

73 MOUNT VERNON STREET

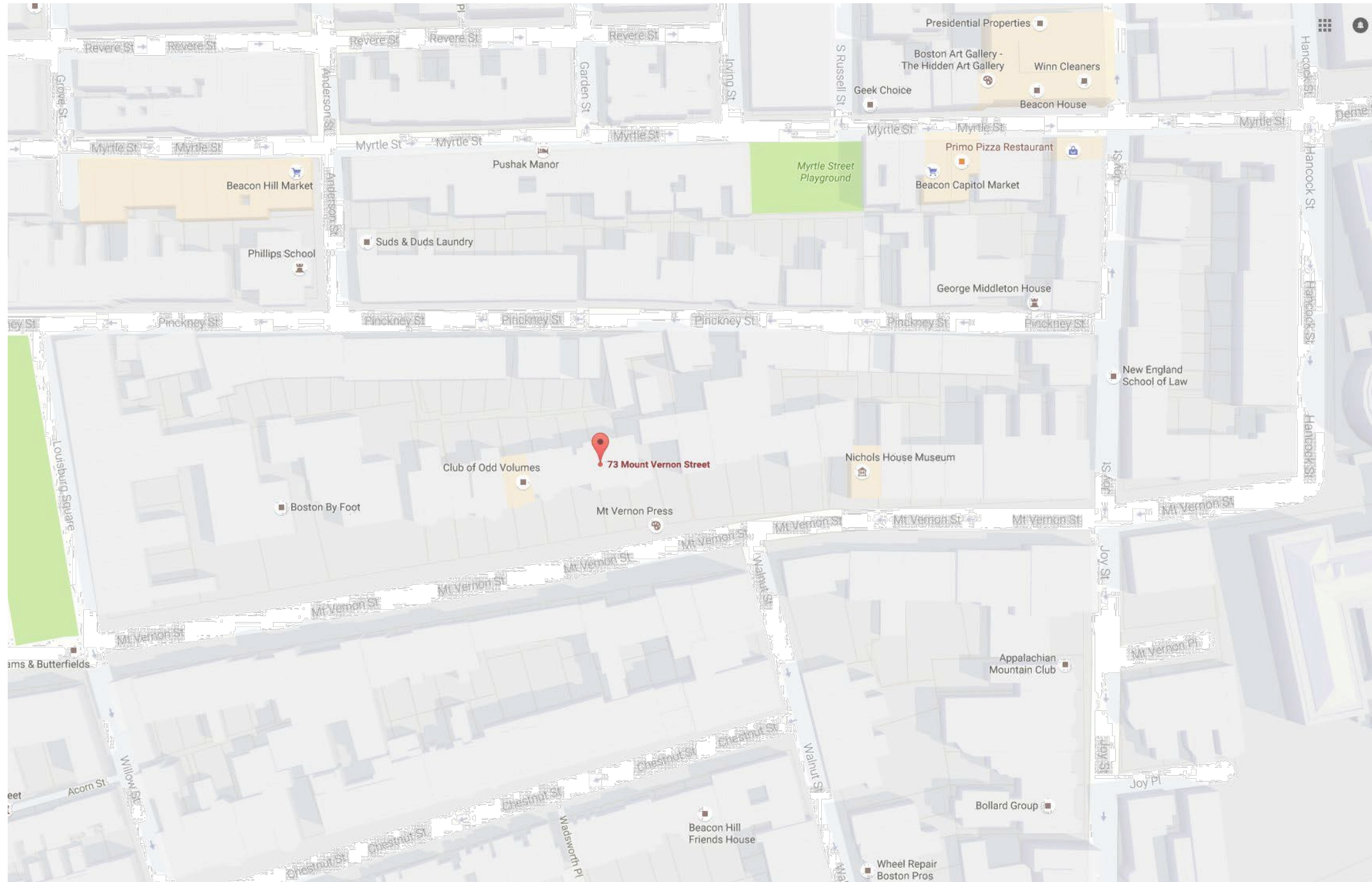
BOSTON, MA 02108

73 MOUNT VERNON STREET
BOSTON, MA 02108

BHAC SUBMISSION
04.26.17

SOUSA design
A r c h i t e c t s

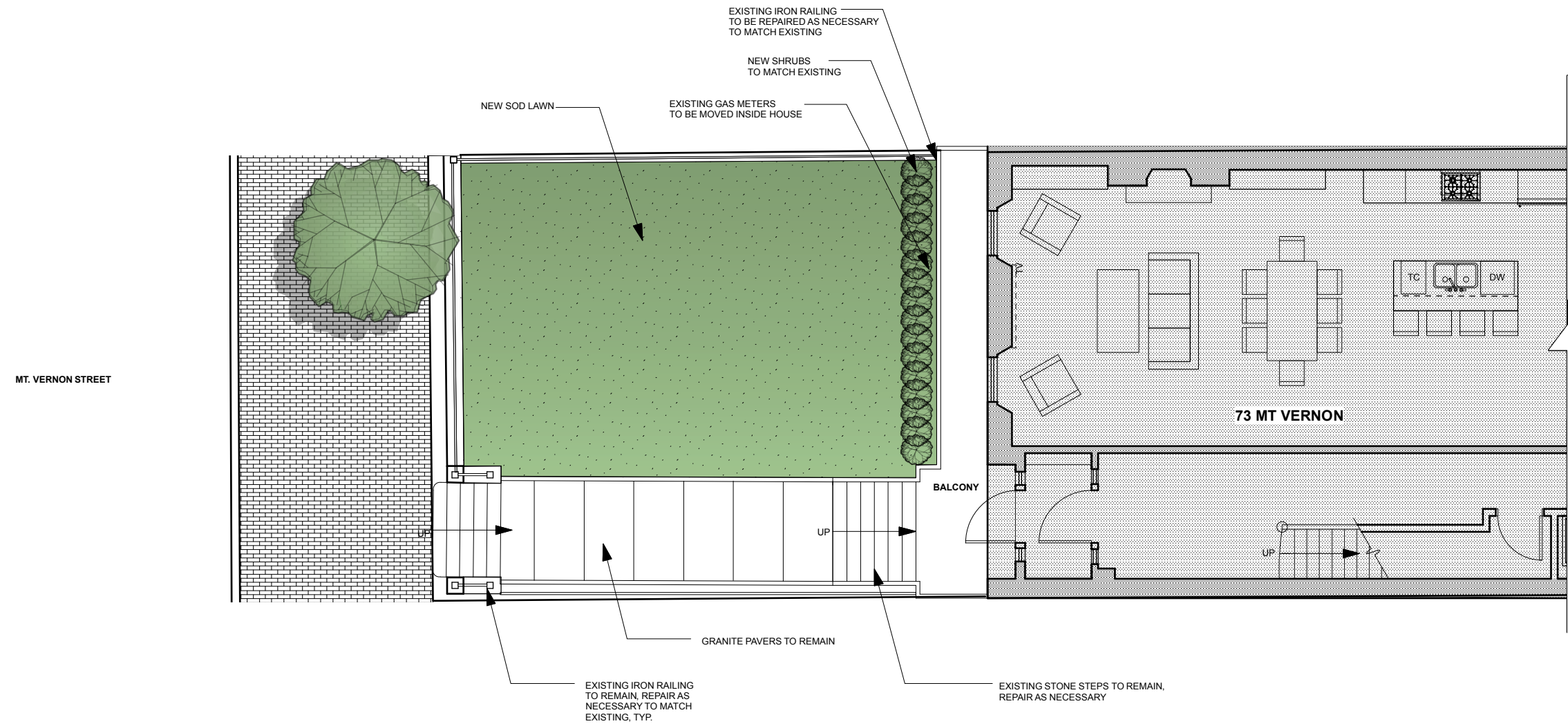
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Brookline, MA. 02445
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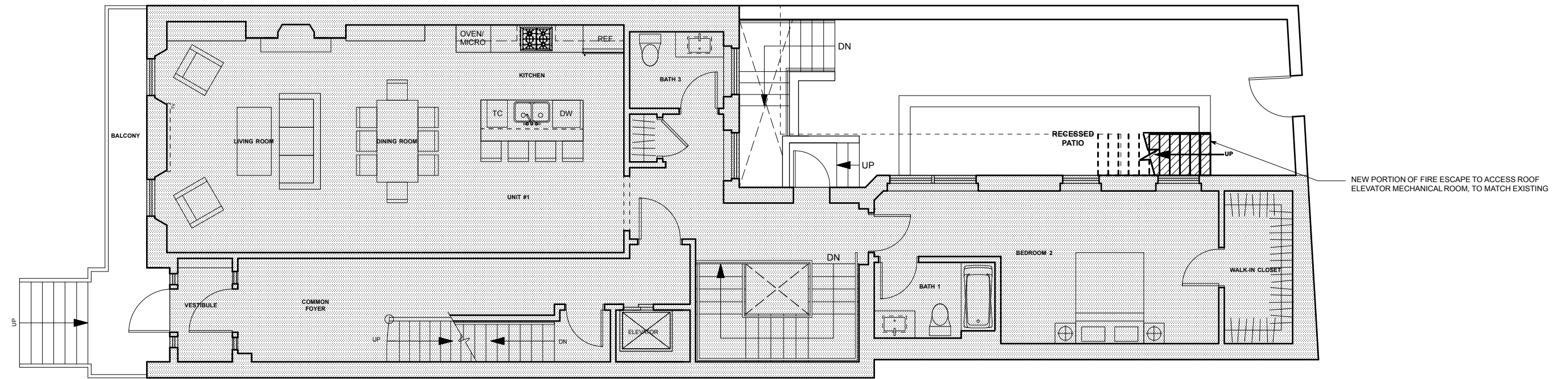
LOCUS PLAN

SOUSA design
Architects

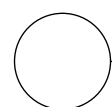
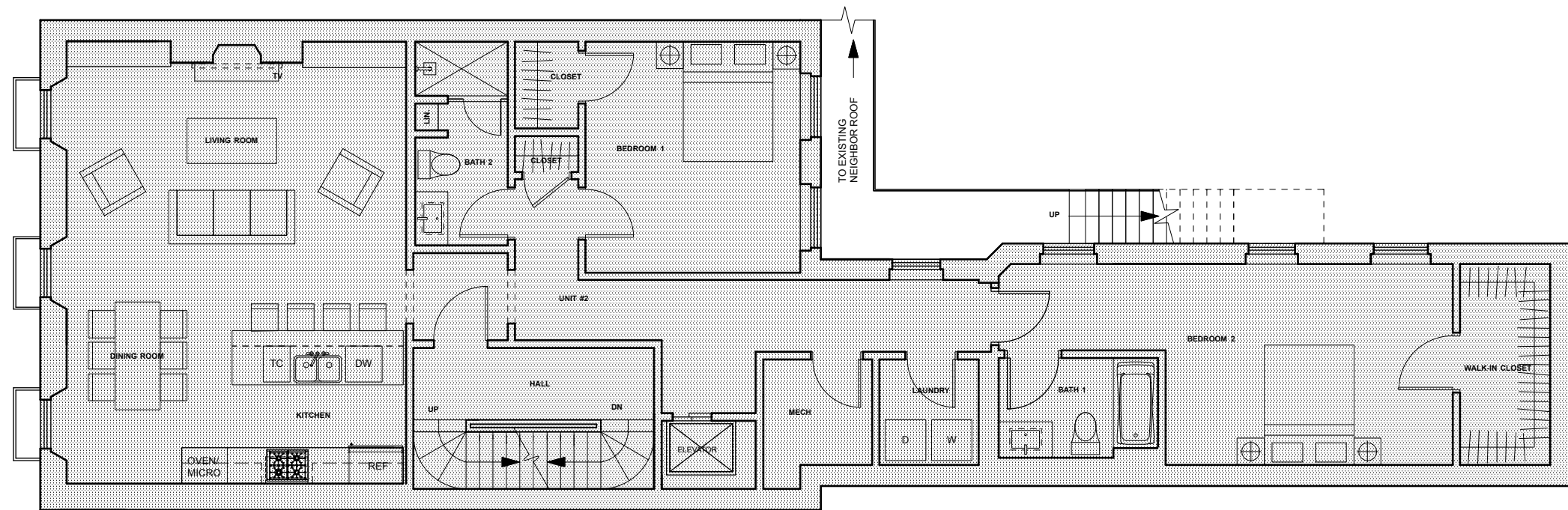
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PROPOSED LANDSCAPE PLAN
Scale: 1/8" = 1'-0"

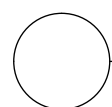
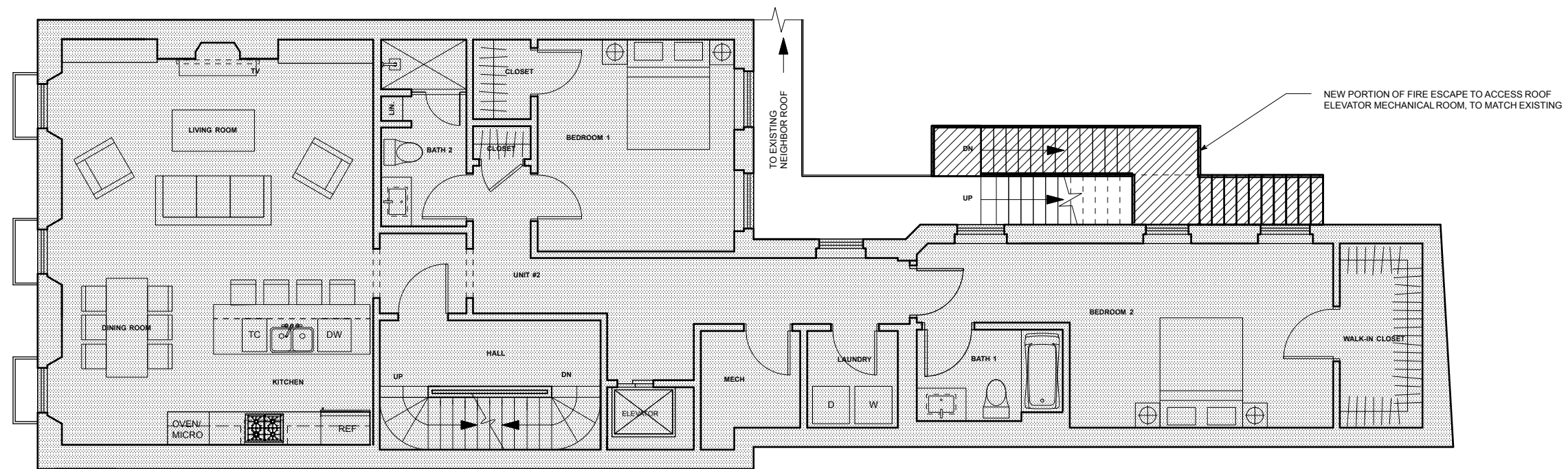


PROPOSED FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



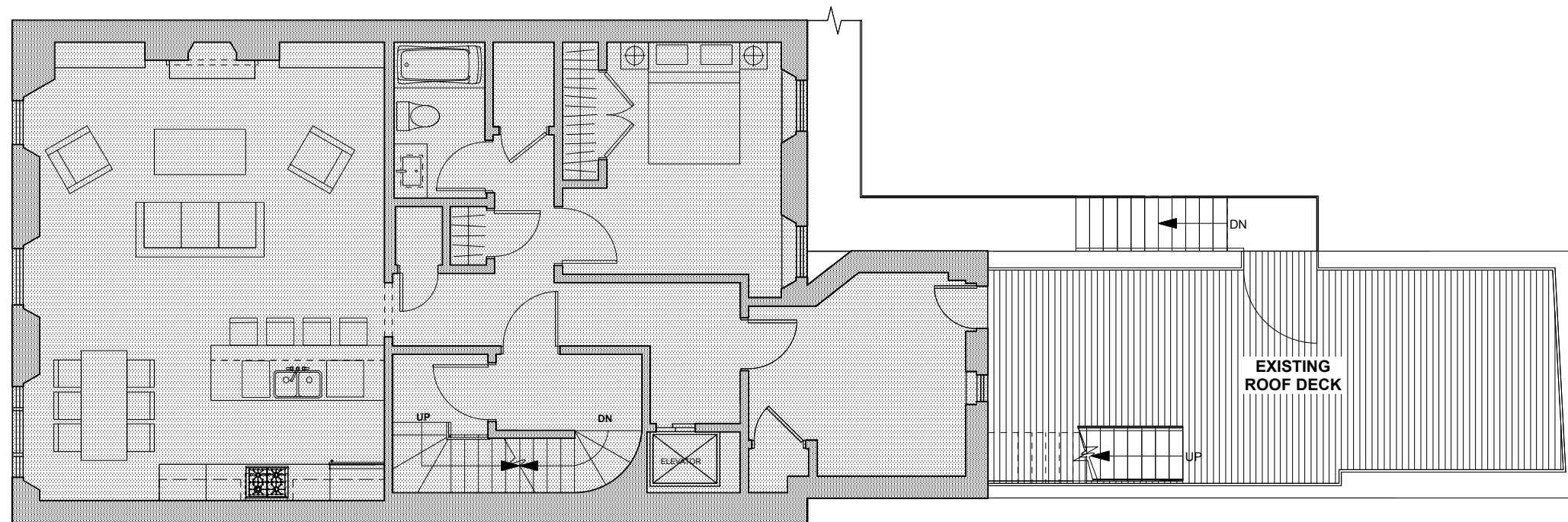
EXISTING SECOND FLOOR PLAN

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

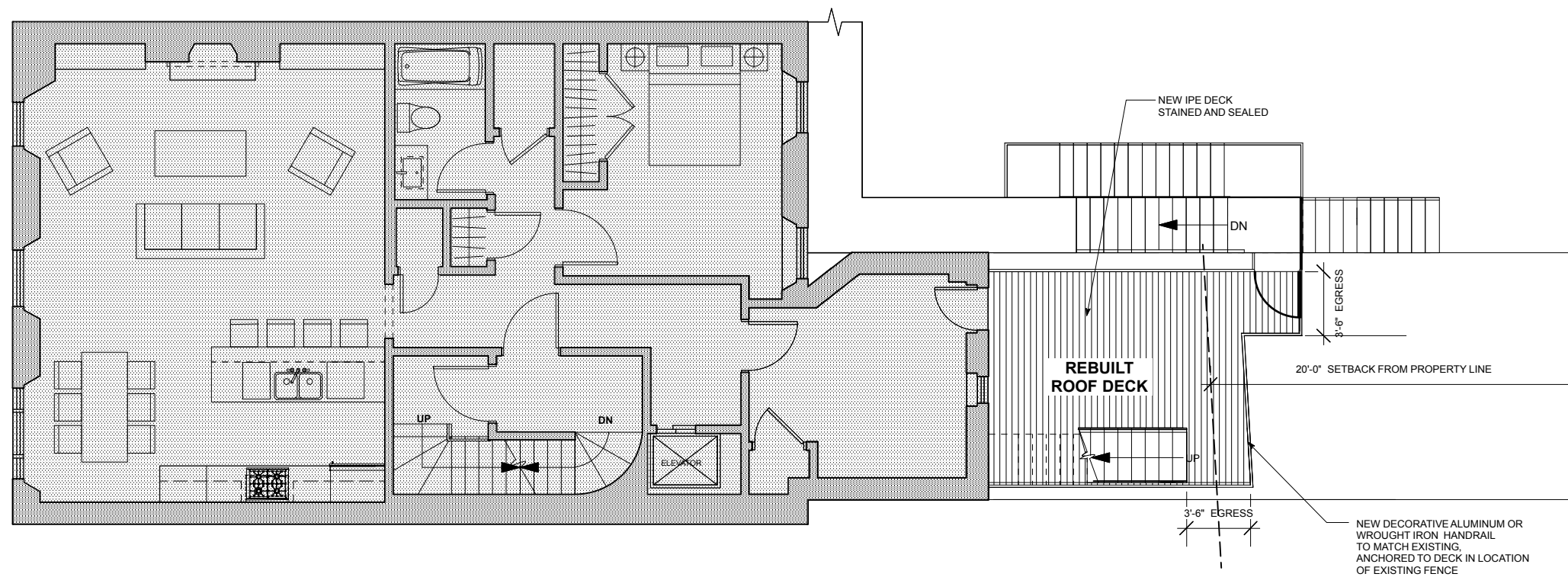


PROPOSED SECOND FLOOR PLAN

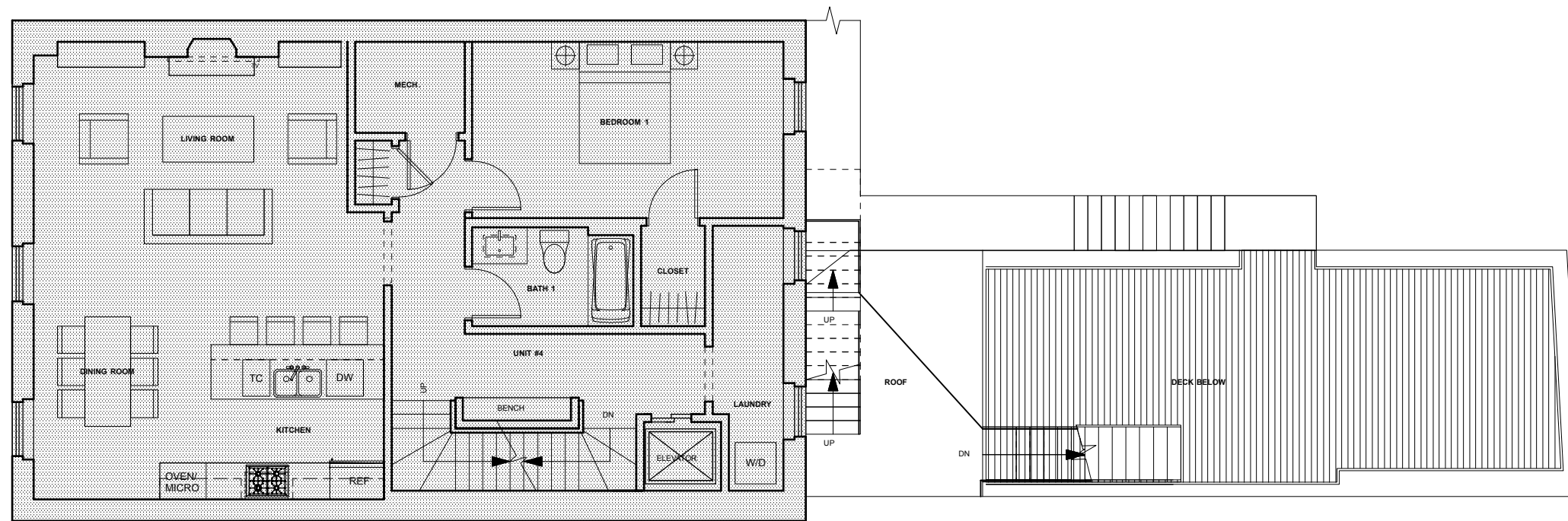
Scale: 1/8" = 1'-0"



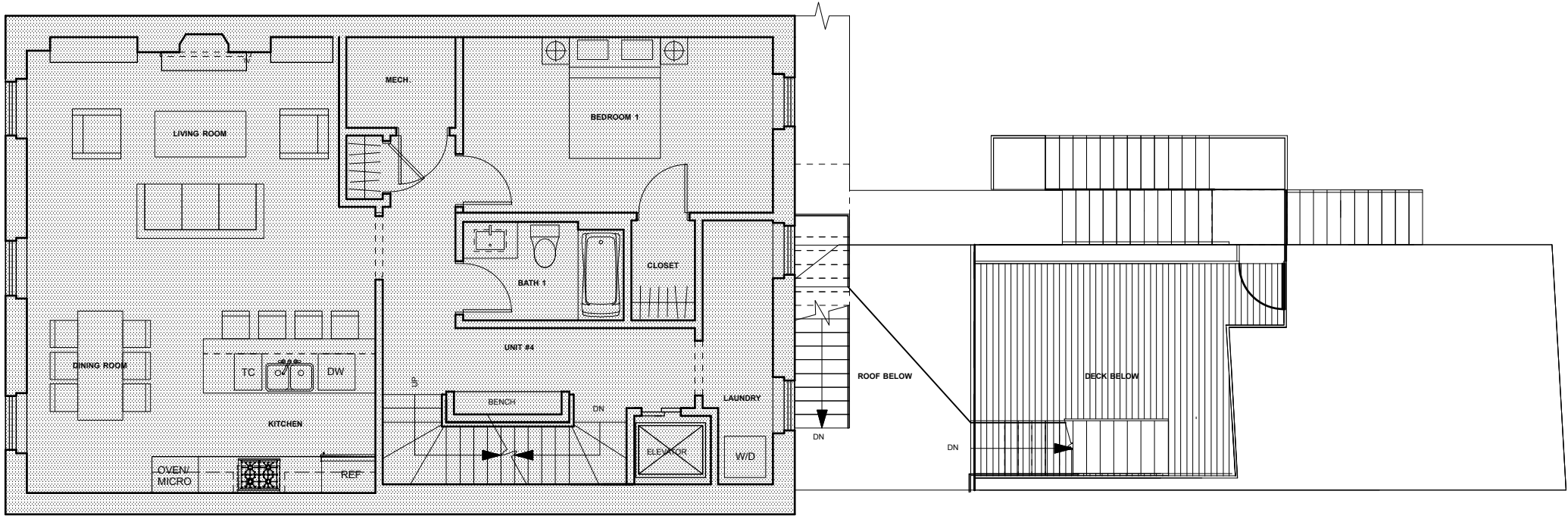
EXISTING THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



PROPOSED THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



EXISTING FOURTH FLOOR PLAN
Scale: 1/8" = 1'-0"

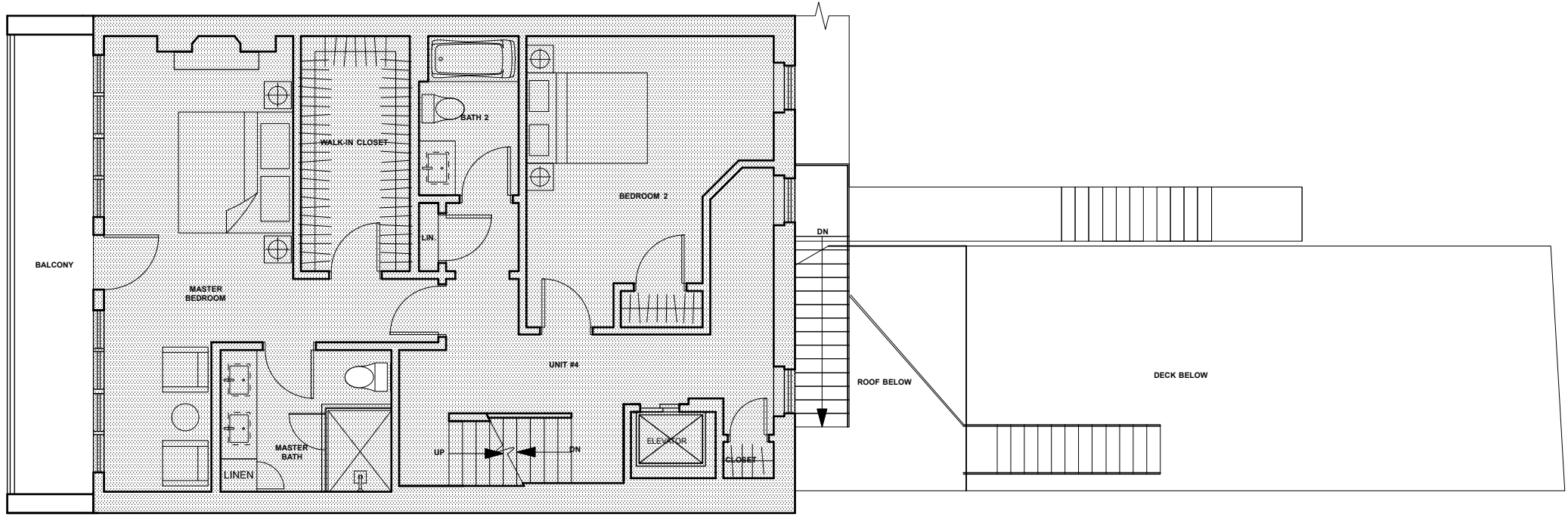


PROPOSED FOURTH FLOOR PLAN

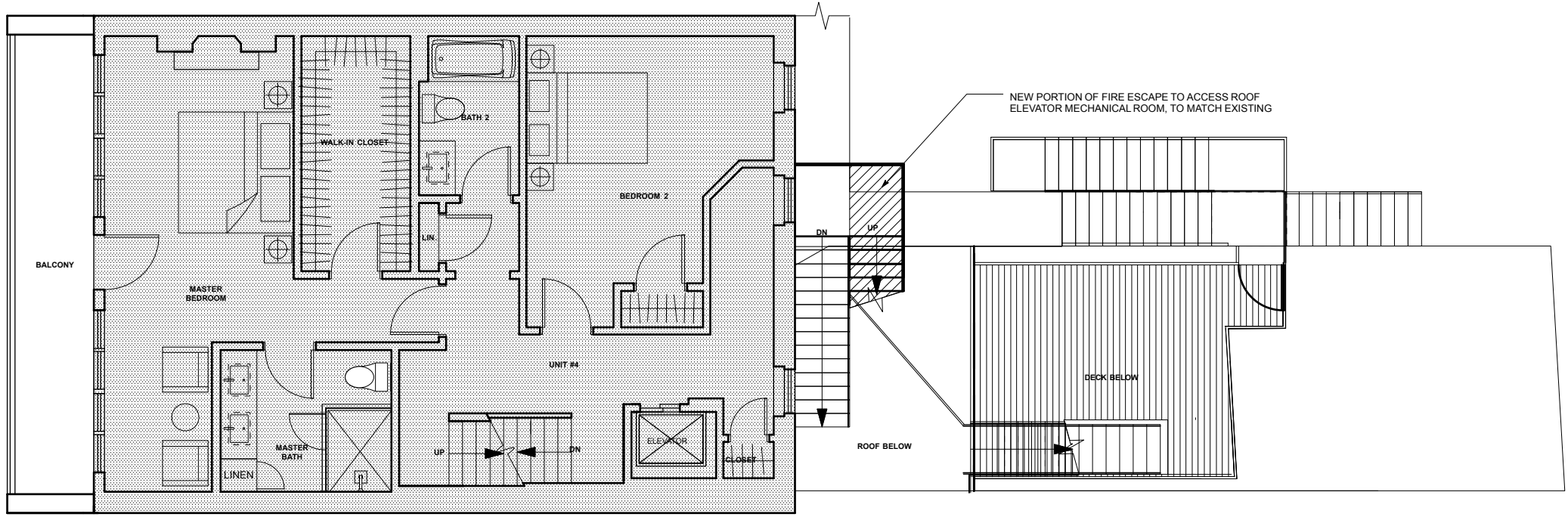
Scale: 1/8" = 1'-0"

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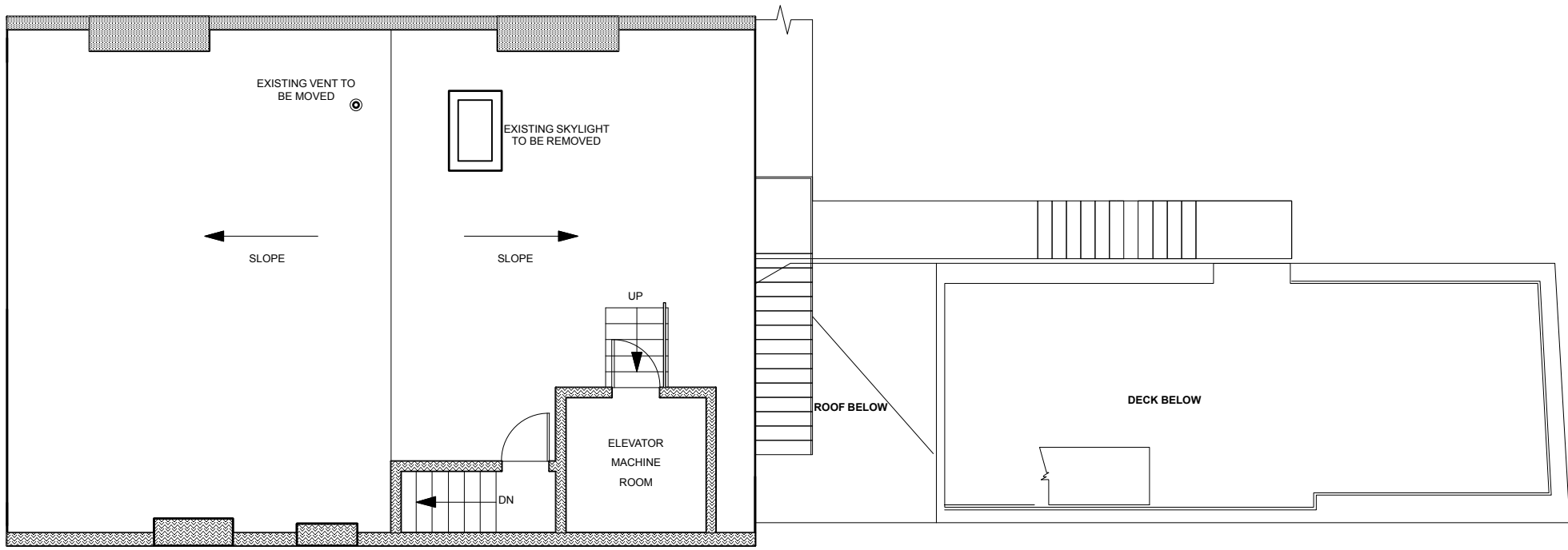
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EXISTING FIFTH FLOOR PLAN
Scale: 1/8" = 1'-0"

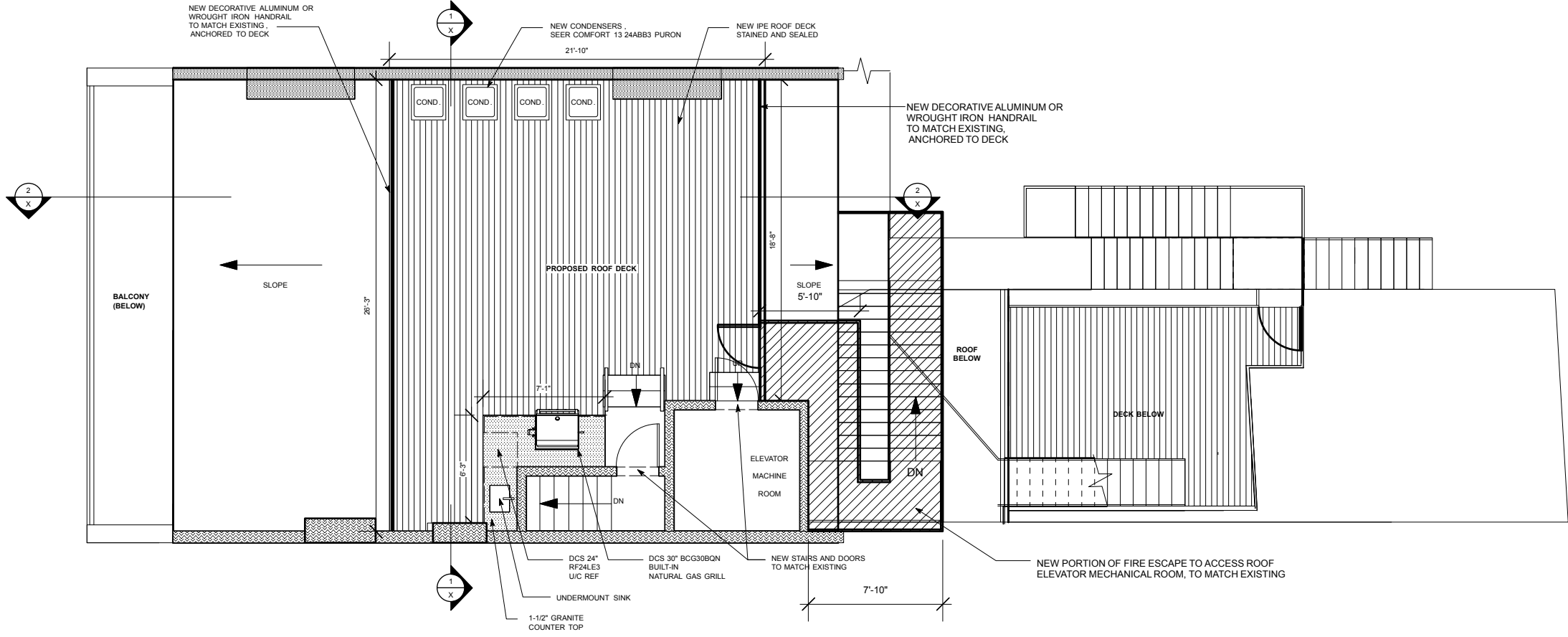


PROPOSED FIFTH FLOOR PLAN
 Scale: 1/8" = 1'-0"

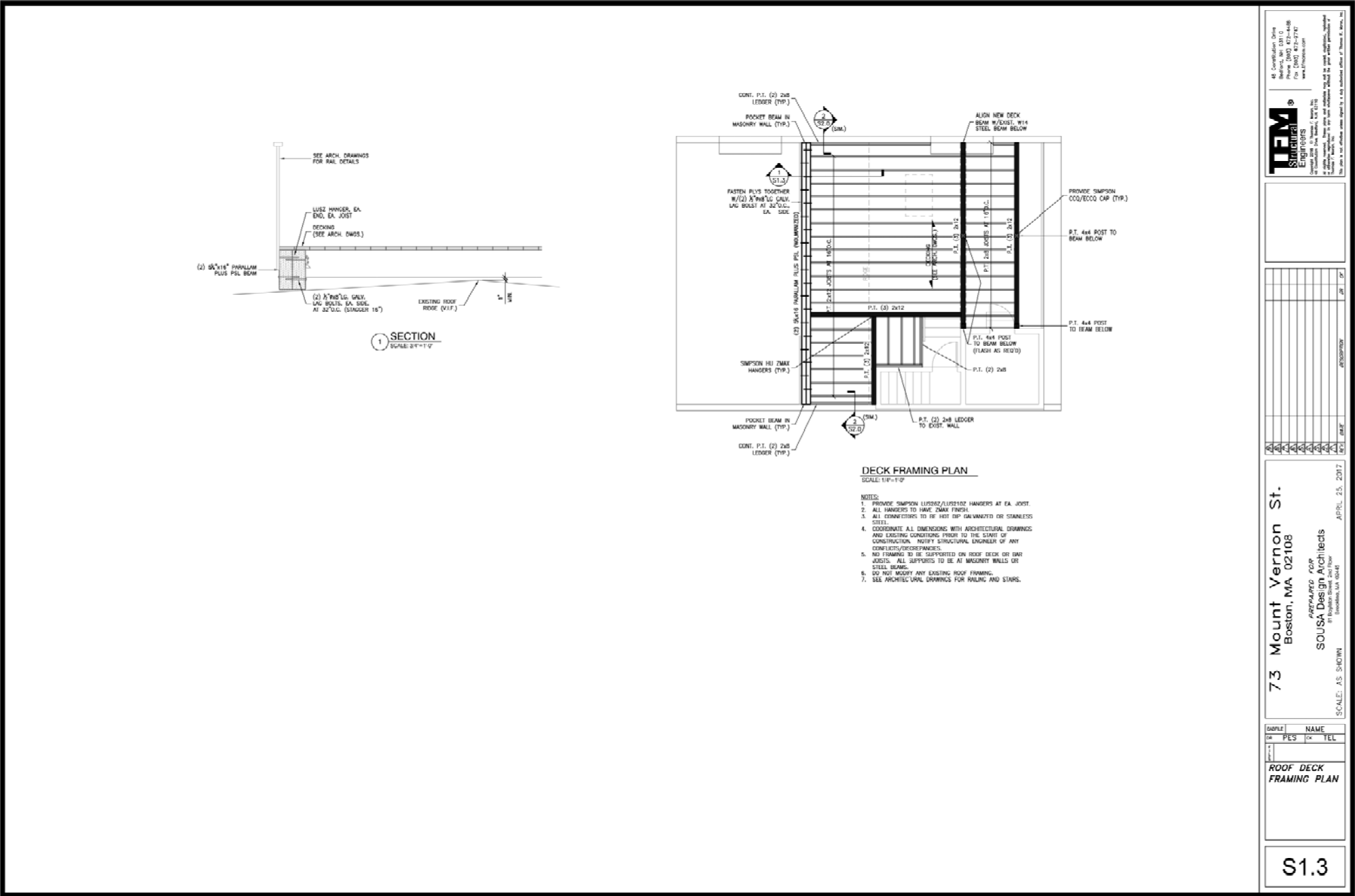


EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"

NOTE: DECK AND RAILING CANNOT BE SEEN FROM PUBLIC WAY (MT VERNON ST), SEE VISIBILITY STUDY DIAGRAM



PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"

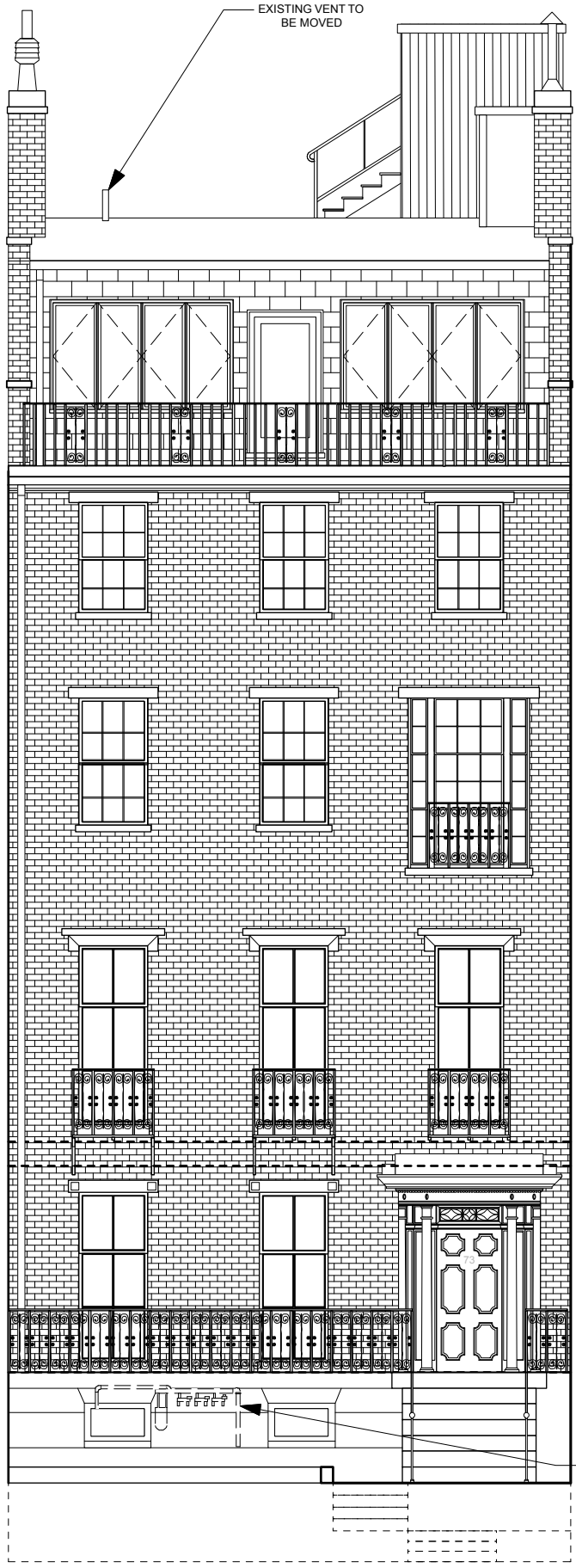


PROPOSED ROOF DECK STRUCTURAL
Scale: 1/8" = 1'-0"

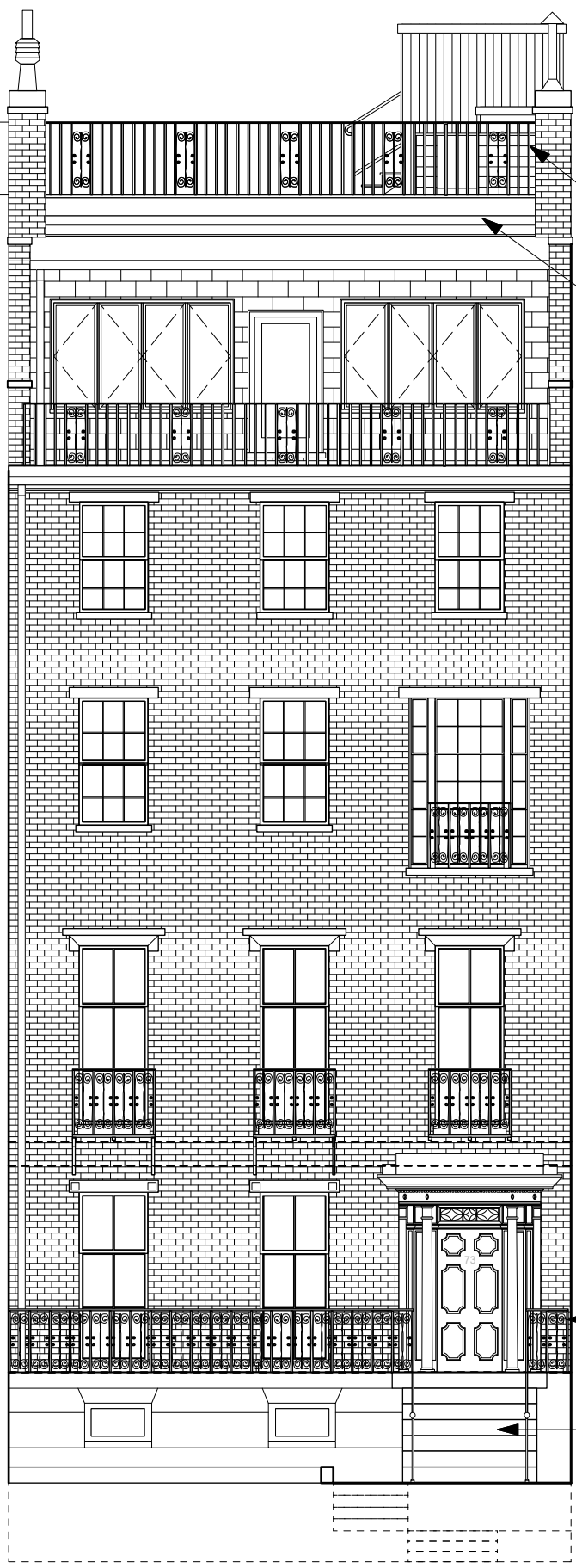
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Architects

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- T.O. ELEVATOR SHAFT
+/- 65'-4" A.F.F.
- EXISTING VENT TO BE MOVED
- T.O. ROOF
+/- 55'-11" A.F.F.
- FINISH FIFTH FLOOR
+/- 44'-2" A.F.F.
- FINISH FOURTH FLOOR
+/- 35'-0" A.F.F.
- FINISH THIRD FLOOR
+/- 23'-10" A.F.F.
- FINISH SECOND FLOOR
+/- 11'-2" A.F.F.
- FINISH FIRST FLOOR
0"
- GRADE
+/- 2'-3" B.F.F. (V.I.F.)
- FINISH BASEMENT
+/- 9'-2" B.F.F.



- T.O. ELEVATOR SHAFT
+/- 65'-4" A.F.F.
- T.O. NEW GUARD RAIL
+/- 60'-6" A.F.F.
- T.O. NEW ROOF DECK
+/- 57'-0" A.F.F.
- T.O. ROOF
+/- 55'-11" A.F.F.
- FINISH FIFTH FLOOR
+/- 44'-2" A.F.F.
- FINISH FOURTH FLOOR
+/- 35'-0" A.F.F.
- FINISH THIRD FLOOR
+/- 23'-10" A.F.F.
- FINISH SECOND FLOOR
+/- 11'-2" A.F.F.
- FINISH FIRST FLOOR
0"
- GRADE
+/- 2'-3" B.F.F. (V.I.F.)
- FINISH BASEMENT
+/- 9'-2" B.F.F.



NEW DECORATIVE ALUMINUM OR WROUGHT IRON HANDRAIL TO MATCH EXISTING, ANCHORED TO DECK

NEW IPE ROOF DECK (BEYOND), STAINED AND SEALED.

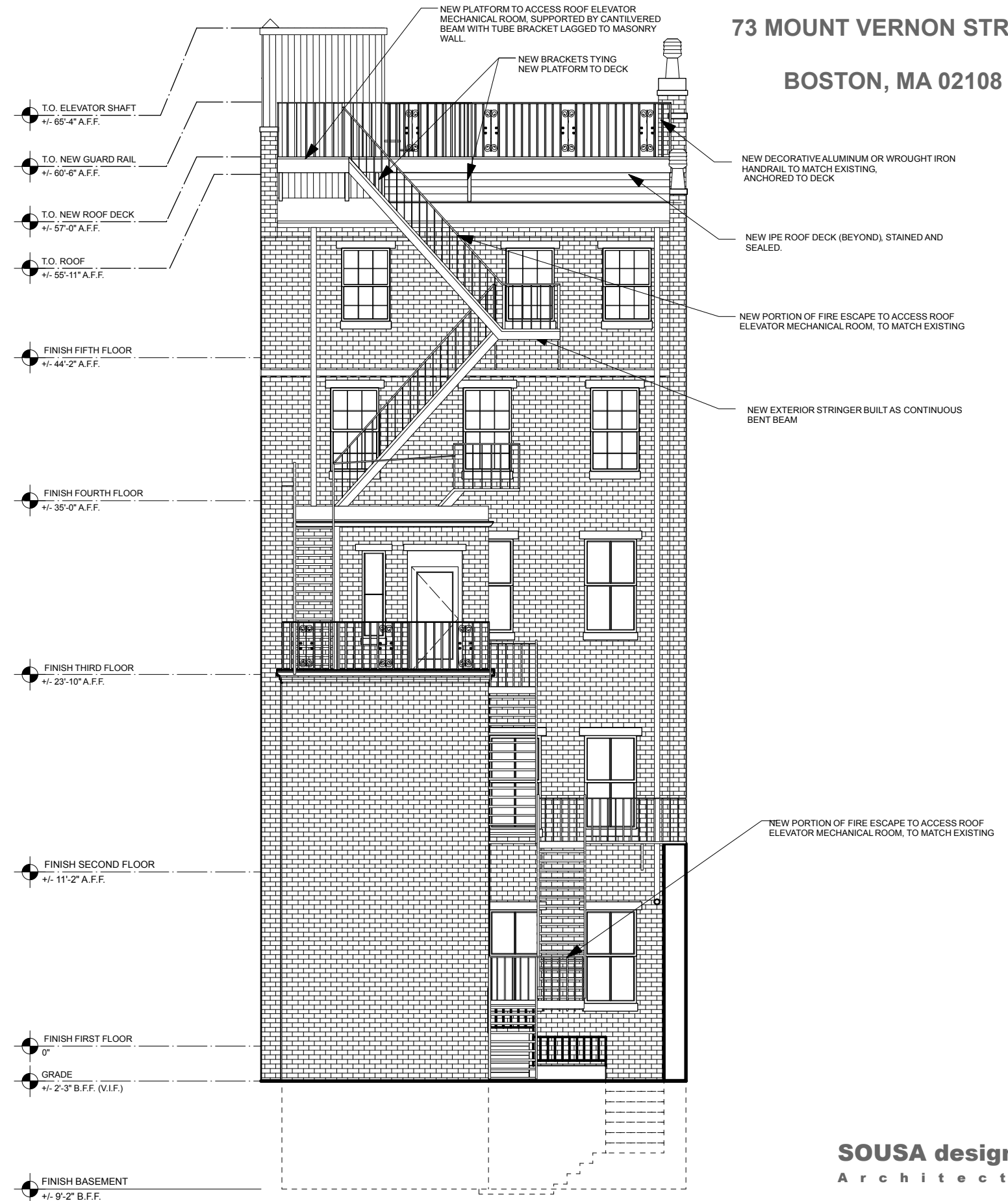
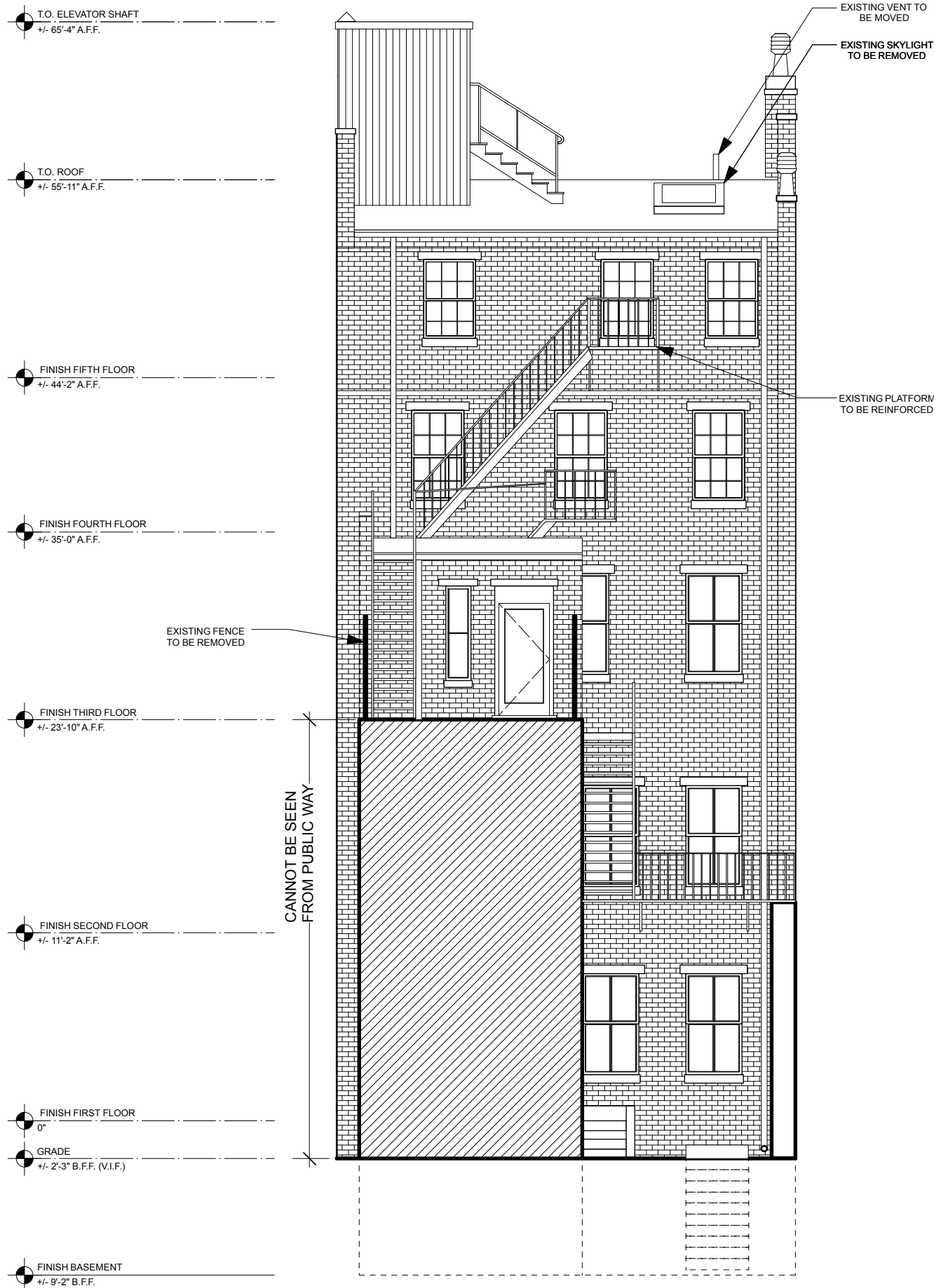
NOTE: DECK AND RAILING CANNOT BE SEEN FROM PUBLIC WAY (MT VERNON ST), SEE VISIBILITY STUDY DIAGRAM

EXISTING IRON RAILING TO REMAIN, REPAIR AS NECESSARY TO MATCH EXISTING, TYP.

EXISTING STONE STEPS TO REMAIN, REPAIR AS NECESSARY TO MATCH EXISTING

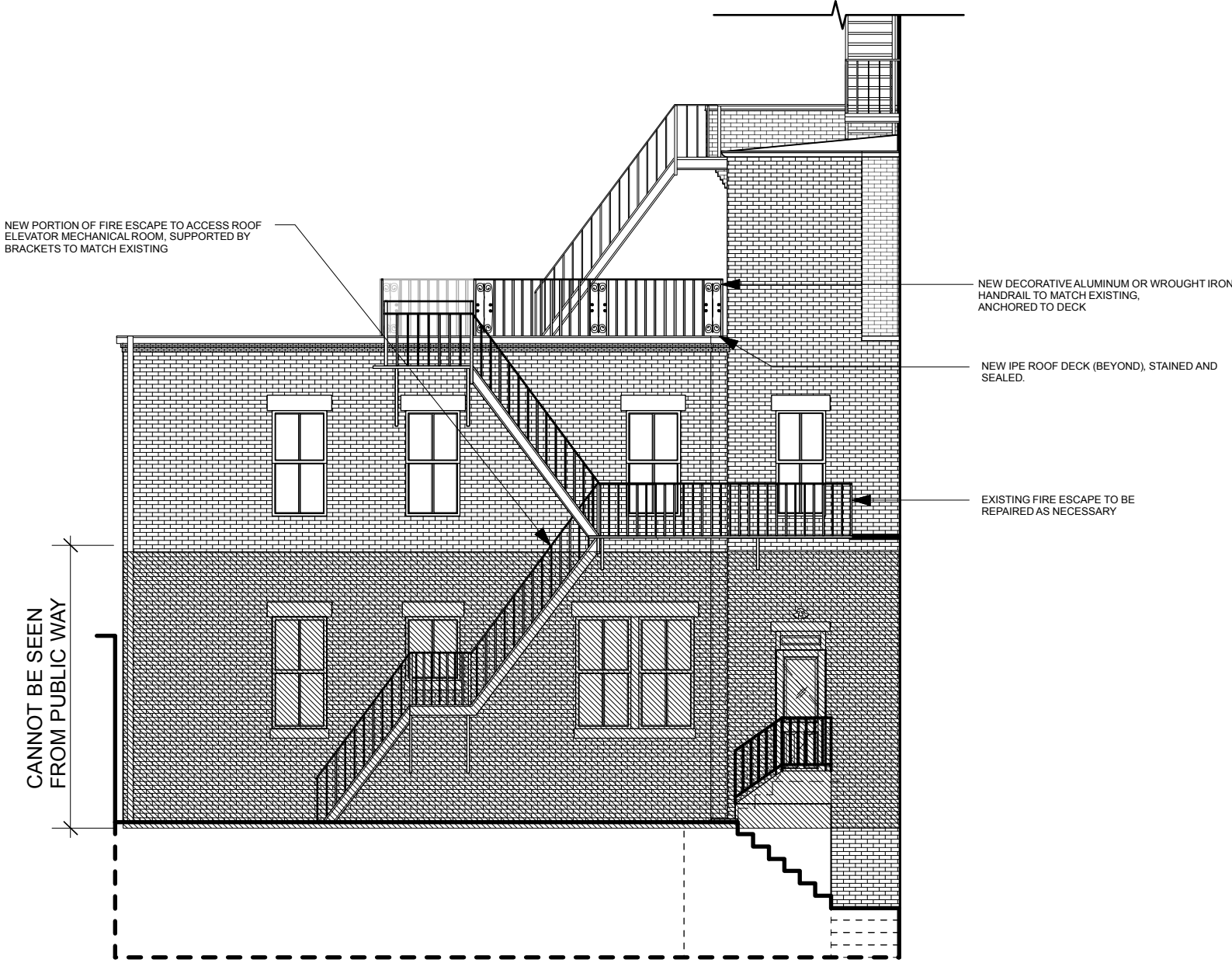
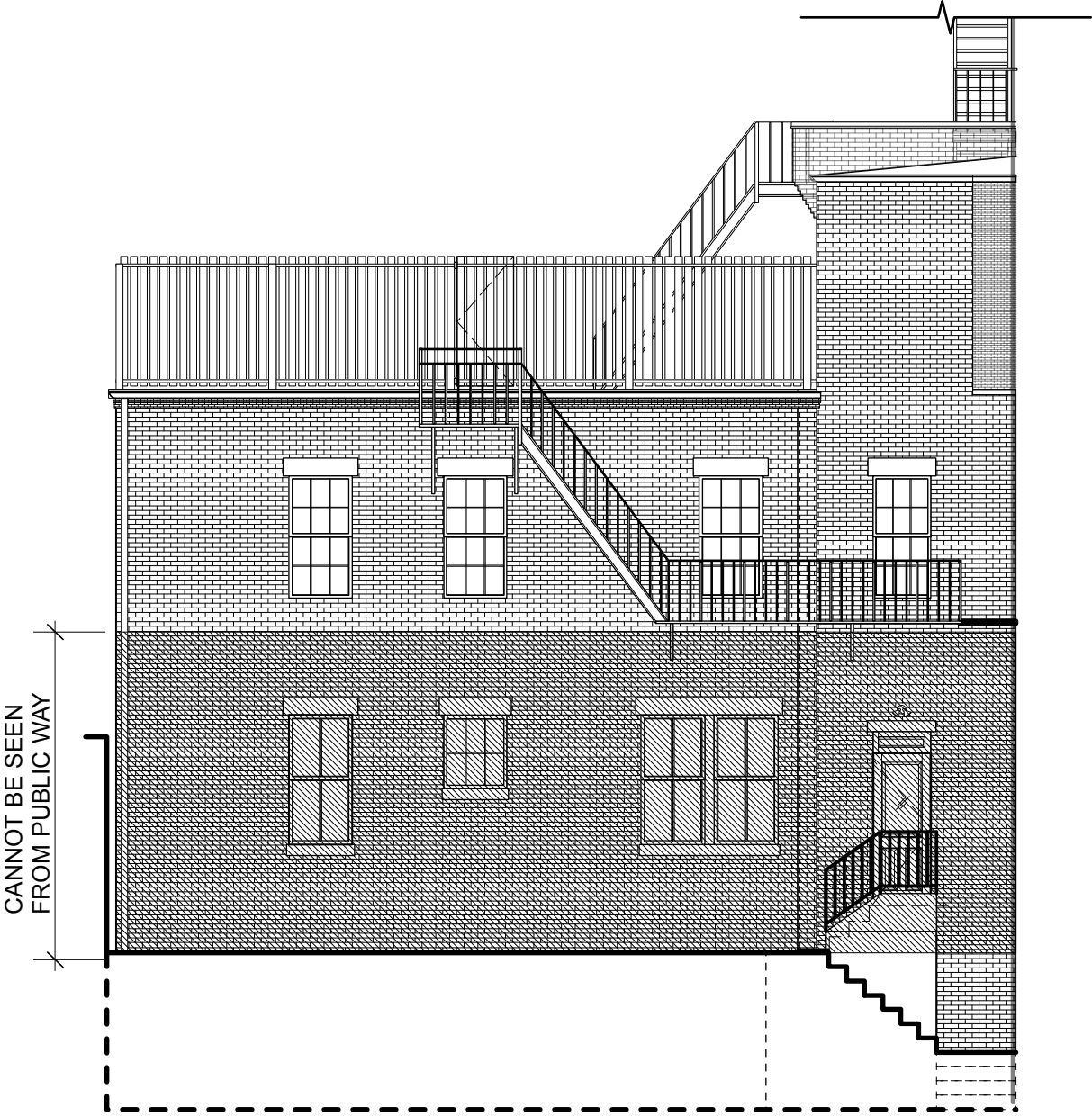
EXISTING FRONT ELEVATION (MOUNT VERNON STREET)
Scale: 1/8" = 1'-0"

PROPOSED FRONT ELEVATION (MOUNT VERNON STREET)
Scale: 1/8" = 1'-0"



EXISTING REAR ELEVATION (ALLEY SIDE)
Scale: 1/8" = 1'-0"

PROPOSED REAR ELEVATION (ALLEY SIDE)
Scale: 1/8" = 1'-0"



NEW PORTION OF FIRE ESCAPE TO ACCESS ROOF ELEVATOR MECHANICAL ROOM, SUPPORTED BY BRACKETS TO MATCH EXISTING

NEW DECORATIVE ALUMINUM OR WROUGHT IRON HANDRAIL TO MATCH EXISTING, ANCHORED TO DECK

NEW IPE ROOF DECK (BEYOND), STAINED AND SEALED.

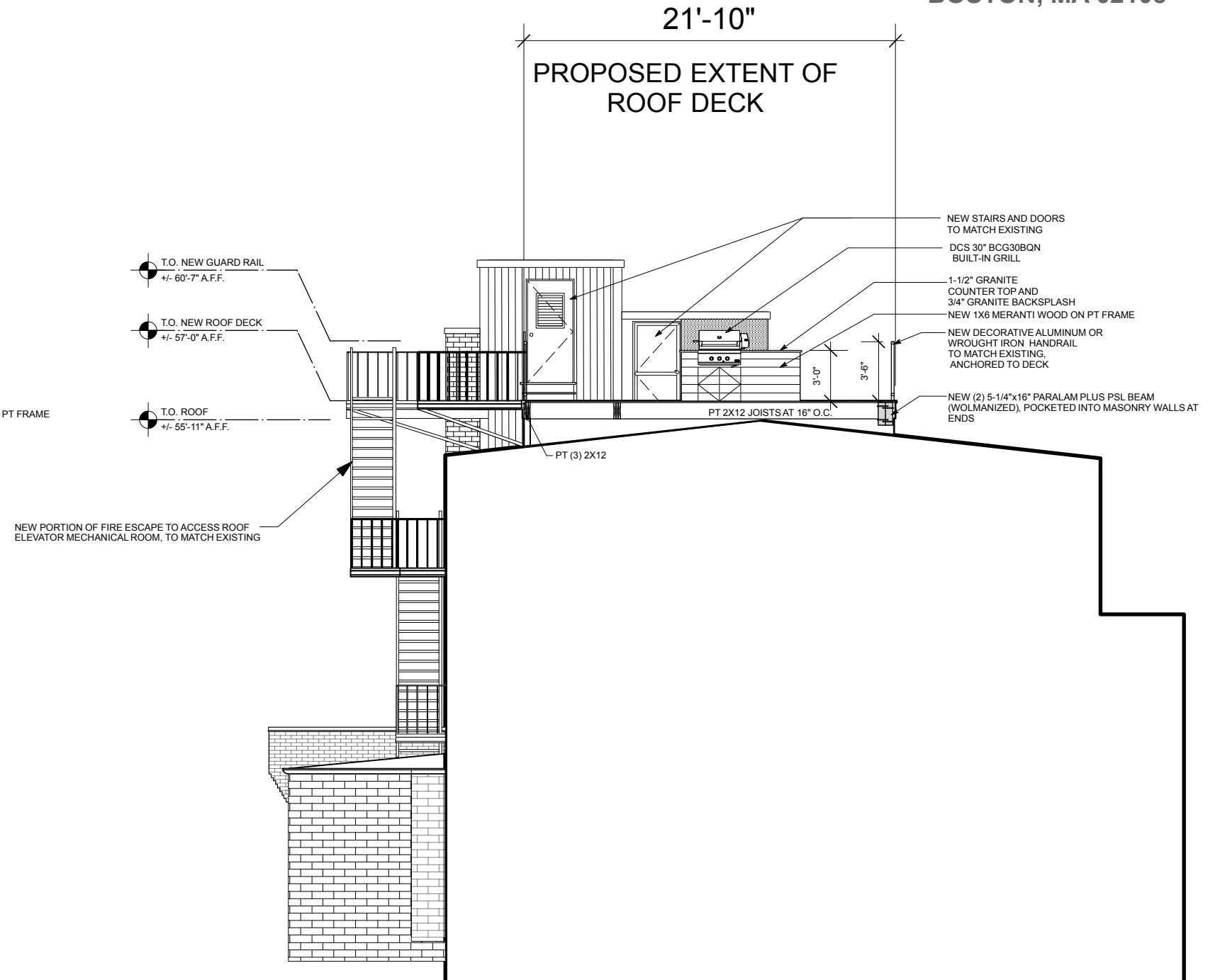
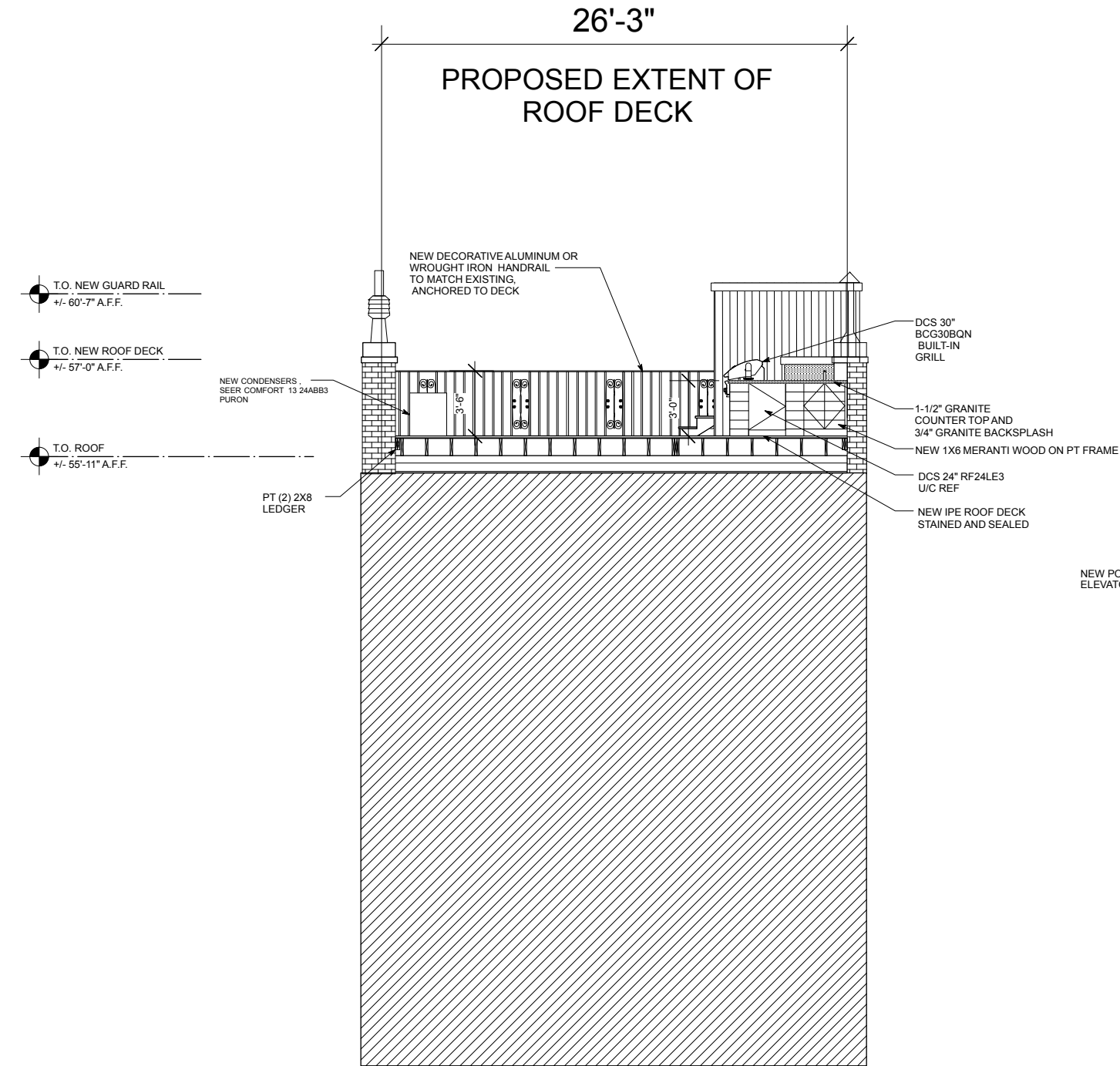
EXISTING FIRE ESCAPE TO BE REPAIRED AS NECESSARY

1 EXISTING REAR ELEVATION (ALLEY SIDE)

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

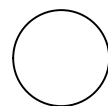
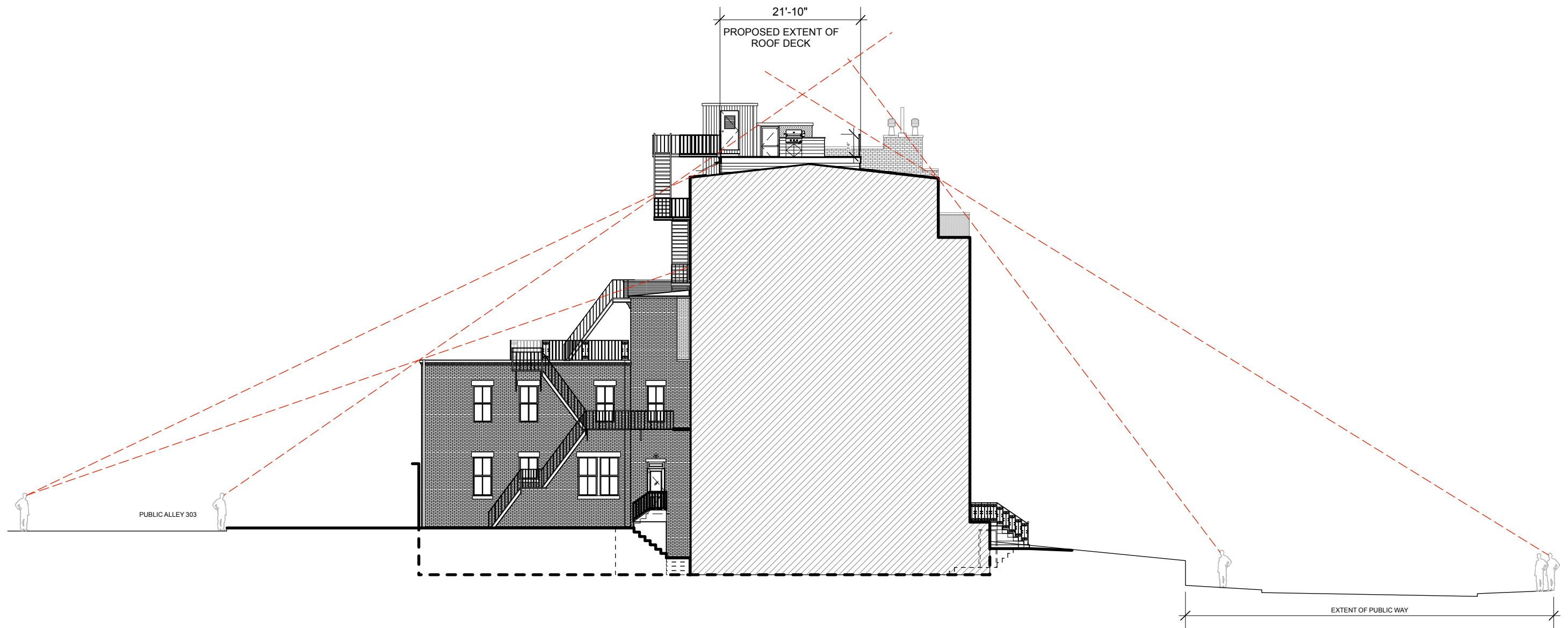
2 PROPOSED REAR ELEVATION (ALLEY SIDE)

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



PROPOSED ROOF DECK SECTION
Scale: 1/8" = 1'-0"

PROPOSED ROOF DECK SECTION
Scale: 1/8" = 1'-0"

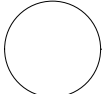


ROOF DECK VISIBLTY STUDY - FROM MT VERNON STREET

Scale: 1/16" = 1'-0"

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SITE PLAN (VISIBILITY STUDY) - PUBLIC ALLEY 303

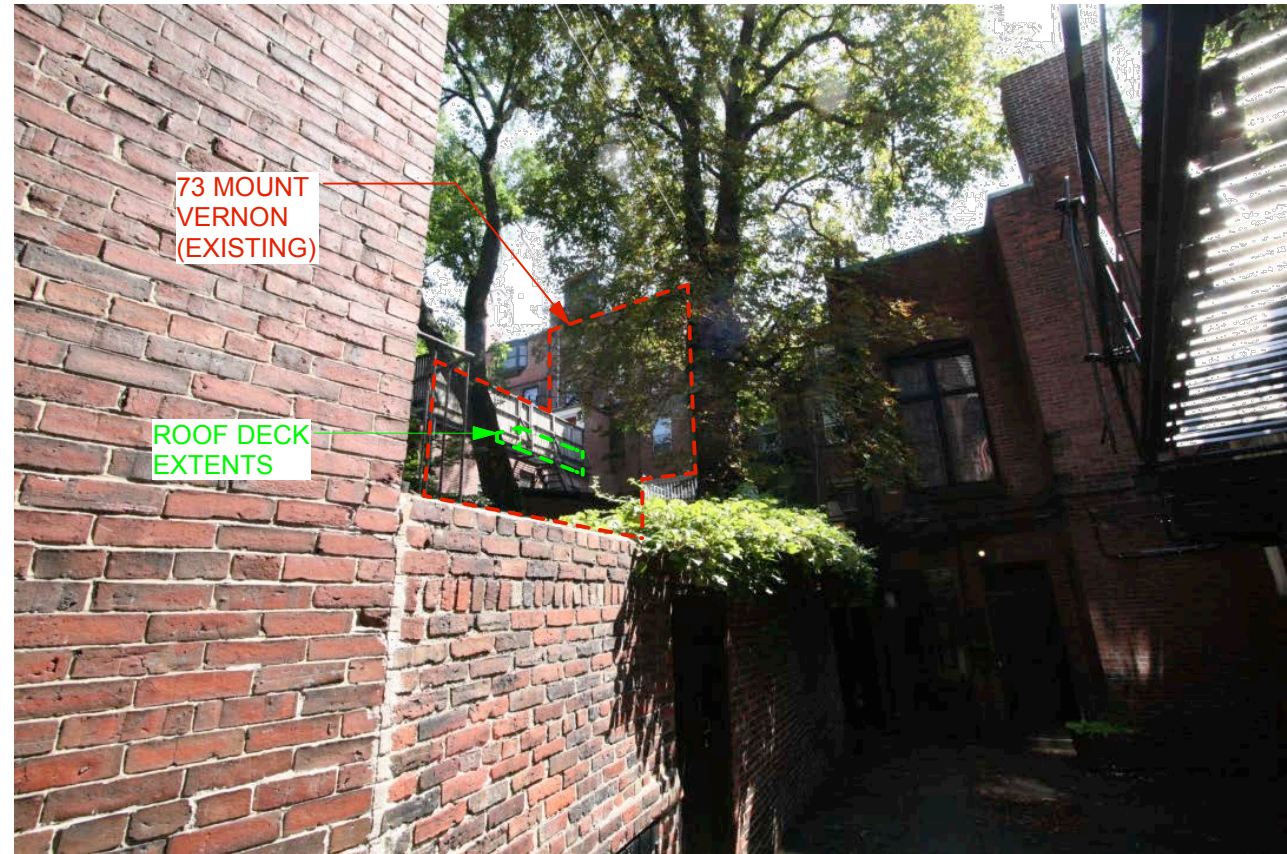


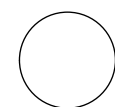
PHOTO #1



PHOTO #2

73 MOUNT VERNON STREET

BOSTON, MA 02108



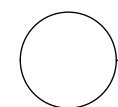
EXISTING REAR PERSPECTIVE

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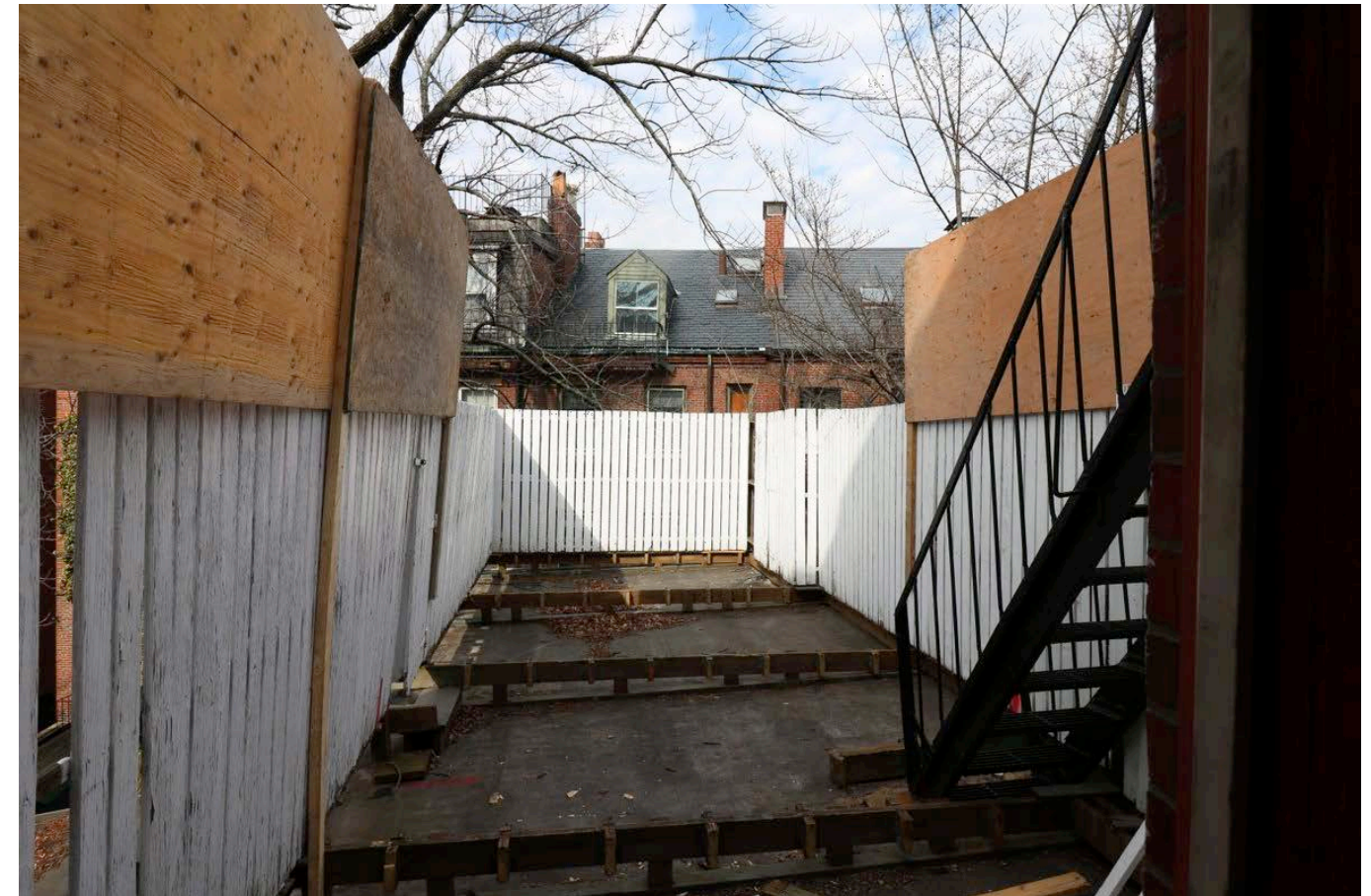
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PROPOSED REAR PERSPECTIVE

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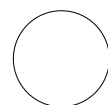
EXISTING ROOF DECK (ELL BUILDING)



EXISTING ROOF (MAIN BUILDING)



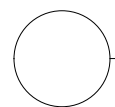
NOTE: DECK AND RAILING
CANNOT BE SEEN FROM
PUBLIC WAY (MT VERNON ST),
SEE VISIBILITY STUDY DIAGRAM



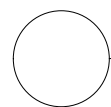
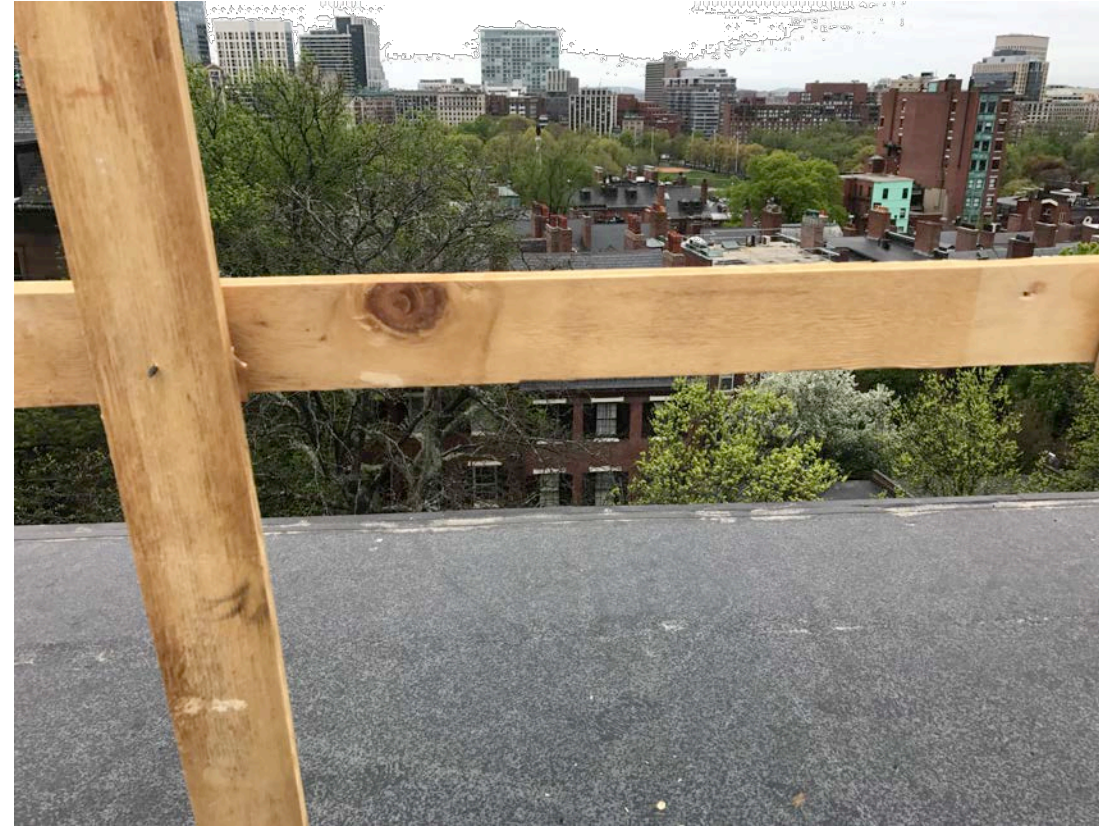
FRONT RAILING MOCKUP (MAIN BUILDING)



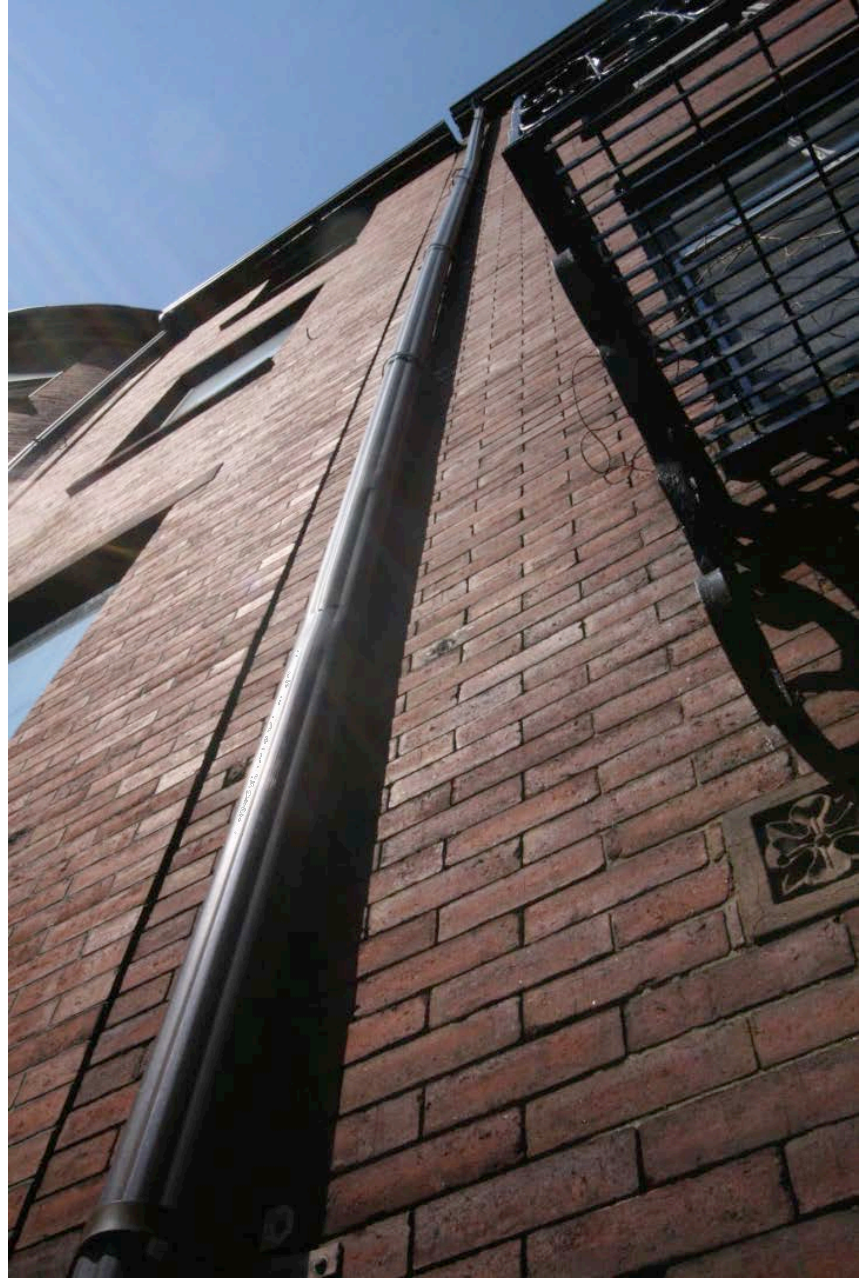
**NOTE: DECK AND RAILING
CANNOT BE SEEN FROM
PUBLIC WAY (PUBLIC ALLEY 303)
WHEN TREES ARE IN BLOOM**



REAR RAILING MOCKUP (MAIN BUILDING)



VIEW FROM TOP ROOF DECK SHOWING MT.VERNON STREET CANNOT BE SEEN



Economy:

Standard:

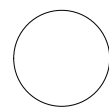
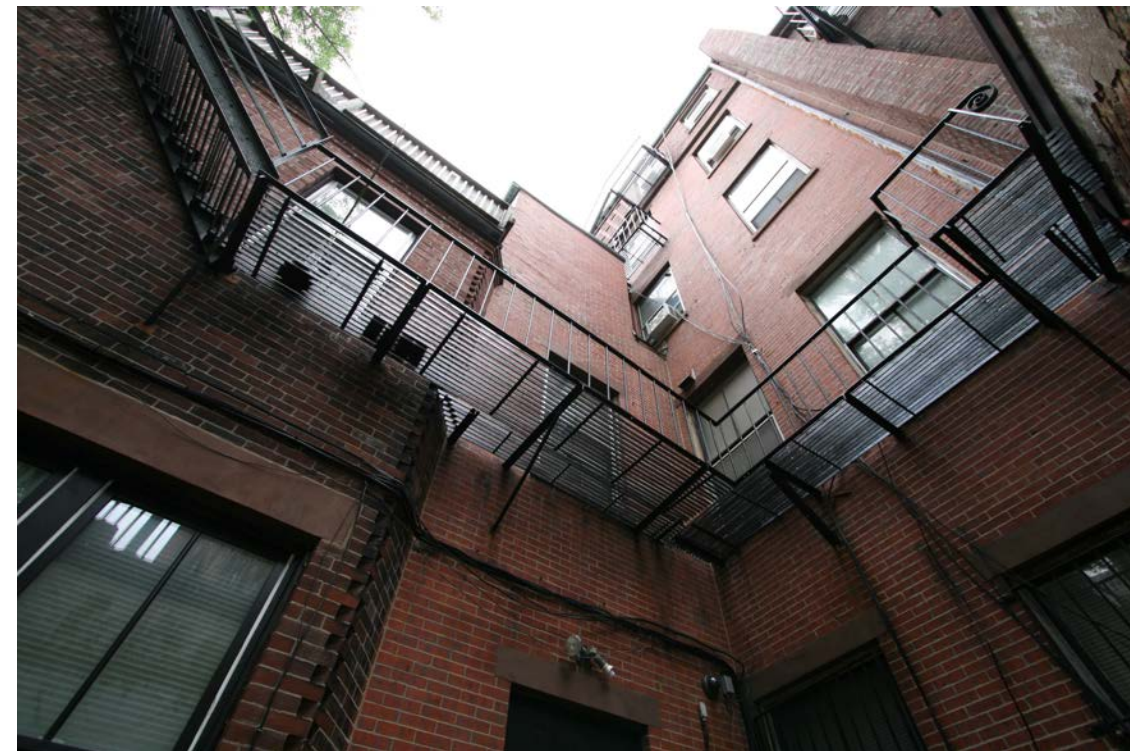
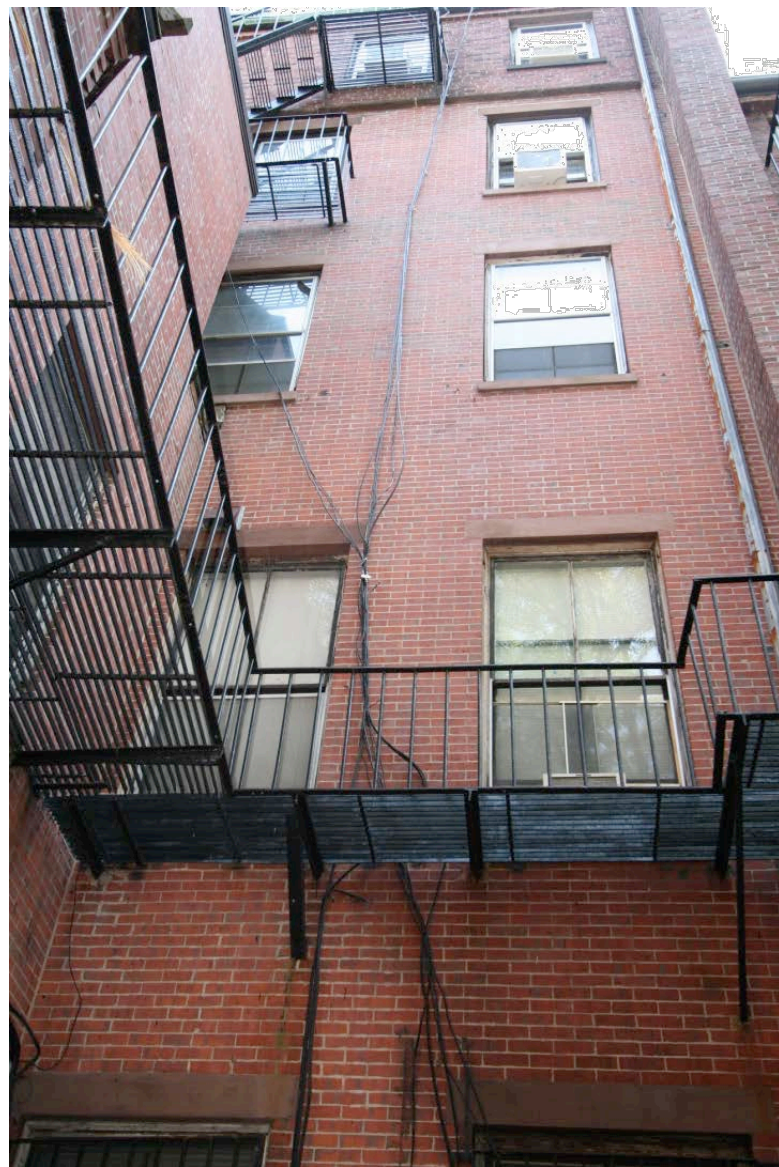
Premium:

Lamb and Ritchie Company, Inc.
5k Copper Gutter
Royal Brown Finish



Lamb & Ritchie Company, Inc.
3" Corrugated
Copper Downspout
Royal Brown Finish

COPPER LEADER & GUTTERS TO MATCH EXISTING



EXISTING FIRE ESCAPE PHOTOS
