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RENOVATIONS TO:

# I OTIS PLACE

I OTIS PLACE  
BOSTON, MA 02108

DATE	REVISIONS
7/15/2021	BHAC SUBMISSION
<del>7/12/2021</del>	<del>revised FOR 7/15/21 BHAC</del>

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I EXISTING SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

EXISTING ELEVATIONS

# BHAC I

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**I** EXISTING EAST ELEVATION  
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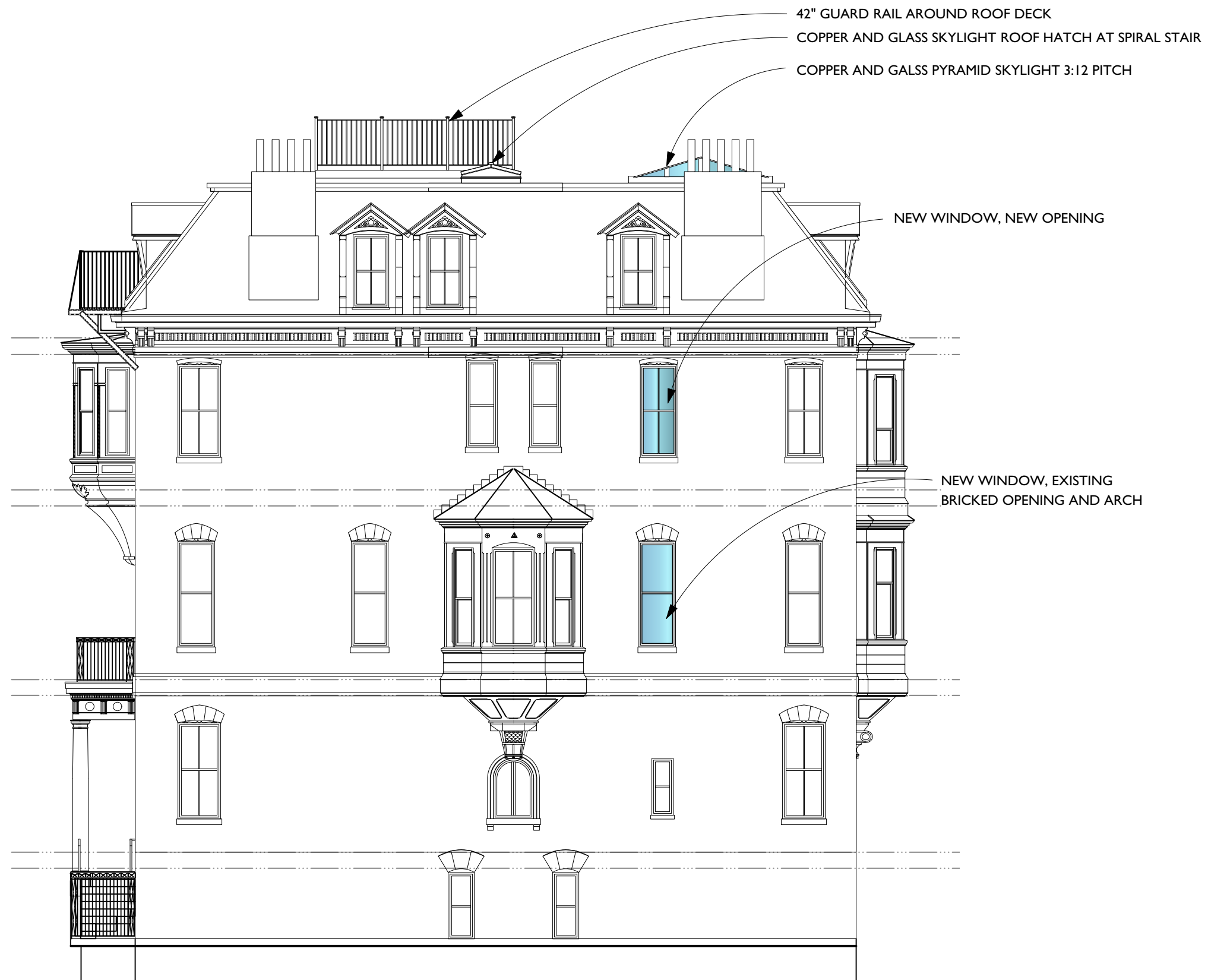
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**I** PROPOSED EAST ELEVATION  
Scale: 1/8" = 1'-0"

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1 EXISTING NORTH ELEVATION  
Scale: 1/8" = 1'-0"

2 EXISTING WEST ELEVATION  
Scale: 1/8" = 1'-0"

EXISTING ELEVATIONS

# BHAC 5

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FOURTH FLOOR  
36'-1" (45-2 1/2" above basement)

THIRD FLOOR  
25'-5"

SECOND FLOOR  
12'-1 1/4"

FIRST FLOOR  
DATUM 0'-0"

GARDEN LEVEL FLOOR  
-9'-1 1/2"

REPLACE EXISTING DOOR WITH NEW 2 PANEL TO MATCH MAIN ENTRY DOOR

REMOVE OIL FILL PIPES AND RESTORE MASONRY

1 PROPOSED NORTH ELEVATION  
Scale: 1/8" = 1'-0"

2 PROPOSED WEST ELEVATION  
Scale: 1/8" = 1'-0"

BHAC10

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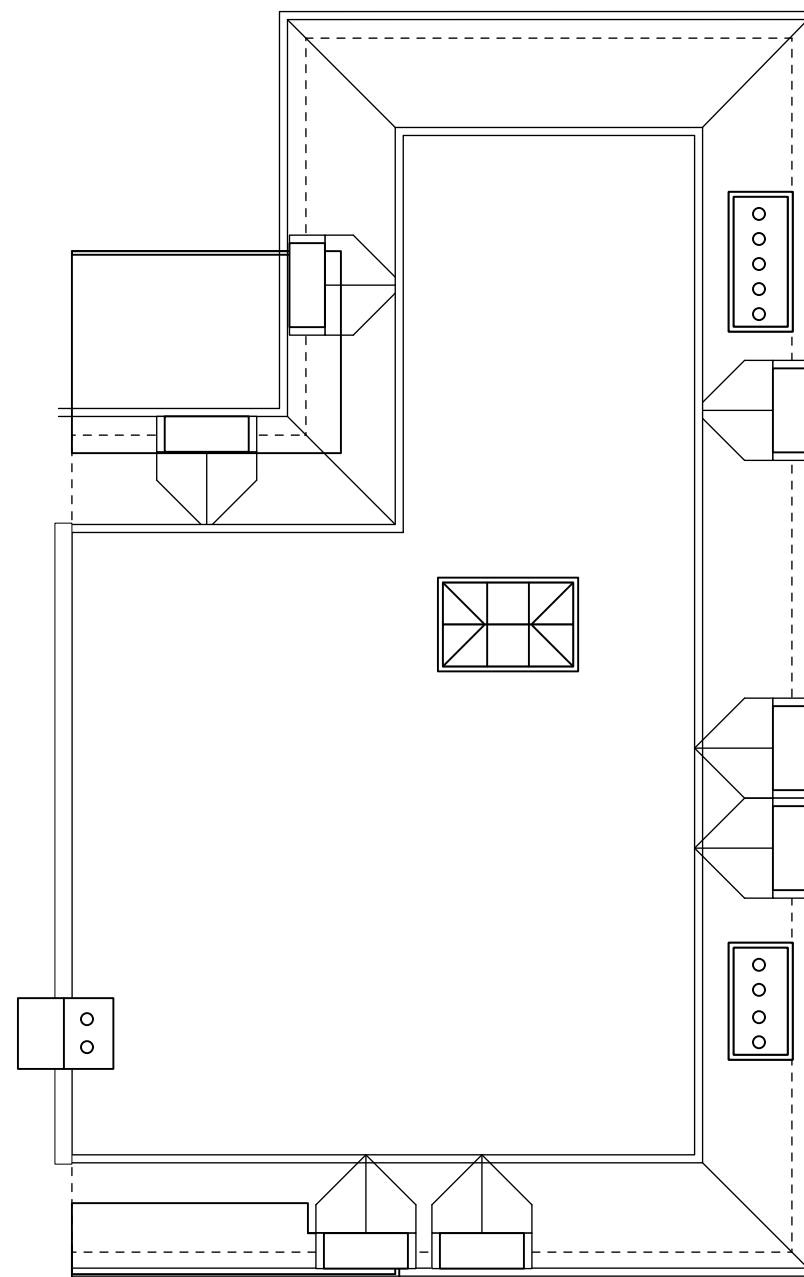
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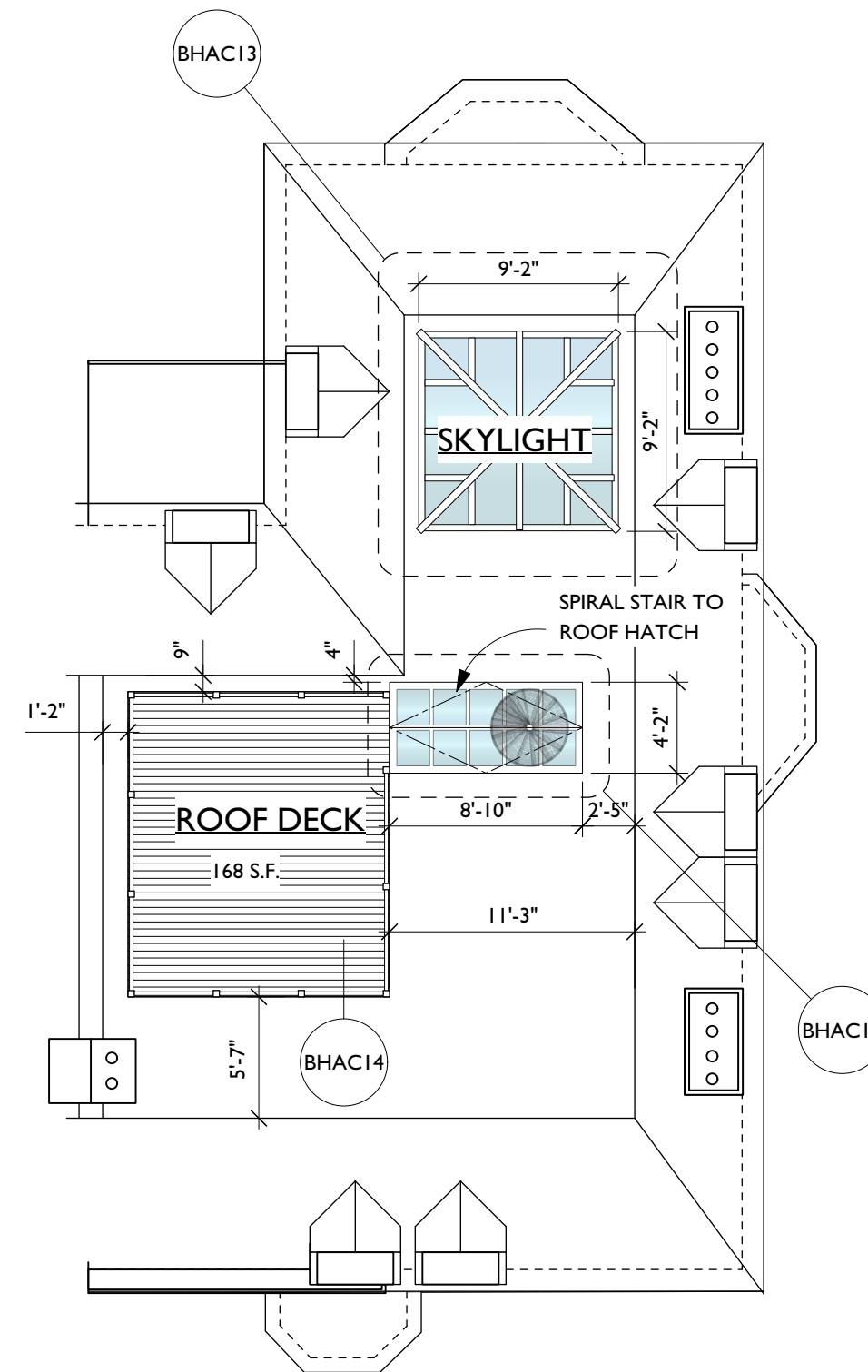
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2 EXISTING ROOF PLAN  
Scale: 1/8" = 1'-0"



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

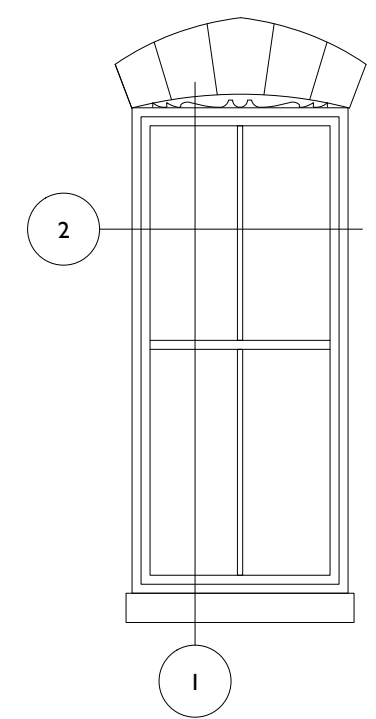
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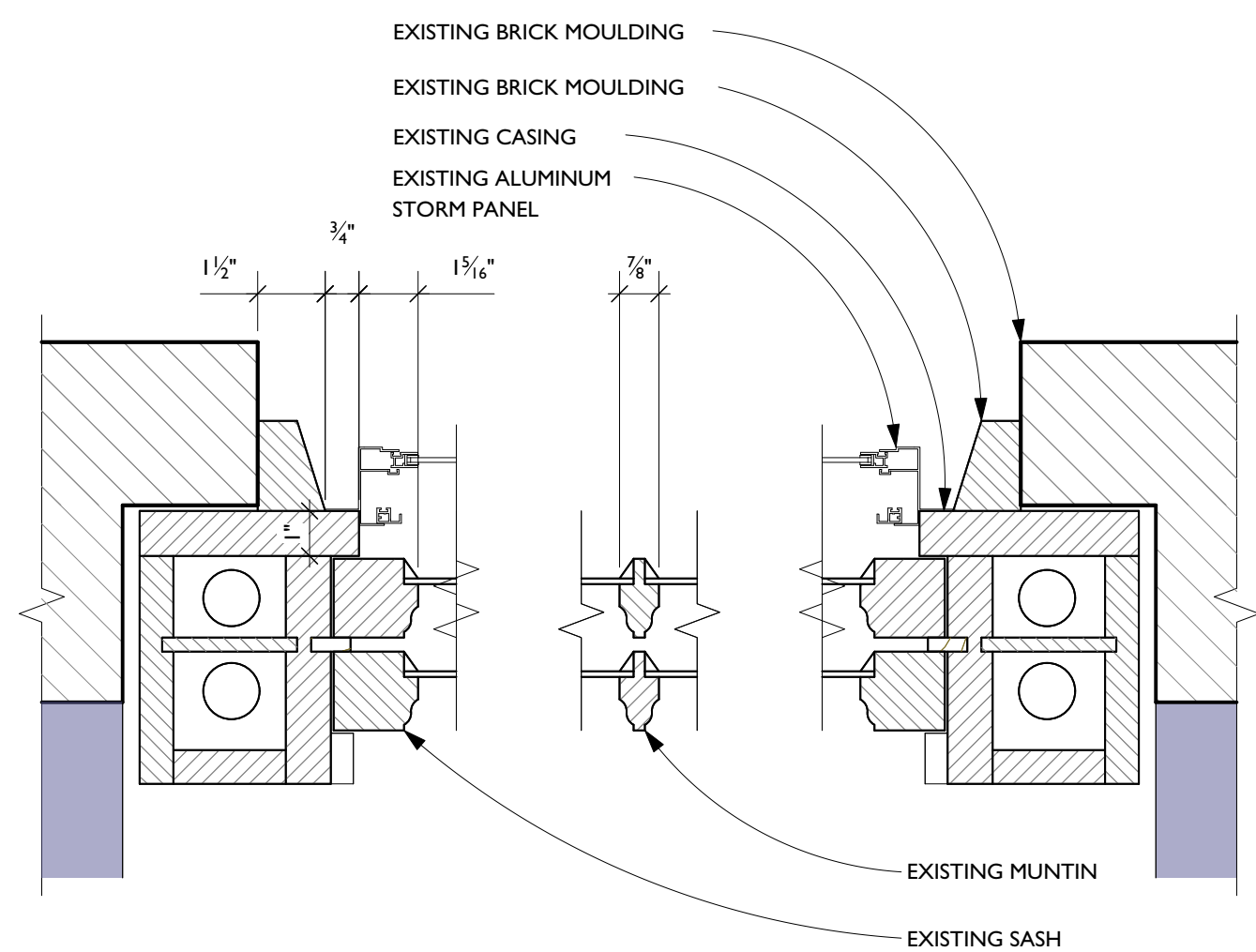
EXISTING WINDOWS



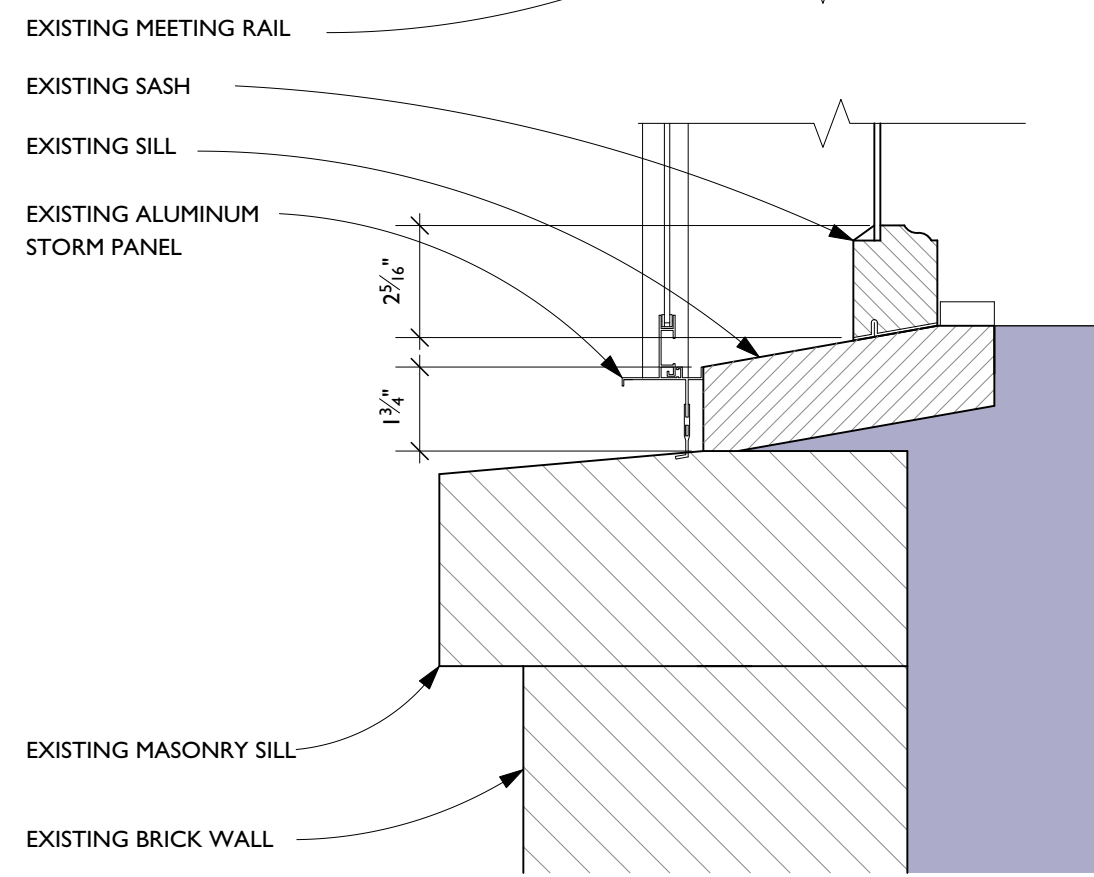
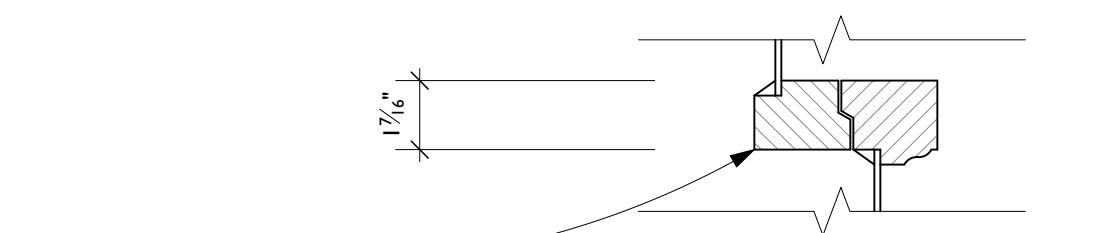
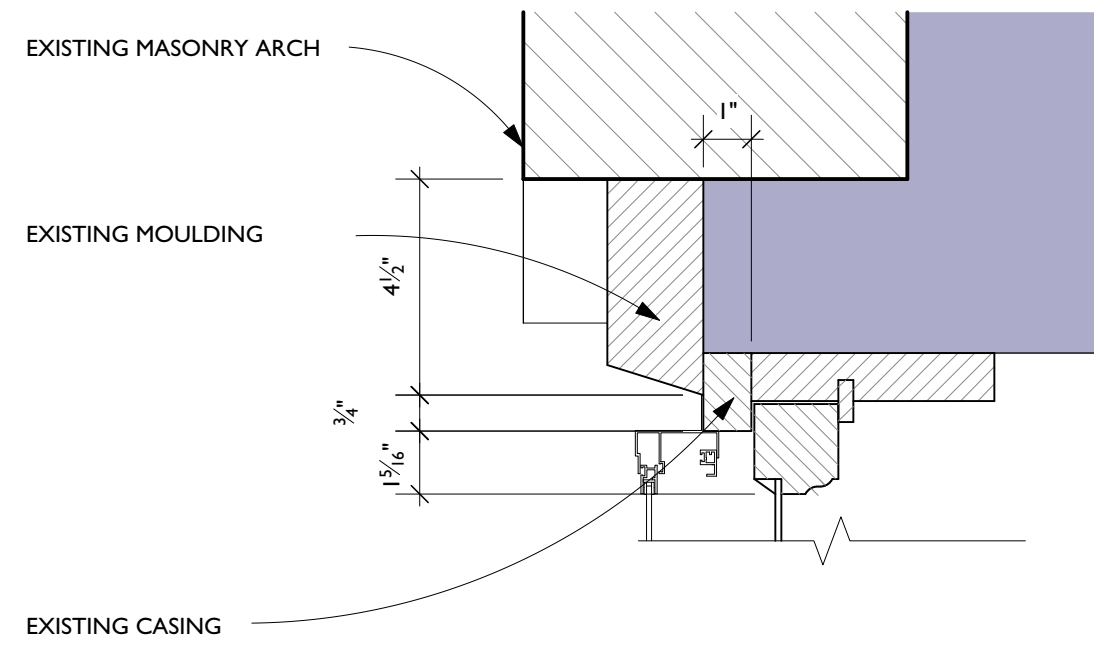
TYPICAL WINDOW ELEVATION



TYPICAL WINDOW ELEVATION



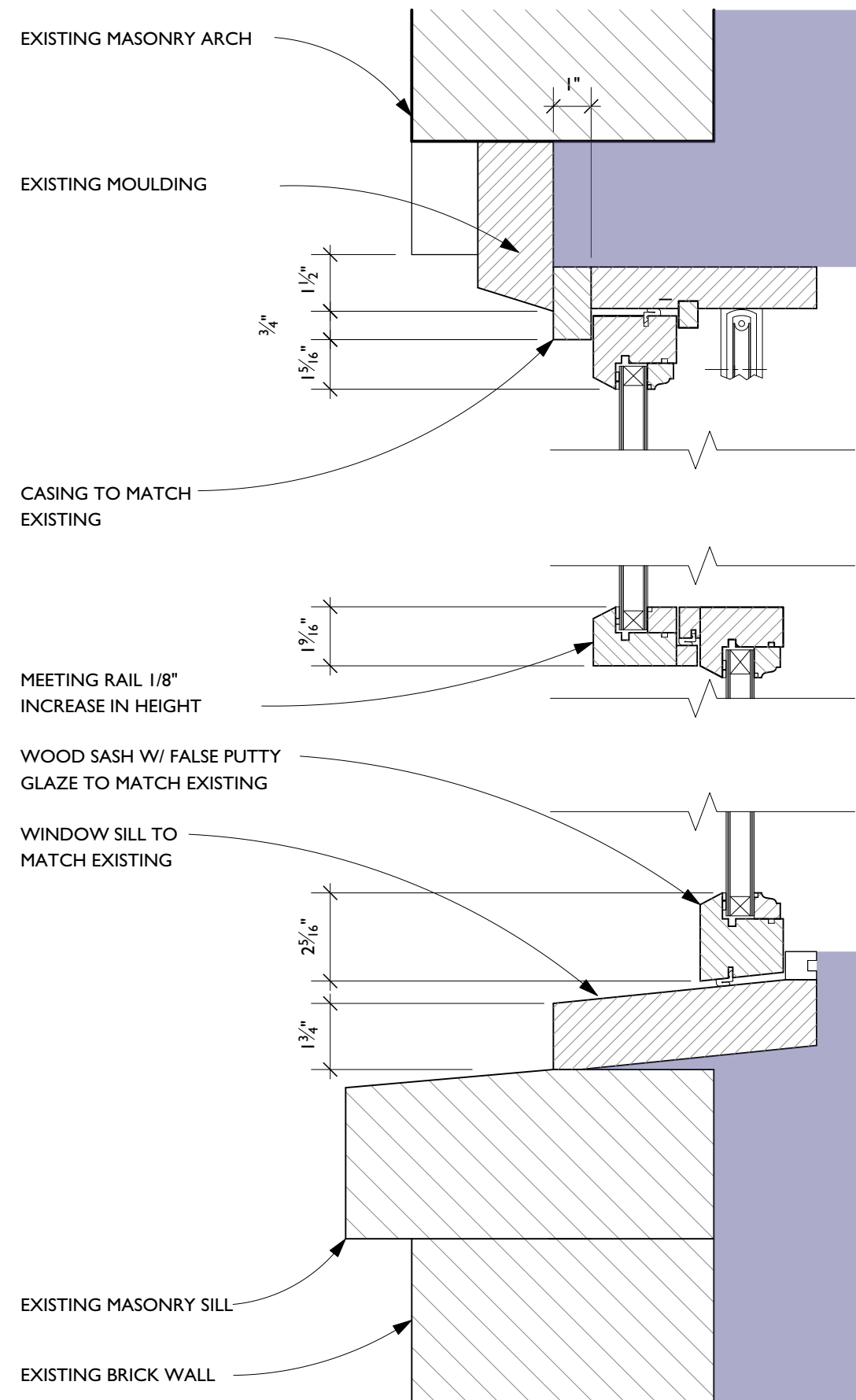
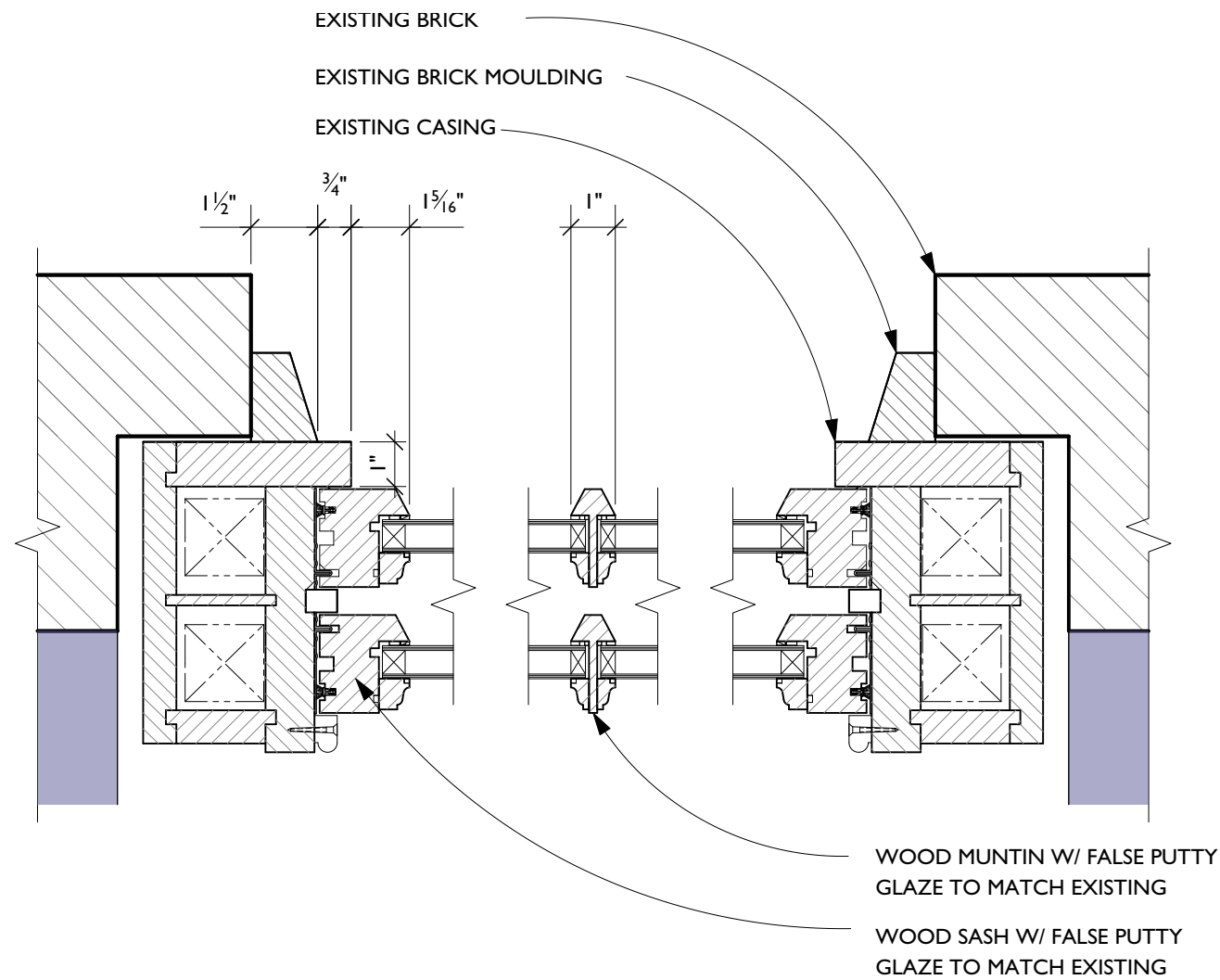
2 EXISTING WINDOW DETAIL  
Scale: 3" = 1'-0"



1 EXISTING WINDOW DETAIL  
Scale: 3" = 1'-0"



NOTE:  
EXISTING ALUMINUM STORM PANEL TO BE  
REMOVED FROM ALL WINDOW OPENINGS.



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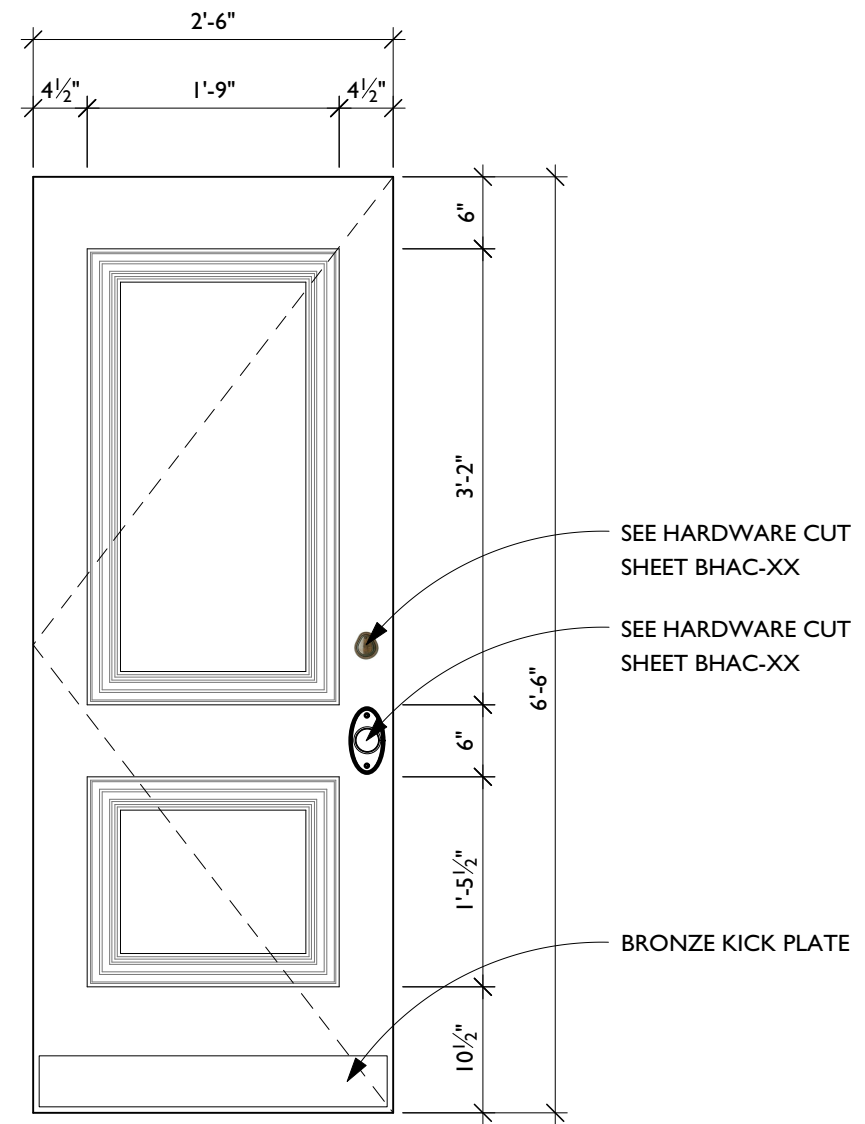
PROPOSED WINDOWS

**BHAC 9**

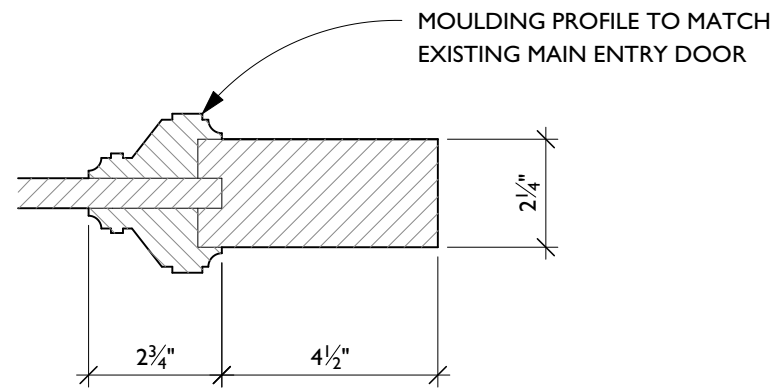
1 PROPOSED WINDOW DETAILS  
Scale: 3" = 1'-0"



3 EXISTING GARDEN DOOR TO BE REMOVED  
Scale: 3/4" = 1'-0"



2 PROPOSED GARDEN DOOR ELEVATION  
Scale: 3/4" = 1'-0"



1 PROPOSED GARDEN DOOR DETAIL  
Scale: 3" = 1'-0"

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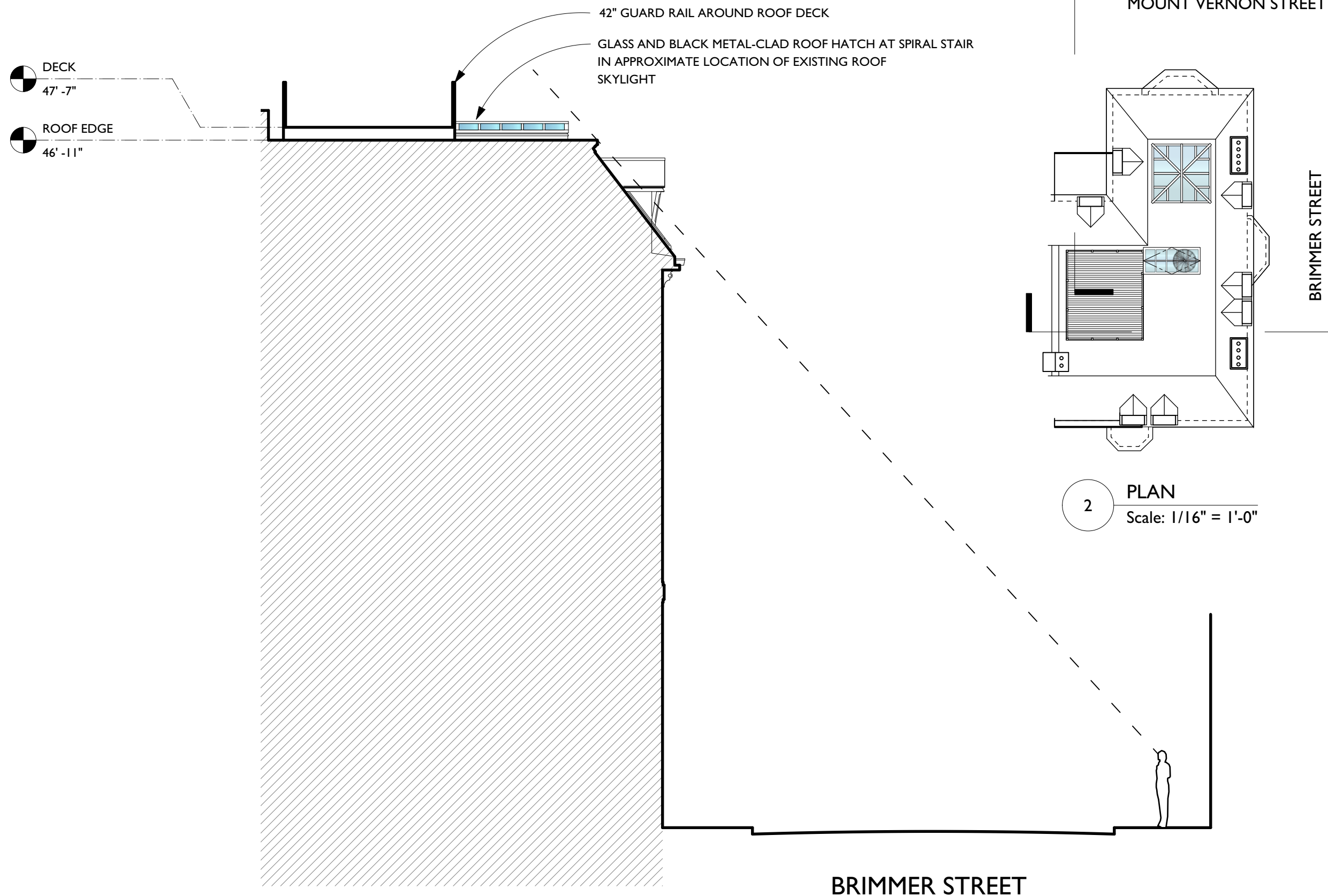
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PROPOSED STREET SECTION

# BHAC II



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

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

MOUNT VERNON STREET

BRIMMER STREET

BRIMMER STREET

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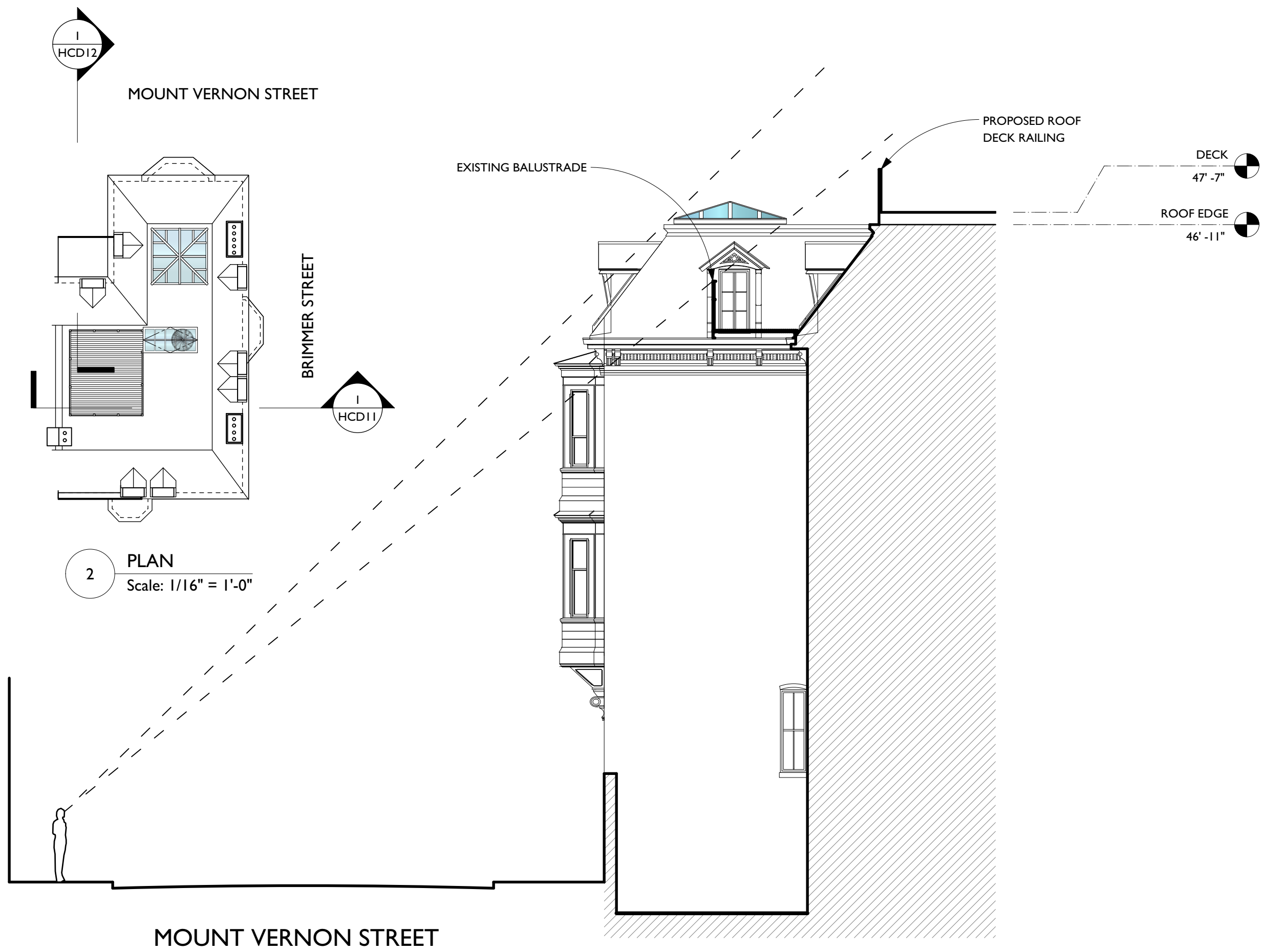
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PROPOSED STREET SECTION



1  
HCD12

MOUNT VERNON STREET

BRIMMER STREET

1  
HCD11

2  
PLAN  
Scale: 1/16" = 1'-0"

EXISTING BALUSTRADE

PROPOSED ROOF DECK RAILING

DECK  
47'-7"

ROOF EDGE  
46'-11"

MOUNT VERNON STREET

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

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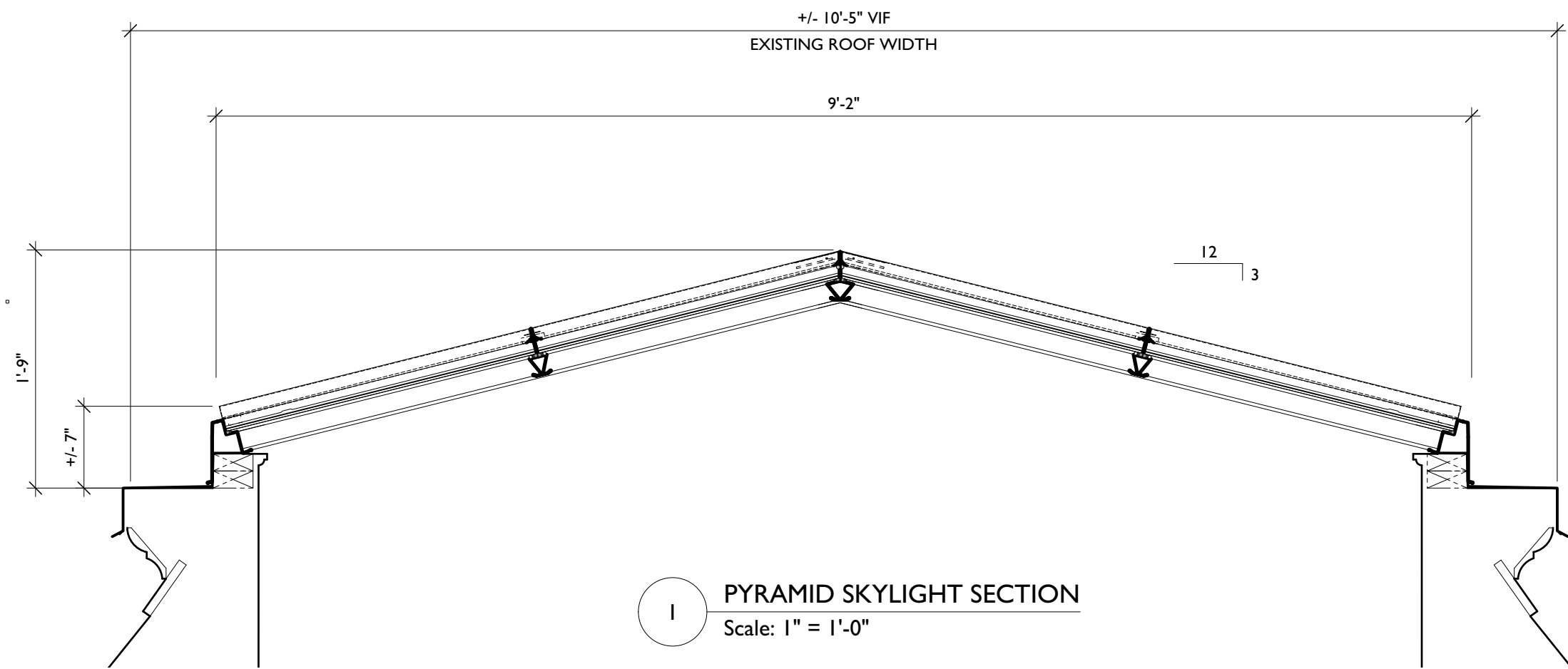
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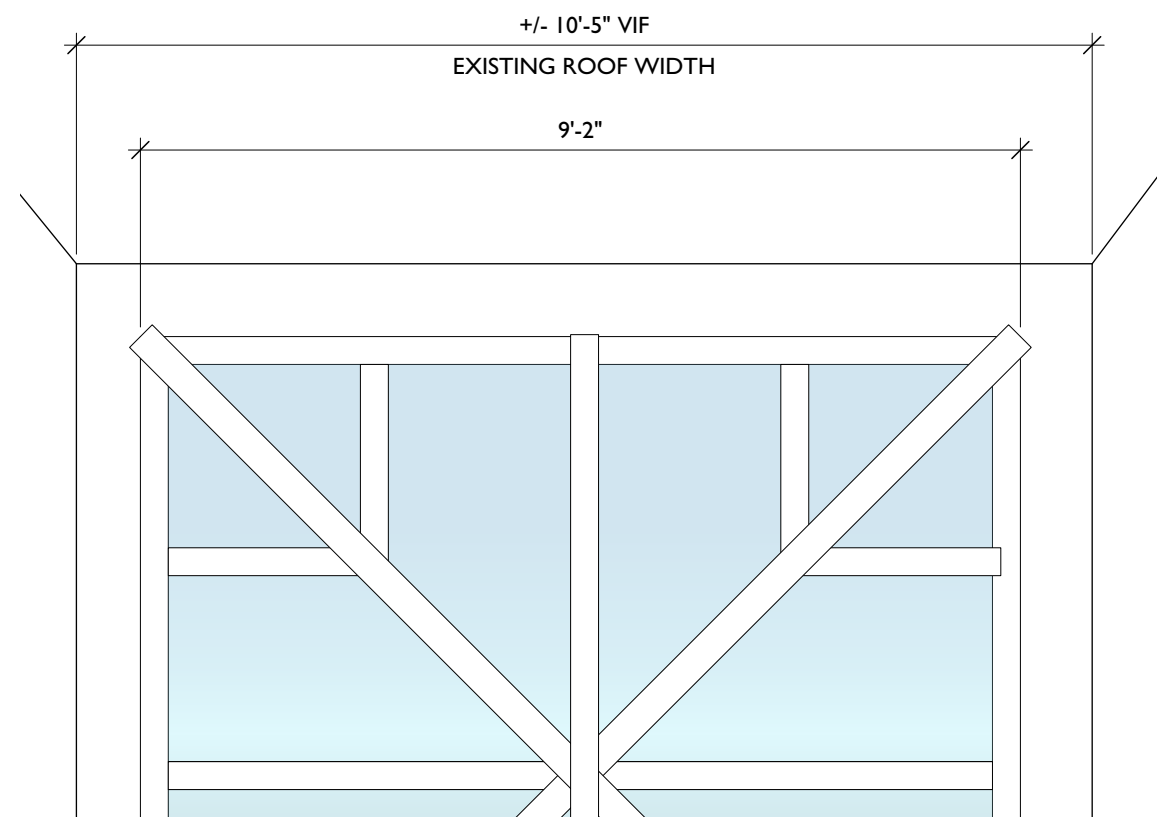
Print Date:

PYRAMID SKYLIGHT DETAIL

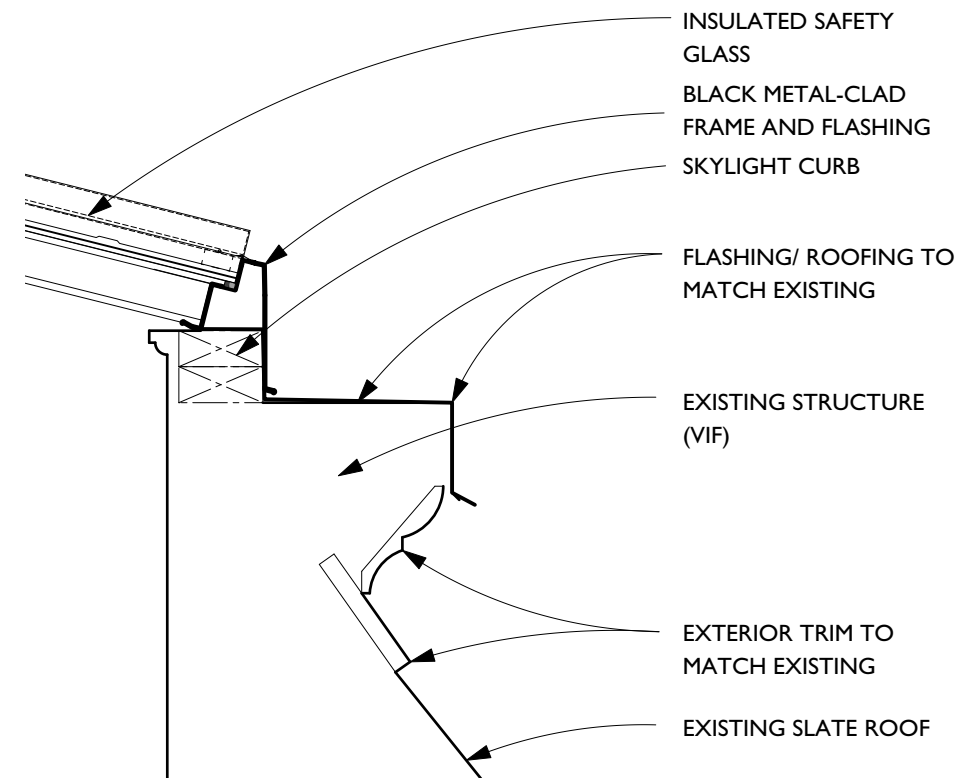
# BHAC 13



1 PYRAMID SKYLIGHT SECTION  
Scale: 1" = 1'-0"



2 SKYLIGHT PLAN  
Scale: 1/2" = 1'-0"



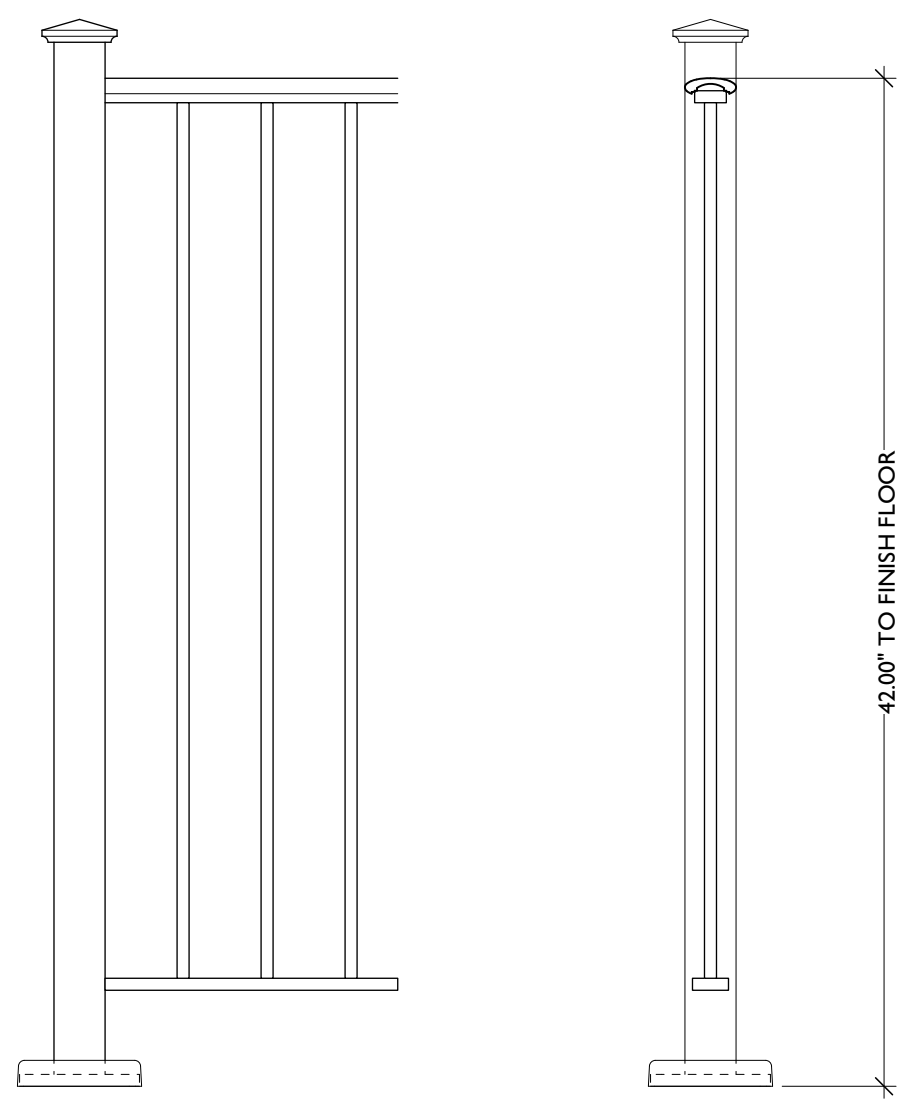
3 PYRAMID SKYLIGHT DETAIL  
Scale: 1 1/2" = 1'-0"

# I OTIS PLACE

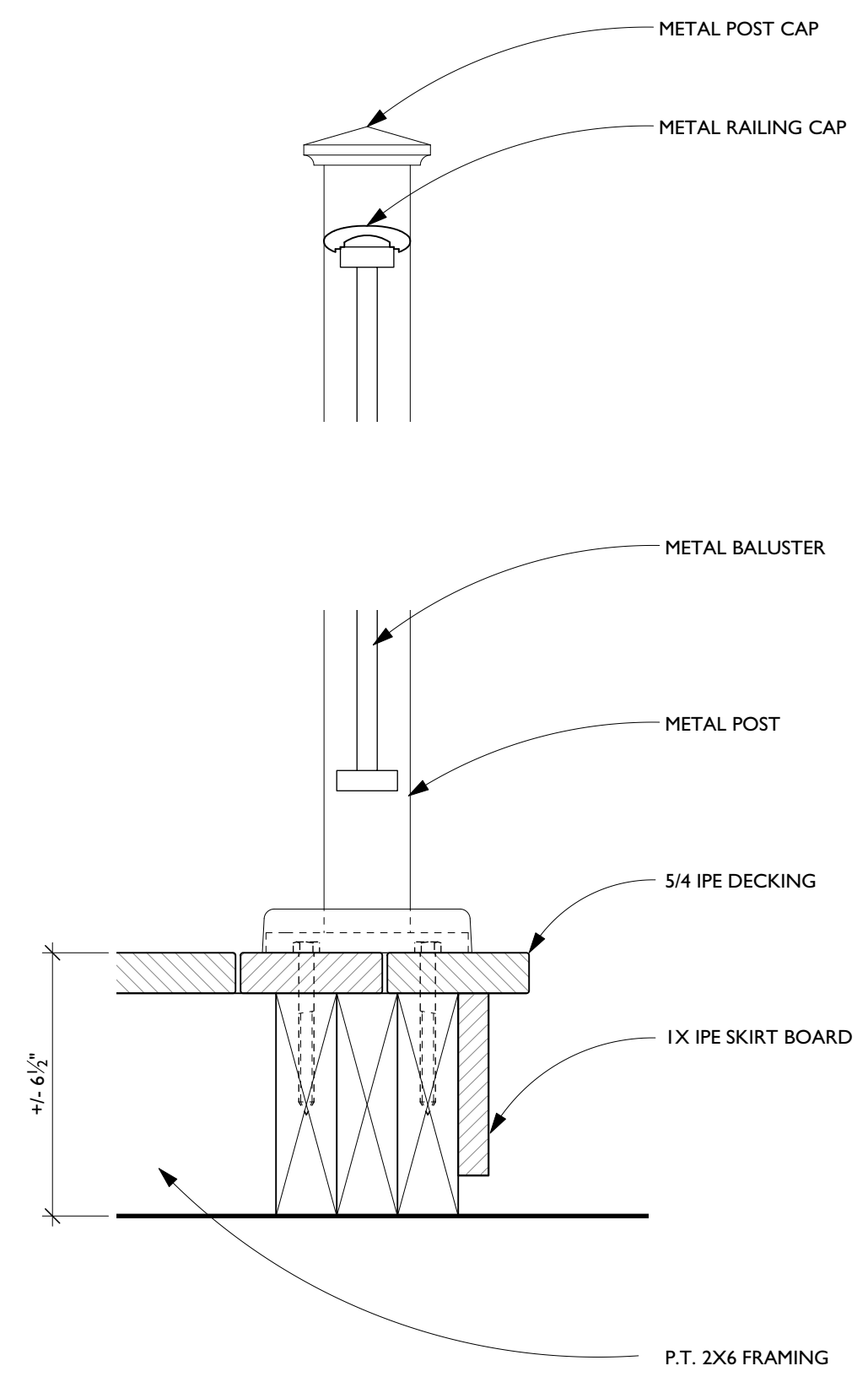
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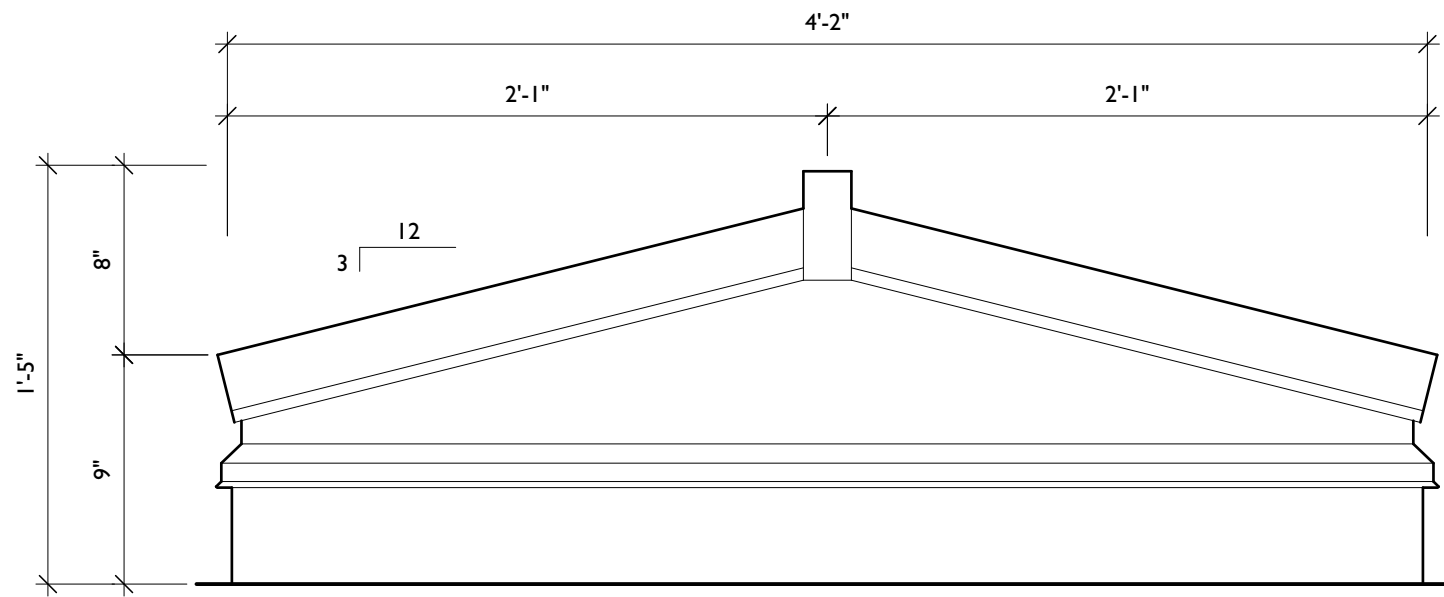
**1** POST AND RAIL DETAIL  
Scale: 1 1/2" = 1'-0"



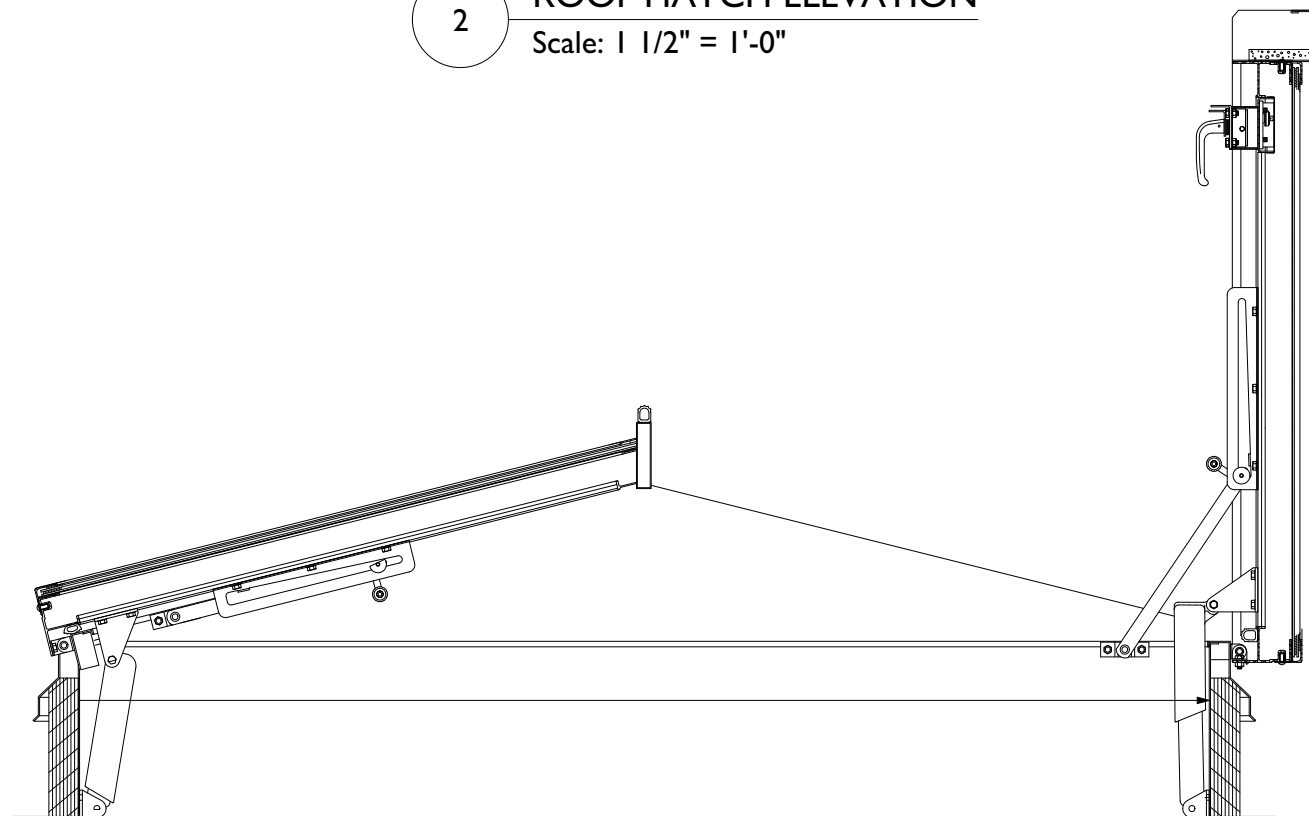
**2** DECK DETAIL  
Scale: 3" = 1'-0"

**SPECIFICATIONS**

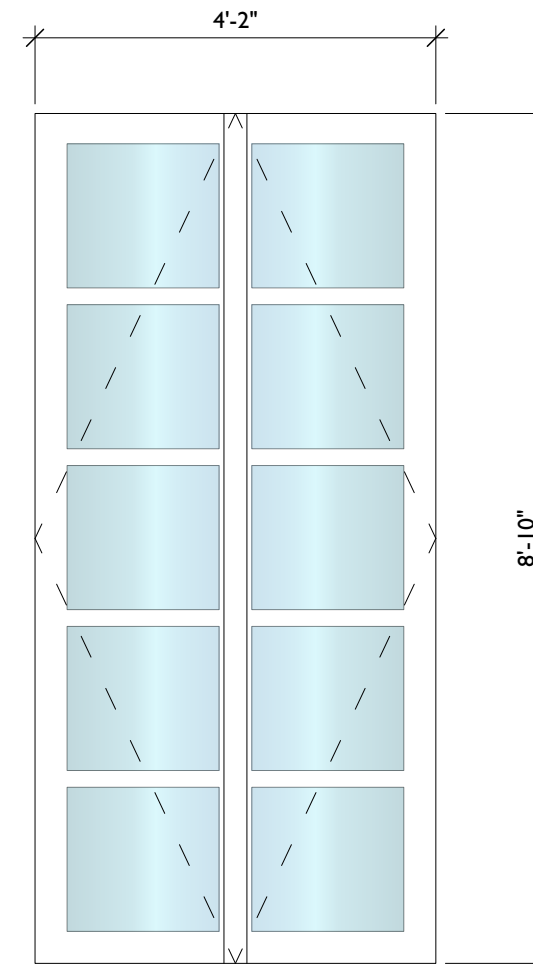
1. FRAME - BLACK METAL-CLAD W/ CAP FLASHING, CORNERS FULL WELDED.
2. GASKET (ALL AROUND COVER)
3. INSULATED SAFETY GLASS



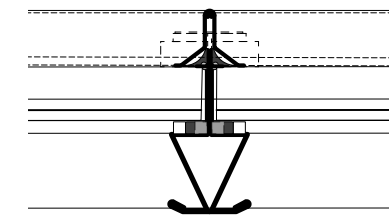
**2 ROOF HATCH ELEVATION**  
Scale: 1 1/2" = 1'-0"



**3 ROOF HATCH SECTION**  
Scale: 1 1/2" = 1'-0"



**1 ROOF HATCH PLAN**  
Scale: 1/2" = 1'-0"



**4 MULL DETAIL**  
Scale: 3" = 1'-0"

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**Photo Key**

1 Building elevation photos

A Street view of roof top structures

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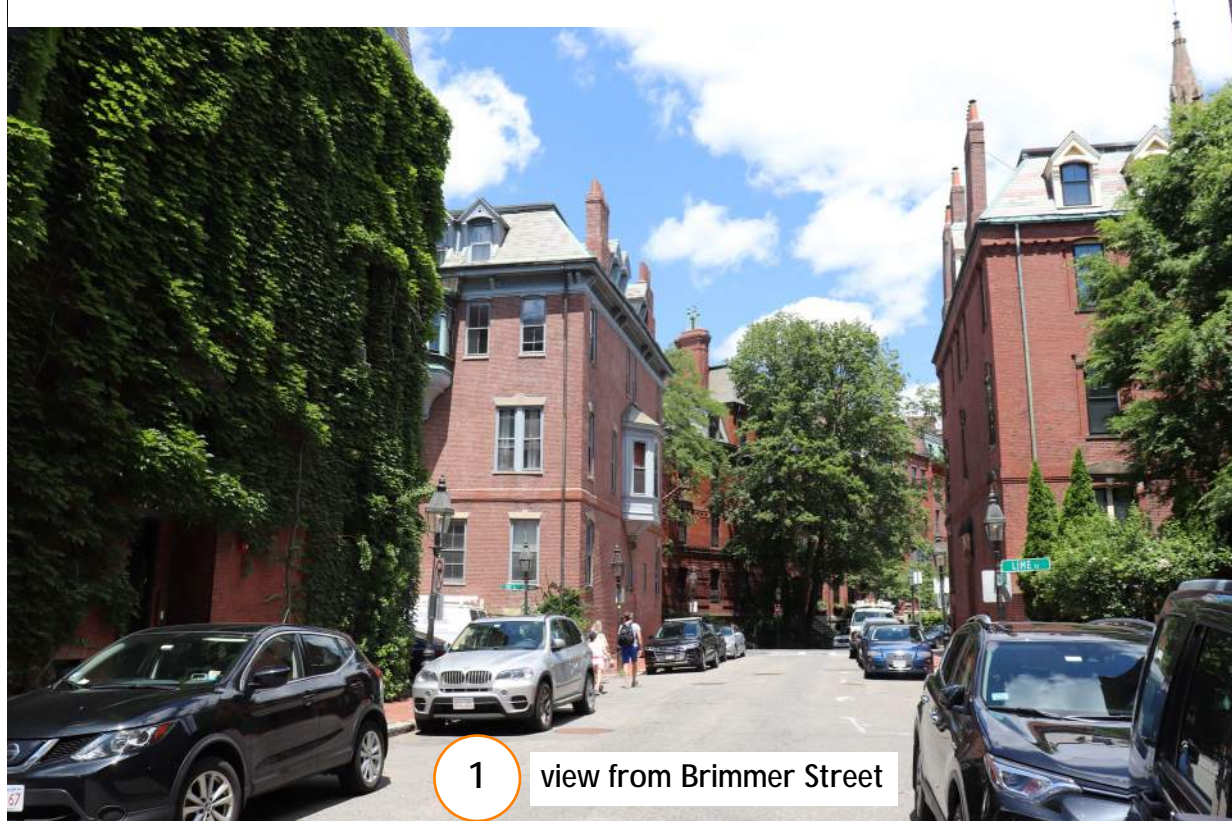
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1 Otis Place Location Plan and Photograph Key



Building elevation photos



1 view from Brimmer Street



2 Facade and Brimmer elevation from Lime Street



3 Facade across Otis Place



4 Brimmer Street elevation



5 Brimmer Street elevation

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BHAC 17

Building elevation photos



6 Brimmer Street and Mount Vernon Street elevations



7 Mount Vernon Street elevation



8 Mount Vernon Street elevation



9 Mount Vernon Street elevation

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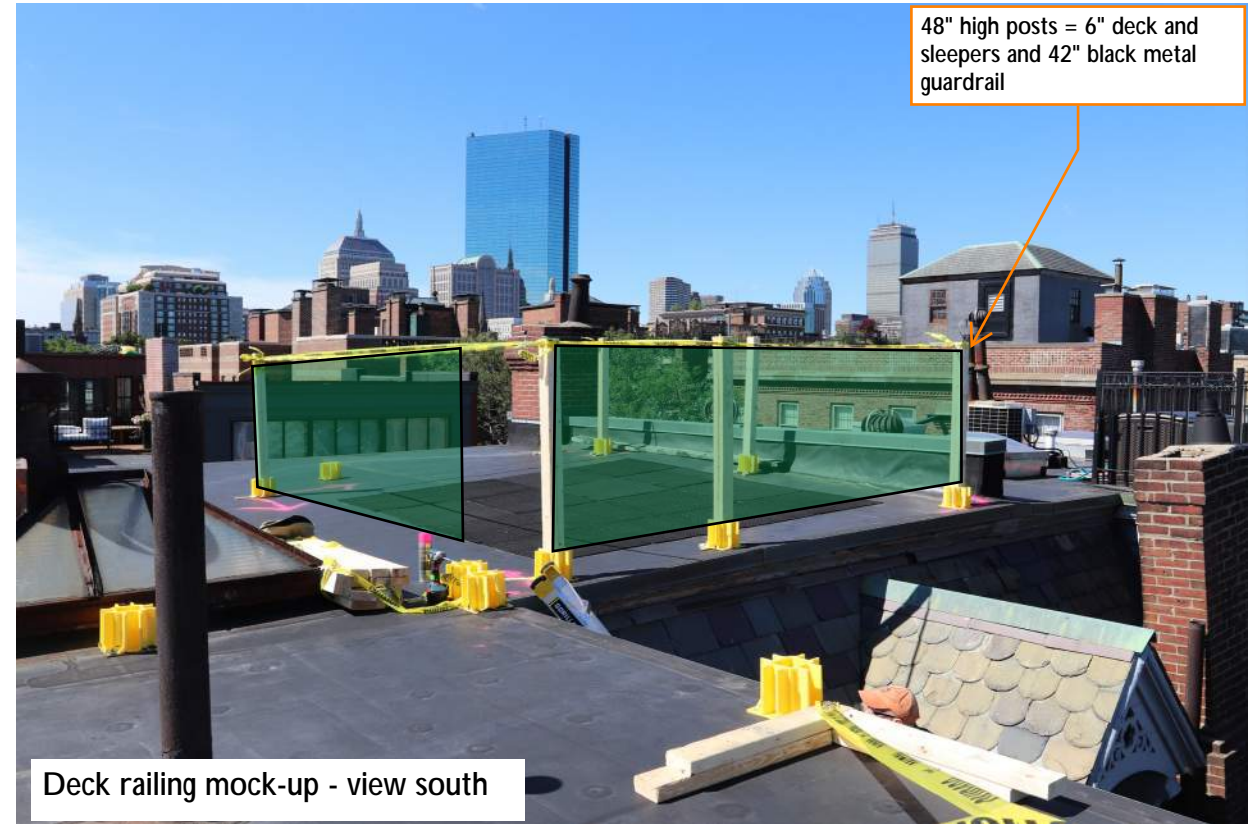
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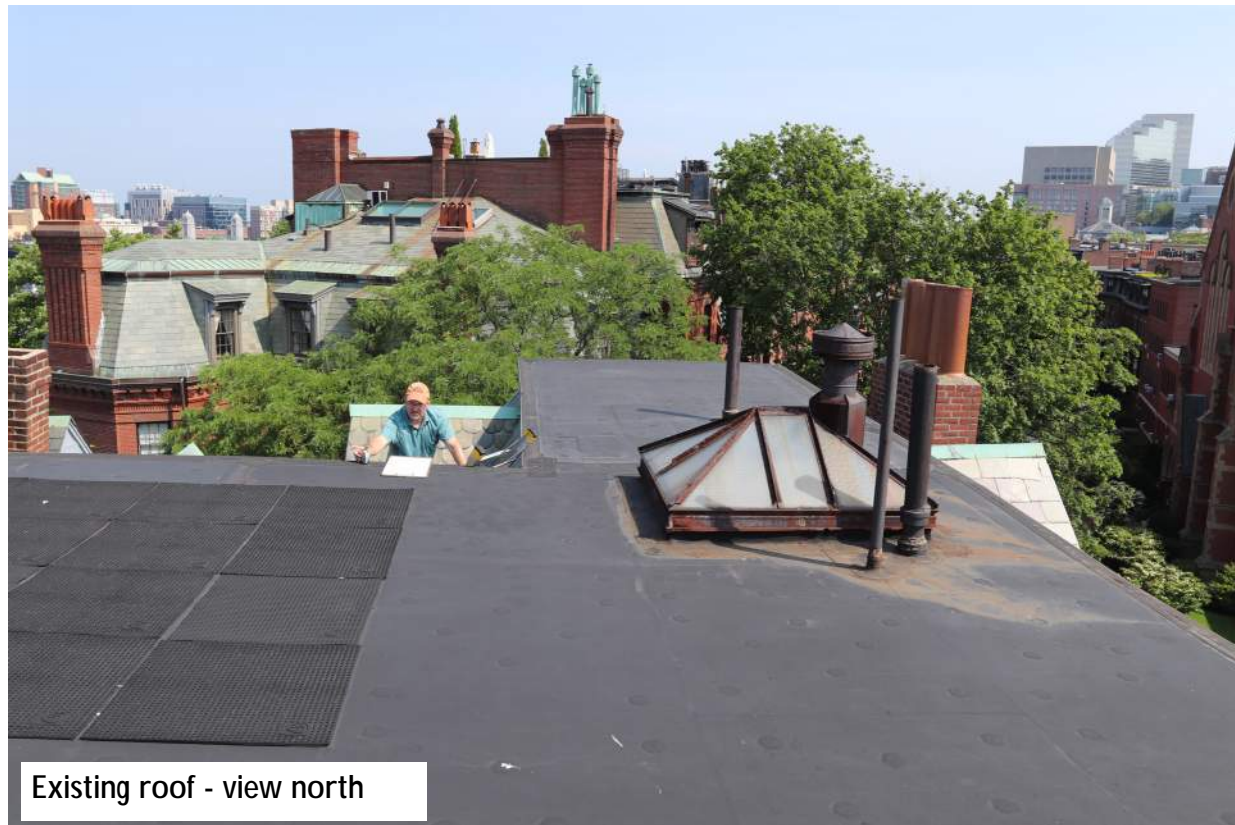
# BHAC 18



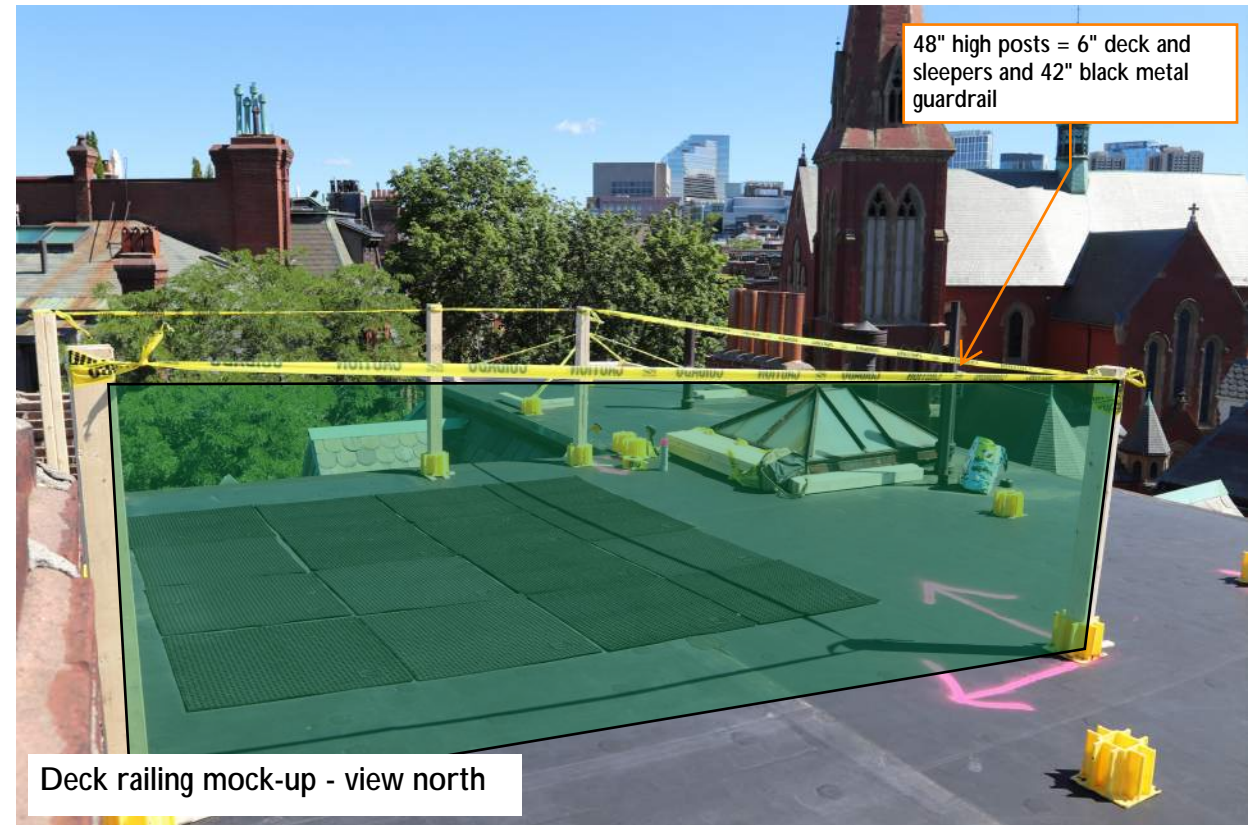
Existing roof - view south



Deck railing mock-up - view south



Existing roof - view north



Deck railing mock-up - view north

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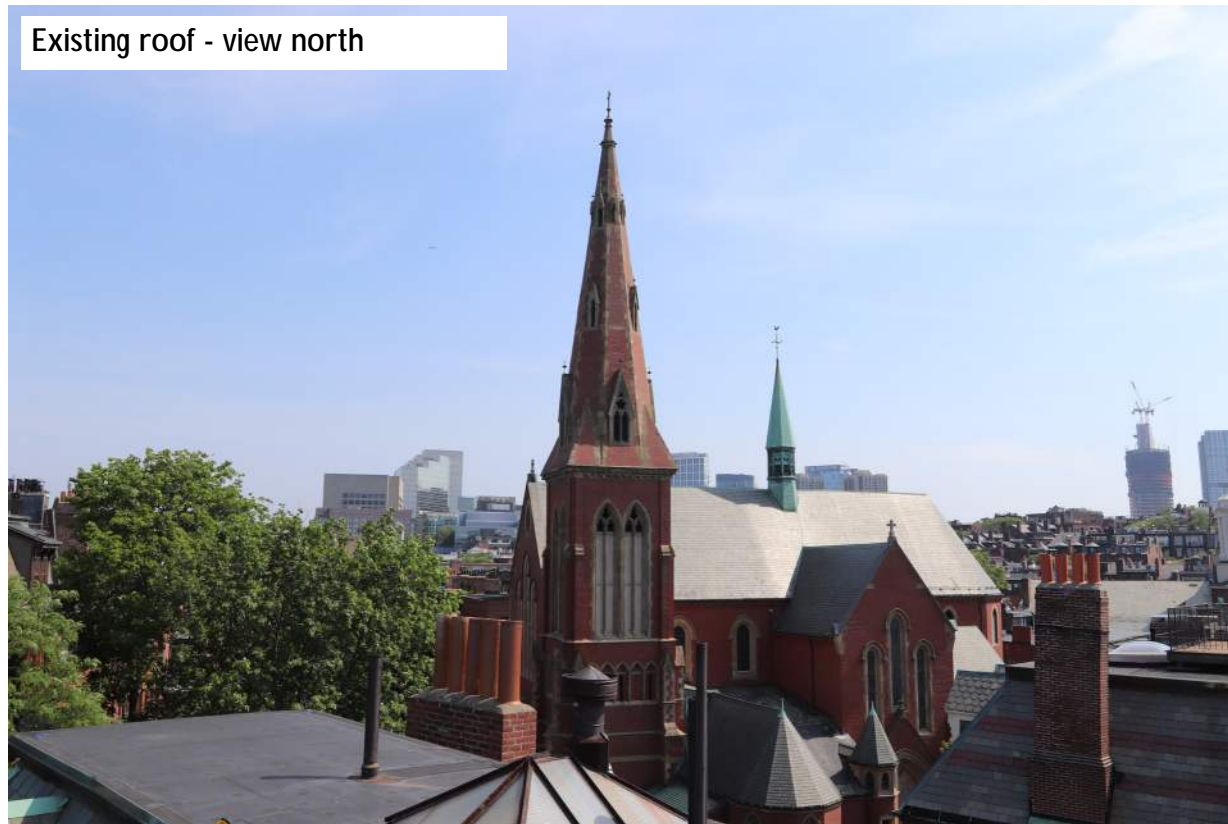
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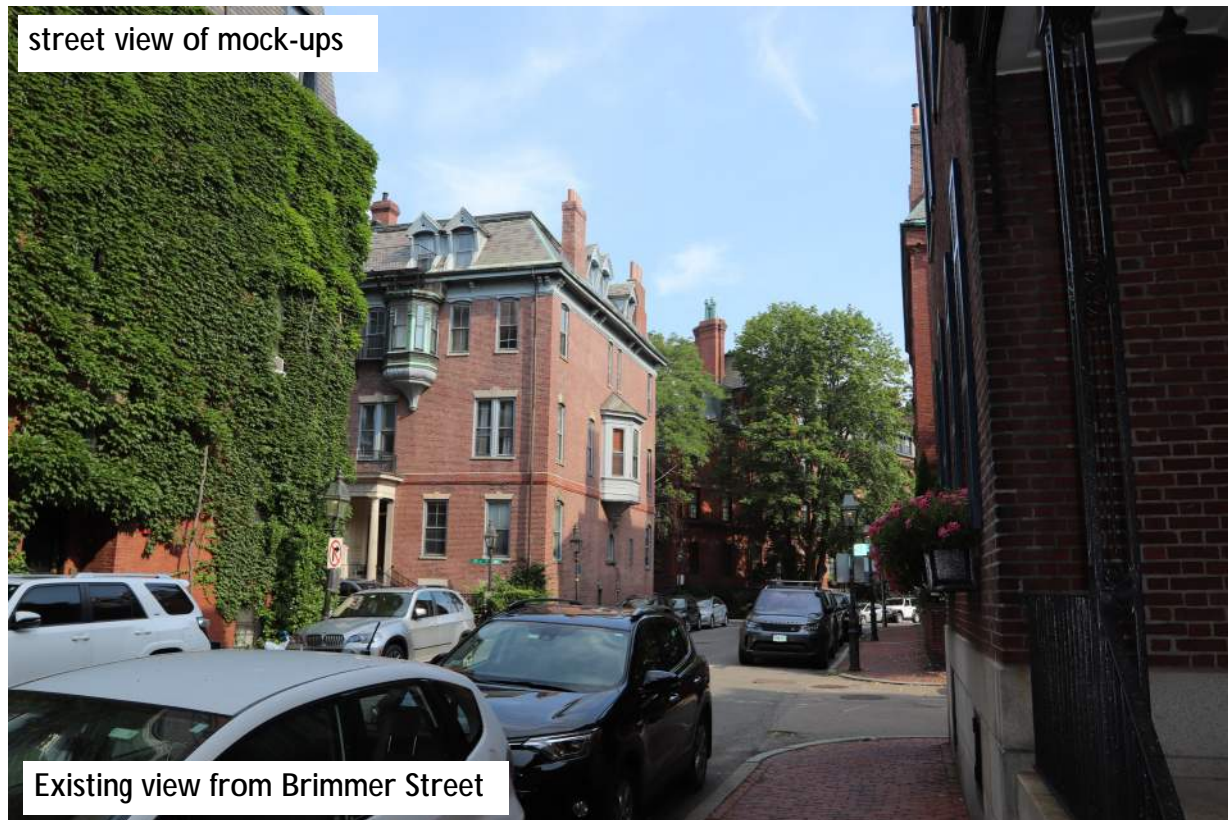
Existing roof - view north



Skylight mock-up - view north

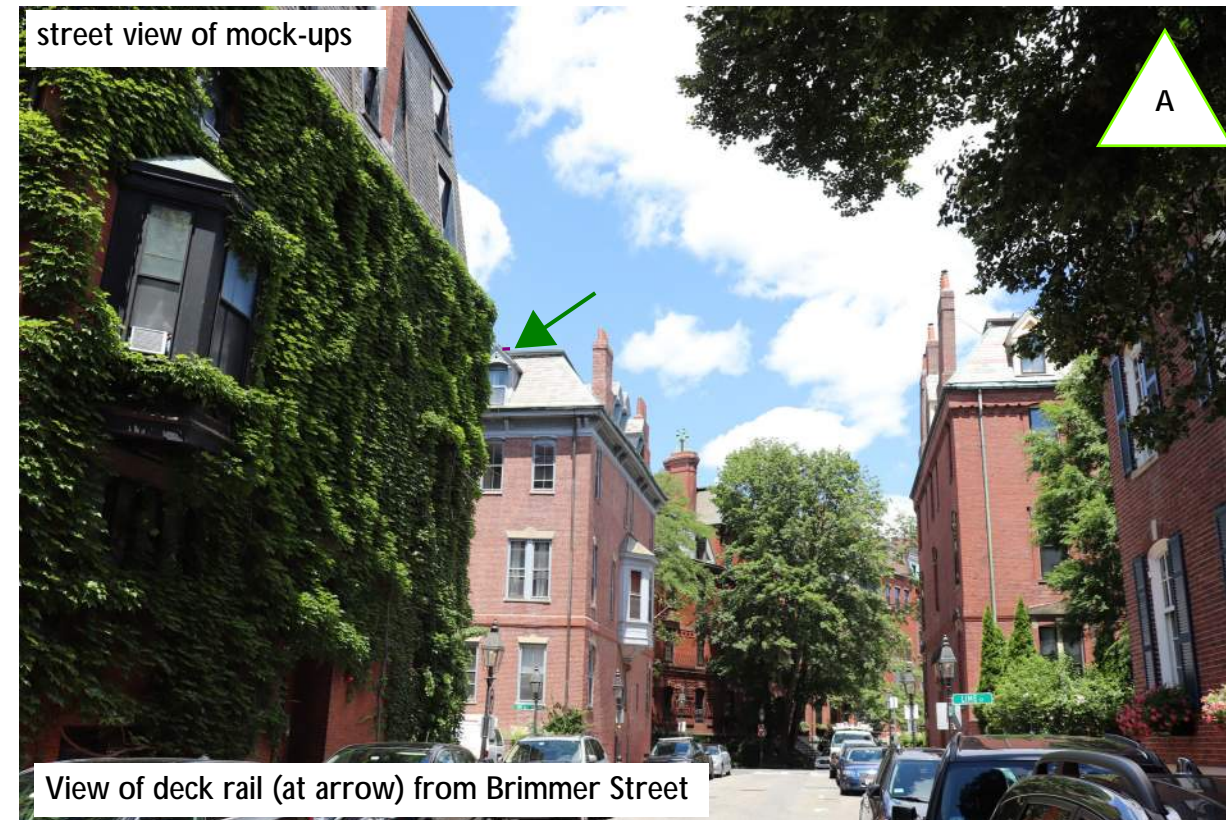


street view of mock-ups



Existing view from Brimmer Street

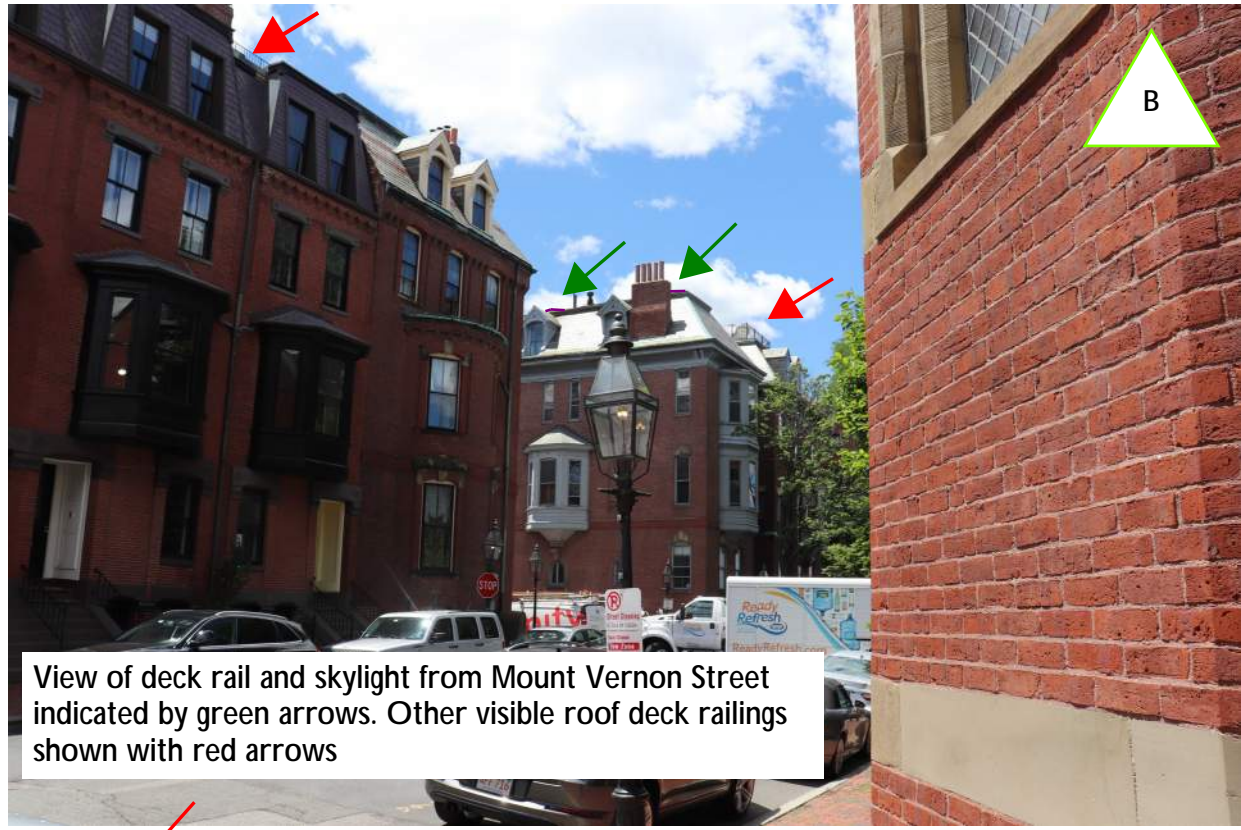
street view of mock-ups



View of deck rail (at arrow) from Brimmer Street



Existing view Mount Vernon Street



View of deck rail and skylight from Mount Vernon Street indicated by green arrows. Other visible roof deck railings shown with red arrows



Existing view Mount Vernon Street



View of deck rail and skylight from Mount Vernon Street indicated by green arrows. Other visible roof deck railings shown with red arrows

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Mount Vernon Street  
protective mesh



Brimmer Street wood and  
chicken wire screen to be  
replaced with woven mesh  
matching Mount Vernon Street

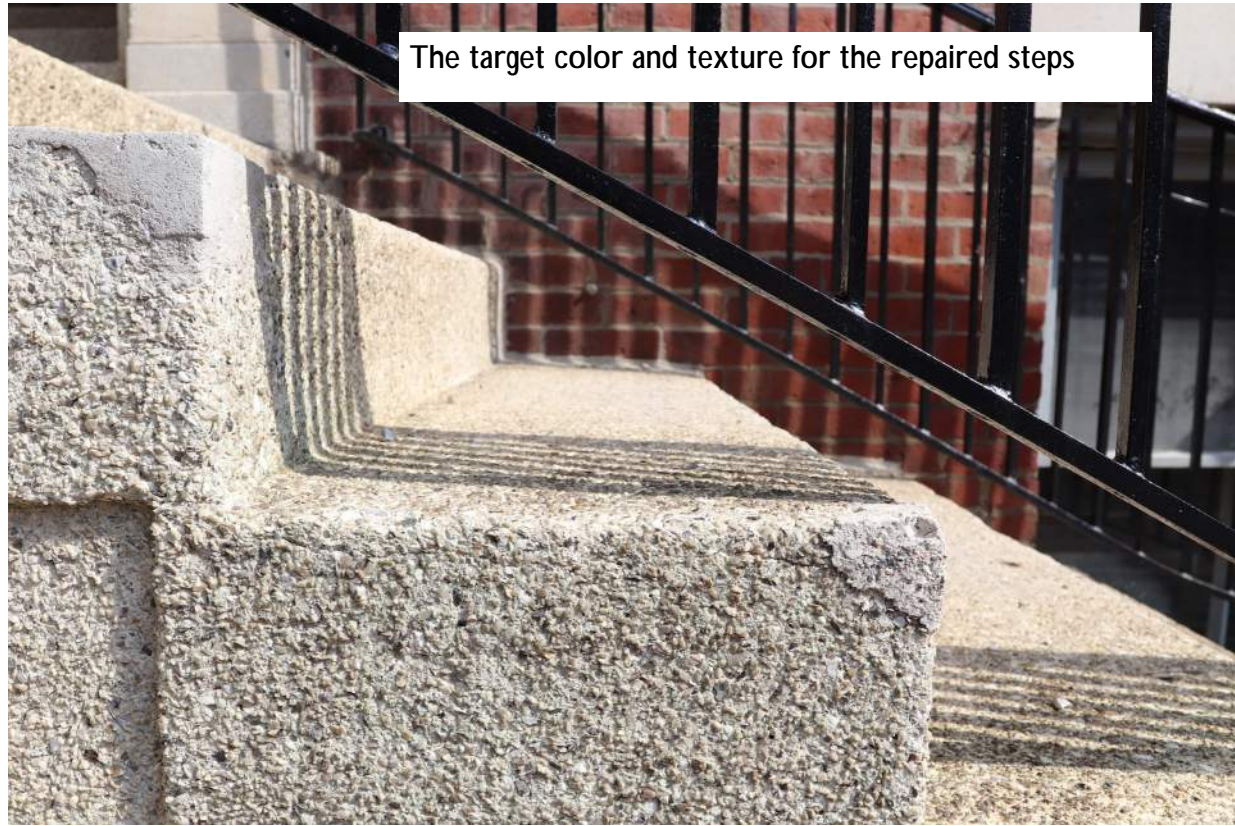


Missing detail on the Otis Place oriel will be replicated  
in copper (assumed material under paint).



The entry stoop steps and landing are in poor condition. Repairs from 2013 have  
not lasted. Deteriorating cast stone steps will be rebuilt. Aggregate will be  
sampled and both color and surface texture will be sampled for review and  
approval by BHAC.

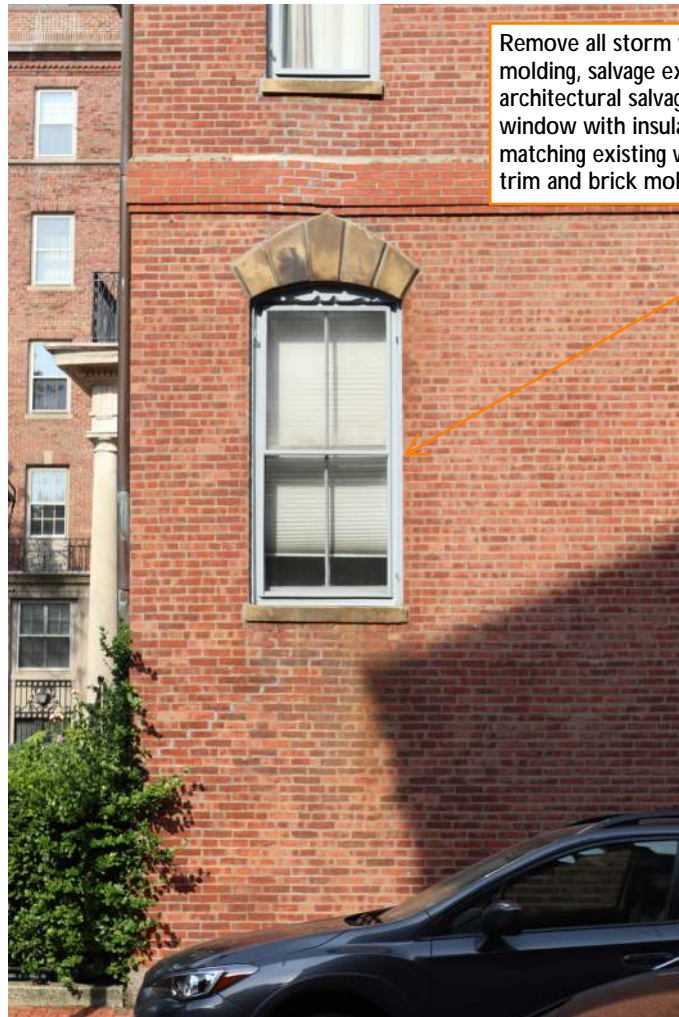




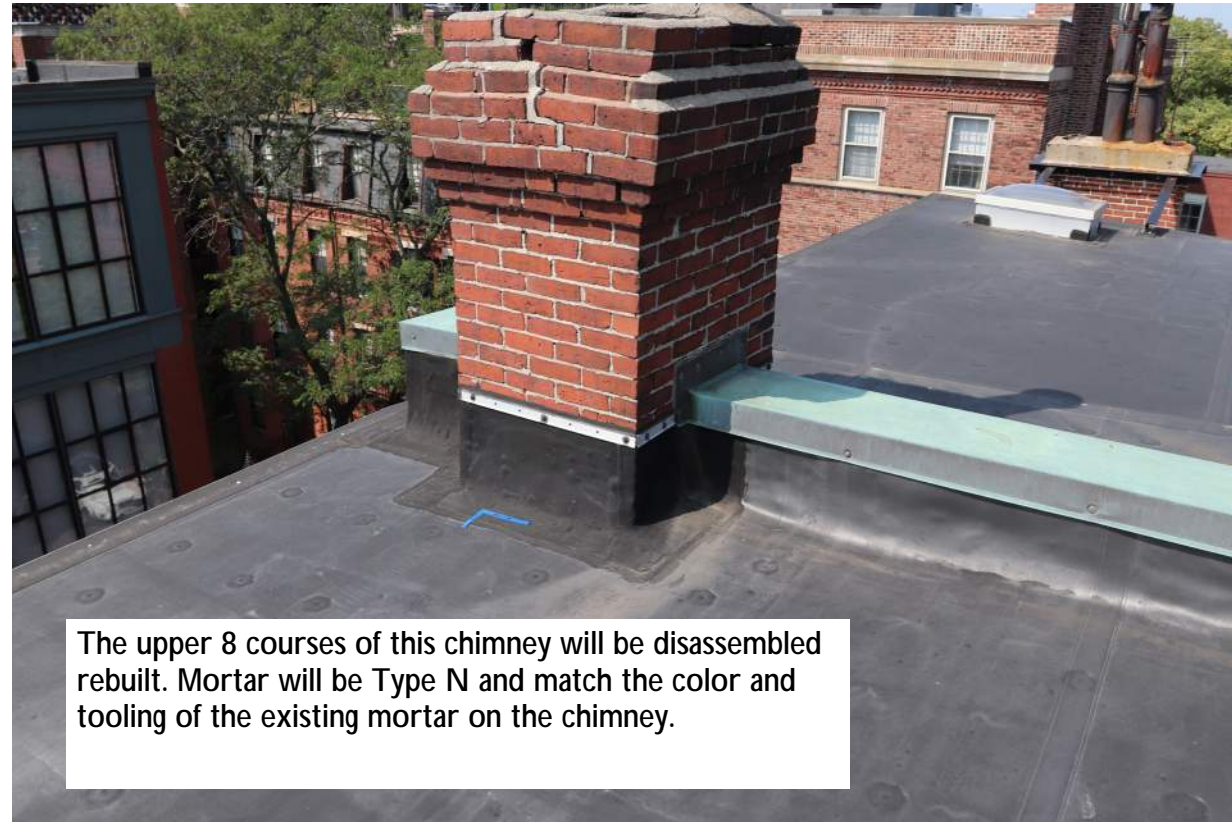
The target color and texture for the repaired steps



Cast stone sills will be repaired where required



Remove all storm windows, repair trim and brick molding, salvage existing windows to architectural salvage company, install new wood window with insulated, true-divided light, matching existing windows, preserve exterior trim and brick molding



The upper 8 courses of this chimney will be disassembled rebuilt. Mortar will be Type N and match the color and tooling of the existing mortar on the chimney.

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Paint Mock-up - existing gray trim



Paint Mock-up - Change light gray window trim and cornice paint with flat black, Sherwin Williams color SW 6991 Black Magic. Brick will be painted with Keim mineral coating Keim Solidat - color matched to the Sherwin Williams color.

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F 617 661 2550

PO Box 1520  
Nantucket MA 02554  
T 508 228 4342  
F 508 228 3428

<http://www.design-associates.com>

RENOVATIONS TO:

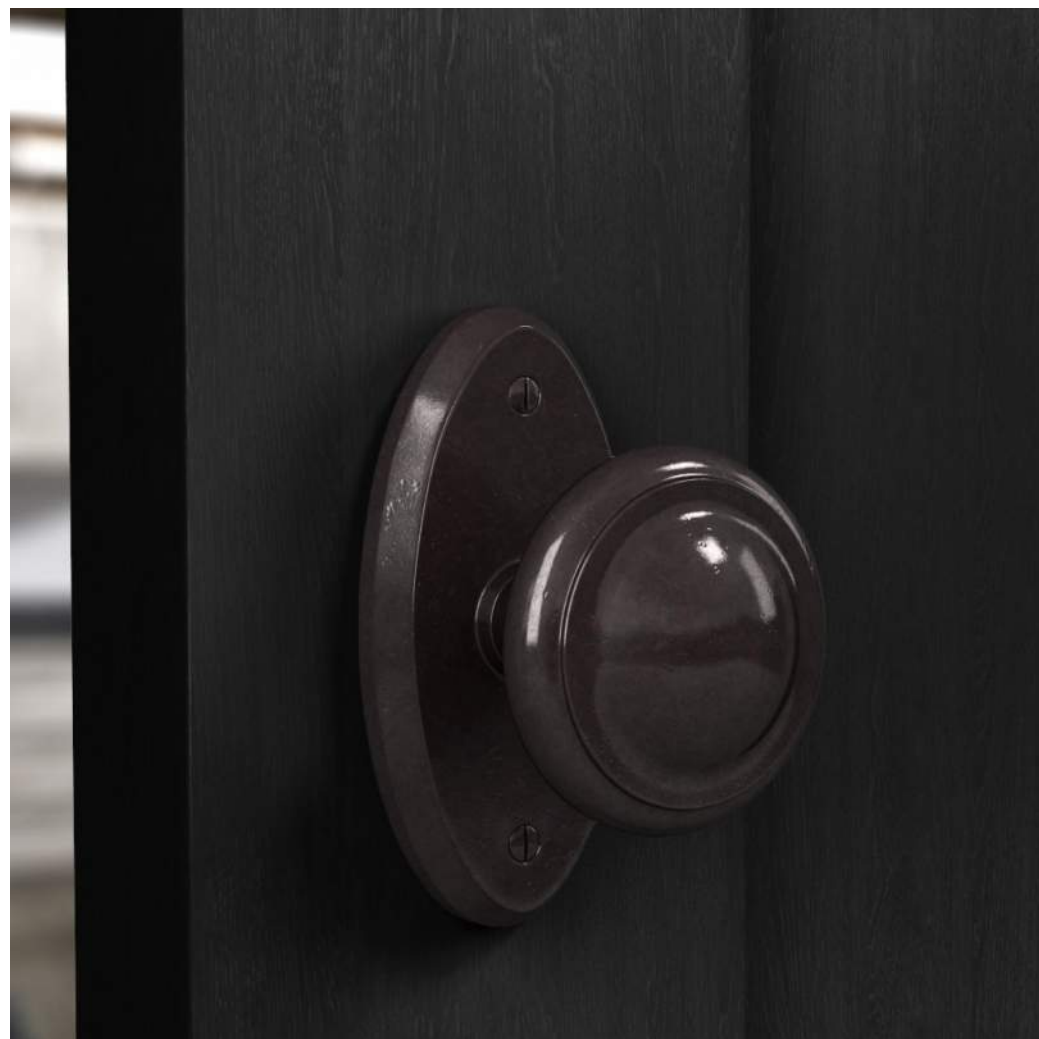
# I OTIS PLACE

I OTIS PLACE  
BOSTON, MA 02108

DATE	REVISIONS
7/15/2021	BHAC SUBMISSION
<del>7/12/2021</del>	<del>revised FOR 7/15/21 BHAC</del>

Print Date:

## Round and Oval Collection



**COLLECTION**  
Round and Oval

**ESCUTCHEON**  
2 5/8" x 5 1/4" (E501)

**HANDLE**  
Friedman Knob (K215)

**FINISH**  
Silicon Bronze Dark Lustre

**DOOR**  
Black



PROPOSED ENTRY HARDWARE FOR MOUNT  
VERNON AND 1 OTIS PLACE DOORS

**NOTES**

The image shown above is a close representation of the final product; however, we recommend visiting a local distributor to experience the true finish and texture of bronze. Click "Find a Dealer" for locations near you.

This composer only depicts hardware without locking mechanisms (such as thumbblatch, turn piece, etc.) Visit our site to see images of various lock options.

All hardware is sold as a complete set, including interior and exterior bronze trim and lock mechanism.

1035 Cambridge Street  
Cambridge MA 02141  
T 617 661 9082  
F 617 661 2550

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DOOR HARDWARE

BHAC 27