

30 B ST.
PROJECT EVOLUTION
JULY 15, 2014

A PRESENTATION BY:
30B ACQUISITION LLC.

+

EMBARC STUDIO
ARCHITECTURE + DESIGN

PROJECT MEETING HISTORY

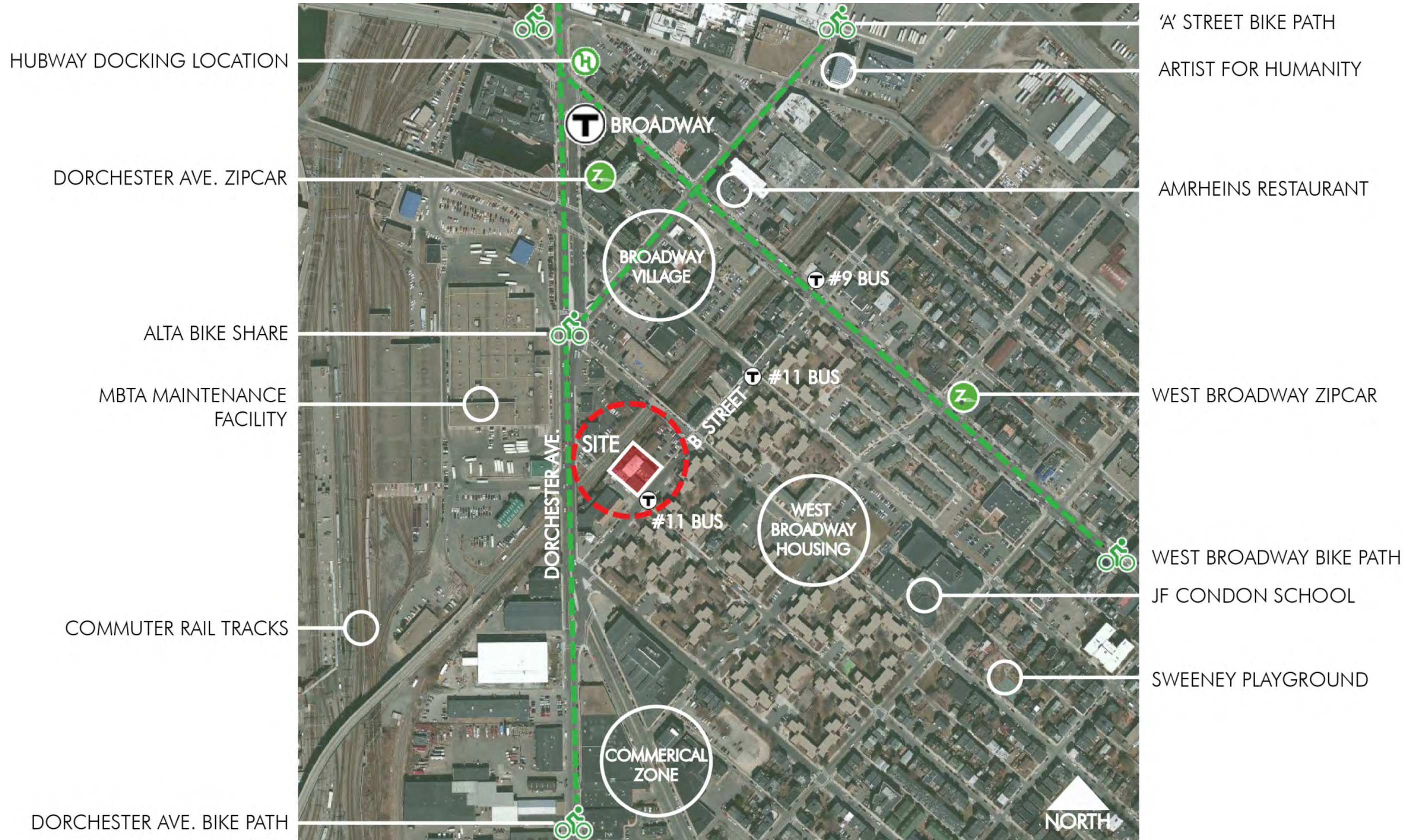
NOVEMBER 6, 2013:	PRELIMINARY BRA MEETING - I
DECEMBER 11, 2013:	FOLLOW-UP BRA MEETING - II
MARCH 13, 2014:	COMMUNITY PRESENTATION - I
APRIL 3, 2014:	COMMUNITY PRESENTATION - II
APRIL 14, 2014:	BRA PRE-REVIEW MEETING - III
MAY 29, 2014:	COMMUNITY PRESENTATION - III
JULY 15, 2014:	FOLLOW-UP BRA MEETING - IV

PROJECT HISTORY SUMMARY

DATE:	MARCH 13, 2014	APRIL 3, 2014	MAY 29, 2014	JULY 15, 2014
RESIDENTIAL UNITS:	37	32	32	32
PARKING SPACES:	25	28	32	33
PARKING RATIO	.67	.87	1.0	1.03
BUILDING STORIES	6	6 w/ SETBACKS	5	4 1/2
BUILDING HEIGHT:	68'-10"	67'-9"	57'-9"	50'-0"
TOTAL GSF:	48,500 GSF	43,500 GSF	42,100 GSF	40,060 GSF
F.A.R.	3.59	3.22	3.12	2.97

PRODUCT OF NEIGHBORHOOD PROCESS

MEETING:	#1	#4	PRODUCT
DATE:	MARCH 13, 2014	JULY 15, 2014	---
RESIDENTIAL UNITS:	37	32	REDUCED BY: 5
PARKING SPACES:	25	33	INCREASED BY: 8
PARKING RATIO:	.67	1.03	INCREASED BY: .36 (54%)
BUILDING STORIES	6	4 1/2	REDUCED BY: 1 1/2
BUILDING HEIGHT:	68'-10"	50'-0"	REDUCED BY: 18'-10"
TOTAL GSF:	48,500 GSF	40,060 GSF	REDUCED BY: 8,440 GSF
F.A.R.	3.59	2.97	REDUCED BY: 0.62





EXISTING SITE CONTEXT

COMMUNITY MEETING - I

PRESENTED ON:

MARCH 13,2014



PROJECT DATA:

- 37 - Residential Units
- 25 - Parking Spaces (.67)
- 2 - Street Level “Local Service” Spaces
- 48,500 - Total GSF
- 6 Stories
- 68’-10” – Building Height



BUILDING STREET LEVEL PLAN



ORIGINAL BUILDING RENDERING

COMMUNITY MEETING - II

PRESENTED ON:

APRIL 3, 2014

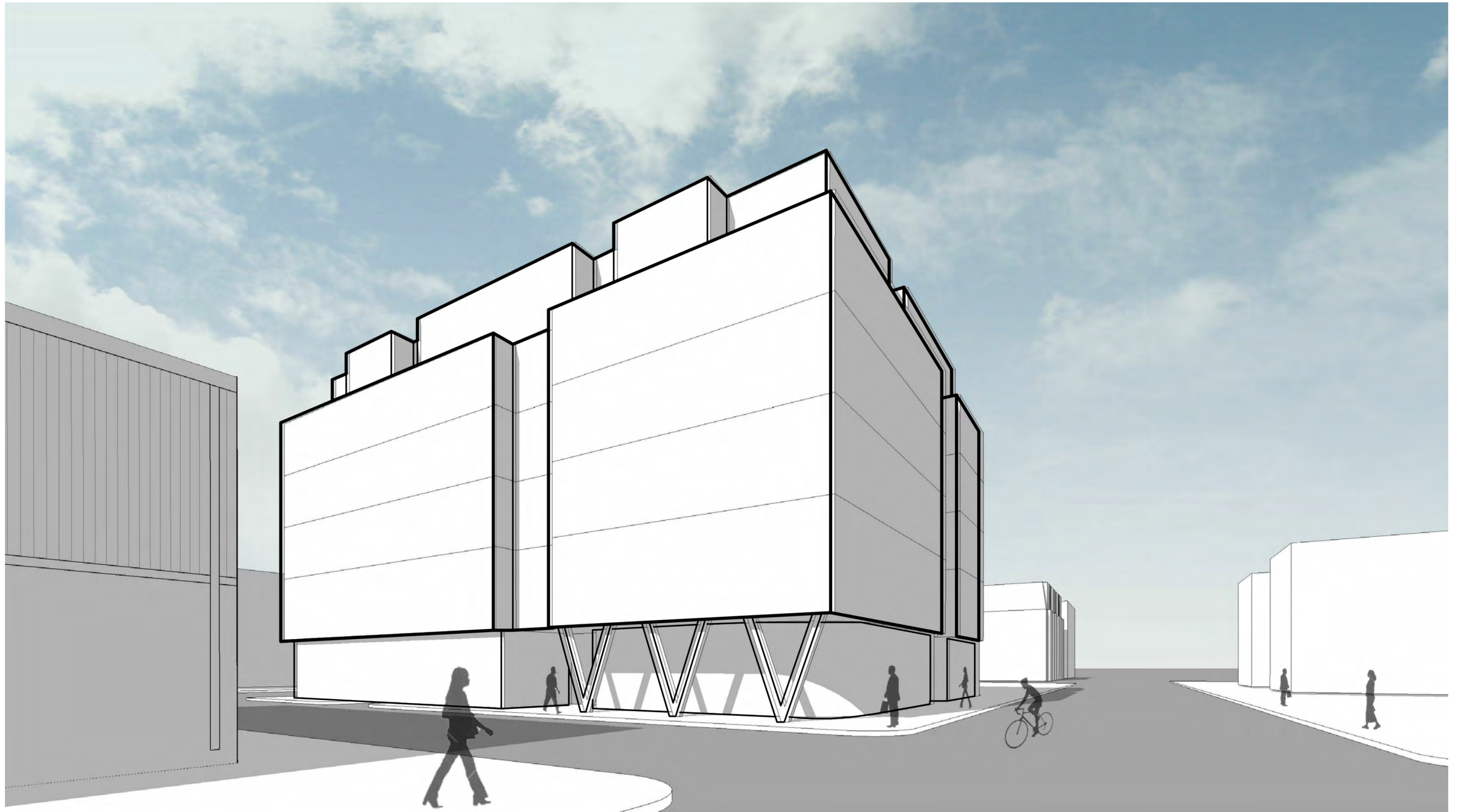


PROJECT DATA:

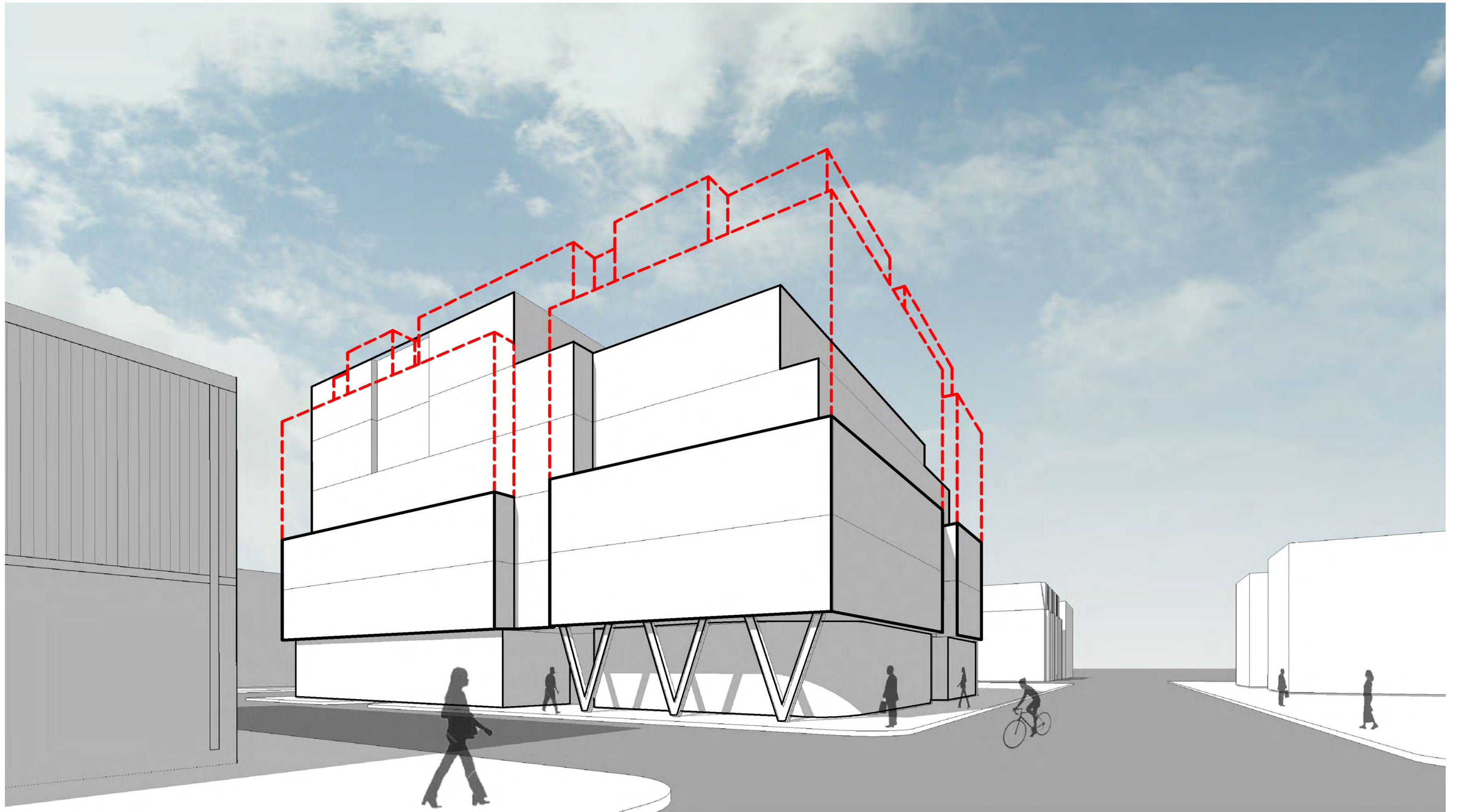
- 32 - Residential Units (Reduced by 5 Units)
- 28 - Parking Spaces .87 (Increased from 25 or .67)
- Reduced overall GSF from 48,500 to 43,500 (reduced by 5,000)
- Removed 2 local service spaces, and relocated 1 residential unit to street level
- Created 6 Story floor setback scheme, and reduced building height to 67'-9"



BUILDING STREET LEVEL PLAN



ORIGINAL BUILDING MASSING



PROPOSED BUILDING MASSING

COMMUNITY MEETING - III

BRA SPONSERED

PRESENTED ON:
MAY 29,2014

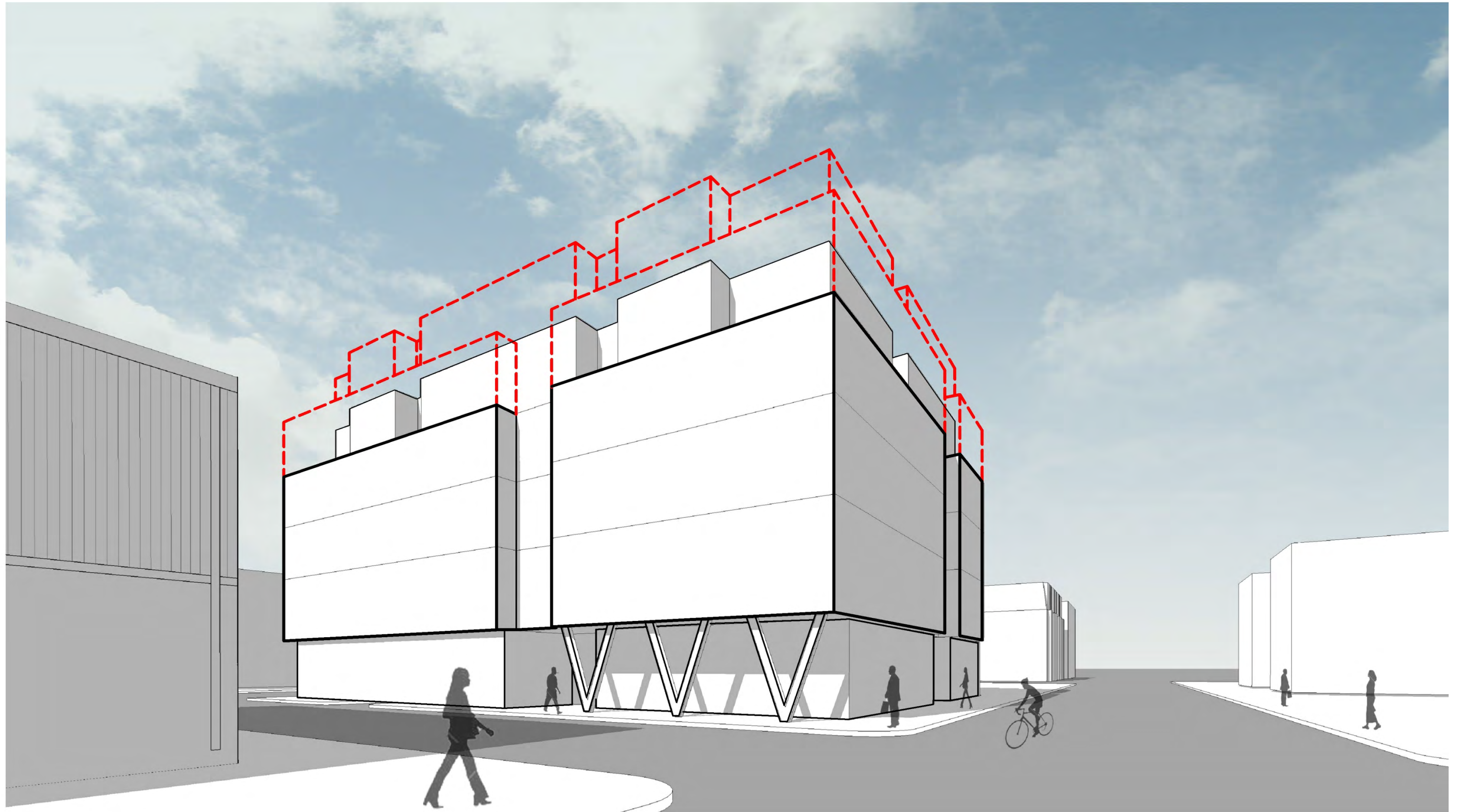


PROJECT DATA:

- 32 - Residential Units
- 32 - Parking Spaces 1.0 (Increased from 28 or 32)
- Reduced overall GSF from 43,500 to 42,100 (reduced by 1,400)
- 2 - Residential unit to the street level
- 5 Story, 57'-9" – Total Building Height (Reduced 10'-0")



BUILDING STREET LEVEL PLAN



PROPOSED BUILDING MASSING



PERSPECTIVE VIEW ALONG 'B' STREET

BRA FOLLOW-UP MEETING - IV

PRESENTED ON:
JULY 15, 2014



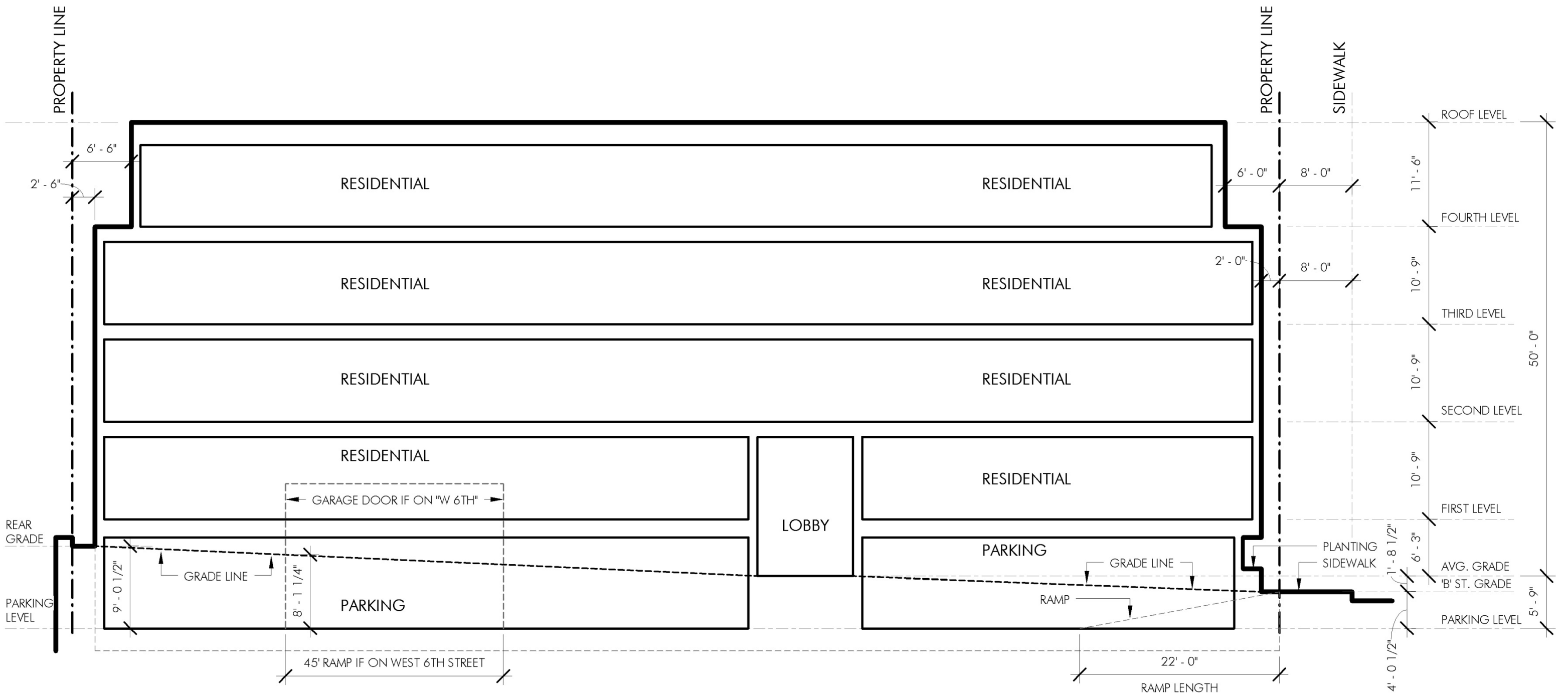
PROJECT DATA:

- 32 - Residential Units
- 33 - Parking Spaces 1.03 (Increased from 32 or 33)
- Reduced overall GSF from 42,100 to 40,060 (reduced by 2,040)
- Created Parking Level, ½ Story below grade
- 4 1/2 Story, 50'-0" – Total Building Height (Reduced 7'-9")

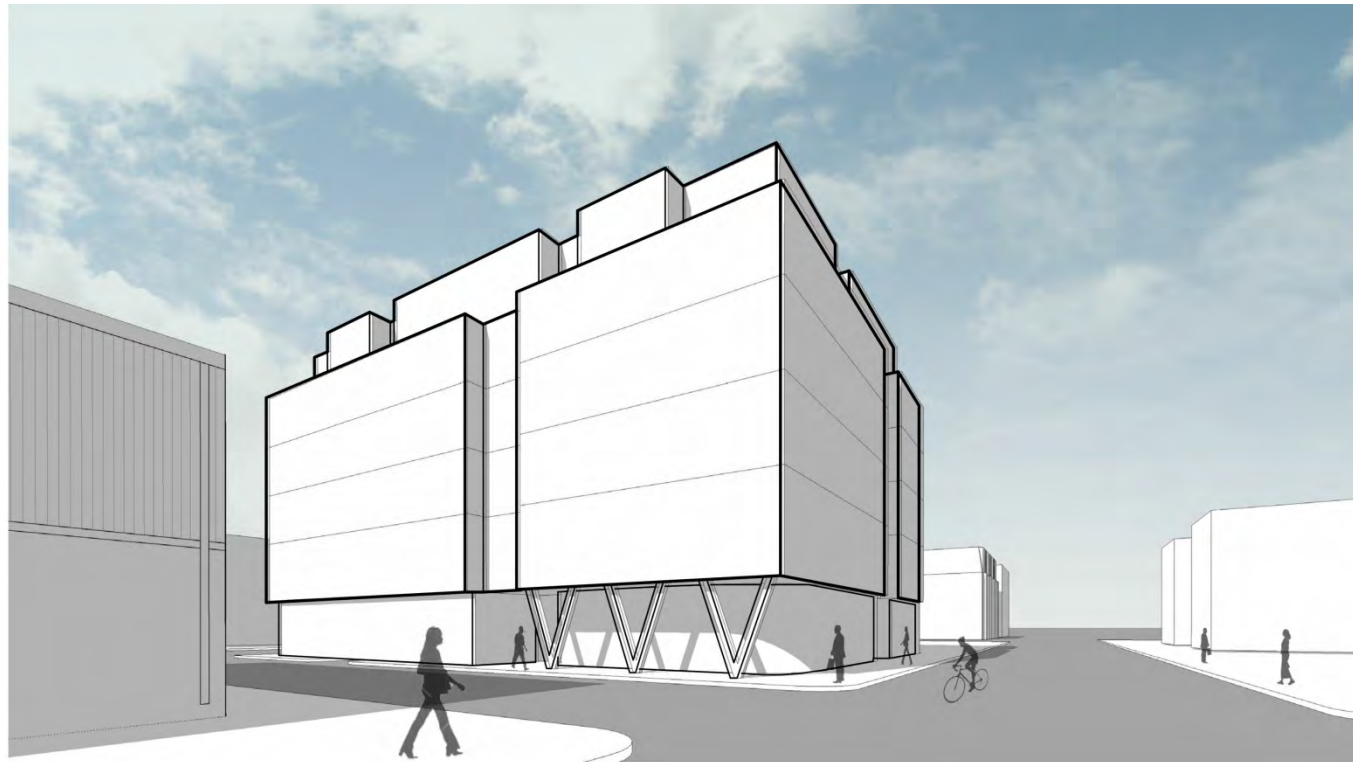
SOUTH BOSTON BY-PASS ROAD



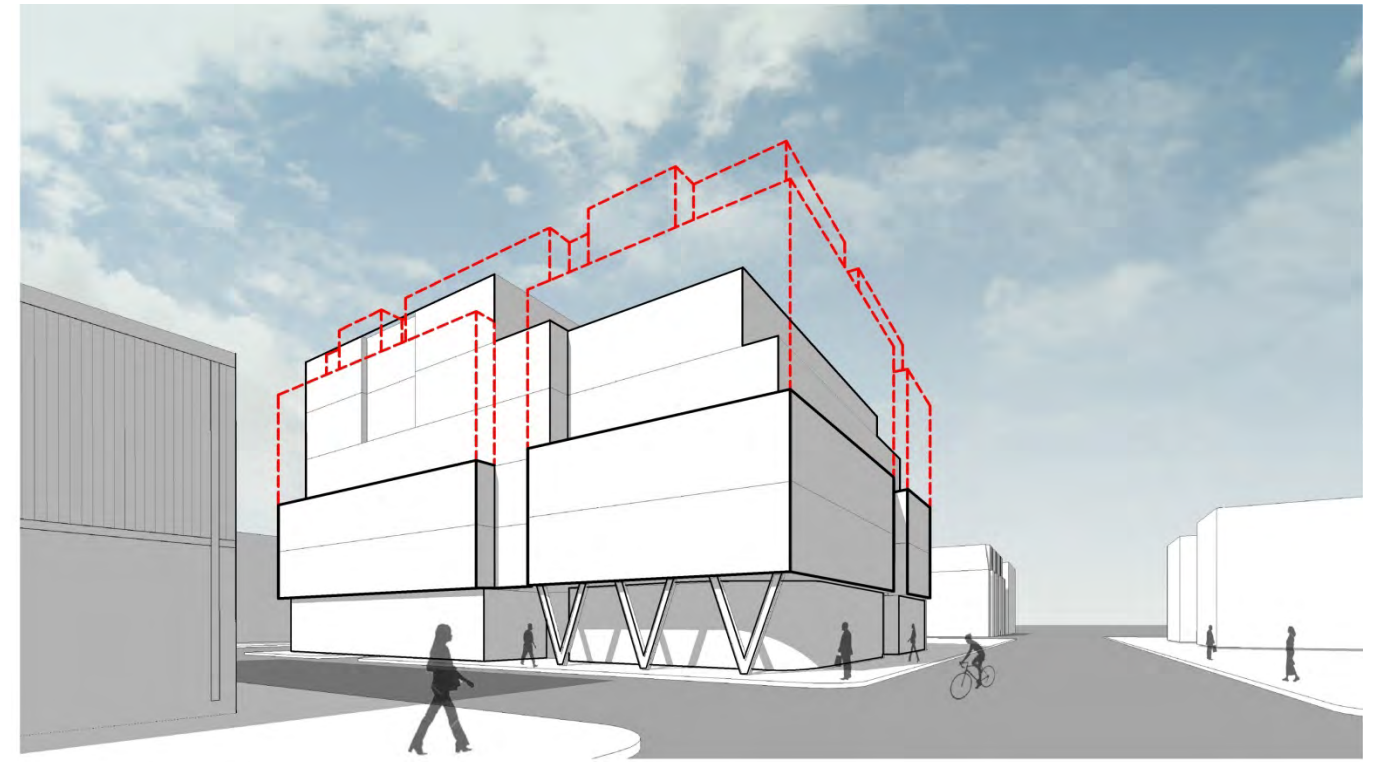
PROPOSED STREET LEVEL PLAN



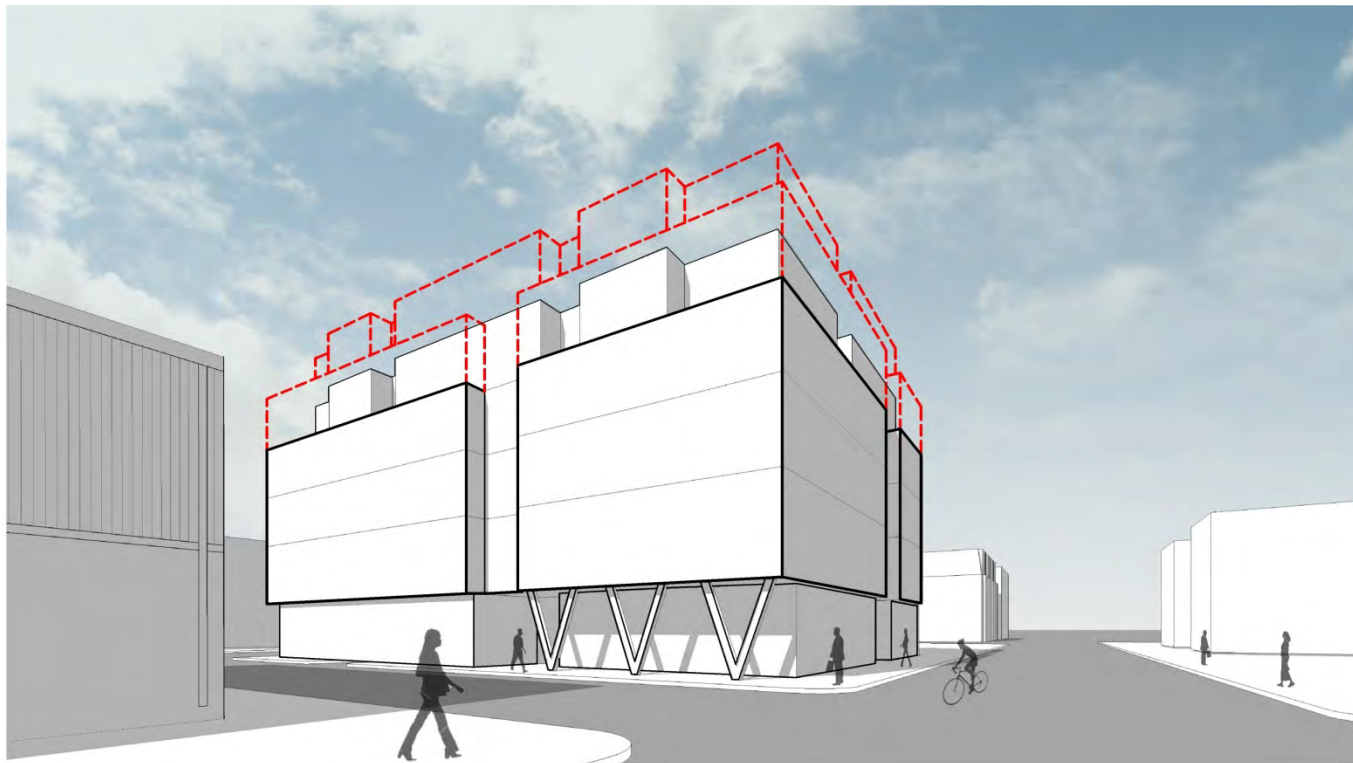
BUILDING SECTIONAL DIAGRAM



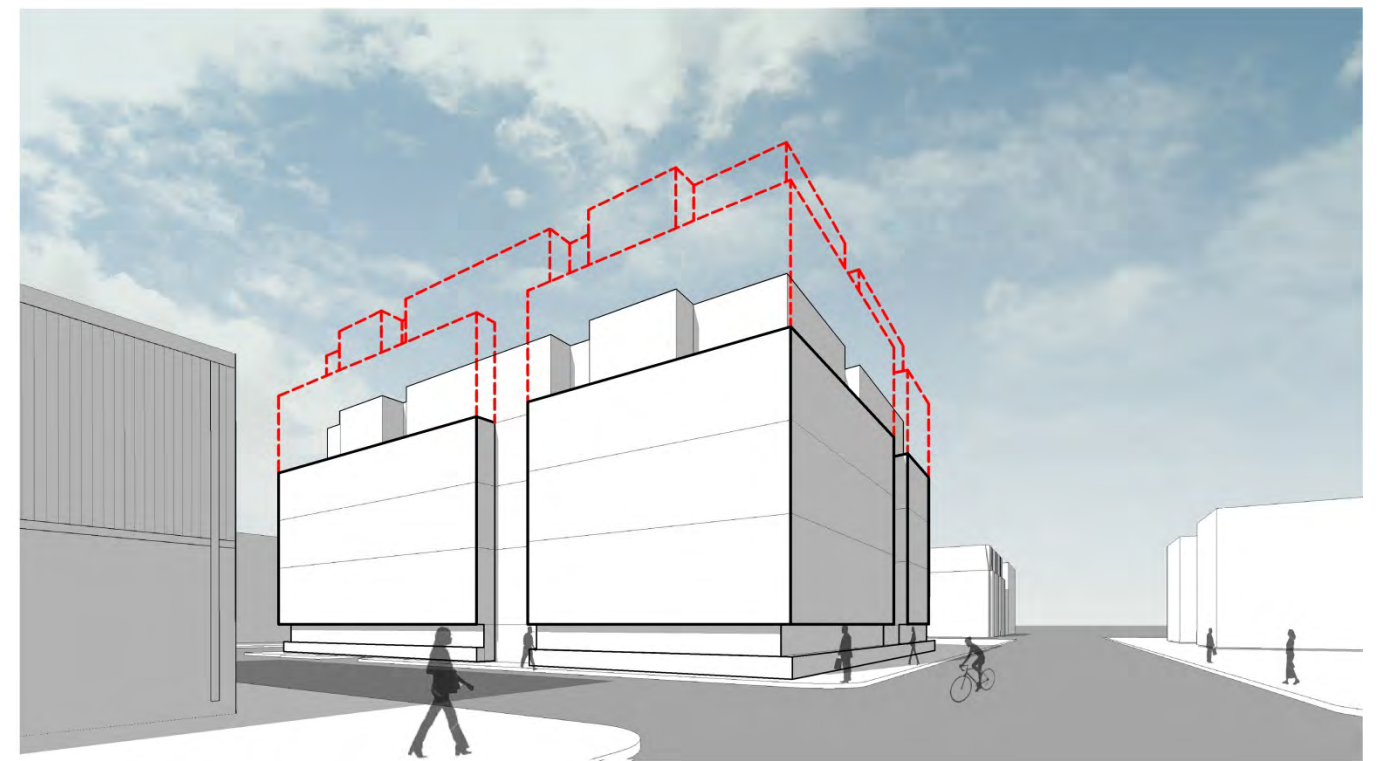
ORIGINAL BUILDING MASSING (MEETING – 1)



PROPOSED BUILDING MASSING (MEETING – 2)



PROPOSED BUILDING MASSING (MEETING – 3)



CURRENT BUILDING MASSING



PERSPECTIVE VIEW ALONG 'B' STREET