Specific Comments

I reviewed three volumes of drawings prepared by Stantek and its consultants for Boston Properties. They consisted of Volume 1, Architectural, Volume 2, MEP and Sprinkler, and Volume 3, Structural.

In general, I found the drawings to be very professional and complete; however, I have comments in two categories: Overall program and specific sheets and details.

Overall Program:

The unit mix breaks down into four unit types:
- Studio apartments – 133 units ranging in area from 375 to 475 square feet
- One Bedroom units – 85 units ranging in area from 525 to 615 square feet
- Two Bedroom units – 45 units ranging in area from 832 to 875 square feet
- Three Bedroom units – 2 935 and 1060 square feet

The question is, does this agree with CRA’s understanding of the Residential mix, areas and unit types?

Specific Sheets and details:

Most of my comments relate to design areas that should be reviewed further by BP’s designers.

Sheet A132 – what is the special lighting for the pedestrian path through the garage?

Sheets A521, A551 and A581, Exterior wall details: There should be consistency in the reveal set back for all caulking between precast panels. I would suggest a drip be added to the 2 inch projecting window sill in details 2 and 3 A521 and detail 1 A581 should show the projecting sill.

Sheets A902 and A093, They show units with interior windowless bedrooms for unit types 3G 3K and 3R. This does not seem to be good practice.

Sheet A411, need details for the glass entrance canopy.

Sheet A102, should the main electrical switchgear room be located on the ground floor? Is this good practice in light of potential rising water levels and flooding? Also the fire department connections should be shown on the side walk side of the ground floor as well as on the elevations on Sheet A301

Sheet E101, same issue with the ground floor switchgear room.

The overall Building Structure I assume is concrete, so I’m confused for the inclusion of Sheet S503, for it shows typical floor details for steel beam and composite deck construction.
BP and its designers should provide material sample boards showing all exterior materials. I would also suggest that they provide several façade mockups on site for all to see before final construction advances.

Submitted by: Charles Redmon, FAIA, CR/UD
15 December 2015