

<b>FIRST FLOOR:</b>	
LIVING SPACE	5,995 SF
DECK SPACE	0 SF
PARKING	9,032 SF
<b>BUILDING CORE</b>	<b>1,931 SF</b>
<b>TOTAL</b>	<b>16,958 SF</b>

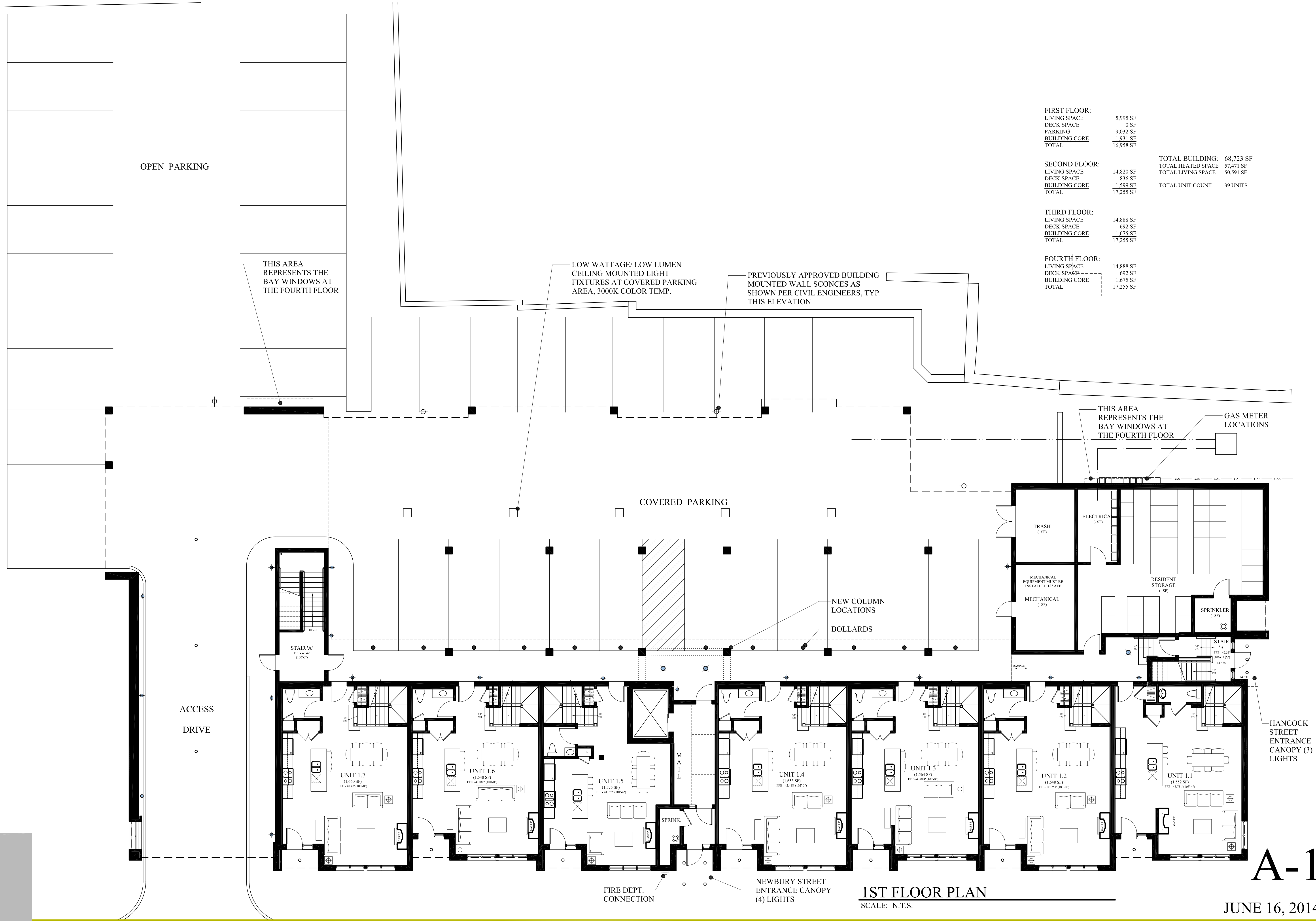
<b>SECOND FLOOR:</b>	
LIVING SPACE	14,820 SF
DECK SPACE	836 SF
<b>BUILDING CORE</b>	<b>1,599 SF</b>
<b>TOTAL</b>	<b>17,255 SF</b>

<b>THIRD FLOOR:</b>	
LIVING SPACE	14,888 SF
DECK SPACE	692 SF
<b>BUILDING CORE</b>	<b>1,675 SF</b>
<b>TOTAL</b>	<b>17,255 SF</b>

<b>FOURTH FLOOR:</b>	
LIVING SPACE	14,888 SF
DECK SPACE	692 SF
<b>BUILDING CORE</b>	<b>1,675 SF</b>
<b>TOTAL</b>	<b>17,255 SF</b>

<b>TOTAL BUILDING:</b>	<b>68,723 SF</b>
TOTAL HEATED SPACE	57,471 SF
TOTAL LIVING SPACE	50,591 SF

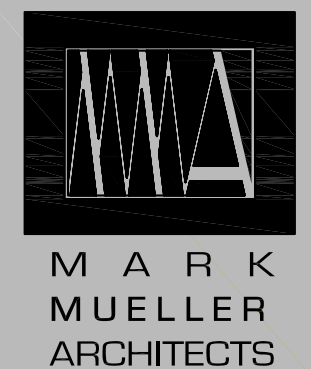
TOTAL UNIT COUNT 39 UNITS



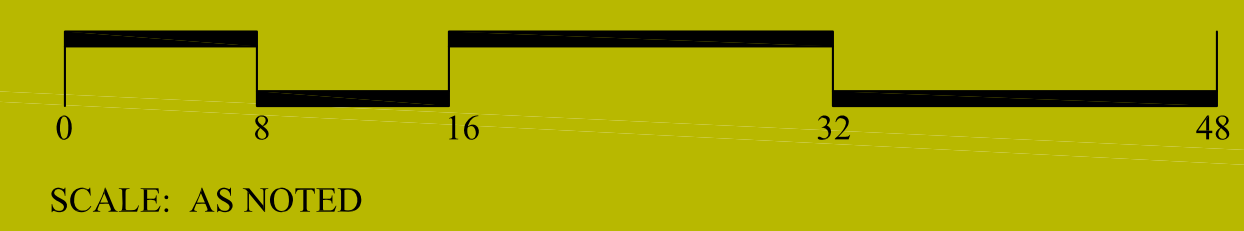
**1ST FLOOR PLAN**  
SCALE: N.T.S.

**A-1**

JUNE 16, 2014



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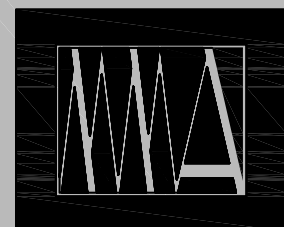
# SEAPORT LOFTS

113 NEWBURY STREET

PROPOSED  
18" (3) STORY  
BAY PROJECTION,  
UNDULATING WALL  
@ REAR ELEVATION



2ND FLOOR PLAN  
SCALE: N.T.S.



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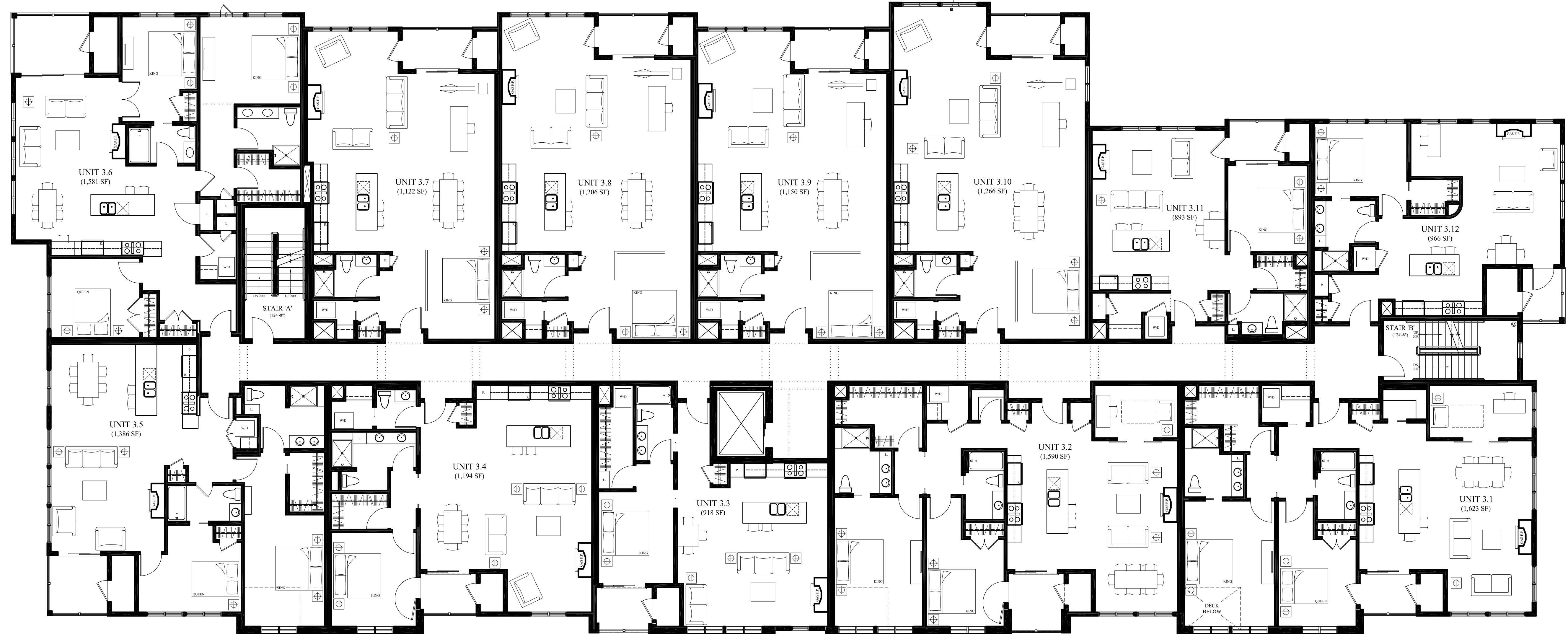
A-2

JUNE 16, 2014

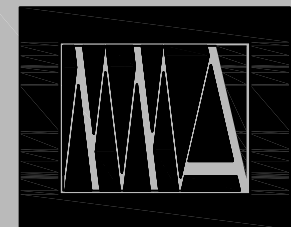
SEAPORT LOFTS

113 NEWBURY STREET

PROPOSED  
18" (3) STORY  
BAY PROJECTION,  
UNDULATING WALL,  
@ REAR ELEVATION



3RD FLOOR PLAN  
SCALE: N.T.S.



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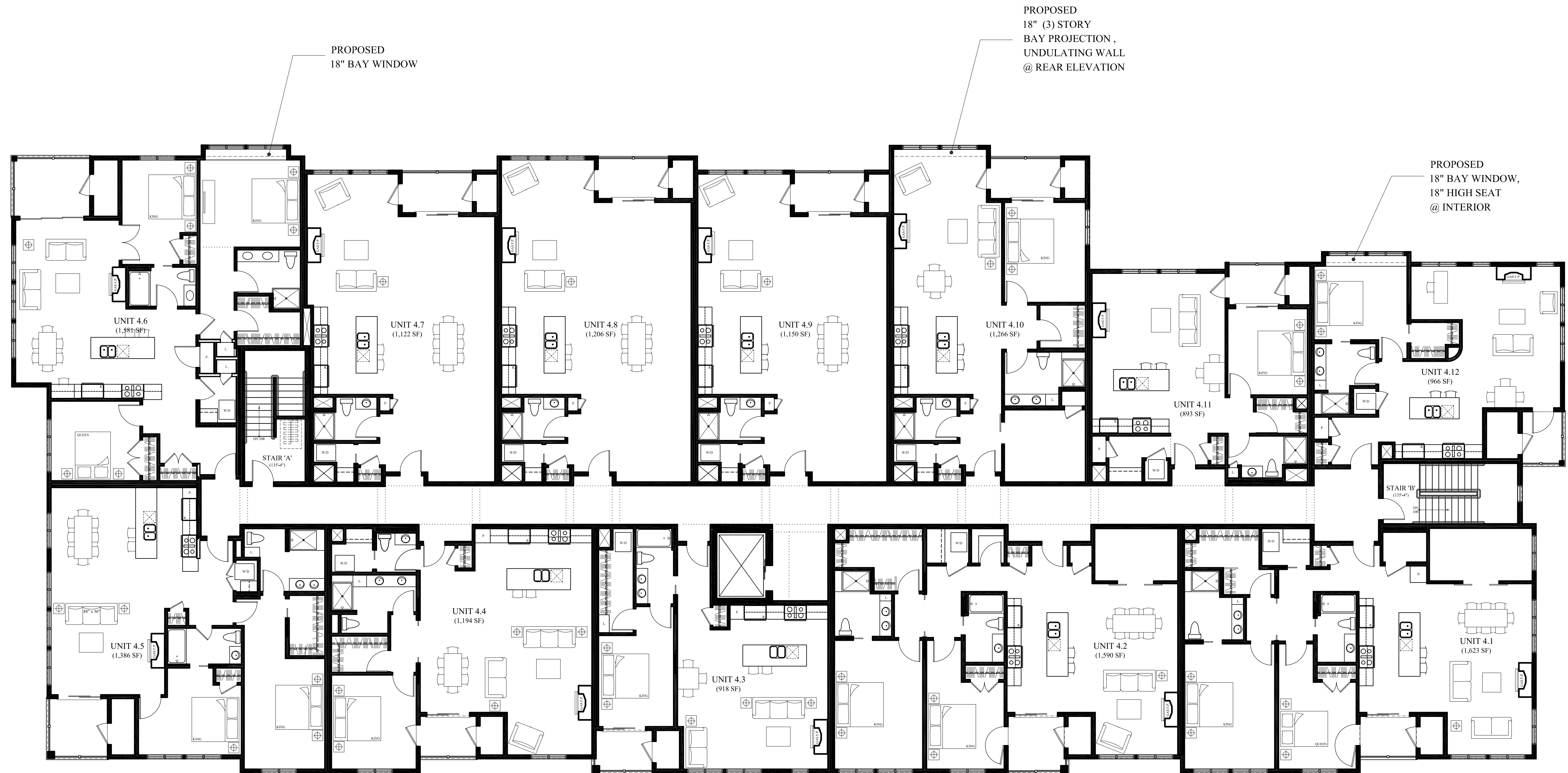
SCALE: AS NOTED

A-3

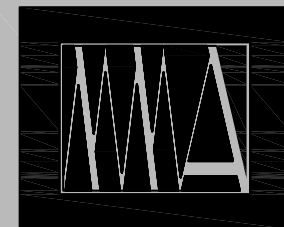
JUNE 16, 2014

SEAPORT LOFTS

113 NEWBURY STREET



4TH FLOOR PLAN  
SCALE: N.T.S.



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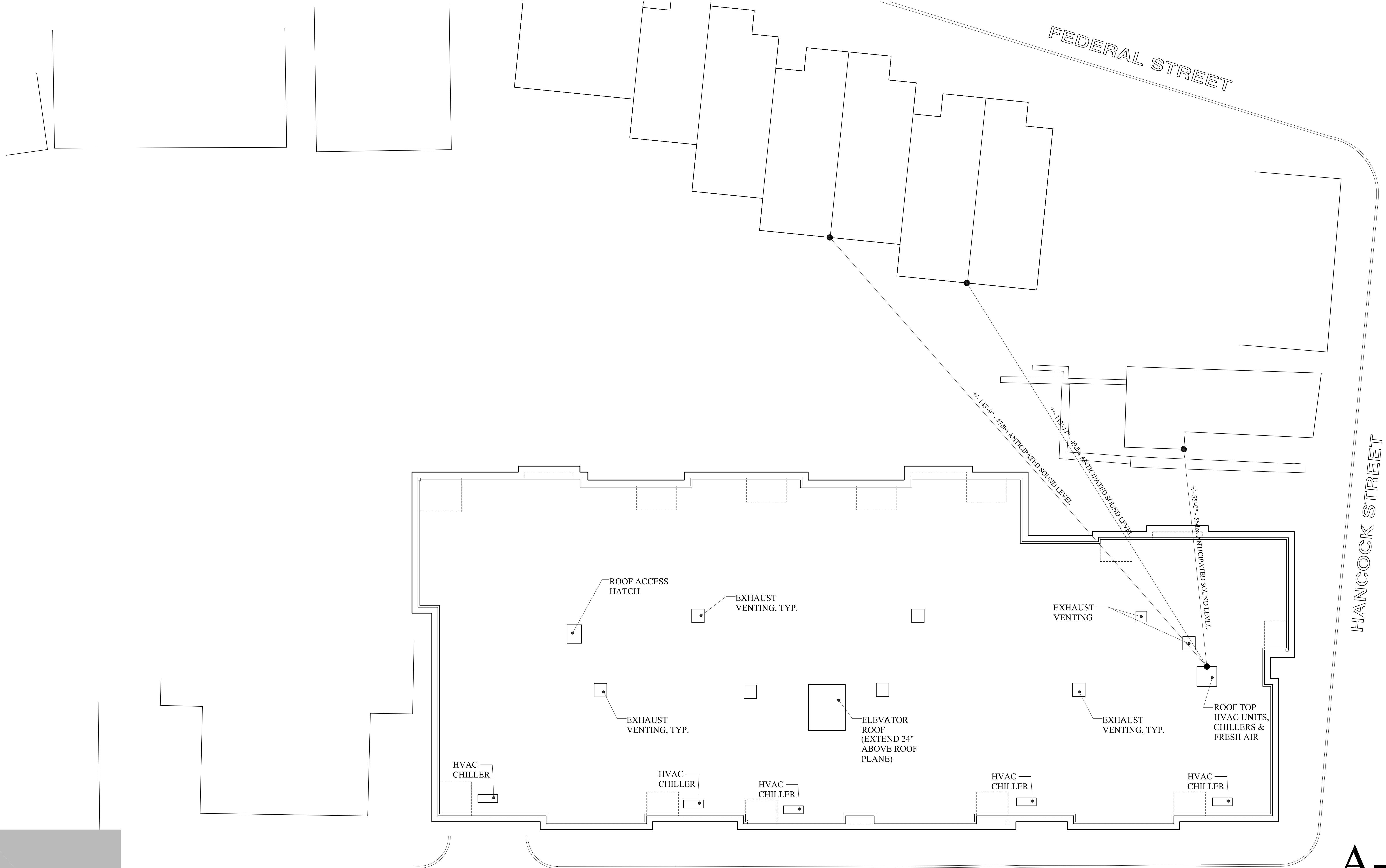
SCALE: AS NOTED

A-4

JUNE 16, 2014

SEAPORT LOFTS

113 NEWBURY STREET



FEDERAL STREET

HANCOCK STREET

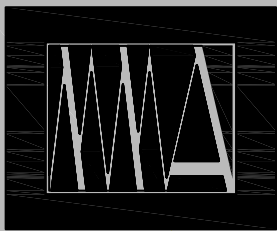
NEWBURY STREET

ROOF PLAN

SCALE: N.T.S.

A-5

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SCALE: AS NOTED

SEAPORT LOFTS

113 NEWBURY STREET

BUILDING HEIGHT @ ROOF  
DEFINED AND MEASURED TO THE  
TOP OF THE PLYWOOD ROOF  
DECK. THE CORNICE SHOWN  
VARIES IN RELATION TO THE  
ROOF DECK.



VARIEGATED RAISED PARRAPETS  
AS MECHANICAL SCREENING  
(NOTE: ROOFTOP HVAC UNITS ARE  
NOT A PART OF THIS PROJECT)

UPPER LEVEL  
DECK LIGHTING:  
SHALL BE ILLUMINATED  
W/ (2) LOW MOUNT WALL  
FIXTURES, 15 WATT MAX.

12' CLEARANCE @  
VEHICULAR ACCESS  
DRIVE

NEWBURY  
STREET ENTRANCE,  
FULL LITE DOOR W/  
PAIR OF SIDELIGHTS

EXTERIOR MATERIALS:

BRICK: "OLD PORT", NARROW RANGE COLOR BY  
MORIN BRICK, AUBURN, MAINE

SIDING: WOOD CLAPBOARD SIMULATED SIDING,  
MATERIAL; CEMENTIOUS HORIZONTAL  
APPLICATION 5" T.W.

METAL PROFILES: ALUMINUM, PAINTED KYNAR  
FINISH, GREY TONE

PEDESTRIAN ACCESS  
TO LIVING UNITS:  
3/4 LITE DOORS W/  
OPAQUE PRIVACY  
SIDELIGHTS,  
RECESS LIGHT  
FIXTURES  
@ STREET LEVEL

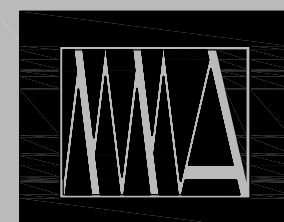
WINDOWS:  
OPERABLE CASEMENTS  
OVER AWNING  
COMPOSITION OF  
FENESTRATION,  
BLACK SASH AND FRAME

EXTERIOR MATERIALS  
LEGEND

- |  |  |
|--|--|
| <b>A.1</b> BRICK VENEER  | <b>C</b> RUNNING METAL PROFILE AND<br>TERMINATION AT BRICK TRANSITION                          |
| <b>A.2</b> BRICK SOLDIER COURSE OVER<br>WINDOWS  | <b>C.1</b> METAL FASCIA  |
| <b>A.3</b> BRICK ROWLOCK SILLS   | <b>C.2</b> METAL COPING  |
| <b>B</b> CEMENTIOUS CLAPBOARD<br>5" TO THE WEATHER   | <b>D</b> ENTRANCE AWNINGS: WEATHERED<br>COPPER SHEET WRAP W/ STAINLESS<br>STEEL CABLE SUPPORTS |
| <b>B.1</b> 5/4" FIBER CEMENTIOUS CORNER<br>BOARDS, DOOR AND WINDOW TRIM,<br>HORIZONTAL TRIM AND FRIEZE<br>BOARDS |  |
| <b>B.2</b> 5/4" FIBER CEMENTIOUS PANEL/<br>FLUSH FINISH  |  |

**NEWBURY STREET ELEVATION**

SCALE: N.T.S.



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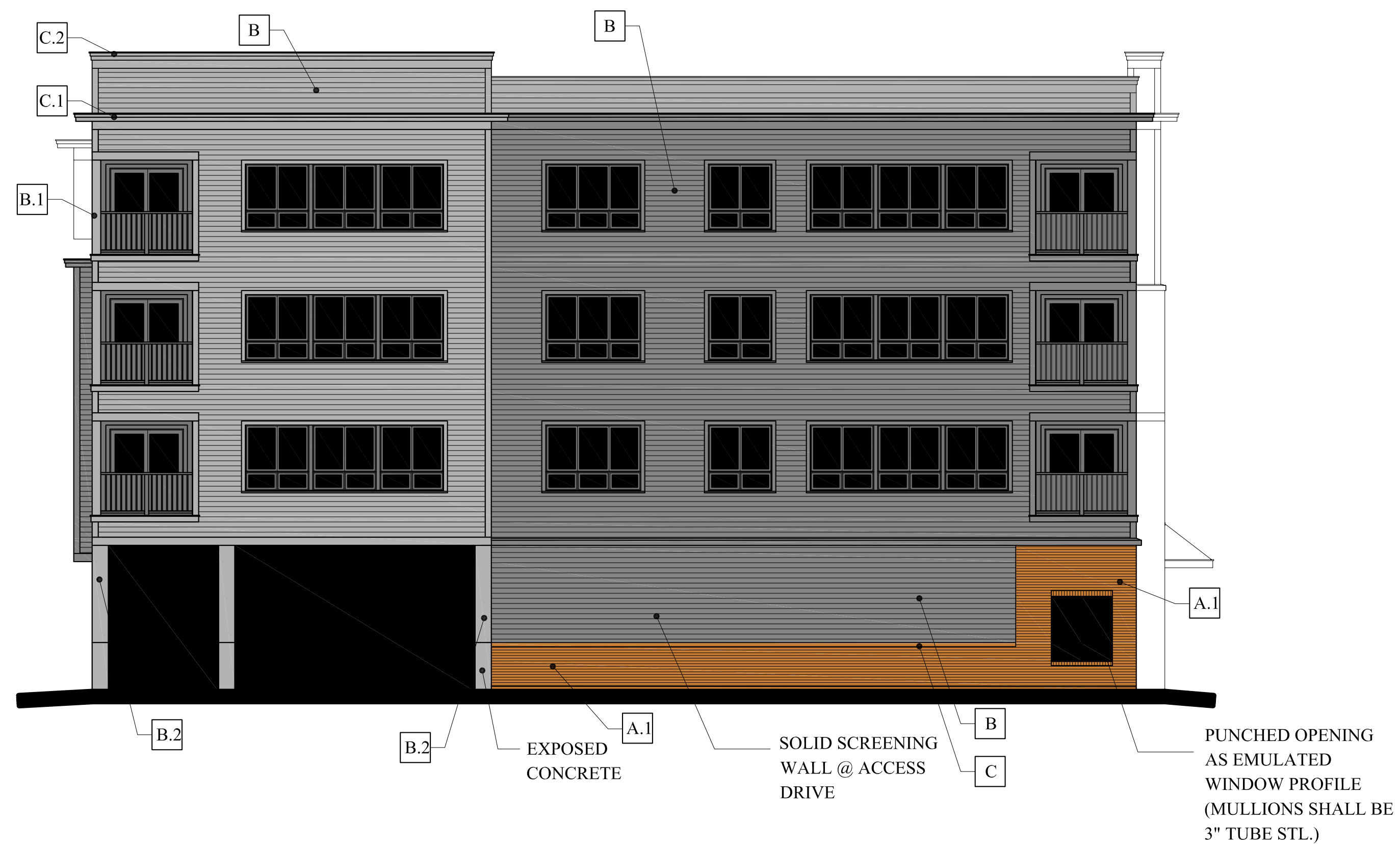
SCALE: AS NOTED

A-6

JUNE 16, 2014

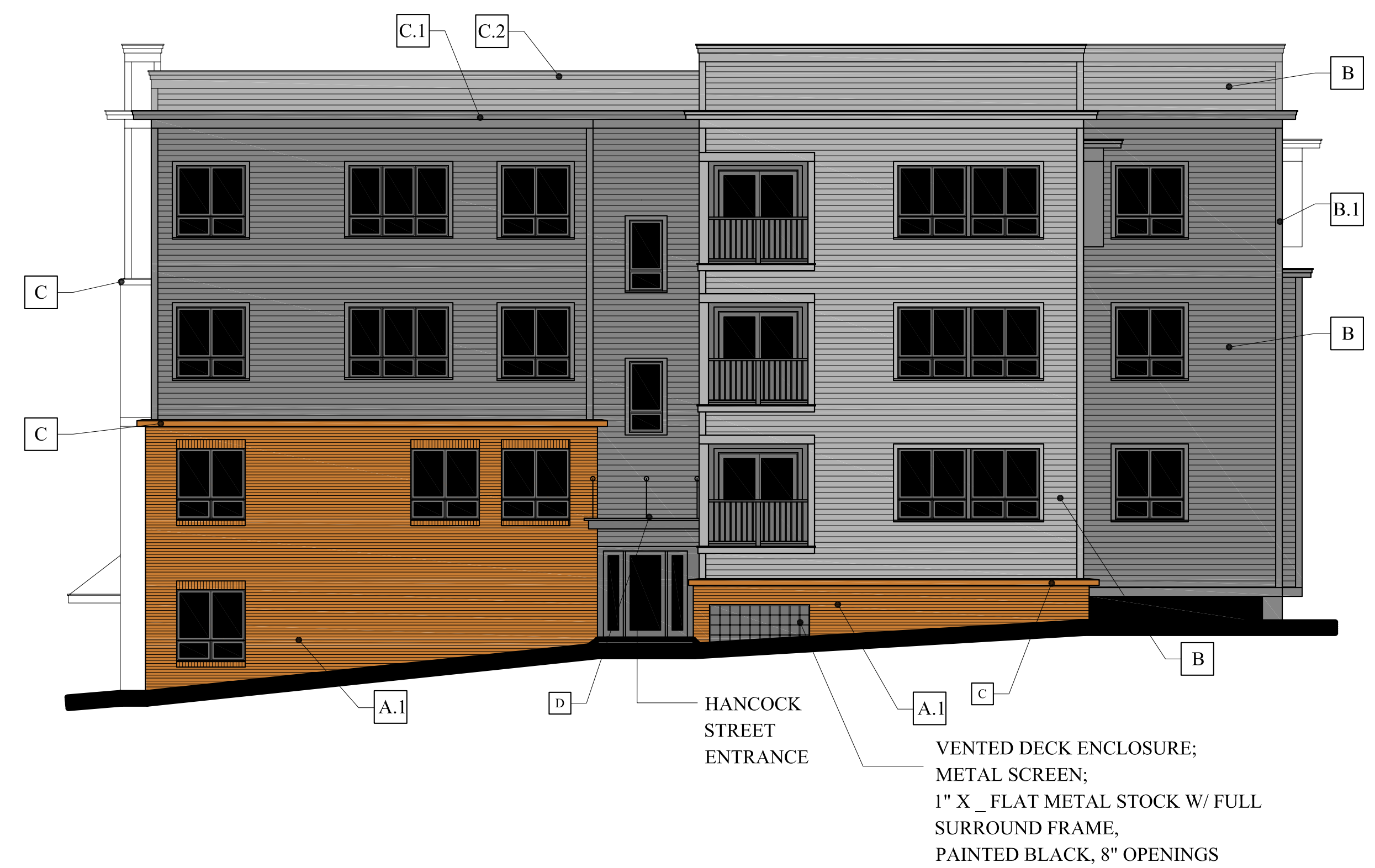
SEAPORT LOFTS

113 NEWBURY STREET



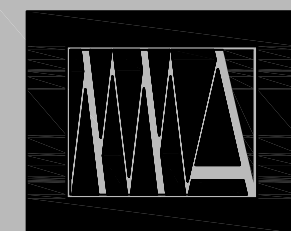
**SOUTH ELEVATION**

SCALE: N.T.S.



**HANCOCK STREET ELEVATION**

SCALE: N.T.S.



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2014 SITE PLAN REVIEW RE-SUBMISSION



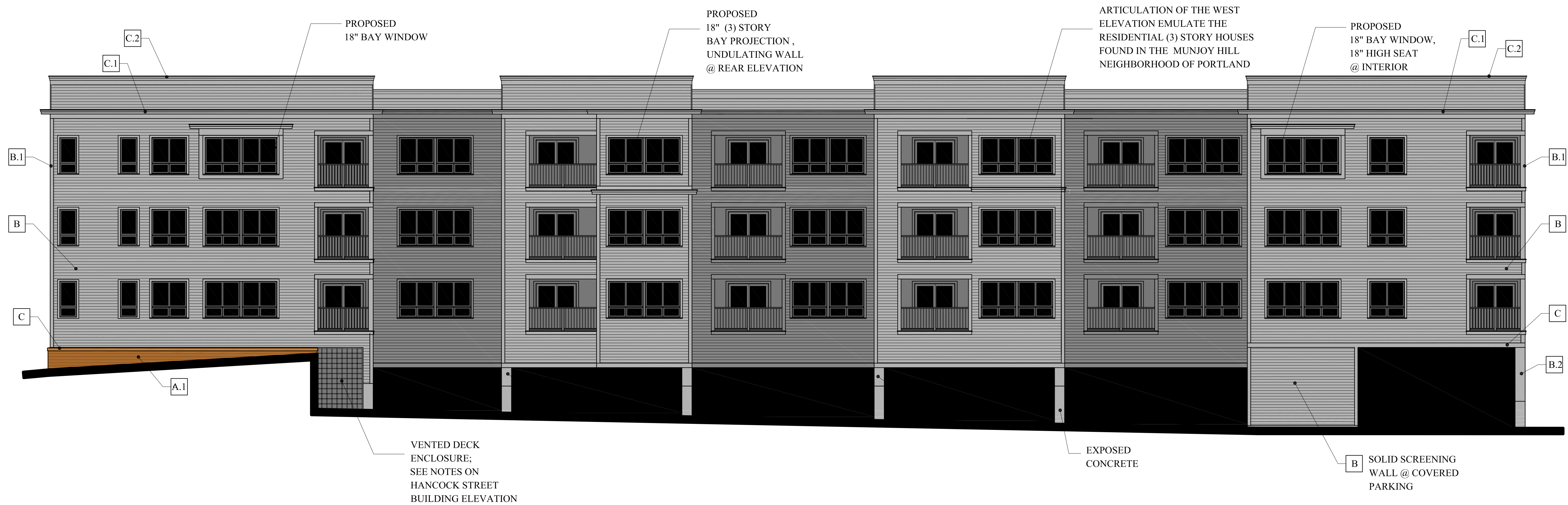
SCALE: AS NOTED

A-7

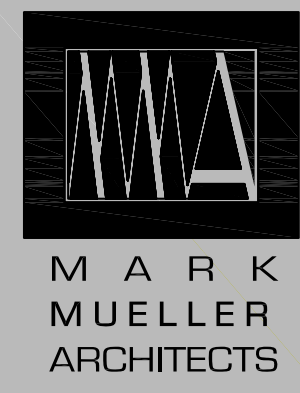
JUNE 16, 2014

**SEAPORT LOFTS**

113 NEWBURY STREET



**WEST ELEVATION**  
SCALE: N.T.S.



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2014 SITE PLAN REVIEW RE-SUBMISSION



A-8

JUNE 16, 2014

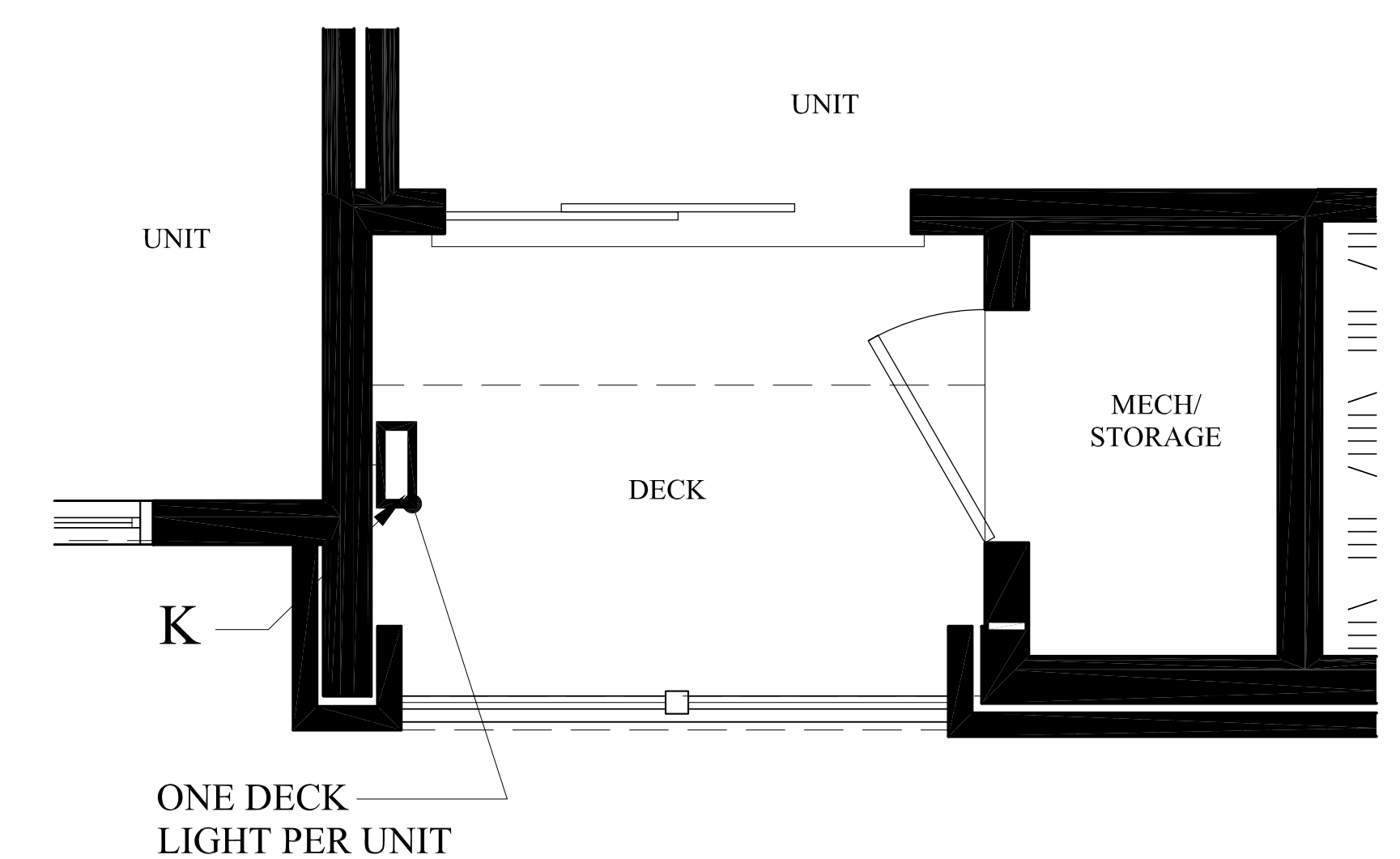
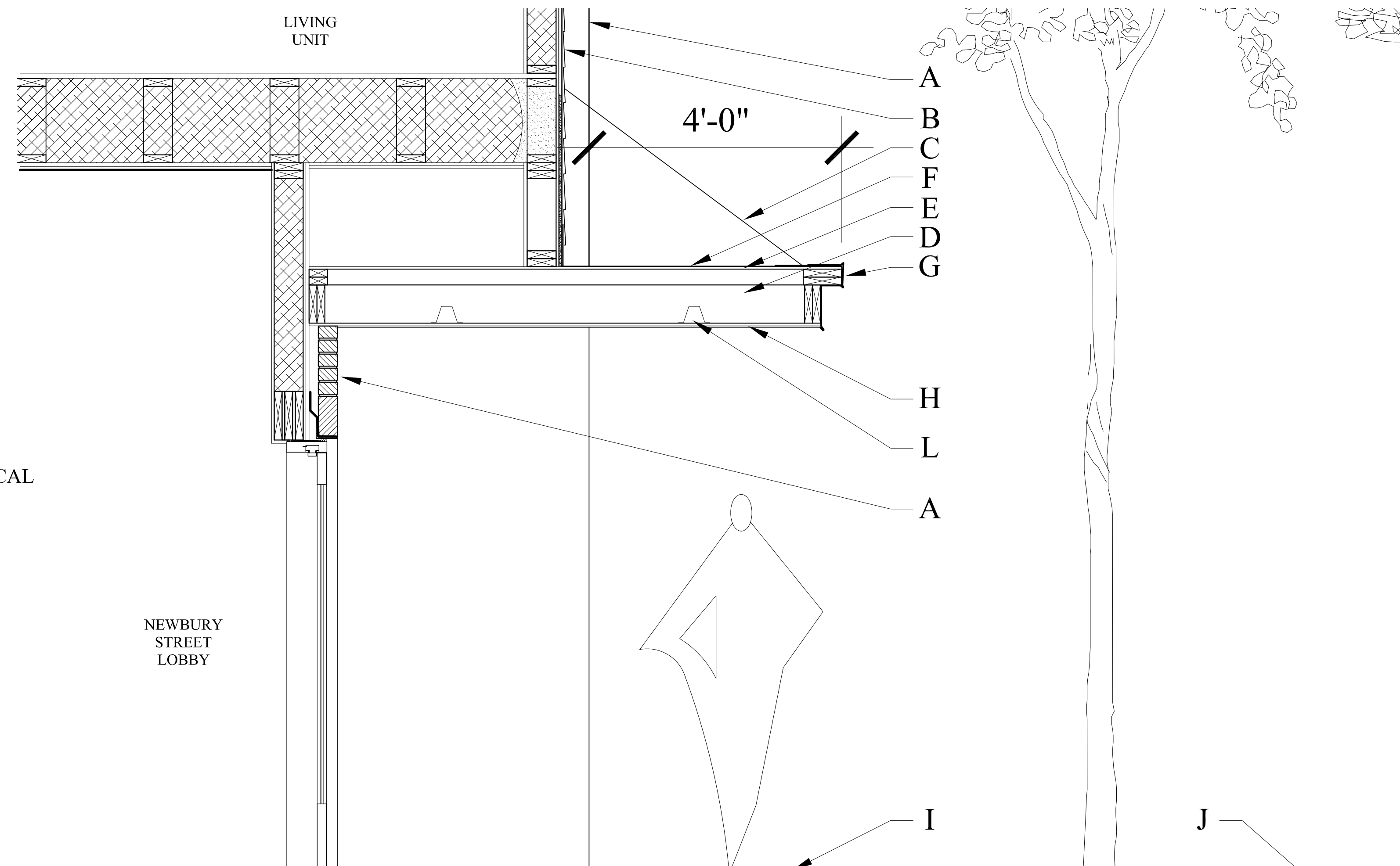
**SEAPORT LOFTS**

113 NEWBURY STREET

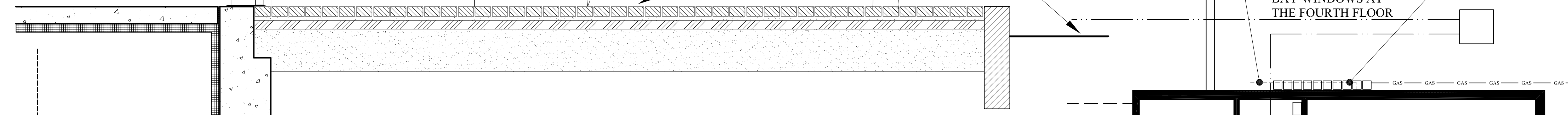


**MATERIALS SCHEDULE:**

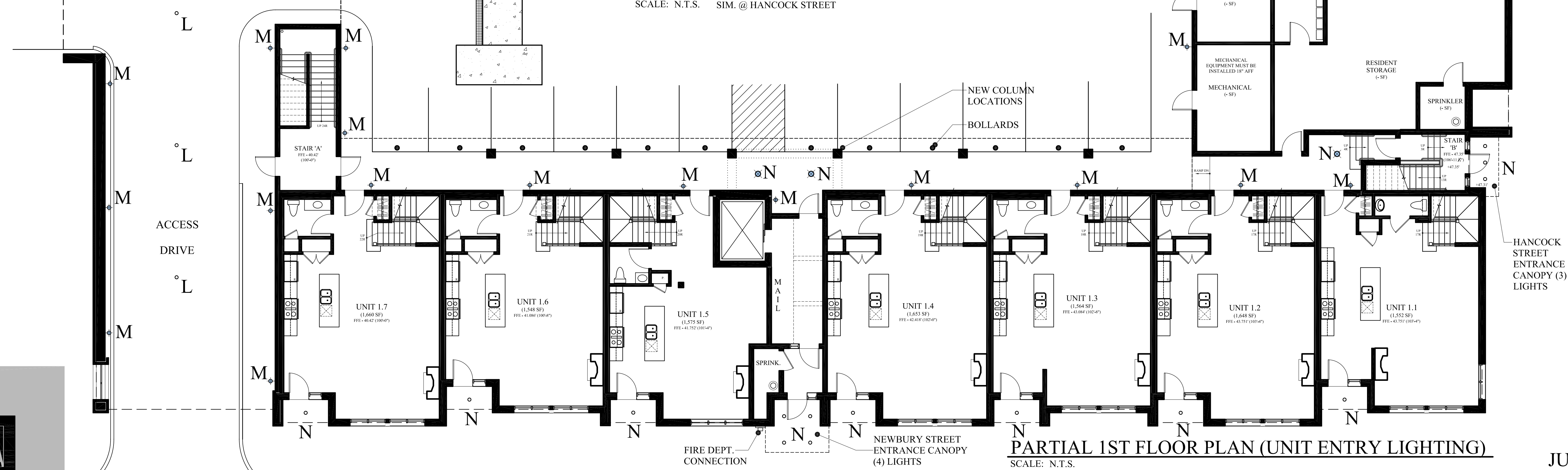
- A BRICK VENEER
- B CEMENTITIOUS CLAPBOARD 5" TO THE WEATHER
- C STAINLESS STEEL CABLES
- D WOOD FRAME CANOPY
- E STRUCTURAL SHEATHING
- F MEMBRANE ROOFING
- G ALUMINUM WRAP FASCIA
- H ALUMINUM CANOPY CEILING
- I BRICK SIDEWALK
- J NEWBURY STREET
- K 4 WATT WALL LIGHT @ DECKS 18" A.F.F
- L EXTERIOR 7" LED DOWNLIGHT @ PARKING ENTRY
- M LED WALL SCONCE
- N EXTERIOR 4" LED DOWNLIGHT @ UNIT ENTRY - TYPICAL



**TYPICAL UPPER LEVEL DECK LIGHTING PLAN**  
SCALE: N.T.S.



**CANOPY SECTION AT NEWBURY ENTRANCE**  
SCALE: N.T.S. SIM. @ HANCOCK STREET



**PARTIAL 1ST FLOOR PLAN (UNIT ENTRY LIGHTING)**  
SCALE: N.T.S.

**A-9**

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