

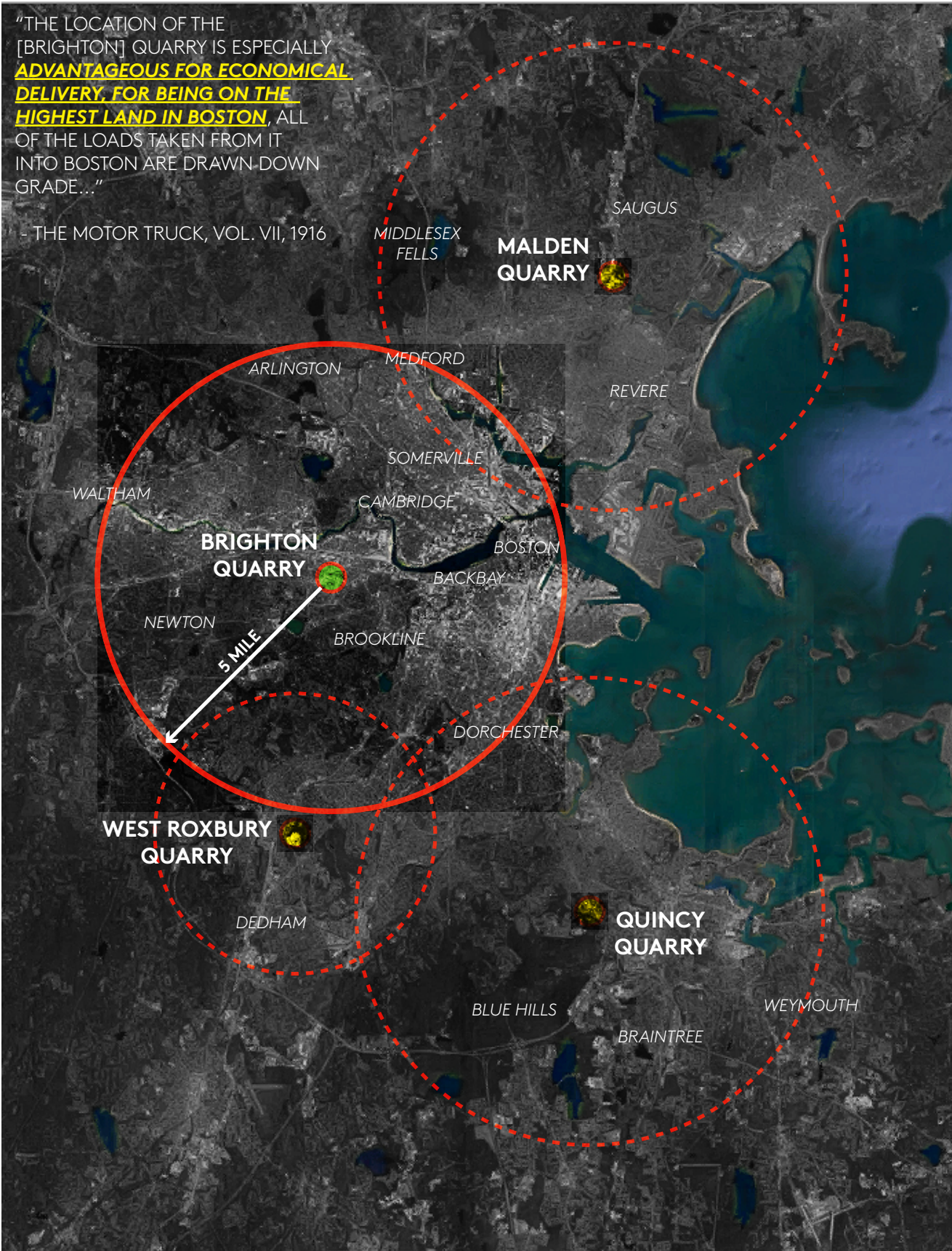
1515 COMMONWEALTH AVE

The Davis Companies

RODE OJB

LANDSCAPE
ARCHITECTURE





ROWE QUARRY - 1914





1875



1925



2019



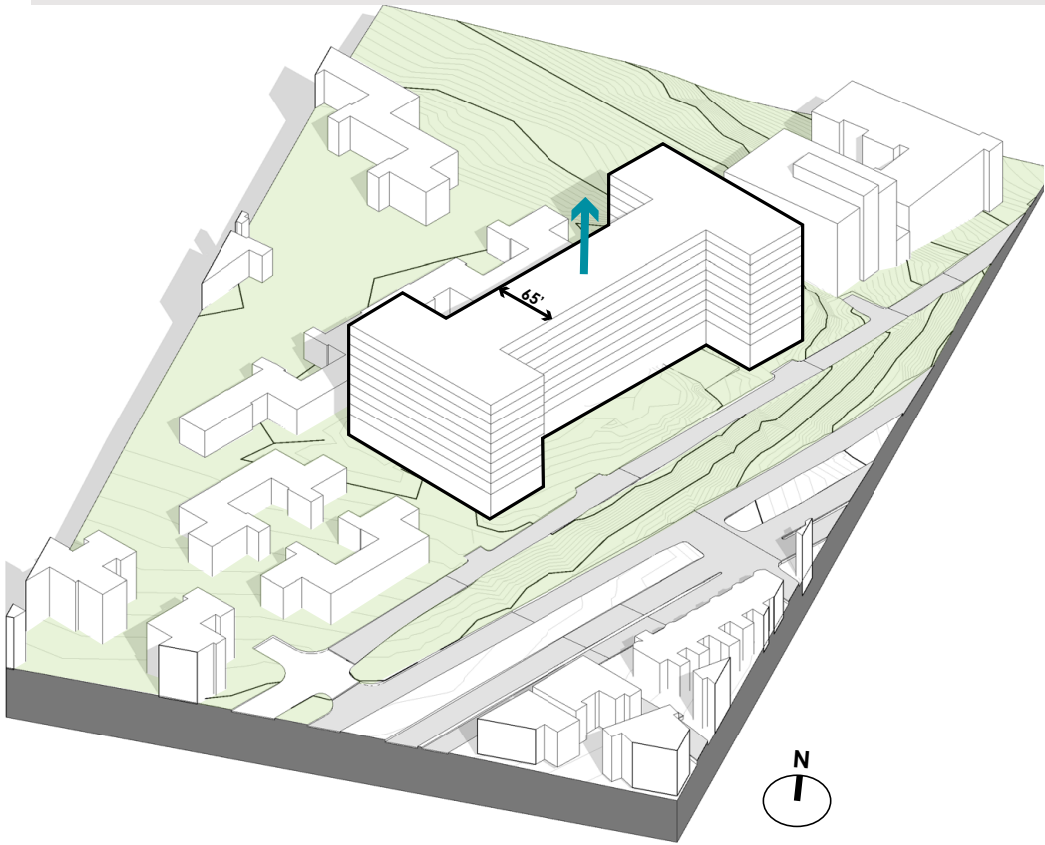
1935



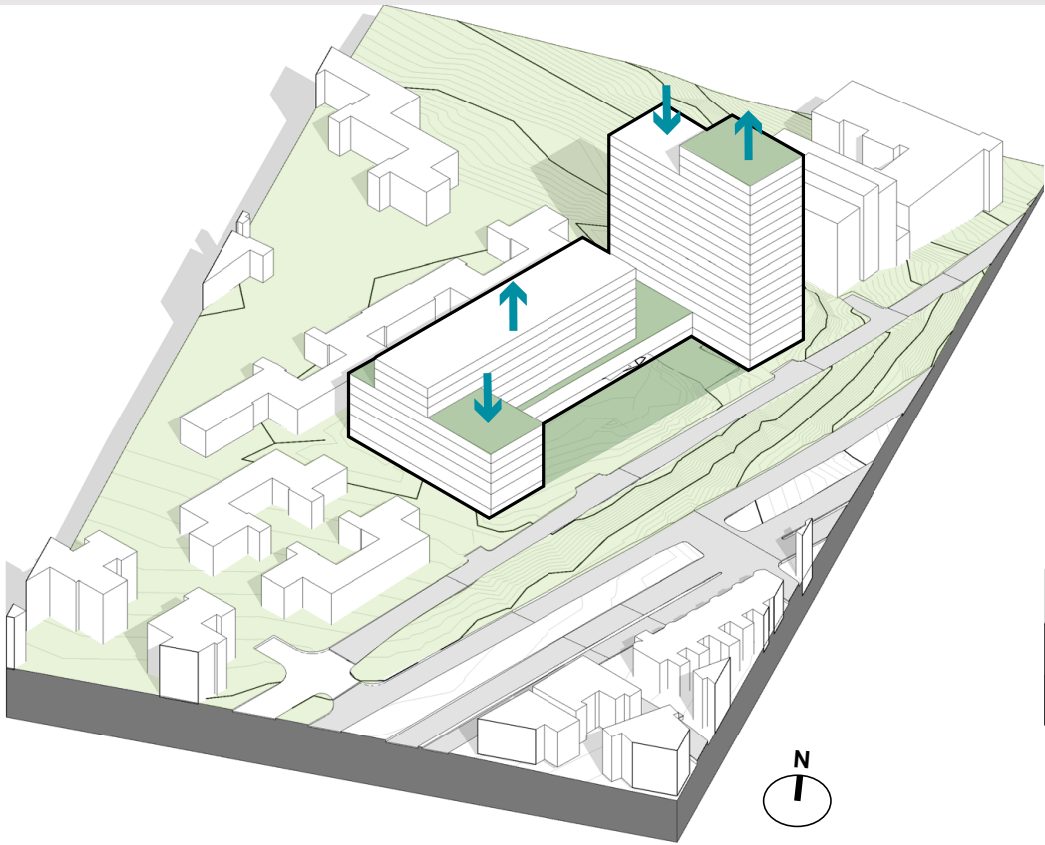
BUILDINGS AS STREET EDGE



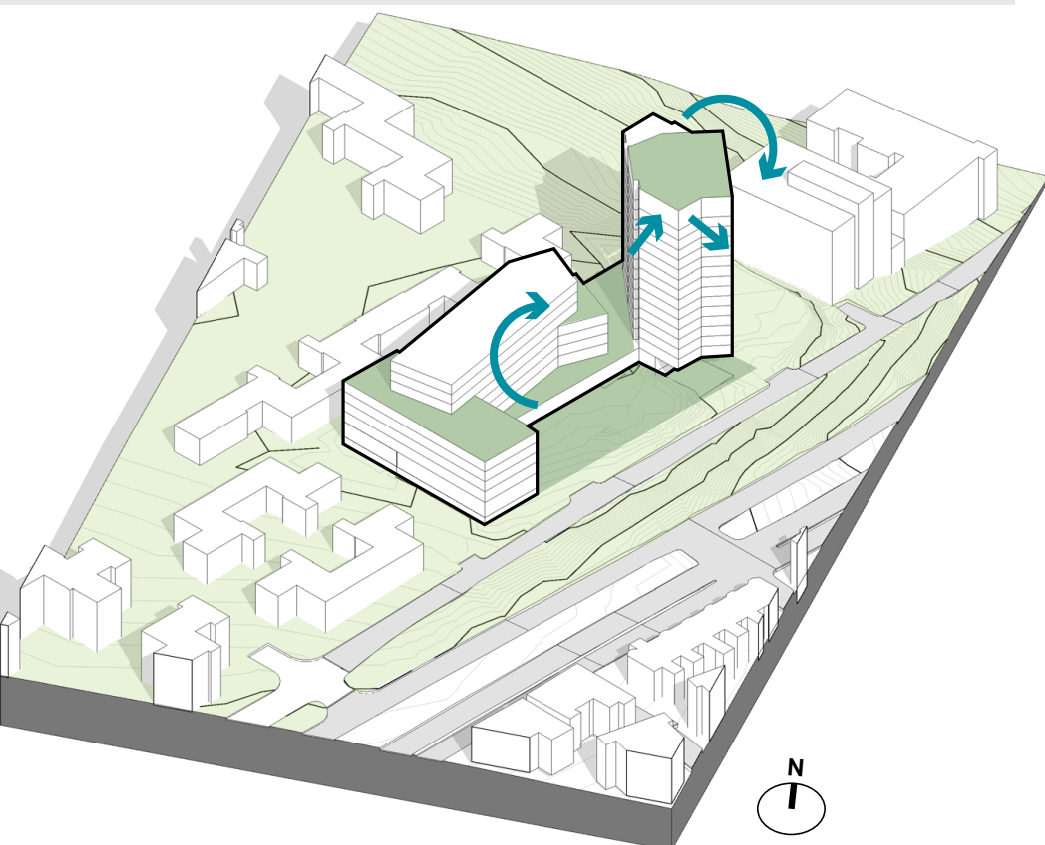
BUILDINGS IN A PARK



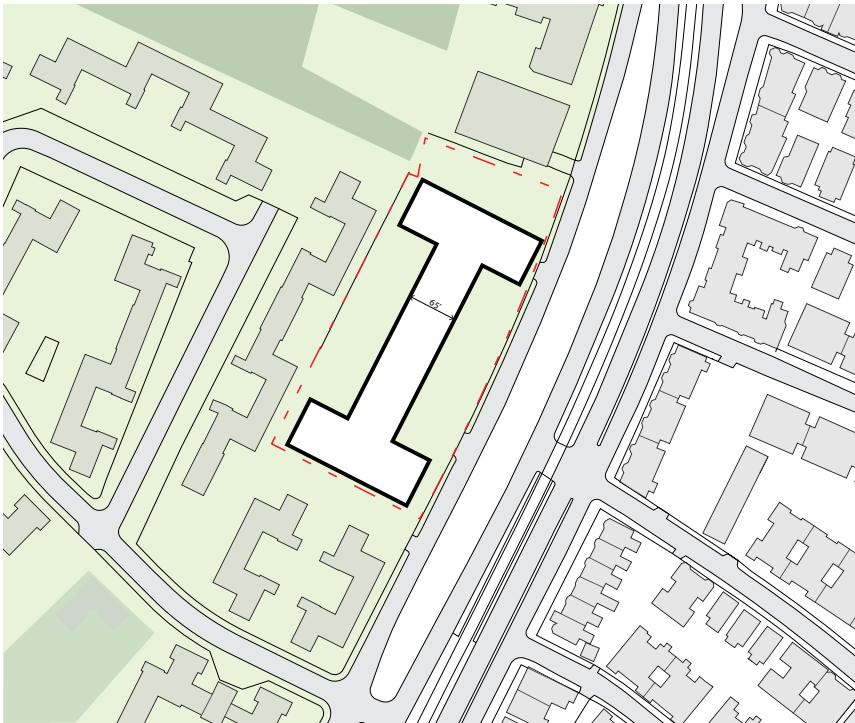
SITE MASSING WITH FULL PROGRAM SQUARE FOOTAGE USING EFFICIENT DOUBLE LOADED CORRIDOR ARRANGEMENT



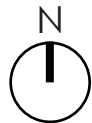
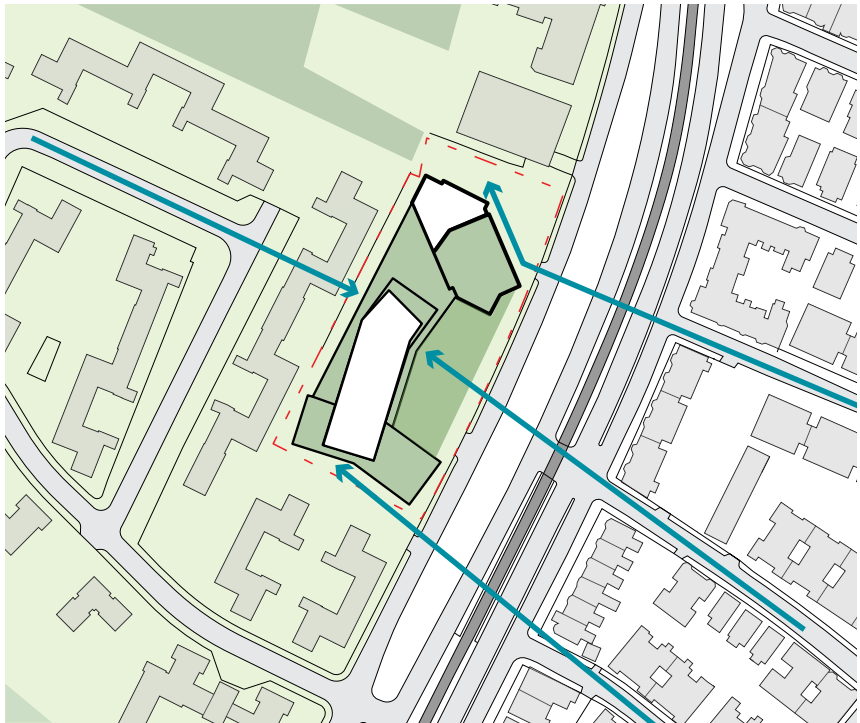
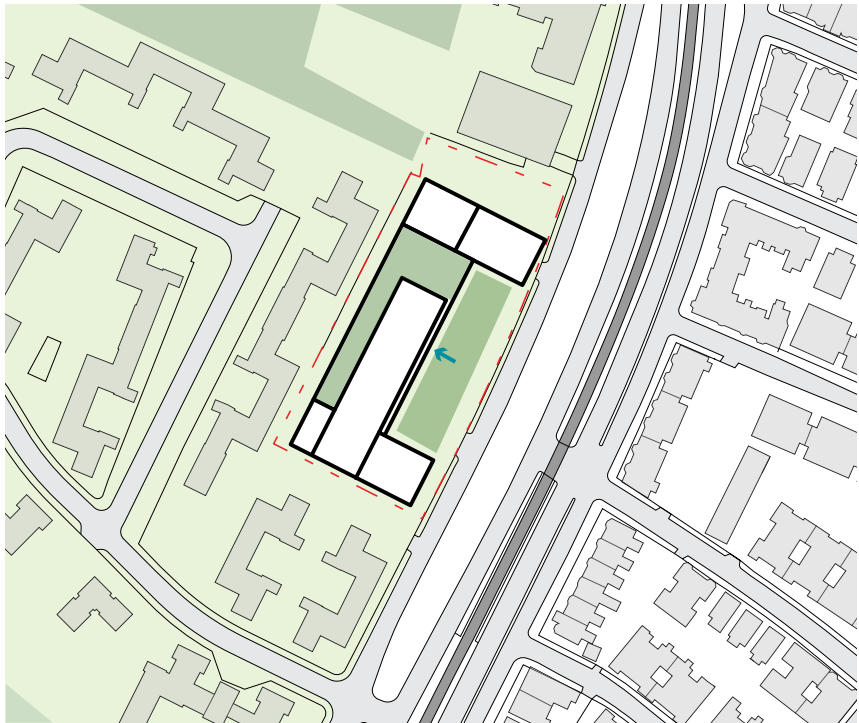
RELOCATE MASSING AREA TO CREATE LOW BAR AND TOWER TYPOLOGY TO LOCALIZE HEIGHT/ HIGH DENSITY AND CREATE CONTEXTUAL PRESENCE ACROSS SITE



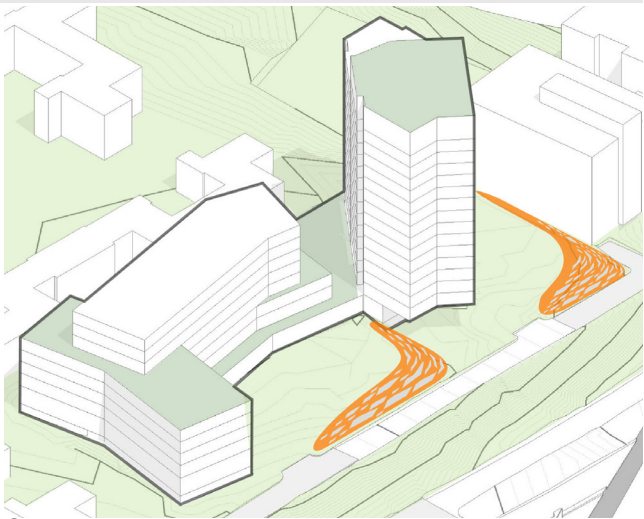
ADJUST/ORIENT BUILDING FACES TO SHAPE PUBLIC COURTYARD AND REDUCE SHADOW IMPACTS IN SUMMER MONTHS



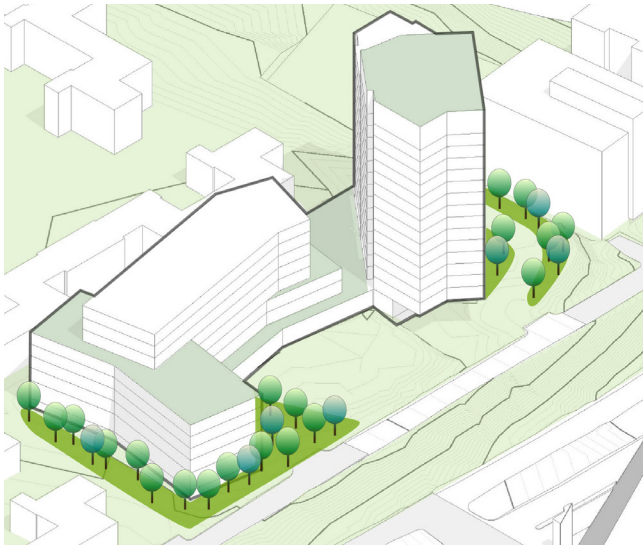
AREA: 92,273 SF



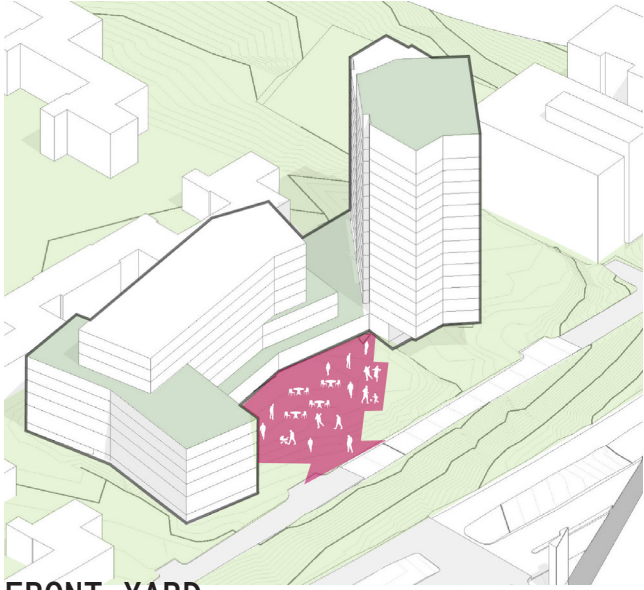
- 1.5 ACRES OF OPEN SPACE
- 40,000 SF PUBLIC OPEN SPACE
 - 20,000 USEABLE AMENITY OPEN SPACE



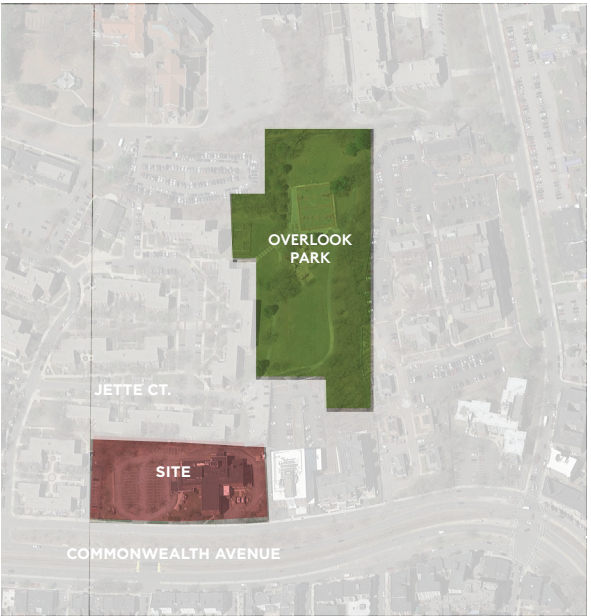
QUARRY

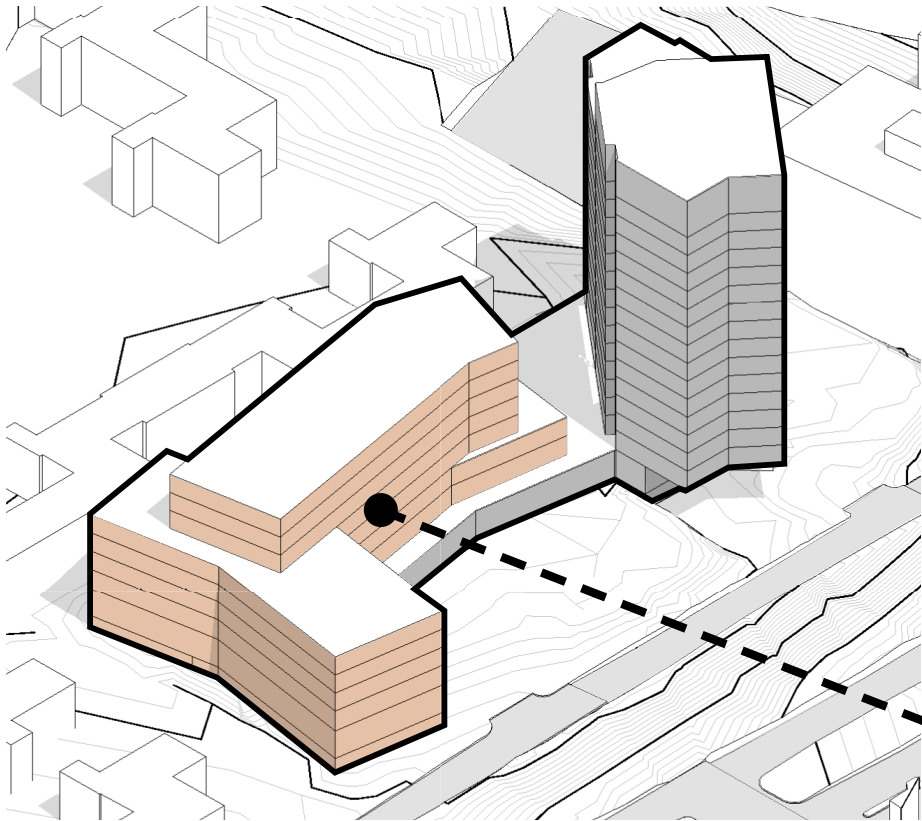


NATURE IN THE CITY



FRONT YARD





CONTEXTUAL FACADE

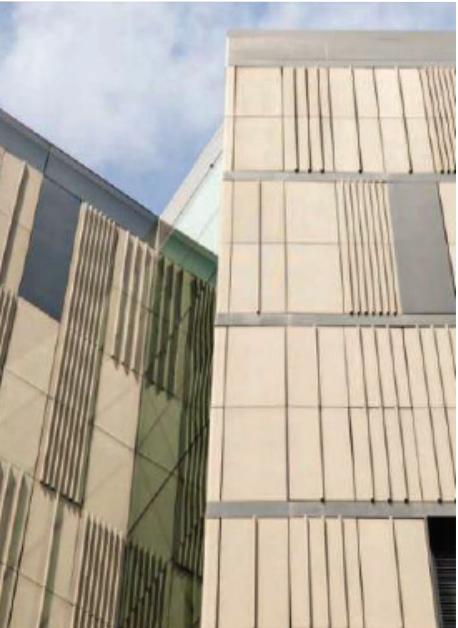


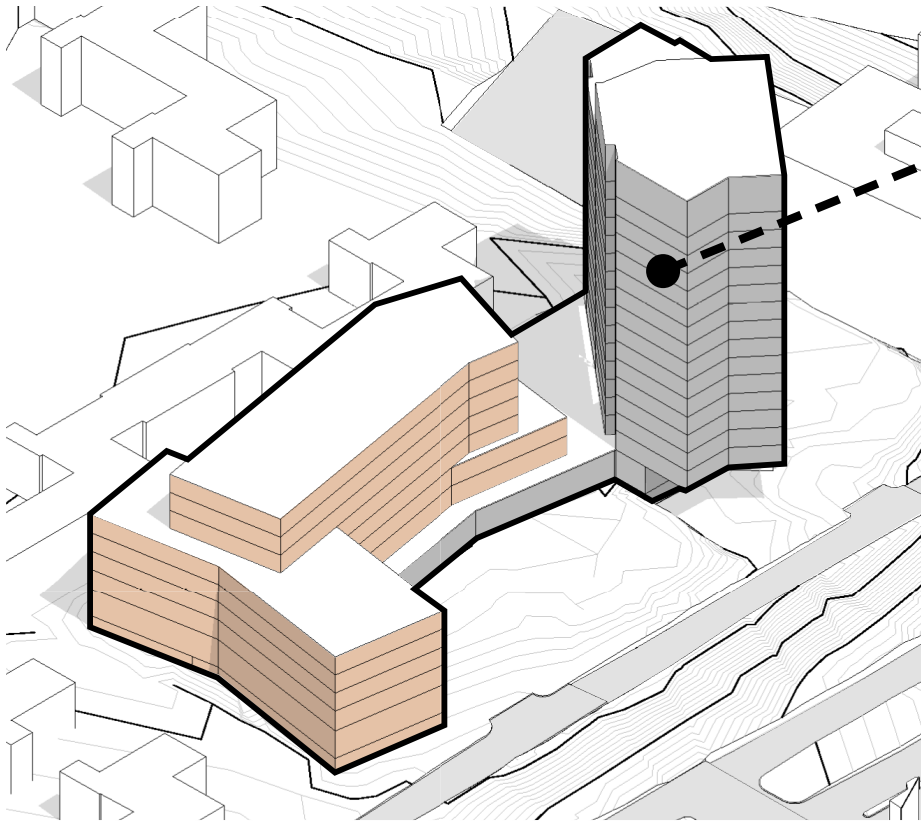
CONTEMPORARY FACADE



TYPICAL BRIGHTON
RESIDENTIAL TYPOLOGY
(relationship to context)

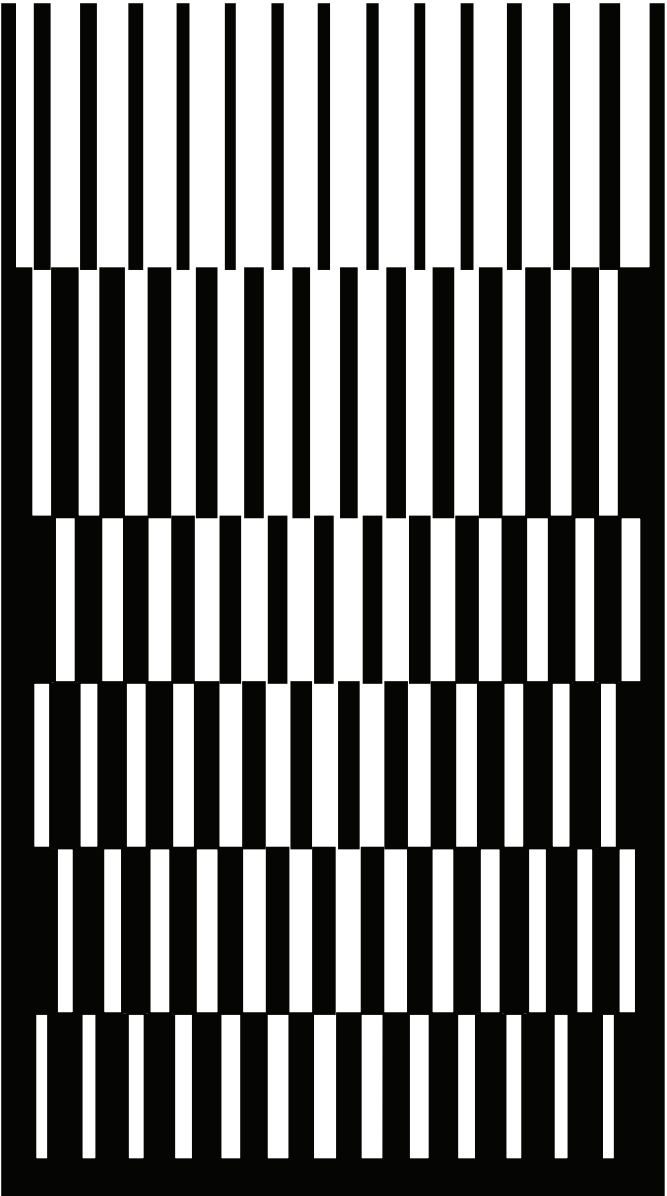
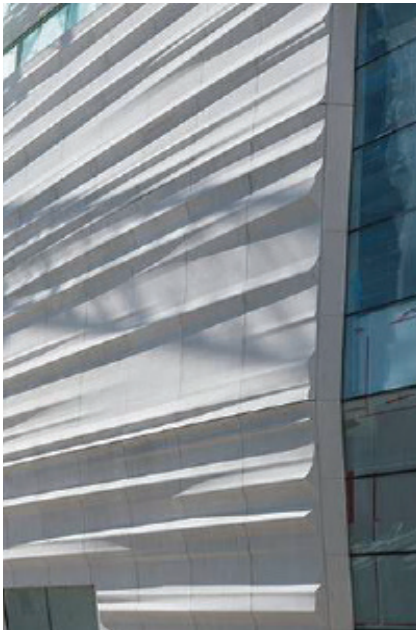
TERRA COTTA





ROWES QUARRY
(relationship to history)

GLASS FIBER REINFORCED CONCRETE



RELATIONSHIP
TOWARDS SKY +
VIEWS



RELATIONSHIP TO
STONE BASE



VIEW FROM CAROL AVE AT COMM AVE



VIEW FROM COMMONWEALTH COURT AT COMM AVE



VIEW FROM CARRIAGE ROAD NORTH



VIEW FROM OVERLOOK PARK

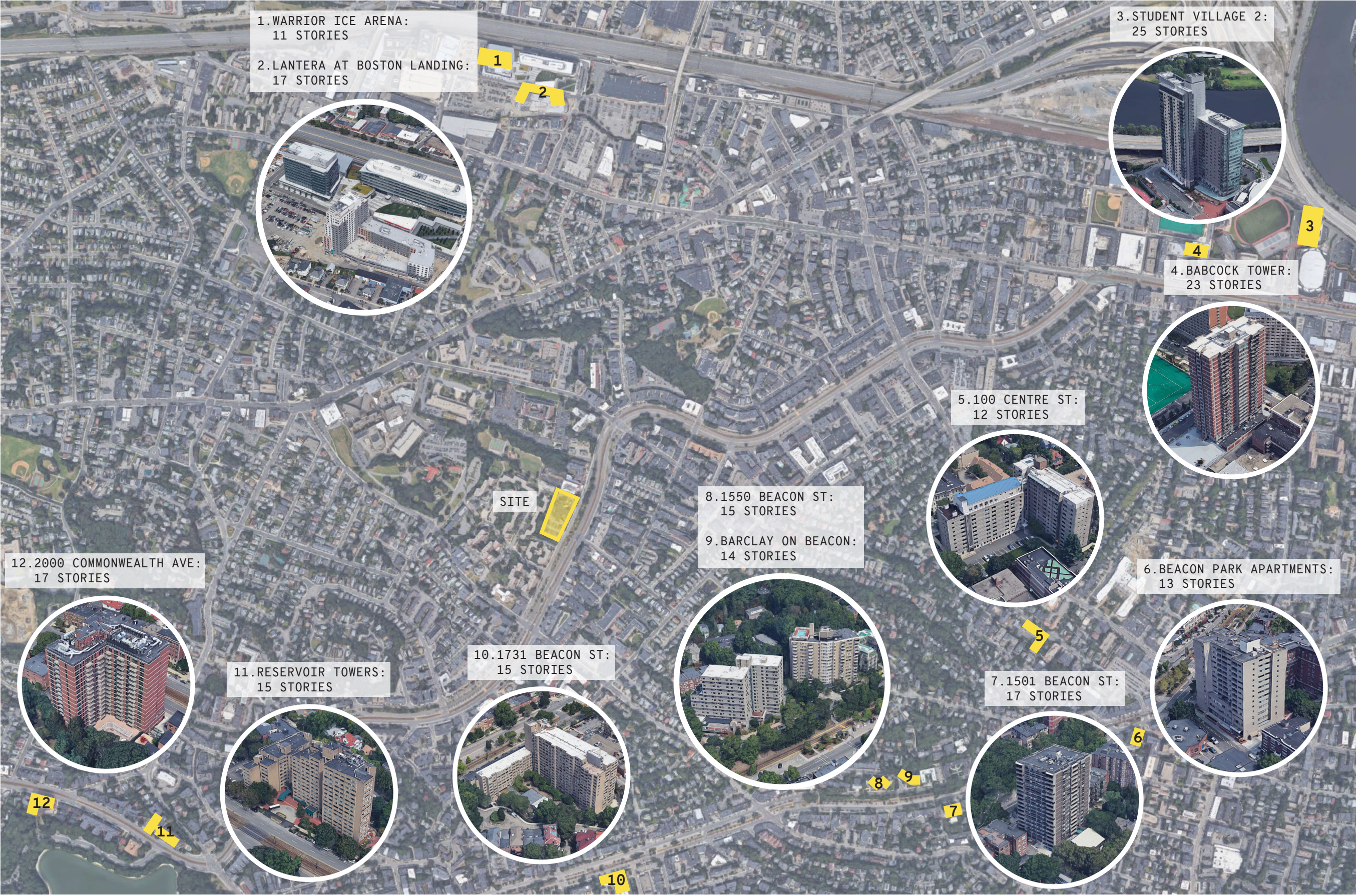


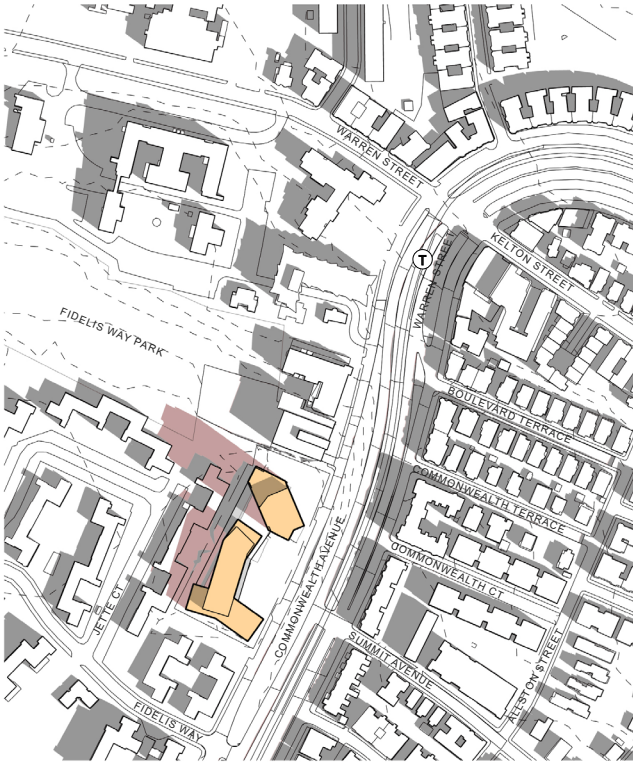
VIEW FROM WARREN ST AT COMM AVE



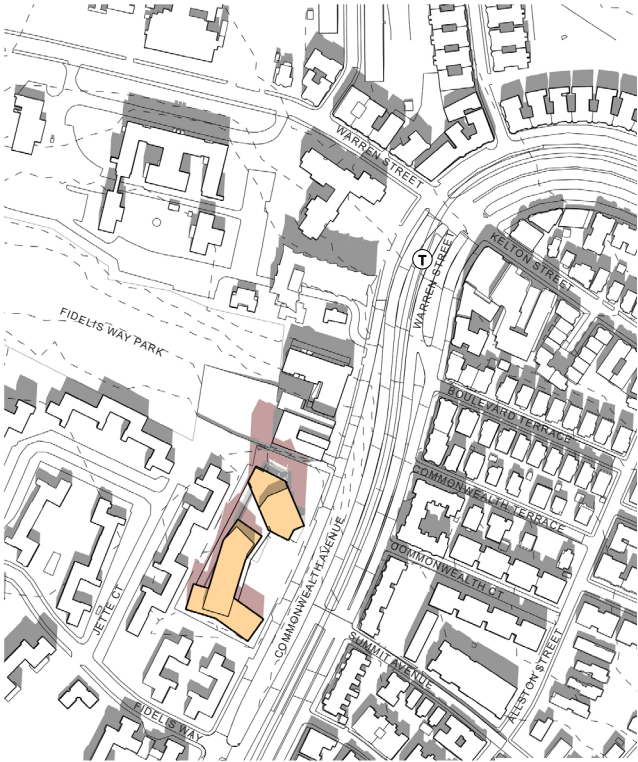
VIEW FROM WASHINGTON ST AT COMM AVE



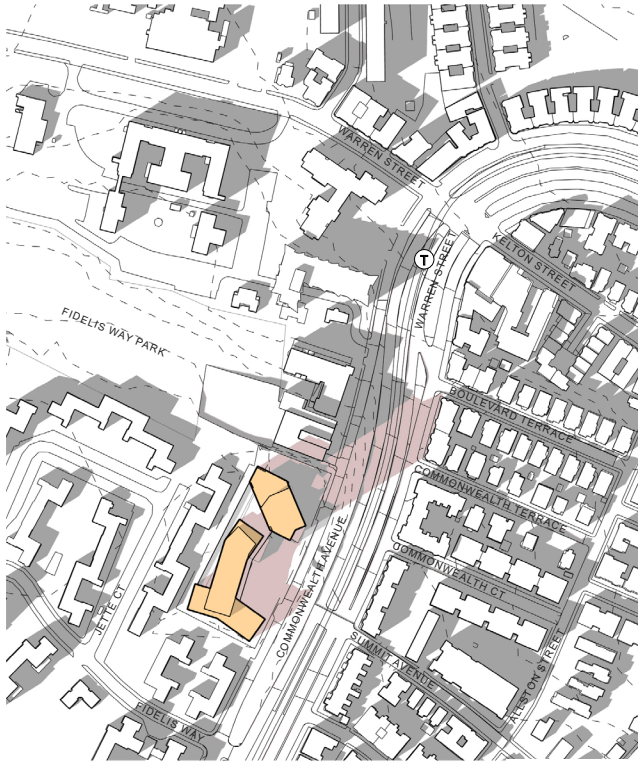




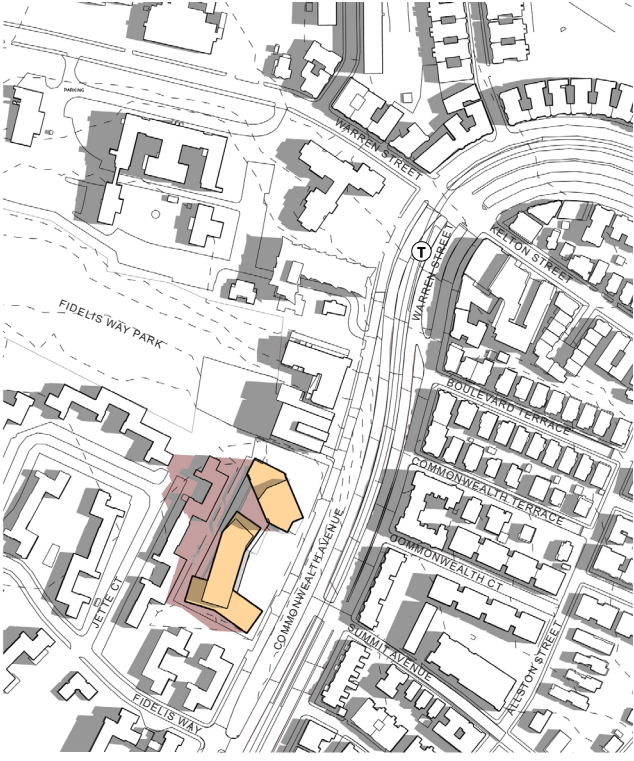
9:00 AM
MARCH 21
ALTITUDE: 33.0
AZIMUTH: 125.7
N42.36, W71.06



12:00 PM
MARCH 21
ALTITUDE: 48.0
AZIMUTH: -176.9
N42.36, W71.06

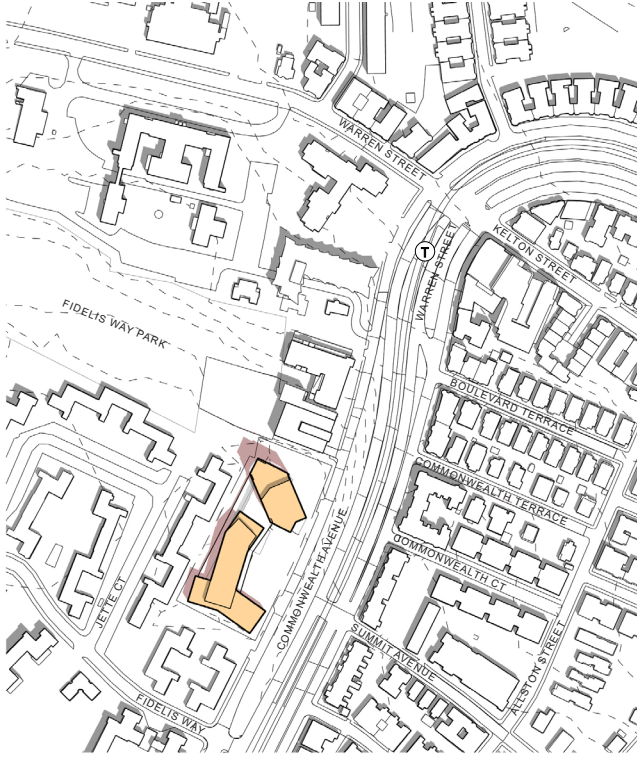


3:00 PM
MARCH 21
ALTITUDE: 30.5
AZIMUTH: -121.8
N42.36, W71.06

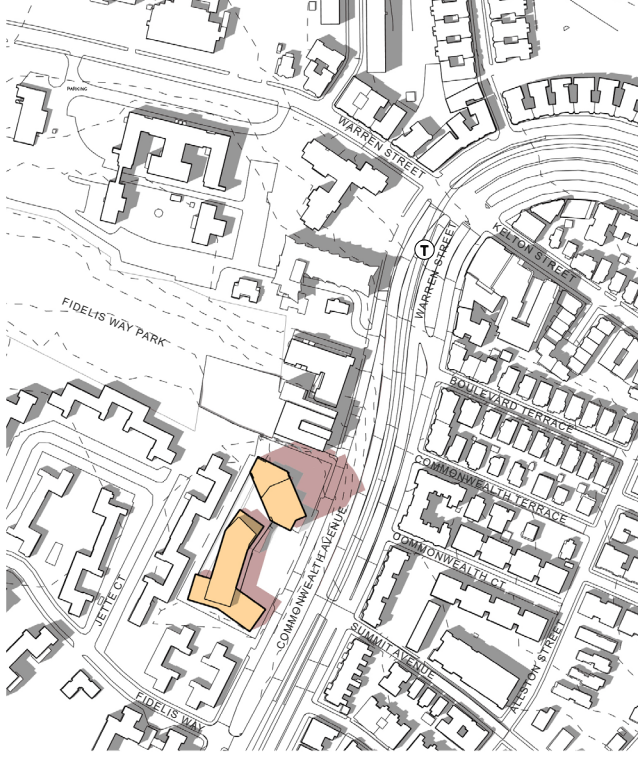


- EXISTING
- PROPOSED
- PROPOSED BUILDING
- T STOP

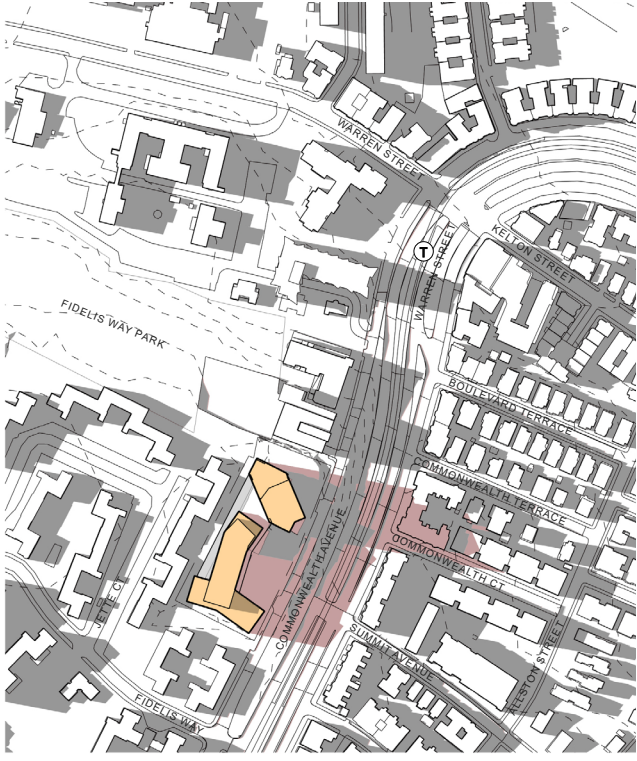
9:00 AM
JUNE 21
ALTITUDE: 39.9
AZIMUTH: 93.5
N42.36, W71.06



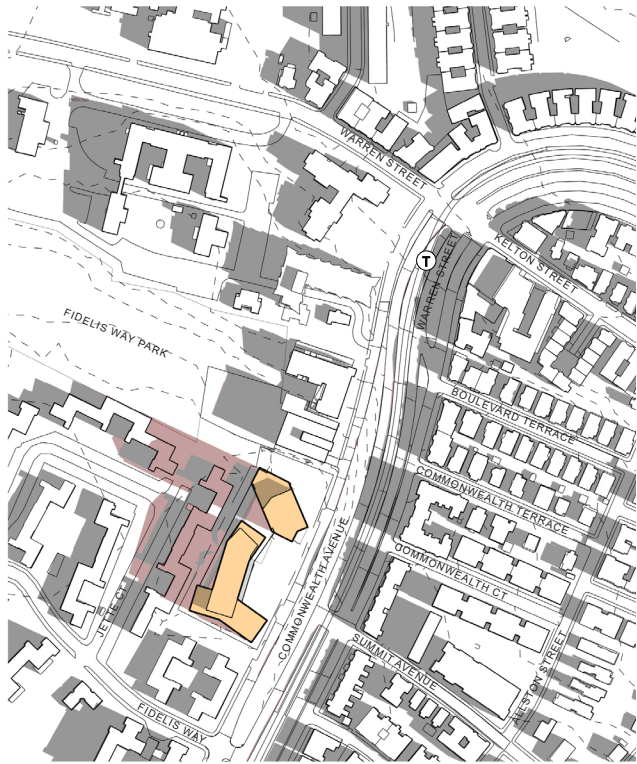
12:00 PM
JUNE 21
ALTITUDE: 68.8
AZIMUTH: 149.4
N42.36, W71.06



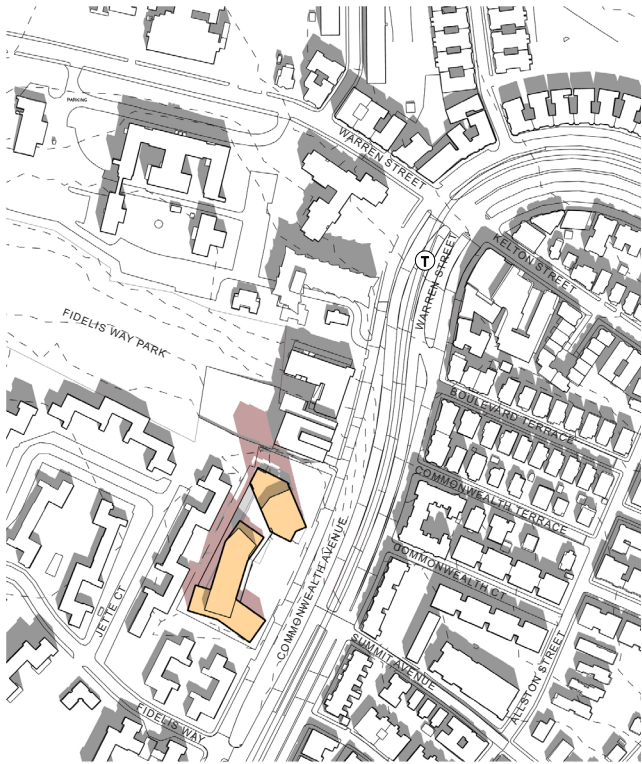
3:00 PM
JUNE 21



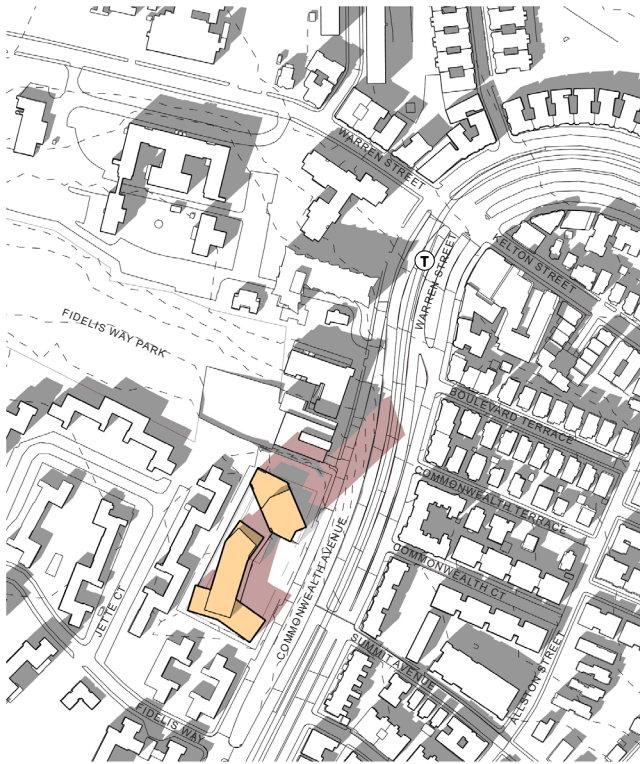
6:00 PM
JUNE 21
ALTITUDE: 7.3
AZIMUTH: -96.0
N42.36, W71.06



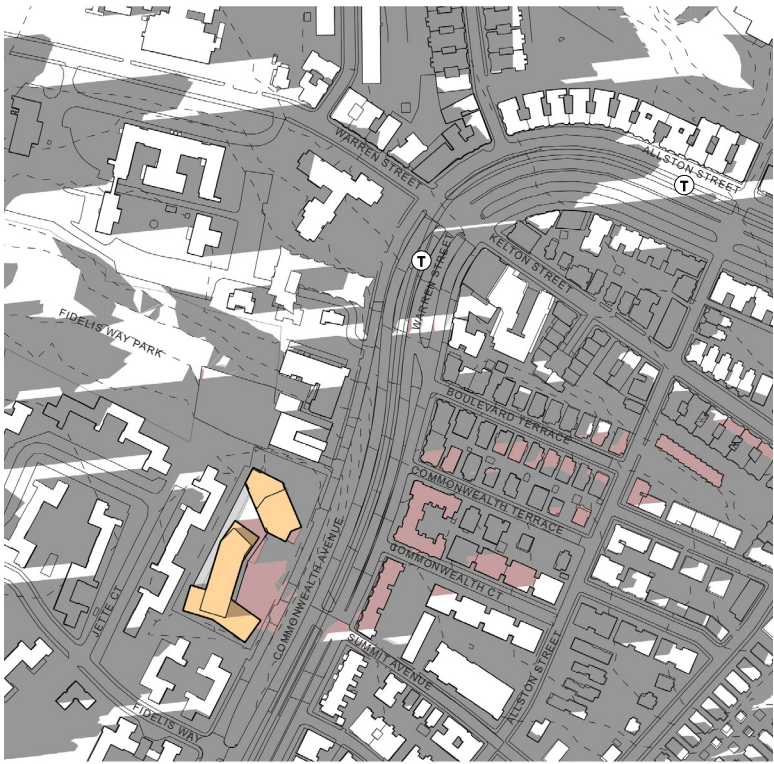
9:00 AM
SEPTEMBER 21
ALTITUDE: 25.9
AZIMUTH: 115.3
N42.36, W71.06



12:00 PM
SEPTEMBER 21
ALTITUDE: 47.4
AZIMUTH: 166.0
N42.36, W71.06



3:00 PM
SEPTEMBER 21
ALTITUDE: 37.4
AZIMUTH: -132.9
N42.36, W71.06

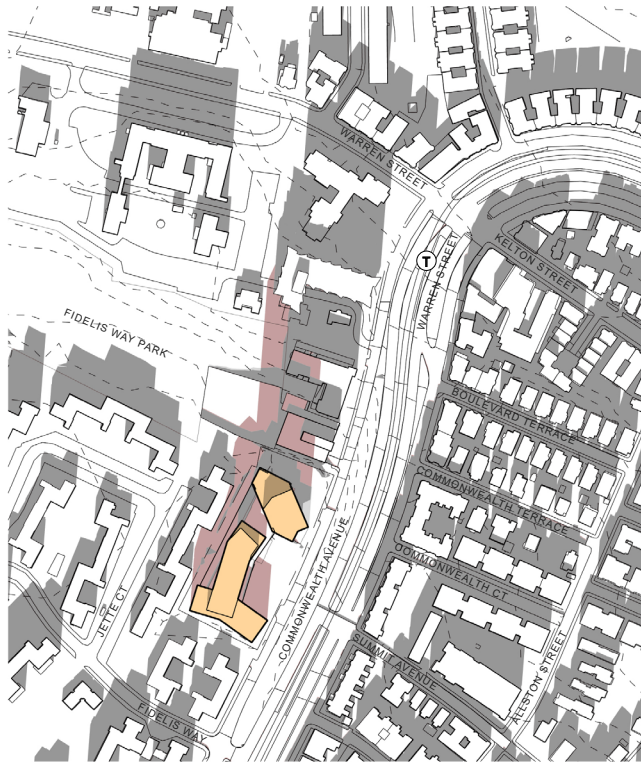


6:00 PM
SEPTEMBER 21
ALTITUDE: 7.3
AZIMUTH: -96.0
N42.36, W71.06

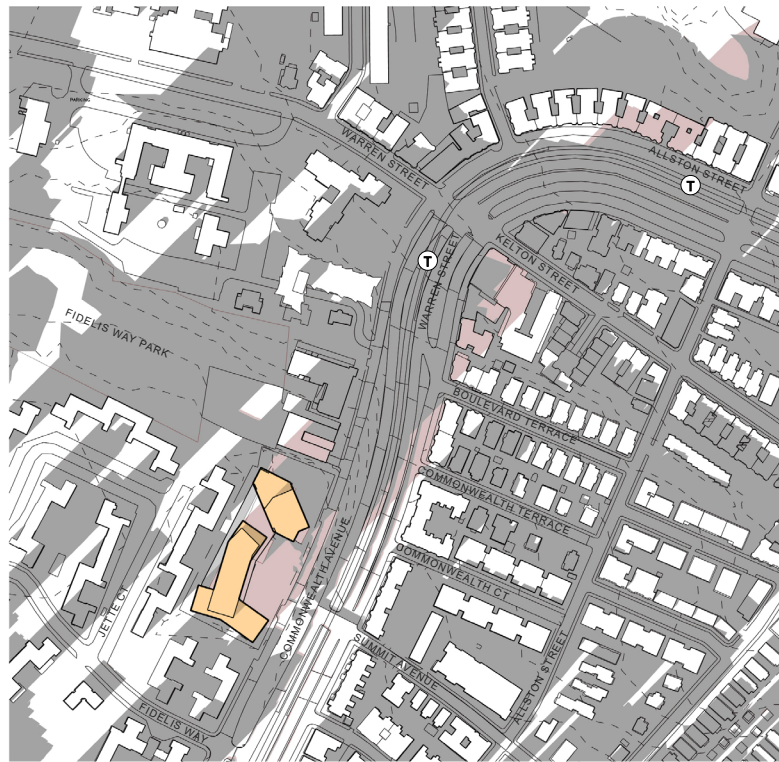


- EXISTING
- PROPOSED
- PROPOSED BUILDING
- T STOP

9:00 AM
DECEMBER 21
ALTITUDE: 14.2
AZIMUTH: 141.9
N42.36, W71.06



12:00 PM
DECEMBER 21
ALTITUDE: 24.1
AZIMUTH: -175.6
N42.36, W71.06



3:00 PM
DECEMBER 21
ALTITUDE: 10.0
AZIMUTH: -135.1
N42.36, W71.06