



6 BROOKLINE STREET

client
CSQ REALTY LLC

title
COVER

project
6 BROOKLINE STREET

dh architects, llc
200 Cambridge Street, Boston, MA 02114

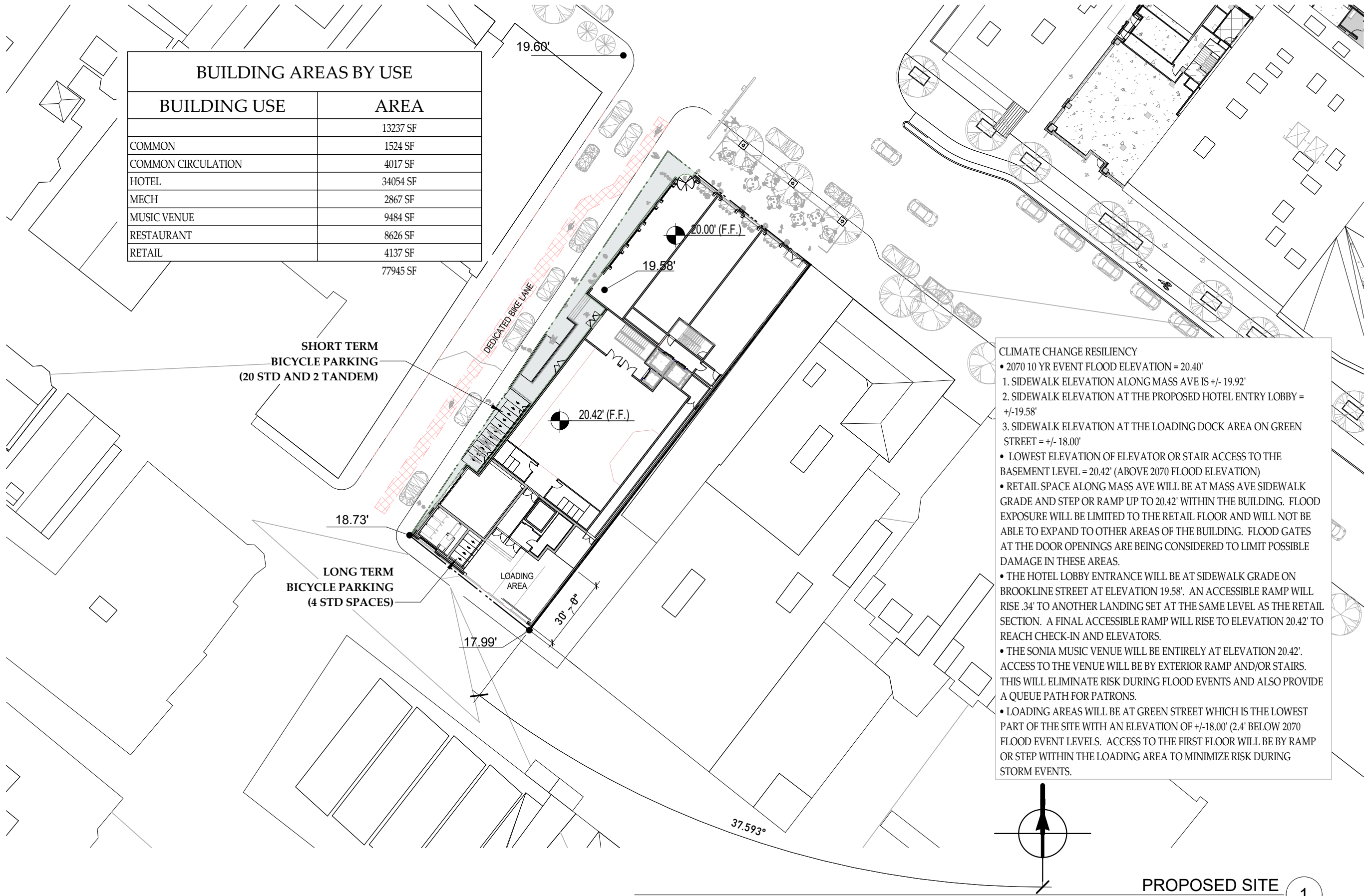
job number
22050

scale

set issue date
02-15-23

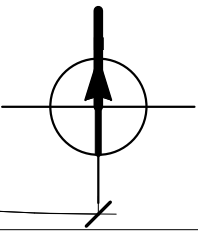
Sheet no.
A000

BUILDING AREAS BY USE	
BUILDING USE	AREA
	13237 SF
COMMON	1524 SF
COMMON CIRCULATION	4017 SF
HOTEL	34054 SF
MECH	2867 SF
MUSIC VENUE	9484 SF
RESTAURANT	8626 SF
RETAIL	4137 SF
	77945 SF



CLIMATE CHANGE RESILIENCY

- 2070 10 YR EVENT FLOOD ELEVATION = 20.40'
- 1. SIDEWALK ELEVATION ALONG MASS AVE IS +/- 19.92'
- 2. SIDEWALK ELEVATION AT THE PROPOSED HOTEL ENTRY LOBBY = +/- 19.58'
- 3. SIDEWALK ELEVATION AT THE LOADING DOCK AREA ON GREEN STREET = +/- 18.00'
- LOWEST ELEVATION OF ELEVATOR OR STAIR ACCESS TO THE BASEMENT LEVEL = 20.42' (ABOVE 2070 FLOOD ELEVATION)
- RETAIL SPACE ALONG MASS AVE WILL BE AT MASS AVE SIDEWALK GRADE AND STEP OR RAMP UP TO 20.42' WITHIN THE BUILDING. FLOOD EXPOSURE WILL BE LIMITED TO THE RETAIL FLOOR AND WILL NOT BE ABLE TO EXPAND TO OTHER AREAS OF THE BUILDING. FLOOD GATES AT THE DOOR OPENINGS ARE BEING CONSIDERED TO LIMIT POSSIBLE DAMAGE IN THESE AREAS.
- THE HOTEL LOBBY ENTRANCE WILL BE AT SIDEWALK GRADE ON BROOKLINE STREET AT ELEVATION 19.58'. AN ACCESSIBLE RAMP WILL RISE .34' TO ANOTHER LANDING SET AT THE SAME LEVEL AS THE RETAIL SECTION. A FINAL ACCESSIBLE RAMP WILL RISE TO ELEVATION 20.42' TO REACH CHECK-IN AND ELEVATORS.
- THE SONIA MUSIC VENUE WILL BE ENTIRELY AT ELEVATION 20.42'. ACCESS TO THE VENUE WILL BE BY EXTERIOR RAMP AND/OR STAIRS. THIS WILL ELIMINATE RISK DURING FLOOD EVENTS AND ALSO PROVIDE A QUEUE PATH FOR PATRONS.
- LOADING AREAS WILL BE AT GREEN STREET WHICH IS THE LOWEST PART OF THE SITE WITH AN ELEVATION OF +/- 18.00' (2.4' BELOW 2070 FLOOD EVENT LEVELS). ACCESS TO THE FIRST FLOOR WILL BE BY RAMP OR STEP WITHIN THE LOADING AREA TO MINIMIZE RISK DURING STORM EVENTS.

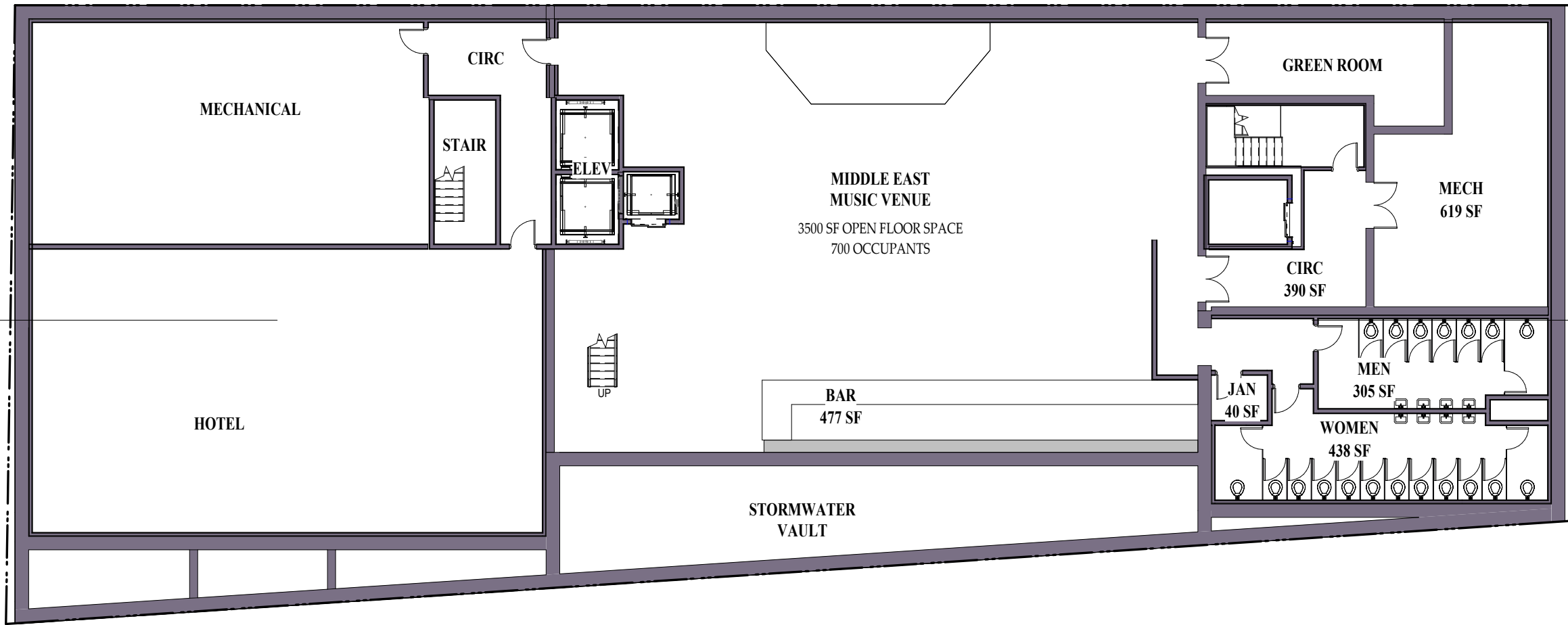


PROPOSED SITE 1
1" = 40'-0"

2/15/2023 4:12:54 PM

2/15/2023 4:12:55 PM

1
A301



LOWER LEVEL 1
1/16" = 1'-0"

client
CSQ REALTY LLC

title
BASEMENT FLOOR PLAN

project
6 BROOKLINE STREET

dh architects, llc
200 Waterbury Street, Boston, MA 02114

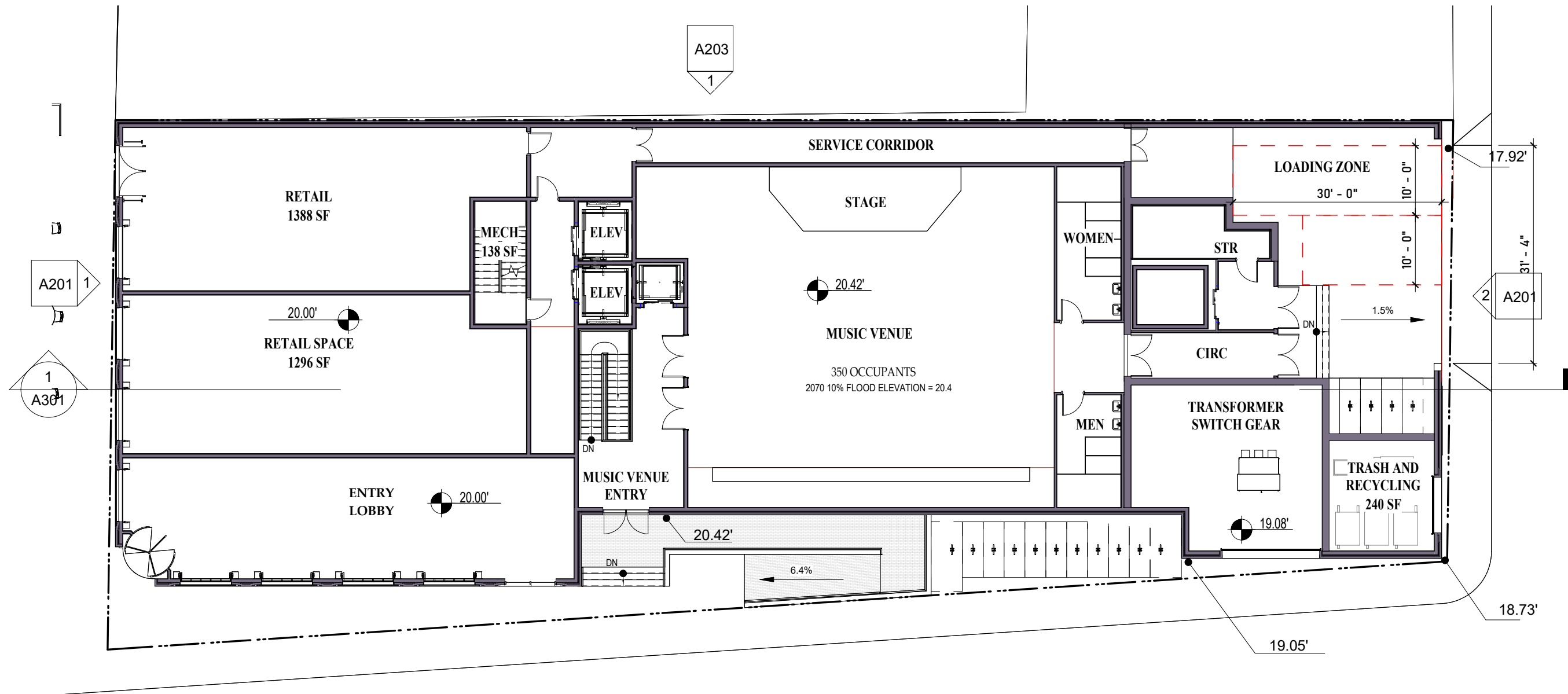
job number
22050

scale
1/16" = 1'-0"

set issue date
02-15-23

Sheet no.
A101

2/15/2023 4:12:57 PM



1ST FLOOR
 1/16" = 1'-0" 1

client
CSQ REALTY LLC

title
1ST FLOOR PLAN

project
6 BROOKLINE STREET

dh architects, llc
 200 Waterbury Street, Boston, MA 02114

job number
22050

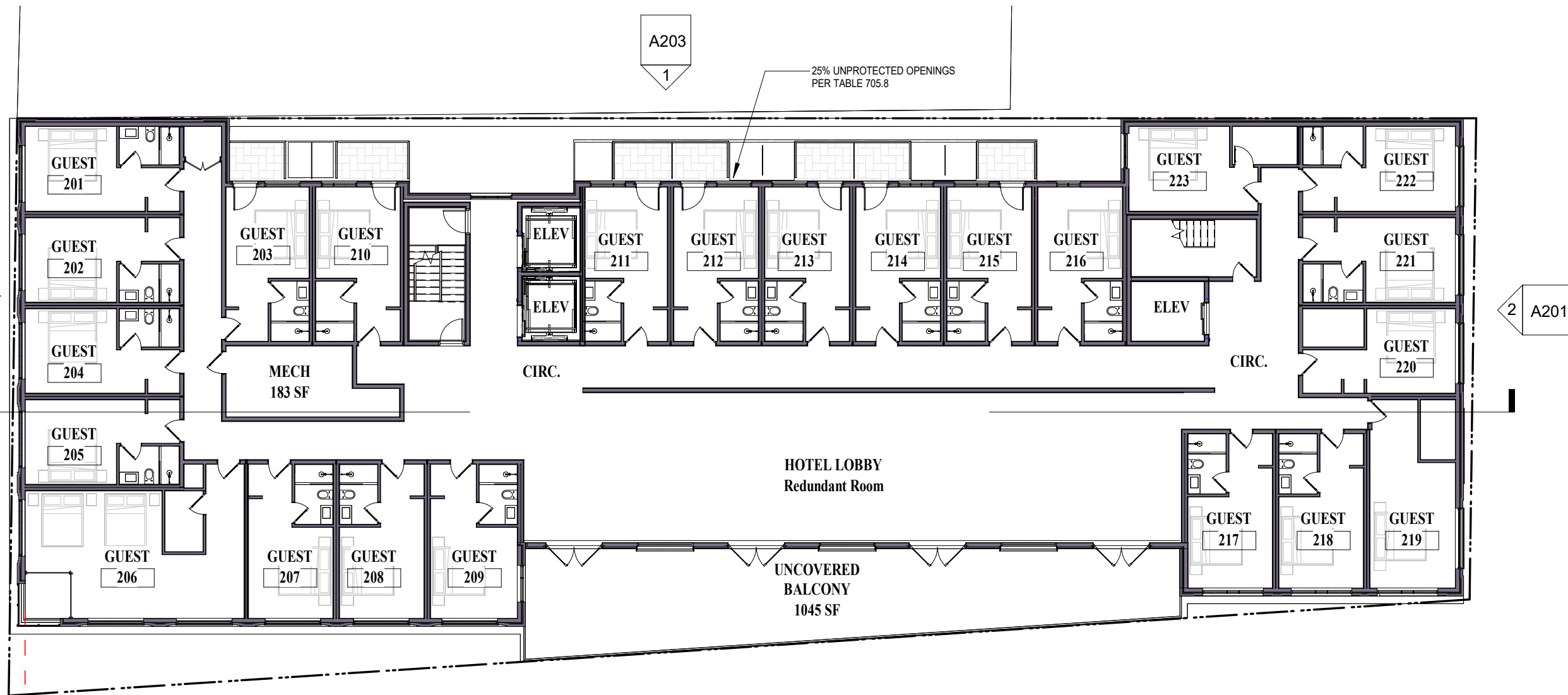
scale
 1/16" = 1'-0"

set issue date
 02-15-23

Sheet no.
A102

2/15/2023 4:12:59 PM

client
CSQ REALTY LLC



2ND FLOOR
1/16" = 1'-0" 1

1
A202

title
2ND FLOOR PLAN
project
6 BROOKLINE STREET

dh architects, llc
200 Cambridge Street, Boston, MA 02114

job number
22050

scale
1/16" = 1'-0"

set issue date
02-15-23

Sheet no.
A103

2/15/2023 4:13:04 PM

client
CSQ REALTY LLC

title
3RD FLOOR PLAN
project
6 BROOKLINE STREET

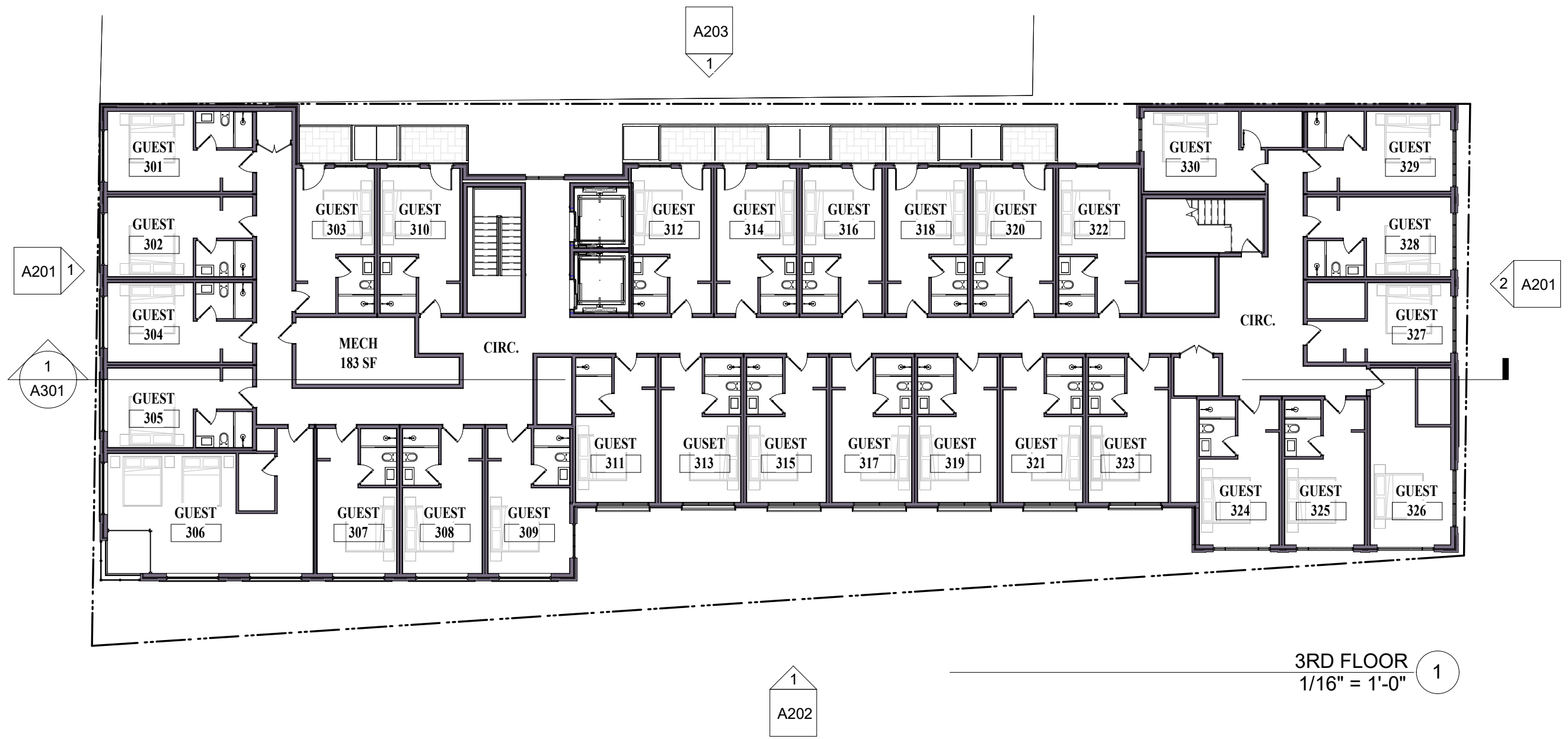
dh architects, llc
200 Cambridge Street, Boston MA 02114

job number
22050

scale
1/16" = 1'-0"

set issue date
02-15-23

Sheet no.
A104



3RD FLOOR
1/16" = 1'-0"

2/15/2023 4:13:07 PM



4TH FLOOR 1
 1/16" = 1'-0"

client
CSQ REALTY LLC

title
4TH FLOOR PLAN
 project
6 BROOKLINE STREET

dh architects, llc
 200 Cambridge Street, Boston, MA 02114

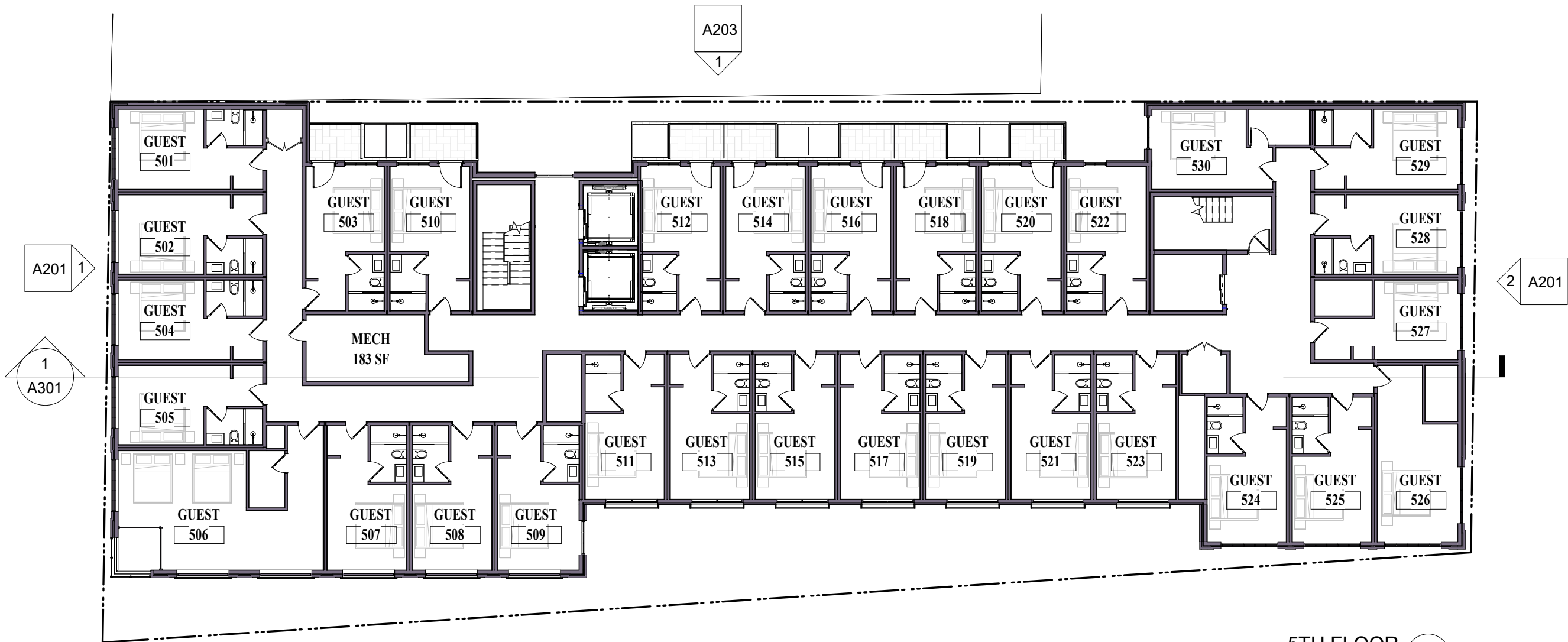
job number
22050

scale
 1/16" = 1'-0"

set issue date
02-15-23

Sheet no.
A105

2/15/2023 4:13:11 PM



5TH FLOOR
 1/16" = 1'-0" 1

client
 CSQ REALTY LLC

title
 5TH FLOOR PLAN
 project
 6 BROOKLINE STREET

dh architects, llc
 200 Cambridge Street, Boston, MA 02114

job number
 22050

scale
 1/16" = 1'-0"

set issue date
 02-15-23

Sheet no.
 A106

2/15/2023 4:13:14 PM

client
CSQ REALTY LLC

title
6TH FLOOR PLAN
project
6 BROOKLINE STREET

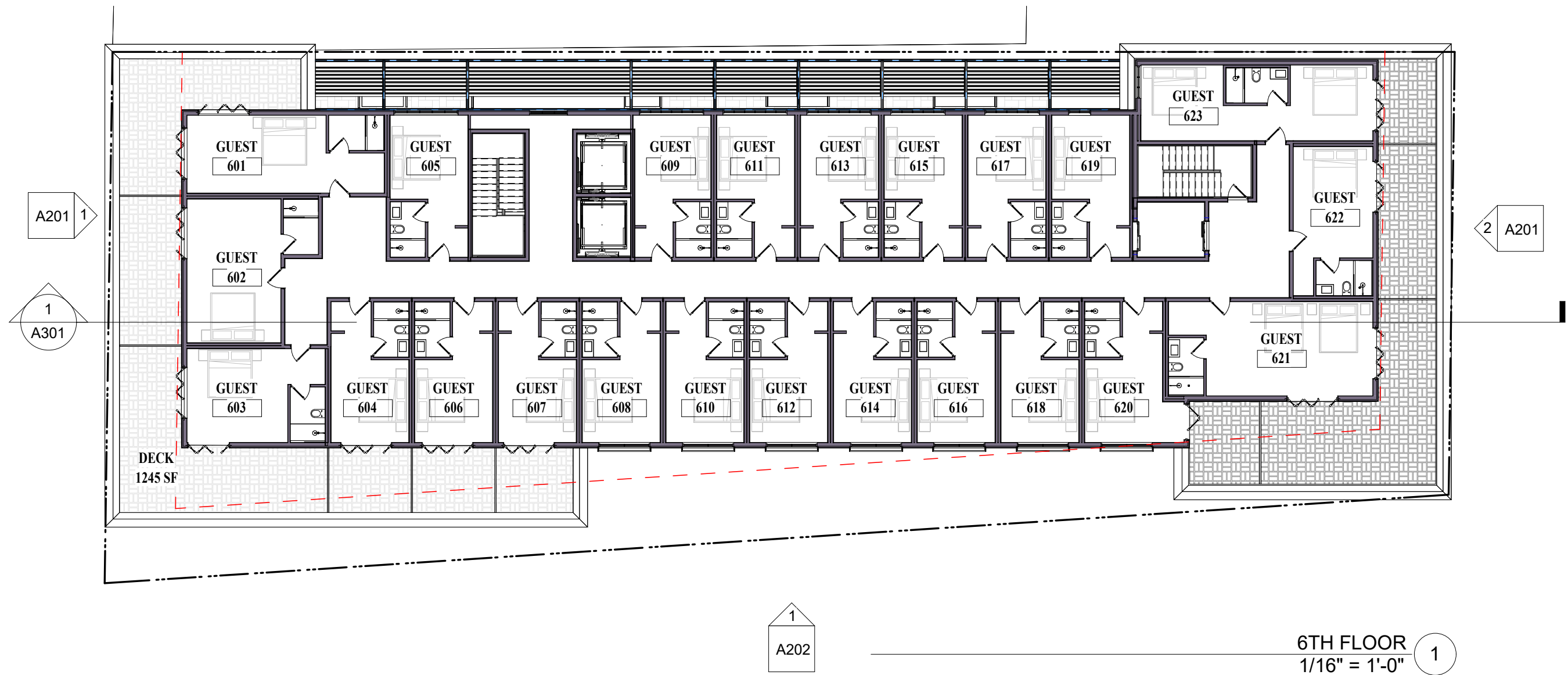
dh architects, llc
200 Cambridge Street, Boston, MA 02114

job number
22050

scale
1/16" = 1'-0"

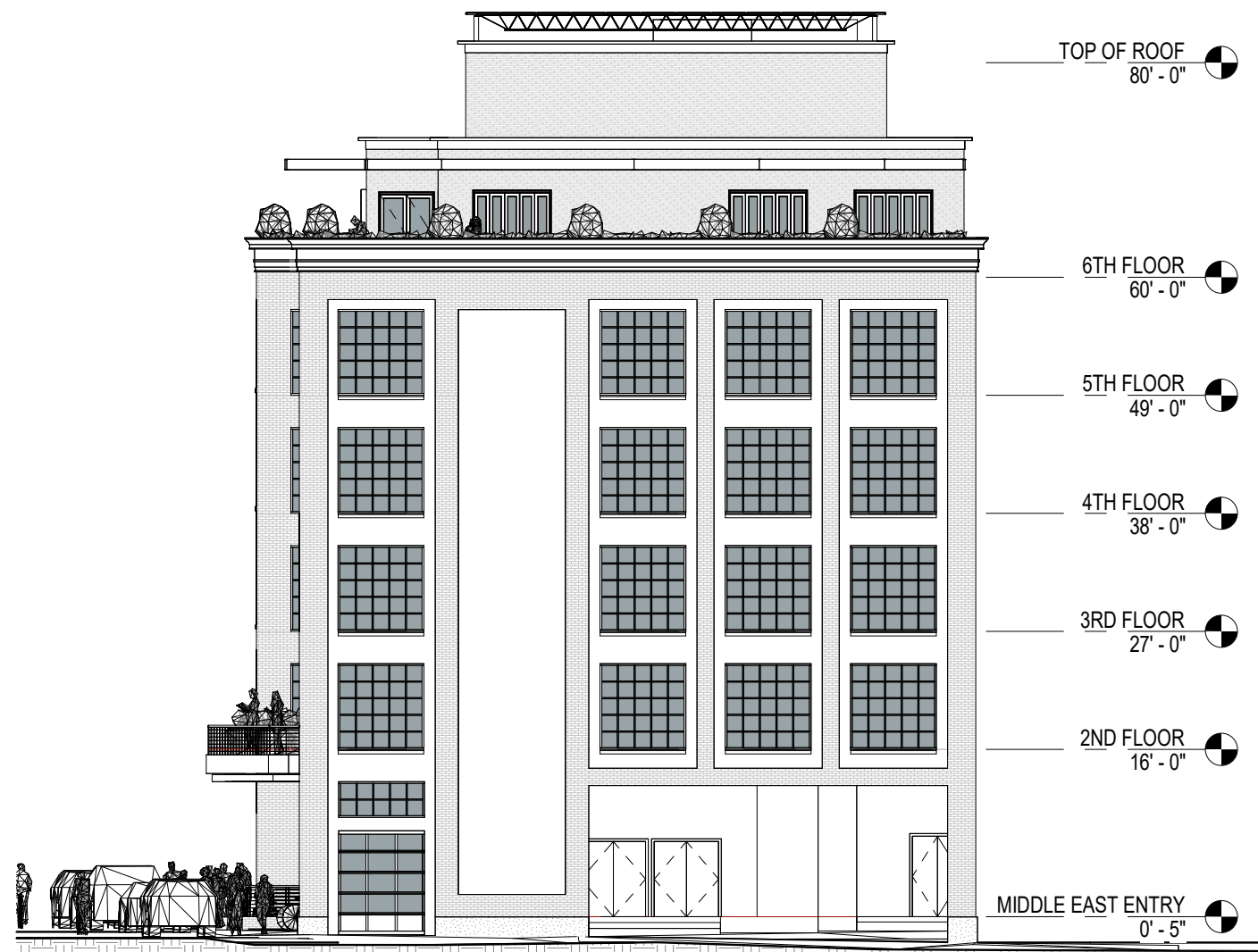
set issue date
02-15-23

Sheet no.
A107

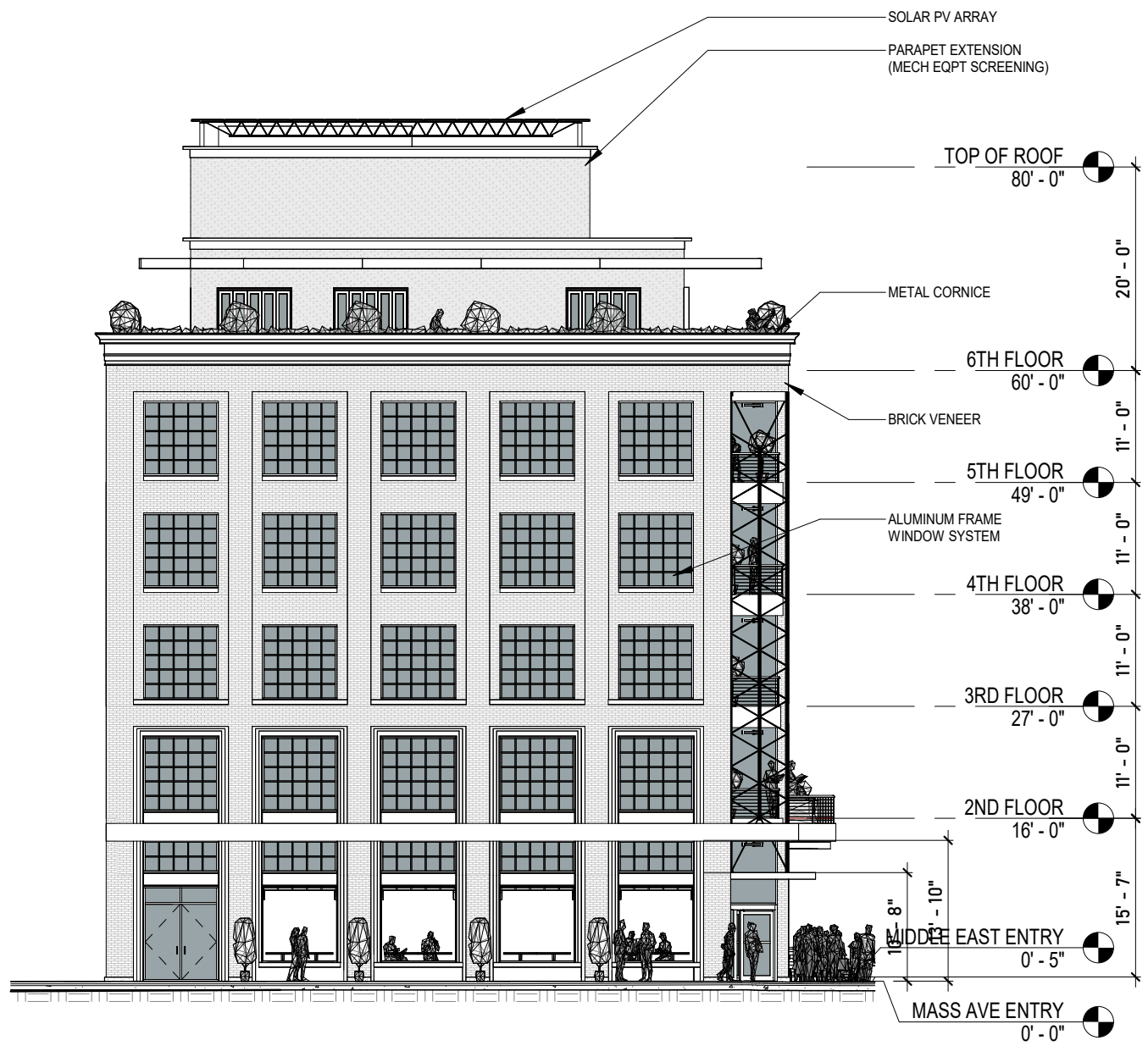


6TH FLOOR
1/16" = 1'-0" 1

2/15/2023 4:13:27 PM



② GREEN STREET ELEVATION
1/16" = 1'-0"



① MASS AVE ELEVATION
1/16" = 1'-0"

client
CSQ REALTY LLC

title
PROPOSED BUILDING ELEVATIONS

project
6 BROOKLINE STREET

dh architects, llc
200 Cambridge Street, Boston, MA 02114

job number
22050

scale
1/16" = 1'-0"

set issue date
02-15-23

Sheet no.
A201

2/15/2023 4:13:35 PM



client
CSQ REALTY LLC

title
PROPOSED BUILDING ELEVATIONS

project
6 BROOKLINE STREET

dh architects, llc

job number
22050

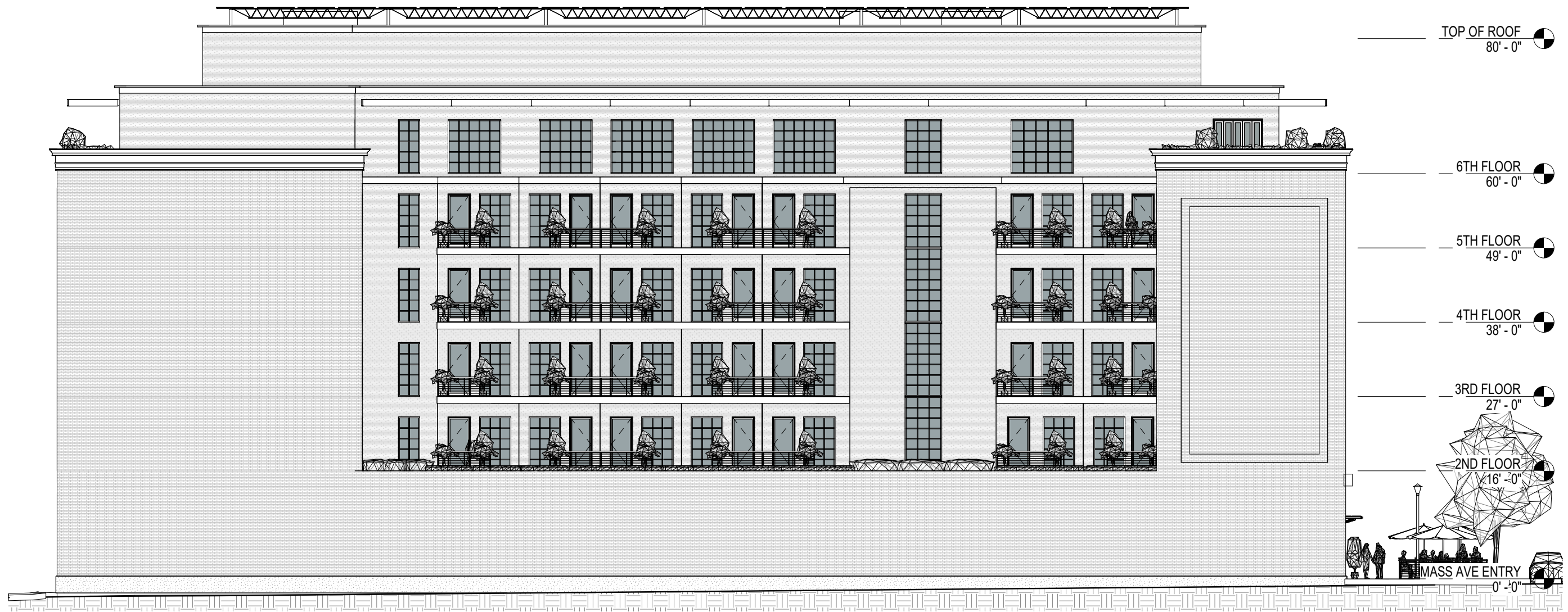
scale
1/16" = 1'-0"

set issue date
02-15-23

Sheet no.
A202

1 BROOKLINE STREET ELEVATION
1/16" = 1'-0"

2/15/2023 4:13:42 PM



MASS AVE LEFT SIDE ELEVATION
 1/16" = 1'-0"

1

client
CSQ REALTY LLC

title **PROPOSED BUILDING ELEVATIONS**
 project **6 BROOKLINE STREET**

dh architects, llc
 200 Cambridge Street, Boston, MA 02114

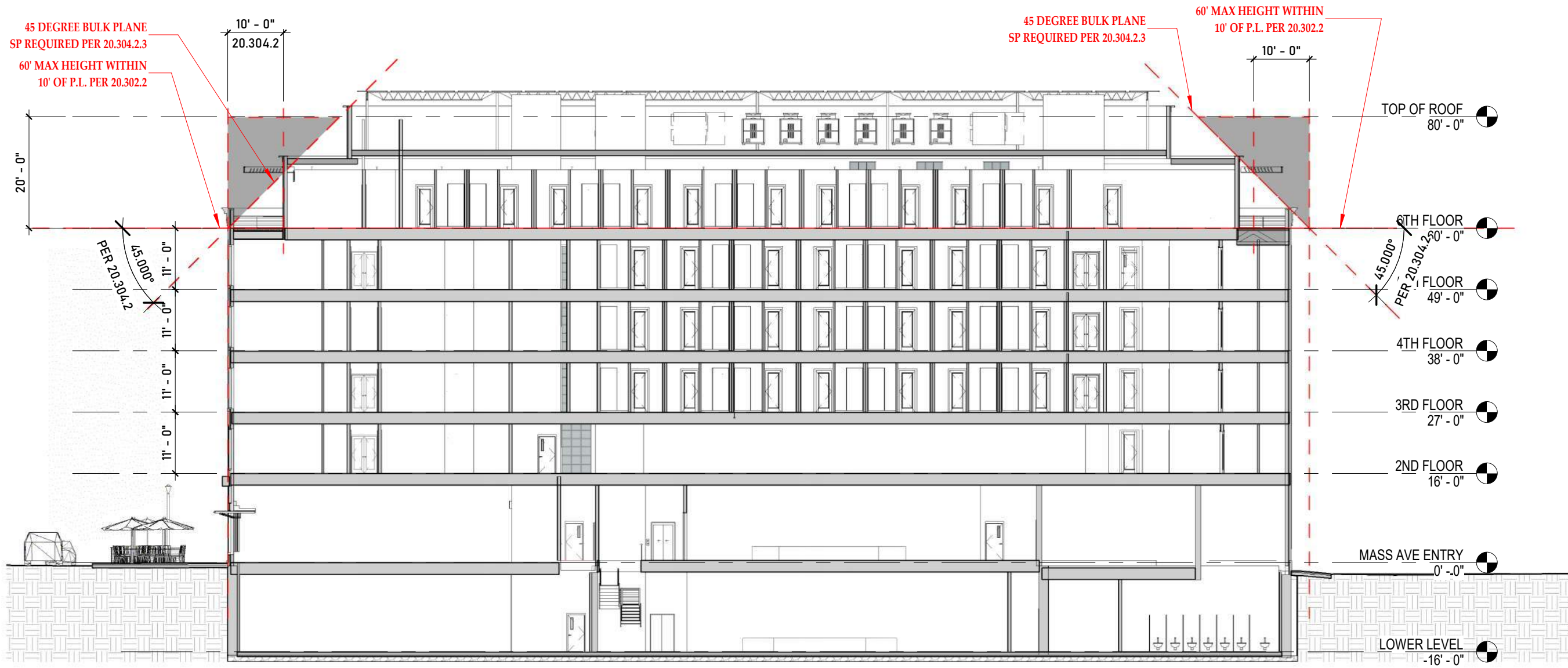
job number
 22050

scale
 1/16" = 1'-0"

set issue date
 02-15-23

Sheet no.
A203

2/15/2023 4:13:51 PM



BUILDING SECTION 1
1" = 20'-0"

client
CSQ REALTY LLC

title
LONGITUDINAL SECTION
project
6 BROOKLINE STREET

dh architects, llc
200 Cambridge Street, Boston, MA 02114

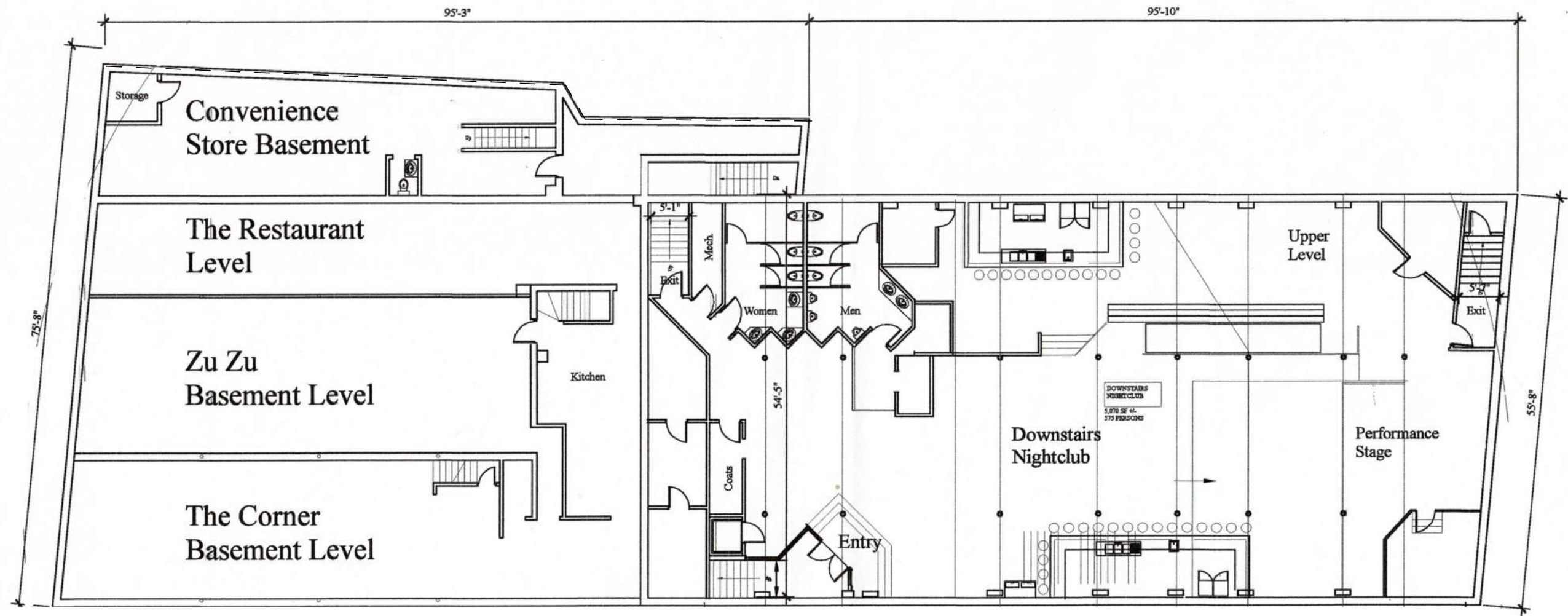
job number
22050

scale
1" = 20'-0"

set issue date
02-15-23

Sheet no.
A301

2/15/2023 4:13:51 PM



EXISTING BASEMENT LEVEL PLAN
 1/16" = 1'-0"

1

client
 CSQ REALTY LLC

title
 EXISTING FLOOR PLANS
 project
 6 BROOKLINE STREET

dh architects, llc
 200 Exchange Street, Boston, MA 02114

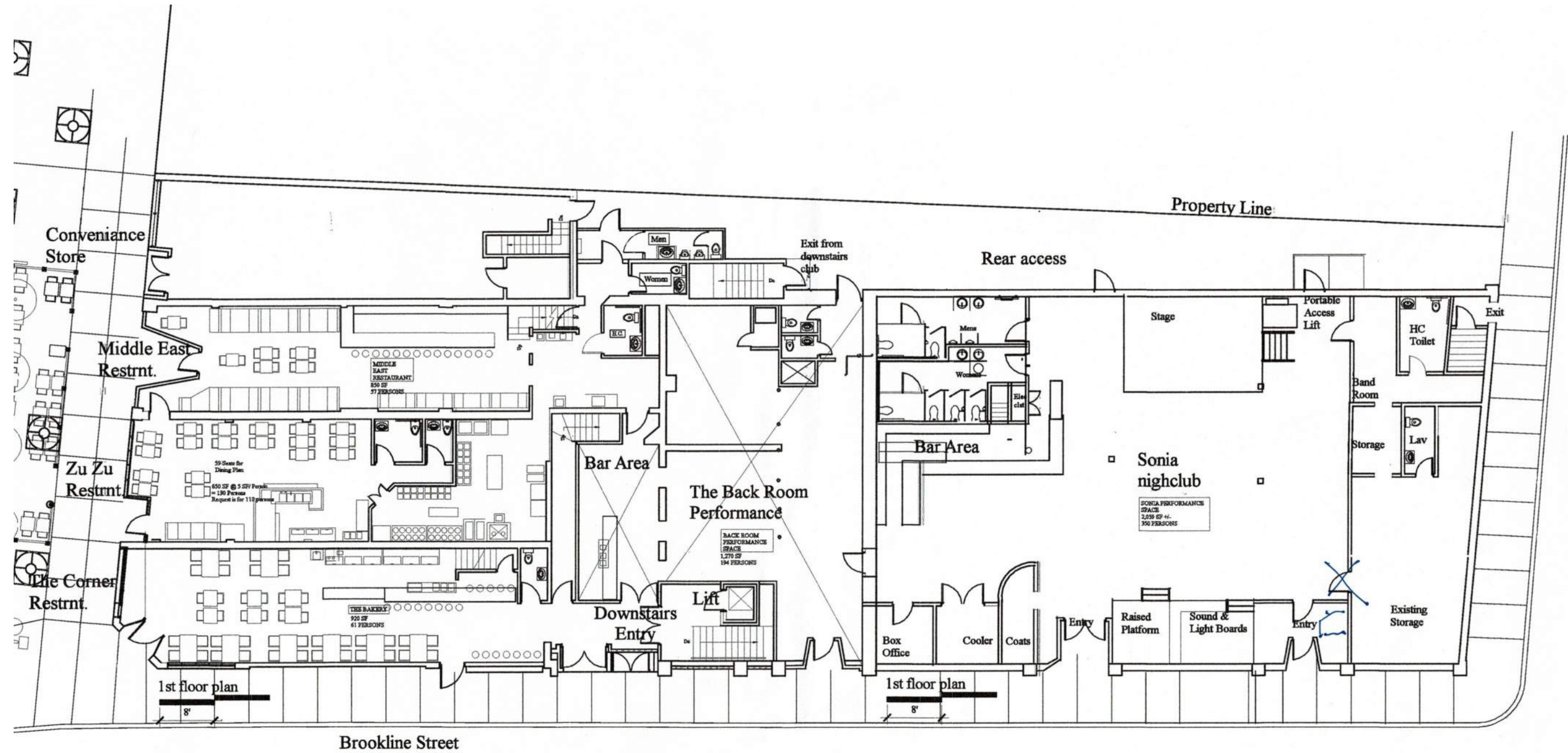
job number
 22050

scale
 1/16" = 1'-0"

set issue date
 02-15-23

Sheet no.
 R101

2/15/2023 4:13:51 PM



EXISTING FIRST FLOOR PLAN
 1/16" = 1'-0"

1

client
 CSQ REALTY LLC

title
 EXISTING FLOOR PLANS
 project
 6 BROOKLINE STREET

dh architects, llc
 200 Cambridge Street, Boston, MA 02114

job number
 22050

scale
 1/16" = 1'-0"

set issue date
 02-15-23

Sheet no.
 R102



client
CSQ REALTY LLC

title
PERSPECTIVE RENDERINGS
project
6 BROOKLINE STREET

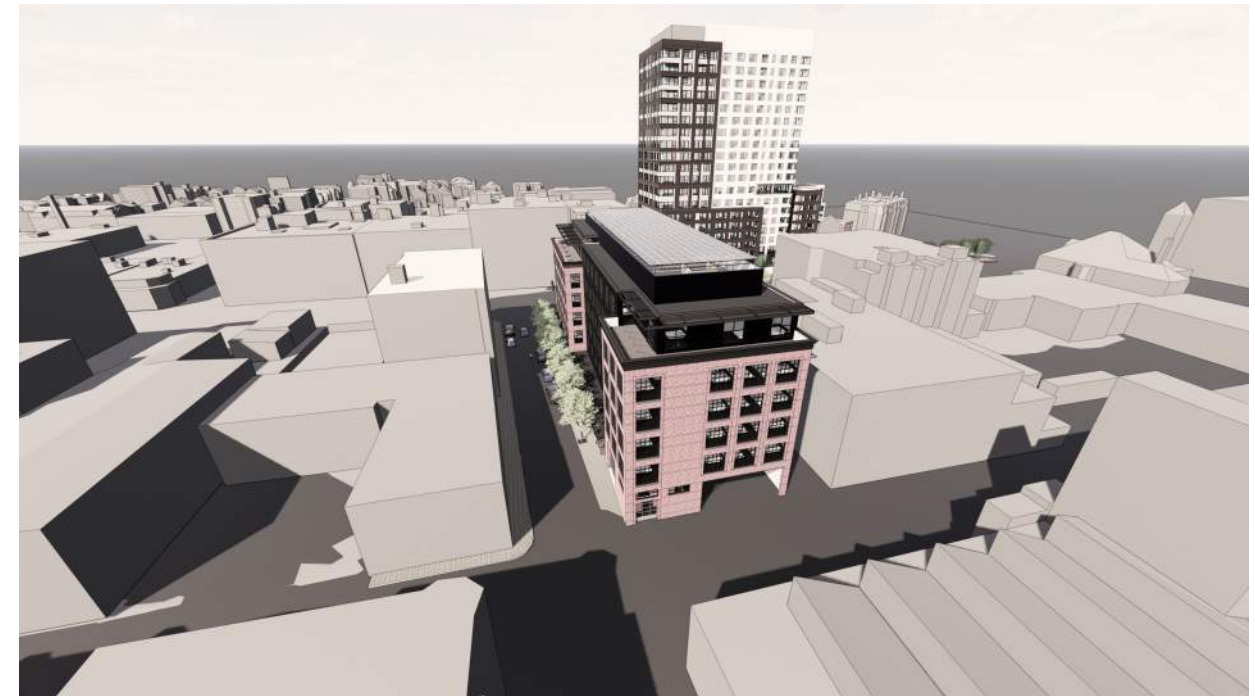
dh architects, llc
200 Exchange Street, Boston, MA 02114

job number
22050

scale

set issue date
02-15-23

Sheet no.
A902



client
CSQ REALTY LLC

title
PERSPECTIVE RENDERINGS
project
6 BROOKLINE STREET

dh architects, llc
200 Exchange Street, Boston, MA 02114

job number
22050

scale

set issue date
02-15-23

Sheet no.
A901