

40 Mount Hood

Application for
Certificate of Appropriateness /Design
Approval/Exemption
April 18, 2018



PROJECT SITE



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Steep street sloping down to neighborhood

Newer 8 Story Residential Project

12' high stone estate wall along property edge

Large Single Family Home

Attached 3 1/2 story townhomes

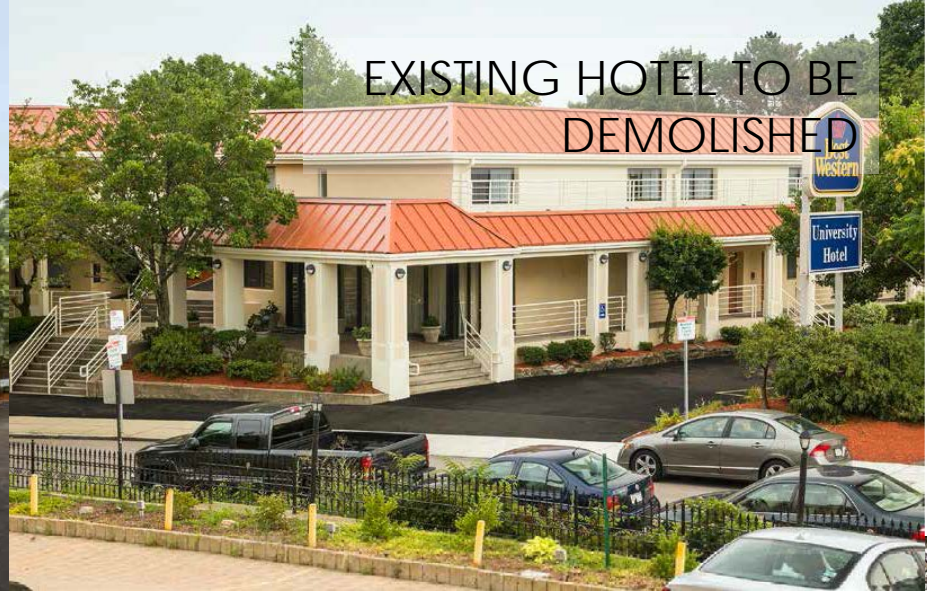


EXISTING SITE PLAN





VIEW FROM MT. HOOD ROAD



EXISTING HOTEL TO BE
DEMOLISHED



COURTYARD VIEW



EGREMONT STREET



NEIGHBORHOOD
CONTEXT

MT HOOD ROAD

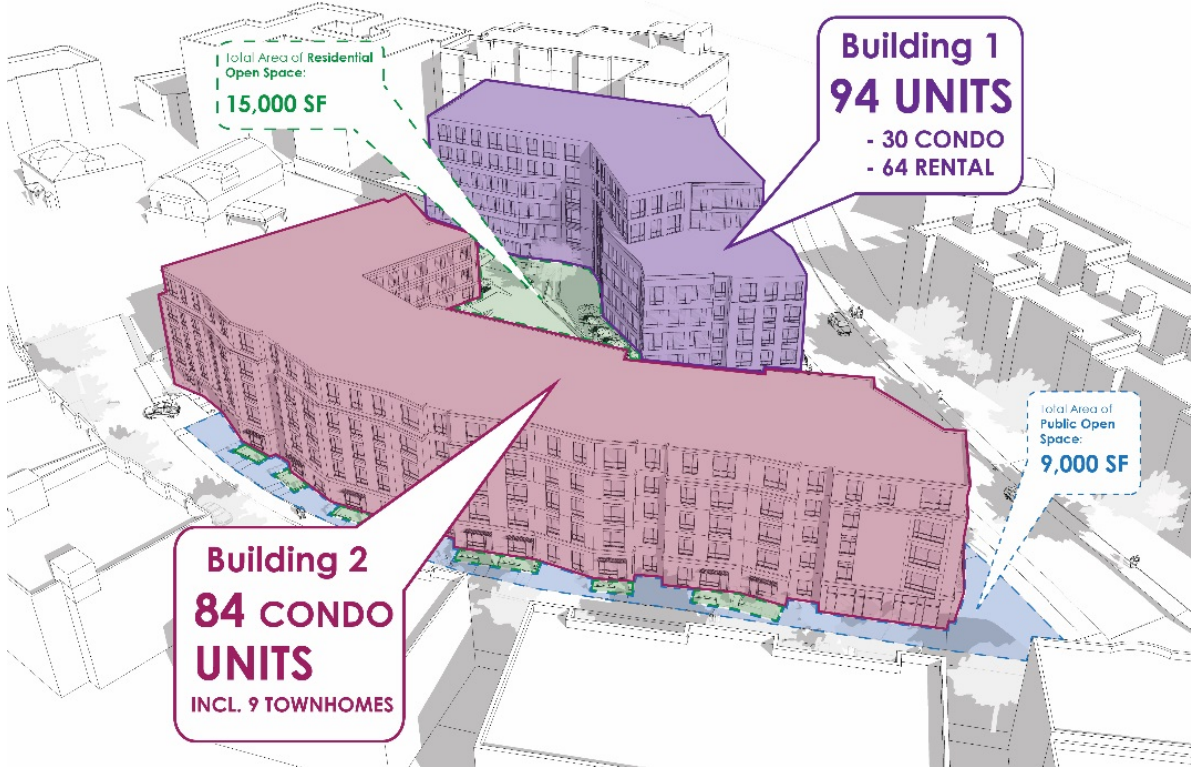


EGREMONT STREET



EGREMONT STREET

MASSING STUDIES



Building heights step down from Commonwealth.

Egremont façade broken up into vertical sections around townhome widths.

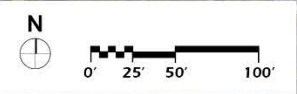
SITE PLAN

COMMONWEALTH AVENUE

MT. HOOD ROAD

EGREMONT ROAD

COREY ROAD



FLOOR PLANS



LOWER
PARKING LEVEL



UPPER PARKING
LEVEL

FLOOR PLANS



TERRACE LEVEL



RESIDENTIAL LEVEL

AXON VIEW



VIEW FROM MT. HOOD

- Massing steps down from 7 stories to 5 stories.
- Lobby entrances at different levels to animate street.
- Multiple Building massing and materials to create rhythm of individual blocks

VIEW FROM EGREMONT



VIEW FROM AT MT. HOOD
AND EGREMONT CORNER

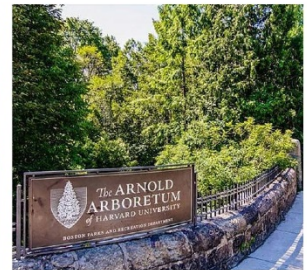


COURTYARD VIEW



WEST VIEW





Copley Wolff Design Group
Landscape Architects & Planners

40 MT. HOOD

Stantec

Brighton, MA

PRECEDENT IMAGES

APRIL 3, 2018

