

121 Newbury Street: Back Bay Review
Alterations to Rear Elevation & Front Elevation
Amendment of Application: 24.0407 BB

Scope of Work

To support proposed mechanical upgrades of an interior Mercantile tenant fit out at 121 Newbury Street, this application seeks to complete alterations to the existing rear alley facade of the building. As part of this work, an existing condenser unit at the rear alley will be removed. In the same location at the removed existing condenser unit, a new condenser unit will be installed, sized appropriately for code compliant mechanical ventilation for the interior space. To facilitate outdoor air exchange within the space, two louvers will also be installed within two of the three existing window openings at the rear alley facade. These louvers will be sized to adequately service the proposed mechanical system design - when looking at the rear alley facade, the louver in the left-hand window will be sized as 12" x 12", and a new metal panel will be installed below the louver in order to effectively seal the window. When looking at the rear alley facade, the louver in the right-hand window will be sized as 12" x 18". This louver will be installed in the existing double hung window, and a new metal panel will be provided to provide an airtight and weathertight seal. These new louvers and condensers will tie back into the interior mechanical system.

Beyond the new condensers and louvers, in response to comments we received from the Massachusetts Architectural Access board, we are replacing the existing back door with a larger door size to provide an accessible entrance to the main retail space and provide an automatic door opener (Accessible push button). As part of this work we are proposing to infill the existing metal panel above the door with "like" brick construction painted to match the existing finish. At the front elevation, we seek to complete alterations to the stair handrails as they are currently not compliant with 521 CMR. As part of this work, we will remove all existing handrails and provide compliant new handrails that have a circular cross section of 1-¼", have the appropriate extensions, and are painted black to match the existing finish.

121 Newbury Street: Back Bay Review
Alterations to Rear Elevation
Existing Condition Photographs - Rear Alley



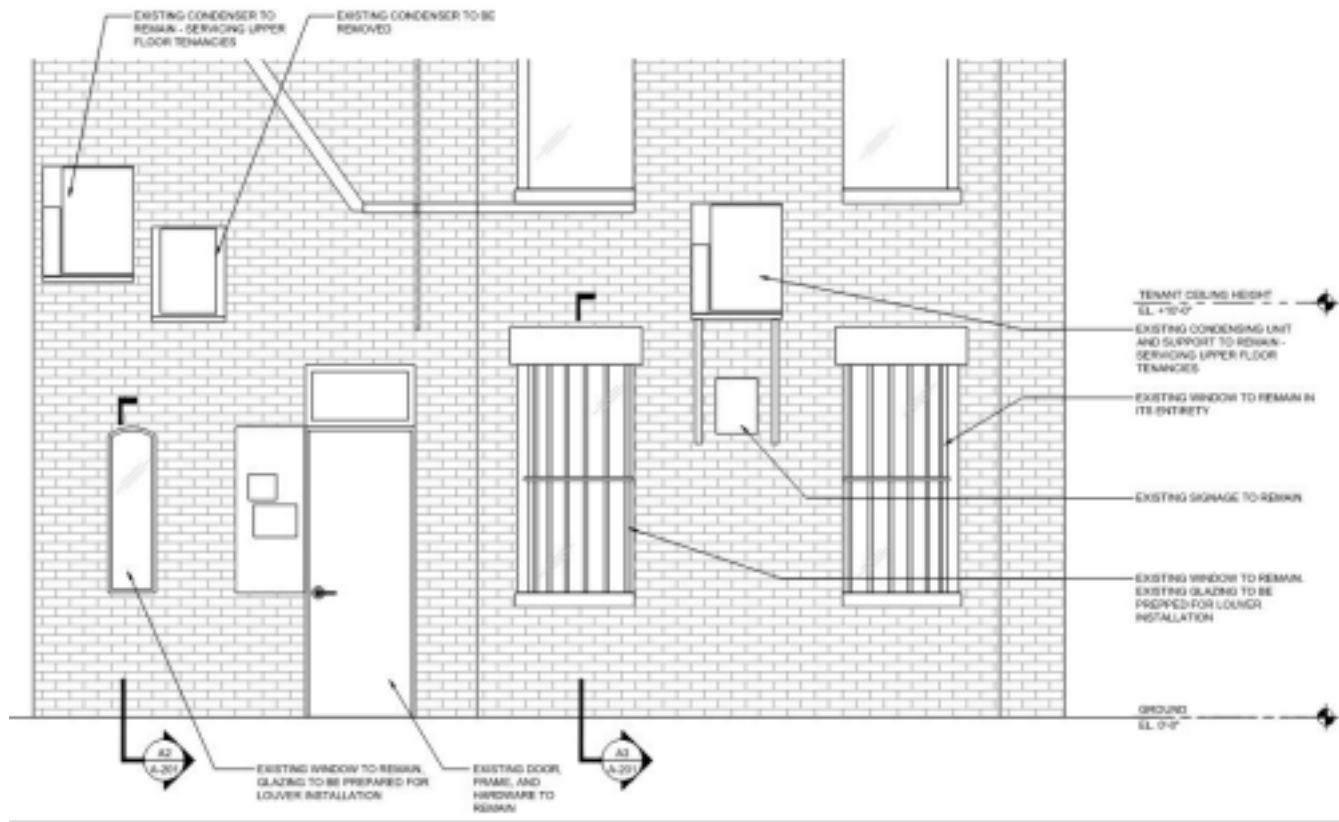


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Existing Condition Photographs - Rear Alley



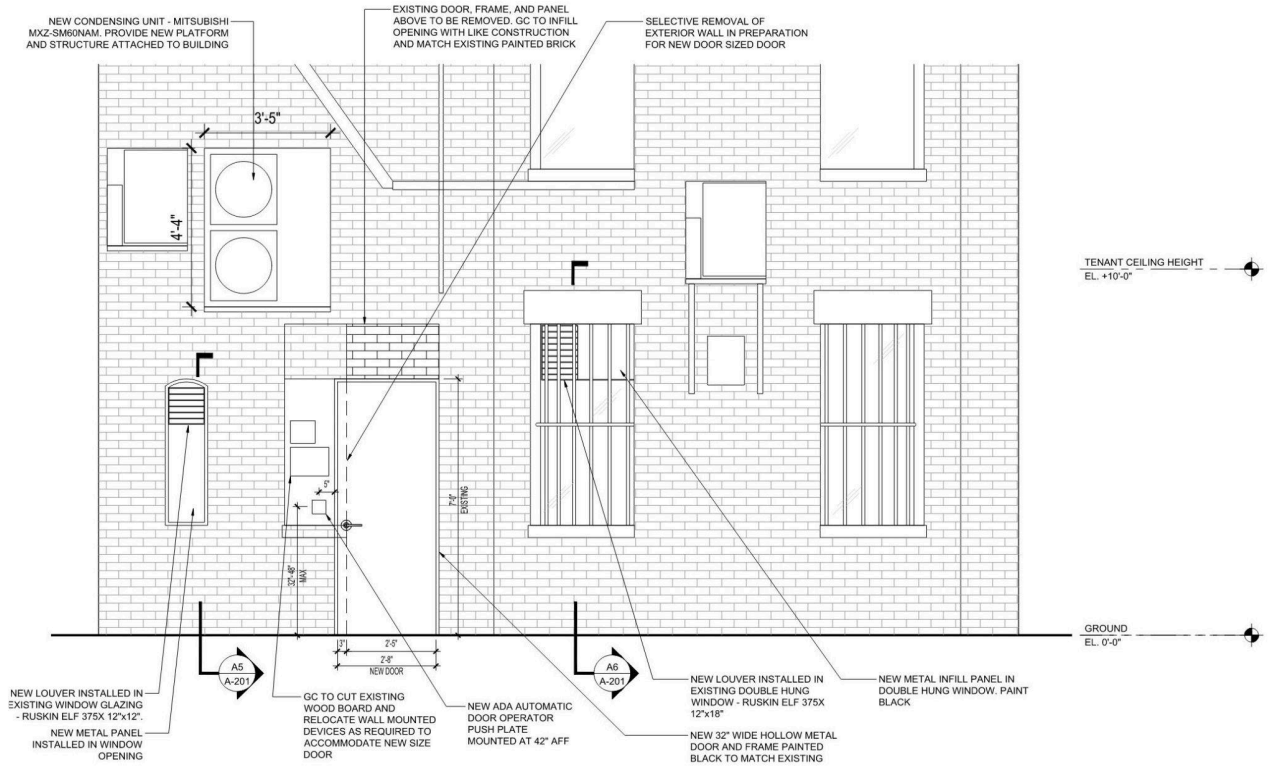
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Alterations to Rear Elevation

Existing Elevation



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Alterations to Rear Elevation

Proposed Elevation



121 Newbury Street: Back Bay Review Alterations to Rear Elevation

Existing + Proposed Rendering



PROPOSED

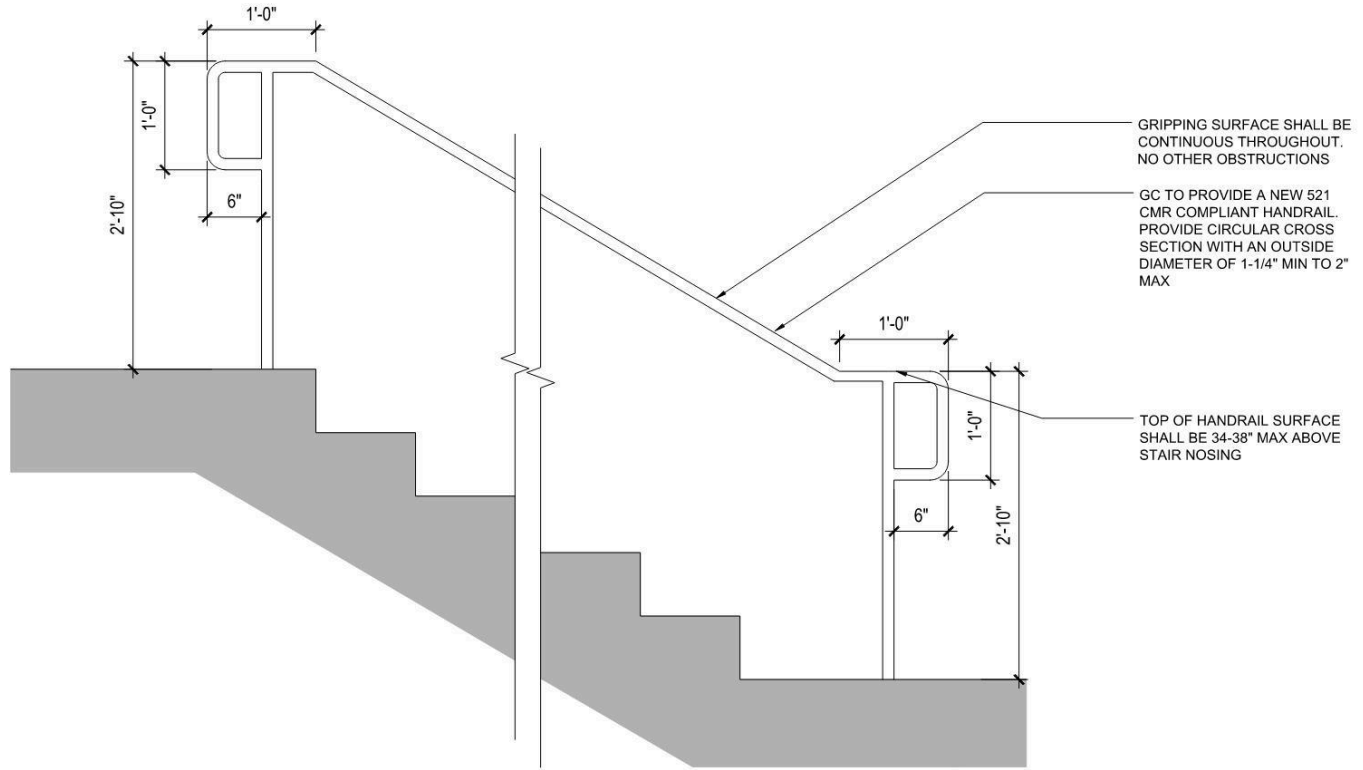
EXISTING



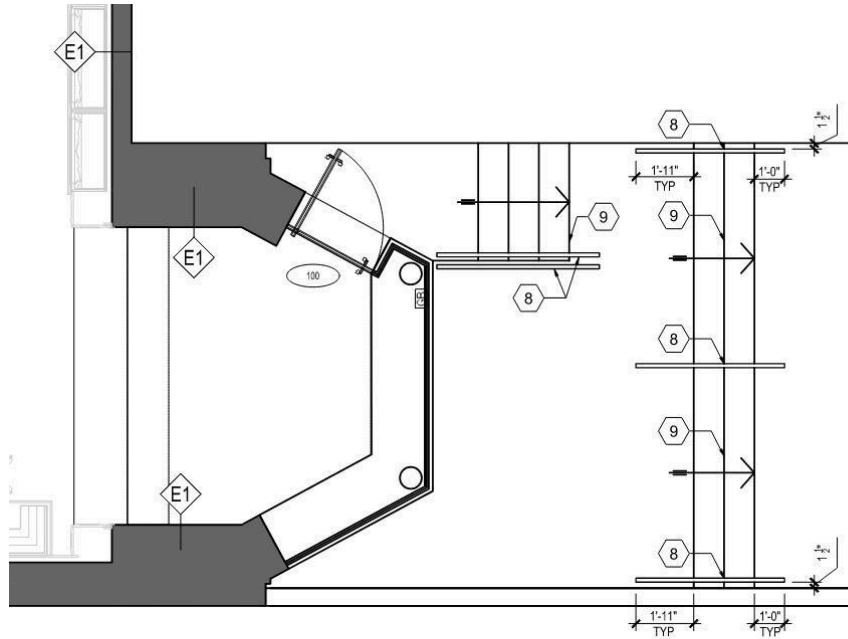


121 Newbury Street: Back Bay Review
Alterations to Front Stair Handrails
Existing Condition Photographs - Front Entrance

Proposed Stair Handrail Elevation



Proposed Stair Handrail Plan



8 PROVIDE NEW 521 CMR COMPLIANT HANDRAIL PER DETAIL S2 & S3/G-011

9 PROVIDE NEW COMPLIANT 521 CMR NOSING PER DETAIL S1/G-011



EXISTING



PROPOSED