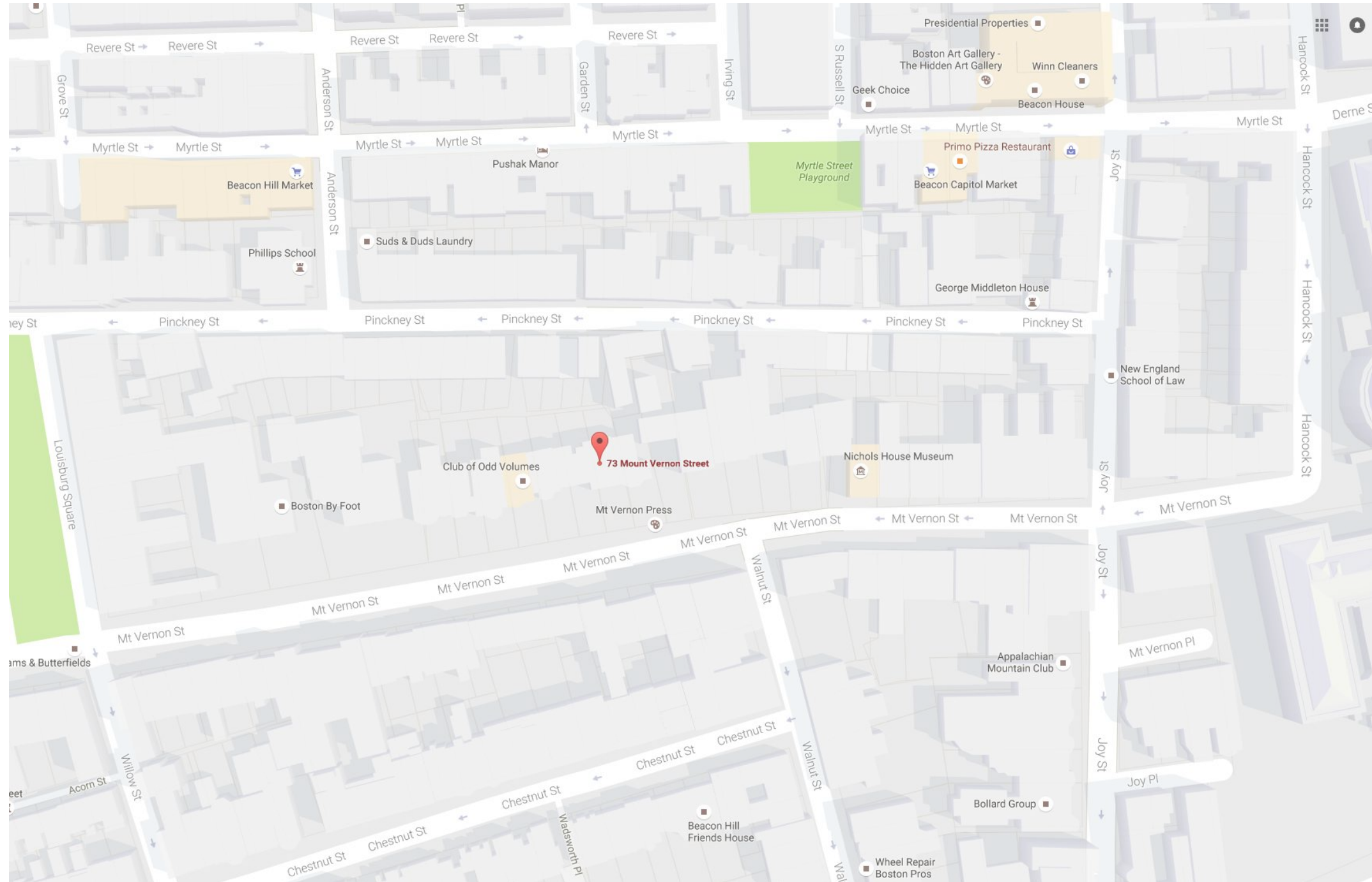
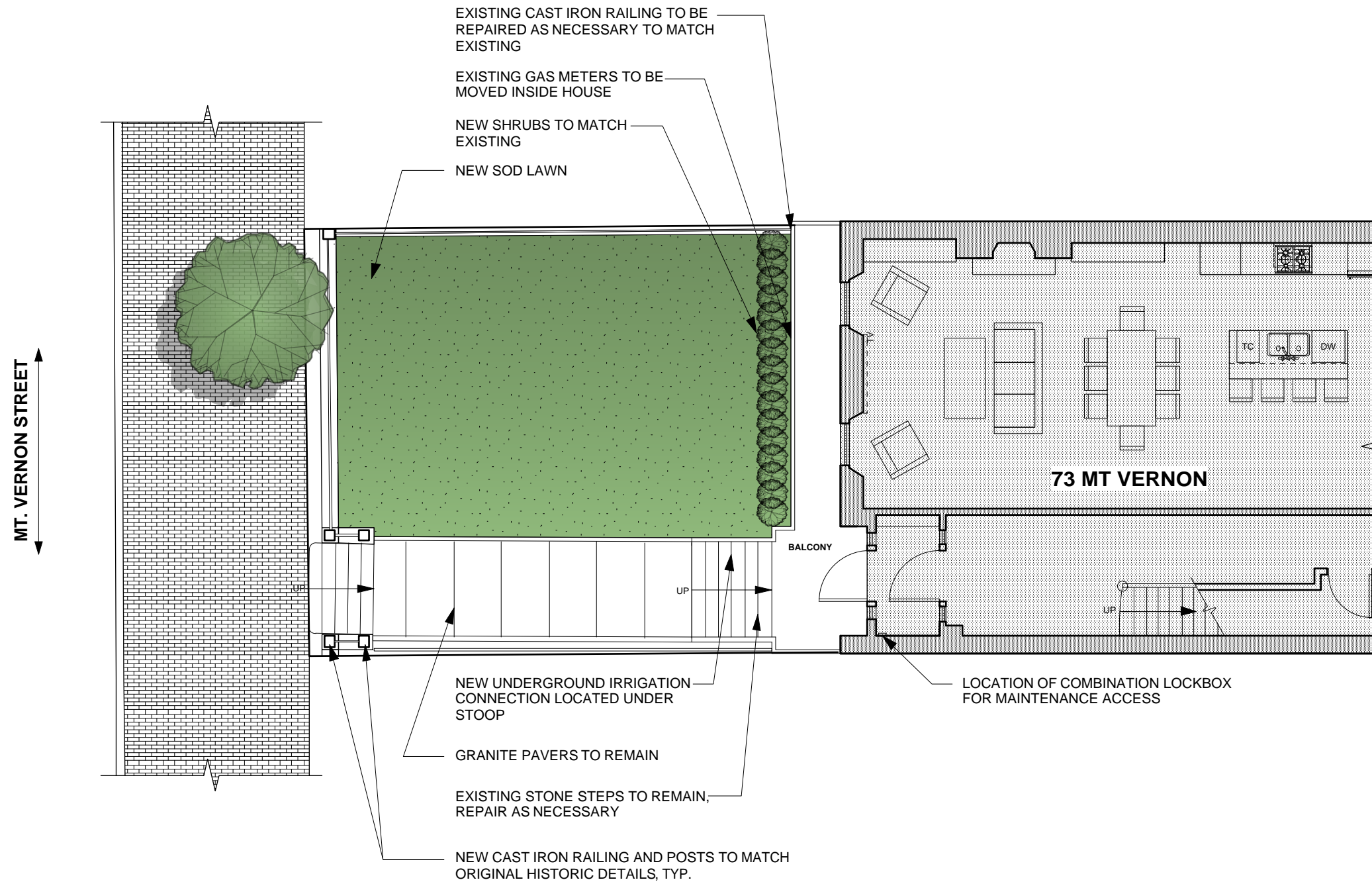


**73 MOUNT VERNON STREET  
BOSTON, MA 02108**

**BHAC SUBMISSION  
REVISION 3 - 8.30.2017**



 LOCUS PLAN



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.)

RAILING AND POSTS TO MATCH  
ORIGINAL HISTORICAL DETAILS

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



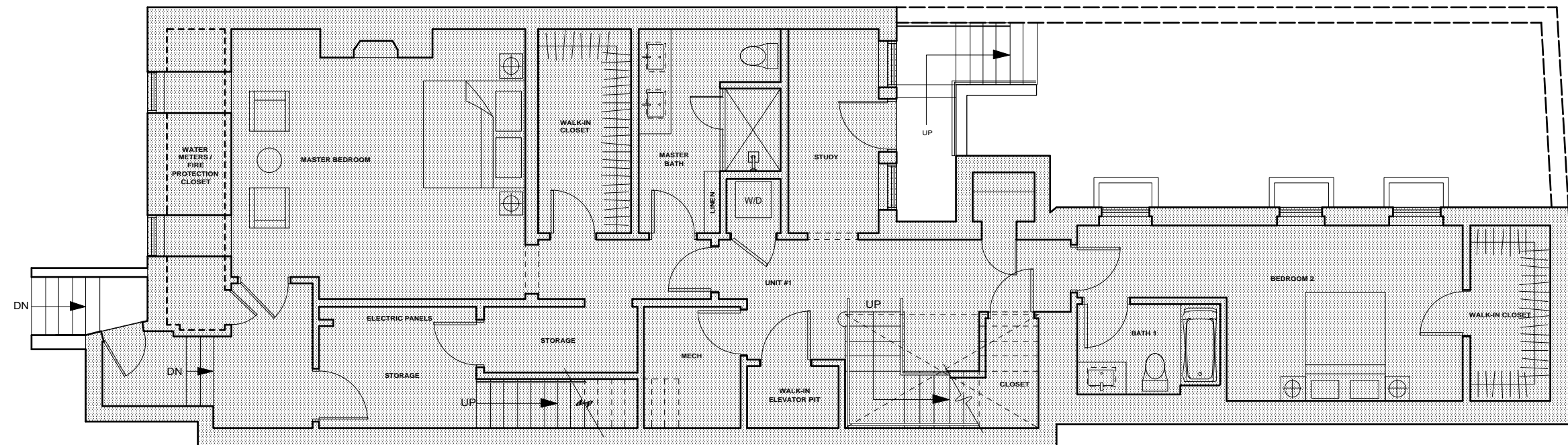
HISTORIC RAILING AND POST

EXISTING RAILING

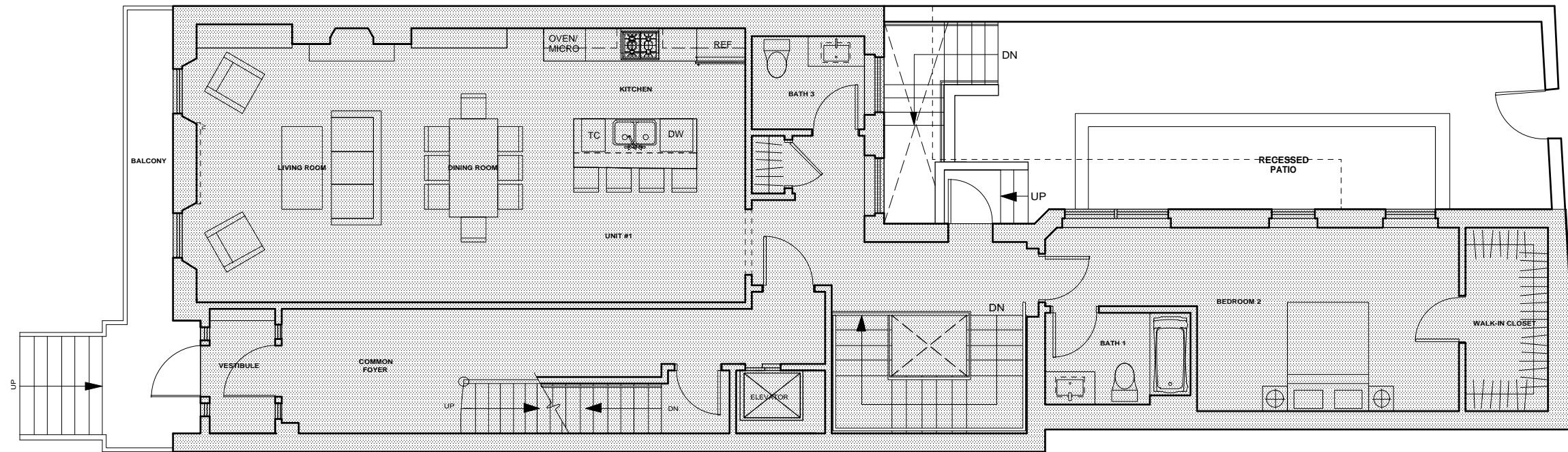
Scale: 1/4" = 1'-0"

PROPOSED FRONT YARD ELEVATION (MOUNT VERNON STREET)

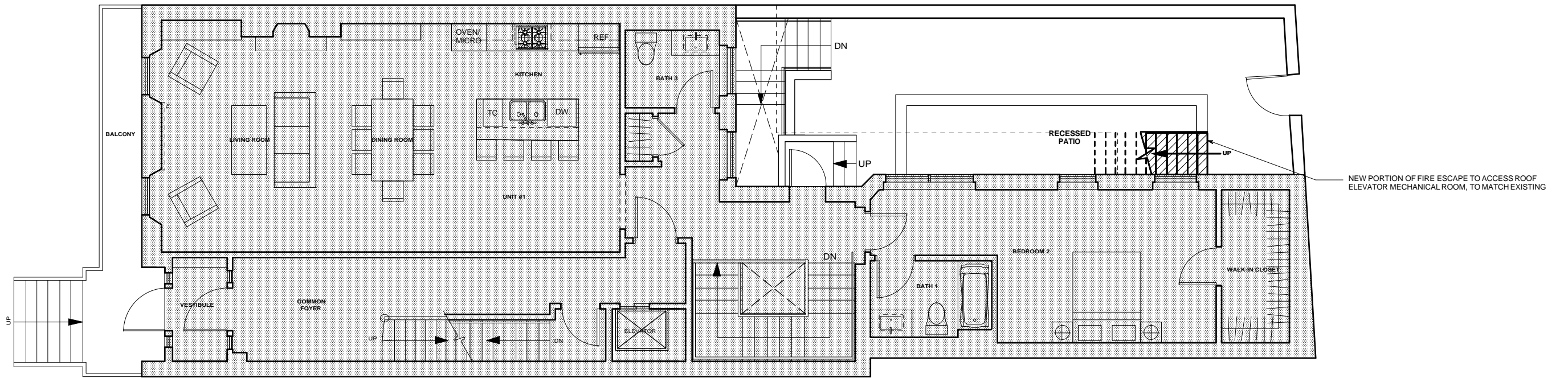
Scale: 1/4" = 1'-0"



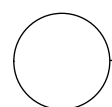
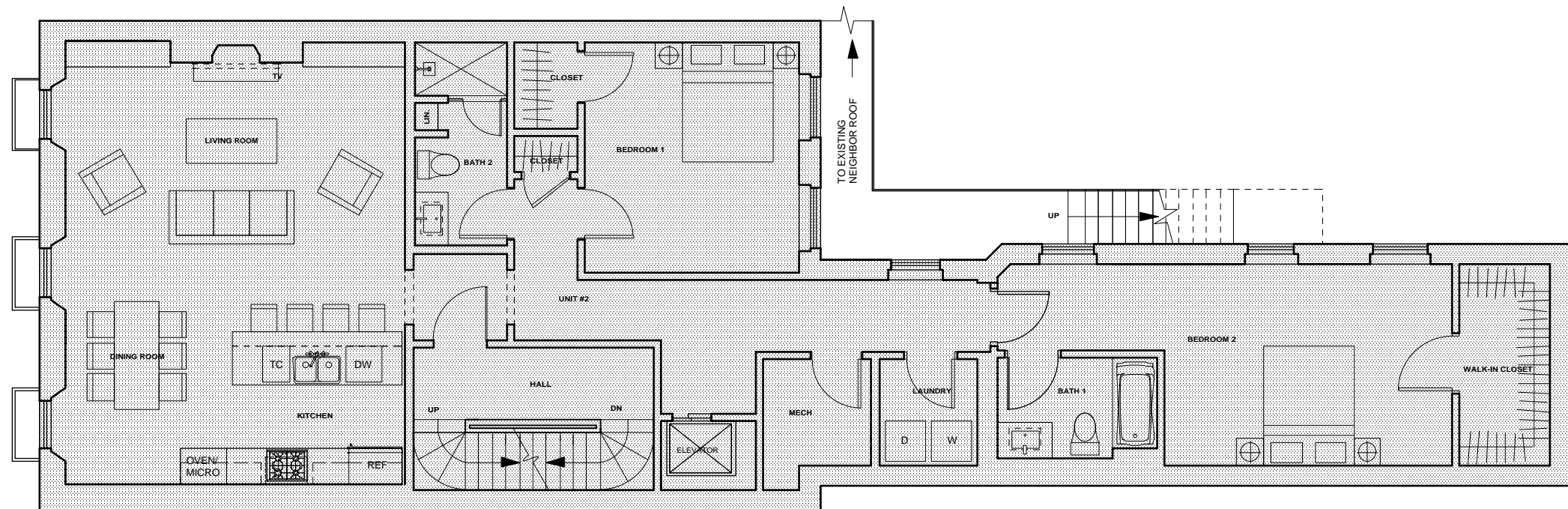
PROPOSED GARDEN LEVEL PLAN  
Scale: 1/8" = 1'-0"



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



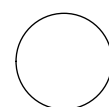
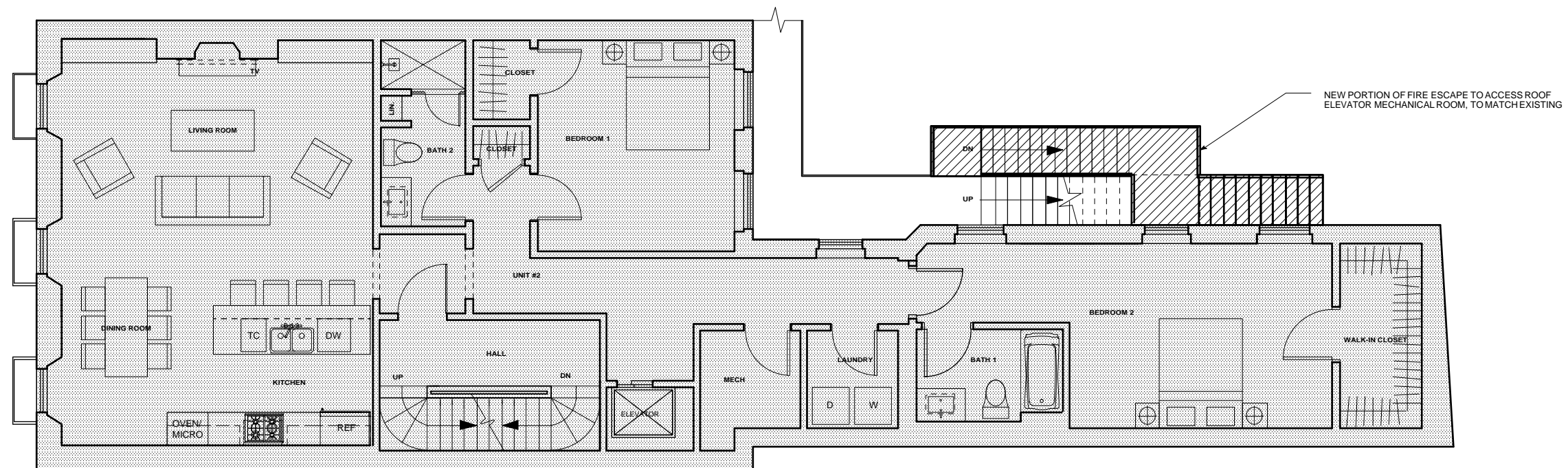
PROPOSED FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN

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



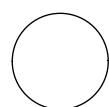
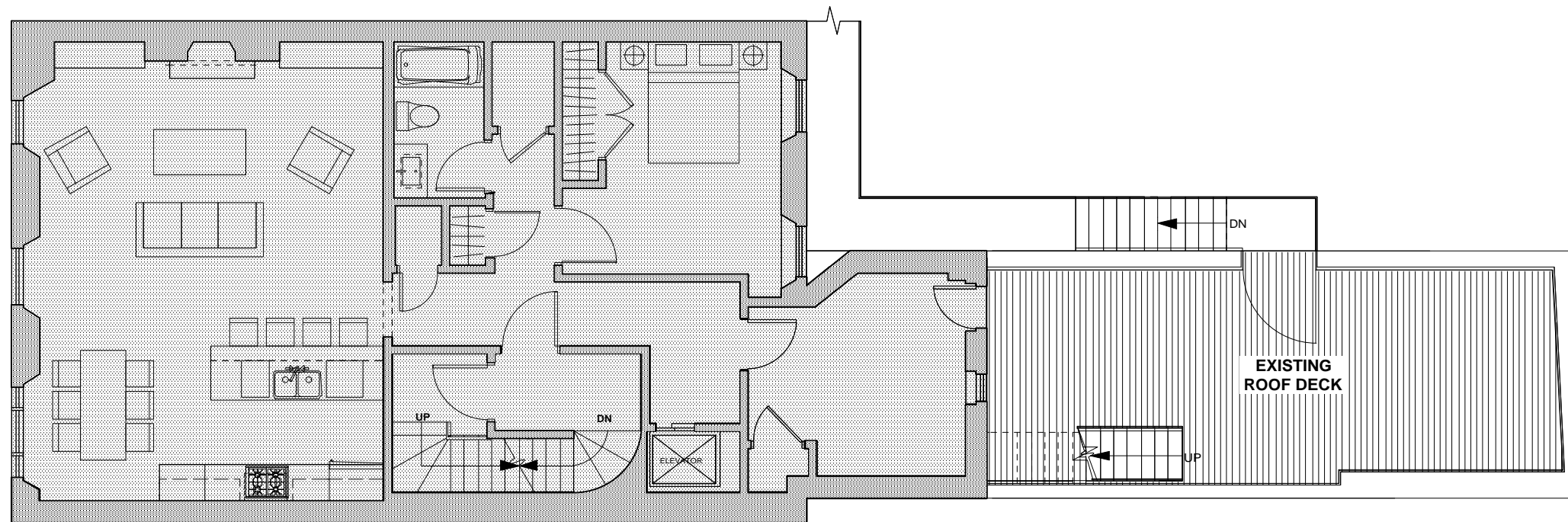


PROPOSED SECOND FLOOR PLAN

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

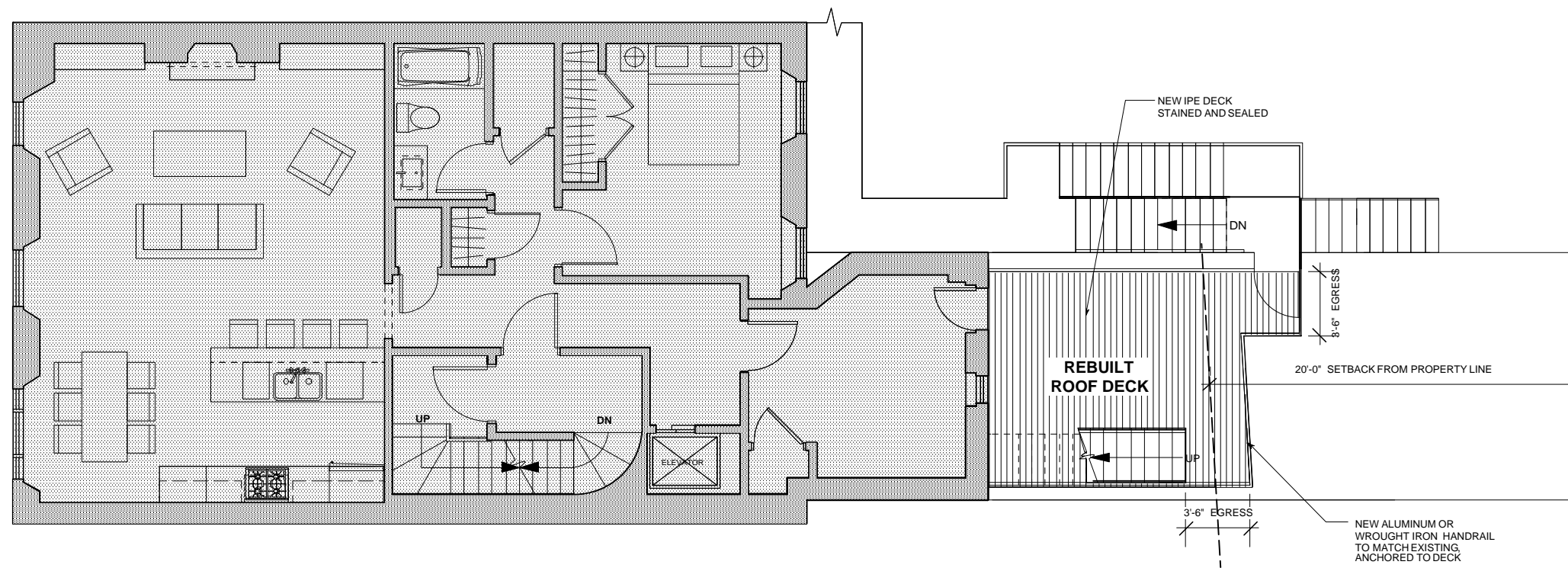
**SOUSA design**  
Architects

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Brookline, MA. 02445  
617 . 879. 9100

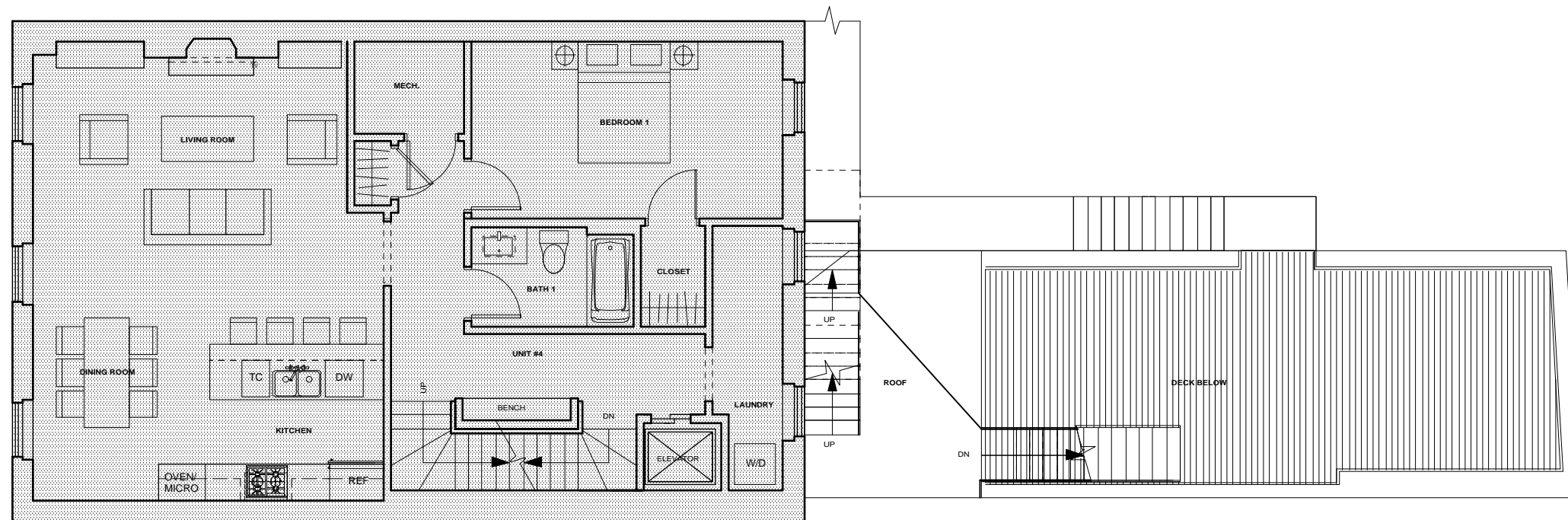


EXISTING THIRD FLOOR PLAN

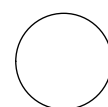
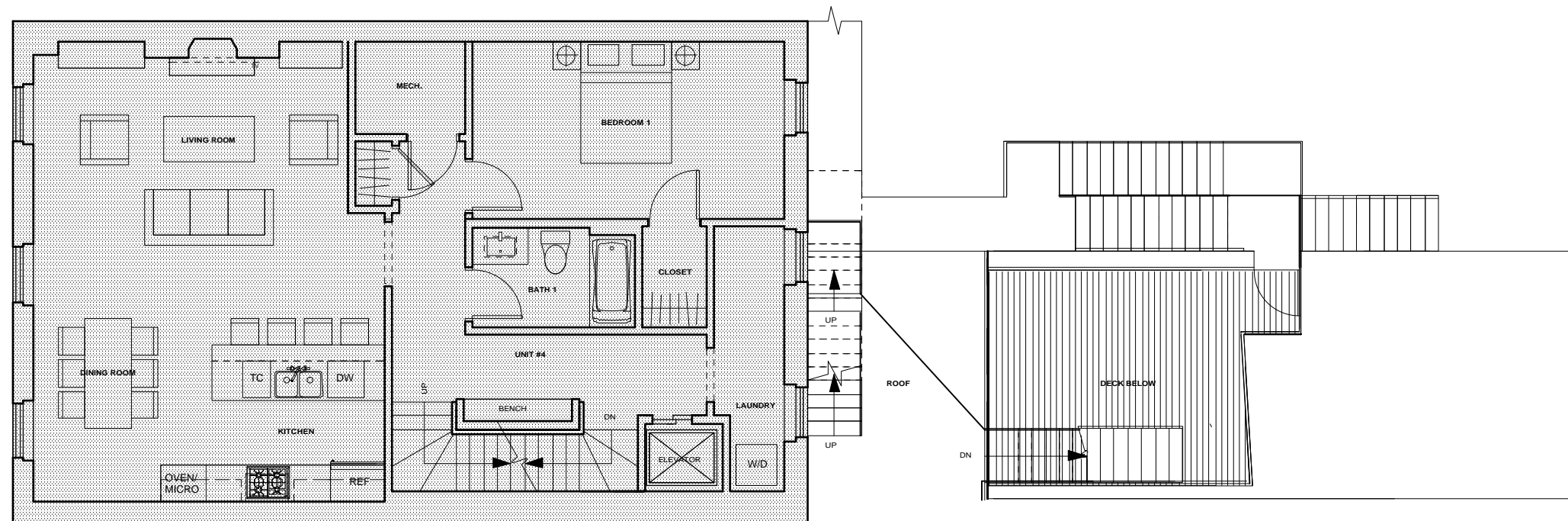
Scale: 1/8" = 1'-0"



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



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

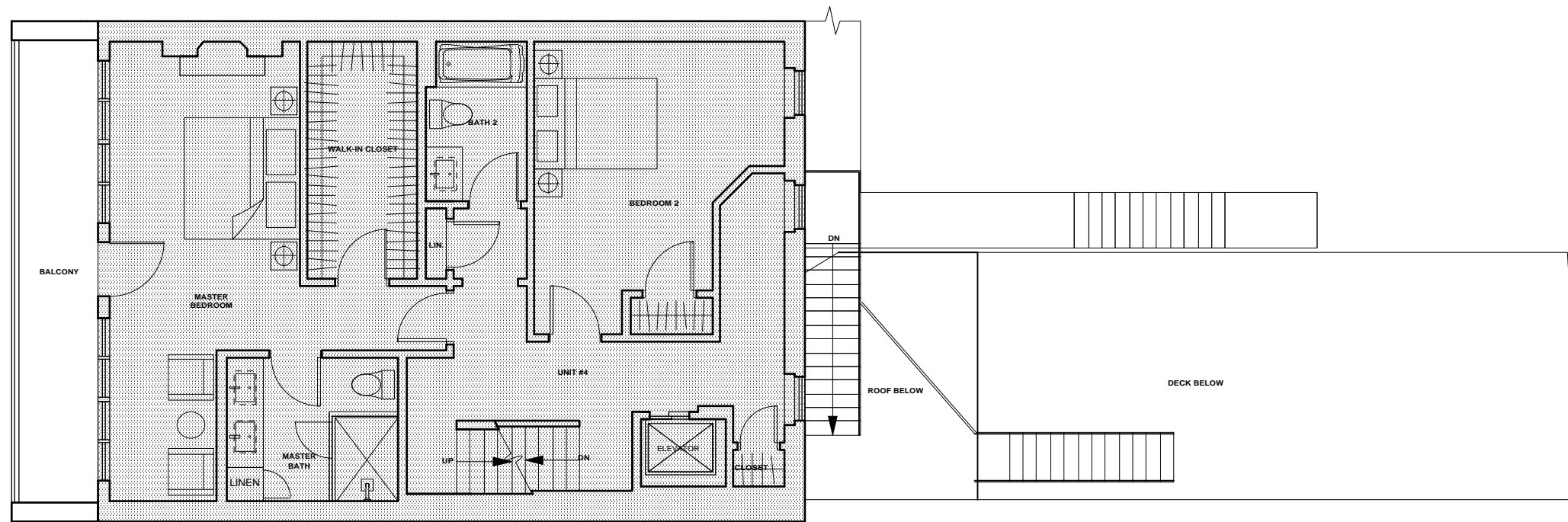


PROPOSED FOURTH FLOOR PLAN

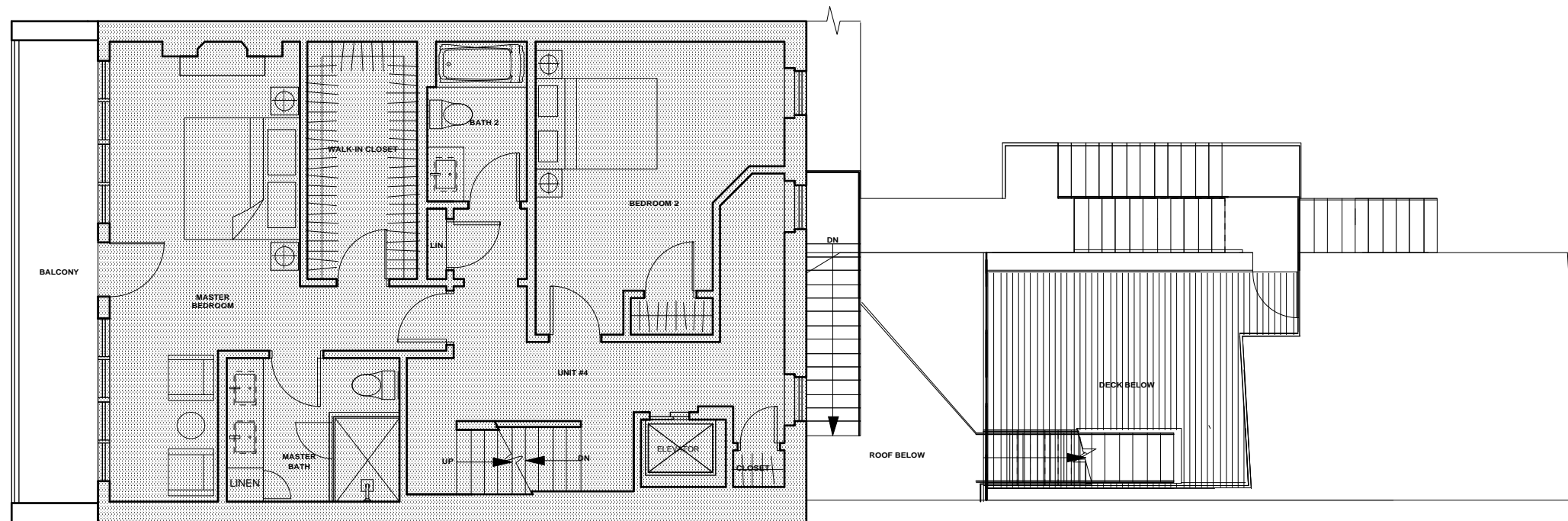
Scale: 1/8" = 1'-0"

**SOUSA design**  
Architects

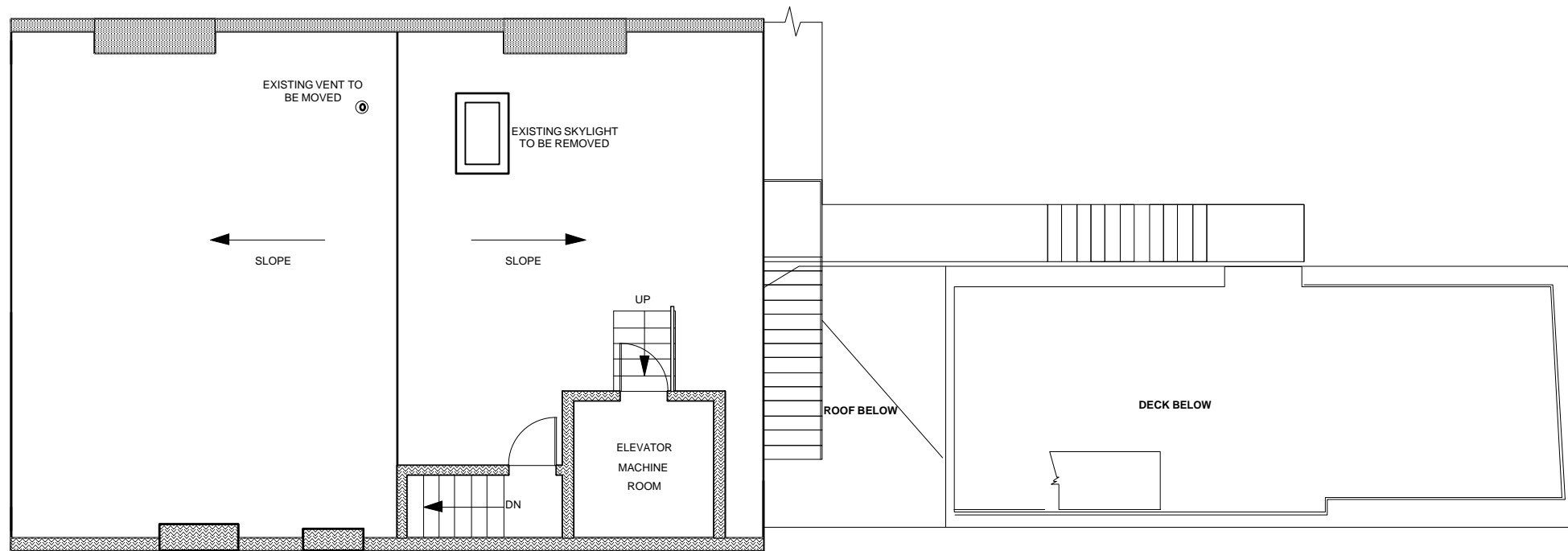
81 Boylston St., 2nd Floor  
Brookline, MA. 02445  
617 . 879. 9100



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



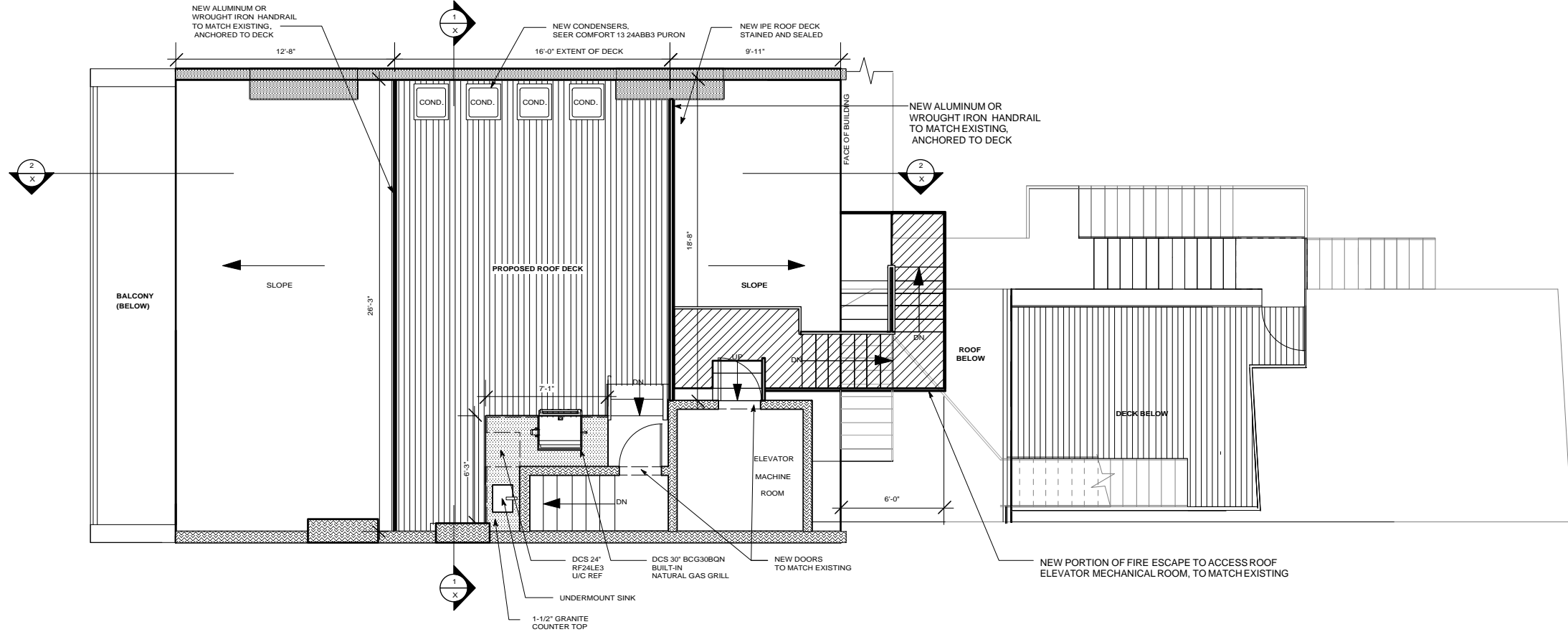
PROPOSED FIFTH FLOOR PLAN  
Scale: 1/8" = 1'-0"



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

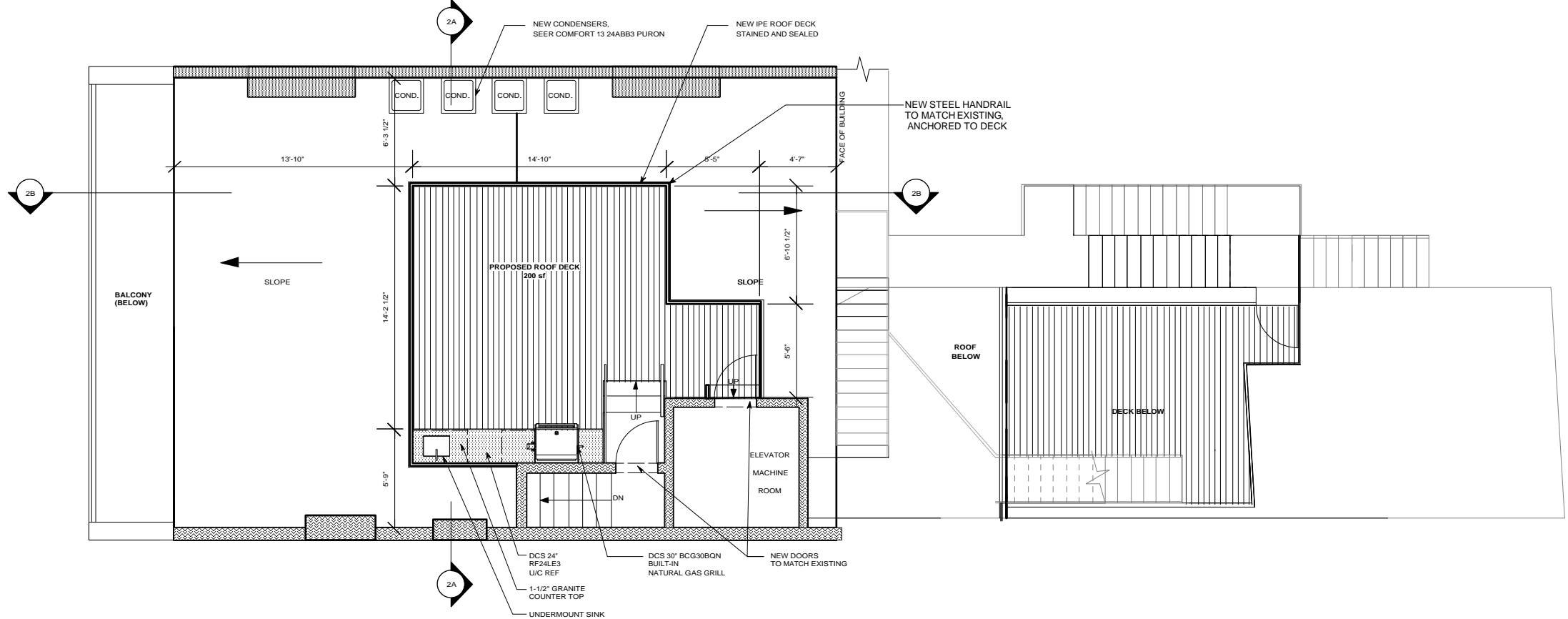


NOTE: DECK AND RAILING CANNOT BE SEEN FROM PUBLIC WAY (MT VERNON ST), SEE VISIBILITY STUDY DIAGRAM

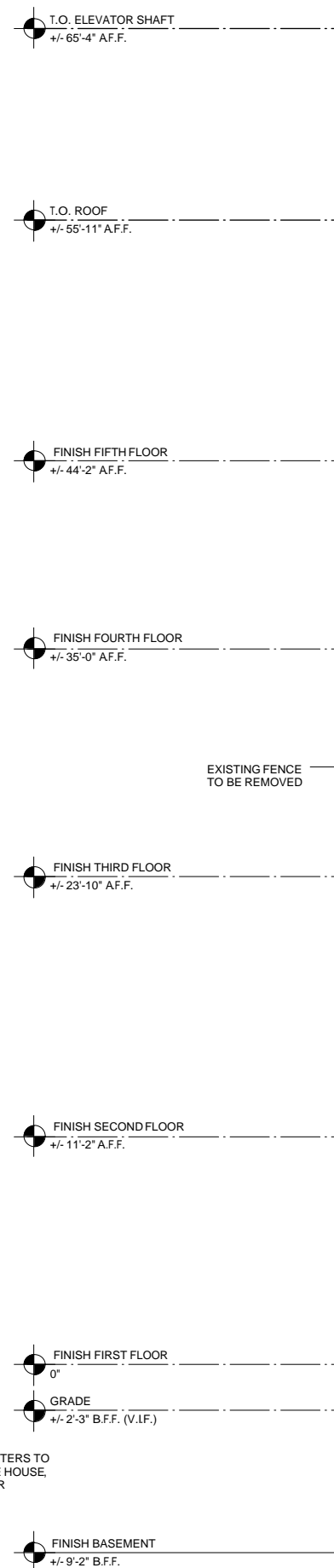
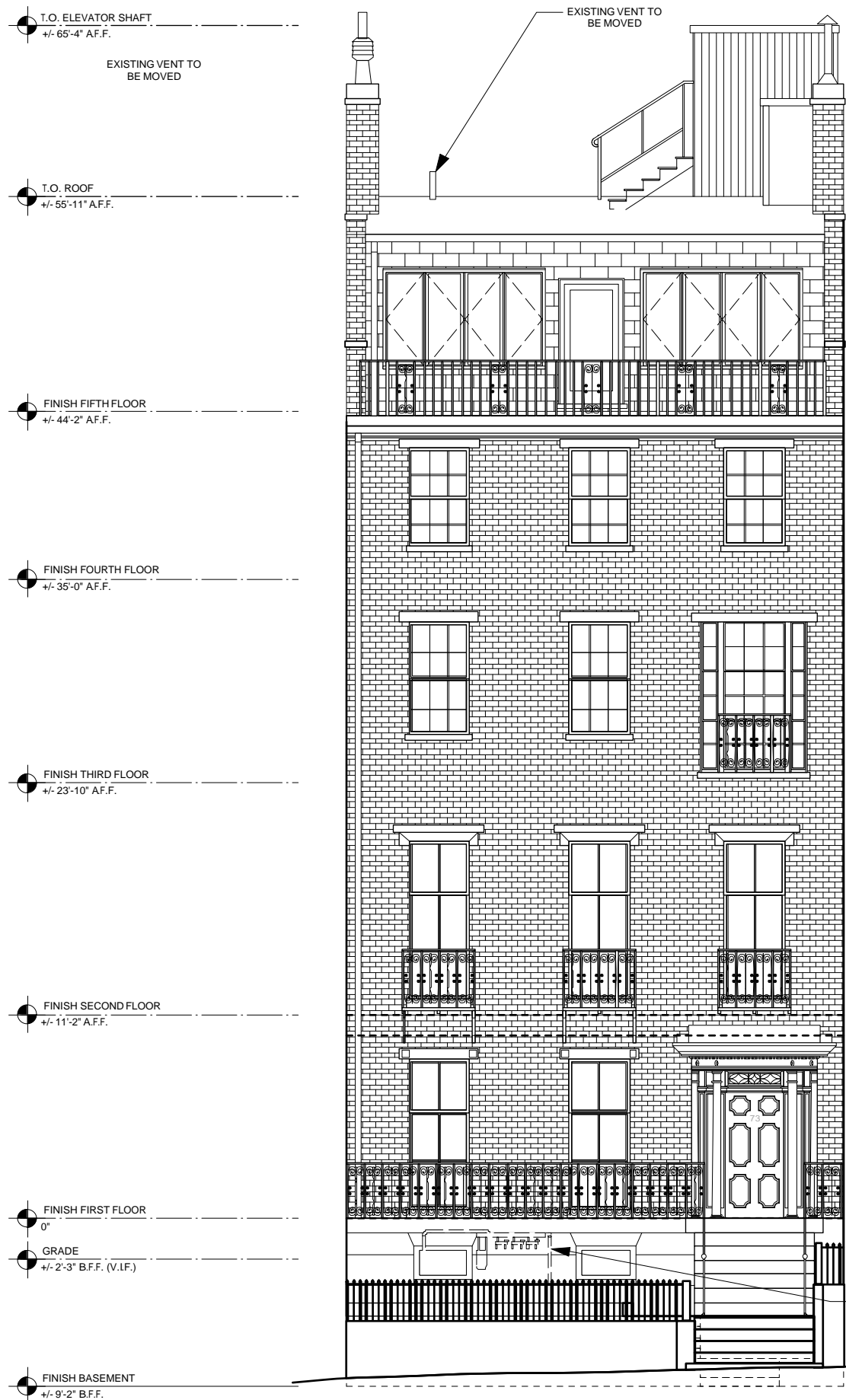


ROOF PLAN, PREVIOUSLY PROPOSED AT JUNE 26TH, 2017 HEARING  
Scale: 1/8" = 1'-0"

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"

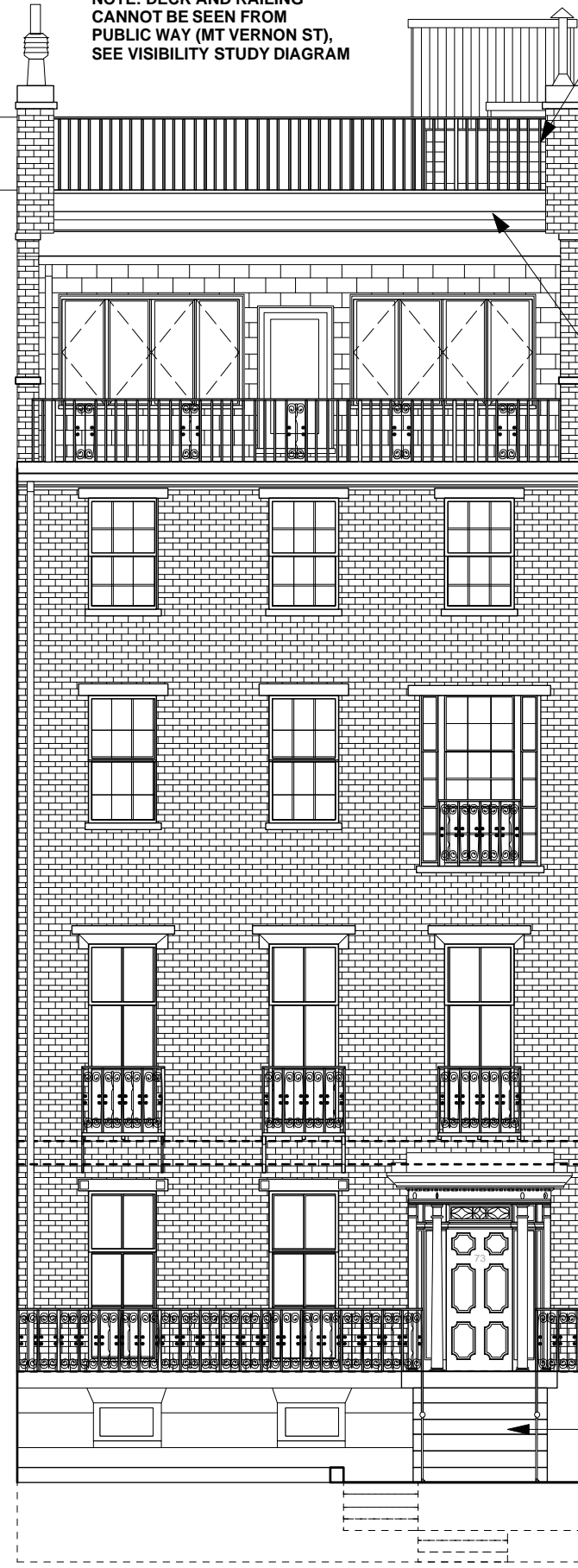


EXISTING FRONT ELEVATION (MOUNT VERNON STREET)  
Scale: 1/8" = 1'-0"

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

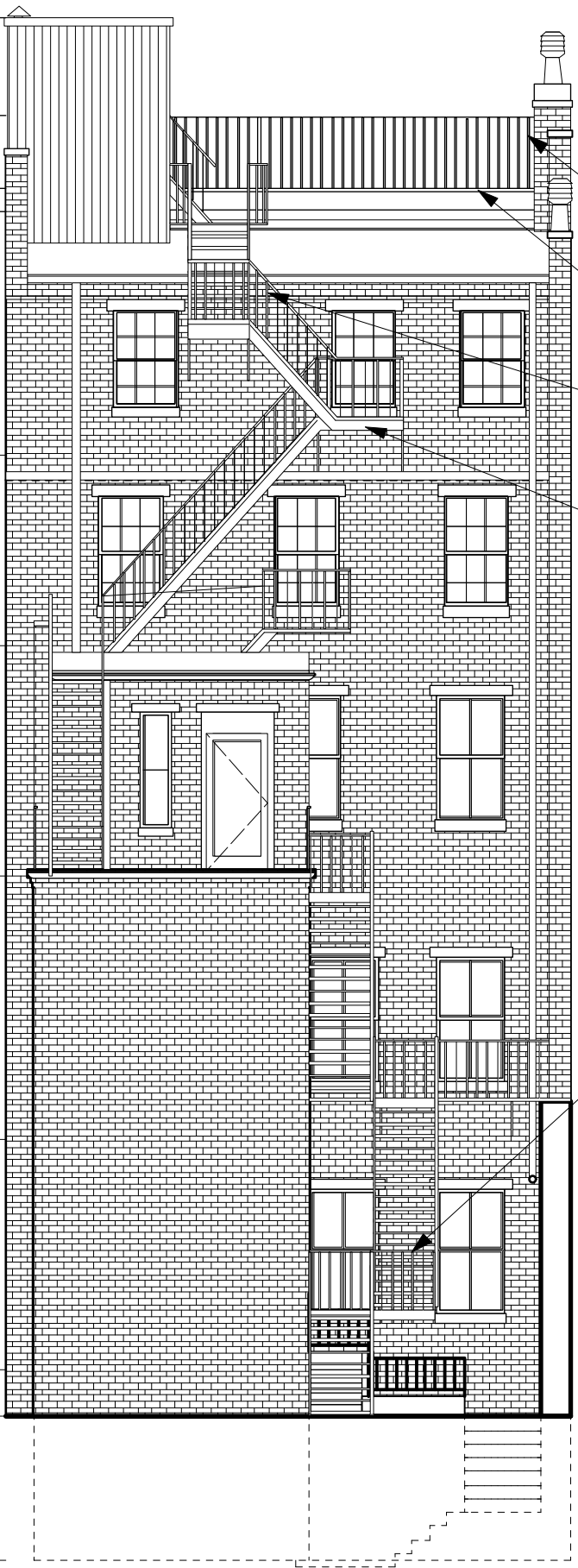
NOTE: DECK AND RAILING CANNOT BE SEEN FROM PUBLIC WAY (MT VERNON ST), SEE VISIBILITY STUDY DIAGRAM

- 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 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.
- NEW IPE ROOF DECK (BEYOND), STAINED AND SEALED.
- 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.
- EXISTING IRON RAILING TO REMAIN, REPAIR AS NECESSARY TO MATCH EXISTING, TYP.
- EXISTING STONE STEPS TO REMAIN, REPAIR AS NECESSARY TO MATCH EXISTING
- FINISH FIRST FLOOR 0"
- GRADE +/- 2'-3" B.F.F. (V.I.F.)
- FINISH BASEMENT +/- 9'-2" B.F.F.

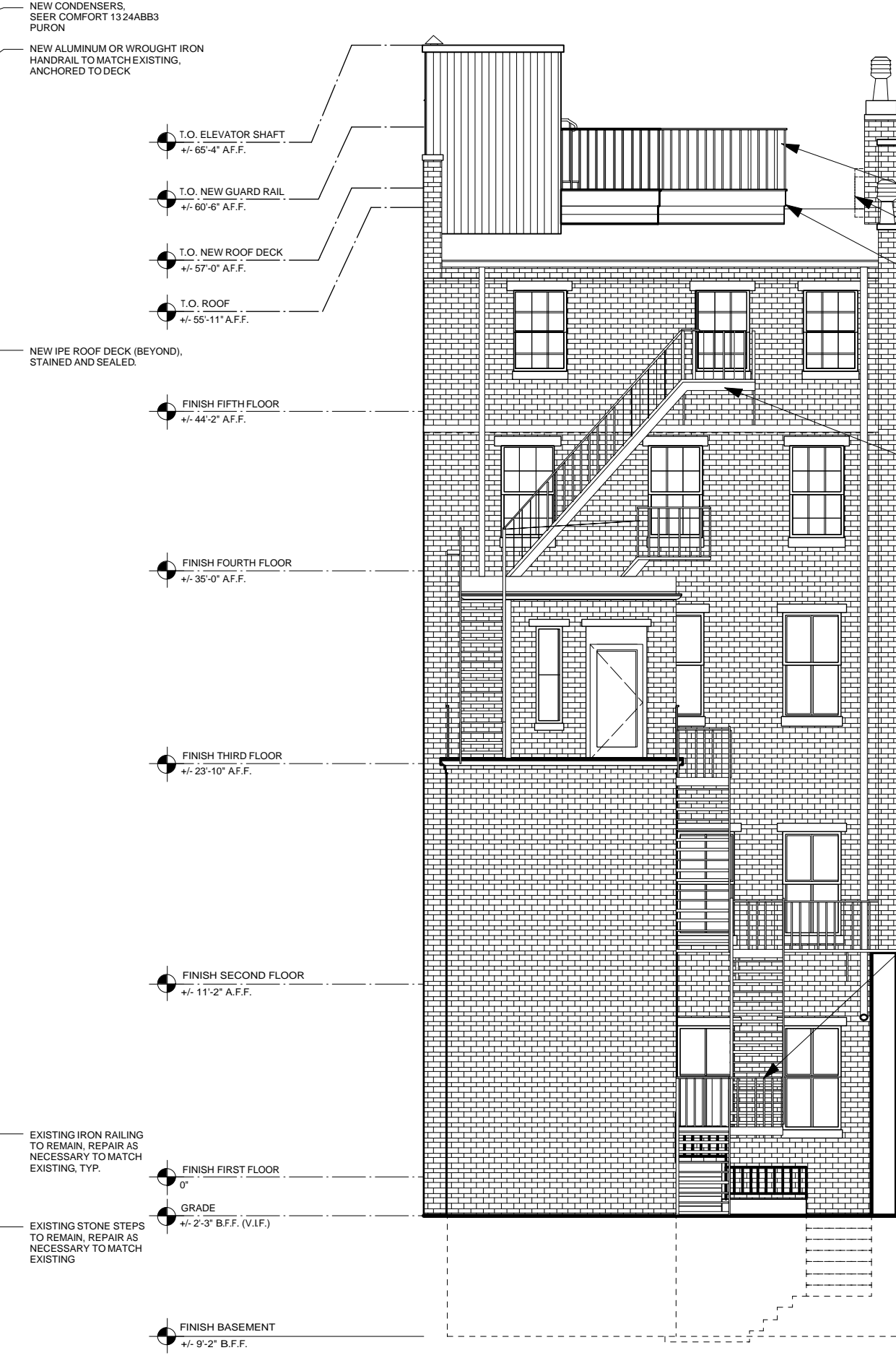
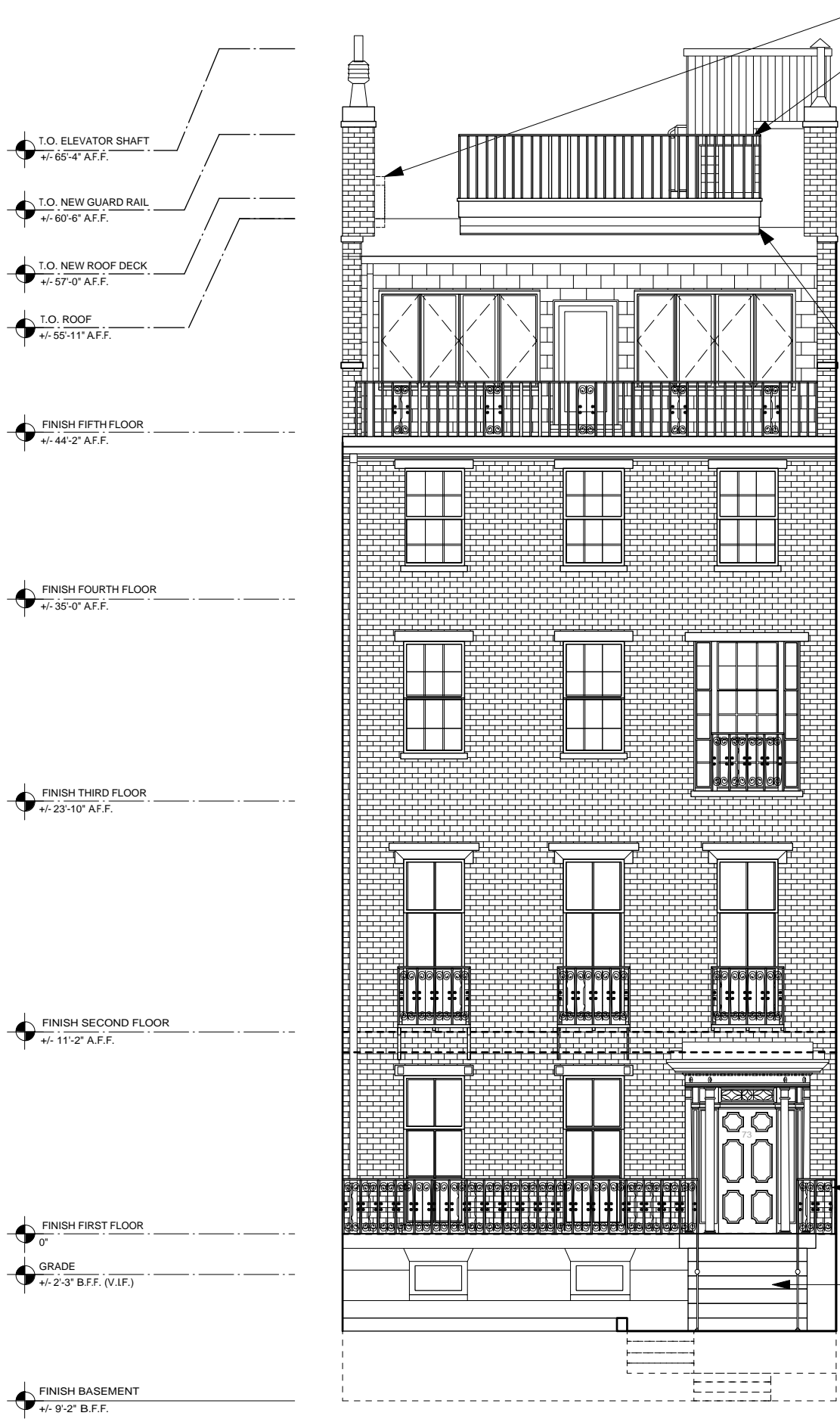
- T.O. ELEVATOR SHAFT +/- 65'-4" A.F.F.
- T.O. NEW GUARD RAIL +/- 60'-6" A.F.F.
- T.O. NEW ROOF DECK +/- 57'-0" A.F.F.
- T.O. ROOF +/- 55'-11" A.F.F.
- FINISH FIFTH FLOOR +/- 44'-2" A.F.F.
- FINISH FOURTH FLOOR +/- 35'-0" A.F.F.
- FINISH THIRD FLOOR +/- 23'-10" A.F.F.
- FINISH SECOND FLOOR +/- 11'-2"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



- NEW 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 26TH HEARING  
Scale: 1/8" = 1'-0"

REAR ELEVATION PROPOSED AT JUNE 26TH HEARING  
Scale: 1/8" = 1'-0"



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

NEW CONDENSERS, SEER COMFORT 1324ABB3 PURON

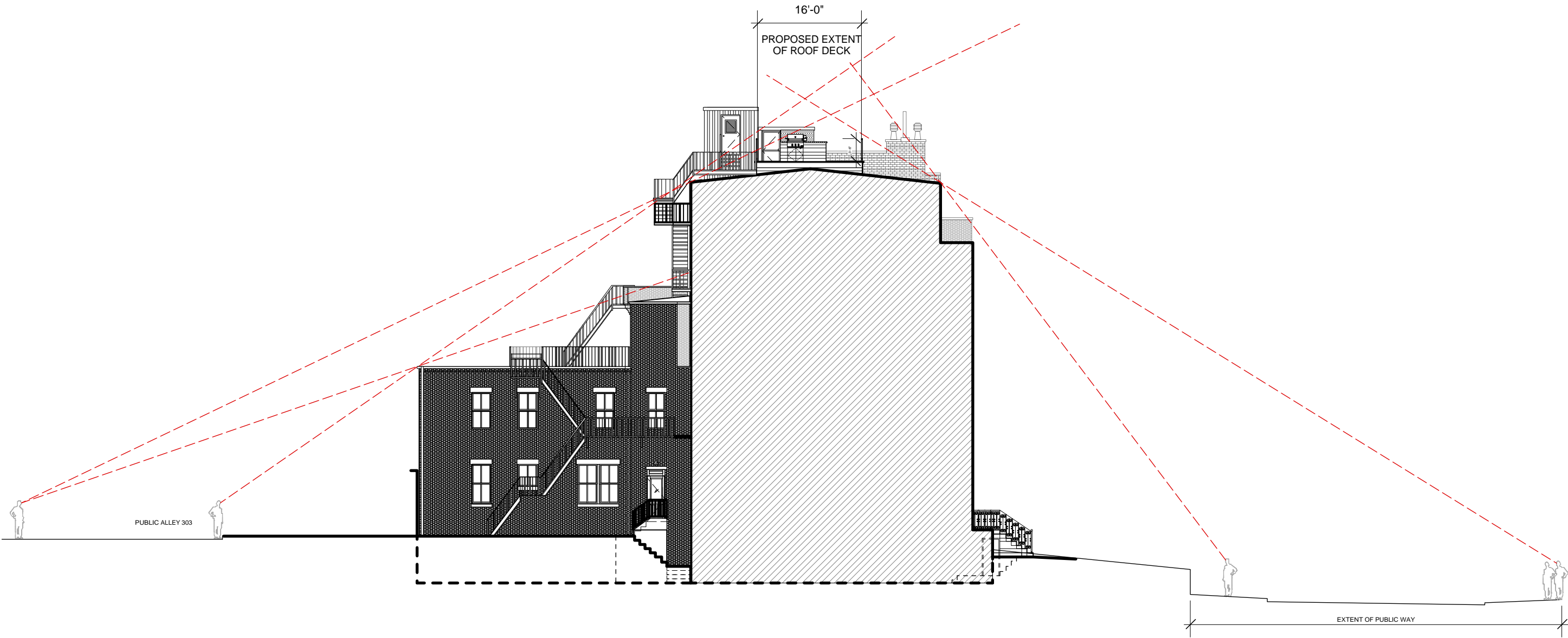
NEW IPE ROOF DECK (BEYOND), STAINED AND SEALED.

NEW EXTERIOR STRINGER BUILT AS CONTINUOUS BENT BEAM

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

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

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

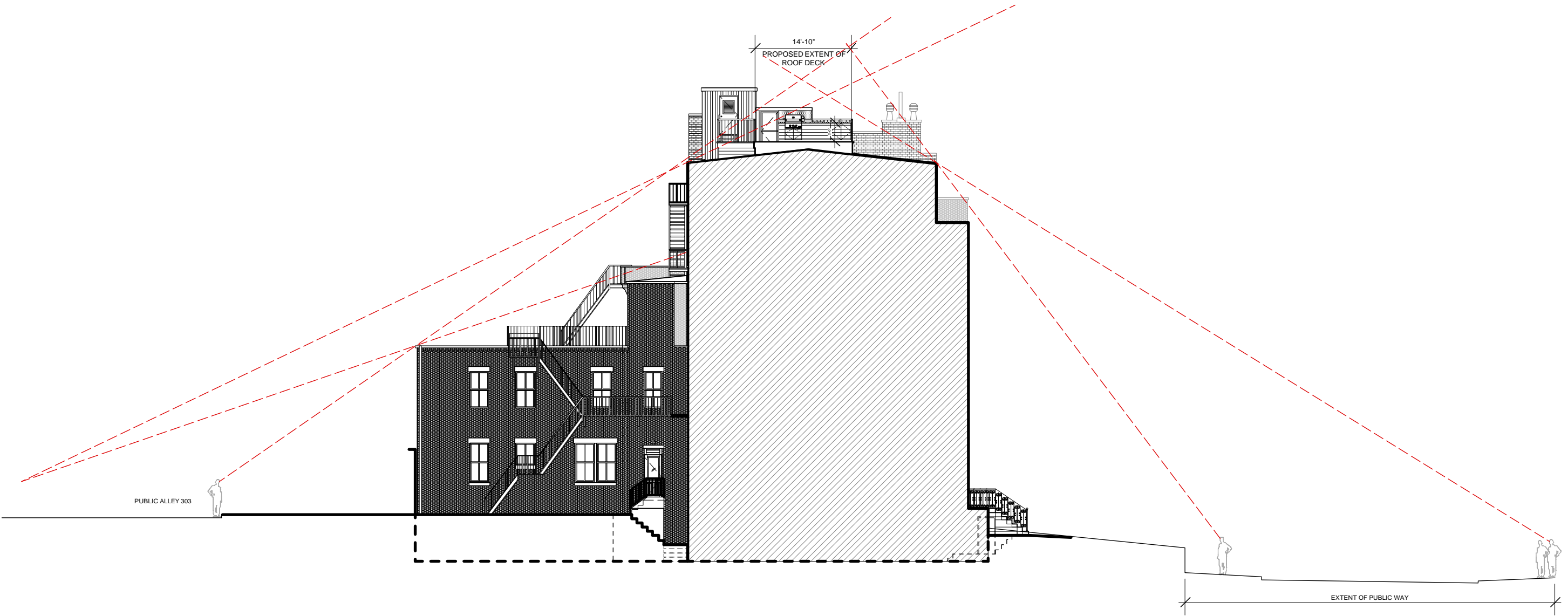


ROOF DECK VISIBILTY STUDY - PROPOSED AT JUNE 26TH, 2017 HEARING

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

**SOUSA design**  
Architects

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617 . 879. 9100

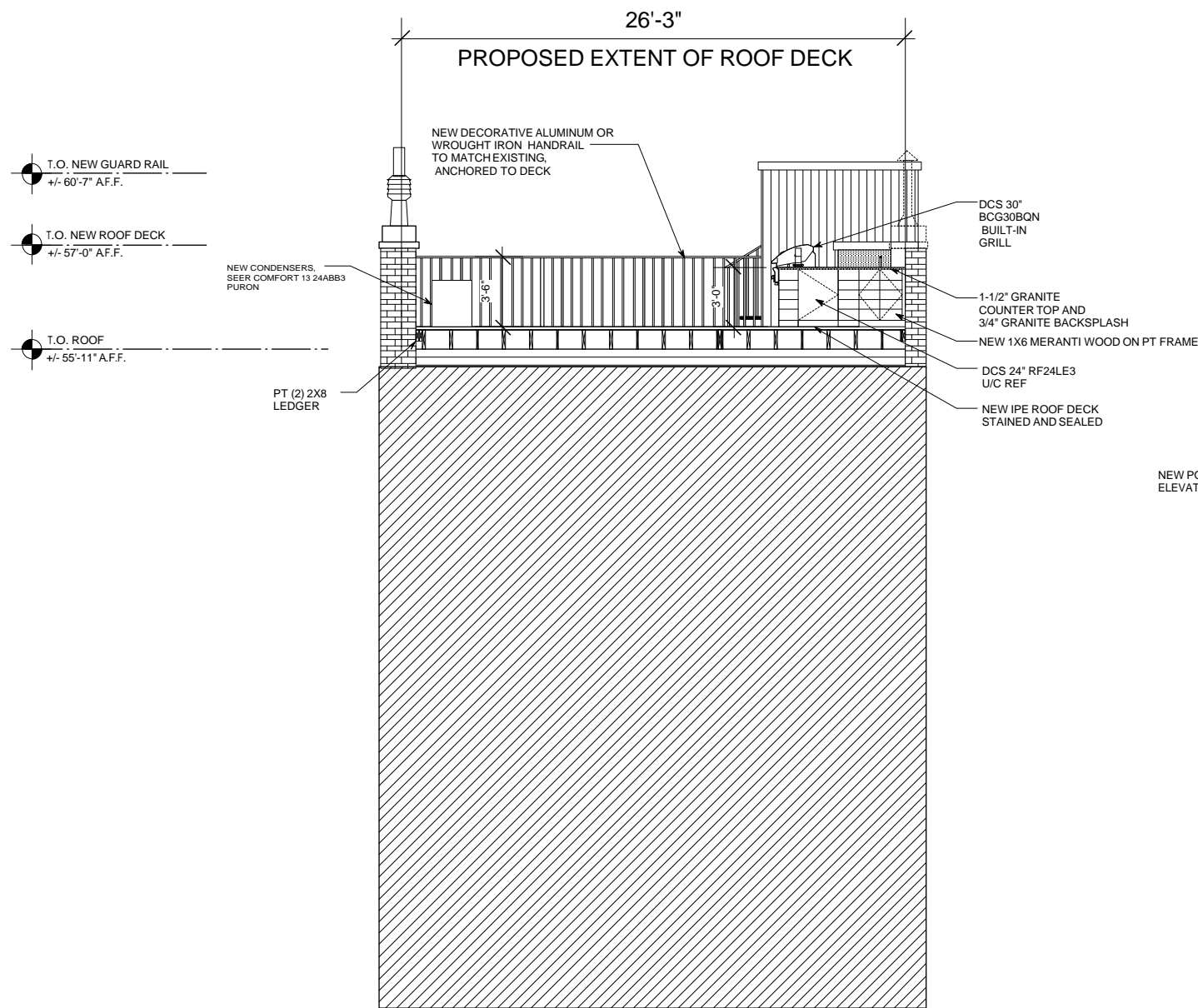


**NEW PROPOSED ROOF DECK VISIBILITY STUDY**

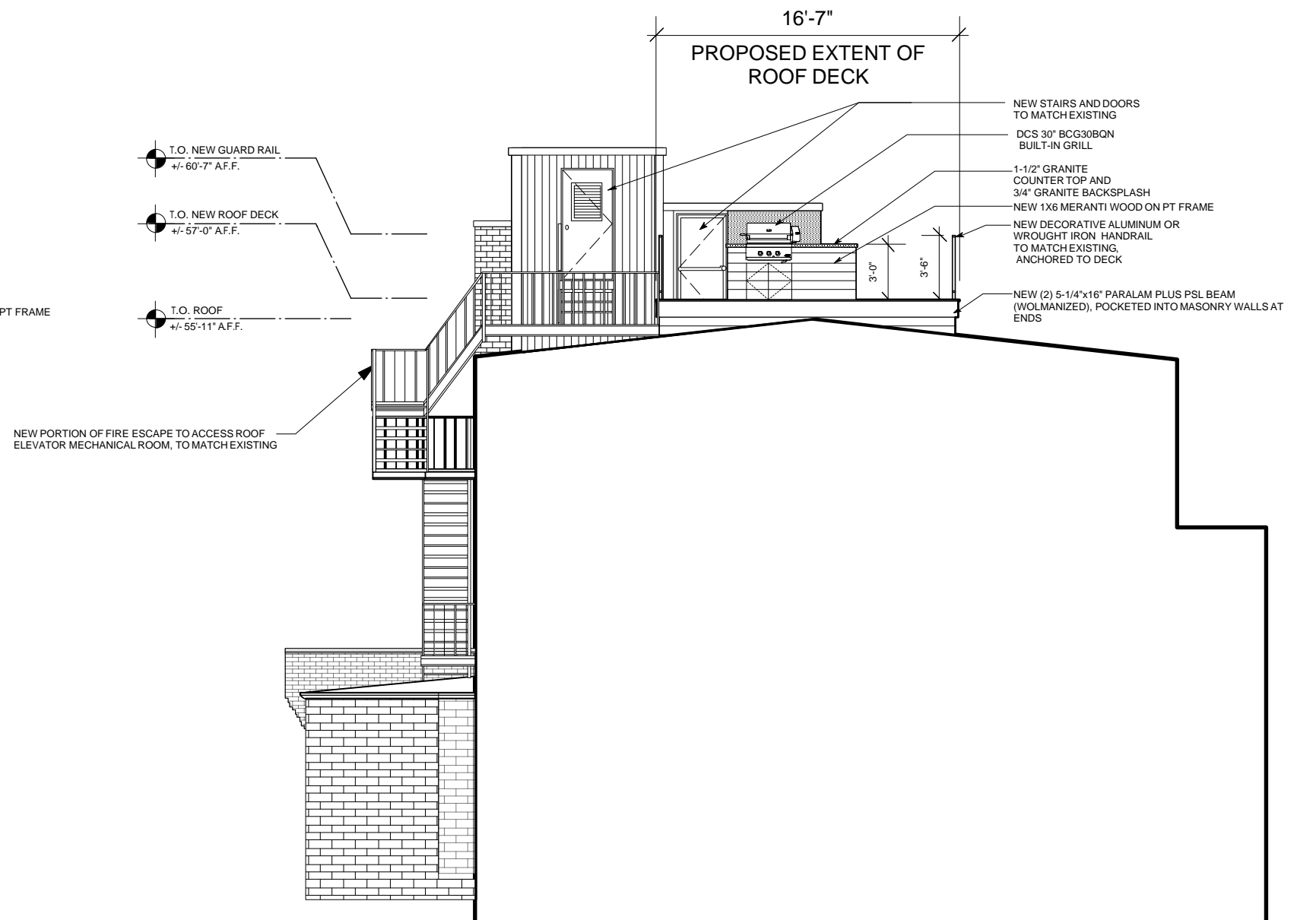
Scale: 1/16" = 1'-0"

**SOUSA design**  
Architects

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Brookline, MA. 02445  
617 . 879. 9100



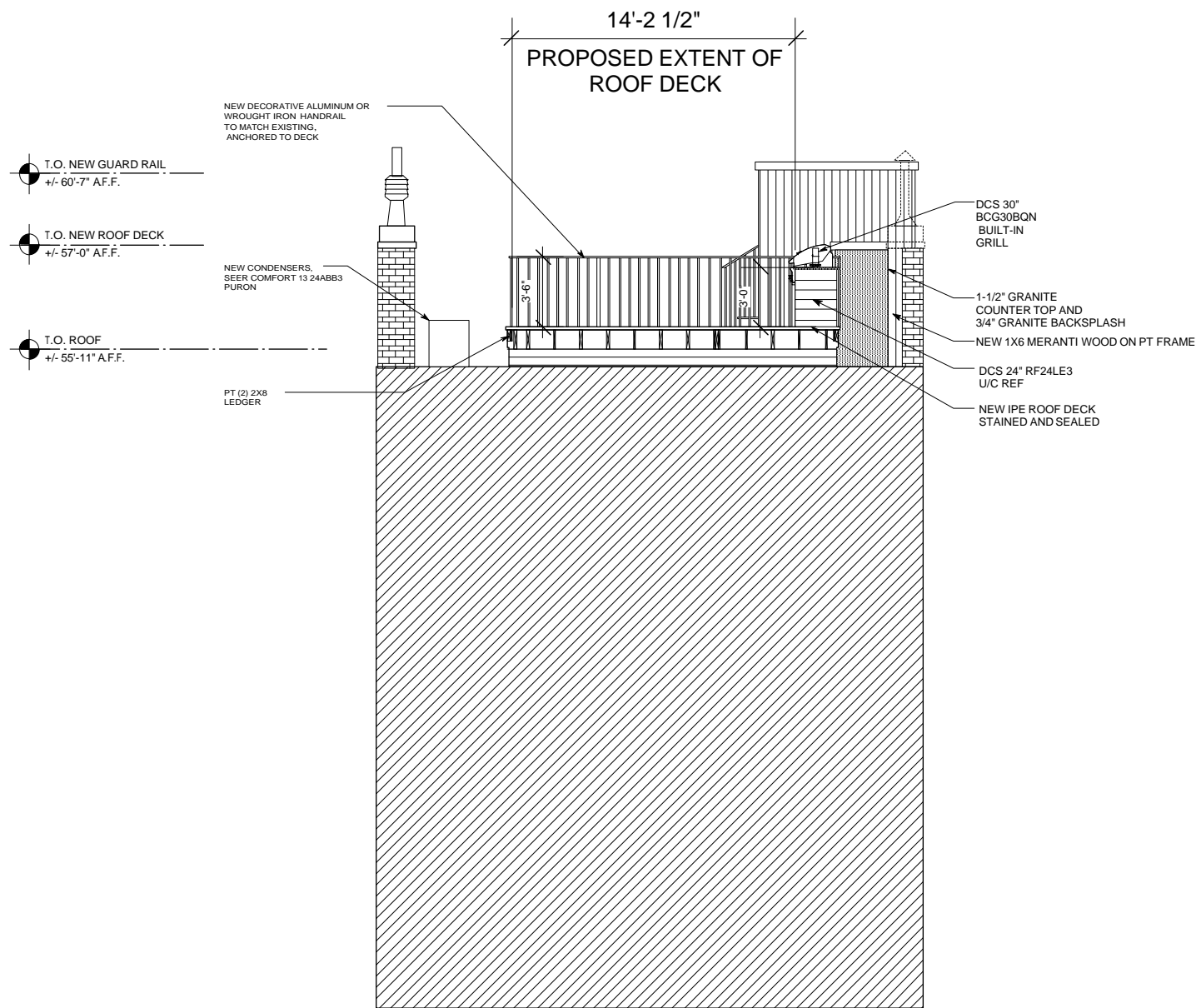
1A ROOF DECK SECTION  
Scale: 1/8" = 1'-0"



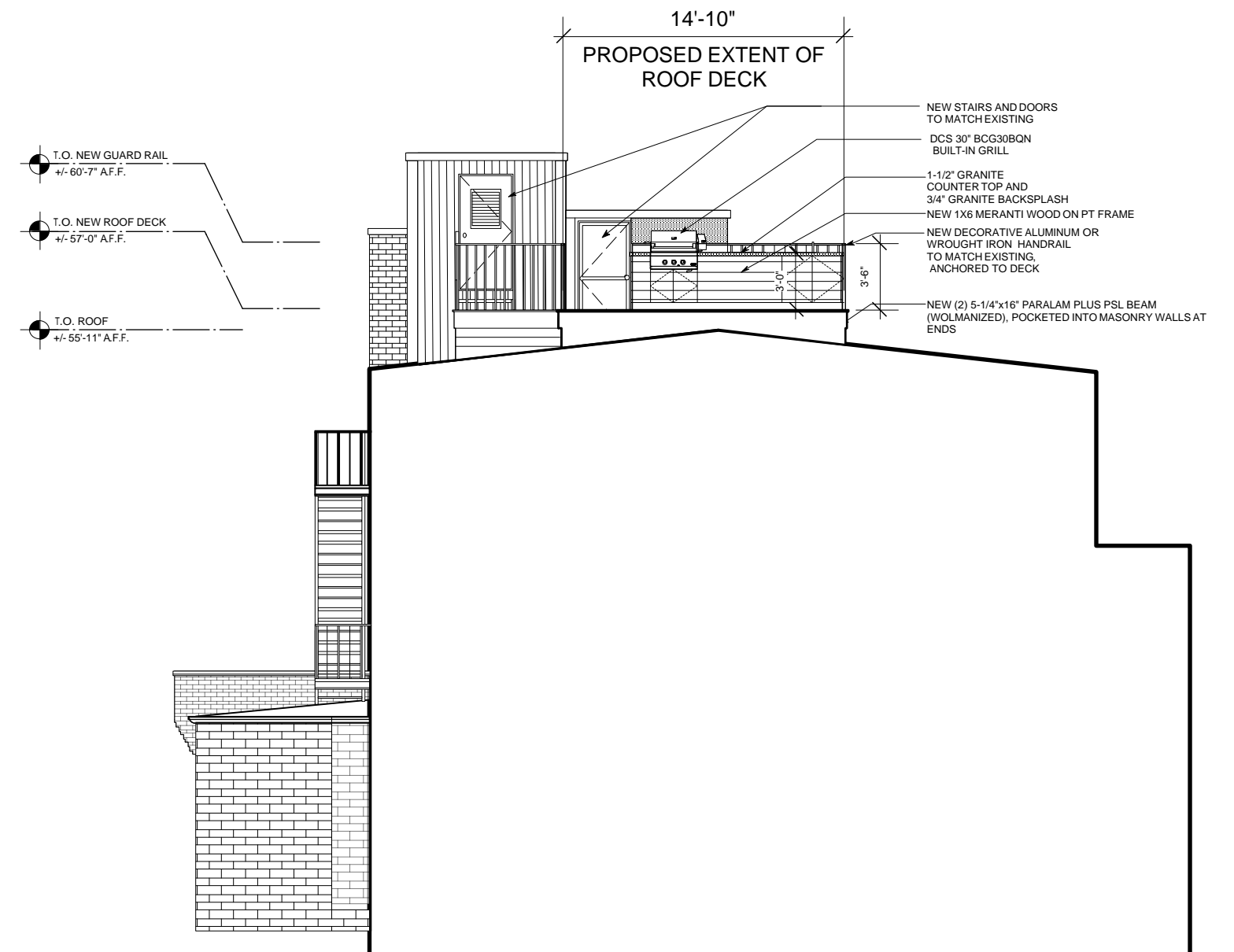
1B ROOF DECK SECTION  
Scale: 1/8" = 1'-0"

PROPOSED @ JUNE 26TH, 2017 HEARING





2A PROPOSED ROOF DECK SECTION  
Scale: 1/8" = 1'-0"

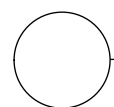


2B NEW PROPOSED ROOF DECK SECTION  
Scale: 1/8" = 1'-0"

NEW PROPOSED ROOF DECK

73 MOUNT VERNON STREET

BOSTON, MA 02108



EXISTING REAR PERSPECTIVE

**SOUZA design**  
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73 MOUNT VERNON STREET

BOSTON, MA 02108



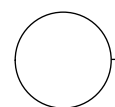
REAR PERSPECTIVE, PROPOSED AT JUNE 26TH, 2017 HEARING

**SOUSA design**  
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Brookline, MA. 02445  
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73 MOUNT VERNON STREET

BOSTON, MA 02108

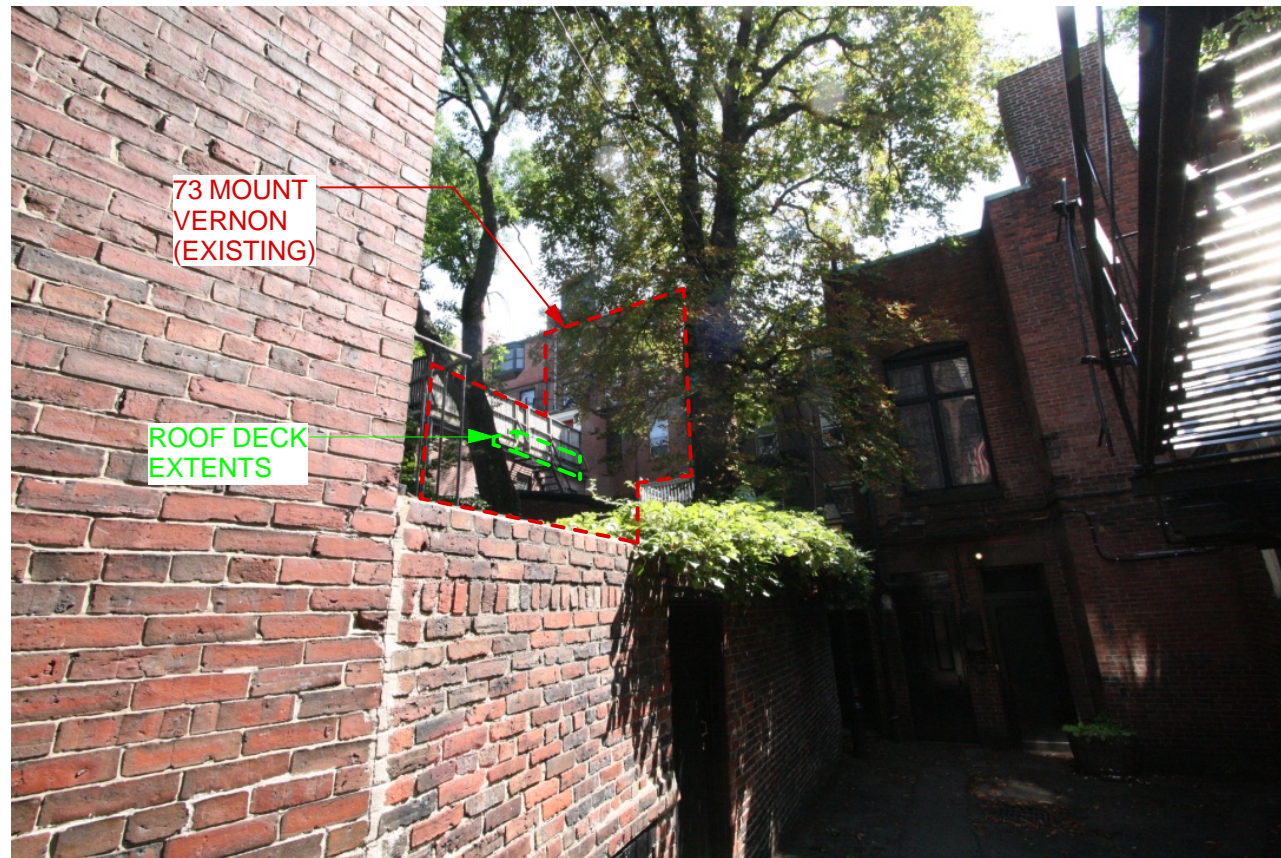


NEW PROPOSED REAR PERSPECTIVE

**SOUZA design**  
A r c h i t e c t s

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617 . 879. 9100





○ PHOTO #1

○ PHOTO #2



EXISTING ROOF DECK (ELL BUILDING)

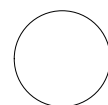


EXISTING ROOF (MAIN BUILDING)





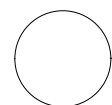
NOTE: DECK AND RAILING  
CANNOT BE SEEN FROM  
PUBLIC WAY (MT VERNON ST),  
SEE VISIBILITY STUDY DIAGRAM



FRONT RAILING MOCKUP (MAIN BUILDING)



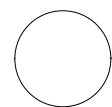
NOTE: DECK AND RAILING  
CANNOT BE SEEN FROM  
PUBLIC WAY (PUBLIC ALLEY 303)  
WHEN TREES ARE IN BLOOM



REAR RAILING MOCKUP (MAIN BUILDING)

73 MOUNT VERNON STREET

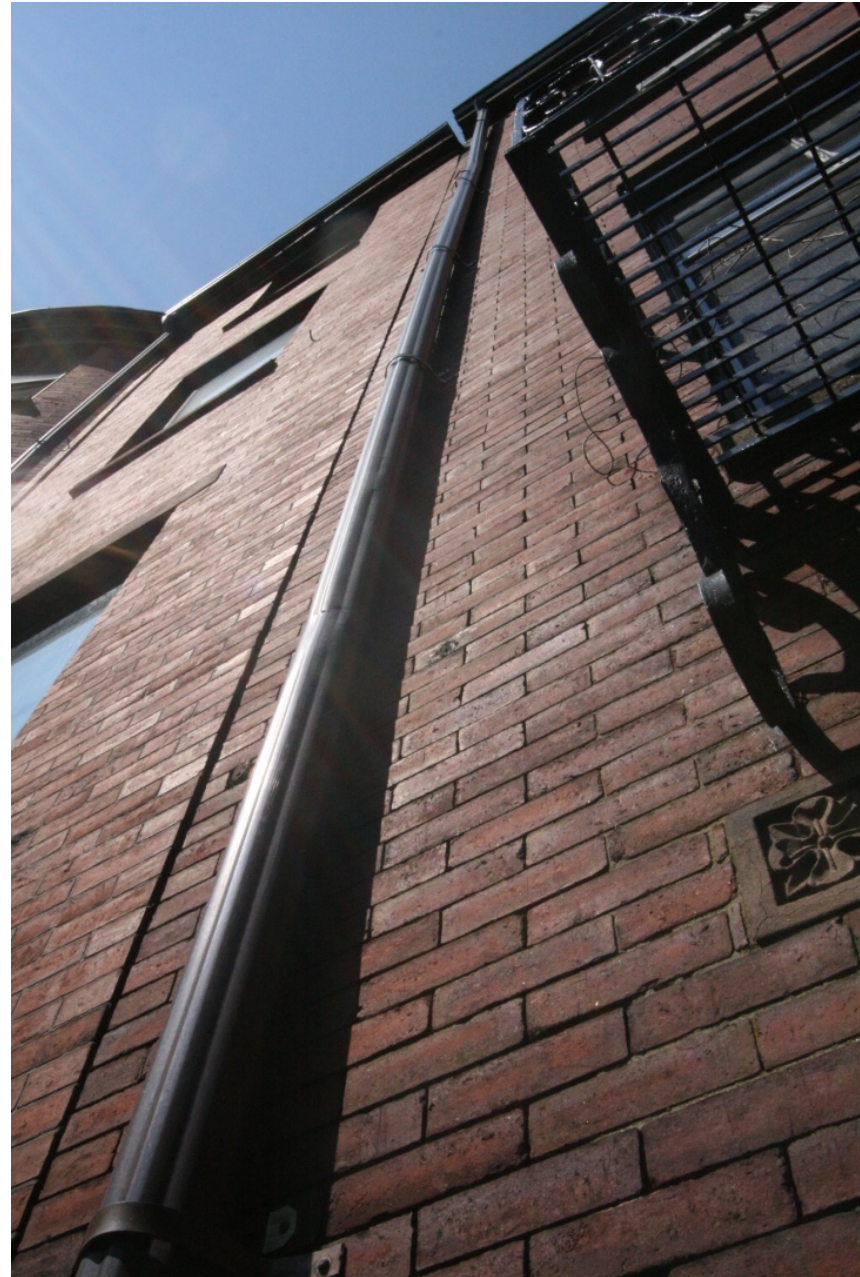
BOSTON, MA 02108



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

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Economy:  ■  
Standard:  ■    
Premium:  ■

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



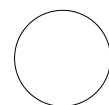
■

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

 COPPER LEADER & GUTTERS TO MATCH EXISTING

**SOUSA design**  
Architects

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Brookline, MA. 02445  
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EXISTING FIRE ESCAPE PHOTOS