

V20170711_0904 AM

BHAC APPLICATION | 2017.07.10

JOHN JEFFRIES HOTEL

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BOSTON MA 02118
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SITE LOCUS

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POSTCARD VIEW, 1890'S



PHOTO, 1909



PUBLICATION, 1909



1874 HOPKINS MAP OVERLAY



PHOTO, 1924



AERIAL, 1931



ESPLANADE, 1935

SITE HISTORY

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CHARLES STREET

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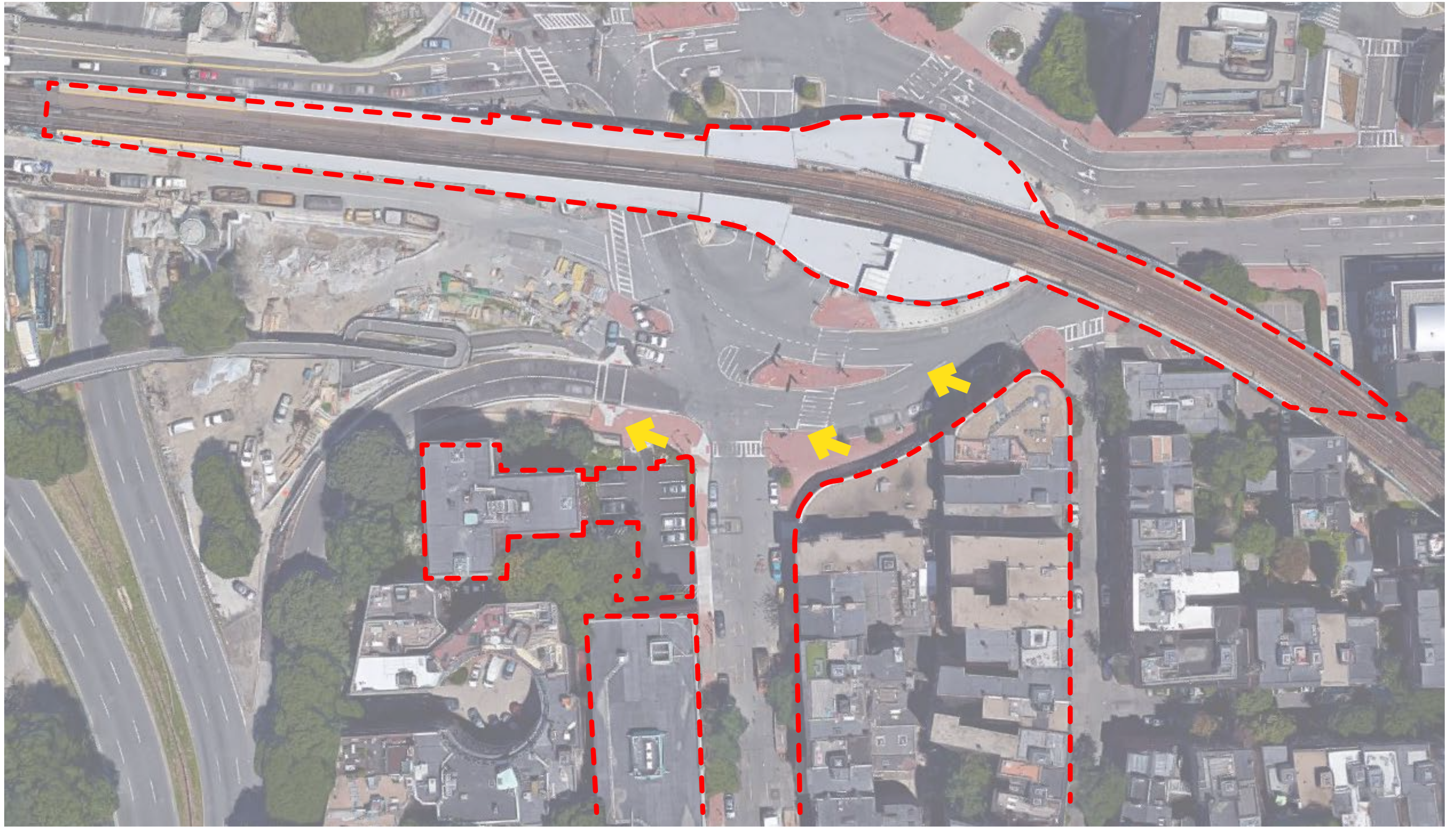


SITE PHOTOS

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SITE DIAGRAM

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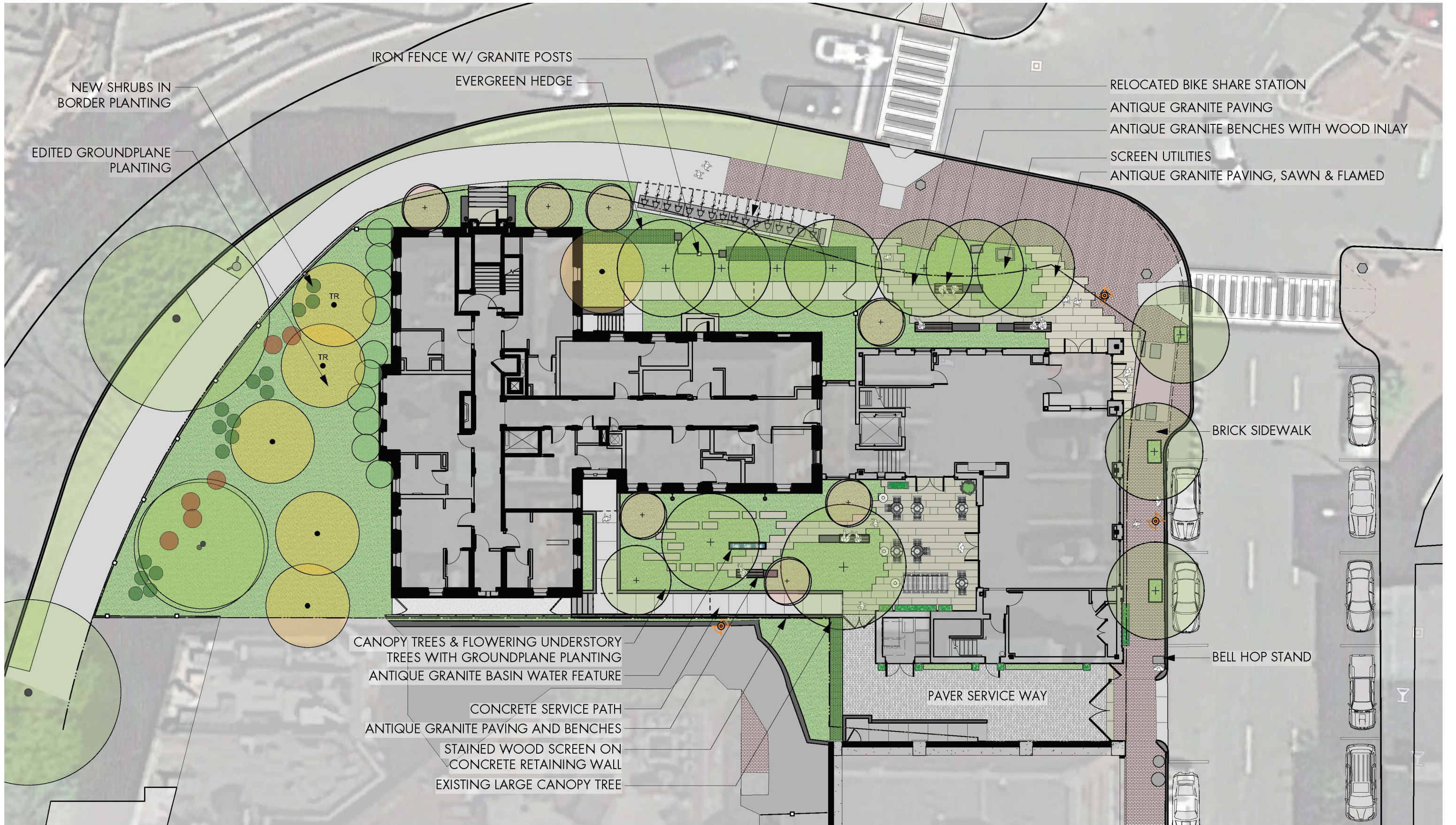


SITE PLAN - EXISTING

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SITE PLAN - PROPOSED AT BHAC ADVISORY MEETING 2017.05.18

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• REDUCE TOP FLOOR WINDOW HEIGHT

• DROP CANOPIES TO PEDESTRIAN SCALE

• PUSH STOREFRONT BAYS IN TO CREATE LOGGIA

• STUDY ALTERNATIVES TO CURVED CORNER AND ANGLE

• EXTEND CORNICE ONTO NORTH FACADE

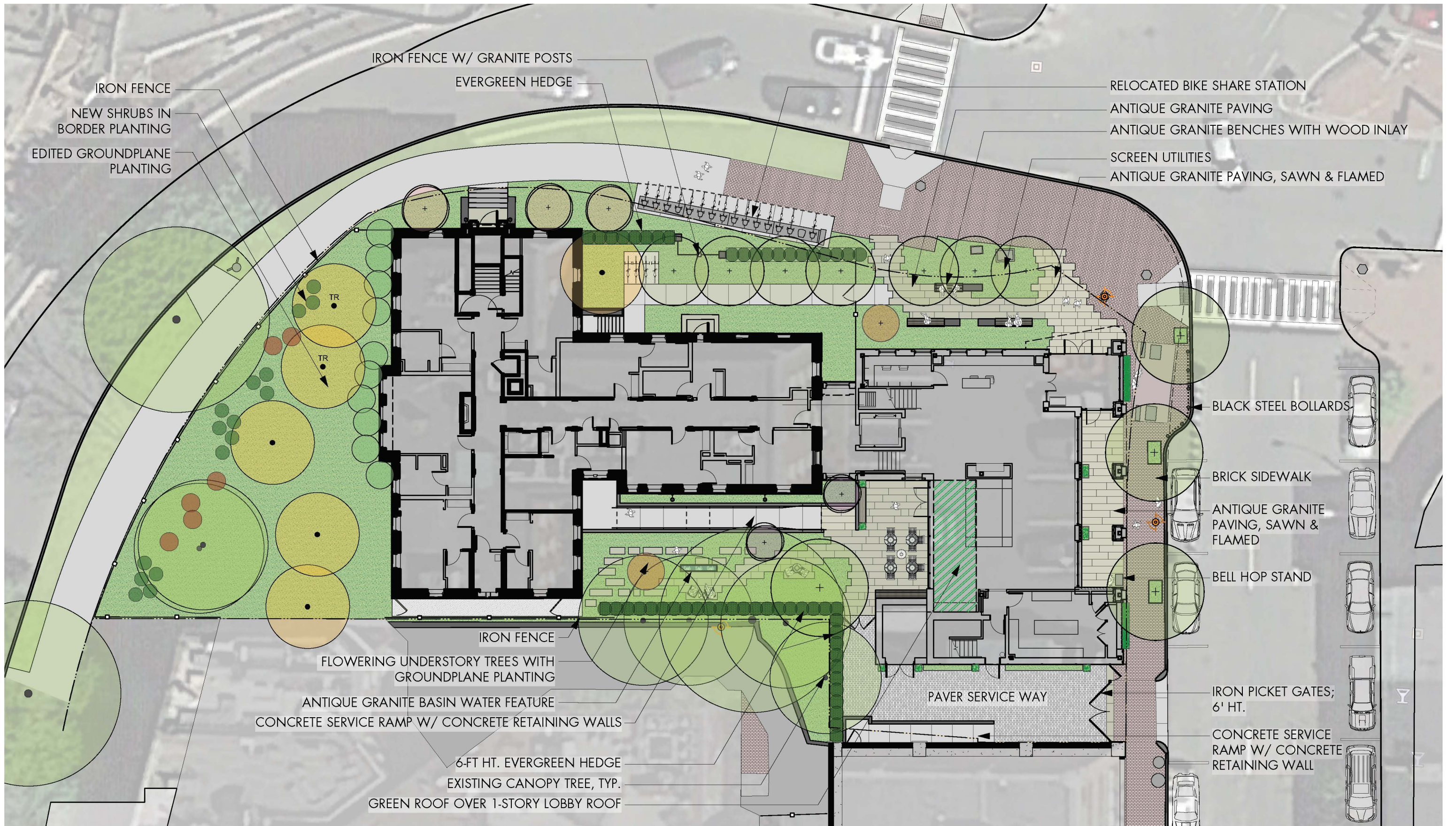
• ADDITION HEIGHT TO MATCH EXISTING BUILDING

COMMENTS FROM BHAC ADVISORY MEETING 2017.05.18

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SITE PLAN

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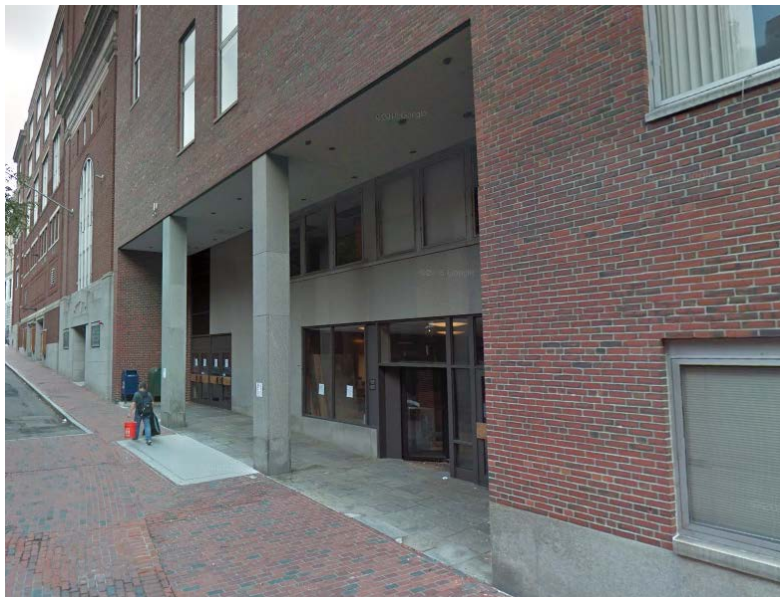


VIEW AT CORNER OF CHARLES & CAMBRIDGE STREETS

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BEACON HILL LOGGIA PRECEDENTS + VIEW OF LOGGIA

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VIEW ACROSS CAMBRIDGE STREET

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VIEW FROM LONGFELLOW BRIDGE CROSSWALK

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VIEW FROM CHARLES STREET

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VIEW OF SERVICE LANE

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VIEW OF COURTYARD TOWARD WEST HILL PLACE

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AERIAL VIEW OF COURTYARD

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ROOF EQUIPMENT AND SCREEN

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EAST ELEVATION

BUILDING ELEVATIONS

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NORTH ELEVATION

BUILDING ELEVATIONS

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SOUTH ELEVATION

BUILDING ELEVATIONS

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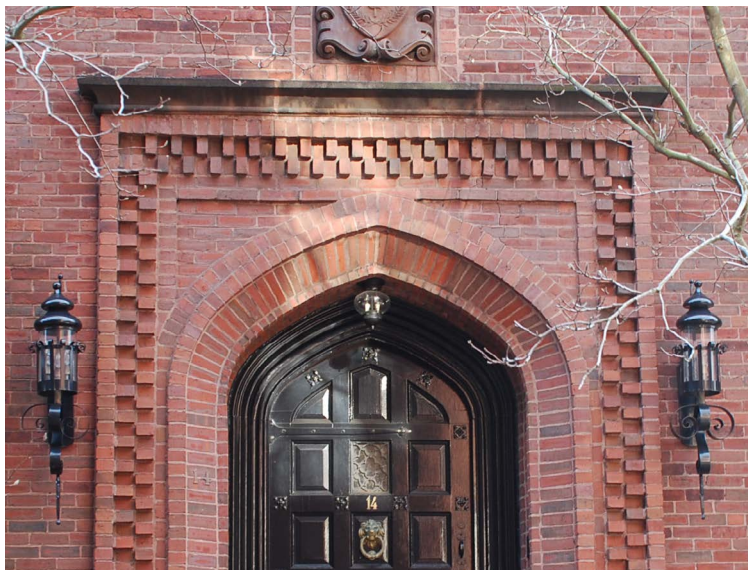
SECTION AT COURTYARD LOOKING NORTH

BUILDING ELEVATIONS

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BRICK PATTERN

FRAMED WINDOWS

ORNAMENTAL METALWORK

STEEL & GLASS CANOPY

BEACON HILL DETAIL PRECEDENTS

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NEIGHBORING BUILDINGS DETAIL PRECEDENTS

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CLIENT
RELATED BEAL
177 MILK STREET
BOSTON MA

NOT FOR CONSTRUCTION

BHAC Submittal
DATE: 10 JULY 2017

ISSUANCE	DATE	BY	CHK

WALL SECTIONS + ENLARGED ELEVATIONS

14 David G Mugar Way

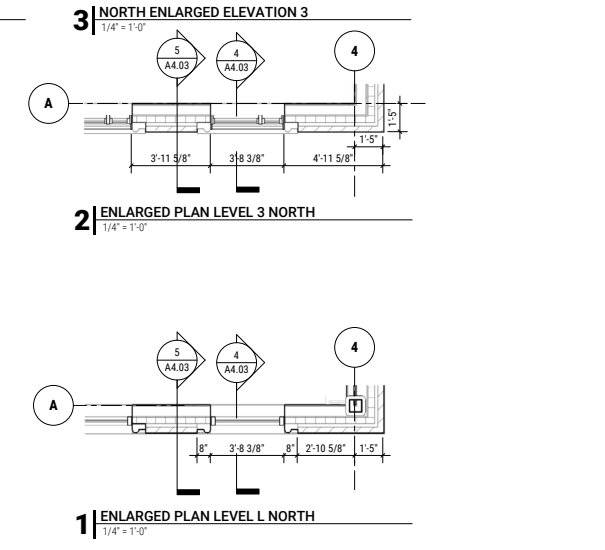
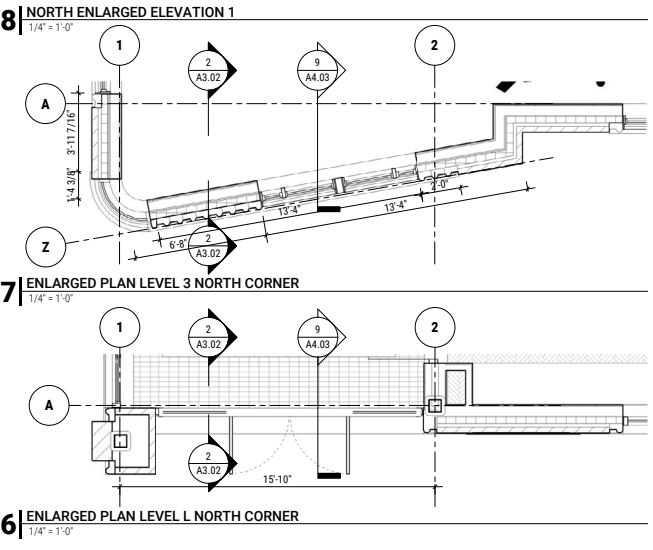
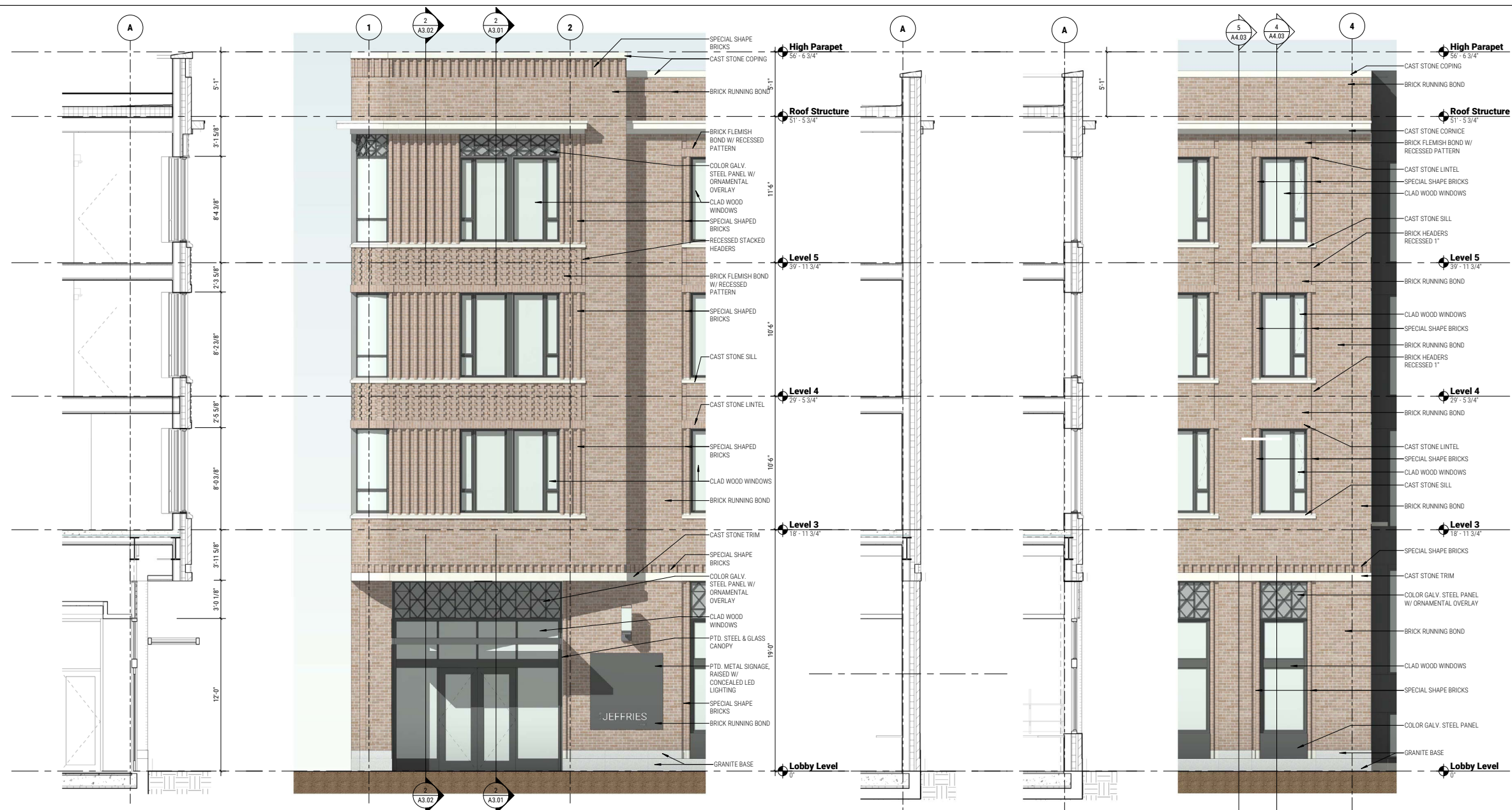
A4.01

H+A#: 8032
SCALE: 1/4" = 1'-0"

DETAIL ELEVATIONS, PLANS AND WALL SECTIONS

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BHAC Submittal
DATE: 10 July 2017

ISSUANCE

WALL SECTIONS + ENLARGED ELEVATIONS

14 David G Mugar Way

A4.03

H+A#: 8032
SCALE: 1/4" = 1'-0"

DETAIL ELEVATIONS, PLANS AND WALL SECTIONS

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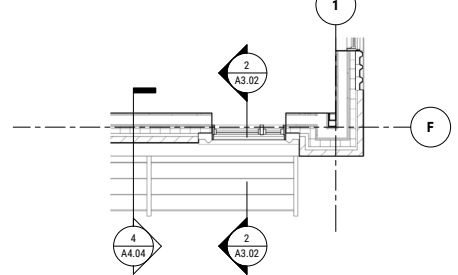


6 | SOUTH WALL SECTION 2
1/4" = 1'-0" 3 | A3.01

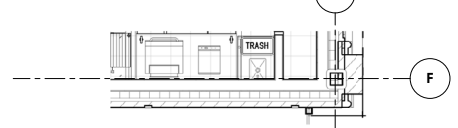
5 | SOUTH ENLARGED ELEVATION @ STAIR 3
1/4" = 1'-0"

4 | SOUTH WALL SECTION 1
1/4" = 1'-0"

3 | SOUTH ENLARGED ELEVATION
1/4" = 1'-0" 3 | A2.01



2 | ENLARGED PLAN LEVEL 3 SOUTH
1/4" = 1'-0"



1 | ENLARGED PLAN LEVEL L SOUTH
1/4" = 1'-0" 1 | A1.02

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BHAC Submittal
DATE: 10 July 2017

ISSUANCE	DATE	DESCRIPTION

WALL SECTIONS + ENLARGED ELEVATIONS

14 David G Mugar Way

H+A# 8032

A4.04

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



BRICK - "MOUNTAIN RED"

MORTAR OPTIONS: MATCH EXISTING OR TINT CLOSER TO BRICK COLOR



CAST STONE - "CUSTOM BUFF"

ALTERNATE COLOR TO MORE CLOSELY MATCH BRICK (NOT SHOWN)

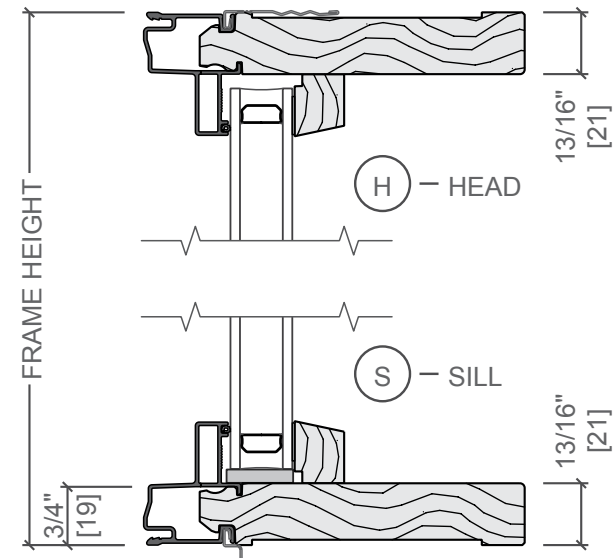
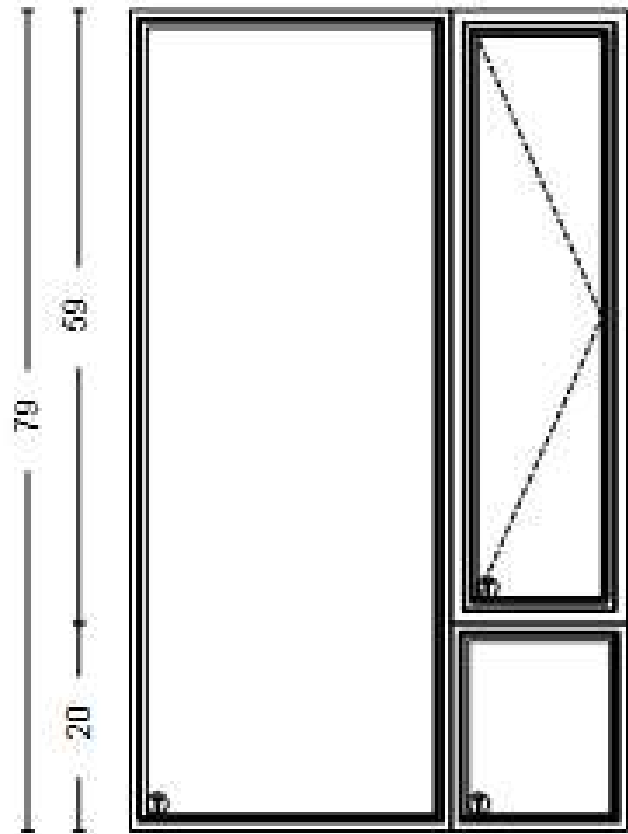


PROPOSED PALETTE

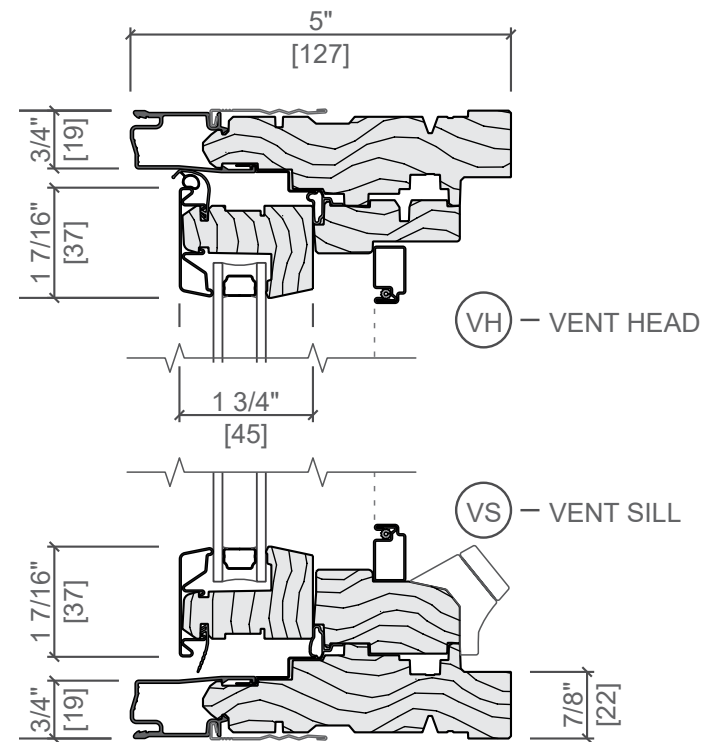
BRICK, CAST STONE, GRANITE BASE, BLACK OR CHARCOAL MULLIONS AND METAL WORK

EXTERIOR MATERIALS PALETTE AT ADDITION

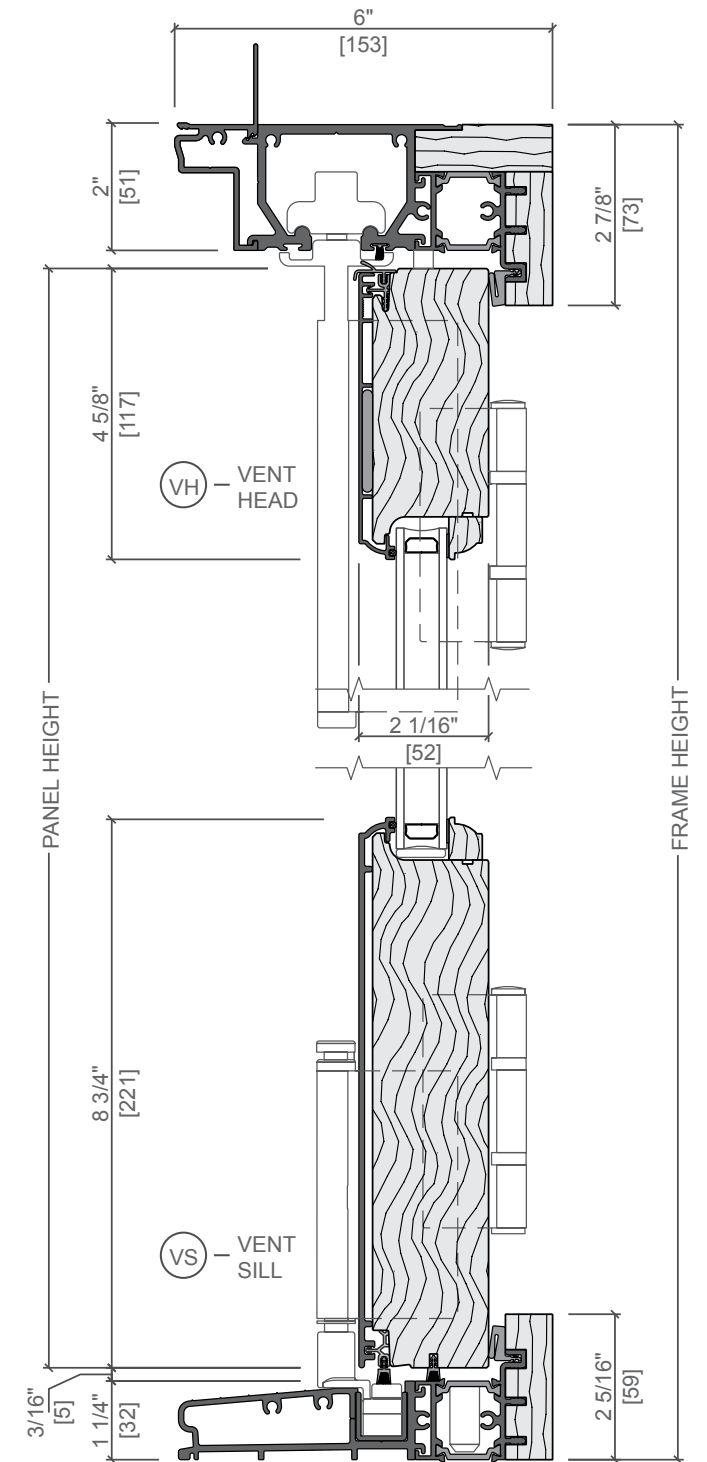
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ARCHITECT SERIES CONTEMPORARY
ALUMINUM CLAD WOOD
DIRECT GLAZED



ARCHITECT SERIES CONTEMPORARY
ALUMINUM CLAD WOOD
OPERABLE SASH



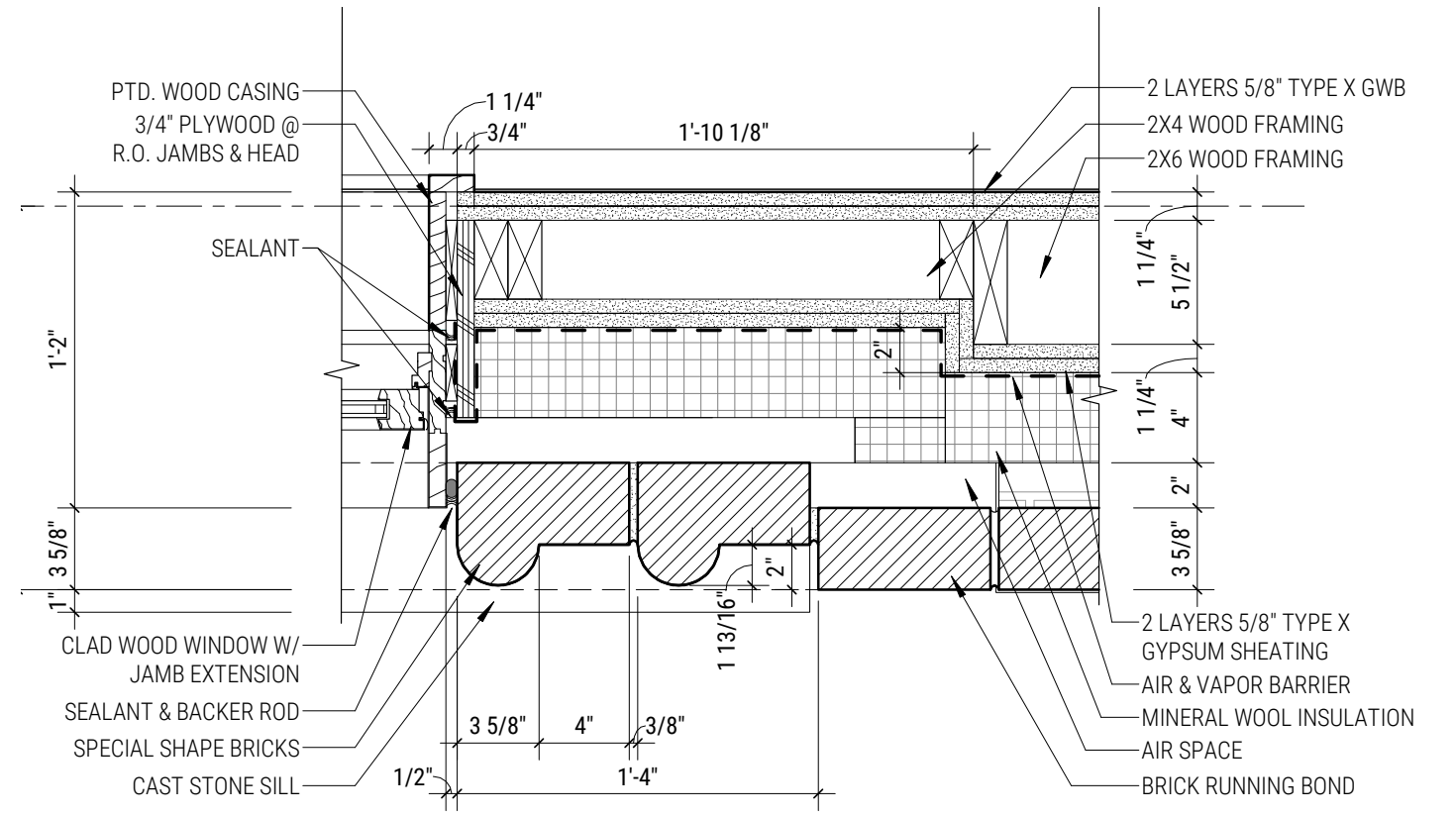
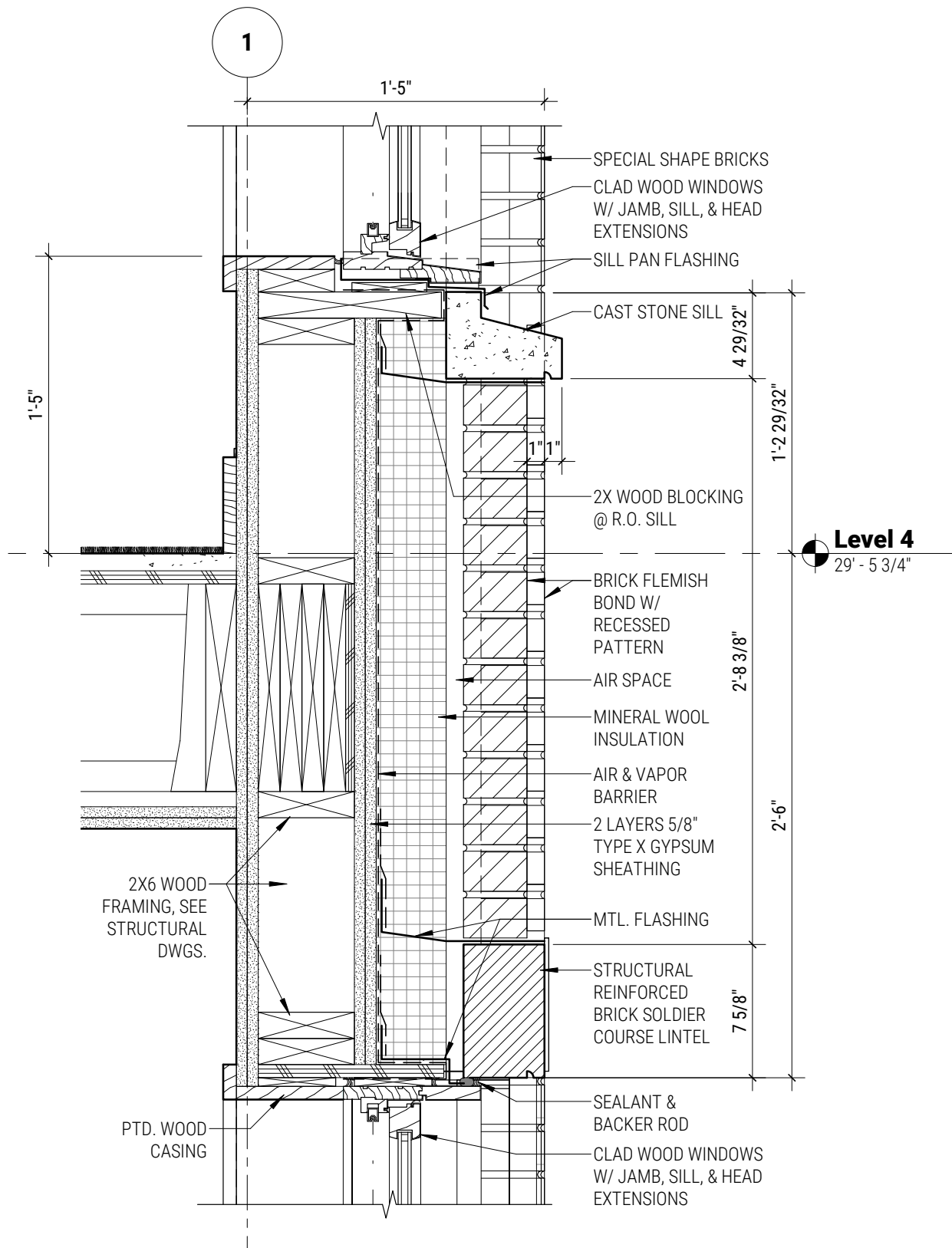
ARCHITECT SERIES TRADITIONAL
ALUMINUM CLAD EXTERIOR
OUT-SWING BIFOLD DOOR

WINDOW AND DOOR DETAILS

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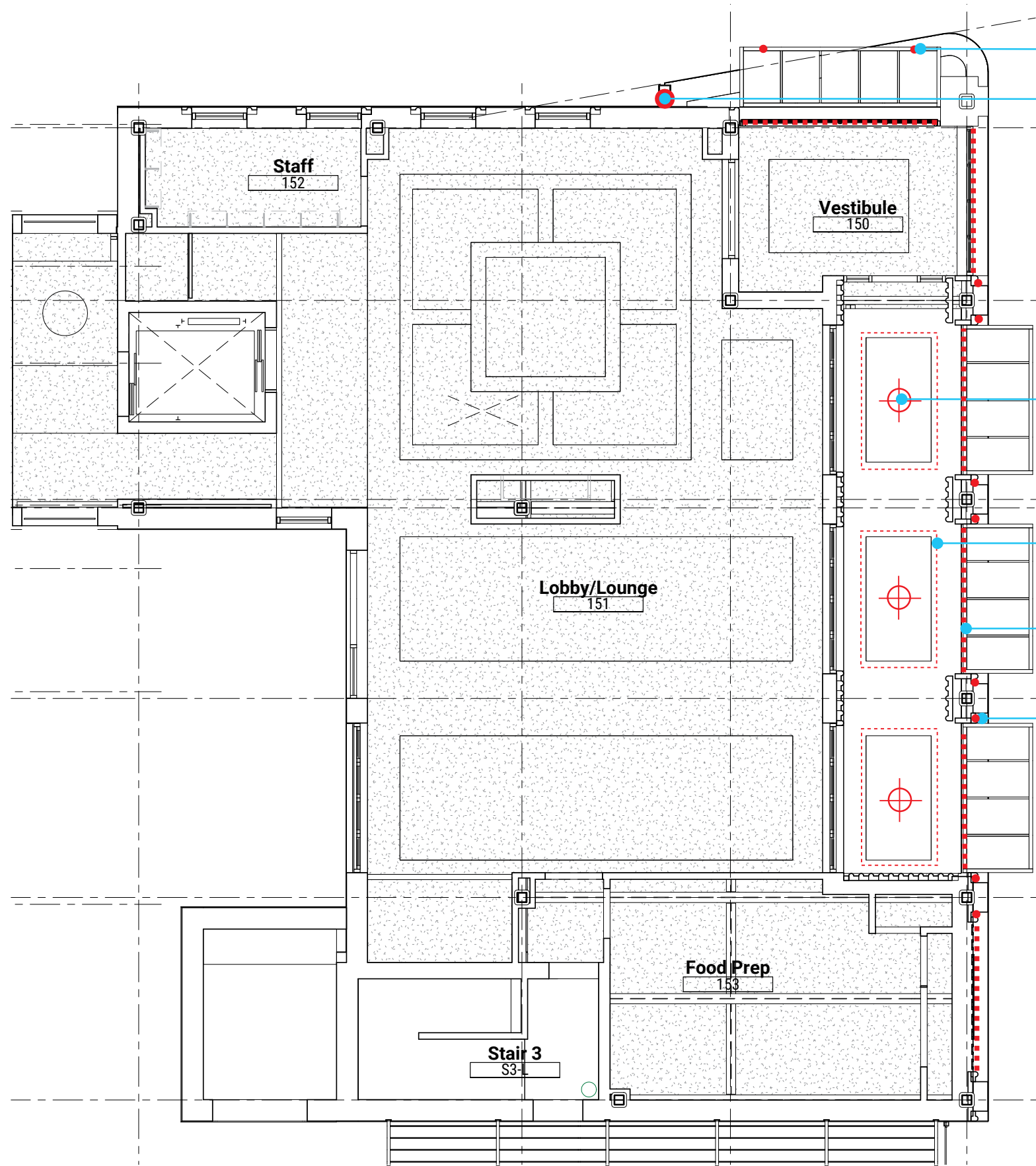


TYPICAL WINDOW DETAILS

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LED flood light attached to the canopy/ black finish

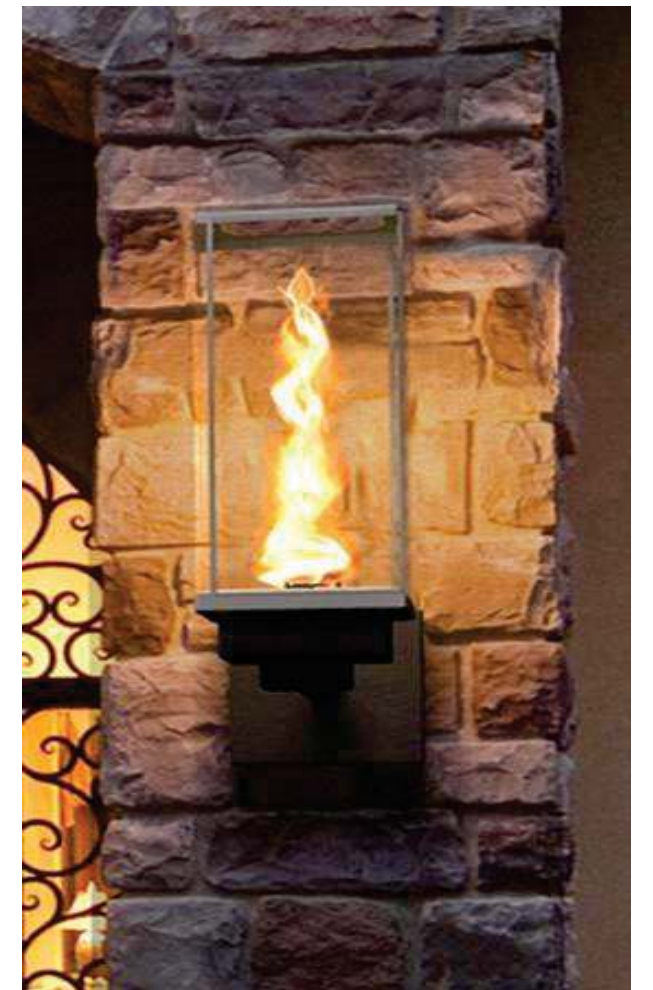


Decorative surface mount

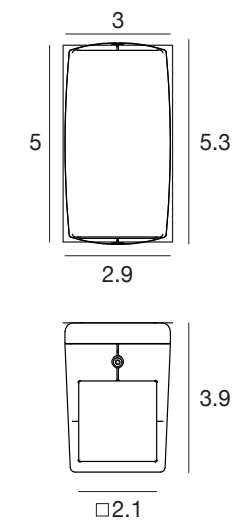
Wet location LED tape at the cove

Grazor LED tape behind the grills (warm color temperature)

Wall mount fixture to create blade effect on columns
Black finish



Gas light sconce

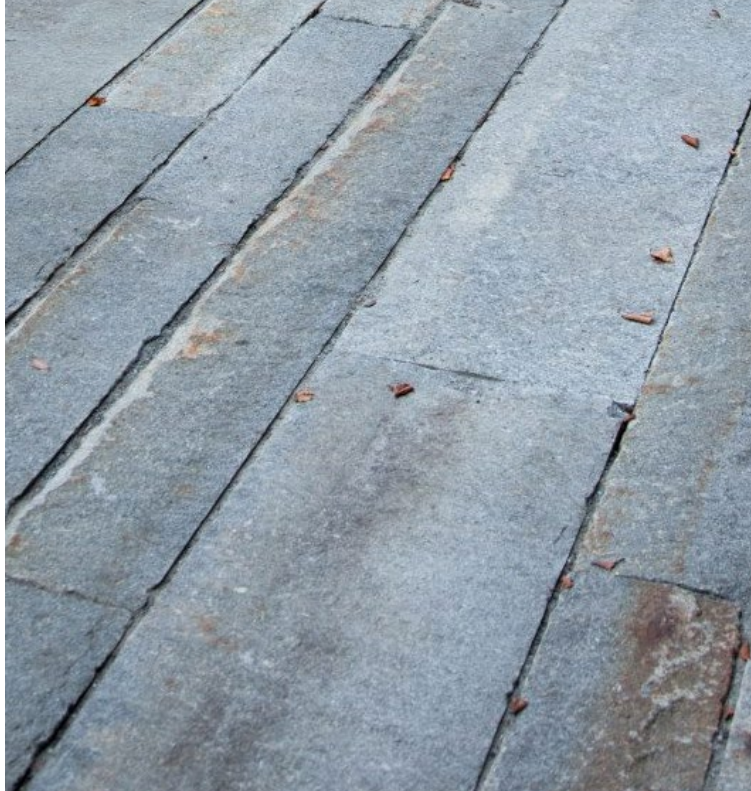


FACADE LIGHTING

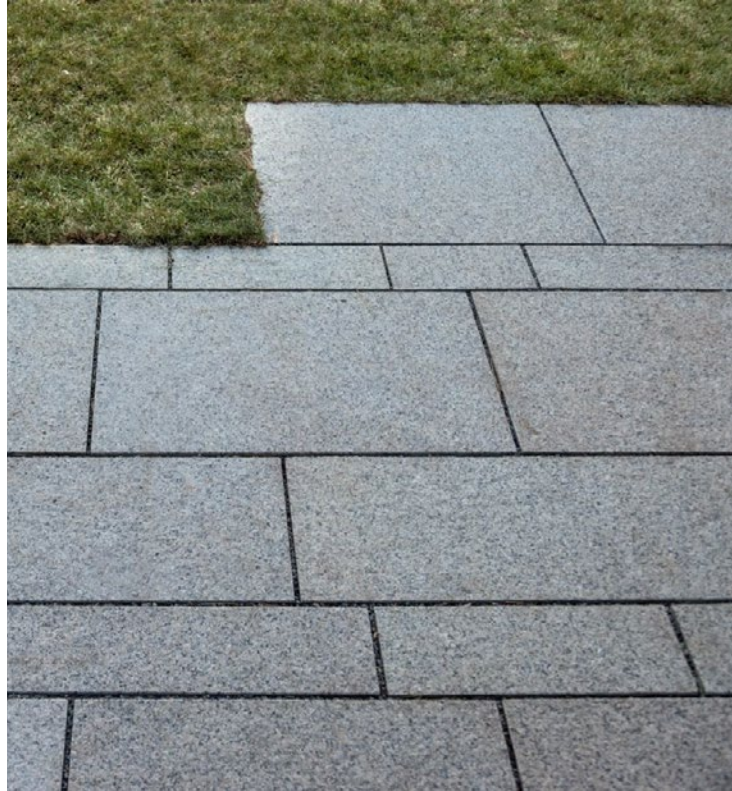
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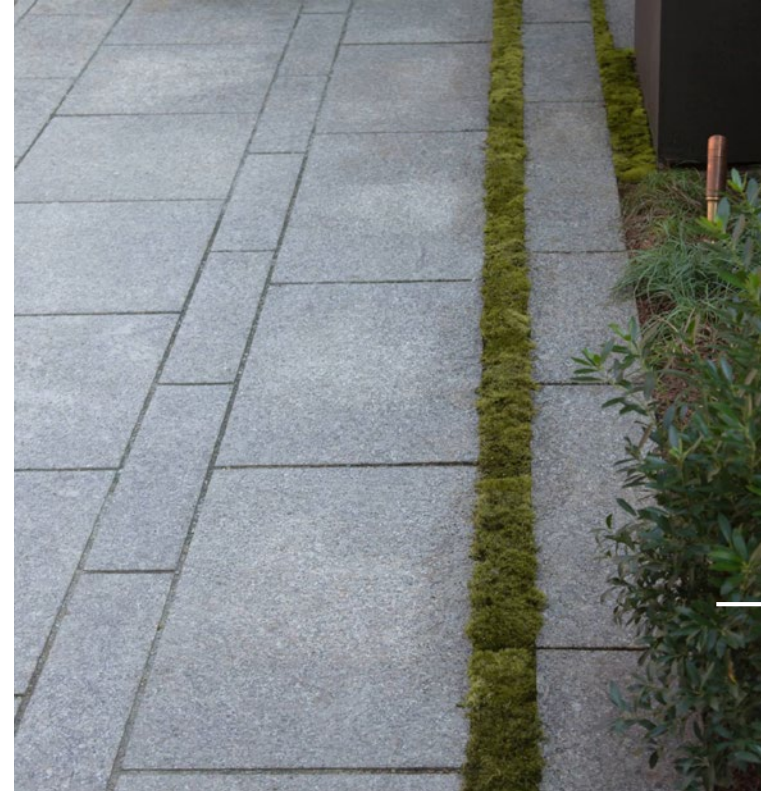




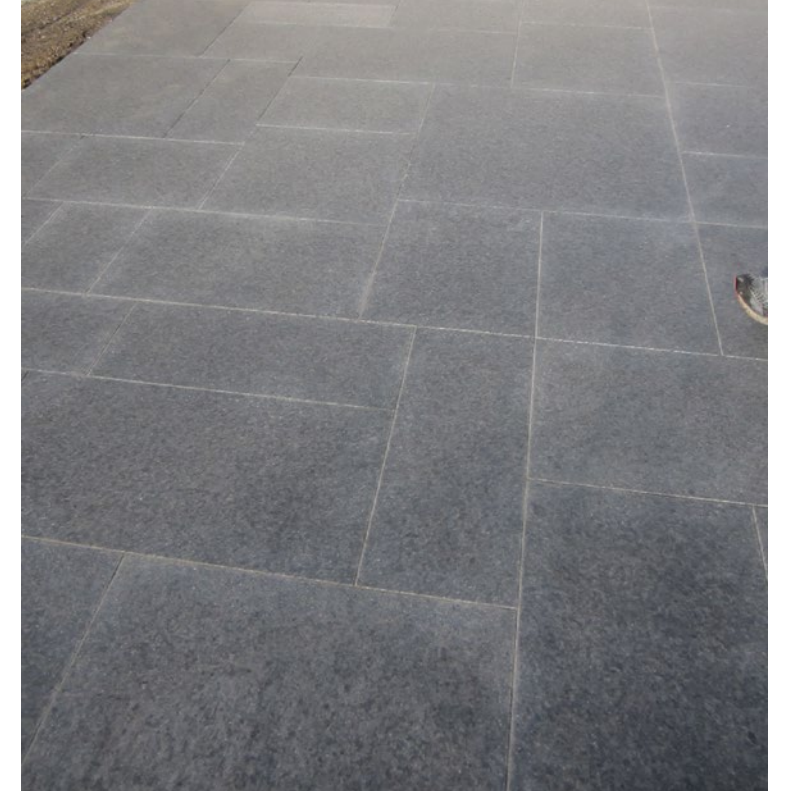
Reclaimed Granite Paving



Granite Paving - Rockport



Granite Paving - Abyss Green



Granite Paving - Titanium Pearl



Brick Paving



Reclaimed Granite Bench



Reclaimed Granite Bench - Wood Inlay



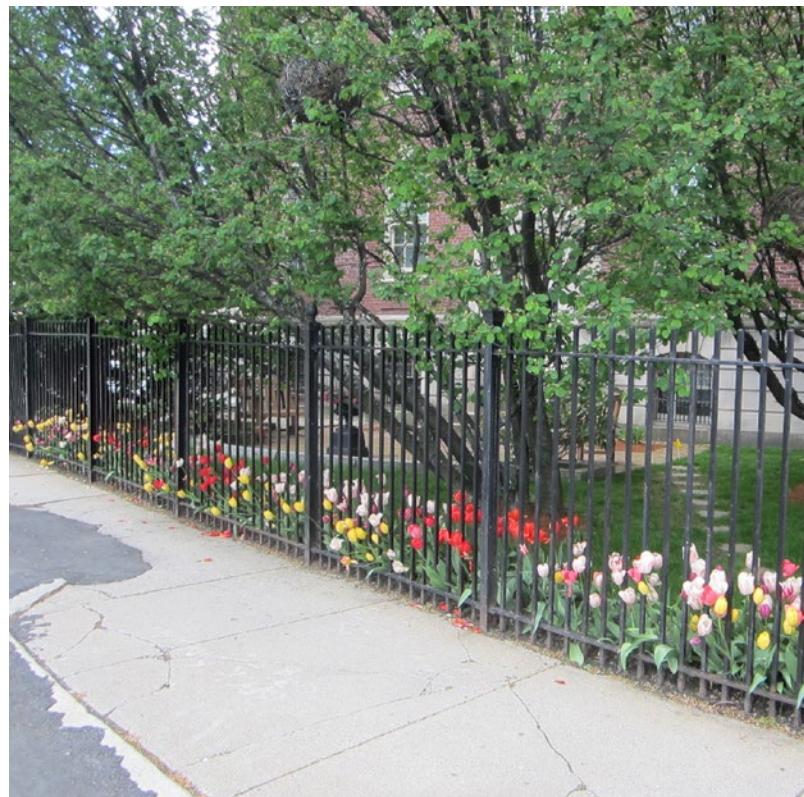
Unilock - Promenade Plank Paver



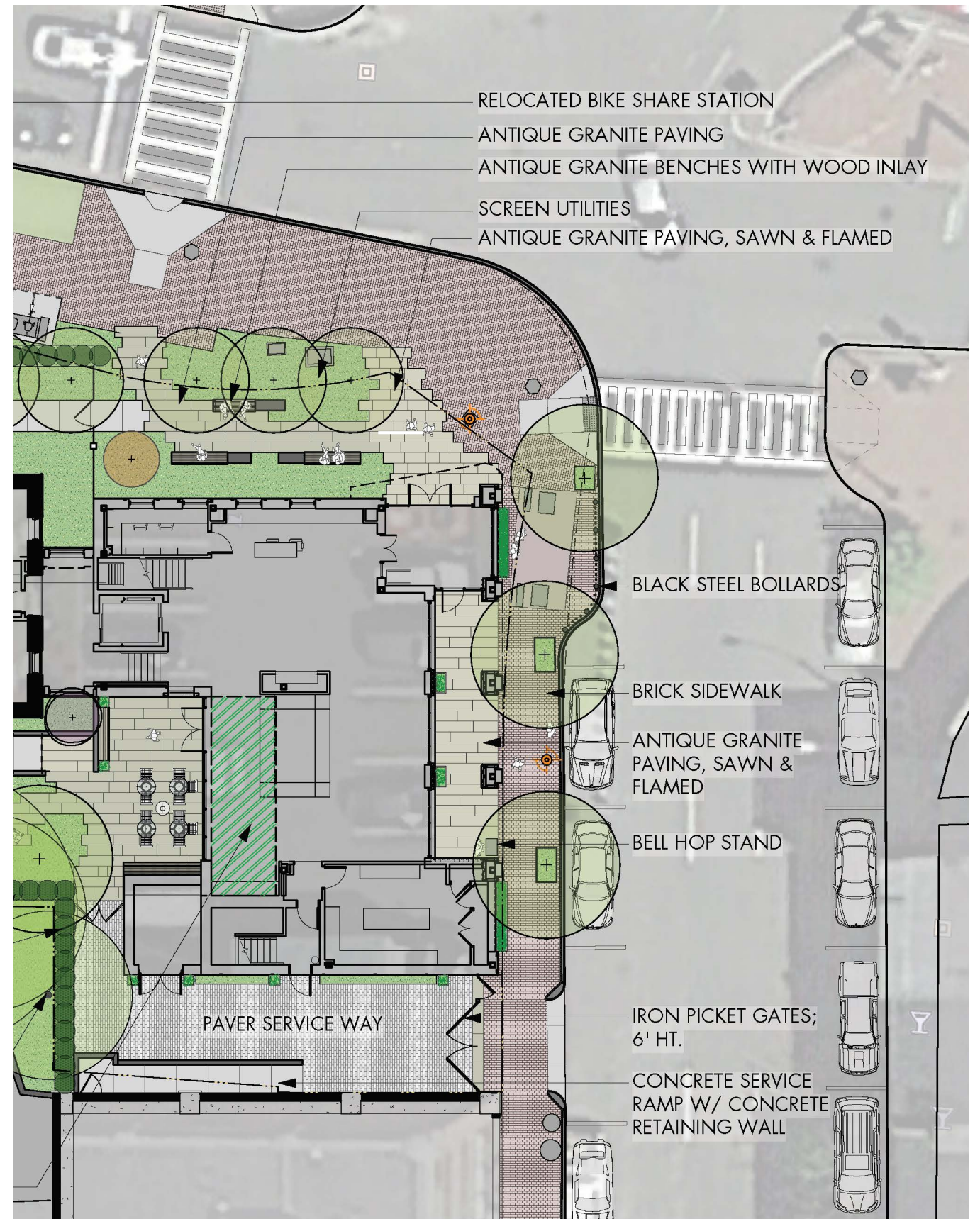
Unilock - Artline Paver



Planters - Planterworx



Refurbished Iron Fence



LANDSCAPE MATERIALS

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