

PARKWAY APARTMENTS

Boston Civic Design Commission

Lincoln Parkway, LLC.

November 06, 2018



Lincoln Parkway, LLC

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Parkway Apartments

1507 VFW PARKWAY West Roxbury, MA

Cover

November 06, 2018 **A1**

PROGRAM

- Project Site200,491sf (4.603 acres)
- Zoning DistrictWest Roxbury Neighborhood District and Route 1 Community Commercial (CC) Neighborhood Business District
- Gross Floor Area357,040gsf
- Floor Area Ratio (FAR)
 - Required (Max)2.00
 - Provided1.78
- Residential Uses258 Residentail Dwelling Units7,150sf Lobby & Amenity Space
- Vehicle Parking
 - Required (1.5/Unit)387 Parking Spots
 - Provided387 Parking Spots

UNIT MIX

STUDIO	2 Units	(1%)
1 BEDROOM	149 Units	(58%)
1 BEDROOM + DEN	11 Units	(4%)
2 BEDROOM	90 Units	(35%)
2 BEDROOM + DEN	6 Units	(2%)
<hr/>		
TOTAL	258 Units	





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Site









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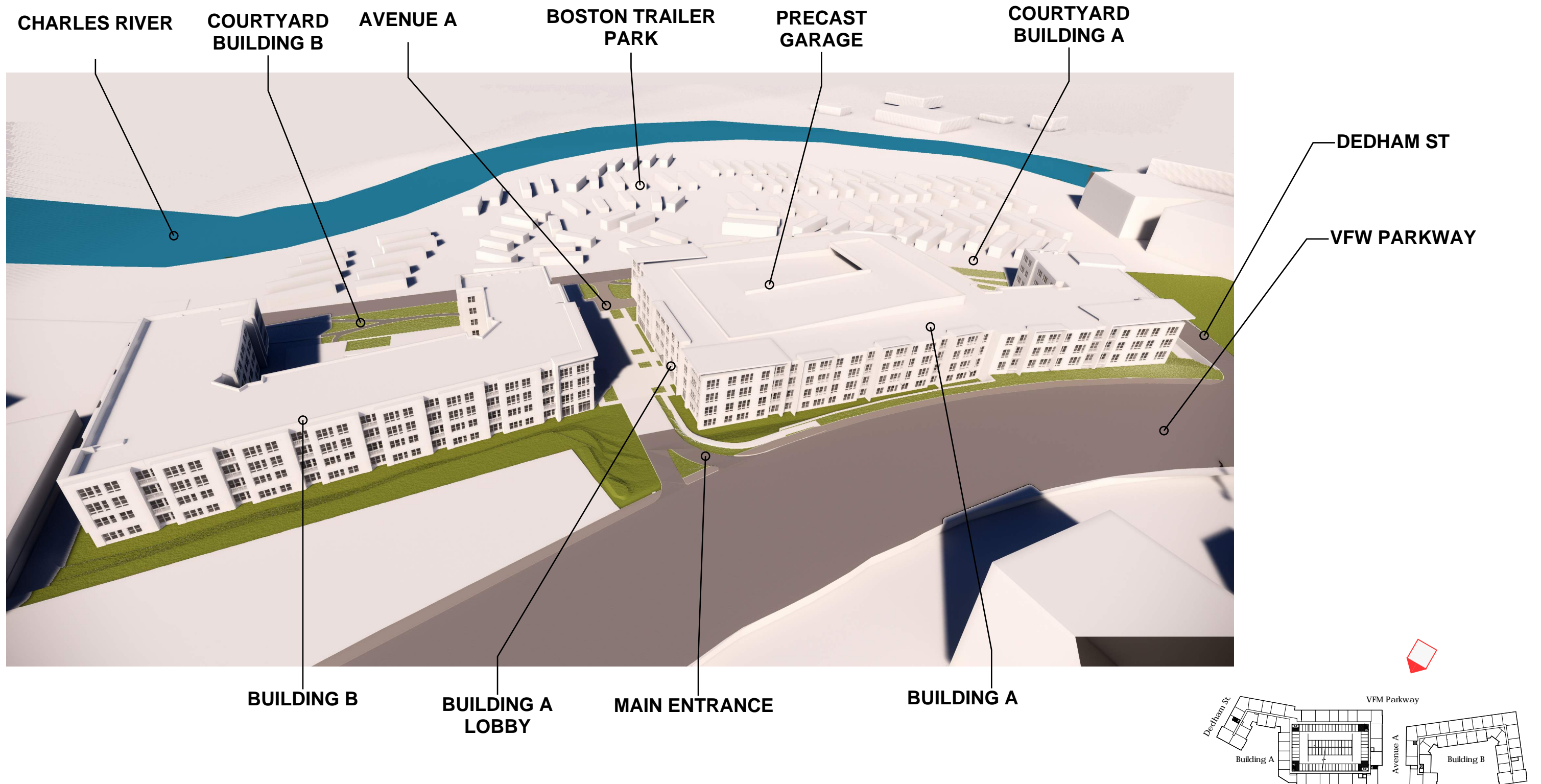
November 06, 2018 **A6**

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Site Plan

0' 30' 60' 120'





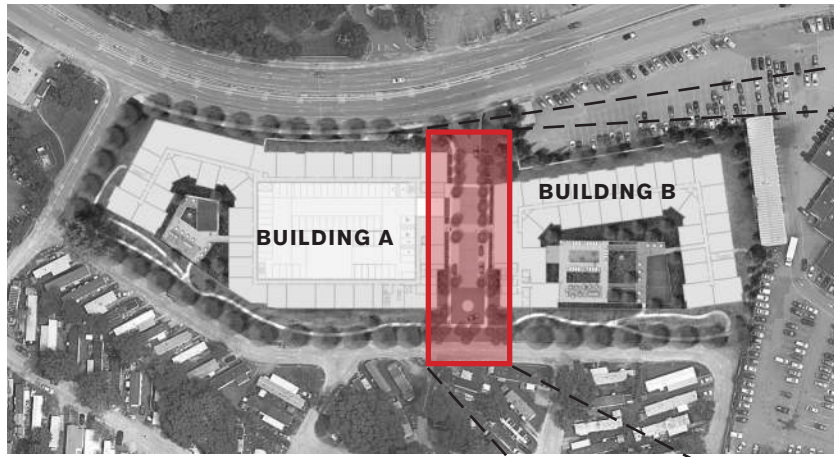
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Massing Aerial



ENTRY COURT CONCEPT PLAN

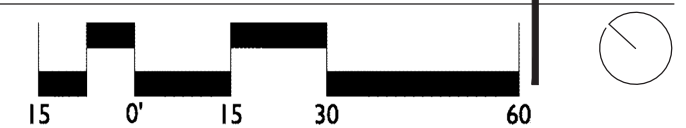
LINCOLN PARKWAY, LLC.

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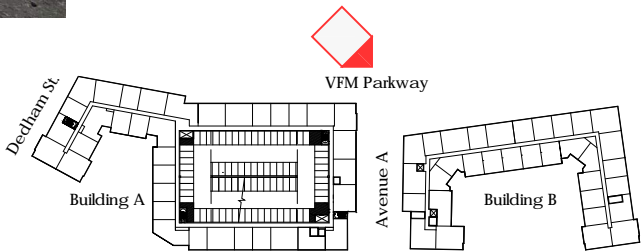
A8

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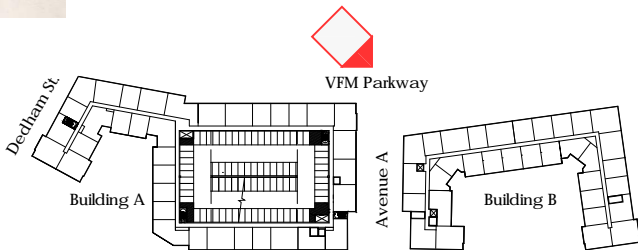


EXISTING VIEW AT AVENUE A ENTRANCE





PROPOSED VIEW AT AVENUE A ENTRANCE



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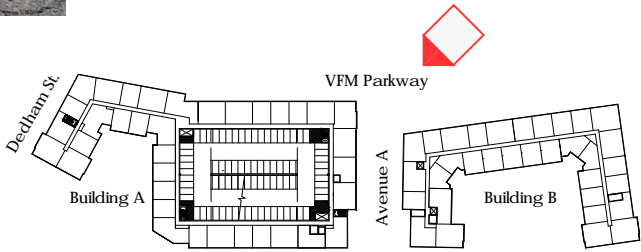


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 Proposed Avenue A

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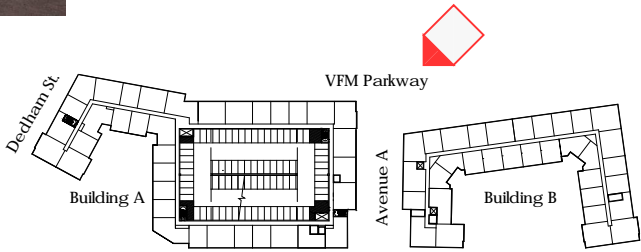


EXISTING VIEW DOWN AVENUE A





PROPOSED VIEW DOWN AVENUE A



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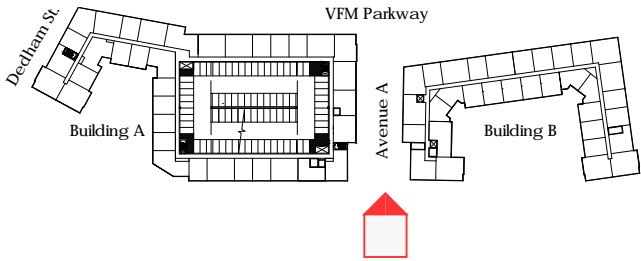
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Proposed Avenue A

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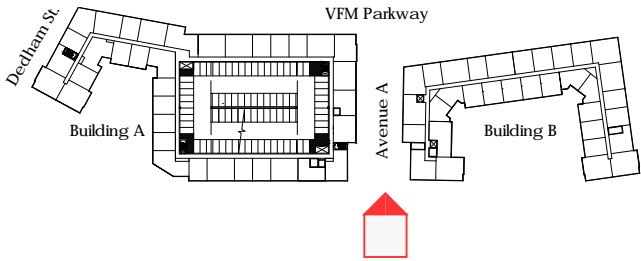


EXISTING VIEW UP AVENUE A





PROPOSED VIEW DOWN AVENUE A





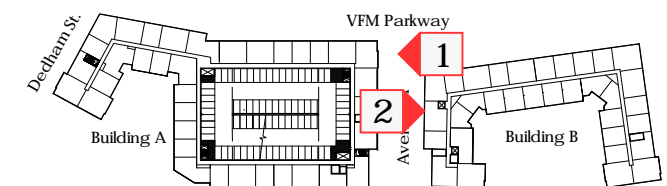
2. South Elevation Building A - Viewed from Avenue A



2. North Elevation Building B - Viewed from Avenue A

MATERIAL LEGEND

1. BRICK #1
2. BRICK #2
3. BRICK #3
4. BRICK #4
5. WINDOW SILL #1
6. WINDOW SILL #2
7. FIBER CEMENT PANEL #1
8. FIBER CEMENT SIDING #1
9. FIBER CEMENT TRIM #1
10. METAL PANEL #1
11. FIBER CEMENT SIDING #2
12. METAL PANEL #3
13. METAL PANEL #4
14. METAL PANEL #5
15. ALUMINUM RAILINGS
16. FIBER CEMENT PANEL #2



Key Plan

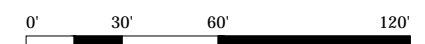
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Avenue A Elevations

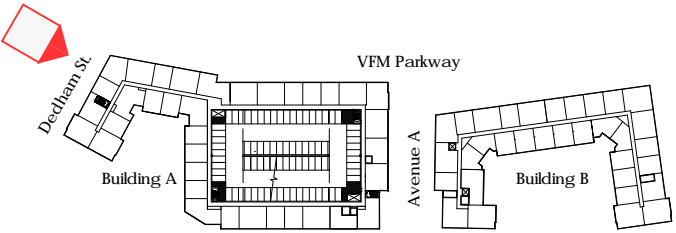
November 06, 2018

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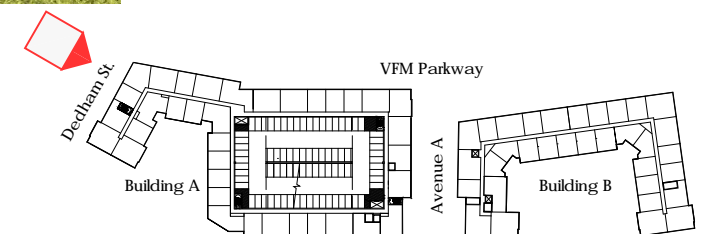


EXISTING VIEW SOUTH ON VFW PARKWAY





PROPOSED VIEW SOUTH ON VFW PARKWAY



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Proposed VFW Parkway



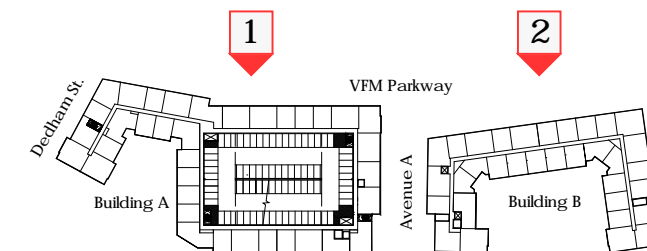
1. East Elevation Building A - Viewed from VFW Parkway



2. East Elevation Building B- Viewed from VFW Parkway

MATERIAL LEGEND

1. BRICK #1
2. BRICK #2
3. BRICK #3
4. BRICK #4
5. WINDOW SILL #1
6. WINDOW SILL #2
7. FIBER CEMENT PANEL #1
8. FIBER CEMENT SIDING #1
9. FIBER CEMENT TRIM #1
10. METAL PANEL #1
11. FIBER CEMENT SIDING #2
12. METAL PANEL #3
13. METAL PANEL #4
14. METAL PANEL #5
15. ALUMINUM RAILINGS
16. FIBER CEMENT PANEL #2



Key Plan

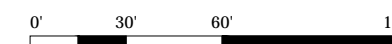
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VFW Parkway Elevations

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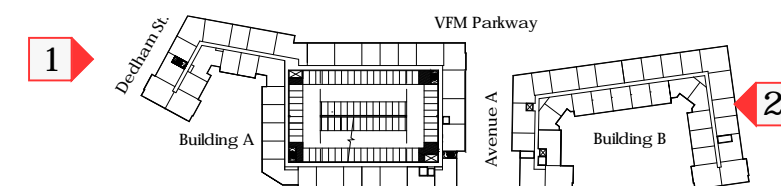
1. North Elevation Building A- Viewed from Dedham St.



2. South Elevation Building B - Viewed from Prime Honda

MATERIAL LEGEND

1. BRICK #1
2. BRICK #2
3. BRICK #3
4. BRICK #4
5. WINDOW SILL #1
6. WINDOW SILL #2
7. FIBER CEMENT PANEL #1
8. FIBER CEMENT SIDING #1
9. FIBER CEMENT TRIM #1
10. METAL PANEL #1
11. FIBER CEMENT SIDING #2
12. METAL PANEL #3
13. METAL PANEL #4
14. METAL PANEL #5
15. ALUMINUM RAILINGS
16. FIBER CEMENT PANEL #2



Key Plan

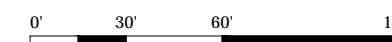
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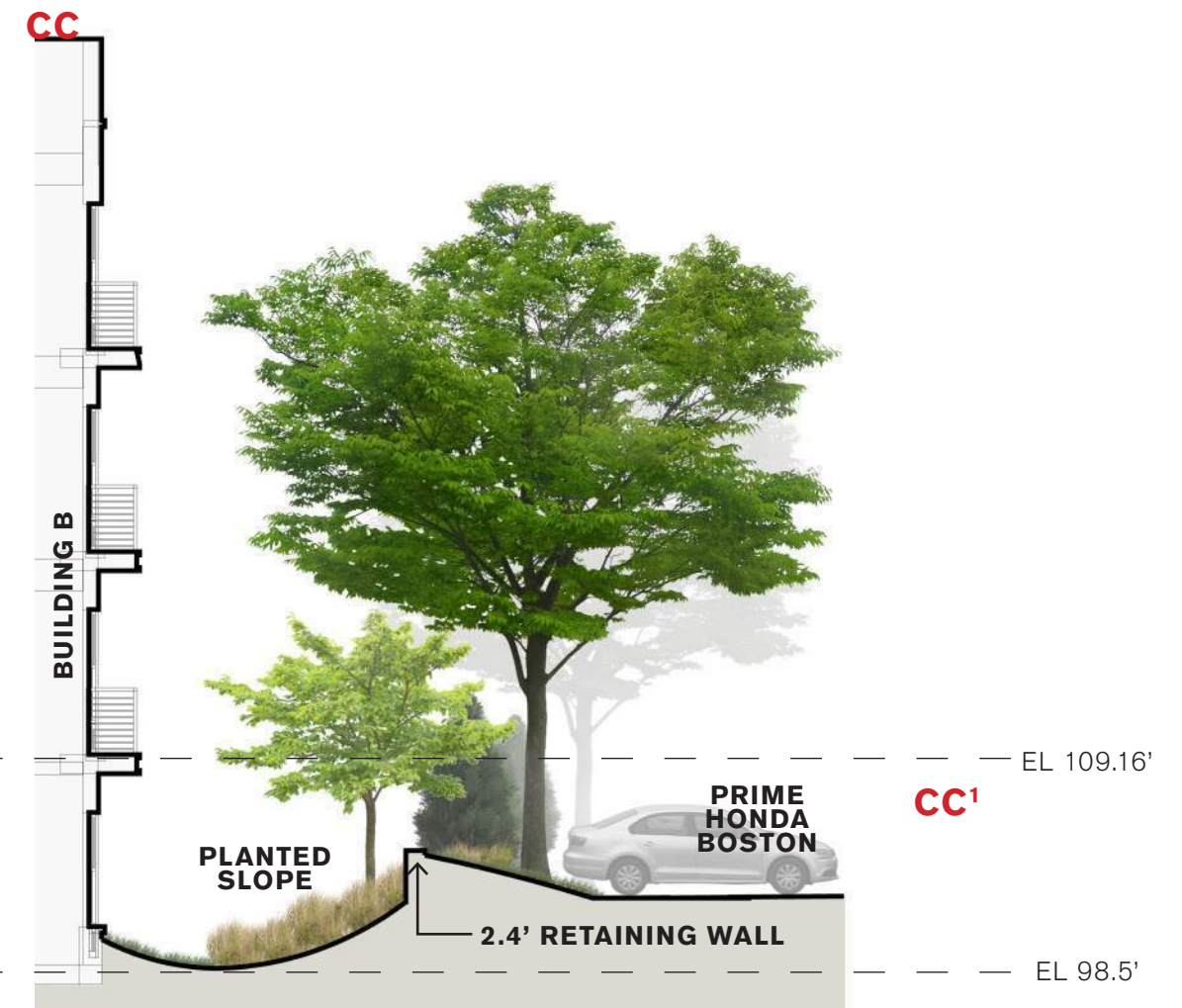
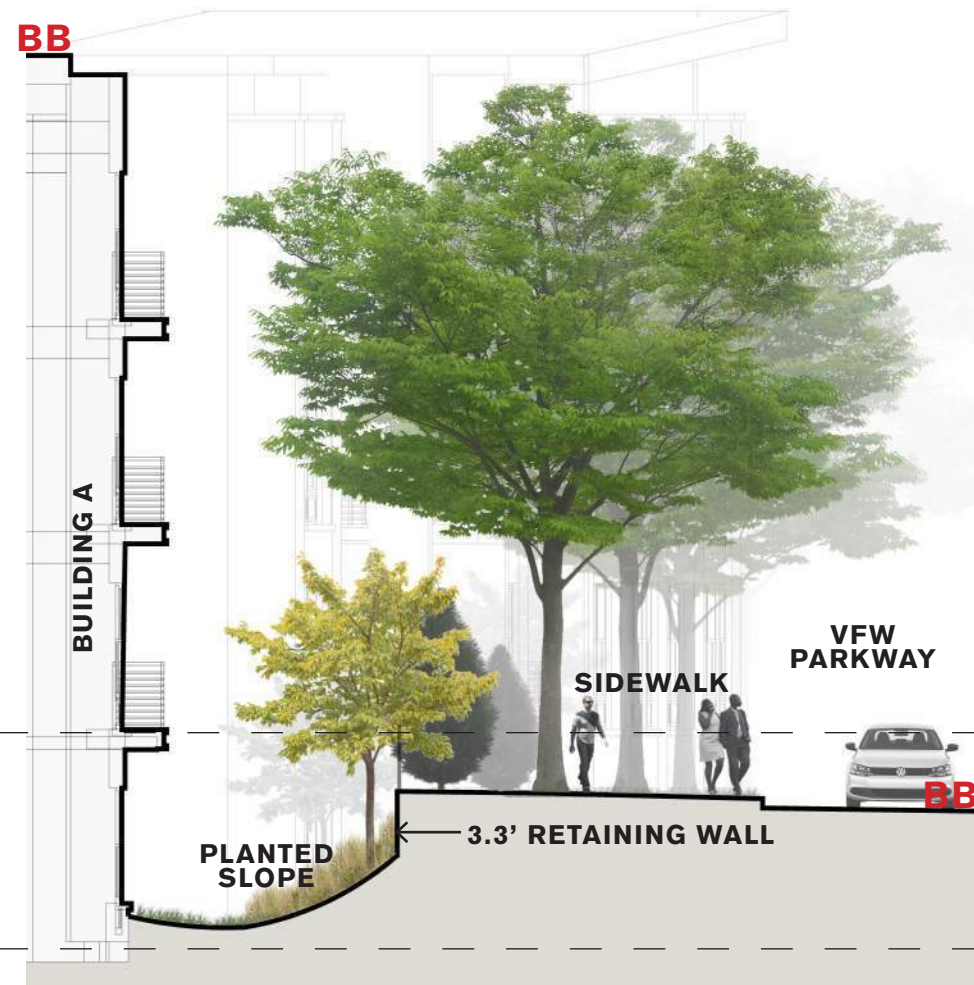
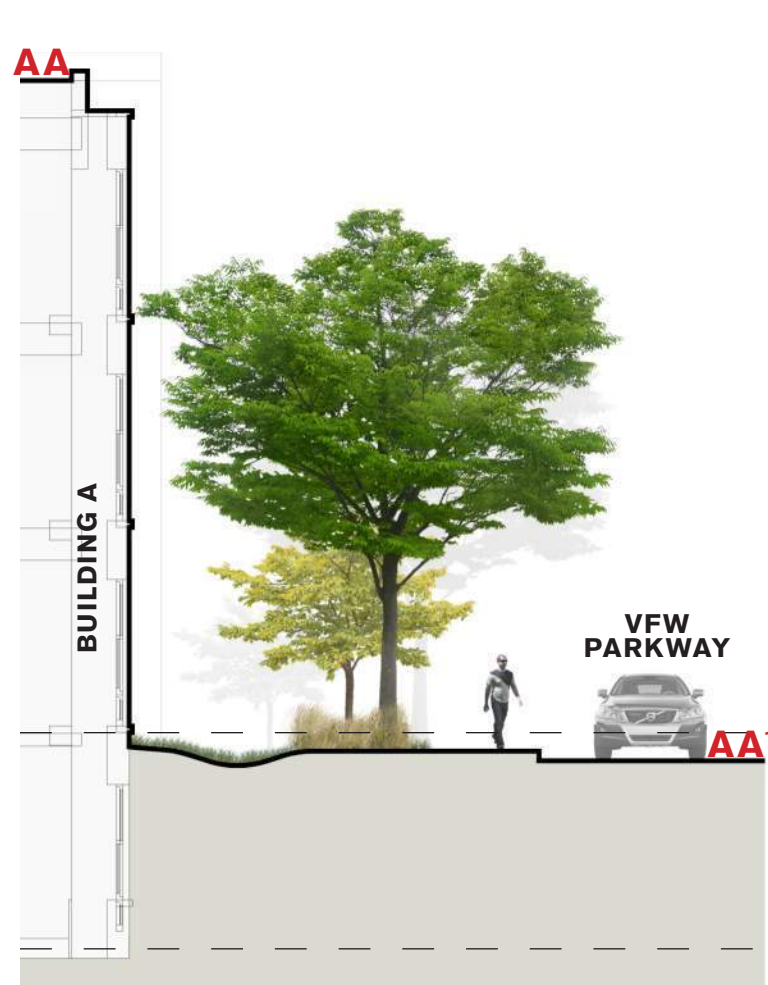
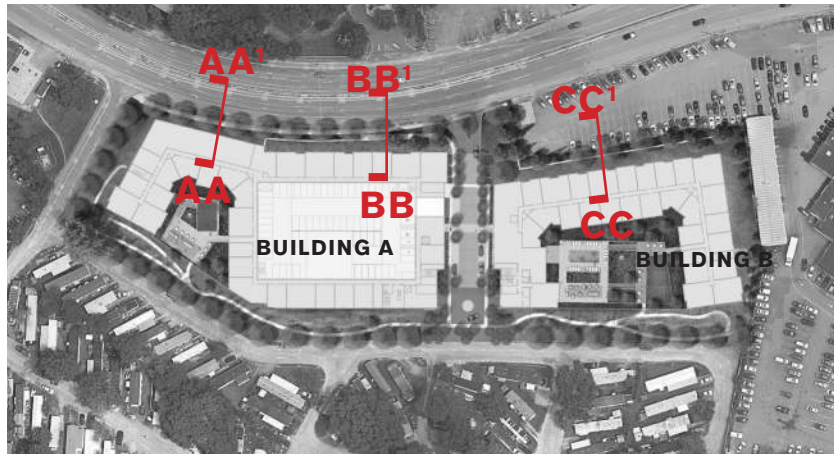
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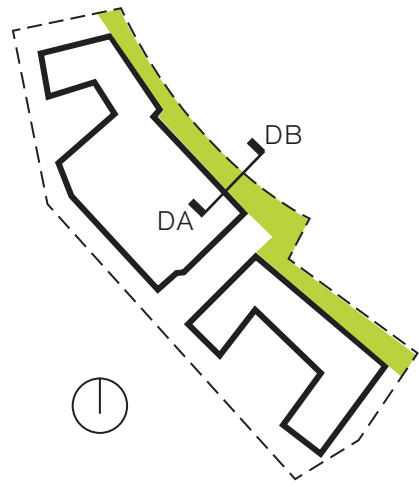
North & South Elevations





SITE CONCEPT SECTIONS - VFW PARKWAY





PLANT PALETTE INFO:

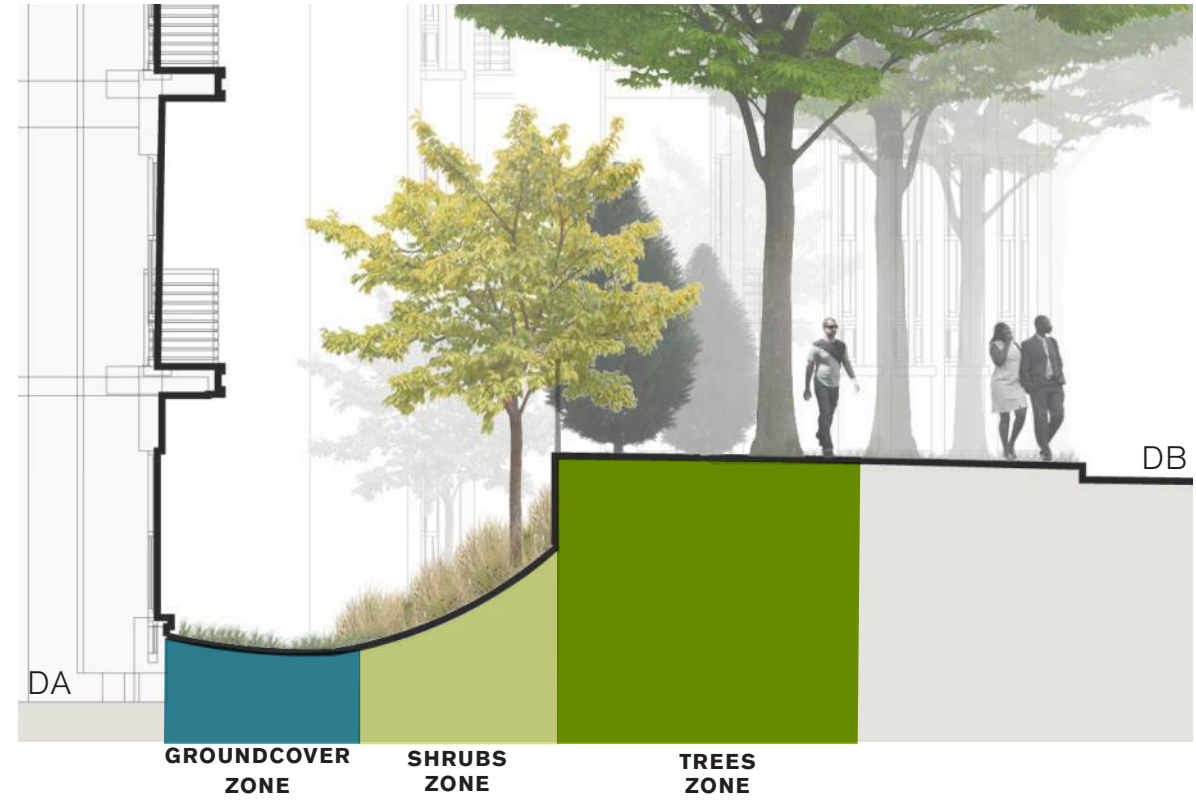
HARDINESS ZONE: 6B

SUN / SHADE: MORNING SUN

TERRAIN: STEEP SLOPES, FLAT
STORMWATER COLLECTION AREA

GOALS:

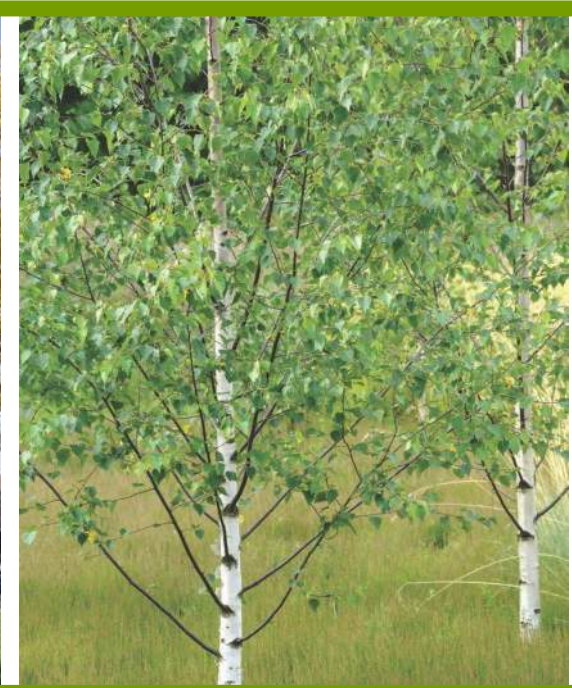
- SCREEN VIEWS FROM BUILDING TO ADJACENT ROAD AND AUTO DEALERSHIP
- ALLOW DRAINAGE TO COLLECT IN AREA DRAINS
- REINFORCE STEEP SLOPES



TREES



HONEYLOCUST



WHITE BIRCH



BLUE HOLLY

SHRUBS



FOTHERGILLA



MEADOWSWEET



INKBERRY

GROUNDCOVER



SEDGE



CREEPING RED FESCUE

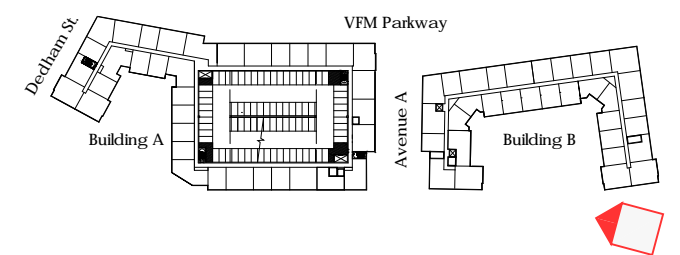


SUMAC

SITE CONCEPT SECTIONS - VFW PARKWAY PLANTING

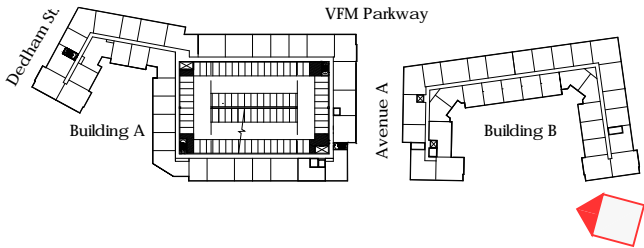


EXISTING VIEW DOWN 2ND ST.





PROPOSED VIEW DOWN 2ND ST.



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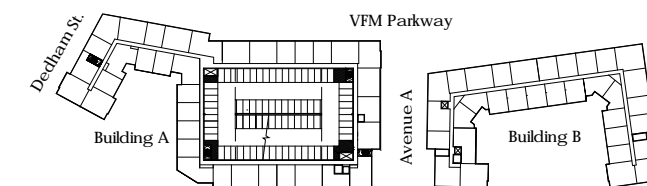
1. West Elevation Building A - Viewed from 2nd St.



2. West Elevation Building B - Viewed from 2nd St.

MATERIAL LEGEND

1. BRICK #1
2. BRICK #2
3. BRICK #3
4. BRICK #4
5. WINDOW SILL #1
6. WINDOW SILL #2
7. FIBER CEMENT PANEL #1
8. FIBER CEMENT SIDING #1
9. FIBER CEMENT TRIM #1
10. METAL PANEL #1
11. FIBER CEMENT SIDING #2
12. METAL PANEL #3
13. METAL PANEL #4
14. METAL PANEL #5
15. ALUMINUM RAILINGS
16. FIBER CEMENT PANEL #2



Key Plan

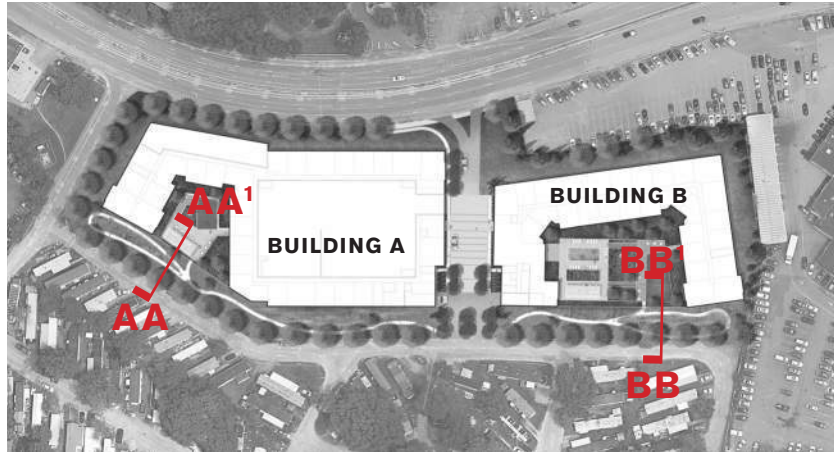
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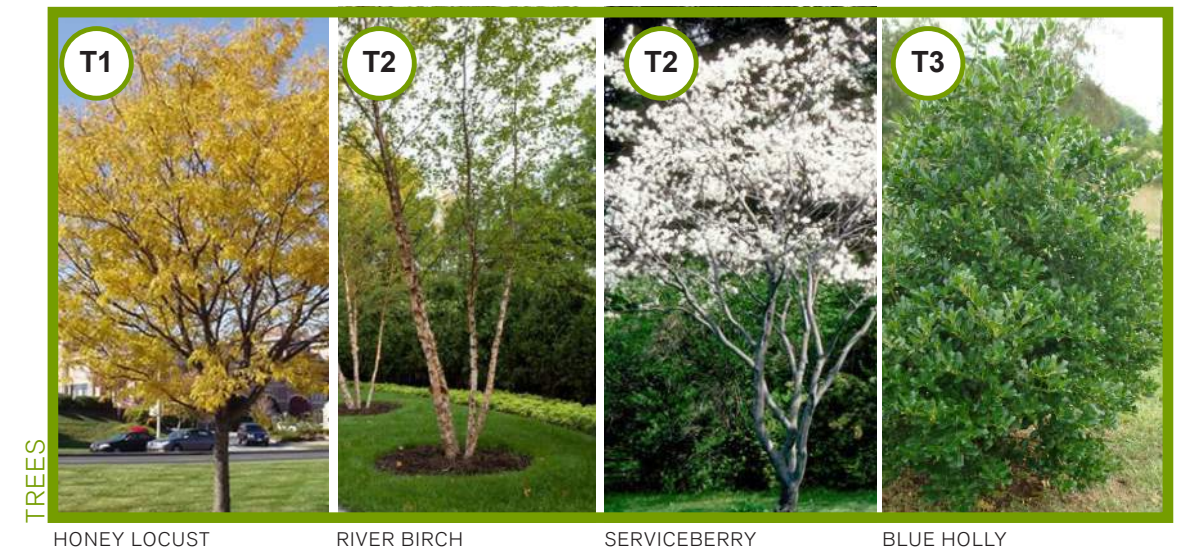
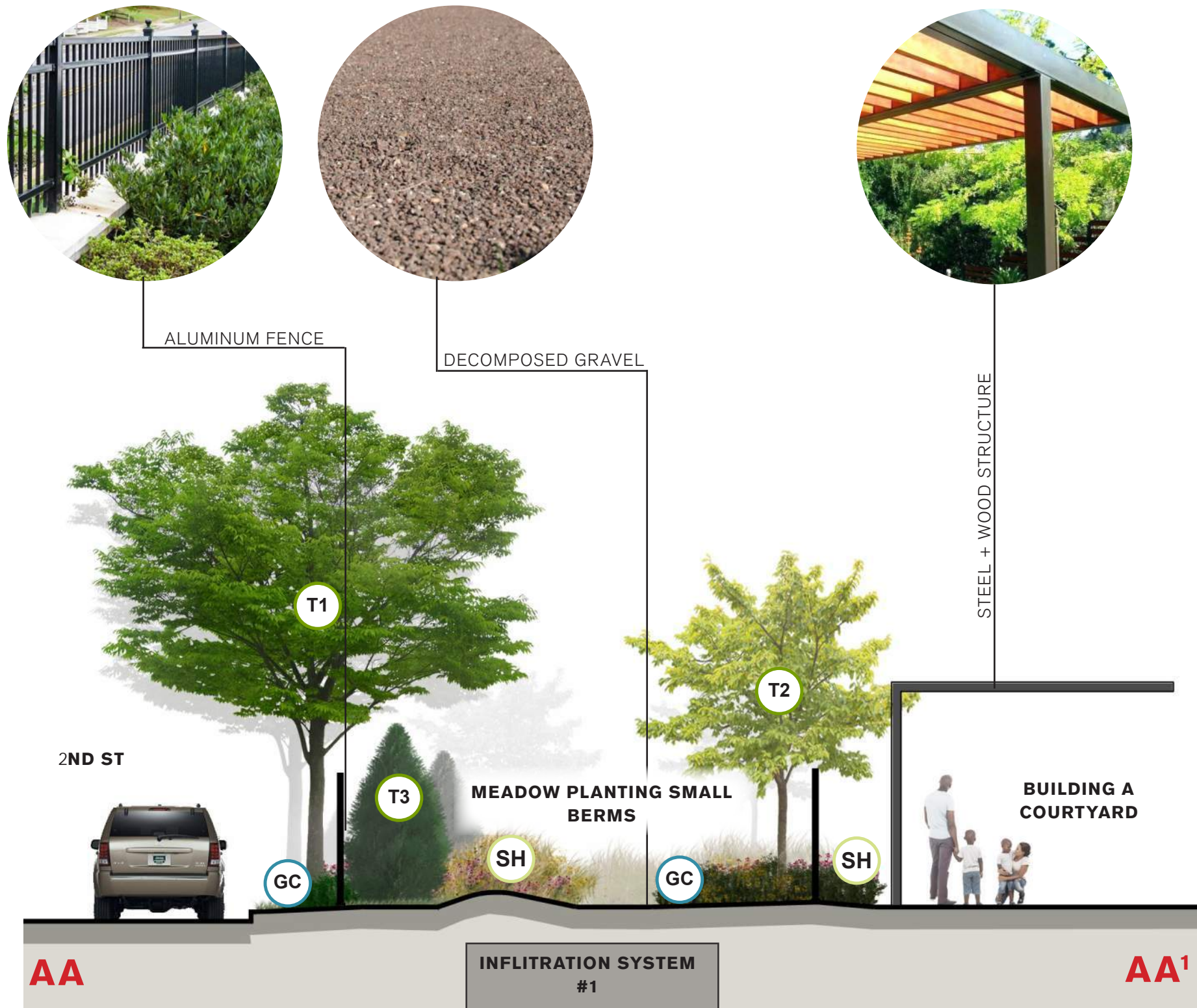
2nd St. Elevations

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A25



SITE CONCEPT SECTIONS - 2ND ST



*MATERIALS AND PLANT MATERIAL SUBJECT TO CHANGE IN CONSTRUCTION DOCUMENTATION PHASE

SITE CONCEPT SECTION AA-AA¹

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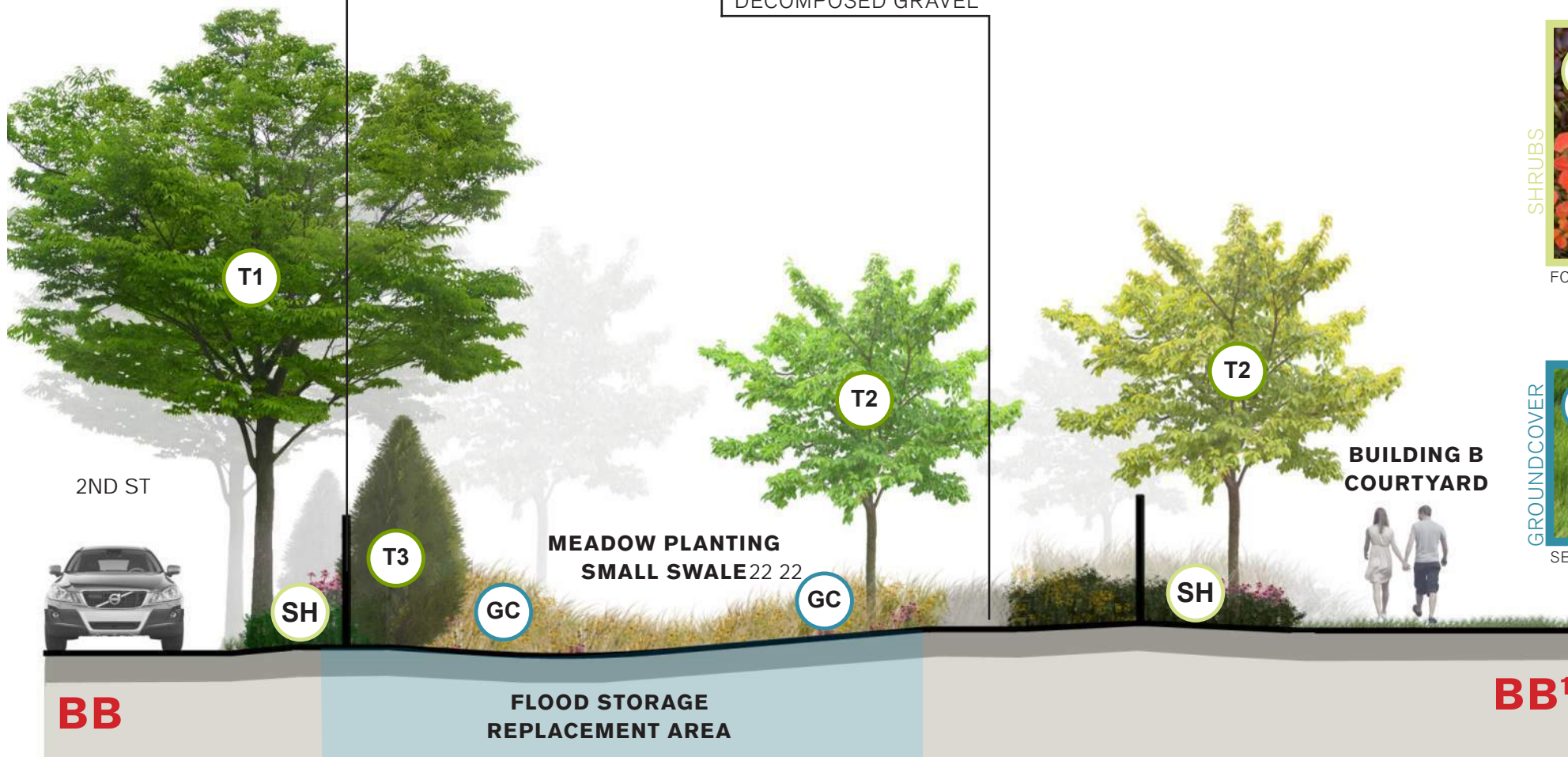




ALUMINUM FENCE



DECOMPOSED GRAVEL



*MATERIALS AND PLANT MATERIAL SUBJECT TO CHANGE IN
CONSTRUCTION DOCUMENTATION PHASE

SITE CONCEPT SECTION BB-BB¹

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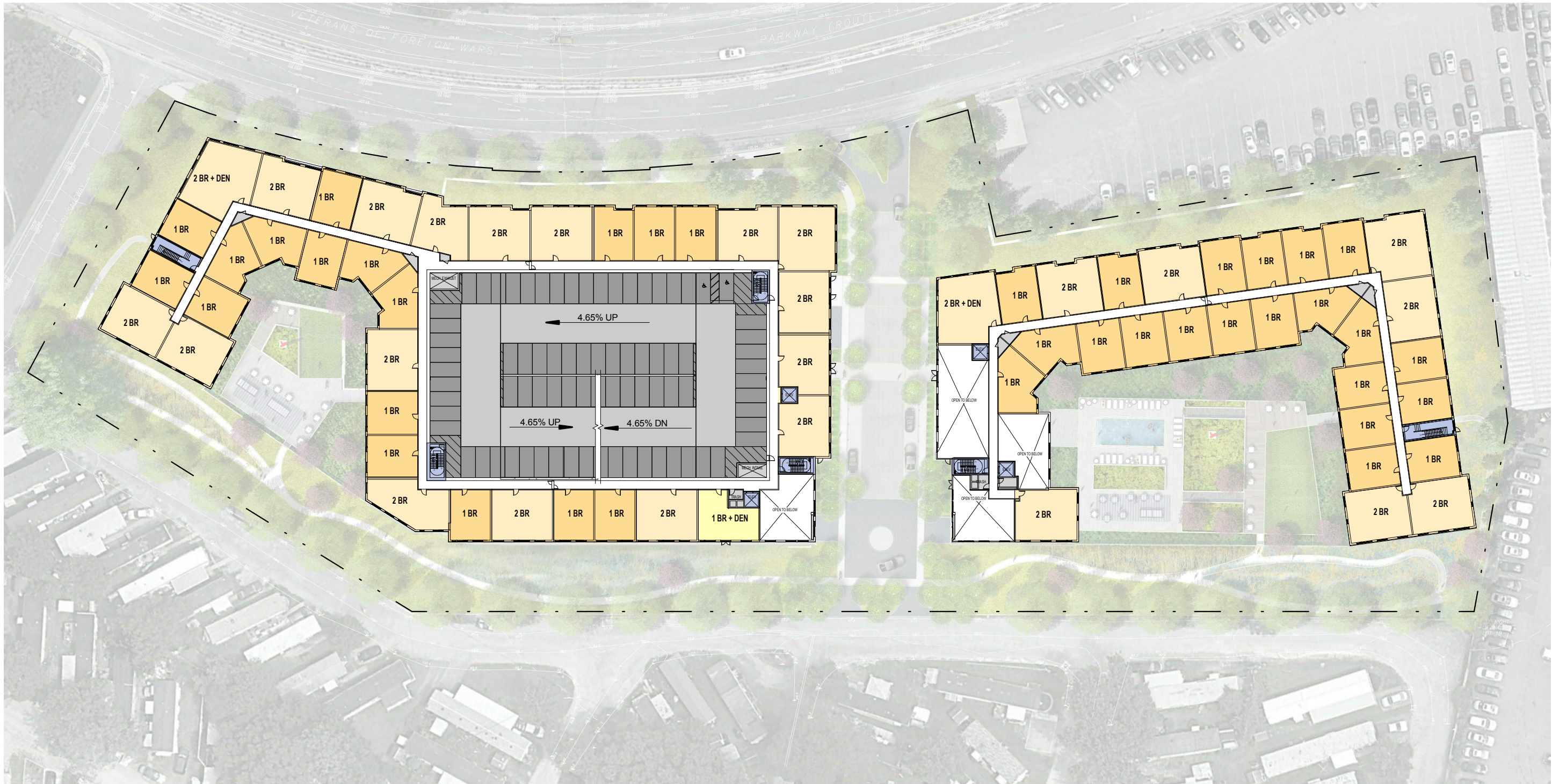
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1st Floor Plan

0' 30' 60' 120'





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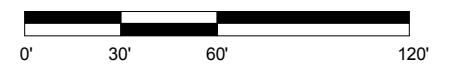
1507 VFW PARKWAY West Roxbury, MA

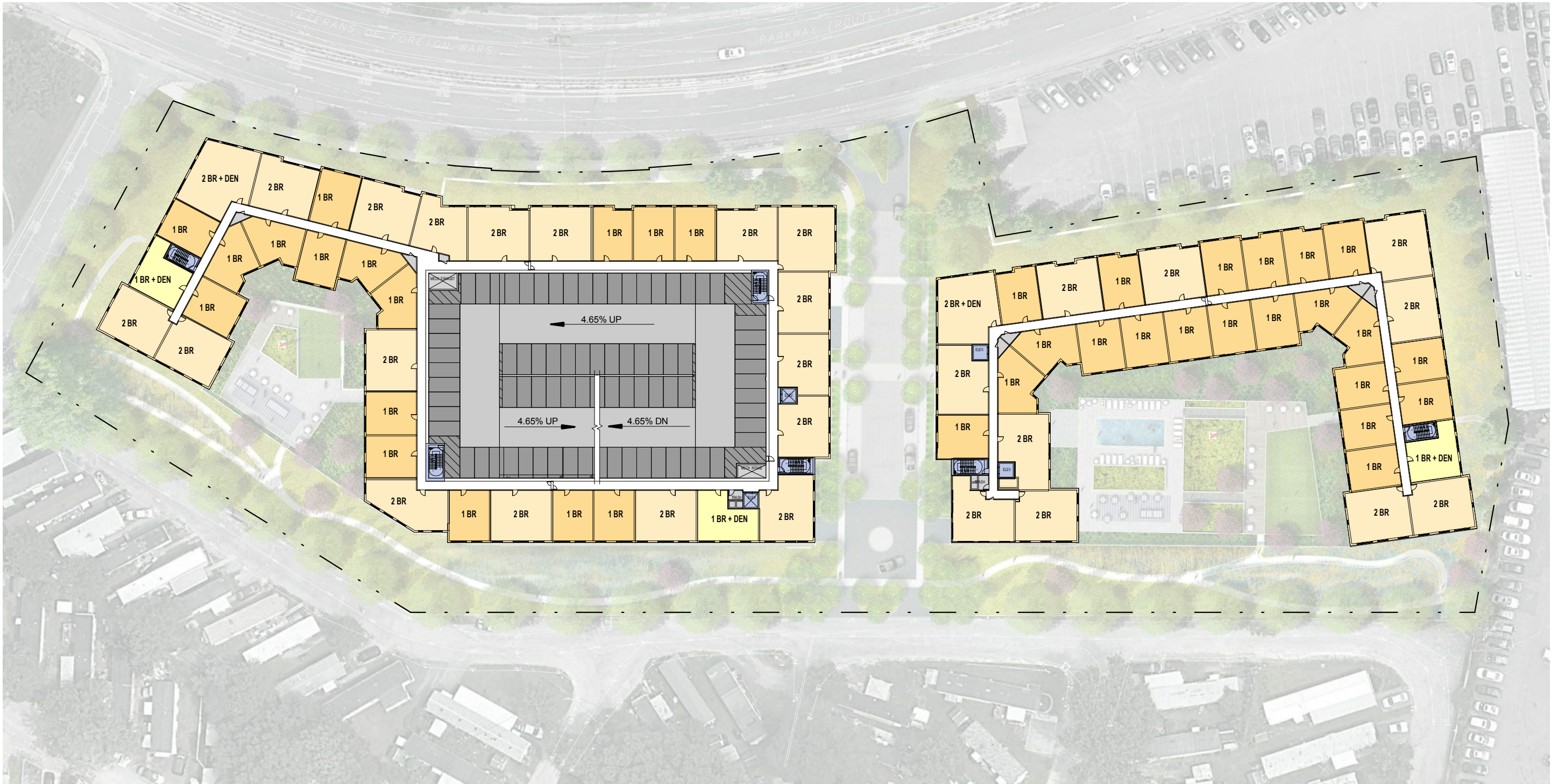
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2nd Floor Plan





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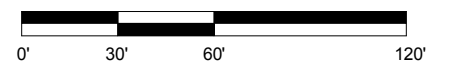
1507 VFW PARKWAY West Roxbury, MA

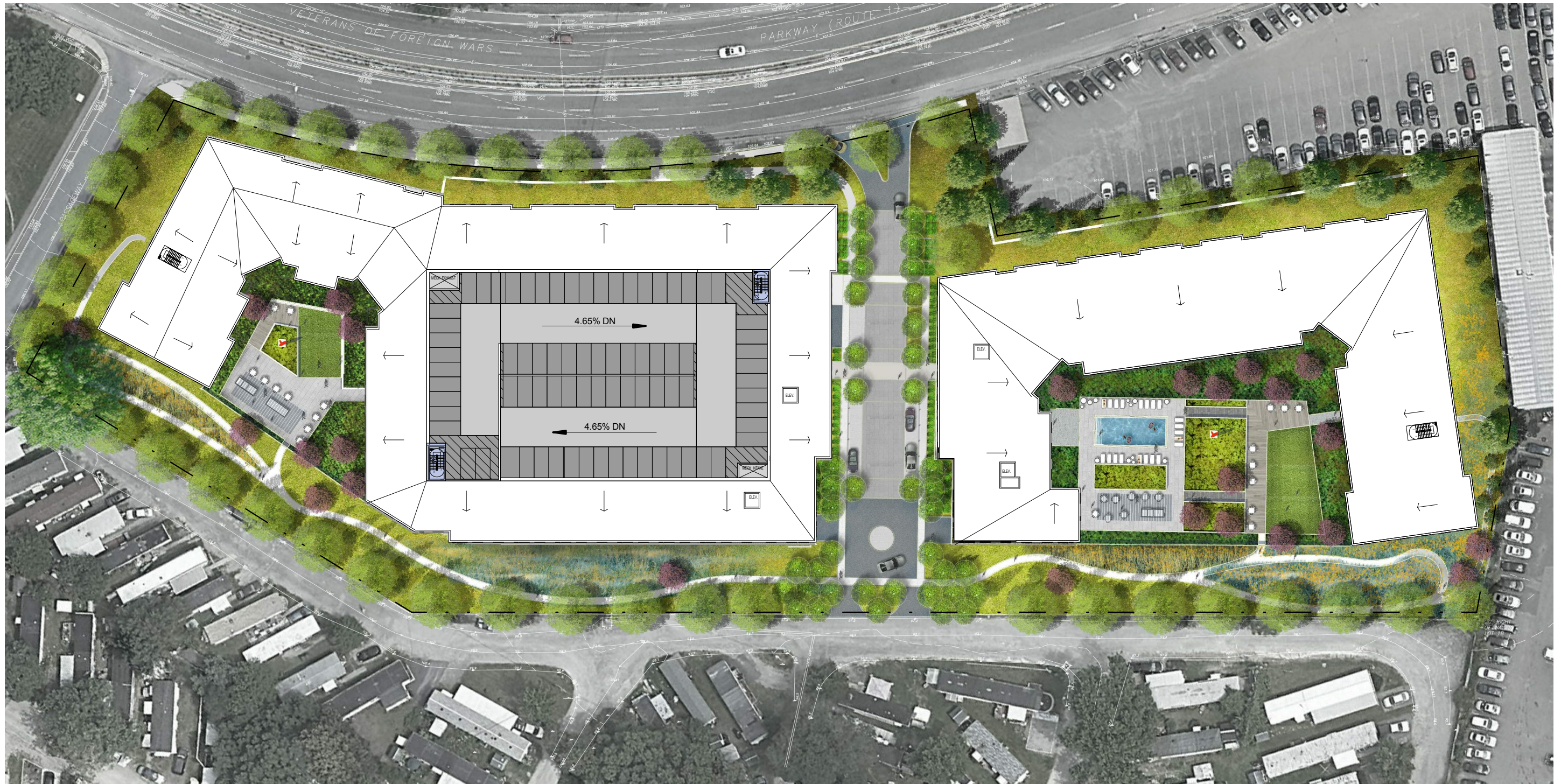
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3rd & 4th Floor Plans





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Roof Plan

0' 30' 60' 120'

