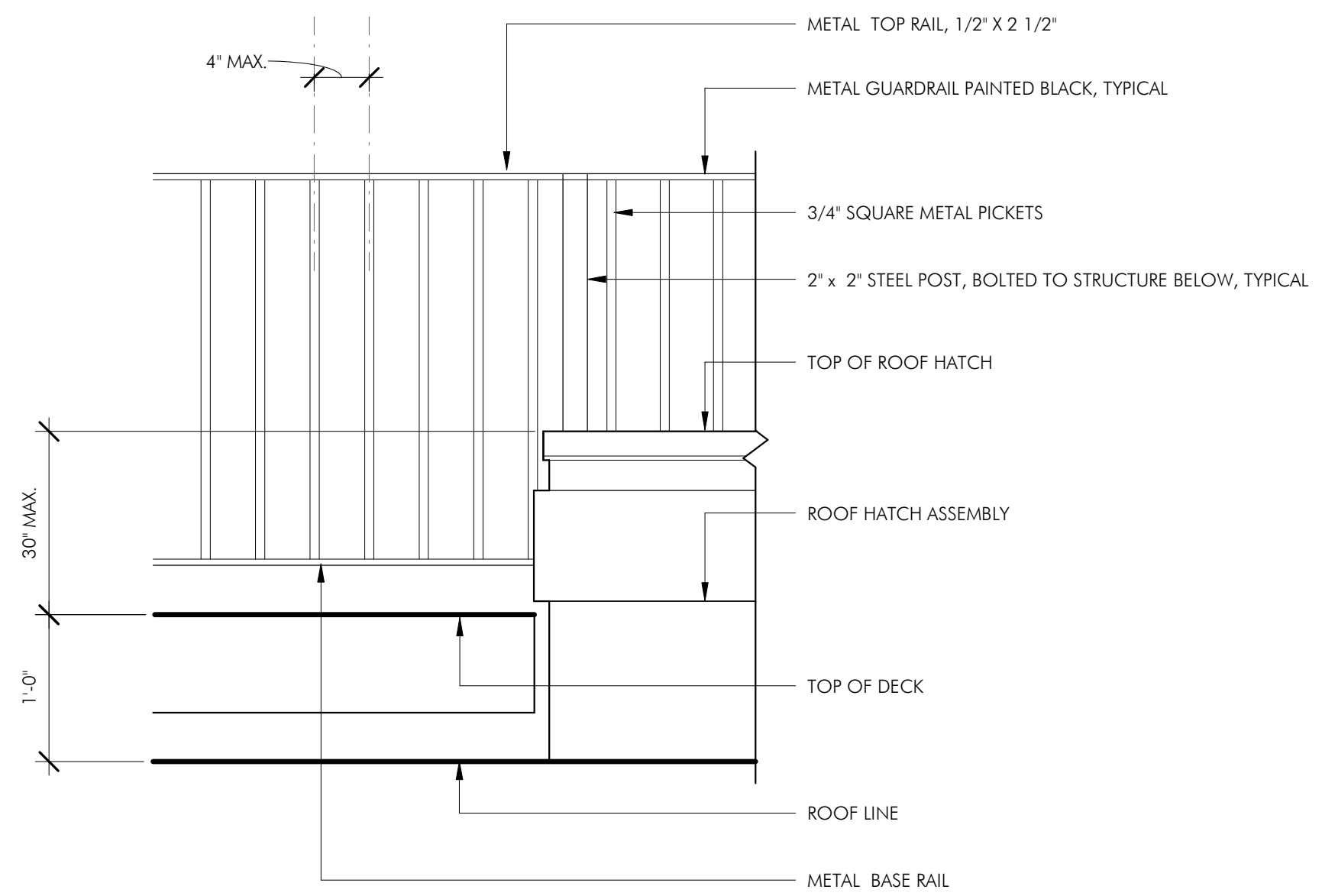
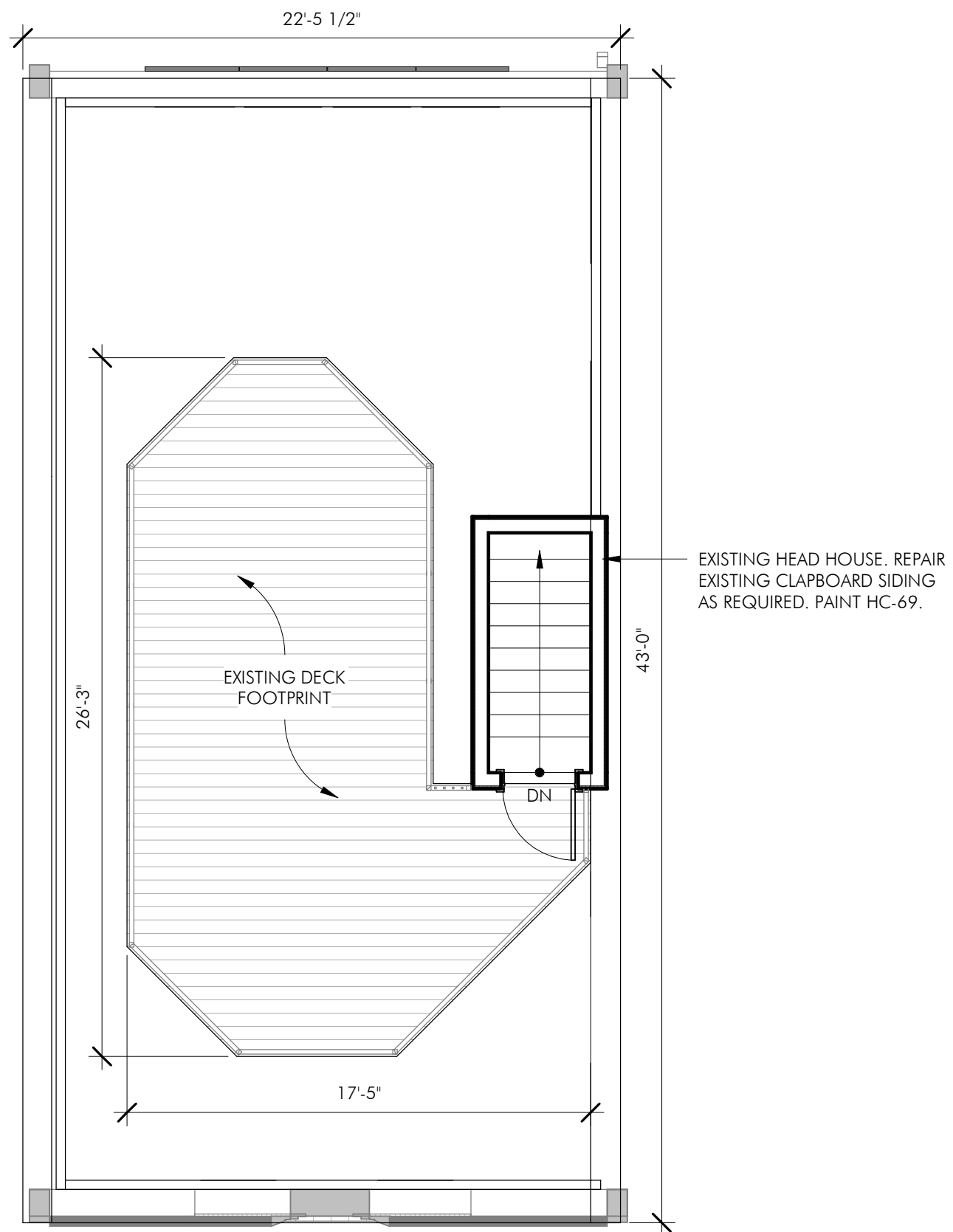
NEW PELLA PROLINE 450 SERIES CASMENT & FIXED CASMENT WINDOWS. TRIM TO BE PAINTED BLACK; TYP.

NEW CEMENTITIOUS PANELS

NEW PELLA PROLINE 450 SERIES CASMENT & FIXED CASMENT WINDOWS. TRIM TO BE PAINTED BLACK; TYP.

42" METAL GUARDRAIL; PAINTED BLACK





1 **PROPOSED ROOF PLAN**
3/16" = 1'-0"

2 **PROPOSED ROOF DECK RAILING ELEVATION**
1" = 1'-0"