



View from Hancock Street.  
(March 2017)



View from Derne Street.  
(March 2017)



View from Park  
(March 2017)

**Existing Conditions**

32/28 Derne St, Unit 5A Roof Access  
June 15, 2017 - BHAC Submission



West Facade  
(April 2017)



South Facade  
(April 2017)

Note: Facade Photos showing old mock up from original submission

**Existing Conditions**

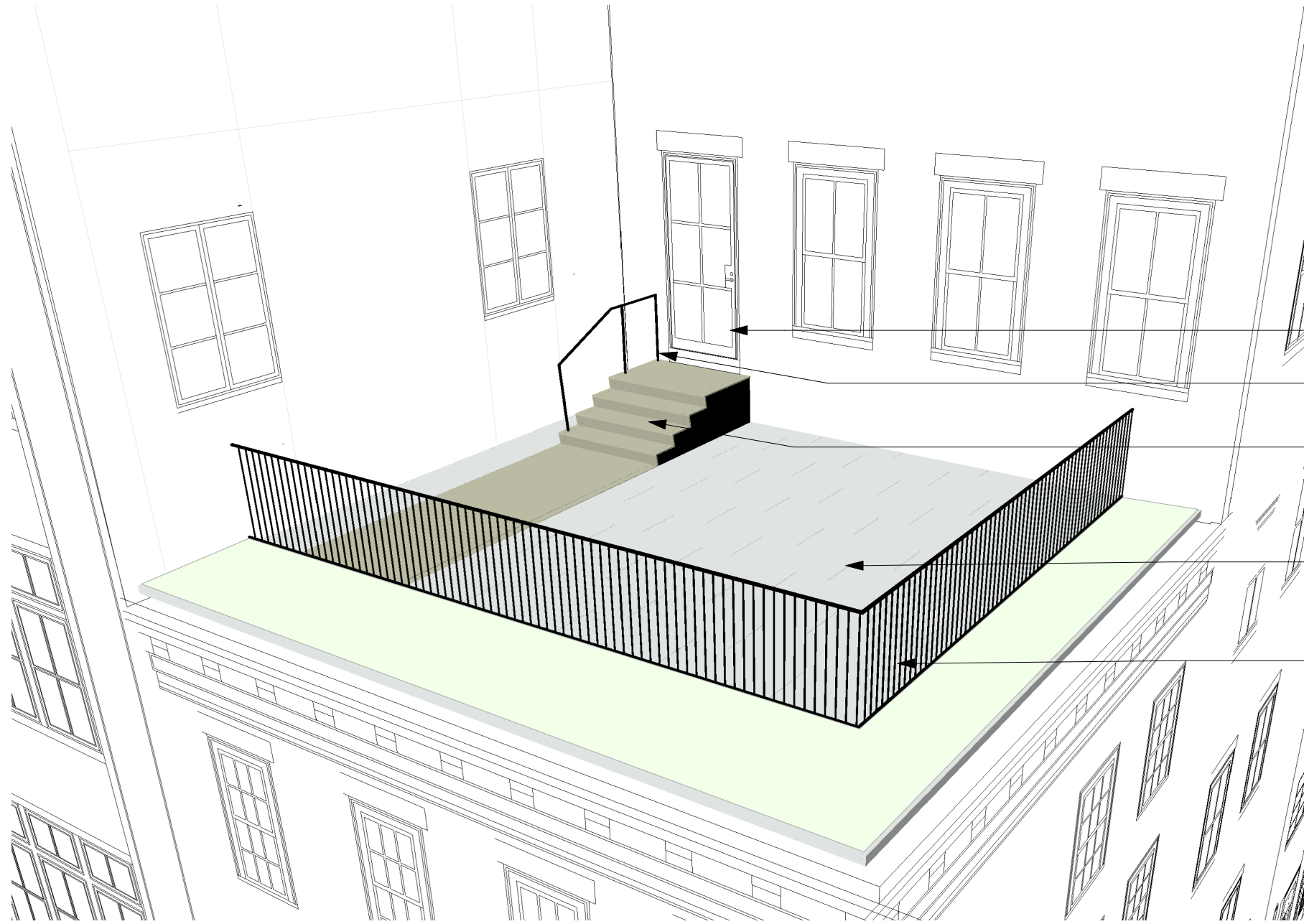
32/28 Derne St, Unit 5A Roof Access  
June 15, 2017 - BHAC Submission

Rendering from March 2015  
Approved Submission



 **Previously Approved Scheme**  
32/28 Derne St, Unit 5A Roof Access  
June 15, 2017 - BHAC Submission

**Model View of Permanent Structures**  
NTS



**DOOR**  
HOPE'S JAMESTOWN 175  
STEEL AND GLASS

**HANDRAIL:**  
BLACKENED METAL

**STAIR:**  
(NOT VISIBLE)

**DECK:**  
IPE AND HANOVER PAVER  
(NOT VISIBLE)

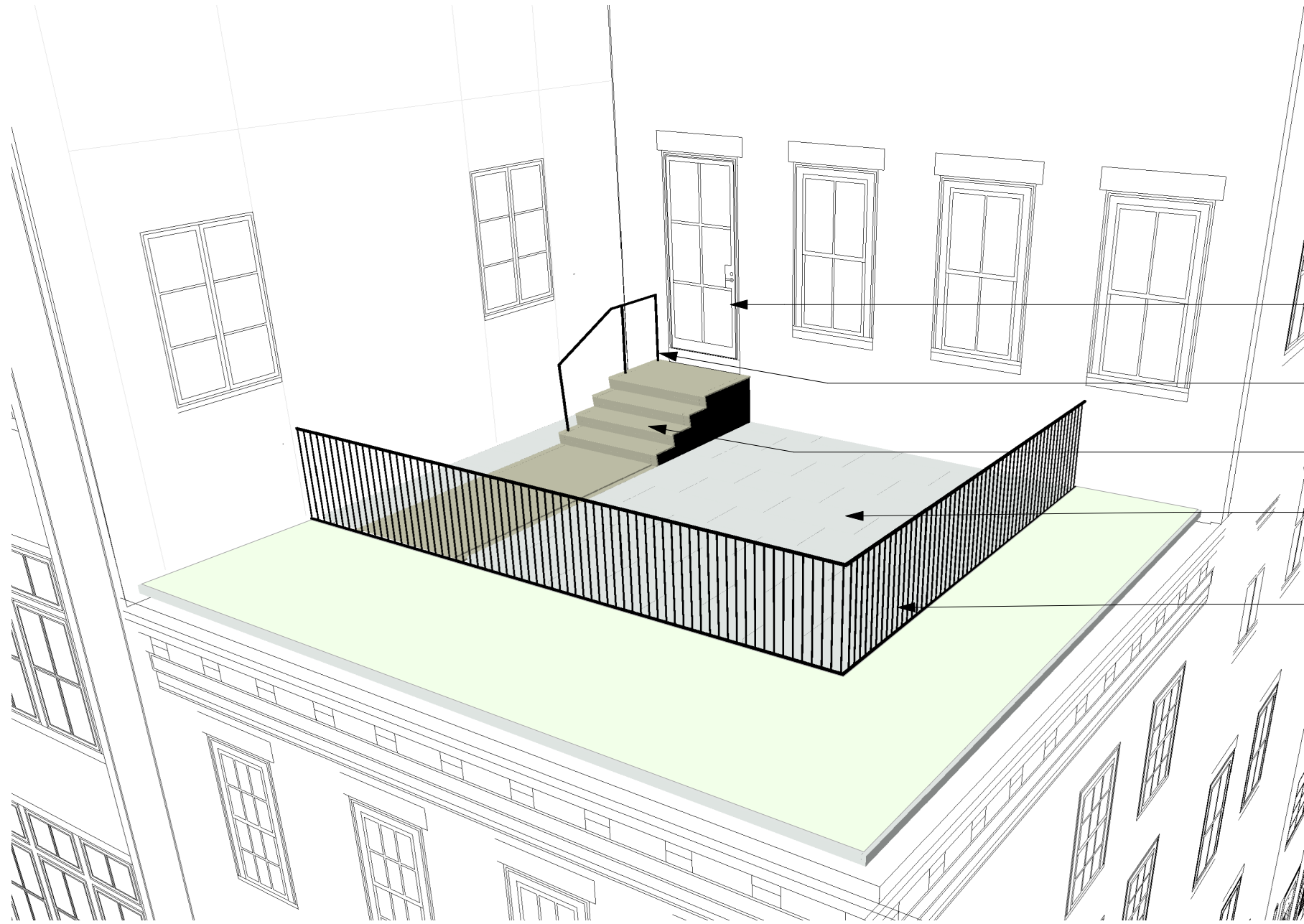
**GUARDRAIL:**  
BLACKENED METAL GUARDRAIL



**Previously Proposed**

32/28 Derne St, Unit 5A Roof Access  
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**Model View of Permanent Structures**  
NTS



**DOOR**  
HOPE'S JAMESTOWN 175  
STEEL AND GLASS

**HANDRAIL:**  
BLACK PAINTED METAL TO MATCH  
SURROUNDING WROUGHT IRON

**STAIR:**  
(NOT VISIBLE)

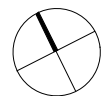
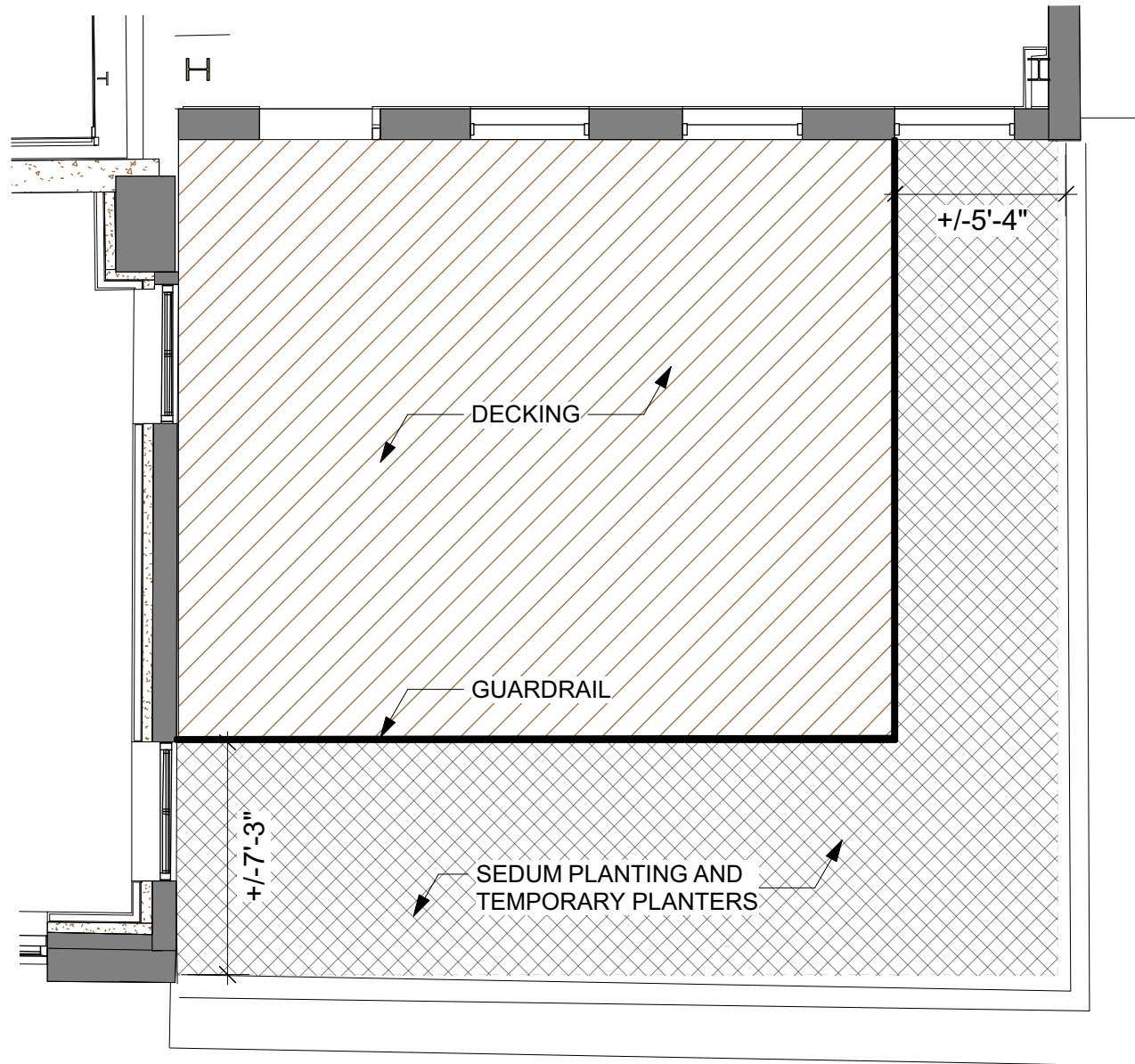
**DECK:**  
IPE AND HANOVER PAVER  
(NOT VISIBLE)

**GUARDRAIL:**  
BLACK PAINTED METAL GUARDRAIL  
TO MATCH SURROUNDING  
WROUGHT IRON

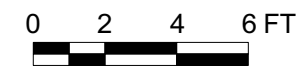
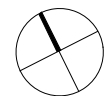
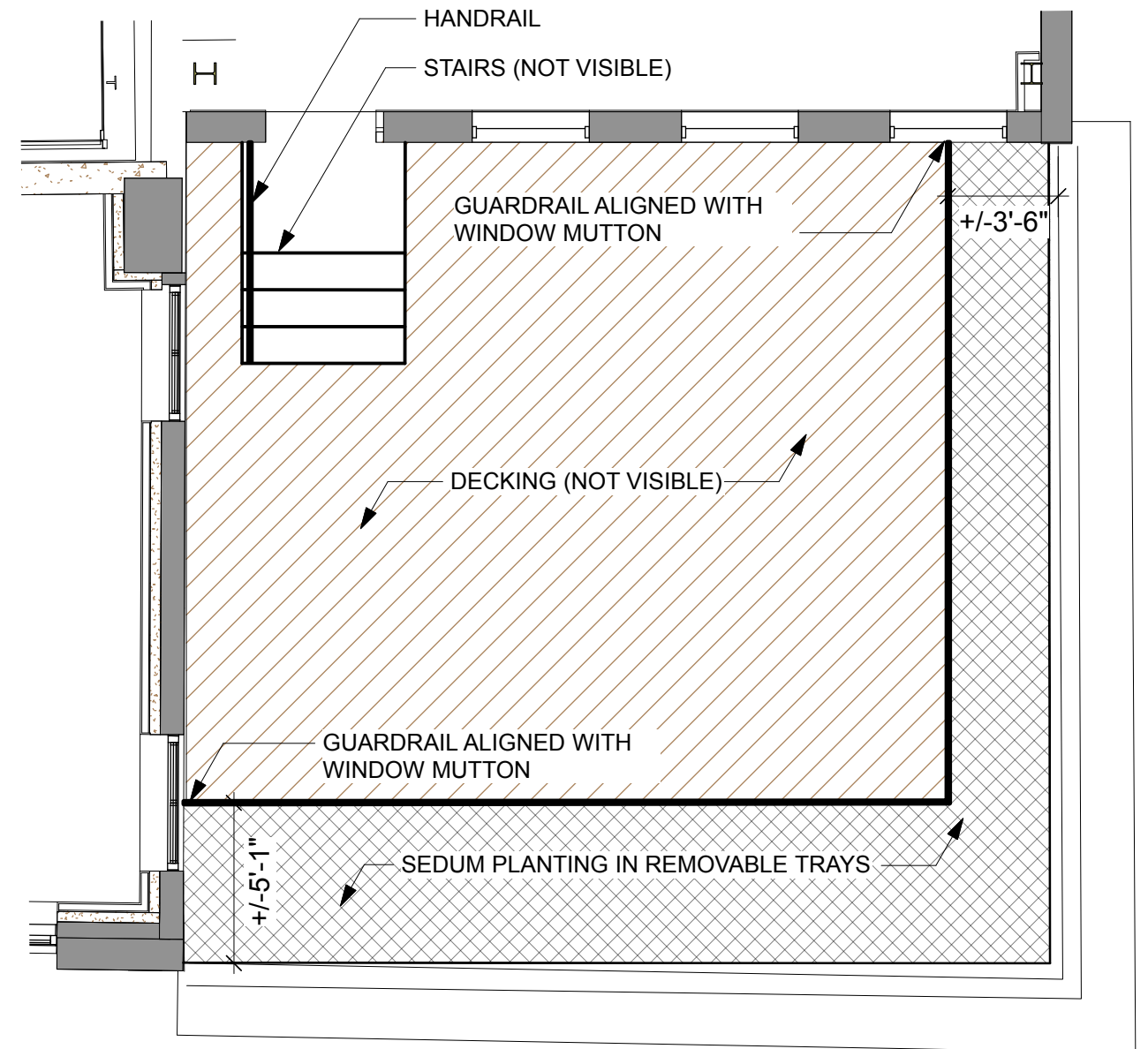
**Updated Proposal**

32/28 Derne St, Unit 5A Roof Access  
June 15, 2017 - BHAC Submission

Previously Approved Plan  
Based on Rendered View  
3/16"=8'



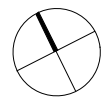
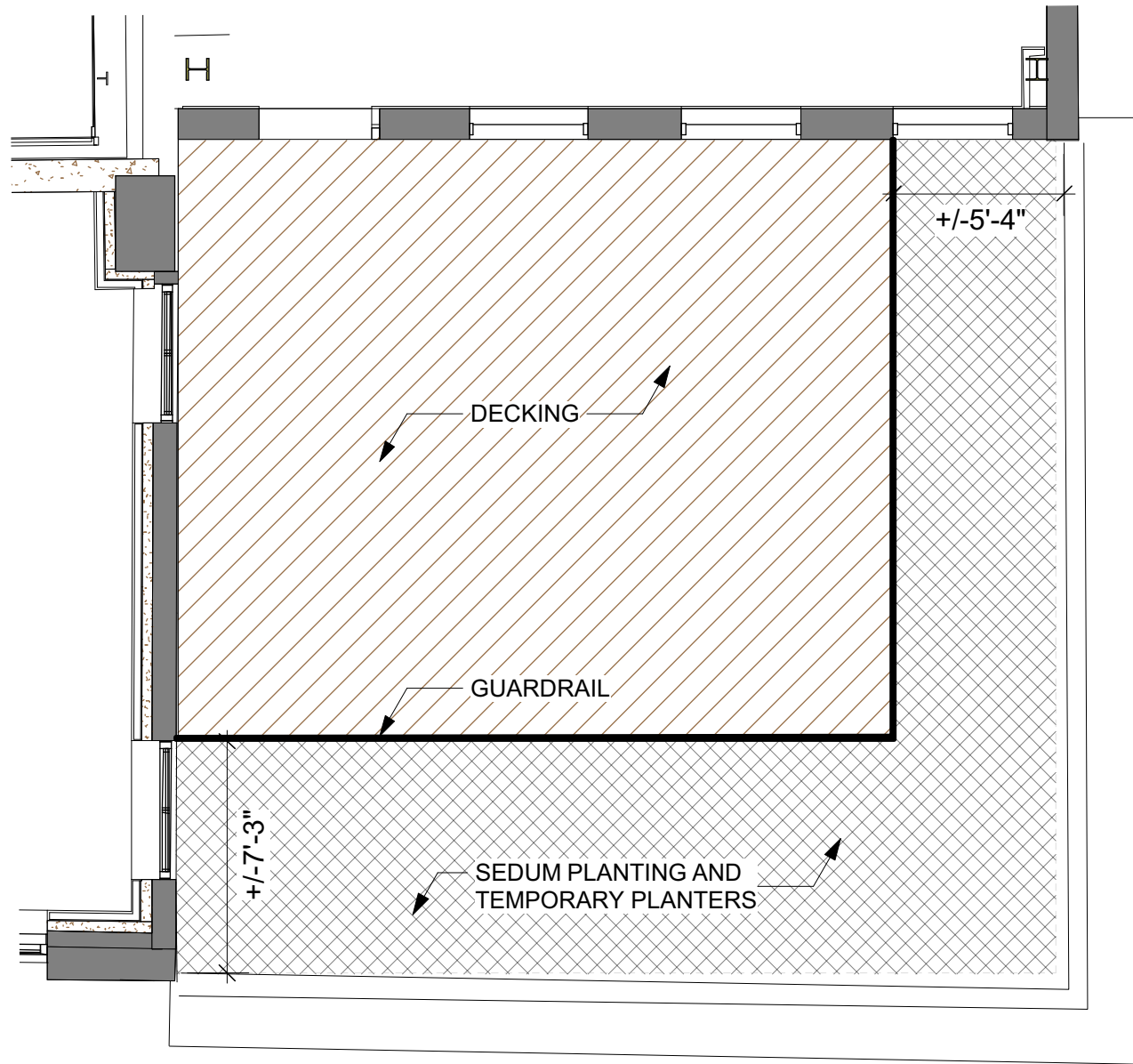
Proposed Plan  
3/16"=8'



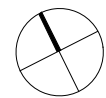
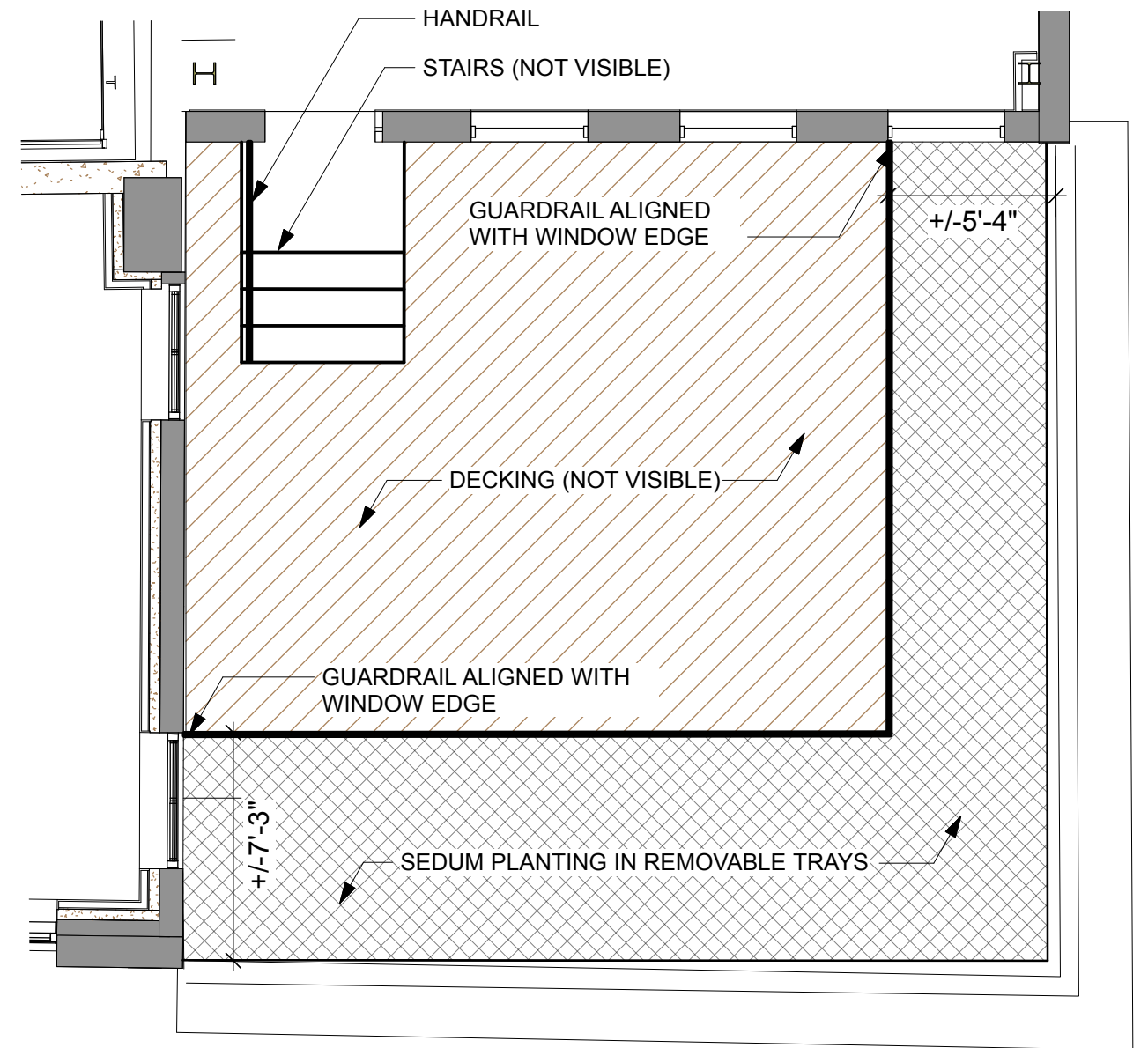
**Previously Proposed Plan Comparison**

32/28 Derne St, Unit 5A Roof Access  
June 15, 2017 - BHAC Submission

Previously Approved Plan  
Based on Rendered View  
3/16"=8'



Proposed Plan  
3/16"=8'



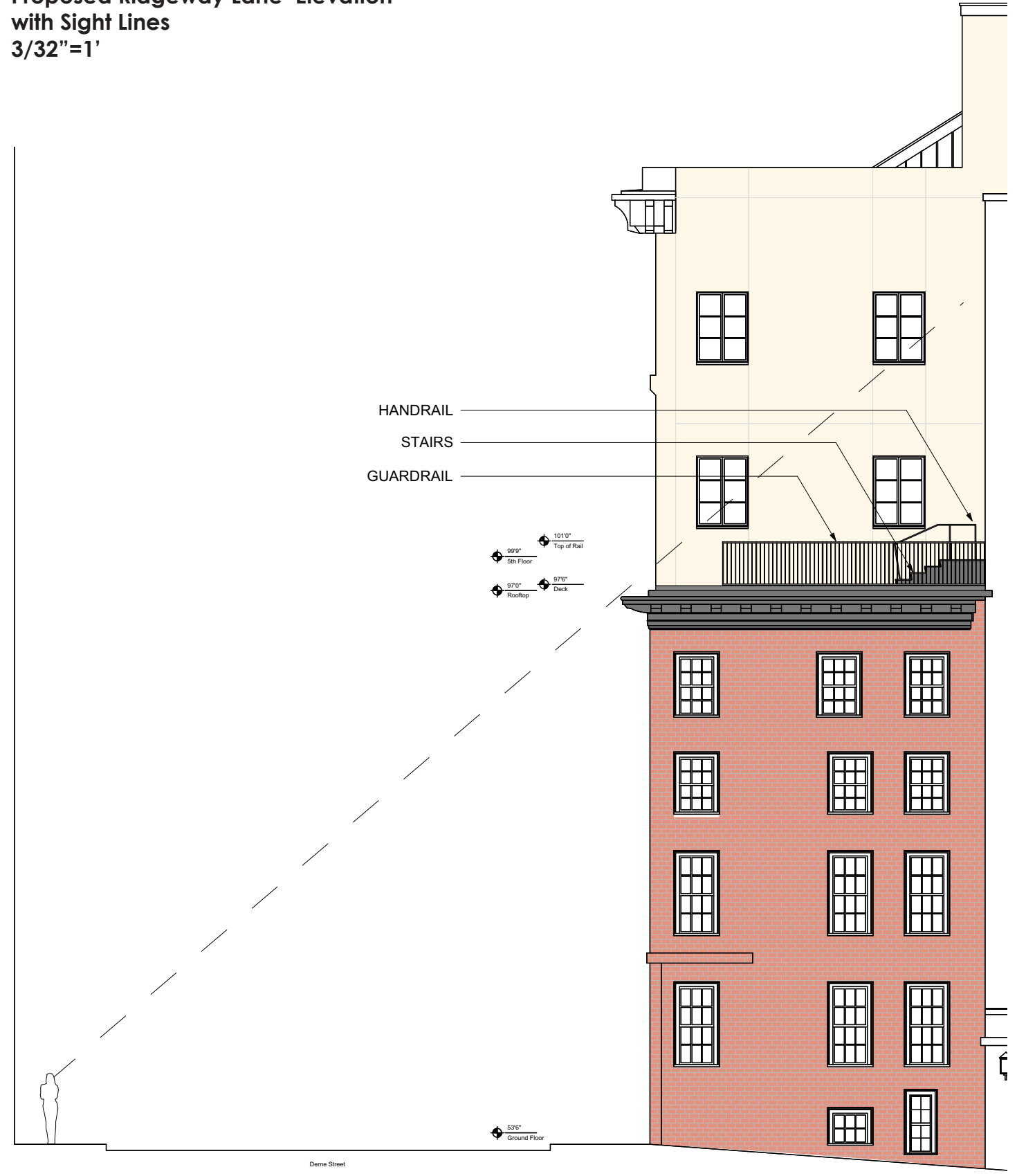
**Updated Proposal Plan Comparison**

32/28 Derne St, Unit 5A Roof Access  
June 15, 2017 - BHAC Submission

**Proposed Derne St Elevation  
with Sight Lines**  
3/32"=1'



**Proposed Ridgeway Lane Elevation  
with Sight Lines**  
3/32"=1'



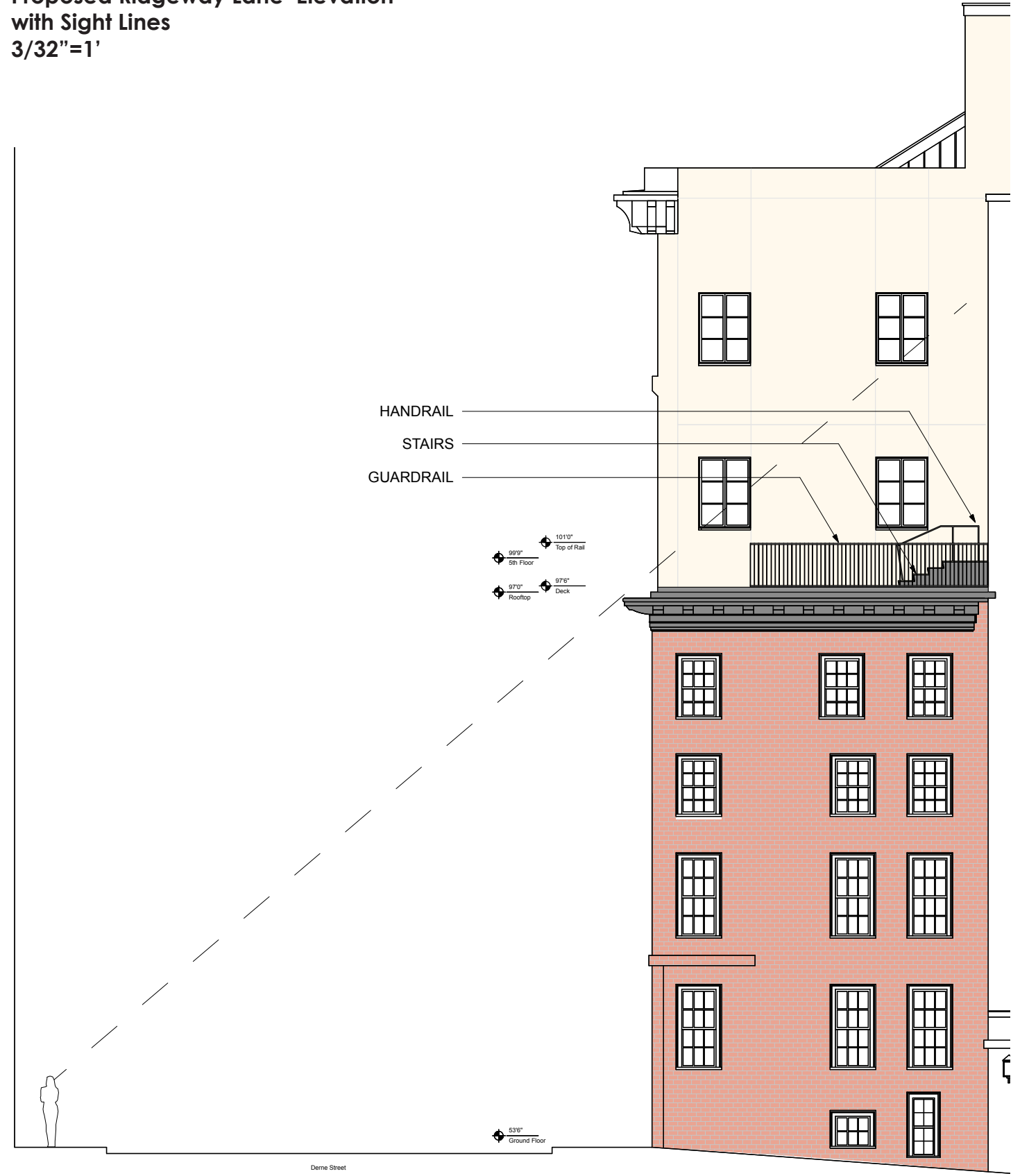
**Previously Proposed**  
32/28 Derne St, Unit 5A Roof Access  
June 15, 2017 - BHAC Submission



**Proposed Derne St Elevation  
with Sight Lines**  
3/32"=1'



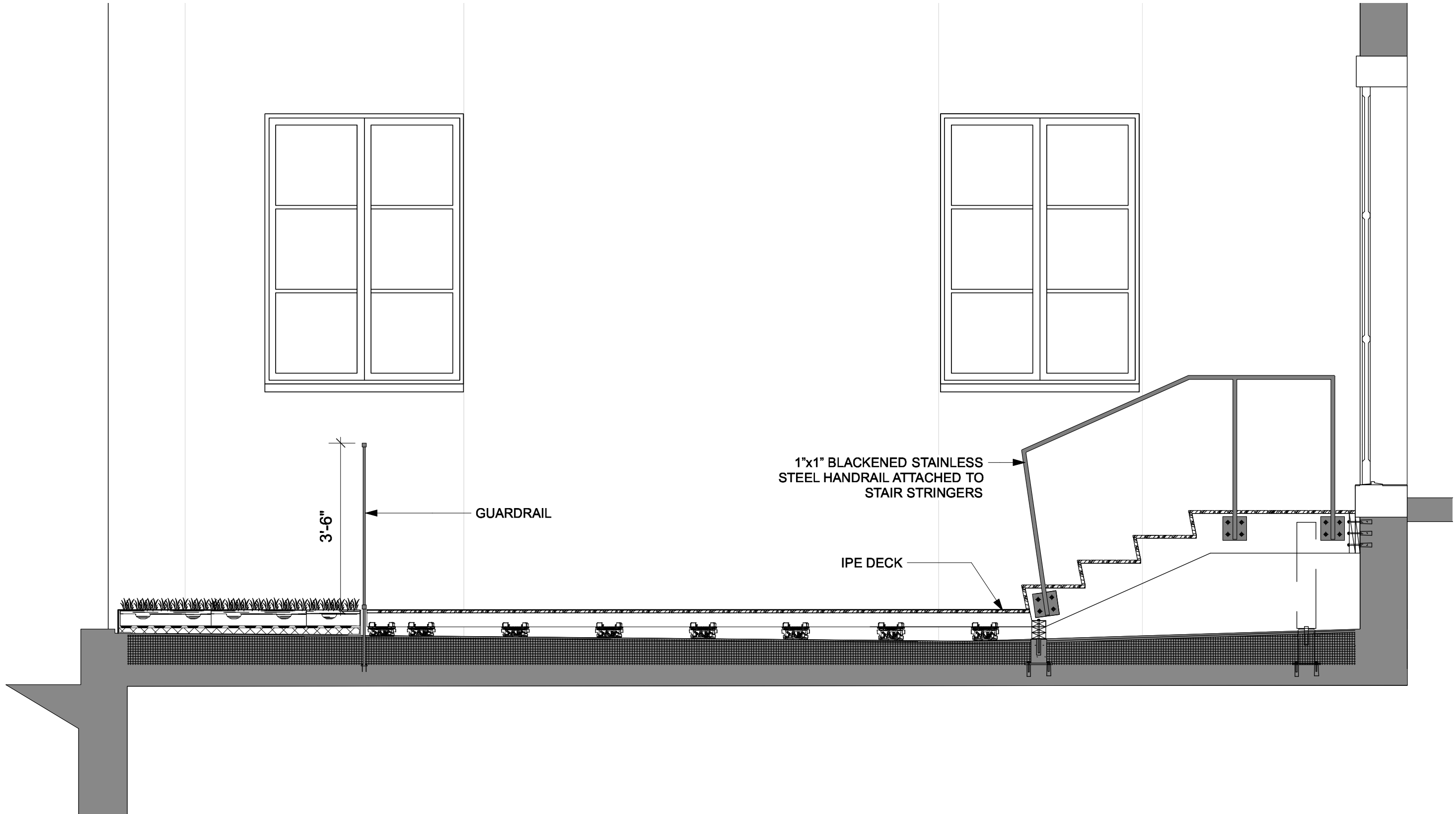
**Proposed Ridgeway Lane Elevation  
with Sight Lines**  
3/32"=1'



**Updated Proposal**

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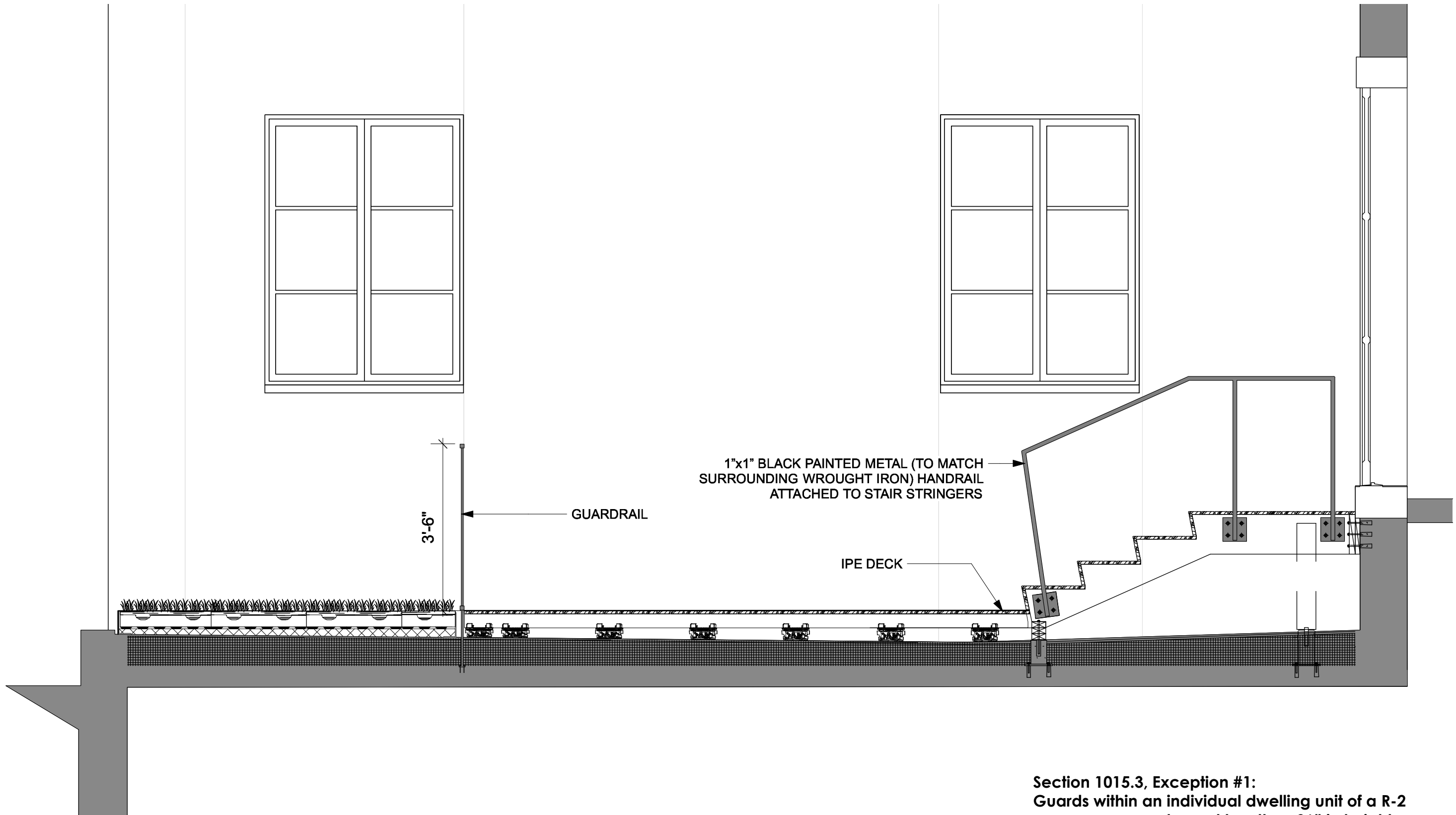
Handrail, Stair and Edge Details  
1/2"=1'



**Previously Proposed**

32/28 Derne St, Unit 5A Roof Access  
June 15, 2017 - BHAC Submission

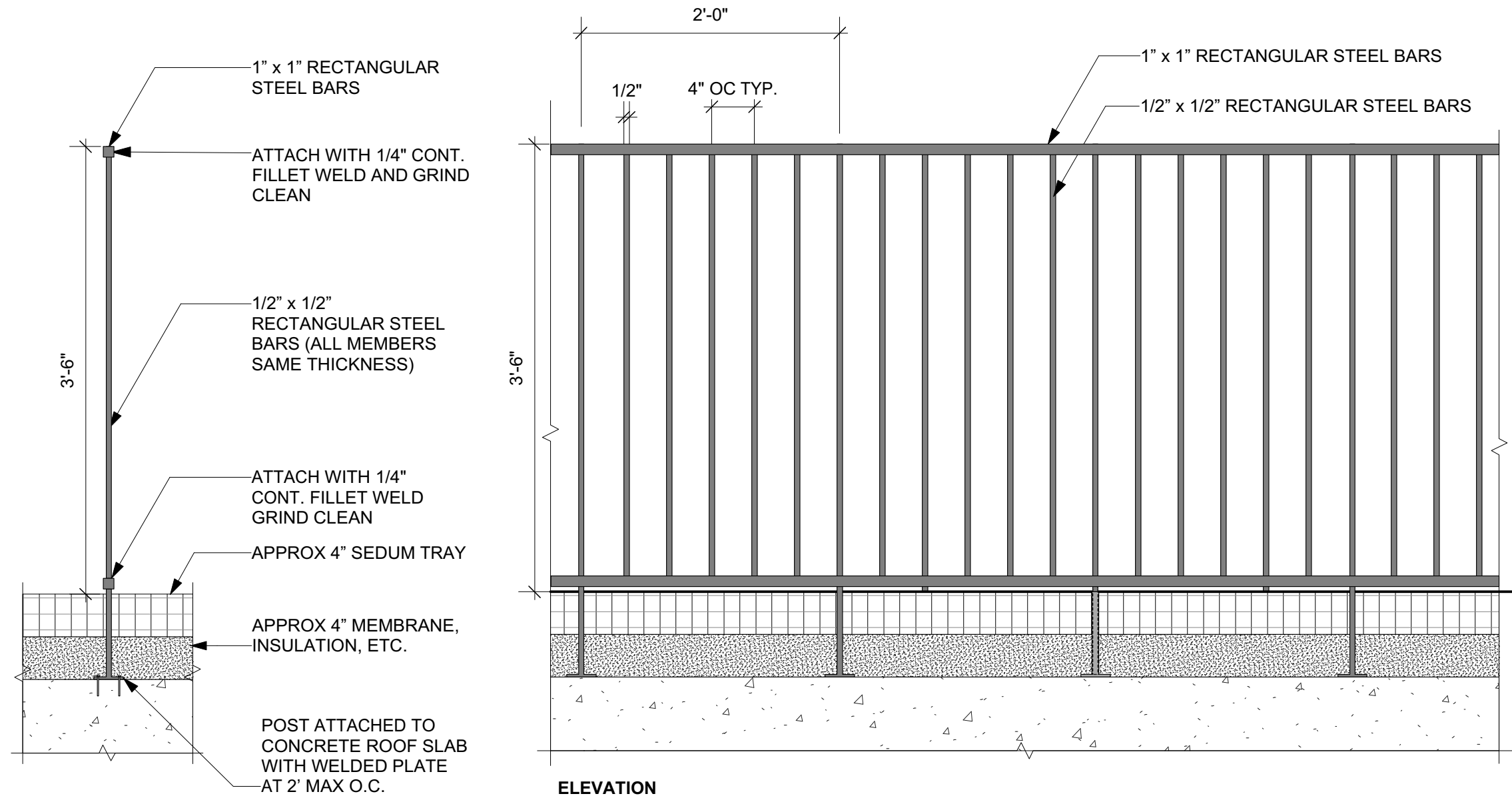
Handrail, Stair and Edge Details  
1/2"=1'



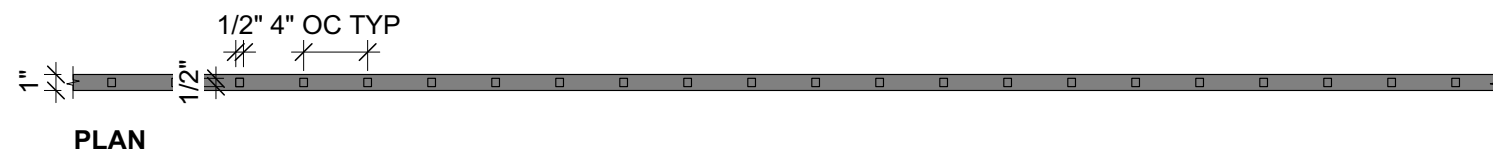
**Section 1015.3, Exception #1:**  
Guards within an individual dwelling unit of a R-2  
occupancy may be, not less than 36" in height  
if not more than three stories above grade.

**Proposed Guardrail Detail**

1"=1'



**POST ATTACHMENT DETAIL**



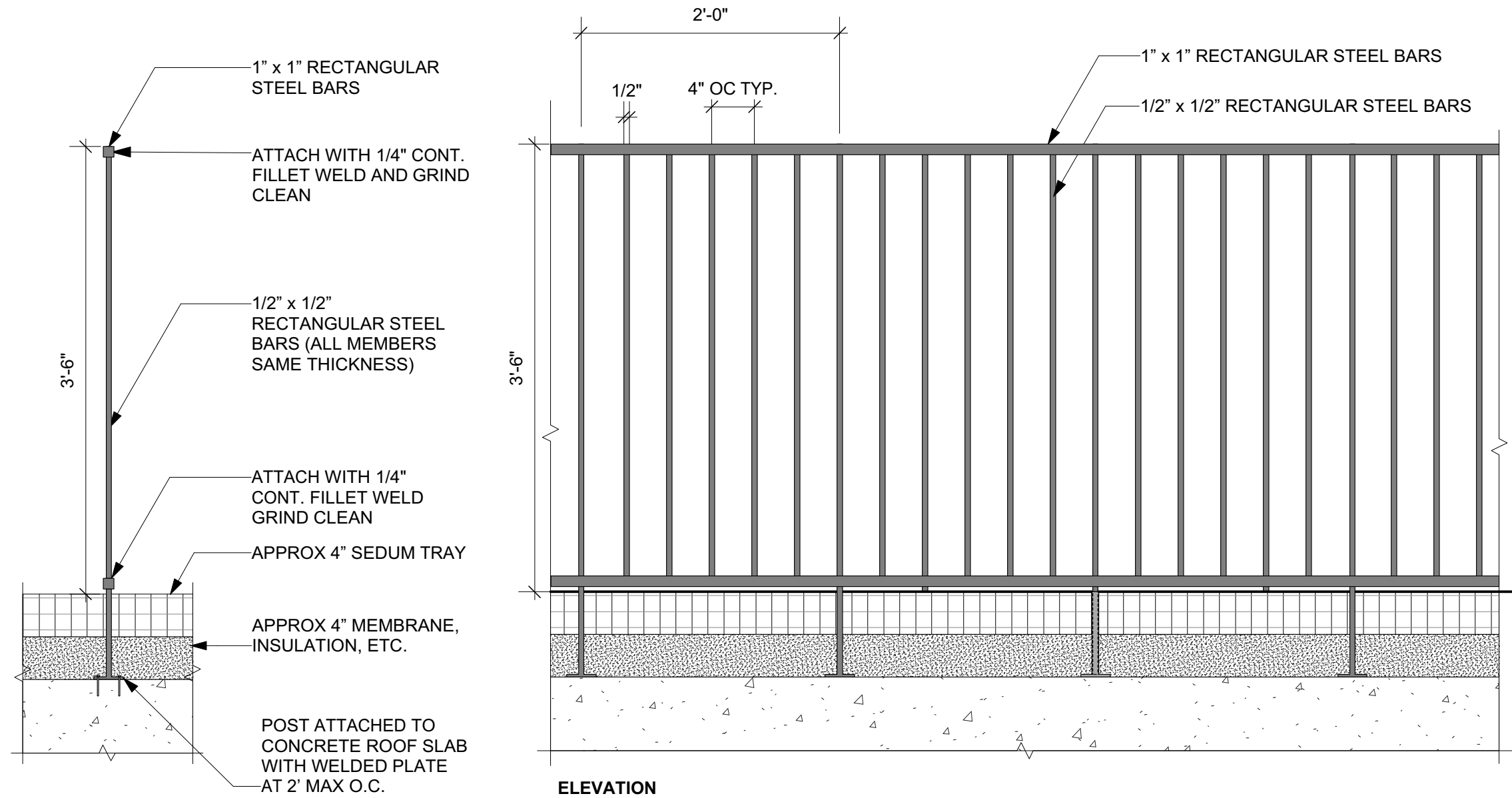
**Material Sample**



Black patina stainless steel

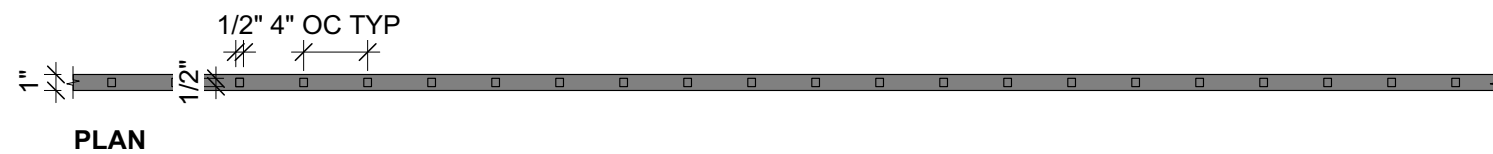
**Proposed Guardrail Detail**

1"=1'



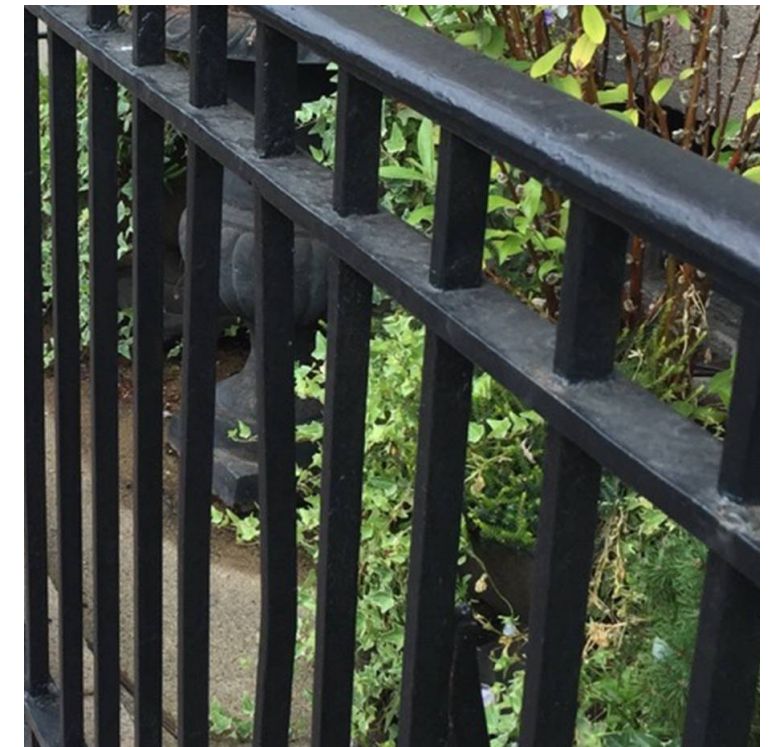
**POST ATTACHMENT DETAIL**

**ELEVATION**



**PLAN**

**Material Sample**



Black painted metal to match surrounding wrought iron

High Visibility Points

From Hancock Street



From Inside Park



From Bowdoin St at Park Gate



**Previously Proposed Mock Up**  
32/28 Derne St, Unit 5A Roof Access  
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High Visibility Points

From Hancock Street



From Inside Park



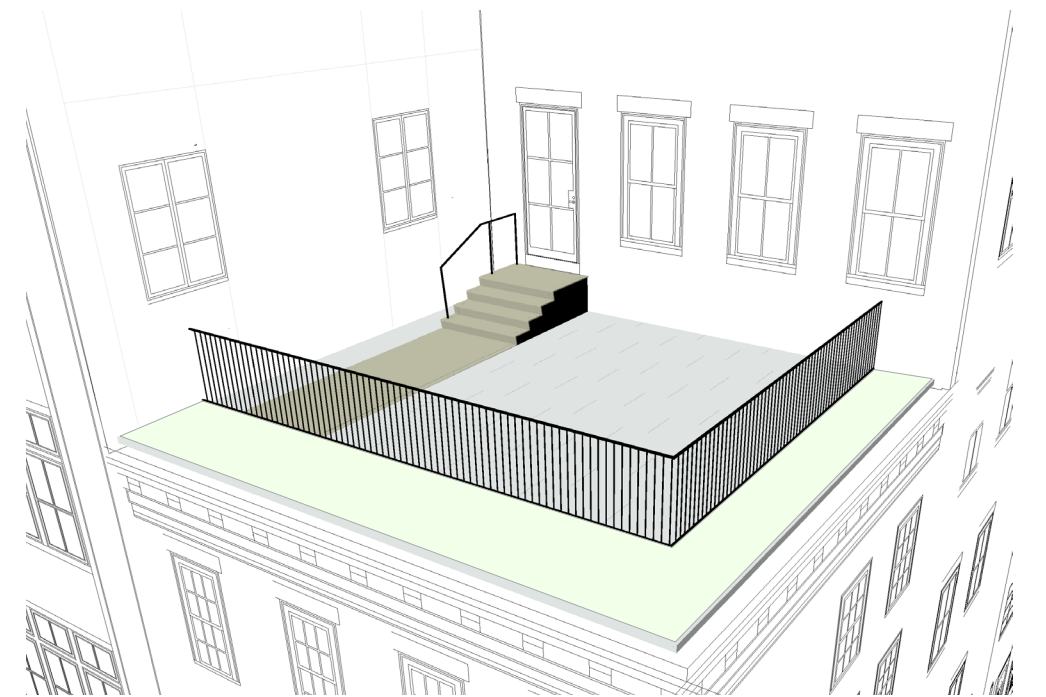
From Bowdoin St at Park Gate



From Hancock Street



From Inside Park



**Previously Proposed Renderings**

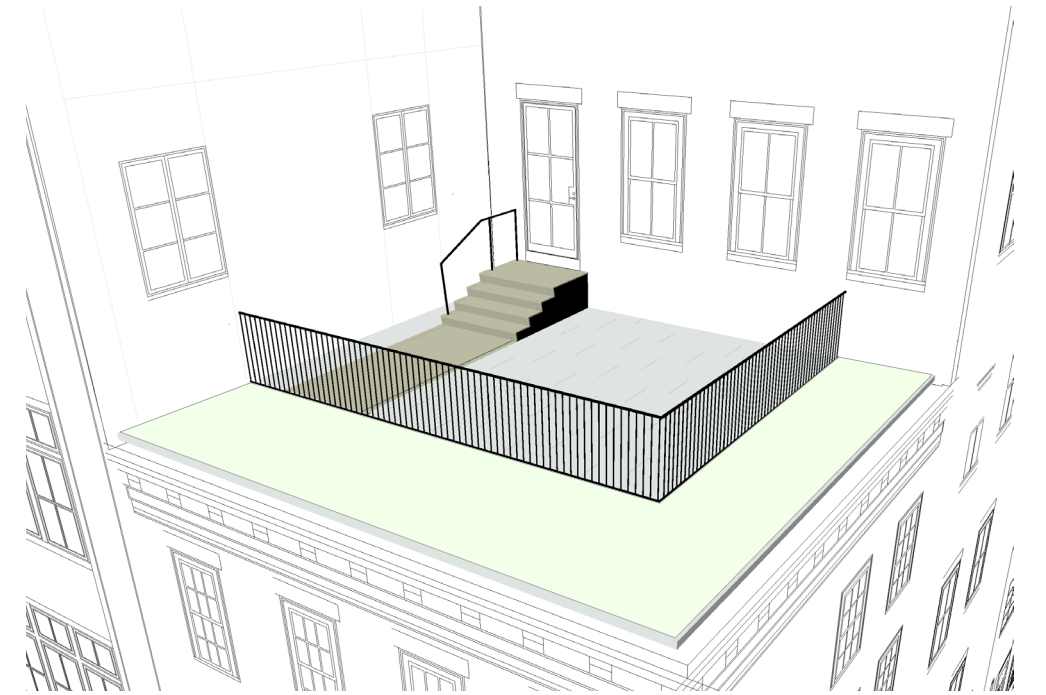
32/28 Derne St, Unit 5A Roof Access  
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From Hancock Street



From Inside Park



**Updated Proposal Renderings**

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