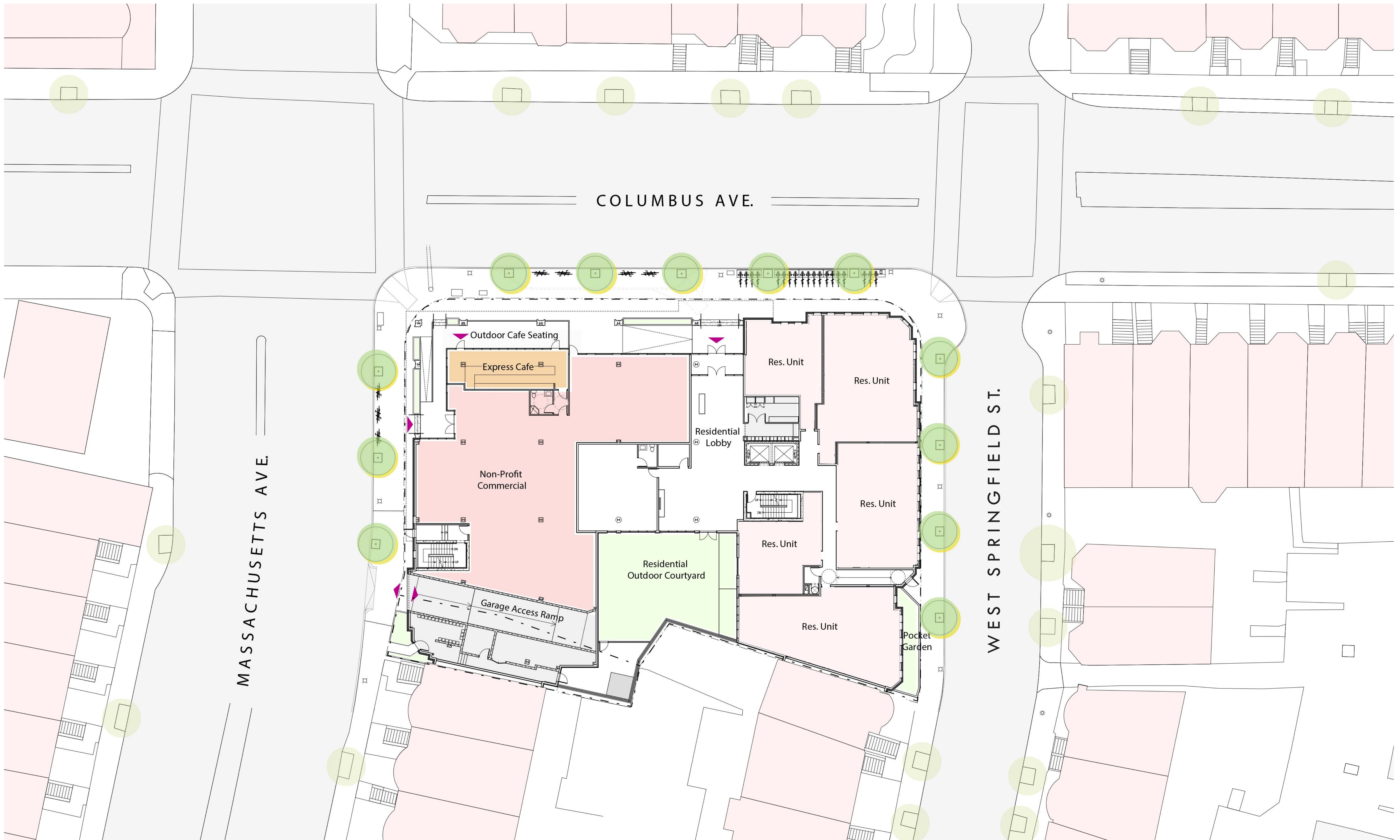


566 COLUMBUS AVE., BOSTON SOUTH END LANDMARK DISTRICT COMMISSION

18 MAY 2020





MASSACHUSETTS AVE.

COLUMBUS AVE.

WEST SPRINGFIELD ST.

Outdoor Cafe Seating

Express Cafe

Non-Profit Commercial

Residential Lobby

Res. Unit

Res. Unit

Res. Unit

Res. Unit

Res. Unit

Residential Outdoor Courtyard

Garage Access Ramp

Pocket Garden









- 
- 1. HISTORICAL REFERENCES**
 - 2. BEFORE & AFTER (JAN. 7TH HEARING TO TODAY)**
 - 3. PROPOSED DESIGN**
 - 4. COMPOSITION, DETAILING & MATERIALITY**



566 Columbus @ Massachusetts Avenue



434 Massachusetts @ Columbus Avenue



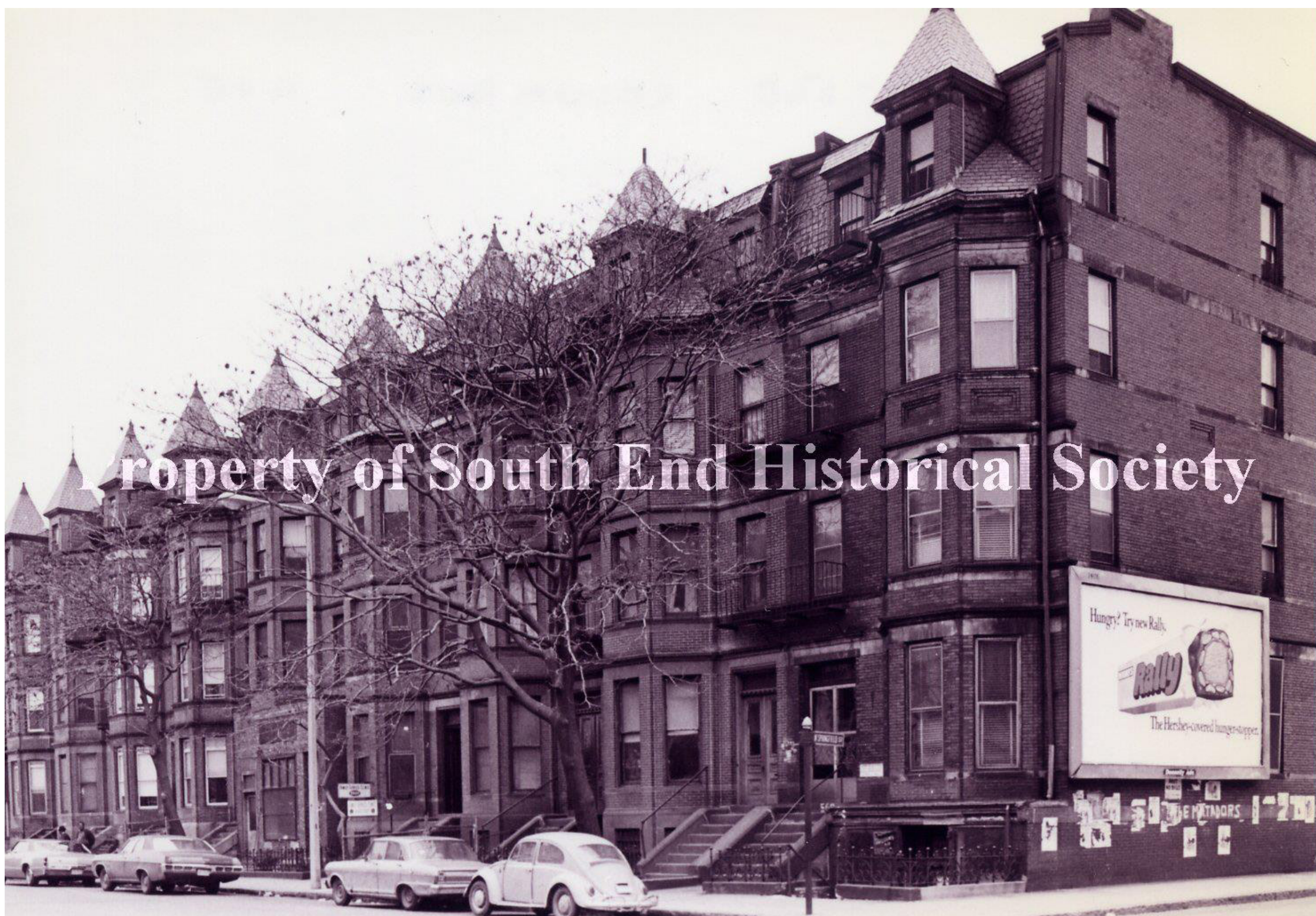
406 Massachusetts Avenue



434 Massachusetts @ Columbus Avenue (1913)



451- 493 Massachusetts Ave.



524-560 Columbus @ West Springfield St.



566 Columbus @ Massachusetts Avenue



The St. Cloud
Tremont @ Union Park (French Flats)



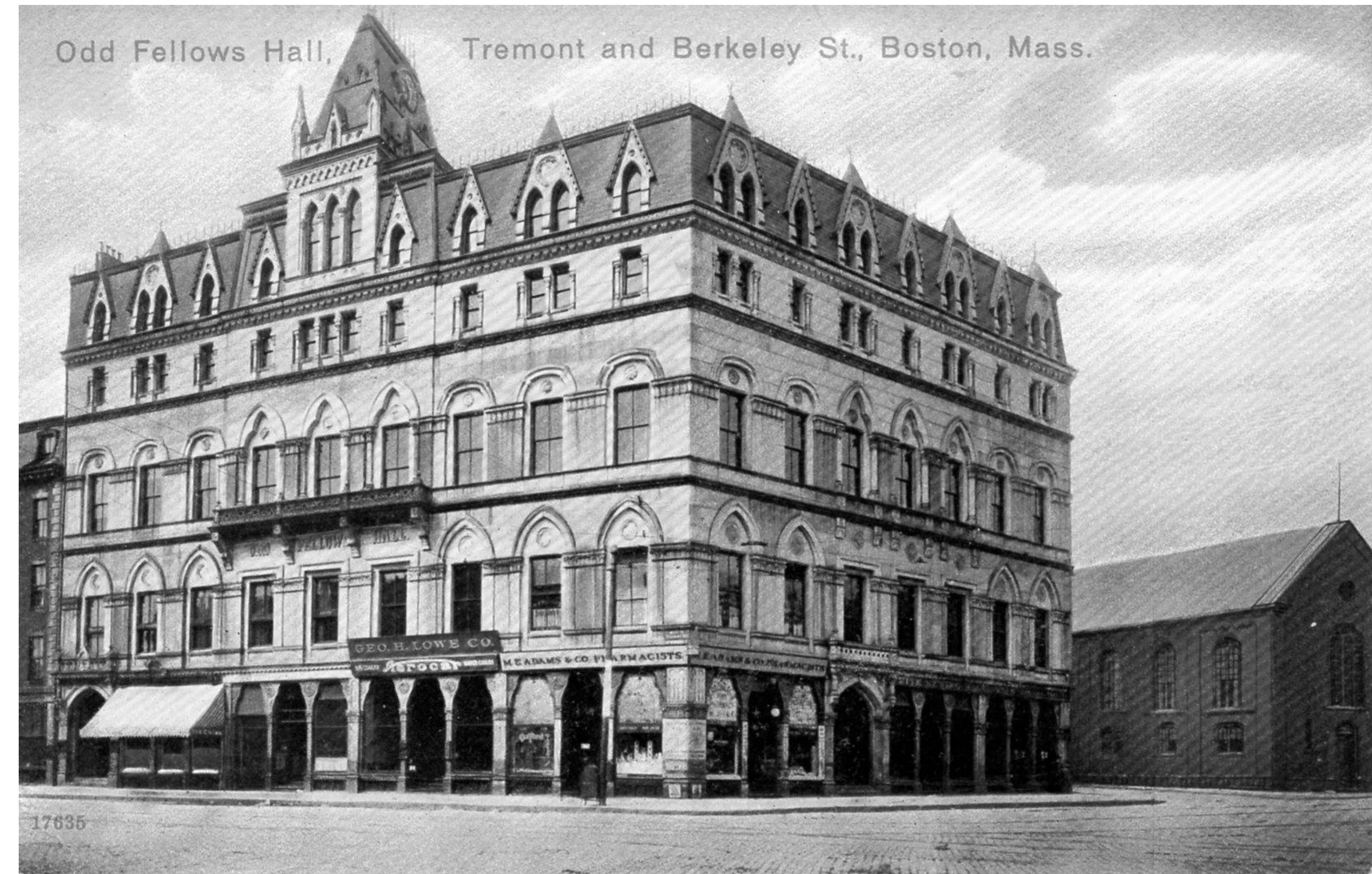
The St. Cloud (1900)



1723 Washington @ West Springfield St. (1895)



Chevron on Tremont_ 518 Tremont St.



Odd Fellows Hall_ Tremont & Berkeley St.



Berwick Hotel, Hotel Flower, Hotel Plaza, 419 Columbus @ Holyoke St.



Hotel Commonwealth_ 1697-1701 Washington @ W. Springfield St.

“On Washington Street, where Washington Manor (elderly housing) is now located once stood the elegant Commonwealth Hotel. Built in 1869-70, it was a **six-story, French Second Empire style hotel.** By the turn of the 20th century, it was renamed the Langham Hotel. Badly damaged by several fires, the building was ultimately demolished in 1971.”

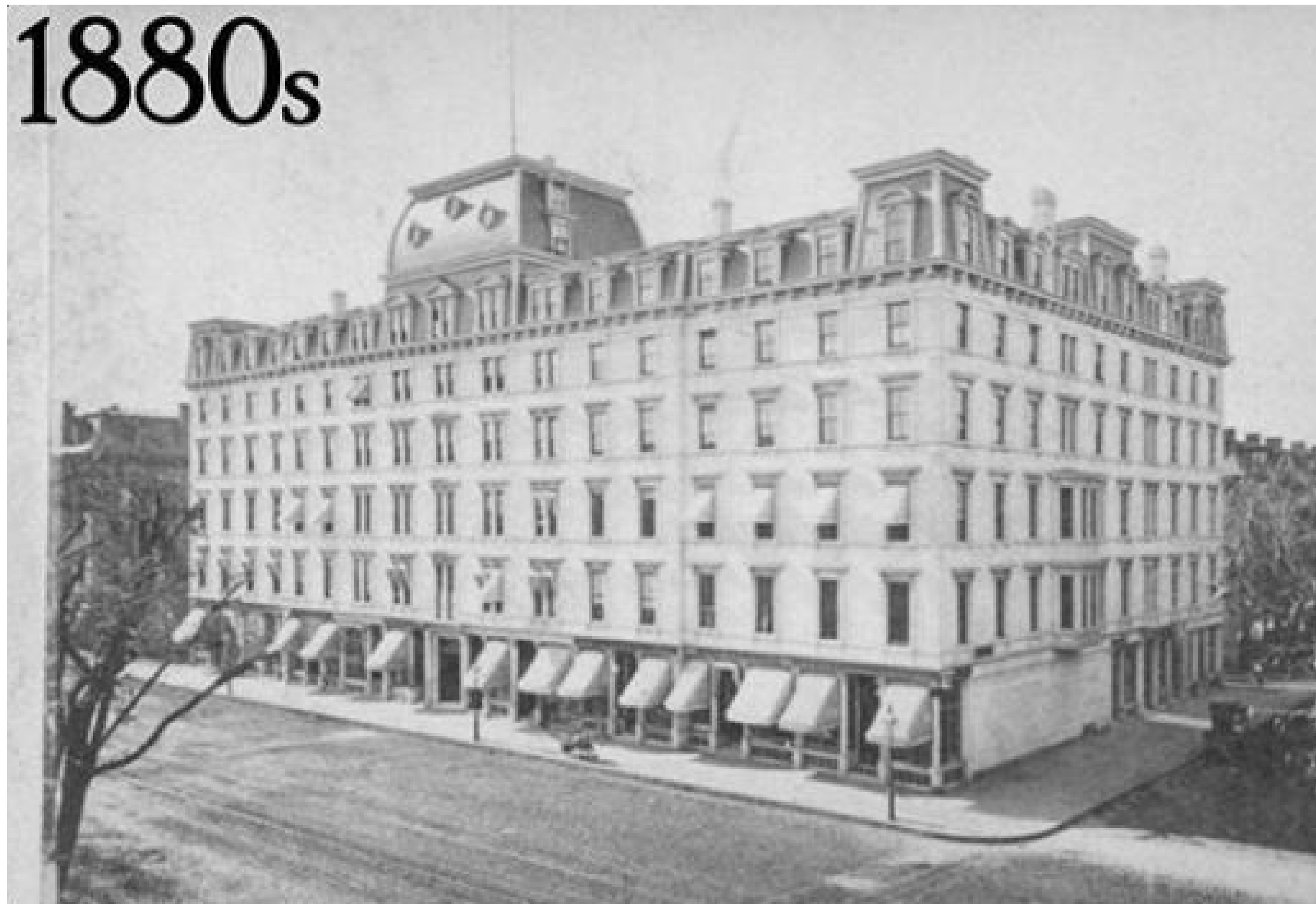
South End Historical Society



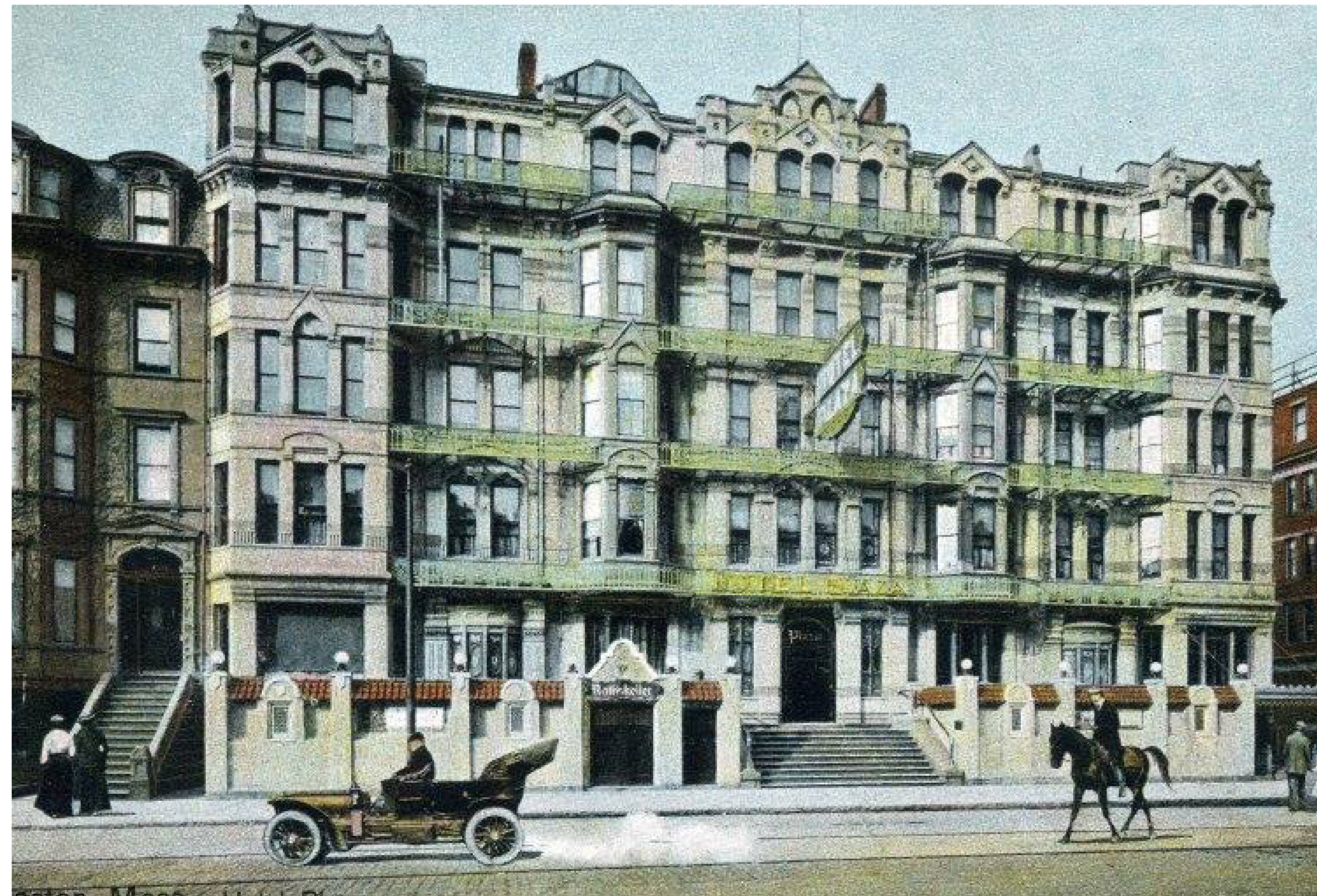
566 Columbus @ Massachusetts Avenue

Proposed Design

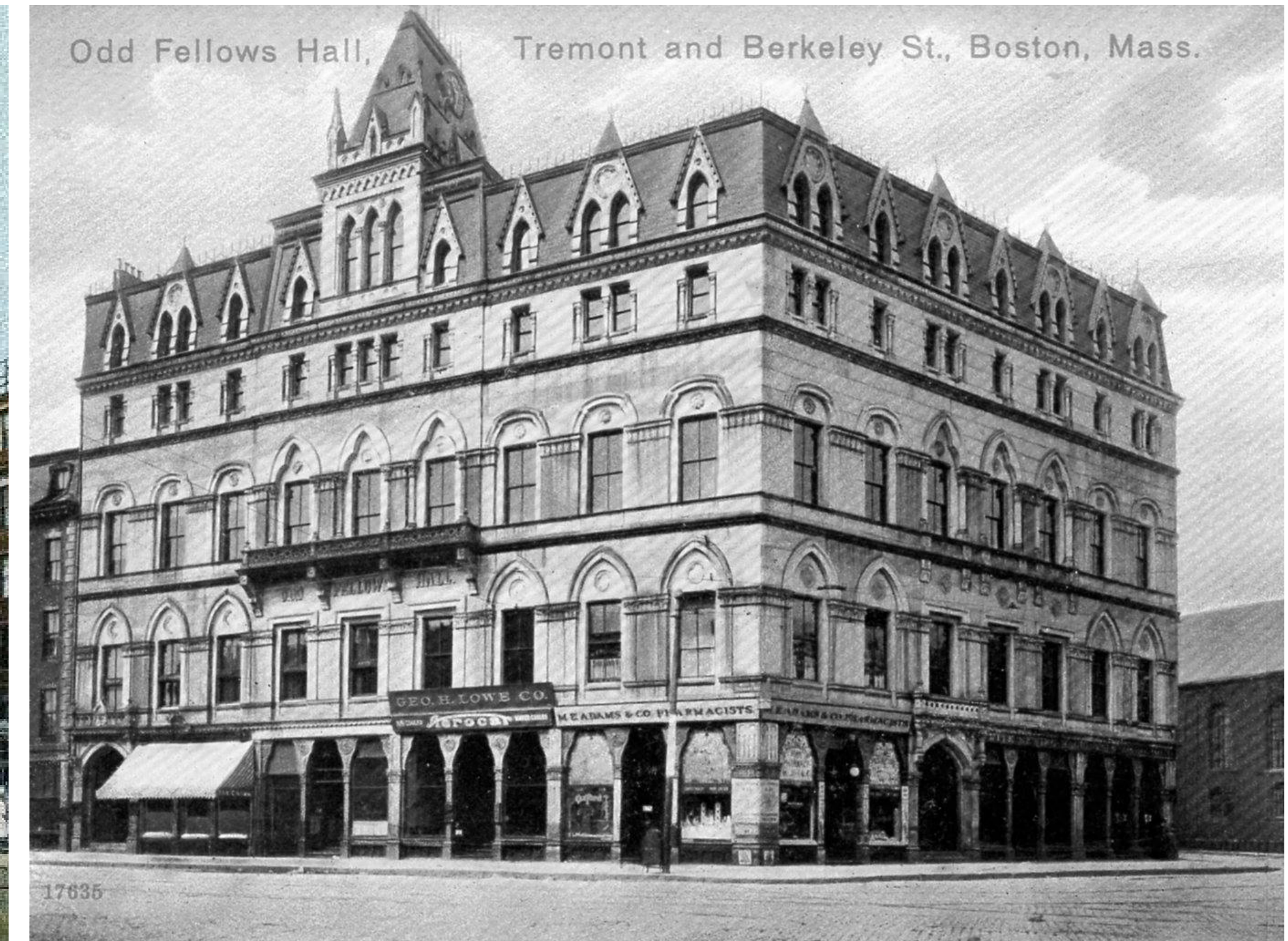
1880s



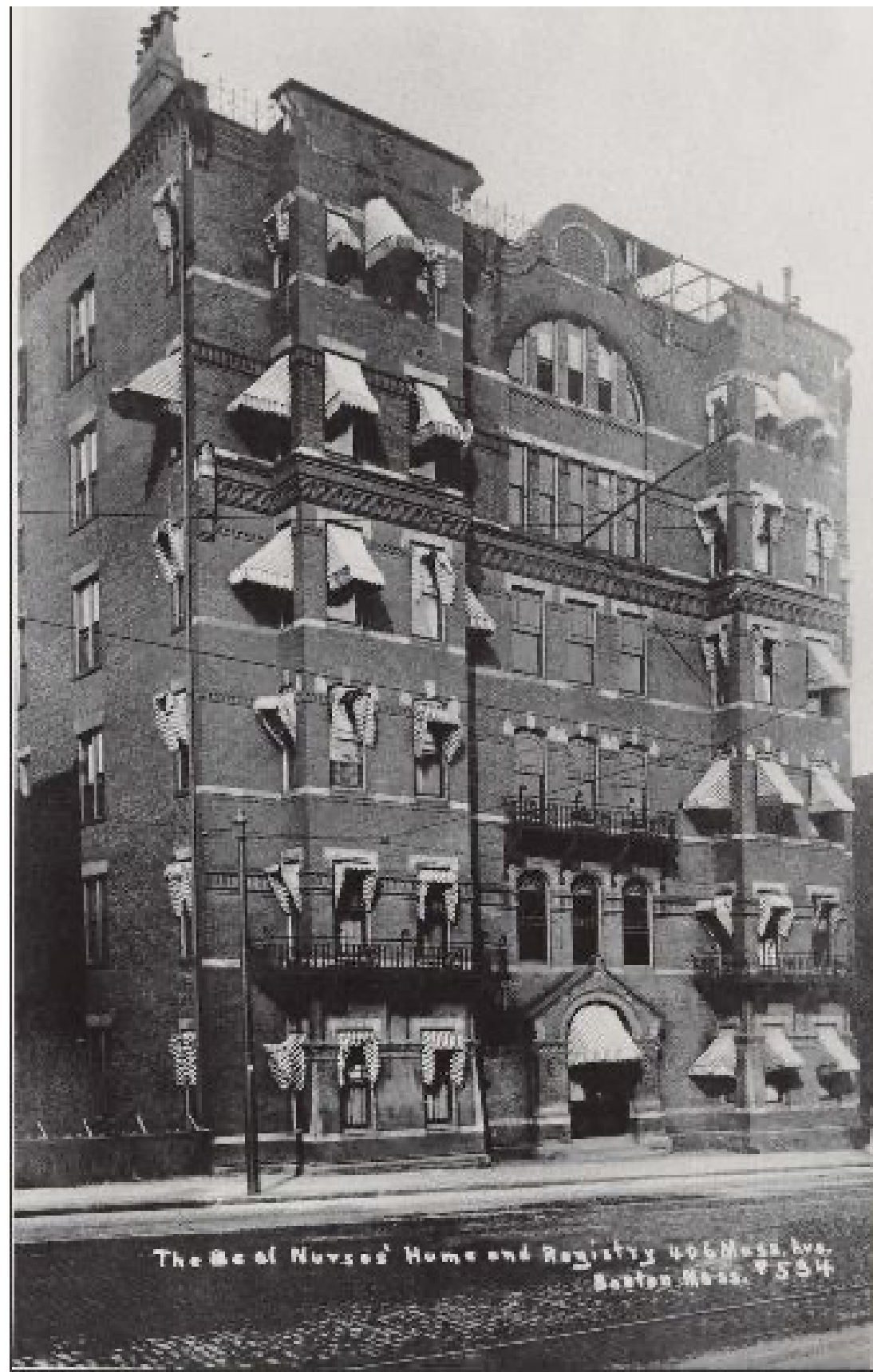
Hotel Commonwealth_ 1697-1701 Washington @ W. Springfield St.



Berwick Hotel, Hotel Flower, Hotel Plaza, 419 Columbus @ Holyoke St.



Odd Fellows Hall_ Tremont & Berkeley St.



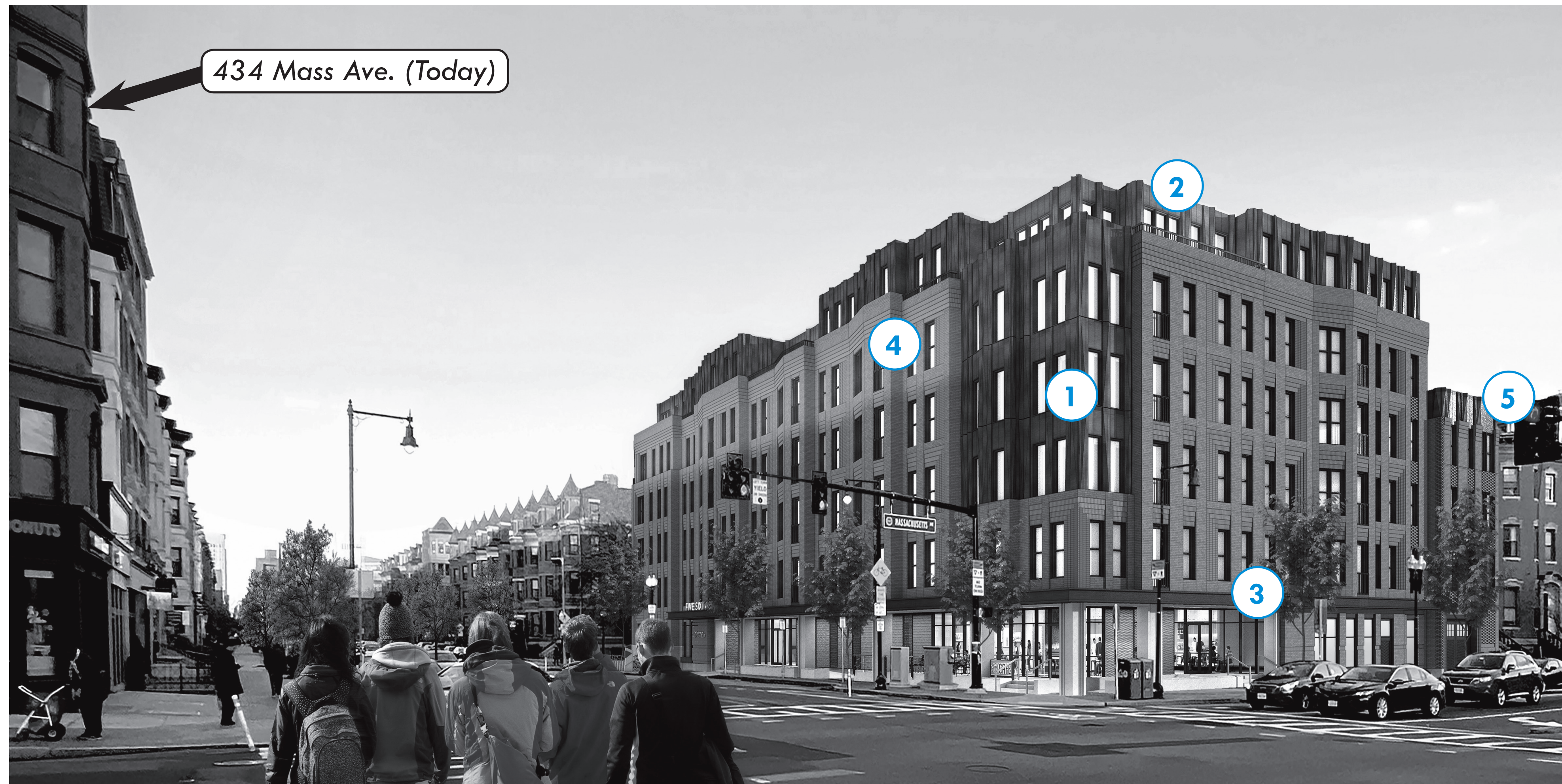
406 Massachusetts Avenue



434 Massachusetts @ Columbus Avenue (1913)

1. Hierarchical architectural expression at bookended corner buildings in scale, detail, composition and materiality
2. Crenellated and/or sculpted roof elements
3. Strong horizontal banding between base and upper floors
4. Subtle modulation in street wall to break down massing
5. Corner buildings felt monumental and held a bookending presence as relates to adjacent in-line buildings

scale . massing . formal expression



Proposed Design_ 566 Columbus @ Massachusetts Avenue



The St. Cloud_ Union Park and Tremont

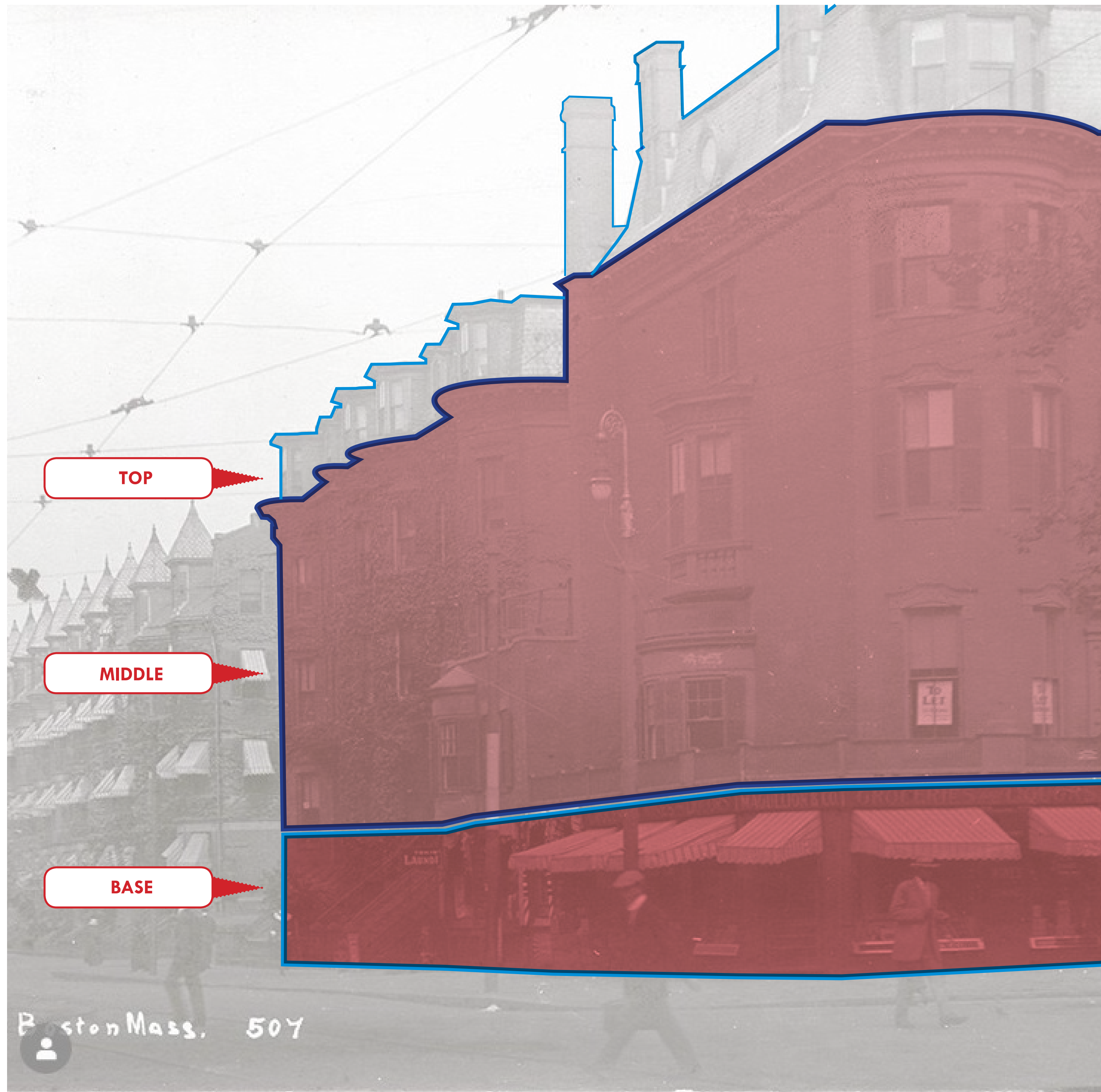


566 Columbus @ Massachusetts Avenue



566 Columbus @ Massachusetts Avenue

Proposed Design



566 Columbus @ Massachusetts Avenue



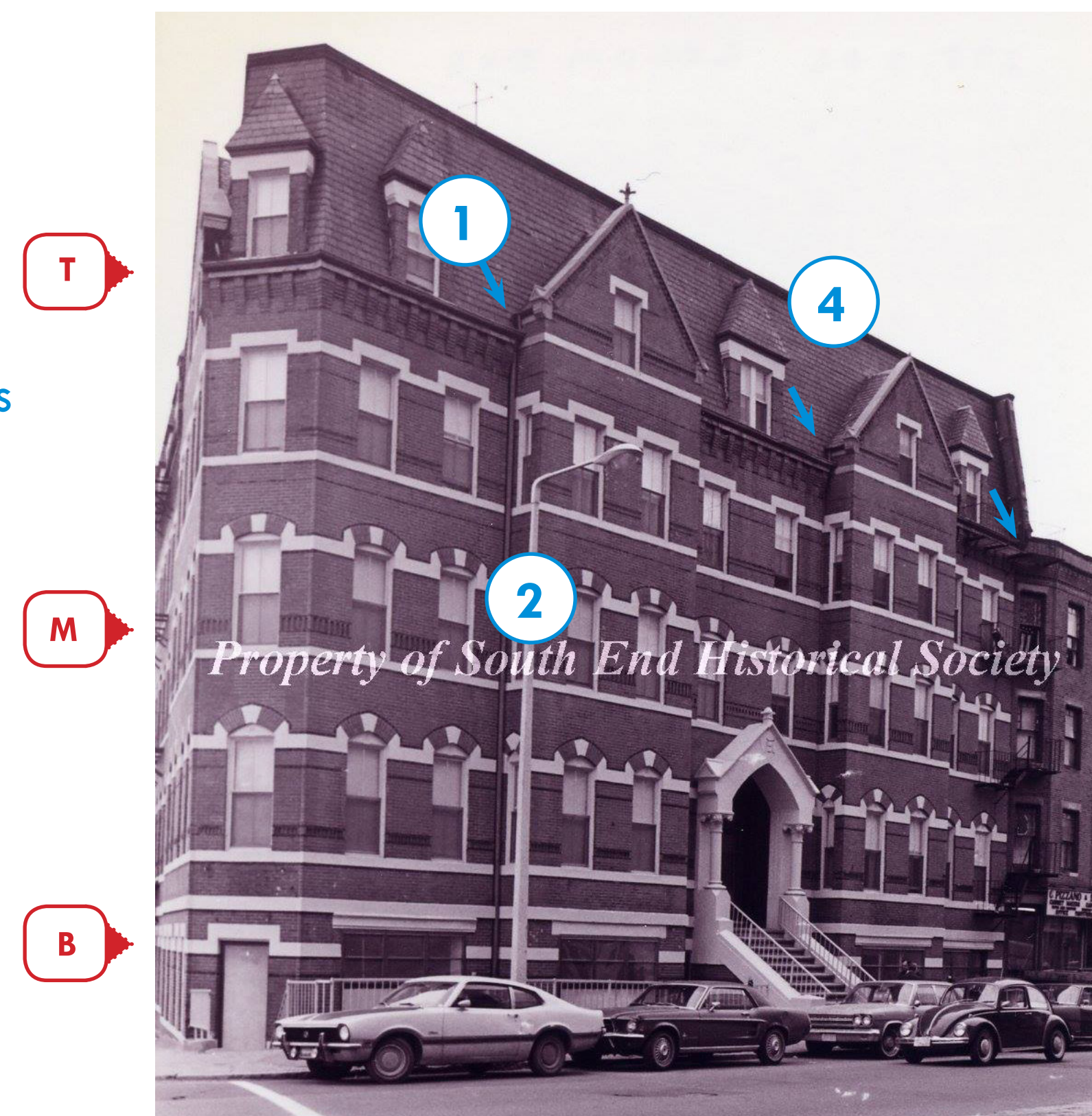
566 Columbus @ Massachusetts Avenue

Proposed Design

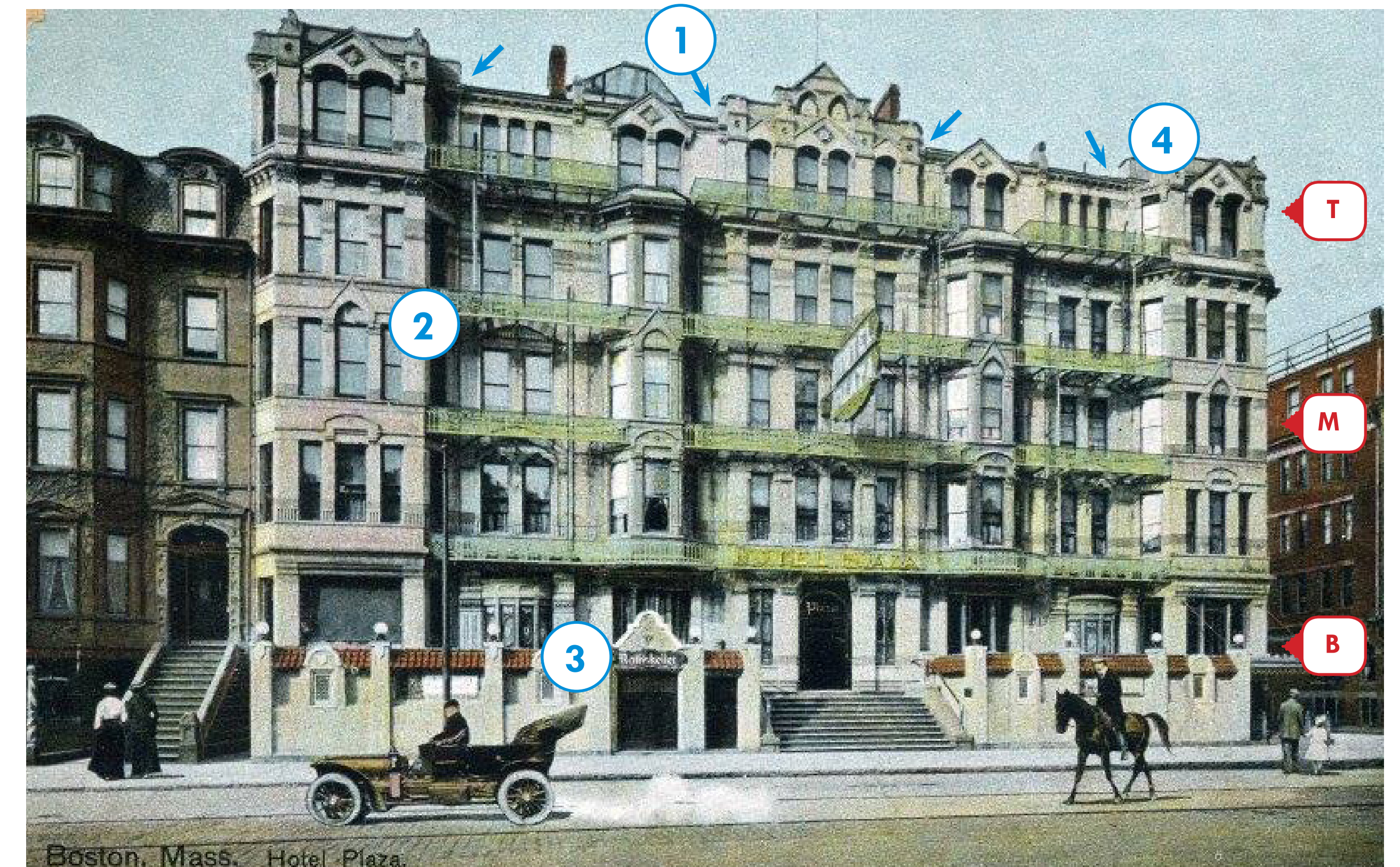


1. Modulating cornice line breaks down massing and corresponds to vertical bays along the facade
2. Bays create depth along the facade and appear as a grouping of residences
3. Clear delineation of base from upper floors as corner buildings engage the sidewalk with no garden front
4. Character defining elements at roof lines

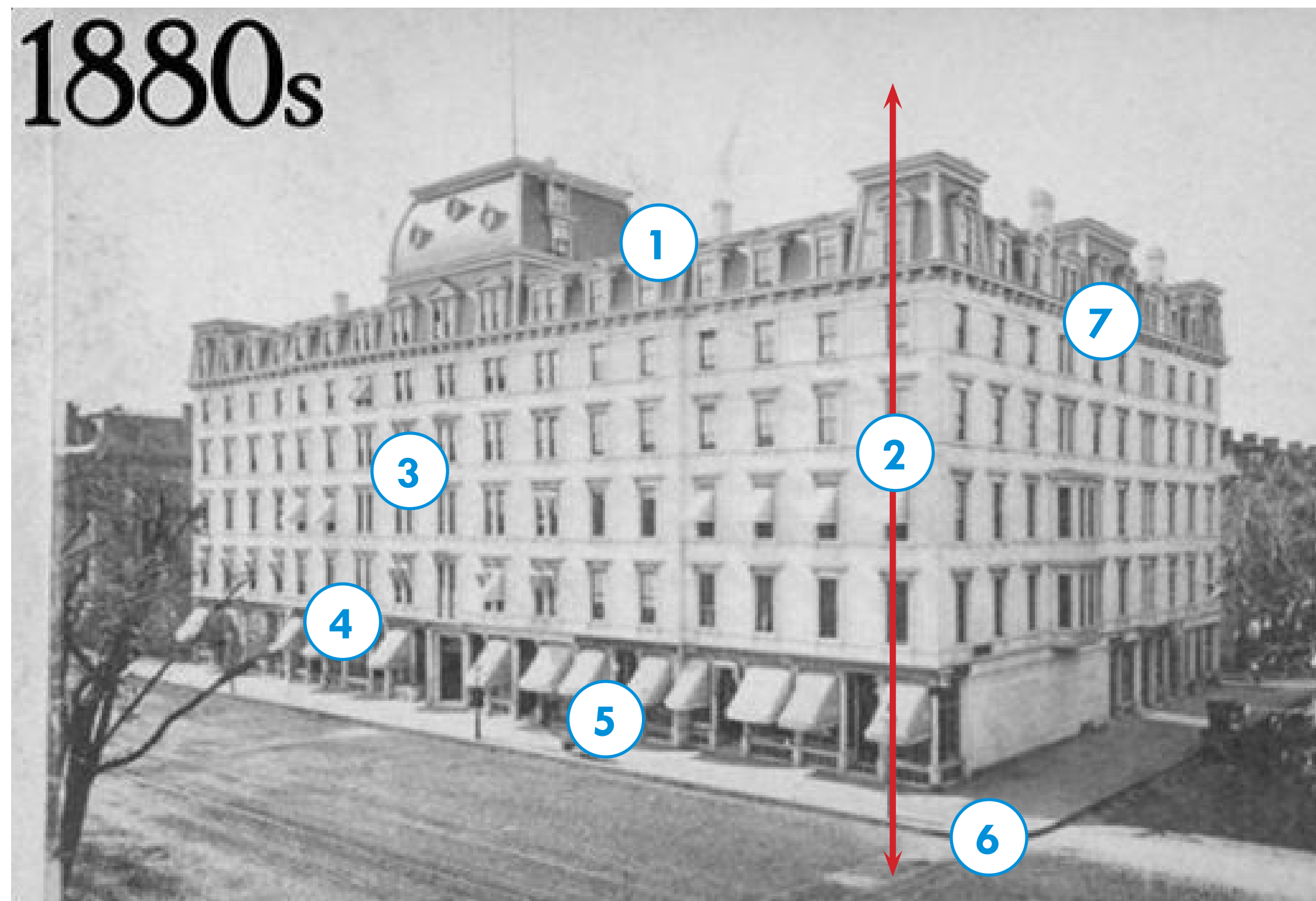
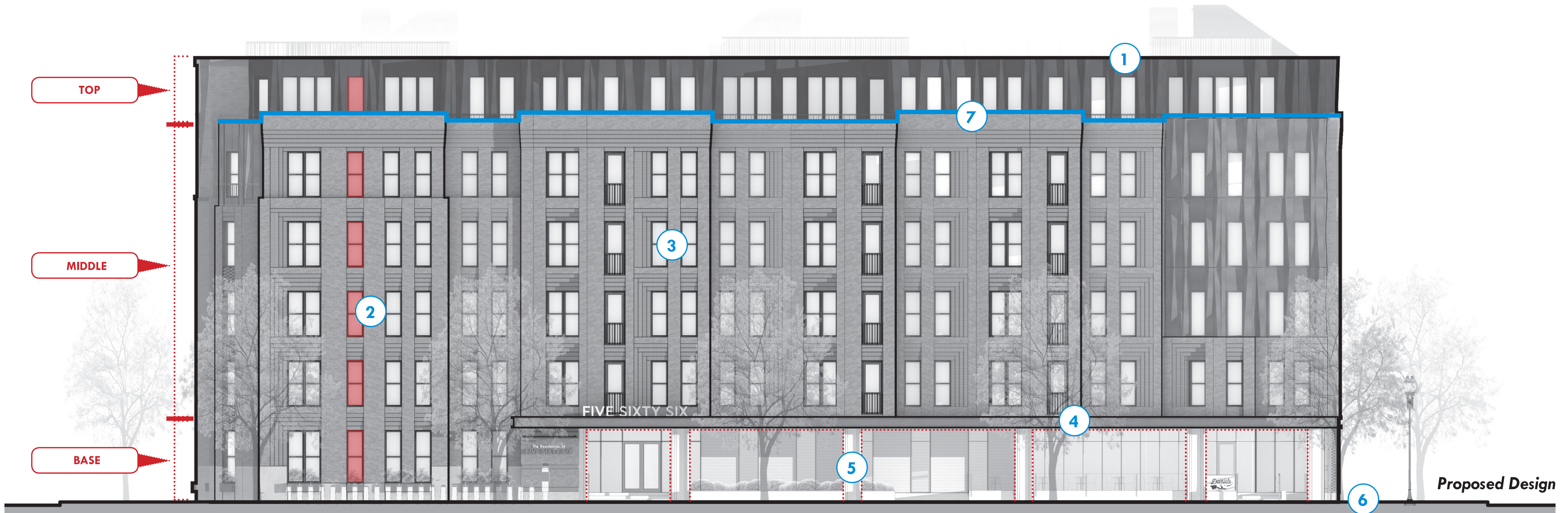
scale . massing . formal expression



Abermarle Hotel (1884)_ 278 & 282 Columbus Ave.



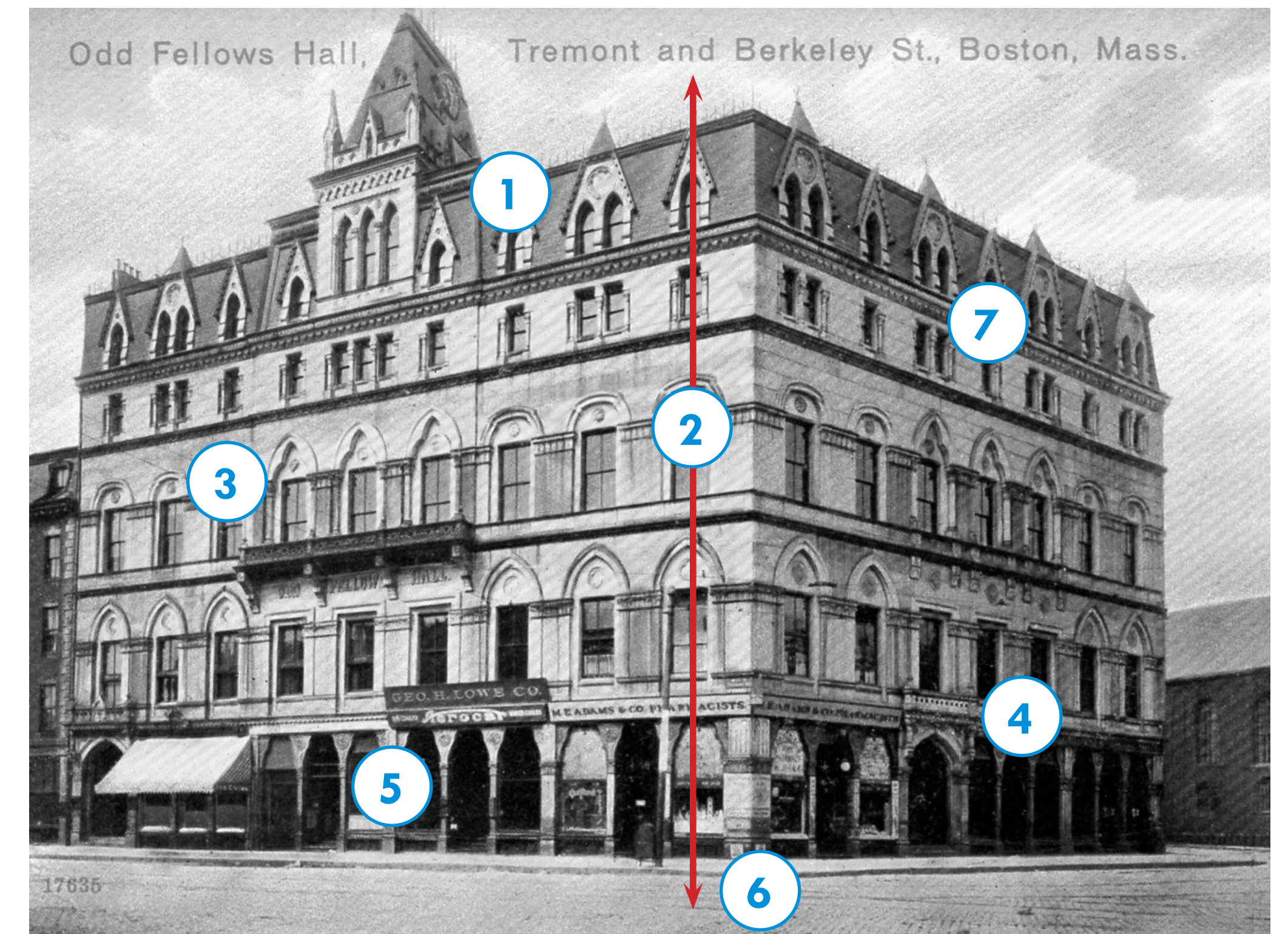
Berwick Hotel, Hotel Flower, Hotel Plaza, 419 Columbus @ Holyoke Street



Hotel Commonwealth_ 1697-1701 Washington @ W. Springfield St.

1. Top floors articulated by a change in material and formal architectural expression
2. Graduated window openings, detail and ornament
3. Regular rhythm of openings, horizontal and vertical grains
4. Strong horizontal banding between base and upper floors
5. Colonnade like elements used to "ground" the building and frame entry and street level activation spaces
6. Corner buildings felt monumental and came out the back of sidewalks
7. Use of cornice to transition change in material and composition

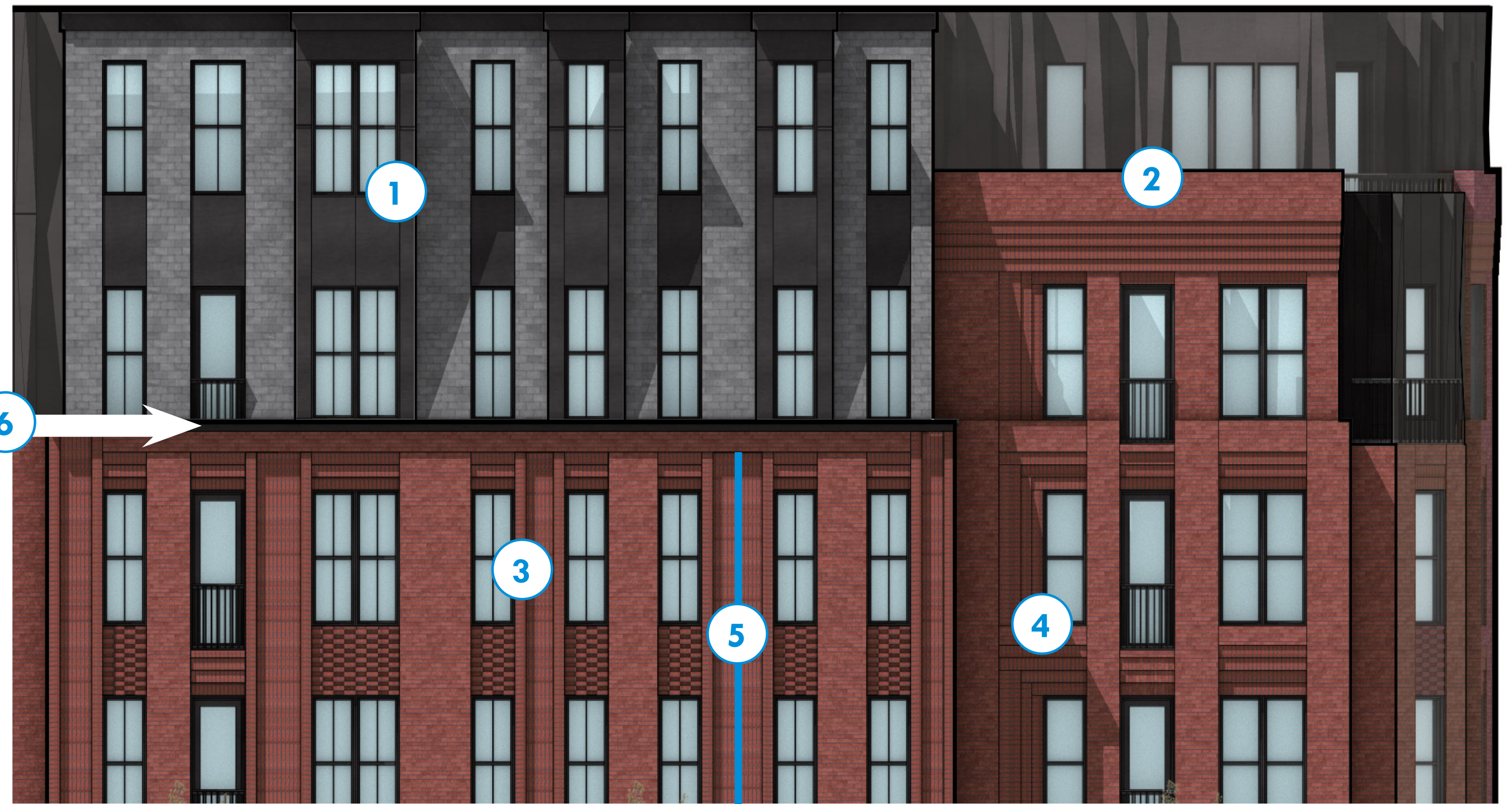
scale . massing . formal expression



Odd Fellows Hall_ Tremont & Berkeley St.



The St. Cloud_ Union Park ↓ Tremont



Proposed Design



1. Mansard roof and vertically oriented dormers, slender proportions
2. Use of cornice to transition change in material and composition
3. Vertically oriented double-hung windows (2 over 2 muntin grille pattern)
4. 1 over 1 double-hung windows on adjacent facade
5. Rhythm of vertical pilasters between windows, varying widths
6. Strong datum established between 2-story dormers and lower facade

materiality . detailing . composition



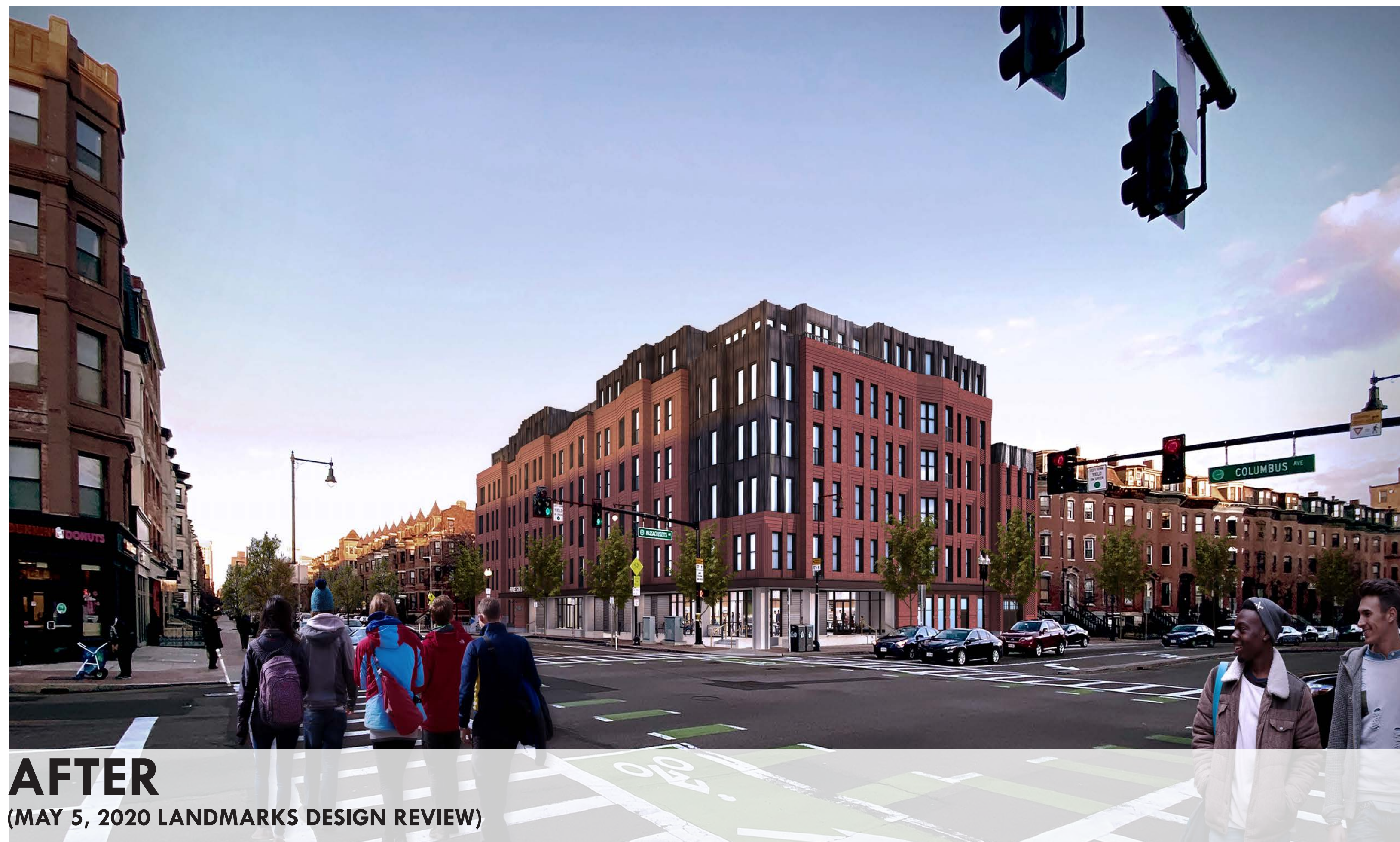
South End Landmarks Standards and Criteria | Category A, New Construction

- *BUILDING HEIGHTS*
- *LOT COVERAGE AND PRIMARY FRONTAGE*
- *BUILDING MATERIALS*
 - *Brick Masonry (similar in color and texture to the majority of adjacent buildings)*
 - *Full depth granite steps along the Mass Ave. and Columbus Ave. public realm entrance conditions*
 - *Lintels and sills (along West Springfield) matching appearance and character of adjacent rowhouses*
 - *Cornices of brick masonry*
 - *Windows: exterior aluminum-clad in appropriate colors and finishes*
 - *Visible mansard roofs, similar in appearance to slate*
 - *Metals: subdued and darker in color similar to the majority of adjacent buildings*
- *DESIGN FEATURES*
 - *Window openings resemble the appearance and dimensional proportion of abutting buildings*
 - *The following character defining elements are used and approximate the materials and proportions of existing buildings in the District;*
 - oriel and dormer windows*
 - mansard roofs*
 - cornices*
 - exterior steps*
 - decorative ironwork, railings*
 - recessed doorways*
 - entrance canopies*

- 1. HISTORICAL REFERENCES
- ▶ 2. **BEFORE & AFTER (JAN. 7TH HEARING TO TODAY)**
- 3. PROPOSED DESIGN
- 4. COMPOSITION, DETAILING & MATERIALITY



BEFORE
(JAN 7, 2020 LANDMARKS DESIGN REVIEW)



AFTER
(MAY 5, 2020 LANDMARKS DESIGN REVIEW)

DESIGN REFINEMENTS BASED ON LANDMARKS AND BDPA JOINT DESIGN REVIEWS AND COMMUNITY INPUT:

- WINDOW DETAILING
- RANGE OF ARTICULATION IN PUNCHED OPENINGS UP/DOWN THE FACADE
- COMPOSITIONAL MODULATION ALONG THE FACADE
- EDGE TRANSITIONS WITH ABUTTUTING BUILDINGS
- HIERARCHY: VERTICAL AND HORIZONTAL BANDS/BRICK DETAILING
- FACADE MATERIALITY AND COLOR
- TREATMENT OF ATTIC STORY / METAL DETAILING
- STONE VENEER CLADDING AND GROUND LEVEL BASE CONDITIONS
- METAL CORNER ELEMENT, COMPOSITION AND DETAIL
- CHARACTER DEFINING ELEMENTS;
 - steel pickets/railings
 - brick masonry
 - metal
 - cornices
 - oriel windows
 - proportions & locations of openings



BEFORE
(JAN 7, 2020 LANDMARKS DESIGN REVIEW)



AFTER
(MAY 5, 2020 LANDMARKS DESIGN REVIEW)





- Picket railings appear more exposed at attic story
- Two-story / one-story metal datum conflicts continuous cornice line
- Two-tone fiber cement cladding material requires further study for District compatibility
- Metal cladding between windows appears inconsistent
- Juliet balconies extend beyond the building facade with randomized arrangement
- Metal clad detailing and proportions require further study and careful articulation
- Window types appear monolithic and inconsistent with the District. Openings, require further study and careful articulation
- Ground level entry conditions, delineation of commercial vs. residential, materiality and integration with public realm/streetscape all require further study

BEFORE (JANUARY 7, 2020 LANDMARKS DESIGN REVIEW)



- Steel picket rail heights are substantially reduced and are consistent with the Architecture of the District
- Corbelled brick cornice establishes a consistent datum, creates a clear delineation between brick and metal cladding, and subdivides the massing into "townhouse-like" proportions consistent with the Architecture of the District
- Anodized dark-bronze metal cladding defines the prominence of the corner and is carefully detailed with a nod toward the sense of depth, shadow, and sculpted "folds" and "pleats" consistent with the Architecture of the District
- Steel picket rails are captured within masonry openings and designed to be consistent with the Architecture of the District
- Red brick masonry cladding, detailing and articulation is designed to be consistent with the Architecture of the District
- Aluminum clad double-hung windows are designed to be consistent with the Architecture of the District, in color, frame profile and proportion
- Expressed steel beam detail establishes a strong base-to-middle transition, and defines and unifies the canopy/soffit entry conditions consistent with the Architecture of the District
- Natural stone column enclosures create a steady rhythm along the streetscape and frame openings for entry and public realm gathering consistent with the Architecture of the District

CURRENT



BEFORE
(JAN 7, 2020 LANDMARKS DESIGN REVIEW)



AFTER
(MAY 5, 2020 LANDMARKS DESIGN REVIEW)

DESIGN REFINEMENTS BASED ON LANDMARKS AND BDPA JOINT DESIGN REVIEWS AND COMMUNITY INPUT:

- WINDOW DETAILING
- RANGE OF ARTICULATION IN PUNCHED OPENINGS UP/DOWN THE FACADE
- COMPOSITIONAL MODULATION ALONG THE FACADE
- EDGE TRANSITIONS WITH ABUTTUTING BUILDINGS
- HIERARCHY: VERTICAL AND HORIZONTAL BANDS/BRICK DETAILING
- FACADE MATERIALITY AND COLOR
- TREATMENT OF ATTIC STORY / METAL DETAILING
- STONE VENEER CLADDING AND GROUND LEVEL BASE CONDITIONS
- METAL CORNER ELEMENT, COMPOSITION AND DETAIL
- CHARACTER DEFINING ELEMENTS;
 - steel pickets/railings
 - brick masonry
 - metal
 - cornices
 - oriel windows
 - proportions & locations of openings



BEFORE
(JAN 7, 2020 LANDMARKS DESIGN REVIEW)



2
Garage Door

1
Transition



AFTER
(MAY 5, 2020 LANDMARKS DESIGN REVIEW)



2
Garage Door

1
Transition



BEFORE (JANUARY 7, 2020 LANDMARKS DESIGN REVIEW)

- Picket railings appear more exposed at attic story
- Two-tone fiber cement cladding material requires further study for District compatibility
- Metal cladding between windows appears random and inconsistent
- Juliet balconies extend beyond the building facade with randomized arrangement
- Metal clad detailing and proportions require further study and careful articulation
- Window types appear monolithic and inconsistent with the District. Openings, require further study and careful articulation
- Ground level entry conditions, delineation of commercial vs. residential, materiality and integration with public realm/streetscape all require further study
- Garage door design and materiality appear inconsistent with the District



CURRENT

- Steel picket rail heights are substantially reduced and are consistent with the Architecture of the District
- Corbelled brick cornice establishes a consistent datum, creates a clear delineation between brick and metal cladding, and subdivides the massing into "townhouse-like" proportions consistent with the Architecture of the District
- Anodized dark-bronze metal cladding defines the prominence of the corner and is carefully detailed with a nod toward the sense of depth, shadow, and sculpted "folds" and "pleats" consistent with the Architecture of the District
- Steel picket rails are captured within masonry openings and designed to be consistent with the Architecture of the District
- Red brick masonry cladding, detailing and articulation is designed to be consistent with the Architecture of the District
- Aluminum clad double-hung windows are designed to be consistent with the Architecture of the District, in color, frame profile and proportion
- Carriage style garage door detailing and articulation consistent with the Architecture of the District
- Granite base dimensions and proportions consistent with the Architecture of the District



BEFORE
(JAN 7, 2020 LANDMARKS DESIGN REVIEW)



AFTER
(MAY 5, 2020 LANDMARKS DESIGN REVIEW)

DESIGN REFINEMENTS BASED ON LANDMARKS AND BDPA JOINT DESIGN REVIEWS AND COMMUNITY INPUT:

- WINDOW DETAILING
- RANGE OF ARTICULATION IN PUNCHED OPENINGS UP/DOWN THE FACADE
- COMPOSITIONAL MODULATION ALONG THE FACADE
- EDGE TRANSITIONS WITH ABUTTUTING BUILDINGS
- HIERARCHY: VERTICAL AND HORIZONTAL BANDS/BRICK DETAILING
- FACADE MATERIALITY AND COLOR
- TREATMENT OF ATTIC STORY / METAL DETAILING
- STONE VENEER CLADDING AND GROUND LEVEL BASE CONDITIONS
- METAL CORNER ELEMENT, COMPOSITION AND DETAIL
- CHARACTER DEFINING ELEMENTS;
 - steel pickets/railings
 - brick masonry
 - metal
 - cornices
 - oriel windows
 - proportions & locations of openings



BEFORE
(JAN 7, 2020 LANDMARKS DESIGN REVIEW)



AFTER
(MAY 5, 2020 LANDMARKS DESIGN REVIEW)





BEFORE (JANUARY 7, 2020 LANDMARKS DESIGN REVIEW)

- Transition in relation to flat-front rowhouses along W. Springfield requires further study
- Picket railings appear more exposed at attic story
- Two-story / one-story metal datum conflicts continuous cornice line
- Metal cladding between windows appears random and inconsistent
- Juliet balconies extend beyond the building facade with randomized arrangement
- Metal clad detailing and proportions require further study and careful articulation
- Window types appear monolithic and inconsistent with the District. Openings, require further study and careful articulation
- Two-tone fiber cement cladding material requires further study for District compatibility



CURRENT

- Slate-look mansard and integral dormers establish a clear datum that correlates with the W. Springfield rowhouses, proportion and detailing is consistent with the Architecture of the District
- Corbelled brick cornice establishes a consistent datum, creates a clear delineation between brick and metal cladding, and subdivides the massing into "townhouse-like" proportions consistent with the Architecture of the District
- Shift in brick masonry composition, detail and scale creates a breakdown in the massing and gradually transitions to the garden-front rowhouses along W. Springfield St. A typical bookended condition consistent with the Architecture of the District
- Steel picket rails are captured within masonry openings and designed to be consistent with the Architecture of the District
- Aluminum clad double-hung windows are designed to be consistent with the Architecture of the District, in color, frame profile and proportion
- Red brick masonry cladding, detailing and articulation is designed to be consistent with the Architecture of the District
- Garden with ornamental rail consistent with the Architecture of the District
- Granite base dimensions and proportions consistent with the Architecture of the District

1. HISTORICAL REFERENCES
2. BEFORE & AFTER (JAN. 7TH HEARING TO TODAY)
- ▶ 3. **PROPOSED DESIGN**
4. COMPOSITION, DETAILING & MATERIALITY











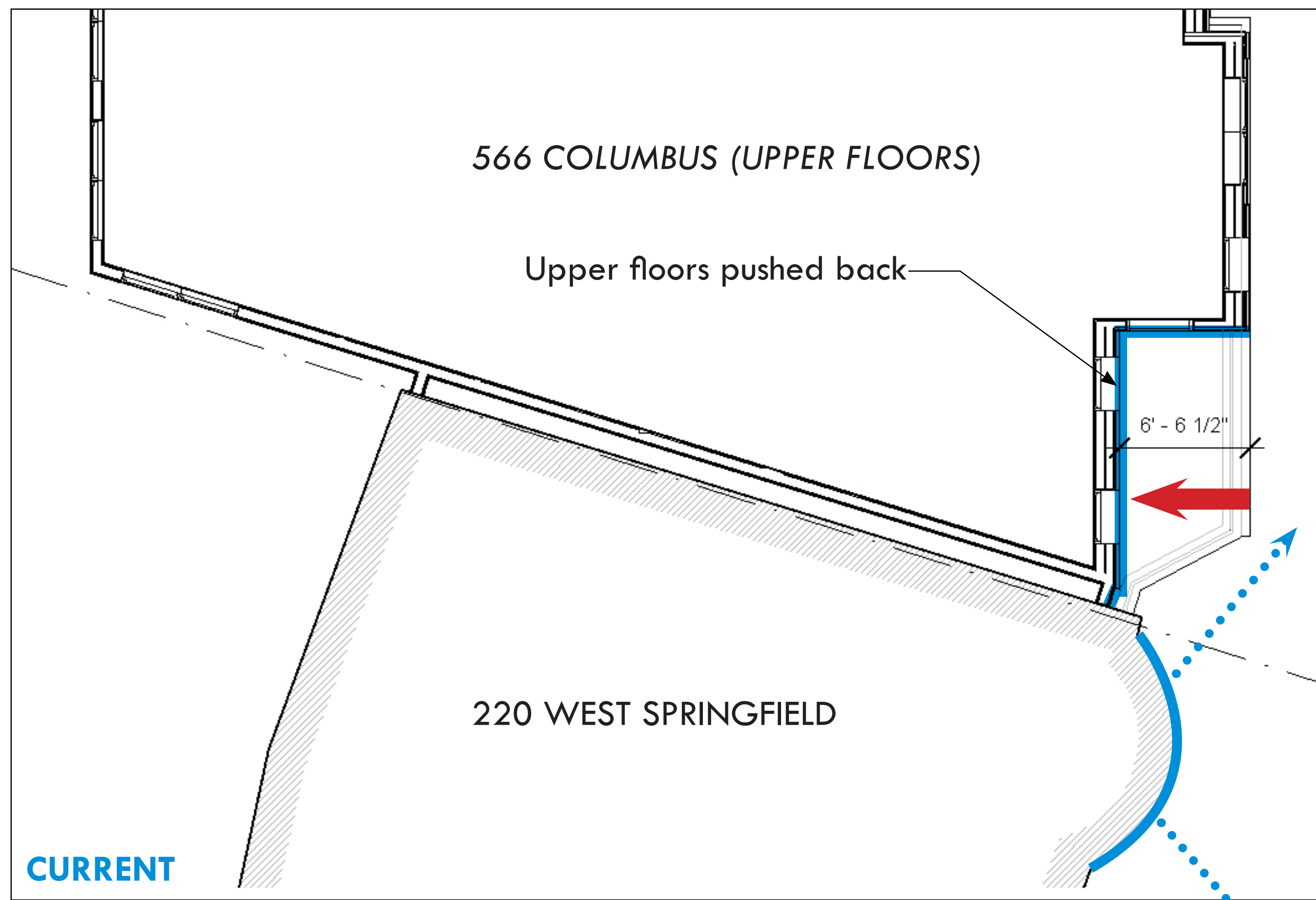
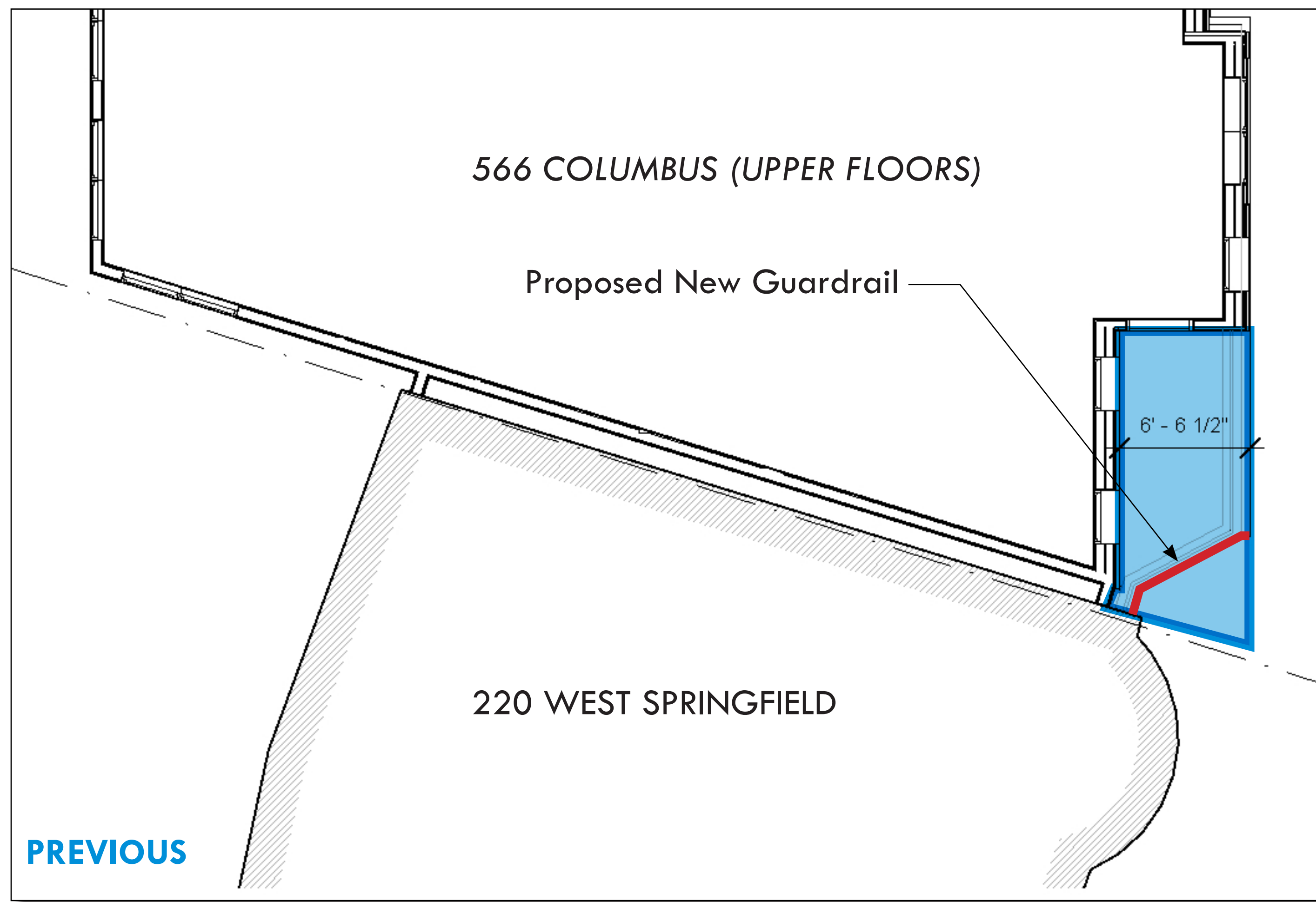


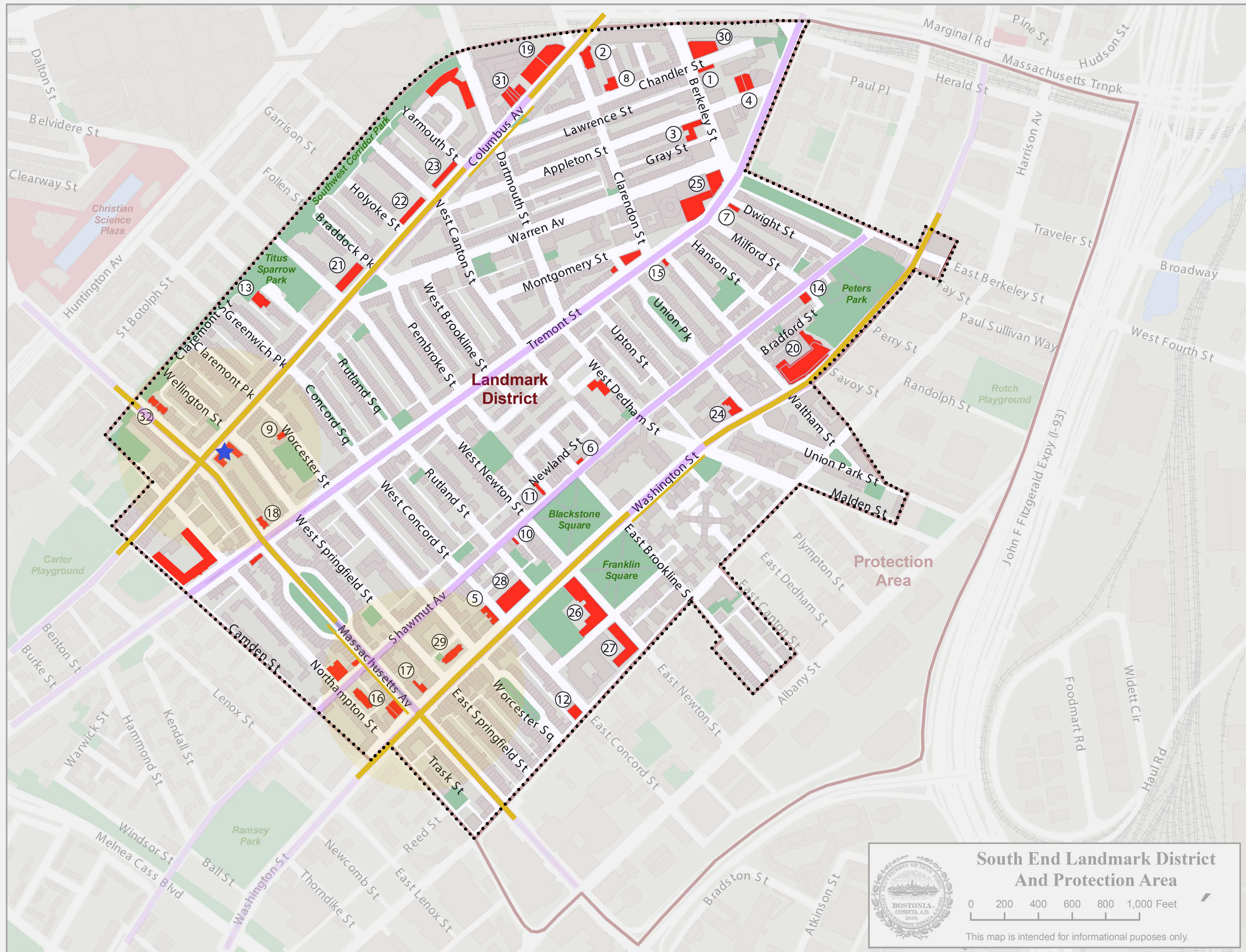














Yarmouth @ Columbus Avenue



W. Brookline @ Washington Street



1-33 Wellington St.



566 Columbus @ West Springfield St.

Proposed Design



1 26 Chandler at Berkeley St. (8 Stories)



2 75 Clarendon St. (6 Stories)



Proposed Building



3 40 Berkeley St. at Appleton St. (8 Stories)



Proposed Building



4 3 Appleton St. (6 Stories)



5 1639 Washington St. at W. Concord St. (6 Stories)



6 405 Shawmut at W. Brookline St. (6 Stories)



Proposed Building



7 516 Tremont at Dwight St.



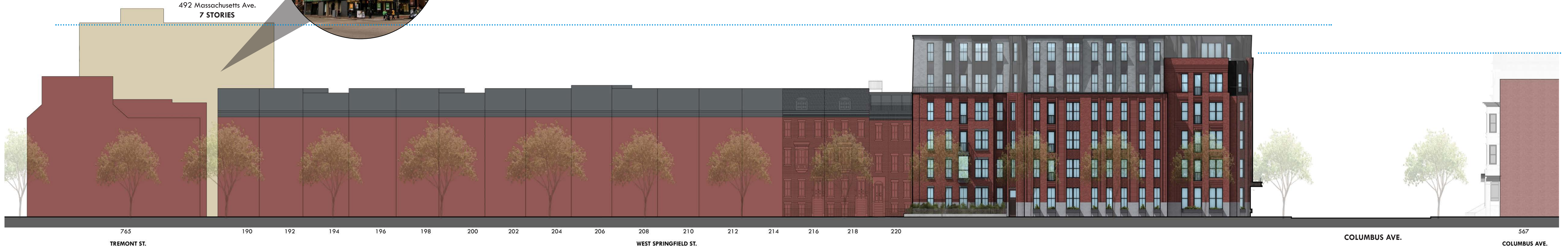
Proposed Building



8 79 Chandler at Cazenove St.



492 Massachusetts Ave.
7 STORIES

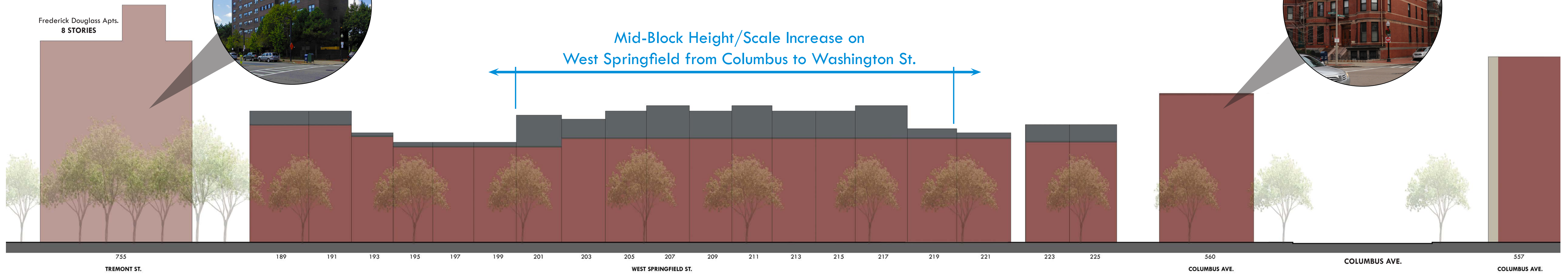


SOUTH FACING



Frederick Douglass Apts.
8 STORIES

Mid-Block Height/Scale Increase on
West Springfield from Columbus to Washington St.



NORTH FACING
Opposite Side of the Street





Hotel Commonwealth_ 1697-1701 Washington @ W. Springfield St.



Proposed Building

1. HISTORICAL REFERENCES
2. BEFORE & AFTER (JAN. 7TH HEARING TO TODAY)
3. PROPOSED DESIGN
- ▶ 4. **COMPOSITION, DETAILING & MATERIALITY**

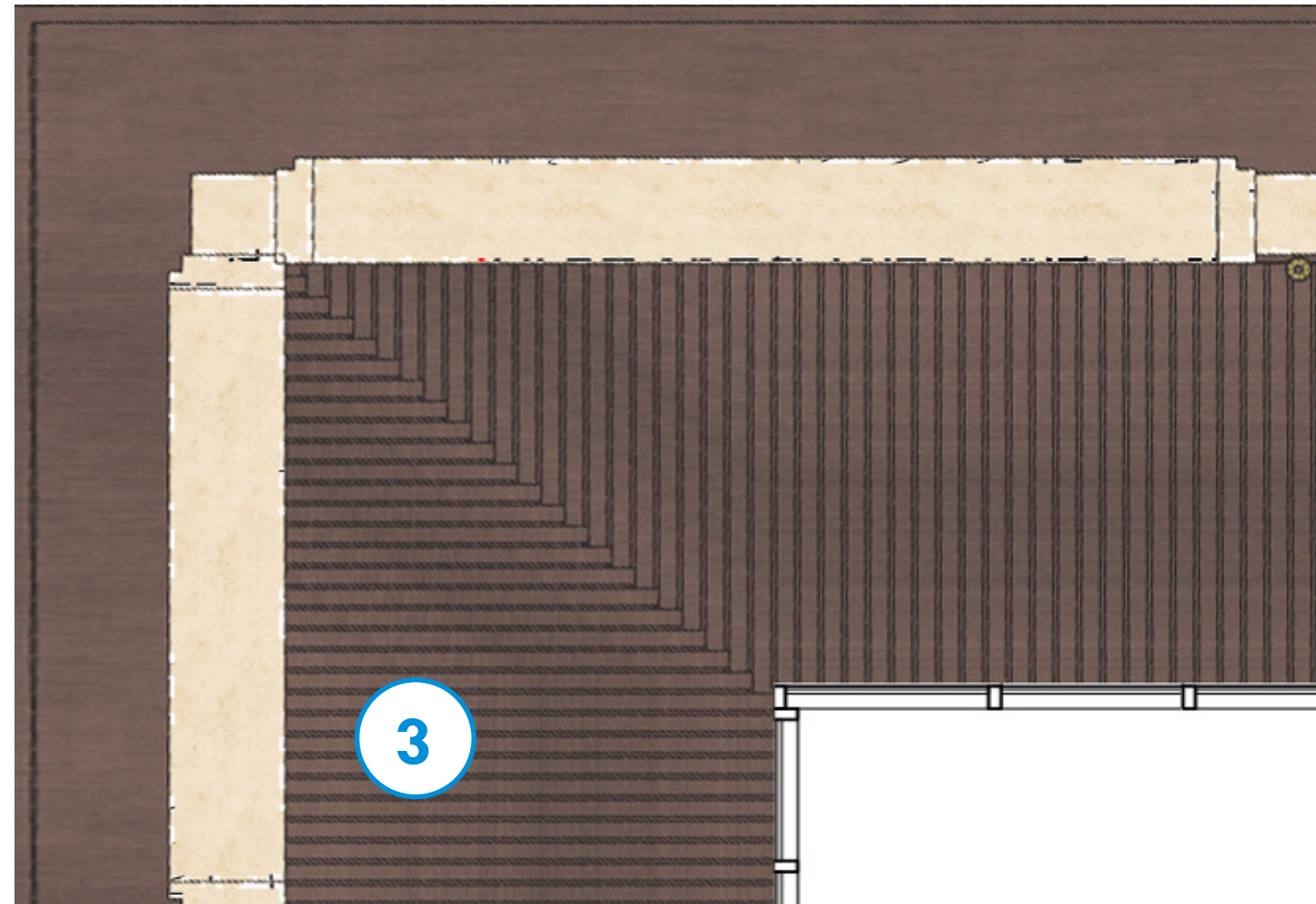
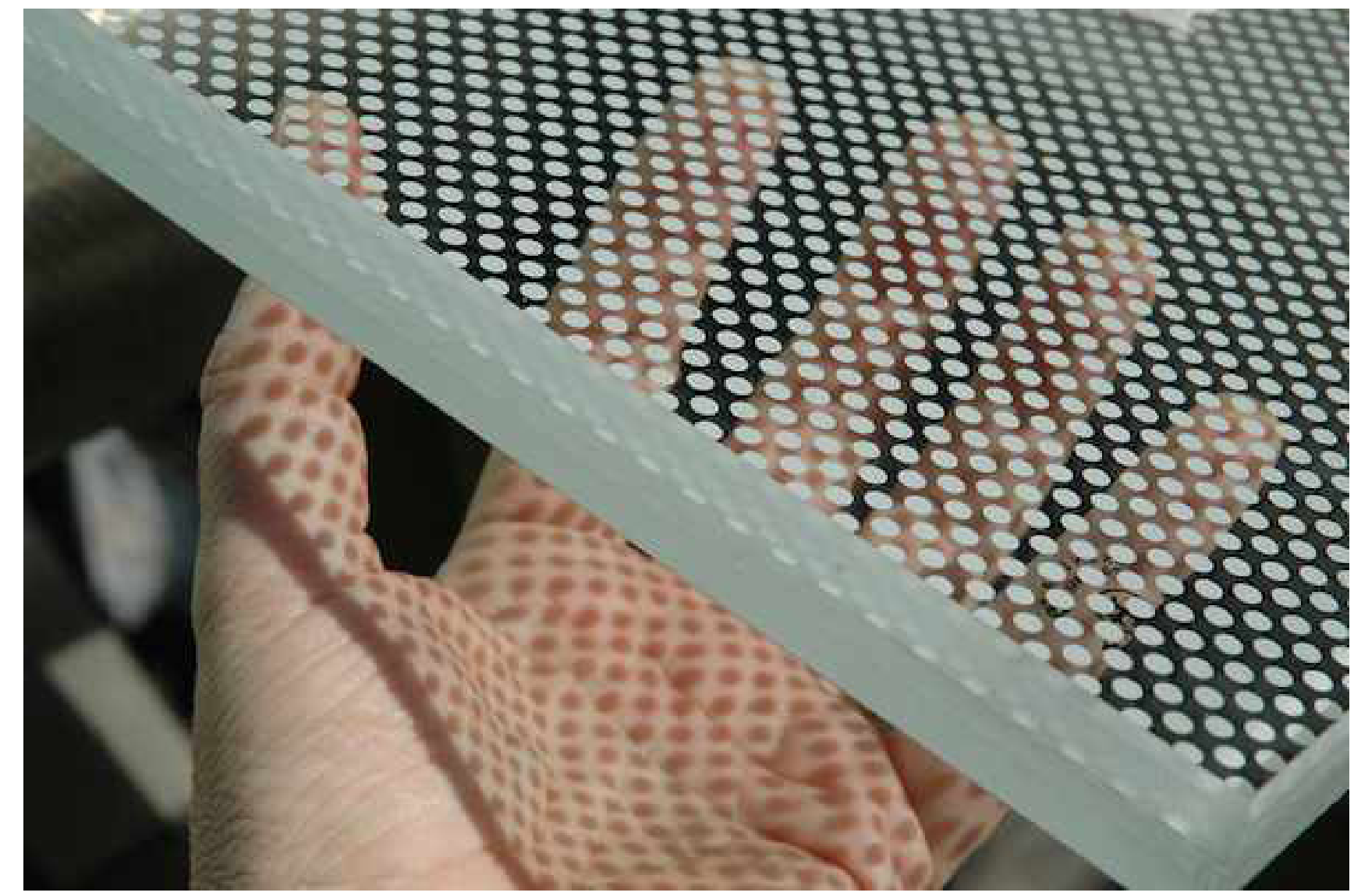




Large format natural stone veneer column enclosures, framed elements and surfaces



Ornamental metalwork panels and storefront glazing ceramic frit system



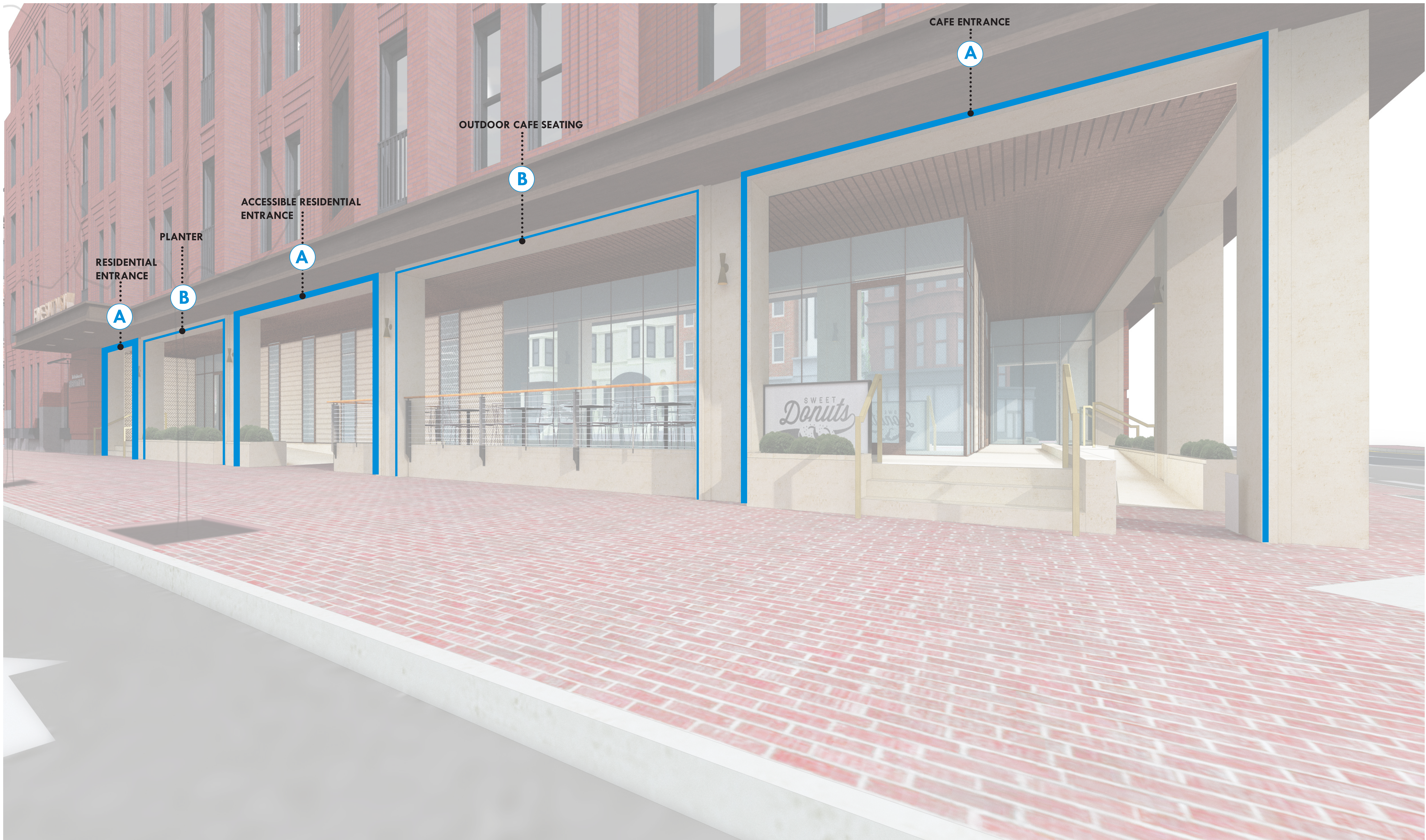
Exterior Grade Wood Veneer Slat Soffit Ceiling

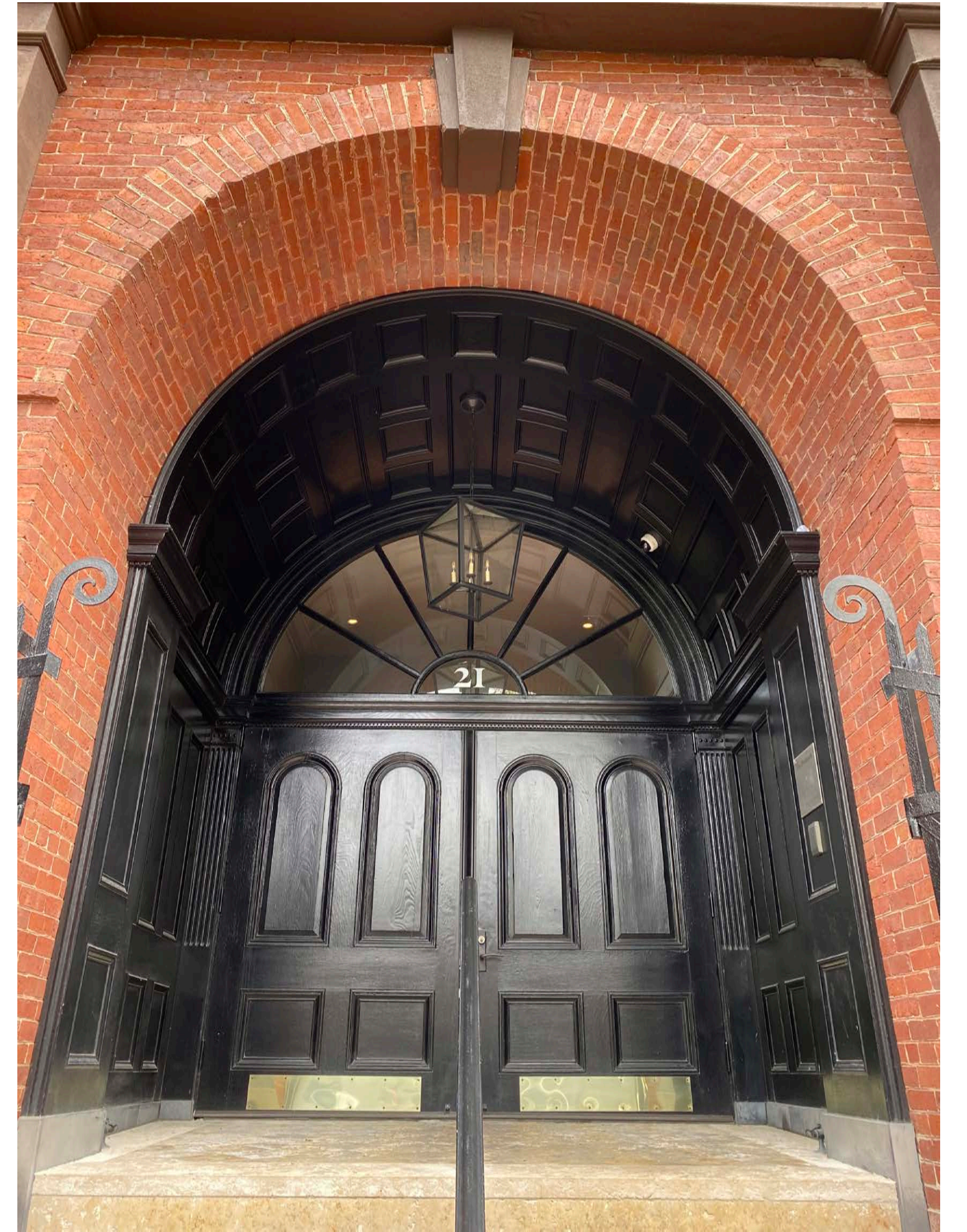
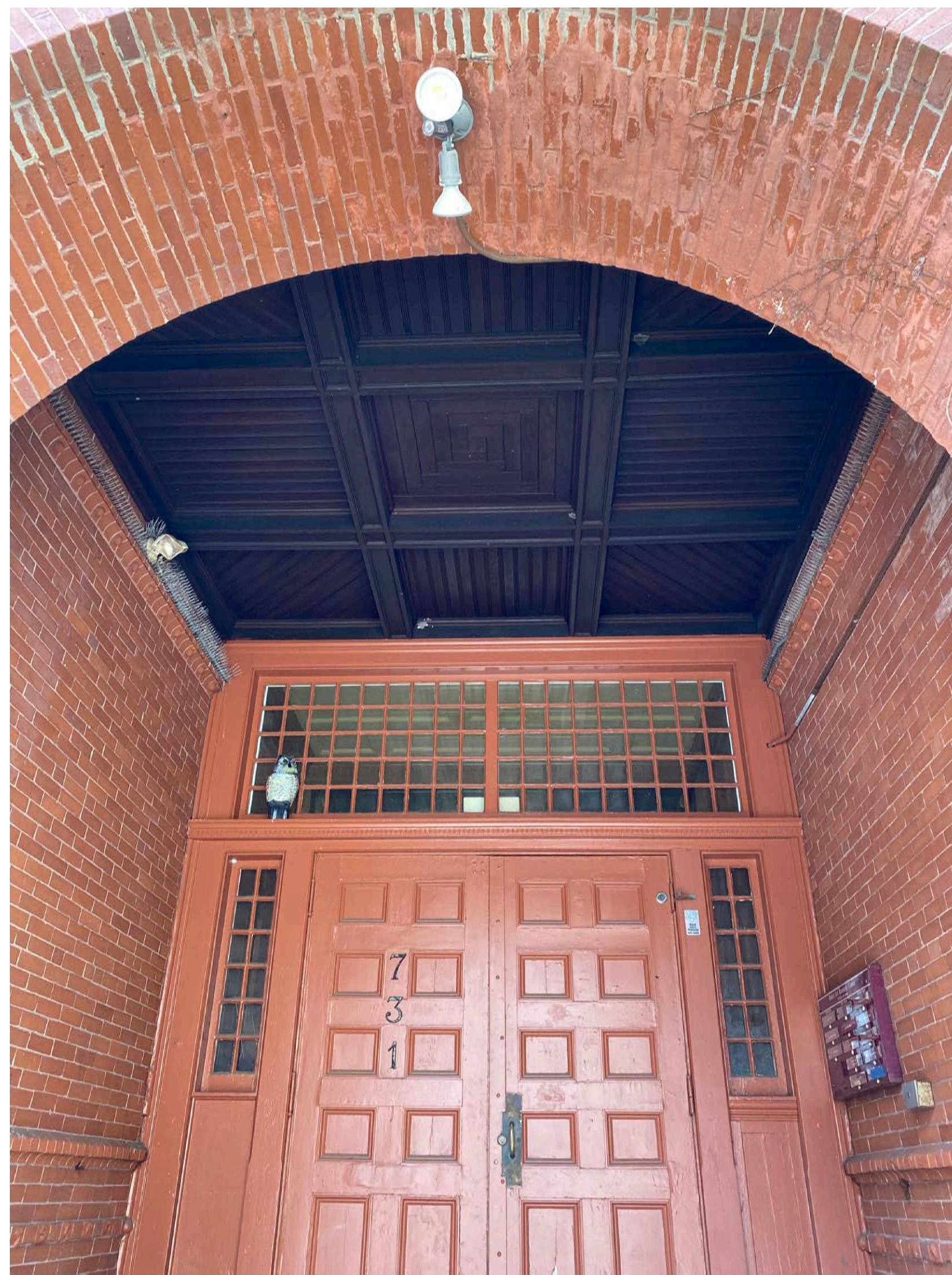


Carriage Style Garage and Single Leaf Doors at Grade



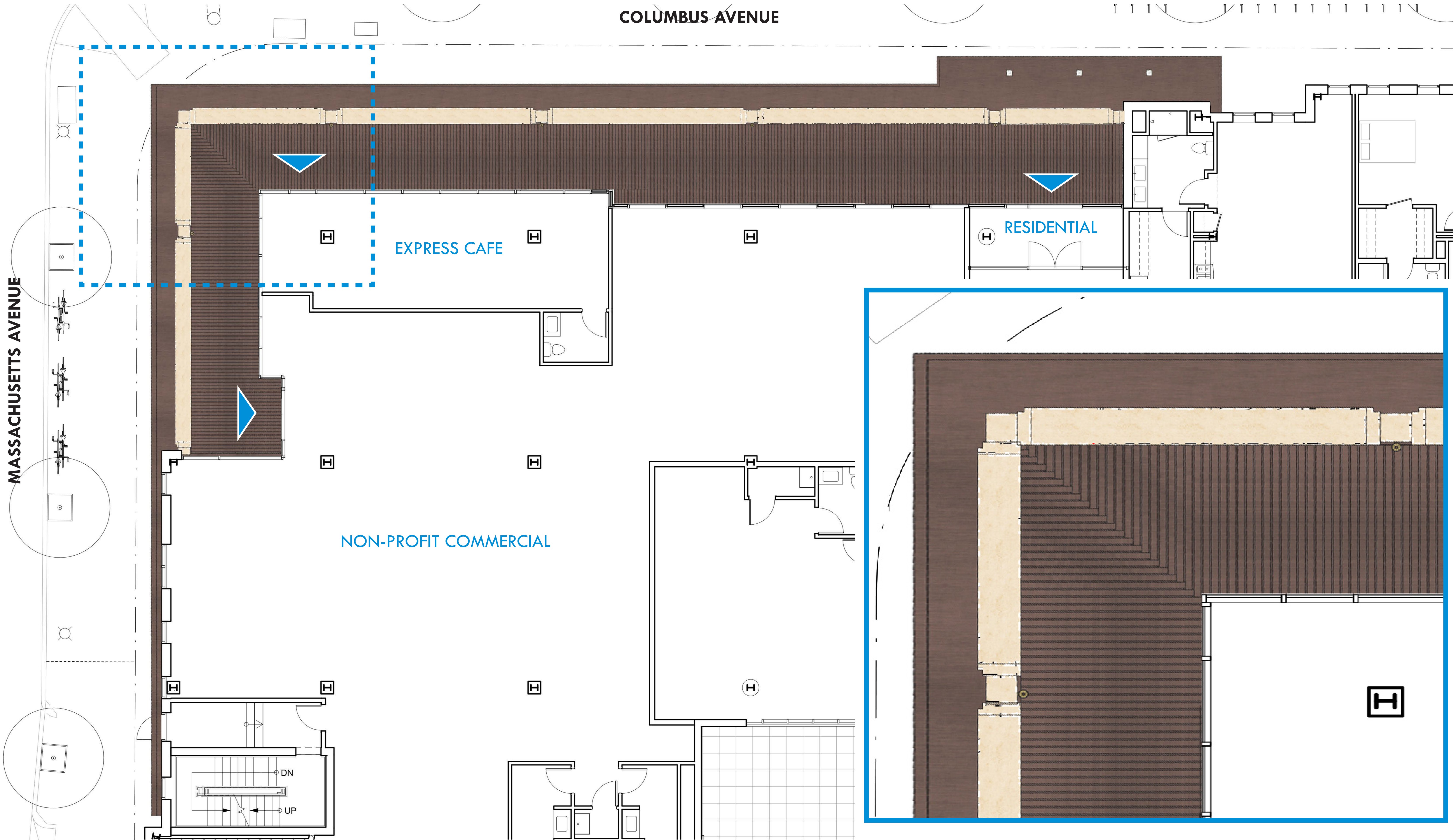


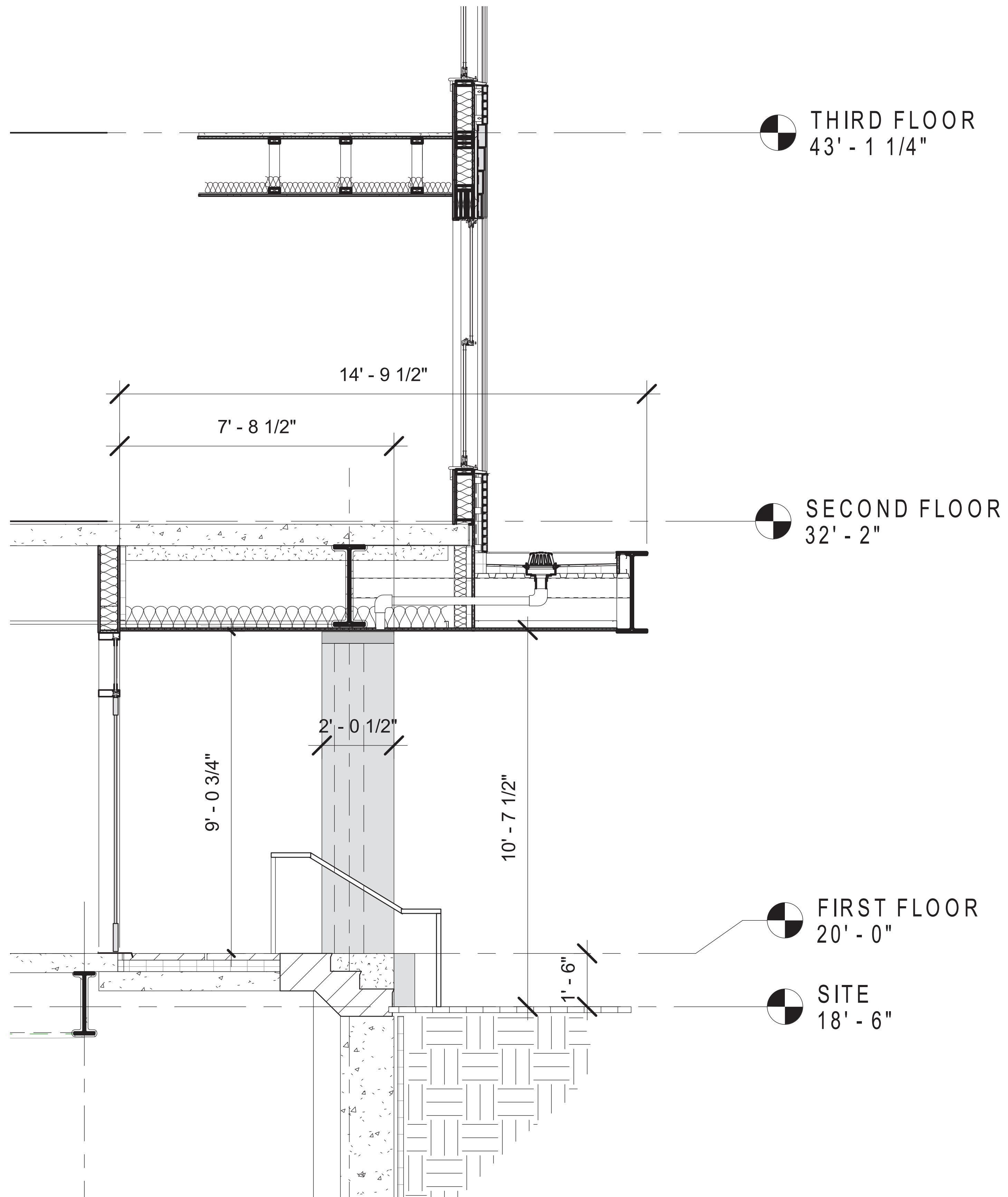




COLUMBUS AVENUE

MASSACHUSETTS AVENUE





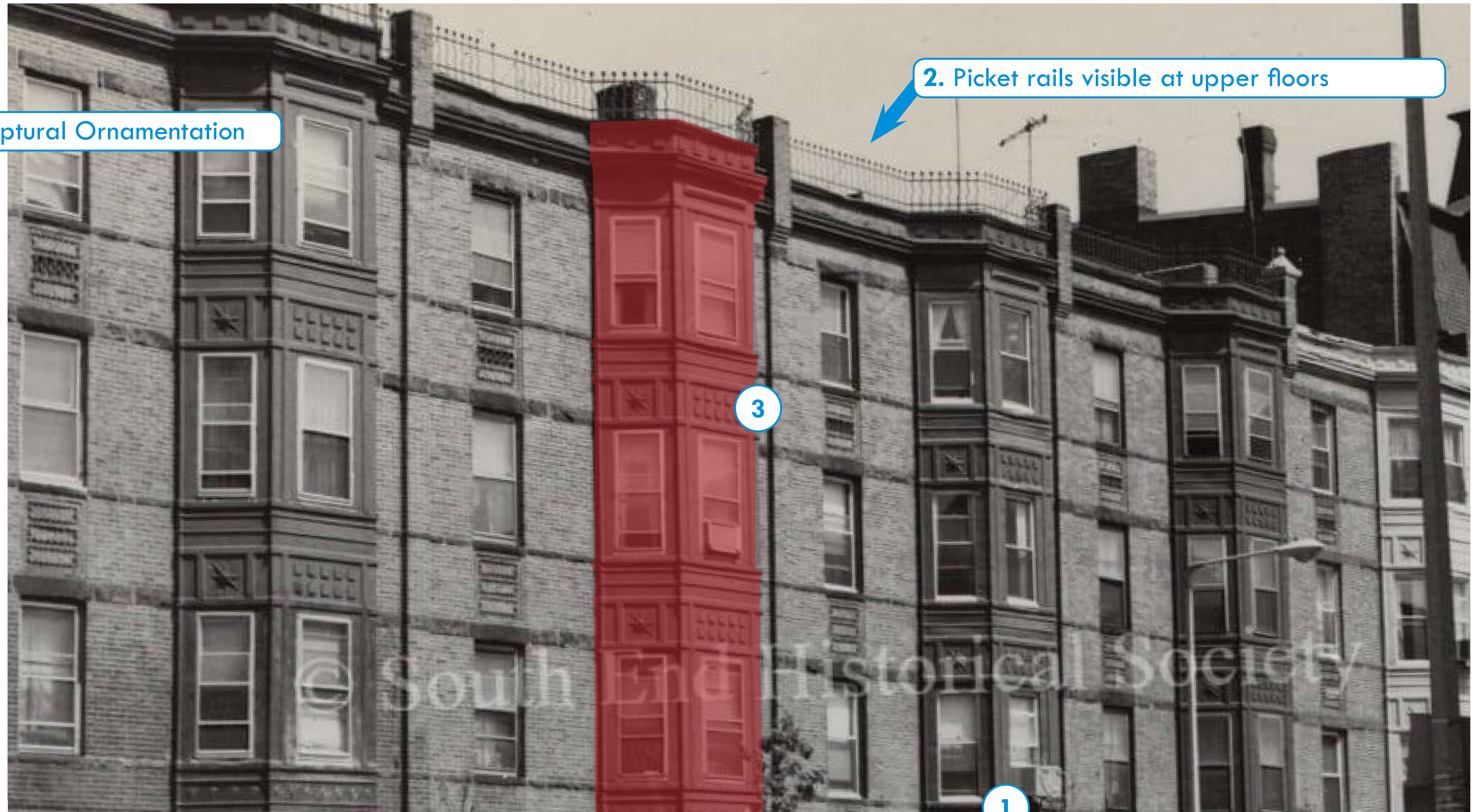








1-33 Wellington St.



Berkeley and Chandler St.



Proposed Design





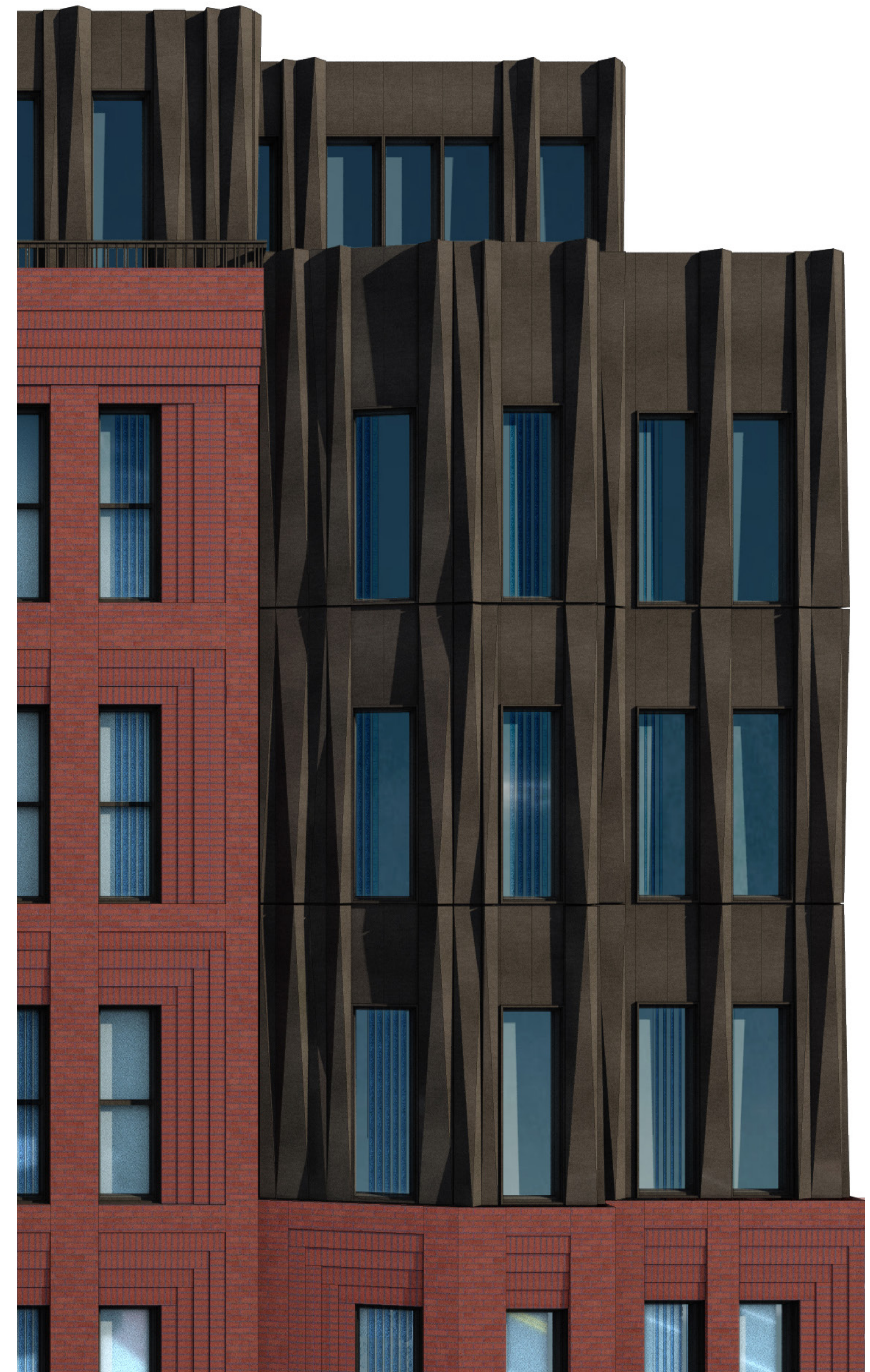
2 Clarendon St.



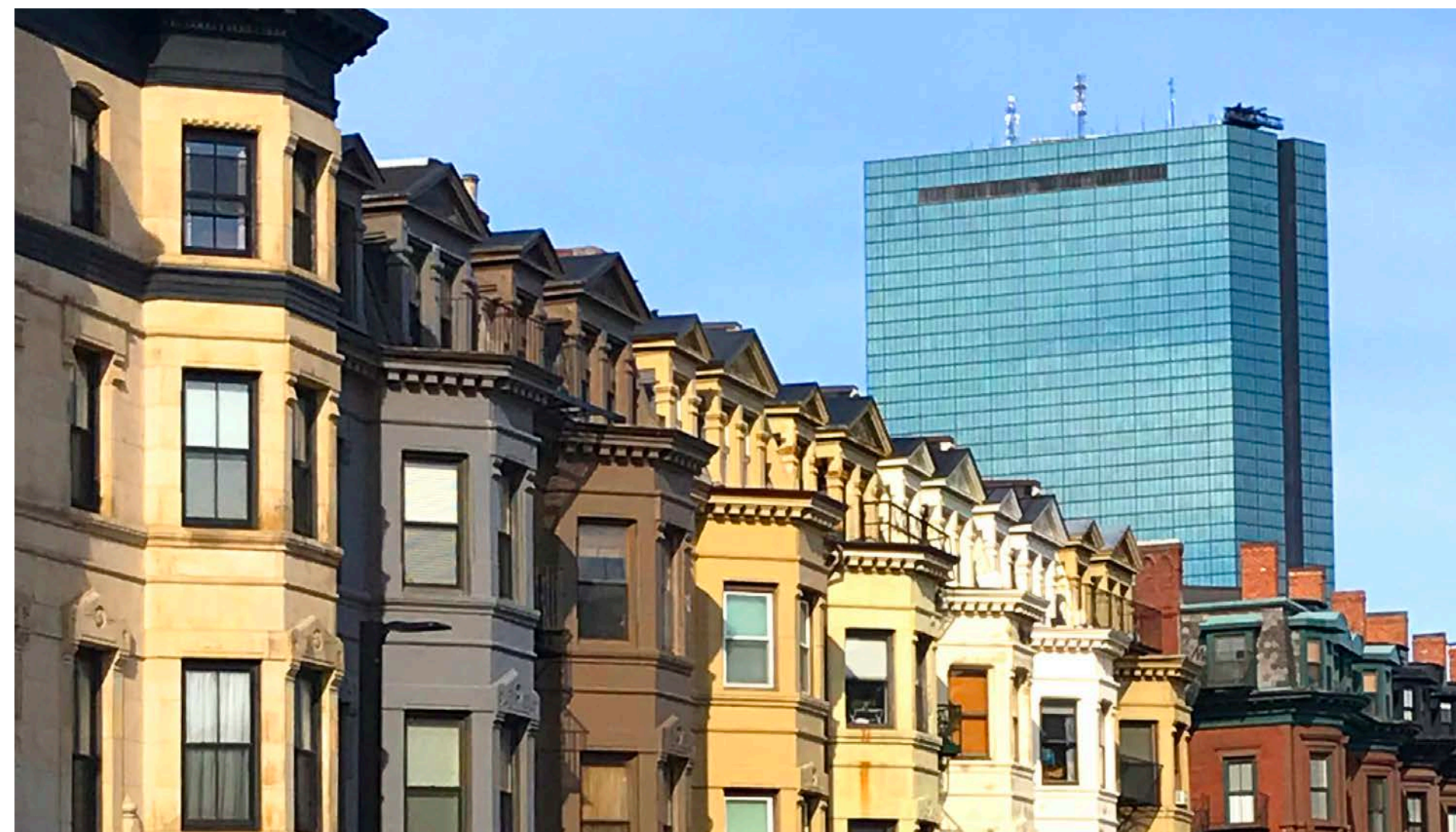
566 Columbus Ave.

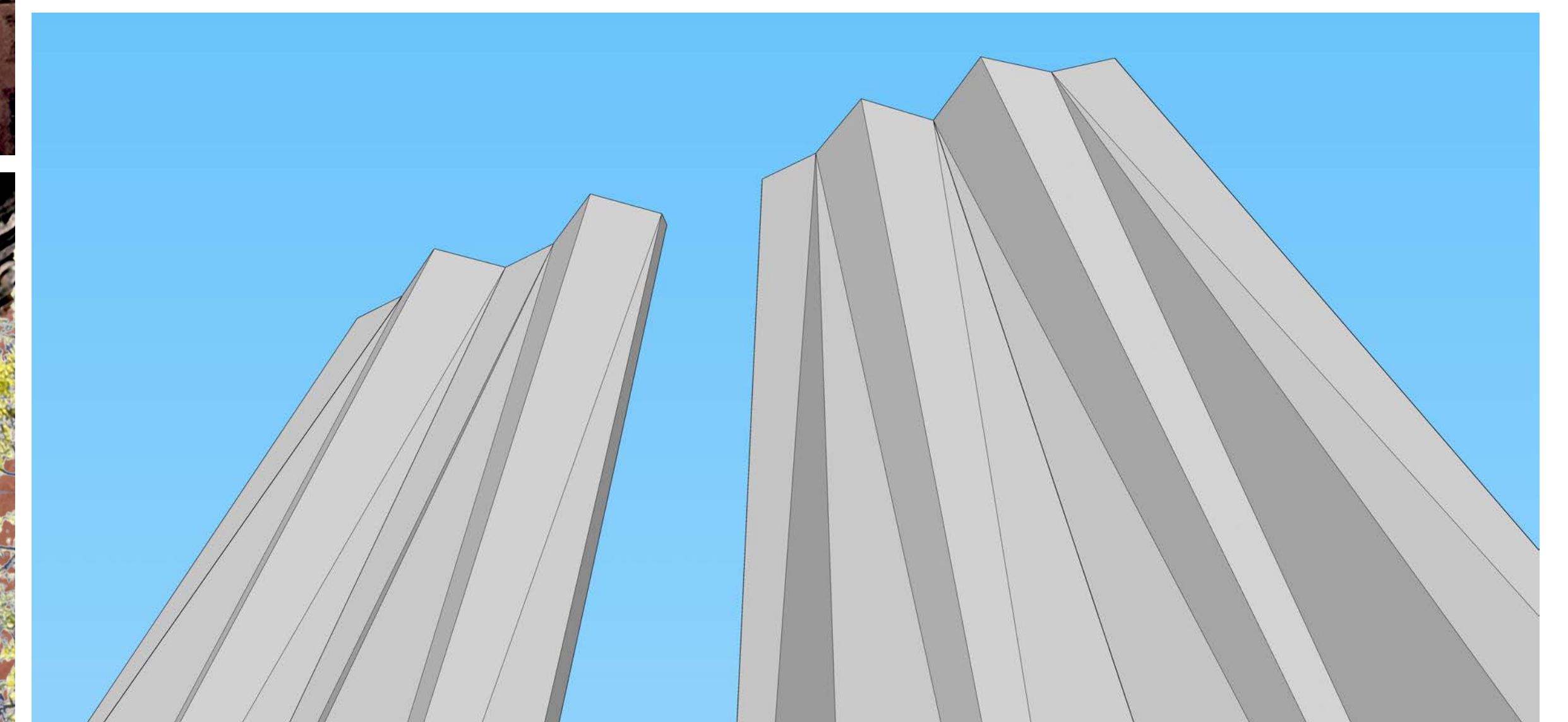
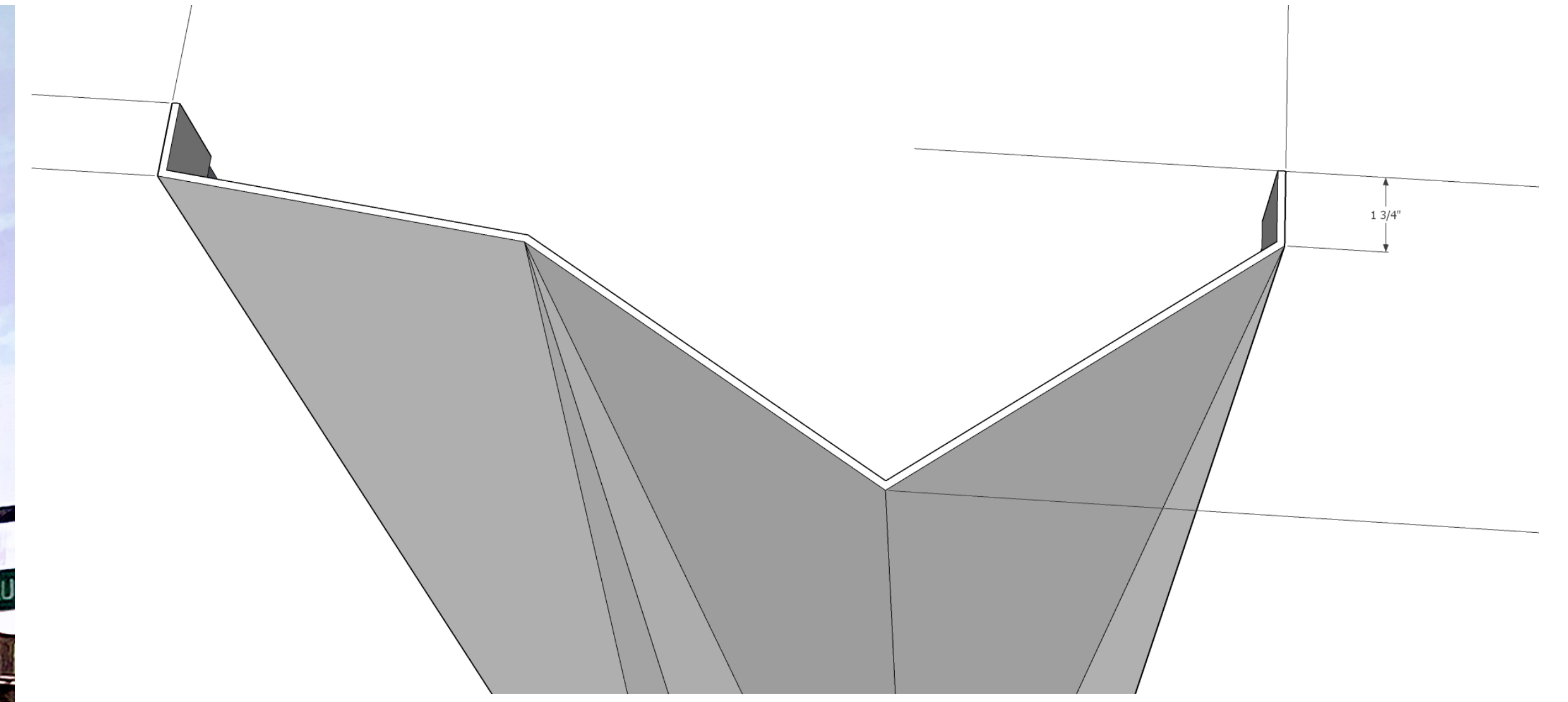


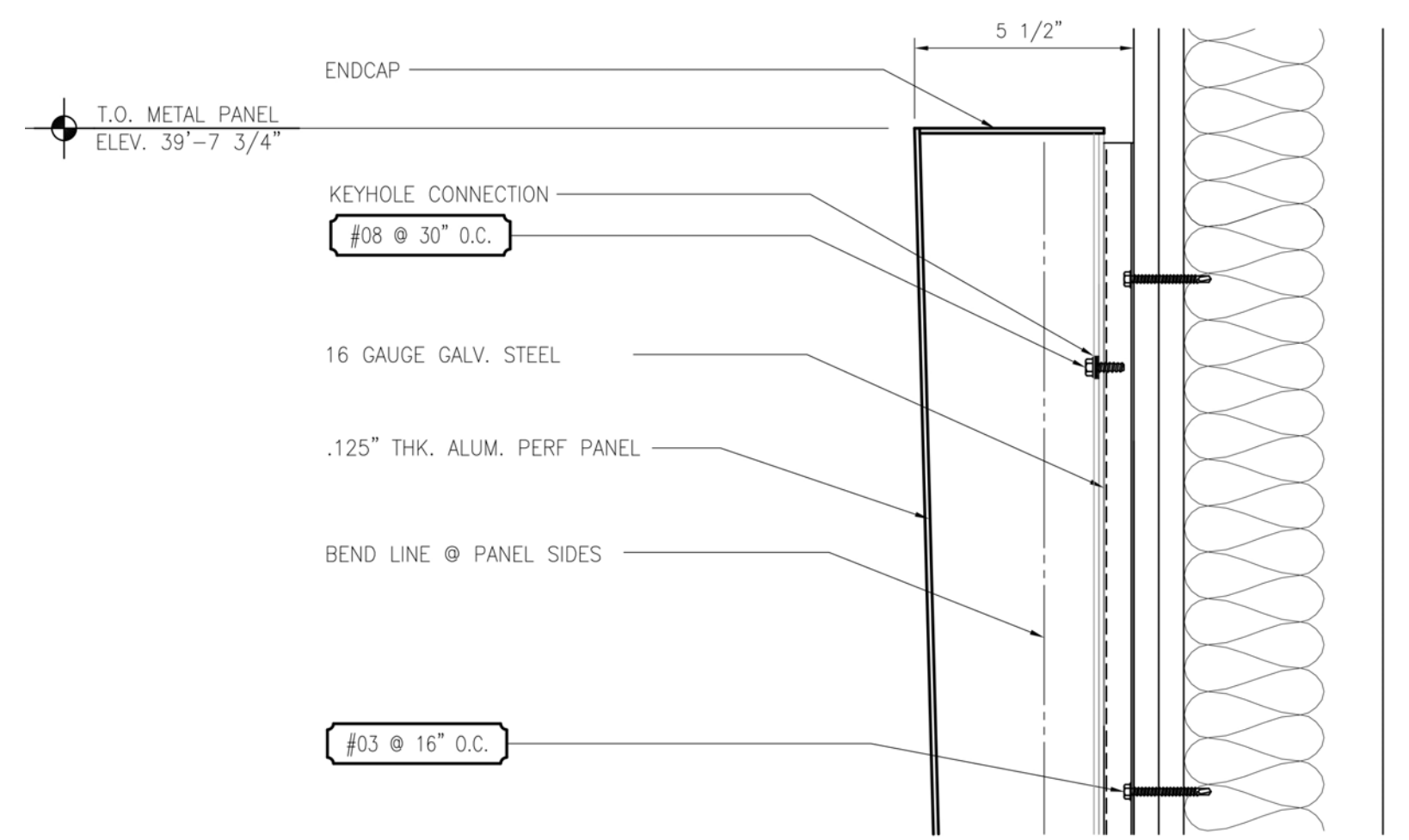
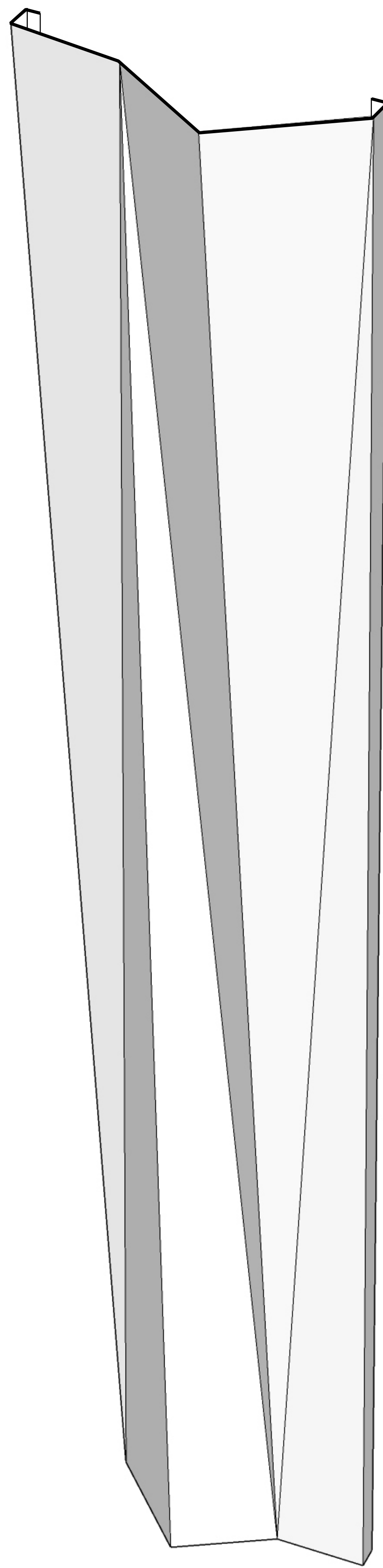
Sculpted Heavy Gauge Plate Metal
Brushed Oil Rubbed Bronze Finish



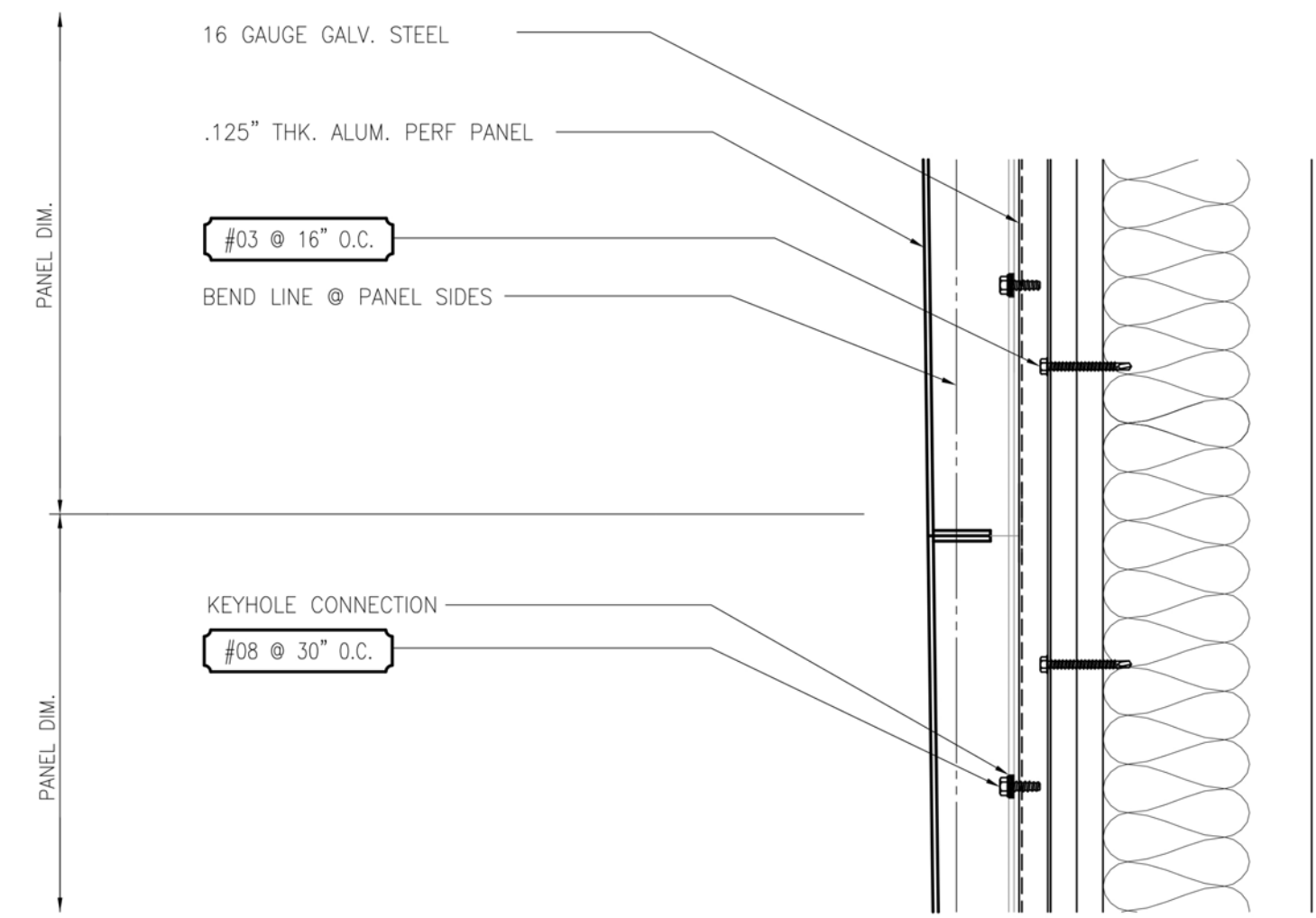




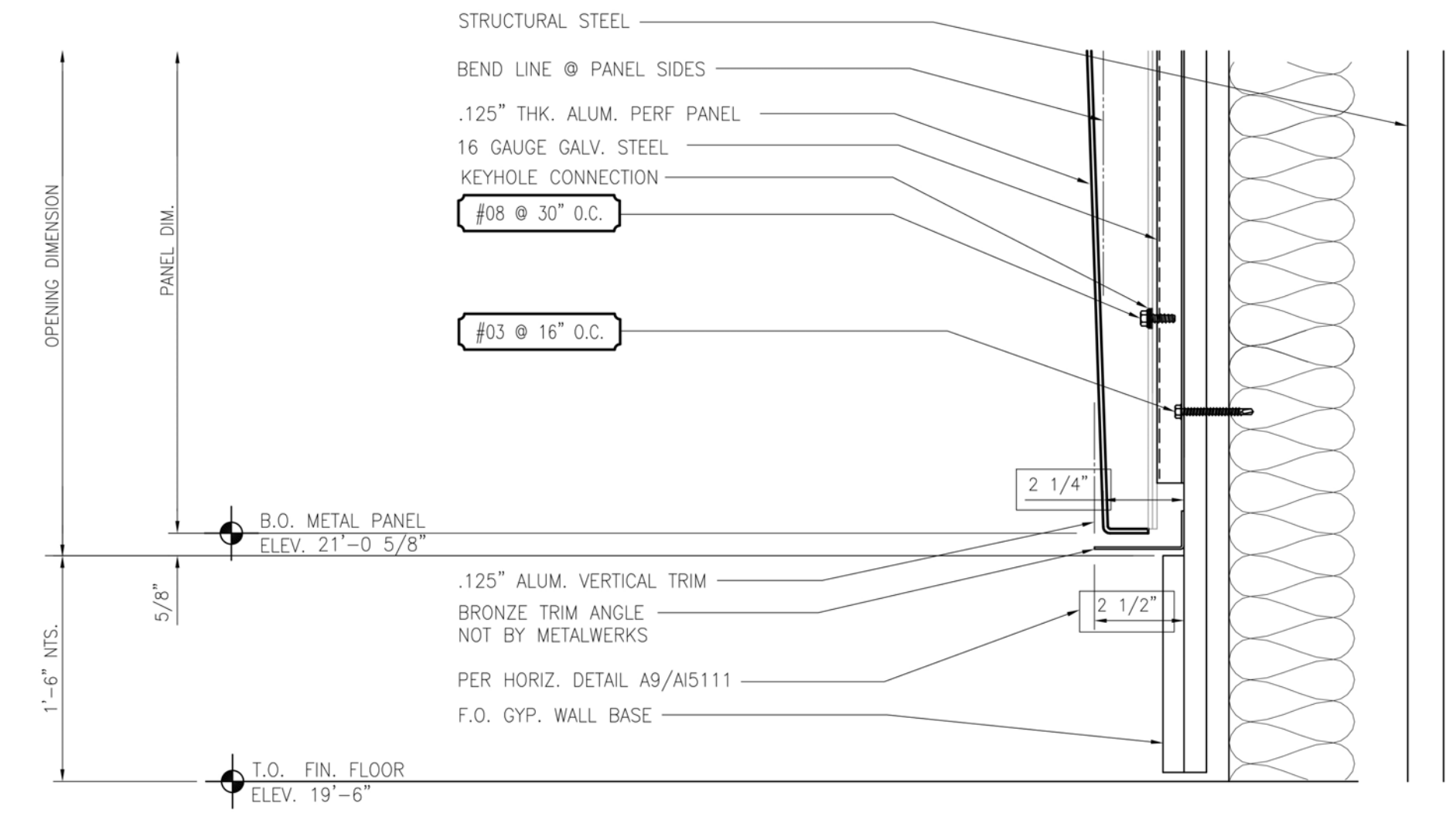




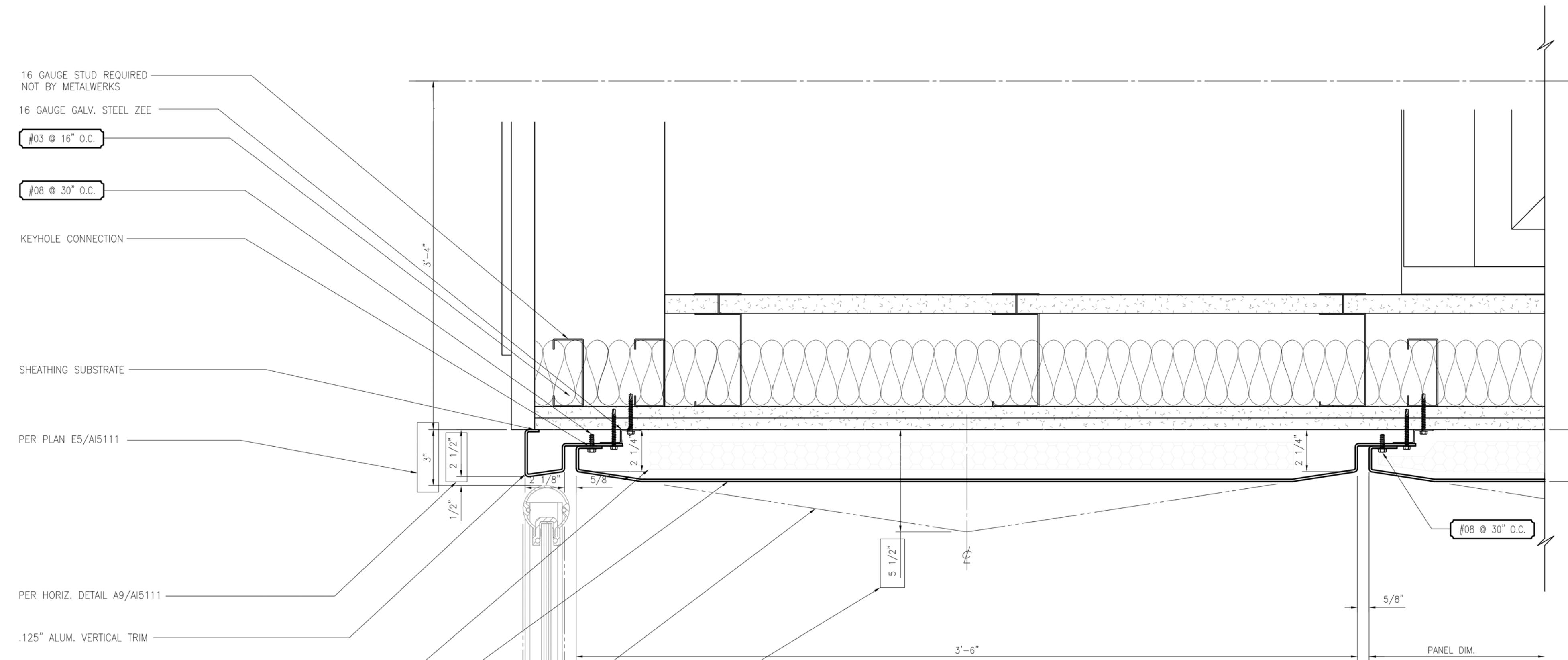
9 SECTION: PANELS
 A9 | A15111 @ HEAD CONDITION



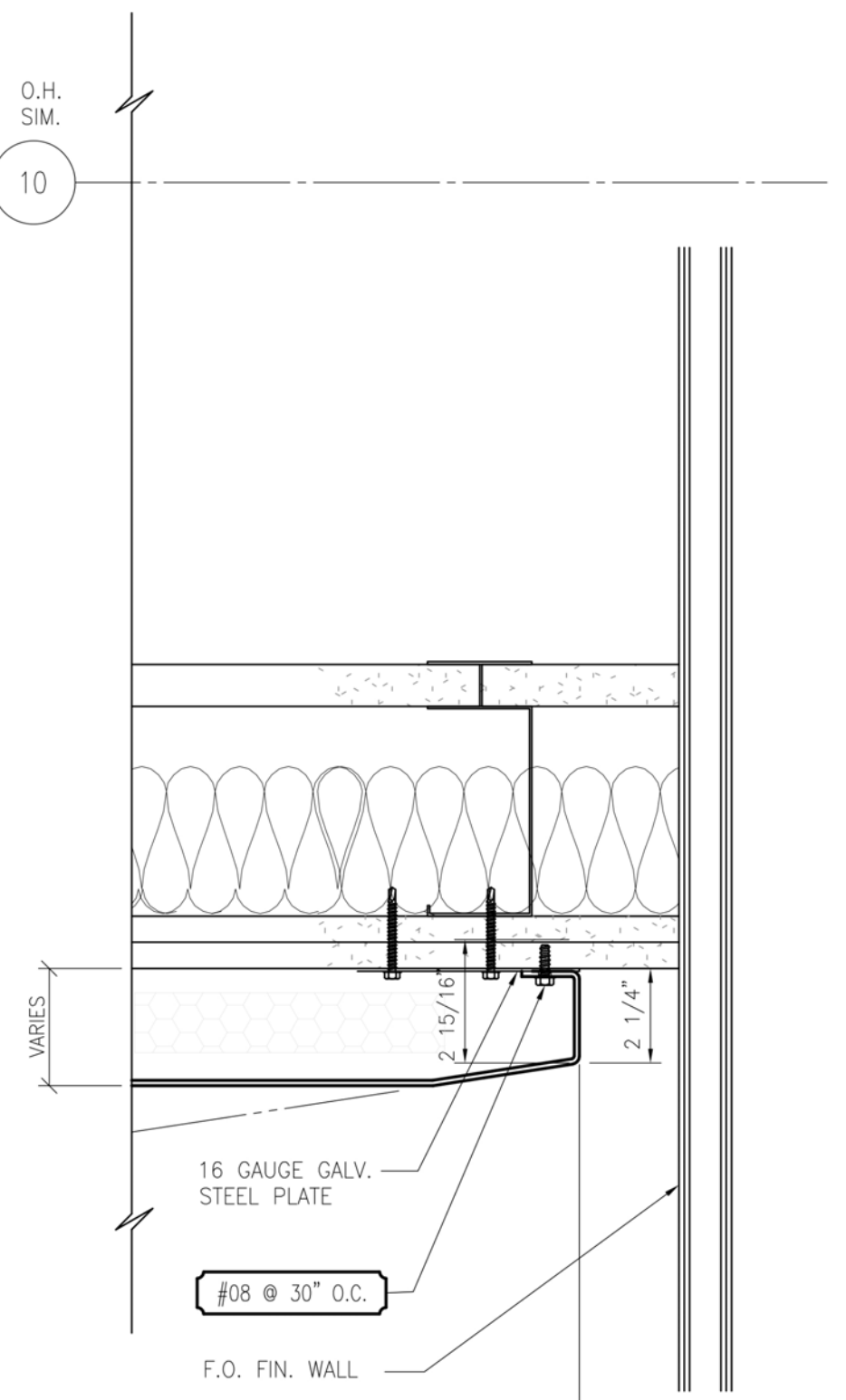
8 SECTION: PANELS
 @ PANEL-TO-PANEL JT.



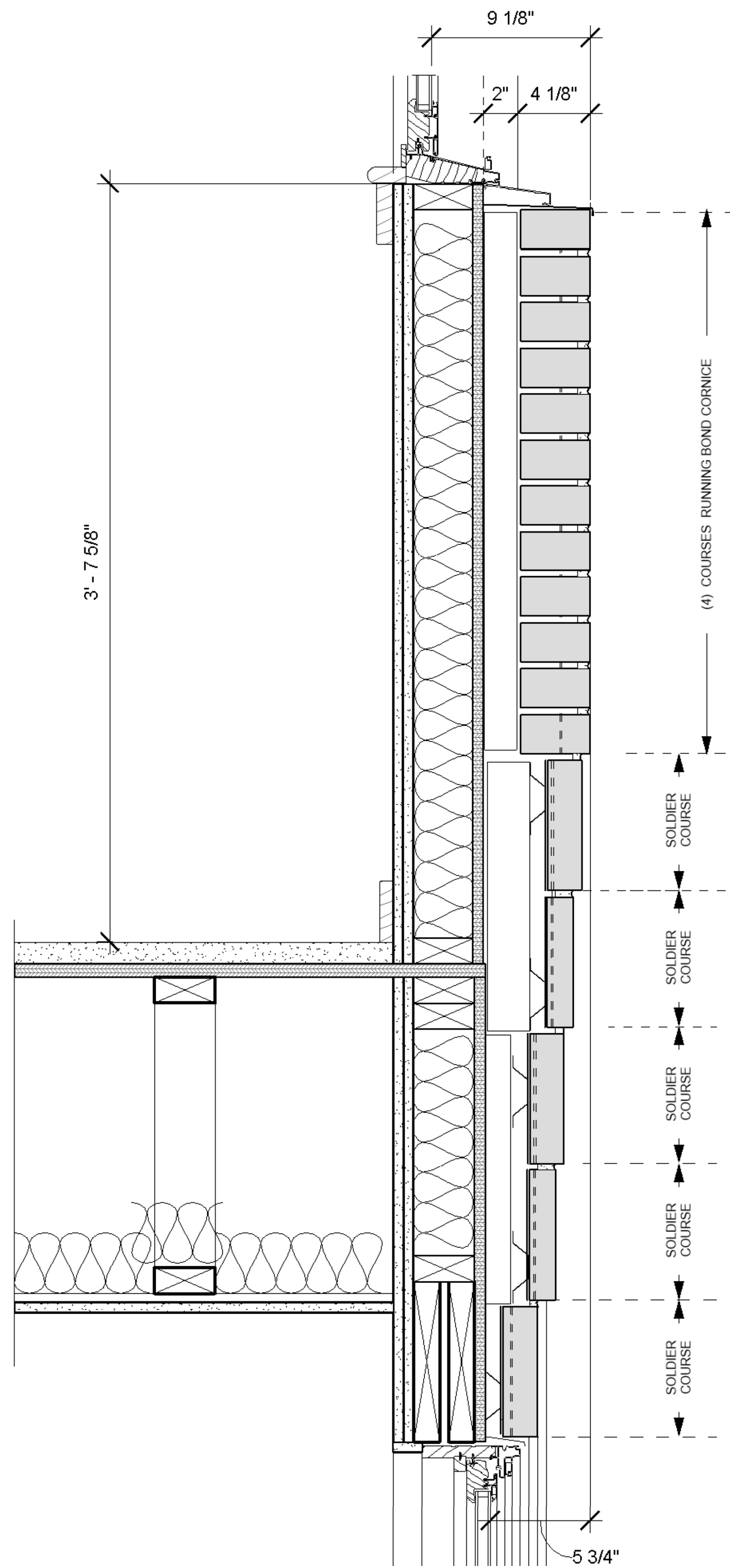
7 SECTION: PANELS
 A9 | A15111 @ BASE



6 SECTION: PANELS
 E5 | A15111

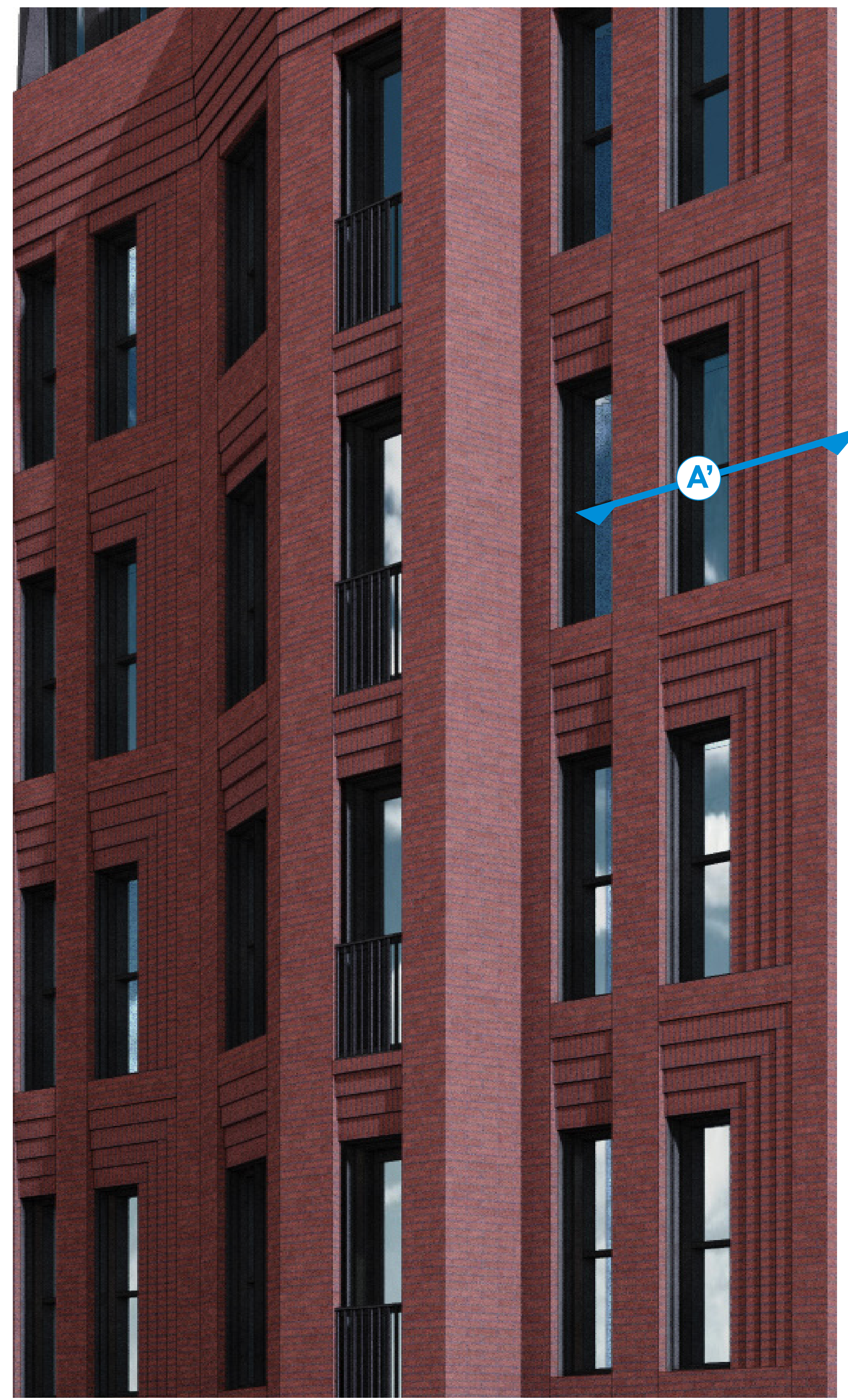
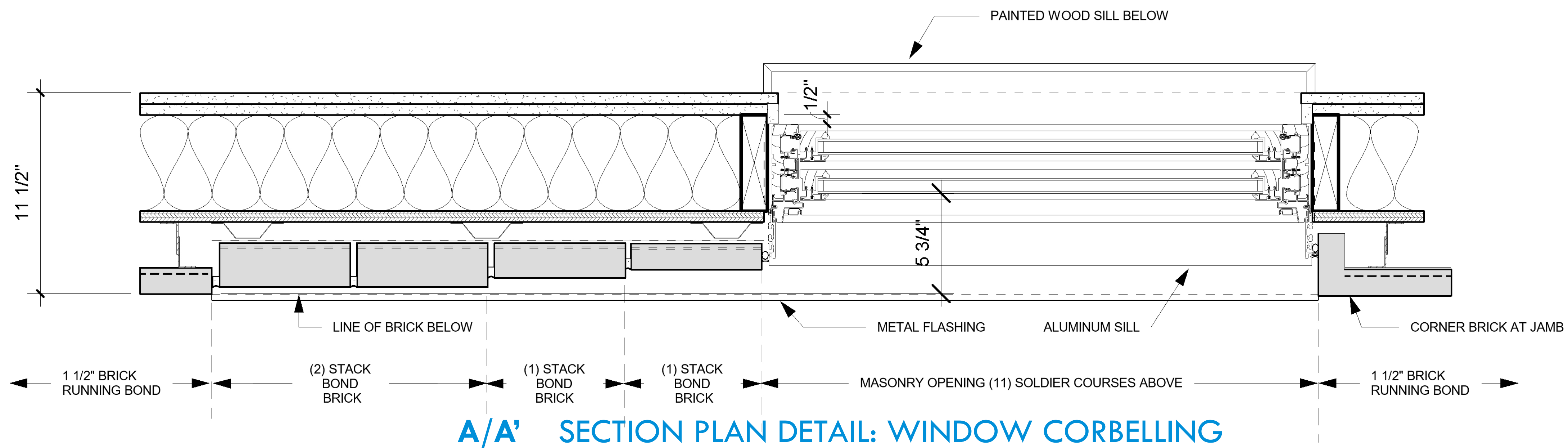


6A SECTION: PANELS



B SECTION DETAIL: CORNICE





COLUMBUS AVE.

MASSACHUSETTS AVE.

WEST SPRINGFIELD ST.





APPENDIX



Chevron on Tremont, 518 Tremont St.



The Bryant, 303 Columbus Ave.

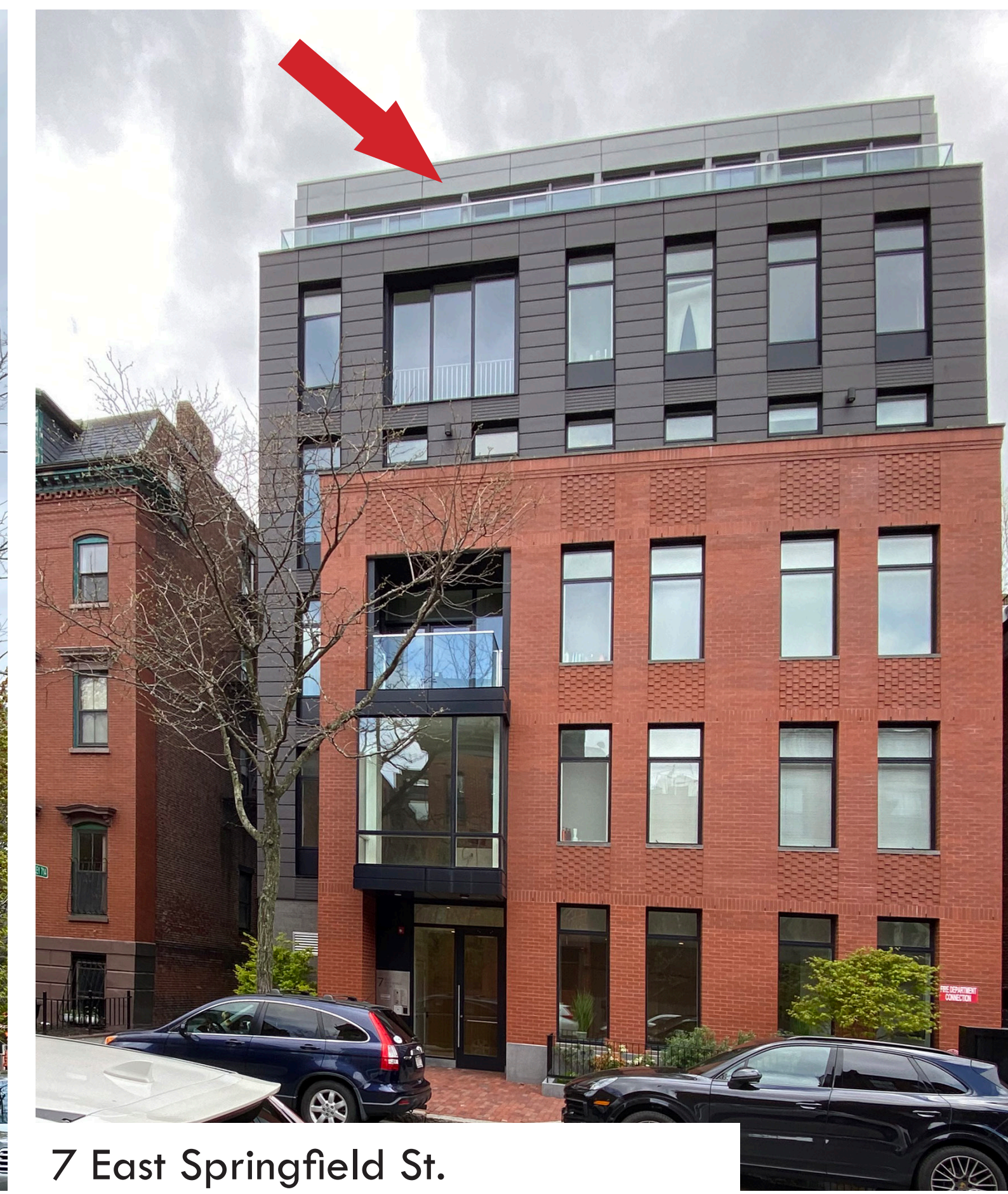




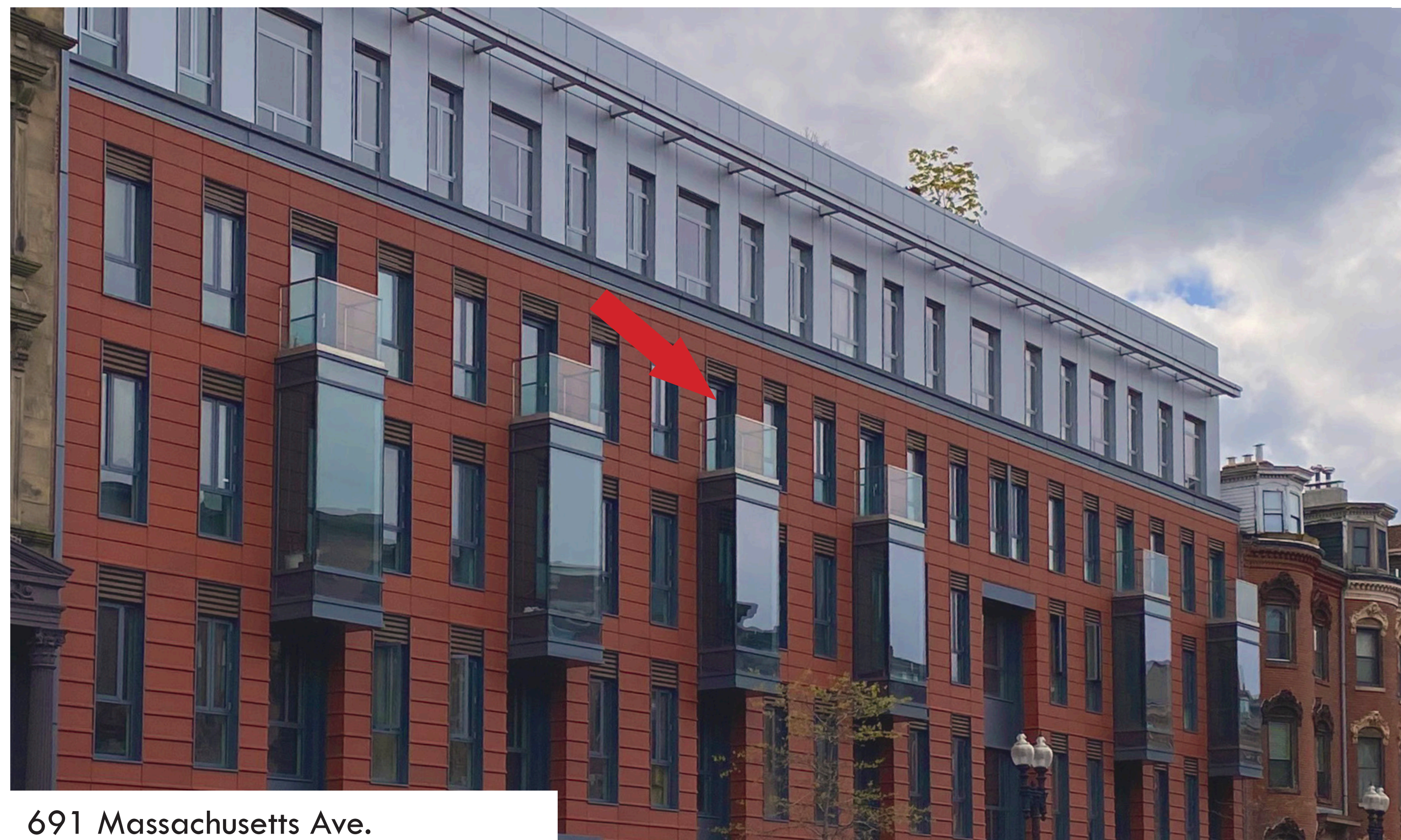
Laconia Lofts, 1200 Washington St.



2 Clarendon St.



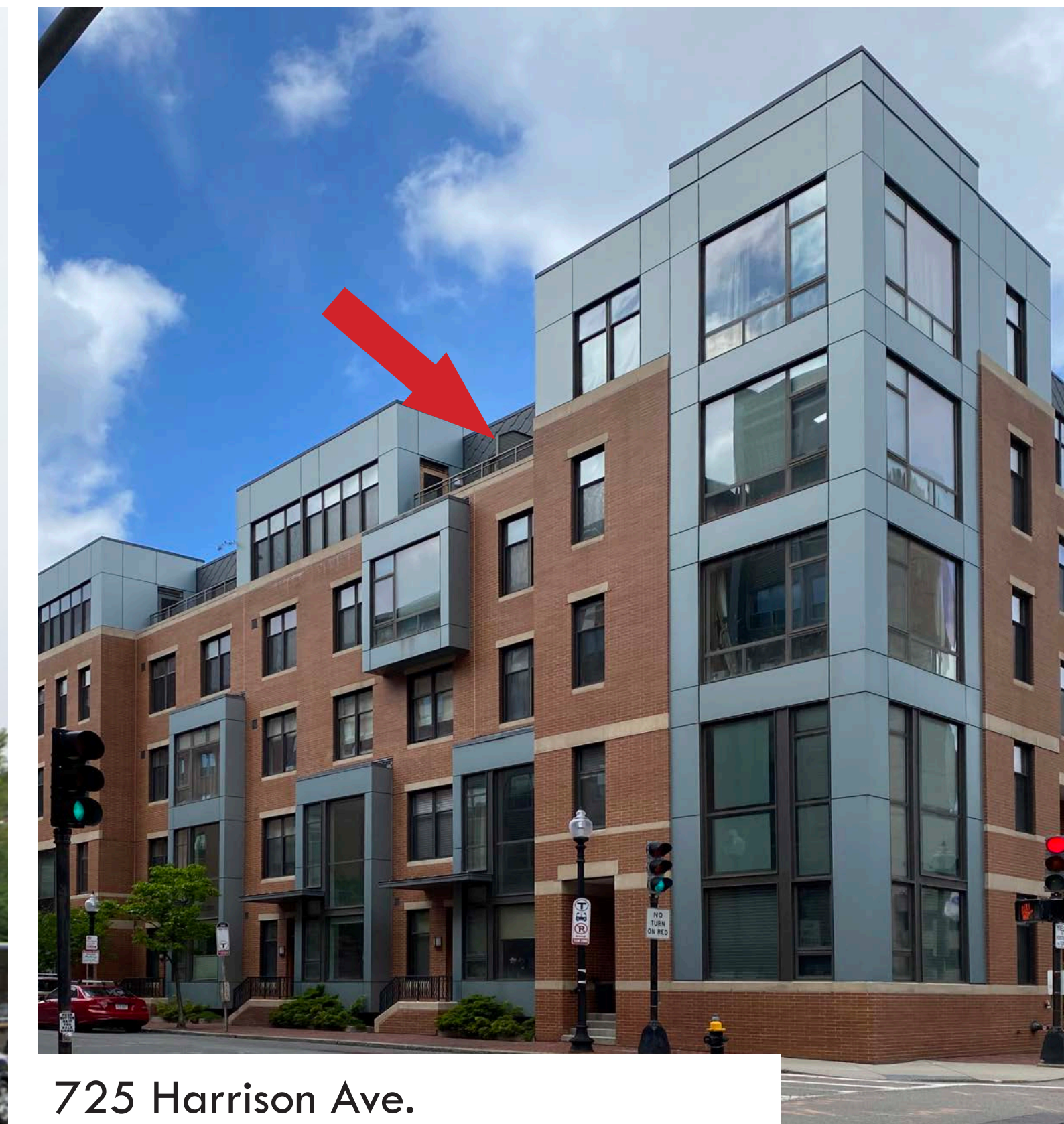
7 East Springfield St.



691 Massachusetts Ave.



South End Health Center



725 Harrison Ave.

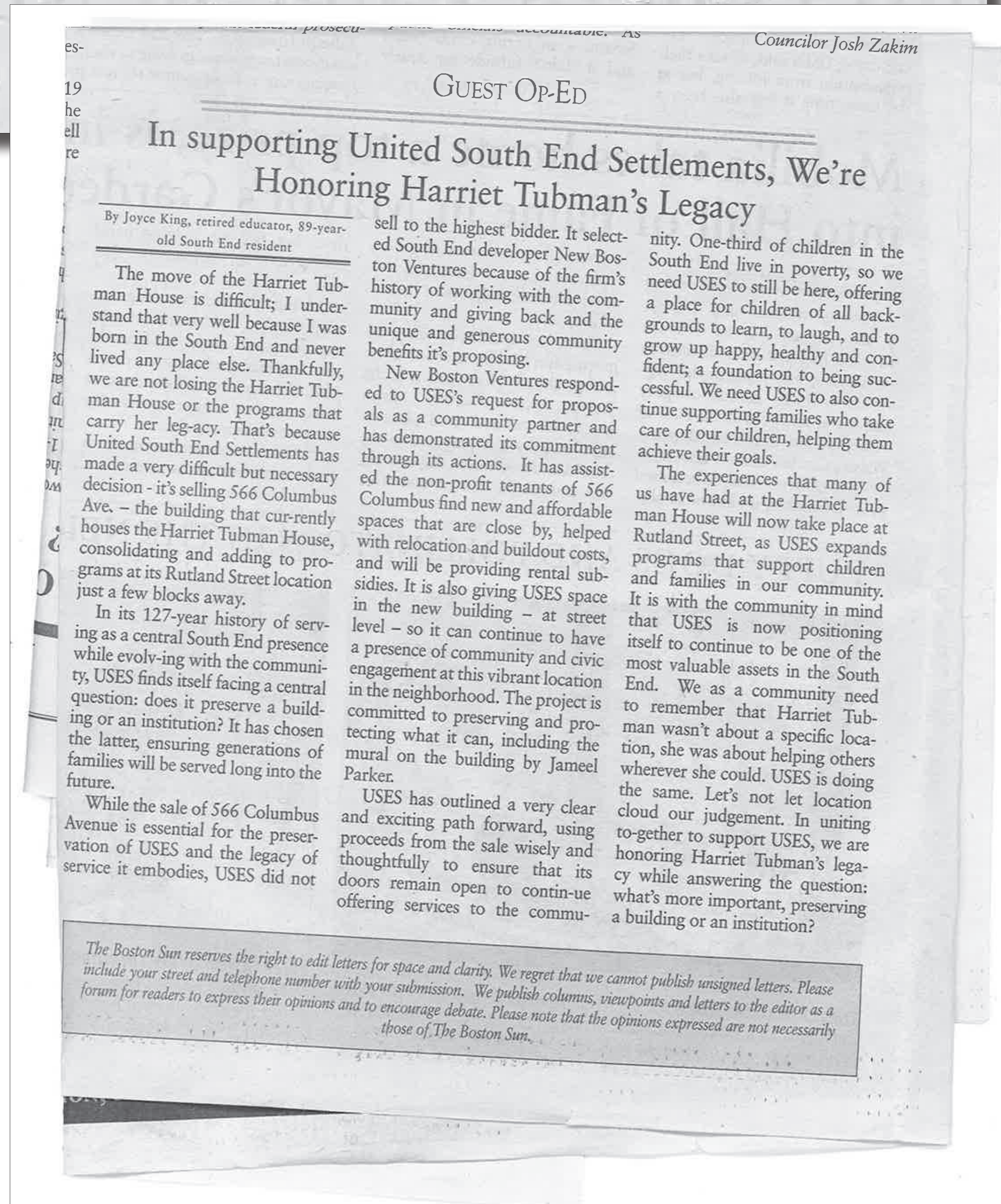
South End Landmarks Design Review Comments | January 7, 2020

- *The “book-ending” treatment of the corner parcel is appropriate – historically buildings at the corners felt monumental*
- *Articulate window openings, take care in detailing*
- *Façade appears monolithic (flat), the façade should express modulation to break down the massing and read more as a group of residences*
- *Establish a hierarchical language between the vertical and horizontal bands*
- *Historic photographs of what existed on the site and in the area prior to the Tubman House would be helpful – Should this building be more anchored to precedent buildings?*
- *Study the range of articulation around openings which typically appears more pronounced at entrances and parlor levels and becomes gradually less pronounced toward the upper floors*
- *Consider how this building acknowledges character defining elements consistent of the South End Landmark District; including but not limited to; steel pickets, iron work detailing, brick, metal, oriels, bays*
- *Examine the transitions with abutting buildings – acknowledge established datums of existing/adjacent buildings*
- *Garage door, detailing and visual aesthetic is important*
- *Metal corner composition, detailing and visual aesthetic is important*
- *Look to simplify and add clarity to the overarching moves*
- *Establishing the massing with two different materials is positive*
- *Appropriate not to have garden fronts at the corner, Mass and Columbus but the incorporation along W. Springfield is positive*
- *Recommend a joint working session with Landmarks & BPDA as a next step*

GUEST OP-ED

In supporting United South End Settlements, We're Honoring Harriet Tubman's Legacy

By Joyce King, retired educator, 89-year-old South End resident



The experiences that many of us have had at the Harriet Tubman House will now take place at Rutland Street, as USES expands programs that support children and families in our community. It is with the community in mind that USES is now positioning itself to continue to be one of the most valuable assets in the South End. We as a community need to remember that Harriet Tubman wasn't about a specific location, she was about helping others wherever she could. USES is doing the same. Let's not let location cloud our judgement. In uniting together to support USES, we are honoring Harriet Tubman's legacy while answering the question: what's more important, preserving a building or an institution?

In closing, as evidenced in the visuals, the proposed exterior design exhibits a consistent level of subtle yet distinct detail and craftsmanship that can be appreciated both up close and further away. The use of vertical masonry openings, double hung windows, an articulated “attic” story, and a predominantly brick exterior – are all design features consistent with South End architecture but are combined to create a distinctly new building.

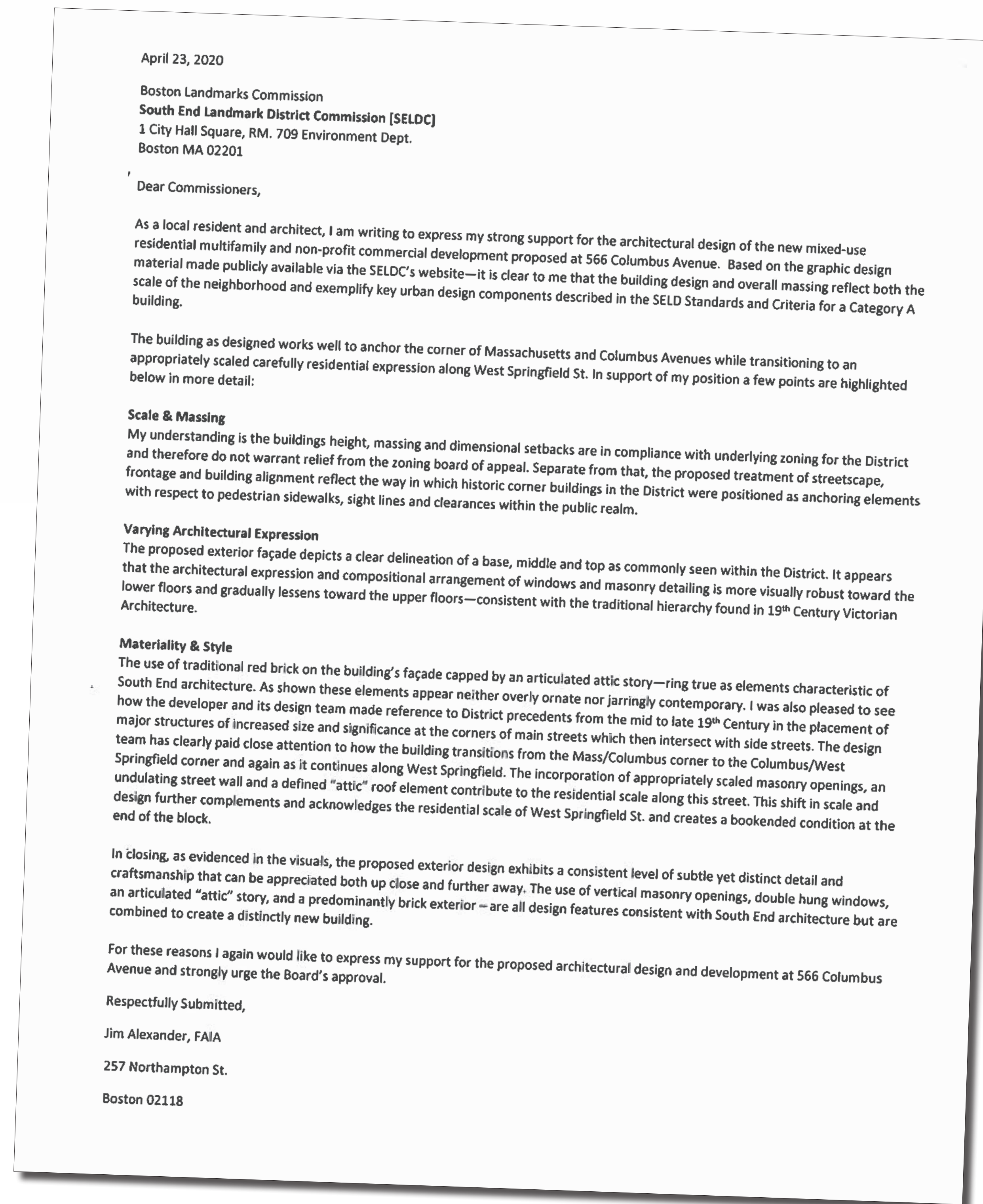
For these reasons I again would like to express my support for the proposed architectural design and development at 566 Columbus Avenue and strongly urge the Board’s approval.

Respectfully Submitted,

Jim Alexander, FAIA

257 Northampton St.

Boston 02118



I write this letter in support of New Boston Venture's proposal for 566 Columbus Avenue. I have been resident of the South End for the past forty years. Back in 1983, I was a member of the original commission that wrote the report recommending that the South End be designated as a landmarks district. Furthermore, I am a practicing architect with over forty years of experience, having designed many projects throughout the Northeast states.

I have reviewed the drawings and other materials prepared by highly competent professionals for this project. This site, as you well know, is currently occupied by the Harriet Tubman House, an organization that has a long and illustrious history of serving this community. They see the necessity of selling this building. The developer has proposed a new residential building in its stead. The current building, as you also know, was built in the early 1970's. It is a three story building, in a modernist style. The proposed building I believe to be fully compatible with the South End. When the design provisions of the South End Landmarks District were set out, it was the intention of the formulators of the guidelines that new construction have some leeway in terms of architectural language, as long as the building in general met other fundamental urban design notions: general building height and massing, set-backs, and use of materials, to name a few.

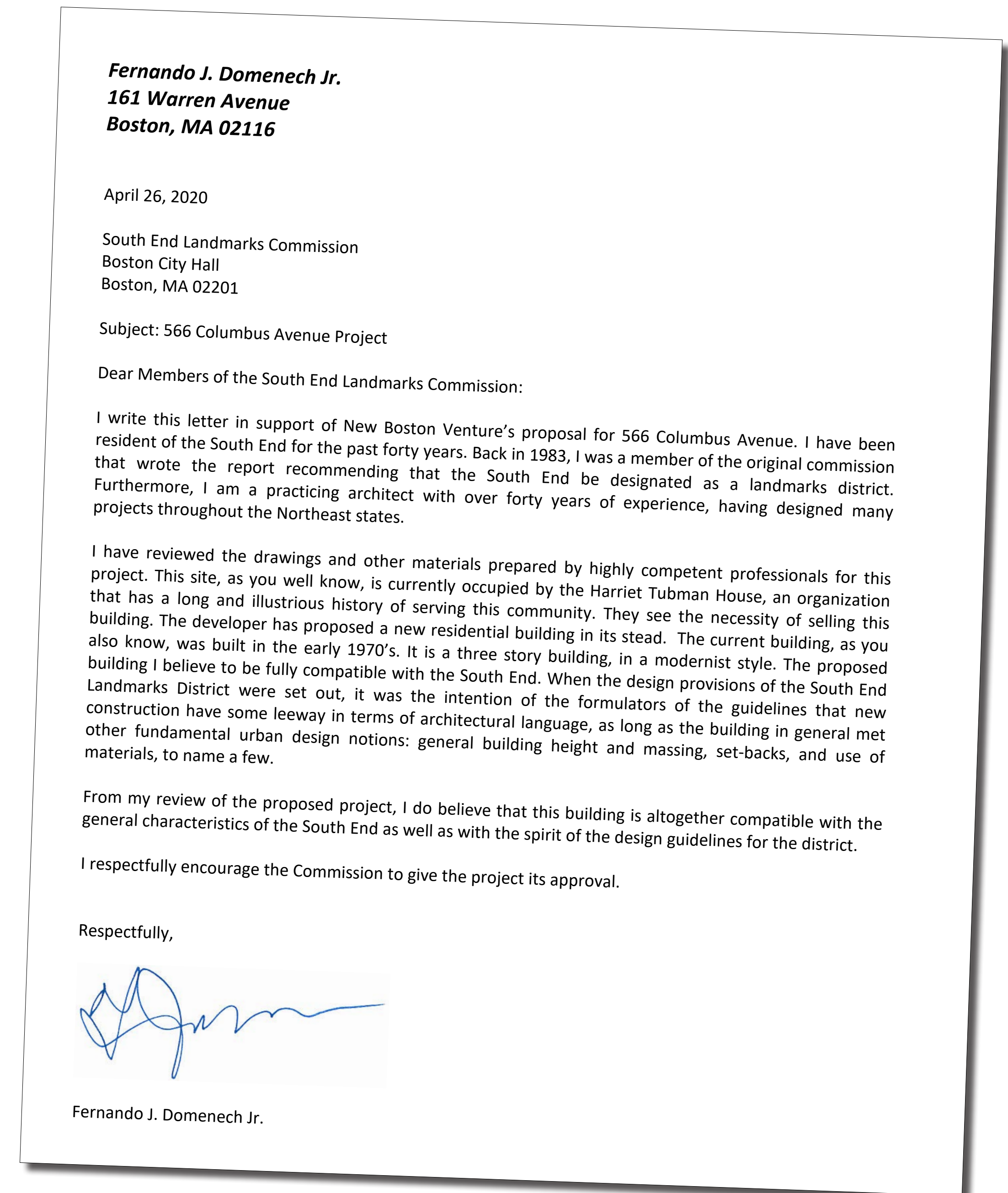
From my review of the proposed project, I do believe that this building is altogether compatible with the general characteristics of the South End as well as with the spirit of the design guidelines for the district.

I respectfully encourage the Commission to give the project its approval.

Respectfully,



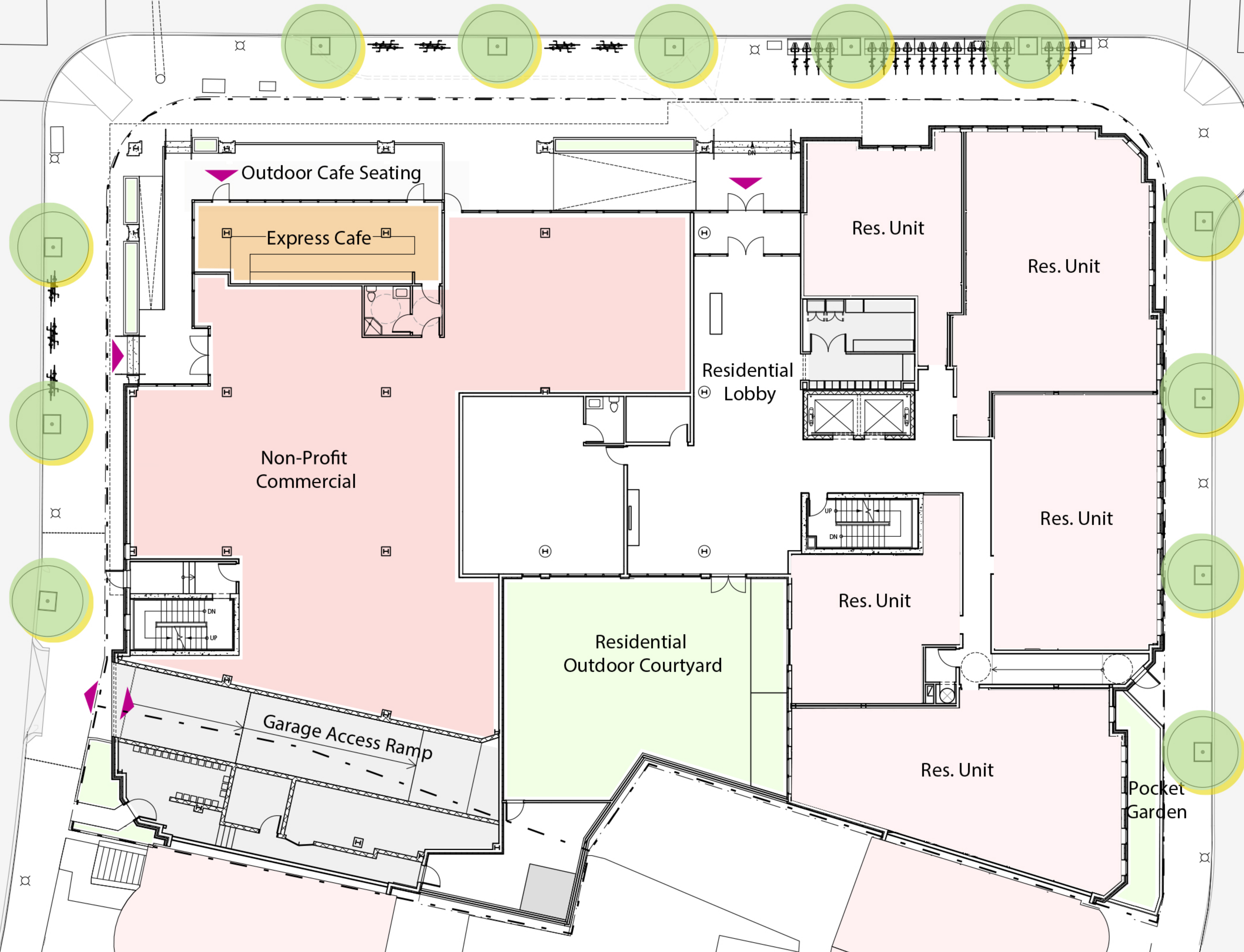
Fernando J. Domenech Jr.



Columbus Avenue

Massachusetts Avenue

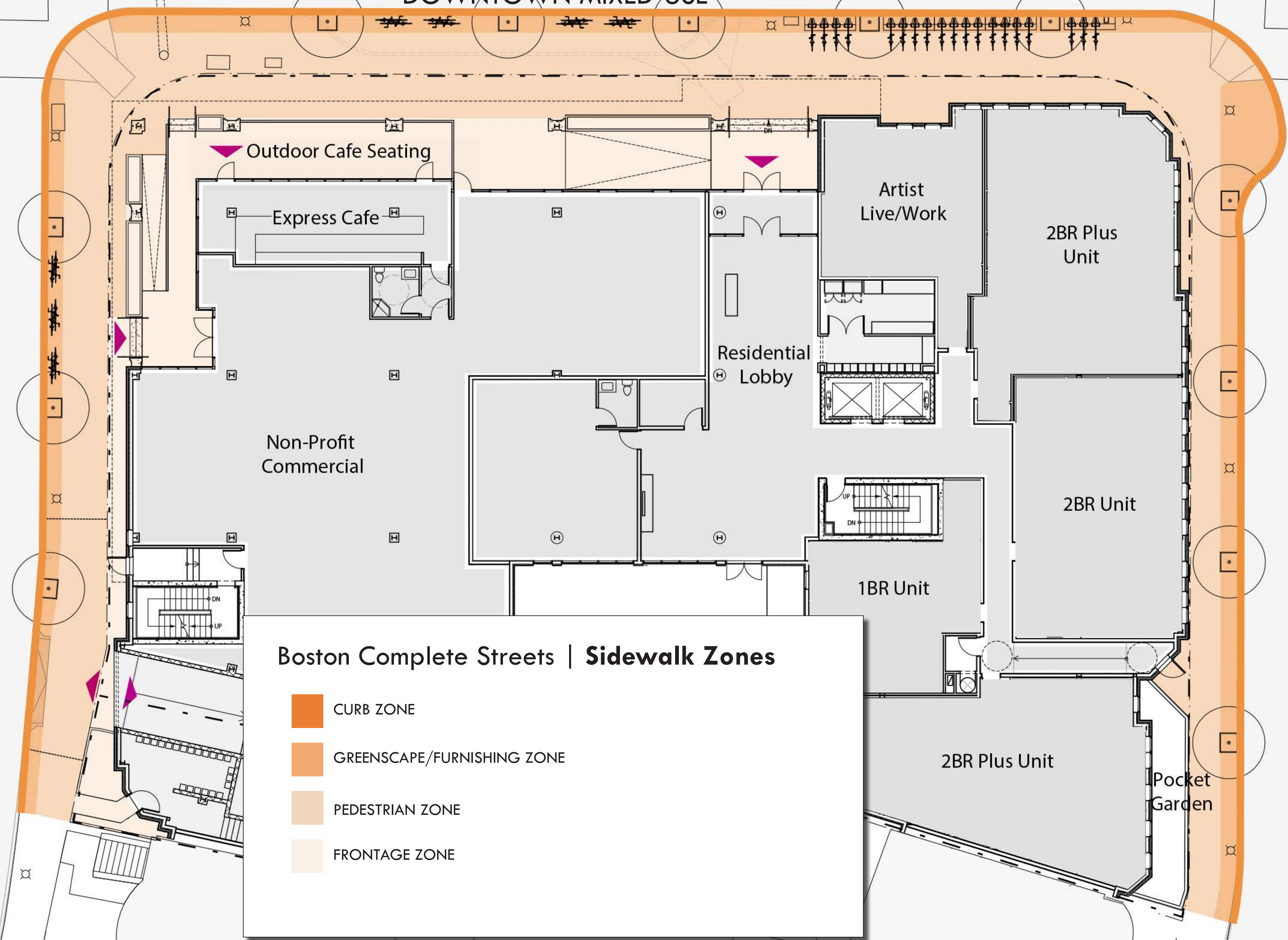
West Springfield St.



Columbus Avenue
DOWNTOWN MIXED-USE

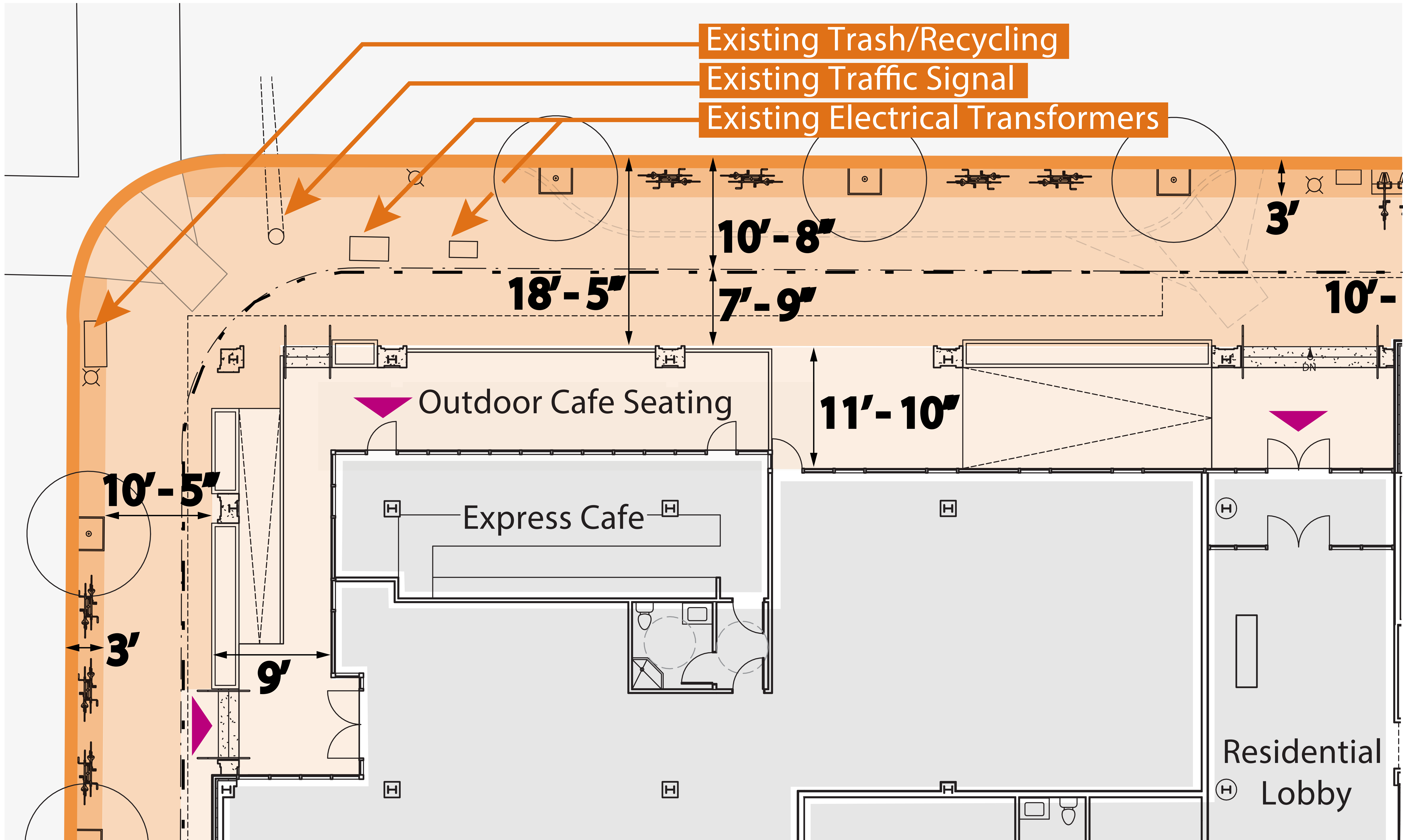
Massachusetts Avenue
DOWNTOWN MIXED-USE

West Springfield St.
NEIGHBORHOOD RESIDENTIAL

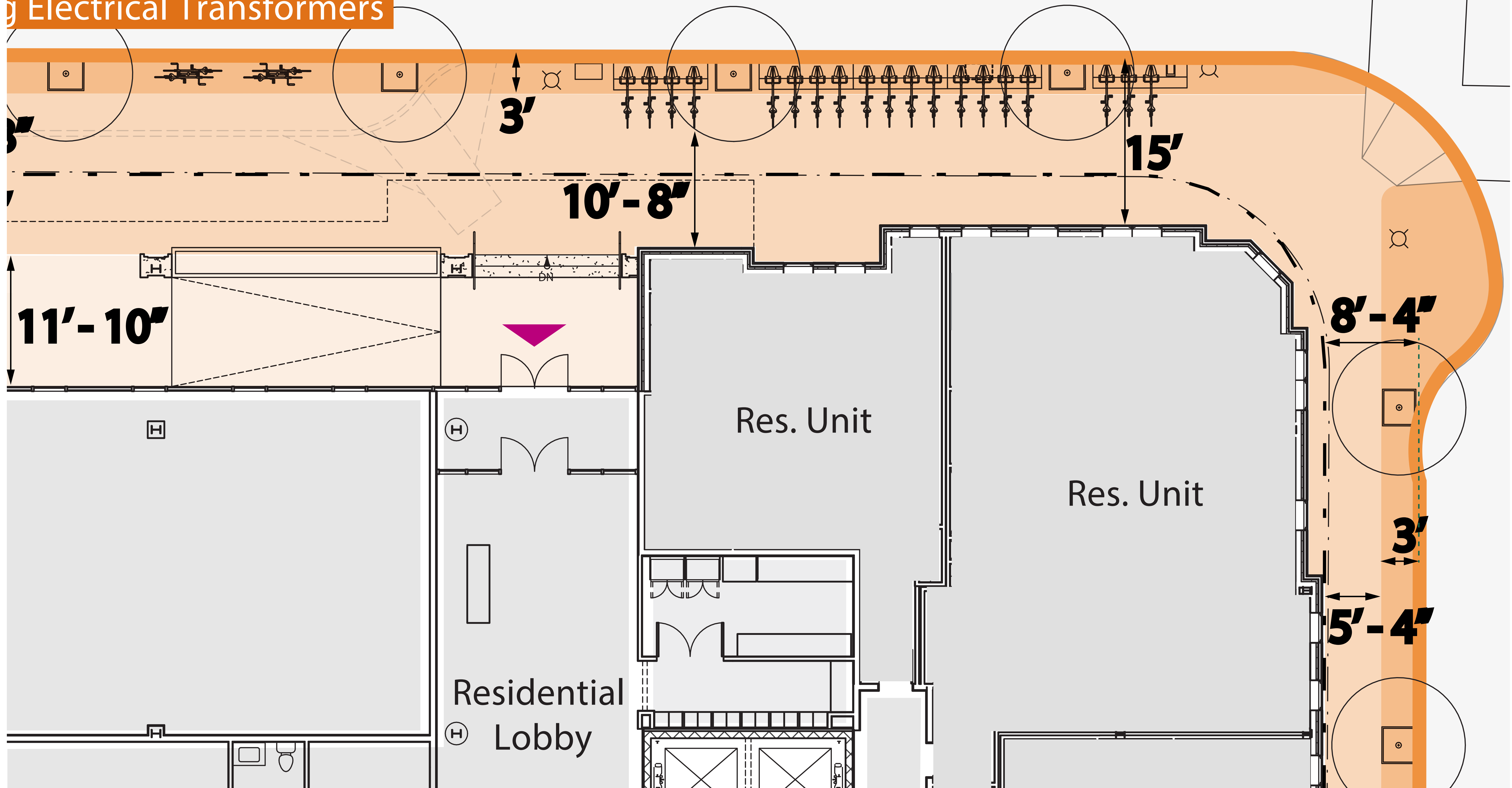


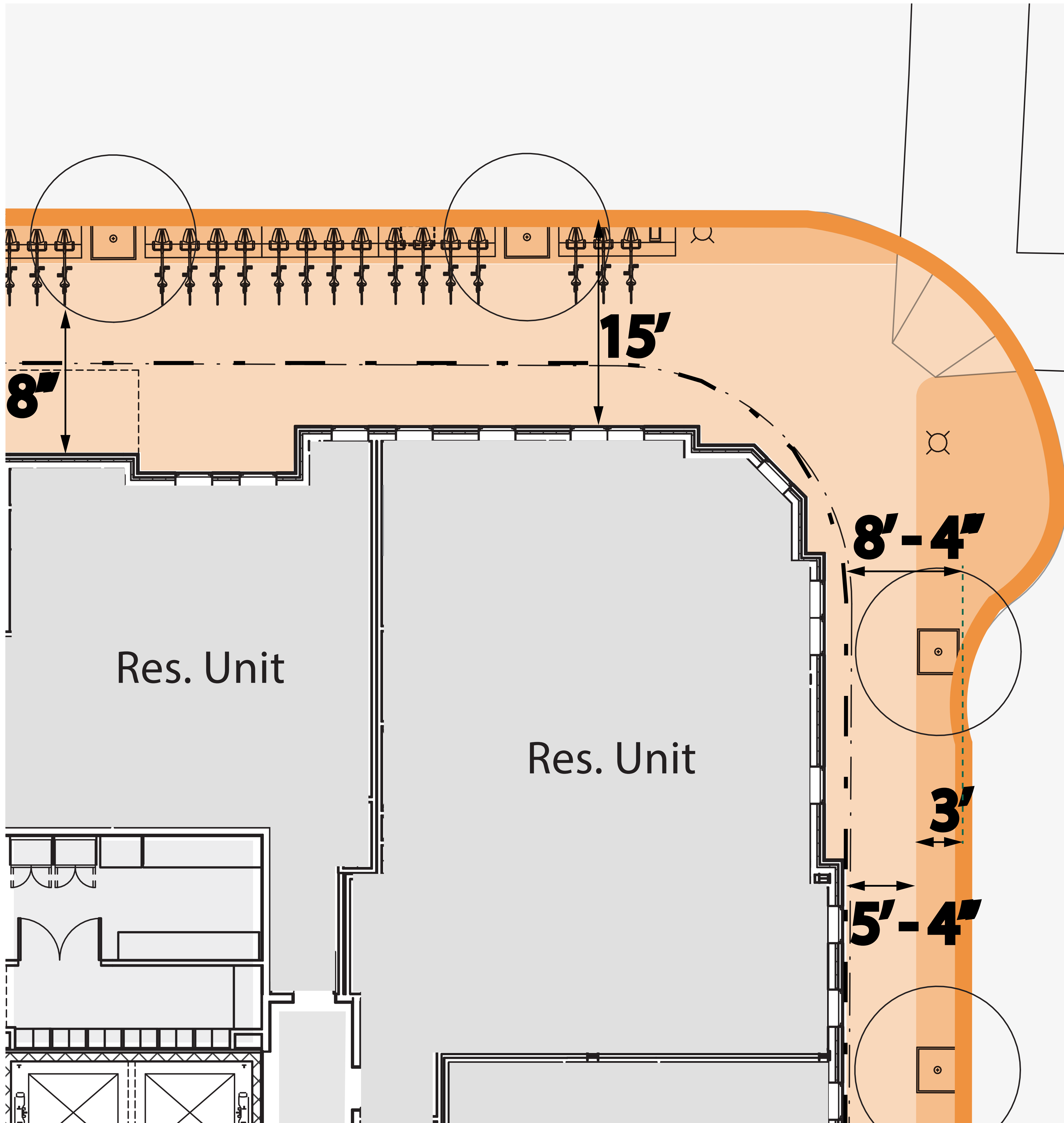
Boston Complete Streets | Sidewalk Zones

- CURB ZONE
- GREENSCAPE/FURNISHING ZONE
- PEDESTRIAN ZONE
- FRONTAGE ZONE



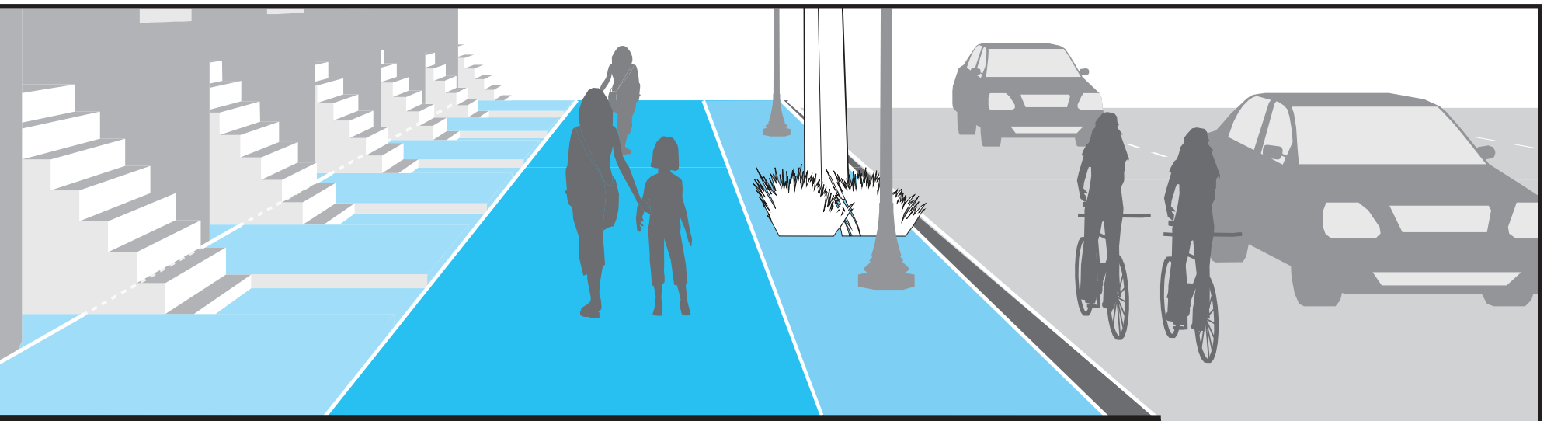
g Trash/Recycling
g Traffic Signal
g Electrical Transformers





Preferred and Minimum Widths for Sidewalk Zones

The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.



Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4)*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Industrial Street	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4)*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
Boulevard	2'	0'	6'	5'	10'	5'	6"	18'-6"	11'-6"

Notes

* 5' is the preferred minimum width of the Pedestrian Zone in the City of Boston. The Americans with Disabilities Act (ADA) minimum 4' wide Pedestrian Zone can be applied using engineering judgement when retrofitting 7' wide existing sidewalks where widening is not feasible.

Frontage Zone

- ▶ Where buildings are located against the back of the sidewalk and constrained situations do not provide width for the Frontage Zone, the effective width of the Pedestrian Zone is reduced by 1', as pedestrians will shy from the building edge.
- ▶ The preferred width of the Frontage Zone to accommodate sidewalk cafés is 6'.

Pedestrian Zone

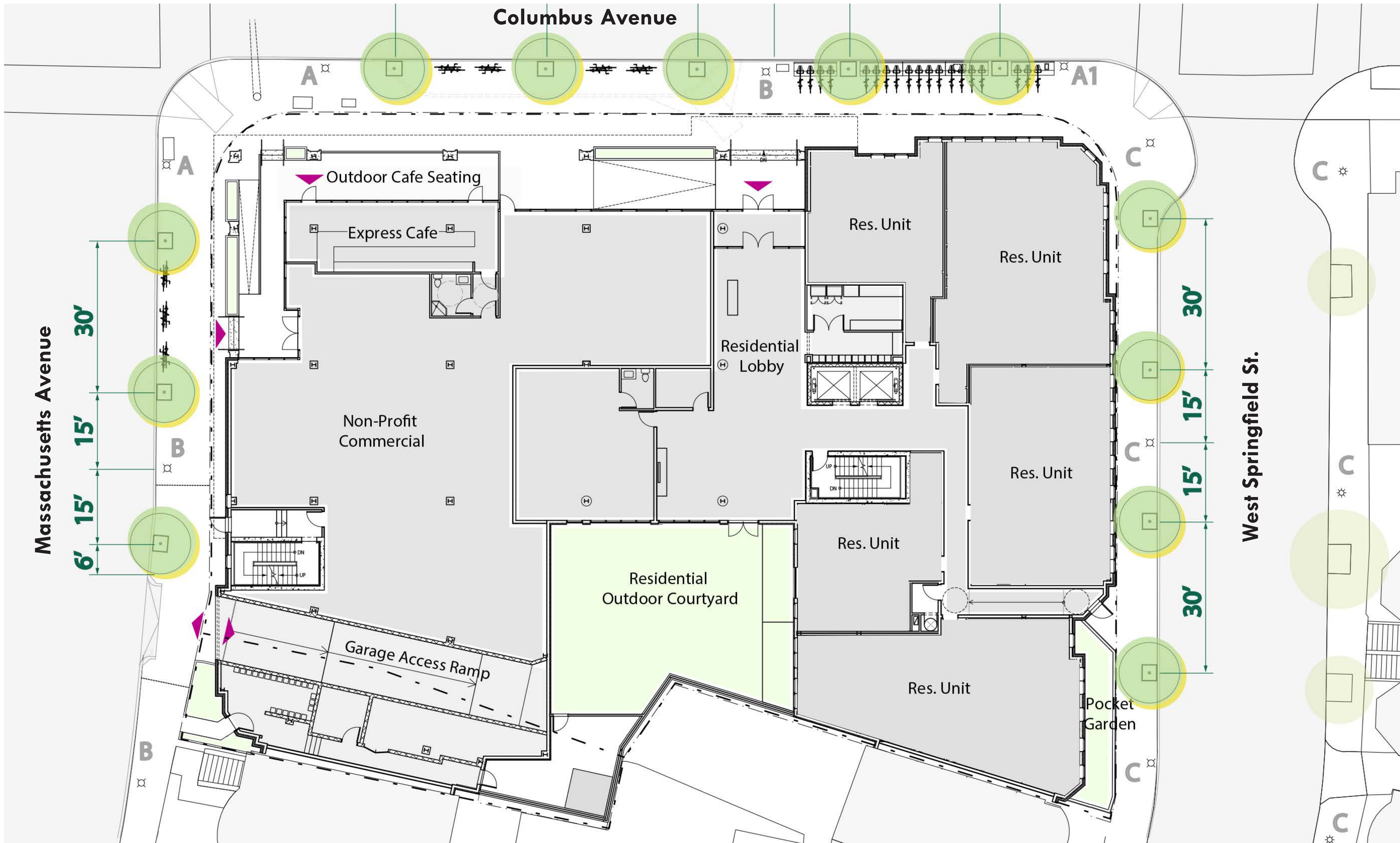
- ▶ Based on engineering judgment in consultation with PWD and the Mayor's Commission for Person's with Disabilities, the ADA minimum 4' Pedestrian Zone (plus 5' of width every 200') may be applied.

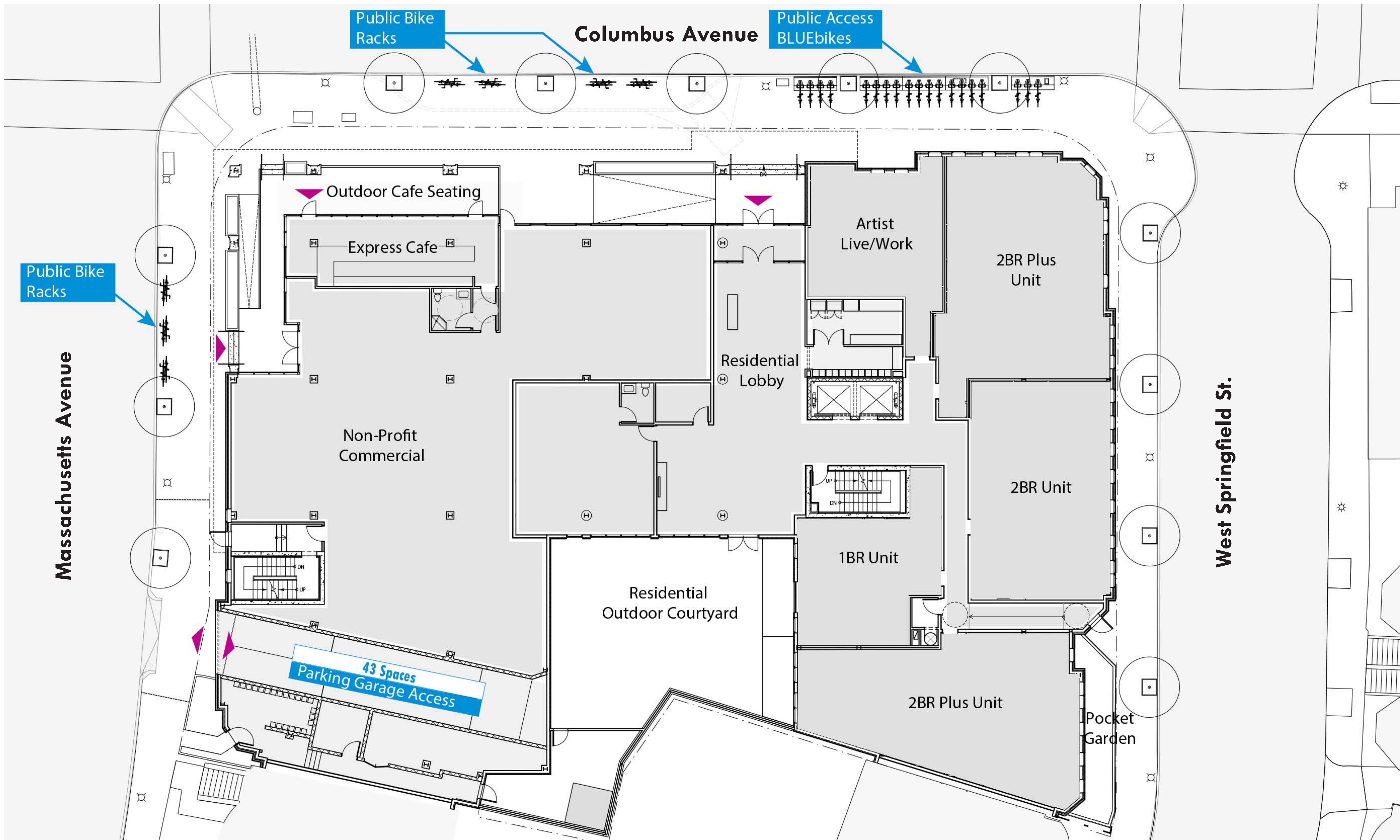
Greenscape/Furnishing Zone

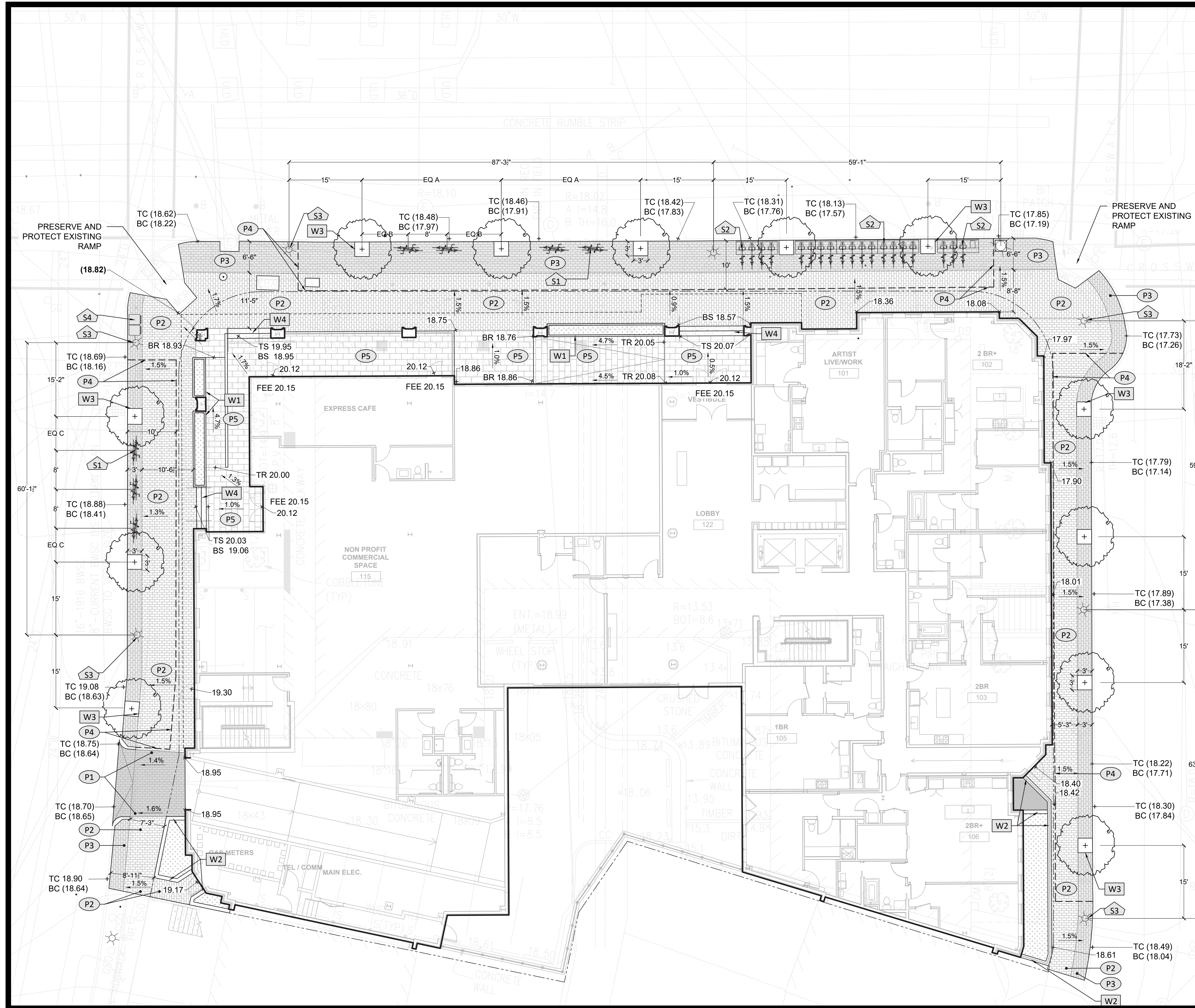
- ▶ The minimum width of the Greenscape/Furnishing Zone necessary to support standard street tree installation is 2'-6".
- ▶ Utilities, street trees, and other sidewalk furnishings should be set back from curb face a minimum of 18".

Curb Zone

- ▶ Although the typical width of the Curb Zone is 6", widths may vary; additional width beyond 6" should be calculated as a part of the Greenscape/Furnishing Zone.







LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- - - - - PROPOSED BUILDING OVERHANG

MATERIALS LEGEND

PAVEMENT MATERIALS & SUBSURFACE CONDITIONS

- (P1) BRICK PAVING - VEHICULAR (1A L200)
- (P2) BRICK PAVING - PEDESTRIAN (1A L200)
- (P3) PERVIOUS BRICK PAVING - PEDESTRIAN - FURNISHING ZONE (1B, 1C L200)
- (P4) LIMIT OF CONTINUOUS SAND-BASED STRUCTURAL SOIL (6 L200)
- (P5) SEE ARCHITECTURE DRAWINGS FOR PAVEMENT TYPE

WALLS, CURBS, & STAIRS

- (W1) RAISED GRANITE PLANTER - 4" WIDE, HEIGHT VARIES
- (W2) GRANITE CURBED PLANTER WITH METAL GALLERY RAIL, SEE ARCHITECTURE DRAWINGS
- (W3) BRICK EDGE RESTRAIN AT TREE PIT OPENING
- (W4) STAIR WITH HANDRAILS, SEE ARCHITECTURE DRAWINGS

SITE IMPROVEMENTS

- (S1) POST AND RING BIKE RACK (5 L200)
- (S2) BLUE BIKE PUBLIC STATION (BY OTHERS)
- (S3) LIGHT POLE TO REMAIN, PROTECT IN PLACE
- (S4) TRASH / RECYCLING (BY CITY)

GRADING LEGEND

- (XX.XX) + EXISTING SPOT ELEVATION (FROM SURVEY OR INTERPOLATED)
- XX.XX + PROPOSED SPOT ELEVATION
- 4.8% PAVEMENT SLOPE
- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- TR TOP OF RAMP
- BR BOTTOM OF RAMP

PLANTING LEGEND

- (+ in circle) DECIDUOUS CANOPY TREE - SPECIES TO BE APPROVED BY CITY
- (+ in square) LOW SHRUB / GROUNDCOVER PLANTING







