

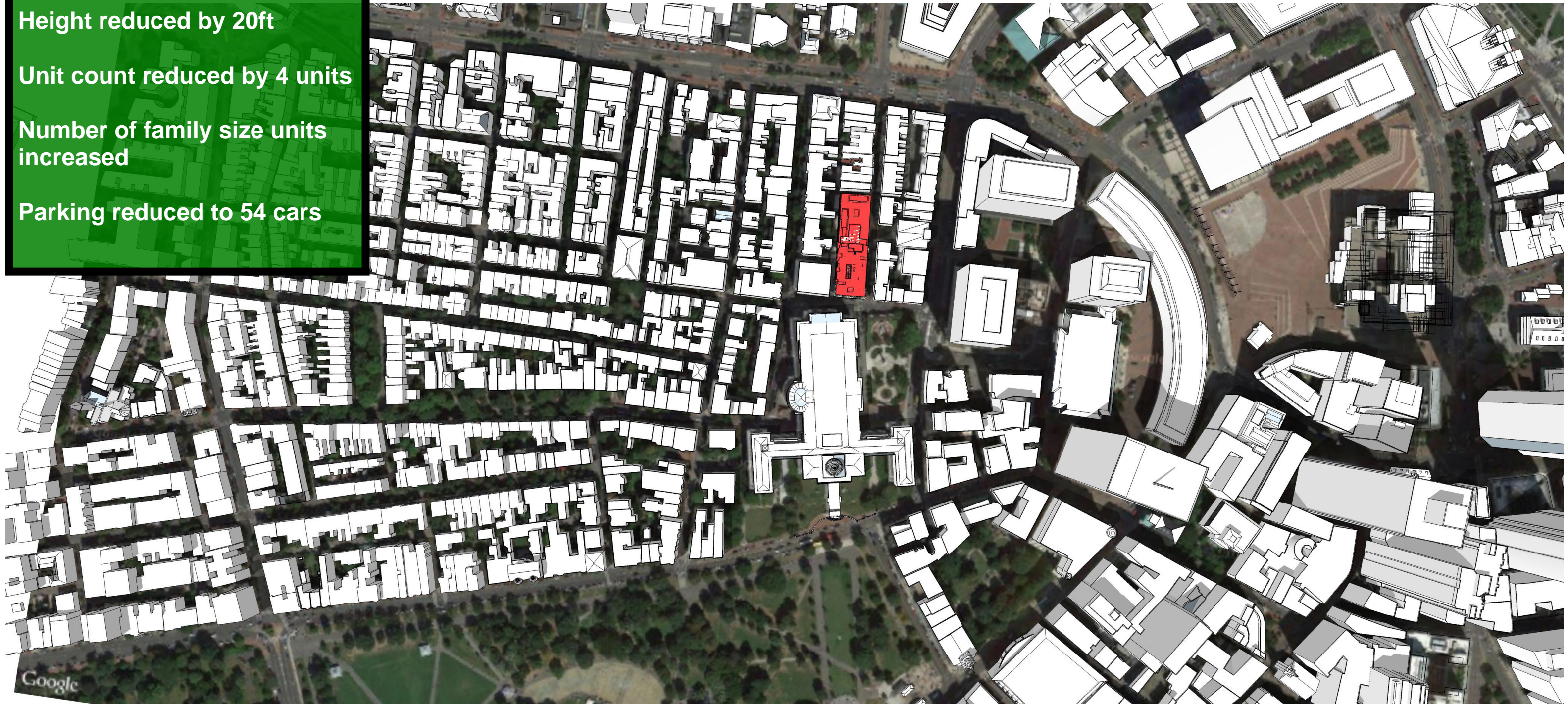
Revisions from EPNF
Submission:

Height reduced by 20ft

Unit count reduced by 4 units

Number of family size units
increased

Parking reduced to 54 cars



EPNF UNIT COUNT

	1 BR	2 BR	3BR	4 BR	Total
Unit Count	22	38	13	2	75
Multi Level Units		3			3
Average Area (SF)	1,210	1,762	2,198	3,016	1,709
	29%	51%	17%	3%	100%

REVISED UNIT COUNT

	1 BR		2 BR		3BR		4 BR		Total
	1 BR	1 BR +	2 BR	2 BR +	3 BR	3 BR +	4 BR	4 BR +	
	12	7	22	11	9	7	2	1	
Unit Count	19		33		16		3		71
Multi Level Units			2		3		2		7
Average Area (SF)	1,159		1,732		2,428		2,855		1,783
	27%		46%		23%		4%		100%

Change

3 less units

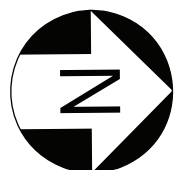
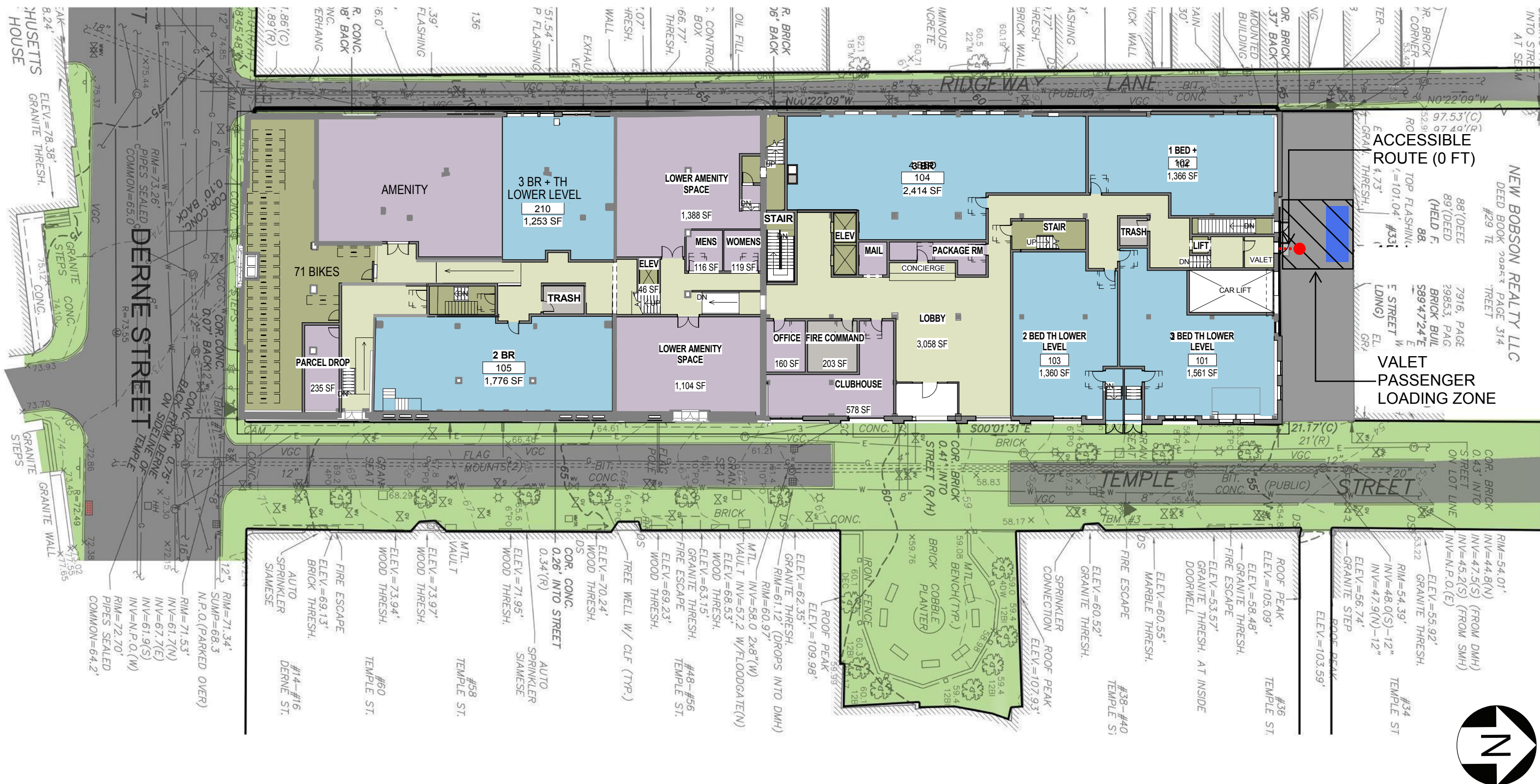
5 less units

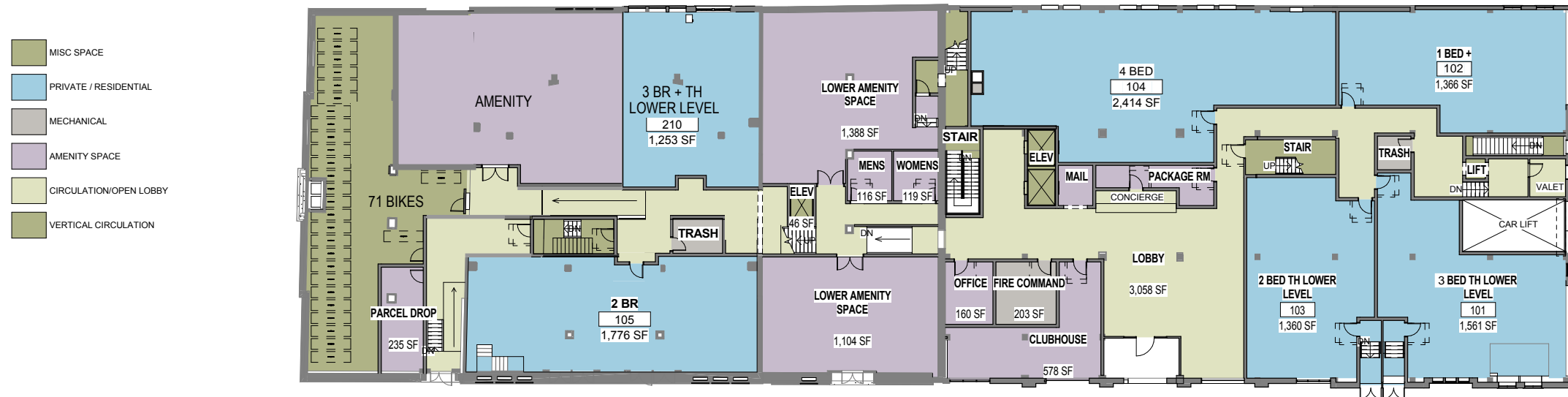
3 more units

1 more unit

4 less units

More family oriented units.
Three bedrooms increased by 3 units. Four bedrooms increased by 1 unit.

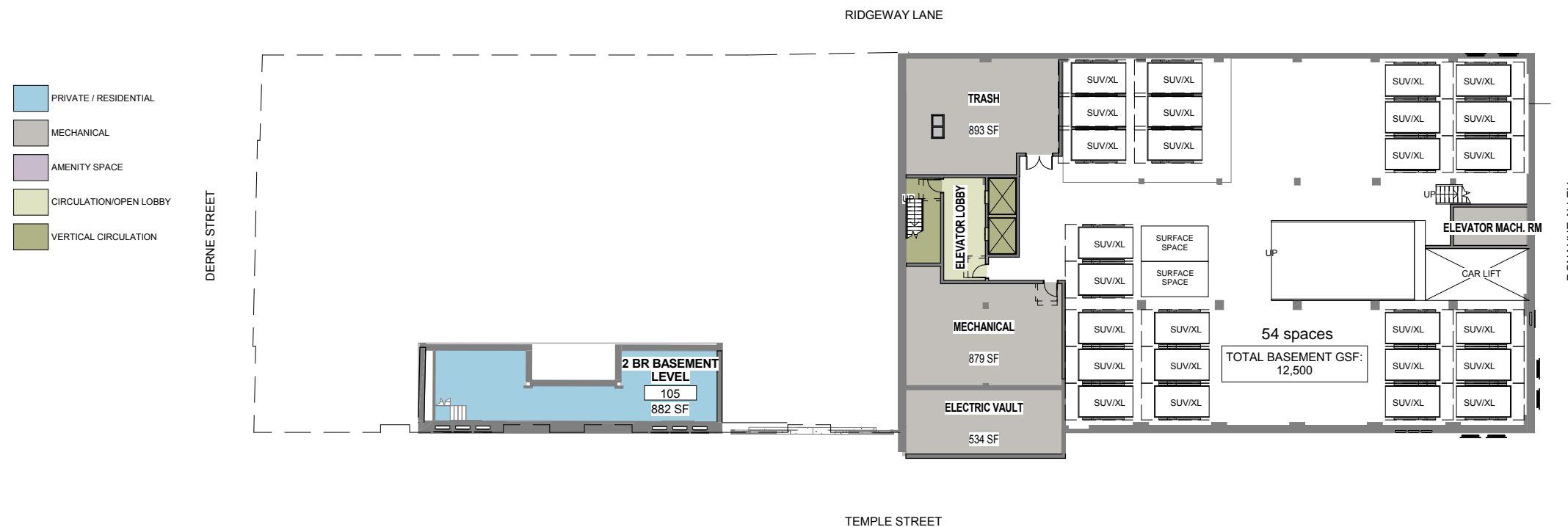




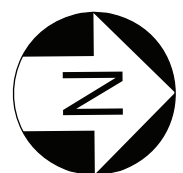
One bedroom + den unit expanded into former first floor amenity area to create 2 level Three bedroom + den unit.

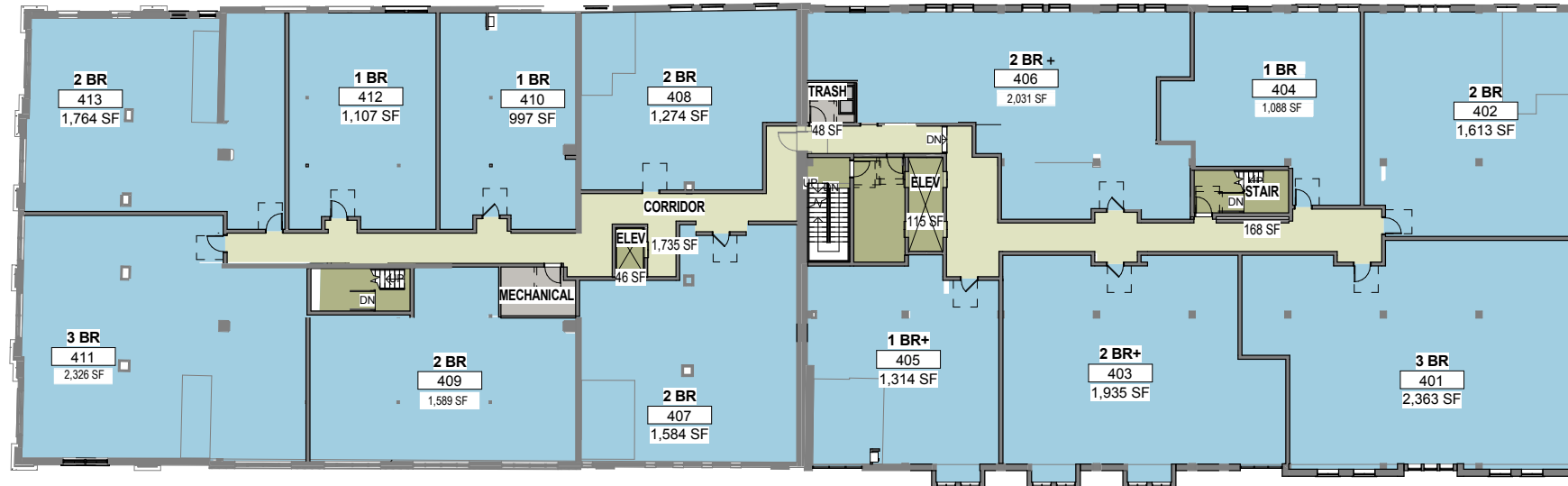
Parking reduced to 54 cars.

1 GROUND FLOOR PLAN
Scale : 1/16" = 1'-0"



2 GARAGE FLOOR PLAN
Scale : 1/16" = 1'-0"

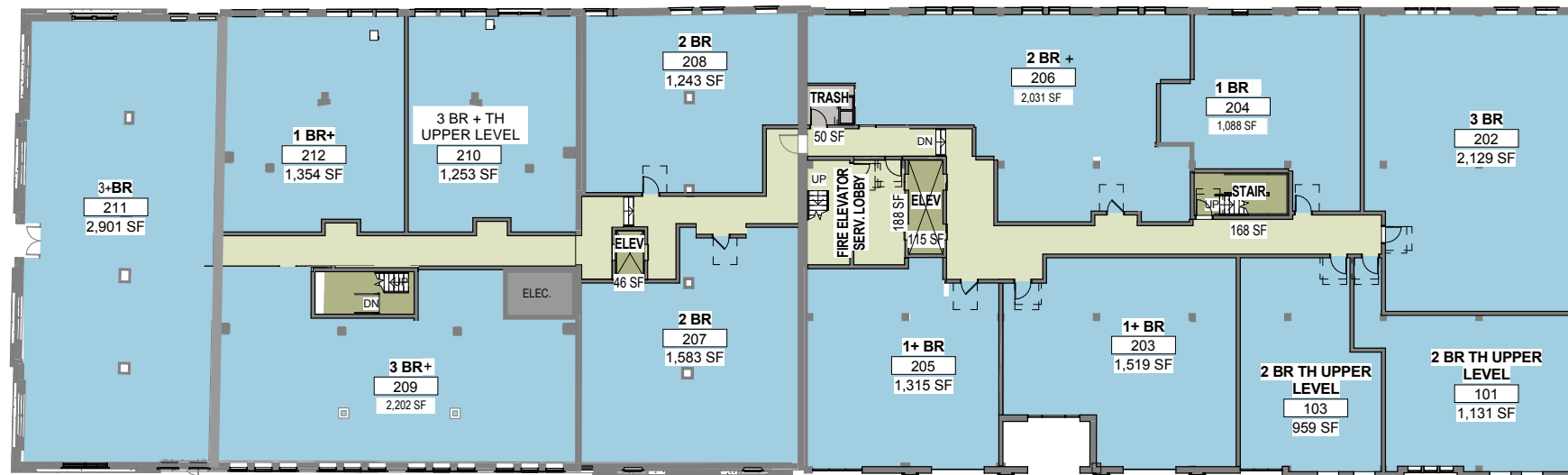




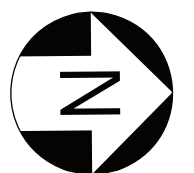
One bedroom + den unit expanded into former first floor amenity area to create 2 level Three bedroom + den unit.

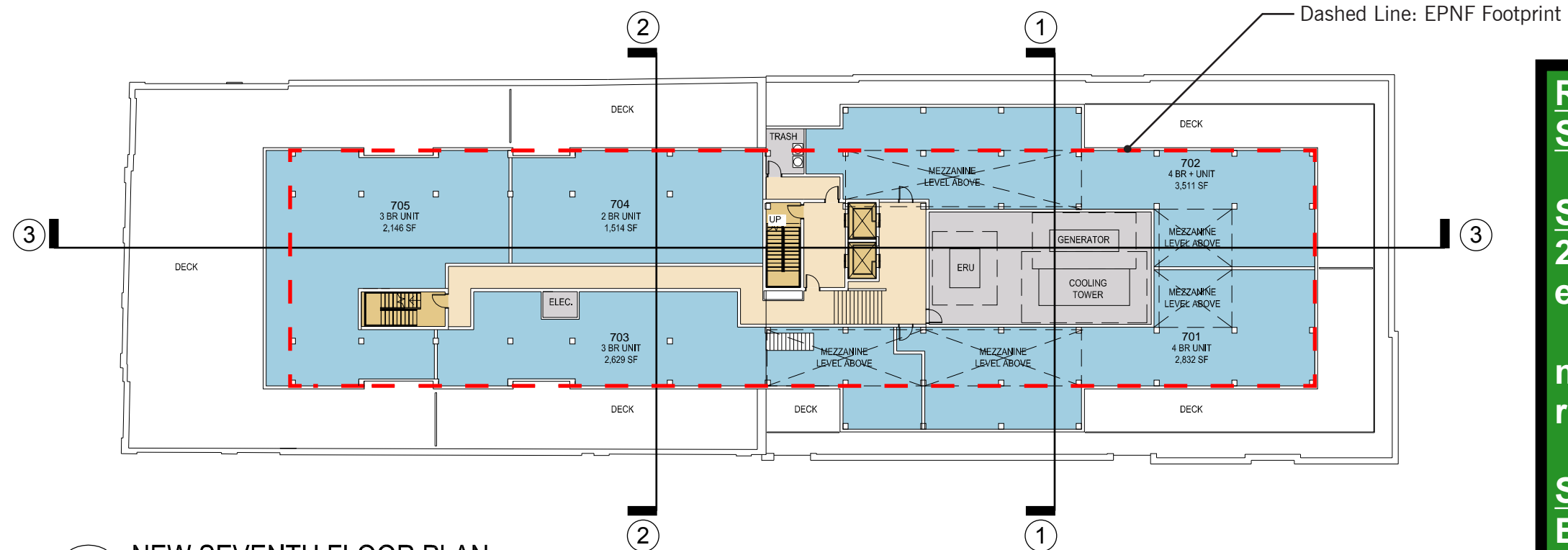
1 THIRD - FIFTH FLOOR PLAN
Scale : 1/16" = 1'-0"

- PRIVATE / RESIDENTIAL
- MECHANICAL
- CIRCULATION/OPEN LOBBY
- VERTICAL CIRCULATION



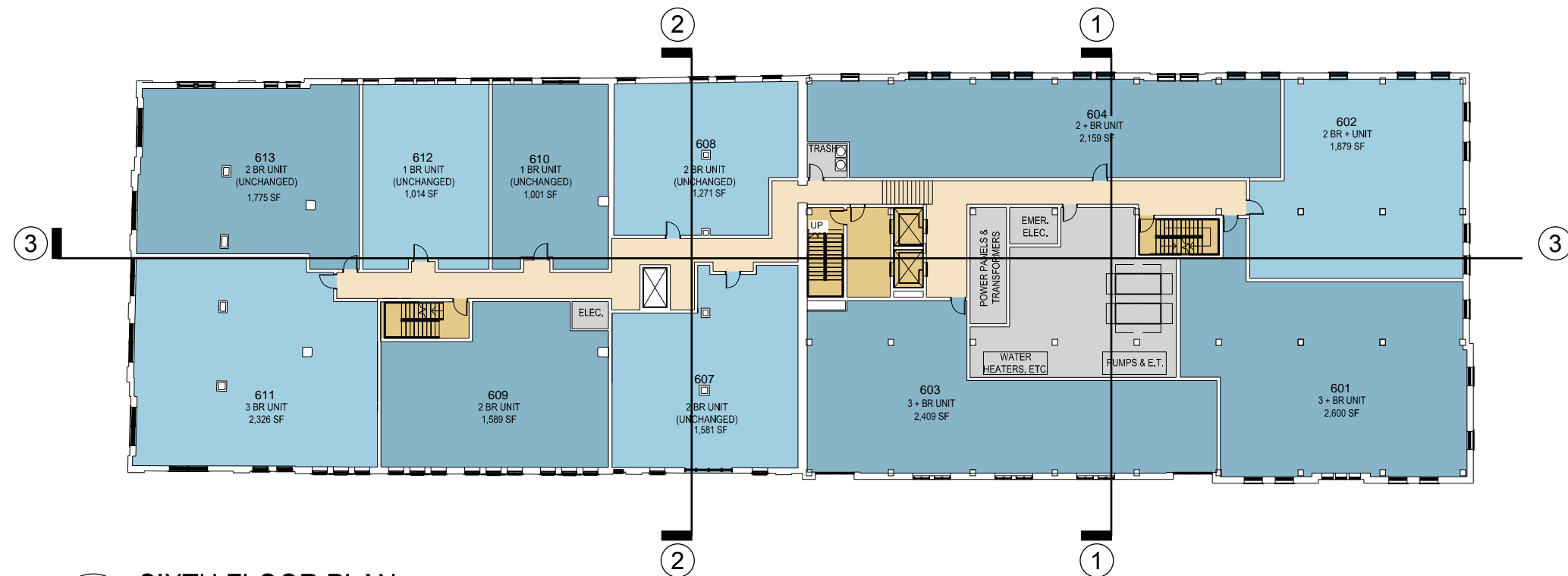
10 SECOND FLOOR PLAN
Scale : 1/16" = 1'-0"





1 NEW SEVENTH FLOOR PLAN

SCALE: 1/32" = 1'-0"



1 SIXTH FLOOR PLAN

SCALE: 1/32" = 1'-0"

Revisions from EPNF Submission:

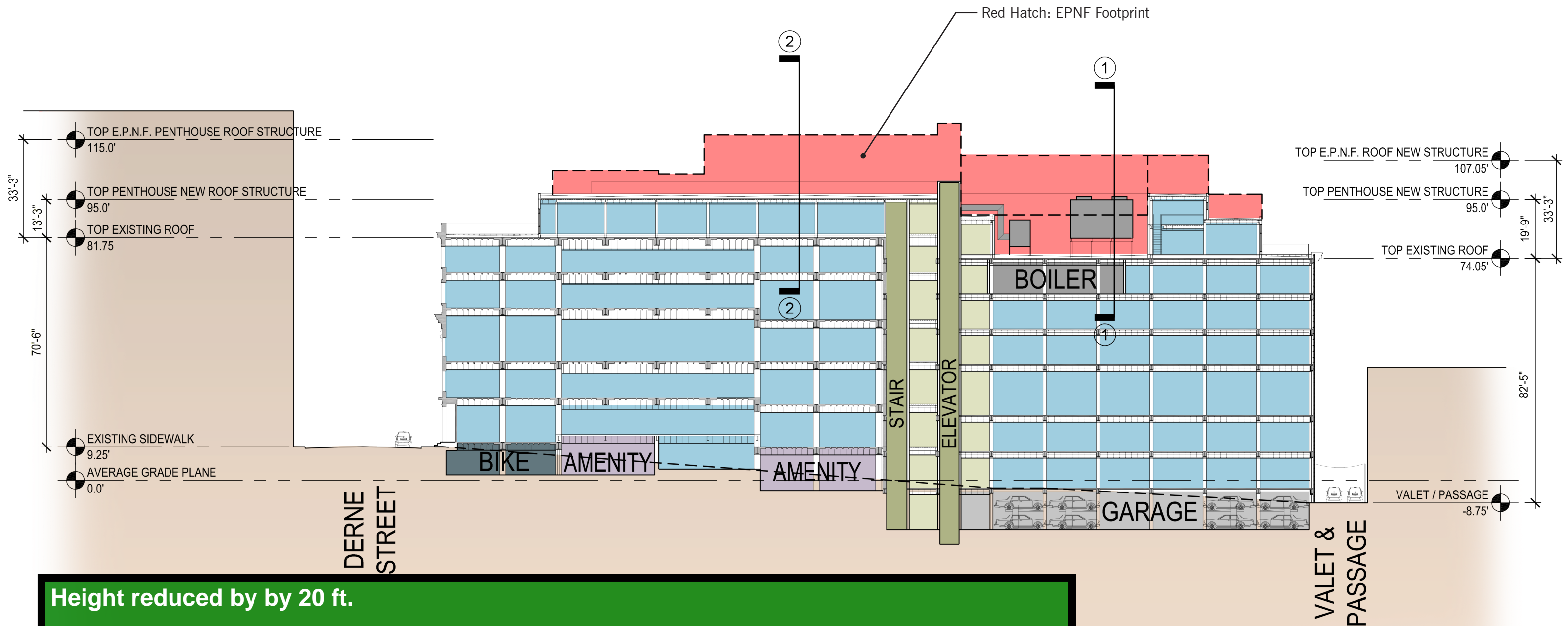
Sixth floor:
2 units have been eliminated

mechanical room relocated here

Seventh floor:
Exterior mechanical space screened by building on all 4 sides

Family size units with outdoor space.
(2) 4 bedrooms
(2) 3 bedrooms
(1) 2 bedroom

Eight floor:
eliminated
(2 less units)

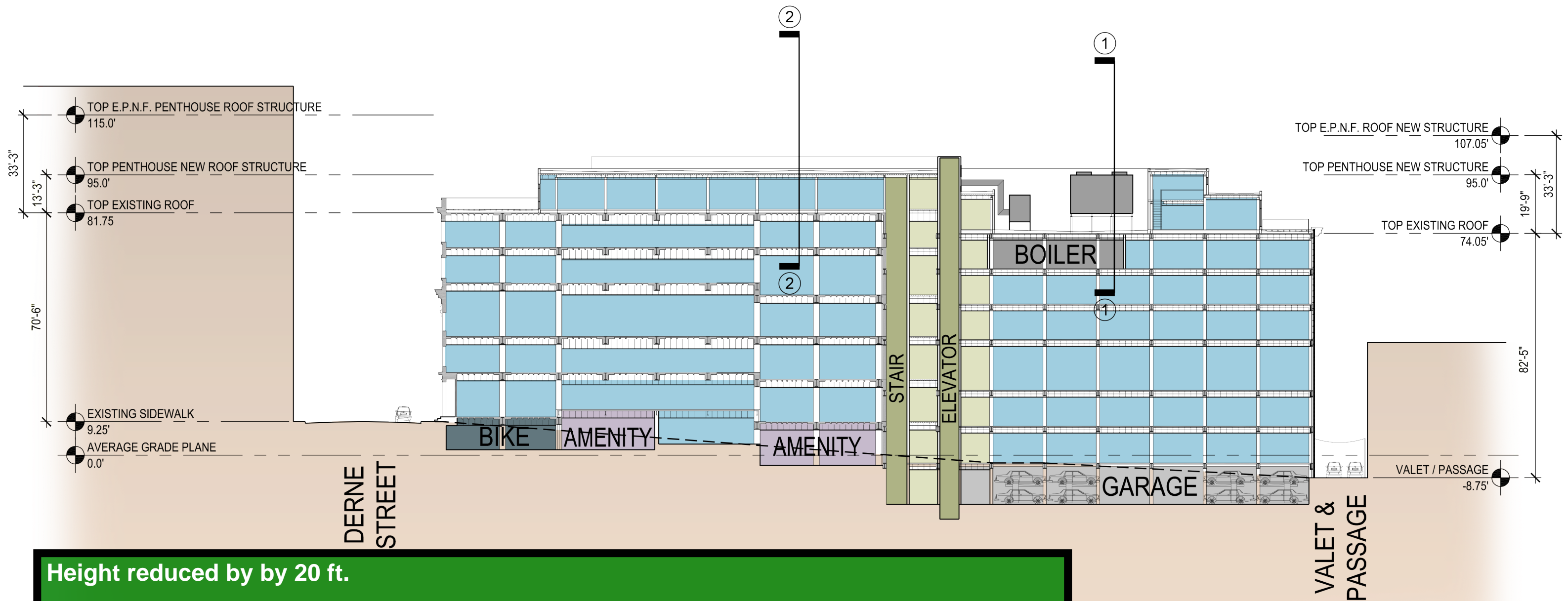


Height reduced by by 20 ft.

Top of proposed mechanical structure matches top of existing mechanical structure.

Proposed building height matches height of new cooling tower.

1 REVISED PENTHOUSE SECTION THROUGH MECHANICAL ENCLOSURE
SCALE: 1/32" = 1'-0"



Height reduced by 20 ft.

Top of proposed mechanical structure matches top of existing mechanical structure.

Proposed building height matches height of new cooling tower.

1 REVISED PENTHOUSE SECTION THROUGH MECHANICAL ENCLOSURE
SCALE: 1/32" = 1'-0"









Archer | Donahue
Boston, MA

EPNF View 2 - Proposed

June 21, 2016

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

tat | the architectural team

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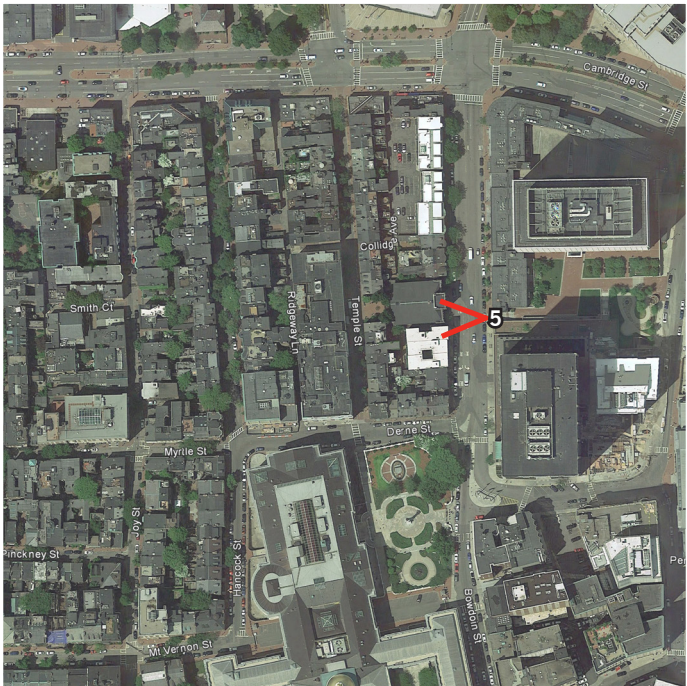


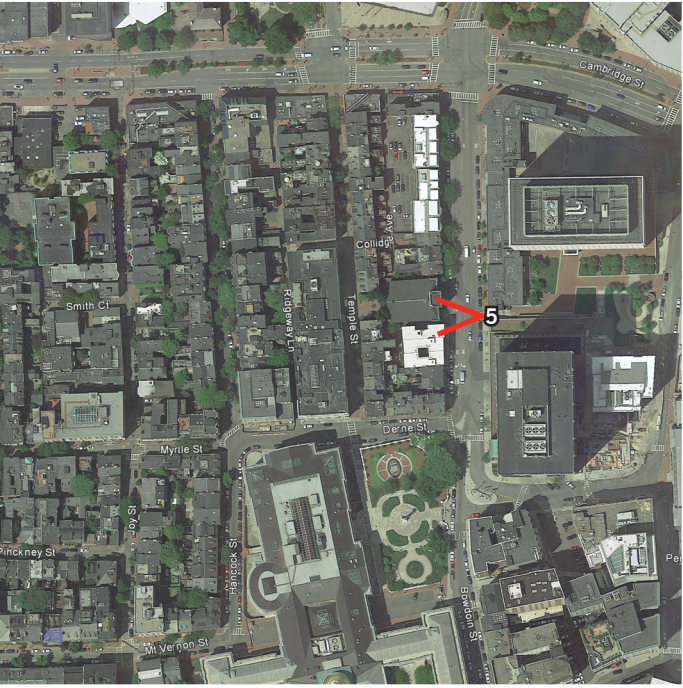




















Existing Temple Street Elevation



EPNF Temple Street Elevation

Height reduced by 20 ft.
Top of proposed mechanical structure matches top of existing mechanical structure.
Proposed building height matches height of new cooling tower.

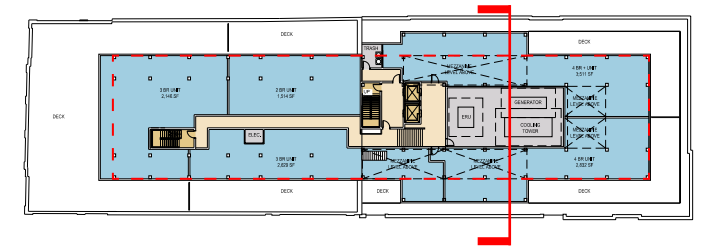


Revised Temple Street Elevation



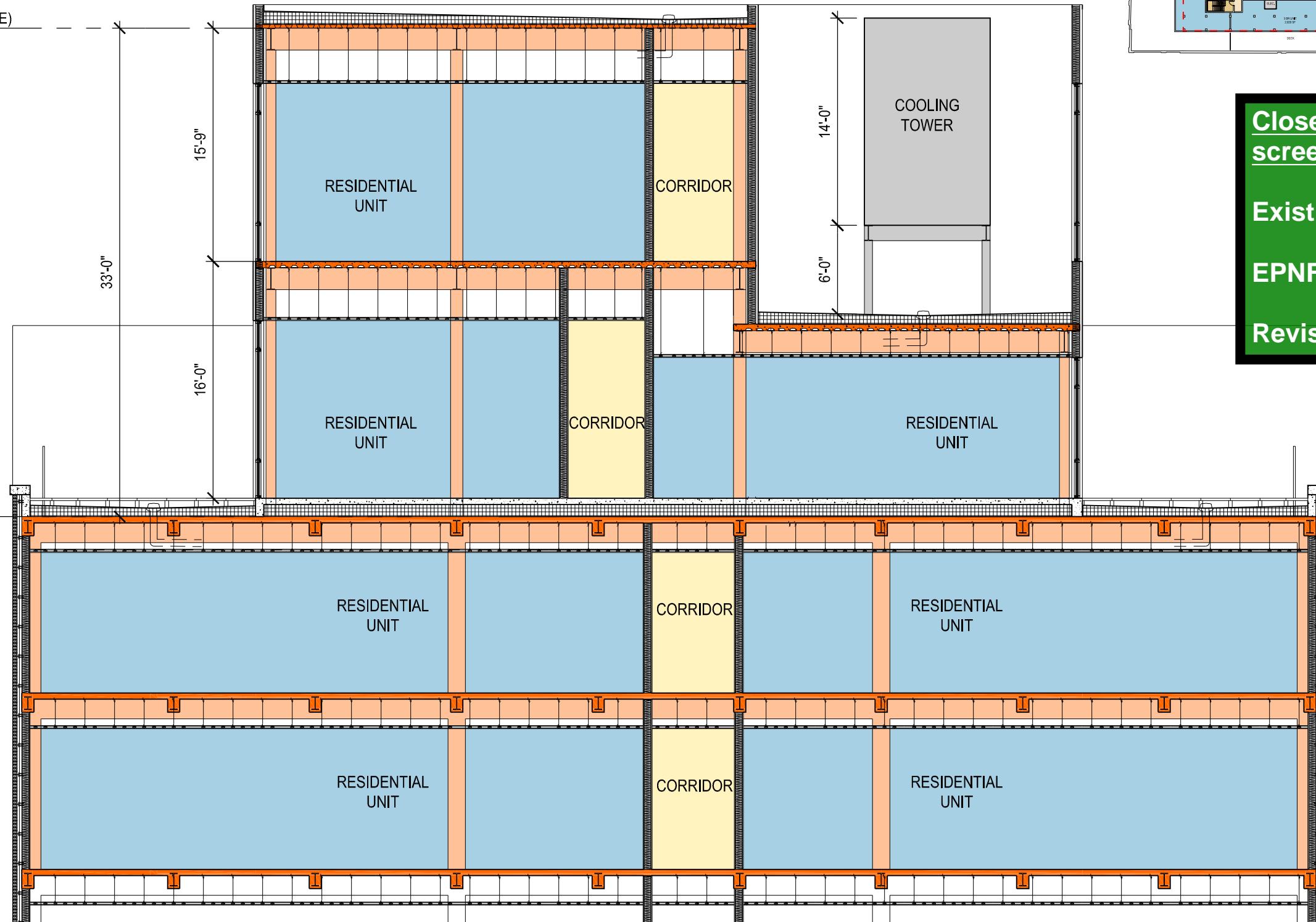
Revised Temple Street Elevation
with Existing Mechanical Overlay

TOP OF STRUCTURE (DONAHUE)
107.05 FT



Closest mechanical screen to building edge:
Existing: Unscreened, 3ft
EPNF: Screened, 15ft
Revised: Screened, 32ft

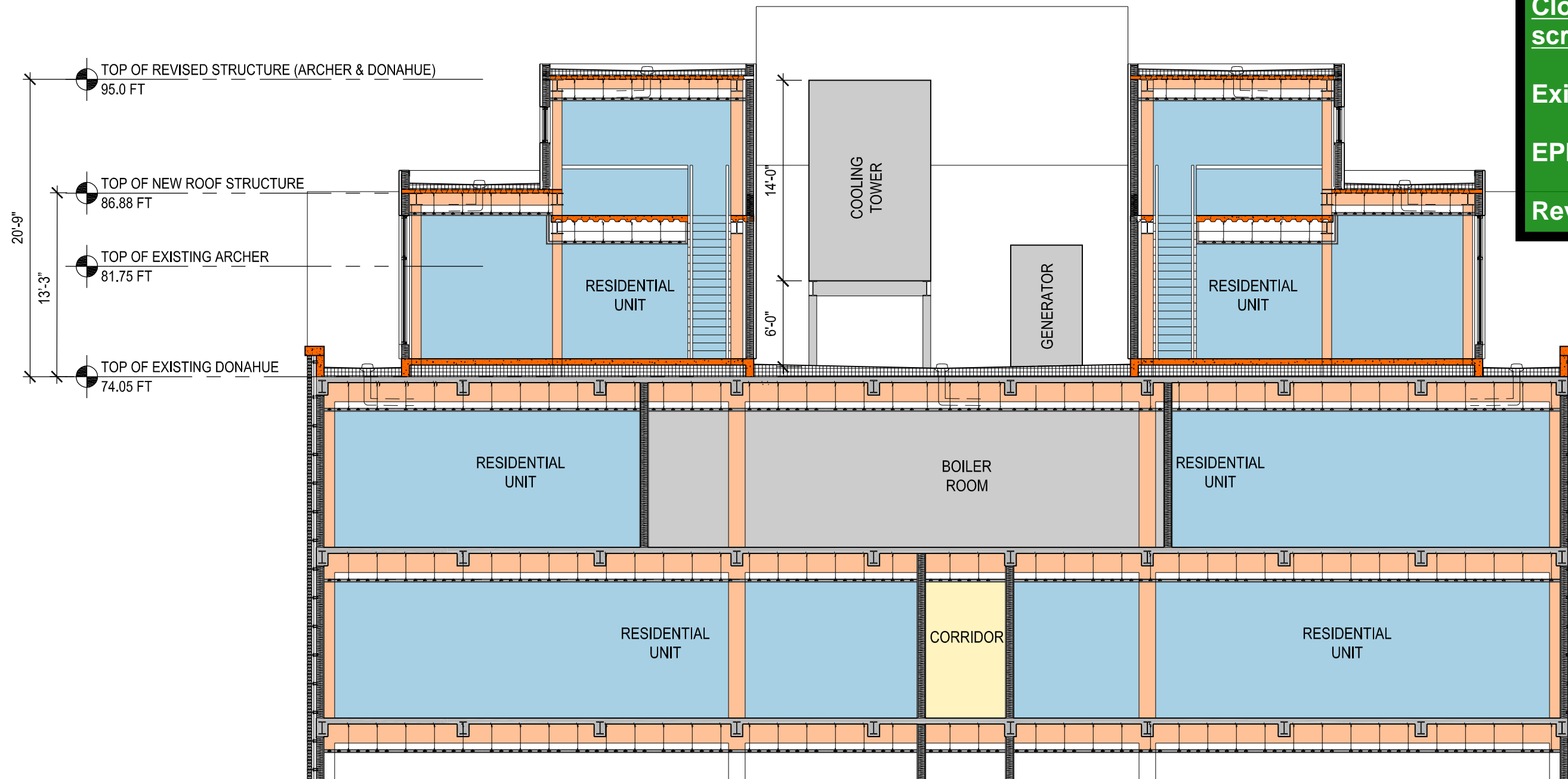
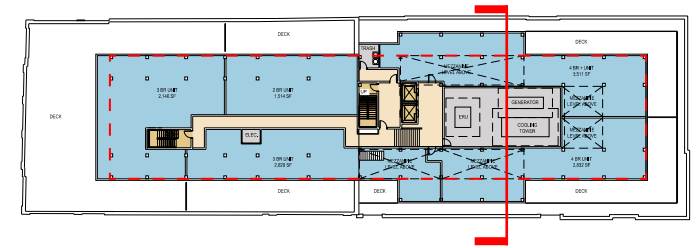
TOP OF EXISTING
74.05 FT



1

E.P.N.F. PENTHOUSE SECTION THROUGH MECHANICAL ENCLOSURE

SCALE: NOT TO SCALE



Closest mechanical screen to building edge:

Existing: Unscreened, 3ft

EPNF: Screened, 15ft

Revised: Screened, 32ft

1 REVISED PENTHOUSE SECTION THROUGH MECHANICAL ENCLOSURE

SCALE: NOT TO SCALE

TOP OF STRUCTURE
115 FT

TOP OF EXISTING
81.75 FT

33'-0"

15'-9"

16'-0"

12'-0"

12'-0"

RESIDENTIAL
UNIT

CORRIDOR

RESIDENTIAL
UNIT

RESIDENTIAL
UNIT

CORRIDOR

RESIDENTIAL
UNIT

RESIDENTIAL
UNIT

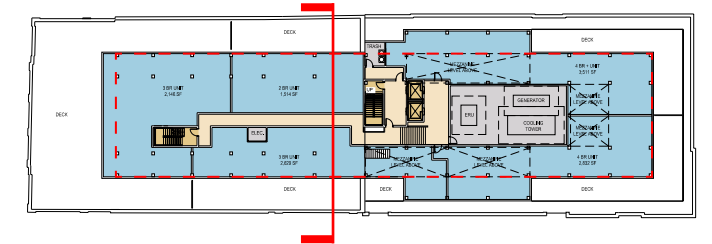
CORRIDOR

RESIDENTIAL
UNIT

RESIDENTIAL
UNIT

CORRIDOR

RESIDENTIAL
UNIT

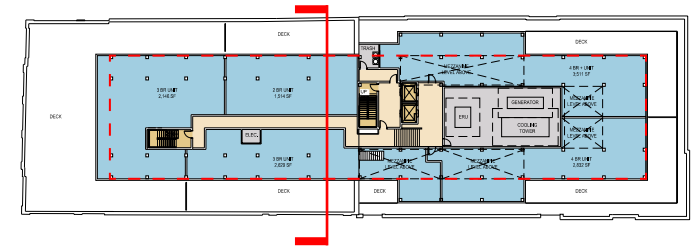


Height reduced by 20ft.

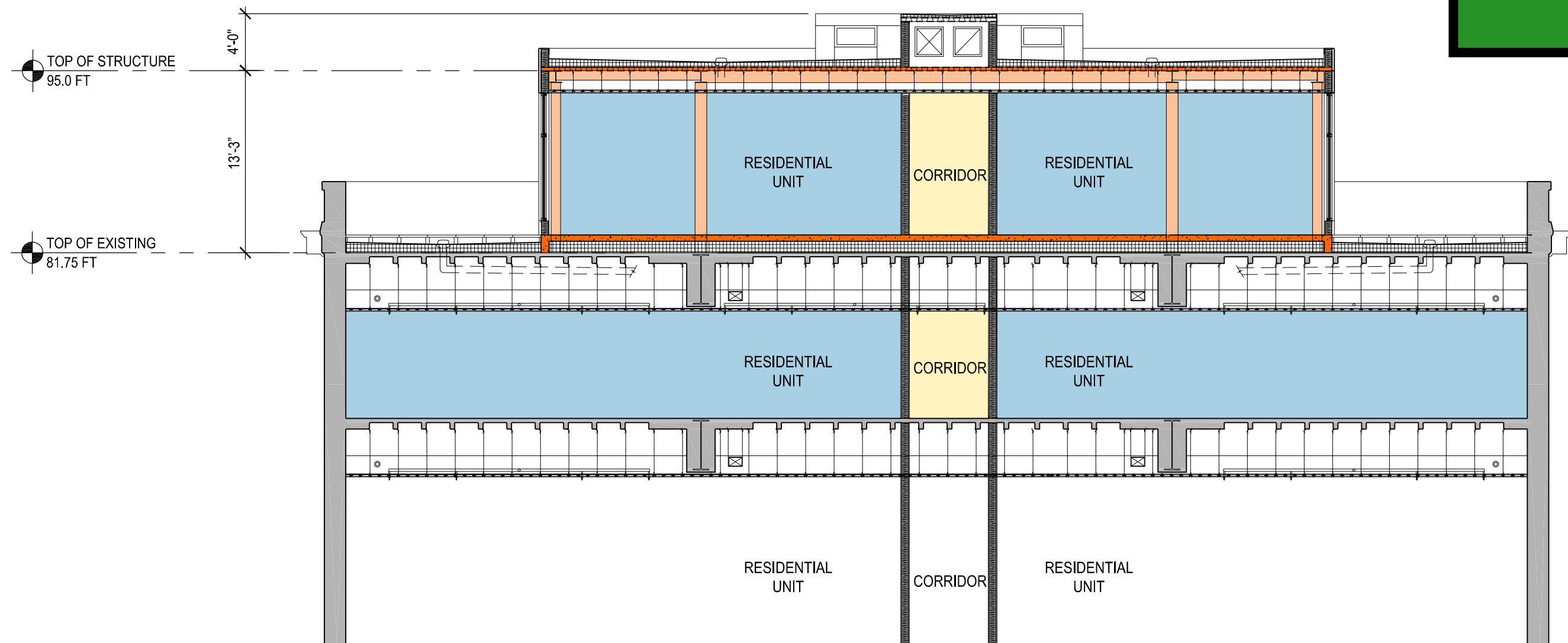
2

EPNF PENTHOUSE SECTION THROUGH ARCHER BUILDING

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



Height reduced by 20ft.



2 REVISED PENTHOUSE SECTION THROUGH ARCHER BUILDING
SCALE: 1/8" = 1'-0"







Archer | Donahue
Boston, MA

Aerial View
Existing Photograph

June 21, 2016

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

tat | the architectural team

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Seventh floor design "de-clutters" roof.

Seventh floor massing steps back from building edge.

Seventh floor screens mechanical units.

Design review will be conducted with Beacon Hill Architectural Commission.





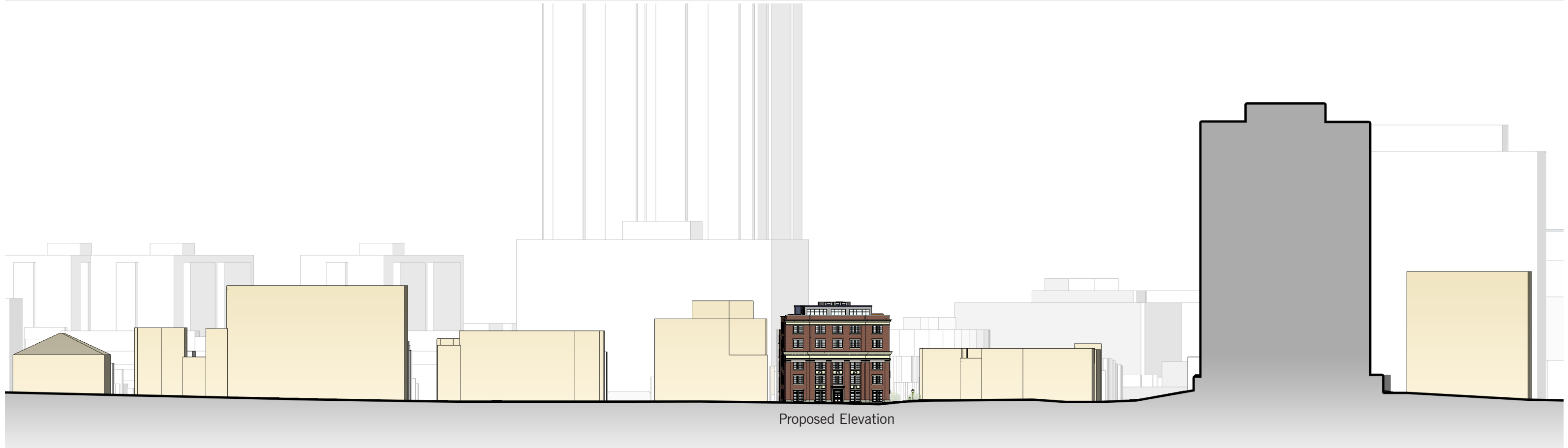


Seventh floor design "de-clutters" roof.

Seventh floor massing steps back from building edge.

Seventh floor screens mechanical units.

Design review will be conducted with Beacon Hill Architectural Commission.



Donahue Building facade to be removed to better relate to neighborhood.

Proposed Donahue facade reads as two buildings to transition from larger Archer Building to smaller rowhouses.





Donahue Building facade to be removed to better relate to neighborhood.

Proposed Donahue facade to front existing Temple Street park.

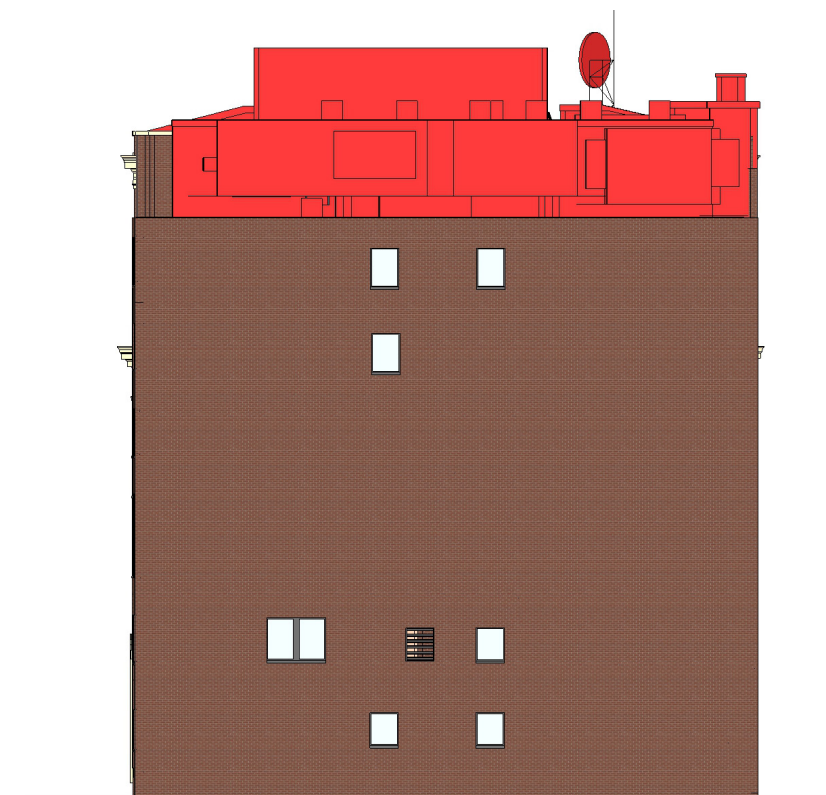


Donahue Building facade to be removed to better relate to neighborhood.

Proposed Donahue facade to front existing Temple Street park.



Temple Street Existing Elevation



Alley (North) Existing Elevation



Temple Street Elevation



Alley (North) Elevation



Ridgeway Lane Existing Elevation



Derne Street Existing Elevation



Ridgeway Lane Elevation



Derne Street Elevation



Donahue Building facade to be removed to better relate to neighborhood.

Existing roof top mechanicals are "de-cluttered".

Top of proposed mechanical structure matches top of existing mechanical structure.

Proposed building height matches height of new cooling tower.

