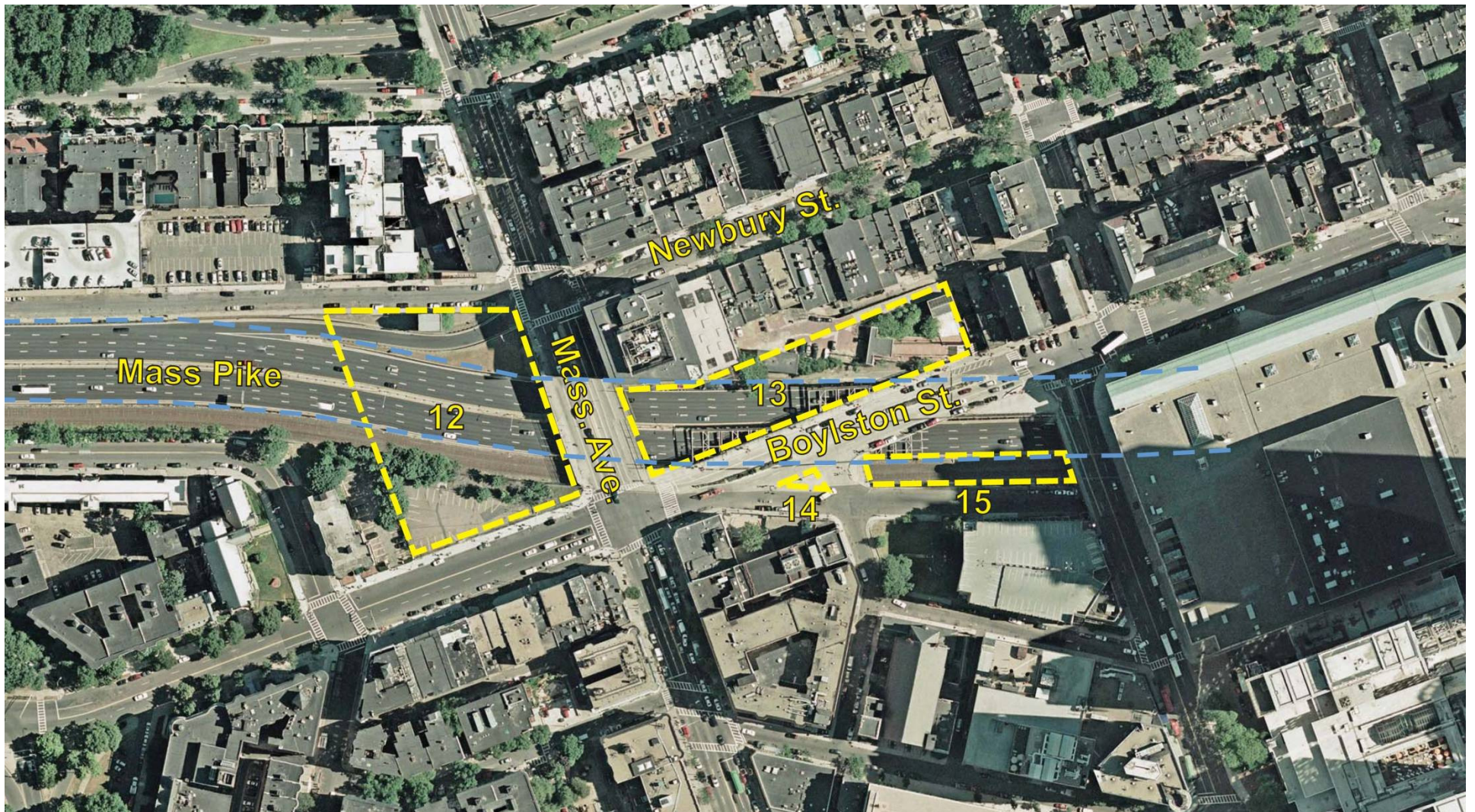


I C O N
architecture



MassDOT Air Rights Parcels



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MassDOT Parcel 12



MassDOT Parcel 12

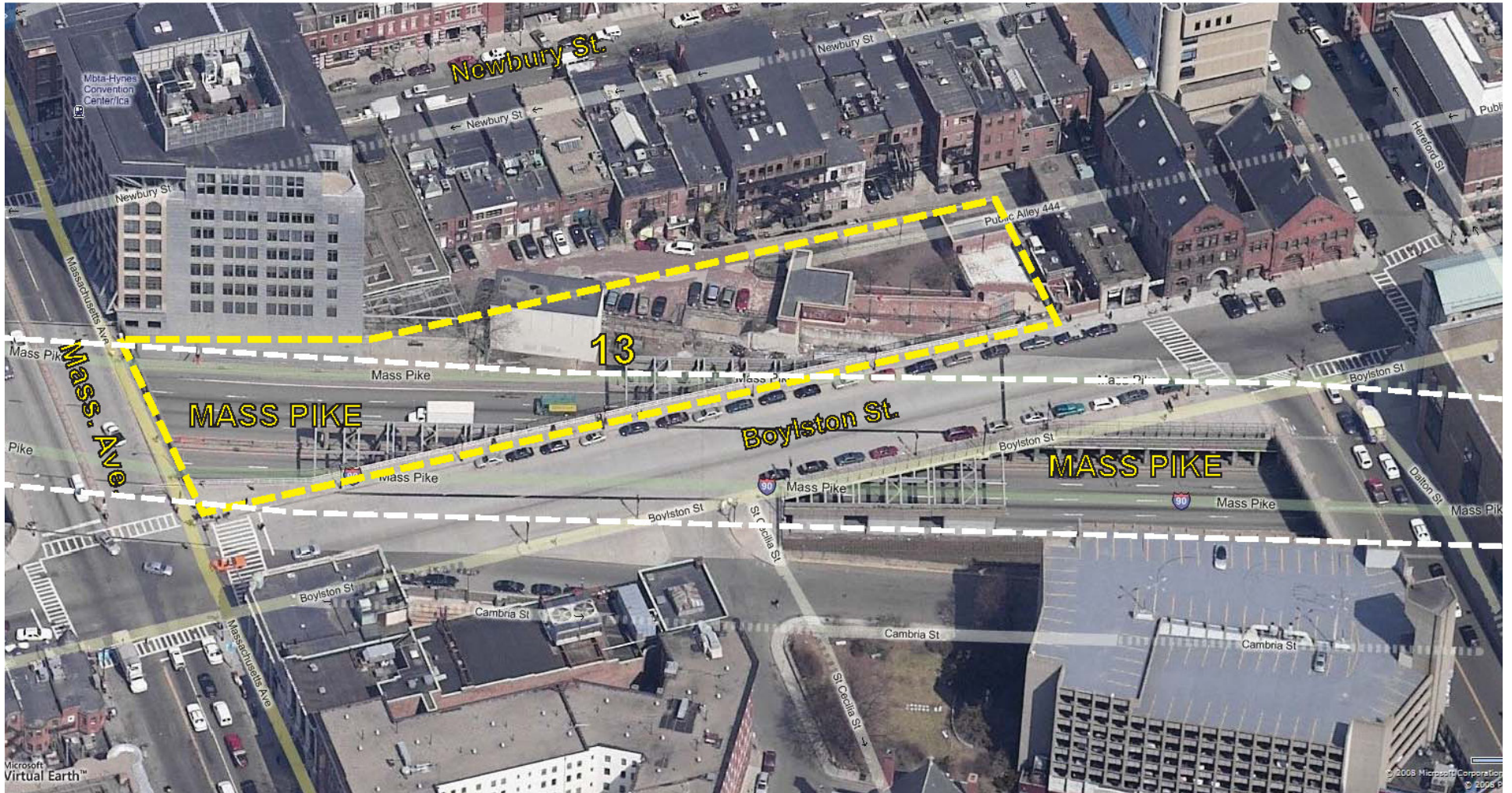


December 5, 2008

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MassDOT Parcel 13



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Community Meetings

- *Mayor Thomas M. Menino*
- *Boston Redevelopment Authority*
- *Office of Neighborhood Services*
- *MassDOT*
- *City Councilor Michael Ross*
- *Neighborhood Association of the Back Bay (NABB)*
- *State Representative Marty Walz*
- *State Representative Byron Rushing*
- *Fenway Community Development Corporation*
- *Secretary Gregory Bialecki*
- *NABB Architectural and Development Committees*
- *Back Bay Association*
- *Back Bay Architectural Commission*
- *Fenway CDC Urban Village Committee*
- *Berklee College of Music*
- *360 Newbury Condo Association*
- *First Fenway Cooperative*
- *Berklee Tenant Improvement Committee*
- *Fenway Alliance*
- *Fenway Civic Association*

MassDOT Parcel 13



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**BOSTON
ARCHITECTURAL
COLLEGE**

A--320 Newbury

B--342 Newbury

C--100 Mass. Ave

D--951 Boylston



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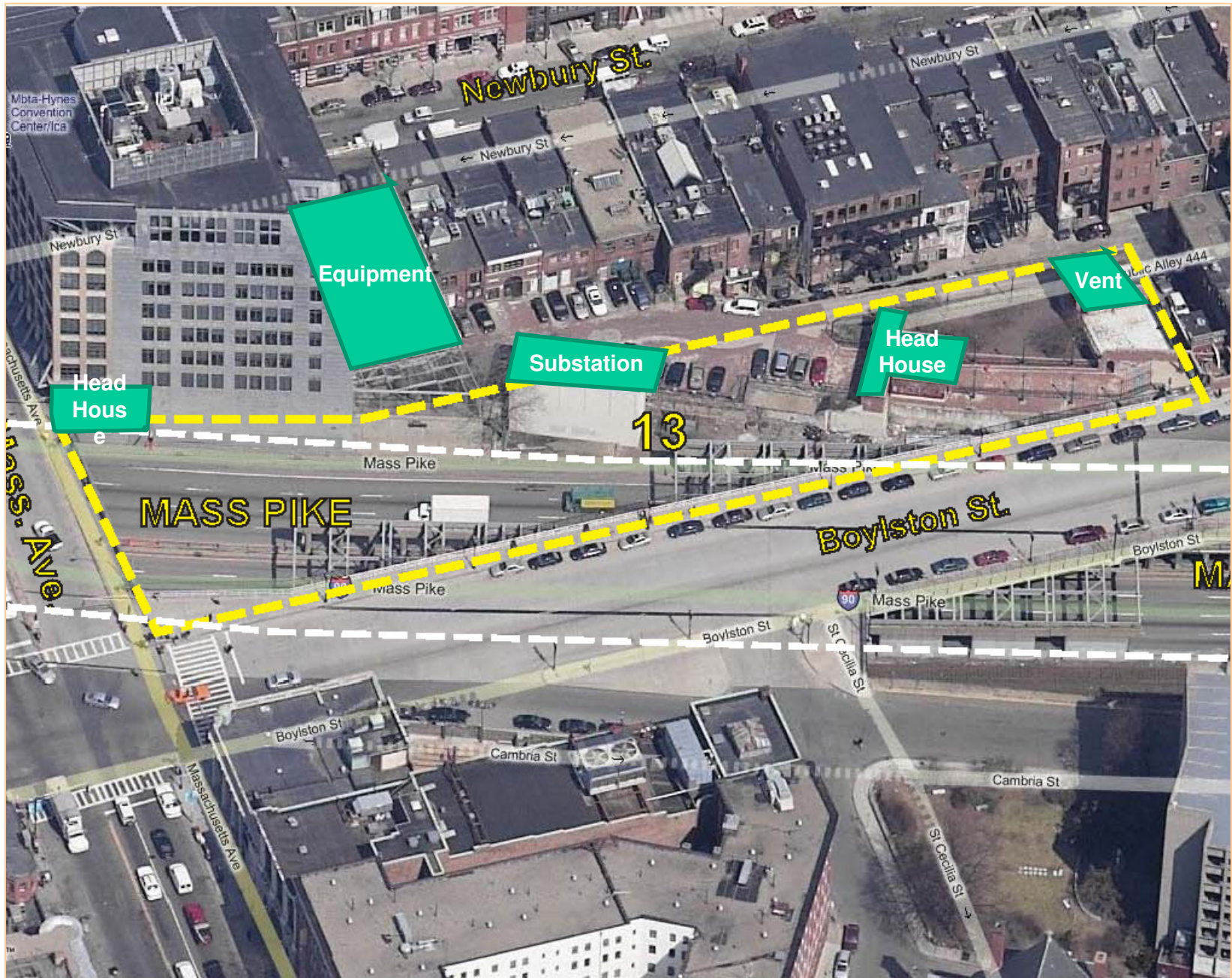
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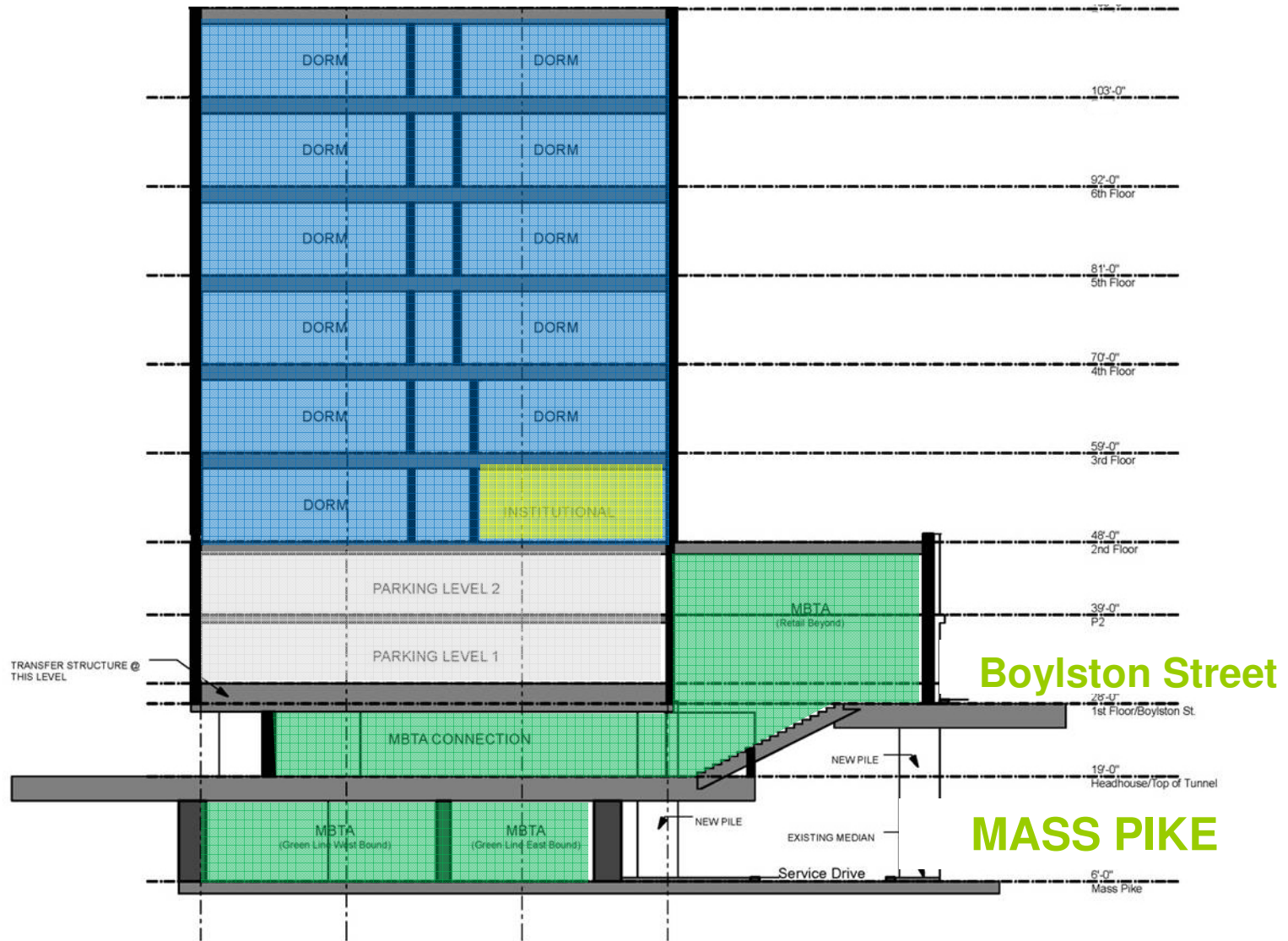
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Section:



1 BUILDING SECTION
SCALE 1/8" = 1'-0"

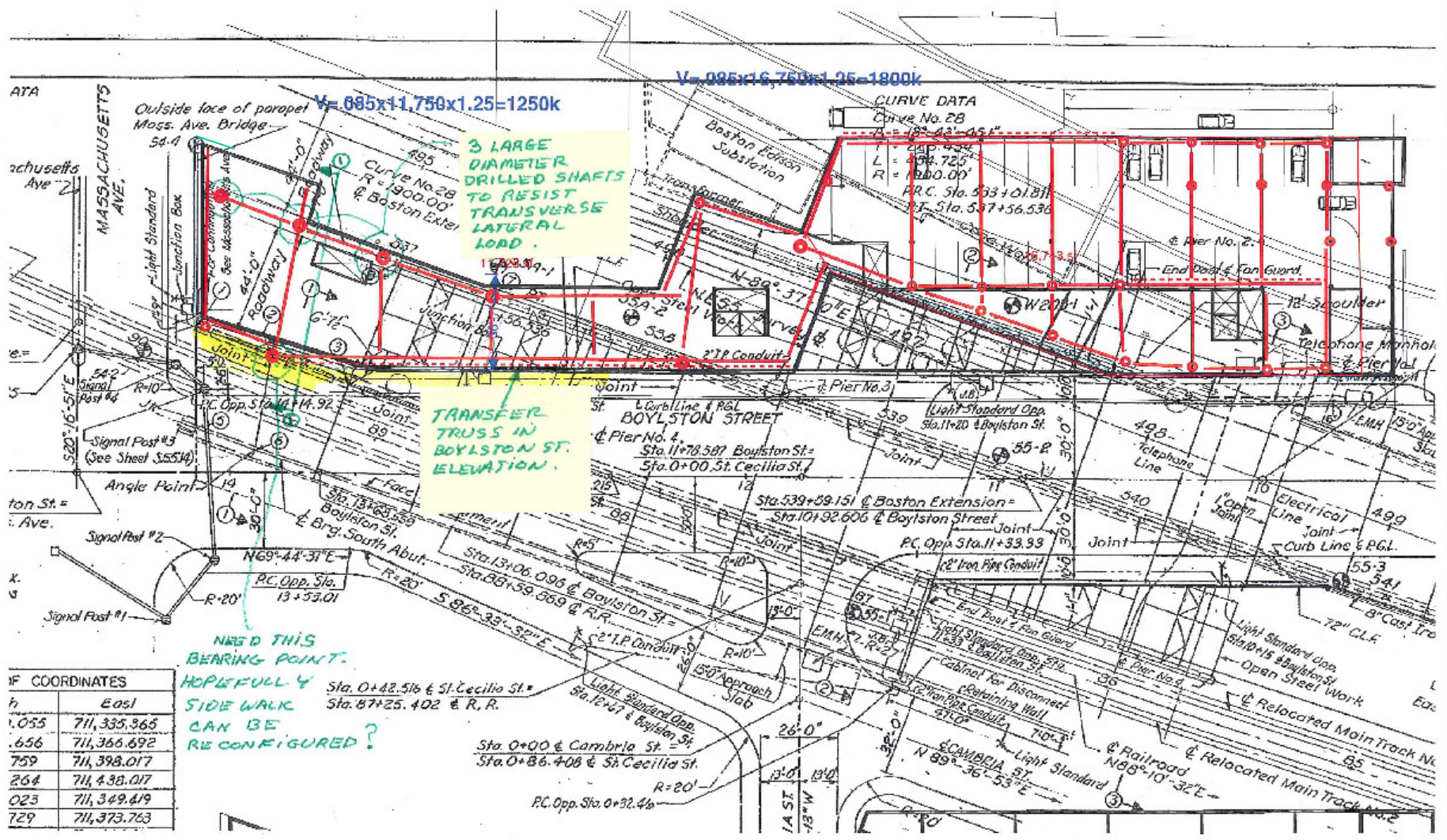




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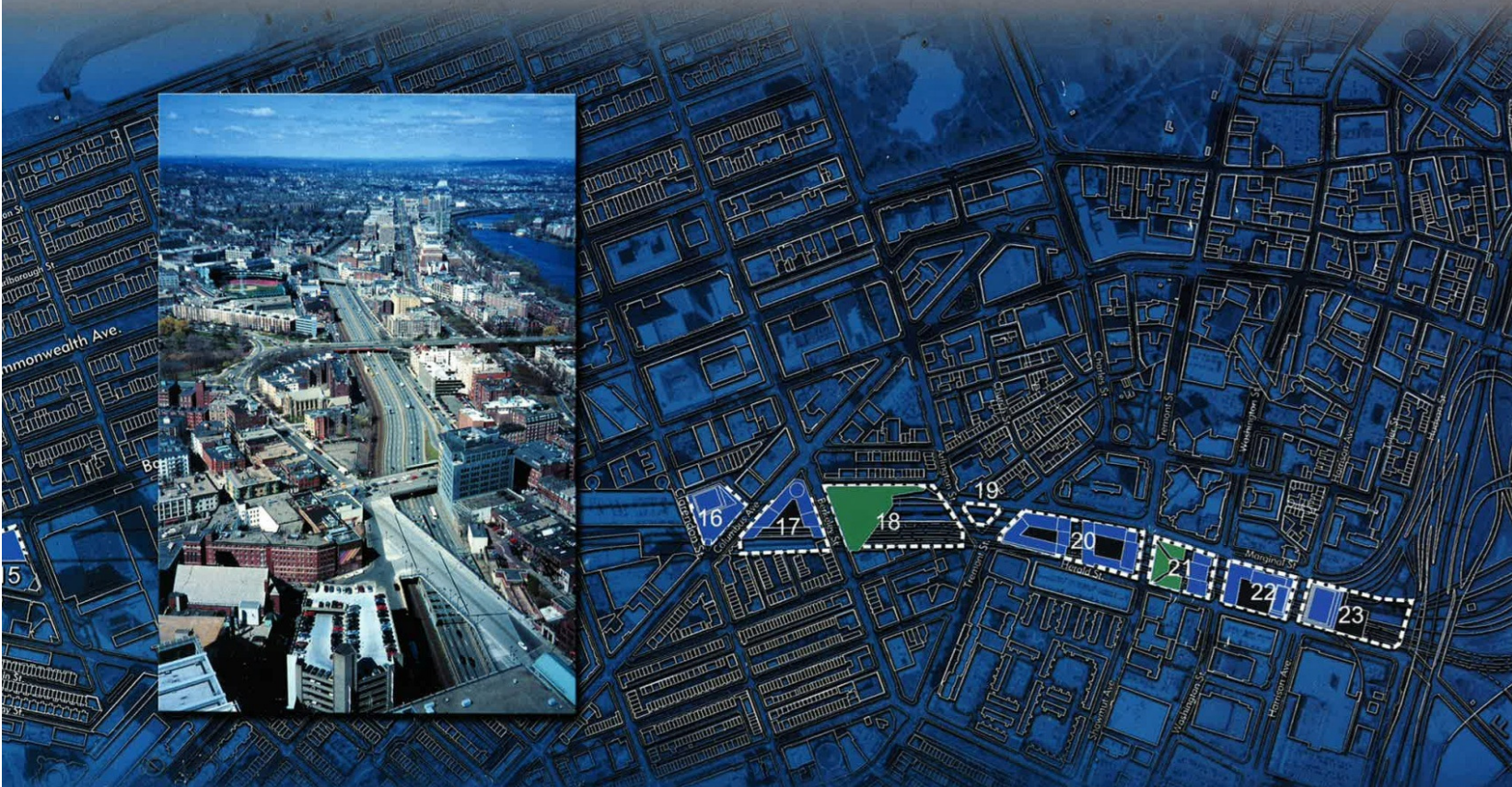
Structural Concept



A CIVIC VISION FOR TURNPIKE AIR RIGHTS IN BOSTON

Thomas M. Menino, *Mayor of Boston*

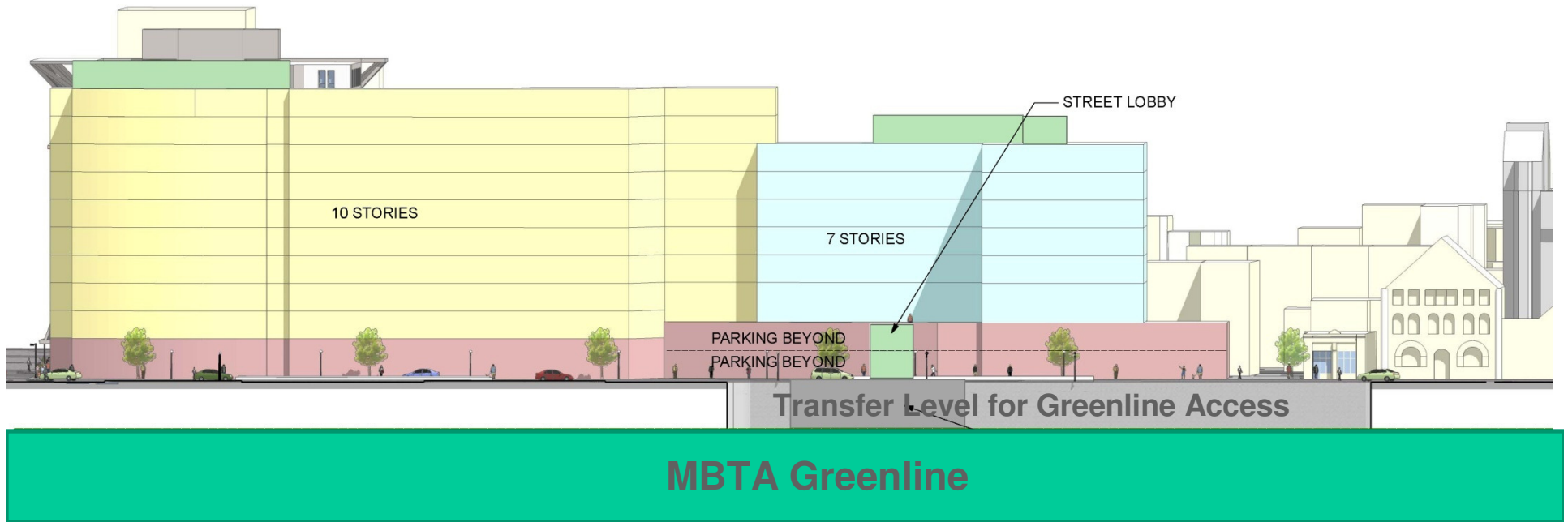
Mark Maloney, *Director, Boston Redevelopment Authority*



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Zoning

FAR 8.0 max

Max height 120'

50 sq ft per dwelling unit of useable open space

Design Guidelines

Building location – fills the gap

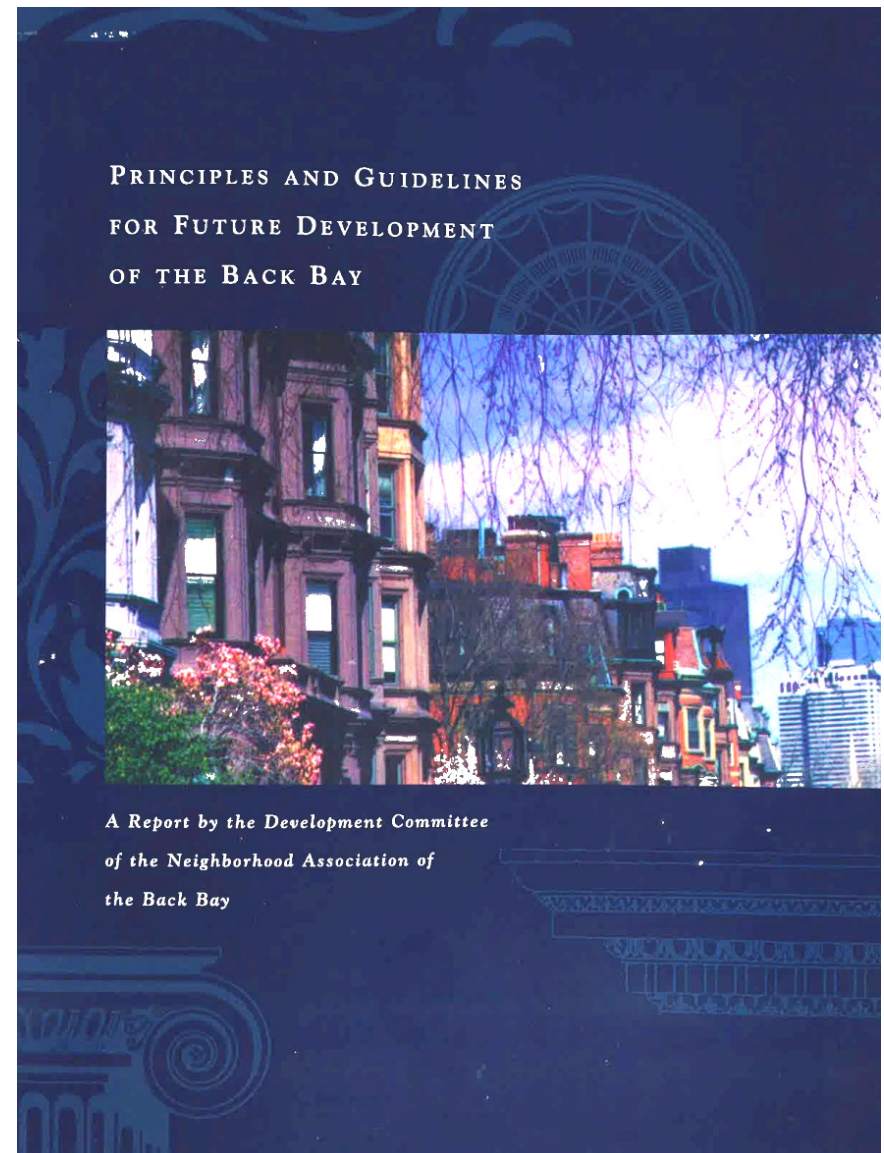
Sidewalks - form a street wall

Engage Public transportation - Entry to Green Line and bus service.

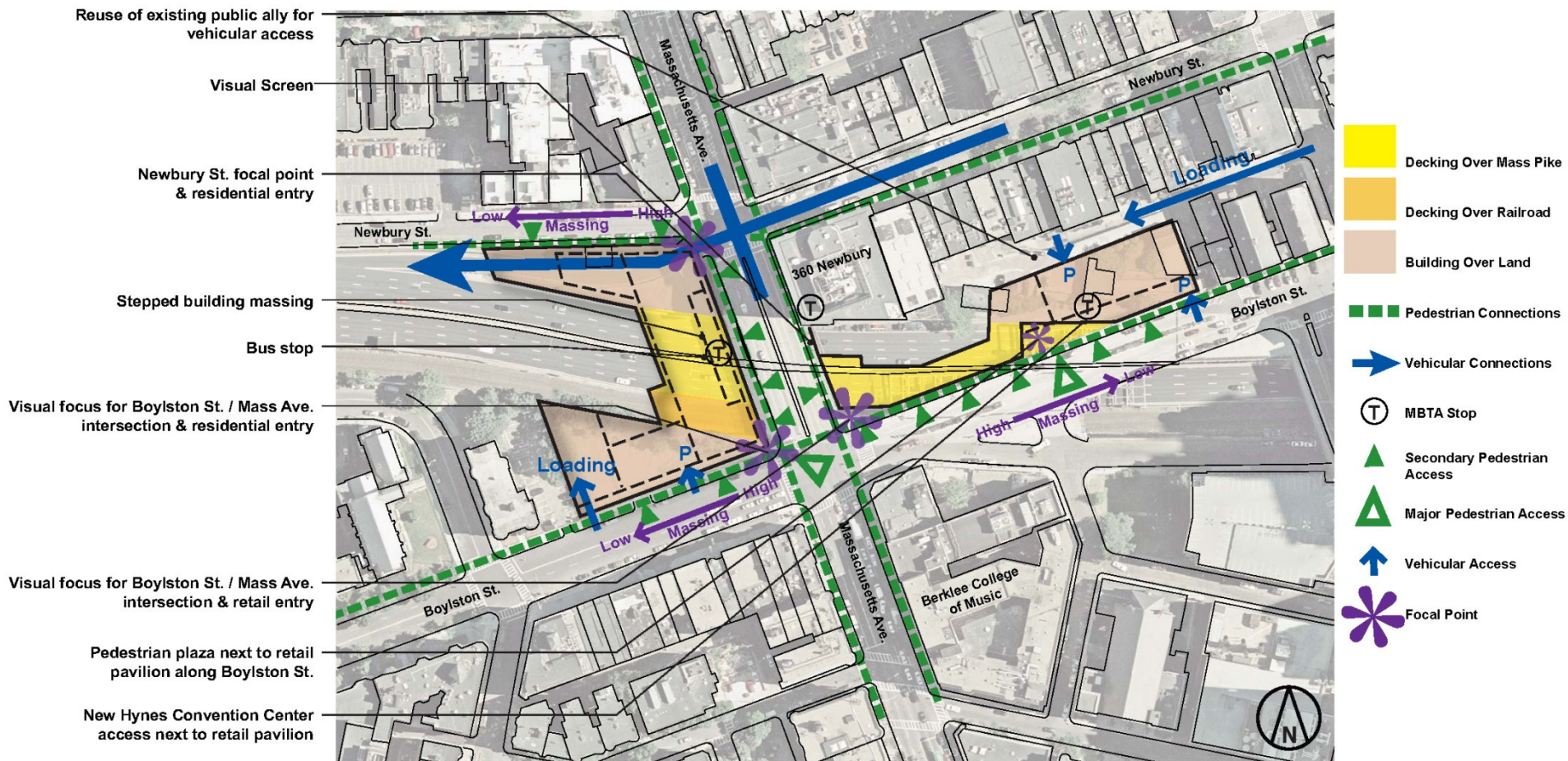
Design Character - includes signage, awnings and open storefronts at street level

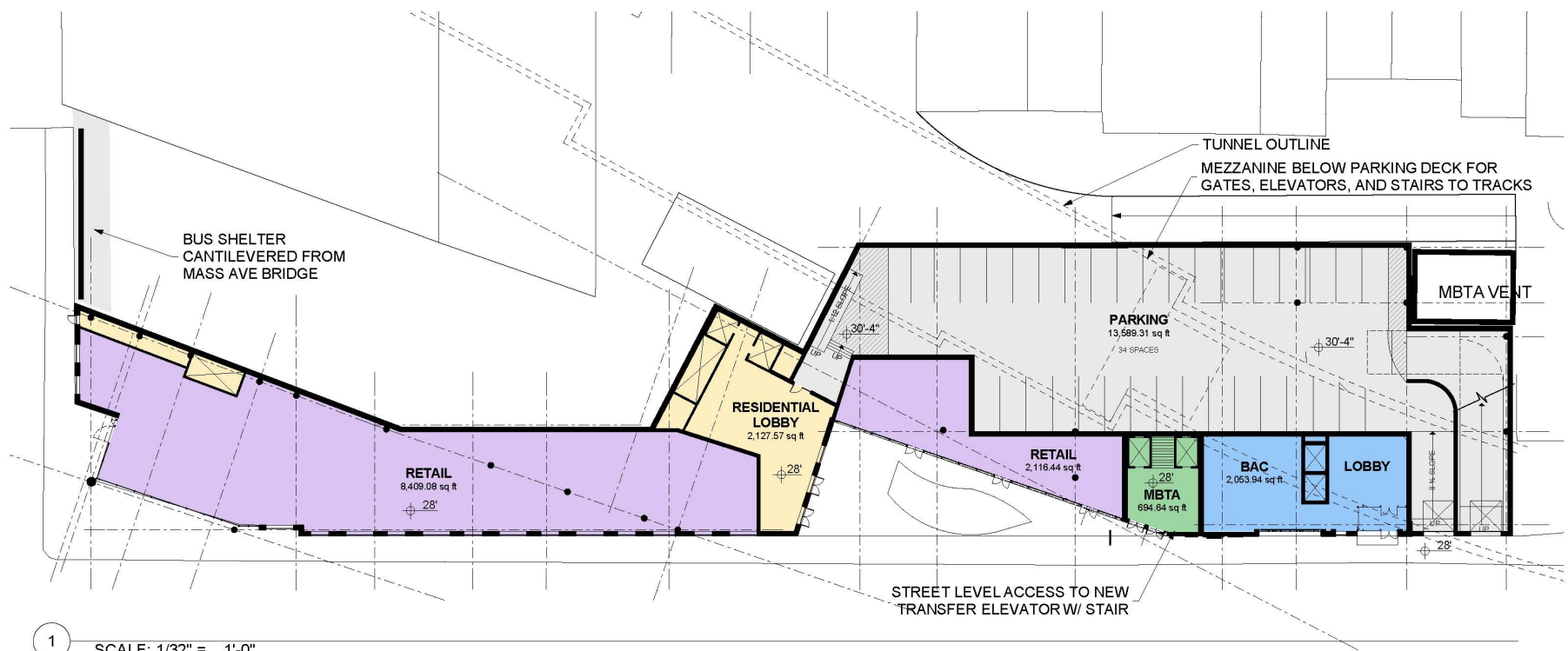
Scale and massing - Building length is broken down into smaller scales with the character and rhythm of the surrounding districts.

Height - the building transitions from six to ten stories.



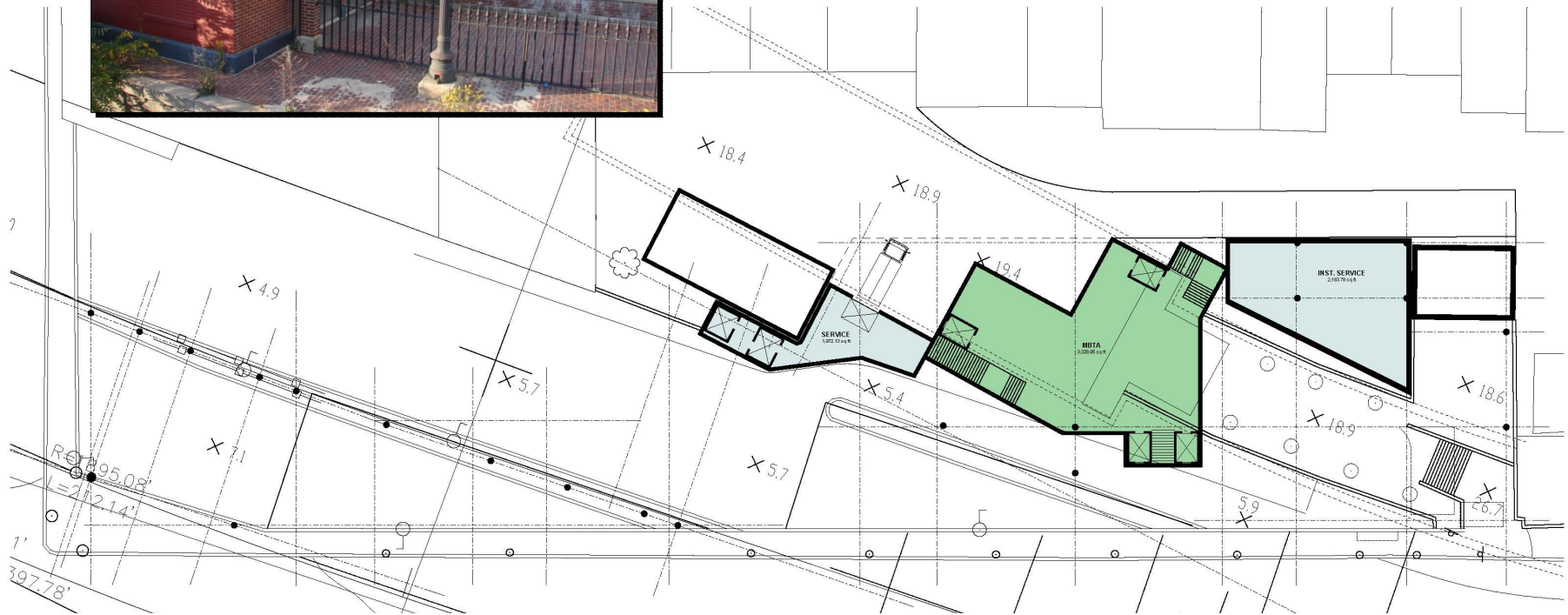
Design Intent



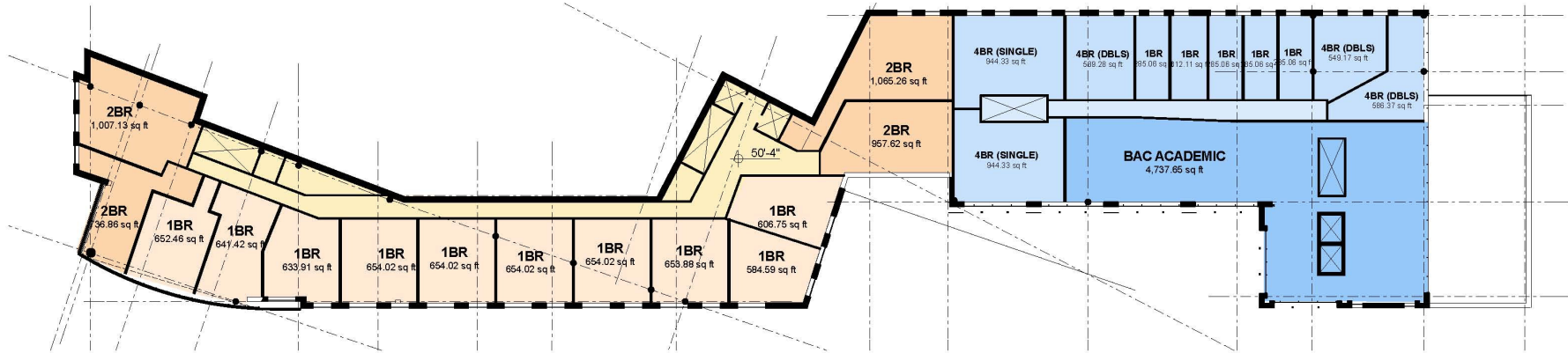


1 SCALE: 1/32" = 1'-0"

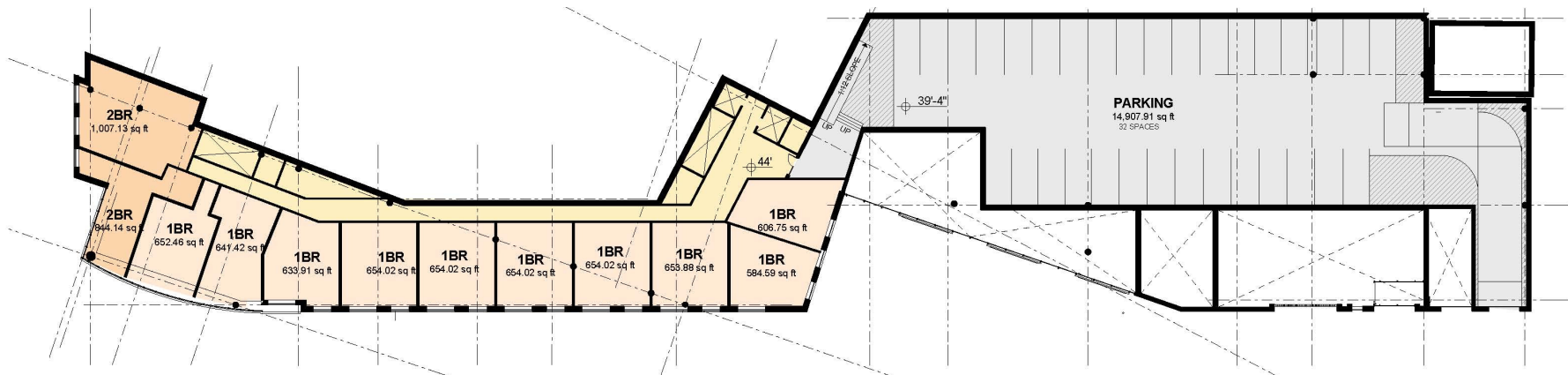
Street Level Plan



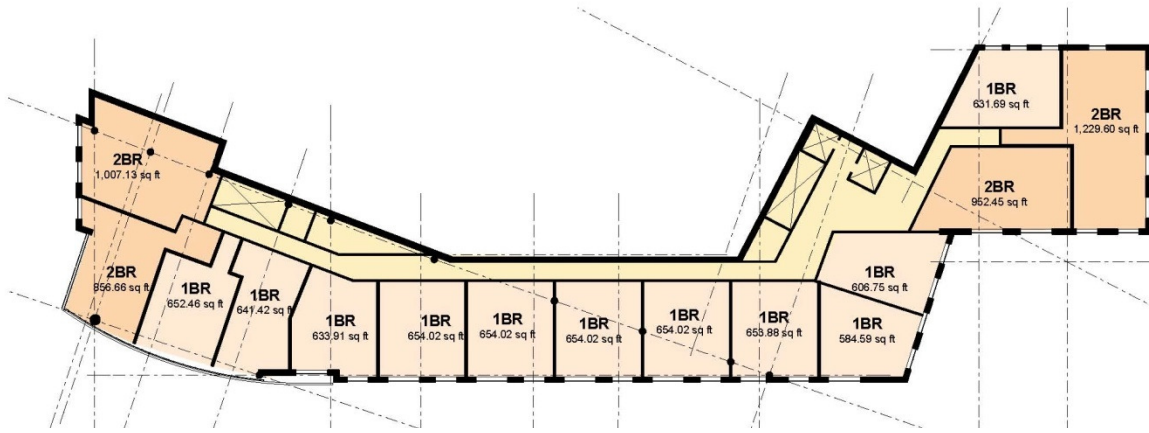
Alley Level Plan



Second Floor Plan



Mezzanine Level Plan



9th & 10th Level Plans



Typical Level Plan



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Elevation along Boylston Street



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Looking North on Mass Ave



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Looking West on Boylston Street



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