

Construo Development
275 Main street
Boston Ma, 02125

768-772 Tremont Project Project History/ timeline

October 8th 2019- Project is ZBA approved.

The project was proposed by the previous owner who held their own community process and zoning board of appeals process. The proponent is purchasing the approved project from the seller.

The approval has since been extended with ZBA.

March 19th 2024- New Proponent Applied for South End Land Marks Design Review

May 2nd- Presentation removed from Meeting, and moved to advisory review

May 9th- We met with member of SEDLC to review proposal and get feedback on design. Architect has since made numerous revisions to the design.

- Maintaining existing Windows on 2nd floor
- Changing roofline to Mansard for a smoother transition on W springfield
- Revisions to windows & overall design to match South End architecture and scale

August 6th: Presented the revised plans before, in an advisory capacity, for feedback on the proposed design from the community and committee. The board commented and asked to see revisions on the windows and bays. Specifically removing all ganged windows & changing the design of the bays. The proposed cornice line has changes as well to match 174 w springfield as suggested.













 **MassDENTAL**
Associates



REVISIONS:

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DRAWING TITLE:
EXTERIOR ELEVATIONS

STAMP

October 16, 2024
 DATE OF ISSUE
 SELDC REVIEW
 DOCUMENT PHASE
 3/16" = 1'-0"
 SCALE
 2402.00
 PROJECT #

DRAWING NUMBER:

A200



TREMONT ST. ELEVATION

① FRONT ELEVATION
 3/16" = 1'-0"



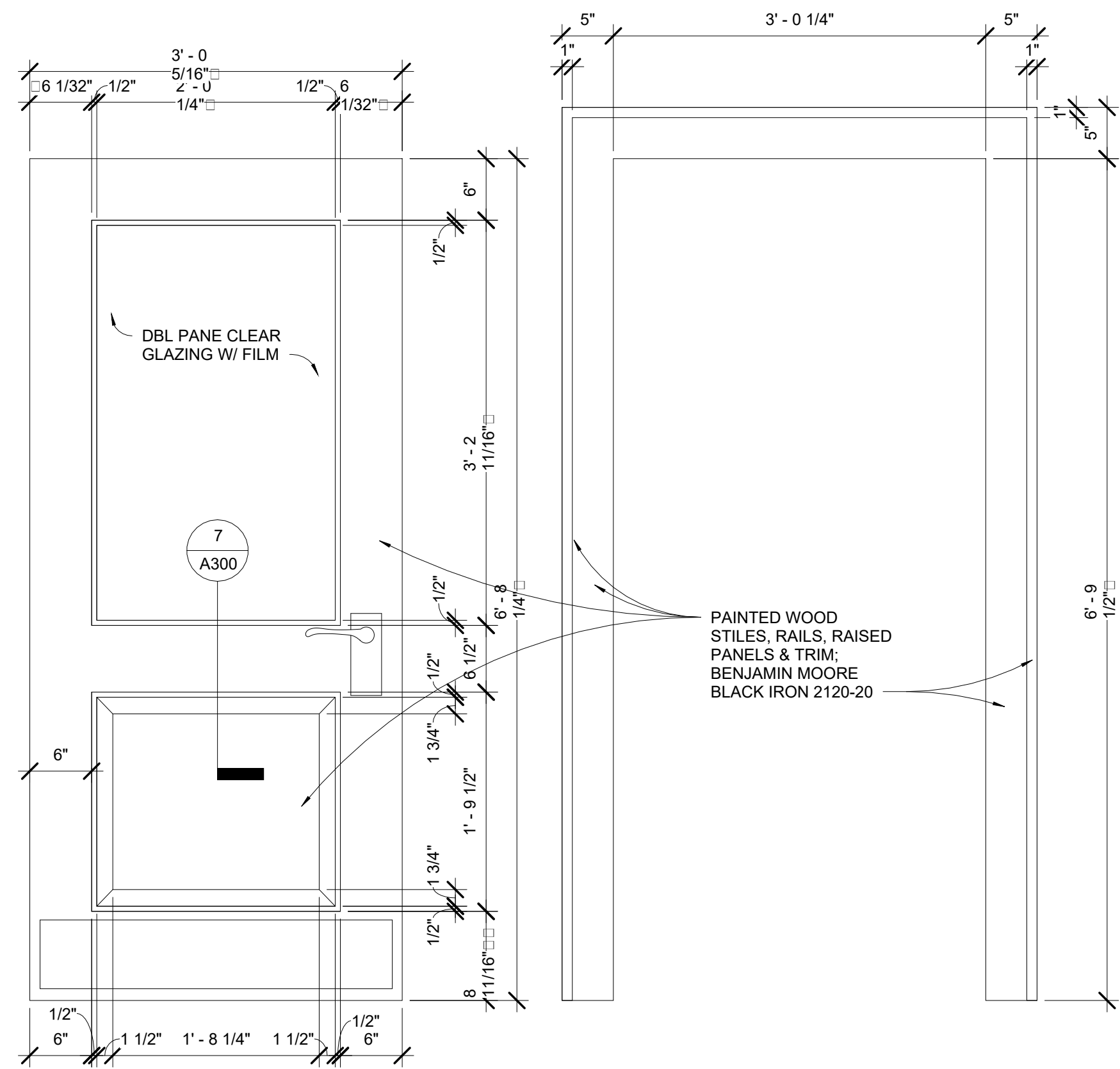
WEST SPRINGFIELD ST. ELEVATION

② LEFT ELEVATION
 3/16" = 1'-0"



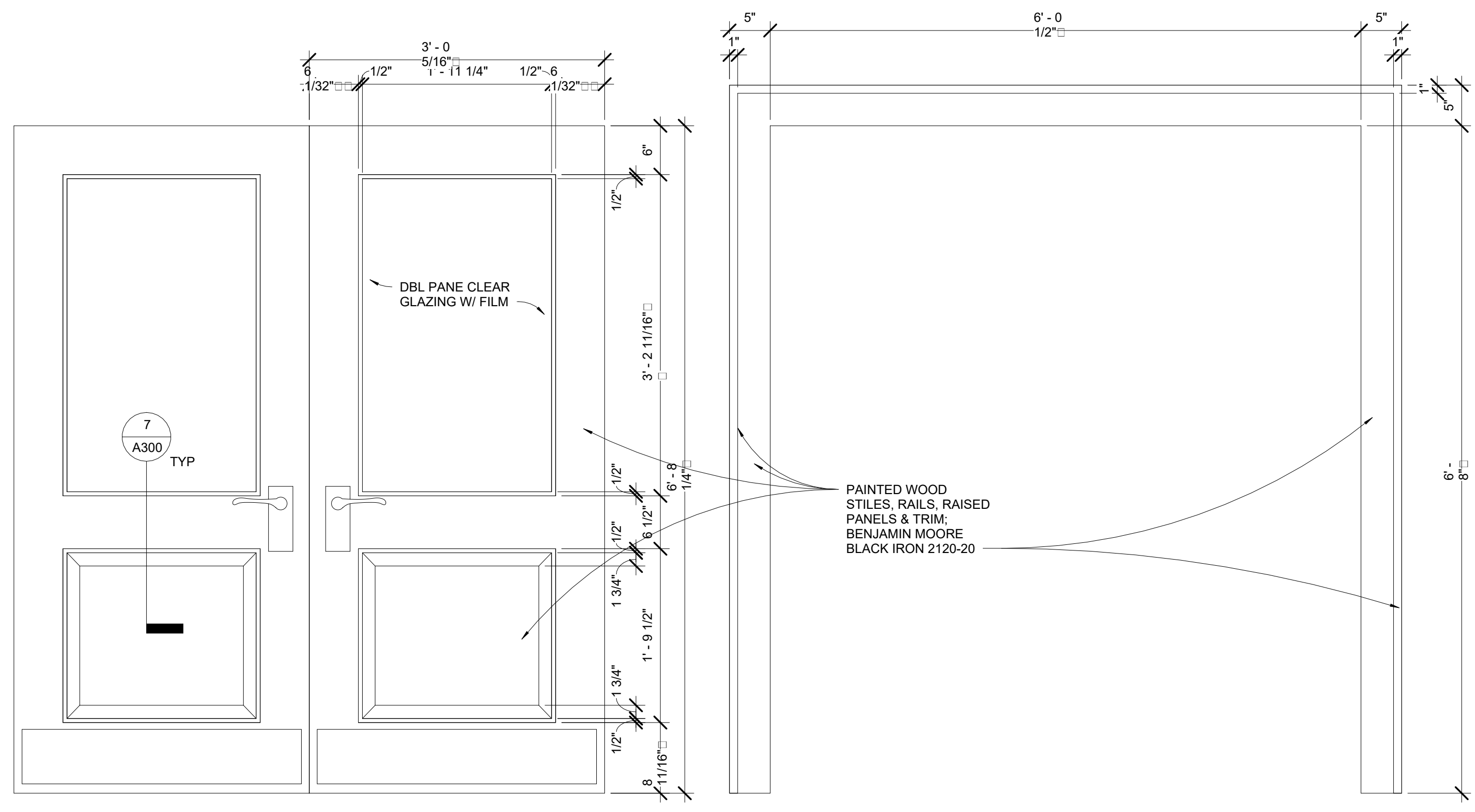
③ RIGHT ELEVATION
 3/16" = 1'-0"

10/16/2024 4:49:12 PM
 HYDRANT CONSTRUCTION CONSULTANTS ARCHITECTS



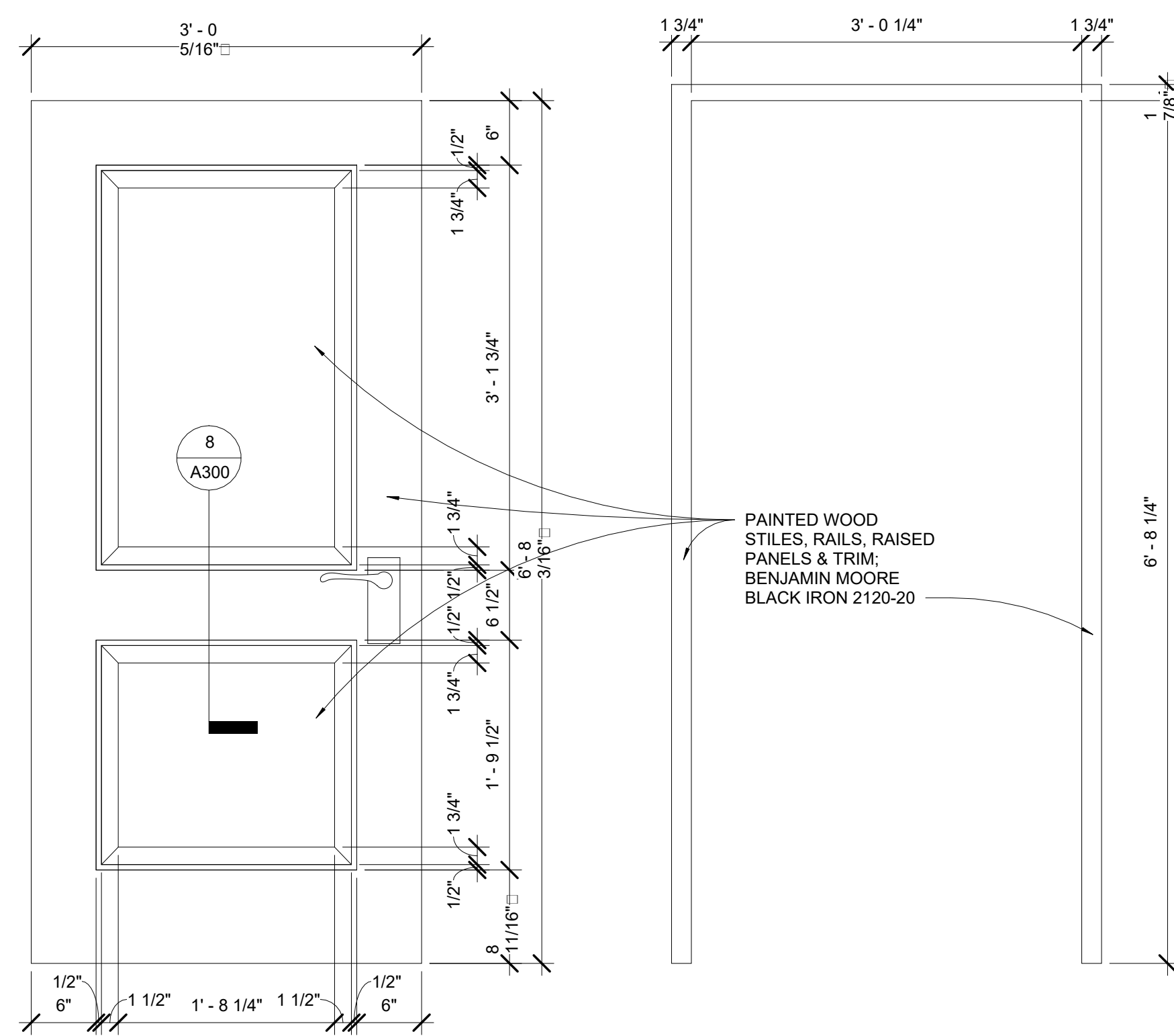
2 DOOR ELEVATION - COMMERCIAL SGL
1" = 1'-0"

5 DOOR FRAME - COMMERCIAL SGL
1" = 1'-0"



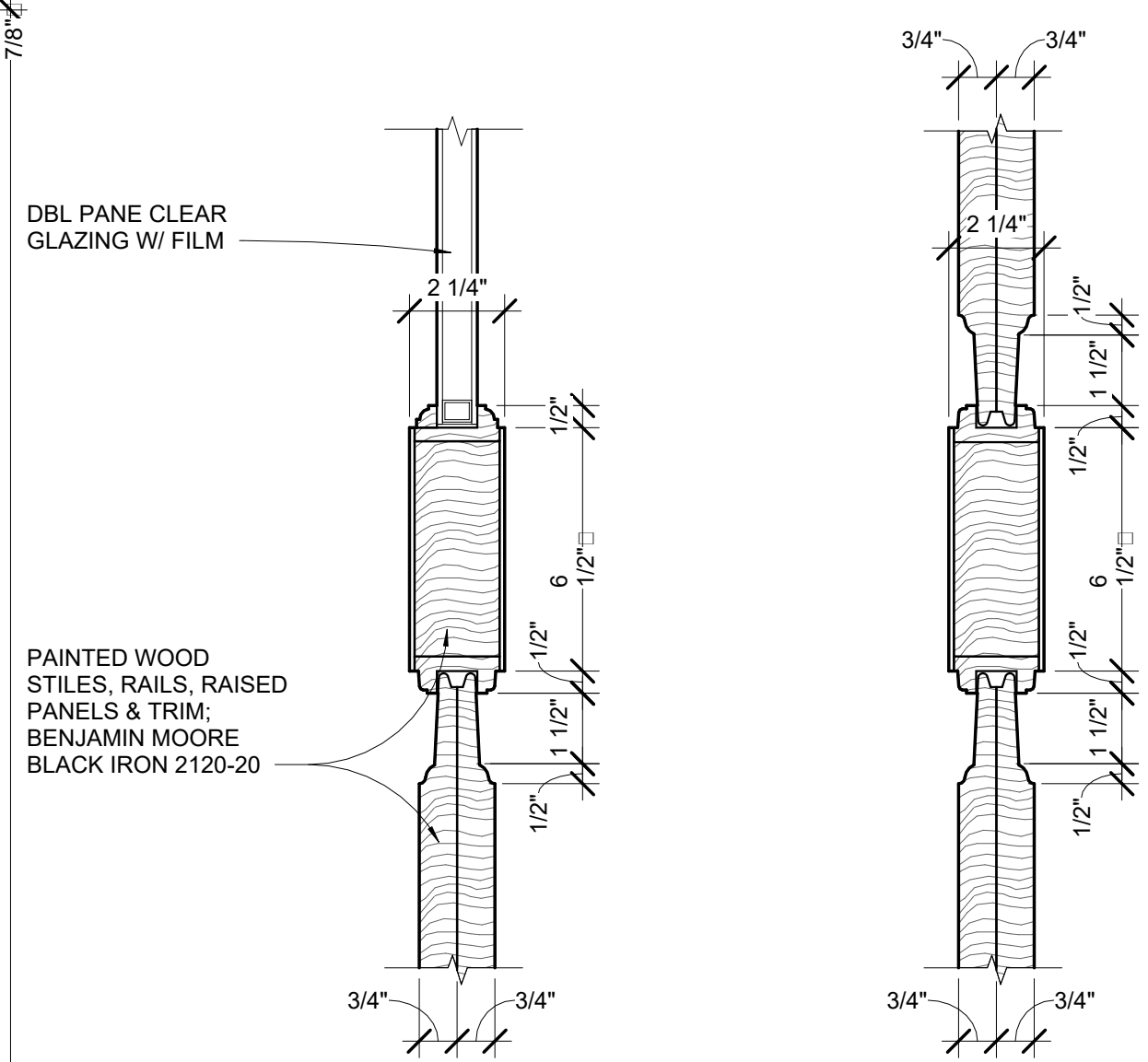
3 DOOR ELEVATION - COMMERCIAL DBL
1" = 1'-0"

6 DOOR FRAME - COMMERCIAL DBL
1" = 1'-0"



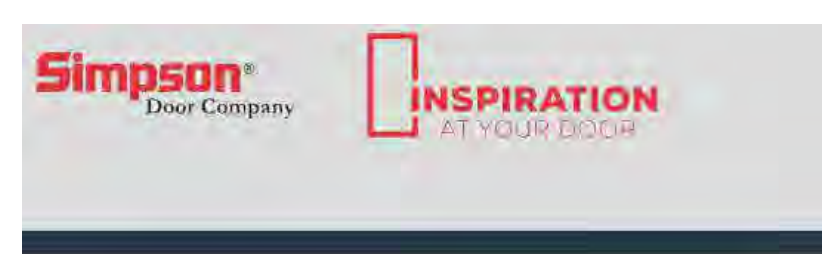
1 DOOR ELEVATION - RESIDENTIAL
1" = 1'-0"

4 DOOR FRAME - RESIDENTIAL
1" = 1'-0"



7 DOOR DETAIL - COMMERCIAL
3" = 1'-0"

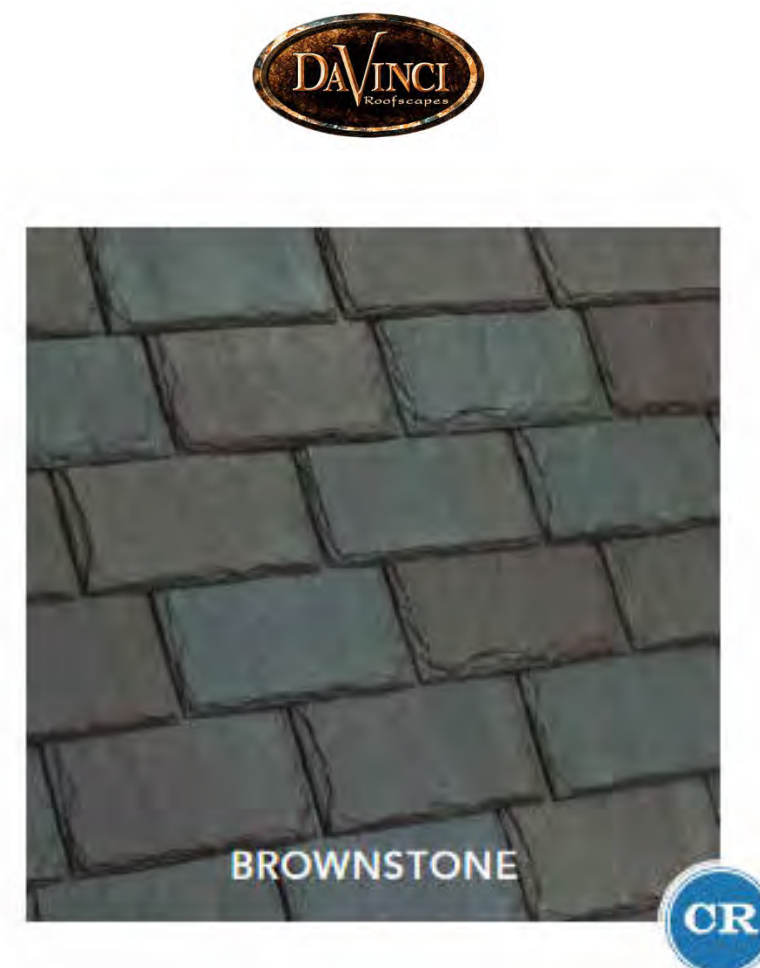
8 DOOR DETAIL - RESIDENTIAL
3" = 1'-0"



7081 Thermal Sash
 SERIES: Exterior French & Sash Doors
 DOOR DESIGN: 7081
 QUANTITY: 1

DOOR SPECIFICATIONS
 SPECIES: Fir
 WOOD GRADE: Select
 WIDTH: 3-0 5/16"
 HEIGHT: 6-8"
 THICKNESS: 1 3/4"
 PROFILE: Ovolo Sticking
 GLASS: Clear / Clear w/ Film
 PANEL: 1-7/16" Innerbond DHRP
 ADDITIONAL OPTIONS:
 UltraBlock® Technology
 Solid Bottom Rail
 Cartoned
 PYD

DOOR SPECIFICATIONS



ROOFING



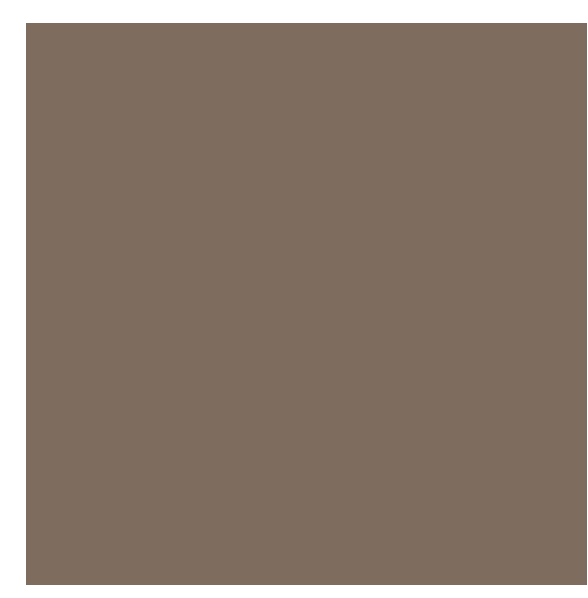
BRICK VENEER - MORIN ACADEMY SMOOTH NARROW FLASH

MASONRY



- 4" Cast Stone Window Sill
 DESCRIPTION: Historic New England Collection 4" Window Sill is available 2.5" thick or custom thickness.
- 9" Cast Stone Molding
 DESCRIPTION: Historic New England Collection 9" Molding is available 1.5" to 3.625" thick.
- 8" Cast Stone Header
 DESCRIPTION: Historic New England Collection 8" Cast Stone Header is available 1.5" to 3.625" thick or custom thickness.

CAST STONE



CAST STONE: HC-69



COMPOSITE TRIM: 2120-20

PAINT BENJAMIN MOORE

REVISIONS:

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DRAWING TITLE:

MATERIALS

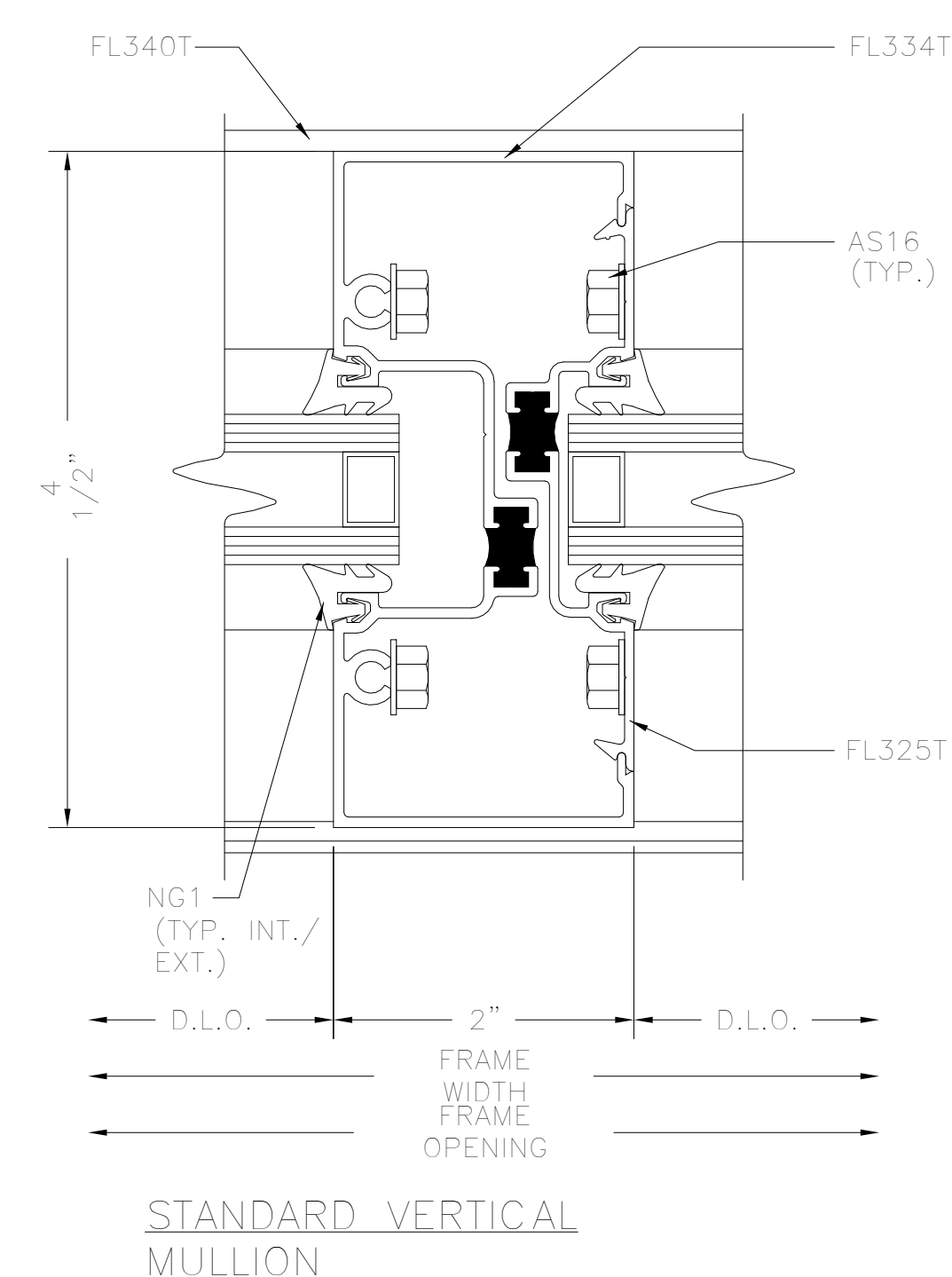
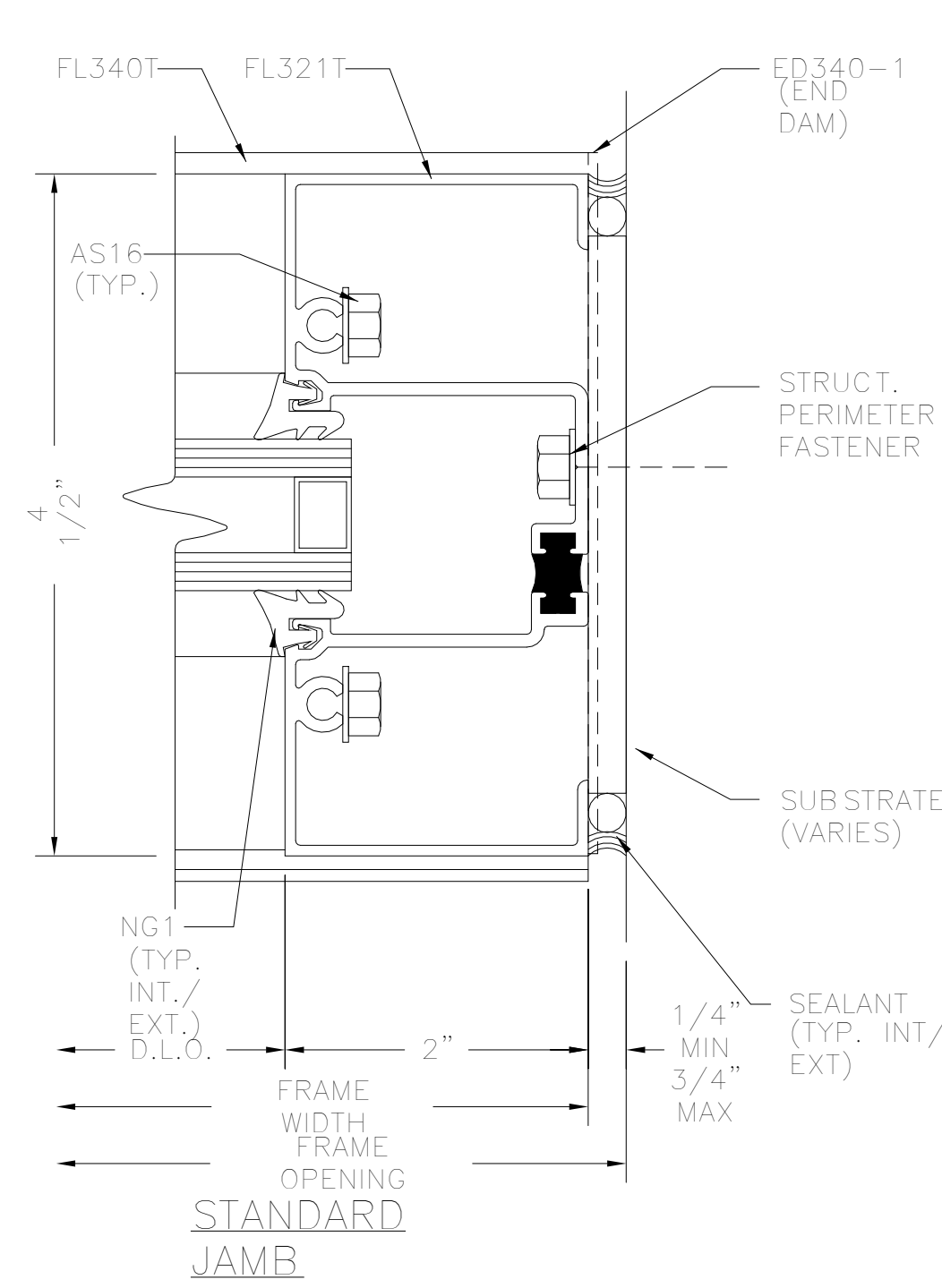
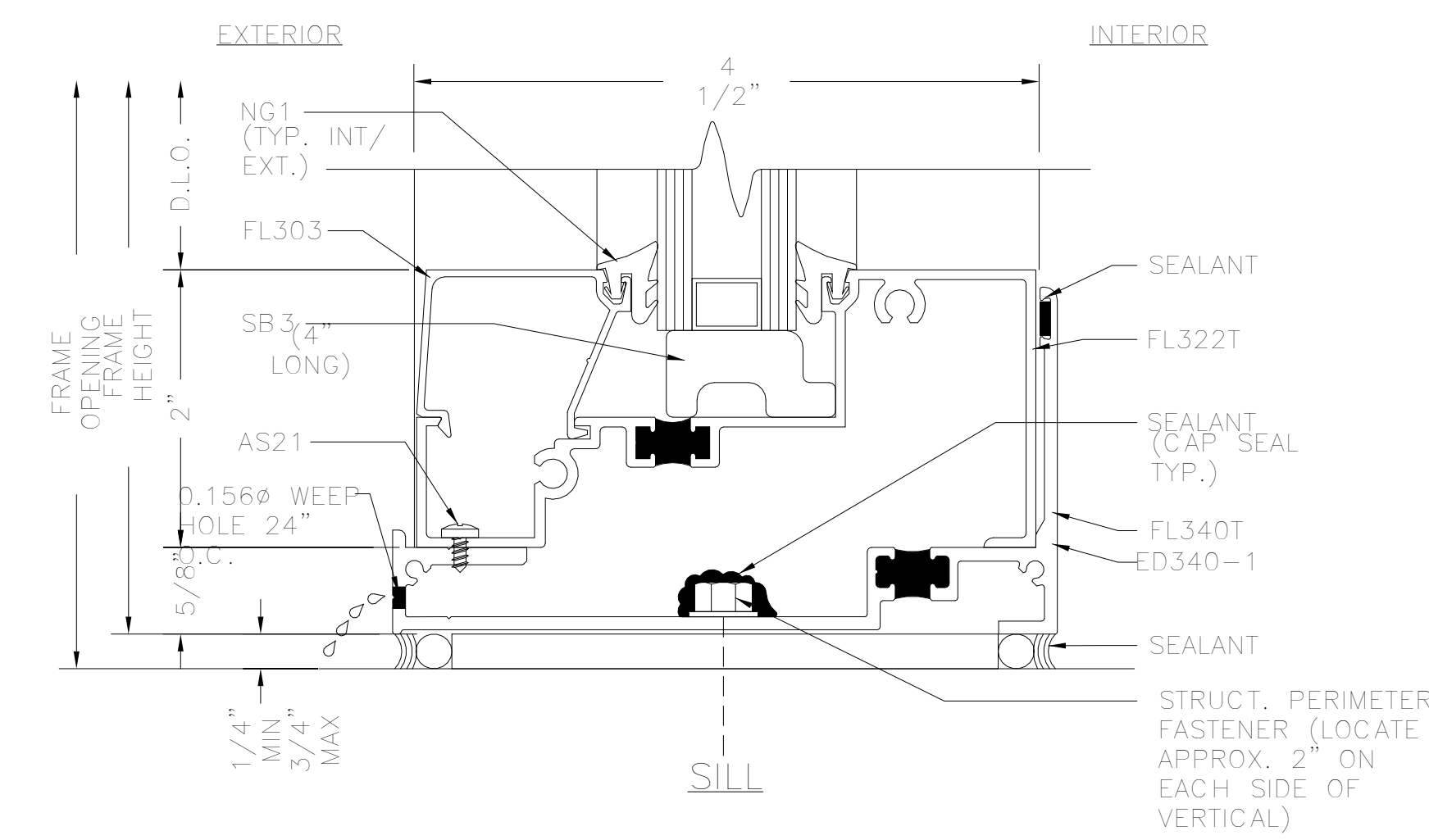
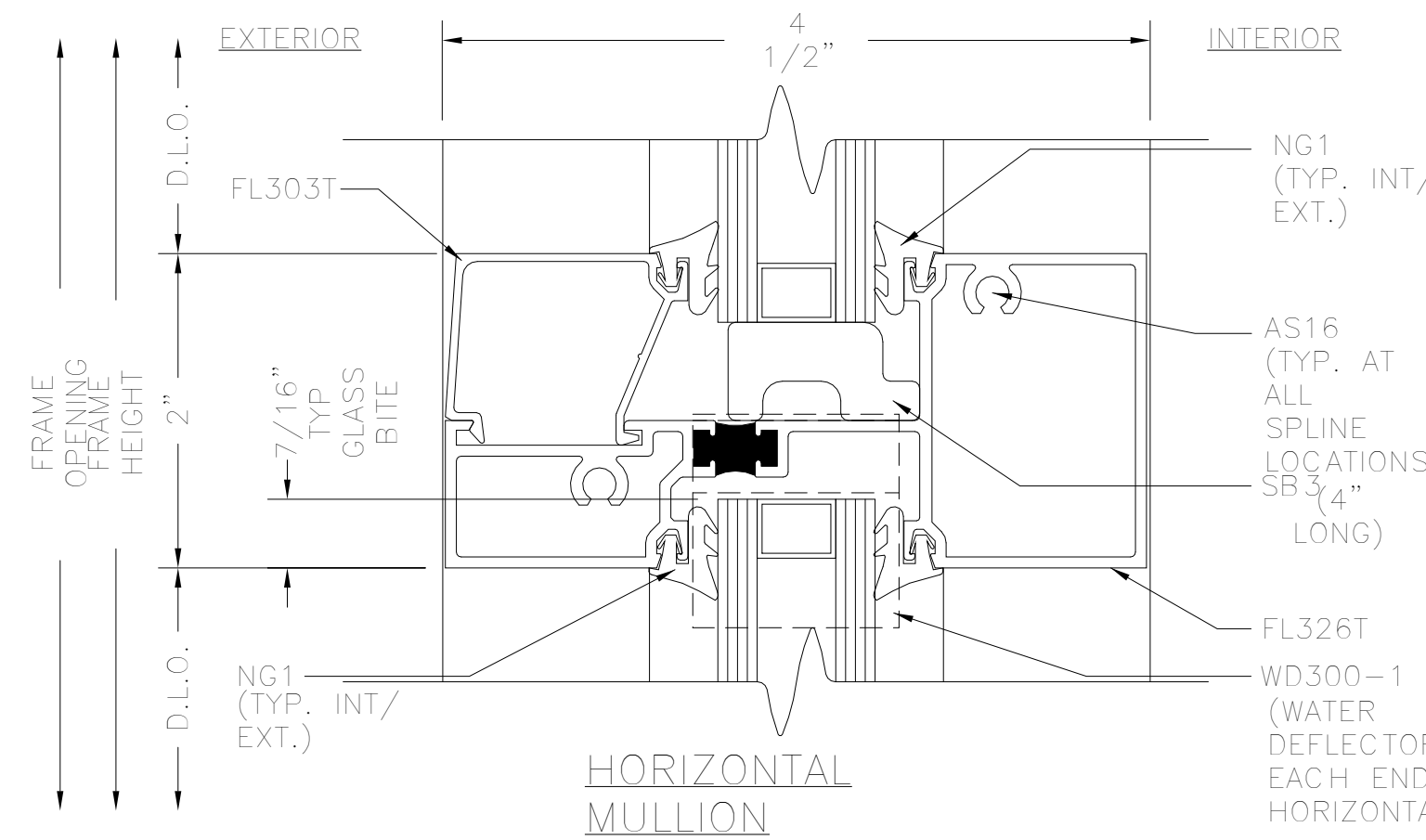
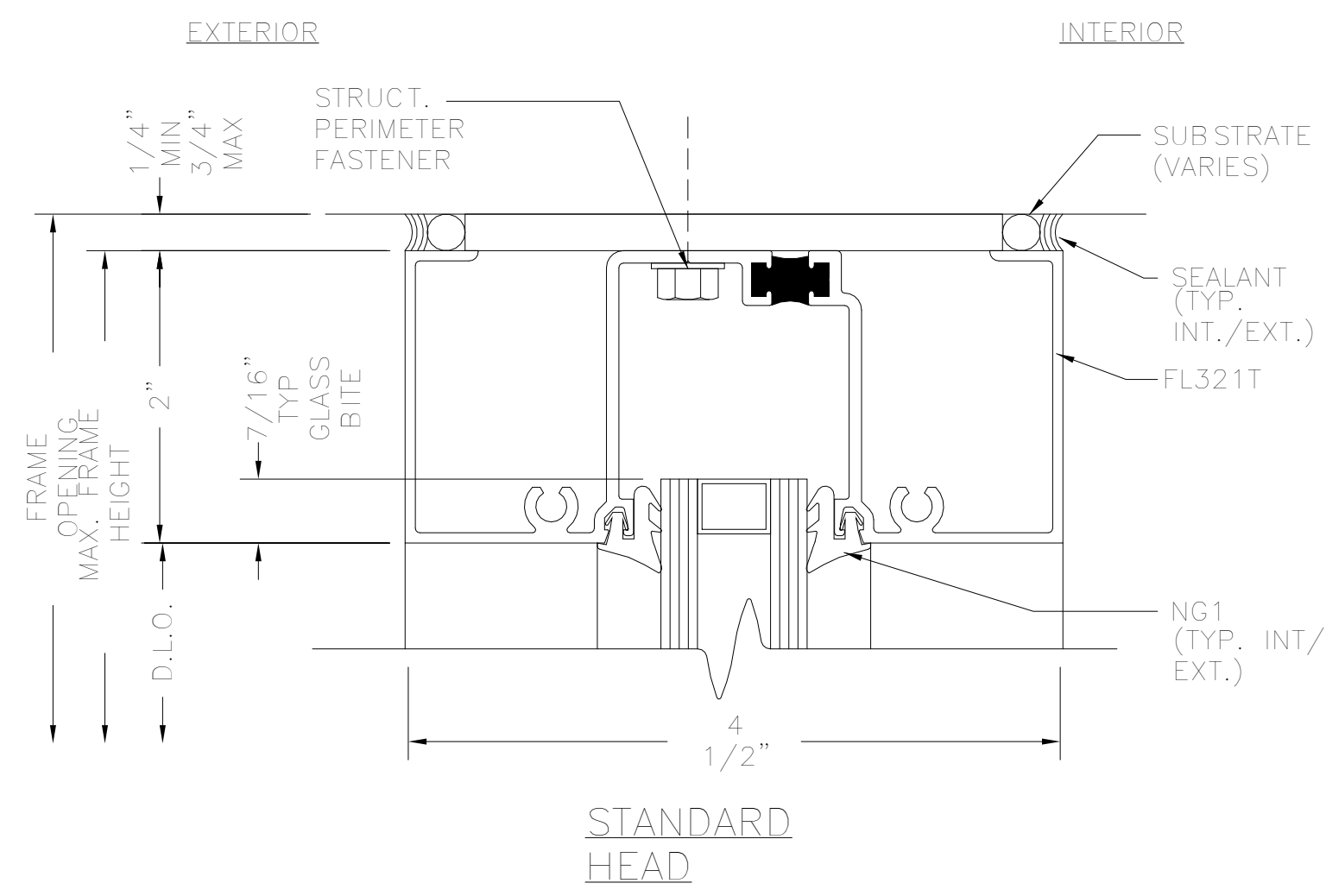
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A300

10/25/2024 4:45 PM
 10/25/2024 4:45 PM



Thermal Storefront GLAZING SYSTEM

Performance

- ASTM E330 - Structural Design Pressure +35/-35 PSF
- ASTM E331 - Water 15 PSF
- ASTM E283 - Air @ 6.24 PSF < 0.060 cfm/ft²
- AAMA 1503 - Thermal U-Factor .40 CRF 57

Front Line FL300T 2" x 4 1/2" Thermally Broken Storefront System takes the superior performance of the FL300 System to the next level.

Utilizing a tested and time-proven polyurethane thermal barrier, FL300T provides the expected performance of a thermally broken system.

FINISHES

- Architectural Class I and Class II Anodized finishes are available in stock colors.
- Architectural Powder Coat, the "green" choice, conforming to AAMA 2604 and AAMA 2605 are available in stock and custom match colors.

FL300T
THERMAL STOREFRONT SYSTEM • 1"

Thermal Storefront GLAZING SYSTEM

FEATURES

- 2" x 4 1/2" Profile for 1" glazing infill
- Top load EPDM gaskets
- Full complement of system designed parts and accessories
- Full height sub-sill
- Heavy wall mullion option without steel reinforcing
- Hydraulic CoraPunch or drill jig fabrication options
- Screw-spline joinery using #14 x 1" hex-head screws
- Deep pocket perimeter sections allow for:
 - Direct anchor attachment to substrate
 - Use of 1/4" diameter hex-head anchor bolts to substrate
- Deep pocket perimeter sections eliminate:
 - Drilling access holes
 - Blind caulk seals
- Variable glazing options

FL300T
THERMAL STOREFRONT SYSTEM • 1"

HEAD

HORIZONTAL

SILL

JAMB

ALTERNATE JAMB

VERTICAL

**Coal Black
8N200Q**

ARCHITECT
S47|a
studios47 architects, inc
 517 Boston Post Rd
 Suite #30
 Sudbury, MA 01776
 p: 508.500.4730
 www.s47a.com

PROJECT:
**Tremont Street
Residences**
 770 Tremont Street,
 Boston, MA 02118

CLIENT:
River Front Realty
 275 Main St
 Charlestown, MA 02129

PROJECT TEAM:

REVISIONS:

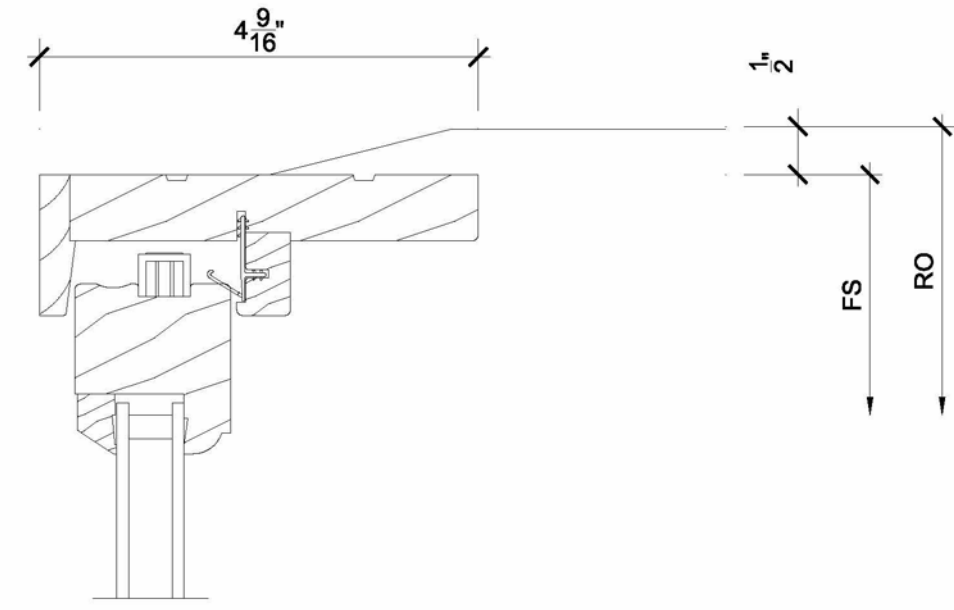
DRAWING TITLE:
**MATERIALS -
STOREFRONT**

STAMP

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 3/4" = 1'-0"
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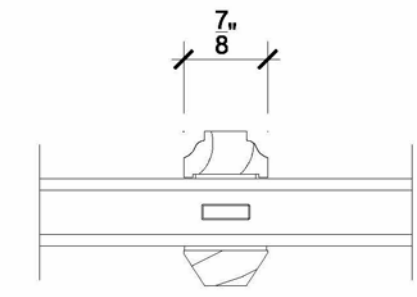
DRAWING NUMBER:

A301



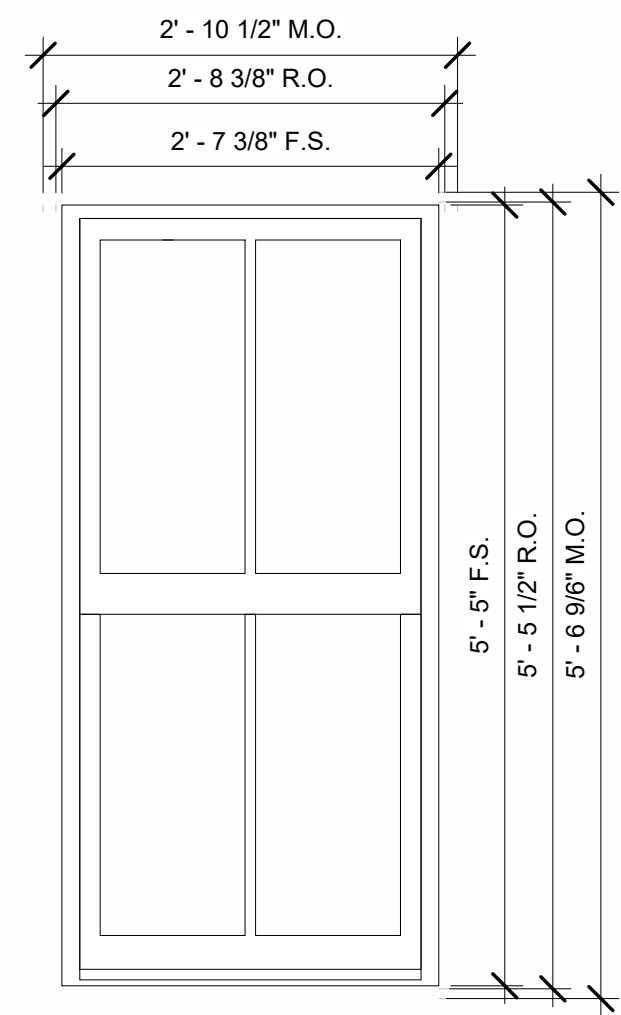
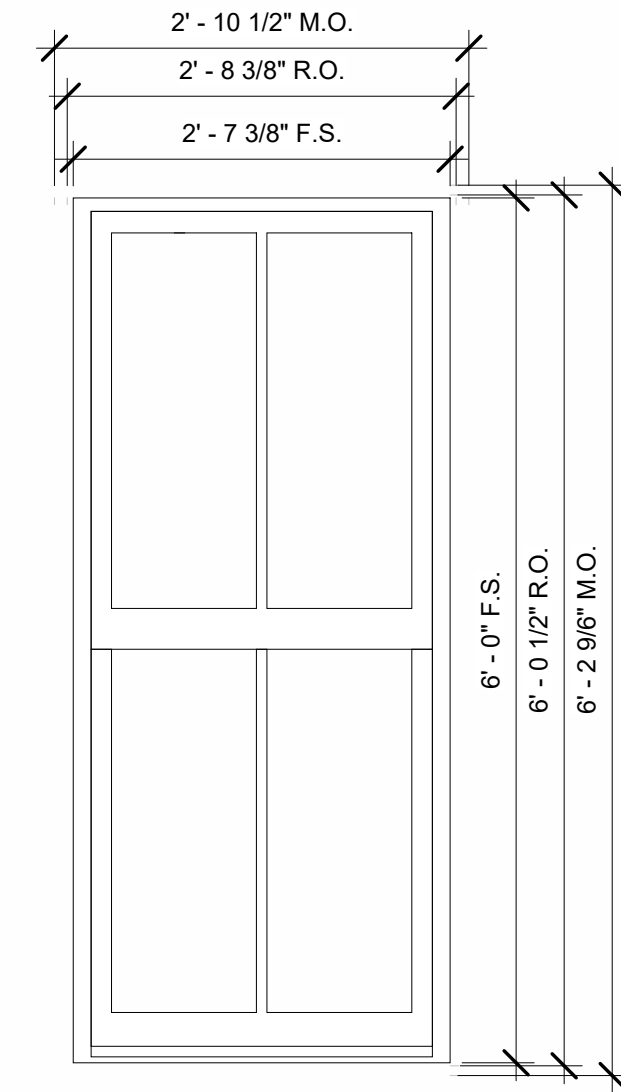
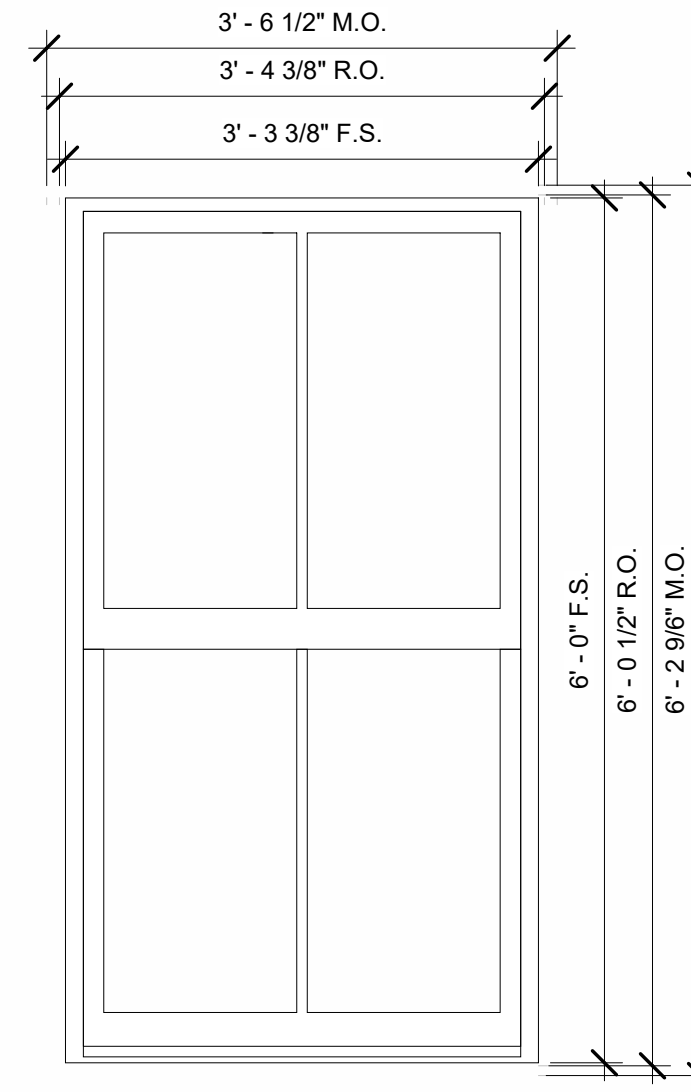
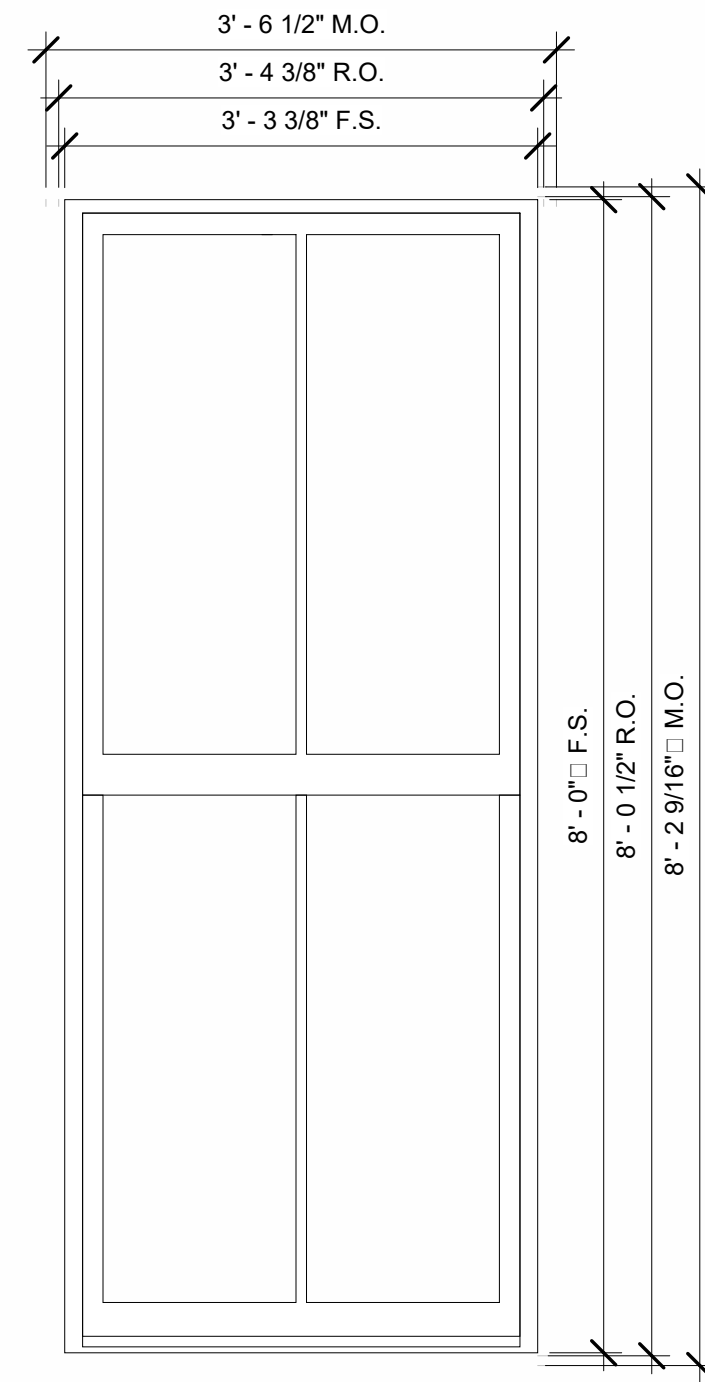
1
3 Head

SCALE: 6" = 1'-0"



4
3 Divided Lite

SCALE: 6" = 1'-0"

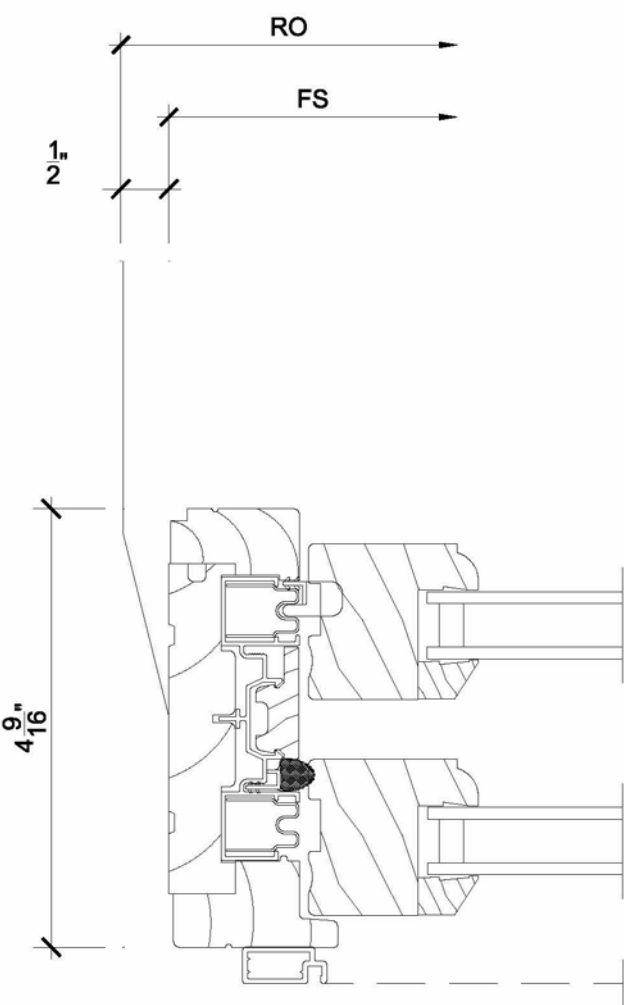


QTY: 18
MARK UNIT: A
PRODUCT LINE: ULTIMATE WOOD CLAD
UNIT DESCRIPTION: DOUBLE HUNG
MASONRY OPENING: 66 9/16" X 42 1/2"
ROUGH OPENING: 96 1/2" X 40 3/8"
FRAME SIZE: 90" X 38 3/8"
EXTERIOR FINISH: BLACK
SPECIES: PINE
UNIT TYPE: DOUBLE HUNG
CALL NUMBER: UWDM-CUSTOM
GLASS INFORMATION: IG, CLEAR, BLACK
HARDWARE TYPE: SASH LOCK
LIFT TYPE: NO FINGER PULL
PERFORMANCE OPTIONS: NONE
SCREEN TYPE: EXTRUDED ALUMINUM HALF SCREEN
HARDWARE COLOR: BLACK
SCREEN SURROUND COLOR: STONE WHITE
SCREEN MESH TYPE: BRIGHT VIEW MESH
JAMB DEPTH: 4 9/16"
INTERIOR TRIM: NONE
EXTERIOR CASING: NONE
SUBSILL TYPE: NONE

QTY: 20
MARK UNIT: B
PRODUCT LINE: ULTIMATE WOOD CLAD
UNIT DESCRIPTION: DOUBLE HUNG
MASONRY OPENING: 74 9/16" X 42 1/2"
ROUGH OPENING: 72 1/2" X 40 3/8"
FRAME SIZE: 77" X 38 3/8"
EXTERIOR FINISH: BLACK
SPECIES: PINE
UNIT TYPE: DOUBLE HUNG
CALL NUMBER: UWDM-4032
GLASS INFORMATION: IG, CLEAR, BLACK
HARDWARE TYPE: SASH LOCK
LIFT TYPE: NO FINGER PULL
PERFORMANCE OPTIONS: NONE
SCREEN TYPE: EXTRUDED ALUMINUM HALF SCREEN
HARDWARE COLOR: BLACK
SCREEN SURROUND COLOR: STONE WHITE
SCREEN MESH TYPE: BRIGHT VIEW MESH
JAMB DEPTH: 4 9/16"
INTERIOR TRIM: NONE
EXTERIOR CASING: NONE
SUBSILL TYPE: NONE

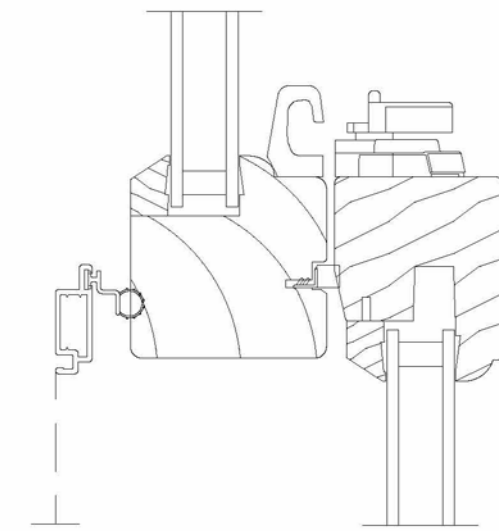
QTY: 15
MARK UNIT: C
PRODUCT LINE: ULTIMATE WOOD CLAD
UNIT DESCRIPTION: DOUBLE HUNG
MASONRY OPENING: 66 9/16" X 34 1/2"
ROUGH OPENING: 72 1/2" X 32 3/8"
FRAME SIZE: 67" X 31 3/8"
EXTERIOR FINISH: BLACK
SPECIES: PINE
UNIT TYPE: DOUBLE HUNG
CALL NUMBER: UWDM-2828
GLASS INFORMATION: IG, CLEAR, BLACK
HARDWARE TYPE: SASH LOCK
LIFT TYPE: NO FINGER PULL
PERFORMANCE OPTIONS: NONE
SCREEN TYPE: EXTRUDED ALUMINUM HALF SCREEN
HARDWARE COLOR: BLACK
SCREEN SURROUND COLOR: STONE WHITE
SCREEN MESH TYPE: BRIGHT VIEW MESH
JAMB DEPTH: 4 9/16"
INTERIOR TRIM: NONE
EXTERIOR CASING: NONE
SUBSILL TYPE: NONE

QTY: 28
MARK UNIT: D
PRODUCT LINE: ULTIMATE WOOD CLAD
UNIT DESCRIPTION: DOUBLE HUNG
MASONRY OPENING: 66 9/16" X 32 3/8"
ROUGH OPENING: 66 1/2" X 32 3/8"
FRAME SIZE: 67" X 31 3/8"
EXTERIOR FINISH: BLACK
SPECIES: PINE
UNIT TYPE: DOUBLE HUNG
CALL NUMBER: UWDM-2828
GLASS INFORMATION: IG, CLEAR, BLACK
HARDWARE TYPE: SASH LOCK
LIFT TYPE: NO FINGER PULL
PERFORMANCE OPTIONS: NONE
SCREEN TYPE: EXTRUDED ALUMINUM HALF SCREEN
HARDWARE COLOR: BLACK
SCREEN SURROUND COLOR: STONE WHITE
SCREEN MESH TYPE: BRIGHT VIEW MESH
JAMB DEPTH: 4 9/16"
INTERIOR TRIM: NONE
EXTERIOR CASING: NONE
SUBSILL TYPE: NONE



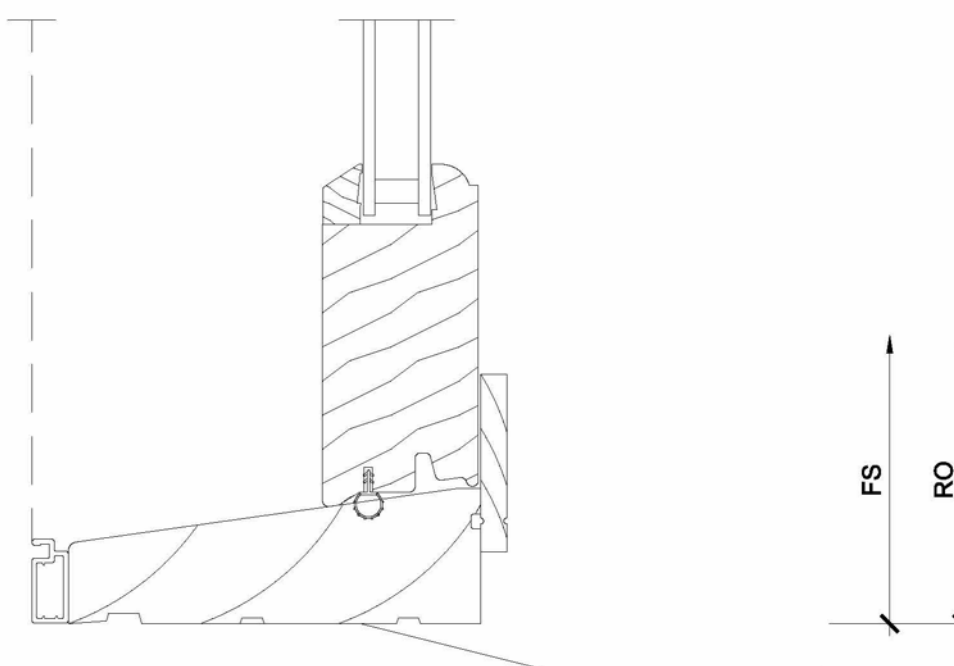
2
3 Jamb

SCALE: 6" = 1'-0"



5
3 Checkrail

SCALE: 6" = 1'-0"



3
3 Sill

SCALE: 6" = 1'-0"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56765. If the Marvin products included in the drawings are ordered without reference to these shop drawings, the purchaser and installer assume all responsibility for guaranteeing product coordination with the drawings.

