

51 DUDLEY

DORCAS LLC



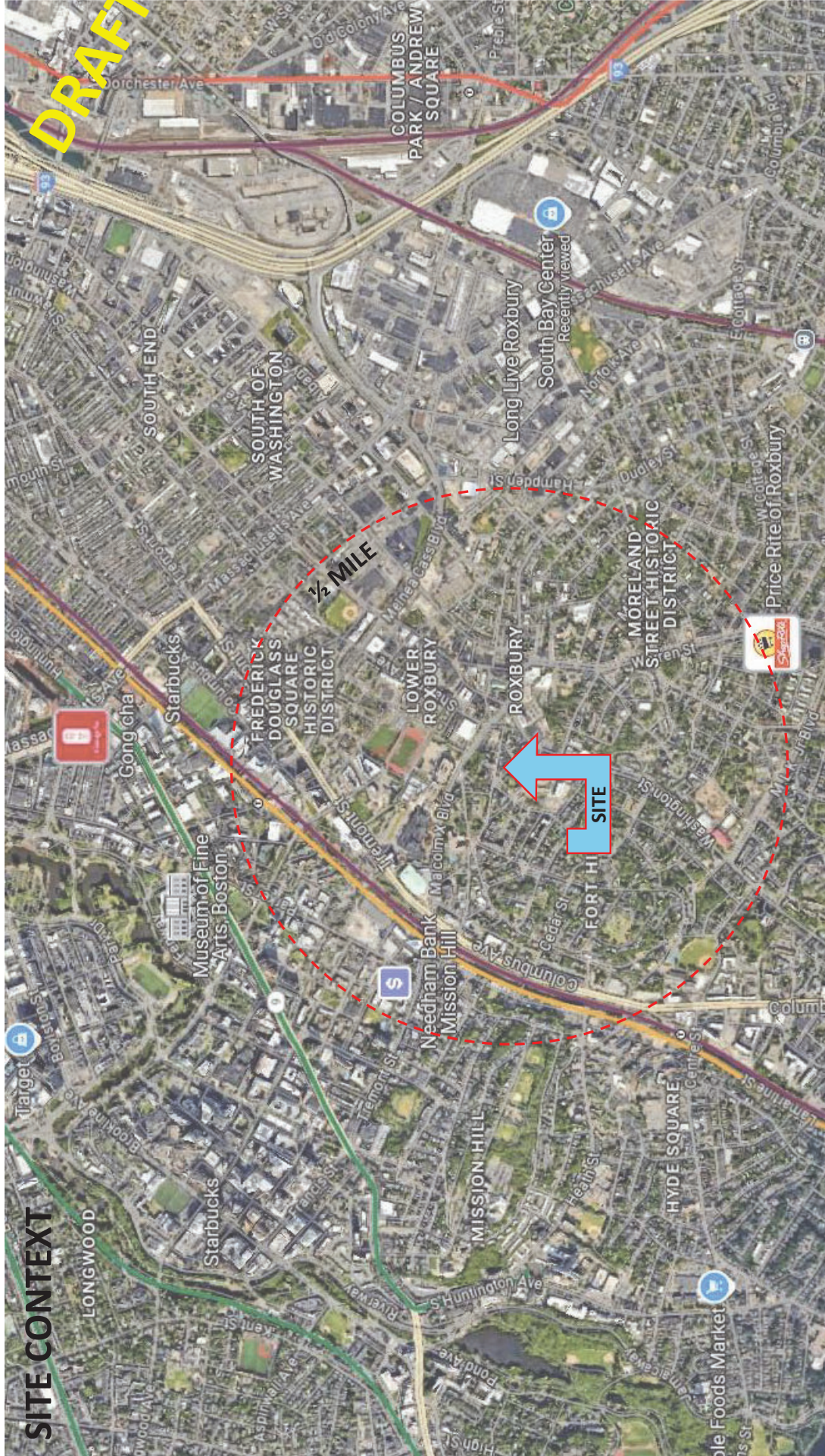
51 Dudley

2.Design Submission

DORCAS LLC - 51 DUDLEY

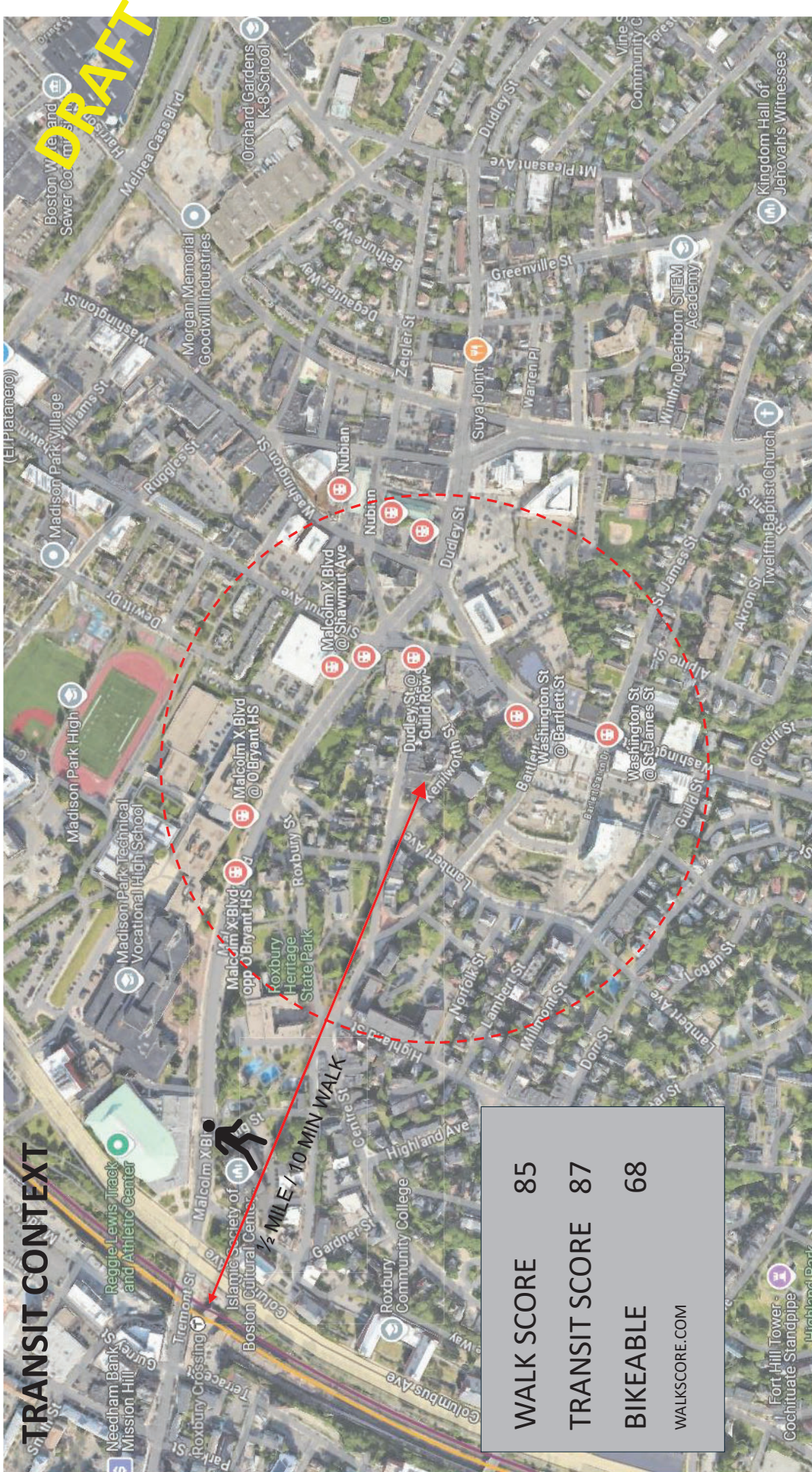
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DESIGN COLLABORATIVE

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SITE CONTEXT

51 DUDLEY STREET



51 DUDLEY STREET

URBAN CONTEXT

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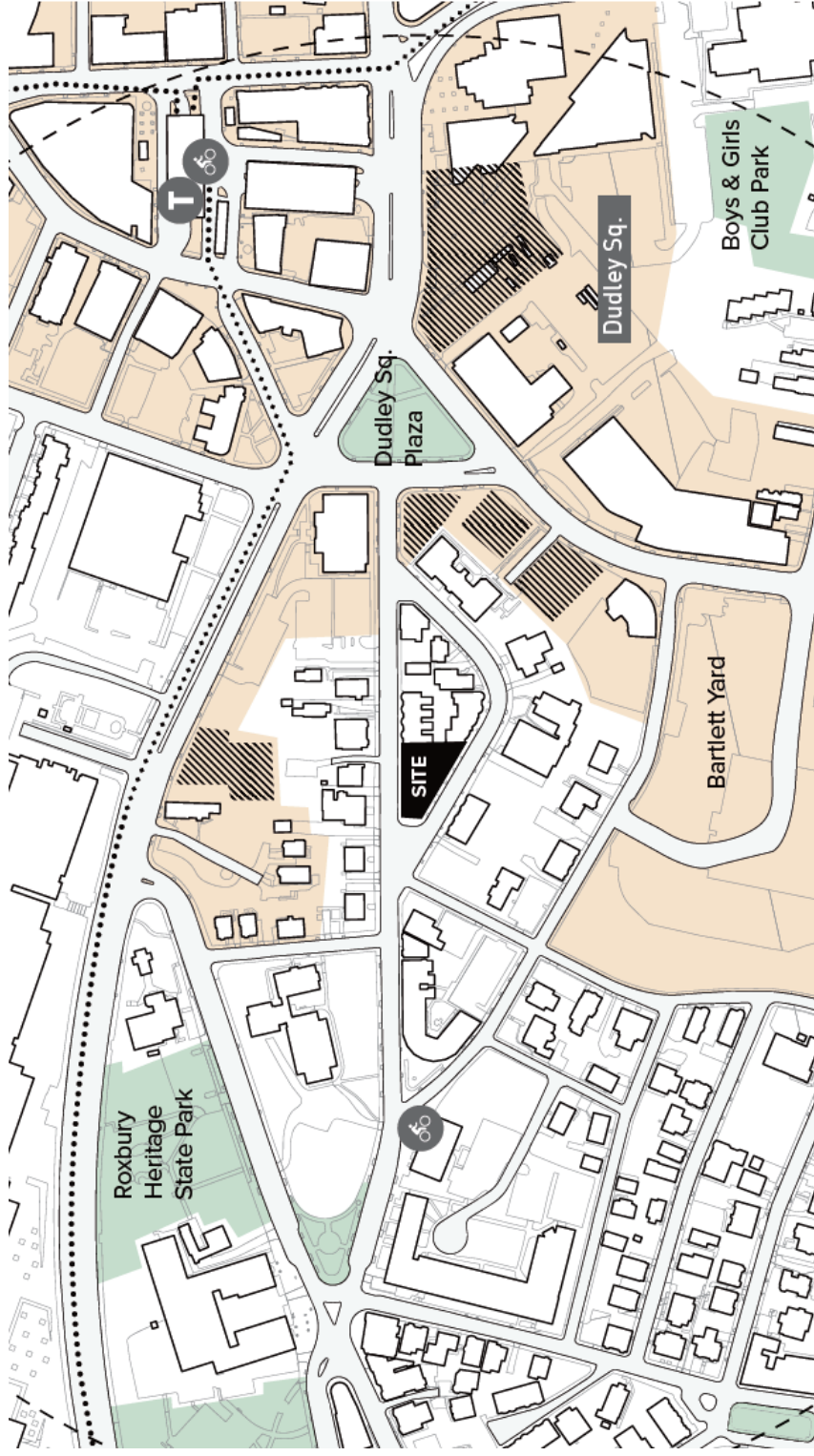
HIGHER EDUCATION & NEW DEVELOPMENT

PUBLIC PARK / GREENWAY

..... BUS / TRANSIT LINE

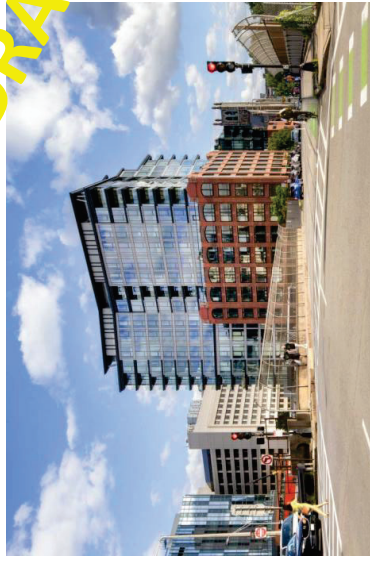
T T-STOP

🚲 BLUE BIKE STATION



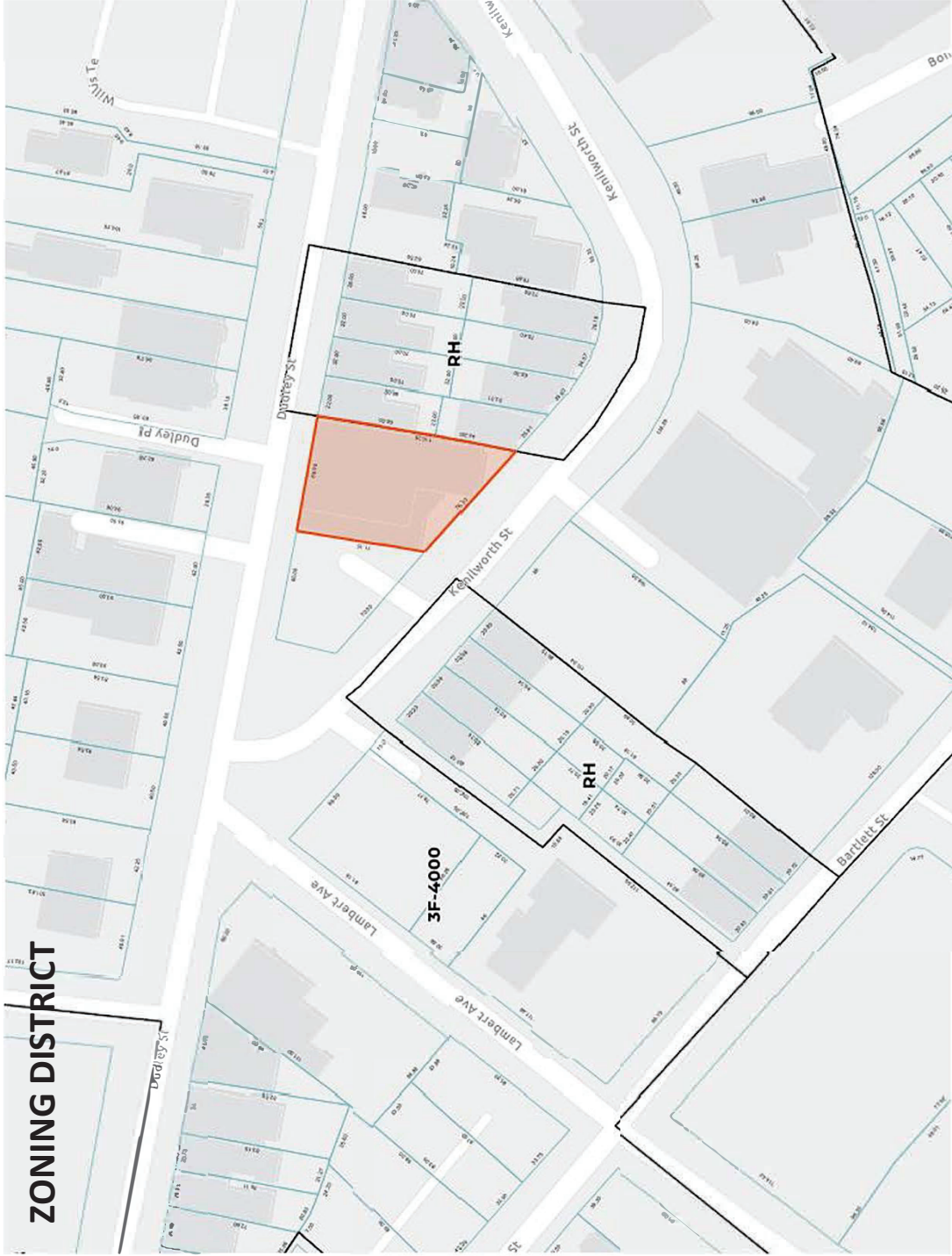
51 DUDLEY STREET

DEVELOPMENT / DESIGN CONTEXT



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ASSESSING

PARCEL ID 090322800

ADDRESS 51 DUDLEY ST 0211

ASSESSOR'S REPORT

PROPERTY VIEWER

ZONING

ZONING DISTRICT Roxbury Neighborhood

ZONING SUBDISTRICT 3F-4000

SUBDISTRICT TYPE

Medium Residential

ZONING OVERLAYS

Neighborhood Design Overlay District:
Roxbury Neighborhood

Boulevard Planning District

MAP NO. 6A/6B/6C

ARTICLE 50 | (Table)

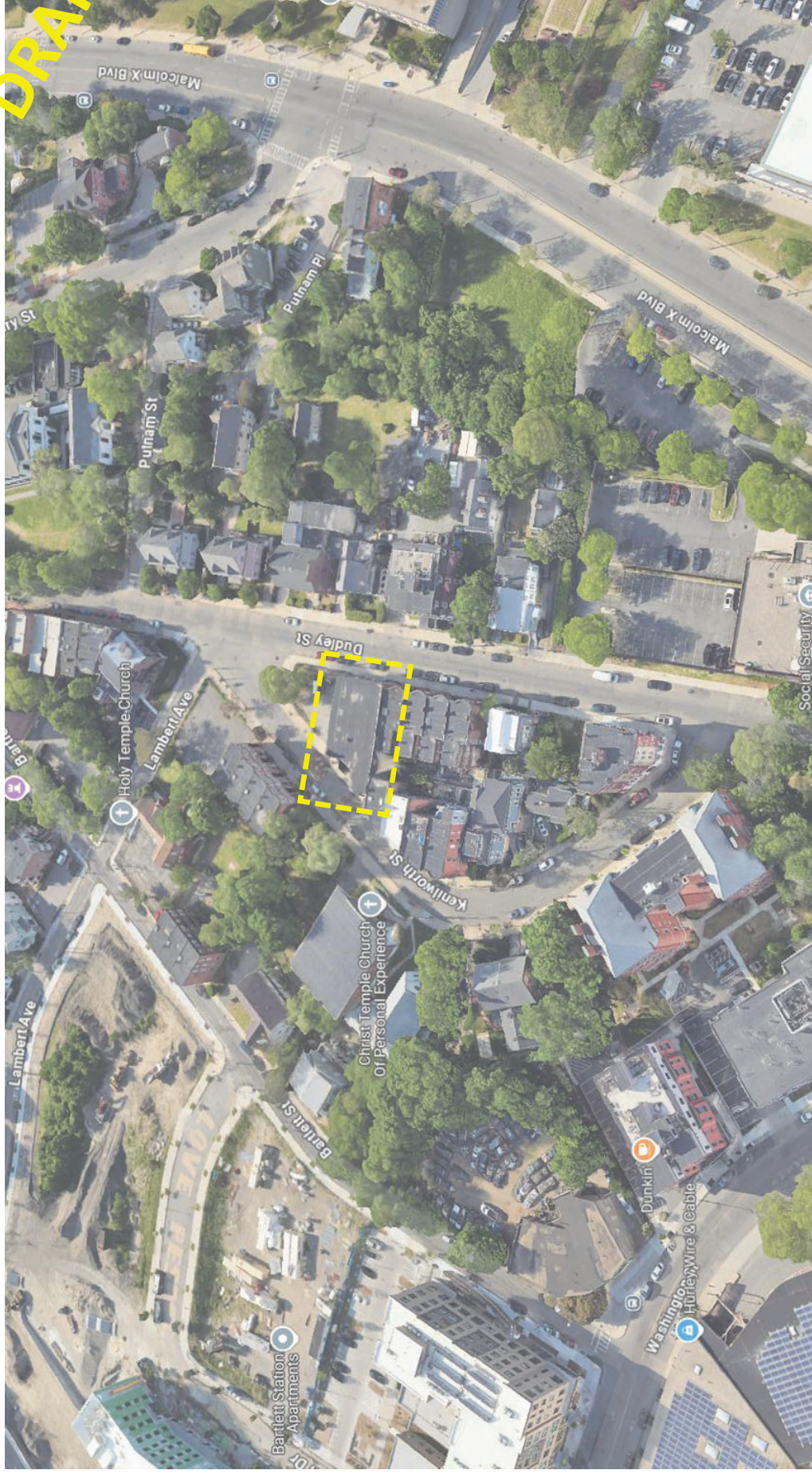
SITE AERIAL

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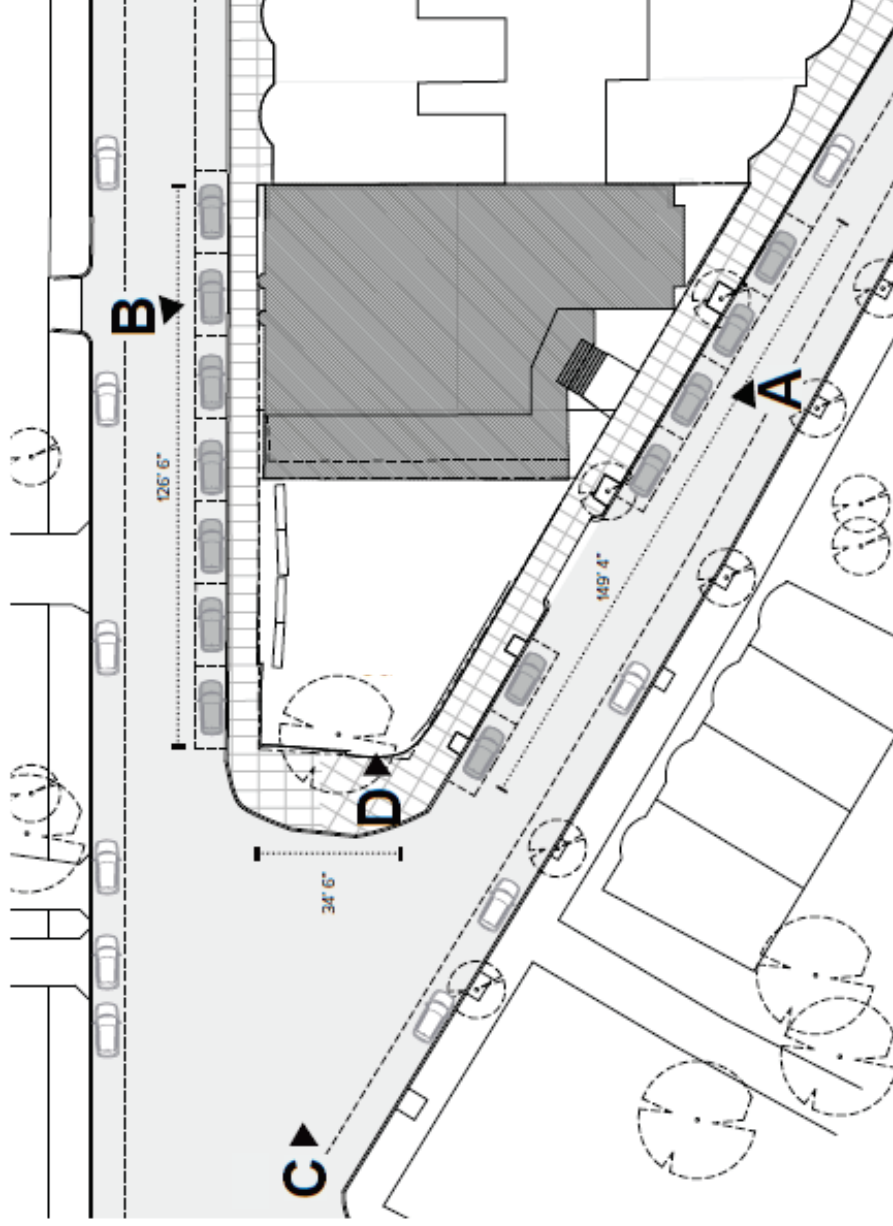
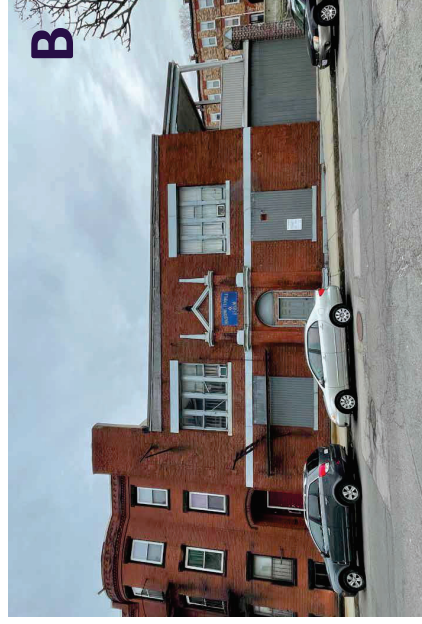
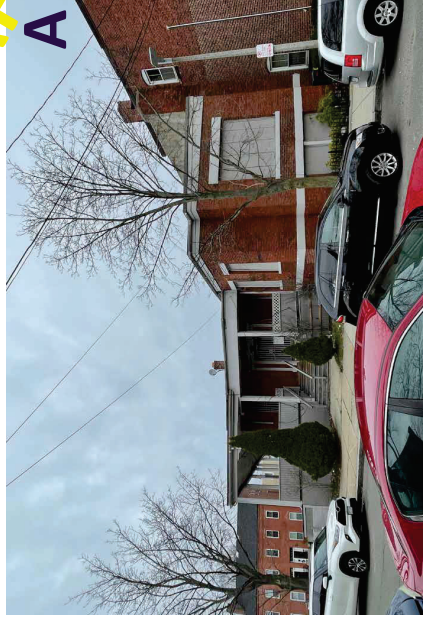
SITE AERIAL

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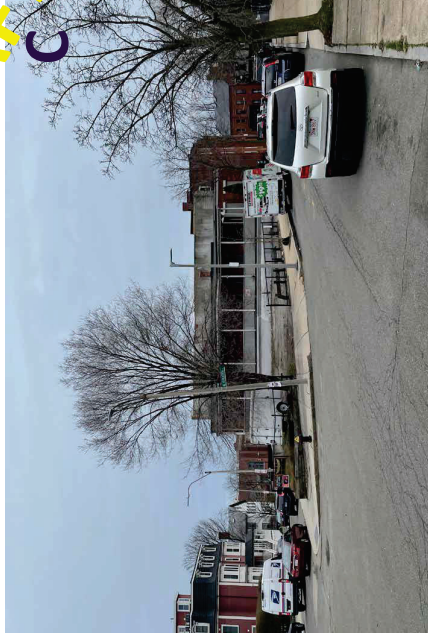
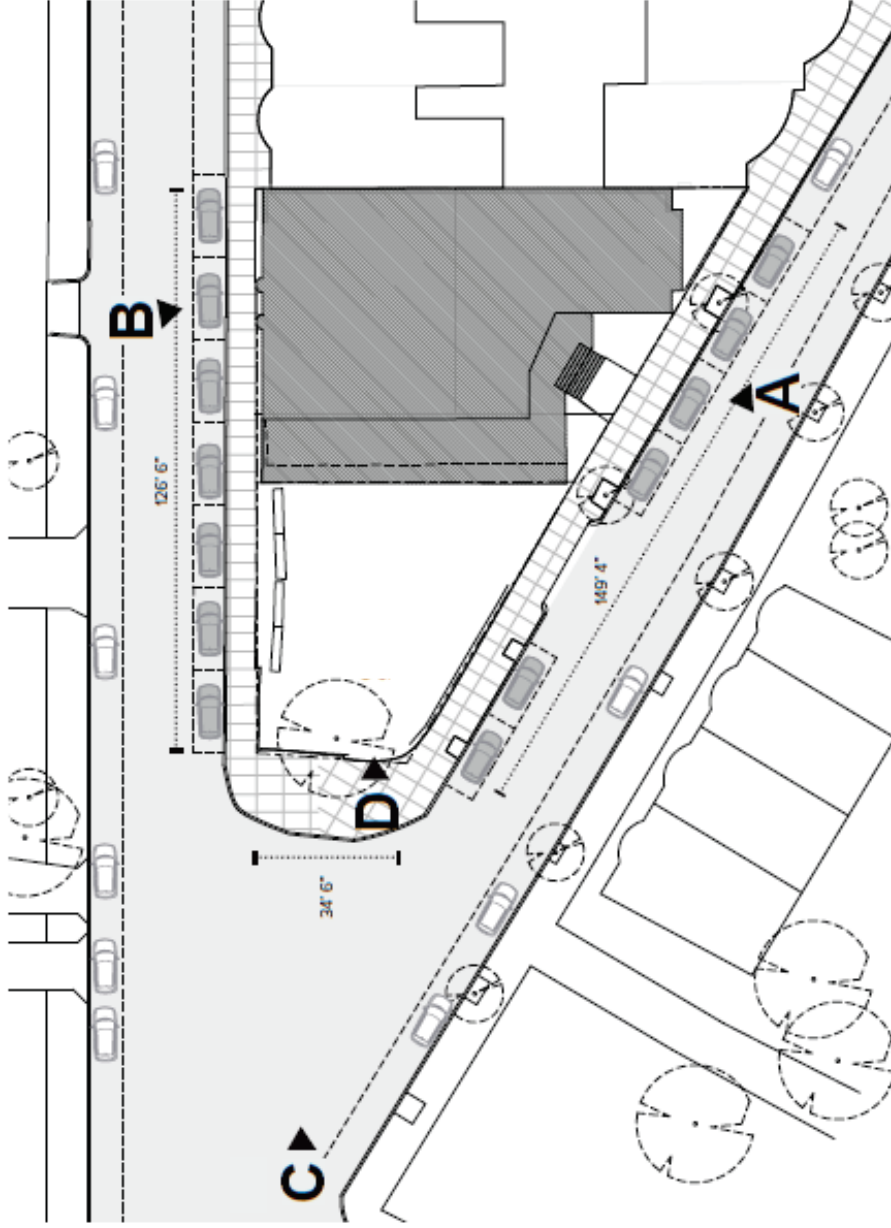
SITE PHOTOS

DRAFT A

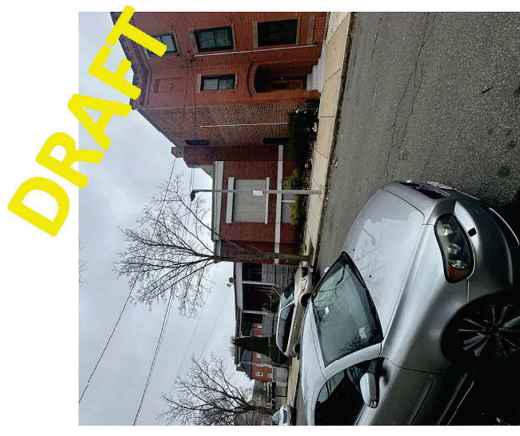
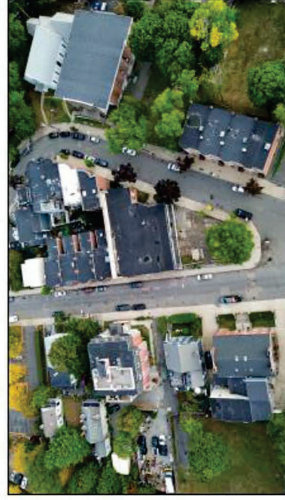
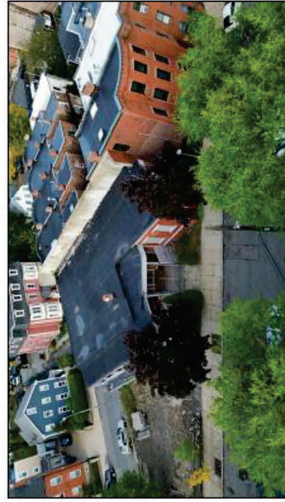
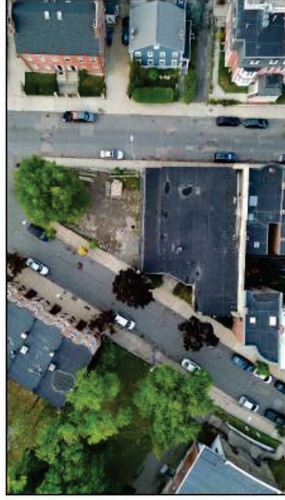
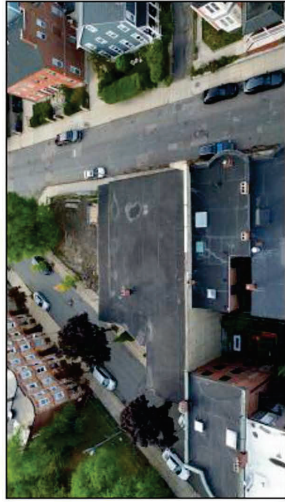
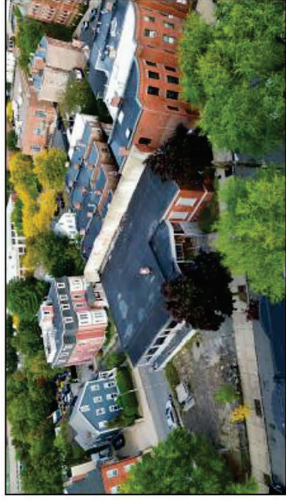
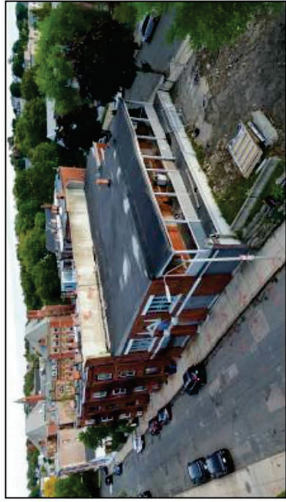


SITE PHOTOS

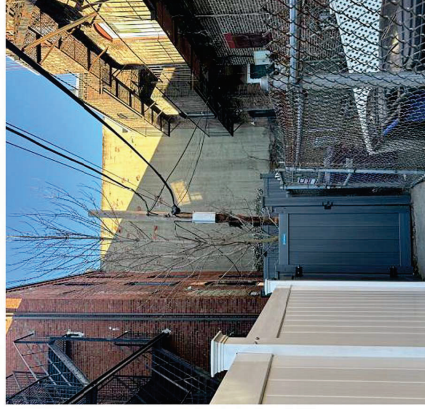
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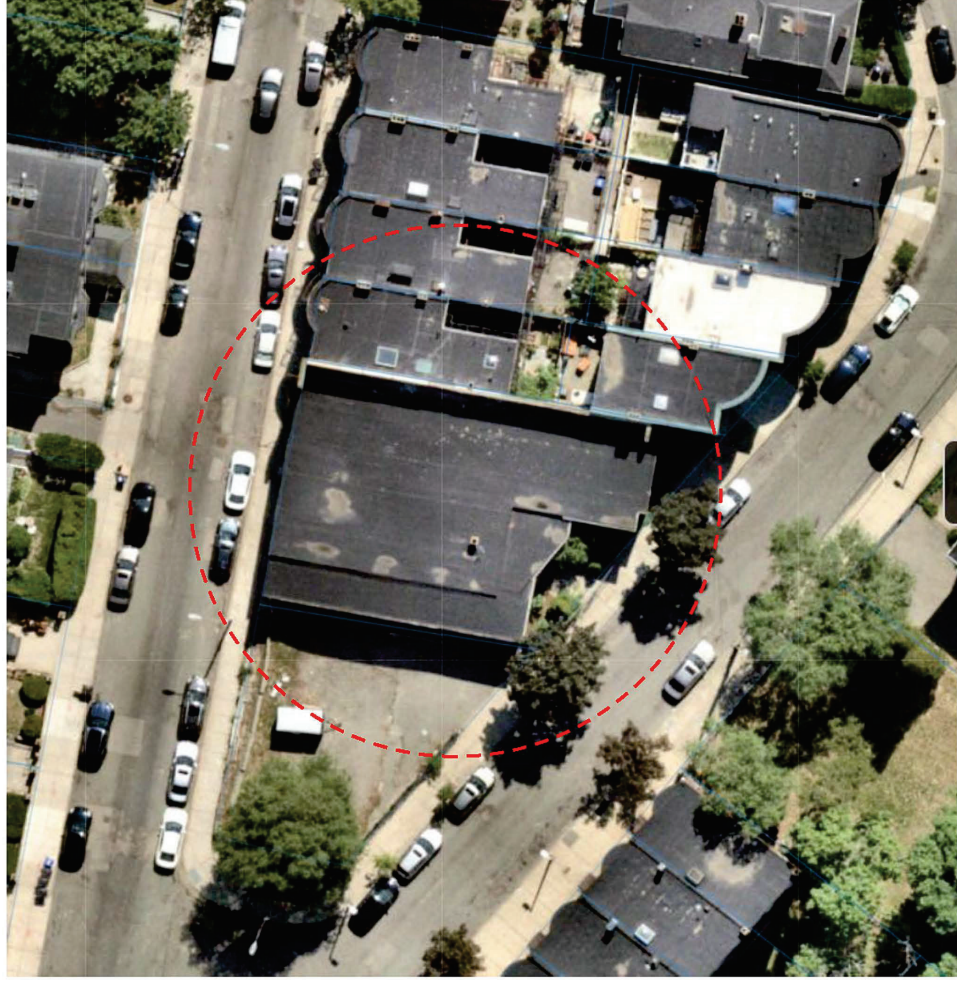
SITE PHOTOS



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EXISTING CONDITION

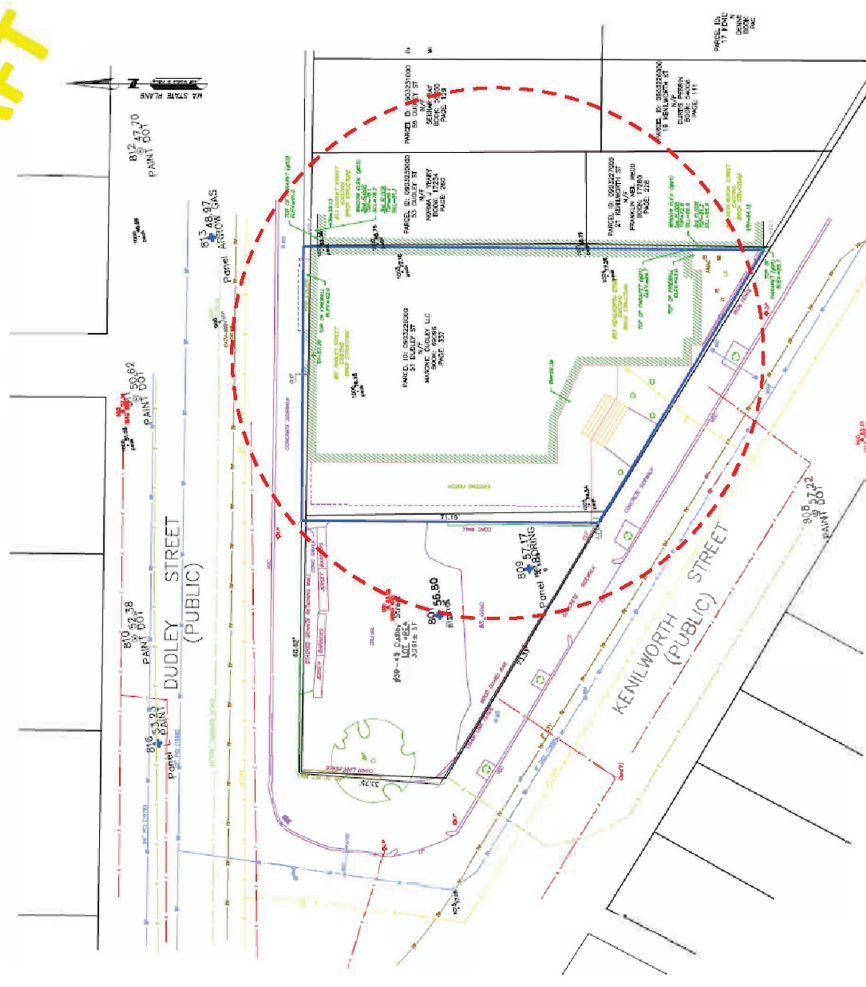


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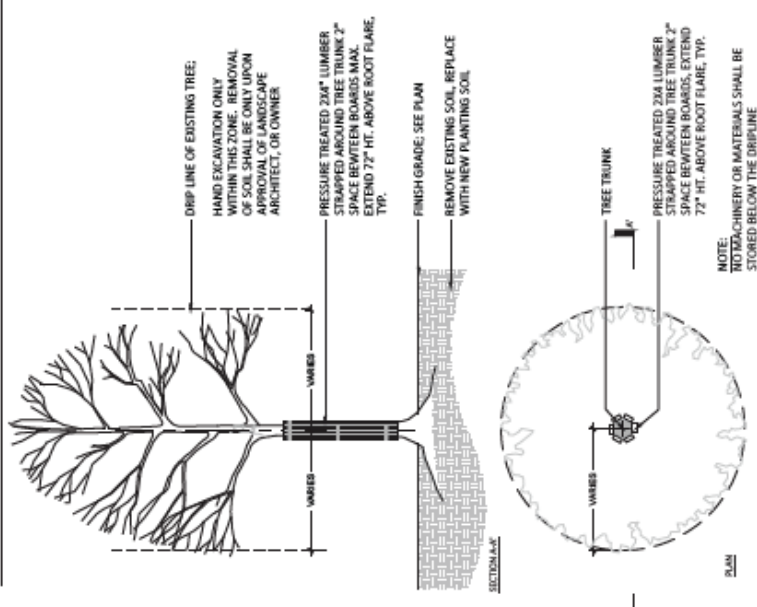


EXISTING TREE SURVEY



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EXISTING TREE PROTECTION - NTS



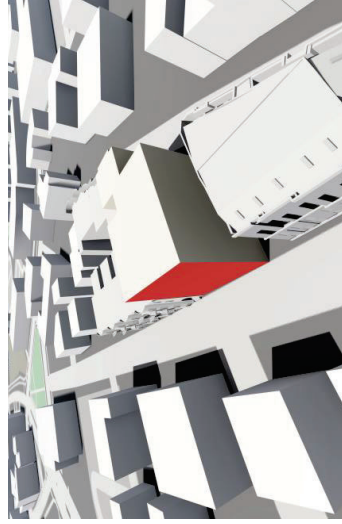
MASSING DIAGRAM

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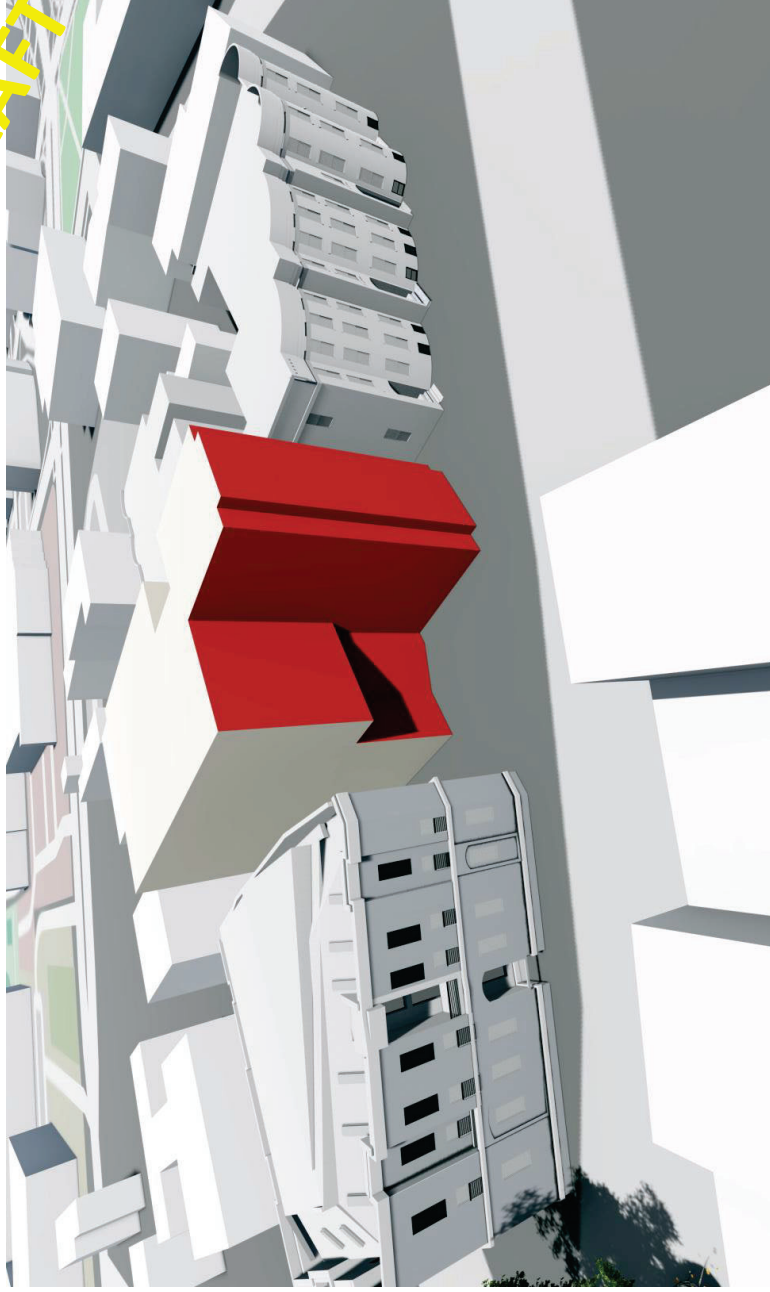


Site and Building footprint

MASSING DIAGRAM



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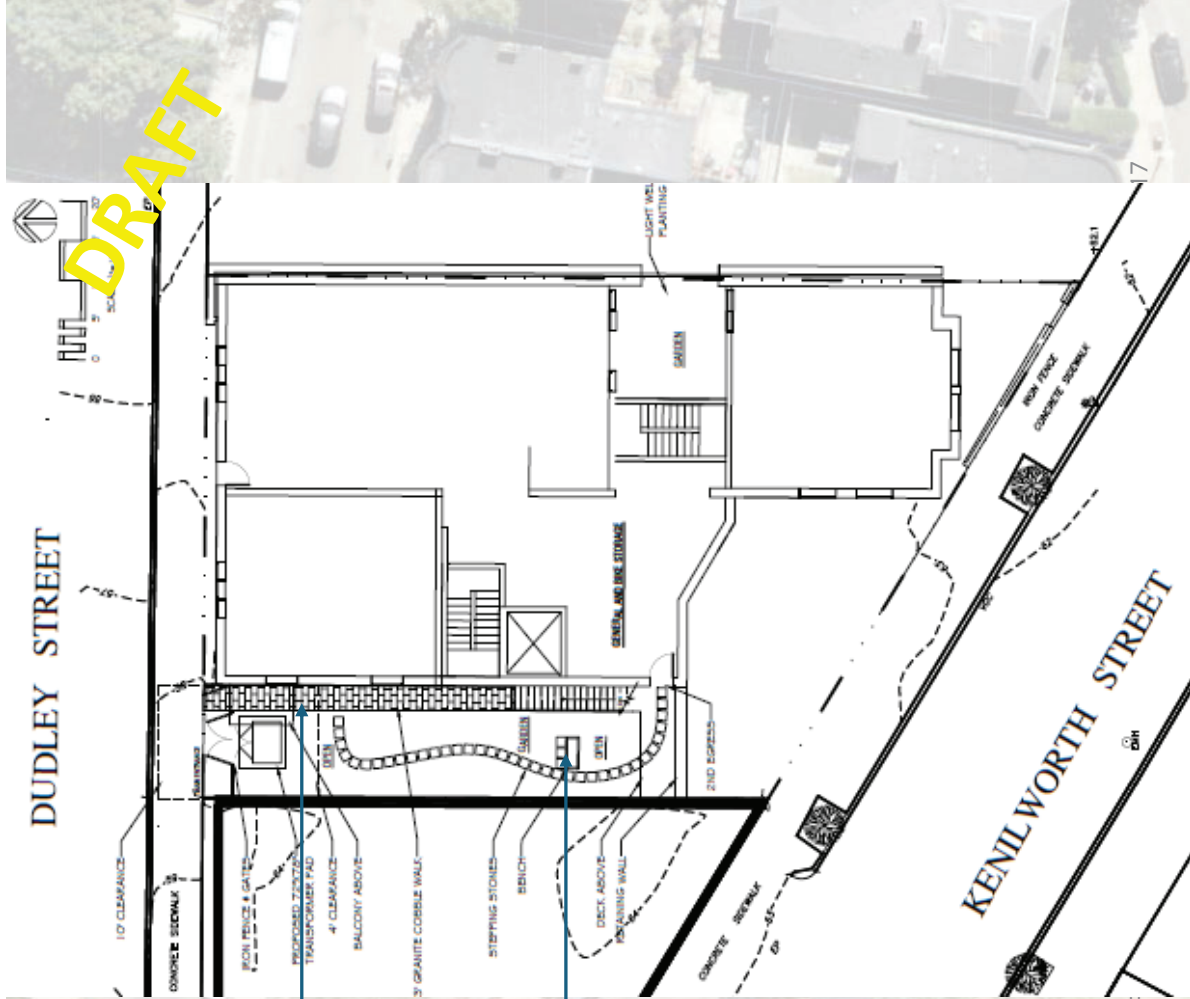
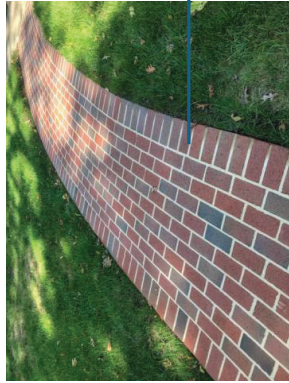
Kenilworth Street façade expression

NEIGHBORHOOD CONTEXT

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LANDSCAPE PLAN



STREETSCAPE SECTION



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Existing Sidewalk Width

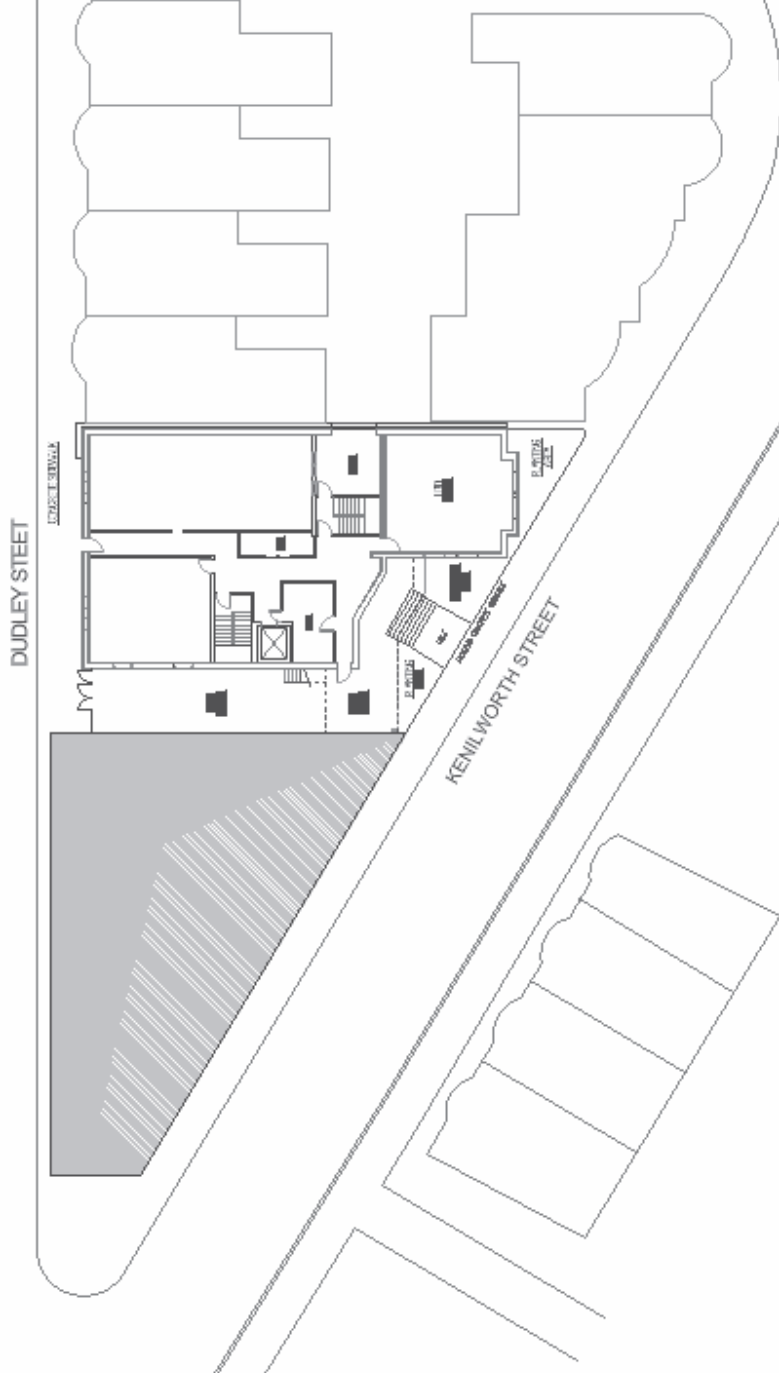
Street	Sidewalk Type	Total Width	Greenspace Width
Dudley Street	Neighborhood Residential	7'	0'
Kenilworth Street	Neighborhood Connector	10'	5'

Preferred and Minimum Widths for Sidewalk Zones

Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone		Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	1'-6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4")	5'	1'-6"	6"	1'-6"	15'-6"	7'

ARCHITECTURAL SITE PLAN

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ENLARGED BIKE ROOM PLAN

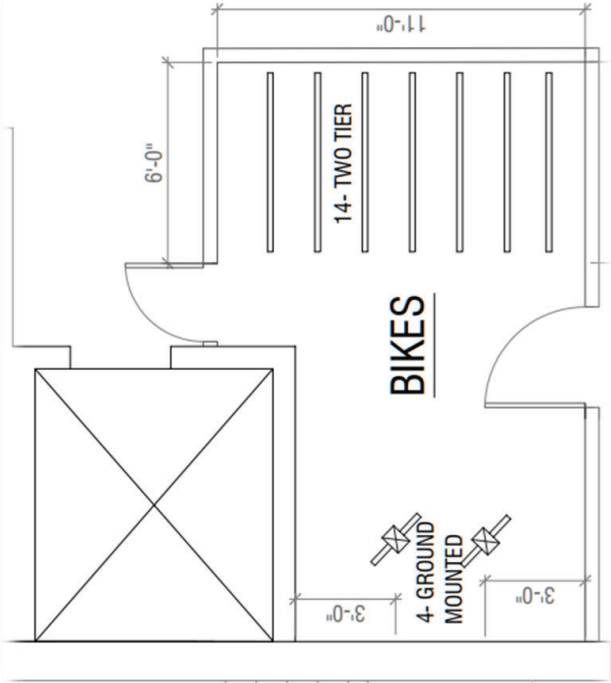
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TABLE 1: REQUIRED RATES FOR DIFFERENT LAND USES

BUILDING USE	VISITOR PARKING SPACES (short-term)	EMPLOYEE/ RESIDENT PARKING SPACES (long-term)	SHOWERS ‡	LOCKERS ‡	BIKESHARE STATIONS §	BIKESHARE CONTRIBUTION †
RESIDENTIAL	1 to 3-Unit	1 per unit	N/A	N/A	N/A	N/A
	Multi-Unit (4 or more units)	1 per 5 units (4 minimum)	N/A	N/A	Space for a 15-dock or 19-dock station	\$275 per unit (\$75K or \$48K minimum)

RESIDENT SPACES	REQUIRED	PROPOSED
VISITOR SPACES	1:1	18
TWO-TIER MAX	1:5	0
GROUND MIN	75%	14
EXTRA-WIDE MIN	25%	4
	5%	0

FIGURE 7: BASELINE PROPORTIONS FOR EMPLOYEE/RESIDENT BIKE PARKING



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UNIT SUMMARY

	STUDIOS	1 BED	2 BEDS
FIRST FLOOR	0	2	1
SECOND FLOOR	0	2	1
THIRD FLOOR	1	2	1
FOURTH FLOOR	1	2	1
FIFTH FLOOR	1	2	1
TOTAL	3	10	5

- Studio Units
- 1-bedroom Units
- 2-bedroom Units

51 DUDLEY STREET

ARCHITECTURAL RENDERING (DUDLEY STREET)

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ARCHITECTURAL RENDERING (KENILWORTH STREET)

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ARCHITECTURAL RENDERING

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ARCHITECTURAL RENDERING (KENILWORTH STREET)

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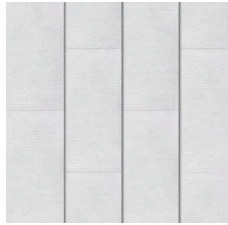
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ARCHITECTURAL RENDERING (KENILWORTH STREET)



FRONT ELEVATION (DUDLEY STREET)

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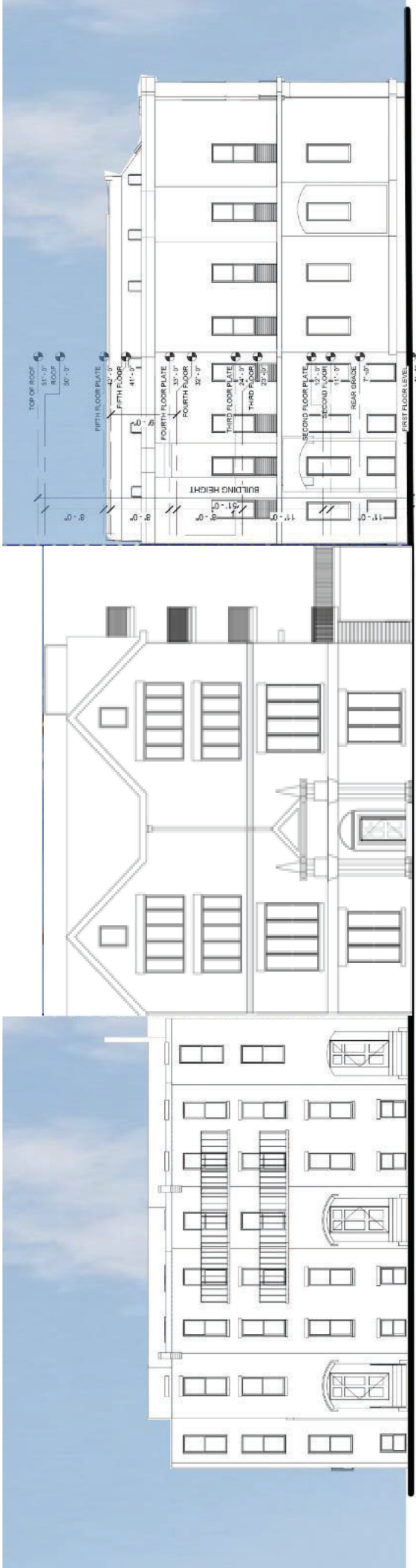
Fiber Cement Panel



Classic Brick (existing)

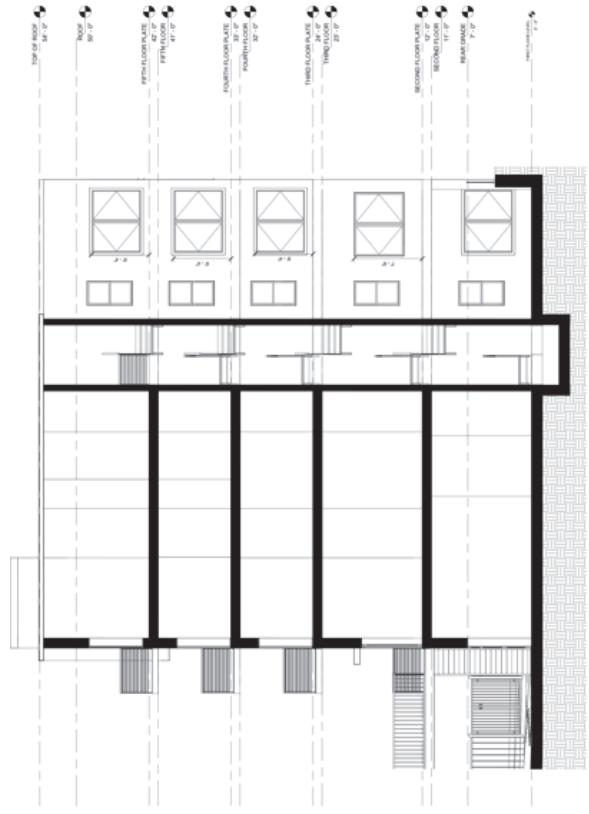


Standing Seam Roof



BUILDING SECTION

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SECTION A
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"

ACCESSIBILITY DIAGRAM

DUDLEY STREET

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