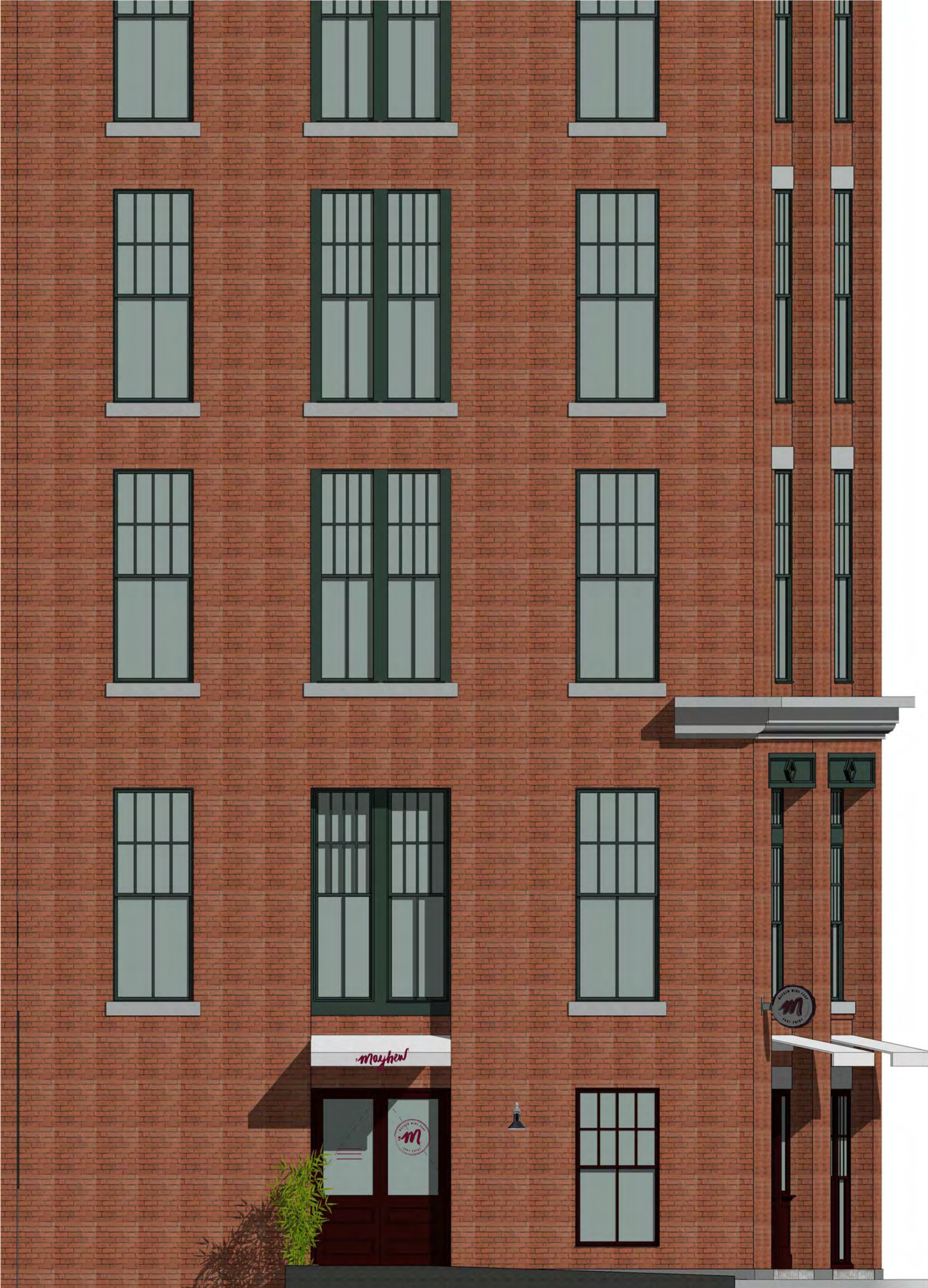


MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210



Boston: 423 W Broadway #402, 02127
 Providence: 460 Harris Ave #304, 02909

T/F : 800.265.3884
www.stackac.com

CLIENT:

PRISCILLA MURPHY
 PRISCILLAMURPHY@GMAIL.COM
 P: 617-834-7115

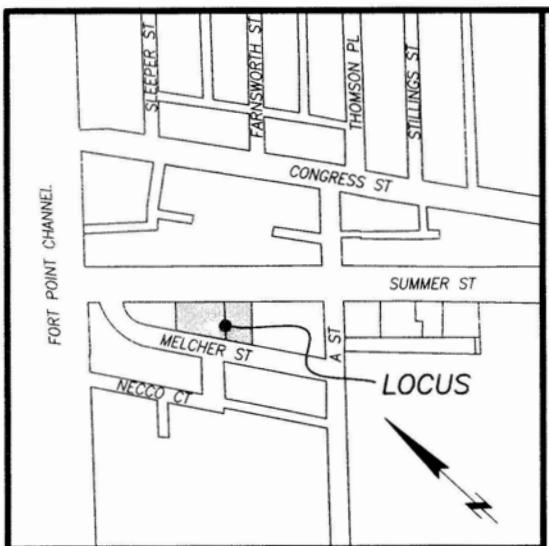
STAMP:

PROJECT NUMBER:	15053
ISSUE DATE:	12/20/16
DRAWN BY:	MD/AWK
APPROVED BY:	AWK
SCALE:	1/4" = 1'-0"
REV #	DATE
	DESCRIPTION

LANDMARK

COVER

LM0.0



LOCUS MAP

VISIBLE ENCROACHMENTS:

- SUMMER STREET**
- CORNICE AT 3RD & 8TH FLOOR - OVER 1.0' (#269-#277)
 - CORNICE ABOVE ENTRANCE - OVER 0.6' (#269-#277)
 - FIRE ALARMS - OVER 0.3' (#269-#277 & #279-#283)
 - CORNICE AT 8TH FLOOR - OVER 1.0' (#279-#283)
 - CORNICE AT 3RD & 7TH FLOOR - OVER 0.5' (#279-#283)
 - BANNERS - OVER 2.2' & 2.7' (#279-#283)
 - MARQUEE ABOVE ENTRANCE - OVER 2.7' (#279-#283)
 - SIGN - OVER 0.4'
- SOUTHEASTERLY BOUNDARY (#279-#283)**
- BRICK BUILDING - OVER 0.5' (AT SUMMER STREET)
 - CORNICE AT 8TH FLOOR - OVER 2.5' (AT SUMMER STREET)
 - CORNICE AT 3RD & 7TH FLOOR - OVER 1.0' (AT SUMMER STREET)
 - BRICK BUILDING - OVER 1.0' (AT MELCHER STREET)
 - FIRE ESCAPE - OVER 5.0'
 - CORNICE AT 2ND & 7TH FLOOR - OVER 1.8' (MELCHER STREET)
 - CONDUIT ON BUILDING FACE - OVER
- MELCHER STREET**
- BRICK BUILDING - OVER 0.2' (#269-#277 & #279-#283)
 - CORNICE AT 2ND, 7TH & 8TH FLOOR - OVER 1.0' (#279-#283)
 - RISERS - OVER 0.9', 1.3' & 1.5' (#279-#283)
 - DRAIN PIPES - OVER 0.5' (#279-#283)
 - CORNICE AT 2ND FLOOR - OVER 1.0' (#269-#277)
 - CORNICE AT 7TH FLOOR - OVER 0.5' (#269-#277)
 - CORNICE AT 8TH FLOOR - OVER 2.0' (#269-#277)
- NORTHEASTERLY BOUNDARY (#269-#277)**
- CHIMNEY - OVER 0.5'

EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE B, PART 1 OF PRO FORMA POLICY NO. 558429 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TO BE DATED AT THE TIME OF THE RECORDING OF THE MORTGAGE, AFFECTING 269-283 SUMMER STREET.

- A LICENSE NO. 93429 FROM THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED FEBRUARY 25, 2003, RECORDED IN BOOK 30795, PAGE 300; (AFFECTS 269-277 SUMMER ST.)
- AS AFFECTED BY A LETTER FROM THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS DEPARTMENT OF ENVIRONMENTAL PROTECTION REGARDING MINOR MODIFICATION NUMBER 1 FOR WATERWAYS LICENSE NO. 93429, DATED AUGUST 27, 2007, RECORDED IN BOOK 42618, PAGE 86; (NOT LOCUS)
- SEE ALSO AGREEMENT REGARDING WHARF LICENSE BY AND BETWEEN W2005 BWH II REALTY, LLC AND BRICKMAN HARBOR LLC, DATED AS OF DECEMBER 18, 2006, RECORDED IN BOOK 40993, PAGE 91; (NOT LOCUS)
- SEE ALSO AGREEMENT REGARDING WHARF LICENSE, BY AND AMONG CFS SEAPORT LLC, BRICKMAN HARBOR LLC, W2005 BWH II REALTY, LLC, BOSTON HSR SOUTH BOSTON LLC, AG/NO FORT POINT, LLC AND NORMANDY SUMMER STREET, LLC, DATED AS OF JULY 17, 2008, RECORDED IN BOOK 44104, PAGE 270. (AFFECTS 269-277 SUMMER ST.)
- LICENSE NO. 9598 FROM THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MAY 14, 2003, RECORDED IN BOOK 31484, PAGE 116. (NOT LOCUS)
- PARTY WALL AGREEMENT BY AND BETWEEN W2005 BWH II REALTY, LLC AND APCA 263 SUMMER LLC, DATED AS OF OCTOBER 16, 2006, RECORDED IN BOOK 40564, PAGE 318. (AS SHOWN HEREON)
- AGREEMENT REGARDING OVERHEAD WALKWAY BY AND BETWEEN W2005 BWH II REALTY, LLC AND NORMANDY SUMMER STREET, LLC, DATED AS OF MAY 9, 2007, RECORDED IN BOOK 41786, PAGE 320. (AS SHOWN HEREON)
- VOTE OF DESIGNATION BY THE BOSTON LANDMARKS COMMISSION, DATED DECEMBER 9, 2008, RECORDED IN BOOK 44505, PAGE 164. (NOT PLOTTABLE) (AFFECTS BOTH PARCELS)

ZONING CLASSIFICATION

AS PROVIDED BY THE INSURER:
THE SUBJECT PROPERTIES ARE PART OF THE BOSTON REDEVELOPMENT AUTHORITY'S (BRA) MASTER PLAN FOR PLANNED DEVELOPMENT AREA (PDA) NO. 69 (SOUTH BOSTON/THE 100 ACRES) WHICH WAS ENACTED ON JANUARY 10, 2007. THIS PDA SUPERSEDES THE PROVISIONS OF THE UNDERLYING ZONING.

BOUNDARY DESCRIPTION PER TITLE COMMITMENT NO. 3020-558429 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 6, 2012.

REAL PROPERTY IN THE CITY OF BOSTON, COUNTY OF SUFFOLK, STATE OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

269-277 SUMMER STREET:
ALL OF "LOT C," AS SHOWN ON THE PLAN ENTITLED, "SUBDIVISION PLAN OF PARCEL 14 IN BOSTON, MASS.," PREPARED BY BENNETT ENGINEERING, DATED NOVEMBER 21, 2005 AND RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS AS PLAN NO. 965 OF 2005.

THIS LOT C IS KNOWN AS 269-277 SUMMER STREET, BOSTON, MASSACHUSETTS, CONTAINING ABOUT 12,080 SQUARE FEET, AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE CITY OF BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, SITUATED ON THE SOUTHWESTERLY SIDE OF SUMMER STREET AND THE NORTHEASTERLY SIDE OF MELCHER STREET, BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE PROPERTY HEREIN-DESCRIBED ON SAID SUMMER STREET AT A POINT ONE HUNDRED FORTY-FIVE AND 73/100 FEET (145.73') FROM THE SOUTHEASTERLY INTERSECTING CORNER OF SAID SUMMER STREET AND SAID MELCHER STREET; THENCE

- S 58°42'35" E, BY SAID SUMMER STREET, ONE HUNDRED TWENTY-NINE AND 51/100 FEET (129.51'); THENCE
- S 29°32'01" W, BY LAND NOW OR FORMERLY OF W2005 BWH REALTY LLC, IN PART BY A LINE RUNNING THROUGH THE MIDDLE OF A BRICK PARTITION WALL, ONE HUNDRED FIVE AND 40/100 FEET (105.40'); THENCE
- N 47°34'41" W, BY SAID MELCHER STREET, ONE HUNDRED THIRTY-FIVE AND 40/100 FEET (135.40'); THENCE
- N 31°22'18" E, BY LAND NOW OR FORMERLY OF W2005 BWH REALTY LLC, IN PART BY A LINE RUNNING THROUGH THE MIDDLE OF A BRICK PARTITION WALL, SEVENTY-NINE AND 21/100 FEET (79.21') TO THE POINT OF BEGINNING.

279-283 SUMMER STREET:
ALL OF "LOT D," AS SHOWN ON THE PLAN ENTITLED, "SUBDIVISION PLAN OF PARCEL 14 IN BOSTON, MASS.," PREPARED BY BENNETT ENGINEERING, DATED NOVEMBER 21, 2005 AND RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS AS PLAN NO. 965 OF 2005.

THIS LOT D IS KNOWN AS 279-283 SUMMER STREET, BOSTON, MASSACHUSETTS, CONTAINING ABOUT 8,560 SQUARE FEET, AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE CITY OF BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, SITUATED ON THE SOUTHWESTERLY SIDE OF SUMMER STREET AND THE NORTHEASTERLY SIDE OF MELCHER STREET, BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE PROPERTY HEREIN-DESCRIBED ON SAID SUMMER STREET AT A POINT TWO HUNDRED SEVENTY-FIVE AND 24/100 FEET (275.24') FROM THE SOUTHEASTERLY INTERSECTING CORNER OF SAID SUMMER STREET AND SAID MELCHER STREET; THENCE

- S 58°42'35" E, BY SAID SUMMER STREET, SEVENTY-FIVE AND 52/100 FEET (75.52'); THENCE
- S 29°10'14" W, BY LAND NOW OR FORMERLY OF TWO-85 SUMMER STREET L.P. AND THREE-26 A STREET CONDO TRUST, IN PART BY A LINE RUNNING THROUGH THE MIDDLE OF A BRICK PARTITION WALL, ONE HUNDRED FOURTEEN AND 54/100 FEET (114.54'); THENCE
- S 29°10'14" W, BY LAND NOW OR FORMERLY OF W2005 BWH REALTY LLC, FIVE AND 99/100 FEET (5.99'); THENCE
- N 47°34'41" W, BY SAID MELCHER STREET, SEVENTY-EIGHT AND 22/100 FEET (78.22'); THENCE
- N 29°32'01" E, BY LAND NOW OR FORMERLY OF W2005 BWH REALTY LLC, IN PART BY A LINE RUNNING THROUGH THE MIDDLE OF A BRICK PARTITION WALL, ONE HUNDRED FIVE AND 40/100 FEET (105.40') TO THE POINT OF BEGINNING.

BOUNDARY DESCRIPTION (FROM SURVEY)

269-277 SUMMER STREET:
A CERTAIN PARCEL OF LAND, LOCATED IN THE CITY OF BOSTON, SOUTH BOSTON DISTRICT, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 145.92 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE NORTHEASTERLY SIDELINE OF MELCHER STREET AND THE SOUTHWESTERLY SIDELINE OF SUMMER STREET;

- THENCE RUNNING S 43°14'00" E, BY SAID SOUTHWESTERLY SIDELINE OF SUMMER STREET, A DISTANCE OF 128.92 FEET TO A POINT;
- THENCE TURNING AND RUNNING S 45°10'54" W, BY LAND NOW OR FORMERLY OF NORMANDY SUMMER STREET, LLC AND BY A LINE RUNNING THROUGH THE MIDDLE OF A BRICK PARTITION WALL, A DISTANCE OF 105.12 FEET TO A POINT ON SAID NORTHEASTERLY SIDELINE OF MELCHER STREET;
- THENCE TURNING AND RUNNING N 32°07'21" W, BY SAID NORTHEASTERLY SIDELINE OF MELCHER STREET, A DISTANCE OF 134.63 FEET TO A POINT;
- THENCE TURNING AND RUNNING N 48°58'15" E, BY LAND NOW OR FORMERLY OF APCA 263 SUMMER LLC AND BY A LINE RUNNING THROUGH THE MIDDLE OF A BRICK PARTITION WALL, A DISTANCE OF 78.14 FEET TO THE POINT OF BEGINNING;

279-283 SUMMER STREET:
A CERTAIN PARCEL OF LAND, LOCATED IN THE CITY OF BOSTON, SOUTH BOSTON DISTRICT, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

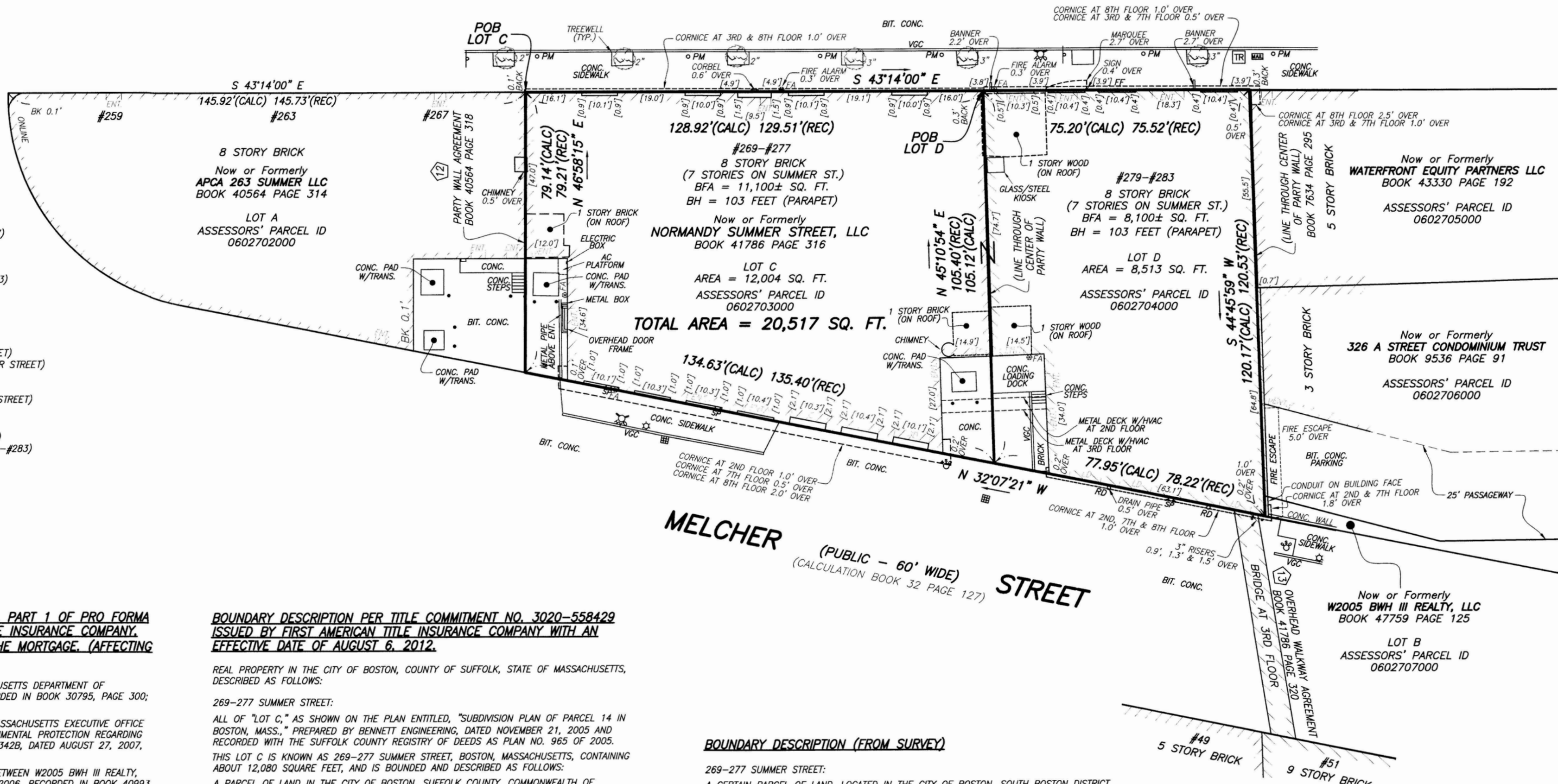
BEGINNING AT A POINT 274.84 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE NORTHEASTERLY SIDELINE OF MELCHER STREET AND THE SOUTHWESTERLY SIDELINE OF SUMMER STREET;

- THENCE RUNNING S 43°14'00" E, BY SAID SOUTHWESTERLY SIDELINE OF SUMMER STREET, A DISTANCE OF 75.20 FEET TO A POINT;
- THENCE TURNING AND RUNNING S 44°45'59" W, BY LAND NOW OR FORMERLY OF WATERFRONT EQUITY PARTNERS LLC, BY LAND NOW OR FORMERLY OF 326 A STREET CONDOMINIUM TRUST, BY LAND NOW OR FORMERLY OF W2005 BWH II REALTY, LLC, AND IN PART BY A LINE RUNNING THROUGH THE MIDDLE OF A BRICK PARTITION WALL, A DISTANCE OF 120.17 FEET TO A POINT ON SAID NORTHEASTERLY SIDELINE OF MELCHER STREET;
- THENCE TURNING AND RUNNING N 32°07'21" W, BY SAID NORTHEASTERLY SIDELINE OF MELCHER STREET, A DISTANCE OF 77.95 FEET TO A POINT;
- THENCE TURNING AND RUNNING N 45°10'54" E, BY LAND NOW OR FORMERLY OF NORMANDY SUMMER STREET, LLC AND BY A LINE RUNNING THROUGH THE MIDDLE OF A BRICK PARTITION WALL, A DISTANCE OF 105.12 FEET TO THE POINT OF BEGINNING;

SAID PARCEL HAVING AN AREA OF 8,513 SQUARE FEET.

SUMMER (PUBLIC - 100' WIDE) STREET

MELCHER (PUBLIC - 60' WIDE) STREET



LEGEND

- CATCH BASIN
- HYDRANT
- WATER SHUT OFF
- GAS SHUT OFF
- BOLLARD
- STANDPIPE
- LIGHT POLE
- PARKING METER
- FUEL FILL
- FIRE ALARM
- ROOF DRAIN
- TRASH CAN
- MAIL BOX
- SIGN
- DECIDUOUS TREE
- ENTRANCE
- OVERHEAD DOOR
- GARAGE DOOR
- LOADING DOCK
- TYPICAL
- VERTICAL GRANITE CURB
- BITUMINOUS
- CONCRETE
- AIR CONDITIONER
- TRANSFORMER
- SQUARE FEET
- CALCULATED
- RECORD
- BUILDING FOOTPRINT AREA
- BUILDING HEIGHT
- BUILDING DIMENSION
- POINT OF BEGINNING
- EXCEPTION NUMBER
- LISTED IN TITLE COMMITMENT

REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS
BOOK 41786 PAGE 316 (LOCUS DEED)
PLAN NO. 965 OF 2005 (LOCUS PLAN)

PARKING SUMMARY

ZERO REGULAR SURFACE PARKING SPACES

NOTES:

- ZONING DISTRICT INFORMATION WAS PROVIDED BY THE INSURER, VIA A REPORT ENTITLED "APPRAISAL OF REAL PROPERTY, FORT POINT CHANNEL OFFICE BUILDINGS, OFFICE PROPERTY 281 & 321 SUMMER STREET, SUFFOLK COUNTY, MASSACHUSETTS 02110" PREPARED BY INTERA REALTY RESOURCES, AND DATED JUNE 28, 2012.
- BY GRAPHICAL PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2502SC0081G, AND COMMUNITY PANEL NUMBER 250286, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE ON THE SURFACE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CONSTRUCTION DEBRIS OR EARTH MOVING WORK.
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
- BUILDING HEIGHT SHOWN HEREON IS CALCULATED FROM THE AVERAGE GRADE PLANE AND THE TOP OF ROOF HEIGHT, BY CITY OF BOSTON ZONING CODE. THE DEFINITION OF A FLAT ROOF BUILDING HEIGHT IS TO THE TOP OF THE HIGHEST ROOF BEAM; THIS WAS UNACCESSIBLE AT TIME OF SURVEY. THEREFORE THE BUILDING HEIGHT BY DEFINITION WOULD BE LESS THAN THE HEIGHT SHOWN HEREON.
- PER A MEMORANDUM DATED AUGUST 9, 2012, PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC. THERE ARE NO WETLANDS LOCATED ON, OR WITHIN 100 FEET OF THE LOCUS PROPERTY.
- AS PER ITEM 21 OF TABLE A, HARRY R. FELDMAN, INC. MAINTAINS PROFESSIONAL LIABILITY INSURANCE IN THE MINIMAL AMOUNT OF \$2,000,000.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND 281-321 SUMMER-MELCHER, LLC
THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, 19, 20(A) & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 13, 2012.

PAUL R. FOLEY, PLS (MA #48355)
pfoley@harryfeldman.com

DATE



ALTA/ACSM LAND TITLE SURVEY
269-283 SUMMER STREET
BOSTON (SOUTH BOSTON), MASS.
SCALE: 1"=20'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
AUGUST 13, 2012
LAND SURVEYORS
PHONE: (617)357-9740
www.harryfeldman.com

FELDMAN
Professional Land Surveyors

20 0 10 20 40 80
GRAPHIC SCALE

RESEARCH	LW	FIELD CHIEF	KP	PROJ MGR	PRF	APPROVED	NA	SHEET NO.	1 OF 1
CALC	PHB	CADD	RJP	FIELD CHECKED	RJP	CRD FILE	NA	JOB NO.	13544
FILENAME: S:\PROJECTS\13500a\13544\DWG\13544-ALTA.dwg									

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED BY PRISCILLA MURPHY



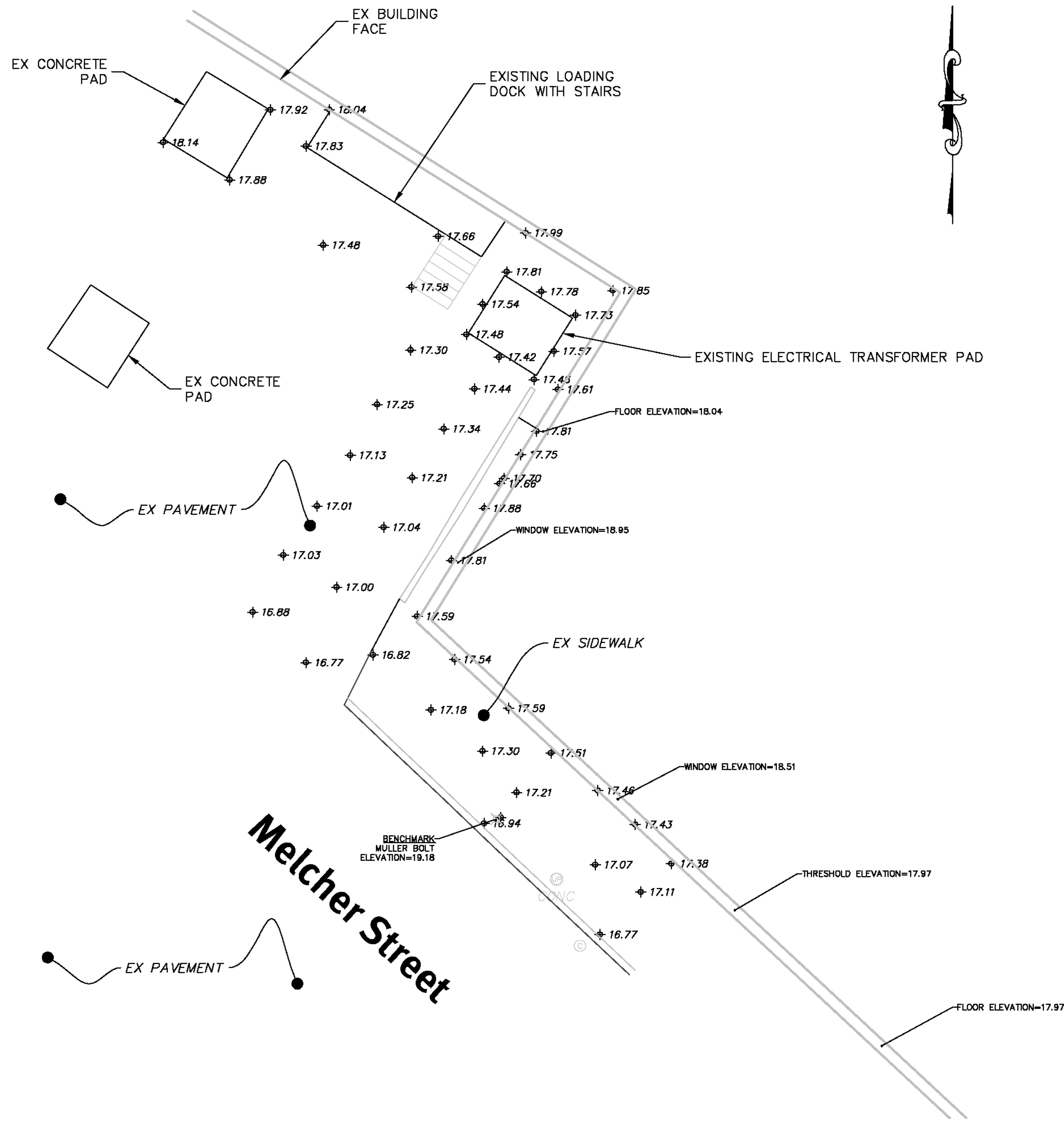
Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909
T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK
PLOT PLAN

LM0.1a

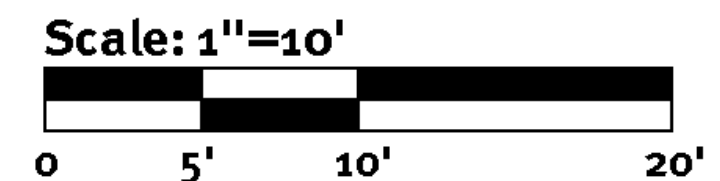


General Notes

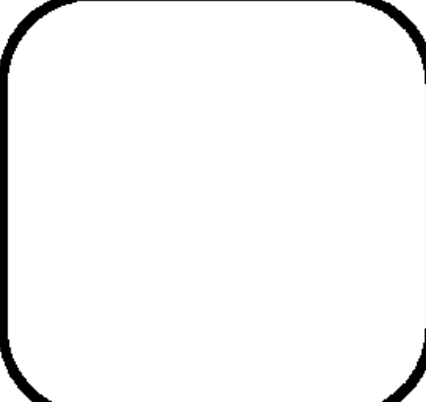
1. THE PARCEL IS IDENTIFIED AS PARCEL ID 0602703000 IN THE CITY OF BOSTON'S LAND EVIDENCE RECORDS.
2. THE OWNER CITY OF BOSTON ONLINE TAX PARCEL VIEWER IS TWO 81 SUMMER ST LLC. THE PARCEL IS IDENTIFIED AS A COMMERCIAL LAND USE.
3. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
4. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON 8/5/2016. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
5. ALL INFORMATION SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).
6. THIS SURVEY WAS NOT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

Datum Note:

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO AN ASSUMED DATUM.



Diprete Engineering
 990 Washington Street Suite 101A Dedham, MA 02026
 Tel 781-326-0021 Fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport



Existing Conditions
Mayhew Wine Shop
 Boston, Massachusetts
 Applicant
Stack + Co.
 423 West Broadway, Suite 402, Boston, Massachusetts 02127
 DE Job No: 1721-010 Copyright: 2016 by Diprete Engineering Associates, Inc.
Date: 8/23/2016
 SHEET **1** OF X

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127 T/F: 800.265.3884
 Providence: 460 Harris Ave #304, 02909 www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK
 EXISTING SITE PLAN
LM0.1b



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



**STACK
+
CO.**

Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK

EX PHOTOS - HISTORIC

LM0.2a



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



**STACK
+
CO.**

Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

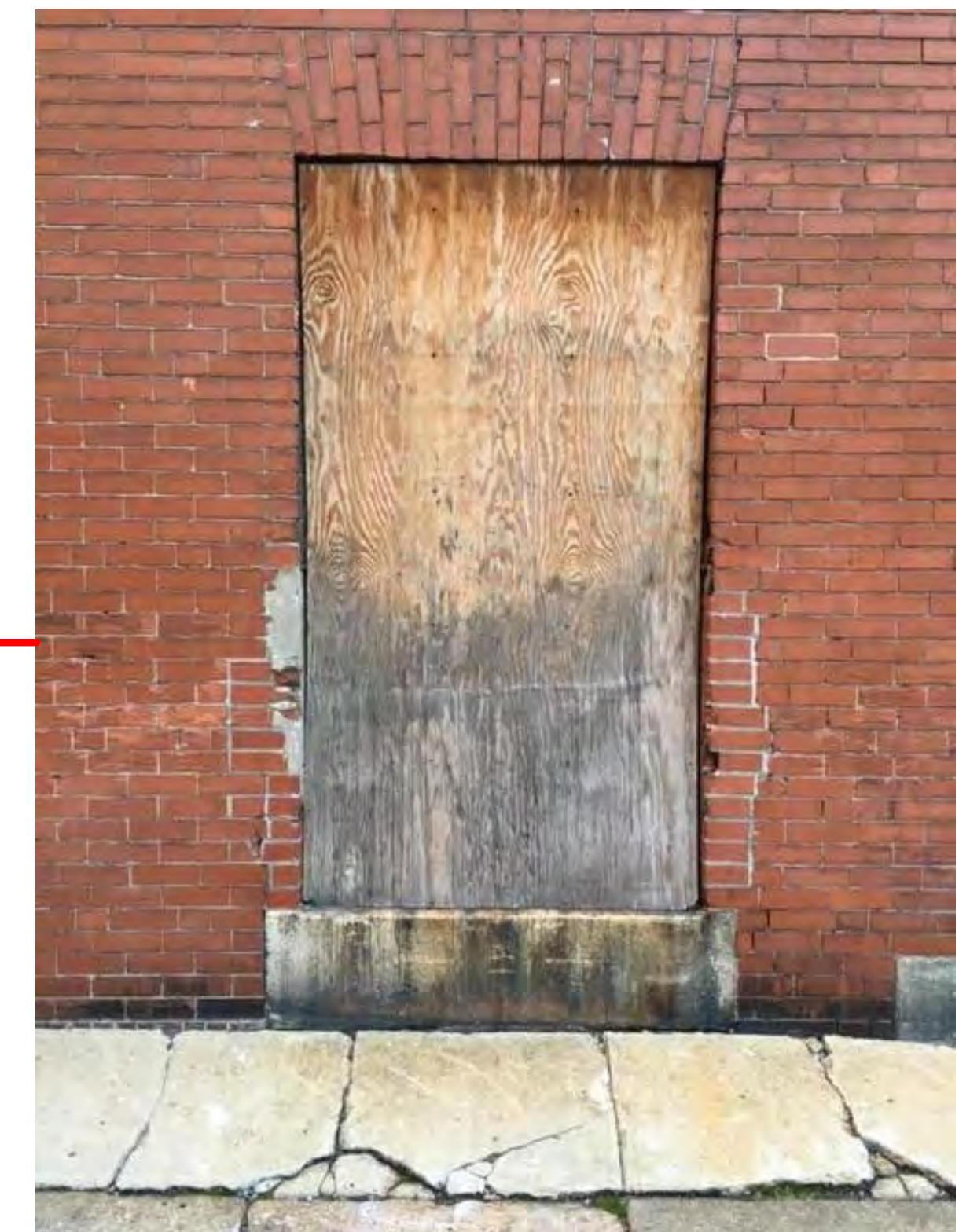
T/F: 800.265.3884
www.stackco.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK
EX PHOTOS - MELCHER ST FACADE

LM0.2b



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackco.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK

EX PHOTOS - SIDE ALLEY

LM0.2c



1 EXISTING EXTERIOR NORTH ELEVATION
1/4" = 1'-0"



2 EXISTING EXTERIOR EAST ELEVATION
1/4" = 1'-0"

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackco.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	1/4" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK
EXISTING EXTERIOR ELEVATIONS

LM0.3



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackco.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK

EXISTING WINDOWS - PHOTOS

LM0.4a



SEVERELY DAMAGED MUNTINS

DAMAGED RAILS

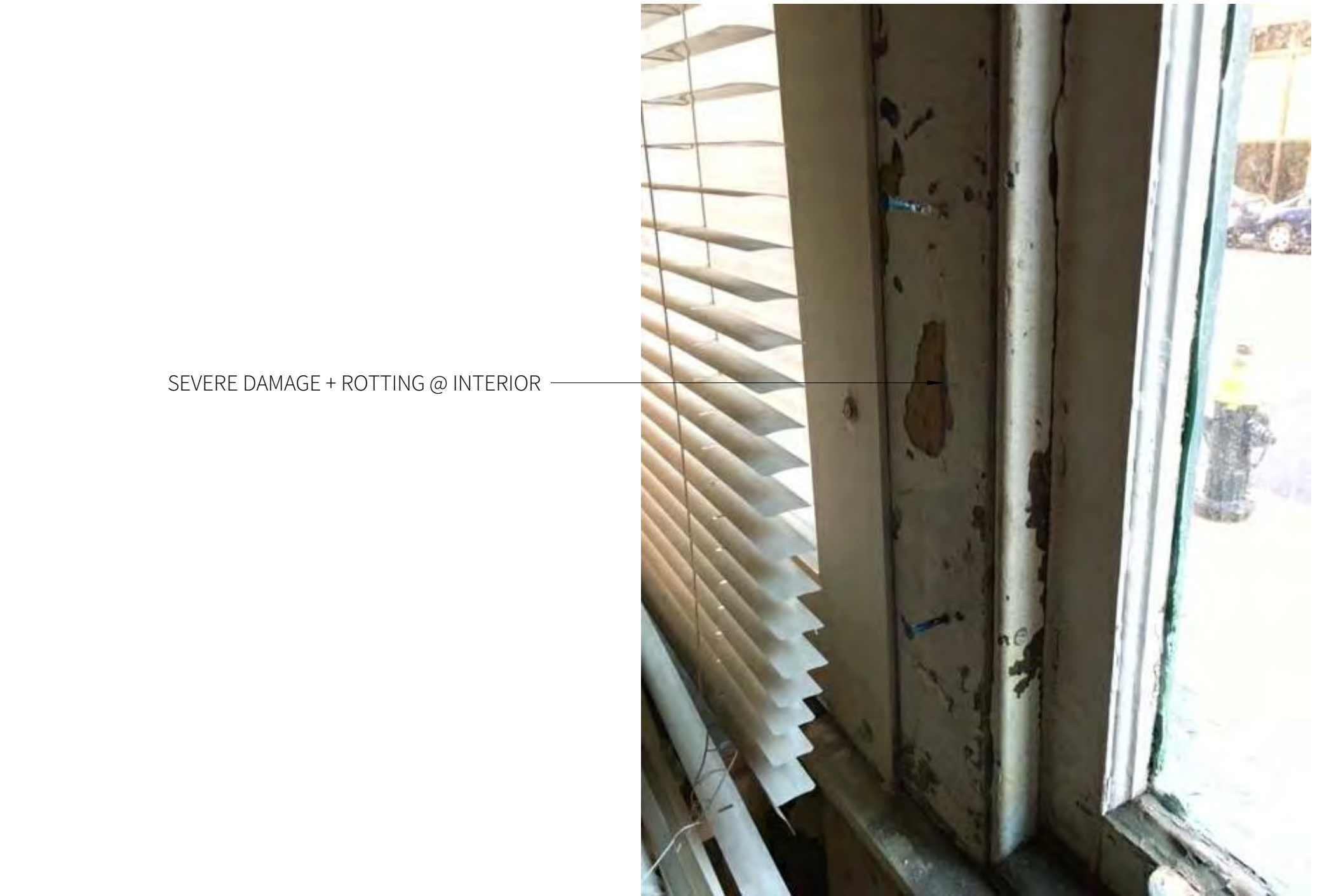
DAMAGED + ROTTING WOOD SHELF



SEVERELY DAMAGED MUNTINS

BROKEN GLASS PANES

DAMAGED + ROTTING WOOD SILL



SEVERE DAMAGE + ROTTING @ INTERIOR



SEVERELY DAMAGED MUNTINS

DAMAGED RAILS

DAMAGED GLASS

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackac.com

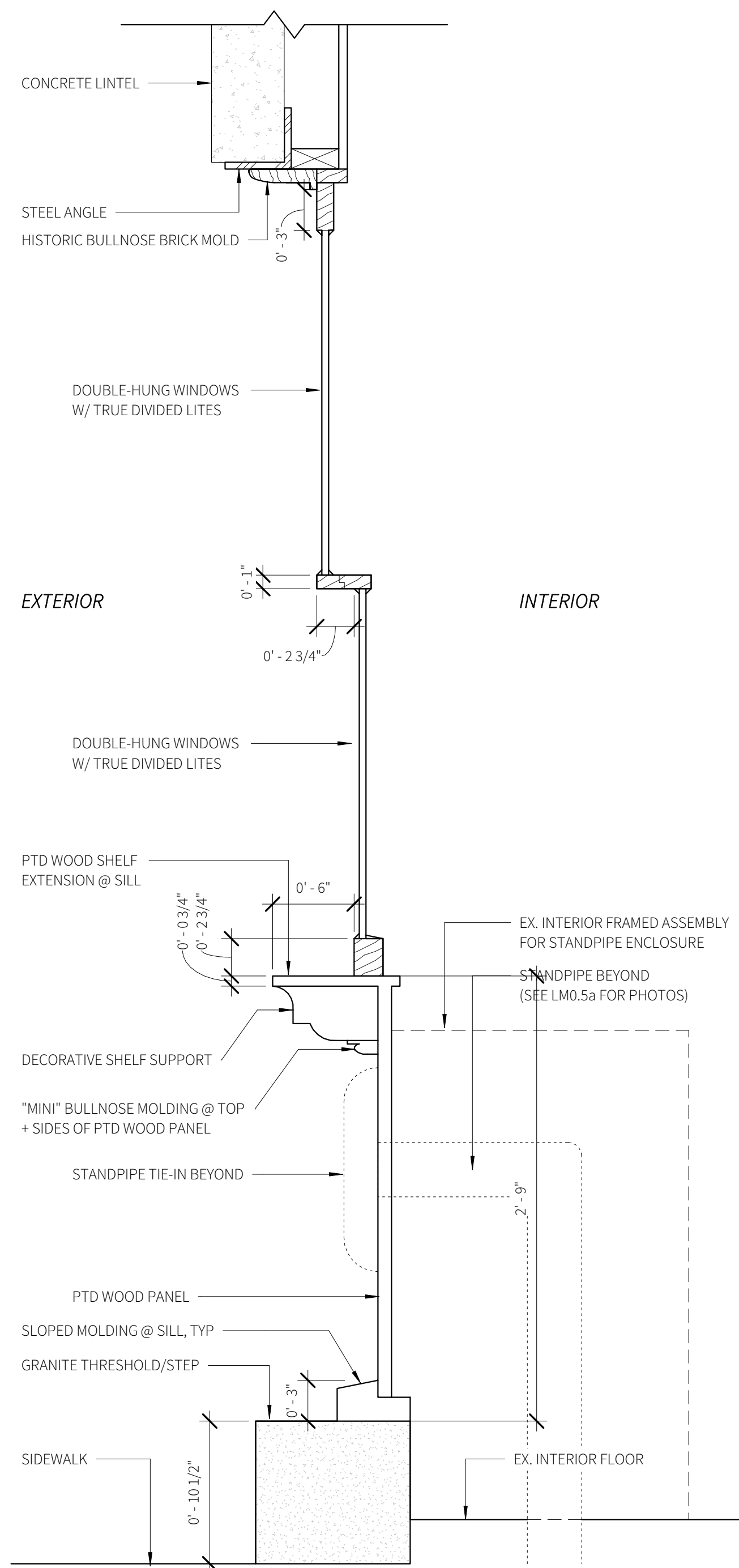
WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

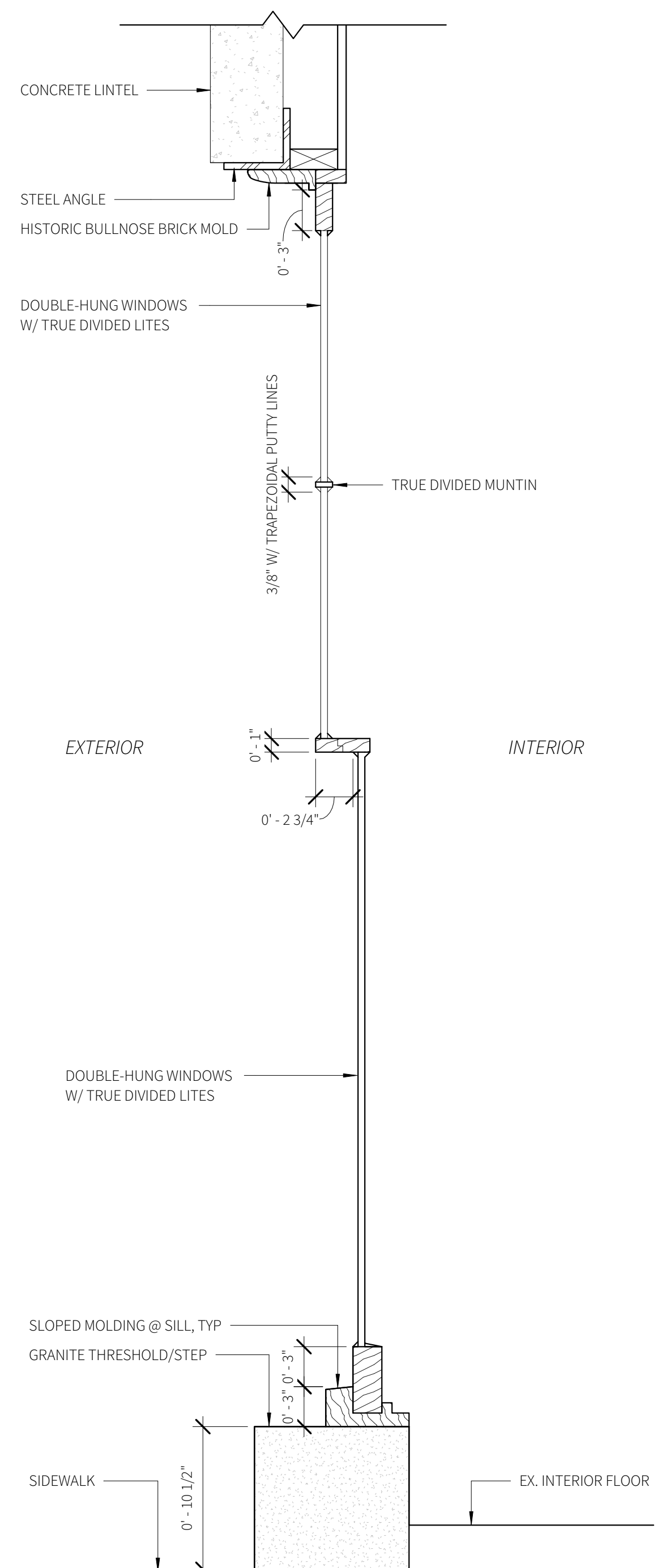
LANDMARK

EX WINDOW DAMAGE - PHOTOS

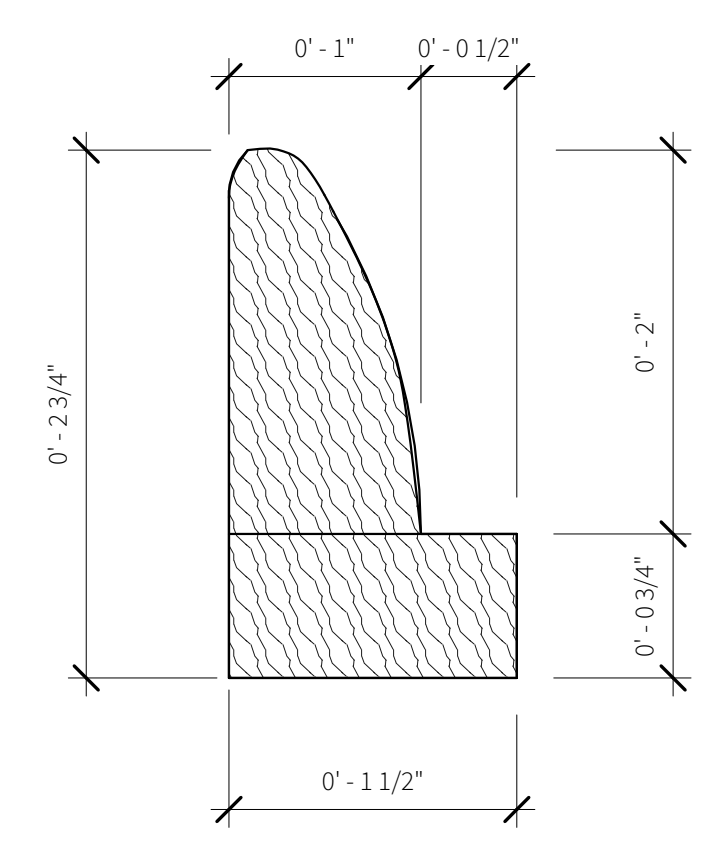
LM0.4b



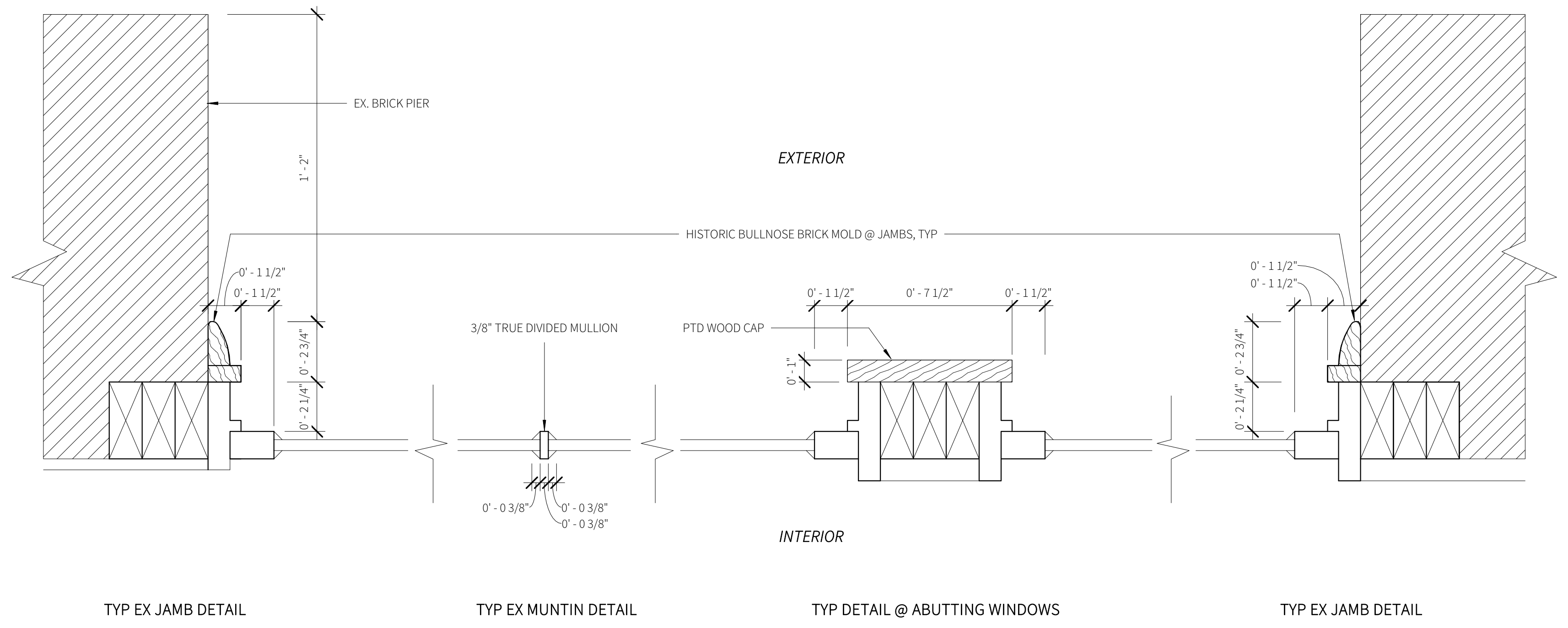
1 EXISTING WINDOW SECTION @ LEFT MELCHER ST WINDOW BAY
1 1/2" = 1'-0"



2 EXISTING WINDOW SECTION @ RIGHT MELCHER ST WINDOW BAY
1 1/2" = 1'-0"



4 TYP BULLNOSE MOLDING PROFILE
12" = 1'-0"



3 EXISTING WINDOWS - TYPICAL HORZ SECTION DETAILS
3" = 1'-0"

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



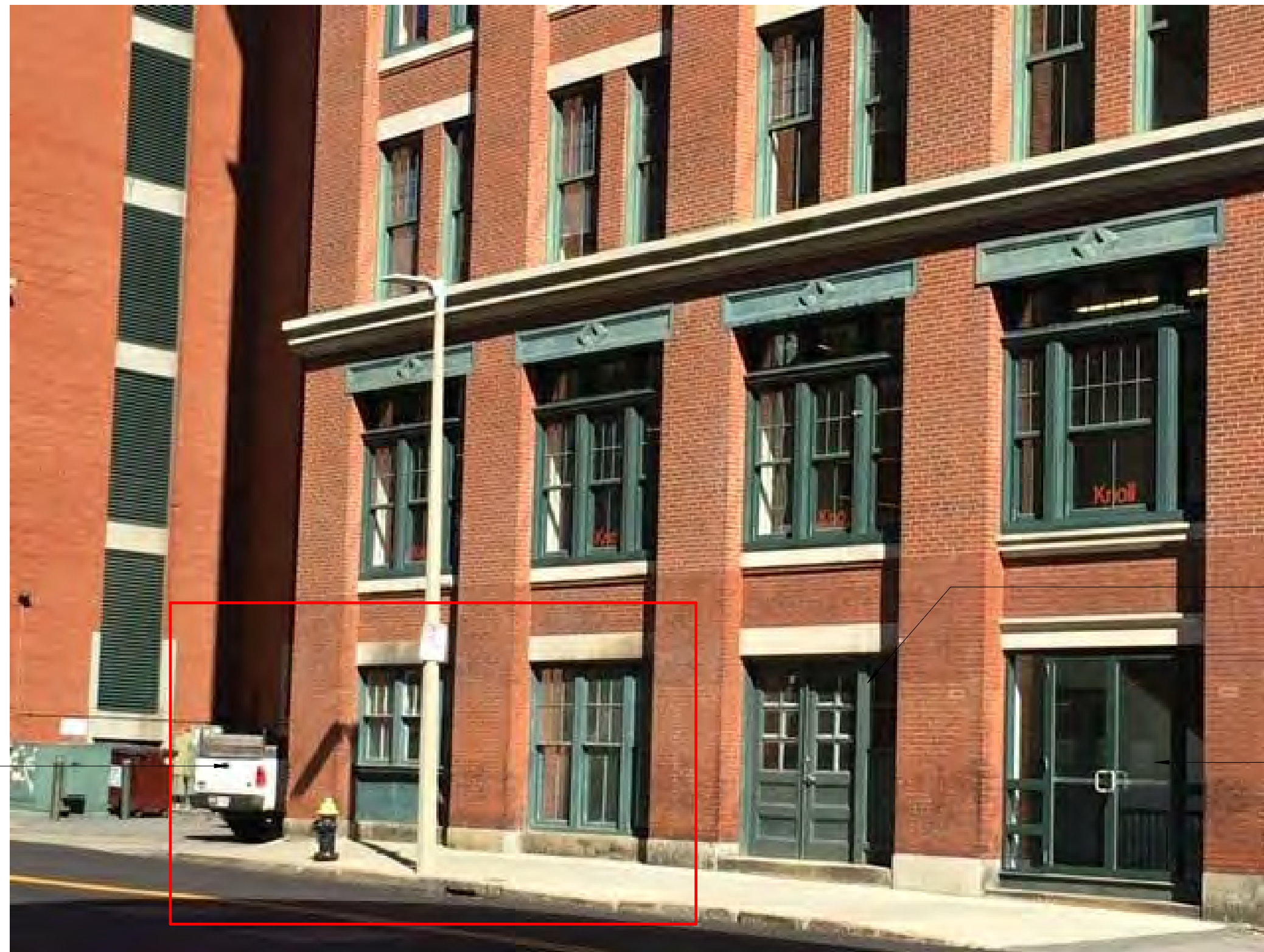
Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909
T/F: 800.265.3884
www.stackco.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	As indicated	
REV #	DATE	DESCRIPTION

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	As indicated	
REV #	DATE	DESCRIPTION

LANDMARK
EXISTING WINDOW SECTIONS
LM0.4c

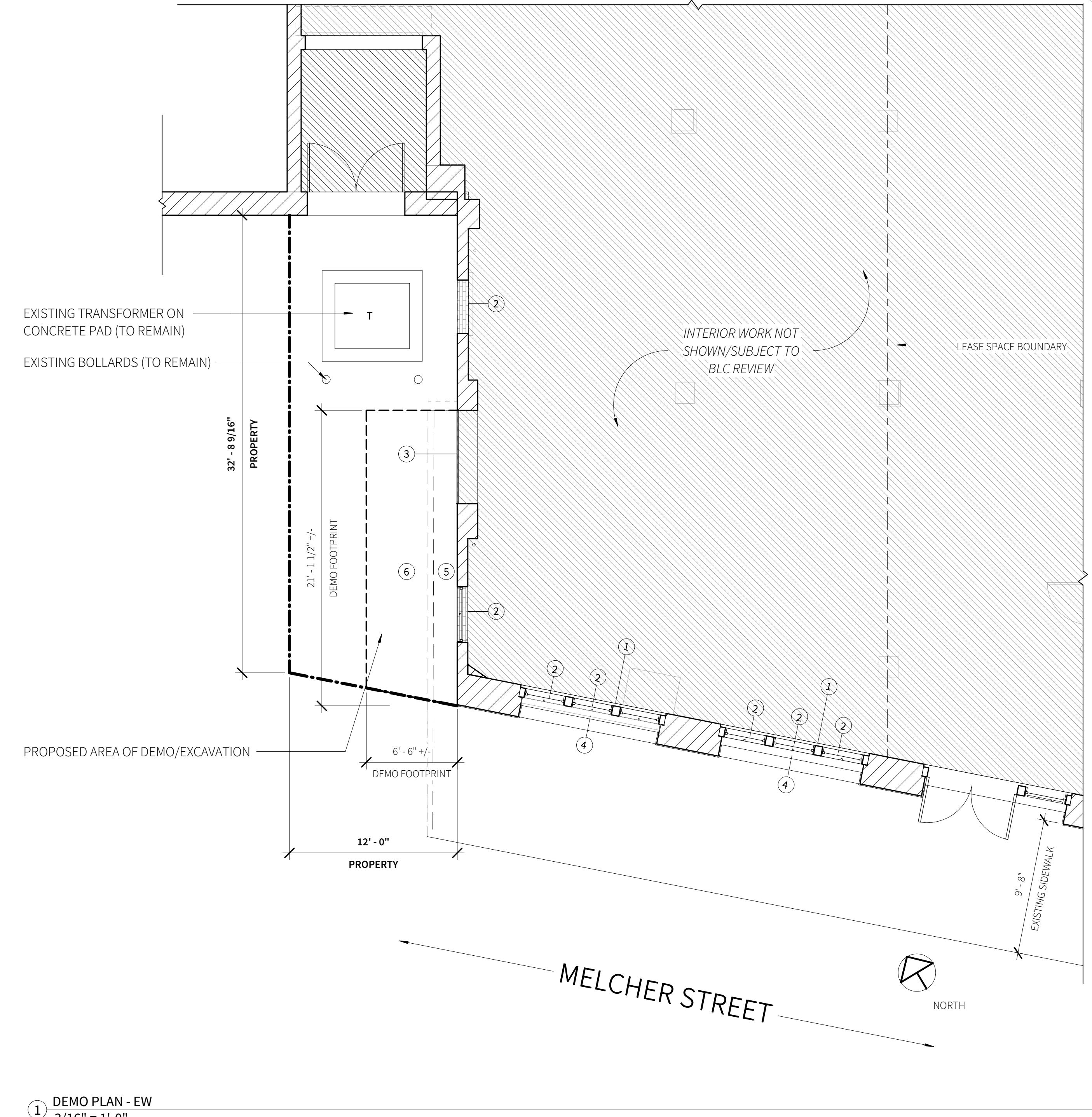


STREET VIEWS FROM MELCHER ST



NOTE: THERE IS CURRENTLY NO ADA ACCESS TO FUTURE TENANT SPACE

EXTERIOR DEMOLITION KEY:	
1	DEMOLISH EXISTING FRAMED WALL/INFILL
2	DEMOLISH EXISTING WINDOW
3	DEMOLISH EXISTING DOOR / OVERHEAD ROLLING DOOR
4	REMOVE + REPLACE EXISTING GRANITE STEP/THRESHOLD
5	DEMOLISH EXISTING CURB SPACER
6	EXCAVATE EXISTING PAVEMENT AS REQ'D FOR NEW RAMP/FOOTINGS



1 DEMO PLAN - EW
3/16" = 1'-0"

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	3/16" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK
DEMO PLAN

LM1.0



NEW BLADE SIGN:
MAYHEW CIRCULAR LOGO. PTD STEEL CONSTRUCTION, SANDBLASTED FOR DISTRESSED/INDUSTRIAL LOOK

NEW DOUBLE-HUNG WOOD WINDOW INFILL:
CUSTOM HISTORIC WOOD WINDOW TO MATCH ABOVE IN EXISTING/DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD/SILL TO MATCH EXISTING, PTD BENJAMIN MOORE "CLASSIC BURGUNDY"

NEW EXTERIOR LIGHT FIXTURES (TYP):
BARNLIGHT ELECTRIC - CANAL STREET SoHo SCONCE, GALV/BLACK FINISH

NEW PLATE STEEL AWNING:
IDENTICAL CONSTRUCTION TO AWNINGS ON MELCHER ST FACADE

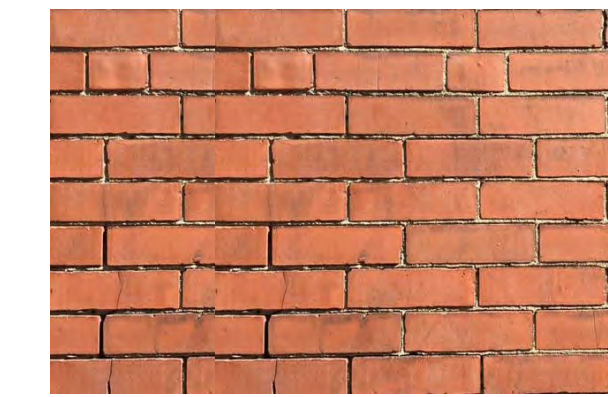
NEW BRICK INFILL:
@ INDICATED AREA, SLIGHTLY INSET PER BLC STANDARDS/REQUEST. ADDITIONAL MISC. BRICK REPAIR/REPOINTING WHERE SPECIFIED ON LM4.4

NEW WOOD ADA STOREFRONT ENTRANCE:
CUSTOM HISTORIC WOOD DOORS (TO MATCH HISTORIC MAIN ENTRY DOORS) IN EXISTING/DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD TO MATCH EXISTING, PTD BENJAMIN MOORE "CLASSIC BURGUNDY"

NEW ADA HARDSCAPED PATH + LANDING:
SLOPE < 1:20. CAST-IN-PLACE CONCRETE SURFACE W/ BROOM-FINISH. 1/2" PLATE STEEL PERIMETER EDGING W/ GRAVEL REVEAL + BUILT-IN PLANTER @ REAR.

NEW MISC. PAVING:
TO MATCH NEWLY PAVED MELCHER ST

GENERAL EXTERIOR IMPROVEMENTS MATERIAL PALLETTE:



EXISTING BRICK



EXISTING GRANITE



BM HISTORIC - "CLASSIC BURGUNDY"
NEW WOOD WINDOWS/BRICK MOLD

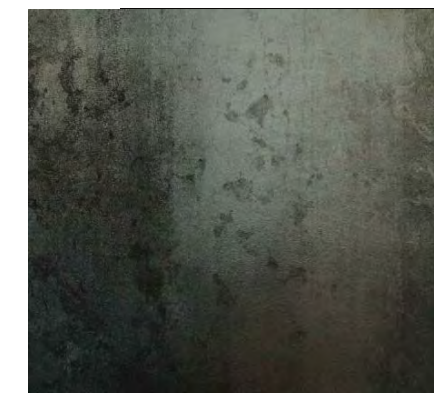
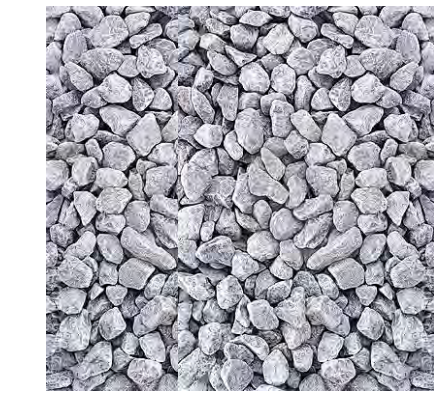


PLATE STEEL - CLEAR POWDER COAT FINISH
AWNINGS + ADA PATH SURROUND
PTD BM "LANCASTER WHITEWASH" @ AWNINGS



CIP CONCRETE, BROOM-FINISH
SIDEWALK & NEW ADA HARDSCAPED PATH



GRAVEL
NEW ADA HARDSCAPED PATH
REVEAL/PLANTER

NEW PLATE STEEL AWNINGS:
48" DEEP W/ BENT EDGE @ BACK FOR EPOXY/THROUGH-BOLT FASTENING, AND BENT EDGE @ FRONT FOR MARQUEE SIGNAGE STANDOFF LETTERS. CLEAR POWDER COAT/PTD FINISH.



NEW EXTERIOR LIGHT FIXTURES (TYP):
BARNLIGHT ELECTRIC - CANAL STREET SoHo SCONCE, GALV/BLACK FINISH

EXISTING CONCRETE LINTELS (TO REMAIN)

NEW DOUBLE-HUNG WOOD WINDOWS:
CUSTOM HISTORIC WOOD WINDOWS TO MATCH EXISTING IN DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD/SILL TO MATCH EXISTING, PTD BENJAMIN MOORE "CLASSIC BURGUNDY"

NEW WOOD STOREFRONT MAIN ENTRANCE:
CUSTOM HISTORIC WOOD DOORS, FIXED SIDELITE + PANEL IN EXISTING/DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD TO MATCH EXISTING, PTD BENJAMIN MOORE "CLASSIC BURGUNDY". TO MATCH HISTORIC PHOTOS/DOCUMENTED CONDITIONS AS INDICATED

NEW GRANITE STEP EXTENSIONS:
EXTEND OUT TO BE FLUSH W/ FACE OF BRICK PIERS & LEVEL W/ NEW INTERIOR FLOOR, GRANITE TO MATCH EXISTING GRANITE STEPS.

NEW STOREFRONT DOOR HARDWARE:
PULL: HOUSE OF ANTIQUE HARDWARE "RS-05BA-A08-PO241-613", OIL RUBBED BRONZE FINISH;
DEADBOLT: HOUSE OF ANTIQUE HARDWARE "R-01EM-8455X", OIL RUBBED BRONZE FINISH



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK

PROPOSED EXTERIOR WORK - OP 1

LM2.0a



NEW BLADE SIGN:
MAYHEW CIRCULAR LOGO. PTD STEEL CONSTRUCTION, SANDBLASTED FOR DISTRESSED/INDUSTRIAL LOOK

NEW DOUBLE-HUNG WOOD WINDOW INFILL:
CUSTOM HISTORIC WOOD WINDOW TO MATCH ABOVE IN EXISTING/DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD/SILL TO MATCH EXISTING, PTD BENJAMIN MOORE "JET BLACK"

NEW EXTERIOR LIGHT FIXTURES (TYP):
BARNLIGHT ELECTRIC - CANAL STREET SoHo SCONCE, GALV/BLACK FINISH

NEW PLATE STEEL AWNING:
IDENTICAL CONSTRUCTION TO AWNINGS ON MELCHER ST FACADE

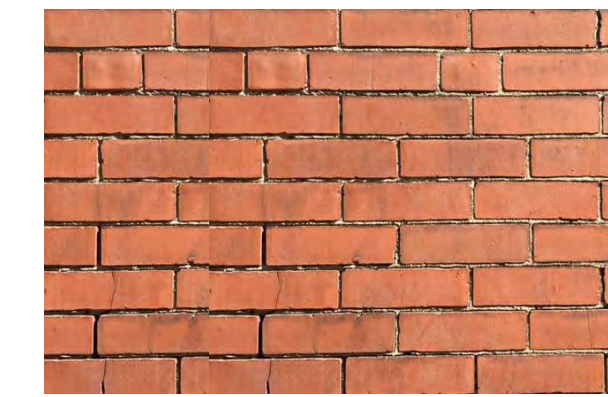
NEW BRICK INFILL:
@ INDICATED AREA, SLIGHTLY INSET PER BLC STANDARDS/REQUEST. ADDITIONAL MISC. BRICK REPAIR/REPOINTING WHERE SPECIFIED ON LM4.4

NEW WOOD ADA STOREFRONT ENTRANCE:
CUSTOM HISTORIC WOOD DOORS (TO MATCH HISTORIC MAIN ENTRY DOORS) IN EXISTING/DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD TO MATCH EXISTING, PTD BENJAMIN MOORE "JET BLACK"

NEW ADA HARDSCAPED PATH + LANDING:
SLOPE < 1:20. CAST-IN-PLACE CONCRETE SURFACE W/ BROOM-FINISH. 1/2" PLATE STEEL PERIMETER EDGING W/ GRAVEL REVEAL + BUILT-IN PLANTER @ REAR.

NEW MISC. PAVING:
TO MATCH NEWLY PAVED MELCHER ST

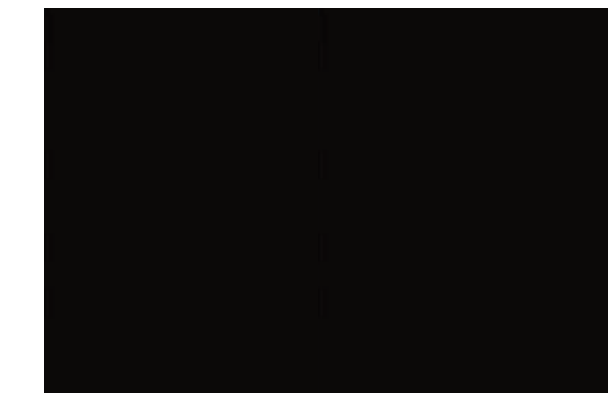
GENERAL EXTERIOR IMPROVEMENTS MATERIAL PALLETTE:



EXISTING BRICK



EXISTING GRANITE



BENJAMIN MOORE - "JET BLACK"
NEW WOOD WINDOWS/BRICK MOLD

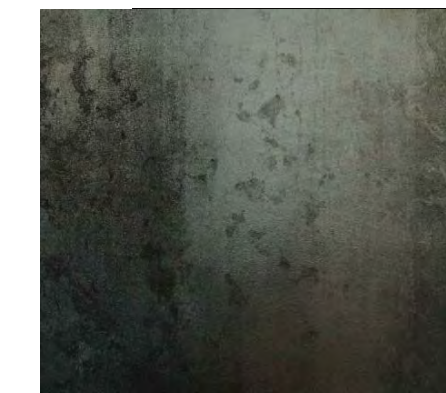
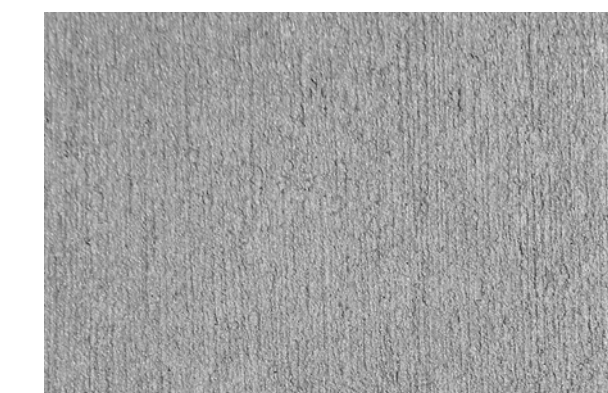
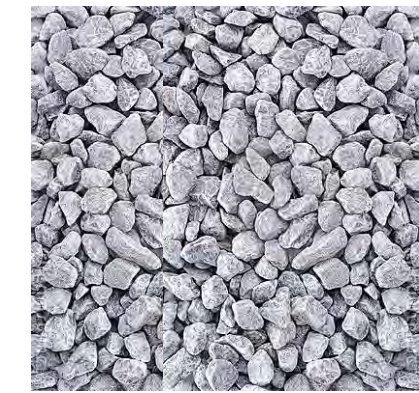


PLATE STEEL - CLEAR POWDER COAT FINISH
AWNINGS + ADA PATH SURROUND



CIP CONCRETE, BROOM-FINISH
SIDEWALK & NEW ADA HARDSCAPED PATH



GRAVEL
NEW ADA HARDSCAPED PATH REVEAL/PLANTER

NEW PLATE STEEL AWNINGS:
48" DEEP W/ BENT EDGE @ BACK FOR EPOXY/THROUGH-BOLT FASTENING, AND BENT EDGE @ FRONT FOR MARQUEE SIGNAGE STANDOFF LETTERS. CLEAR POWDER COAT/PTD FINISH.



NEW EXTERIOR LIGHT FIXTURES (TYP):
BARNLIGHT ELECTRIC - CANAL STREET SoHo SCONCE, GALV/BLACK FINISH

EXISTING CONCRETE LINTELS (TO REMAIN)

NEW DOUBLE-HUNG WOOD WINDOWS:
CUSTOM HISTORIC WOOD WINDOWS TO MATCH EXISTING IN DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD/SILL TO MATCH EXISTING, PTD BENJAMIN MOORE "JET BLACK"

NEW WOOD STOREFRONT MAIN ENTRANCE:
CUSTOM HISTORIC WOOD DOORS, FIXED SIDELITE + PANEL IN EXISTING/DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD TO MATCH EXISTING, PTD BENJAMIN MOORE "JET BLACK". TO MATCH HISTORIC PHOTOS/DOCUMENTED CONDITIONS AS INDICATED

NEW GRANITE STEP EXTENSIONS:
EXTEND OUT TO BE FLUSH W/ FACE OF BRICK PIERS & LEVEL W/ NEW INTERIOR FLOOR, GRANITE TO MATCH EXISTING GRANITE STEPS.

NEW STOREFRONT DOOR HARDWARE:
PULL: HOUSE OF ANTIQUE HARDWARE "RS-05BA-A08-PO241-613", OIL RUBBED BRONZE FINISH;
DEADBOLT: HOUSE OF ANTIQUE HARDWARE "R-01EM-8455X", OIL RUBBED BRONZE FINISH



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK

PROPOSED EXTERIOR WORK - OP 2

LM2.0b



NEW BLADE SIGN:
MAYHEW CIRCULAR LOGO. PTD STEEL CONSTRUCTION, SANDBLASTED FOR DISTRESSED/INDUSTRIAL LOOK

NEW DOUBLE-HUNG WOOD WINDOW INFILL:
CUSTOM HISTORIC WOOD WINDOW TO MATCH ABOVE IN EXISTING/DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD/SILL TO MATCH EXISTING, PTD BENJAMIN MOORE "LAFAYETTE GREEN"

NEW EXTERIOR LIGHT FIXTURES (TYP):
BARNLIGHT ELECTRIC - CANAL STREET SoHo SCONCE, GALV/BLACK FINISH

NEW PLATE STEEL AWNING:
IDENTICAL CONSTRUCTION TO AWNINGS ON MELCHER ST FACADE

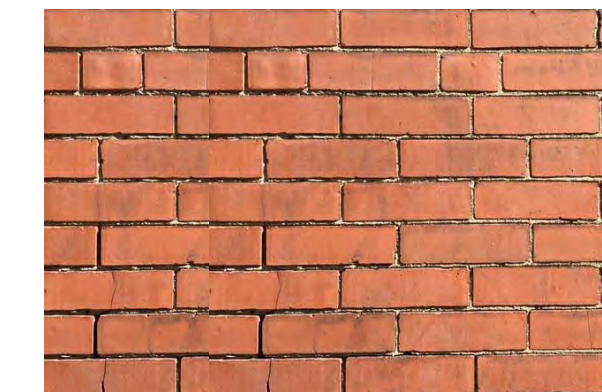
NEW BRICK INFILL:
@ INDICATED AREA, SLIGHTLY INSET PER BLC STANDARDS/REQUEST. ADDITIONAL MISC. BRICK REPAIR/REPOINTING WHERE SPECIFIED ON LM4.4

NEW WOOD ADA STOREFRONT ENTRANCE:
CUSTOM HISTORIC WOOD DOORS (TO MATCH HISTORIC MAIN ENTRY DOORS) IN EXISTING/DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD TO MATCH EXISTING, PTD BENJAMIN MOORE "LAFAYETTE GREEN"

NEW ADA HARDSCAPED PATH + LANDING:
SLOPE < 1:20. CAST-IN-PLACE CONCRETE SURFACE W/ BROOM-FINISH. 1/2" PLATE STEEL PERIMETER EDGING W/ GRAVEL REVEAL + BUILT-IN PLANTER @ REAR.

NEW MISC. PAVING:
TO MATCH NEWLY PAVED MELCHER ST

GENERAL EXTERIOR IMPROVEMENTS MATERIAL PALLETTE:



EXISTING BRICK



EXISTING GRANITE



BENJAMIN MOORE - "LAFAYETTE GREEN"
NEW WOOD WINDOWS/BRICK MOLD TO MATCH EXISTING GREEN ON BLDG

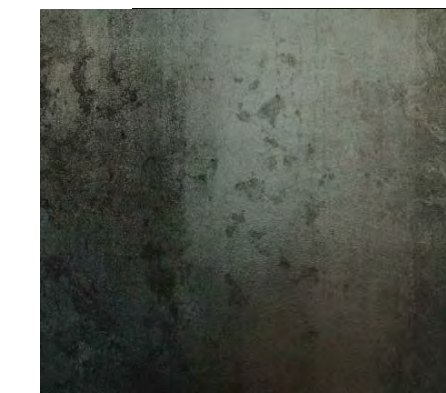
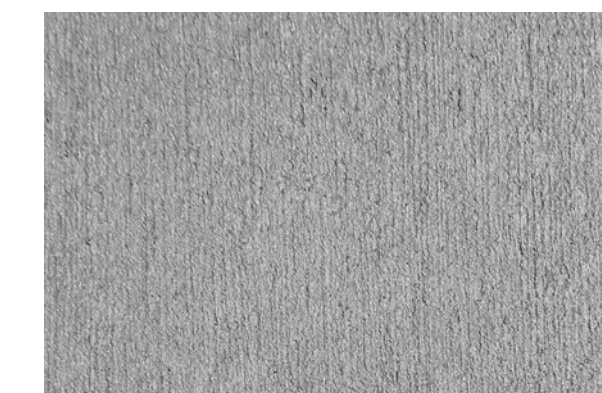
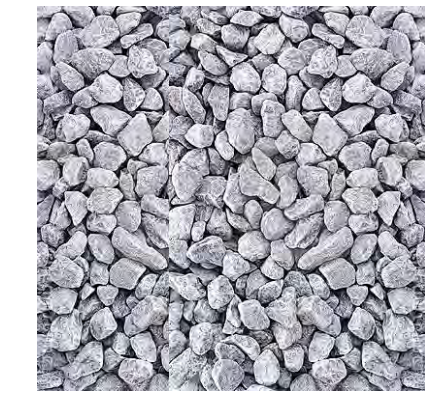


PLATE STEEL - CLEAR POWDER COAT FINISH
AWNINGS + ADA PATH SURROUND



CIP CONCRETE, BROOM-FINISH
SIDEWALK & NEW ADA HARDSCAPED PATH



GRAVEL
NEW ADA HARDSCAPED PATH REVEAL/PLANTER

NEW PLATE STEEL AWNINGS:
48" DEEP W/ BENT EDGE @ BACK FOR EPOXY/THROUGH-BOLT FASTENING, AND BENT EDGE @ FRONT FOR MARQUEE SIGNAGE STANDOFF LETTERS. CLEAR POWDER COAT/PTD FINISH.



NEW EXTERIOR LIGHT FIXTURES (TYP):
BARNLIGHT ELECTRIC - CANAL STREET SoHo SCONCE, GALV/BLACK FINISH

EXISTING CONCRETE LINTELS (TO REMAIN)

NEW DOUBLE-HUNG WOOD WINDOWS:
CUSTOM HISTORIC WOOD WINDOWS TO MATCH EXISTING IN DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD/SILL TO MATCH EXISTING, PTD BENJAMIN MOORE "LAFAYETTE GREEN"

NEW WOOD STOREFRONT MAIN ENTRANCE:
CUSTOM HISTORIC WOOD DOORS, FIXED SIDELITE + PANEL IN EXISTING/DEMO'D OPENING. TRUE DIVIDED LITES W/ 3/8" MUNTINS + BRICK MOLD TO MATCH EXISTING, PTD BENJAMIN MOORE "LAFAYETTE GREEN". TO MATCH HISTORIC PHOTOS/DOCUMENTED CONDITIONS AS INDICATED

NEW GRANITE STEP EXTENSIONS:
EXTEND OUT TO BE FLUSH W/ FACE OF BRICK PIERS & LEVEL W/ NEW INTERIOR FLOOR, GRANITE TO MATCH EXISTING GRANITE STEPS.

NEW STOREFRONT DOOR HARDWARE:
PULL: HOUSE OF ANTIQUE HARDWARE "RS-05BA-A08-PO241-613", OIL RUBBED BRONZE FINISH;
DEADBOLT: HOUSE OF ANTIQUE HARDWARE "R-01EM-8455X", OIL RUBBED BRONZE FINISH



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



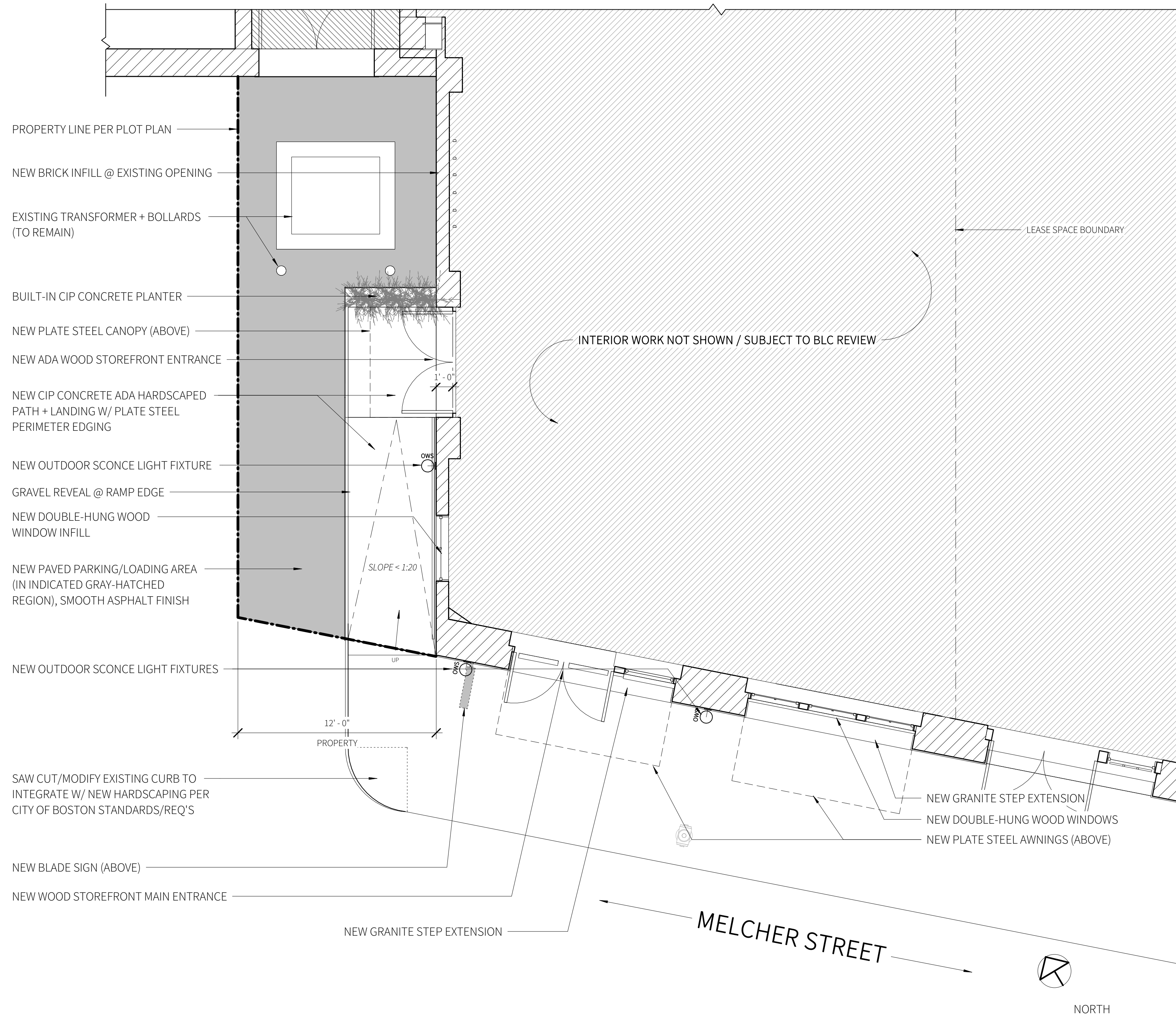
Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK
PROPOSED EXTERIOR WORK - OP 3
LM2.0c



1 PROPOSED SITE PLAN
1/4" = 1'-0"



2 3-D ISOMETRIC VIEW - LM

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackco.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	1/4" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK
EXTERIOR IMPROVEMENTS - PLANS

LM3.0



NEW BRICK INFILL @/BELOW EXISTING OPENING, SLIGHTLY INSET PER BLC STANDARDS

BUILT-IN CIP CONCRETE PLANTER W/ PLATE STEEL PERIMETER EDGING

NEW ADA WOOD STOREFRONT ENTRANCE

NEW PLATE STEEL AWNING

NEW BLADE SIGN

NEW OUTDOOR SCONCE LIGHT FIXTURE

NEW DOUBLE-HUNG WOOD WINDOW INFILL
WINDOW APPLIED LOGO GRAPHIC/STORE INFO (<30% GLAZED AREA)

NEW CIP CONCRETE ADA HARDSCAPED PATH + LANDING W/ PLATE STEEL PERIMETER EDGING
FINISHED SIDEWALK

1 PROPOSED EXTERIOR ELEVATION @ SIDE ALLEY
1/4" = 1'-0"



NEW OUTDOOR SCONCE LIGHT FIXTURE
NEW WOOD STOREFRONT MAIN ENTRANCE
NEW GRANITE STEP EXTENSION
WOOD PANEL TO ACCOMMODATE EXISTING STANDPIPE

NEW PLATE STEEL AWNINGS

WINDOW APPLIED LOGO GRAPHIC (<30% GLAZED AREA)

NEW DOUBLE-HUNG WOOD WINDOWS
NEW GRANITE STEP EXTENSION
NEW OUTDOOR SCONCE LIGHT FIXTURE
WINDOW APPLIED LOGO GRAPHIC/STORE INFO (<30% GLAZED AREA)

2 PROPOSED EXTERIOR ELEVATION @ MELCHER ST FACADE
1/4" = 1'-0"

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

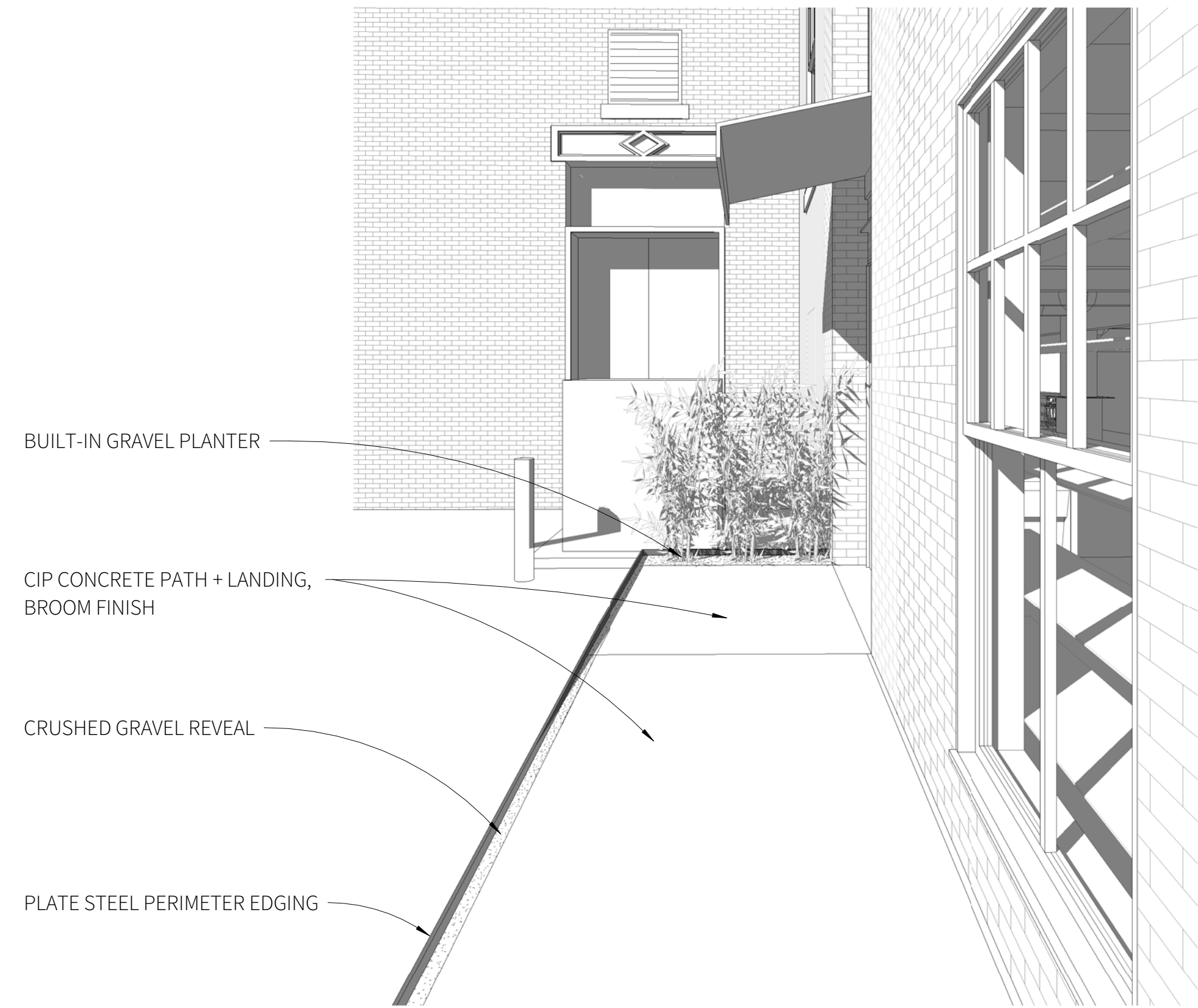
T/F: 800.265.3884
www.stackac.com

WITH:

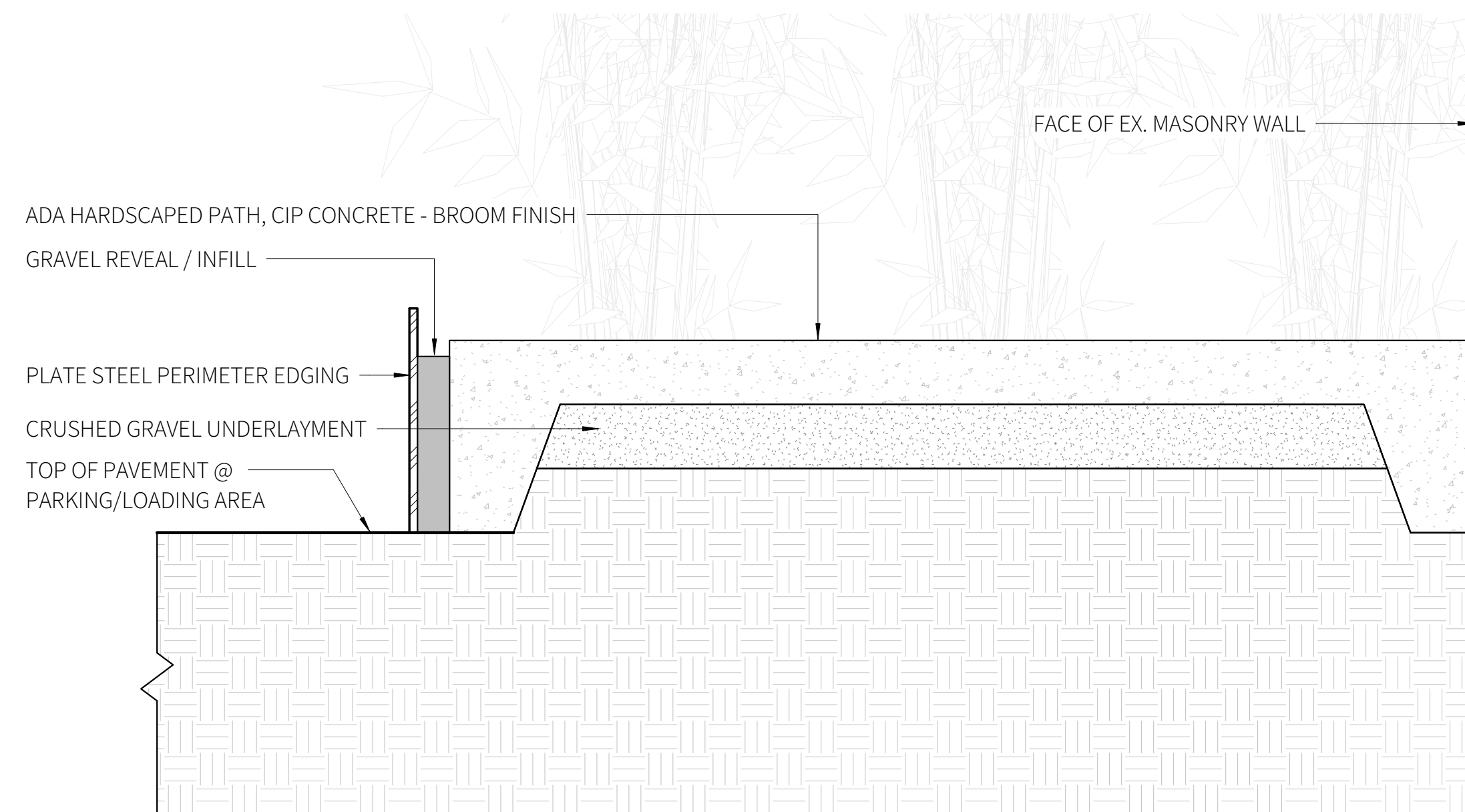
PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	1/4" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK
PROPOSED EXTERIOR ELEVATIONS

LM3.1



3 PERSPECTIVE STANDING ON NEW ADA PATH



2 DETAILED SECTION THROUGH LANDING
1 1/2" = 1'-0"



1 3-D ISOMETRIC OF ADA HARDSCAPED PATH

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

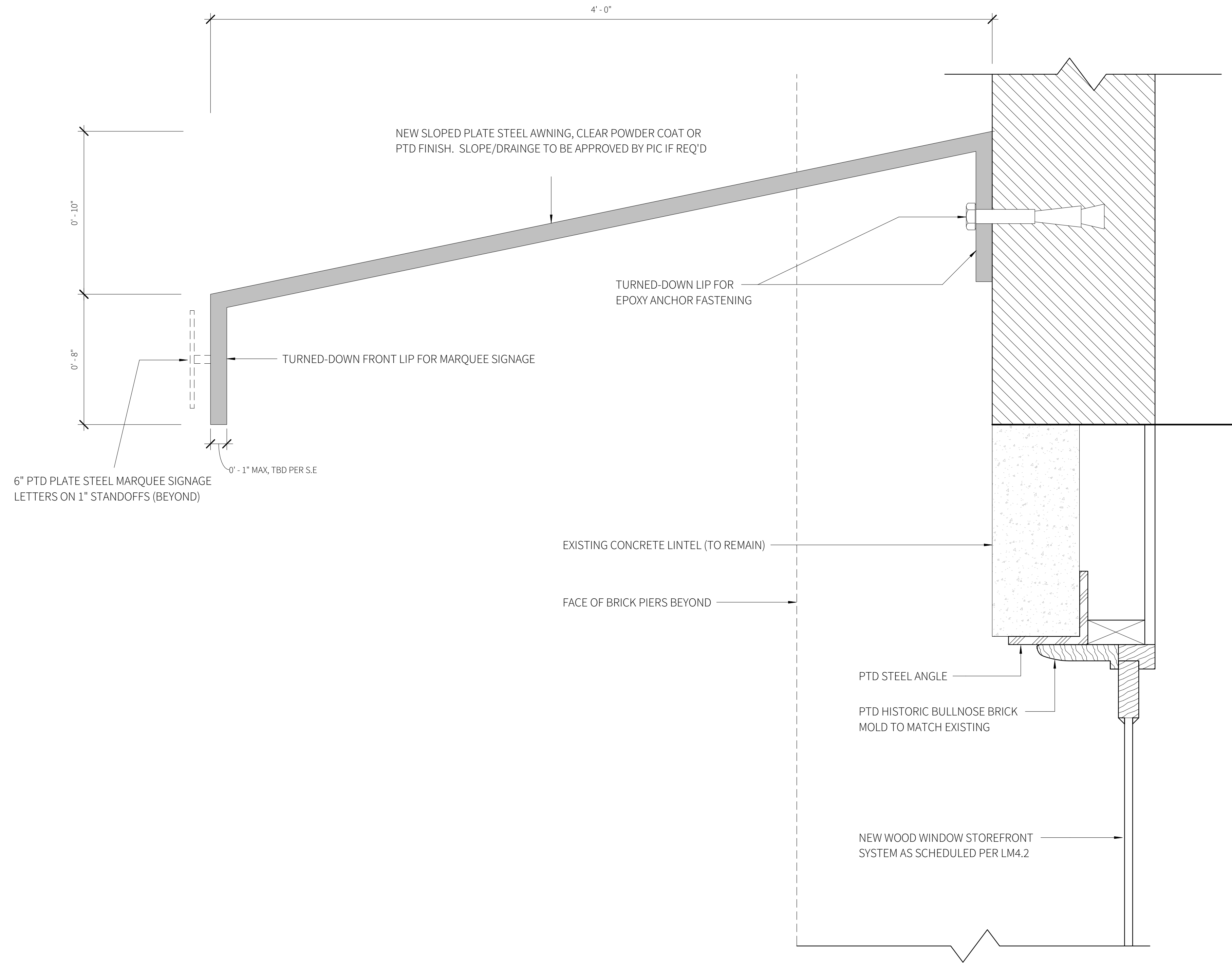
T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	1 1/2" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK
NEW HARDSCAPED PATH DETAILS

LM4.0



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

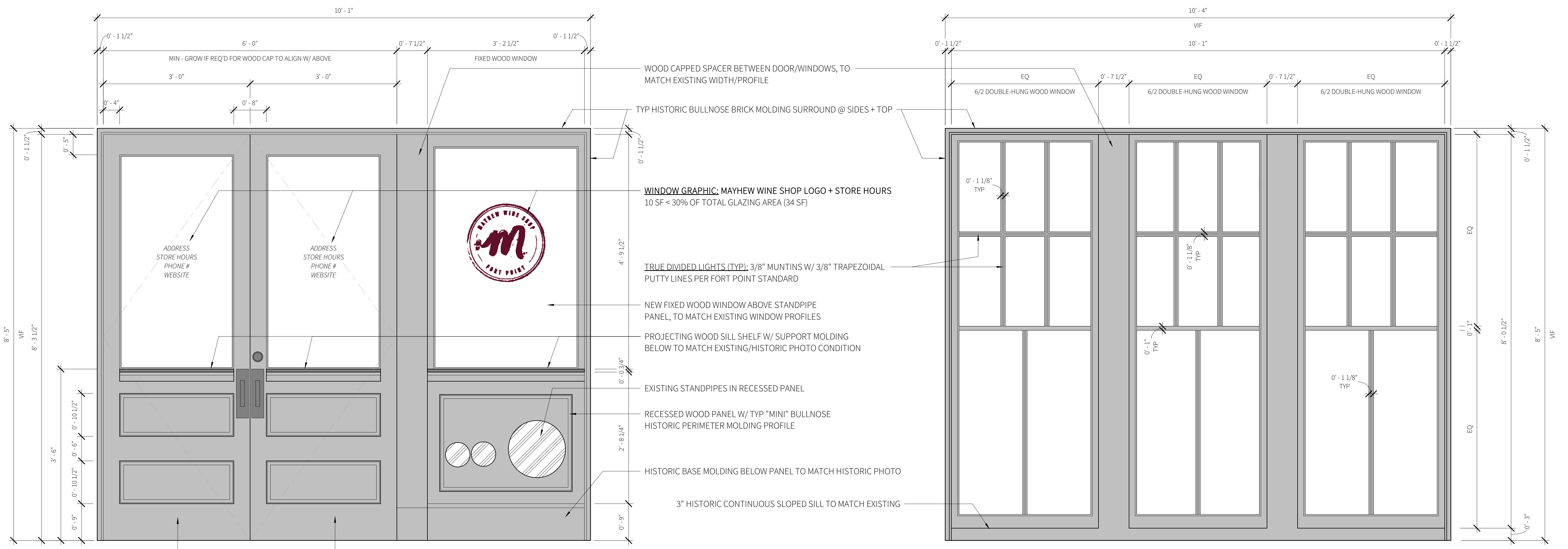
T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	3" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK
NEW CANOPY DETAILS

LM4.1



NEW 36"W WOOD ENTRY DOUBLE-DOORS W/ RECESSED WOOD PANELS + "MINI" BULLNOSE HISTORIC PERIMETER MOLDING PROFILE AS INDICATED
 PULL SPEC: HOUSE OF ANTIQUE HARDWARE "RS-05BA-A07-P0241-613", OIL-RUBBED BRONZE FINISH; LOCK SPEC:

LEFT WINDOW BAY ELEVATION

RIGHT WINDOW BAY ELEVATION

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
 Providence: 460 Harris Ave #304, 02909

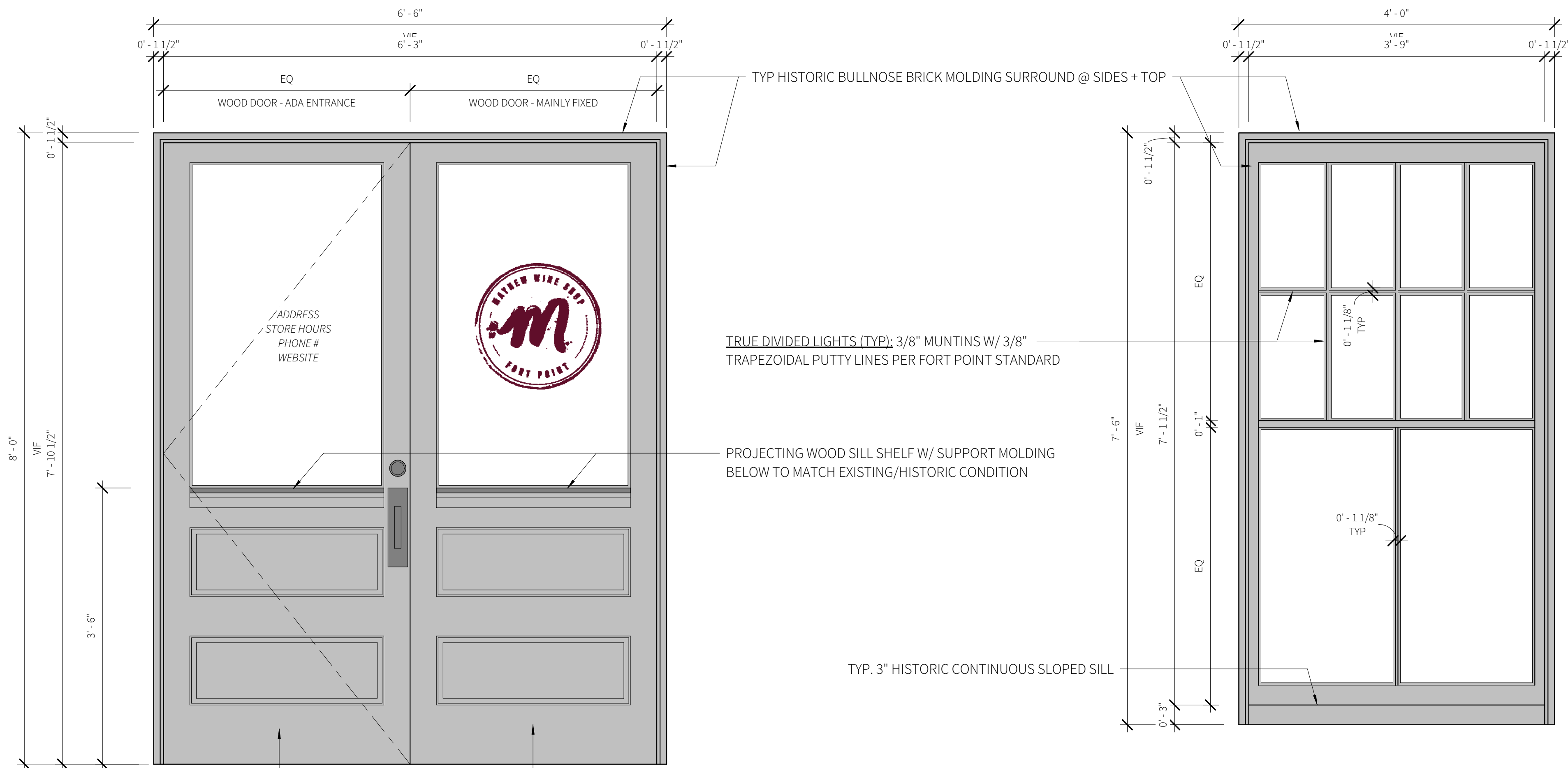
T/F: 800.265.3884
www.stackco.com

WITH:

REV #	DATE	DESCRIPTION

PROJECT NUMBER:	15053
ISSUE DATE:	12/19/16
DRAWN BY:	MD
APPROVED BY:	CT/AWK
SCALE:	1" = 1'-0"

LANDMARK	
NEW MELCHER ST WOOD WINDOWS	
<h1>LM4.2a</h1>	



NEW 36"W WOOD ENTRY DOUBLE-DOORS W/ RECESSED WOOD PANELS + "MINI" BULLNOSE HISTORIC PERMITER MOLDING PROFILE AS INDICATED
PULL SPEC: HOUSE OF ANTIQUE HARDWARE "RS-05BA-A07-P0241-613", OIL-RUBBED BRONZE FINISH

@ NEW ADA ENTRANCE

@ RAISED WINDOW OPENING



HOUSE OF ANTIQUE HARDWARE "R-01EM-8455X", OIL RUBBED BRONZE FINISH



HOUSE OF ANTIQUE HARDWARE "RS-05BA-A08-P0241-613", OIL RUBBED BRONZE FINISH

IMAGES OF SPECIFIED PULL + DEADBOLT

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



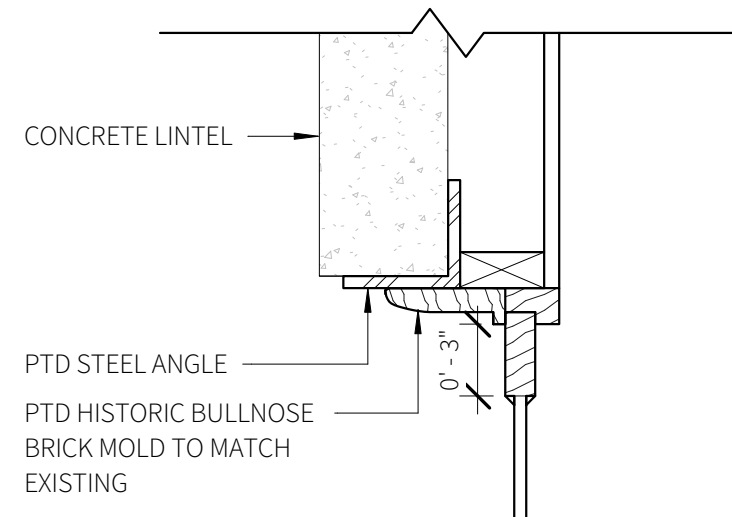
Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackco.com

WITH:

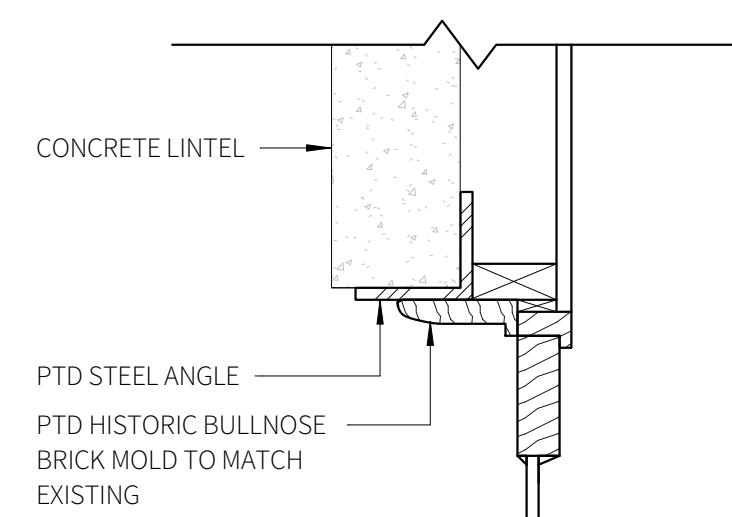
PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	1" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK	
NEW SIDE ALLEY WOOD WINDOWS	
<h1>LM4.2b</h1>	



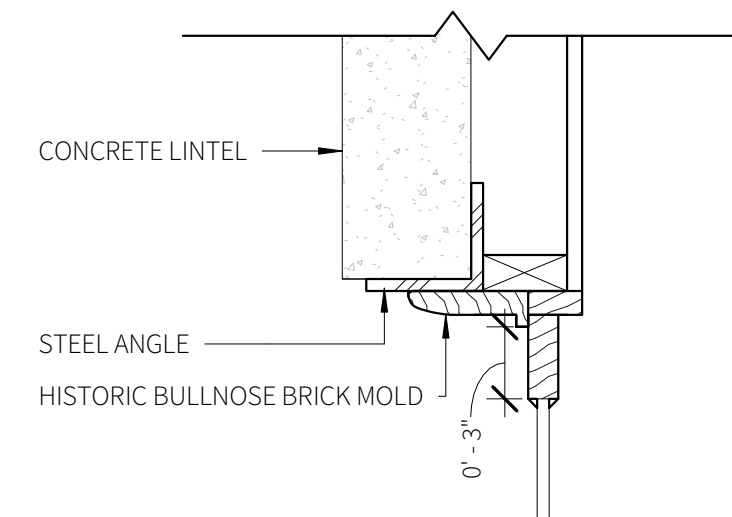
CONCRETE LINTEL
PTD STEEL ANGLE
PTD HISTORIC BULLNOSE BRICK MOLD TO MATCH EXISTING
NEW FIXED WOOD SIDELITE ABOVE STANDPIPE ENCLOSURE W/ PROFILE TO MATCH ORIGINAL BUILDING ENTRY DOORS

EXTERIOR INTERIOR



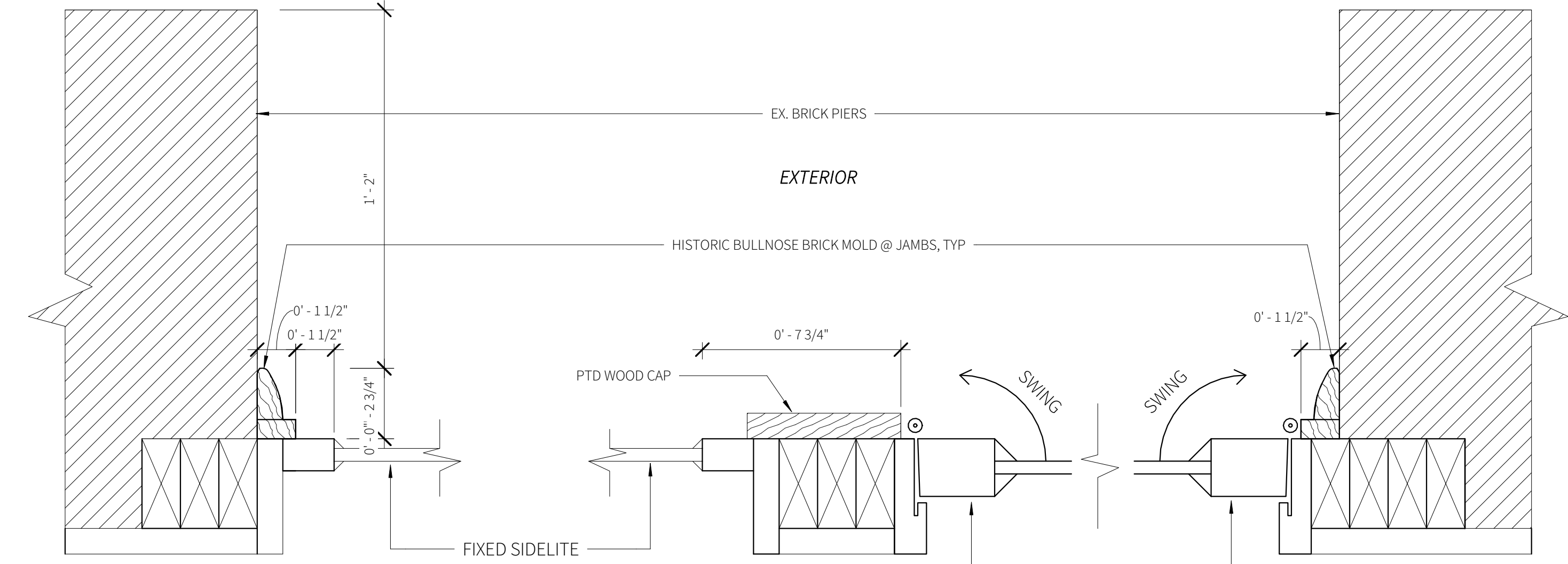
CONCRETE LINTEL
PTD STEEL ANGLE
PTD HISTORIC BULLNOSE BRICK MOLD TO MATCH EXISTING
NEW WOOD DOUBLE DOORS W/ VISION LITE + PANELING TO MATCH ORIGINAL ENTRY DOORS

EXTERIOR INTERIOR



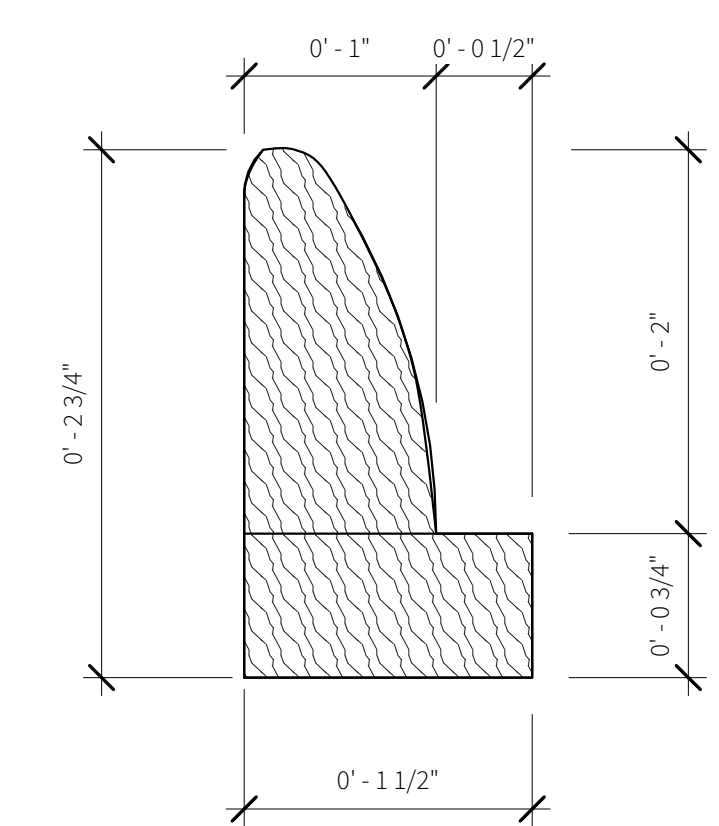
CONCRETE LINTEL
STEEL ANGLE
HISTORIC BULLNOSE BRICK MOLD
NEW CUSTOM DOUBLE-HUNG WOOD WINDOWS W/ TRUE DIVIDED LITES
TRUE DIVIDED MUNTIN

EXTERIOR INTERIOR

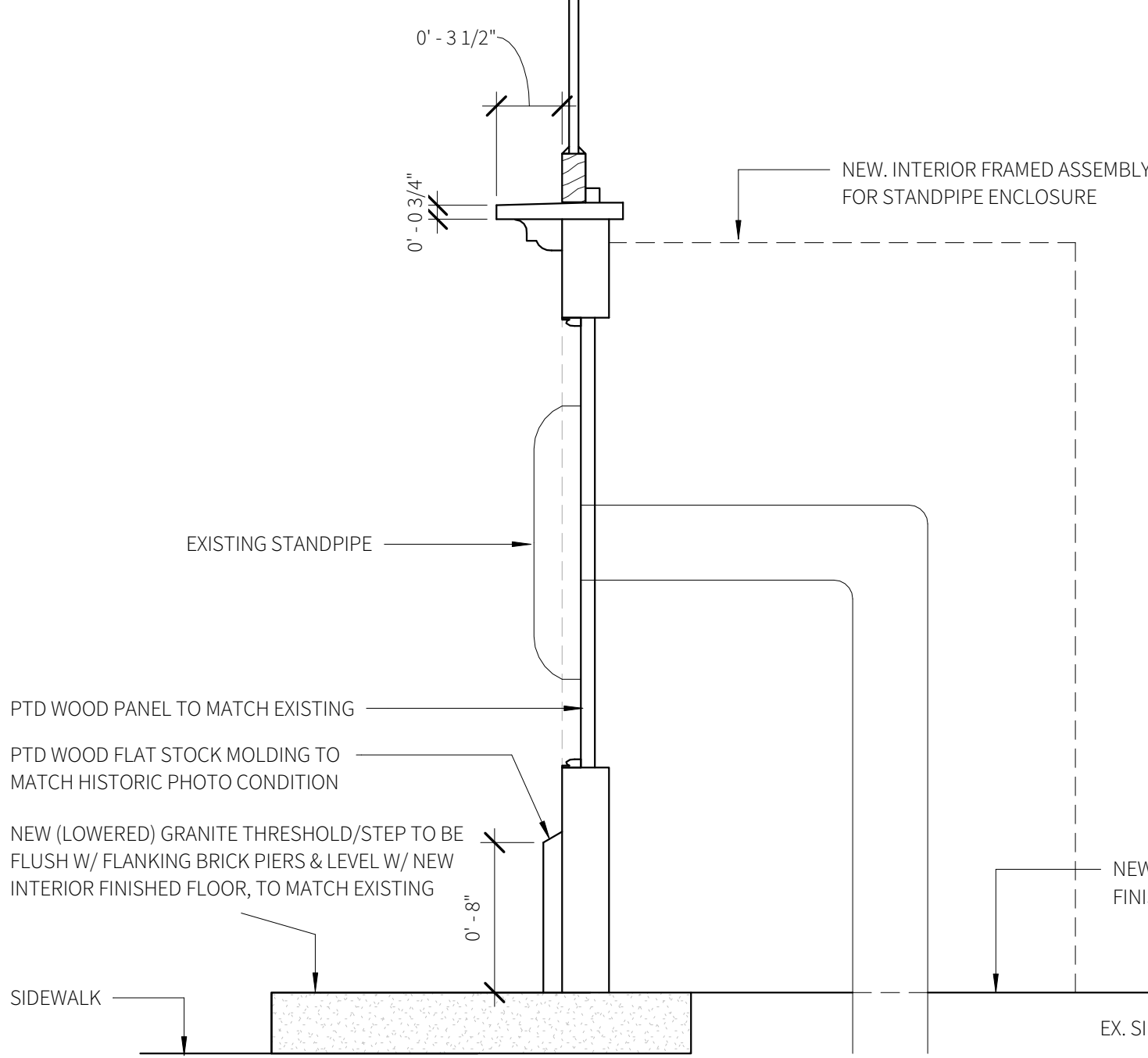


TYP NEW WOOD WINDOW JAMB DETAIL TYP JAMB DETAIL @ WINDOW/DOOR ASSEMBLY TYP JAMB DETAIL @ DOOR

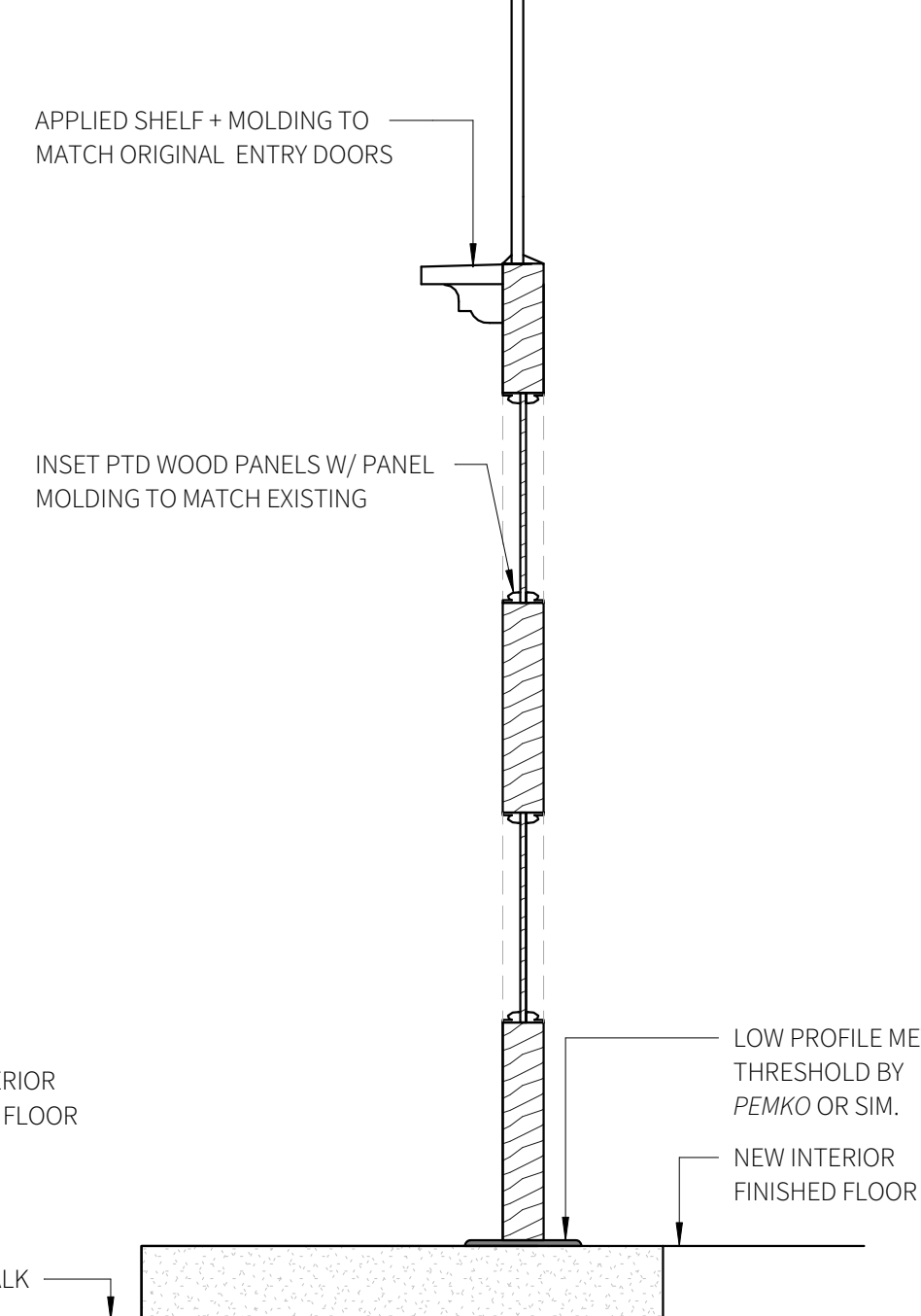
3 TYP HORIZONTAL SECTION THROUGH NEW WOOD WINDOWS/DOORS 3" = 1'-0"



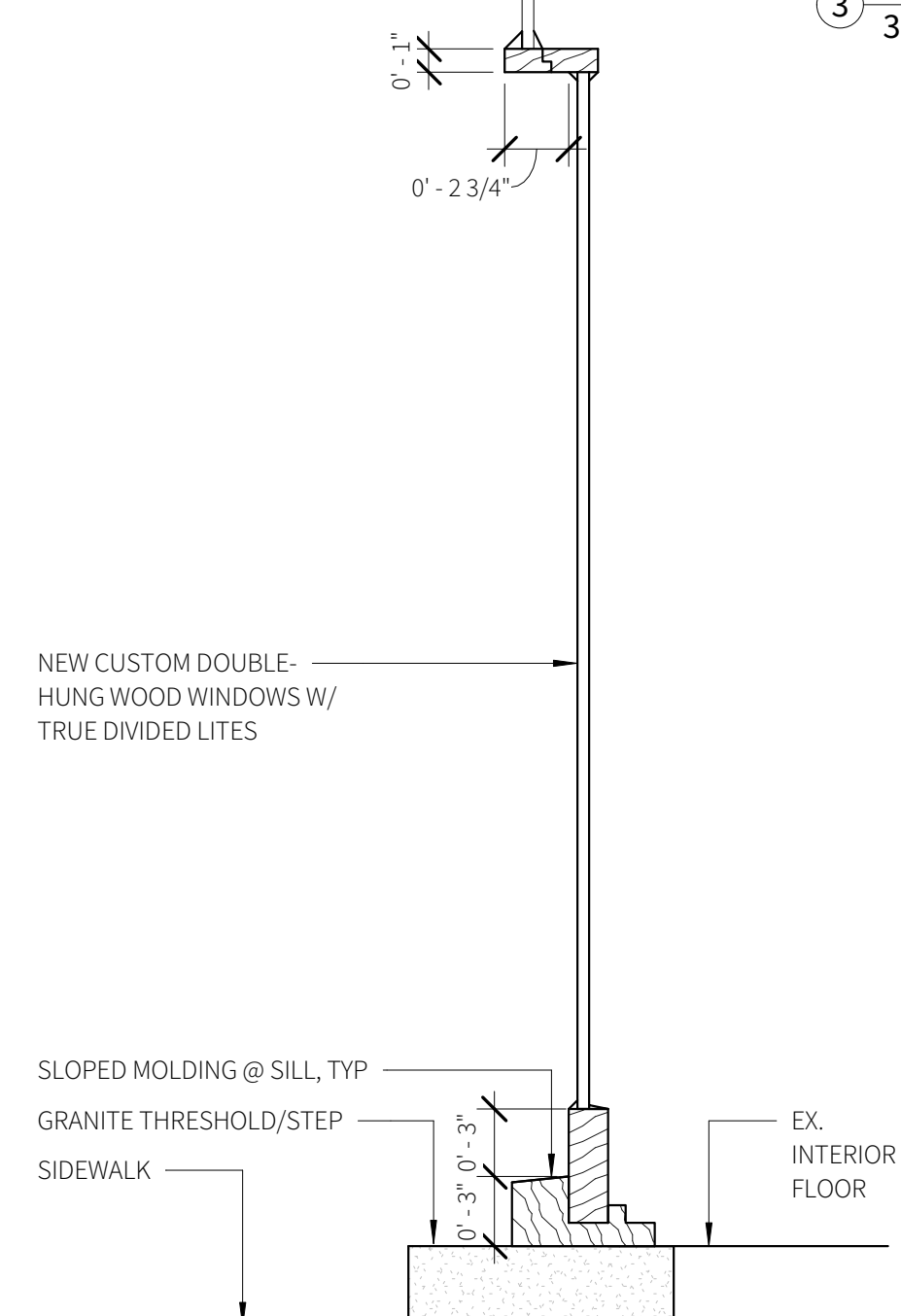
EXACT PROFILE+ COLOR TO MATCH EXISTING
4 TYP BULLNOSE MOLDING PROFILE (TO MATCH EXISTING) 12" = 1'-0"



1 DETAILED SECTION @ NEW WOOD SIDELITE/STANDPIPE 1 1/2" = 1'-0"



5 DETAILED SECTION @ NEW WOOD ENTRY DOORS, TYP 1 1/2" = 1'-0"



2 NEW WINDOW SECTION @ RIGHT MELCHER ST WINDOW BAY 1 1/2" = 1'-0"

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



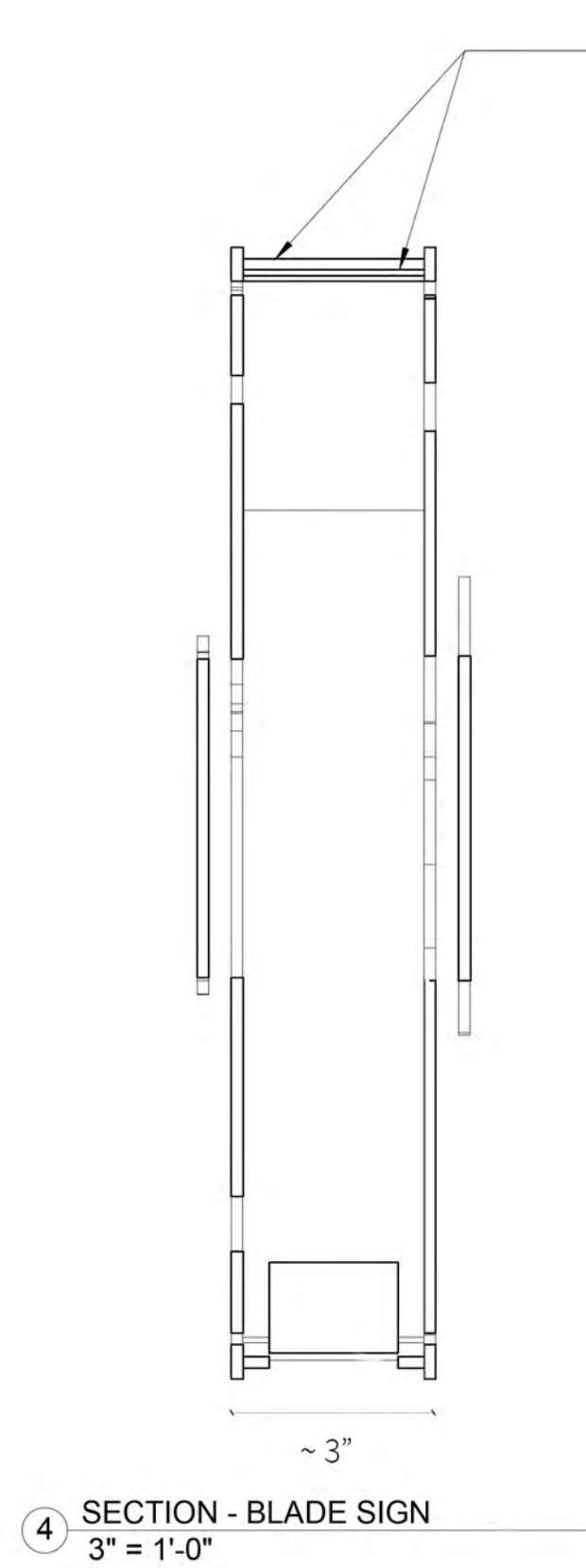
Boston: 423 W Broadway Street #402, 02127 Providence: 460 Harris Ave #304, 02909 T/F: 800.265.3884 www.stackco.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	As indicated	
REV #	DATE	DESCRIPTION

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:	As indicated	
REV #	DATE	DESCRIPTION

LANDMARK
NEW WOOD WINDOW SECTIONS
LM4.2c



OPTION A: INCLUDE INTERNALLY LIT GAPS AT SIDE OF SIGN



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED FOR: PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
 Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	9/19/16	
DRAWN BY:	MD/AWK/TZ	
APPROVED BY:	CT/AWK	
SCALE:	3" = 1'-0"	
REV #	DATE	DESCRIPTION
01	11/2/16	

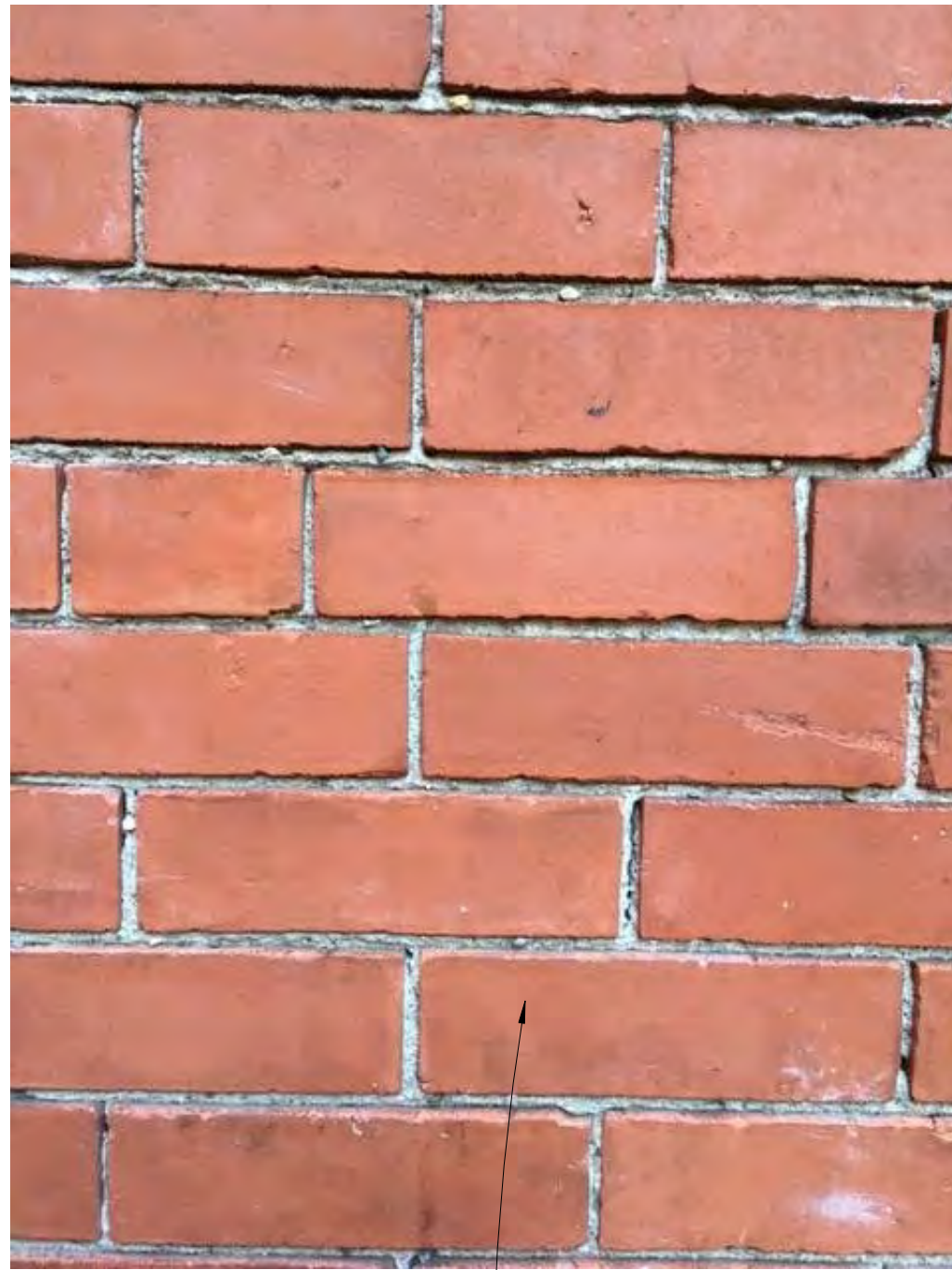
CONSTRUCTION DOCUMENTS

BLADE SIGN

A5.1



ALL RED OUTLINED AREAS ARE TO BE REPAIRED/REPOINTED/INFILLED TO MATCH EXISTING BRICK.
 CONTRACTOR/MASON TO EVALUATE EACH AREA IN FIELD & DETERMINE BEST OPTION FOR REMEDIATION



BRICK SPEC: 7 7/8"W X 2 1/2"H TO MATCH EXISTING



MORTAR SPEC: TYPE O - TO MATCH EXISTING

- 1 PART CEMENT
- 2 PARTS LIME
- 7-9 PARTS SAND BY VOLUME

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
 Providence: 460 Harris Ave #304, 02909
 T/F: 800.265.3884
www.stackac.com

WITH:

REV #	DATE	DESCRIPTION

PROJECT NUMBER:	15053
ISSUE DATE:	12/19/16
DRAWN BY:	MD
APPROVED BY:	CT/AWK
SCALE:	

LANDMARK
BRICK REMEDIATION SCOPE
LM4.4



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK
FORT POINT PRECEDENT - DOORS
LM5.0a



MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY



Boston: 423 W Broadway Street #402, 02127
 Providence: 460 Harris Ave #304, 02909

T/F: 800.265.3884
www.stackac.com

WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	12/19/16	
DRAWN BY:	MD	
APPROVED BY:	CT/AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK
FORT POINT PRECEDENT - AWNINGS
LM5.0b