

OPEN PARKING

THIS AREA REPRESENTS THE BAY WINDOWS AT THE FOURTH FLOOR

LOW WATTAGE/ LOW LUMEN CEILING MOUNTED LIGHT FIXTURES AT COVERED PARKING AREA, 3000K COLOR TEMP.

PREVIOUSLY APPROVED BUILDING MOUNTED WALL SCONCES AS SHOWN PER CIVIL ENGINEERS, TYP. THIS ELEVATION

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

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

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

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

TOTAL BUILDING: 68,723 SF
 TOTAL HEATED SPACE 57,471 SF
 TOTAL LIVING SPACE 50,591 SF
 TOTAL UNIT COUNT 39 UNITS

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GAS METER LOCATIONS

COVERED PARKING

NEW COLUMN LOCATIONS
BOLLARDS

ACCESS DRIVE

STAIR 'A'
FFE - 40.42 (100'4")

TRASH (-SF)
ELECTRICAL (+SF)
MECHANICAL (+SF)
MECHANICAL EQUIPMENT MUST BE INSTALLED 18" AFF

RESIDENT STORAGE (-SF)
SPRINKLER (-SF)

STAIR 'B'
FFE - 47.30 (100'4")

HANCOCK STREET ENTRANCE CANOPY (3) LIGHTS

UNIT 1.7
(1,660 SF)
FFE - 40.42 (100'4")

UNIT 1.6
(1,540 SF)
FFE - 41.00 (100'4")

UNIT 1.5
(1,575 SF)
FFE - 41.70 (100'4")

UNIT 1.4
(1,653 SF)
FFE - 42.40 (100'4")

UNIT 1.3
(1,564 SF)
FFE - 43.00 (100'4")

UNIT 1.2
(1,648 SF)
FFE - 43.70 (100'4")

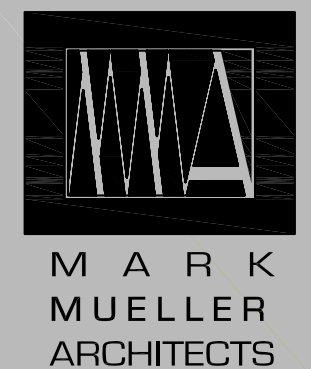
UNIT 1.1
(1,552 SF)
FFE - 43.70 (100'4")

FIRE DEPT. CONNECTION

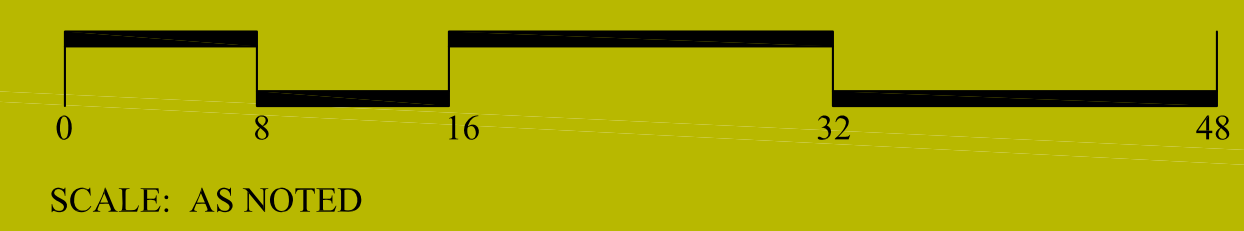
NEWBURY STREET ENTRANCE CANOPY (4) LIGHTS

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

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JUNE 16, 2014



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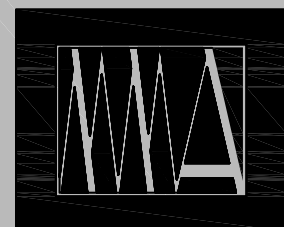
SEAPORT LOFTS

113 NEWBURY STREET

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



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



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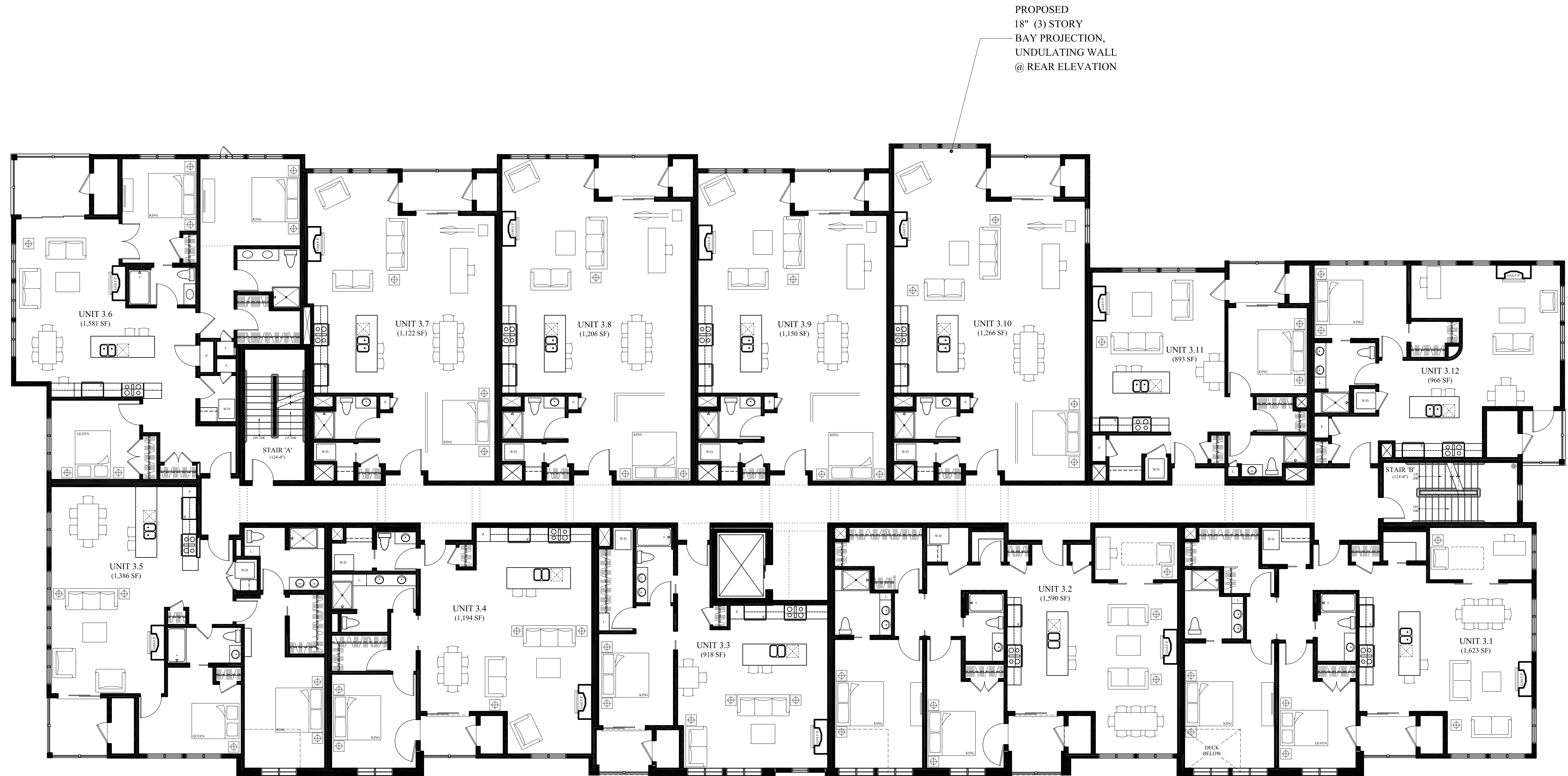
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113 NEWBURY STREET



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



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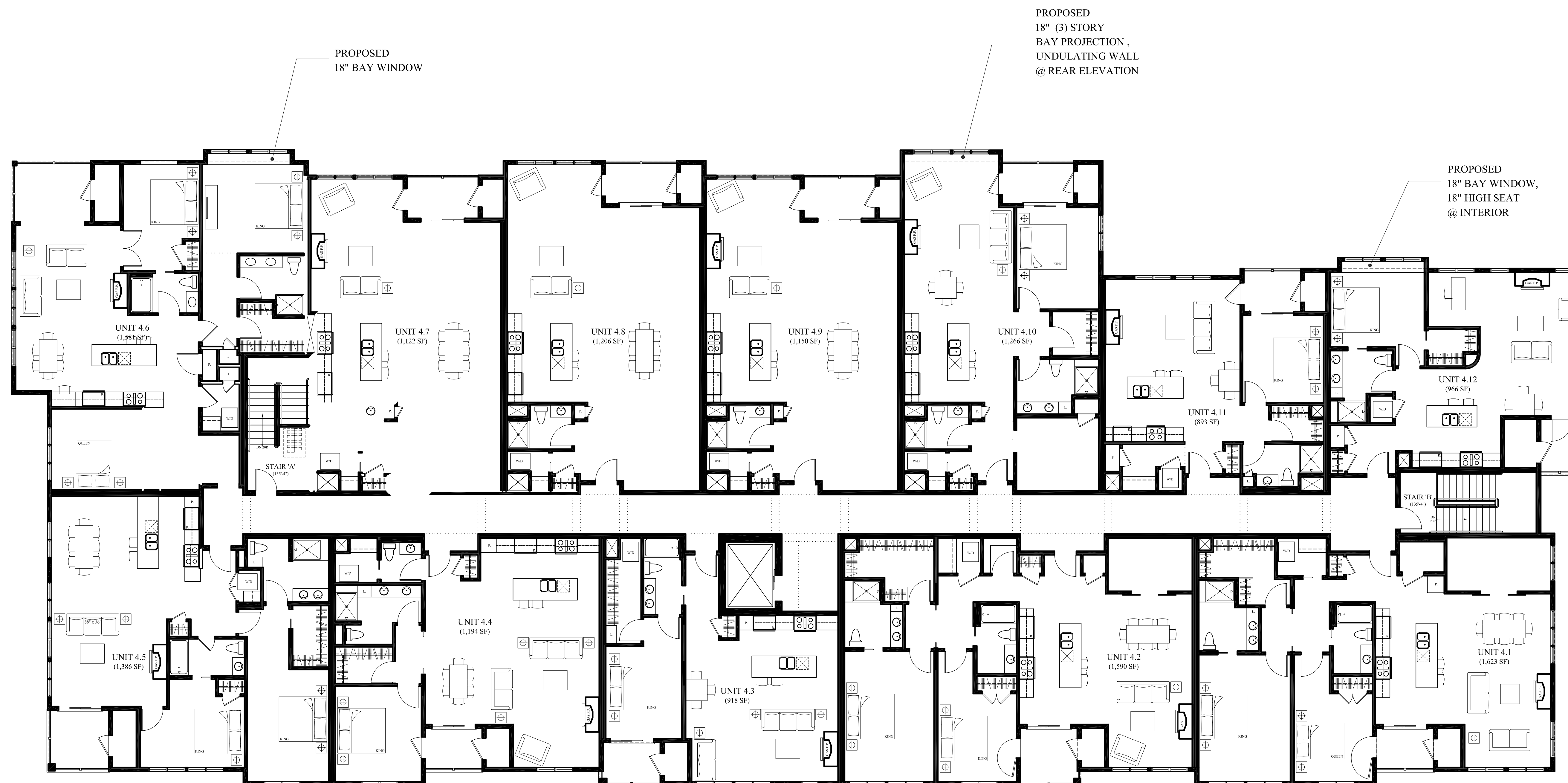
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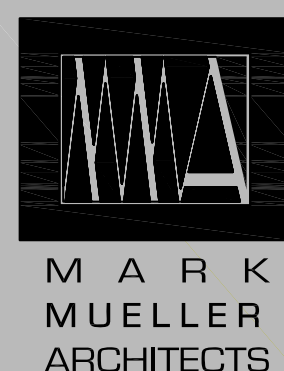
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4TH FLOOR PLAN
SCALE: N.T.S.



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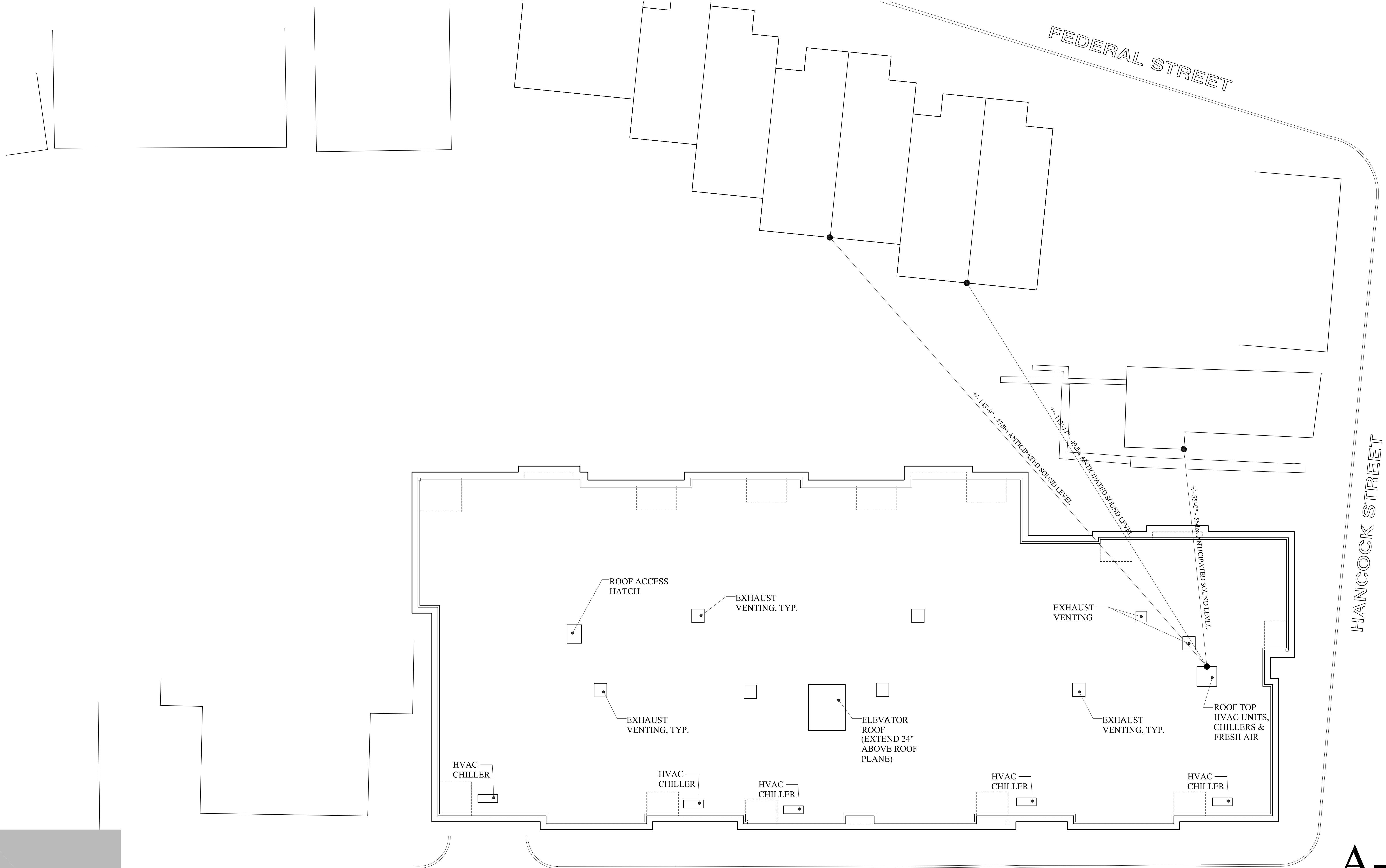
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FEDERAL STREET

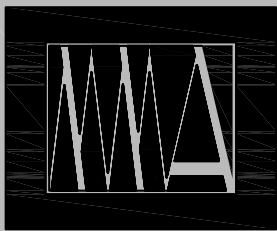
HANCOCK STREET

NEWBURY STREET

ROOF PLAN
SCALE: N.T.S.

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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.

MAX. BUILDING HEIGHT
ELEV: 45' (87.35')

45'-0" MAX. BUILDING HEIGHT
44'-10 7/8" PROPOSED HEIGHT

MEAN AVERAGE GRADE
ELEV: 42.35'

12' CLEARANCE @
VEHICULAR ACCESS
DRIVE

NEWBURY
STREET ENTRANCE,
FULL LITE DOOR
W/ SIDELIGHT

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

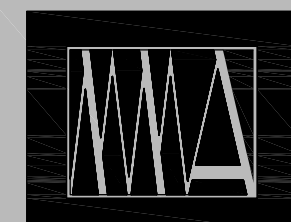
WINDOWS:
OPERABLE CASEMENTS
OVER AWNING
COMPOSITION OF
FENESTRATION,
BLACK SASH AND FRAME

EXTERIOR MATERIALS
LEGEND

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

NEWBURY STREET ELEVATION

SCALE: N.T.S.



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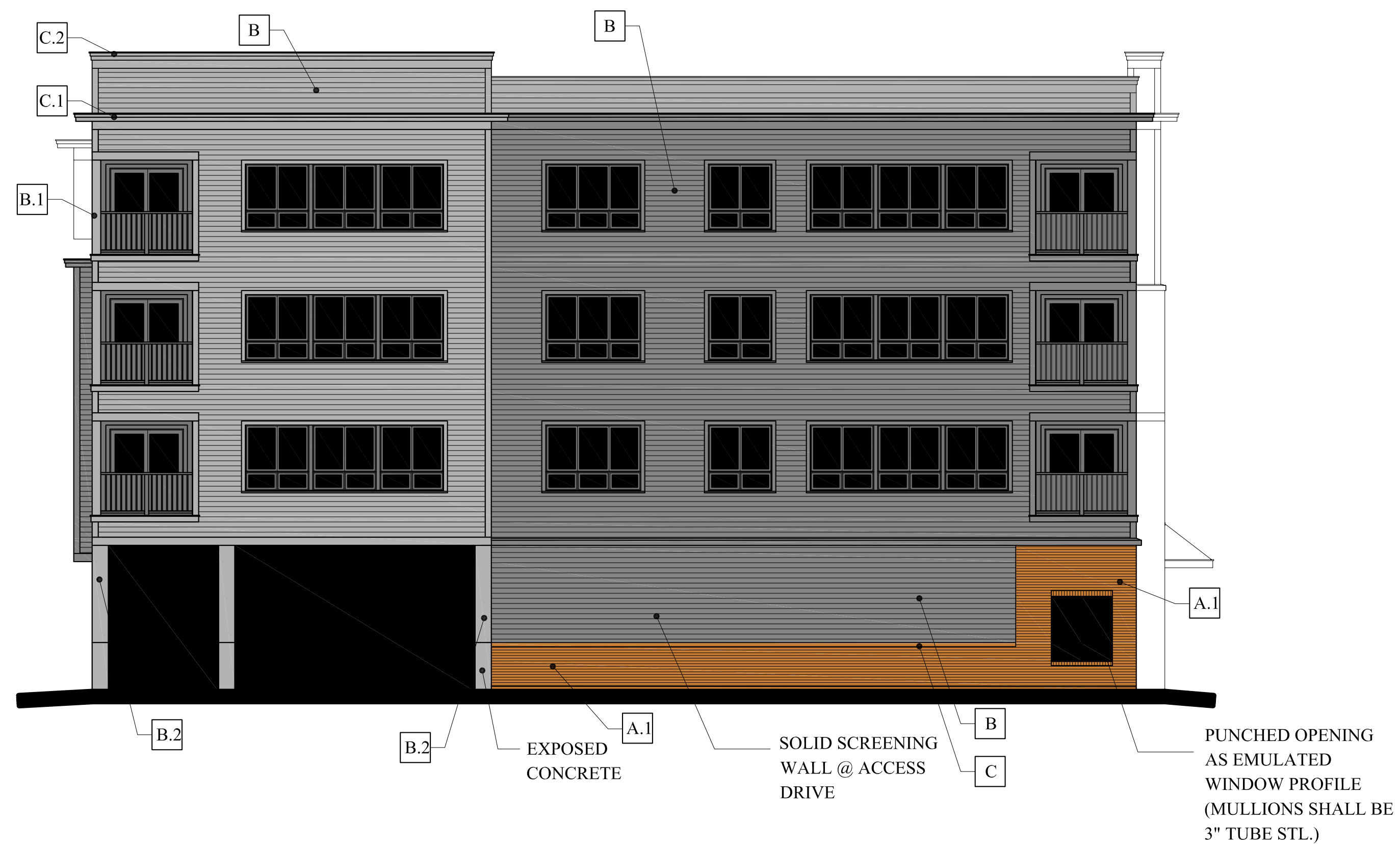


SCALE: AS NOTED

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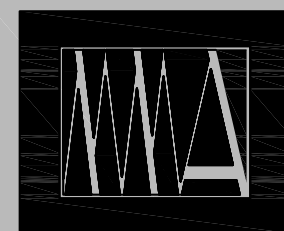
113 NEWBURY STREET



SOUTH ELEVATION
SCALE: N.T.S.



HANCOCK STREET ELEVATION
SCALE: N.T.S.



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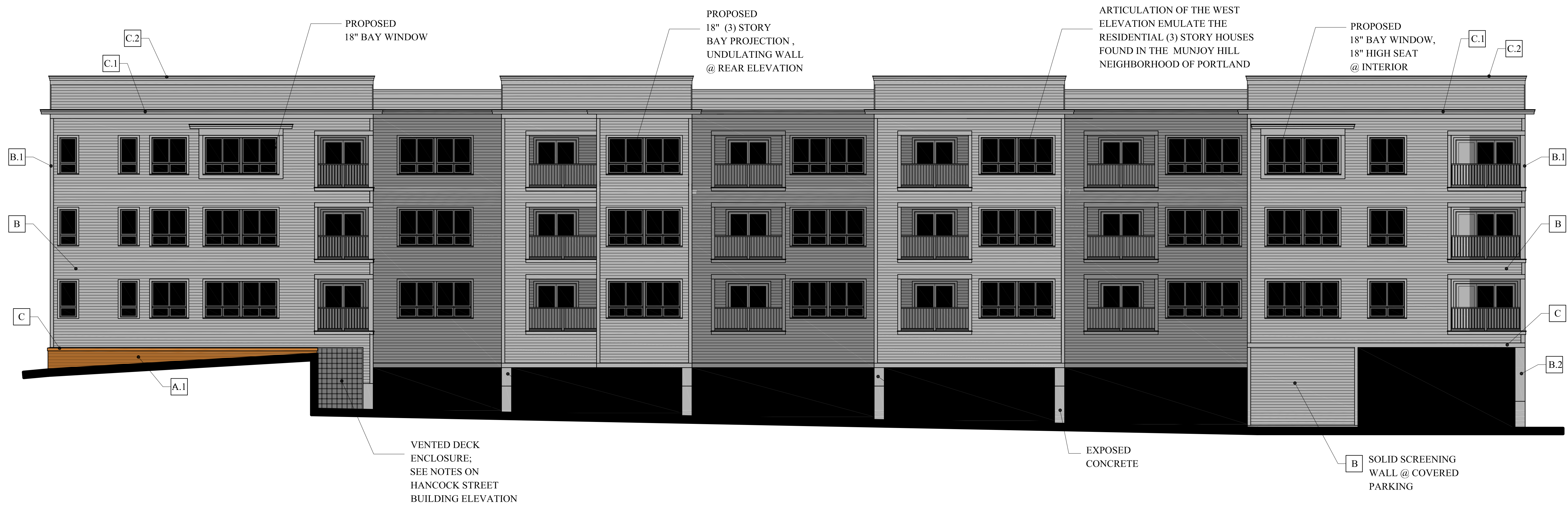
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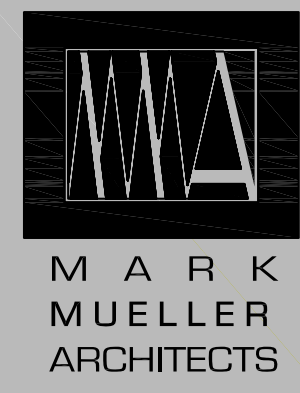
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113 NEWBURY STREET

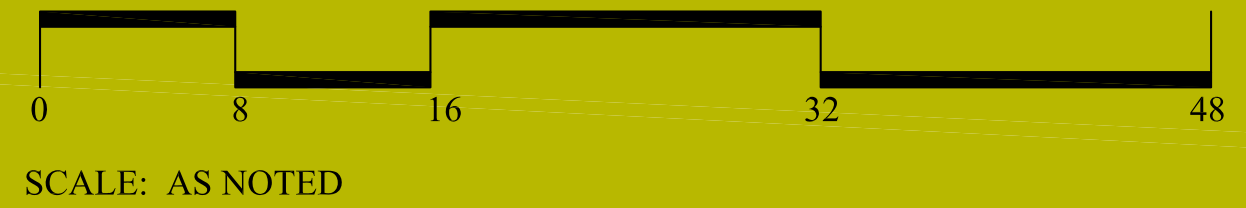


WEST ELEVATION
SCALE: N.T.S.



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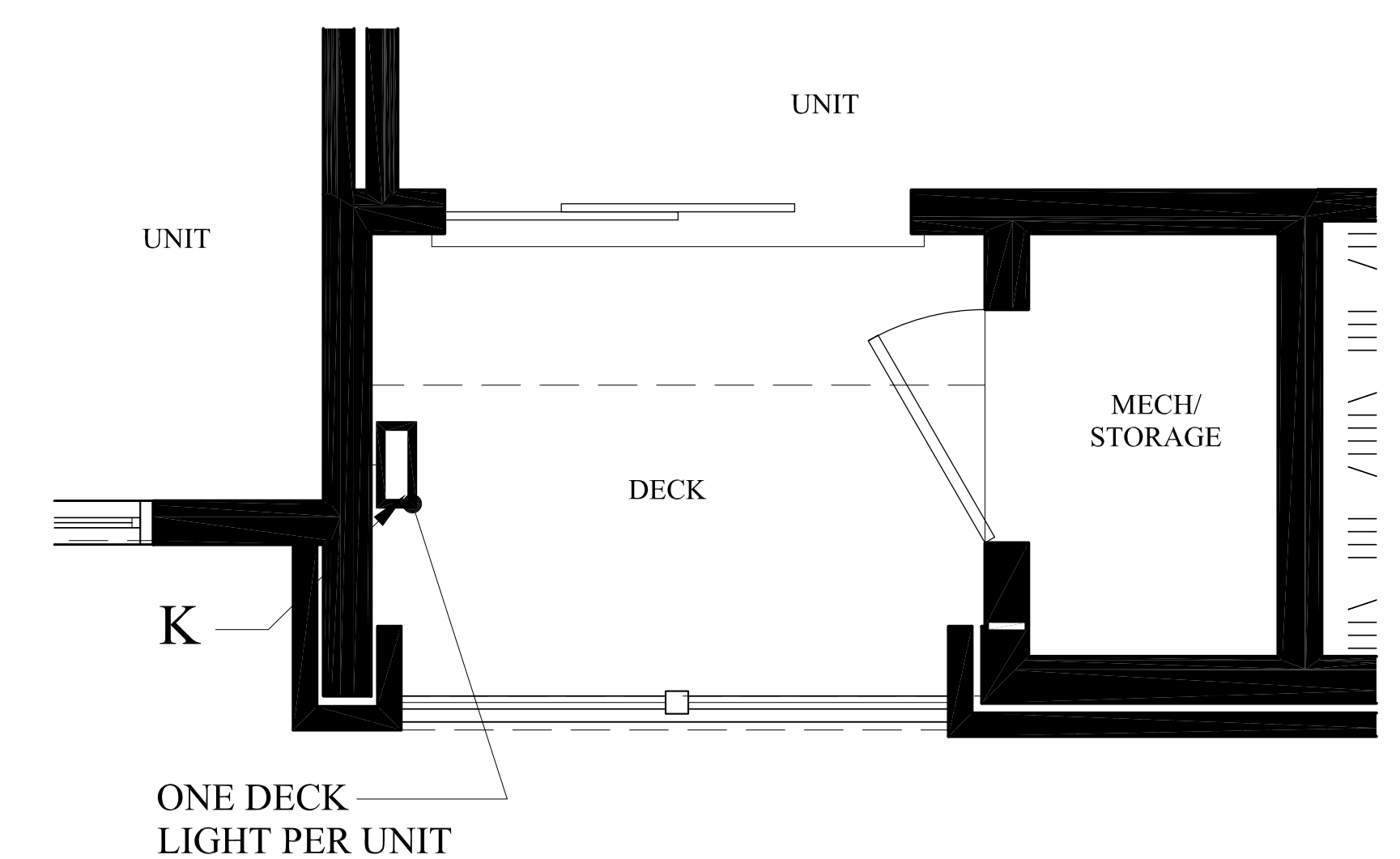
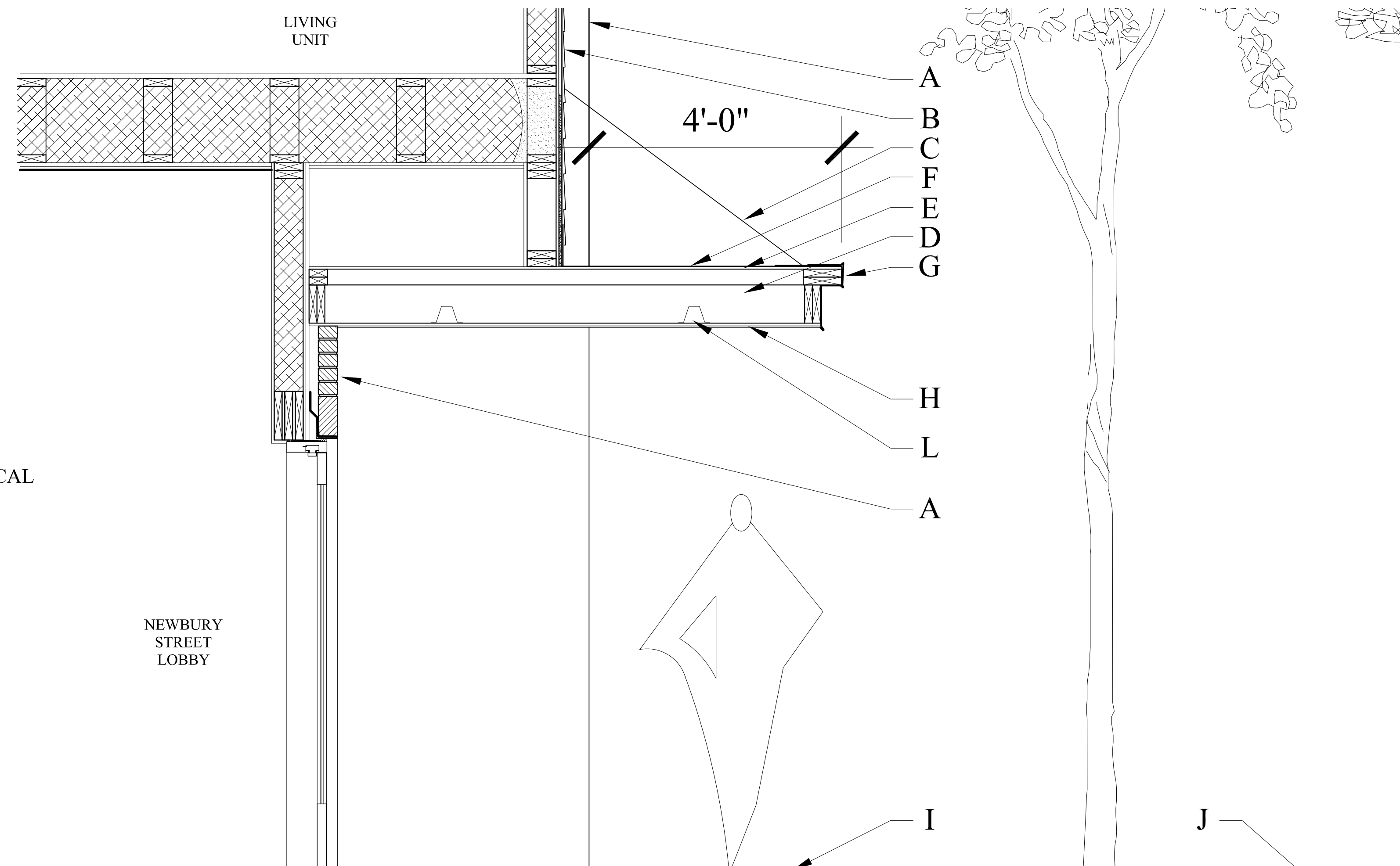


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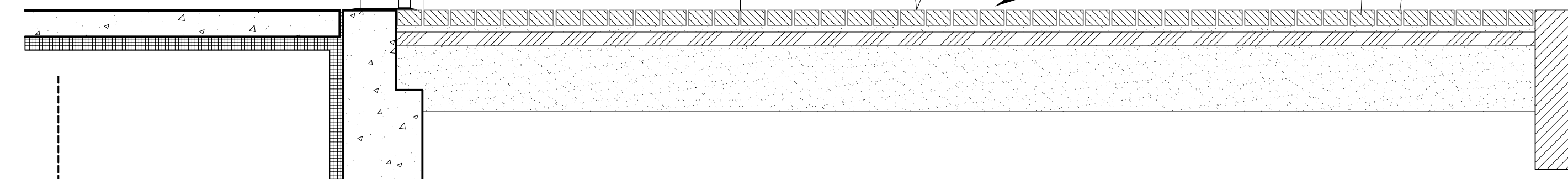
SEAPORT LOFTS
113 NEWBURY STREET

MATERIALS SCHEDULE:

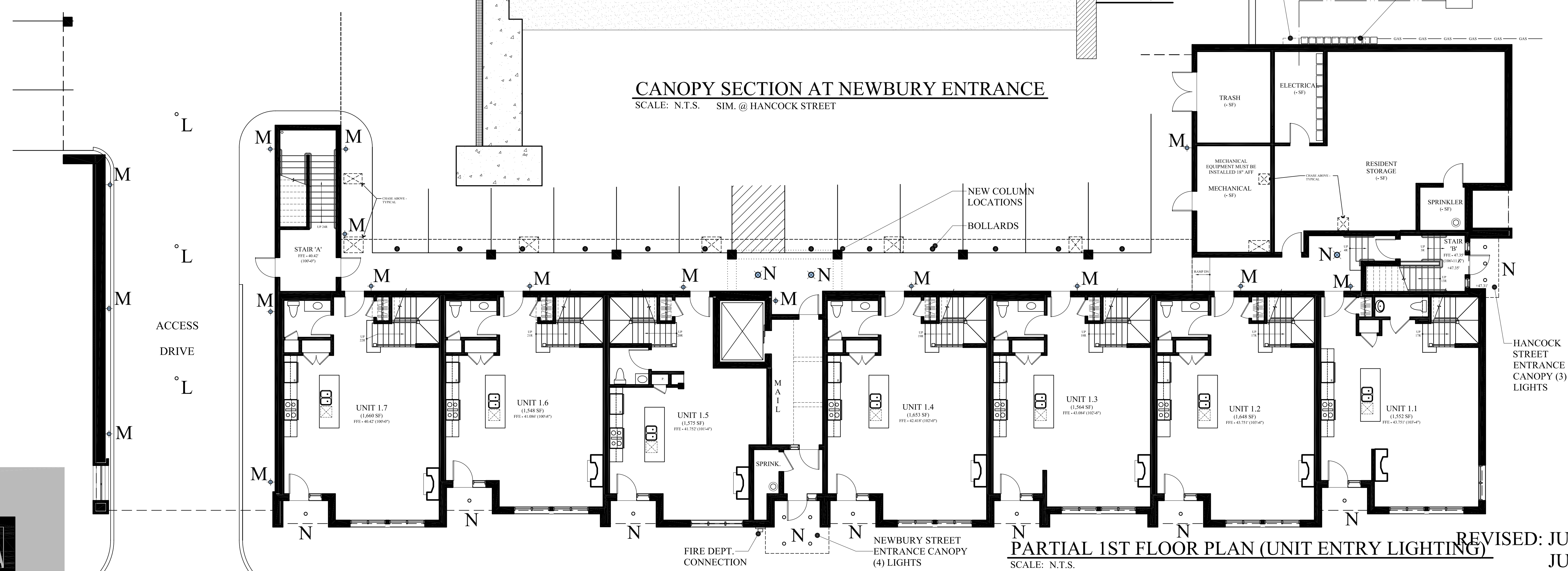
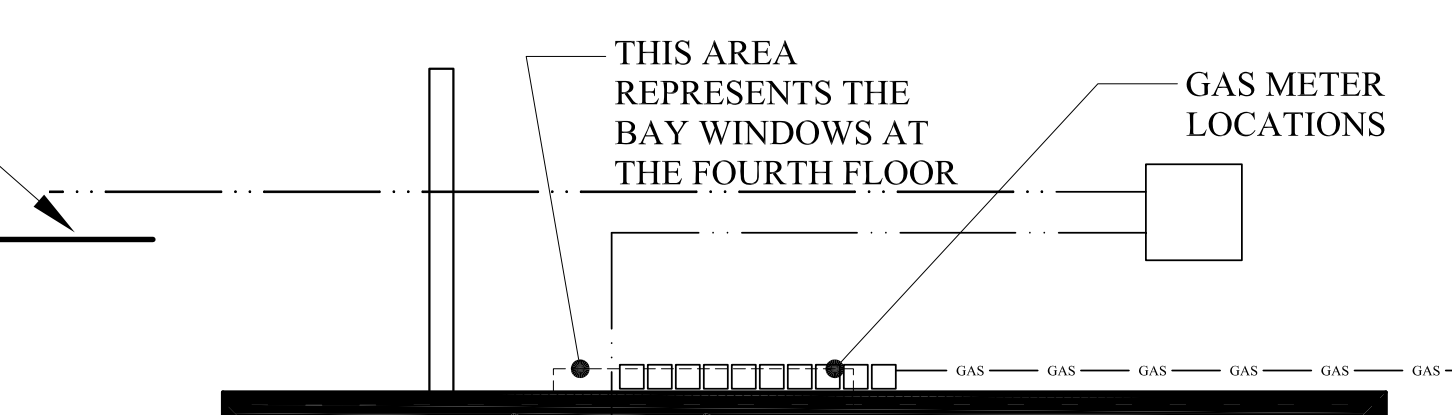
- A BRICK VENEER
- B CEMENTITIOUS CLAPBOARD 5" TO THE WEATHER
- C STAINLESS STEEL CABLES
- D WOOD FRAME CANOPY
- E STRUCTURAL SHEATHING
- F MEMBRANE ROOFING
- G ALUMINUM WRAP FASCIA
- H ALUMINUM CANOPY CEILING
- I BRICK SIDEWALK
- J NEWBURY STREET
- K 4 WATT WALL LIGHT @ DECKS 18" A.F.F
- L EXTERIOR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



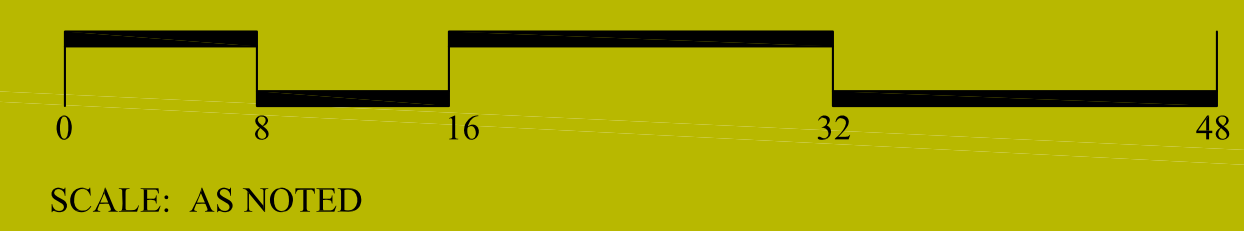
PARTIAL 1ST FLOOR PLAN (UNIT ENTRY LIGHTING)
SCALE: N.T.S.

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