SITE LOCATION

10-11 Arlington St

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EMBARC

10-11 Arlington St

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ARLINGTON STREET LOOKING NORTHWEST

ARLINGTON STREET LOOKING SOUTHEAST

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JUNE 12, 2018
REPLACE ALL EXISTING WINDOWS AT 10 ARLINGTON WITH NEW HISTORICALLY ACCURATE MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL.

NEW SLATE ROOF TO REPLACE EXISTING ASPHALT SHINGLES

REPAIR AND RESTORE EXISTING SLATE ROOF, AS REQUIRED.

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.

PROPOSED ELEVATOR OVERRUN BEYOND, STANDING SEAM COPPER CLADDING

PROPOSED SKYLIGHT BEYOND AT FLAT ROOF

ALL EXISTING CHIMNEYS TO REMAIN

PUBLIC ALLEY 422

10-11 ARLINGTON ST

8-9 ARLINGTON ST

SCALE: 3/32" = 1'-0"
REPAIR/REPOINT BRICK FACADE, AS REQUIRED.

REPAIR AND RESTORE EXISTING ROOF, AS REQUIRED.

REPAIR AND RESTORE ALL EXISTING FIRE ESCAPES, AS REQUIRED.

REPLACE ALL EXISTING WINDOWS WITH MARVIN ULTIMATE WOOD '1 OVER '1' WINDOWS IN EXISTING MASONRY OPENINGS, TYP.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS.

REPAIR AND RESTORE ALL EXISTING FIRE ESCAPES, AS REQUIRED.

NEW COPPER DOWNSPOUT IN EXISTING LOCATION.

REPLACE EXISTING LOUVERS IN KIND.

REPAIR/REPOINT BRICK FACADE, AS REQUIRED.

REPLACE ALL EXISTING WINDOWS WITH MARVIN ULTIMATE WOOD '1 OVER '1' WINDOWS IN EXISTING MASONRY OPENINGS, TYP.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS.

NEW COPPER DOWNSPOUT IN EXISTING LOCATION.

REPLACE EXISTING LOUVERS IN KIND.

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

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

REMOVE (3) EXISTING WINDOWS

REMOVE RAILING AND STAIR TO BELOW.
INFILL OPENING TO MATCH SURROUNDING GRADE AND MATERIAL.

REMOVE INFILLED WINDOWS

CUT BACK ALL EXISTING FIRE ESCAPES. SEE PROPOSED ELEVATION.

REMOVE FIRST FLOOR ORIEL ADDITION. ORIGINAL SECOND FLOOR ORIEL TO REMAIN AND BE RESTORED.

REMOVE (3) EXISTING WINDOWS

REMOVE EXISTING BRICK ADDITION

REMOVE RAILING AND STAIR TO BELOW.
INFILL OPENING TO MATCH SURROUNDING GRADE AND MATERIAL.

REMOVE INFILLED WINDOWS
NEW WINDOWS. INFILL MASONRY WITH BRICK TO MATCH EXISTING BRICK

REPAIR REPOINT BRICK FACADE, AS REQUIRED.

CUT BACK FIRE ESCAPES TO FIRST WINDOW. REPAIR AND RESTORE, AS REQUIRED. PAINT BLACK. TYPICAL.

REPLACE ALL EXISTING WINDOWS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

REPLACE EXISTING GUTTERS WITH NEW COPPER GUTTERS AND DOWNSPOUTS

REPAIR AND RESTORE EXISTING ORIELS. PAINT HC-69.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS, TYP. PAINT HC-69.

(2) NEW WINDOWS IN ENLARGED MASONRY OPENINGS, CENTERED ON ABOVE WINDOWS

NEW WINDOW IN NEW MASONRY WALL

NEW WINDOWS. INFILL MASONRY WITH BRICK TO MATCH EXISTING BRICK

NEW GARAGE DOOR IN ENLARGED MASONRY OPENING

NEW REAR EGRESSES DOOR IN ENLARGED MASONRY OPENING

NEW REAR EGRESS DOOR IN ENLARGED MASONRY OPENING

REPLACE EXISTING DOORS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

CUT BACK FIRE ESCAPES TO FIRST WINDOW. REPAIR AND RESTORE, AS REQUIRED. PAINT BLACK. TYPICAL.

REPLACE ALL EXISTING WINDOWS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

REPAIR AND RESTORE EXISTING ORIELS. PAINT HC-69.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS, TYP. PAINT HC-69.

(2) NEW WINDOWS IN ENLARGED MASONRY OPENINGS, CENTERED ON ABOVE WINDOWS

NEW WINDOW IN NEW MASONRY WALL

NEW WINDOWS. INFILL MASONRY WITH BRICK TO MATCH EXISTING BRICK

NEW GARAGE DOOR IN ENLARGED MASONRY OPENING

NEW REAR EGRESSES DOOR IN ENLARGED MASONRY OPENING

REPLACE EXISTING DOORS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

CUT BACK FIRE ESCAPES TO FIRST WINDOW. REPAIR AND RESTORE, AS REQUIRED. PAINT BLACK. TYPICAL.

REPLACE ALL EXISTING WINDOWS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

REPAIR AND RESTORE EXISTING ORIELS. PAINT HC-69.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS, TYP. PAINT HC-69.

(2) NEW WINDOWS IN ENLARGED MASONRY OPENINGS, CENTERED ON ABOVE WINDOWS

NEW WINDOW IN NEW MASONRY WALL

NEW WINDOWS. INFILL MASONRY WITH BRICK TO MATCH EXISTING BRICK

NEW GARAGE DOOR IN ENLARGED MASONRY OPENING

NEW REAR EGRESSES DOOR IN ENLARGED MASONRY OPENING

REPLACE EXISTING DOORS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

CUT BACK FIRE ESCAPES TO FIRST WINDOW. REPAIR AND RESTORE, AS REQUIRED. PAINT BLACK. TYPICAL.

REPLACE ALL EXISTING WINDOWS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

REPAIR AND RESTORE EXISTING ORIELS. PAINT HC-69.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS, TYP. PAINT HC-69.

(2) NEW WINDOWS IN ENLARGED MASONRY OPENINGS, CENTERED ON ABOVE WINDOWS

NEW WINDOW IN NEW MASONRY WALL

NEW WINDOWS. INFILL MASONRY WITH BRICK TO MATCH EXISTING BRICK

NEW GARAGE DOOR IN ENLARGED MASONRY OPENING

NEW REAR EGRESSES DOOR IN ENLARGED MASONRY OPENING

REPLACE EXISTING DOORS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

CUT BACK FIRE ESCAPES TO FIRST WINDOW. REPAIR AND RESTORE, AS REQUIRED. PAINT BLACK. TYPICAL.

REPLACE ALL EXISTING WINDOWS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

REPAIR AND RESTORE EXISTING ORIELS. PAINT HC-69.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS, TYP. PAINT HC-69.

(2) NEW WINDOWS IN ENLARGED MASONRY OPENINGS, CENTERED ON ABOVE WINDOWS

NEW WINDOW IN NEW MASONRY WALL

NEW WINDOWS. INFILL MASONRY WITH BRICK TO MATCH EXISTING BRICK

NEW GARAGE DOOR IN ENLARGED MASONRY OPENING

NEW REAR EGRESSES DOOR IN ENLARGED MASONRY OPENING

REPLACE EXISTING DOORS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

CUT BACK FIRE ESCAPES TO FIRST WINDOW. REPAIR AND RESTORE, AS REQUIRED. PAINT BLACK. TYPICAL.

REPLACE ALL EXISTING WINDOWS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

REPAIR AND RESTORE EXISTING ORIELS. PAINT HC-69.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS, TYP. PAINT HC-69.

(2) NEW WINDOWS IN ENLARGED MASONRY OPENINGS, CENTERED ON ABOVE WINDOWS

NEW WINDOW IN NEW MASONRY WALL

NEW WINDOWS. INFILL MASONRY WITH BRICK TO MATCH EXISTING BRICK

NEW GARAGE DOOR IN ENLARGED MASONRY OPENING

NEW REAR EGRESSES DOOR IN ENLARGED MASONRY OPENING

REPLACE EXISTING DOORS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

CUT BACK FIRE ESCAPES TO FIRST WINDOW. REPAIR AND RESTORE, AS REQUIRED. PAINT BLACK. TYPICAL.

REPLACE ALL EXISTING WINDOWS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

REPAIR AND RESTORE EXISTING ORIELS. PAINT HC-69.

REPAIR AND RESTORE ALL EXISTING SILLS AND LINTELS, TYP. PAINT HC-69.

(2) NEW WINDOWS IN ENLARGED MASONRY OPENINGS, CENTERED ON ABOVE WINDOWS

NEW WINDOW IN NEW MASONRY WALL

NEW WINDOWS. INFILL MASONRY WITH BRICK TO MATCH EXISTING BRICK

NEW GARAGE DOOR IN ENLARGED MASONRY OPENING

NEW REAR EGRESSES DOOR IN ENLARGED MASONRY OPENING

REPLACE EXISTING DOORS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

CUT BACK FIRE ESCAPES TO FIRST WINDOW. REPAIR AND RESTORE, AS REQUIRED. PAINT BLACK. TYPICAL.

REPLACE ALL EXISTING WINDOWS WITH NEW MARVIN ULTIMATE '2 OVER 2' WINDOWS IN EXISTING OPENINGS, TYPICAL

REPAIR AND RESTORE EXISTING ORIELS. PAINT HC-69.
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)
NEW PANELED WOOD GARAGE DOOR IN ENLARGED MASONRY OPENING, PTD. BLACK
STONE LINTEL - MATCH COLOR OF EXISTING WINDOW LINTELS
NEW PANELED EGRESS DOOR IN NEW MASONRY OPENING, PTD. BLACK
PARKING SYSTEM INDICATOR LIGHT
NEW PANELED WOOD GARAGE DOOR IN ENLARGED MASONRY OPENING, PTD. BLACK
NEW EXTERIOR WALL SCONCES

1/2" = 1'-0"

PROPOSED GARAGE DOOR

PROPOSED REAR EGRESS DOOR
PROPOSED INSET ROOF DECK

PROPOSED ELEVATOR OVER-RUN

EXISTING INSET ROOF DECK AT 8-9 ARLINGTON

EXISTING HEAD HOUSE AT 8-9 ARLINGTON

STANDING-SEAM COPPER CLAD ELEVATOR OVER-RUN

NEW SLATE ROOF TO REPLACE EXISTING ASPHALT SHINGLES

± 14' - 3"

± 21' - 0"

EXISTING INSET ROOF DECK AT 8-9 ARLINGTON

EXISTING HEAD HOUSE AT 8-9 ARLINGTON

NEW SLATE ROOF TO REPLACE EXISTING ASPHALT SHINGLES

PROPOSED CURBLESS SKYLIGHT IN FLAT ROOF

NEW SLATE ROOF TO REPLACE EXISTING ASPHALT SHINGLES

PROPOSED CURBLESS SKYLIGHT IN FLAT ROOF

NEW MECHANICAL EQUIPMENT

REPLACE FLAT ROOF

PROPOSED ROOF PLAN

EMBARC
EXISTING CHIMNEY TO REMAIN
ELEVATOR OVERRUN BEYOND WITH NEW STANDING SEAM COPPER CLADDING
INSET ROOF DECK
PROPOSED SKYLIGHT

DRAIN EASEMENT 4' - 0"
PARKING EASEMENT 16' - 0"

PROPERTY LINE

BOSTON PUBLIC GARDEN

PROPERTY LINE

SIGHT LINE

SIGHT LINE DIAGRAM
ROOFTOP VIEWS

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
ROOFTOP VIEWS

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 REAR ORIEL

EXISTING NON-HISTORIC ORIEL SUPPORTED ON METAL BRACKETS

JUNCTION OF NON-HISTORIC ADDITION TO HISTORIC ORIEL

MATCHING SINGLE STORY ORIEL AT NEIGHBORING PROPERTY

TO REMAIN AND BE RESTORED

TO BE REMOVED
PROFILES AND DETAILING AT EXISTING REAR ORIEL TO BE RESTORED. MATCH ADJACENT ORIEL AS REQUIRED.

NEW '1 OVER 1' ALL WOOD WINDOWS IN EXISTING MASONRY OPENING

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

EXISTING ADDITION TO BE REMOVED

EXISTING HISTORIC PORTION TO BE RESTORED

EXISTING ADDITION TO BE REMOVED

PROPOSED ORIEL RESTORATION

SECTION THROUGH REAR ORIEL
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