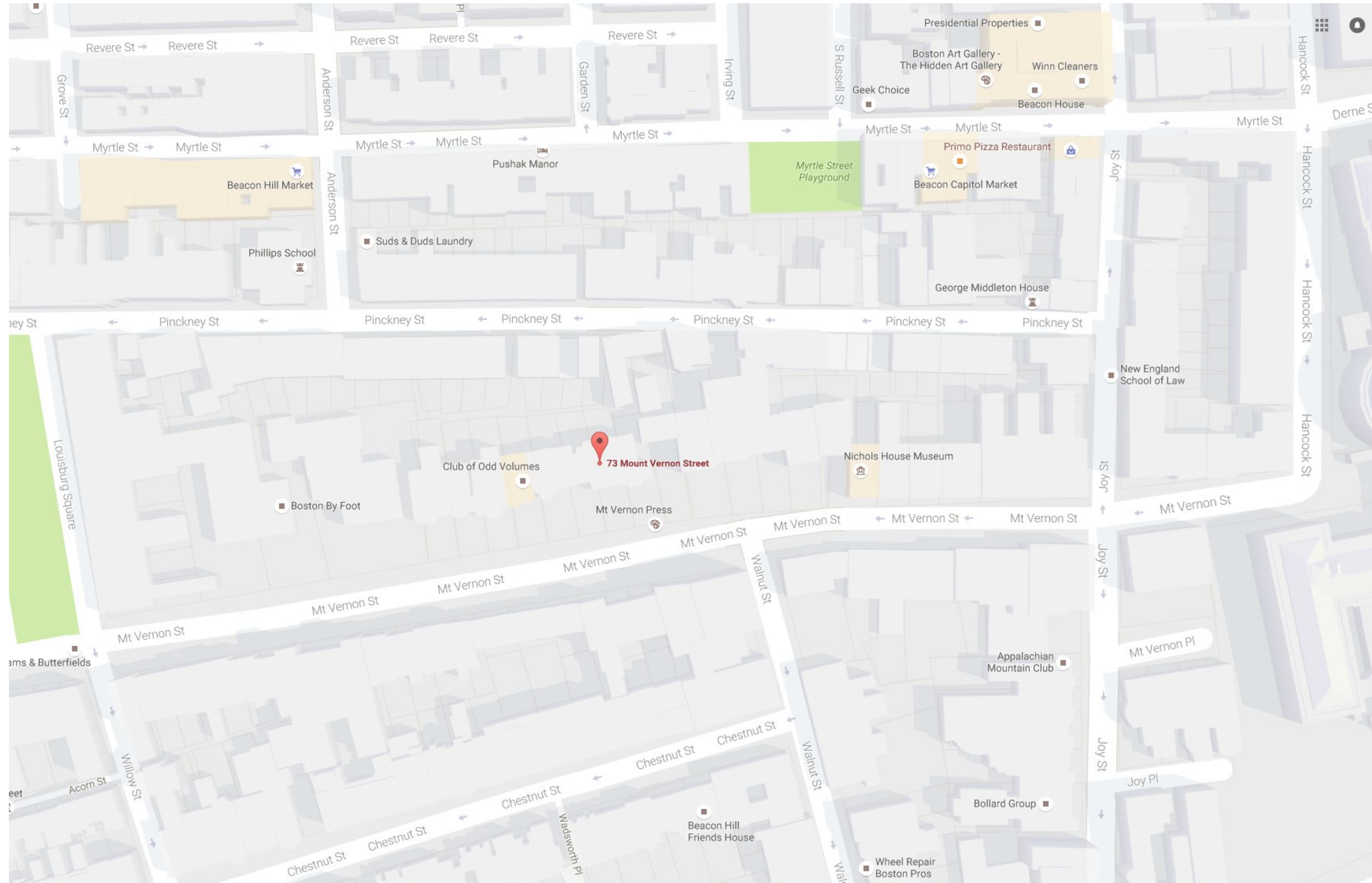
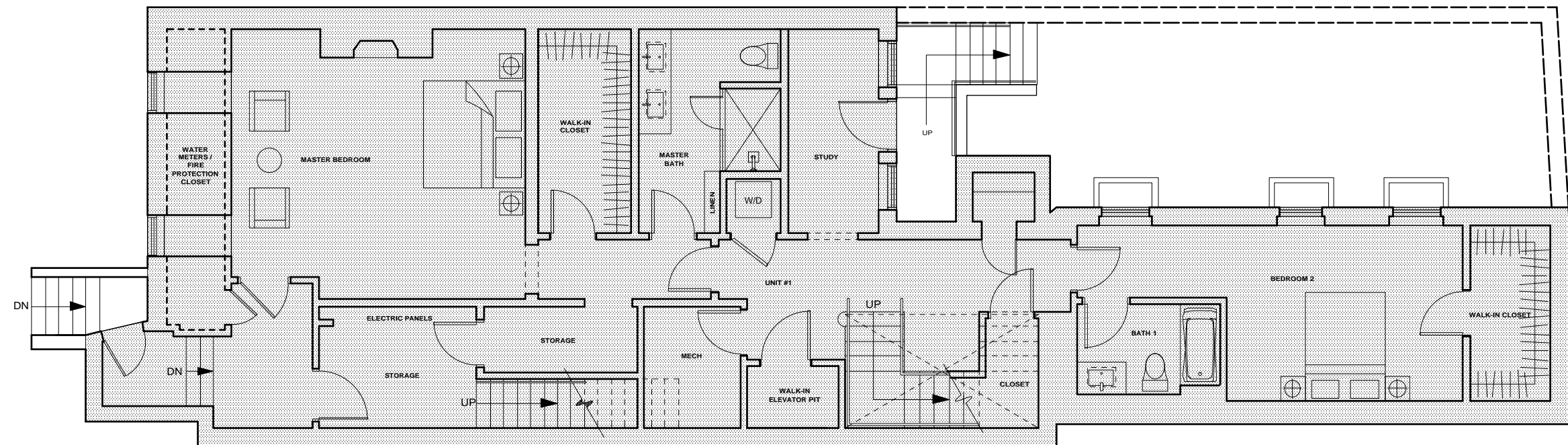


**73 MOUNT VERNON STREET  
BOSTON, MA 02108**

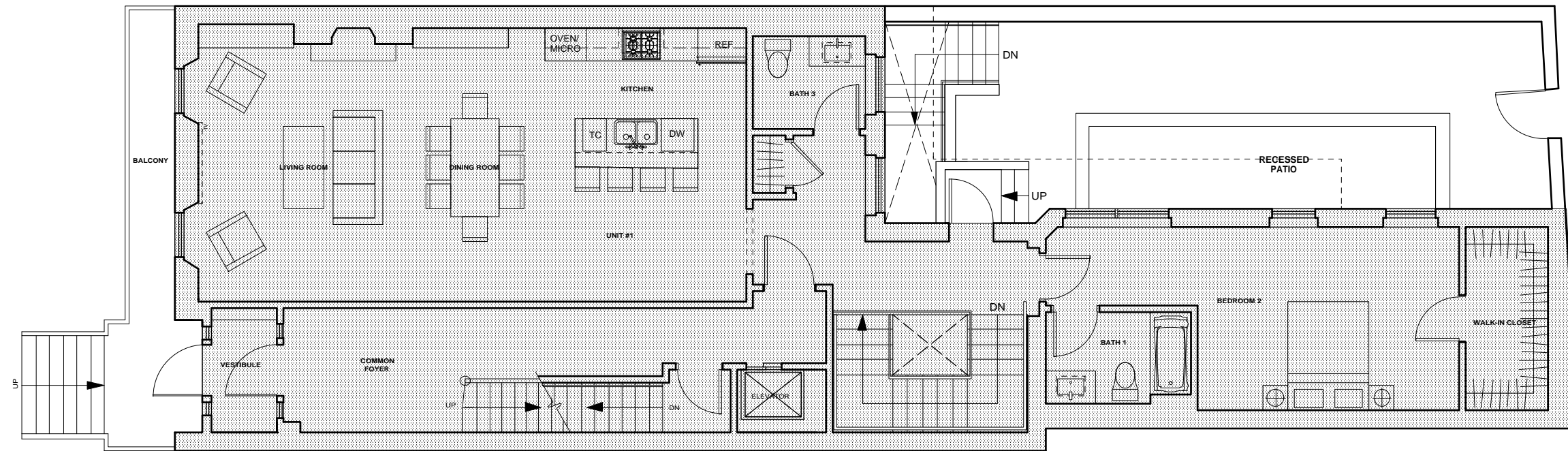
**BHAC SUBMISSION  
REVISION 3 - 8.30.2017**



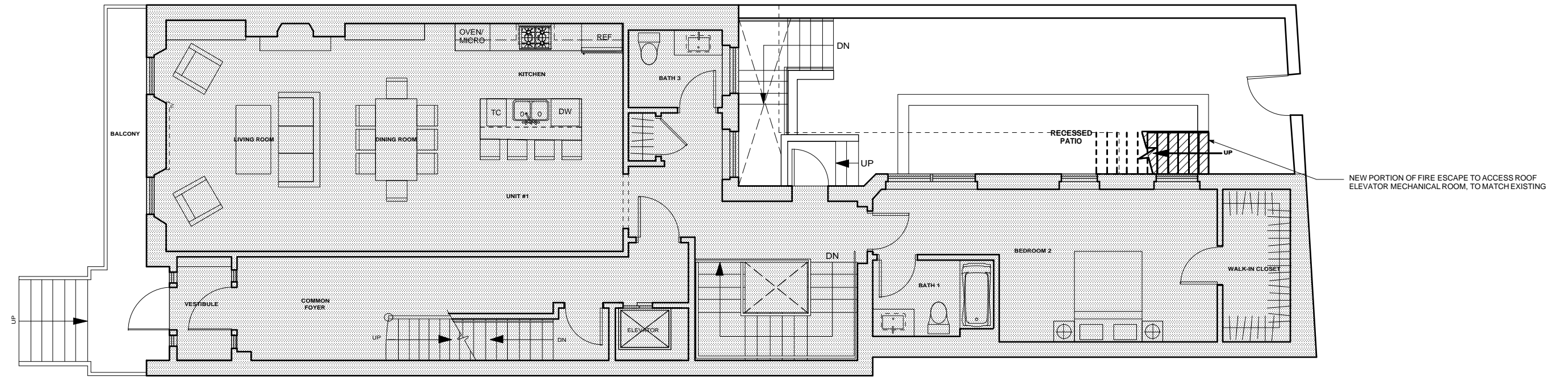
LOCUS PLAN



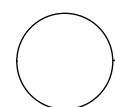
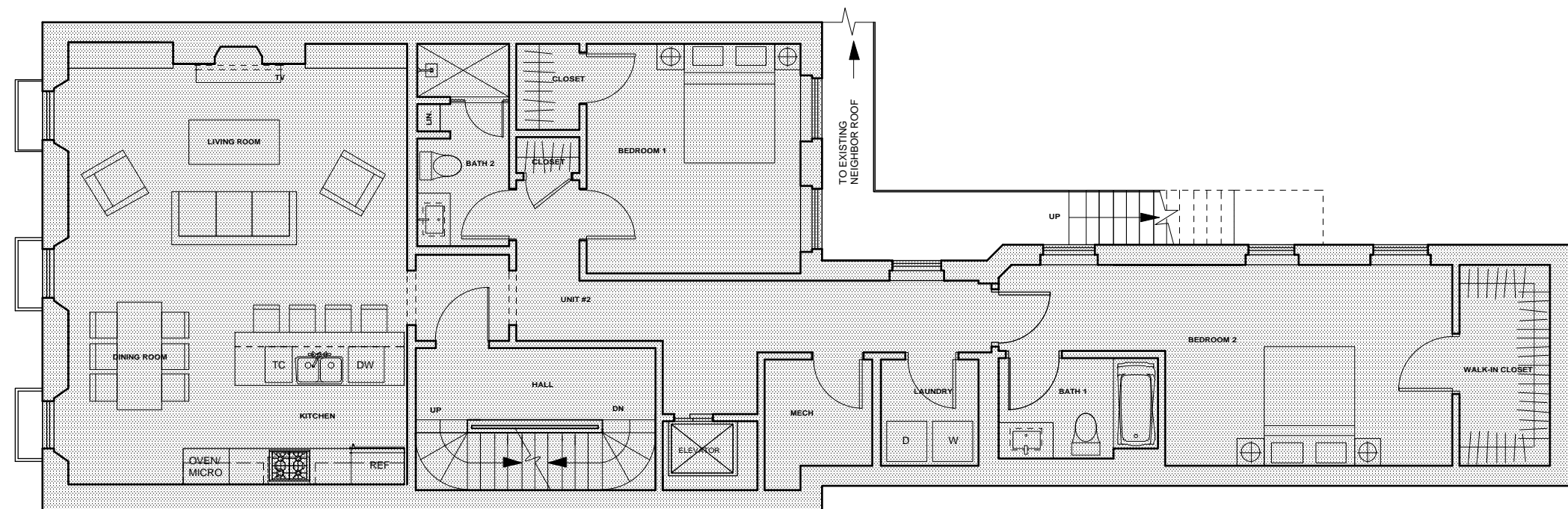
PROPOSED GARDEN LEVEL PLAN  
Scale: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

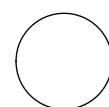
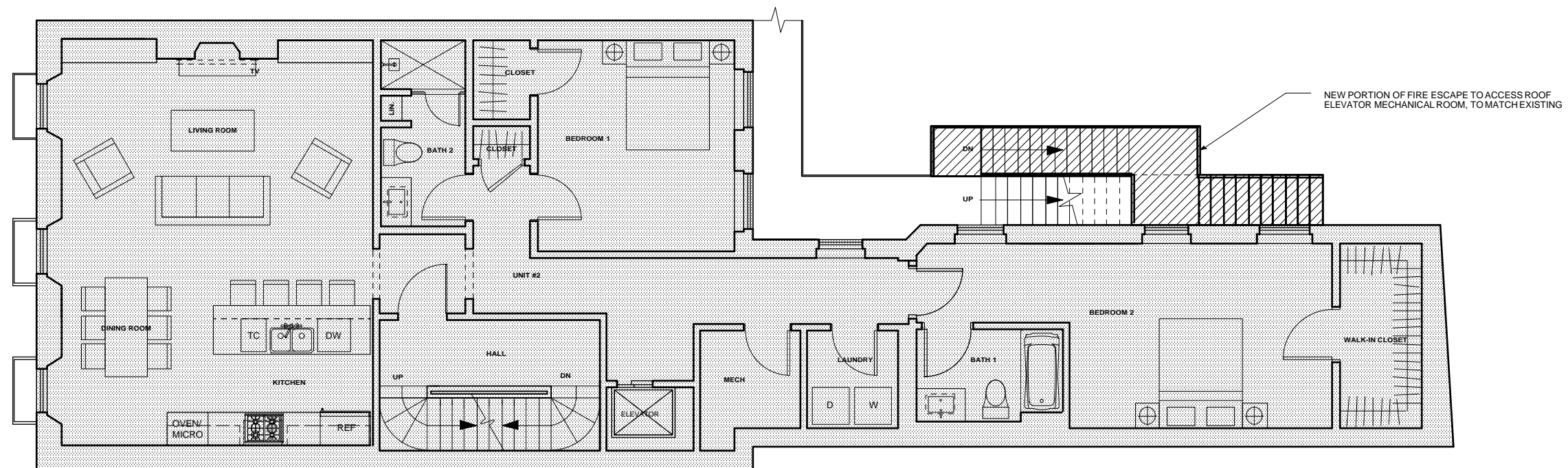


PROPOSED FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"

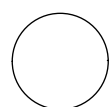
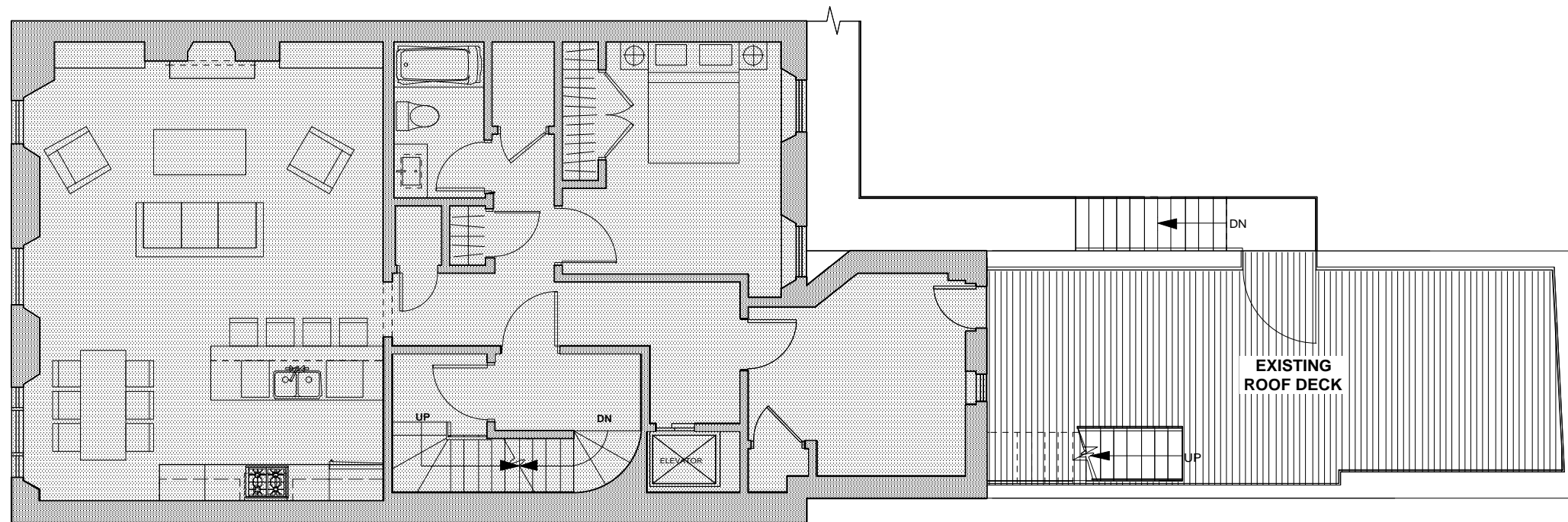


PROPOSED SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"

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Architects

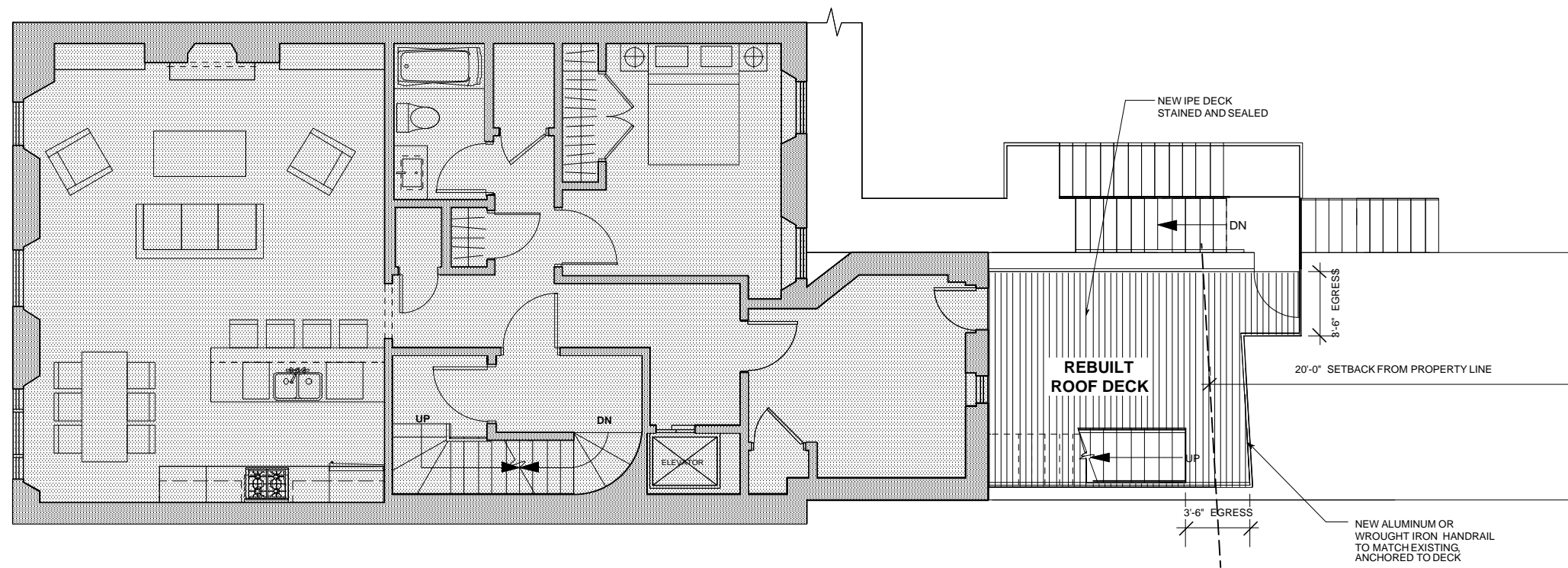
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Brookline, MA. 02445  
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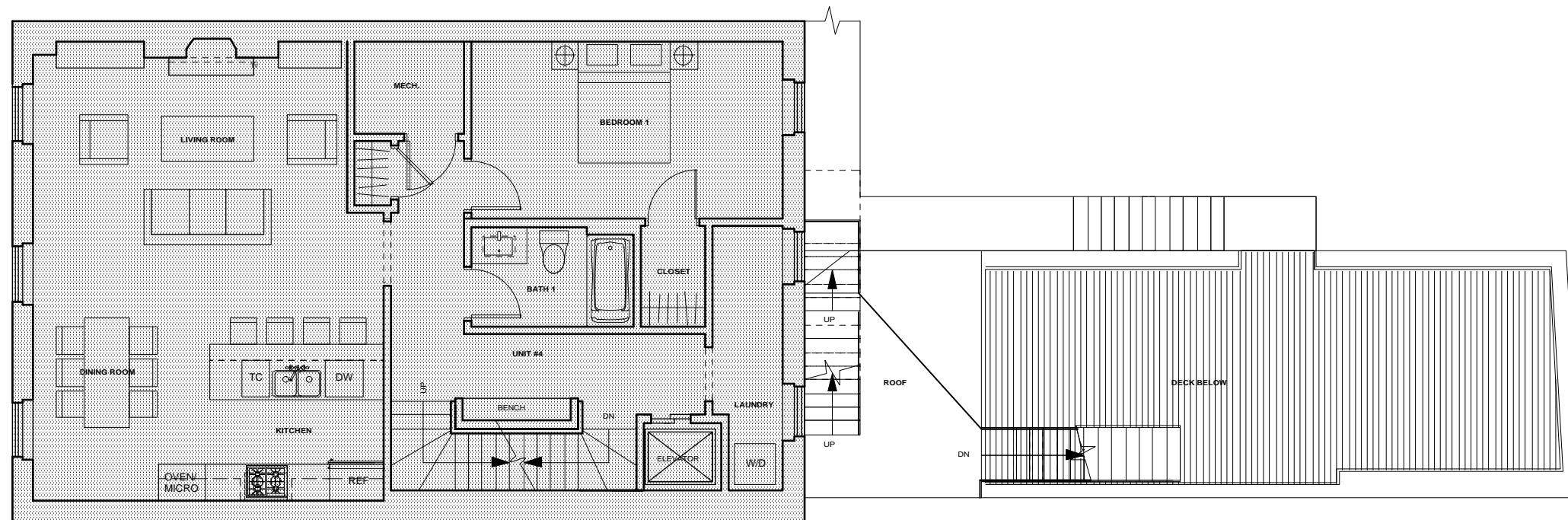
EXISTING THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"

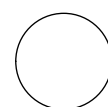
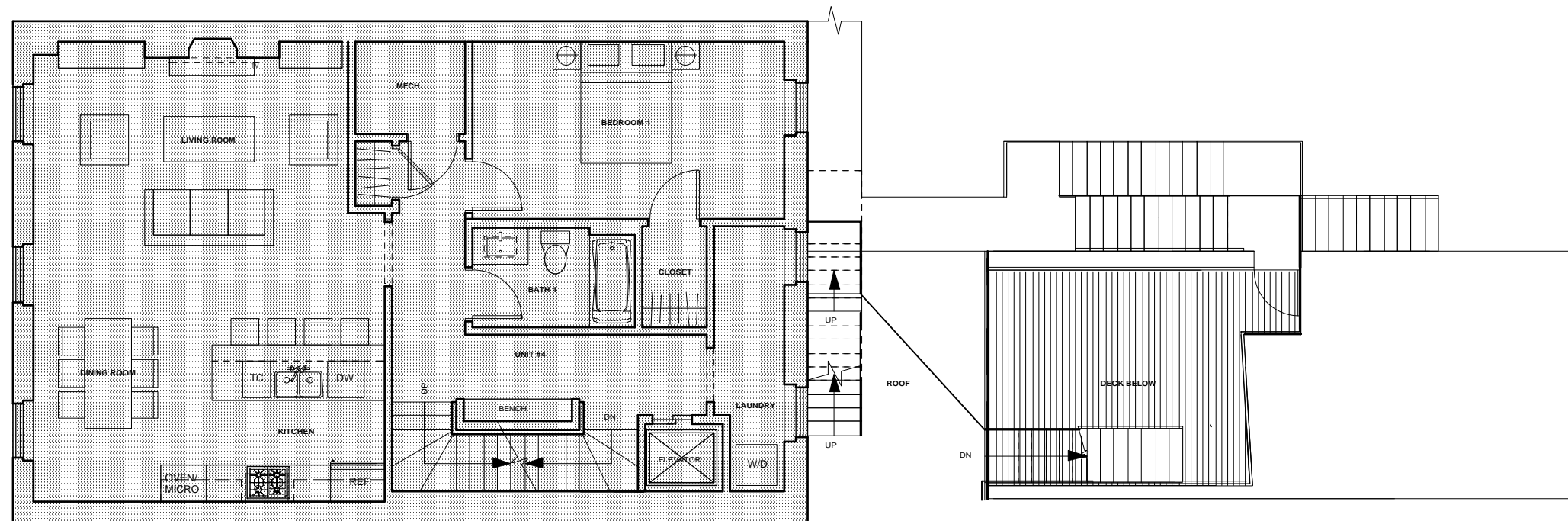




PROPOSED THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"



EXISTING FOURTH FLOOR PLAN  
Scale: 1/8" = 1'-0"

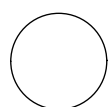
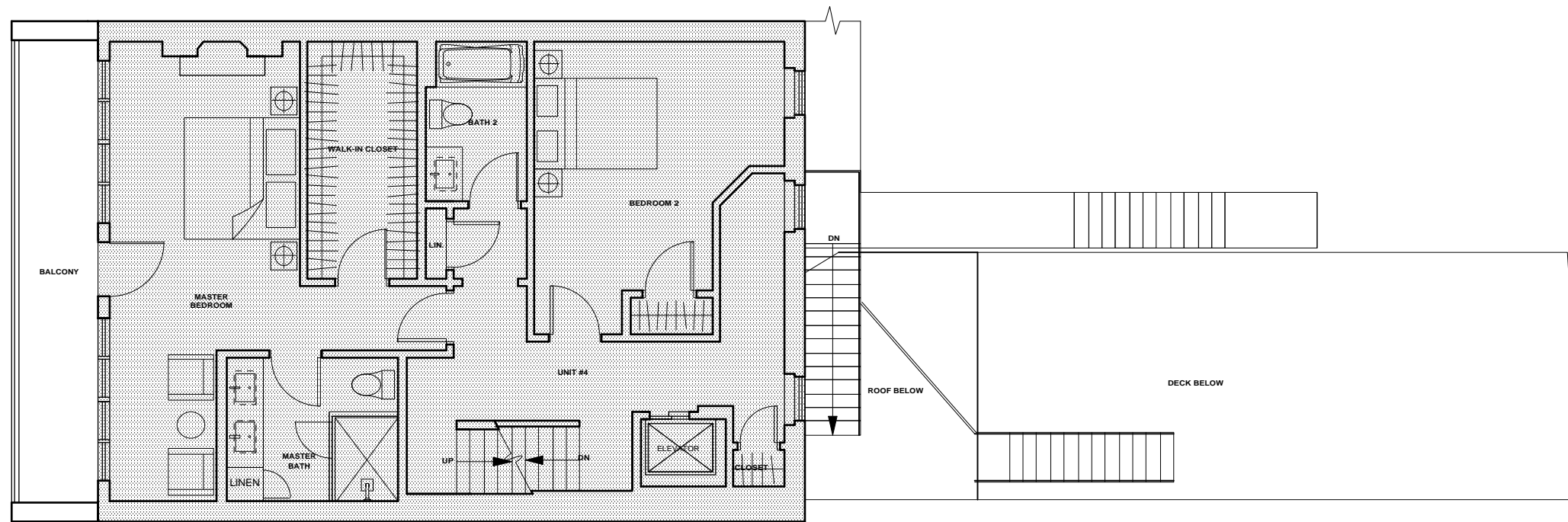


PROPOSED FOURTH FLOOR PLAN

Scale: 1/8" = 1'-0"

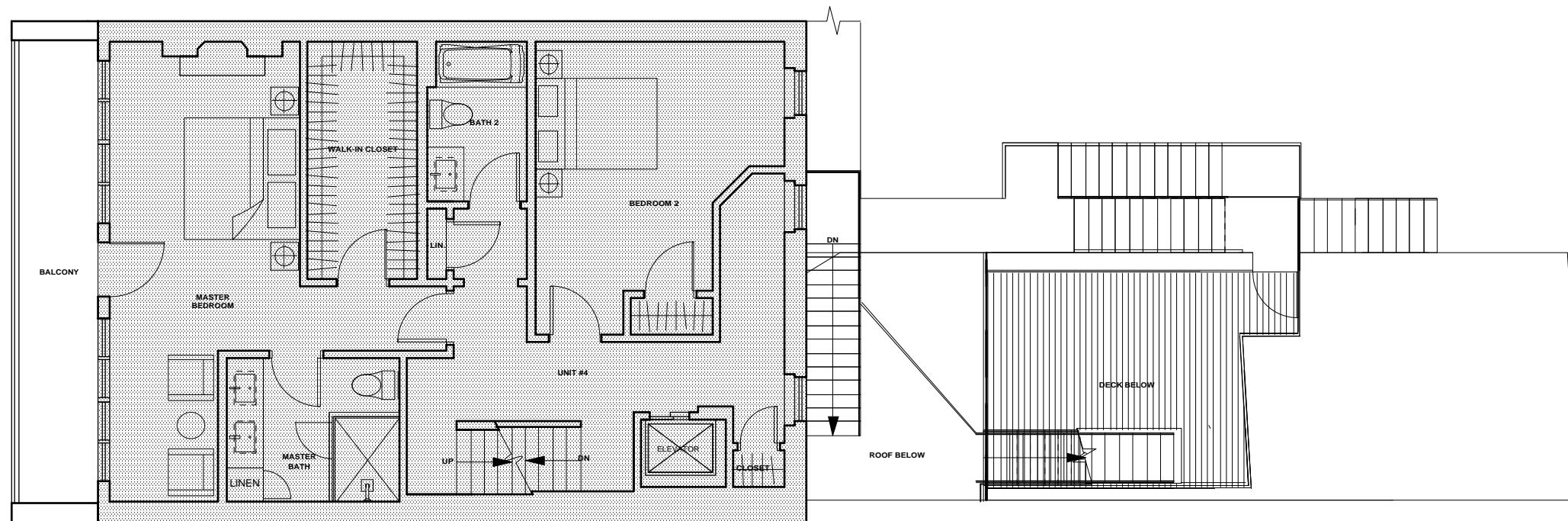
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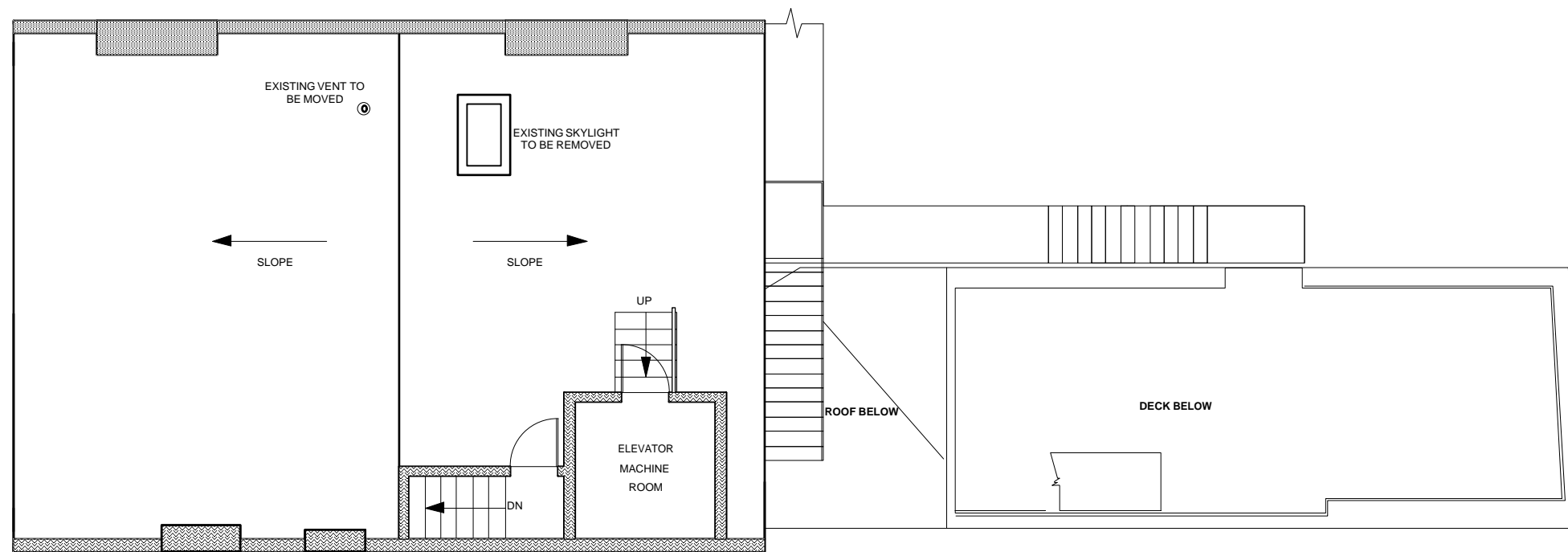


EXISTING FIFTH FLOOR PLAN

Scale: 1/8" = 1'-0"

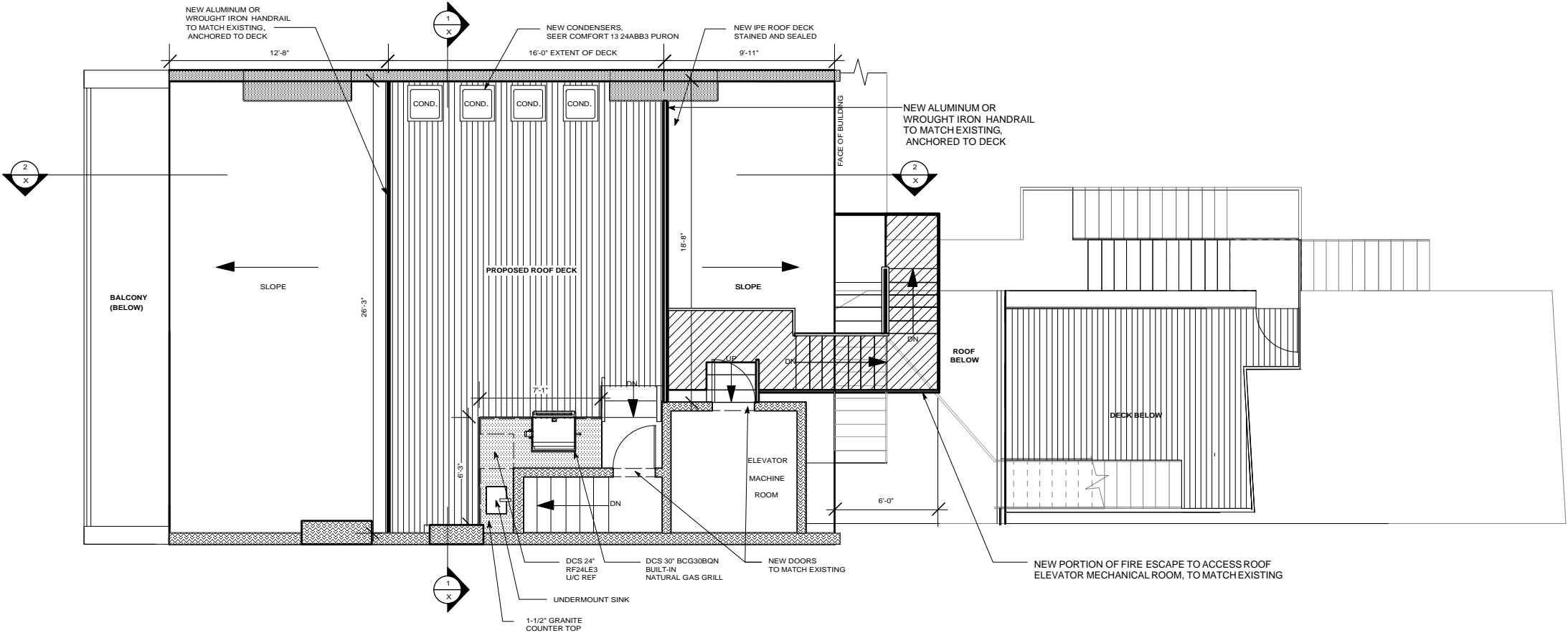


PROPOSED FIFTH FLOOR PLAN  
Scale: 1/8" = 1'-0"



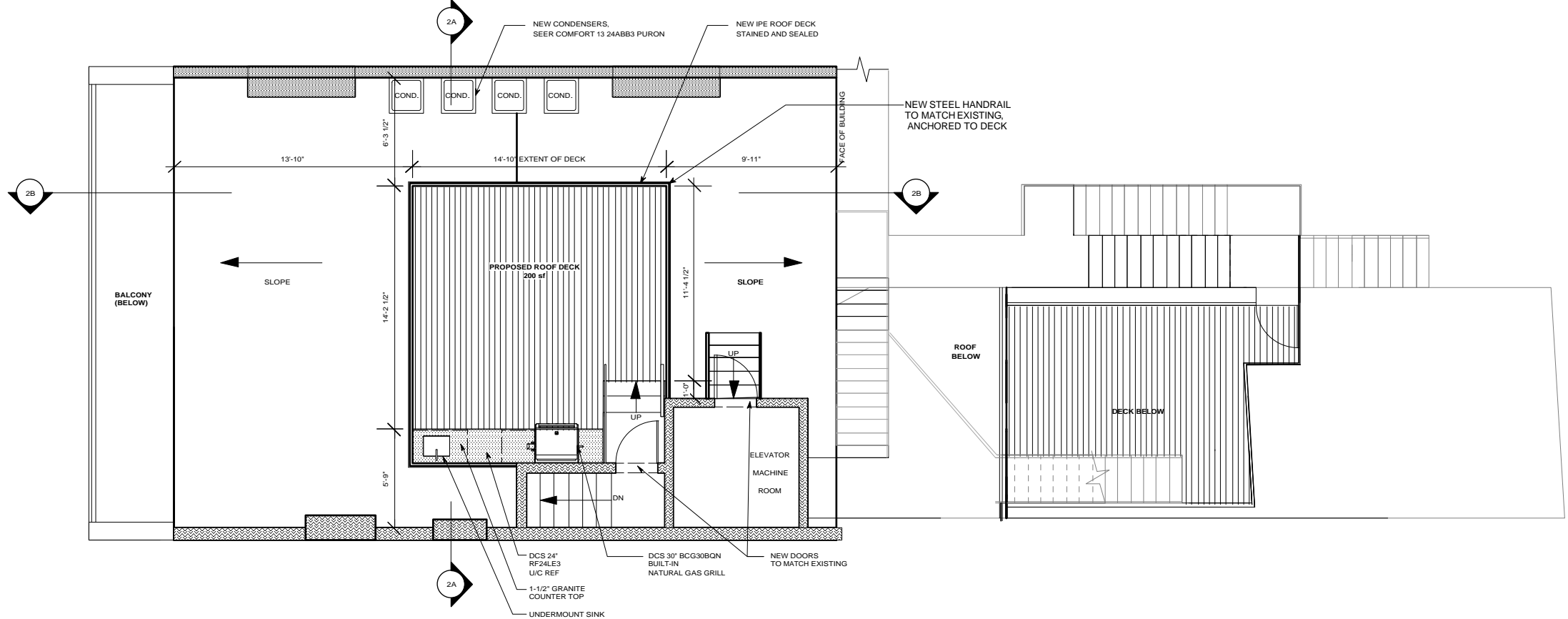
EXISTING ROOF PLAN  
Scale: 1/8" = 1'-0"

NOTE: DECK AND RAILING CANNOT BE SEEN FROM PUBLIC WAY (MT VERNON ST), SEE VISIBILITY STUDY DIAGRAM



ROOF PLAN, PREVIOUSLY PROPOSED AT JUNE 26TH, 2017 HEARING  
Scale: 1/8" = 1'-0"

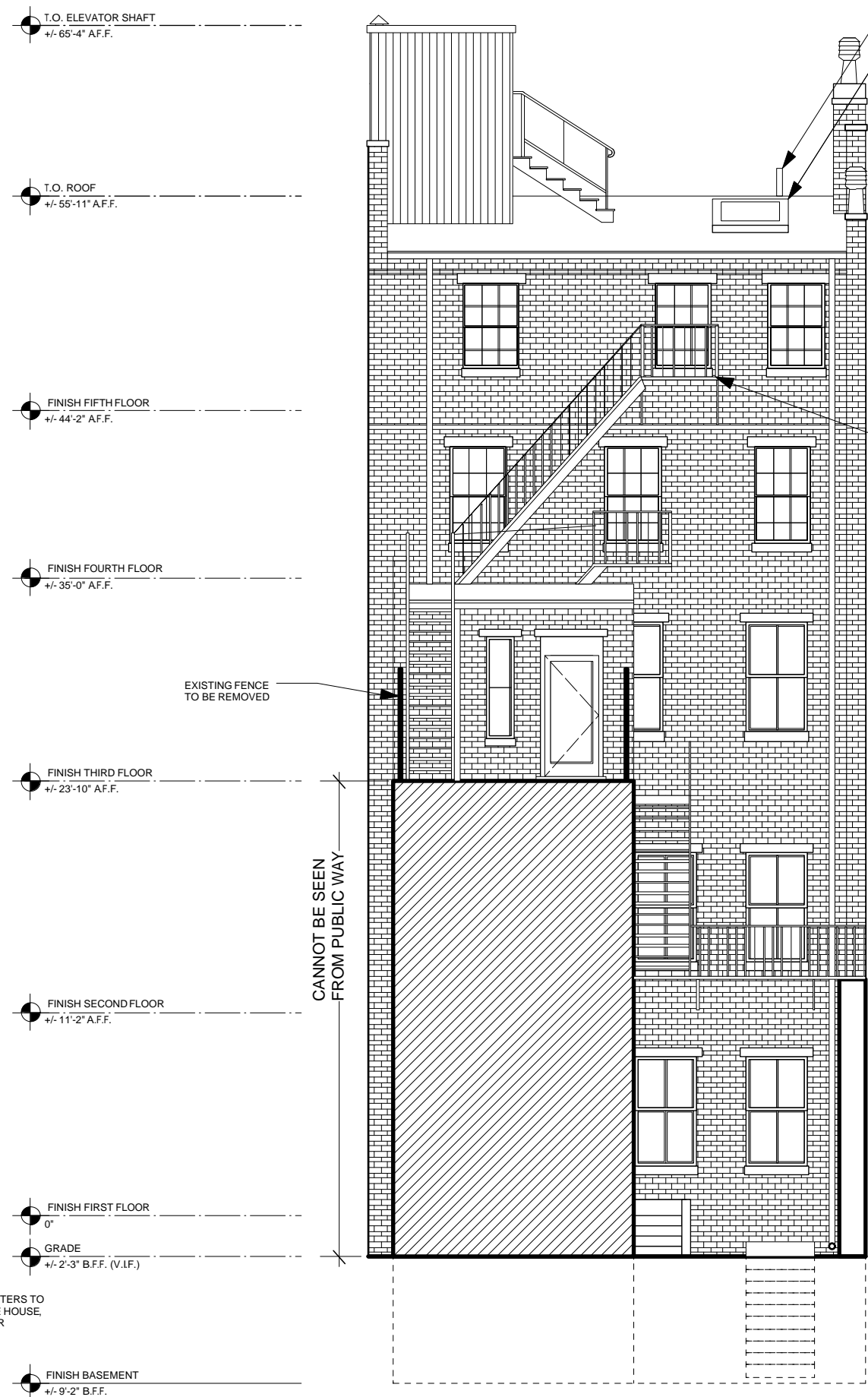
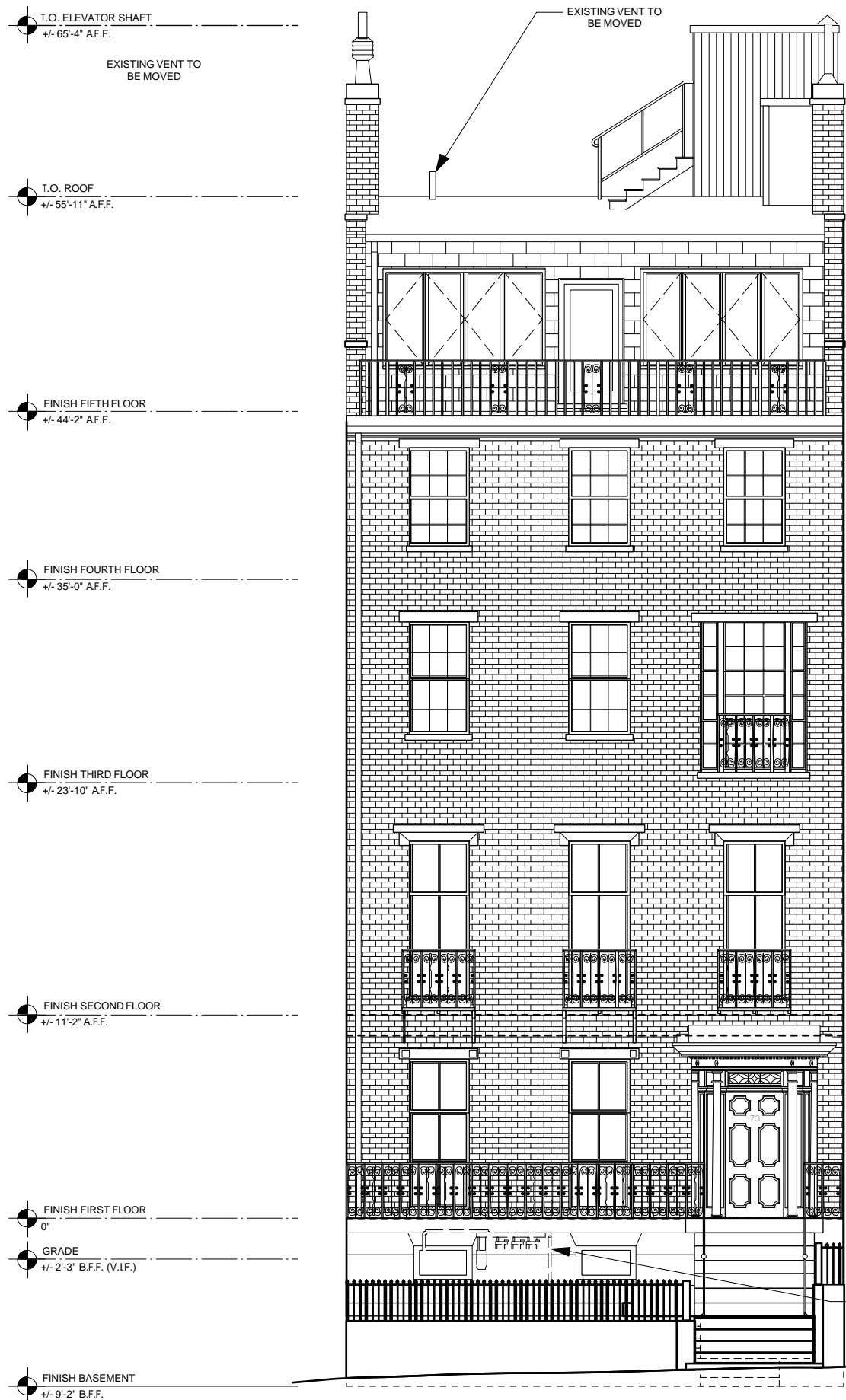
NOTE: DECK AND RAILING CANNOT BE SEEN FROM PUBLIC WAY (MT VERNON ST), SEE VISIBILITY STUDY DIAGRAM



NEW PROPOSED ROOF PLAN  
Scale: 1/8" = 1'-0"



**73 MOUNT VERNON STREET**  
**BOSTON, MA 02108**

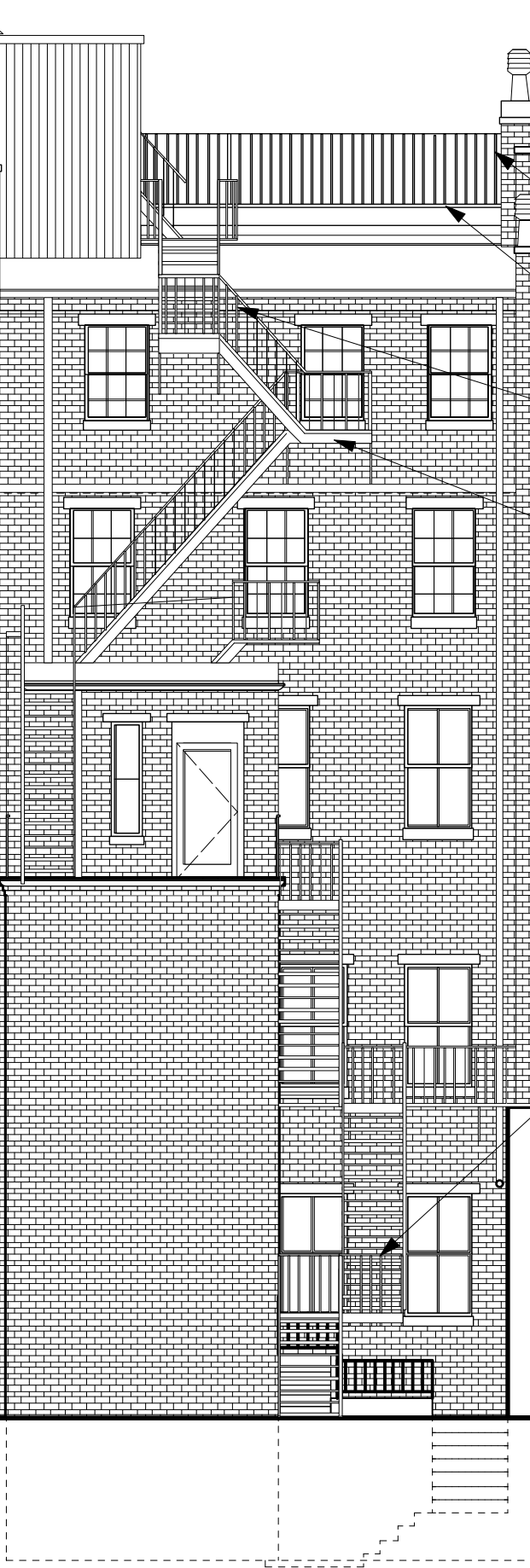
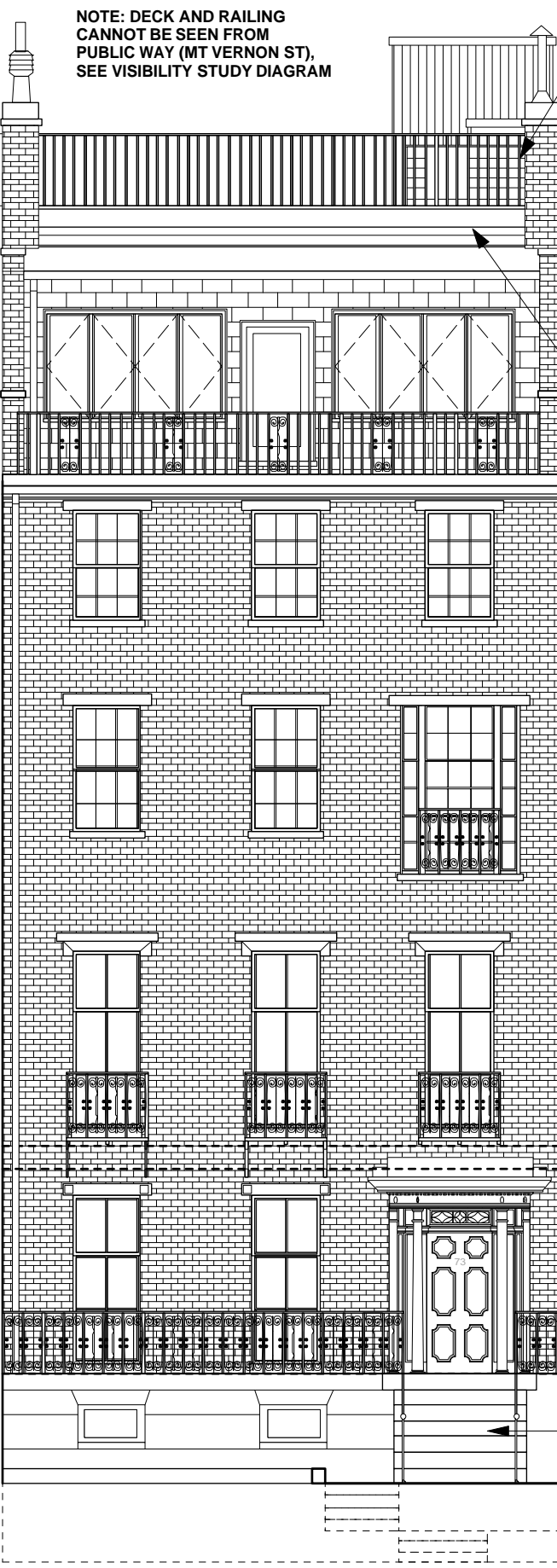


EXISTING FRONT ELEVATION (MOUNT VERNON STREET)  
 Scale: 1/8" = 1'-0"

EXISTING REAR ELEVATION (ALLEY SIDE)  
 Scale: 1/8" = 1'-0"

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NEW ALUMINUM OR WROUGHT IRON HANDRAIL TO MATCH EXISTING, ANCHORED TO DECK

NEW IPE ROOF DECK (BEYOND), STAINED AND SEALED.

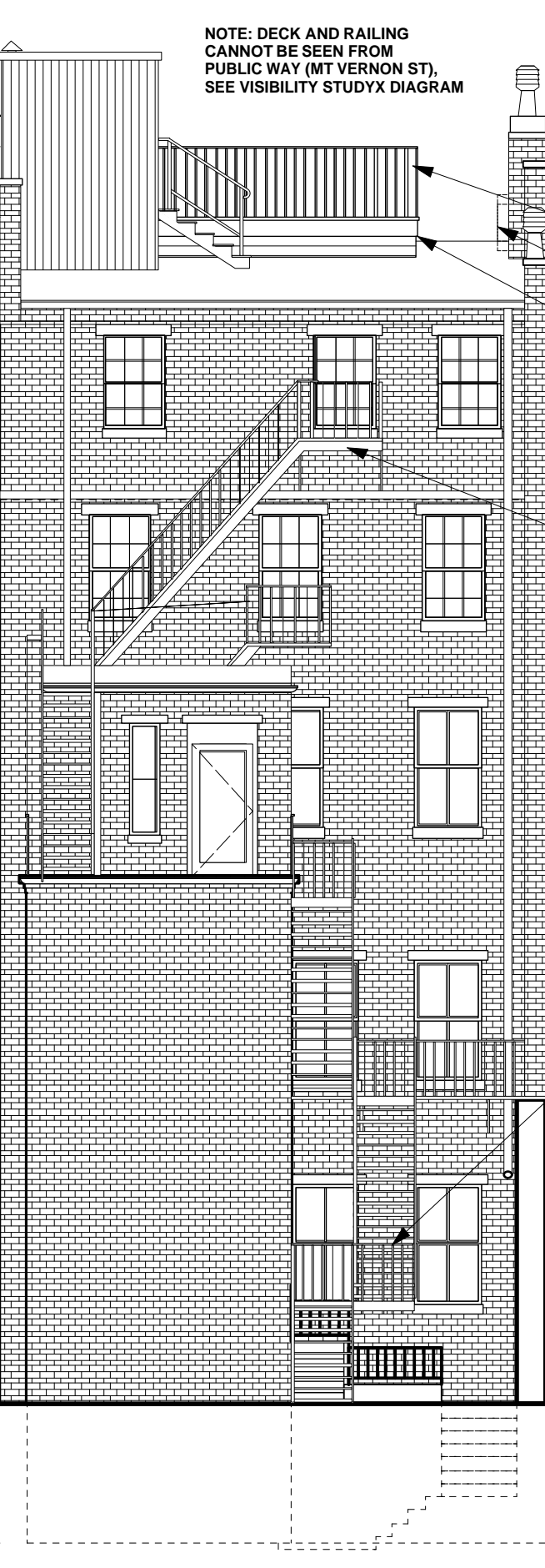
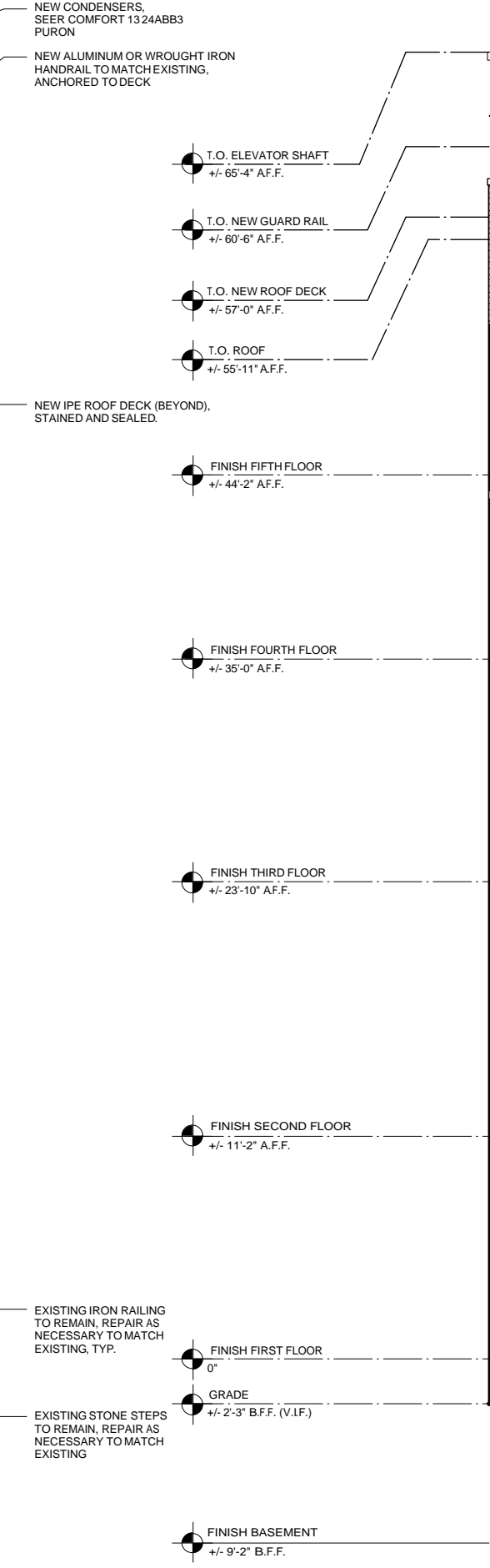
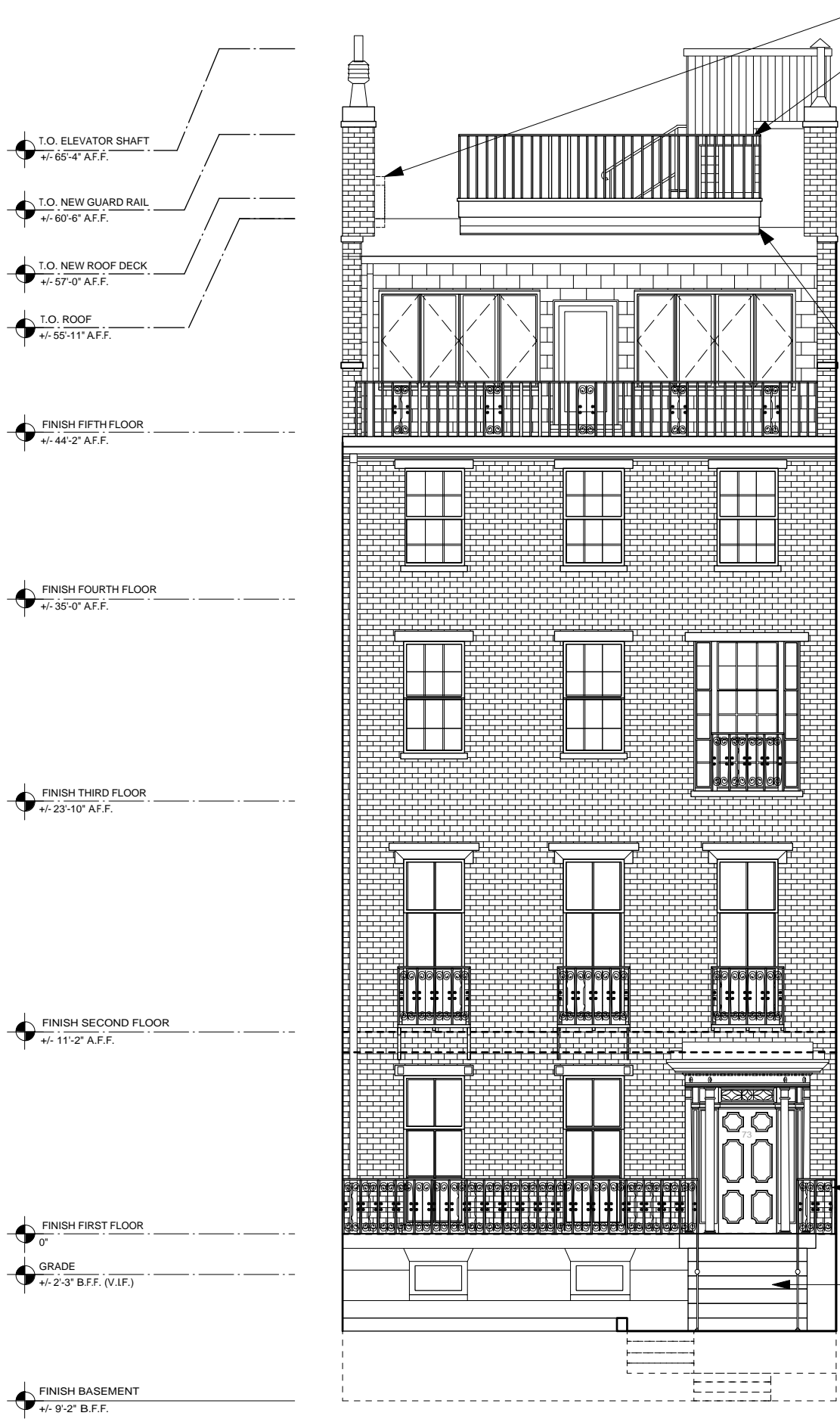
NEW PORTION OF FIRE ESCAPE TO ACCESS ROOF ELEVATOR MECHANICAL ROOM, TO MATCH EXISTING

NEW EXTERIOR STRINGER BUILT AS CONTINUOUS BENT BEAM

NEW PORTION OF FIRE ESCAPE TO ACCESS ROOF ELEVATOR MECHANICAL ROOM, TO MATCH EXISTING

**FRONT ELEVATION PROPOSED AT JUNE 26TH HEARING**  
Scale: 1/8" = 1'-0"

**REAR ELEVATION PROPOSED AT JUNE 26TH HEARING**  
Scale: 1/8" = 1'-0"



NOTE: DECK AND RAILING CANNOT BE SEEN FROM PUBLIC WAY (MT VERNON ST), SEE VISIBILITY STUDYX DIAGRAM

NEW ALUMINUM OR WROUGHT IRON HANDRAIL TO MATCH EXISTING, ANCHORED TO DECK

NEW CONDENSERS, SEER COMFORT 1324ABB3 PURON

NEW IPE ROOF DECK (BEYOND), STAINED AND SEALED.

NEW EXTERIOR STRINGER BUILT AS CONTINUOUS BENT BEAM

NEW PORTION OF FIRE ESCAPE TO ACCESS ROOF ELEVATOR MECHANICAL ROOM, TO MATCH EXISTING

NEW IPE ROOF DECK (BEYOND), STAINED AND SEALED.

EXISTING IRON RAILING TO REMAIN, REPAIR AS NECESSARY TO MATCH EXISTING, TYP.

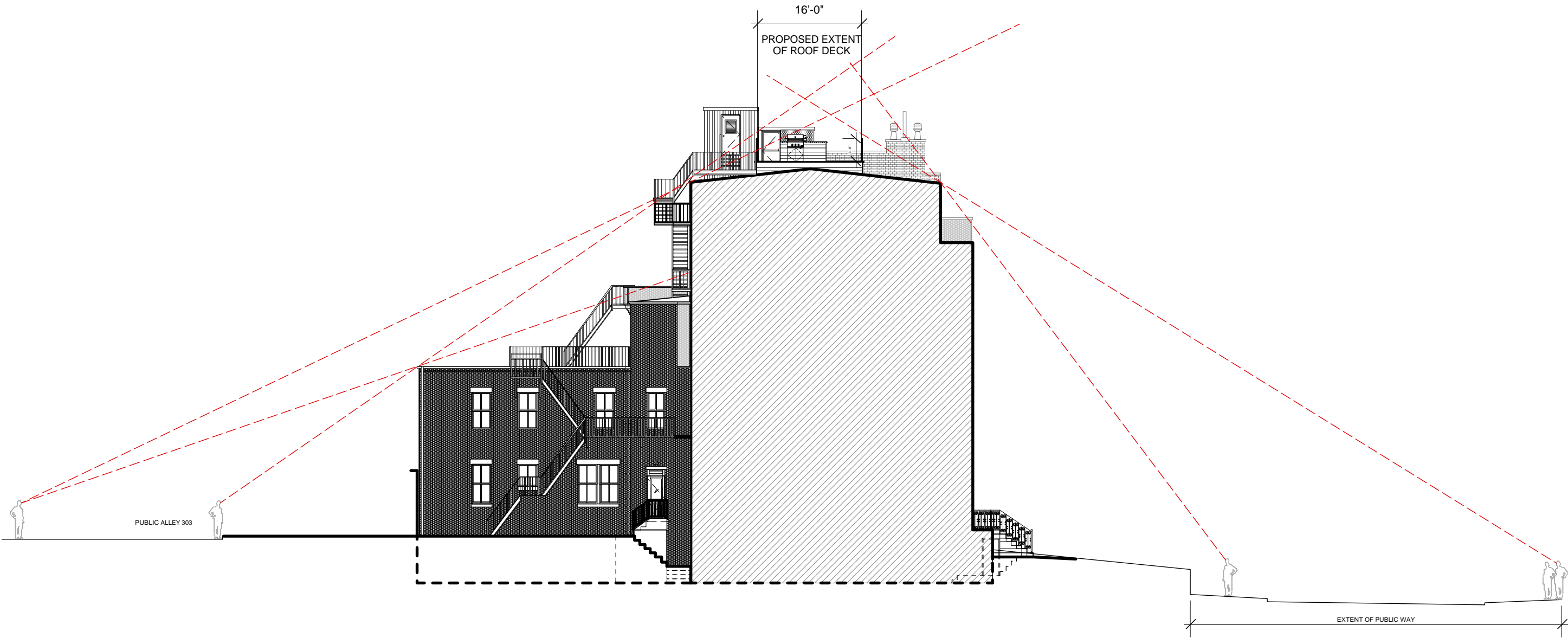
EXISTING STONE STEPS TO REMAIN, REPAIR AS NECESSARY TO MATCH EXISTING

PROPOSED FRONT ELEVATION (MOUNT VERNON STREET)  
Scale: 1/8" = 1'-0"

NEW PROPOSED REAR ELEVATION (ALLEY SIDE)  
Scale: 1/8" = 1'-0"

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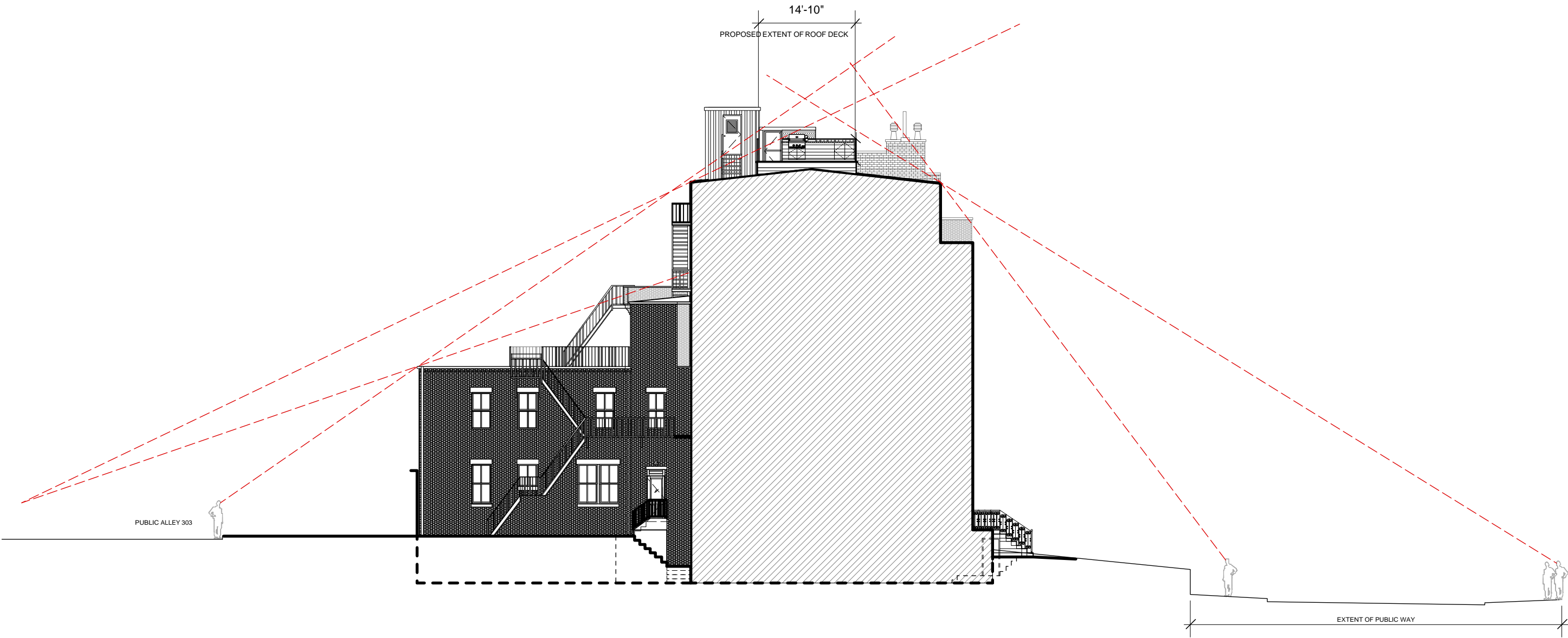


**ROOF DECK VISIBILTY STUDY - PROPOSED AT JUNE 26TH, 2017 HEARING**

Scale: 1/16" = 1'-0"

**SOUSA design**  
Architects

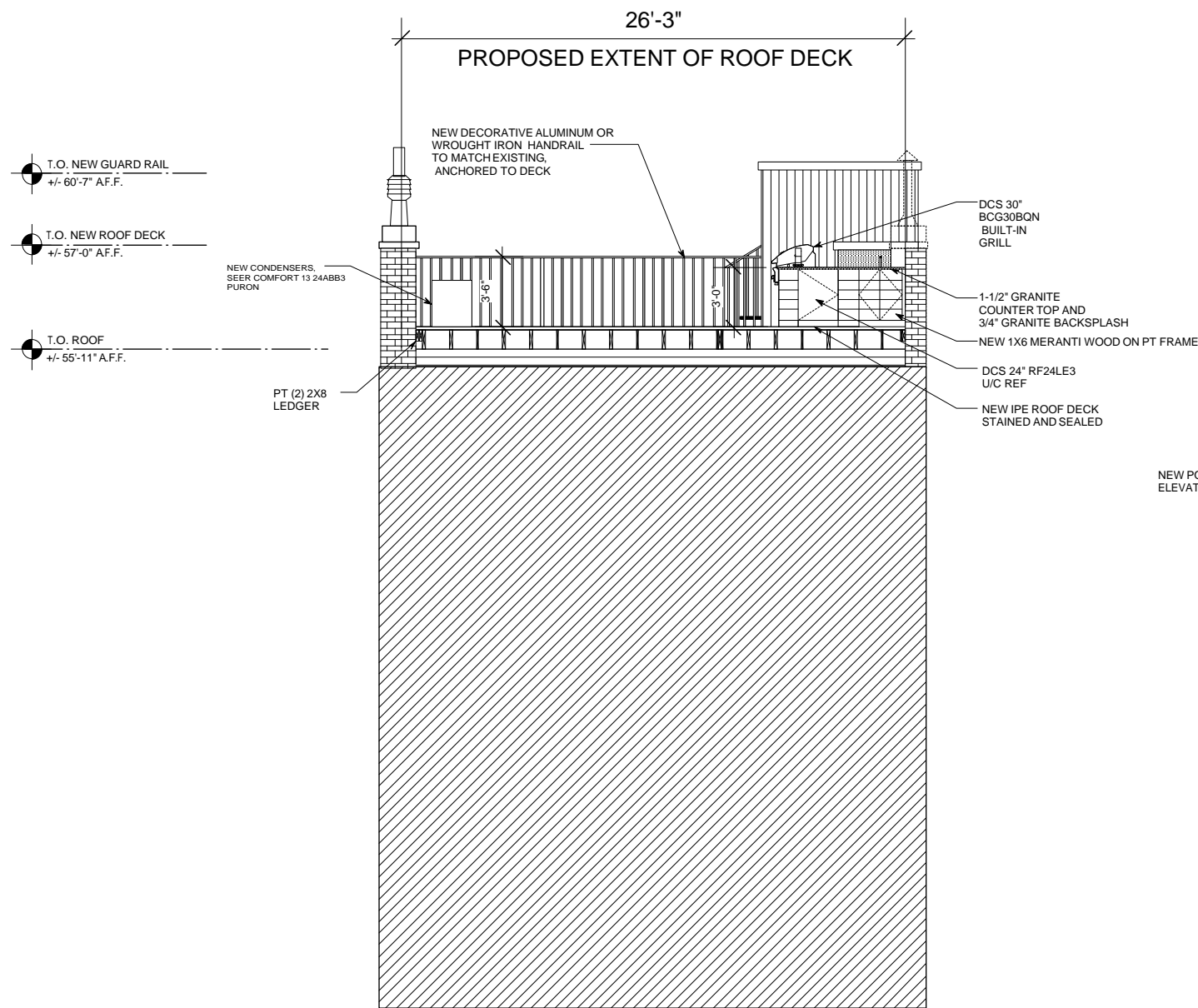
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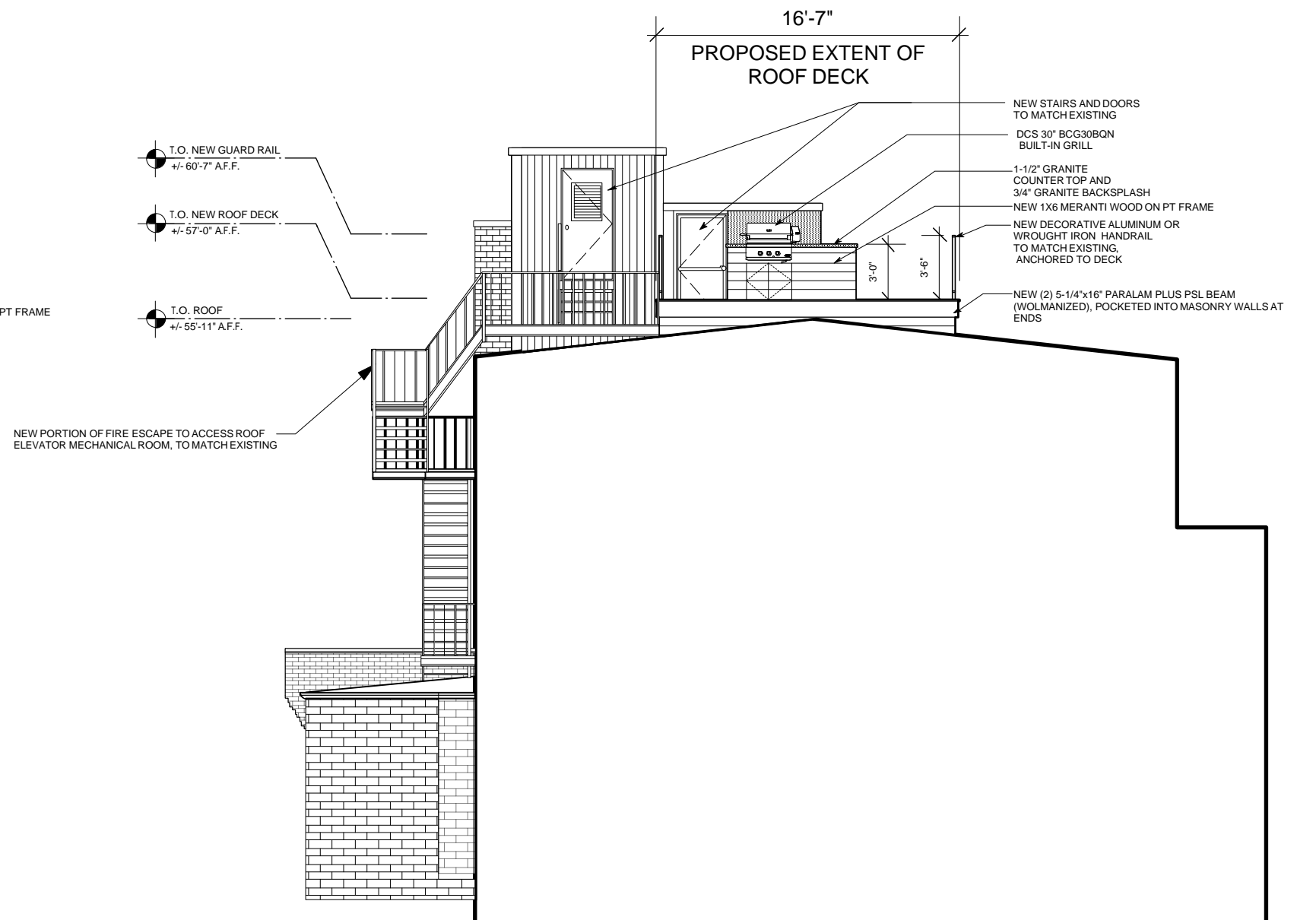
NEW PROPOSED ROOF DECK VISIBILTY STUDY  
Scale: 1/16" = 1'-0"

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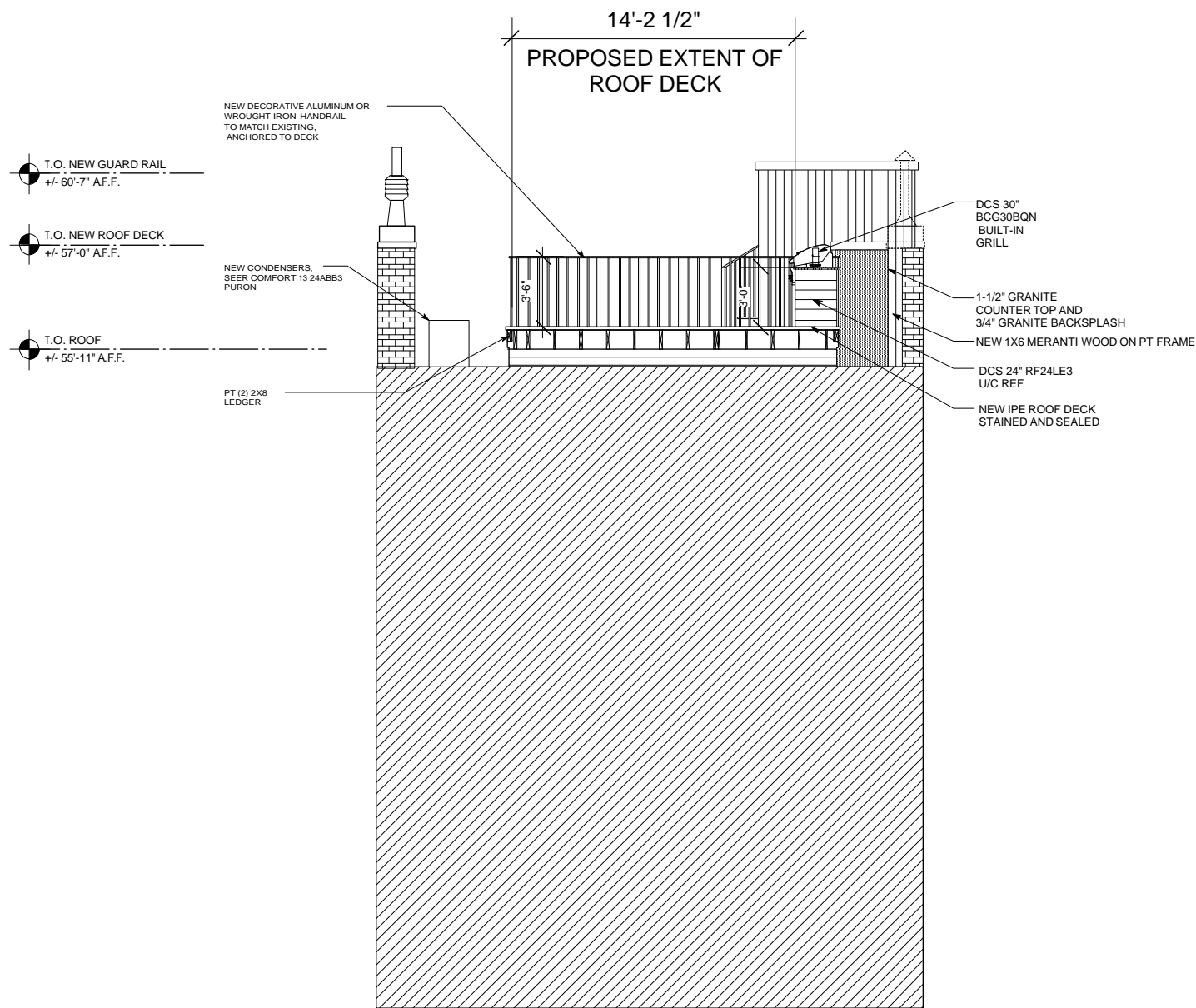


1A ROOF DECK SECTION  
Scale: 1/8" = 1'-0"

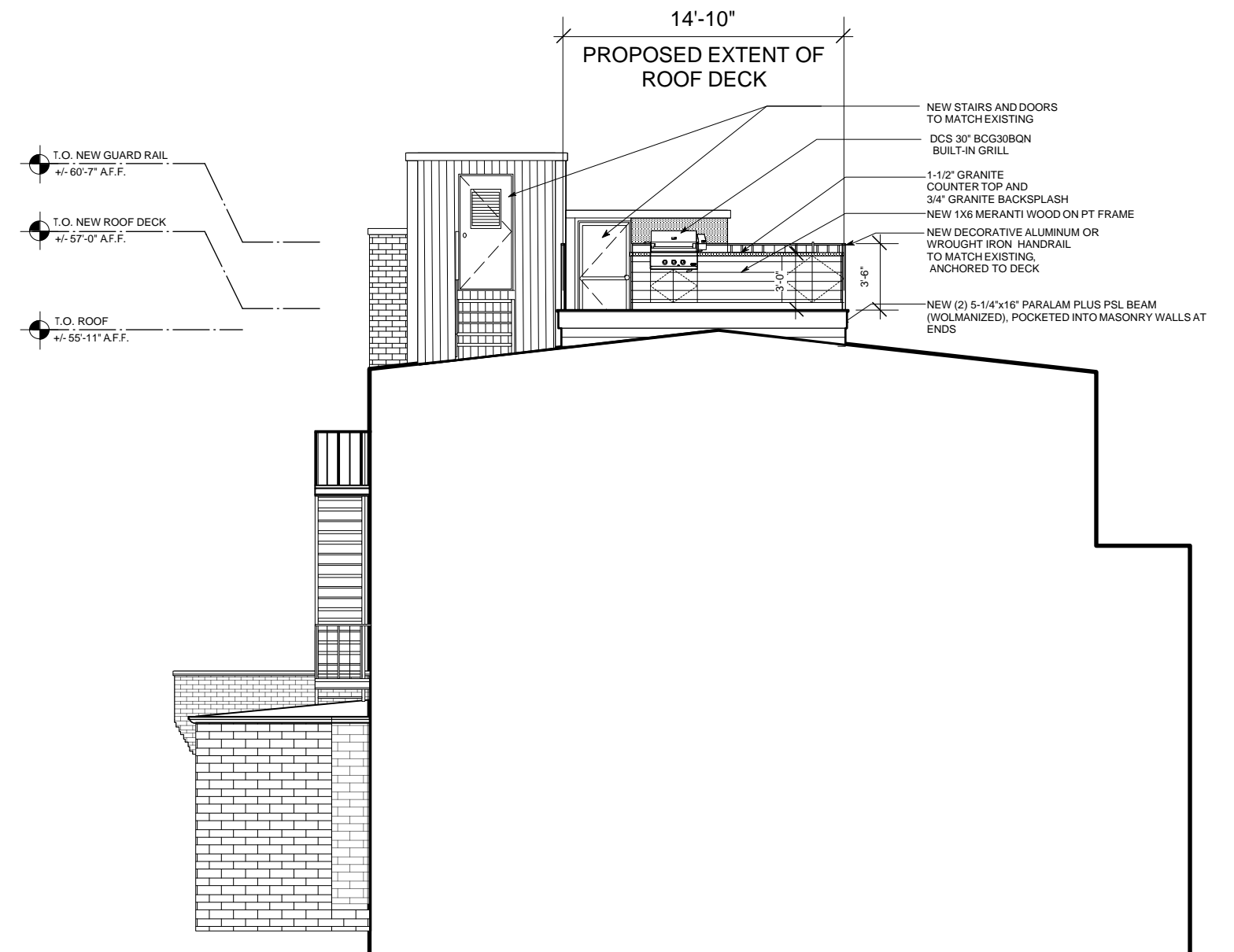


1B ROOF DECK SECTION  
Scale: 1/8" = 1'-0"

PROPOSED @ JUNE 26TH, 2017 HEARING



2A PROPOSED ROOF DECK SECTION  
Scale: 1/8" = 1'-0"

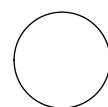


2B NEW PROPOSED ROOF DECK SECTION  
Scale: 1/8" = 1'-0"

NEW PROPOSED ROOF DECK

73 MOUNT VERNON STREET

BOSTON, MA 02108



EXISTING REAR PERSPECTIVE

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BOSTON, MA 02108



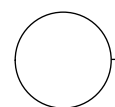
REAR PERSPECTIVE, PROPOSED AT JUNE 26TH, 2017 HEARING

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NEW PROPOSED REAR PERSPECTIVE

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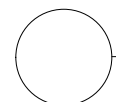
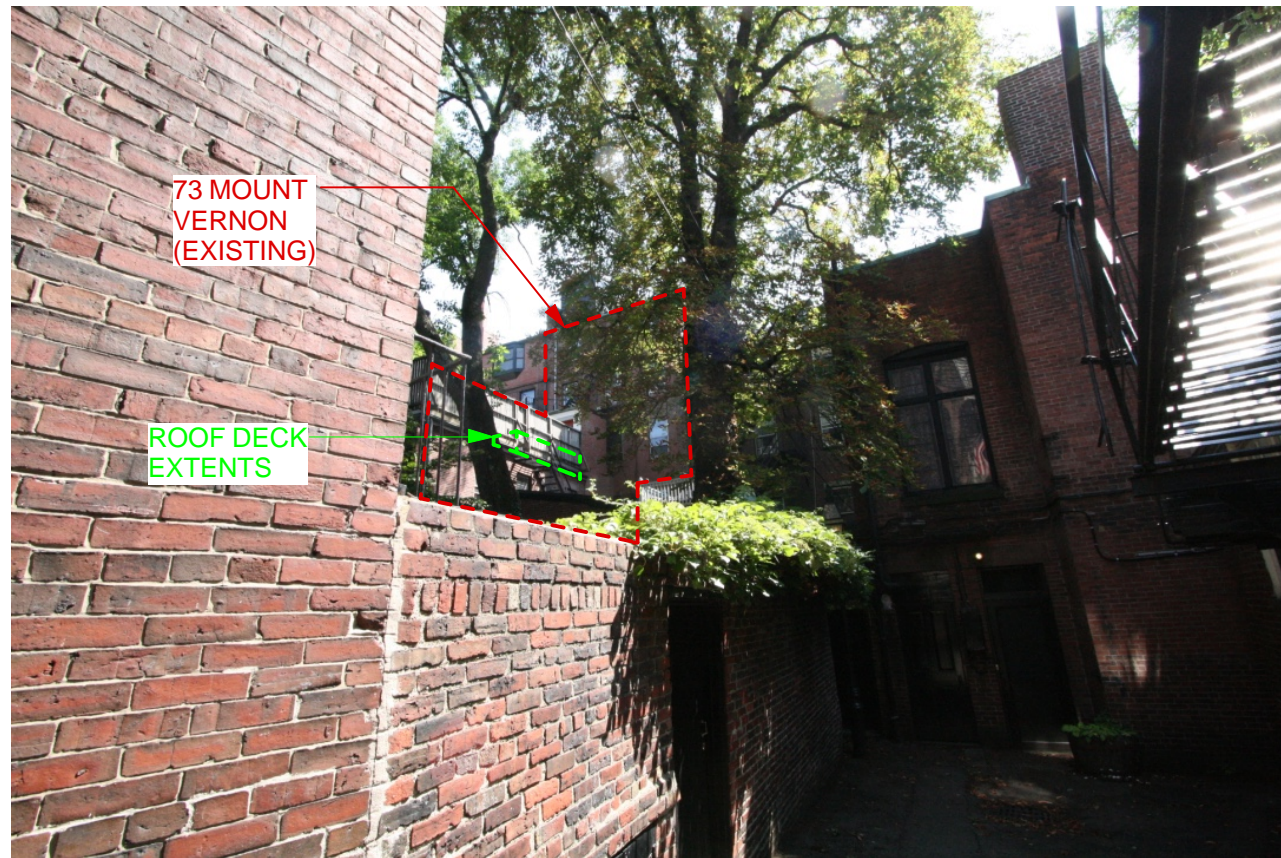


PHOTO #1

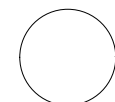


PHOTO #2



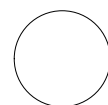
EXISTING ROOF DECK (ELL BUILDING)



EXISTING ROOF (MAIN BUILDING)



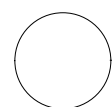
NOTE: DECK AND RAILING  
CANNOT BE SEEN FROM  
PUBLIC WAY (MT VERNON ST),  
SEE VISIBILITY STUDY DIAGRAM



FRONT RAILING MOCKUP (MAIN BUILDING)



NOTE: DECK AND RAILING  
CANNOT BE SEEN FROM  
PUBLIC WAY (PUBLIC ALLEY 303)  
WHEN TREES ARE IN BLOOM

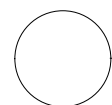


REAR RAILING MOCKUP (MAIN BUILDING)



73 MOUNT VERNON STREET

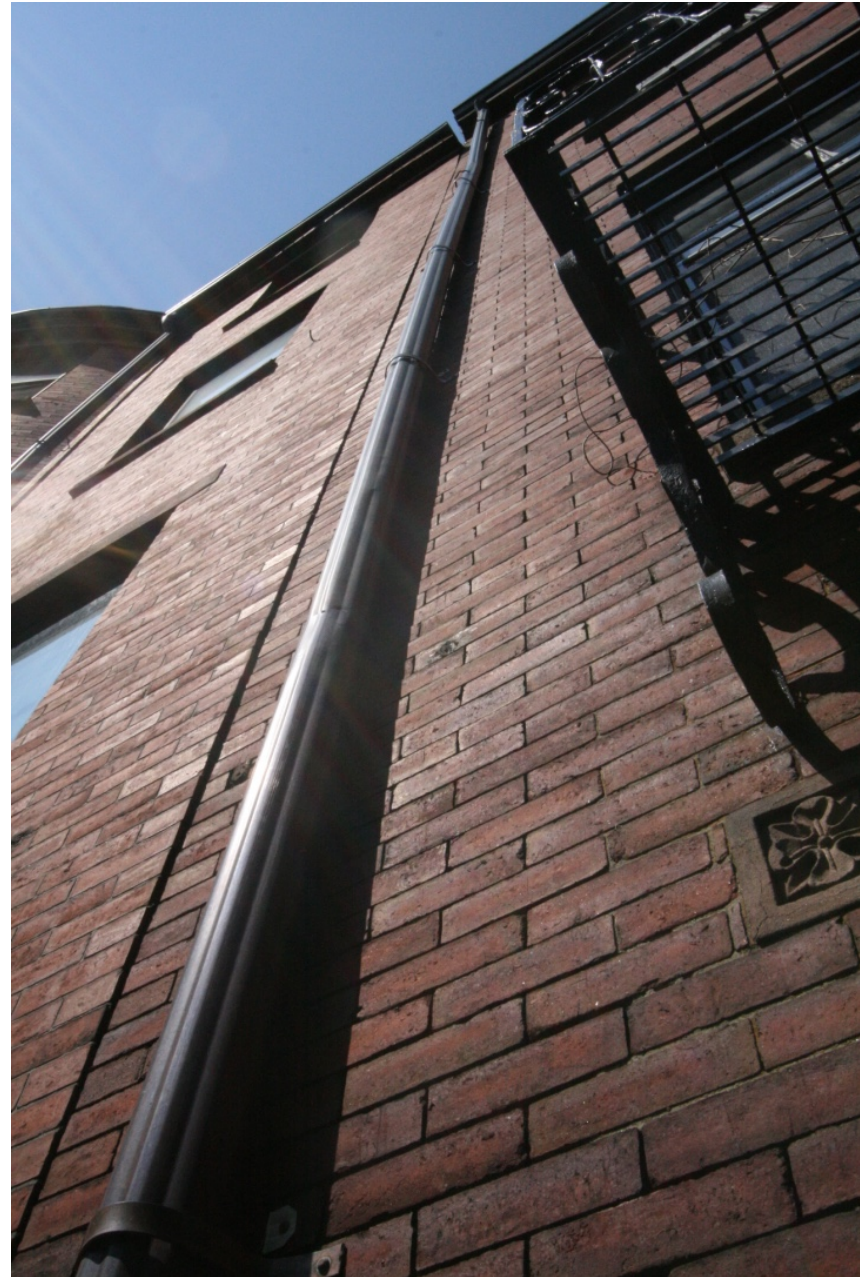
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VIEW FROM TOP ROOF DECK SHOWING MT.VERNON STREET CANNOT BE SEEN

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Economy:  ■  
Standard:  ■    
Premium:  ■

Lamb and Ritchie Company, Inc.  
5k Copper Gutter  
Royal Brown Finish



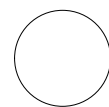
■

Lamb & Ritchie Company, Inc.  
3" Corrugated  
Copper Downspout  
Royal Brown Finish

○ COPPER LEADER & GUTTERS TO MATCH EXISTING

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EXISTING FIRE ESCAPE PHOTOS