



# 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 Manger**

Lorax, llc  
**Sustainability**

# PROJECT OVERVIEW

## 1. 240+ Apartment building

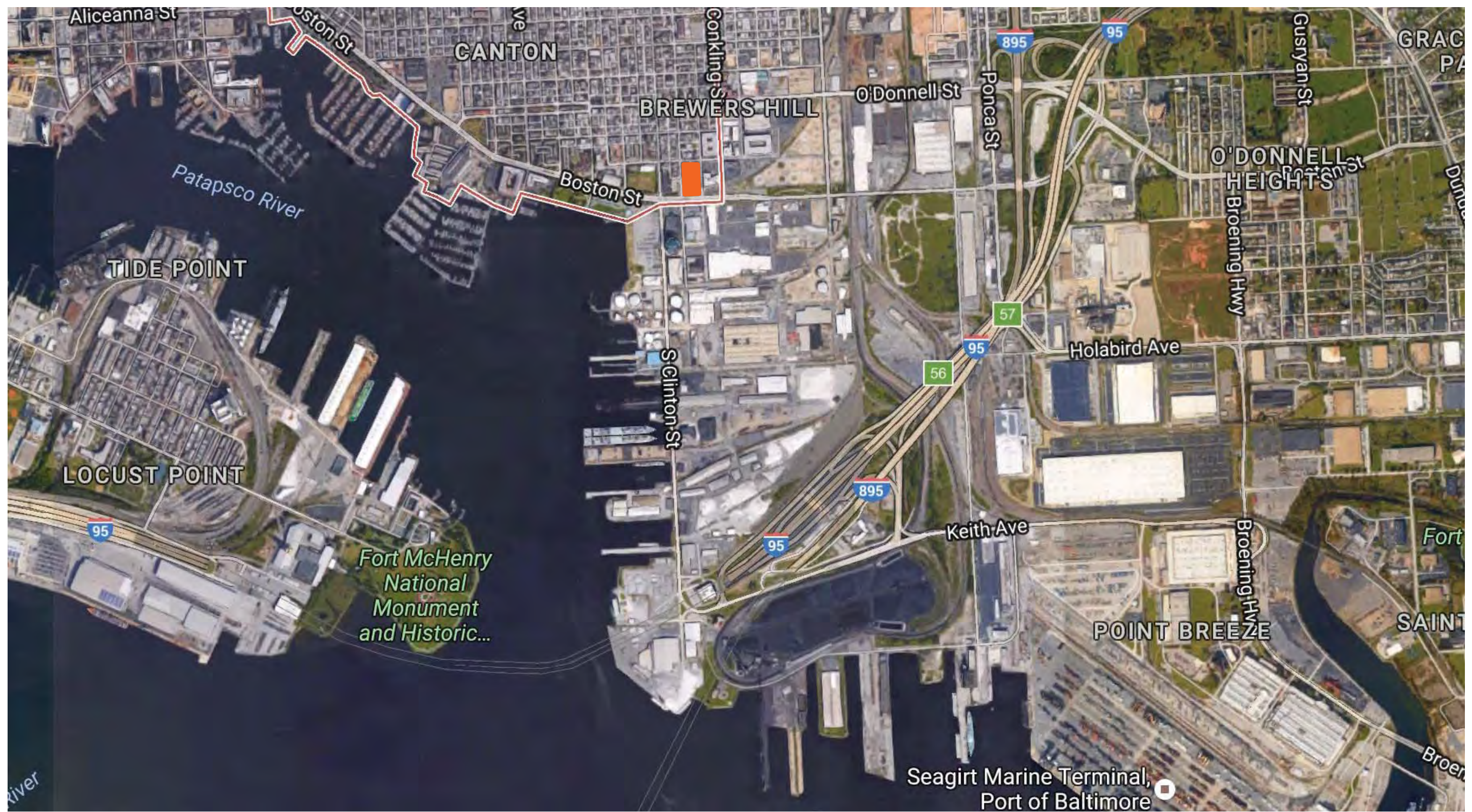
## 2. Amenity spaces

- Roof deck
- Pool
- Community rooms
- Entrance plaza

## 3. 1:1 Parking

# PROJECT LOCATION

CURRENT GOOGLE MAP



# CURRENT SITE



# CURRENT SITE

FROM BOSTON



# WHERE WE WERE



# WHAT WE HEARD

## 1. Landscape

- Rail cart path
- Highland avenue

## 2. Massing/Program Changes

- Street accessible units along Boston
- Nature of the masonry base
- Strength of the right head house

## 3. Main Entrance/Canopy

- Scale and location

## 4. East/west facade

- Extend metal one more 'bay' to frame windows
- Scale of garage entrance

# SITE DESIGN

OLD SITE PLAN





# SITE DESIGN

NEW SITE PLAN



# SITE DESIGN

ENTRY PLAZA BEFORE



# SITE DESIGN

ENTRY PLAZA AFTER







# SITE DESIGN

ENTRY PLAZA AFTER



A-A SECTION



B-B SECTION

# SOUTH ELEVATION STUDIES

PREVIOUS VERSION



# SOUTH ELEVATION STUDIES

SELECTED STUDIES



CANTILEVER RIGHT HEADHOUSE 5'-0"



MASONRY OPTION



MASONRY OPTION



BRIDGE OPTION



# SOUTH ELEVATION FINAL



# SOUTH ELEVATION FINAL



# ENTRY STUDIES

PREVIOUS VERSION



# ENTRY STUDIES

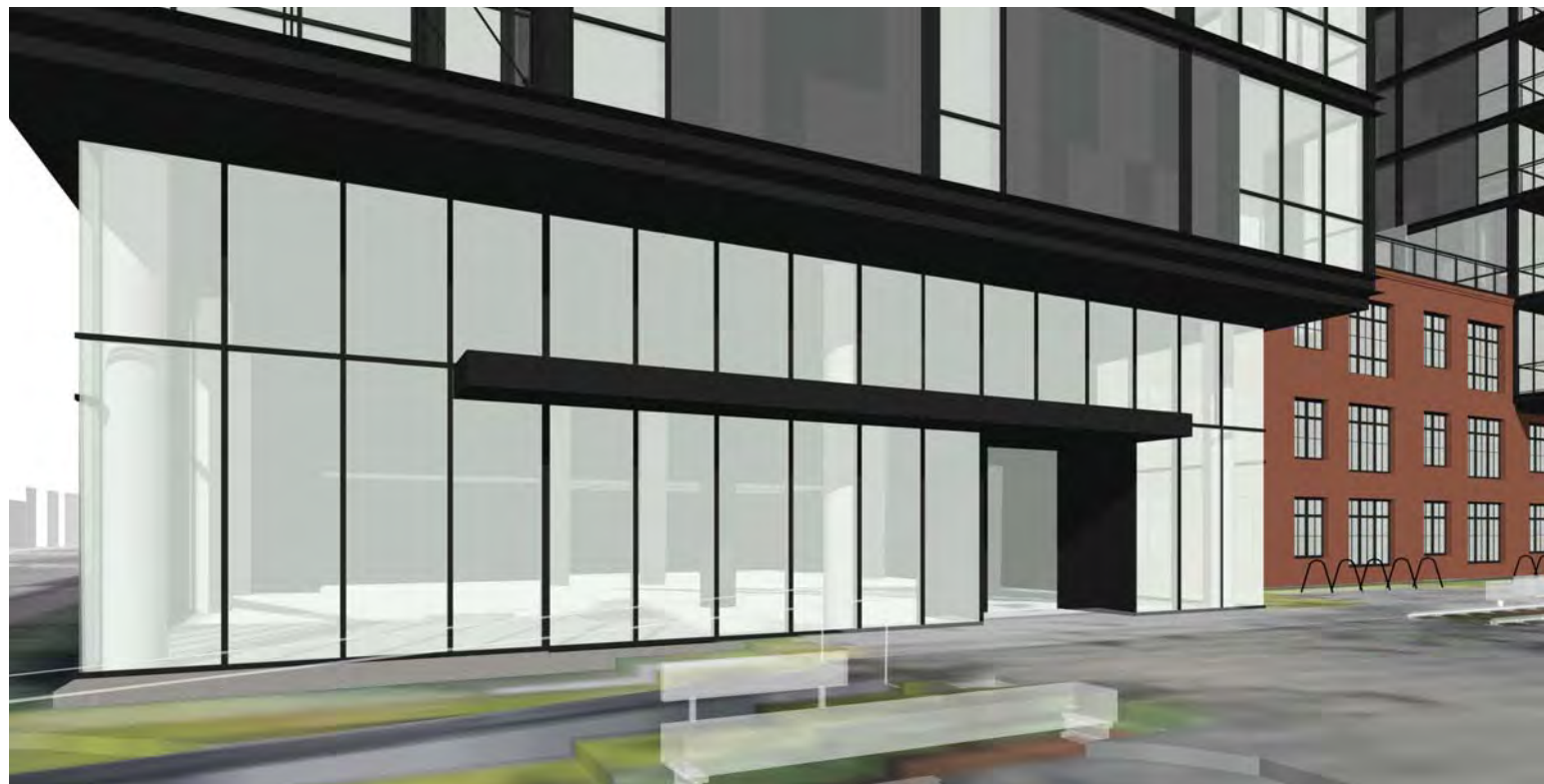
SELECTED STUDIES



LOWER CANOPY



MORE SOLID



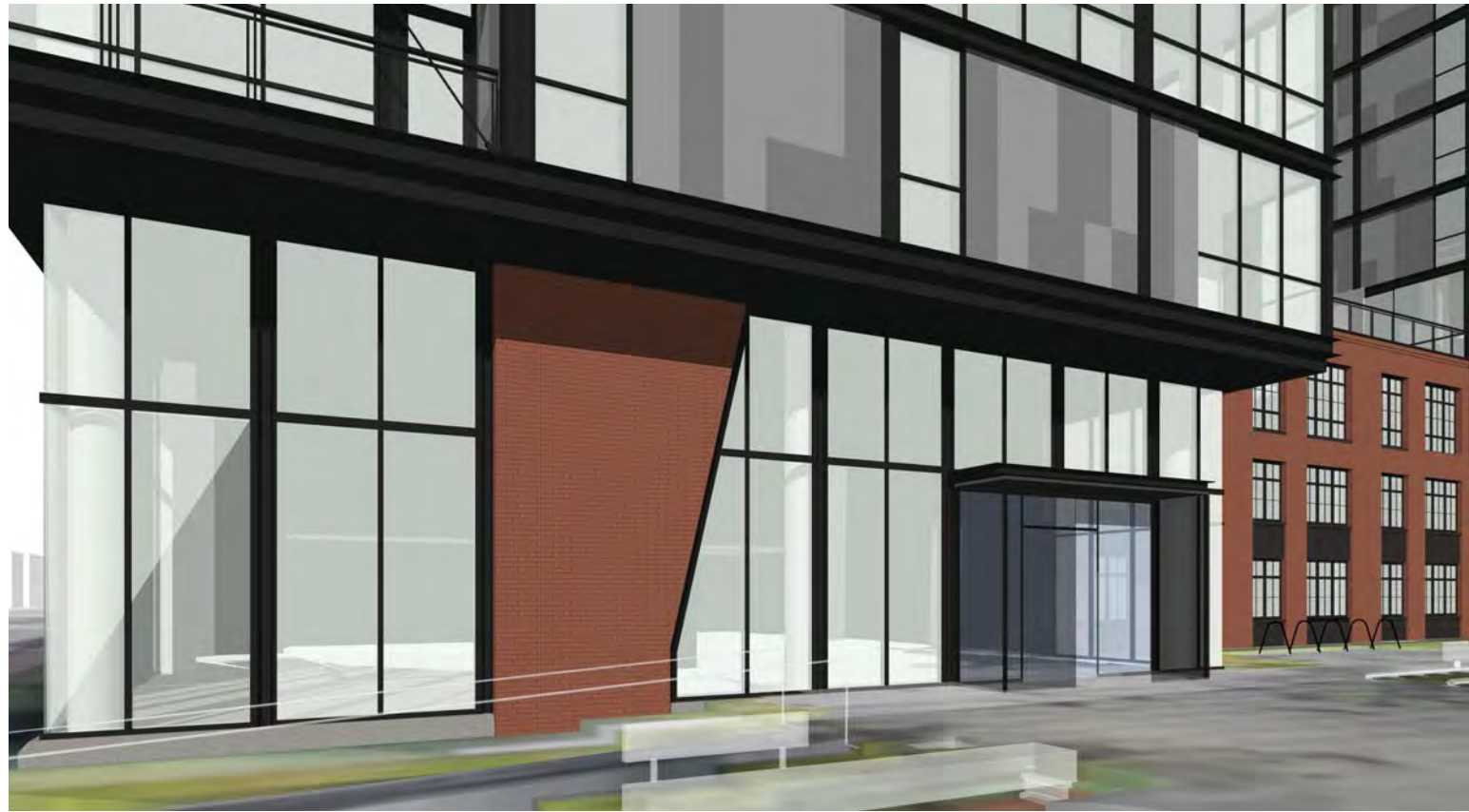
LINEAR



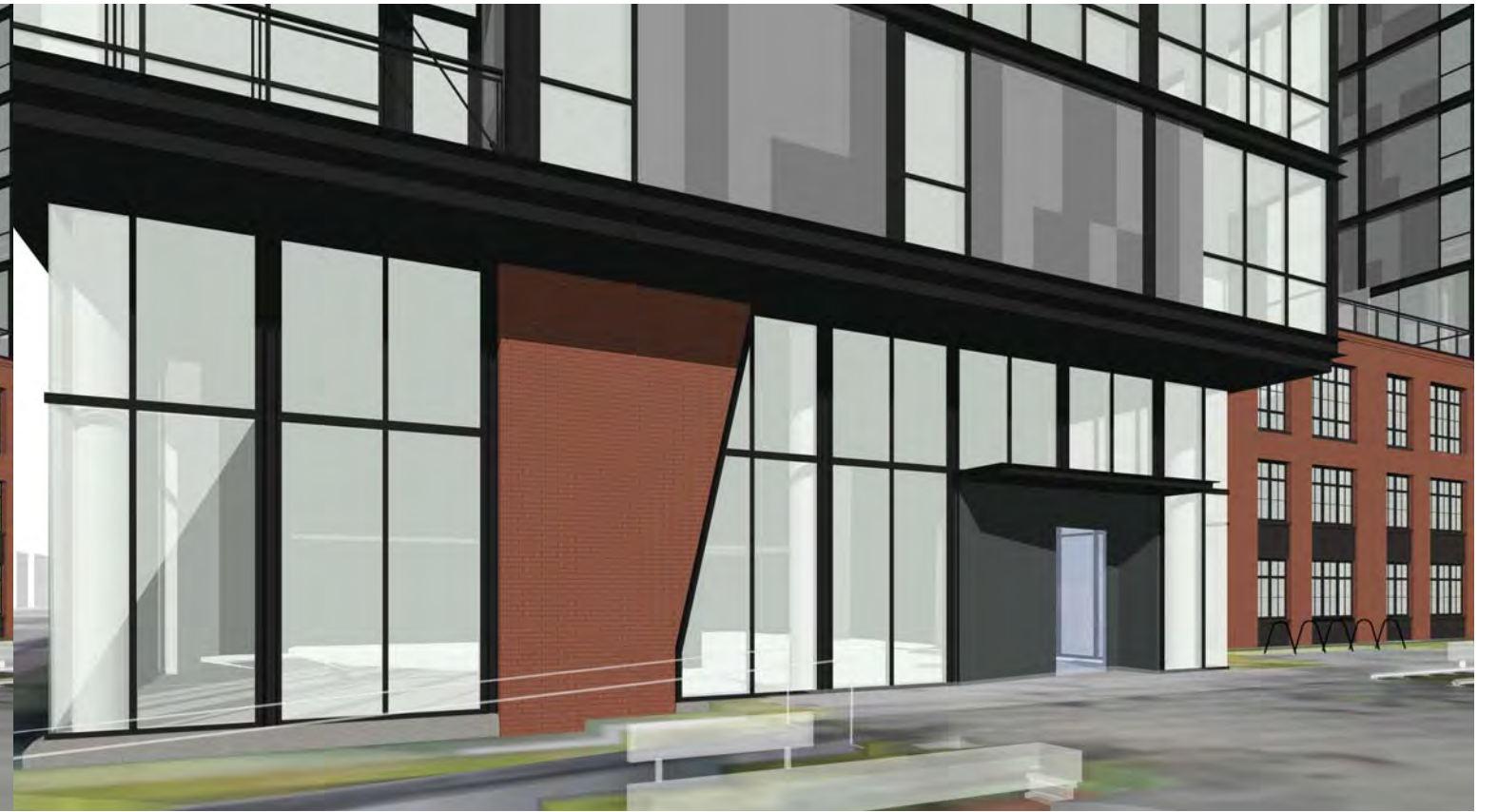
FIELD GOAL

# ENTRY STUDIES

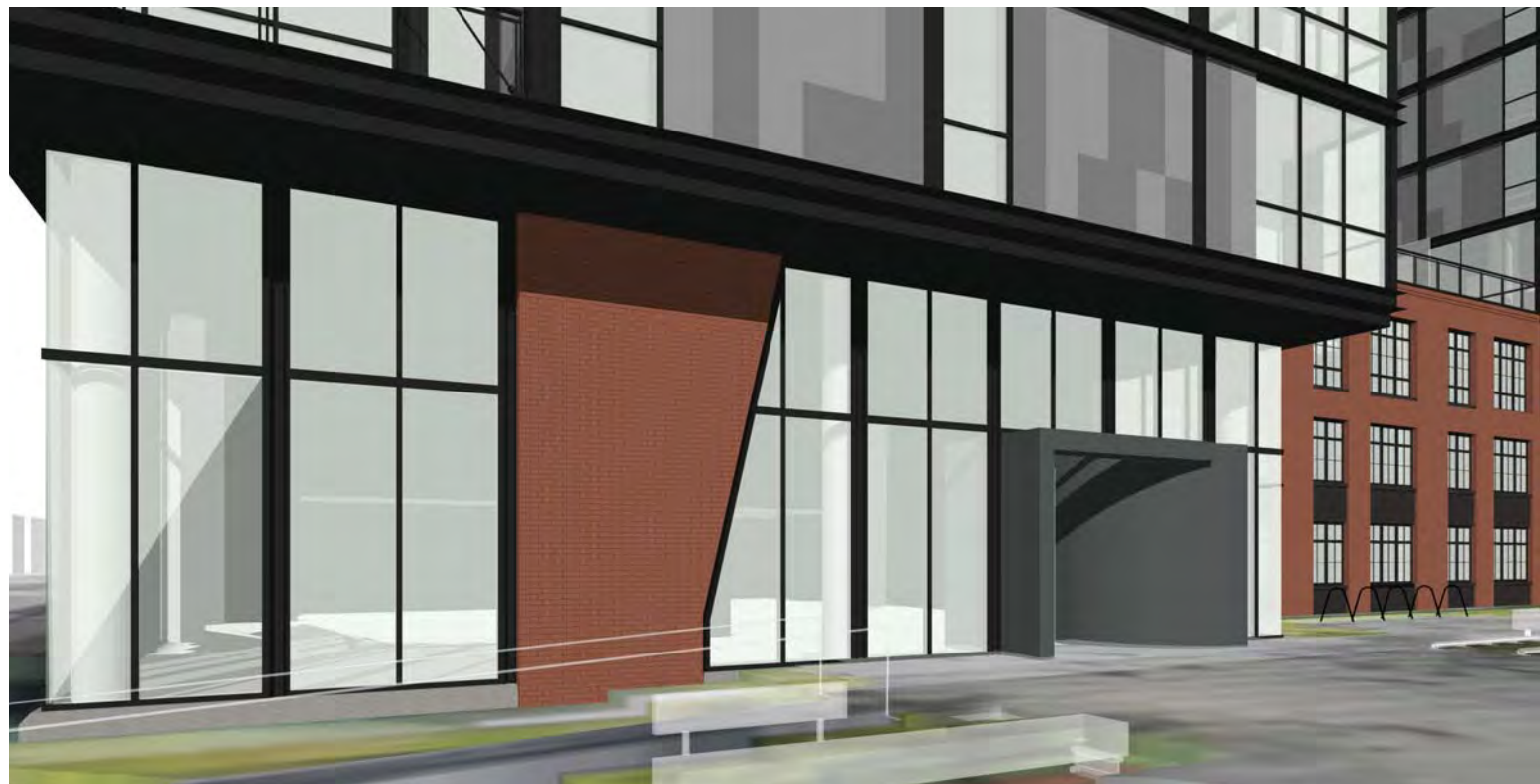
SELECTED STUDIES



OUT



IN



CURVE



ANGLE WITH RECESS

# ENTRY FINAL



# WEST ELEVATION STUDIES

PREVIOUS VERSION



# WEST ELEVATION STUDIES

SELECTED STUDIES



EXTEND METAL PANEL ONE 'BAY'



BASE OPTION



CONNECT 'HEAD HOUSE'



OPTION



# WEST ELEVATION FINAL



# EAST ELEVATION STUDIES

PREVIOUS VERSION



# EAST ELEVATION STUDIES

SELECTED STUDIES



ORIGINAL



BASE OPTION



CONNECT 'HEAD HOUSE'



OPTION

# EAST ELEVATION FINAL



# MATERIAL PALLETTE

## BASE



PLUM IRONSPOT - GLEN GERY



BLACK PEARL - GLEN GERY

## HEAD HOUSE

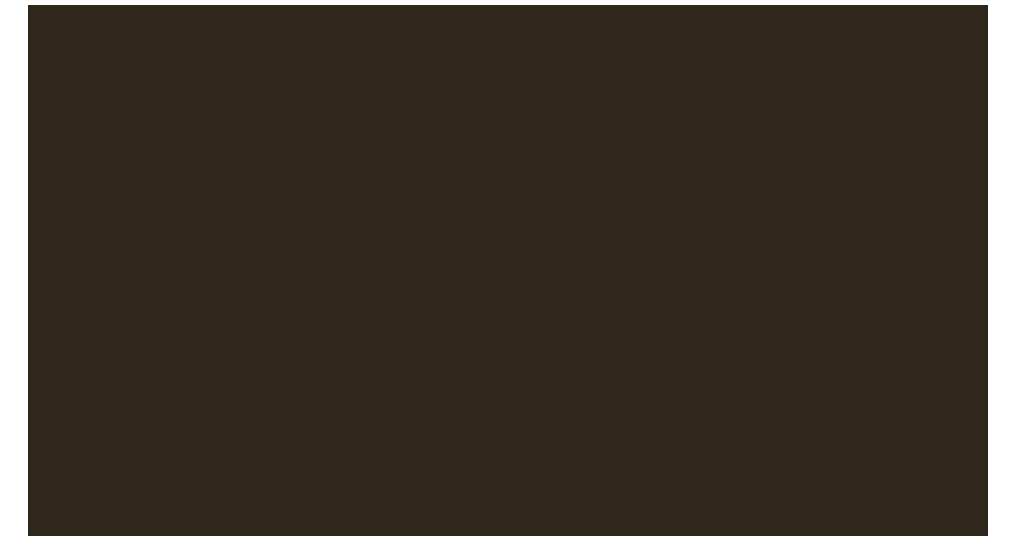
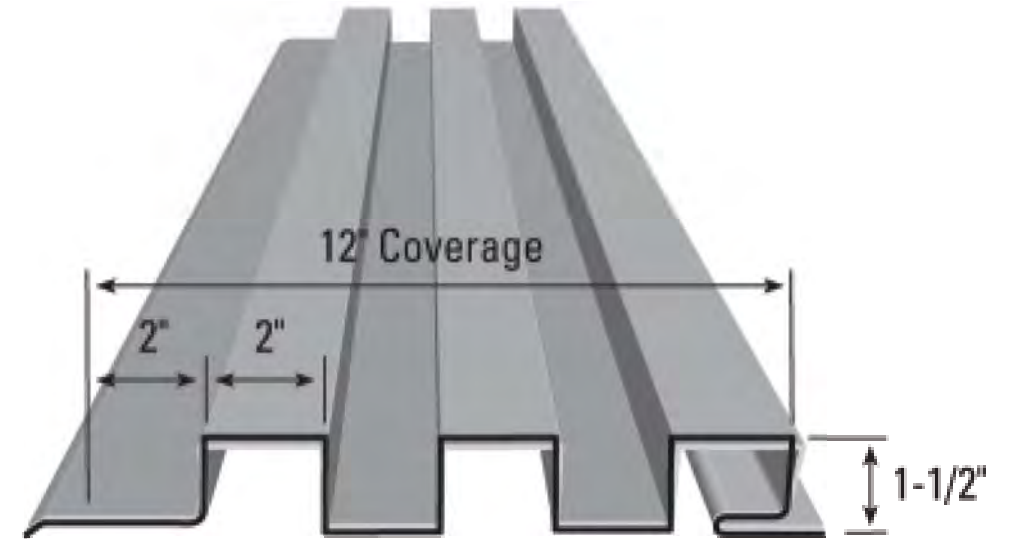


FIBRE C - IVORY MATTE

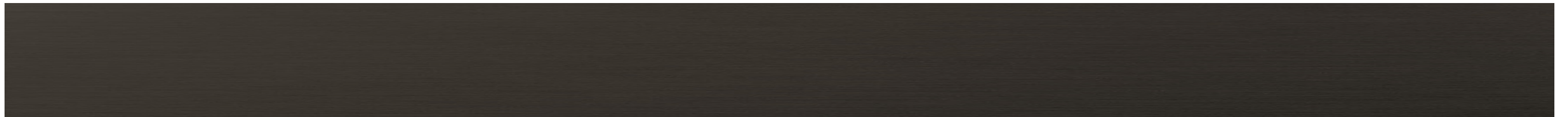


FIBRE C - SILVER GREY MATTE

## BODY



TL-1222 METAL PANEL DARK BRONZE



DARK BRONZE ANODIZED DETAILS & WINDOW FRAMES

# PERSPECTIVE VIEWS

OVERALL



# PERSPECTIVE VIEWS

OVERALL



# PERSPECTIVE VIEWS

NORTH ALONG HIGHLAND





# ELEVATION VIEWS

SOUTH



# ELEVATION VIEWS

EAST



# ELEVATION VIEWS

NORTH



# ELEVATION VIEWS

WEST



# CURRENT SITE

FROM BOSTON

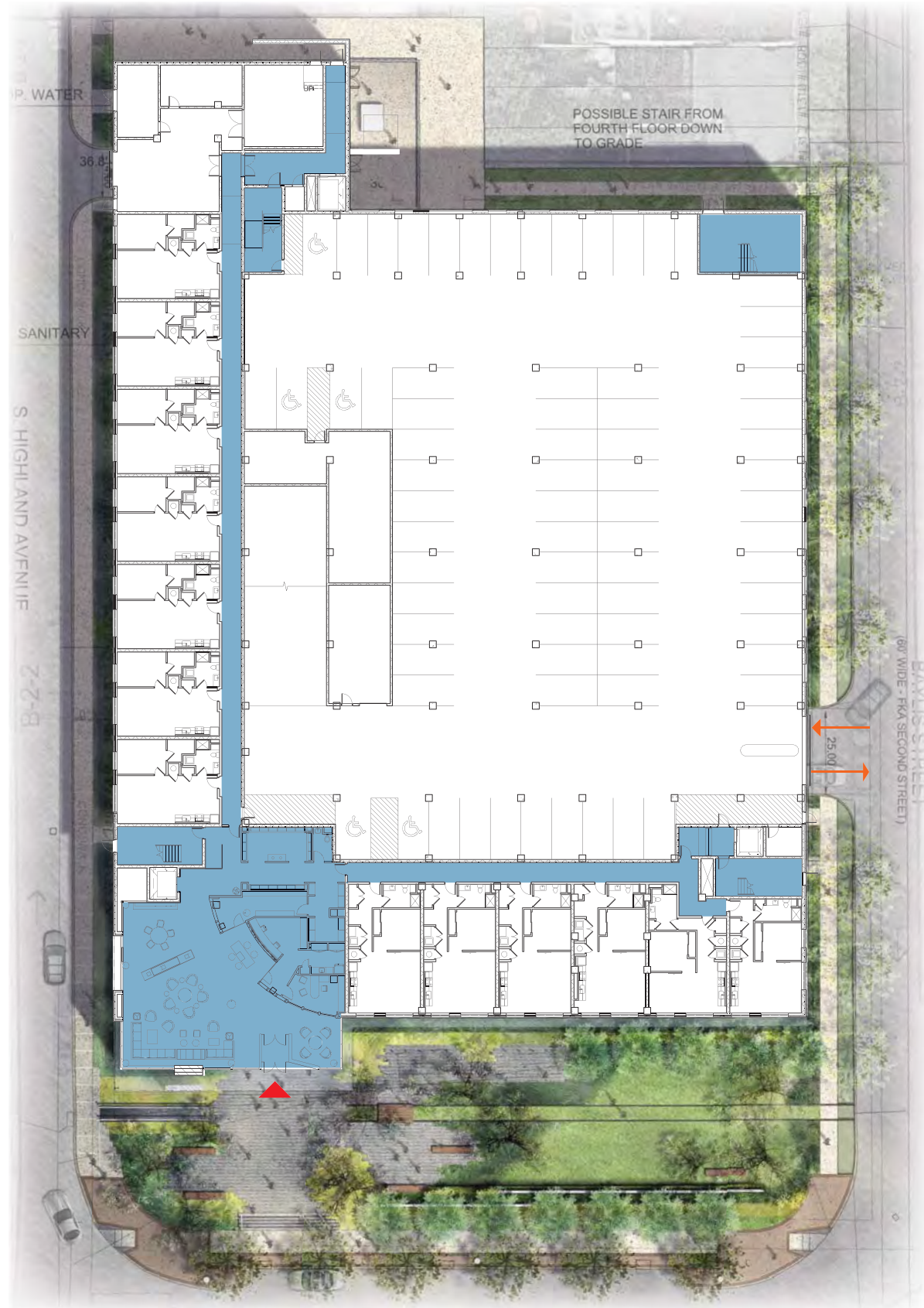


# PERSPECTIVE VIEWS

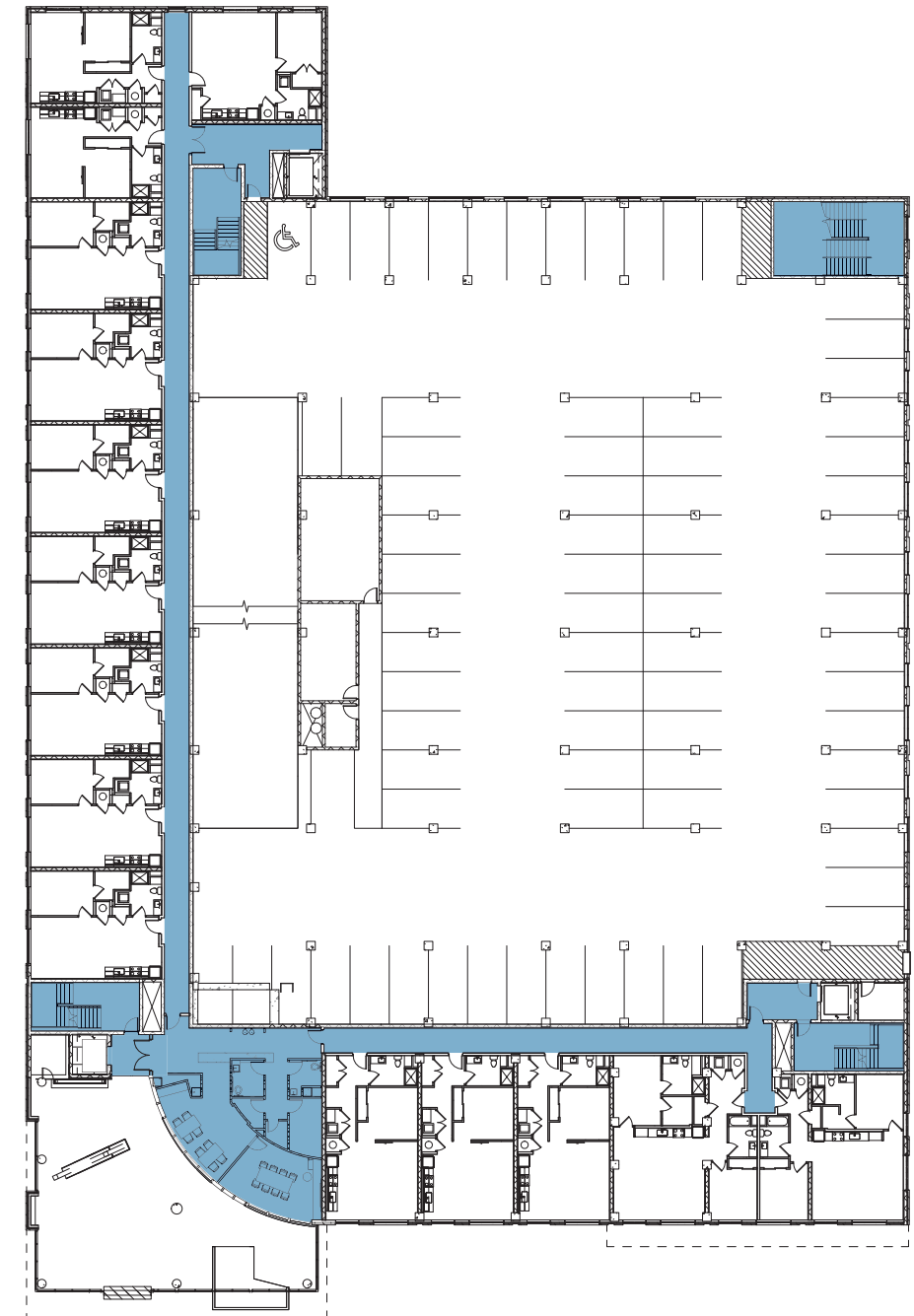
SOUTHWEST



# FLOOR PLANS



MAIN FLOOR

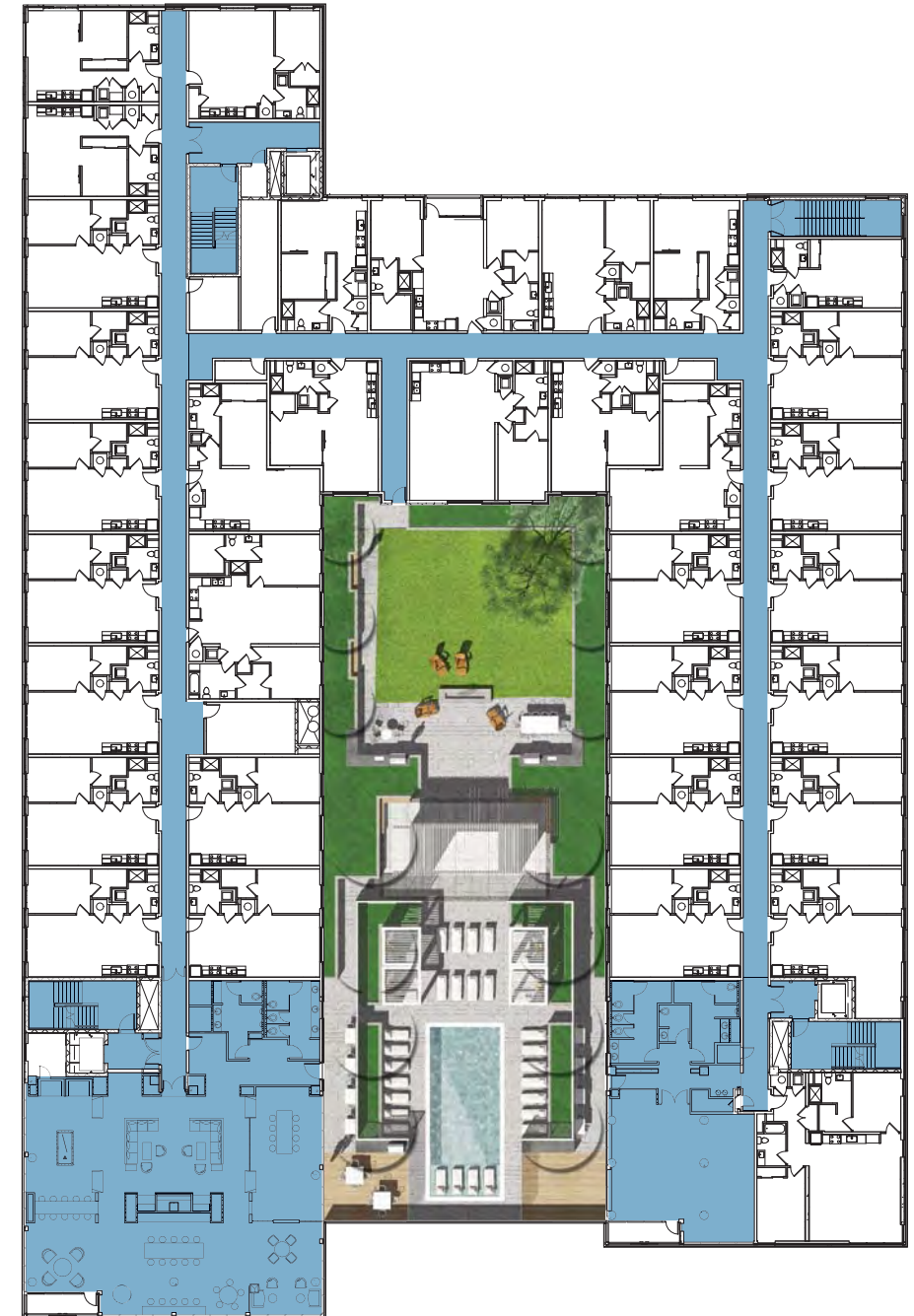


SECOND FLOOR

# FLOOR PLANS



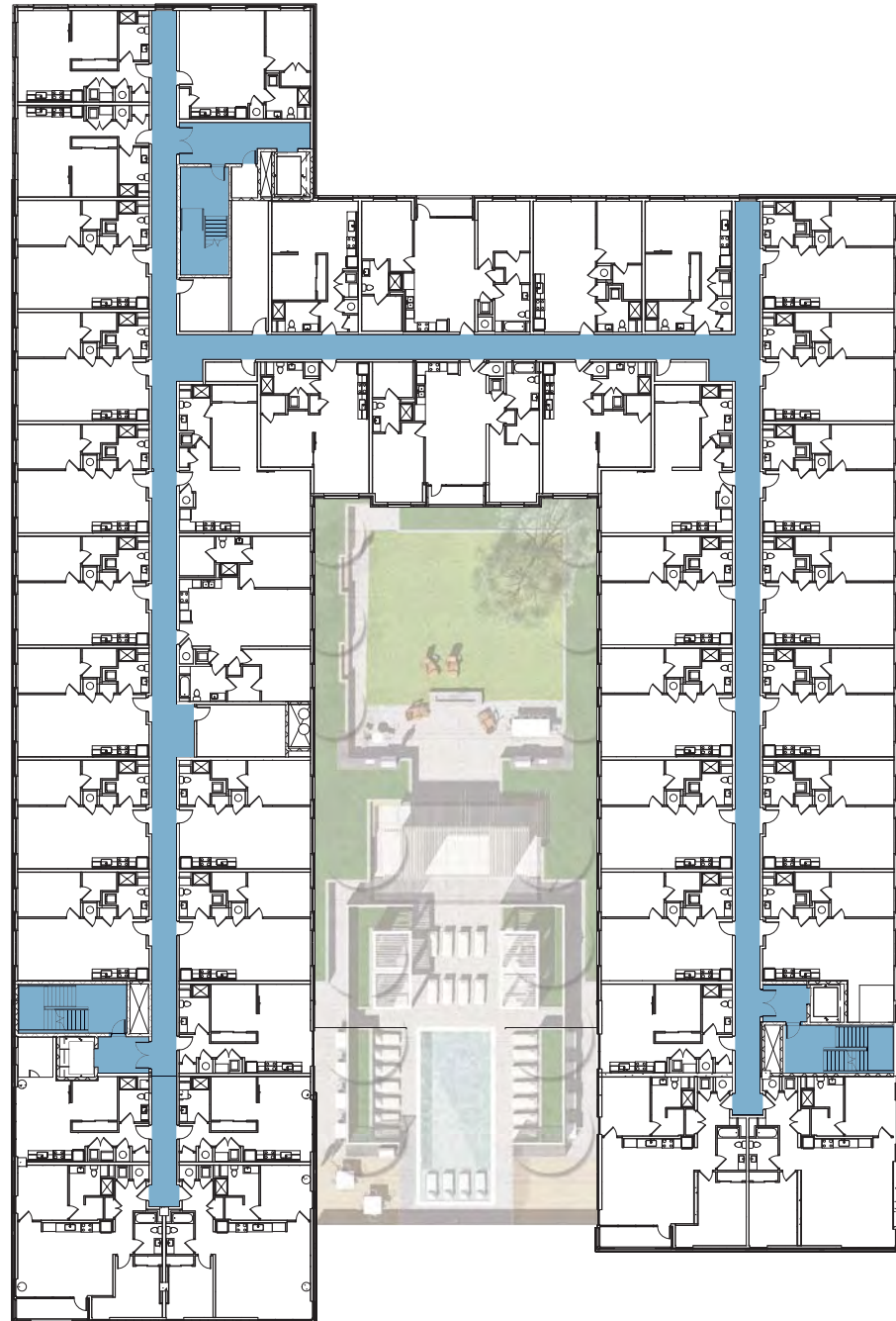
THIRD FLOOR



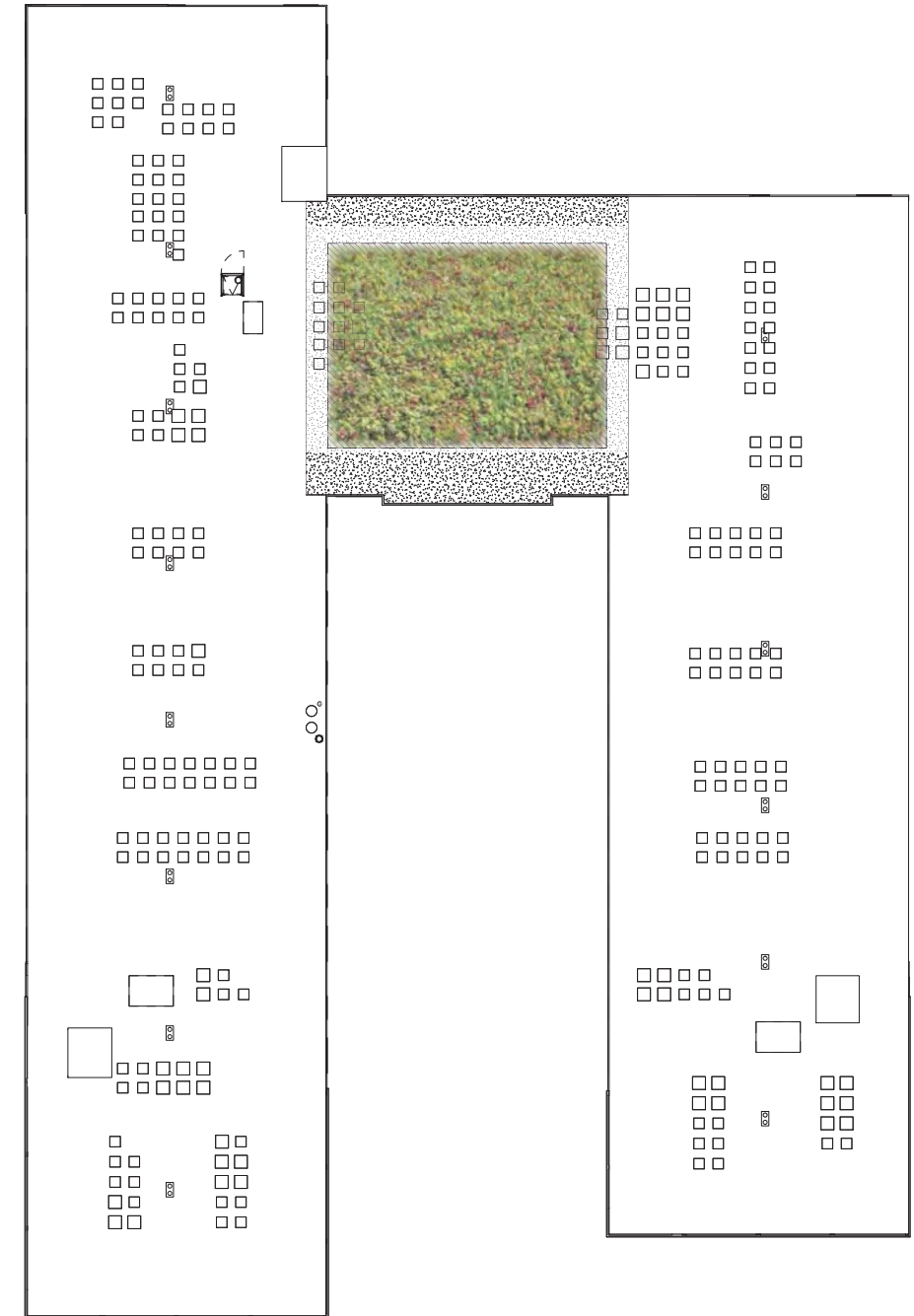
FOURTH FLOOR



# FLOOR PLANS



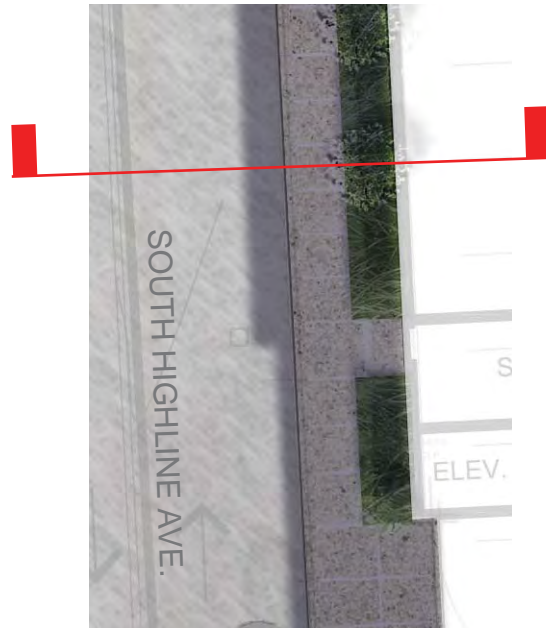
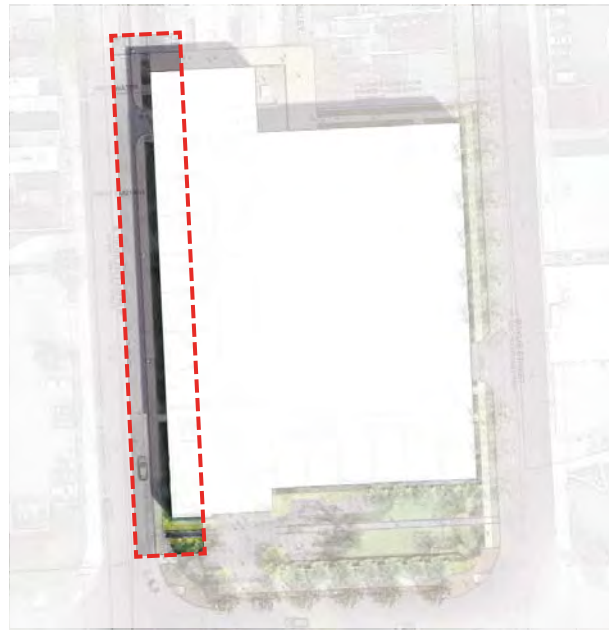
5-8 FLOORS



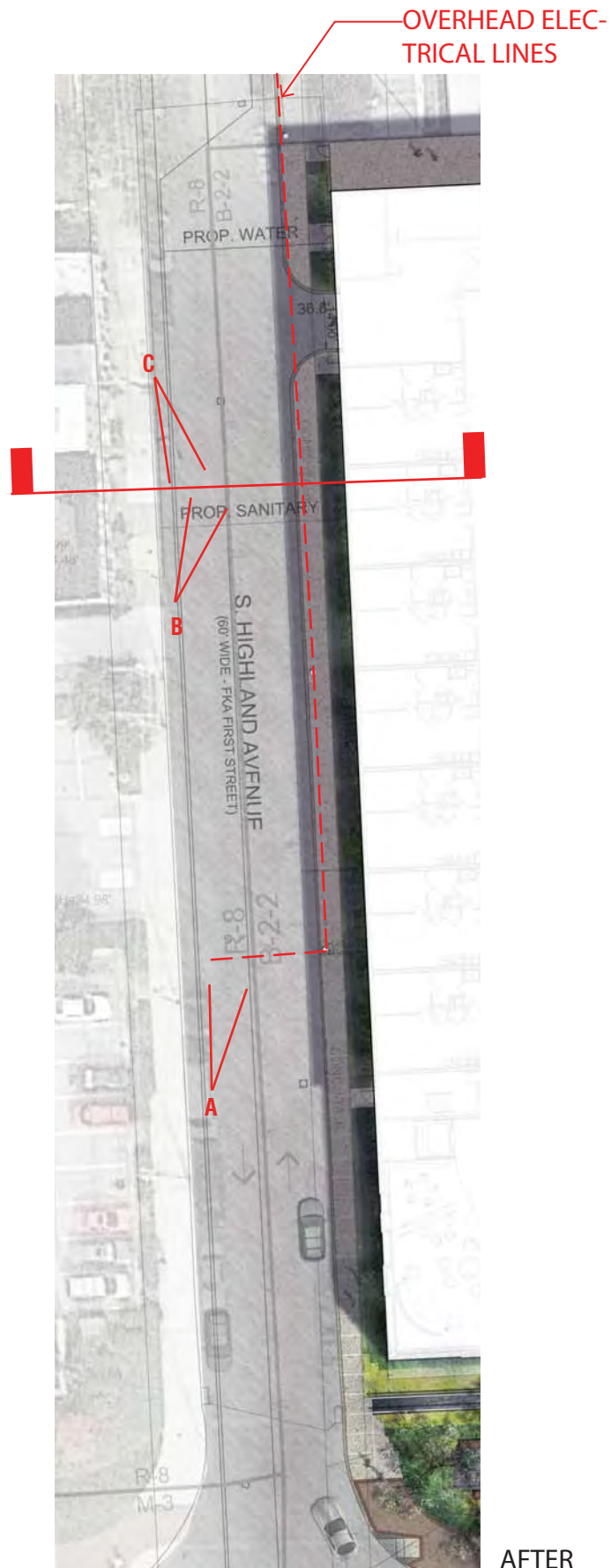
ROOF PLAN

# SITE DESIGN

## S HIGHLAND AVE STREETScape



BEFORE

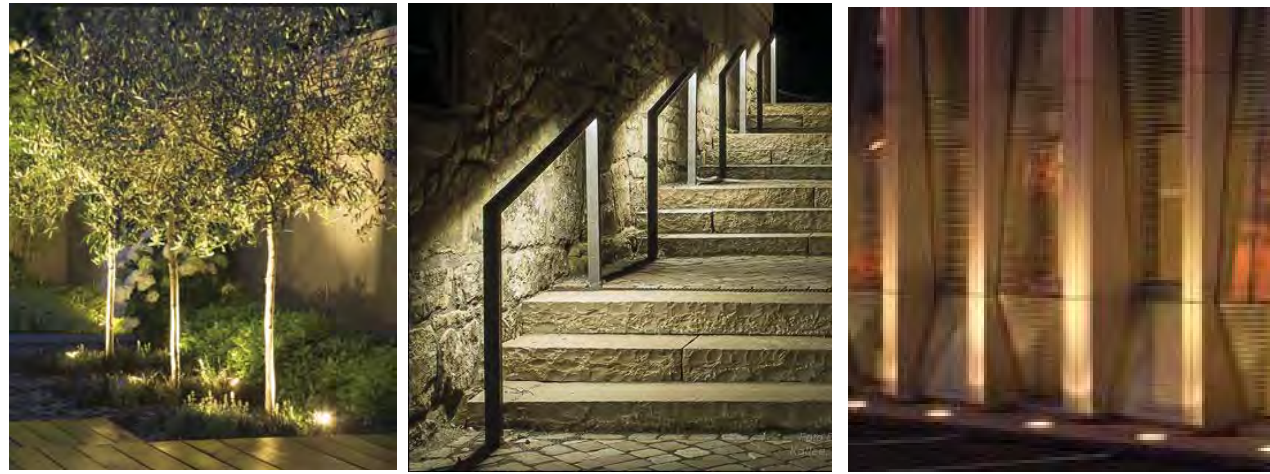


AFTER



# SITE DESIGN

## LIGHTING CONCEPT PLAN





# 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 Manger**

Lorax, llc  
**Sustainability**