

BACK BAY ARCHITECTURAL COMMISSION REVIEW

JP LICKS
173 NEWBURY STREET
BOSTON, MA 02116

10.18.2017

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173 NEWBURY ST
BOSTON, MA 02116

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EXISTING CONDITIONS:
VIEW FROM NEWBURY STREET

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

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

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VIEW FROM NEWBURY STREET

SOUSA design
Architects

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EXISTING CONDITIONS:
STOREFRONT

SOUSA design
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EXISTING CONDITIONS:
HAND RAIL SIGNAGE

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EXISTING CONDITIONS:
PATIO



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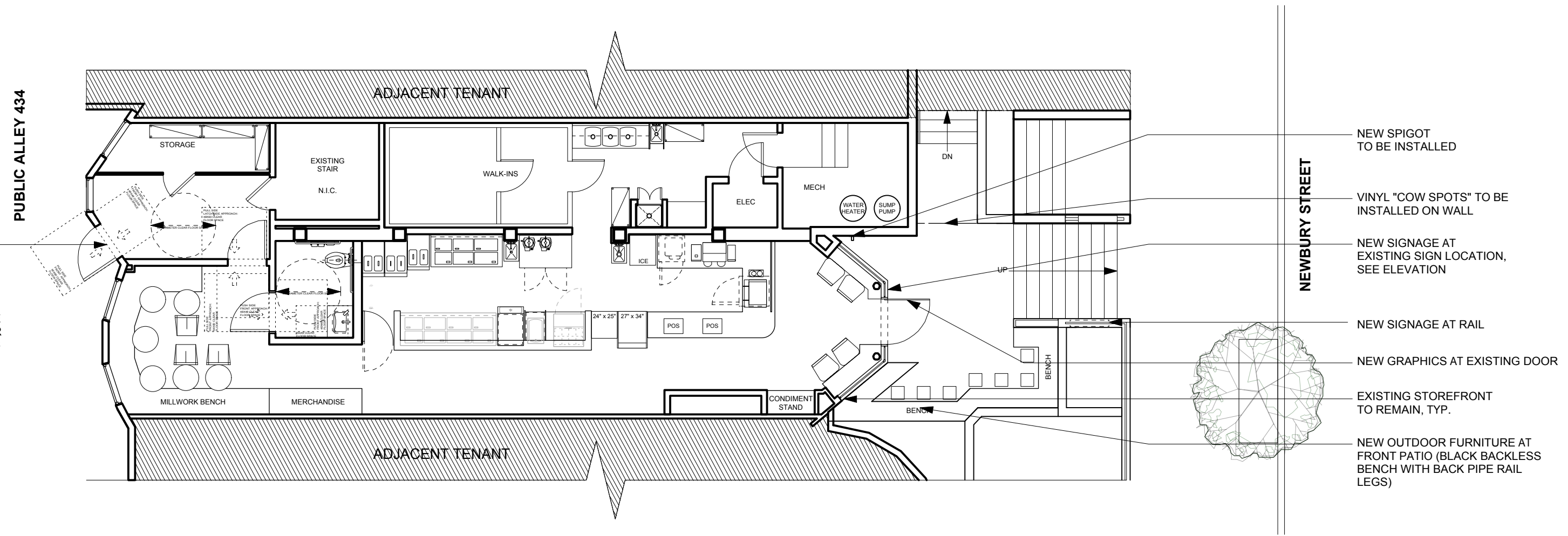
10.18.2017



EXISTING CONDITIONS:
VIEW FROM PUBLIC ALLEY 434

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PUBLIC ALLEY 434

NEWBURY STREET

REAR EXTERIOR LIGHTING/
SIGNAGE (AS PER ACCESSIBILITY BOARD DIRECTION)
REAR ENTRANCE TO BE FULLY ACCESSIBLE PER ACCESSIBILITY ACCESS BOARD

- NEW SPIGOT TO BE INSTALLED
- VINYL "COW SPOTS" TO BE INSTALLED ON WALL
- NEW SIGNAGE AT EXISTING SIGN LOCATION, SEE ELEVATION
- NEW SIGNAGE AT RAIL
- NEW GRAPHICS AT EXISTING DOOR
- EXISTING STOREFRONT TO REMAIN, TYP.
- NEW OUTDOOR FURNITURE AT FRONT PATIO (BLACK BACKLESS BENCH WITH BACK PIPE RAIL LEGS)

1 PROPOSED PLAN/ SCOPE OF EXTERIOR WORK
Scale: 1/8" = 1'-0"

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1 EXISTING EXTERIOR BUILDING ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED EXTERIOR BUILDING ELEVATION
Scale: 1/8" = 1'-0"

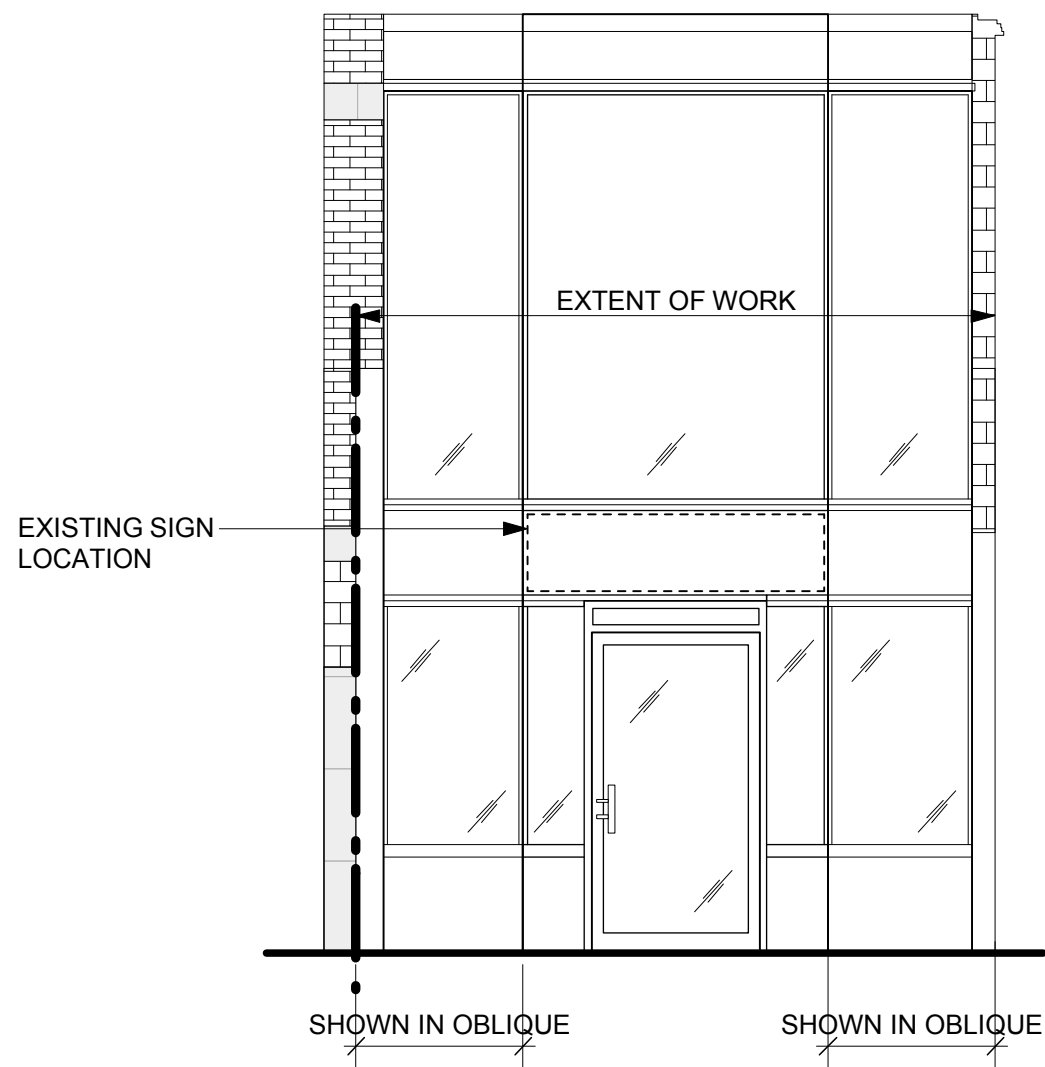
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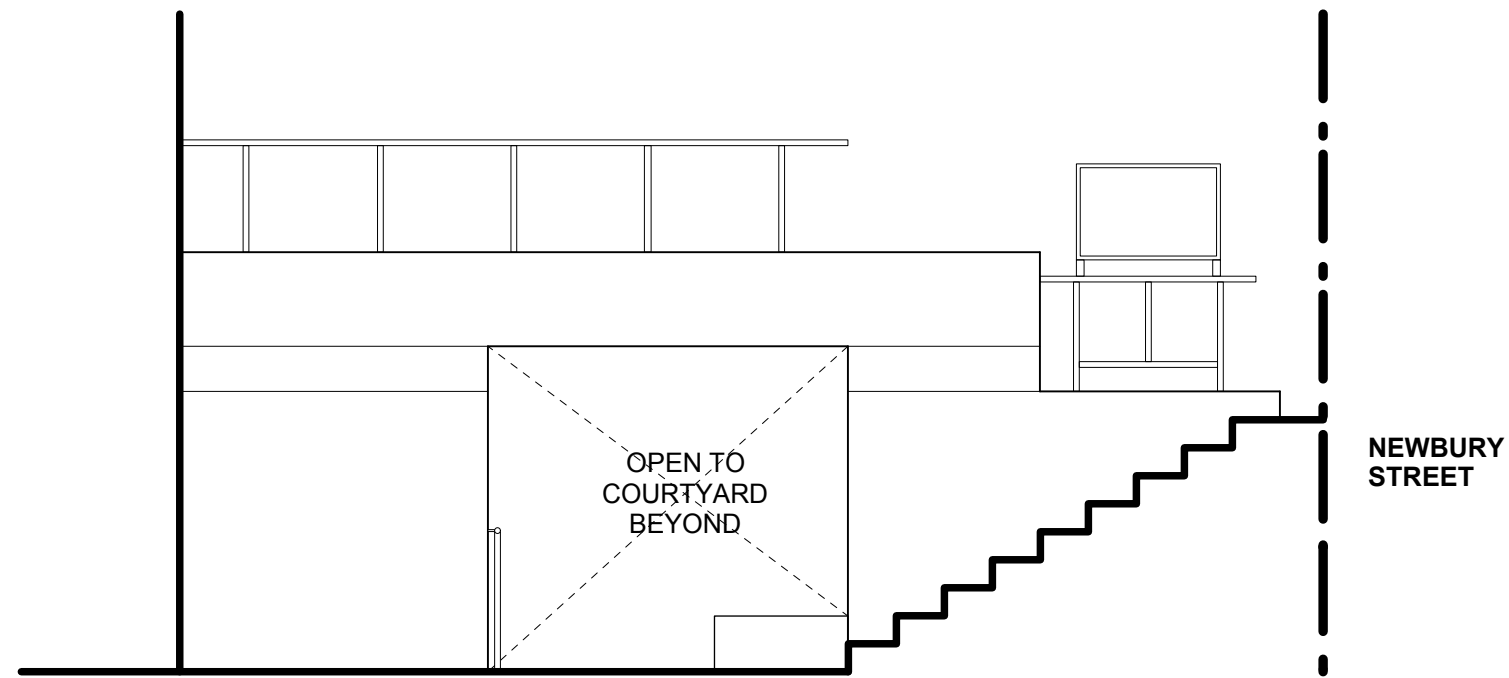
1 ENLARGED EXISTING EXTERIOR BUILDING
Scale: 1/4" = 1'-0"



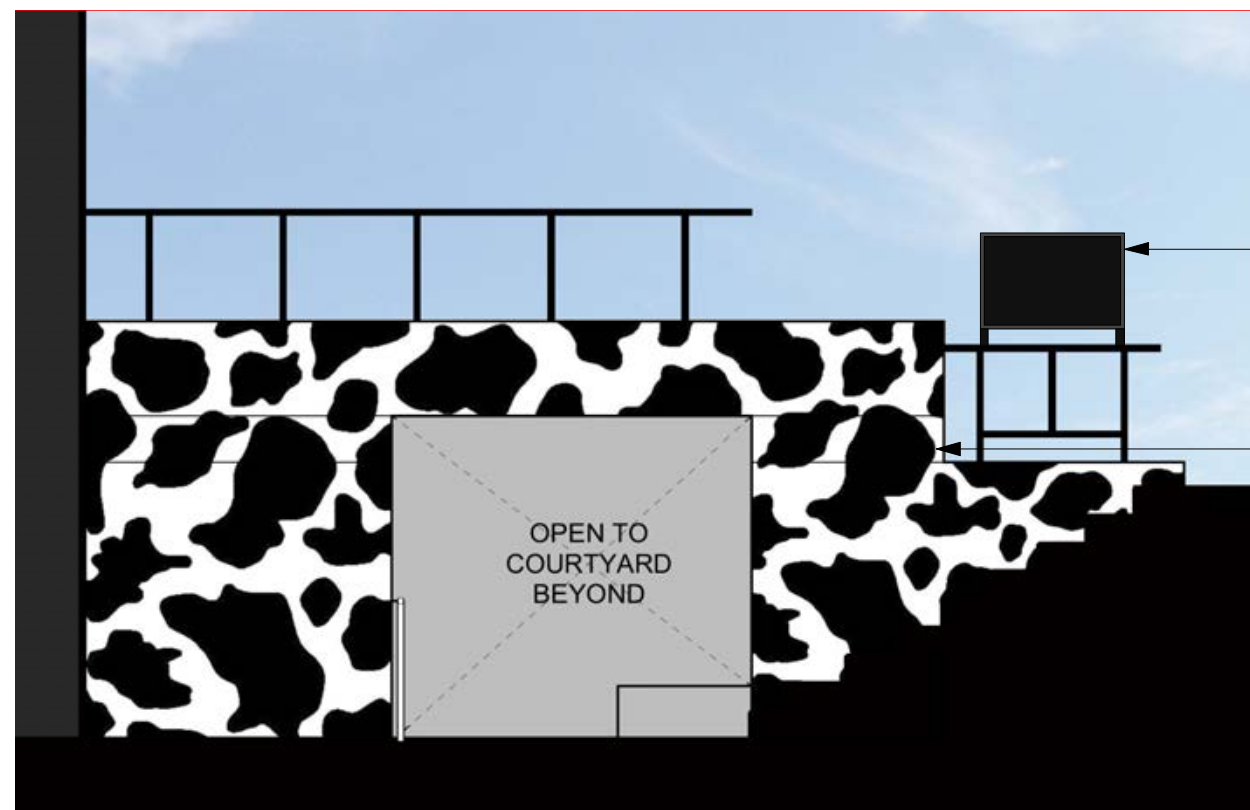
2 ENLARGED PROPOSED EXTERIOR BUILDING
Scale: 1/4" = 1'-0"

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1 EXISTING EXTERIOR SIDE WALL
Scale: 1/4" = 1'-0"



2 PROPOSED EXTERIOR SIDE WALL
Scale: 1/4" = 1'-0"

EXISTING ADJACENT TENANT
SIGNAGE (DUXIANA)

PROPOSED VINYL "COW SPOT GRAPHIC"
ON EXISTING CONCRETE WALL

*NOTE: ALL VINYL GRAPHICS TO BE
INSTALLED IN SUCH A WAY AS TO
BE REMOVABLE



NEW PROPOSED BENCH TO HAVE
A BLACK WOOD PLANK TOP WITH
BLACK PIPE RAIL LEGS

NEW PROPOSED TABLE/ STOOLS
TO HAVE BLACK WOOD PLANK
TOP WITH A BLACK WOODEN
BASE

1

PROPOSED PATIO FURNITURE

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

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NEW PROPOSED REAR
EXTERIOR SIGNAGE
(DIMENSIONAL MDO
LETTERS, PAINTED)

REMOVE EXISTING EXTERIOR
LIGHT AND REPLACE WITH
PROPOSED EXTERIOR LED
LIGHTING, MODERN FORMS -
VESSEL (FM-W9100) IN BLACK

NEW BUZZER TO BE INSTALLED AS
PER ACCESSIBILITY BOARD
REQUIREMENTS

EXISTING DOOR AND FRAME
TO BE PAINTED BLACK

EXISTING THRESHOLD / GRADING
TO BE RE-WORKED FOR FULLY
ACCESSIBLE ENTRY

1 PROPOSED EXTERIOR BACK ENTRY
Scale: 1/4" = 1'-0"

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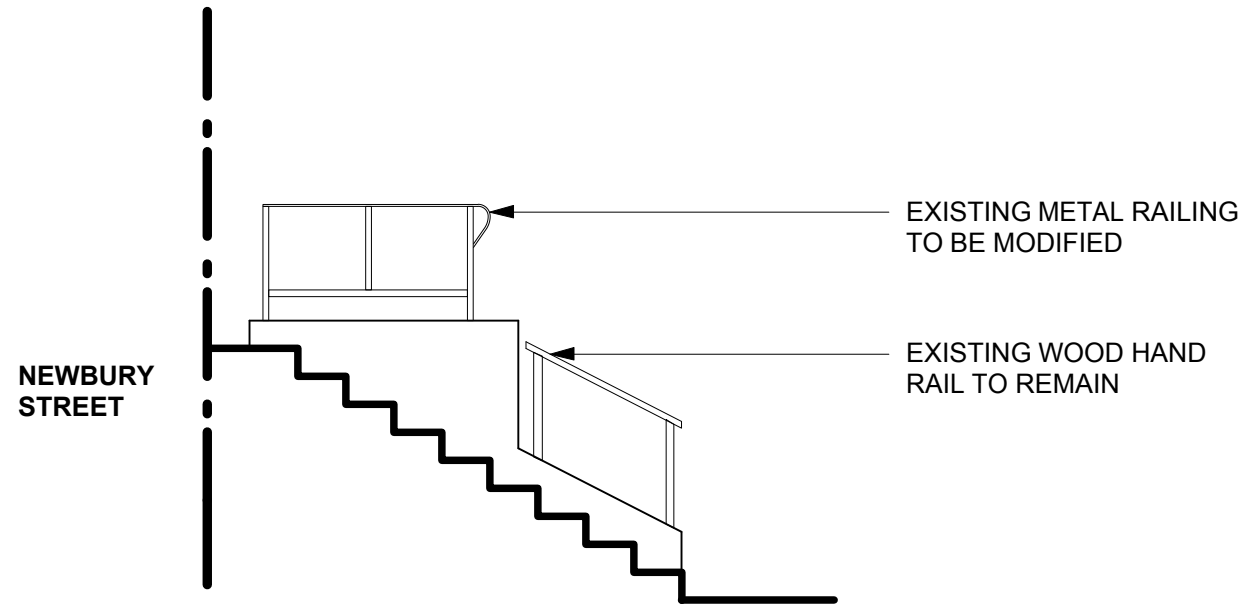
EXISTING DOOR AND FRAME
TO BE PAINTED BLACK

EXISTING THRESHOLD / GRADING
TO BE RE-WORKED FOR FULLY
ACCESSIBLE ENTRY

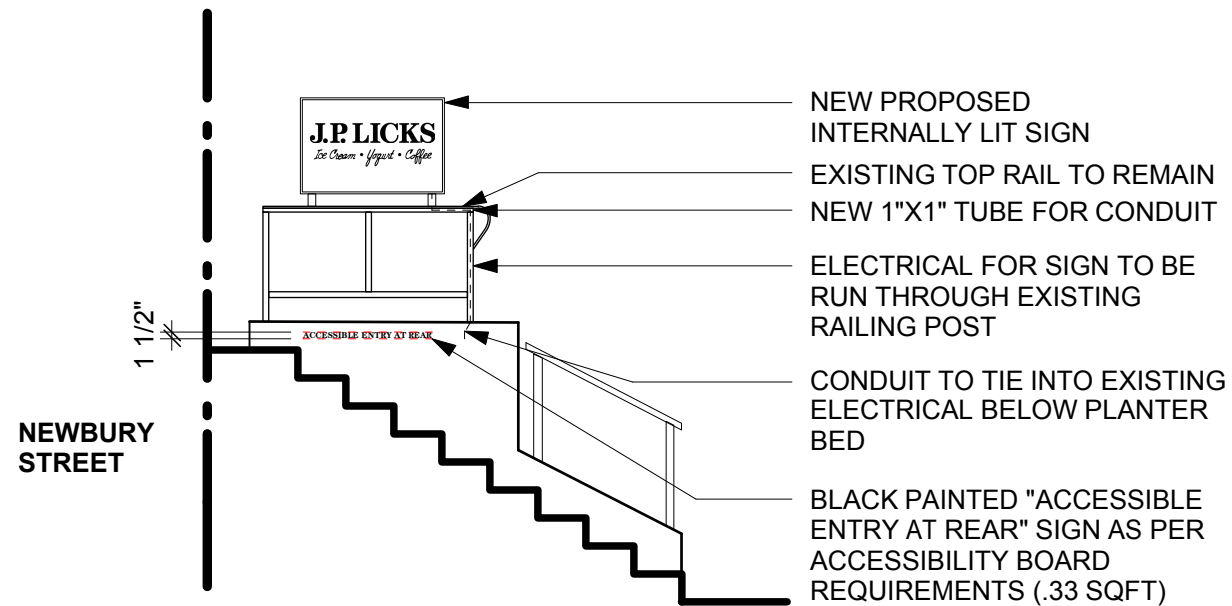
1 PROPOSED EXTERIOR BACK ENTRY
Scale: 1/4" = 1'-0"

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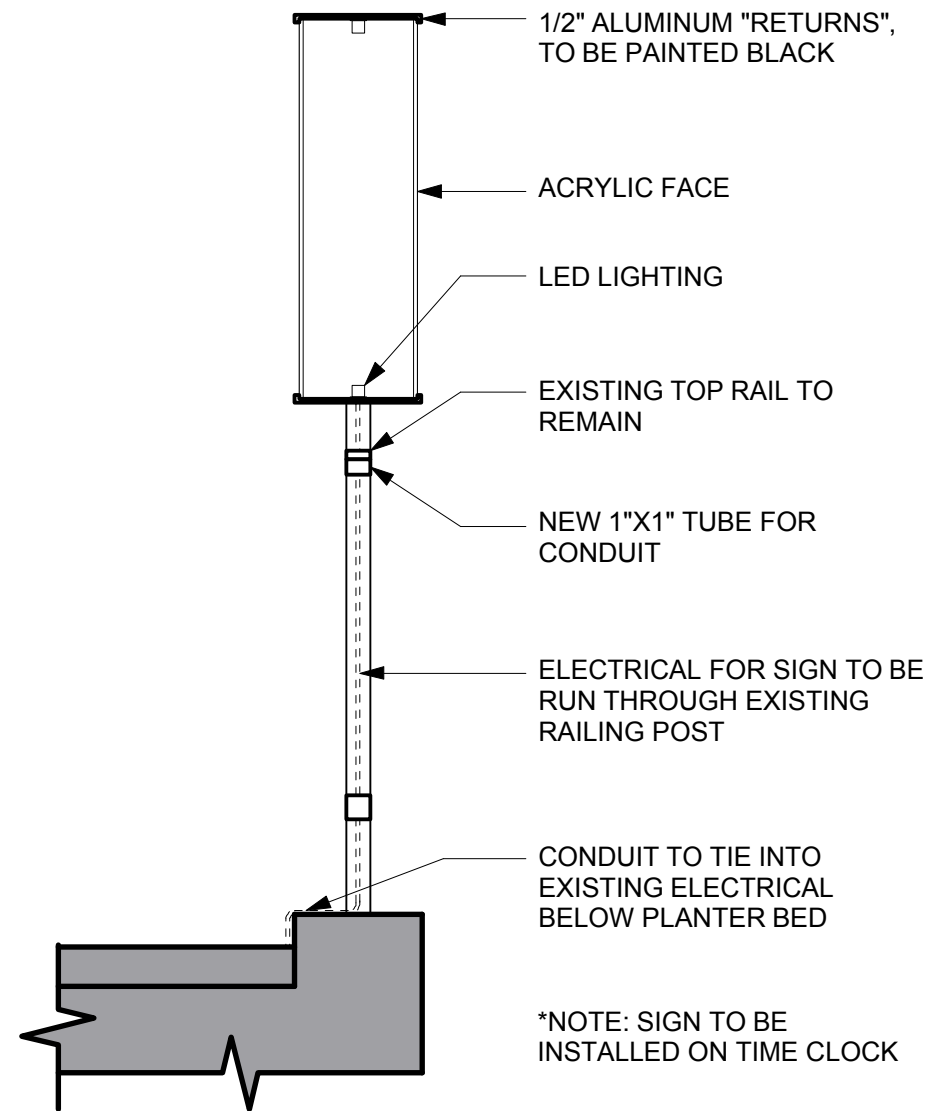


1 EXISTING ELEVATION @ HAND RAIL SIGN
Scale: 1/4" = 1'-0"



2 PROPOSED ELEVATION @ HAND RAIL SIGN
Scale: 1/4" = 1'-0"

*NOTE: SIGN TO BE SAME SIZE AS EXISTING AT ADJACENT TENANT



3 ENLARGED PROPOSED HAND RAIL SIGN
Scale: 1" = 1'-0"



FRONT VIEW

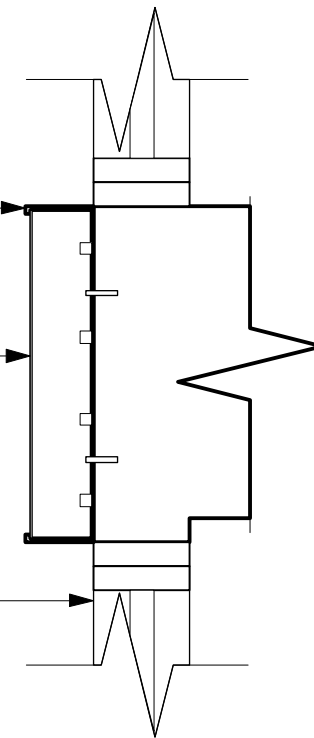
- BLACK ACRYLIC FACE
- WHITE ACRYLIC LETTERS, TYP.
- 1/2" ALUMINUM RETURN, V.I.F.

*NOTE: SIGN TO MATCH EXISTING SIGN

EXISTING ALUMINUM SIGN RETURNS TO BE PAINTED

NEW ACRYLIC FACE

EXISTING STOREFRONT



SECTION

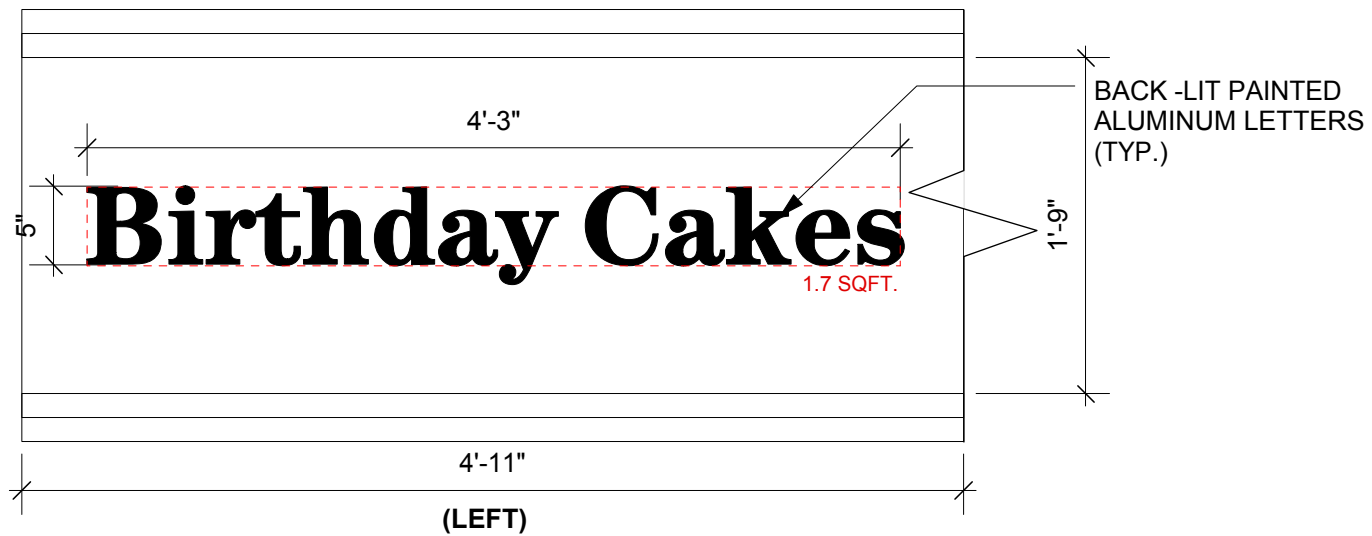
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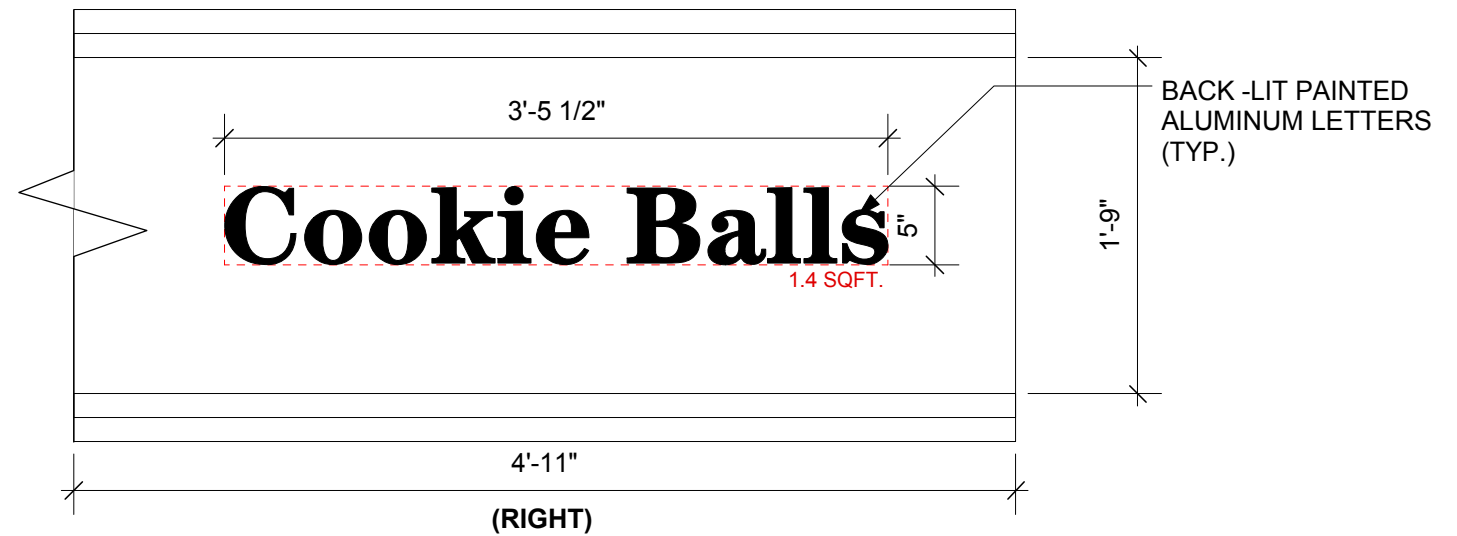
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1

ENLARGED SIGNAGE @ STOREFRONT
Scale: 1" = 1'-0"



(LEFT)



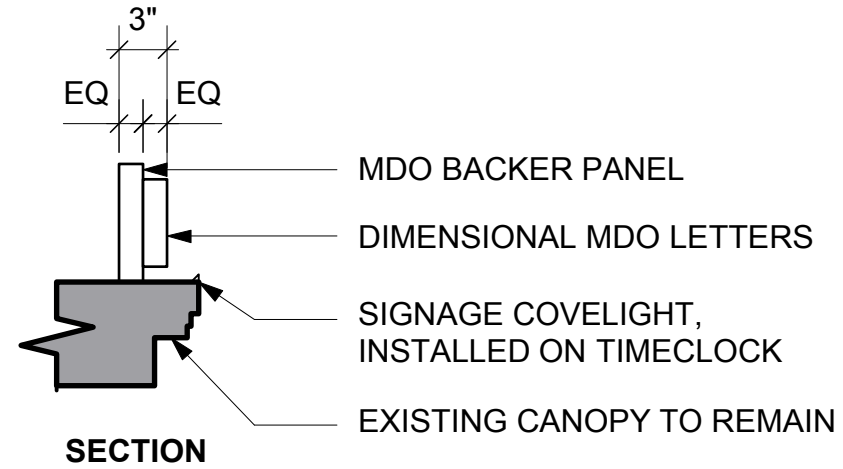
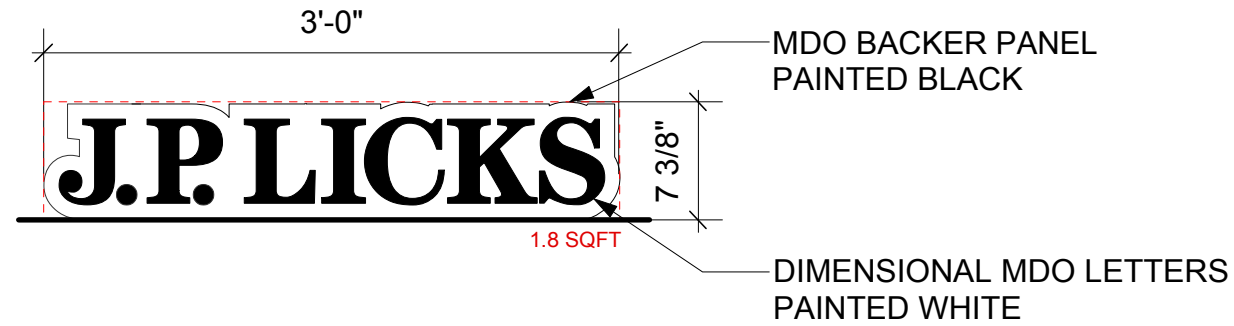
(RIGHT)

2

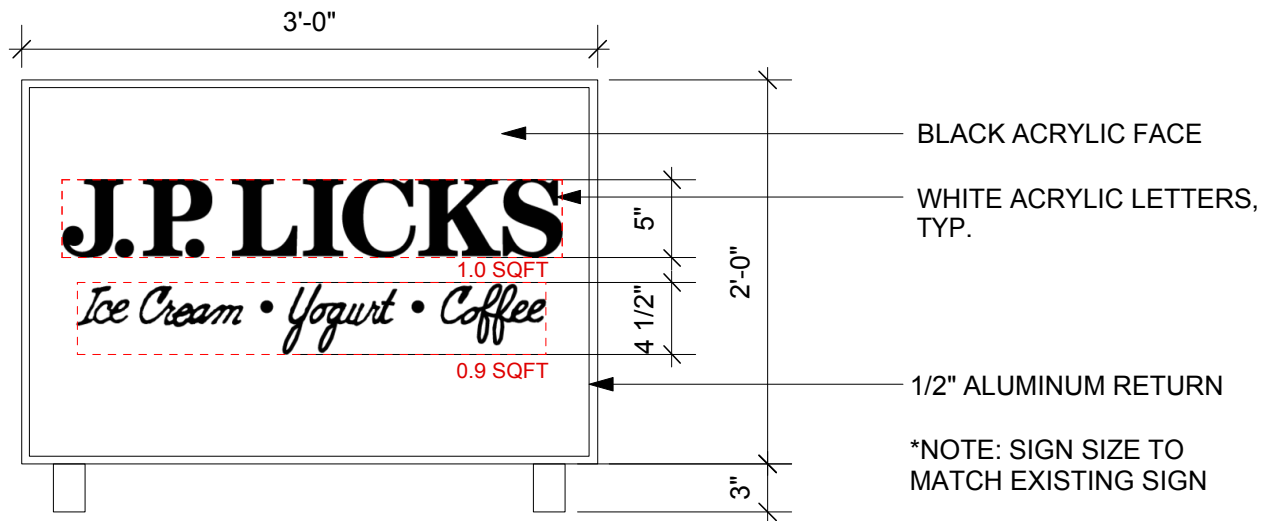
ENLARGED SIGNAGE @ STOREFRONT
Scale: 1" = 1'-0"

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1 ENLARGED SIGNAGE @ BACK ENTRY
Scale: 1" = 1'-0"



2 ENLARGED SIGNAGE @ RAILING
Scale: 1" = 1'-0"

VESSEL - model: FM-W9100
LED Outdoor Flush Mount



Flush Mount
FM-W9100



PRODUCT DESCRIPTION
Precise engineering using the latest energy efficient LED technology with a built-in reflector for superior optics; An appealing cylindrical profile perfect for accent and wall wash lighting.

- FEATURES**
- CEC Title 24 Compliant
 - Universal driver (120V-220V-277V)
 - Color Temp: 3000K, 2700K and 4000K available special order
 - CRI: 90

- SPECIFICATIONS**
- Construction:** Die cast aluminium construction with silk-screened glass
 - Light Source:** High output LED.
 - Dimming:** Dims to 10% with an electronic low voltage (ELV) dimmer.
 - Mounting:** Mounts directly to junction box.
 - Finish:** Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)
 - Standards:** ETL & cETL Wet Location listed. IP-66 rated. ADA compliant. CEC Title 24 Compliant

Type	Model	Wattage	LED Lumens	Delivered Lumens	Rated Life	Photometric	Finish
Flush Mount	FM-W9100	16.5W	1167	924	71,000hr		<ul style="list-style-type: none"> AL Brushed Aluminum BK Black BZ Bronze GH Graphite WT White

Example: FM-W9100-WT
For 2700K add "-27"; 4000K add "-40" before the finish: FM-W9100-27-WT

3 EXTERIOR LIGHTING SPECIFICATION