

BHAC HEARING | 2017.08.17

# JOHN JEFFRIES HOTEL

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**SITE LOCUS**

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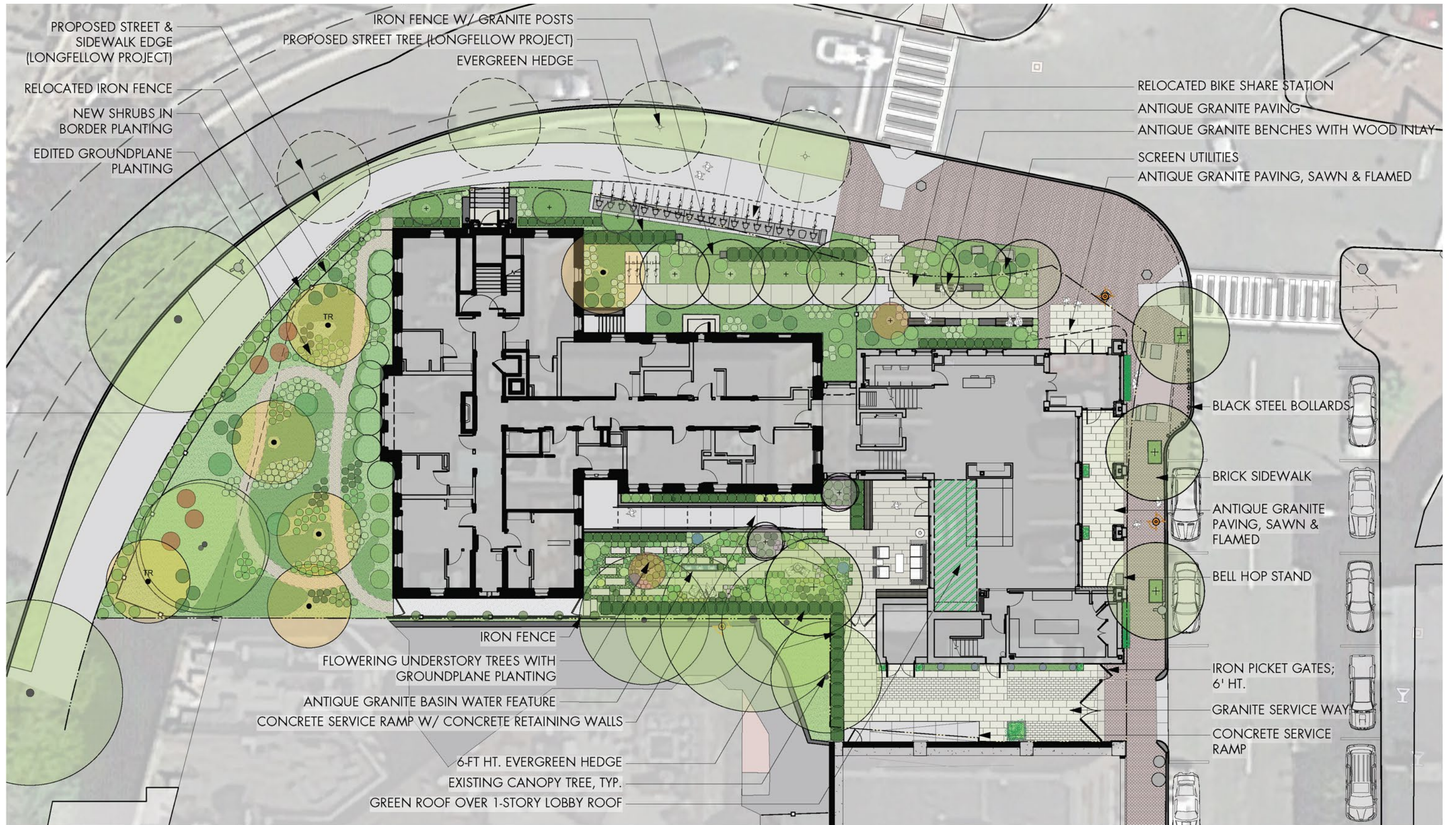


**SITE PLAN - EXISTING**

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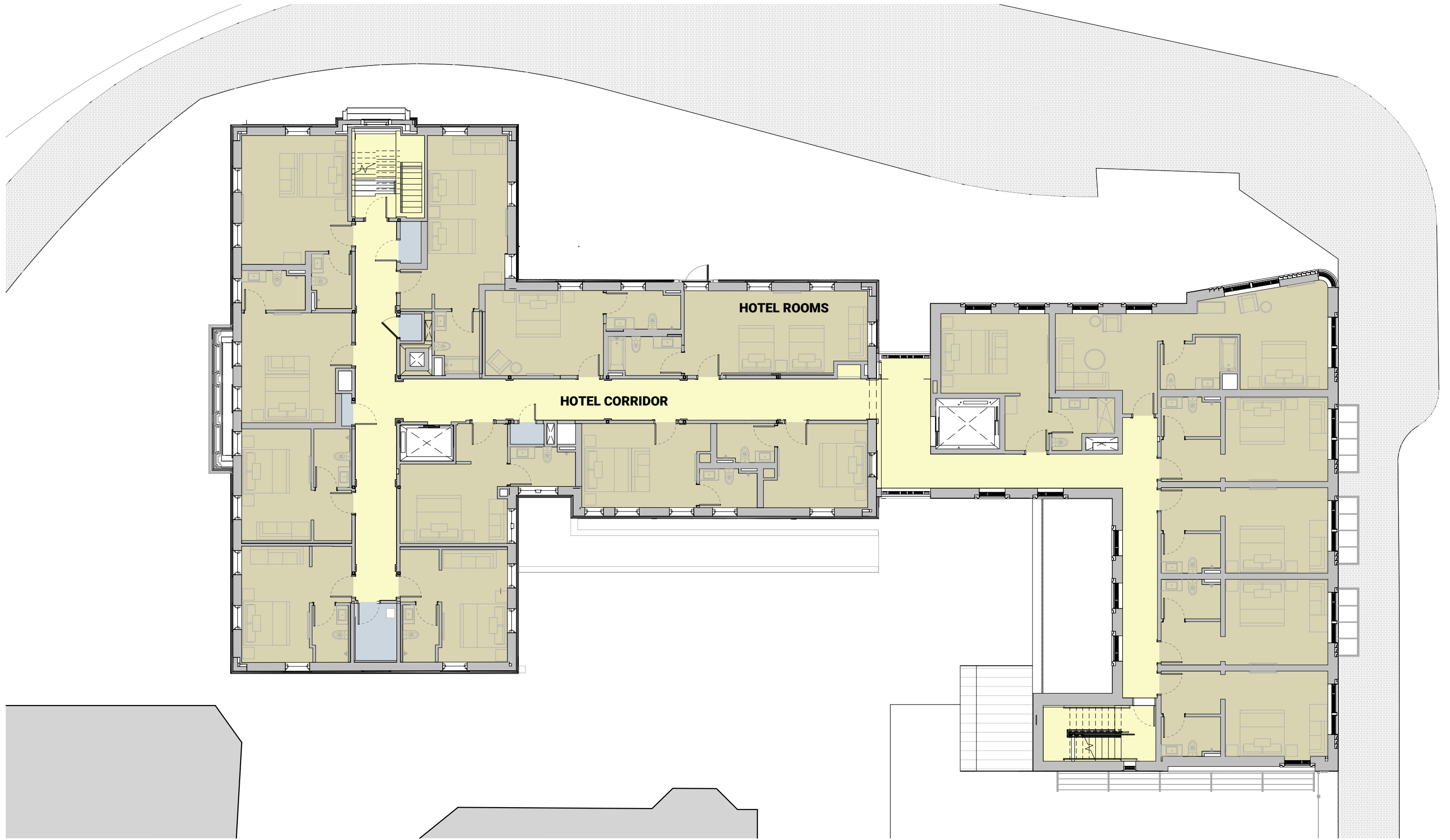


**SITE PLAN**

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**TYPICAL UPPER FLOOR PLAN**

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- REFINE LOGGIA DESIGN
- MODERNIZE ORNAMENTAL METAL
- ADDRESS CORNER BAY
- DEVELOP CONNECTOR DESIGN
- MODIFY SIGNAGE
- SPECIFY LIGHTING



**VIEW AT CORNER OF CHARLES & CAMBRIDGE STREETS - 2017.07.20 HEARING**

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**VIEW AT CORNER OF CHARLES & CAMBRIDGE STREETS - CURRENT**

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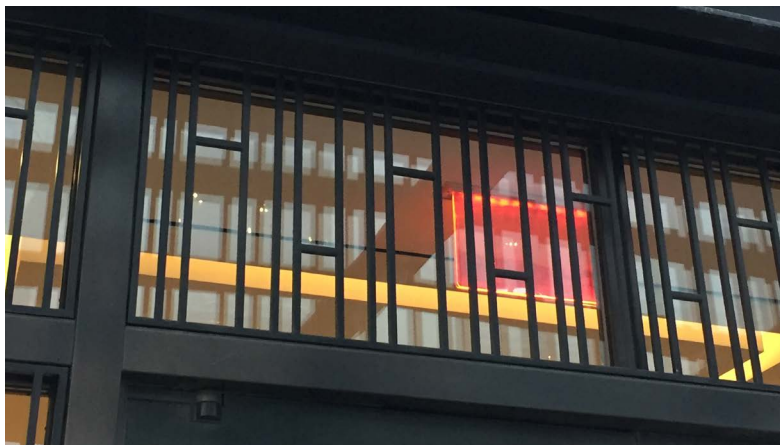
**VIEW OF LOGGIA - 2017.07.20 HEARING**

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METALWORK PRECEDENTS

**VIEW OF METALWORK AT LOGGIA - CURRENT**

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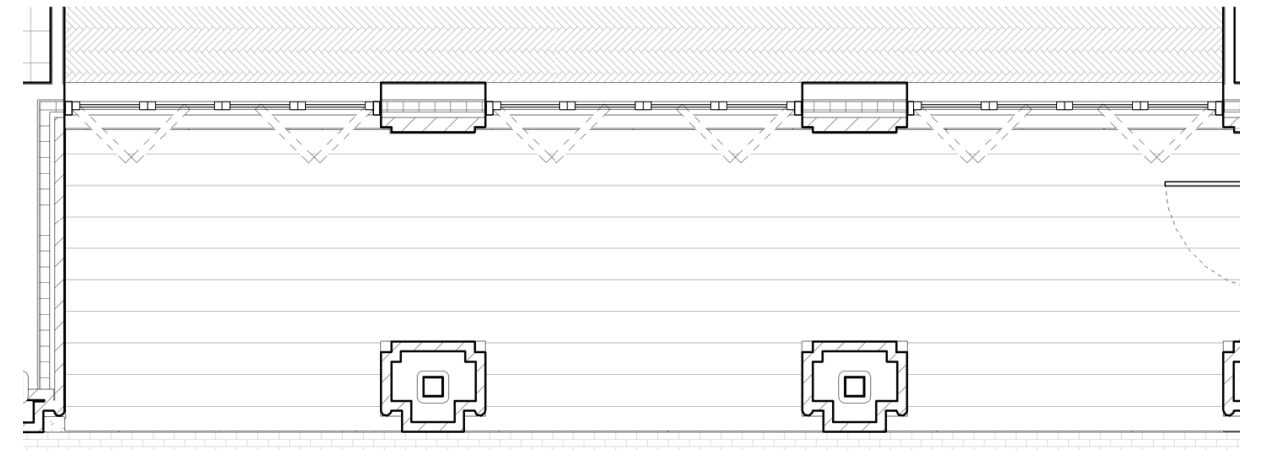


**VIEWS OF LOGGIA**

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LOGGIA PLAN



SECTION AT LOGGIA LOOKING EAST



SECTION AT LOGGIA LOOKING WEST

**VIEWS OF LOGGIA**

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**VIEW ACROSS CAMBRIDGE STREET - 2017.07.20 HEARING**

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**VIEW ACROSS CAMBRIDGE STREET - CURRENT**

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**VIEW FROM LONGFELLOW BRIDGE CROSSWALK - 2017.07.20 HEARING**

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**VIEW FROM LONGFELLOW BRIDGE CROSSWALK - CURRENT**

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**VIEW OF CONNECTOR**

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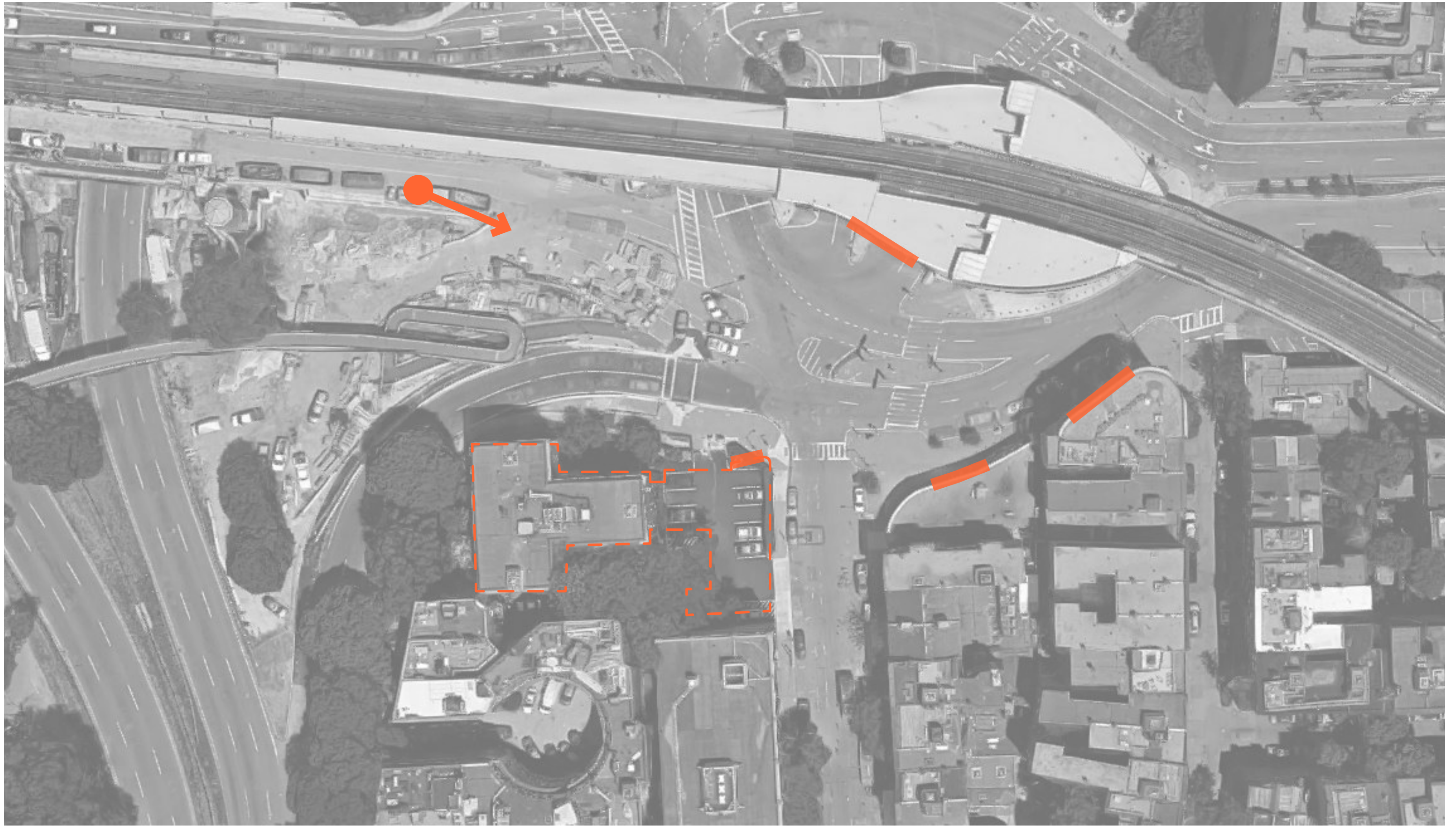


**VIEW OF CORNER BAY**

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**CORNER BAY CONCEPT DIAGRAM**

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**VIEW FROM CHARLES STREET - 2017.07.20 HEARING**

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**VIEW FROM CHARLES STREET - CURRENT**

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**VIEW OF SERVICE LANE - 2017.07.20 HEARING**

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**VIEW OF SERVICE LANE - CURRENT**

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**AERIAL VIEW OF COURTYARD - 2017.07.20 HEARING**

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## AERIAL VIEW OF COURTYARD - CURRENT

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## ROOF EQUIPMENT AND SCREEN

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EAST ELEVATION

**BUILDING ELEVATIONS**

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NORTH ELEVATION

**BUILDING ELEVATIONS**

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SOUTH ELEVATION

**BUILDING ELEVATIONS**

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SECTION AT COURTYARD LOOKING NORTH

## BUILDING ELEVATIONS

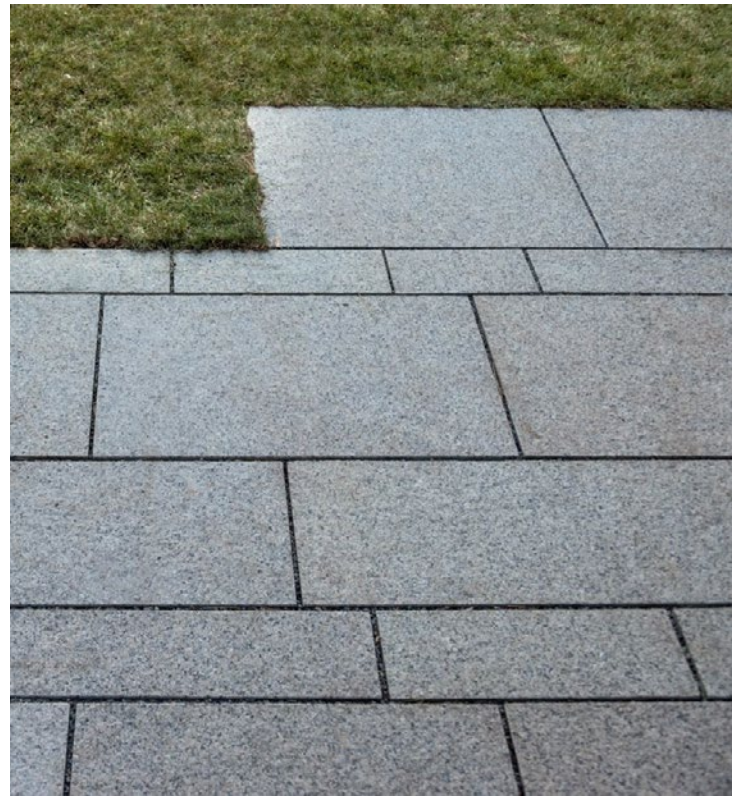
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Reclaimed Granite Paving



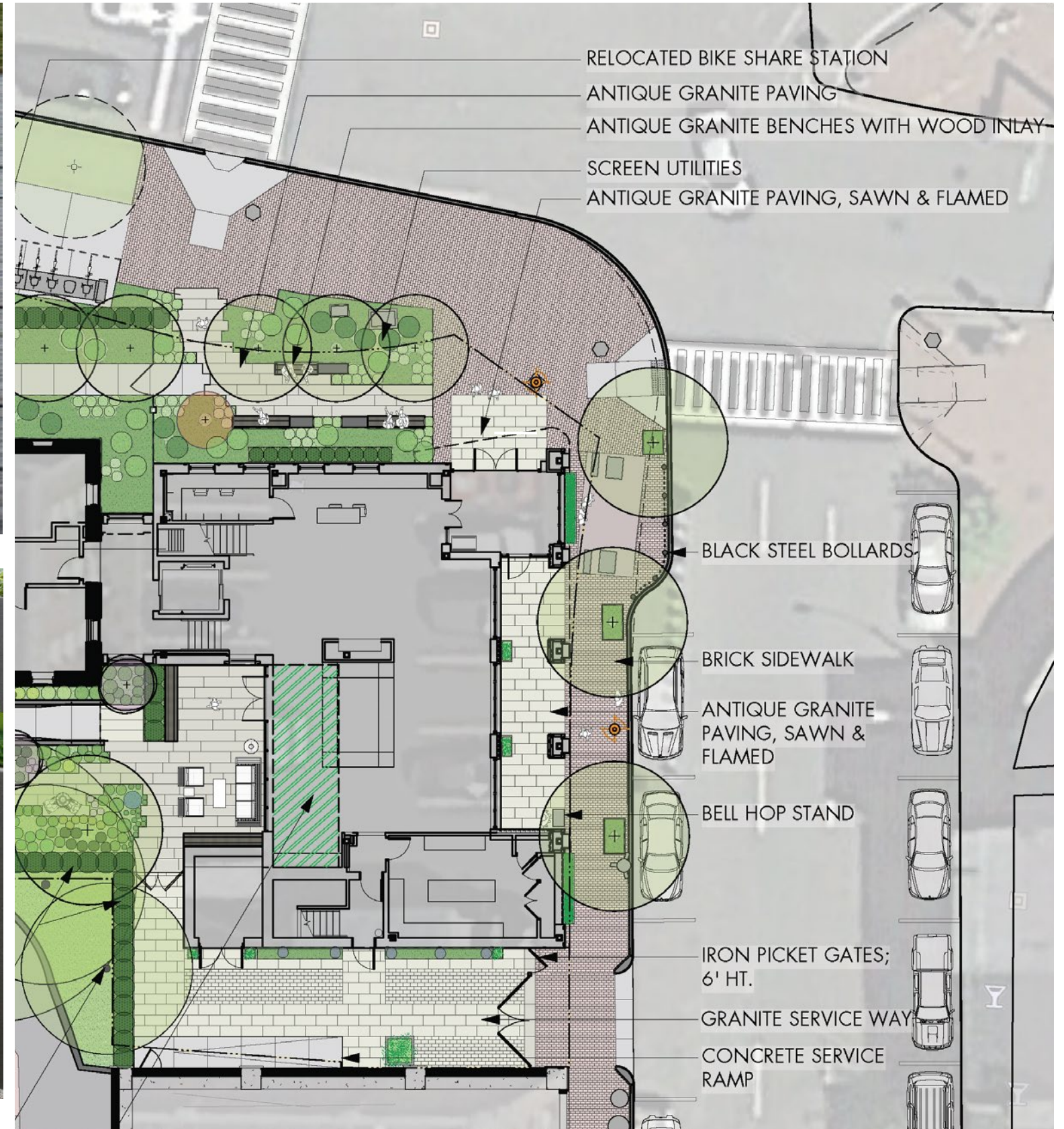
Granite Paving - Sawn & Thermal



Brick Paving



Acid-etched dyed concrete



**LANDSCAPE MATERIALS**

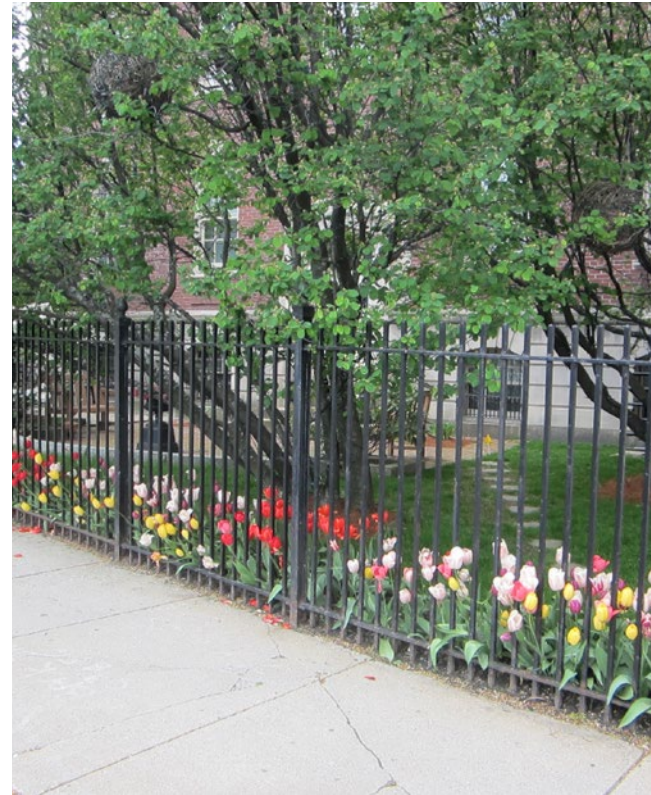
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Reclaimed Granite Bench



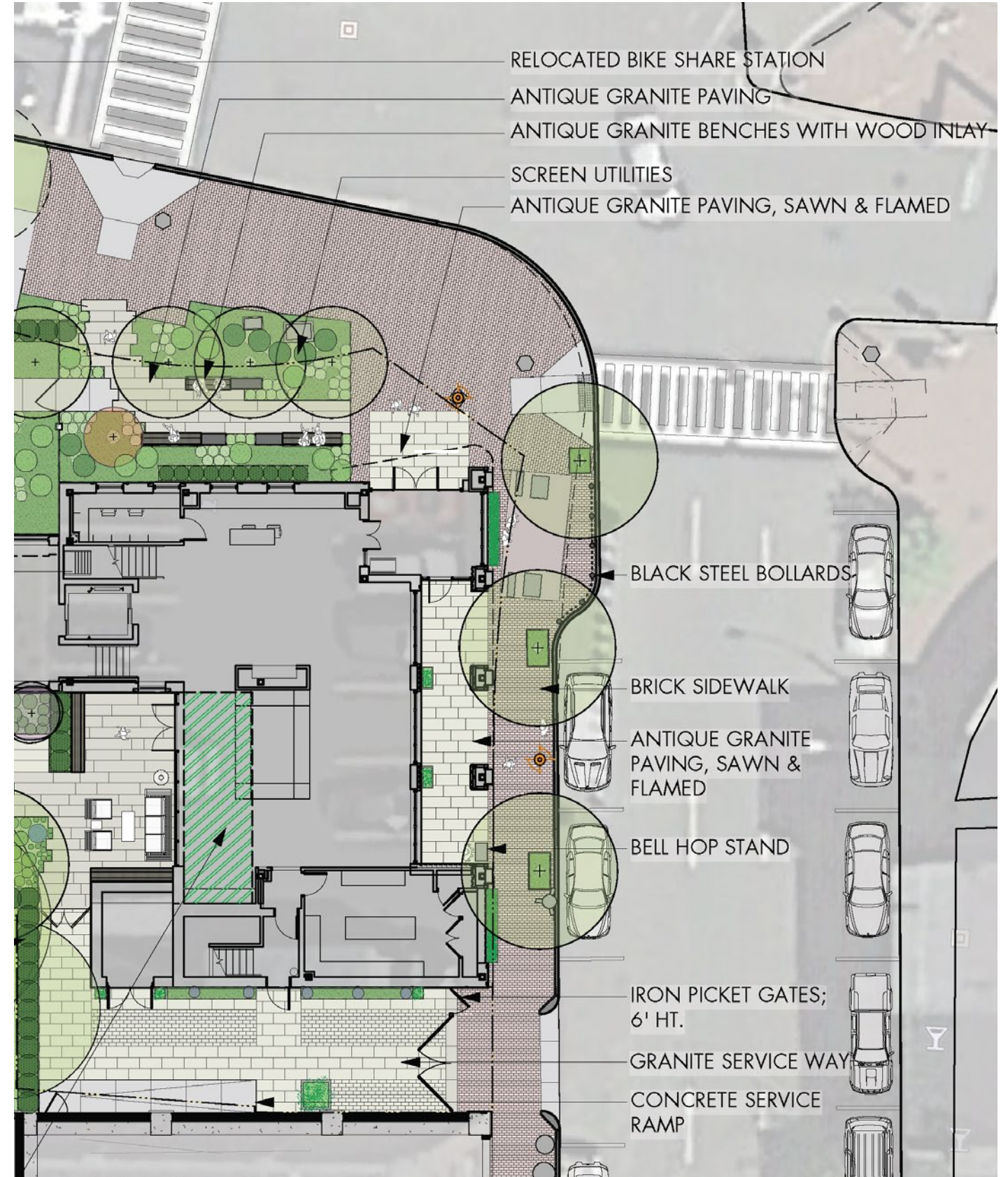
Refurbished Iron Fence



Reclaimed Granite Bench - Wood Inlay



Planters - Planterworx



**LANDSCAPE MATERIALS**

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View from North



View from Pedestrian Bridge toward Charles Street



View from Southeast



View from Pedestrian Bridge up Mugar Way



View from Pedestrian Bridge toward Storrow Drive

## LANDSCAPE MATERIALS

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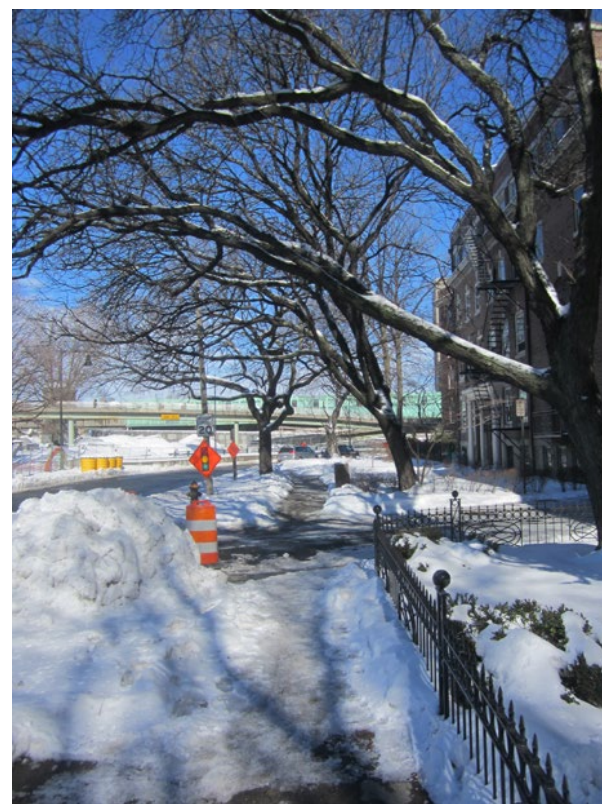
West Side Planting



Electrical Vault



West Side Planting



View from West Hill Place up  
Embankment Road



**VIEW ACROSS CAMBRIDGE STREET**  
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