

TUDOR BUILDING
UNIT 8/9 SOUTH

34.5 BEACON STREET
Boston, Massachusetts

21 December 2017

***REVISED** DESCRIPTION OF PROPOSED WORK:**

- Renovate and expand the existing 9th floor headhouse to be within the footprint, height and volume of the previous pergolas. The two pergolas were recently removed for replacement of the roof membrane.
- Rebuild and renovate the roof deck structure, planters and landscaping, which were all recently removed for replacement of the roof membrane.
- Remove plywood at one, 8th floor (NW) window opening and replace with new 1/1 window to match other windows on the 8th floor.

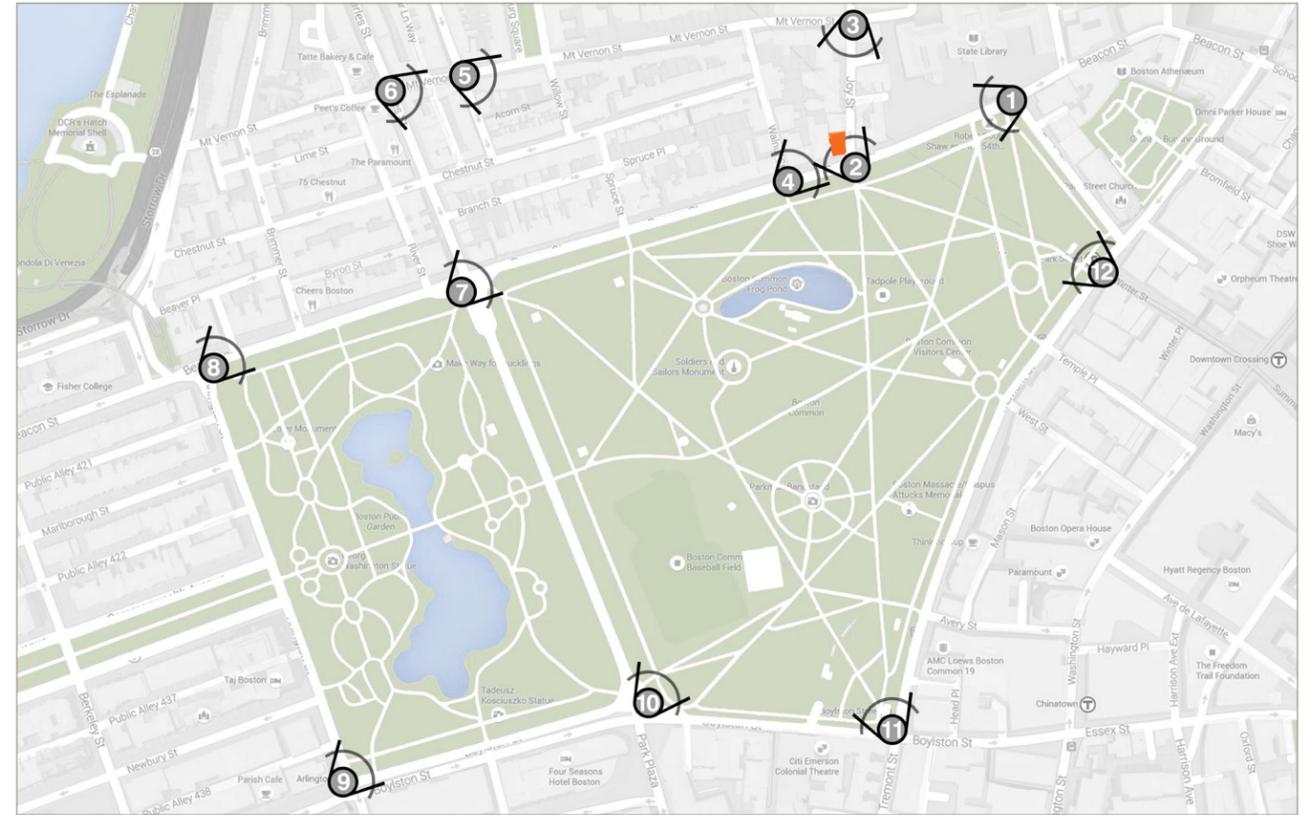
* based on feedback from hearing held on 16 November 2017.



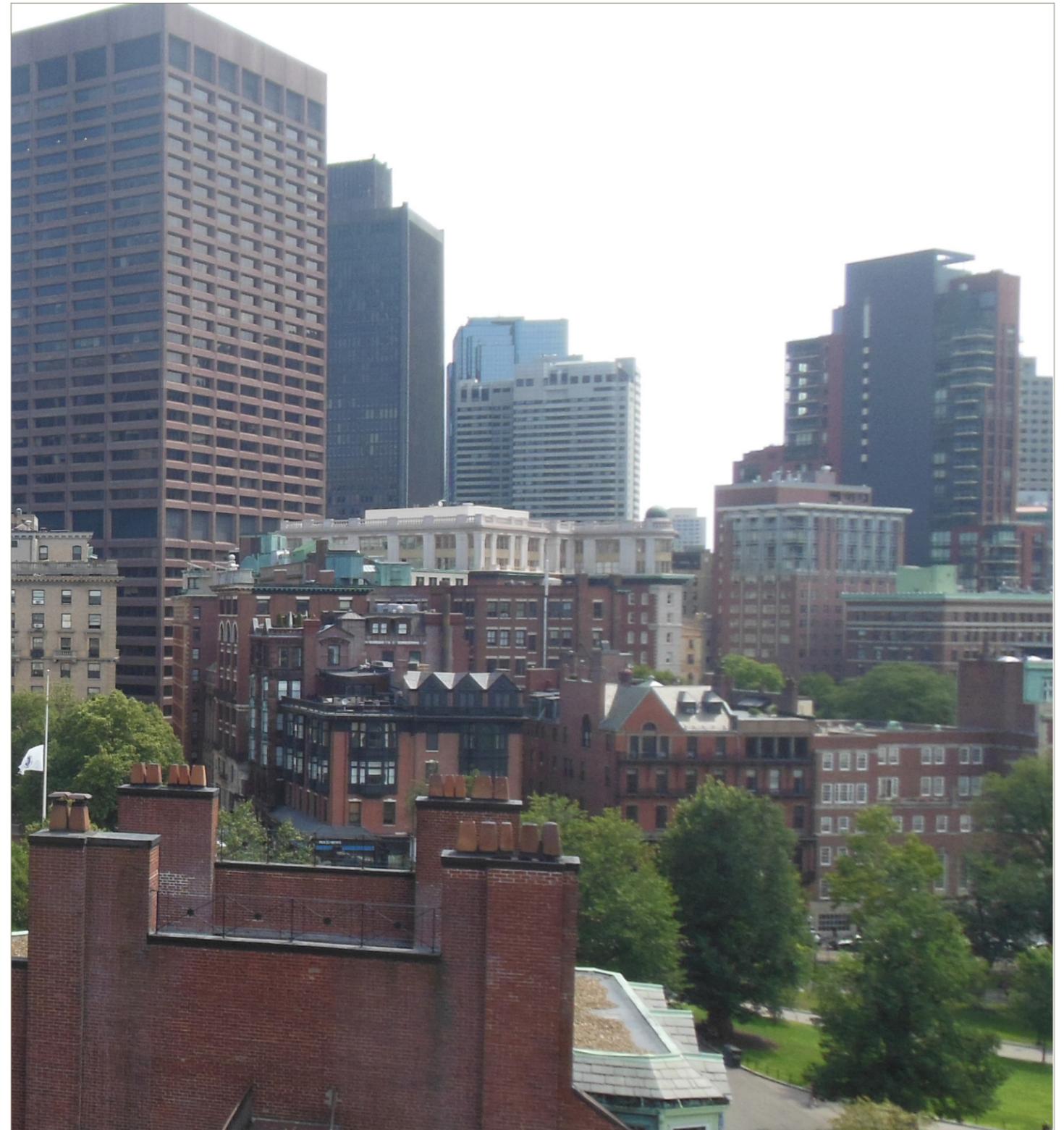
SITE LOCATION



BUILDING IMAGES



VIEWS TO UNIT 8/9 SOUTH ROOFTOP FROM SURROUNDING STREETS



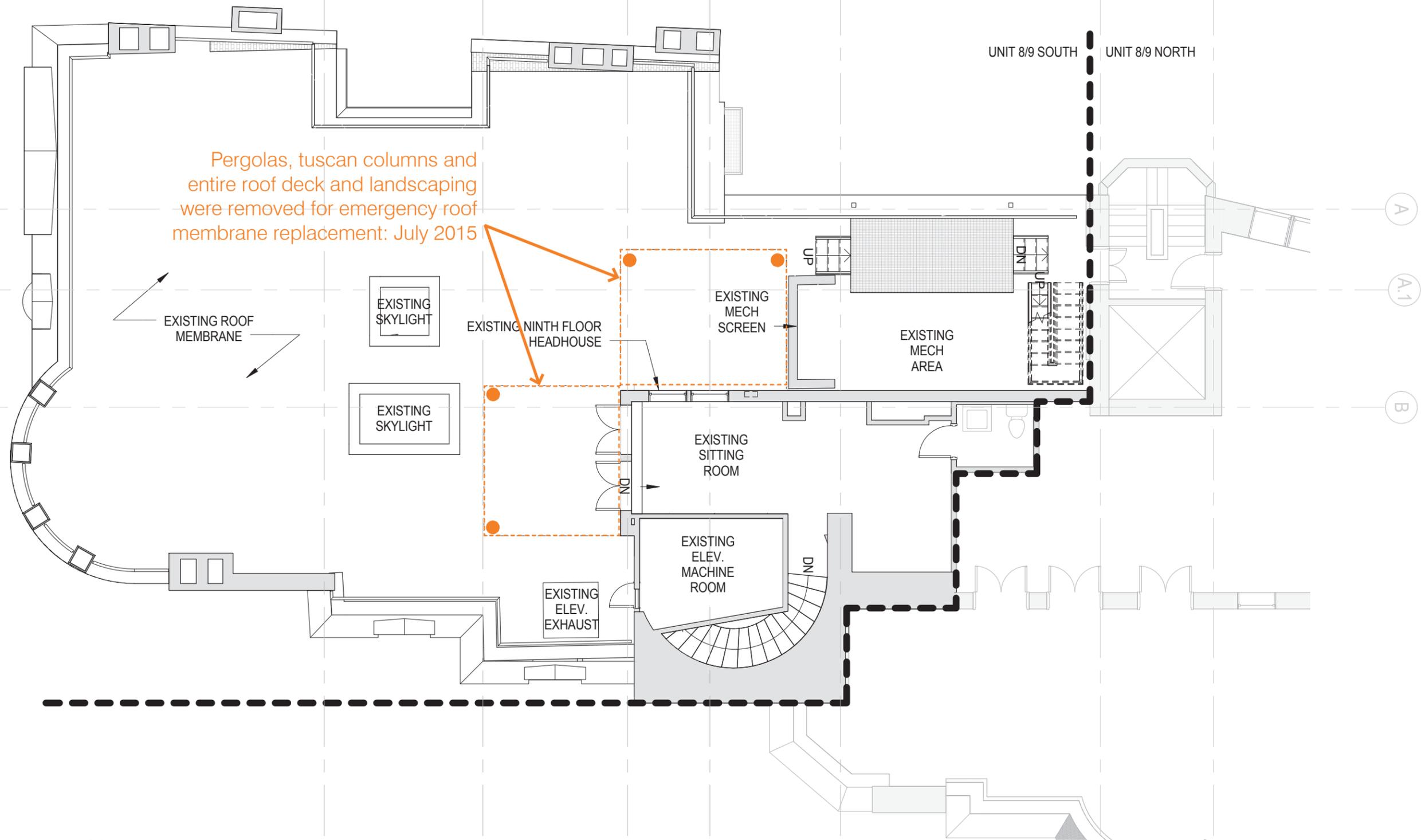
VIEWS FROM ROOF DECK | BEACON HILL CONTEXT + PRECEDENTS

LOOKING NORTHEAST, SOUTHEAST + WEST



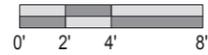
VIEWS FROM ROOF DECK | BEACON HILL CONTEXT + PRECEDENTS

LOOKING WEST / SOUTHWEST TOWARDS 37 BEACON STREET

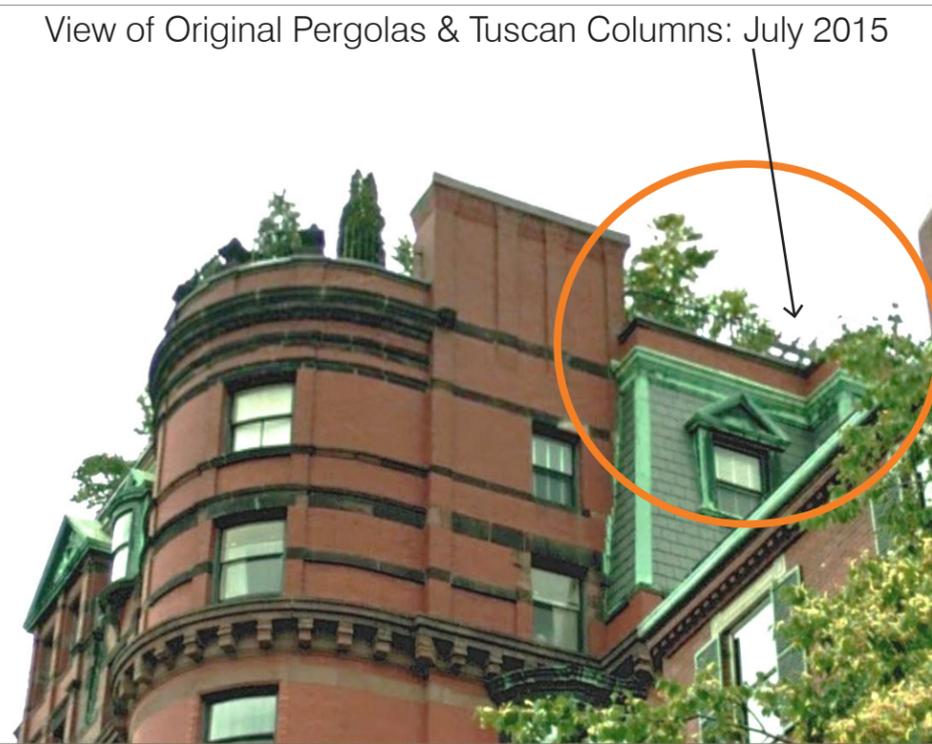


Pergolas, tuscan columns and entire roof deck and landscaping were removed for emergency roof membrane replacement: July 2015

EXISTING NINTH FLOOR PLAN
CURRENT



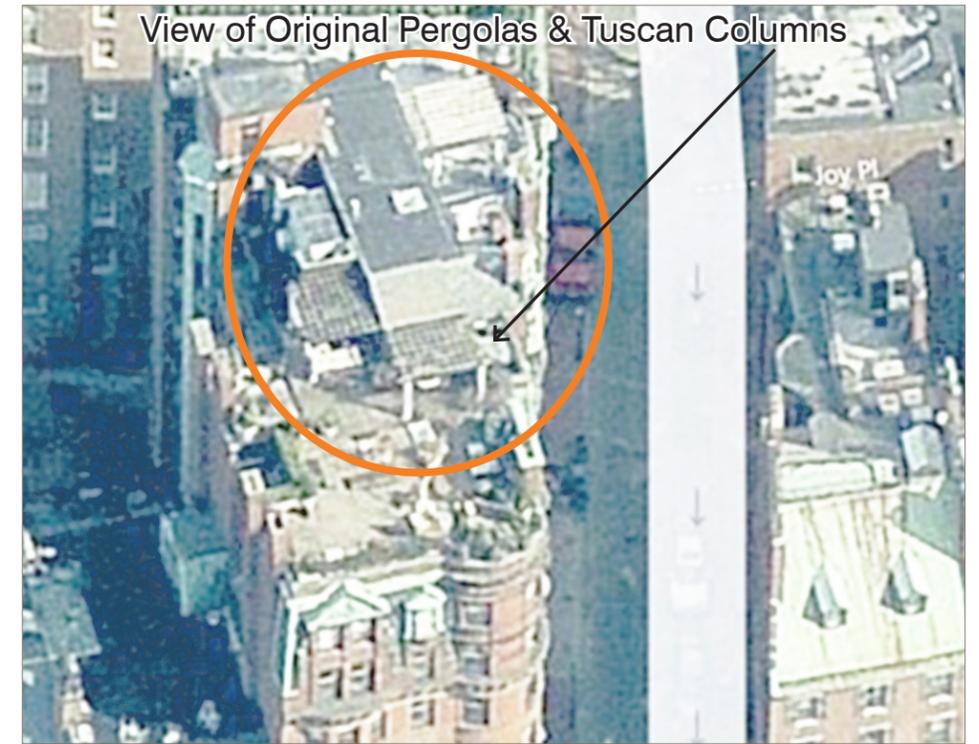
View of Original Pergolas & Tuscan Columns: July 2015



View of Original Planter Boxes: July 2015



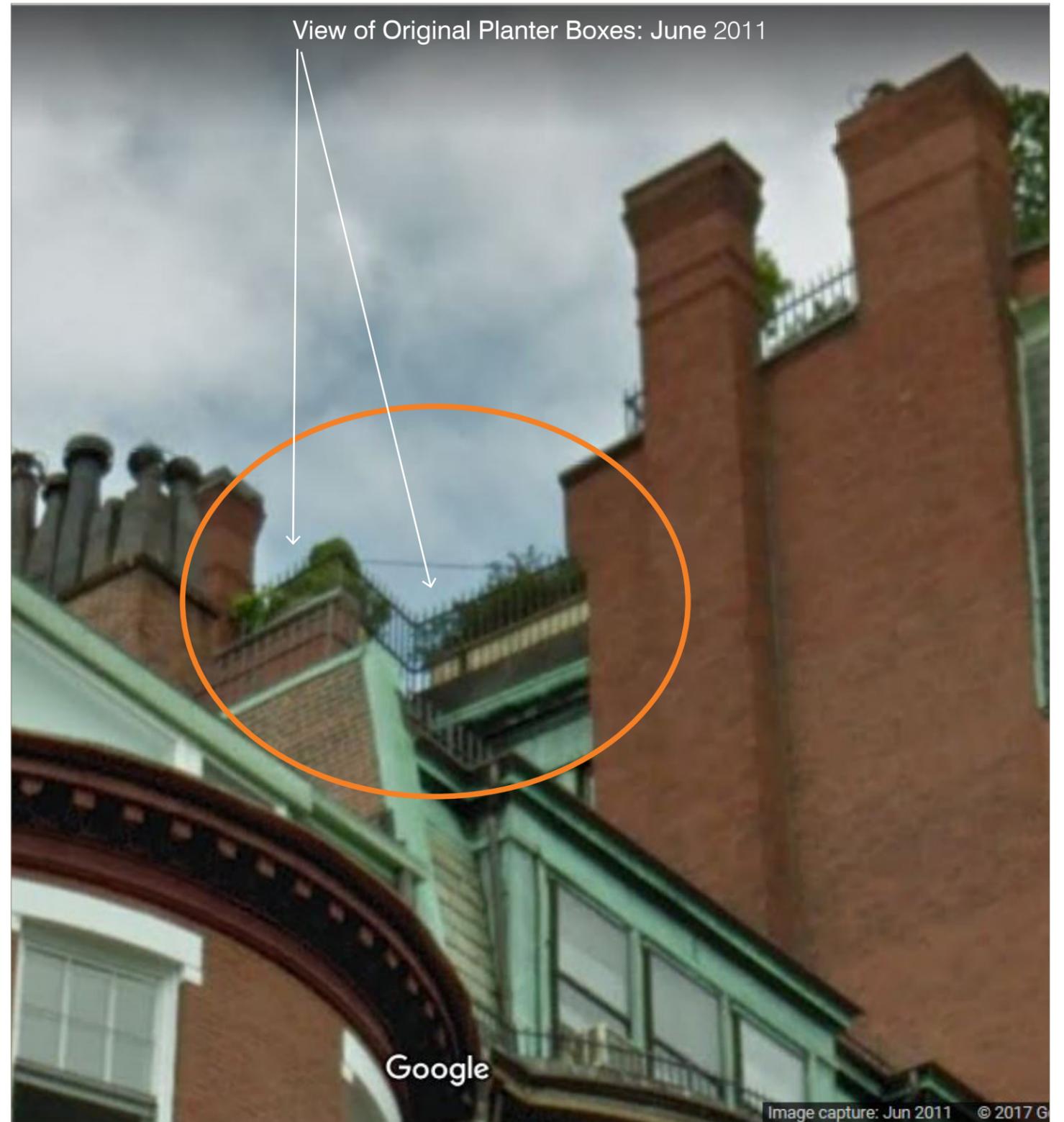
View of Original Pergolas & Tuscan Columns



*PERGOLAS REMOVED IN JULY 2015 WITH BHAC APPROVAL FOR ROOF REPLACEMENT

***ORIGINAL NINTH FLOOR WITH ORIGINAL PERGOLAS**

JULY 2015



*PLANTERS REMOVED IN JULY 2015 WITH BHAC APPROVAL FOR ROOF REPLACEMENT

*** ORIGINAL NINTH FLOOR WITH ORIGINAL PLANTER BOXES**

MAY 2014 | JUNE 2011



*PLANTERS REMOVED IN JULY 2015 WITH BHAC APPROVAL FOR ROOF MEMBRANE REPLACEMENT

***NINTH FLOOR WITH ORIGINAL PLANTER BOXES vs. VIEW OF NEW MOCK-UP**

JULY 2015 | DECEMBER 2017



NINTH FLOOR WITH VIEW OF NEW MOCK-UP + ORIGINAL PERGOLA MOCK-UP

COMPARED WITH EXISTING PERGOLA (as seen on 9N) | DECEMBER 2017

View of Mock-ups: December 2017



View of Mock-ups: December 2017



NINTH FLOOR WITH VIEW OF NEW MOCK-UP + ORIGINAL PERGOLA MOCK-UP

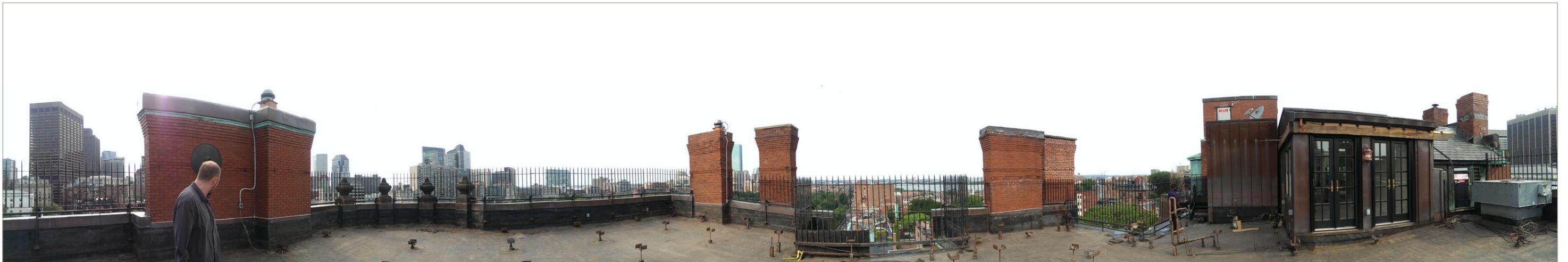
ORIGINAL PERGOLA MOCK-UP USED FOR COMPARISON ONLY | DECEMBER 2017



ORIGINAL PERGOLA + COLUMNS

ORIGINAL EXTENDS BEYOND EXISTING COPPER ACOUSTICAL SCREEN

JULY 2015



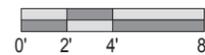
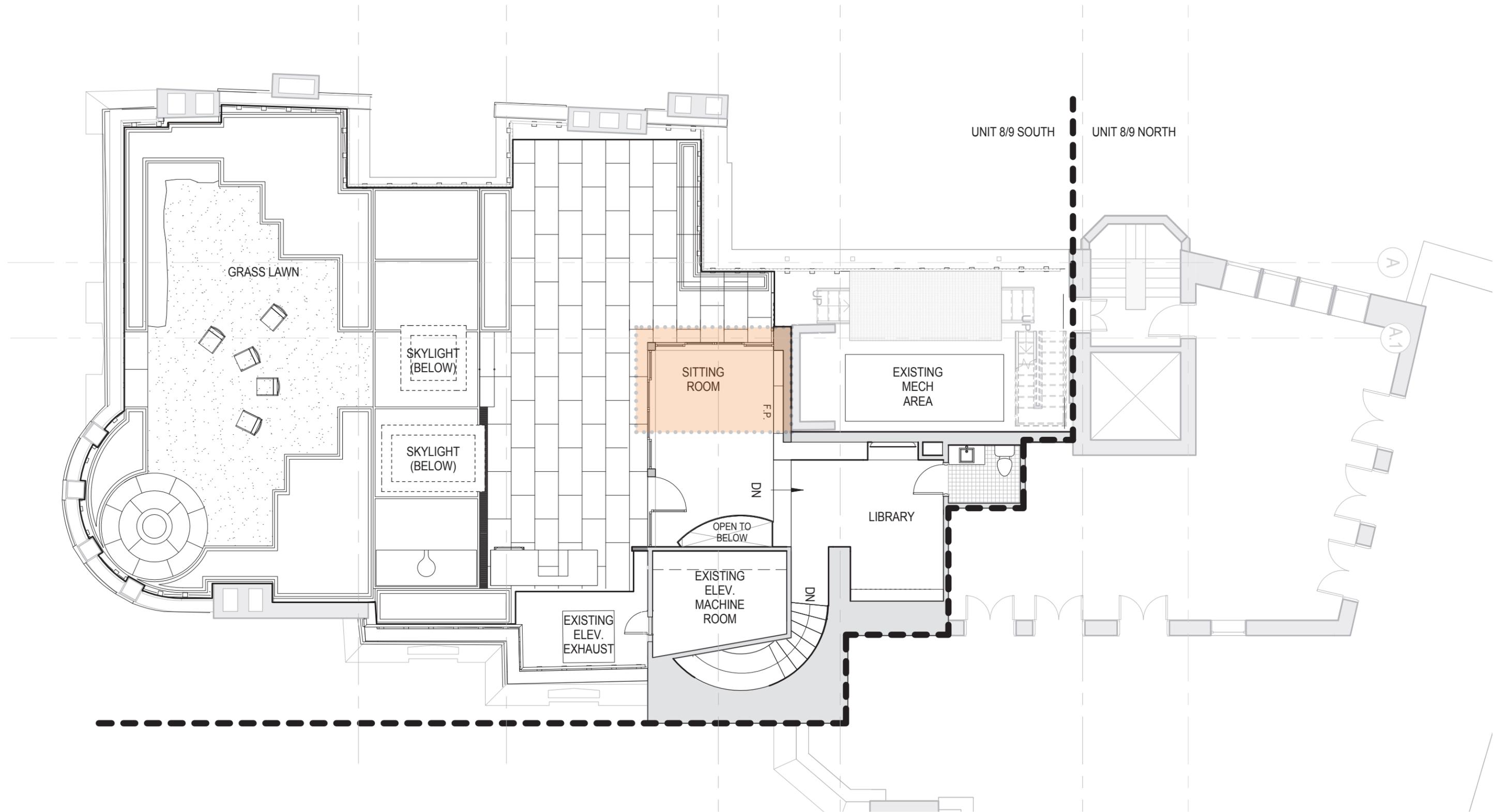
EXISTING NINTH FLOOR WITH ORIGINAL PERGOLAS REMOVED & NEW ROOF MEMBRANE

LATE 2015/MARCH 2016



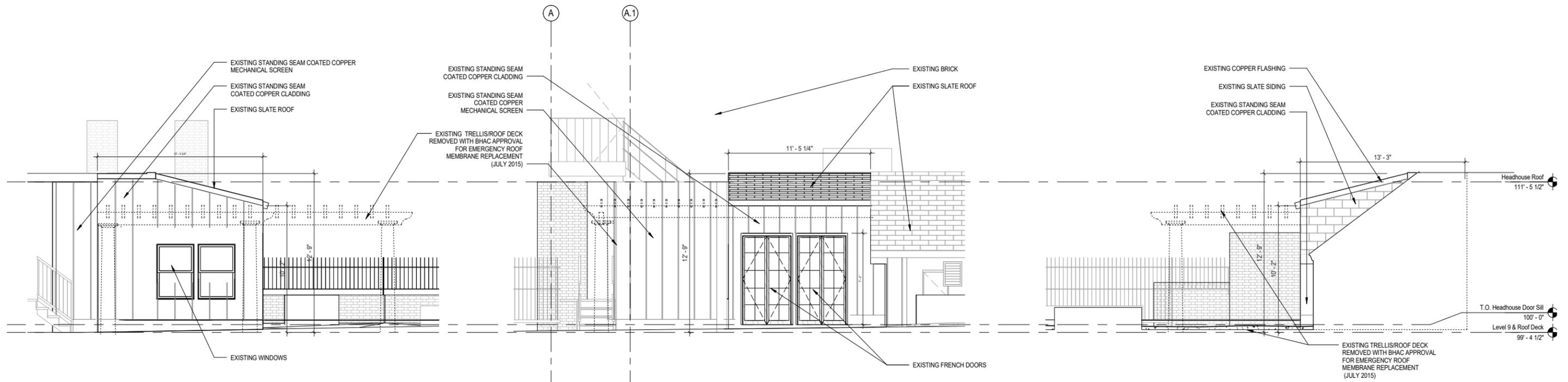
EXISTING NINTH FLOOR WITH ORIGINAL PERGOLAS REMOVED & NEW ROOF MEMBRANE

CURRENT VIEW TAKEN MARCH 2016



PROPOSED NINTH FLOOR PLAN | REVISED

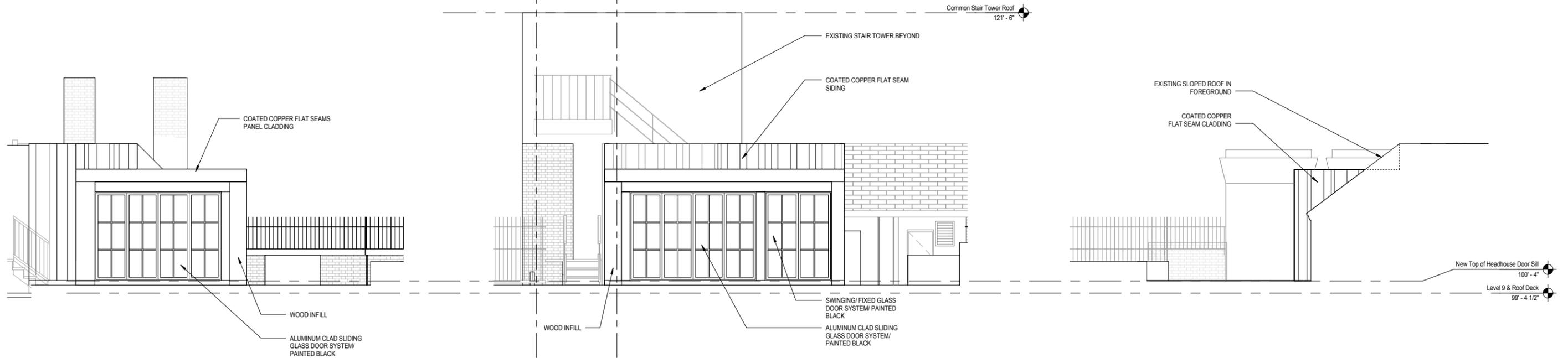
NEW ADDITION TO UNIT 8/9 SOUTH



3 NINTH FLOOR HEADHOUSE - EXISTING WEST ELEVATION
1/4" = 1'-0"

2 NINTH FLOOR HEADHOUSE - EXISTING SOUTH ELEVATION
1/4" = 1'-0"

1 NINTH FLOOR HEADHOUSE - EXISTING EAST ELEVATION
1/4" = 1'-0"



6 NINTH FLOOR HEADHOUSE ADDITION - PROPOSED WEST ELEVATION
1/4" = 1'-0"

5 NINTH FLOOR HEADHOUSE ADDITION - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

4 NINTH FLOOR HEADHOUSE ADDITION - PROPOSED EAST ELEVATION
1/4" = 1'-0"

EXISTING + PROPOSED HEADHOUSE ELEVATIONS | REVISED



ORIGINAL



PROPOSED

ORIGINAL PERGOLAS + HEADHOUSE | PROPOSED VIEW OF NEW HEADHOUSE



VIEW FROM BOSTON COMMON



MOCK-UPS FROM ROOF



PROPOSED SMALLER THAN ORIGINAL PERGOLA

VIEWS OF ORIGINAL PERGOLA + PROPOSED HEADHOUSE MOCK-UPS

NEW WOOD = MOCK-UP OF ORIGINAL PERGOLA | WEATHERED WOOD = EXTENT OF PROPOSED HEADHOUSE



ORIGINAL PERGOLAS | BIRDS-EYE VIEW FROM SOUTHWEST



PROPOSED HEADHOUSE EXTENSION | BIRDS-EYE VIEW FROM SOUTHWEST



ORIGINAL



PROPOSED

ORIGINAL VS. PROPOSED | BIRDS-EYE VIEW FROM ABOVE BEACON STREET - SOUTH



ORIGINAL



PROPOSED

ORIGINAL VS. PROPOSED | VIEW FROM ABOVE BEACON STREET - EAST



ORIGINAL



PROPOSED

ORIGINAL VS. PROPOSED | BIRDS-EYE VIEW FROM BEACON STREET/BOSTON COMMON - WEST



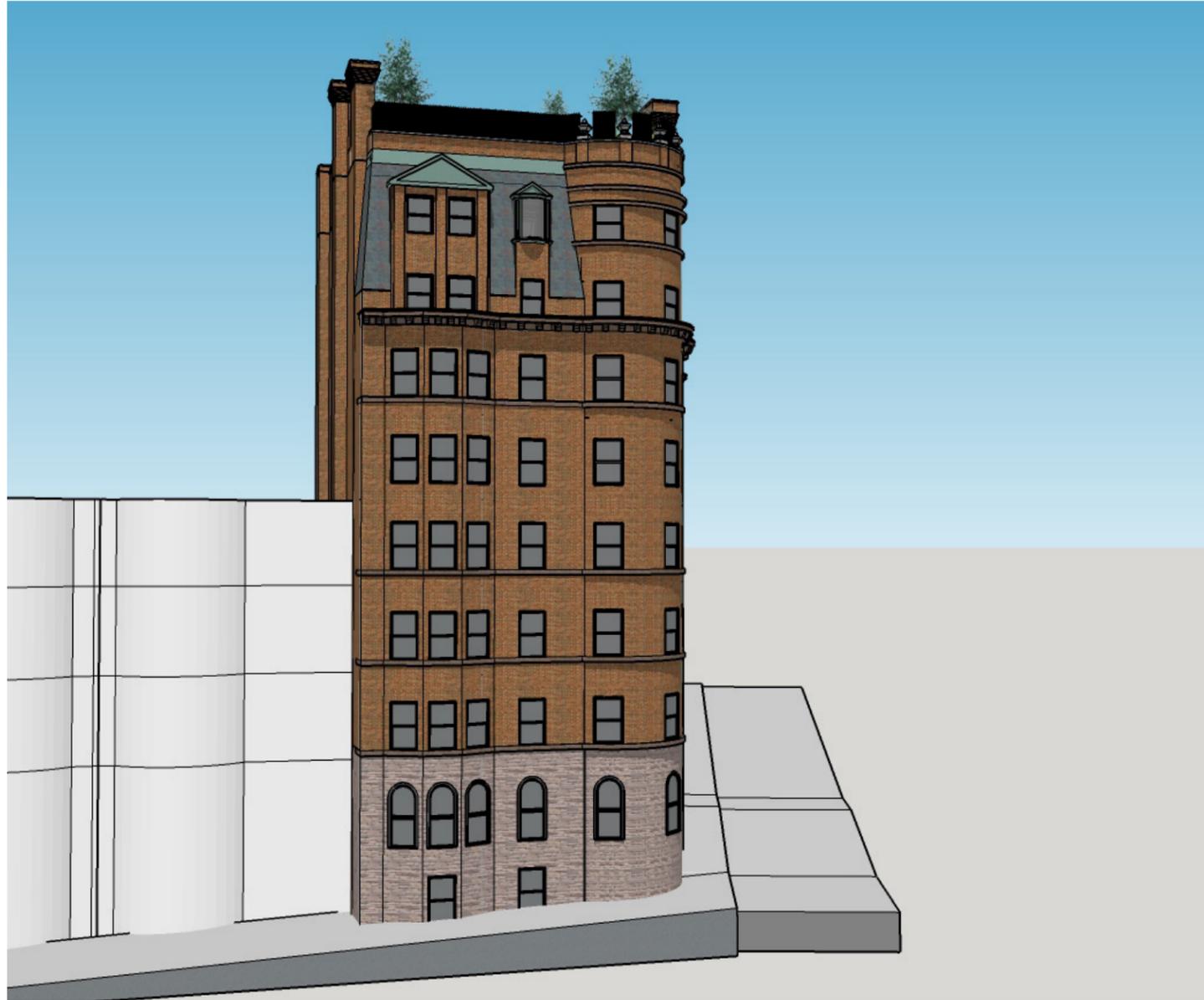
ORIGINAL



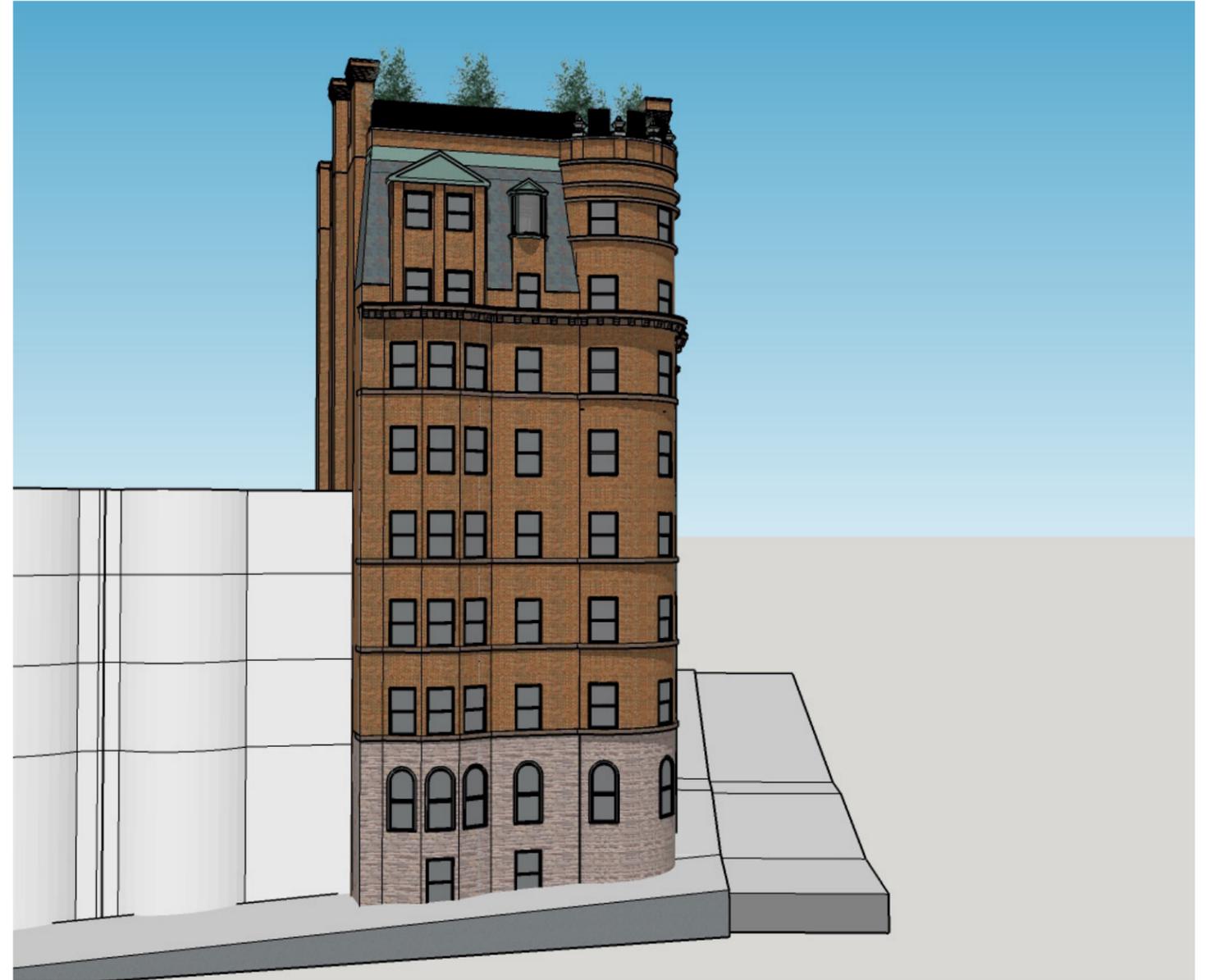
PROPOSED

ORIGINAL VS. PROPOSED | VIEW FROM BEYOND WALNUT STREET

NOTE: ON THE GROUND, THIS VIEW IS HIDDEN BY BUILDINGS

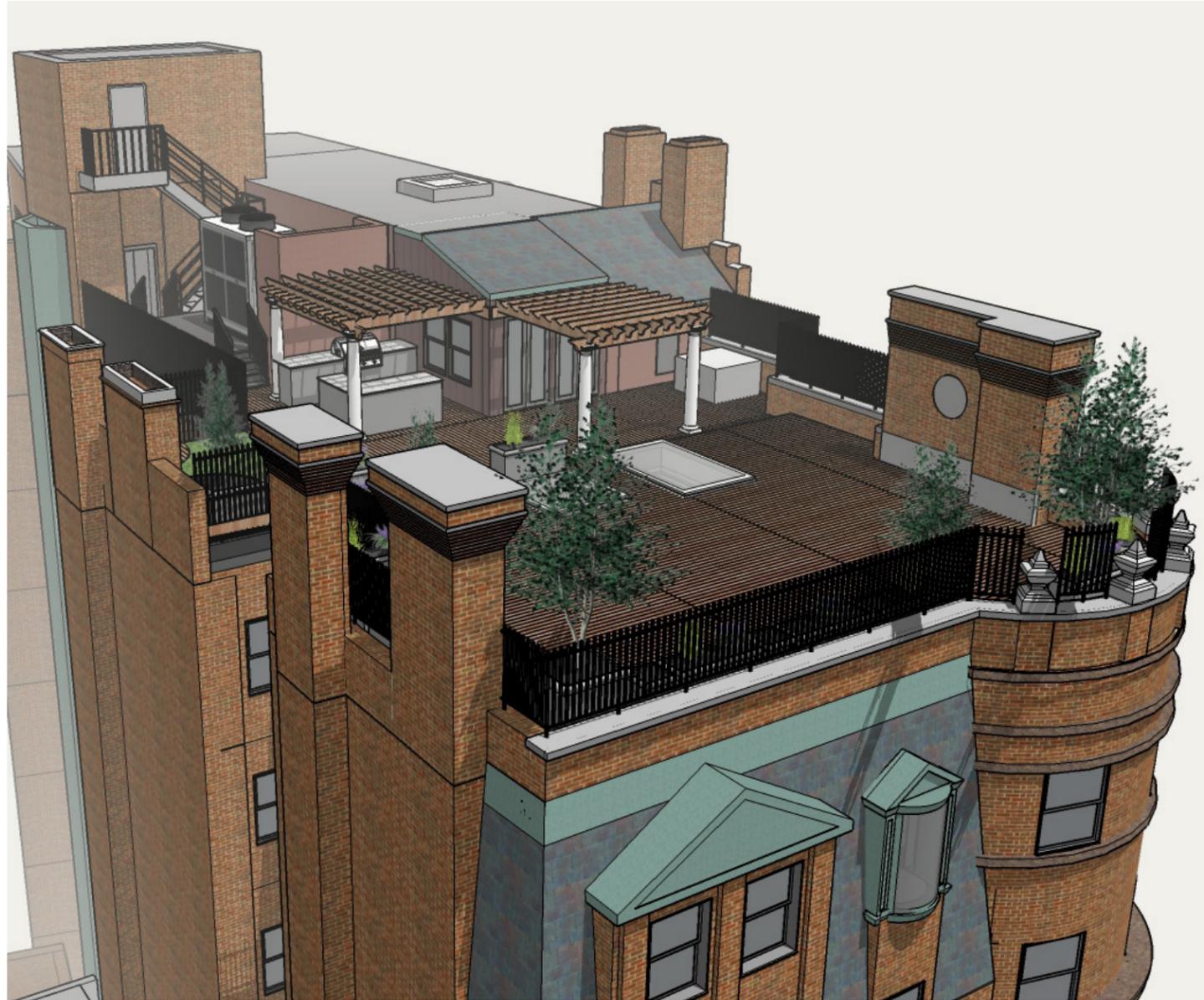


ORIGINAL



PROPOSED

ORIGINAL VS. PROPOSED | VIEW FROM ABOVE BOSTON COMMON - SOUTH

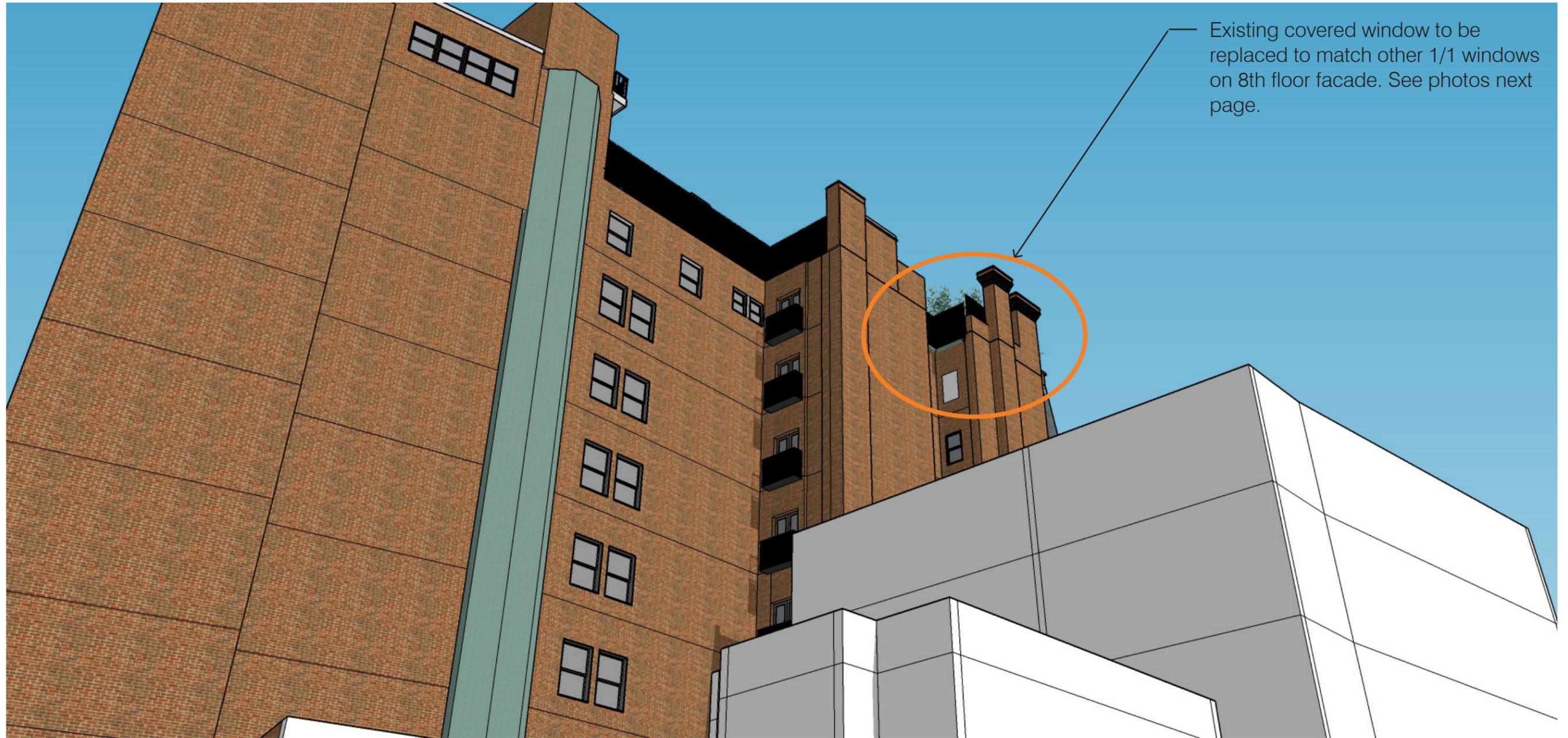


ORIGINAL



PROPOSED

ORIGINAL VS. PROPOSED | BIRDS-EYE VIEW FROM ABOVE BOSTON COMMON - SOUTHWEST



Existing covered window to be replaced to match other 1/1 windows on 8th floor facade. See photos next page.

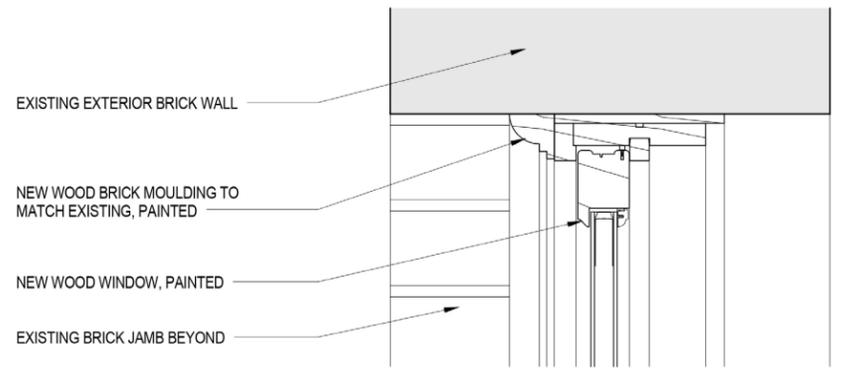
BIRDS-EYE VIEW FROM NORTHWEST

8TH FLOOR | EXISTING COVERED WINDOW TO BE REPLACED

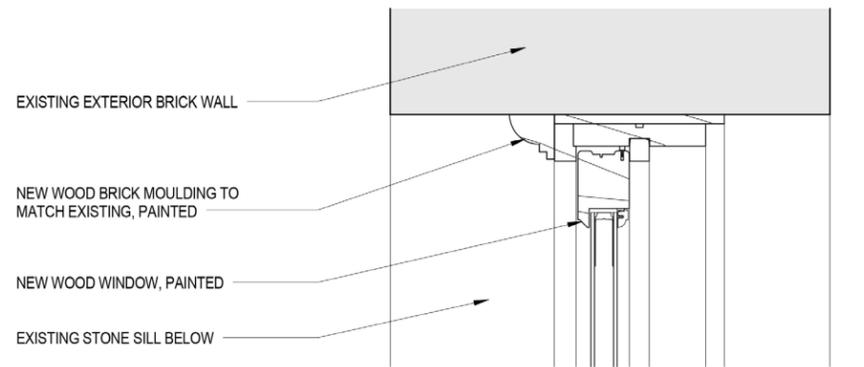


EXISTING COVERED WINDOW TO BE REPLACED

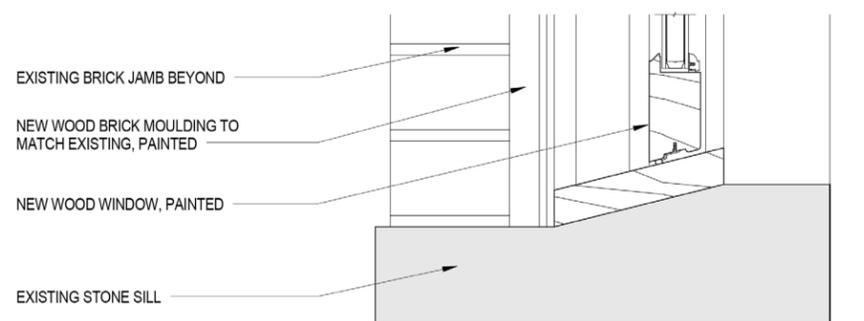
8TH FLOOR | REPLACEMENT TO MATCH OTHERS



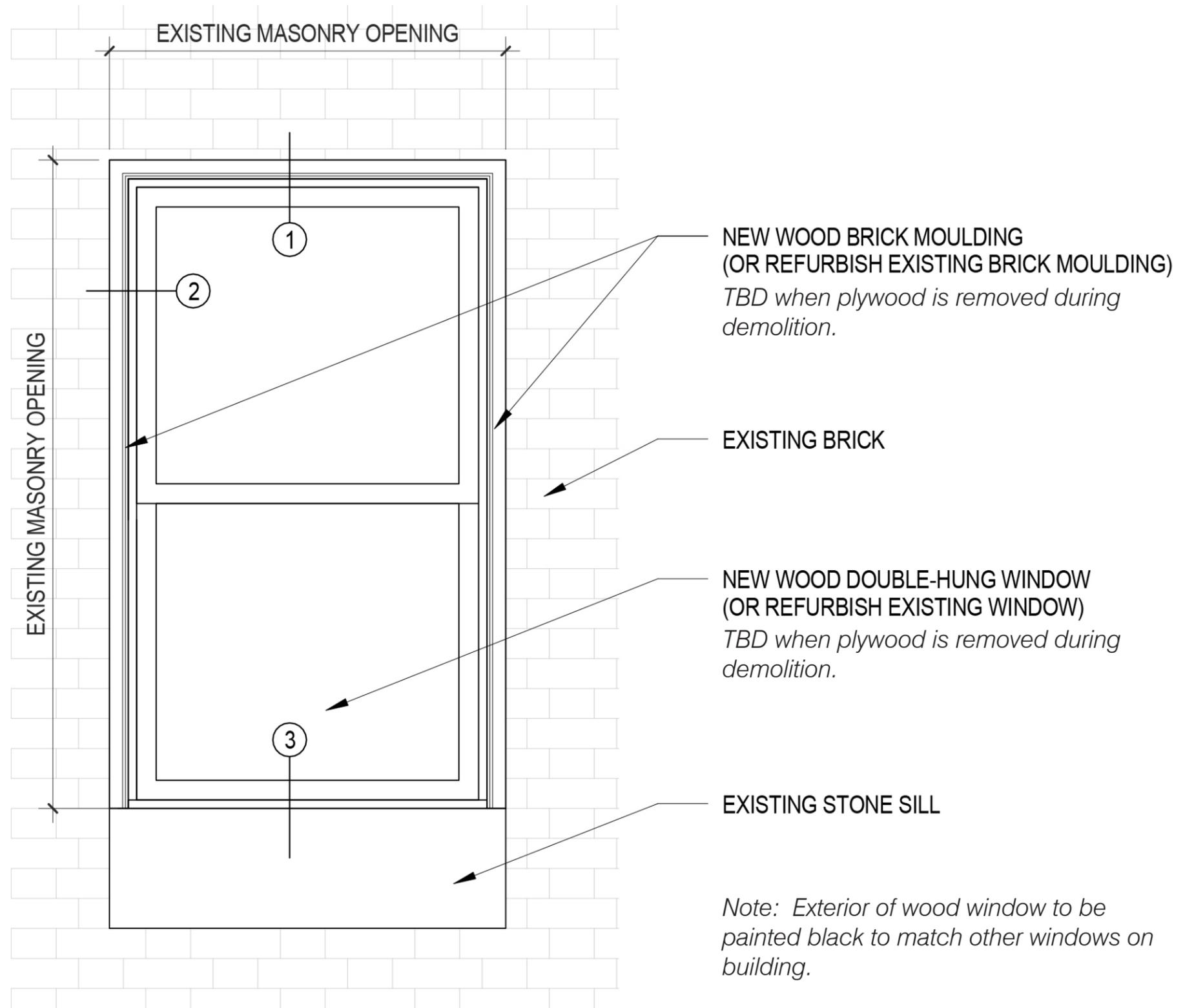
1 WINDOW HEAD
3" = 1'-0"



2 WINDOW JAMB
3" = 1'-0"

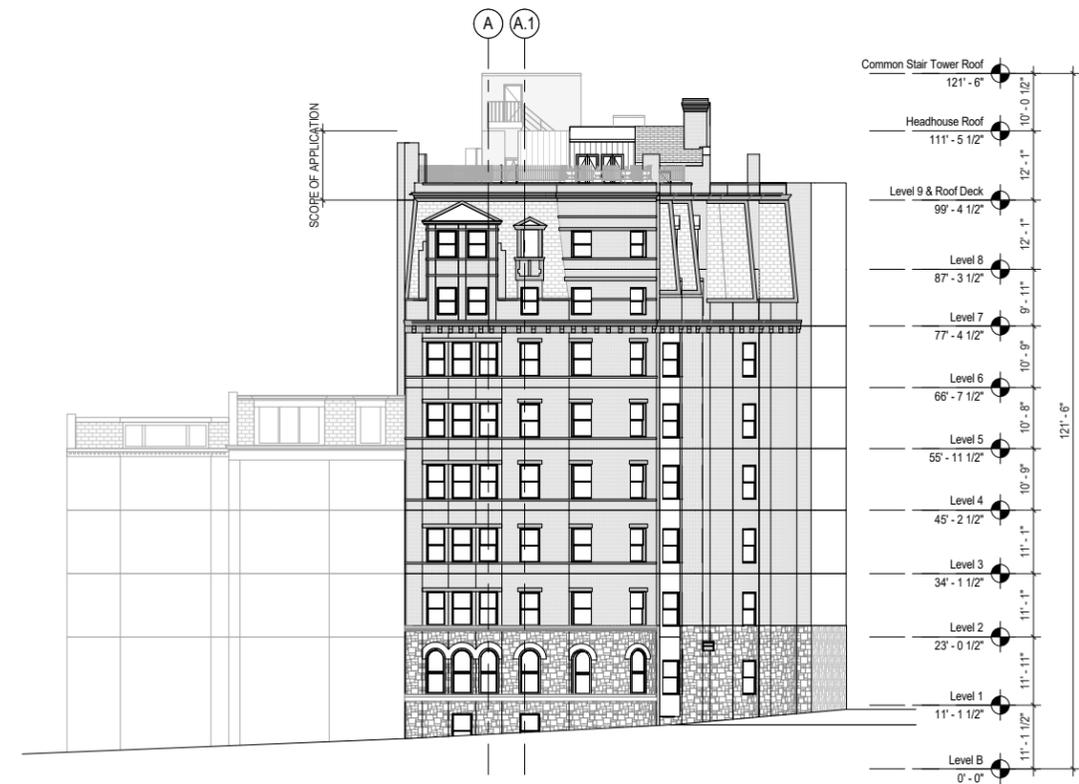
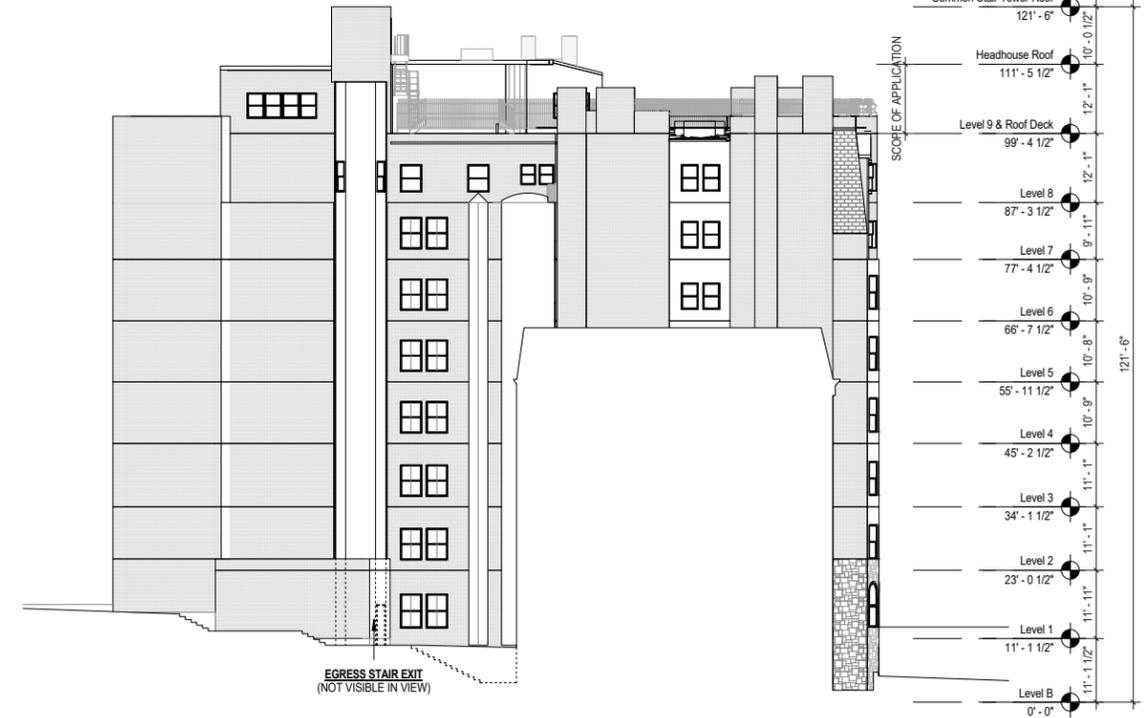
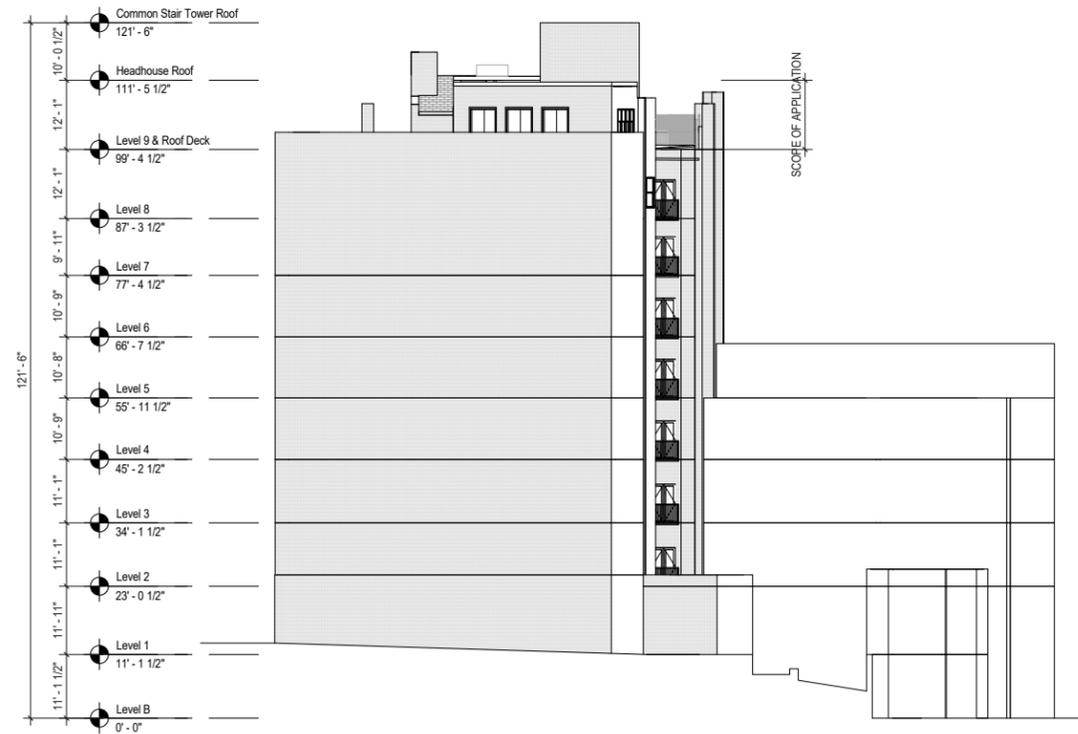


3 WINDOW SILL
3" = 1'-0"

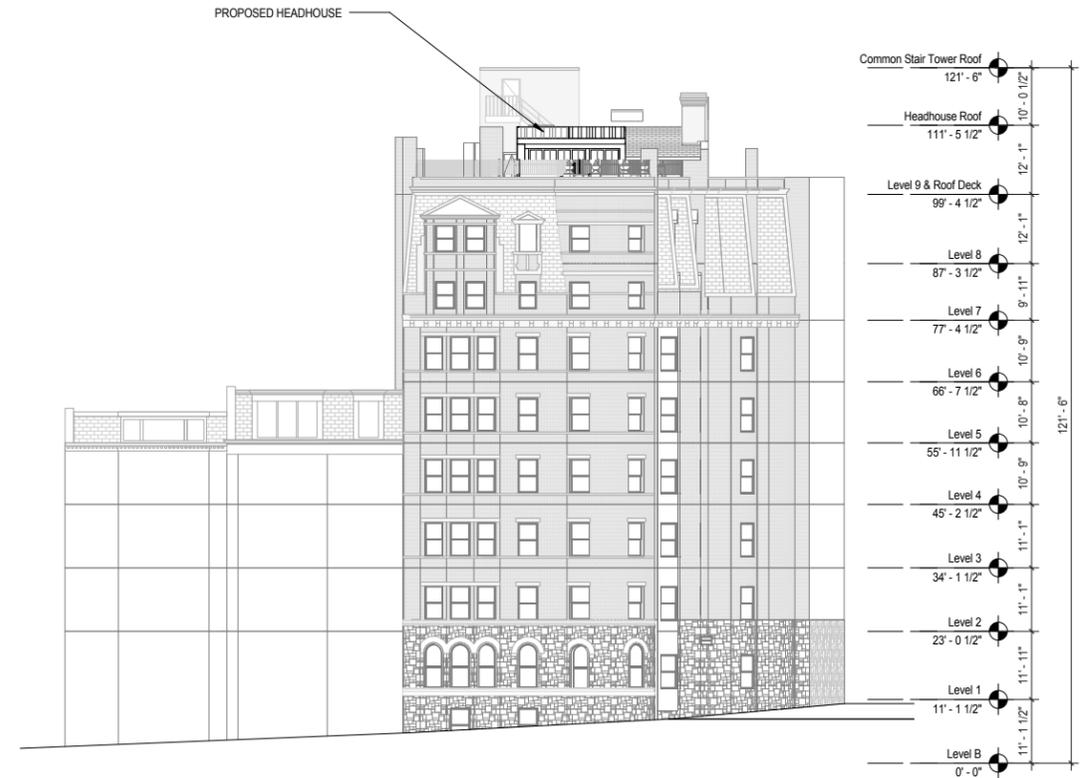
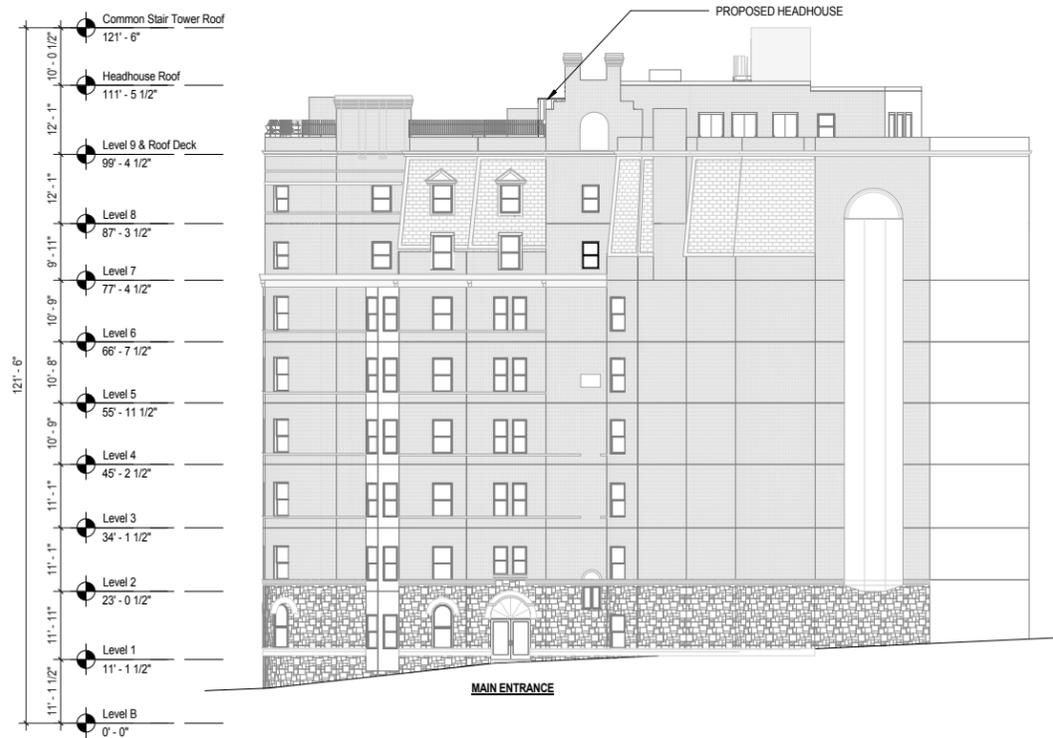
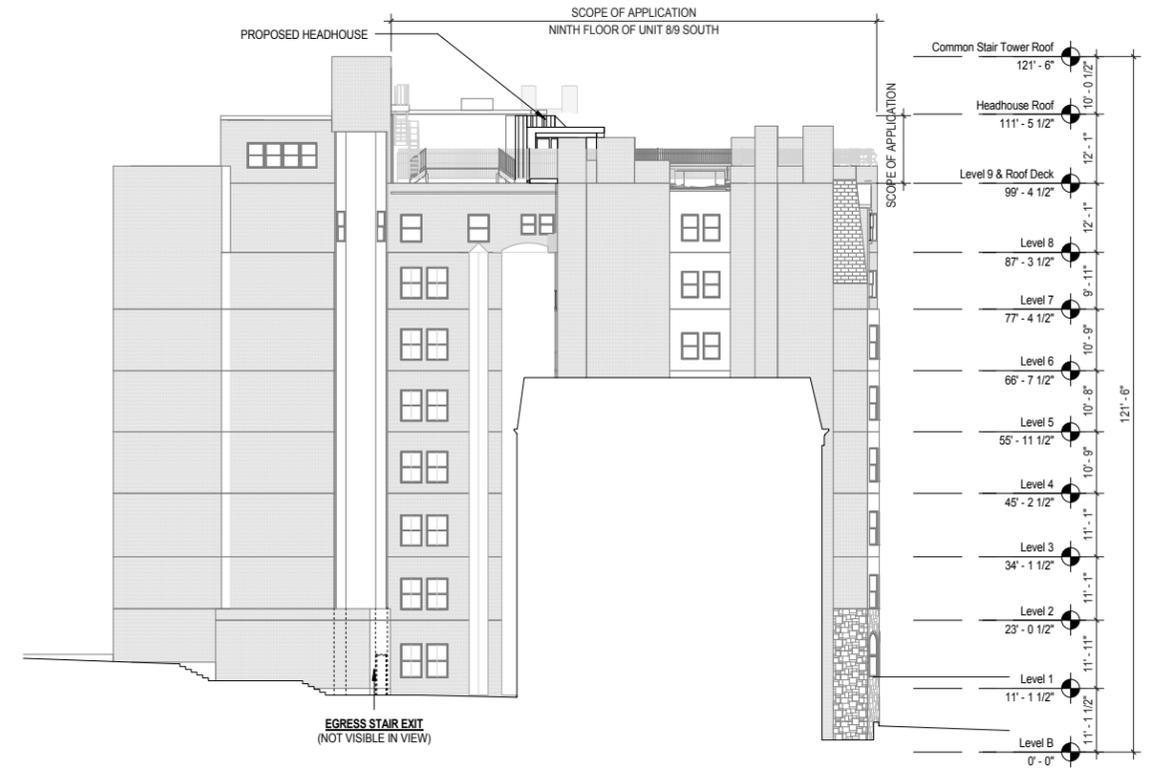
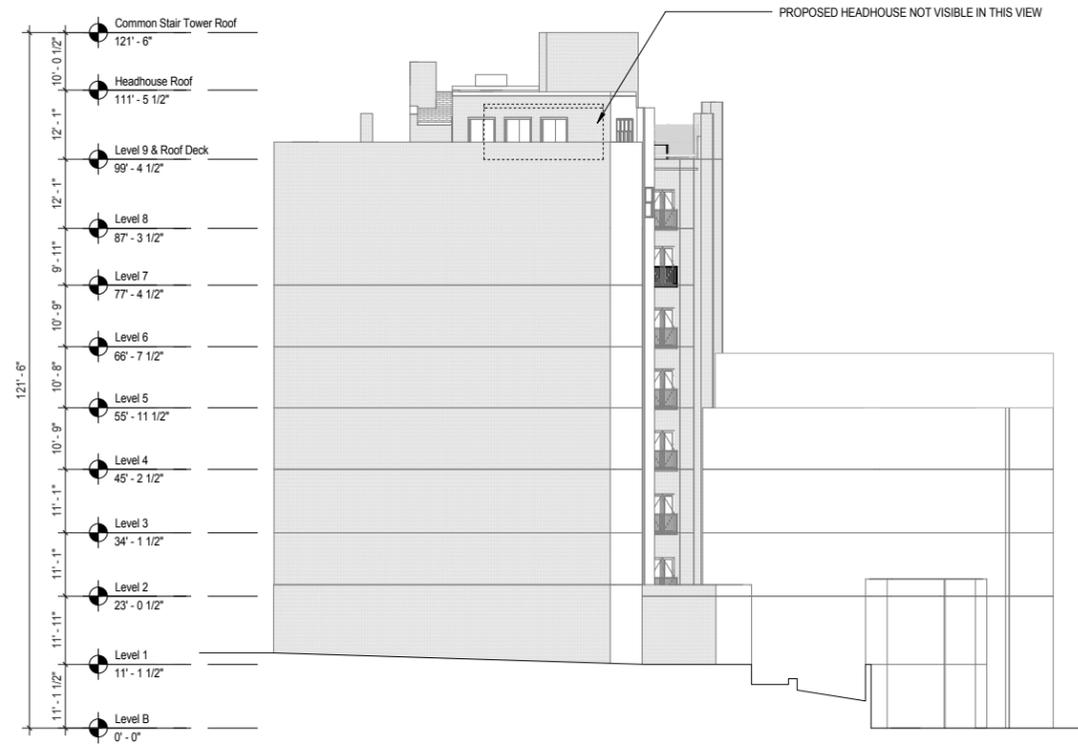


EXISTING COVERED WINDOW TO BE REPLACED

8TH FLOOR | REPLACEMENT TO MATCH OTHERS IN UNIT



EXISTING BUILDING ELEVATIONS
DRAWING DOES NOT INCLUDE ORIGINAL PERGOLAS



PROPOSED BUILDING ELEVATIONS
WITH HEADHOUSE EXPANSION