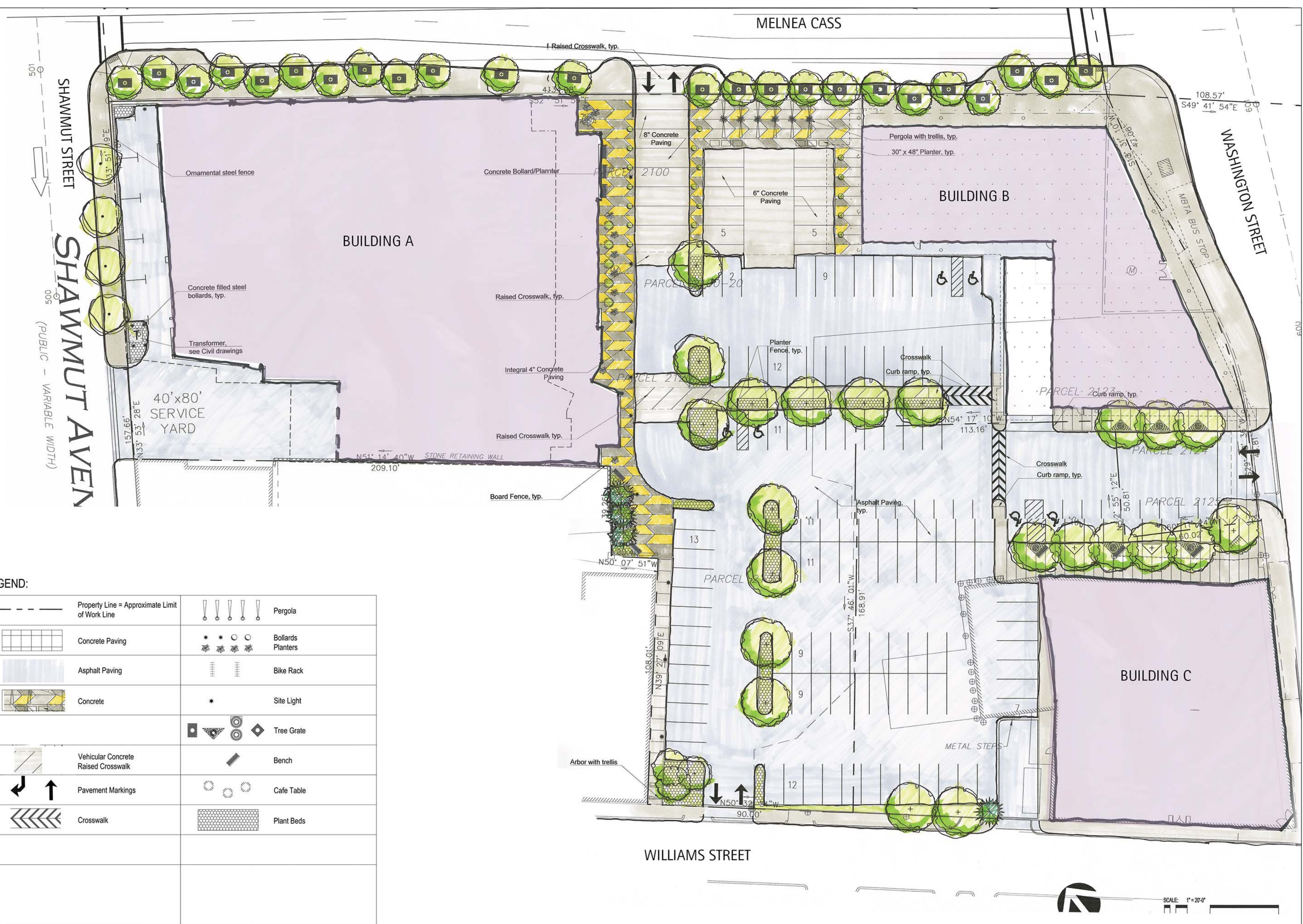






LEGEND:	
	Property Line = Approximate Limit of Work Line
	Concrete Paving
	Asphalt Paving
	Concrete
	Vehicular Concrete Raised Crosswalk
	Pavement Markings
	Crosswalk
	Pergola
	Bollards
	Planters
	Bike Rack
	Site Light
	Tree Grate
	Bench
	Cafe Table
	Plant Beds

DHK ARCHITECTS

54 Canal Street
2nd Floor
Boston, MA 02114
617-267-6408
Fax 617-267-1990

No. Date Revision

Prepared for:
MADISON TROPICAL

Project:
PARCEL 10 REDEVELOPMENT

Title
SITE PLAN

Scale
1"=20'

File Name
MAT LO

Drawn By
NA

Checked By

Job No.

Date
7.23.13

Drawing No.
L 1.0

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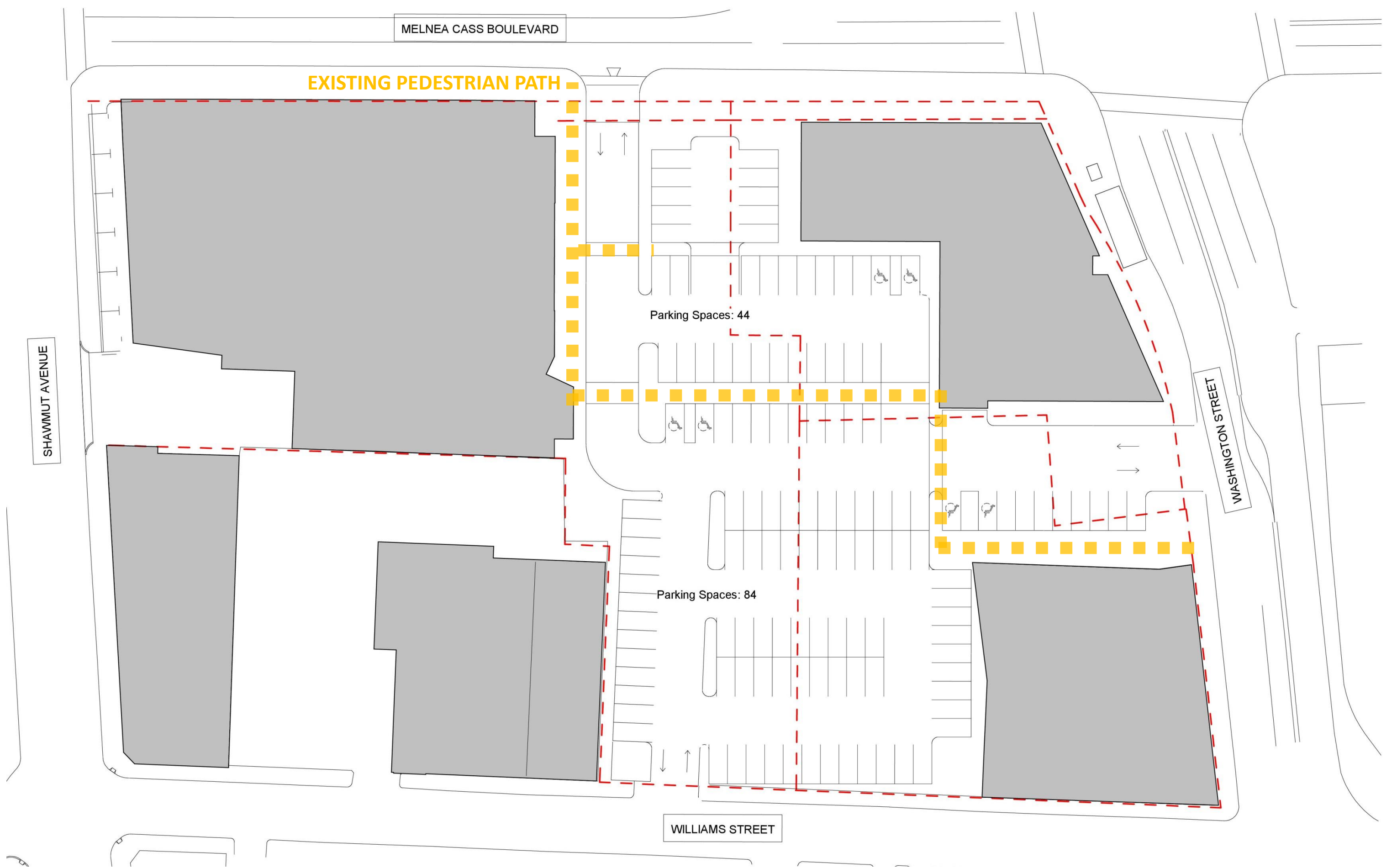


① Melnea Cass Elevation
1" = 20'-0"



② Washington Street Elevation
1" = 20'-0"

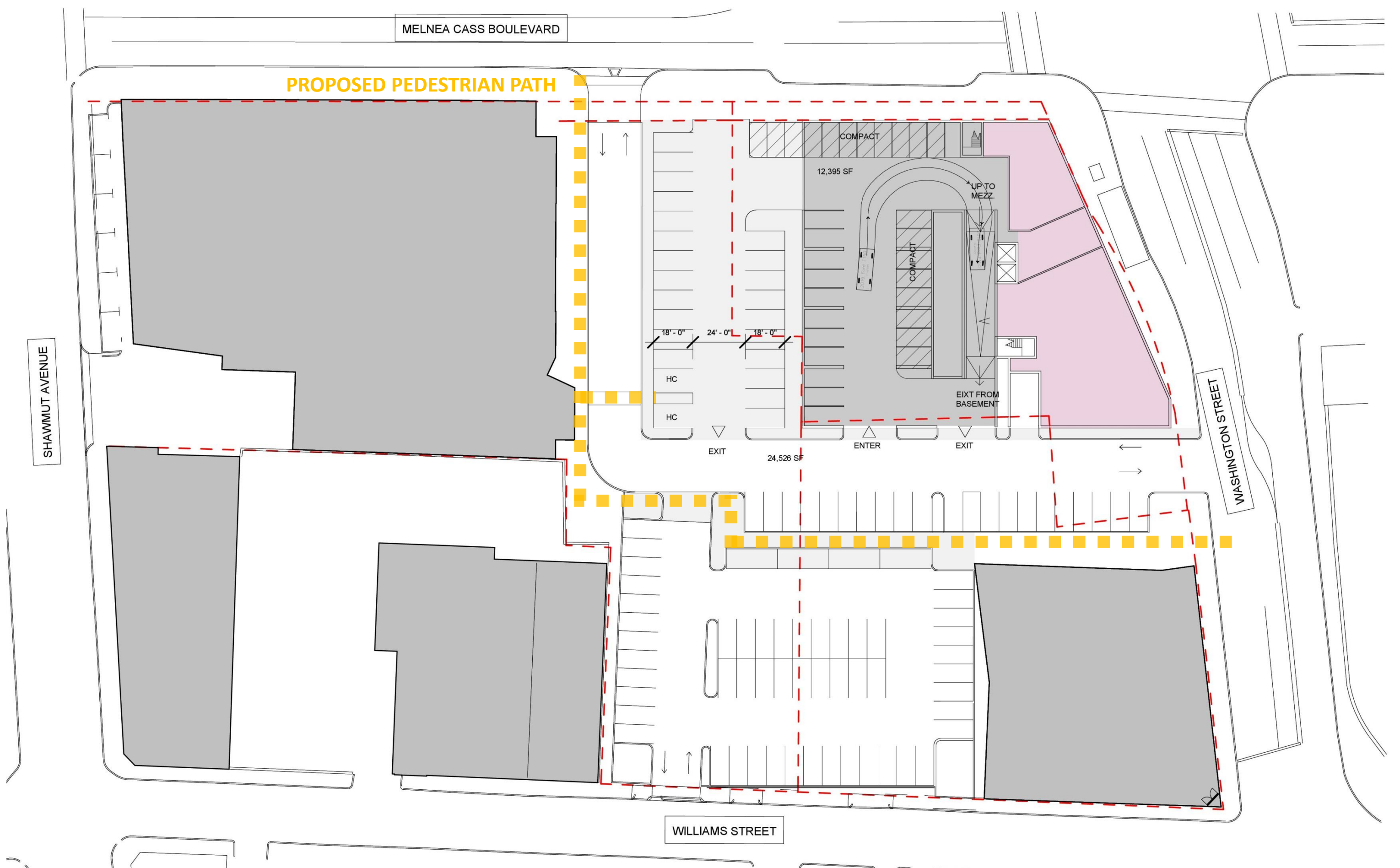




EXISTING SITE PLAN

2085 · Washington Street

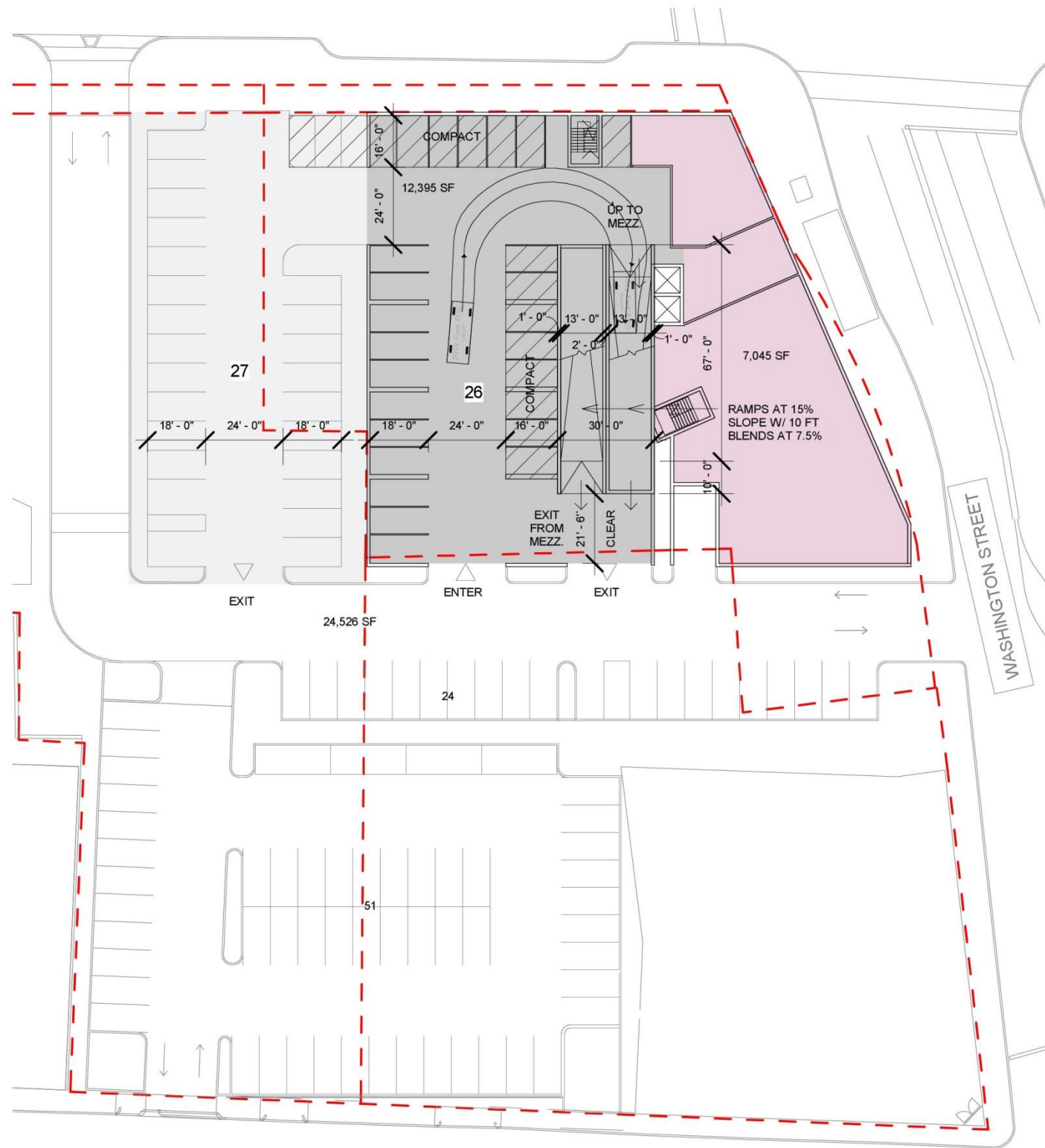
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MID-RISE STUDY SCHEME 1- GROUND LEVEL PLAN

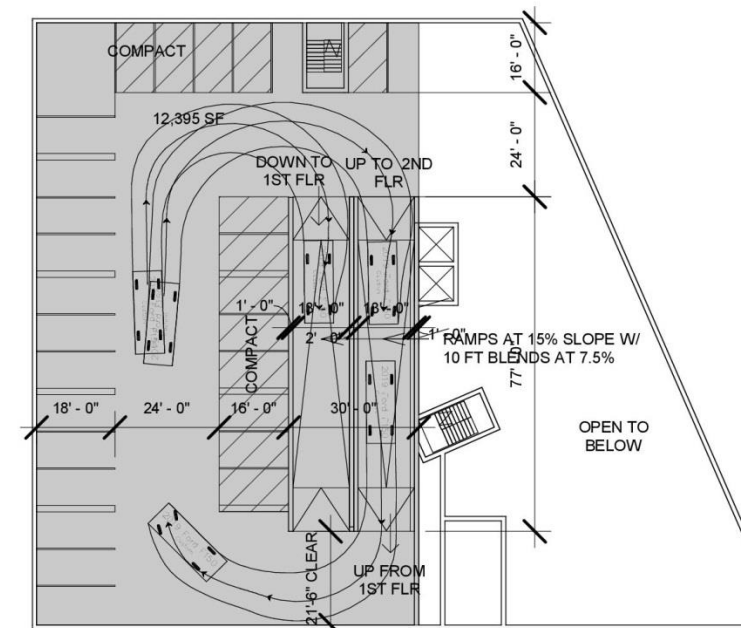
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① GROUND FLOOR PLAN
1" = 40'-0"

Parking Spaces: 53
27 OUTDOOR ACROSS FROM TROPICAL FOODS
26 UNDER COVER



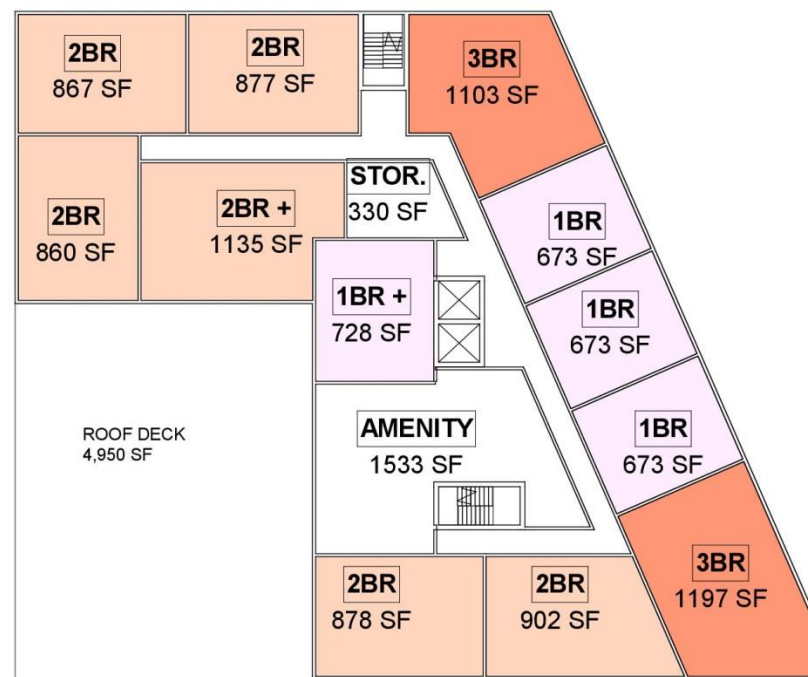
③ MEZZANINE PARKING PLAN
1" = 40'-0" Parking Spaces: 26

TEST VEHICLE:
TRUCK - 2019 FORD F150

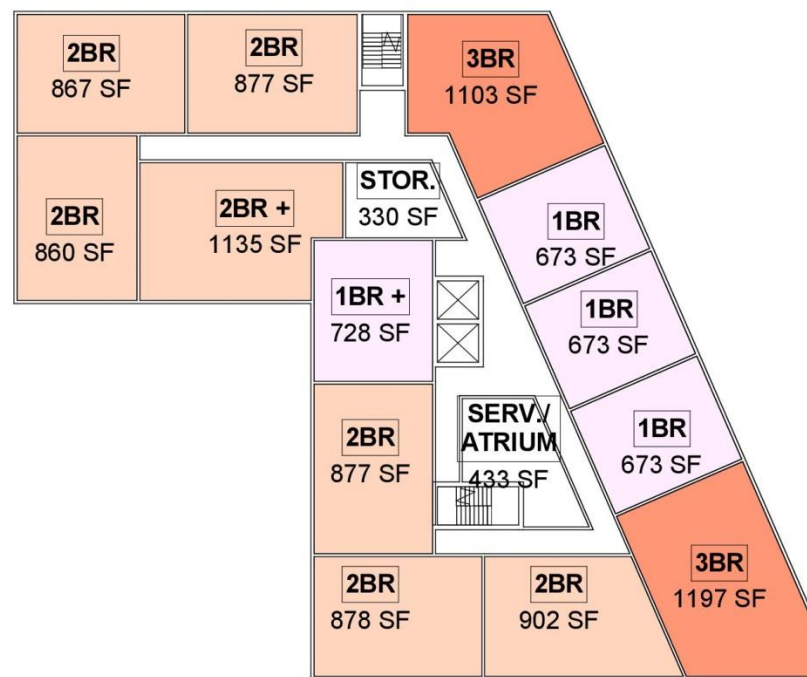
MID-RISE STUDY SCHEME 1- PARKING LEVELS

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② WIDE SCHEME - SECOND FLOOR
1" = 40'-0"



① WIDE SCHEME - TYPICAL FLOOR
1" = 40'-0"

MID-RISE - 6 STORIES		
TOTAL PARKING COUNT:		154 SPACES
SHARED PARKING COUNT		127 SPACES
2085 EXCLUSIVE PARKING COUNT:		64 SPACES
REDESIGN PARKING AREA:		31,957 SF
GROUND PARKING AREA:		12,395 SF
MEZZANINE PKG AREA:		12,395 SF
RETAIL/LOBBY AREA:		7,045 SF
ROOF DECK AREA:		4,950 SF
TOTAL DWELLING UNITS:		64
1BR: 31%		20 @ 687 SF
2BR: 53%		34 @ 873 SF
3BR: 16%		10 @ 1150 SF
TYP. FLR.	TOTAL RENTABLE AREA:	11,443 SF
	TOTAL GROSS AREA:	14,968 SF
	NET RENTABLE / GROSS:	76.5%

MID-RISE STUDY SCHEME 1- RESIDENTIAL LEVELS

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MID-RISE STUDY SCHEME 1- SECTION

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MID-RISE STUDY SCHEME 1- MASSING

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MID-RISE STUDY SCHEME 1- MASSING

2085 · Washington Street

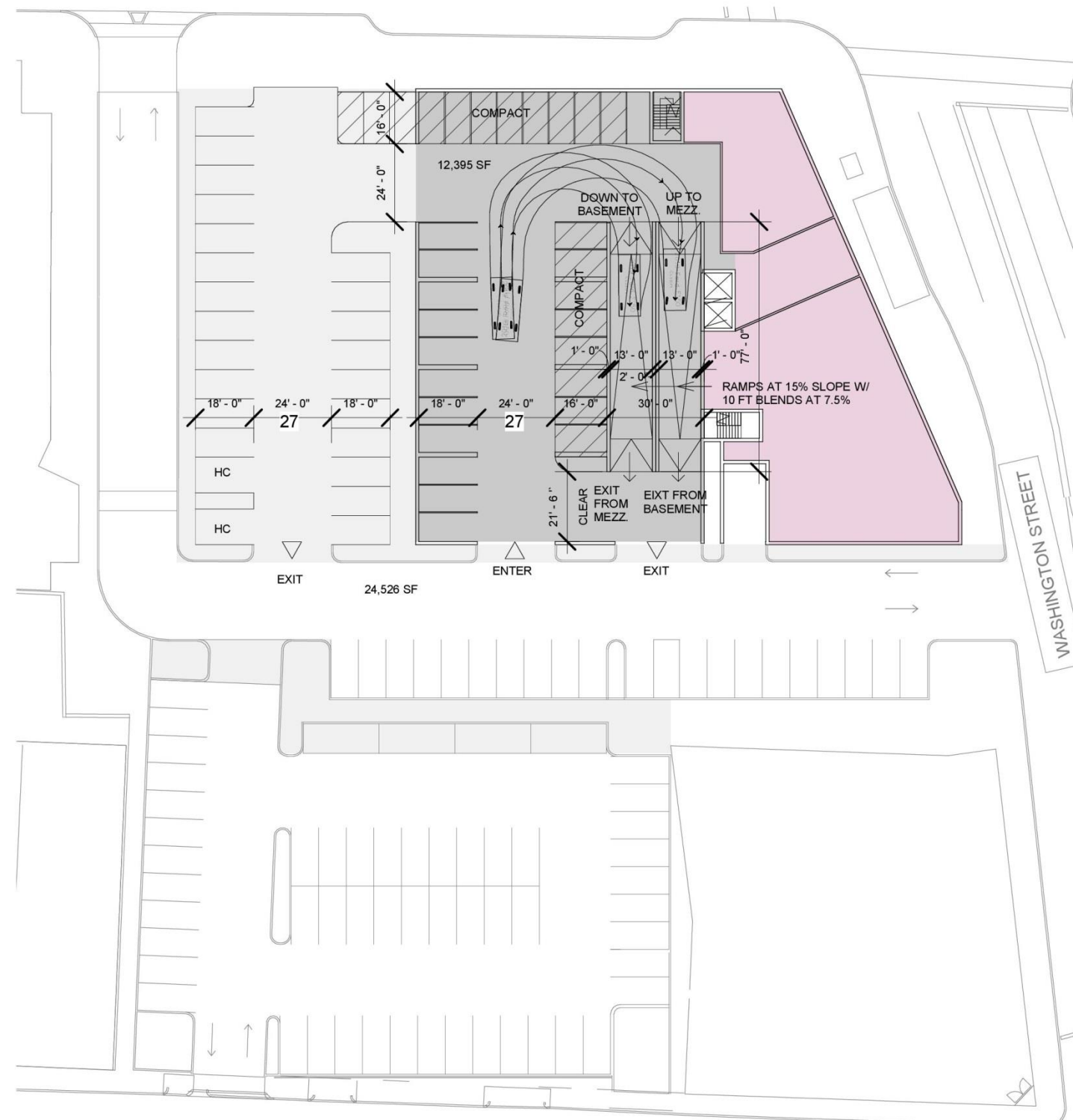
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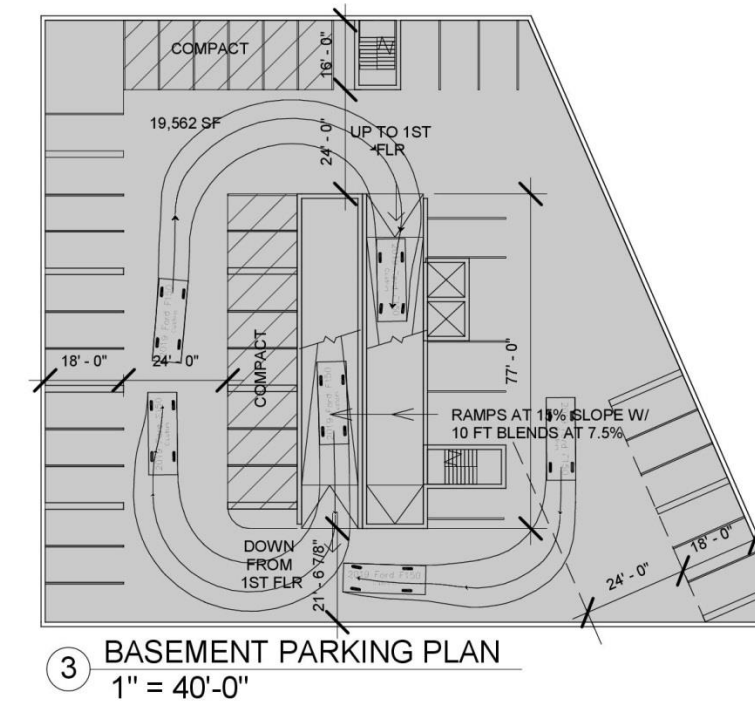
MID-RISE STUDY SCHEME 1- MASSING

2085 · Washington Street

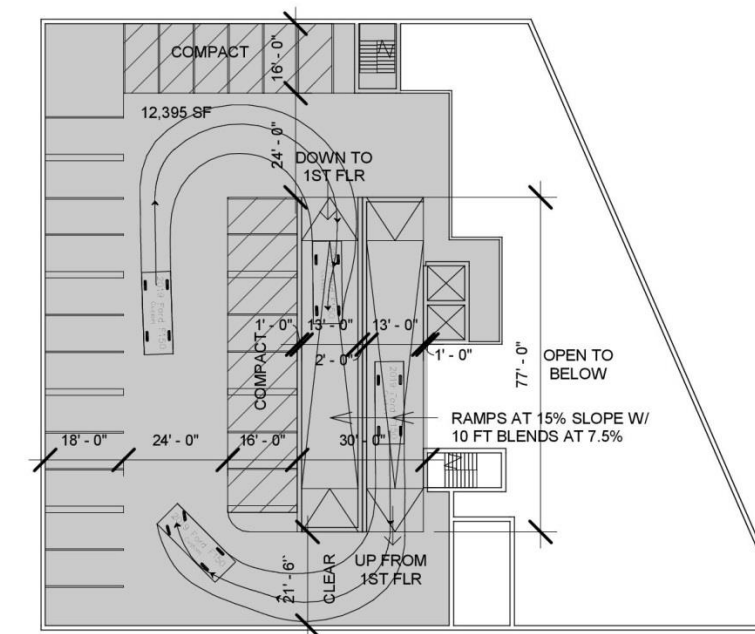
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Parking Spaces: 54
27 OUTDOOR ACROSS FROM TROPICAL FOODS
26 UNDER COVER



Parking Spaces: 38



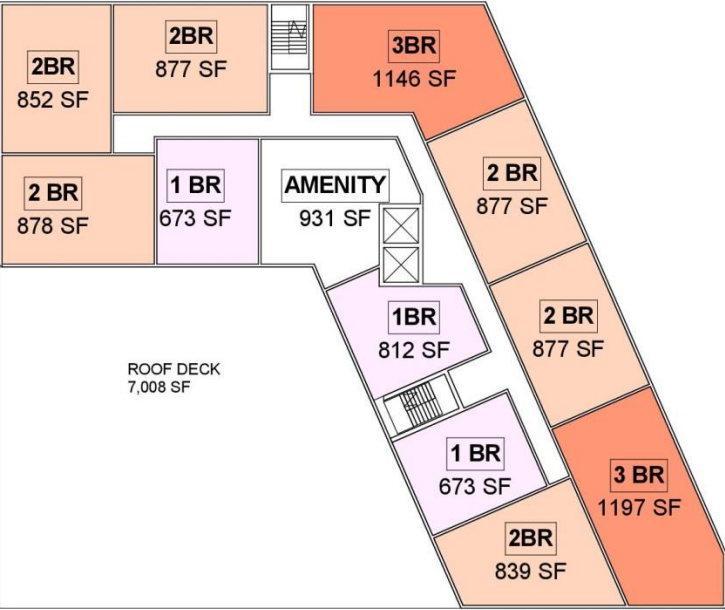
Parking Spaces: 26

TEST VEHICLE:
TRUCK - 2019 FORD F150

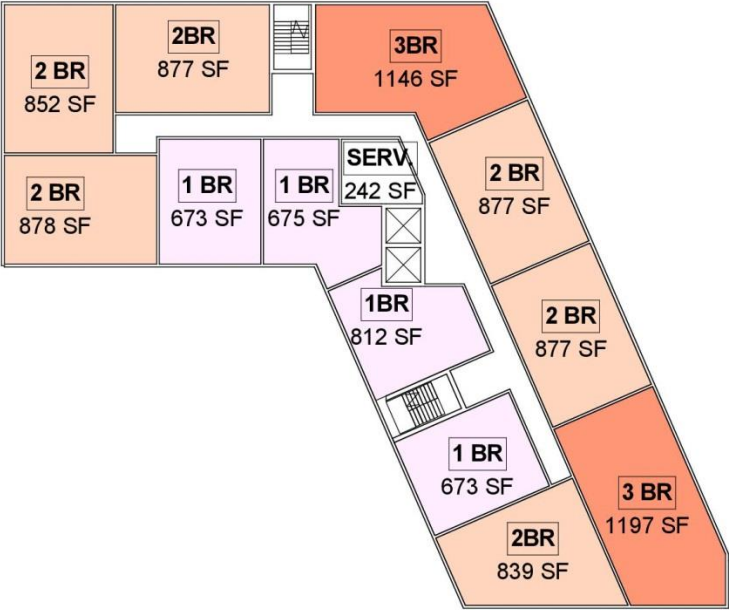
HIGH-RISE STUDY SCHEME 2 - PARKING LEVELS

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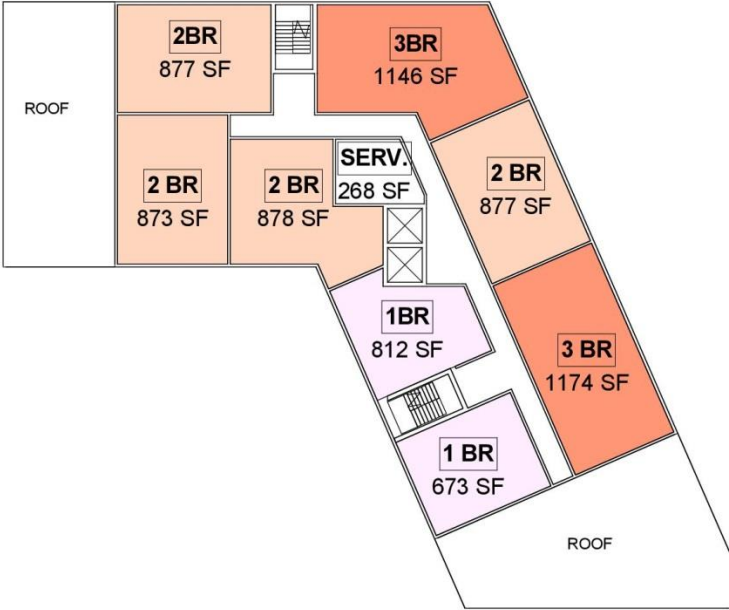


1 THIN SCHEME - THIRD FLOOR PLAN
1" = 40'-0"



2 THIN SCHEME - TYPICAL FLOOR PLAN
1" = 40'-0"

4RD-7TH FLOOR

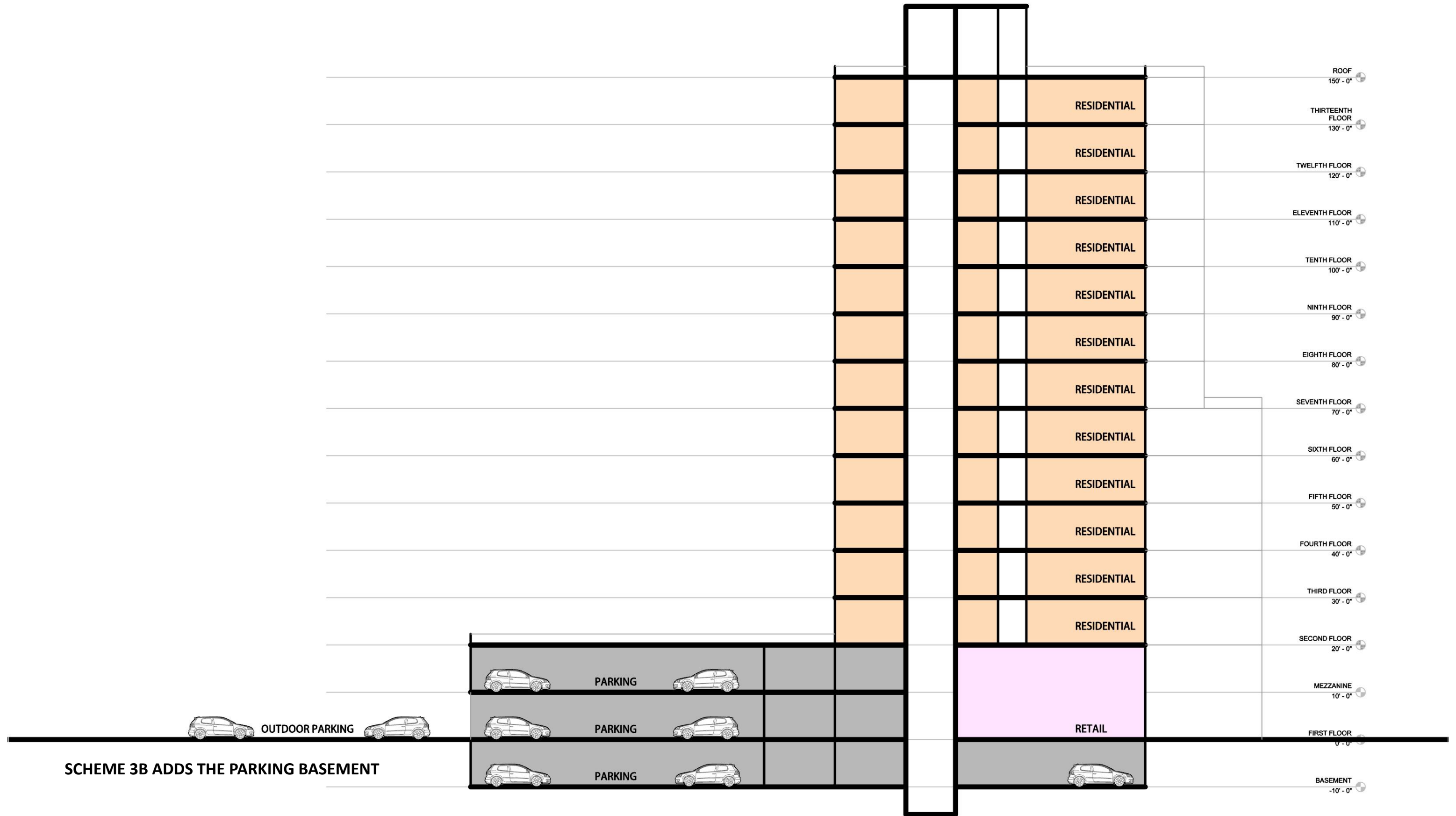


3 THIN SCHEME - SETBACK
1" = 40'-0"

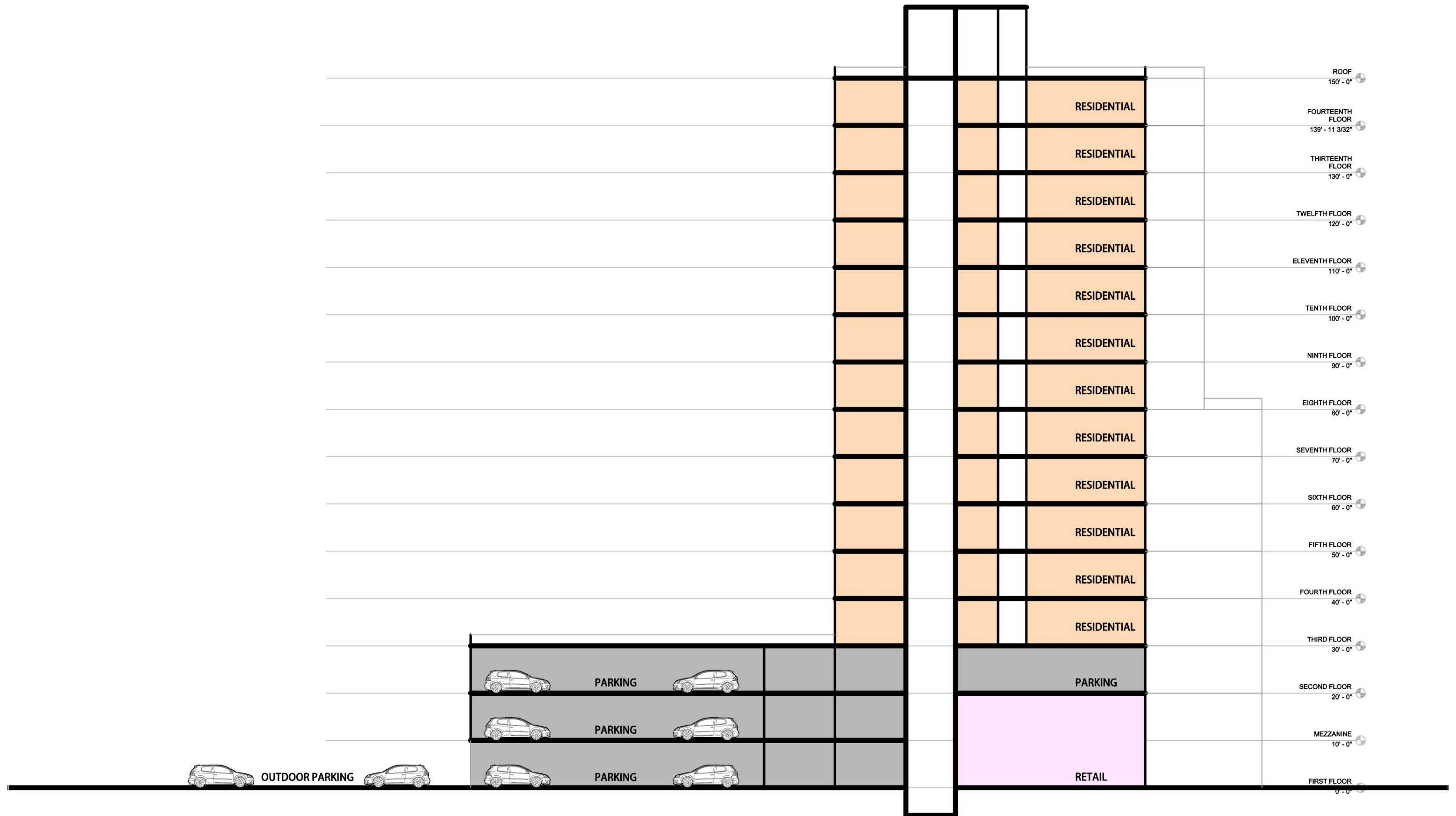
8TH-14TH FLOOR

HIGH-RISE - 11 STORIES		
TOTAL PARKING COUNT:		229 SPACES
SHARED PARKING COUNT		127 SPACES
2085 EXCLUSIVE PARKING COUNT:		53 SPACES
REDESIGN PARKING AREA:		31,957 SF
GROUND PARKING AREA:		12,395 SF
MEZZANINE PKG AREA:		12,395 SF
BSMT FLR PKG AREA:		19,562 SF
RETAIL/LOBBY AREA:		6,975 SF
ROOF DECK AREA:		7,008 SF
TOTAL DWELLING UNITS:		115
1BR: 29%		33 @ 671 SF
2BR: 50%		58 @ 866 SF
3BR: 21%		24 @ 1188 SF
TYP. FLR.	TOTAL RENTABLE AREA:	10,226 SF
	TOTAL GROSS AREA:	12,838 SF
	NET RENTABLE / GROSS:	79.6%

HIGH-RISE STUDY SCHEME 2- RESIDENTIAL LEVELS



HIGH-RISE STUDY SCHEME 2A – SECTION -BASEMENT PARKING



HIGH-RISE STUDY SCHEME 2B- SECTION – SECOND FLOOR PARKING

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HIGH-RISE STUDY SCHEME 2A- MASSING

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HIGH-RISE STUDY SCHEME 2A- MASSING

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HIGH-RISE STUDY SCHEME 2A- MASSING

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