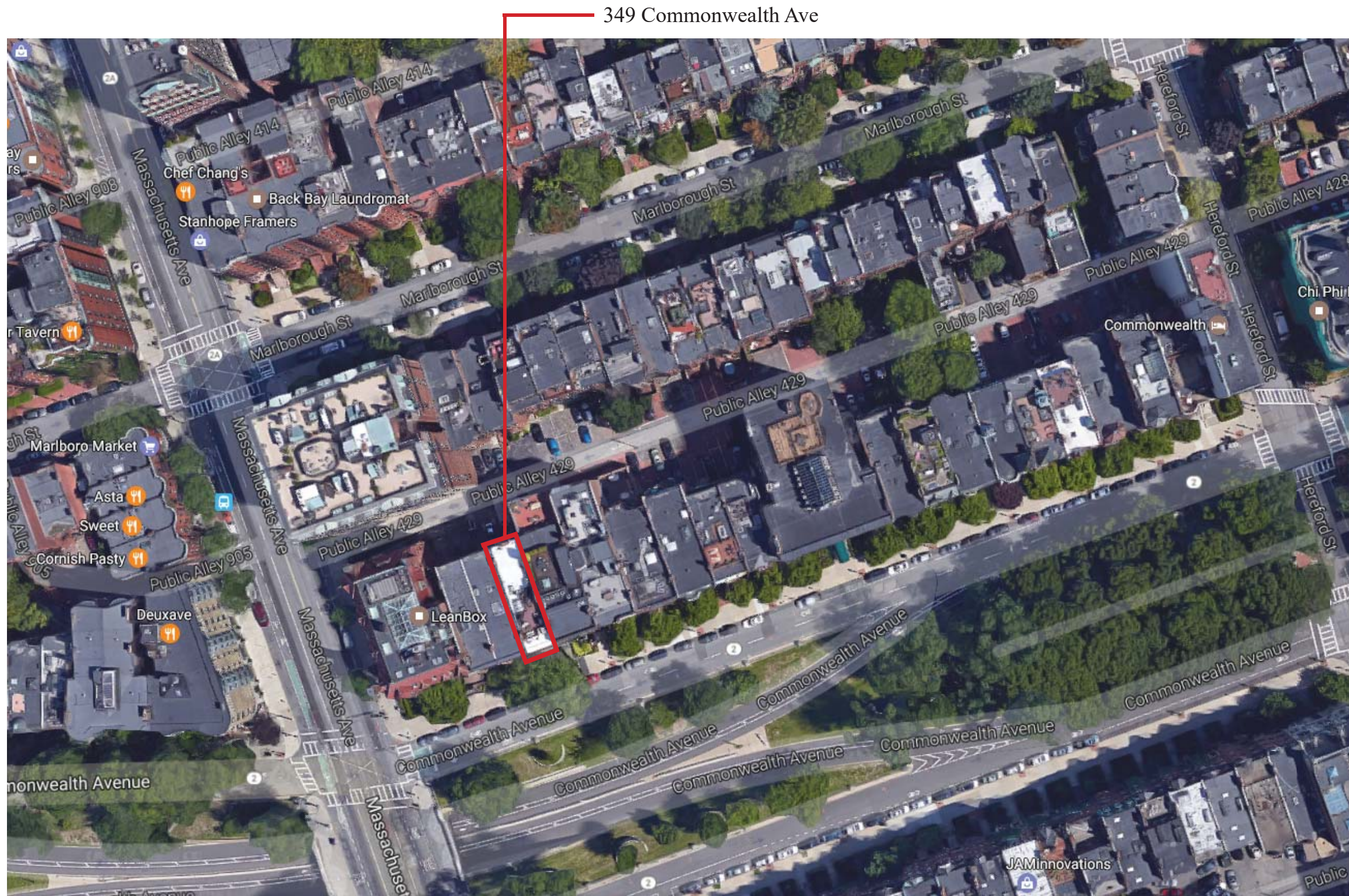


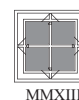
Proposed Penthouse Addition At 349 Commonwealth Ave.



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Poveromo Residence

349 Commonwealth Ave, Boston, Ma



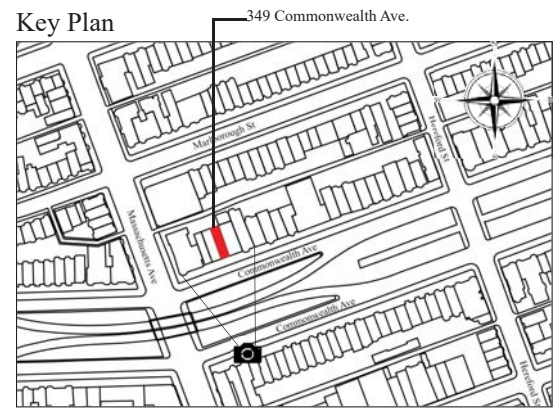
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Block Plan

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Existing South Elevation Block View



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Existing Pictures

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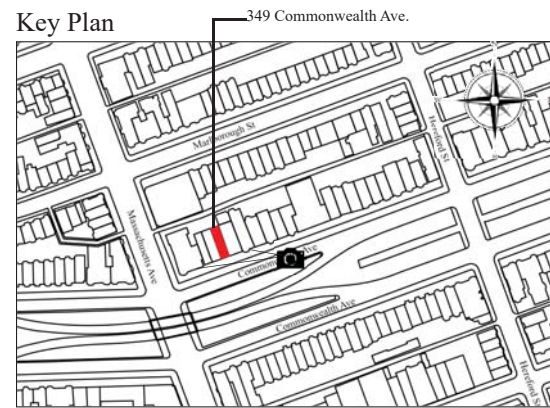
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353 Comm. Ave Walkway & Staircase Asymmetry



349-353 Comm. Ave Walkway & Staircase Asymmetry



South Elevation 349-353 Commonwealth Ave (2013) Courtesy of backbayhouses.org

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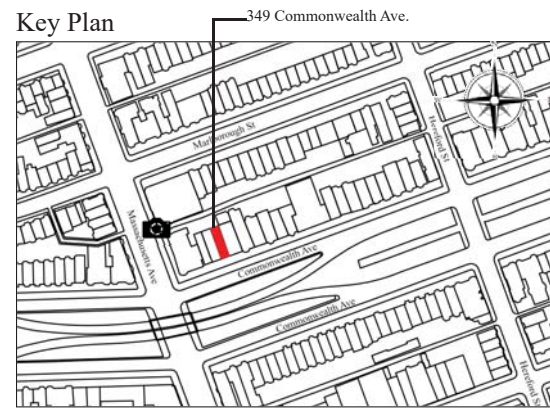
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Existing North Elevation Block View



Existing North Elevation



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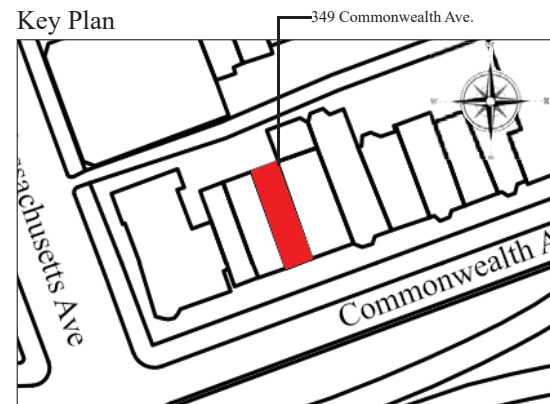
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Existing Roof Decks & Penthouses Looking East



Existing Roof Decks & Penthouses Looking East



Key Plan



Existing Roof Decks & Penthouses Looking East



Existing Roof Decks & Penthouses Looking East

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Existing Roof Looking North

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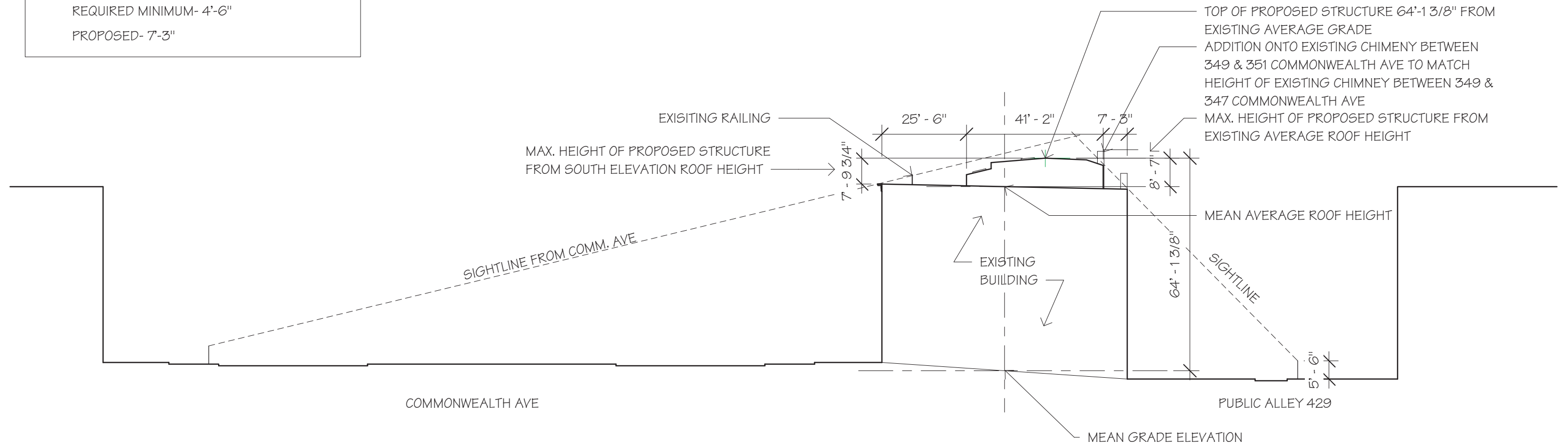
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ZONING ANALYSIS

ZONING DISTRICT- H-3-65
 YEAR BUILT- 1894
 HEIGHT OF BUILDING AS PER ARTICLE 13
 ALLOWABLE- 65' (FROM MEAN GRADE)
 PROPOSED- 64'-1 3/8" (FROM MEAN GRADE)
 INCREASE OF HEIGHT AS PER SECTION 16-7
 ALLOWABLE- 10'
 PROPOSED- 8'-7"
 FRONT SET BACK AS PER SECTION 16-7
 REQUIRED MINIMUM- 4'-6"
 PROPOSED MINIMUM- 25'-6"
 REAR SET BACK AS PER SECTION 16-7
 REQUIRED MINIMUM- 4'-6"
 PROPOSED- 7'-3"

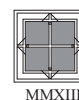


Site Section
 Not to Scale

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Site Section

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Existing South Elevation

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

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 Area of Proposed Work



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Elevations- Existing

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Proposed South Elevation

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

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 Area of Proposed Work



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Elevations- Proposed

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Existing North Elevation

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

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 Area of Proposed Work



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Elevations- Existing

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Proposed North Elevation
 Scale: 1/8" = 1'-0"

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 Area of Proposed Work

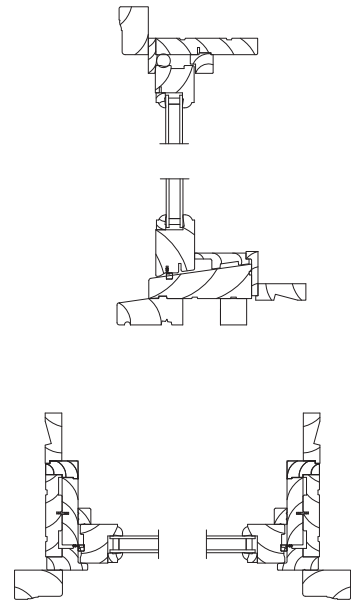


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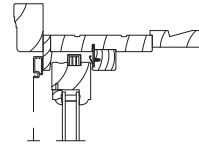
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Elevations- Proposed

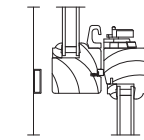
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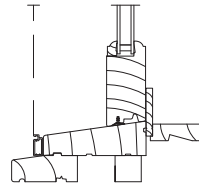
HEAD



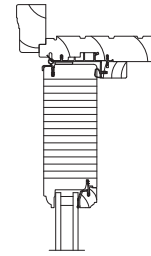
CHECKRAIL



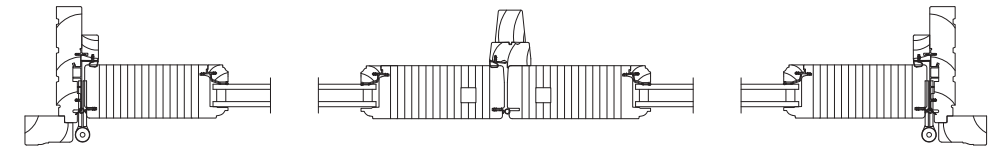
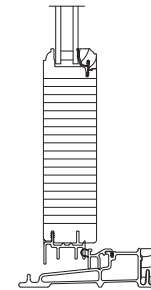
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HEAD



SILL

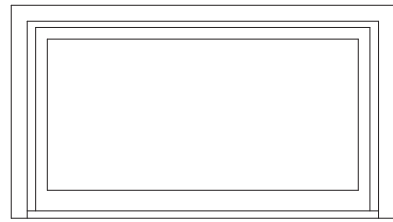


Window Type A Details
Not to Scale

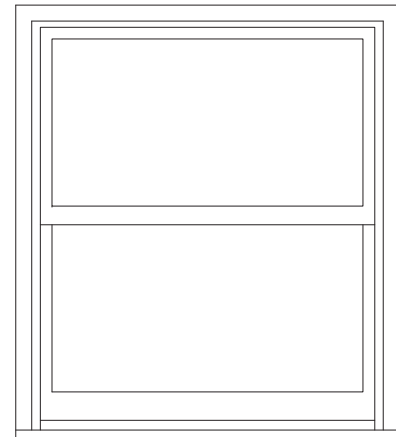
Window Type B Details
Not to Scale

Door Details
Not to Scale

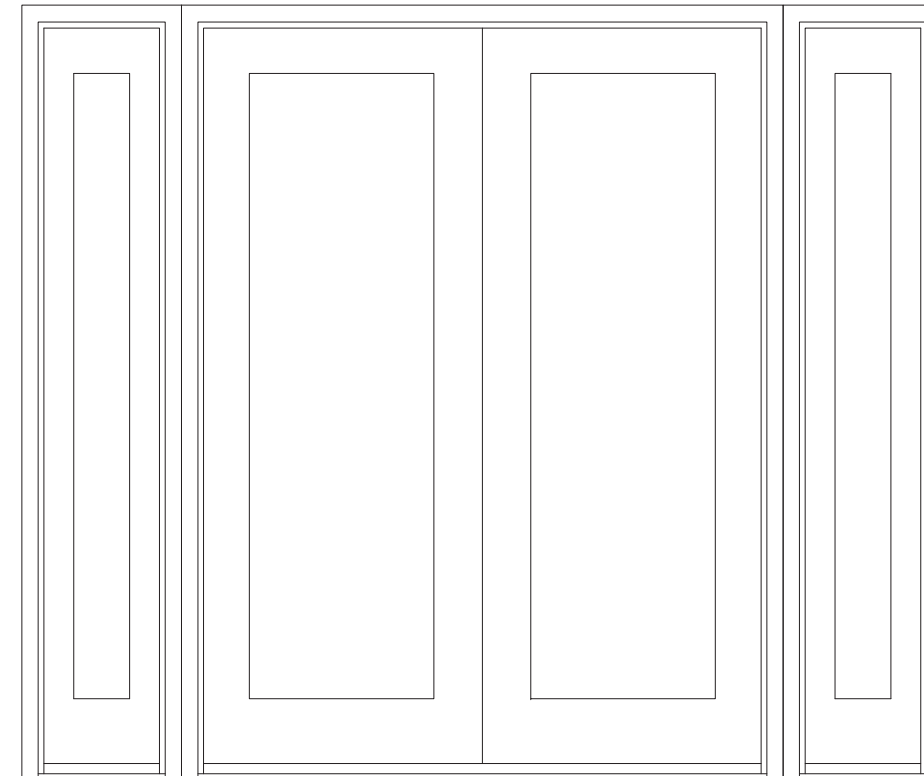
Door Jamb Details
Not to Scale



WINDOW TYPE A- 4' x 2'



WINDOW TYPE B- 4' x 4'-6"



NOTE-
-PROPOSED WINDOWS TO BE WOOD
PAINTED BLACK (TYP.)
-DOUBLE HUNG WINDOWS BY MARVIN

NOTE-
-PROPOSED WINDOWS TO BE WOOD
PAINTED BLACK (TYP.)
-DOUBLE HUNG WINDOWS BY MARVIN

NOTE-
-PROPOSED DOOR TO BE WOOD
PAINTED BLACK (TYP.)
-FRNCH OUTSWING WOOD DOOR BY
MARVIN

Window Type A Elevation
Not to Scale

Window Type B Elevation
Not to Scale

Door Elevation
Not to Scale

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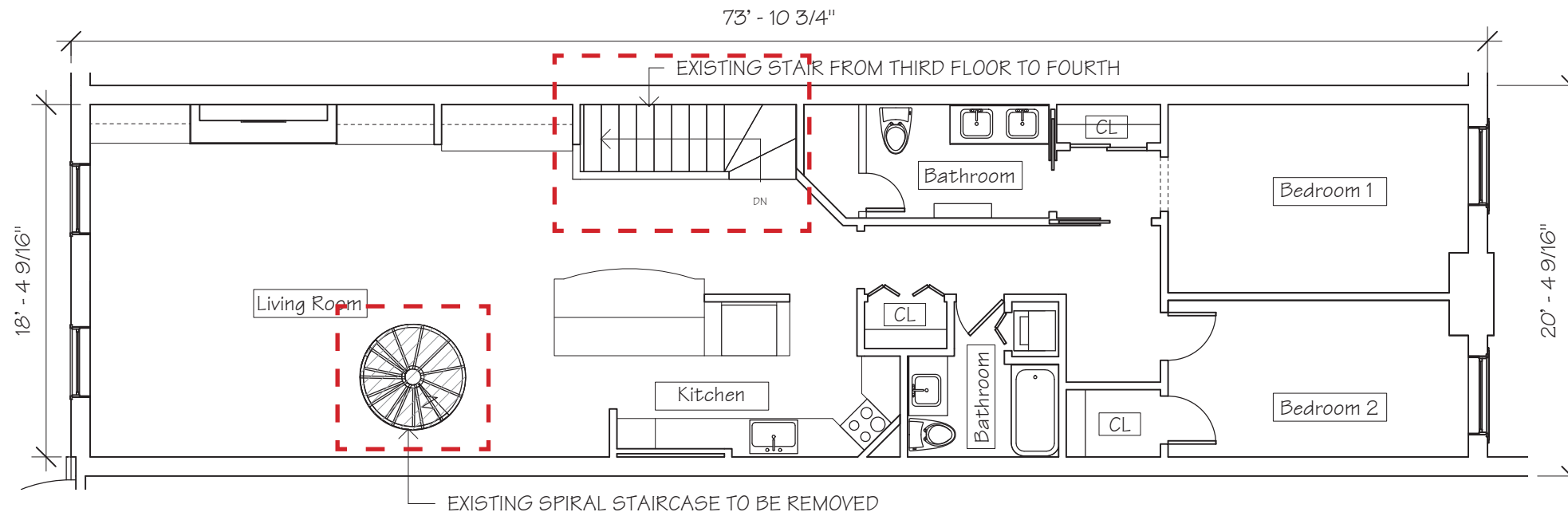


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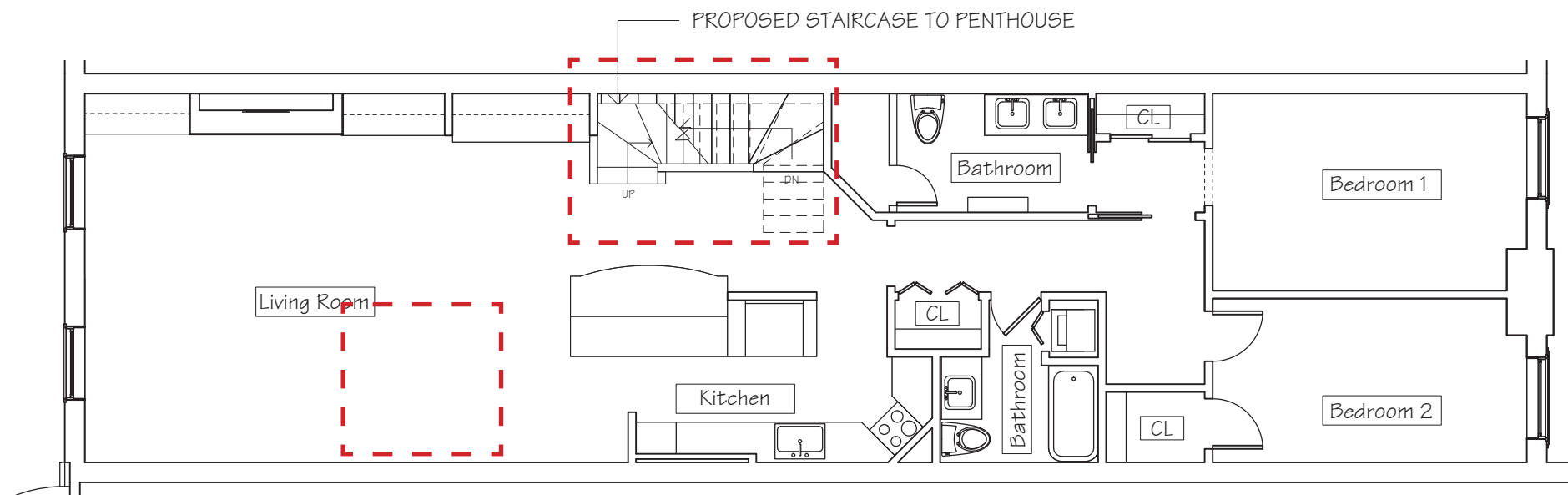
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Window & Door Details

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Existing Fourth Floor Plan
Scale: 1/8" = 1'-0"



Proposed Fourth Floor Plan
Scale: 1/8" = 1'-0"

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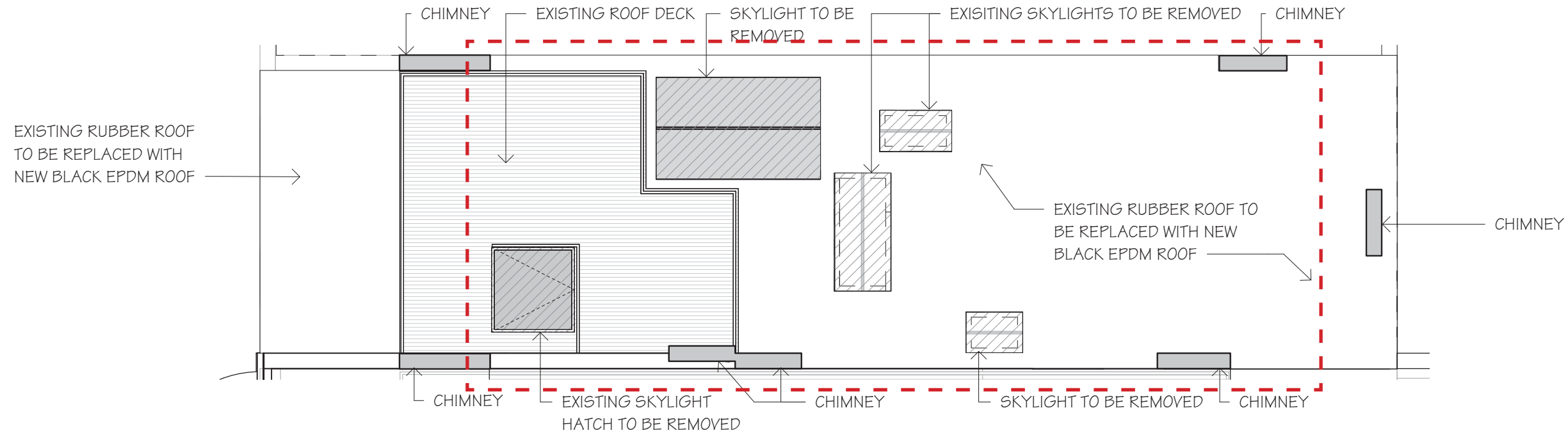
 Area of Proposed Work



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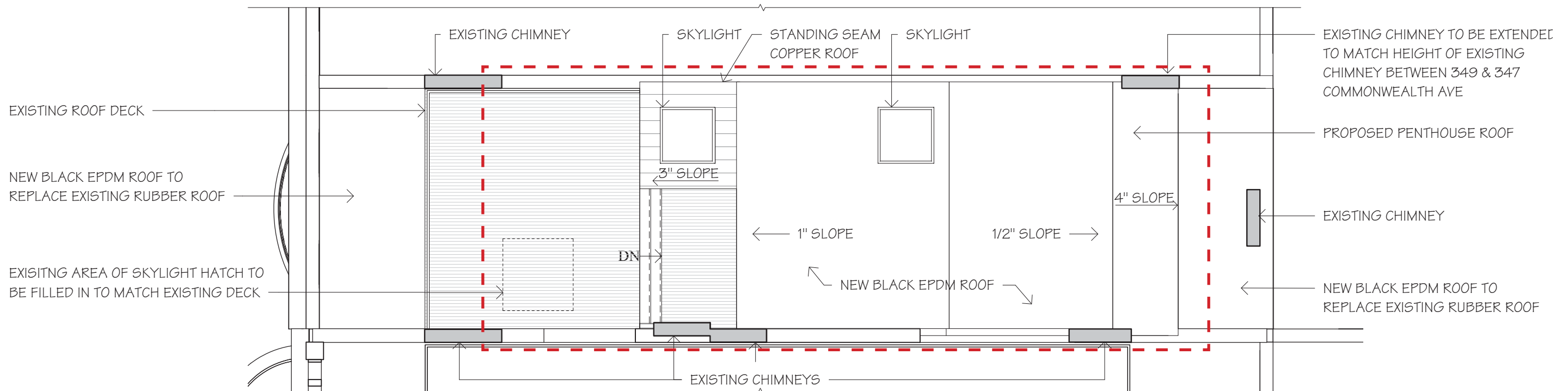
Plans

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Existing Roof Plan

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



Proposed Roof Plan

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

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Area of Proposed Work



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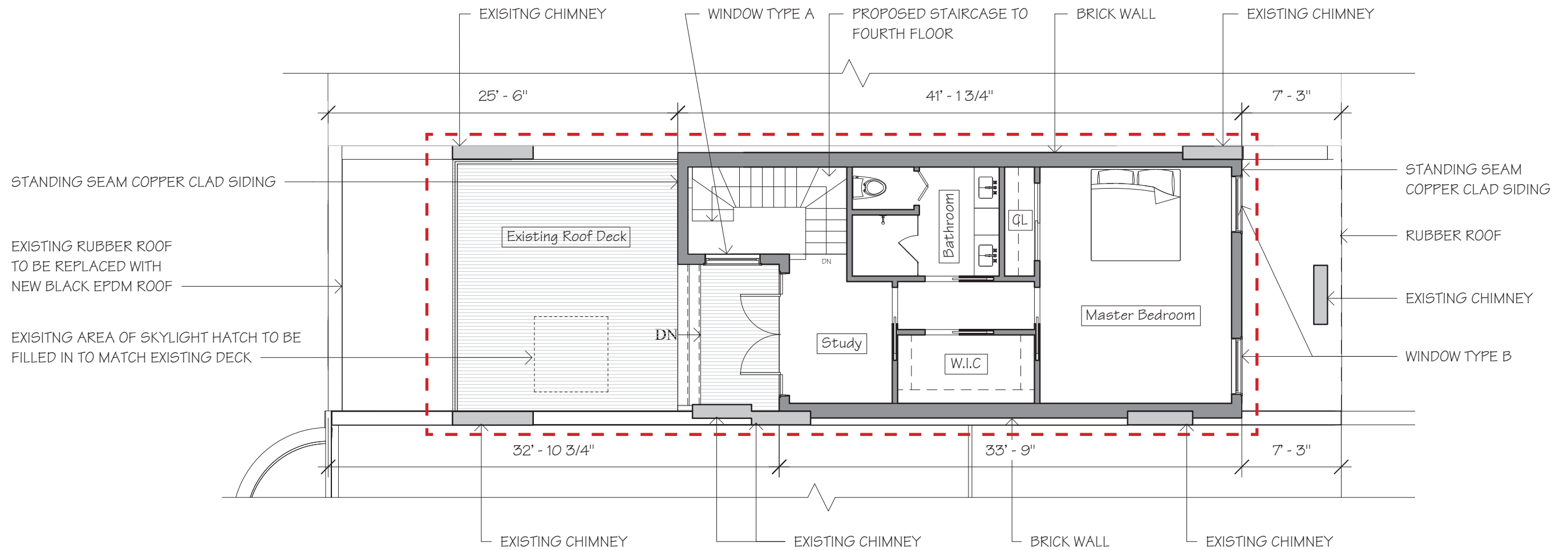
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Proposed Penthouse Floor Plan
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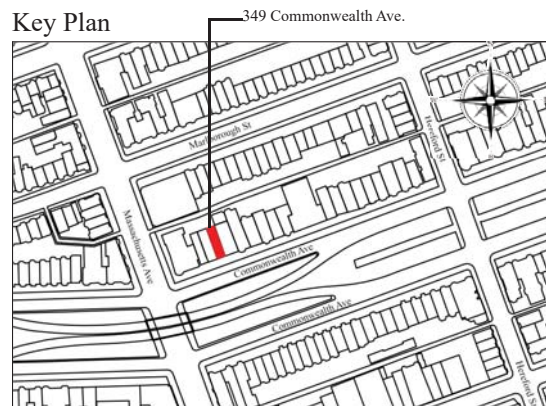
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Mock-Up Looking North @ Existing Roof Deck

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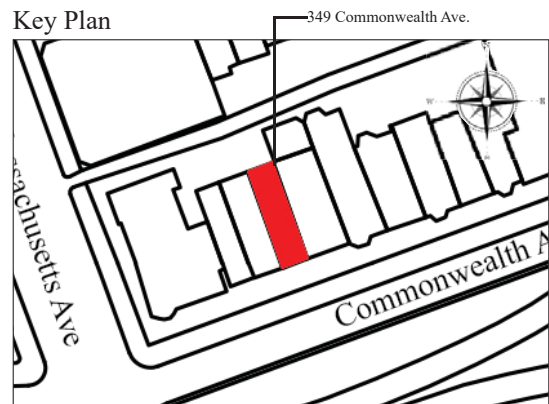
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Mock-Up Looking West



Mock-Up Looking North East



Mock-Up Looking East

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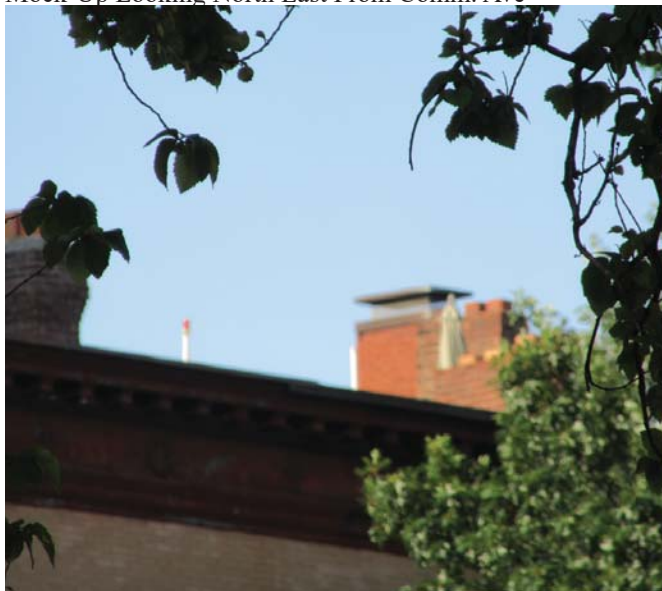
Mock-Up Pictures

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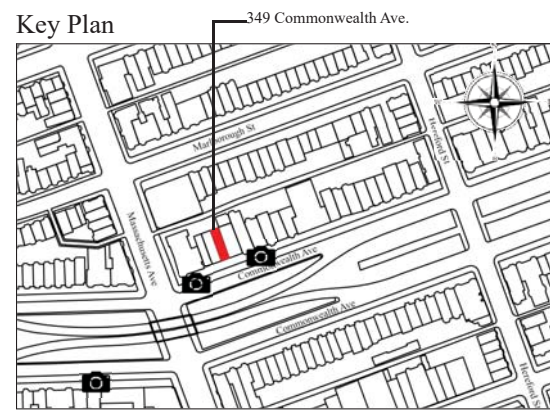
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Mock-Up Looking North East From Comm. Ave



Zoomed In Mock-Up Looking North East From Comm. Ave



Proposed Perspective Looking North West on Commonwealth Ave



Mock-Up Looking North East on Commonwealth Ave

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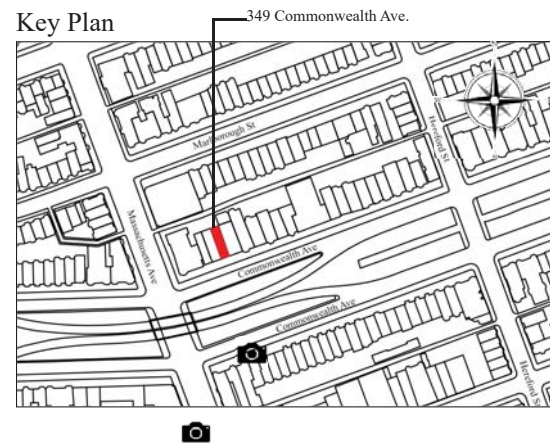
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Mock-Up Looking North From Mass. Ave



Zoomed In Mock-Up Looking North From Mass. Ave



Key Plan



Proposed North Elevation on Commonwealth Ave (Mock-Up Not Visible)

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Proposed North Elevation



Proposed Perspective Looking South East in Alley



Key Plan

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