

761-793 Boylston Street

BBAC

MAY 24 , 2021

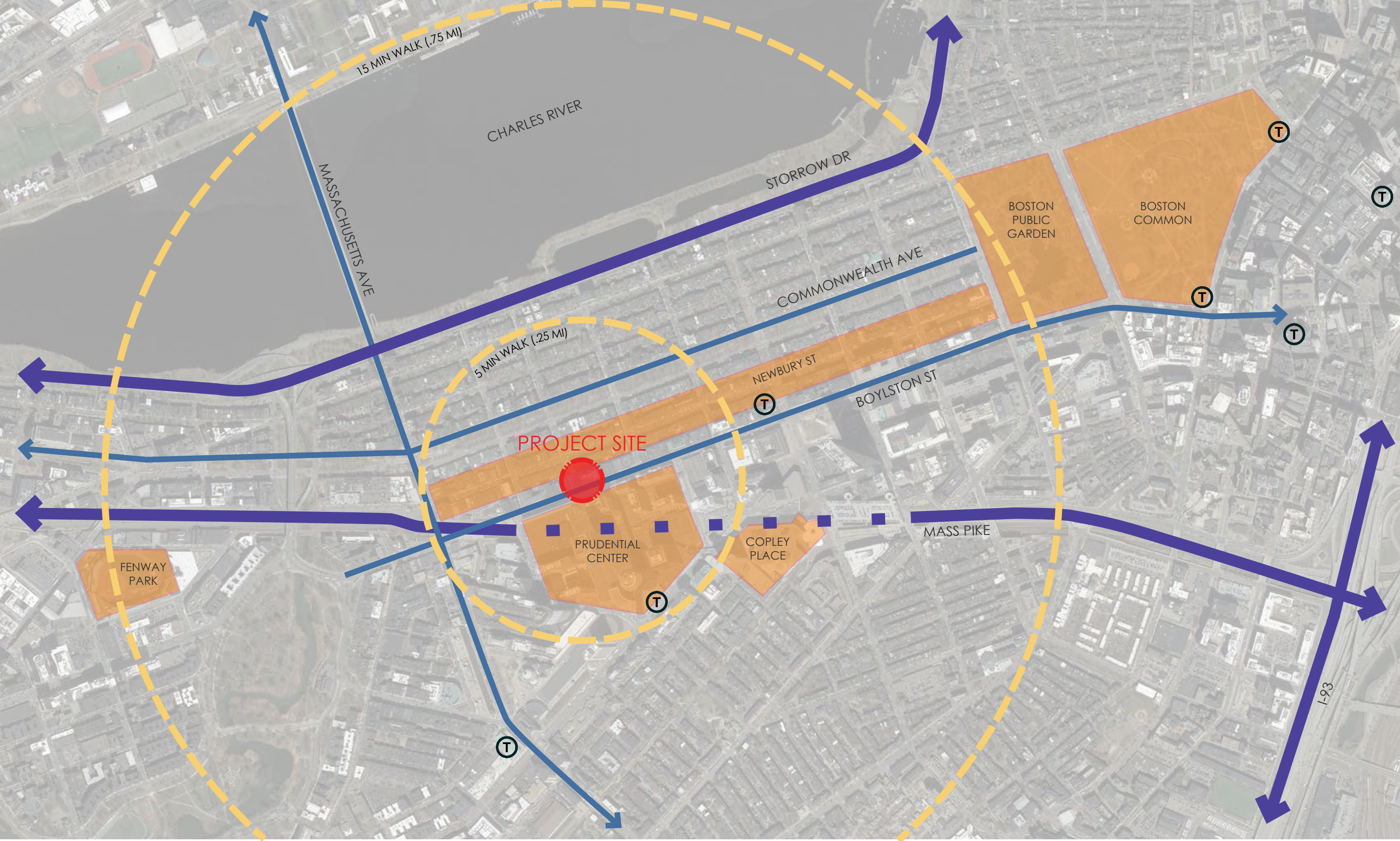


TAVISTOCK
DEVELOPMENT COMPANY

ELKUS | MANFREDI
ARCHITECTS

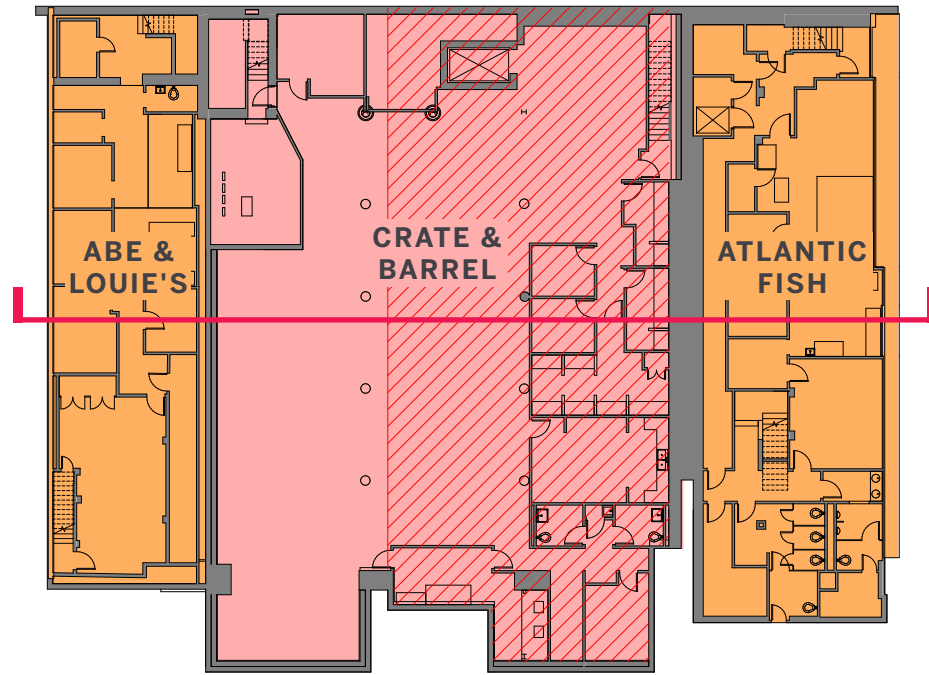
Community Outreach

11/09/20	BOSTON PLANNING & DEVELOPMENT AGENCY
11/16/20	BACK BAY ARCHITECTURAL COMMISSION
12/01/20	NEIGHBORHOOD ASSOCIATION OF THE BACK BAY
12/10/20	COUNCILOR BOK
12/21/20	BOSTON PLANNING & DEVELOPMENT AGENCY
01/05/21	NEIGHBORHOOD ASSOCIATION OF THE BACK BAY
01/13/21	BACK BAY ARCHITECTURAL COMMISSION
01/28/21	BBAC/BPDA – JOE CORNISH, ALEXA PINARD, WHITNEY HANSLEY
03/15/21	BOSTON PRESERVATION ALLIANCE
03/29/21	BPDA SCOPING SESSION
04/09/21	ACCESSIBILITY COMMISSION
04/14/21	BBAC ADVISORY REVIEW
04/22/21	BOSTON PRESERVATION ALLIANCE
04/26/21	IMPACT ADVISORY GROUP
05/03/21	BOSTON PLANNING & DEVELOPMENT AGENCY
05/12/21	BBAC ADVISORY REVIEW



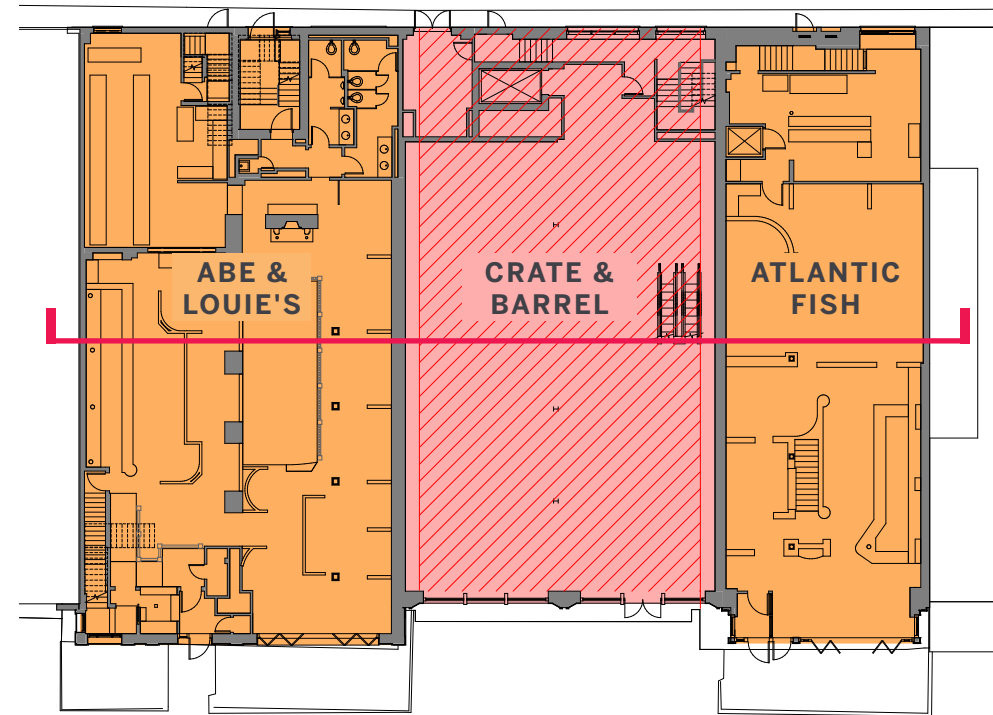


BASEMENT



BOYLSTON ST.

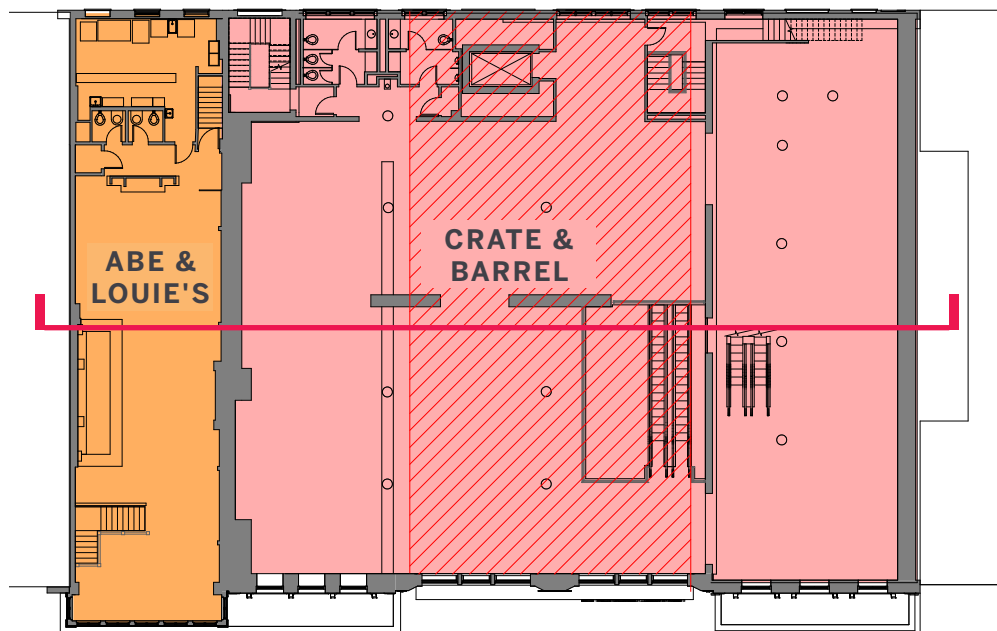
LEVEL 01



BOYLSTON ST.

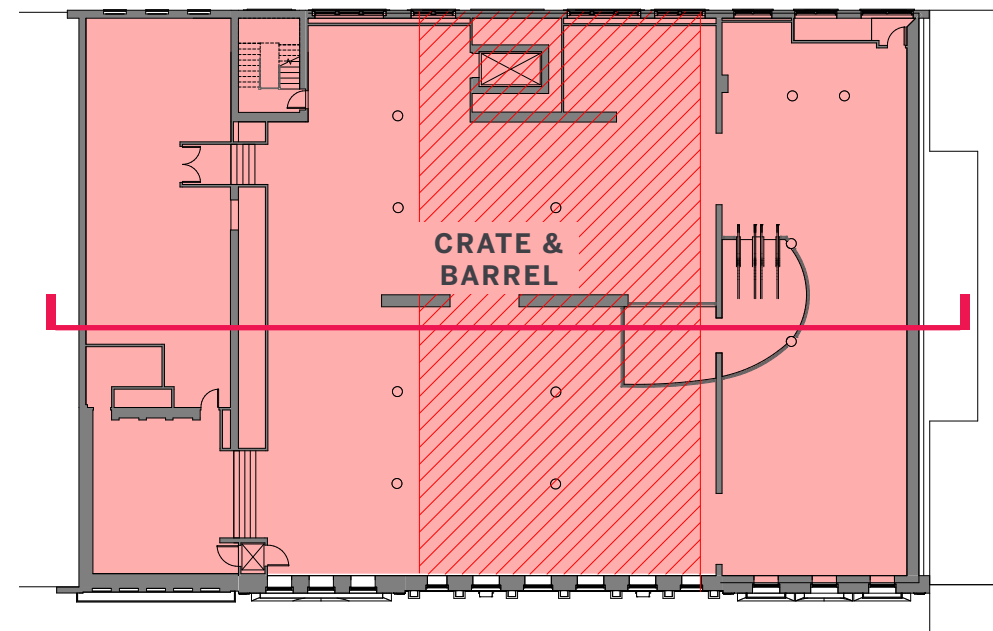
PORTION OF EXISTING PROGRAM TO BE REMOVED

LEVEL 02



BOYLSTON ST.

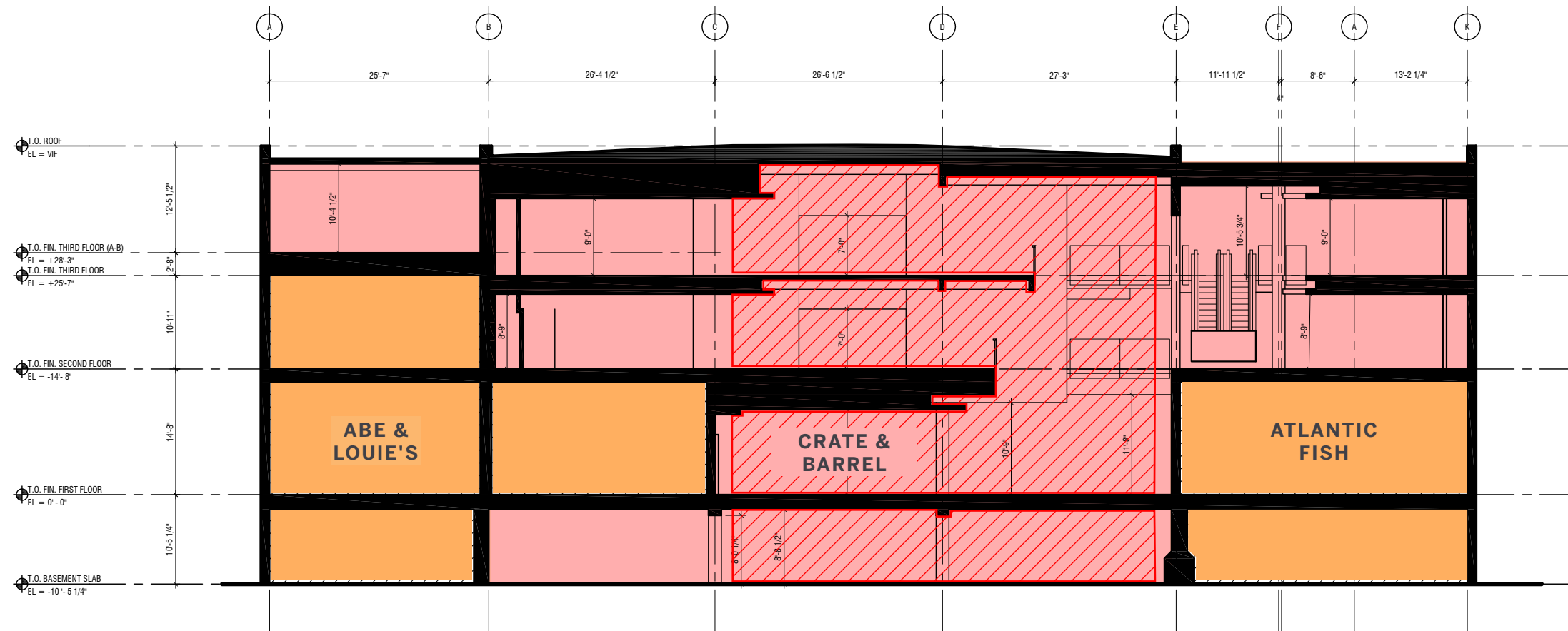
LEVEL 03



BOYLSTON ST.



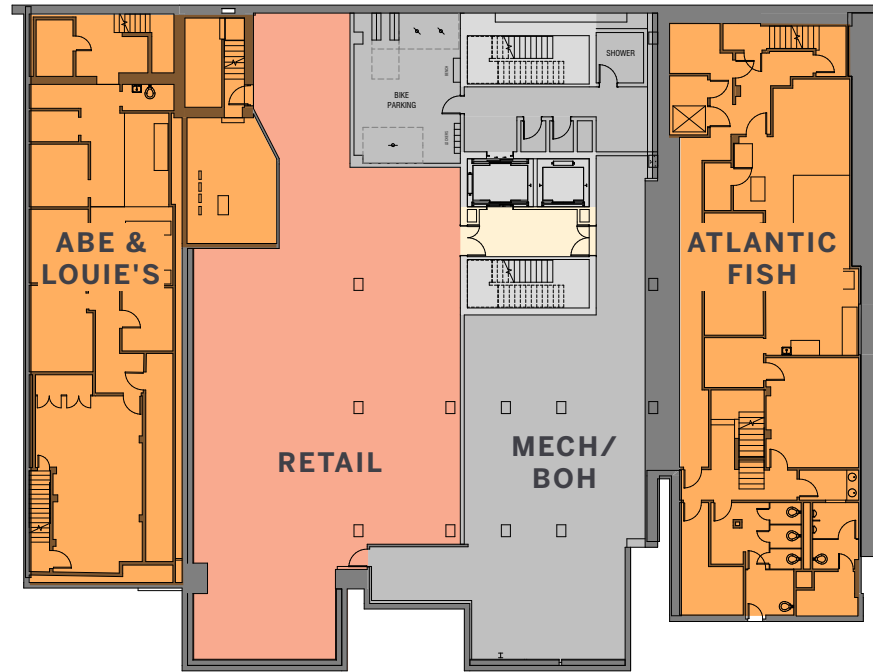
PORTION OF EXISTING PROGRAM TO BE REMOVED



0 4 8 16

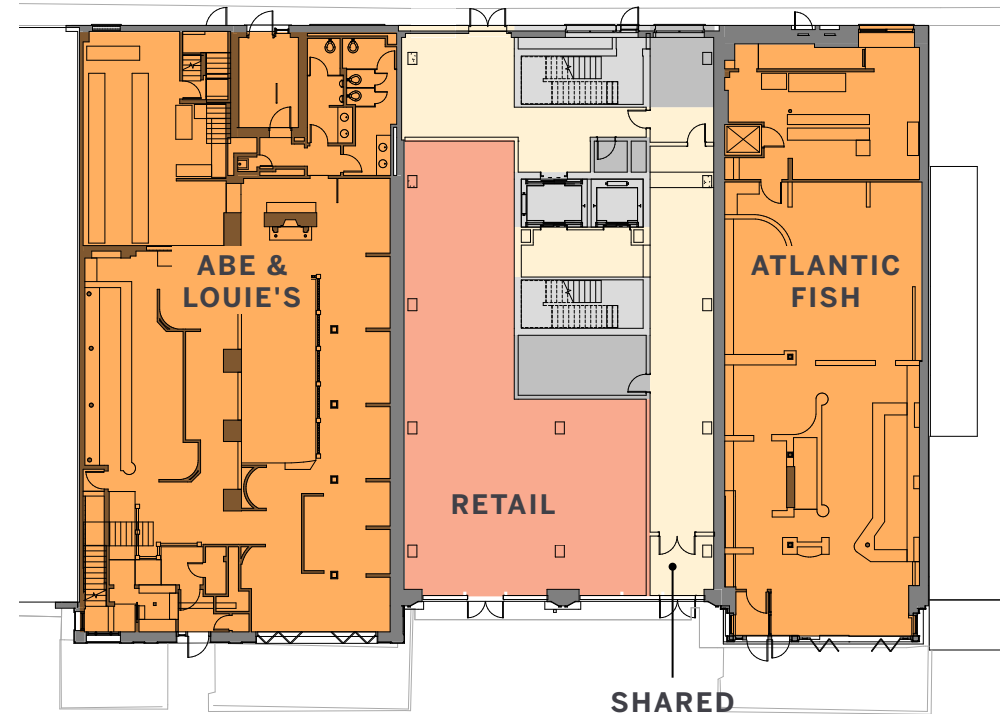
Existing Building Section

BASEMENT



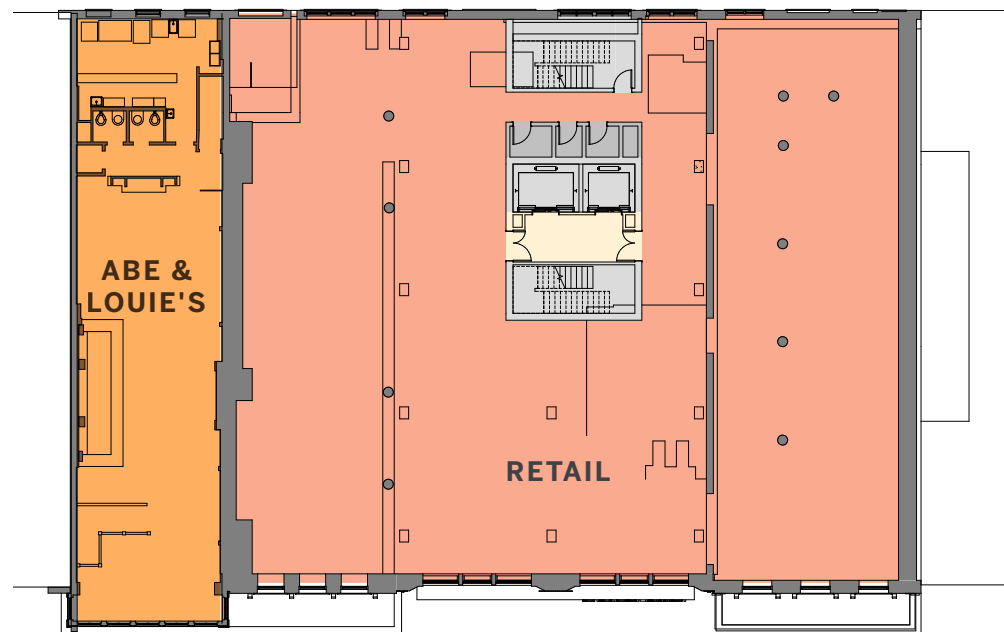
BOYLSTON ST.

LEVEL 01



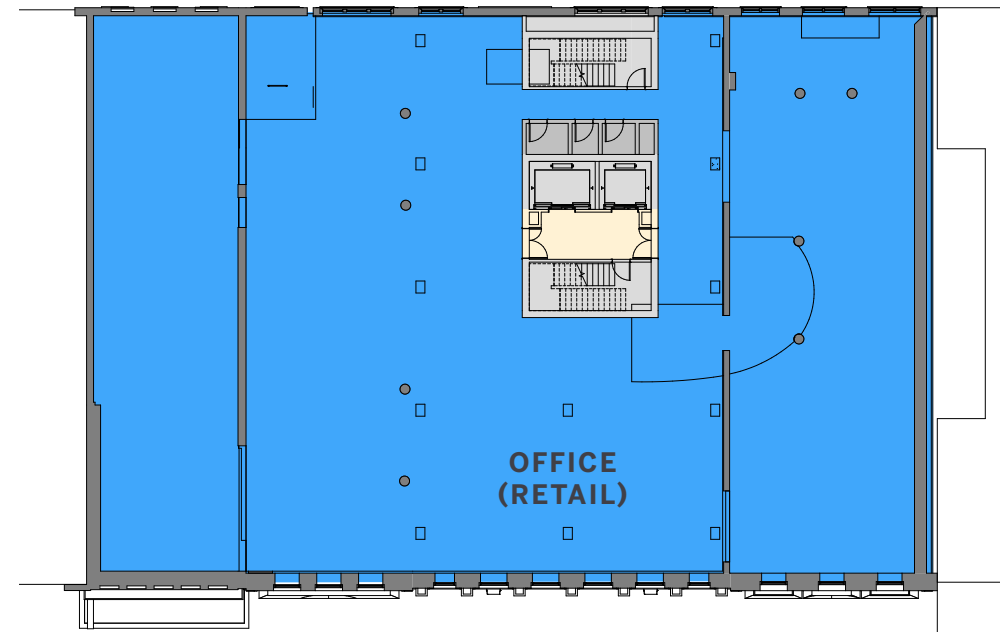
BOYLSTON ST.

LEVEL 02



BOYLSTON ST.

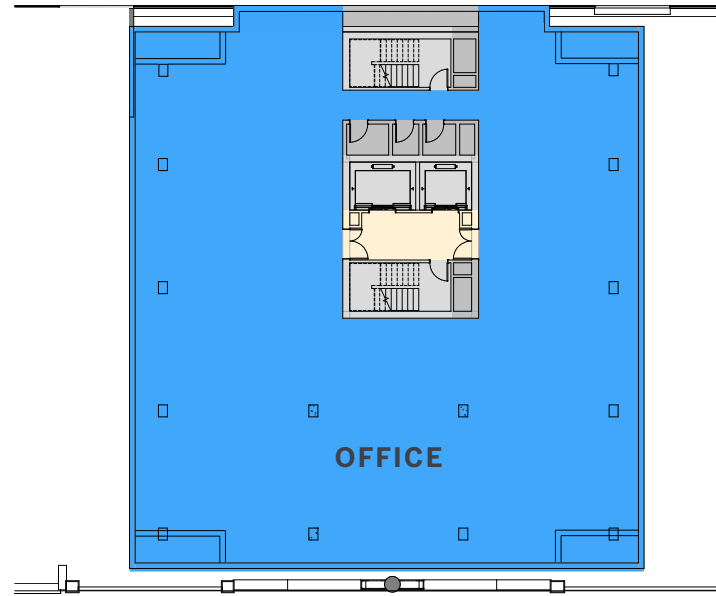
LEVEL 03



BOYLSTON ST.

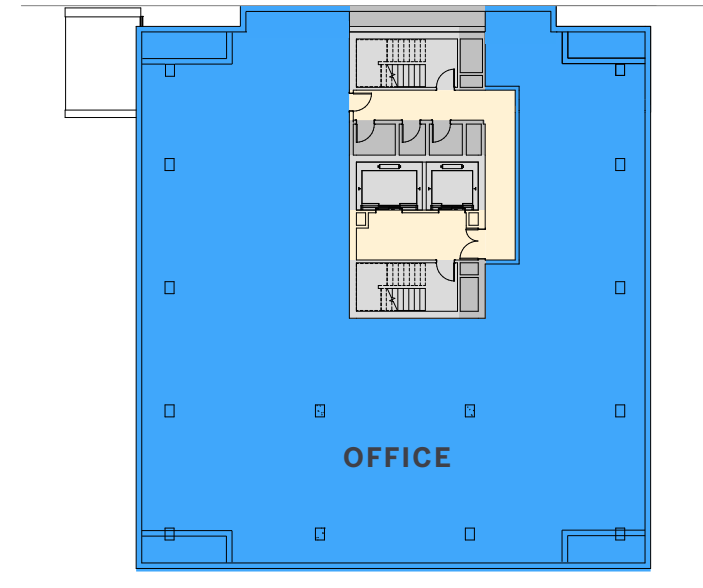


LEVEL 04



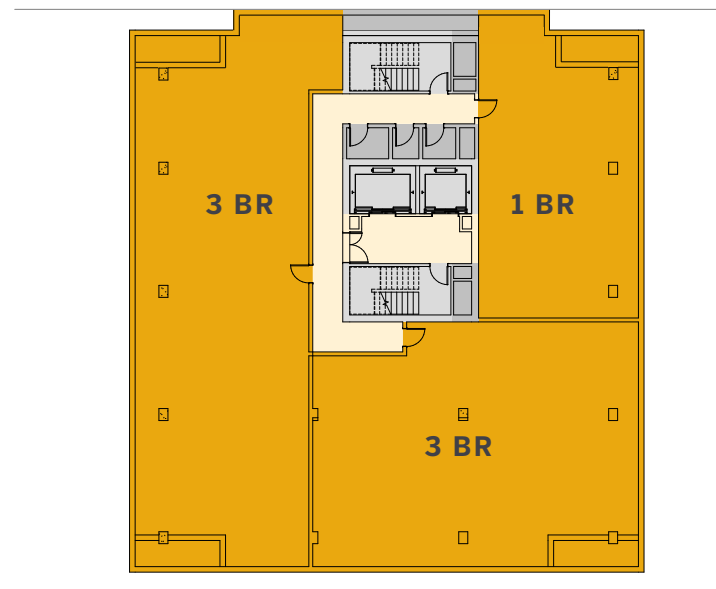
BOYLSTON ST.

LEVEL 05



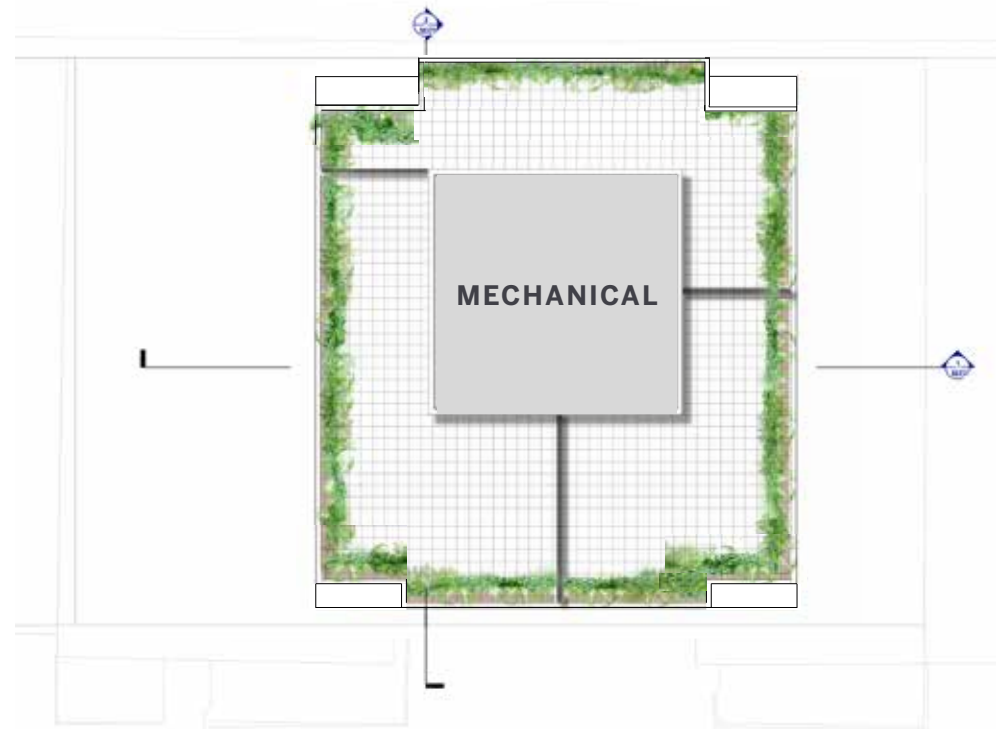
BOYLSTON ST.

LEVEL 06-08 TYP RESIDENTIAL



BOYLSTON ST.

ROOF

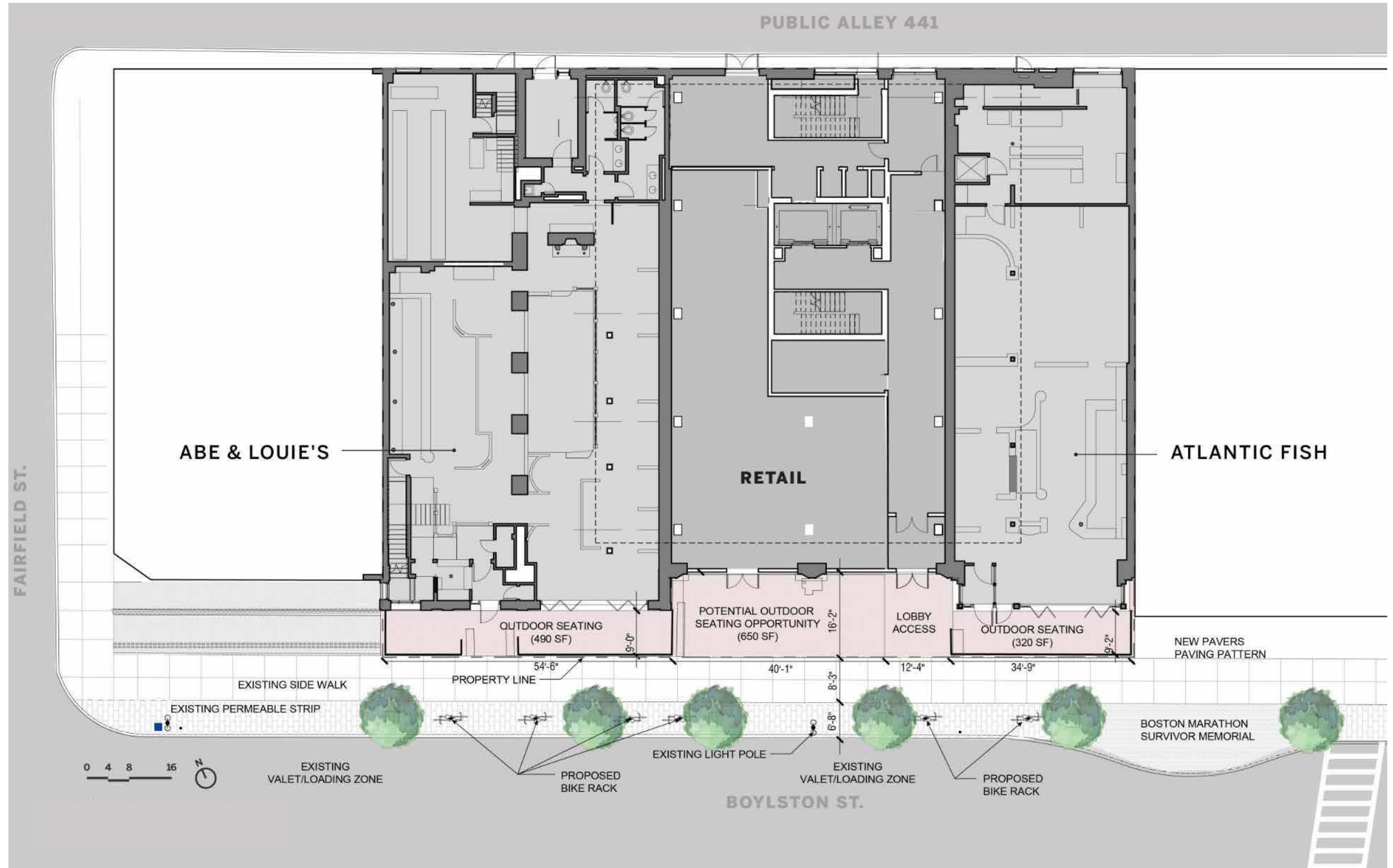


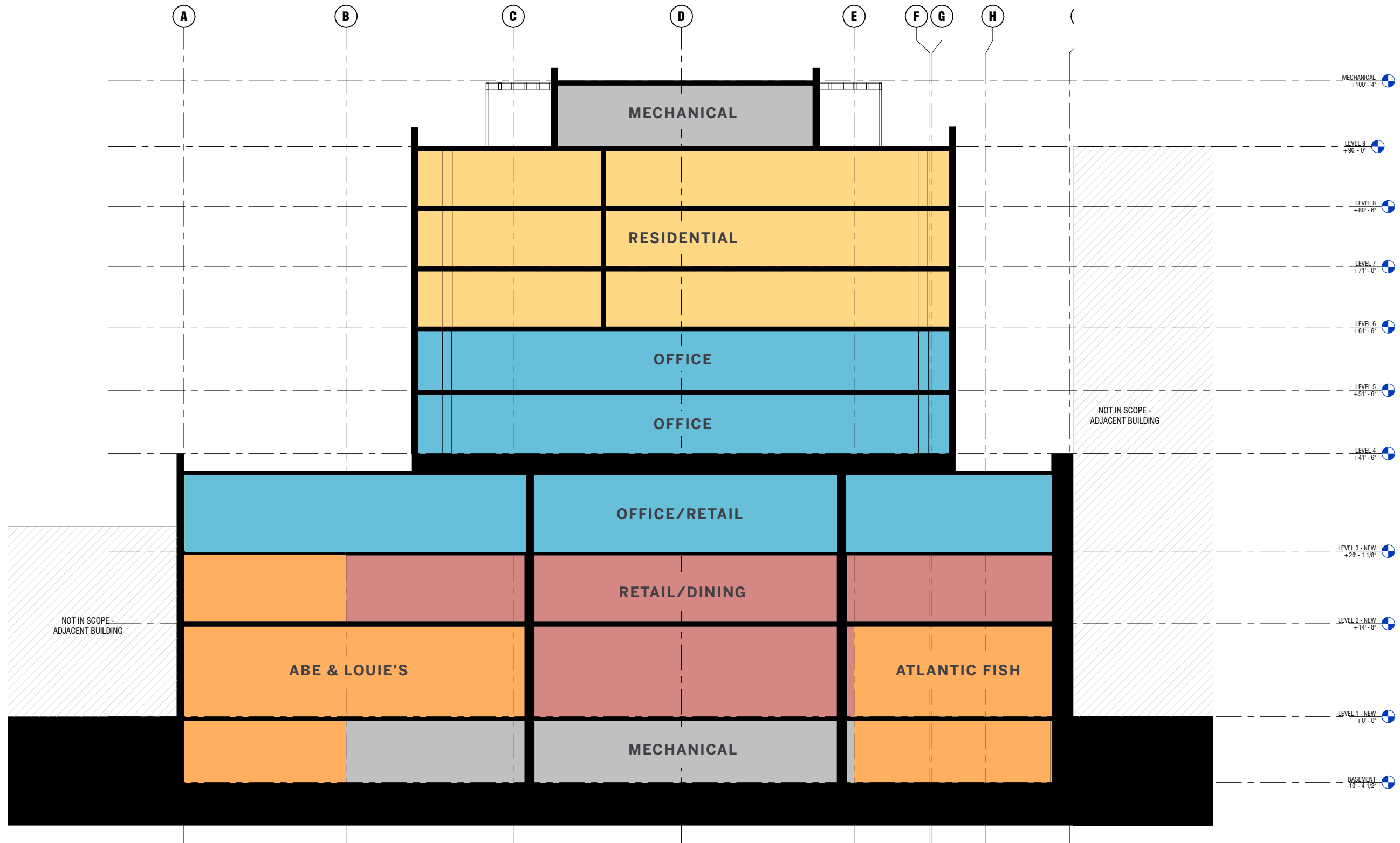
BOYLSTON ST.

UNITS

1 BEDROOM	1
3 BEDROOM	2
PER FLOOR TOTAL	3
TOTAL	9





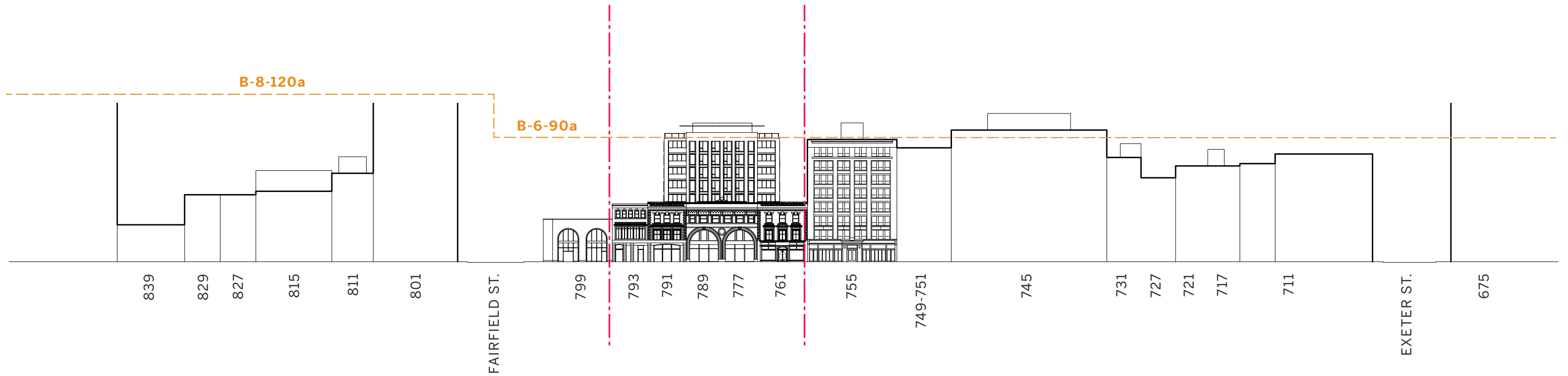


0 4 8 16

← WEST TO FENWAY

PROJECT SITE

EAST TO BOSTON COMMON →





Rendered View: Southeast



© ELKUS MANFREDI ARCHITECTS



Rendered View: Southwest







LEED Strategy



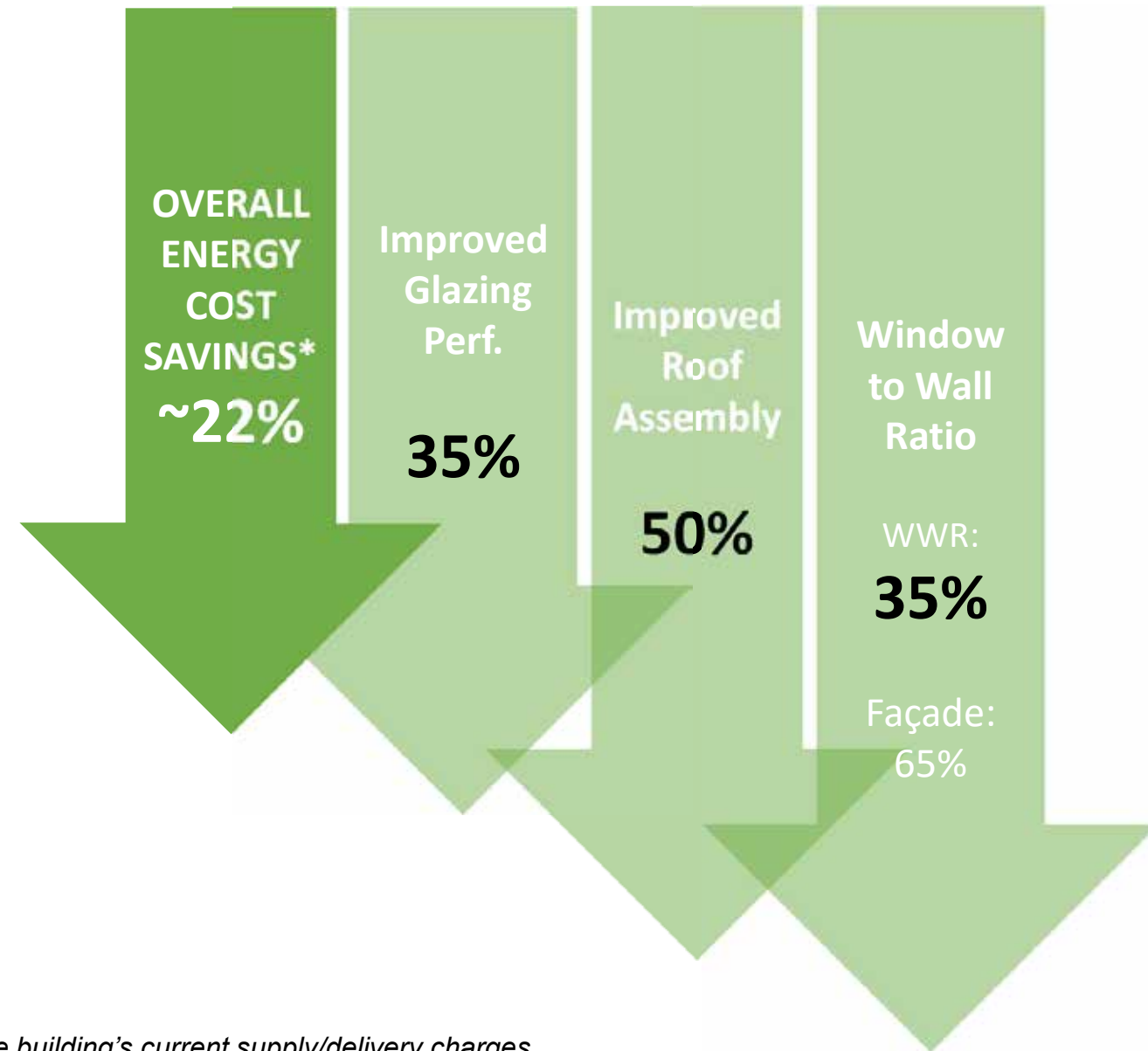
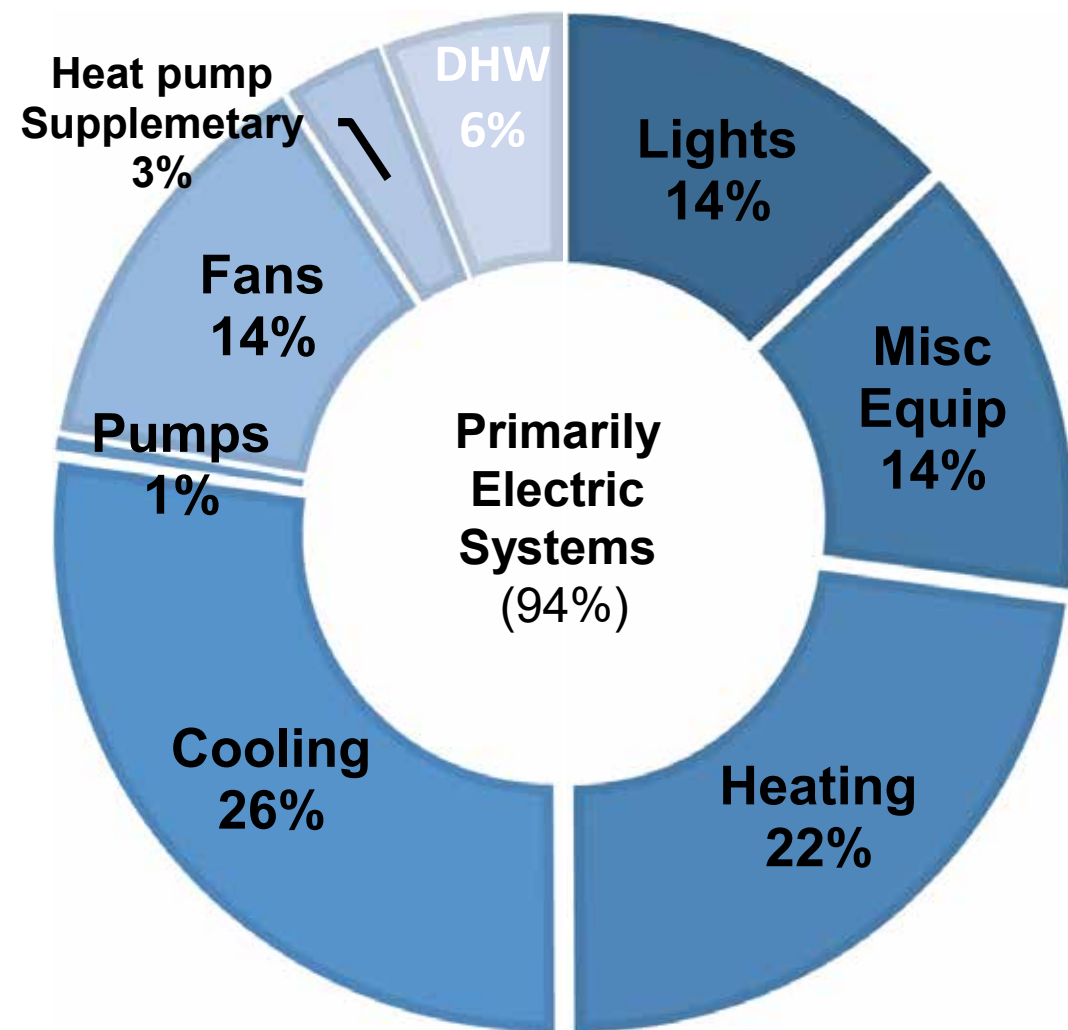
1		Credit	Integrative Process	1
14 0 2 Location and Transportation 16				
		Credit	LEED for Neighborhood Development Location	16
1		Credit	Sensitive Land Protection	1
1	1	Credit	High Priority Site	2
5		Credit	Surrounding Density and Diverse Uses (v4.1)	5
5		Credit	Access to Quality Transit (v4.1)	5
1		Credit	Bicycle Facilities (v4.1)	1
1		Credit	Reduced Parking Footprint (v4.1)	1
	1	Credit	Green Vehicles	1
5 0 5 Sustainable Sites 10				
Y		Prereq	Construction Activity Pollution Prevention	Required
1		Credit	Site Assessment (v4.1)	1
	2	Credit	Site Development - Protect or Restore Habitat	2
	1	Credit	Open Space	1
1	2	Credit	Rainwater Management (v4.1)	3
2		Credit	Heat Island Reduction	2
1		Credit	Light Pollution Reduction	1
4 0 7 Water Efficiency 11				
Y		Prereq	Outdoor Water Use Reduction	Required
Y		Prereq	Indoor Water Use Reduction	Required
Y		Prereq	Building-Level Water Metering	Required
	2	Credit	Outdoor Water Use Reduction	2
3	3	Credit	Indoor Water Use Reduction, 25%, 30%, 35%, 40%, 45%, 50%	6
	2	Credit	Cooling Tower Water Use	2
1		Credit	Water Metering	1
9 9 15 Energy and Atmosphere 33				
Y		Prereq	Fundamental Commissioning and Verification	Required
Y		Prereq	Minimum Energy Performance	Required
Y		Prereq	Building-Level Energy Metering	Required
Y		Prereq	Fundamental Refrigerant Management	Required
	3	Credit	Enhanced Commissioning	6
9	2	Credit	Optimize Energy Performance	18
	1	Credit	Advanced Energy Metering	1
	2	Credit	Demand Response	2
1	2	Credit	Renewable Energy Production	3
1		Credit	Enhanced Refrigerant Management	1
2		Credit	Green Power and Carbon Offsets	2
8 2 3 Materials and Resources 13				
Y		Prereq	Storage and Collection of Recyclables	Required
Y		Prereq	Construction and Demolition Waste Management Planning	Required
2	2	Credit	Building Life-Cycle Impact Reduction (v4.1)	5
2		Credit	Building Product Disclosure and Optimization - Environmental Product Declar. (v4.1)	2
1	1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials (v4.1)	2
1	1	Credit	Building Product Disclosure and Optimization - Material Ingredients (v4.1)	2
2		Credit	Construction and Demolition Waste Management	2
9 1 6 Indoor Environmental Quality 16				
Y		Prereq	Minimum Indoor Air Quality Performance	Required
Y		Prereq	Environmental Tobacco Smoke Control (v4.1)	Required
1	1	Credit	Enhanced Indoor Air Quality Strategies	2
3		Credit	Low-Emitting Materials (v4.1)	3
1		Credit	Construction Indoor Air Quality Management Plan	1
1	1	Credit	Indoor Air Quality Assessment	2
1		Credit	Thermal Comfort	1
1	1	Credit	Interior Lighting	2
	2	Credit	Daylight (v4.1)	3
1		Credit	Quality Views (v4.1)	1
	1	Credit	Acoustic Performance (v4.1)	1
6 0 0 Innovation 6				
5		Credit	Innovation	5
1		Credit	LEED Accredited Professional	1
1 0 3 Regional Priority 4				
	1	Credit	Regional Priority: High Priority Site, 2pts	1
	1	Credit	Regional Priority: Rainwater Mgmt, 2pts	1
1		Credit	Regional Priority: Optimize Energy Performance, 8pts, 20%	1
	1	Credit	Regional Priority: Indoor Water Use, 4pts	1
<i>Alternates: Renewable Energy, 3pts; Bldg Life Cycle Impact Reduction, 2pts</i>				
57 12 41 TOTALS				Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

Water Reduction

- Through minimal/no landscaping, irrigation is eliminated, saving potable water annually.
- Low flow/flush fixtures (WaterSense) save annually on average **164,000** gallons of water which is the amount of 5,450 bath tubs (30 gallon).
- Through electric heating/cooling, the project will not implement Cooling Towers, saving a considerable amount of potable water annually.



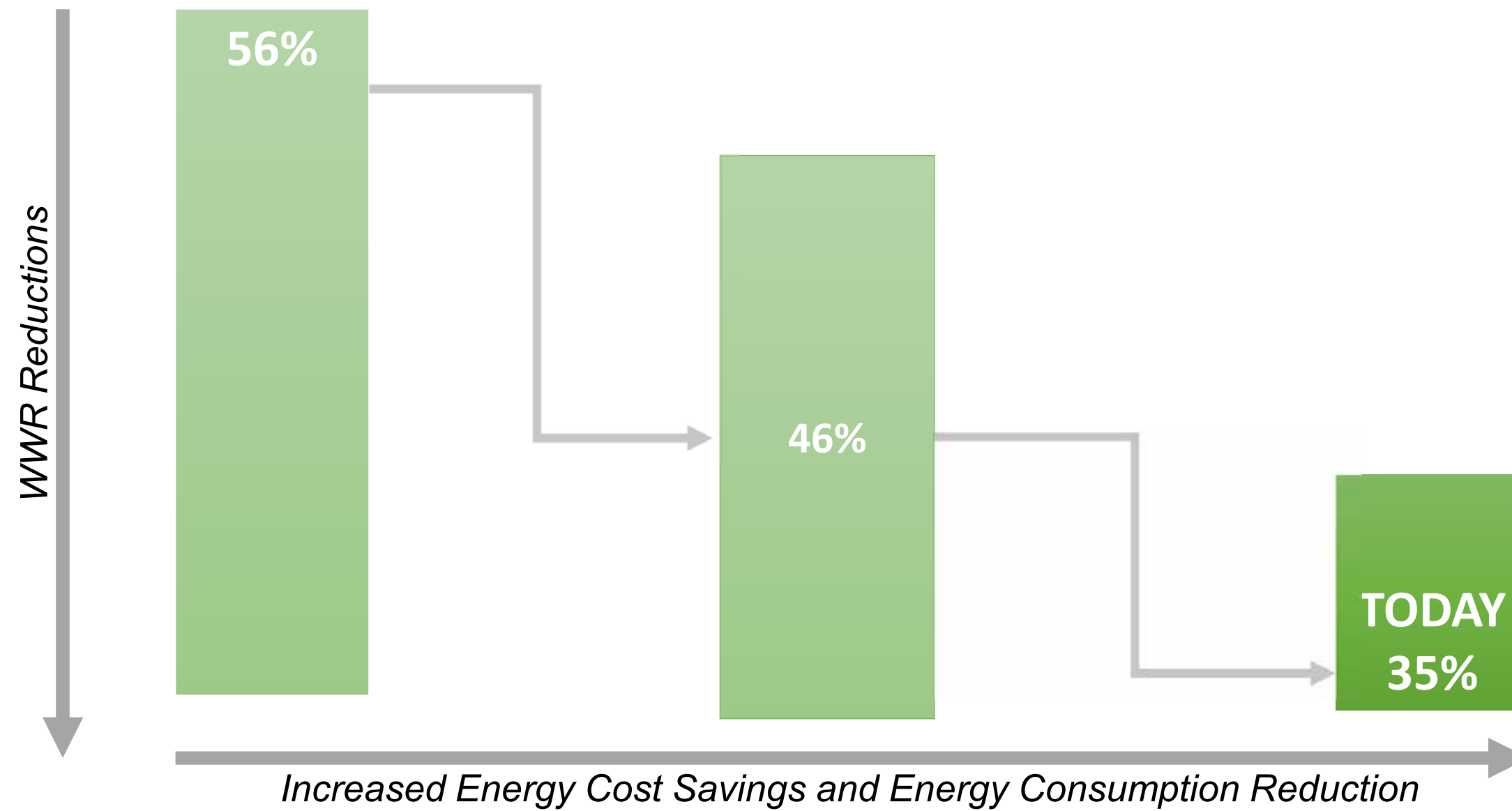
Energy Performance



*Utility rates include supply and delivery charges (EIA.org) and are in alignment with the building's current supply/delivery charges.

Energy Performance

Window to Wall Ratio Evolution



Embodied Carbon Reduction / Adaptive Reuse

- This project is extending the life-cycle of existing building stock, conserving resources, reducing construction / material waste, and reducing materials manufacturing and transportation environmental impacts that relate to new buildings.
- Renovation and reuse projects typically save between **50 and 75 percent** of the embodied carbon emissions compared to constructing a new building (AIA.org).
- This project activates an innovation point for “Building reuse and adaptive reuse”.



Health and Wellness

Outdoor Amenity Space

Connection to outdoors and natural environment.

Enhanced Daylighting and Views

Circadian rhythm support, connection to nature

Thermal Comfort

Design and controllability for optimal indoor temperature comfort

Indoor Air Quality

Optimized air filtration and ventilation; during construction and occupancy

Healthy Materials and Products

Low-emitting, reuse, ingredient transparency



Innovation

