

152 Charles Street

March 2021

 152 Charles St





AERIAL

152 CHARLES STREET

March 20, 2021



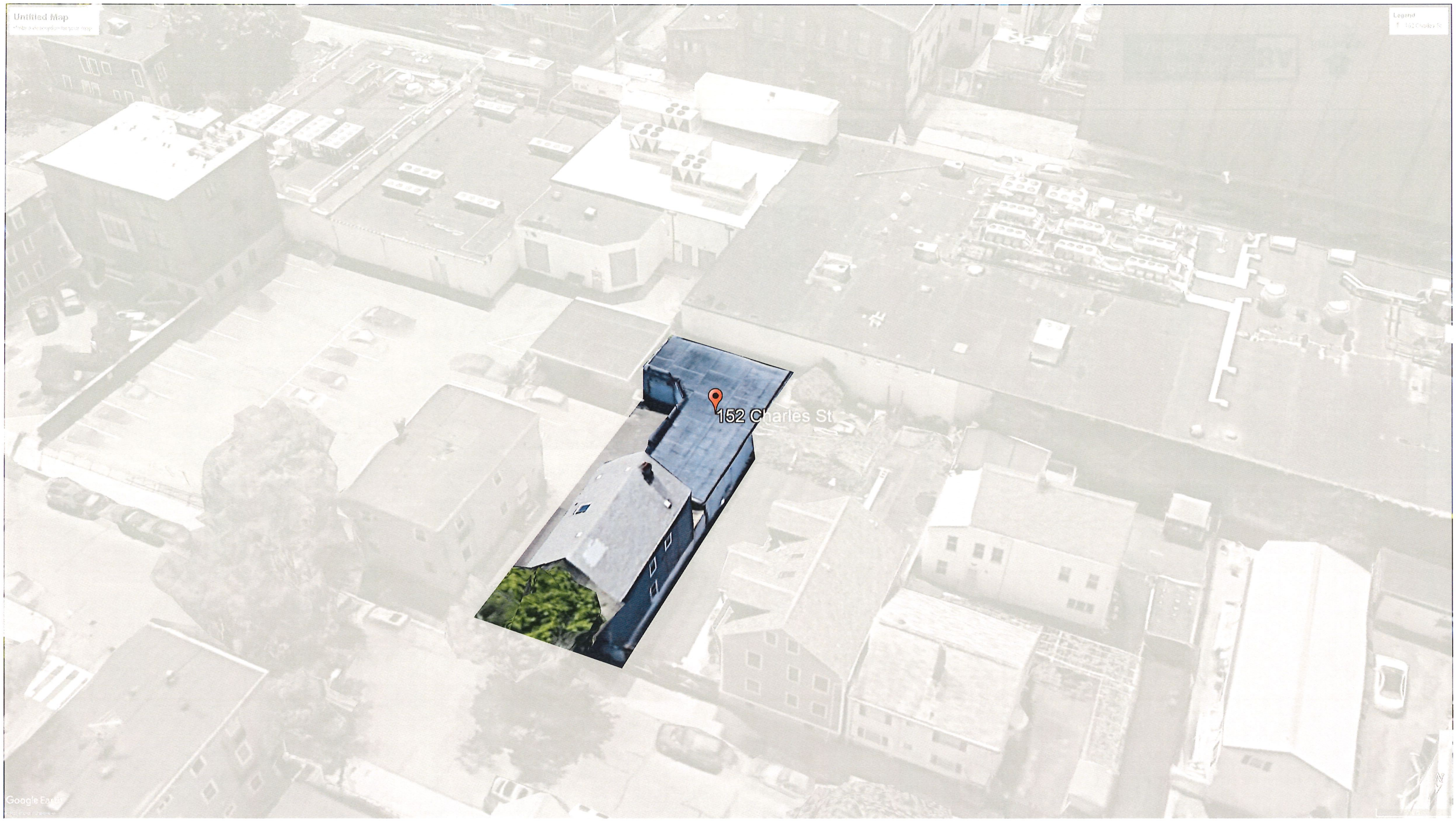


AERIAL

152 CHARLES STREET

March 20, 2021





Untitled Map
Make a copy of this map

Legend
152 Charles St

Google Earth
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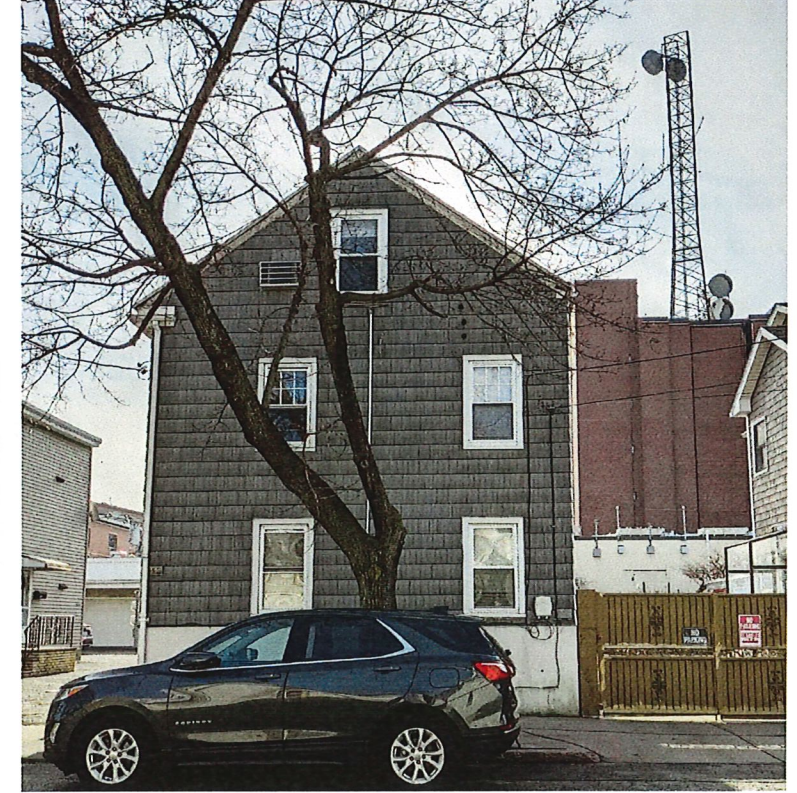
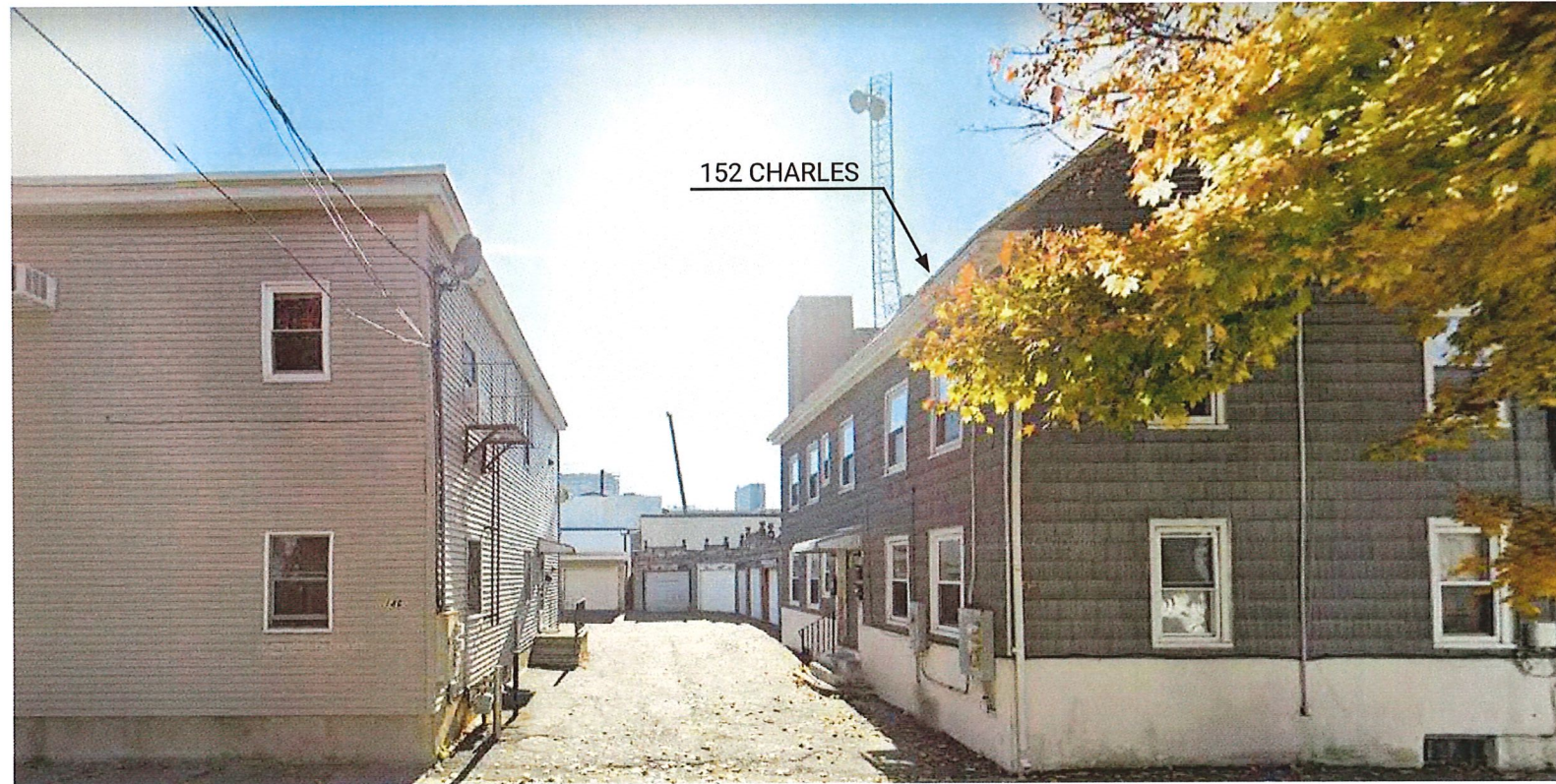
AERIAL

152 CHARLES STREET

March 20, 2021

BALANCE ARCHITECTS **BA**

KINVARRA CAPITAL



PHOTOS

152 CHARLES STREET

March 20, 2021

BALANCE
ARCHITECTS





"LANDED FROM OUTER SPACE"

"HORRIBLE"

"ROOF DECKS AREN'T ACTUALLY USED"

"SNORKEL TO THE ROOF"

"CRAMPED ENTRANCE"

*"NO CONTINUITY OR RELATIONSHIP
BETWEEN BUILDINGS"*

PREVIOUS DESIGN & COMMENTS

152 CHARLES STREET

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- REMOVED ROOF DECK FROM EXISTING BUILDING
- SIMILAR FENESTRATION RHYTHM, DIFFERENT FENESTRATION TYPE
- SNORKEL IS A DORMER
- CARRIED ACROSS SIDE YARD ROOF LINES BETWEEN BUILDINGS
- REAR ROOF DECK ORIENT AWAY FROM 158 CHARLES - MORE PRIVACY
- FENCE BETWEEN 152 & 158 CHARLES

- UNIT 2 ENTRANCE MOVED TO REAR
- UNIT 2 FOOT PRINT SIMPLIFIED (REMOVED JOGS)
- UNIT 1 DEDICATED OUTDOOR AREA
- MOVED STAIRS AWAY FROM WINDOWS

DESIGN REVISION

152 CHARLES STREET

March 20, 2021





- PUNCHED WINDOWS - CASEMENT
- LIMITED TRIM/ORNAMENTATION
- SIMPLIFIED GEOMETRY



PERSPECTIVE

152 CHARLES STREET

March 20, 2021





PERSPECTIVE

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BALANCE ARCHITECTS **BA**


KINVARRA CAPITAL



PERSPECTIVE

152 CHARLES STREET

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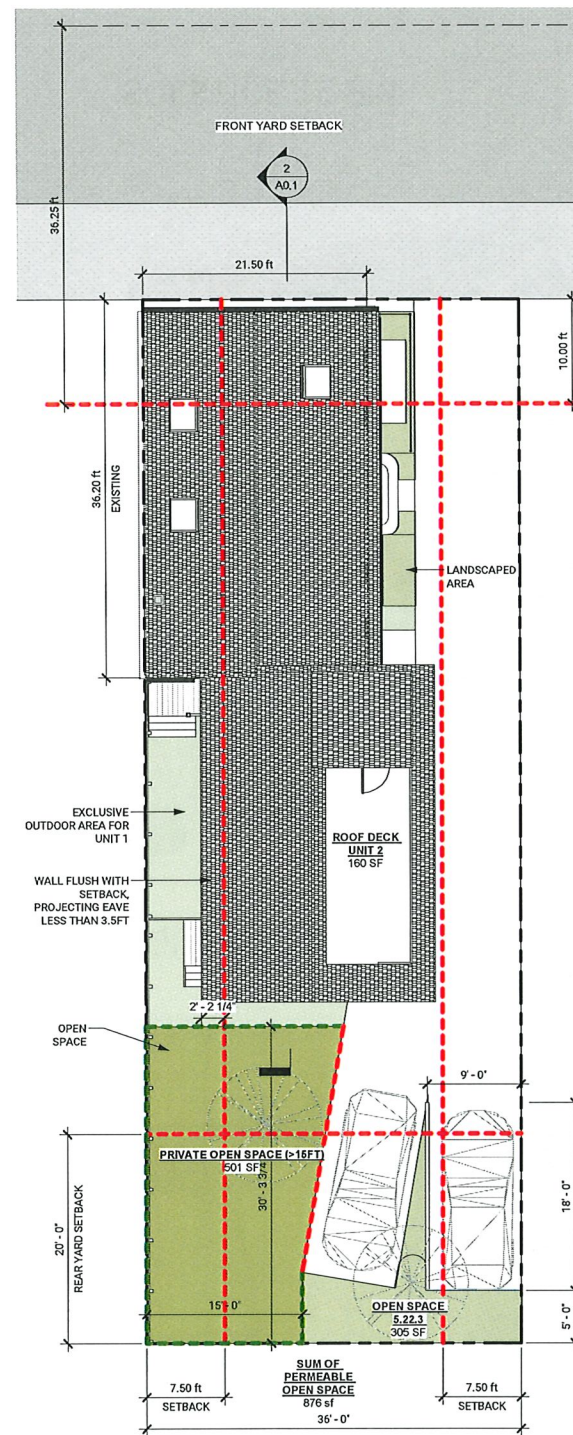
PERSPECTIVE

152 CHARLES STREET

March 20, 2021

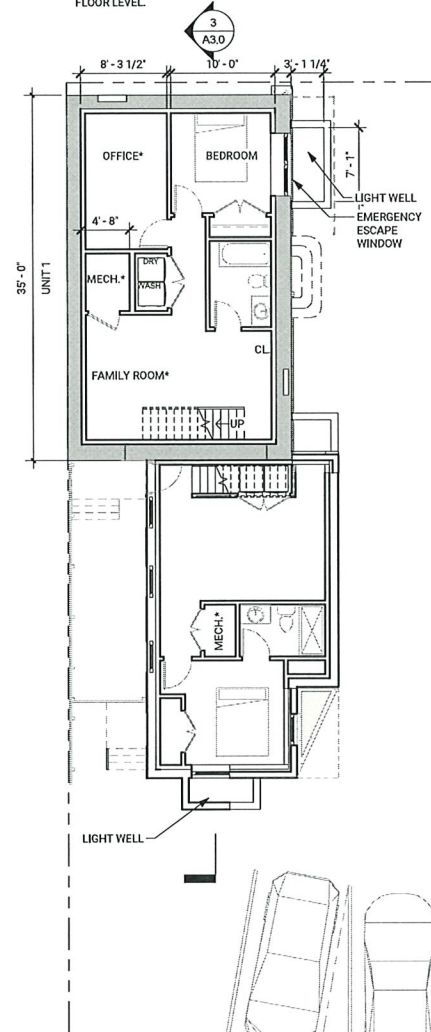
BALANCE
ARCHITECTS **BA**


KINVARRA
CAPITAL



1 Site Plan
1/8" = 1'-0"

*WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507.
ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.



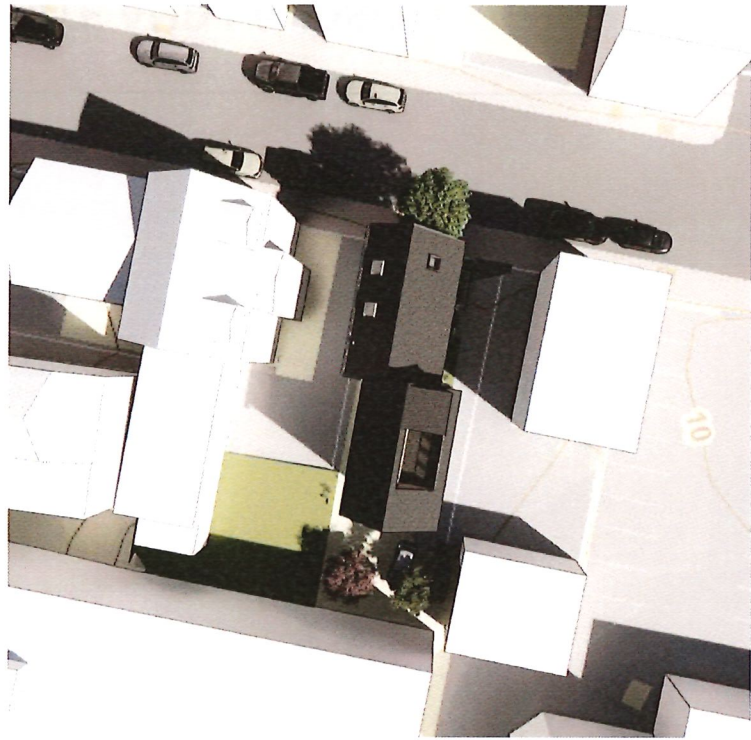
(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.4) shall be nearer than seven feet, six inches (7'6") to a side lot line.

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding side lot line. The front yard is measured from the street line, or building line where such has been established otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard set forth in footnotes a, b and c of Tables 5-1 and 5-2.

Height of Building. The vertical distance of the highest point of the roof above the mean grade adjoining the building.

5.21 Lot area and width.

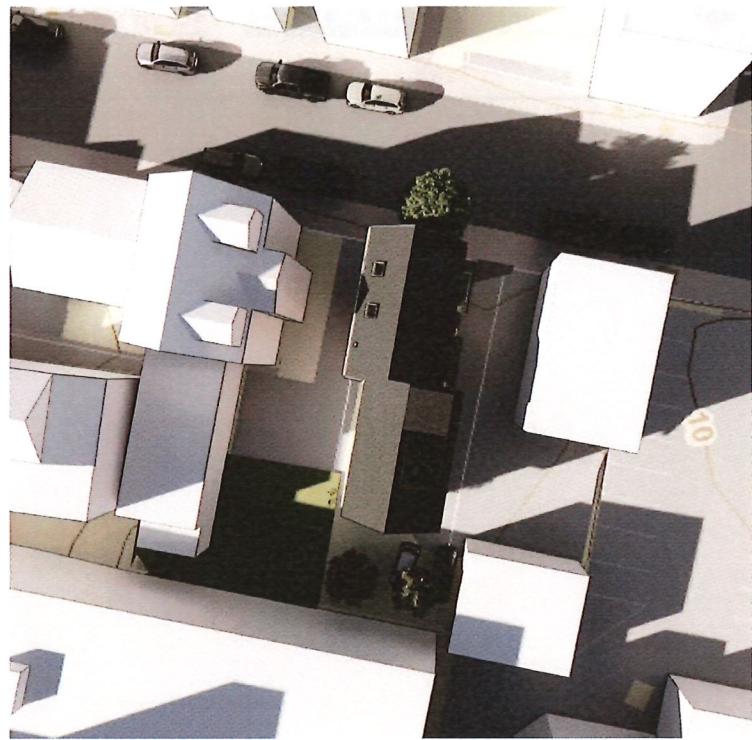
5.21.1 On lots of less than the required area for the district in which they are located and which is recorded by plan or deed with the Registry of Deeds before the date of the first passage of the ordinance of this or any prior Ordinance the minimum lot size and lot width regulations need not apply, but the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots the required width the sum of the two required side yards need not be more than thirty (30) feet, except that each side yard shall be a minimum of seven feet, six inches (7'6").



EQUINOX 9 AM



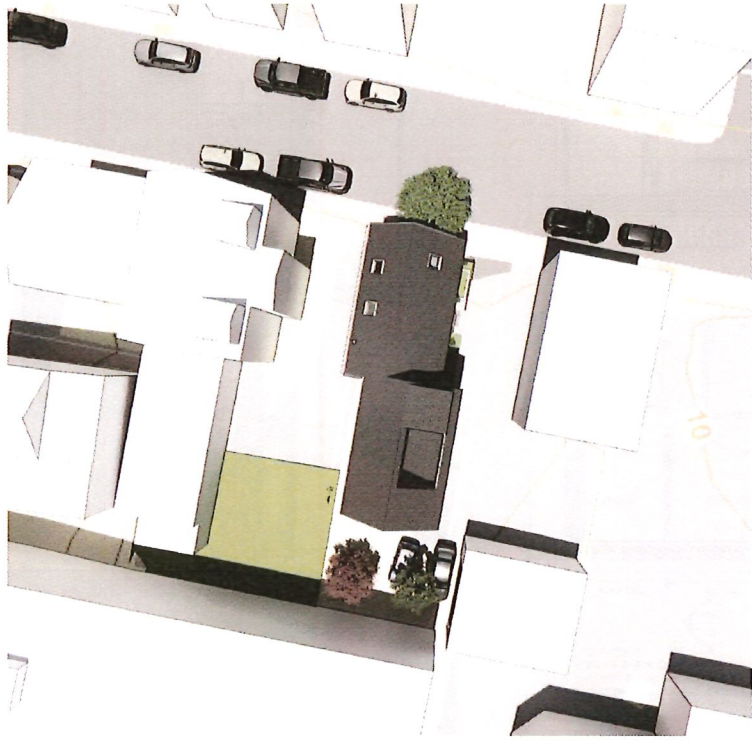
EQUINOX 12 PM



EQUINOX 4 PM



SOLSTICE 9 AM



SOLSTICE 12 PM



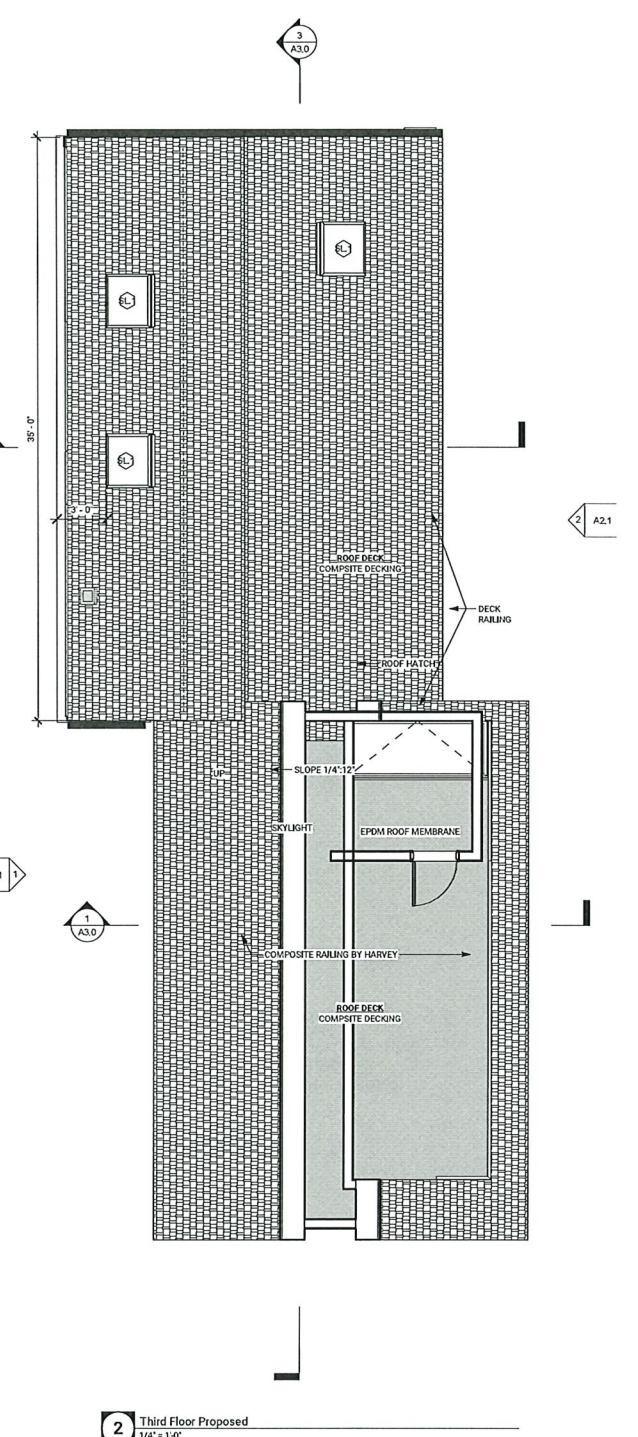
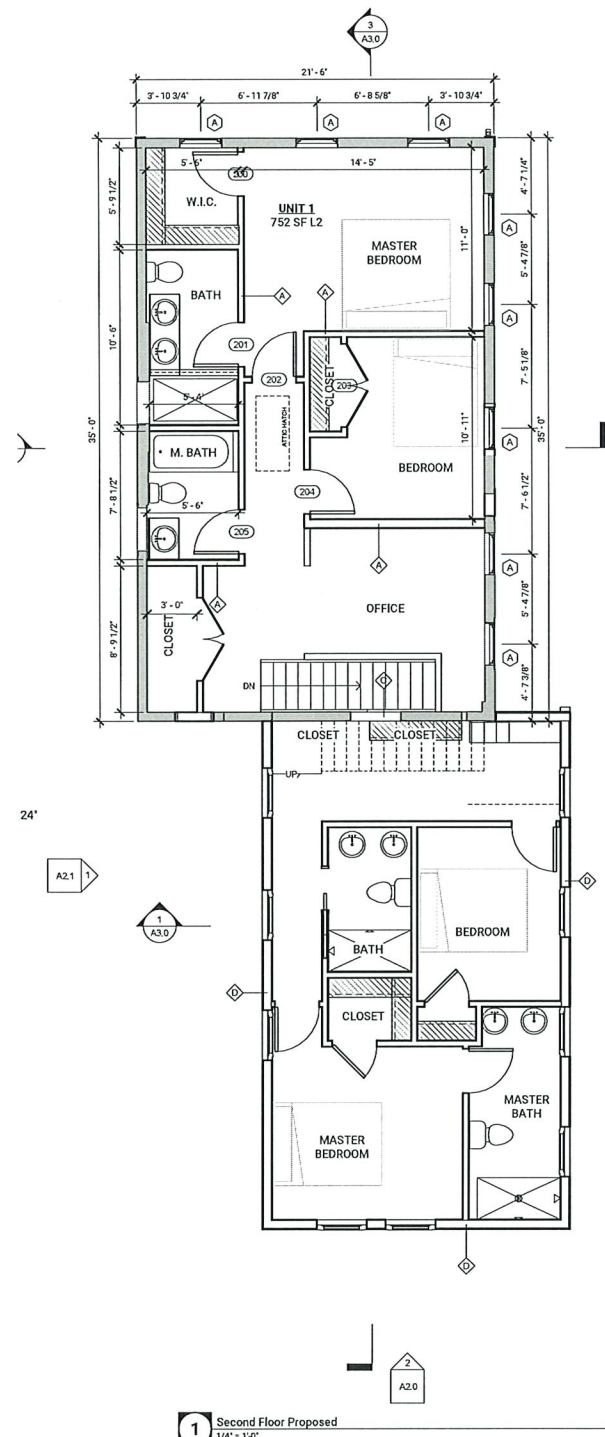
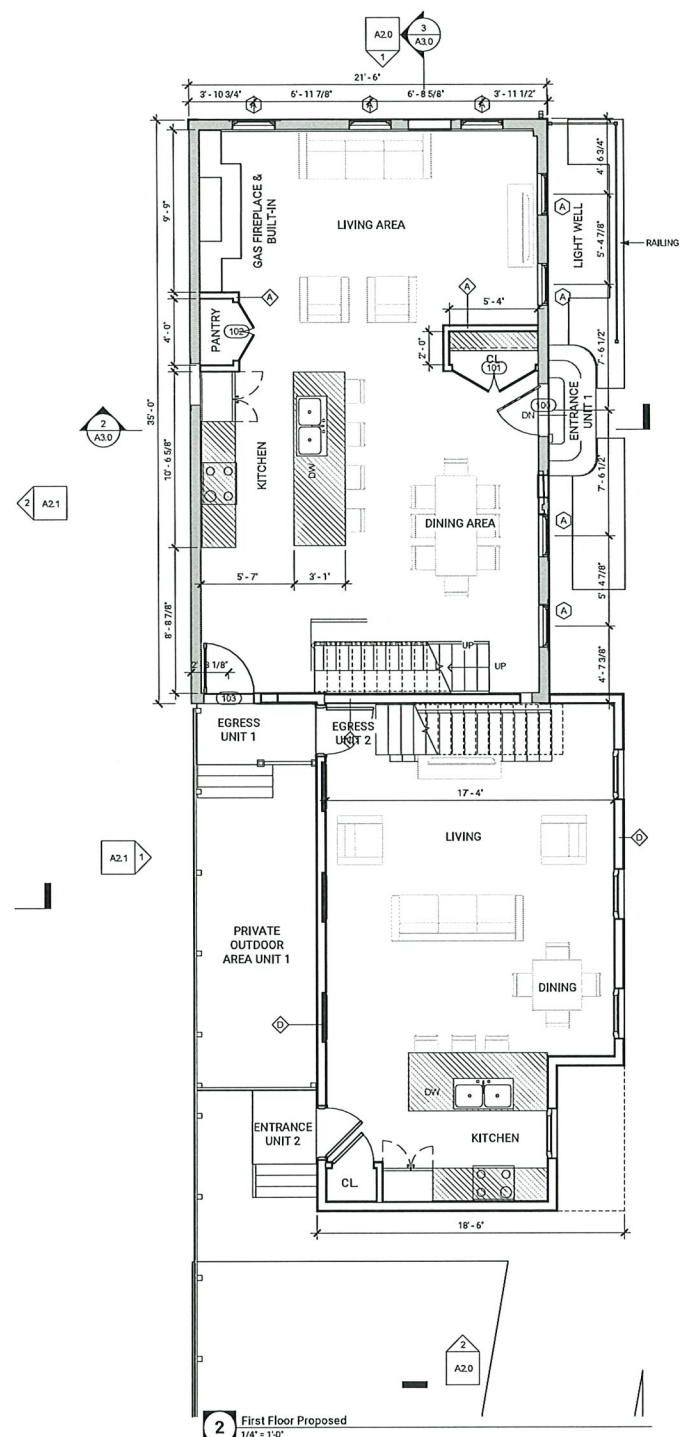
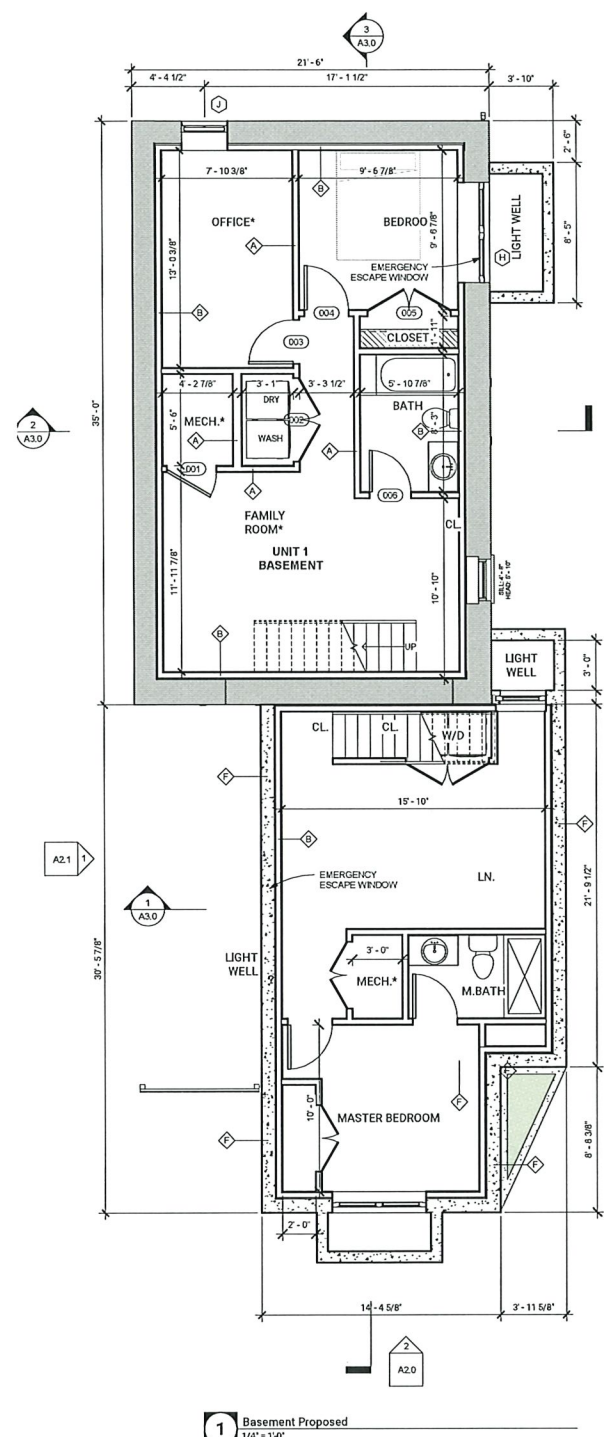
SOLSTICE 4 PM

SHADOW STUDY - LIMITED IMPACT ON VEGETATED LANDSCAPE

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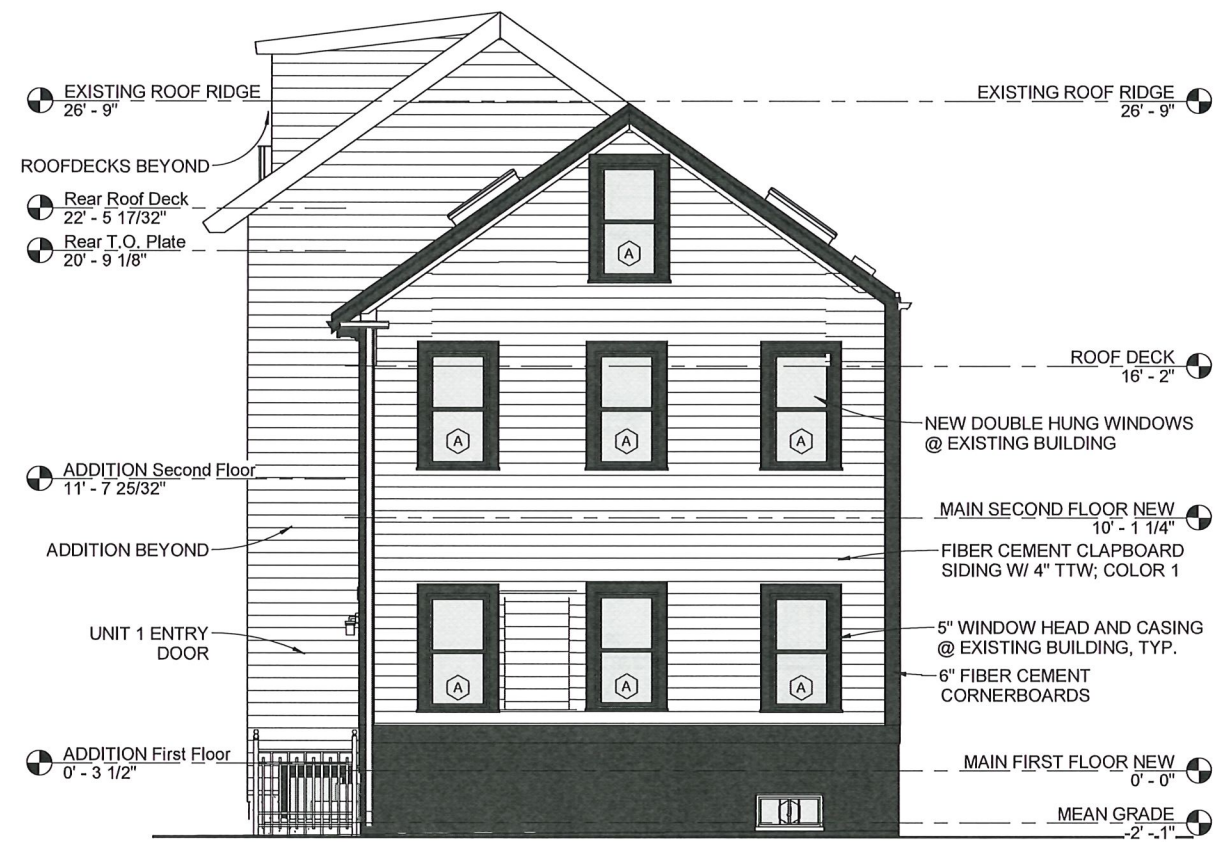
PLANS

152 CHARLES STREET

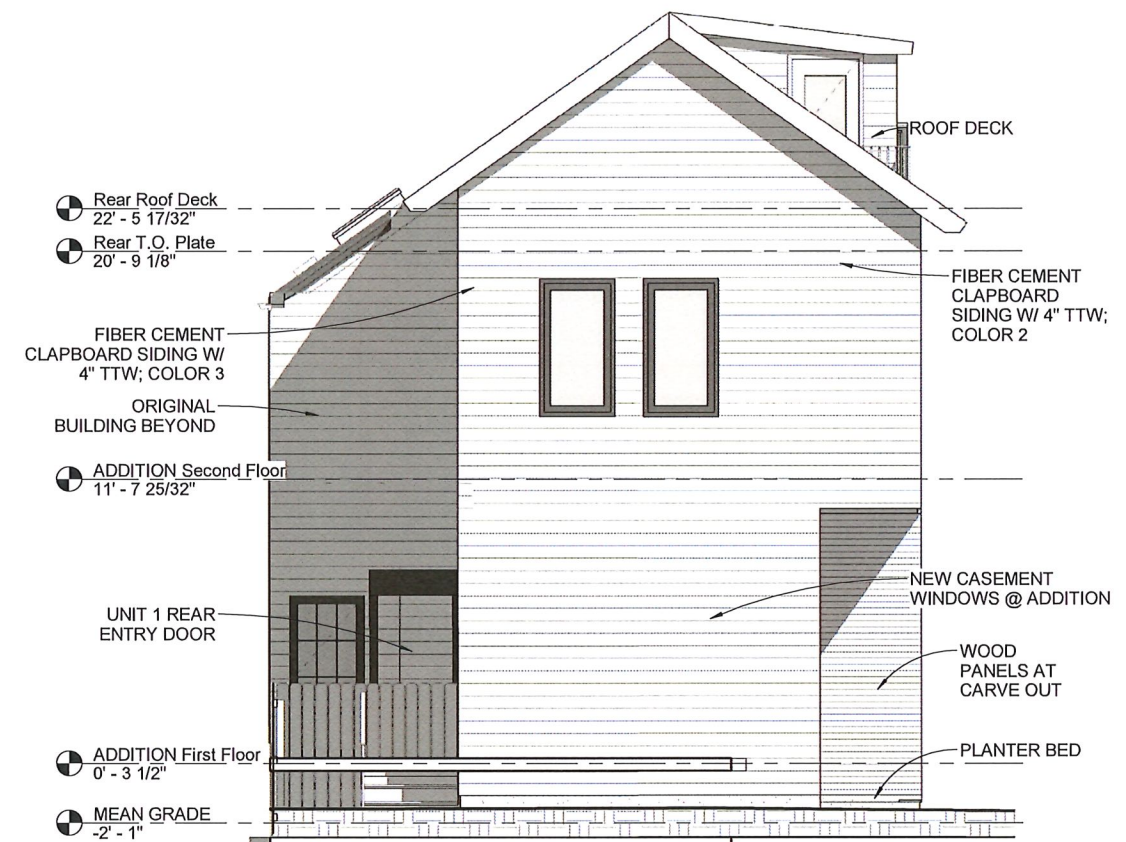
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BALANCE ARCHITECTS **BA**





1 Front Elevation
1/4" = 1'-0"



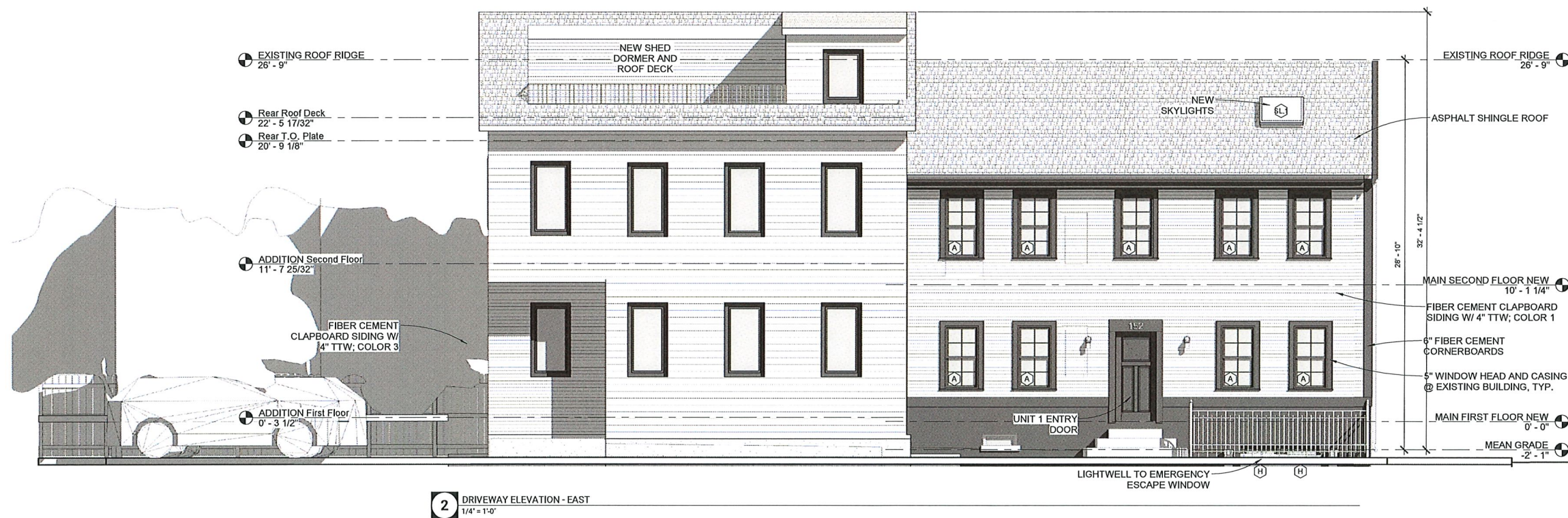
2 Rear Elevation
1/4" = 1'-0"

ELEVATIONS

152 CHARLES STREET

March 20, 2021





ELEVATIONS

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