



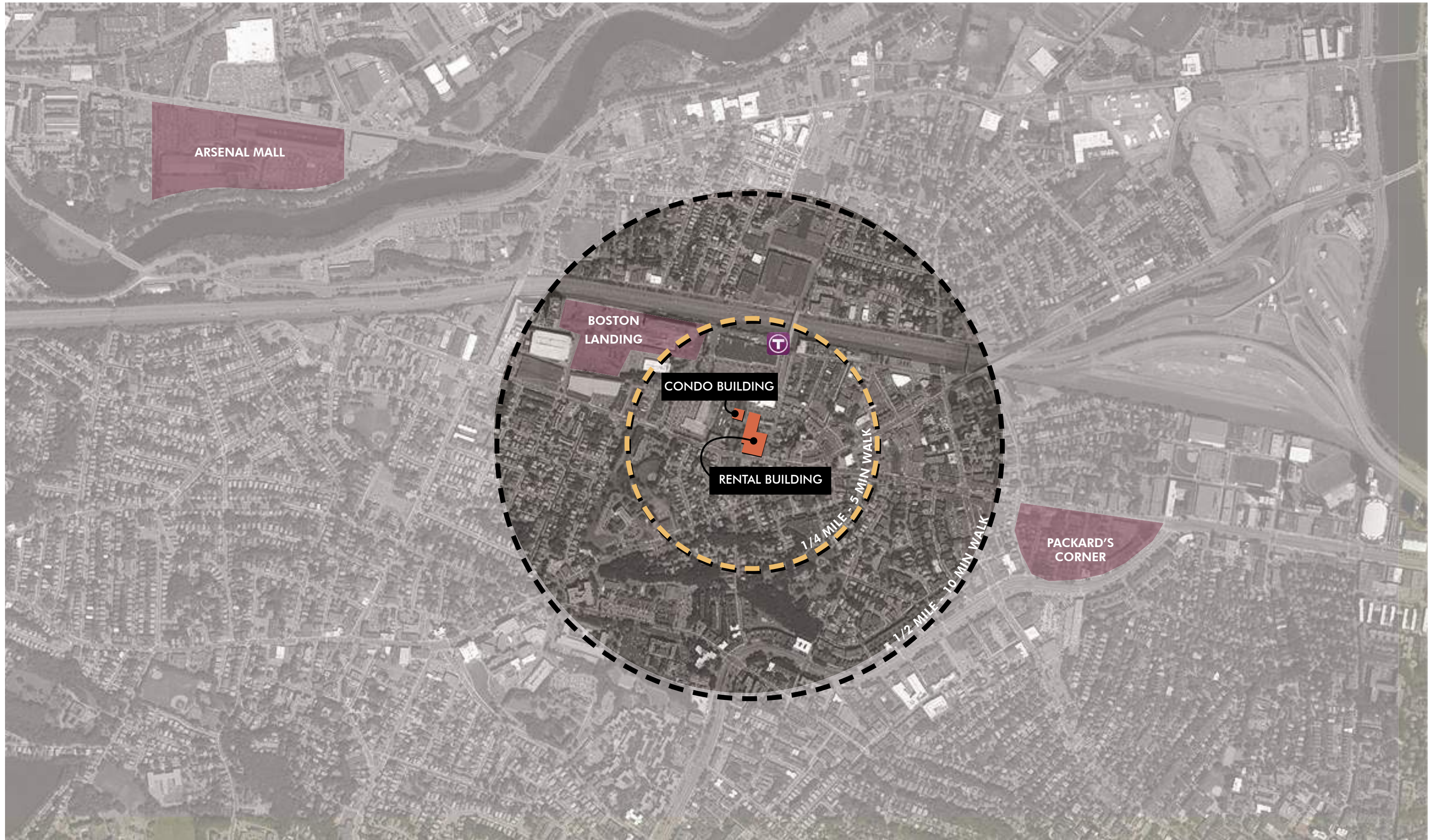
PCA

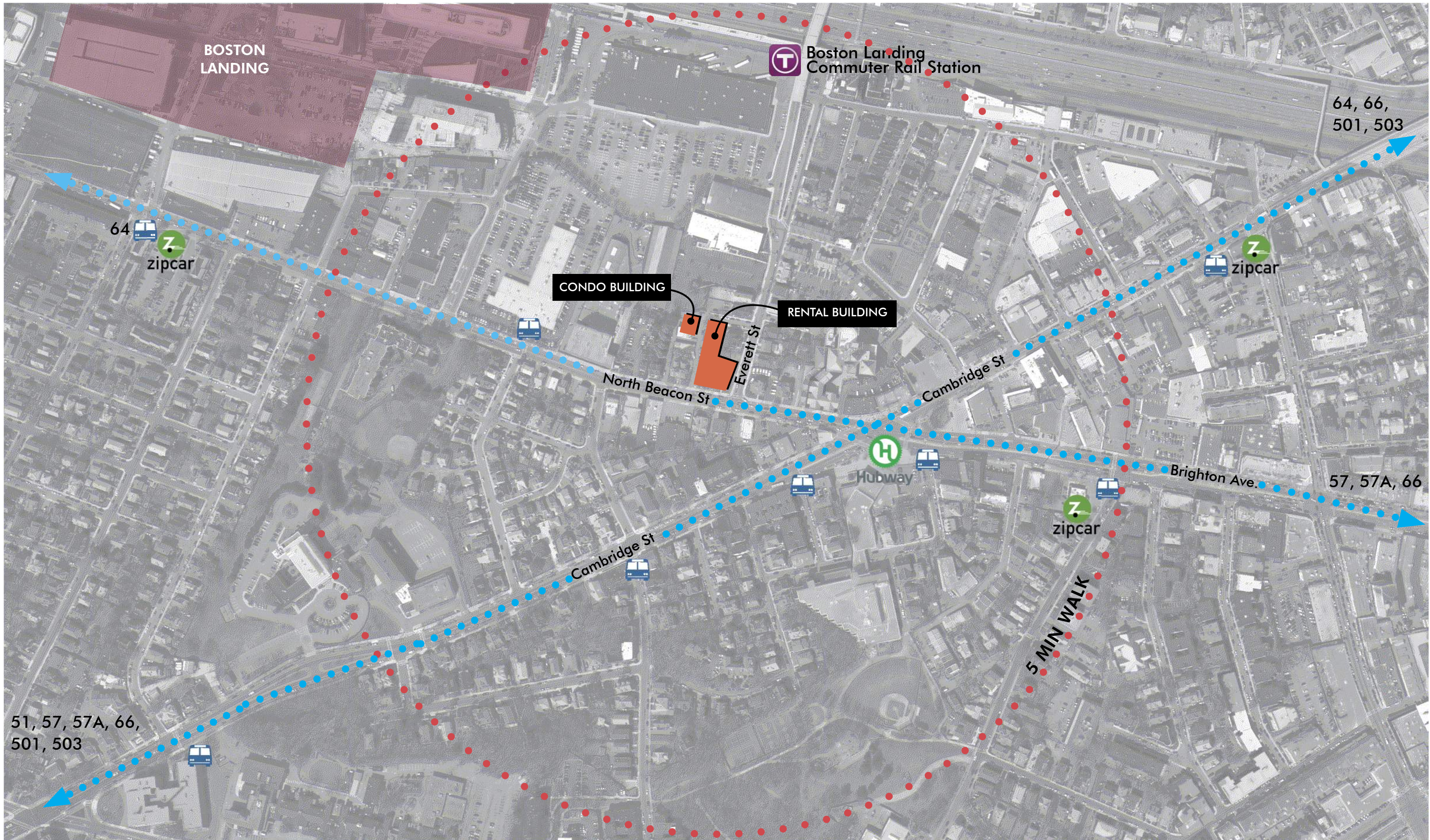
MOUNT VERNON COMPANY

37 NORTH BEACON STREET

BCDC PRESENTATION

04.03.2018







EXISTING CONDITIONS



B - N. Beacon St. & Everett St.



A - Everett St.



E - Sinclair Rd



D - 37 N. Beacon St.



C - N. Beacon St.

EXISTING CONDITIONS



B - Harvester St.



A - Sinclair Rd



E - Harvester St.



D - Everett St.



C - Everett St.

Use/Element	Size/Quantity
Rental Building	
Lot Area	24,385 SF
Building Gross Square Footage	76,292 SF (excludes garage)
Building Height	69'-11" (5 stories, ~60' above North Beacon Street)
Residential	74 units
<i>3 Bedroom</i>	<i>2 units</i>
<i>2 Bedroom</i>	<i>10 units</i>
<i>1 Bedroom</i>	<i>21 units</i>
<i>Studio</i>	<i>40 units</i>
<i>Live/Work</i>	<i>1 unit</i>
Parking	38 spaces (.5 per unit)
Bicycles	80 spaces (>1 per unit)
Condo Building	
Lot Area	5,165 SF
Building Gross Square Footage	11,192 SF (excluding parking)
Building Height	53' 0" (4 stories)
Residential	9 units
<i>2 Bedroom Townhouse</i>	<i>2 units</i>
<i>1 Bedroom Loft</i>	<i>2 units</i>
<i>1 Bedroom</i>	<i>4 units</i>
<i>Studio</i>	<i>1 unit</i>
Parking	4 spaces (.44 per unit)
Bicycles	10 spaces (>1 per unit)
Project Total	87,484 SF 83 Units 42 Parking Spaces

1 To top of last occupied floor; does not include mechanical penthouse.

PROJECT VS ZONING REQUIREMENTS - RENTAL BUILDING

Table 1-2 Project vs. Zoning Requirements Comparison Table (Rental Building)

Applicable Requirement	3F-4000 District	Project
Use (Multi-family Dwelling)	Forbidden	Multi-family Dwelling (74 Units)
Maximum Floor Area Ratio (FAR)	0.8	3.02
Maximum Building Height	35' – Three Stories	69'- 11" – Five Stories ¹
Minimum Lot Size	None	24,385 SF
Minimum Lot Area Per Dwelling Unit	4,000 SF (1-2 Units), 2,000 SF (Per Additional)	329.53 SF
Minimum Usable Open Space – SF per Dwelling Unit	650 SF per Unit 48,100 SF (74 Units)	107.01 SF per Unit 7,919 SF ² (74 Units)
Minimum Lot Width	45'	68' (at the pinch point)
Minimum Lot Frontage	45'	127.08'
Minimum Front Yard Setback	20'	10'
Minimum Side Yard Setback	5' from lot line, 10' from abutter structure, 15' aggregate	10' lot line, 20' aggregate
Minimum Rear Yard Setback	30'	20'
Off-Street Parking Spaces	Large Project Review; Section 51-56	0.5 Spaces per unit

PROJECT VS ZONING REQUIREMENTS - CONDO BUILDING

Table 1-3 Project vs. Zoning Requirements Comparison Table (Condo Building)

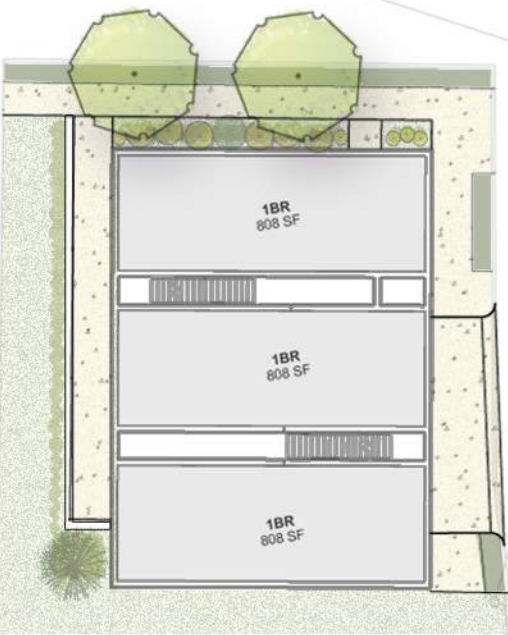
Applicable Requirement	3F-4000 District	Project
Use (Multi-family Dwelling)	Forbidden	Multi-family Dwelling (9 Units)
Maximum Floor Area Ratio (FAR)	0.8	2.11
Maximum Building Height	35 FT – Three Stories	53 FT – Four Stories
Minimum Lot Size	None	5,165 SF
Minimum Lot Area Per Dwelling Unit	4,000 SF (1-2 Units), 2,000 SF (Per Additional)	573.89 SF
Minimum Usable Open Space – SF per Dwelling Unit	650 SF per Unit 5,850 SF (9 Units)	161.89 SF per Unit 1,457 SF (9 Units)
Minimum Lot Width	45 FT	76 FT
Minimum Lot Frontage	45 FT	76 FT
Minimum Front Yard Setback	20 FT	10 FT
Minimum Side Yard Setback	5 FT from lot line, 10 FT from abutter structure, 15 FT aggregate	0 FT, 10 FT aggregate
Minimum Rear Yard Setback	30 FT	10 FT
Off-Street Parking Spaces	Large Project Review; Section 51-56	0.4 Spaces per unit

PROPOSED SITE PLAN



PROPOSED PLANT PALETTE

Hedge Maple



False Cypress



Sweet Gum

Low Groundcover + Scholar Trees

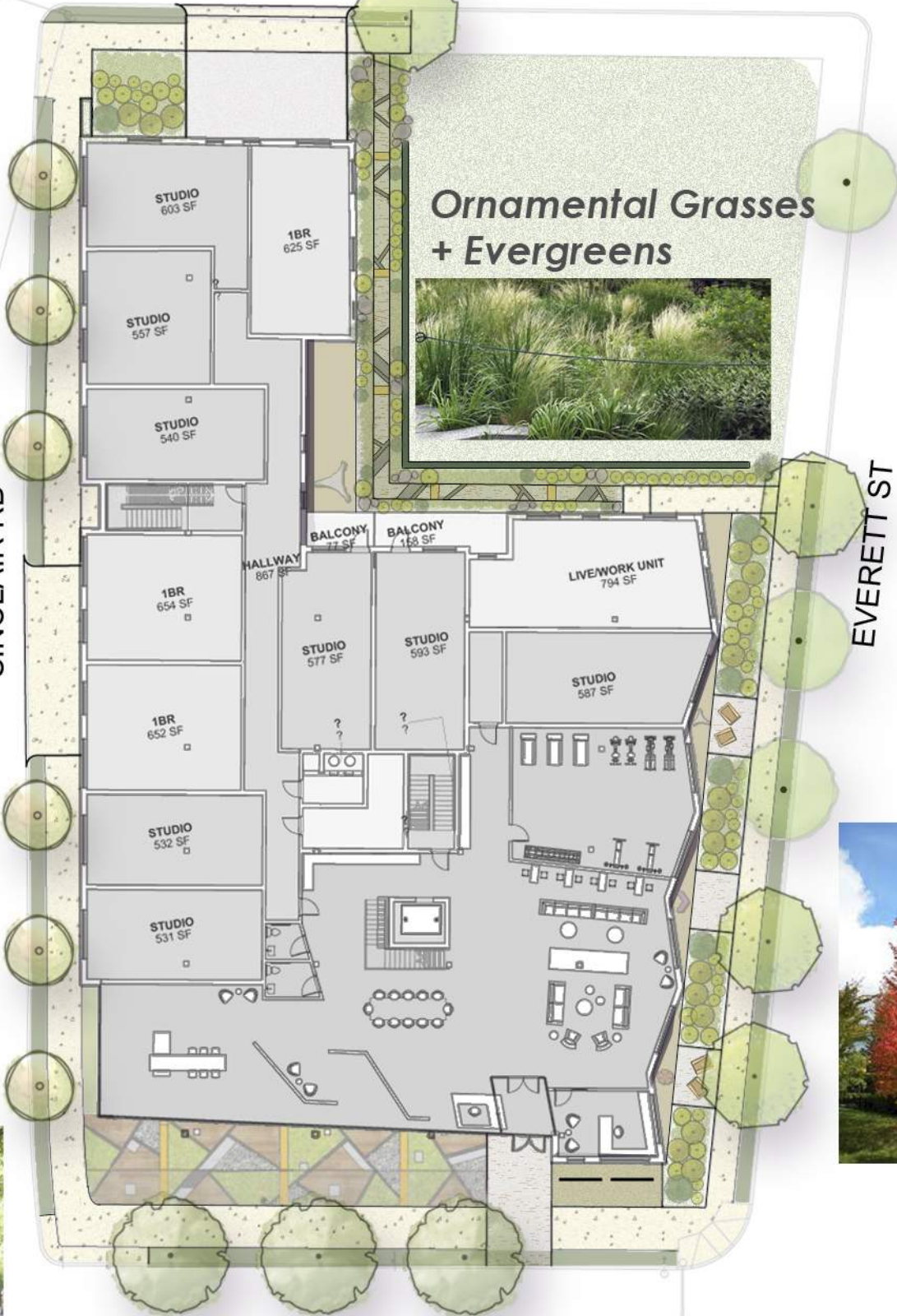


HARVESTER ST

Ornamental Grasses + Evergreens



SINCLAIR RD



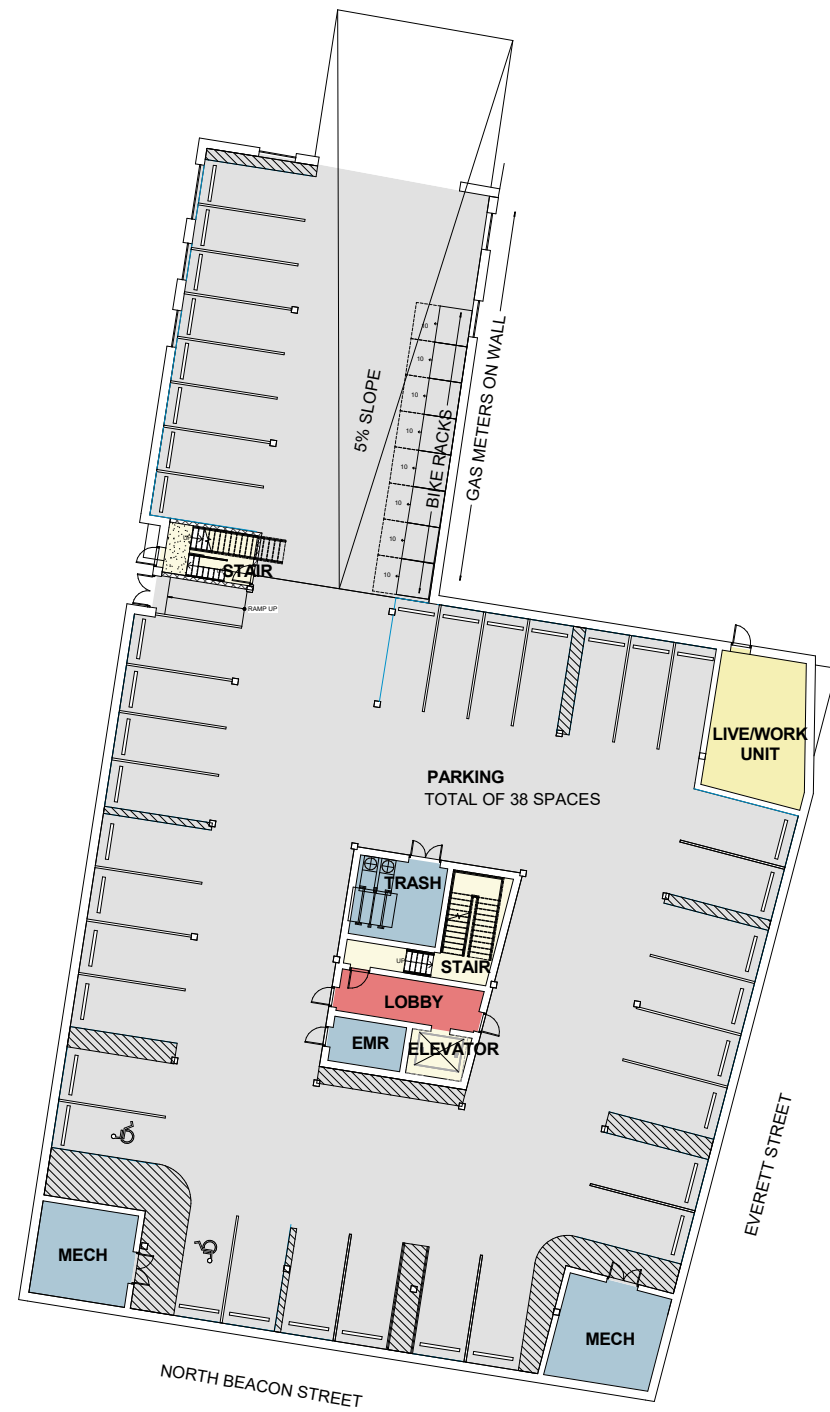
EVERETT ST

N BEACON ST

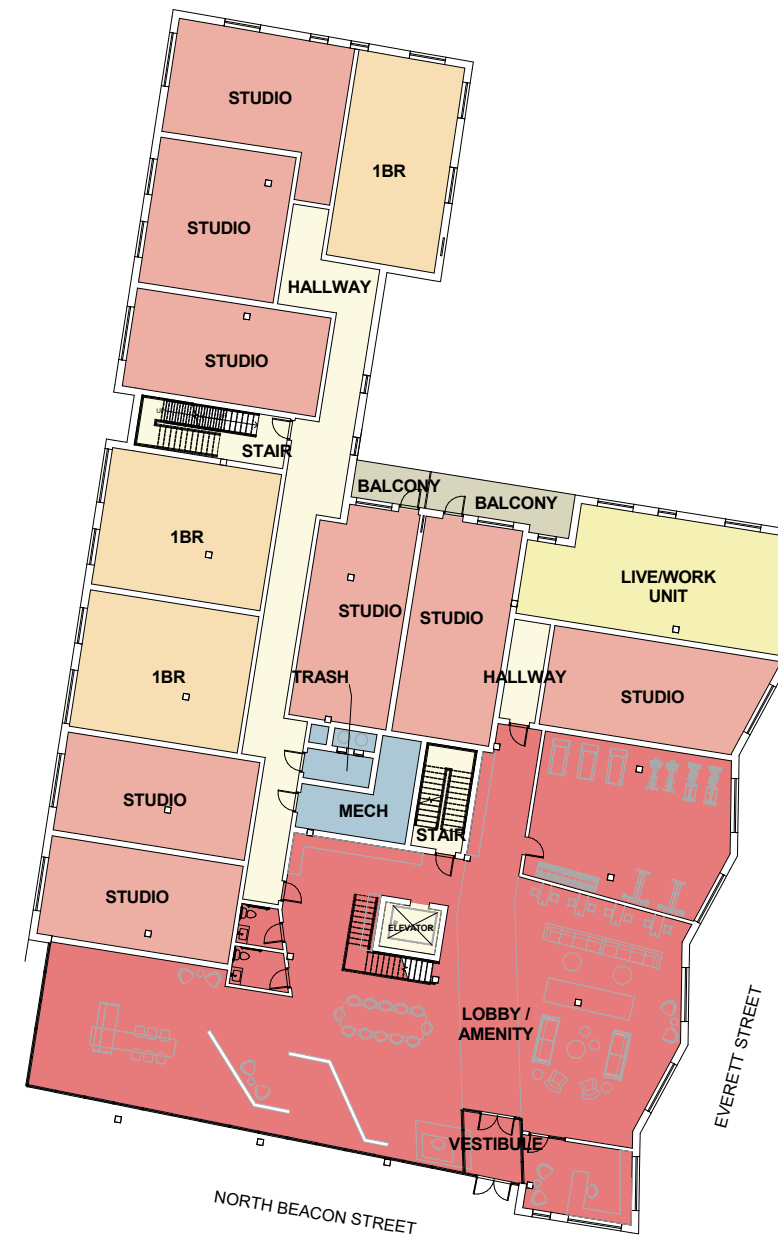


State Street Maple + Native Shrubs



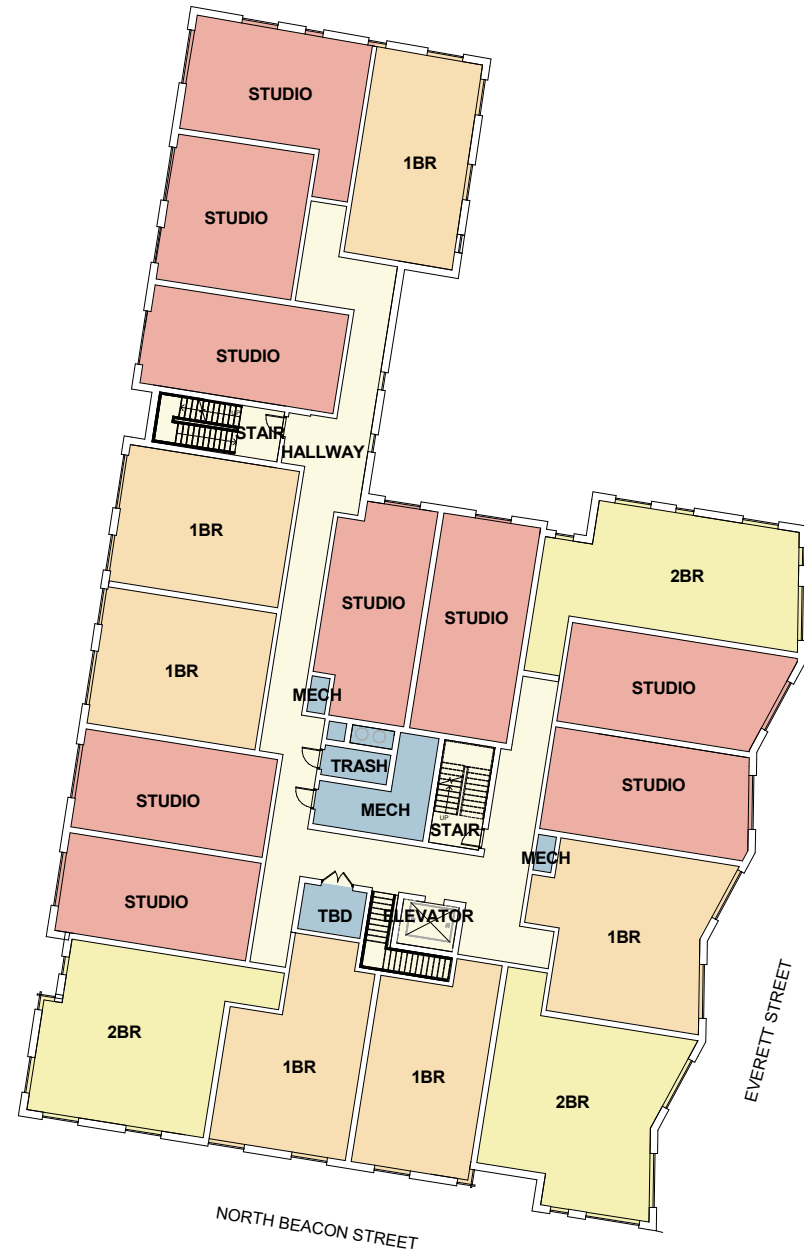


PARKING LEVEL

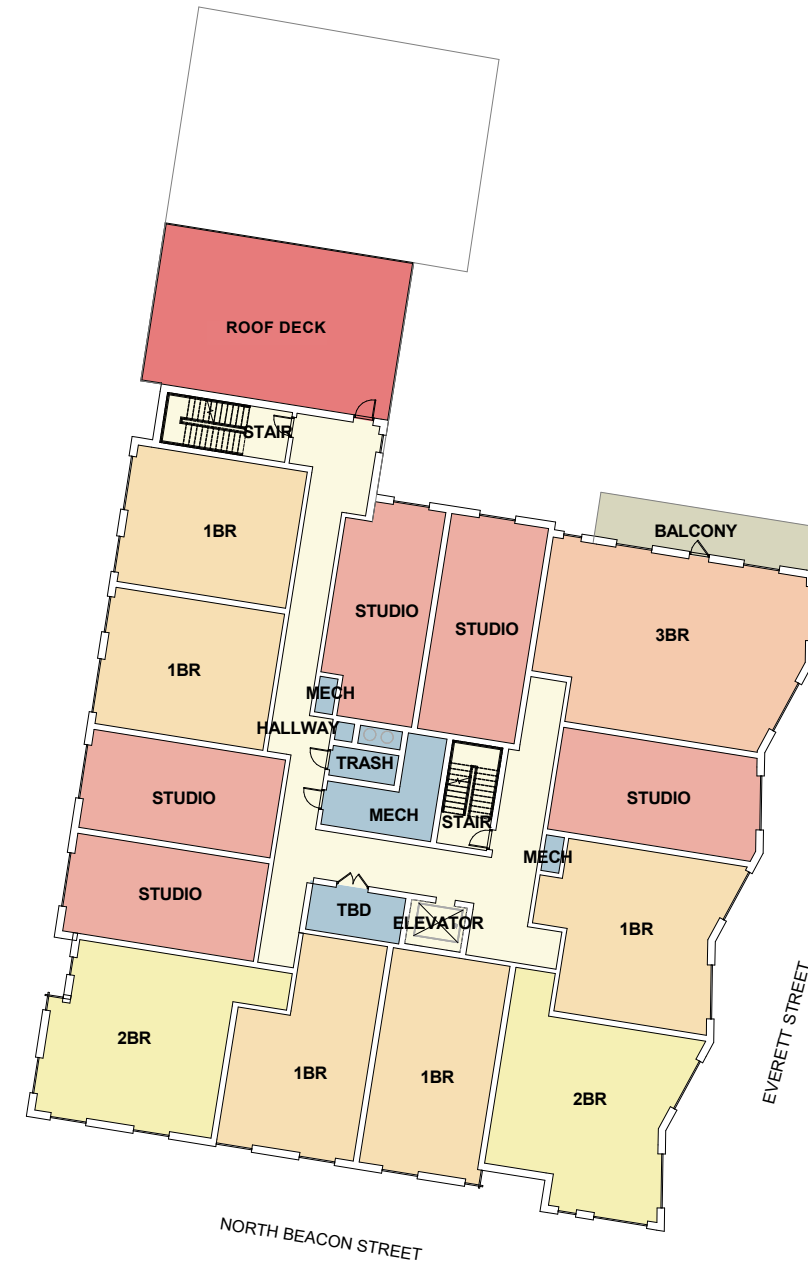


1ST FLOOR



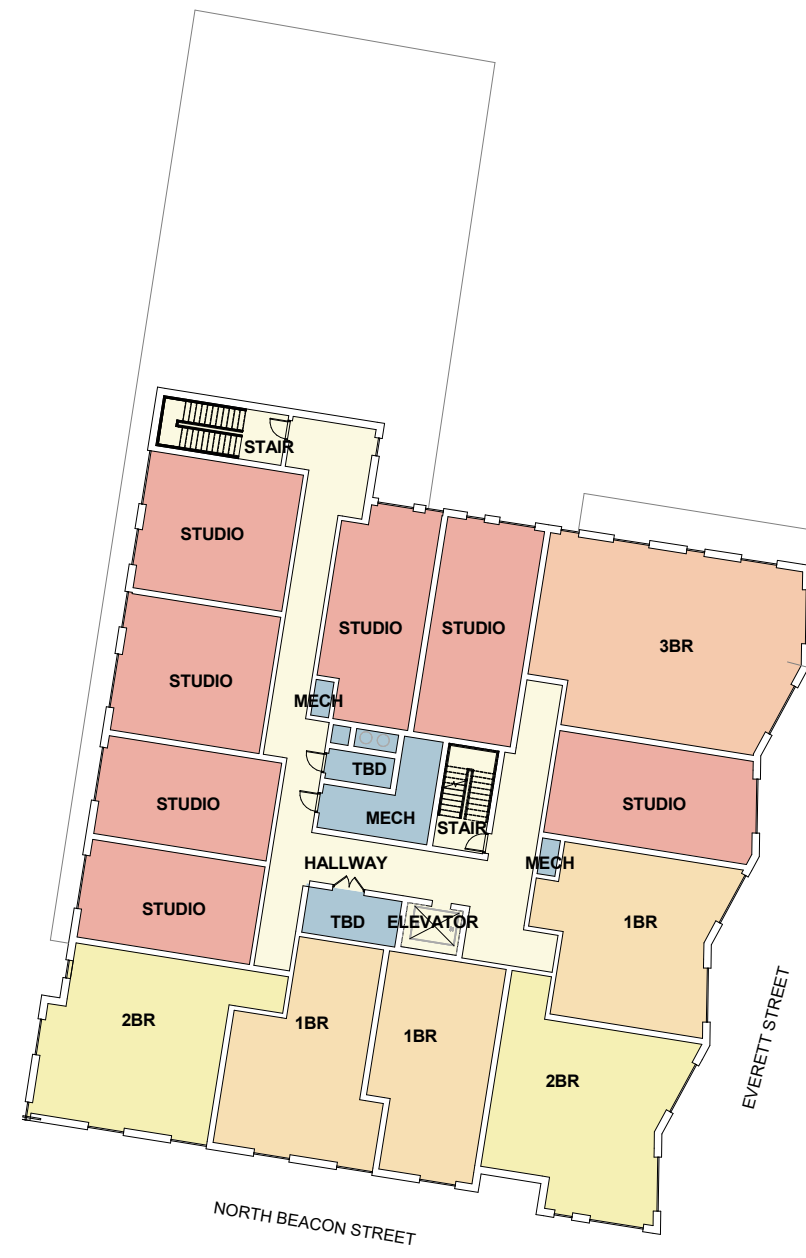


2ND-3RD FLOOR

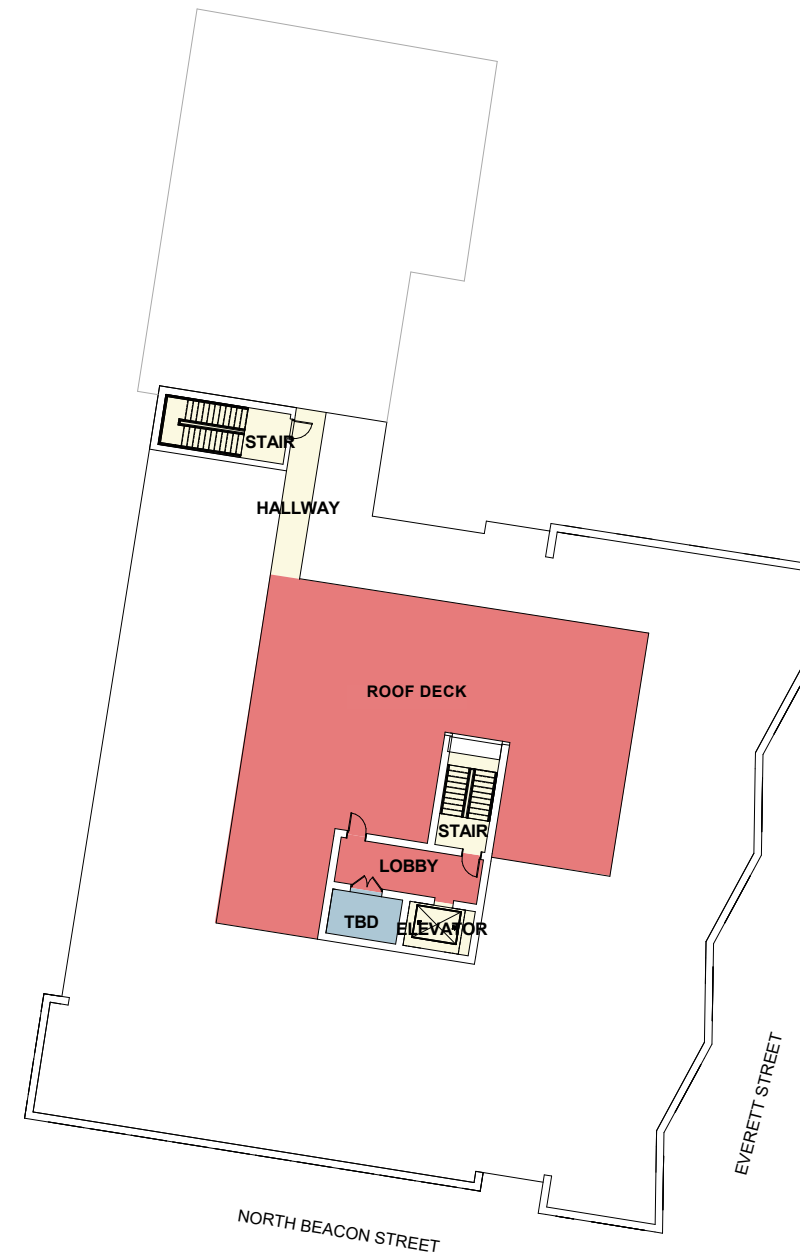


4TH FLOOR

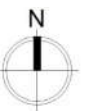




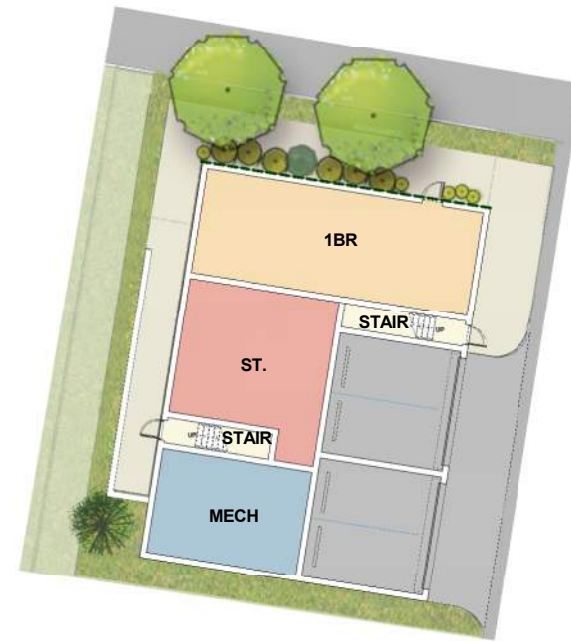
5TH FLOOR



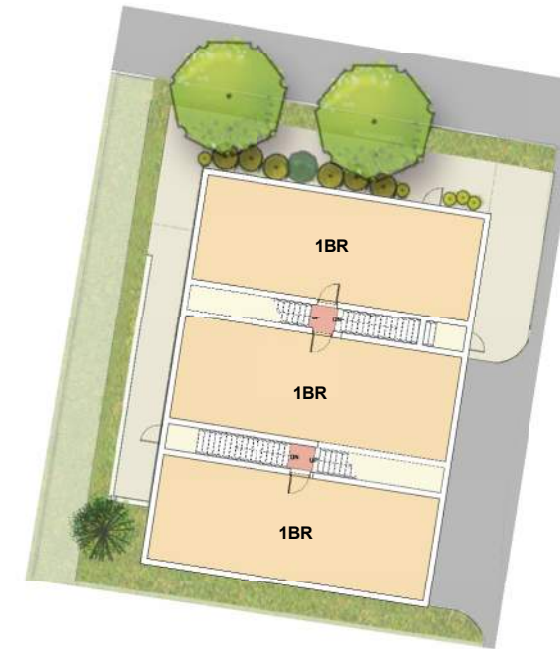
ROOF PLAN



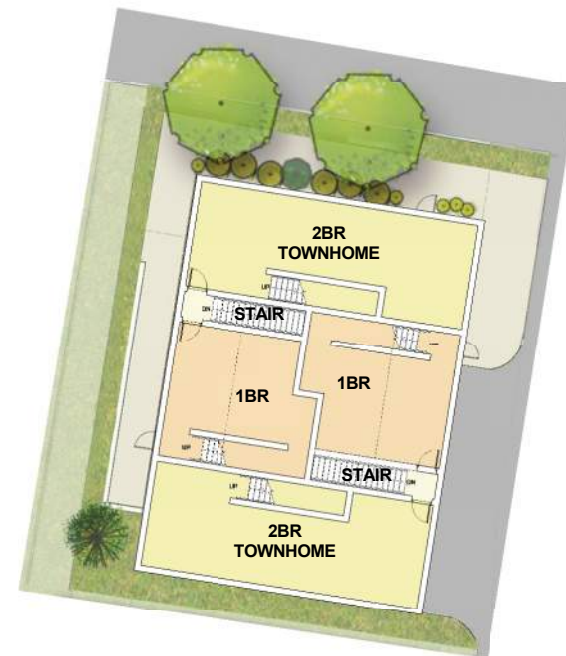
GROUND LEVEL



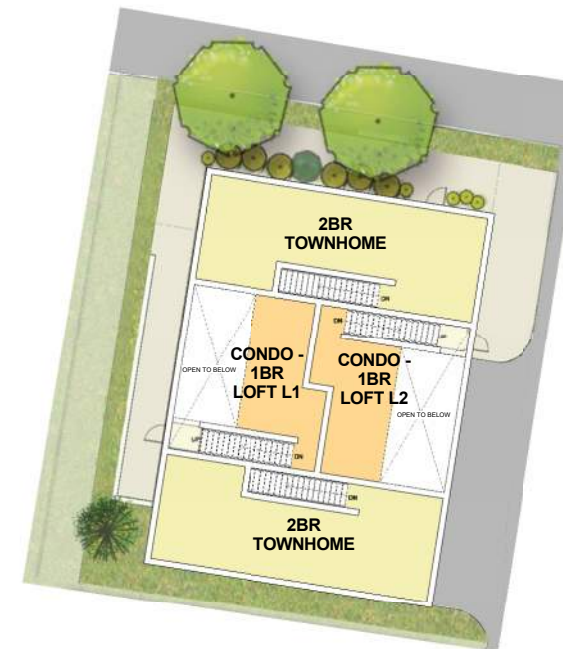
2ND LEVEL

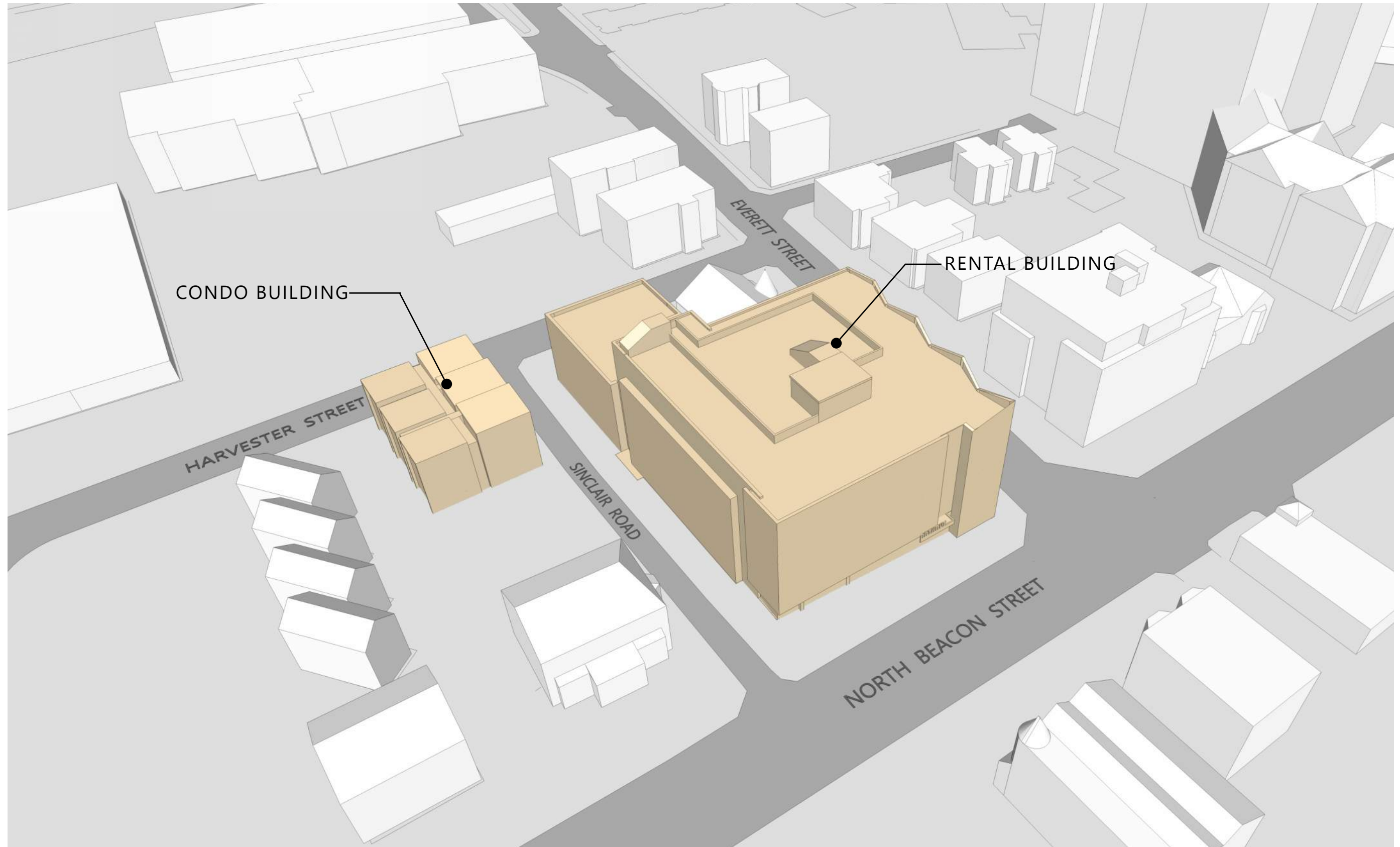


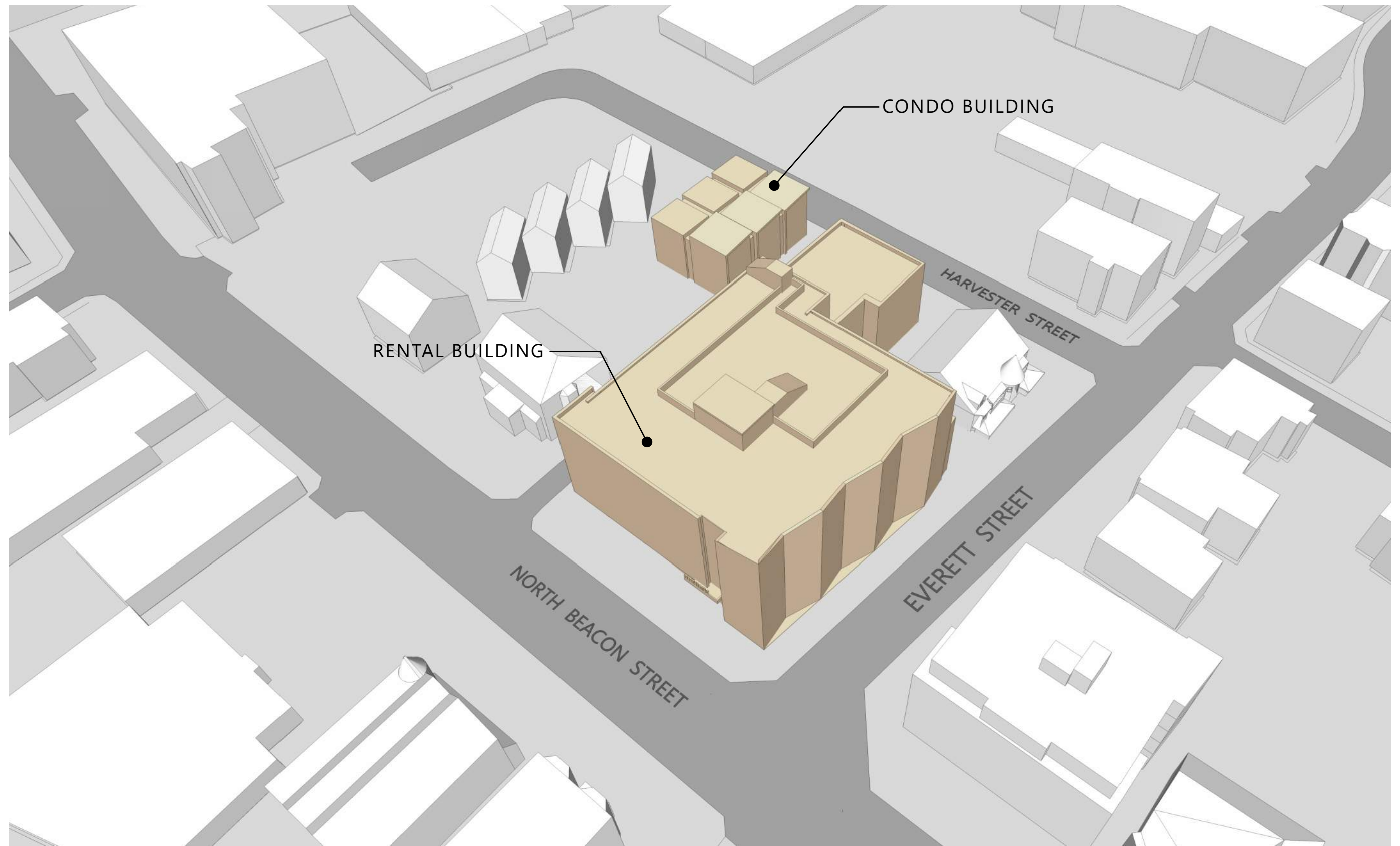
3RD LEVEL



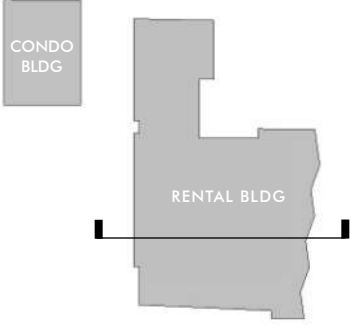
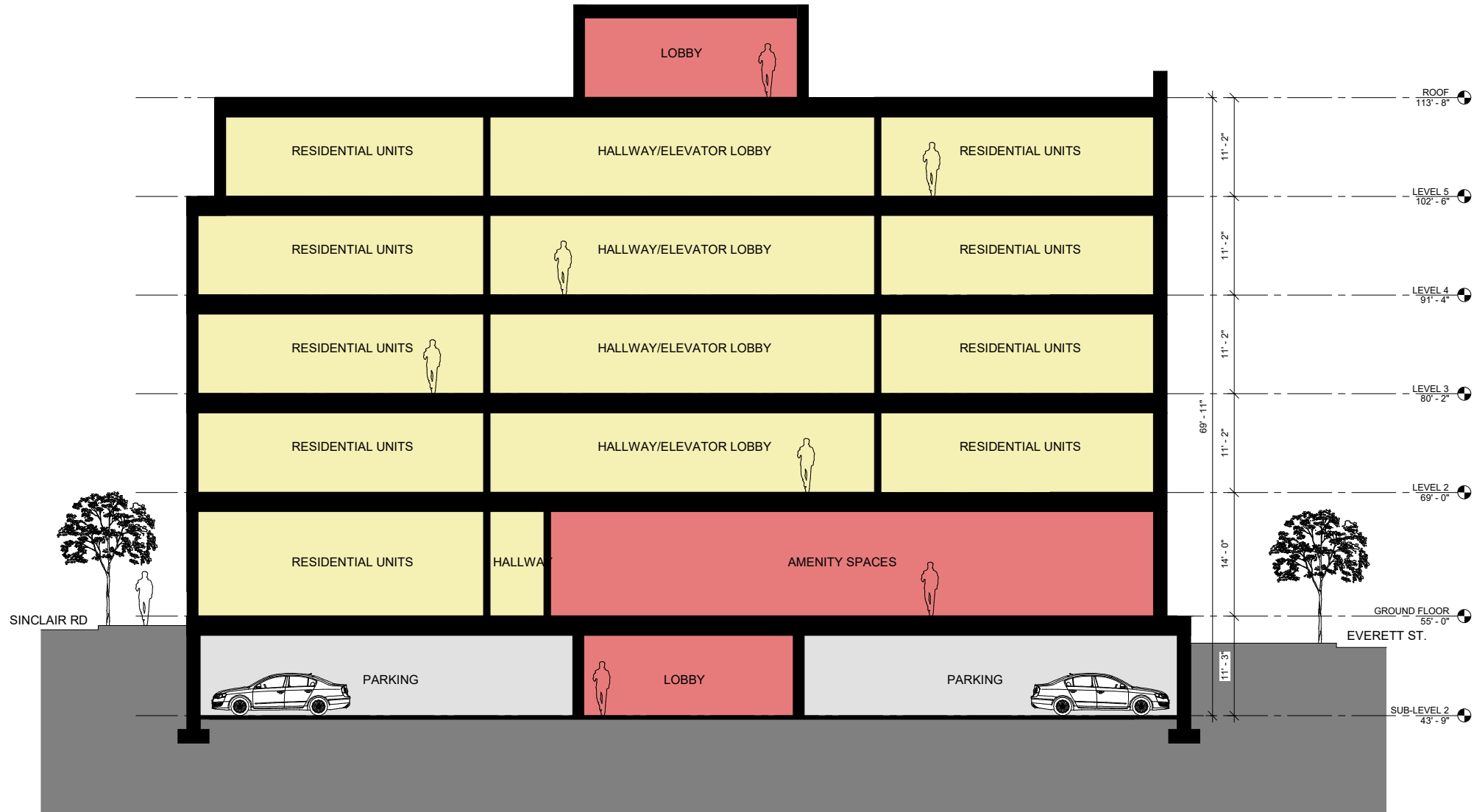
4TH LEVEL



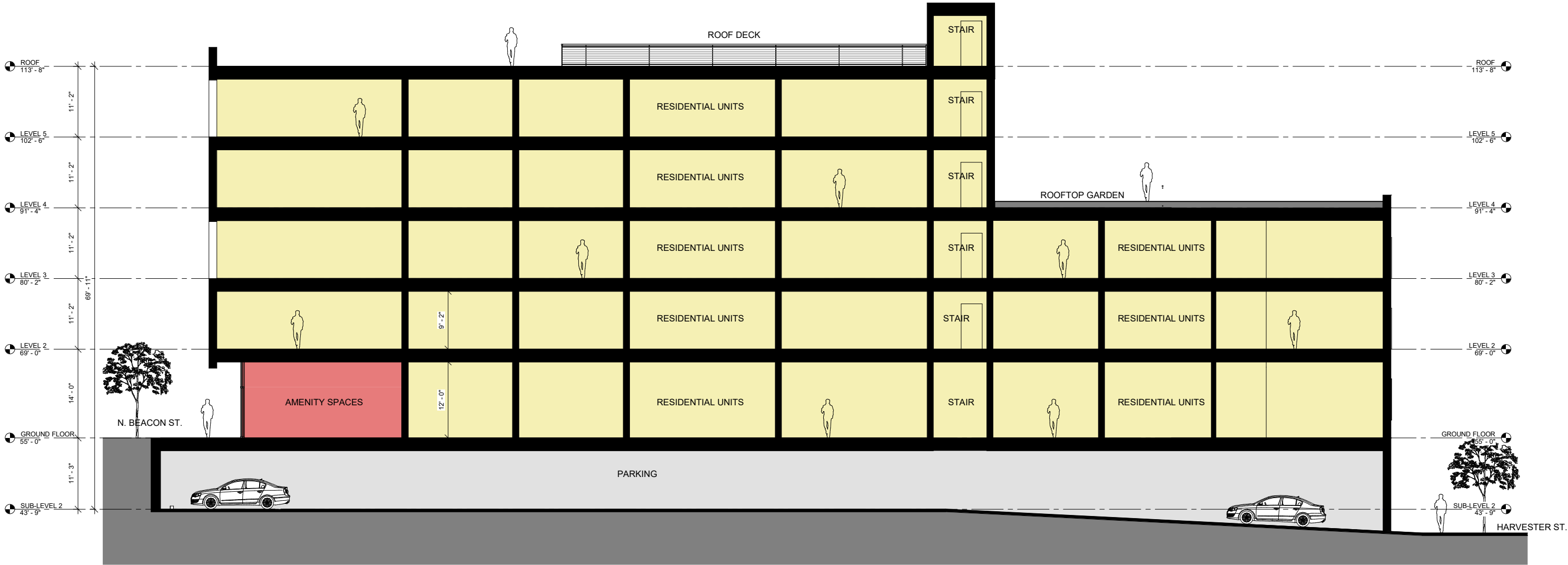




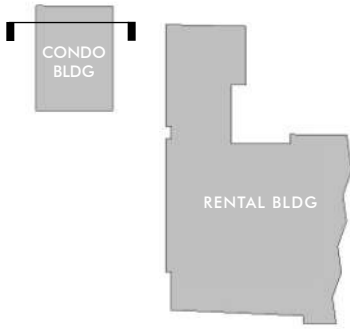
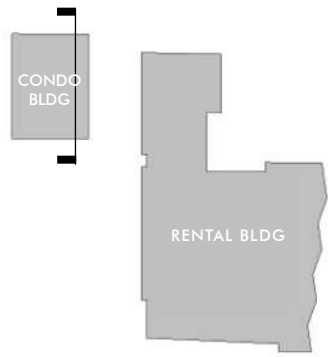
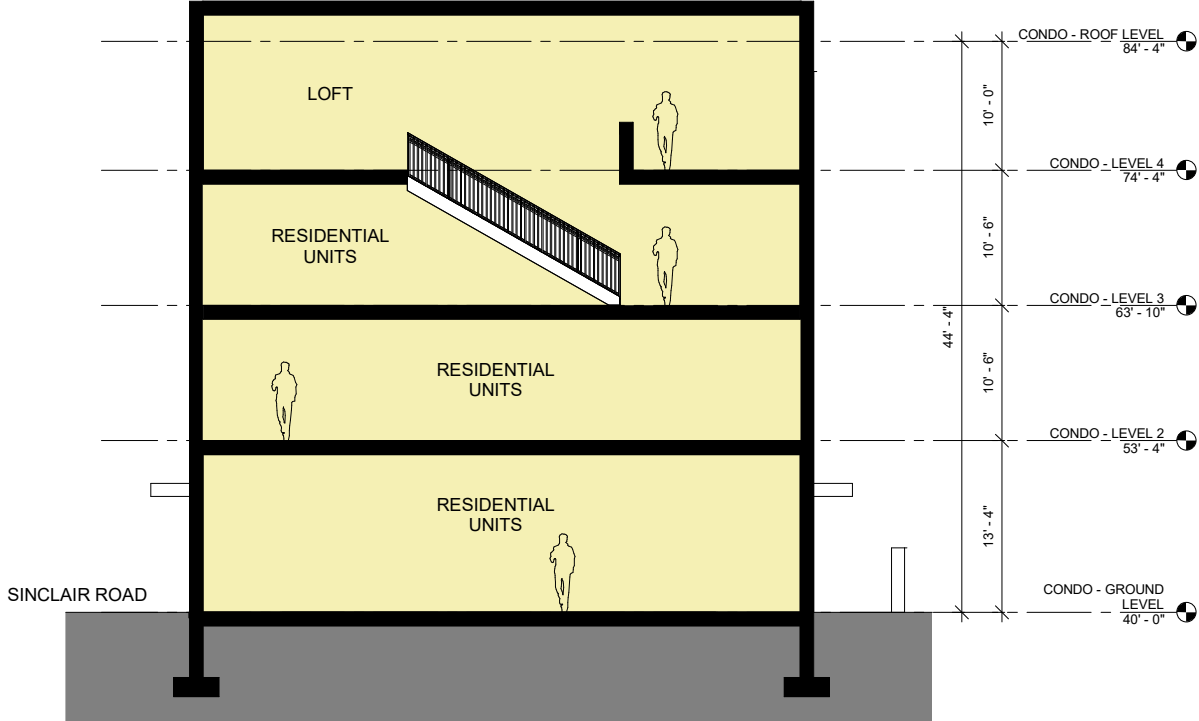
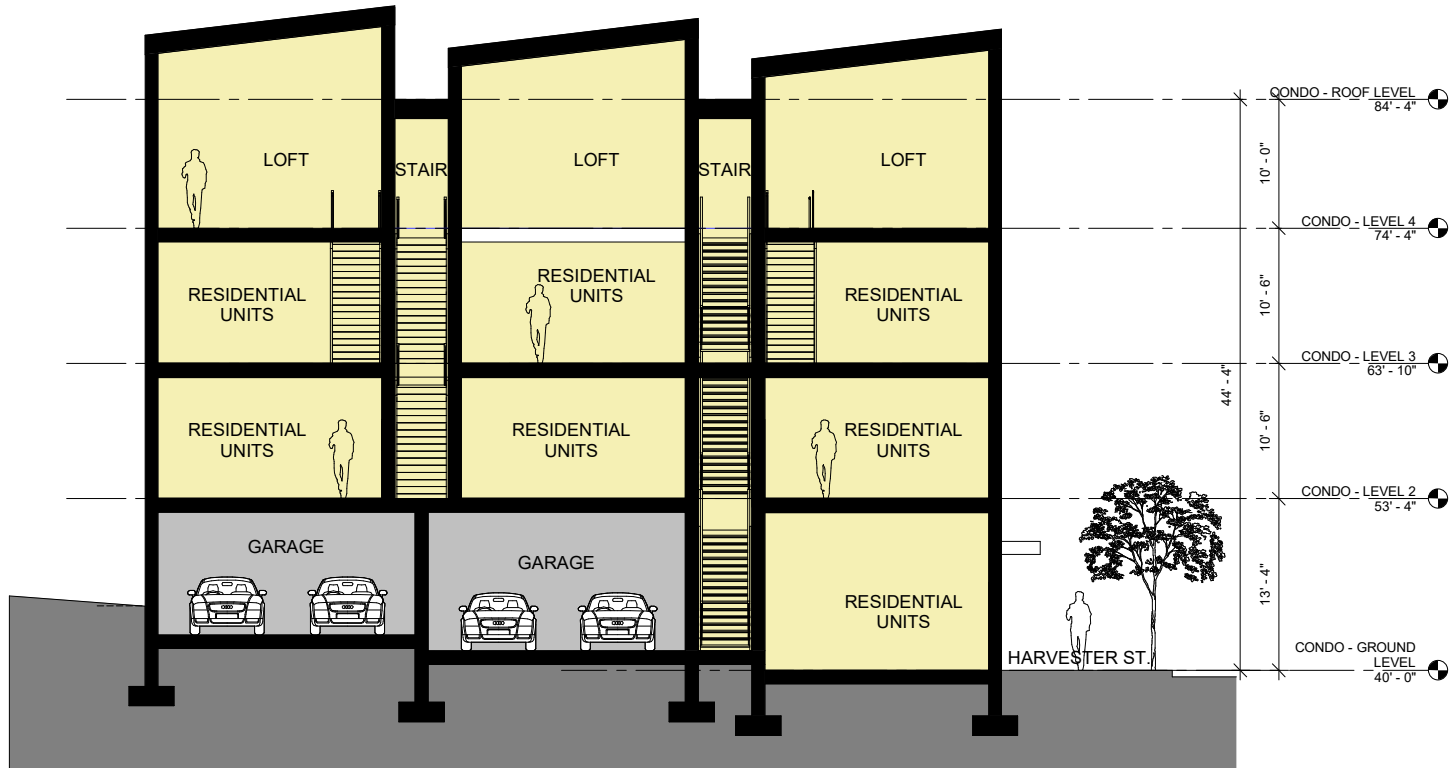
RENTAL BUILDING SECTION



RENTAL BUILDING SECTION



CONDO BUILDING SECTION





ARTHAUS

SITED IN A CITY NAMED FOR A PAINTER THAT EMBODIES THE SPIRIT OF CREATION AND EXPRESSION

ARTISTIC PROCESS

UTILIZING THE PROCESS AS AN APPROACH TO THE CREATION OF FORM, SURFACE, AND SPACE

BIG IDEA

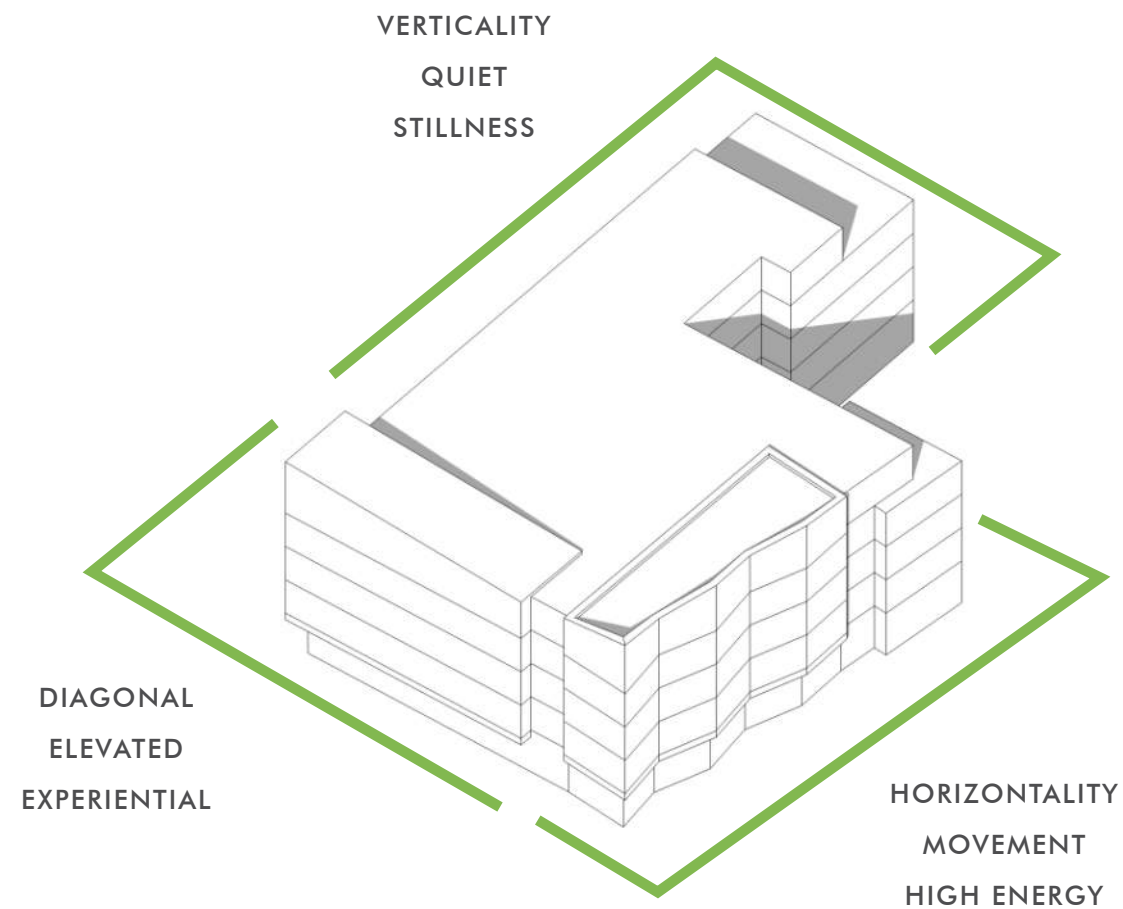
REINTERPRET AND BALANCE THE EXISTING CONTEXT USING GEOMETRIC PATTERNING AND CONTRAST

CONTEXT

THE ADJACENT CONTEXT IS COMPLETELY VARIED - VERTICAL HIGHRISES, SLOPING ROOFED HOUSES, LOW LINEAR RETAIL

HUMAN

USING DIRECTIONAL EMPHASIS AND FORM MANIPULATION TO CREATE A VARIETY OF EXPERIENCES BASED ON LOCATION



FROM ACROSS N. BEACON ST.



FROM ACROSS EVERETT ST.





RENTAL
BUILDING

CONDO
BUILDING

RENTAL
BUILDING

CONDO
BUILDING



FROM ACROSS N. BEACON ST.







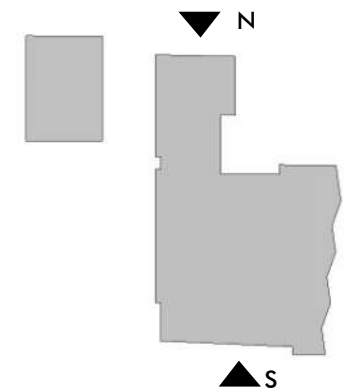
ROOFTOP PEACEFUL GARDEN



MATERIAL LEGEND

- FC-1 FIBER CEMENT PANEL (VERTICAL), MEDIUM GREY COLOR
- FC-2 FIBER CEMENT PANEL (HORIZONTAL), MEDIUM GREY COLOR
- FC-3 FIBER CEMENT PANEL (VERTICAL), THREE COLOR BLEND
- FC-4 FIBER CEMENT PANEL (HORIZONTAL), THREE COLOR BLEND
- FC-5 FIBER CEMENT PANEL (HORIZONTAL), DARK GREY COLOR
- FC-6 FIBER CEMENT PANEL, DARK GREY COLOR
- FC-7 FIBER CEMENT PANEL, WHITE COLOR
- PR-1 PHENOLIC RESIN PANEL (HORIZONTAL PLANKS), WOOD LOOK
- MP-1 CORRUGATED METAL PANEL (DIAGONAL PATTERN), DARK GREY COLOR
- MP-2 CORRUGATED METAL PANEL (HORIZONTAL PATTERN), WHITE COLOR
- MP-3 CORRUGATED METAL PANEL (VERTICAL PATTERN), WHITE COLOR
- MP-4 CORRUGATED METAL PANEL (HORIZONTAL PATTERN), MEDIUM GREY COLOR
- MP-5 CORRUGATED METAL PANEL (VERTICAL PATTERN), MEDIUM GREY COLOR
- MP-6 CORRUGATED METAL PANEL (VERTICAL PATTERN), DARK GREY COLOR
- MP-7 METAL PANEL (WASHABLE FOR NEW GRAPHICS)
- MP-8 METAL PANEL, WHITE COLOR
- MP-9 METAL PANEL, DARK GREY COLOR

BUILDING ELEVATIONS

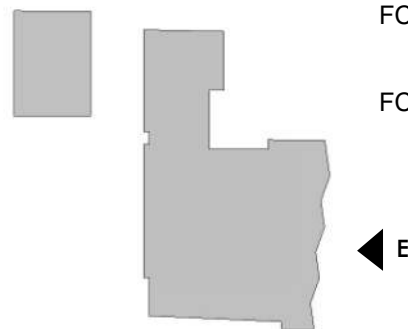




EAST ELEVATION

MATERIAL LEGEND

FC-1	FIBER CEMENT PANEL (VERTICAL), MEDIUM GREY COLOR	FC-5	FIBER CEMENT PANEL (HORIZONTAL), DARK GREY COLOR	MP-1	CORRUGATED METAL PANEL (DIAGONAL PATTERN), DARK GREY COLOR	MP-5	CORRUGATED METAL PANEL (VERTICAL PATTERN), MEDIUM GREY COLOR
FC-2	FIBER CEMENT PANEL (HORIZONTAL), MEDIUM GREY COLOR	FC-6	FIBER CEMENT PANEL, DARK GREY COLOR	MP-2	CORRUGATED METAL PANEL (HORIZONTAL PATTERN), WHITE COLOR	MP-6	CORRUGATED METAL PANEL (VERTICAL PATTERN), DARK GREY COLOR
FC-3	FIBER CEMENT PANEL (VERTICAL), THREE COLOR BLEND	FC-7	FIBER CEMENT PANEL, WHITE COLOR	MP-3	CORRUGATED METAL PANEL (VERTICAL PATTERN), WHITE COLOR	MP-7	METAL PANEL (WASHABLE FOR NEW GRAPHICS)
FC-4	FIBER CEMENT PANEL (HORIZONTAL), THREE COLOR BLEND	PR-1	PHENOLIC RESIN PANEL (HORIZONTAL PLANKS), WOOD LOOK	MP-4	CORRUGATED METAL PANEL (HORIZONTAL PATTERN), MEDIUM GREY COLOR	MP-8	METAL PANEL, WHITE COLOR
						MP-9	METAL PANEL, DARK GREY COLOR

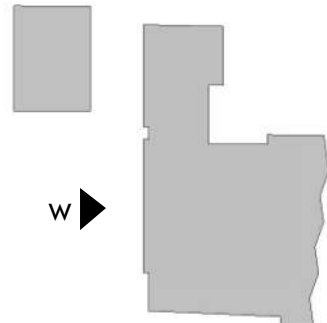




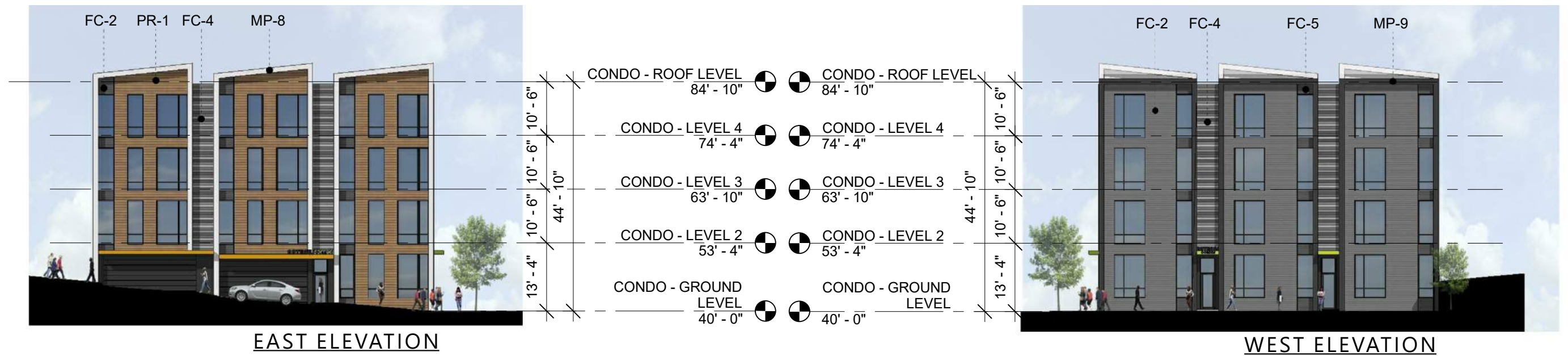
WEST ELEVATION

MATERIAL LEGEND

FC-1	FIBER CEMENT PANEL (VERTICAL), MEDIUM GREY COLOR	FC-5	FIBER CEMENT PANEL (HORIZONTAL), DARK GREY COLOR	MP-1	CORRUGATED METAL PANEL (DIAGONAL PATTERN), DARK GREY COLOR	MP-5	CORRUGATED METAL PANEL (VERTICAL PATTERN), MEDIUM GREY COLOR
FC-2	FIBER CEMENT PANEL (HORIZONTAL), MEDIUM GREY COLOR	FC-6	FIBER CEMENT PANEL, DARK GREY COLOR	MP-2	CORRUGATED METAL PANEL (HORIZONTAL PATTERN), WHITE COLOR	MP-6	CORRUGATED METAL PANEL (VERTICAL PATTERN), DARK GREY COLOR
FC-3	FIBER CEMENT PANEL (VERTICAL), THREE COLOR BLEND	FC-7	FIBER CEMENT PANEL, WHITE COLOR	MP-3	CORRUGATED METAL PANEL (VERTICAL PATTERN), WHITE COLOR	MP-7	METAL PANEL (WASHABLE FOR NEW GRAPHICS)
FC-4	FIBER CEMENT PANEL (HORIZONTAL), THREE COLOR BLEND	PR-1	PHENOLIC RESIN PANEL (HORIZONTAL PLANKS), WOOD LOOK	MP-4	CORRUGATED METAL PANEL (HORIZONTAL PATTERN), MEDIUM GREY COLOR	MP-8	METAL PANEL, WHITE COLOR
						MP-9	METAL PANEL, DARK GREY COLOR

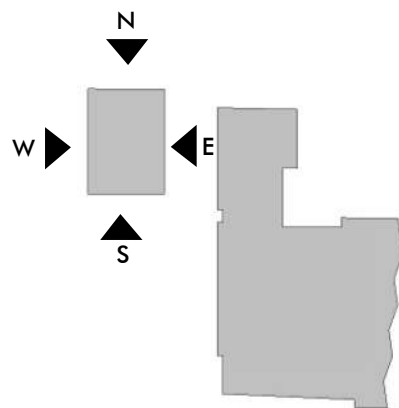


BUILDING ELEVATIONS



MATERIAL LEGEND

FC-1	FIBER CEMENT PANEL (VERTICAL), MEDIUM GREY COLOR	FC-5	FIBER CEMENT PANEL (HORIZONTAL), DARK GREY COLOR	MP-1	CORRUGATED METAL PANEL (DIAGONAL PATTERN), DARK GREY COLOR	MP-5	CORRUGATED METAL PANEL (VERTICAL PATTERN), MEDIUM GREY COLOR
FC-2	FIBER CEMENT PANEL (HORIZONTAL), MEDIUM GREY COLOR	FC-6	FIBER CEMENT PANEL, DARK GREY COLOR	MP-2	CORRUGATED METAL PANEL (HORIZONTAL PATTERN), WHITE COLOR	MP-6	CORRUGATED METAL PANEL (VERTICAL PATTERN), DARK GREY COLOR
FC-3	FIBER CEMENT PANEL (VERTICAL), THREE COLOR BLEND	FC-7	FIBER CEMENT PANEL, WHITE COLOR	MP-3	CORRUGATED METAL PANEL (VERTICAL PATTERN), WHITE COLOR	MP-7	METAL PANEL (WASHABLE FOR NEW GRAPHICS)
FC-4	FIBER CEMENT PANEL (HORIZONTAL), THREE COLOR BLEND	PR-1	PHENOLIC RESIN PANEL (HORIZONTAL PLANKS), WOOD LOOK	MP-4	CORRUGATED METAL PANEL (HORIZONTAL PATTERN), MEDIUM GREY COLOR	MP-8	METAL PANEL, WHITE COLOR
						MP-9	METAL PANEL, DARK GREY COLOR





9 AM



12 PM

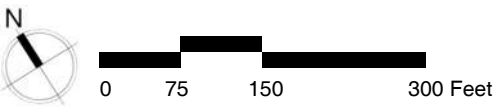


3 PM



6 PM

- NEW SHADOWS
- NEW BUILDING
- DEMO SHADOWS
- EXISTING BUILDINGS
- EXISTING SHADOWS





9 AM



12 PM

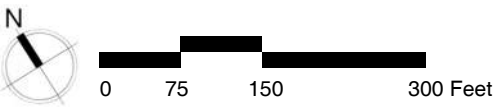


3 PM



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- NEW SHADOWS
- NEW BUIDLING
- DEMO SHADOWS
- EXISTING BUIDLINGS
- EXISTING SHADOWS





9 AM



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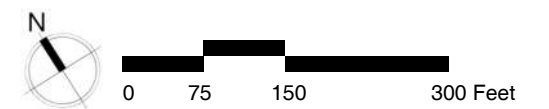


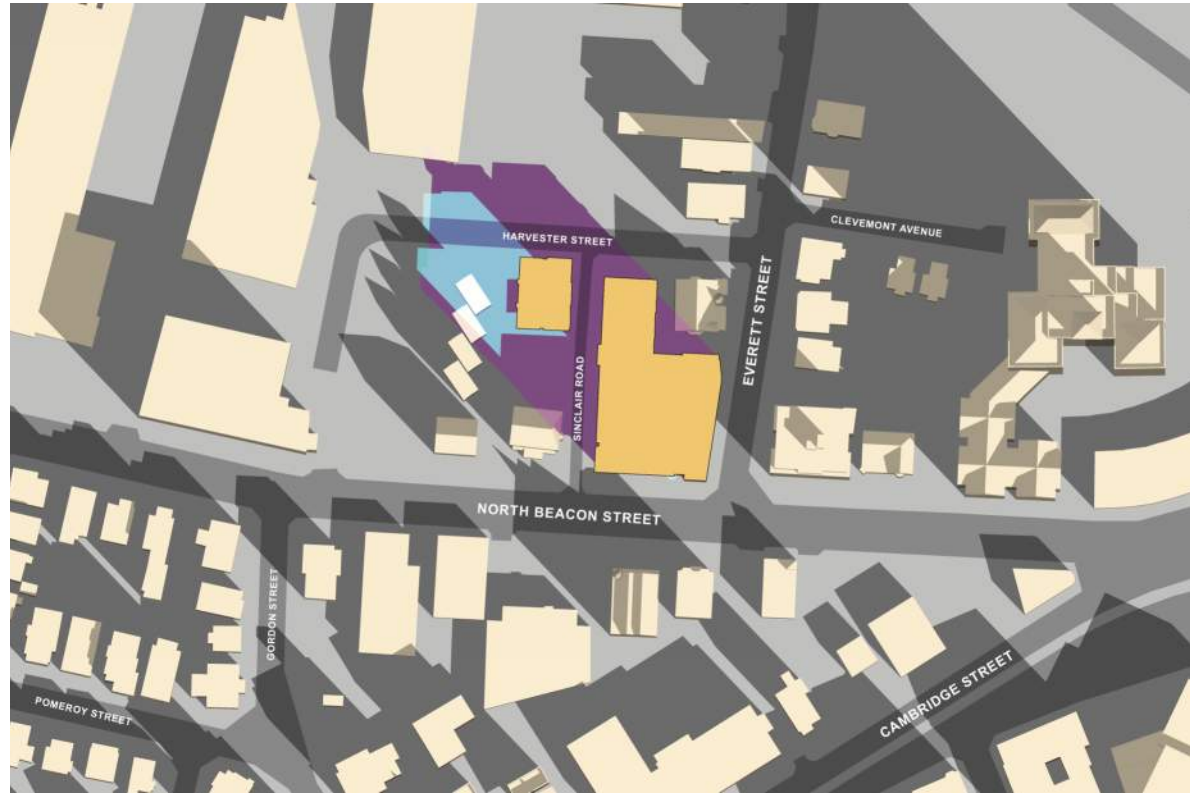
3 PM



6 PM

- NEW SHADOWS
- NEW BUILDING
- DEMO SHADOWS
- EXISTING BUILDINGS
- EXISTING SHADOWS





9 AM



12 PM



3 PM

- NEW SHADOWS
- NEW BUILDING
- DEMO SHADOWS
- EXISTING BUILDINGS
- EXISTING SHADOWS

