



253 Summer Street

Lolita Cocina and Tequila Bar Patio Expansion

Fort Point Channel Landmark
District Commission

June 10, 2021



Project Site Location



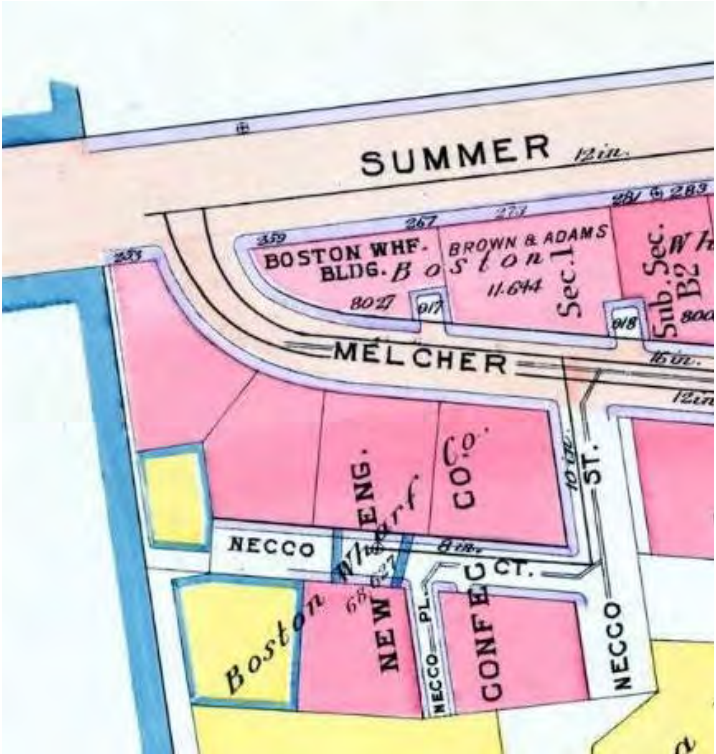
253 Summer Street

Building History and Condition

253 Summer Street

- New England Confectionary Company Factory building
- Constructed in 1902
- Designed by Boston Wharf Company staff architect Morton Safford
- Constructed of blond brick with sandstone trim
- Prominently located at the gateway to the Landmark District
- Building currently holds restaurant at lower level and office tenants at upper floors
- West elevation of building fronts the Harborwalk and Fort Point Channel

Building History and Condition

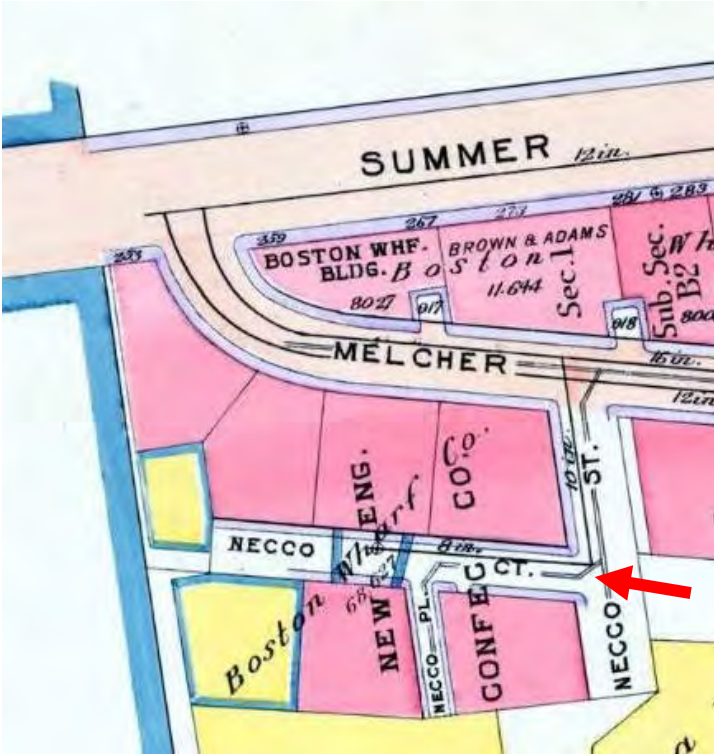


Detail from 1910 South Boston Atlas



Early 20th century photograph (undated)

Building History and Condition

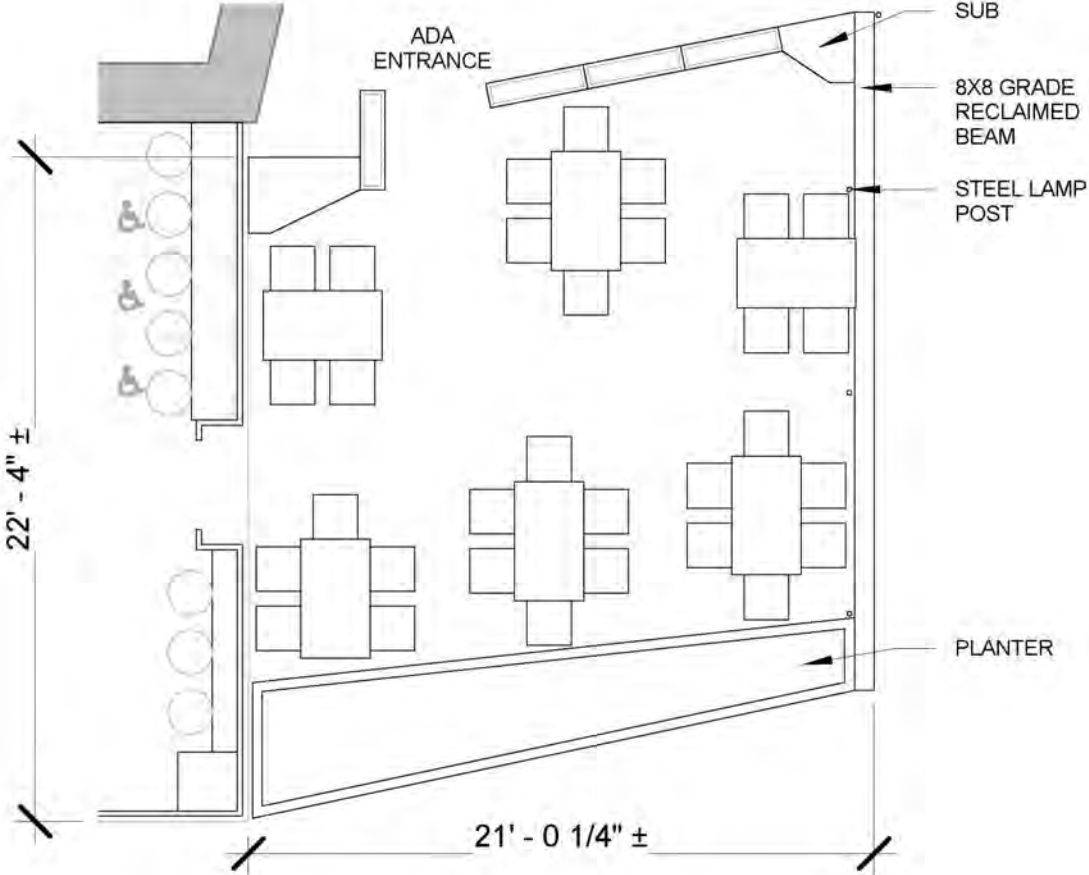


Detail from 1910 South Boston Atlas

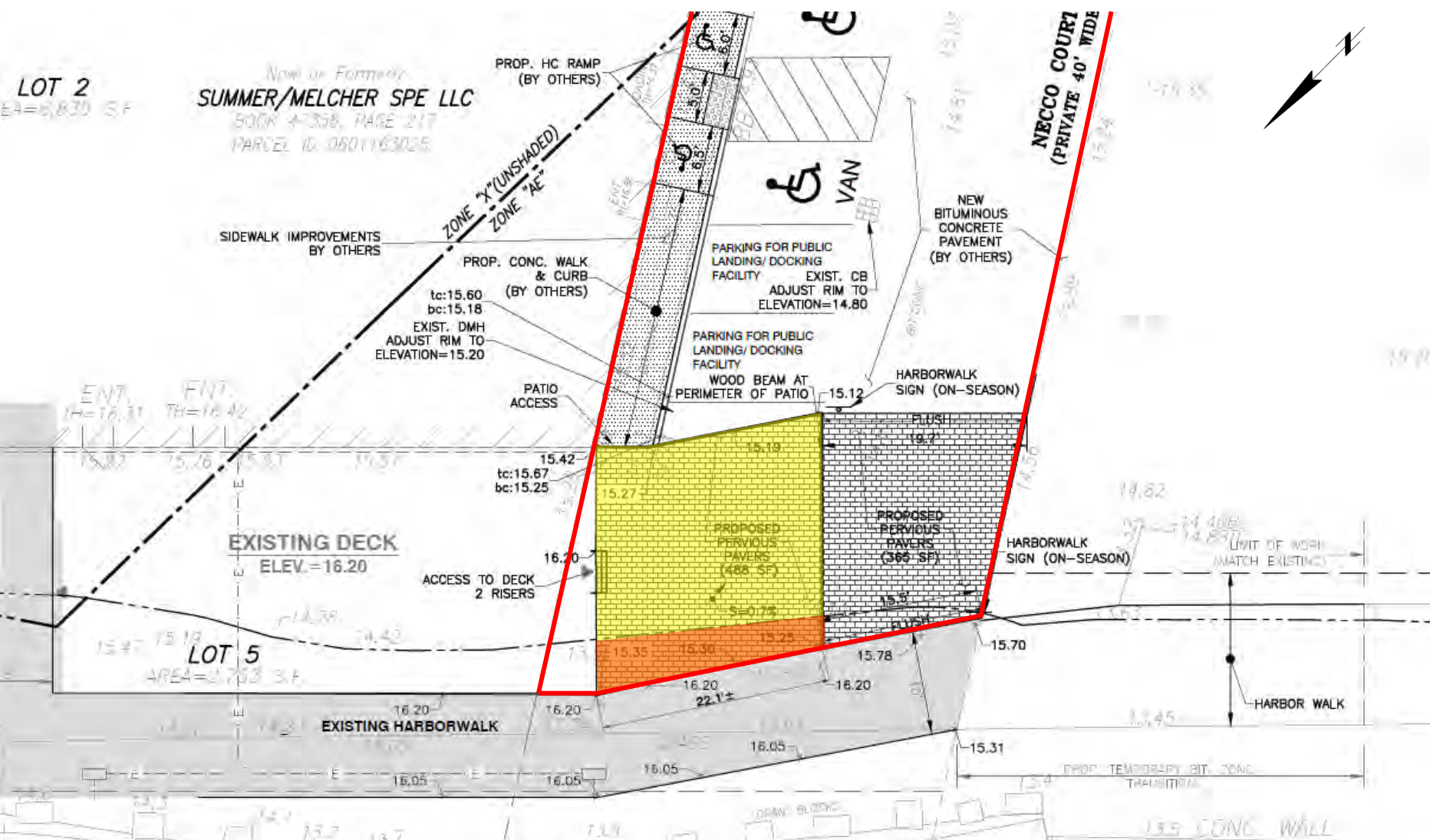


Early 20th century photograph (undated)

Patio Extension



Patio Extension



Patio Extension

Proposed Plants & Planter Box



- 38" W x 10" D x 30" H
- Patina metal
- Mix of Zebra and Adagio Grass

Proposed On-Grade Beams



- 8x8 Reclaimed Beams
- 24" at the highest point- measured from patio
- 8" from Harborwalk
- Style to match existing patio columns

Proposed Lighting



- Commercial String Light
- Socket: 1.3"W x 5.25"H
- Lamposts: 2" Rnd Steel Tubes

Patio Extension

Proposed Pavers



ECO-RIDGE

An oversized brick shape with a slightly textured riven surface. Slightly chamfered edges with a 3% open surface area. Joint opening which is compliant with the Americans with Disabilities Act. (ADA)

- OVERSIZED BRICK SHAPE
- SLIGHTLY CHAMFERED EDGES
- 13% OPEN SURFACE AREA

ECO-RIDGE

WIDTH	LENGTH	THICKNESS	SF / PALLET	PKS / PALLET	lbs / PALLET
4.24"	9.75"	.75"	100	520	3,200

DISCLAIMER: These typical details are provided for general information purposes only. Anyone making use of these details does so at their own risk and assumes all liability for such use. Site-specific design should be performed by a licensed professional engineer who is familiar with actual site conditions, soil, other materials and local practices.

NOTES:

- Subgrade must have adequate bearing capacity and be suitable for infiltration practices. Do not compact unless specified by design engineer.
- Pavers, aggregate base and subbase must be properly compacted.
- #2 stone may be replaced with #3 or #4 stone.
- Pavers shall be installed with a surface tolerance of $\pm 1/16"$ over 10ft with no paver lippage greater than $1/8"$.
- Consult ICP's current permeable pavement design manual for design and installation information.

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Patio Extension

Proposed Furniture



- Rectangle Teak Dining Table
- W31" x L59" x H29"



- Teak Folding Dining Side Chair
- W18" x D24" x H38"

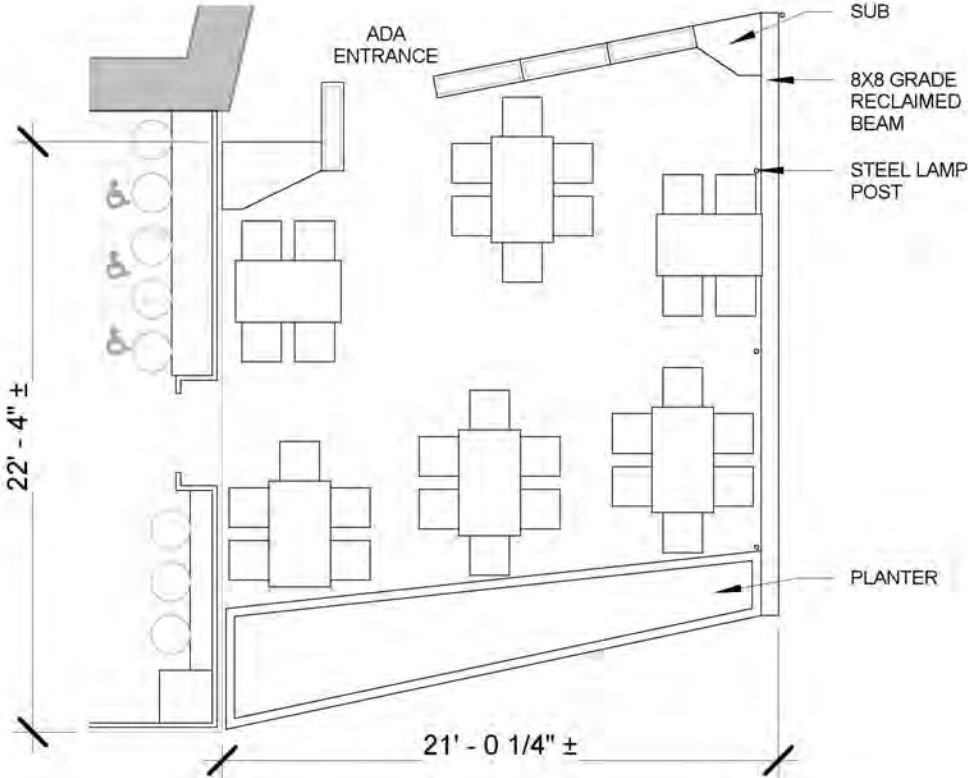


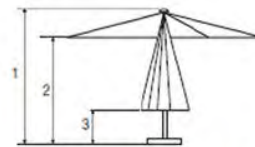
Table Layout

Patio Extension

Technical Data - Levante

Material frame: The pole, ribs, hub, runner and finial are all made using laminated bamboo. All metal fittings are 304 stainless steel.

Opening: A double pulley and rope system is used for easy light opening.



1=total height 2=open height
3=closed height



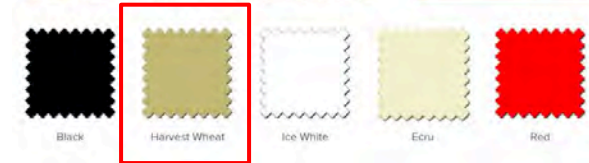
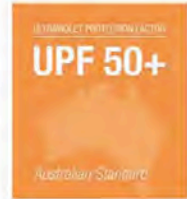
2.1m SQ-L	2.1 x 2.1m 6.5' x 6.5'	2.75m 9'0"	2.13m 6'11"	1.10m 3'7"	38mm 1.5'	8	28 x 20mm 1 1/8" x 3/4"
2.6m SQ-L	2.6 x 2.6m 8.5' x 8.5'	2.9m 9'6"	2.1m 6'10"	0.86m 2'10"	48mm 2'	8	28 x 20mm 1 1/8" x 3/4"
3.0m SQ-L	3.0 x 3.0m 10' x 10'	3.05m 10"	2.26m 7'5"	0.80m 2'7"	48mm 2'	8	35 x 20mm 1 3/8" x 3/4"
3.4m SQ-L	3.4 x 3.4m 11' x 11'	3.37m 11"	2.42m 7'11"	0.80m 2'7"	58mm 2.25'	8	35 x 20mm 1 3/8" x 3/4"

Umbrella Cover Materials

We offer several types of material with different qualities, which give a range of performance depending on the use and the budget to be specified.

SPUNCRYLIC®

Spuncrylic® fabric is a polyester material that has gone through a process called solution dyeing. This gives it a very high resistance to fading from sunlight. Spuncrylic® fabric also possesses good stain resistance and water repellency characteristics. Additionally, it has a UPF (ultraviolet protection factor) of at least 50. This material has a similar performance to Acrylics, but at a much more affordable price.



Patio Extension



View northeast from Necco Court

Patio Extension



View east from Harborwalk toward Necco Court

Patio Extension



View northwest toward Fort Point Channel from Necco Court

Patio Extension



View northwest toward Fort Point Channel from Necco Court

Patio Extension



View northwest toward Fort Point Channel from Necco Court

Patio Extension



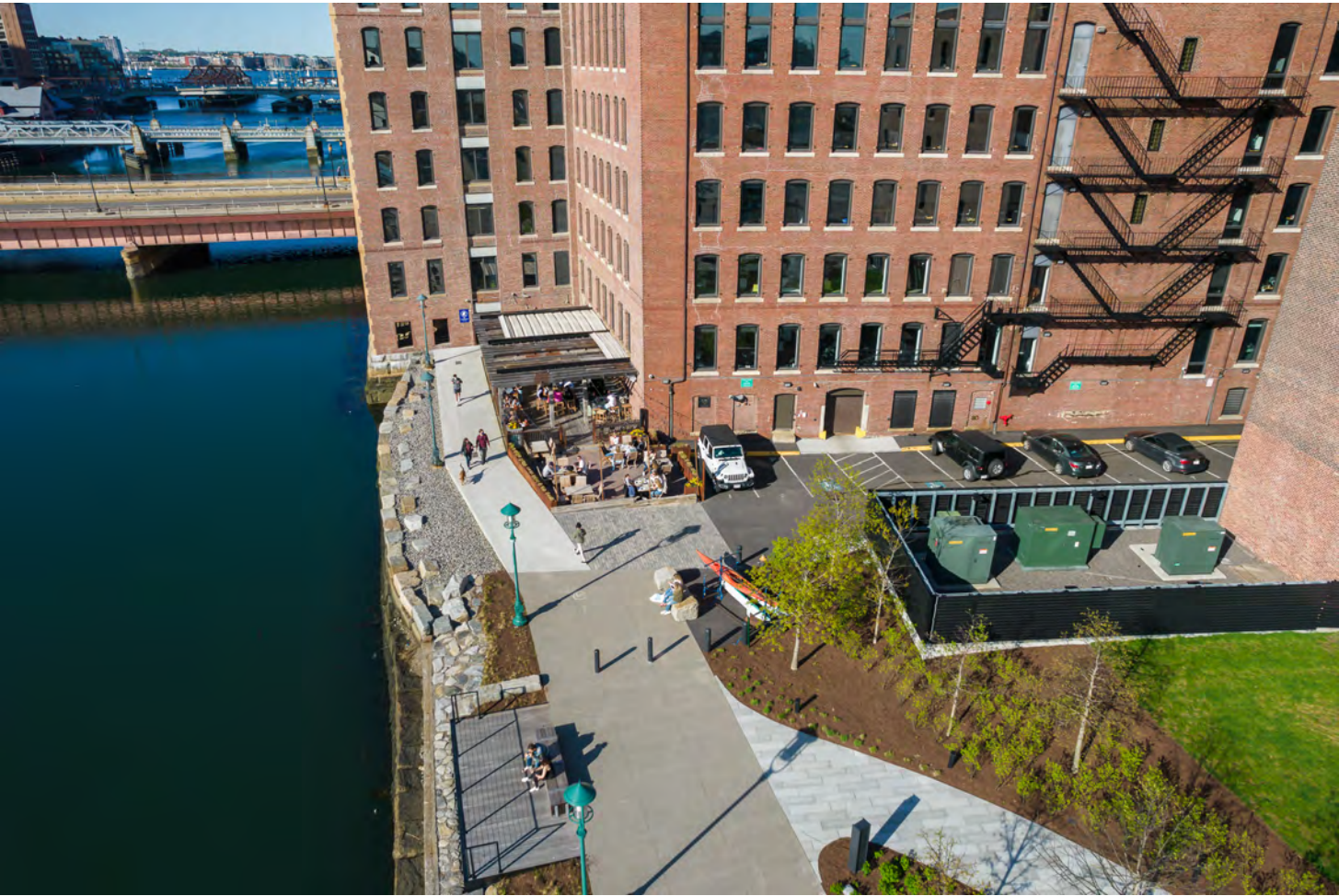
View northeast toward patio from Harborwalk

Patio Extension



Aerial view of patio from southeast above Necco Court

Patio Extension



Aerial view of patio from southwest above Harborwalk