

**JtA**

**Crate & Barrel**

**777 Boylston Street, Boston, MA**

**BACK BAY ARCHITECTURAL COMMISSION**

05/23/23

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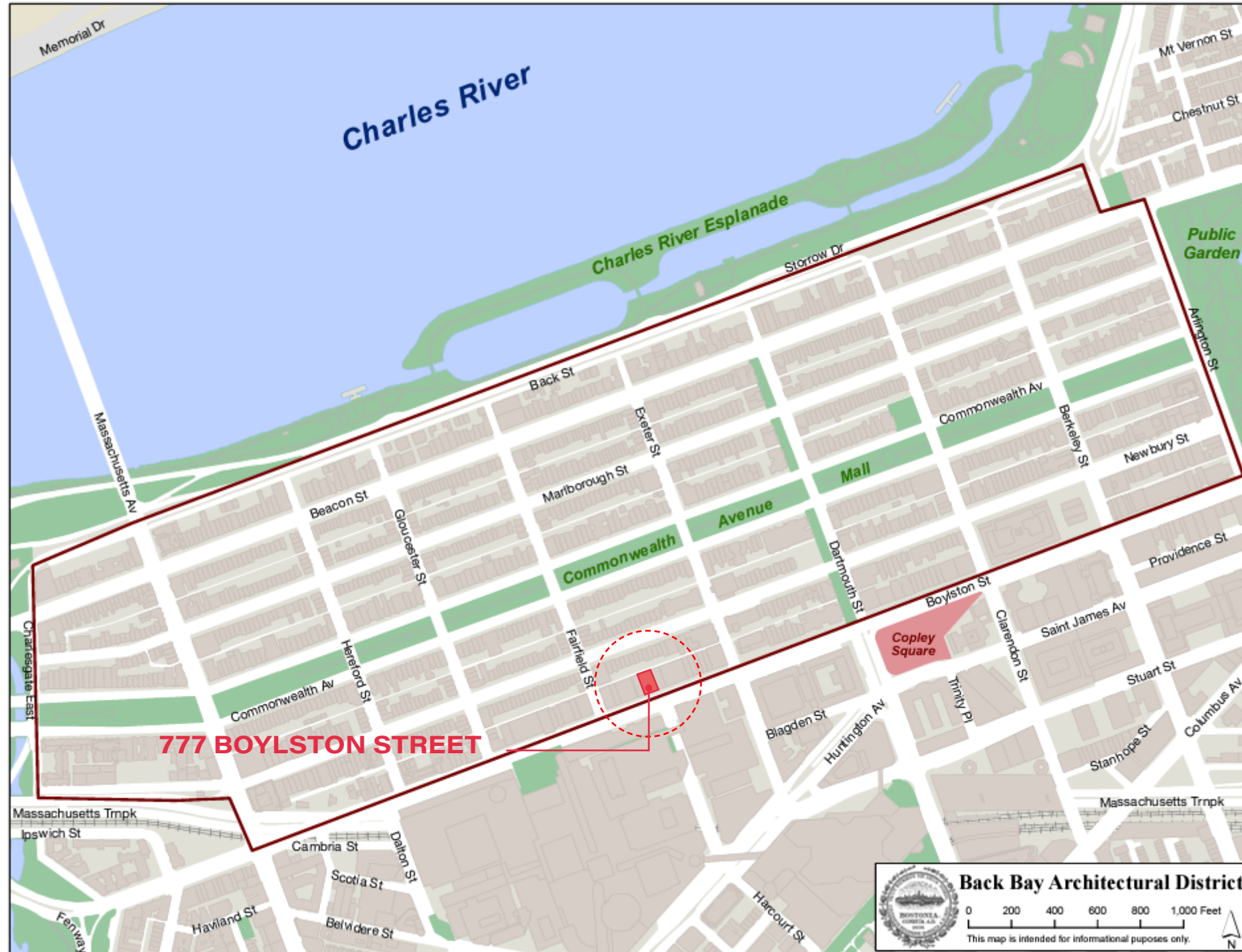
# Back Bay Architectural Commission Hearing

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## Agenda

- Introductions
- Review of project approved by the Back Bay Architectural Commission in October 2021 with provisions:
  - Subcommittee to review final materials and colors
  - Lighter color of terra cotta to be tied with a blend more reflective of the floors below
  - Design of the balcony to be thick, with the top roof, and the glass railings are to have metal newel posts
- Review of Phase I Component:
  - Internal renovations to former Crate and Barrel space to prepare for retail/office tenants
  - Relocation of Crate and Barrel door and addition of second door to office lobby
  - Replacement of windows on Public Alley 441 facade
  - New HVAC system including new rooftop units and enclosures
  - Sidewalk improvements along Boylston Street (recently improved by City)
  - Existing Abe and Louie's and Atlantic Fish restaurant operations to remain
- Review of Phase I Component:
  - Goal: Construction start mid-Q3 2023
- Discussion

# Existing Conditions



**SITE - BOSTON PROPER (BACK BAY NEIGHBORHOOD DISTRICT)**



**EXISTING FRONT PHOTOGRAPHS**

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**EXISTING REAR PHOTOGRAPHS**

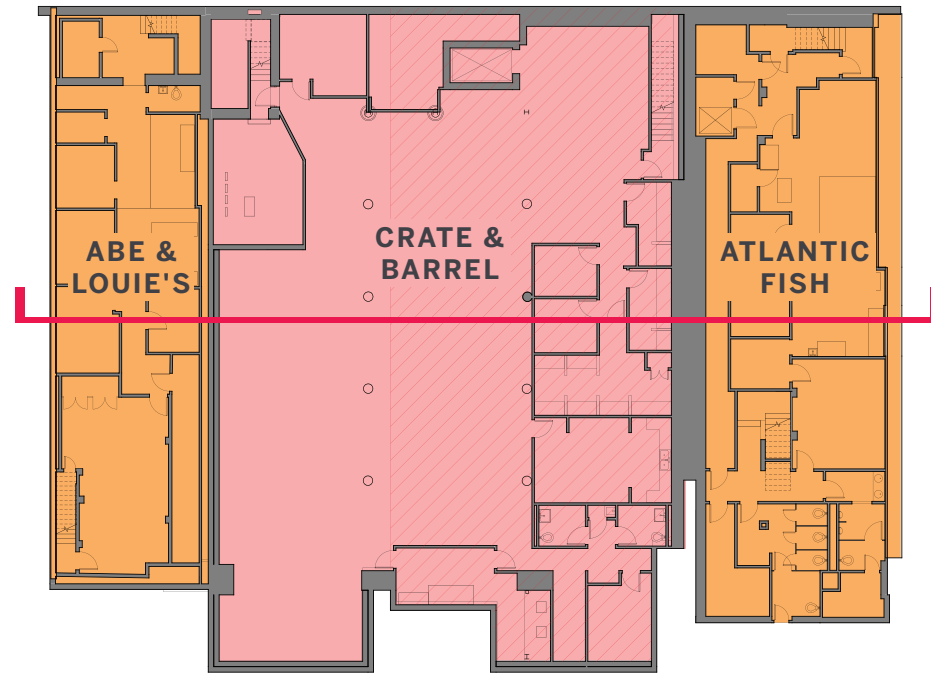
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**BASEMENT**



BOYLSTON ST.

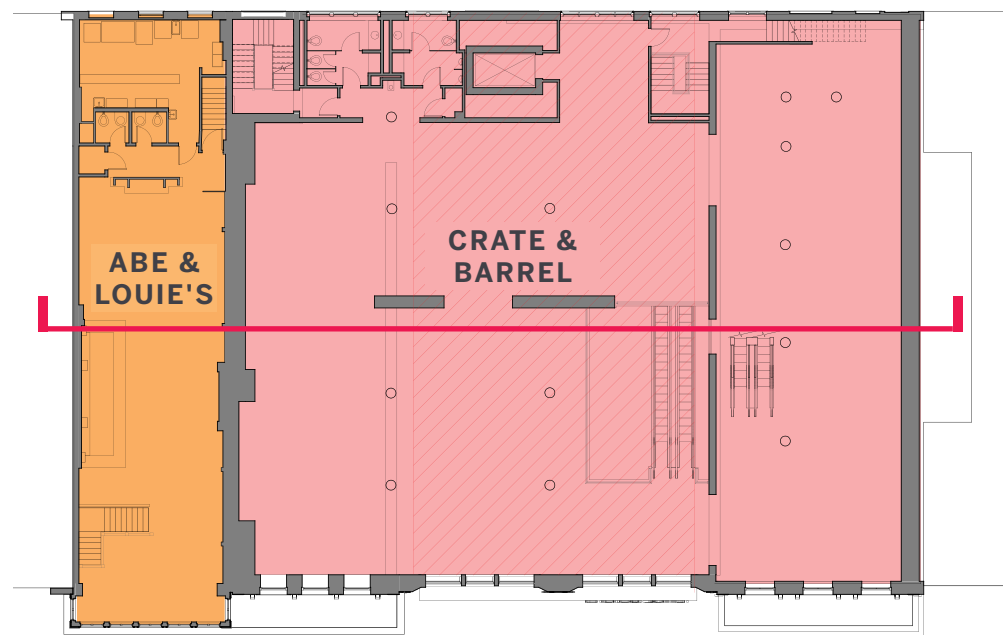
**LEVEL 01**



BOYLSTON ST.

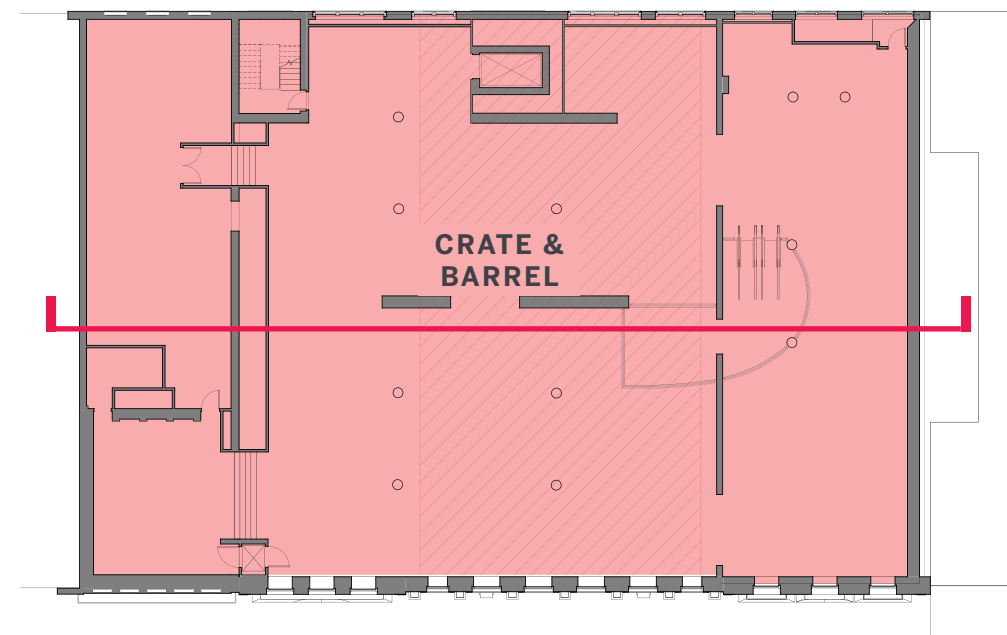
PORTION OF EXISTING PROGRAM TO BE REMOVED

**LEVEL 02**



BOYLSTON ST.

**LEVEL 03**

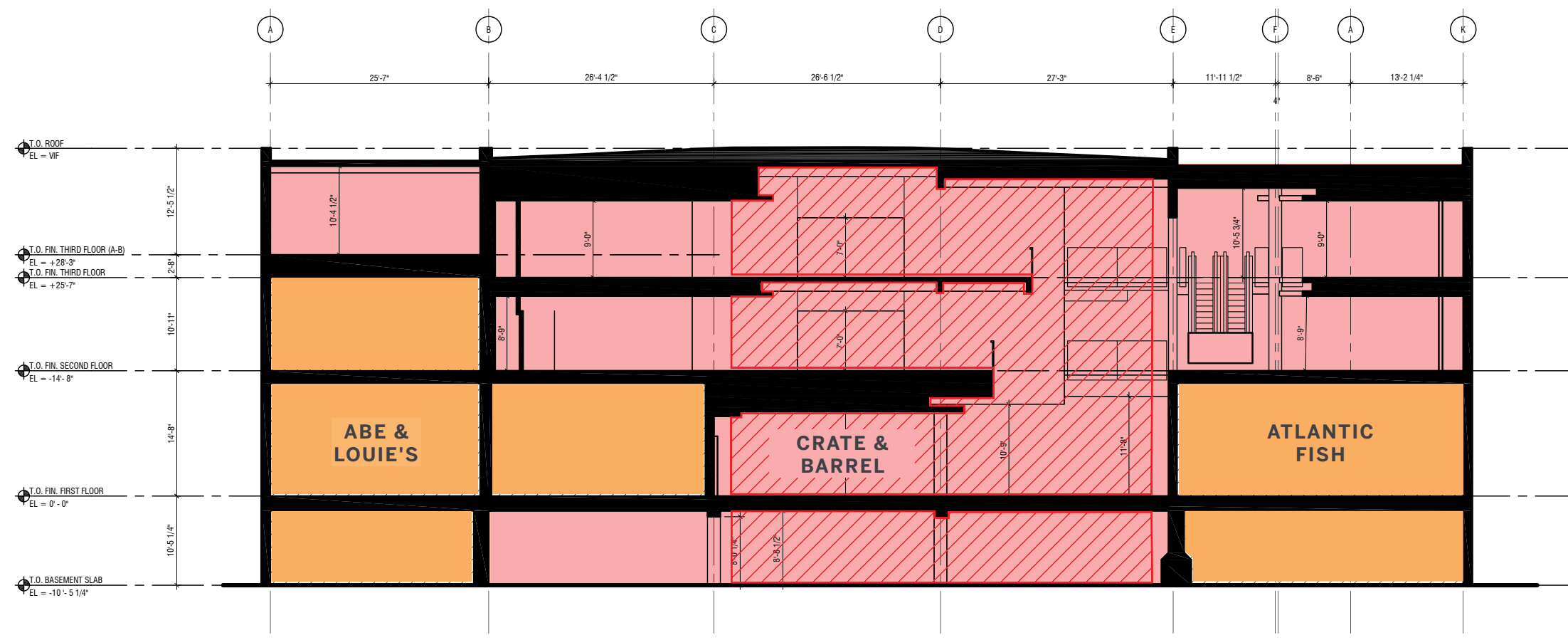


BOYLSTON ST.



**EXISTING PROGRAM**

PORTION OF EXISTING PROGRAM TO BE REMOVED



0 4 8 16

EXISTING PROGRAM





# Back Bay Architectural Commission Hearing

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## **PRIOR APPROVED BBAC AND BPDA SCOPE**

- Site improvements
- Existing 3 stories, renovation for retail and commercial office uses
- New 5 stories addition

## **PROPOSED INITIAL PHASE 1**

- Site improvements for initial phase
- Existing 3 stories, renovation for retail and commercial office uses

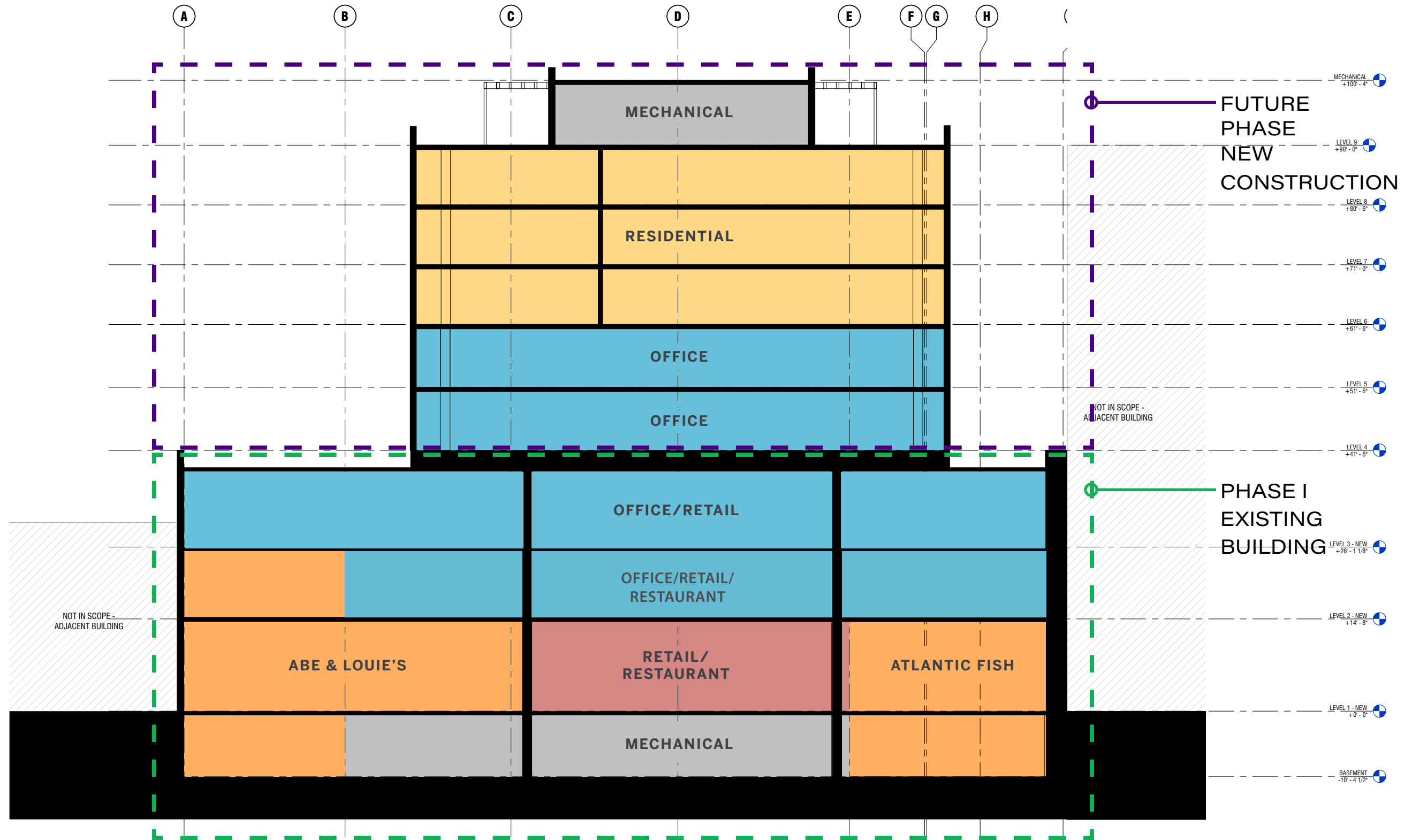
## **FUTURE PHASE**

- Site improvements for future phase
- New 5 stories addition



**PRIOR APPROVED RENDERED VIEW: SOUTHEAST**

**PRIOR APPROVED BUILDING SECTION**



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**BUILDING SECTION**

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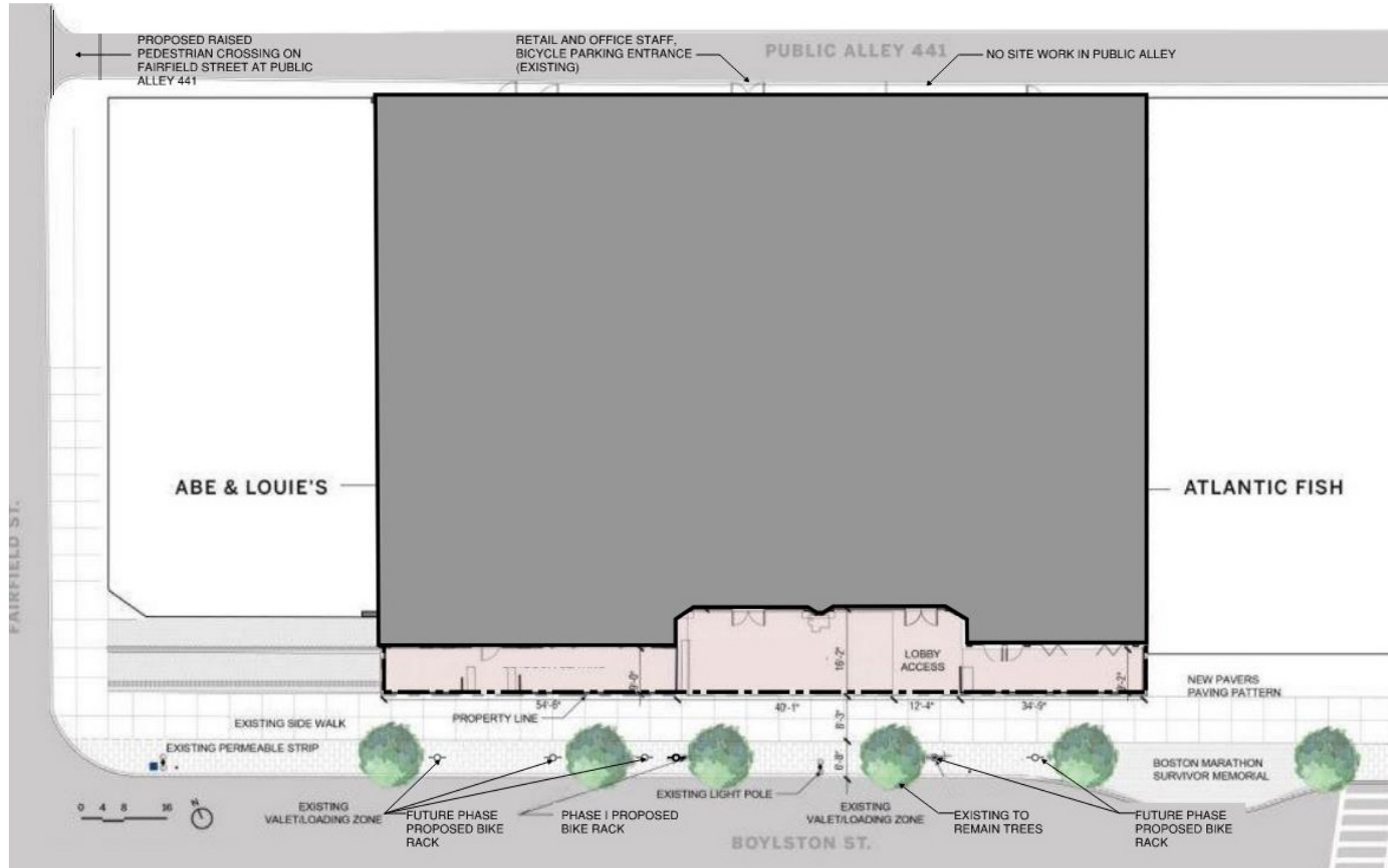
# Phase I Proposed Design Component



**PHASE I RENDERED VIEW: SOUTHEAST**

# Site Plan

- Install Visitor Bike Rack
- Raised Pedestrian Crossing at Public Alley 441 and Fairfield Street

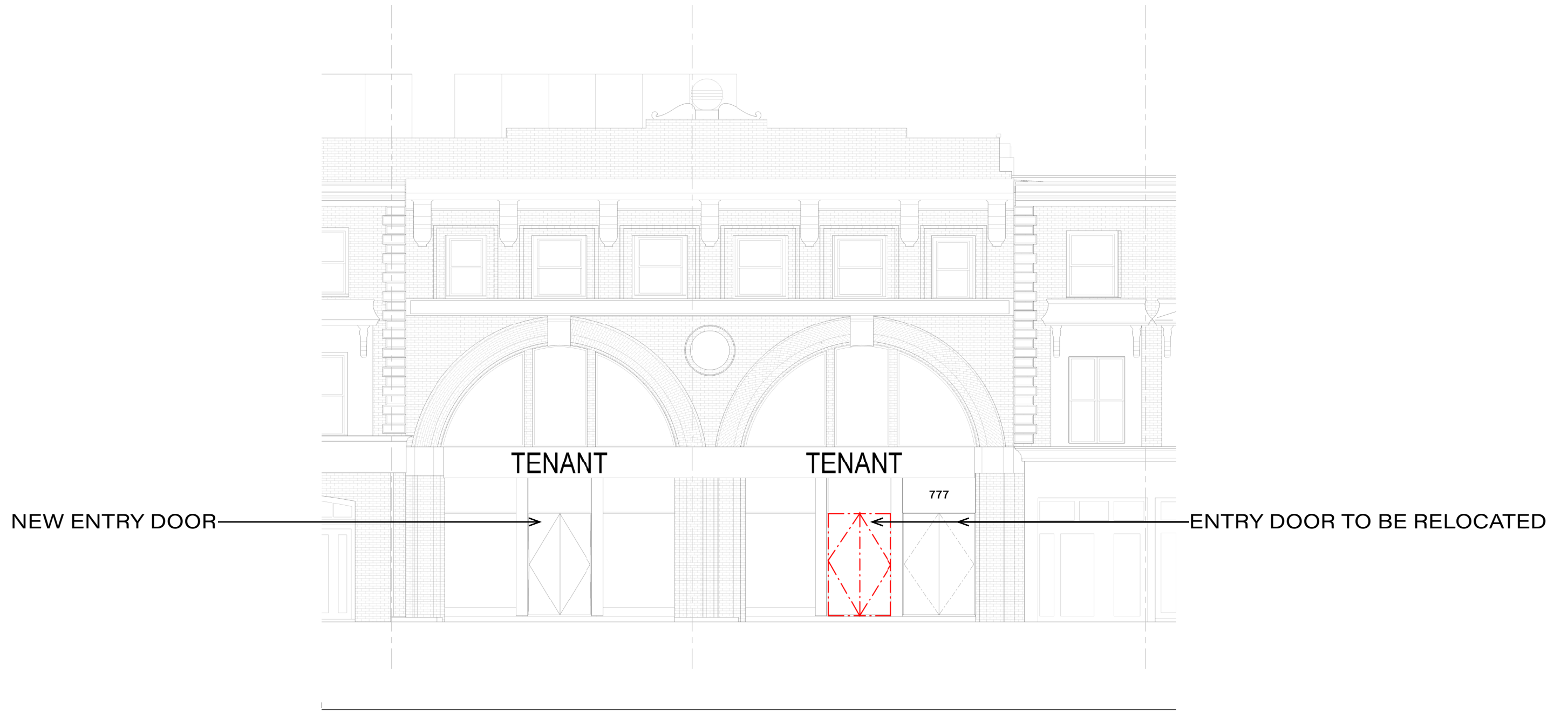


**SITE PLAN**

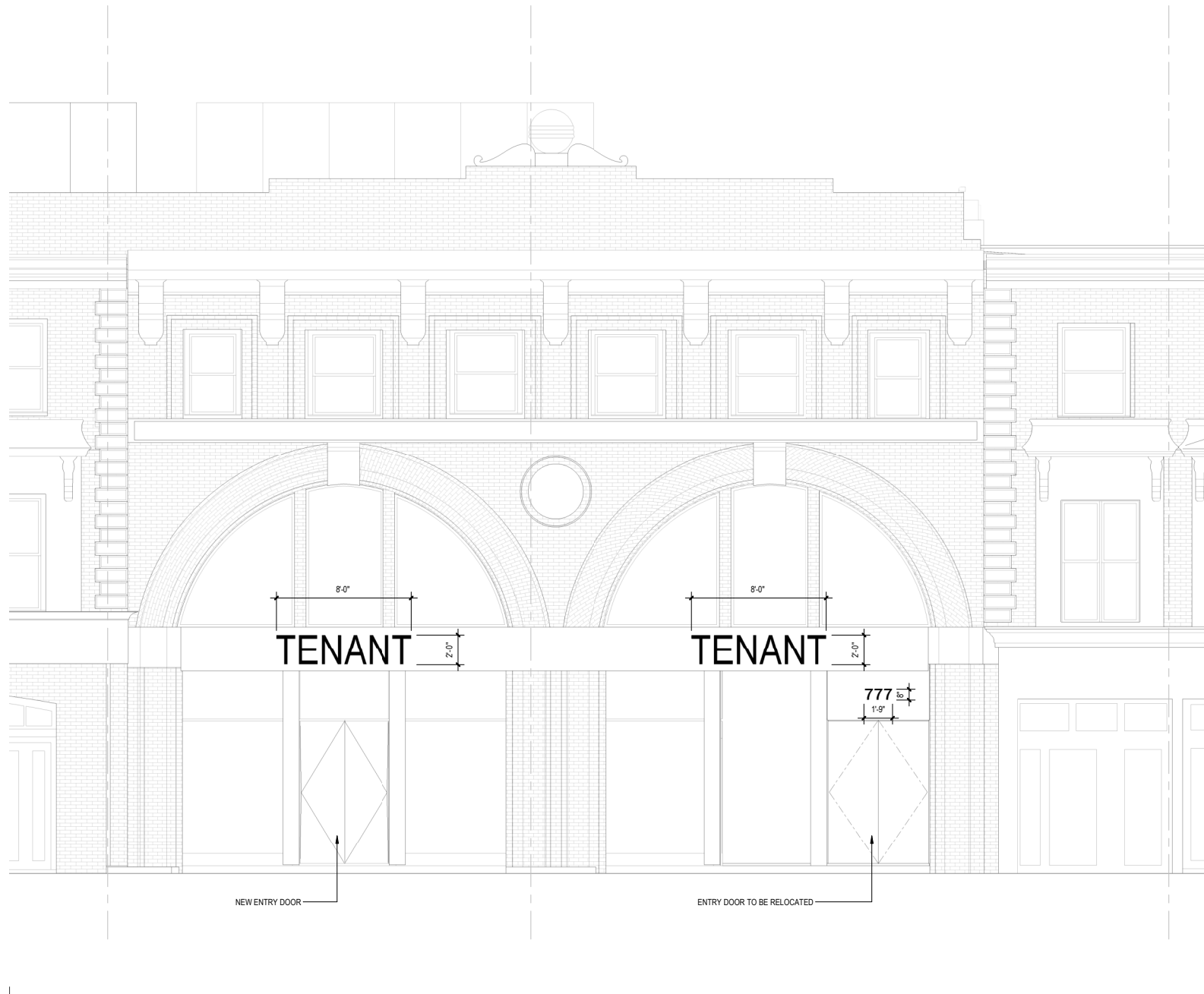
# Entry Lobby Door Relocation

- Relocate Entry Door to New Lobby Location
  - New Entry Door at Retail
- New Doors to Match Existing





**PROPOSED FRONT ELEVATIONS (NTS) - PROPOSED RELOCATED ENTRY**



**KAWNEER**

**350 STANDARD ENTRANCE**

DOORS AND ENTRANCES

190/350/500 STANDARD ENTRANCES

Kawneer 190/350/500 Standard Entrances are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

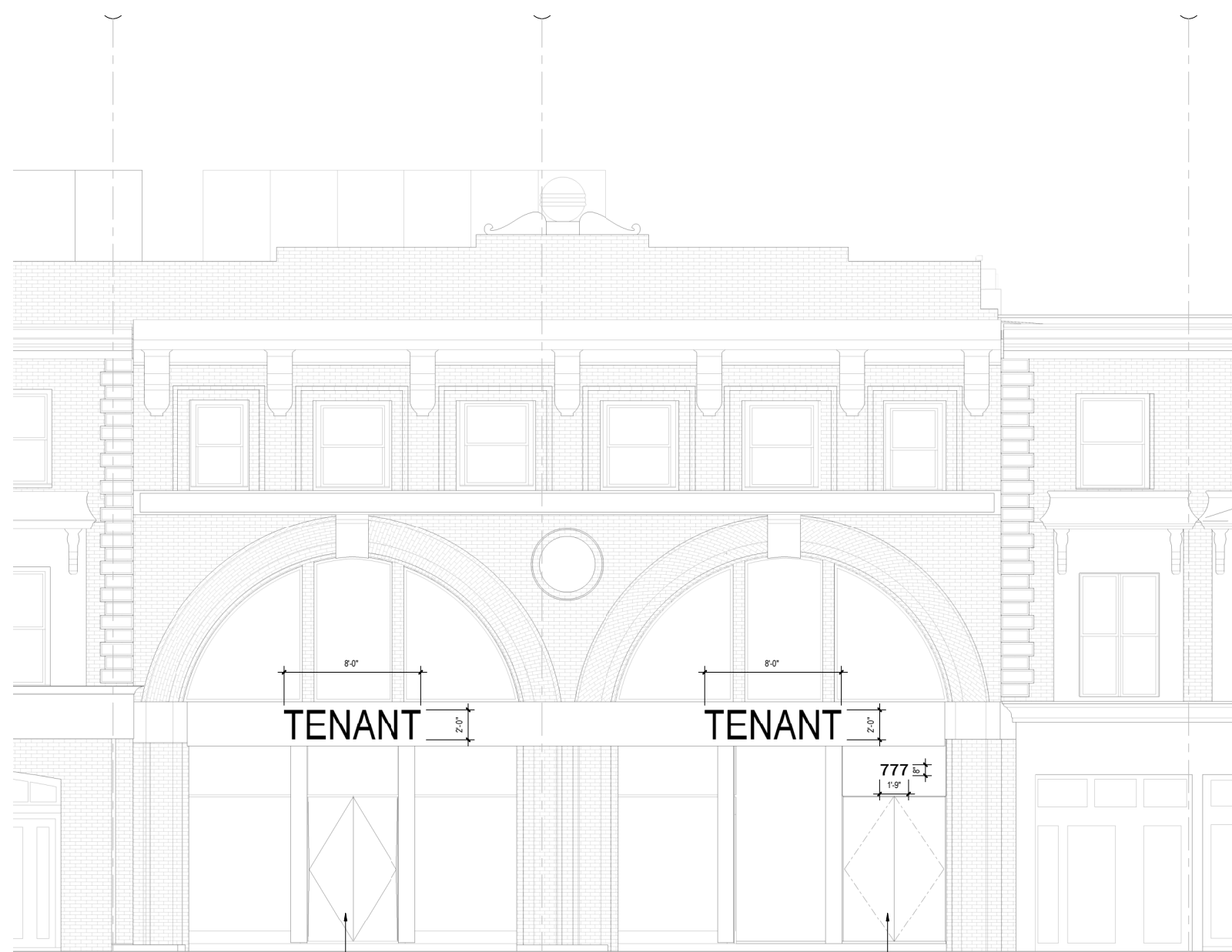
- 2-1/8" (54mm), 3-1/2" (87.9mm) or 5" (127mm) sightline
- 1-3/4" (44.5mm) depth
- Non-thermal performance
- Moderate- to high-traffic application



# Exterior Signage

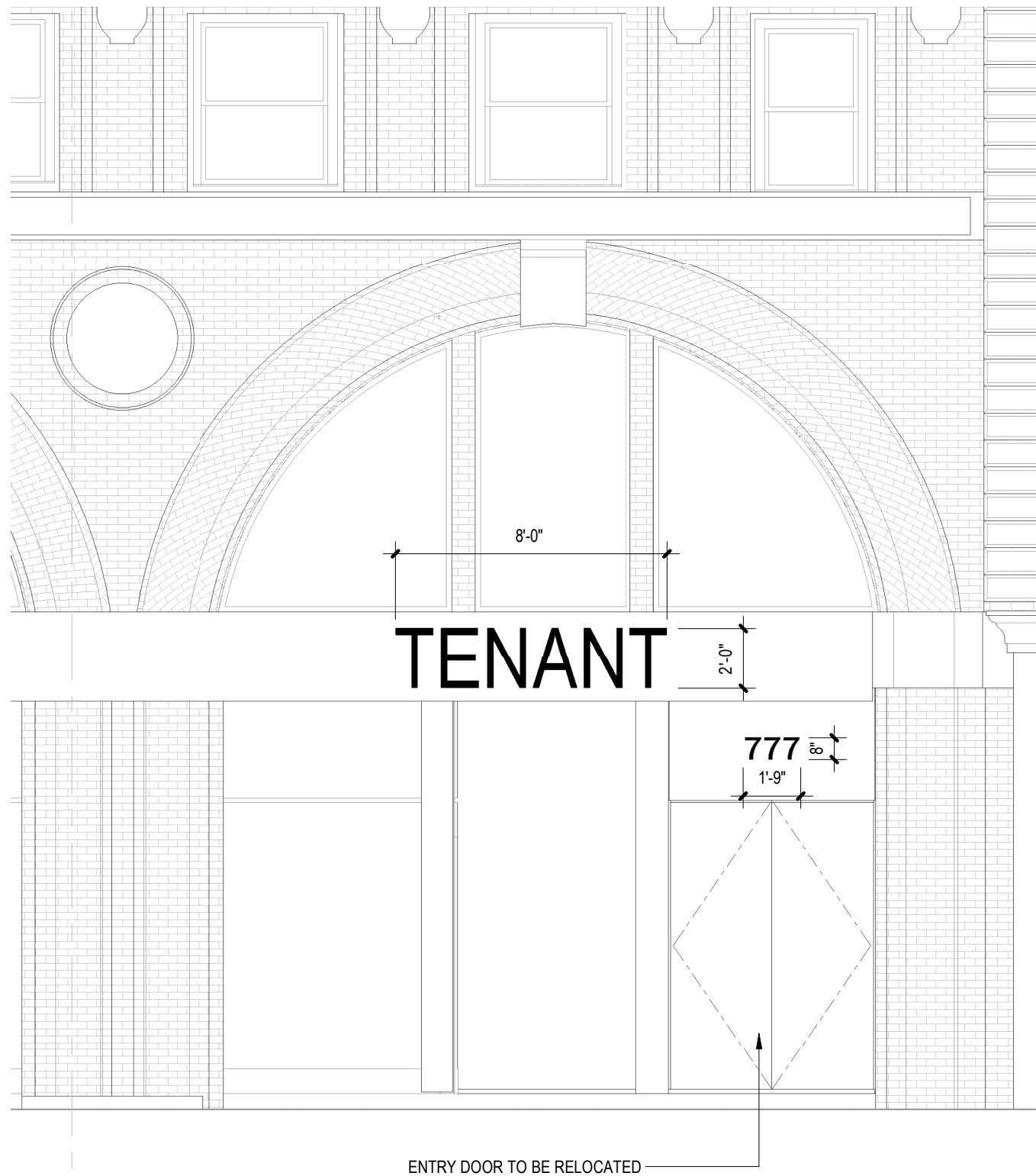


EXISTING SIGNAGE = 17'-6"X2'-0"  
35SF



PROPOSED SIGNAGE = (2) 8'-0"X2'-0"  
32SF

**EXISTING AND PROPOSED FRONT ELEVATIONS (NTS)**



EXISTING SIGNAGE

**PROPOSED FRONT ELEVATIONS AND SIGNAGE (NTS)**



**3D VIEW - FRONT VIEW**

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# Rear Alley Modifications

- Install New Windows to Match Existing

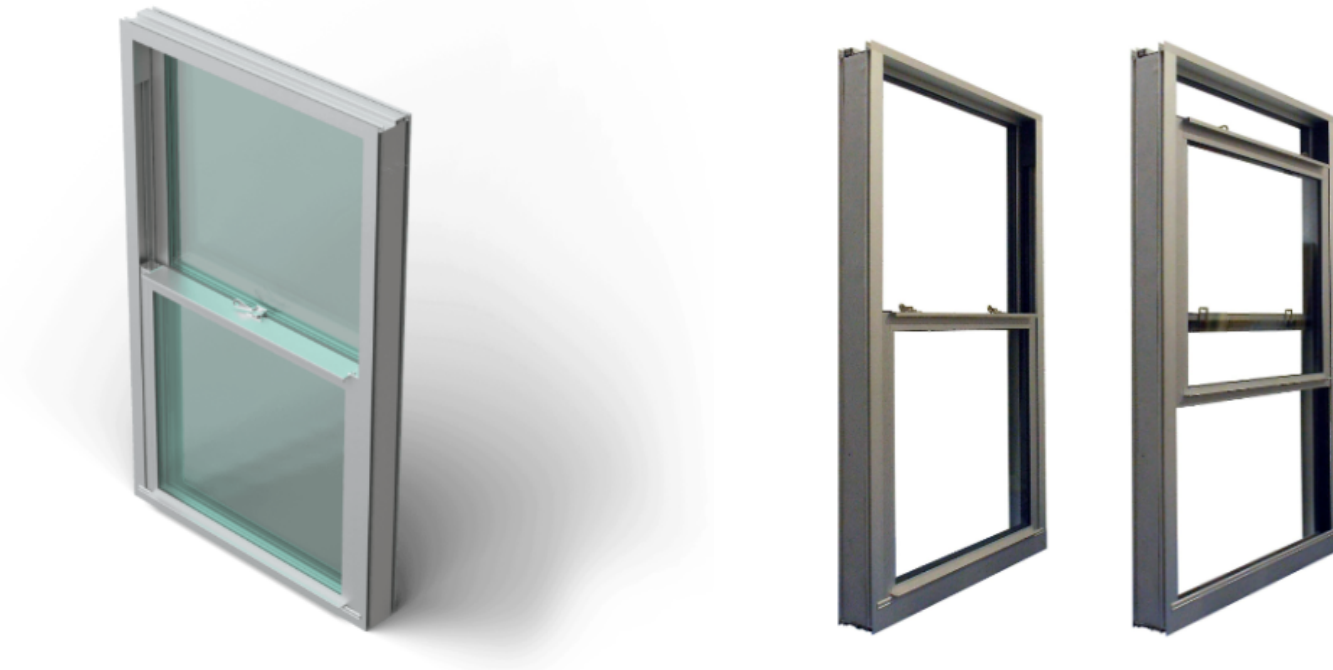


**EXISTING AND PROPOSED REAR ELEVATIONS (NTS)**





**KAWNEER  
OPTIQ AA 5450 SERIES WINDOWS**

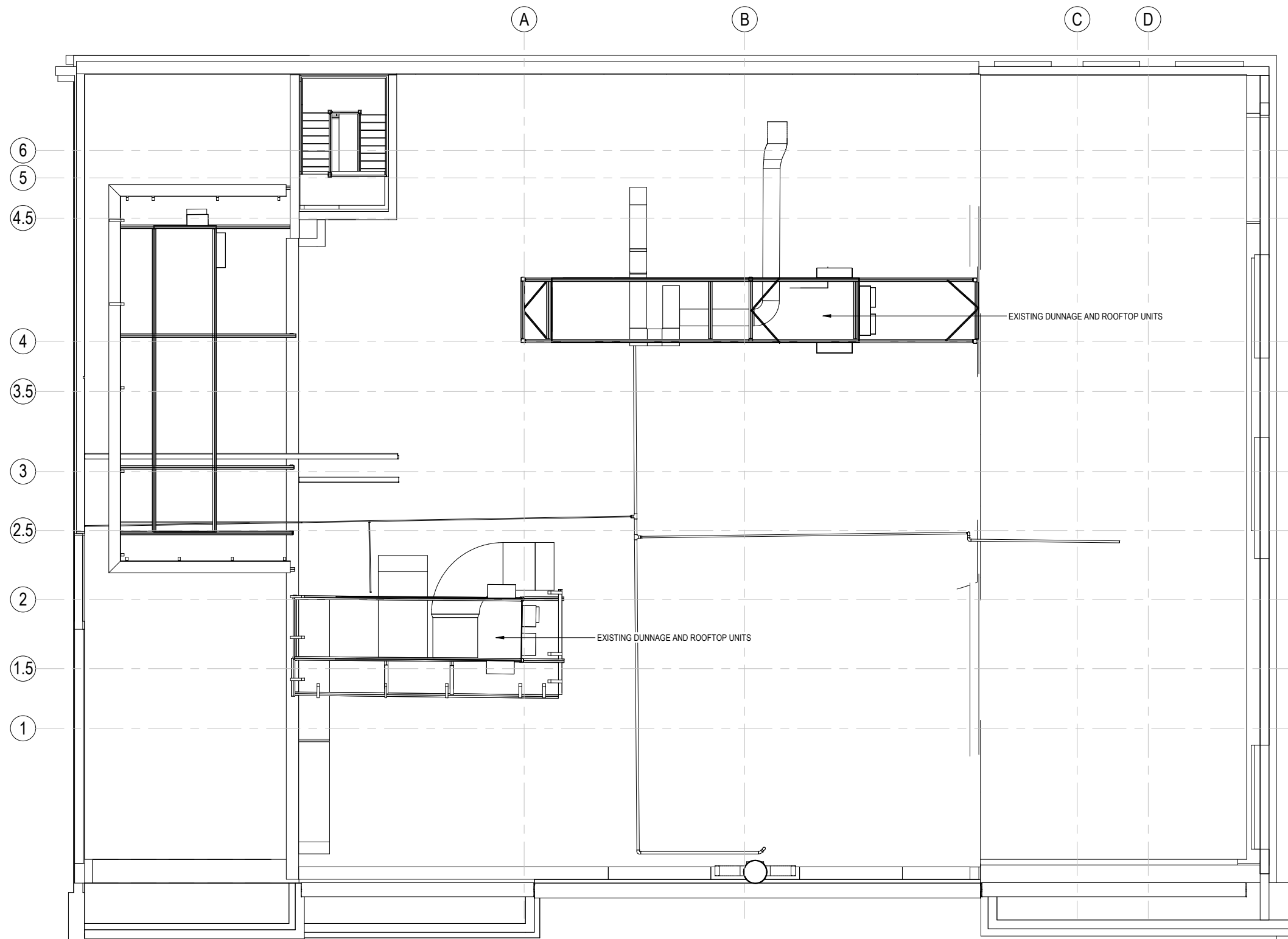


The OptiQ® AA®5450 Series Window with fixed, single hung, double hung and sliding configurations reaches new levels of thermal performance thanks to multiple unique features integrated into the design.




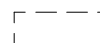







- 4-5/8" (117.5mm) depth
- Architectural window (AW)
- Ultra-thermal performance
- Fixed, hung and sliding configuration
- Beveled face option for single/double hung windows

# Roof Modifications

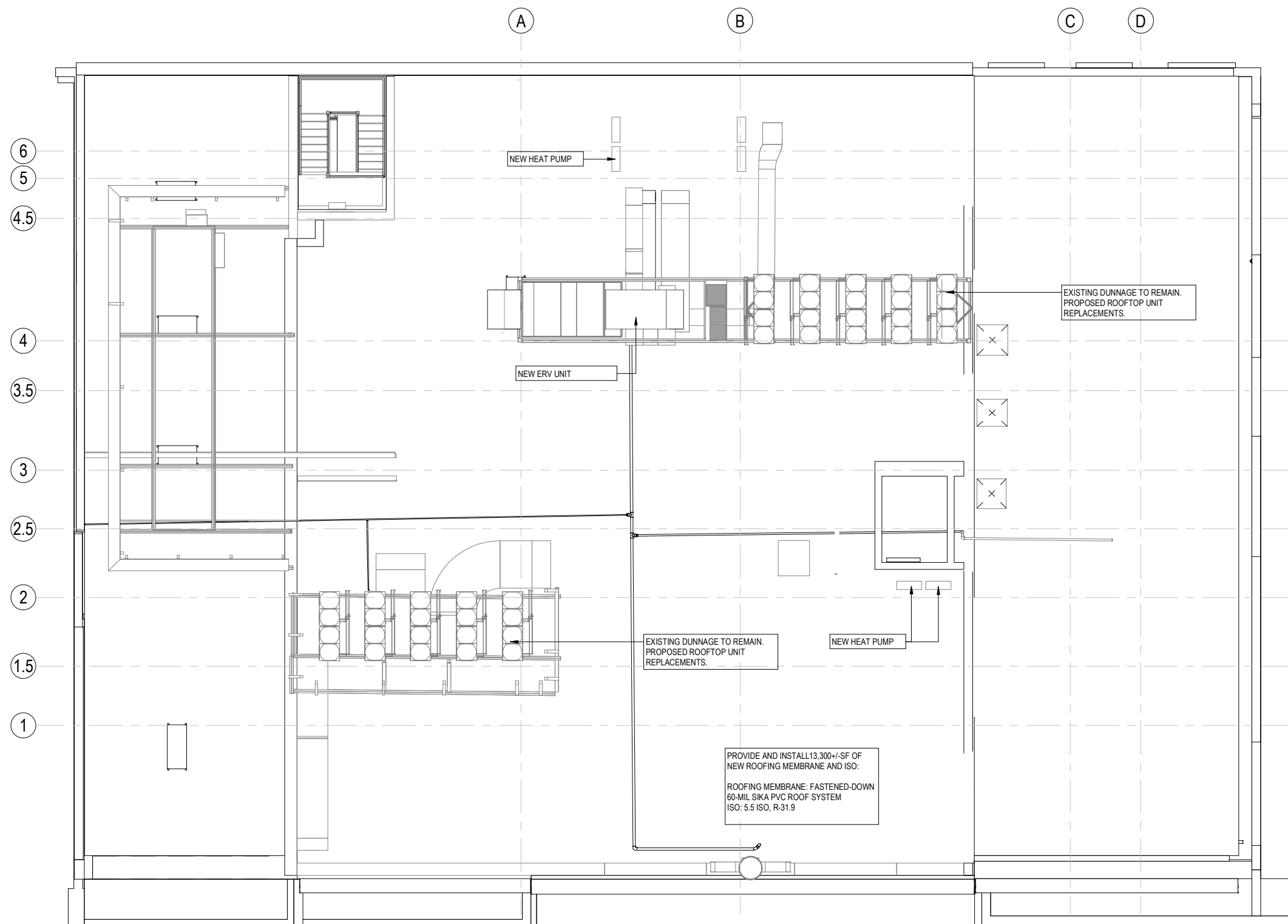
- Replace Existing Roofing
- Replacing Existing Boxed Units with High Efficiency VRF Units
  - No Modification to Existing Dunnage or Screening
  - Repointing and Repair of Brick on Head House



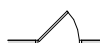










**CONSTRUCTION LEGEND**

-  EXISTING PARTITION AND DOOR TO REMAIN
-  NEW PARTITION AND DOOR OPENING SHALL BE 6" FROM CORNER UNLESS OTHERWISE NOTED
-  NEW PARTITION AND DOOR OPENING SHALL BE 6" FROM CORNER UNLESS OTHERWISE NOTED
-  UPPER CASEWORK - SEE ELEVATIONS FOR ADDITIONAL INFORMATION. PROVIDE CONTINUOUS 2x FIRE TREATED IN-WALL BLOCKING TO SUPPORT CASEWORK
-  PROVIDE FIRE TREATED IN-WALL BLOCKING FOR MOUNTED TELEVISION AT 60" AFF UNLESS OTHERWISE NOTED ON ELEVATIONS OR AV DRAWINGS. COORDINATE EXACT AREA OF BLOCKING WITH AV EQUIPMENT/VENDOR
-  FIRE EXTINGUISHER, SEE SPECIFICATIONS
-  NIC - NOT IN CONTRACT HATCH
-  PARTITION TAG
-  PARTITION SERIES (SEE TABLE A - BELOW)
-  FIRE RATING (IF APPLICABLE)
-  FRAMING MEMBER DEPTH (SEE TABLE B OR TABLE C - BELOW)

**EXISTING ROOF PLAN (NTS)**



**CONSTRUCTION LEGEND**

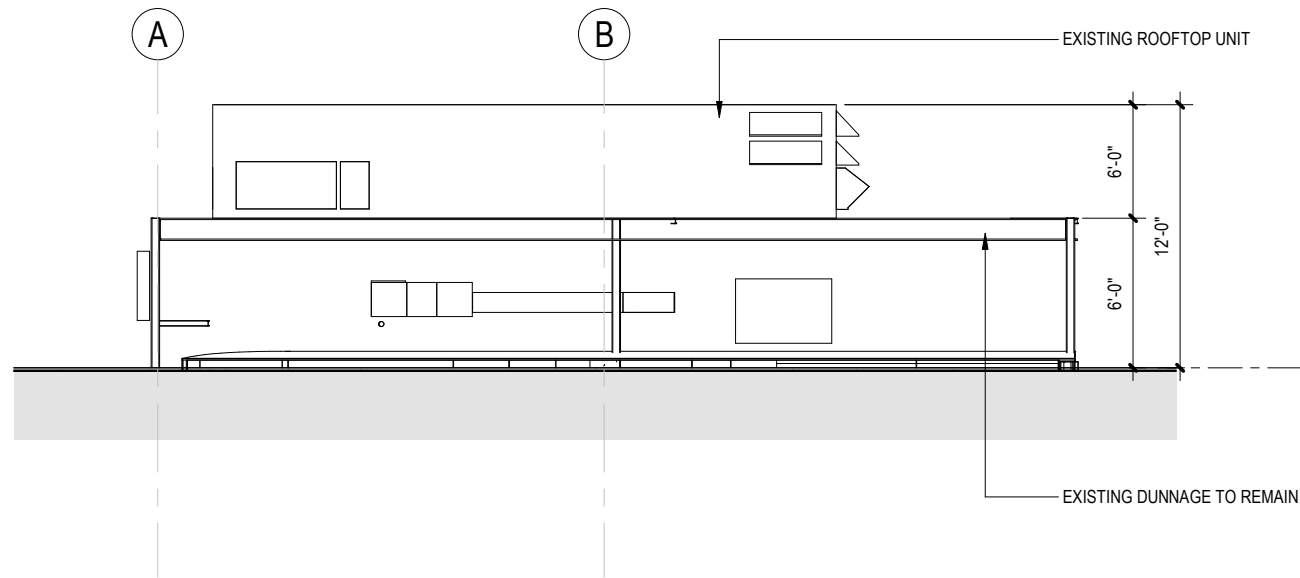
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-  FIRE RATING (IF APPLICABLE)
-  FRAMING MEMBER DEPTH (SEE TABLE B OR TABLE C - BELOW)

**ROOFTOP UNIT REPLACEMENTS:**  
 811SF OR 6% OF TOTAL ROOF SF

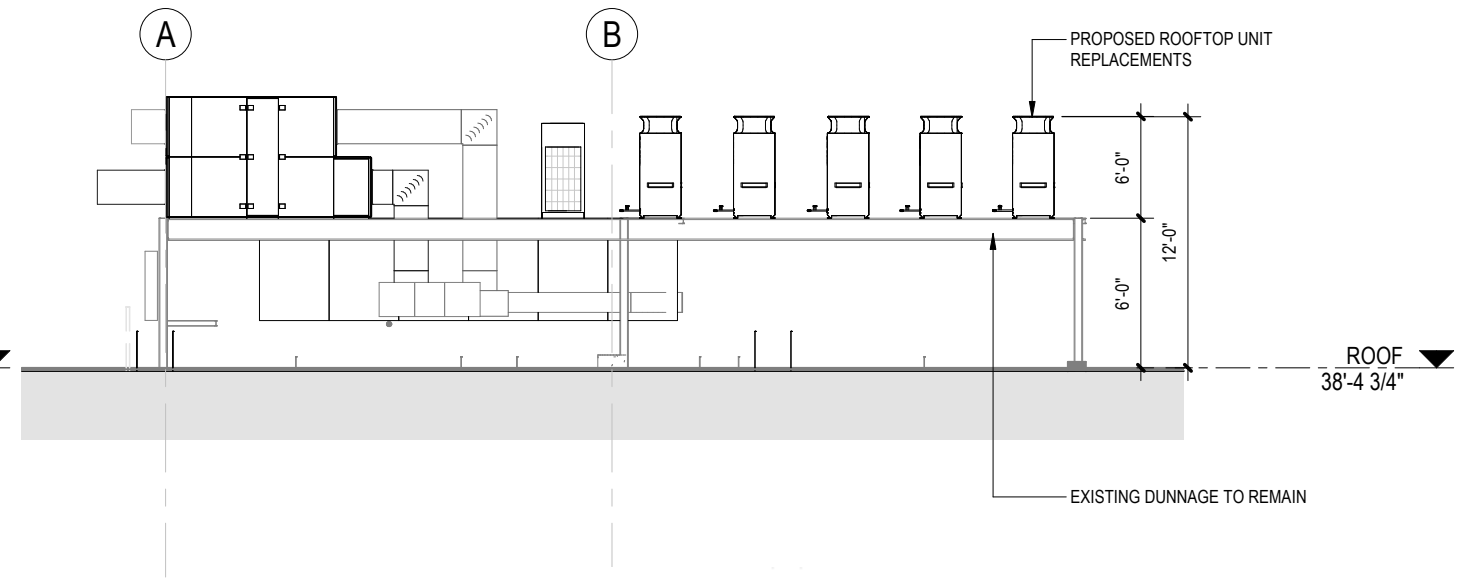
**PROPOSED ROOF PLAN (NTS)**



**EXISTING ROOFTOP UNITS**



**NEW ROOFTOP UNITS**



**EXISTING ROOFTOP UNIT**



**PROPOSED MITSUBISHI PURY-HP120TNU-A**

**EXISTING AND PROPOSED ROOFTOP UNITS**



**VIEW FROM BOYLSTON STREET**

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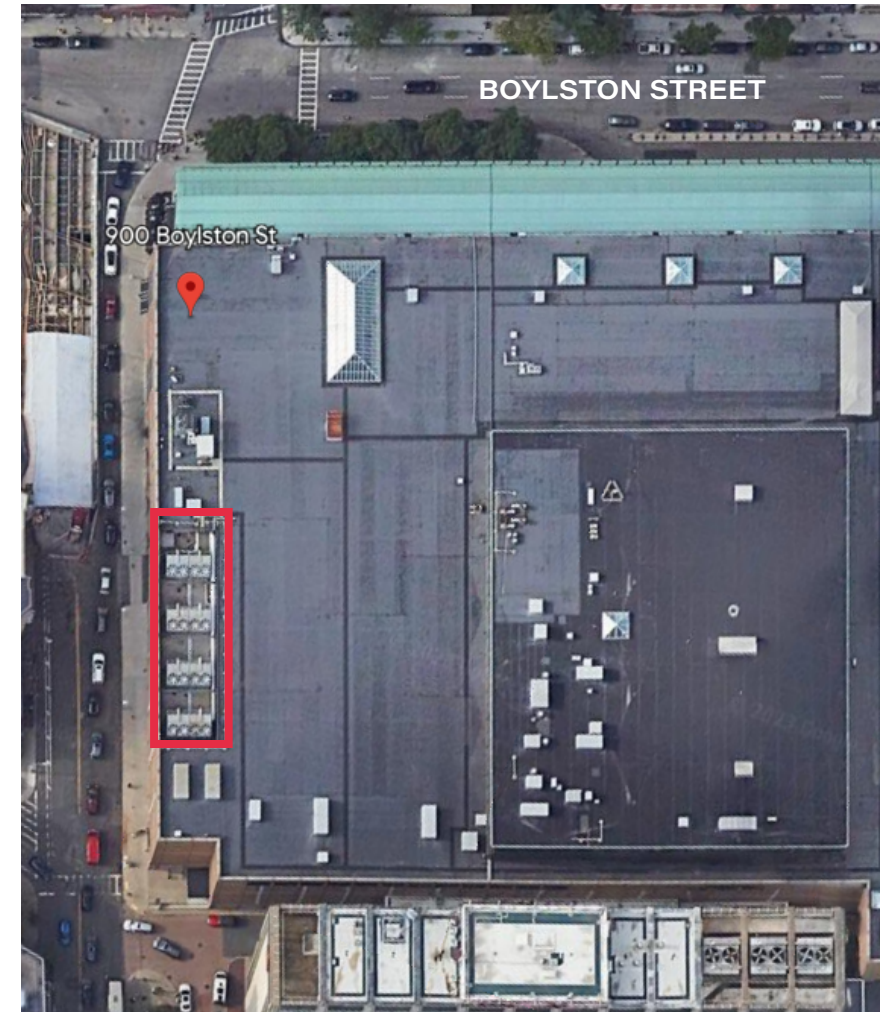




431 BOYLSTON STREET



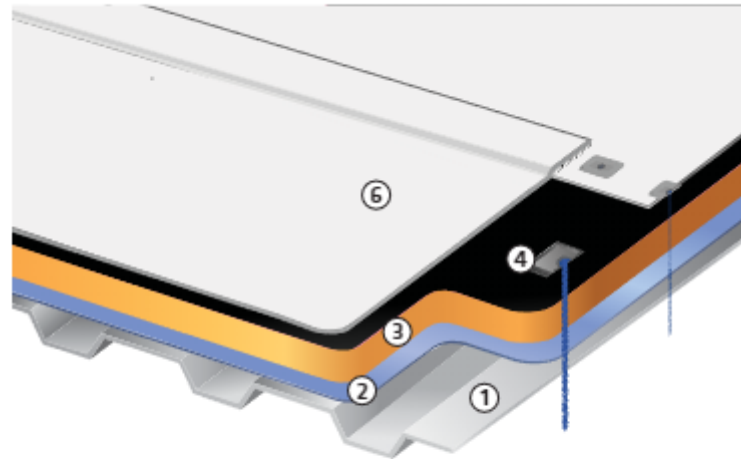
800 BOYLSTON STREET



900 BOYLSTON STREET

**PROPOSED ROOFTOP UNITS - PRECEDENTS**

## MECHANICALLY-ATTACHED



### SARNAFAST

This mechanically-attached system is your best choice when speed and ease of installation are important. Sarnafast features metal plates fastened in the membrane overlap and spaced according to the roof's wind uplift requirements. It is designed to meet wind conditions on most building types.

## ROOFING MEMBRANE

- 13,300+/- SF ROOF
- SIKA FASTENED 60-MIL PVC ROOFING MEMBRANE, FASTENED THROUGH INSULATION TO ROOF DECK BELOW FOR ADHERED MEMBRANE INSULATION
- DENSDECK PRIME ROOF BOARD
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) REQUIRES R-30
- POLYISO ISO BOARD 5.5" THICKNESS

### C402.1.3 Insulation component *R*-value-based method. P

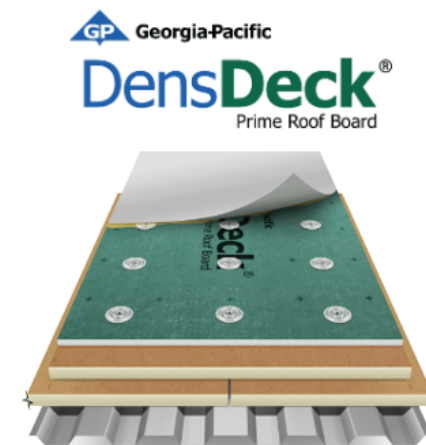
*Building thermal envelope opaque assemblies shall comply with the requirements of Sections C402.2 and C402.4 based on the climate zone specified in Chapter 3. For opaque portions of the building thermal envelope intended to comply on an insulation component *R*-value basis, the *R*-values for insulation shall be not less than that specified in Table C402.1.3. Commercial buildings or portions of commercial buildings enclosing *Group R* occupancies shall use the *R*-values from the "Group R" column of Table C402.1.3. Commercial buildings or portions of commercial buildings enclosing occupancies other than *Group R* shall use the *R*-values from the "All other" column of Table C402.1.3.*

TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD<sup>a, i</sup>

CLIMATE ZONE	1		2		3		4 EXCEPT MARINE		5 AND MARINE 4		6	
	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R
Roofs												
Insulation entirely above roof deck	R-20ci	R-25ci	R-25ci	R-25ci	R-25ci	R-25ci	R-30ci	R-30ci	R-30ci	R-30ci	R-30ci	R-30ci
Metal buildings <sup>b</sup>	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-25 + R-11 LS	R-25 + R-11 LS
Attic and other	R-38	R-38	R-38	R-38	R-38	R-38	R-38	R-38	R-38	R-49	R-49	R-49

### ISO R-Value Thickness Chart

Polyiso Thickness:	R-Value:
1 Inch Polyiso	R-5.8
1.5 Inch Polyiso	R-8.7
2 Inch Polyiso	R-11.6
2.5 Inch Polyiso	R-14.5
3 Inch Polyiso	R-17.4
3.5 Inch Polyiso	R-20.3
4 Inch Polyiso	R-23.2
4.5 Inch Polyiso	R-26.1
5 Inch Polyiso	R-29.0
5.5 Inch Polyiso	R-31.9
6 Inch Polyiso	R-34.8
6.5 Inch Polyiso	R-37.7
7 Inch Polyiso	R-40.6
7.5 Inch Polyiso	R-43.5



For fully adhered, partially adhered and mechanically fastened assemblies  
One of many applicable assemblies for DensDeck® Roof Boards.

## PROPOSED ROOF DESIGN



Review of Phase I Component Request:

- Internal renovations to former Crate and Barrel space to prepare for retail/office tenants:
  - Relocation of Crate and Barrel door and addition of second door to office lobby
  - Replacement of windows on Public Alley 441 facade
  - Replacement of tenant signage
  - New HVAC system including new rooftop units
  - Repair roof in kind

**Thank You**