

PARCEL M

1101 N. WOLFE ST.

ARCHITECT:

FILLAT+
ARCHITECTURE

DEVELOPER:

BEACON
communities

SITE DIAGRAM



SITE DIAGRAM



EXHIBIT 1: AERIAL LOOKING NORTH



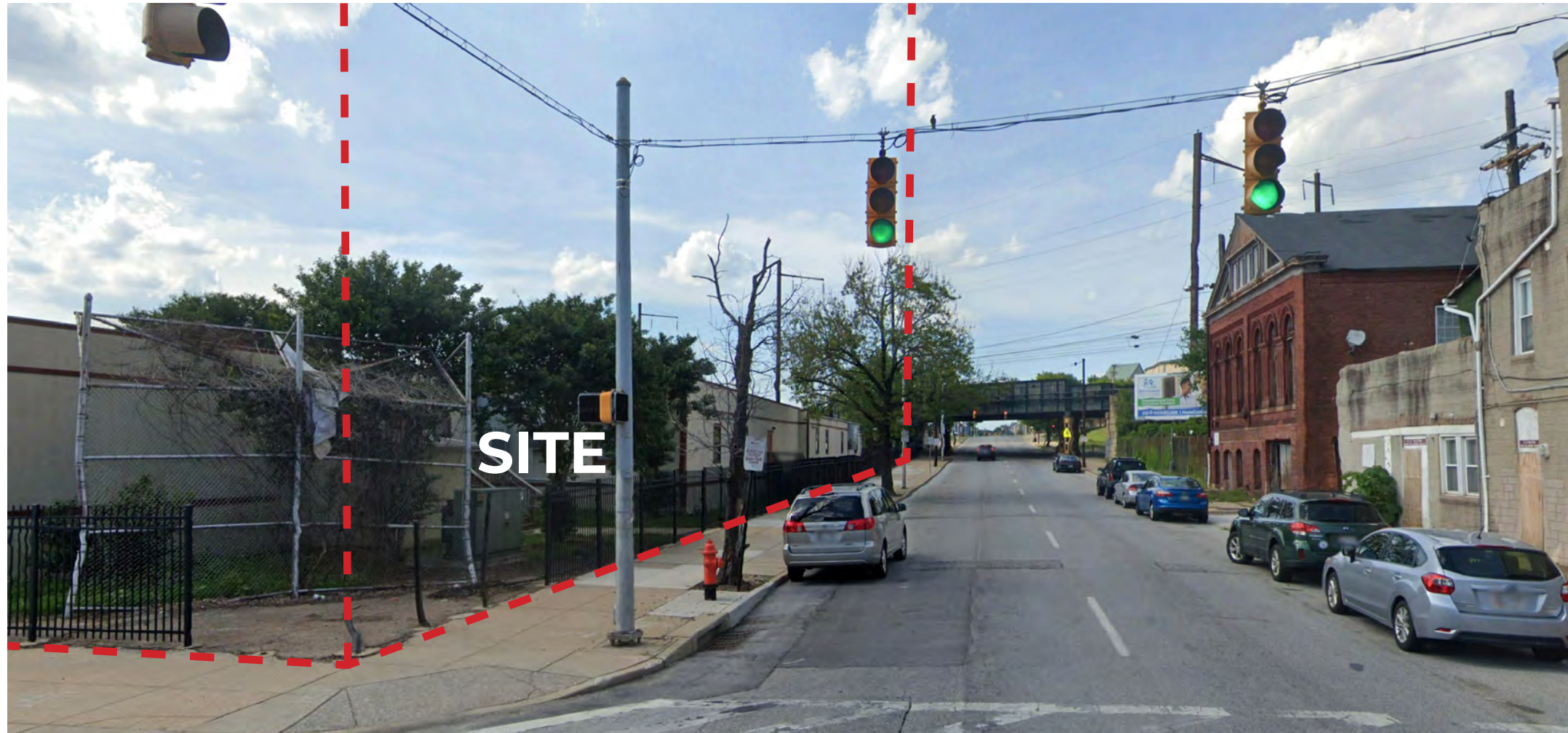
CONTEXT IMAGES: EAST BIDDLE STREET AND NORTH WASHINGTON STREET



CONTEXT IMAGES: EAST BIDDLE STREET AND NORTH WOLFE STREET



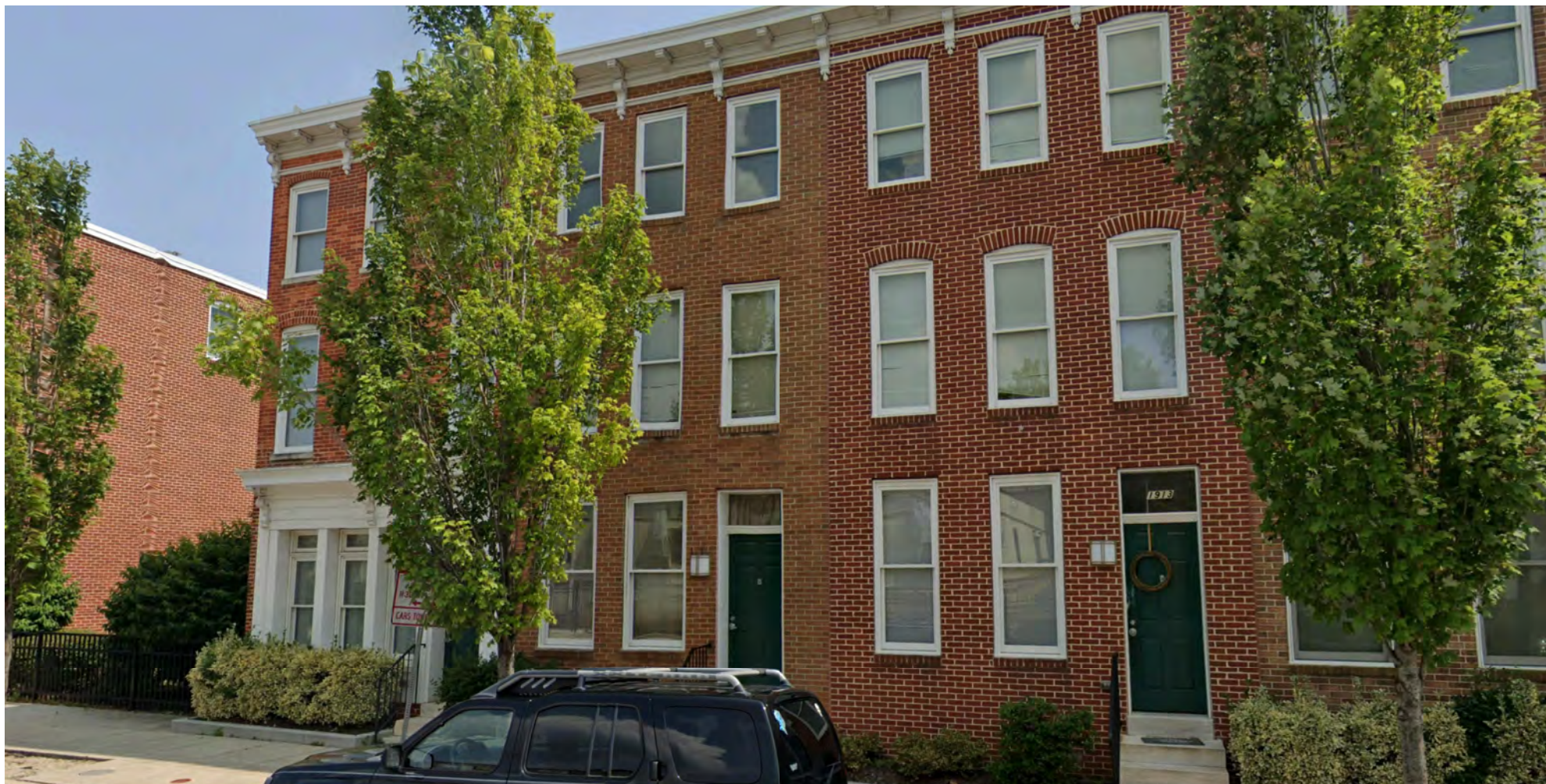
CONTEXT IMAGES: EAST CHASE STREET AND NORTH WASHINGTON STREET



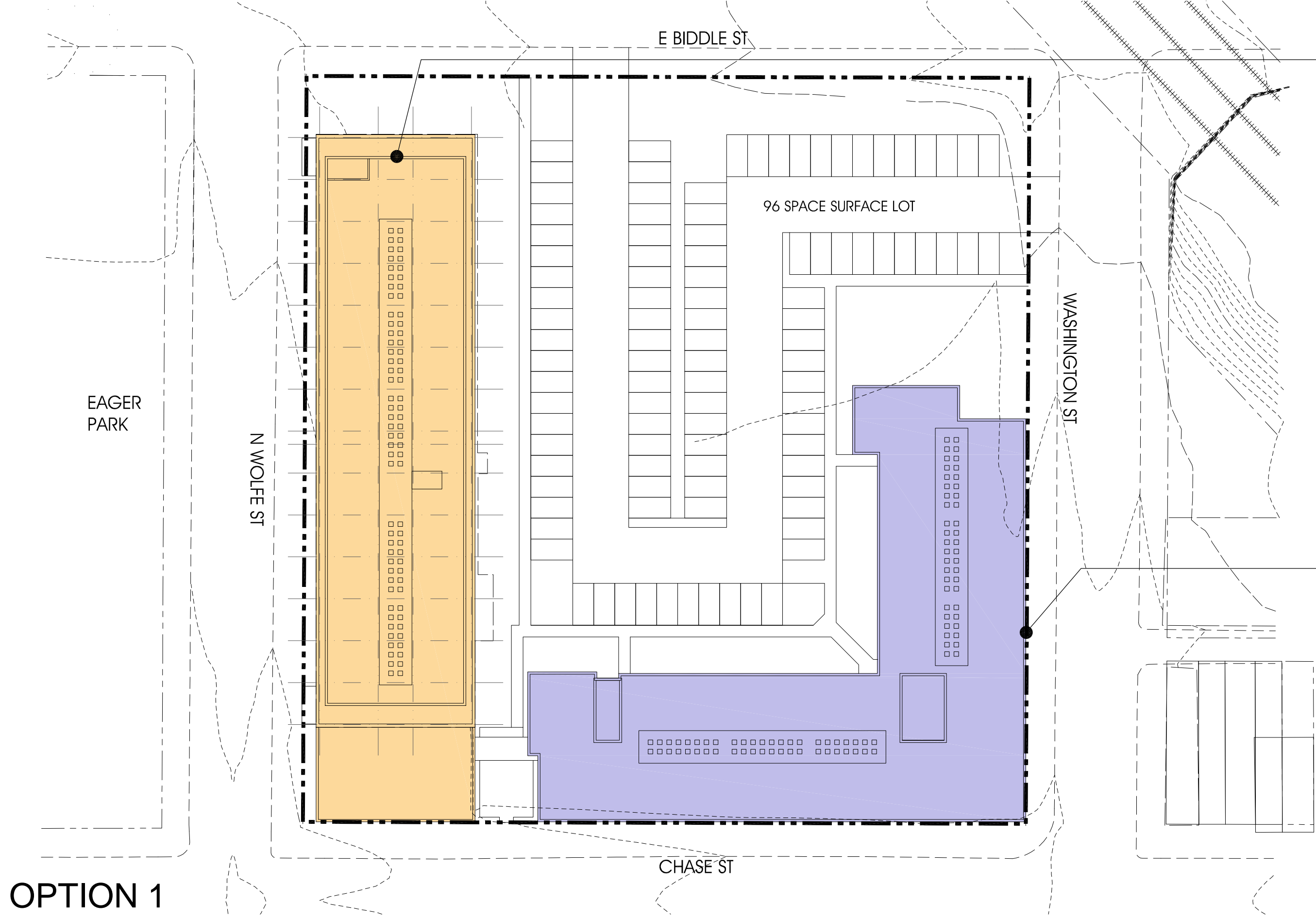
CONTEXT IMAGES: EAST CHASE STREET AND NORTH WOLFE STREET



CONTEXT IMAGES: ROWHOMES ON EAST CHASE STREET



SITEPLAN + MASSING STUDIES



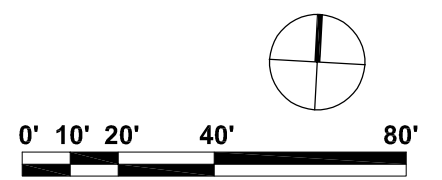
EXISTING BUILDING
 + ROOFTOP
 ADDITION
 5 LEVELS +
 BASEMENT
 97,850 SF

1 BR - 30 (38%)
 2 BR - 30 (38%)
 3 BR - 18 (23%)
 78 UNITS

NEW BUILDING
 4 LEVELS
 85,060 SF

1 BR - 27 (38%)
 2 BR - 30 (42%)
 3 BR - 15 (20%)
 72 UNITS

OPTION 1



PARCEL M

PROPOSED SITE PLAN - OPTION 1

SCALE: 1" = 40'
 DATE: 07.14.2020



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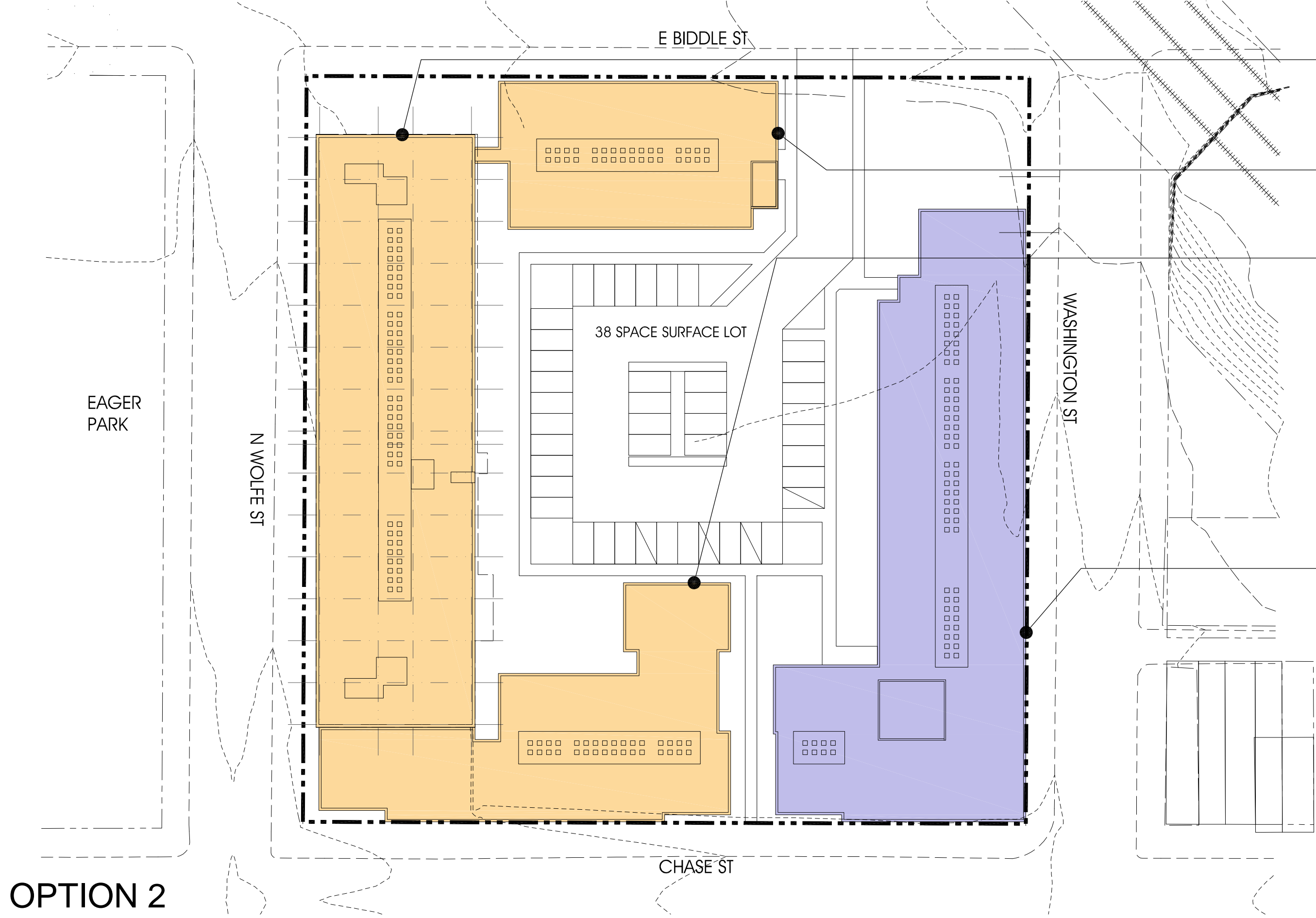
OPTION 1

PARCEL M

VIEW

SCALE: NO SCALE
DATE: 07.30.2020





EXISTING BUILDING
 3 LEVELS +
 BASEMENT
 60,747 SF

NORTH WING ADD.
 3 LEVELS
 22,503 SF

SOUTH WING ADD.
 3 LEVELS
 32,286 SF

1 BR - 34 (40%)
 2 BR - 35 (40%)
 3 BR - 17 (20%)
 86 UNITS

115,536 SF

NEW BUILDING
 4 LEVELS
 76,144 SF

1 BR - 23 (38%)
 2 BR - 26 (42%)
 3 BR - 15 (20%)
 64 UNITS

OPTION 2

PARCEL M

PROPOSED SITE PLAN - OPTION 2

SCALE: 1" = 40'
 DATE: 07.14.2020



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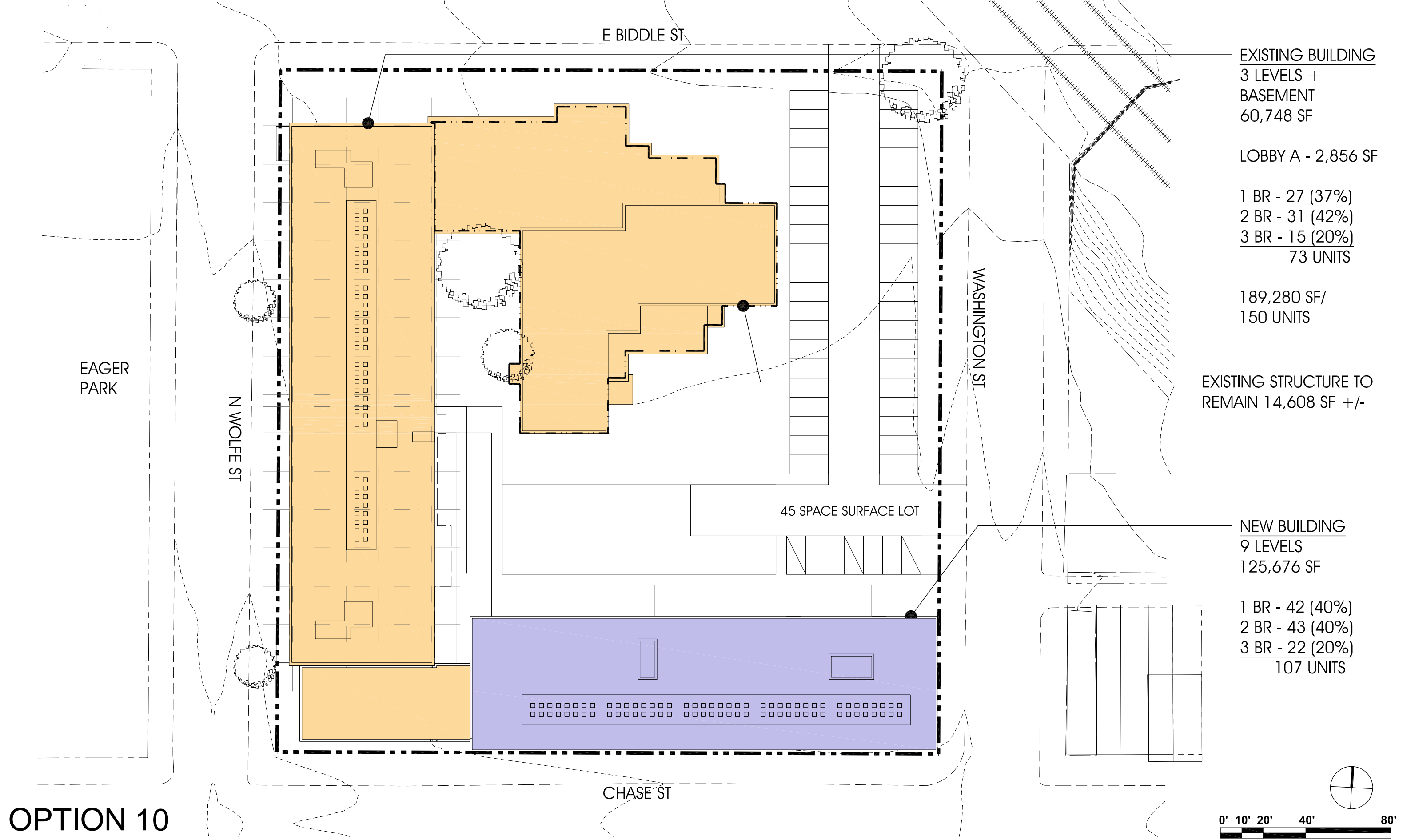
OPTION 2

PARCEL M

VIEW

SCALE: NO SCALE
DATE: 07.30.2020





EXISTING BUILDING
 3 LEVELS +
 BASEMENT
 60,748 SF

LOBBY A - 2,856 SF

1 BR - 27 (37%)
 2 BR - 31 (42%)
 3 BR - 15 (20%)
 73 UNITS

189,280 SF/
 150 UNITS

EXISTING STRUCTURE TO
 REMAIN 14,608 SF +/-

NEW BUILDING
 9 LEVELS
 125,676 SF

1 BR - 42 (40%)
 2 BR - 43 (40%)
 3 BR - 22 (20%)
 107 UNITS

OPTION 10

PARCEL M

PROPOSED SITE PLAN - OPTION 10

SCALE: 1" = 40'
 DATE: 07.24.2020



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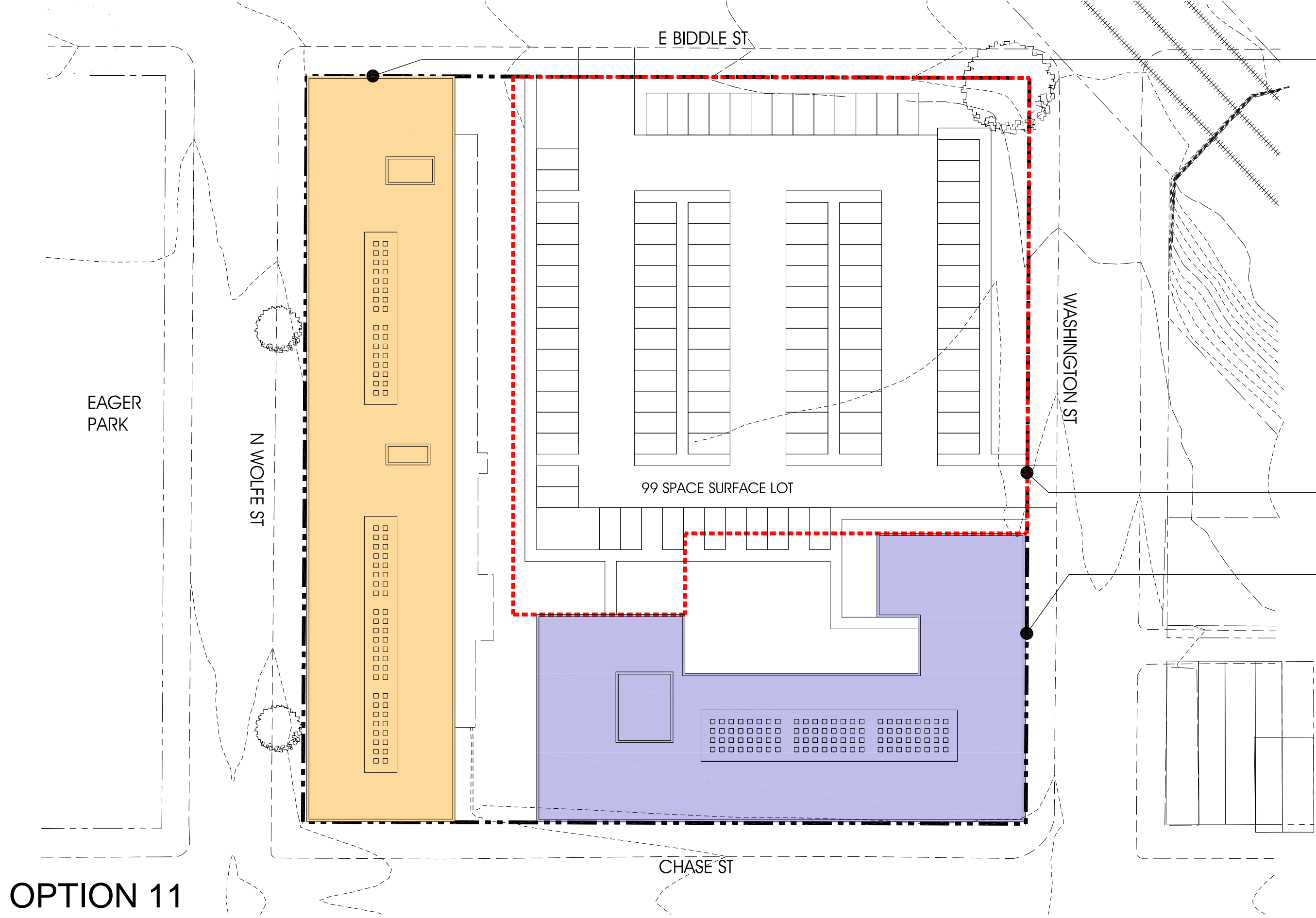
OPTION 10

PARCEL M

VIEW

SCALE: NO SCALE
DATE: 07.21.2020





BUILDING A
 4 LEVELS
 81,492 SF

1 BR - 29 (40%)
 2 BR - 28 (39%)
 3 BR - 15 (21%)
 72 UNITS

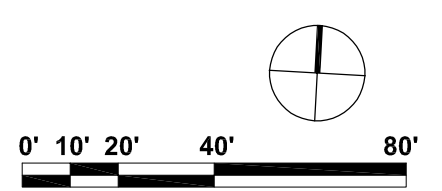
173,297 SF/
 150 UNITS

FUTURE DEVELOPMENT
 45,818 SF PARCEL

BUILDING B
 5 LEVELS
 91,805 SF

1 BR - 31 (40%)
 2 BR - 31 (40%)
 3 BR - 16 (20%)
 78 UNITS

OPTION 11



PARCEL M

PROPOSED SITE PLAN - OPTION 11

SCALE: 1" = 40'
 DATE: 07.27.2020



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OPTION 11

PARCEL M

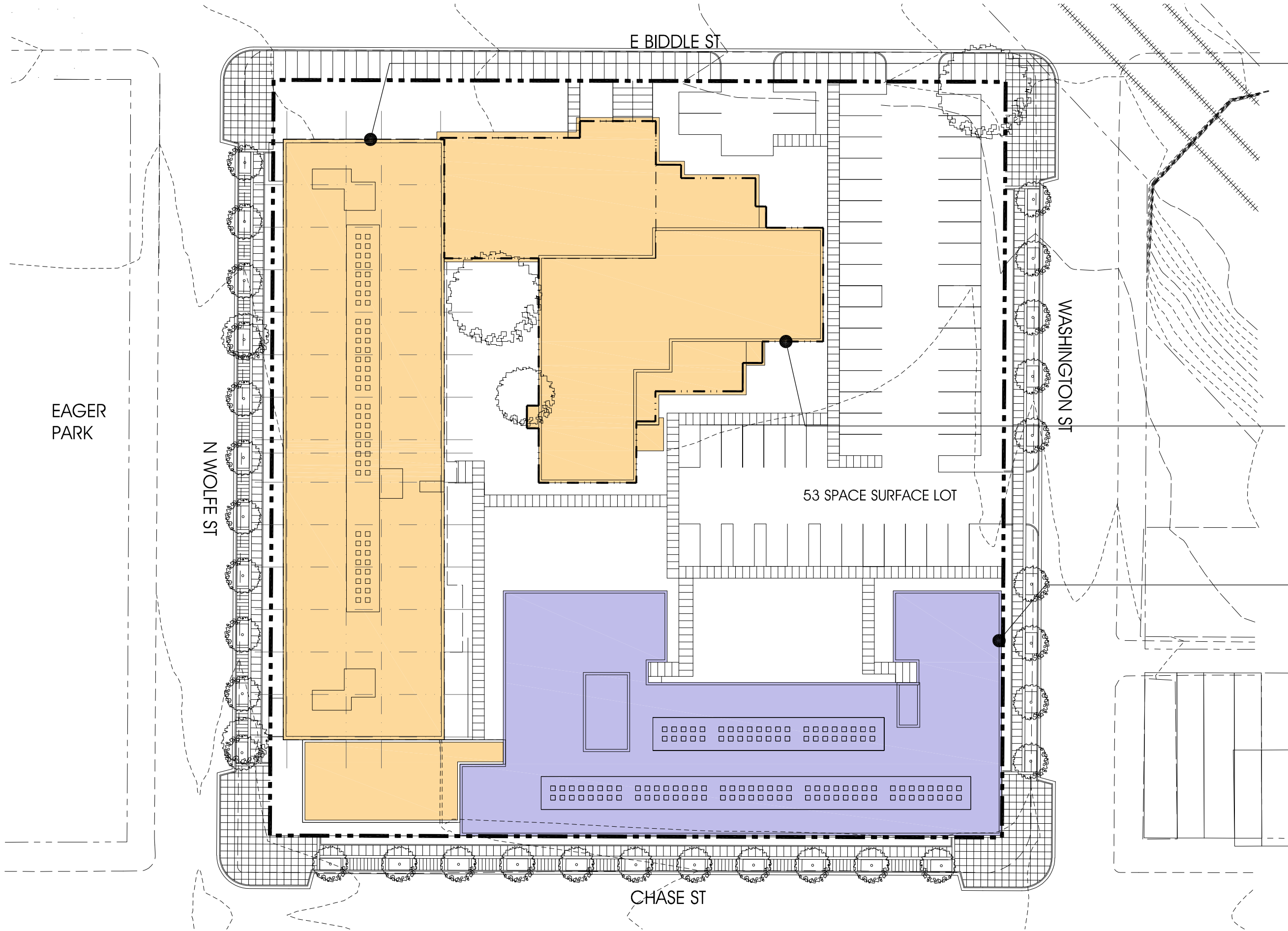
VIEW

SCALE: NO SCALE
DATE: 07.21.2020



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**SITEPLAN + MASSING
PROPOSED**



EXISTING BUILDING
 3 LEVELS +
 BASEMENT
 65,551 SF
 43 UNITS

EXISTING STRUCTURE TO
 REMAIN 14,608 SF +/-

NEW BUILDING
 7 LEVELS
 129,920 SF
 107 UNITS

EAGER
 PARK

N WOLFE ST

E BIDDLE ST

WASHINGTON ST

53 SPACE SURFACE LOT

CHASE ST

0' 10' 20' 40' 80'



PARCEL M

PROPOSED SITE PLAN

SCALE: 1" = 40'
 DATE: 08.20.20

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E BIDDLE ST

EAGER PARK

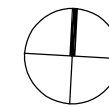
N WOLFEST

WASHINGTON ST

CHASE ST



0' 10' 20' 40' 80'



PARCEL M

LEVEL 1 PLAN

SCALE: 1" = 40'
DATE: 08.18.2020

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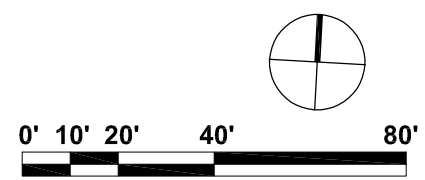
EAGER PARK

N WOLFEST ST

E BIDDLE ST

WASHINGTON ST

CHASE ST



PARCEL M

LEVEL 2 & 3 PLAN

SCALE: 1" = 40'
DATE: 08.18.2020

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LEVEL 4-7 PLAN

SCALE: 1" = 40'
DATE: 08.20.2020

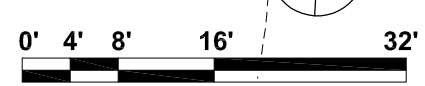


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WASHINGTON ST

CHASE ST



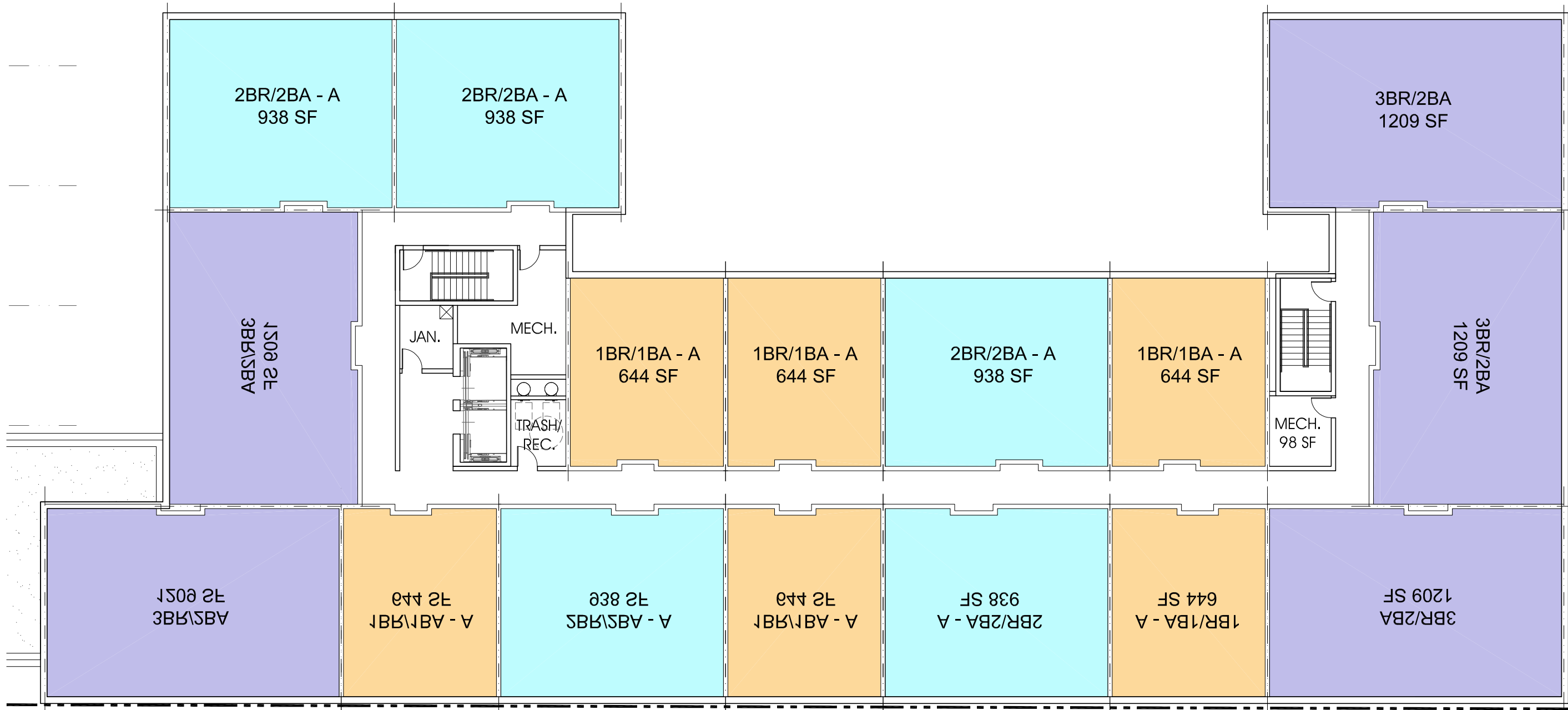
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LEVEL 1 PLAN

SCALE: 1/16" = 1'-0"
DATE: 08.18.2020

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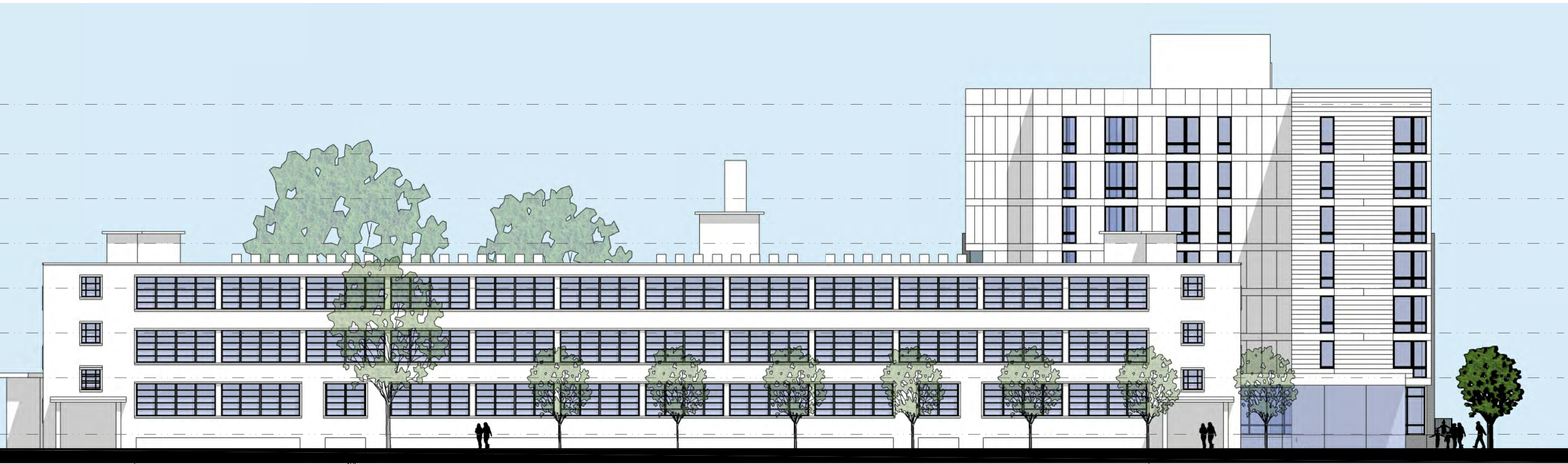
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LEVEL 2-7 PLAN

SCALE: 1/16" = 1'-0"
DATE: 08.18.2020



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0' 10' 20' 40'

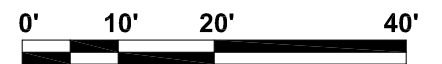
PARCEL M

WEST ELEVATION - WOLFE STREET

SCALE: 1" = 20'
DATE: 08.20.2020

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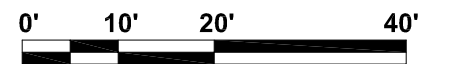
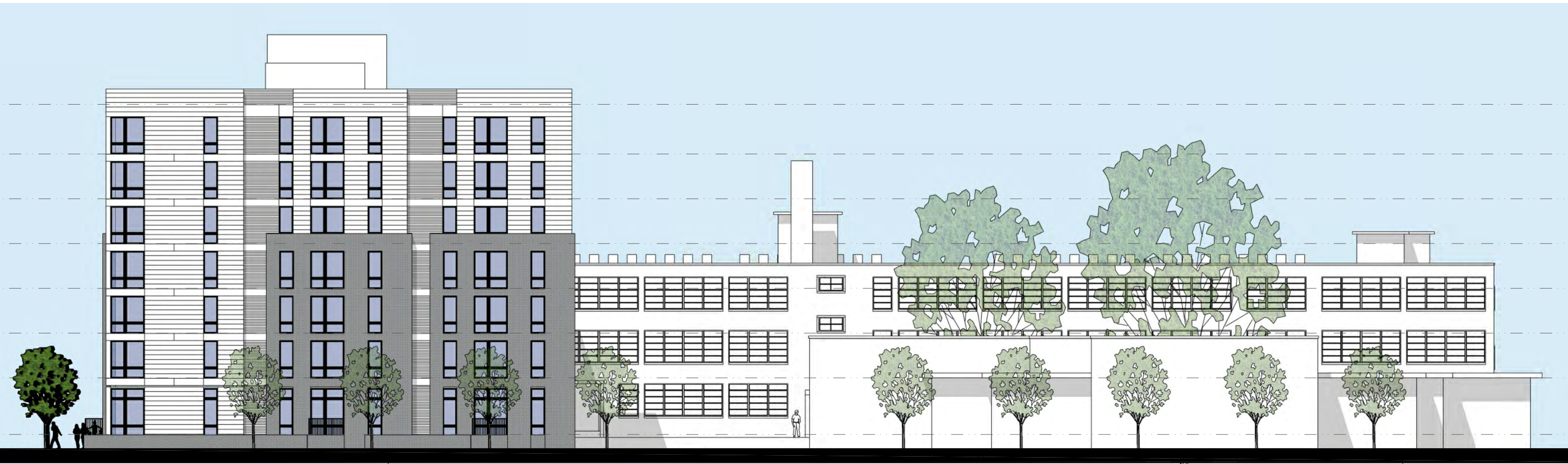


PARCEL M

SOUTH ELEVATION - CHASE STREET

SCALE: 1" = 20'
DATE: 08.20.2020

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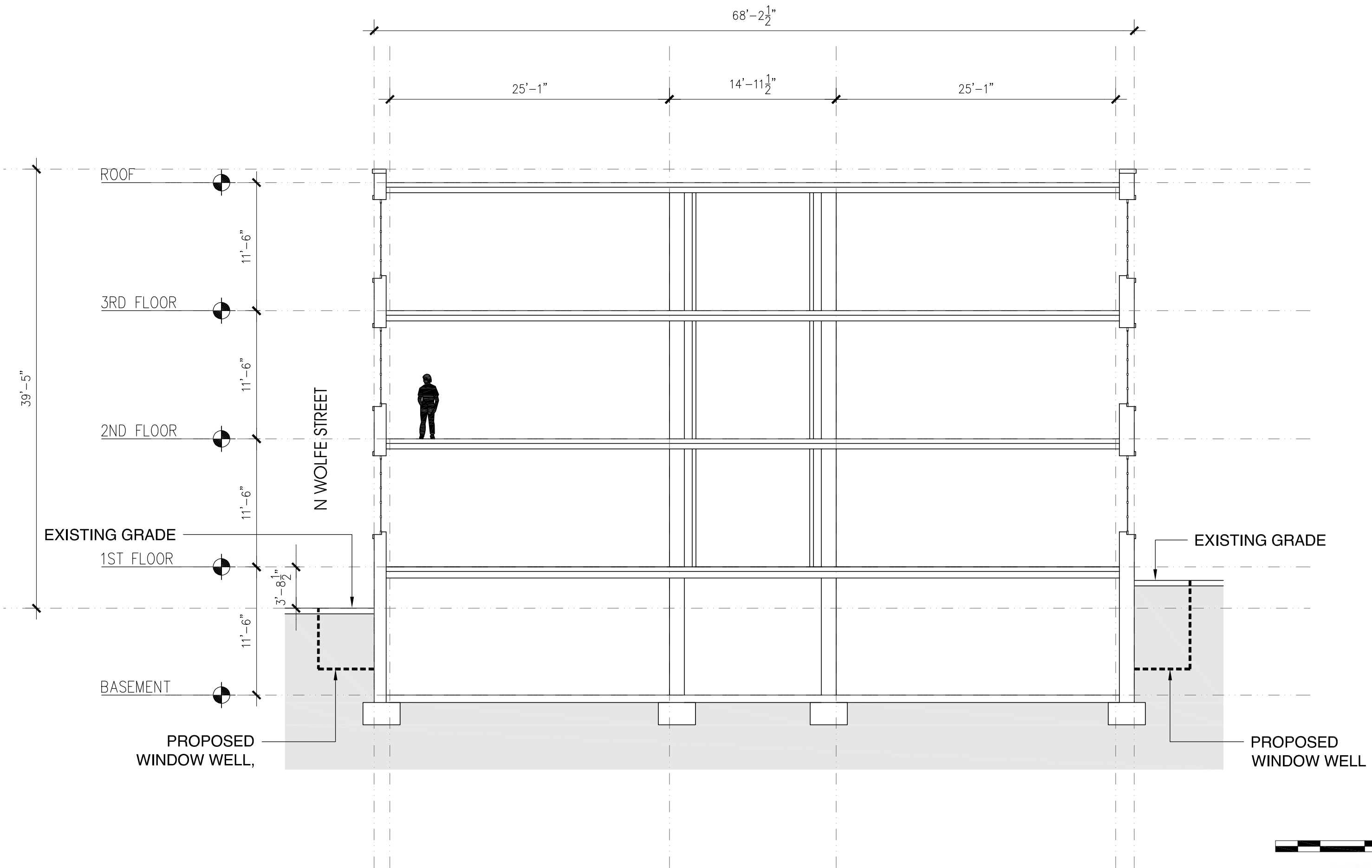
PARCEL M

EAST ELEVATION - WASHINGTON STREET

SCALE: 1" = 20'
DATE: 08.20.2020

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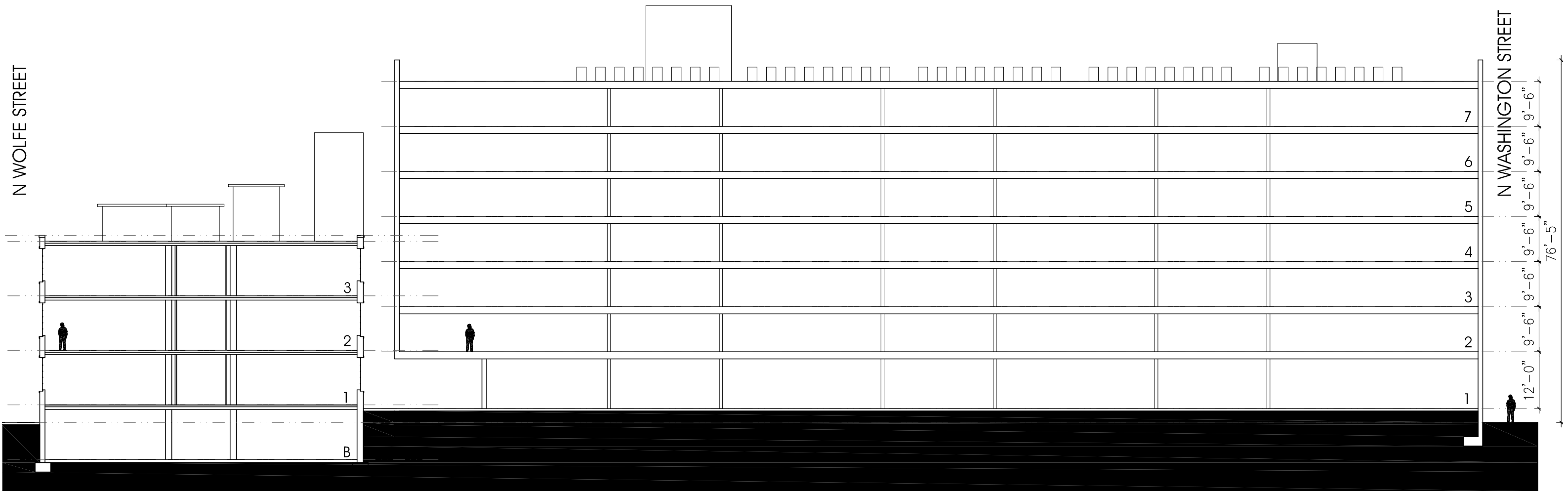
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BUILDING SECTION - EXISTING SCHOOL

SCALE: 1/8" = 1'-0"
 DATE: 08.03.2020



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N WOLFE STREET

N WASHINGTON STREET

3

2

1

B

7

6

5

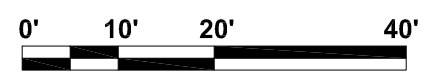
4

3

2

1

12'-0" 9'-6" 9'-6" 9'-6" 9'-6" 9'-6" 9'-6" 9'-6" 76'-5"



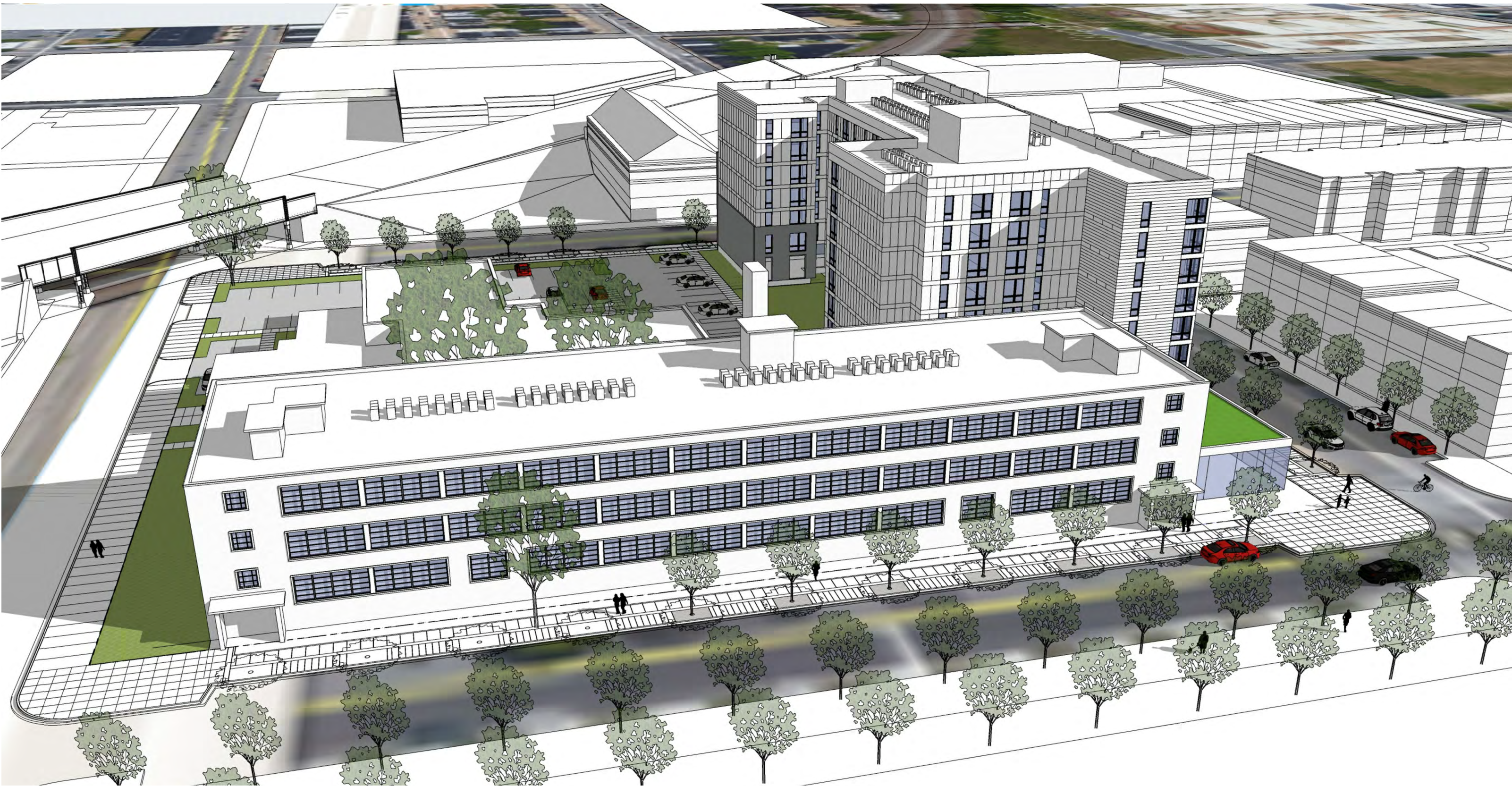
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BUILDING SECTION

SCALE: 1"=20'
DATE: 08.21.2020

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PARCEL M

AERIAL VIEW EAST

SCALE: NO SCALE

DATE: 08.20.2020

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PARCEL M

AERIAL VIEW NORTHEAST

SCALE: NO SCALE
DATE: 08.20.2020

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PARCEL M

AERIAL VIEW NORTHWEST

SCALE: NO SCALE
DATE: 08.20.2020

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PARCEL M

VIEW EAST ON CHASE STREET

SCALE: NO SCALE
DATE: 08.20.2020

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PARCEL M

VIEW WEST ON CHASE STREET

SCALE: NO SCALE
DATE: 08.20.2020

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PARCEL M

VIEW NORTH ON WASHINGTON STREET

SCALE: NO SCALE
DATE: 08.20.2020

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