

DOT BLOCK
22 SEP 2015





SAVIN
HILL



SAVIN HILL

SOUTHEAST EXPRESSWAY

DORCHESTER AVENUE

FREEPORT STREET

PLEASANT STREET

HANCOCK STREET

JONES
HILL

MEETINGHOUSE
HILL

NORTH 



DOT BLOCK
22 SEP 2015

SITE AERIAL
FULL BLOCK



206,849 SF

GREENMOUNT STREET

DORCHESTER AVENUE

PLEASANT STREET

HANCOCK STREET

NORTH 

RODE
ARCHITECTS INC

DOT BLOCK
22 SEP 2015

SITE AERIAL
CONTROLLED
PROPERTY



172,023 SF

NORTH 

RODE
ARCHITECTS INC

DOT BLOCK
22 SEP 2015

FULL BLOCK



NORTH 

RODE
ARCHITECTS INC

DOT BLOCK
22 SEP 2015

CONTROLLED
PROPERTY



NORTH 

RODE
ARCHITECTS INC

DOT BLOCK
22 SEP 2015

CONTROLLED
PROPERTY



NORTH 

RODE
ARCHITECTS INC

DOT BLOCK
22 SEP 2015

FULL BLOCK
POTENTIAL

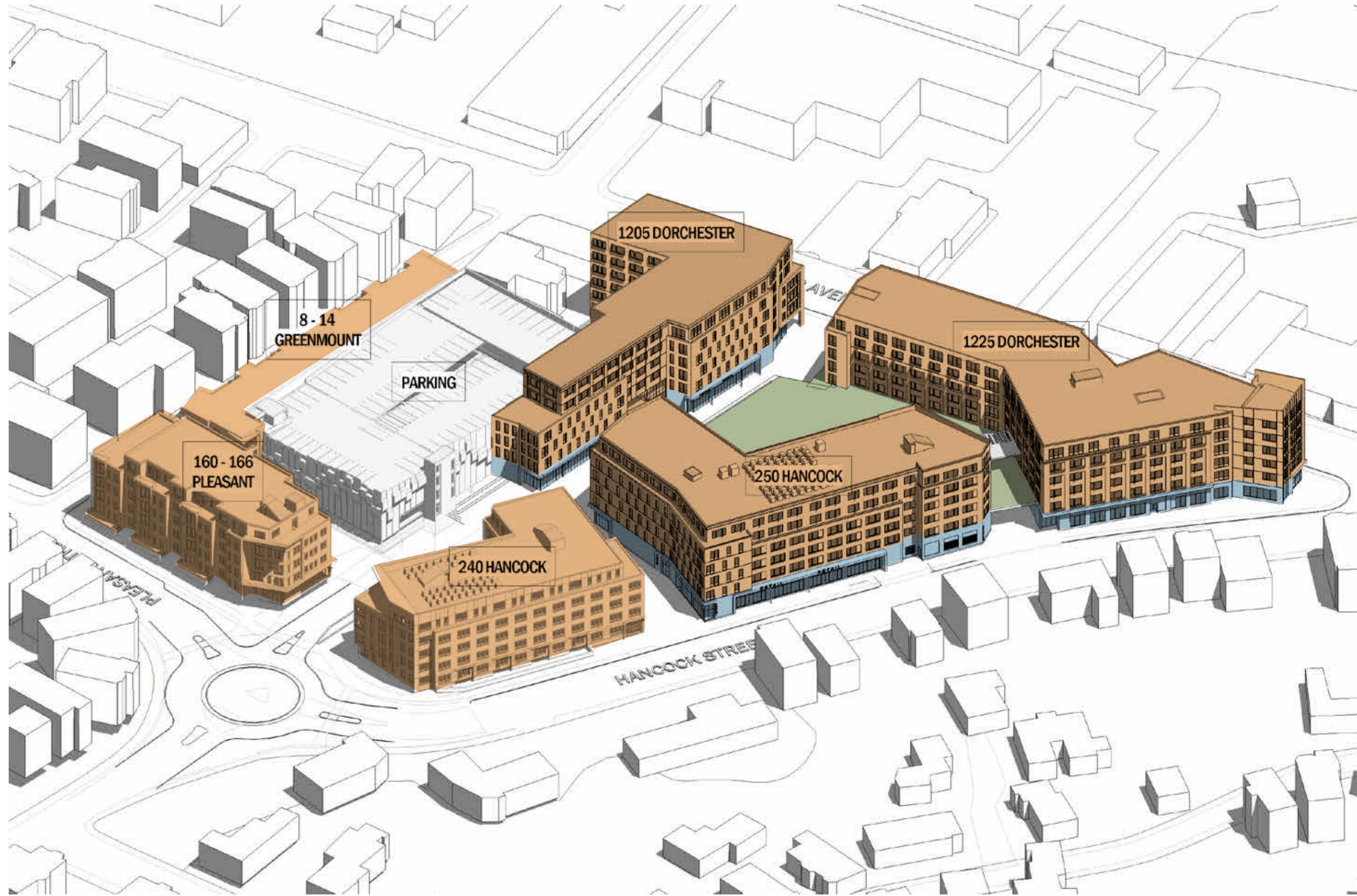


NORTH 

RODE
ARCHITECTS INC

FULL BLOCK
DEVELOPMENT

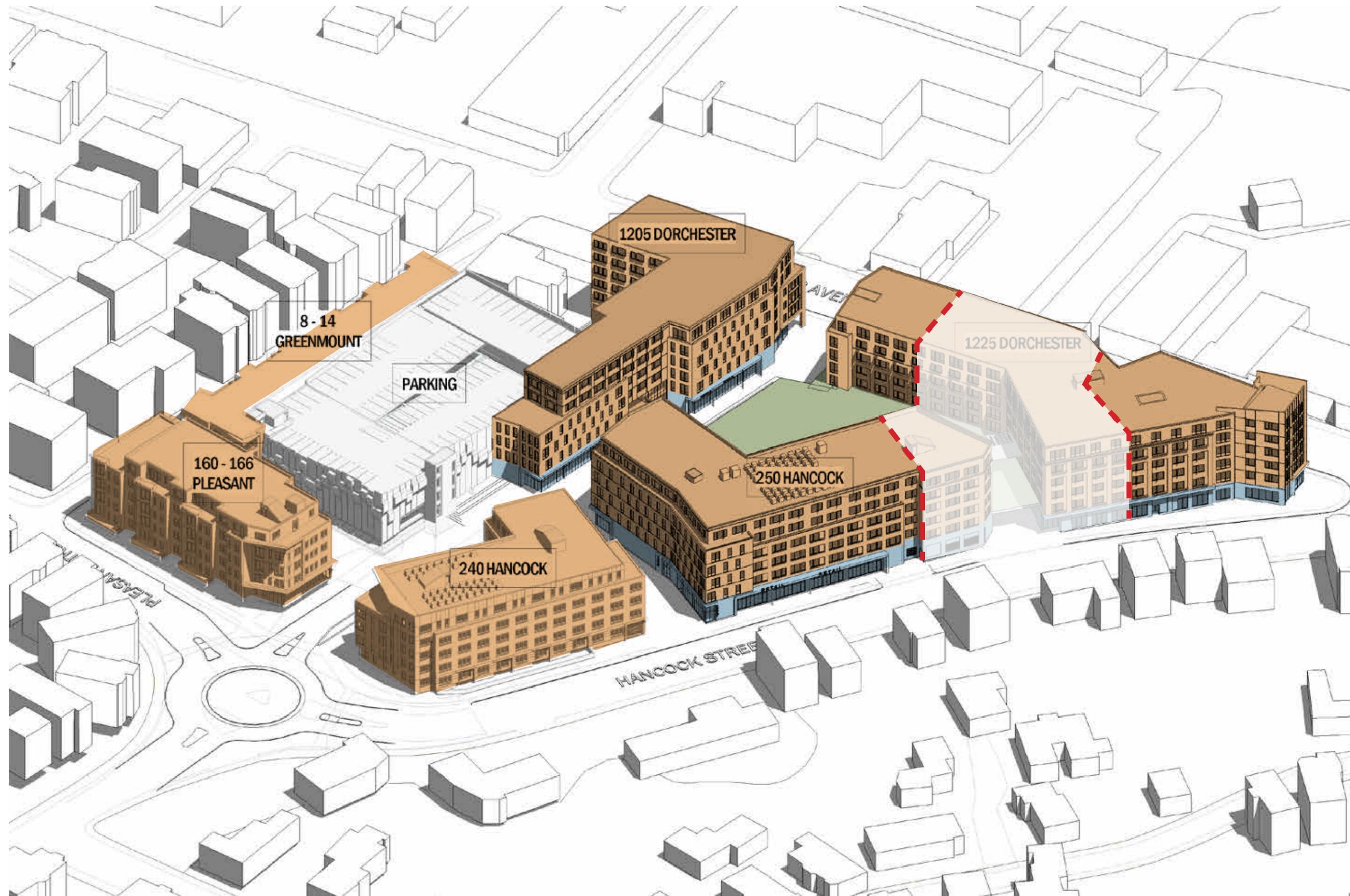
- RETAIL
- RESIDENTIAL
- TERRACE



NORTH

CONTROLLED
PROPERTY

- RETAIL
- RESIDENTIAL
- TERRACE



NORTH

CONTROLLED
PROPERTY

- RETAIL
- RESIDENTIAL
- TERRACE

8-14 GREENMOUNT
3- & 4- STORIES RESIDENTIAL

PARKING STRUCTURE
5 STORIES

1205 DORCHESTER
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

160-166 PLEASANT
4- & 5- STORIES RESIDENTIAL

250 HANCOCK
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

240 HANCOCK
5 STORIES
RESIDENTIAL

HANCOCK STREET

NORTH

CONTROLLED
PROPERTY

- RETAIL
- RESIDENTIAL
- TERRACE

8-14 GREENMOUNT
3- & 4- STORIES RESIDENTIAL

PARKING STRUCTURE
5 STORIES

1205 DORCHESTER
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

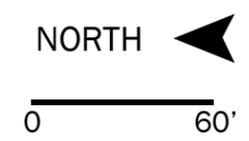
160-166 PLEASANT
4- & 5- STORIES RESIDENTIAL

250 HANCOCK
GROUND FLOOR RETAIL
+ 5 STORIES RESIDENTIAL

240 HANCOCK
5 STORIES
RESIDENTIAL

HANCOCK STREET

NORTH



Dot Block Site Concepts

DOT BLOCK
22 SEP 2015



Paving-pattern



Paving-materials



Pylon Identity element concept



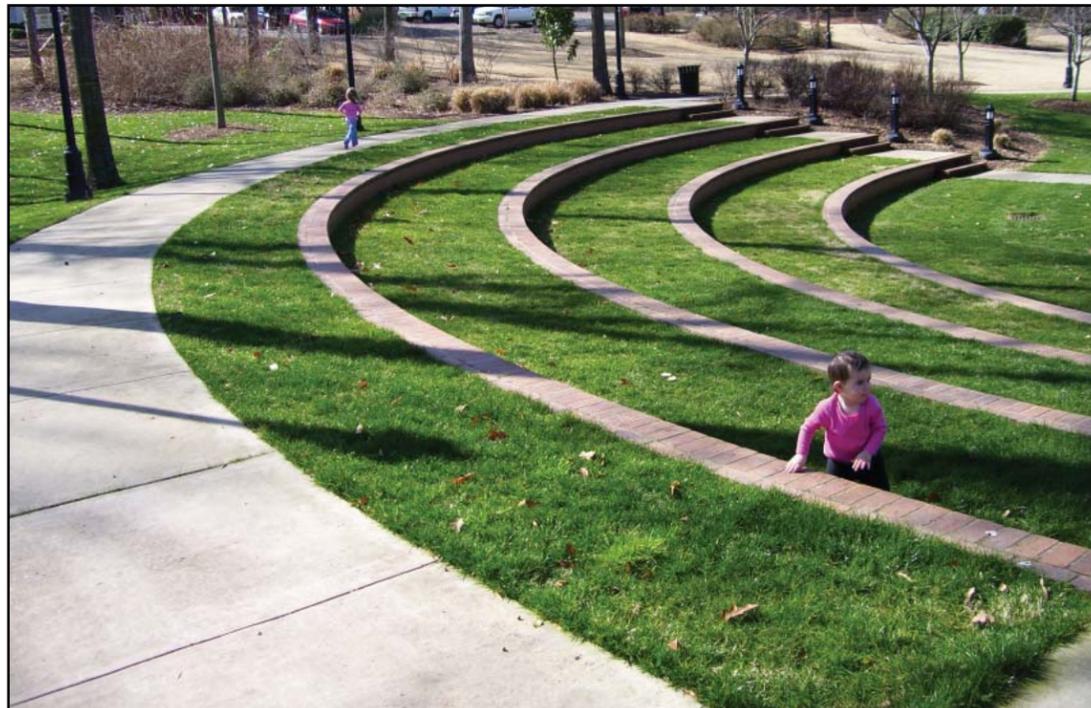
Large scale colorful 'flower pots' seating & planter



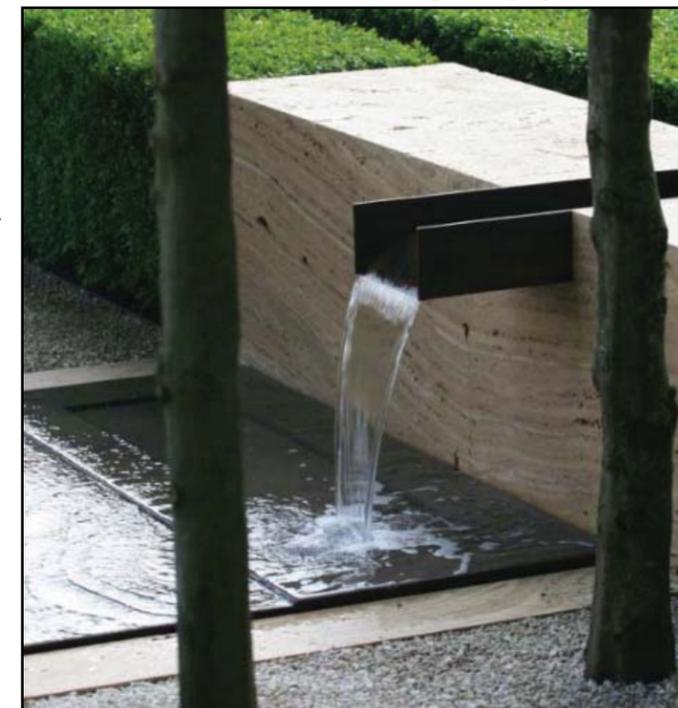
Colorful Awnings



Artful bollard concept:
Dot Ave & Hancock Street



This simple water feature is intended as a focal point & to animate the 'Dot Spot'



Seating in variety: Stand-up tables, edges of planters, movable chairs, amphitheater lawn, seat-walls & benches.





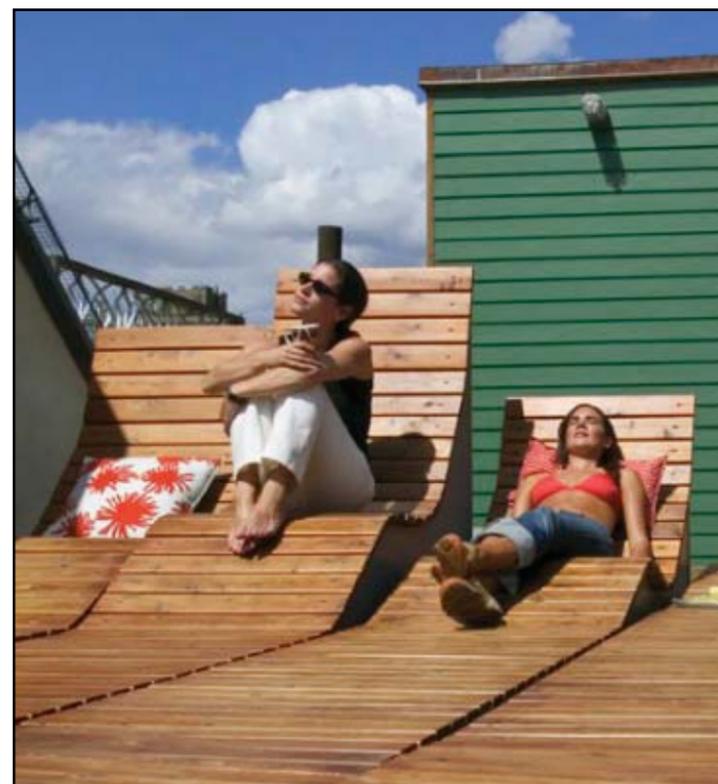
Cafe character: seating, plantings, and planters in variety



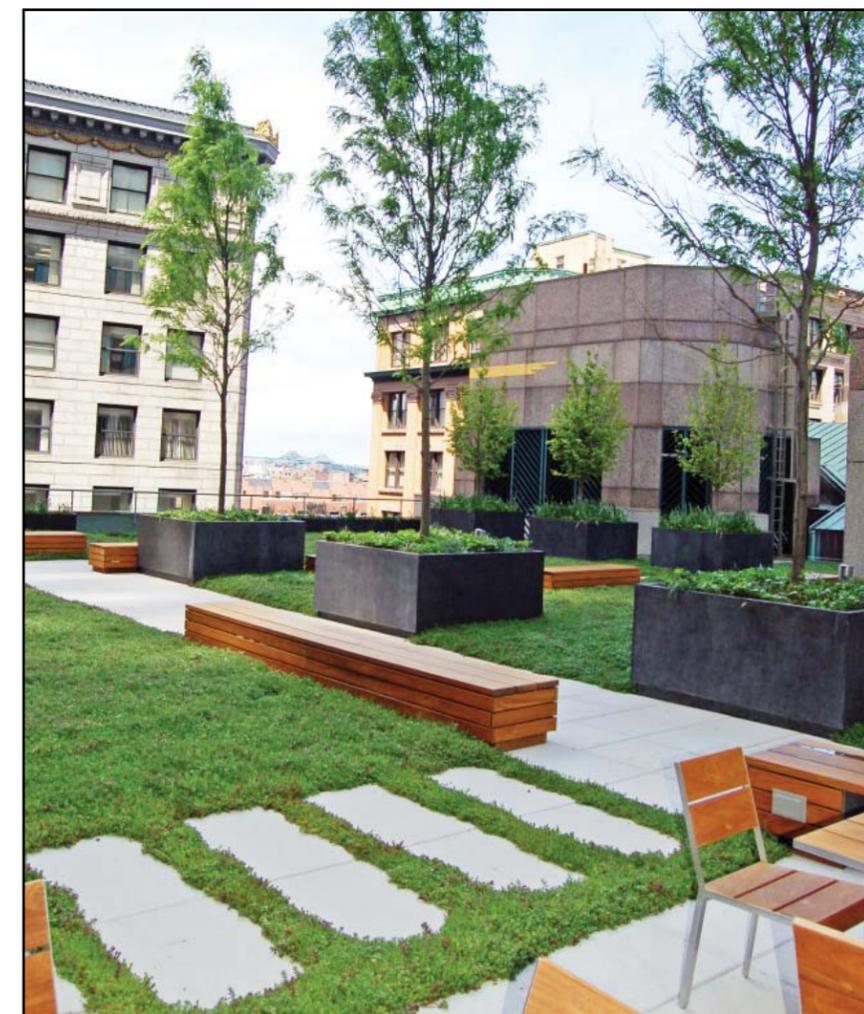
Tivoli Lighting

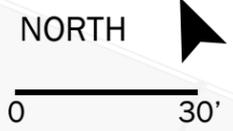


Retail graphics with character & quality



Roof Garden Concepts



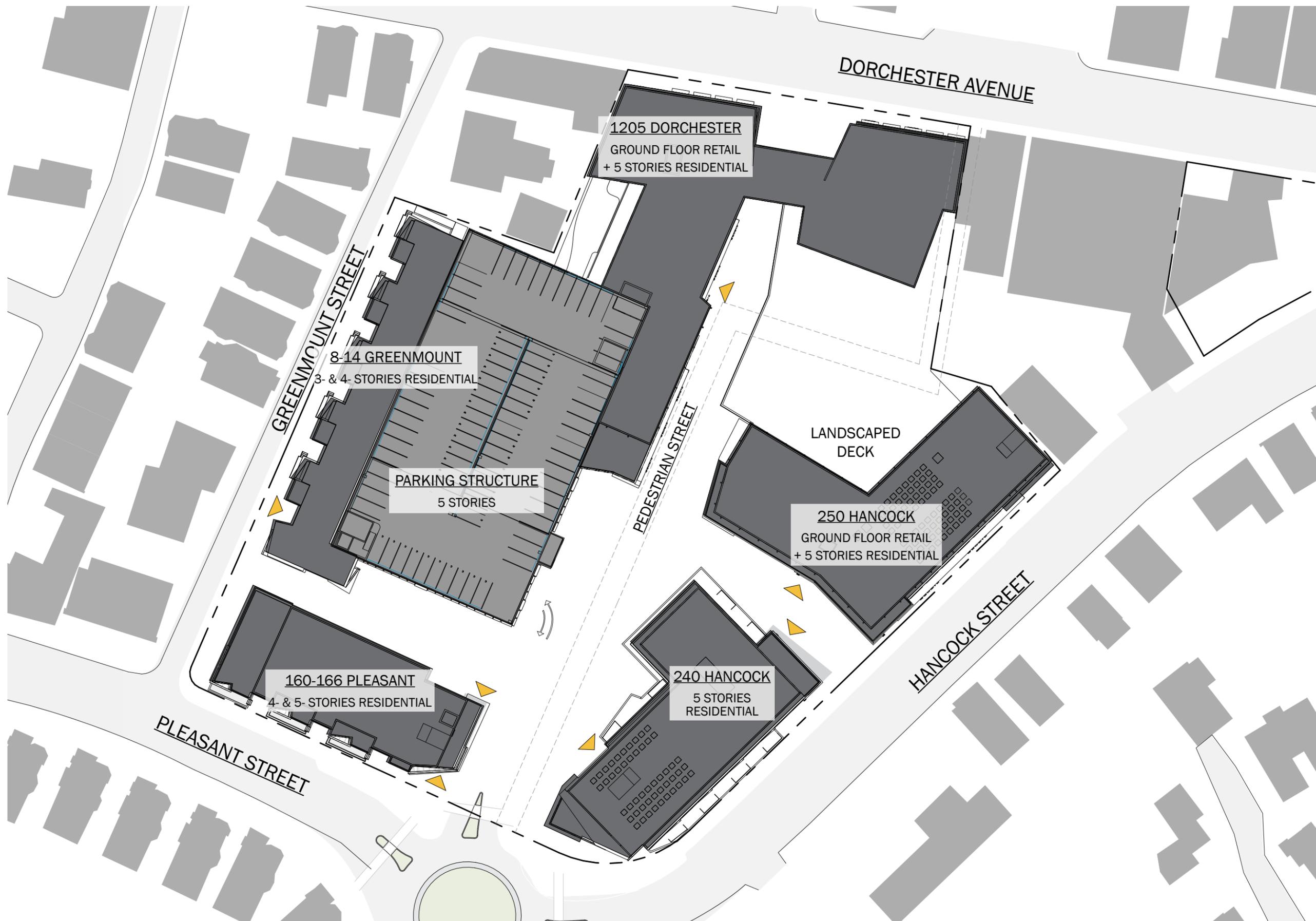


DOT BLOCK
22 SEP 2015

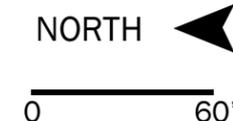
DORCHESTER AVE.
CONNECTION

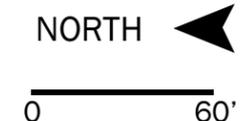
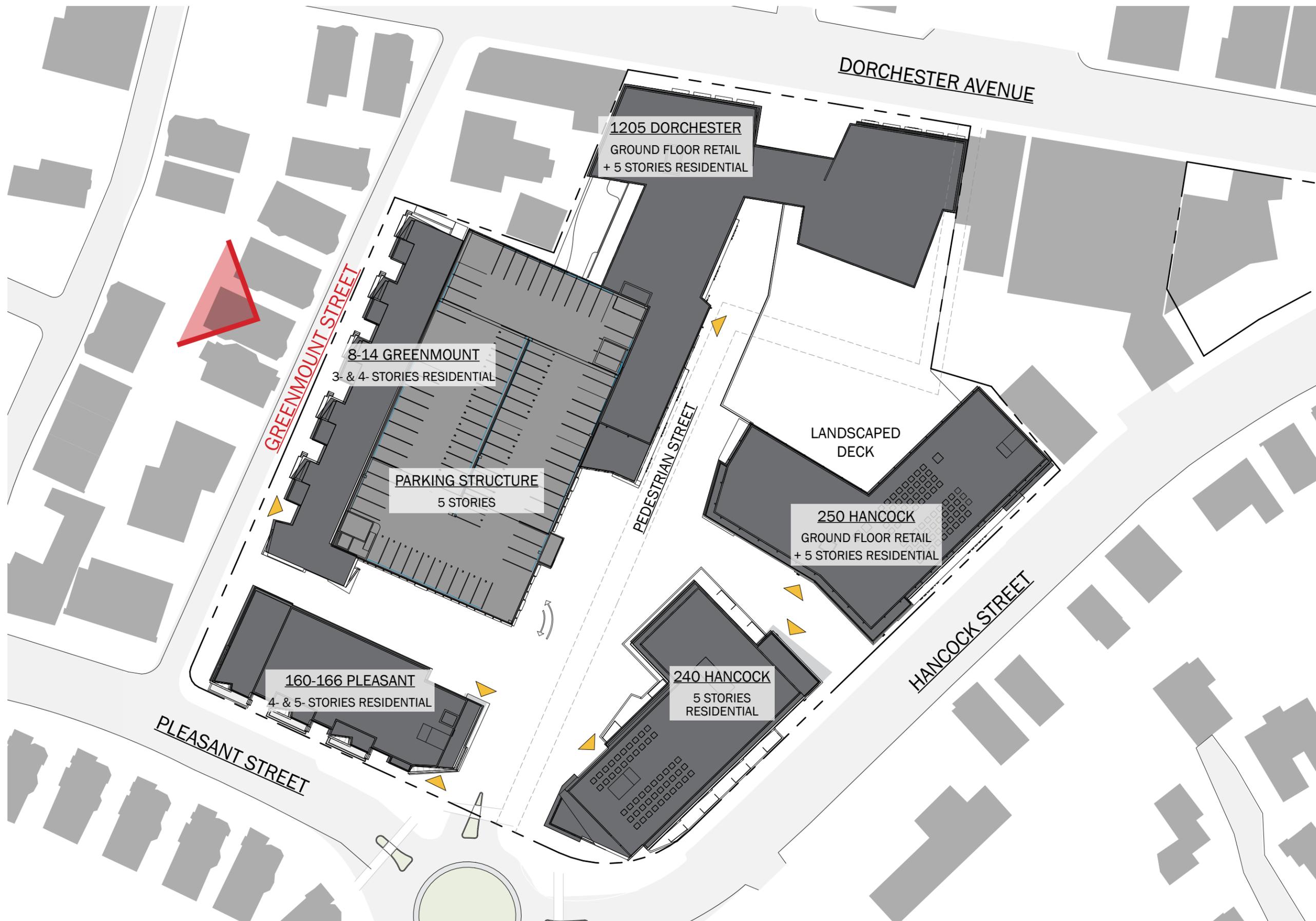


RODE
ARCHITECTS INC



PROJECT SITE PLAN - CURRENT





PROJECT SITE PLAN - CURRENT



GREENMOUNT STREET ELEVATION





MATERIAL C

Masonry - Small Format (Dark Mix)
Manufacturer - General Shale
Color - Smoke Gray



MATERIAL J

Cementitious Lap Siding (Dark)
Manufacturer - James Hardie
Series - 6" Artisan
Color - Iron Gray



MATERIAL K

Cementitious Lap Siding (Light)
Manufacturer - James Hardie
Series - 4" Lap Siding
Color - Cobblestone



MATERIAL L

Sealed Cedar Wood Siding
Manufacturer - XXX
Series - 4" Lap Siding
Type - Cedar

PARAPET

MATERIAL L

JULIET BALCONY

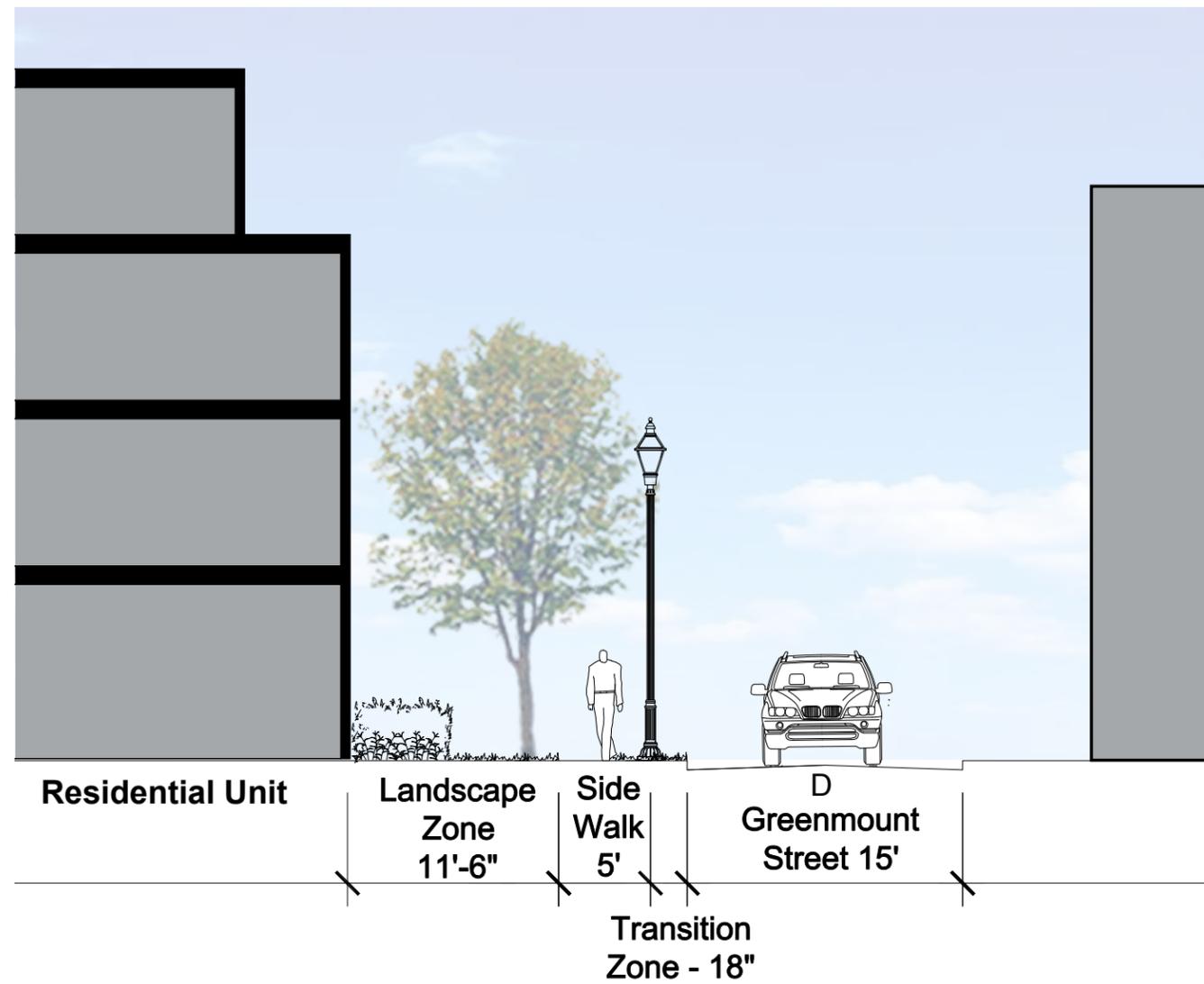
MATERIAL J

MATERIAL K

MATERIAL C

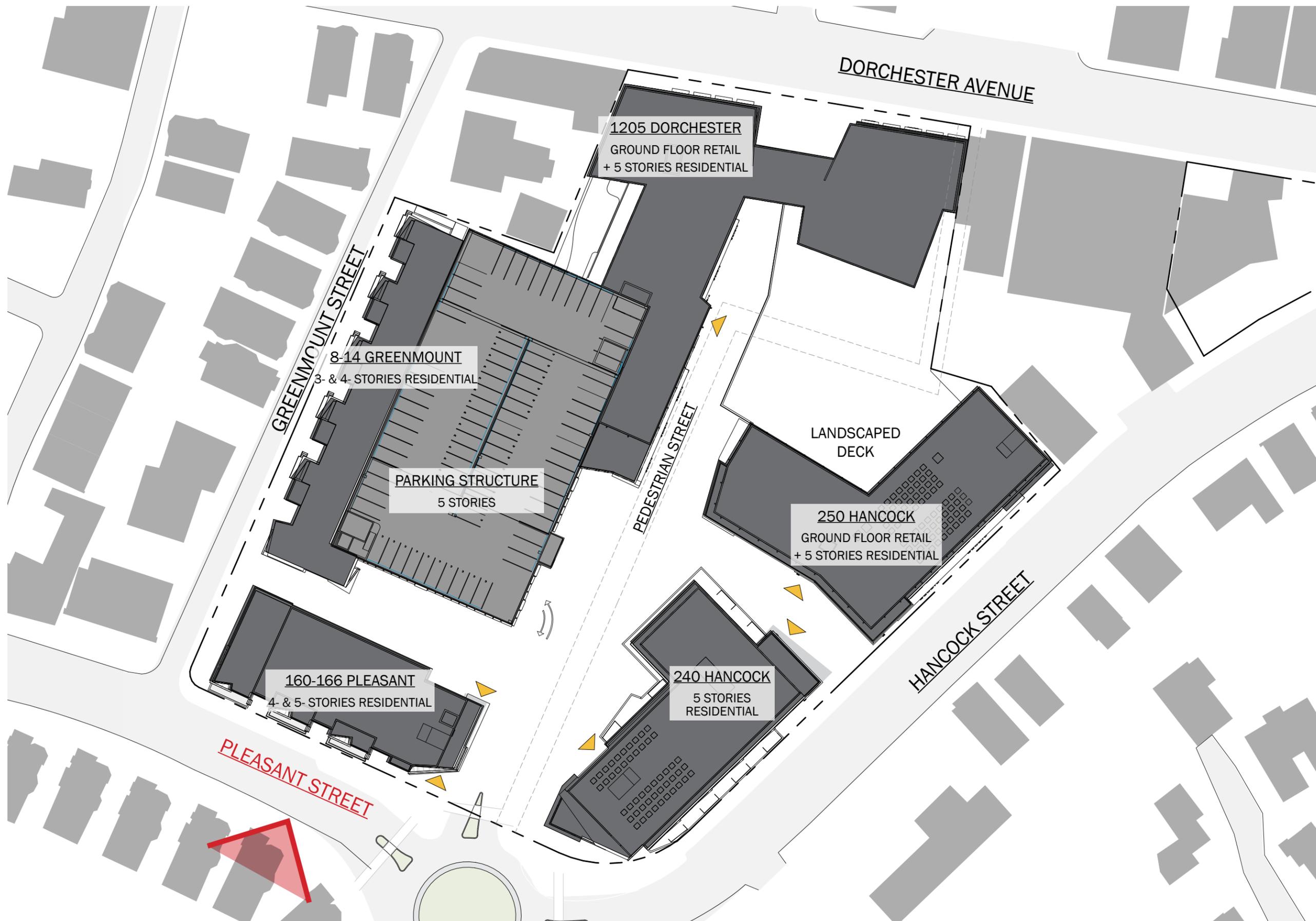
GREENMOUNT STREET

P = Parking Lane
D - Driving Lane

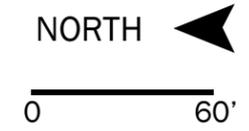




GREENMOUNT STREET - VIEW WEST TO PLEASANT STREET



PROJECT SITE PLAN - CURRENT





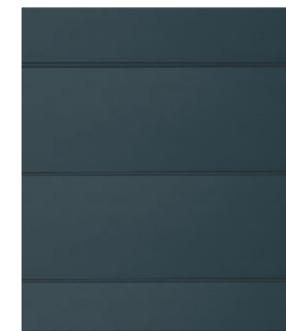
PLEASANT STREET ELEVATION





MATERIAL F

Metal Panel - Uninsulated (Red)
Manufacturer - Centria
Series - IW Series
Color - Red Zinc



MATERIAL H

Cementitious Panel (Dark)
Manufacturer - James Hardie
Series - Reveal System
Color - Evening Blue



MATERIAL I

Cementitious Lap Siding (Light)
Manufacturer - James Hardie
Series - 6" Artisan
Color - Cobblestone



MATERIAL J

Cementitious Lap Siding (Dark)
Manufacturer - James Hardie
Series - 6" Artisan
Color - Iron Gray

PARAPET

MATERIAL H

MATERIAL F

MATERIAL J

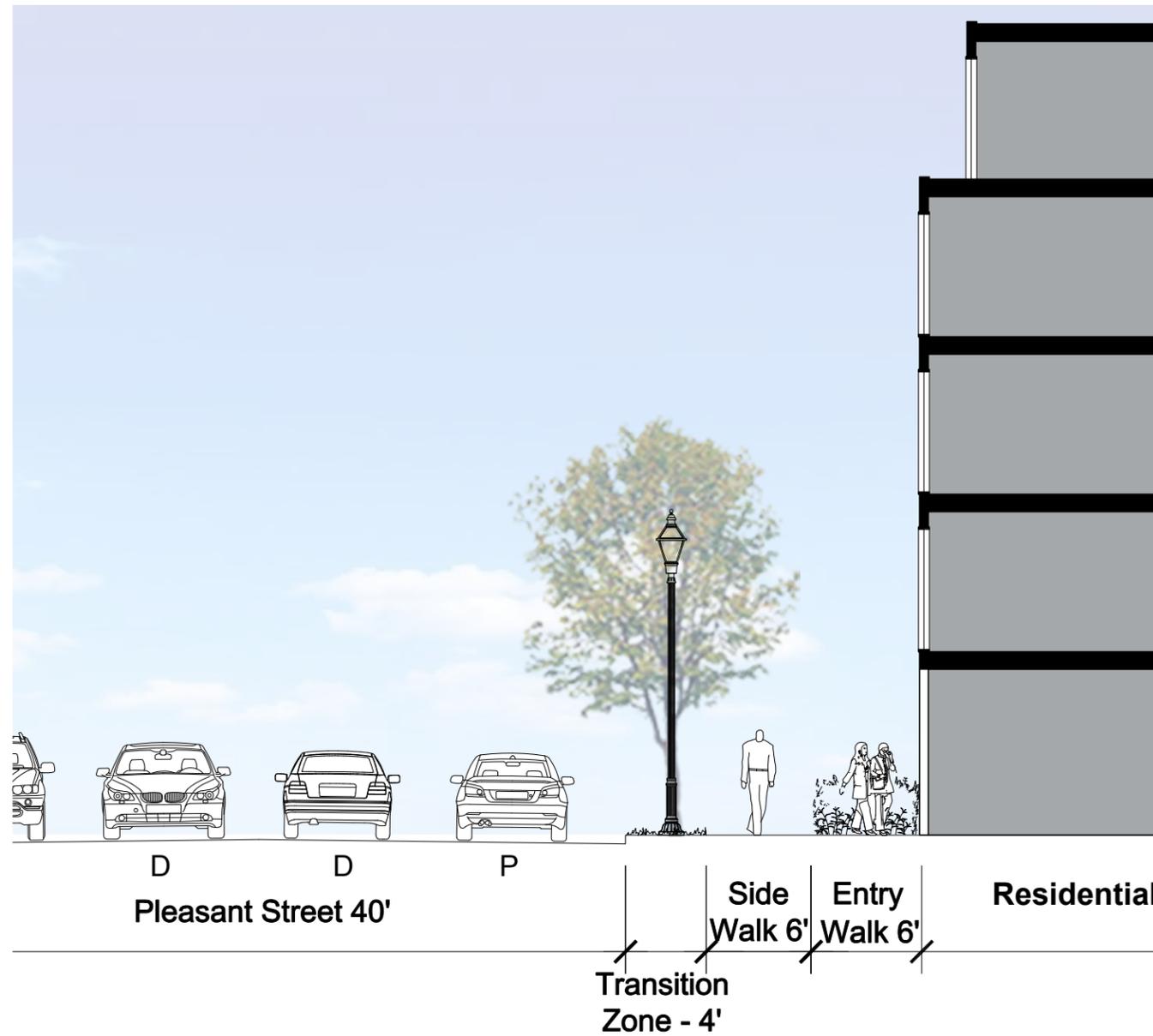
MATERIAL I

PATIO

160-166 PLEASANT ST.
MATERIAL BAY DETAIL

PLEASANT
STREET

P = Parking Lane
D - Driving Lane

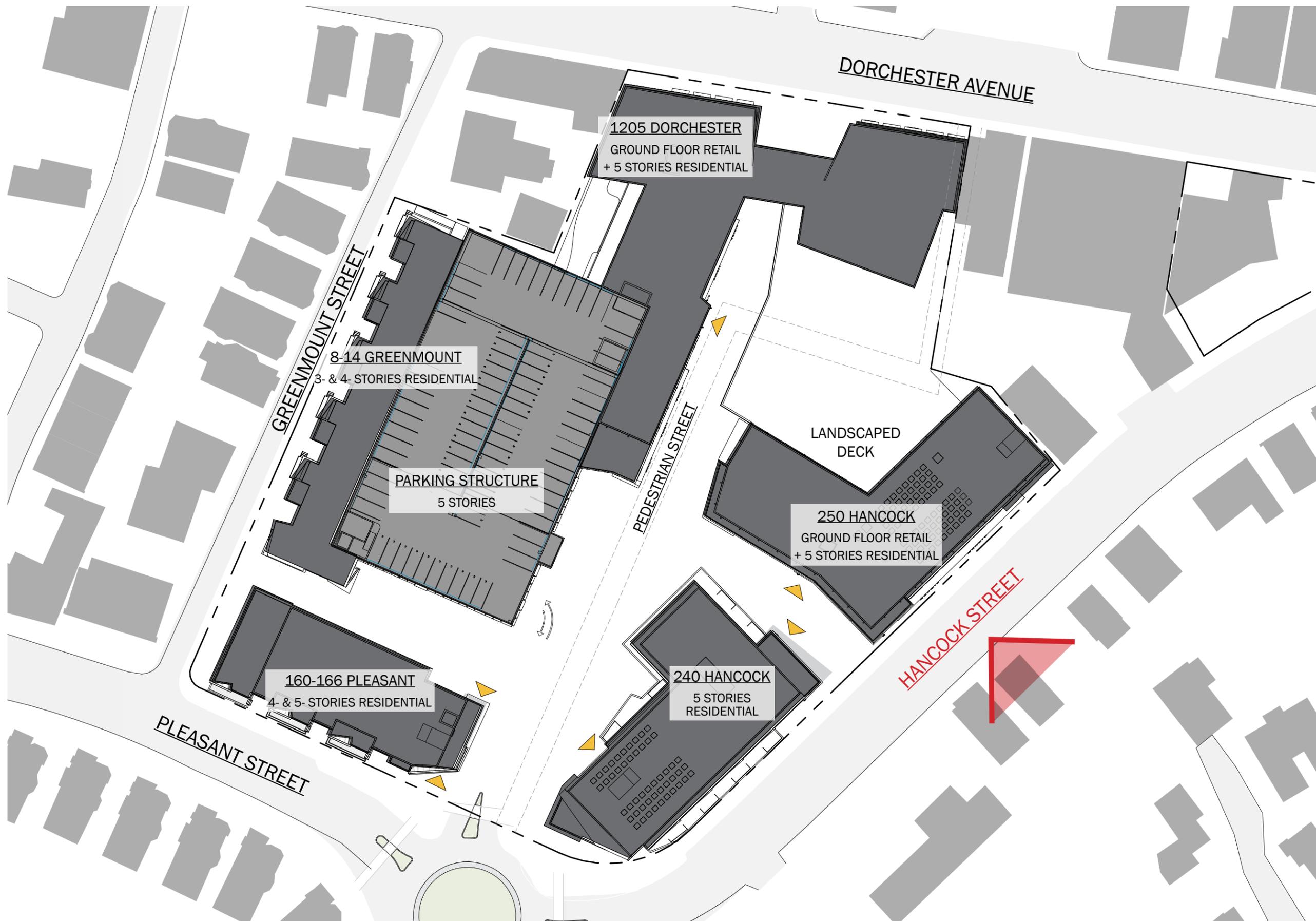




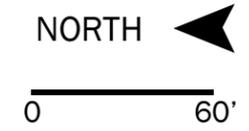
PLEASANT STREET - VIEW SOUTH TO HANCOCK STREET AND MEETINGHOUSE HILL



ROUNDBABOUT - VIEW EAST INTO SITE AND ON TOWARDS DORCHESTER AVENUE



PROJECT SITE PLAN - CURRENT





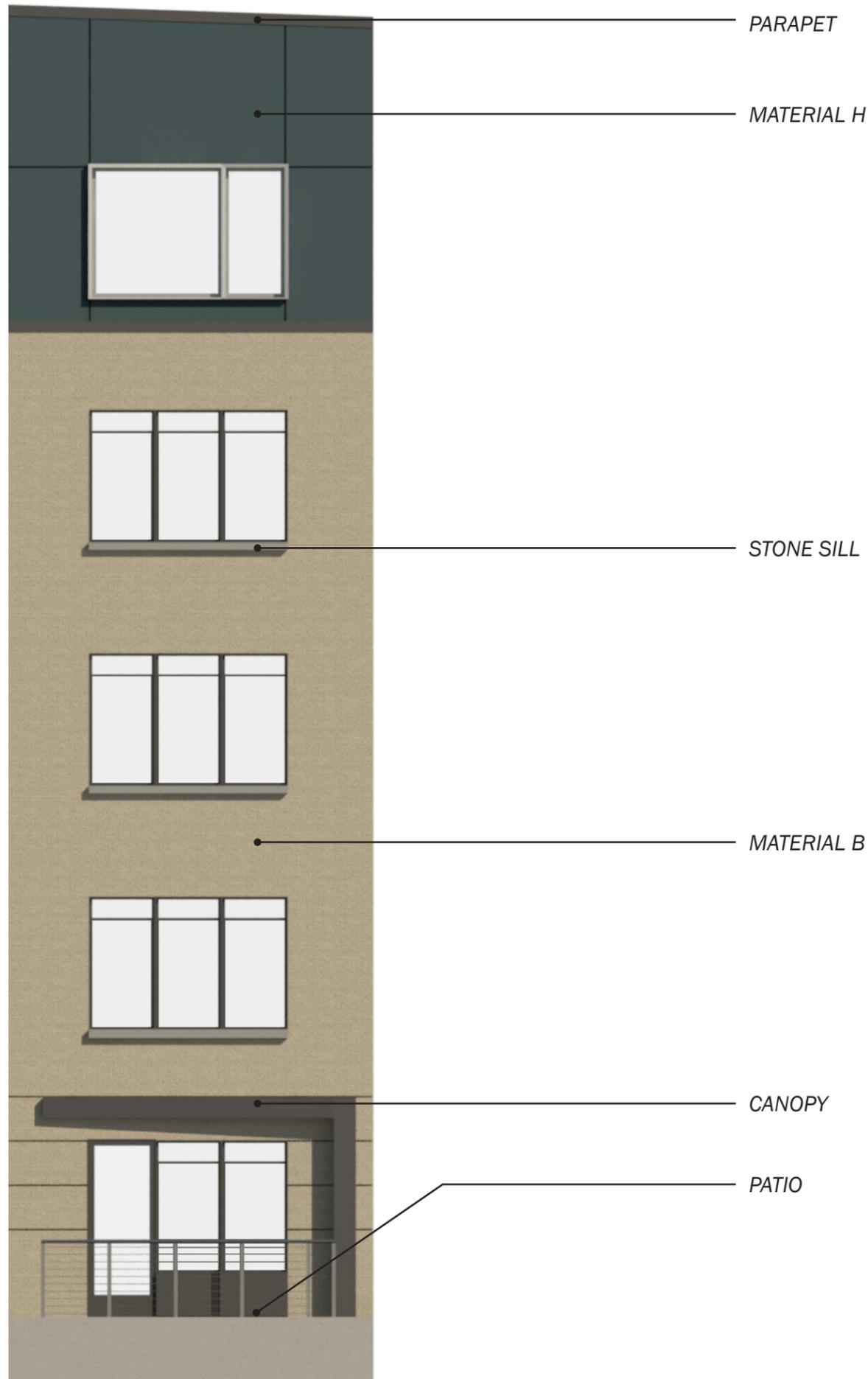
240 HANCOCK

250 HANCOCK

1225 DORCHESTER

HANCOCK STREET ELEVATION



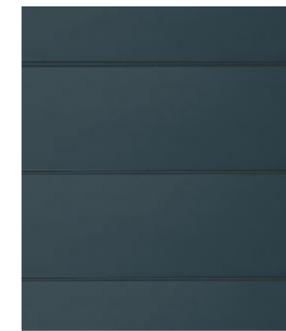


DOT BLOCK
22 SEPT 2015

240 HANCOCK ST.

MATERIAL B

*Masonry - Small Format (Light Mix)
Manufacturer - General Shale
Color - Silverstone*



MATERIAL H

*Cementitious Panel (Dark)
Manufacturer - James Hardie
Series - Reveal System
Color - Evening Blue*

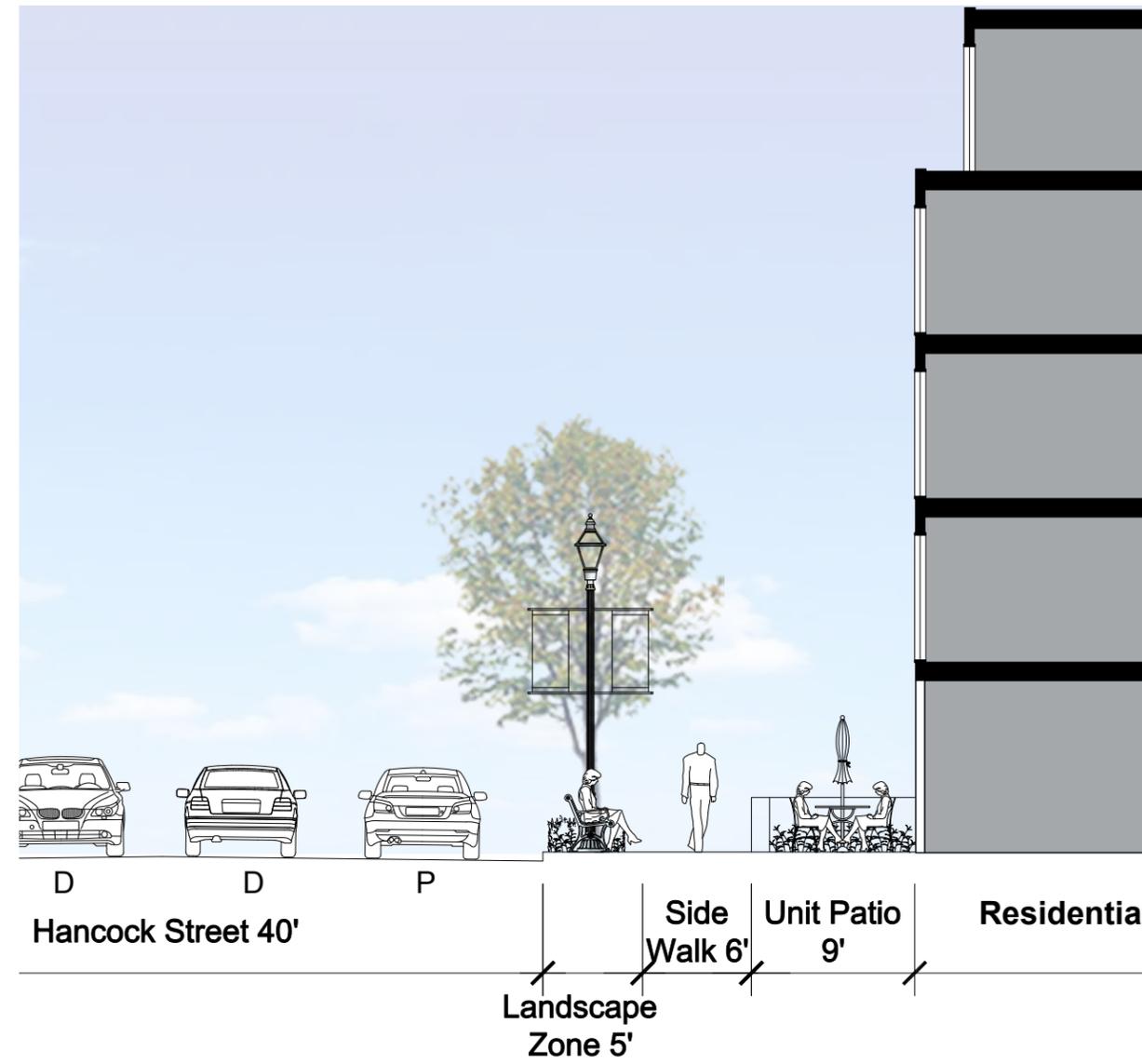
240 HANCOCK ST.
MATERIAL BAY DETAIL

RODE
ARCHITECTS INC

DOT BLOCK
22 SEP 2015

240 HANCOCK
STREET

P = Parking Lane
D - Driving Lane





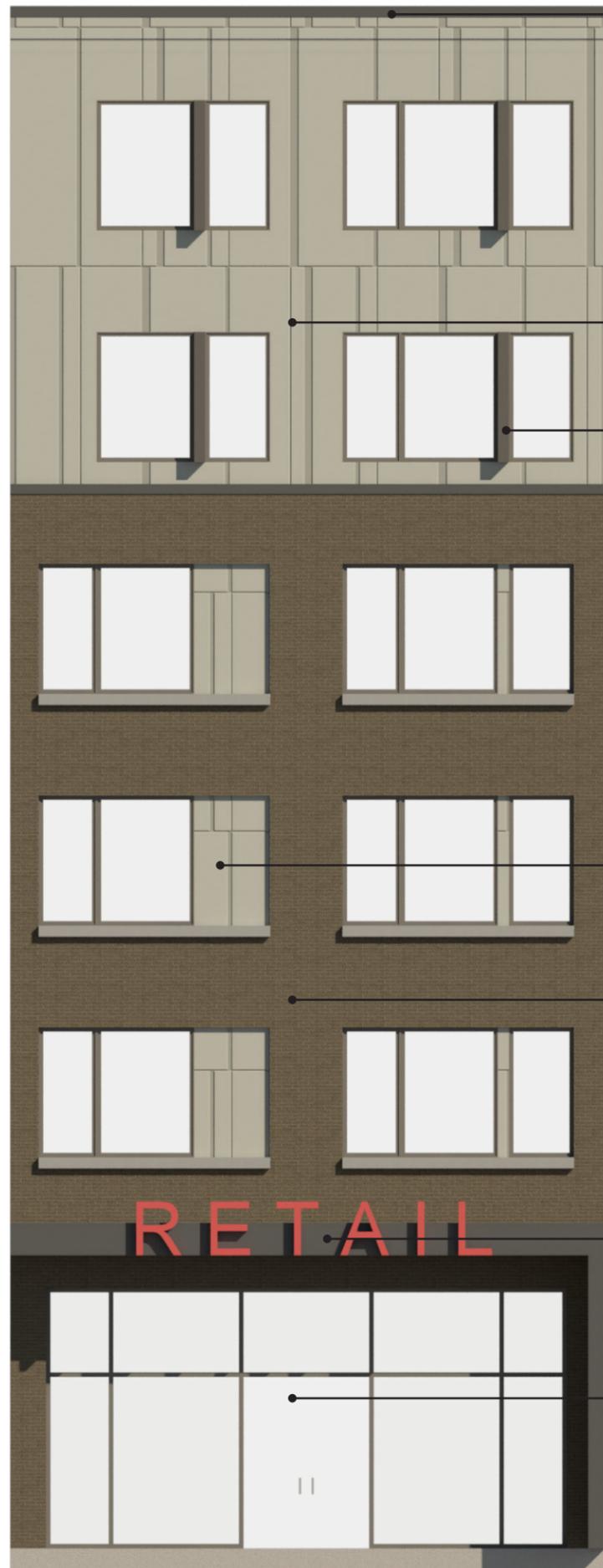
240 HANCOCK

250 HANCOCK

1225 DORCHESTER

HANCOCK STREET ELEVATION





PARAPET

MATERIAL D

METAL SUNFIN

MATERIAL D

MATERIAL C

CANOPY

STOREFRONT



DOT BLOCK

22 SEPT 2015

250 HANCOCK ST.

MATERIAL C

Masonry - Small Format (Dark Mix)
 Manufacturer - General Shale
 Color - Smoke Gray



MATERIAL D

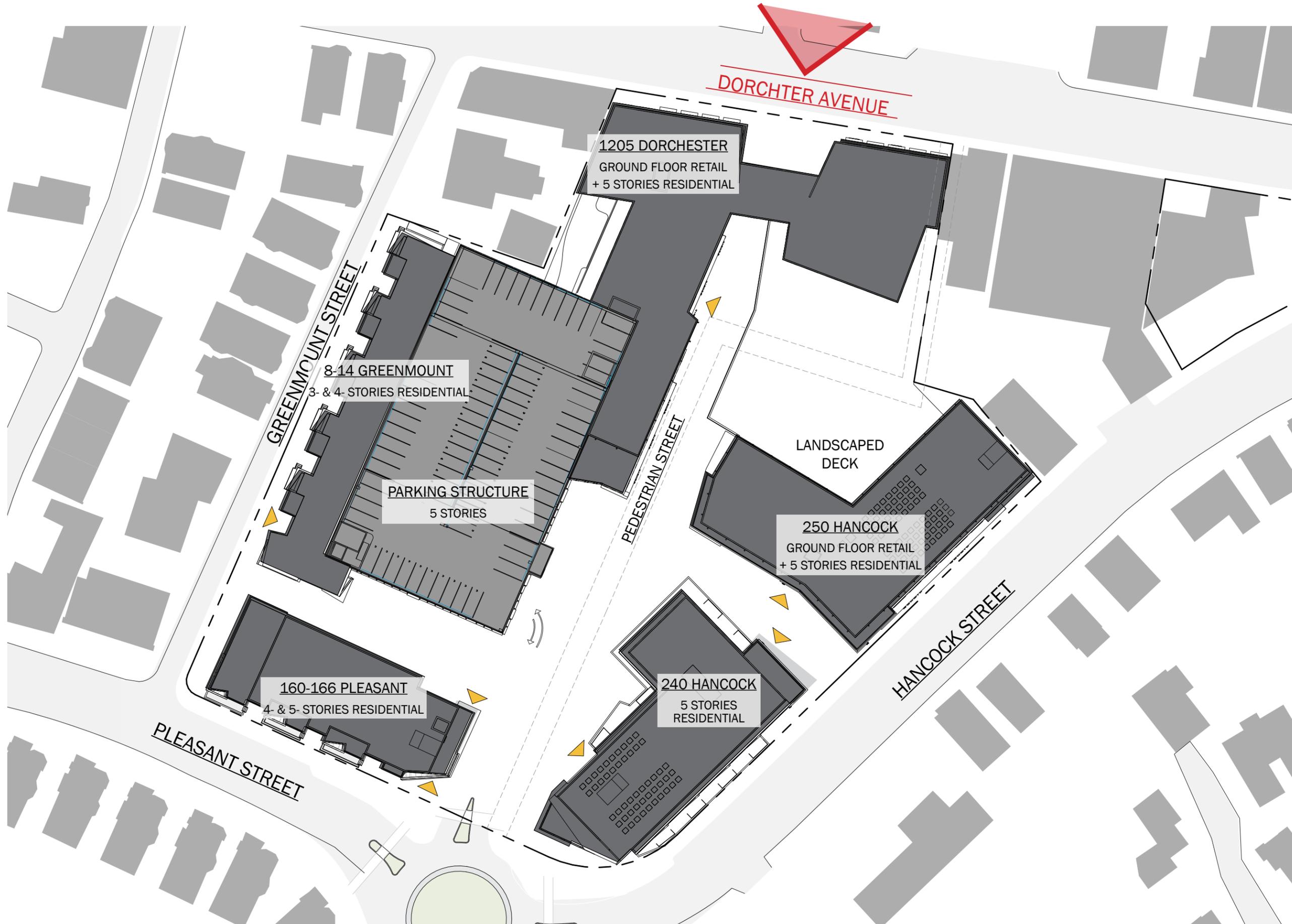
Metal Panel - Uninsulated (Light)
 Manufacturer - Centria
 Series - IW Series
 Color - Light Seawolf

250 HANCOCK ST.
 MATERIAL BAY DETAIL

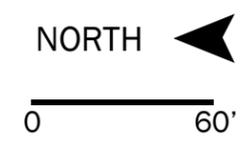
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 ARCHITECTS INC



HANCOCK STREET - VIEW NORTH INTO SITE BETWEEN 240 & 250 HANCOCK STREET



PROJECT SITE PLAN - CURRENT





1205 DORCHESTER

DORCHESTER AVENUE ELEVATION





PARAPET
MATERIAL E

MATERIAL E

MATERIAL A

CANOPY

STOREFRONT



MATERIAL A

Masonry - Large Format
Manufacturer - Alabama Stone Co.
Color - Silver Shadow



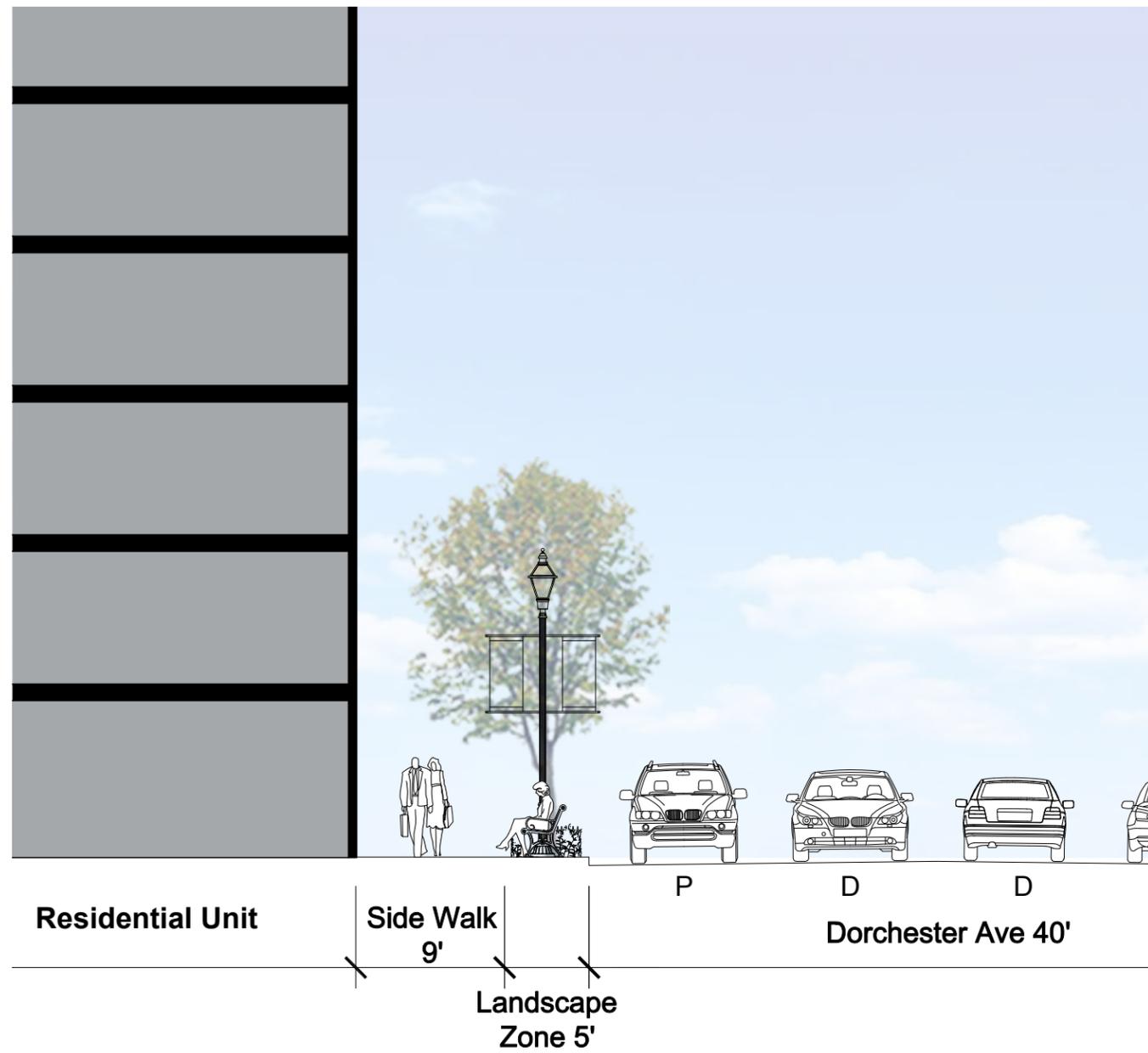
MATERIAL E

Metal Panel - Uninsulated (Dark)
Manufacturer - Centria
Series - IW Series
Color - Slate Gray

1205 DORCHESTER AVE.
MATERIAL BAY DETAIL

**DORCHESTER
AVENUE**

P = Parking Lane
D - Driving Lane

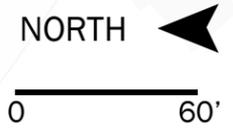
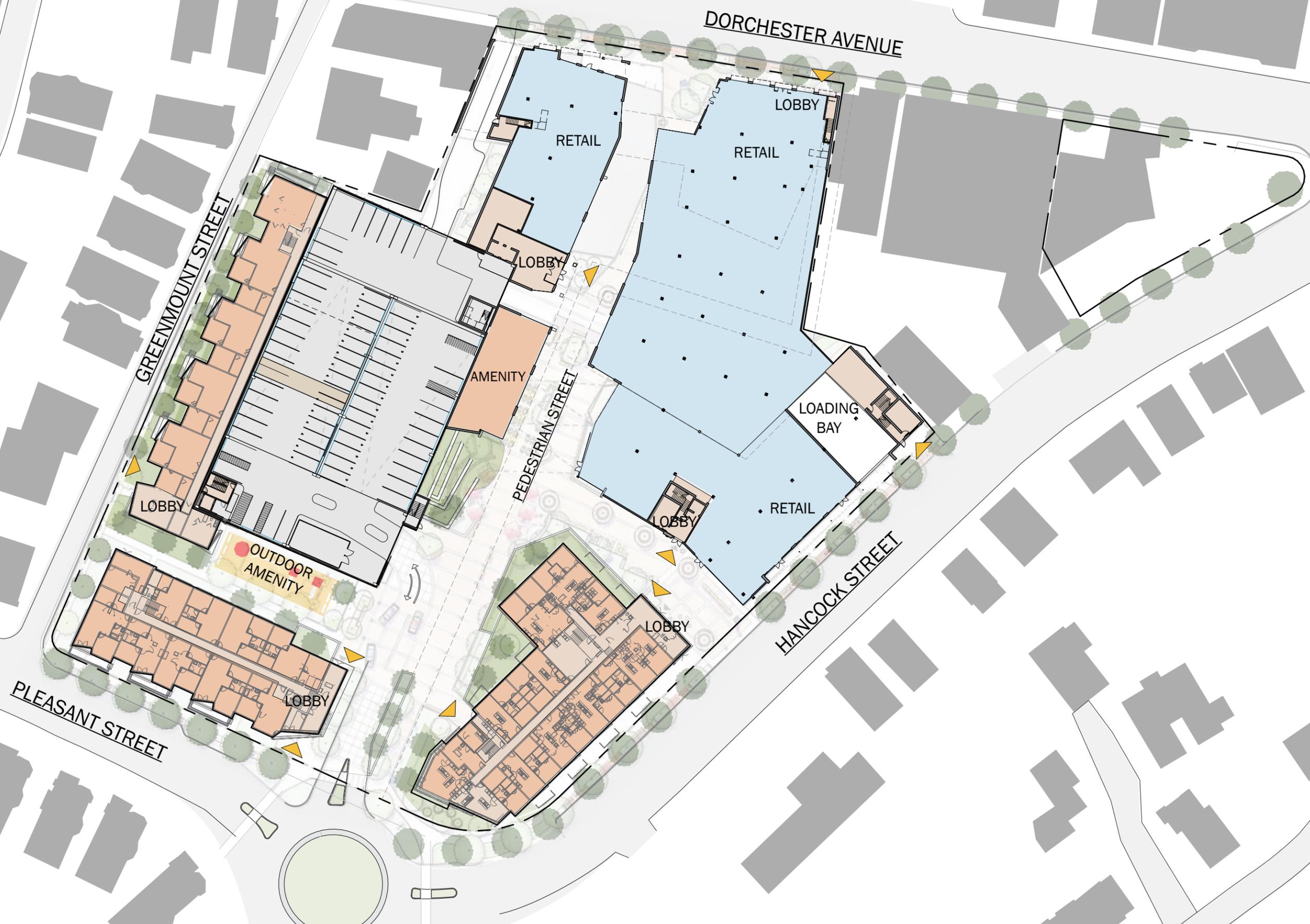




DORCHESTER AVENUE

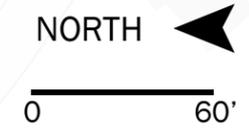
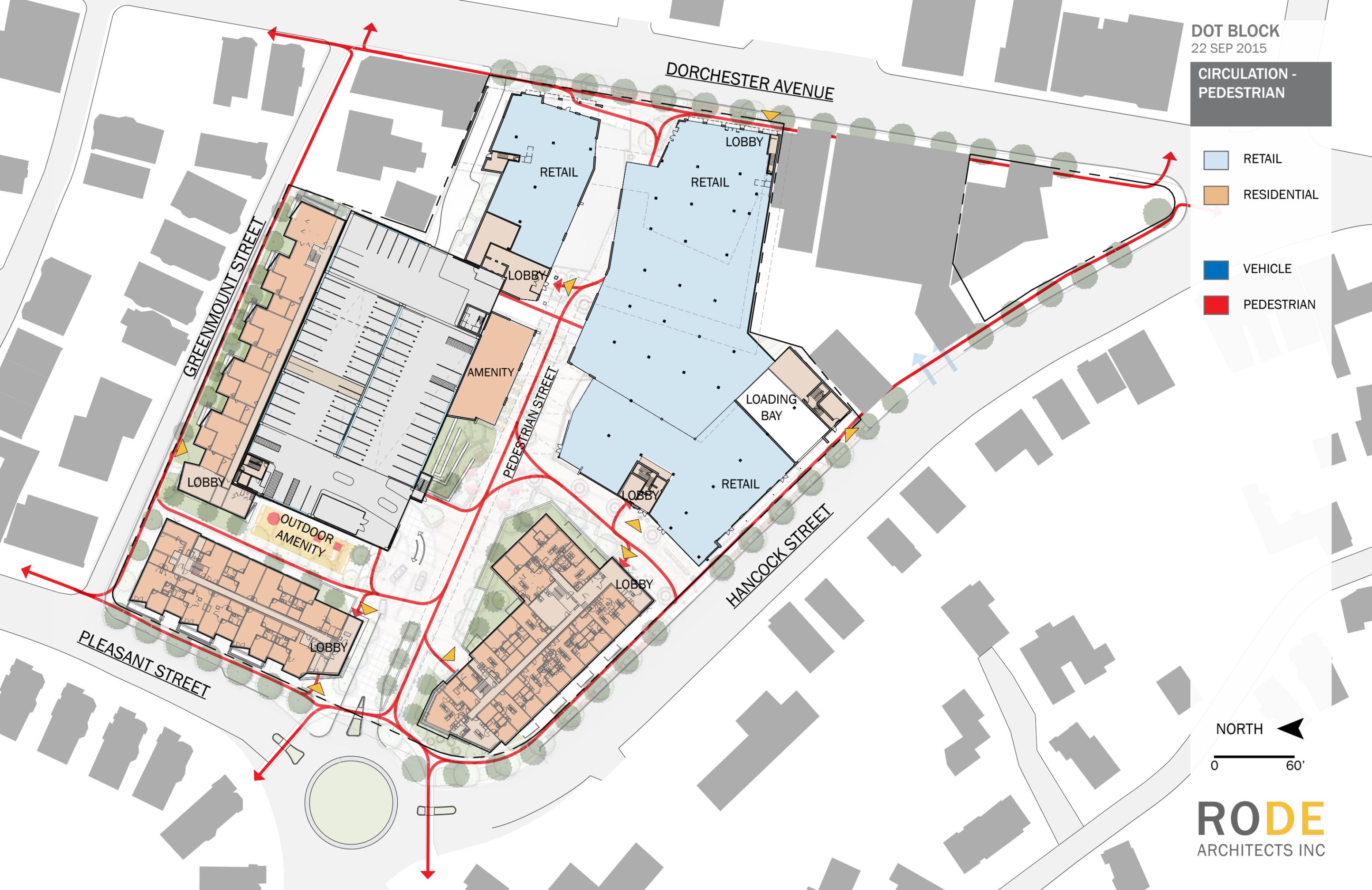
GROUND FLOOR

- RETAIL
- RESIDENTIAL



CIRCULATION -
PEDESTRIAN

- RETAIL
- RESIDENTIAL
- VEHICLE
- PEDESTRIAN





PEDESTRIAN STREET - VIEW WEST FROM DORCHESTER AVENUE



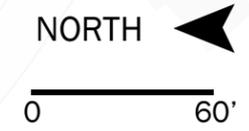
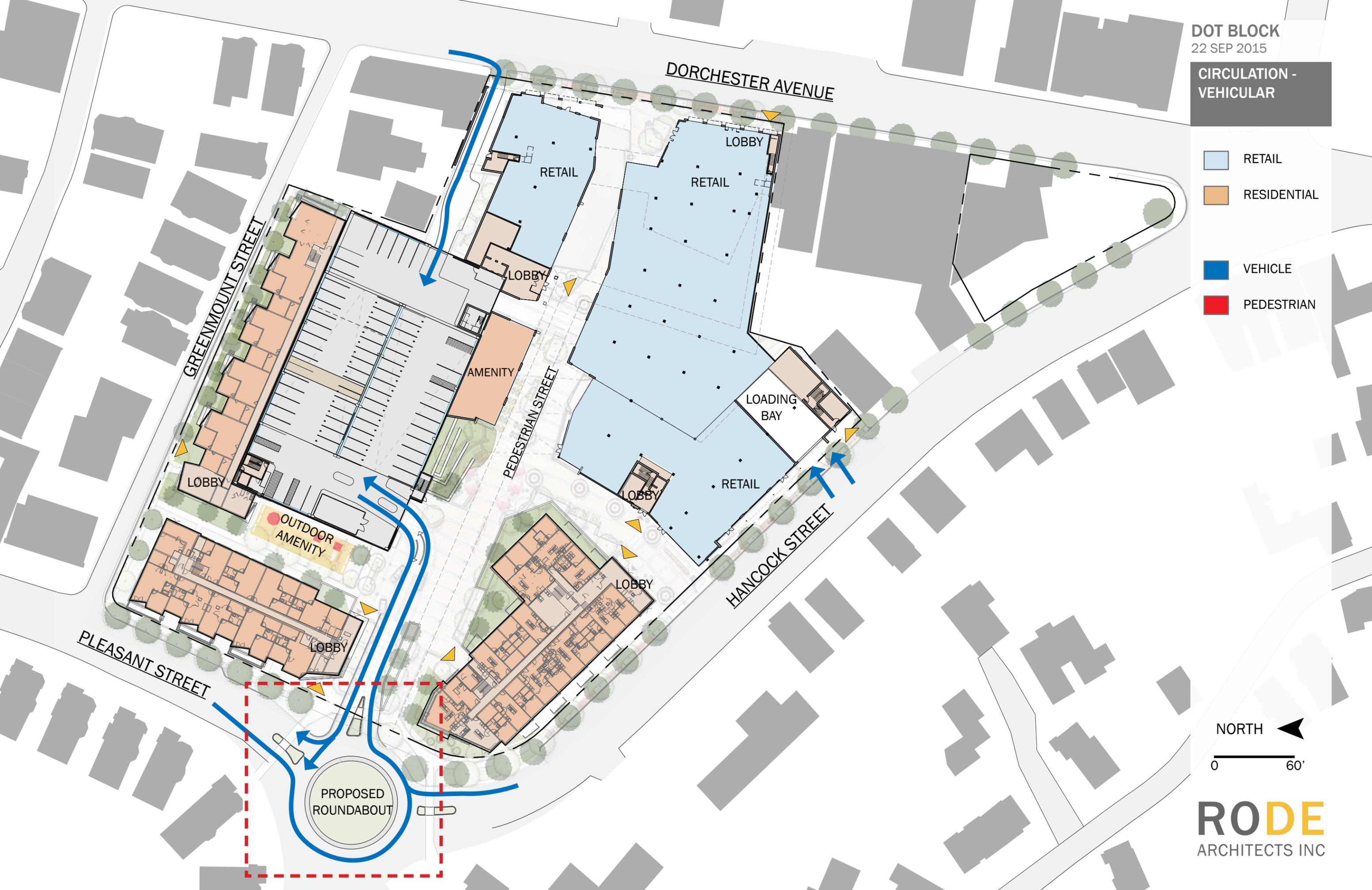
RESIDENTIAL TERRACE - VIEW WEST TOWARDS PLEASANT ST.



PEDESTRIAN STREET - VIEW EAST TOWARDS DORCHESTER AVENUE

CIRCULATION -
VEHICULAR

- RETAIL
- RESIDENTIAL
- VEHICLE
- PEDESTRIAN



PLEASANT STREET

160 - 166 PLEASANT

LOBBY

OUTDOOR AMENITY

BIKES

2 3

DRIVE AISLE

PEDESTRIAN STREET

PLANTER

240 HANCOCK

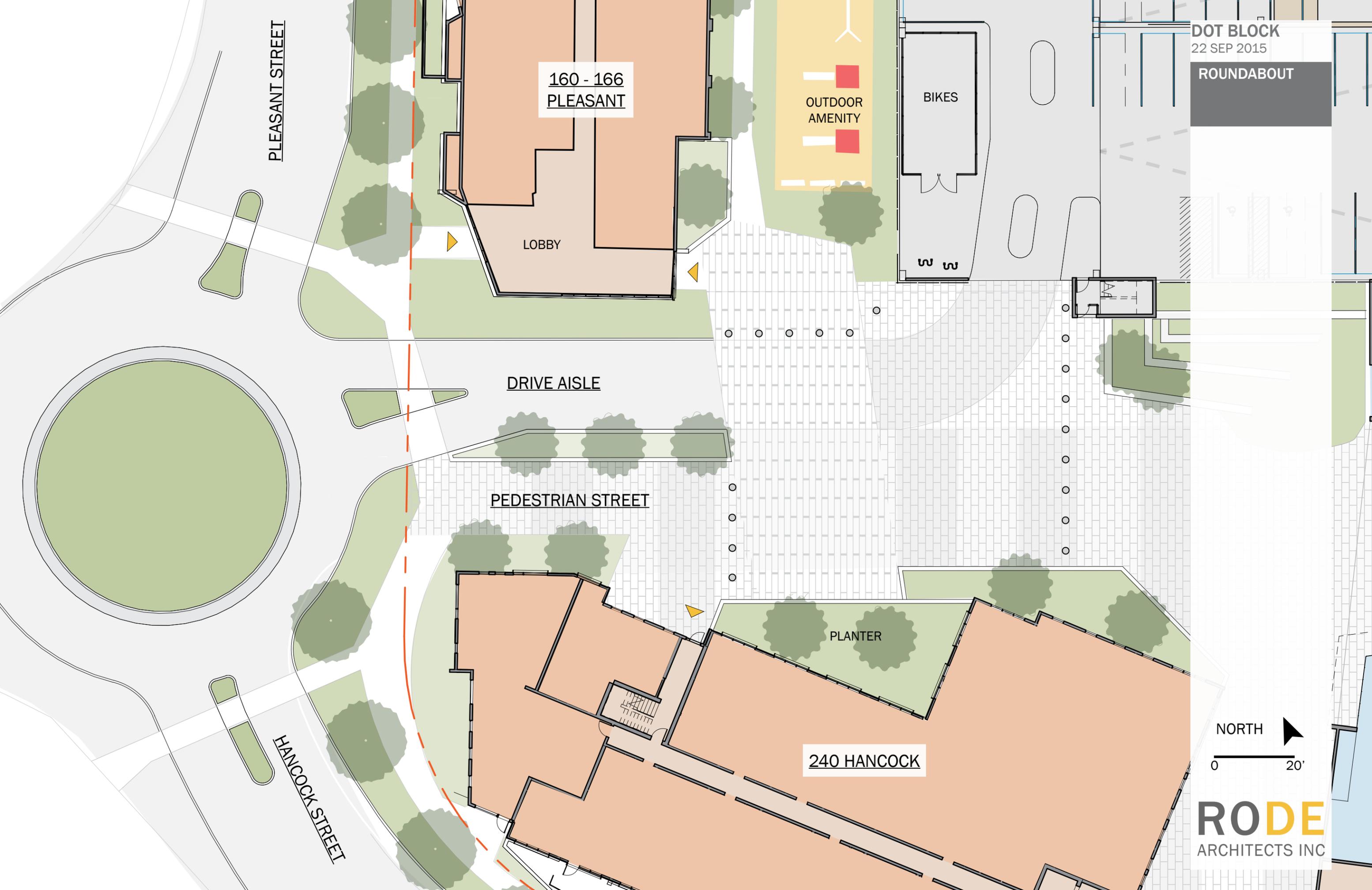
HANCOCK STREET

DOT BLOCK
22 SEP 2015

ROUNDBABOUT

NORTH
0 20'

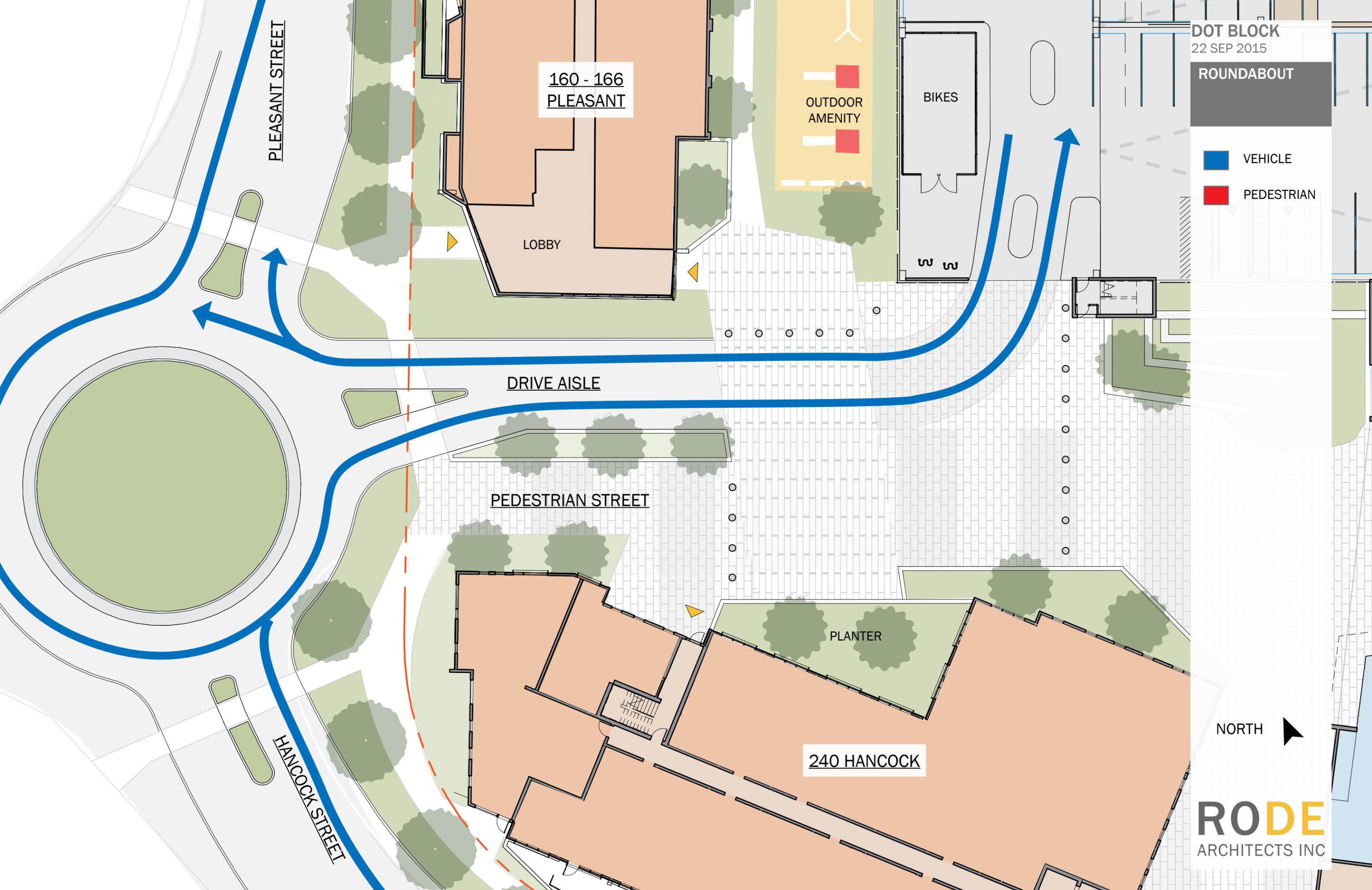
RODE
ARCHITECTS INC



DOT BLOCK
22 SEP 2015

ROUNDBOUT

- VEHICLE
- PEDESTRIAN



160 - 166
PLEASANT

OUTDOOR
AMENITY

BIKES

LOBBY

DRIVE AISLE

PEDESTRIAN STREET

PLANTER

240 HANCOCK

PLEASANT STREET

HANCOCK STREET

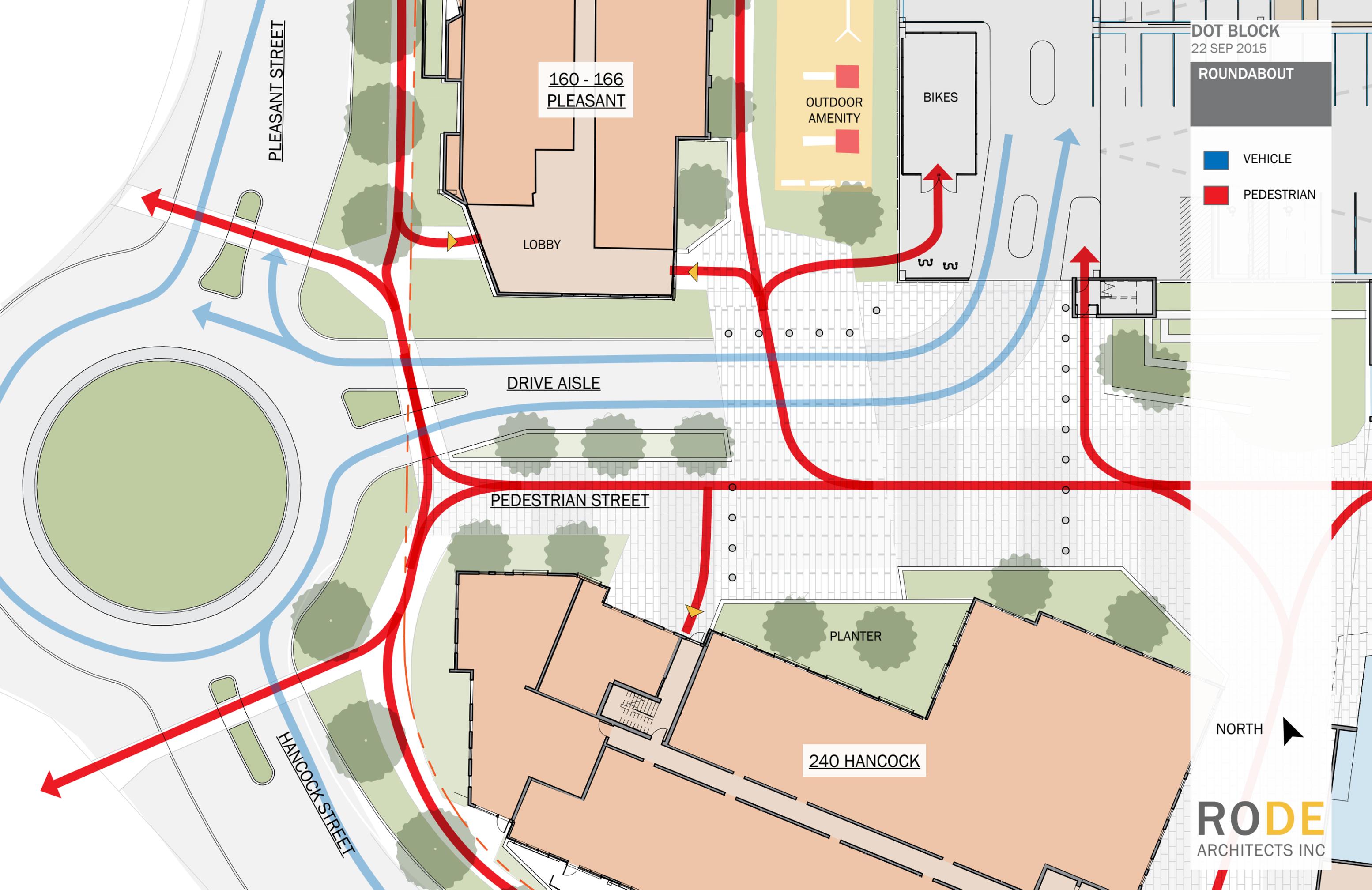
NORTH

RODE
ARCHITECTS INC

DOT BLOCK
22 SEP 2015

ROUNDBABOUT

- VEHICLE
- PEDESTRIAN



160 - 166
PLEASANT

OUTDOOR
AMENITY

BIKES

LOBBY

DRIVE AISLE

PEDESTRIAN STREET

PLANTER

240 HANCOCK

PLEASANT STREET

HANCOCK STREET

NORTH

RODE
ARCHITECTS INC



NAILS BAY INC.

1001 W. 10TH AVE. SUITE 101 - DENVER, CO 80202