TUNG RESIDENCE RESIDENTIAL ADDITION FOR 69 CENTRE STREET, ROXBURY MA #ESIC



69 CENTRE ST. RESIDENTIAL ADDITION: INTRODUCTIONS & PROJECT GOALS

TEAM

MICHAEL CHAVEZ, SOCIAL IMPACT COLLECTIVE, INC. CARSON LEMAIRE, SOCIAL IMPACT COLLECTIVE, INC. BRUCE MCLAY, OWNER

PROJECT GOALS

AGING IN PLACE, INTERGENERATIONAL LIVING HISTORIC RESTORATION THOUGHTFUL REGENERATIVE LANDSCAPE DESIGN CLIMATE RESILIENCY

69 CENTRE ST. RESIDENTIAL ADDITION

NEIGHBORHOOD CONTEXT

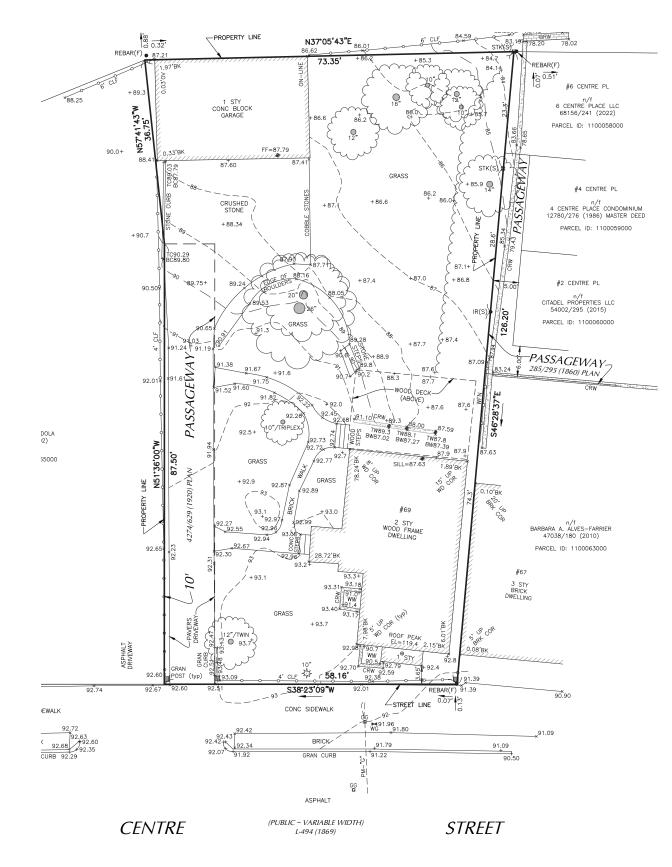






69 CENTRE ST. RESIDENTIAL ADDITION

SITE CONTEXT





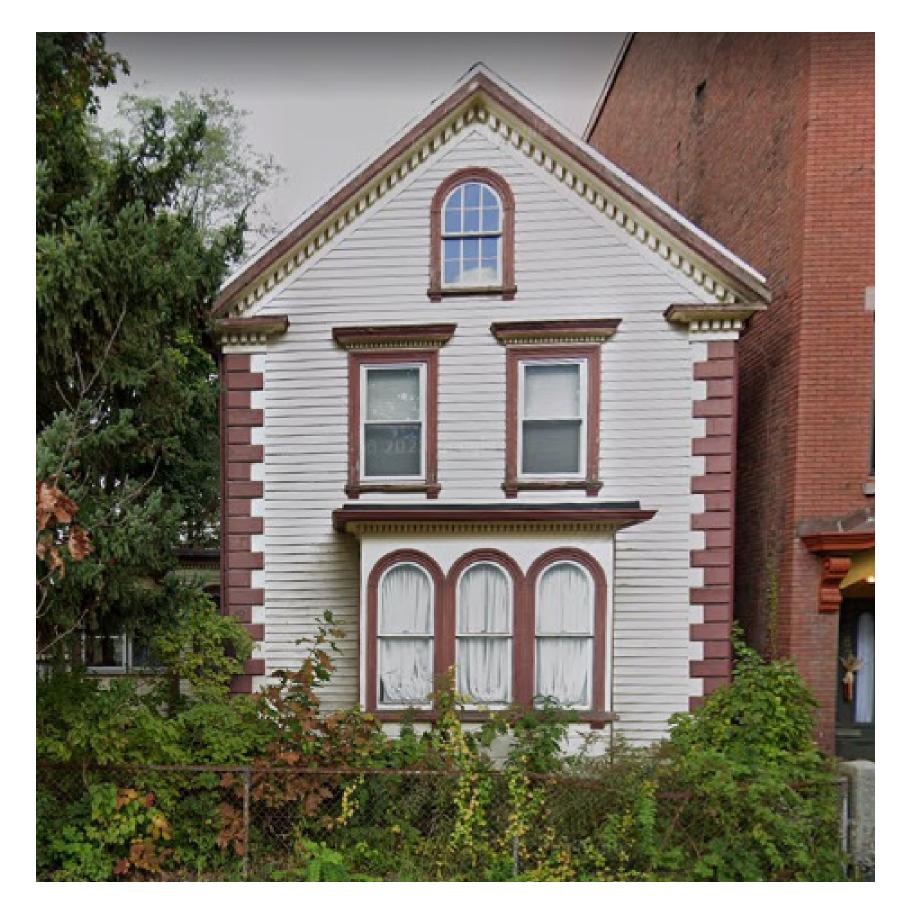






69 CENTRE ST. RESIDENTIAL ADDITION

NEO-COLONIAL STYLE





YE OLD BLAKE HOUSE. BUILT 1650, DORCHESTER, MASS.



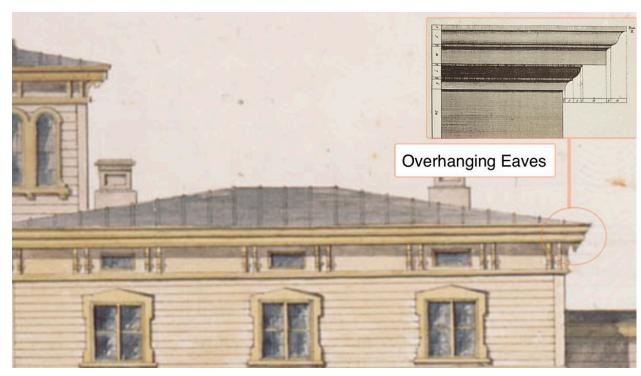
EXISTING BUILDING ANALYSIS: NEO-COLONIAL

Dentil Molding



GEORGIAN STYLE REFERENCES

- DENTIL MOULDING AROUND WINDOWS AND ALONG ROOF EDGES
- STAGGERED BRICK DETAIL ON PUBLIC FACE
- ENTRY DOOR ON THE SIDE AWAY FROM STREET
- GENERALLY THIN LONG FLOOR PLANS (TWO ROOMS WIDE BY THREE ROOMS IN LENGTH



ITALIANATE STYLE REFERENCES

- DRESSED OVERHANGING EAVES
- ORNAMENTAL DESIGNS UNDER EAVES



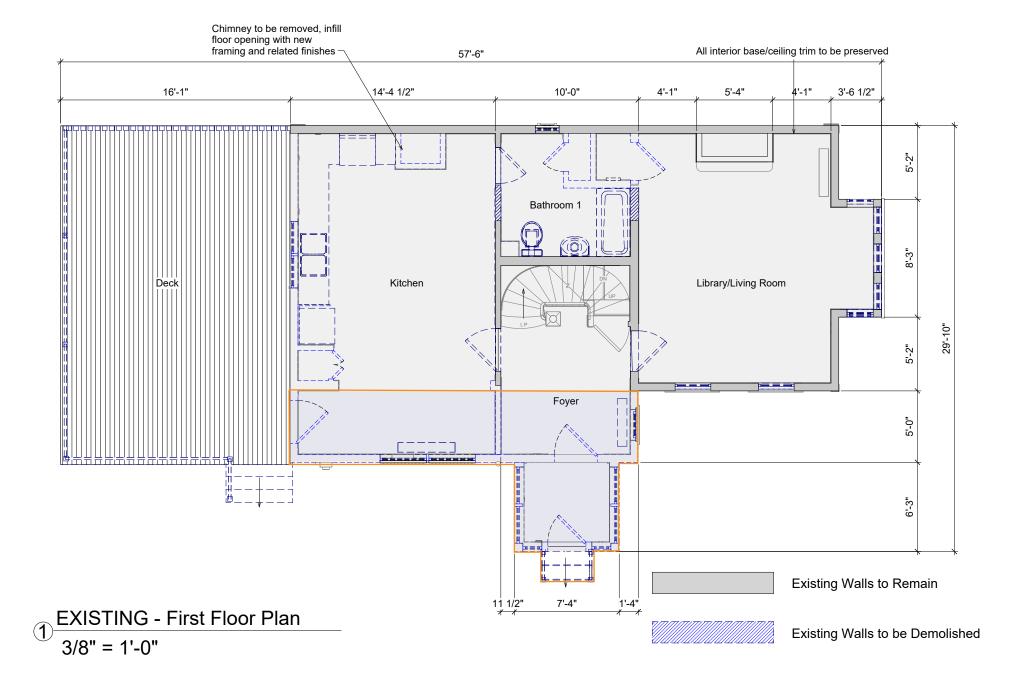


Italianette Style References

Italianette Style References

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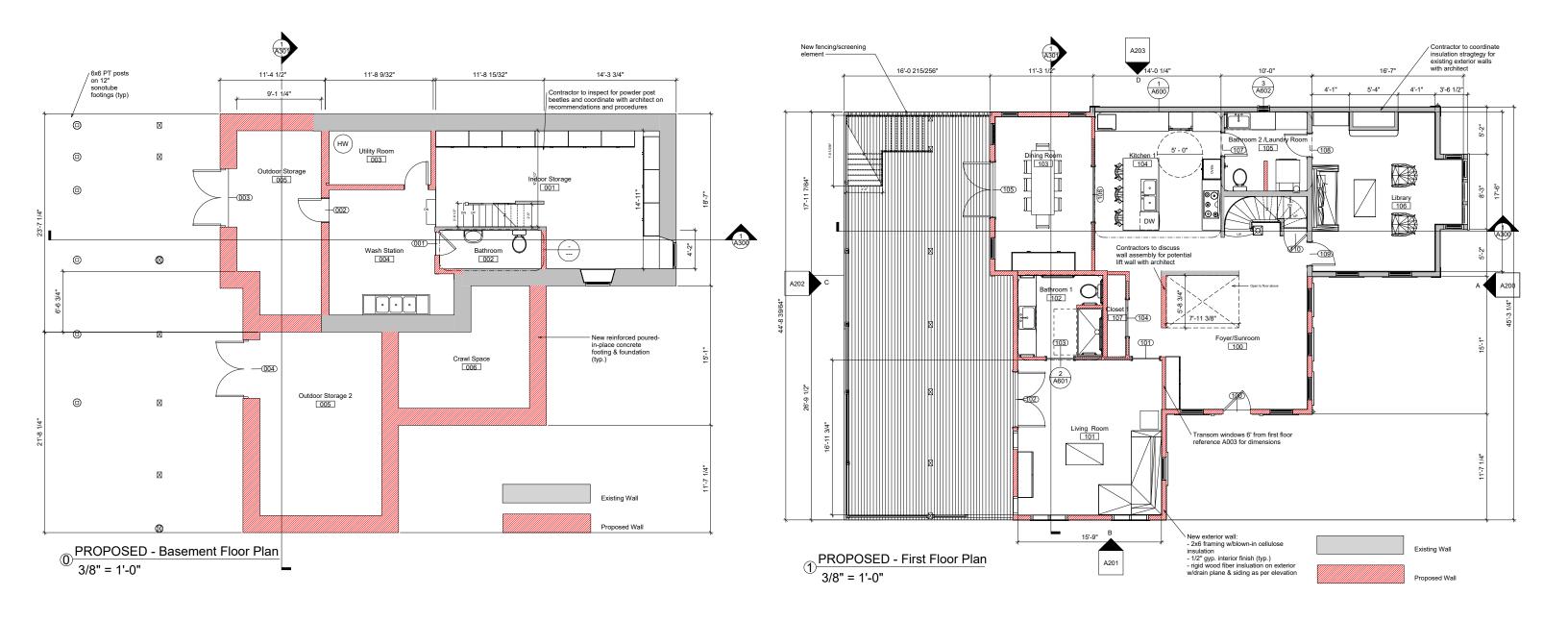
PROPOSED WORK - DEMO





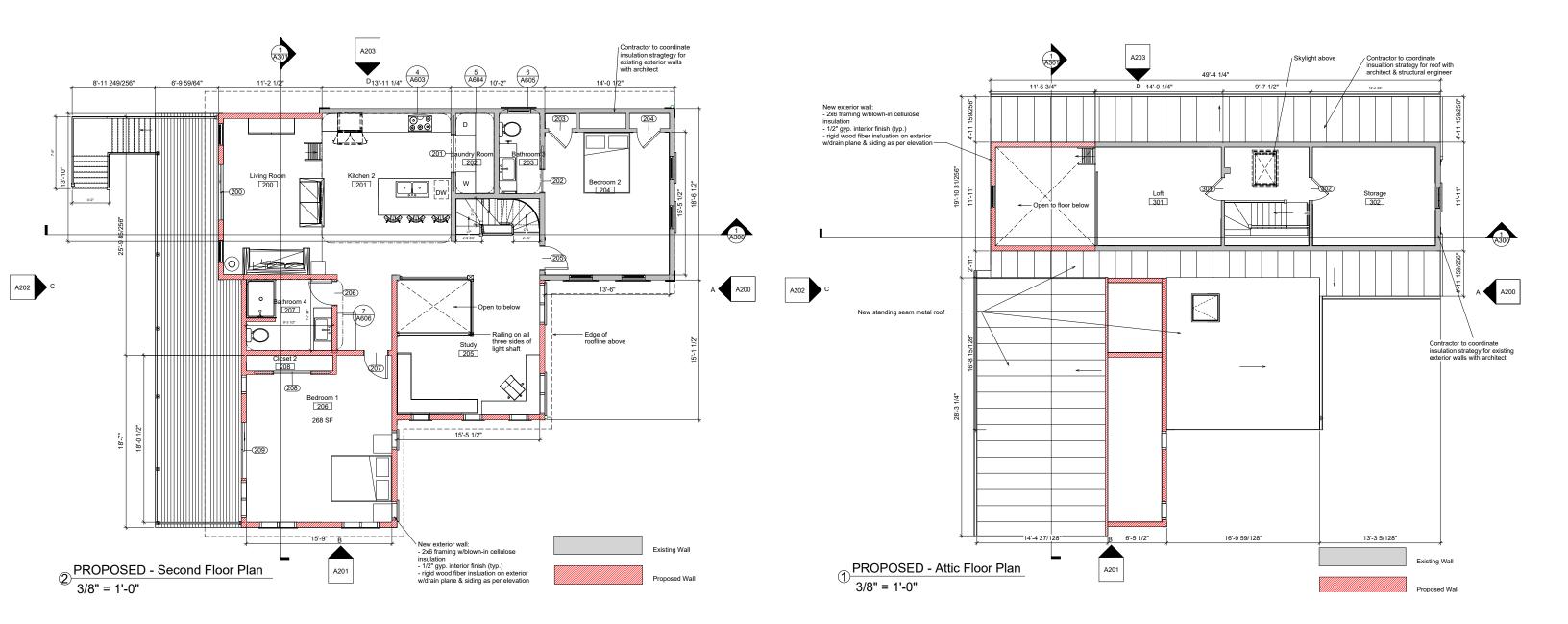


PROPOSED WORK - PROPOSED FLOOR PLANS -BASEMENT & FIRST FLOOR



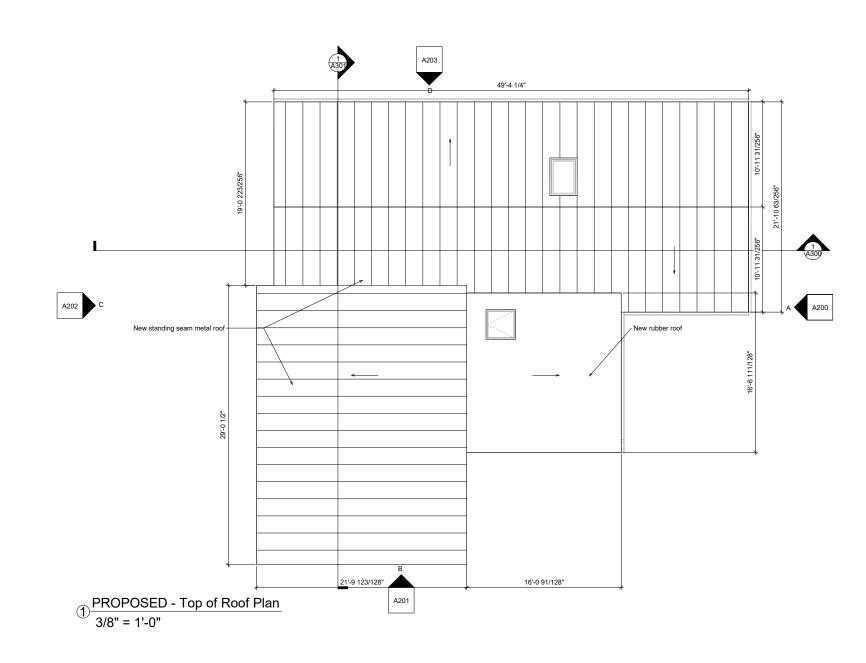


PROPOSED WORK - PROPOSED FLOOR PLANS -SECOND FLOOR & ATTIC/LOFT

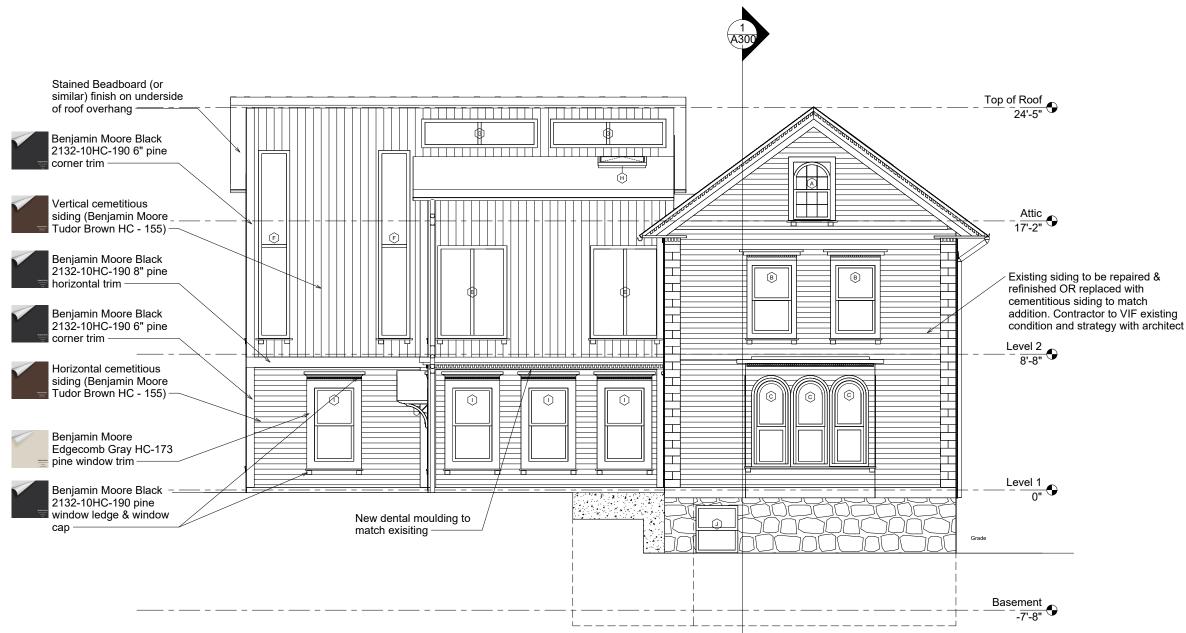


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PROPOSED WORK - ROOF PLAN



PROPOSED ELEVATIONS - COLOR BOARD



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PROPOSED ELEVATIONS - COLOR BOARD



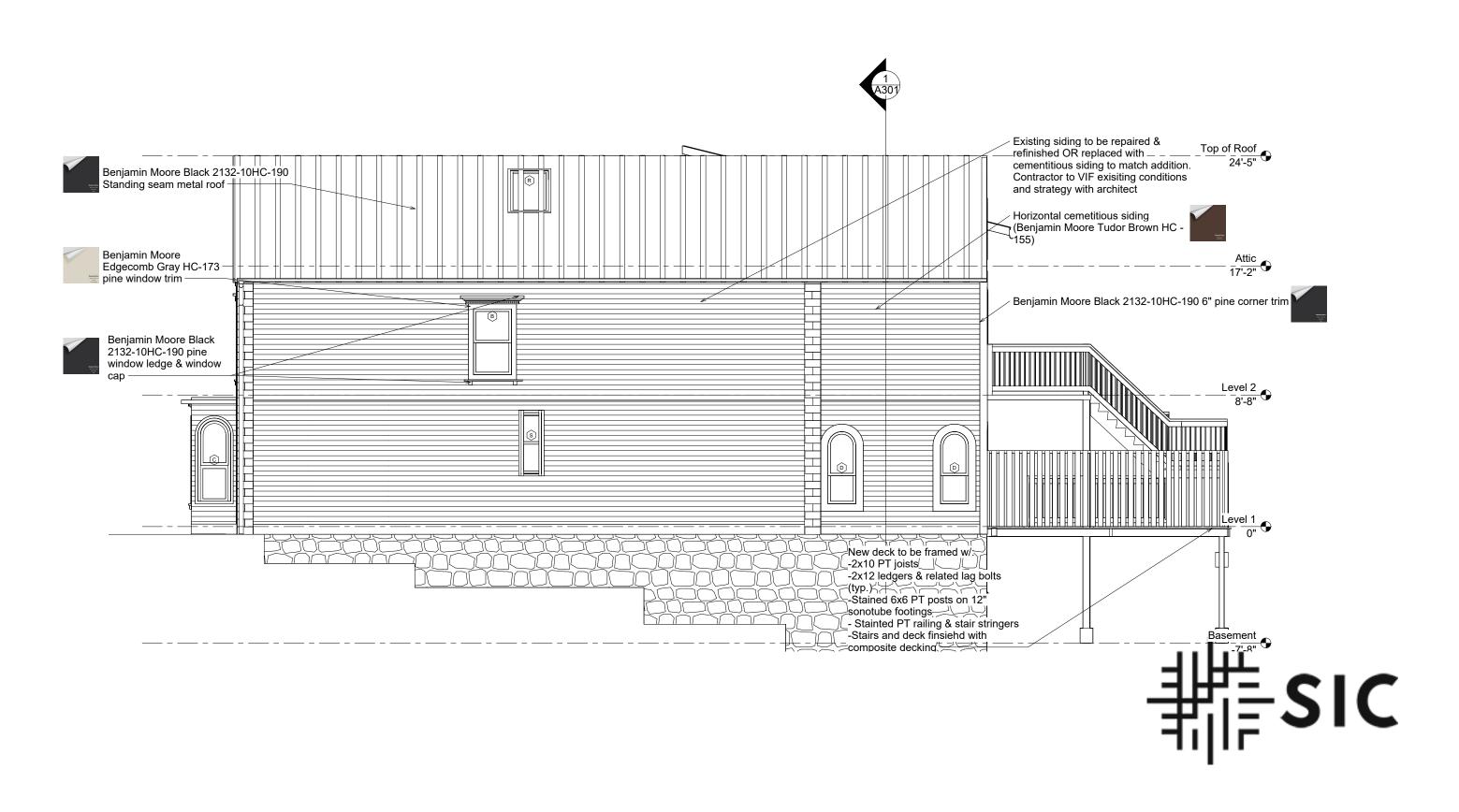
PROPOSED ELEVATIONS - COLOR BOARD



New reinforced poured-inplace concrete foundation



PROPOSED ELEVATIONS - COLOR BOARD





LANDSCAPE GOALS
KEEP AS MANY EXISTING TREES IN PLACE AS POSSIBLE; PROTECT DURING CONSTRUCTION
INCORPORATE RAIN & POLLINATOR GARDENS IN MULTIPLE LOCATIONS THROUGHOUT THE YARD
PATHWAYS & HOME ENTRIES USING UNIVERSAL DESIGN STANDARDS
IMPROVE STREET PRESENCE & COMFORT WHILE MAINTAINING PRIVACY

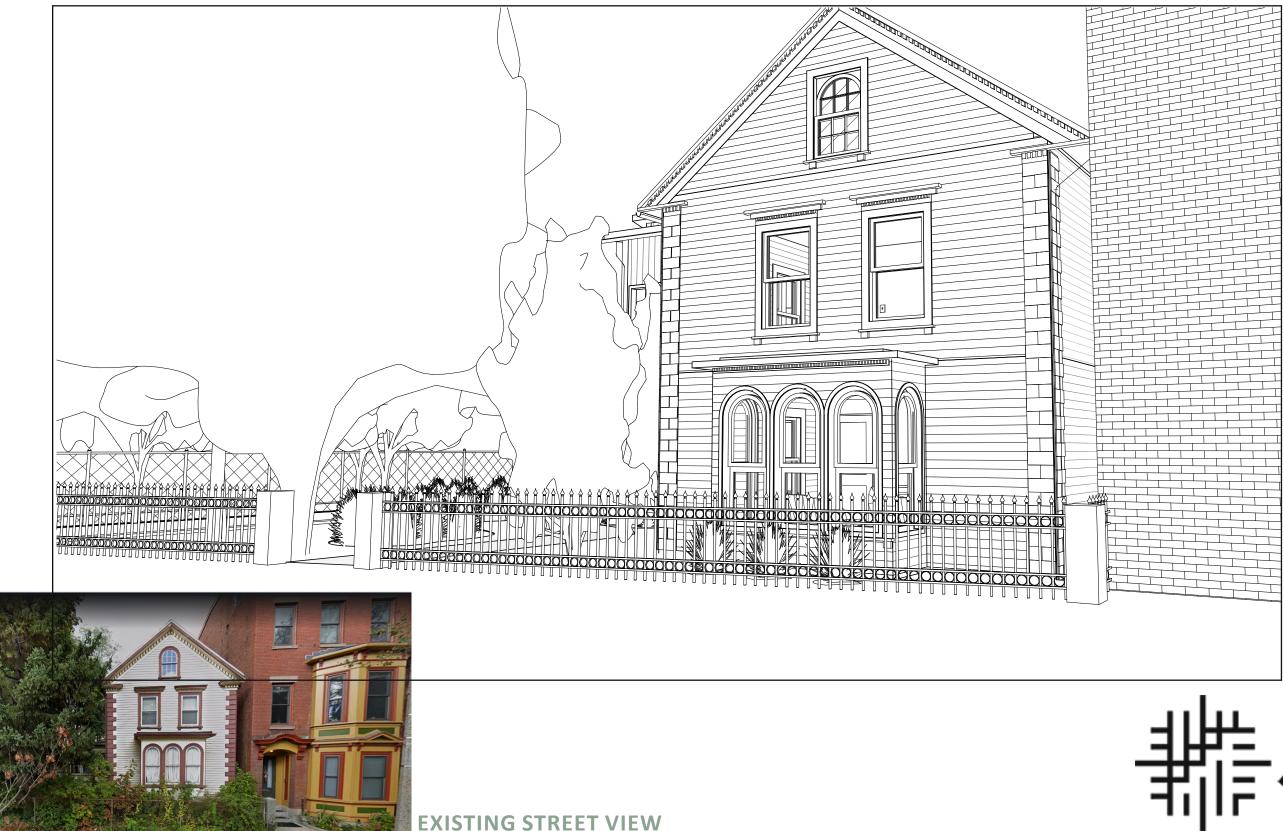
PROPOSED WORK - 3D VIEW (NO VEGETATION)



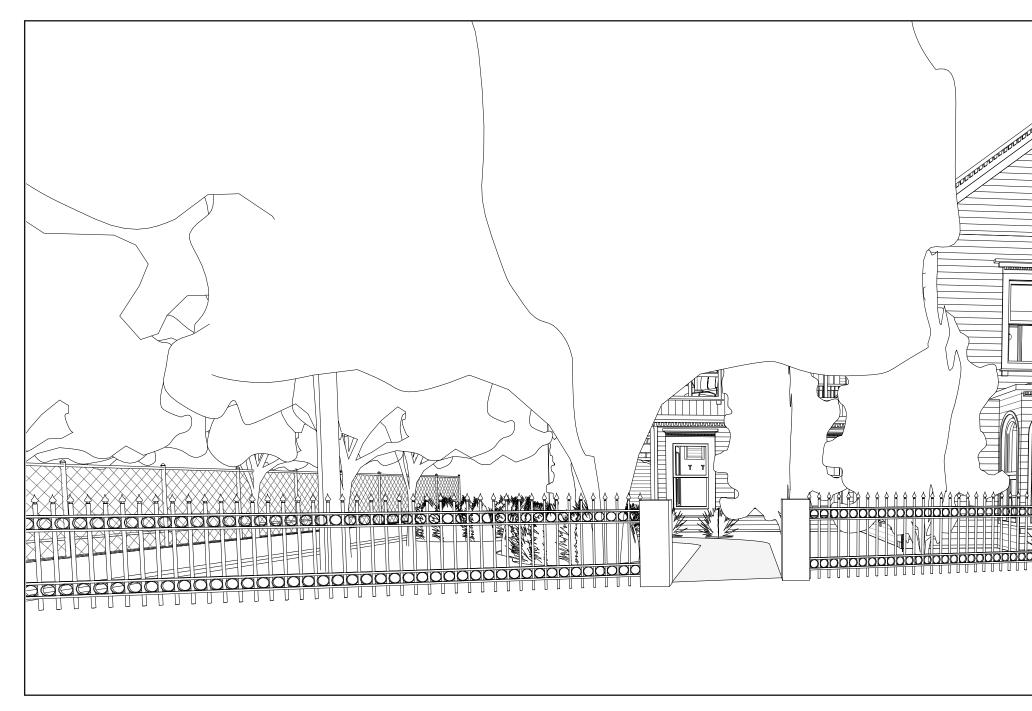
PROPOSED WORK - 3D VIEW (NO VEGETATION)



PROPOSED WORK - 3D VIEW (VEGETATED)

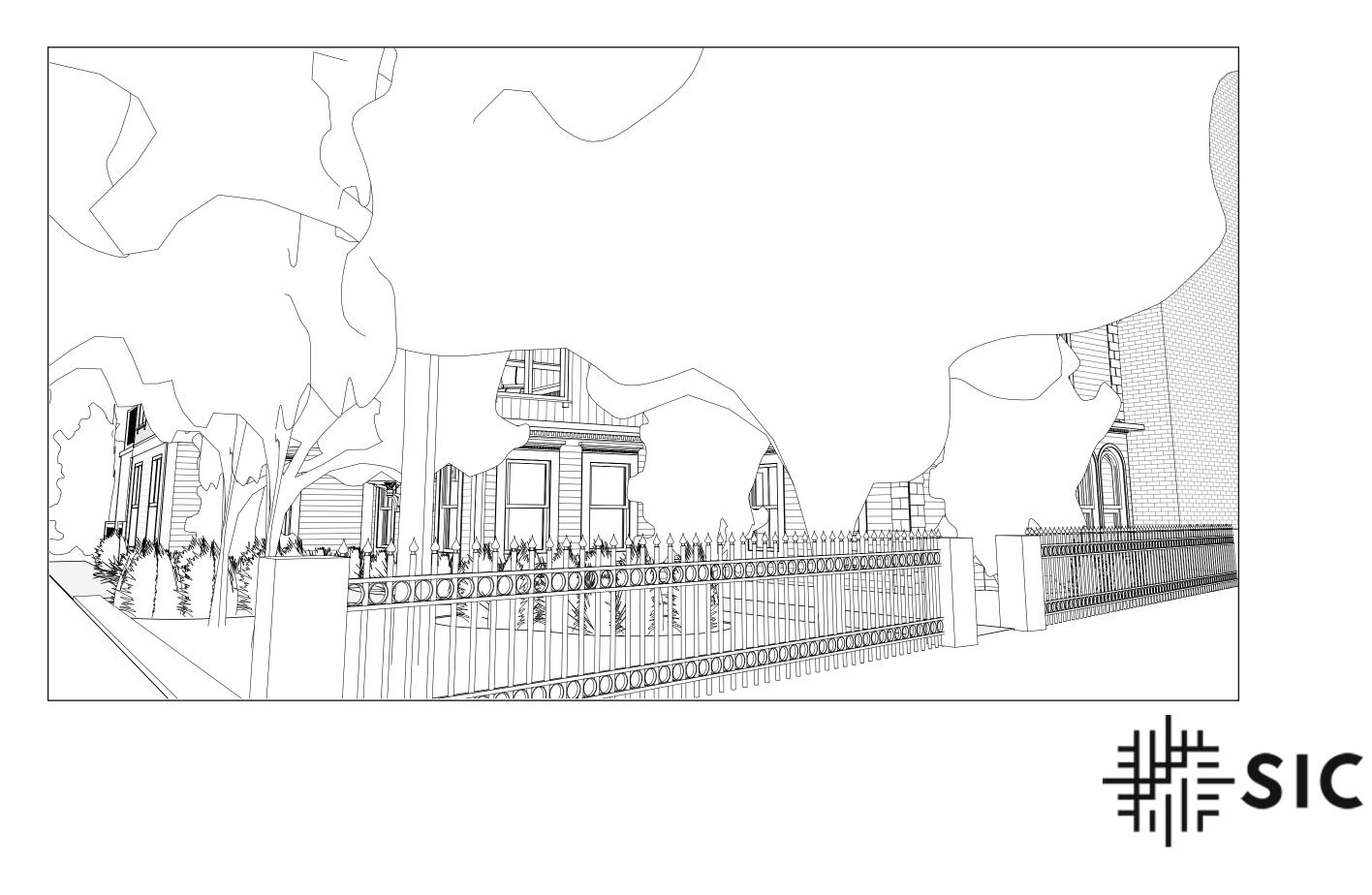


PROPOSED WORK - 3D VIEW (VEGETATED)





PROPOSED WORK - 3D VIEW (VEGETATED)



PROPOSED WORK - 3D VIEW



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PROPOSED WORK - 3D VIEW



PROPOSED WORK - 3D VIEW



PROPOSED WORK - 3D VIEW



PROPOSED WORK - 3D VIEW



QUESTIONS? COMMENTS? THOUGHTS?

THANK YOU!

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