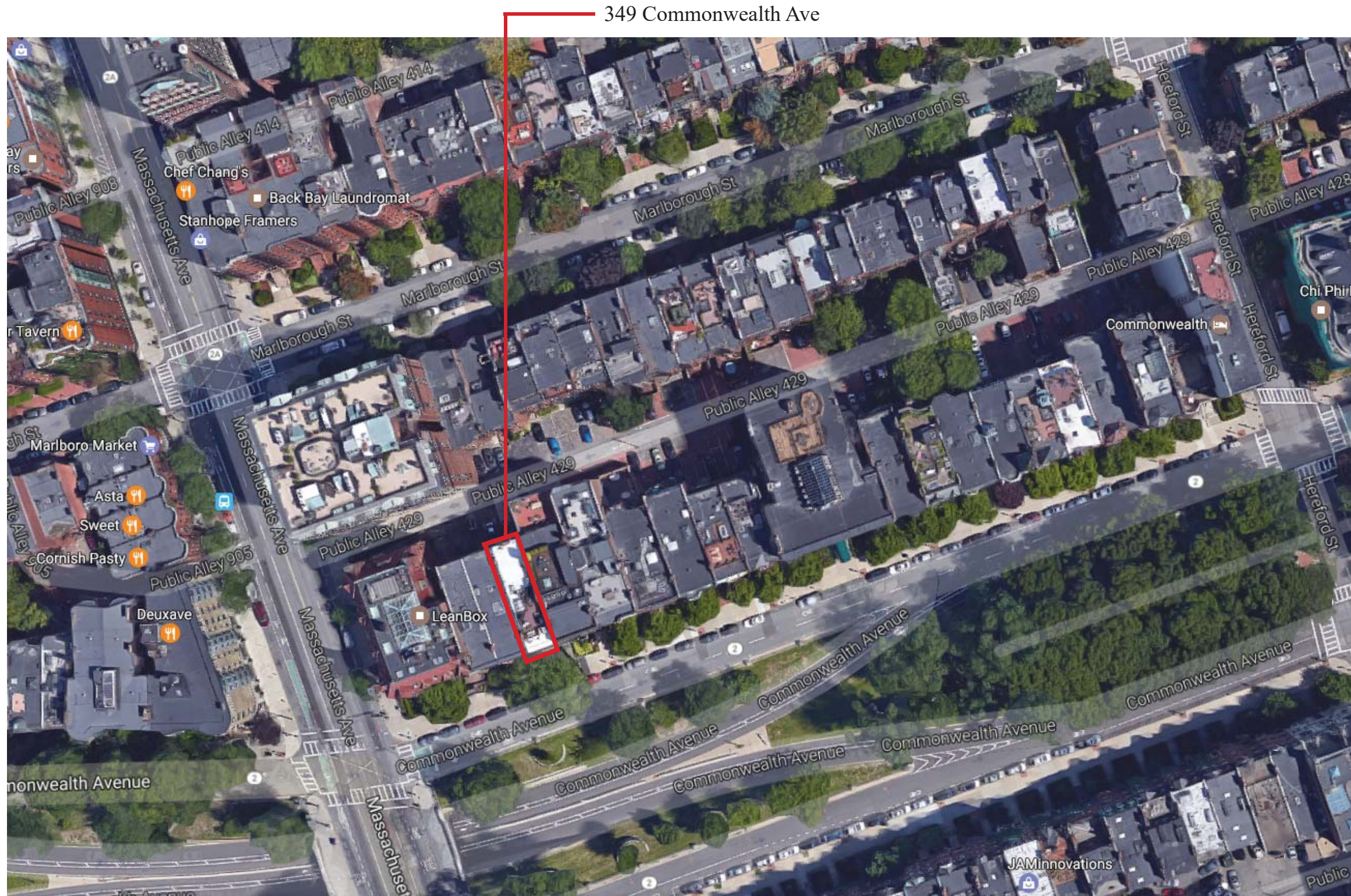


# Proposed Penthouse Addition At 349 Commonwealth Ave.



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## Poveromo Residence

349 Commonwealth Ave, Boston, Ma



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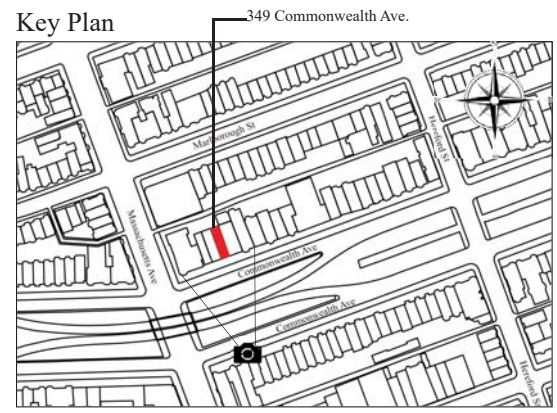
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## Block Plan

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Existing South Elevation Block View



Key Plan 349 Commonwealth Ave.

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## Existing Pictures

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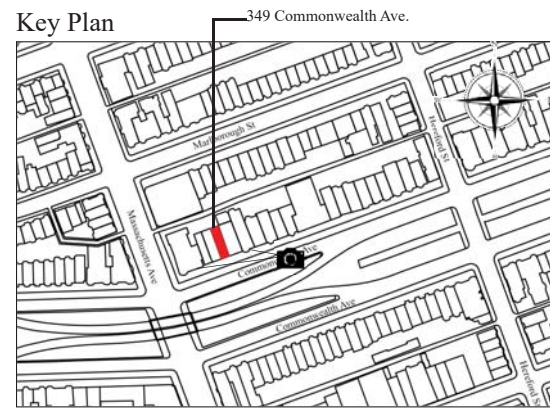
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353 Comm. Ave Walkway & Staircase Asymmetry



349-353 Comm. Ave Walkway & Staircase Asymmetry



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

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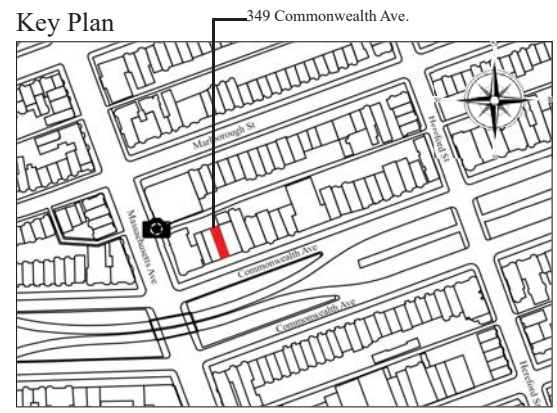
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Existing North Elevation Block View



Existing North Elevation



Key Plan

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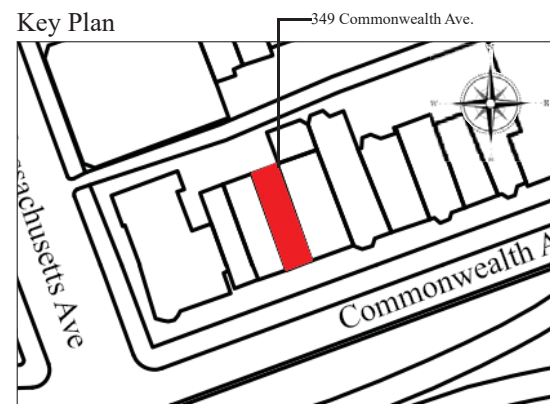
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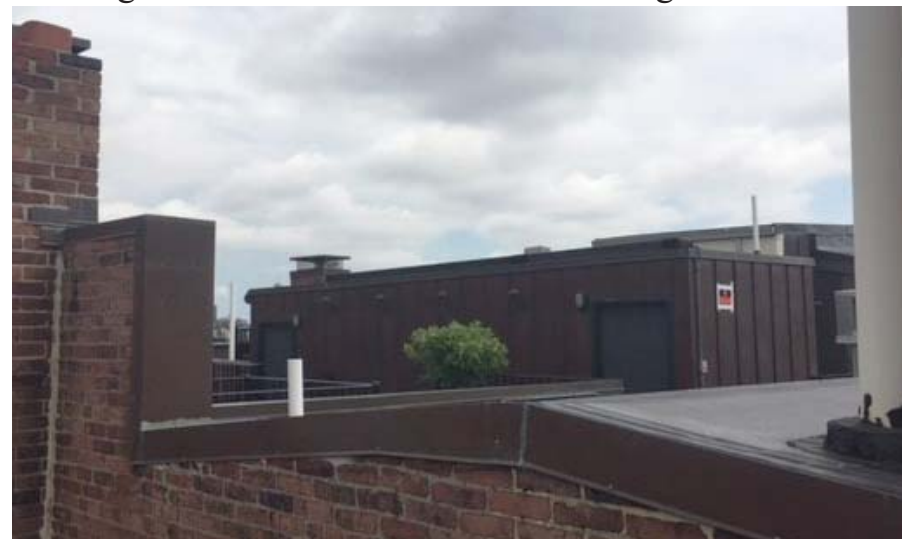
Existing Roof Decks & Penthouses Looking East



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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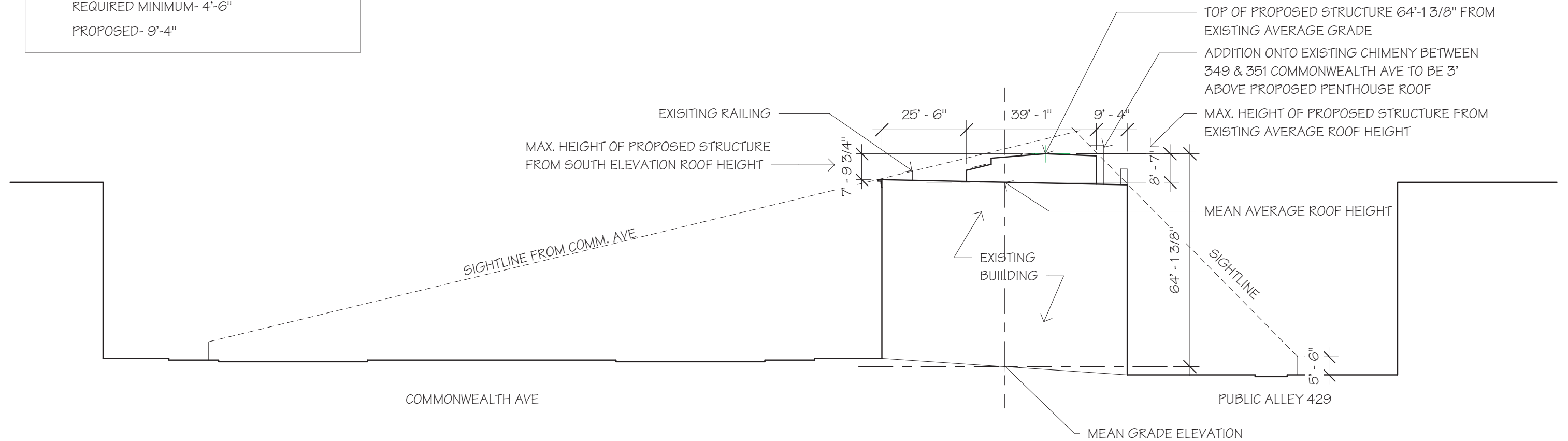
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**ZONING ANALYSIS**

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- 9'-4"



Site Section  
 Not to Scale

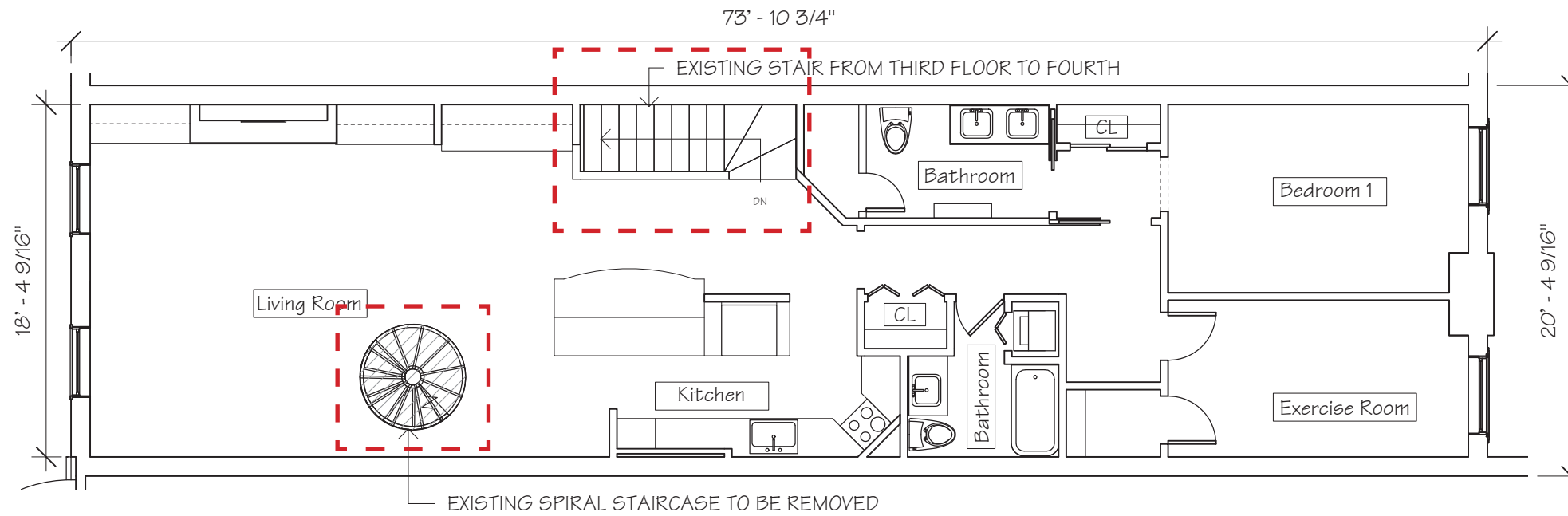
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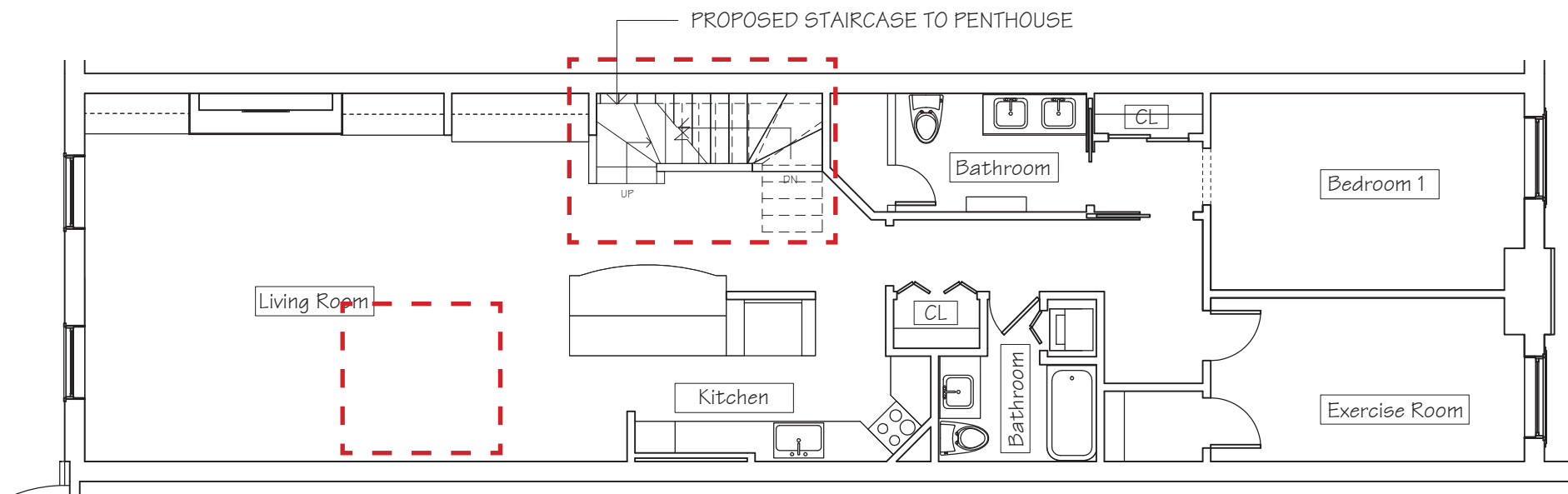
**Site Section**

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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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# Poveromo Residence

349 Commonwealth Ave, Boston, Ma

Area of Proposed Work



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## Plans

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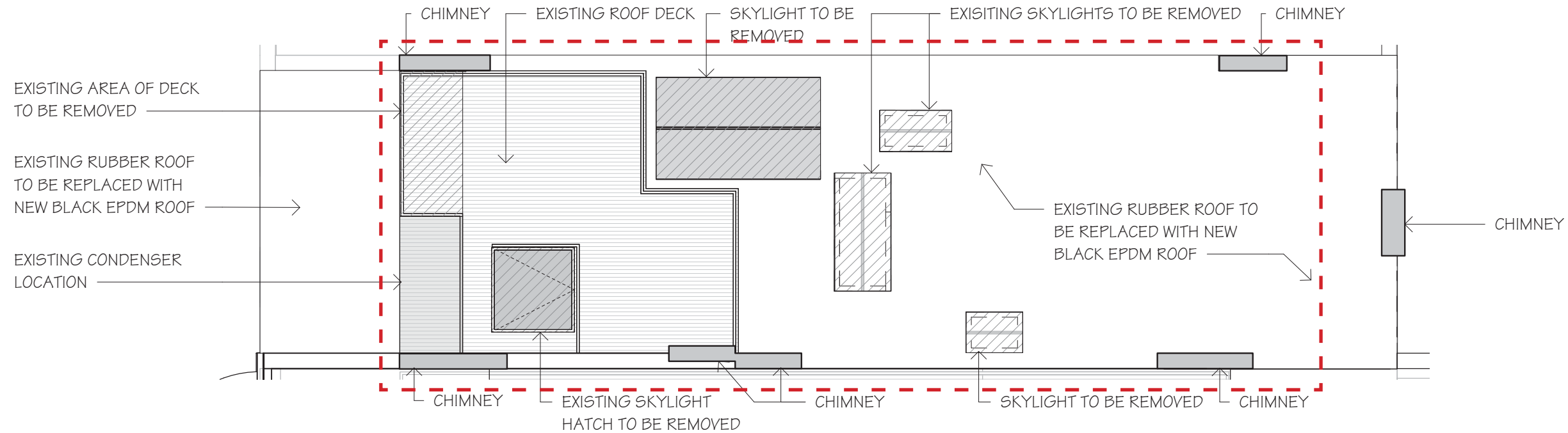
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Commonwealth Ave

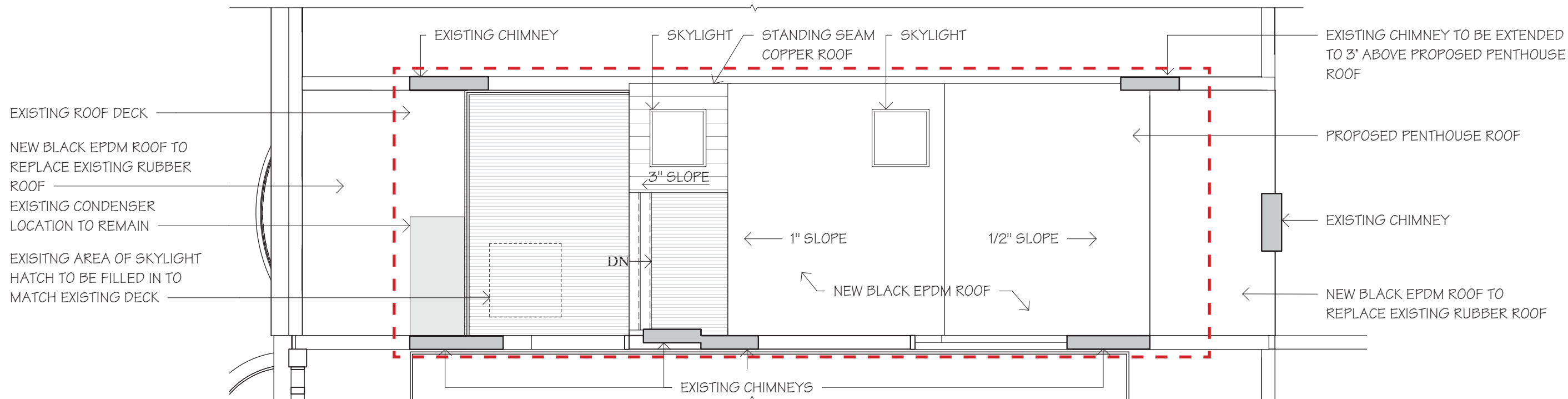


Public Alley

### Existing Roof Plan

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

Commonwealth Ave



### Proposed Roof Plan

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

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# Poveromo Residence

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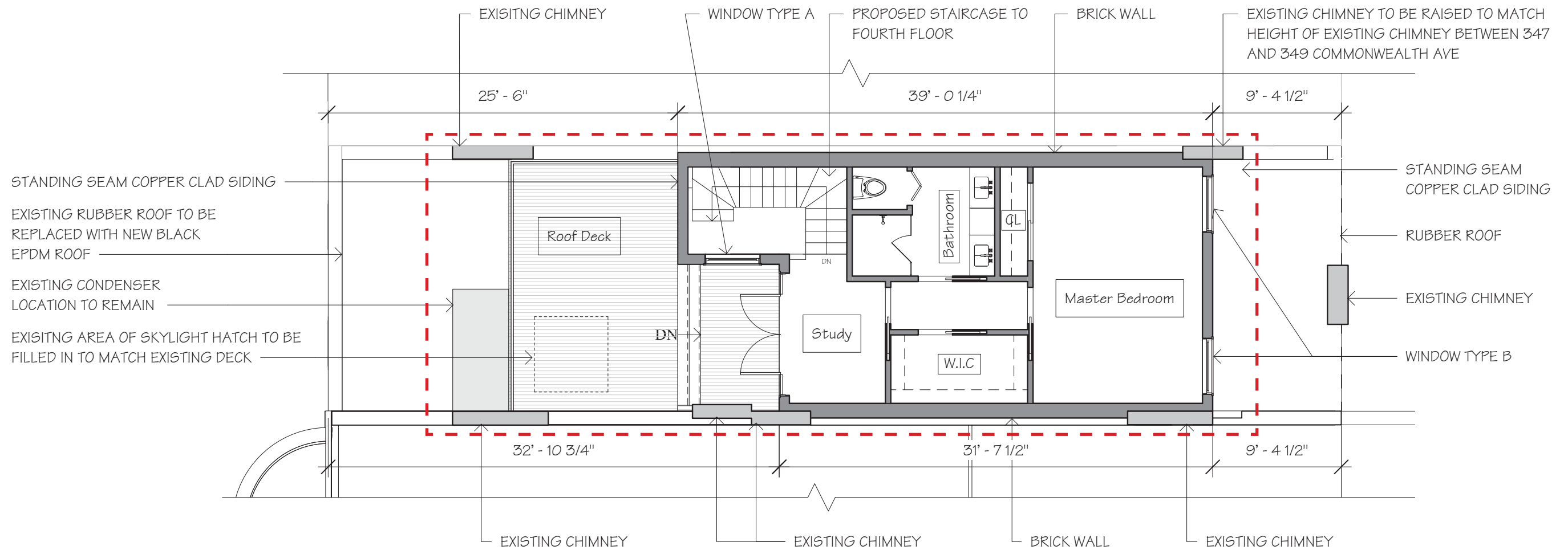
Area of Proposed Work



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

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**Poveromo Residence**

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 Area of Proposed Work



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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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## Elevations- Proposed

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Existing North Elevation

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

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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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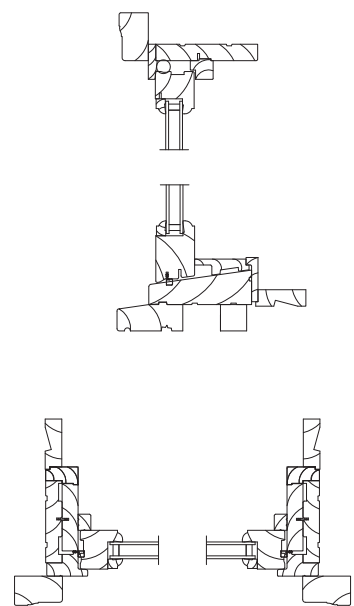
Elevations- Proposed

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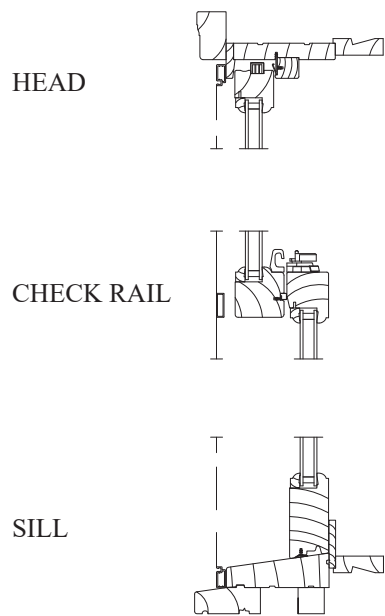
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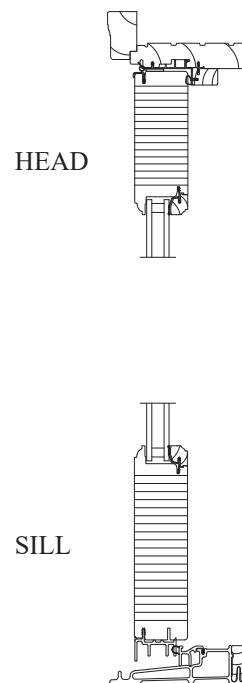
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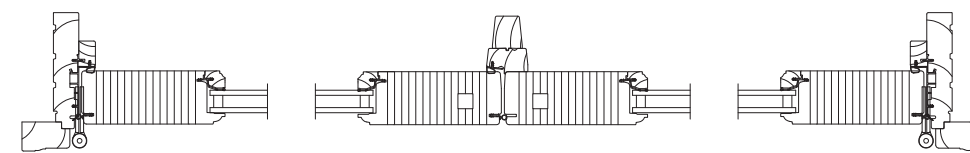
Window Type A Details  
Not to Scale



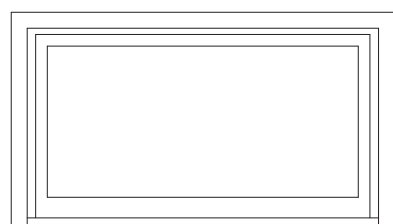
Window Type B Details  
Not to Scale



Door Details  
Not to Scale



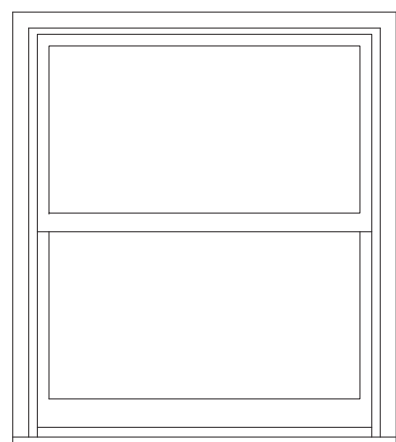
Door Jamb Details  
Not to Scale



WINDOW TYPE A- 4' x 2'

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

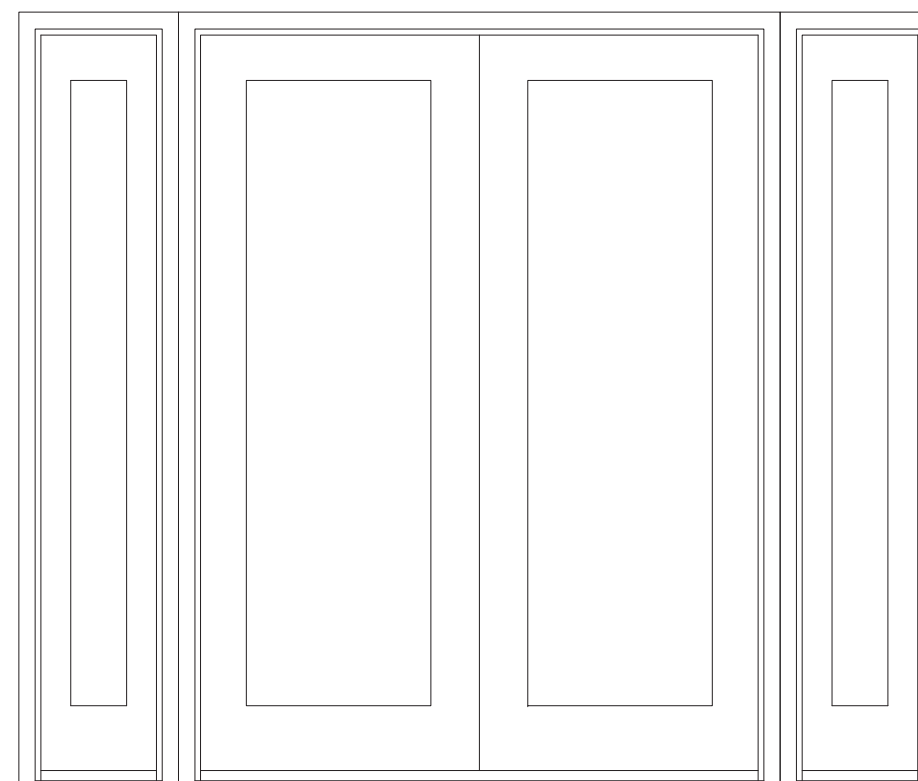
Window Type A Elevation  
Not to Scale



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

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

Window Type B Elevation  
Not to Scale



Door Elevation  
Not to Scale

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

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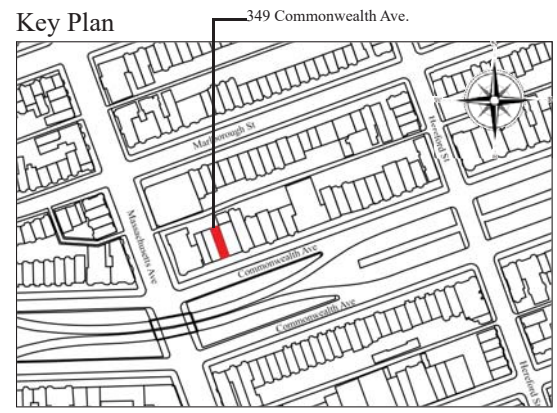
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## Window & Door Details

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Mock-Up Looking North @ Existing Roof Deck



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**Mock-Up Pictures**

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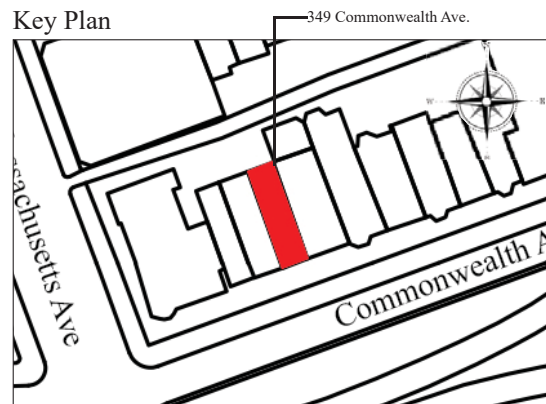




Mock-Up Looking West



Mock-Up Looking North East



Mock-Up Looking East

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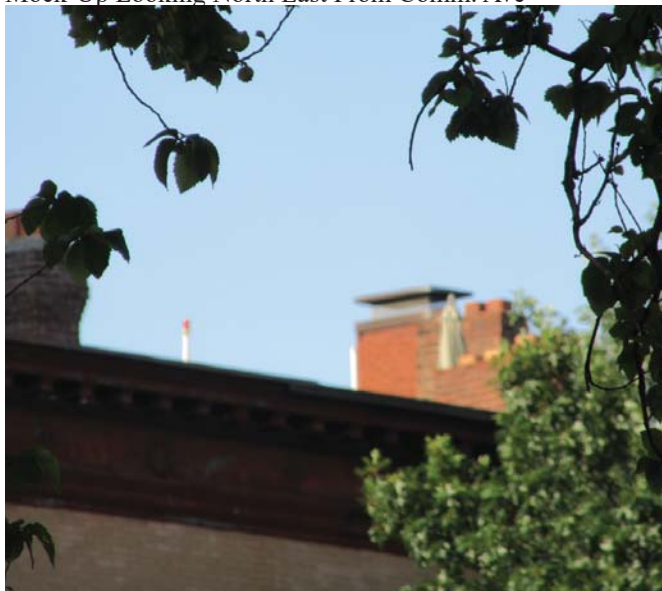
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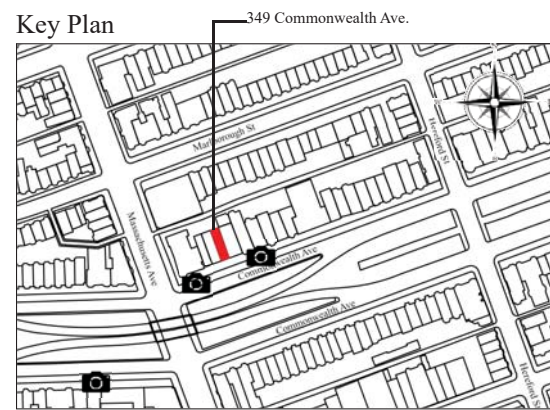
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Mock-Up Looking North East From Comm. Ave



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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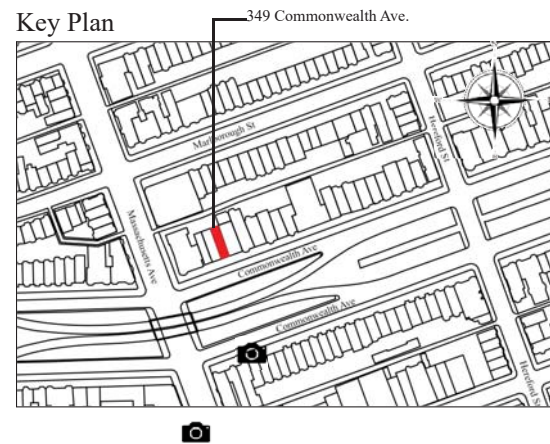
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Mock-Up Looking North From Mass. Ave



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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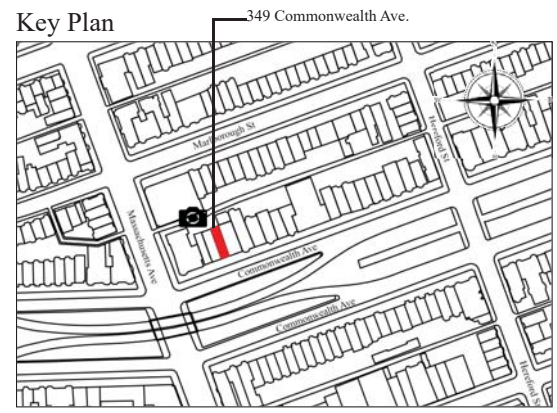
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Proposed North Elevation



Proposed Perspective Looking South East in Alley



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