

# 27 CUMBERLAND STREET

BOSTON, MA 02115

## THE MENZIE RESIDENCE

### SBACDC

JUNE 26, 2018

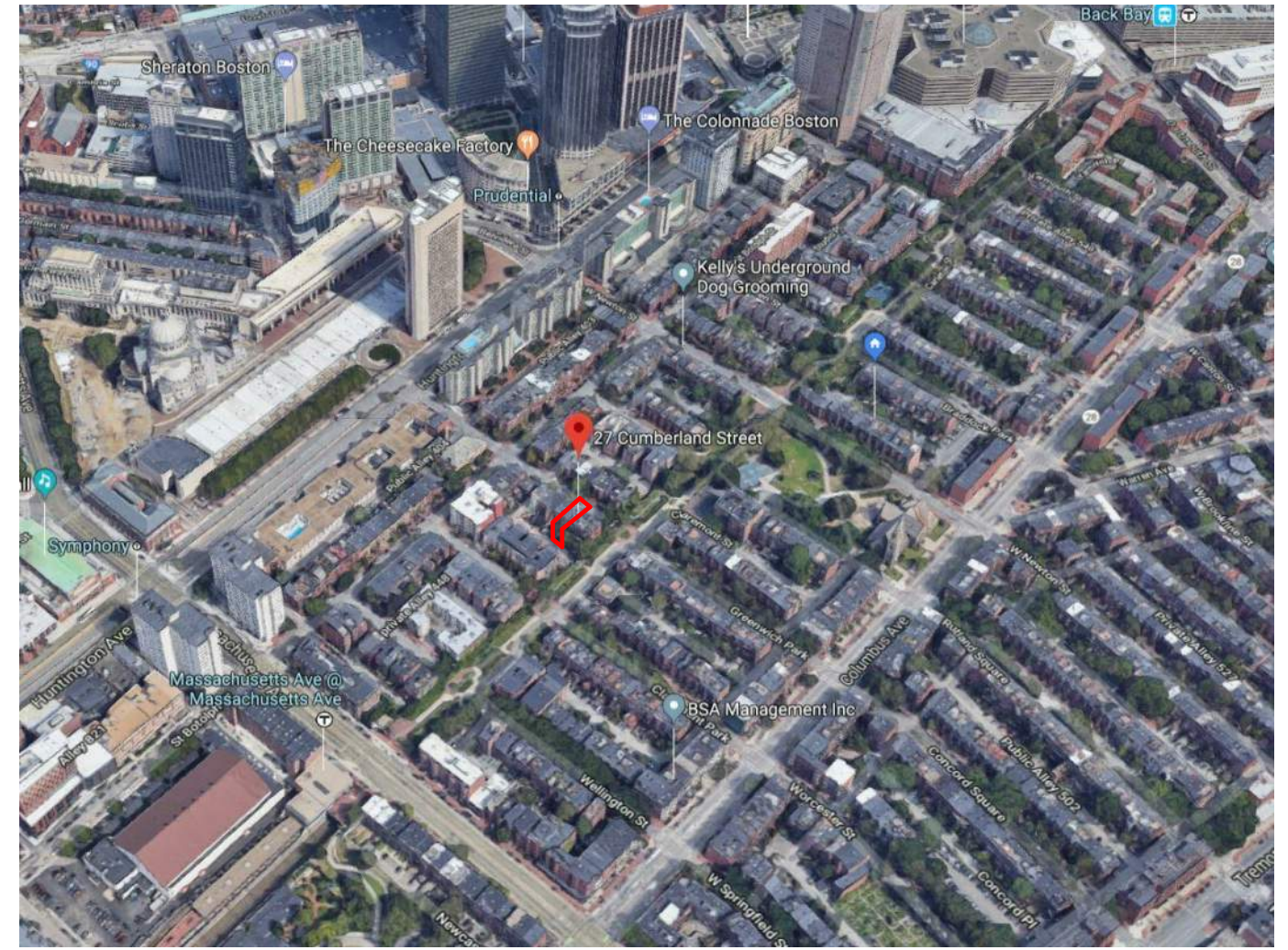
*REVISED JULY 12, 2018*



**EMBARC** STUDIO  
ARCHITECTURE + DESIGN



AERIAL



BIRD'S EYE



CUMBERLAND STREET LOOKING SOUTH



27 CUMBERLAND STREET



CUMBERLAND STREET LOOKING NORTH



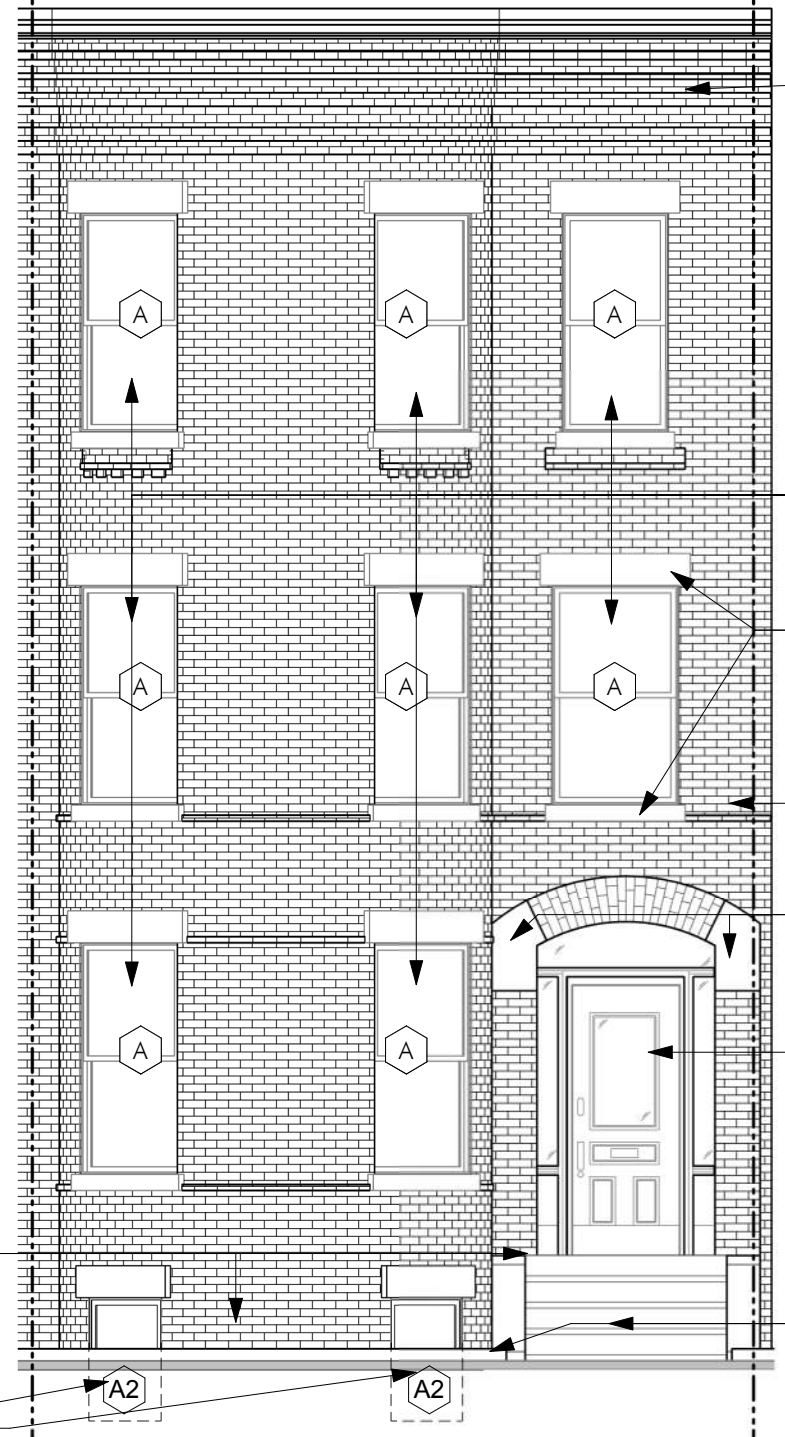
REAR ALLEY FACING NORTH



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.

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 FOR EGRESS WINDOWS

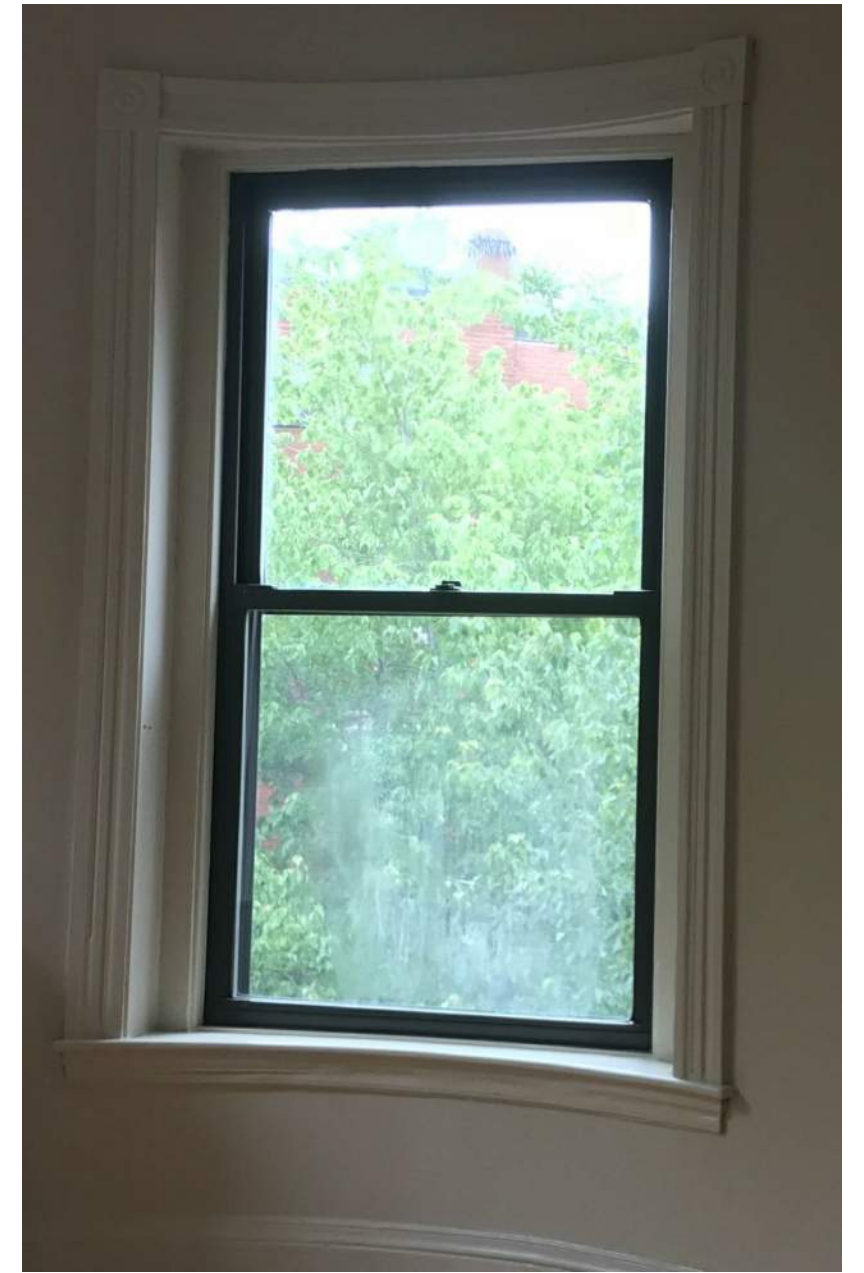
3/16" = 1'-0"



EXISTING FRONT DOOR



EXISTING WINDOWS



EXISTING WINDOW



31 CUMBERLAND



29 CUMBERLAND - NO RAILS



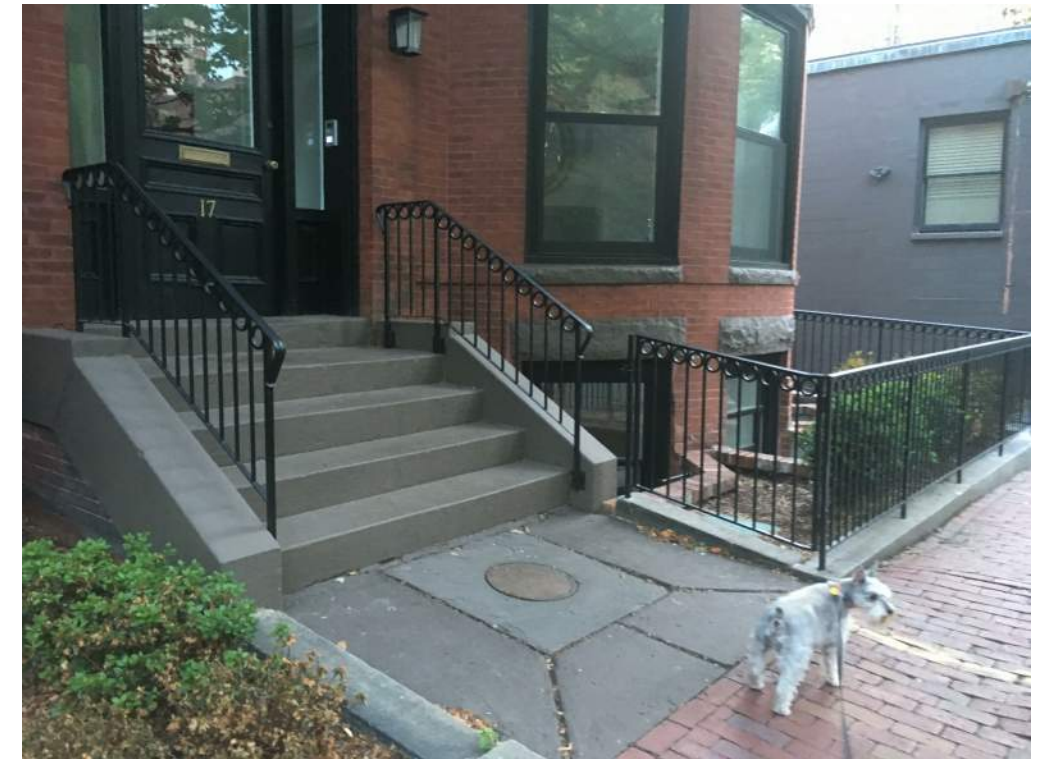
21-19-17 CUMBERLAND



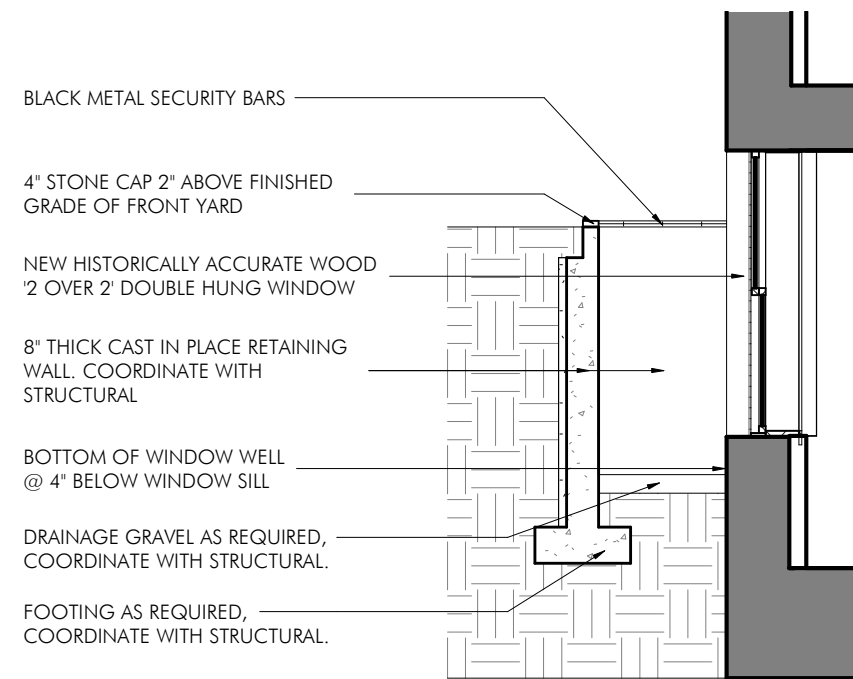
27 CUMBERLAND



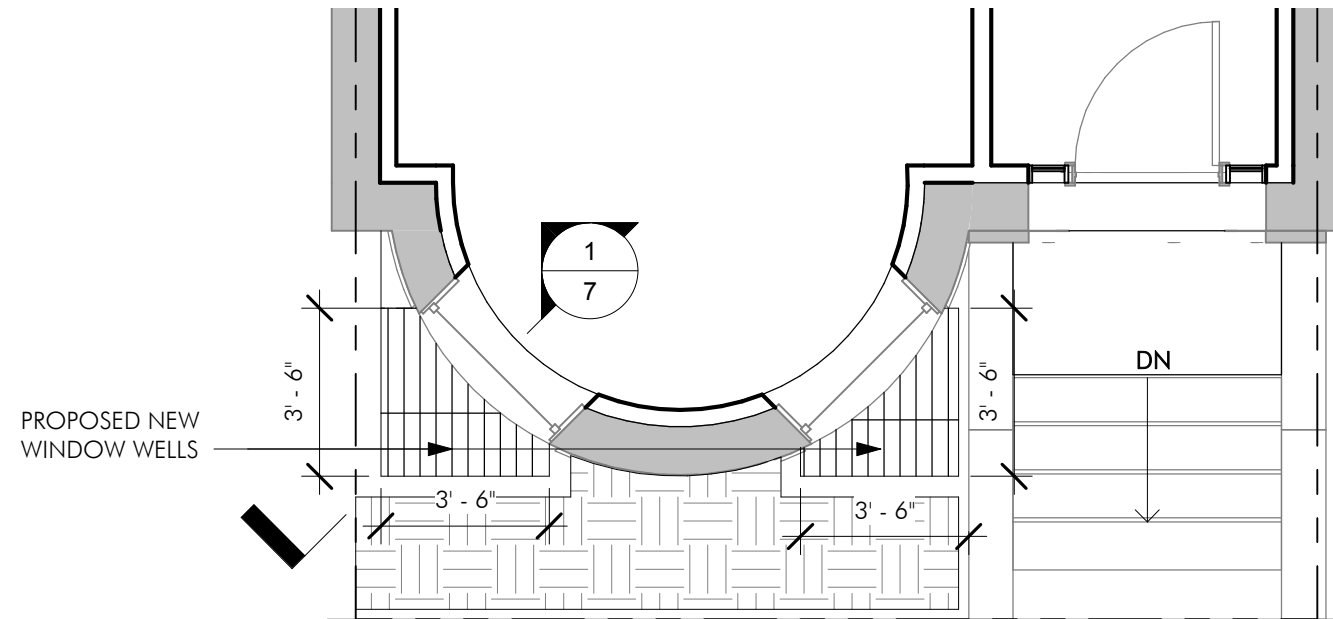
25-23 CUMBERLAND - PIPE RAIL AT STOOP; NO GARDEN RAILS



17 CUMBERLAND

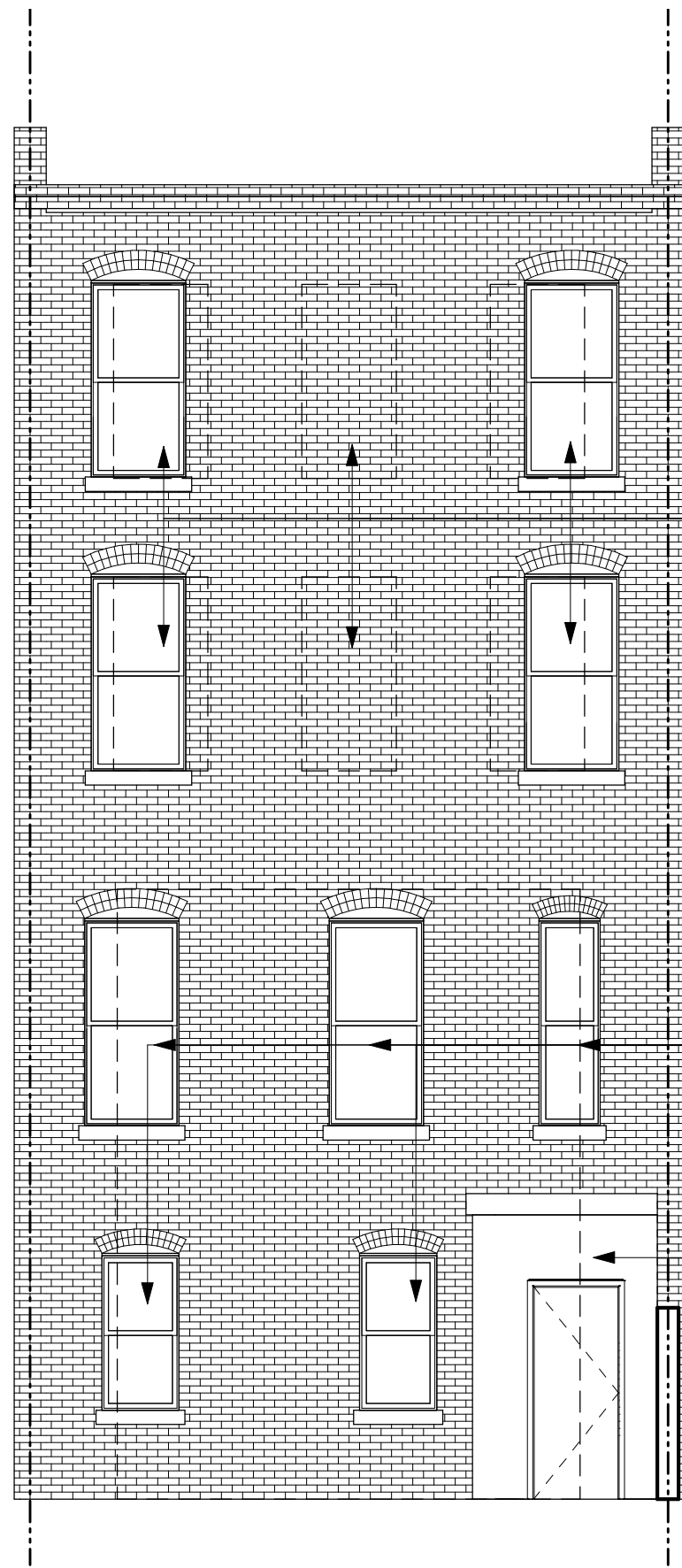


1 TYPICAL SECTION @ NEW WINDOW WELLS  
1/4" = 1'-0"



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





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

EXISTING



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

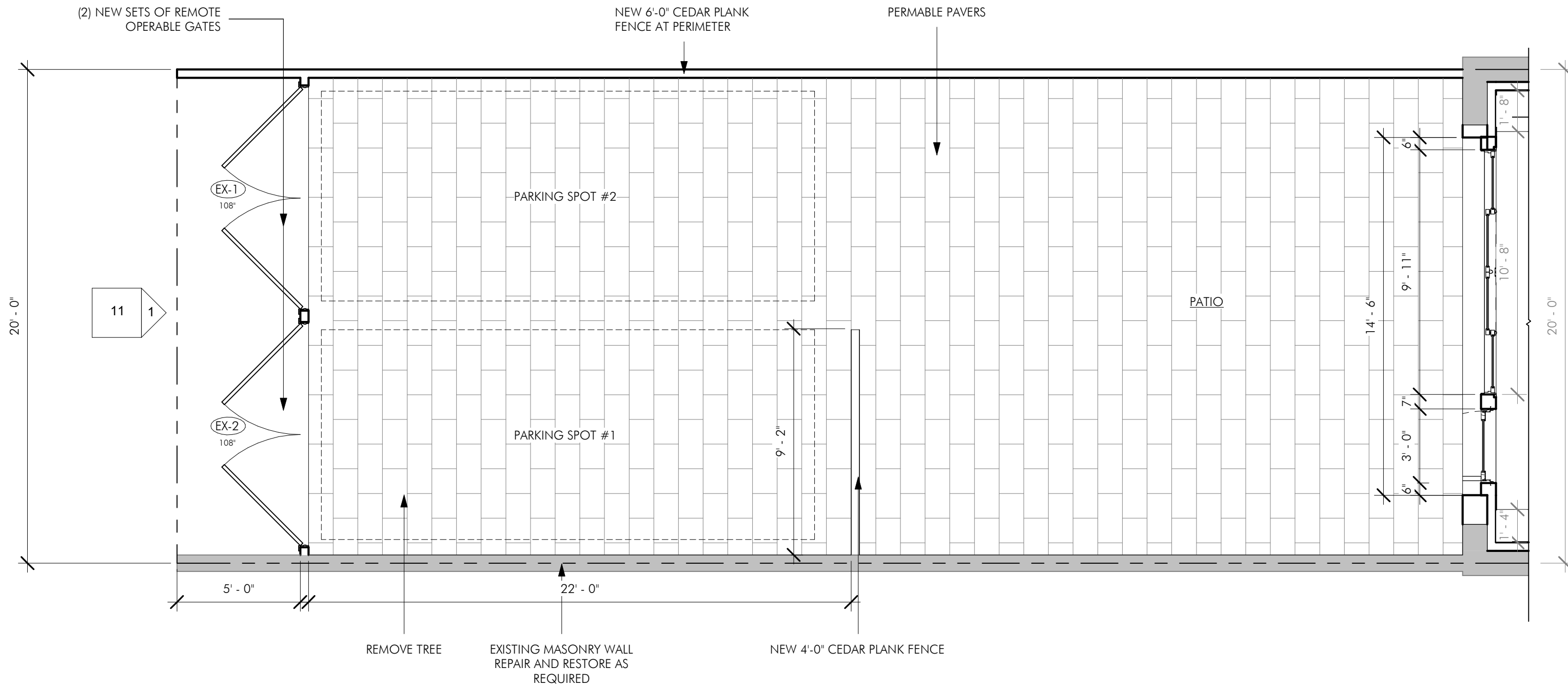
NEW BLACK METAL GUARD RAIL

NEW CLAD WINDOWS/DOORS WITH BLACK TRIM

PROPOSED

3/16" = 1'-0"





1/4" = 1'-0"

