

# 44 & 46 NEWBURY STREET BOSTON, MA



# Existing Conditions Photos

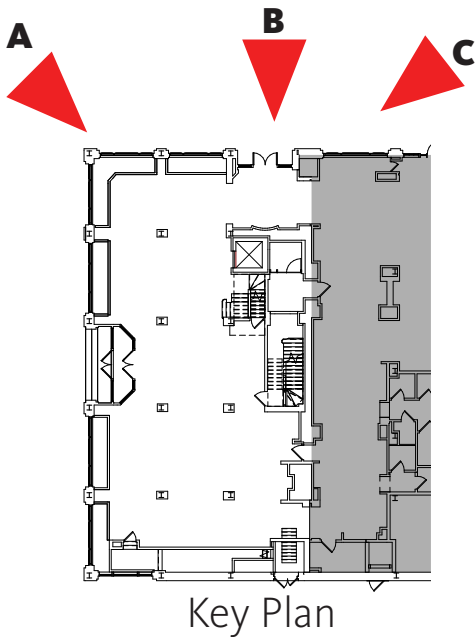


B

A



C



Key Plan

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# Existing Conditions Photos



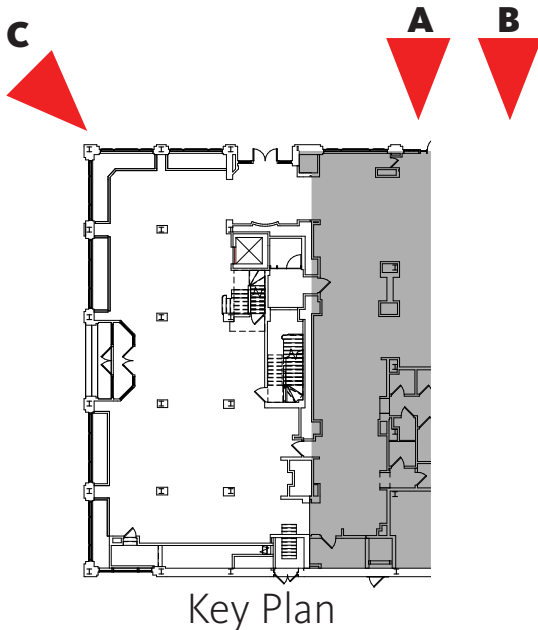
**B**



**A**



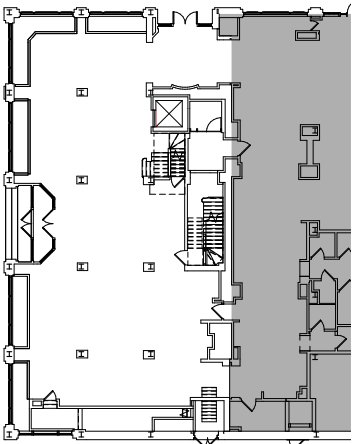
**C**



Key Plan

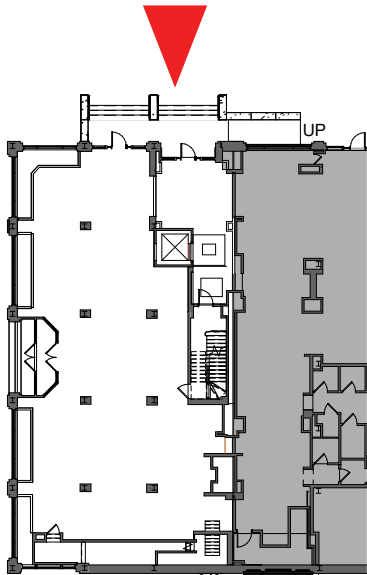
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# Existing exterior elevation



Key Plan

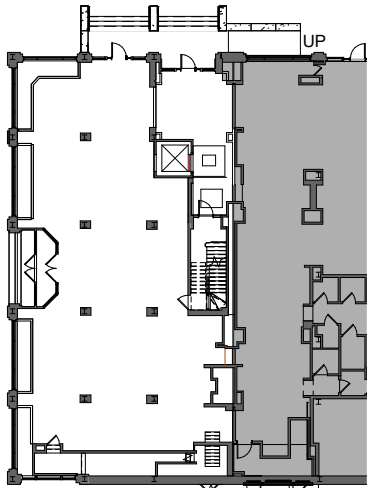
# Proposed Rendered Elevation



Key Plan

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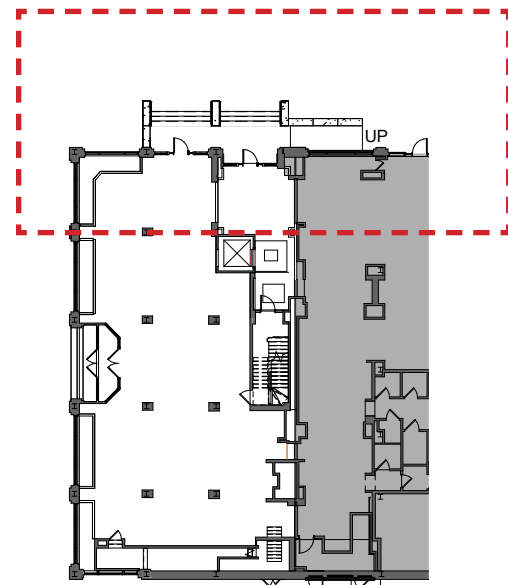
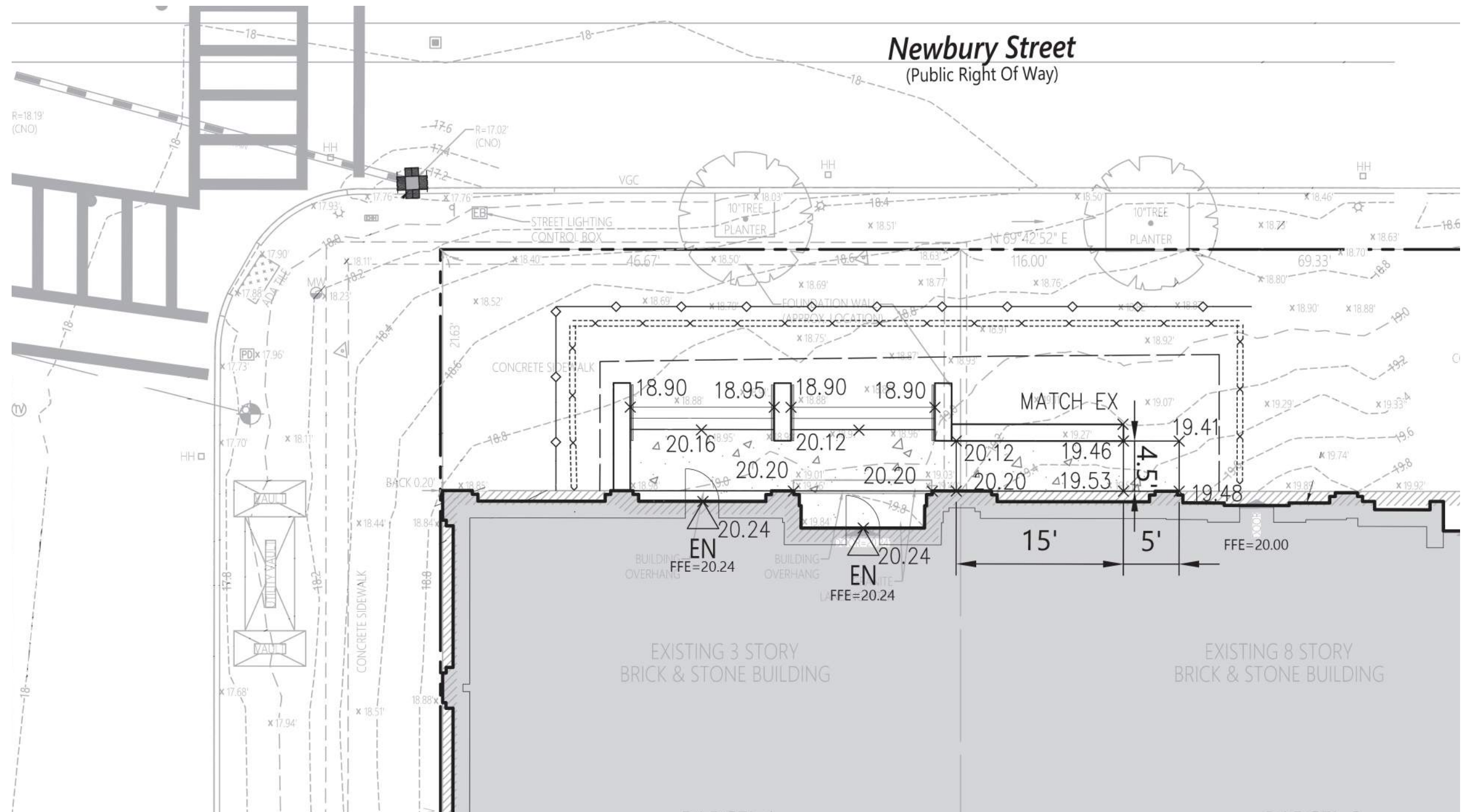
# Proposed Rendered View



Key Plan

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# Site Plan



Key Plan

# Detailed Floor Plan

## Materials & Finishes



Granite for stone wall and paver to match existing granite on the building facade.

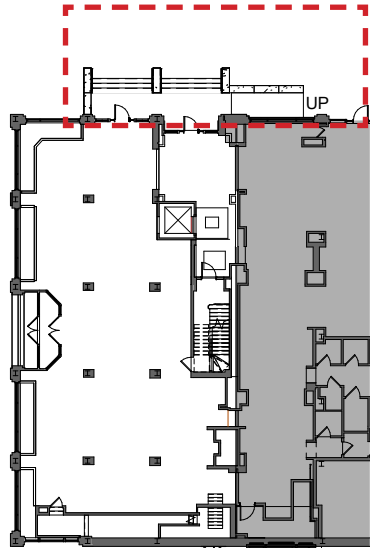


Light Gray Granite Stone for pavers and stair treads

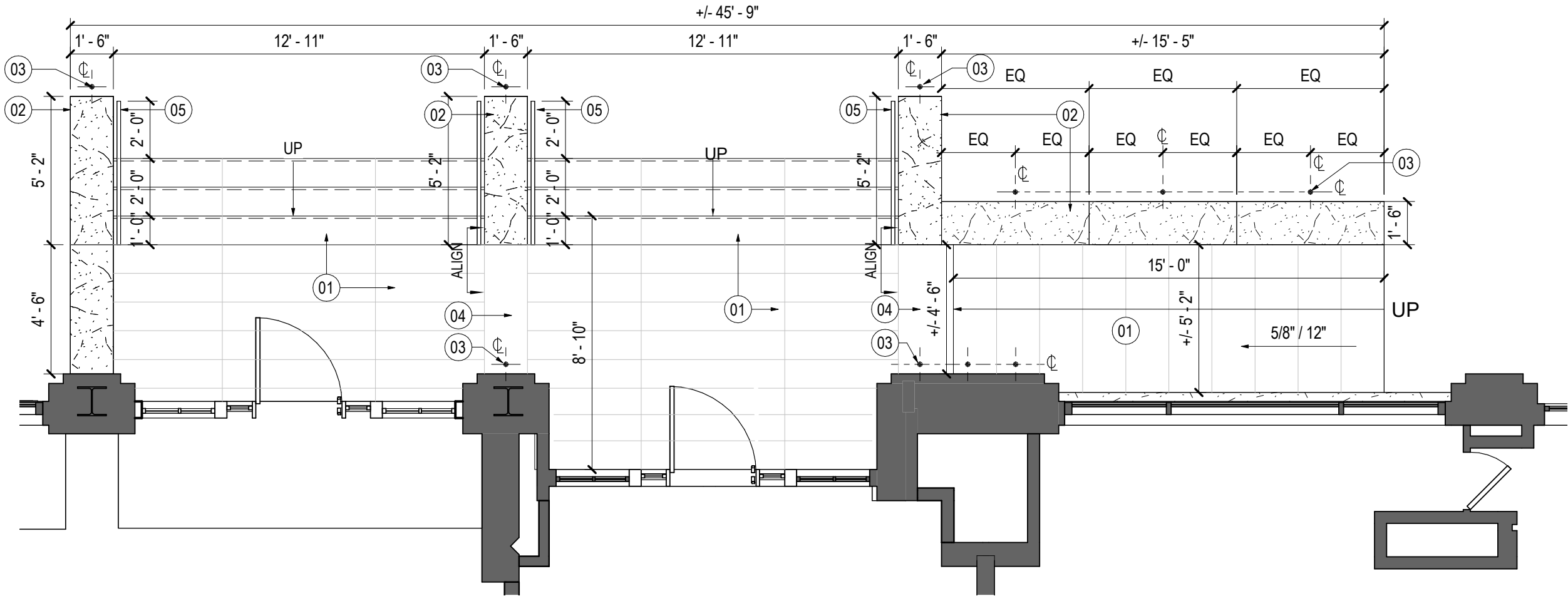


Aluminum Powder Coated Charcoal-color

- 01- Light Gray Granite pavers and stair treads.
- 02- Granite dimensional stone wall.
- 03- Recessed uplighting in pavement.
- 04- Granite pavers.
- 05- New Handrails. Aluminum finished in Charcoal color.



Key Plan





# Proposed Exterior Elevation

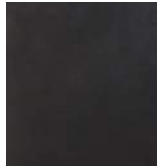
## Materials & Finishes



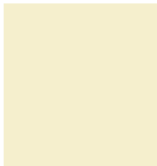
Granite for stone wall and paver to match existing granite on the building facade.



Light Gray Granite Stone for pavers and stair treads



Aluminum Powder Coated Charcoal-color



Paint to match existing on building.

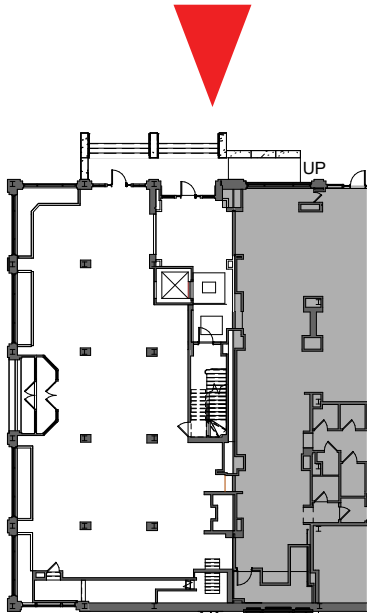


Existing Walnut Wood



Dark Green Marble to match existing on building.

- 01- Granite dimensional stone wall to match existing.
- 02- Light Gray Granite pavers and stair treads.
- 03- Replace the existing double door with a new single door with sidelights.
- 04- Replace the existing window assembly with a new door and sidelites.
- 05- New wall mounted sign plaque. Bronze background with brass lettering. Will have areas for upper level tenant signage.
- 06- Remove existing '46' painted lettering on existing to remain window area.
- 07- Repaint yellow as needed to match existing.
- 08- Existing Granite stone to align with.
- 09- New Dark Green Marble to match existing.
- 10- New Handrails. Aluminum finished in Charcoal color.



Key Plan



# Proposed Exterior Elevation

## Materials & Finishes



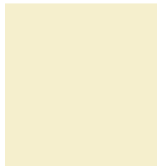
Granite for stone wall and paver to match existing granite on the building facade.



Light Gray Granite Stone for pavers and stair treads



Aluminum Powder Coated Charcoal-color



Paint to match existing on building.

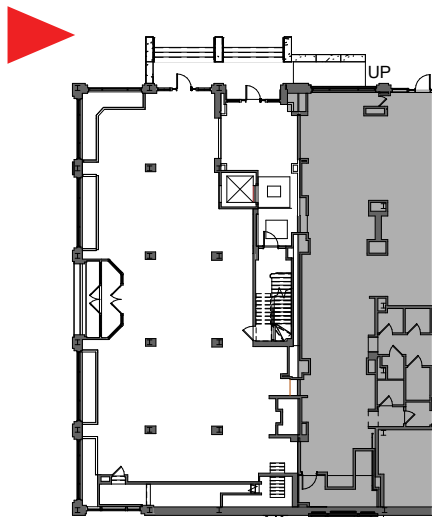


Existing Walnut Wood

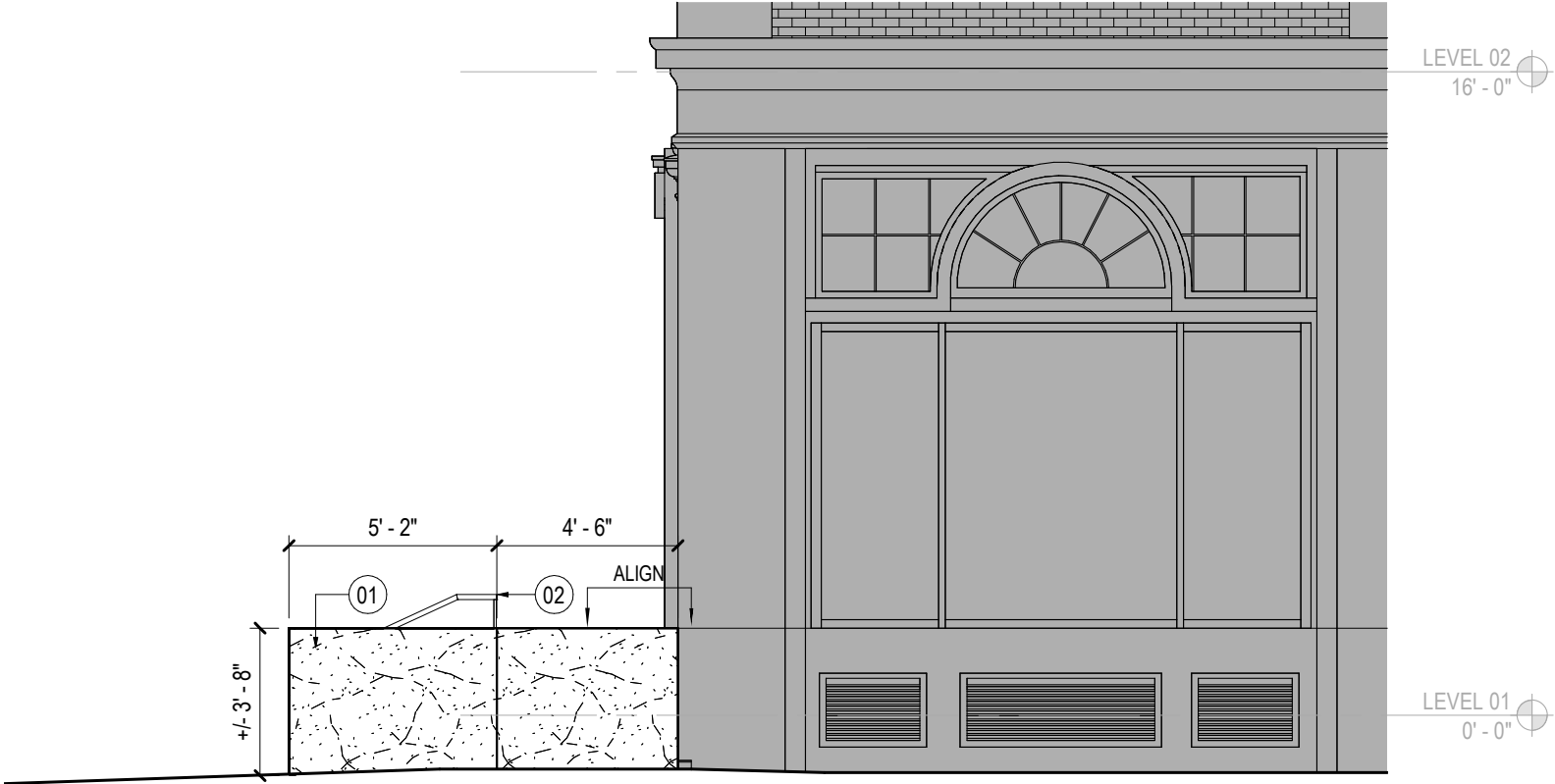


Dark Green Marble to match existing on building.

01- Granite dimensional stone wall to match existing.  
02- New Handrails. Aluminum finished in Charcoal color.



Key Plan



# Proposed Entry Door to 44 Newbury

## Materials & Finishes



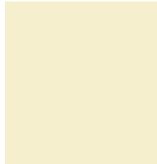
Granite for stone wall and paver to match existing granite on the building facade.



Light Gray Granite Stone for pavers and stair treads



Aluminum Powder Coated Charcoal-color



Paint to match existing on building.



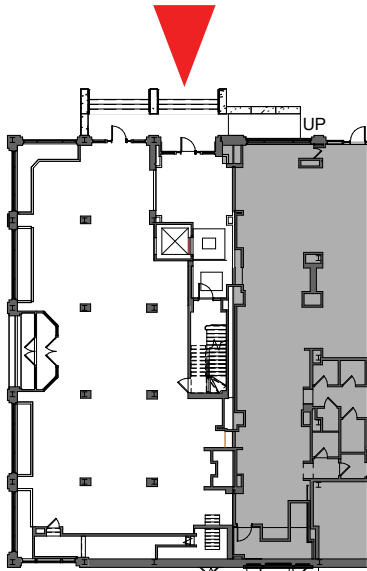
Existing Walnut Wood



Dark Green Marble to match existing on building.

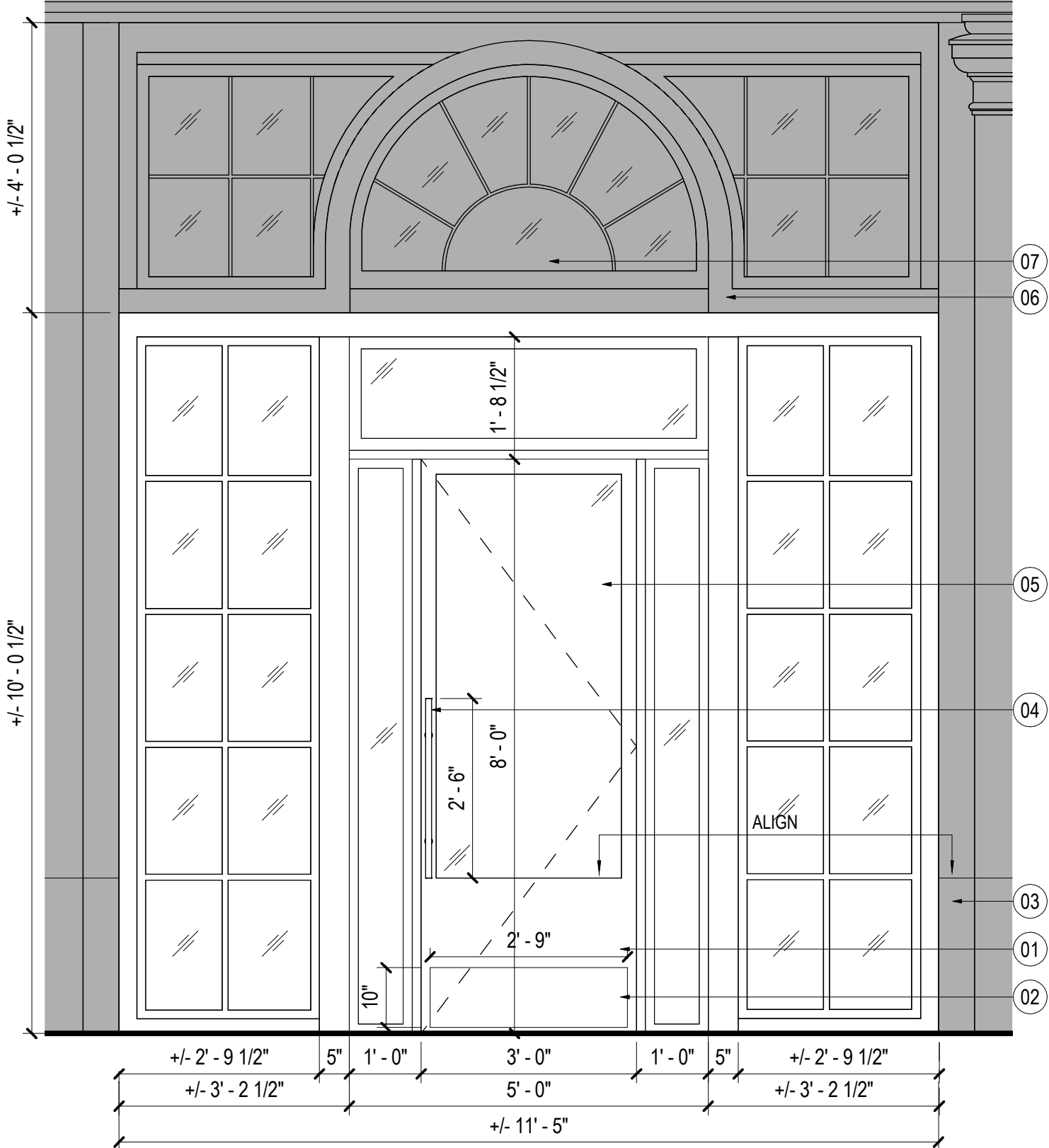


Brass for Door accessories



Key Plan

- 01- Replace the existing double door with a new single door (Charcoal-color) with sidelights.
- 02- Brushed brass kickplate.
- 03- Existing Granite stone to align with.
- 04- Brushed brass door accessories.
- 05- Clear Low-E Glass
- 06- Repaint yellow as needed to match existing.
- 07- Remove existing '46' painted lettering on existing to remain window area.



# Proposed Entry Door to 46 Newbury

## Materials & Finishes



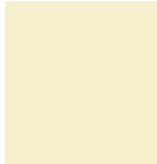
Granite for stone wall and paver to match existing granite on the building facade.



Light Gray Granite Stone for pavers and stair treads



Aluminum Powder Coated Charcoal-color



Paint to match existing on building.



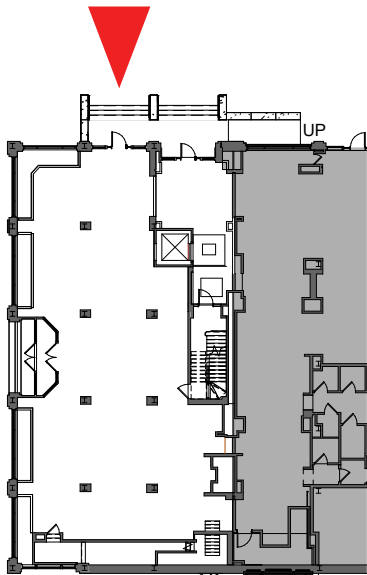
Existing Walnut Wood



Dark Green Marble to match existing on building.

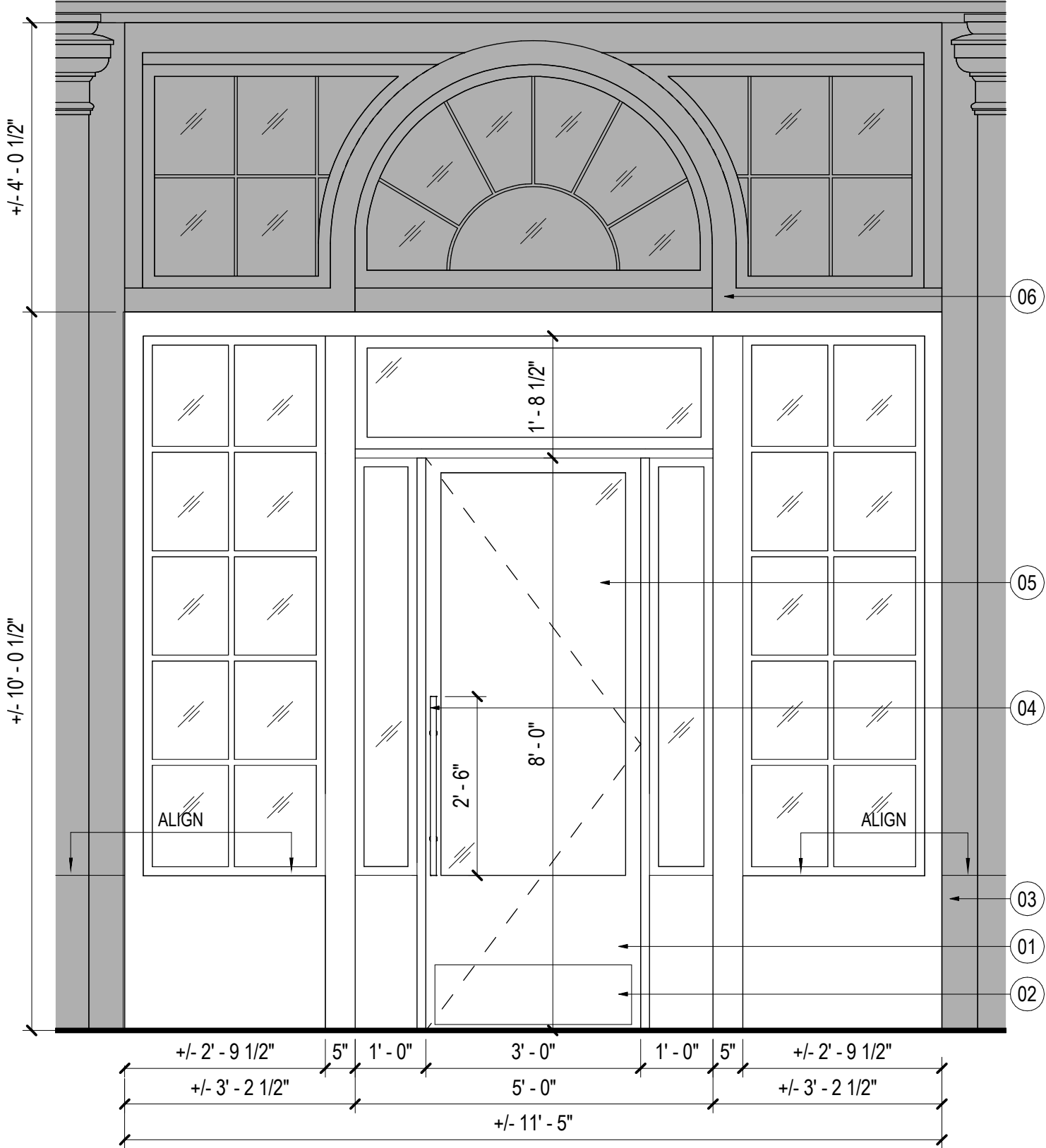


Brass for Door accessories



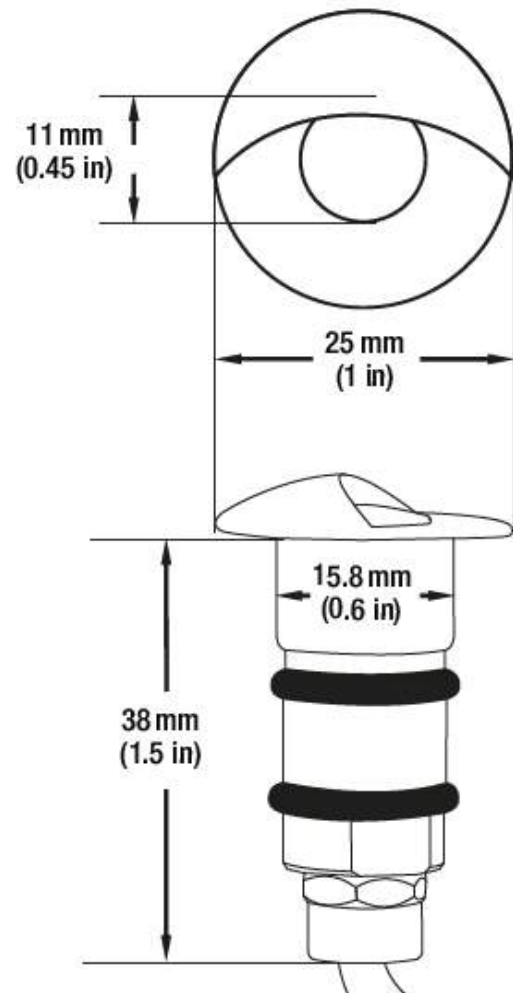
Key Plan

- 01- Replace the existing window assembly with a new single door (Charcoal-color) with sidelights.
- 02- Brushed brass kickplate.
- 03- Existing Granite stone to align with.
- 04- Brushed brass door accessories.
- 05- Clear Low-E Glass
- 06- Repaint yellow as needed to match existing.



# Proposed Light fixture

## Proposed Light Fixture for Stairs



## Recessed Step LED Light

### Specifications

Model No.:	C1024WW
Input Voltage:	12V DC
Wattage:	1W
Trim Color:	Silver Grey, Black
Color Temperatures:	3000K (Warm White)
Material:	Aluminum
IP Rating:	IP65 (Outdoor rated)
Rendering Index:	CRI>80
Luminous Flux:	80-100 lumens
Dimmable:	Yes
Wire Length:	500 mm (19.6 in)
Diameter:	Ø 25.8 mm (1 in)
Cut Size Diameter:	Ø 15.8 mm (0.6 in)
Certifications:	CE/RoHS

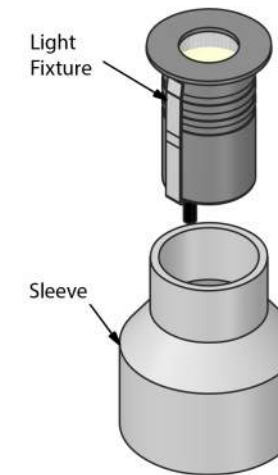
## Proposed Light Fixture for Sidewalk



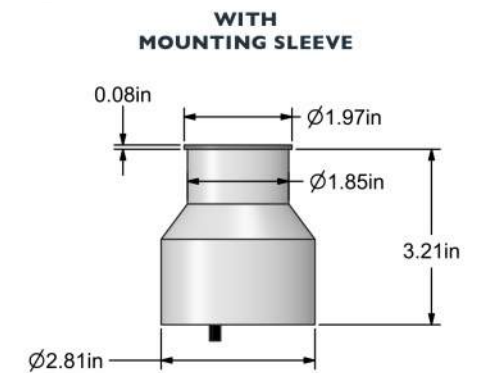
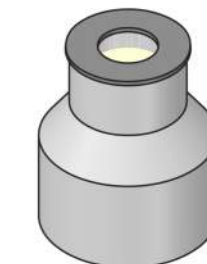
## Compact in-ground LED Light

Light Fixture Dimensions (without mounting sleeve)	2" (50mm) diameter 2.54" (64mm) deep
Interior Lens Dimensions	0.96" (24mm) diameter
Input Voltage	12VDC
Dimmable	No
Nominal Power Consumption	3 Watts
Max Luminous Flux of LED Array	175 Lumens for Single Color 160 Lumens for RGB (varies by LED color)
LED Type	SMD LED Chips
LED Quantity	1 - High Power 3 Watt LED
Beam Angle	30 Degrees
Housing Material	Precision Machined Aluminum
Trim Material	Brushed 304 Stainless Steel (316 available as special order) Clear Glass Lens
Weight	2 lbs
IP Rating	IP67
Lens	Optical, >85% efficient (Contact us for availability on frosted lenses.)
Glass	Step-tempered Glass
Waterproof Seal	Double silicon gasketed seal
Mounting Sleeve	Included Plastic Sleeve
Suitable Uses	Dry, Damp, or Wet Locations
Estimated Lifespan	50,000 hours
Warranty	1 Year
Compatible Power Supplies	Non-Dimmable Power Supplies (Never use with MLV power supplies!)
Standards / Certifications	RoHS

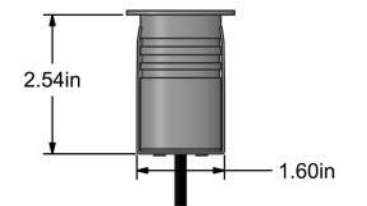
### EXPLODED VIEW



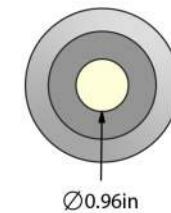
### ASSEMBLED VIEW



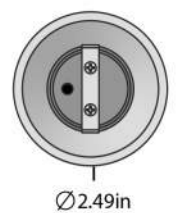
### WITHOUT MOUNTING SLEEVE



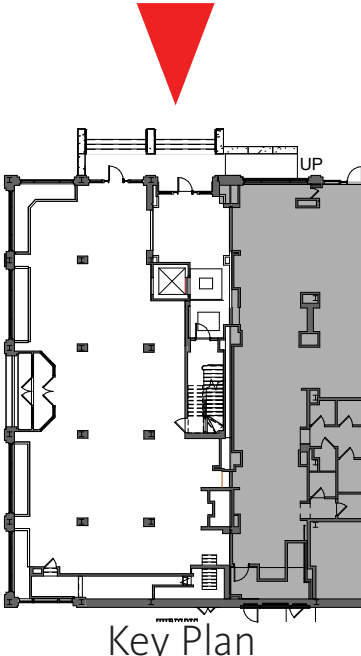
### TOP VIEW



### BACK VIEW

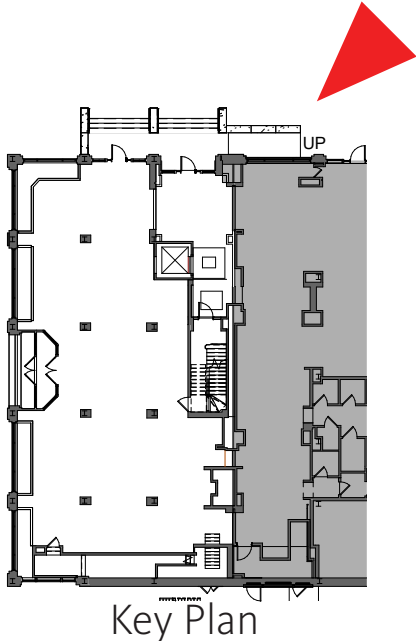


# Proposed Rendered View – Alternate



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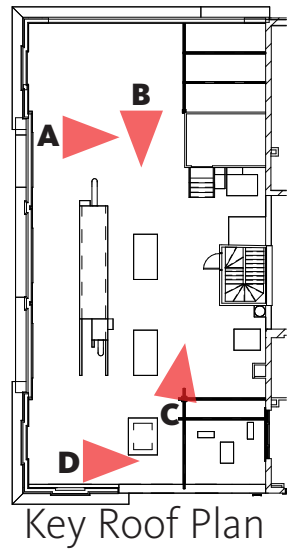
# Proposed Rendered View – Alternate



Key Plan

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# Existing Conditions Photos - Roof

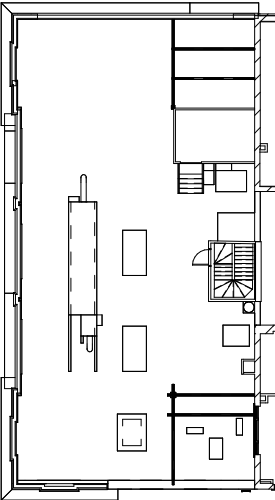
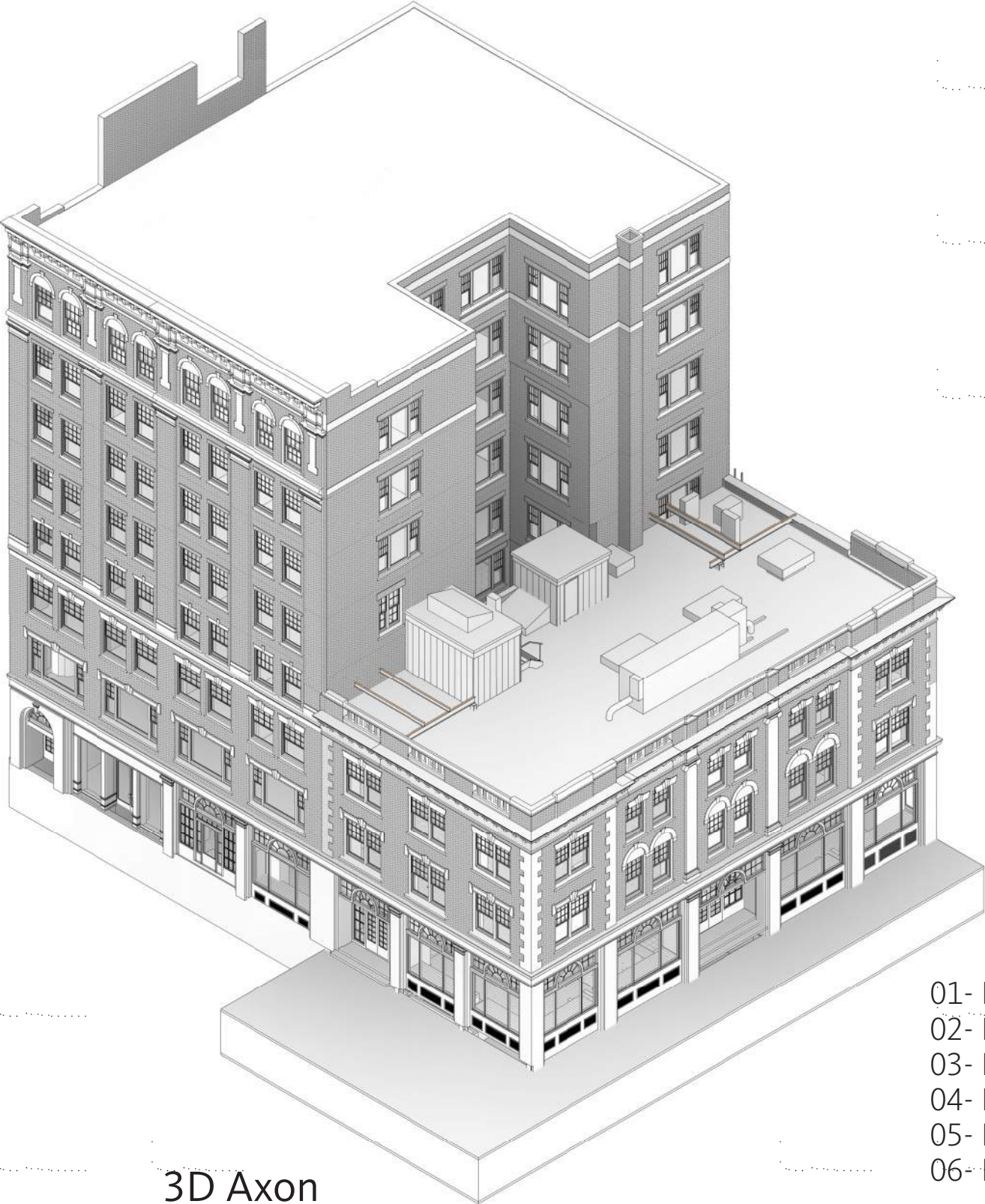


Key Roof Plan

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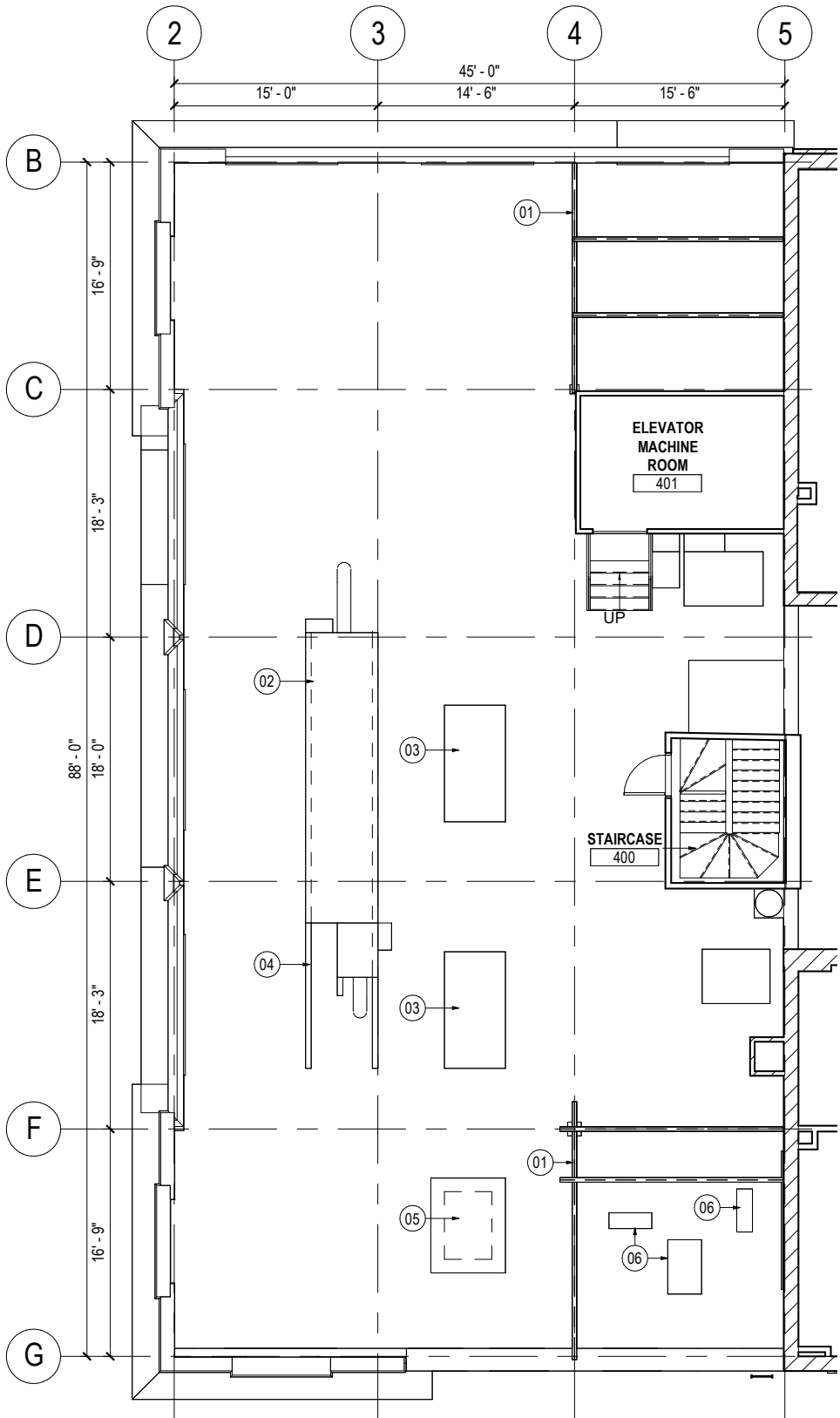
# Existing Roof plan



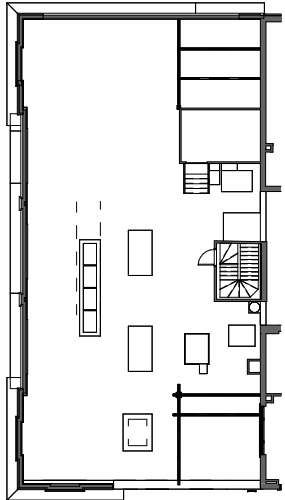
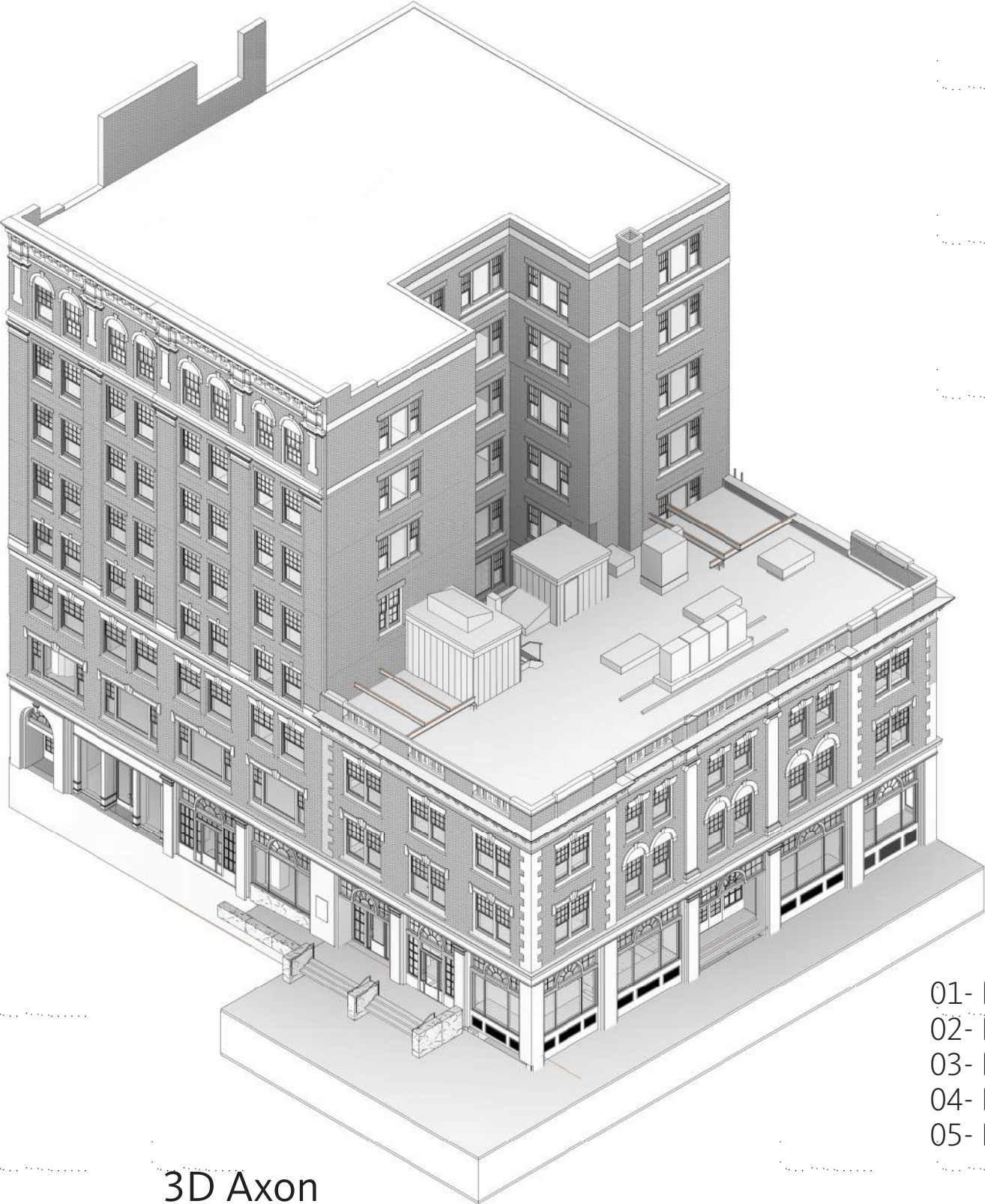
Key Roof Plan

3D Axon

- 01- Existing Dunnage
- 02- Existing RTU
- 03- Former skylights
- 04- Equipment curbs
- 05- Existing roof vent
- 06- Existing condenser units



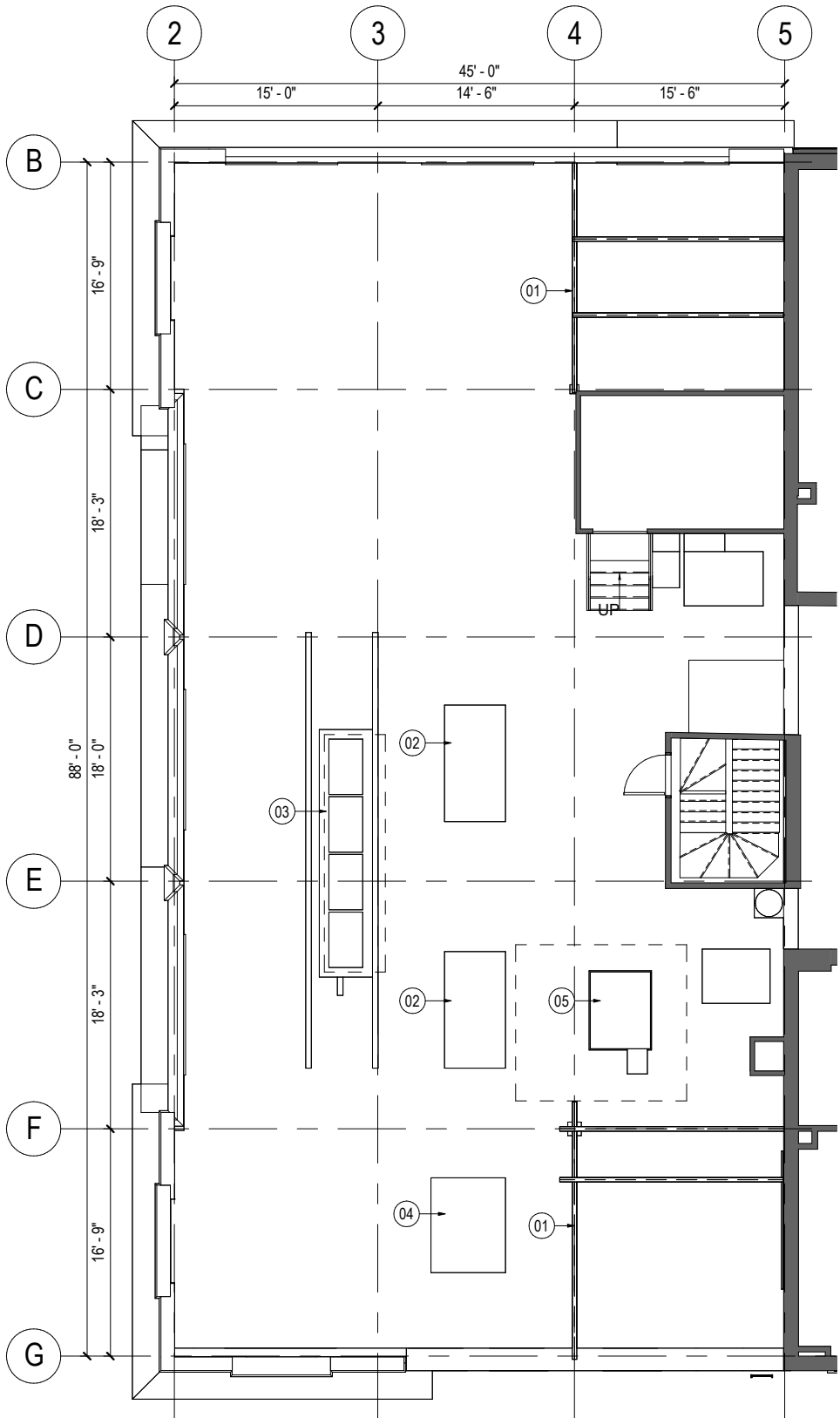
# Proposed Roof plan



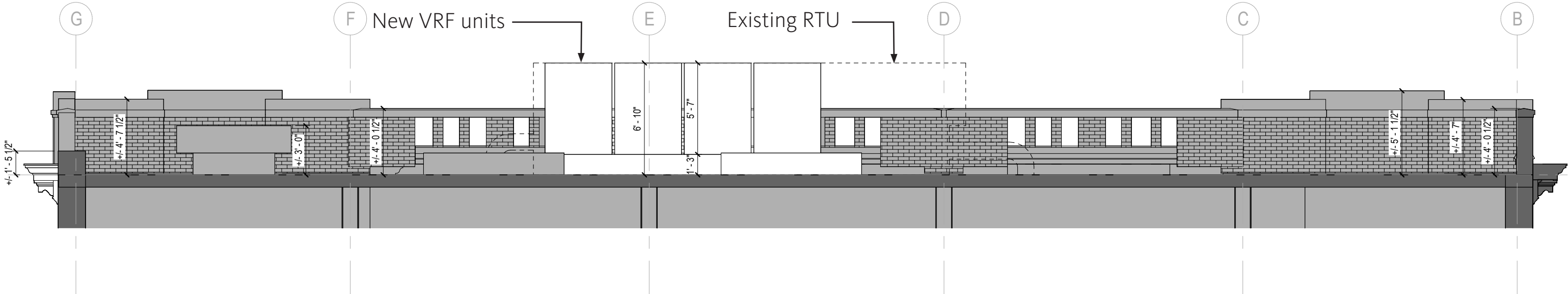
Key Roof Plan

3D Axon

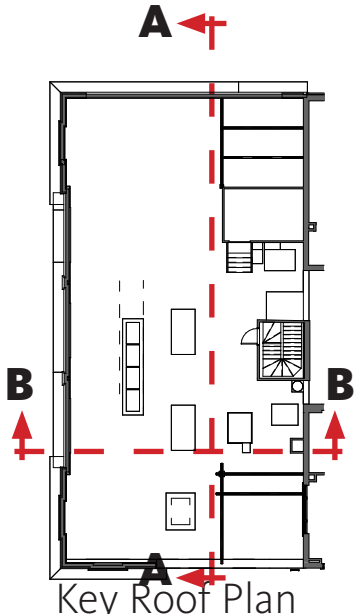
- 01- Existing Dunnage
- 02- Former skylights
- 03- New VRF units
- 04- Existing roof vent
- 05- New ERV unit



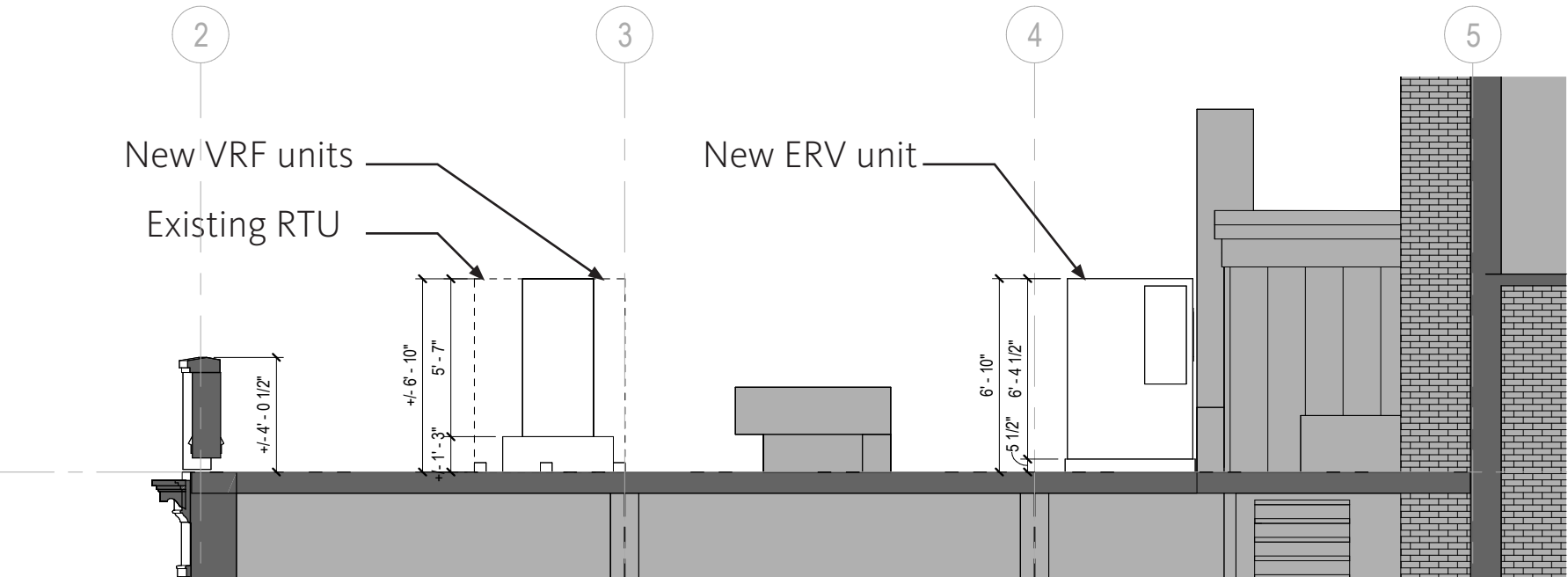
# Proposed Roof Sections



Roof Section A



Key Roof Plan



Roof Section B

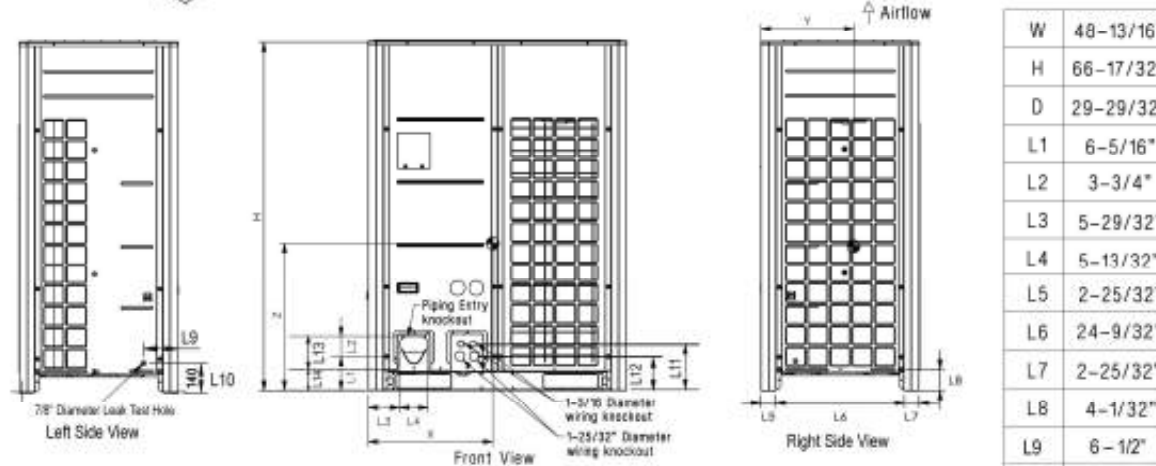
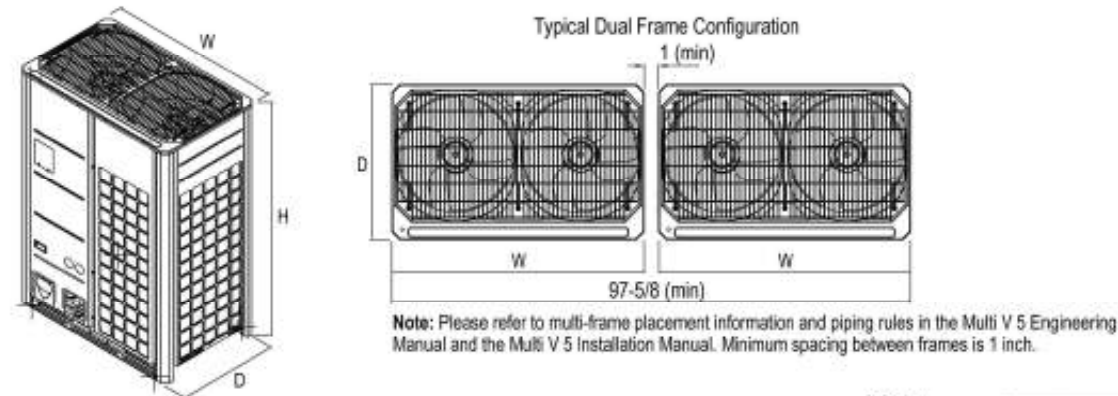
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# VRF Cut Sheet

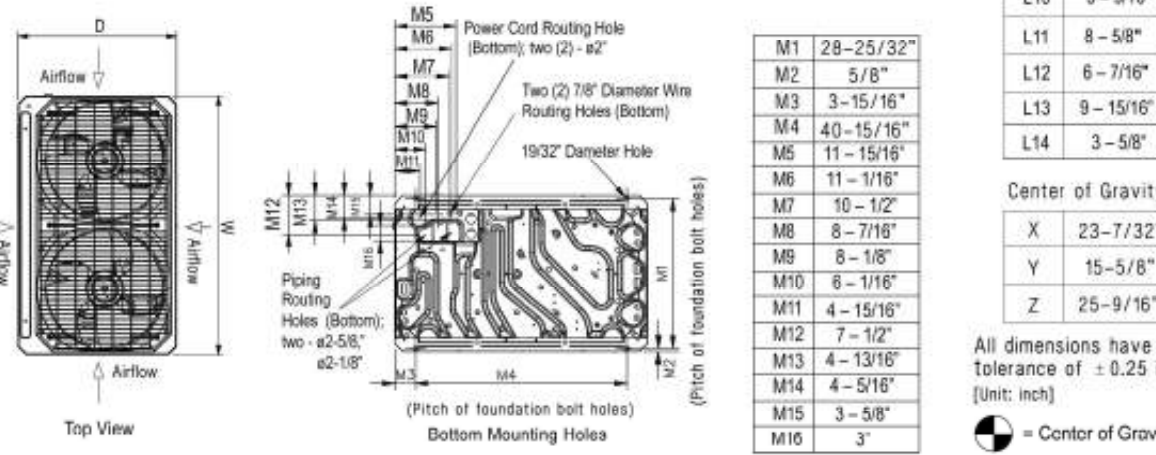
**Job Name/Location:** \_\_\_\_\_

**ARUM312BTE5** (a) ARUM096BTE5 (b) ARUM216BTE5  
 Multi V™ 5 with LGRED® 208-230V ODU  
 26 Ton Dual Frame Heat Pump and Heat Recovery

**LG** **LG** **LG**  
 Multi Cool Multi Cool Multi Cool  
 Tag No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 PO No.: \_\_\_\_\_



W	48-13/16"
H	66-17/32"
D	29-29/32"
L1	6-5/16"
L2	3-3/4"
L3	5-29/32"
L4	5-13/32"
L5	2-25/32"
L6	24-9/32"
L7	2-25/32"
L8	4-1/32"
L9	6-1/2"
L10	5-9/16"
L11	8-5/8"
L12	6-7/16"
L13	9-15/16"
L14	3-5/8"



M1	28-25/32"
M2	5/8"
M3	3-15/16"
M4	40-15/16"
M5	11-15/16"
M6	11-1/16"
M7	10-1/2"
M8	8-7/16"
M9	8-1/8"
M10	6-1/16"
M11	4-15/16"
M12	7-1/2"
M13	4-13/16"
M14	4-5/16"
M15	3-5/8"
M16	3"

Center of Gravity

X	23-7/32"
Y	15-5/8"
Z	25-9/16"

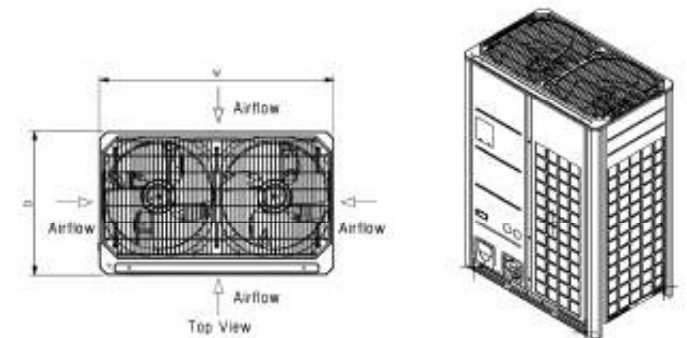
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● = Center of Gravity

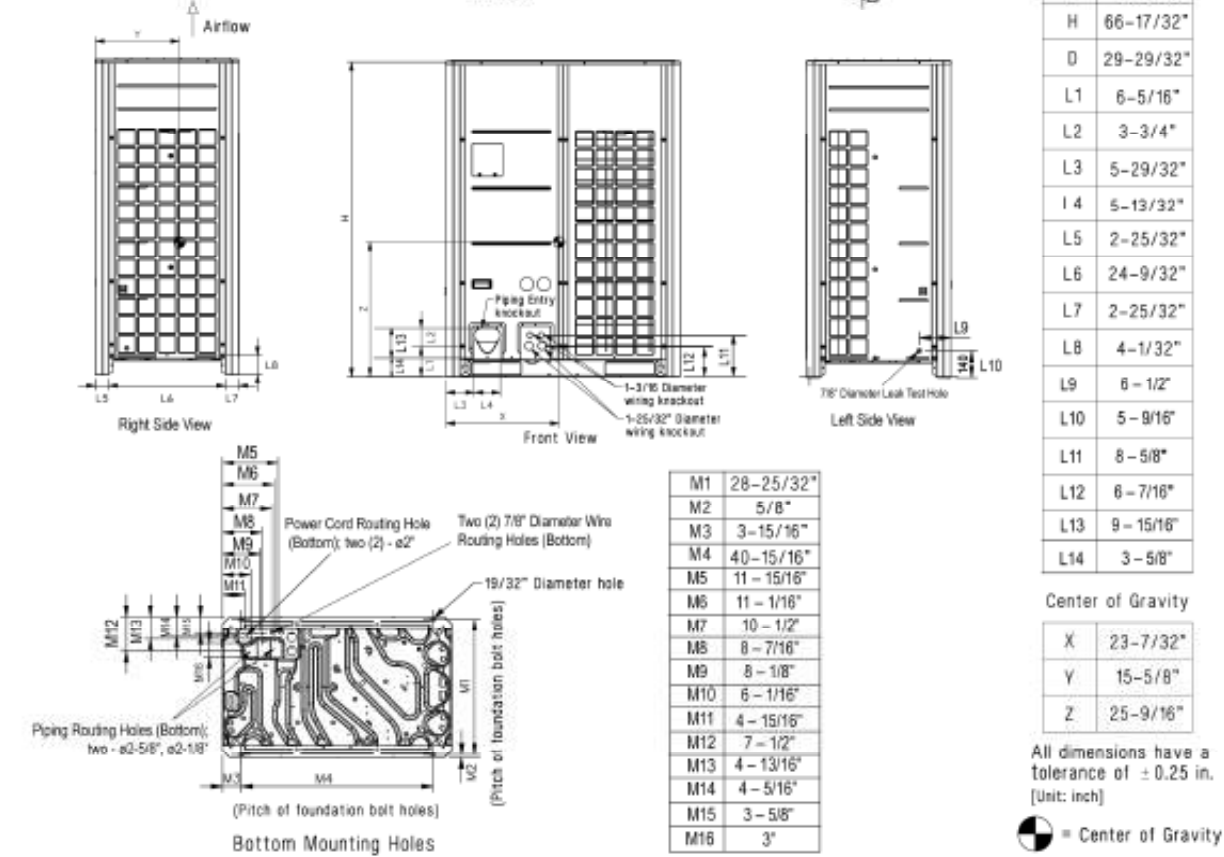
**Job Name/Location:** \_\_\_\_\_

**ARUM168BTE5**  
 Multi V™ 5 with LGRED® 208-230V ODU  
 14 Ton Single Frame Heat Pump and Heat Recovery

**LG** **LG** **LG**  
 Multi Cool Multi Cool Multi Cool  
 Tag No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 PO No.: \_\_\_\_\_



W	48-13/16"
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L1	6-5/16"
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L3	5-29/32"
L4	5-13/32"
L5	2-25/32"
L6	24-9/32"
L7	2-25/32"
L8	4-1/32"
L9	6-1/2"
L10	5-9/16"
L11	8-5/8"
L12	6-7/16"
L13	9-15/16"
L14	3-5/8"



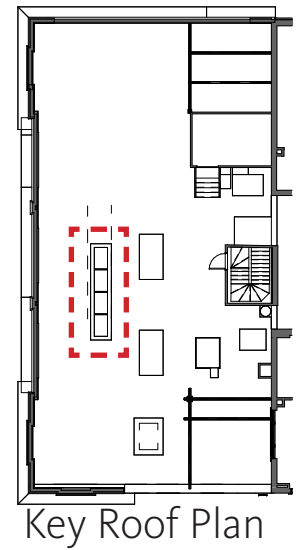
M1	28-25/32"
M2	5/8"
M3	3-15/16"
M4	40-15/16"
M5	11-15/16"
M6	11-1/16"
M7	10-1/2"
M8	8-7/16"
M9	8-1/8"
M10	6-1/16"
M11	4-15/16"
M12	7-1/2"
M13	4-13/16"
M14	4-5/16"
M15	3-5/8"
M16	3"

Center of Gravity

X	23-7/32"
Y	15-5/8"
Z	25-9/16"

All dimensions have a tolerance of ± 0.25 in. [Unit: inch]

● = Center of Gravity



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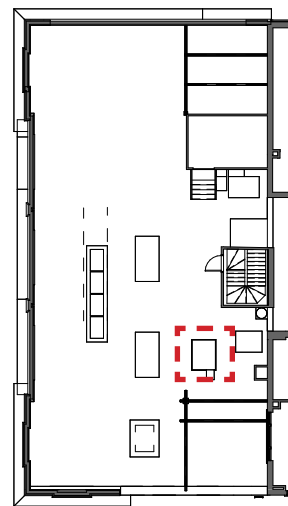
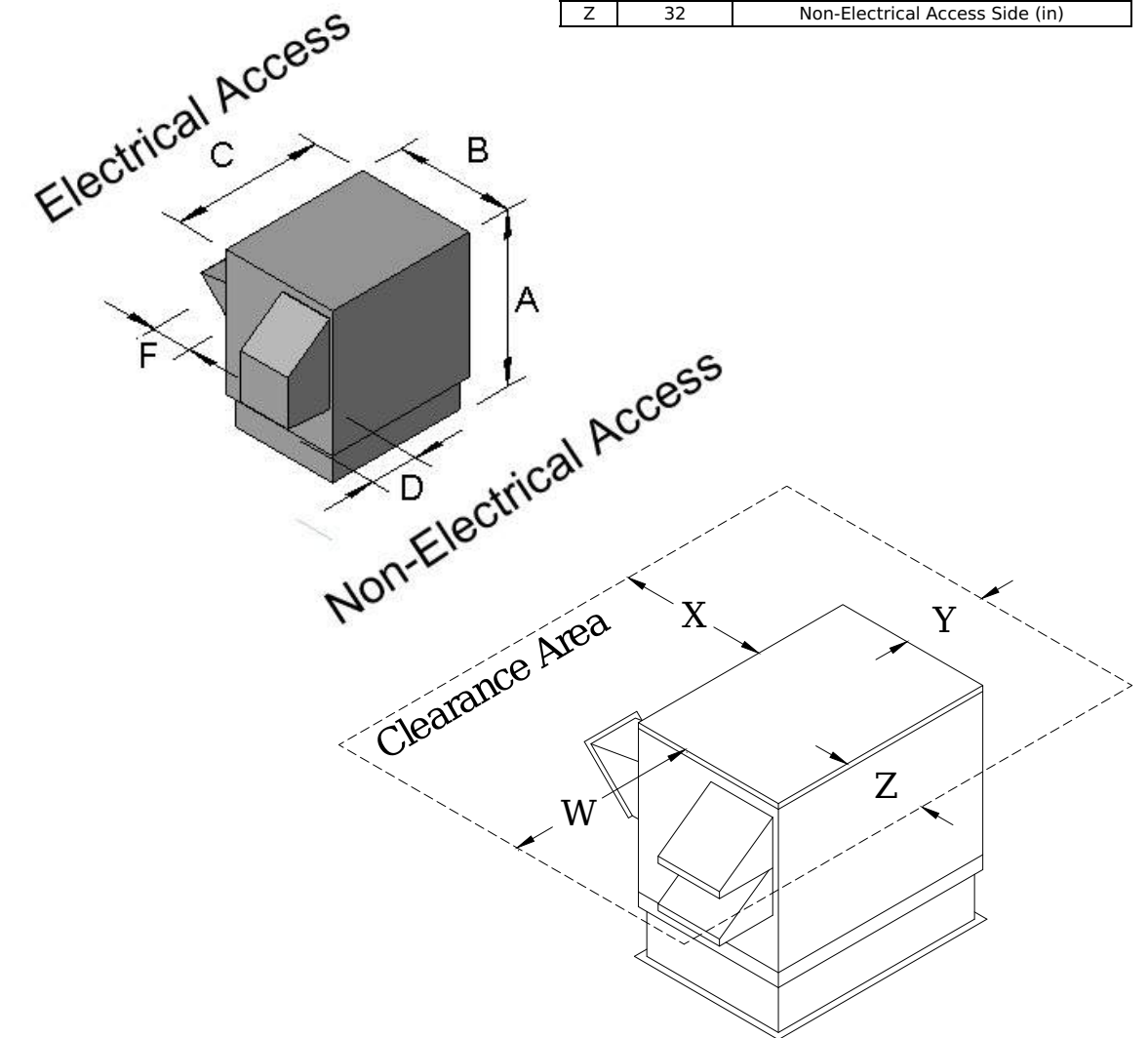
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# ERV Cut Sheet



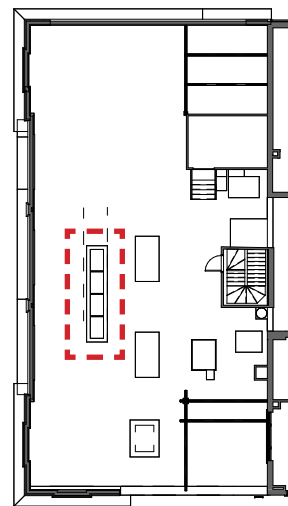
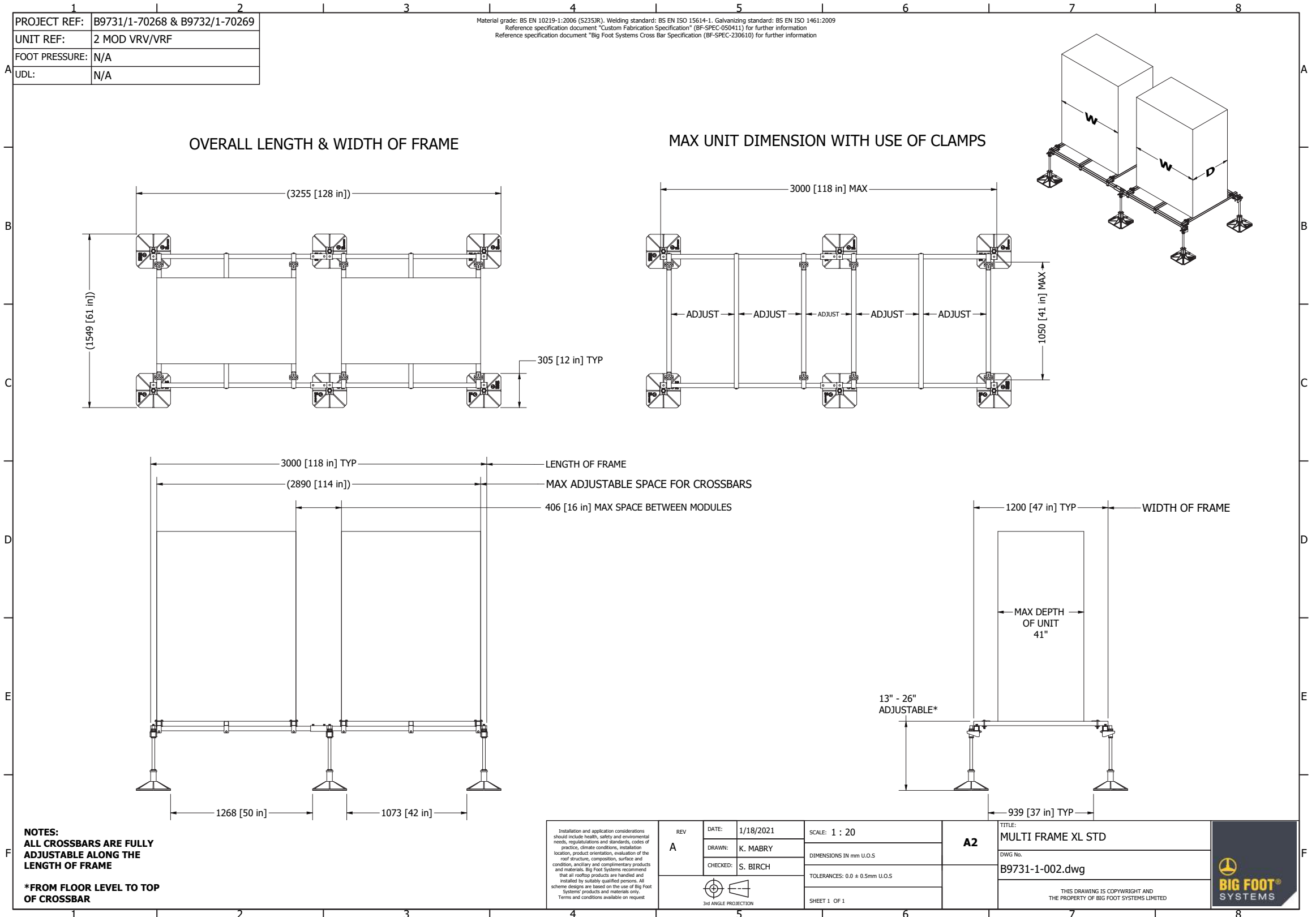
Job Name: 31084 Newbury Street  
 Tag: ERV LR-1  
 Quantity: 1  
 Printed Date: March 9, 2023

Dimensions and Weights		
Label	Value	Description
-	997	Weight w/o accessories (lbs)
A	76.6	Overall Height (in)
B	53.2	Overall Width (in)
C	68.1	Overall Length (in)
D	22.1	Outdoor Air Weatherhood (in)
F	17.7	Exhaust Air Weatherhood (in)
W	43	Outdoor Air Intake End (in)
X	48	Electrical Access Side (in)
Y	24	Return Air Intake End (in)
Z	32	Non-Electrical Access Side (in)



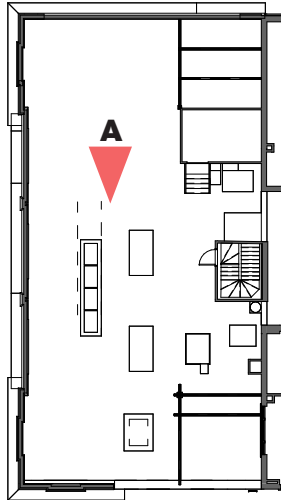
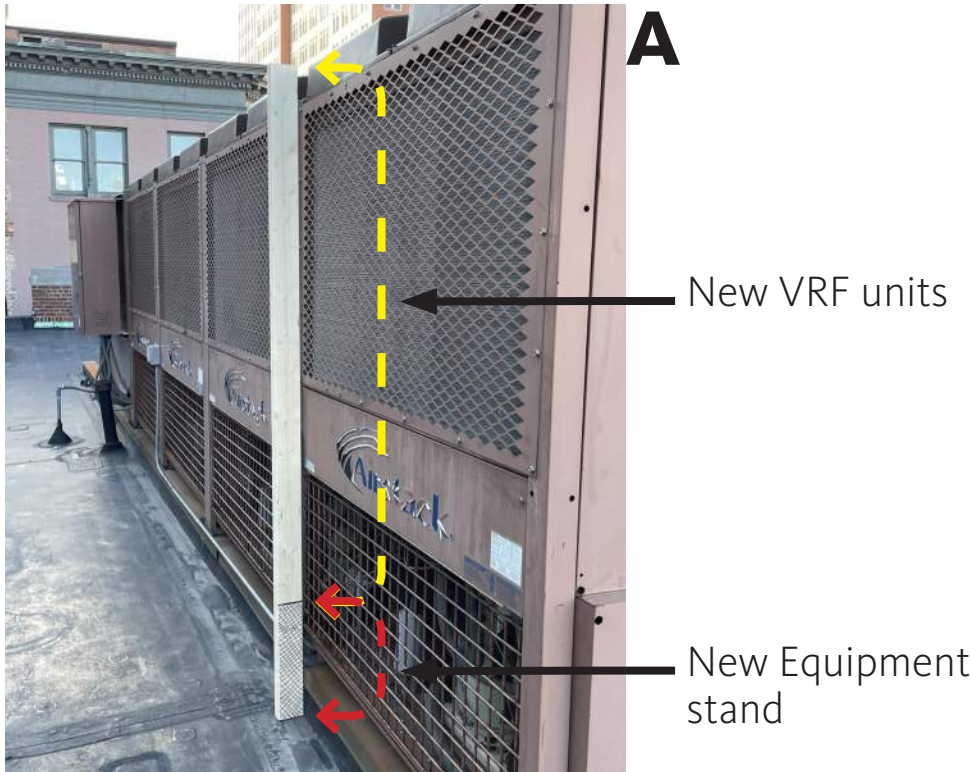
Key Roof Plan

# Chassis Equipment Stand Information



Key Roof Plan

# Proposed Conditions Photos - Roof



Key Roof Plan



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# Precedents (The Newbury Boston Hotel)



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