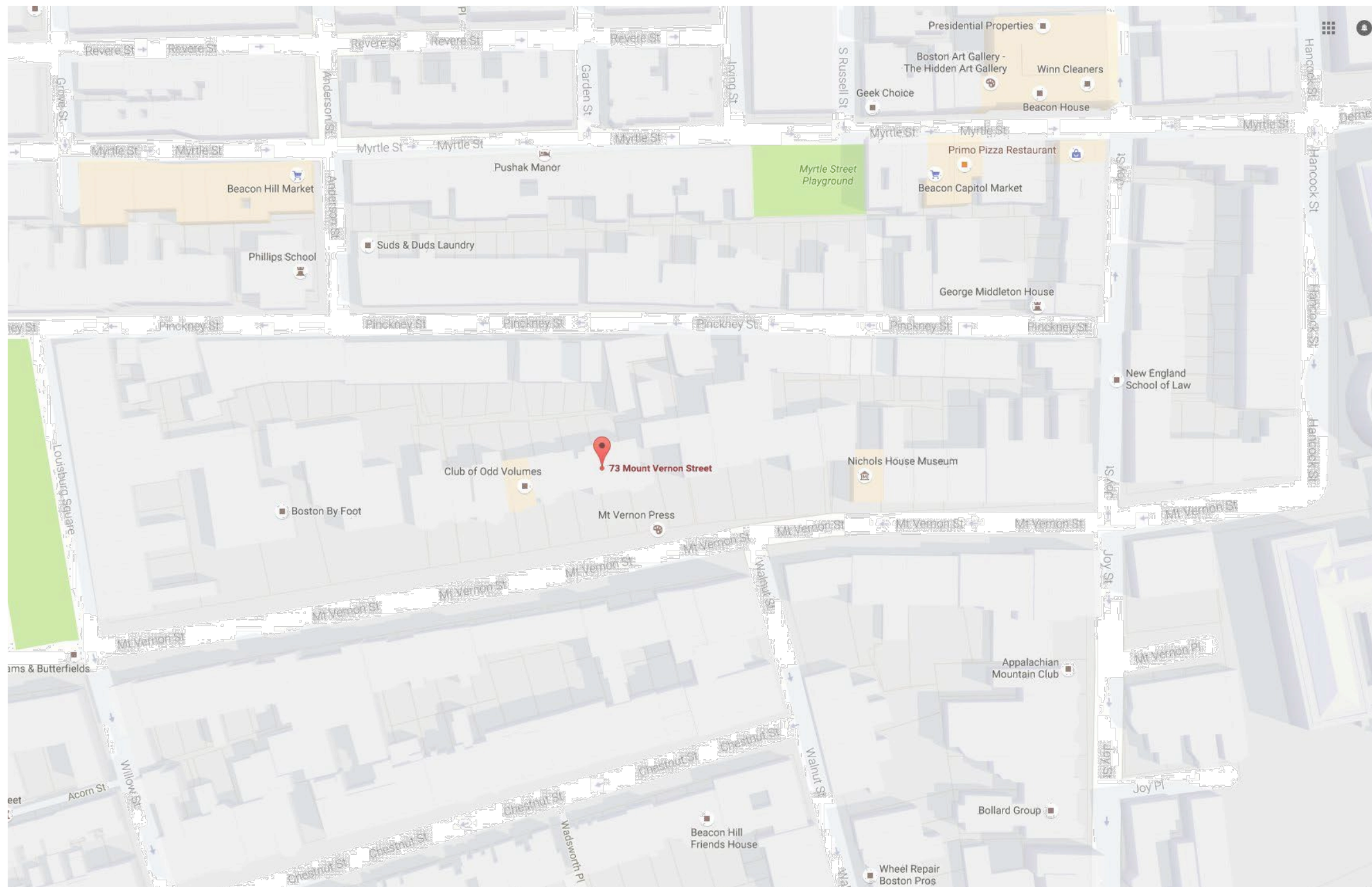


**73 MOUNT VERNON STREET
BOSTON, MA 02108**

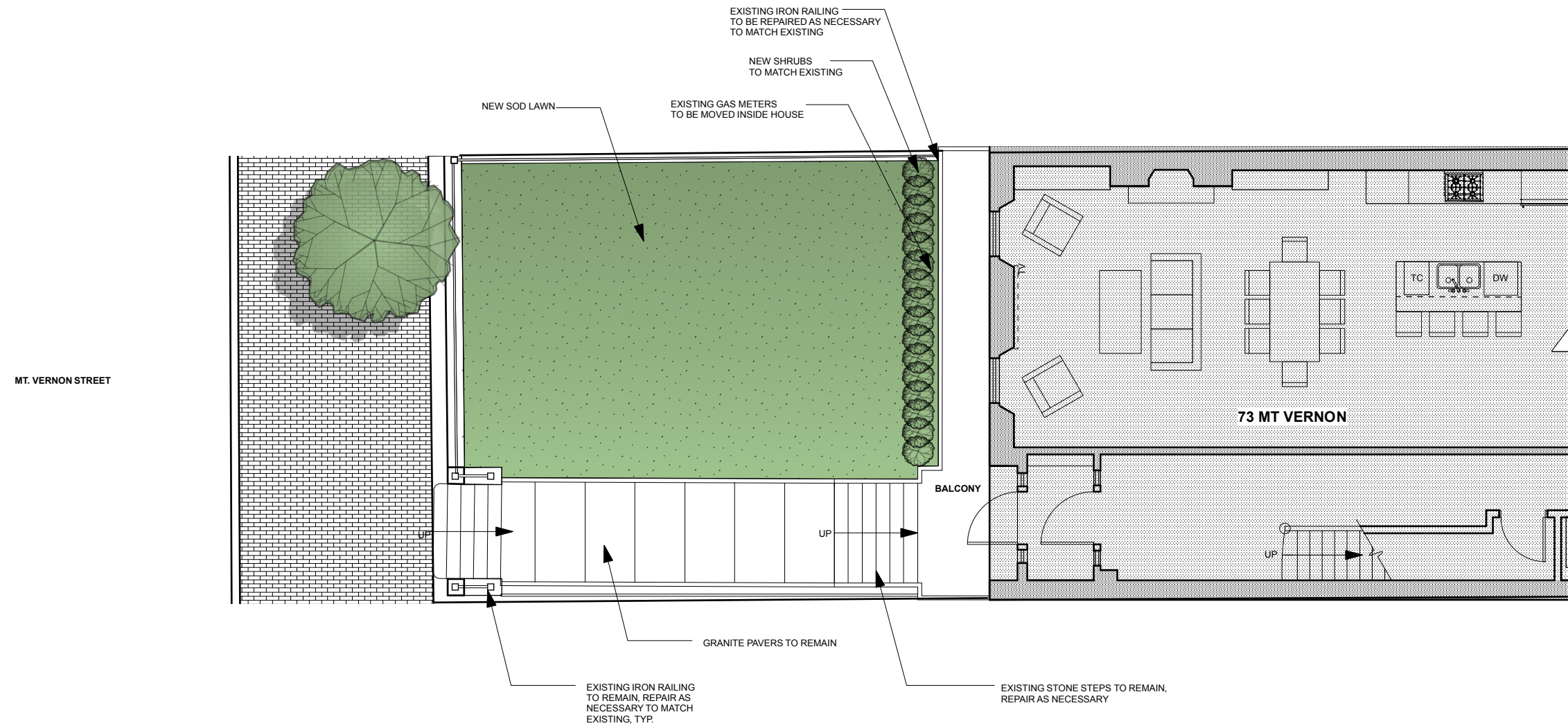
**BHAC SUBMISSION
04.26.17
REVISED 6.26.17**



LOCUS PLAN

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100



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

FINISH SECOND FLOOR
+/- 11'-2" A.F.F.

FINISH FIRST FLOOR
0"

GRADE
+/- 2'-3" B.F.F. (V.I.F.)

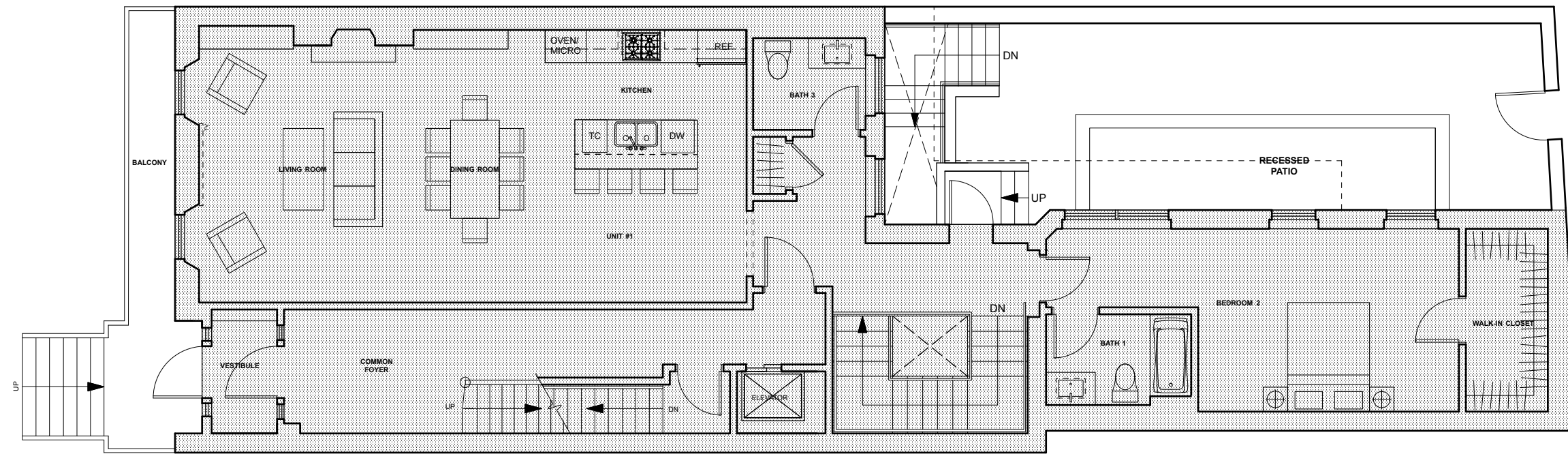
FINISH BASEMENT
+/- 9'-2" B.F.F.

RAILING AND
POSTS TO MATCH
EXISTING

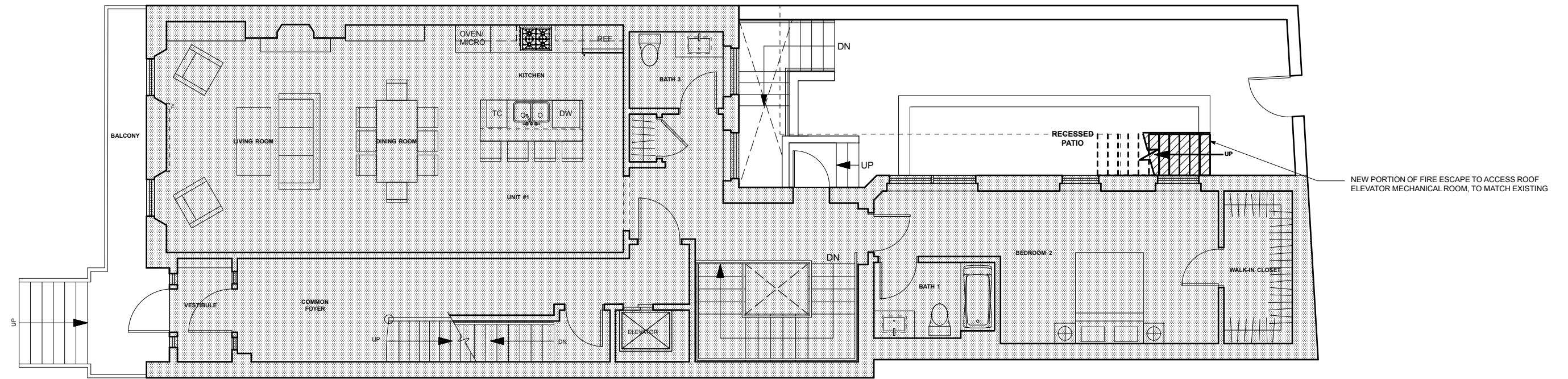


EXISTING RAILING
Scale: 1/4" = 1'-0"

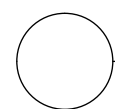
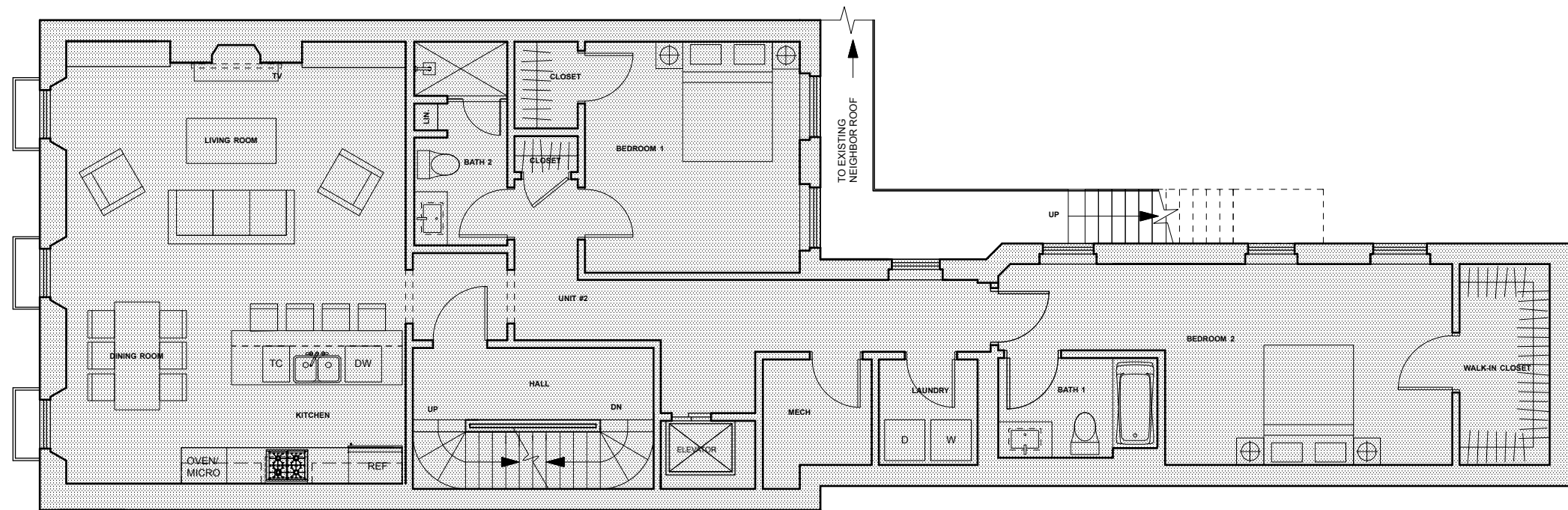
PROPOSED FRONT YARD ELEVATION (MOUNT VERNON STREET)
Scale: 1/4" = 1'-0"



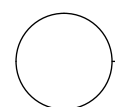
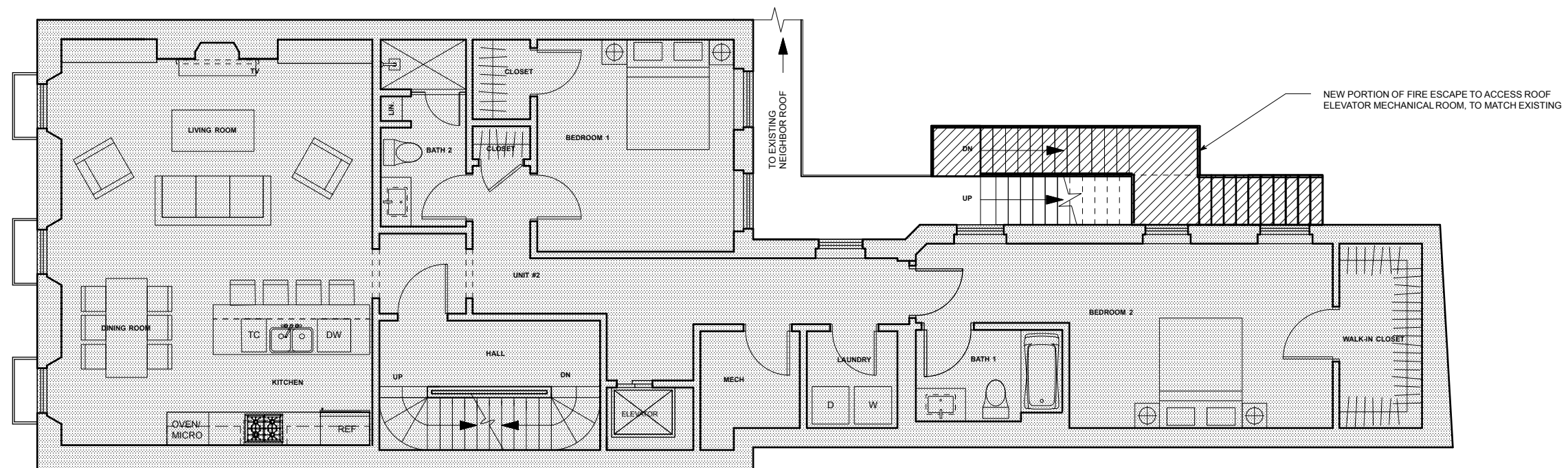
○ EXISTING FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



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

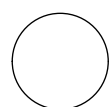
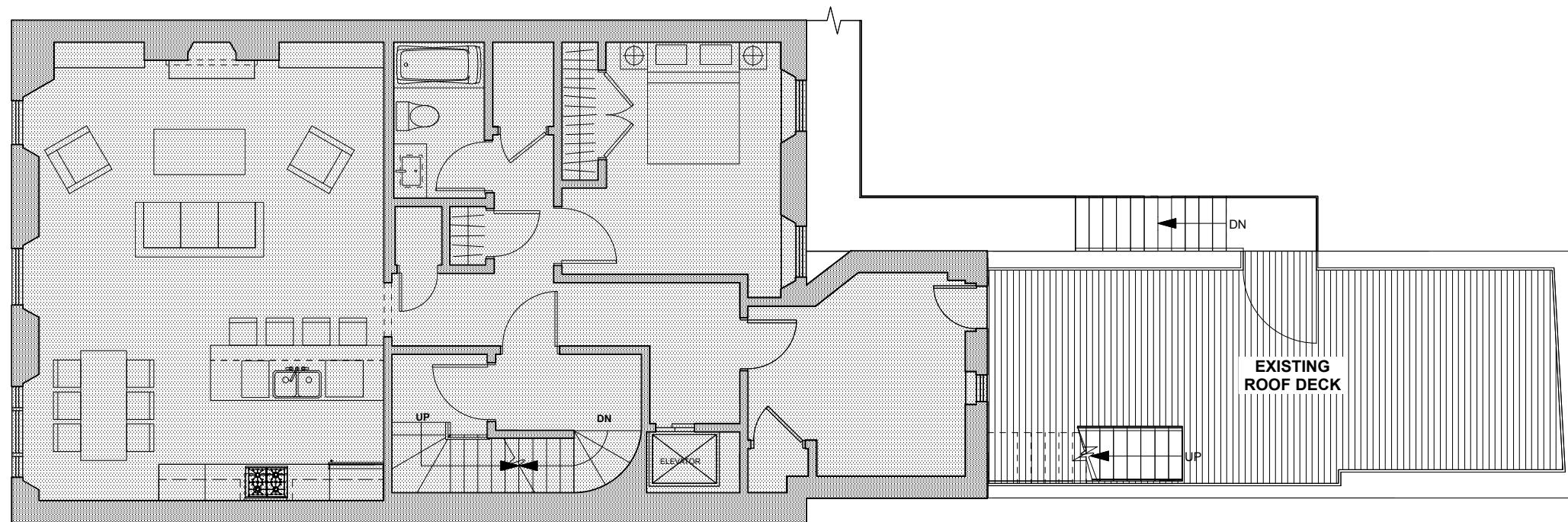


EXISTING SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



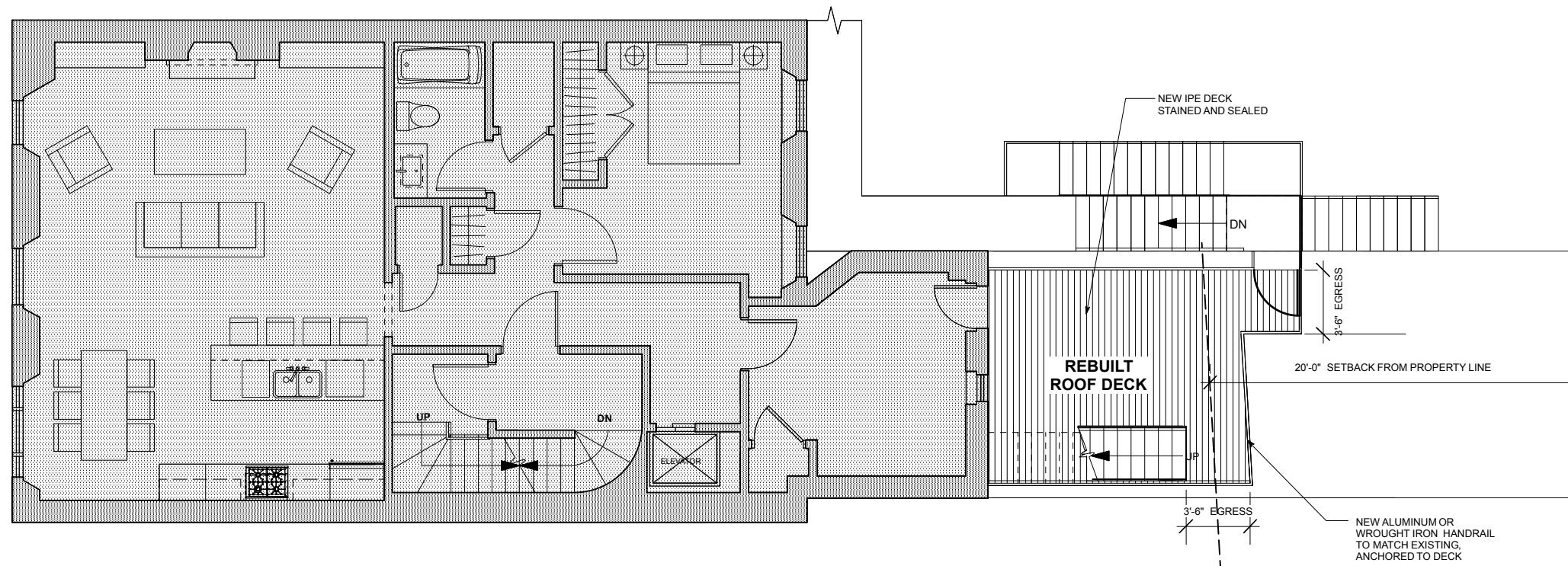
PROPOSED SECOND FLOOR PLAN

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

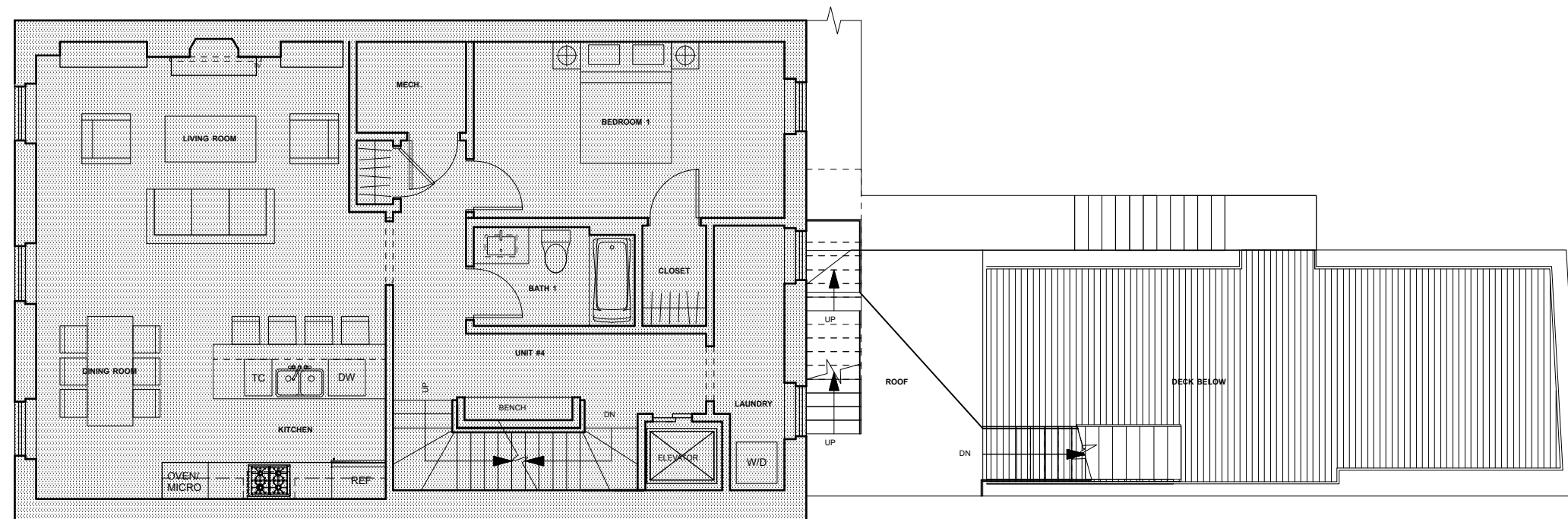


EXISTING THIRD FLOOR PLAN

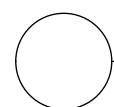
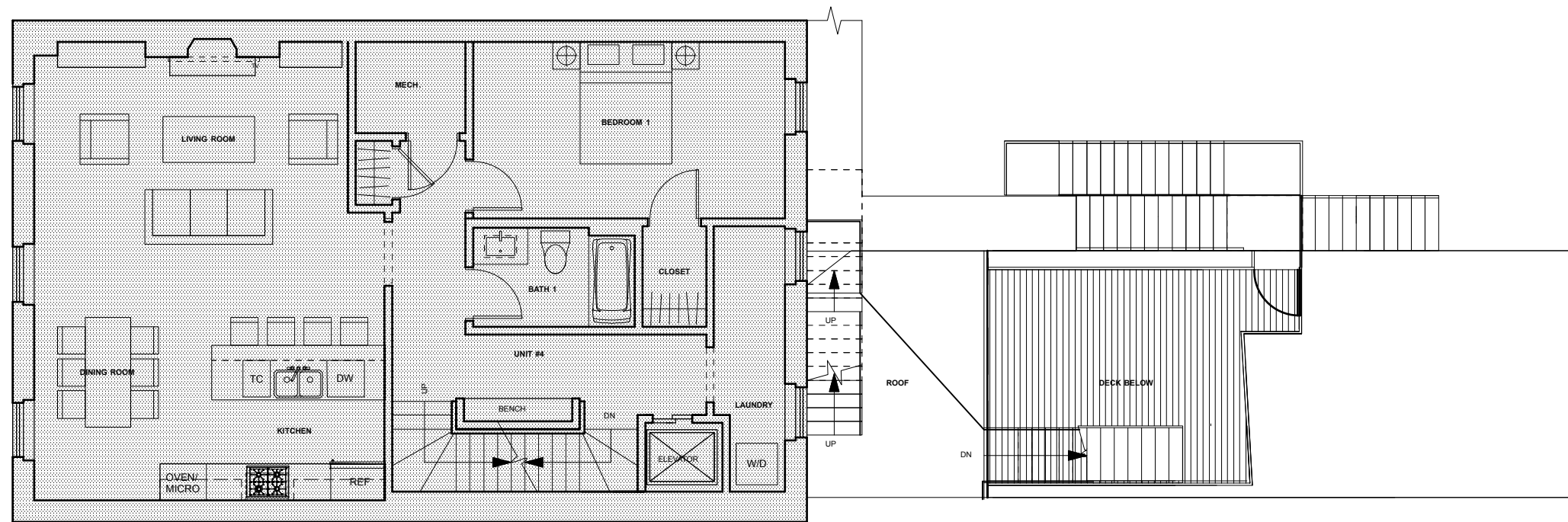
Scale: 1/8" = 1'-0"



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



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

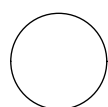
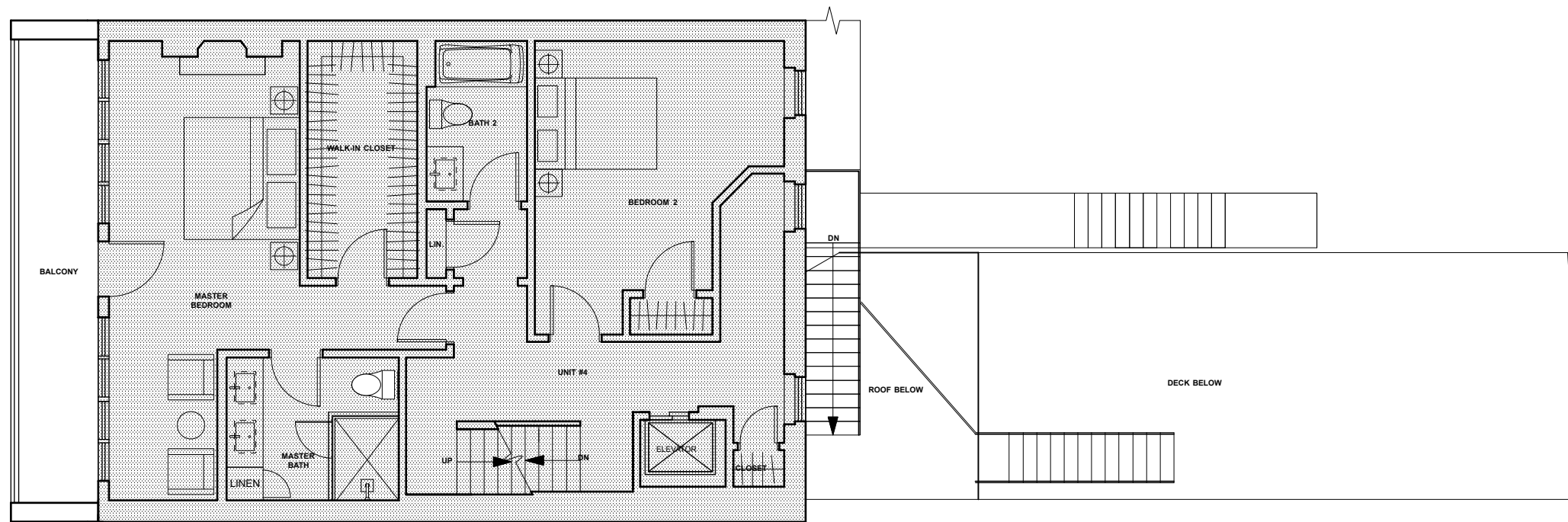


PROPOSED FOURTH FLOOR PLAN

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

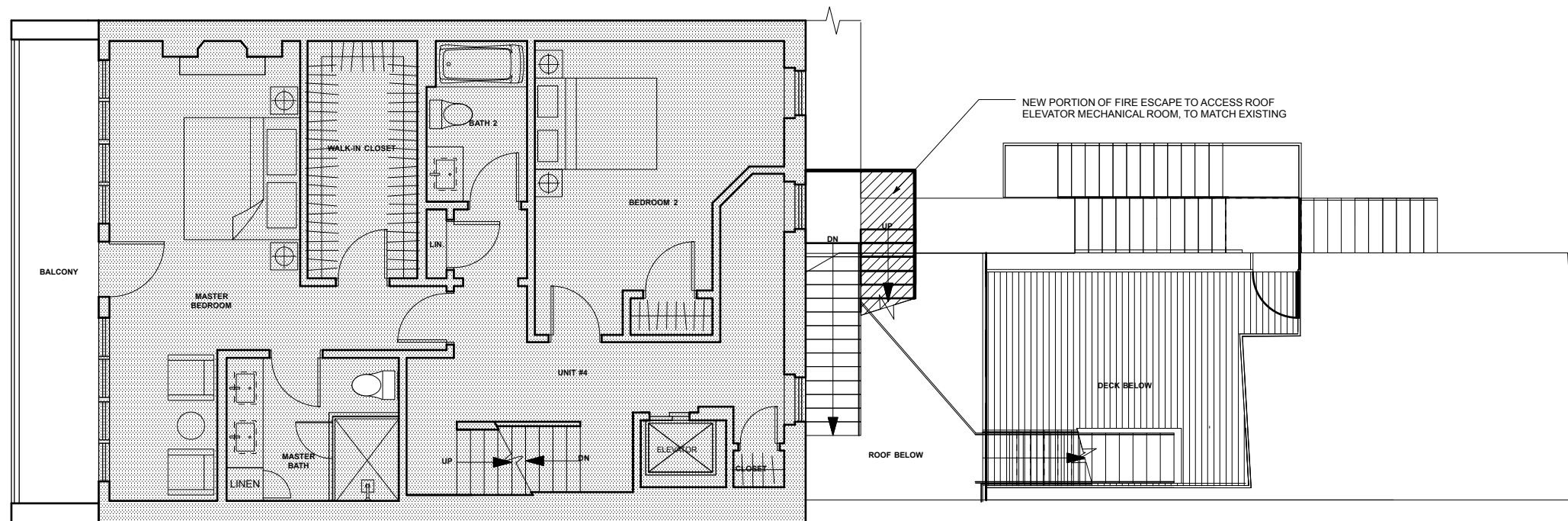
SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

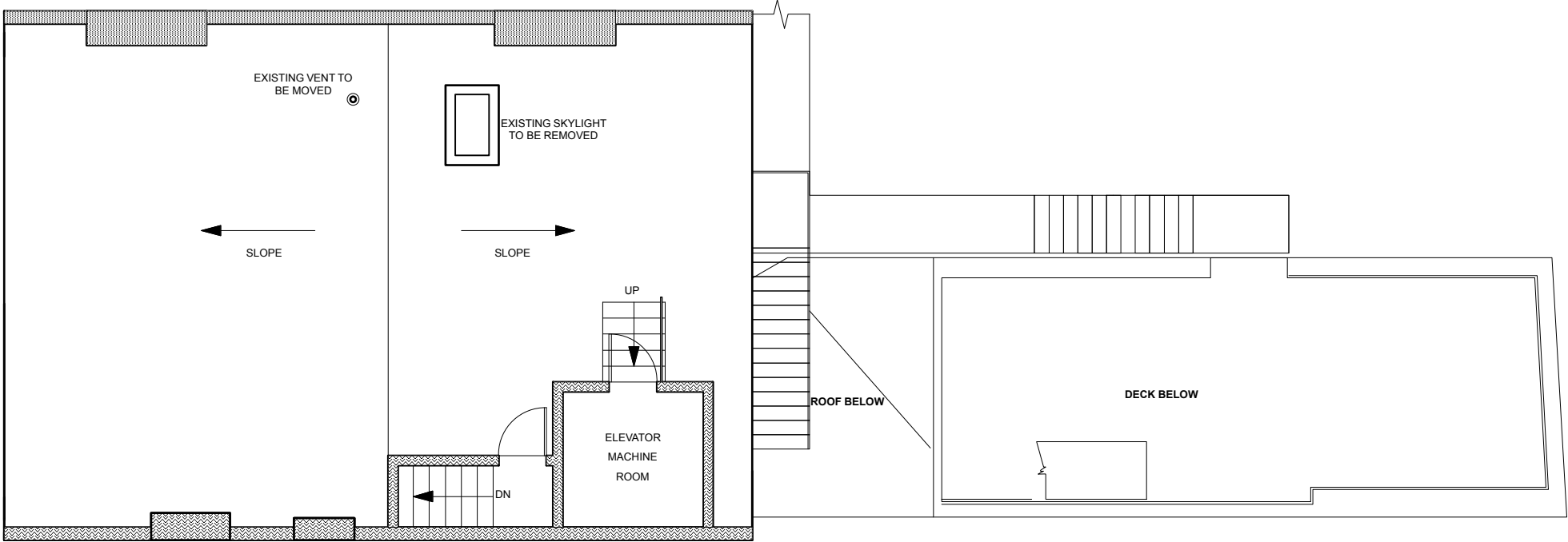


EXISTING FIFTH FLOOR PLAN

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

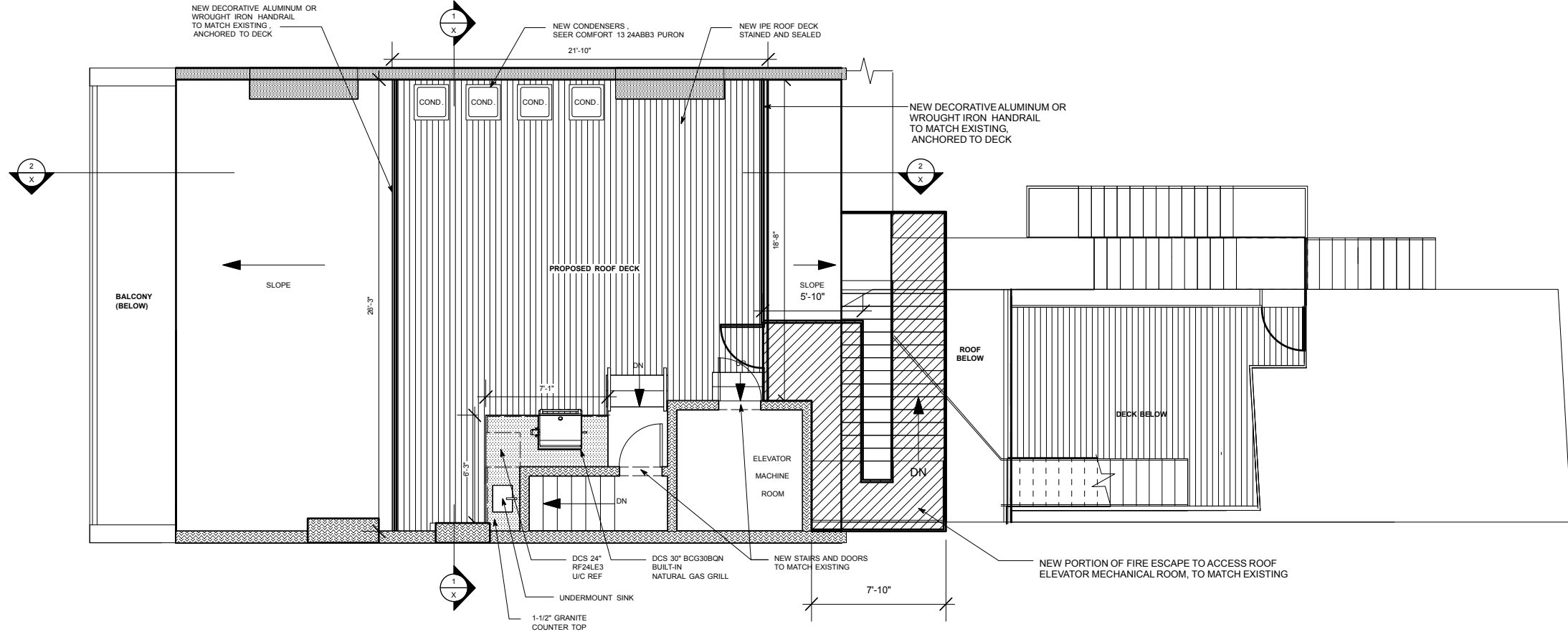


PROPOSED FIFTH FLOOR PLAN
Scale: 1/8" = 1'-0"



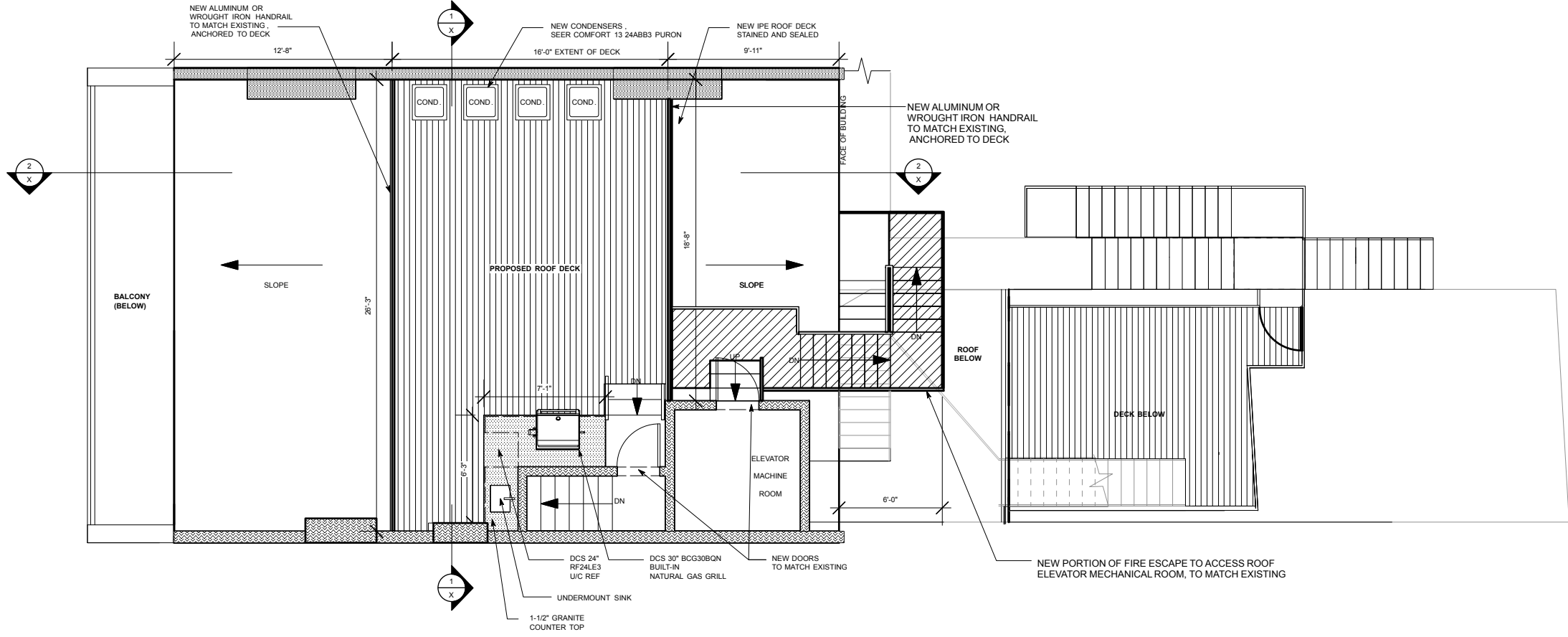
EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"

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



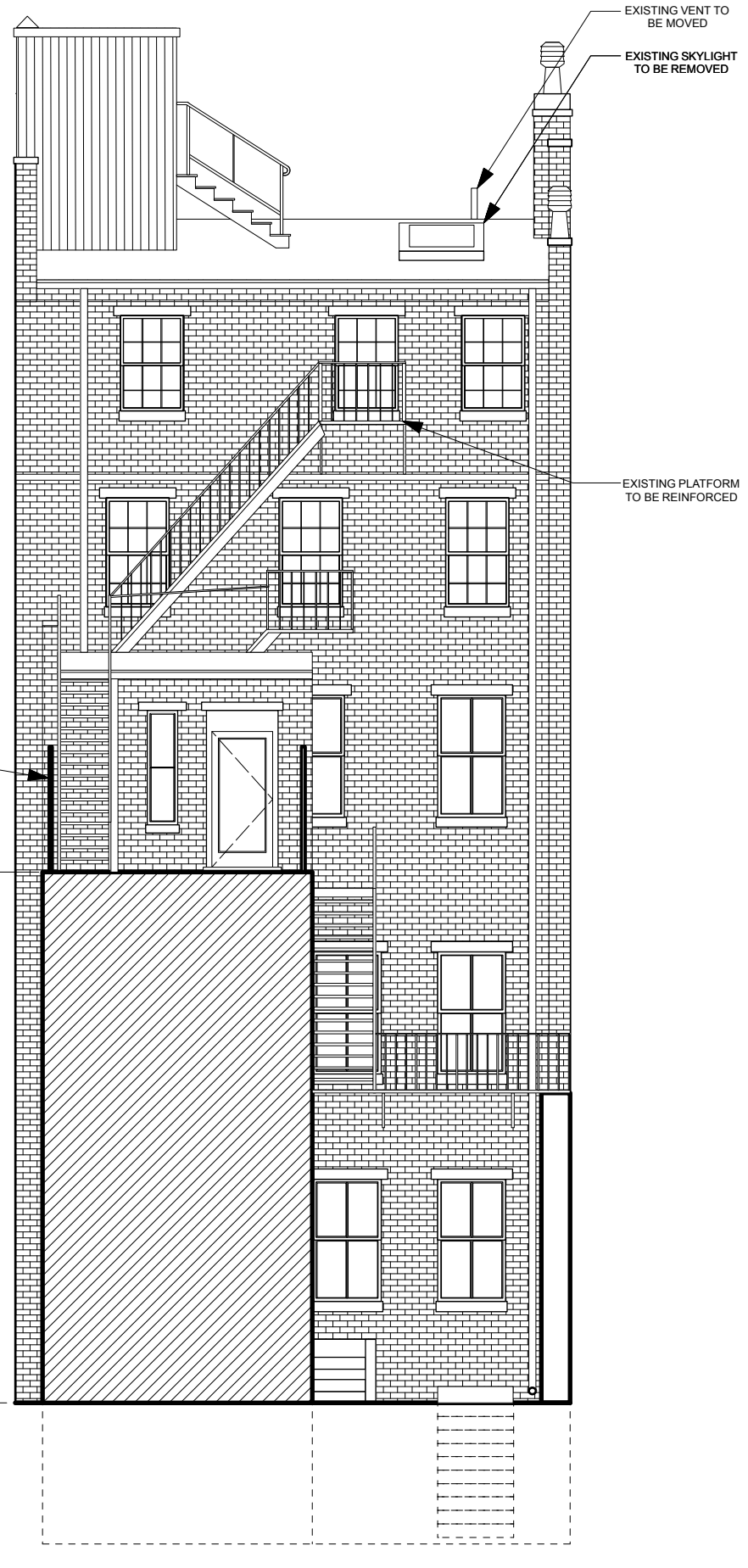
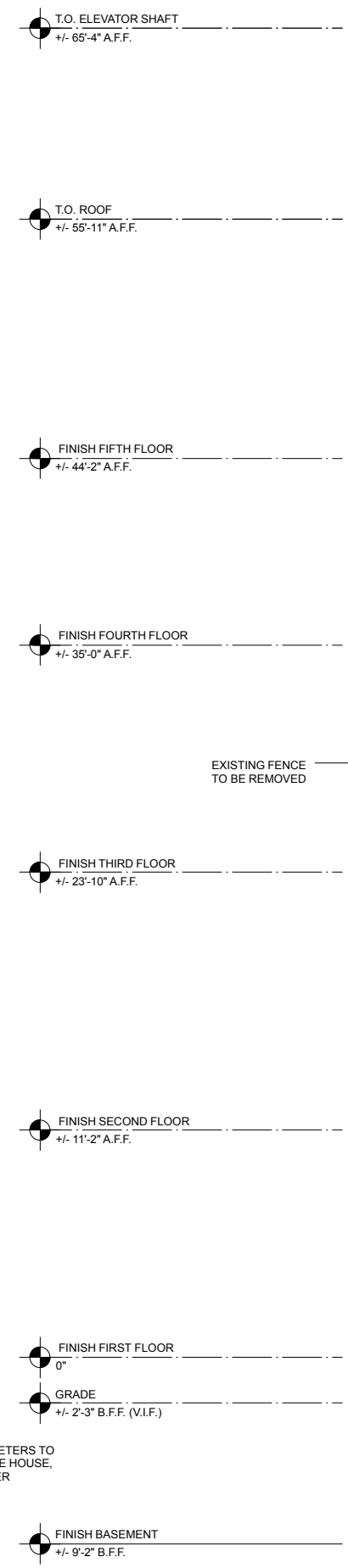
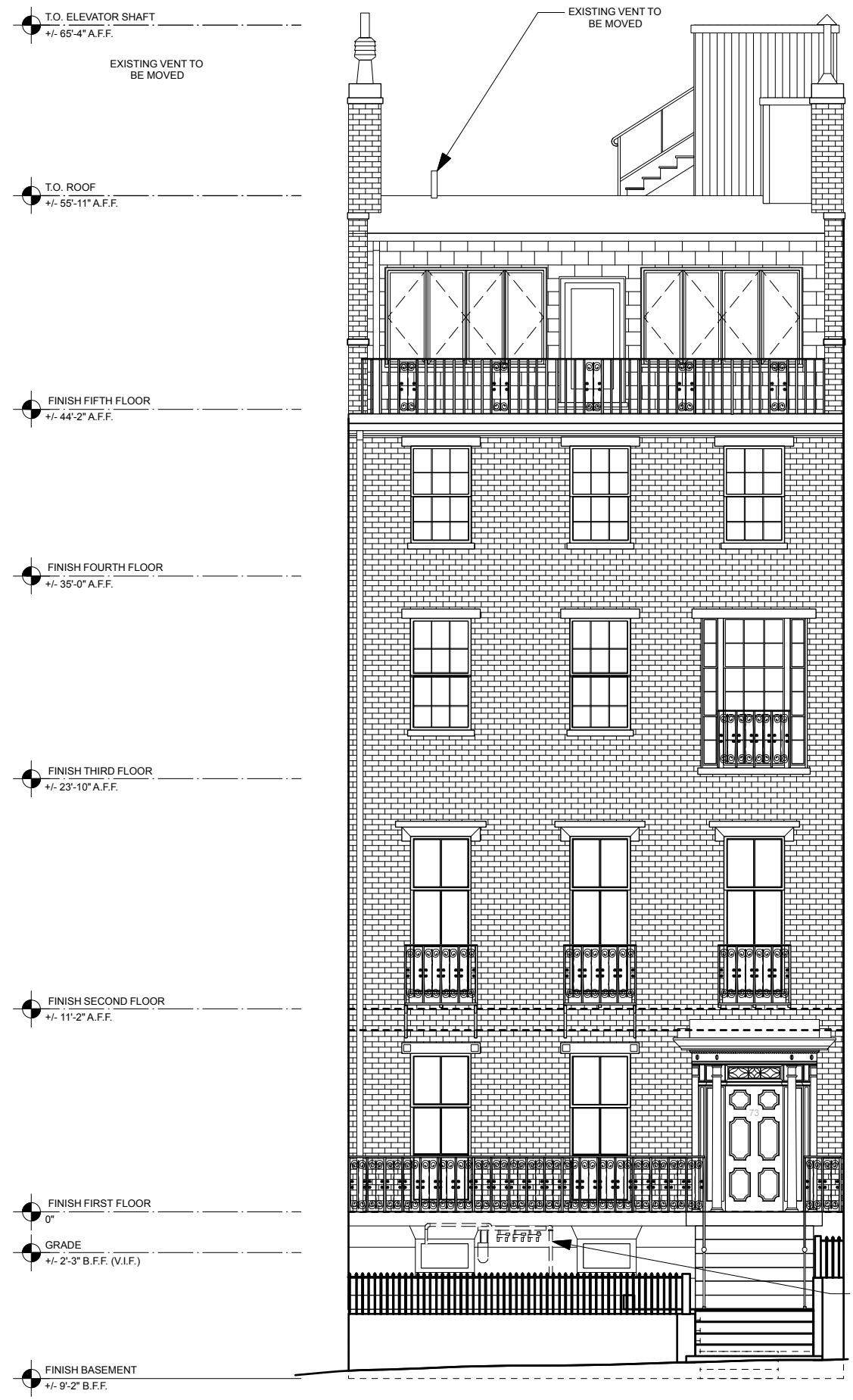
ROOF PLAN, PREVIOUSLY PROPOSED AT JUNE 15TH, 2017 HEARING
Scale: 1/8" = 1'-0"

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



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

73 MOUNT VERNON STREET
BOSTON, MA 02108

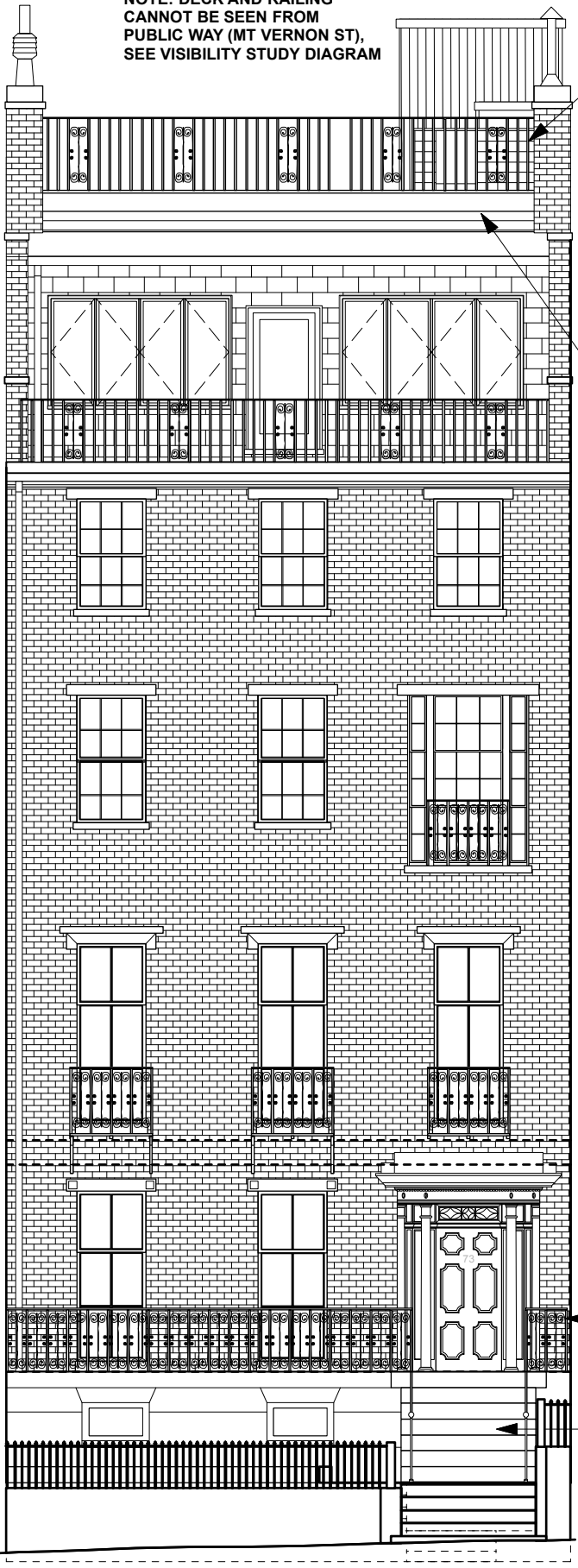


EXISTING FRONT ELEVATION (MOUNT VERNON STREET)
 Scale: 1/8" = 1'-0"

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

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

- 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
- 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 IPE ROOF DECK (BEYOND), STAINED AND SEALED.
- EXISTING IRON RAILING TO REMAIN, REPAIRS NECESSARY TO MATCH EXISTING, TYP.
- EXISTING STONE STEPS TO REMAIN, REPAIR AS NECESSARY TO MATCH EXISTING

- NEW PLATFORM TO ACCESS ROOF ELEVATOR MECHANICAL ROOM, SUPPORTED BY CANTILVERED BEAM WITH TUBE BRACKET LAGGED TO MASONRY WALL.
- NEW BRACKETS TYING NEW PLATFORM TO DECK
- NEW DECORATIVE ALUMINUM OR WROUGHT IRON HANDRAIL TO MATCH EXISTING, ANCHORED TO DECK
- NEW IPE ROOF DECK (BEYOND), STAINED AND SEALED.
- NEW PORTION OF FIRE ESCAPE TO ACCESS ROOF ELEVATOR MECHANICAL ROOM, TO MATCH EXISTING
- NEW EXTERIOR STRINGER BUILT AS CONTINUOUS BENT BEAM
- NEW PORTION OF FIRE ESCAPE TO ACCESS ROOF ELEVATOR MECHANICAL ROOM, TO MATCH EXISTING



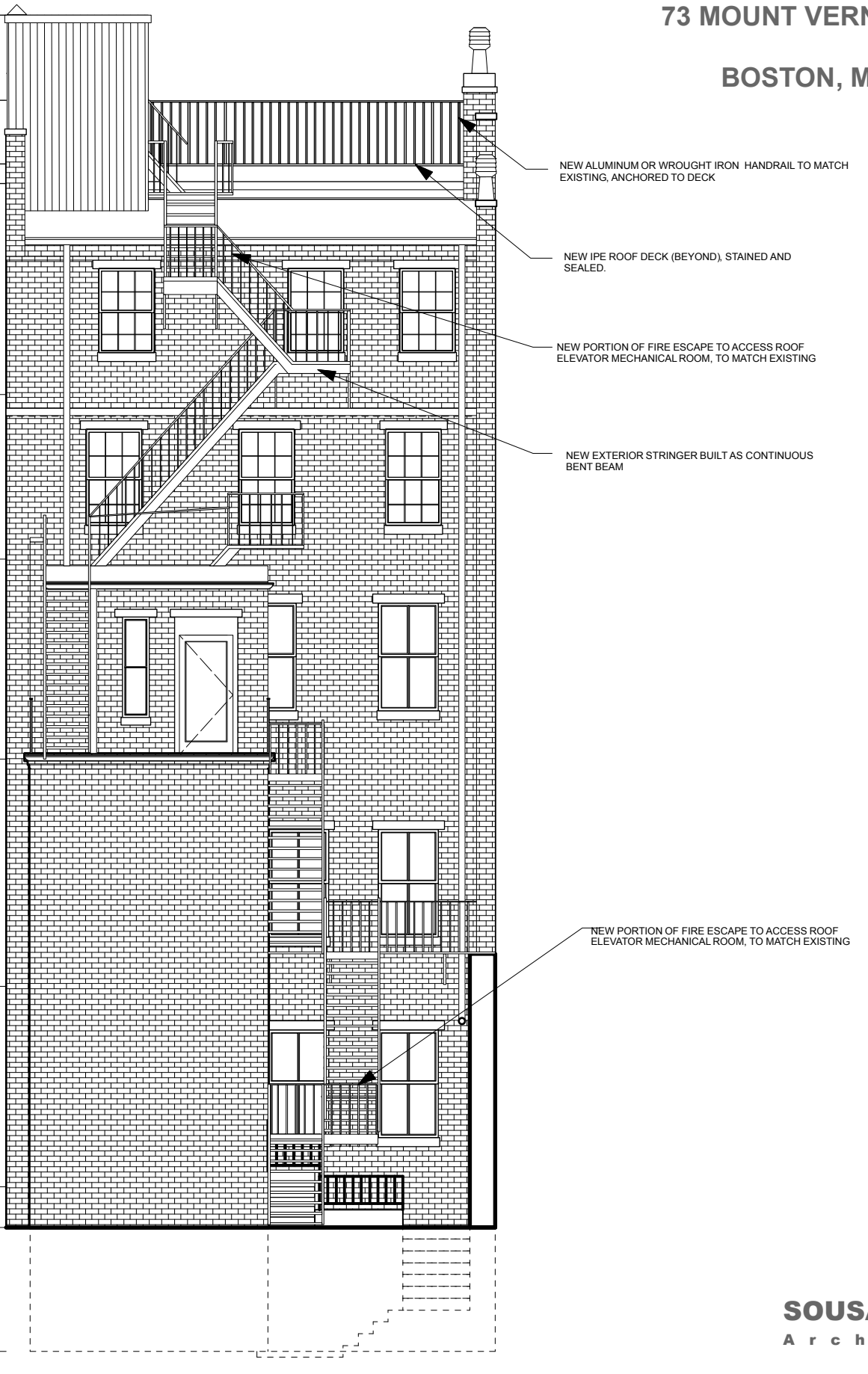
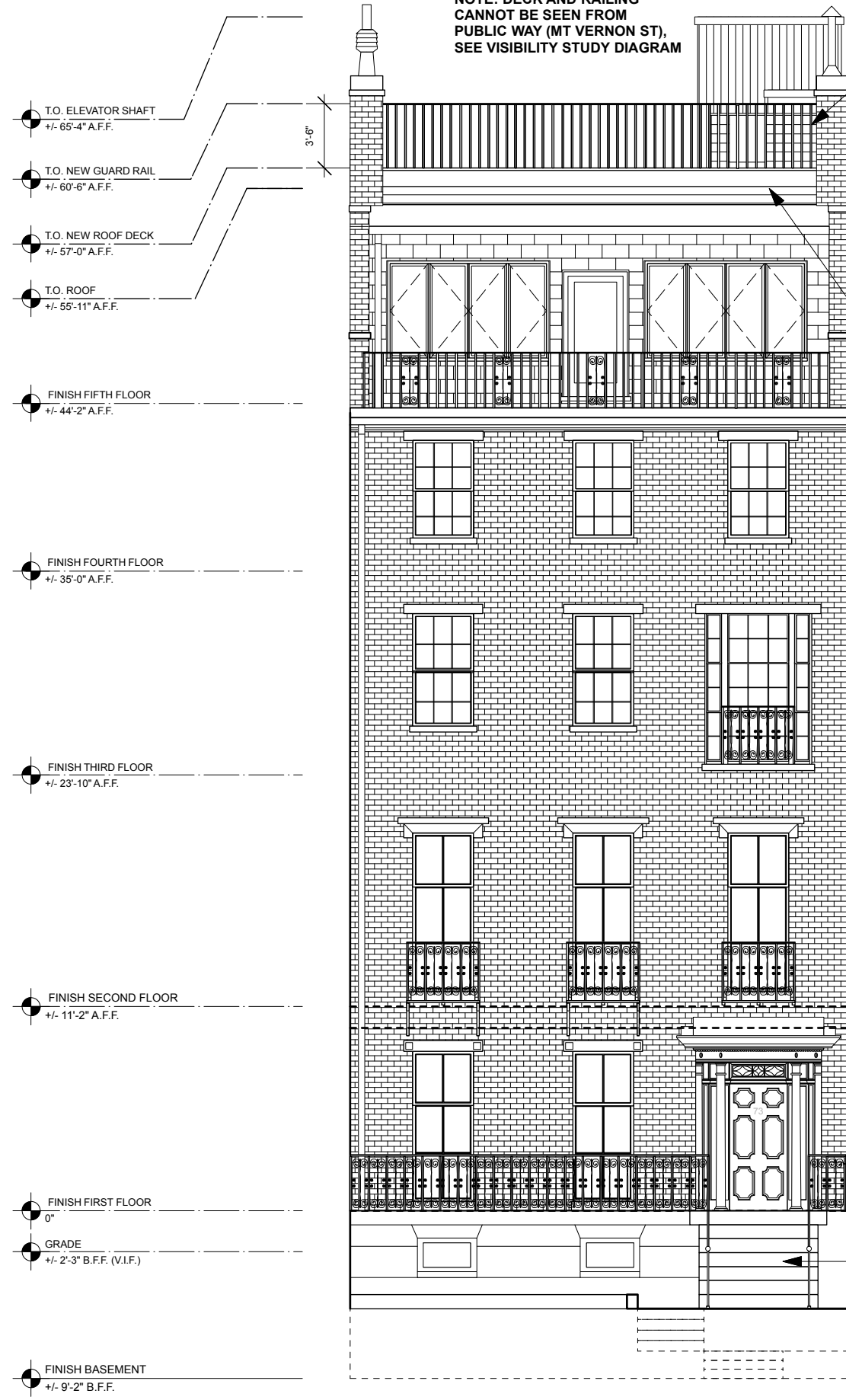
FRONT ELEVATION PROPOSED AT JUNE 15TH HEARING
Scale: 1/8" = 1'-0"

REAR ELEVATION PROPOSED AT JUNE 15TH HEARING
Scale: 1/8" = 1'-0"

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

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

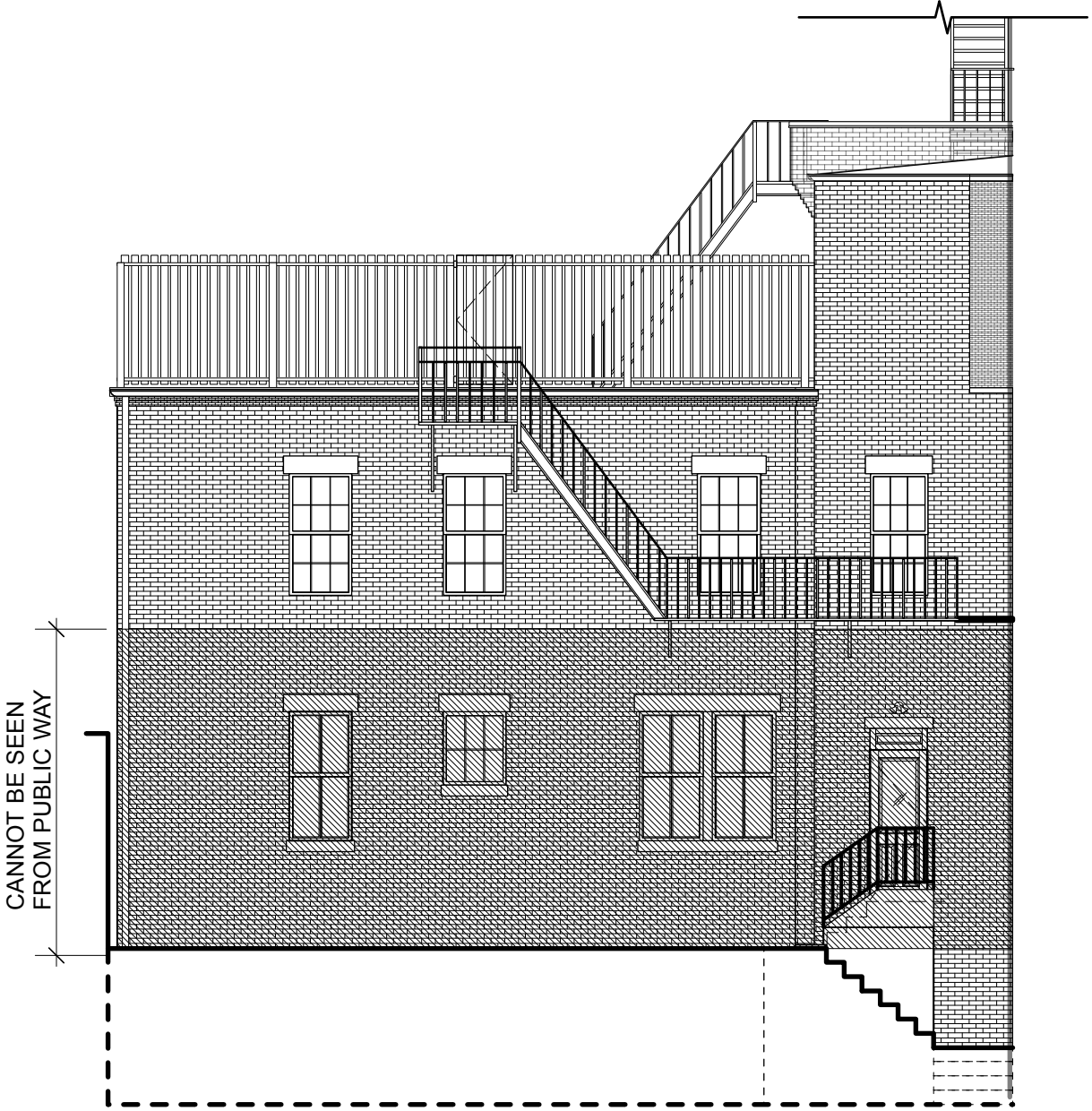


PROPOSED FRONT ELEVATION (MOUNT VERNON STREET)
Scale: 1/8" = 1'-0"

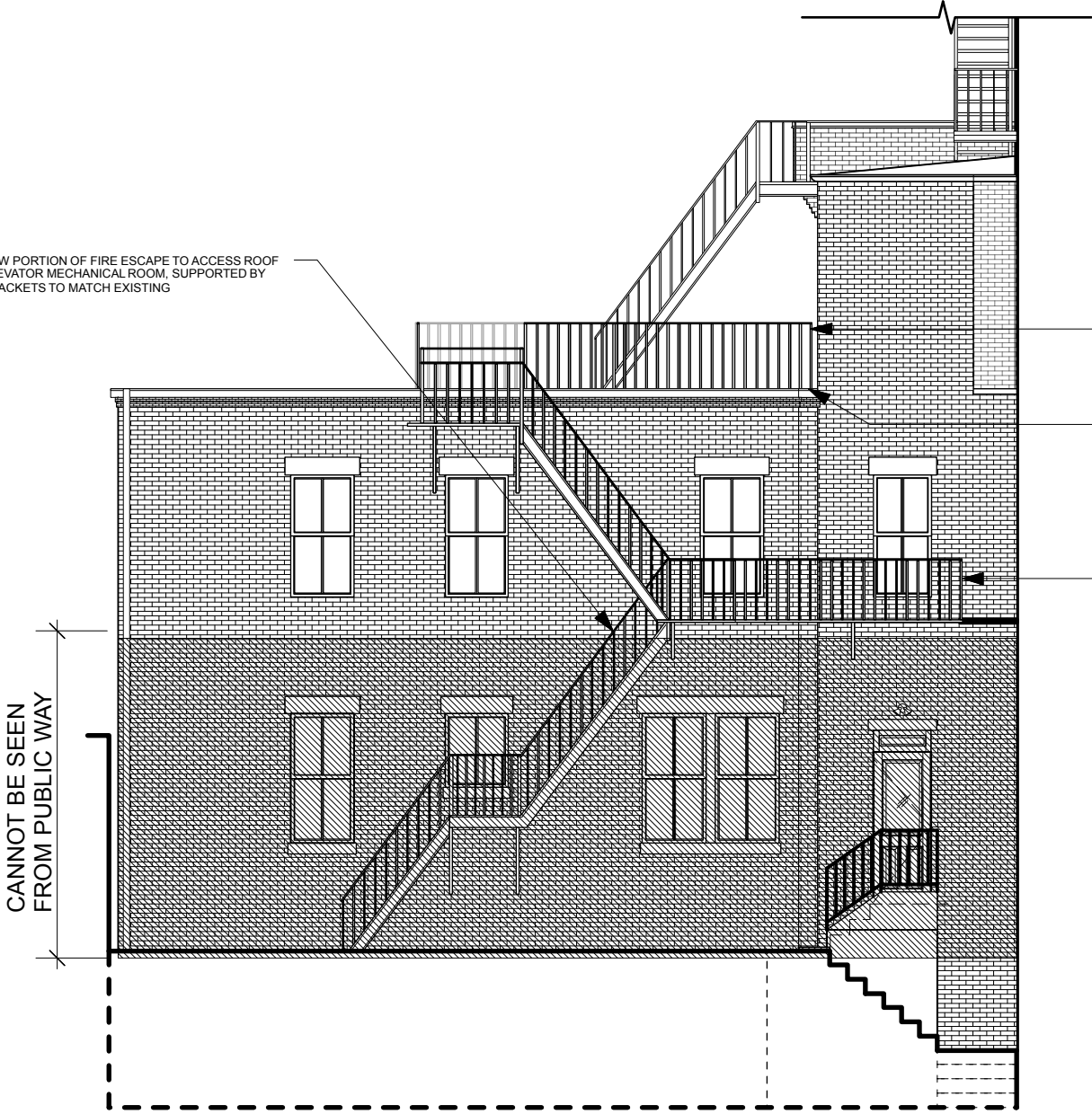
NEW PROPOSED REAR ELEVATION (ALLEY SIDE)
Scale: 1/8" = 1'-0"

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100



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



NEW 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

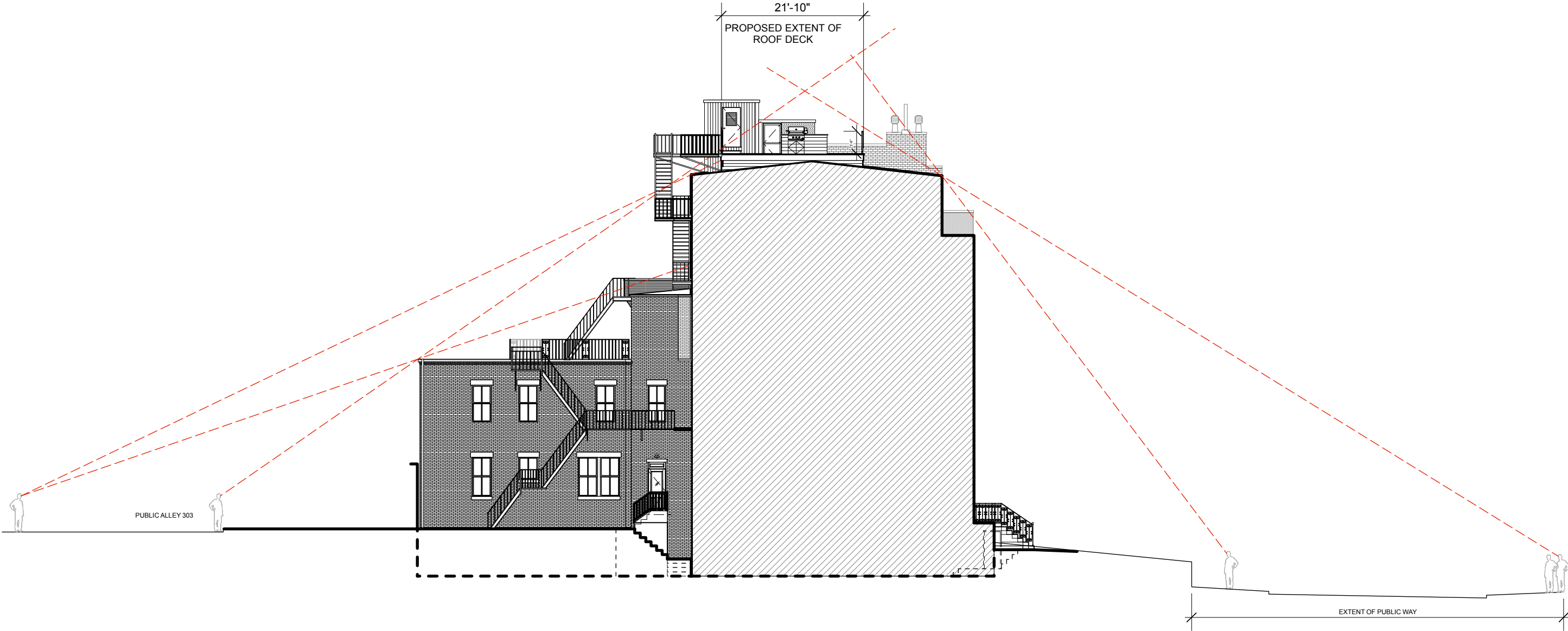
EXISTING REAR ELEVATION (ALLEY SIDE)

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

2

PROPOSED REAR ELEVATION (ALLEY SIDE)

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

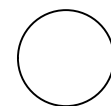
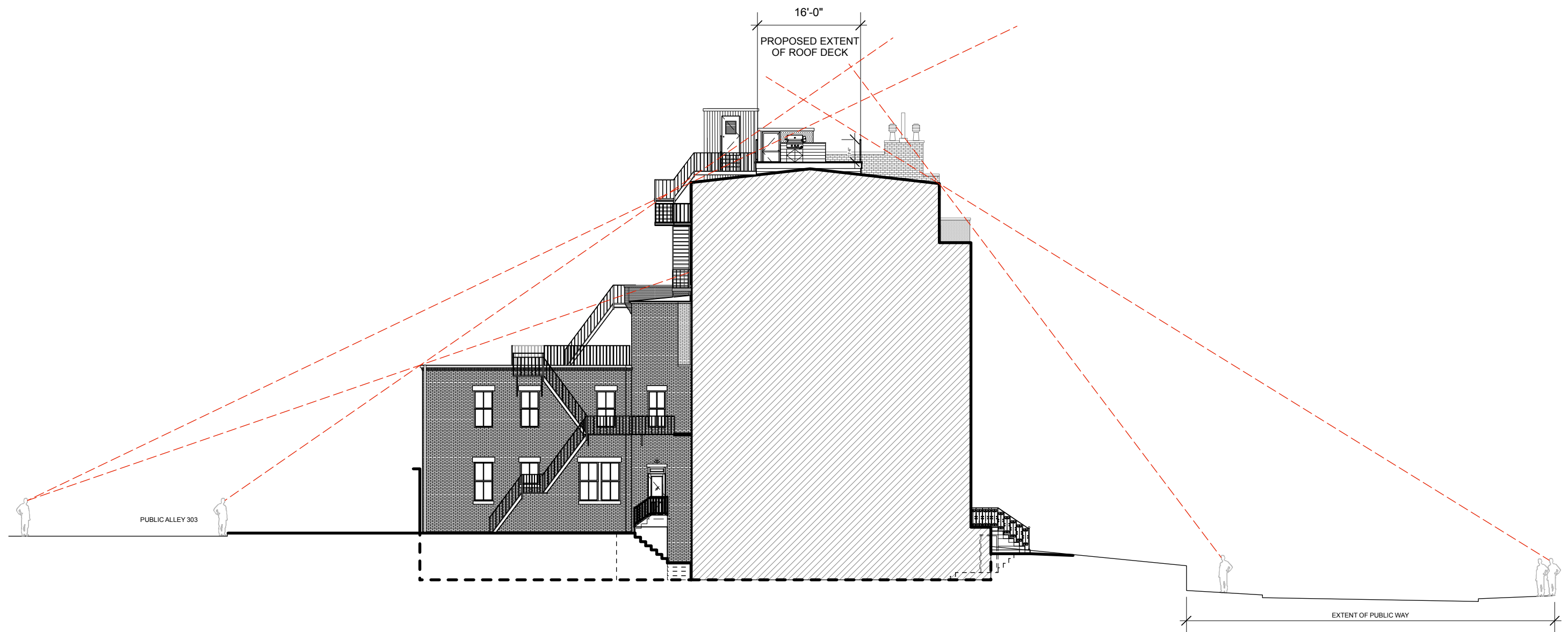


ROOF DECK VISIBILTY STUDY - PROPOSED AT JUNE 15TH, 2017 HEARING

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

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

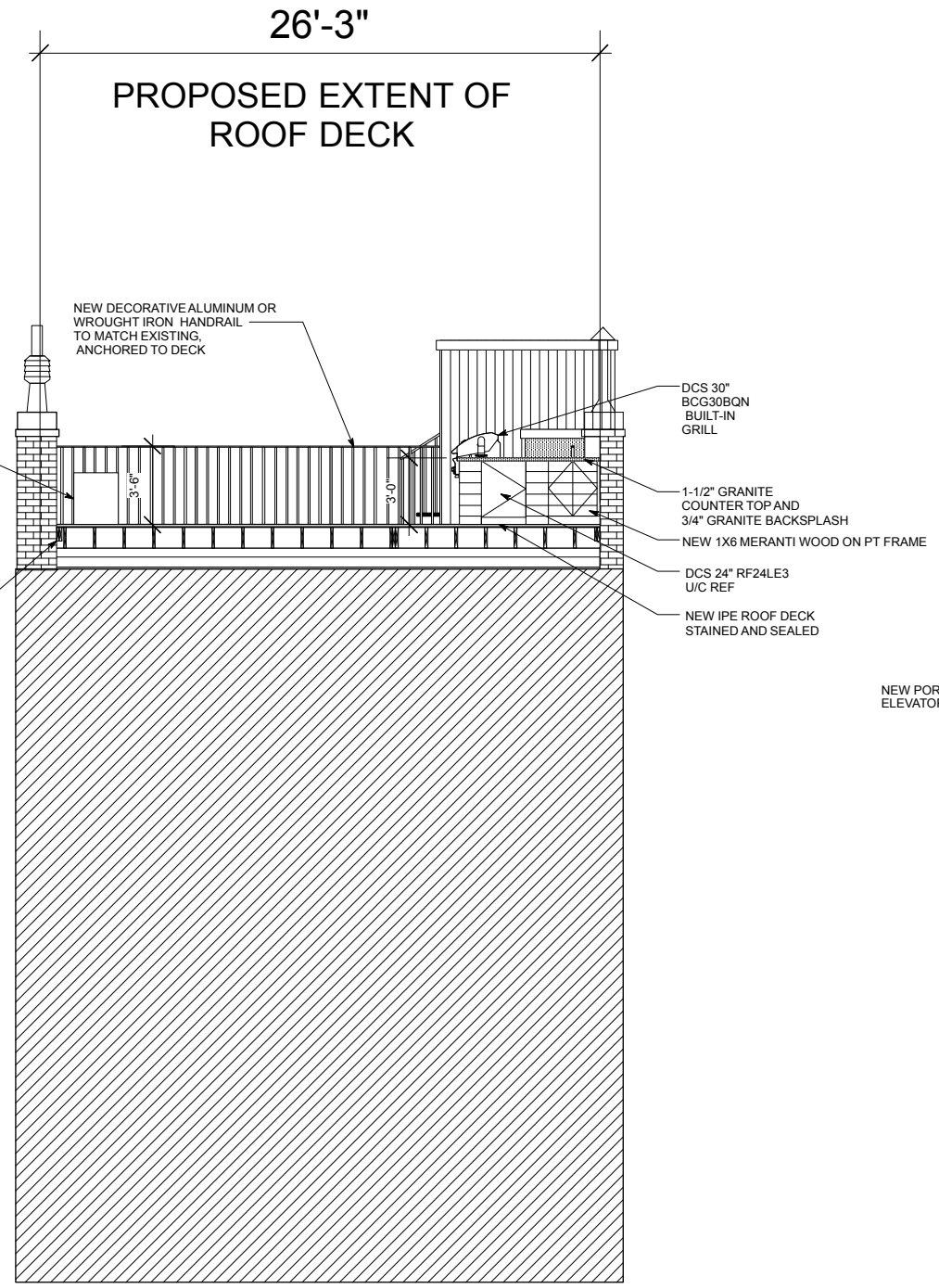


NEW PROPOSED ROOF DECK VISIBILITY STUDY -

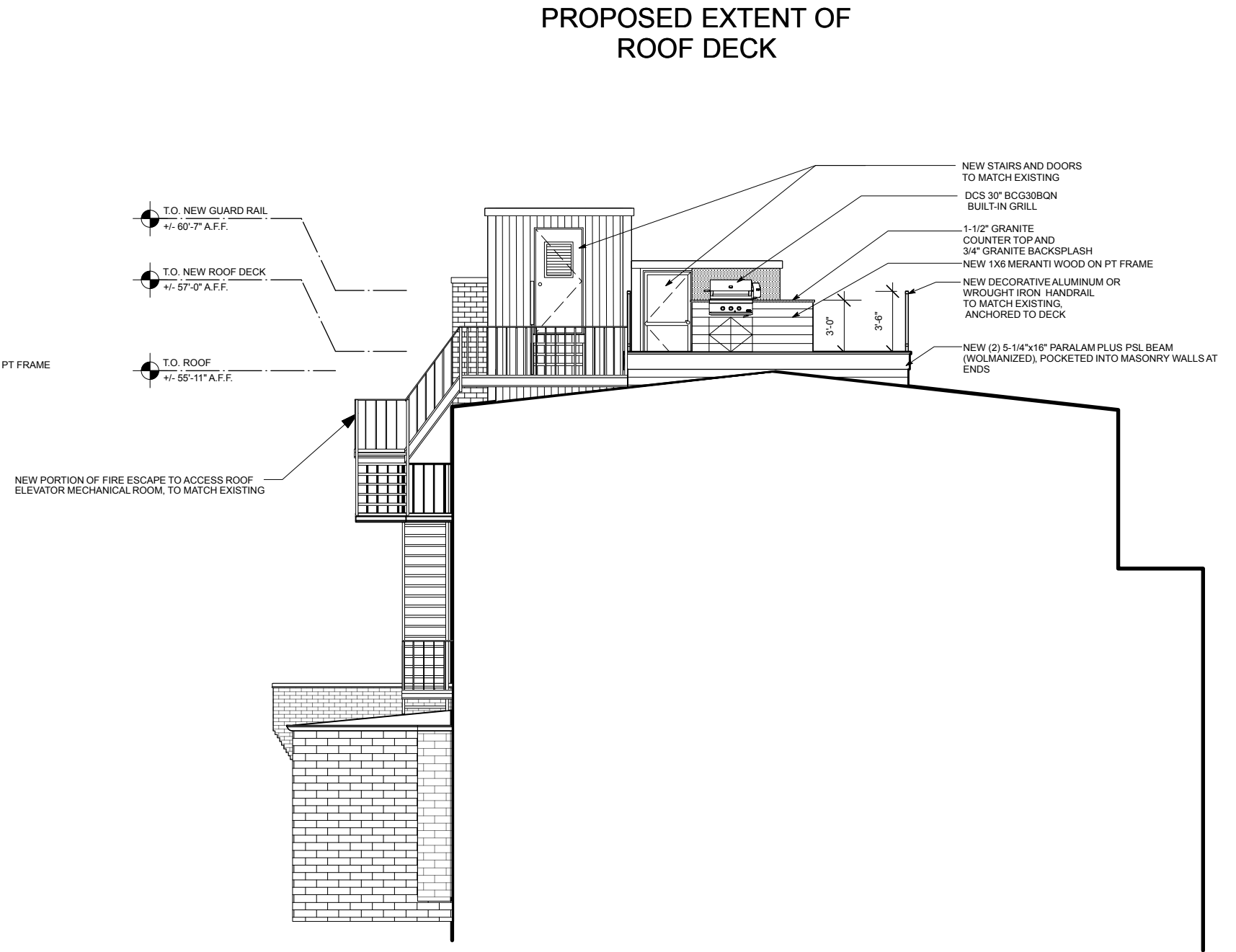
Scale: 1/16" = 1'-0"

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100



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

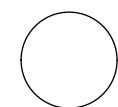


NEW PROPOSED ROOF DECK SECTION
Scale: 1/8" = 1'-0"

SITE PLAN (VISIBILITY STUDY) - PUBLIC ALLEY 303

73 MOUNT VERNON STREET

BOSTON, MA 02108



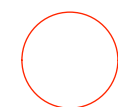
EXISTING REAR PERSPECTIVE

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

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

73 MOUNT VERNON STREET

BOSTON, MA 02108



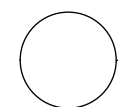
REAR PERSPECTIVE, PROPOSED AT JUNE 15TH, 2017 HEARING

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

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

73 MOUNT VERNON STREET

BOSTON, MA 02108



NEW PROPOSED REAR PERSPECTIVE

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

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

73 MOUNT VERNON STREET

BOSTON, MA 02108



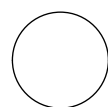
REAR PERSPECTIVE, PROPOSED AT JUNE 15TH, 2017 HEARING

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

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

73 MOUNT VERNON STREET

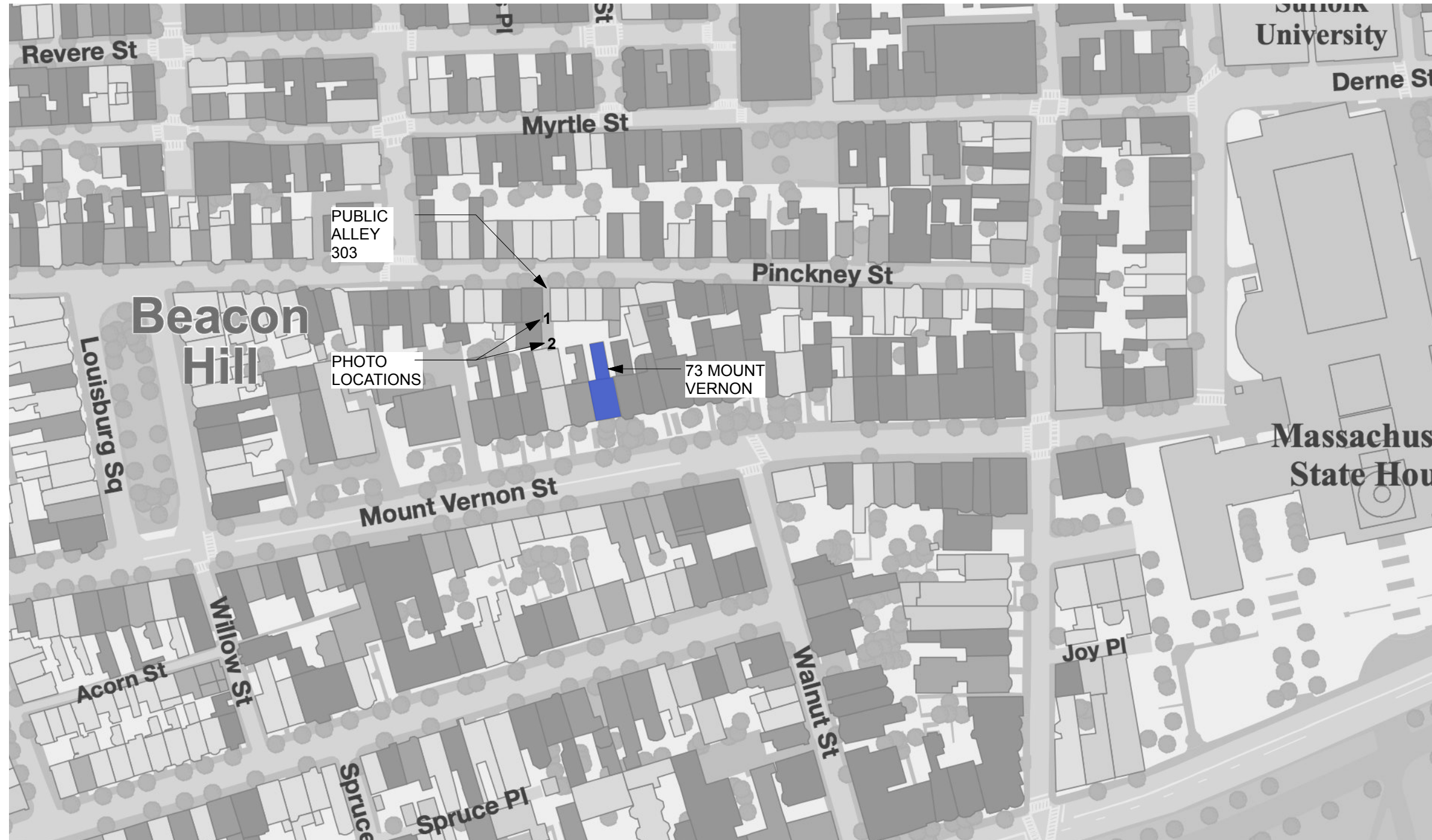
BOSTON, MA 02108



NEW PROPOSED REAR PERSPECTIVE

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100



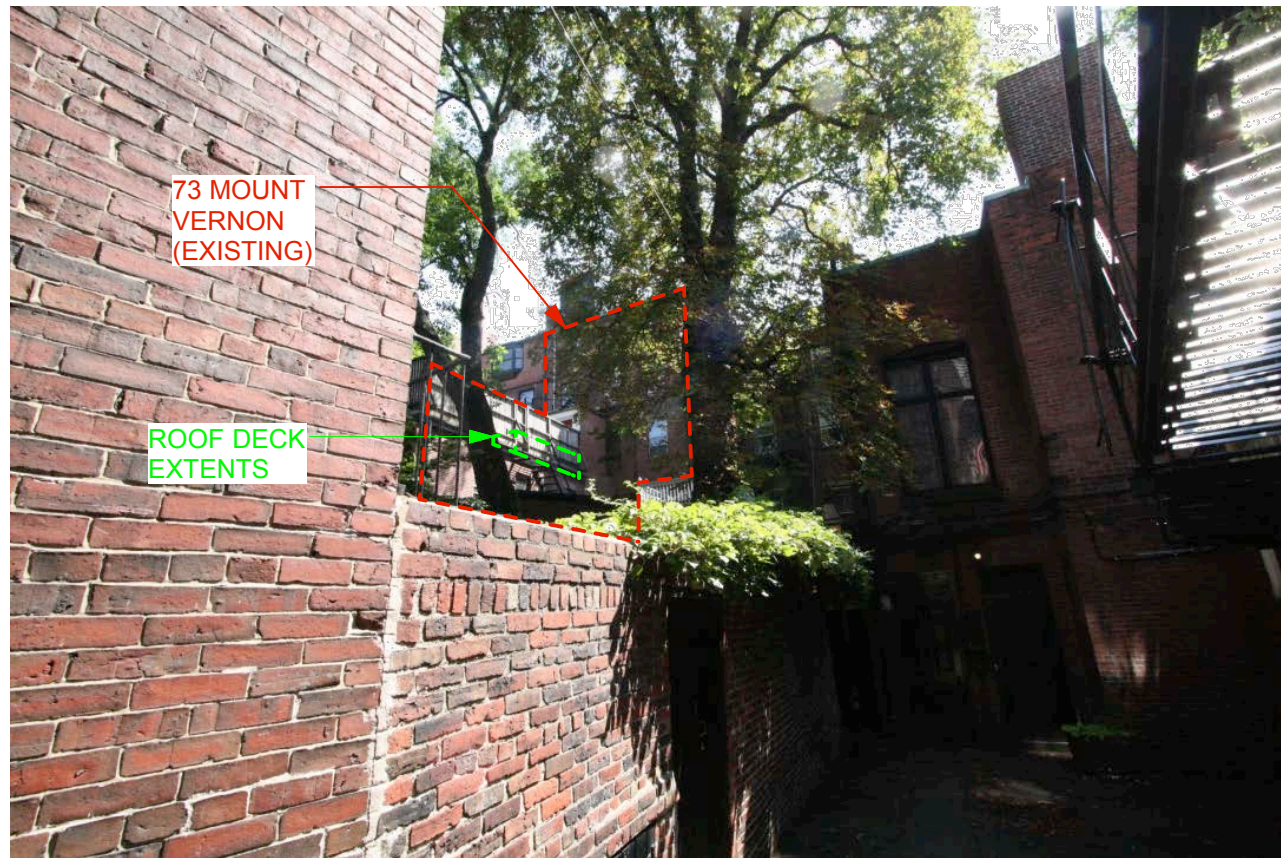


PHOTO #1

PHOTO #2



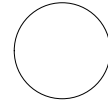
EXISTING ROOF DECK (ELL BUILDING)



○ EXISTING ROOF (MAIN BUILDING)



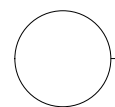
NOTE: DECK AND RAILING
CANNOT BE SEEN FROM
PUBLIC WAY (MT VERNON ST),
SEE VISIBILITY STUDY DIAGRAM



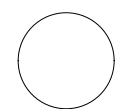
FRONT RAILING MOCKUP (MAIN BUILDING)



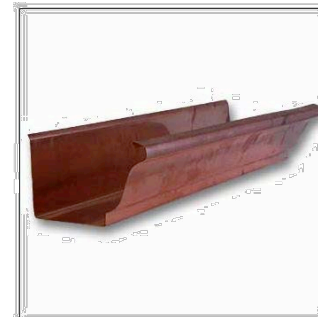
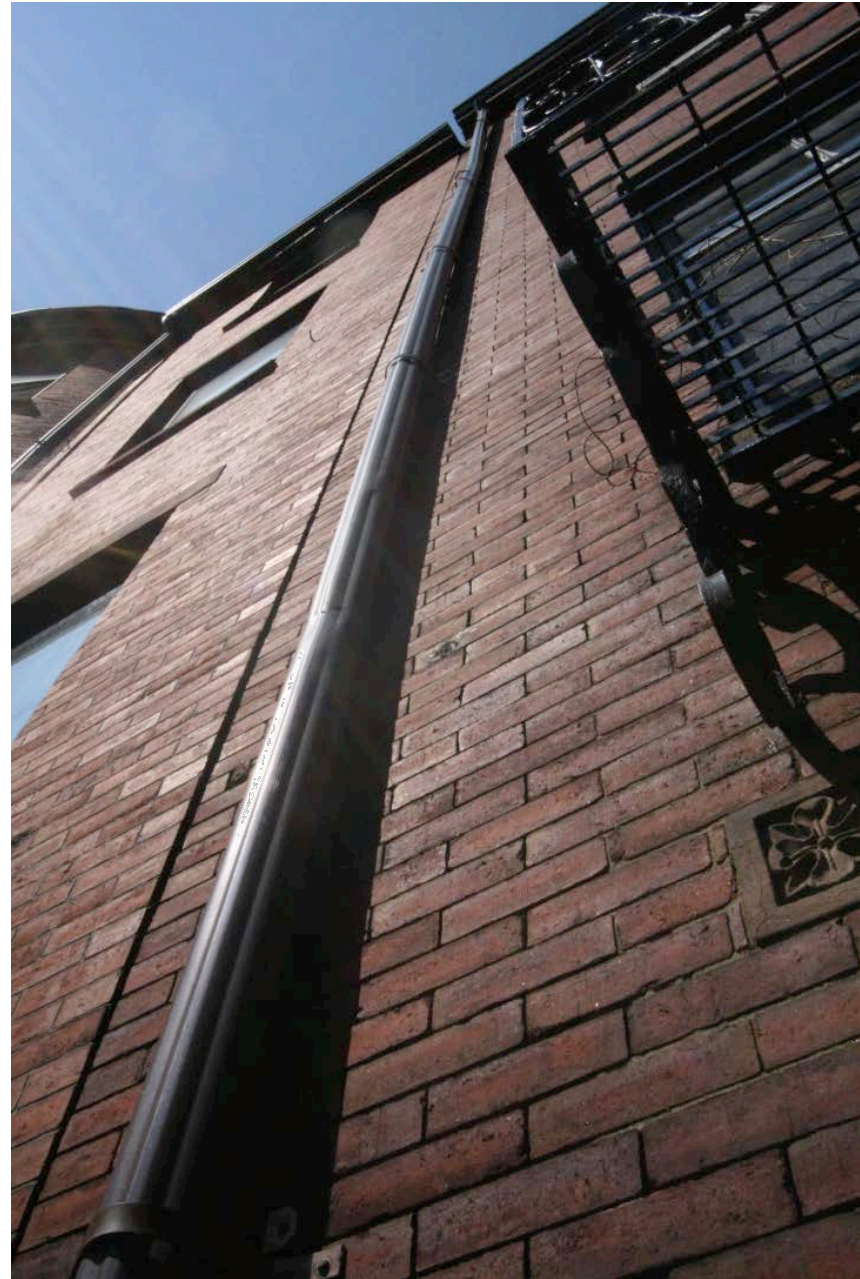
**NOTE: DECK AND RAILING
CANNOT BE SEEN FROM
PUBLIC WAY (PUBLIC ALLEY 303)
WHEN TREES ARE IN BLOOM**



REAR RAILING MOCKUP (MAIN BUILDING)



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



Economy:

Standard:

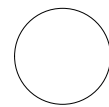
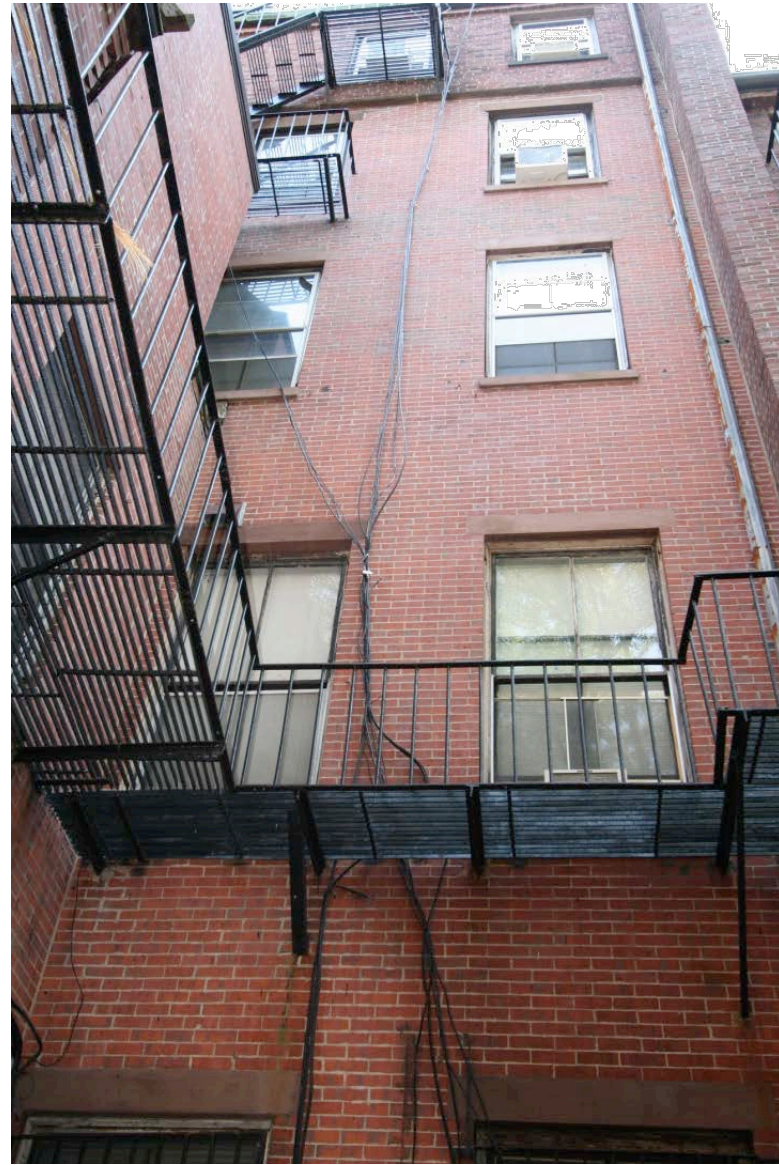
Premium:

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
