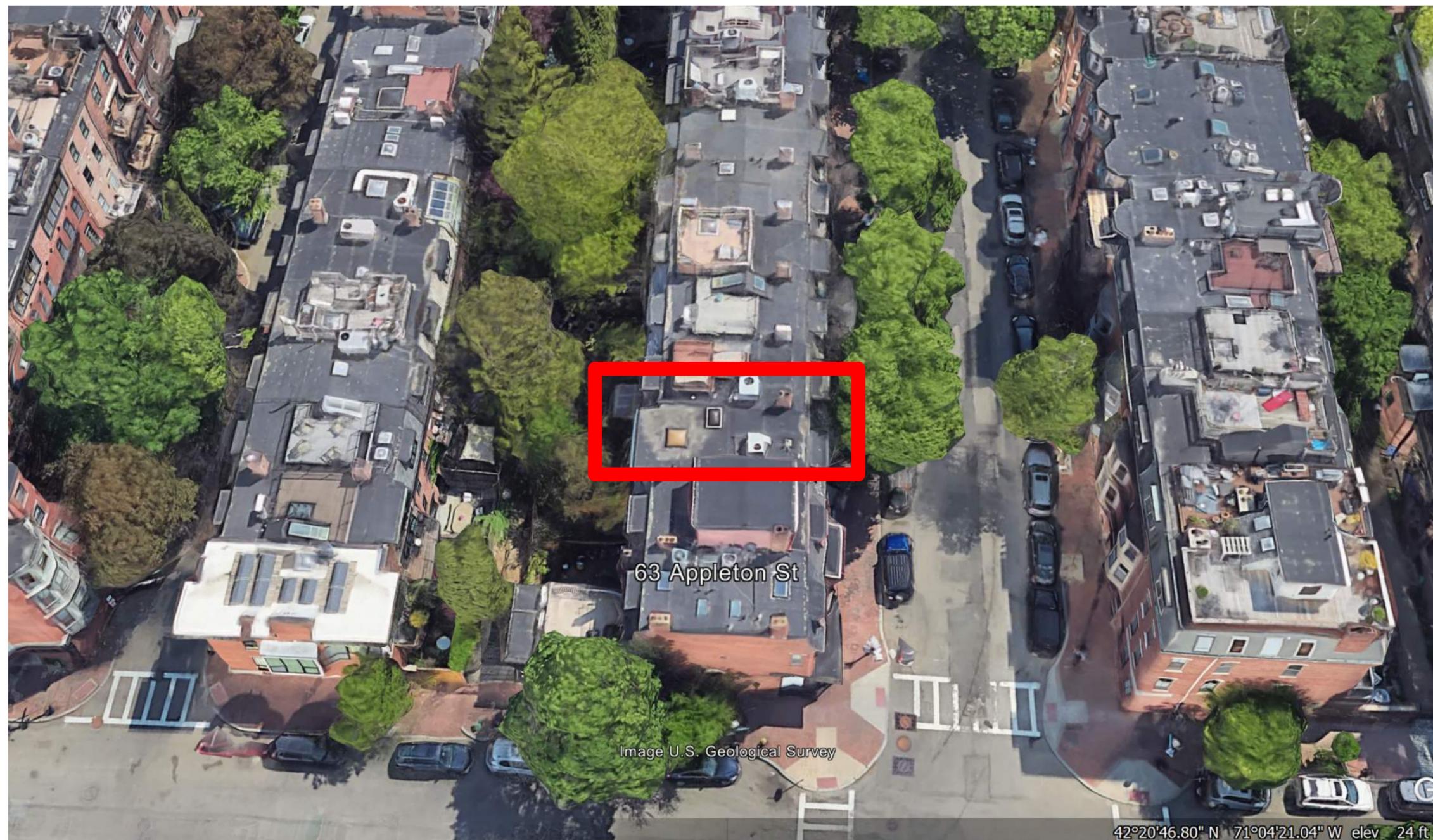


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SITE PLAN

A 600

Scale



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EXISTING
CONDITIONS -
EAST

A 602

Scale



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EXISTING
CONDITIONS -
NORTH

A 603

Scale



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EXISTING
CONDITIONS -
SOUTH

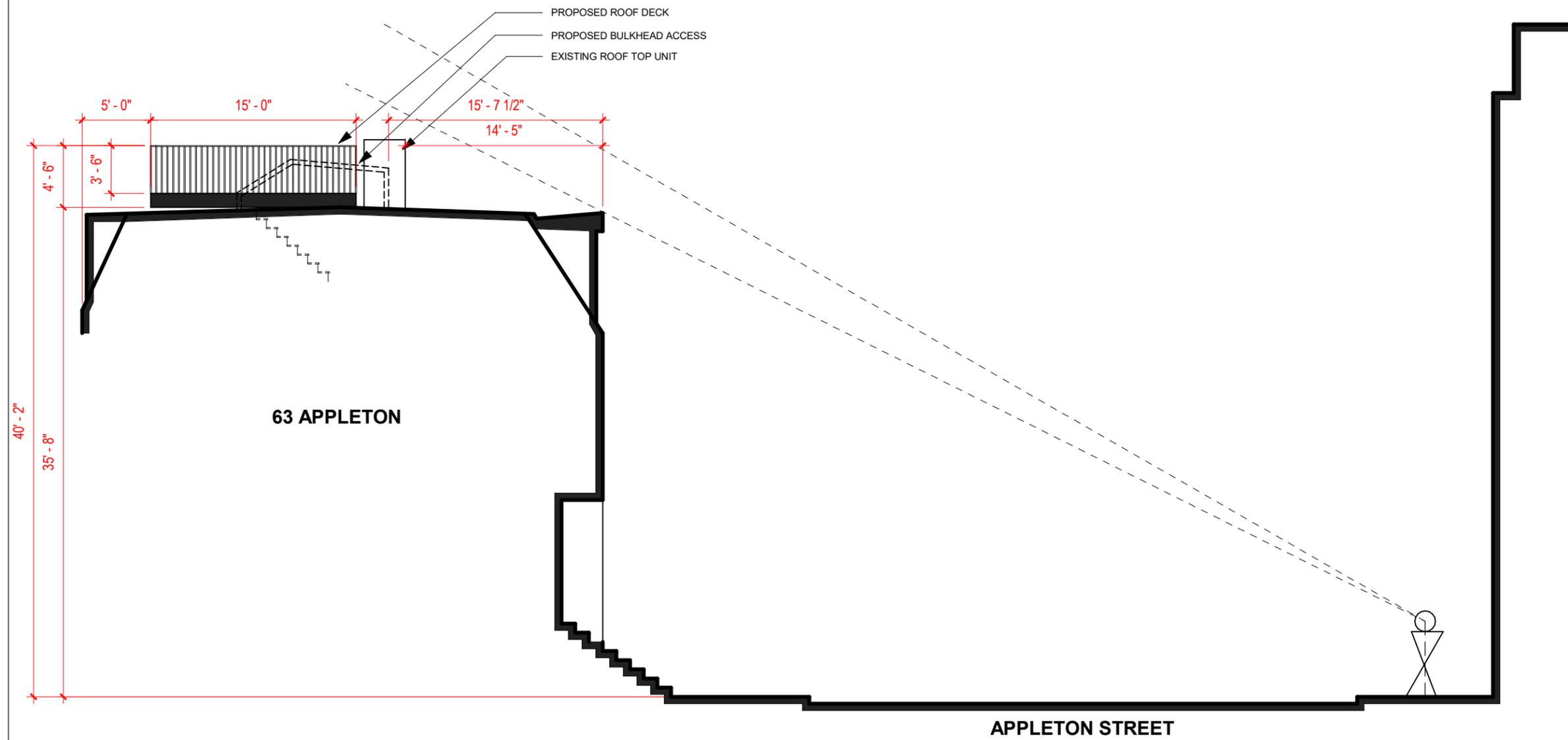
A 604

Scale

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**STREET
SECTION**

A 605

Scale 1/8" = 1'-0"

① STREET SECTION
1/8" = 1'-0"



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ROOF DECK
MOCK UP

A 606

Scale

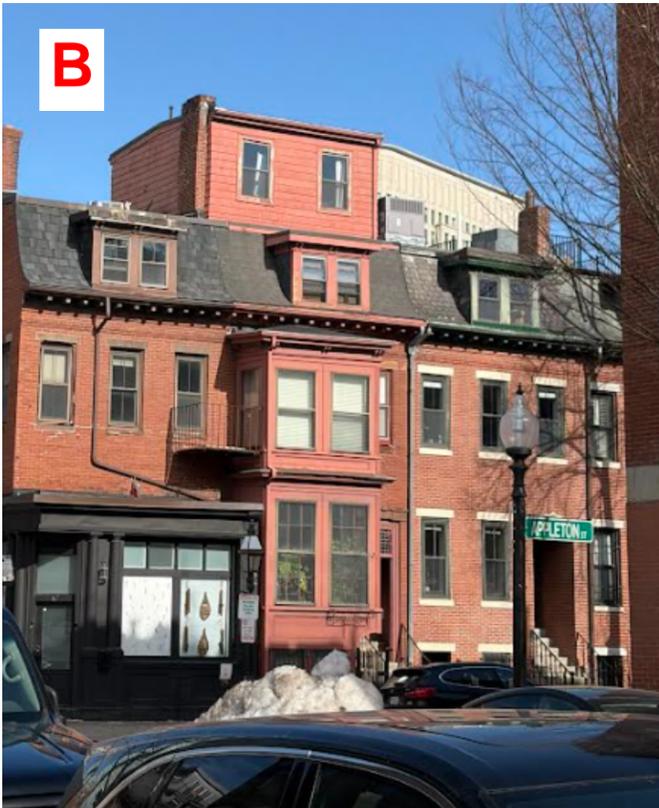


IMAGE LEGEND

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MOCK UP
ELEVATION

A 607

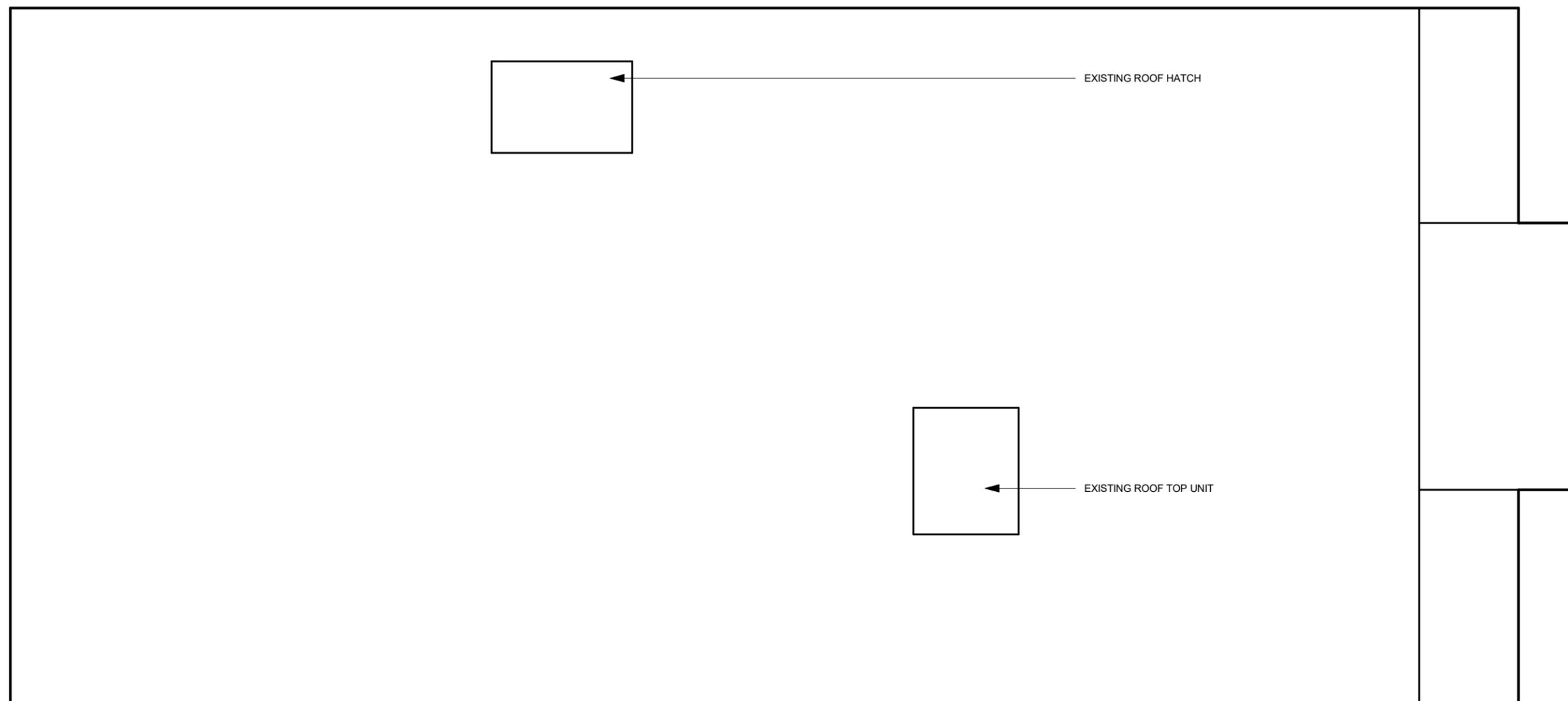
Scale

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EXISTING
ROOF PLAN

A 610

Scale 3/8" = 1'-0"

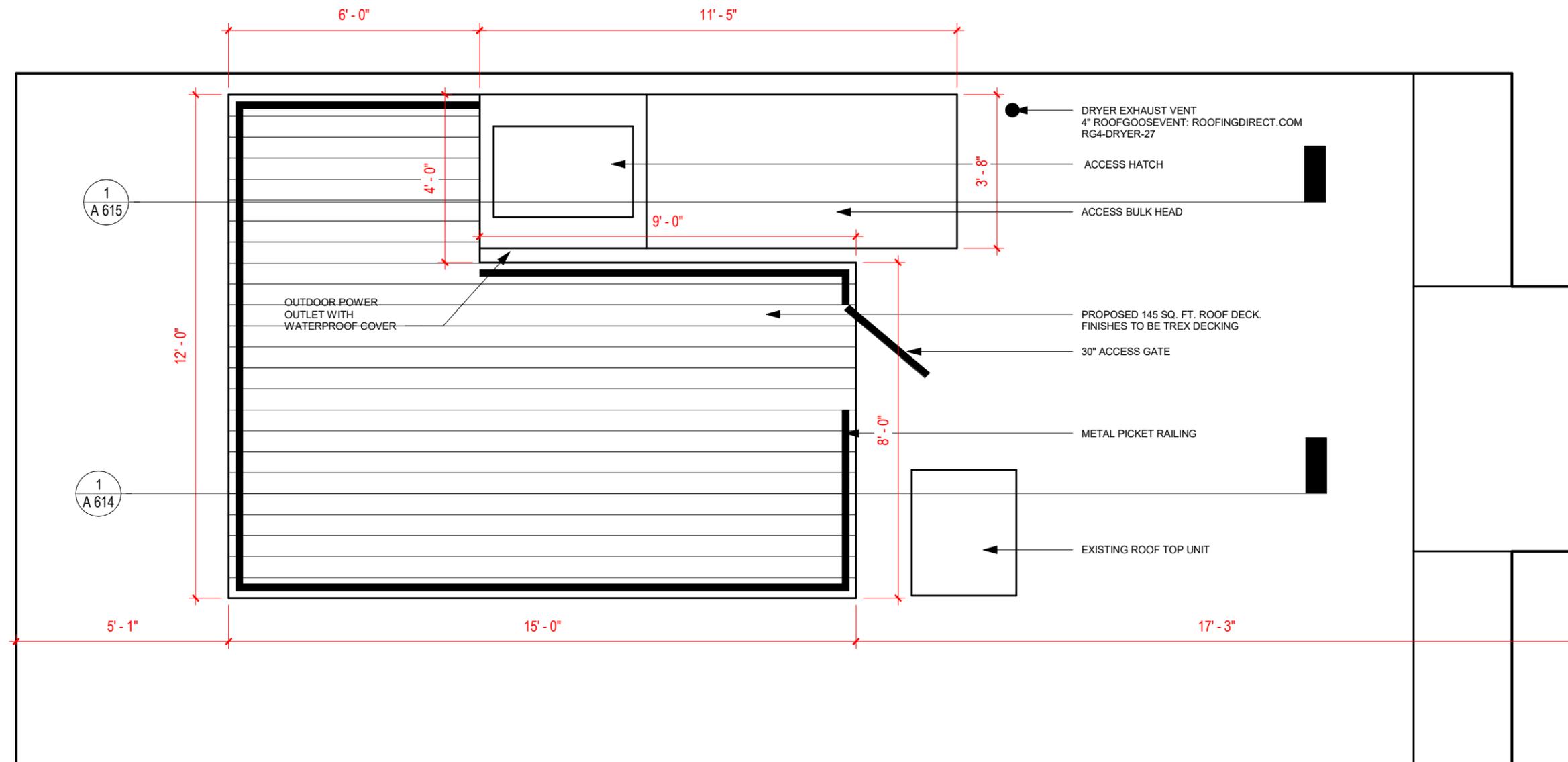
① EXISTING ROOF PLAN
3/8" = 1'-0"

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**PROPOSED
ROOF PLAN**

A 611

Scale 3/8" = 1'-0"

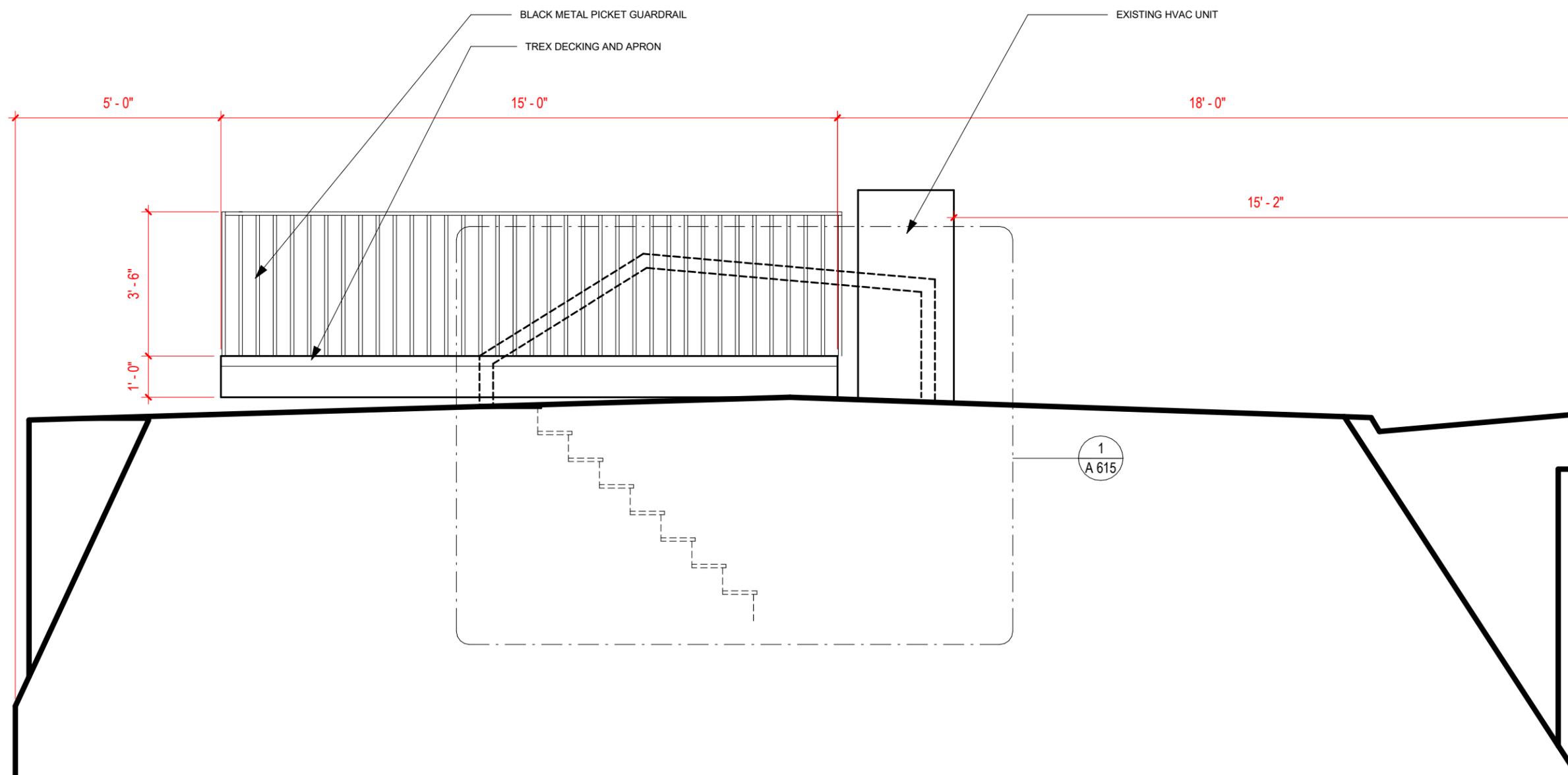
① ROOF
3/8" = 1'-0"

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1 ROOF DECK ELEVATION
3/8" = 1'-0"

SECTION +
ELEVATION @
ROOF DECK

A 614

Scale 3/8" = 1'-0"

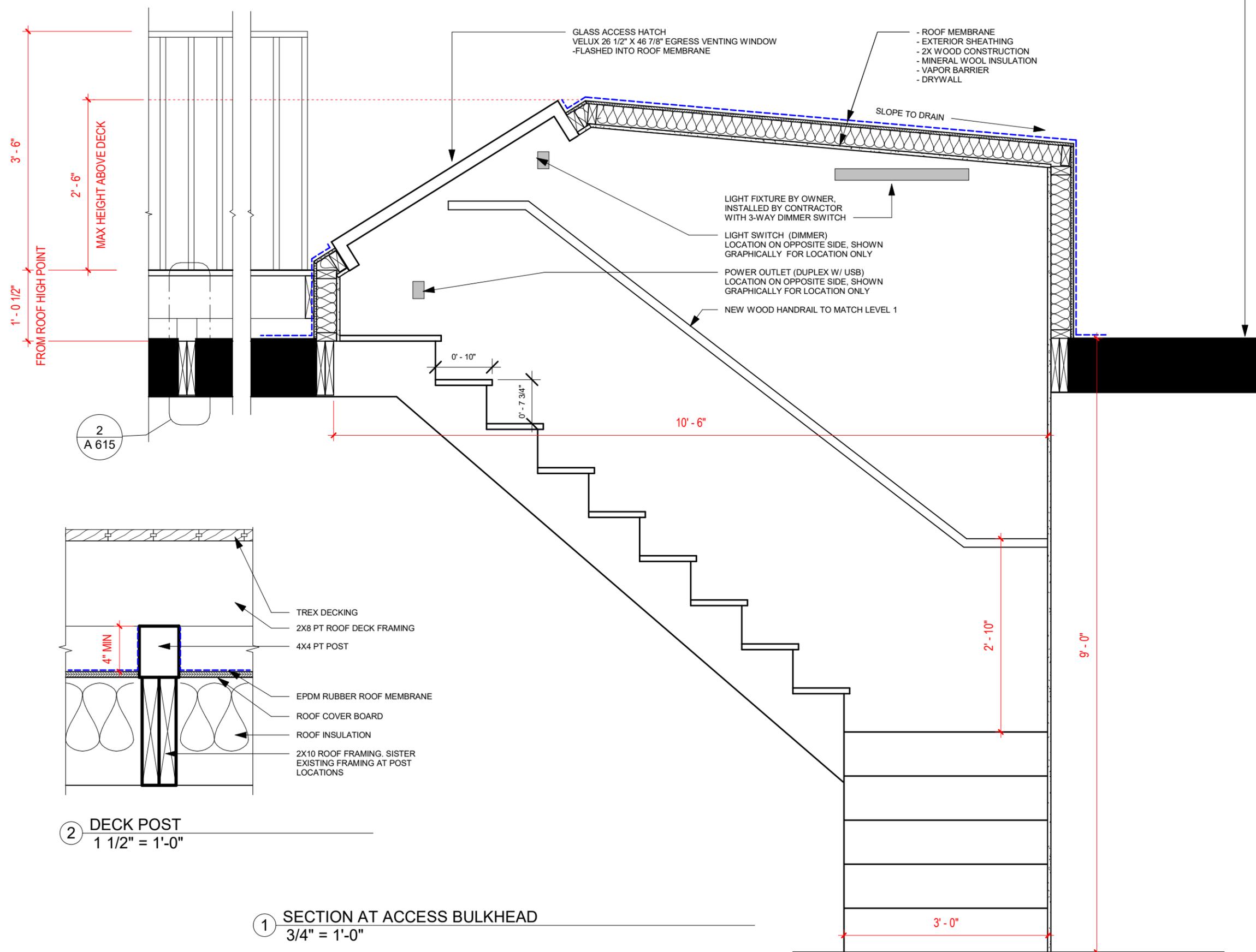
EXISTING ROOF. PATCH MEMBRANE AS REQUIRED TO BE WATERTIGHT

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SECTION @ STAIR BULKHEAD

A 615

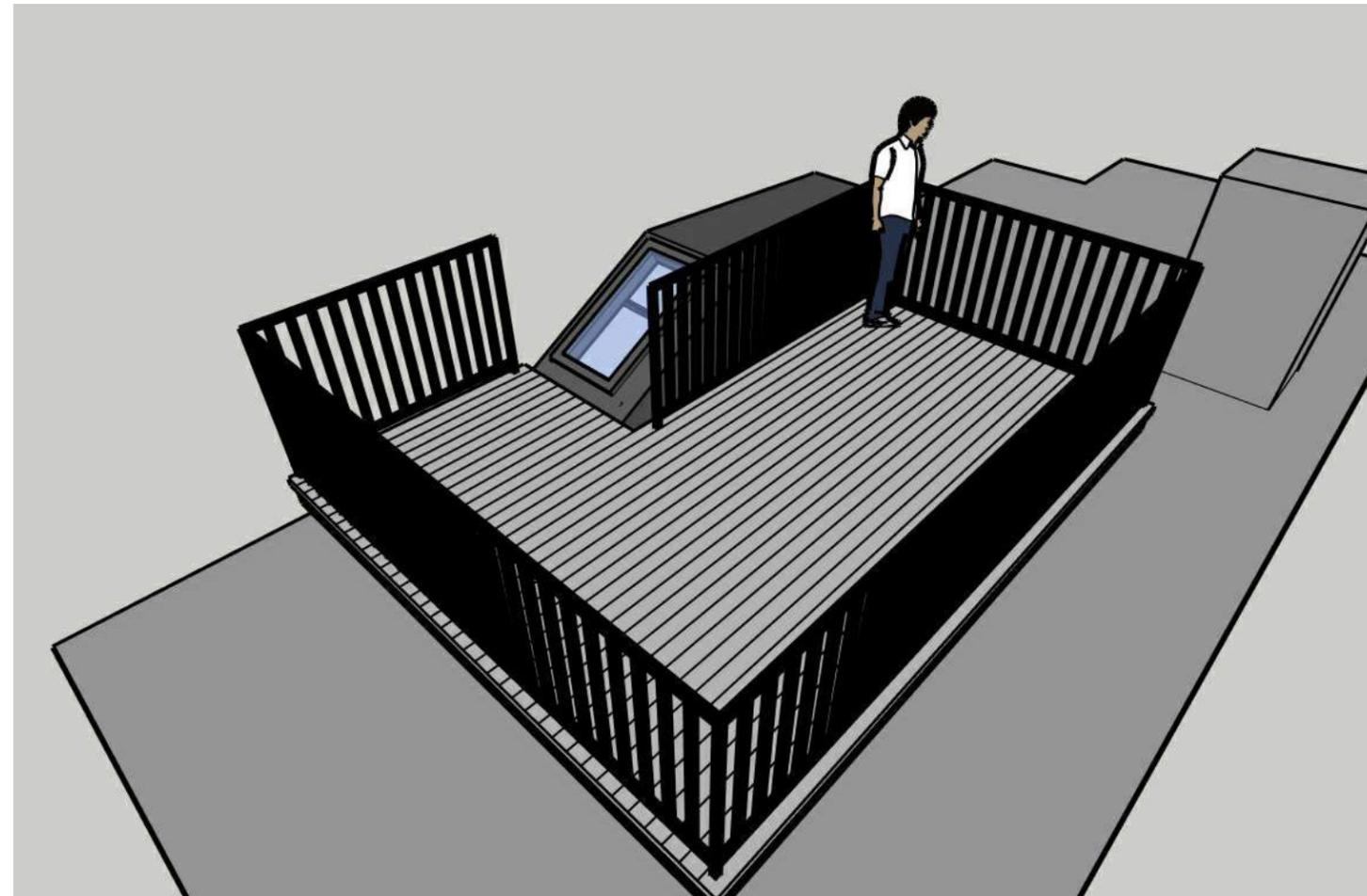
Scale As indicated



TREX DECKING



BLACK METAL RAILING



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ROOF DECK
RENDERING

A 616

Scale

BOSTON ZONING ORDINANCE | ARTICLE 64 - SOUTHEND NEIGHBORHOOD DISTRICT
SECTION 64-34 RESTRICTED ROOF STRUCTURE REGULATIONS

AN OPEN ROOF DECK MAY BE ERECTED ON THE MAIN ROOF OF A BUILDING WITH A FLAT ROOF OR A ROOF WITH A SLOPE OF LESS THAN FIVE DEGREEES, EXCLUDING SHED DORMERS, PROVIDED THAT (A) SUCH DECK IS LESS THAN ONE (1) FOOT ABOVE THE HIGHEST POINT OF SUCH ROOF; (B) THE TOTAL HEIGHT OF THE BUILDING, INCLUDING SUCH DECK, DOES NOT EXCEED THE MAXIMUM BUILDING HEIGHT ALLOWED BY THIS ARTICLE FOR THE LOCATION OF THE BUILDING; (C) ACCESS IS BY ROOF HATCH OR BULKHEAD NO MORE THAN THIRTY (30) INCHES IN HEIGHT ABOVE SUCH DECK UNLESS, AFTER PUBLIC NOTICE AND HEARING AND SUBJECT TO SECTIONS 6-2 AND 6-4, THE BOARD OF APPEAL GRANTS PERMISSION FOR A STAIRWAY HEADHOUSE AND (D) SUCH DECK AND ANY APPURTENANT HAND RAIL, BALUSTRADE, HATCH; OR BULKHEAD IS SET BACK AT LEAST FIVE (5) FEET FROM THE FRONT AND REAR ROOF EDGE.

SOUTH END LANDMARK DISTRICT | STANDARDS AND CRITERIA
REVISED APRIL, 27, 1999

I. SPECIFIC RESIDENTIAL STANDARDS AND CRITERIA

A GENERAL

A.3 : THE MOST IMPORTANT FEATURE OF BUILDINGS ARE THE FACADES THAT FACE THE STREETS AD AVENUES)INCULDING ALL ELEMENTS OF THAT FACADE, AND THE FRONT YARD) AND THE PORTIONS OF ROOFTS THAT ARE VISIBLE FROM PUBLIC STREETS ADN AVENUES THEREFORE THE ONLY PARTS SUBJECT TO REVIEW

A.5: REAR WALL OR SIDE WALLS UNLESS DIRECTLY FACING A PUBLIC STREET OR AVENUE WILL NOT BE REVIEWED

F ROOFS

F.1: THE ORIGIANL ROOF CONFIGURATION AND CORNICE LINE SHALL BE RETAINED. ADDITIONAL FLOORS VISIBLE FROM THE PUBLIC STREETS AND AVENUES MAY BE PERMISSIBLE IN SPECIAL CIRCUMSTANCES PROVIDED THE ADDITION DOES NOT INTERRUPT A CONTIGUOUS ROW OF EVEN CORNICE LINES. RAISING OR LOWERING THE EXISTING ROOFLINE WILL ONLY BE ALLOWED FOR HTE PURPOSE OF RESTORING THE ROOF TO ITS ORIGINAL PROFILE. ALTERATIONS OR NEW CONSTRUCTION SUCH AS GREENHOUSES, PENTHOUSES, ARBORS OR TRELLISES, SOLAR PANELS AND DEVICES, MECHANICAL AND ELECTRICAL EQUIPMENT, IF VISIBLE FROM A PUBLIC STREET OR AVENUE, MAY BE APPROVED ONLY ON A CASE-BY-CASE BASIS BUT IN GENERAL ARE DISCOURAGED.

F.2: ROOF DECKS, INCLUDING DECKING AND RAILING, SHOULD NOT BE VISIBLE FROM ANY PUBLIC WAY. PARTIAL VISIBILITY OF THE RAILING MAY BE ALLOWED ON A CASE-BY-CASE BASIS BASED ON CRITERIA LISTED IN #1 ABOVE. ANY VISIBLE RAILINGS MUST BE BLACK METAL

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ZONING COMPLIANCE CHART

ZONING CODE	ZONING REQUIREMENT	ALLOWED	PROVIDED	COMPLIANCE
BOSTON ZONING, ARTICLE 64-34	DECK HEIGHT ABOVE HIGH	1'-0" MAX ABOVE ROOF HIGH POINT	1'-0" ABOVE ROOF HIGH POINT	YES
BOSTON ZONING, ARTICLE 64-34	BULKHEAD HEIGHT	30" MAX ABOVE DECK	30" ABOVE DECK	YES
BOSTON ZONING, ARTICLE 64-34 + TABLE D	MAXIMUM BUILDING HEIGHT W/ DECK	70'-0" (MFR DISTRICT)	40'-2"	YES
SOUTH END LANDMARKS REV 4/27/1999	LANDMARKS COMMISSION APPROVAL	REQUIRED	PENDING	TBD

CODE
SUMMARY

A 002

Scale