

# BOSTON STREET APARTMENTS



Colbert Matz Rosenfeltz, Inc.  
**Civil**

Keast & Hood Co.  
**Structural**

Desman Design  
**Parking**

RD Jones  
**Interior Design**

WB Engineers & Consultants  
**MEP**

Kettler Management  
**Apartment Manager**

Kinsley Construction  
**Construction Manager**

Lorax, Ilc  
**Sustainability**

# PRESENTATION AGENDA

1. Project recap
2. What we heard
3. Where we are

# PROJECT OVERVIEW

## 1. 240+ Apartment building

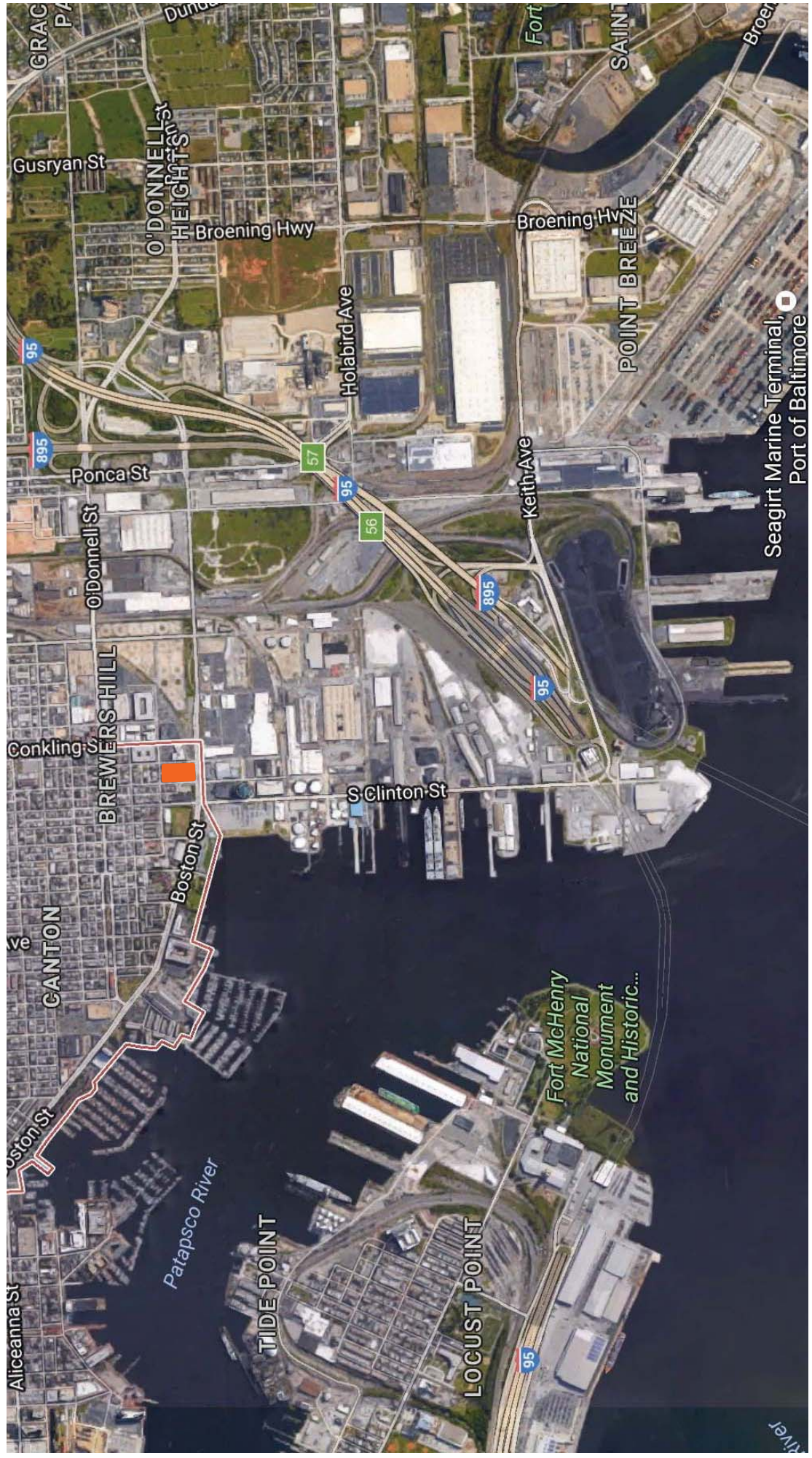
## 2. Amenity spaces

- Roof deck
- Pool
- Community rooms
- Entrance plaza

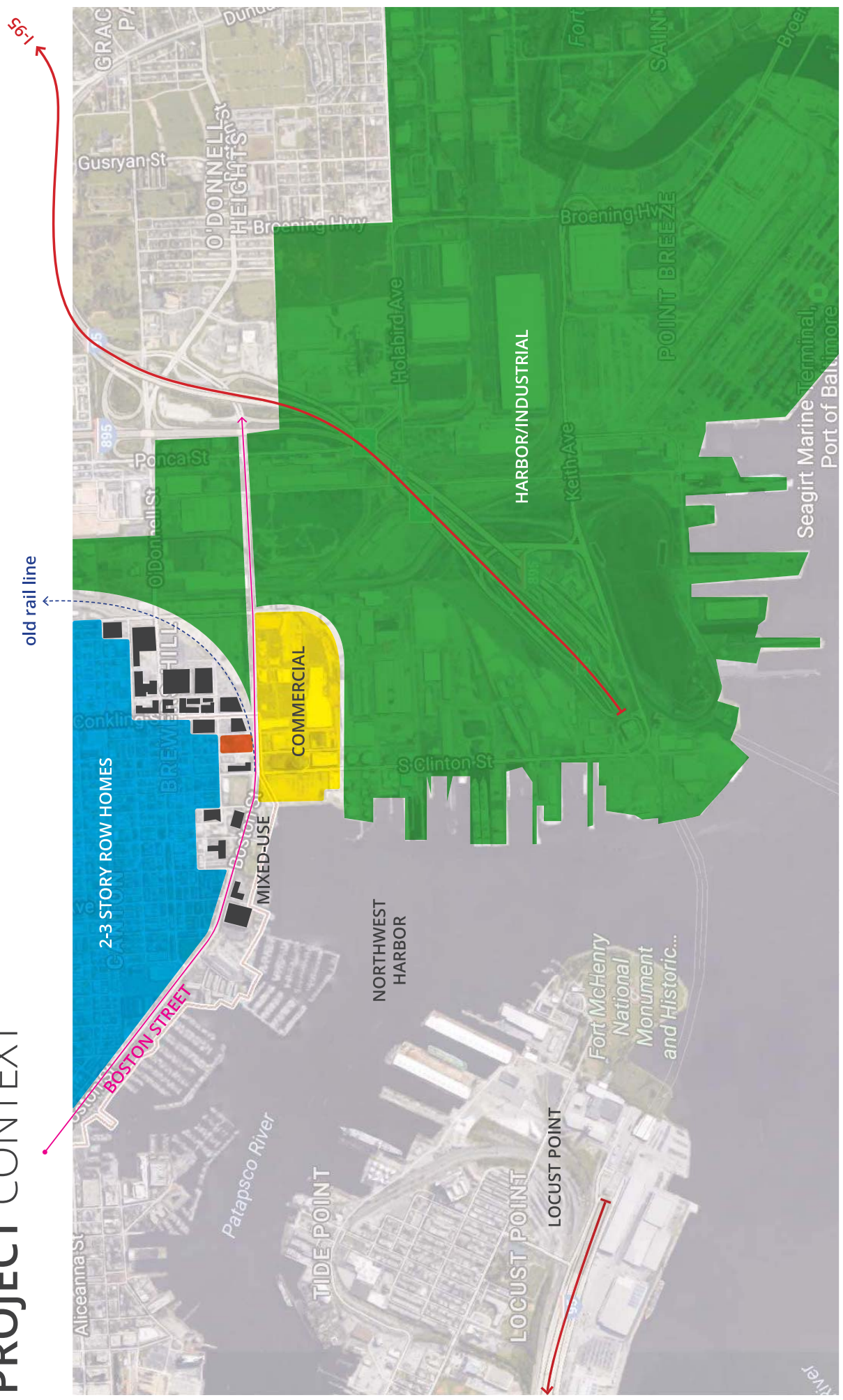
## 3. 1:1 Parking

# PROJECT LOCATION

CURRENT GOOGLE MAP



# PROJECT CONTEXT

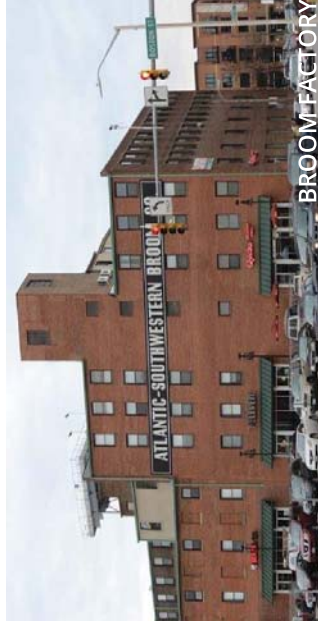


# CONTEXT OVERVIEW

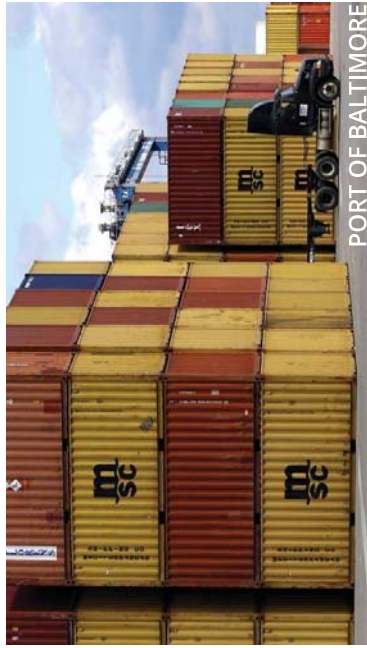
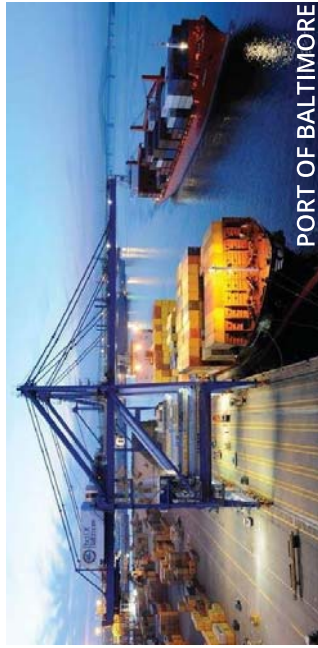
## Canton



## Mixed-Use



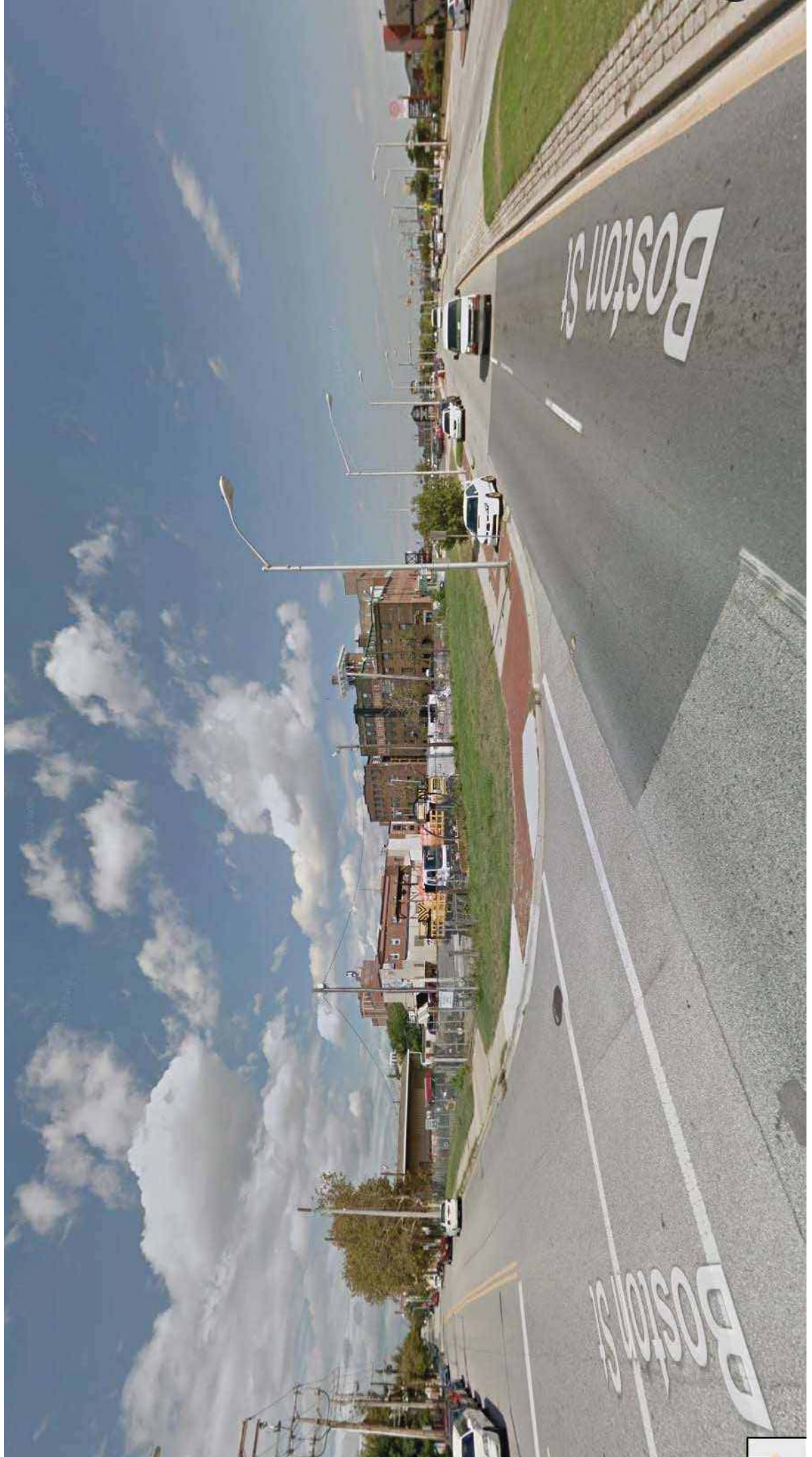
## Harbor





# CURRENT SITE

FROM BOSTON





# WHERE WE WERE



# WHAT WE HEARD

## 1. (3) main components a favorable approach

- Two story base
- Articulated head houses
- Corrugated metal skin

## 2. Clarity/editing

- Frame structure at pool deck
- Intention at head houses

## 3. Cadence

- Continuity of the two story base

## 4. Street level access

## 5. Main plaza

- Eliminate parking
- Buffer plaza from traffic of Boston St.

**SITE DESIGN**  
OLD SITE PLAN



# SITE DESIGN

NEW SITE PLAN



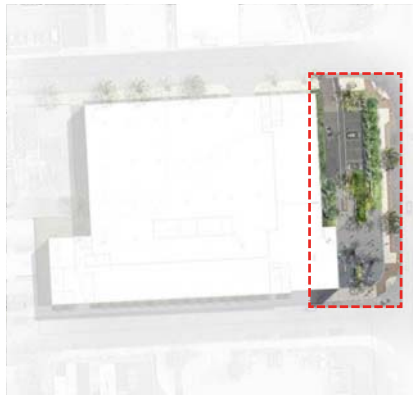
# SITE DESIGN

SITE PLAN CONCEPT



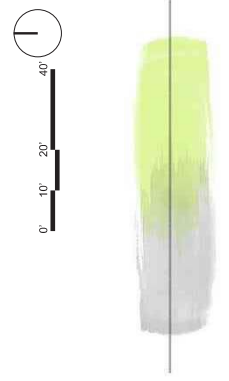
# SITE DESIGN

ENTRY PLAZA BEFORE



# SITE DESIGN

ENTRY PLAZA AFTER









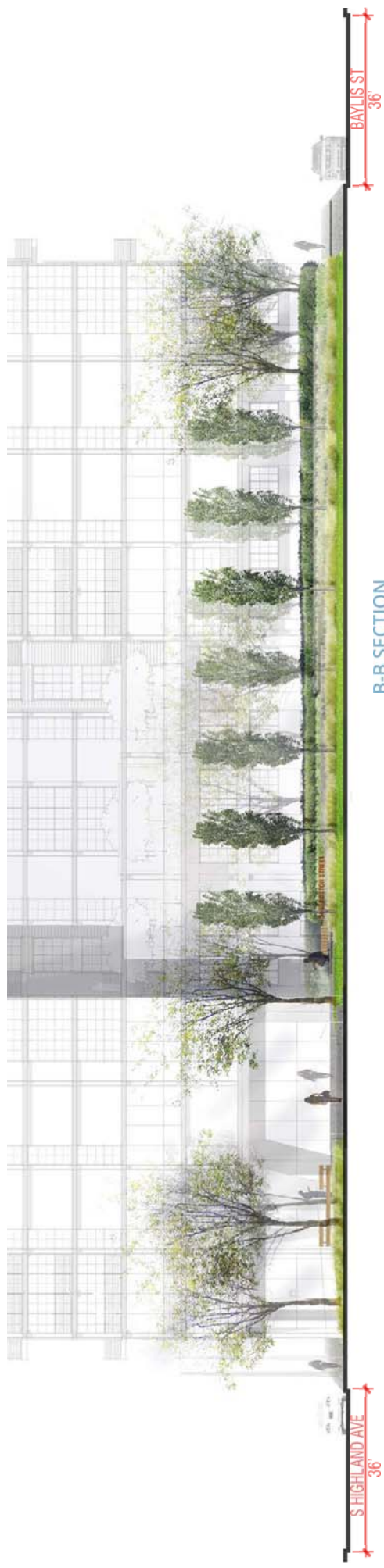


# SITE DESIGN

## ENTRY PLAZA AFTER



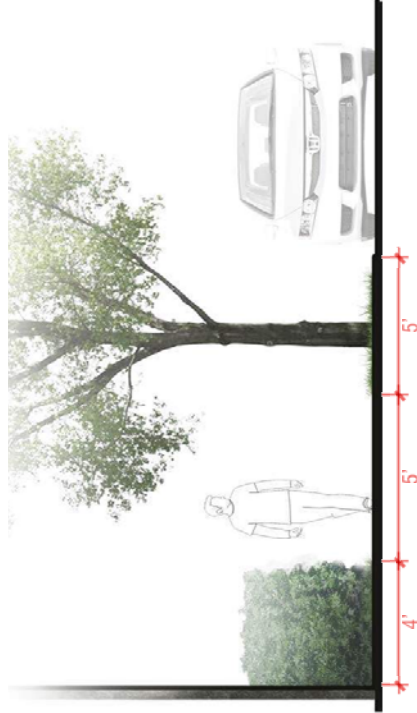
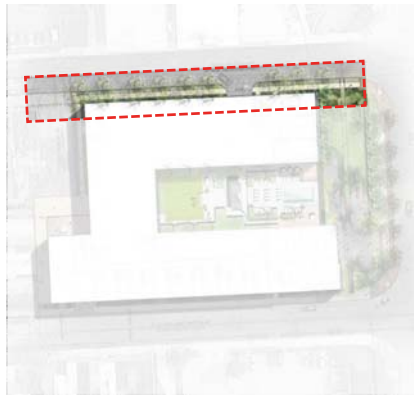
A-A SECTION



B-B SECTION

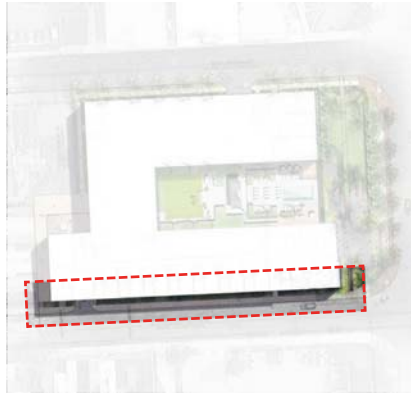
# SITE DESIGN

BAYLIS ST STREETScape



# SITE DESIGN

## S HIGHLAND AVE STREETScape

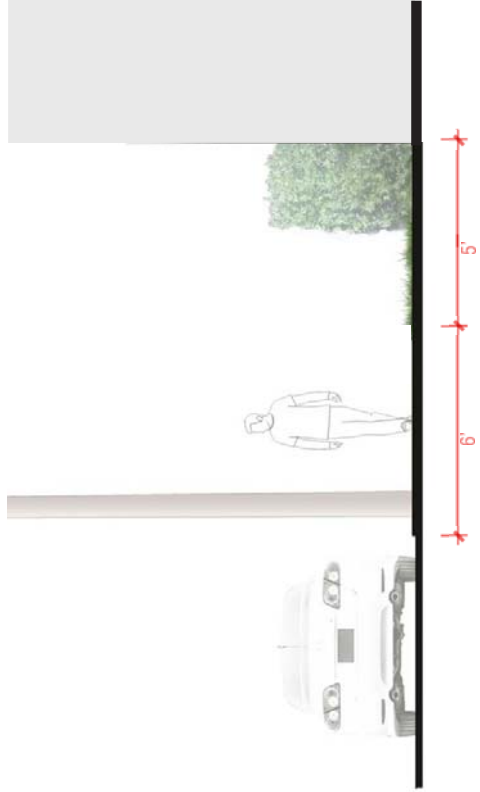
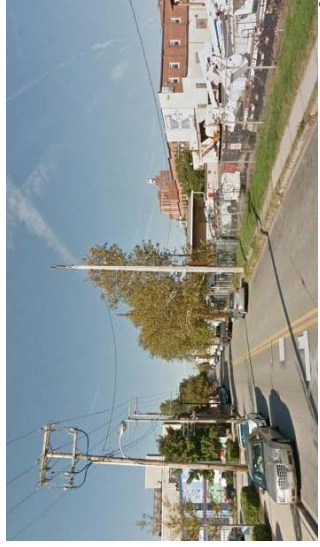


BEFORE



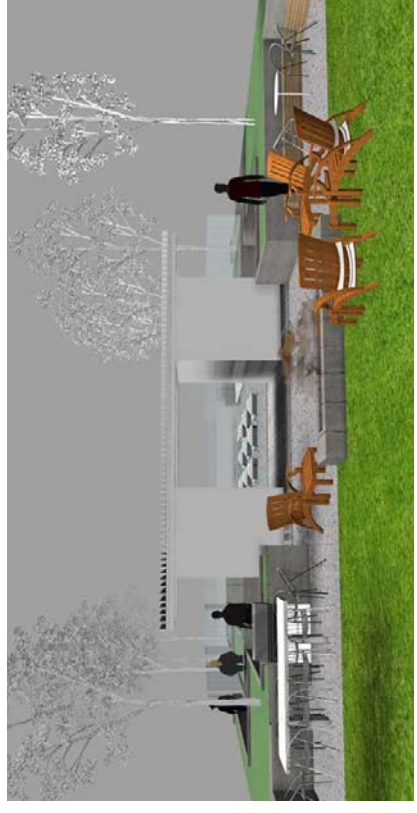
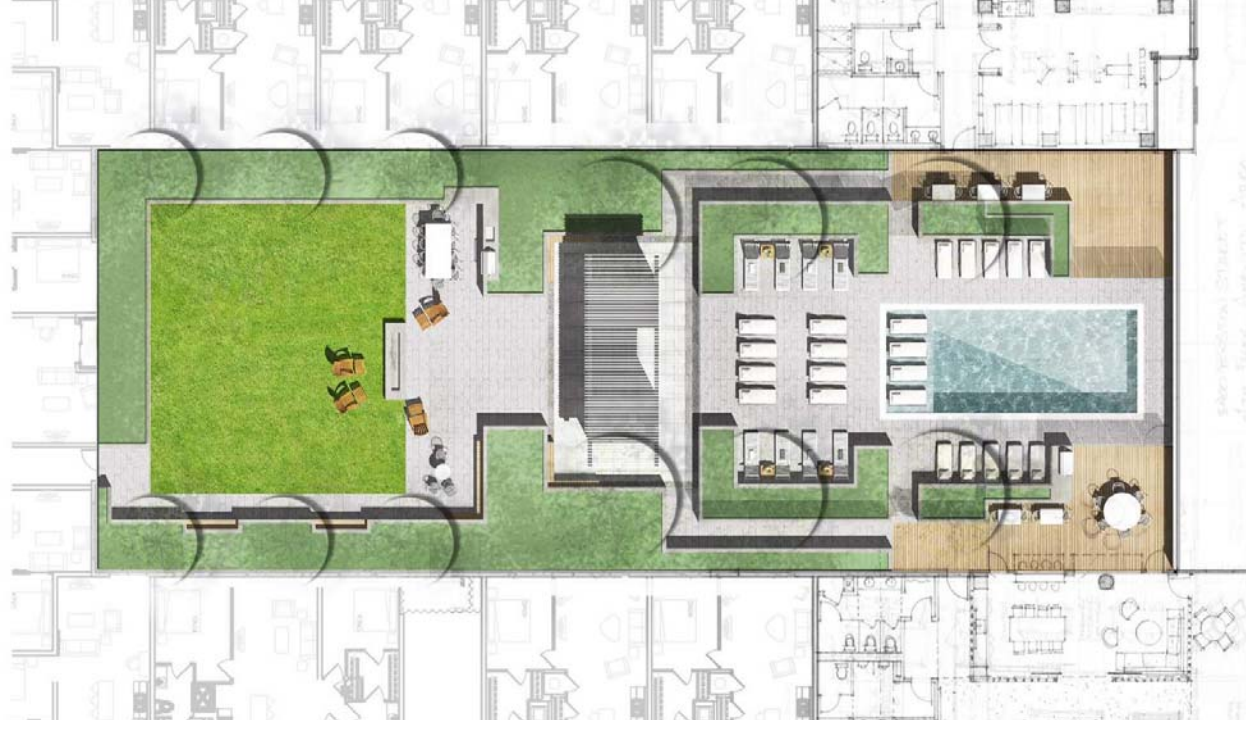
OVERHEAD ELECTRICAL LINES

AFTER



# SITE DESIGN

ROOF DECK

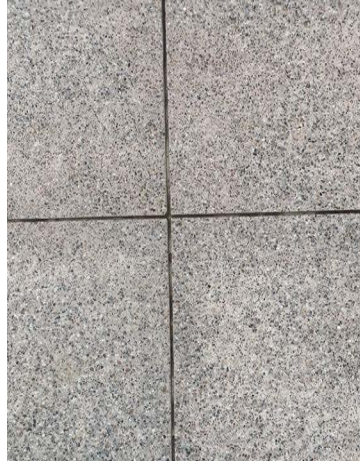


# SITE DESIGN FURNISHINGS



# SITE DESIGN

HARDSCAPE MATERIALS





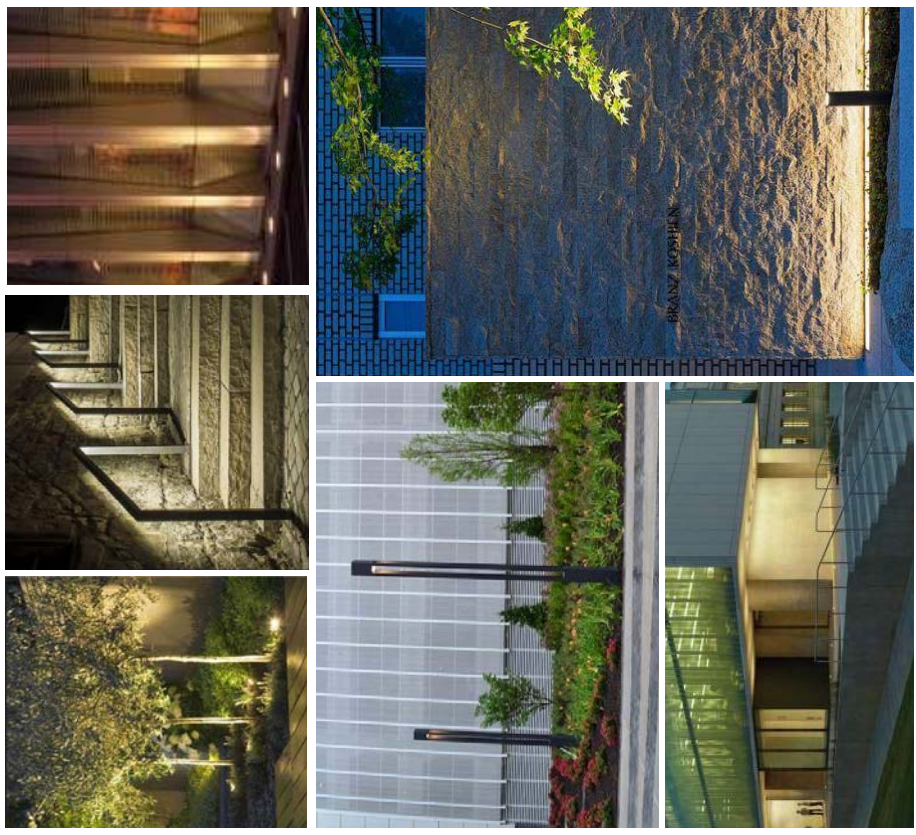
# SITE DESIGN

## PLANTING

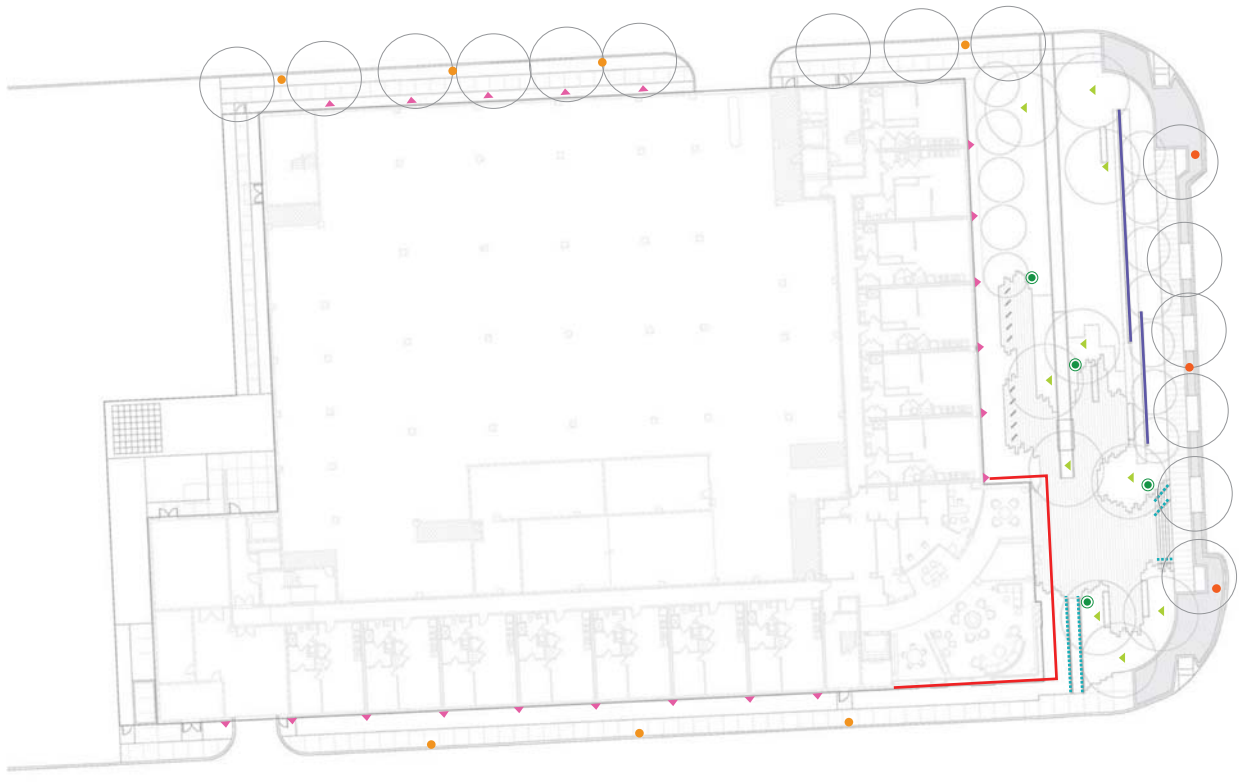


# SITE DESIGN

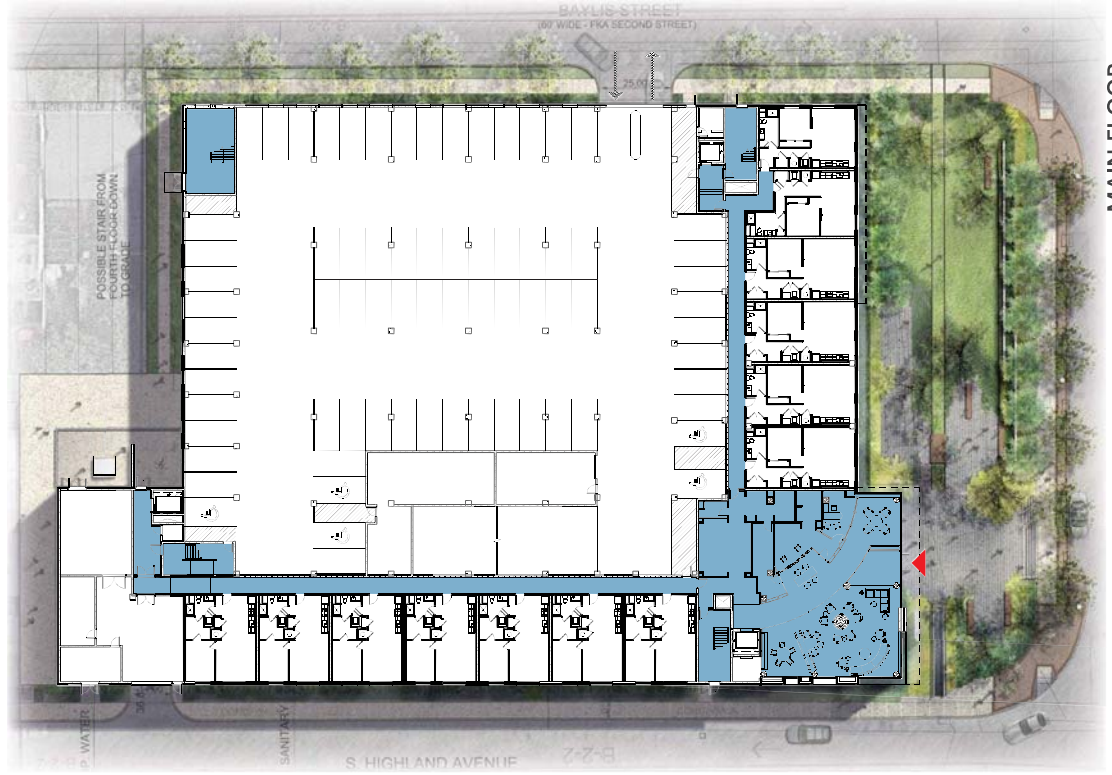
LIGHTING CONCEPT PLAN



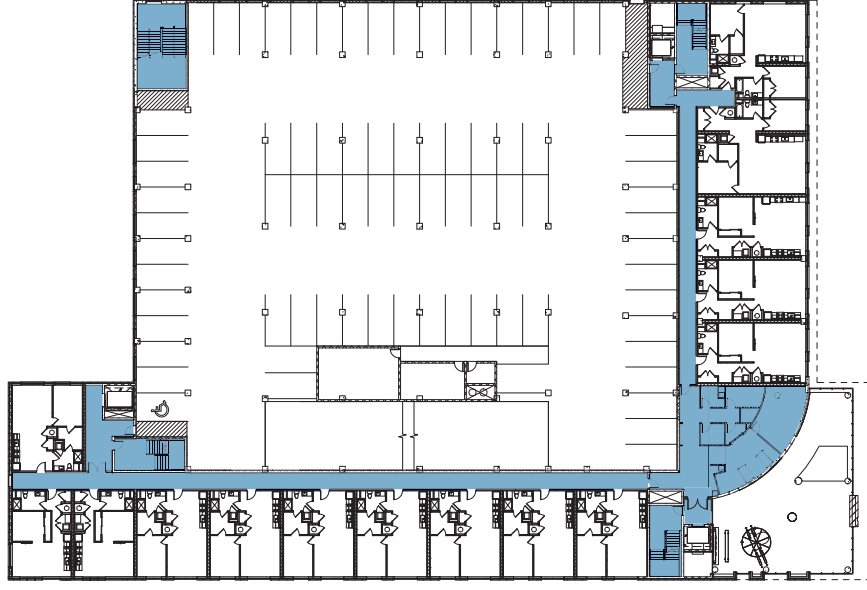
- STREET LIGHT
- POLE LIGHT
- ▲ TREE UP LIGHT
- ▲ WALL UP LIGHT
- ..... HANDRAIL LIGHT
- WALL LIGHT
- DOWN LIGHT



# FLOOR PLANS

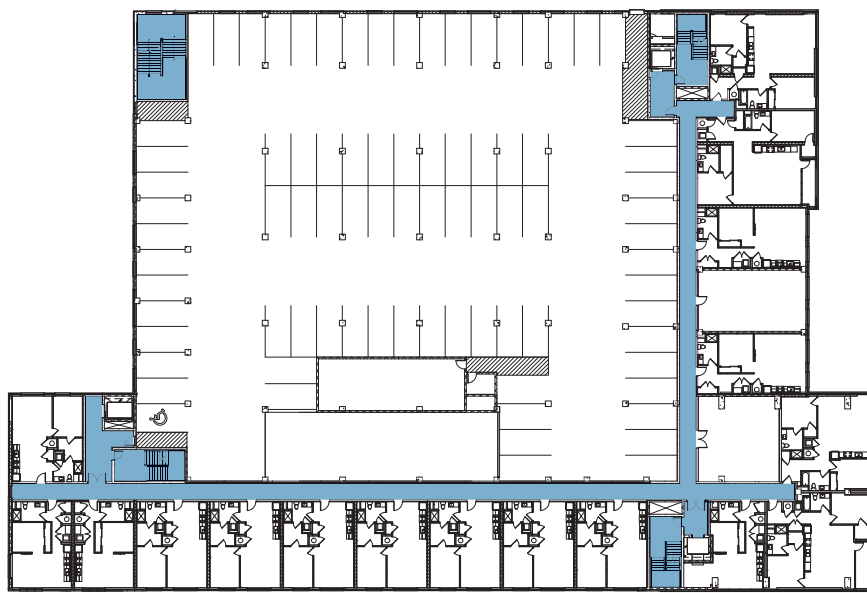


MAIN FLOOR

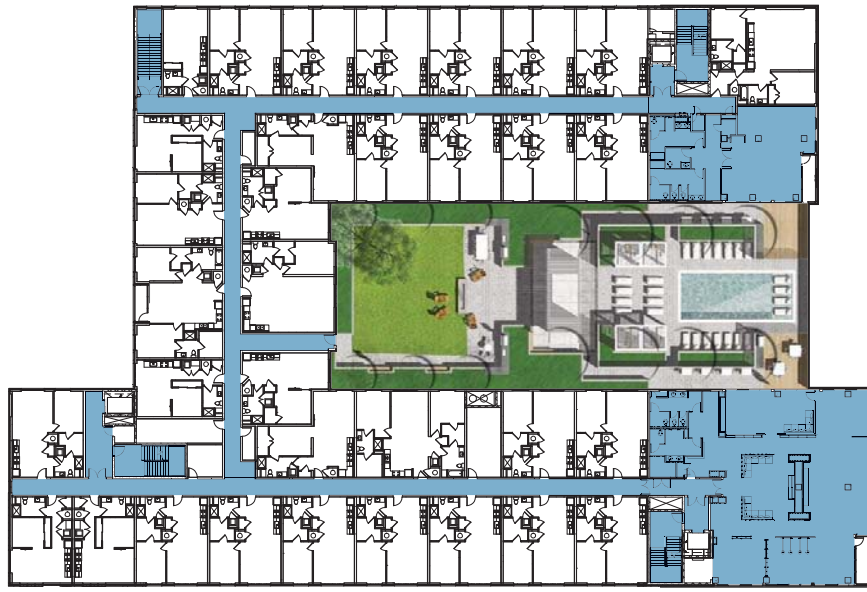


SECOND FLOOR

# FLOOR PLANS

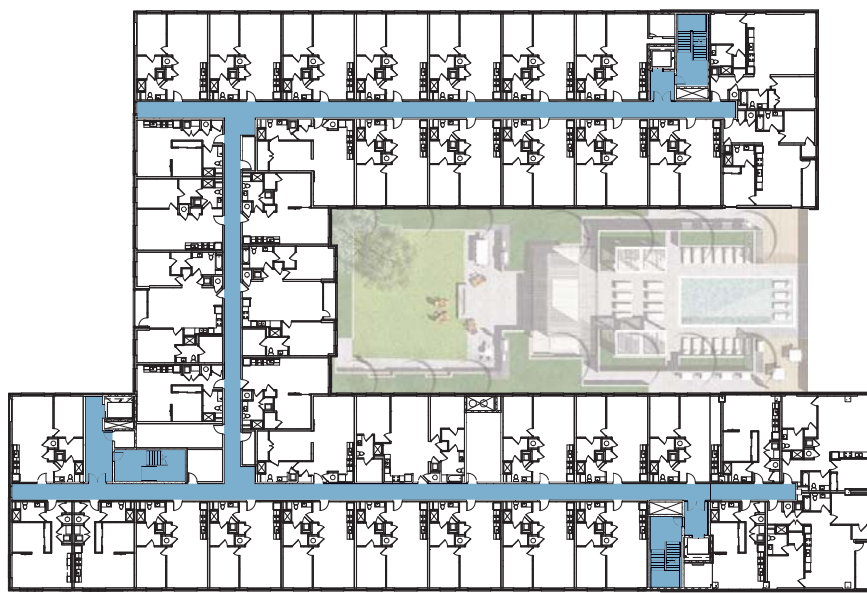


THIRD FLOOR

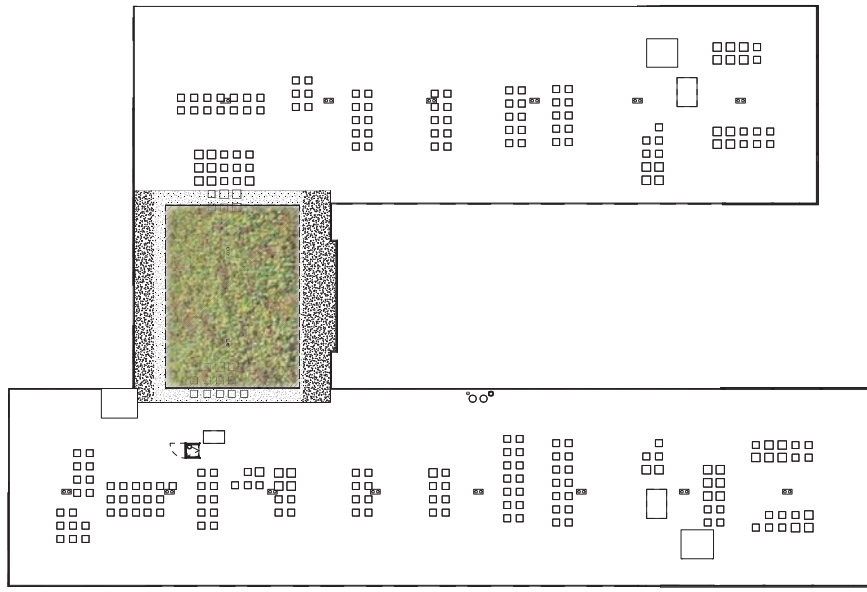


FOURTH FLOOR

# FLOOR PLANS



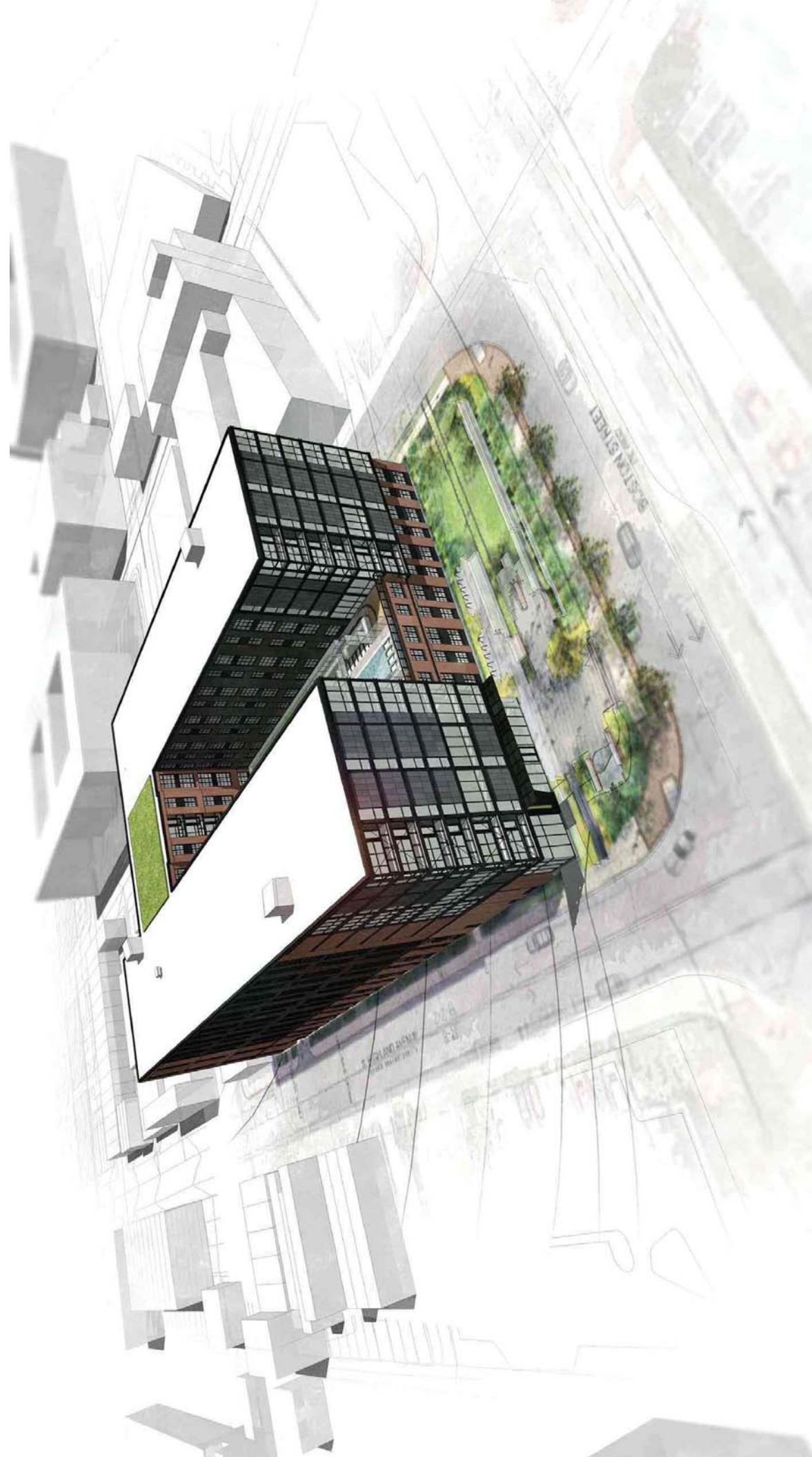
5-8 FLOORS



ROOF PLAN

# WHERE WE ARE

OVERALL - SOUTHWEST



# WHERE WE ARE

OVERALL - NORTHEAST



# WHERE WE WERE

BOSTON ELEVATION





# WHERE WE ARE

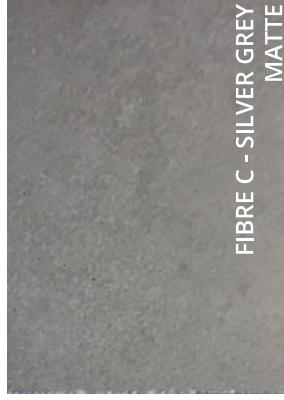
HEAD HOUSE



FIBRE C - SILVER GREY  
FERRO



FIBRE C - SILVER GREY  
FERRO LIGHT



FIBRE C - SILVER GREY  
MATTE



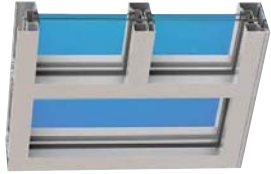
DARK BRONZE  
ANODIZED DETAILS



# WHERE WE ARE GLAZING



FRONT-SET  
CURTAIN WALL AND  
STOREFRONT



CENTER-SET  
STOREFRONT



ARCHITECTURAL  
WINDOW



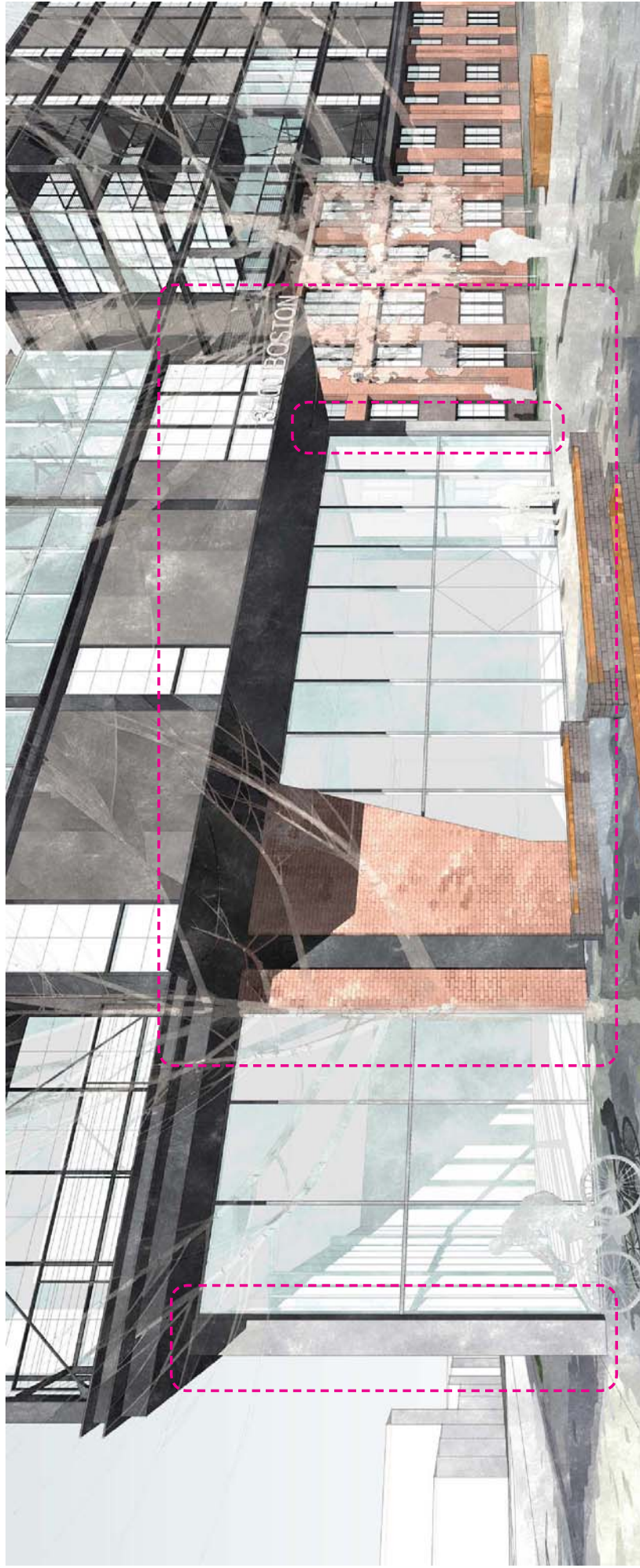
SUPERNEUTRAL 68 ULTRA

DARK BRONZE  
ANODIZED FRAMES



# WHERE WE WERE

MAIN ENTRY



# WHERE WE ARE

MAIN ENTRY



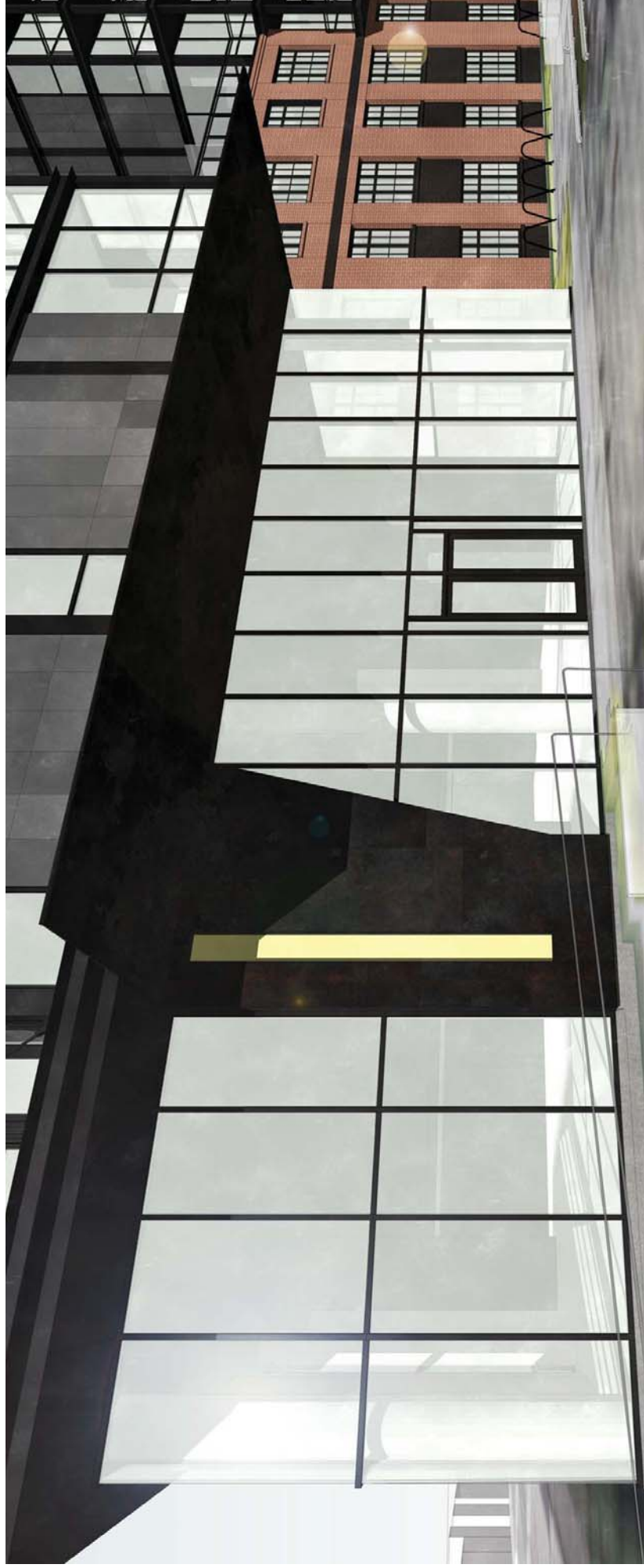
BLACKENED STEEL TEXTURE



STEEL PANELS WITH EXPOSED FASTENERS -  
ZAHNER

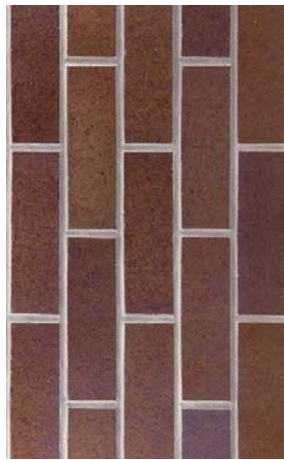


PATINA



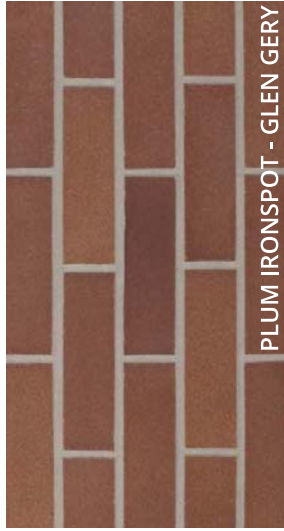
# WHERE WE WERE

WEST ELEVATION



# WHERE WE ARE

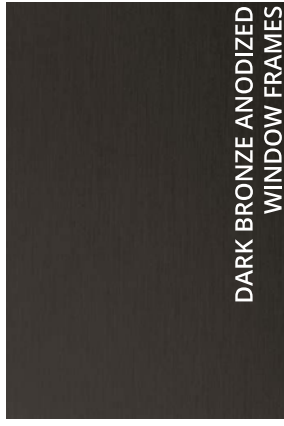
MASONRY



PLUM IRONSPOT - GLEN GERY



BLACK PEARL - GLEN GERY



DARK BRONZE ANODIZED WINDOW FRAMES



# WHERE WE ARE

METAL SKIN



T10A METAL PANEL  
DARK BRONZE

DARK BRONZE ANODIZED  
WINDOW FRAMES



**WHERE WE WERE**  
SOUTHEAST FROM BOSTON





**WHERE WE ARE**  
SOUTHEAST FROM BOSTON



**WHERE WE ARE**  
NORTHWEST FROM HIGHLAND

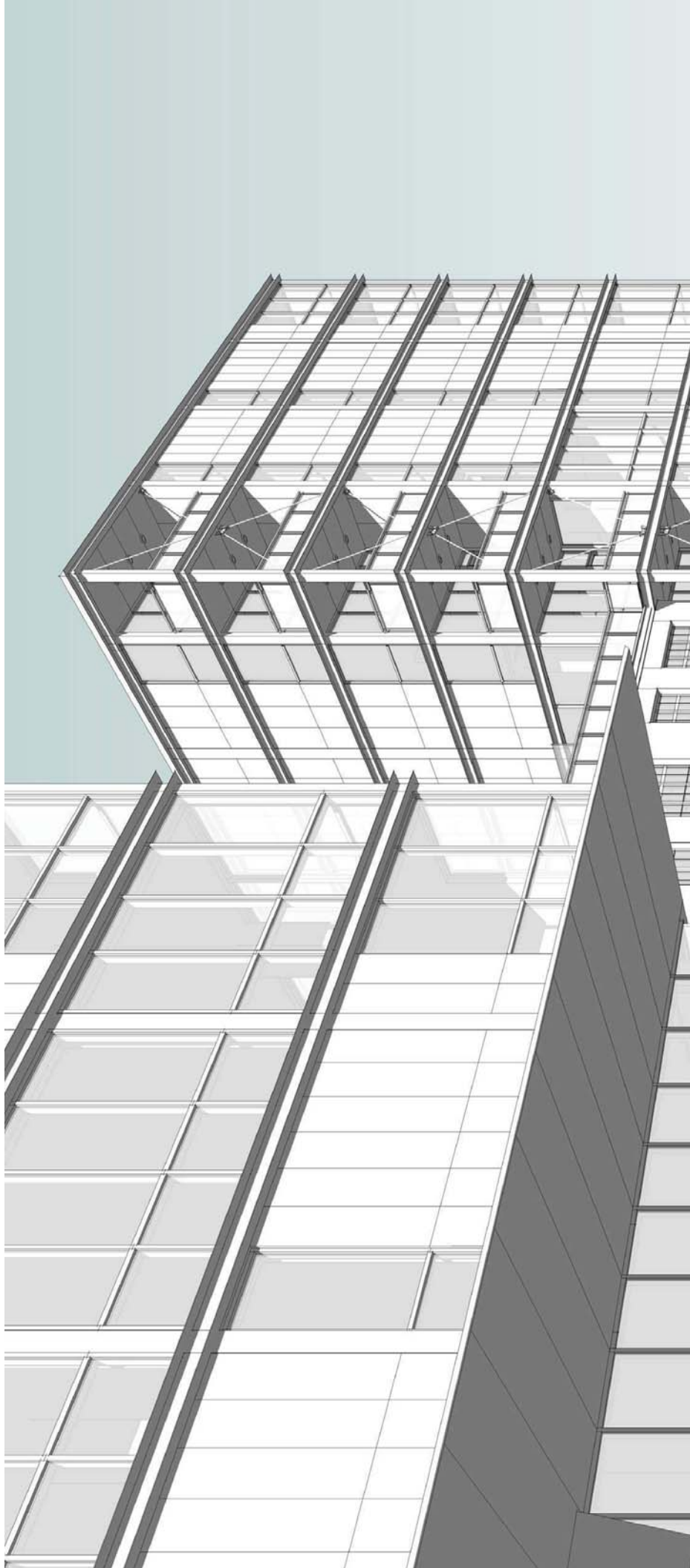


**WHERE WE WERE**  
SOUTHWEST FROM BOSTON



**WHERE WE ARE**  
SOUTHWEST FROM BOSTON





# BOSTON STREET APARTMENTS

**workshop**  
DEVELOPMENT

**LSC**design

**MAHAN RYKIEL**  
ASSOCIATES INC.

Colbert Matz Rosenfeltz, Inc.  
**Civil**

Keast & Hood Co.  
**Structural**

Desman Design  
**Parking**

RD Jones  
**Interior Design**

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**MEP**

Kettler Management  
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**Sustainability**

