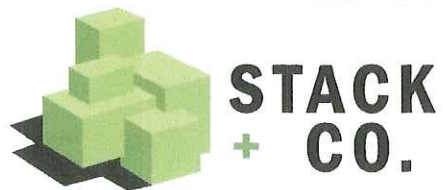


MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210



Boston: 319 A Street #4C, 02210
Providence: 460 Harris Ave #304, 02909

T/F : 800.265.3984
www.stackac.com

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

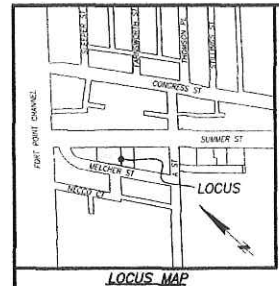
STAMP:

PROJECT NUMBER:	15053	
ISSUE DATE:	11/09/16	
DRAWN BY:	MD/AWK	
APPROVED BY:	AWK	
SCALE:	1/4" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK

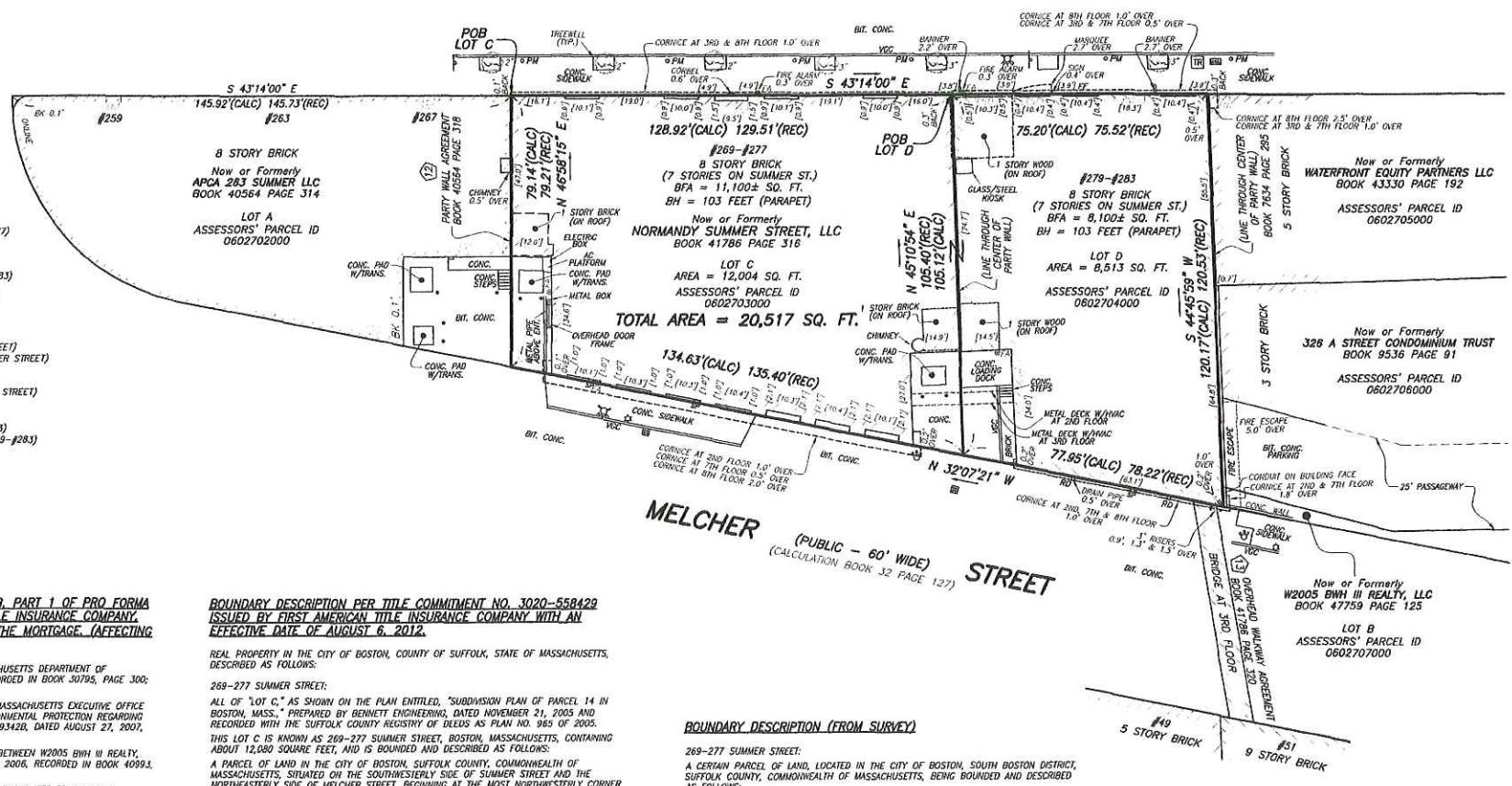
COVER

LM0.0



LOCUS MAP

SUMMER (PUBLIC - 100' WIDE) STREET



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'
- SOUTHEASTERN 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 MELCHER 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)
 - BRICK 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)
- NORTHWESTERLY BOUNDARY (#269-#277)**
- CINNEY - OVER 0.5'

EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE B, PART 1 OF PRO FORMA POLICY NO. 558428 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. 93428 FROM THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED FEBRUARY 25, 2003, RECORDED IN BOOK 30795, PAGE 300; (AFFECTS 269-277 SUMMER ST.)
- B. 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. 93428, DATED AUGUST 27, 2007, RECORDED IN BOOK 42818, PAGE 85; (NOT LOCUS)
- C. 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 40991, PAGE 91; (NOT LOCUS)
- D. SEE ALSO AGREEMENT REGARDING WHARF LICENSE, BY AND AMONG CP'S SEAPORT LLC, BRICKMAN HARBOR LLC, W2005 BWH II REALTY, LLC, BOSTON HSR SOUTH BOSTON LLC, AG/ND 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.)
- E. LICENSE NO. 9598 FROM THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MAY 14, 2003, RECORDED IN BOOK 31484, PAGE 116; (NOT LOCUS)
- F. PARTY WALL AGREEMENT BY AND BETWEEN W2005 BWH II REALTY, LLC AND APCA 283 SUMMER LLC, DATED AS OF OCTOBER 16, 2006, RECORDED IN BOOK 40564, PAGE 318; (AS SHOWN HEREON)
- G. 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)
- H. 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. 89 (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. 3020-558428 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. 985 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 SOUTHWESTERLY 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. 985 OF 2005. THIS LOT D IS KNOWN AS 279-283 SUMMER STREET, BOSTON, MASSACHUSETTS, CONTAINING ABOUT 8,580 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 SOUTHWESTERLY 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 LP, 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 31°22'18" E, 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 SOUTHWESTERLY 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°02'21" W, BY SAID NORTHEASTERLY SIDELINE OF MELCHER STREET, A DISTANCE OF 134.63 FEET TO A POINT;
THENCE TURNING AND RUNNING N 45°58'15" E, BY LAND NOW OR FORMERLY OF APCA 283 SUMMER LLC AND BY A LINE RUNNING THROUGH THE MIDDLE OF A BRICK PARTITION WALL, A DISTANCE OF 73.14 FEET TO THE POINT OF BEGINNING;
SAID PARCEL HAVING AN AREA OF 12,004 SQUARE FEET.

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 SOUTHWESTERLY 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°02'21" W, BY SAID NORTHEASTERLY SIDELINE OF MELCHER STREET, A DISTANCE OF 77.85 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.

NOTES:

- ZONING DISTRICT INFORMATION WAS PROVIDED BY THE INSURER, VIA A REPORT ENTITLED "APPROVAL OF REAL PROPERTY, FORT POINT CHANNEL OFFICE BUILDINGS, OFFICE PROPERTY 281 & 321 SUMMER STREET BOSTON, SUFFOLK COUNTY, MASSACHUSETTS 02110" PREPARED BY INTEGRIA REALTY RESOURCES, AND DATED JUNE 28, 2012.
- BY CIRCUMSTANTIAL EVIDENCE 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 (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 250286, 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 EXISTING 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 LEE 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.

LEGEND

- CATCH BASIN
- HYDRANT
- WATER SHUT OFF
- GAS SHUT OFF
- LIGHT POLE
- BOLLARD
- STAMPPIPE
- STAIR
- 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. 985 OF 2005 (LOCUS PLAN)

PARKING SUMMARY

ZERO REGULAR SURFACE PARKING SPACES

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 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) DATE
pfoley@harryfeldman.com

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

FELDMAN
Professional Land Surveyors

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

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.stackco.com

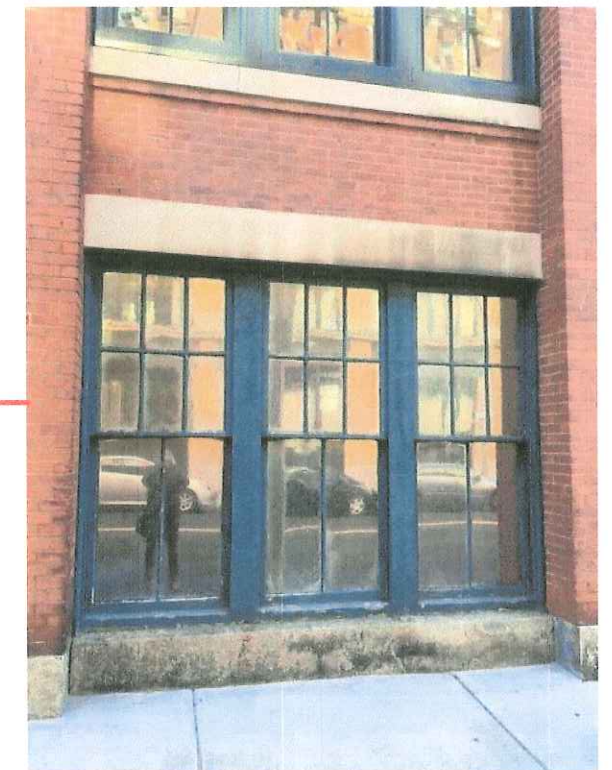
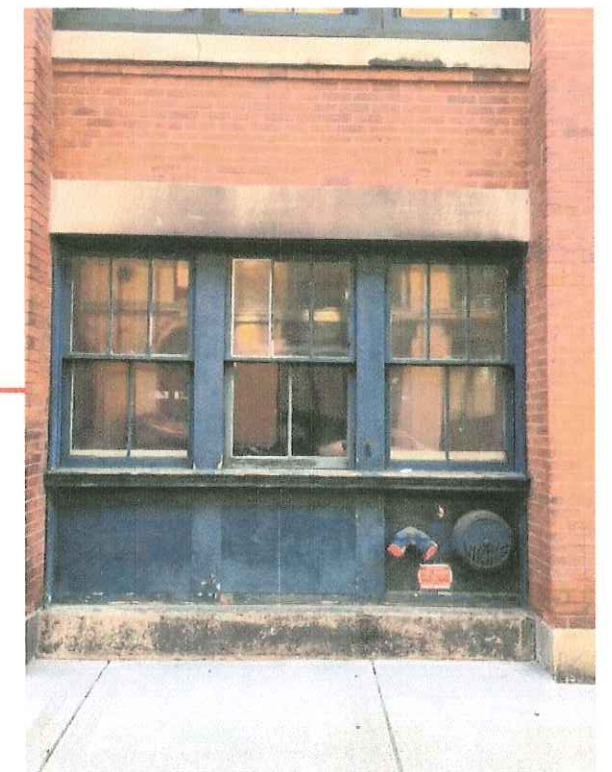
WITH:

PROJECT NUMBER:	15053
ISSUE DATE:	11/09/16
DRAWN BY:	MD
APPROVED BY:	AWK

SCALE:	REV #	DATE	DESCRIPTION

LANDMARK
PLOT PLAN

LM0.1a



MAYHEW WINE SHOP

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PREPARED PRISCILLA MURPHY



**STACK
+
CO.**

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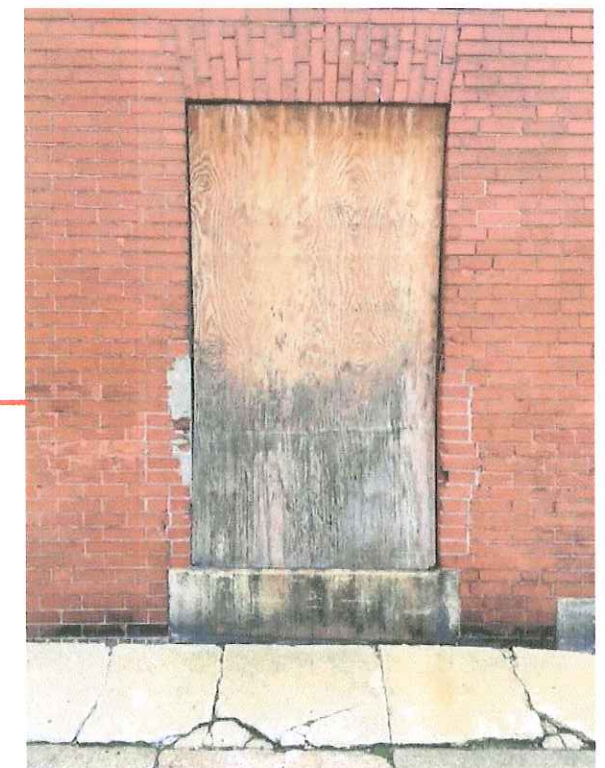
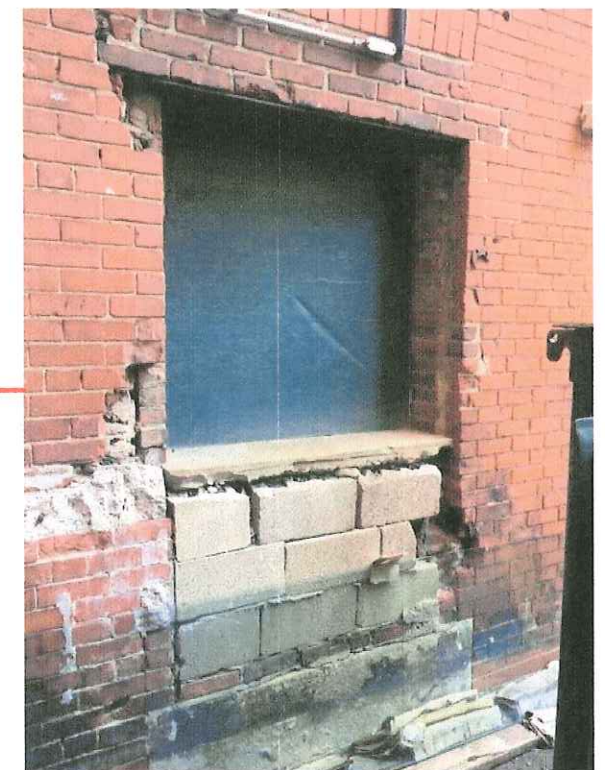
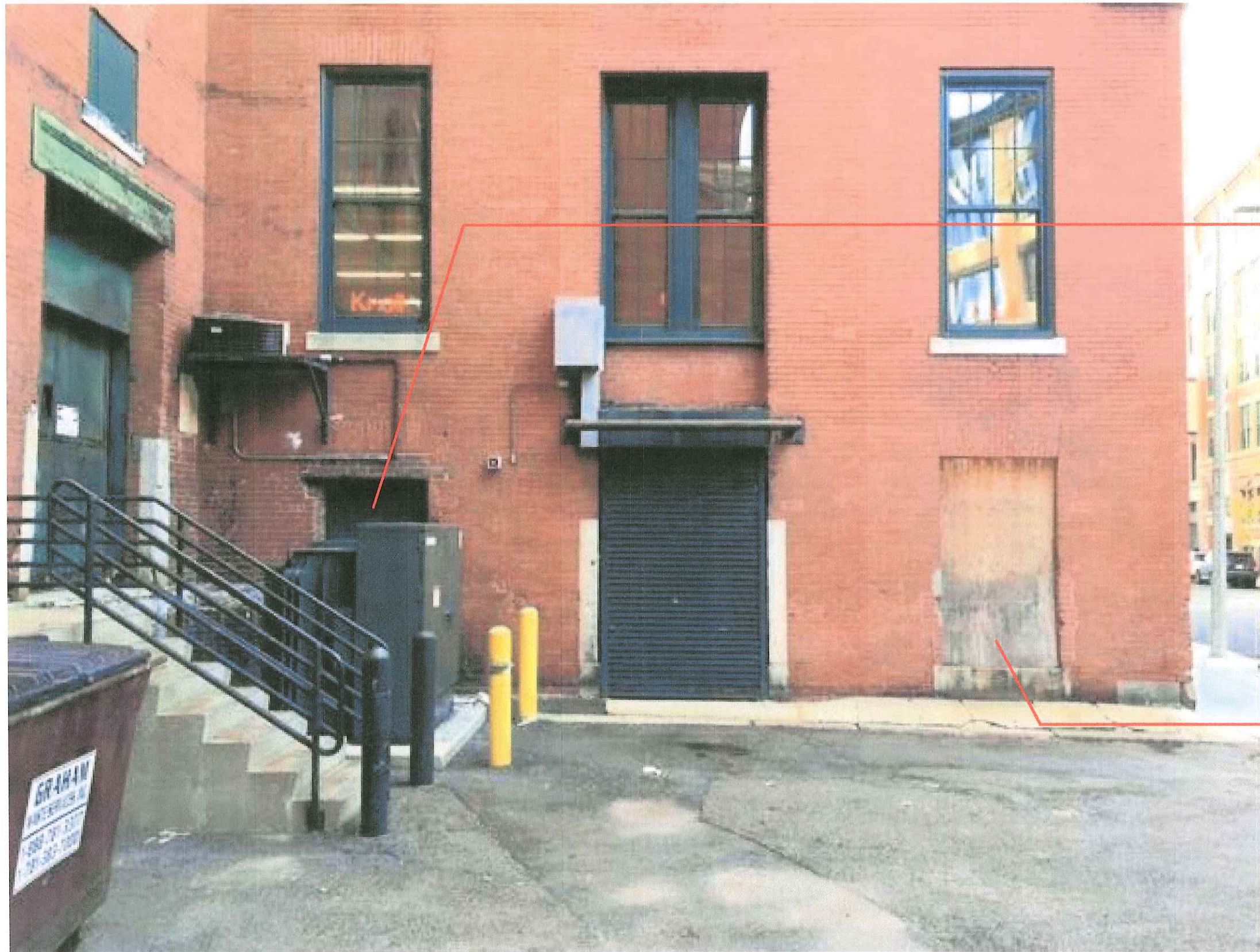
WITH:

PROJECT NUMBER:	15053
ISSUE DATE:	11/09/16
DRAWN BY:	MD
APPROVED BY:	AWK
SCALE:	
REV #	DATE DESCRIPTION

LANDMARK

EX PHOTOS - MELCHER ST FACADE

LM0.2



MAYHEW WINE SHOP

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WITH:

PROJECT NUMBER:	15053
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DRAWN BY:	MD
APPROVED BY:	AWK
SCALE:	
REV #	DATE DESCRIPTION

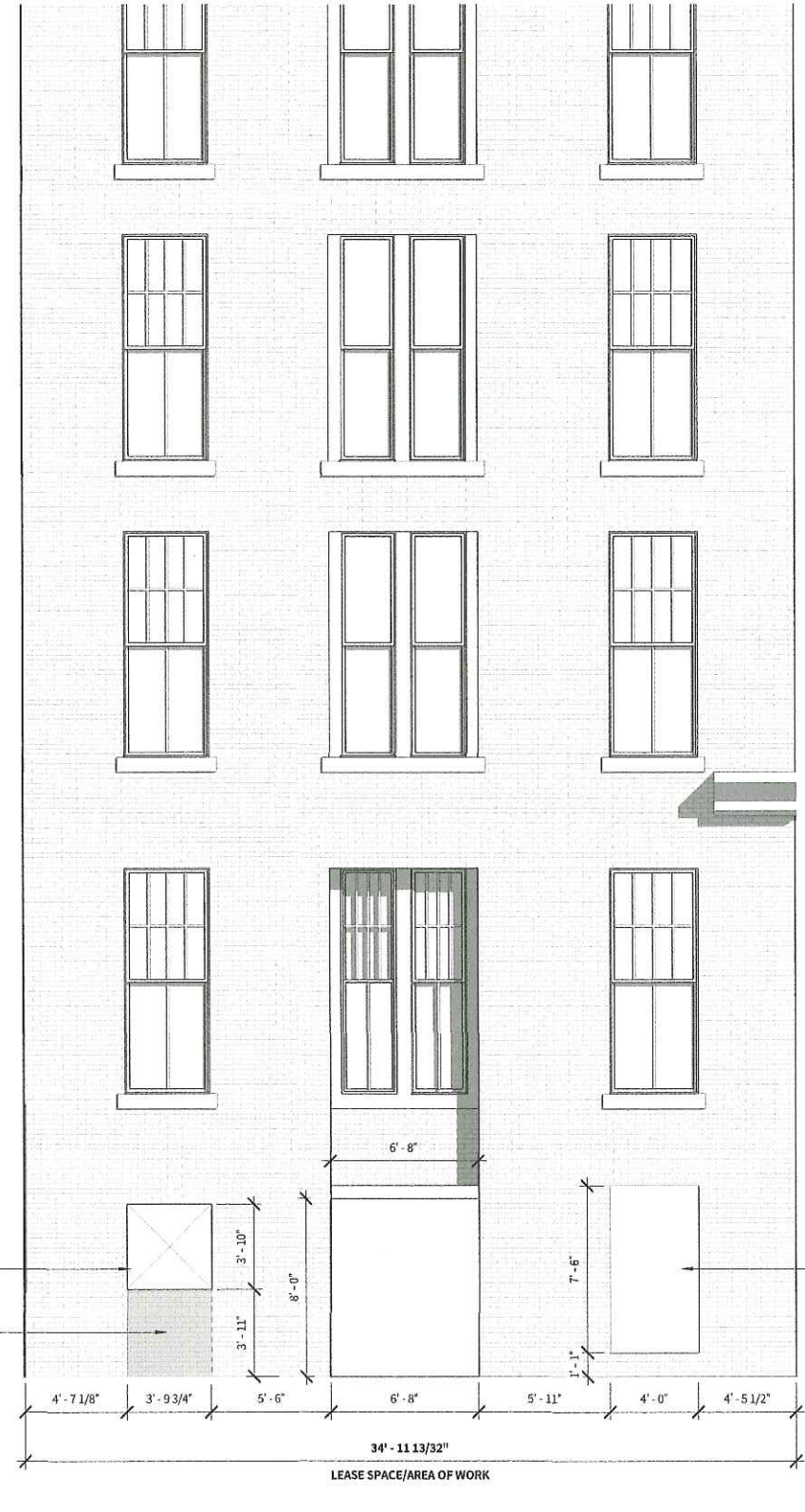
LANDMARK

EX PHOTOS - SIDE ALLEY

LM0.3



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

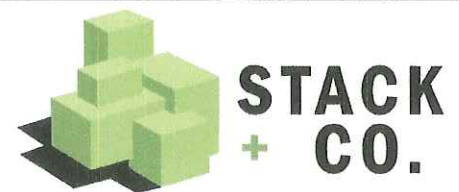


② EXISTING EXTERIOR EAST ELEVATION
1/4" = 1'-0"

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

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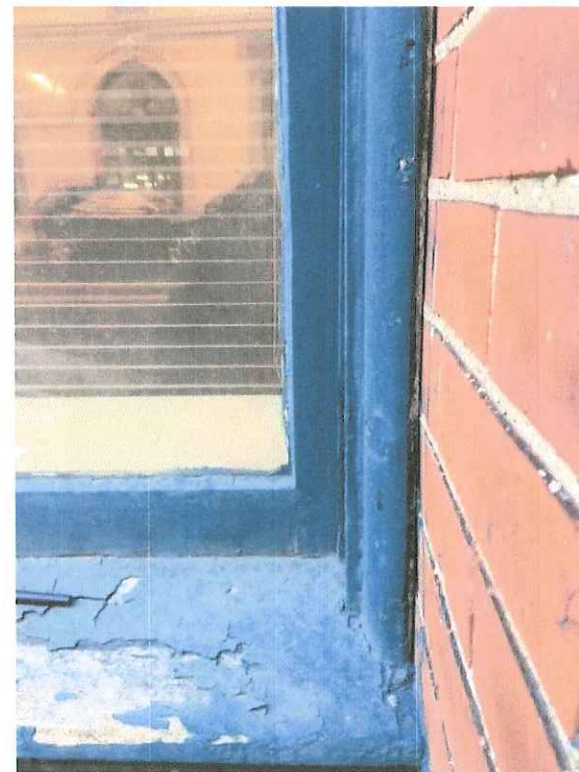
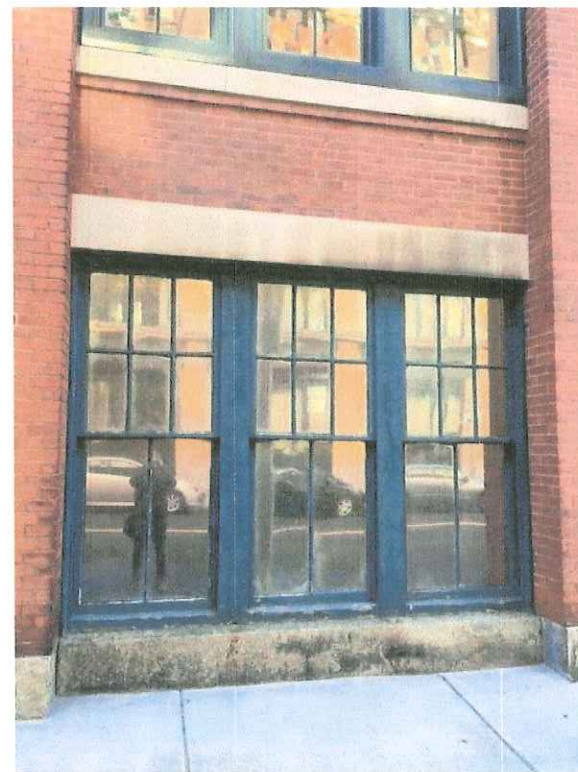
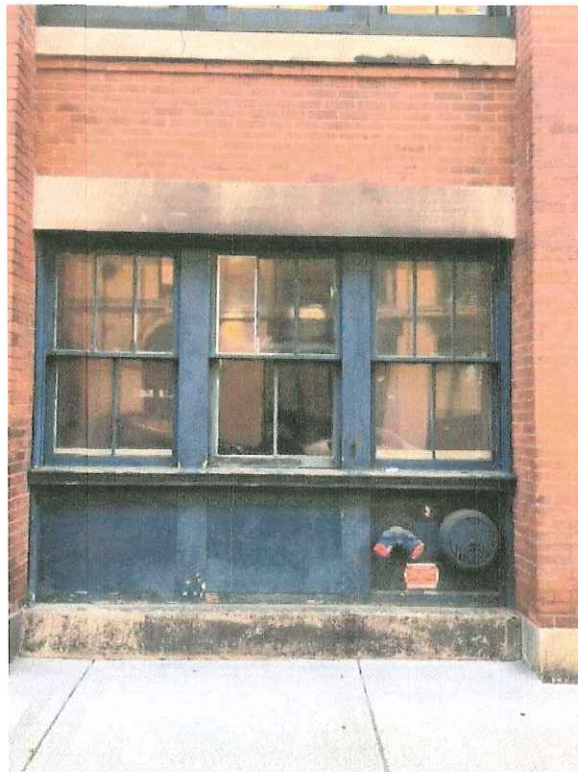
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WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	11/09/16	
DRAWN BY:	MD	
APPROVED BY:	AWK	
SCALE:	1/4" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK
EXISTING EXTERIOR ELEVATIONS

LM0.4



MAYHEW WINE SHOP

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APPROVED BY:	AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK

EXISTING WINDOWS - PHOTOS

LM0.5a



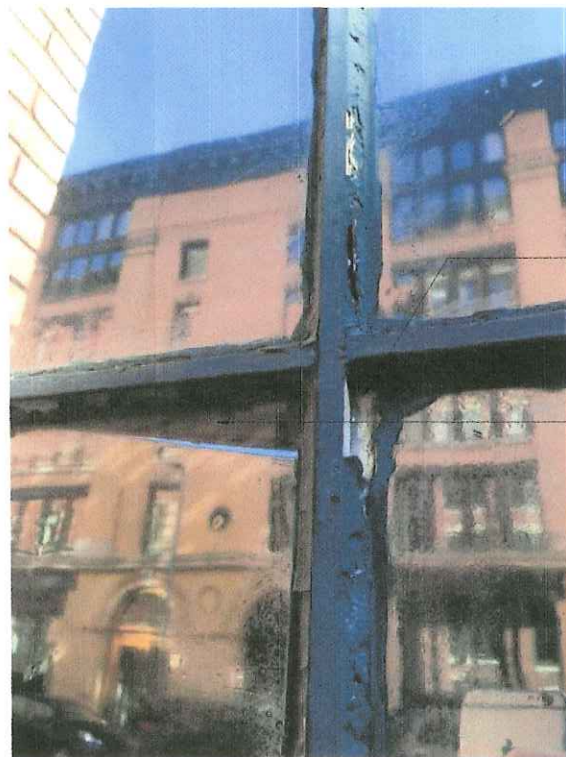
SEVERELY DAMAGED MUNTINS

DAMAGED RAILS

DAMAGED + ROTTING WOOD SHELF



SEVERE DAMAGE + ROTTING @ INTERIOR



SEVERELY DAMAGED MUNTINS

BROKEN GLASS PANES

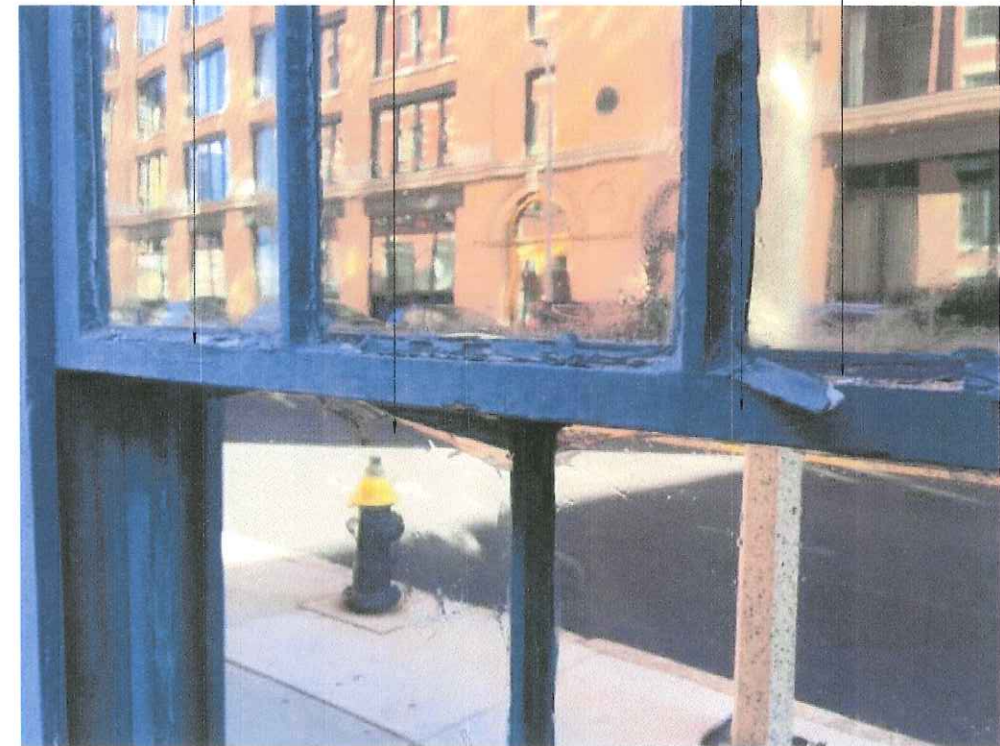
DAMAGED + ROTTING WOOD SILL



SEVERELY DAMAGED MUNTINS

DAMAGED RAILS

DAMAGED GLASS



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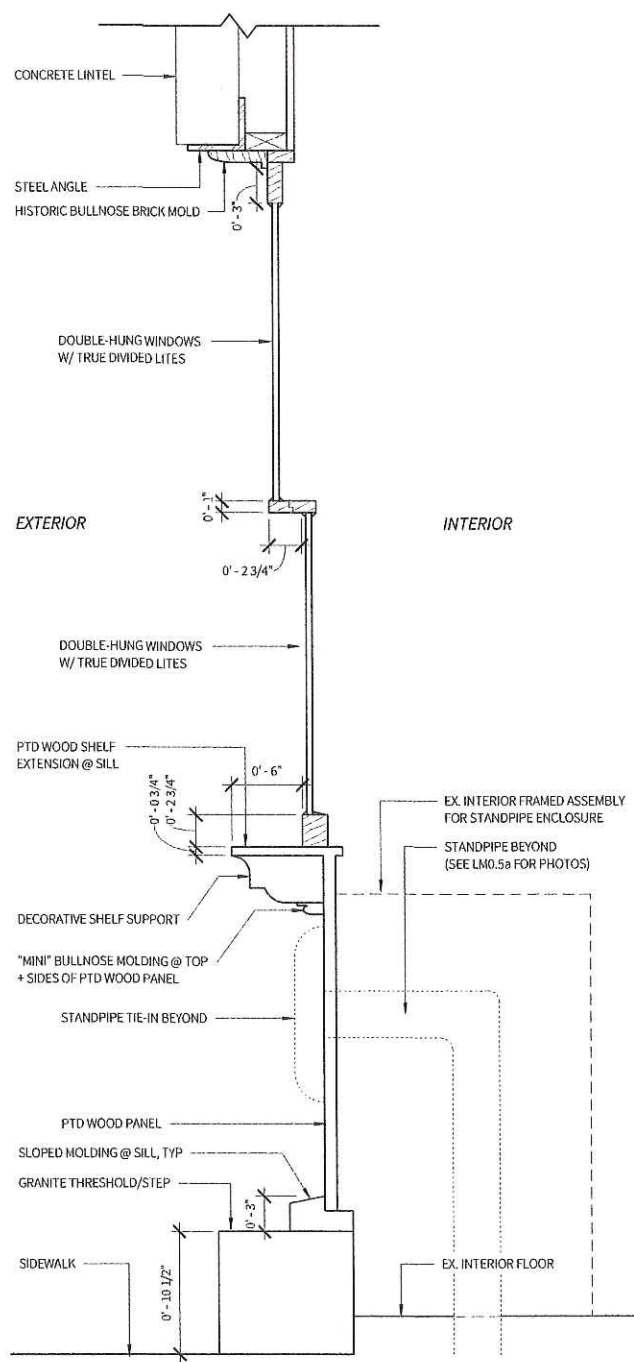
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APPROVED BY:	AWK	
SCALE:		
REV #	DATE	DESCRIPTION

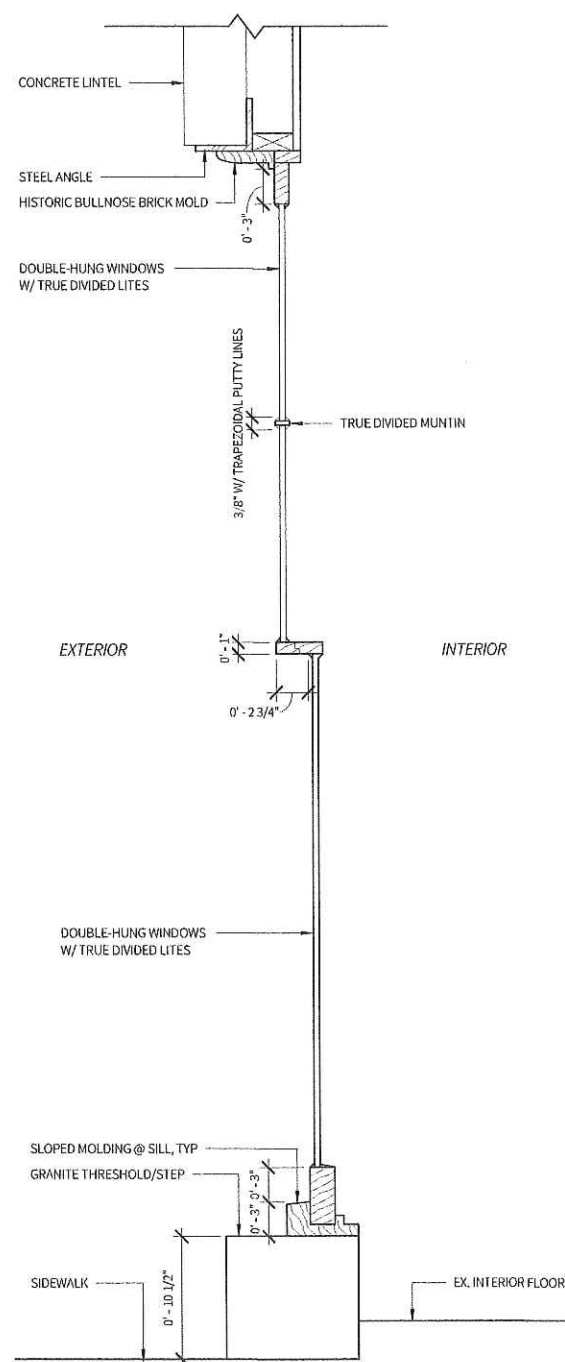
LANDMARK

EX WINDOW DAMAGE - PHOTOS

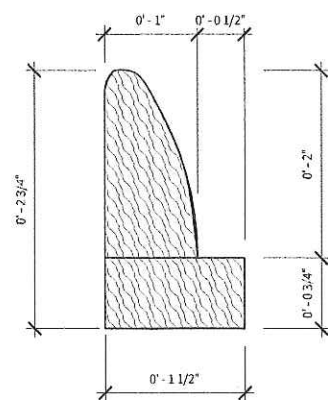
LM0.5b



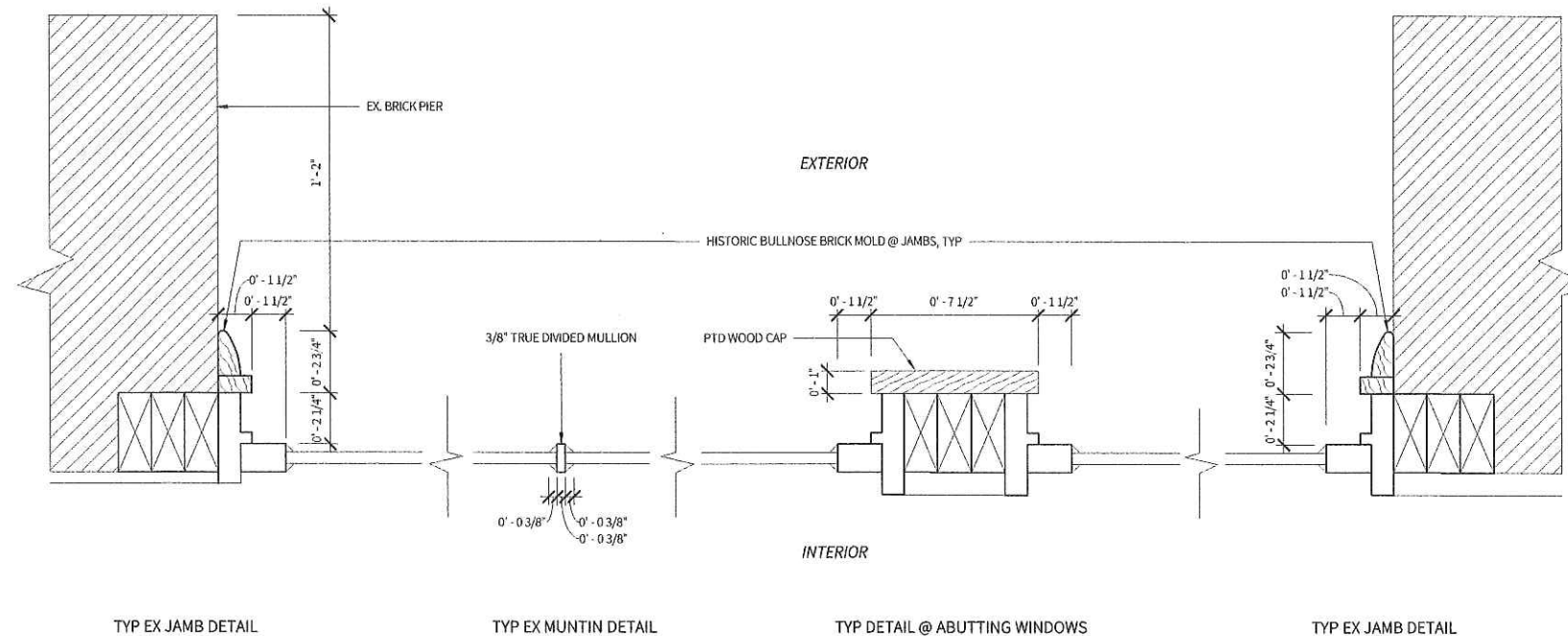
① EXISTING WINDOW SECTION @ LEFT MELCHER ST WINDOW BAY
1 1/2" = 1'-0"



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



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

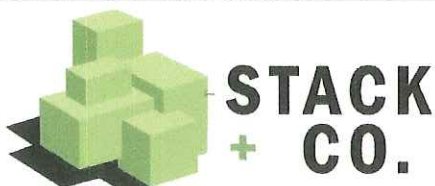


③ EXISTING WINDOWS - TYPICAL HORZ SECTION DETAILS
3" = 1'-0"

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:	11/09/16	
DRAWN BY:	MD	
APPROVED BY:	AWK	
SCALE:	As indicated	
REV #	DATE	DESCRIPTION

LANDMARK

EXISTING WINDOW SECTIONS

LM0.5c

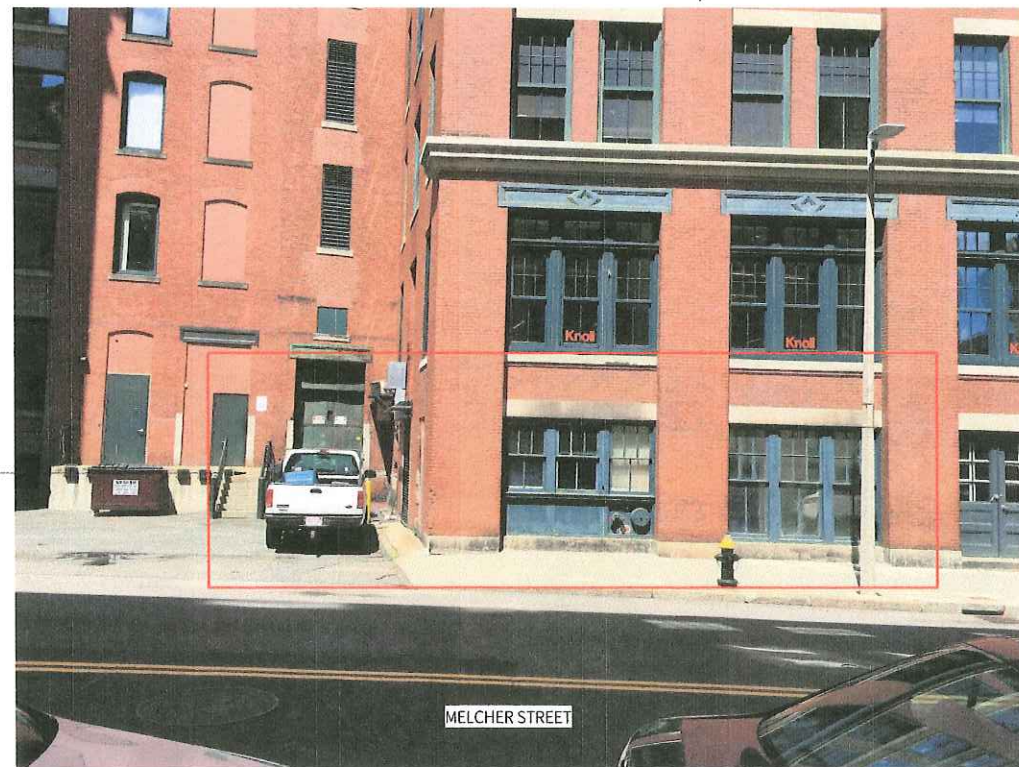


FUTURE TENANT SPACE/
AREA OF PROPOSED WORK

FUTURE ENTRANCE TO FUTURE
RETAIL/RESTAURANT SPACE

ENTRANCE EXISTING STAIR
AREA/EMPLOYEE ENTRANCE

STREET VIEWS FROM MELCHER ST

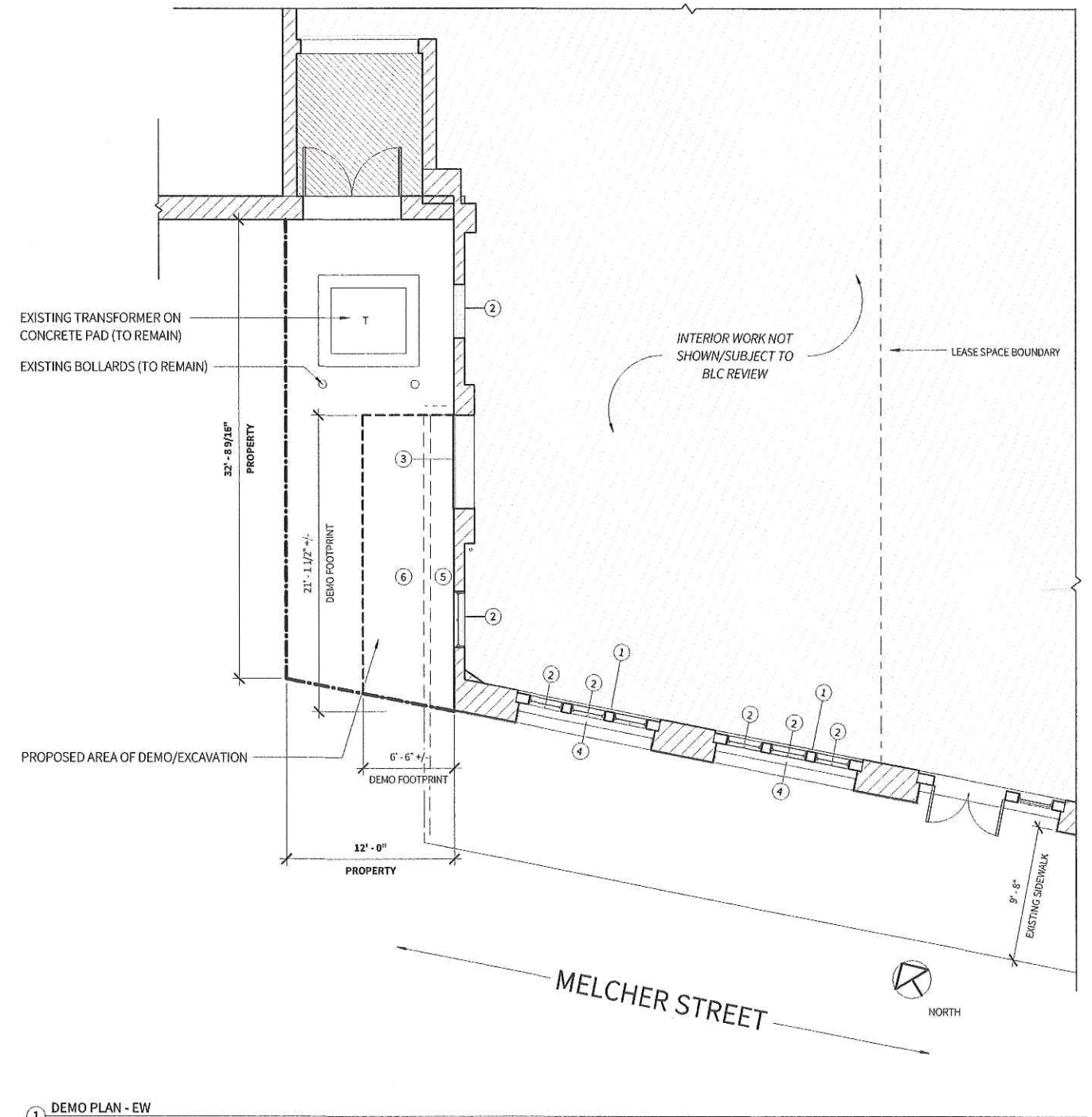


FUTURE TENANT SPACE/
AREA OF PROPOSED WORK

MELCHER STREET

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

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LANDMARK

DEMO PLAN

LM1.0



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

NEW WOOD FIXED STOREFRONT INFILL:
IN EXISTING/DEMO'D OPENING. *DYNAMIC WINDOWS* - HISTORIC WOOD SERIES. BENJAMIN MOORE JET BLACK PTD PERIMETER/MULLION FINISH. SINGLE PANE OF GLASS W/ BRICK MOLD TO MATCH EXISTING

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

NEW PLATE STEEL CANOPY:
48" DEEP W/ BENT EDGE @ BACK FOR EPOXY/THROUGH-BOLT FASTENING. CLEAR COAT MILL FINISH SURFACE

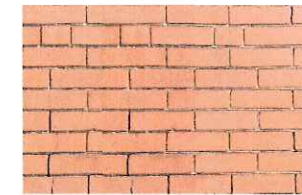
NEW BRICK INFILL:
@ INDICATED AREA. ADDITIONAL MISC. BRICK REPAIR/REPOINTING WHERE SPECIFIED ON LM4.4

NEW WOOD ADA STOREFRONT ENTRANCE:
IN EXISTING ROLLING DOOR OPENING. *DYNAMIC WINDOWS* HISTORIC WOOD SERIES. BEN MOORE JET BLACK PTD PERIMETER/MULLION FINISH W/ BRICK MOLD TO MATCH EXISTING

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

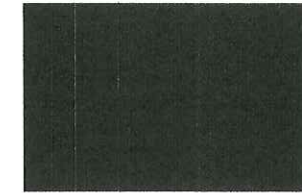
GENERAL EXTERIOR IMPROVEMENTS MATERIAL PALLETTE:



EXISTING BRICK



EXISTING GRANITE



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



PLATE STEEL - CLEAR COAT MILL FINISH
CANOPY + ADA PATH SURROUND



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



GRAVEL
NEW ADA HARDSCAPED PATH REVEAL/PLANTER

NEW PLATE STEEL CANOPIES:
48" DEEP W/ BENT EDGE @ BACK FOR EPOXY/THROUGH-BOLT FASTENING. CLEAR MILL FINISH SURFACE



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

EXISTING CONCRETE LINTELS (TO REMAIN)

NEW WOOD FIXED STOREFRONT INFILL:
IN EXISTING/DEMO'D OPENING. *DYNAMIC WINDOWS* - HISTORIC WOOD SERIES. BENJAMIN MOORE JET BLACK PTD PERIMETER/MULLION FINISH. SINGLE PANE OF GLASS W/ BRICK MOLD TO MATCH EXISTING

NEW WOOD STOREFRONT MAIN ENTRANCE:
IN EXISTING/DEMO'D OPENING. *DYNAMIC WINDOWS* - HISTORIC WOOD SERIES. BENJAMIN MOORE BLACK PTD PERIMETER/MULLION FINISH. EXISTING STANDPIPE TO BE "PANELED OFF" IN STOREFRONT SYSTEM AS INDICATED TO MATCH EXISTING CONDITION

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:
ROCKWOOD "RM3300 MEGATEK", US32D FINISH

MAYHEW WINE SHOP

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PREPARED PRISCILLA MURPHY



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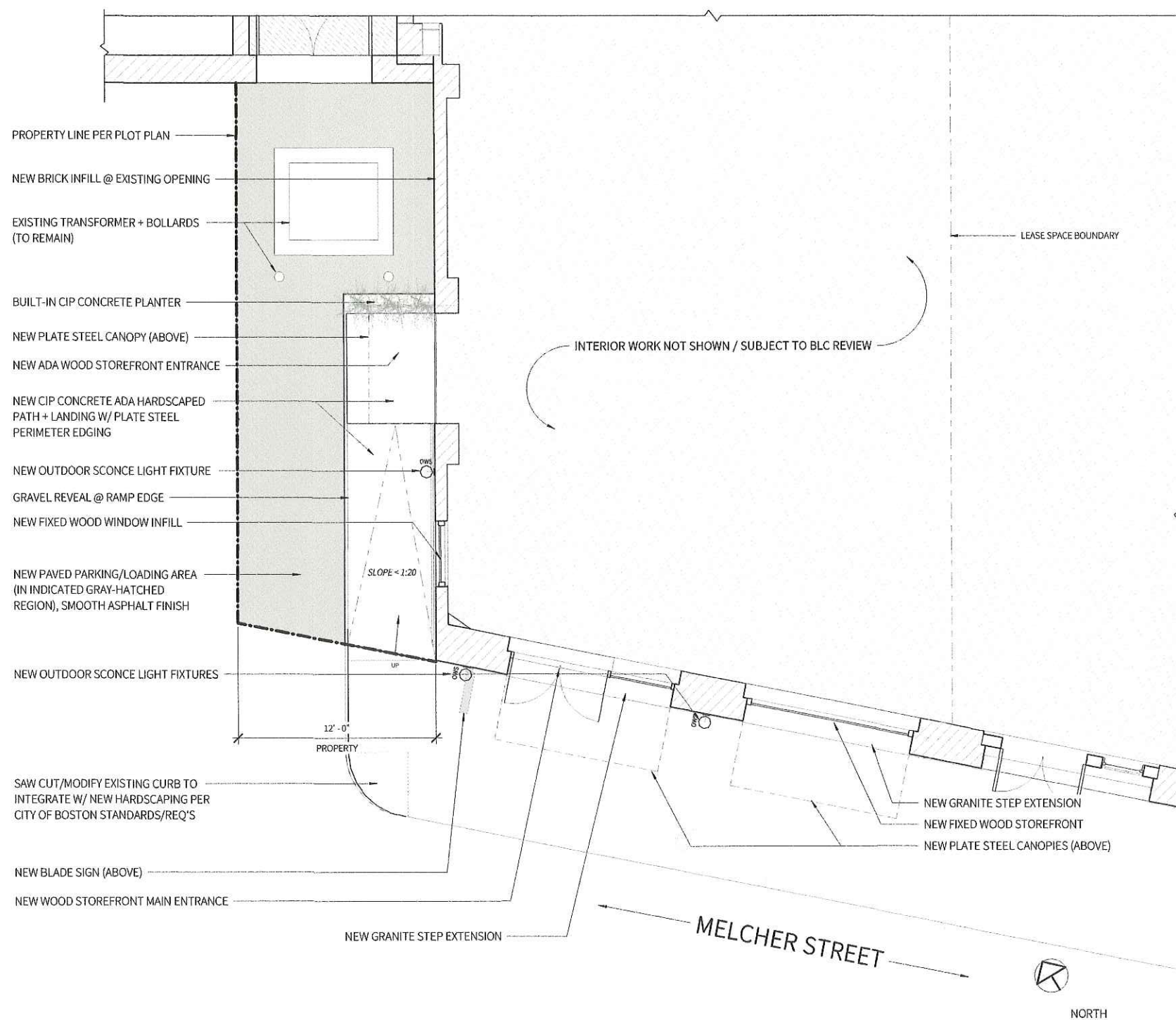
WITH:

PROJECT NUMBER:	15053	
ISSUE DATE:	11/09/16	
DRAWN BY:	MD	
APPROVED BY:	AWK	
SCALE:		
REV #	DATE	DESCRIPTION

LANDMARK

PROPOSED EXTERIOR WORK

LM2.0



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



2 3-D ISOMETRIC VIEW - LM

MAYHEW WINE SHOP

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SCALE:	1/4" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK

EXTERIOR IMPROVEMENTS - PLANS

LM3.0



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

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

MAYHEW WINE SHOP

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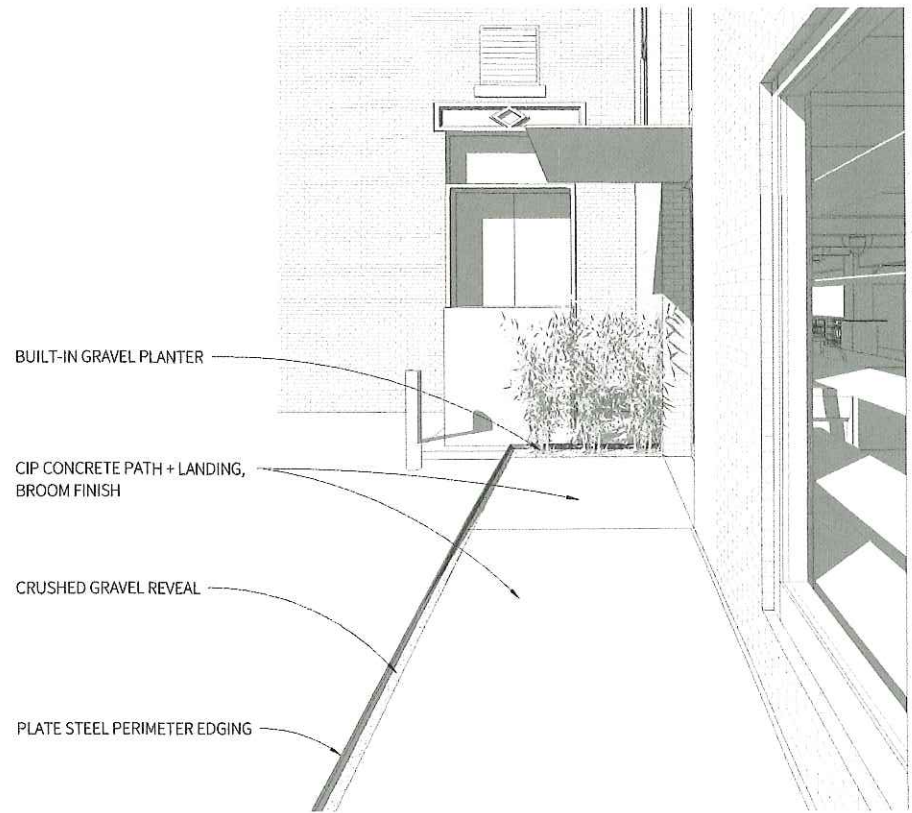
T/F: 800.265.3884
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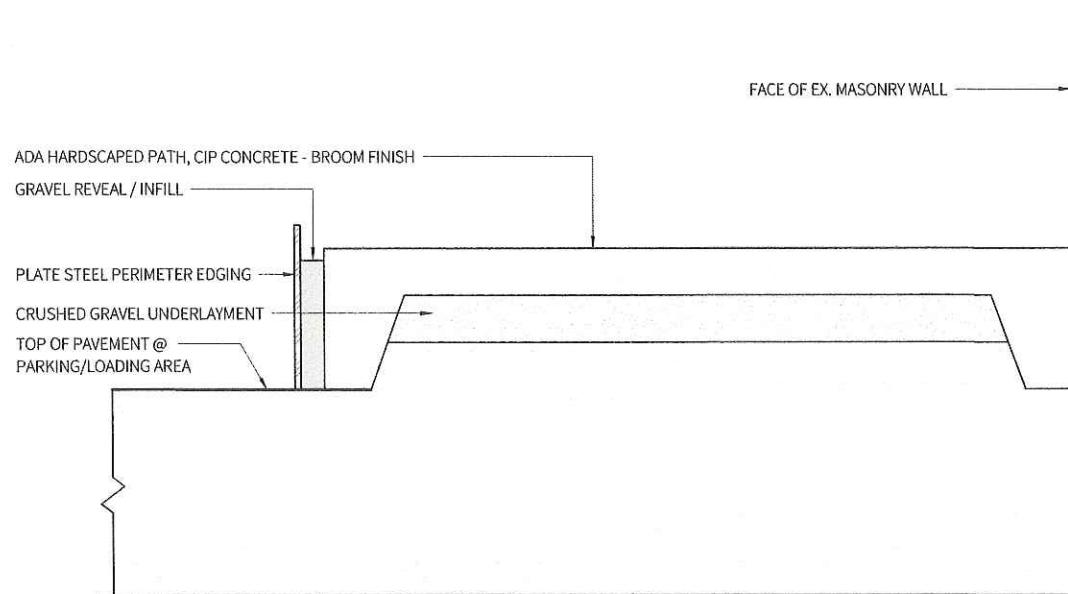
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ISSUE DATE:	11/09/16	
DRAWN BY:	MD	
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SCALE:	1/4" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK
PROPOSED EXTERIOR ELEVATIONS

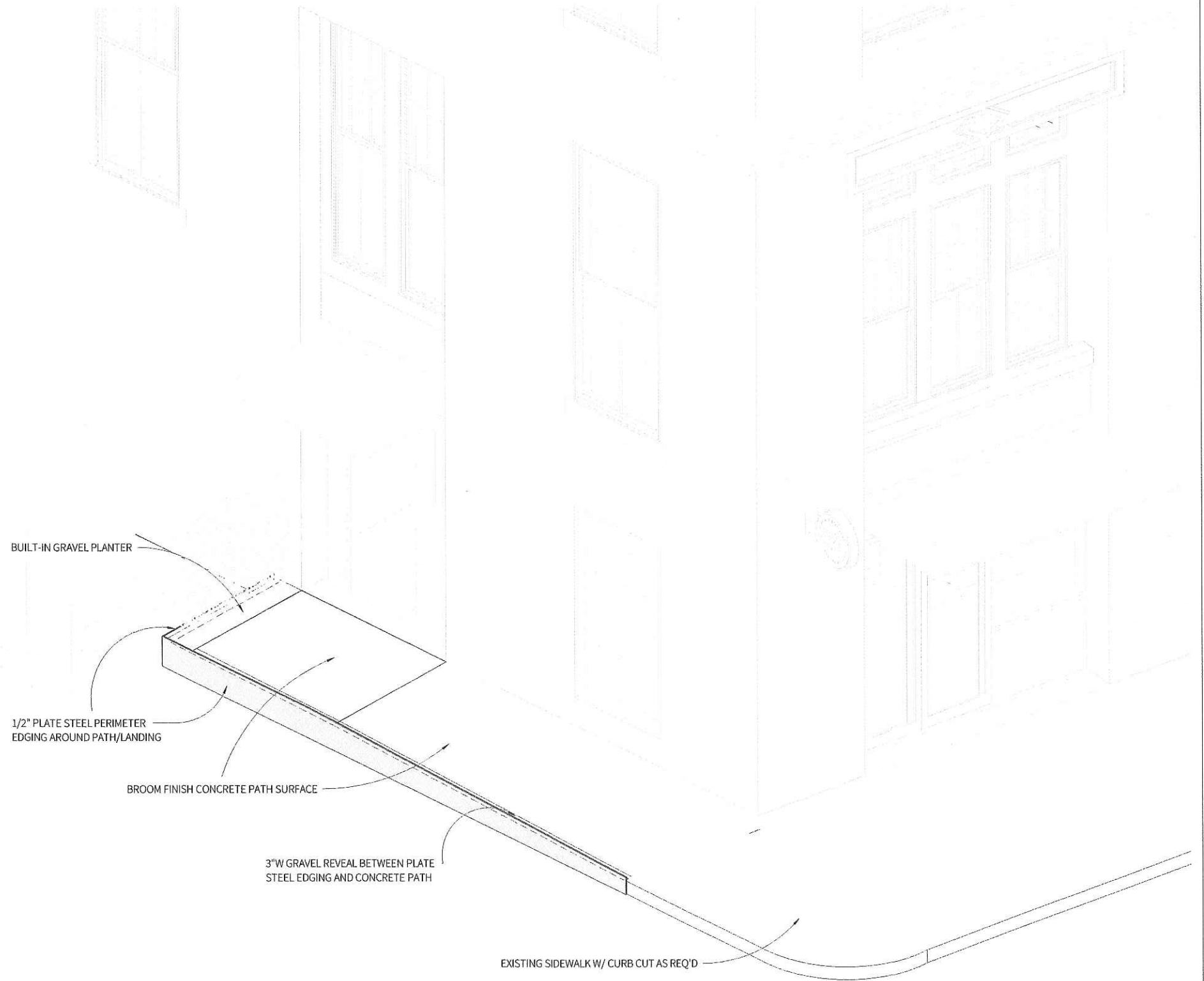
LM3.1



③ PERSPECTIVE STANDING ON NEW ADA PATH



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

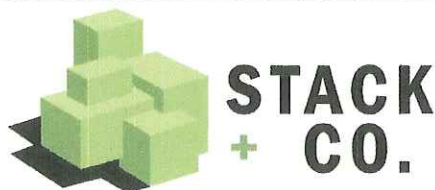


① 3-D ISOMETRIC OF ADA HARDSCAPED PATH

MAYHEW WINE SHOP

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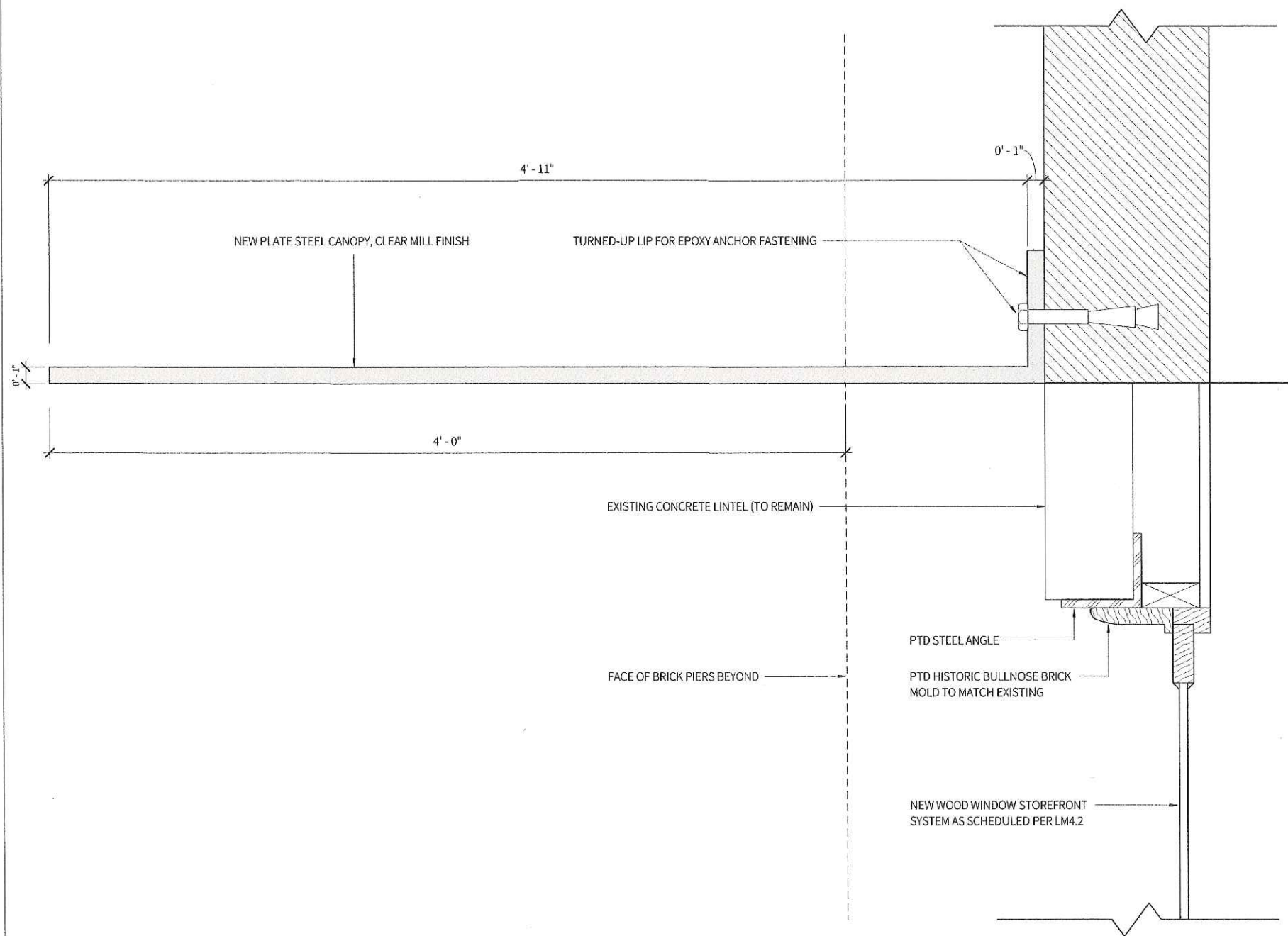
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ISSUE DATE:	11/09/16	
DRAWN BY:	MD	
APPROVED BY:	AWK	
SCALE:	1 1/2" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK

NEW HARDSCAPED PATH DETAILS

LM4.0



MAYHEW WINE SHOP

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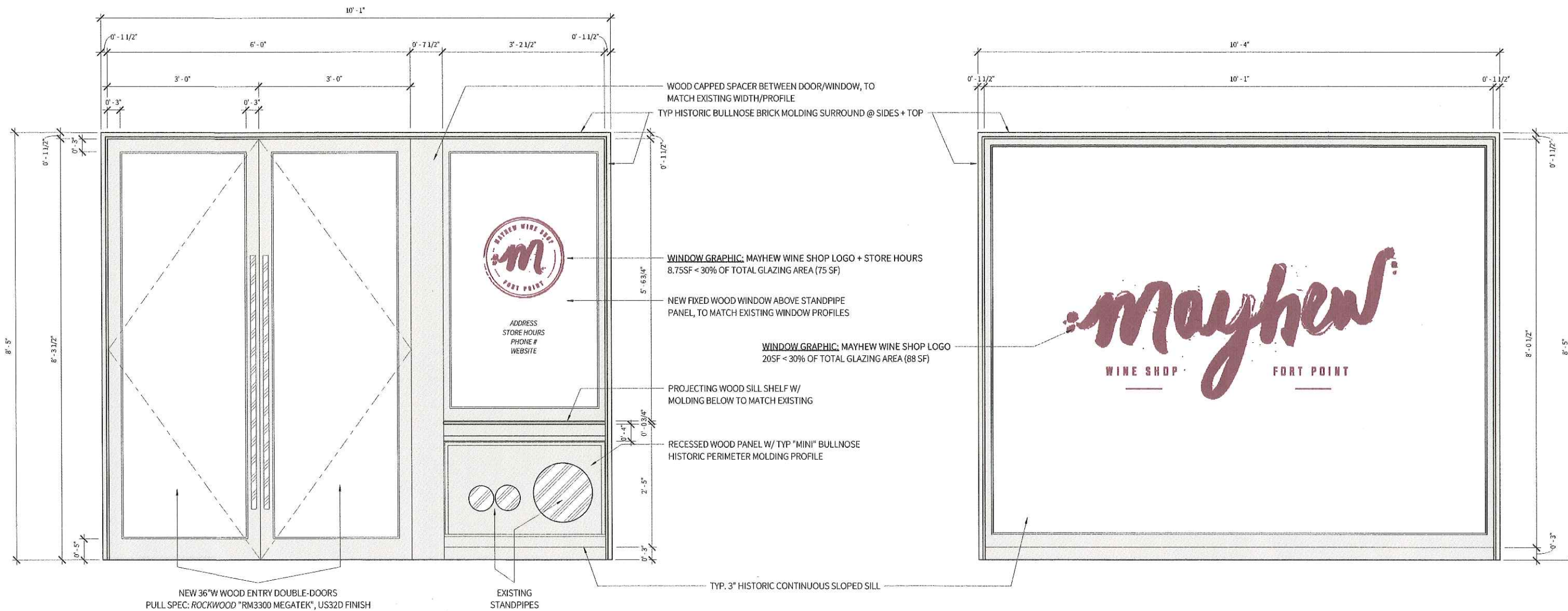
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ISSUE DATE:	11/09/16	
DRAWN BY:	MD	
APPROVED BY:	AWK	
SCALE:	3" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK

NEW CANOPY DETAILS

LM4.1



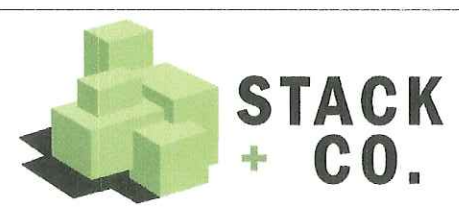
LEFT WINDOW BAY ELEVATION

RIGHT WINDOW BAY ELEVATION

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

PREPARED PRISCILLA MURPHY

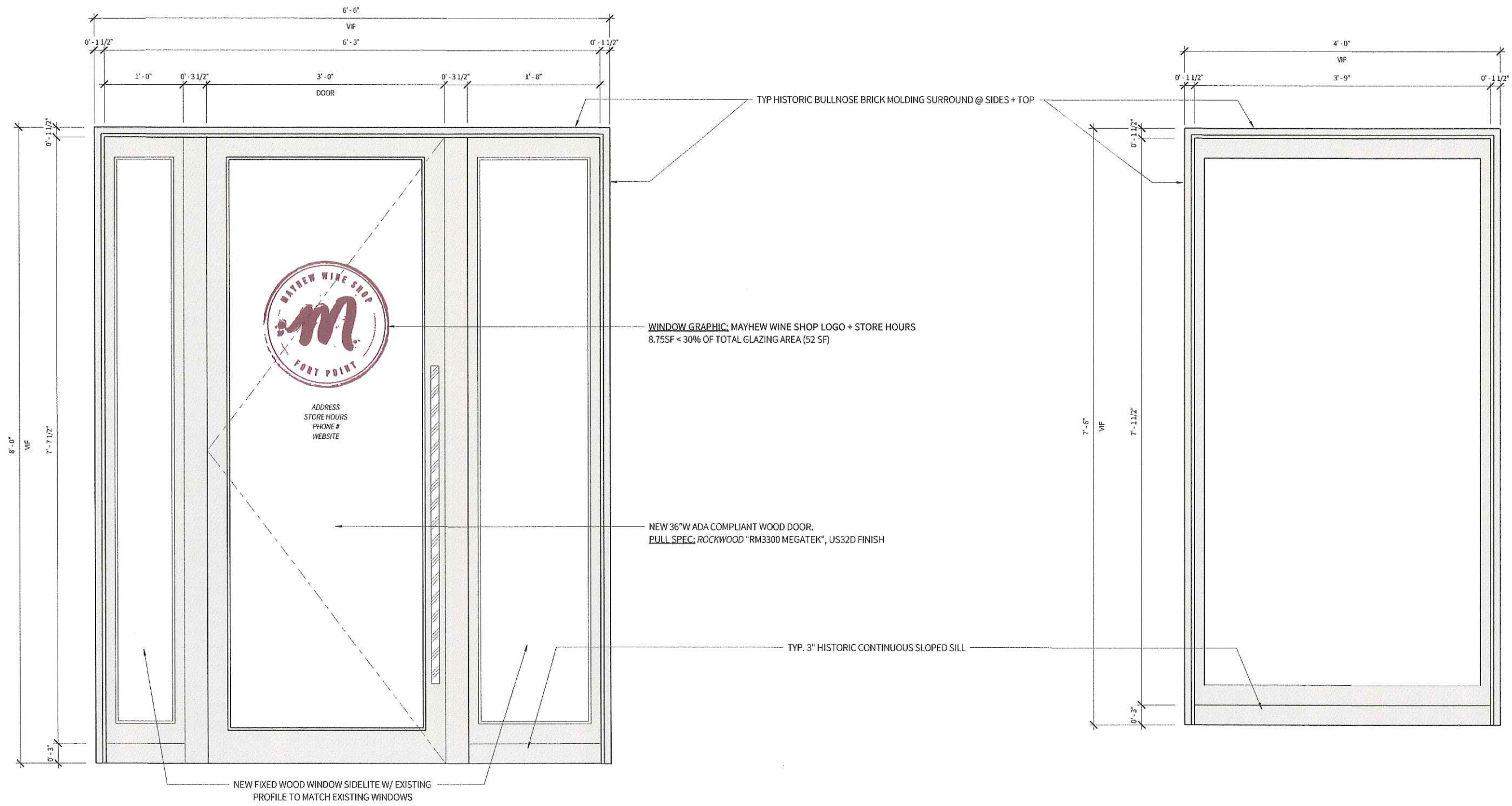


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WITH:

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DRAWN BY:	MD	
APPROVED BY:	AWK	
SCALE:	1" = 1'-0"	
REV #	DATE	DESCRIPTION

LANDMARK	
NEW MELCHER ST WOOD WINDOWS	
LM4.2a	



@ NEW ADA ENTRANCE

@ RAISED WINDOW OPENING

MAYHEW WINE SHOP

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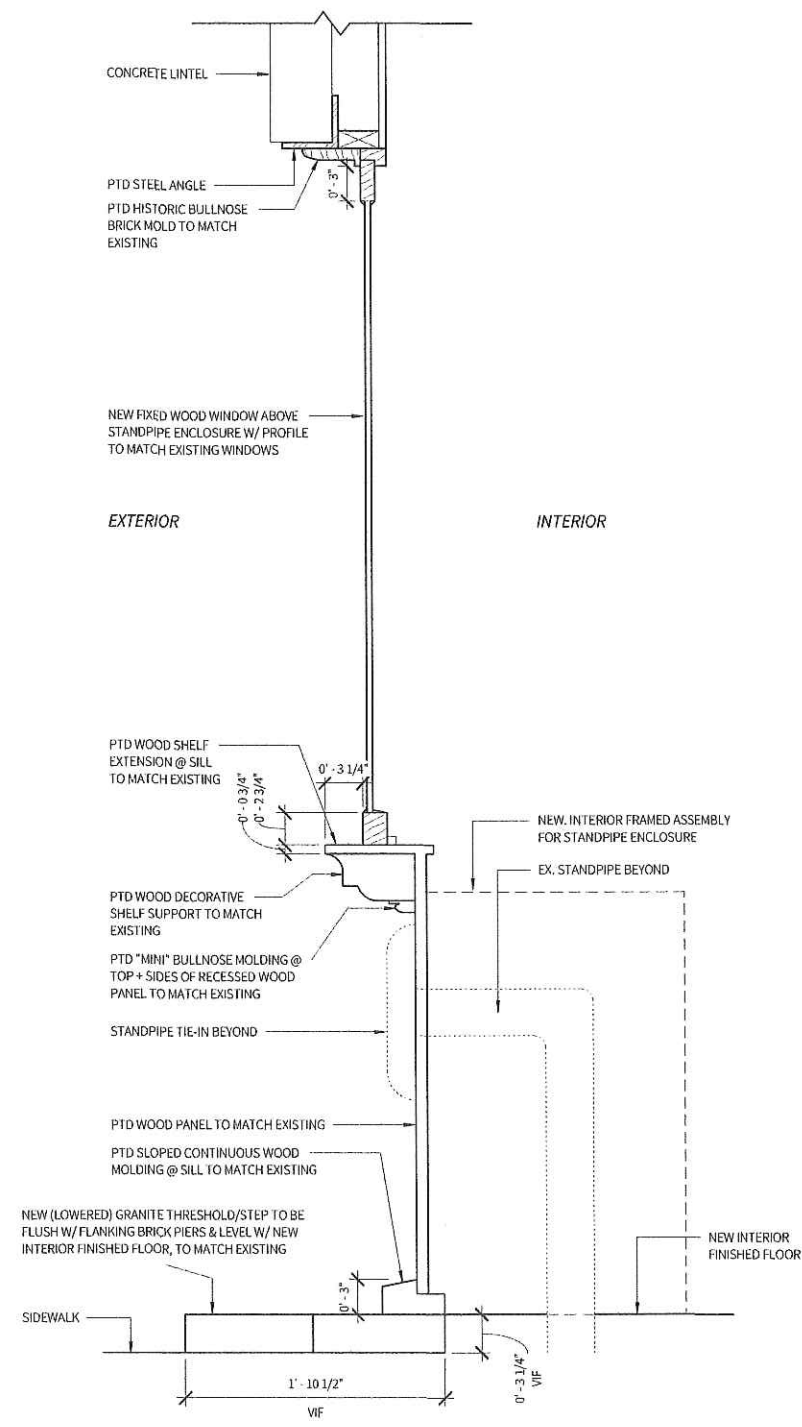


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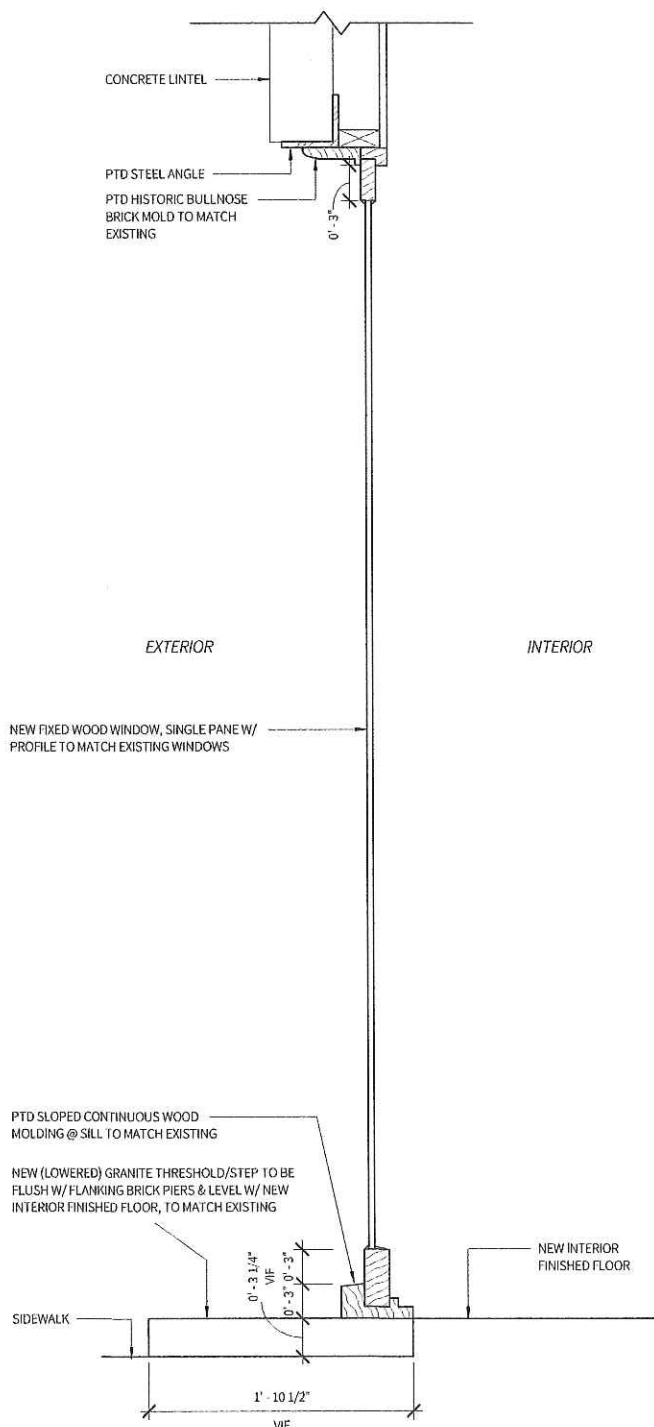
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REV #	DATE	DESCRIPTION

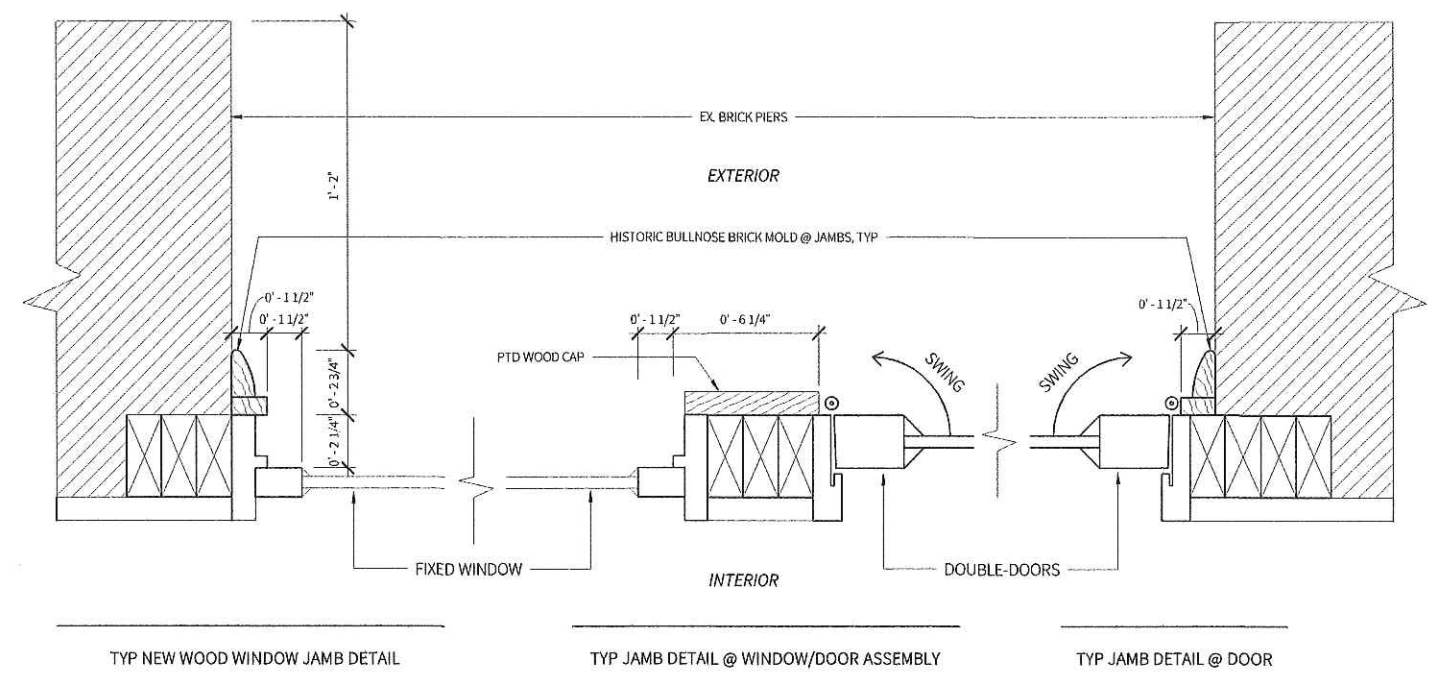
LANDMARK
NEW SIDE ALLEY WOOD WINDOWS
LM4.2b



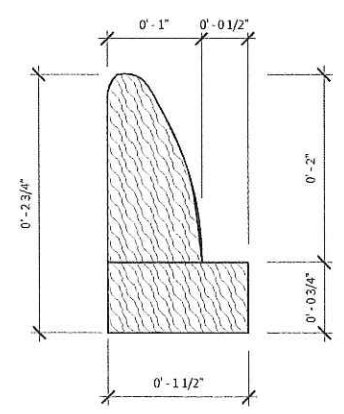
① DETAILED SECTION @ NEW WOOD WINDOW IN LEFT MELCHER ST WINDOW BAY
1 1/2" = 1'-0"



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



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

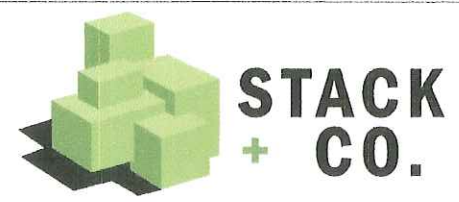


④ TYP BULLNOSE MOLDING PROFILE (TO MATCH EXISTING)
12" = 1'-0"

MAYHEW WINE SHOP

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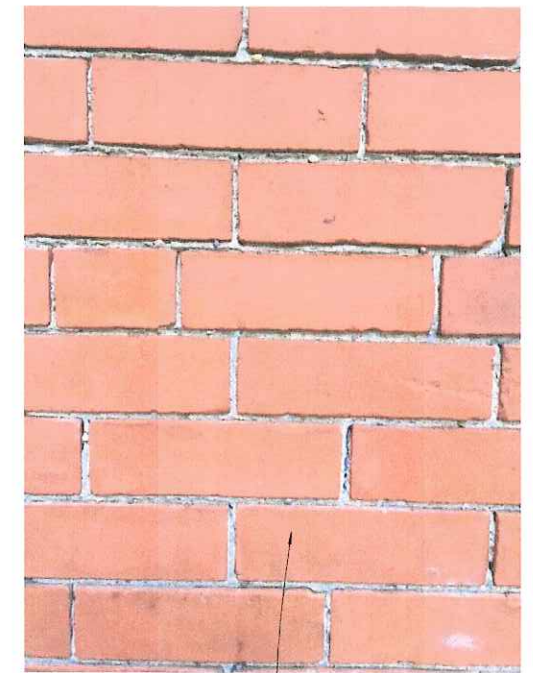
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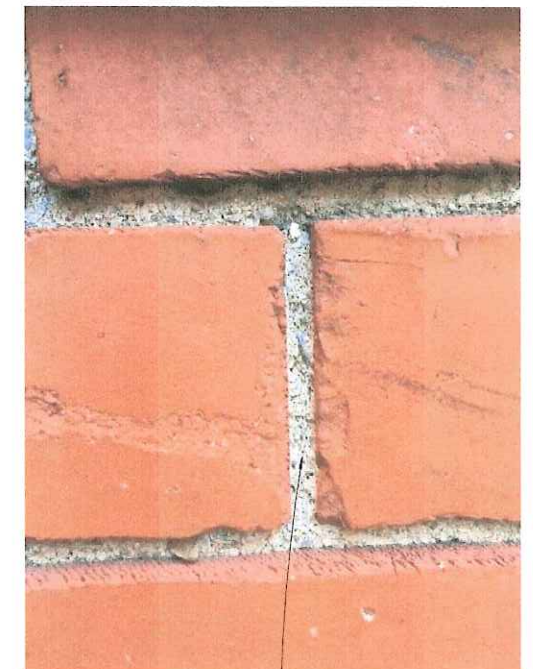
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LANDMARK
NEW WOOD WINDOW SECTIONS

LM4.2c



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

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

MAYHEW WINE SHOP

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BRICK REMEDIATION SCOPE

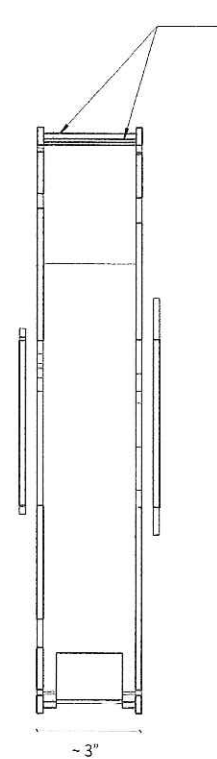
LM4.4



2 BLADE SIGN WEST
3" = 1'-0"

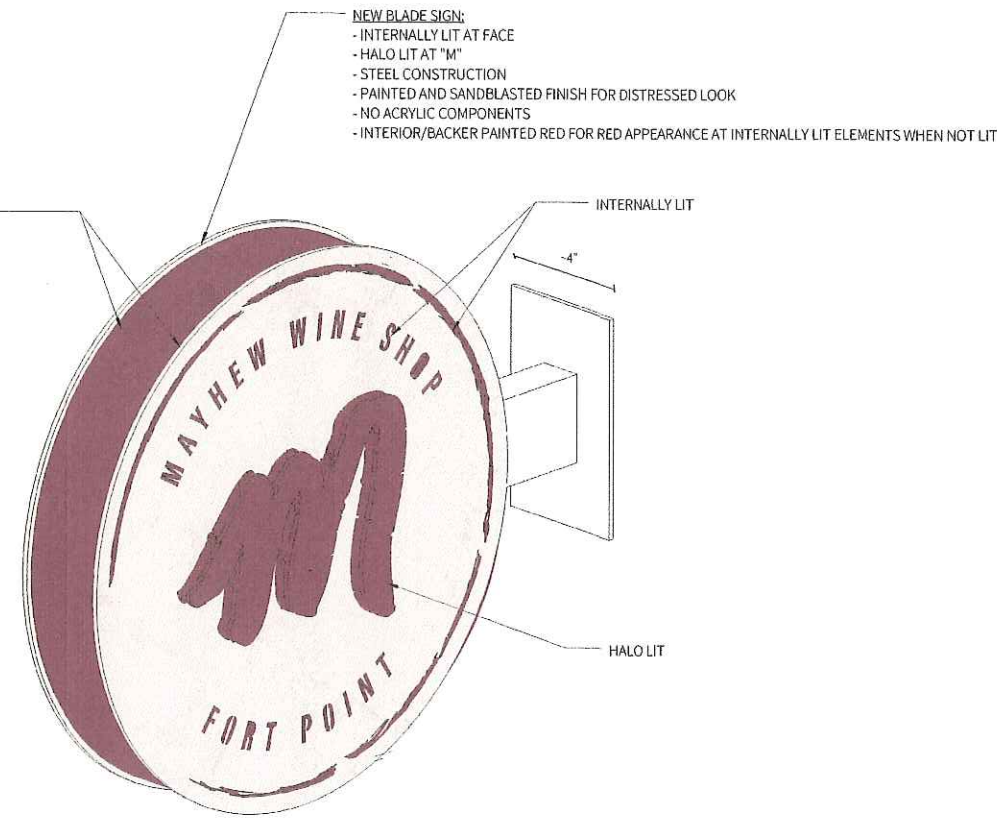


3 BLADE SIGN EAST
3" = 1'-0"



4 SECTION - BLADE SIGN
3" = 1'-0"

OPTION A: INCLUDE INTERNALLY LIT GAPS AT SIDE OF SIGN

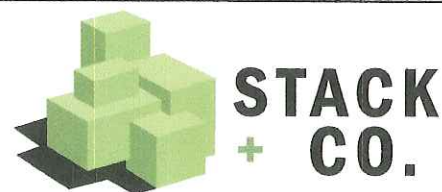


1 3D VIEW - BLADE SIGN

MAYHEW WINE SHOP

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PREPARED FOR: PRISCILLA MURPHY



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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



51 + 63 MELCHER ST SIGNAGE

WEATHERED PTD STEEL (@ BLADE SIGN)



30 MELCHER ST (SAME BUILDING) - STAIR ENTRANCE



30 MELCHER ST - STAIR ENTRANCE



250 SUMMER ST



274 SUMMER ST



281 SUMMER ST (SAME BUILDING)

STOREFRONT GLAZING SYSTEMS (@ GROUND/STREET LEVEL)



327 A ST - GRAVEL/PLANTING AREA



313 CONGRESS ST - BON ME RAMP + PLANTER



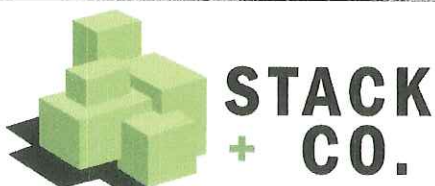
FARNSWORTH ST - FLOUR/BEE'S KNEES RAMP

CONCRETE RAMPS + PLANTERS:

MAYHEW WINE SHOP

30 MELCHER STREET - BOSTON, MA 02210

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LANDMARK
FORT POINT PRECEDENTS

LM5.0