



Temple Street Elevation



Alley (North) Elevation



Temple Street Elevation



Alley (North) Elevation



Temple Street Elevation



Alley (North) Elevation



Temple Street Elevation



Alley (North) Elevation





Archer | Donahue
Boston, MA

Existing Conditions
Archer Building

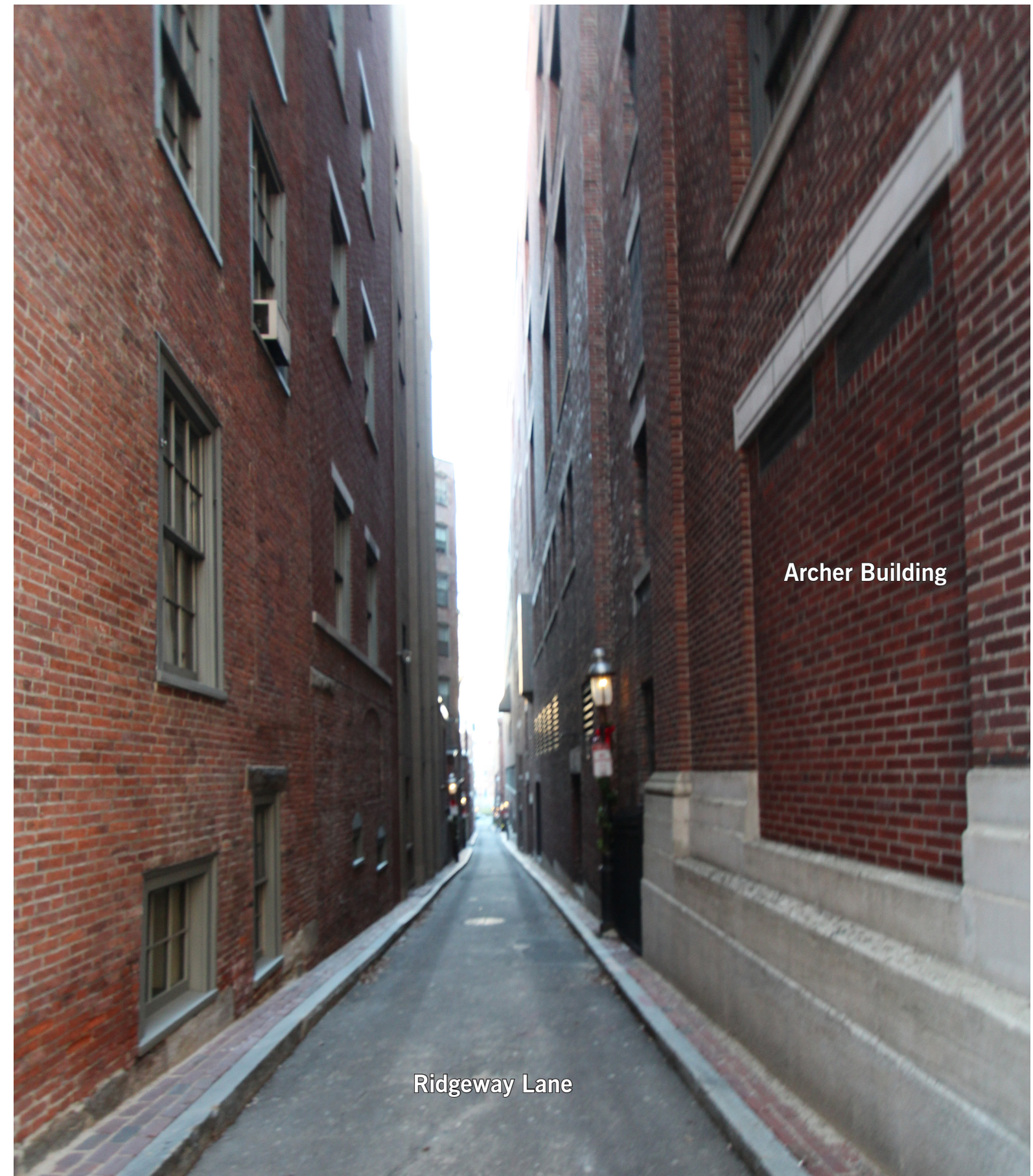
January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

tat | the architectural team

14188





Donahue Building from Temple Street Park



Donahue Building from Temple Street Park



Temple Street Park



Donahue Building & North Alley



Donahue Building

North Alley



Donahue Building

Ridgeway Lane

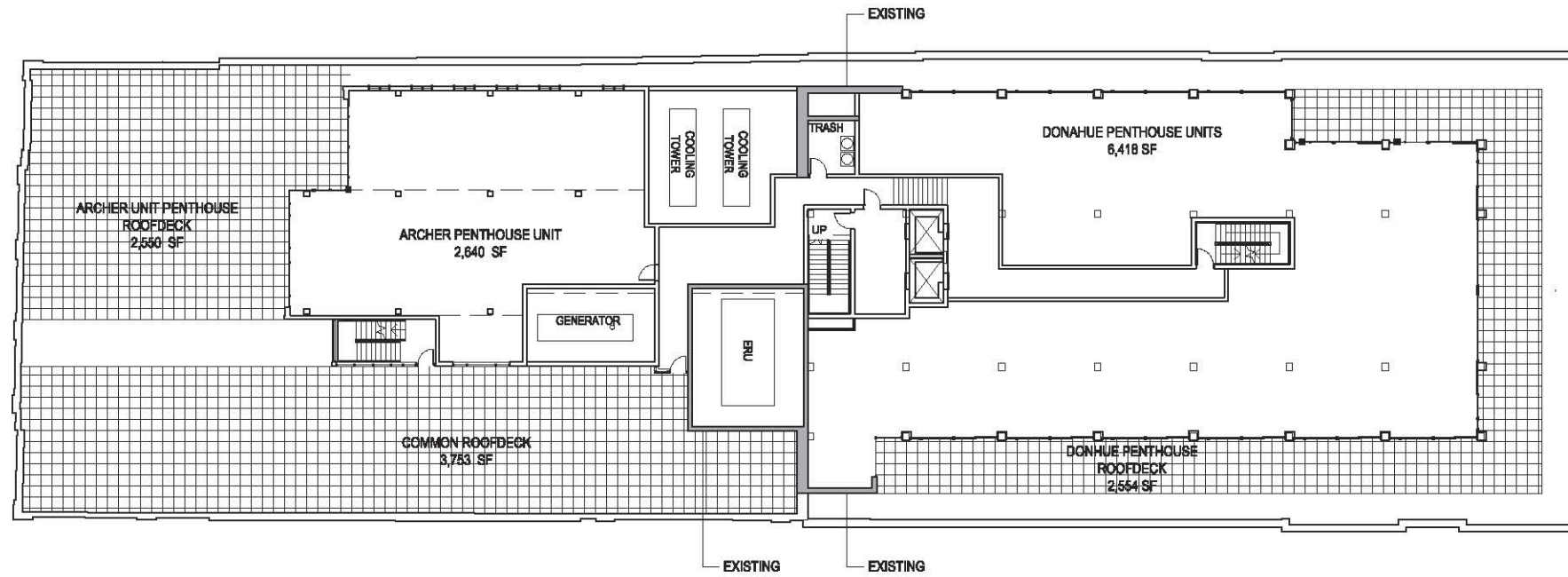


Donahue Building

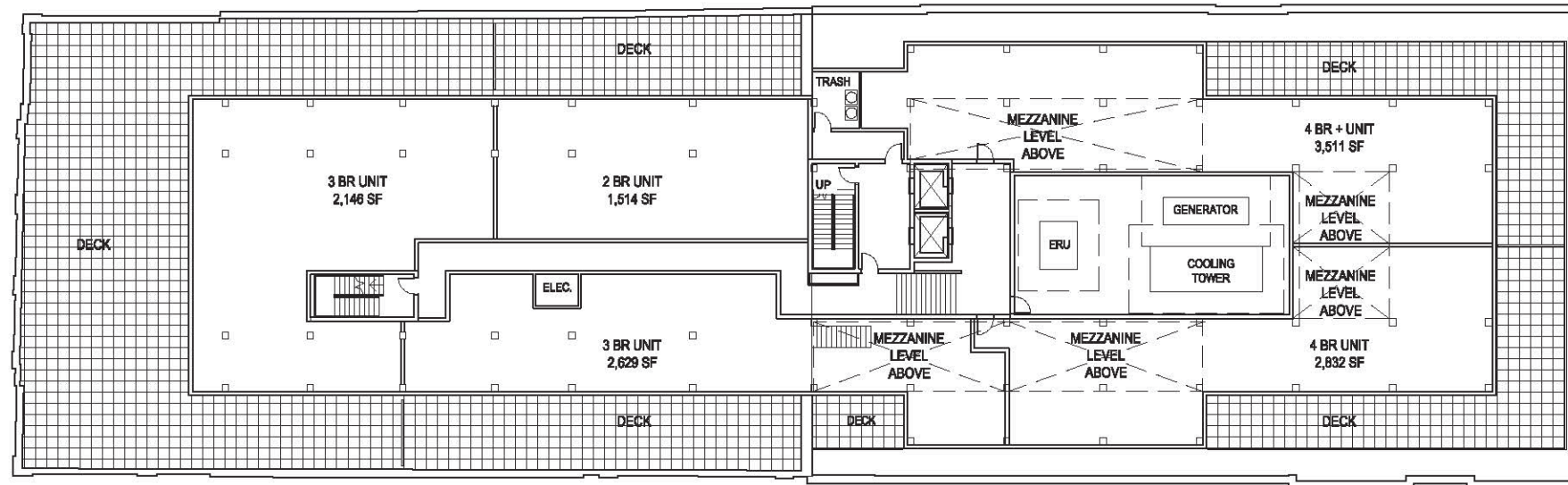
Temple Street



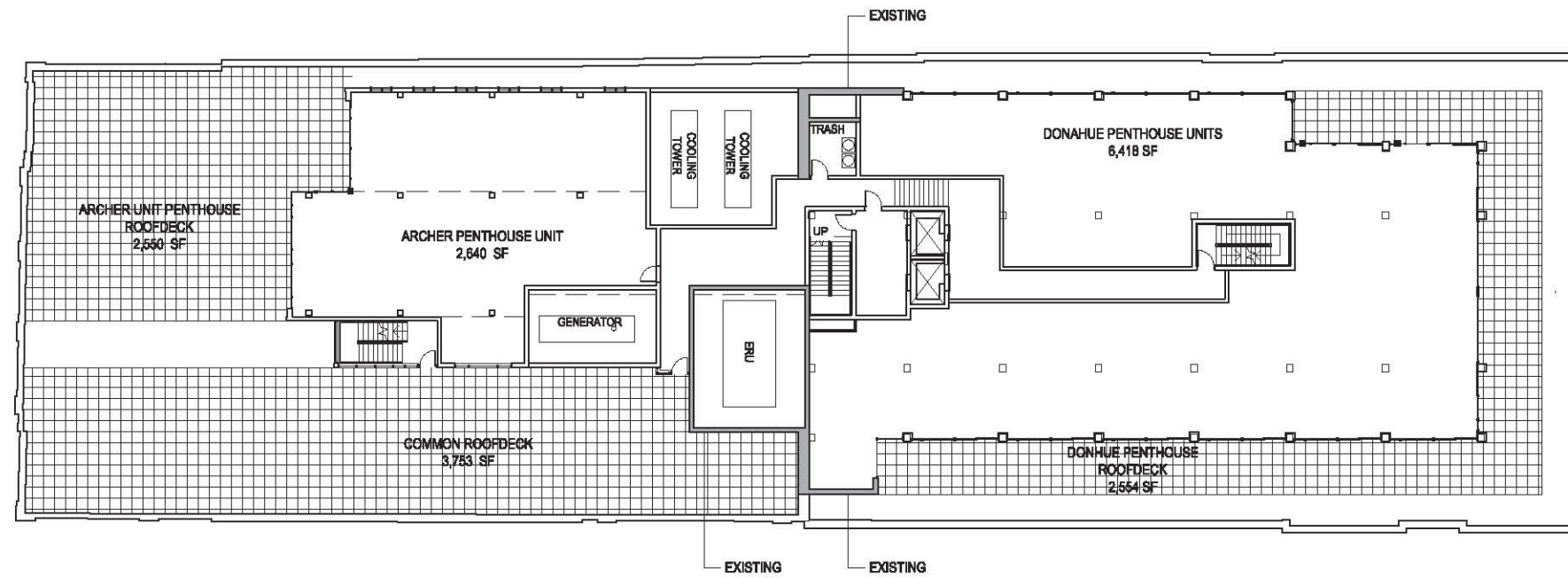




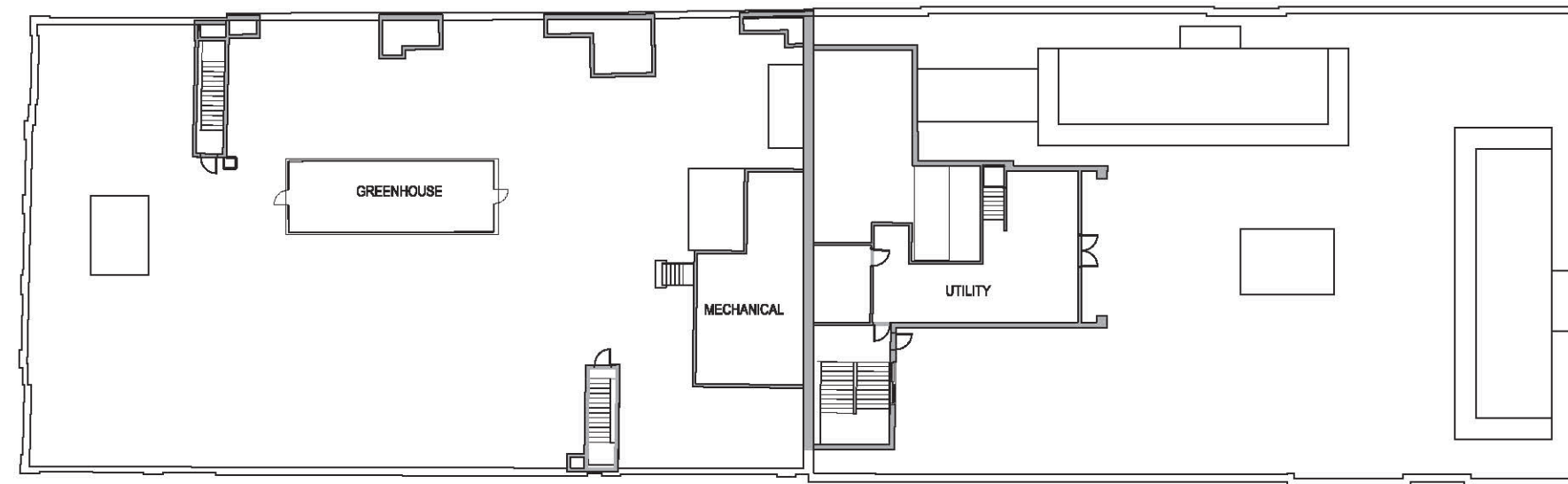
1 REVISED PENTHOUSE FLOOR PLAN
SCALE: 1/32" = 1'-0"



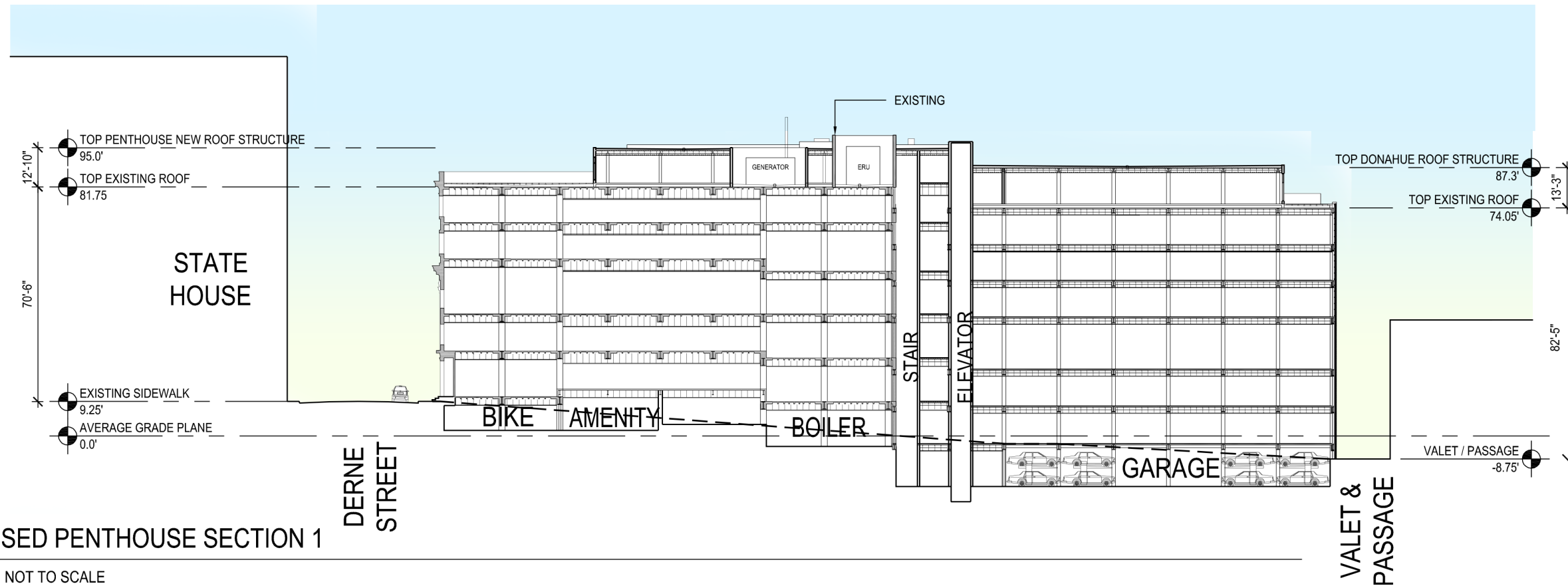
2 PREVIOUS PENTHOUSE FLOOR PLAN
SCALE: 1/32" = 1'-0"



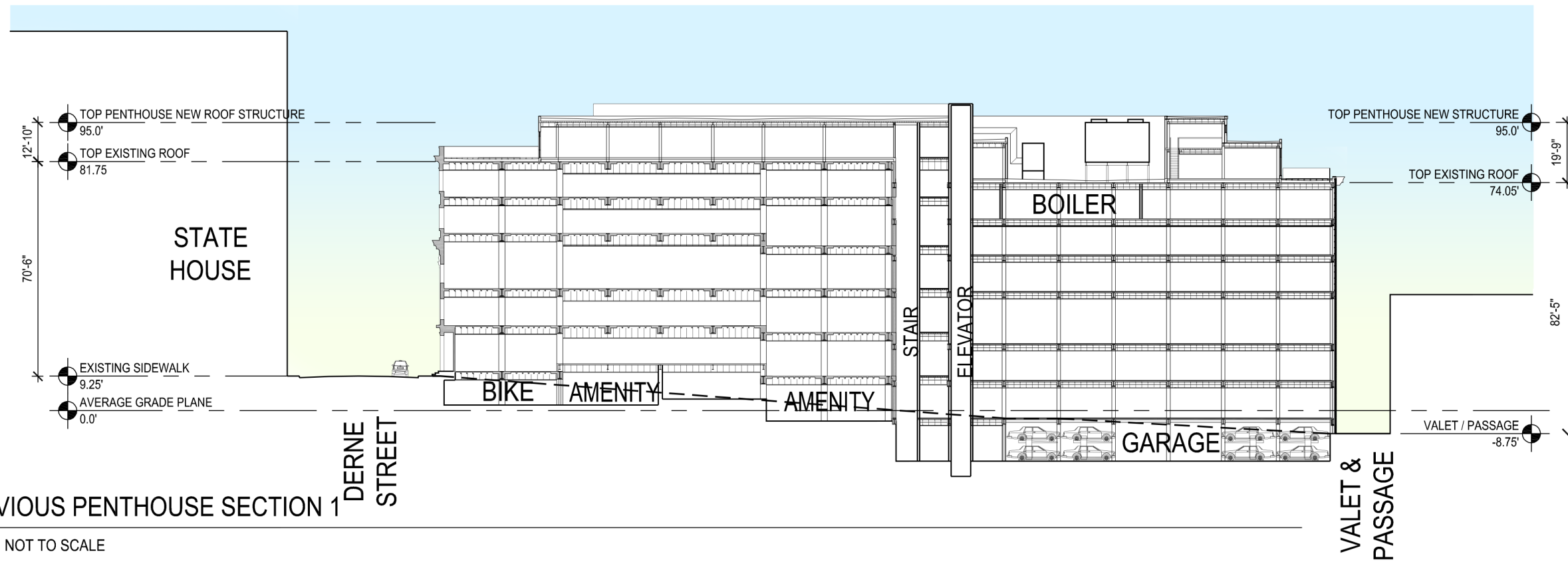
1 REVISED PENTHOUSE FLOOR PLAN
SCALE: 1/32" = 1'-0"



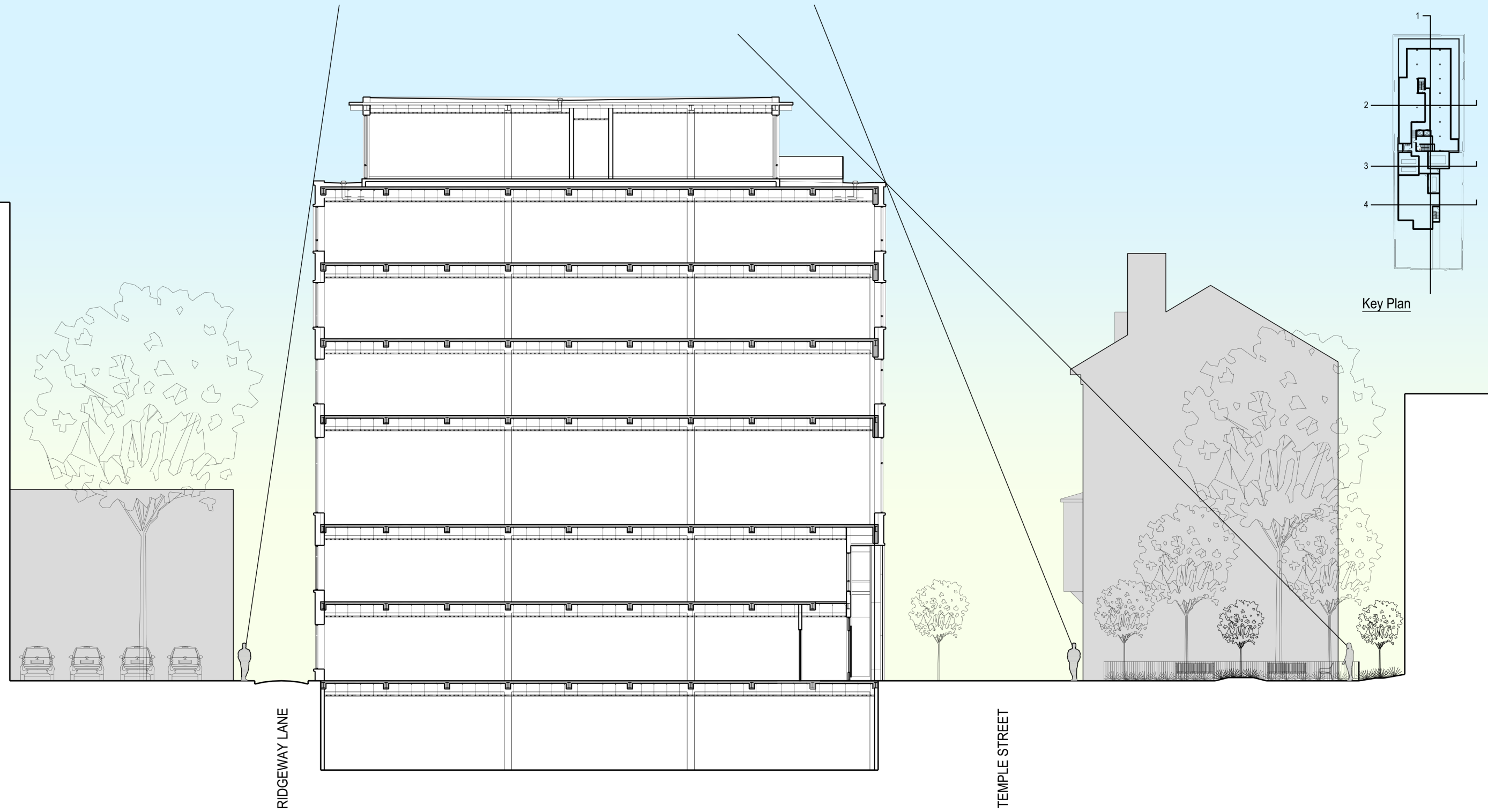
2 EXISTING PENTHOUSE FLOOR PLAN
SCALE: 1/32" = 1'-0"



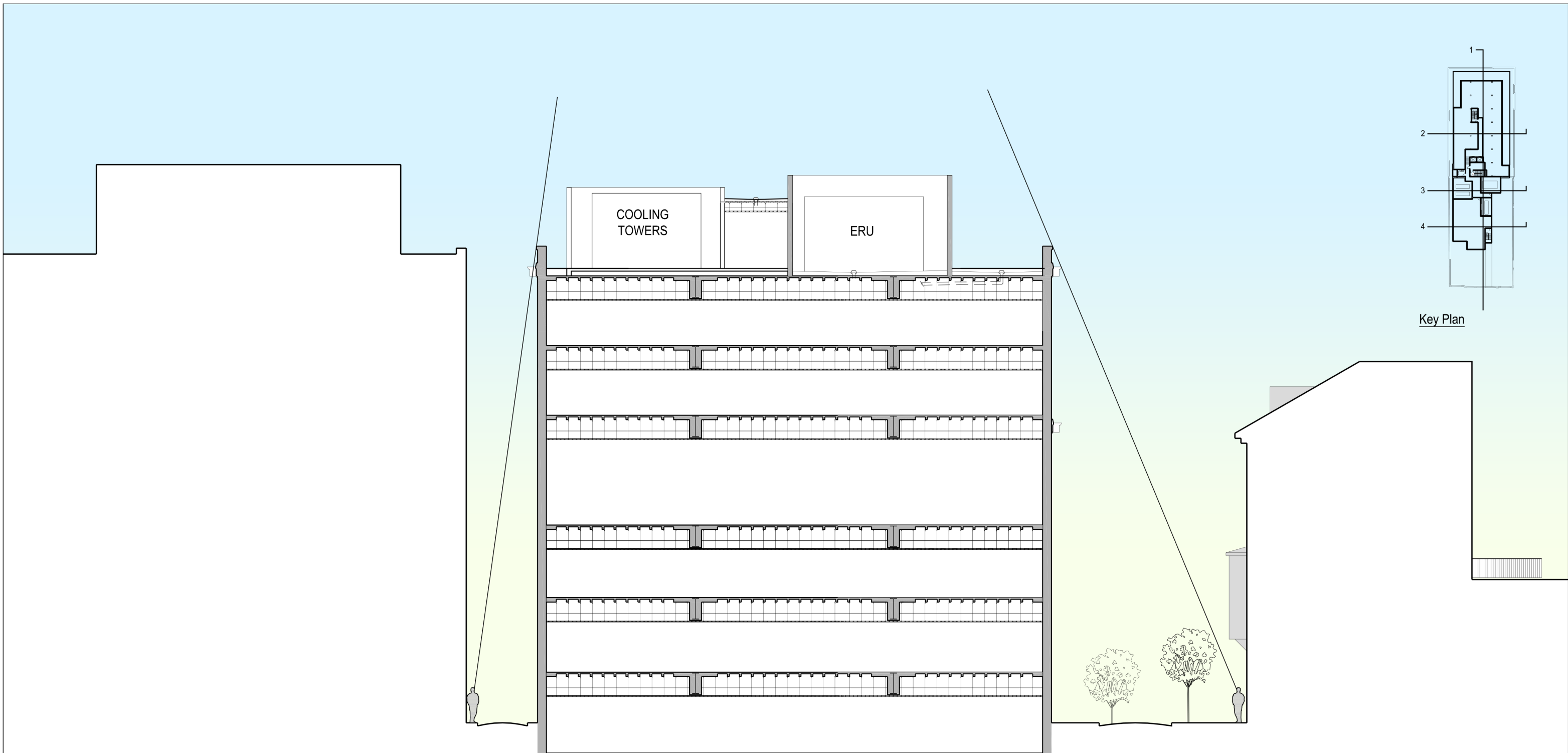
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SCALE: NOT TO SCALE



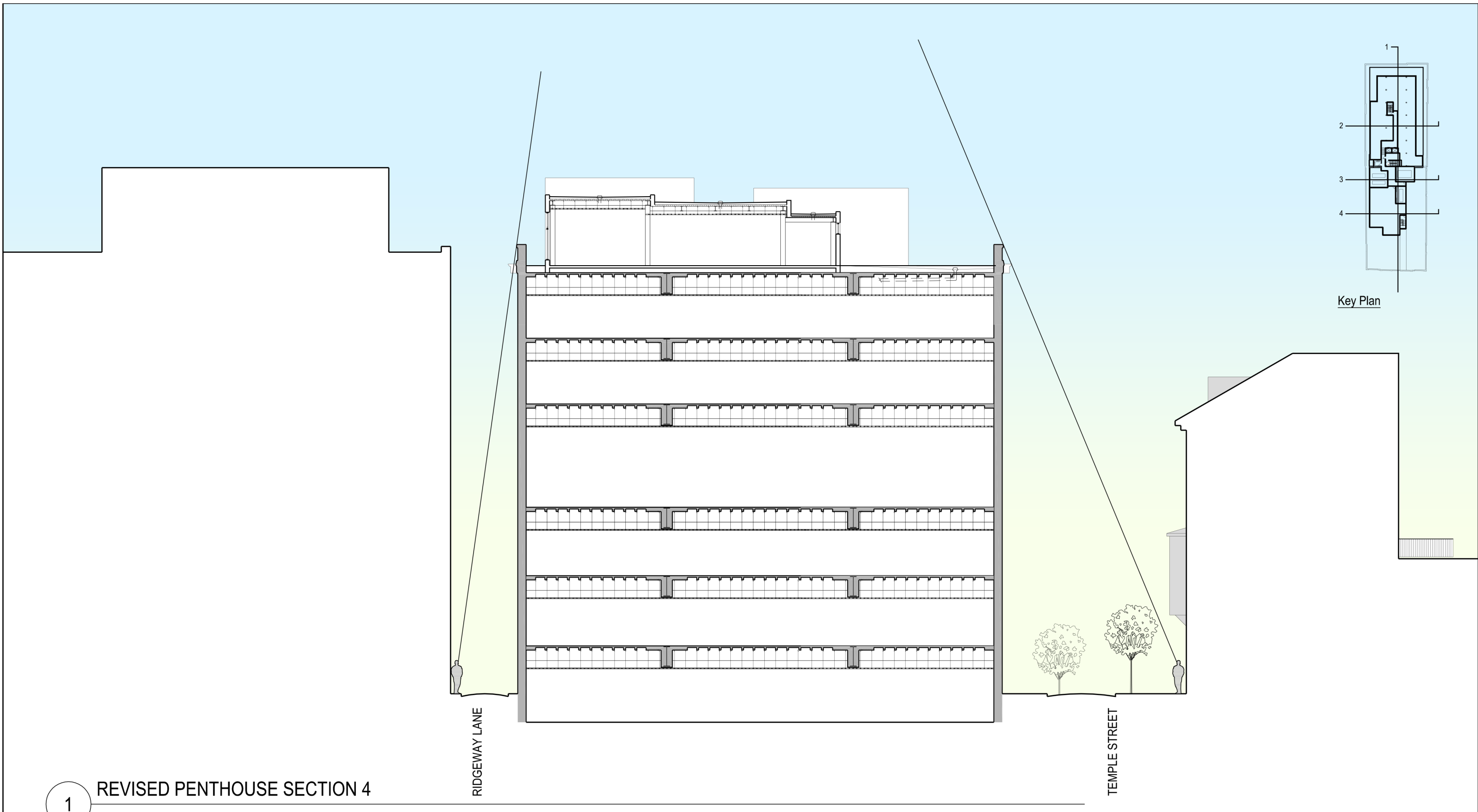
2 PREVIOUS PENTHOUSE SECTION 1
SCALE: NOT TO SCALE

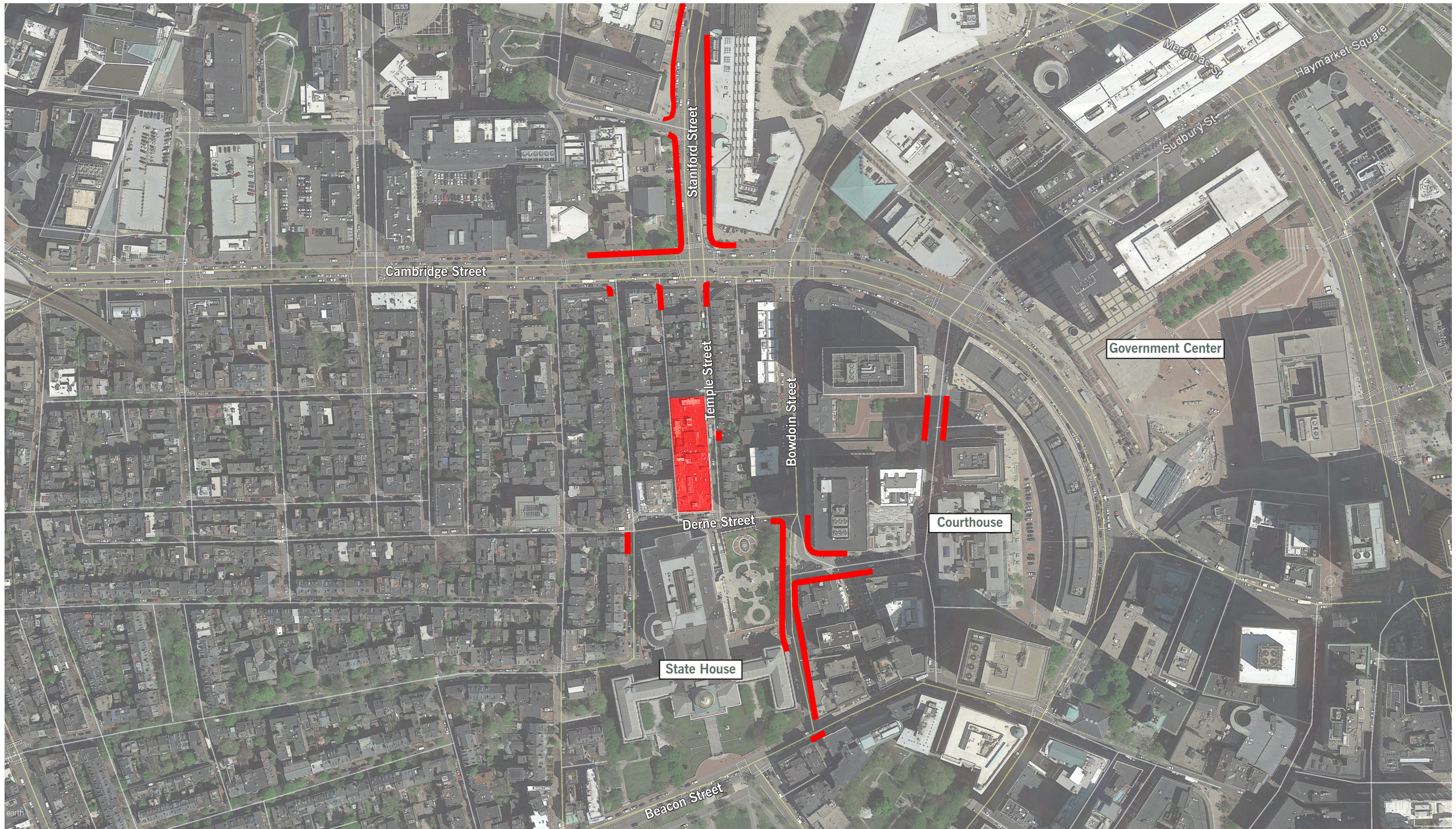


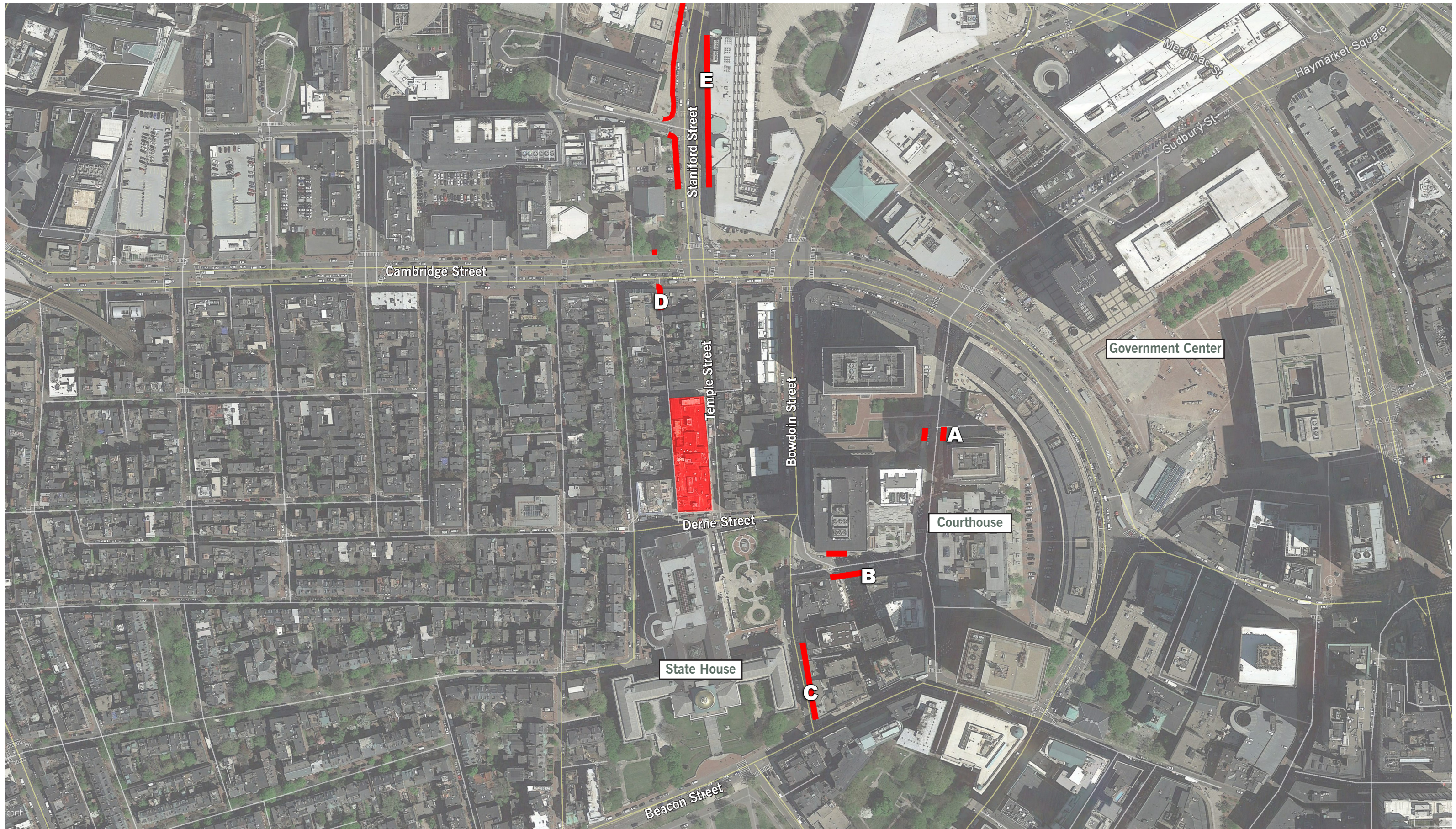
1 REVISED PENTHOUSE SECTION 2
 SCALE: 1/16" = 1'-0"

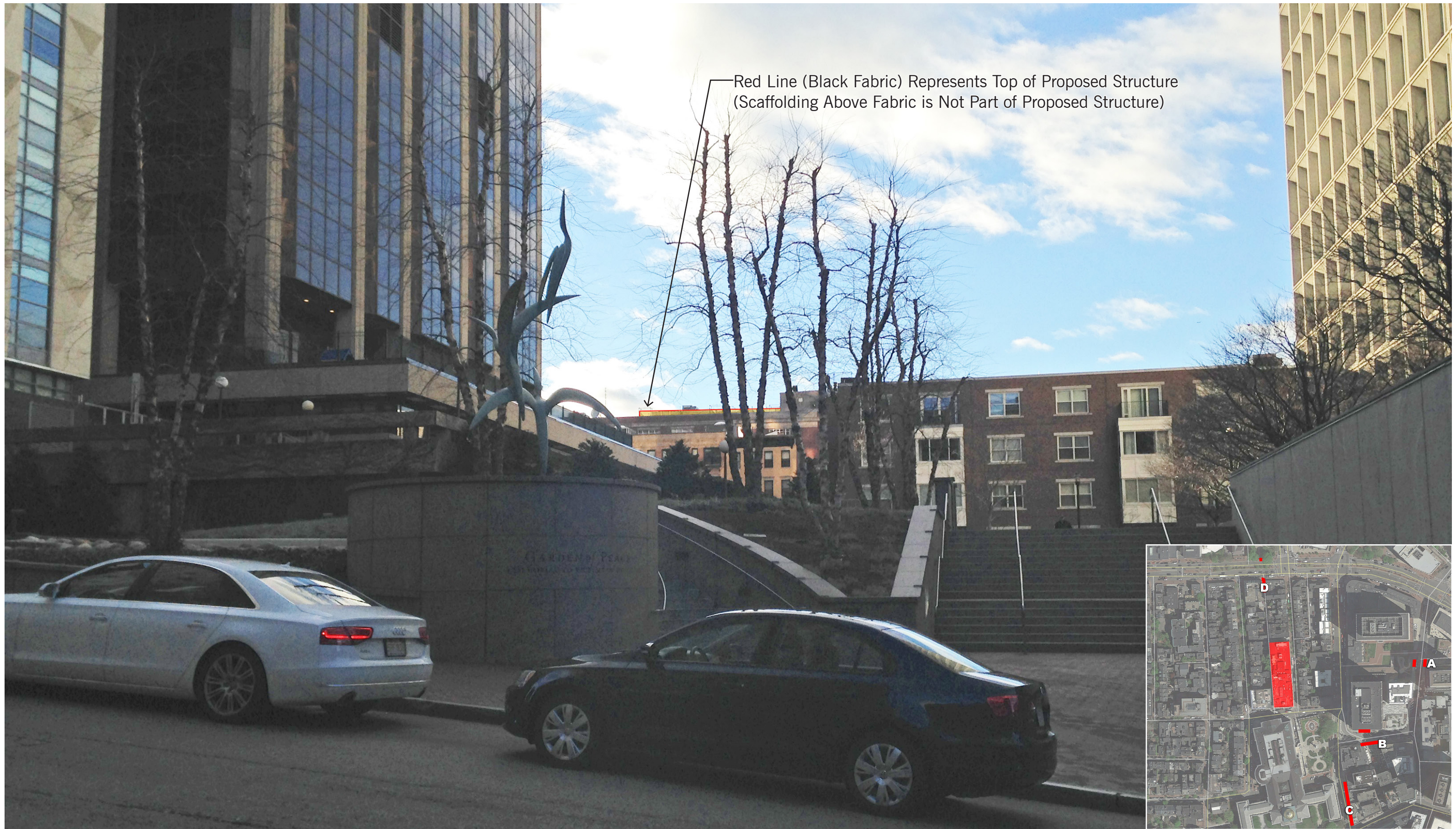


1 REVISED PENTHOUSE SECTION 3
 SCALE: 1/16" = 1'-0"





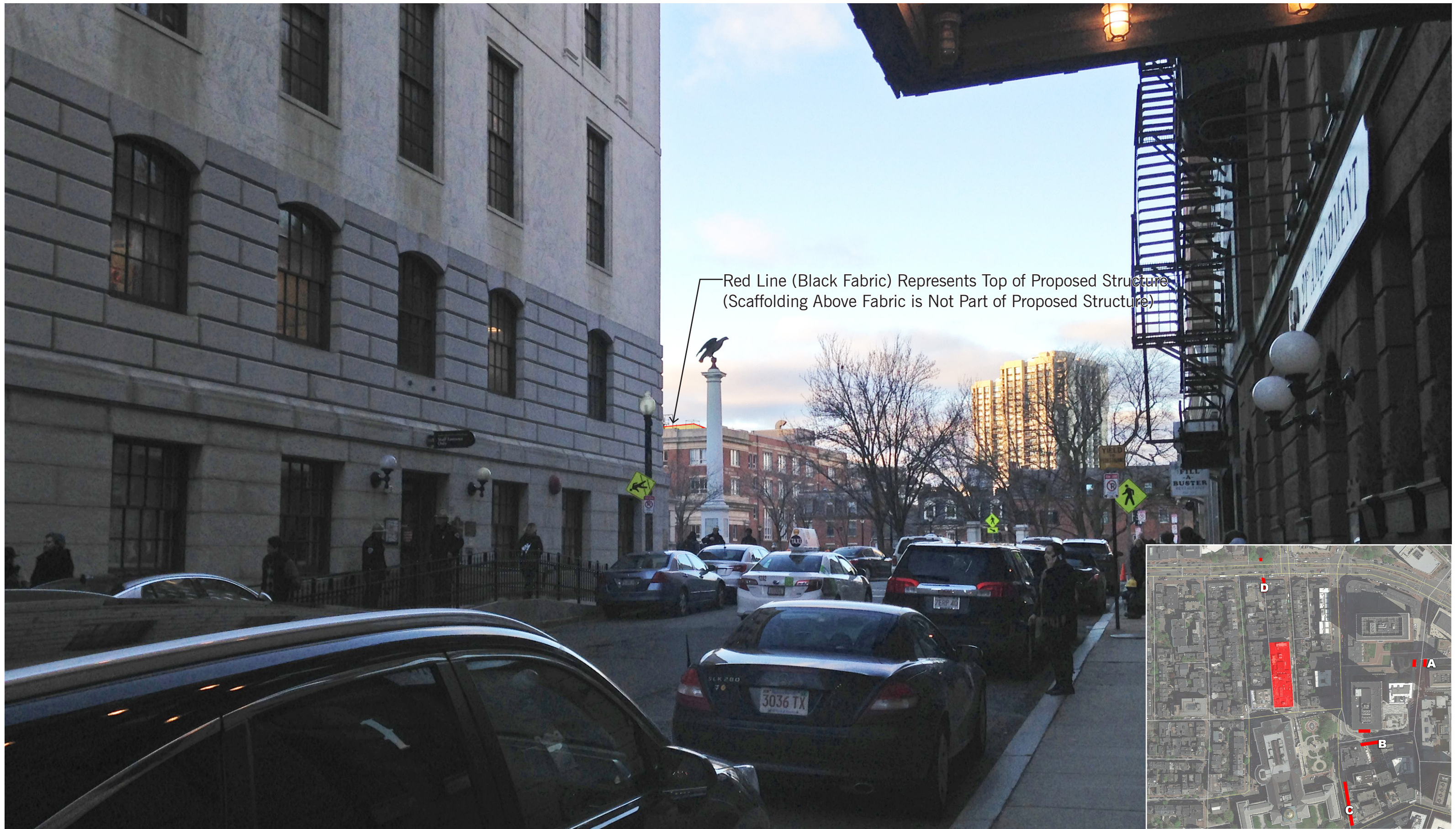




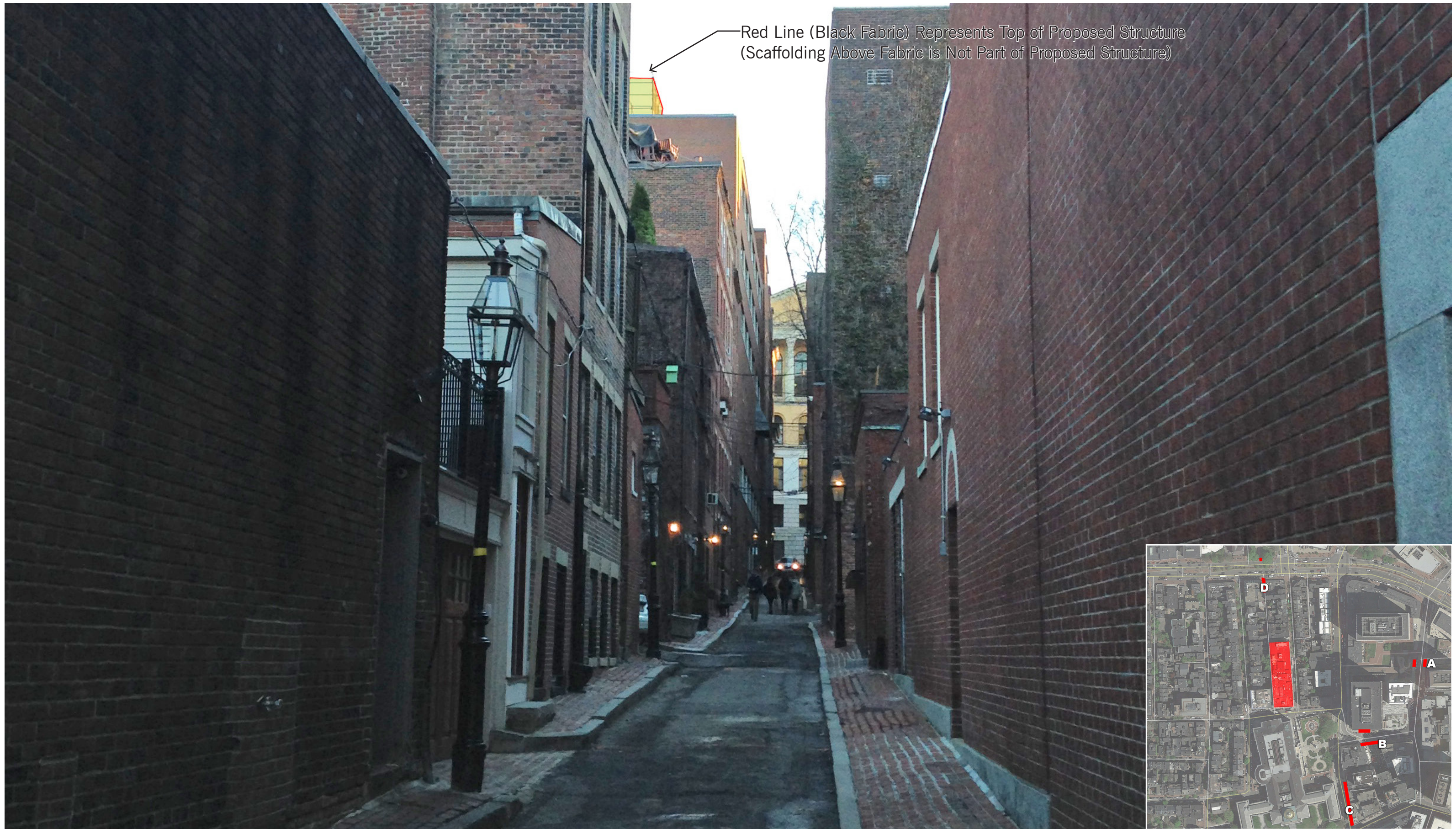
Red Line (Black Fabric) Represents Top of Proposed Structure
(Scaffolding Above Fabric is Not Part of Proposed Structure)



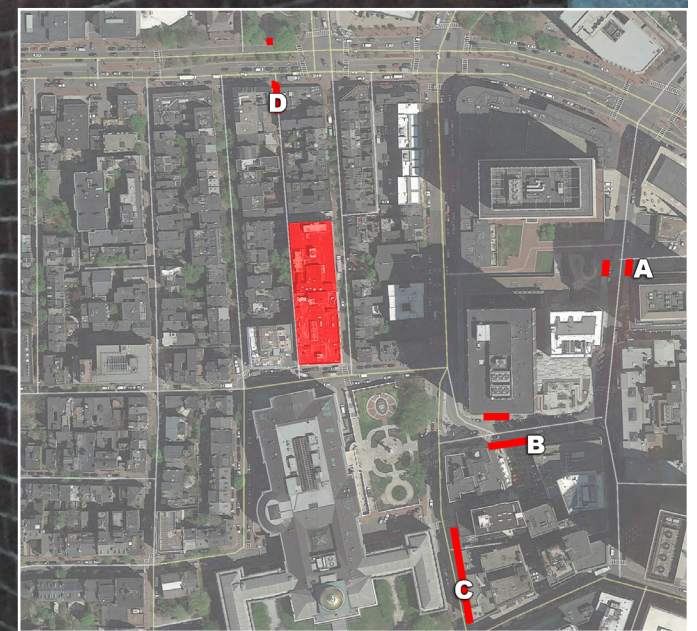
Red Line (Black Fabric) Represents Top of Proposed Structure (Scaffolding Above Fabric is Not Part of Proposed Structure)



Red Line (Black Fabric) Represents Top of Proposed Structure
(Scaffolding Above Fabric is Not Part of Proposed Structure)



Red Line (Black Fabric) Represents Top of Proposed Structure
(Scaffolding Above Fabric is Not Part of Proposed Structure)





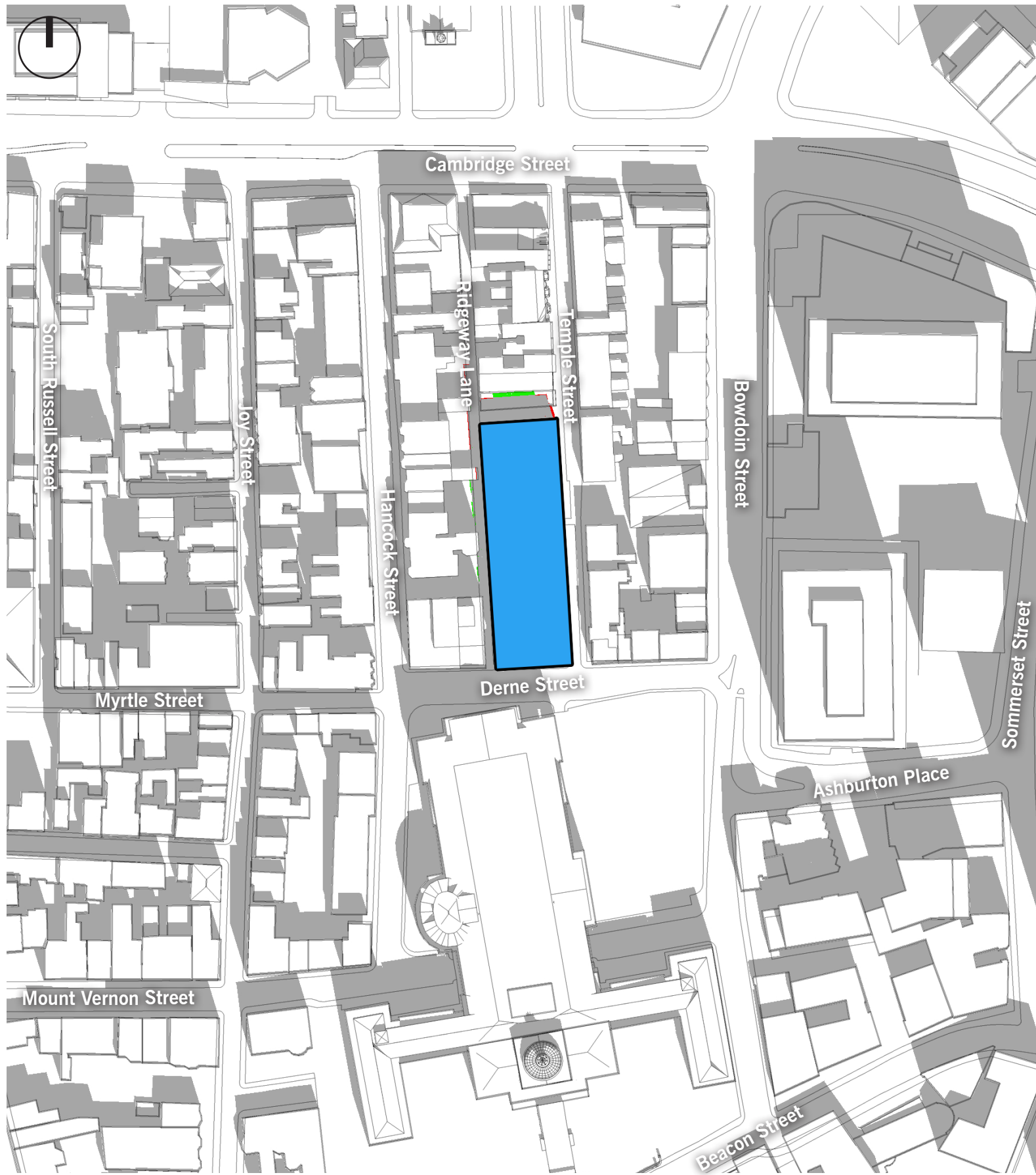
Red Line (Black Fabric) Represents Top of Proposed Structure
(Scaffolding Above Fabric is Not Part of Proposed Structure)



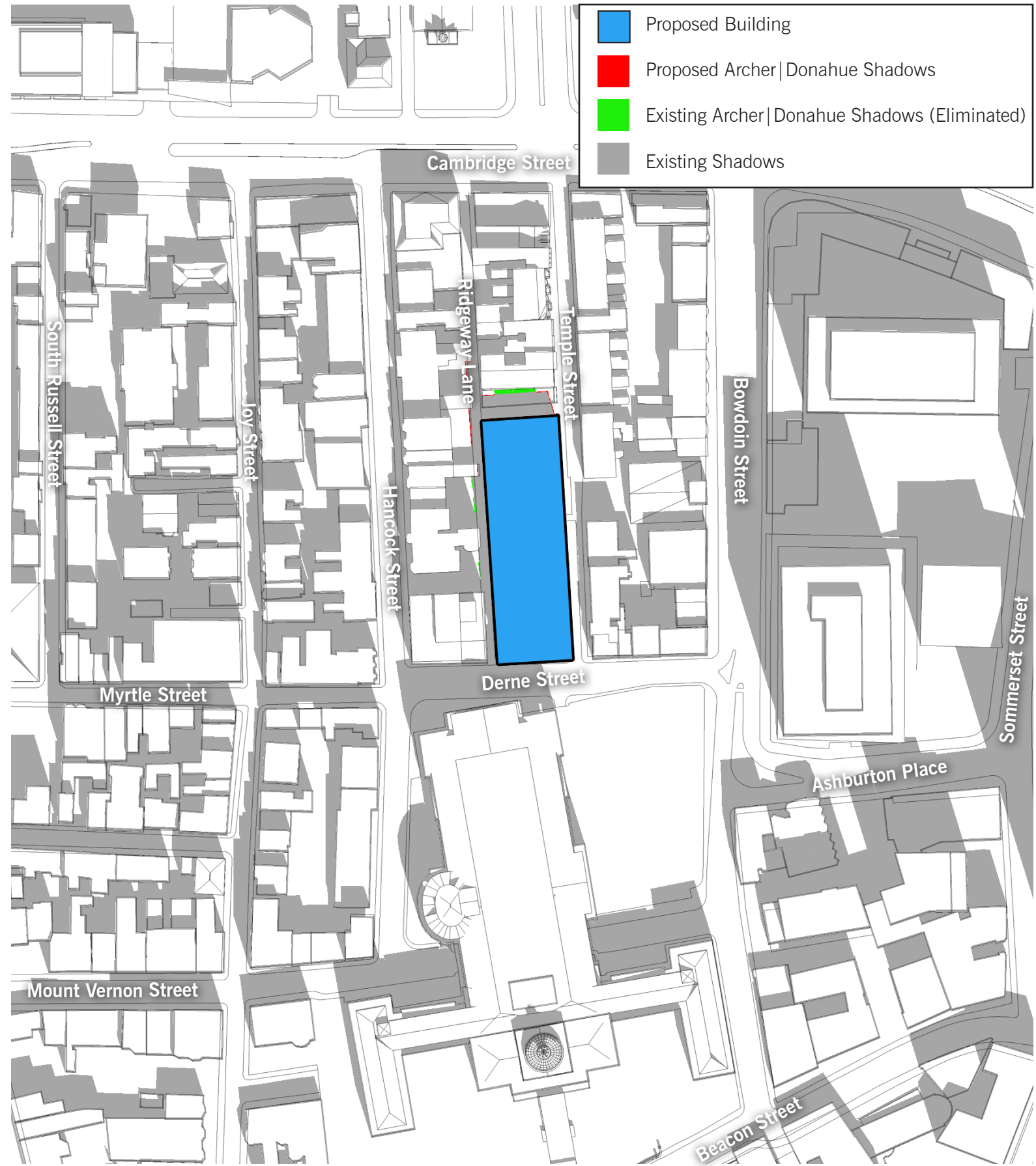
Previous Design



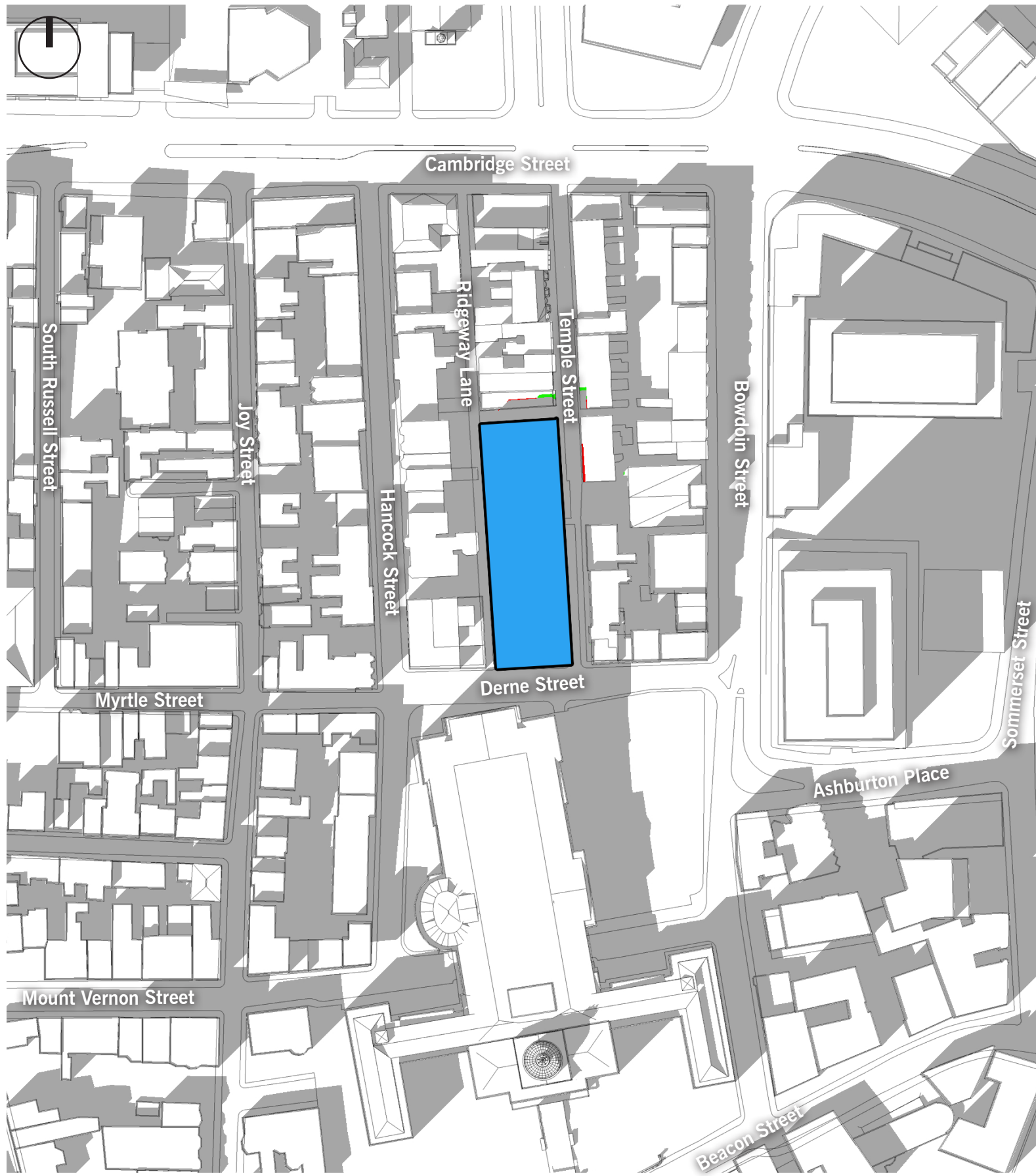
Current Design



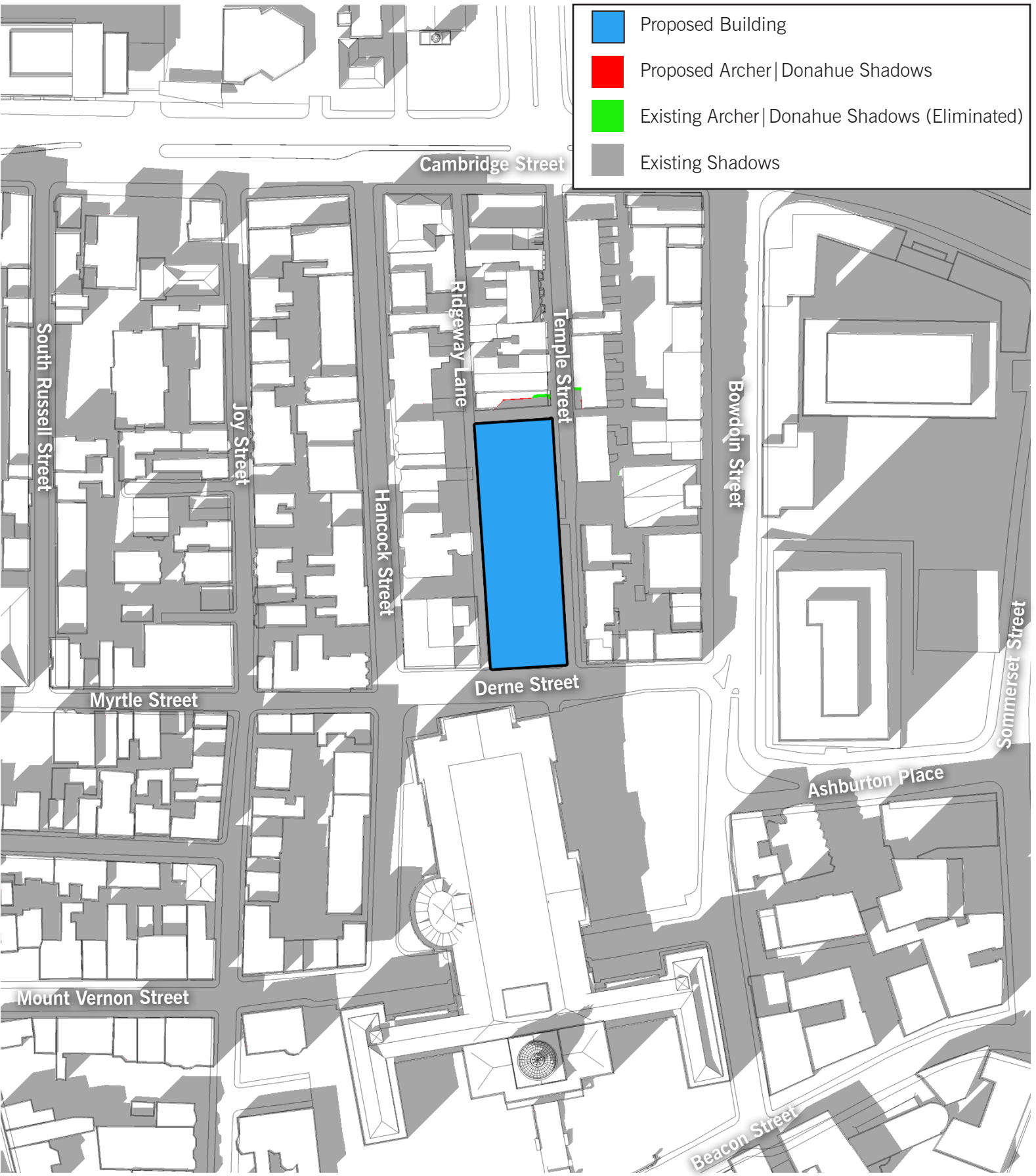
Previous Design



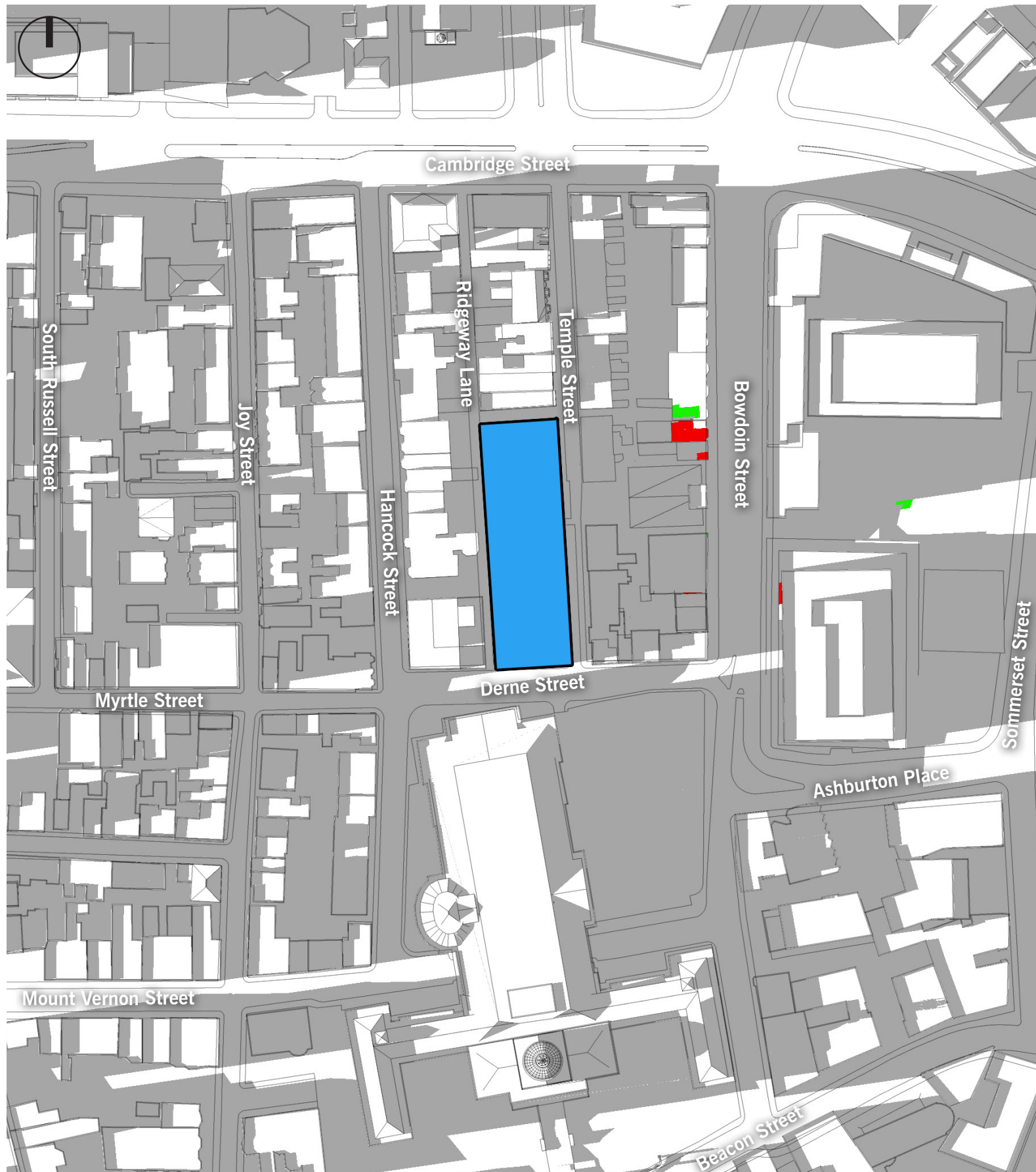
Current Design



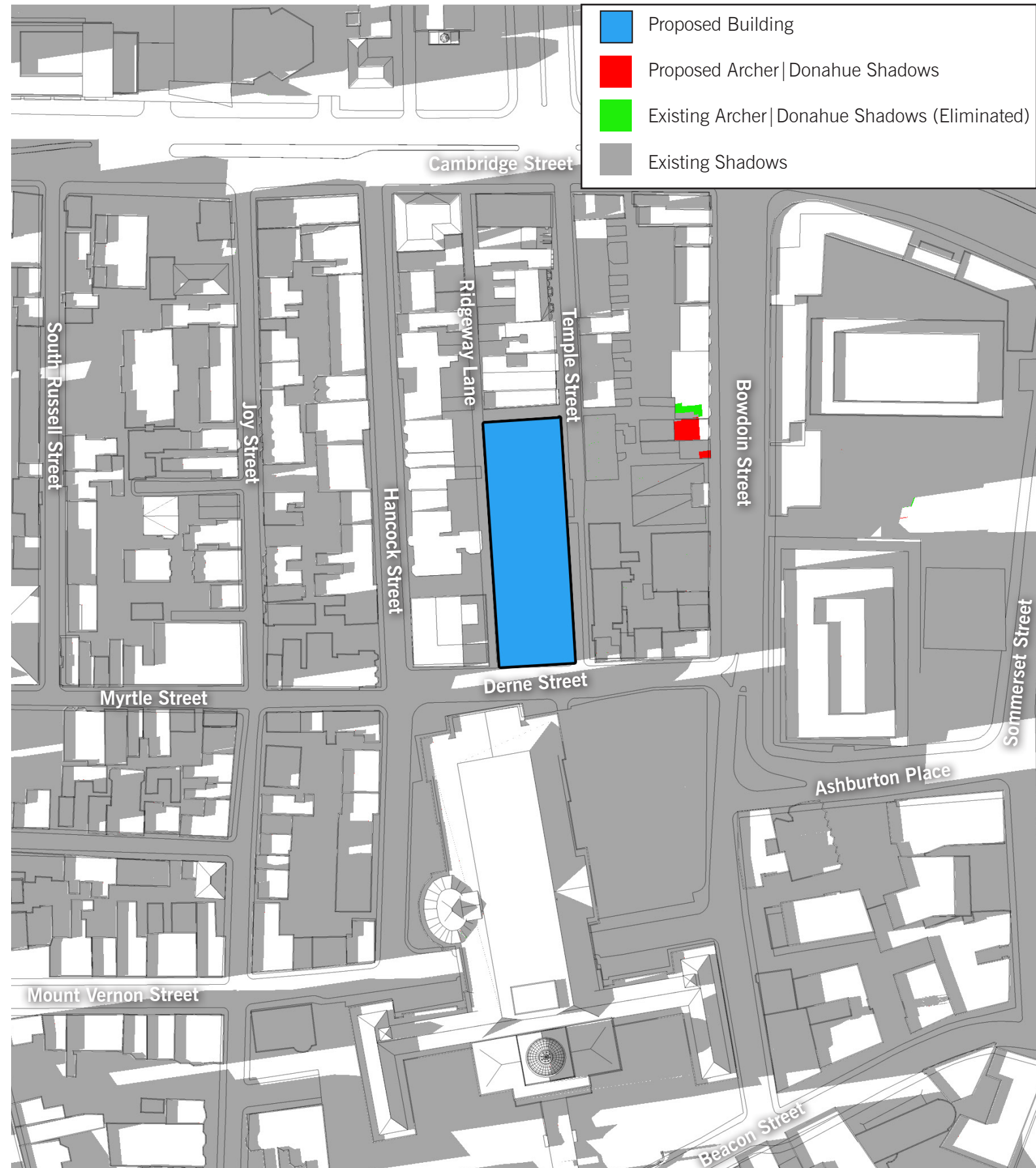
Previous Design



Current Design



Previous Design



Current Design

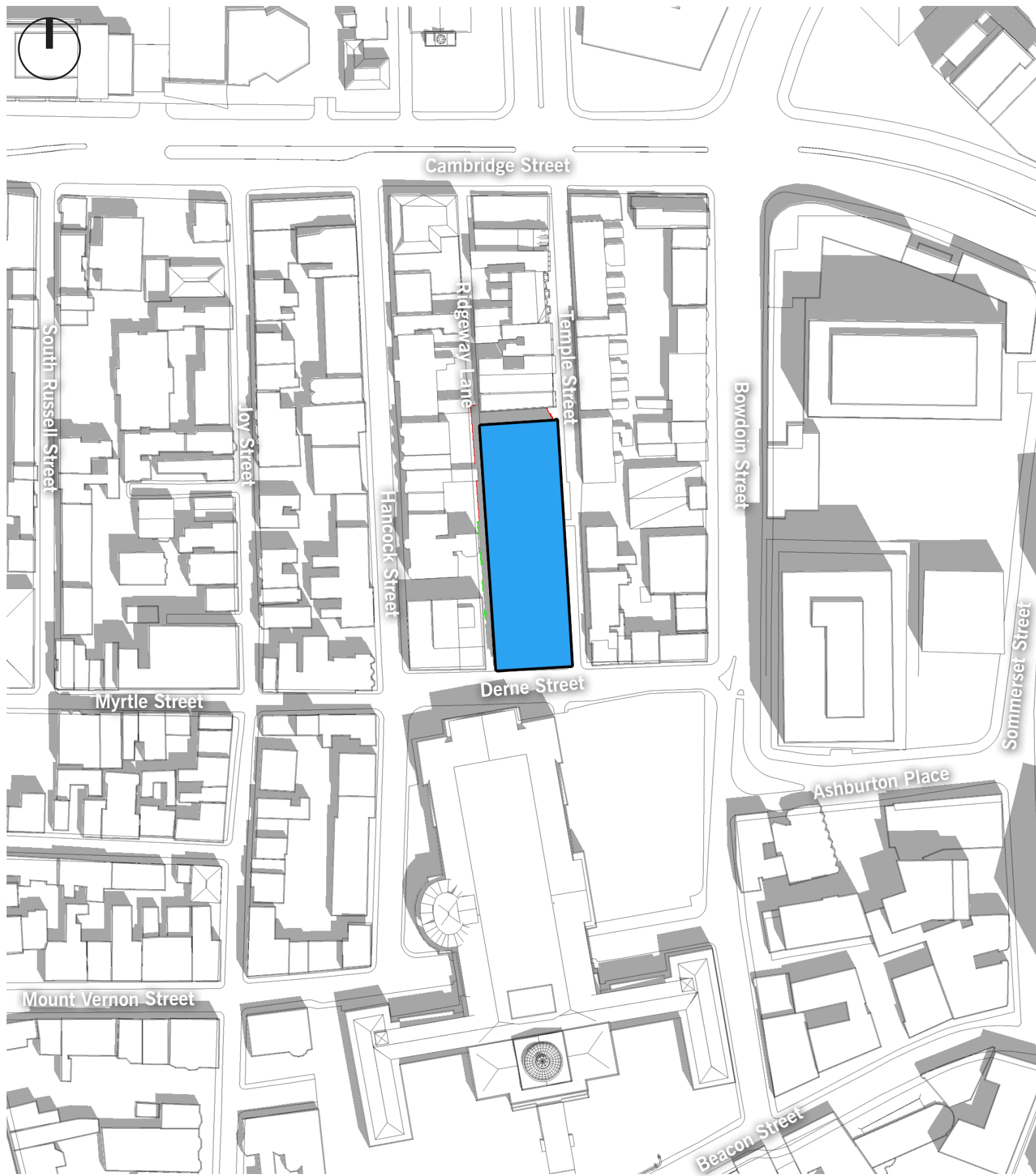


Previous Design

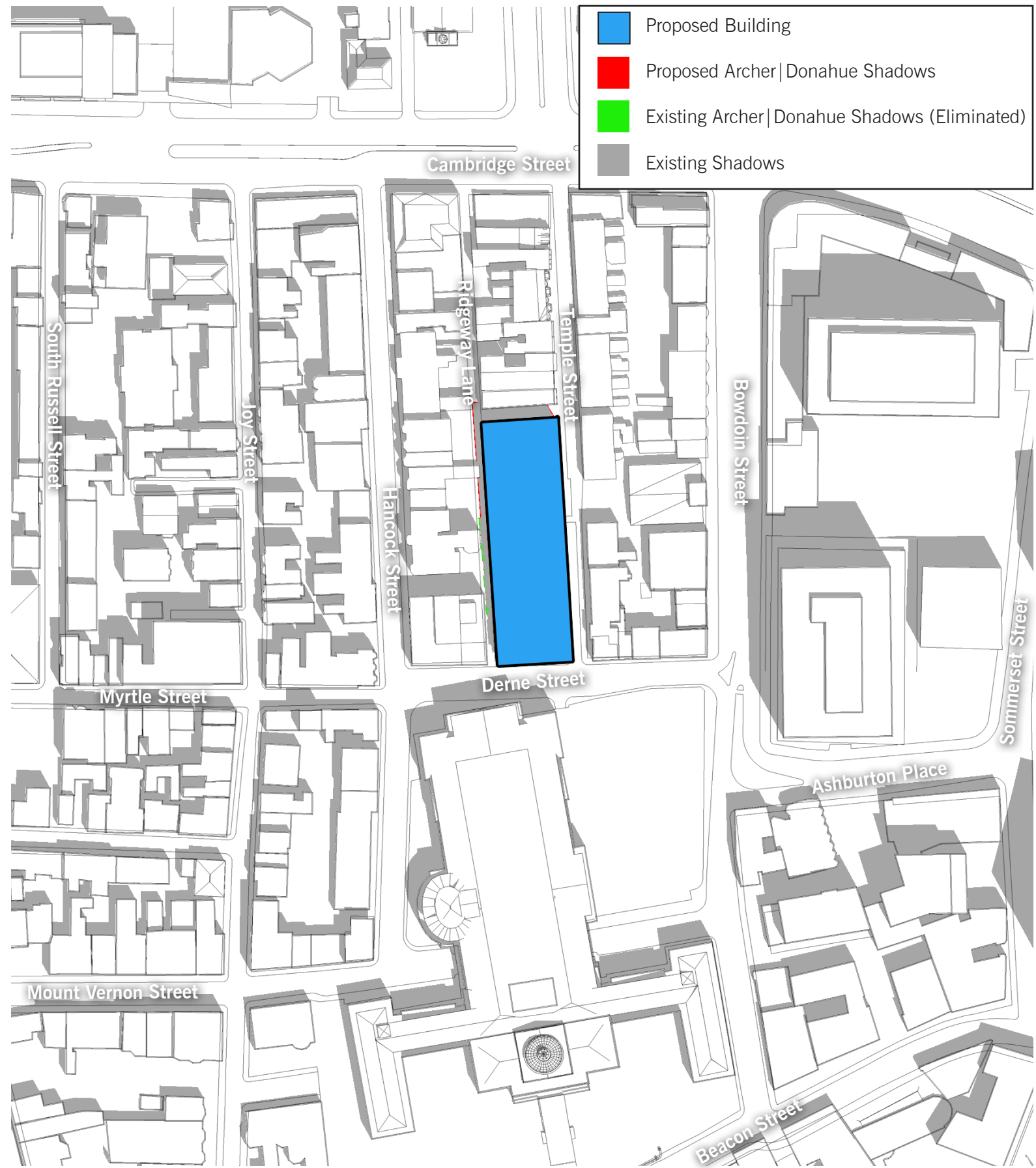


Current Design

■	Proposed Building
■	Proposed Archer Donahue Shadows
■	Existing Archer Donahue Shadows (Eliminated)
■	Existing Shadows

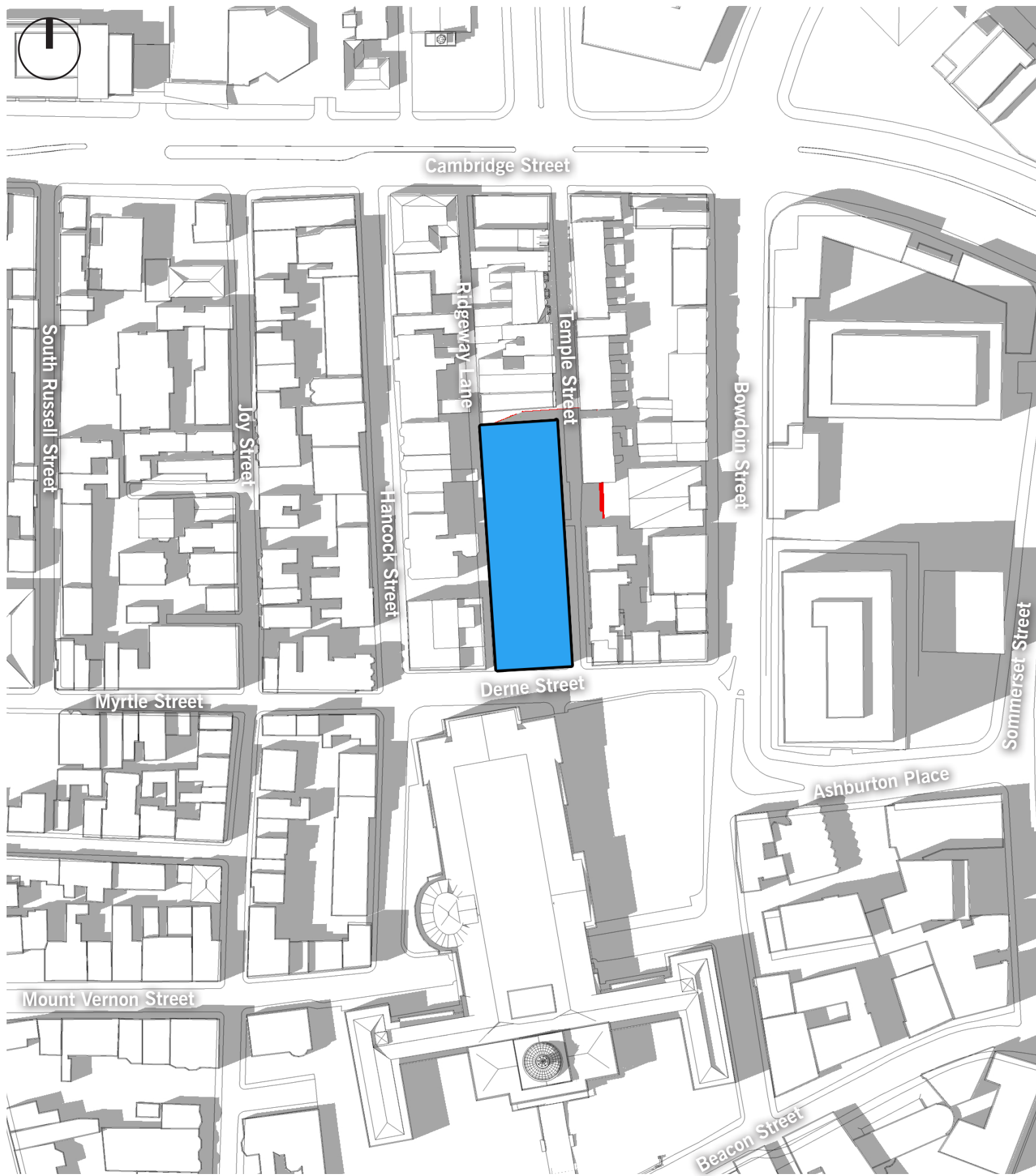


Previous Design

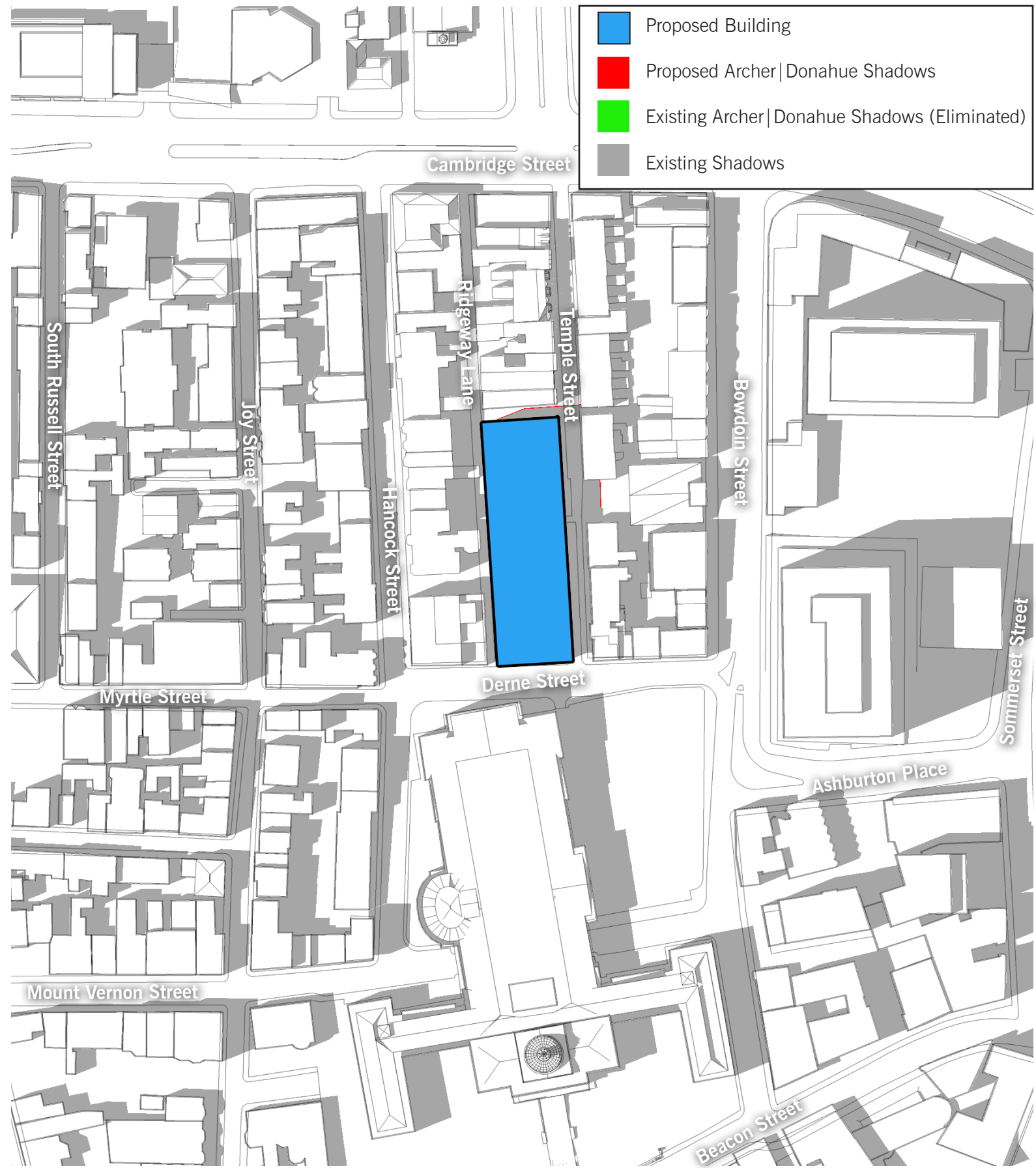


Current Design

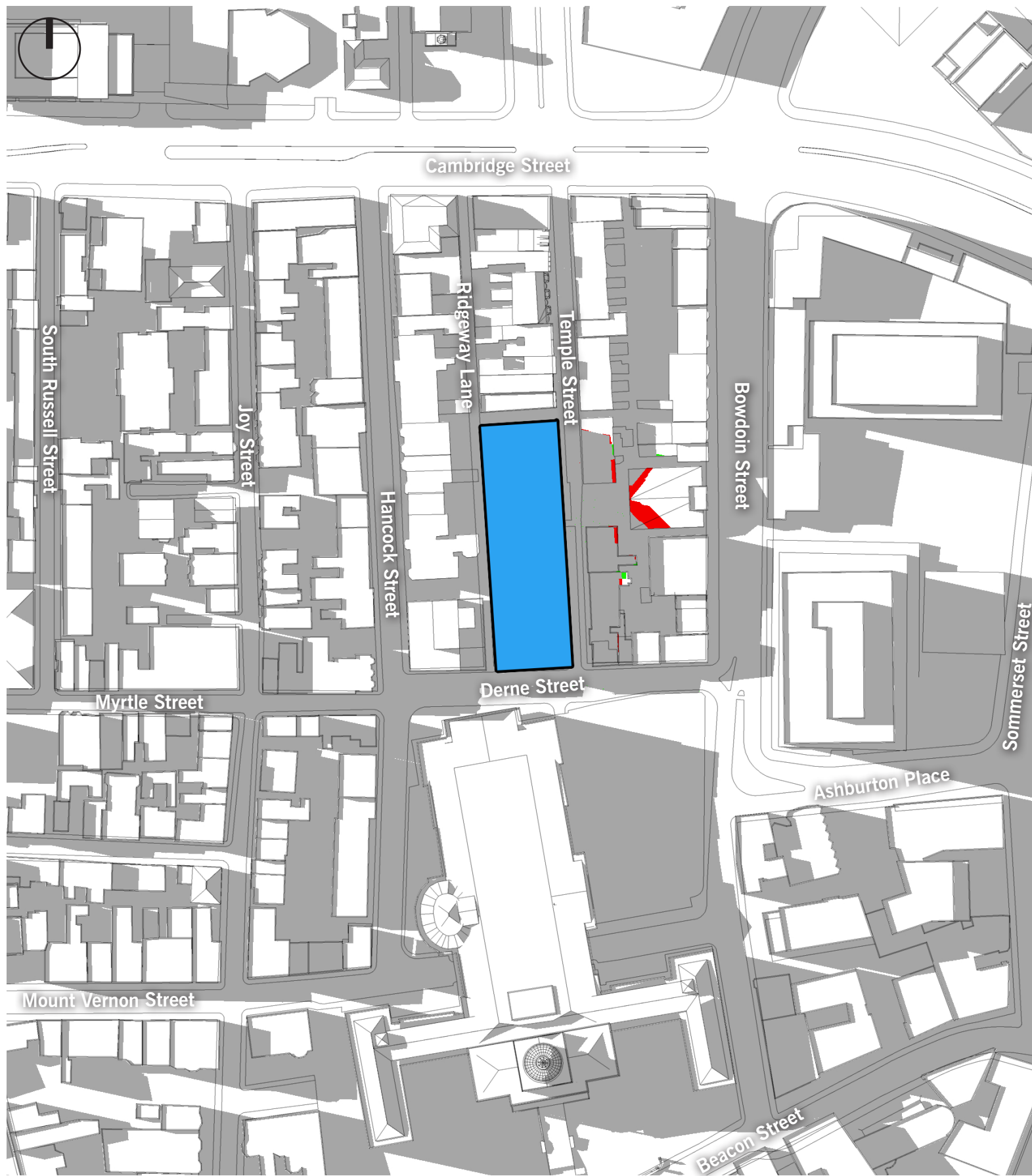
- Proposed Building
- Proposed Archer|Donahue Shadows
- Existing Archer|Donahue Shadows (Eliminated)
- Existing Shadows



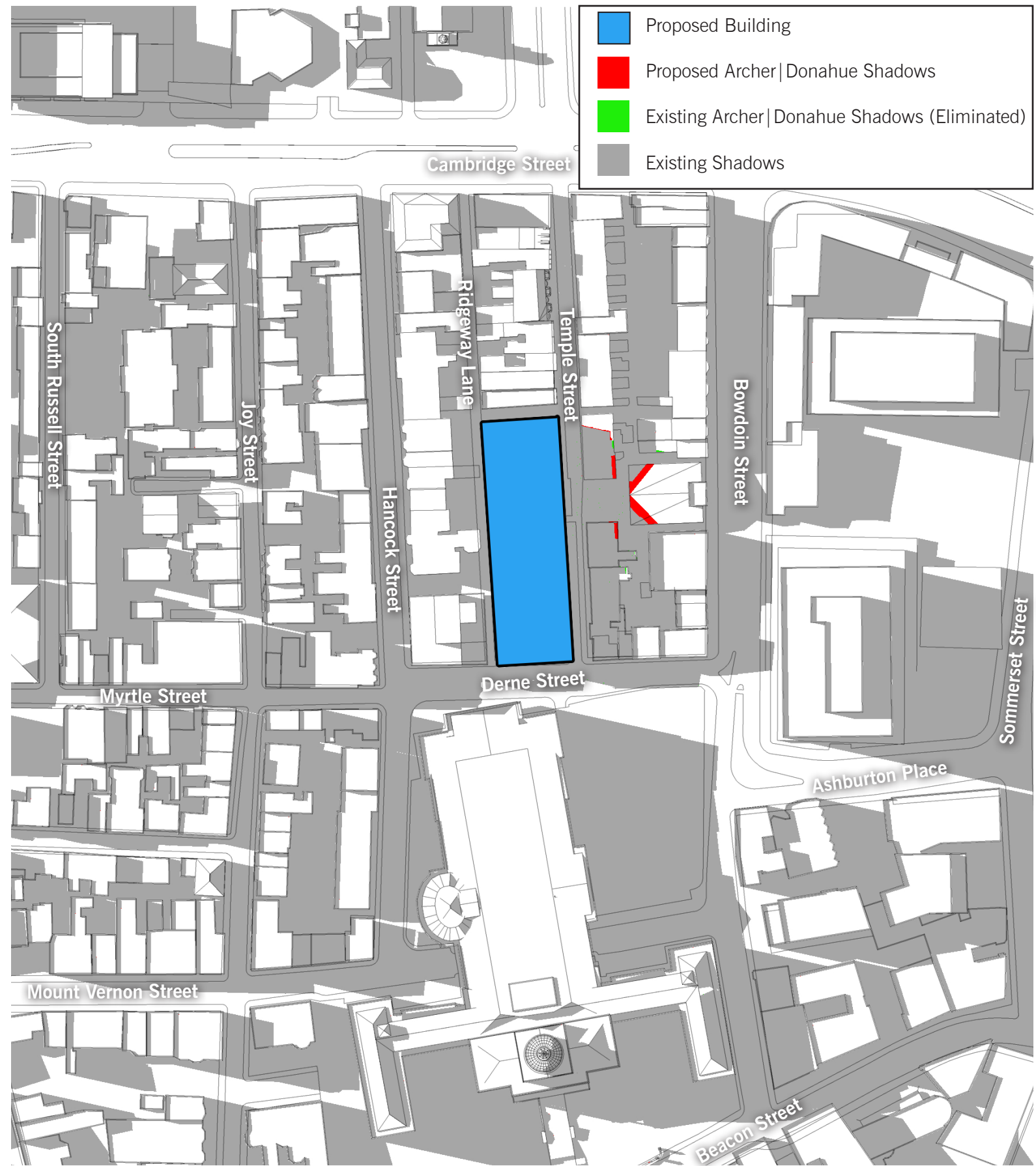
Previous Design



Current Design



Previous Design



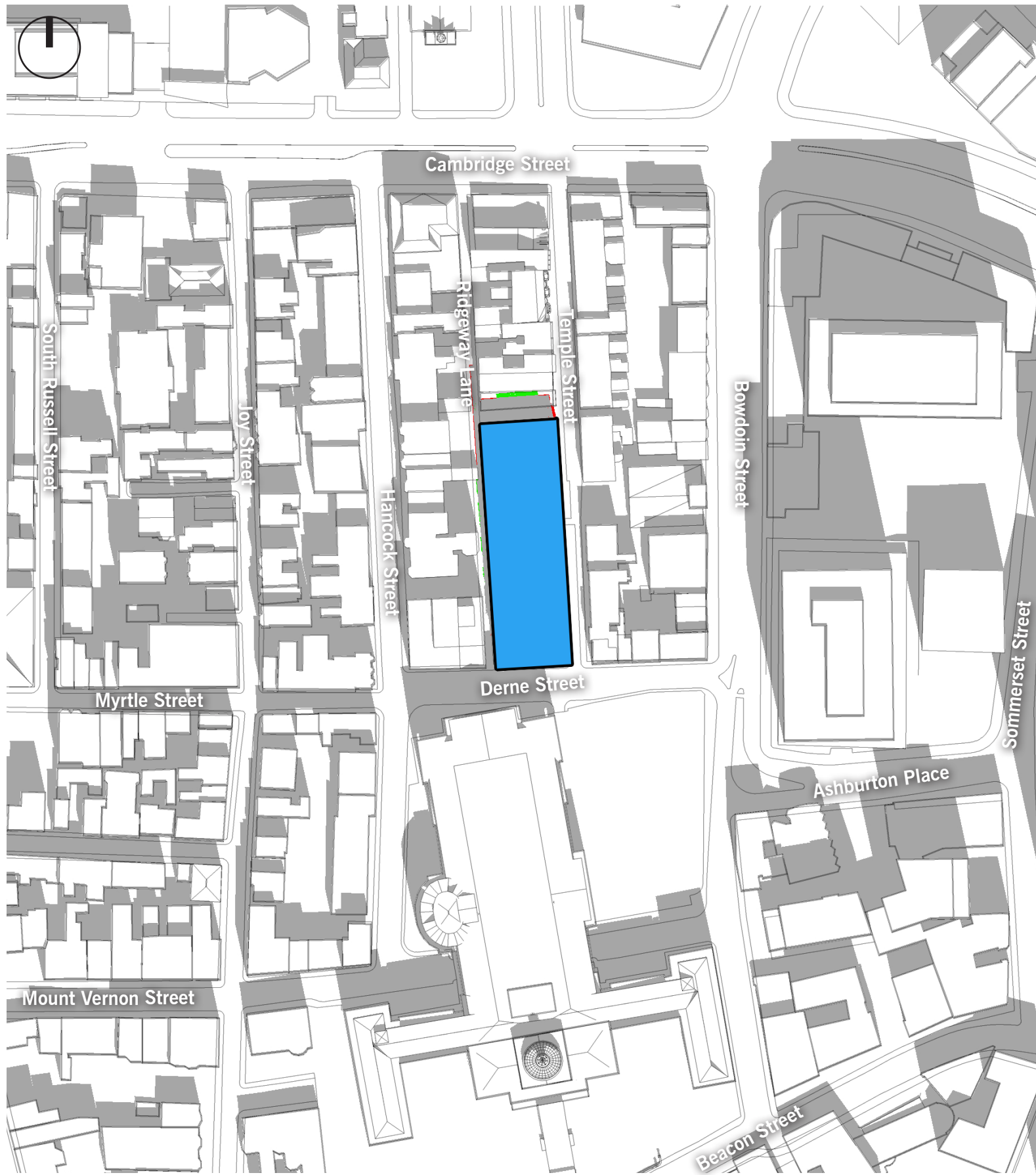
Current Design



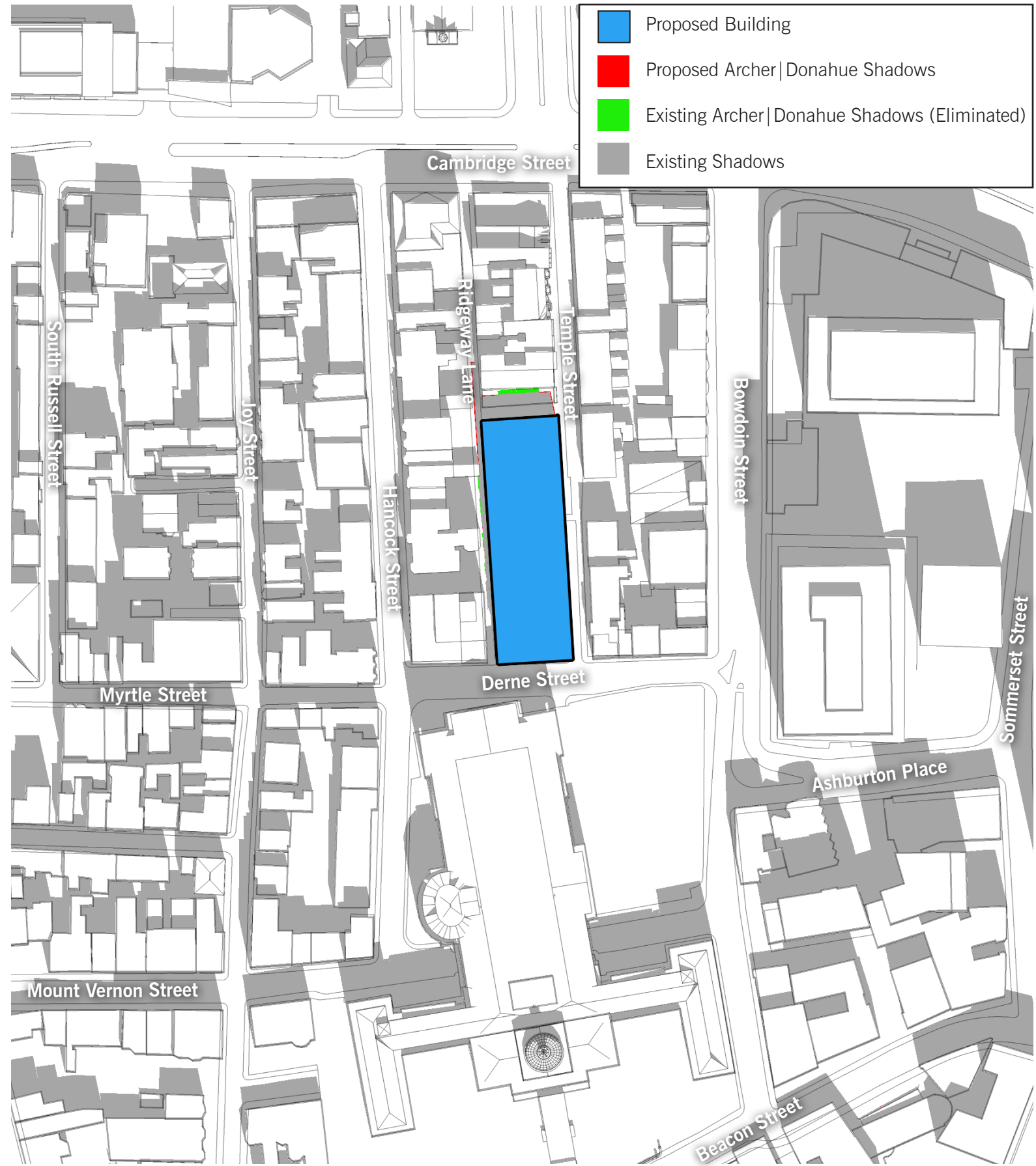
Previous Design



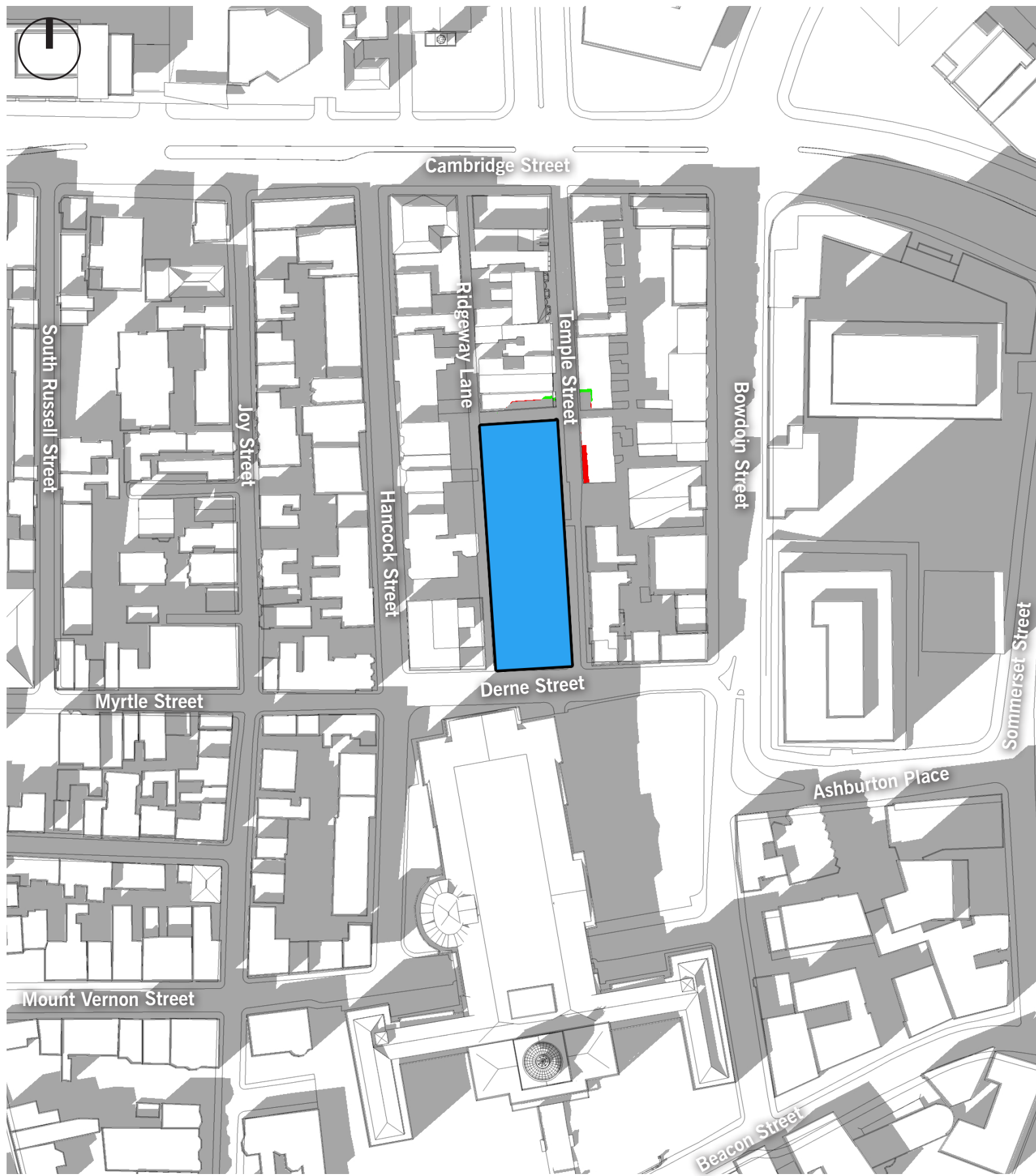
Current Design



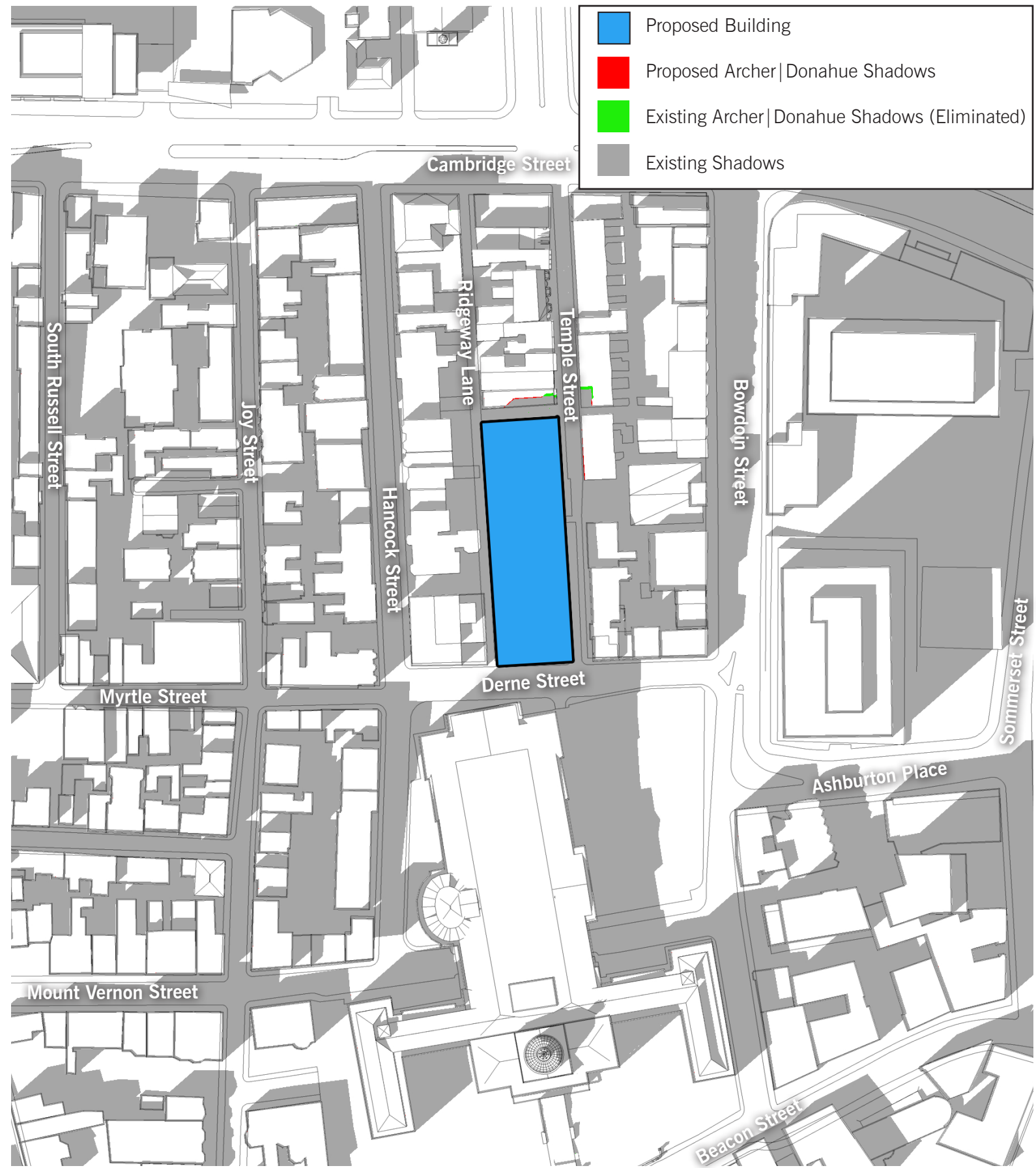
Previous Design



Current Design



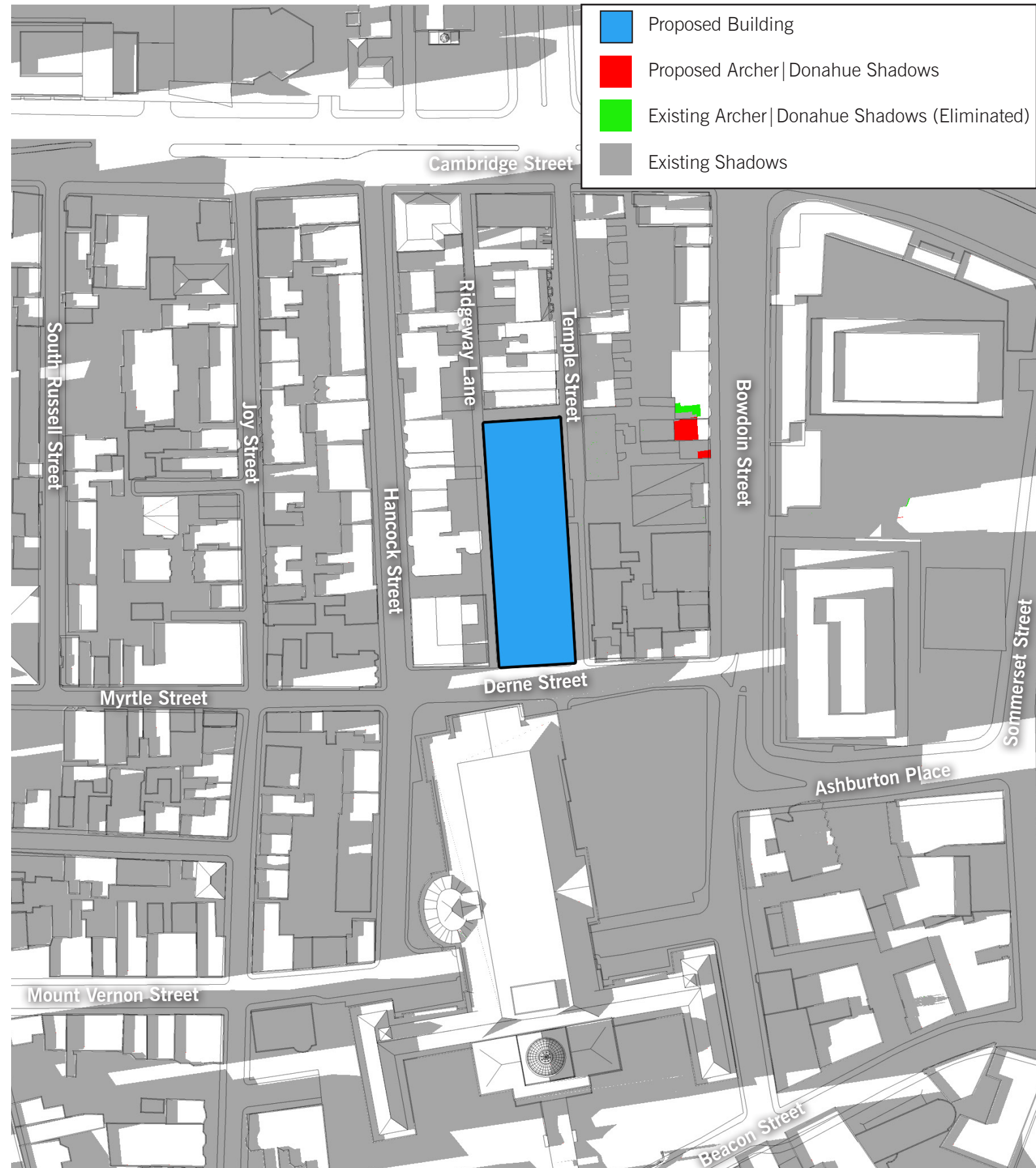
Previous Design



Current Design



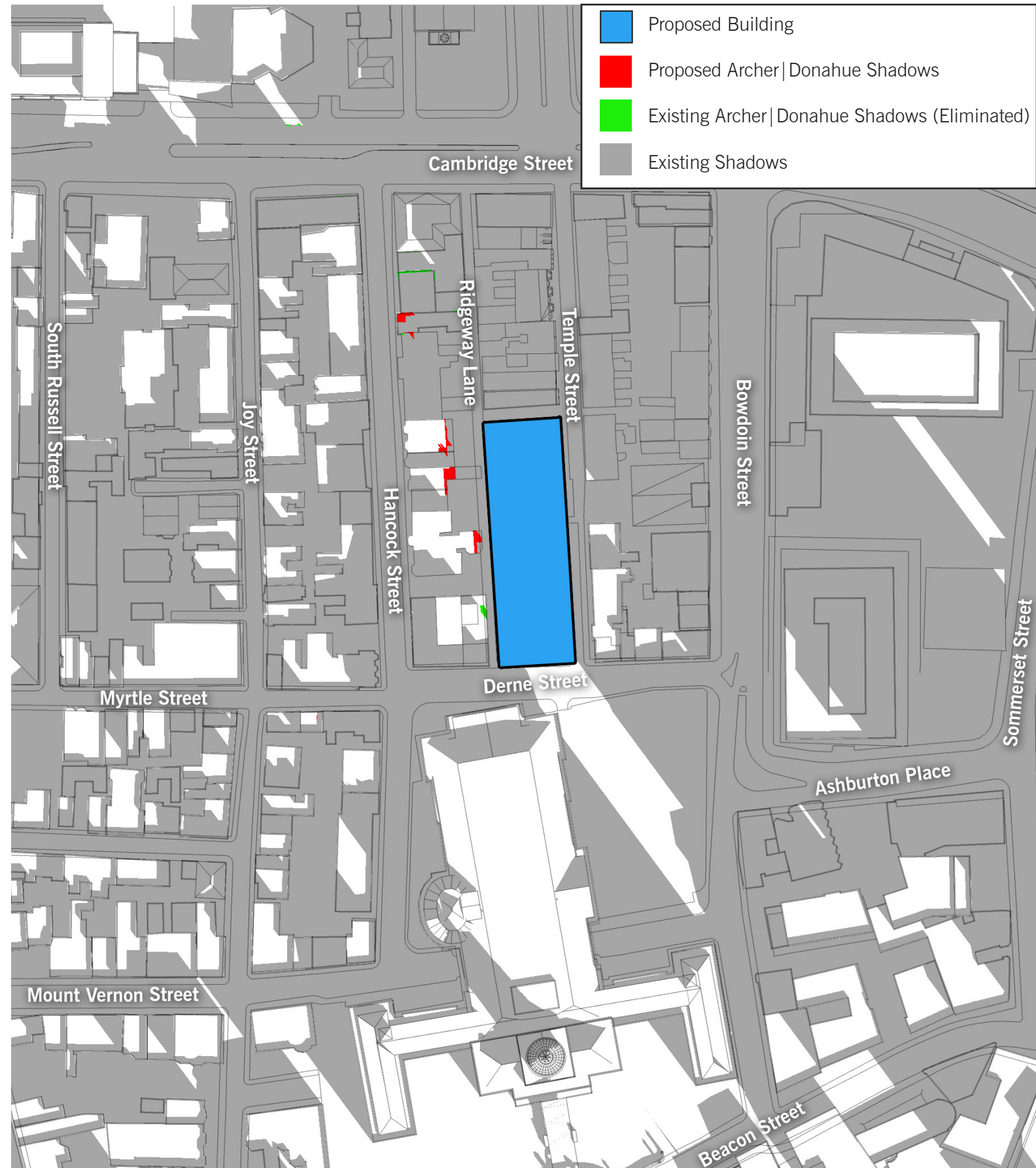
Previous Design



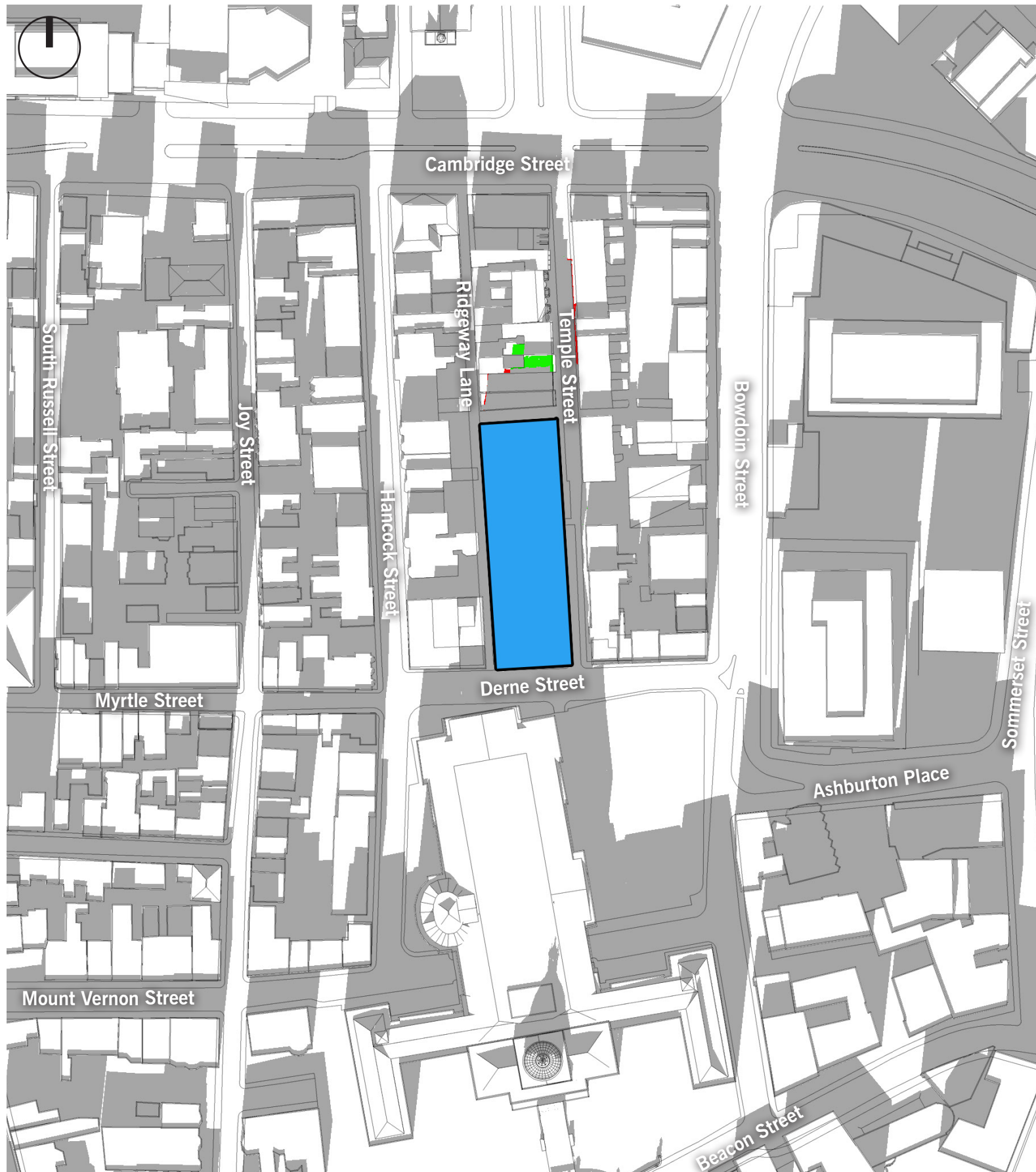
Current Design



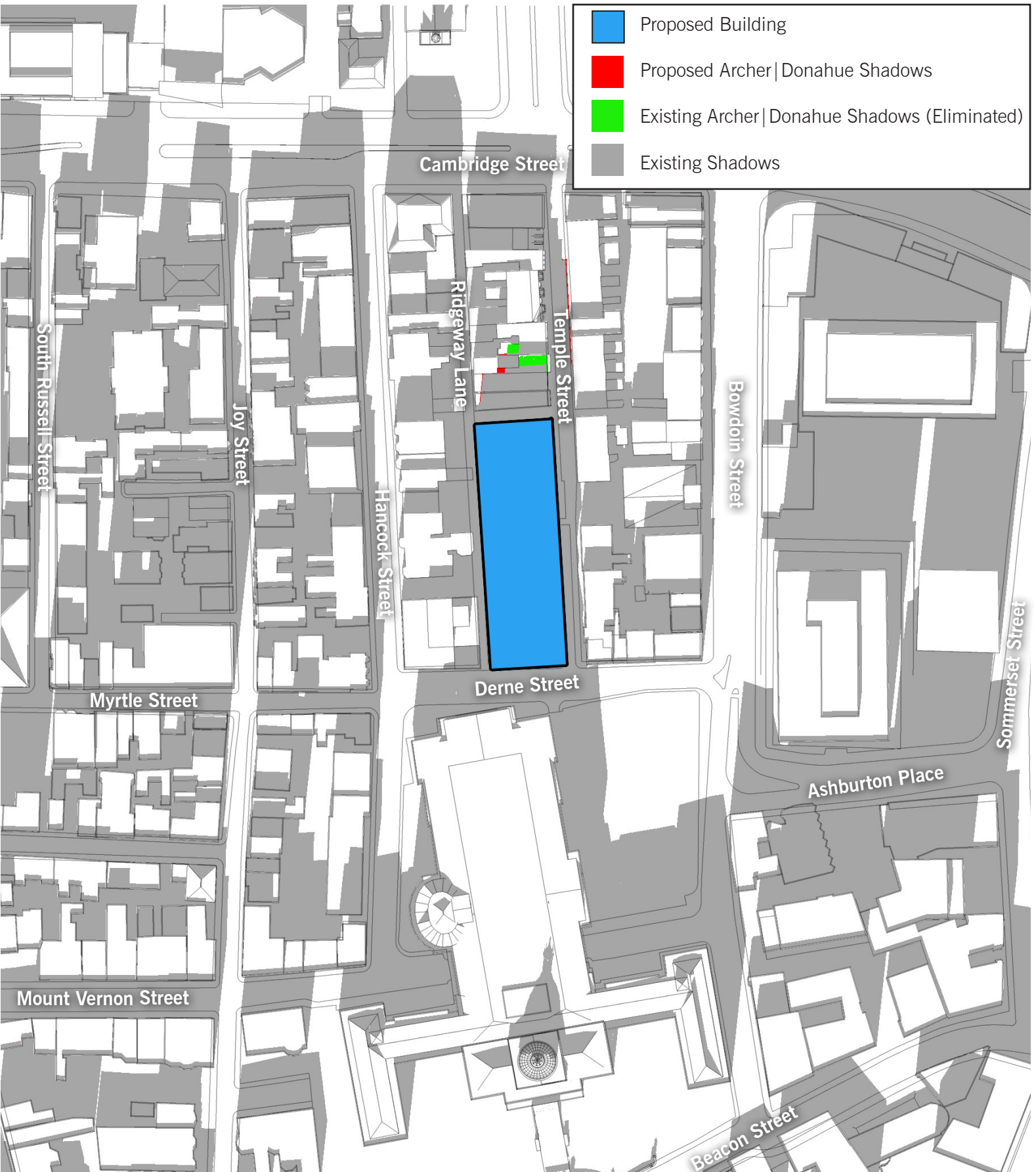
Previous Design



Current Design



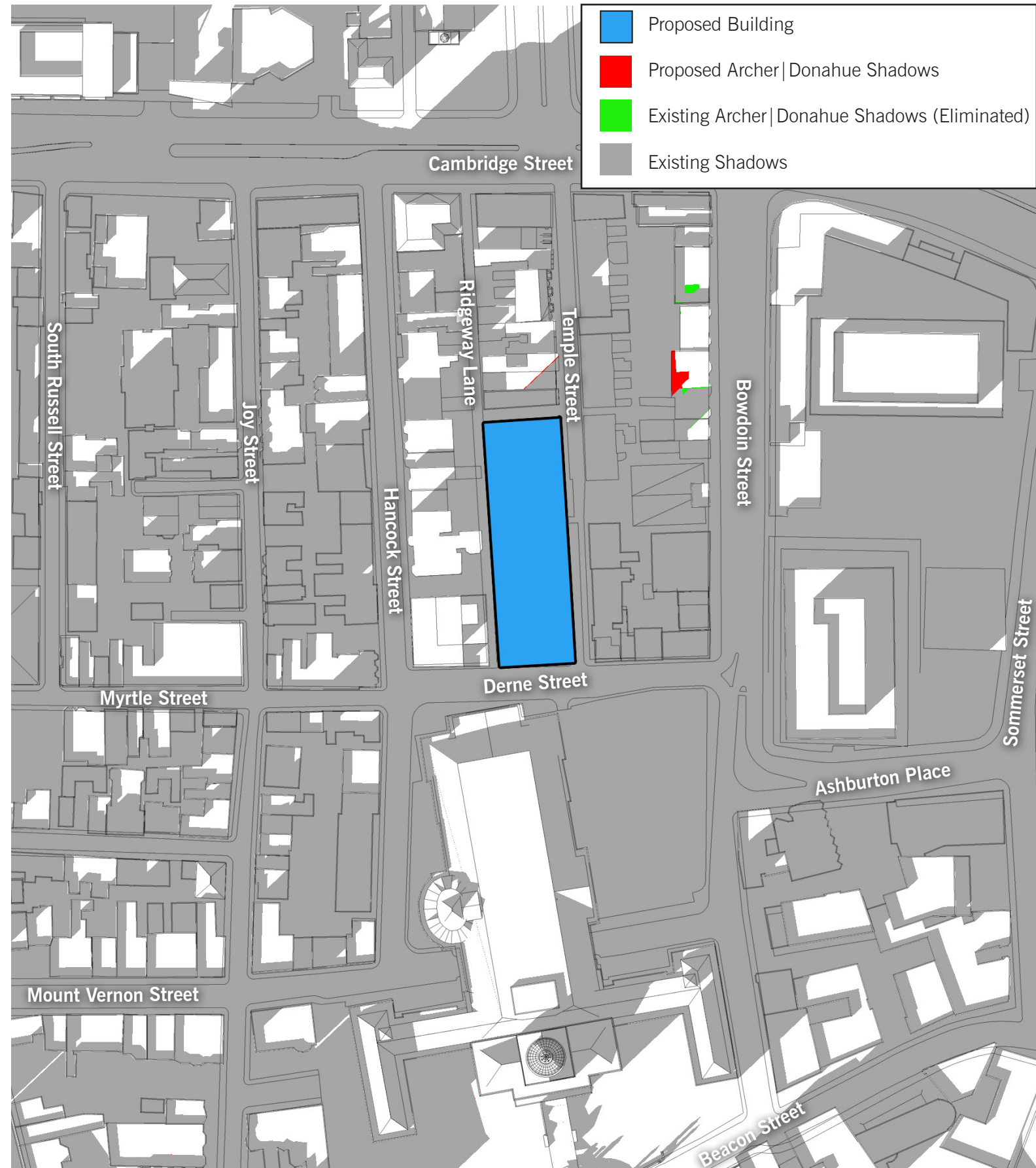
Previous Design



Current Design

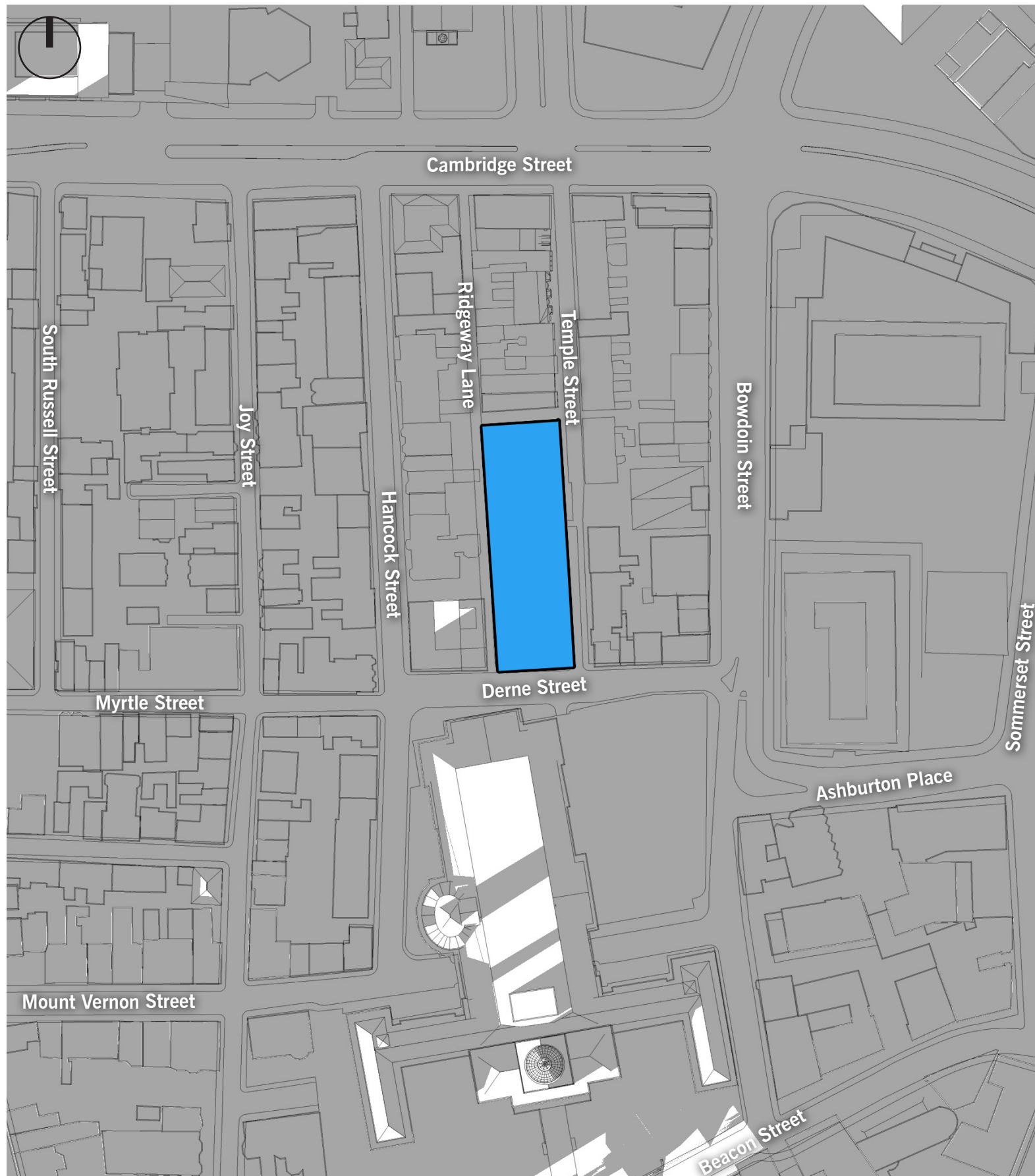


Previous Design

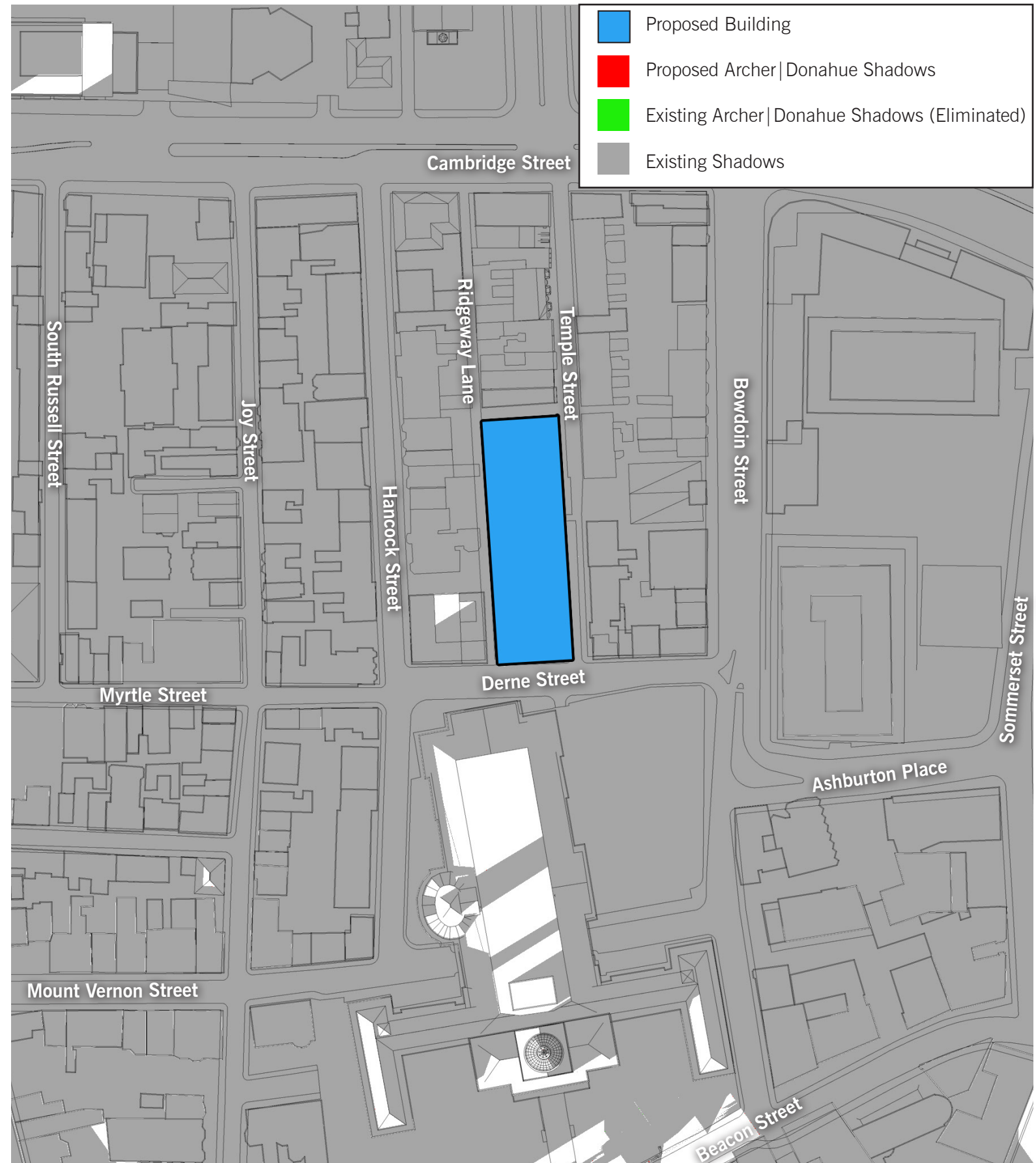


Current Design

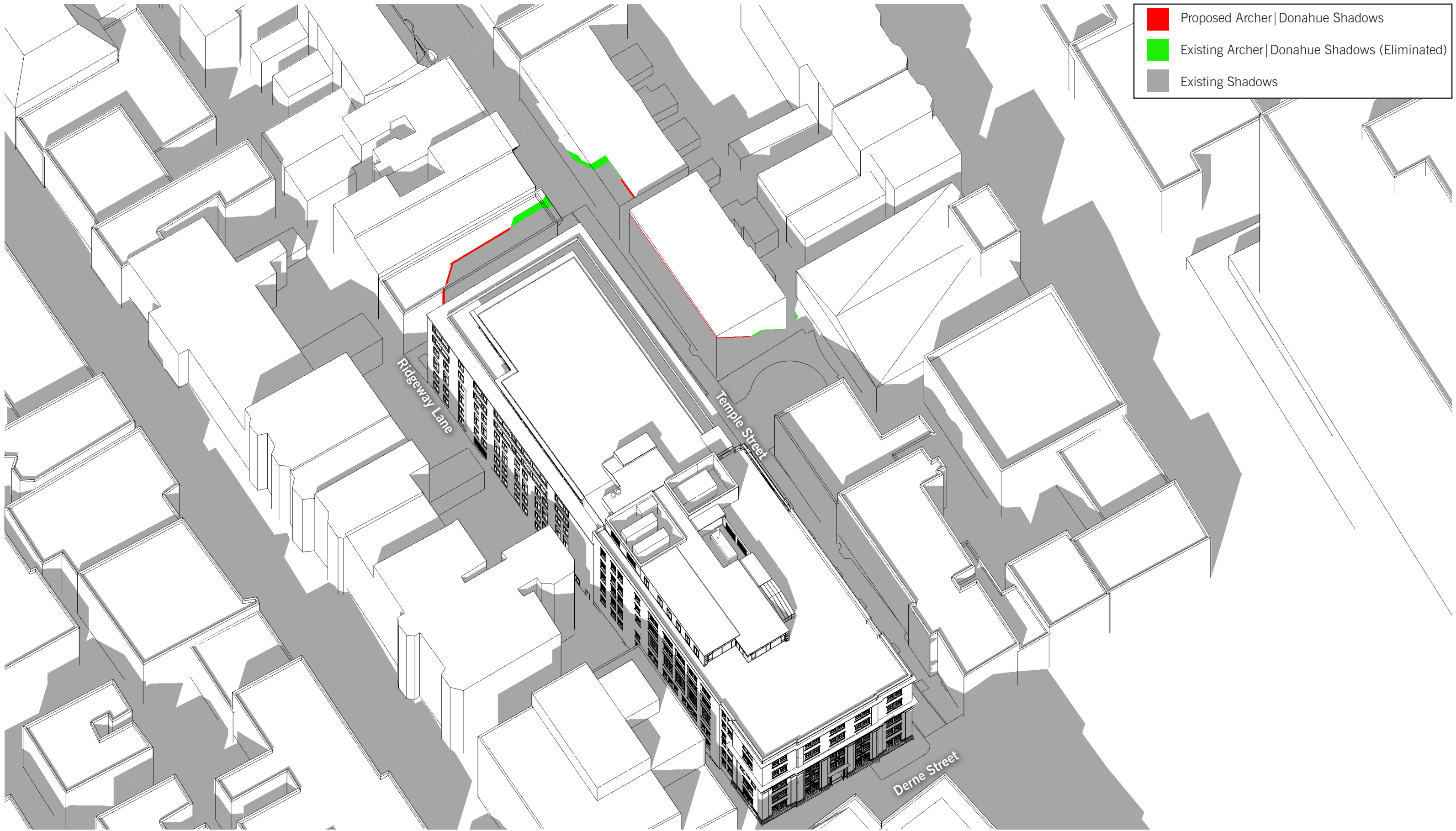
- Proposed Building
- Proposed Archer|Donahue Shadows
- Existing Archer|Donahue Shadows (Eliminated)
- Existing Shadows



Previous Design



Current Design



Archer | Donahue
Boston, MA

Aerial Shadow Study
March 21 @ 3:00PM

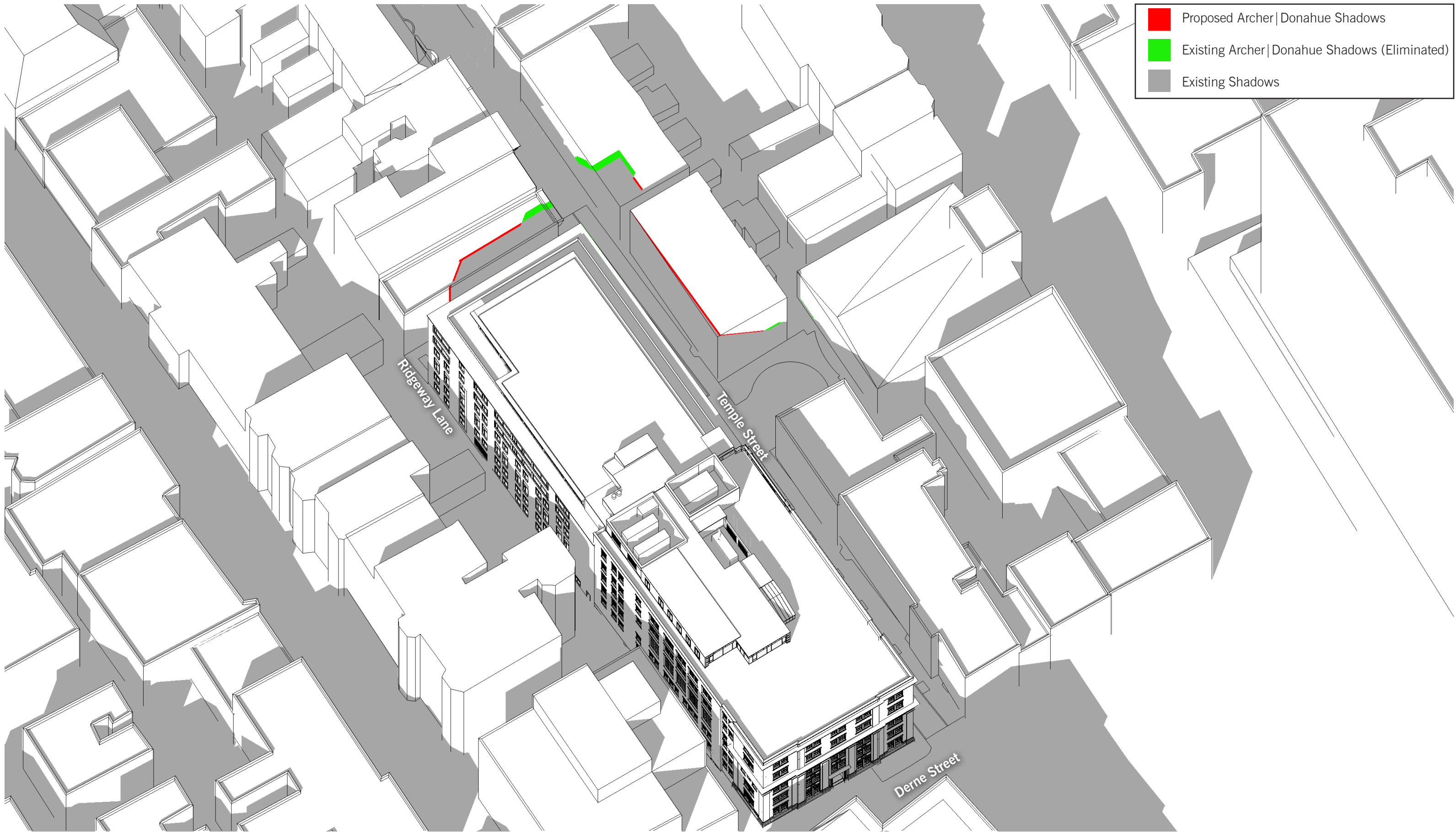
January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

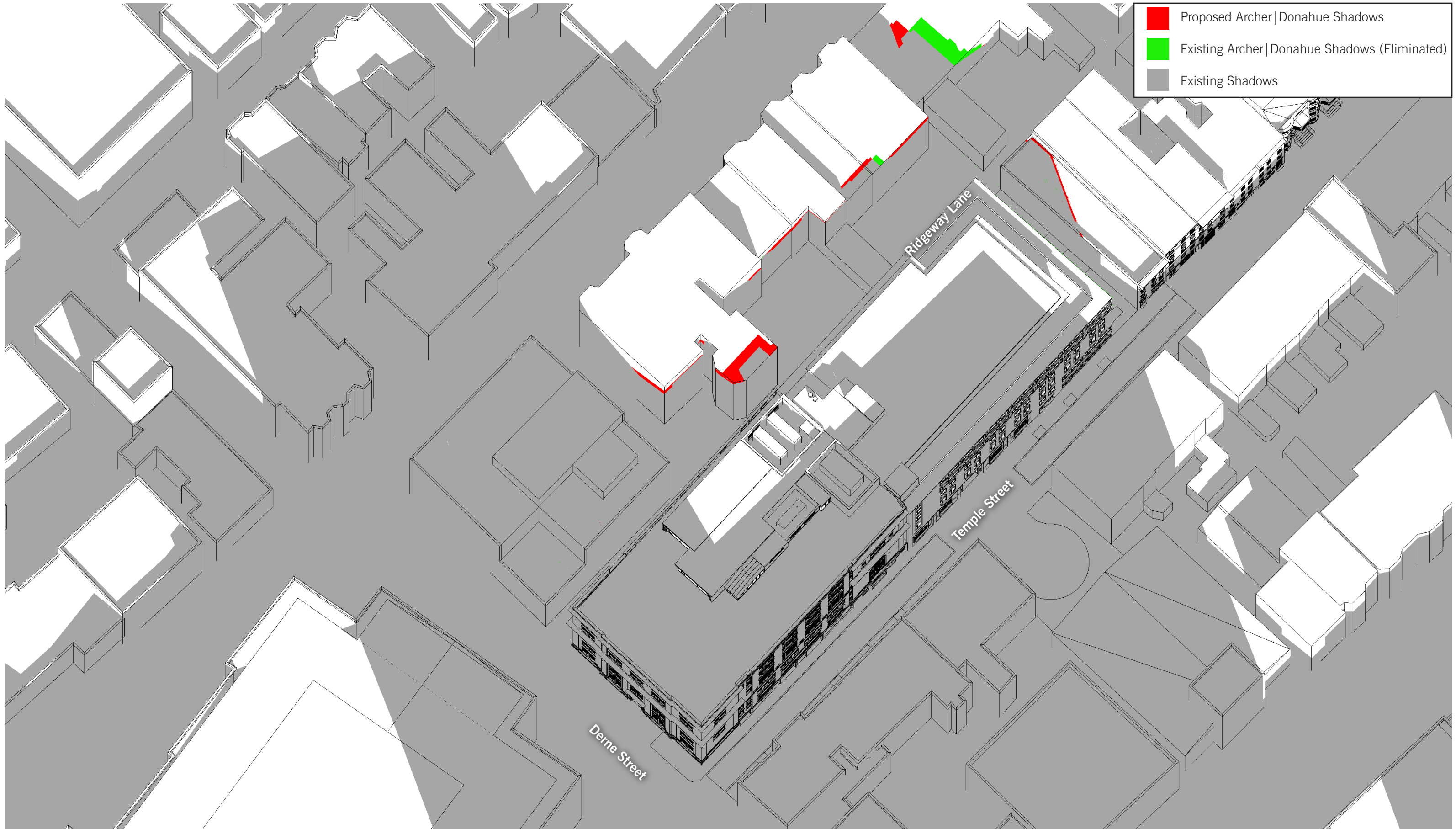
14188

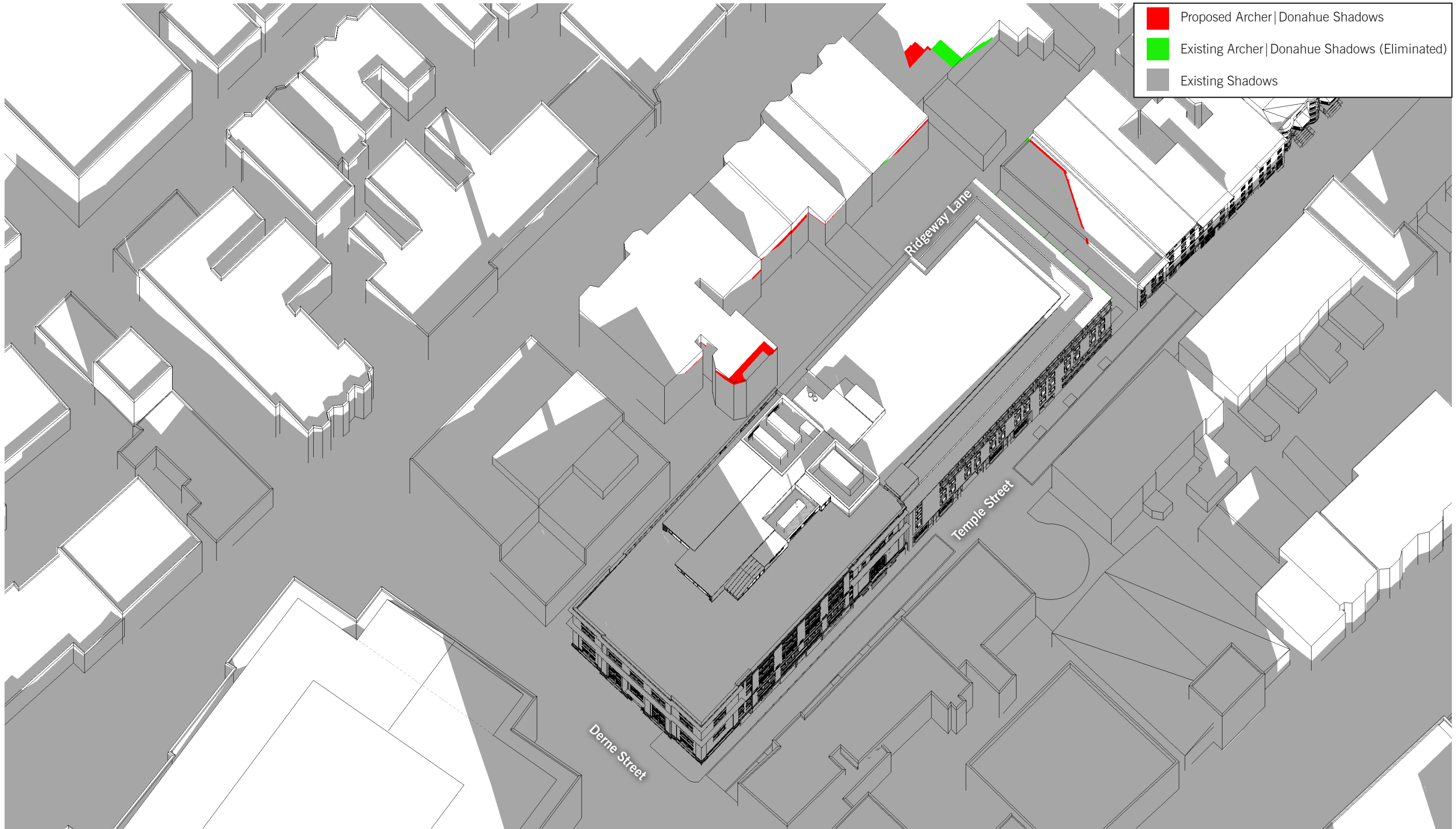
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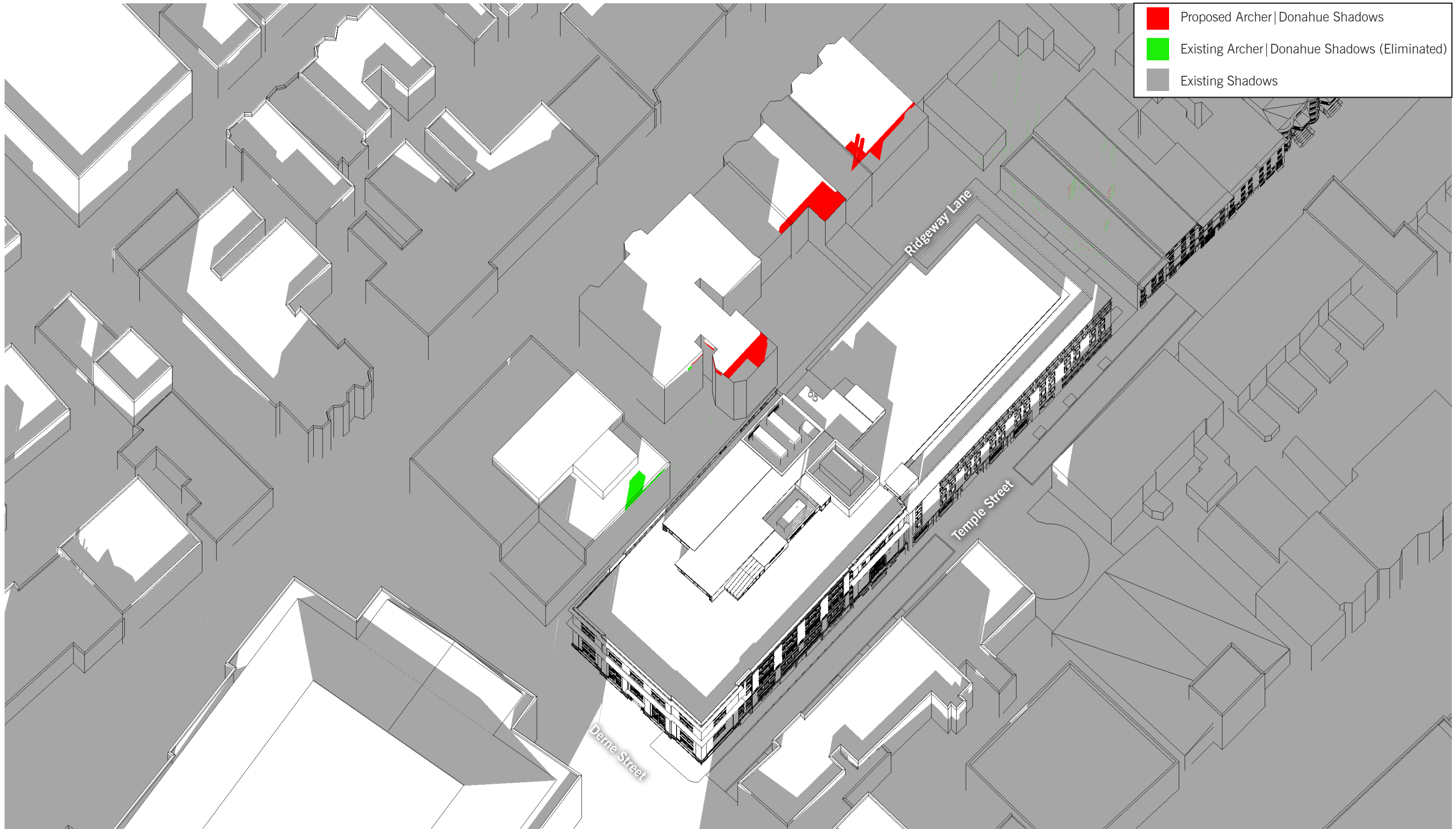




- Proposed Archer | Donahue Shadows
- Existing Archer | Donahue Shadows (Eliminated)
- Existing Shadows









Ridgeway Lane Previous Design Elevation



Derne Street Previous Design Elevation



Temple Street Previous Design Elevation



Ridgeway Lane Street Elevation



Derne Street Elevation



Temple Street Elevation



Ridgeway Lane Existing Elevation



Derne Street Existing Elevation



Temple Street Existing Elevation



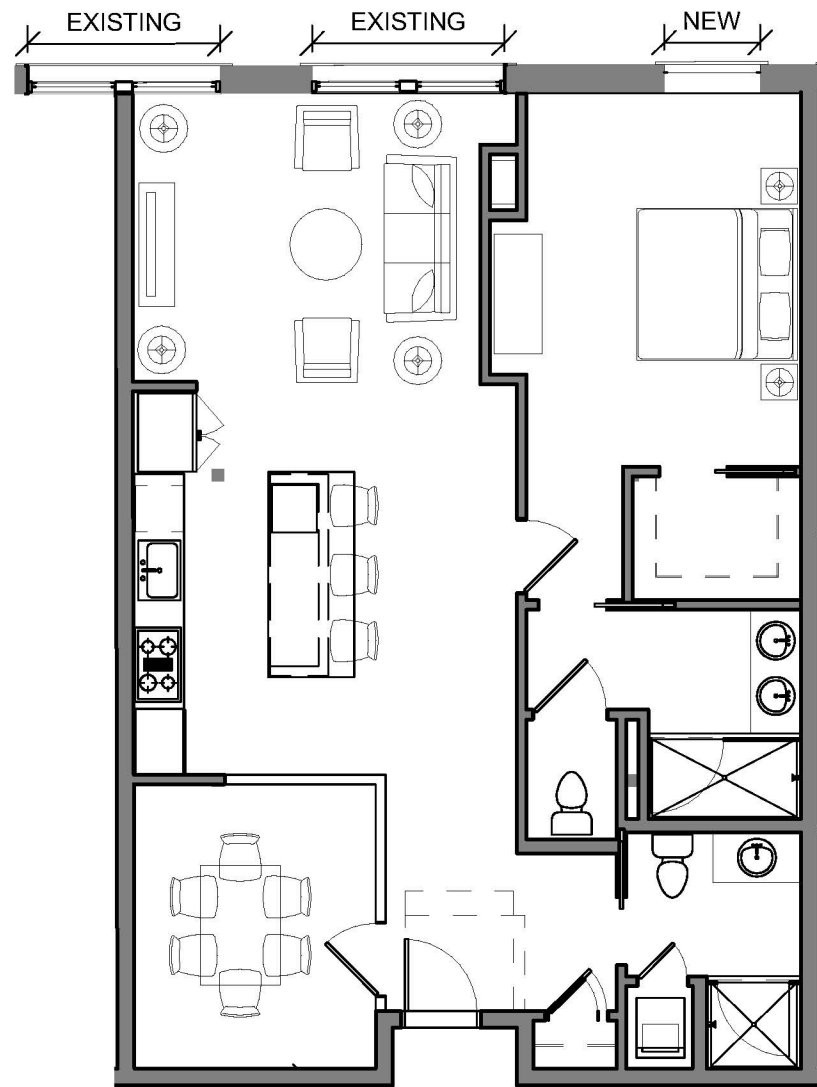
Ridgeway Lane Street Elevation



Derne Street Elevation



Temple Street Elevation

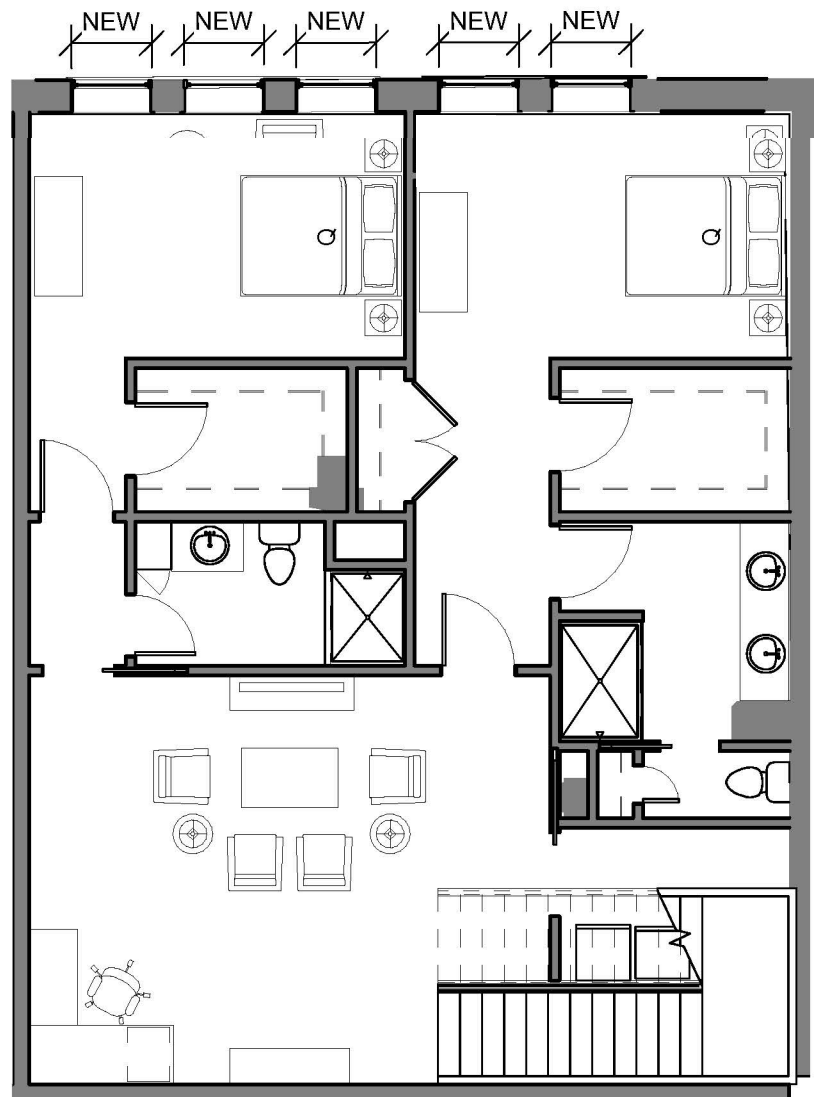


1 Unit Type - A2 - 1 BR Revised
Scale : 1/8" = 1'-0"

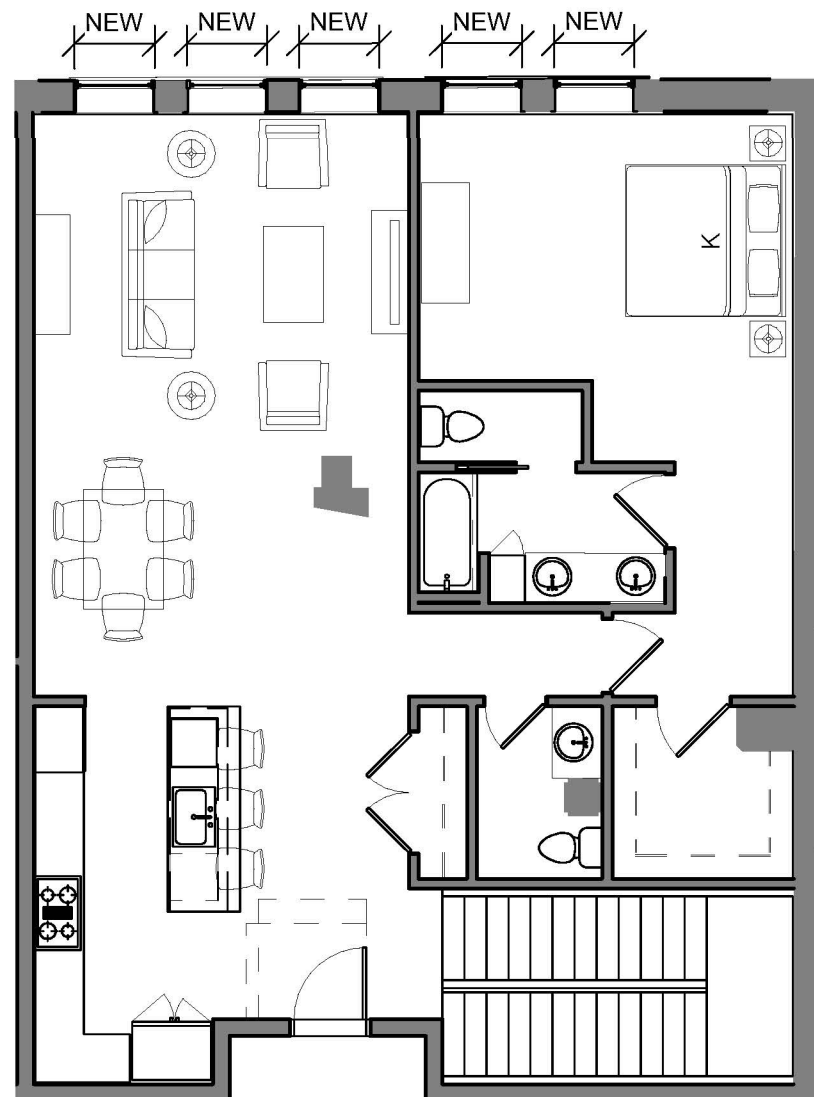


2 Level 4, 5 & 6 Key Plan - A2
Scale : 1/64" = 1'-0"





1 Unit Type C10 - 3 BR Lower Level - Revised
Scale : 1/8" = 1'-0"

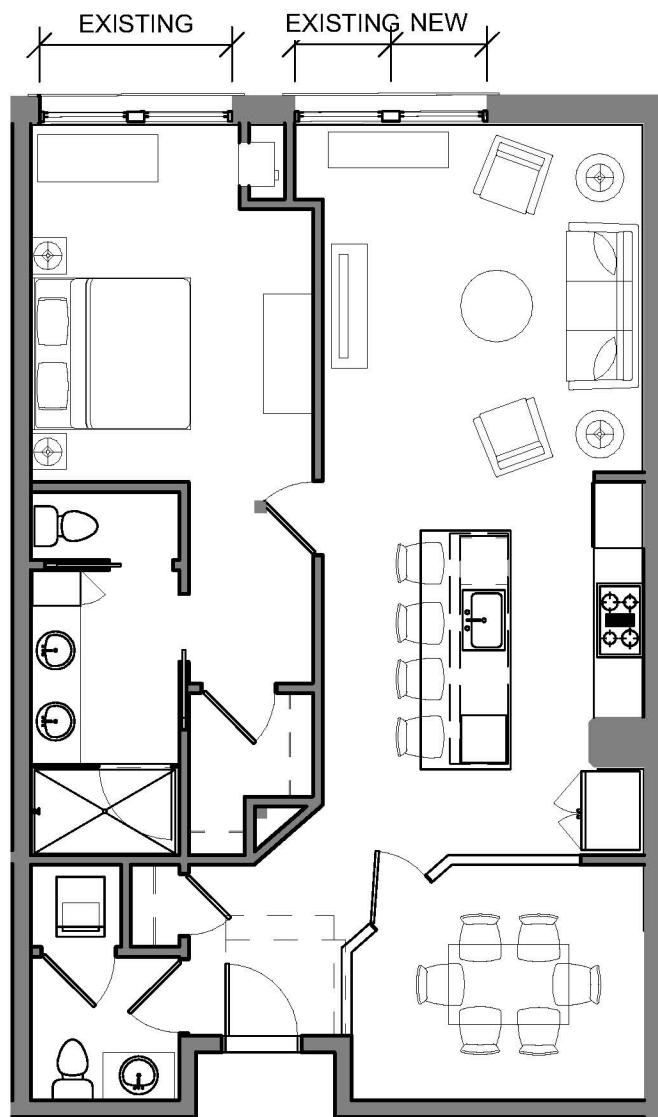


2 Unit Type C10 - 3 BR Upper Level - Revised
Scale : 1/8" = 1'-0"

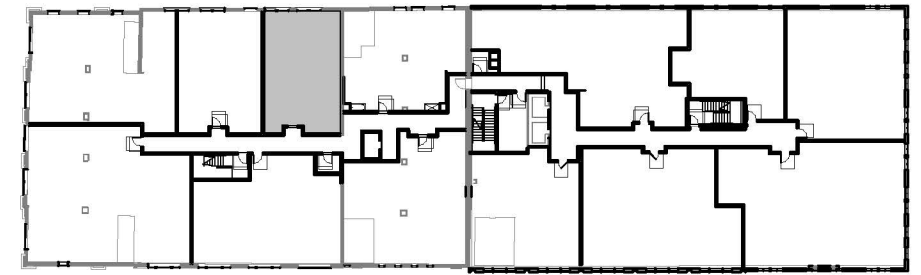


3 Ground Level Key Plan - C10
Scale : 1/64" = 1'-0"

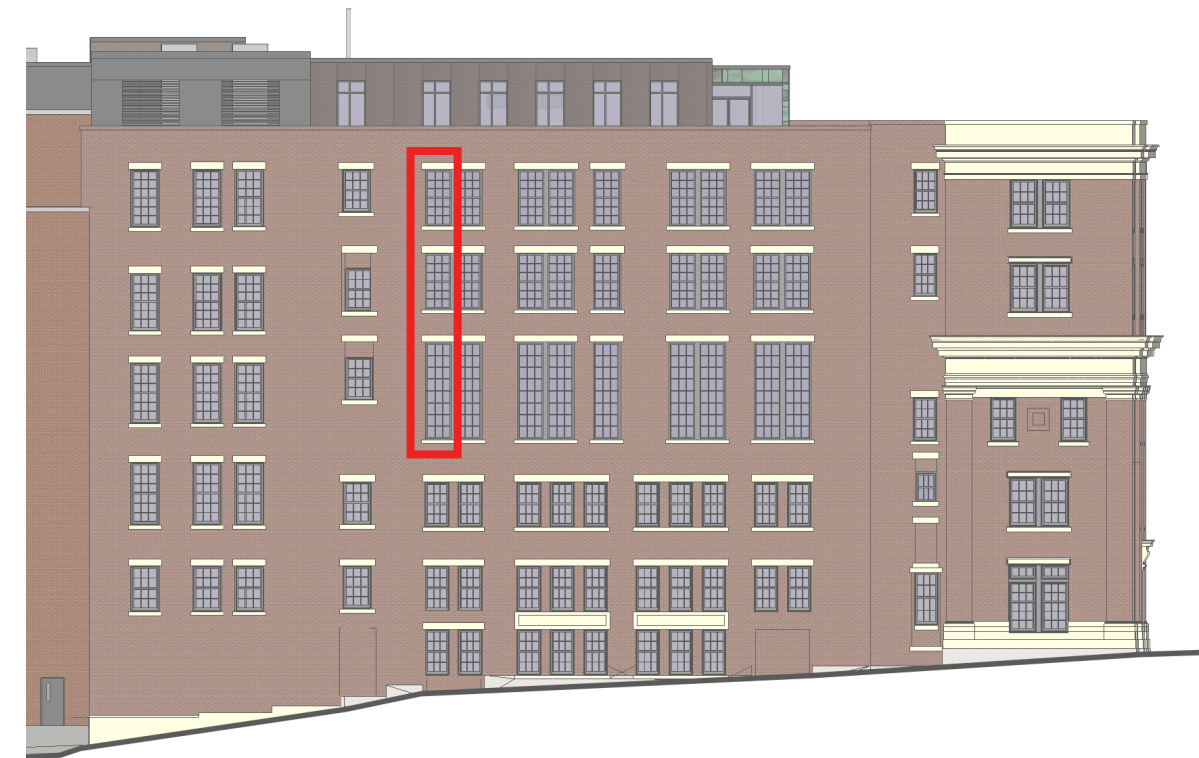


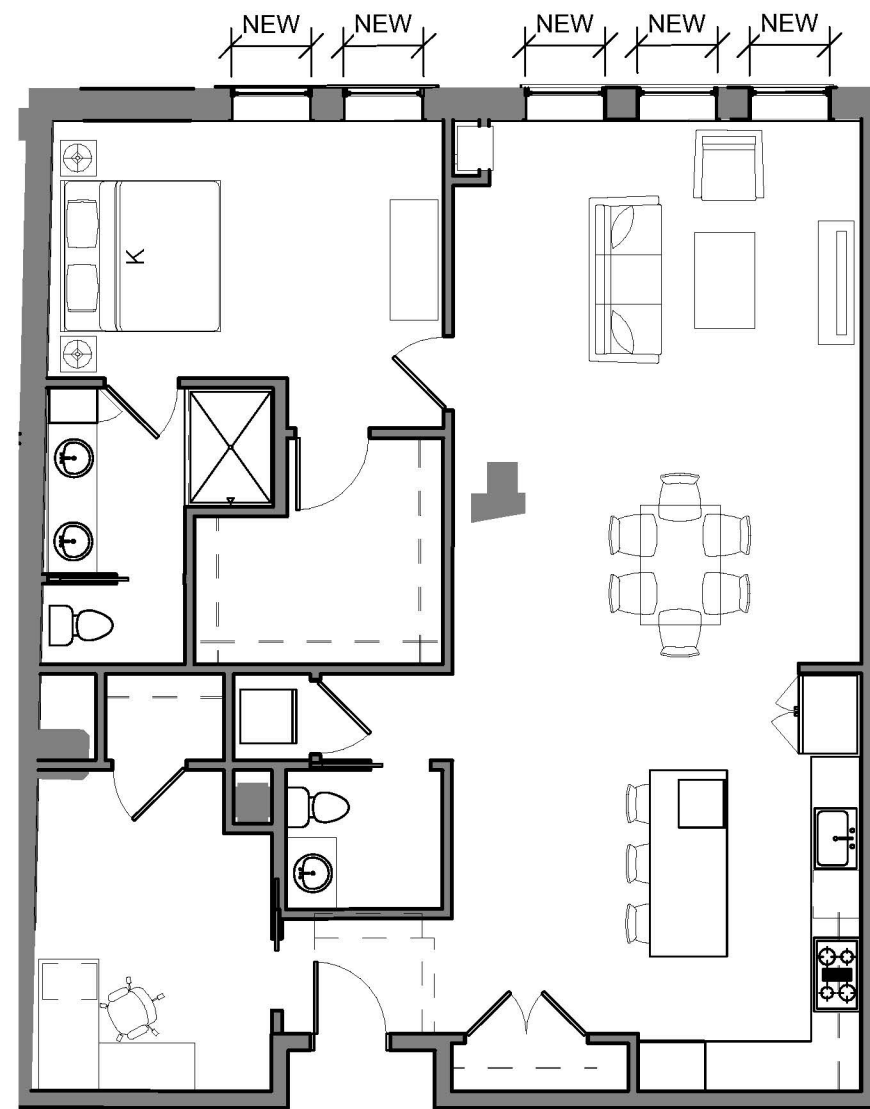


1 Unit Type A3 - 1 BR Revised
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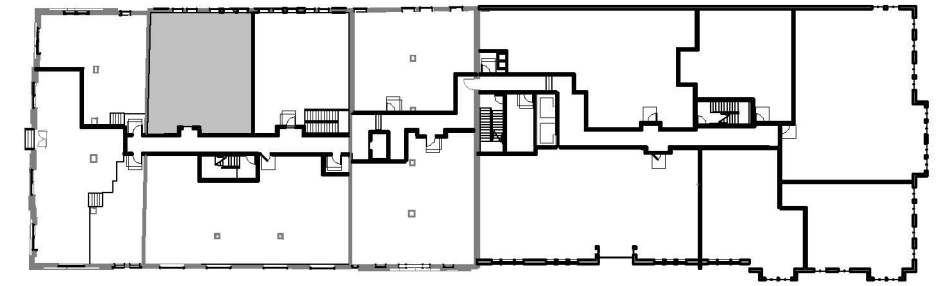


2 Level 4, 5 & 6 Key Plan - A3
Scale : 1/64" = 1'-0"



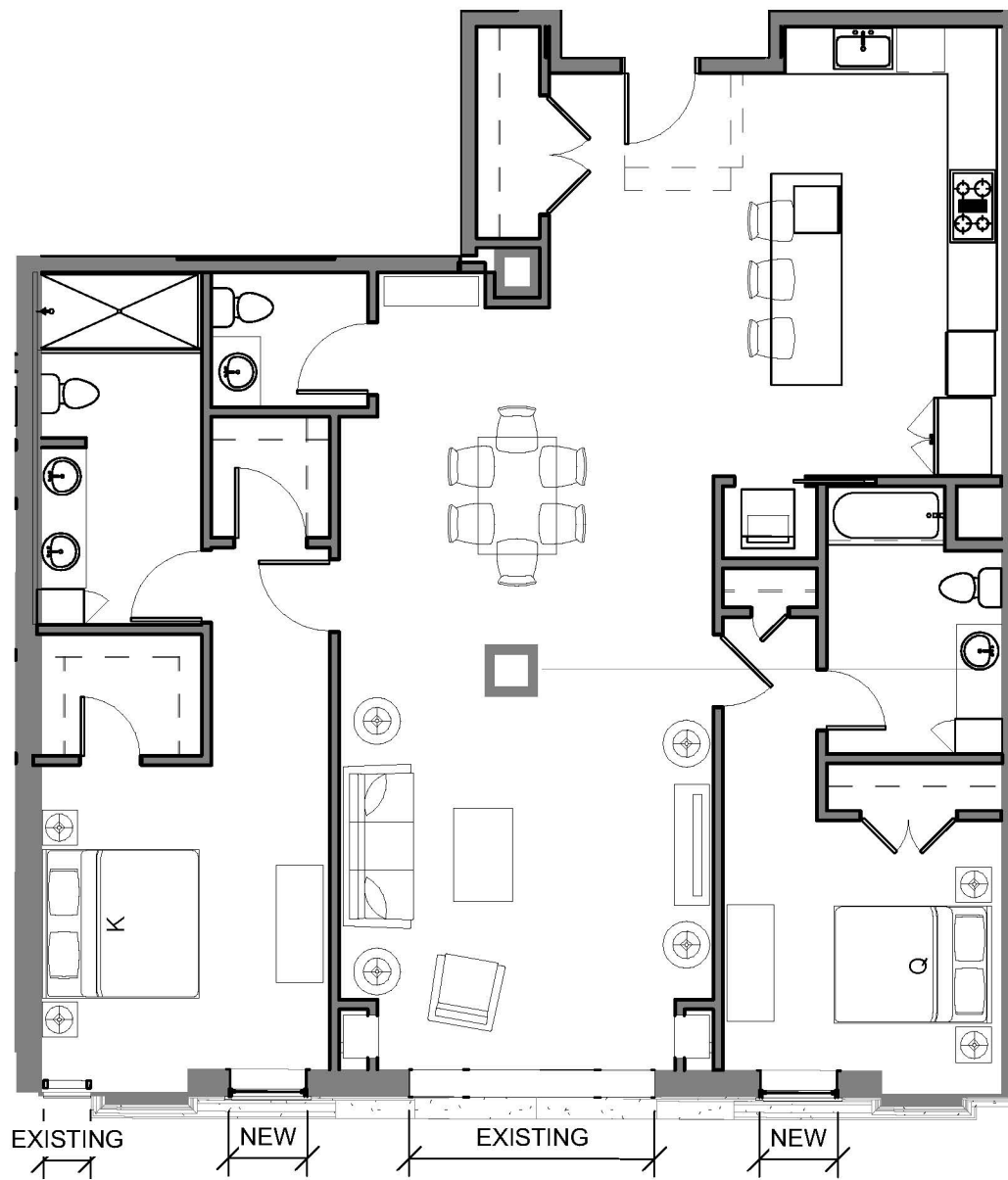


1 Unit Type A6 - 1 BR + Den Revised
Scale : 1/8" = 1'-0"

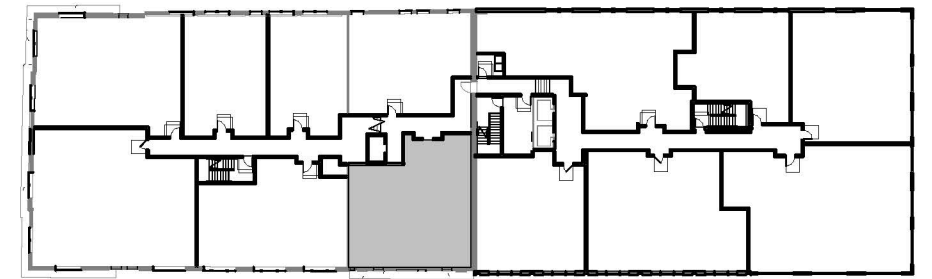


2 Level 2 Key Plan - A6
Scale : 1/64" = 1'-0"



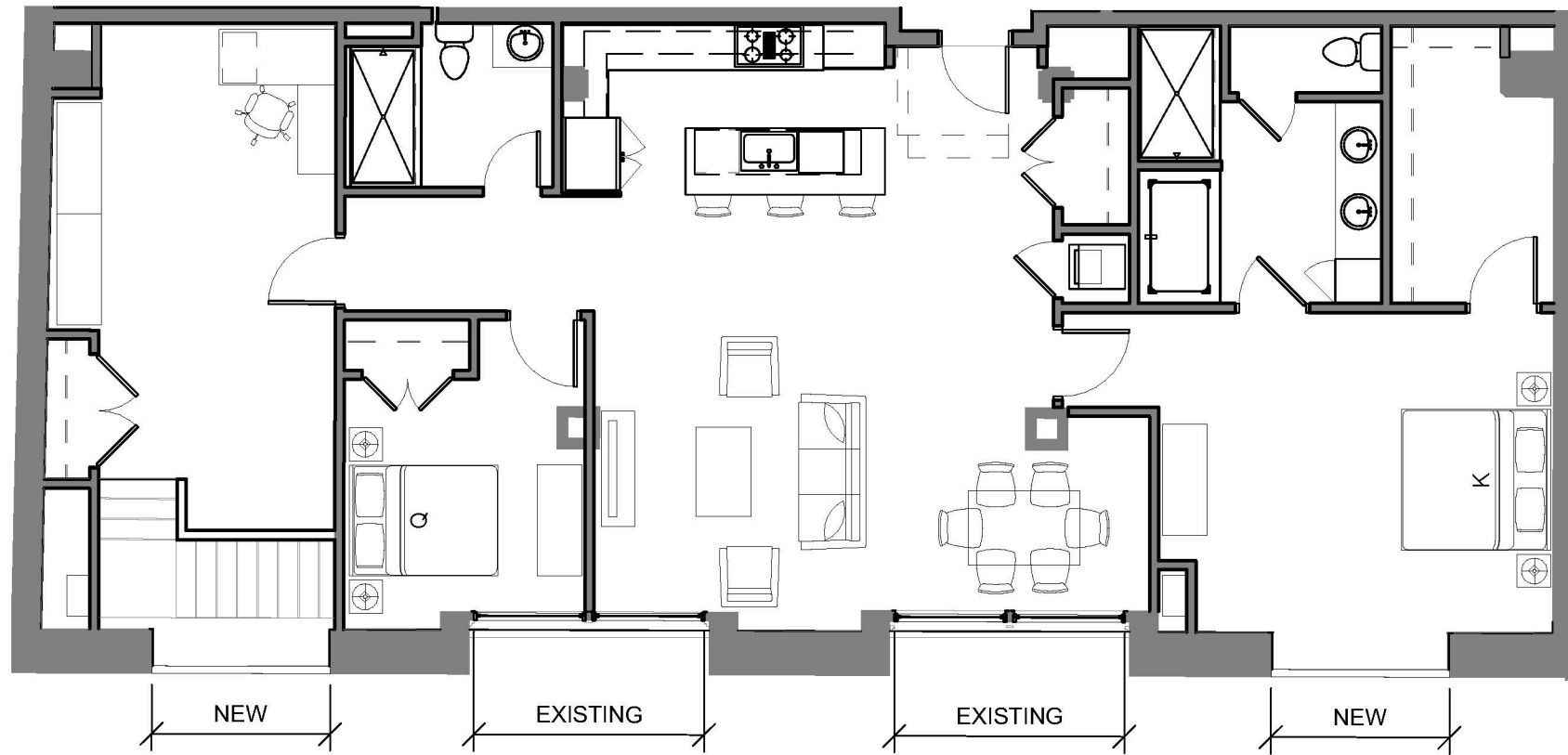


1 Unit Type - B2 - 2 BR - Revised
Scale : 1/8" = 1'-0"

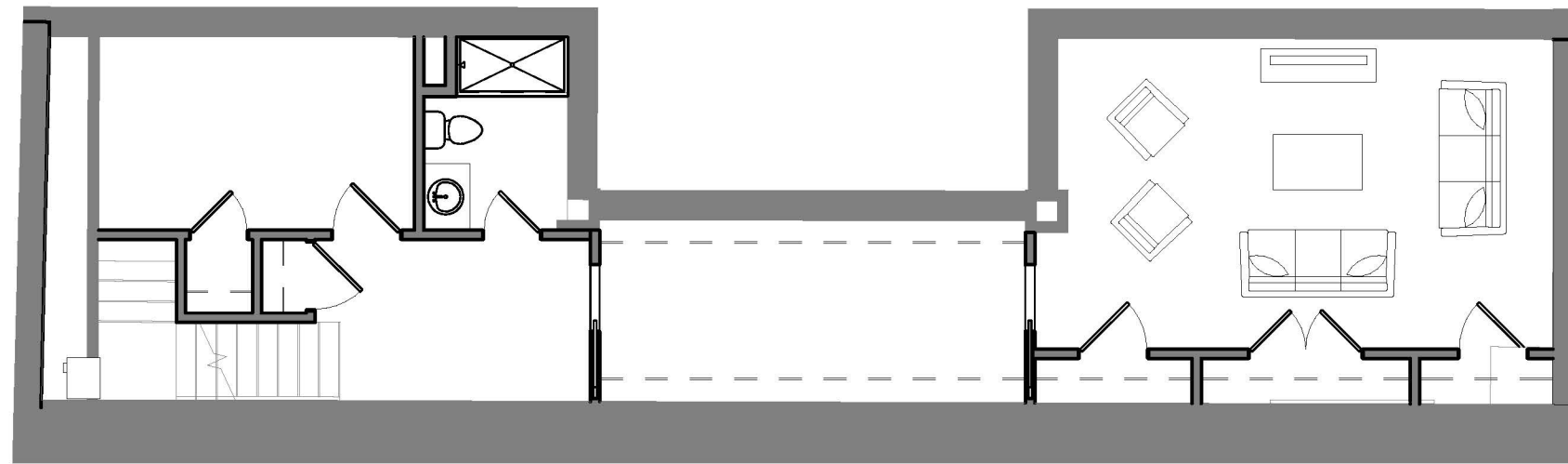


2 Level 5 & 6 Key Plan - B2
Scale : 1/64" = 1'-0"

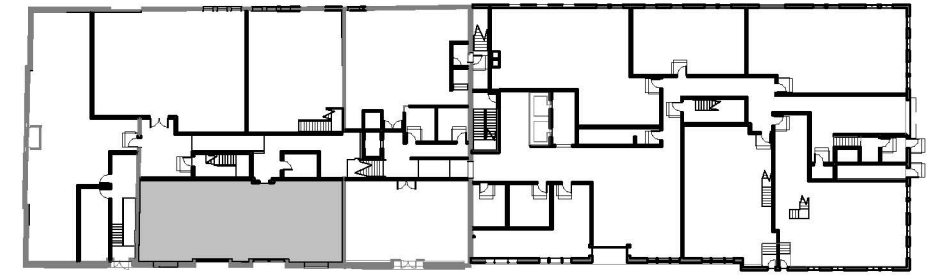




1 Unit Type B8 - 2 BR + Den Upper Level- Revised
Scale : 1/8" = 1'-0"

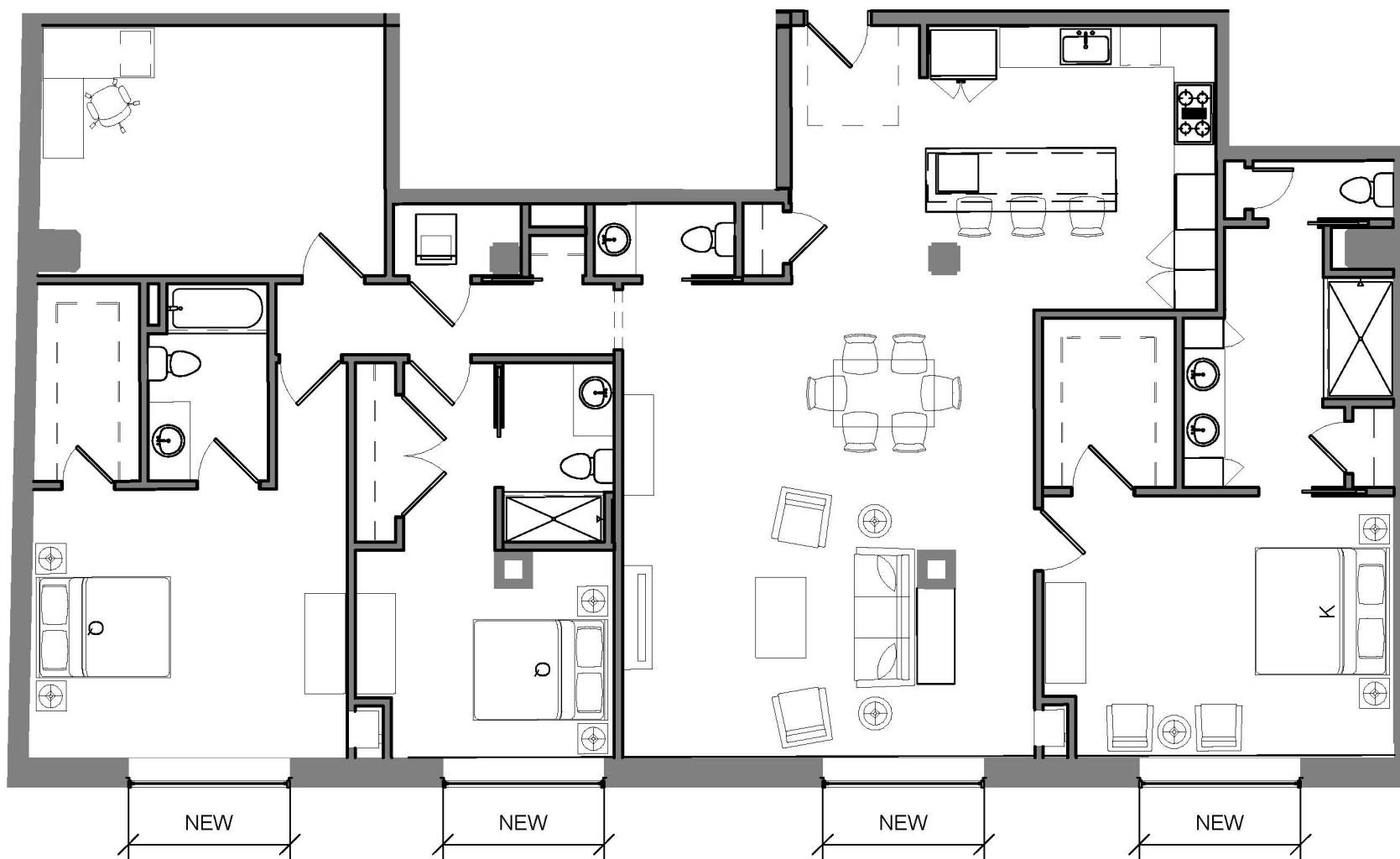


2 Unit Type B8 - 2 BR+ Den Lower Level- Revised
Scale : 1/8" = 1'-0"

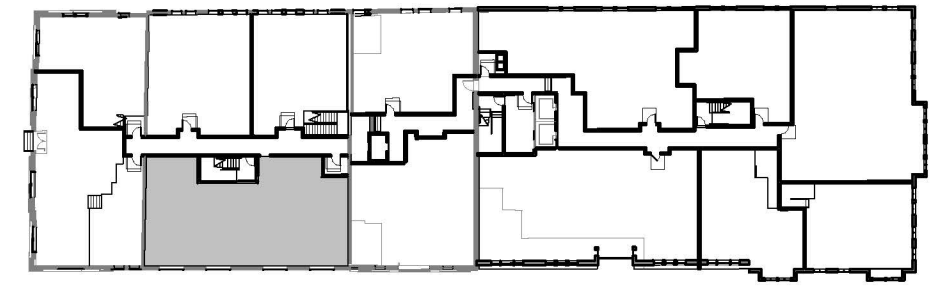


3 Ground Level Key Plan - B8
Scale : 1/64" = 1'-0"





1 Unit Type C3 - 3 BR + Den Revised
Scale : 1/8" = 1'-0"



2 Level 2 Key Plan - C3
Scale : 1/64" = 1'-0"





Archer | Donahue
Boston, MA

Archer Circa 1920
Original Windows

January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

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Archer | Donahue
Boston, MA

Archer Circa 1937
2 Stories Added with Sign

January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

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Archer | Donahue
Boston, MA

Archer Circa 2016
Sign & Pediment Removed
& Windows Replaced

January 26, 2017
DEVELOPER : JDMD Owner, LLC
ARCHITECT : The Architectural Team

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Archer | Donahue
Boston, MA

Archer Original Windows

January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

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Original Metal Windows

Replacement Windows





Archer | Donahue
Boston, MA

Donahue Construction
Circa 1965

January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

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Archer | Donahue
Boston, MA

Donahue Construction
Circa 1965

January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

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Archer | Donahue
Boston, MA

Archer Circa 1920
Metal Windows

January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

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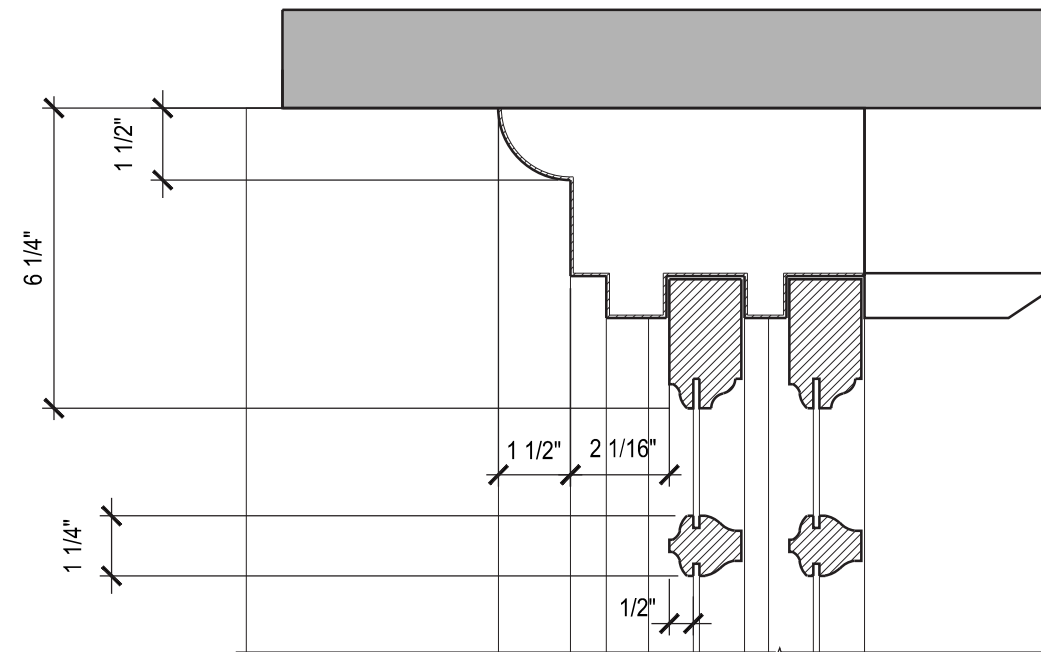
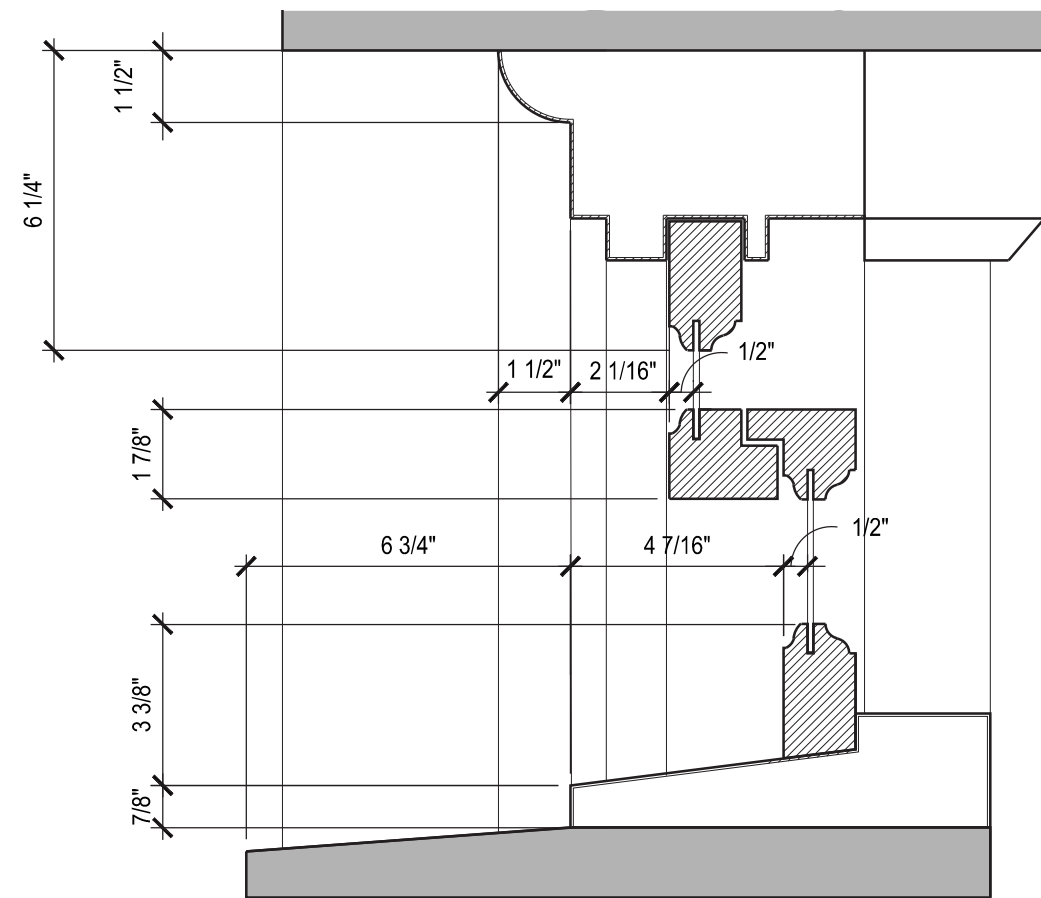
Archer | Donahue
Boston, MA

Archer Circa 1937
Metal Windows

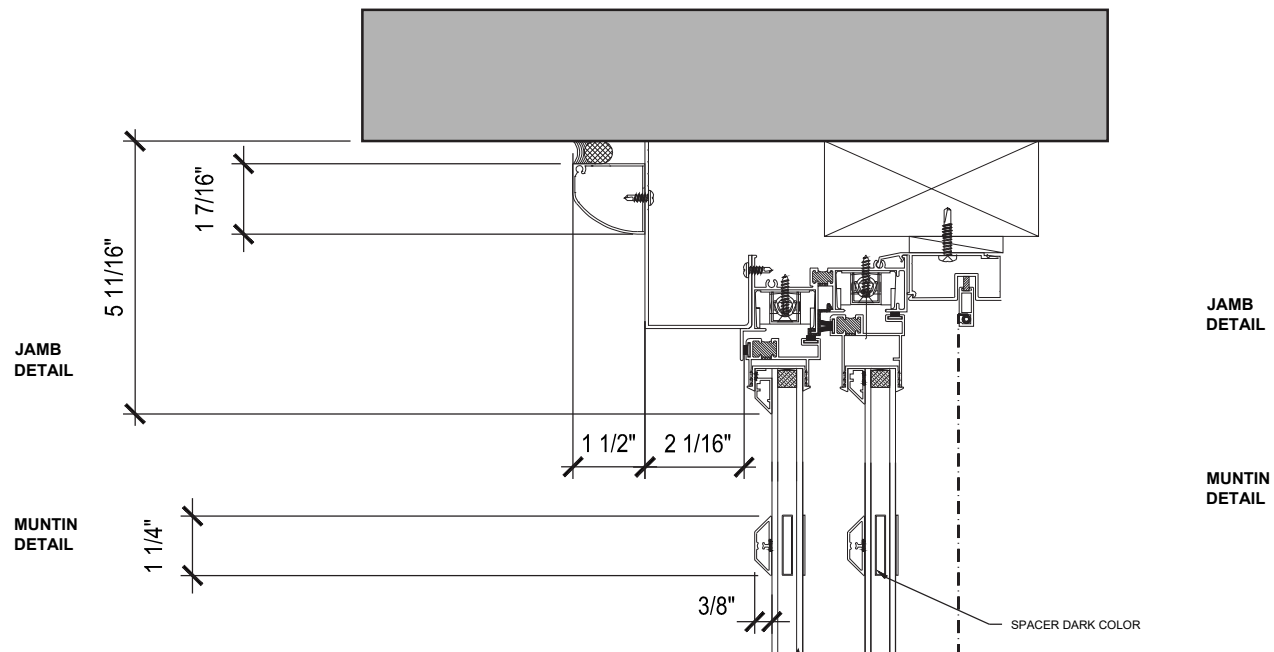
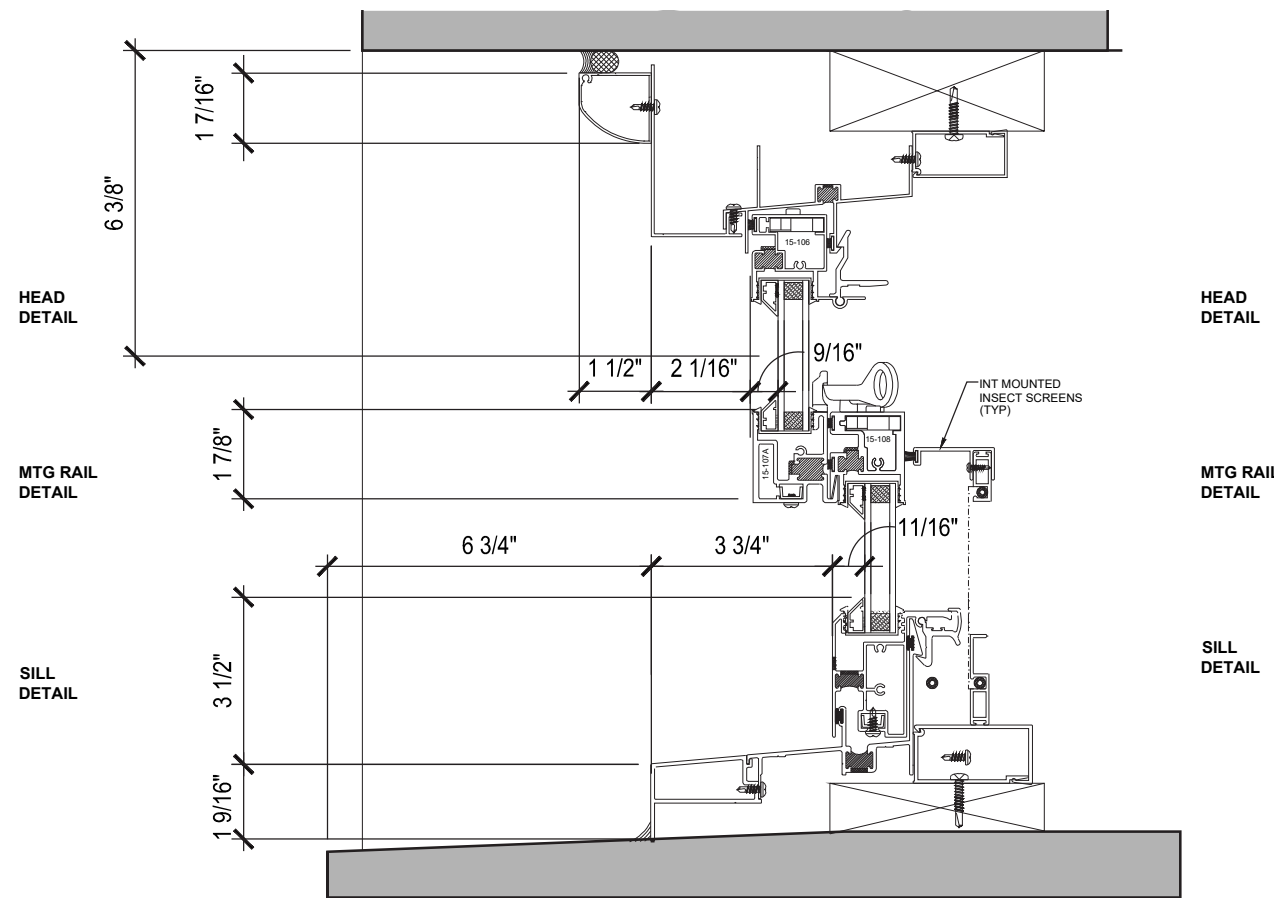
January 26, 2017
DEVELOPER : JDMD Owner, LLC
ARCHITECT : The Architectural Team

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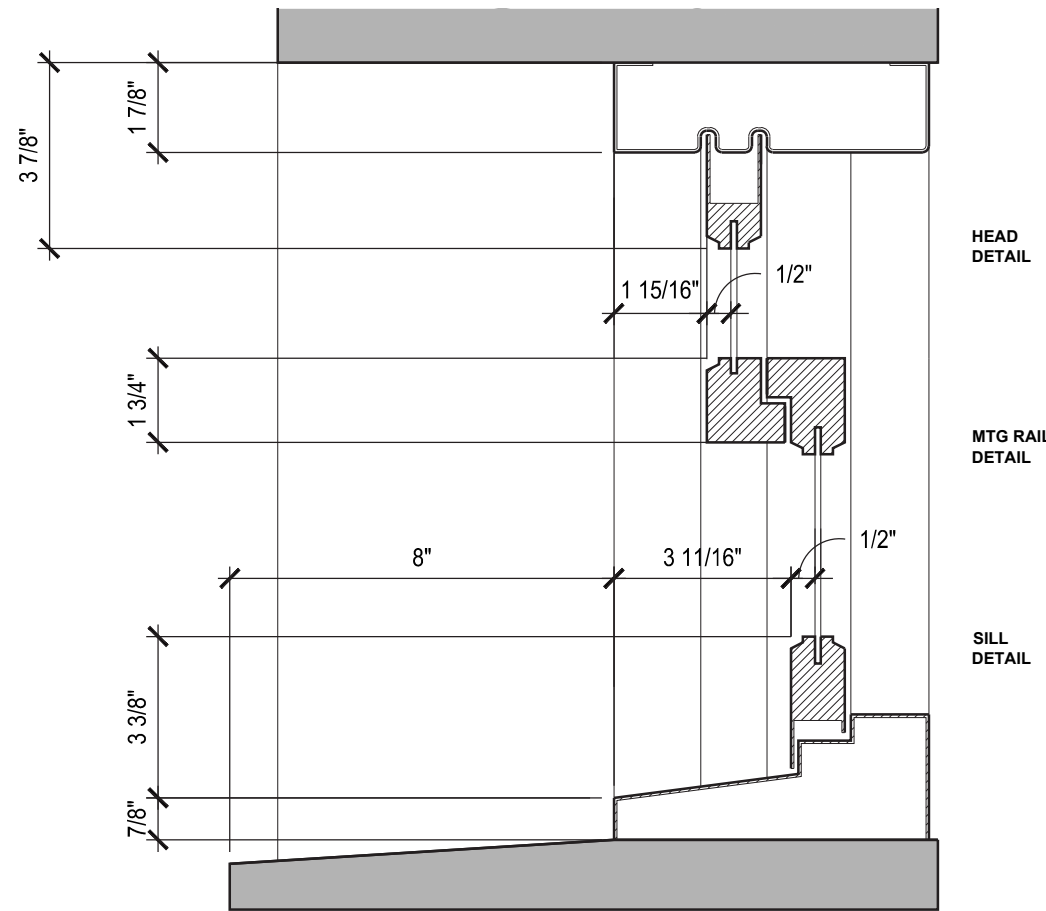
tat | the architectural team



A1 TYPE A1 - WINDOW DETAILS - EXISTING
SCALE: 3" = 1'-0"



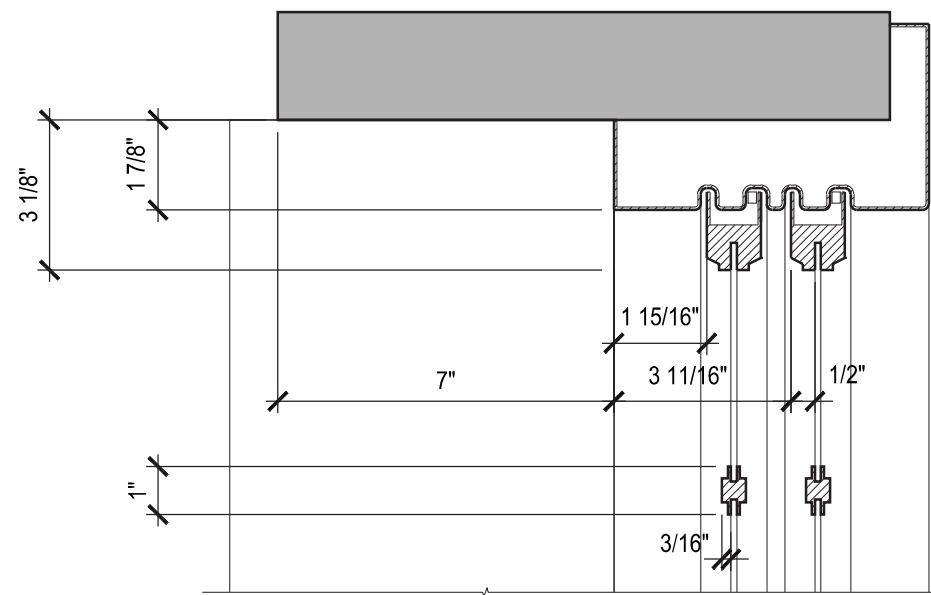
A1 TYPE A1 - WINDOW DETAILS- PROPOSED
SCALE: 3" = 1'-0"



HEAD
DETAIL

MTG RAIL
DETAIL

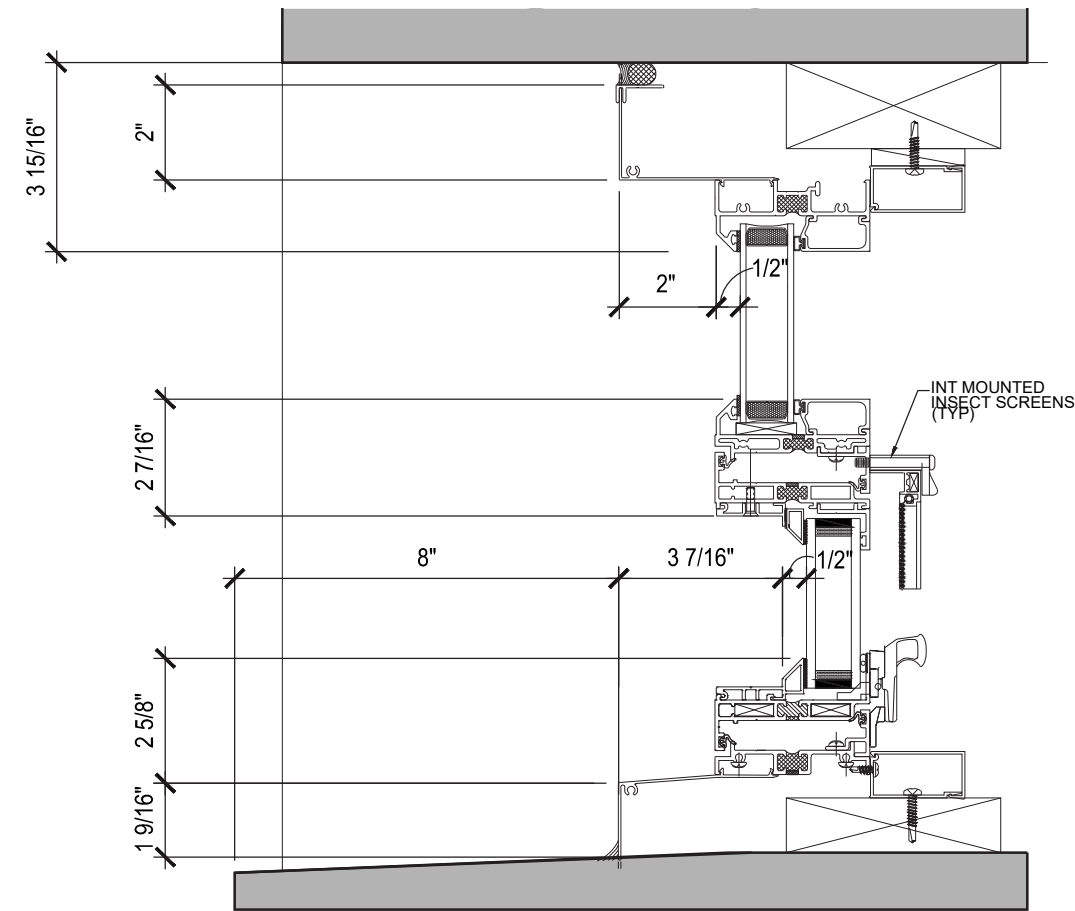
SILL
DETAIL



JAMB
DETAIL

MUNTIN
DETAIL

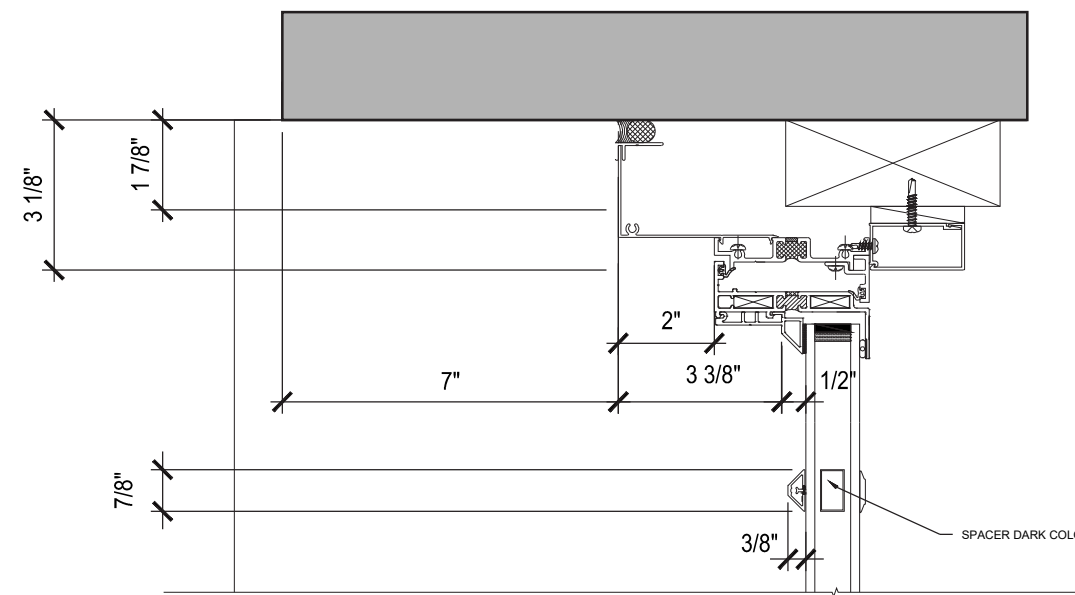
C1 TYPE C1 - WINDOW DETAIL - EXISTING
SCALE: 3" = 1'-0"



HEAD
DETAIL

MTG RAIL
DETAIL

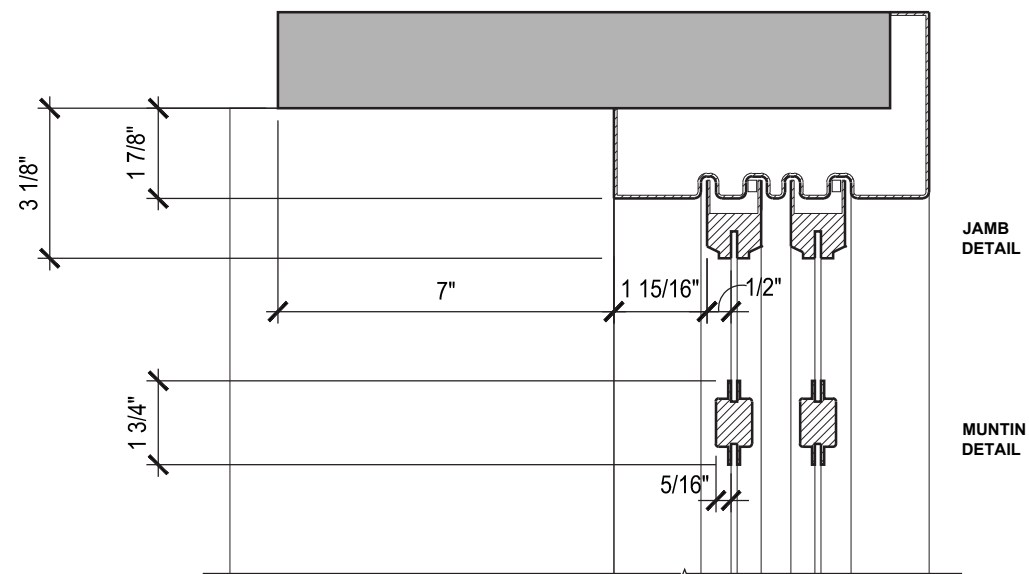
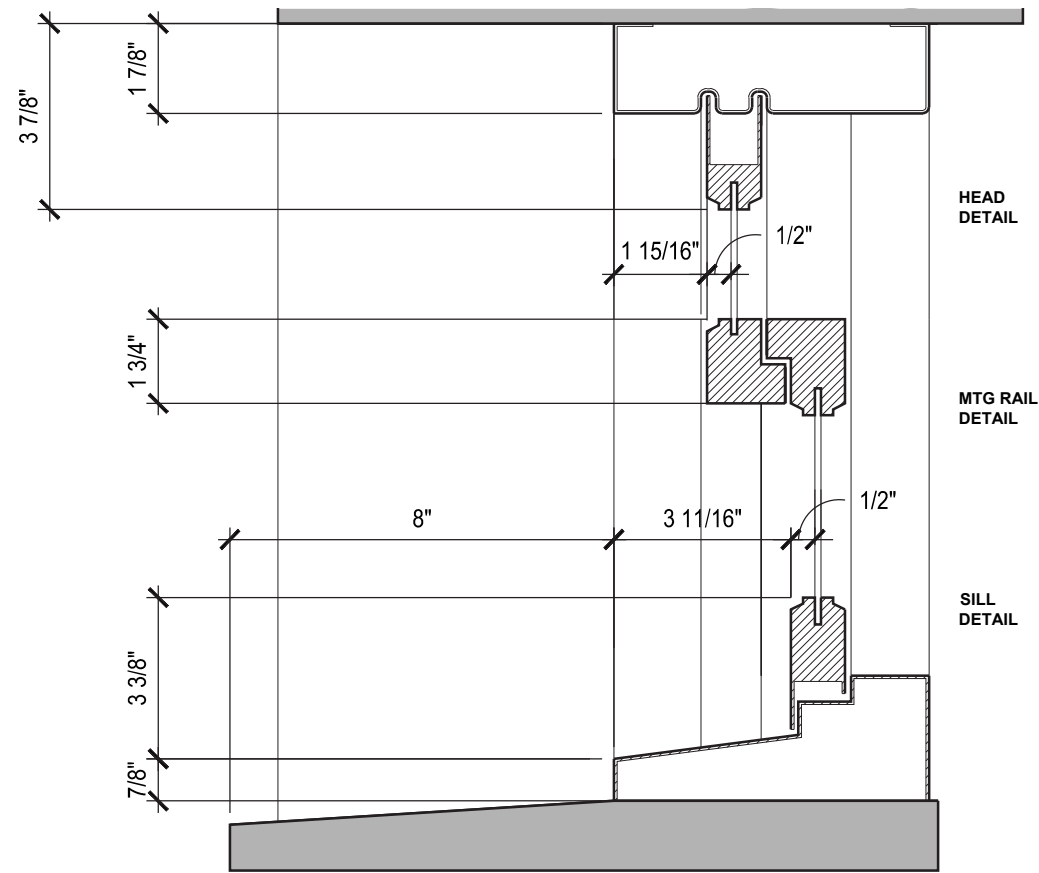
DETAIL



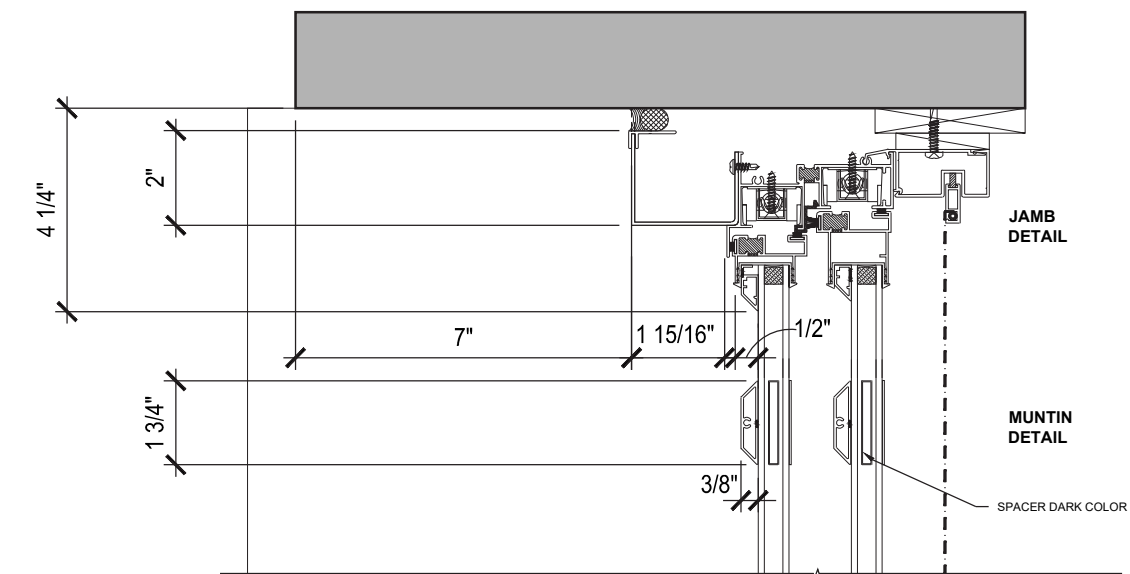
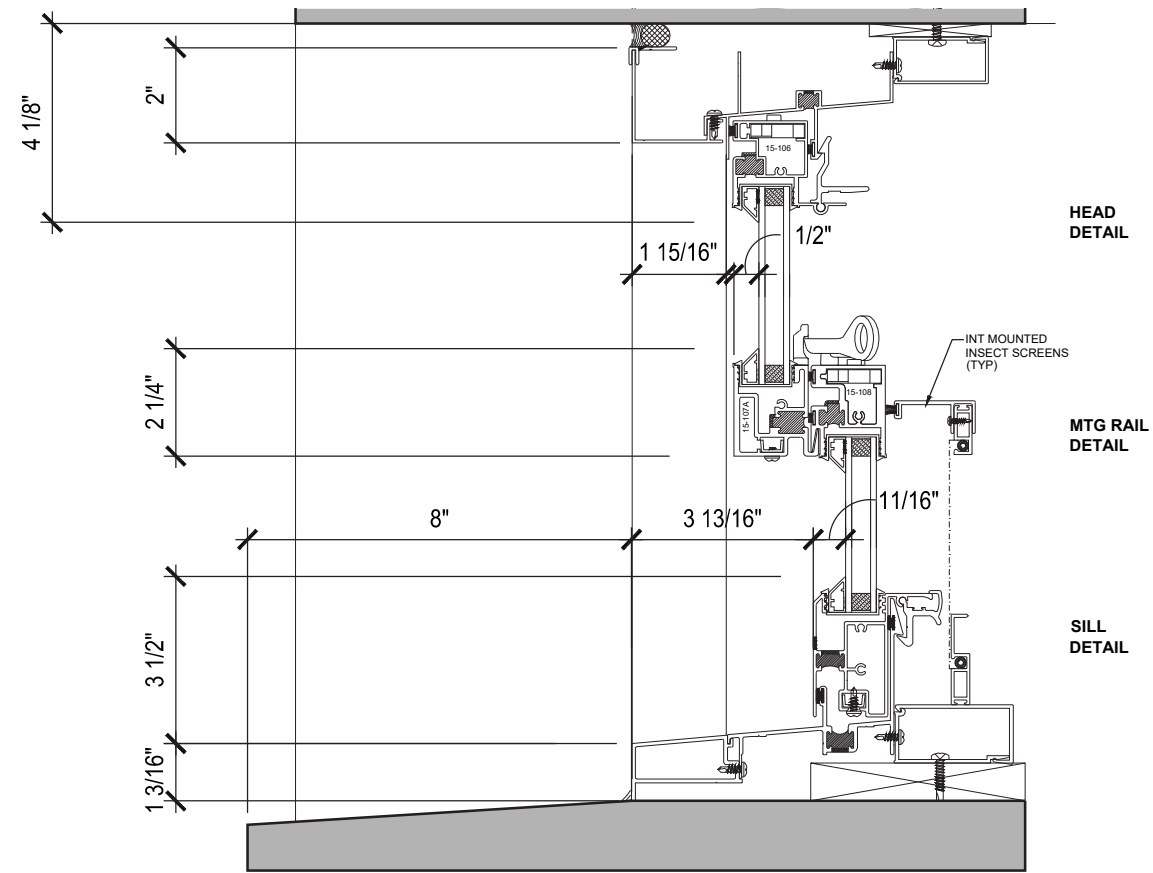
JAMB
DETAIL

MUNTIN
DETAIL

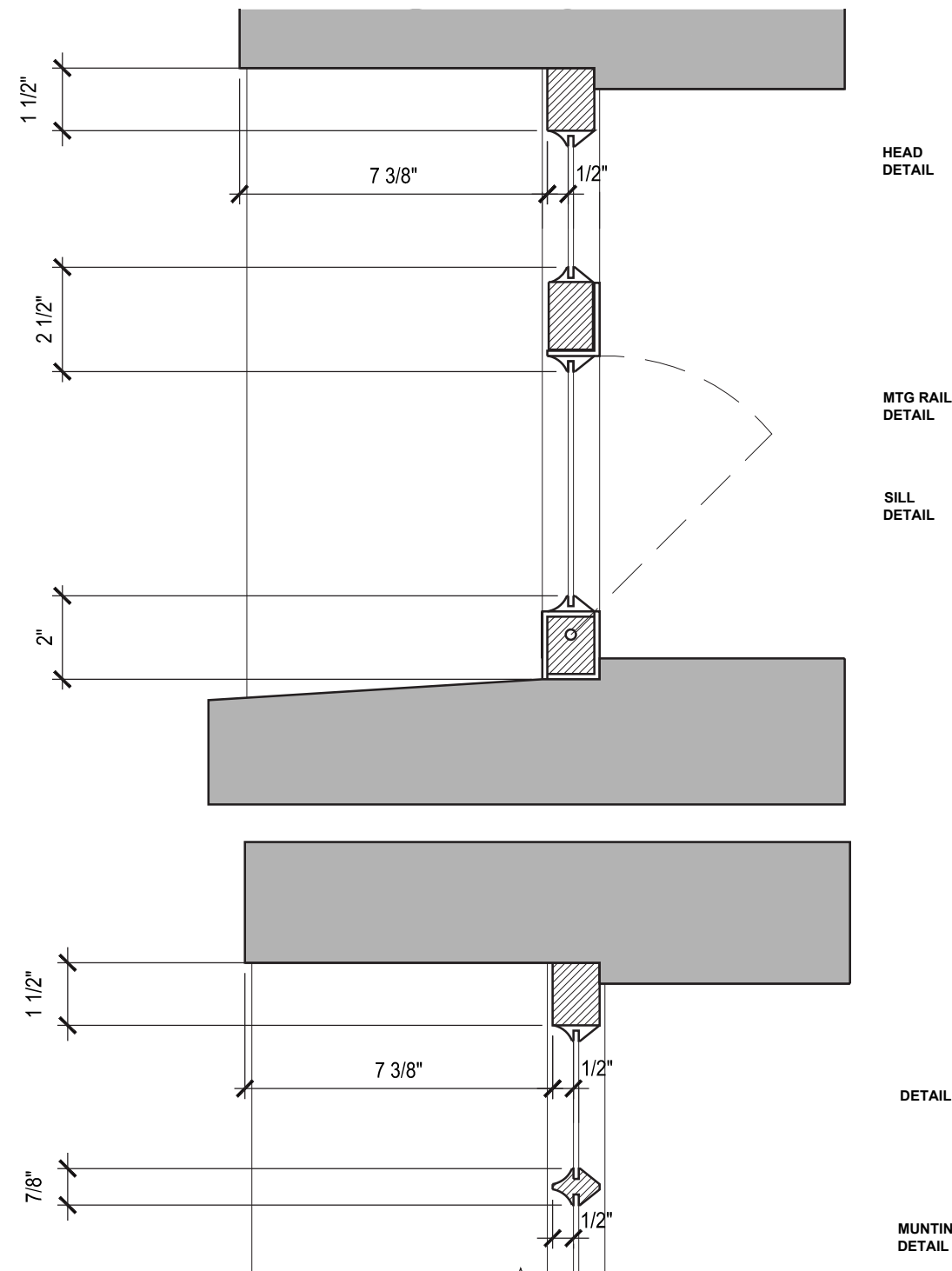
C1 TYPE C1 - WINDOW DETAIL - PROPOSED
SCALE: 3" = 1'-0"



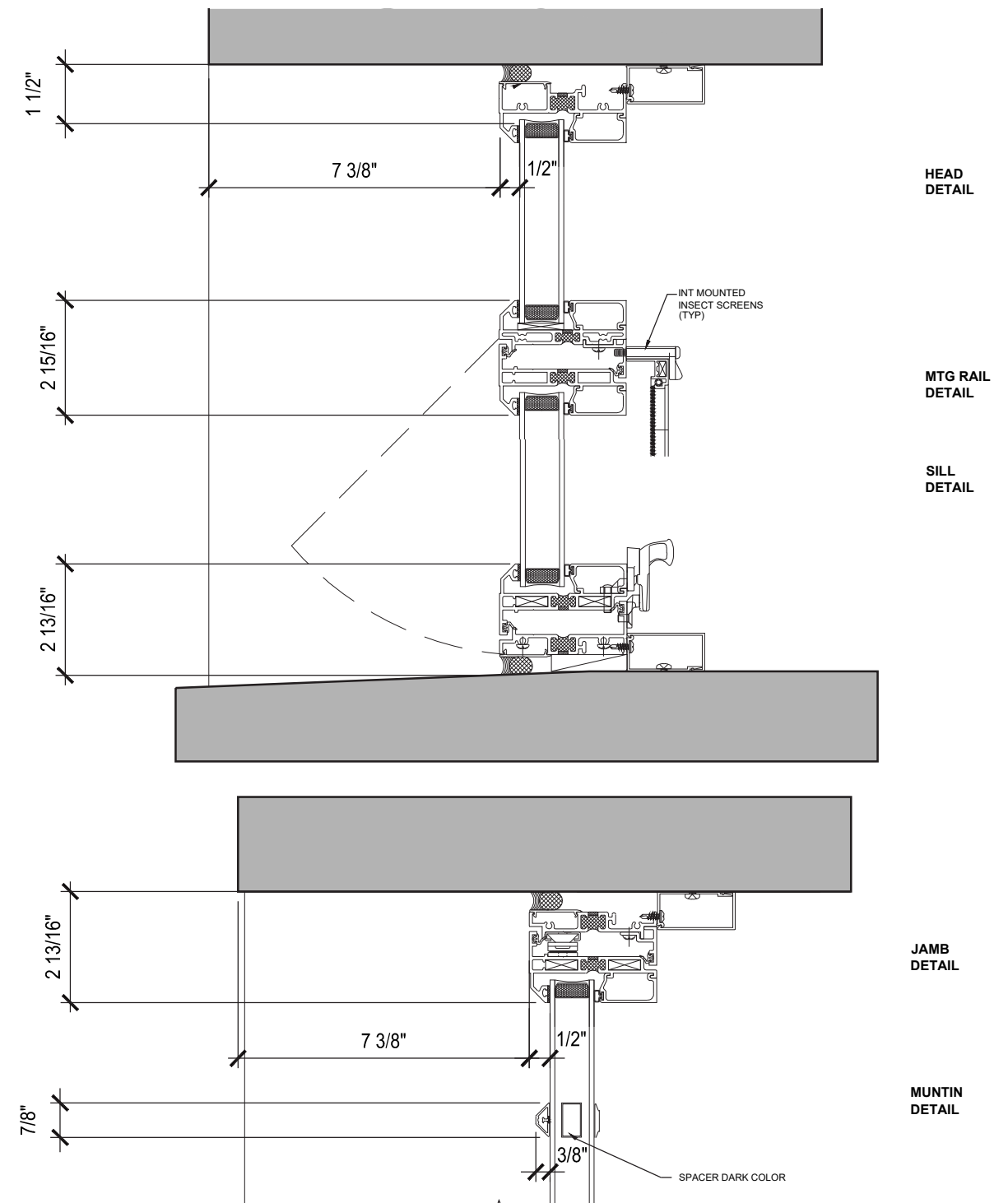
C4 TYPE C4 - WINDOW DETAIL - EXISTING
SCALE: 3" = 1'-0"



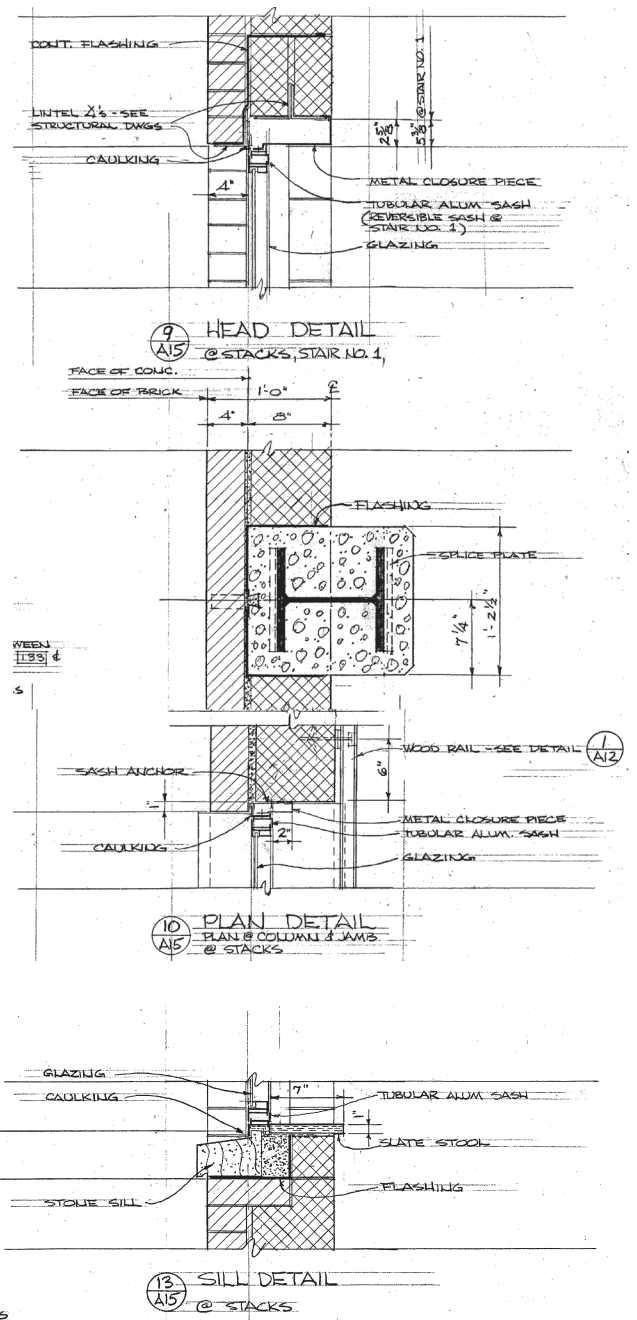
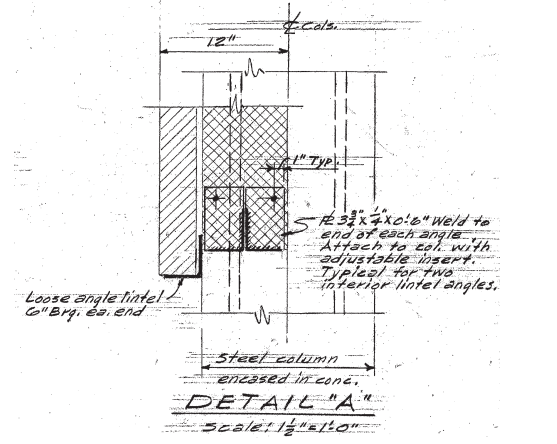
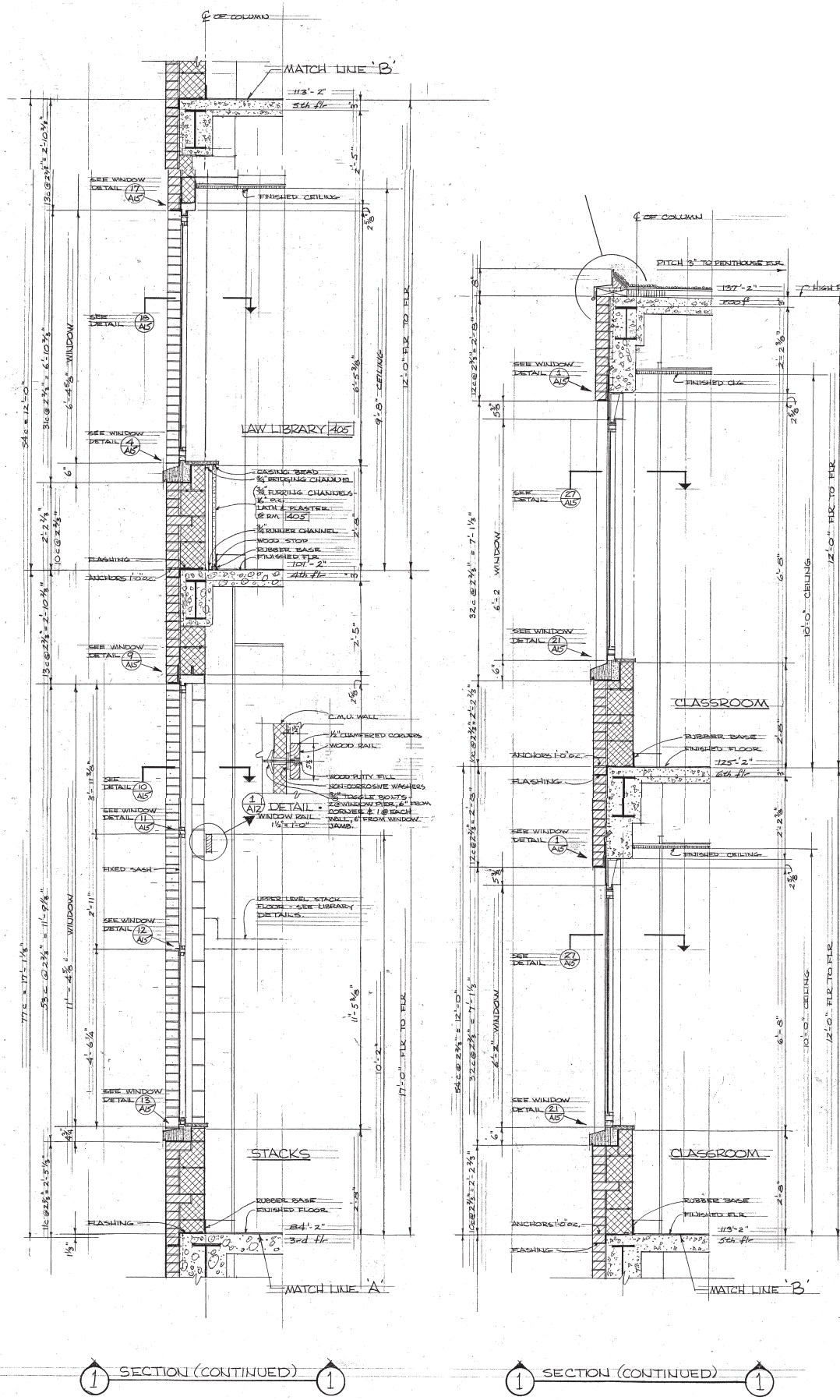
C4 TYPE C4 - WINDOW DETAIL - PROPOSED
SCALE: 3" = 1'-0"



D1 TYPE D1- WINDOW DETAIL - EXISTING
SCALE: 3" = 1'-0"



D1 TYPE D1- WINDOW DETAIL - PROPOSED
SCALE: 3" = 1'-0"



Excerpt from Hazardous Materials Abatement Specification

At the Donahue Building, exterior door and window caulking and brick substrate were identified with elevated PCB concentrations above applicable TSCA threshold values. As a result, 3-inches of the brick substrate must be removed in all directions surrounding the caulking, along with the entire door and window units themselves including sills. This material must be disposed of as PCB Bulk Product Waste per the TSCA regulations. This abatement must be conducted in accordance with a Performance-Based Disposal in accordance with 40 CFR 761.61(b). USEPA review/notification is not required.

After removal of the PCB Bulk Product caulk in the granite foundation and at doors, the granite should be cleaned by double-wiping with diesel-wetted rags by removal contractor. After caulk is removed and the foundation is cleaned, confirmatory surface wipe samples should be collected for laboratory analysis to confirm the effectiveness of removal.

All other brick façade that will be removed as part of the proposed renovation of the Donahue Building (greater than 3-inch from any caulking) had PCB concentrations less than 1 ppm and can be disposed of as general demolition debris.

Archer Building:

East Façade:

- All windows. Approximately 43 windows of different sizes. No surrounding substrate.

South Façade:

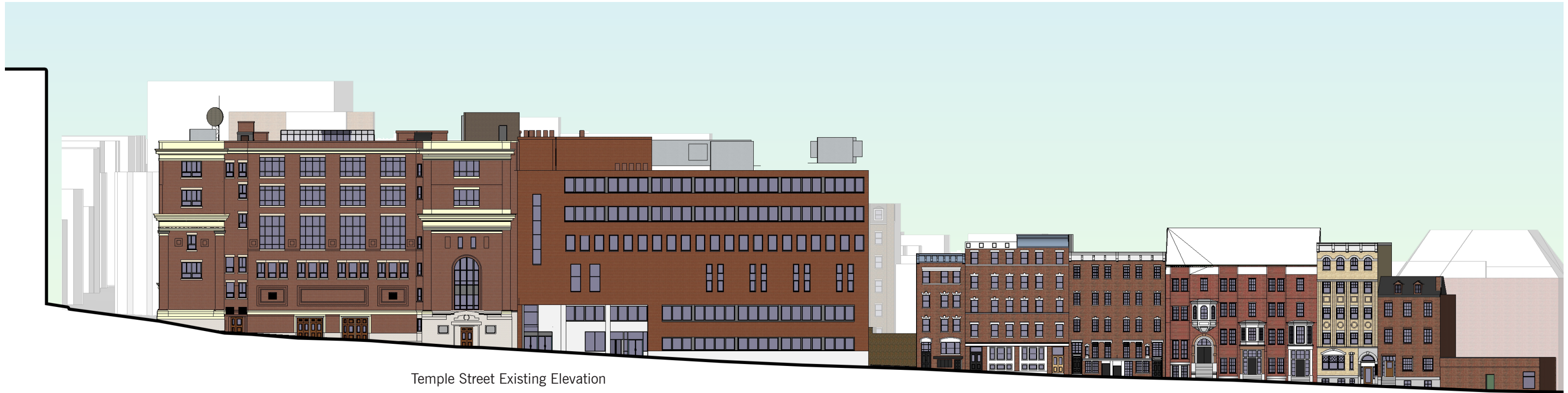
- All windows. Approximately 22 windows of different sizes. No surrounding substrate.

West Façade:

- No windows.

At the Archer Building, only window glazing sample EBI-A-WG-2 contained PCB above 50 ppm. This window glazing was observed on the east and south façades of the Archer Building. Each window unit must be disposed of as PCB Bulk Product Waste per the TSCA regulations.





Temple Street Existing Elevation



Temple Street Proposed Elevation



Temple Street December Submission Elevation



Alley (North) December Submission Elevation



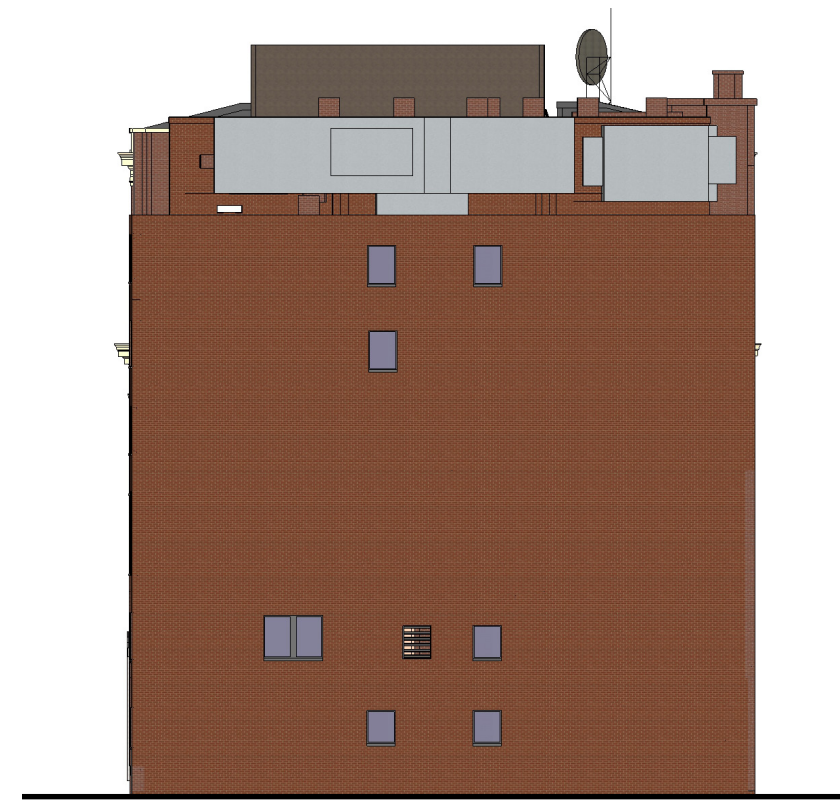
Temple Street Elevation



Alley (North) Elevation



Temple Street Existing Elevation



Alley (North) Existing Elevation



Temple Street Elevation



Alley (North) Elevation



Ridgeway Lane December Submission Elevation



Derne Street December Submission Elevation



Ridgeway Lane Elevation



Derne Street Elevation



Ridgeway Lane Existing Elevation



Derne Street Existing Elevation



Ridgeway Lane Elevation



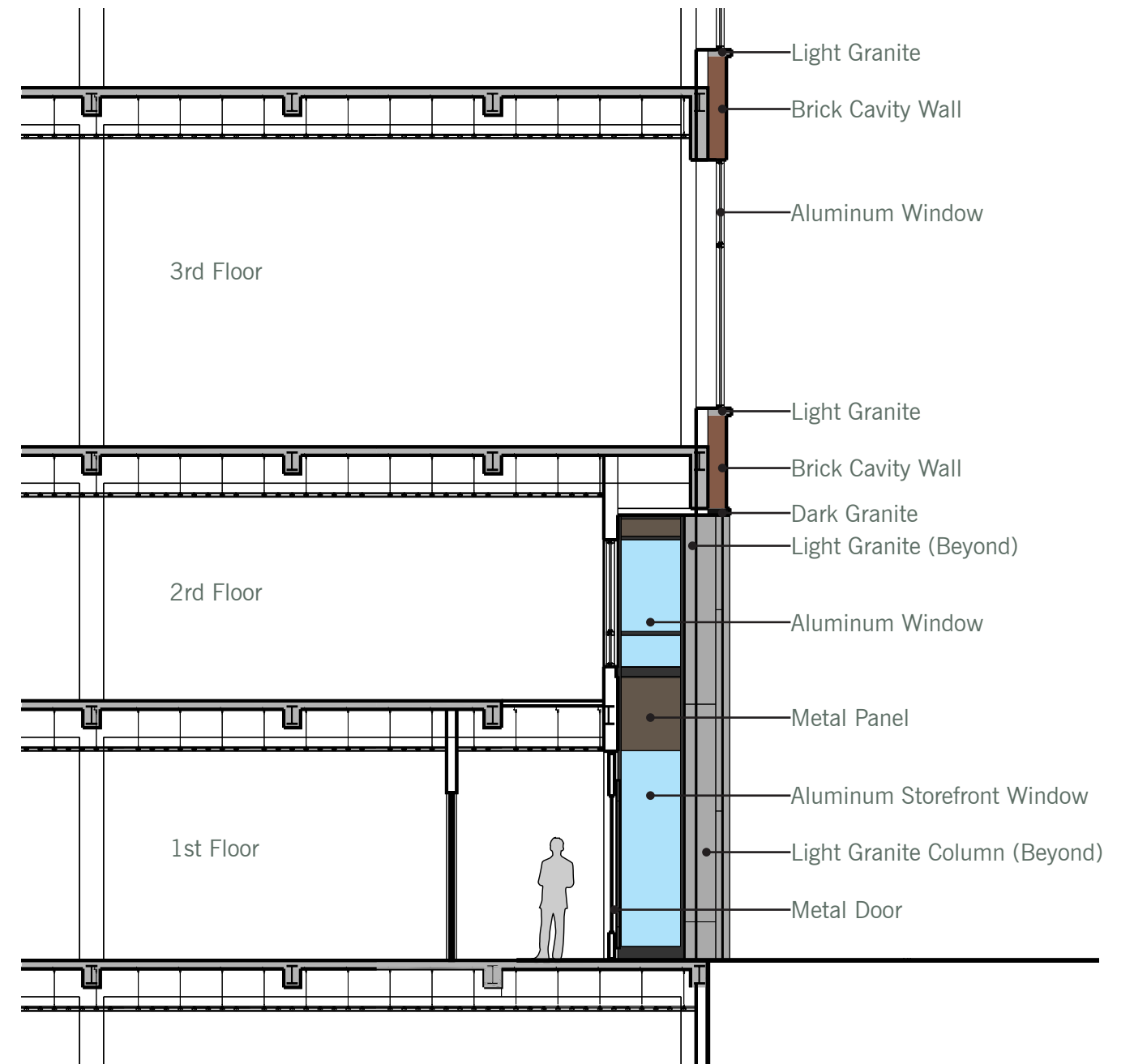
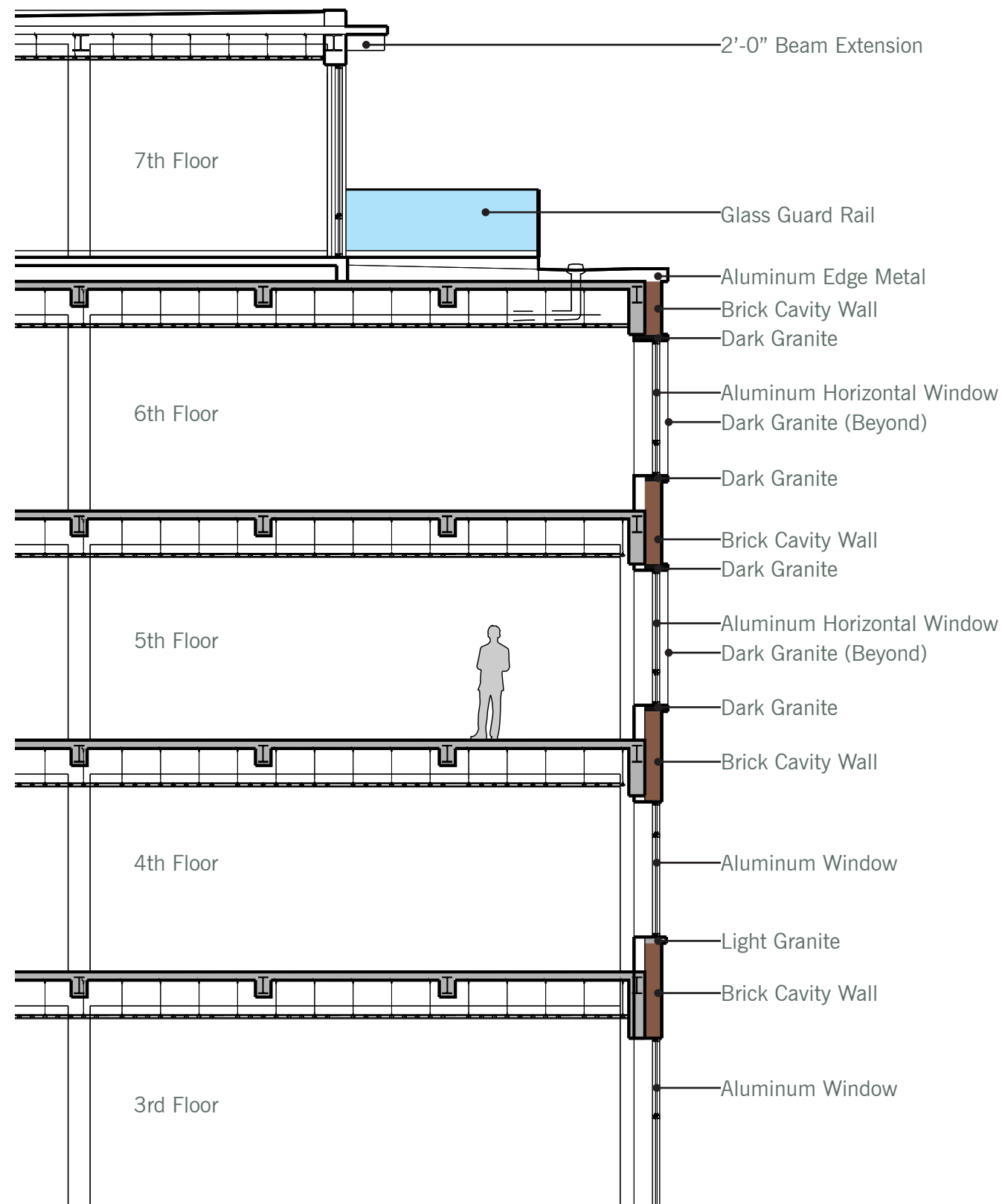
Derne Street Elevation



Temple Street Existing Elevation



Temple Street Elevation





Archer | Donahue
Boston, MA

View from Derne Street
Looking North on Temple St

January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

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Archer | Donahue
Boston, MA

Looking South on Temple Street

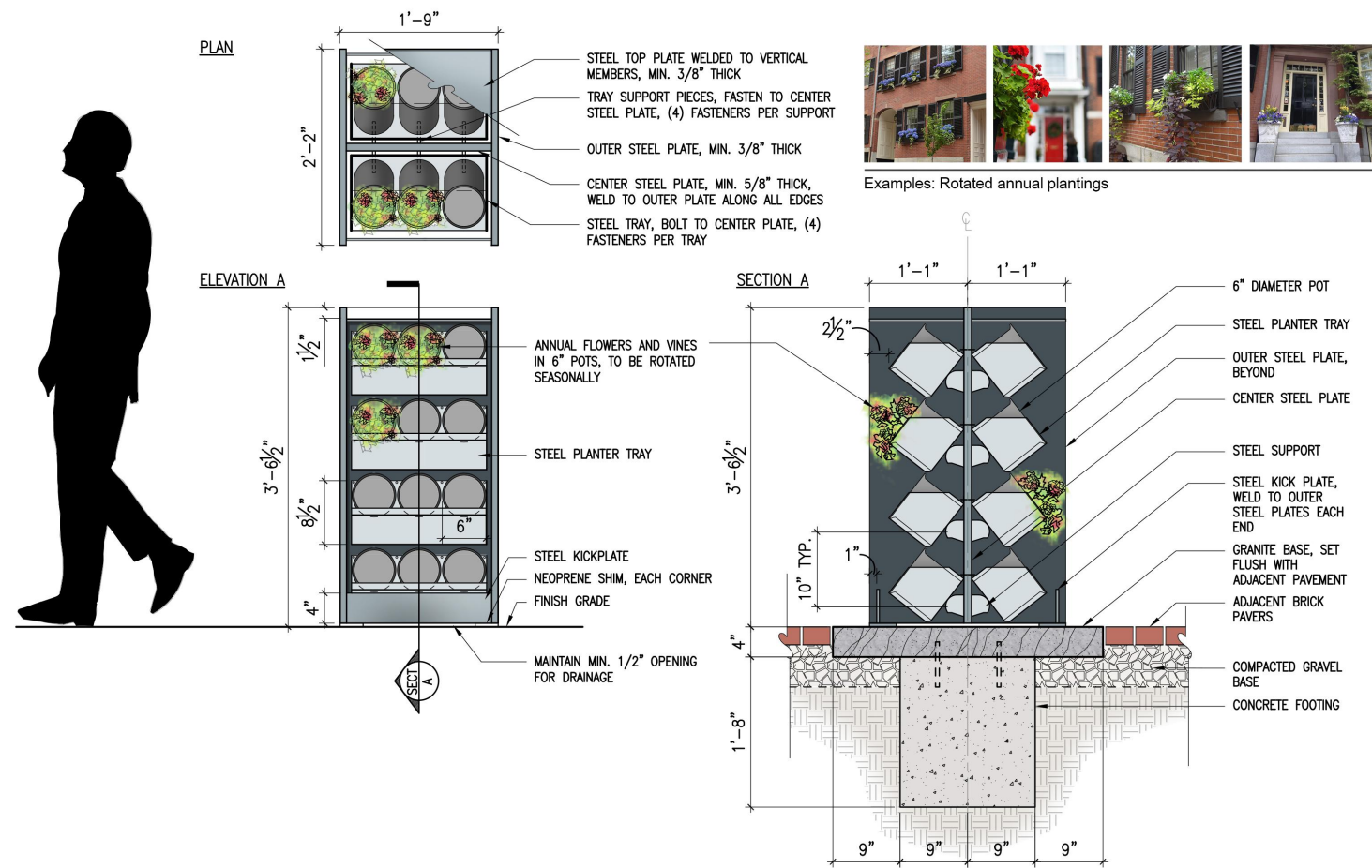
January 26, 2017

DEVELOPER : JDMD Owner, LLC

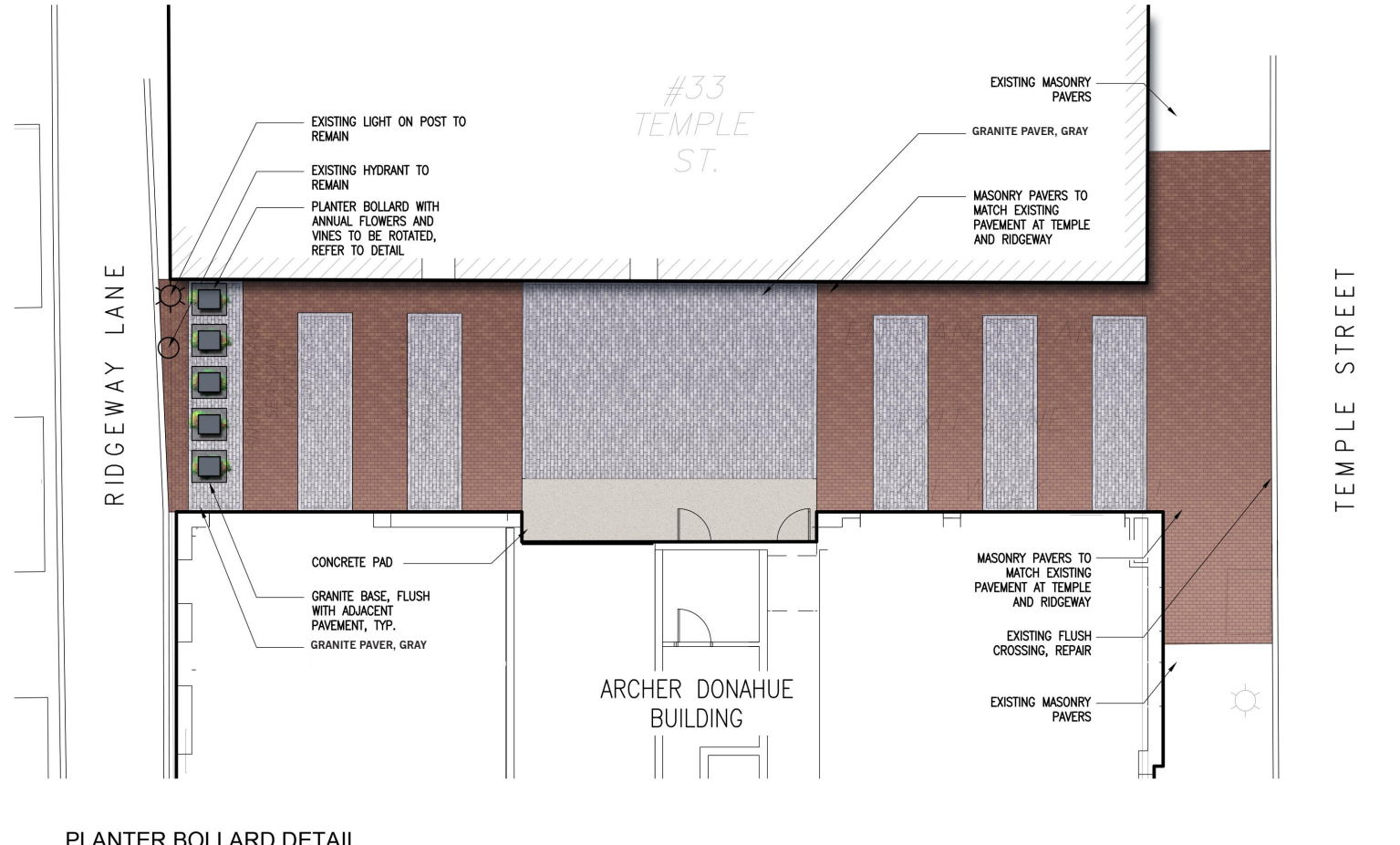
ARCHITECT : The Architectural Team

tat | the architectural team

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PLANTER BOLLARD DETAIL
Archer Donahue Building, Boston, MA



PLANTER BOLLARD DETAIL
Archer Donahue Building, Boston, MA



VIEW WEST FROM TEMPLE STREET
Archer Donahue Building, Boston, MA



Copley Wolff Design Group
Landscape Architects & Planners

Archer | Donahue
Boston, MA

North Alley Landscape Plan

January 26, 2017

DEVELOPER : JDMD Owner, LLC

ARCHITECT : The Architectural Team

tat | the architectural team