528 BOYLSTON STREET

Zoning Board of Appeals / Comprehensive Permit Application

SHEET LIST - ZBA		
SHEET NUMBER	SHEET NAME	Sheet Issue Date
T100	COVER SHEET	03/13/23
A100	BASEMENT PLAN	3/13/23
A101	GROUND FLOOR PLAN	3/13/23
A102	LEVEL 1 FLOOR PLAN	3/13/23
A103	LEVEL 2 FLOOR PLAN	3/13/23
A104	LEVEL 3 FLOOR PLAN	3/13/23
A105	LEVEL 4 FLOOR PLAN	3/13/23
A106	LEVEL 5 FLOOR PLAN	3/13/23
A107	LEVEL 6 FLOOR PLAN	3/13/23
A108	ROOF PLAN	3/13/23
A200	TYPICAL UNIT PLANS	3/13/23
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A401	OVERALL ELEVATIONS	3/13/23
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Scale:

Key Plan:

Project Name:
528 BOYLSTON STREET

Zoning Board of Appeals / Comprehensive Permit Application

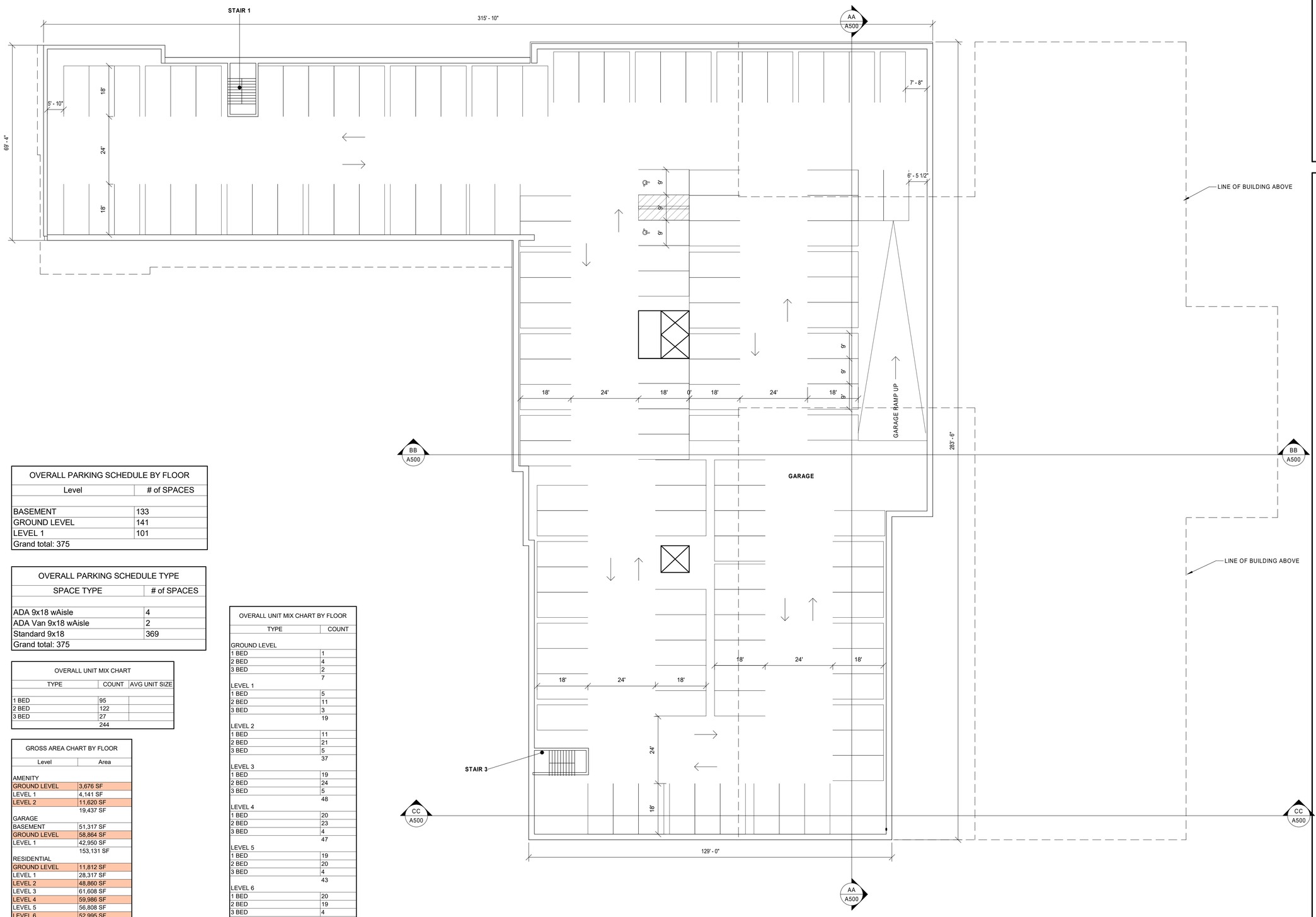
Sheet Name:
COVER SHEET

Project Number:
#21132

Issue Date:
03/13/23

Sheet Number:
T100

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BASEMENT LEVEL PLAN
Scale: 1/16" = 1'-0"

OVERALL PARKING SCHEDULE BY FLOOR	
Level	# of SPACES
BASEMENT	133
GROUND LEVEL	141
LEVEL 1	101
Grand total: 375	

OVERALL PARKING SCHEDULE TYPE	
SPACE TYPE	# of SPACES
ADA 9x18 wAisle	4
ADA Van 9x18 wAisle	2
Standard 9x18	369
Grand total: 375	

OVERALL UNIT MIX CHART		
TYPE	COUNT	AVG UNIT SIZE
1 BED	95	
2 BED	122	
3 BED	27	
	244	

GROSS AREA CHART BY FLOOR	
Level	Area
AMENITY	
GROUND LEVEL	3,676 SF
LEVEL 1	4,141 SF
LEVEL 2	11,620 SF
	19,437 SF
GARAGE	
BASEMENT	51,317 SF
GROUND LEVEL	58,864 SF
LEVEL 1	42,950 SF
	153,131 SF
RESIDENTIAL	
GROUND LEVEL	11,812 SF
LEVEL 1	28,317 SF
LEVEL 2	48,860 SF
LEVEL 3	61,608 SF
LEVEL 4	59,986 SF
LEVEL 5	56,808 SF
LEVEL 6	52,995 SF
	320,386 SF
	492,954 SF

OVERALL UNIT MIX CHART BY FLOOR	
TYPE	COUNT
GROUND LEVEL	
1 BED	1
2 BED	4
3 BED	2
	7
LEVEL 1	
1 BED	5
2 BED	11
3 BED	3
	19
LEVEL 2	
1 BED	11
2 BED	21
3 BED	5
	37
LEVEL 3	
1 BED	19
2 BED	24
3 BED	5
	48
LEVEL 4	
1 BED	20
2 BED	23
3 BED	4
	47
LEVEL 5	
1 BED	19
2 BED	20
3 BED	4
	43
LEVEL 6	
1 BED	20
2 BED	19
3 BED	4
	43
	244

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528 BOYLSTON STREET

Zoning Board of Appeals / Comprehensive Permit Application

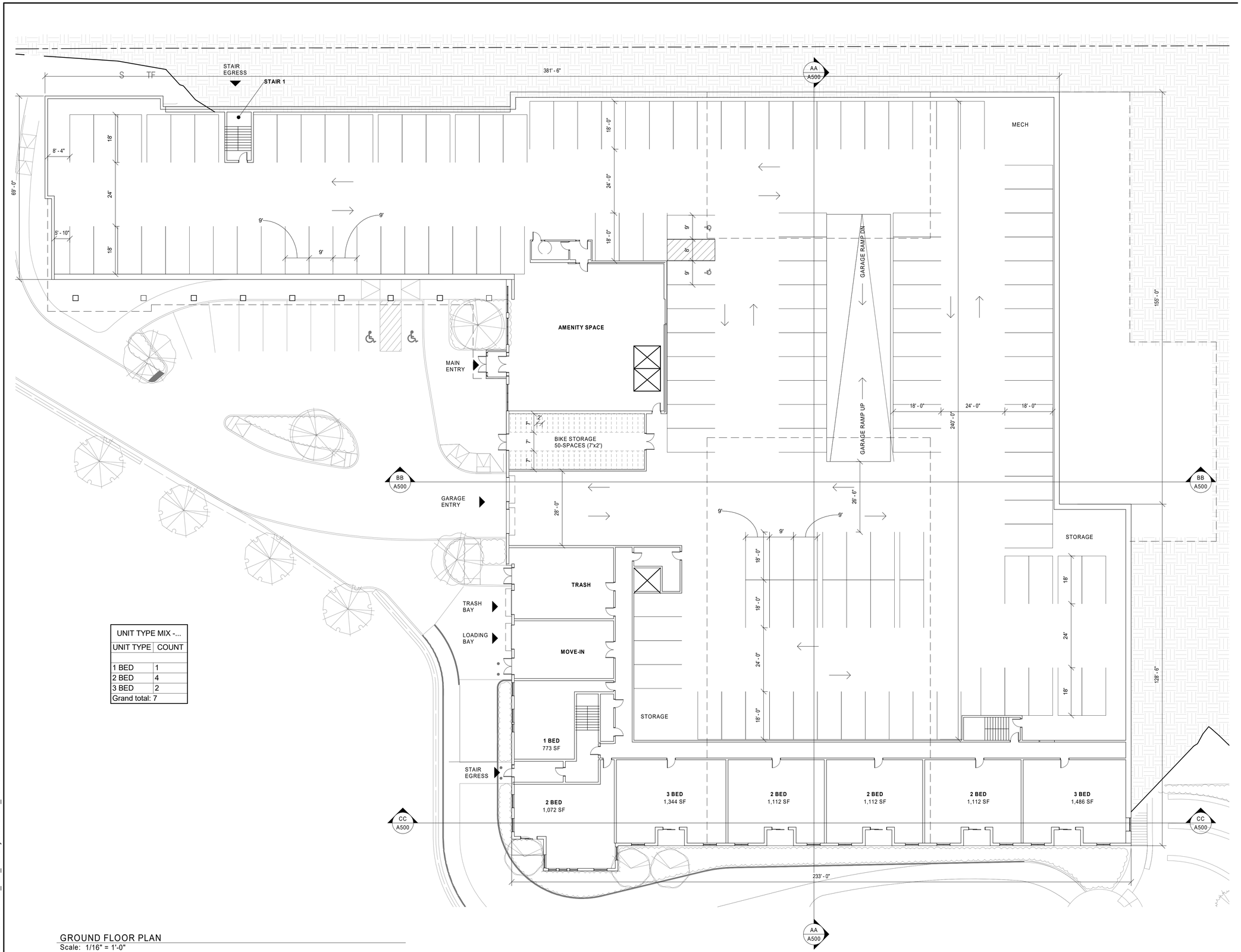
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BASEMENT PLAN

Project Number:
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Issue Date:
3/13/23

Sheet Number:
A100

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UNIT TYPE MIX -...	
UNIT TYPE	COUNT
1 BED	1
2 BED	4
3 BED	2
Grand total: 7	

GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"

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GROUND FLOOR PLAN

Project Number:

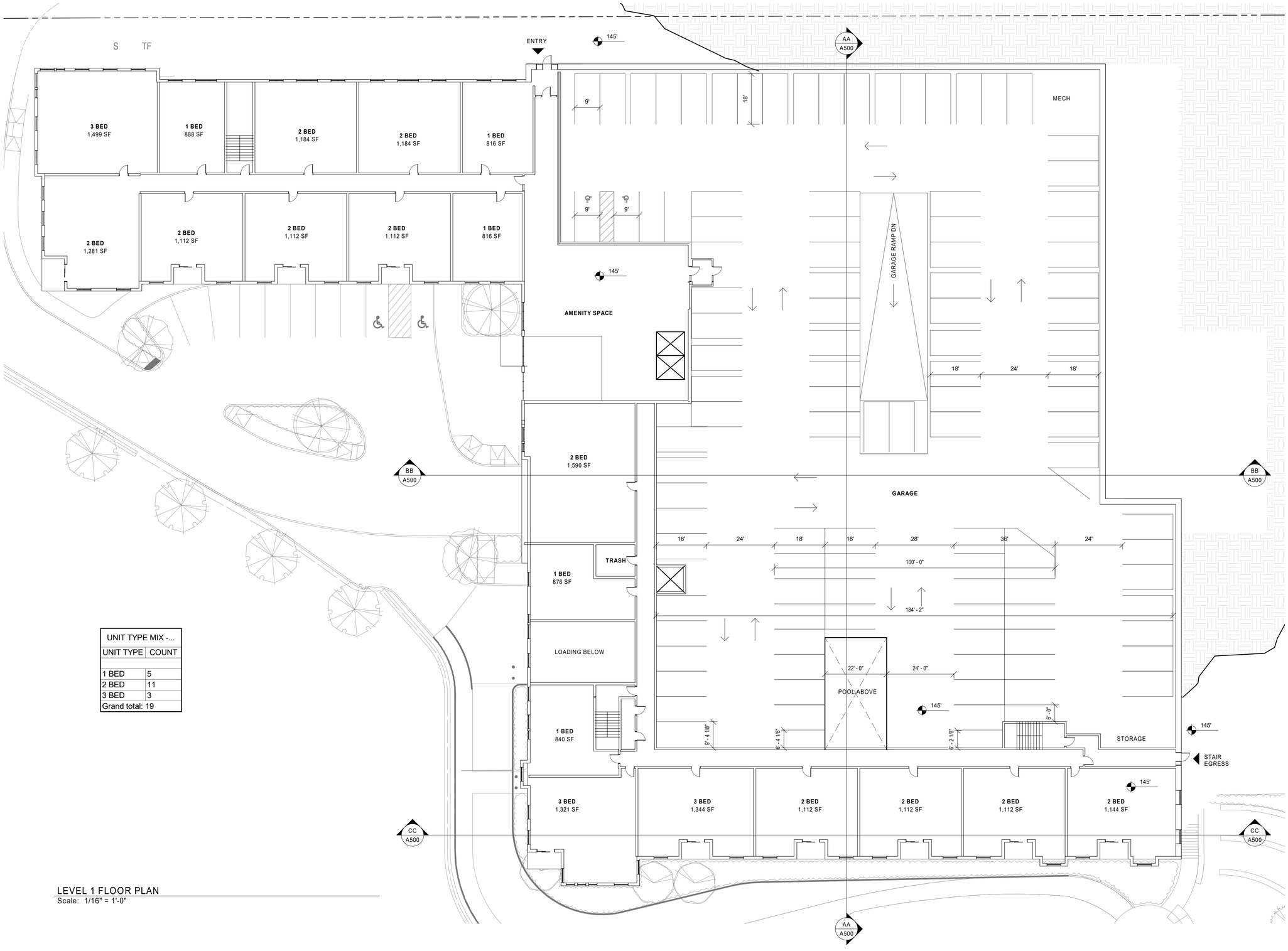
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A101



UNIT TYPE MIX -...	
UNIT TYPE	COUNT
1 BED	5
2 BED	11
3 BED	3
Grand total: 19	

LEVEL 1 FLOOR PLAN
Scale: 1/16" = 1'-0"

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Sheet Name:

LEVEL 1 FLOOR PLAN

Project Number:

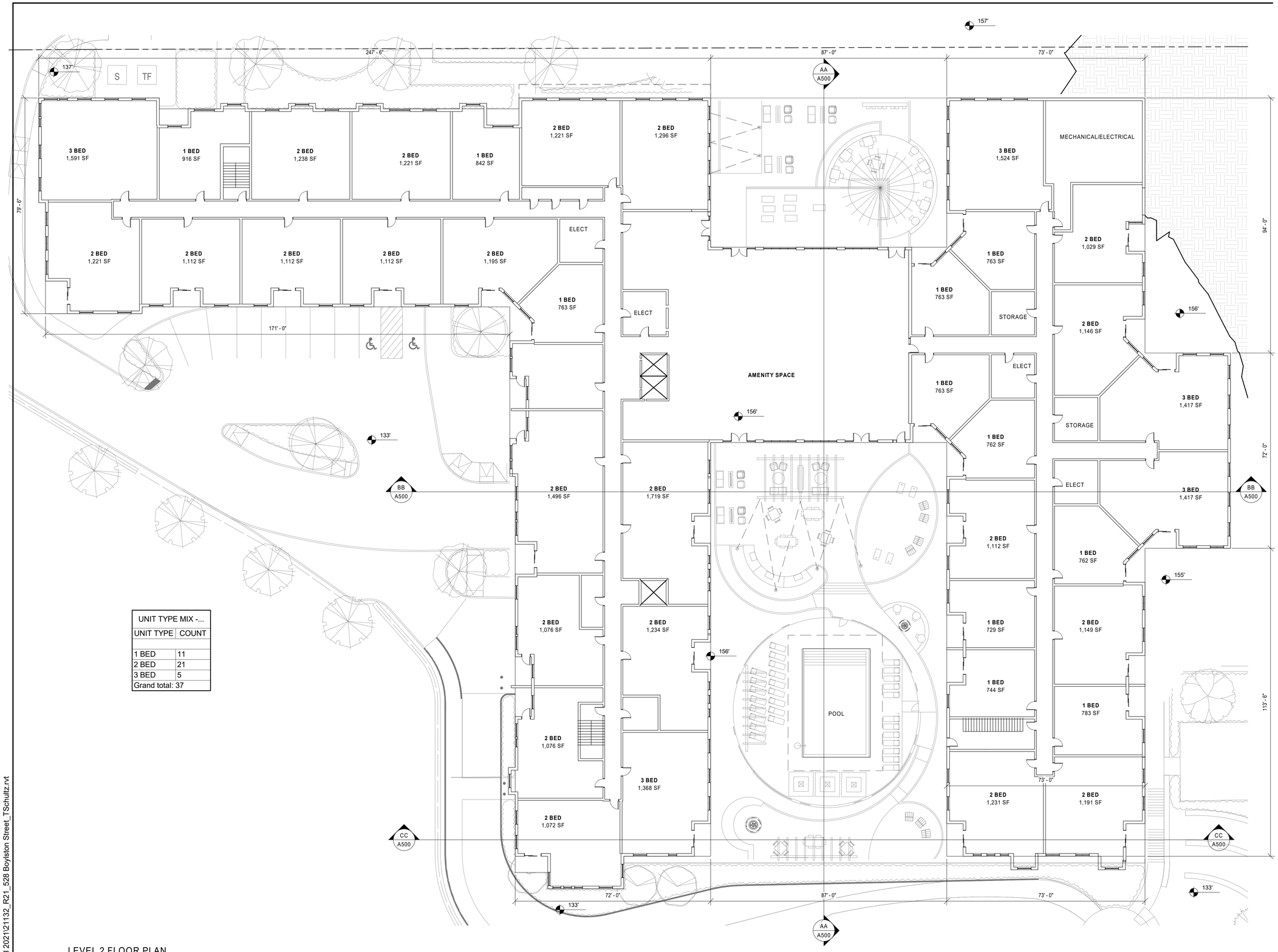
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A102



UNIT TYPE MIX -...	
UNIT TYPE	COUNT
1 BED	11
2 BED	21
3 BED	5
Grand total: 37	

LEVEL 2 FLOOR PLAN
Scale: 1/16" = 1'-0"

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Scale: 1/16" = 1'-0"

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LEVEL 2 FLOOR PLAN

Project Number:

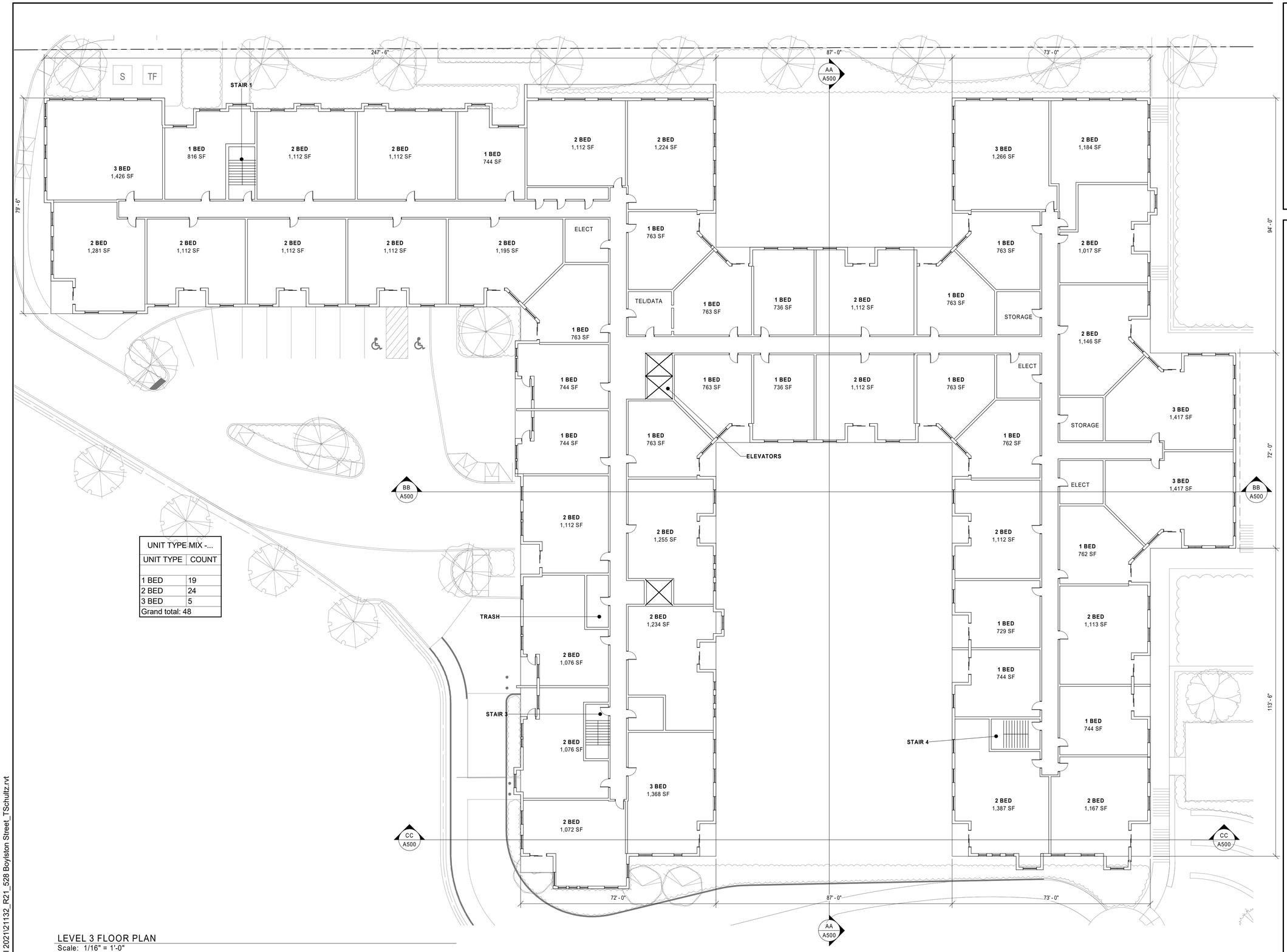
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A103



UNIT TYPE MIX -...	
UNIT TYPE	COUNT
1 BED	19
2 BED	24
3 BED	5
Grand total: 48	

LEVEL 3 FLOOR PLAN
Scale: 1/16" = 1'-0"

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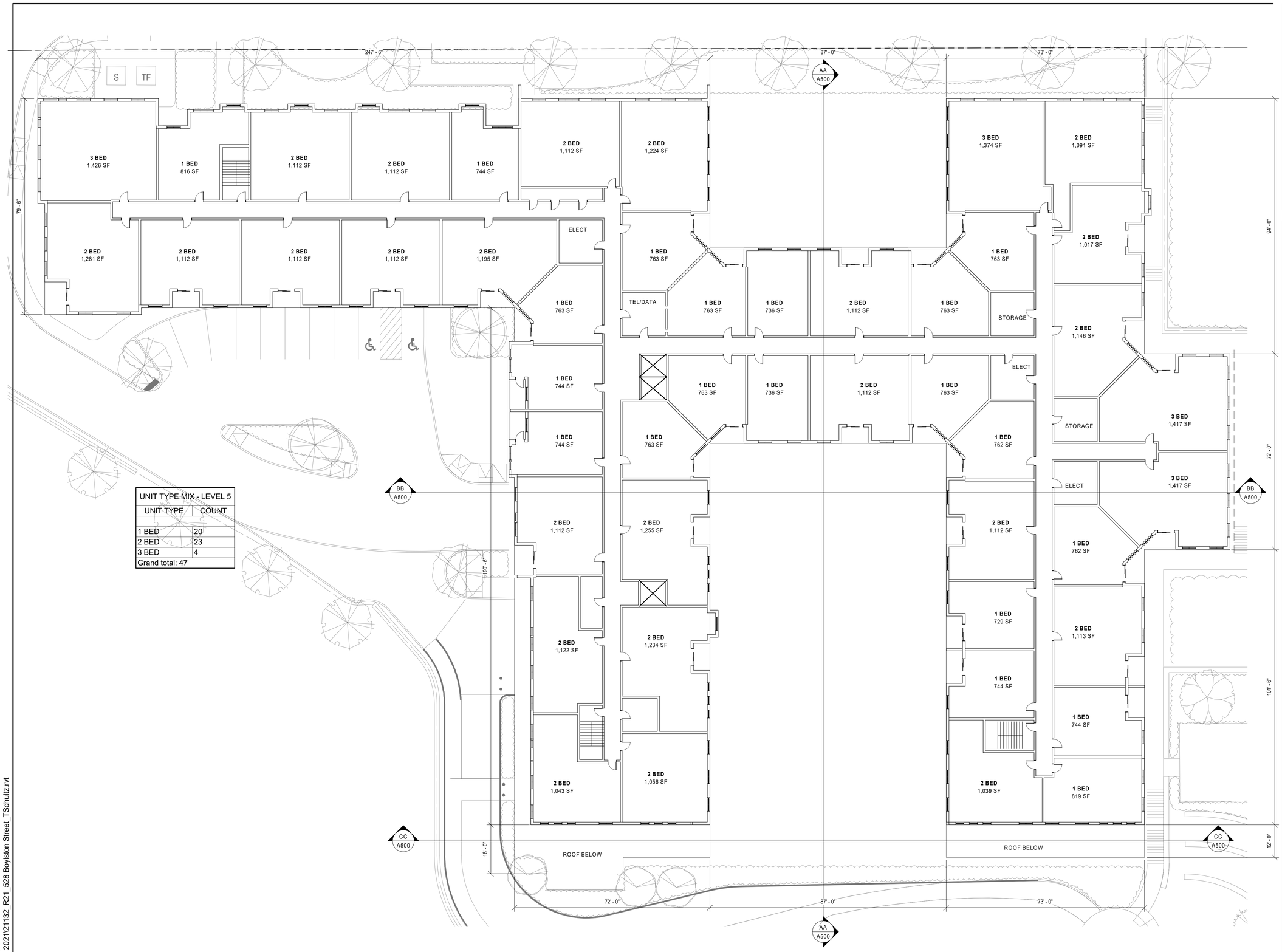
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Sheet Name:
LEVEL 3 FLOOR PLAN

Project Number:
#21132

Issue Date:
3/13/23

Sheet Number:
A104



UNIT TYPE MIX - LEVEL 5	
UNIT TYPE	COUNT
1 BED	20
2 BED	23
3 BED	4
Grand total: 47	

LEVEL 4 FLOOR PLAN
Scale: 1/16" = 1'-0"

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Key Plan:

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LEVEL 4 FLOOR PLAN

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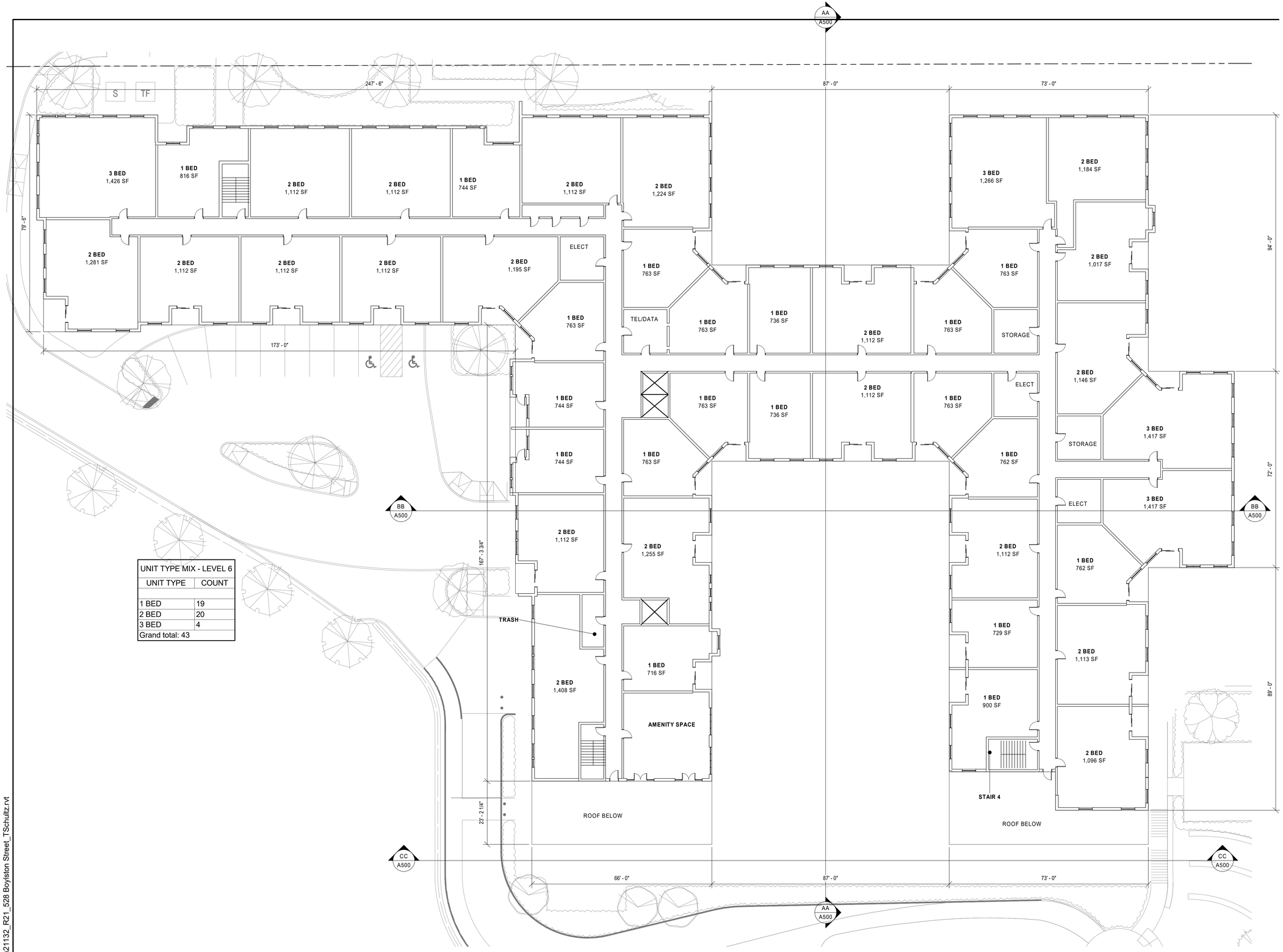
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Sheet Number:

A105



UNIT TYPE MIX - LEVEL 6	
UNIT TYPE	COUNT
1 BED	19
2 BED	20
3 BED	4
Grand total: 43	

LEVEL 5 FLOOR PLAN
Scale: 1/16" = 1'-0"

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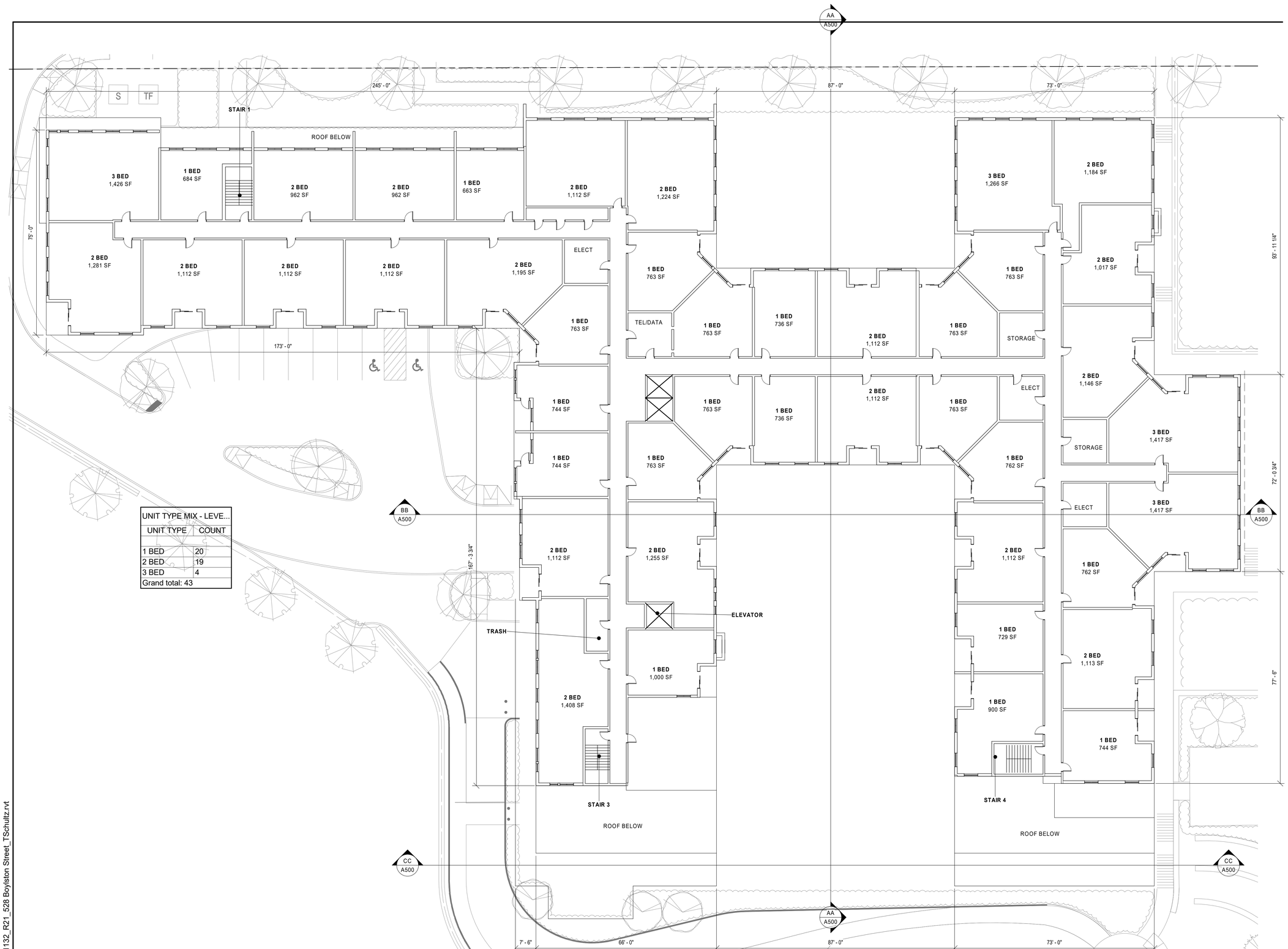
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Sheet Name:
LEVEL 5 FLOOR PLAN

Project Number:
#21132

Issue Date:
3/13/23

Sheet Number:
A106



UNIT TYPE MIX - LEVE...	
UNIT TYPE	COUNT
1 BED	20
2 BED	19
3 BED	4
Grand total: 43	

LEVEL 6 FLOOR PLAN
Scale: 1/16" = 1'-0"

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LEVEL 6 FLOOR PLAN

Project Number:

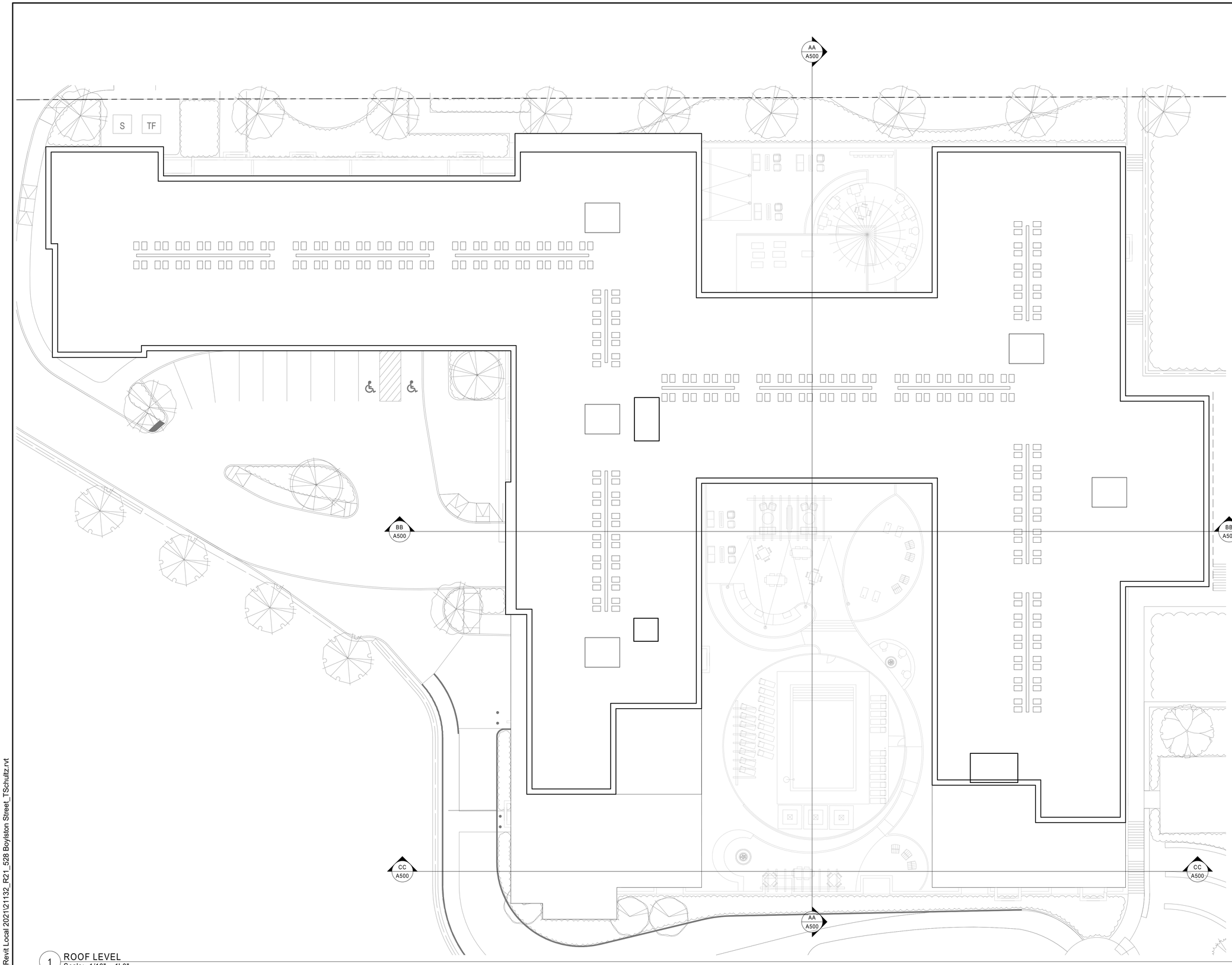
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A107



1 ROOF LEVEL
Scale: 1/16" = 1'-0"

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Sheet Name:

ROOF PLAN

Project Number:

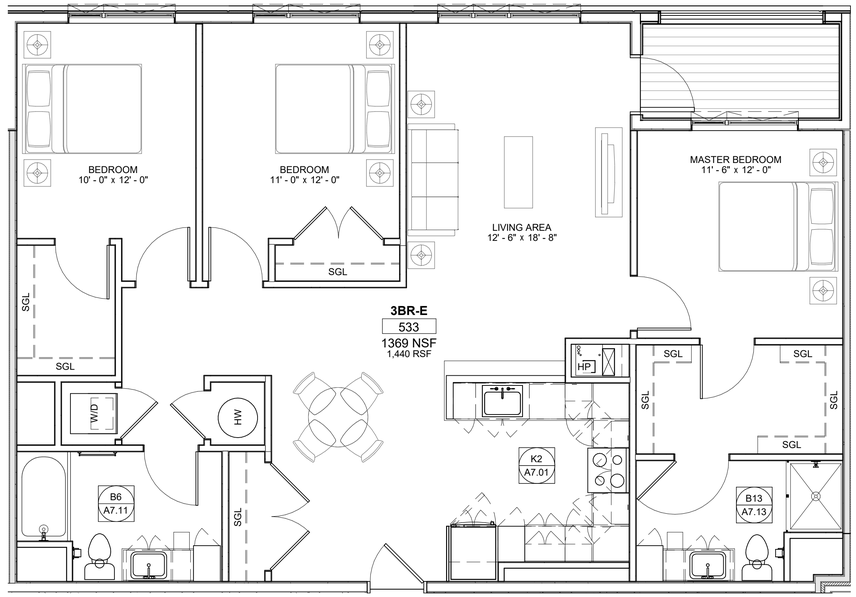
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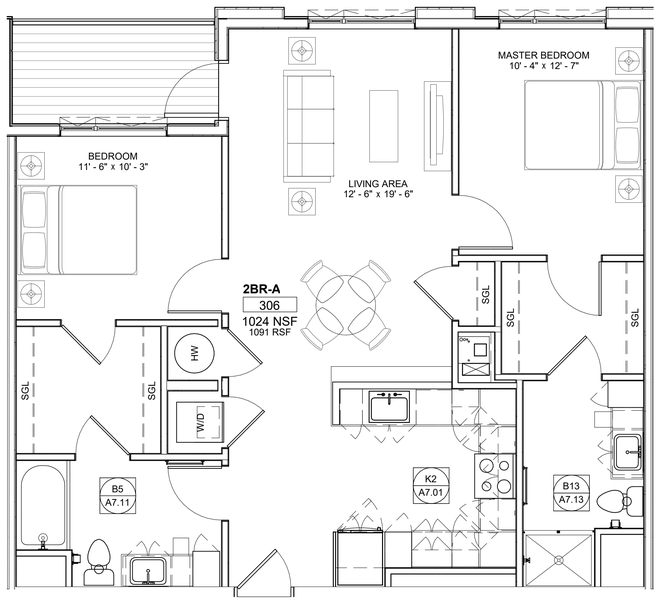
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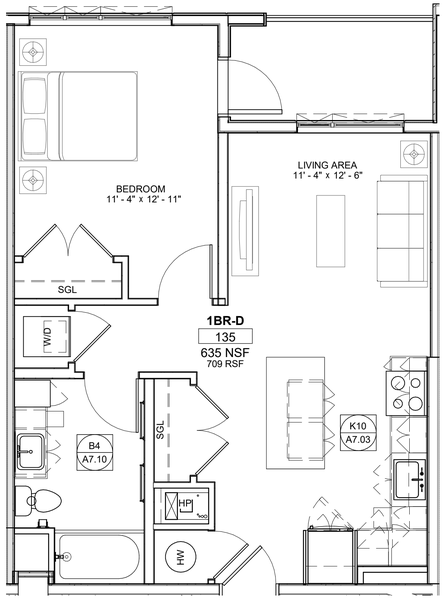
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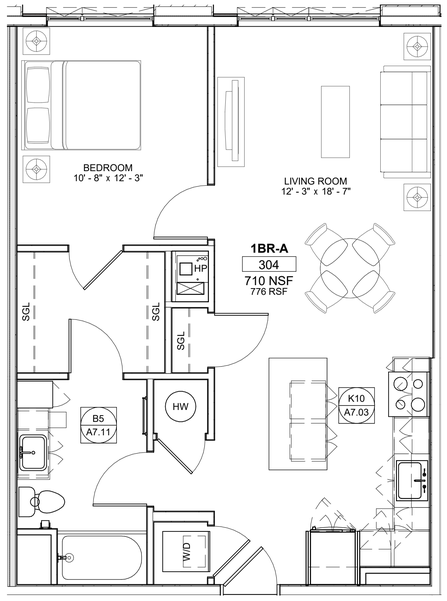
10 UNIT 3BR-E - LAYOUT PLAN
Scale: 1/4" = 1'-0"



10 UNIT 2BR-A- LAYOUT PLAN
Scale: 1/4" = 1'-0"



10 UNIT 1BR-D - LAYOUT PLAN
Scale: 1/4" = 1'-0"



10 UNIT 1BR-A - LAYOUT PLAN
Scale: 1/4" = 1'-0"

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Project Name:
528 BOYLSTON STREET

Zoning Board of Appeals / Comprehensive Permit Application

Sheet Name:
TYPICAL UNIT PLANS

Project Number:
#21132

Issue Date:
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Sheet Number:
A200

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TYPICAL UNIT PLANS

Project Number:

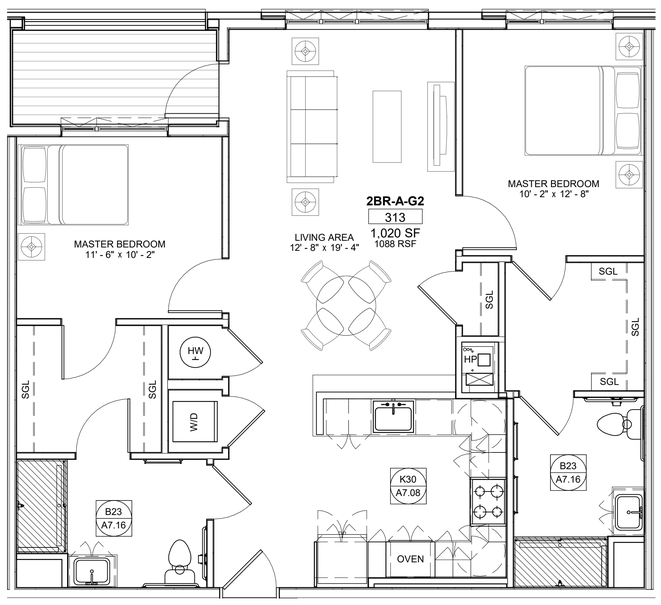
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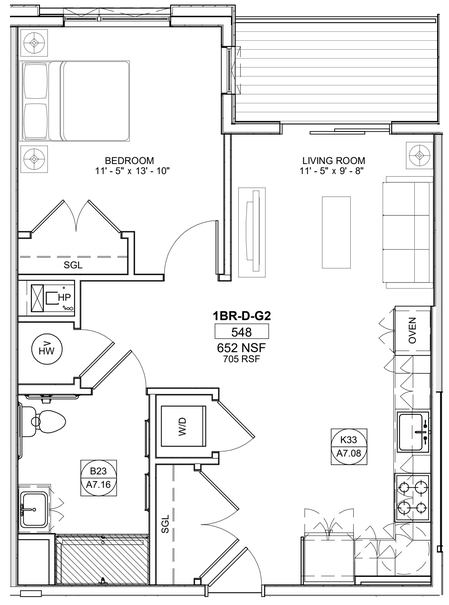
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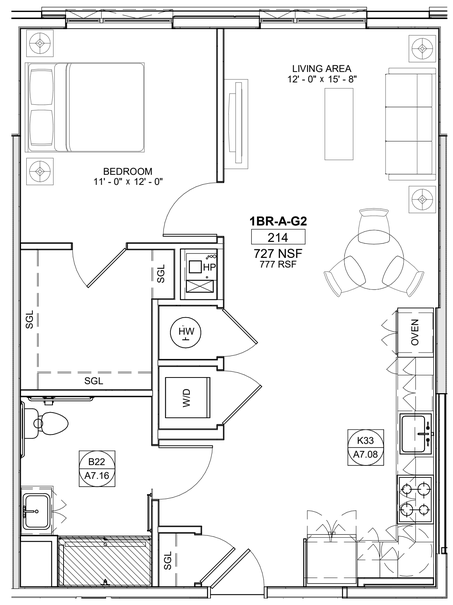
A201



10 UNIT 2BR-A-G2 - LAYOUT PLAN
Scale: 1/4" = 1'-0"



10 UNIT 1BR-D-G2 - LAYOUT PLAN
Scale: 1/4" = 1'-0"



10 UNIT 1BR-A-G2 - LAYOUT PLAN
Scale: 1/4" = 1'-0"

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1 NORTH ELEVATION (BOYLSTON STREET)
Scale: 1/16" = 1'-0"



2 WEST ELEVATION
Scale: 1/16" = 1'-0"



3 WEST ELEVATION (MAIN ENTRANCE)
Scale: 1/16" = 1'-0"



4 SOUTH ELEVATION (ENTRY COURTYARD)
Scale: 1/16" = 1'-0"



5 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

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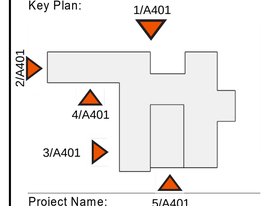
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Project Name:

528 BOYLSTON STREET

Zoning Board of Appeals / Comprehensive Permit Application

Sheet Name:

OVERALL ELEVATIONS

Project Number:

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A401



6 MAIN COURTYARD WESTERN ELEVATION
Scale: 1/16" = 1'-0"



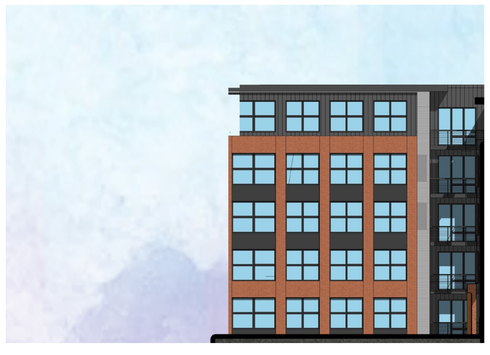
7 MAIN COURTYARD WESTERN ELEVATION
Scale: 1/16" = 1'-0"



8 MAIN COURTYARD NORTHERN ELEVATION
Scale: 1/16" = 1'-0"



9 EAST ELEVATION
Scale: 1/16" = 1'-0"



10 NORTH COURTYARD WESTERN ELEVATION
Scale: 1/16" = 1'-0"

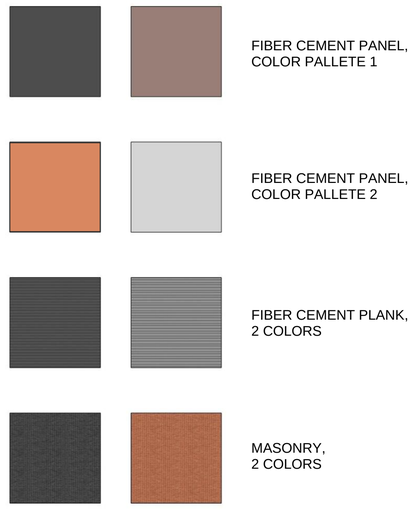


11 NORTH COURTYARD NORTH ELEVATION
Scale: 1/16" = 1'-0"



12 NORTH COURTYARD EASTERN ELEVATION
Scale: 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND



FIBER CEMENT PANEL, COLOR PALLETE 1

FIBER CEMENT PANEL, COLOR PALLETE 2

FIBER CEMENT PLANK, 2 COLORS

MASONRY, 2 COLORS

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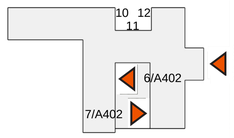


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Key Plan:



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OVERALL ELEVATIONS

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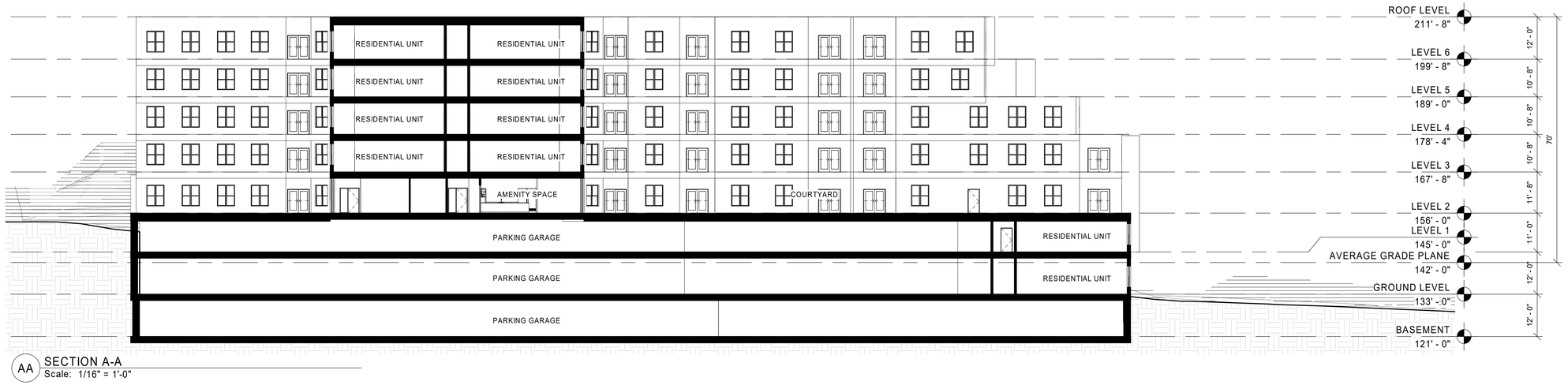
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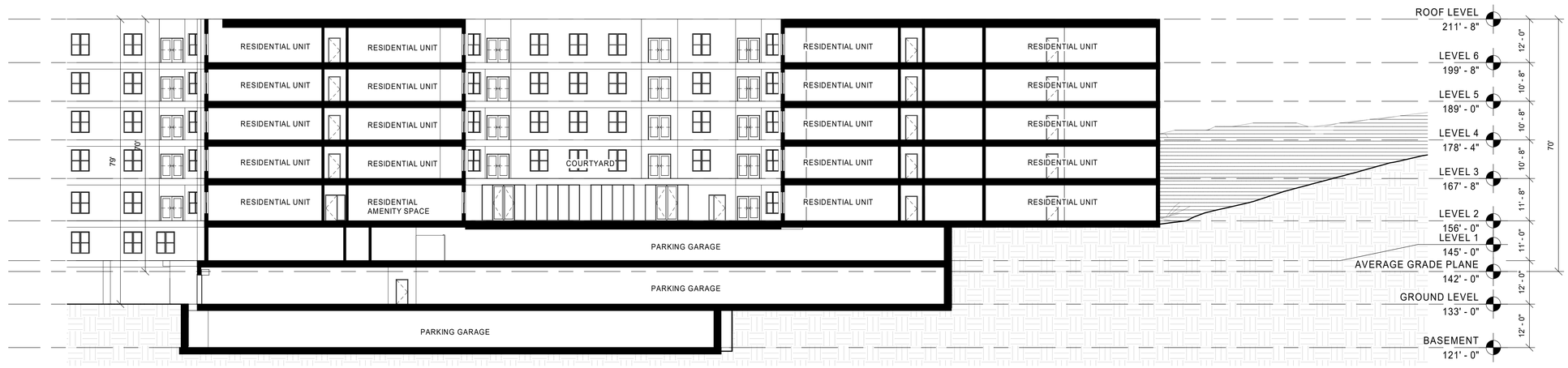
3/13/23

Sheet Number:

A402



AA SECTION A-A
Scale: 1/16" = 1'-0"



BB SECTION B-B
Scale: 1/16" = 1'-0"



CC SECTION C-C
Scale: 1/16" = 1'-0"

3/13/2023 11:06:13 AM
C:_Revit Local 2021\21132_R21_528 Boylston Street_TSchultz.rvt

tat

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Consultant:

Revision:

Architect of Record:

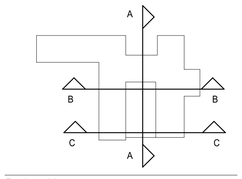
REGISTERED ARCHITECT MICHAEL E. LIU COMMONWEALTH OF MASSACHUSETTS

Drawn: CK

Checked: TES

Scale: As indicated

Key Plan:



Project Name:

528 BOYLSTON STREET

Zoning Board of Appeals / Comprehensive Permit Application

Sheet Name:

BUILDING SECTIONS

Project Number:

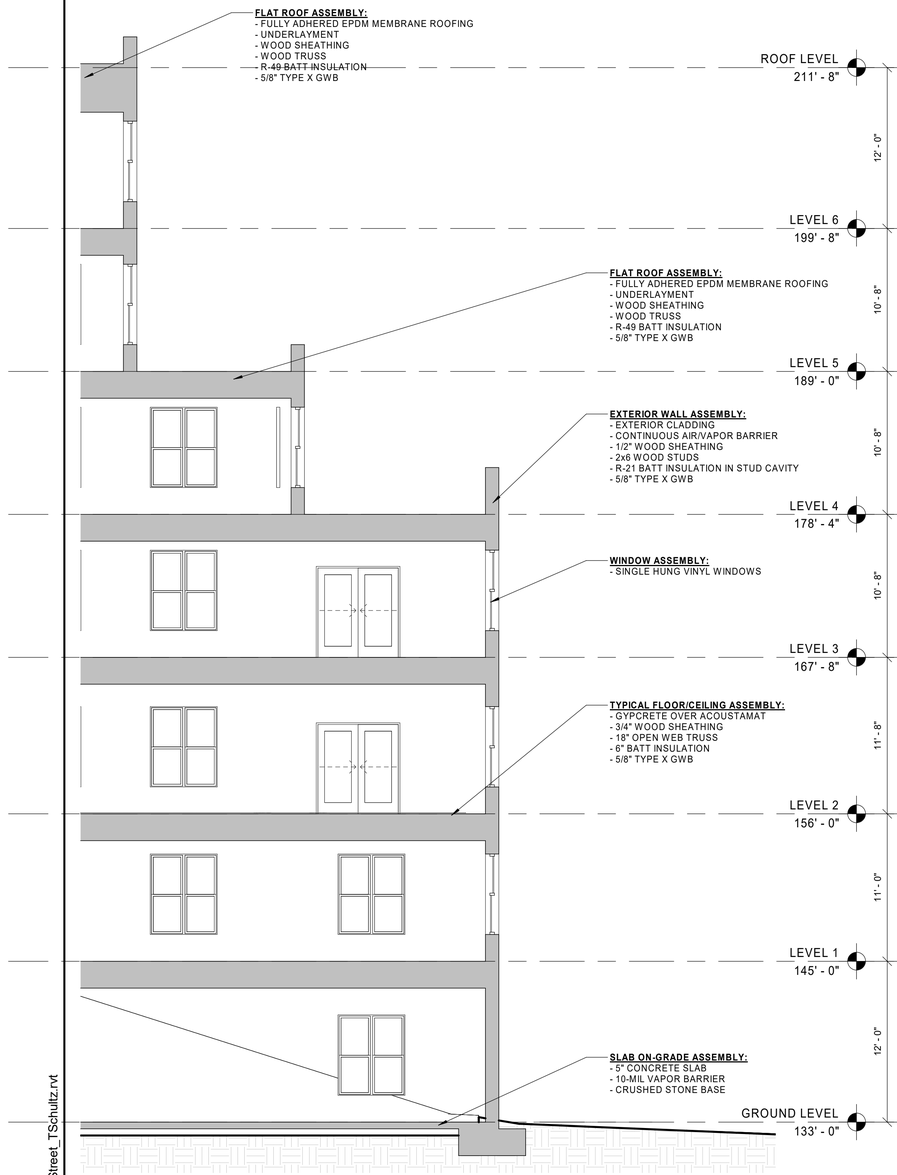
#21132

Issue Date:

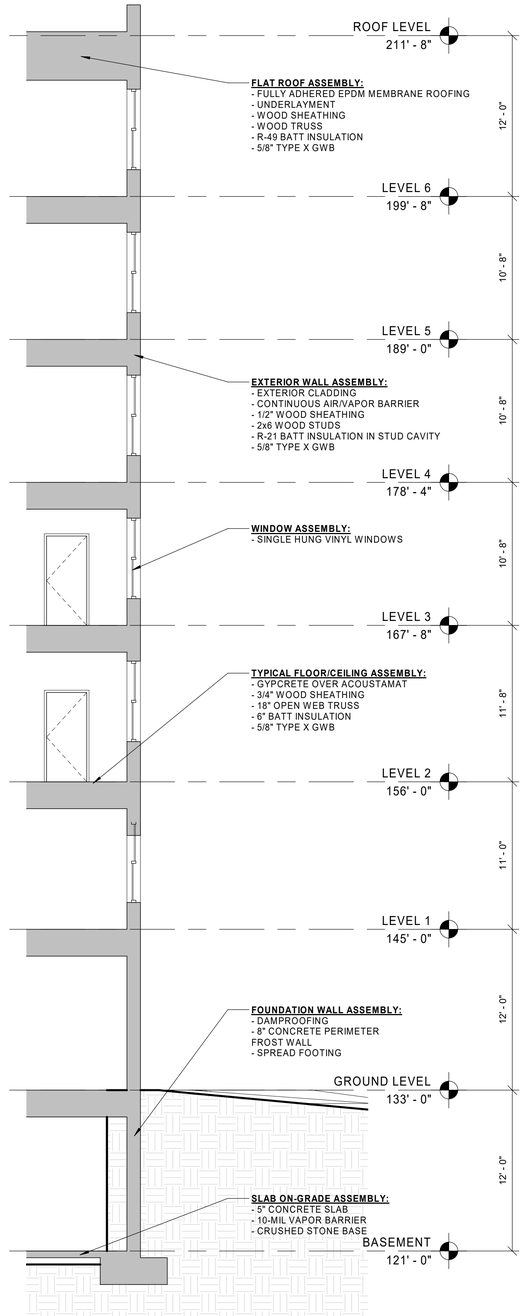
3/13/23

Sheet Number:

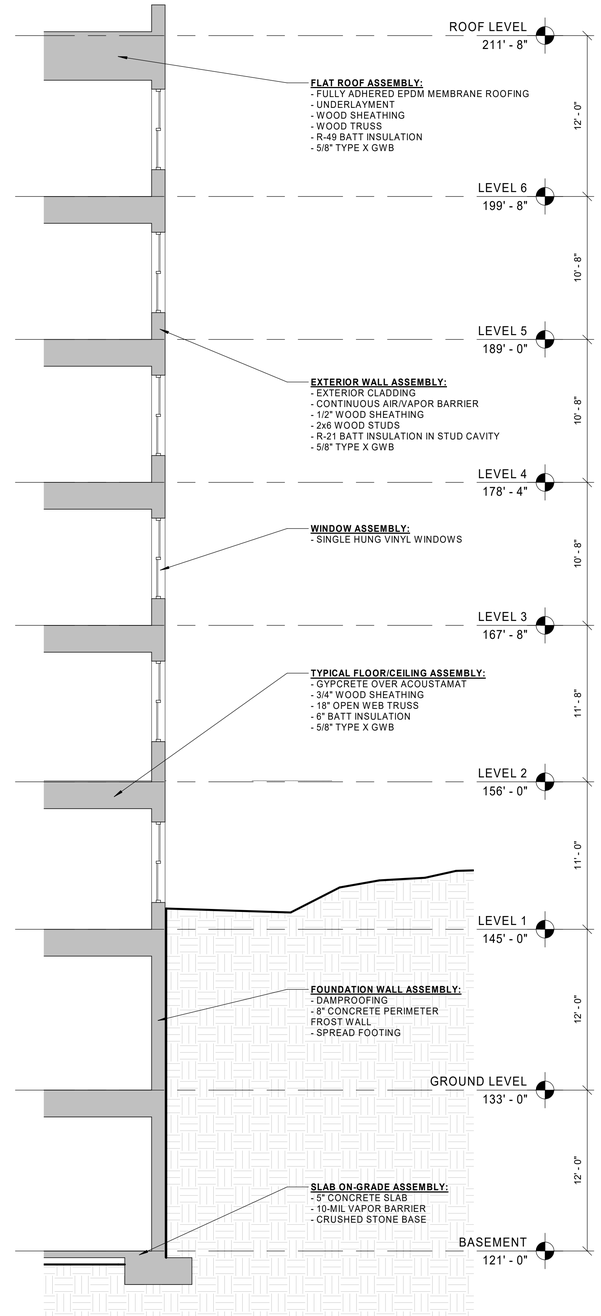
A500



30 TYPICAL WALL SECTION 30
Scale: 3/16" = 1'-0"



20 TYPICAL WALL SECTION 20
Scale: 3/16" = 1'-0"



10 TYPICAL WALL SECTION 10
Scale: 3/16" = 1'-0"

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Revision:

Architect of Record:

REGISTERED ARCHITECT MICHAEL E. LIU COMMONWEALTH OF MASSACHUSETTS

Drawn: CK

Checked: TES

Scale: 3/16" = 1'-0"

Key Plan:

Project Name:

528 BOYLSTON STREET

Zoning Board of Appeals / Comprehensive Permit Application

Sheet Name:

WALL SECTIONS

Project Number:

#21132

Issue Date:

3/13/23

Sheet Number:

A520