



VIEW FROM CORNER OF GROVE STREET & MYRTLE STREET



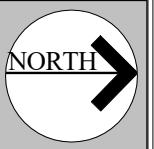
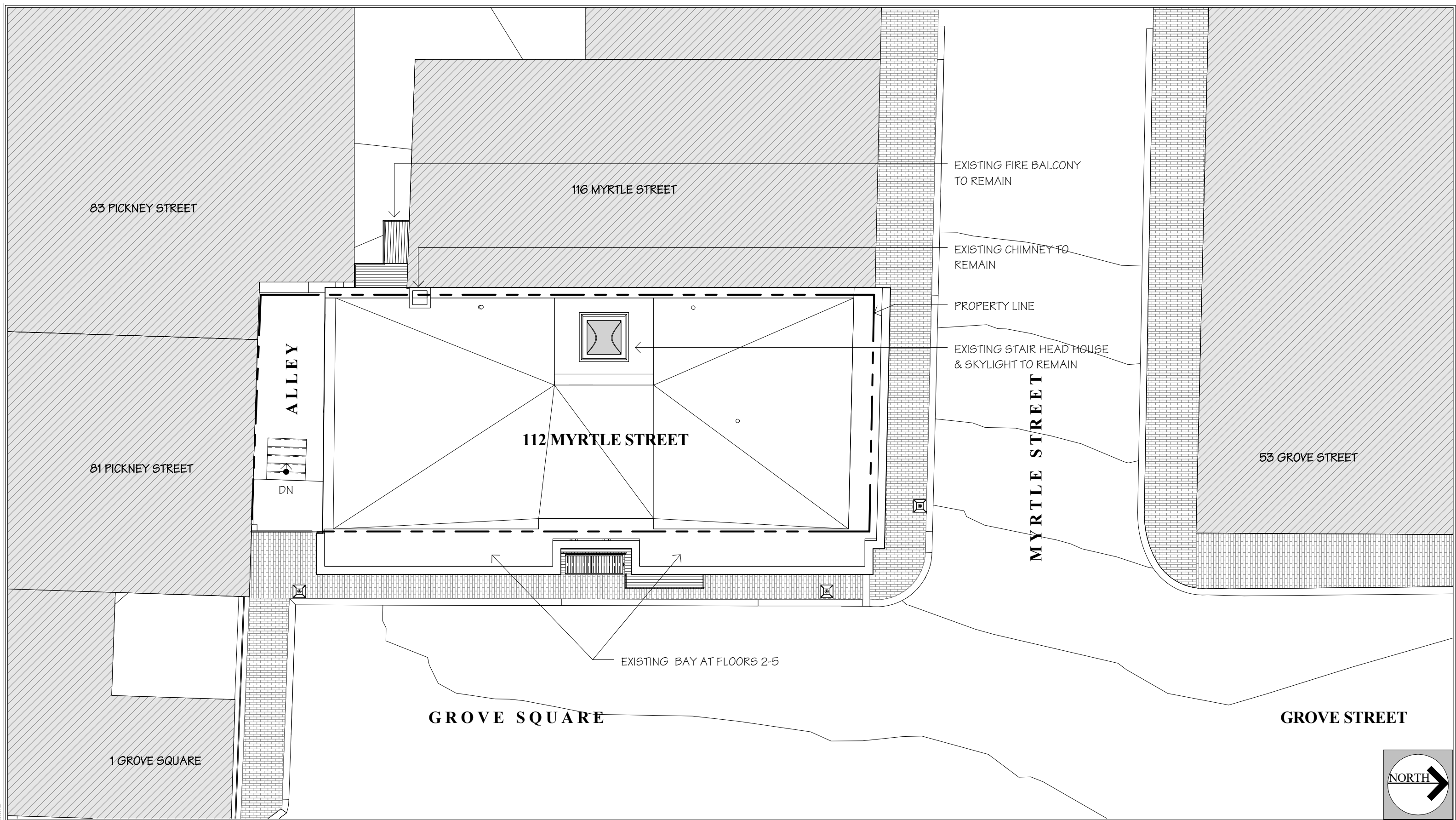
VIEW FROM MYRTLE STREET

BHAC  
March 15, 2018  
**112 Myrtle Street**  
Boston, MA

## Existing Street Views

# B-1

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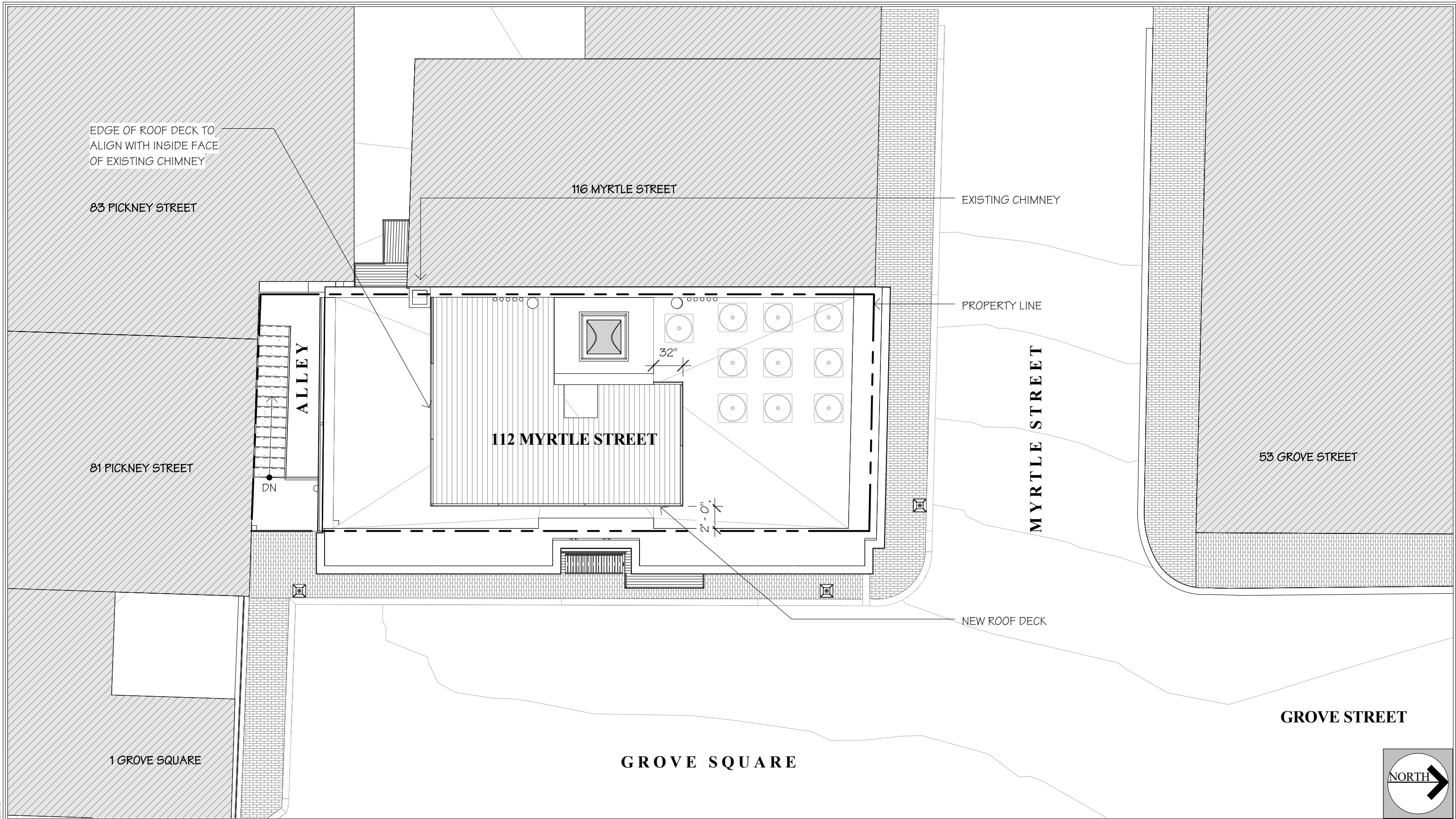
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**Site Plan**  
 1/8" = 1'-0"

**B-2**

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**Proposed Site Plan**  
 1/8" = 1'-0"

**B-3**

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● T.O. Headhouse  
57' - 10"

REMOVE EXISTING  
MEMBRANE AT STAIR HEAD

● Parapet  
52' - 0 3/8"

HOUSE

● Fifth Floor  
39' - 10 1/4"

● Fourth Floor  
30' - 1"

● Third Floor  
20' - 4"

● Second Floor  
10' - 7 3/4"

● First Floor  
0' - 0"



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# Existing North Elevation (Myrtle Street)

1/8" = 1'-0"

# B-4

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T.O. Headhouse  
57' - 10"

Parapet  
52' - 0 3/8"

Fifth Floor  
39' - 10 1/4"

Fourth Floor  
30' - 1"

Third Floor  
20' - 4"

Second Floor  
10' - 7 3/4"

First Floor  
0' - 0"

EXISTING CHIMNEY TO REMAIN

EXISTING STAIR HEAD  
HOUSE TO REMAIN

EXISTING WOOD GATE TO  
BE REMOVED AND  
REPLACED

53 GROVE STREET

81 PINCKNEY STREET



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# Existing East Elevation (Grove Square)

1/8" = 1'-0"

# B-5

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T.O. Headhouse  
57' - 10"

Parapet  
52' - 0 3/8"

Fifth Floor  
39' - 10 1/4"

Fourth Floor  
30' - 1"

Third Floor  
20' - 4"

Second Floor  
10' - 7 3/4"

First Floor  
0' - 0"

Exist Basement  
-7' - 2 3/4"

EXISTING STAIR HEAD HOUSE TO REMAIN

116 MYRTLE STREET

118 MYRTLE STREET

EXISTING GATE TO BE REMOVED & REPLACED

REMOVE PORTION OF EXISTING BRICK WALL TO PREPARE FOR NEW DOOR

DASHED LINES INDICATE NEW ALLEY GRADE

EXISTING DOOR TO BE REMOVED

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# Existing South Elevation

1/8" = 1'-0"

# B-6

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T.O. Headhouse  
57' - 10"

Parapet  
52' - 0 3/8"

Fifth Floor  
39' - 10 1/4"

Fourth Floor  
30' - 1"

53 GROVE STREET

Third Floor  
20' - 4"

Second Floor  
10' - 7 3/4"

First Floor  
0' - 0"

Exist Basement  
-7' - 2 3/4"

EXISTING CHIMNEY TO REMAIN

116 MYRTLE STREET

118 MYRTLE STREET

83 PINCKNEY STREET

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# Existing West Elevation

1/8" = 1'-0"

# B-7

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● T.O. Headhouse  
57' - 10"

● Parapet  
52' - 0 3/8"

● Fifth Floor  
39' - 10 1/4"

● Fourth Floor  
30' - 1"

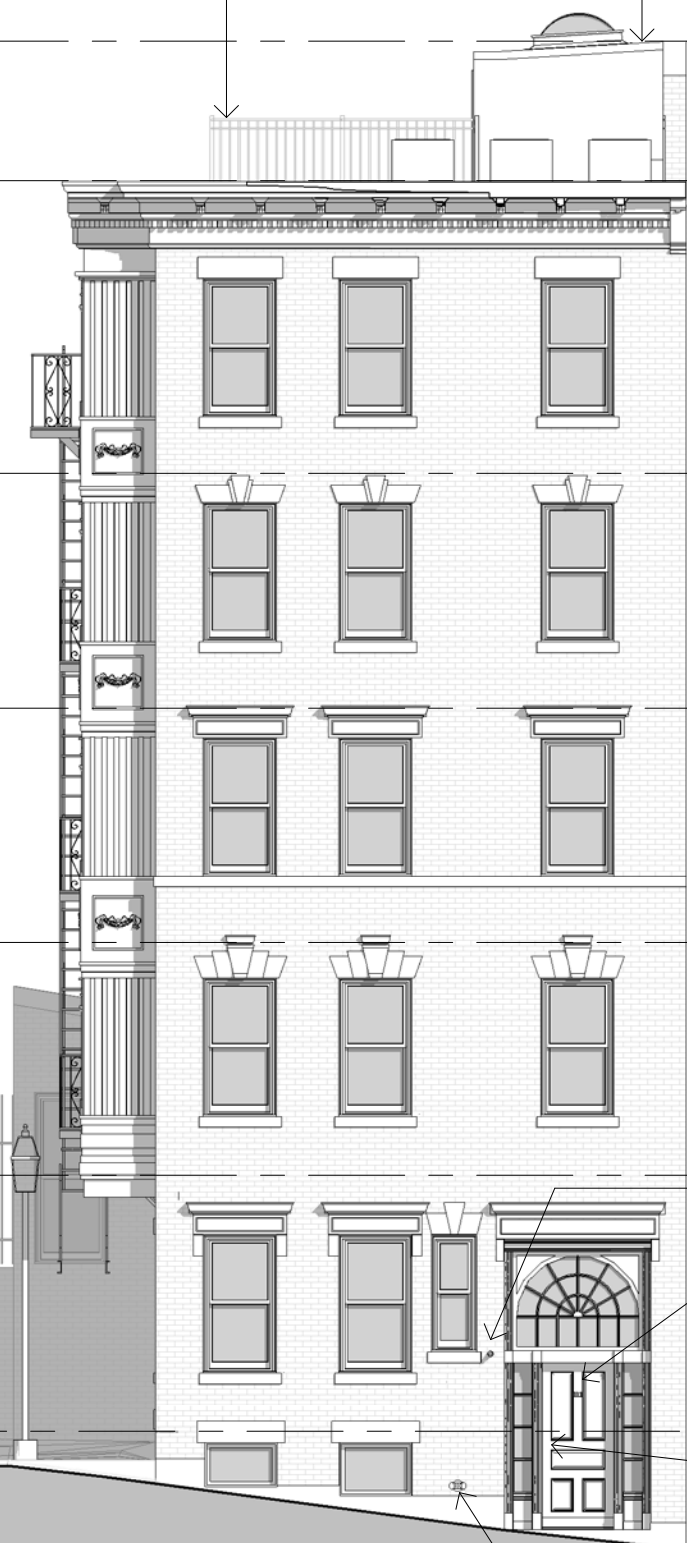
● Third Floor  
20' - 4"

● Second Floor  
10' - 7 3/4"

● First Floor  
0' - 0"

WROUGHT IRON RAILING,  
PAINTED BLACK

EXISTING STAIR HEAD HOUSE



116 MYRTLE STREET

118 MYRTLE STREET

NEW STROBE PER FIRE DEPARTMENT

NEW PAINTED WOOD FRONT DOOR,  
TRANSOM, AND ASSOCIATED TRIM TO  
MATCH EXISTING

NEW FRONT DOOR HARDWARE

NEW SIAMESE FIRE DEPARTMENT CONNECTION

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# Proposed North Elevation ( Myrtle Street)

1/8" = 1'-0"

# B-8

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T.O. Headhouse  
57' - 10"

Parapet  
52' - 0 3/8"

Fifth Floor  
39' - 10 1/4"

Fourth Floor  
30' - 1"

NEW WOOD GATE PAINTED BLACK

Third Floor  
20' - 4"

Second Floor  
10' - 7 3/4"

81 PINCKNEY STREET

First Floor  
0' - 0"

Exist Basement  
-7' - 2 3/4"

EXISTING STAIR HEAD HOUSE BEYOND

WROUGHT IRON RAILING, PAINTED BLACK



53 GROVE STREET

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# Proposed East Elevation (Grove Square)

1/8" = 1'-0"

# B-9

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T.O. Headhouse  
57' - 10"

EXISTING STAIR HEAD HOUSE WITH NEW  
MEMBRANE AT ROOF & WALLS

Parapet  
52' - 0 3/8"

Fifth Floor  
39' - 10 1/4"

Fourth Floor  
30' - 1"

Third Floor  
20' - 4"

Second Floor  
10' - 7 3/4"

First Floor  
0' - 0"

Exist Basement  
-7' - 2 3/4"

116 MYRTLE STREET

118 MYRTLE STREET

1  
B-16

WROUGHT IRON RAILING, PAINTED BLACK

PROPOSED NEW ROOF DECK (IPE DECKING ON  
SLEEPERS)

NEW COPPER GUTTER TO REPLACE EXISTING

NEW COPPER DOWNSPOUT

NEW GATE

NEW WINDOWS IN EXISTING OPENINGS (NOT  
VISIBLE FROM STREET)

NEW DOOR (NOT VISIBLE FROM STREET)

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# Proposed South Elevation

1/8" = 1'-0"

# B-10

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T.O. Headhouse  
57' - 10"

Parapet  
52' - 0 3/8"

Fifth Floor  
39' - 10 1/4"

Fourth Floor  
30' - 1"

53 GROVE STREET

Third Floor  
20' - 4"

Second Floor  
10' - 7 3/4"

First Floor  
0' - 0"

Exist Basement  
-7' - 2 3/4"



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# Proposed West Elevation

1/8" = 1'-0"

# B-11

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T.O. Headhouse  
57' - 10"

Parapet  
Roof 0 3/8"  
50' - 0 3/4"

LINE OF NEIGHBOR'S FENCE BEYOND

EXISTING CHIMNEY TO REMAIN

LINE OF NEIGHBOR'S ROOF BEYOND

NEW EPDM ROOF MEMBRANE AT HEADHOUSE

PROPOSED NEW ROOF DECK WITH WROUGHT IRON RAILING, PAINTED BLACK

LINE OF SIGHT FROM LOUISBURG SQUARE (VISIBLE)

Fifth Floor  
39' - 10 1/4"

NEW COPPER GUTTER

Fourth Floor  
30' - 1"

Third Floor  
20' - 4"

Second Floor  
10' - 7 3/4"

81 PINCKNEY STREET

First Floor  
0' - 0"

New Basement  
-9' - 1"

10' - 2 1/2"

9' - 9 1/4"

9' - 9"

9' - 8 1/4"

10' - 7 3/4"

9' - 1"

LINE OF SIGHT FROM MYRTLE STREET (NOT VISIBLE)

53 GROVE STREET

MYRTLE STREET

5' - 6"

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# Proposed Building Section

1/8" = 1'-0"

# B-12

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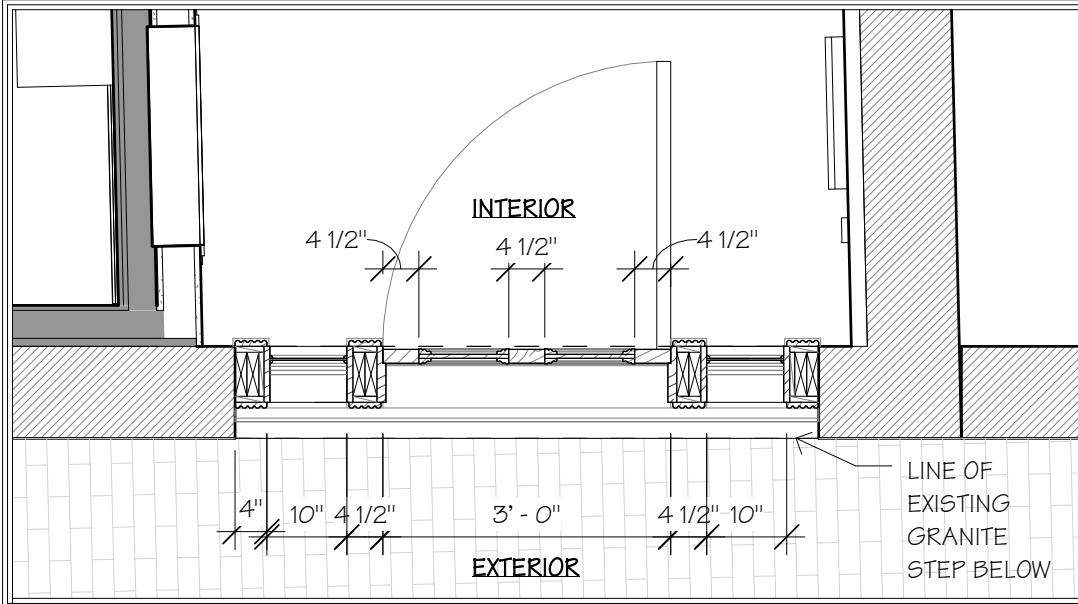


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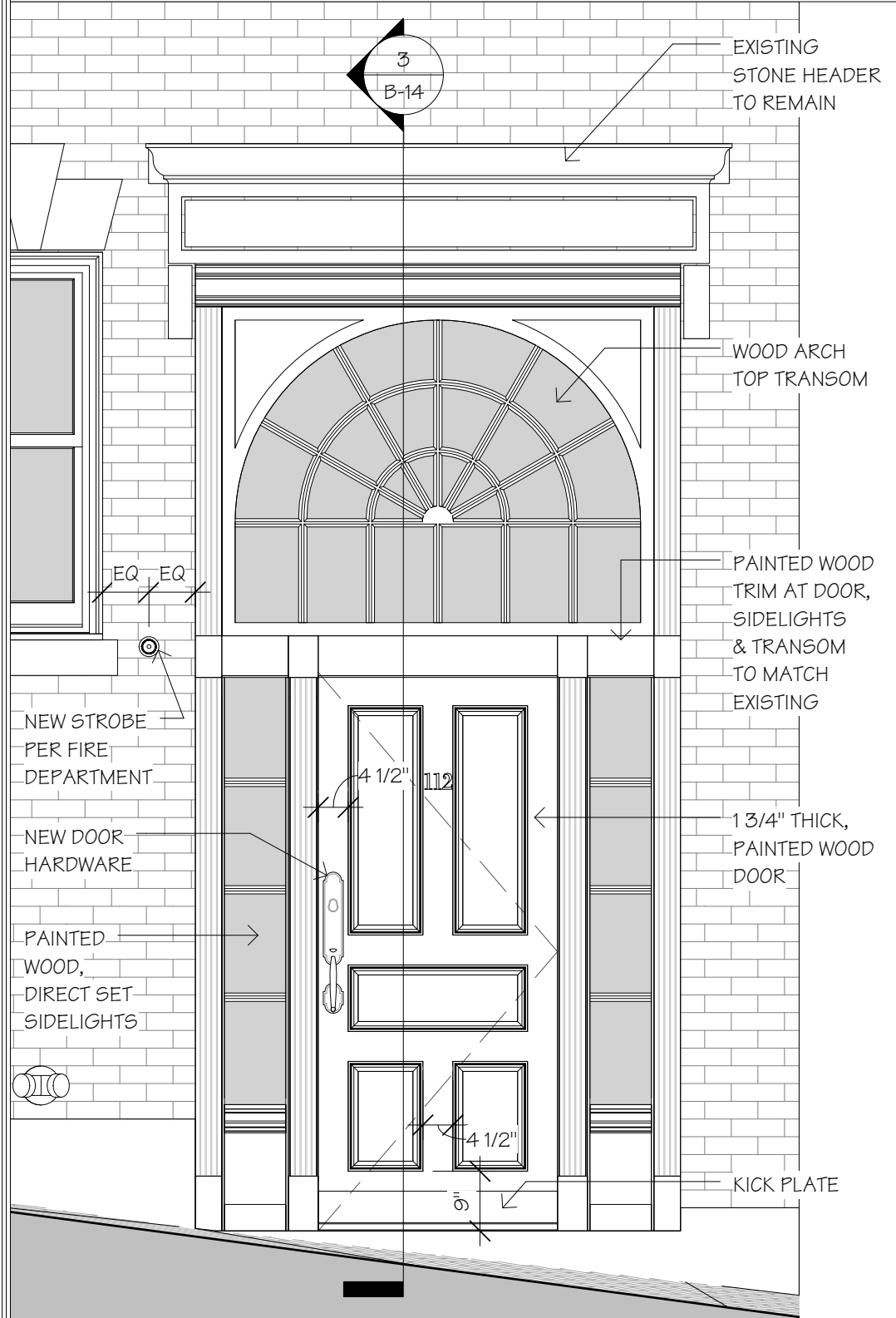
## Existing Front Door Photos

# B-13

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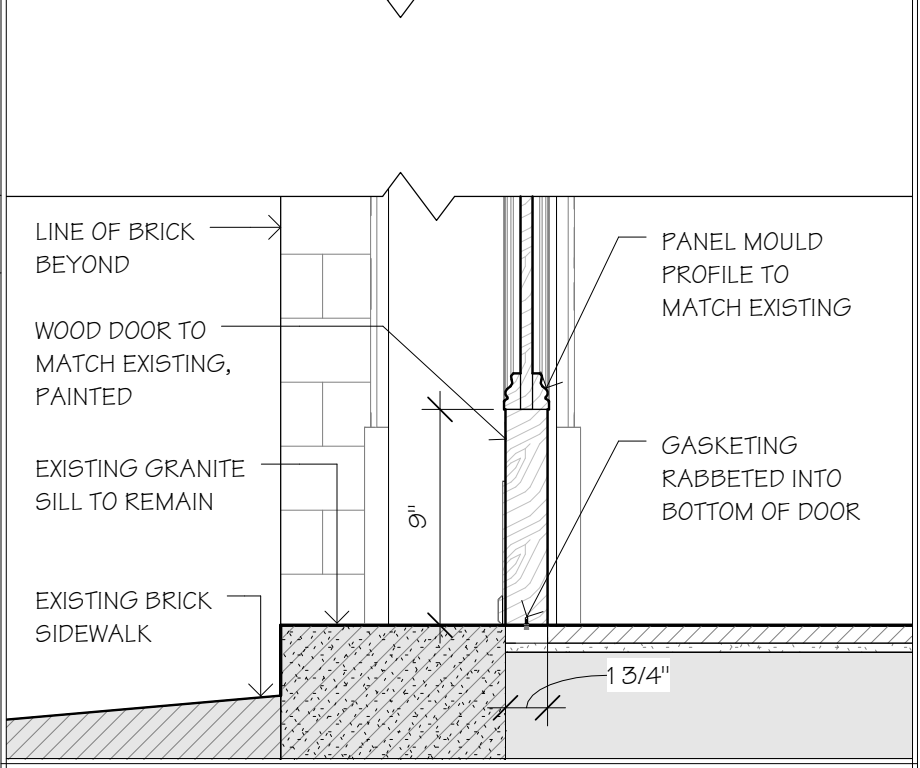
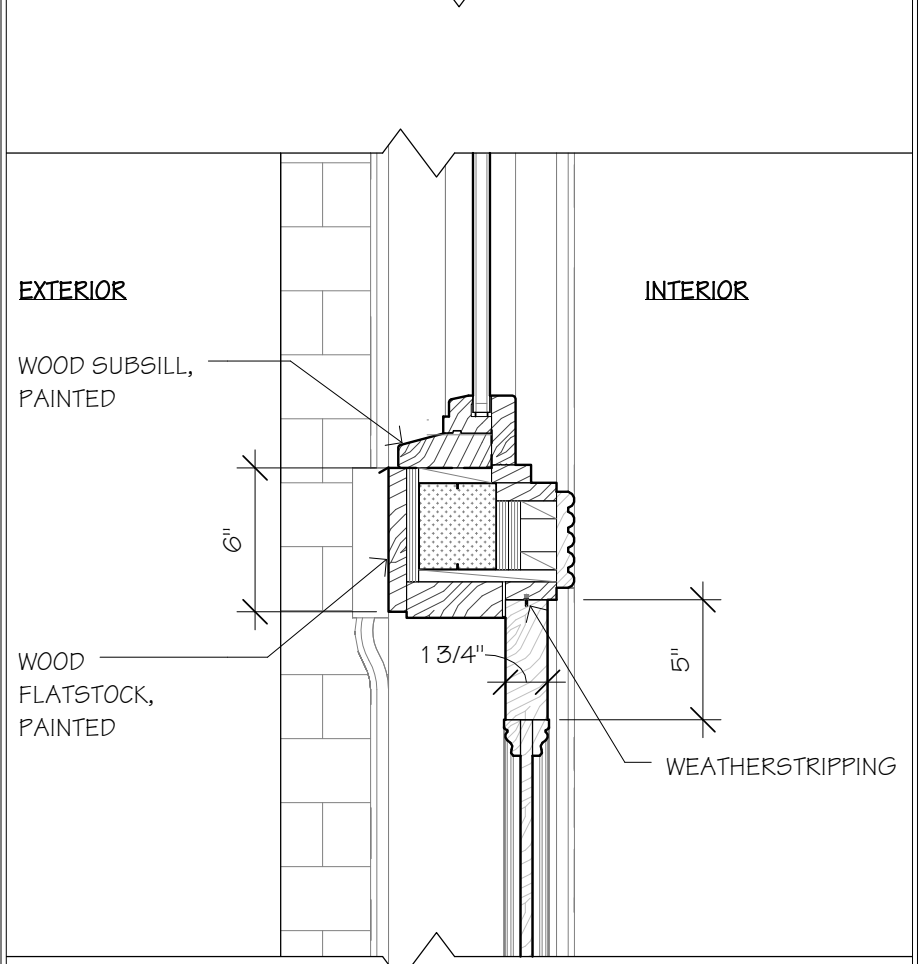
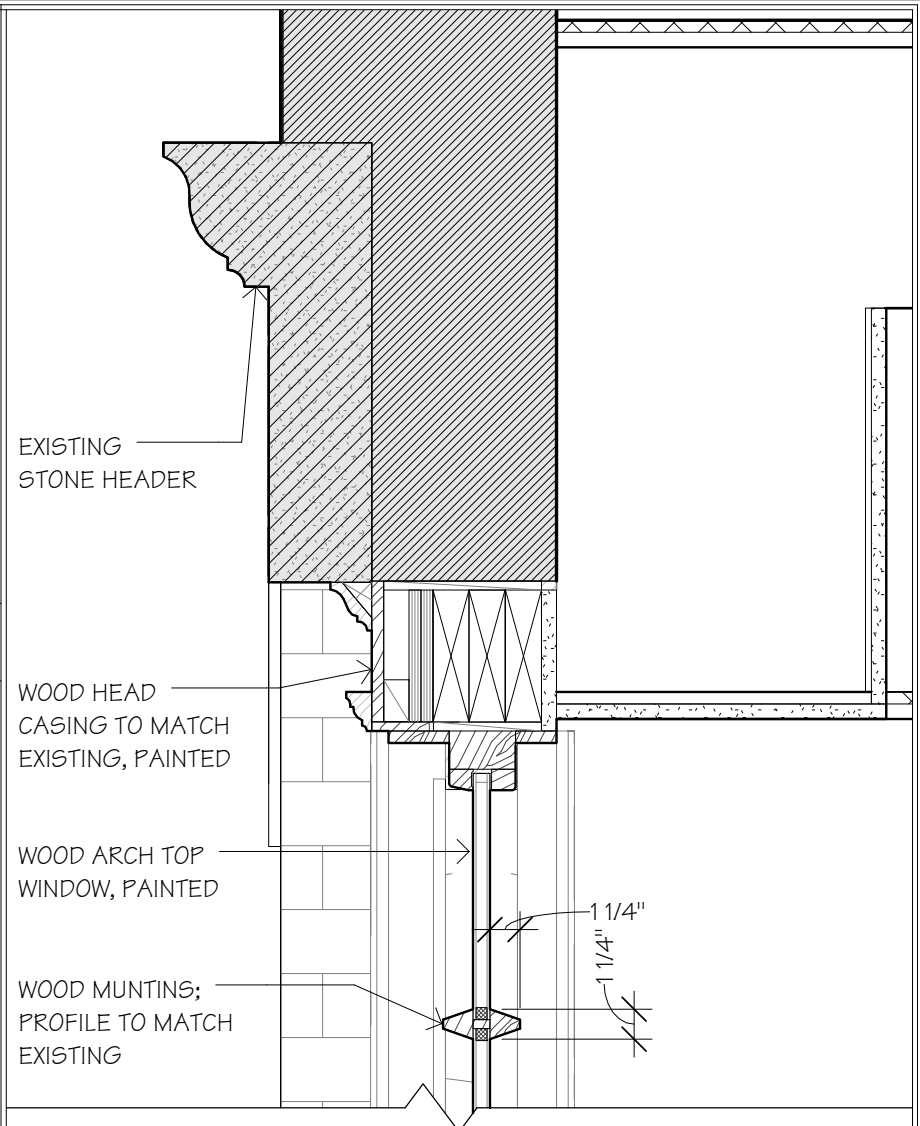
1 Enlarged Plan Detail  
1/2" = 1'-0"



2 Proposed Front Door Elevation  
1/2" = 1'-0"



**PROPOSED FRONT DOOR HARDWARE:**  
ROCKY MOUNTAIN ARCH ED ENTRY SET  
3" X 20", BRONZE FINISH



3 Enlarged Section Detail  
1 1/2" = 1'-0"

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Proposed Front Door

**B-14**

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Photos of Gates in Beacon Hill



Photo Facing End of Grove Square

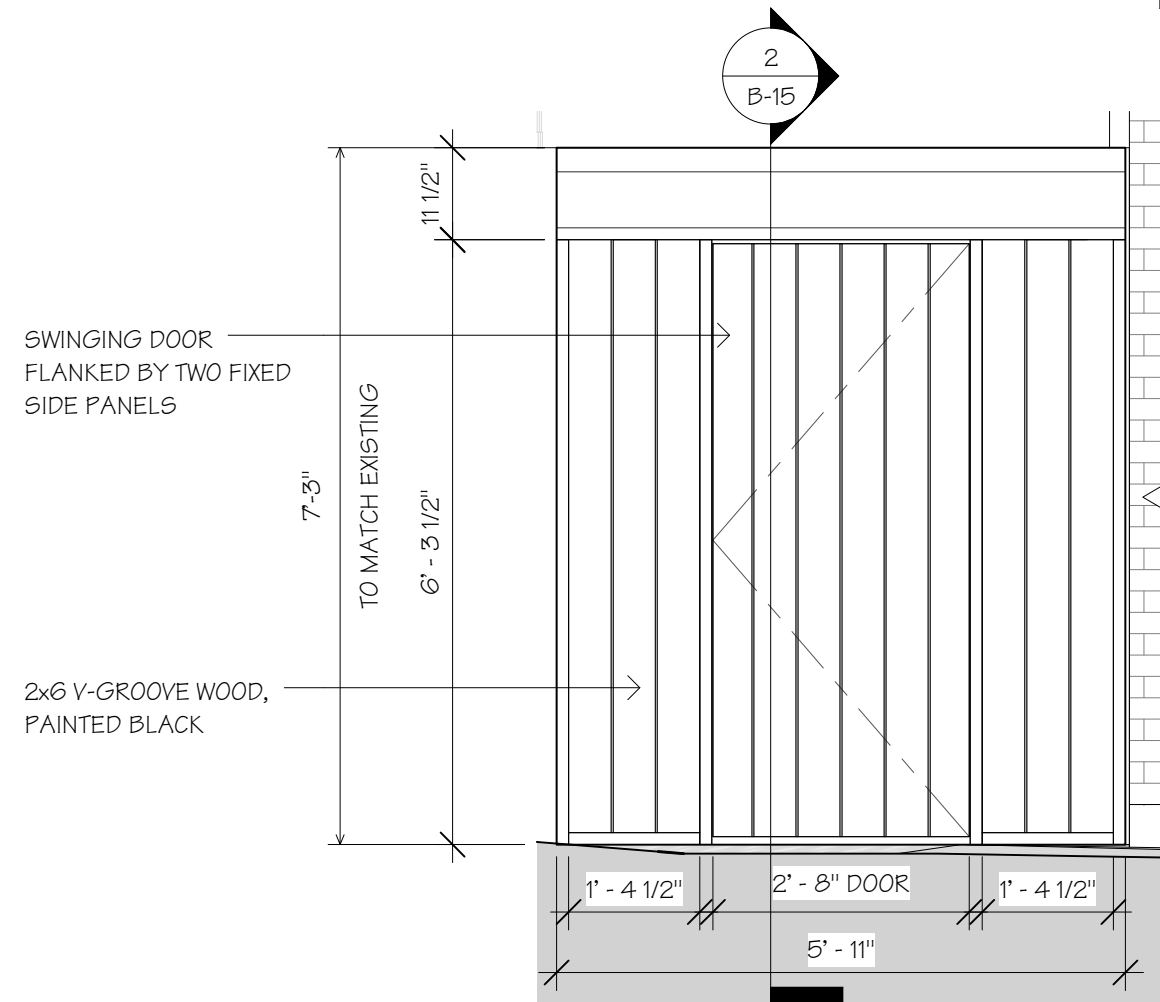
EXISTING GATE AT 112 MYRTLE ST.



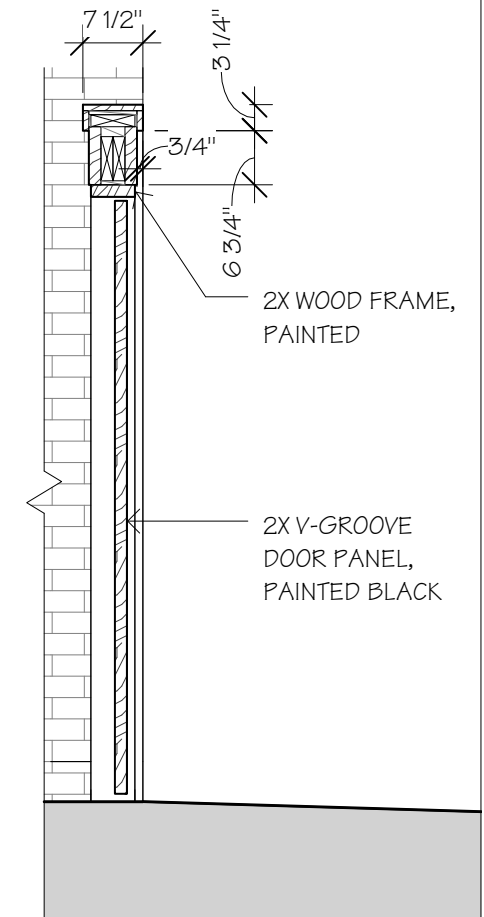
Photo of Neighbor's Gate at End of Grove Square



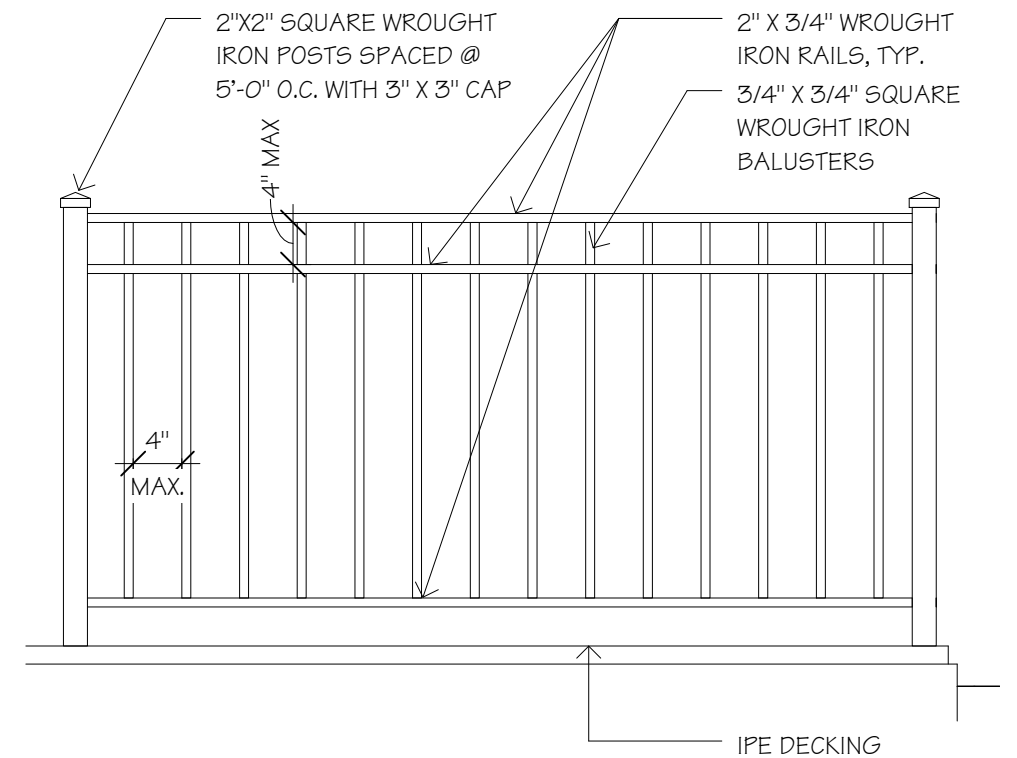
Photo of Existing Gate at 112 Myrtle St.



1 Proposed Gate Elevation  
1/2" = 1'-0"



2 Gate Section  
1/2" = 1'-0"



① Proposed Railing Elevation  
3/4" = 1'-0"

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## Existing Rooftop Photos & Proposed Railing

3/4" = 1'-0"

**B-16**

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PHOTOS OF ROOF DECK MOCK-UP ON ROOF

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## Roof Deck Mock-up Photos

# B-17

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EXISTING PHOTO FROM MYRTLE STREET LOOKING WEST



MOCK-UP PHOTO FROM MYRTLE STREET LOOKING WEST (MOCK-UP NOT VISIBLE)

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## Existing & Proposed Street Views 1

**B-18**

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EXISTING PHOTO FROM GROVE STREET



MOCK-UP PHOTO FROM GROVE STREET (MOCK-UP NOT VISIBLE)

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## Existing & Proposed Street Views 2

# B-19

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EXISTING PHOTO FROM LOUISBURG SQUARE

EXISTING STAIR HEAD HOUSE



PHOTO OF MOCK-UP FROM LOUISBURG SQUARE & MT. VERNON STREET (RAILING VISIBLE)

NEW RAILING



PHOTO OF MOCK-UP FROM LOUISBURG SQUARE (RAILING VISIBLE)

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## Existing & Proposed Street Views 3

**B-20**

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