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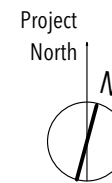
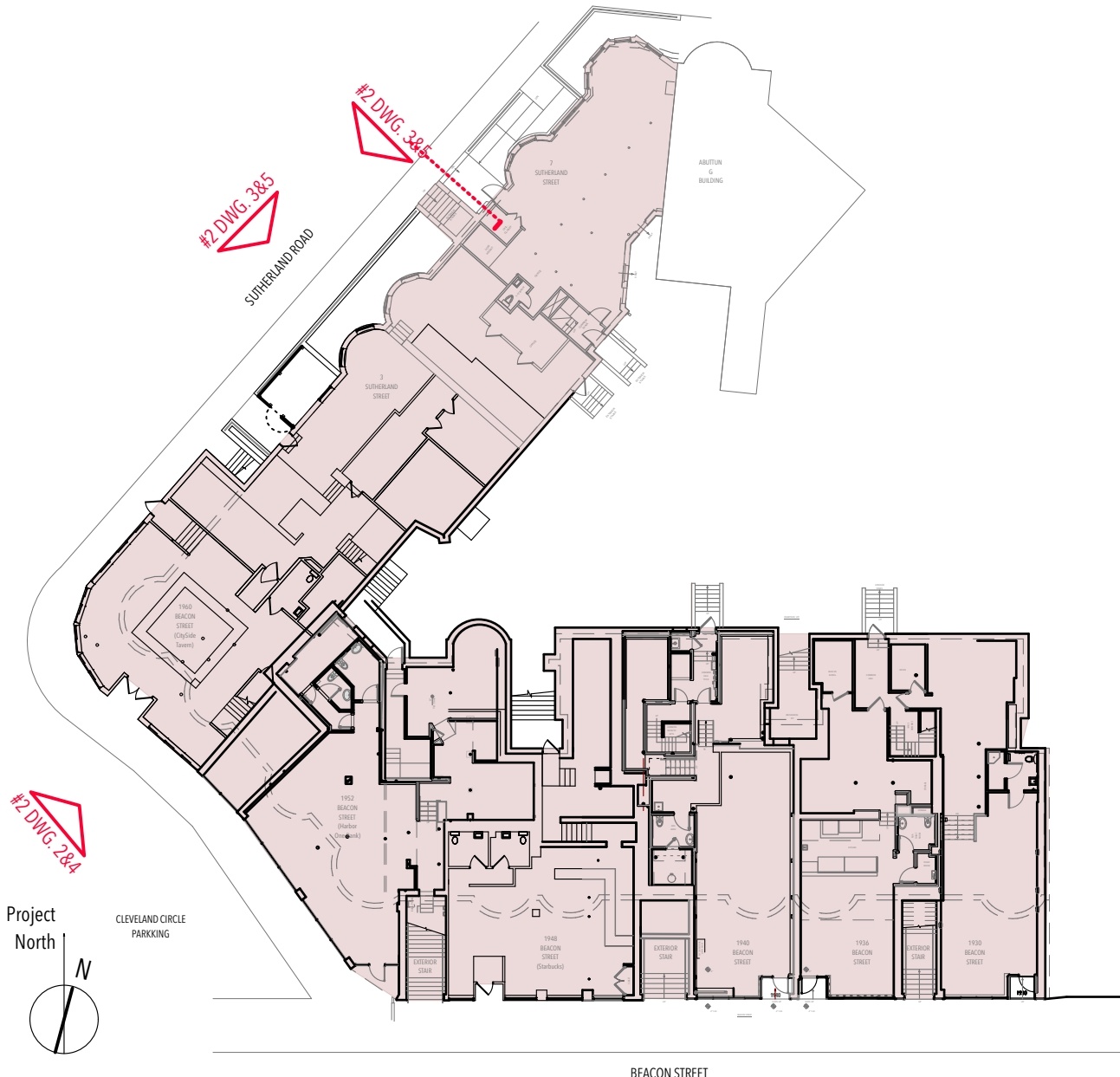
LIGHTING - Lumens Studio

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NEIGHBORHOOD PLAN



SITE ARIAL VIEW



1 Building View  
Scale: 1/32" = 1'-0"

GENERAL BUILDING  
LANDLORD IMPROVEMENTS  
3 & 7 SUTHERLAND + 1930 to 1960 BEACON ST  
Boston, MA 02135

Project Site Context

PROJECT #: 0514  
SCALE: As Noted

REV: # 00/00/0021  
DATE: 11/16/21



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LIGHTING - Lumens Studio

- 2
- 3
- 4

Architectural Design:

- To Create A Uniform Building Aesthetic
  - Consistent Building Painting Scheme (paint Retail Level, Upper/lower Parapets & Entryways)
  - Restore Apartment Entryway Metal Arches And Lighting
  - Replace Apartment Entryway Stairs/doors (including Illumination - See Lighting Scope Below)
- Replace Windows At Unoccupied Commercial Spaces To Match Newer Storefront Colors/materials
  - Prepare for Possible Conversion To Accessible Apartment/Residential Use.
- Screen Existing Hvac On Top Of Retail Level Roofs
- Screen Trash Receptacles on Sutherland Road

Lighting Design:

- To Utilize Lighting To Selectivly Accent An Architetcurally Rich Building Facade.
- To Restore Existing Fixtures, Highlight Architectural Details, And Increase Perceptions Of Safety



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Project Concept & Goals

PROJECT #: 0514  
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1 Existing Elevation: 1930-1952 Beacon Street  
Scale: 1/16" = 1'-0"



2 Existing Elevation: 1952 & 1960 Beacon Street Corner  
Scale: 1/16" = 1'-0"

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Existing Elevations-1

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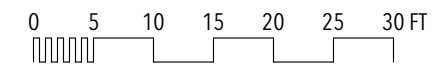
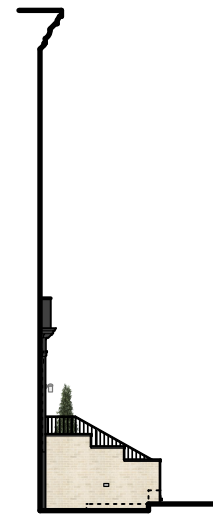
GENERAL BUILDING  
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Existing Elevations & Photos

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1 7 Sutherland Entry Section  
Scale: 1/16" = 1'-0"

2 Existing Elevation: 3-7 Sutherland Road + 1960 Beacon Street Corner  
Scale: 1/16" = 1'-0"



3 Existing Photos



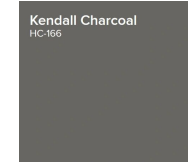


1 Proposed Elevation: 1930-1952 Beacon Street  
Scale: 1/16" = 1'-0"



2 Proposed Elevation: 1952 & 1960 Beacon Street Corner  
Scale: 1/16" = 1'-0"

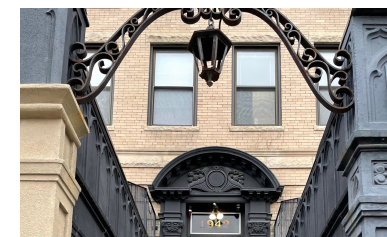
PAINT UPPER PARAPET 'KENDALL CHARCOAL' TO MATCH LOWER PARAPET & APARTMENT ENTRYWAY



RESTORE METAL ARCHES, REPLACE LIGHT FIXTURE & REPLICATE METAL ARCH @ 1950 BEACON ST. ENTRYWAY



ARTIFICIAL LIVING WALL BEHIND PARAPET TO CONCEAL EXISTING HVAC EQUIPMENT



REPLICATE METAL ARCH @ 1950 BEACON ST. ENTRYWAY

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Proposed Elevations	REV: #	00/00/0021
	DATE:	11/16/21
PROJECT #:	0514	
	SCALE:	As Noted

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1 7 Sutherland Entry Section  
Scale: 1/16" = 1'-0"

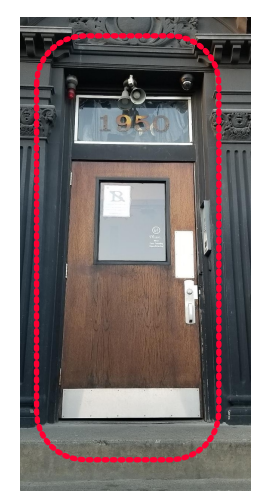
2 Proposed Elevation: 3-7 Sutherland Road + 1960 Beacon Street Corner  
Scale: 1/16" = 1'-0"



REPLACE COMMERCIAL SPACE  
WINDOWS. SINGLE CASEMENT  
AT EGRESS WINDOWS.



REPLACE LIGHT FIXTURES  
REPLACE LOWER DOORS  
REPLACE COMMERCIAL WINDOWS



REPLACE  
APARTMENT  
ENTRY DOORS  
& OPEN/RESTORE  
TRANSOMS



RESTORE METAL ENTRYWAY  
ARCHES. REPLICATE ARCH @  
1952 ENTRYWAY  
ADD ELEC. LIGHT FIXTURES



SCREEN EXISTING HVAC EQUIP

3 Proposed Existing Areas of Improvement Photos

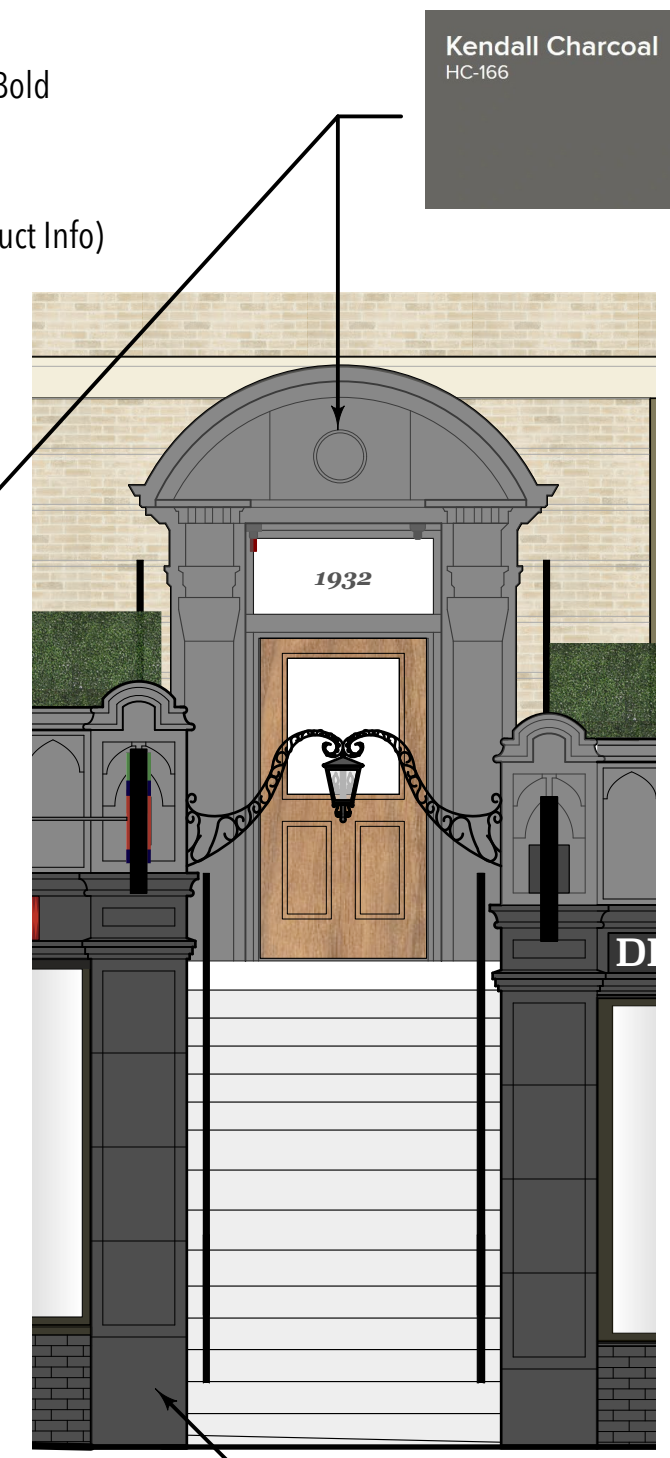




1 1950 Beacon Street Entryway  
Scale: 1/4" = 1'-0"  
0 0 1 2 3 4 5 FT



2 1952 Beacon Street Entryway  
Scale: 1/4" = 1'-0"



3 1932 Beacon Street Entryway  
Scale: 1/4" = 1'-0"





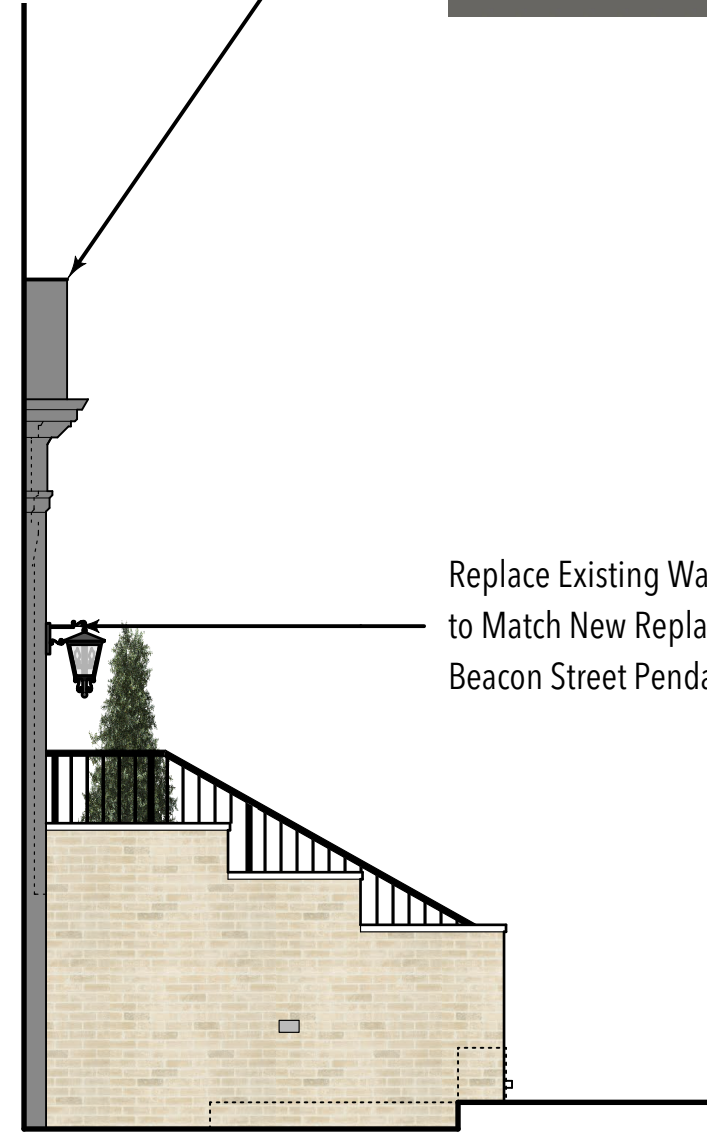
Northern Architectural Systems  
(or Staff Approved Equal) Dark Bronze Alum.  
Window to Match Existing. 2x Windows Operable  
per Code as 2nd Means of Egress for Possible  
Space Conversion to Residential Unit.



Kendall Charcoal  
HC-166

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Replace Existing Wall Sconces  
to Match New Replacement  
Beacon Street Pendants

Landscape Lighting to Highlight Tree

Therma-tru Fiber-classic Mahogany Collection  
Replacement Door Full Light for safety. Doorway to  
Tenant Mail/Package/Laundry Area.

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Enlg Proposed Elevations-2  
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1 7 Sutherland Road Lower Windows  
Scale: 1/4" = 1'-0"

2 7 Sutherland Road Lower Windows  
Scale: 1/4" = 1'-0"

3 7 Sutherland Entry Section  
Scale: 1/4" = 1'-0"



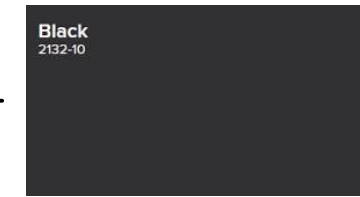
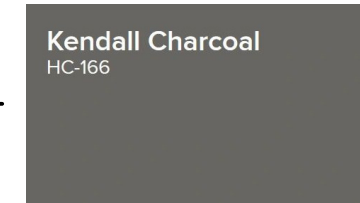


Baldwin Black Blakely  
Handleset



Therma-tru Fiber-classic  
Mahogany Collection  
Replacement Door  
1/2 Light And 2 Panels

Existing Perforated Metal  
Hvac Screening To Remain



Stair/Tread Light - Refer to  
Lighting Drawings in Package

Landscape Lighting to  
Highlight Tree - Refer to  
Lighting Drawings in  
Package

Add Planting in Existing Narrow  
Planting Bed

Artificial Living Wall Behind Existing Wrought Iron  
Fence To Conceal Trash Cans

Perforated Metal Fence/Screening with 3' Gate Perpendicular to  
Service Door. New Screening to Match Existing Behind Wrought  
Iron Fence to Screen & Secure Trash Area.

1 3 Sutherland Road Entryway  
Scale: 1/4" = 1'-0"

Enlg Proposed Elevations-3 & Proposed Products

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Enlg Proposed Elevations-3 & Proposed Products

A9



1930-60 BEACON STREET & 3-7 SUTHERLAND RD, BOSTON, MA • SCHEMATIC LIGHTING DESIGN

*Beacon Street - Areas to Enhance with Lighting*



Decorative Architectural Pediment Above Doors to Units

Remove Plywood Backing at Transom (All Doors)

Remove Existing Flood Lighting Above Doors

Decorative Metal Scrollwork at Entry to Stairways

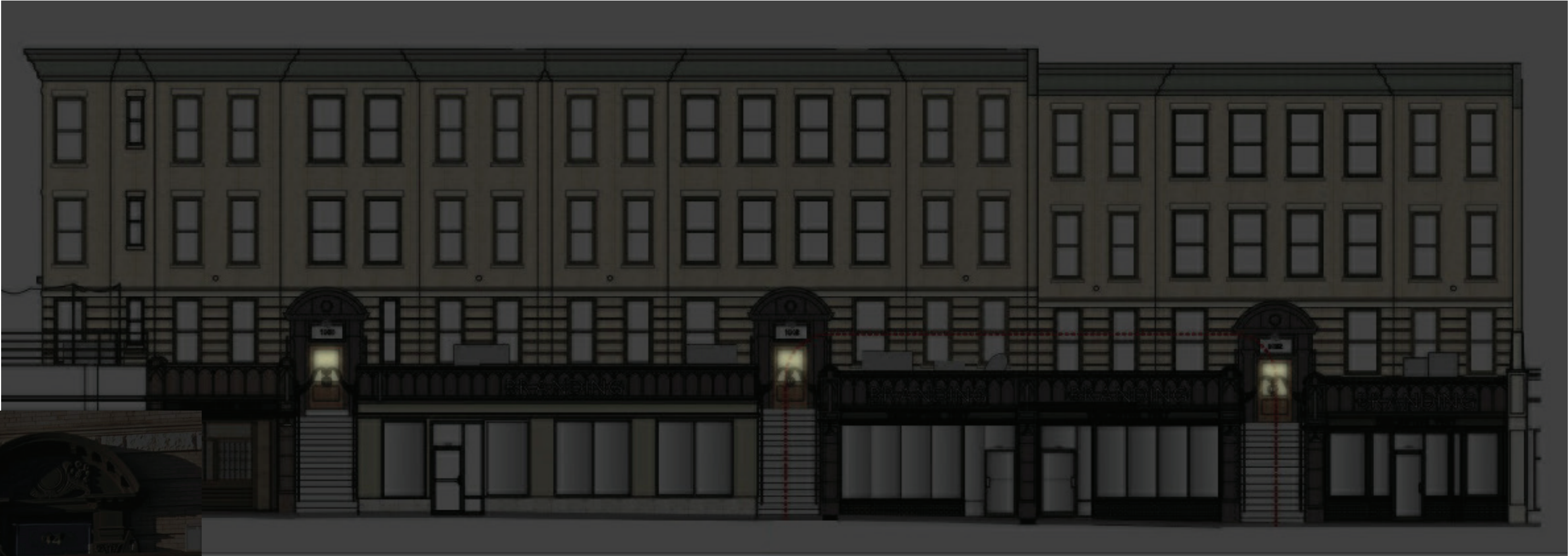
Replace Lanterns w/ New Lantern

Deep Stairways to Access Units





*Beacon Street - Existing Conditions*

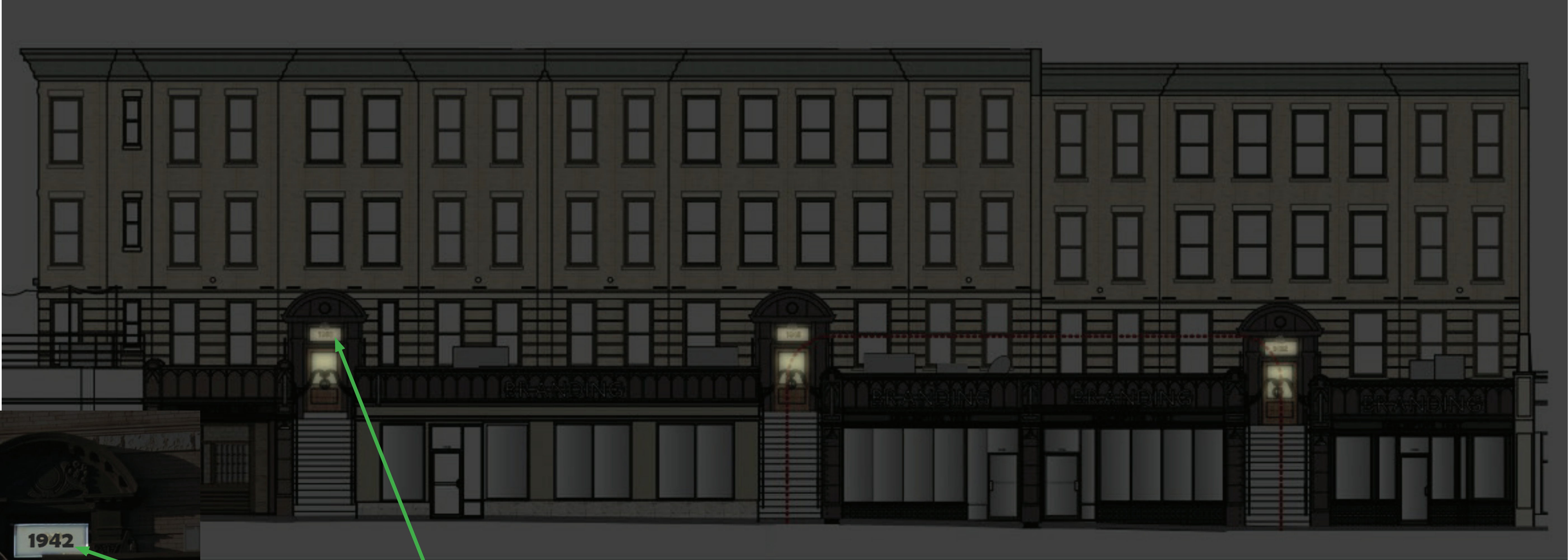


Existing Conditions Nighttime





*Beacon Street - Proposed Lighting Solutions*



Plywood Backing at Transom Windows Removed (Allowing light to spill through. Light the Interior Vestibule to Create Glow at the Front Door and Number





*Beacon Street - Proposed Lighting Solutions*

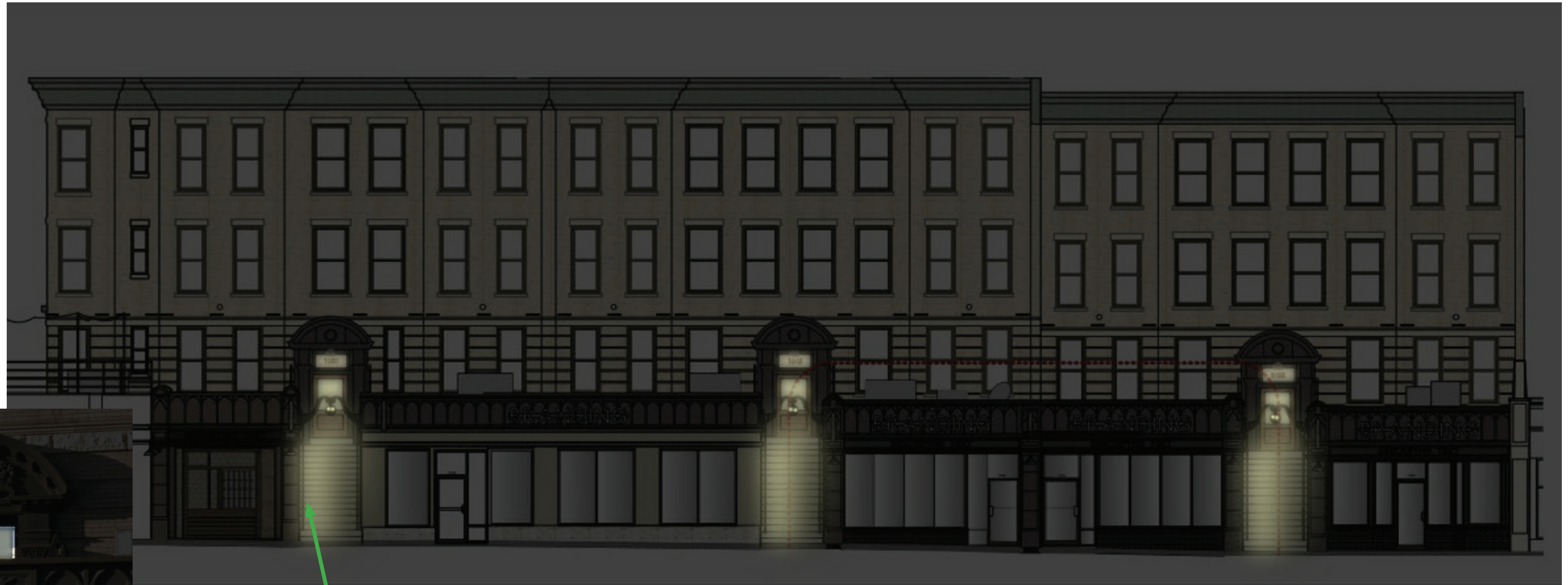


Restore or Replace Lanterns and Highlight  
Decorative Iron Scroll Work





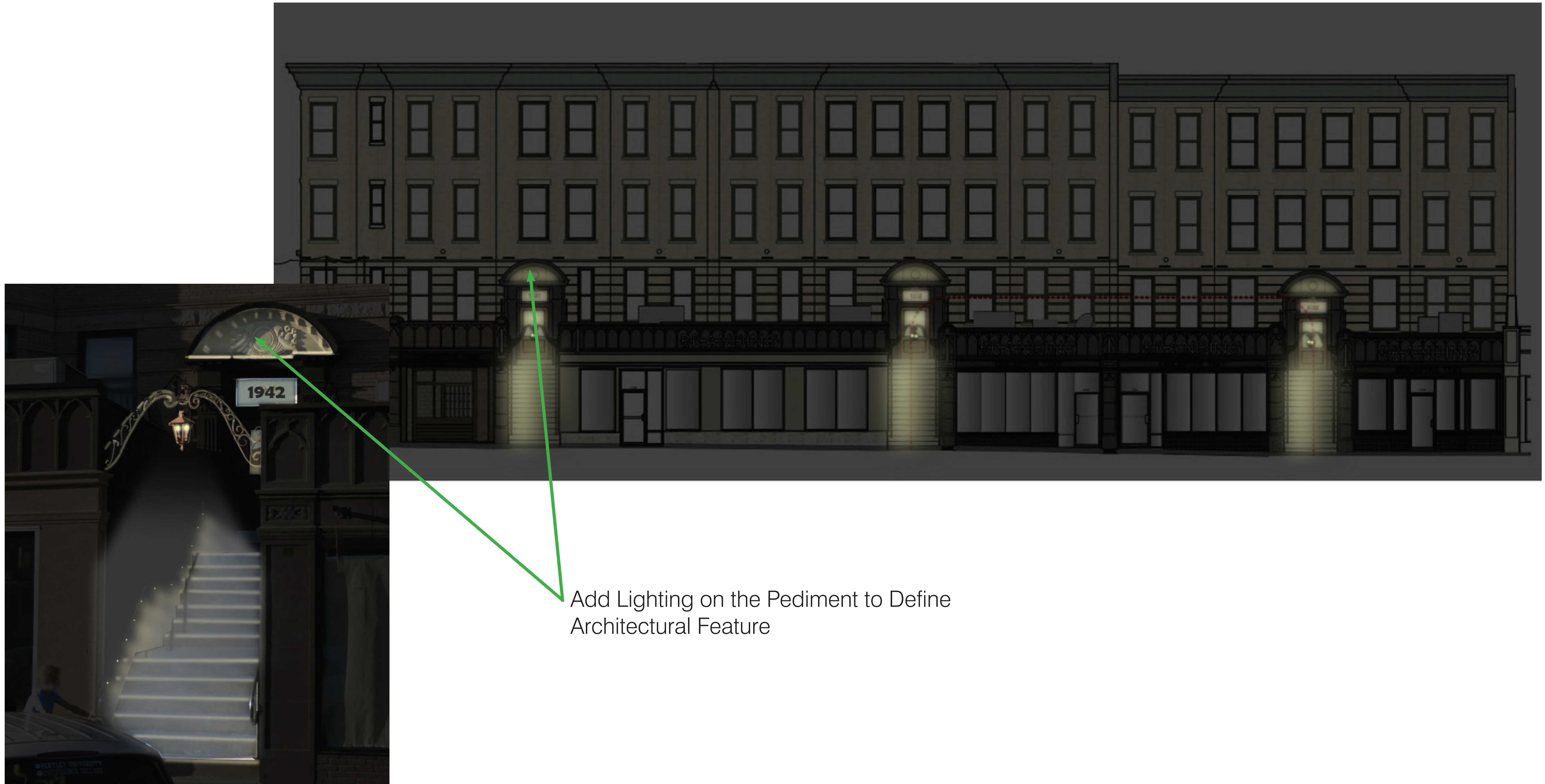
*Beacon Street - Proposed Lighting Solutions*



Add Lighting Under Handrail to Define Steps and Light Dark Stair Volume.



*Beacon Street - Proposed Lighting Solutions*





1930-60 BEACON STREET & 3-7 SUTHERLAND RD, BOSTON, MA • SCHEMATIC LIGHTING DESIGN

*Sutherland Rd - Areas to Enhance with Lighting*



Decorative Architectural Pediment Above Doors to Units

Remove Plywood Backing at Transom (All Doors)

Replace Existing Sconces w/ New Lanterns

Restore Existing Step Lighting (Recessed In-Wall Along Stairs and Ramp)

Accent Landscape





1930-60 BEACON STREET & 3-7 SUTHERLAND RD, BOSTON, MA • SCHEMATIC LIGHTING DESIGN

*Sutherland Rd - Existing Conditions*



Existing Conditions Nighttime



*Sutherland Rd - Proposed Lighting Solutions*



Plywood Backing at Transom Windows Removed (Allowing light to spill through. Light the Interior Vestibule to Create Glow at the Front Door and Number

Replace Existing Sconces w/ New Lanterns





*Sutherland Rd - Proposed Lighting Solutions*



Restore Existing Step Lighting at #7

(Add Step Lights at #3, to match)



Accent Select Landscape Elements, by Entry.



*Sutherland Rd - Proposed Lighting Solutions*



Add Lighting on the Pediment to Define Architectural Feature



*Lighting & Control Equipment*

**Pediment Uplighting  
(Painted Out)**



**Lantern Light (Wall and Pendant)**



**Handrail Lighting**



**Step Lighting (Existing, to be Restored)**



**Tree Uplighting**



**Photocell Control  
(Throughout)**

