

URBAN DESIGN FIGURES

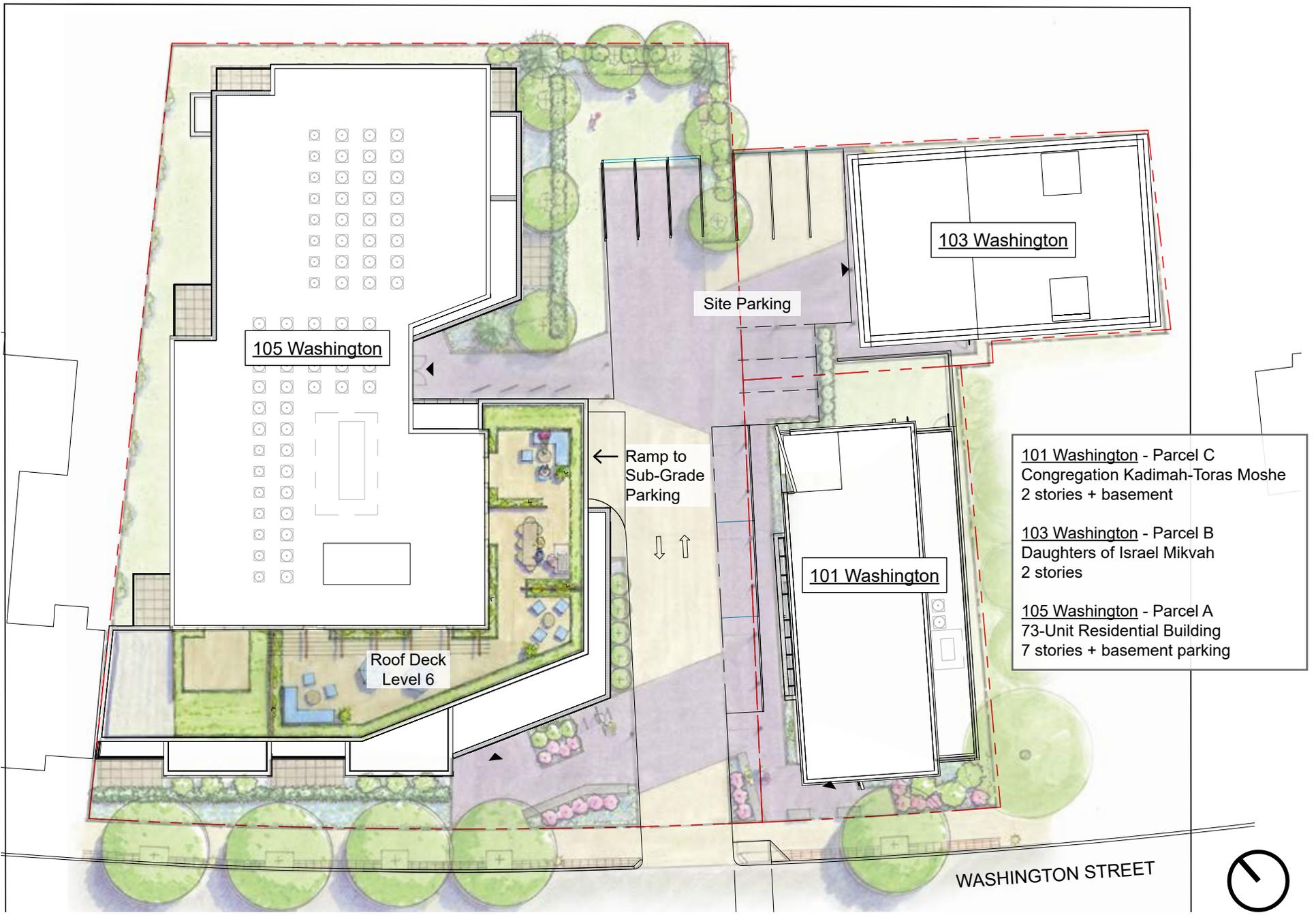
101 - 105 WASHINGTON STREET

BRIGHTON, MA

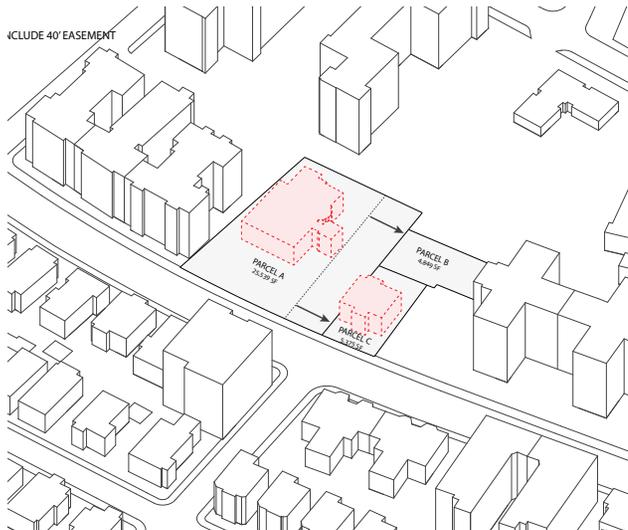
Multi-Family, Synagogue, and Mikvah Development

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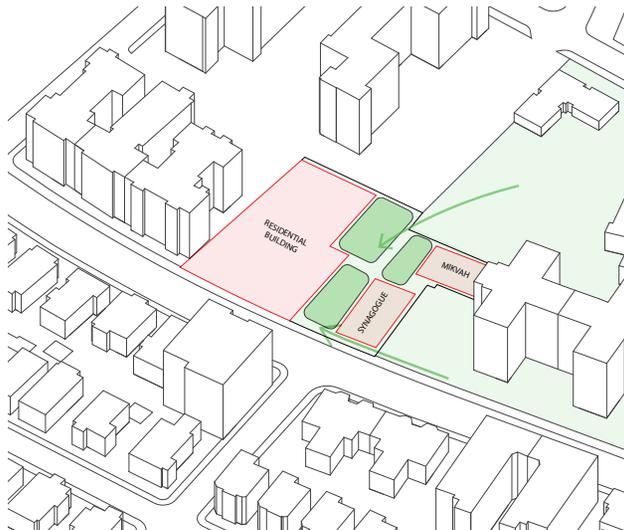
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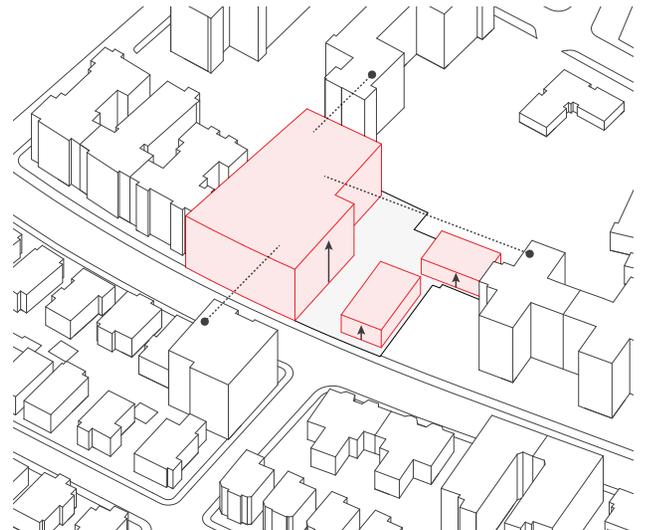
SITE PLAN 0 30'



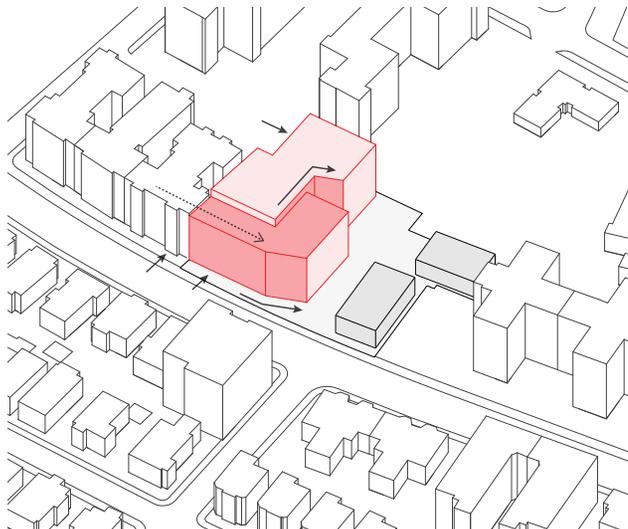
EXISTING The existing Synagogue and Mikvah - representing long standing entities in the Brighton neighborhood - will be relocated and rebuilt onsite to accommodate new housing.



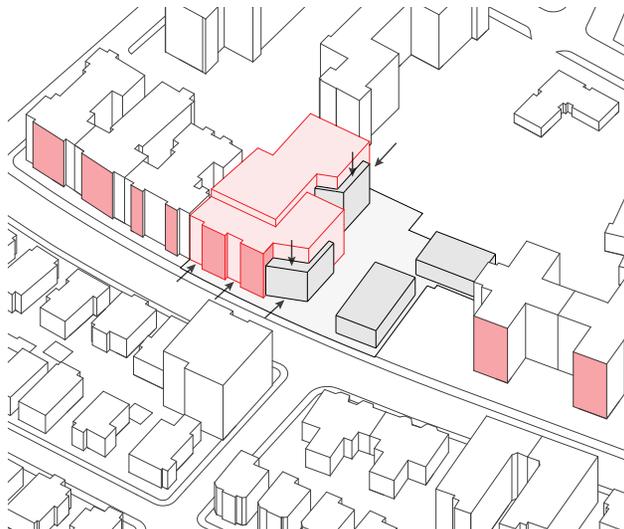
SITING The Residential building tucks its mass against the programmatically similar existing buildings to the west. The Synagogue and Mikvah are enveloped by a landscaped field extended in from the BHA properties to the east and north.



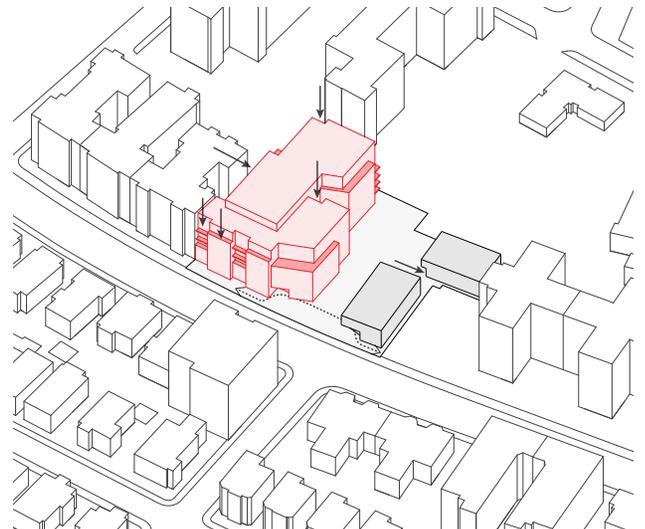
HEIGHT The Synagogue and Mikvah each require two stories to achieve their program. The Residential building rises to a height in direct relation to abutting properties to the north, east, and south.



CONTEXT The predominant face of the Residential building pulls back from Washington Street to respect the Street Wall and steps down one story to align with the existing adjacent property. The mass folds farther into the site, opening towards the Synagogue. Massing shifts along the west and rear introduce light wells.

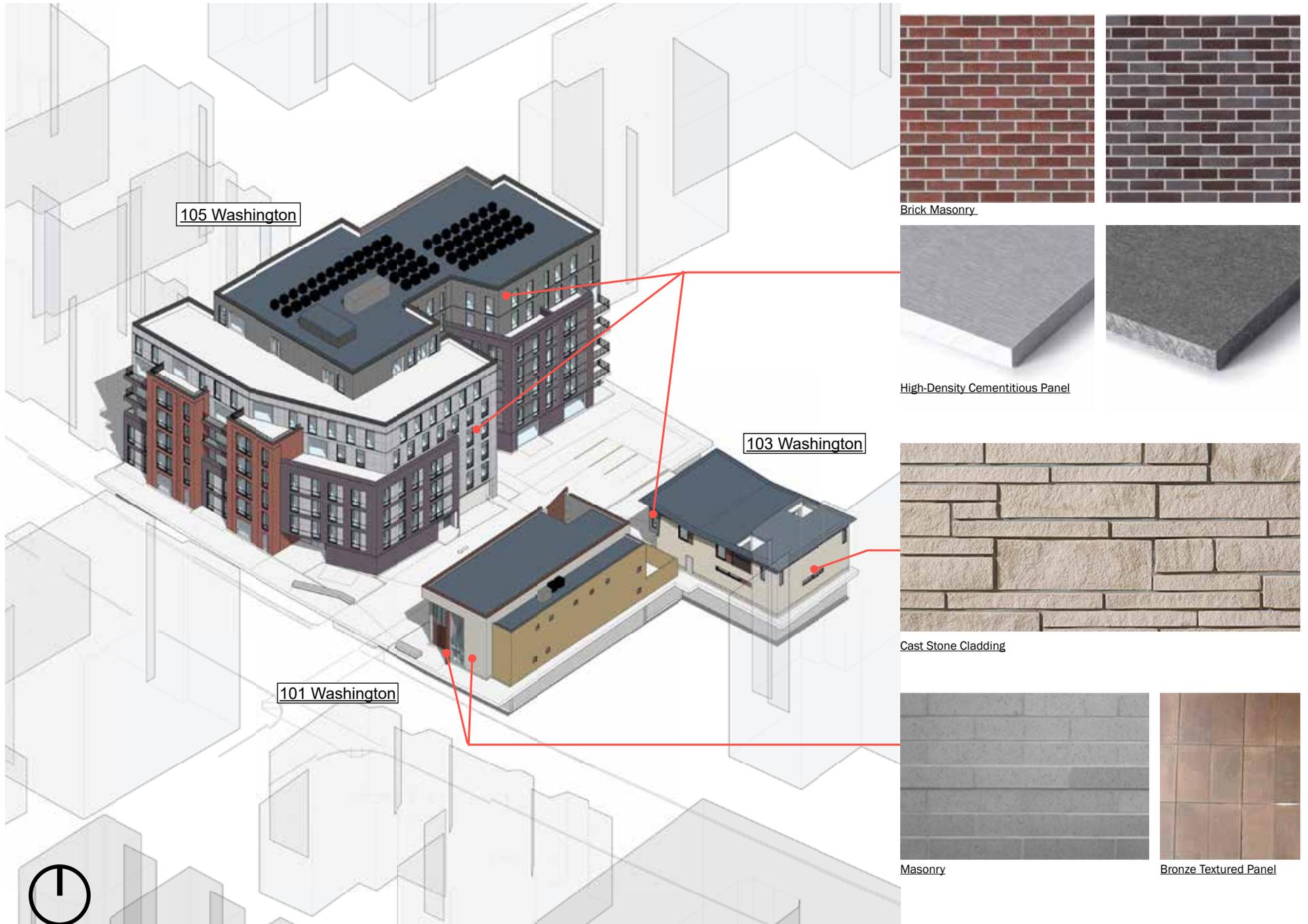


GRAIN A series of bay projections tie into the existing varied rhythm of the street. The Residential building steps down in mass to scale against the Synagogue, Mikvah and landscaped areas between.

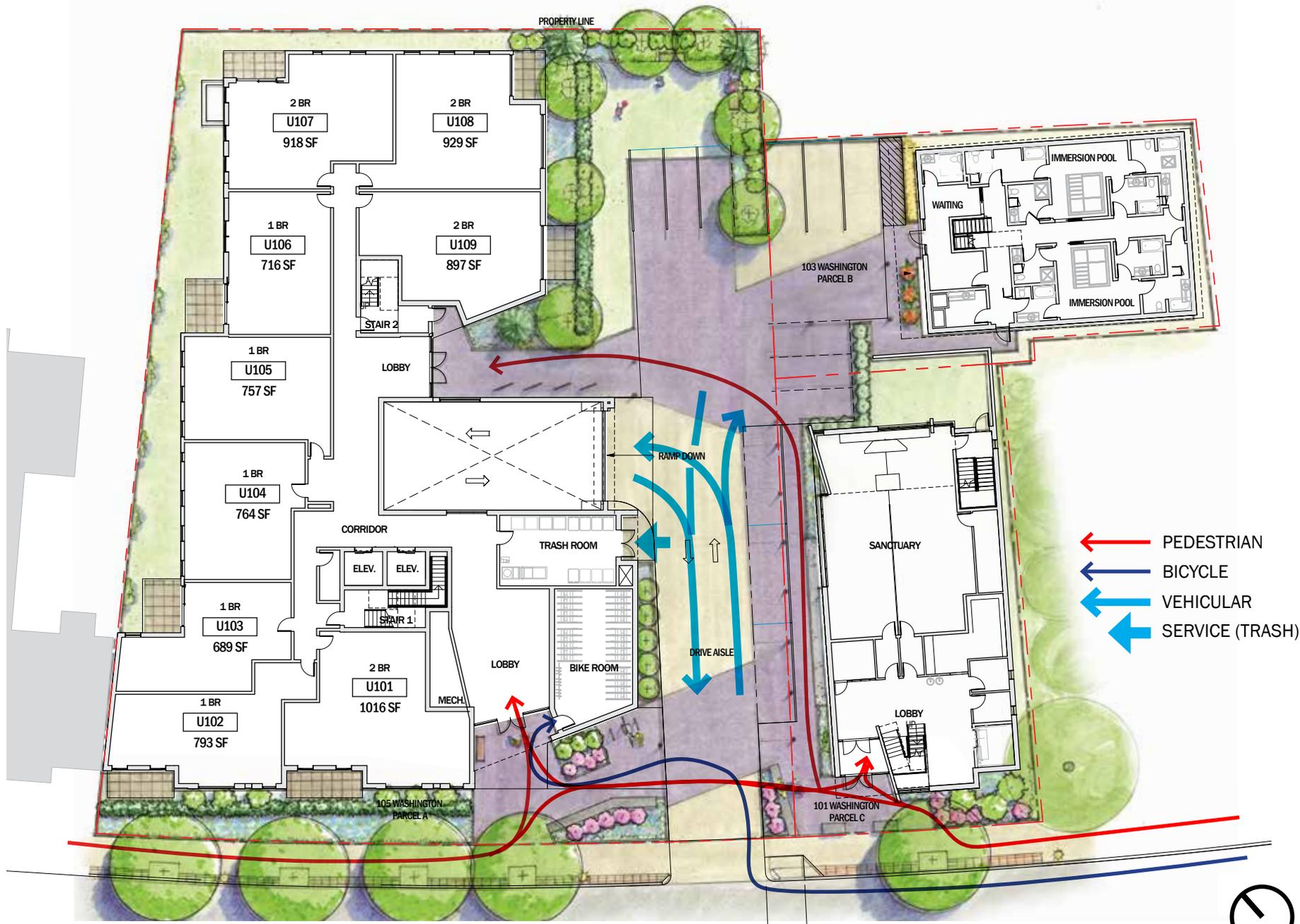


TEXTURE A series of medium-scale curves into the three buildings designate building entries, introduce balconies, and tie the buildings into the existing residential vernacular of the neighborhood.

URBAN RESPONSE



SITE AXONOMETRIC - MATERIALS PALETTE



SITE PLAN - GRADE PLAN

101 - 105 WASHINGTON STREET

0 30'



SITE PLAN - GRADE LANDSCAPE PLAN

101 - 105 WASHINGTON STREET

0 30'



LIVING STREETS



Granite seatwalls at entry



'Amethyst Ice' concrete color



'Ashberry' Masonry Unit Paver



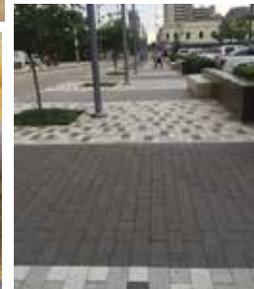
Granite seatwalls at entry



Solitude Bench



PAVING



SEATING



FURNISHINGS



Rough n Ready Bollard

LANDSCAPE ELEMENTS



Disease Resistant Am. Elm



Fastigiata Pin Oak



Trellises



Group of Ornamental trees in lawn



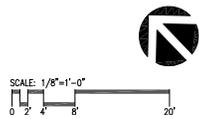
Lawn and plantings above rooftop deck



STREETSCAPE AND ENTRY DRIVE

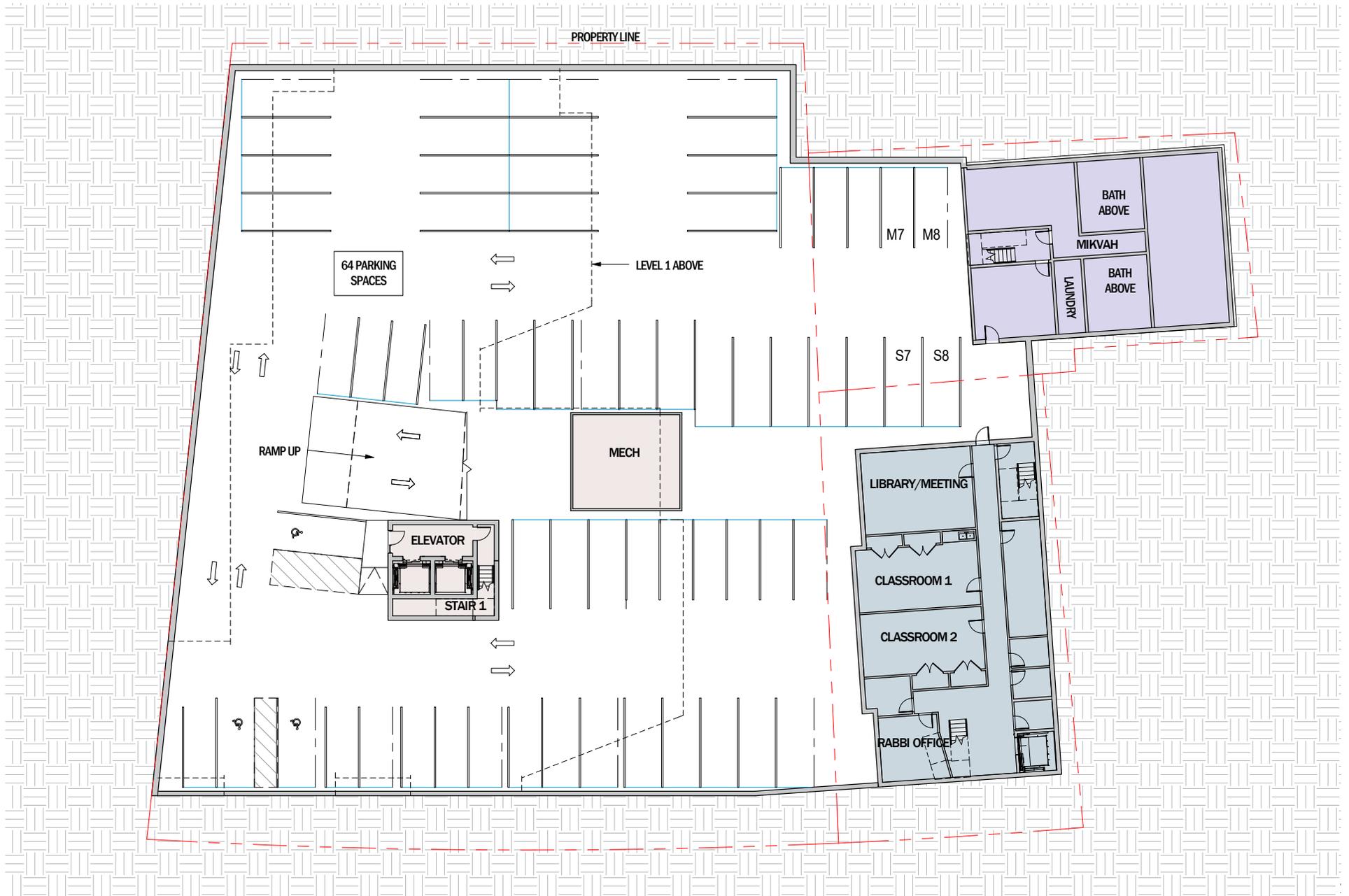
COURTYARD

LANDSCAPE ELEMENTS



ROOF DECK LANDSCAPE PLAN

101 - 105 WASHINGTON STREET

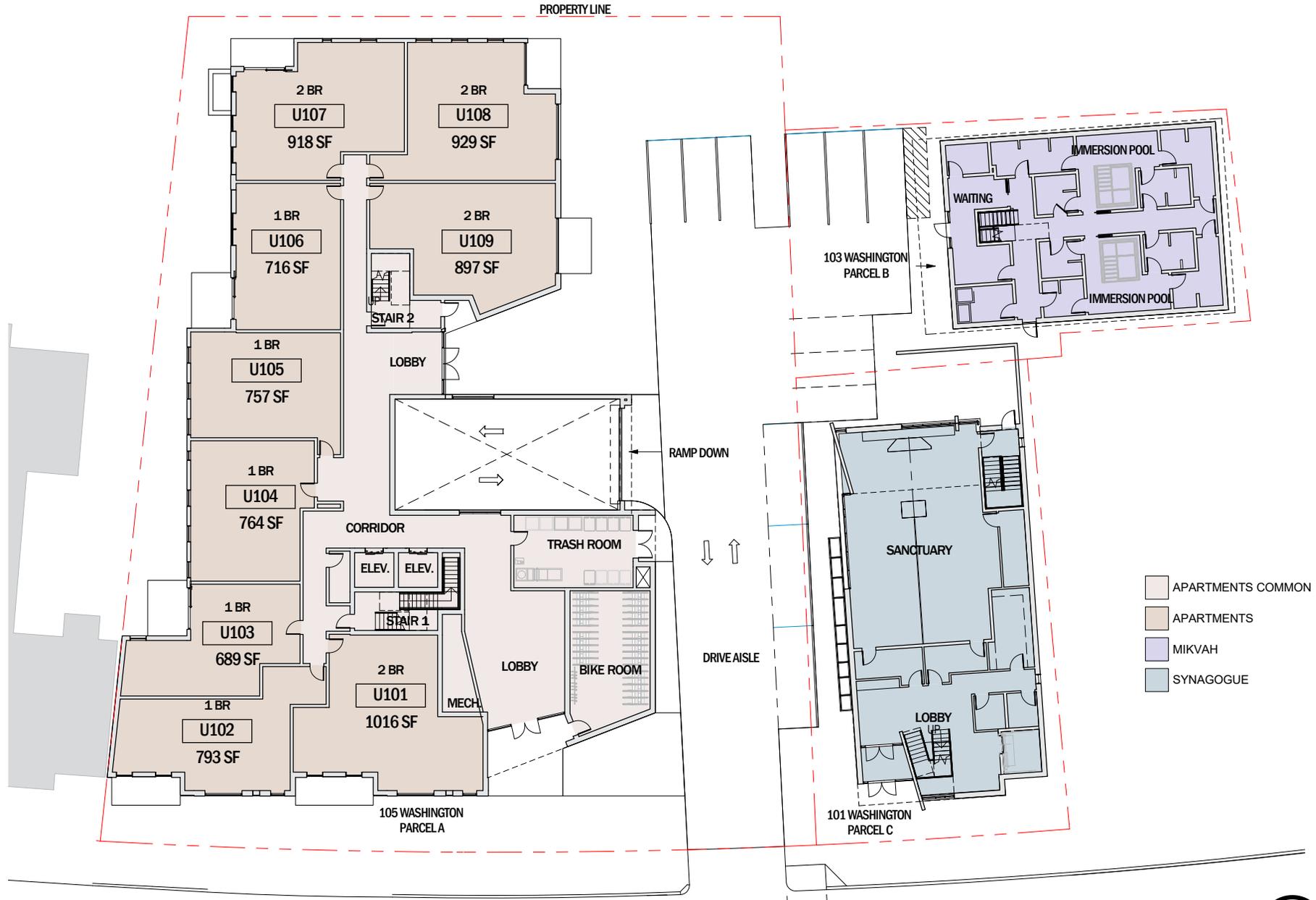


FLOOR PLANS - BASEMENT LEVEL

101 - 105 WASHINGTON STREET

0 30'

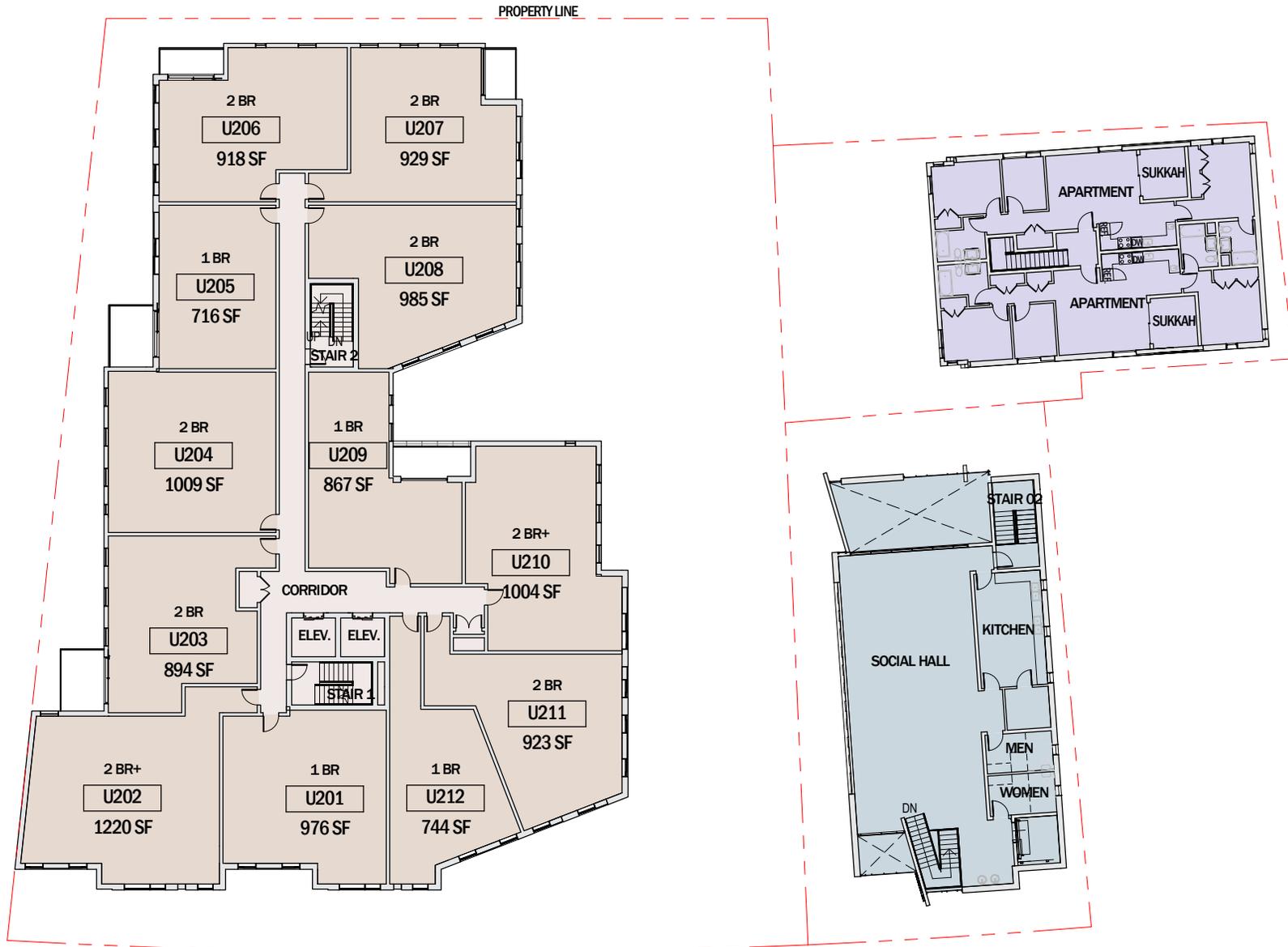




FLOOR PLANS - GROUND LEVEL

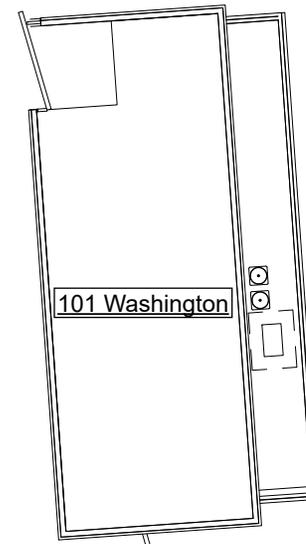
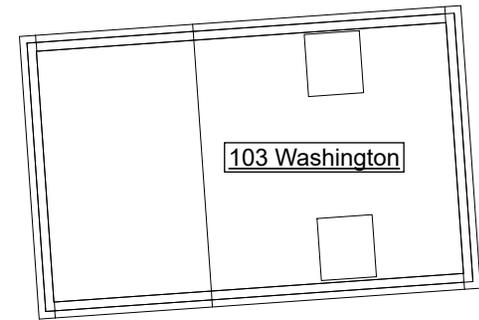
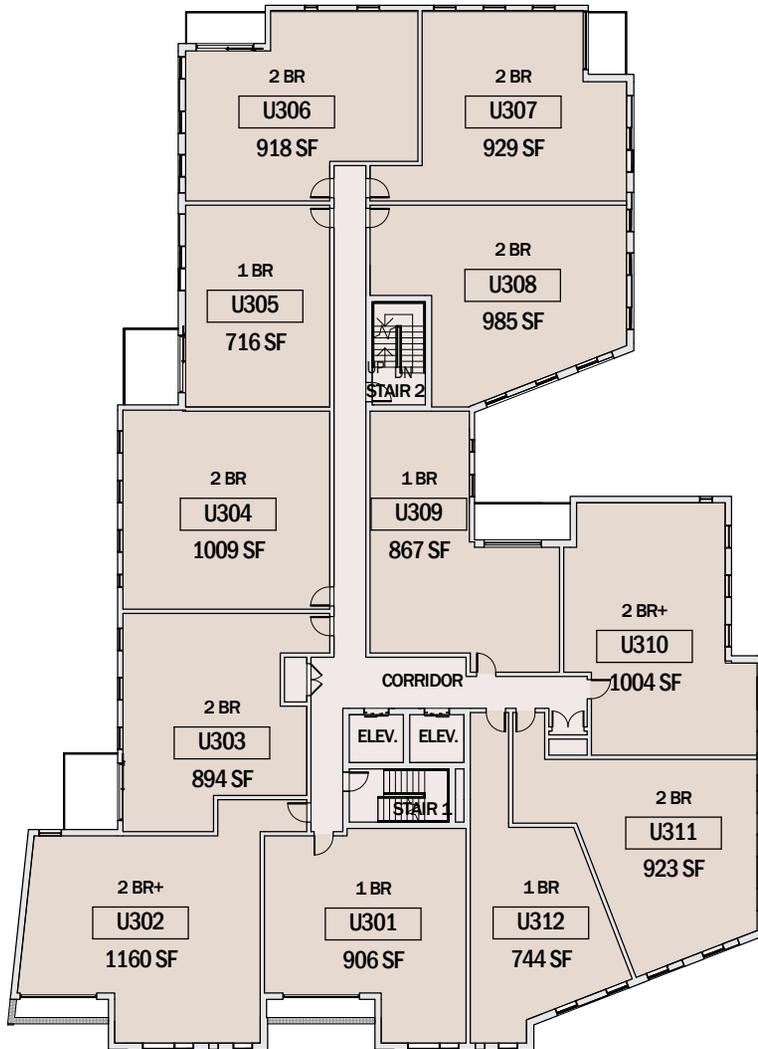
101 - 105 WASHINGTON STREET

0 30'



FLOOR PLANS - LEVEL 02

0 30'

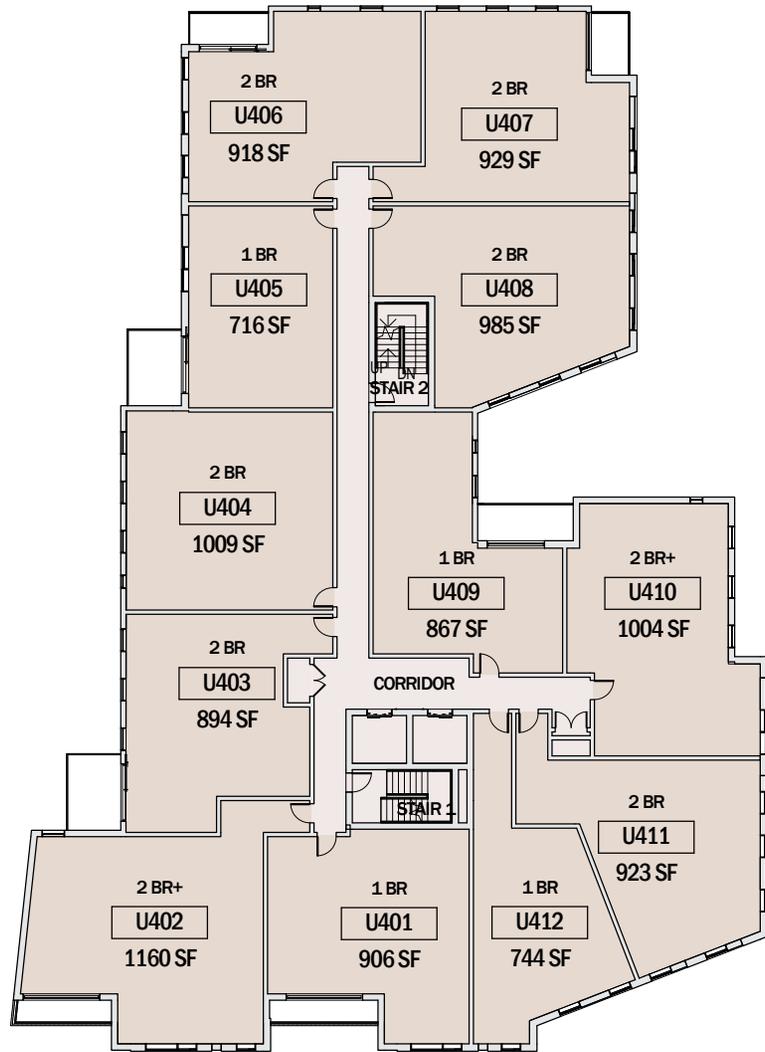


FLOOR PLANS - LEVEL 03

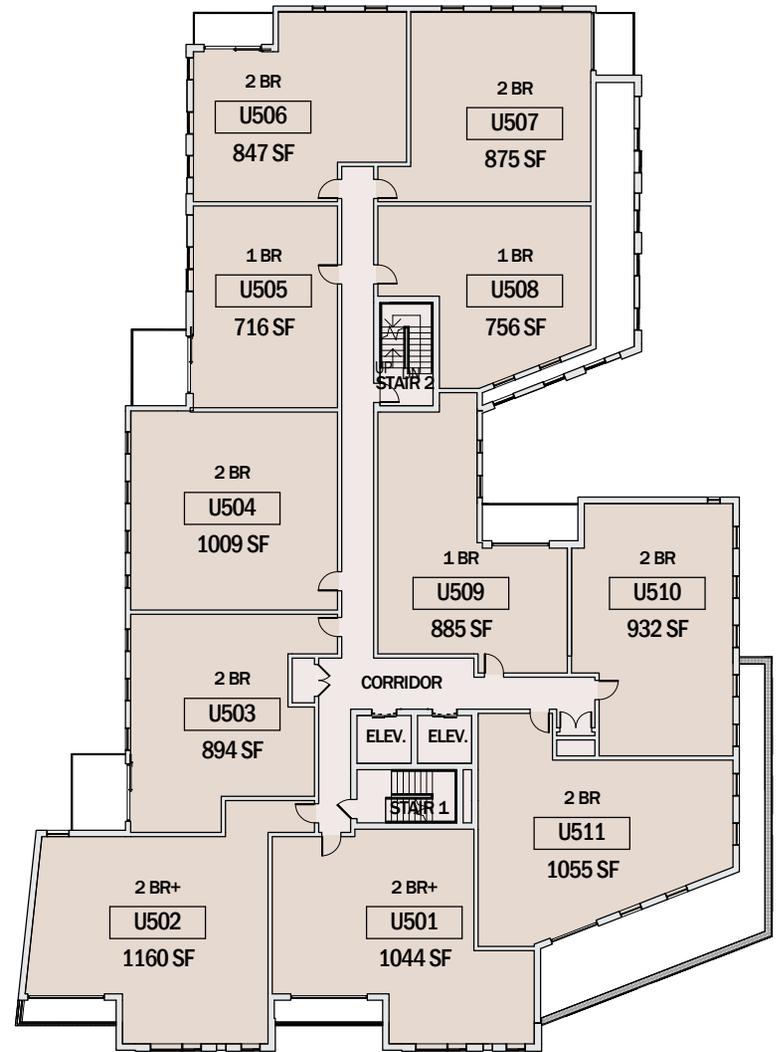
101 - 105 WASHINGTON STREET

0 30'





LEVEL 4

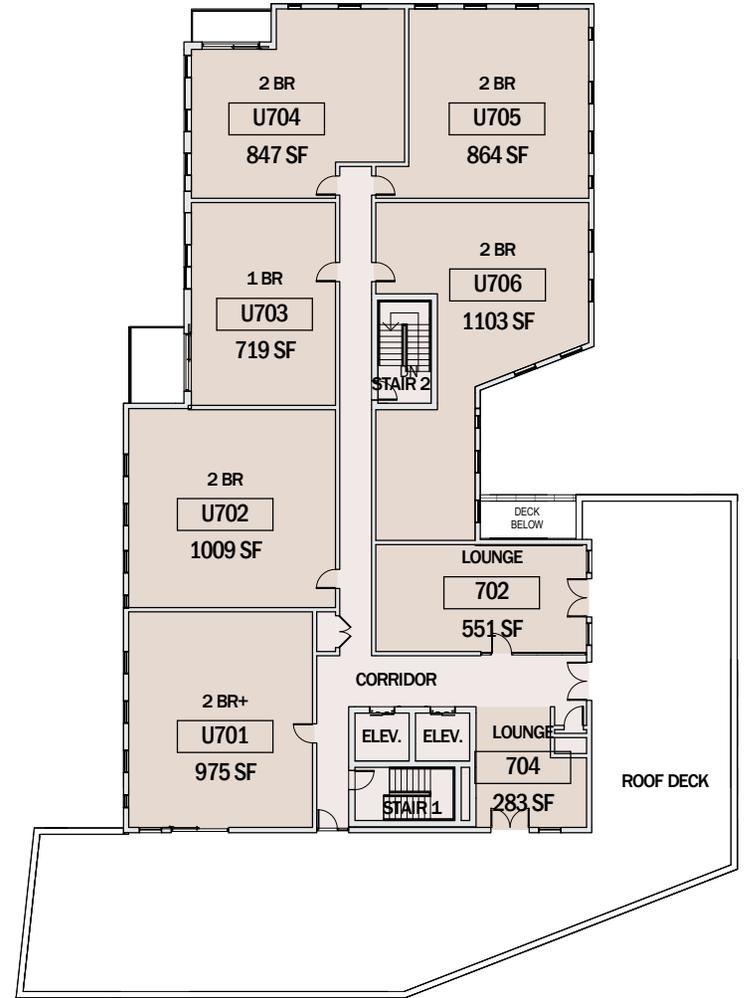
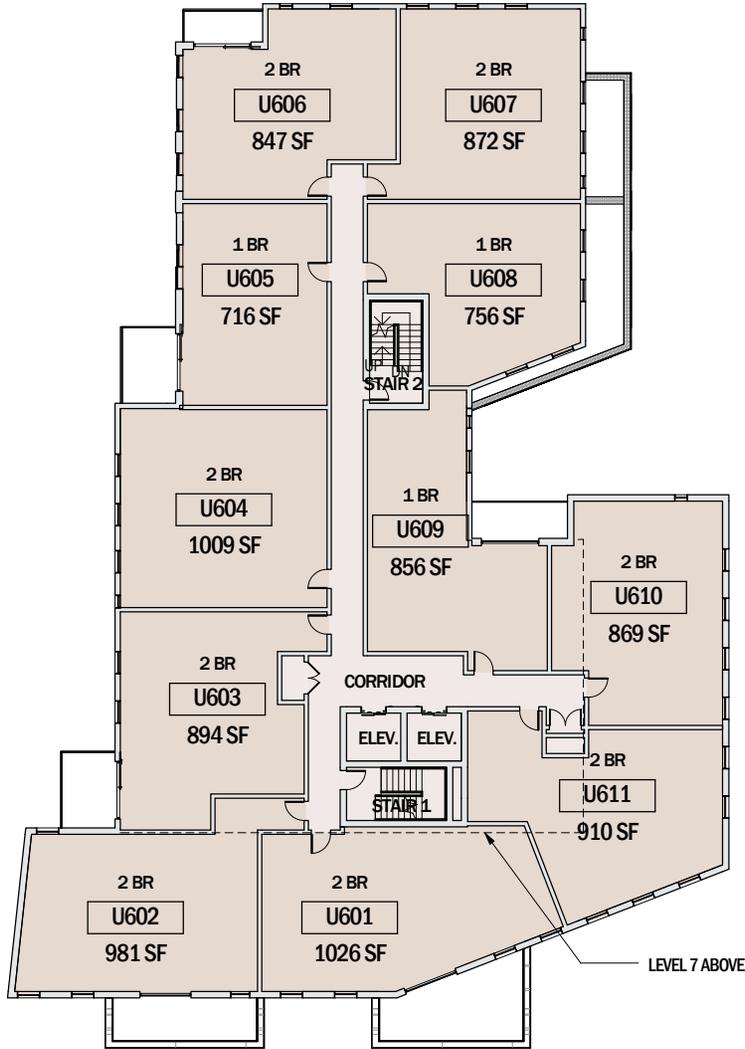


LEVEL 5

FLOOR PLANS - LEVELS 04 to 05

0 30'





FLOOR PLANS - LEVELS 06 to 07

101 - 105 WASHINGTON STREET

0 30'





SITE ELEVATION - East through Drive Aisle



SITE ELEVATION - South along Washington Street

SITE ELEVATIONS

0 40'



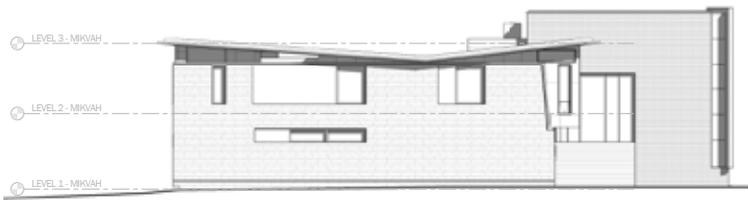
North Elevation



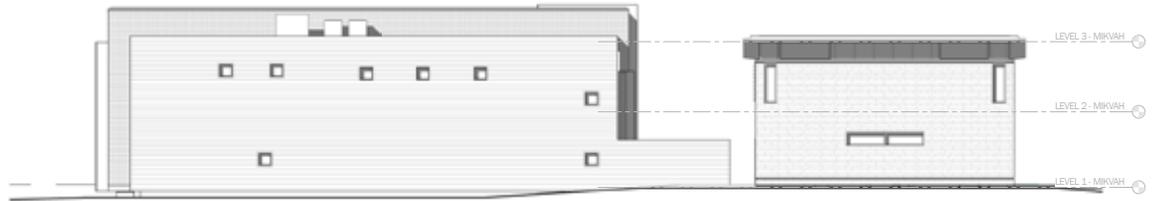
West Elevation

BUILDING ELEVATIONS - NORTH & WEST

0 40'



North Elevation



East Elevation



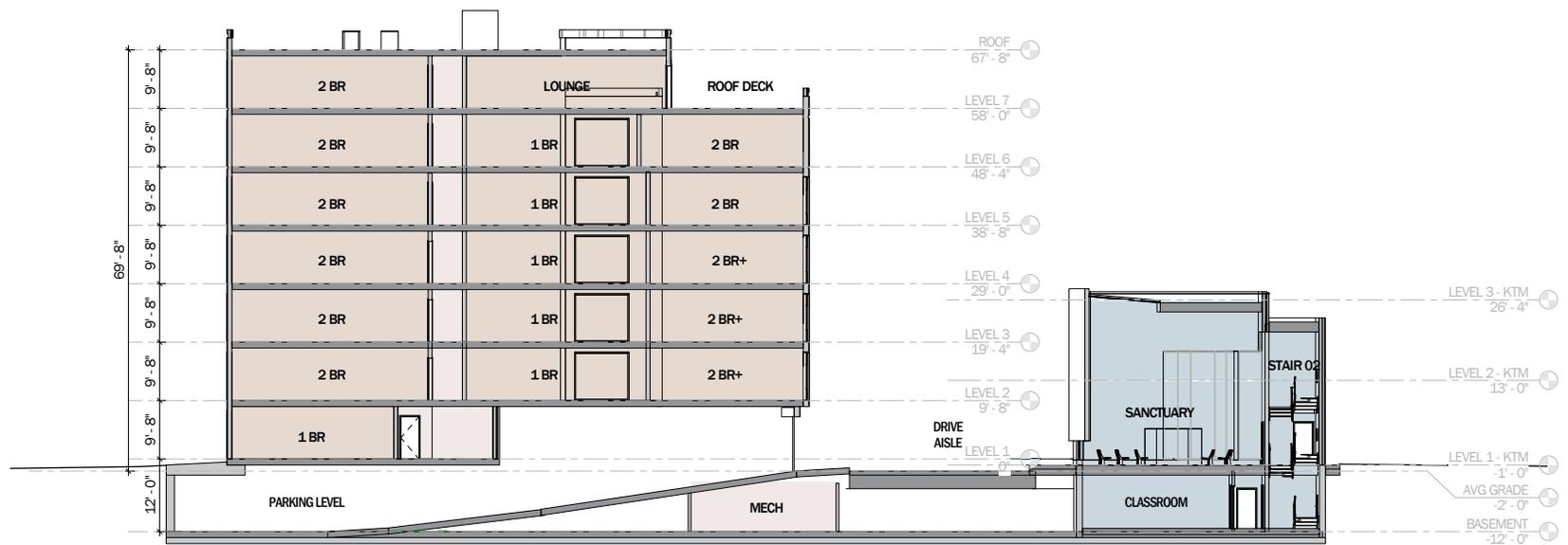
South Elevation



West Elevation

BUILDING ELEVATIONS - SYNAGOGUE & MIKVAH

0 30'



SITE SECTION - EAST-WEST

0

30'



Development viewed from the North



Development viewed from the South

CONTEXT PERSPECTIVES



View of 105 Washington from across Washington Street

CONTEXT PERSPECTIVES



View of 105 Washington from across Washington Street

CONTEXT PERSPECTIVES



View from Site Interior - Synagogue out to Washington Street

CONTEXT PERSPECTIVES



View from the north - Fidelis Way



Views from the north - Jette Court

CONTEXT PERSPECTIVES