



NYER BKUWN[®]

855 BOYLSTON STREET

BACK BAY ARCHITECTURAL COMMISSION

February 1, 2018 (Updated)

NYERBRUWN®

TA Realty



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699 BOYLSTON STREET

855 Boylston Street | Neighborhood Context



399 BOYLSTON STREET



700 BOYLSTON STREET

855 Boylston Street | Neighborhood Context



760 BOYLSTON STREET



815 BOYLSTON STREET

855 Boylston Street | Neighborhood Context



888 BOYLSTON STREET



900 BOYLSTON STREET

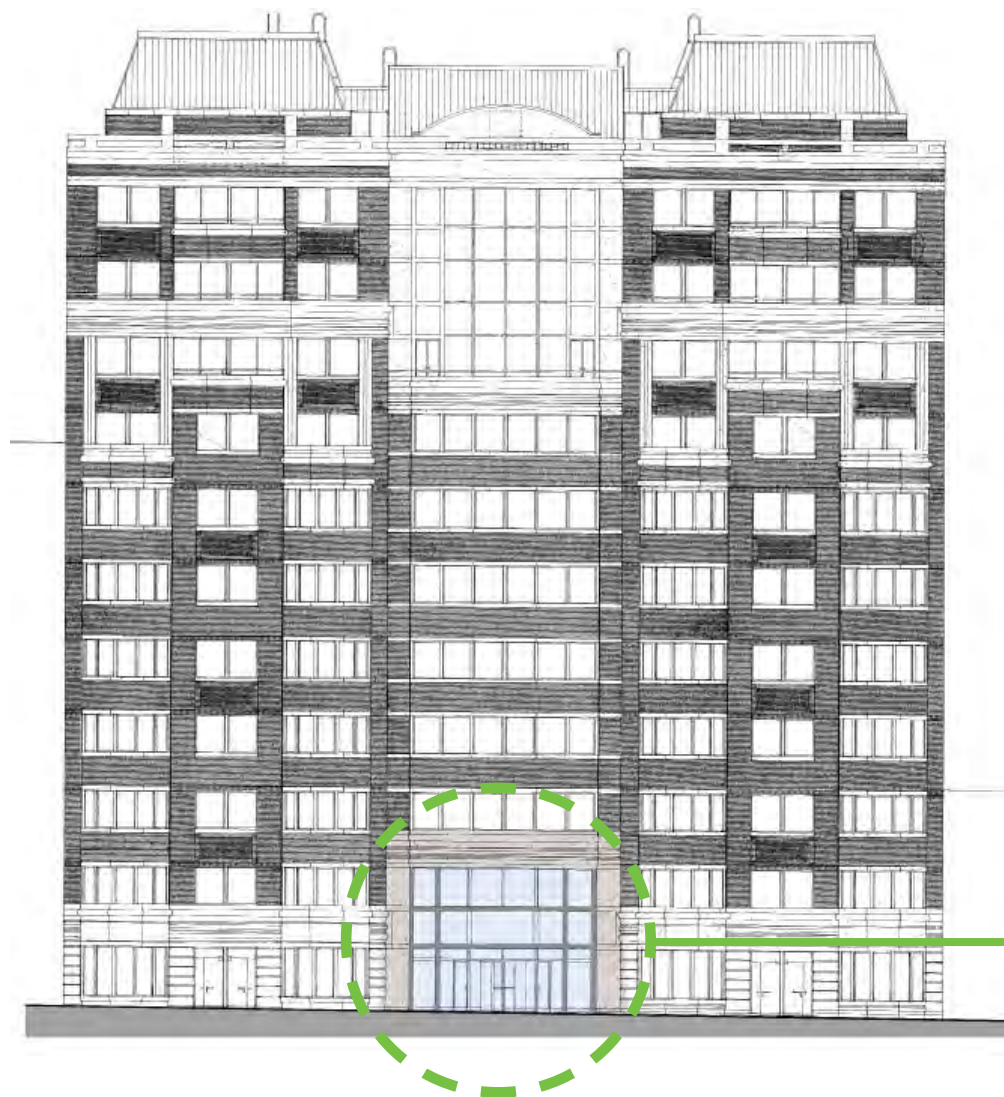
855 Boylston Street | Neighborhood Context



855 Boylston Street | Existing Conditions

EXISTING ELEVATION

EXISTING SITE PLAN



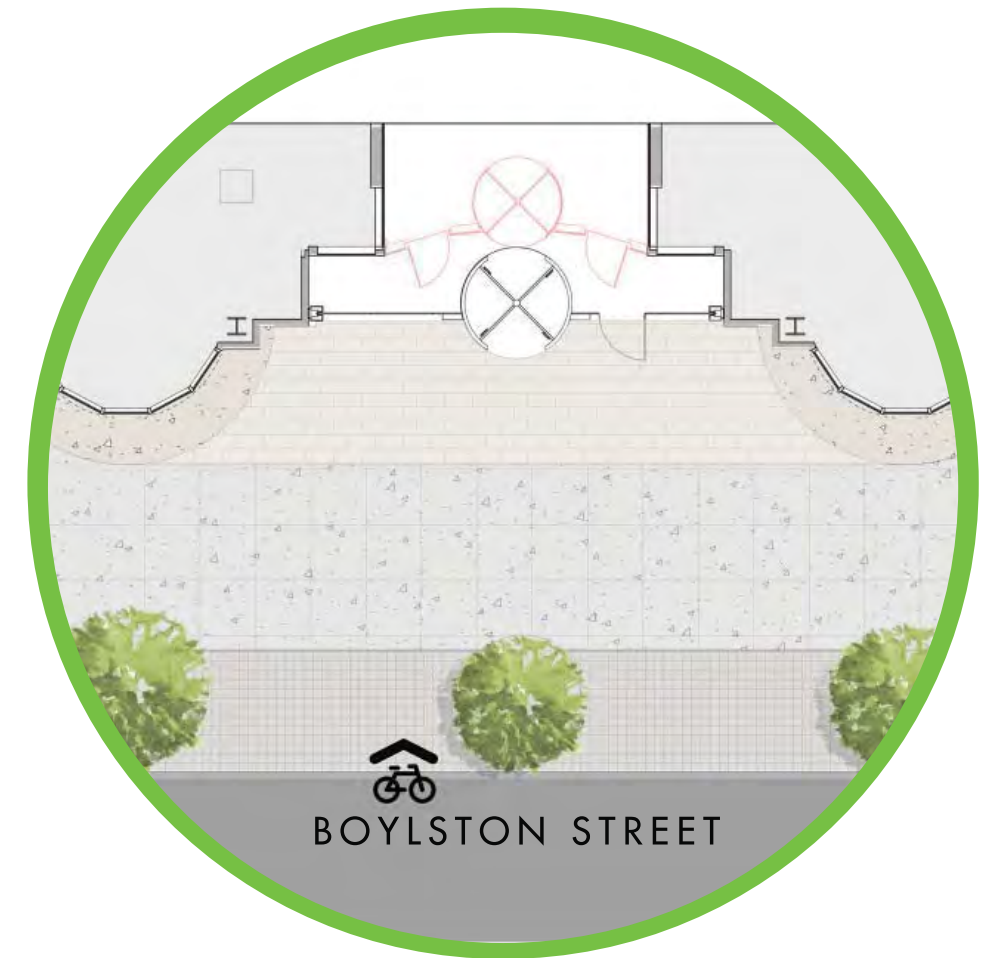
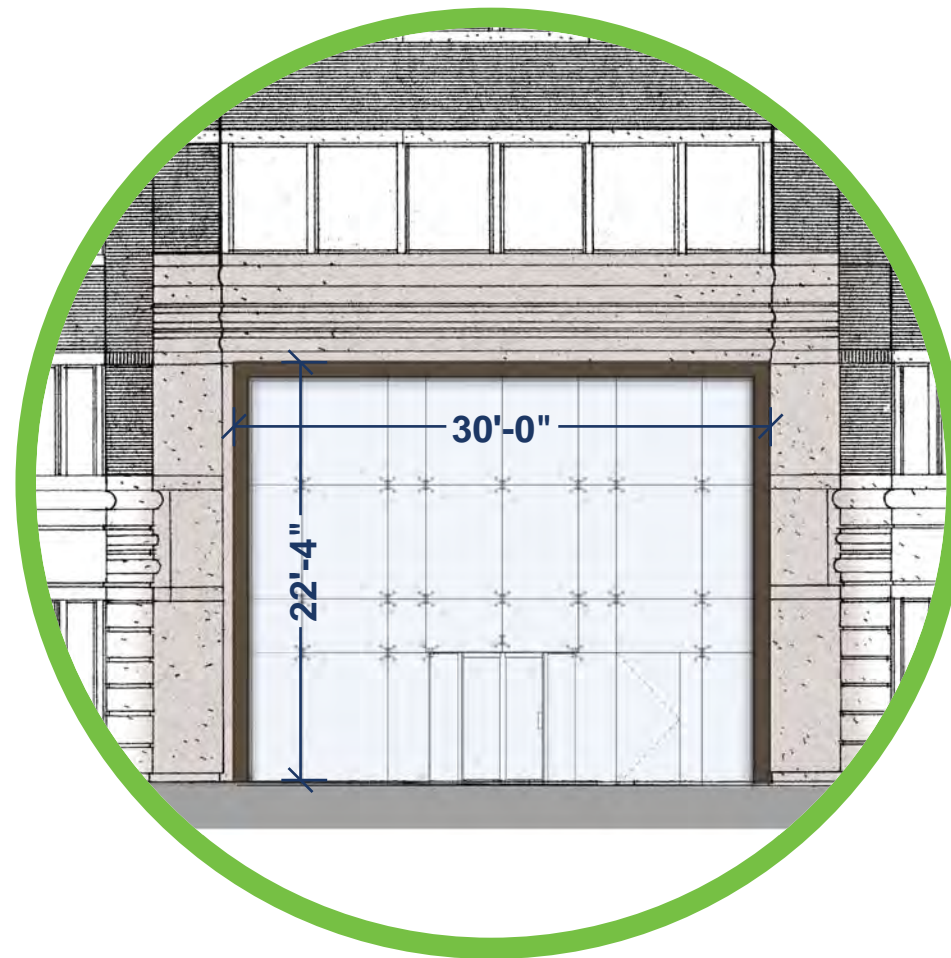
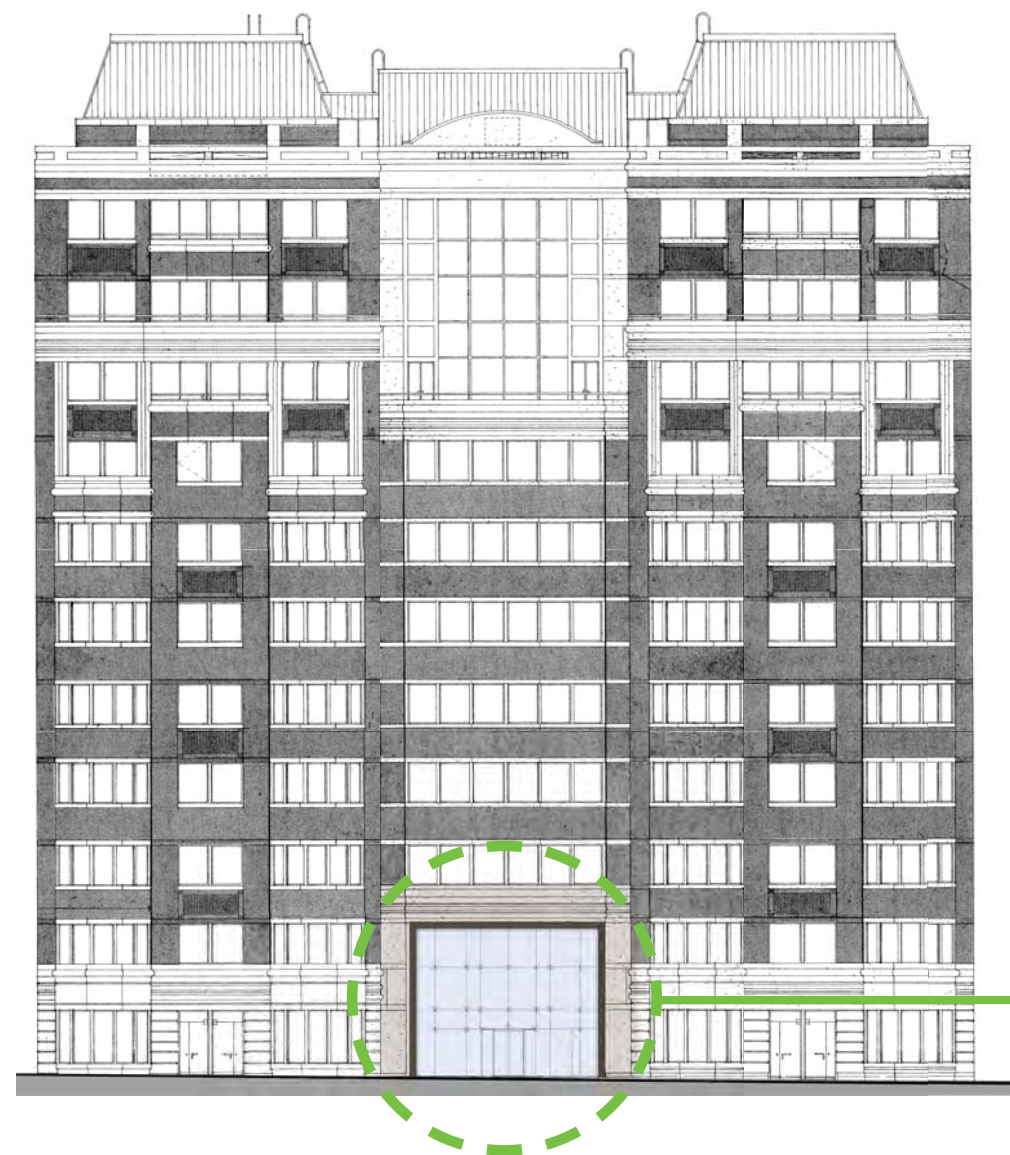
855 Boylston Street | Existing Elevation



855 Boylston Street | Proposed Design

PROPOSED ELEVATION

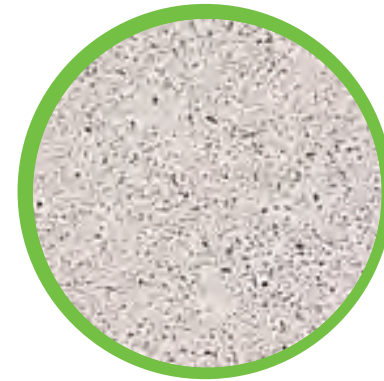
PROPOSED SITE PLAN



855 Boylston Street | Proposed Elevation



855 Boylston Street | Existing + Proposed



EXISTING PRECAST



NEW BRONZE METAL PANEL

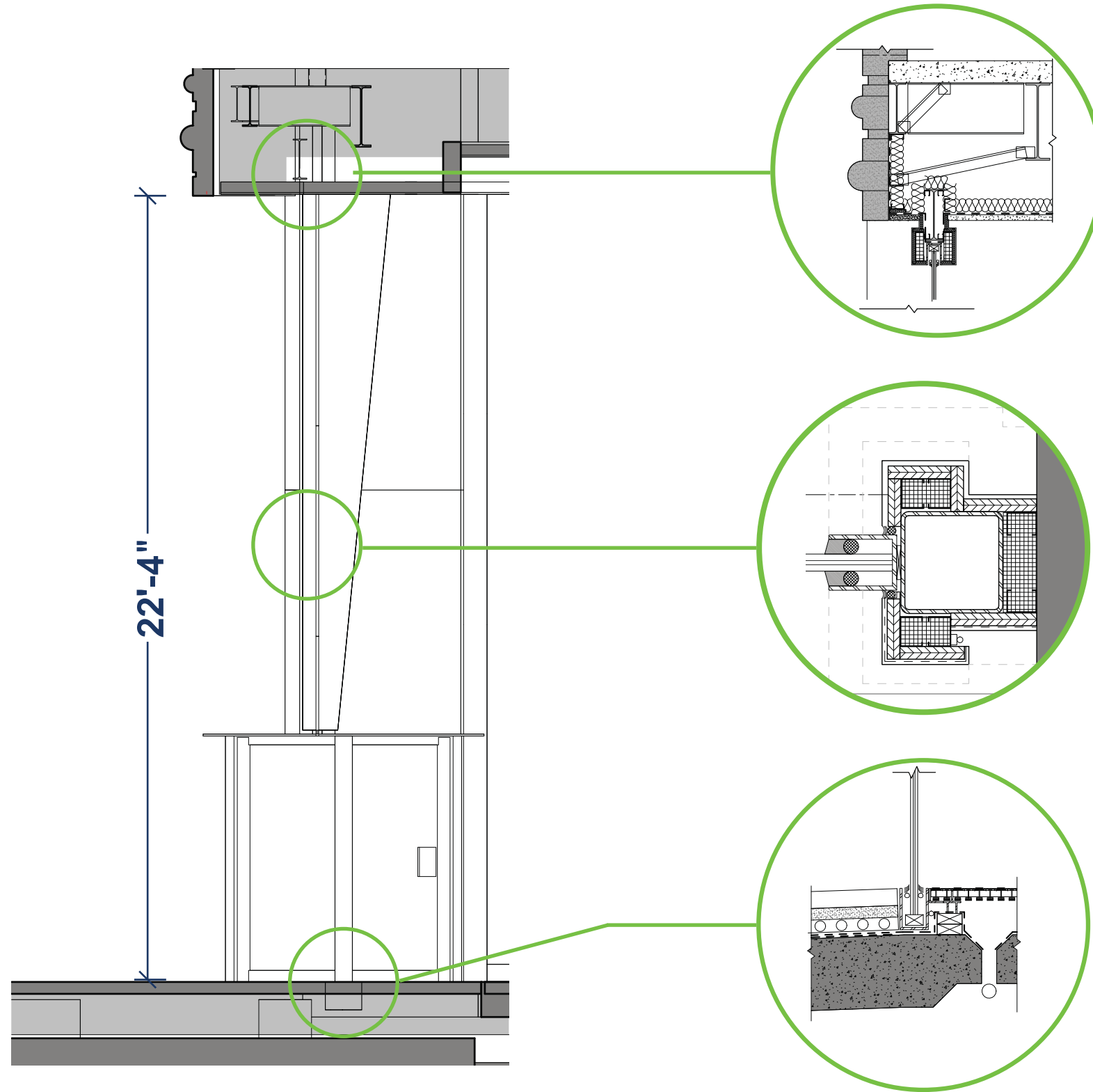


NEW FRAMELESS
GLASS CURTAIN WALL



NEW SPIDER FITTING

855 Boylston Street | Materials



SECTION DETAIL AT HEAD

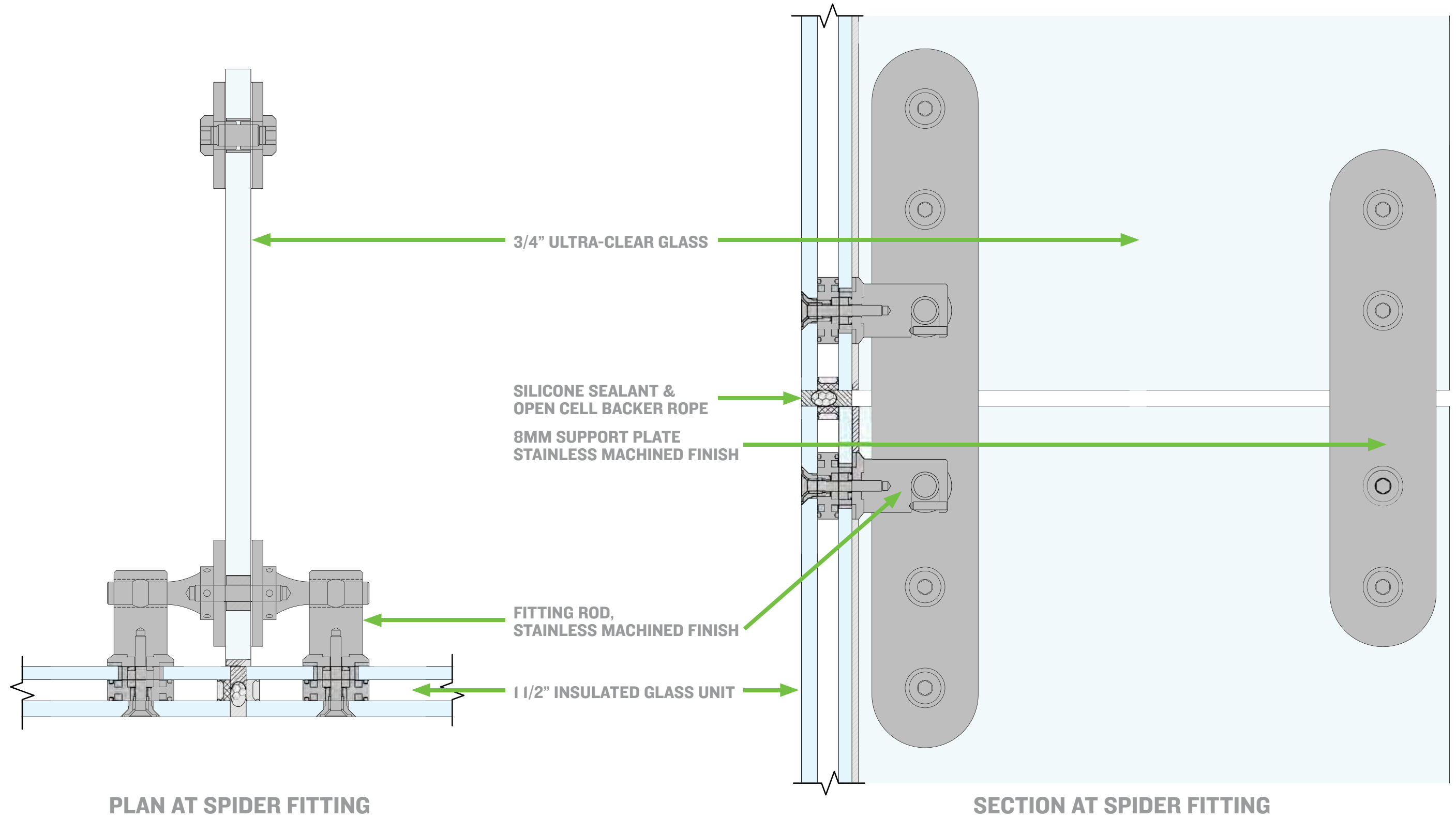
- RECESSED CHANNEL FOR GLASS WALL
- STEEL SUPPORT CONCEALED BY METAL PANEL
- RECESSED LIGHT COVE IN METAL PANEL
- INTEGRATE TO EXTERIOR CEMENT PLASTER SOFFIT

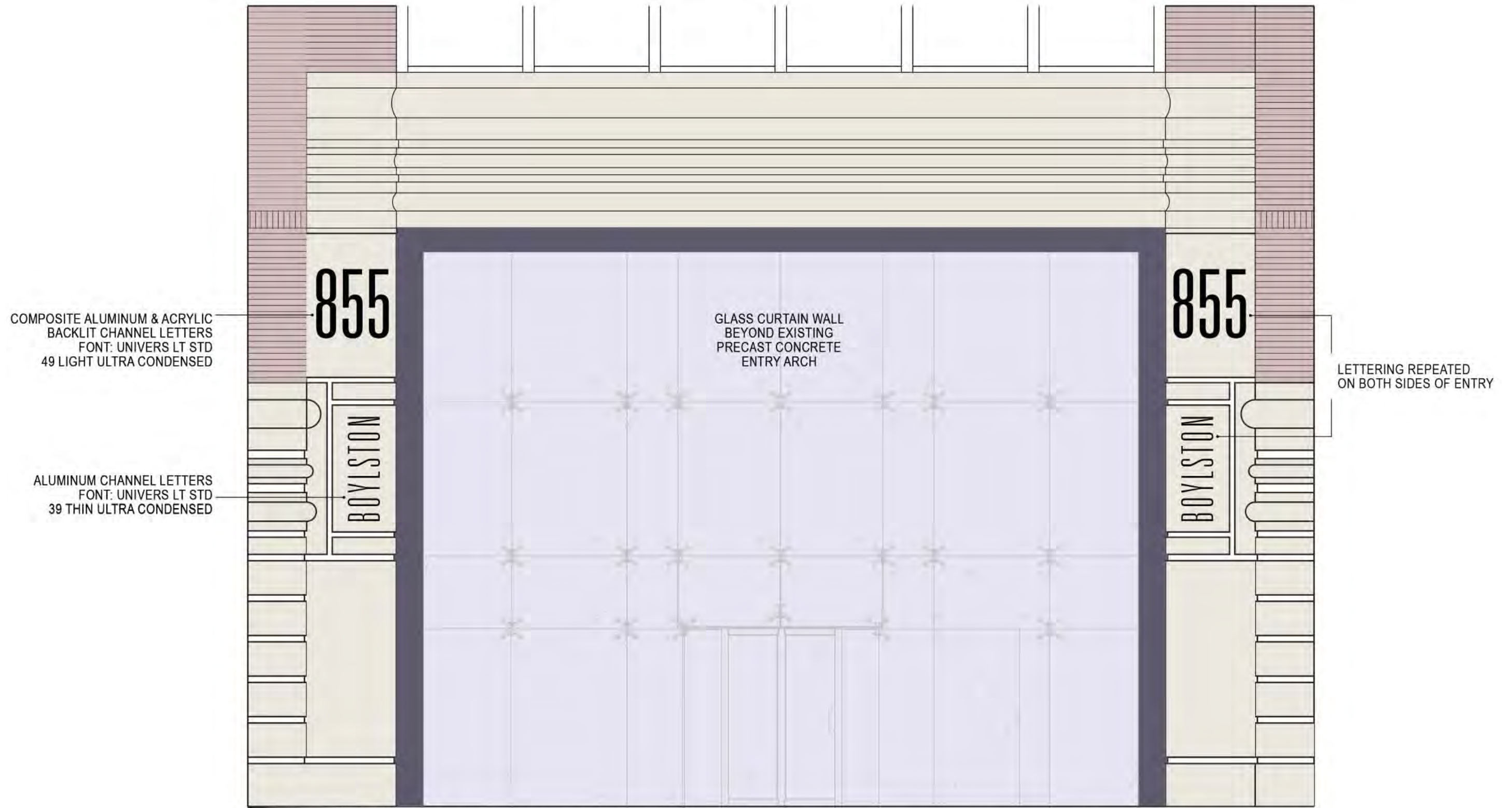
SECTION DETAIL AT JAMB

- RECESSED CHANNEL FOR GLASS WALL
- STEEL CHANNEL SUPPORT CONCEALED BY METAL PANEL
- RECESSED LIGHT COVE IN METAL PANEL PERIMETER
- INTEGRATED TO EXSISTING PRECAST

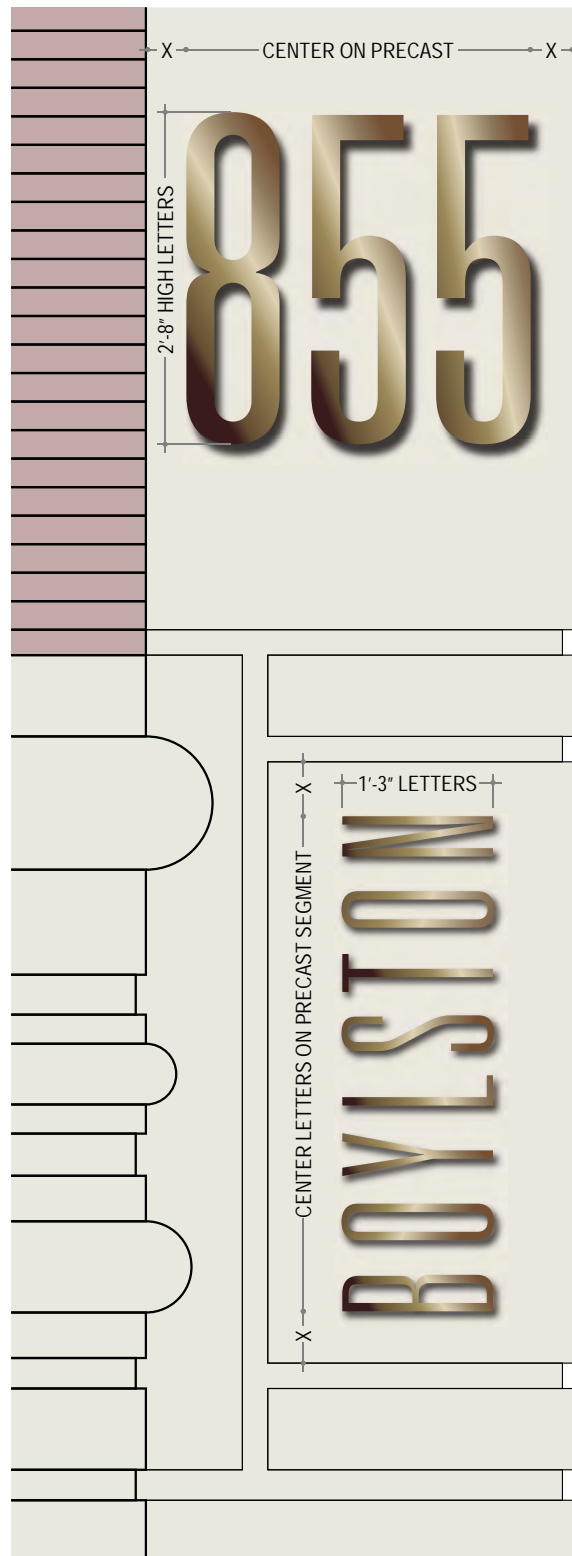
SECTION DETAIL AT BASE

- RECESSED GLASS CHANNEL
- INTEGRATION OF WATERPROOFING MEMBRANE
- TRANSITION BETWEEN EXTERIOR PAVERS AND INTERIOR





855 Boylston Street | Signage - Elevation



LED BACKLIT ALUMINUM CHANNEL LETTERS WITH ALPOLIC BRONZE FINISH, COMPOSITED WITH WHITE ACRYLIC BASE

FONT: UNIVERS LT STD 49 LIGHT ULTRA CONDENSED

SPACING AS SHOWN

SITE VERIFY DIMENSIONS OF PRECAST BEFORE INSTALLATION FOR EXACT PLACEMENT

CENTER ON PRECAST ZONES IN BOTH DIRECTIONS AS SHOWN

1" THICK SOLID ALUMINUM LETTERS WITH ALPOLIC BRONZE FINISH, NO ACRYLIC BASE AND NO BACKLIGHTING

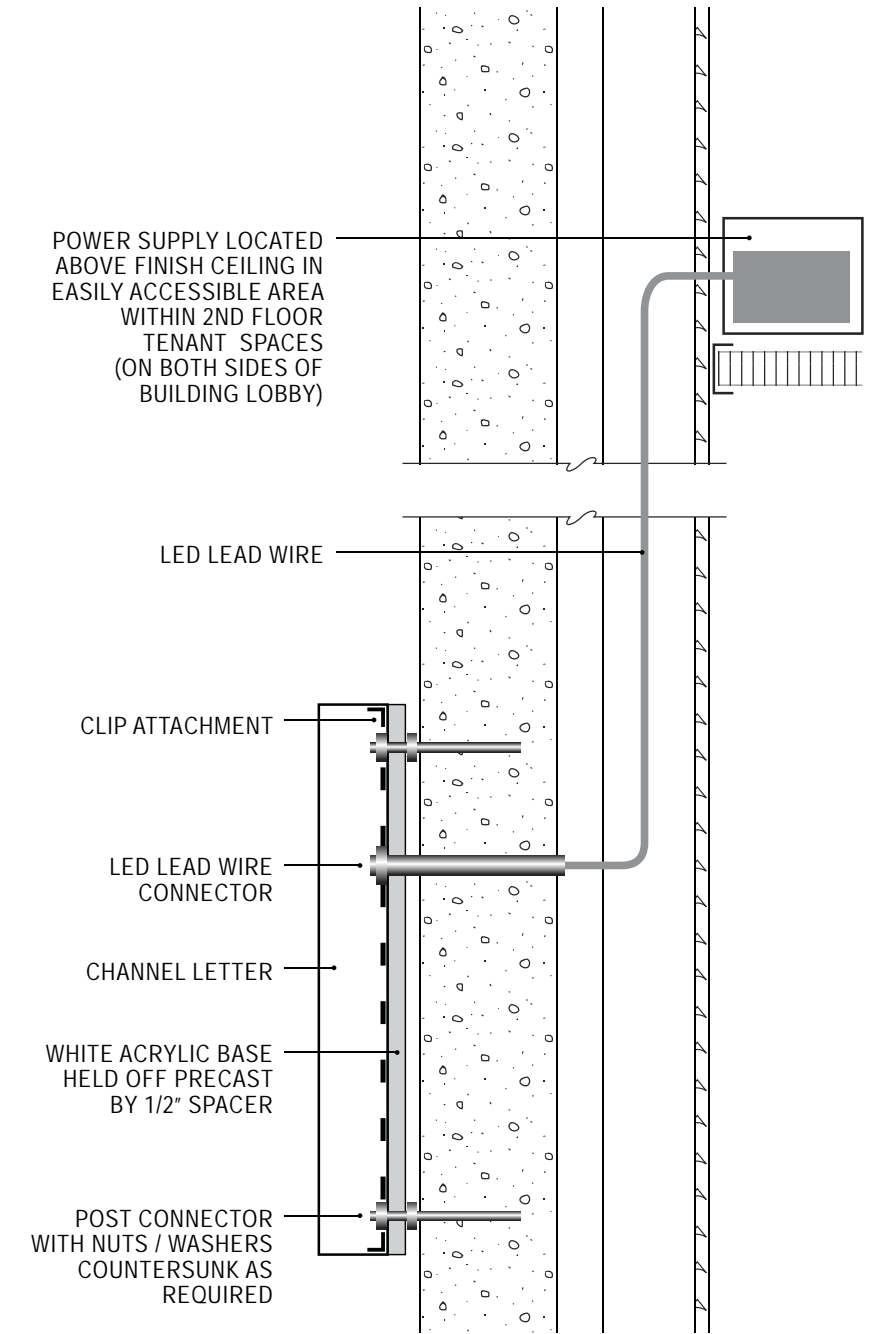
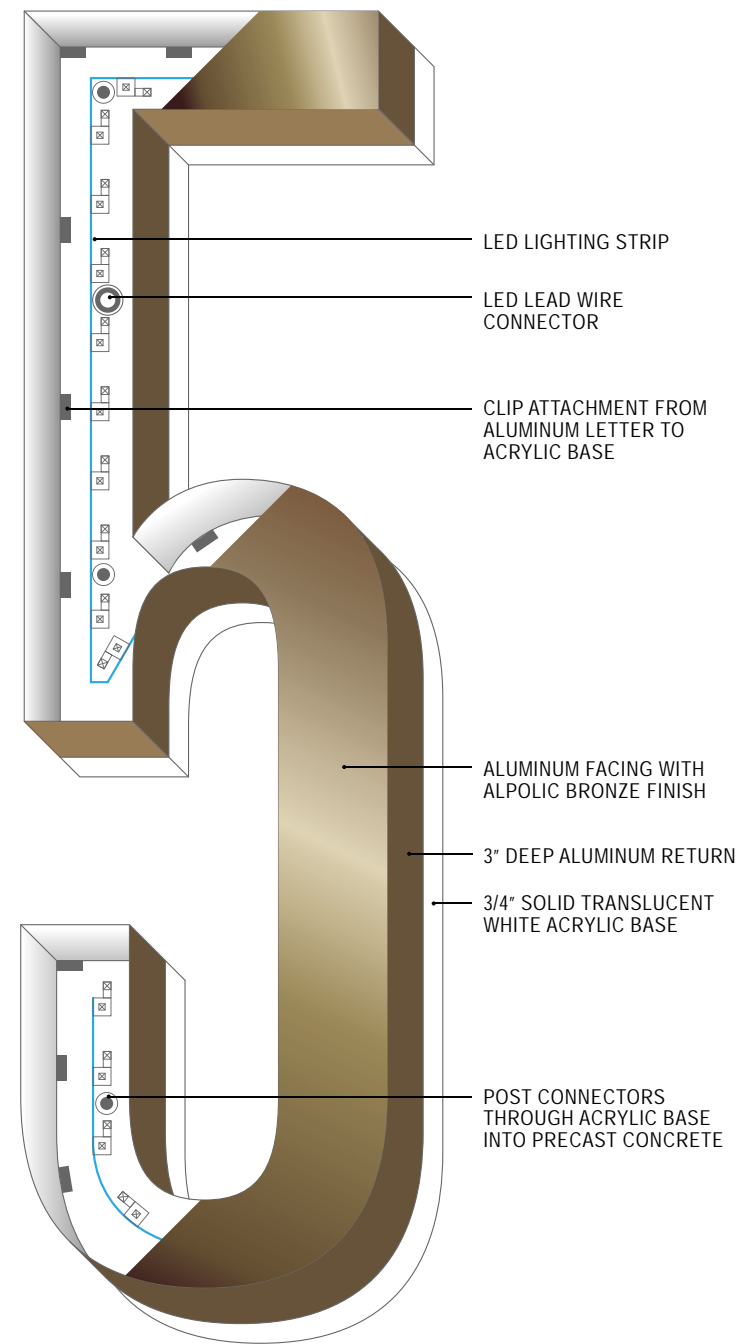
PIN-MOUNTED, HELD OFF 1" FROM PRECAST CONCRETE SURFACE

FONT: UNIVERS LT STD 39 THIN ULTRA CONDENSED

SPACING AS SHOWN

SITE VERIFY DIMENSIONS OF PRECAST BEFORE INSTALLATION FOR EXACT PLACEMENT

CENTER ON PRECAST ZONES IN BOTH DIRECTIONS AS SHOWN



855 Boylston Street | Signage - Details



855 Boylston Street | Photoreal Render - Exterior



855 Boylston Street | Interior Renovation

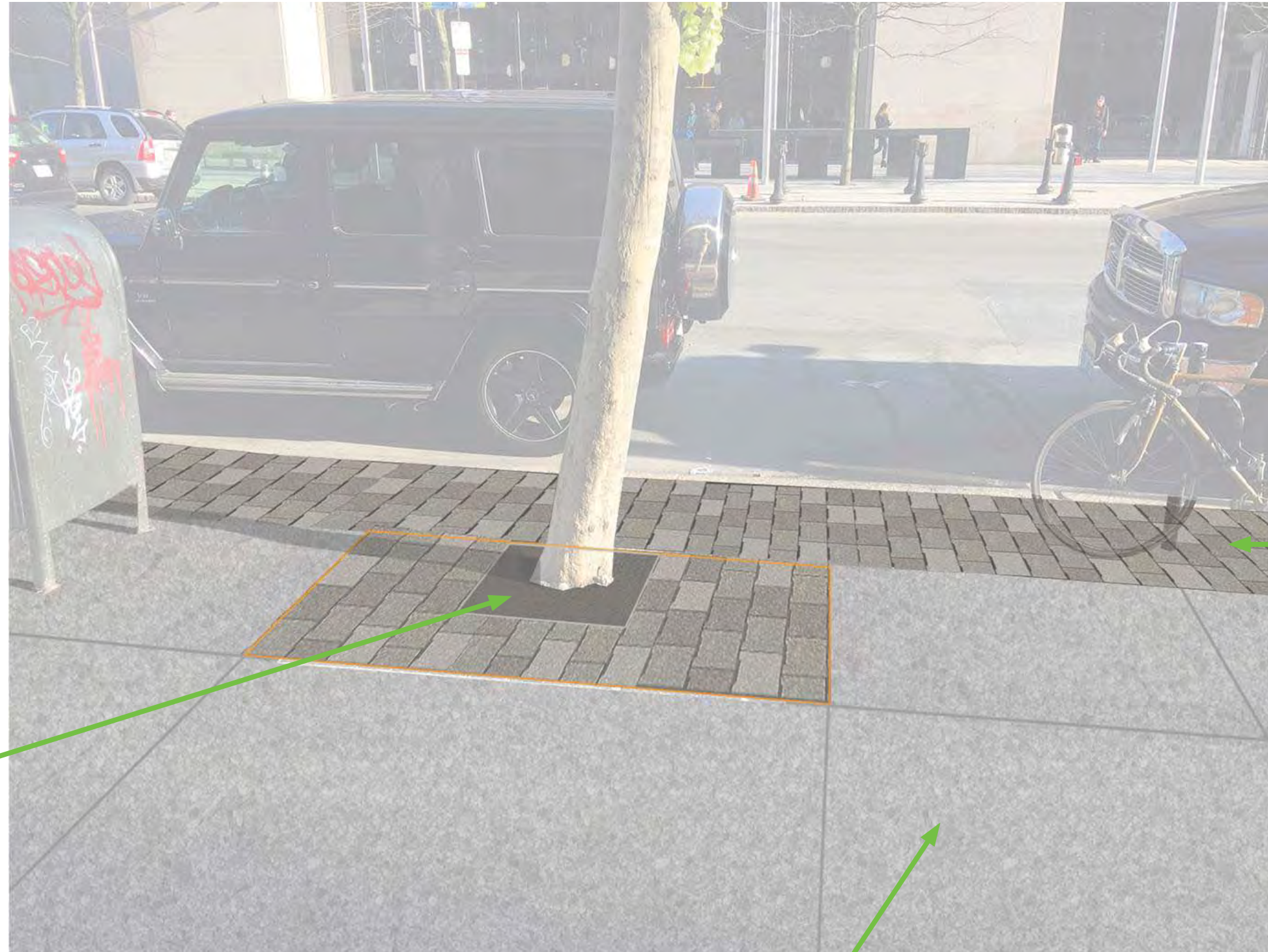


PERMEABLE PAVERS -
UTILITIES, TREES

PAVERS/ CONCRETE
- PRIVATE

ACCENT STRIP -
PROPERTY LINE

STANDARD CONCRETE SIDEWALK -
PUBLIC



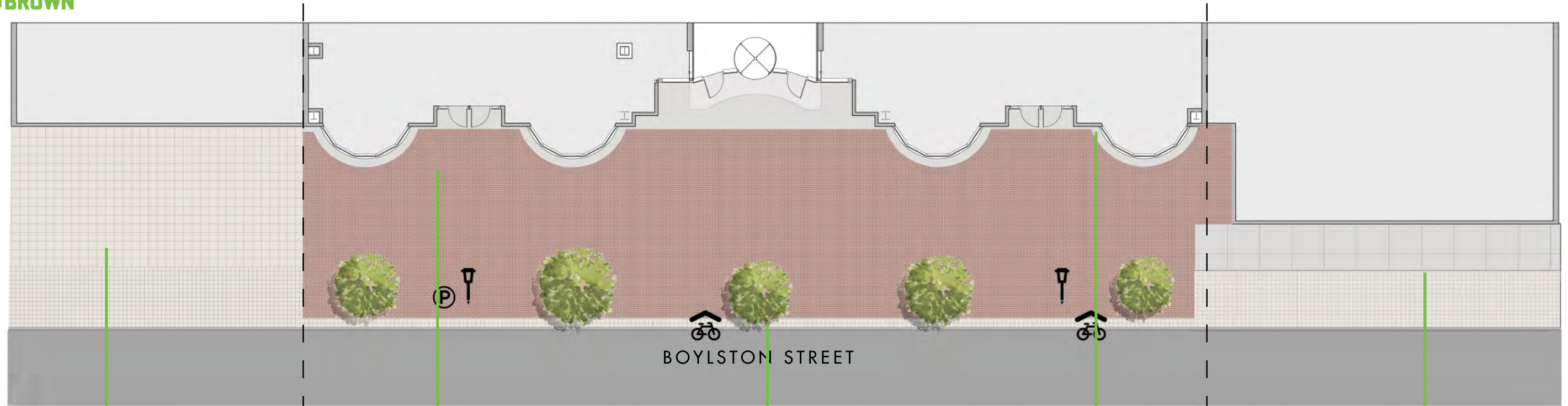
PERMEABLE PAVERS -
TYPICAL TREE PIT

PERMEABLE PAVERS -
UTILITIES

STANDARD CONCRETE SIDEWALK -
PUBLIC



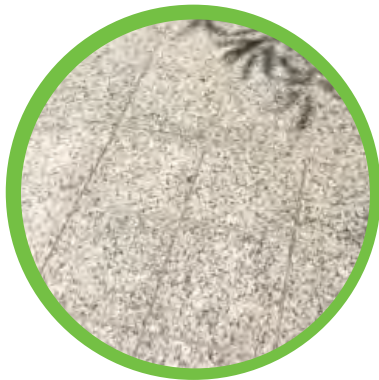
855 Boylston Street | Building Existing Pavers



867
BOYLSTON

855
BOYLSTON

841
BOYLSTON



EXISTING STONE



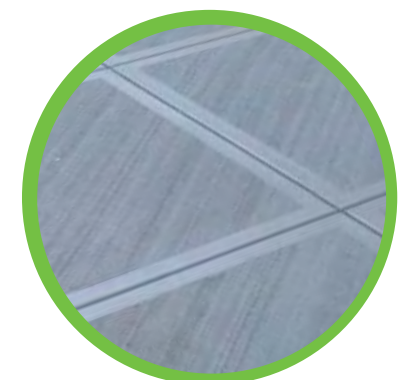
EXISTING BRICK



EXISTING STONE

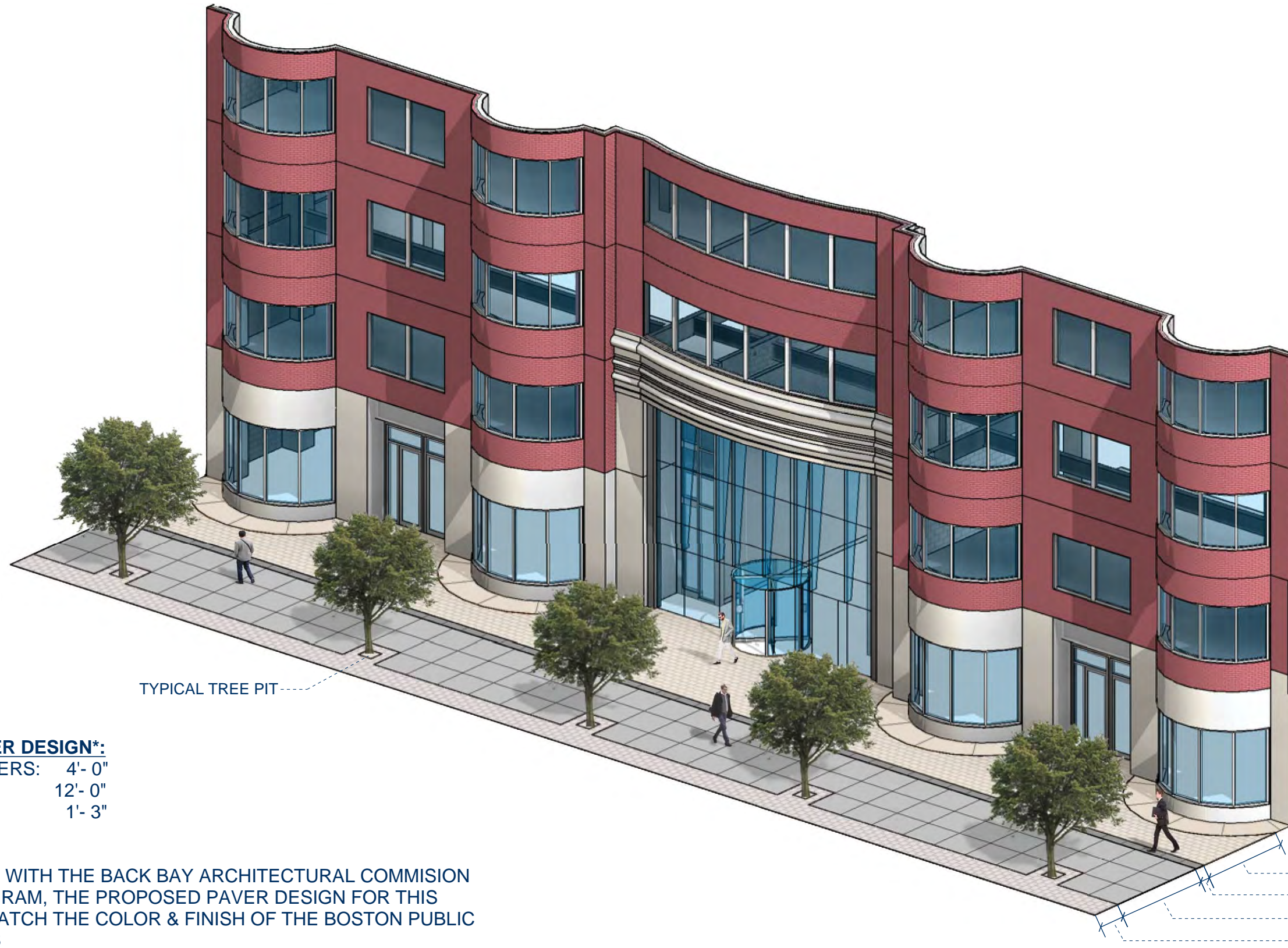


EXISTING STONE



EXISTING CONCRETE

855 Boylston Street | Site Plan - Existing

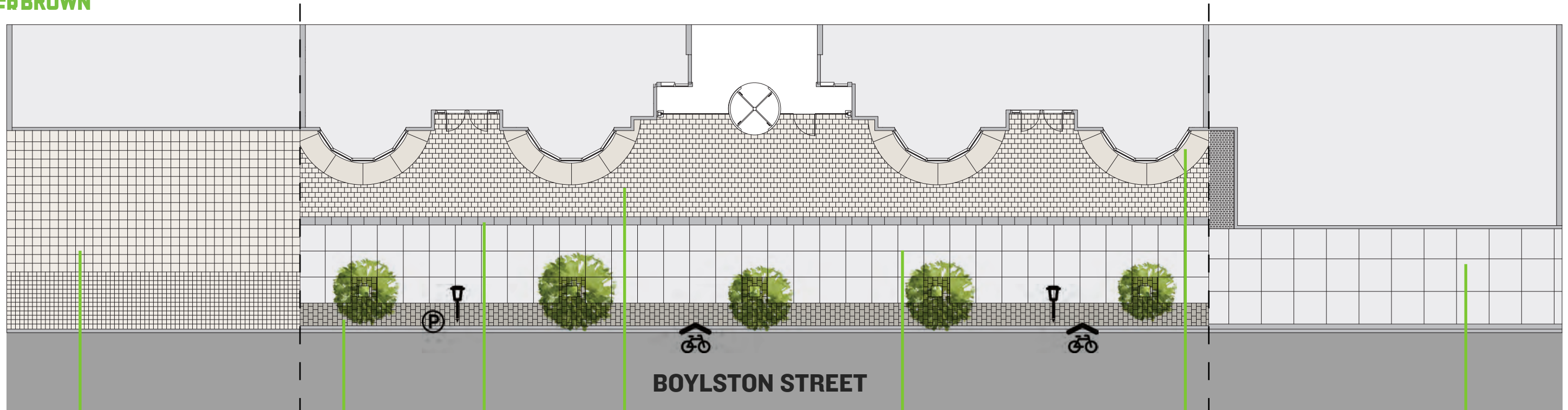


PROPOSED PAVER DESIGN*:

- PERMEABLE PAVERS: 4'- 0"
- PUBLIC WAY: 12'- 0"
- PRIVACY STRIP: 1'- 3"

* IN COMPLIANCE WITH THE BACK BAY ARCHITECTURAL COMMISSION 2017 PILOT PROGRAM, THE PROPOSED PAVER DESIGN FOR THIS PROJECT WILL MATCH THE COLOR & FINISH OF THE BOSTON PUBLIC LIBRARY PAVERS

855 Boylston Street | Site Axonometric - Proposed

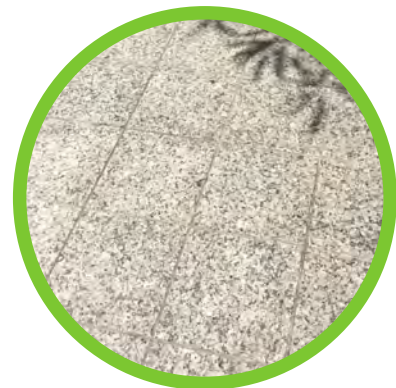


8 6 7
BOYLSTON

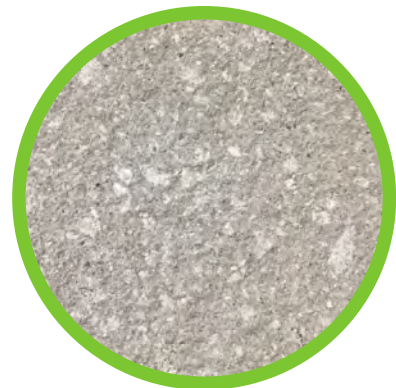
8 5 5
BOYLSTON

8 4 1
BOYLSTON

15" X 30" PAVER STRIP,
TO MATCH BPL



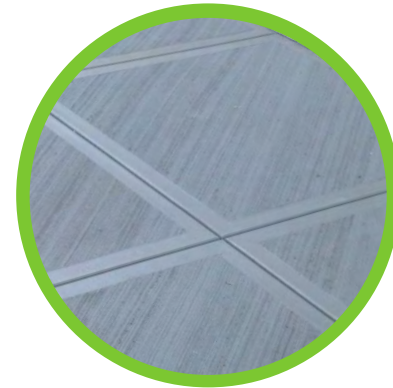
EXISTING STONE



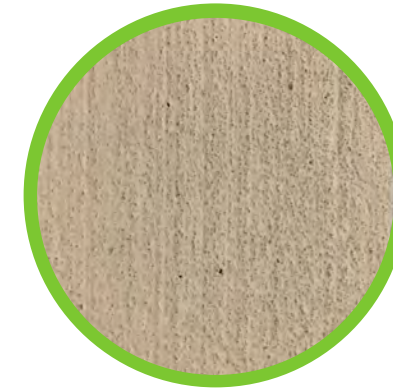
8" X 12" PERMEABLE PAVERS,
TO MATCH BPL



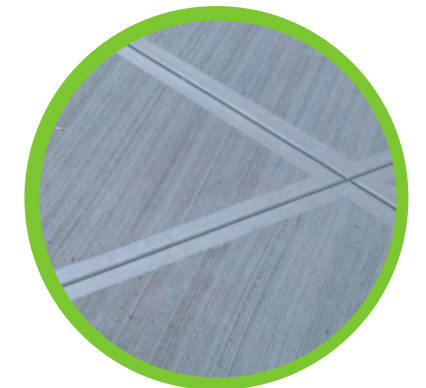
HANOVER PAVER
MATRIX MI930-TUDOR



STANDARD CONCRETE



SCOFIELD STAINED CONCRETE
BEIGE CREAM



EXISTING CONCRETE

855 Boylston Street | Site Plan - Proposed

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