

SITE VIEWS: EXISTING CONDITIONS



KEY PLAN



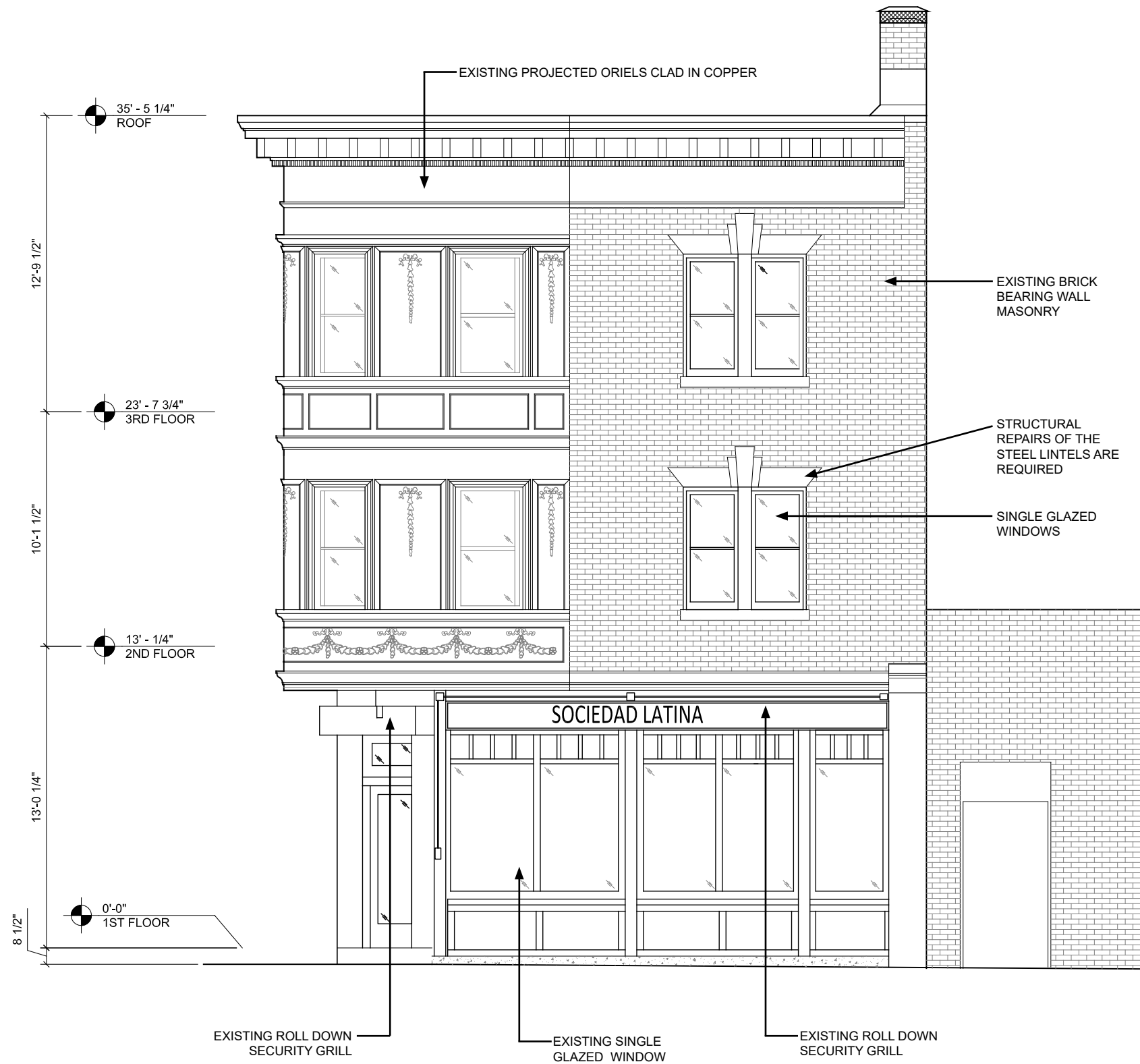
SITE VIEWS: EXISTING CONDITIONS



EXISTING CONDITIONS

EXISTING ELEVATION: TREMONT STREET

SCALE 3/16"=1'-0"



EXISTING CONDITIONS

EXISTING ELEVATION: CARMEL STREET

SCALE 3/16"=1'-0"



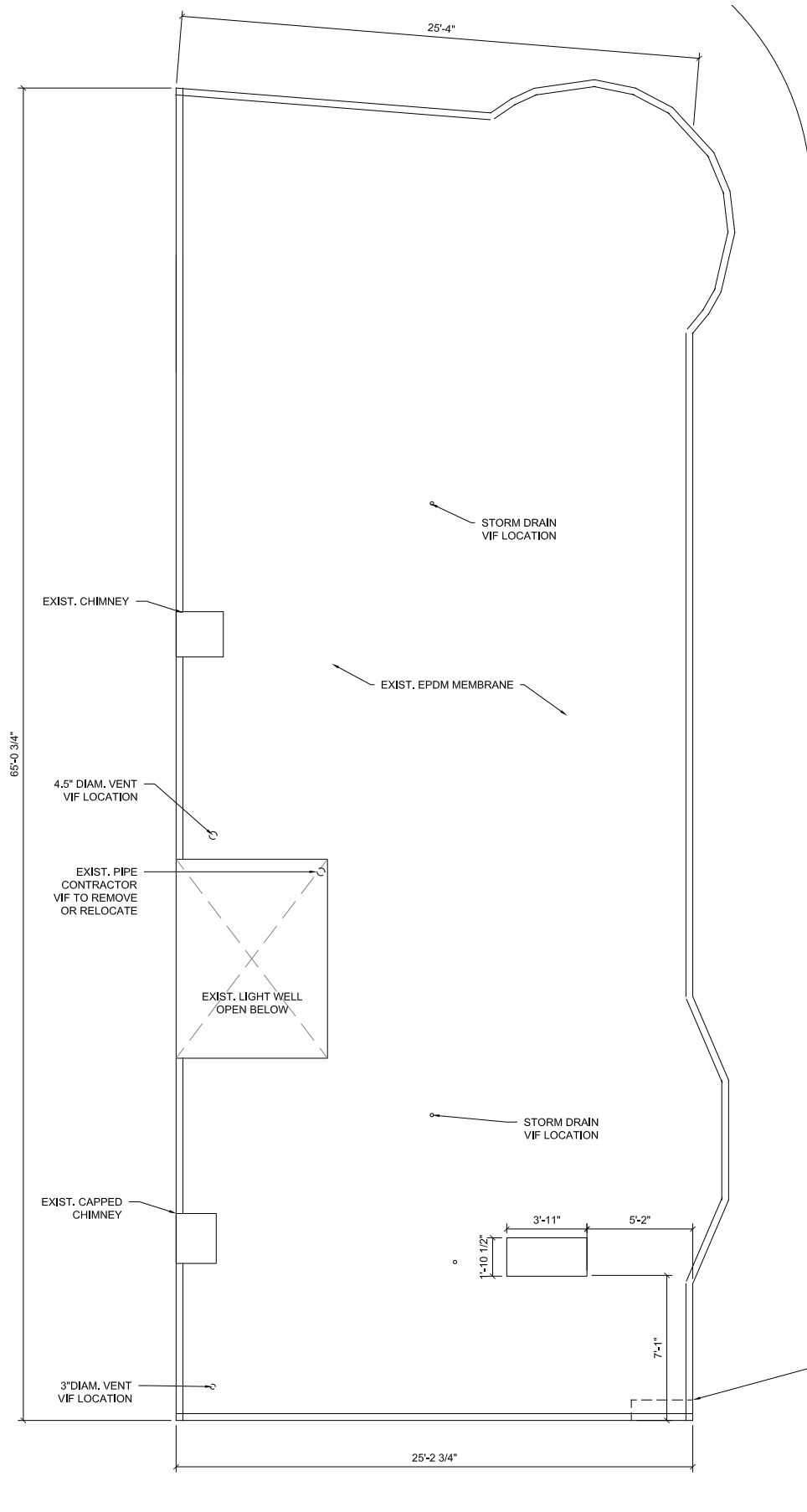
EXISTING CONDITIONS

EXISTING ELEVATION: DELLE AVE

SCALE 3/16"=1'-0"



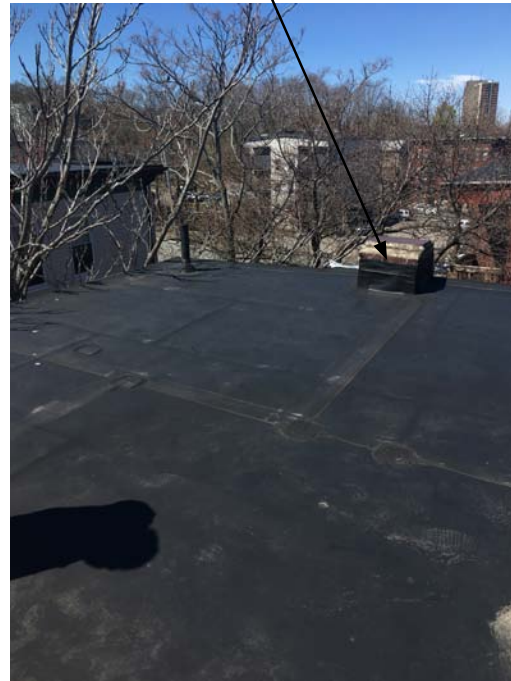
EXISTING CONDITIONS



△ CARMEL ST. △

ROOF PLAN
SCALE 1/8"=1'-0"

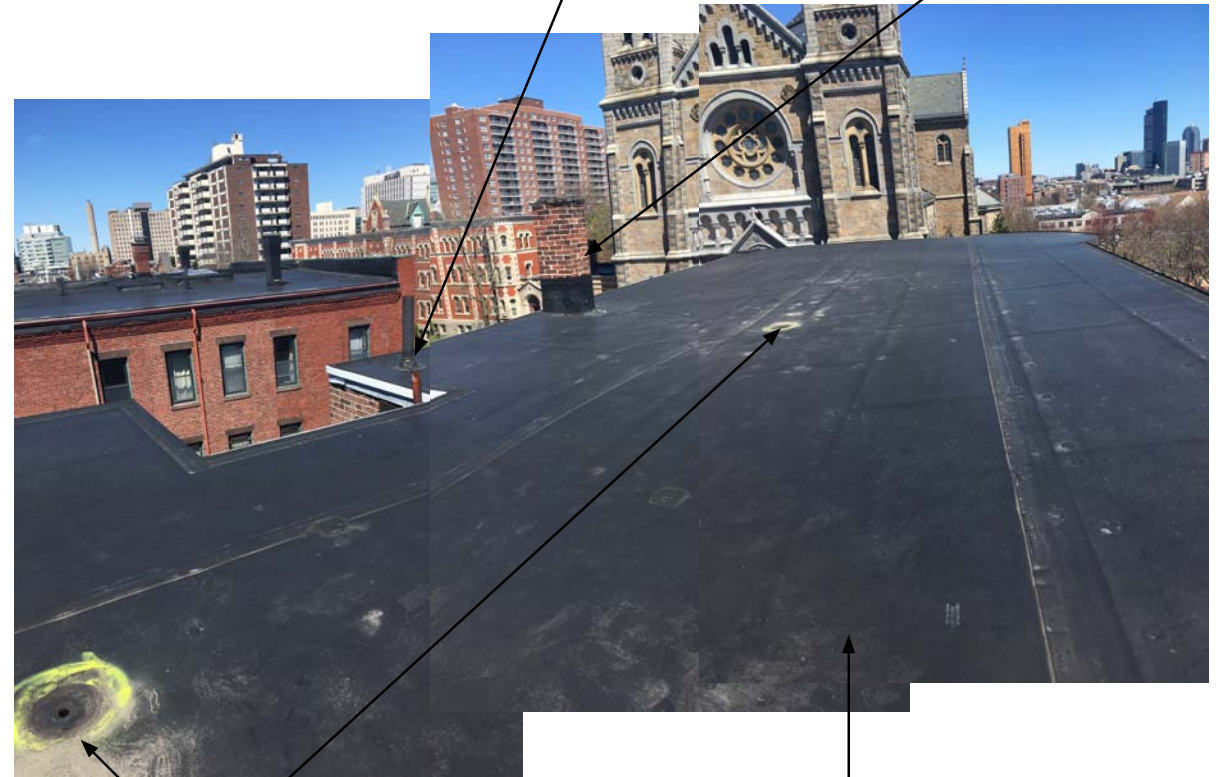
EXISTING CHIMNEY



EXISTING ROOF PHOTO

4.5" DIA. VENT

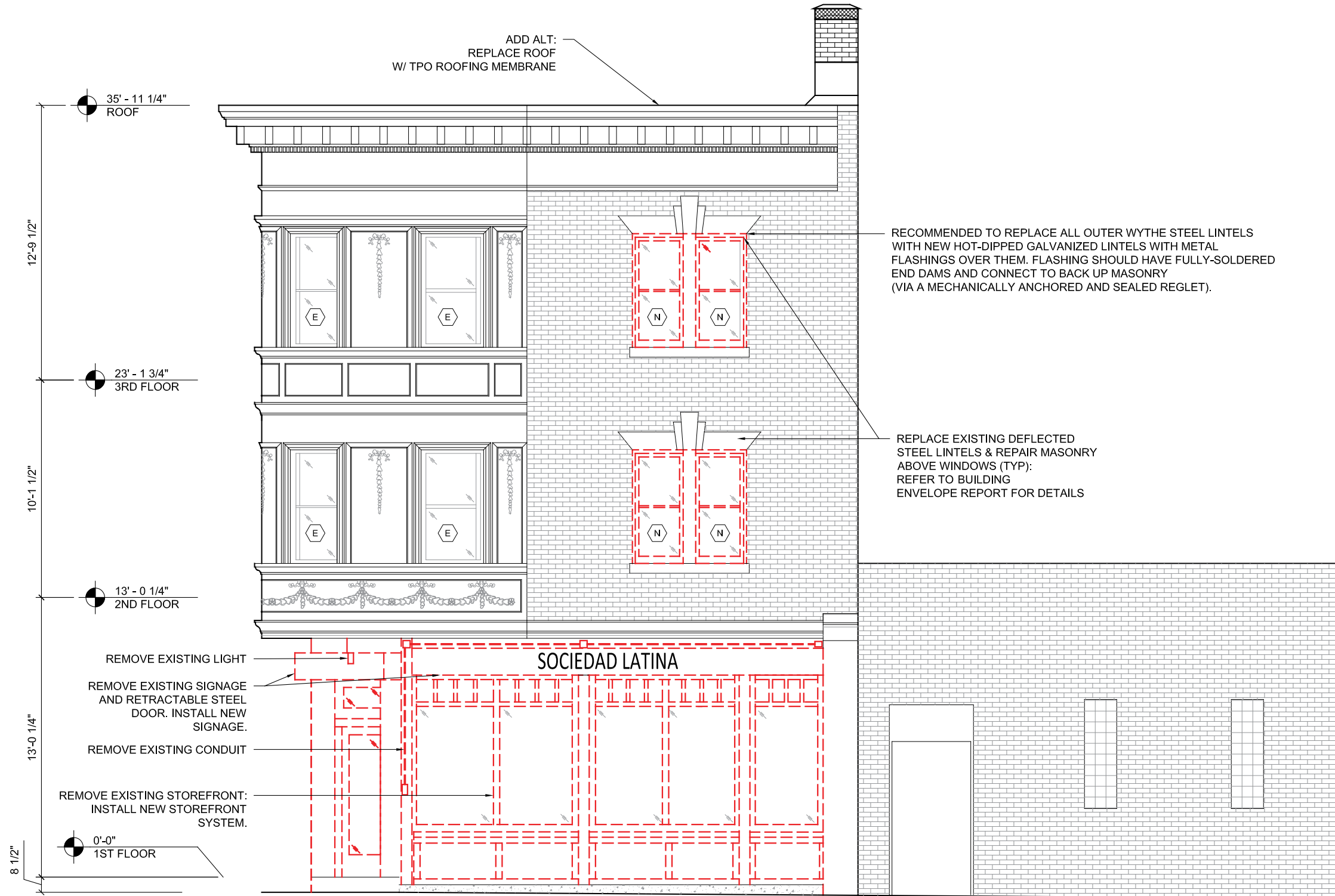
EXISTING CHIMNEY



EXISTING STORM DRAIN

EXISTING EPDM MEMBRANE

DEMOLITION ELEVATION



DEMO ELEVATION : TREMONT STREET
SCALE 3/16"=1'-0"

1530 TREMONT STREET - SOCIEDAD LATINA

**STU
DIO
LUZ**

ARCHITECTS

DEMOLITION ELEVATION



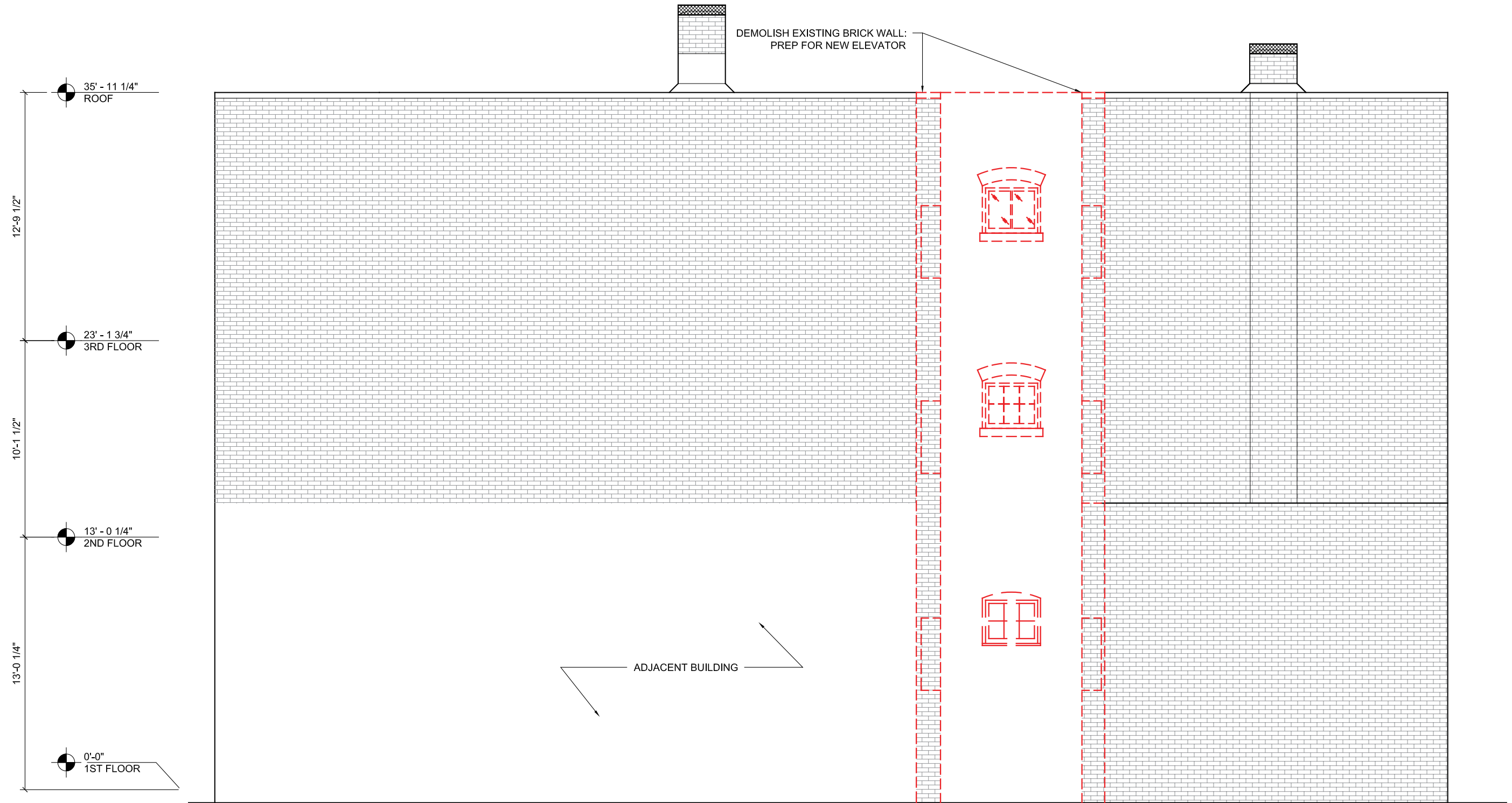
DEMO ELEVATION : CARMEL STREET
SCALE 3/16"=1'-0"

1530 TREMONT STREET - SOCIEDAD LATINA

**STU
DIO
LUZ**

ARCHITECTS

DEMOLITION ELEVATION



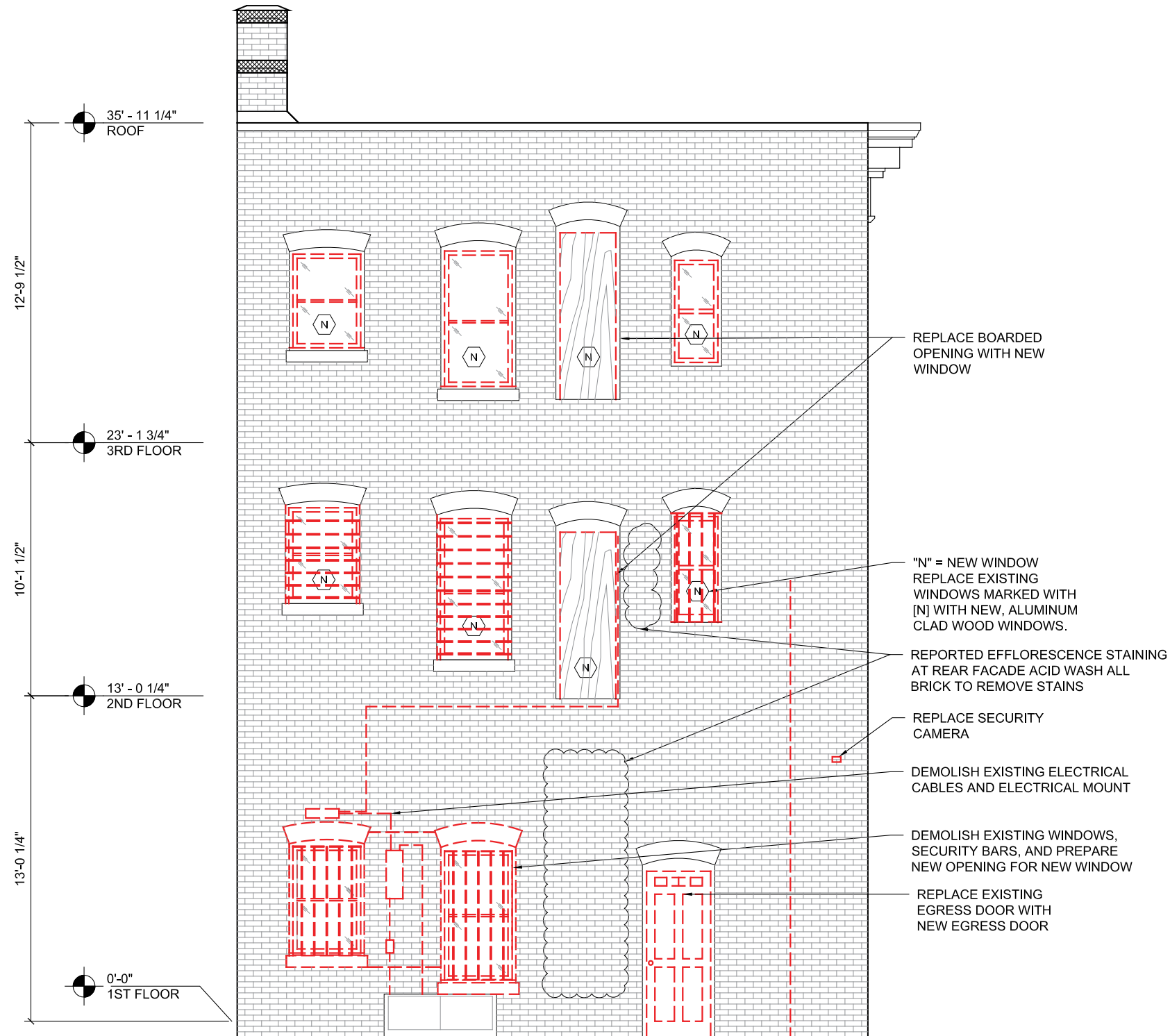
DEMO ELEVATION : PONTIAC STREET
SCALE 3/16"=1'-0"

1530 TREMONT STREET - SOCIEDAD LATINA

STU
DIO
LUZ

ARCHITECTS

DEMOLITION ELEVATION



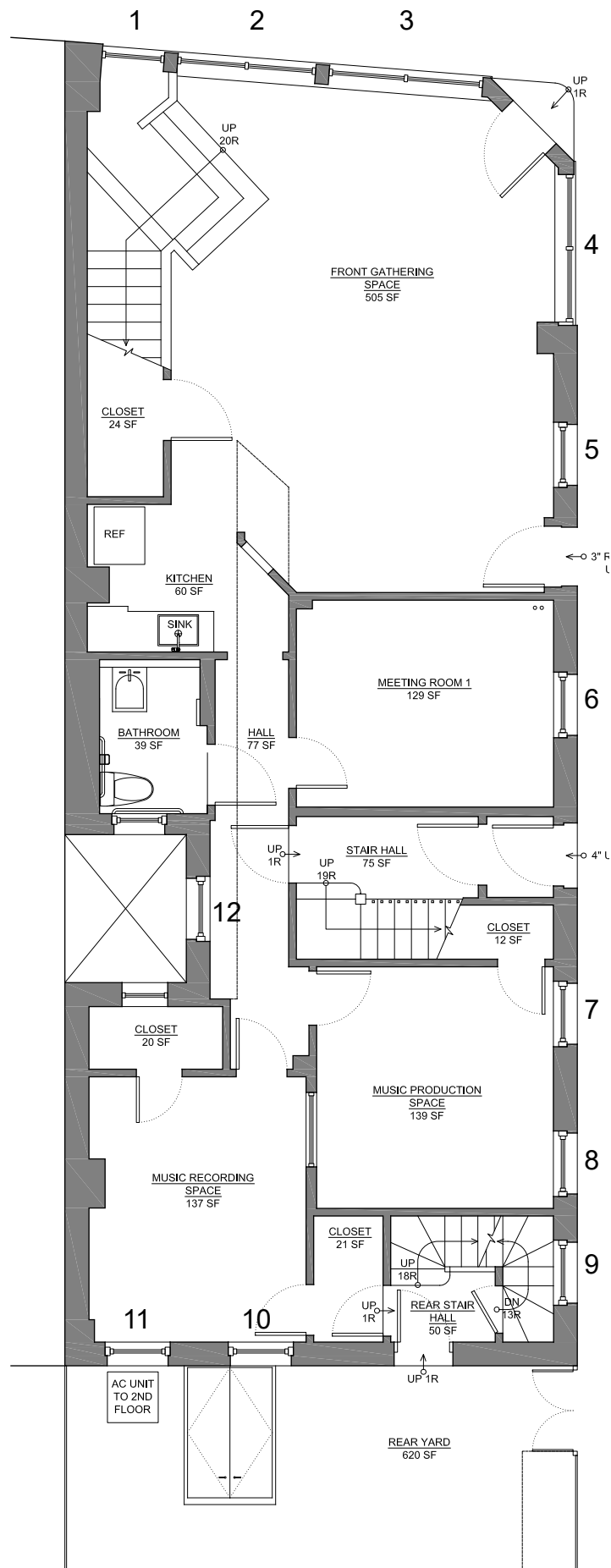
DEMO ELEVATION : DELLE AVE
SCALE 3/16"=1'-0"

1530 TREMONT STREET - SOCIEDAD LATINA

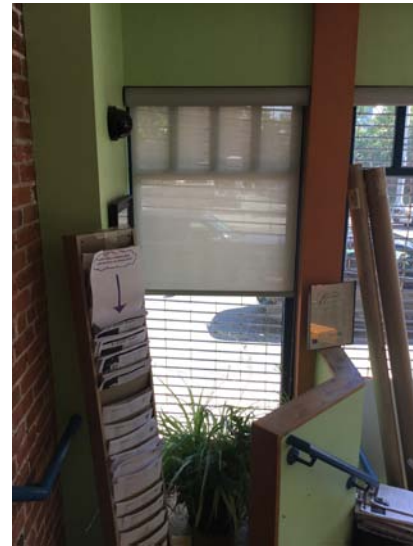
STU
DIO
LUZ

ARCHITECTS

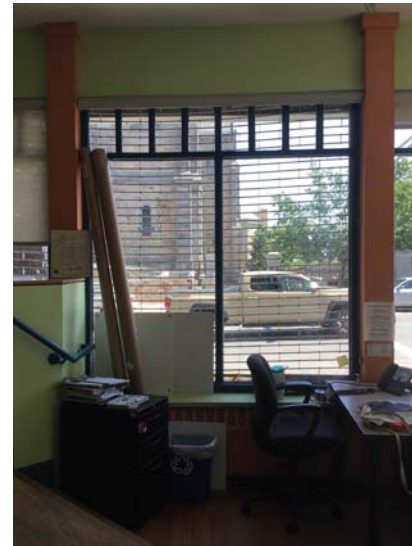
1ST FLOOR: WINDOWS



1530 TREMONT STREET - SOCIEDAD LATINA



FRONT GATHERING SPACE 1



FRONT GATHERING SPACE 2



FRONT GATHERING SPACE 3



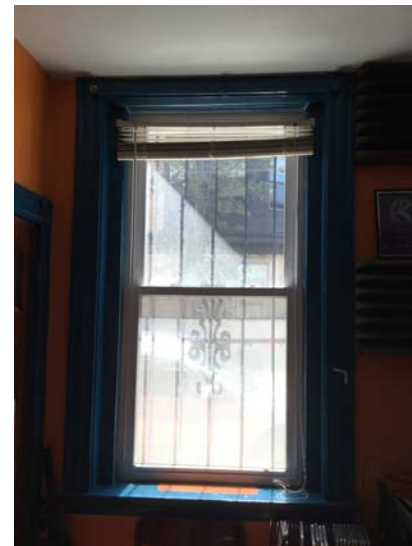
FRONT GATHERING SPACE 4



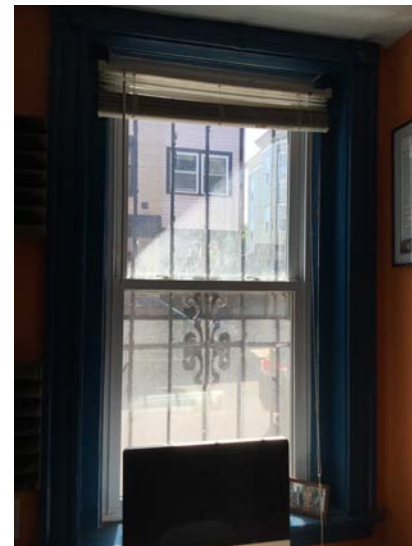
FRONT GATHERING SPACE 5



MEETING ROOM 6



MUSIC PRODUCTION SPACE 7



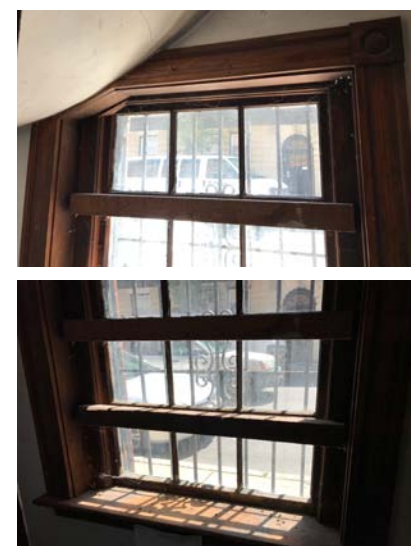
MUSIC PRODUCTION SPACE 8



REAR STAIRWAY 9



MUSIC RECORDING SPACE 10

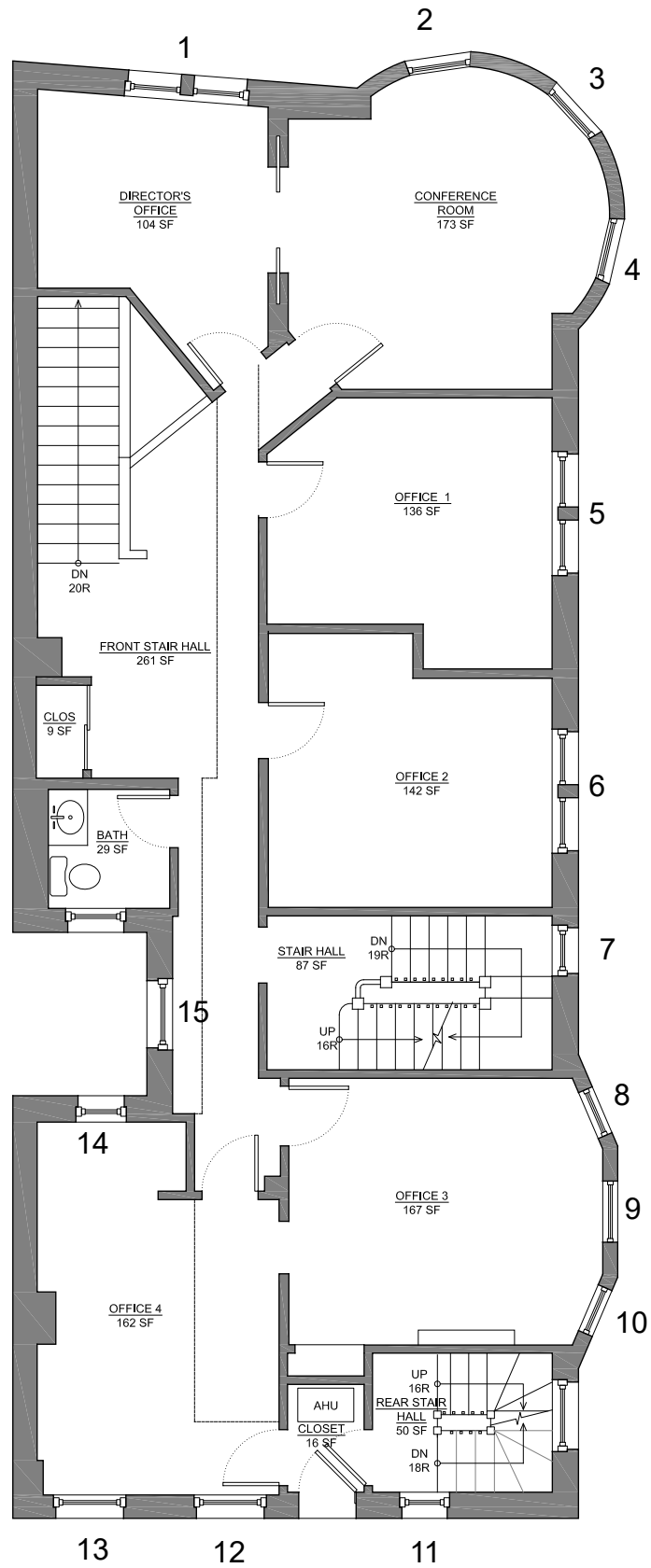


MUSIC RECORDING SPACE 11

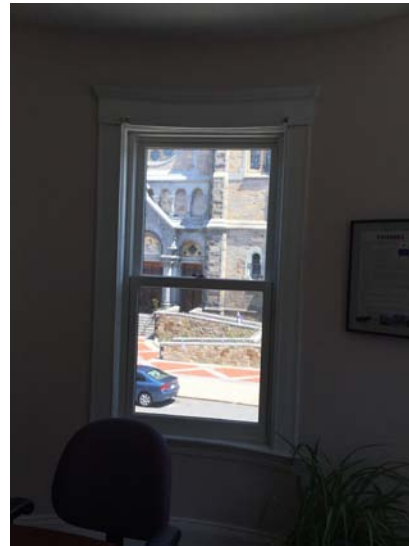


HALL 12

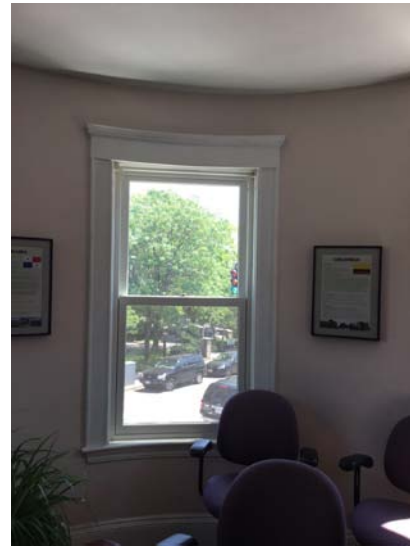
2ND FLOOR: WINDOWS



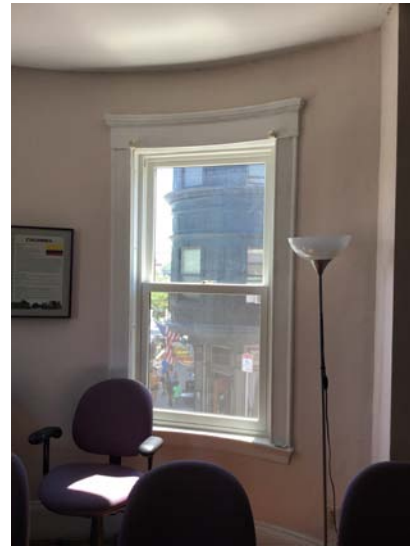
DIRECTOR'S OFFICE
1



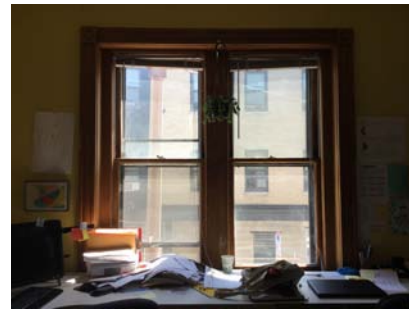
CONFERENCE ROOM
2



CONFERENCE ROOM
3



CONFERENCE ROOM
4



OFFICE 1
5



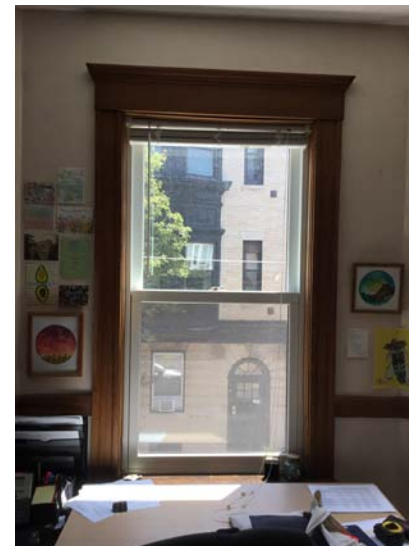
OFFICE 2
6



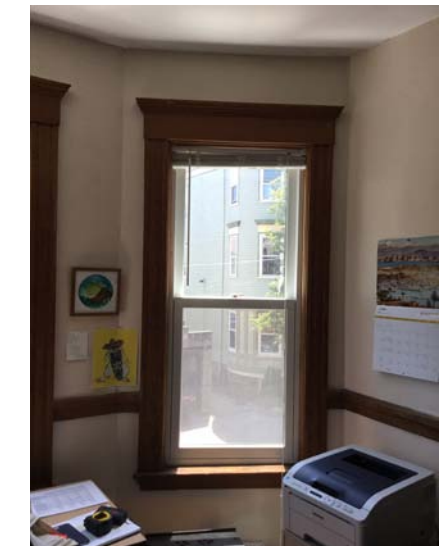
STAIR HALL
7



OFFICE 3
8



OFFICE 3
9



OFFICE 3
10



REAR STAIR
11



OFFICE 4
12



OFFICE 4
13

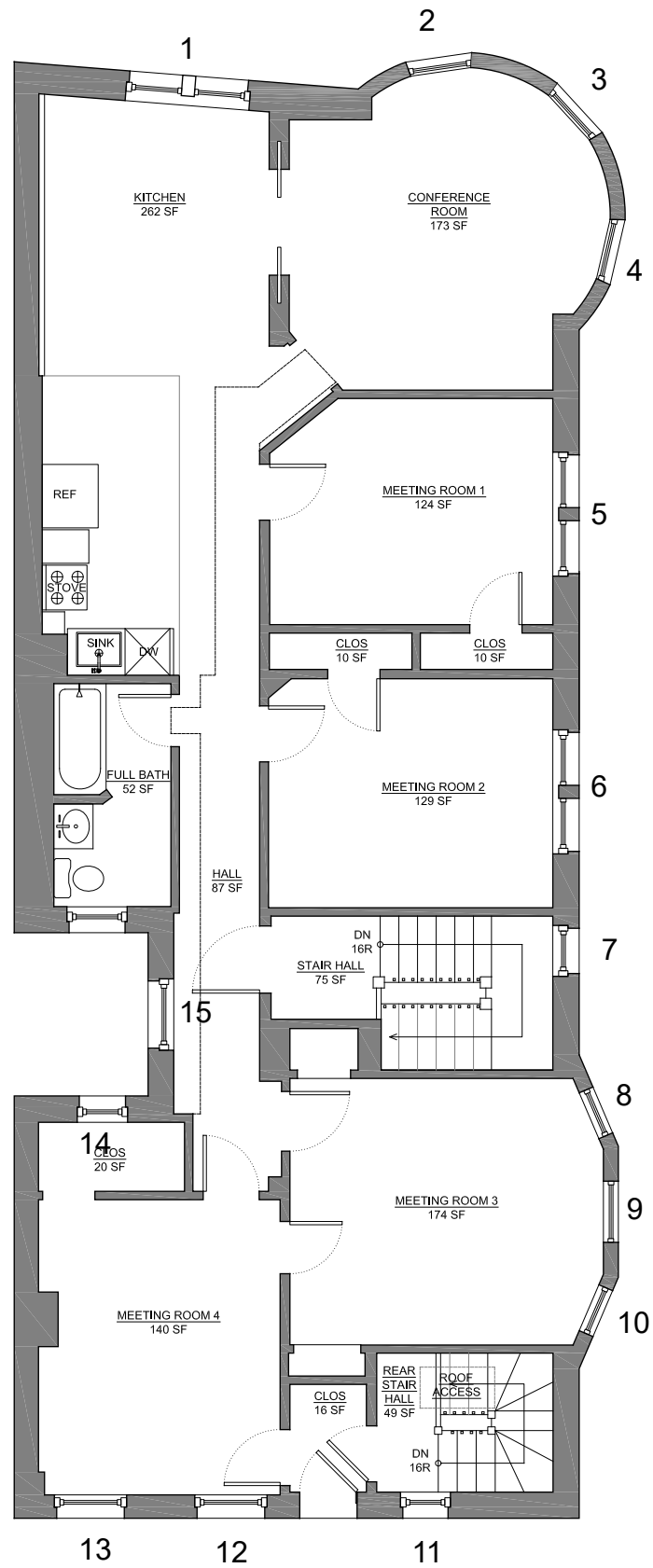


OFFICE 4
14

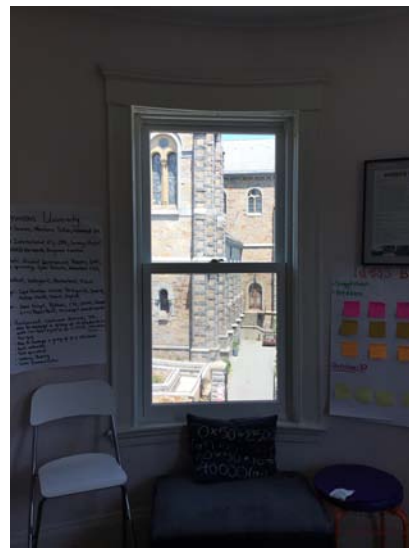


HALL
15

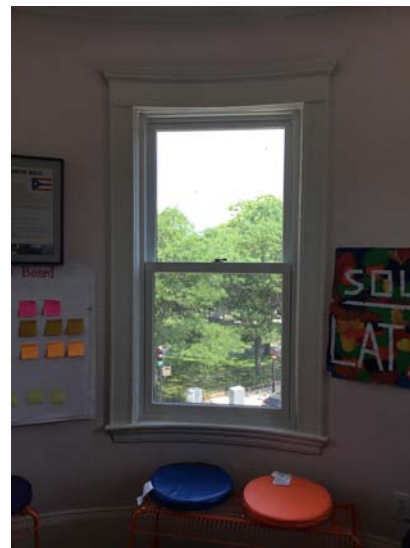
3RD FLOOR: WINDOWS



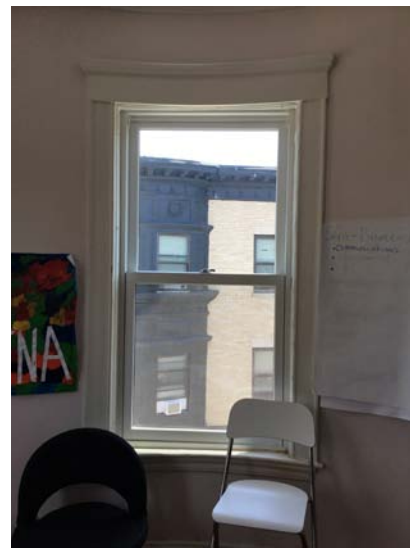
KITCHEN
1



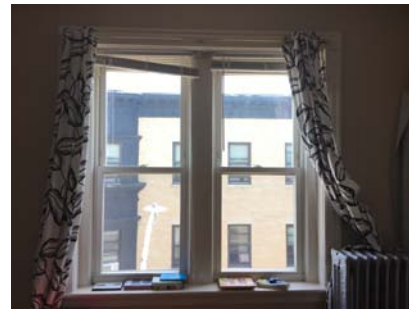
CONFERENCE ROOM
2



CONFERENCE ROOM
3



CONFERENCE ROOM
4



MEETING ROOM 1
5



MEETING ROOM 2
6



STAIR HALL
7



MEETING ROOM 3
8



MEETING ROOM 3
9



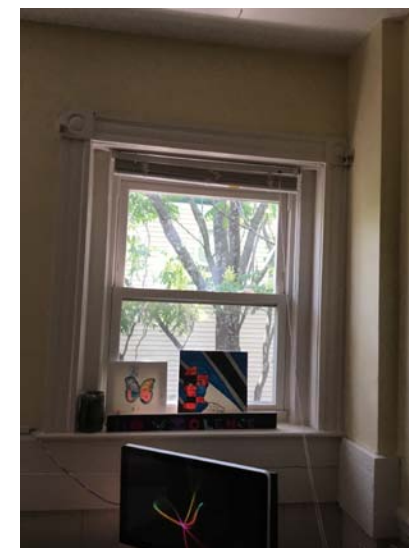
MEETING ROOM 3
10



REAR STAIR
11



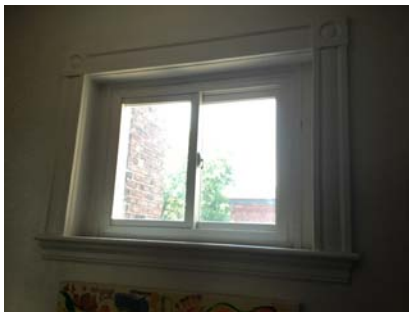
MEETING ROOM 4
12



MEETING ROOM 4
13



MEETING ROOM 4
14



HALL
12

EXTERIOR: STOREFRONT

New storefront working with historic dimensions and materials.

Tripartite - composite panel knee wall, large display windows and top multi-light transom.



PROPOSED STOREFRONT

*NOTE: COPPER DETAILS ARE TO REMAIN
RENDERING IS A SIMPLIFIED DIAGRAM
SEE DRAWING FOR ACCURATE DETAILS.



EXISTING STOREFRONT

PROPOSED ELEVATION

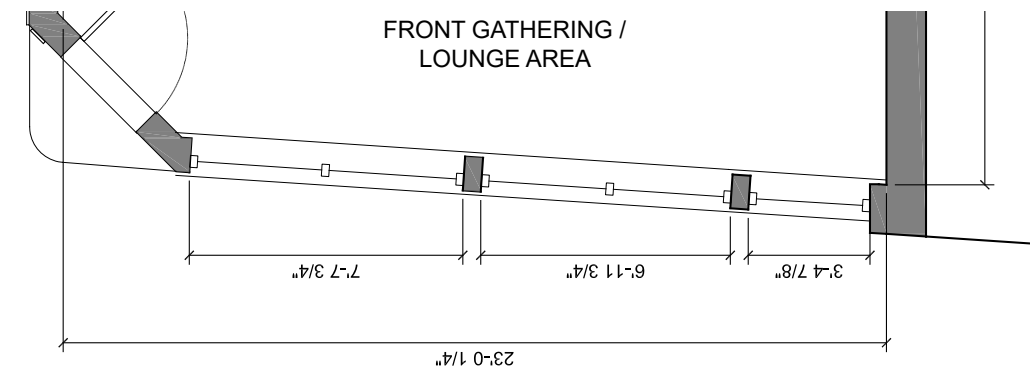
PROPOSED ELEVATION: TREMONT STREET
SCALE 3/16"=1'-0"



WINDOW KEY

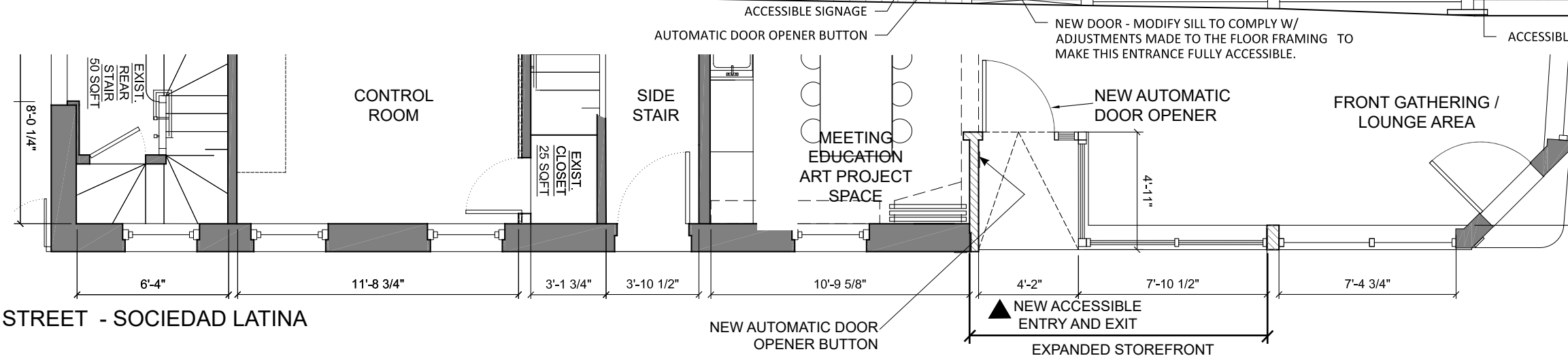
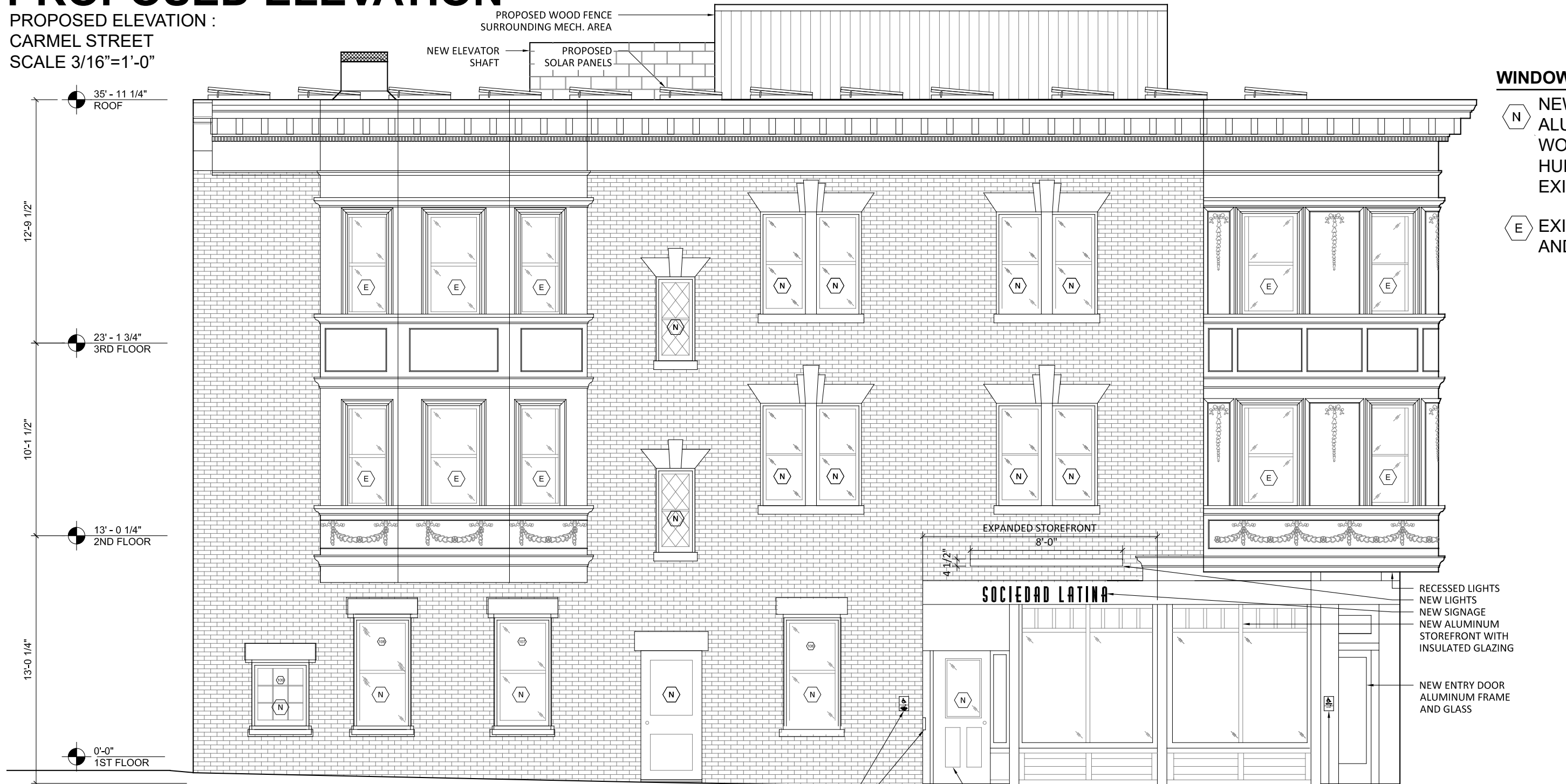
NEW WINDOW
ALUMINUM CLAD WOOD
DOUBLE HUNG TO MATCH EXISTING

EXISTING WINDOW AND
CASEMENT



PROPOSED ELEVATION

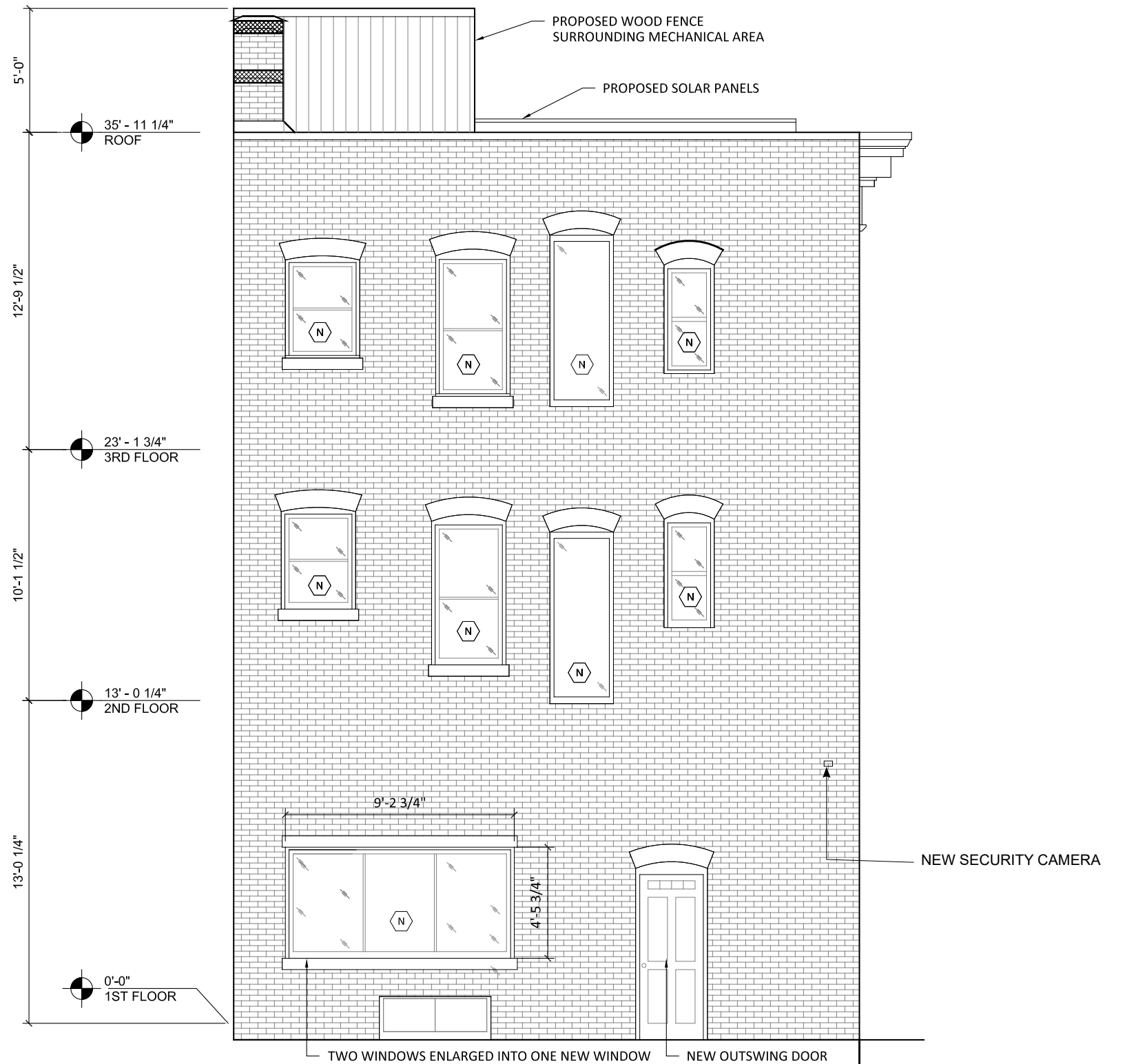
PROPOSED ELEVATION :
CARMEL STREET
SCALE 3/16"=1'-0"



1530 TREMONT STREET - SOCIEDAD LATINA

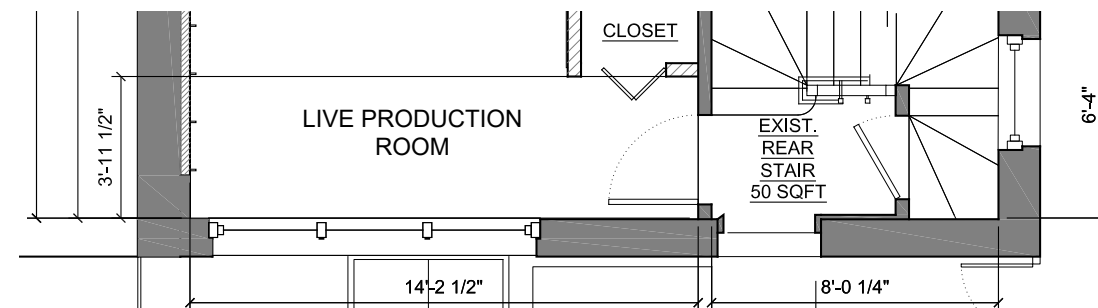
PROPOSED ELEVATION

PROPOSED ELEVATION: DELLE AVE
SCALE 3/16"=1'-0"



WINDOW KEY

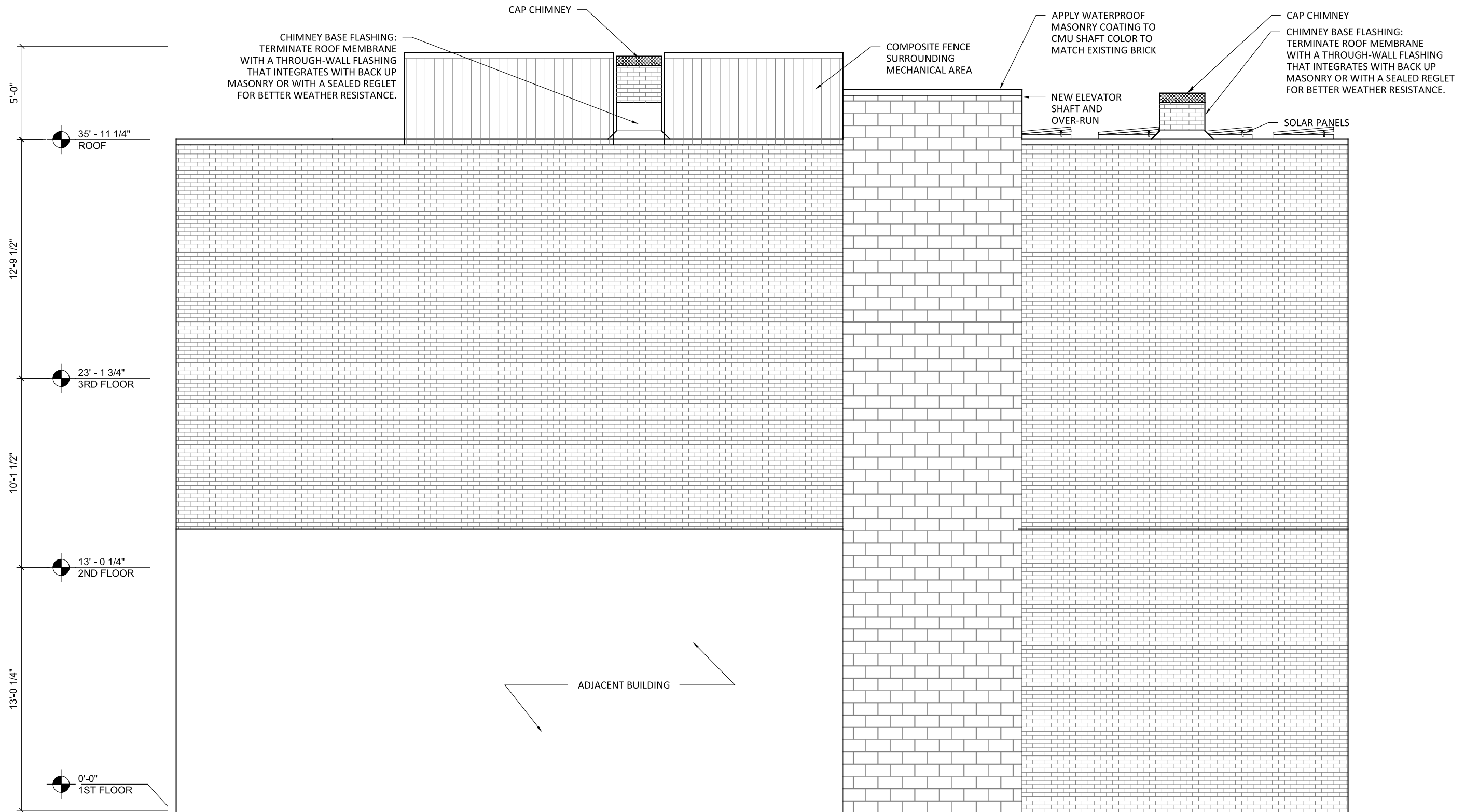
- NEW WINDOW
ALUMINUM CLAD WOOD
DOUBLE HUNG TO MATCH EXISTING
- EXISTING WINDOW AND
CASEMENT



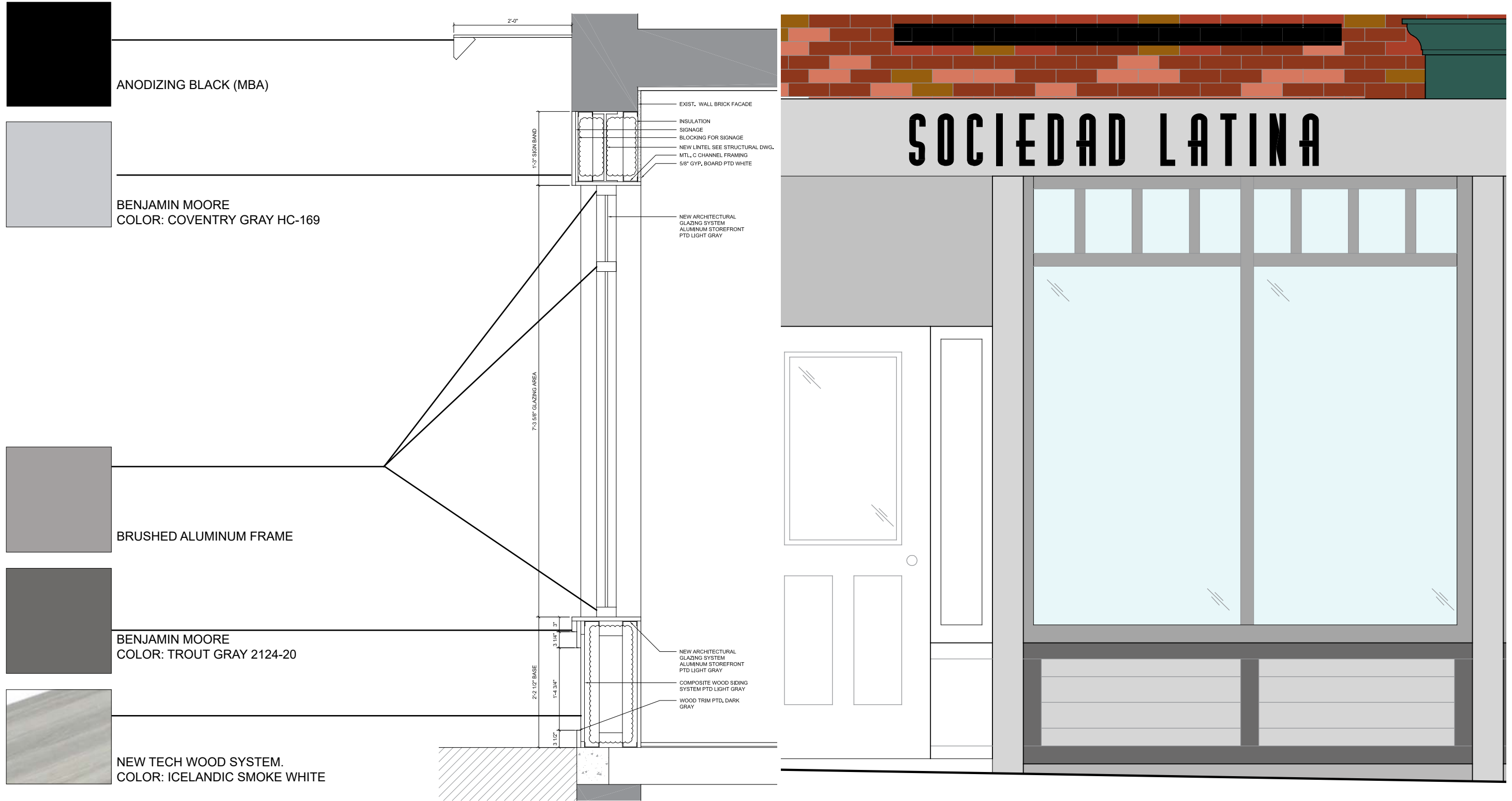
PROPOSED ELEVATION

PROPOSED ELEVATION: PONTIAC STREET

SCALE 3/16"=1'-0"



STOREFRONT DETAIL



STOREFRONT DETAIL



EUROFACE
3.5" LED SHOWER TRIM, 10W
SATIN NICKEL



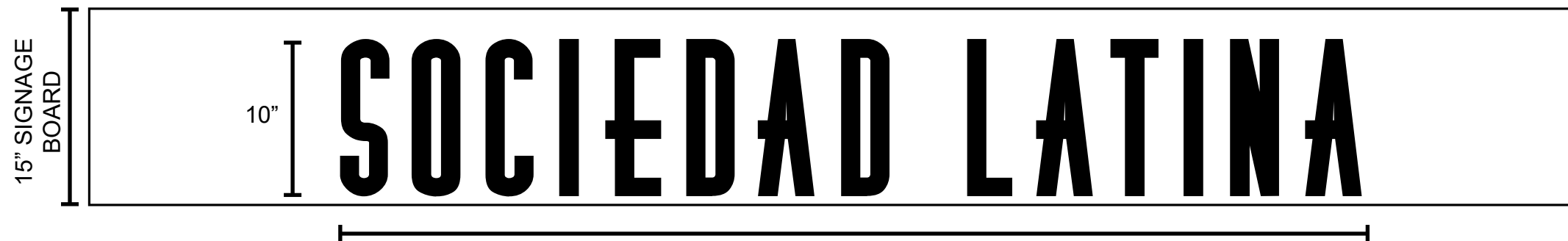
PAPPI LIGHTING: EXT. SIGNAGE LIGHT
LO-PRO SERIES LED SURFACE ILLUMINATION
4.5" ANODIZING BLACK (MBA)



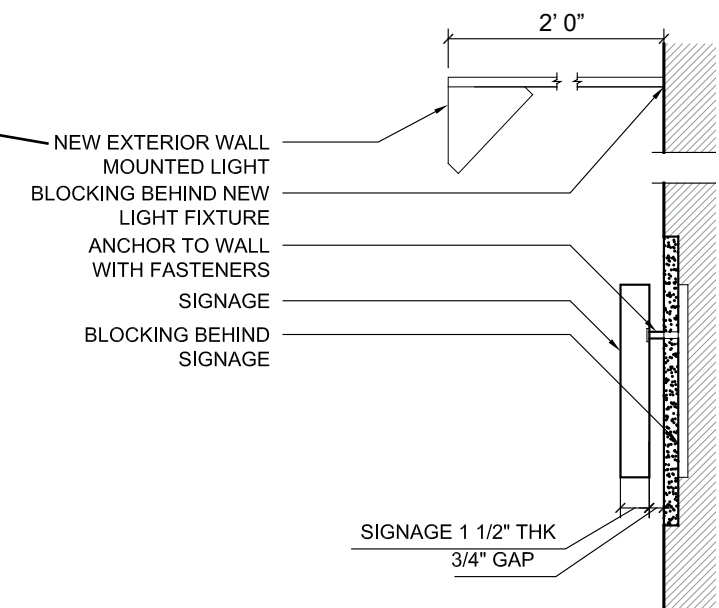
ALUMINUM CHANNEL LETTERS
POWDER COATED BLACK



SIGNAGE DETAIL



6' - 6"
SIGNAGE DIMENSIONS



COPPER CLEANING



CLEAN COPPER CLADDING AT BAY WINDOWS AND CORNICE TO REMOVE EXISTING STAINING AND PROVIDE UNIFORM APPEARANCE. KEEP GREEN PATINA.

COPPER CLEANING:

Note that this is a very gentle procedure intended to “freshen up” the appearance while retaining the historic character. This will not create a uniform appearance. It will not remove the existing patina, nor will it remove much of the existing black streaking. Again, the intent is to remove surface dirt, without compromising or changing the color of the existing patinated copper

A. Contractor to create a small test area (12” x 12”) in an inconspicuous area for review by architect.

B. Clean exposed copper cladding of foreign matter using stiff nylon bristle brushes and clean water applied at low pressure.

C. Do not use metal scrapers or brushes.

D. Do not use cleaning agents, detergents or other chemicals without prior approval of the Architect.

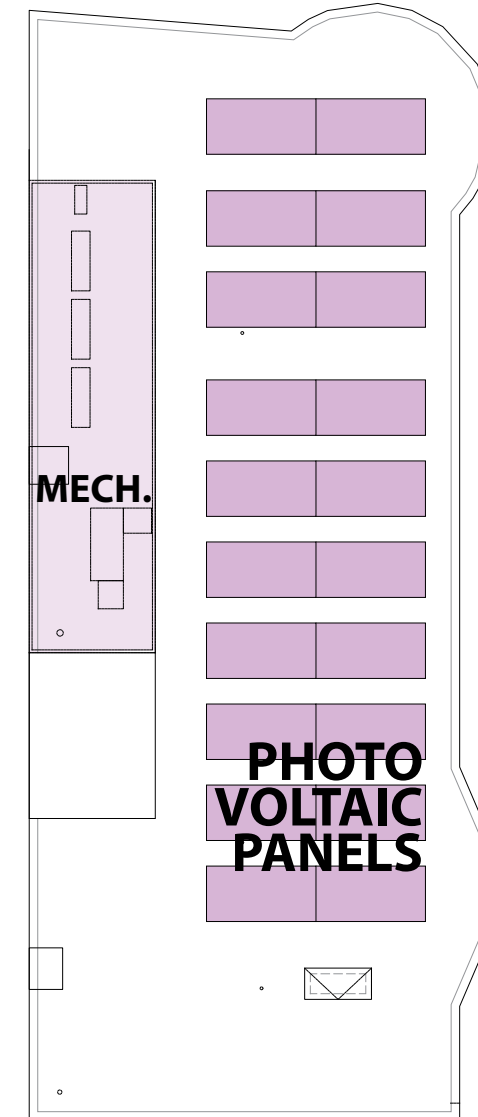
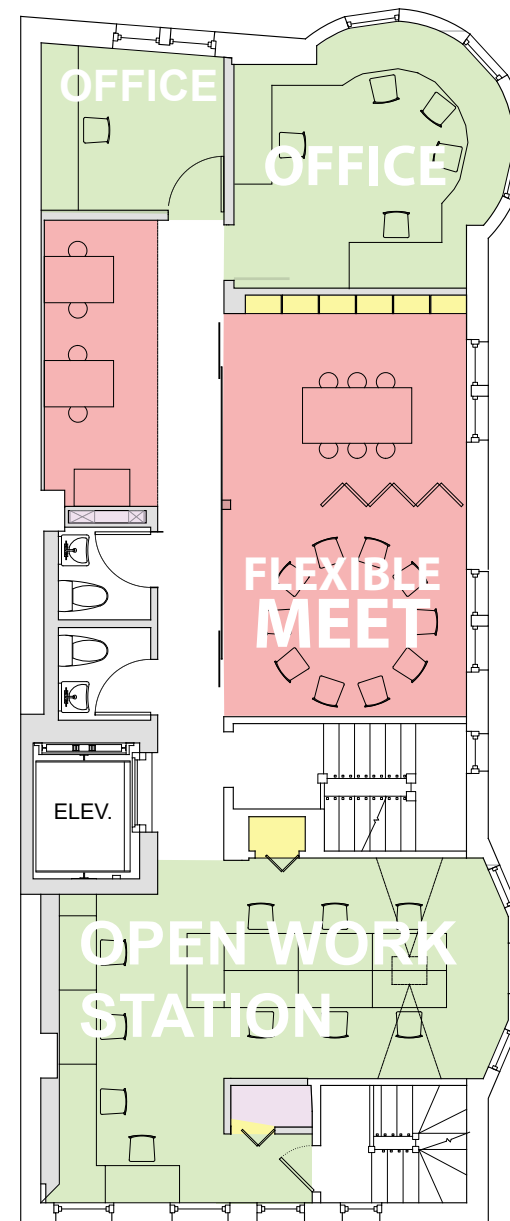
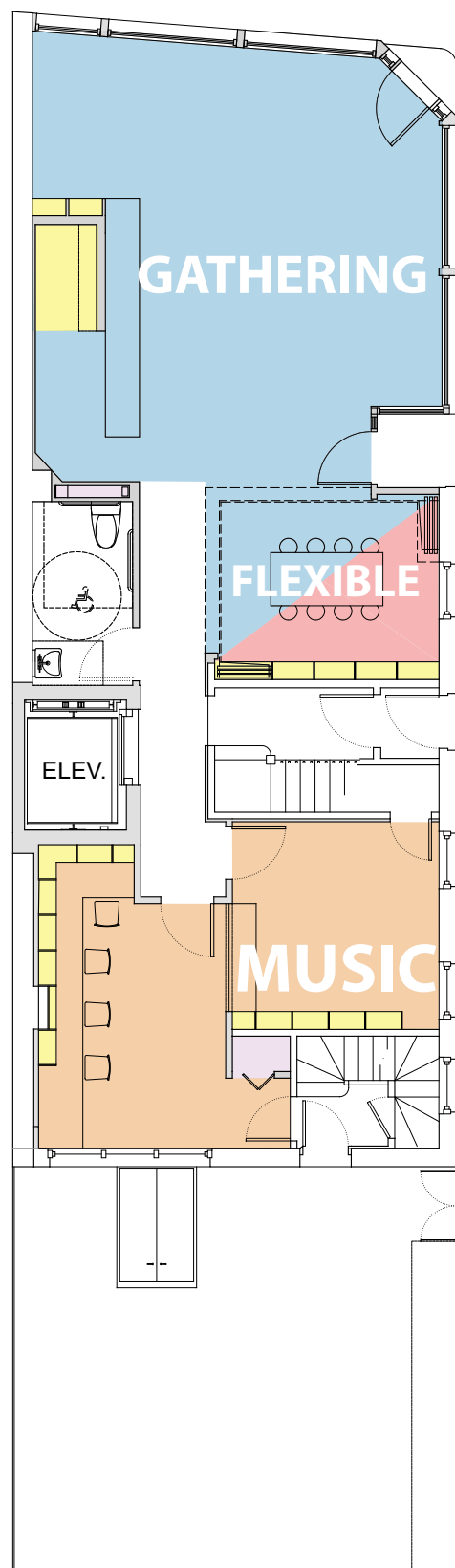
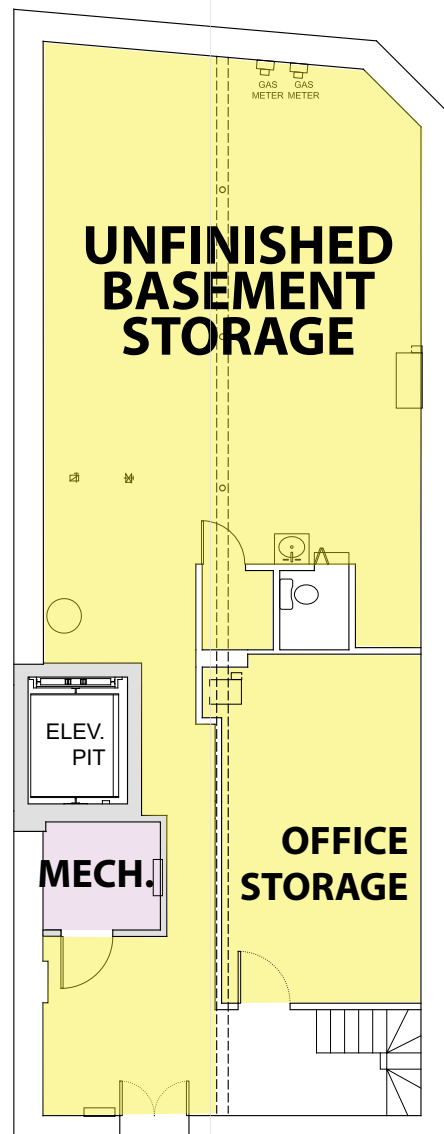
BASEMENT

1ST FLOOR PLAN

2ND FLOOR PLAN

3RD FLOOR PLAN

ROOF PLAN



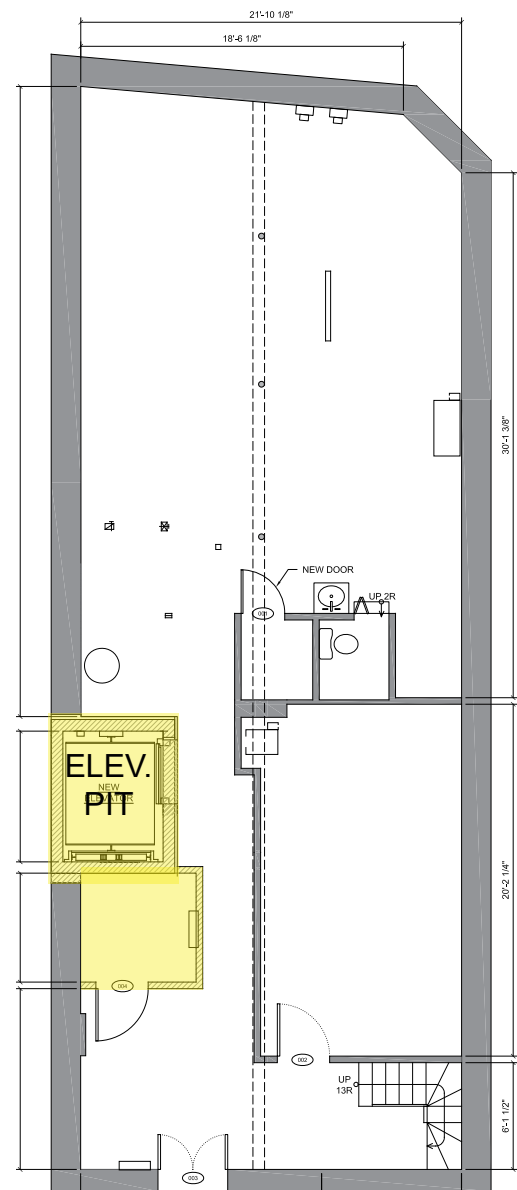
- Administration:**
 - (1) Director's Office
 - (10) Open Office Space
 - (5) Office Space
- Art Production / Educational Space:**
 - (1) Music Production Space
 - (1) Music Recording Space
 - (1) Video Projection / Maker Space
- Gathering/ Event:**
 - (1) Performance Space
 - (1) Kitchen / Event Space
 - (1) Dining / Event Space/ Youth Lounge
- Flexible Meeting & Conference Space:**
 - (1) Conference Space
 - (3) Flexible Meeting / Educational Space
 - (1) Flexible Maker Space/ Design Lab
 - (5) One to One Meeting Space
- Storage Space:**
 - Storage Space
- Mechanical:**
 - Mechanical Equipment
- New Wall**

PROPOSED PROGRAM FLOOR PLAN

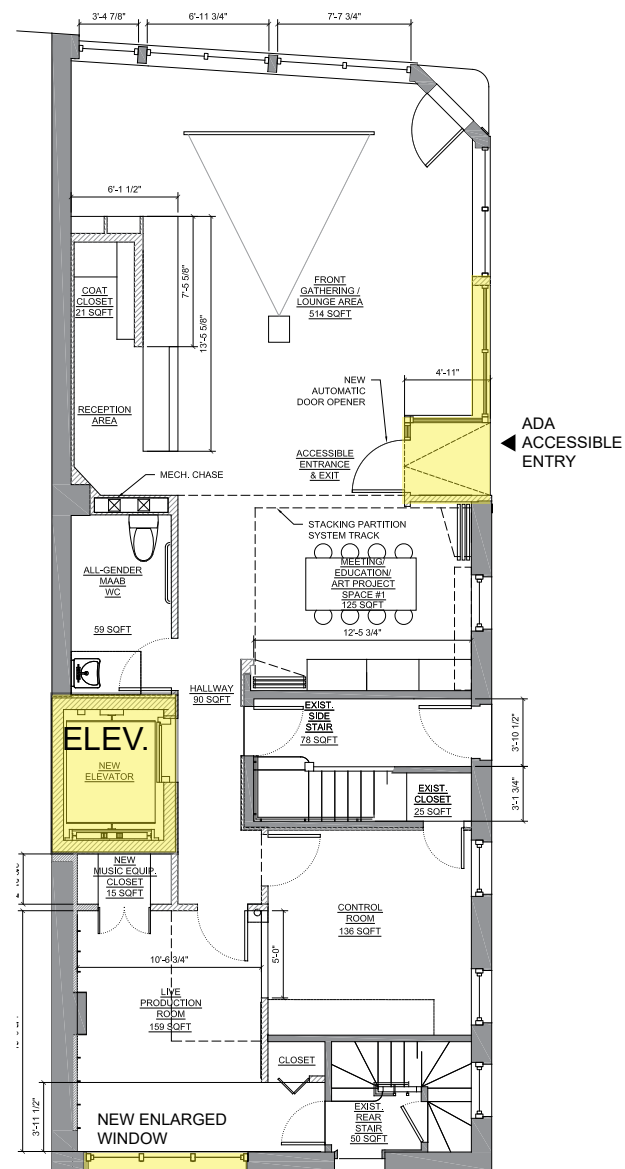
PROPOSED PLAN

- No architectural scope in the basement: MEP/FP system upgrades only.
- New storefront replacement with a one bay expansion on Carmel Street.
- New ADA accessible entry from Carmel Street.
- Removal of front stairway leading to second floor.
- Two single windows into one enlarged window at rear facade on the first floor.
- New handrail to existing egress stairs, MAAB variance.
- Demolition of interior partitions and doors.
- New elevator.
- New proposed mechanical, photovoltaic array and elevator over-run on the roof.
- Structural and building envelope repairs.
- Window and casement replacement for improved performance.

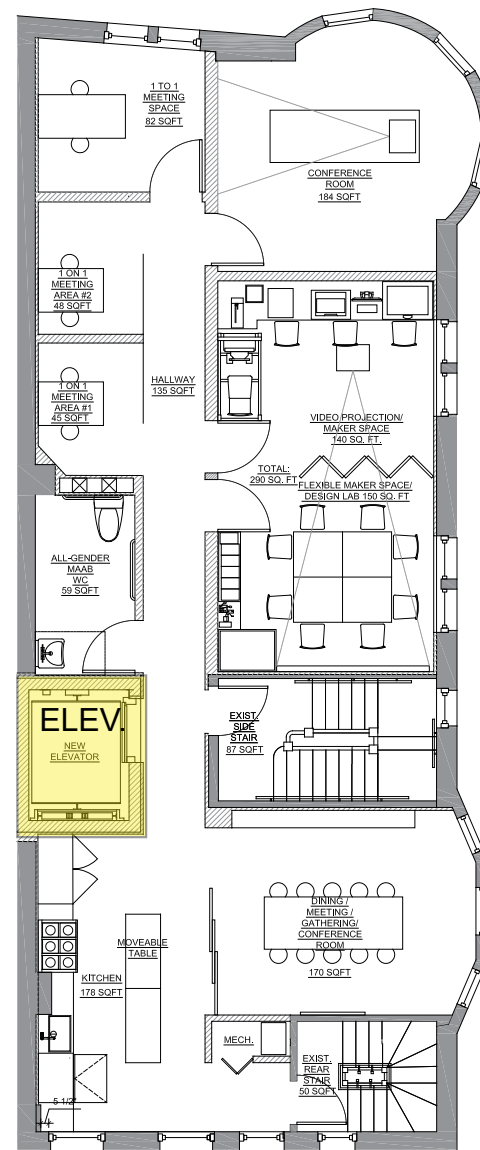
DEMOLITION PLANS



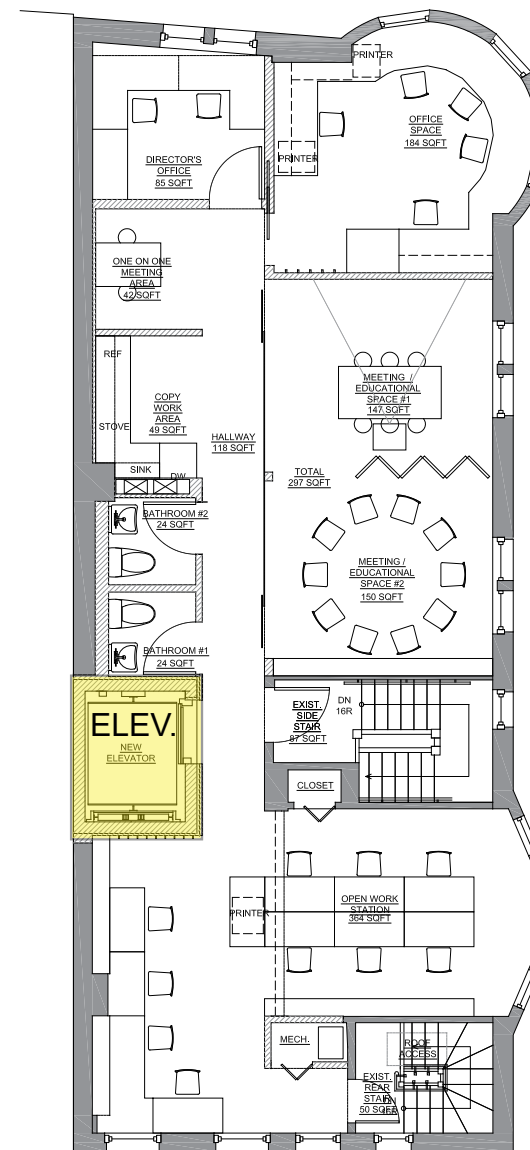
Basement



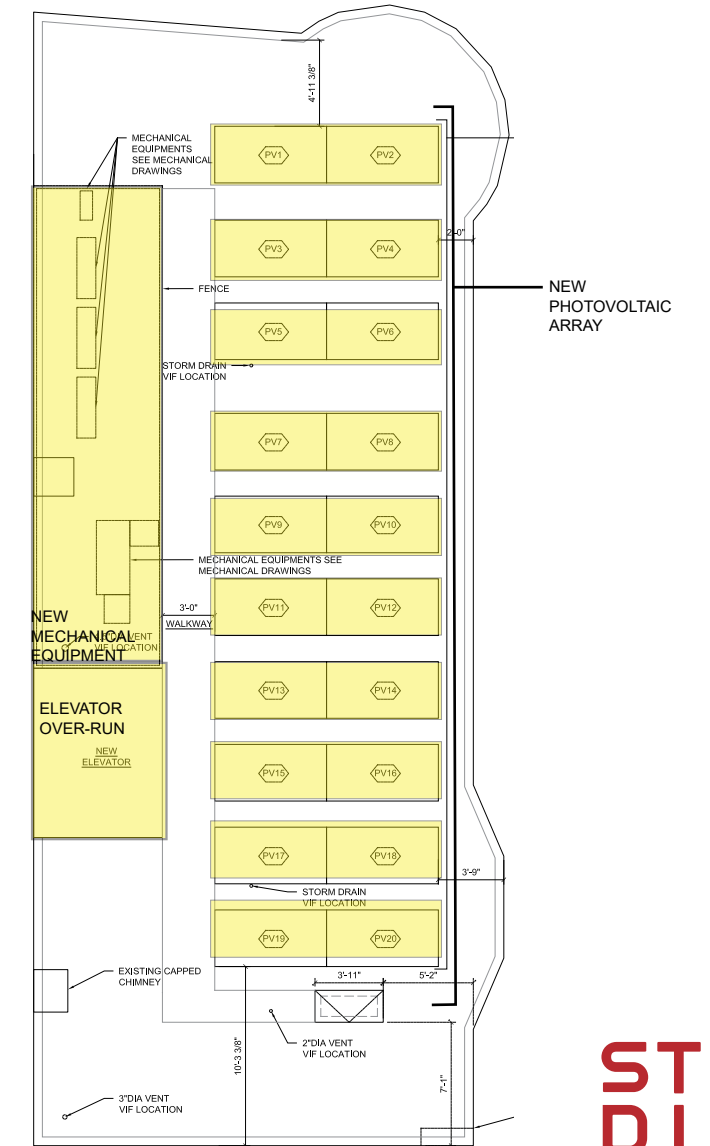
First Floor



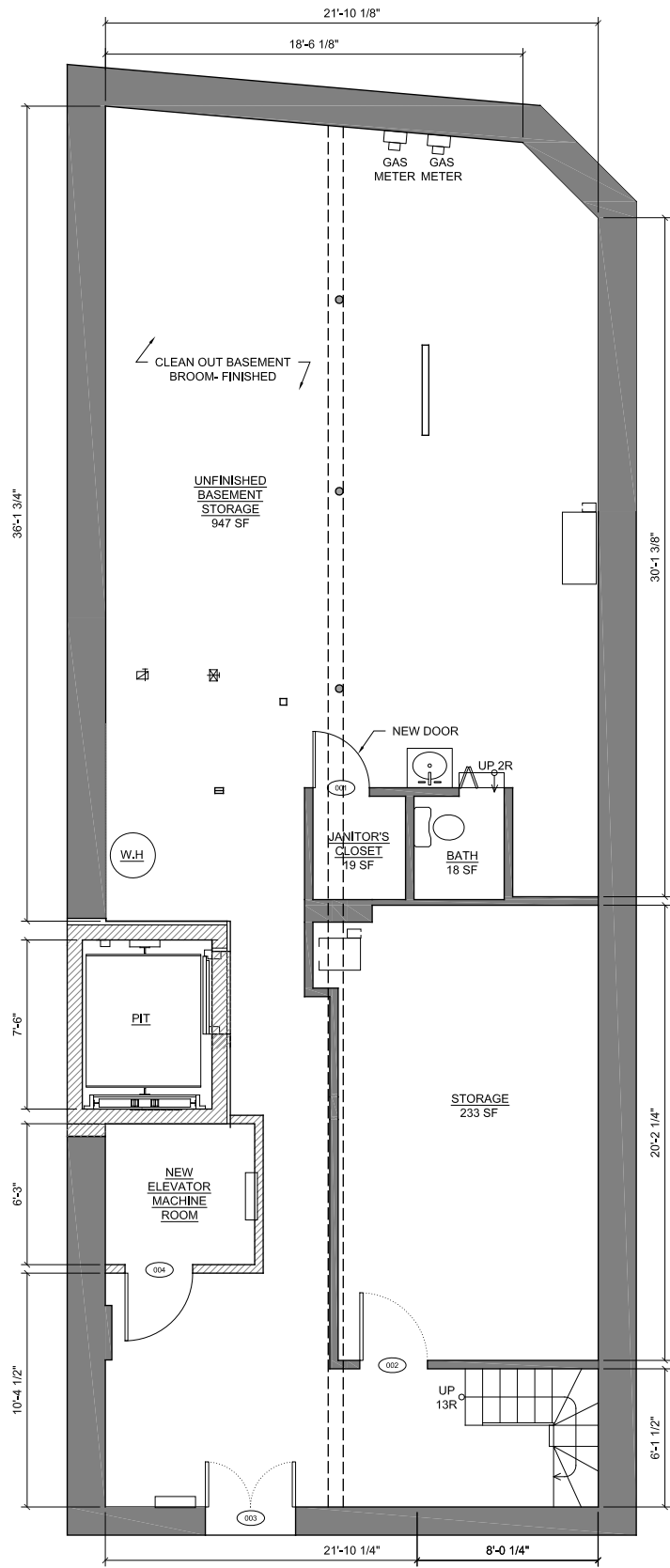
Second Floor



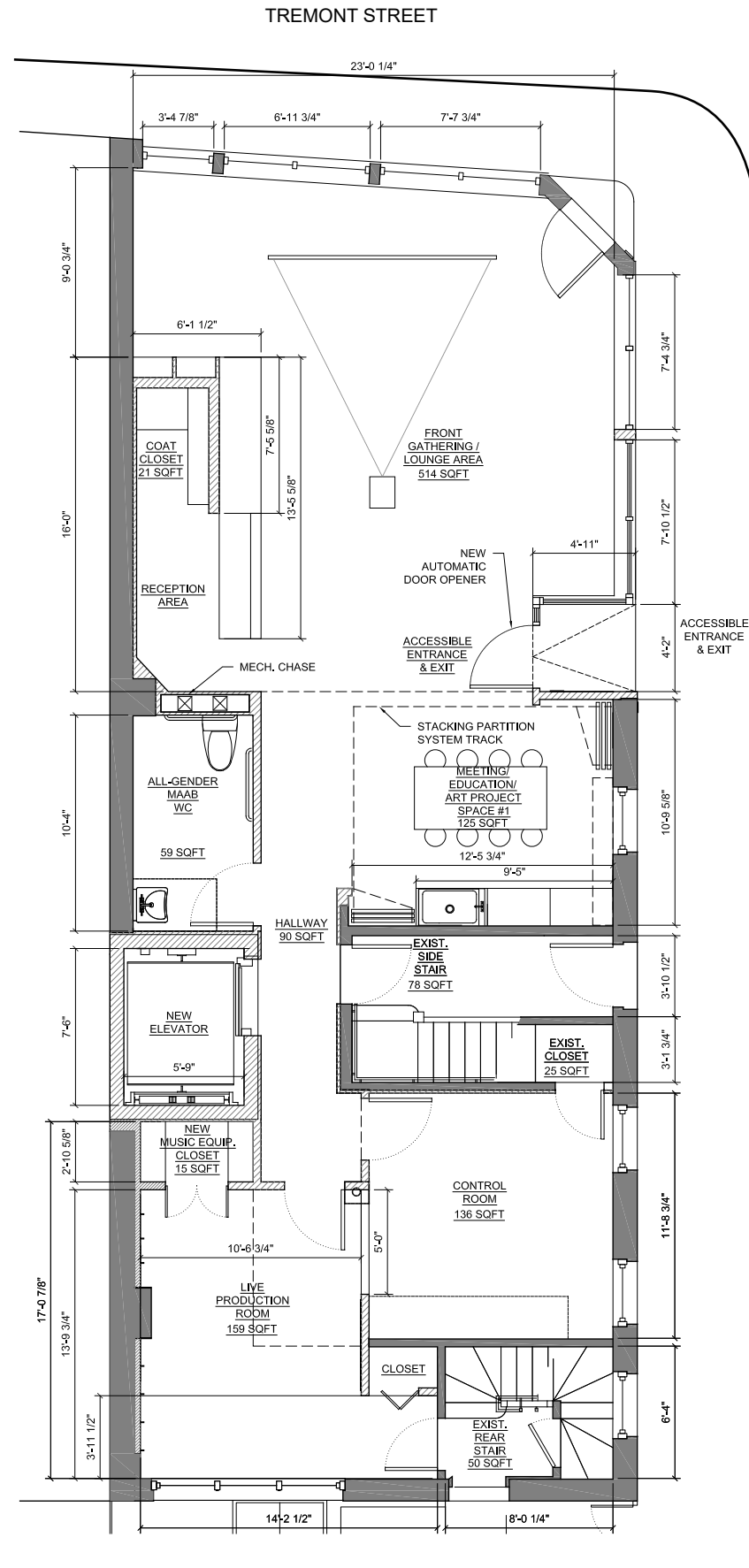
Third Floor



Roof

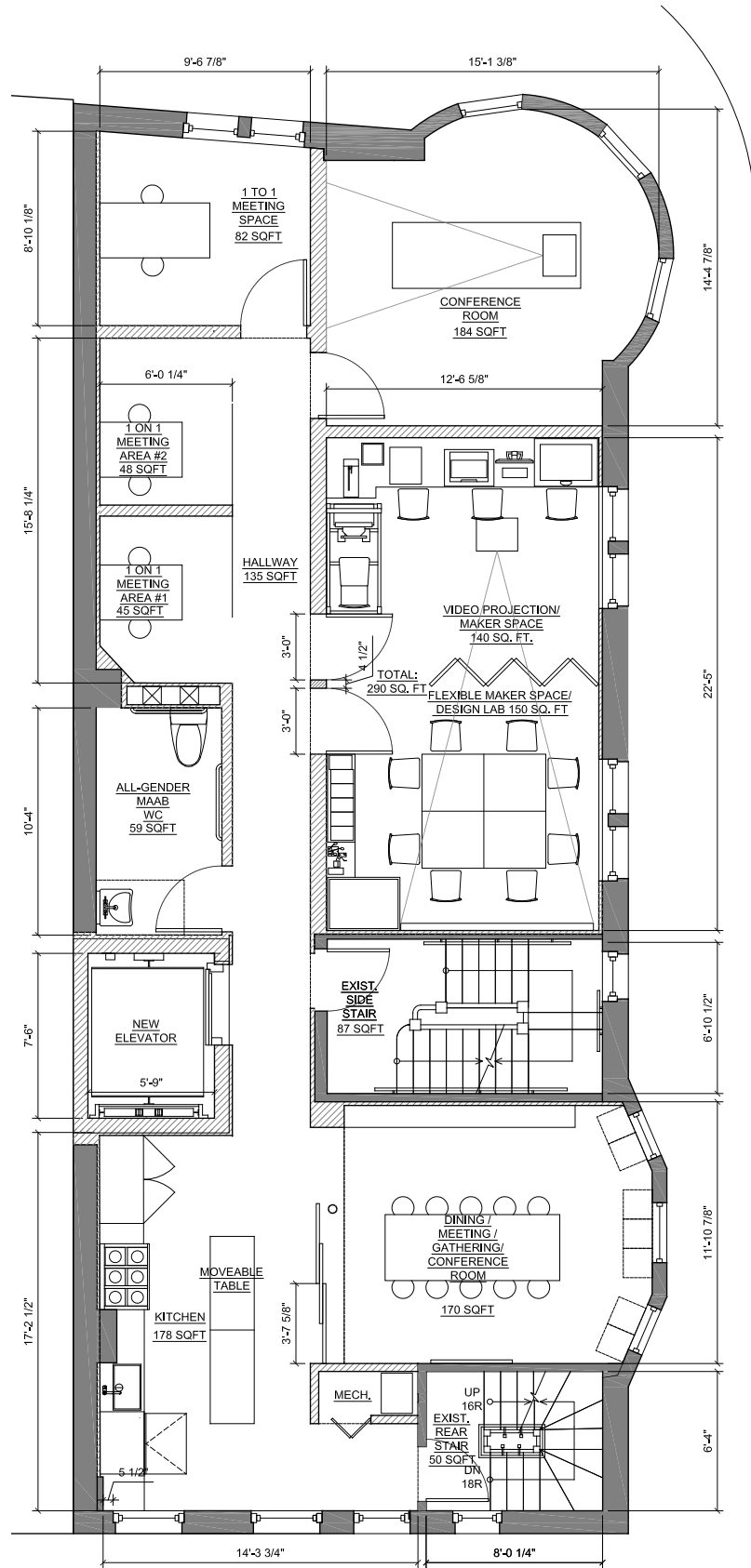


BASEMENT PLAN
SCALE 1/8"=1'-0"

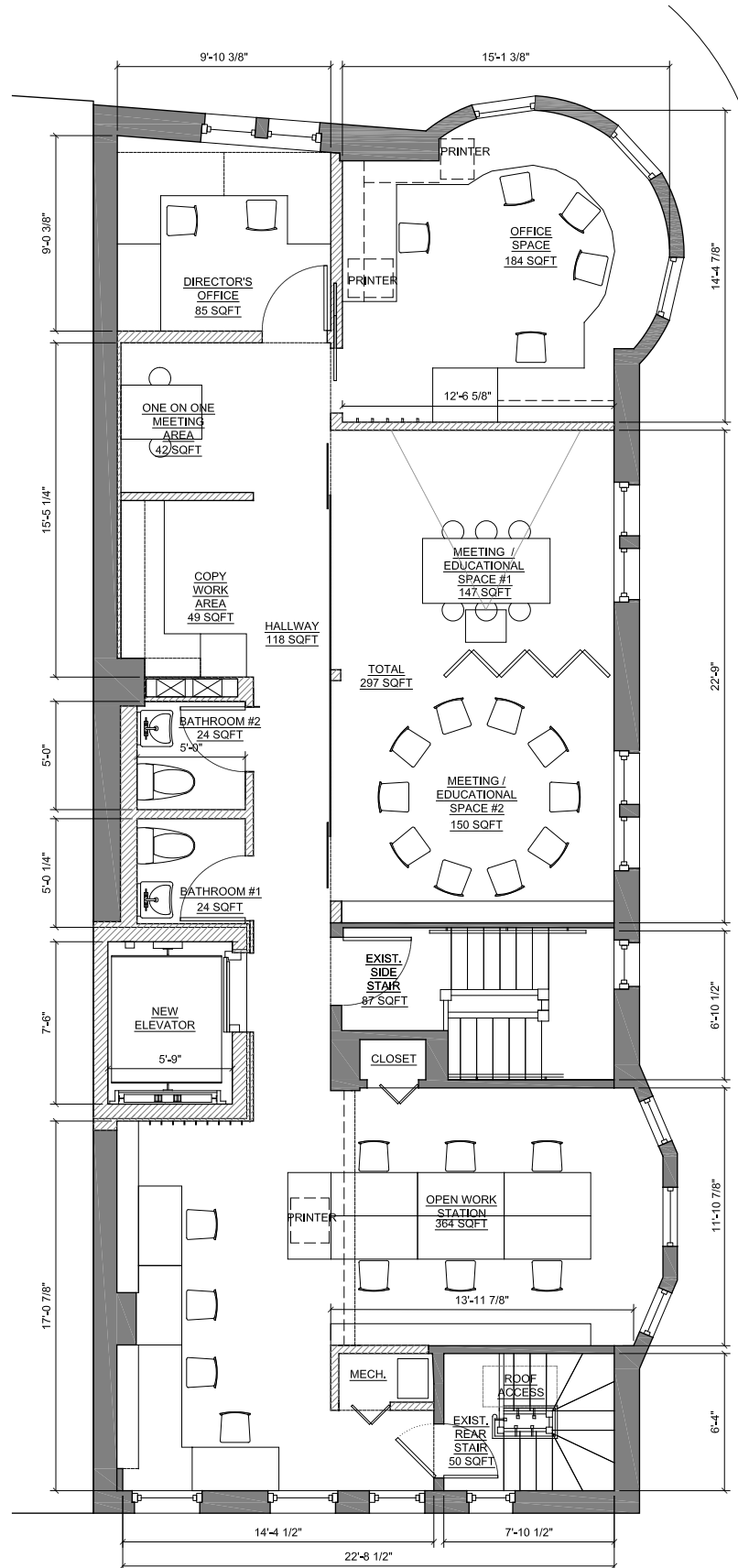


CARMEL STREET

FIRST FLOOR PLAN
SCALE 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE 1/8"=1'-0"



THIRD FLOOR PLAN
SCALE 1/8"=1'-0"

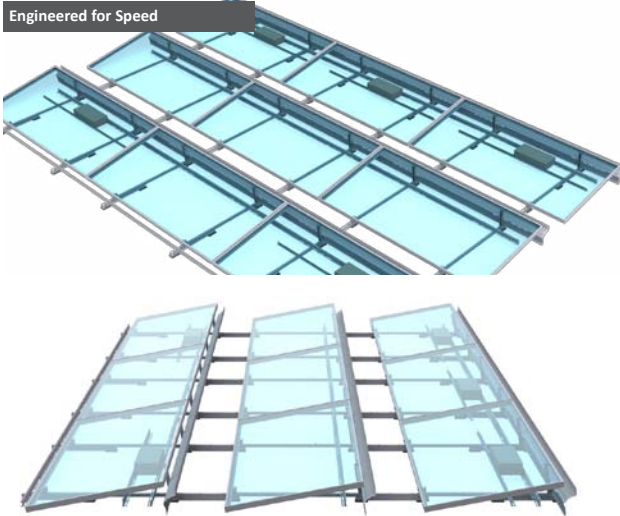
**ROOF ACCESS HATCH:
TO BE PAINTED WHITE TO MATCH TPO ROOFING**



Type S

**FLAT ROOF RACK MOUNTING:
10 DEGREE**

clawFR®
10 Degree Flat Roof Mounting System



Material

- Steel: 14 gauge (1.9mm) G-90 paint bond galvanized
- Aluminum: 11 gauge (2.3mm)
- Stainless Steel: 14 gauge (1.9mm) Type 304 stainless

Insulation

- 1" (25mm) fiberglass insulation in cover and 1" fiberboard insulation in curb
- 3" (75mm) Polyisocyanurate (R = 20.3) in cover and curb (Thermally Broken Models)

Finish

- Steel: Alkyd base red oxide primer
- Aluminum: Mil finish
- Stainless Steel: Bead blast finish

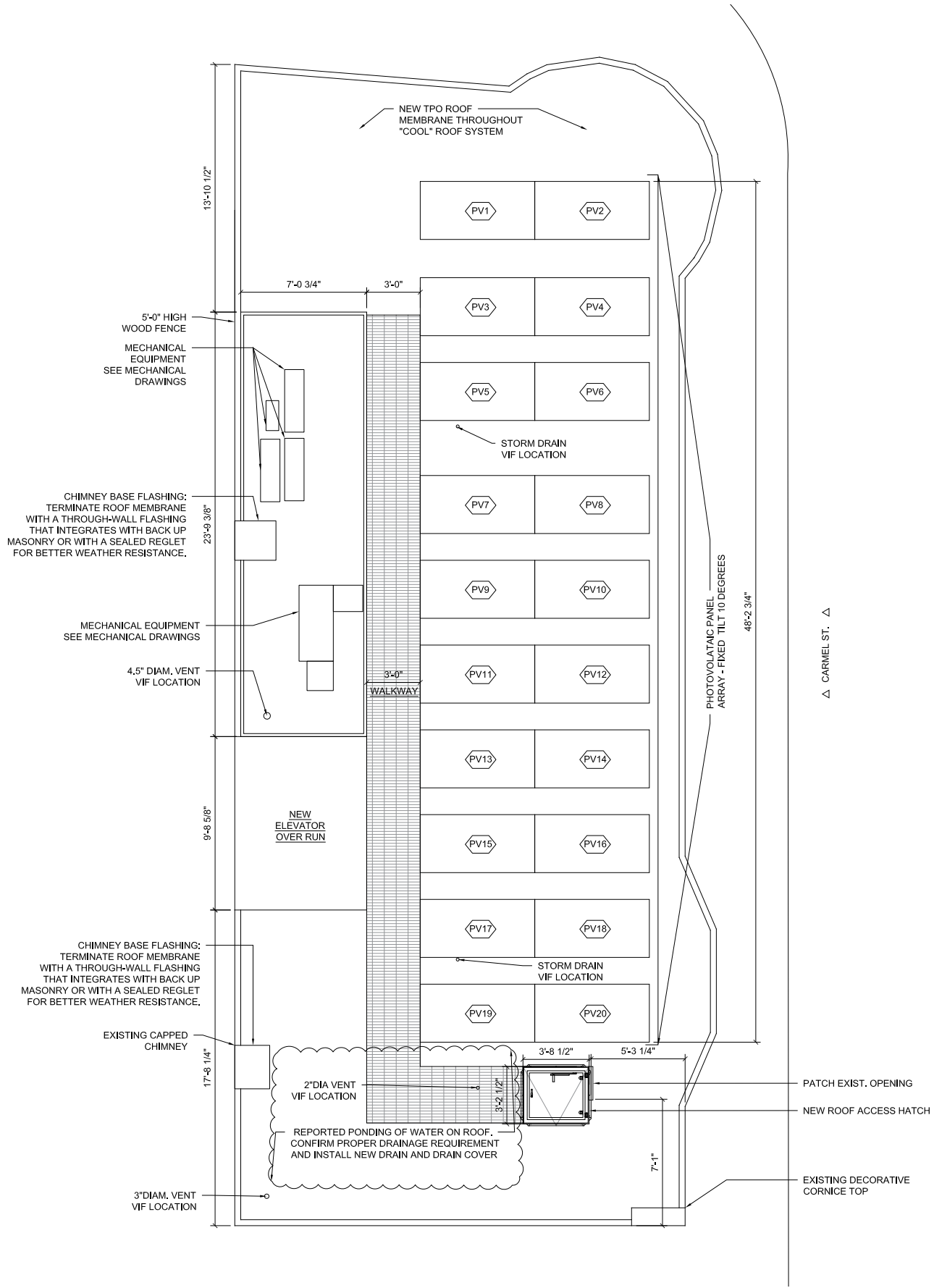
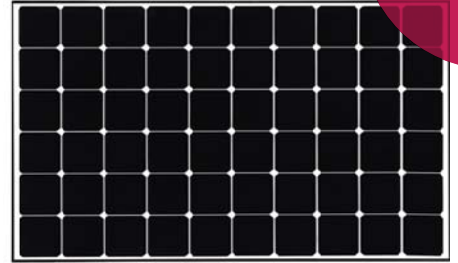
TYPE	INCHES	MM	MATERIAL	INSULATION	THERMALLY BROKEN
S-20	36 x 30	914 x 762	Steel	1" (25mm)	No
S-50	36 x 30	914 x 762	Aluminum	1" (25mm)	No
S-50-TB	36 x 30	914 x 762	Aluminum	3" (75mm)	Yes
S-90	36 x 30	914 x 762	Stainless Steel	1" (25mm)	No

**SOLAR PANEL
OPTION 1**

MECHANICAL SPECIFICATION	
Format	66.3 in x 39.4 in x 1.26 in (including frame) (1685mm x 1000mm x 32mm)
Weight	41.2 lbs (18.7 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 x 20 monocrystalline Q-ANTUM solar half-cells
Junction box	2.76-3.35 in x 1.97-2.76 in x 0.51-0.83 in (70-85mm x 50-70mm x 13-21mm), decentralized, IP67
Cable	4 mm² Solar cable; (+) ≥43.3 in (1100 mm), (-) ≥43.3 in (1100 mm)
Connector	Multi-Contact MC4, IP65 and IP68

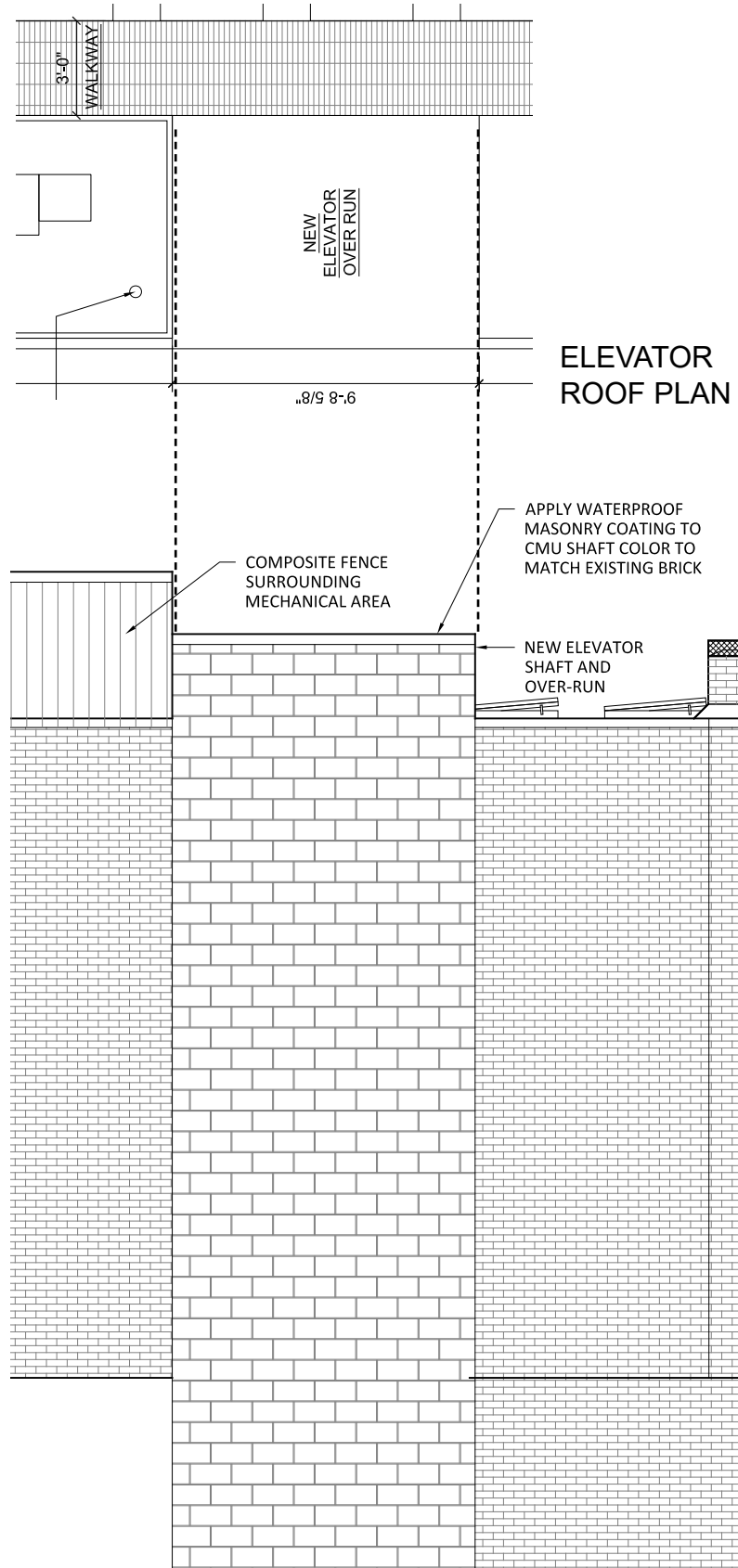
OPTION 1

Mechanical Properties	
Cells	6 x 10
Cell Vendor	LG
Cell Type	Monocrystalline / N-type
Cell Dimensions	161.7 x 161.7 mm / 6 inches
Dimensions (L x W x H)	1700 x 1016 x 40 mm 66.93 x 40.0 x 1.57 inch
Front Load	6000Pa
Rear Load	5400Pa
Weight	18.5 kg
Connector Type	MC4
Junction Box	IP68 with 3 Bypass Diodes
Length of Cables	1000 mm x 2 ea
Glass	High Transmission Tempered Glass
Frame	Anodized Aluminium



ROOF PLAN
SCALE 1/8"=1'-0"

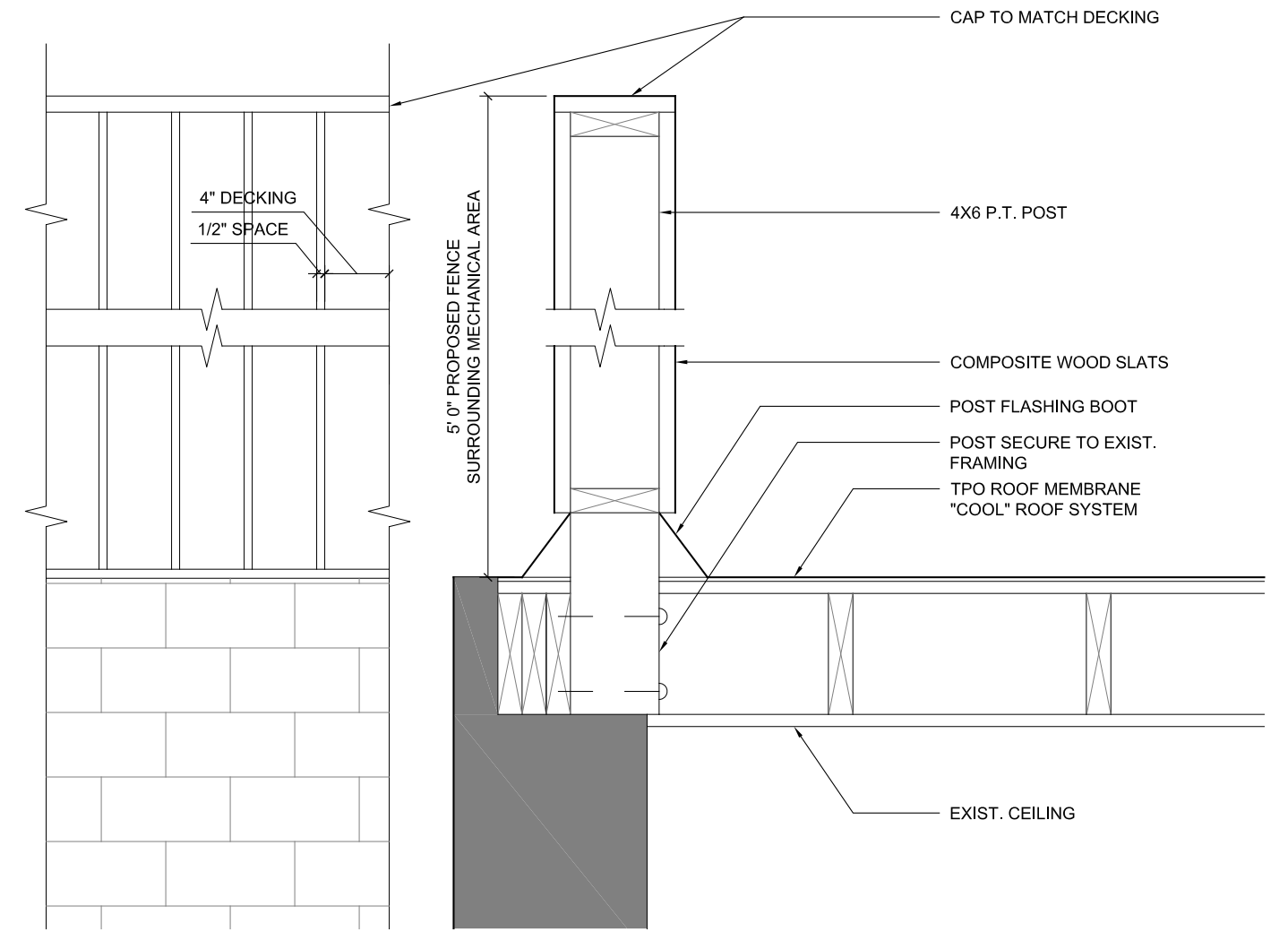
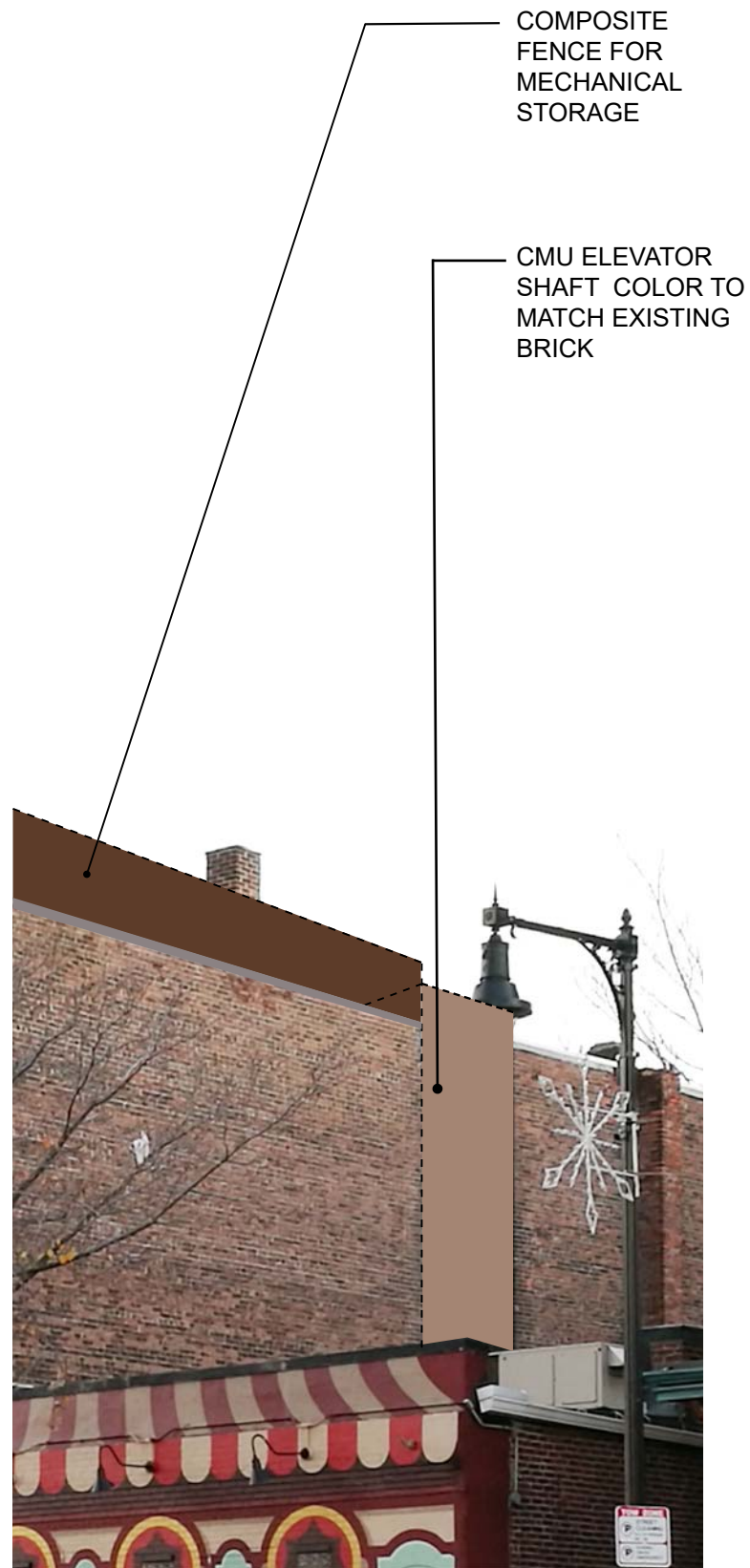
ELEVATOR



ELEVATOR ELEVATION

1530 TREMONT STREET - SOCIEDAD LATINA

COMPOSITE WOOD FENCE

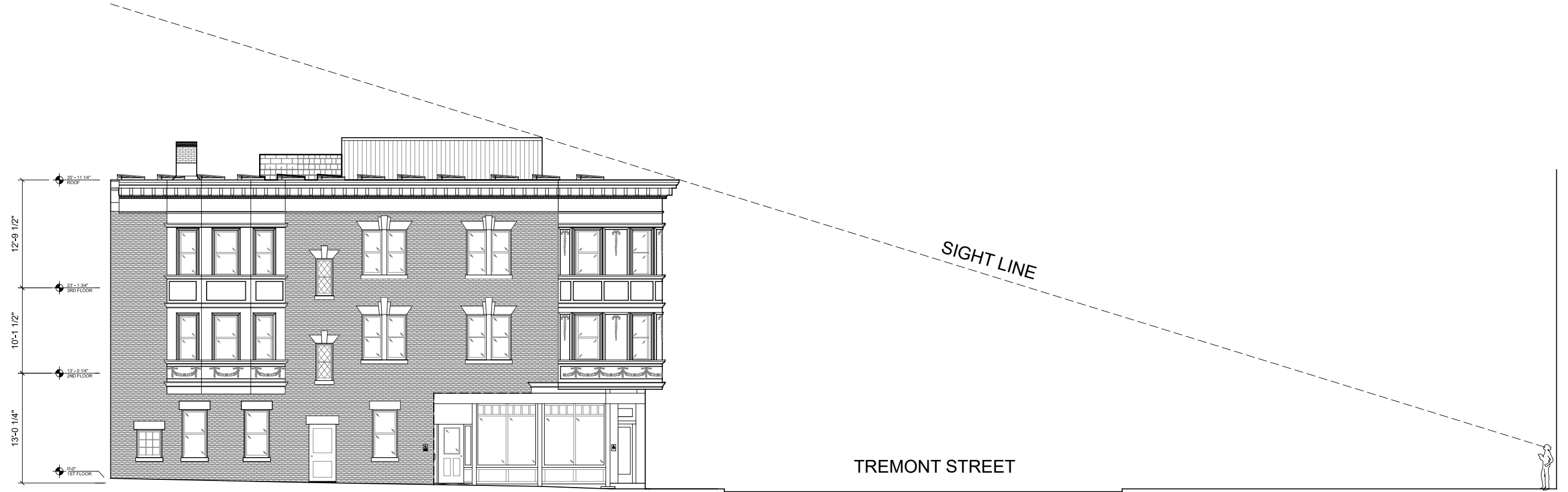


FENCE DETAIL

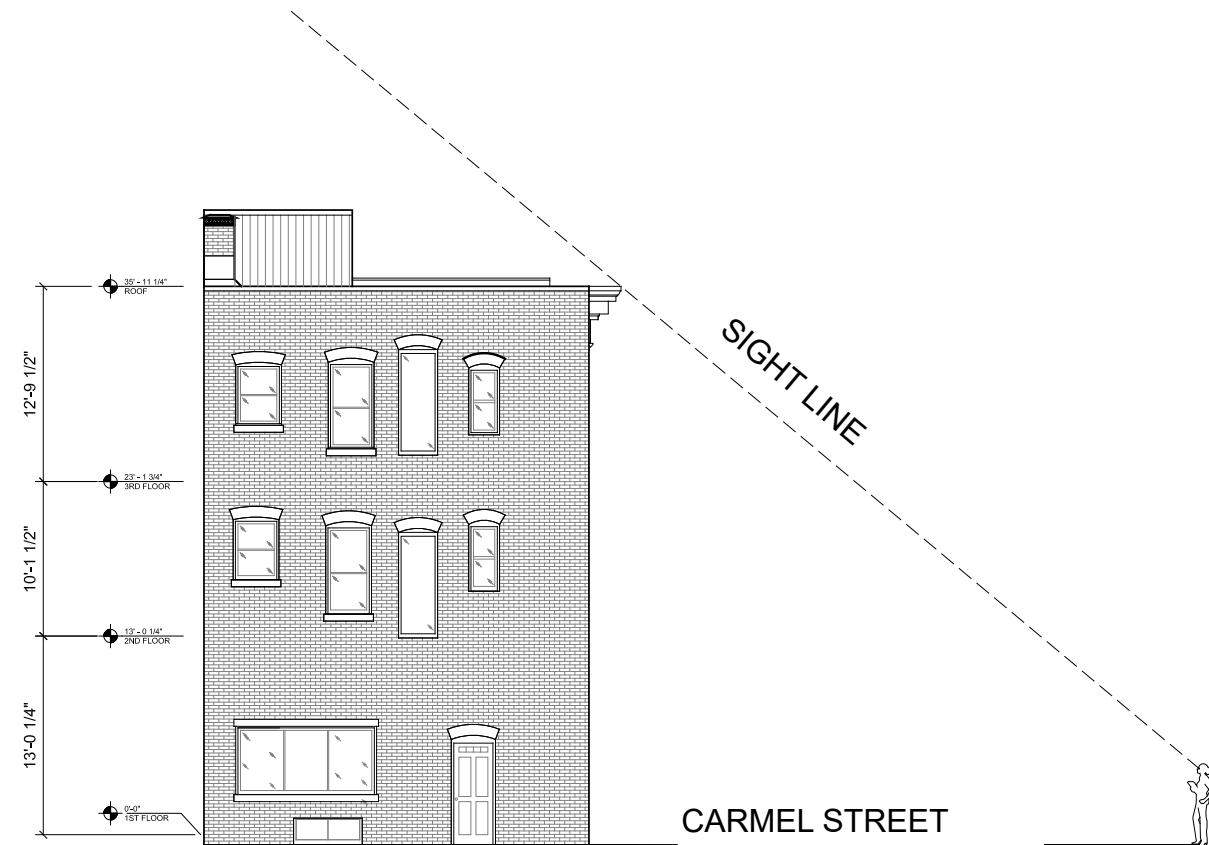


FENCE SPEC COLOR
 NEW WOOD TECH WOOD
 COLOR: BRAZILIAN IPE (IP)

STREET ELEVATIONS



SITE ELEVATION : CARMEL STREET
SCALE: NTS



SITE ELEVATION : DELLE AVE
SCALE: NTS