

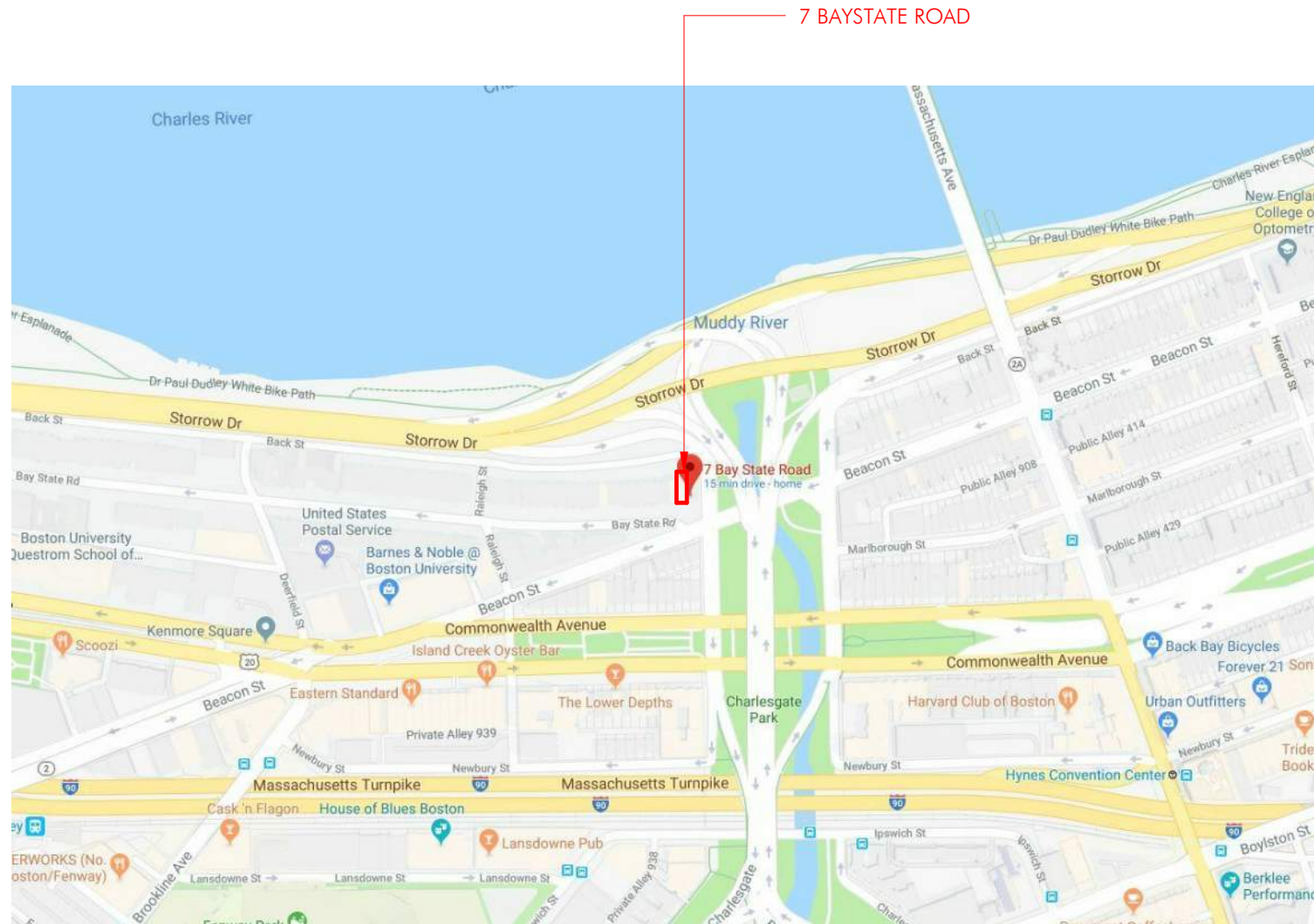
# 7 BAY STATE ROAD/60 CHARLESGATE WEST

BOSTON, MA

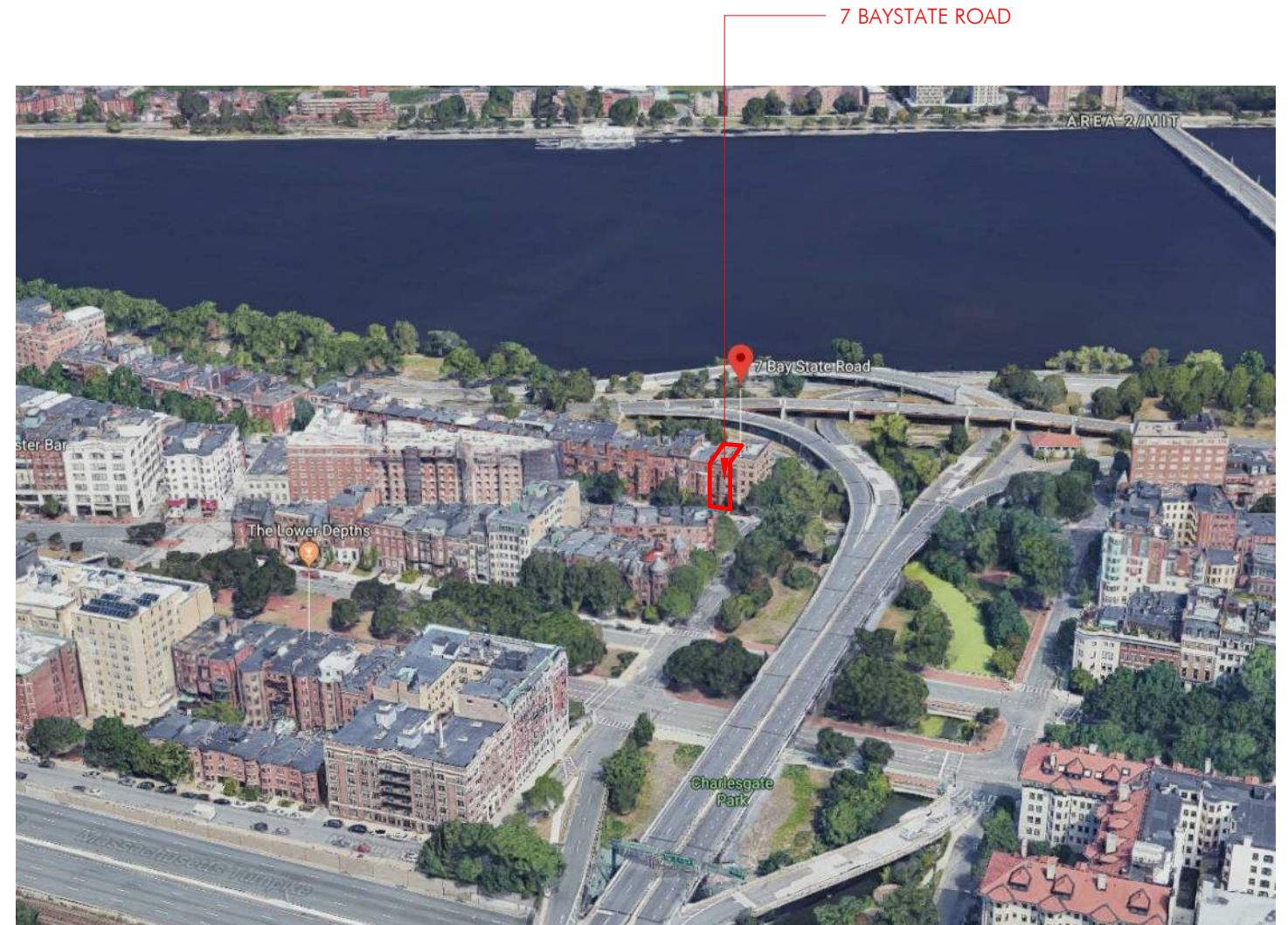
BAY STATE ROAD/BACK BAY WEST  
ARCHITECTURAL CONSERVATION  
DISTRICT



EMBARC



AERIAL



BIRD'S EYE

7 BAYSTATE ROAD

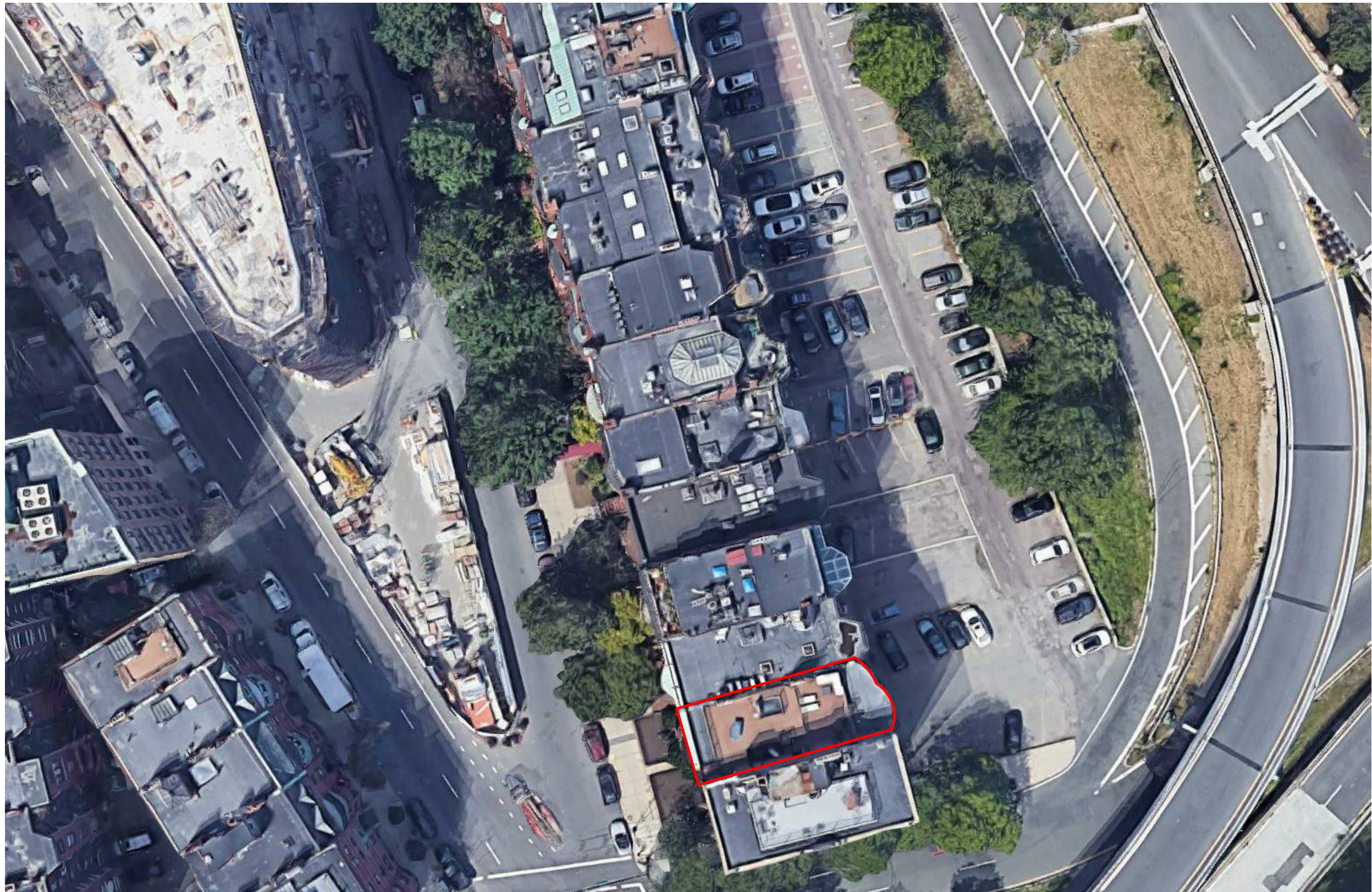




7 BAYSTATE ROAD

7 BAYSTATE ROAD





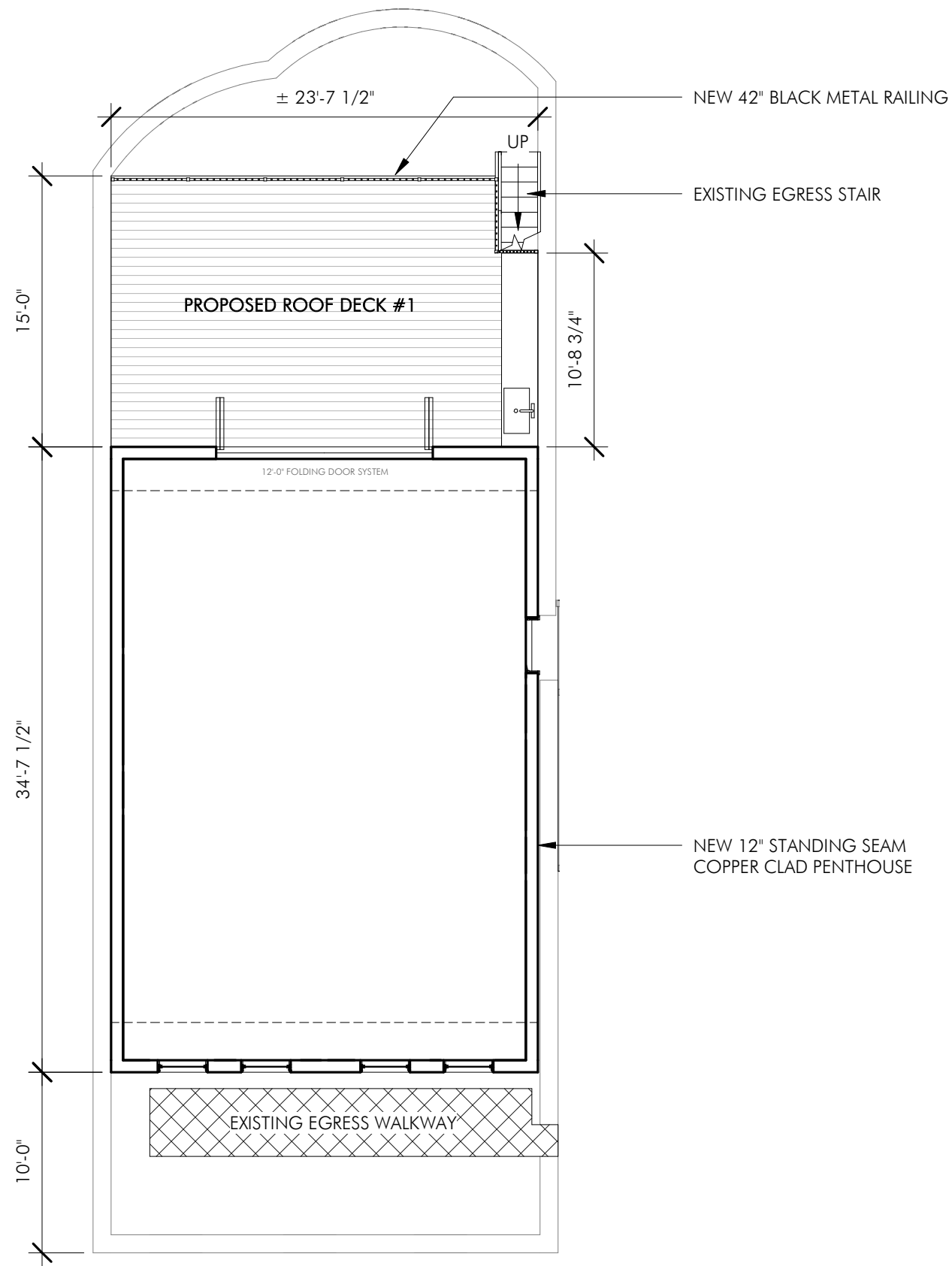
**EXISTING ROOF CONDITIONS ON  
BAY STATE ROAD**



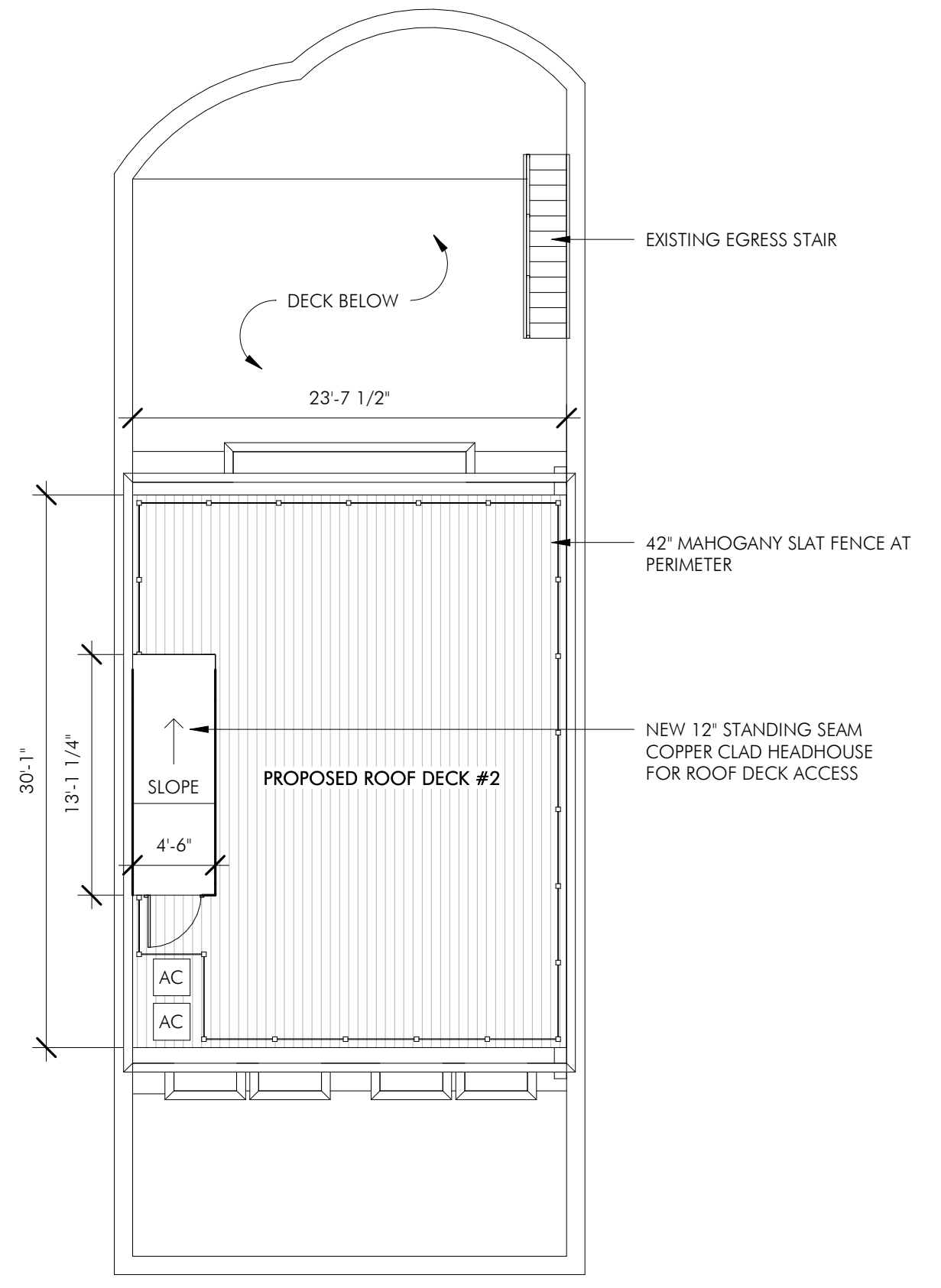
EXISTING ROOF DECK AT 7 BAY STATE ROAD



EXISTING ROOF DECK AT 7 BAY STATE ROAD - LOOKING TOWARDS KENMORE



**1** PROPOSED PENTHOUSE AND ROOF DECK PLAN  
1/8" = 1'-0"



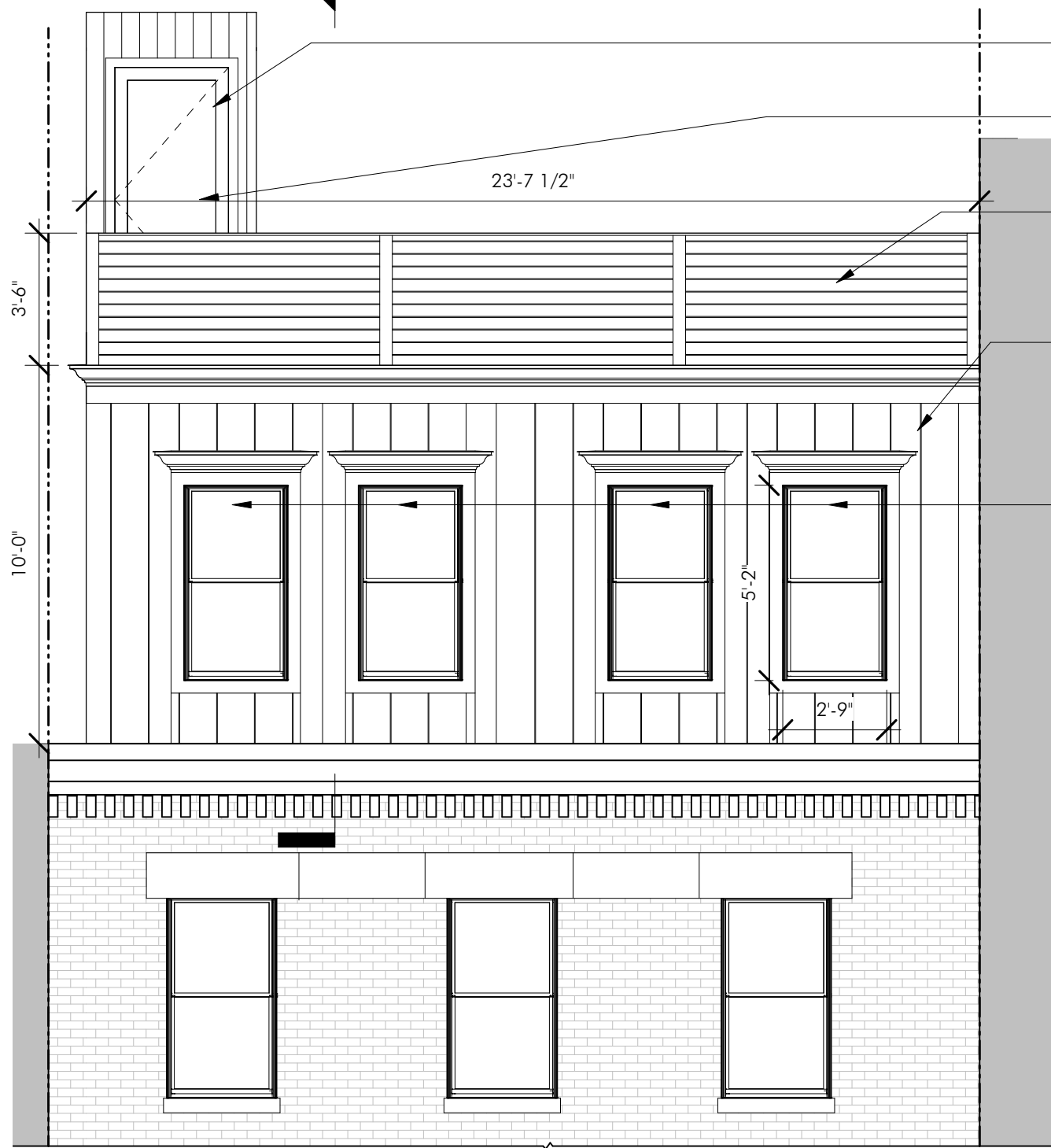
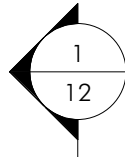
**2** PROPOSED ROOF DECK PLAN  
1/8" = 1'-0"



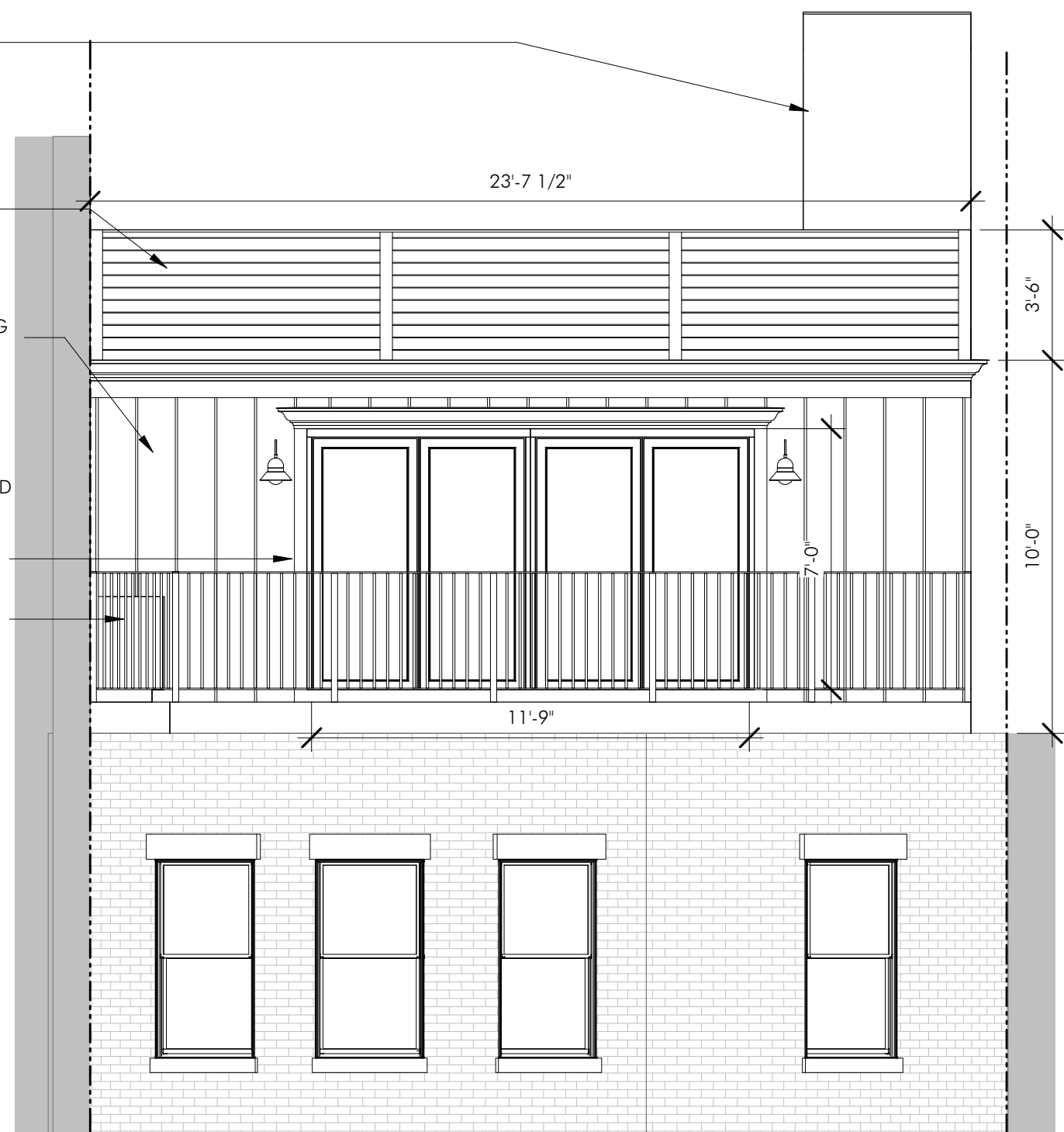


PENTHOUSE AT 474 BEACON STREET - BACK BAY

NOTE: NO PROPOSED WORK TO EXISTING HISTORIC FACADES

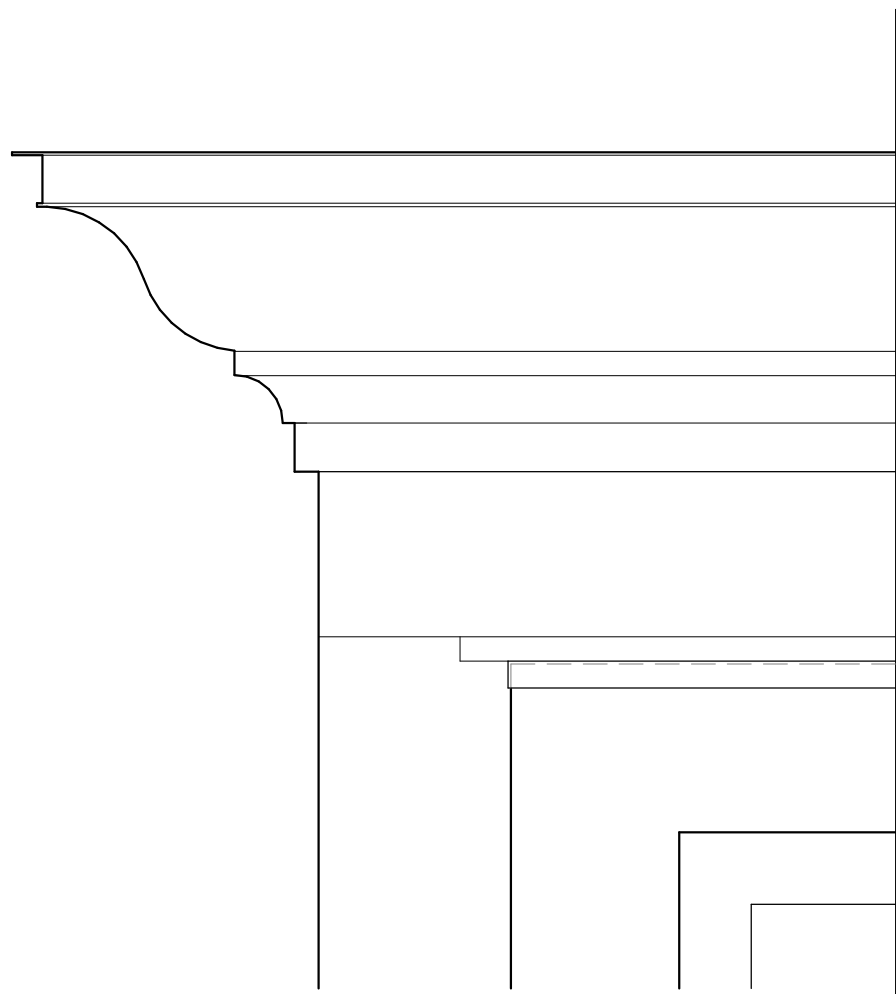


- NEW HEADHOUSE WITH 12" STANDING SEAM COPPER DETAILING AND BLACK EPDM ROOFING
- NEW WOOD AND GLASS DOOR, PTD. BLACK
- NEW ROOF DECK WITH 42" MAHOGANY FENCING
- NEW PENTHOUSE WITH 12" STANDING SEAM COPPER DETAILING
- NEW '1 OVER 1' DOUBLE-HUNG WOOD WINDOWS, PTD. BLACK
- NEW GLASS AND WOOD FOLDING WALL SYSTEM
- NEW 42" BLACK METAL GUARD RAIL

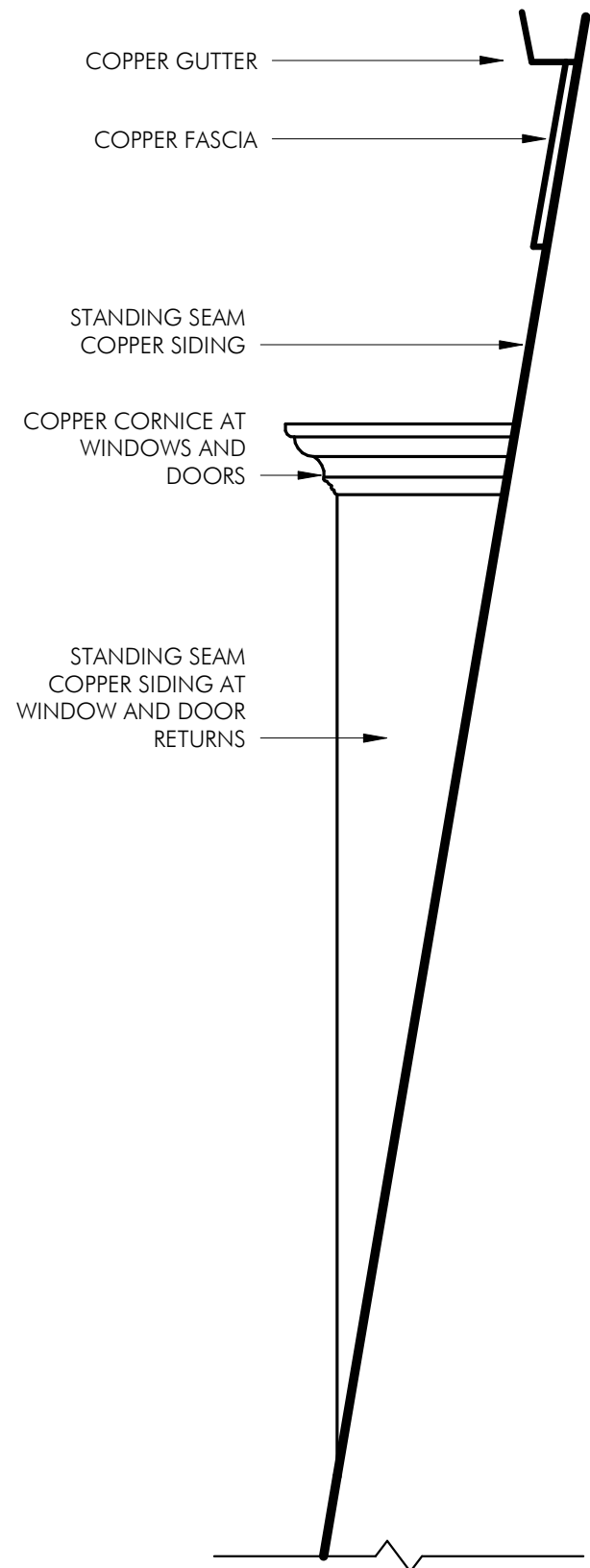


**1** FRONT (BAY STATE ROAD) ELEVATION  
1/4" = 1'-0"

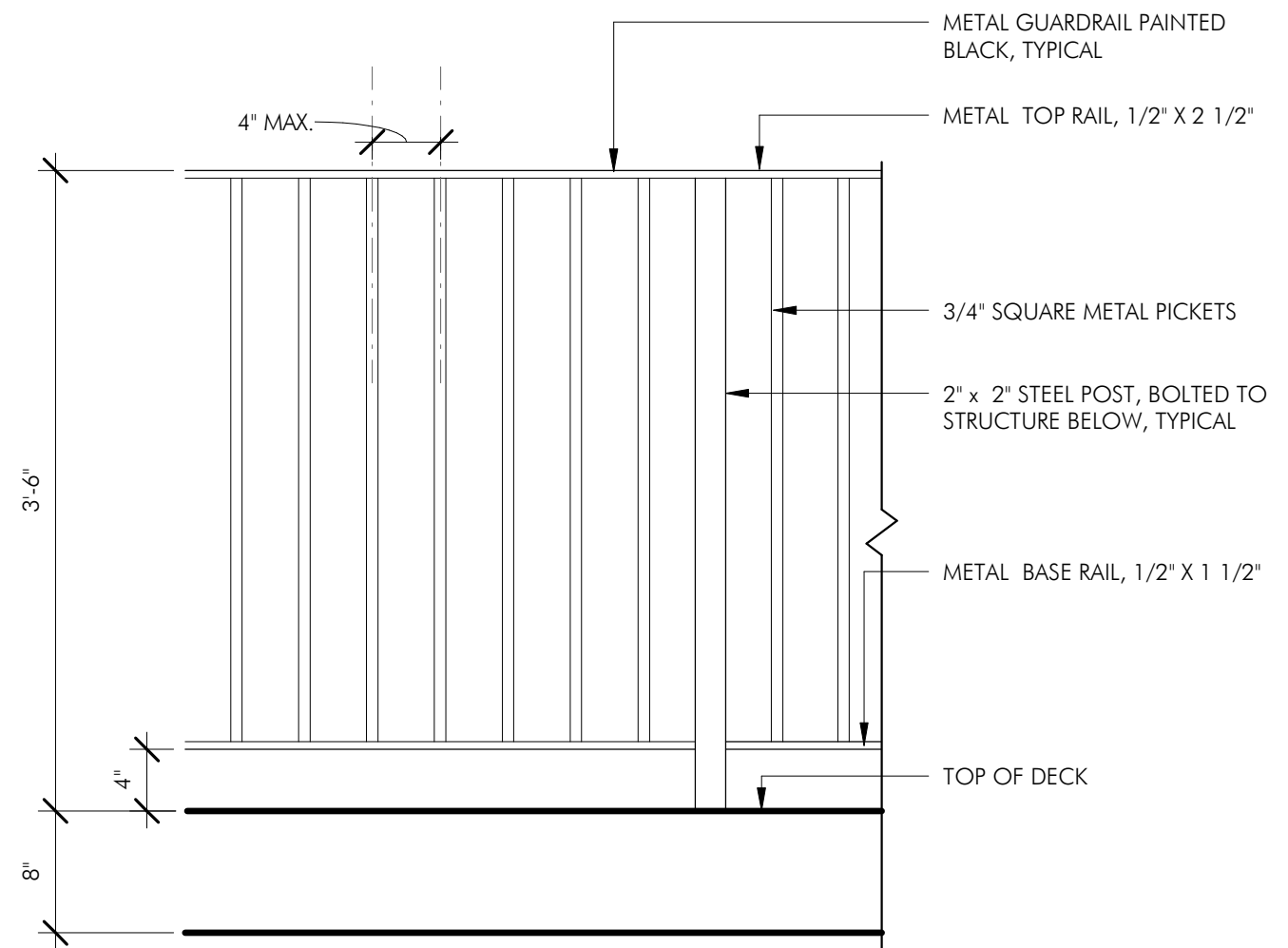
**2** REAR (BACK STREET) ELEVATION  
1/4" = 1'-0"



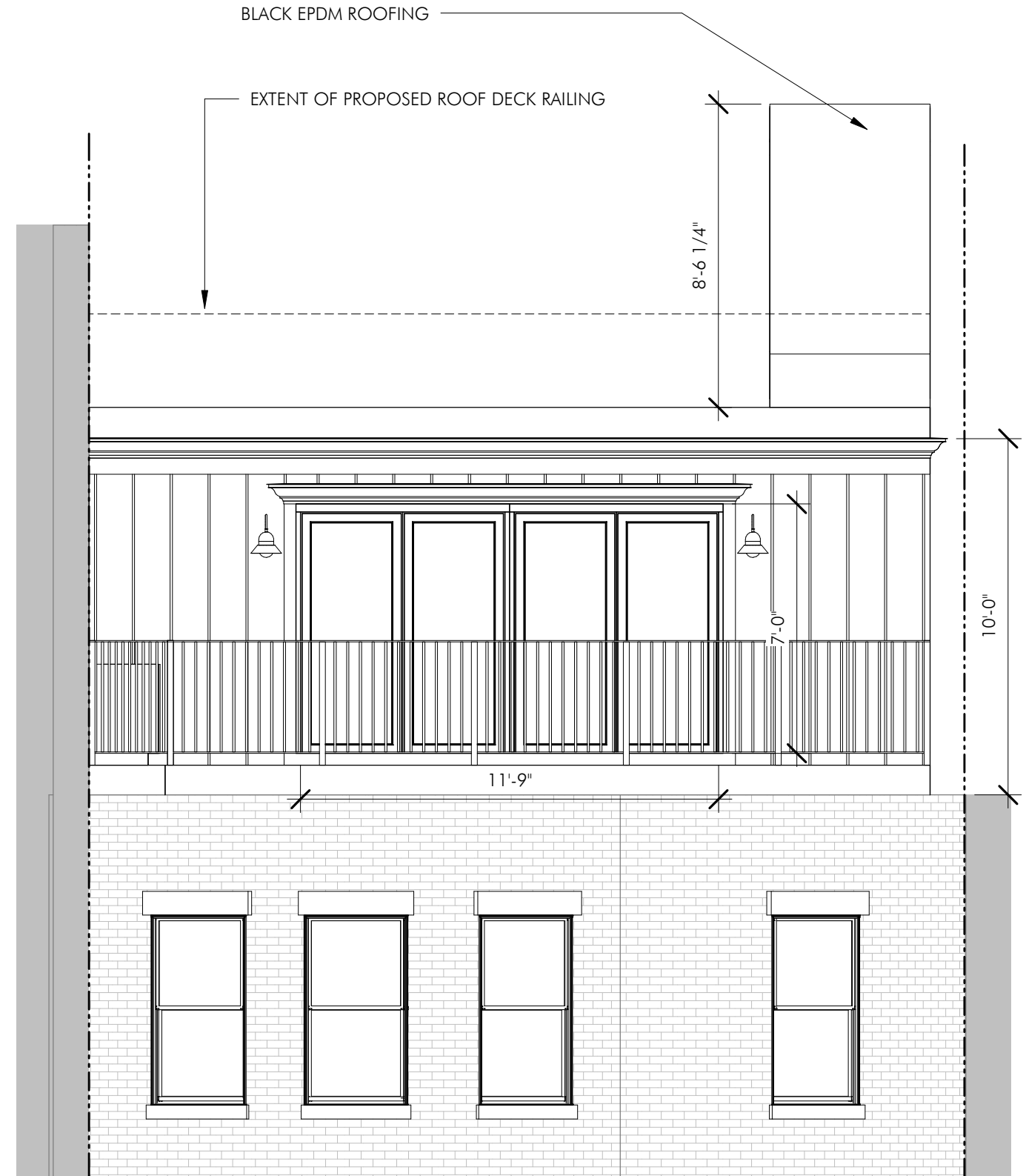
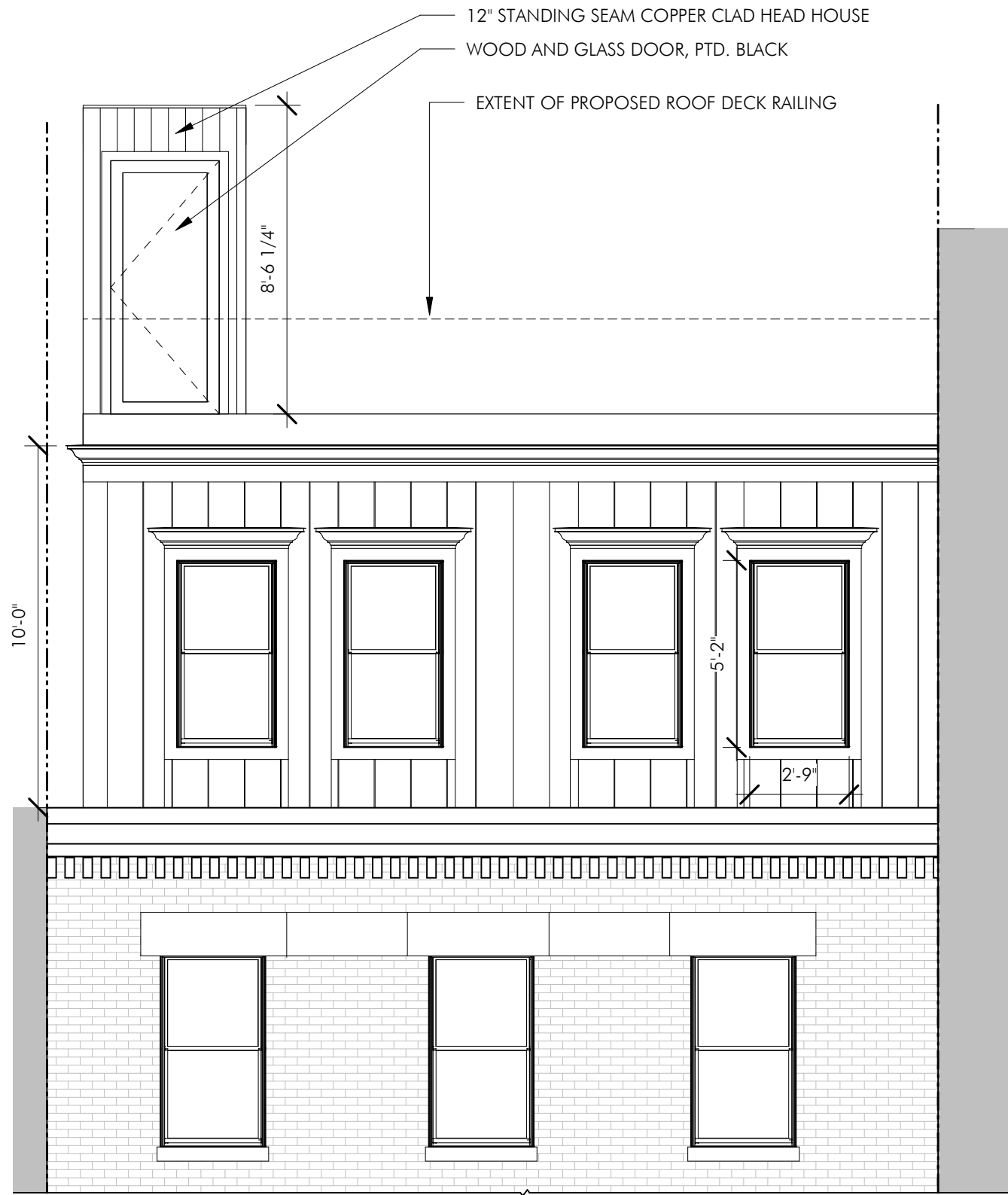
**1** ELEVATION OF COPPER CORNICE  
3" = 1'-0"



**2** PENTHOUSE PROFILE  
1" = 1'-0"

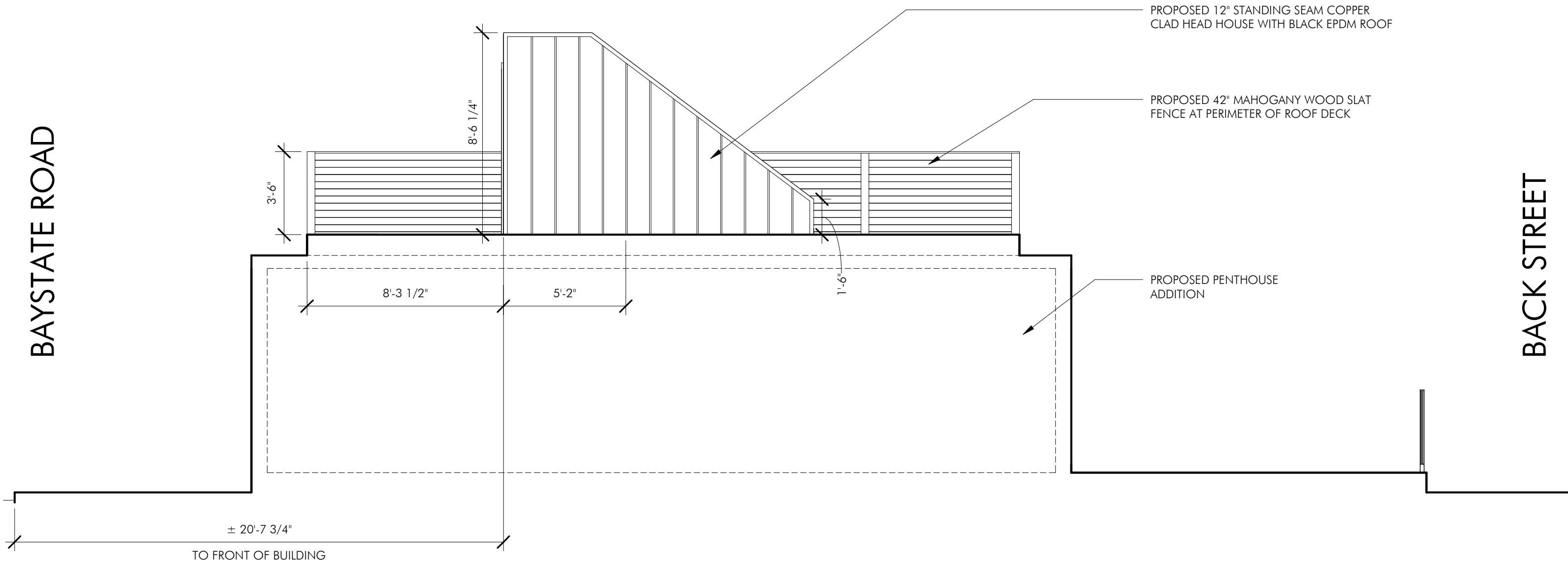


**3** TYPICAL DECK RAILING @ PROPOSED ROOF DECK  
1" = 1'-0"



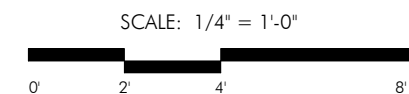
BAYSTATE ROAD

BACK STREET



EMBARC

**PROPOSED HEAD HOUSE ELEVATION  
FACING WEST**



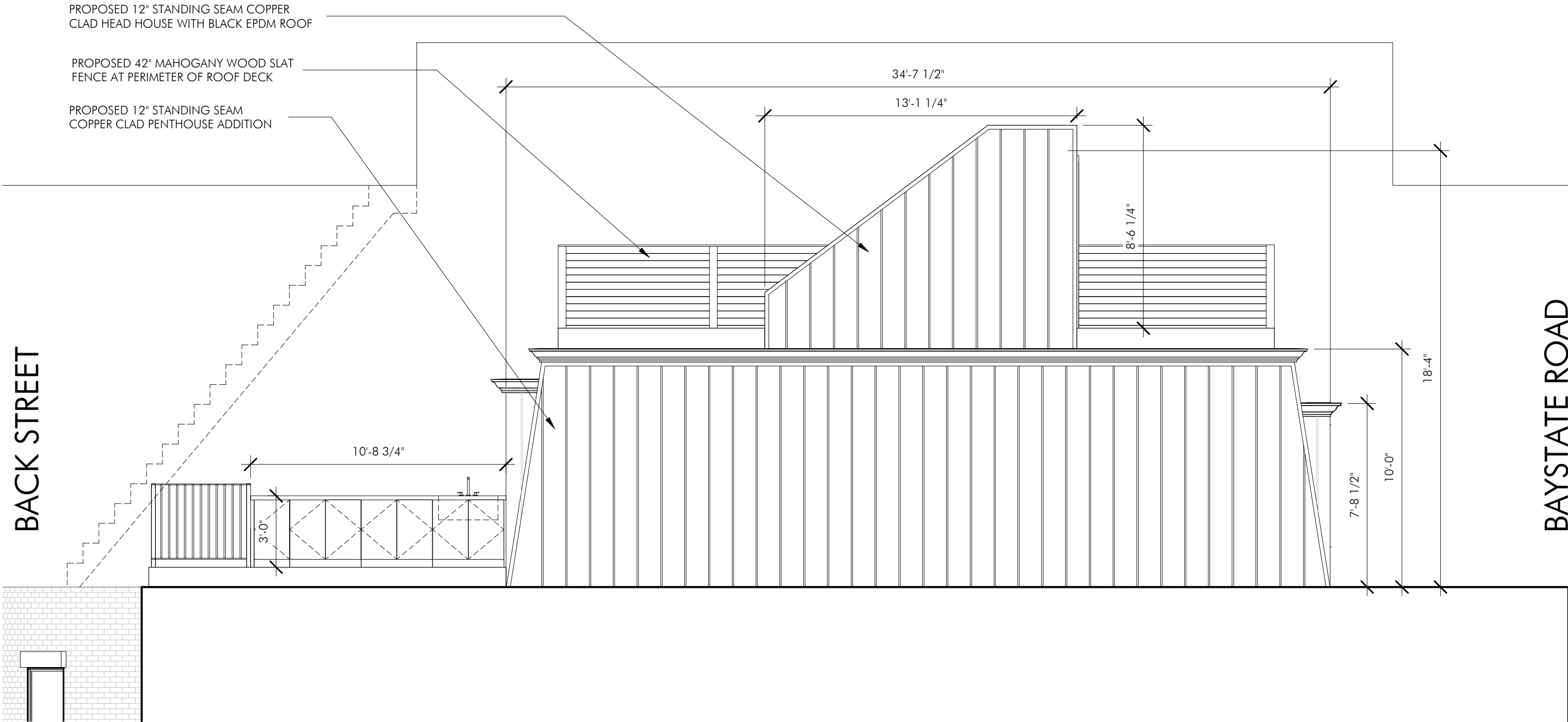
7 BAY STATE ROAD  
60 CHARLESGATE WEST  
BOSTON, MA

**12**

PROPOSED 12" STANDING SEAM COPPER  
CLAD HEAD HOUSE WITH BLACK EPDM ROOF

PROPOSED 42" MAHOGANY WOOD SLAT  
FENCE AT PERIMETER OF ROOF DECK

PROPOSED 12" STANDING SEAM  
COPPER CLAD PENTHOUSE ADDITION



BACK STREET

BAYSTATE ROAD

