

YAWKEY SIXTH FLOOR ADDITION AND MENINO/YAWKEY LOBBY ADDITION DESIGN REVIEW



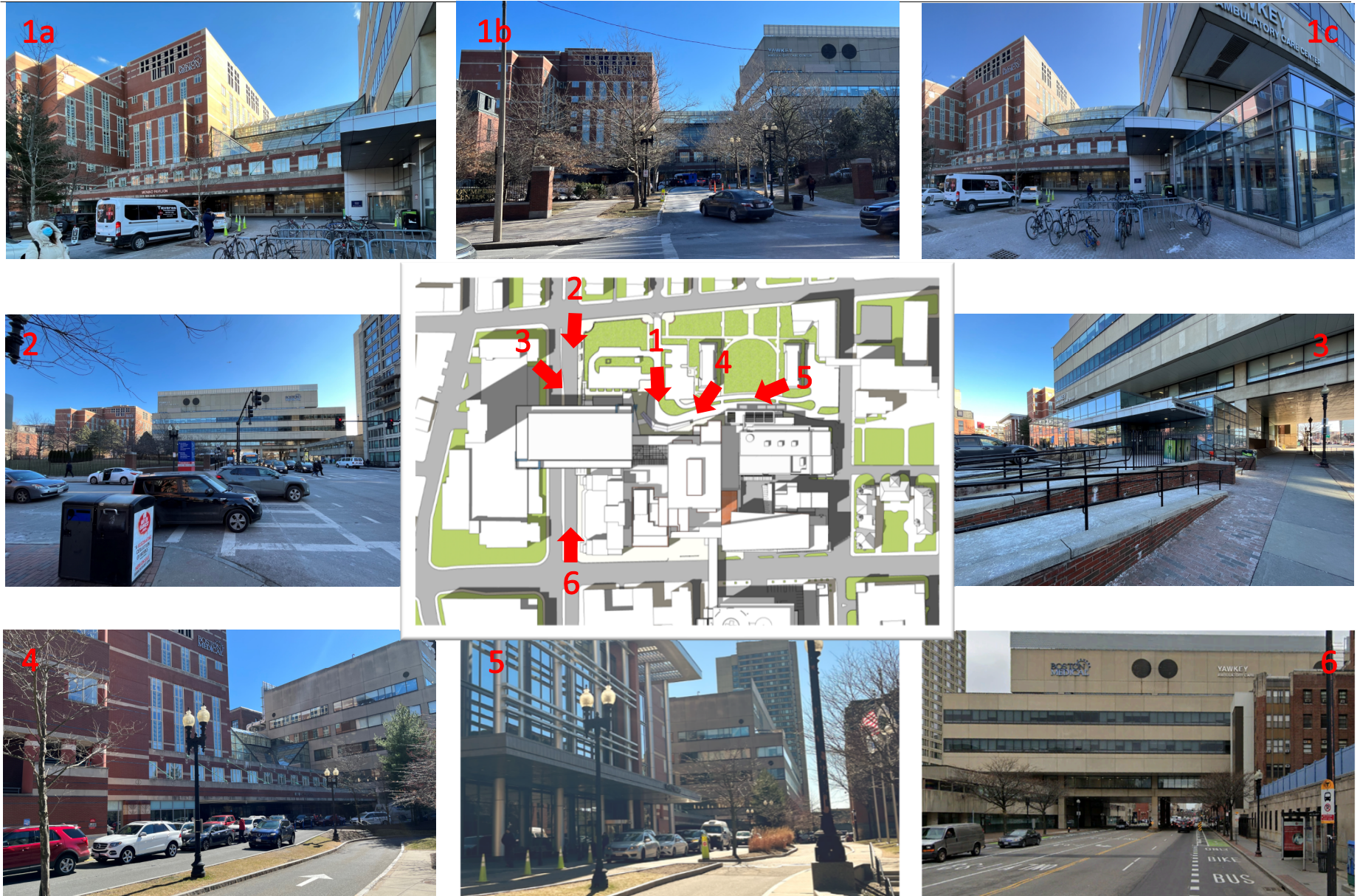
SOUTH END LANDMARK DISTRICT COMMISSION
September 23, 2022



TSOI KOBUS DESIGN

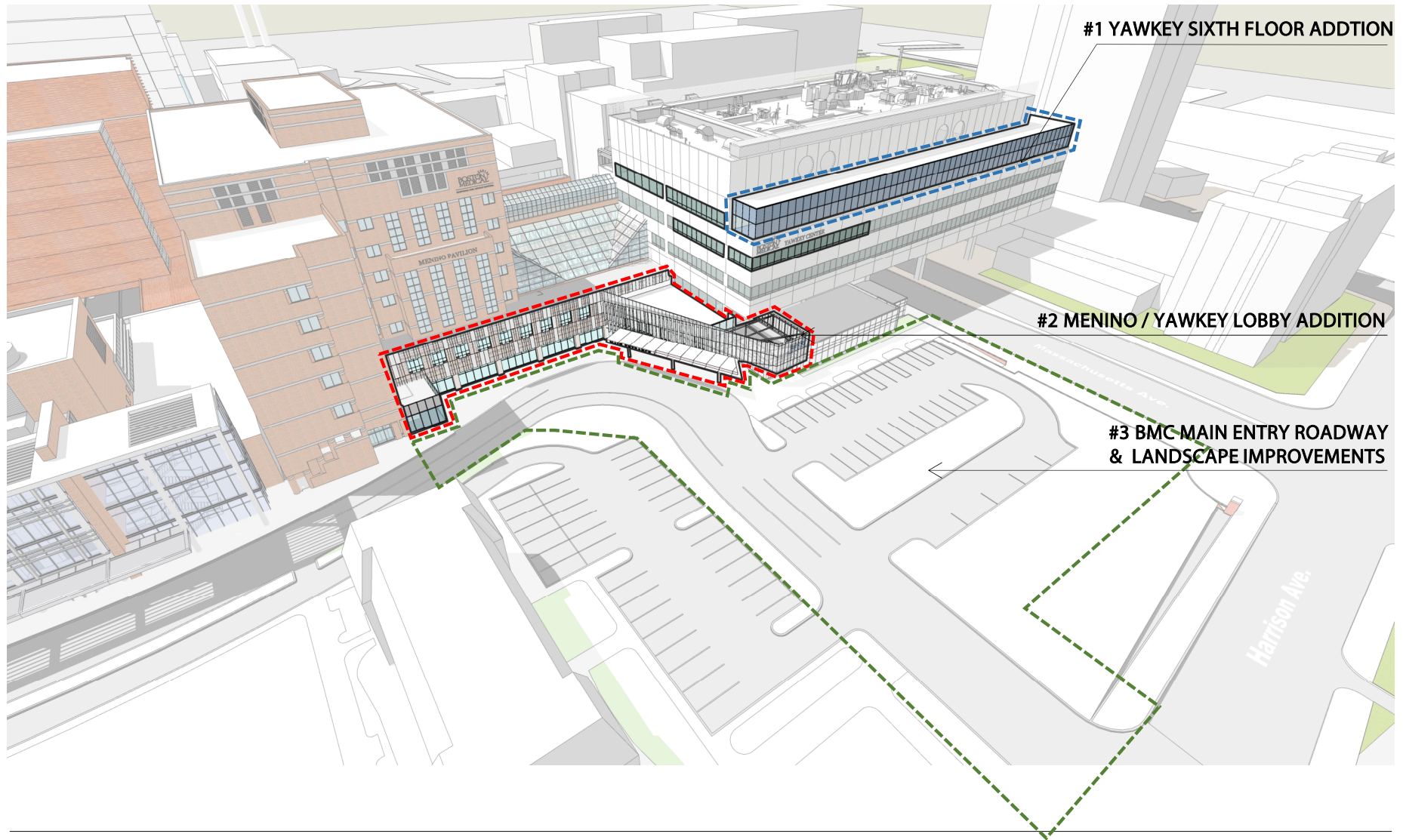
YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

BMC CAMPUS EXISTING PHOTOGRAPHS



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

DESIGN SCOPE – AERIAL PERSPECTIVE



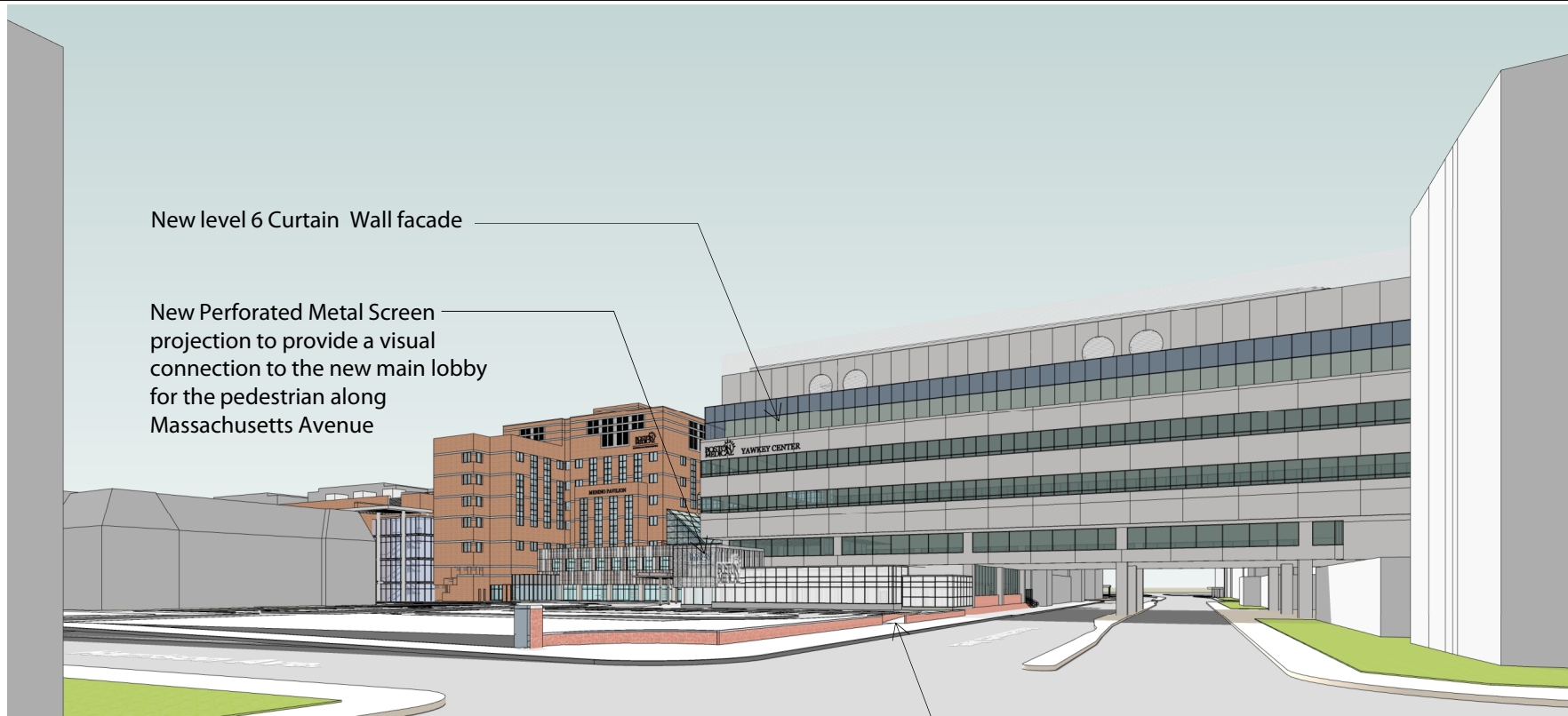
YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

DESIGN SCOPE – SCHEDULE

DESIGN SCOPE	DESCRIPTION	PERMIT DATE	STARTING DATE	COMPLETION DATE
#1	Yawkey Sixth Floor Addition	10/28/2022	3/22/2023	11/22/2023
	New 6th-floor addition to accommodate inpatient bed expansion in the existing Yawkey Center. Provide new exterior curtain wall system at new addition and replace existing windows at level 6 to match previously approved windows. New roof assembly and relocation of vertical HVAC ducts at the South-East corner			
#2	Menino / Yawkey Lobby Addition:	8/4/2023	11/22/2023	9/26/2025
	Expand the lobby that will unify existing Yawkey and Menino lobbies into one single entry to the buildings			
	Demolish the existing canopy and lobby entrance. New lobby addition at the intersection of Yawkey and Menino Buildings to create a new entry vestibule and expanded lobby footprint. New perforated metal screen over existing brick façade at Menino building continuing across new 2 story curtain wall. New canopy at the new entrance. Expansion of 2nd. Floor dining area over the new lobby			
#3	BMC Main Entry Roadway & Landscape Improvements	8/4/2023	10/2/2023	8/14/2025
	Re-design the drop-off area to relieve congestion and traffic build-up at Harrison Avenue Entrance. Redesign of the pedestrian entrance from Mass Avenue to the new lobby entrance			
	Re-design pedestrian entrance from Mass Ave. to the new lobby			
	New and upgraded paving, new pedestrian walkways, bollards, and bike racks at the lobby entrance area. Enhanced Landscaping			

YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

NORTH-WEST PERSPECTIVE



New level 6 Curtain Wall facade

New Perforated Metal Screen projection to provide a visual connection to the new main lobby for the pedestrian along Massachusetts Avenue



Remove Existing Canopy, Patch and match existing curtain wall

Remove existing stairway, patch and match existing brick veneer wall

Remove existing door, patch and match existing curtain wall

Re-design and re-orient the existing ramp for improved pedestrian access to the new main lobby

Re-design and re-orient existing ramp for Improved pedestrian access to the new main lobby

YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

PEDESTRIAN RAMP EXISTING AND PROPOSED PERSPECTIVE



EXISTING PEDESTRIAN RAMP



PROPOSED PEDESTRIAN RAMP

- . Stainless Steel Guardrail
- . Granite feature wall with signage
- . Concrete pavers

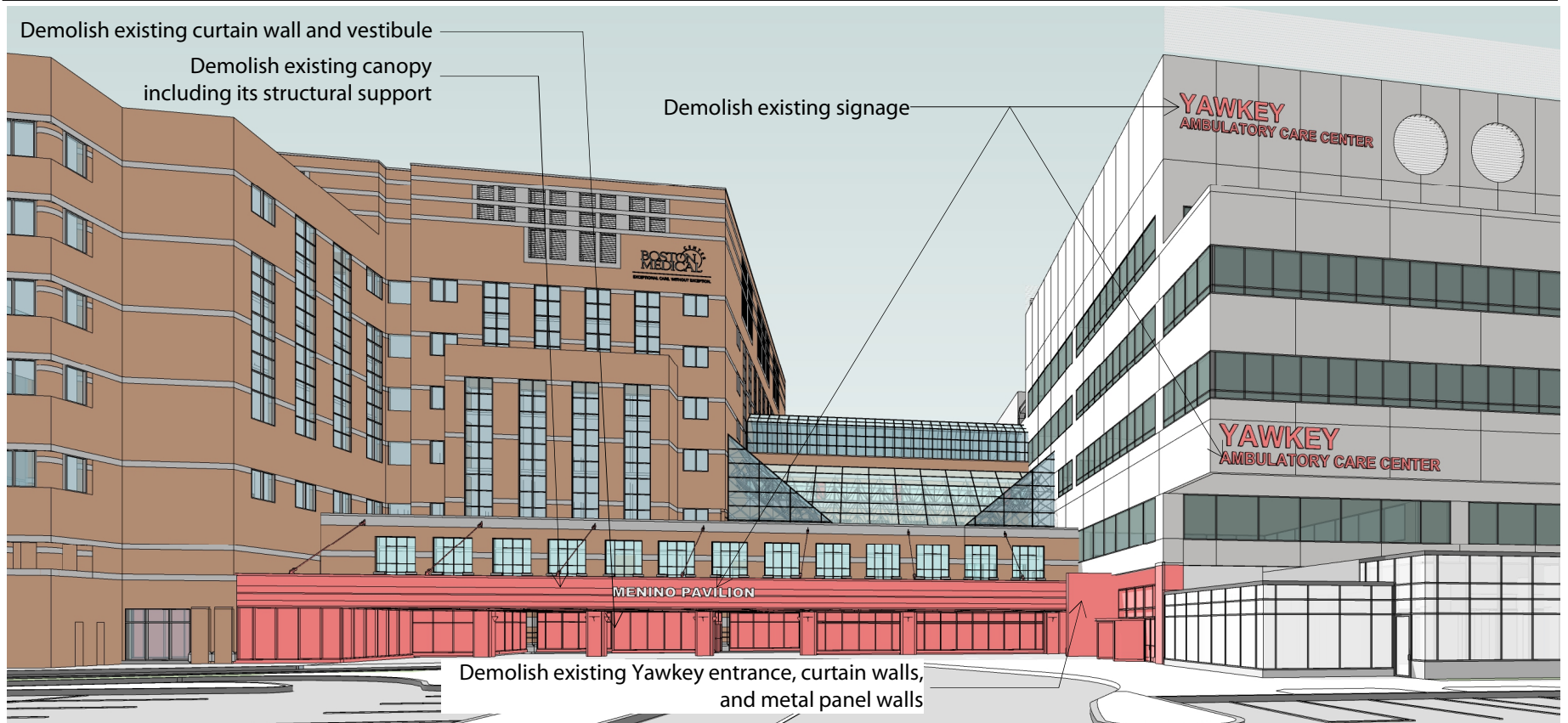
YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

PEDESTRIAN RAMP PERSPECTIVE



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

EXISTING AND DEMOLITION SCOPE



Existing Menino Entrance Canopy



Existing Menino Canopy



Existing Menino Vestibule



Existing Yawkey Entrance Facade

YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

EXISTING LOBBY ADDITION ARRIVAL VIEW



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

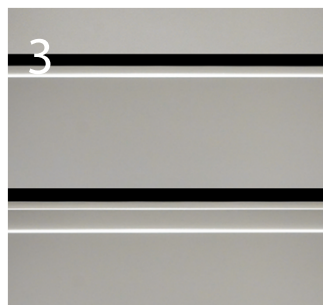
NEW LOBBY ADDITION ARRIVAL PERSPECTIVE VIEW AND MATERIAL SELECTION



1
Granite Wall Base to Match Existing



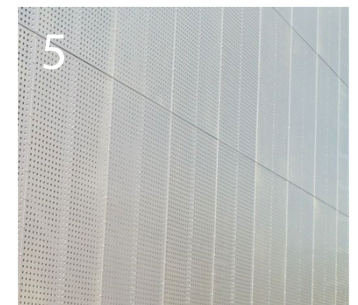
2
Glazed Extruded Alum. Curtain Wall System



3
Extruded Alum. Metal Soffit



4
Aluminum Composite Material

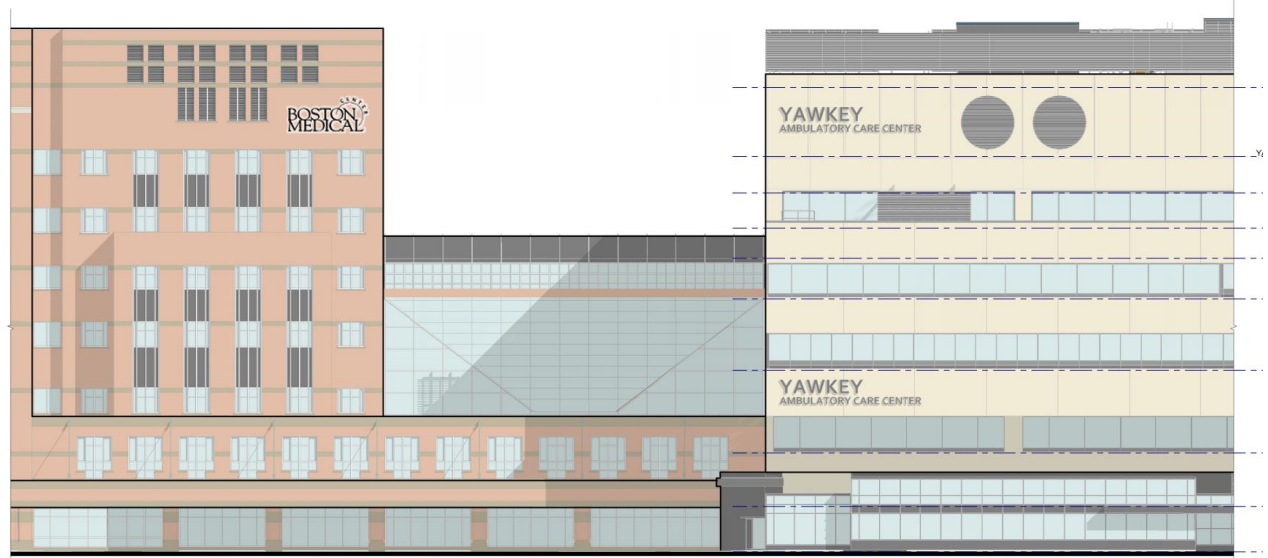


5
Perforated Metal Screen

YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

NEW LOBBY ADDITION ELEVATIONS

EXISTING MAIN LOBBY NORTH ELEVATION



Projected Perforated Metal Screen

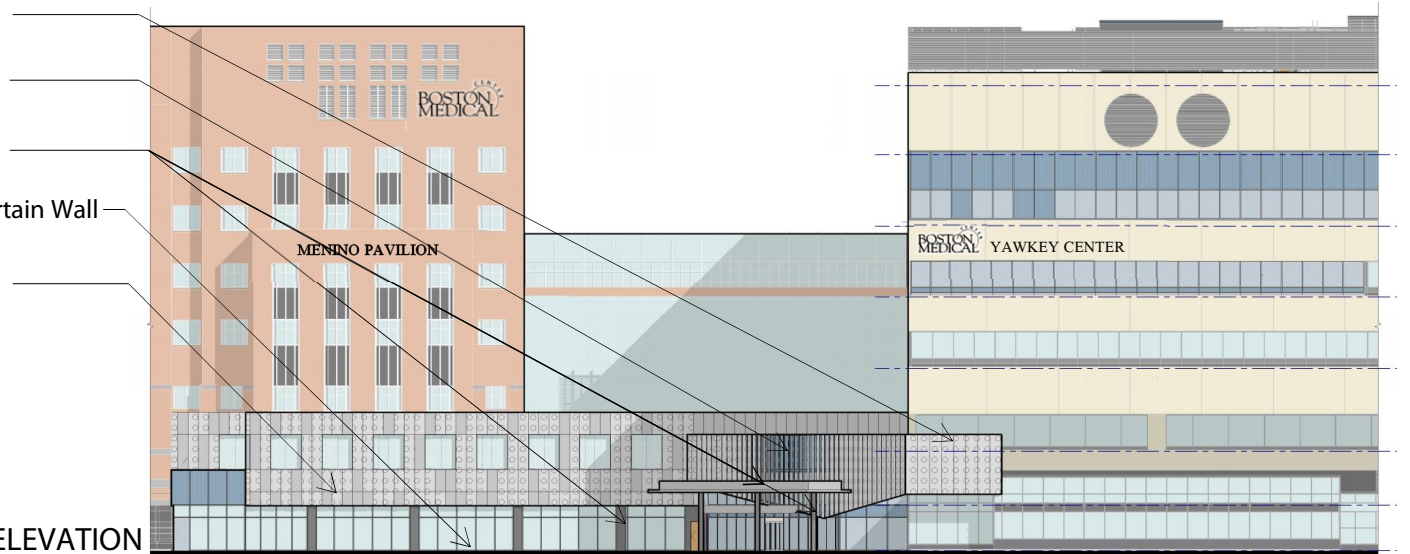
Perforated Mtl. Screen over Alum. Curtain Wall system

ACM for column cover and canopy edges

Curtain Wall system to match existing Curtain Wall

Perforated Mtl. Screen over Existing Brick Veneer Assembly

PROPOSED MAIN LOBBY NORTH ELEVATION



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

PROPOSED LANDSCAPE DESIGN & MATERIALS

- PC Paver



- Granite Curb



- Painted Parking



- Bollards



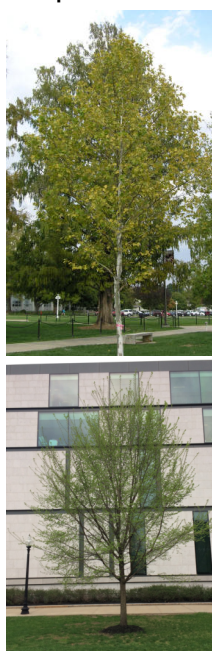
- Benches



- Metal Guardrail



- Proposed Trees



The total anticipated removal of trees for Scope is projected to be 6, all London Plane species [(3) 6" caliper; (2) 2" caliper; (1) 8" caliper, for total caliper removal of 26"]

The Scope plan proposes to plant (12) London Plane (3 1/2"-4" caliper) along the driveway (total proposed caliper 42"-48") and (3) Princeton Elms (2 1/2"-3" caliper) along Massachusetts Avenue (total 7 1/2"-9" proposed caliper)

- Total loss of caliper (6 existing trees) 26"
- Total addition of caliper (15 new trees) 49 1/2"-57"
- Net gain of caliper inches = 23 1/2"-31"

- Stamped Color Asphalt



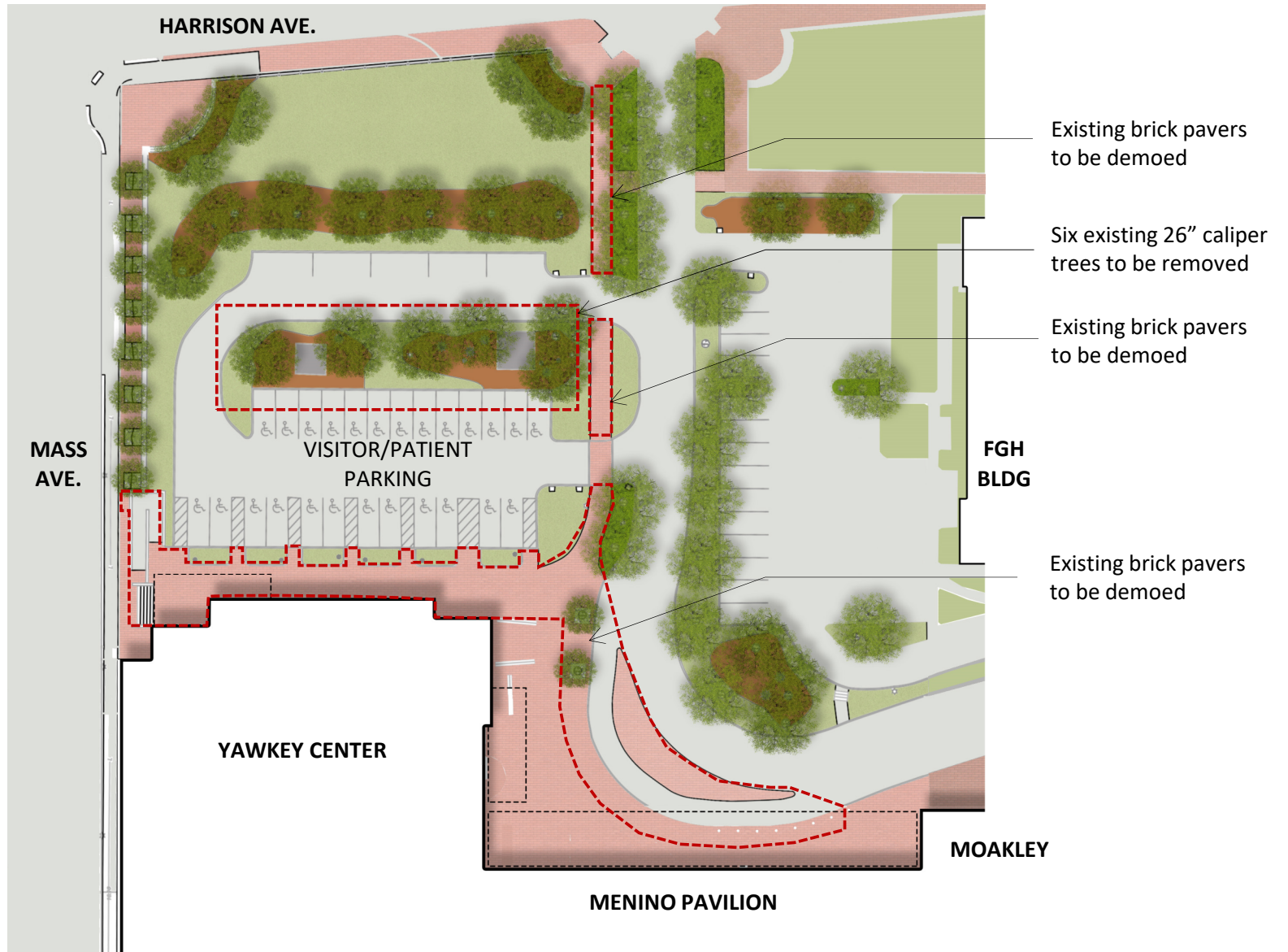
- Concrete Pavers



PROPOSED LANDSCAPE MATERIALS			
HARDSCAPE	1	Concrete Pavement for Pedestrian walks	6" T x 8" W to match City of Boston Standards, light broom finish perpendicular to path of travel
	2	Unit Pavers	Hanover Prest brick pavers to match existing pavers located at Shapiro Center on Albany Street Hanover Prest brick pavers at bike racks
	3	Stamped Bituminous Concrete	Stamped and colored asphalt for traffic condition with brick pattern
	4	Side Wall to Match existing	Brick veneer and PC Cap to match existing side wall at new pedestrian ramp at Mass Ave
	5	Granite curbing	Granite Curbing (MassDOT) above pavement at plant bed
	6	Security Bollard	St. Steel Bollard 316 Marine Grade with smooth finish over steel post concrete filled
	7	Bicycle Racks	Trinton Stainless Steel bike rack by Madrax or equal to match BMC standard
	8	Site Benches	"Blocq" Benches by mmcite, 6' - 0" long with cast alum. Structure support, thermally modified wood - oiled
	9	Guardrail and Handrail	Guardrail 316 Marine grade with smooth finish and sealer at top of access walk landing 42" height with horizontals at 4" o.c. where grade separation is more than 24" above adjacent surfaces. Handrail 316 Marine grade with smooth finish and along either side of access walk 34" high and 18" high with supports 4' o.c.
SOFTSCAPE	1	Driveway Trees	3 1/2" - 4" caliper London Plane (qty. 12) to match existing to quantities shown on the drawings
	2	Trees at Mass Ave. Planter	2 1/2"-3" caliper Princeton Elms (qty. 3) along back of Massachusetts Avenue public walkway adjacent to the new access walk
	3	Shrub Beds	Located at west and north side of Yawkey Building are evergreen 24"-30" height planted at 27" o.c. Located along west side of entrance drive from Harrison Avenue is (15) deciduous at 36"-42" height; (6) deciduous 8'-10' height; (24) deciduous at 18"-24" height; (24) broadleaf evergreen 30"-36" height
	4	Perennial & Grasses	2-gallon container located along accessible parking at Yawkey Building planted at 15" o.c. 2-gallon container located in Massachusetts Ave planter 15" o.c.
	5	Lawn Restoration	Seed all areas of lawn restoration and replacement
	6	Soil Preparation	Include 18" depth of new planting soil minimum with an additional 12" depth for cross-ripped subgrade soil to provide transitional layer
	7	Horticultural Structural soils below pavement	Provide 3" depth of sand-based structural soil (500cf per tree) below paved areas adjacent to new tree planting
	8	Irrigation	Provide restoration of all irrigation systems damaged during construction and include new irrigation tie-ins to new plant beds

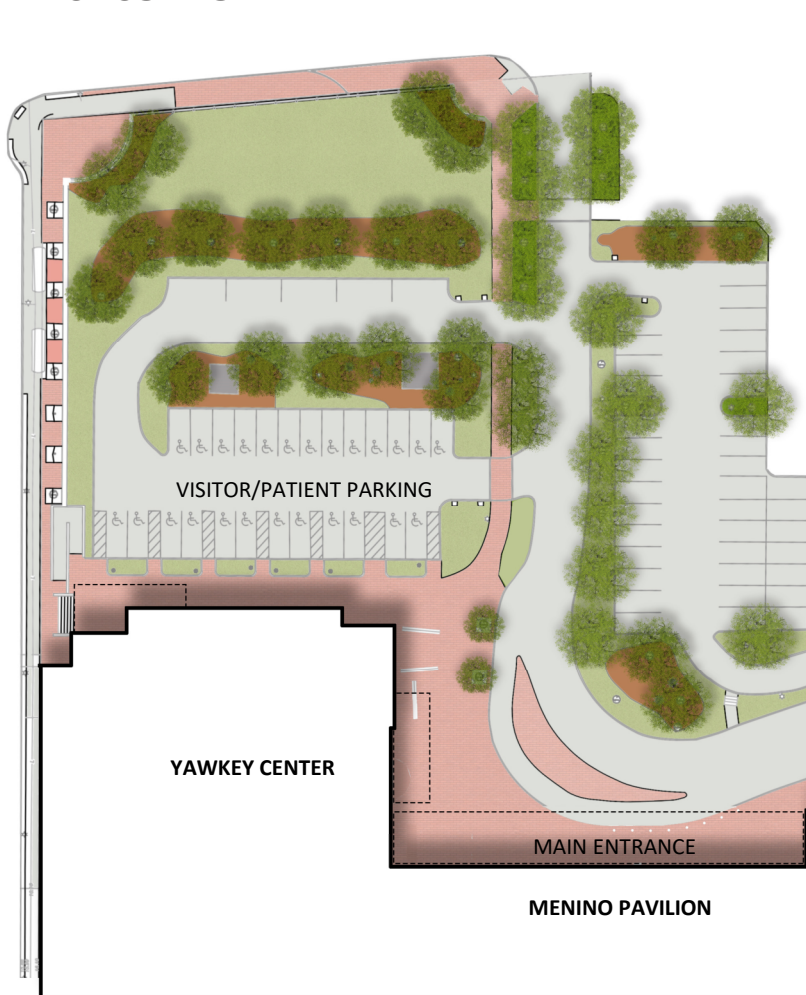
YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

SITE DEMO PLAN



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

EXISTING AND PROPOSED SITE PLAN



EXISTING SITE PLAN



PROPOSED SITE PLAN

PROPOSED LANDSCAPE MATERIALS FROM SLIDE 16

H - HARDSCAPE
S - SOFTSCAPE

YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

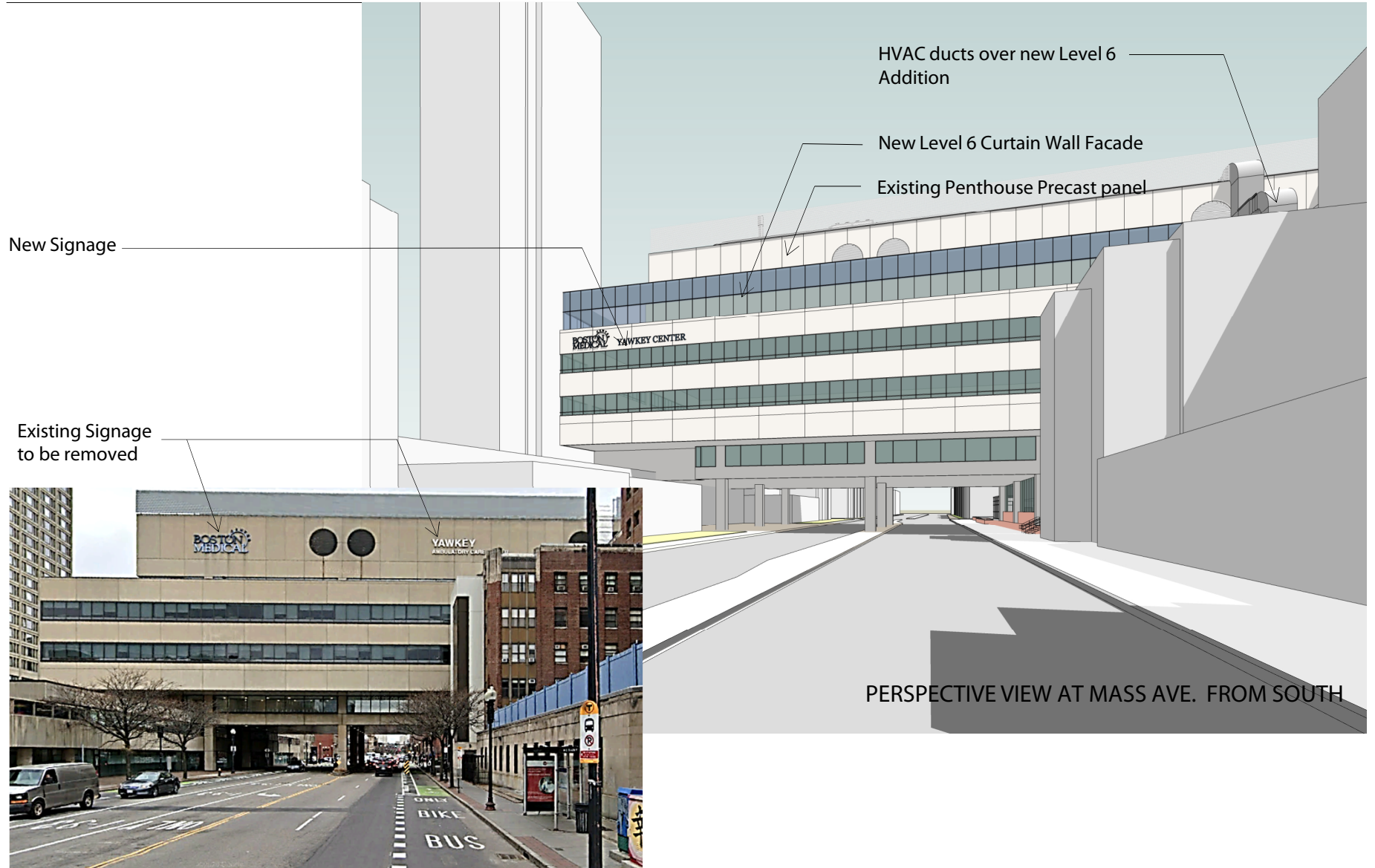
SITE PLAN DESIGN INTENT

- A Concrete Walkway will be placed strategically as a permeable paver system is not considered “accessible” by the City of Boston Commission for Persons with Disabilities
- The majority of the area of reconfigured patient accessible parking is over an occupied below grade hospital program and it is not prudent to encourage ground infiltration over-programmed space.
- Shade trees are proposed at no less than 30’ oc. Per Boston Standard for street tree spacing. Additional trees placed on open lawn may diminish the visibility necessary for the safe entry and orientation of patients at the hospital entrance
- The area that is shown in the site plan parking improvements is an existing condition, while the reconfigured drive approach is proposed to mitigate existing traffic issues. The reconfigured drive is impacting existing brick paved area with the objective of not increasing overall impervious area. Most of the existing trees are outlined for protection/preservation while trees that will be removed will be replaced by more vegetation than is being removed. Increasing the vegetative zone will not reduce the amount of existing accessible parking.



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

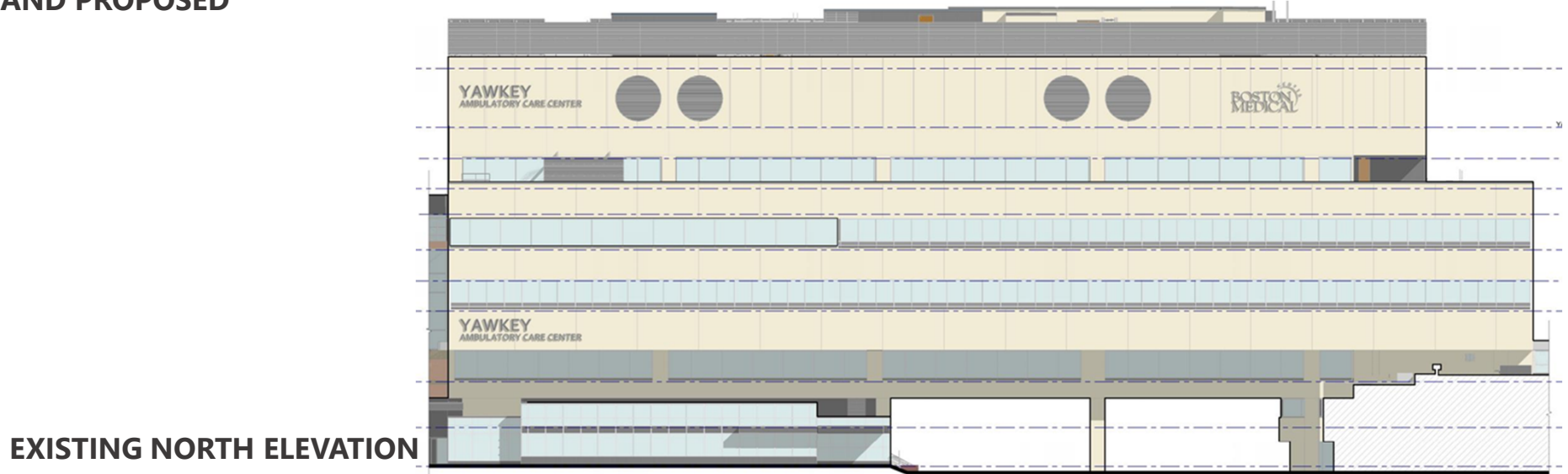
YAWKEY LEVEL 6 ADDITION



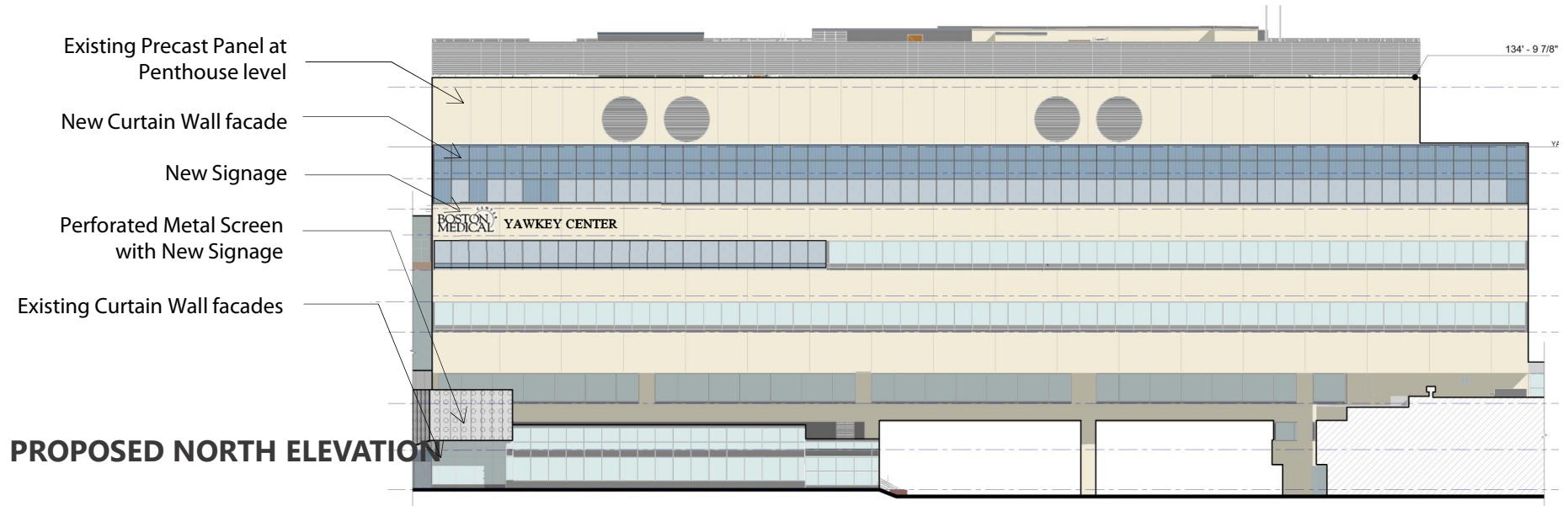
EXISTING PICTURE AT MASS AVE. FROM SOUTH

YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

YAWKEY LEVEL 6 ADDITION – NORTH ELEVATION EXISTING AND PROPOSED



EXISTING NORTH ELEVATION

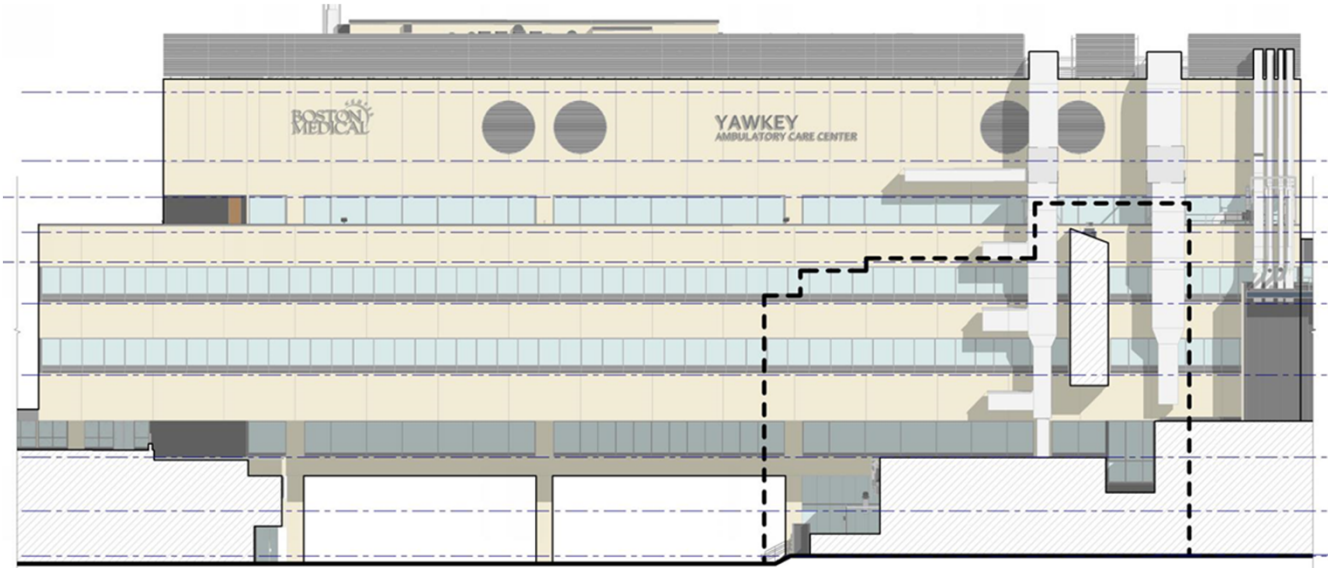


PROPOSED NORTH ELEVATION

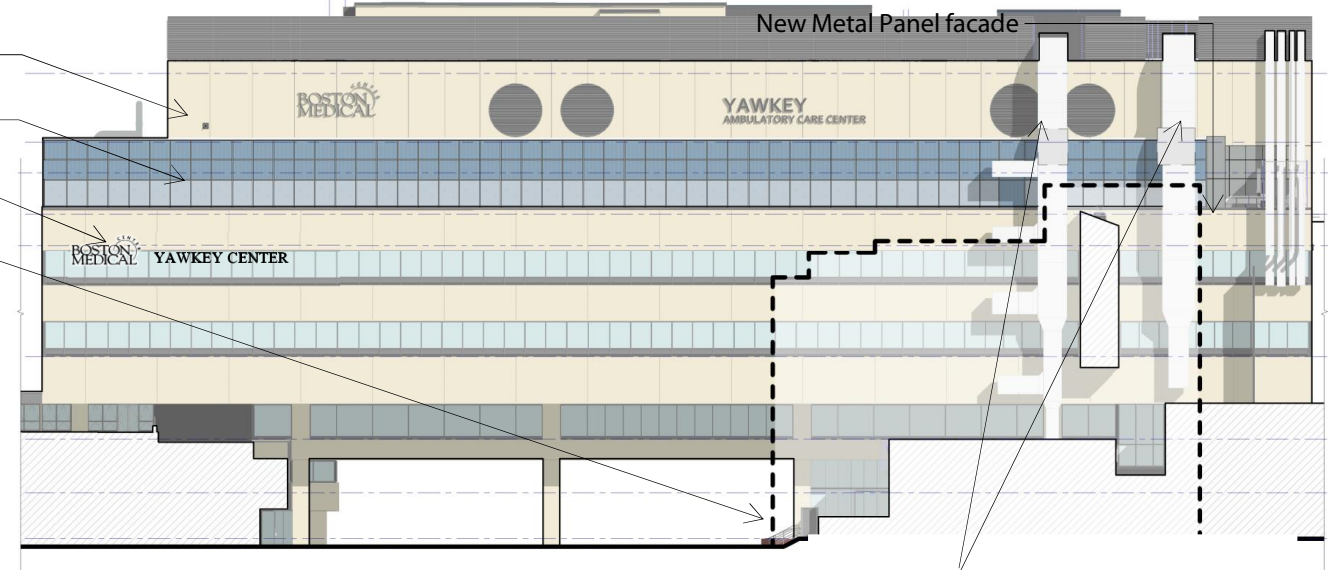
YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

YAWKEY LEVEL 6 ADDITION – SOUTH ELEVATION EXISTING AND PROPOSED

EXISTING SOUTH ELEVATION



- Existing Precast Panel at Penthouse level
- New Curtain Wall facade
- New Signage
- Existing Dowling Building line



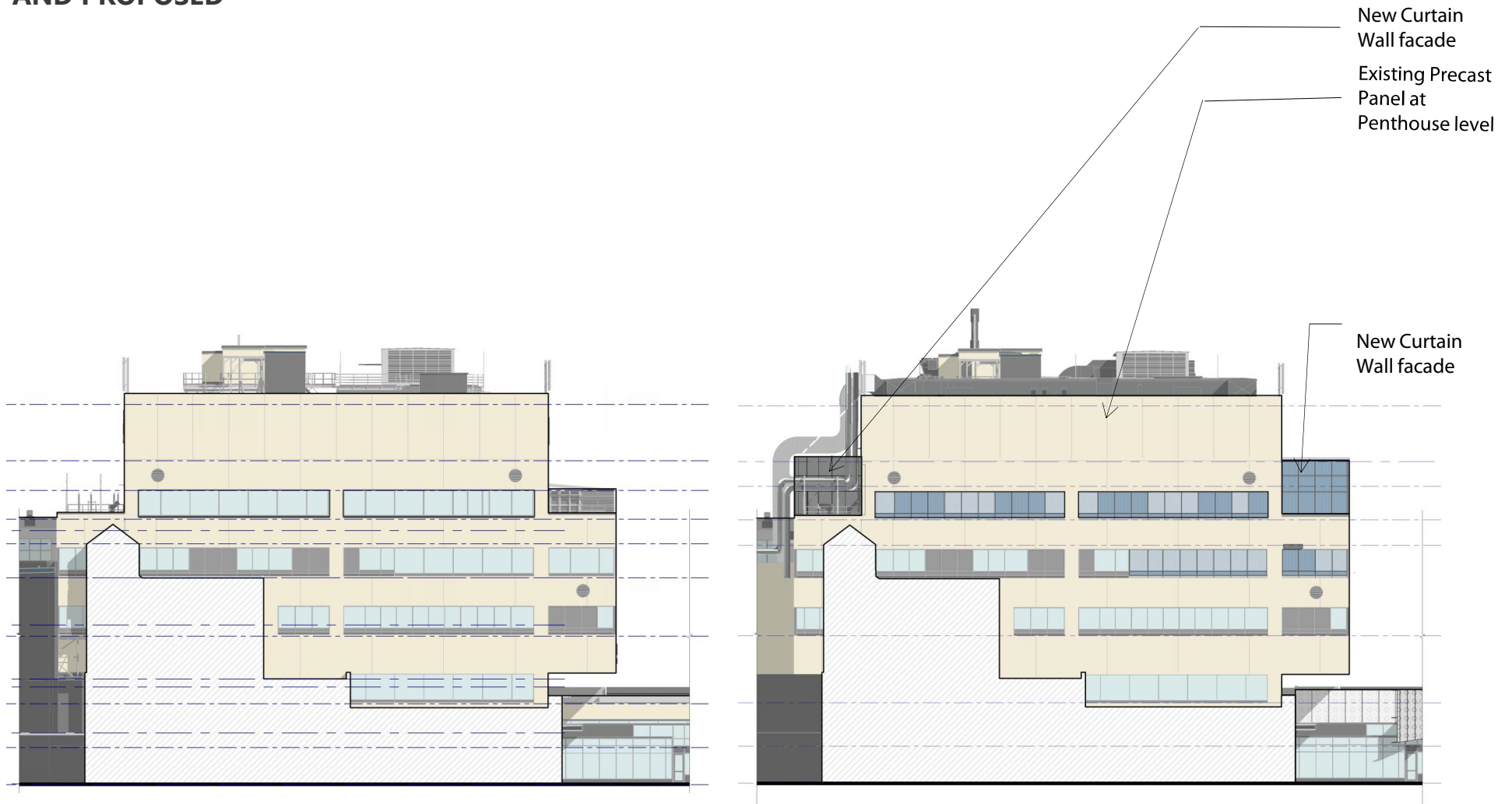
HVAC ducts above new Level 6 Addition

PROPOSED SOUTH ELEVATION



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

YAWKEY LEVEL 6 ADDITION – EAST ELEVATION EXISTING AND PROPOSED

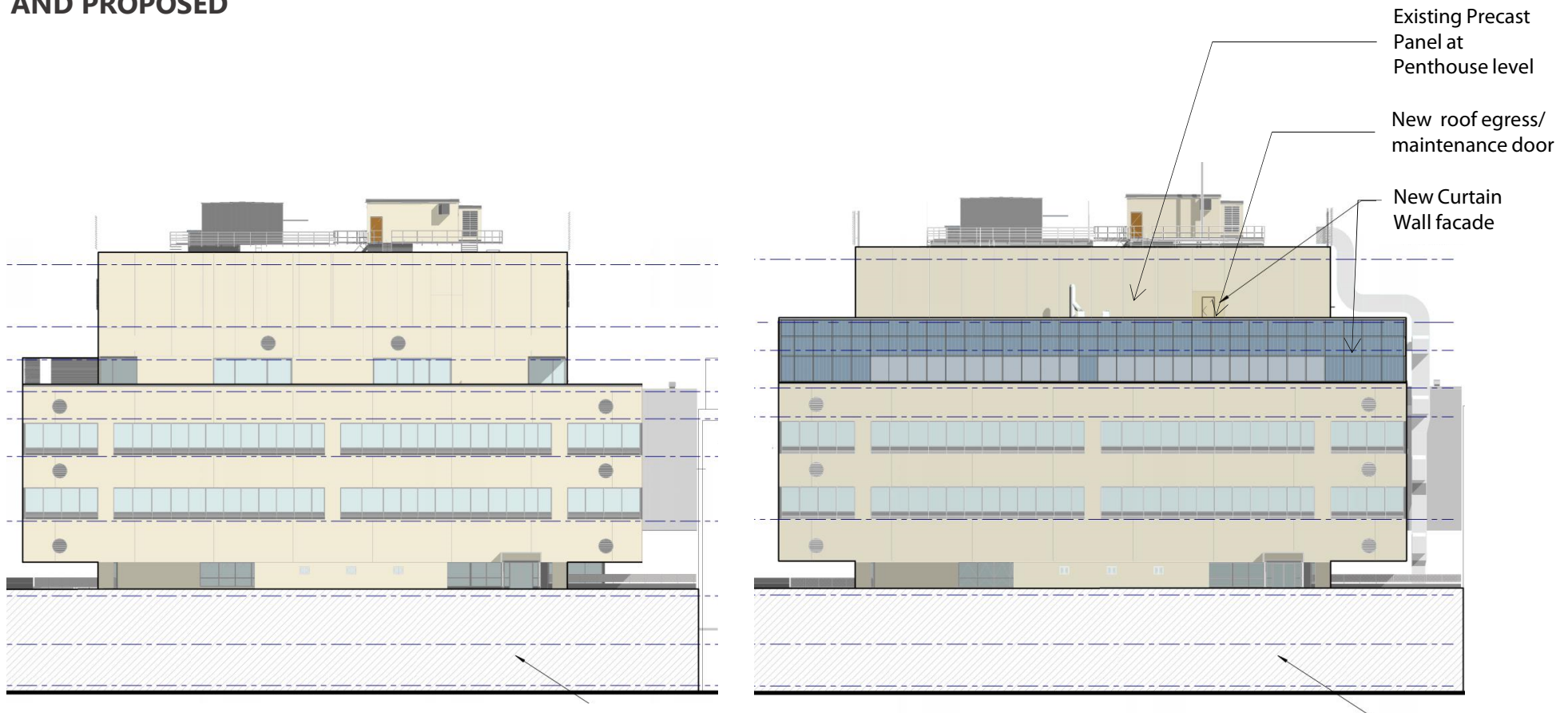


**EXISTING EAST ELEVATION
ELEVATION**

PROPOSED EAST

YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

YAWKEY LEVEL 6 ADDITION – WEST ELEVATION EXISTING AND PROPOSED



EXISTING WEST ELEVATION

PROPOSED WEST

YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

SOUTH END LANDMARKS DISTRICT MAP-PERSPECTIVE KEY PLAN



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

1. PROPOSED VIEW FROM MASS AVENUE AND HARRISON AVENUE



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

2. PROPOSED VIEW FROM HARRISON AVENUE AND EAST SPRINGFIELD STREET



YAWKEY SIXTH FLOOR ADDITION & MENINO / YAWKEY LOBBY ADDITION

3. PROPOSED VIEW FROM HARRISON AVENUE AND WORCESTER SQUARE

