

780 AMERICAN LEGION HWY
ROSLINDALE , MA
9/12/2019 DHK ARCHITECTS, INC

EXISTING SITE PLAN

THE HOME FOR LITTLE
WANDERERS
ALINEA DEVELOPMENT PARTNERS





780 AMERICAN LEGION HWY
ROSLINDALE , MA

9/12/2019 DHK ARCHITECTS, INC

EXISTING BUILDING (FRONT)

THE HOME FOR LITTLE
WANDERERS

ALINEA DEVELOPMENT PARTNERS





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**PROPOSED BUILDING
(FRONT)**

THE HOME FOR LITTLE
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ALINEA DEVELOPMENT PARTNERS





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ROSLINDALE , MA

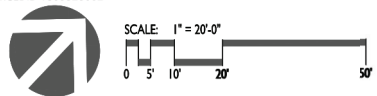
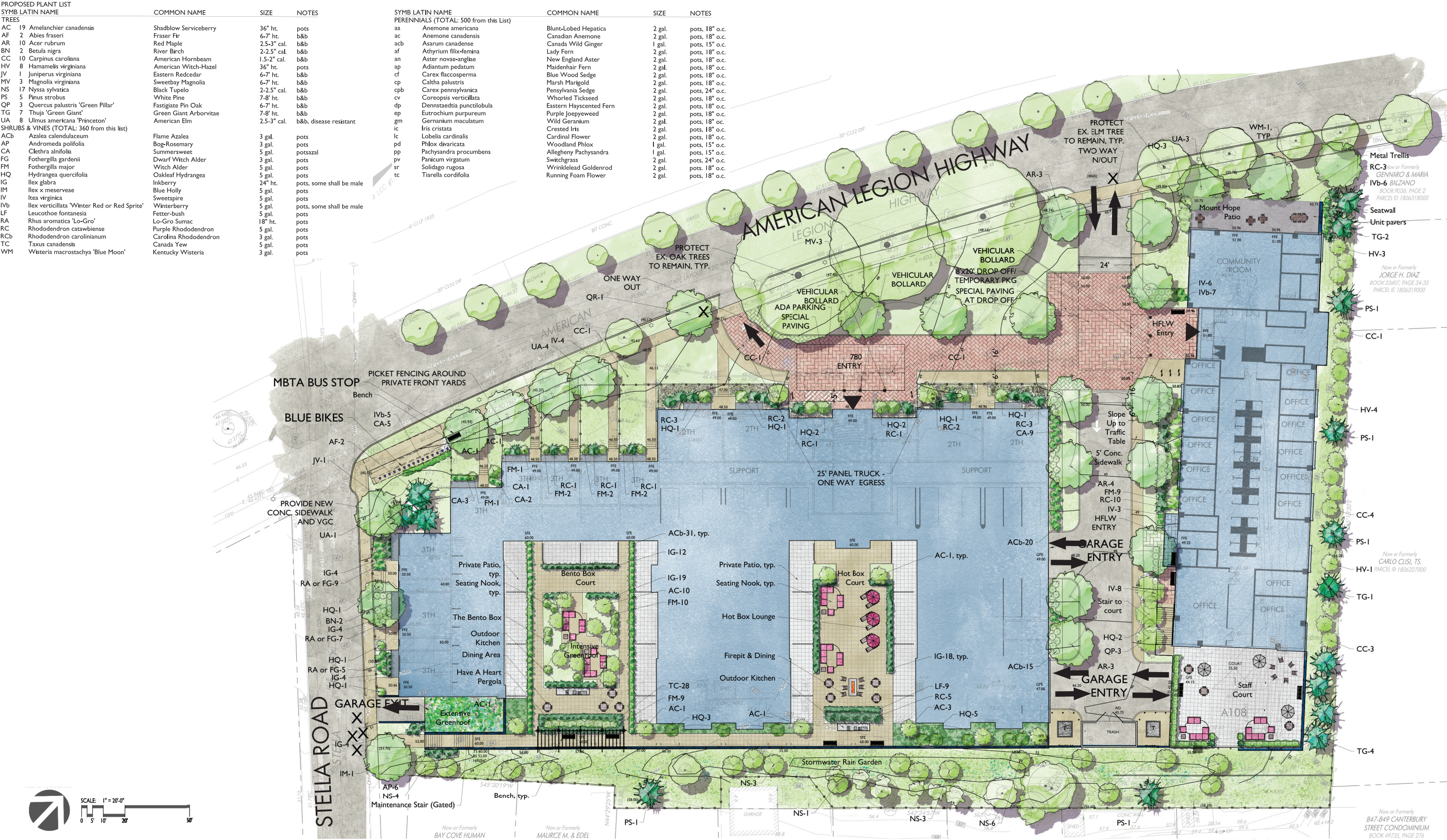
9/12/2019 DHK ARCHITECTS, INC

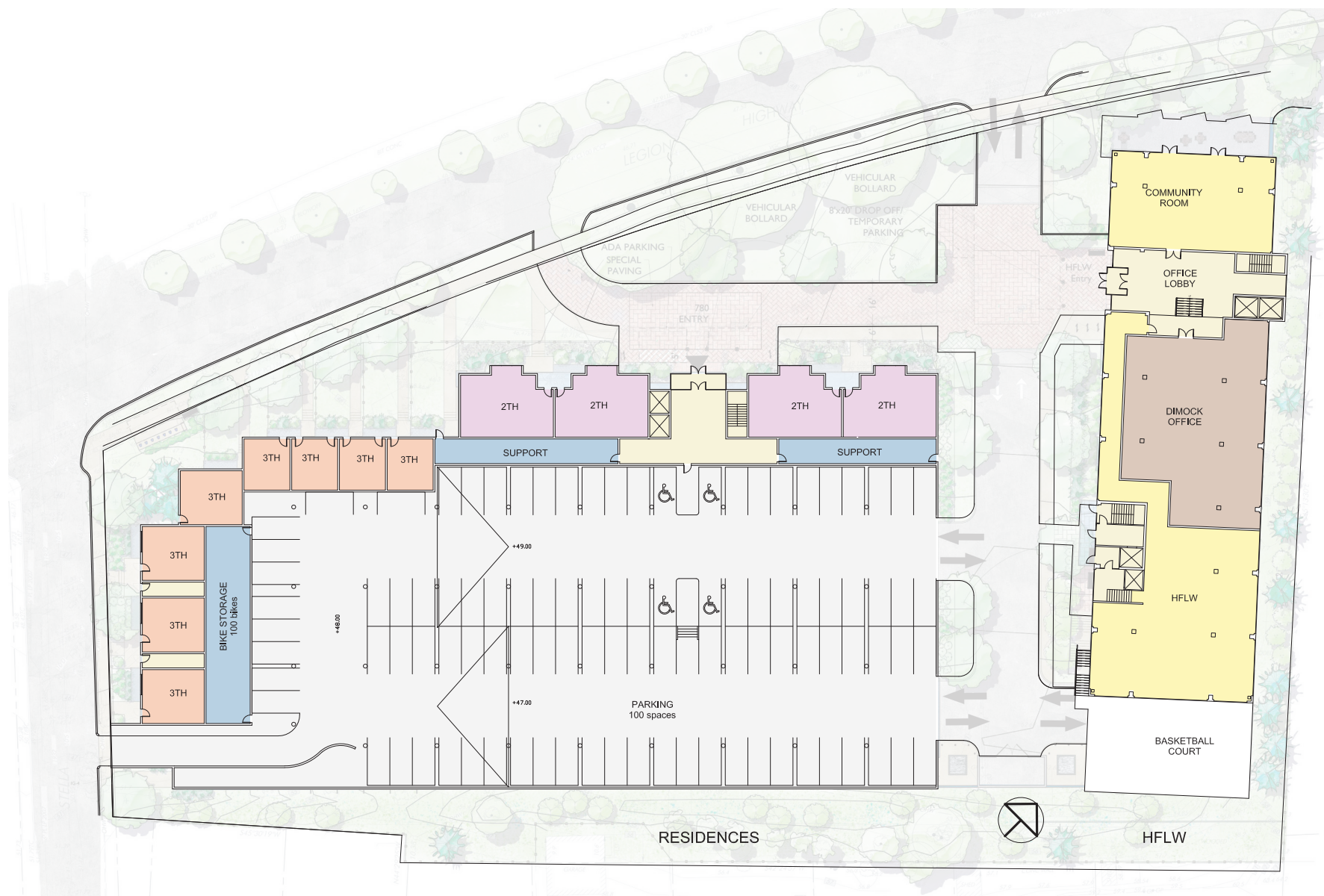
**PROPOSED BUILDING
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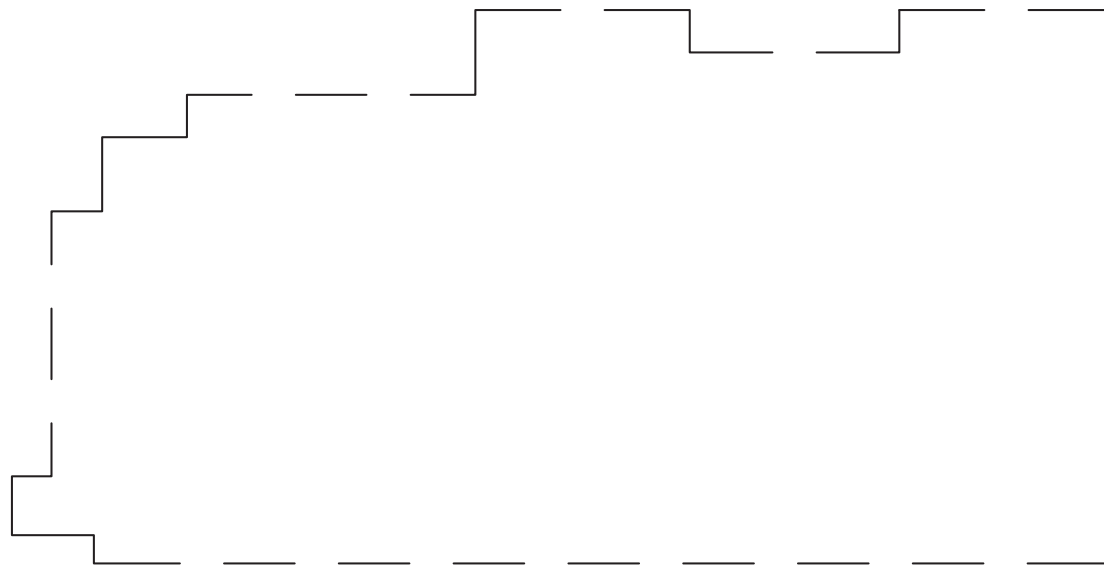
9/12/2019 DHK ARCHITECTS, INC

GROUND LEVEL FLOOR PLAN

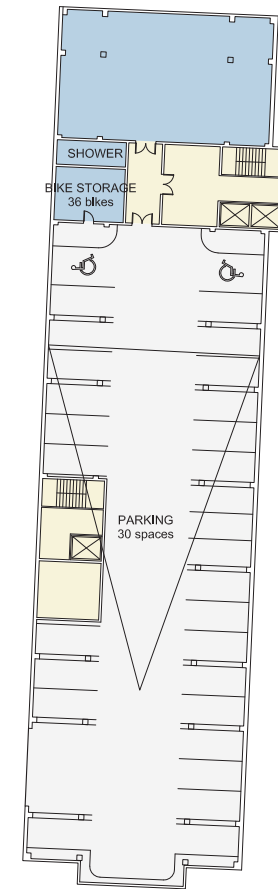
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RESIDENCES



HFLW

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BASEMENT LEVEL FLOOR PLAN

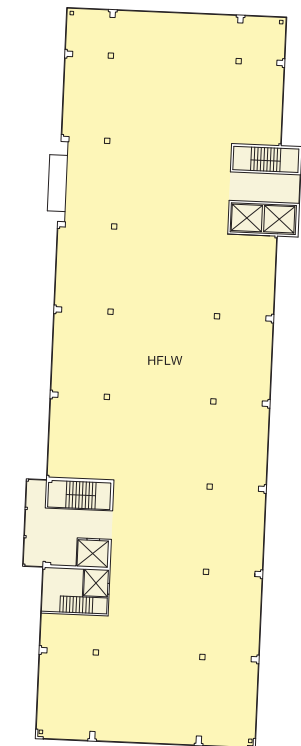
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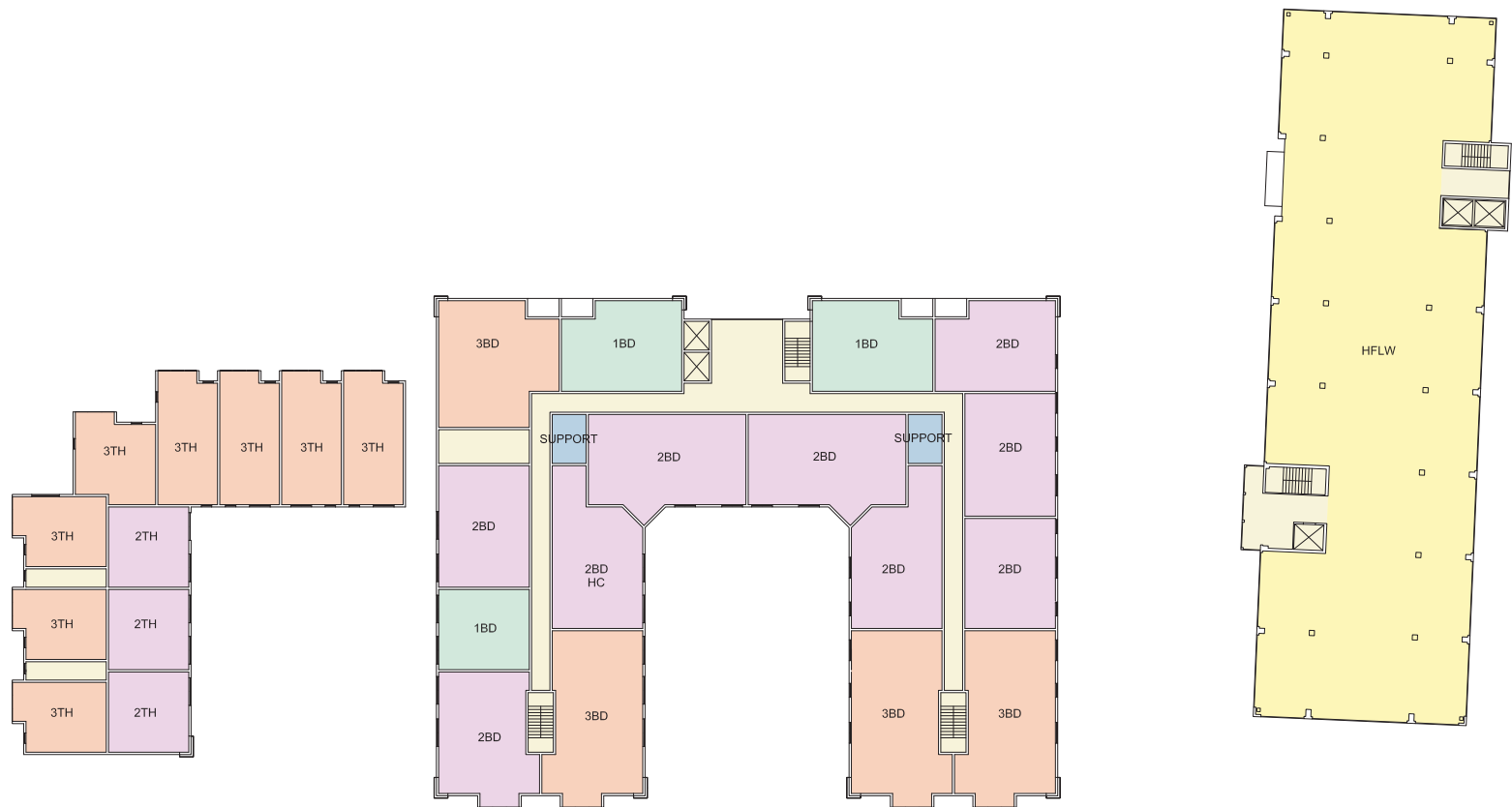




RESIDENCES



HFLW



RESIDENCES



HFLW

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ROSLINDALE , MA

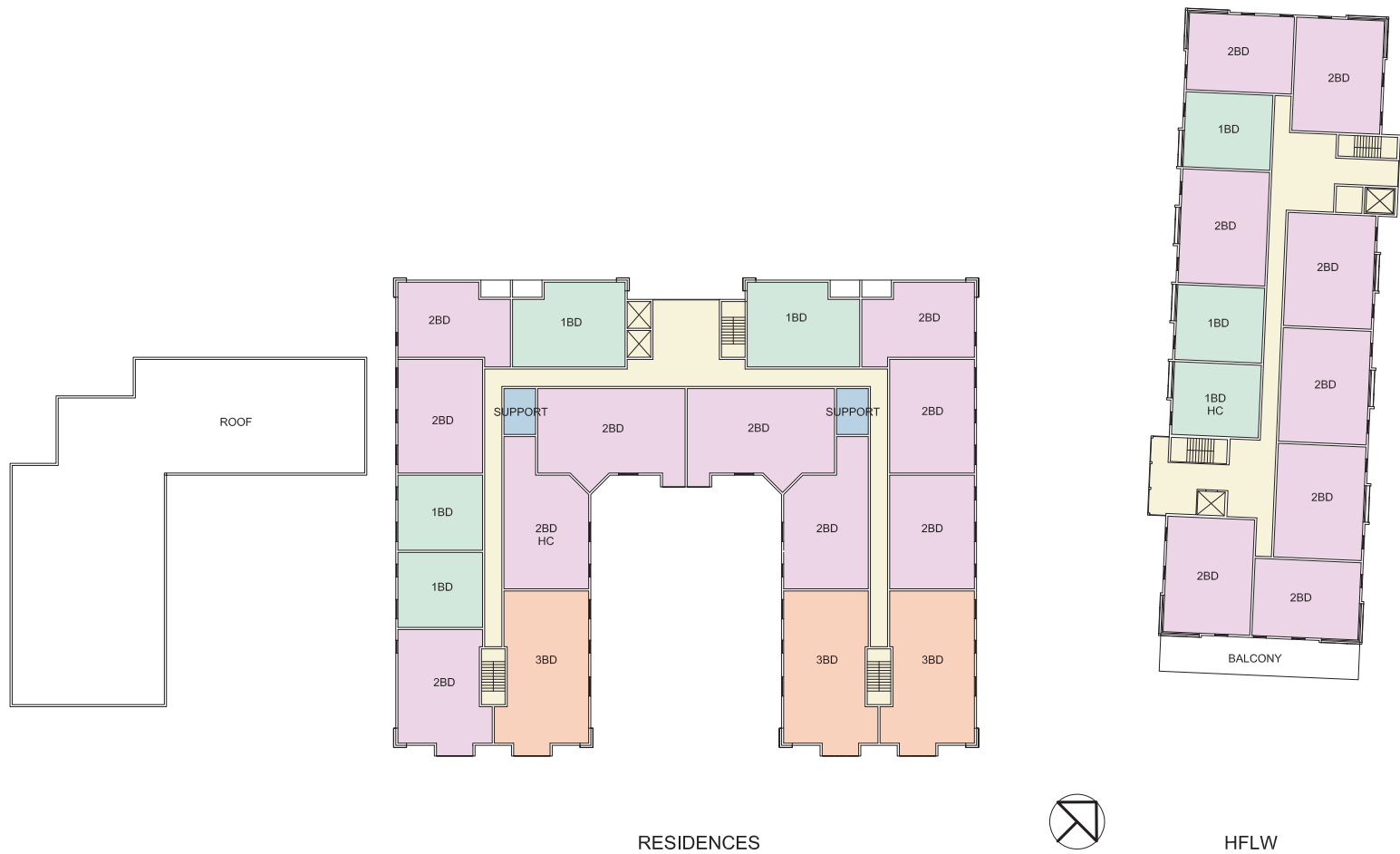
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THIRD LEVEL FLOOR PLAN

THE HOME FOR LITTLE
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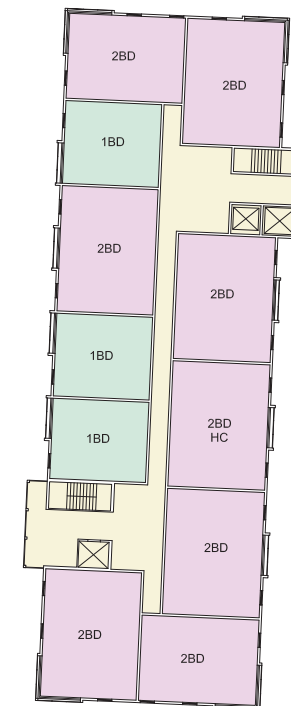
ALINEA DEVELOPMENT PARTNERS







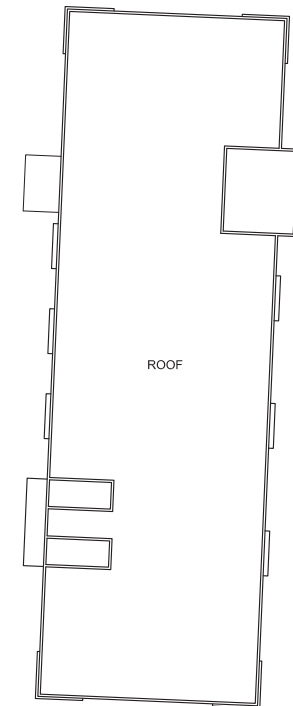
RESIDENCES



HFLW



RESIDENCES



HFLW



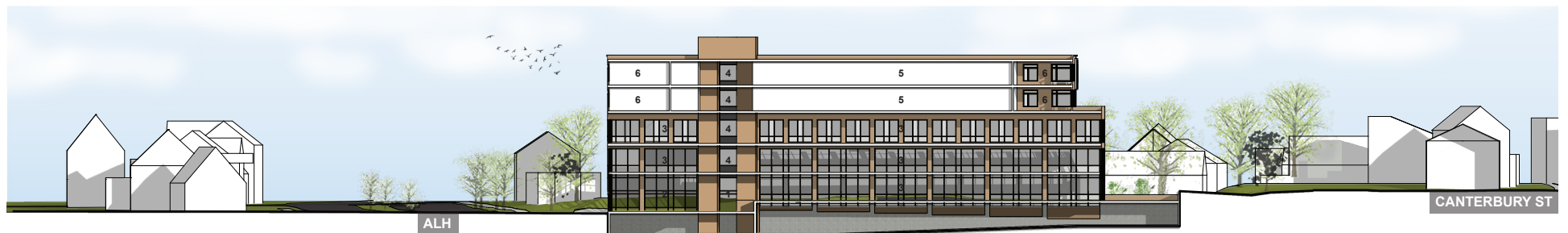
Section Through Courtyards

- 1 PARKING
- 2 STORAGE
- 3 3TH
- 4 2TH
- 5 2BD
- 6 3BD
- 7 1BD
- 8 CIRCULATION
- 9 OFFICE
- 10 LOBBY



Section Through Lobby

- 1 LOBBY
- 2 PARKING
- 3 CIRCULATION
- 4 2BD



Section Through HFLW

- 1 LOBBY
- 2 COMMUNITY ROOM
- 3 OFFICE
- 4 CORE
- 5 CIRCULATION
- 6 DWELLING UNITS

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BUILDING SECTIONS

THE HOME FOR LITTLE
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ALINEA DEVELOPMENT PARTNERS





Front (West) Elevation from American Legion Highway



Rear (East) Elevation from Canterbury Street



Residential South Elevation toward Stella Road



Residential North Elevation



HFLW North Elevation toward Mount Hope Street



HFLW South Elevation

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BUILDING ELEVATIONS

THE HOME FOR LITTLE
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STREET VIEW

THE HOME FOR LITTLE
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STREET VIEW

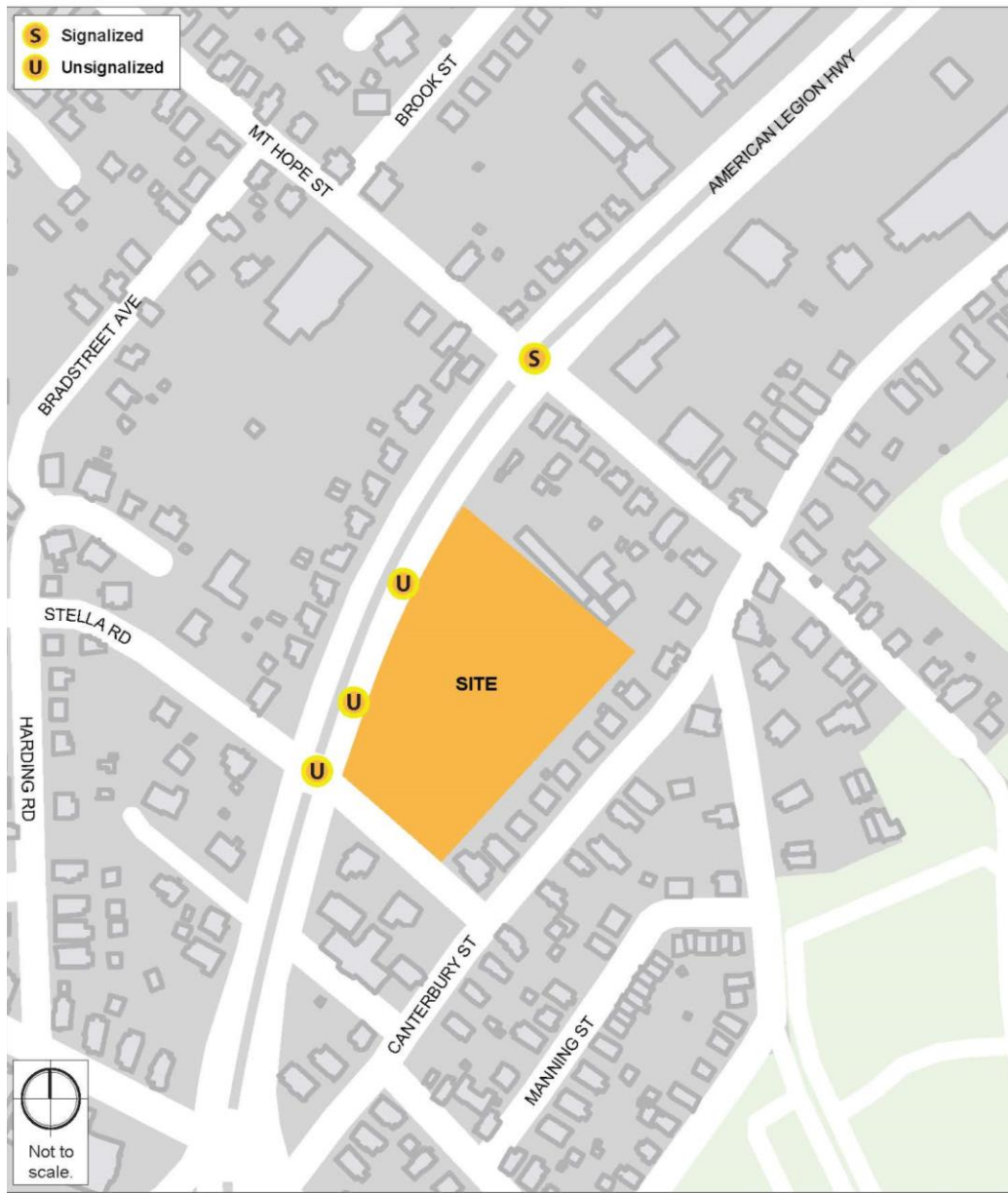
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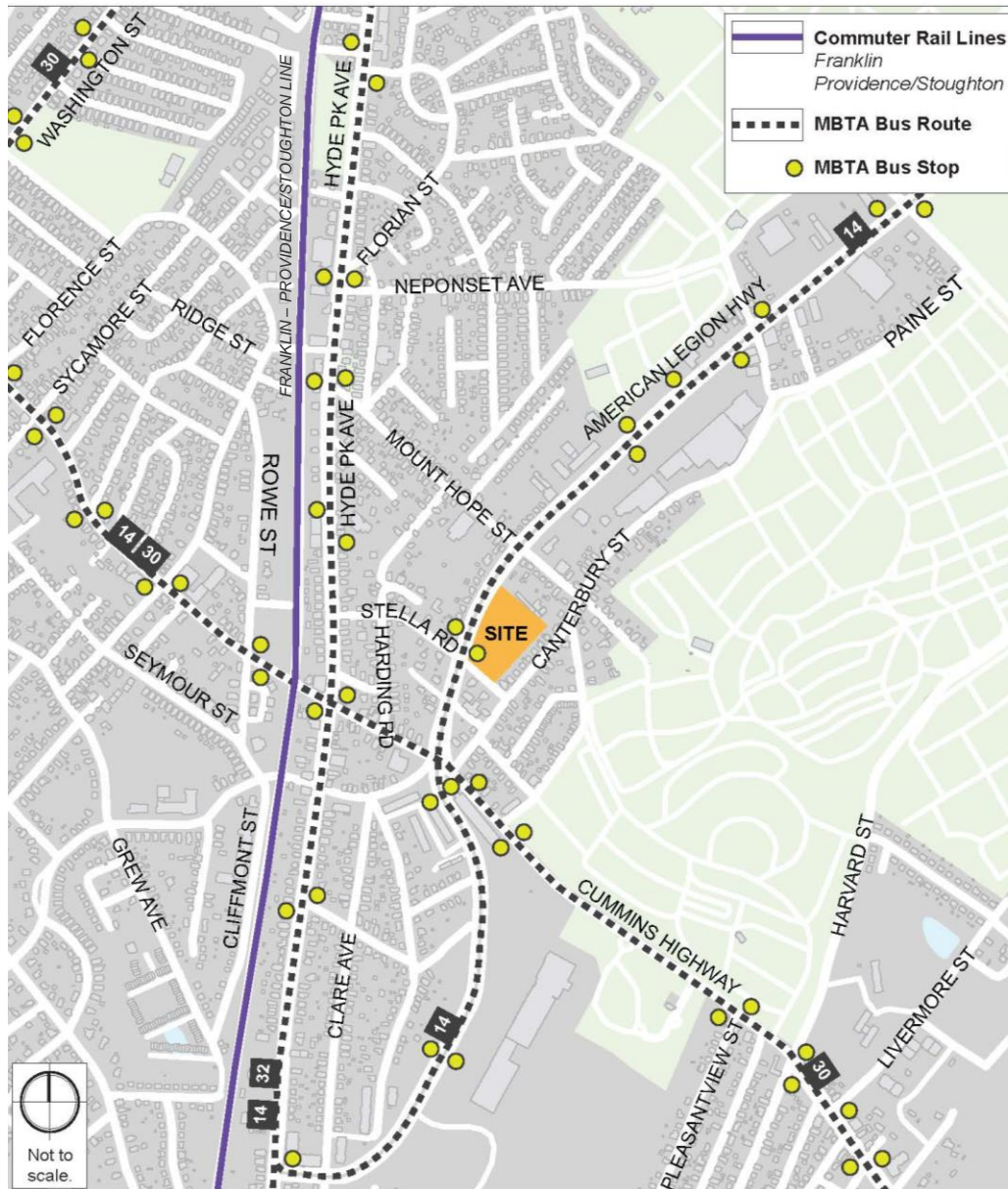
Study Area Intersections

Engineers + Planners



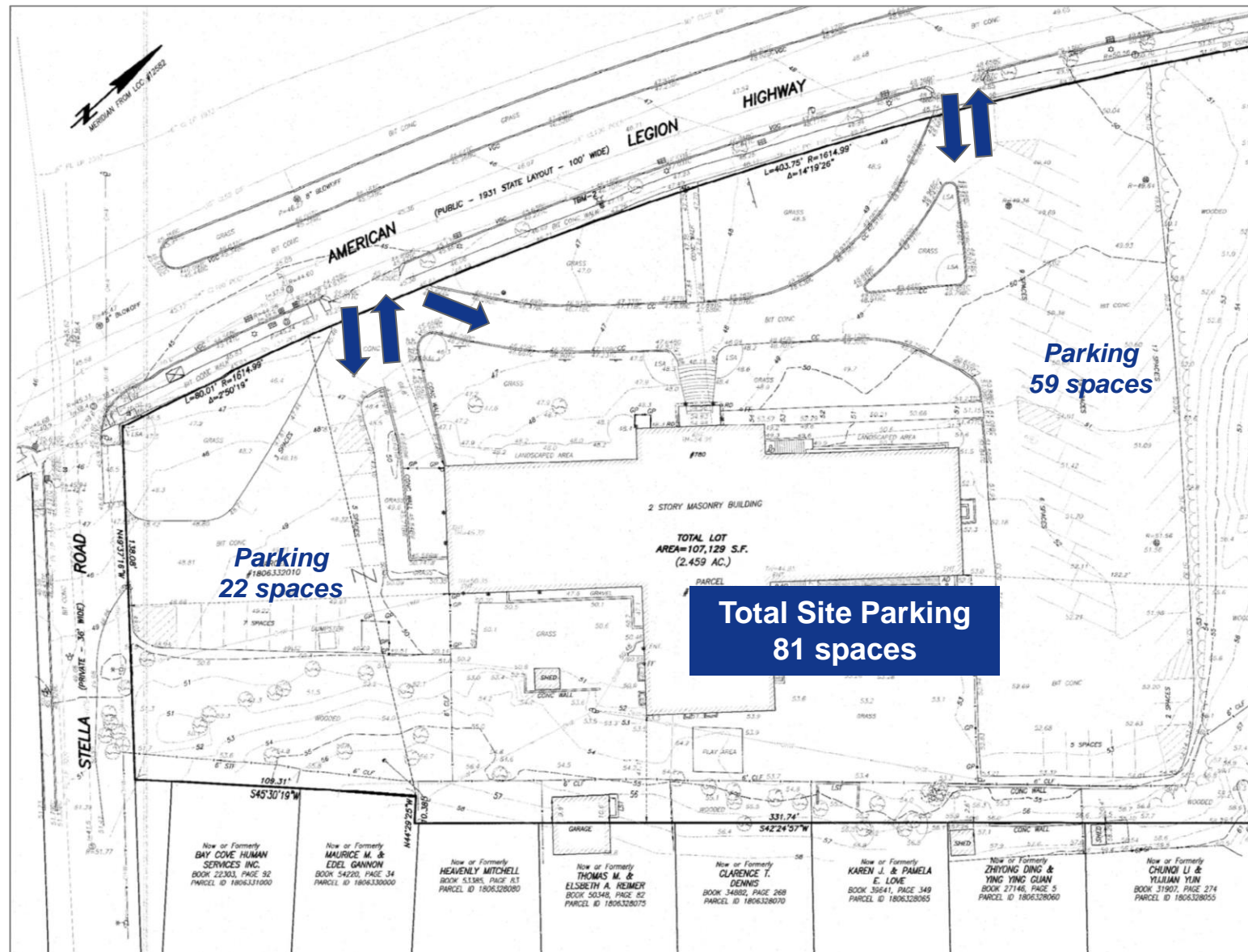
Public Transportation

Engineers + Planners

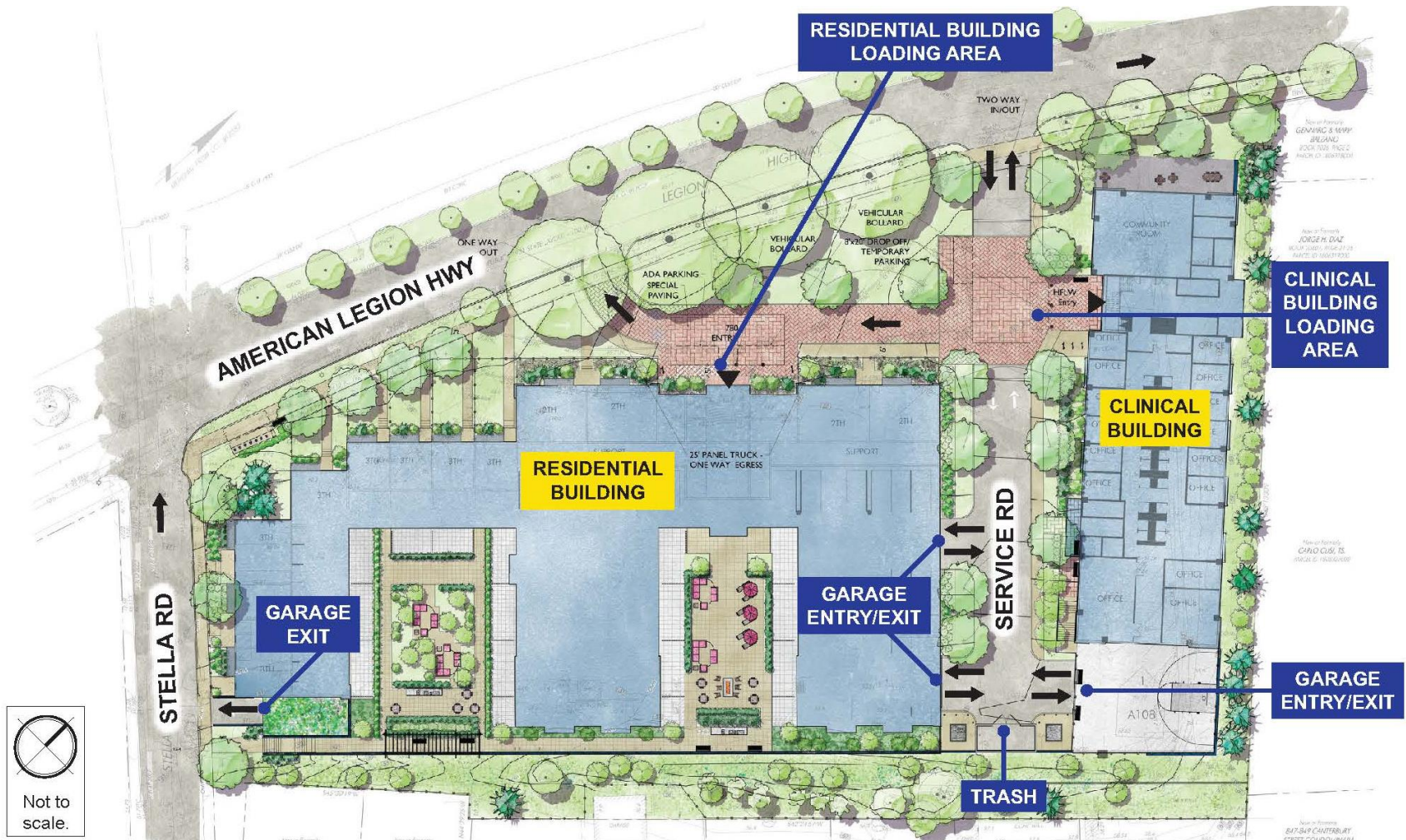


Existing Site Circulation

Engineers + Planners



Engineers + Planners



Existing Site Vehicle Trips

Engineers + Planners

Use	a.m. peak hour (7:15 – 8:15 a.m.)	p.m. peak hour (4:15 – 5:15 p.m.)
Home for Little Wanderers (HFLW)	Entering = 8 <u>Exiting = 2</u> Total = 10	Entering = 18 <u>Exiting = 37</u> Total = 55

New Project Transit and Vehicle Trips

Engineers + Planners

Use	a.m. peak hour		p.m. peak hour	
	Transit Person Trips	Vehicle Trips	Transit Person Trips	Vehicle Trips
Residential	20	35	24	42
Medical Office	1	10	2	12
<u>HFLW (new)</u>	<u>2</u>	<u>4</u>	<u>5</u>	<u>7</u>
Total	23	49	31	61

Project Parking

Engineers + Planners

	Parking Demand	
	Evening/Overnight	Midday Weekday
Residential	93	61
Medical Office	0	12
<u>HFLW</u>	<u>0</u>	<u>73</u>
Total	93 spaces	146 spaces

	Parking Supply = 133 spaces	
	Evening/Overnight	Midday Weekday
Surplus/Deficit	+40 spaces	-13 spaces