

# 27 CUMBERLAND STREET

BOSTON, MA 02115

## THE MENZIE RESIDENCE

### SBACDC

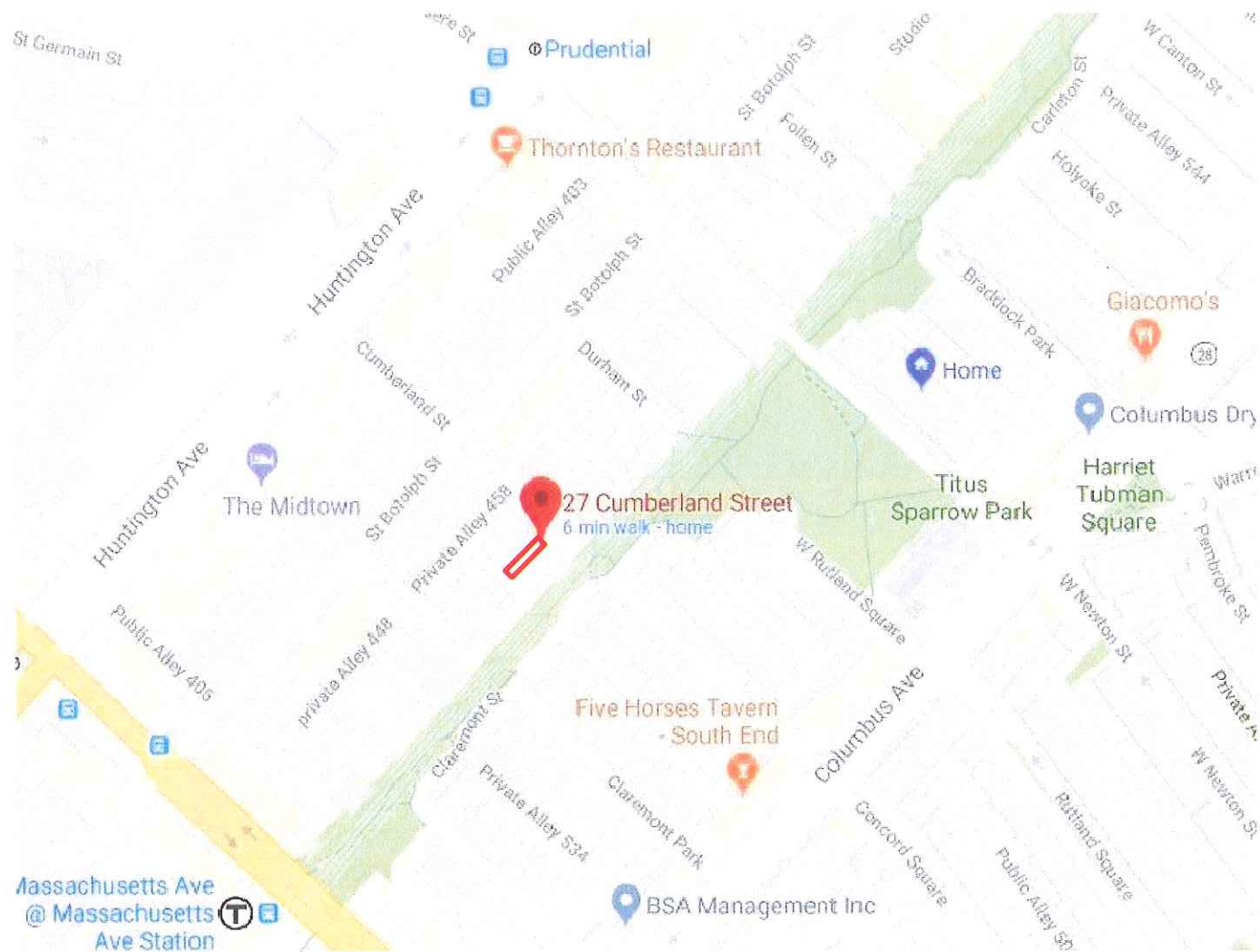
JUNE 26, 2018

REVISED JULY 12, 2018

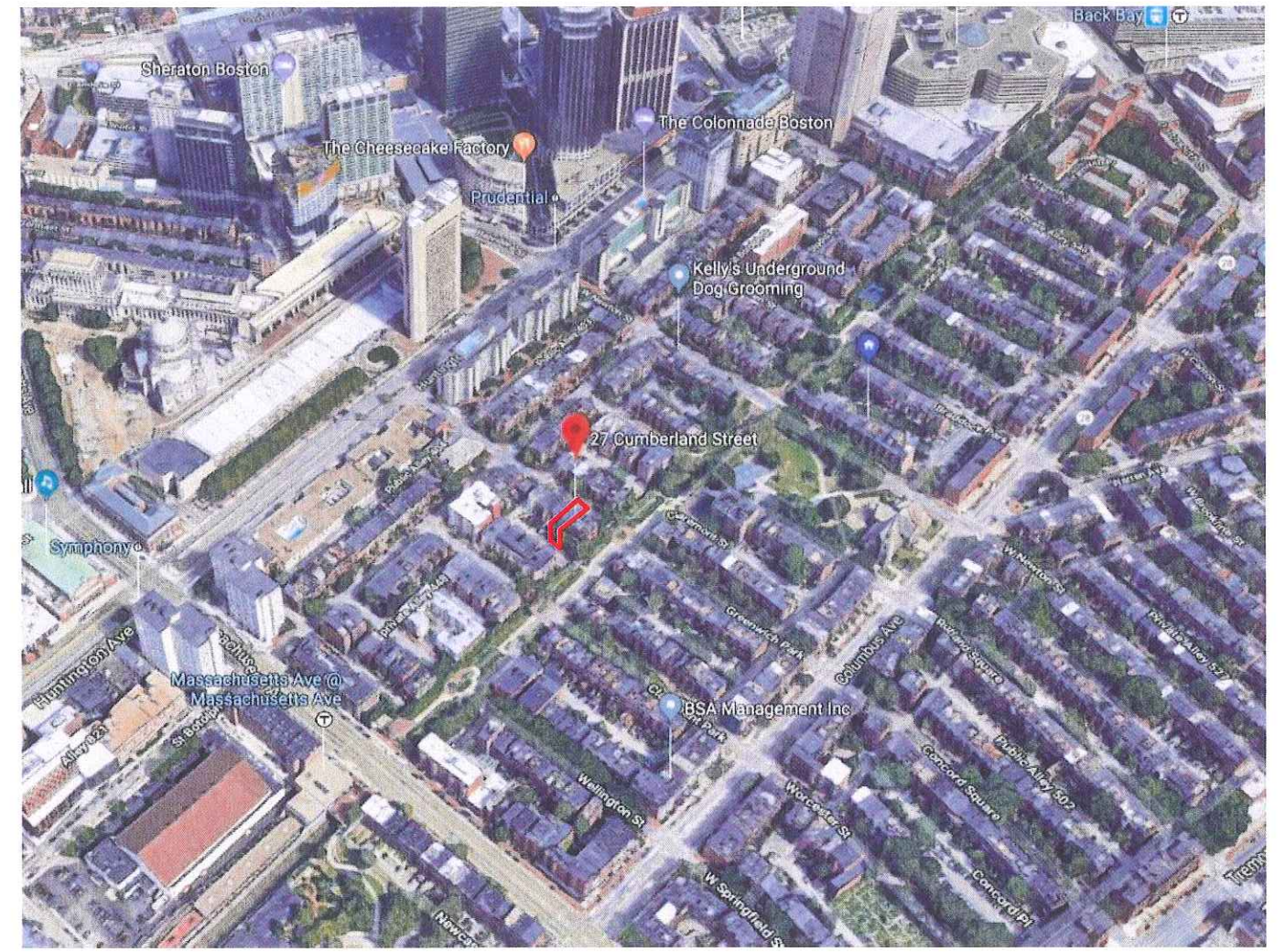


**EMBARC** STUDIO  
ARCHITECTURE + DESIGN





AERIAL



BIRD'S EYE





CUMBERLAND STREET LOOKING SOUTH



27 CUMBERLAND STREET



CUMBERLAND STREET LOOKING NORTH

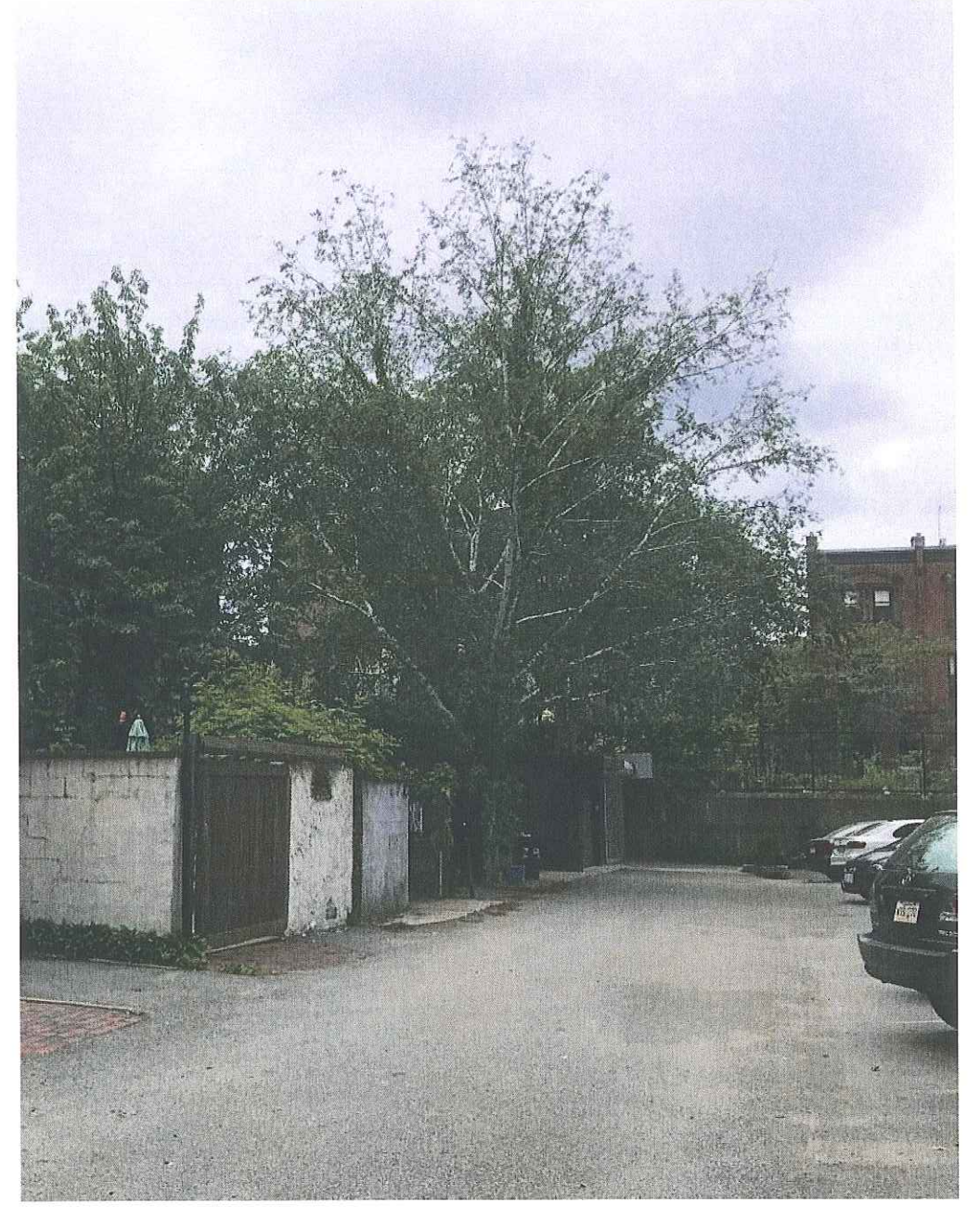




REAR ALLEY FACING NORTH

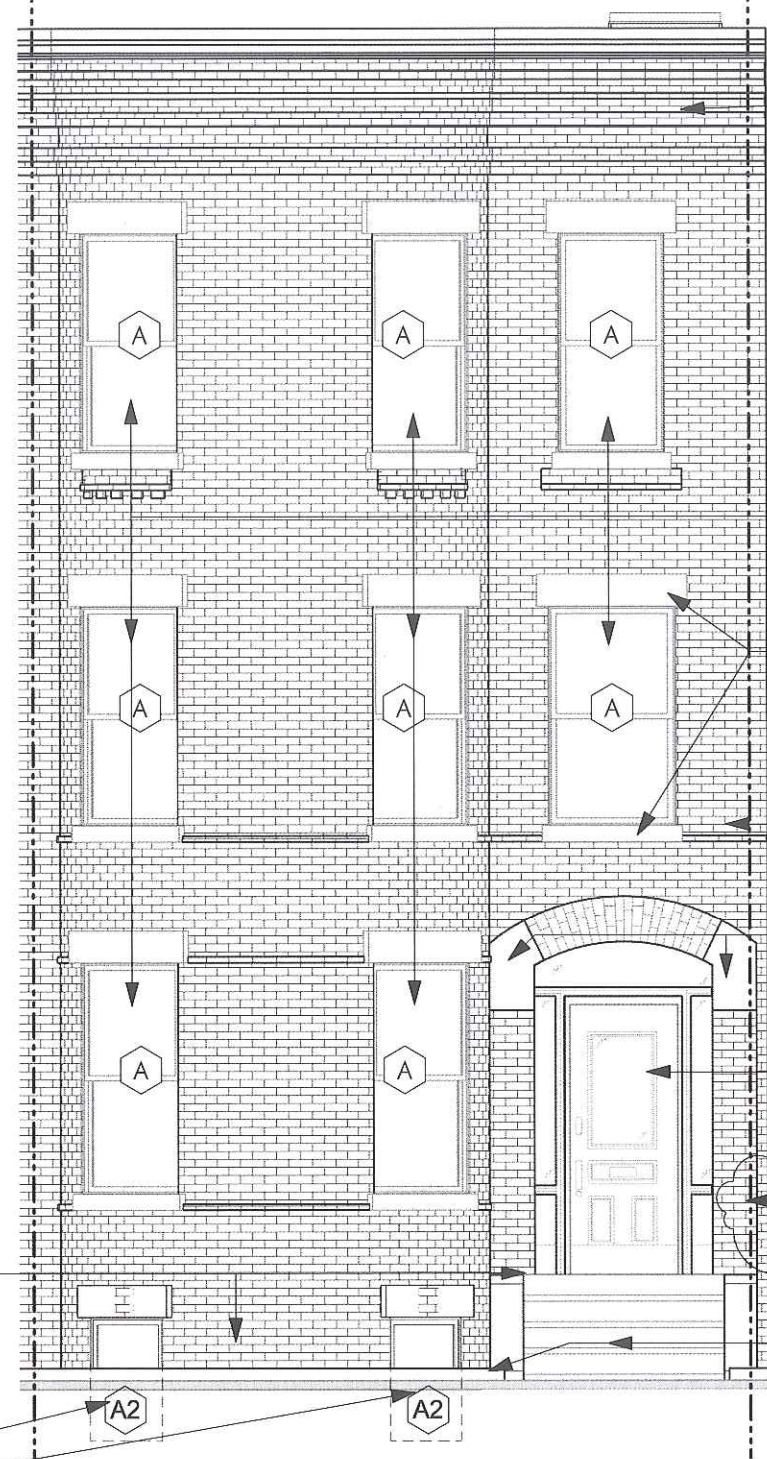


REAR ELEVATION OF 27 CUMBERLAND STREET (PRIVATE ALLEY)



REAR ALLEY FACING SOUTH





REPAIR AND RESTORE EXISTING CORNICE, AS REQUIRED.

NEW WOOD 'ONE OVER ONE' WINDOWS IN EXISTING MASONRY OPENINGS, TYP.

REPAIR AND RESTORE EXISTING WINDOW SILLS AND HEADERS, AS REQUIRED.

REPAIR AND REPOINT EXISTING BRICK MASONRY FACADE, AS REQUIRED.

REPAIR AND RESTORE EXISTING BROWNSTONE ORNAMENT AND DOOR SURROUND, AS REQUIRED.

REPAIR AND RESTORE EXISTING WOOD ENTRY DOOR AND SIDELITES. PAINT BLACK.

FIRE DEPARTMENT SPRINKLER CONNECTION

REPAIR AND RESTORE EXISTING STOOP, STOOP WALLS, AND GARDEN WALL, AS REQUIRED.

REMOVE NON-ORIGINAL GARDEN RAIL AND STOOP RAIL

CONSTRUCT (2) NEW LIGHT WELLS  
(1) REQUIRED FOR EGRESS  
SECOND PROPOSED FOR SYMMETRY

3/16" = 1'-0"

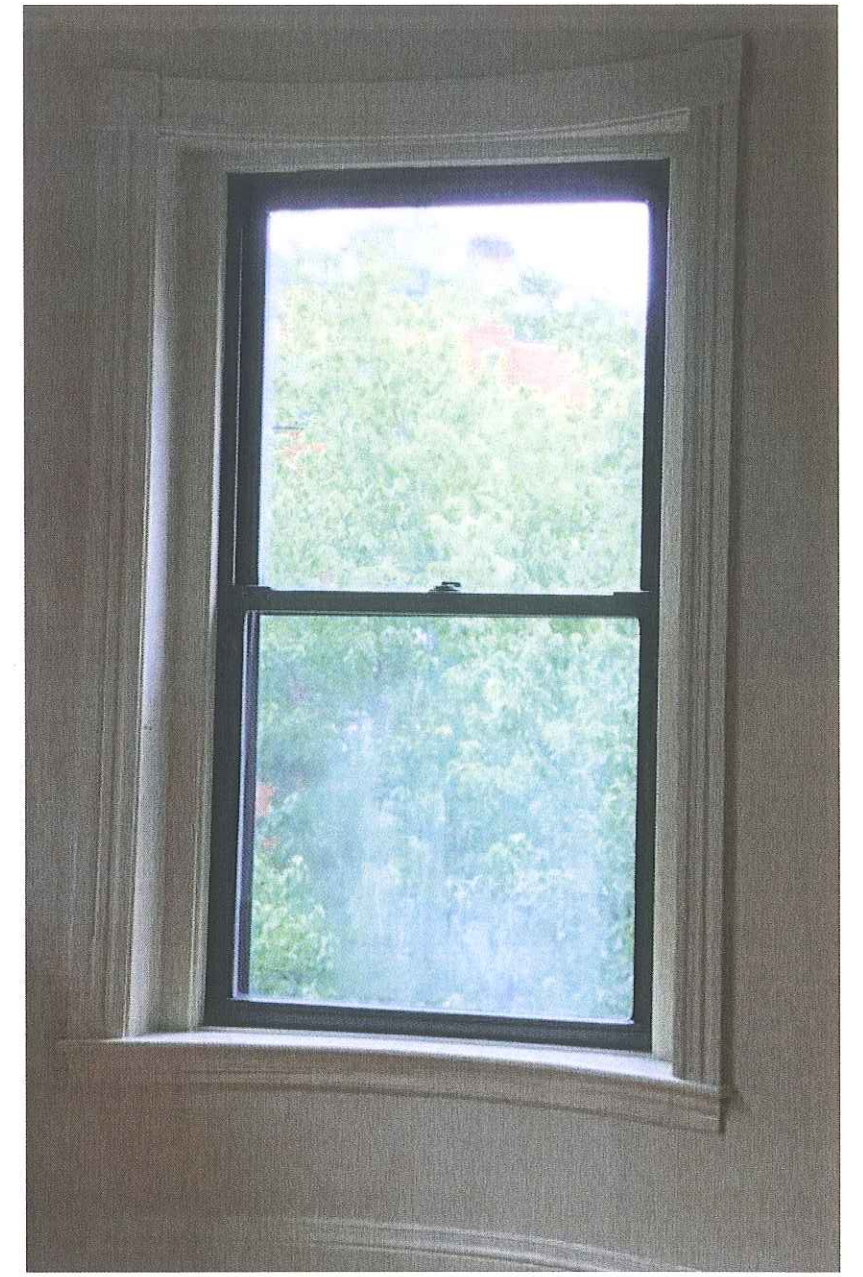




EXISTING FRONT DOOR



EXISTING WINDOWS



EXISTING WINDOW





31 CUMBERLAND



29 CUMBERLAND - NO RAILS



21-19-17 CUMBERLAND



27 CUMBERLAND

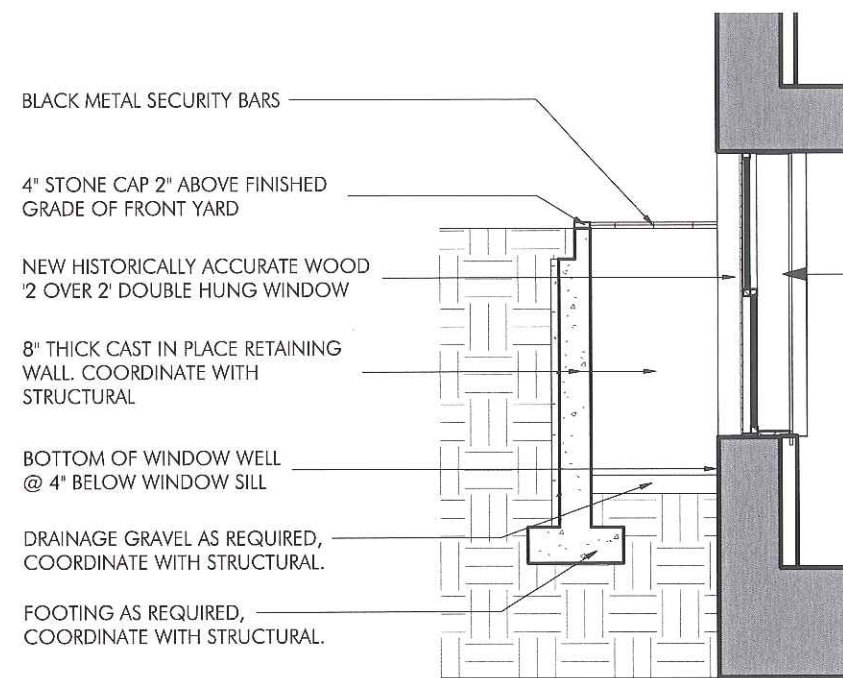


25-23 CUMBERLAND - PIPE RAIL AT STOOP; NO GARDEN RAILS



17 CUMBERLAND





BLACK METAL SECURITY BARS

4" STONE CAP 2" ABOVE FINISHED GRADE OF FRONT YARD

NEW HISTORICALLY ACCURATE WOOD 2 OVER 2 DOUBLE HUNG WINDOW

8" THICK CAST IN PLACE RETAINING WALL. COORDINATE WITH STRUCTURAL

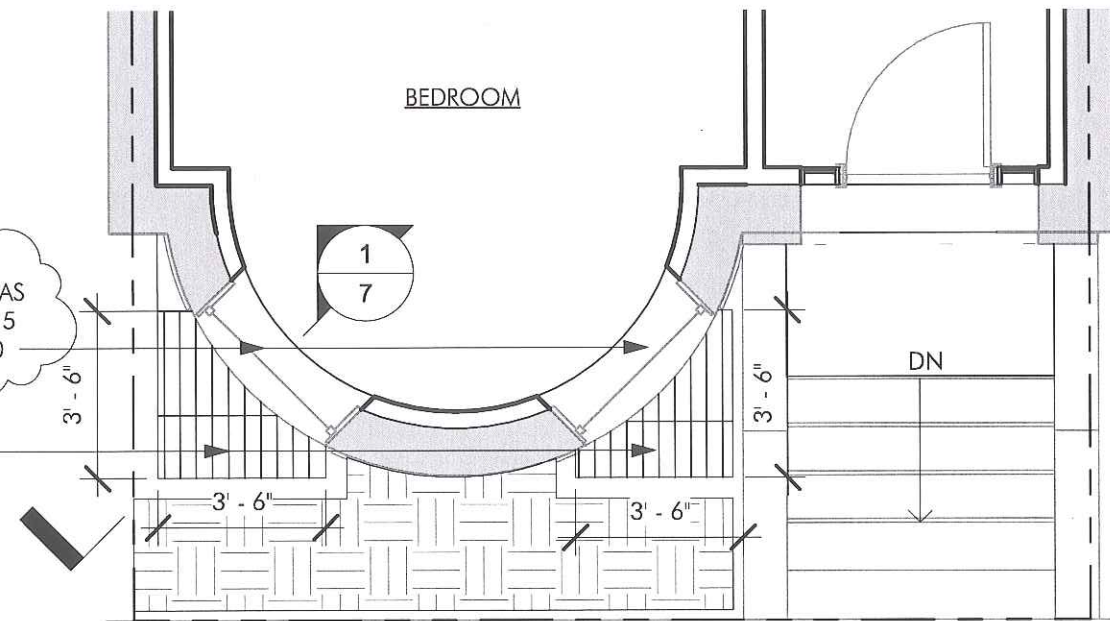
BOTTOM OF WINDOW WELL @ 4" BELOW WINDOW SILL

DRAINAGE GRAVEL AS REQUIRED, COORDINATE WITH STRUCTURAL

FOOTING AS REQUIRED, COORDINATE WITH STRUCTURAL

EGRESS WINDOW AS REQUIRED PER 2015 IBC SECTION 1030

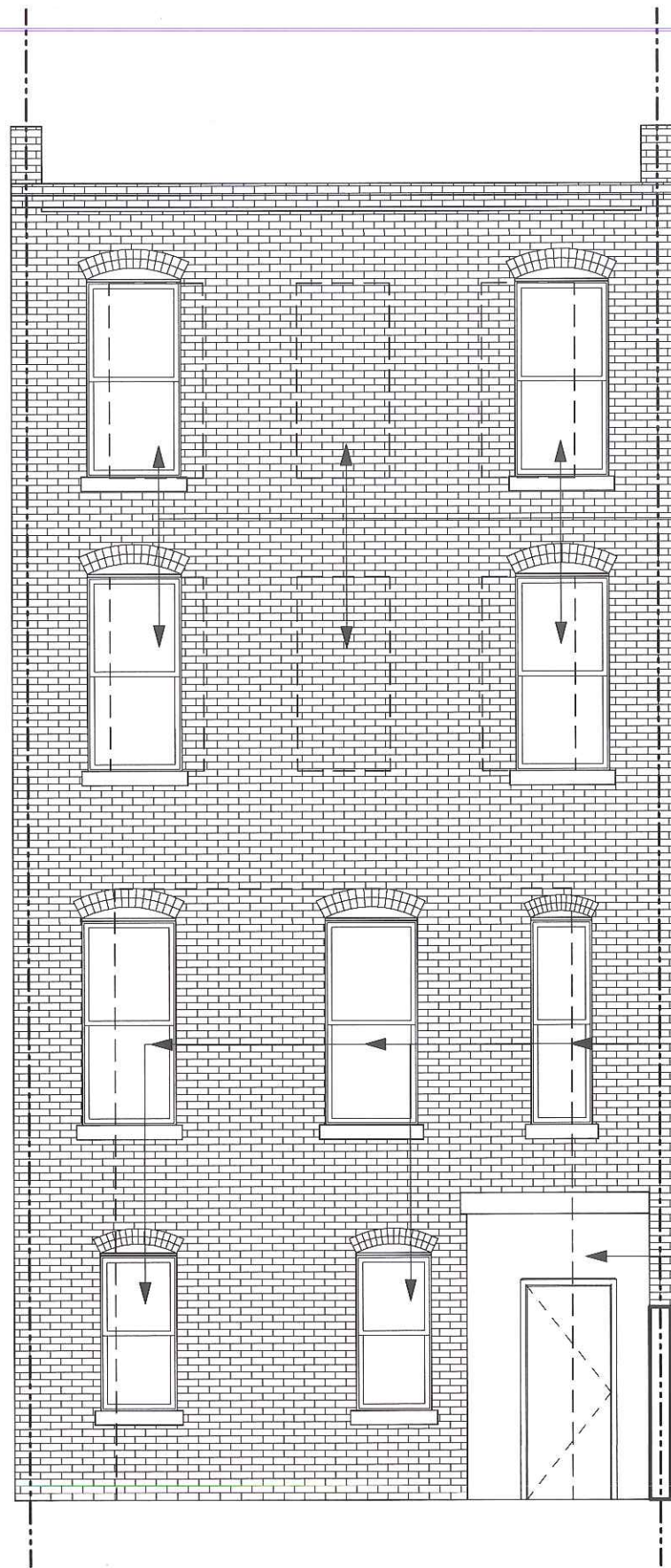
PROPOSED NEW WINDOW WELLS



1 TYPICAL SECTION @ NEW WINDOW WELLS  
1/4" = 1'-0"

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



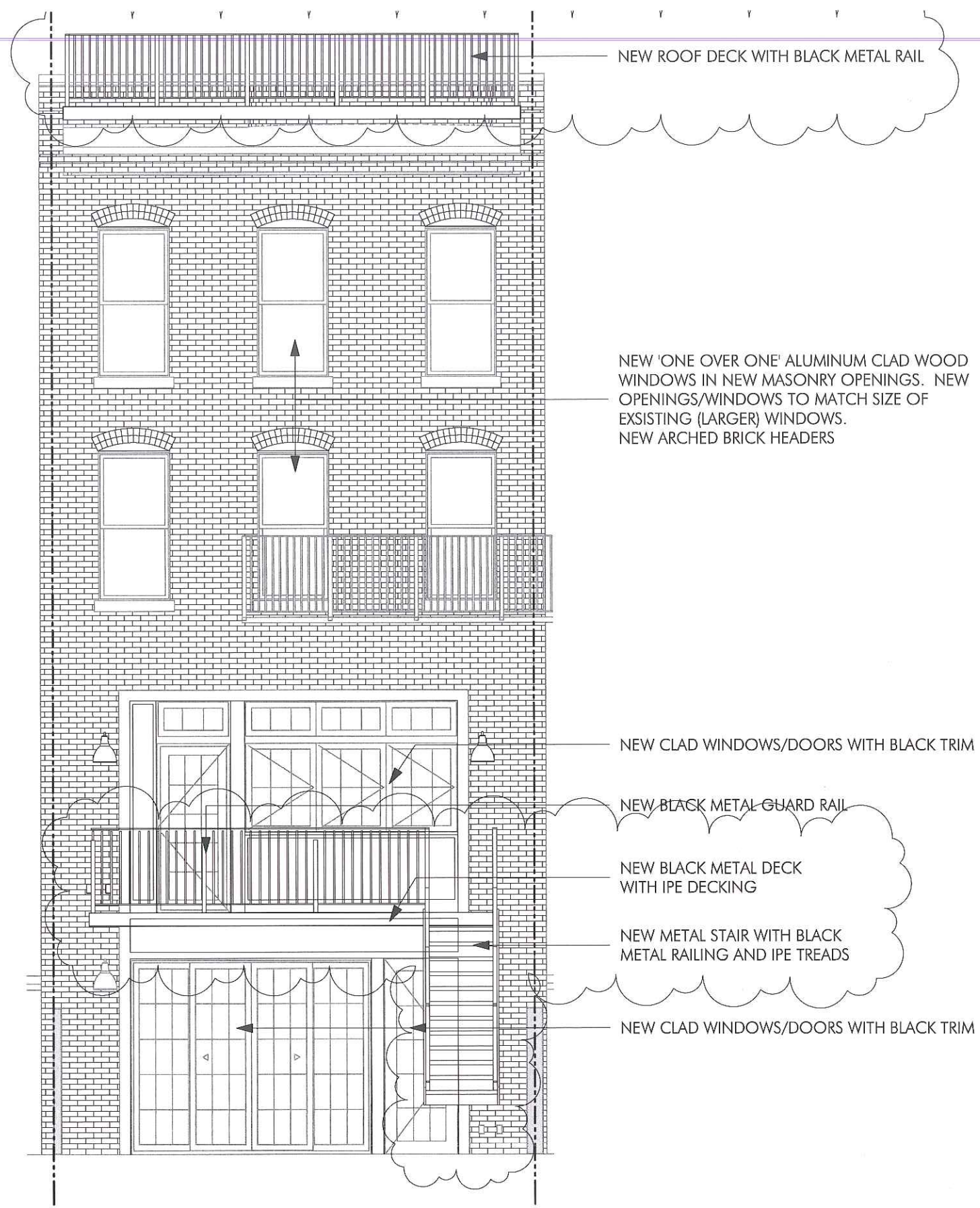


EXISTING

REMOVE WINDOWS.  
NEW MASONRY OPENINGS.  
IN-FILL WHERE REQUIRED WITH OLD  
BRICK. TOOTH IN BRICK

REMOVE WINDOWS.  
NEW MASONRY OPENING.  
IN-FILL WHERE REQUIRED WITH OLD  
BRICK. TOOTH IN BRICK

REMOVE NON-ORIGINAL ELL



PROPOSED

NEW ROOF DECK WITH BLACK METAL RAIL

NEW "ONE OVER ONE" ALUMINUM CLAD WOOD  
WINDOWS IN NEW MASONRY OPENINGS. NEW  
OPENINGS/WINDOWS TO MATCH SIZE OF  
EXISTING (LARGER) WINDOWS.  
NEW ARCHED BRICK HEADERS

NEW CLAD WINDOWS/DOORS WITH BLACK TRIM

NEW BLACK METAL GUARD RAIL

NEW BLACK METAL DECK  
WITH IPE DECKING

NEW METAL STAIR WITH BLACK  
METAL RAILING AND IPE TREADS

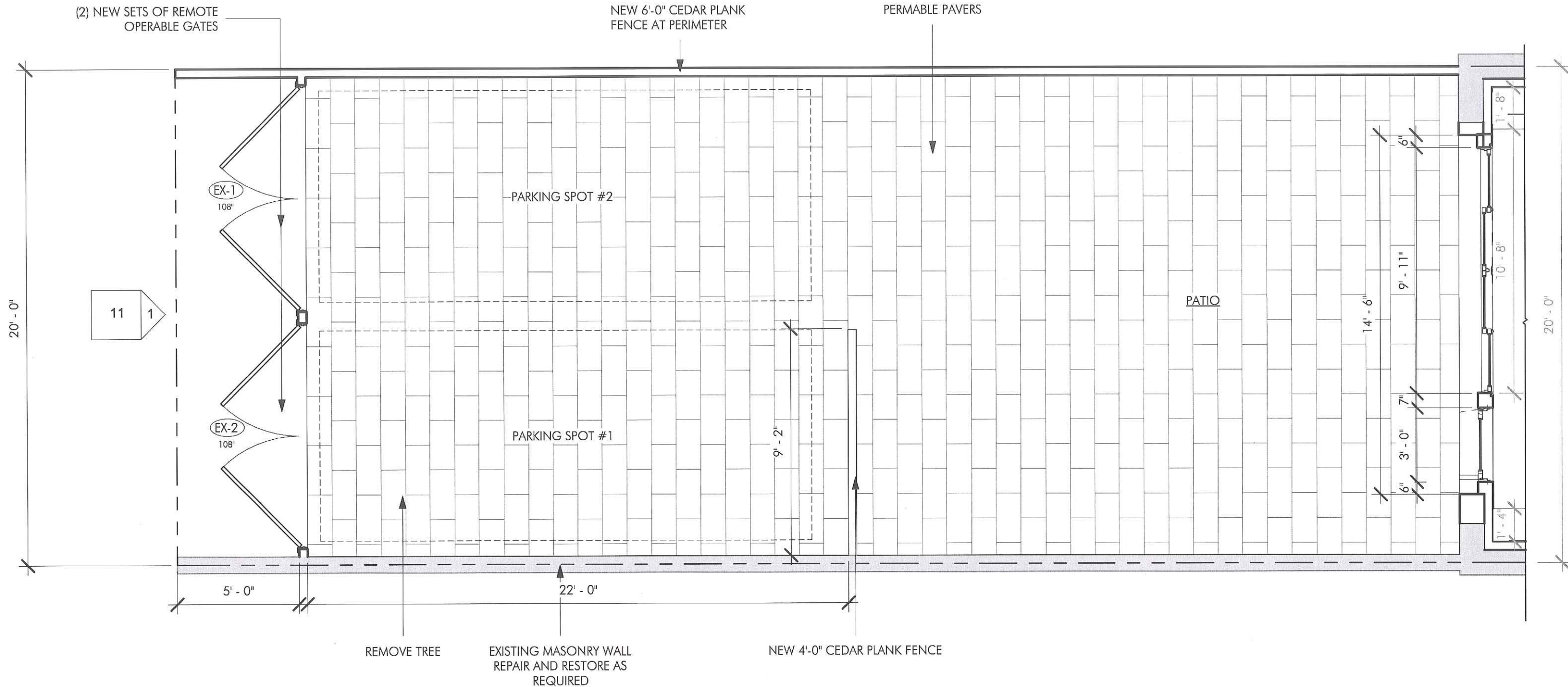
NEW CLAD WINDOWS/DOORS WITH BLACK TRIM

3/16" = 1'-0"



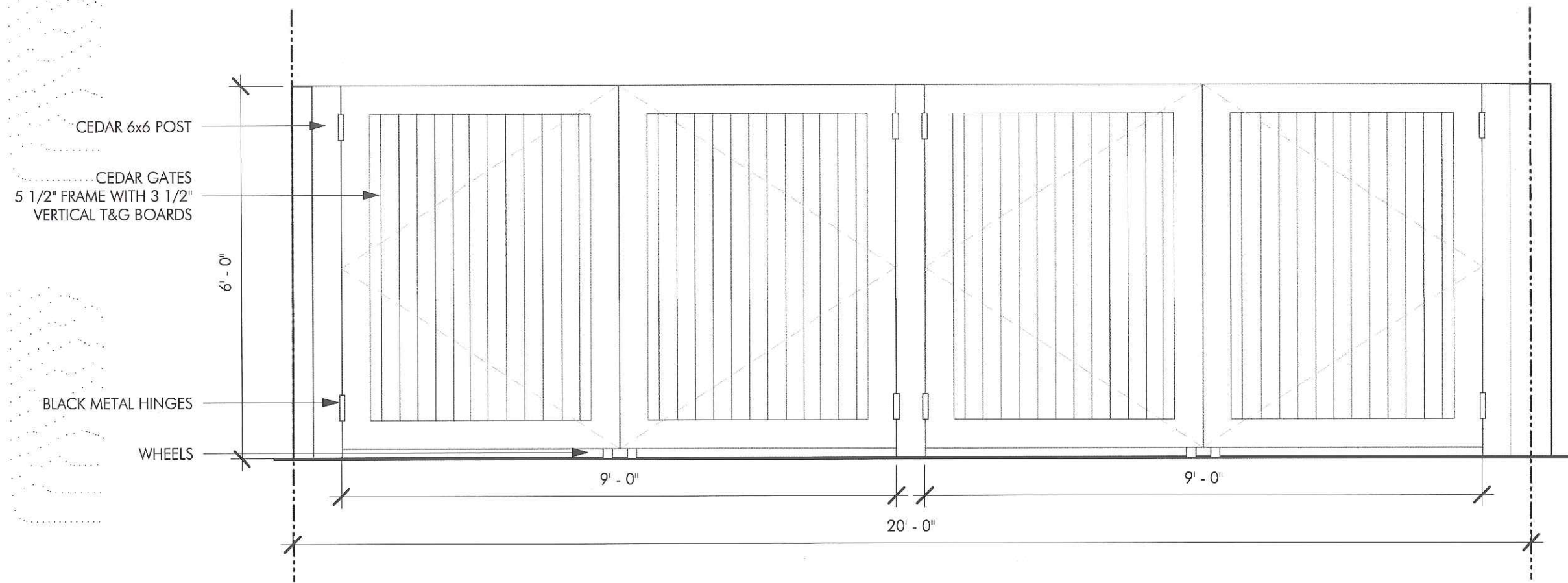






1/4" = 1'-0"





CEDAR 6x6 POST

CEDAR GATES  
5 1/2" FRAME WITH 3 1/2"  
VERTICAL T&G BOARDS

BLACK METAL HINGES

WHEELS

6' - 0"

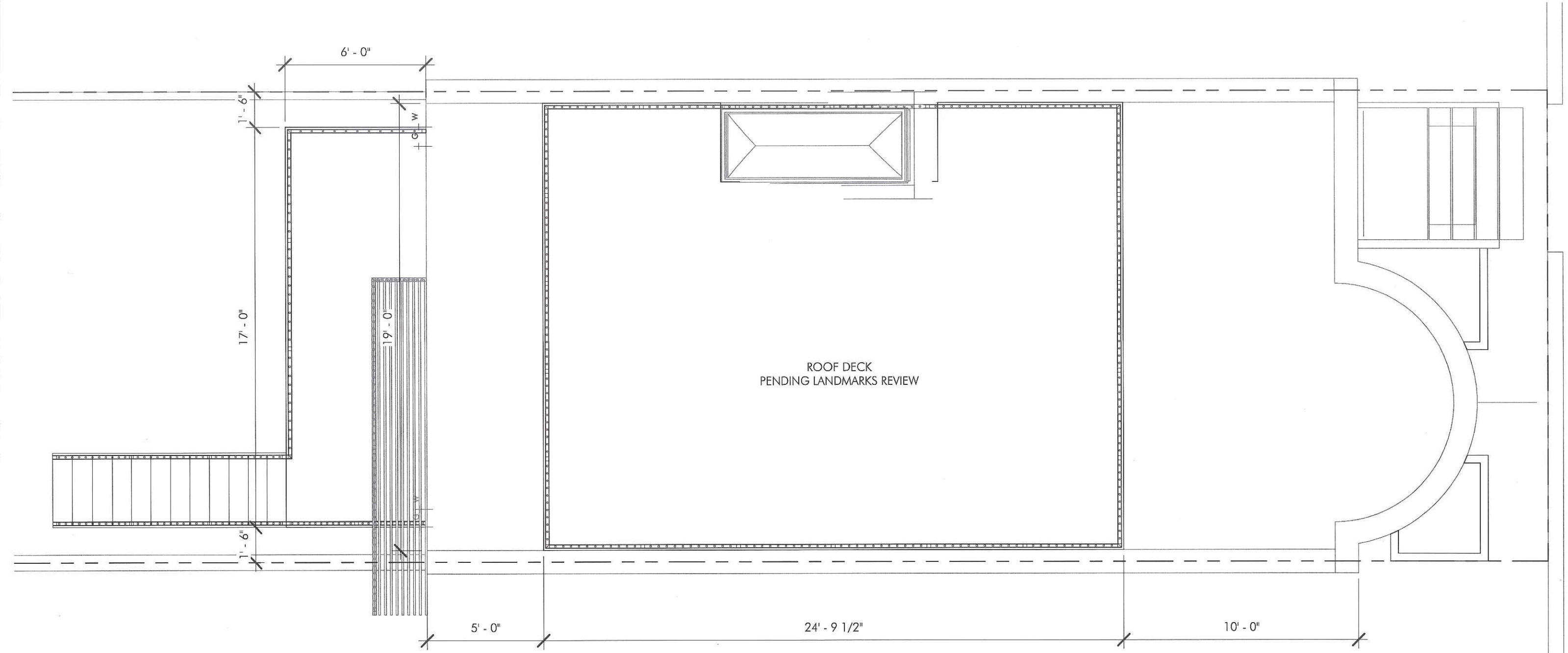
9' - 0"

20' - 0"

9' - 0"

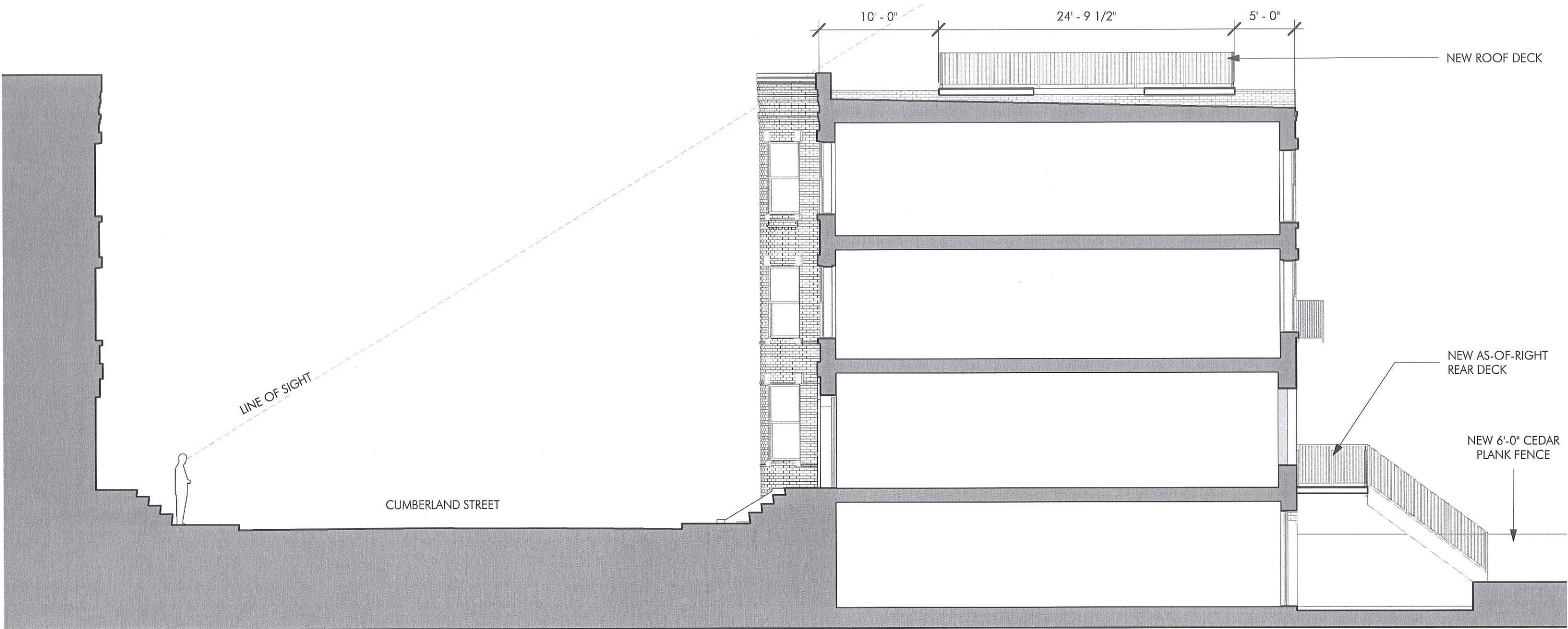
1/2" = 1'-0"





ROOF DECK  
PENDING LANDMARKS REVIEW

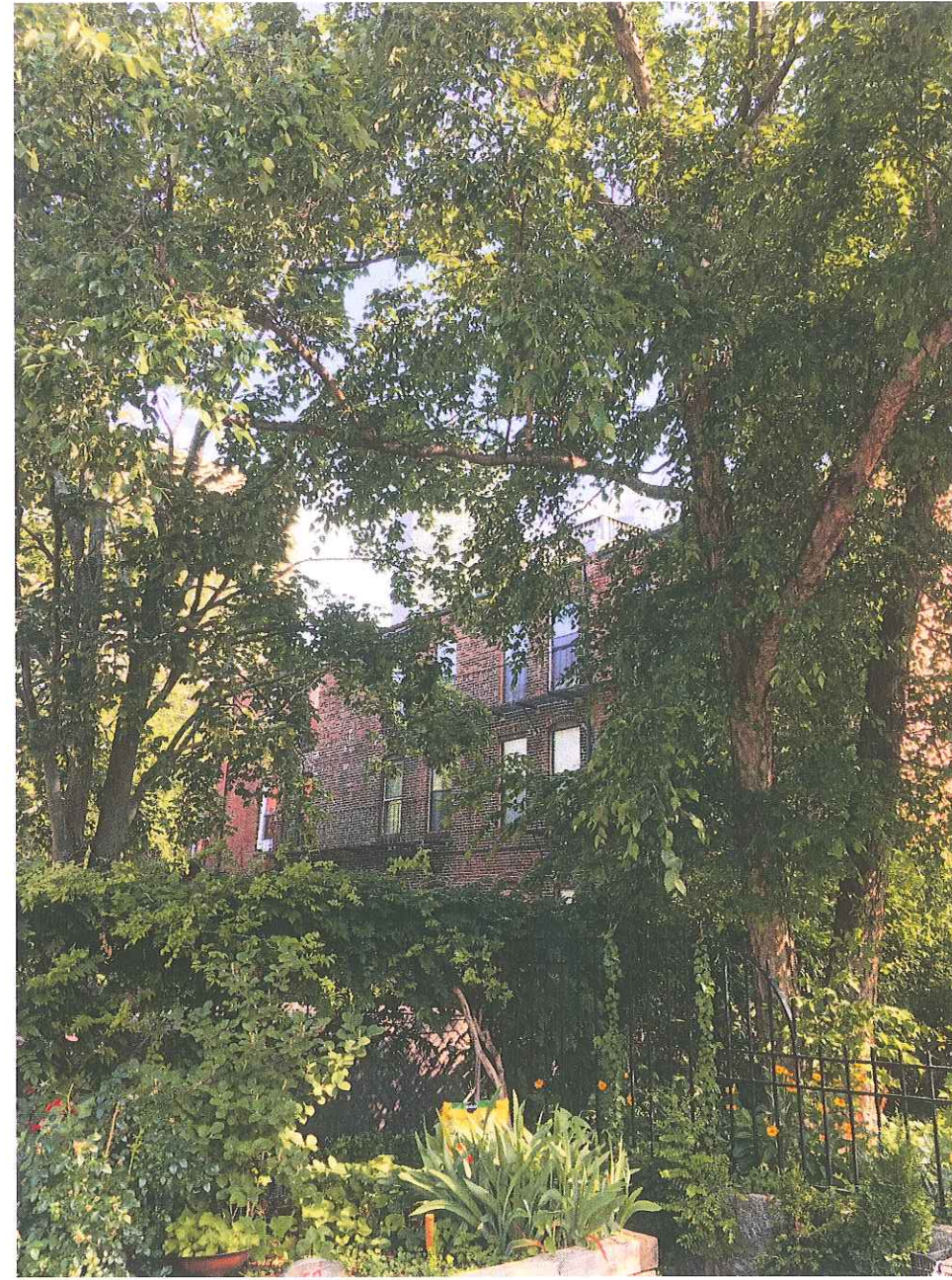




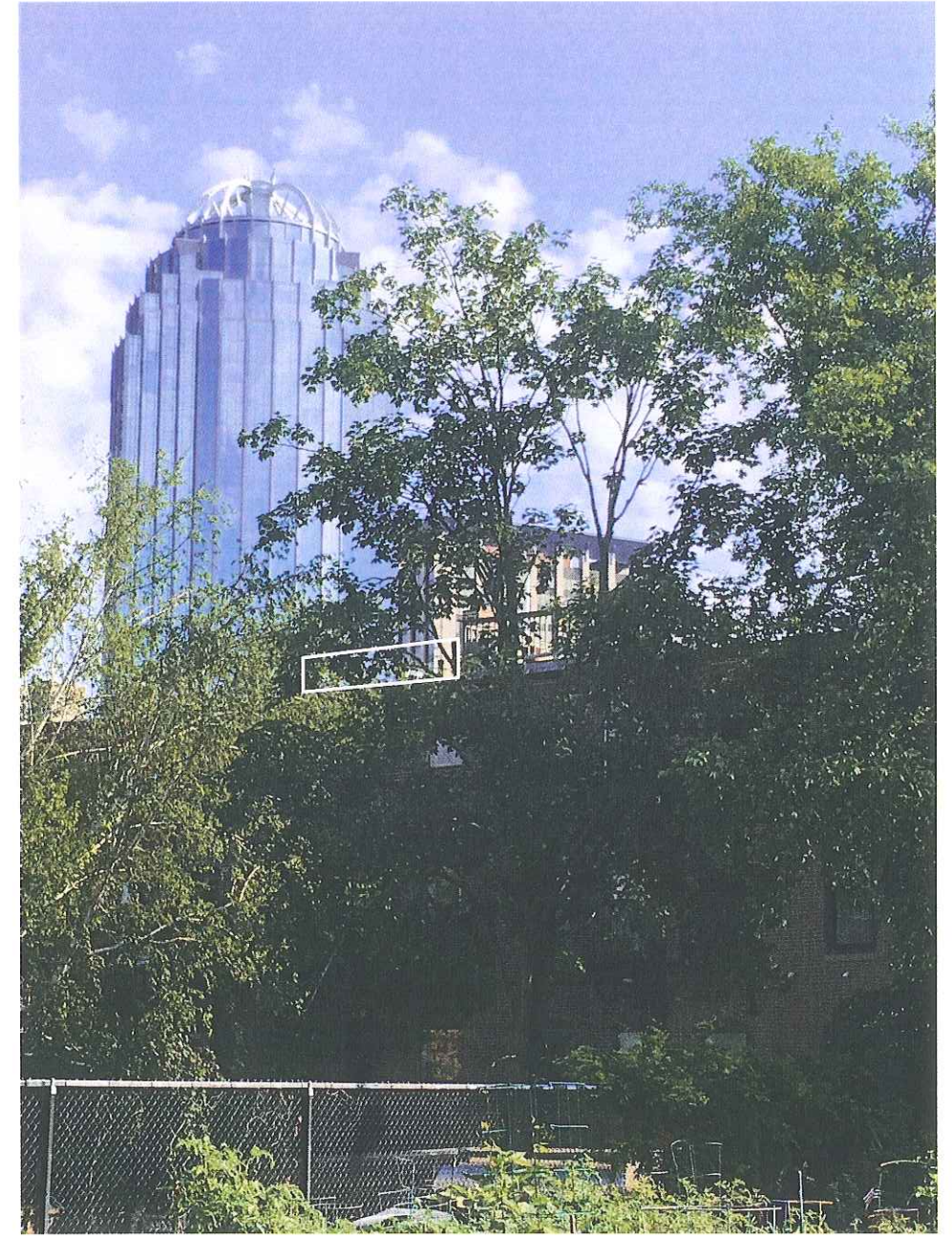




VIEW FROM CUMBERLAND STREET



VIEW FROM SOUTHWEST CORRIDOR PARK



VIEW FROM SOUTHWEST CORRIDOR PARK