



TUNG RESIDENCE -
RESIDENTIAL ADDITION FOR 69
CENTRE STREET, ROXBURY MA



TUNG RESIDENCE - 69 CENTRE ST. RESIDENTIAL ADDITION

PROJECT GOALS

Client Info

- Bruce and Johnathan have been in the home for 40+ years
- Looking to age in place rather than moving elsewhere
- Thinking about present, near future, and distant future of the home

Project Goals

- Universal Design
- Aging in place
- Flexible floor plan
- Architecturally thoughtful
- Ecologically responsive
- Historically respectful, intentionally distinctive



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CONCEPT

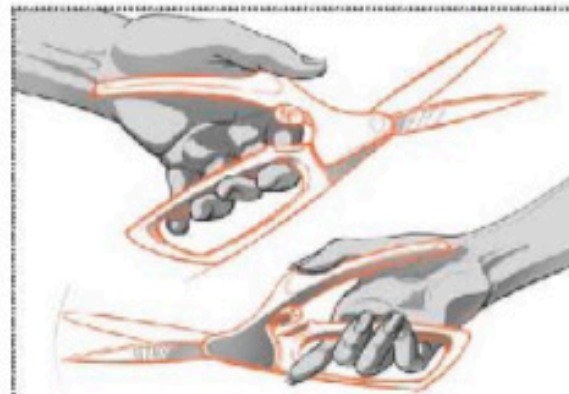
The Principles of Universal Design



Equitable Use

The design is useful and marketable to people with diverse abilities.

- 1a. Provide the same means of use for all users: identical whenever possible; equivalent when not.
- 1b. Avoid segregating or stigmatizing any users.
- 1c. Provisions for privacy, security, and safety should be equally available to all users.
- 1d. Make the design appealing to all users.



Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.

- 2a. Provide choice in methods of use.
- 2b. Accommodate right- or left-handed access and use.
- 2c. Facilitate the user's accuracy and precision.
- 2d. Provide adaptability to the user's pace.



Simple and Intuitive Use

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or education level.

- 3a. Eliminate unnecessary complexity.
- 3b. Be consistent with user expectations and intuition.
- 3c. Accommodate a wide range of literacy and language skills.
- 3d. Arrange information consistent with its importance.
- 3e. Provide effective prompting and feedback during and after task completion.



Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

- 4a. Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.
- 4b. Provide adequate contrast between essential information and its surroundings.
- 4c. Maximize "legibility" of essential information.
- 4d. Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions).
- 4e. Provide compatibility with a variety of techniques or devices used by people with sensory limitations.



Tolerance for Error

The design minimizes hazards and the adverse consequences of accidental or unintended actions.

- 5a. Arrange elements to minimize hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded.
- 5b. Provide warnings of hazards and errors.
- 5c. Provide fail safe features.
- 5d. Discourage unconscious action in tasks that require vigilance.



Low Physical Effort

The design can be used efficiently and comfortably and with a minimum of fatigue.

- 6a. Allow user to maintain a neutral body position.
- 6b. Use reasonable operating forces.
- 6c. Minimize repetitive actions.
- 6d. Minimize sustained physical effort.



Size and Space for Approach and Use

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

- 7a. Provide a clear line of sight to important elements for any seated or standing user.
- 7b. Make reach to all components comfortable for any seated or standing user.
- 7c. Accommodate variations in hand and grip size.
- 7d. Provide adequate space for the use of assistive devices or personal assistance.



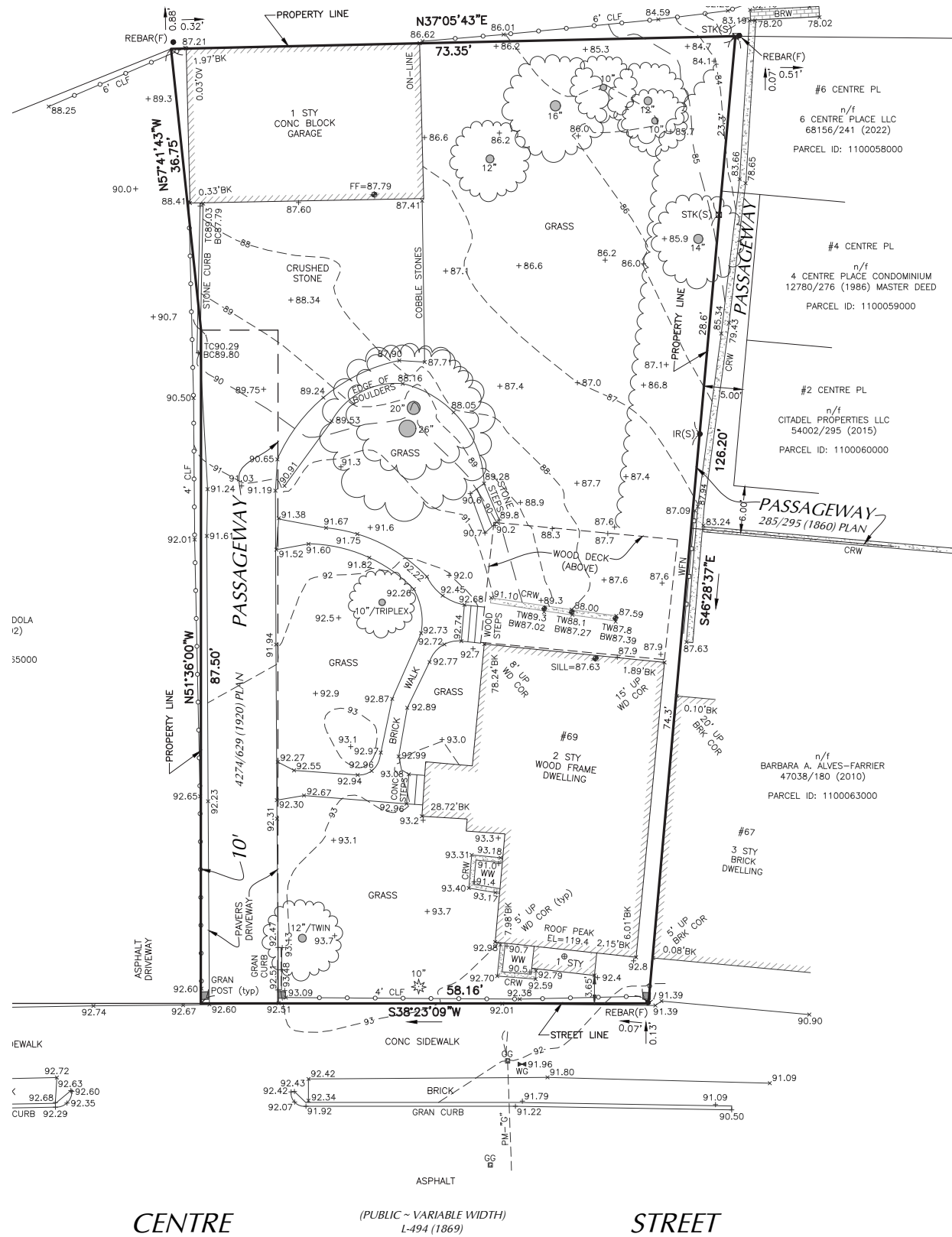
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NEIGHBORHOOD CONTEXT



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SITE CONTEXT



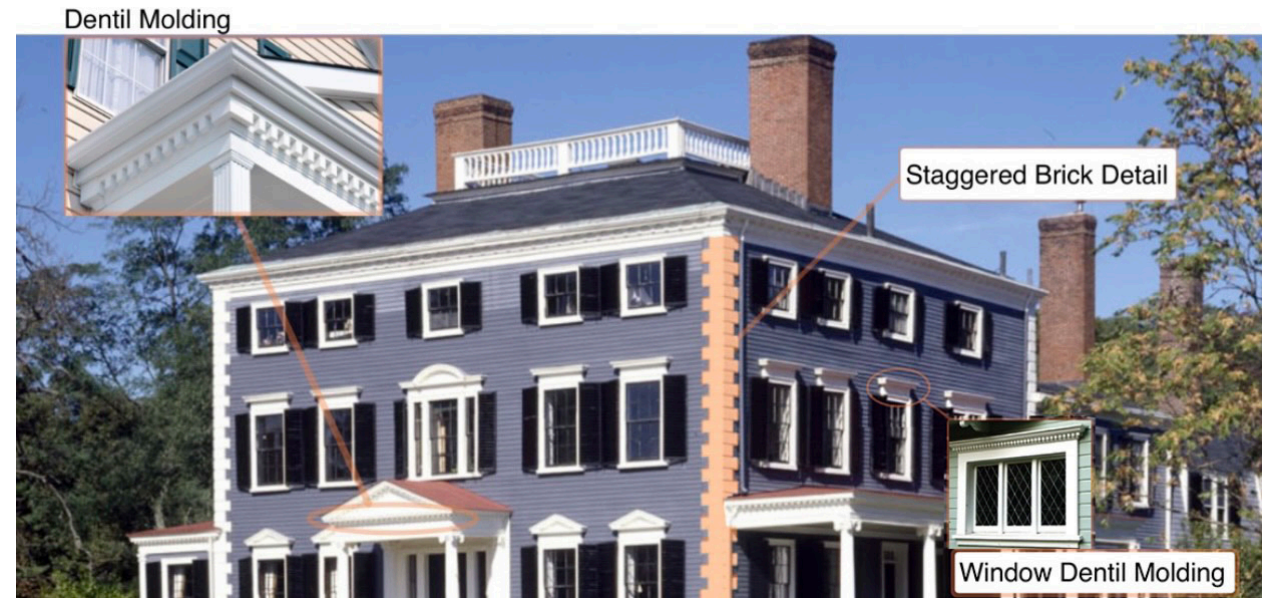
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EXISTING BUILDING CONTEXT



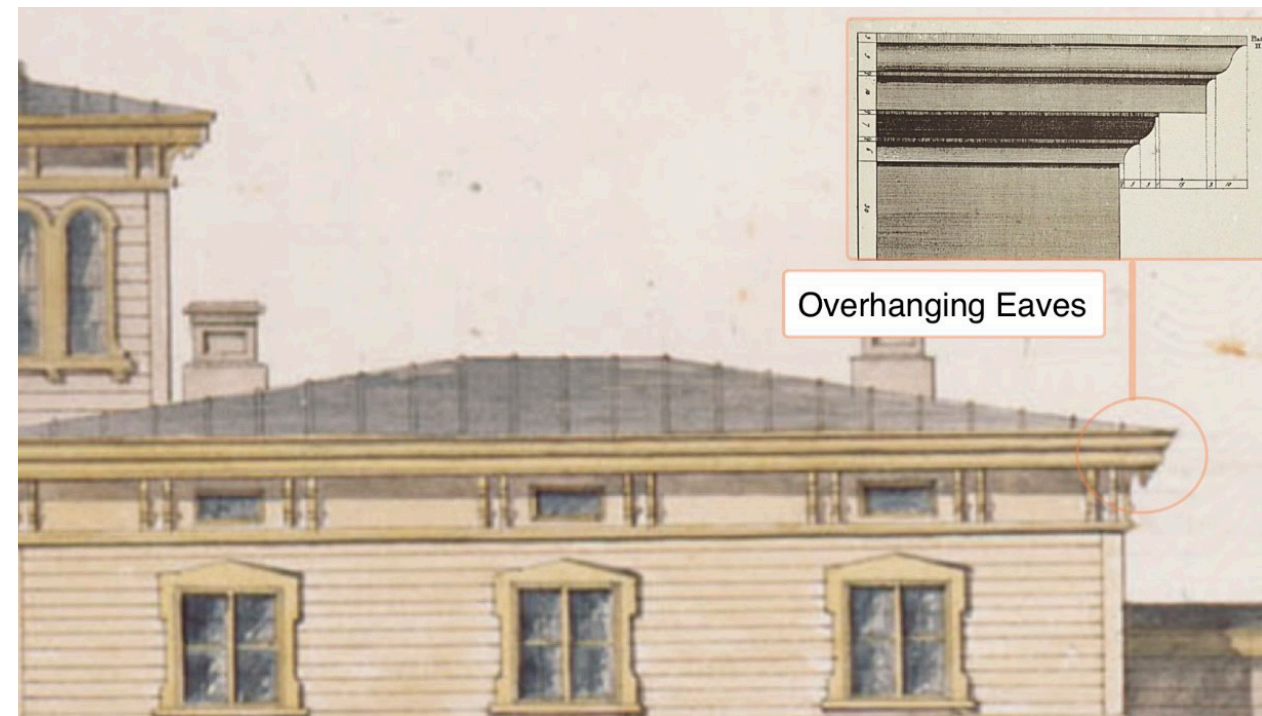
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EXISTING BUILDING ANALYSIS



GEORGIAN STYLE REFERENCES

- DENTIL MOULDING AROUND WINDOWS AND ALONG ROOF EDGES
- STAGGERED BRICK DETAIL ON PUBLIC FACE
- ENTRY DOOR ON THE SIDE AWAY FROM STREET
- GENERALLY THIN LONG FLOOR PLANS (TWO ROOMS WIDE BY THREE ROOMS IN LENGTH)

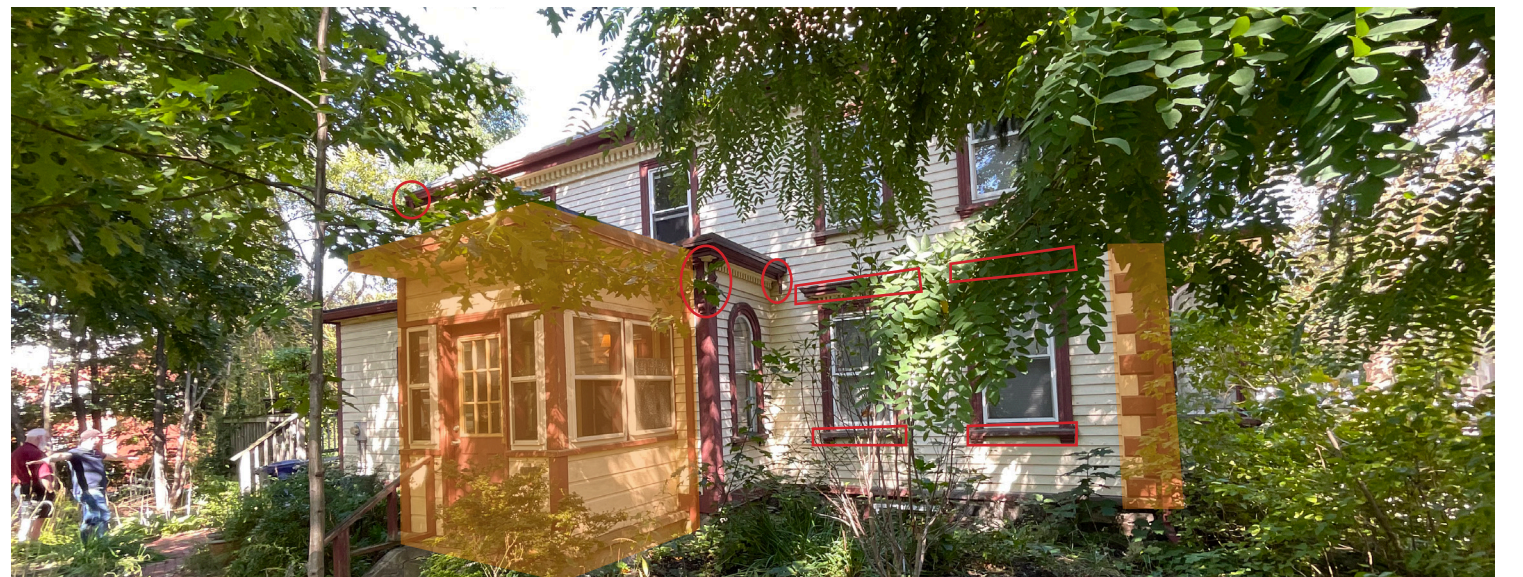


ITALIANATE STYLE REFERENCES

- DRESSED OVERHANGING EAVES
- ORNAMENTAL DESIGNS UNDER EAVES



- Cap/Sill References
- Georgian Style References
- Italianette Style References

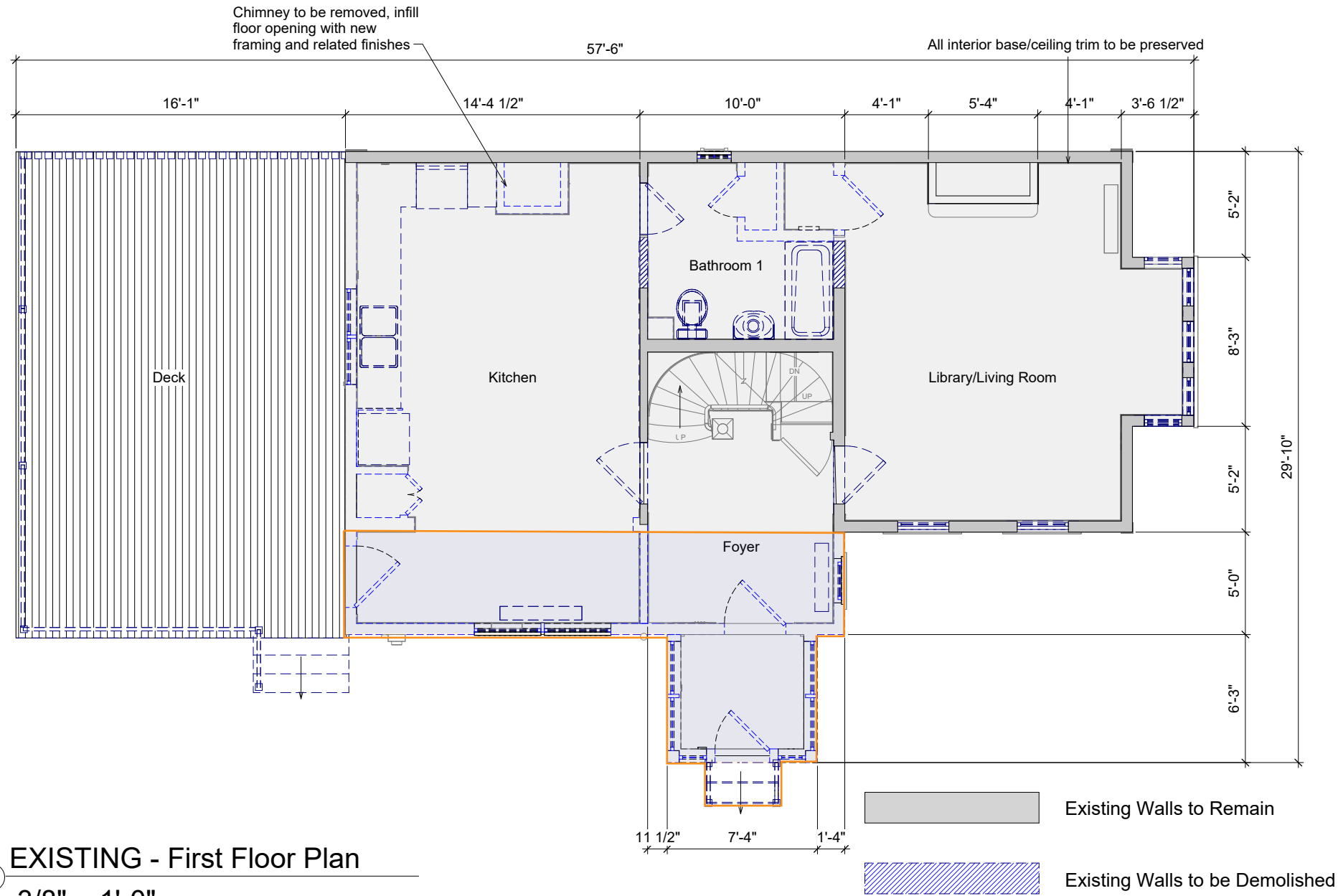


- Cap/Sill References
- Georgian Style References
- Italianette Style References



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PROPOSED WORK - DEMO

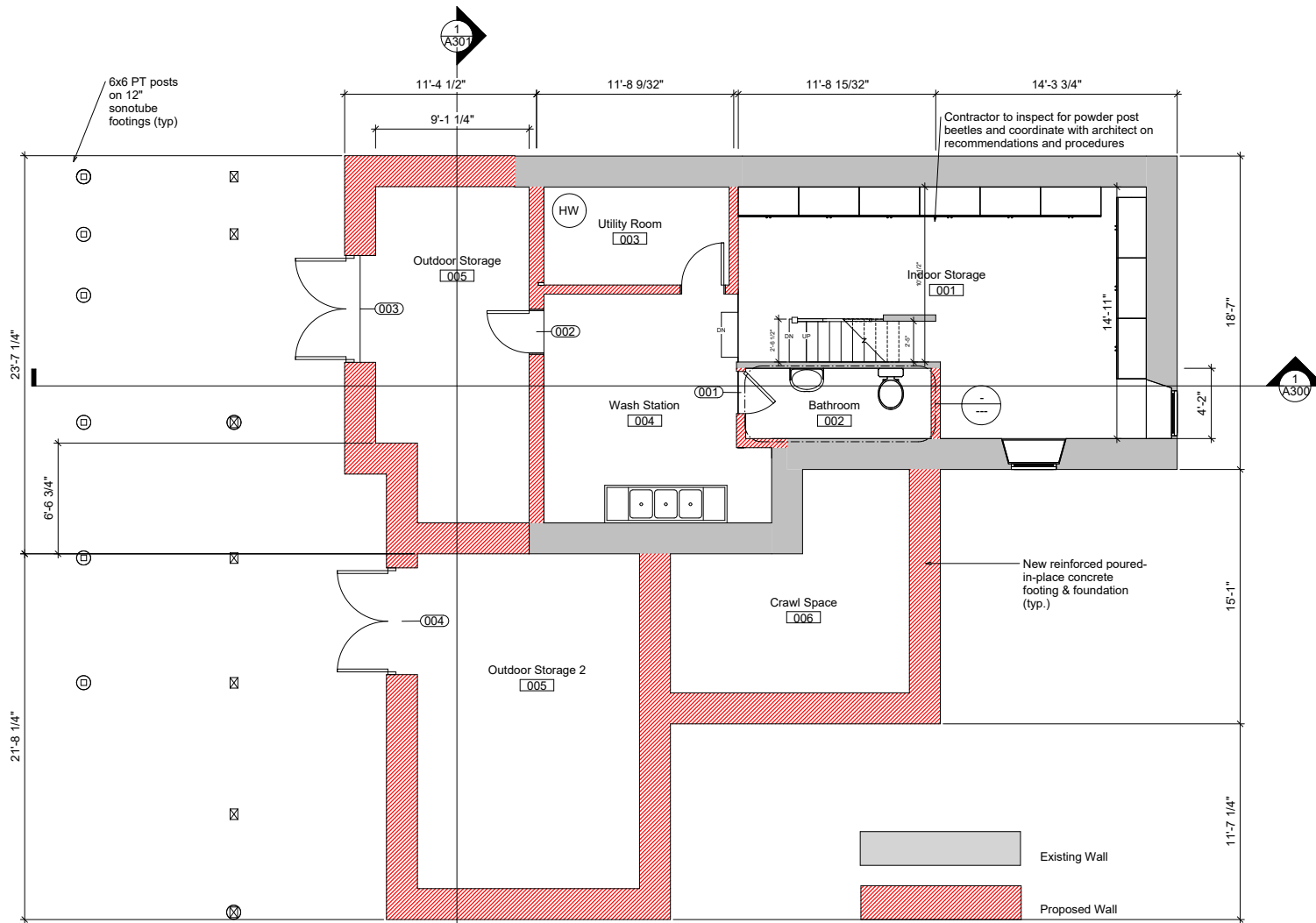


① EXISTING - First Floor Plan
3/8" = 1'-0"

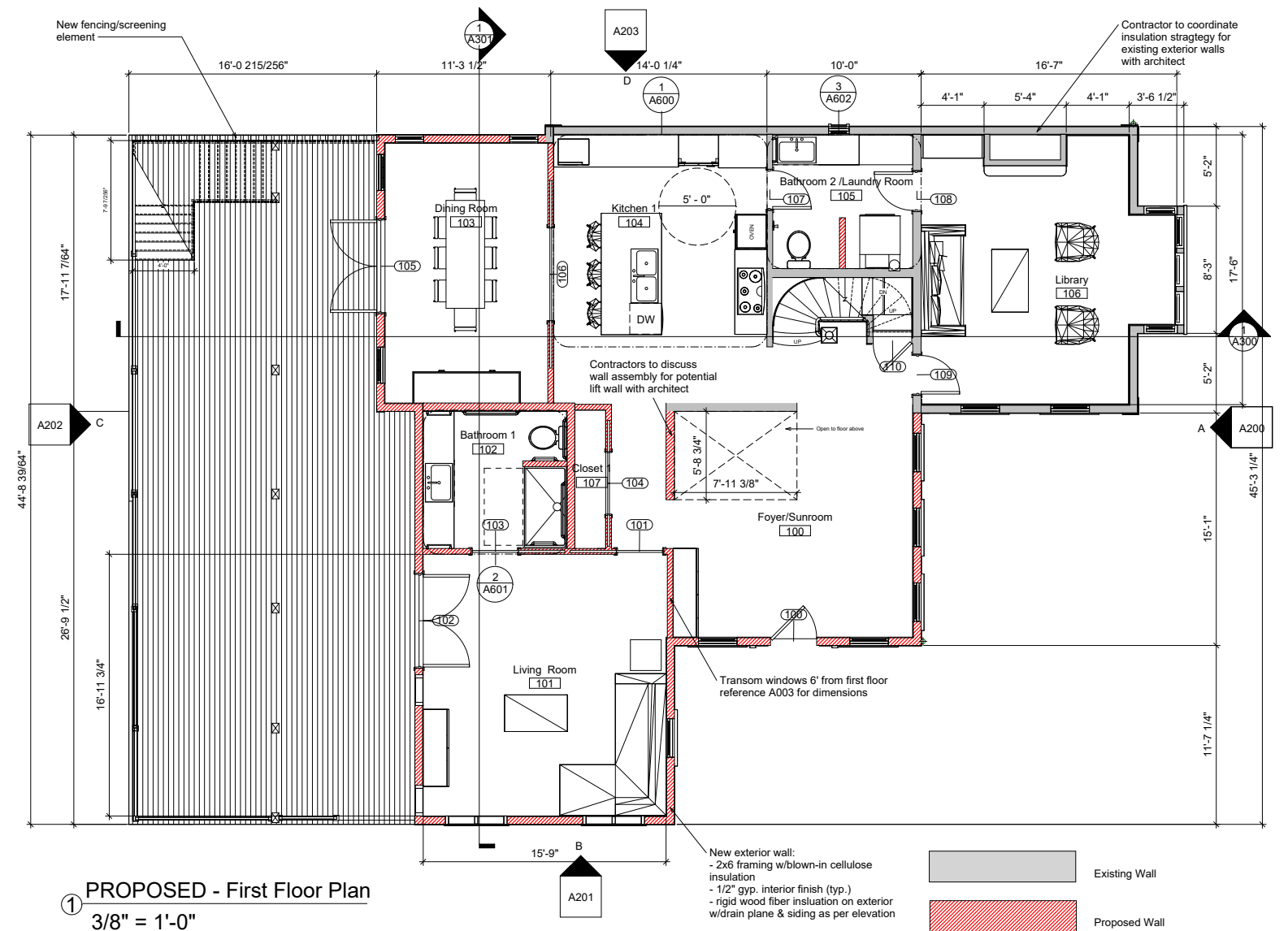


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PROPOSED WORK - PROPOSED FLOOR PLANS - BASEMENT & FIRST FLOOR



PROPOSED - Basement Floor Plan
3/8" = 1'-0"

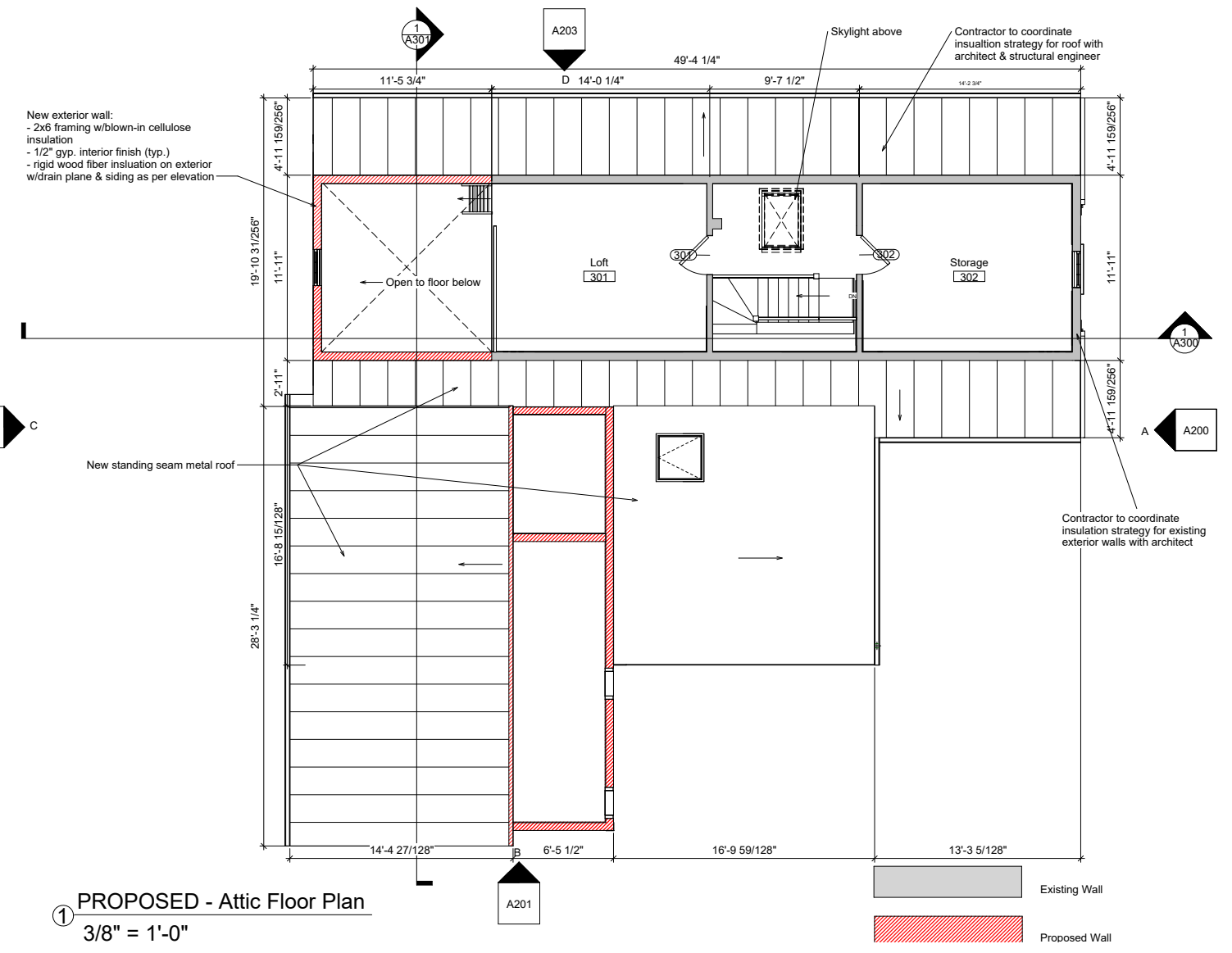
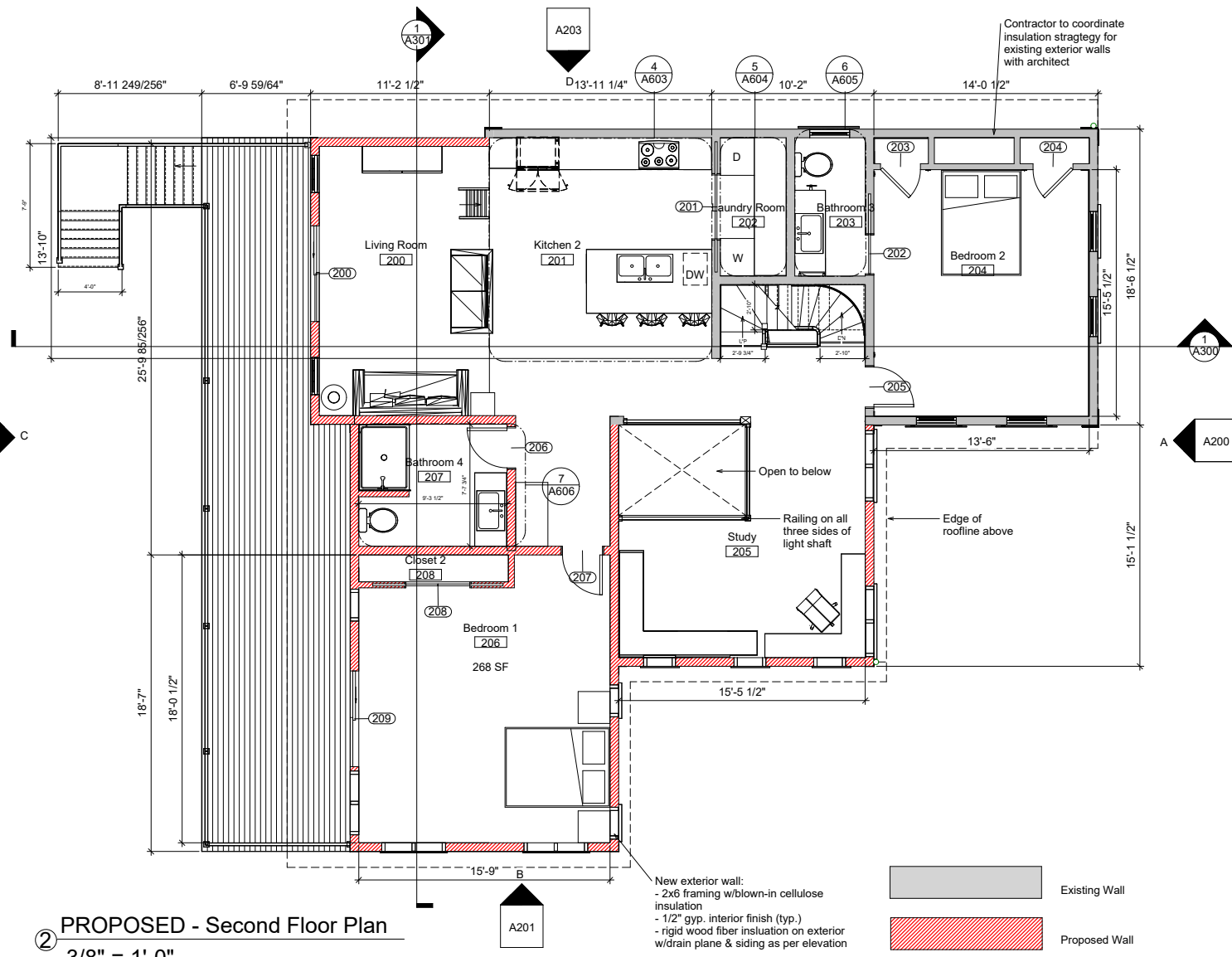


PROPOSED - First Floor Plan
3/8" = 1'-0"



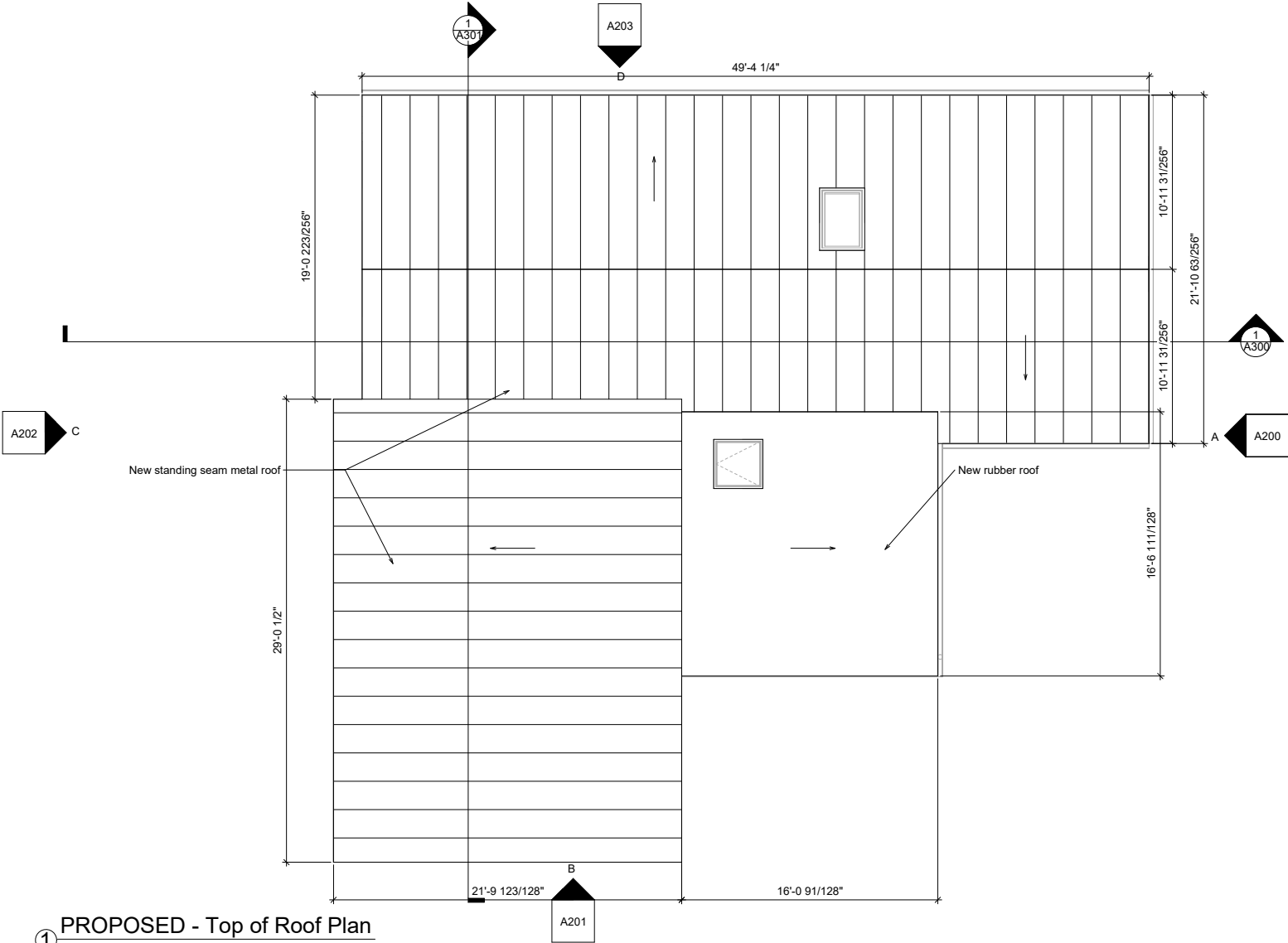
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PROPOSED WORK - PROPOSED FLOOR PLANS - SECOND & ATTIC FLOOR



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PROPOSED WORK - ROOF PLAN

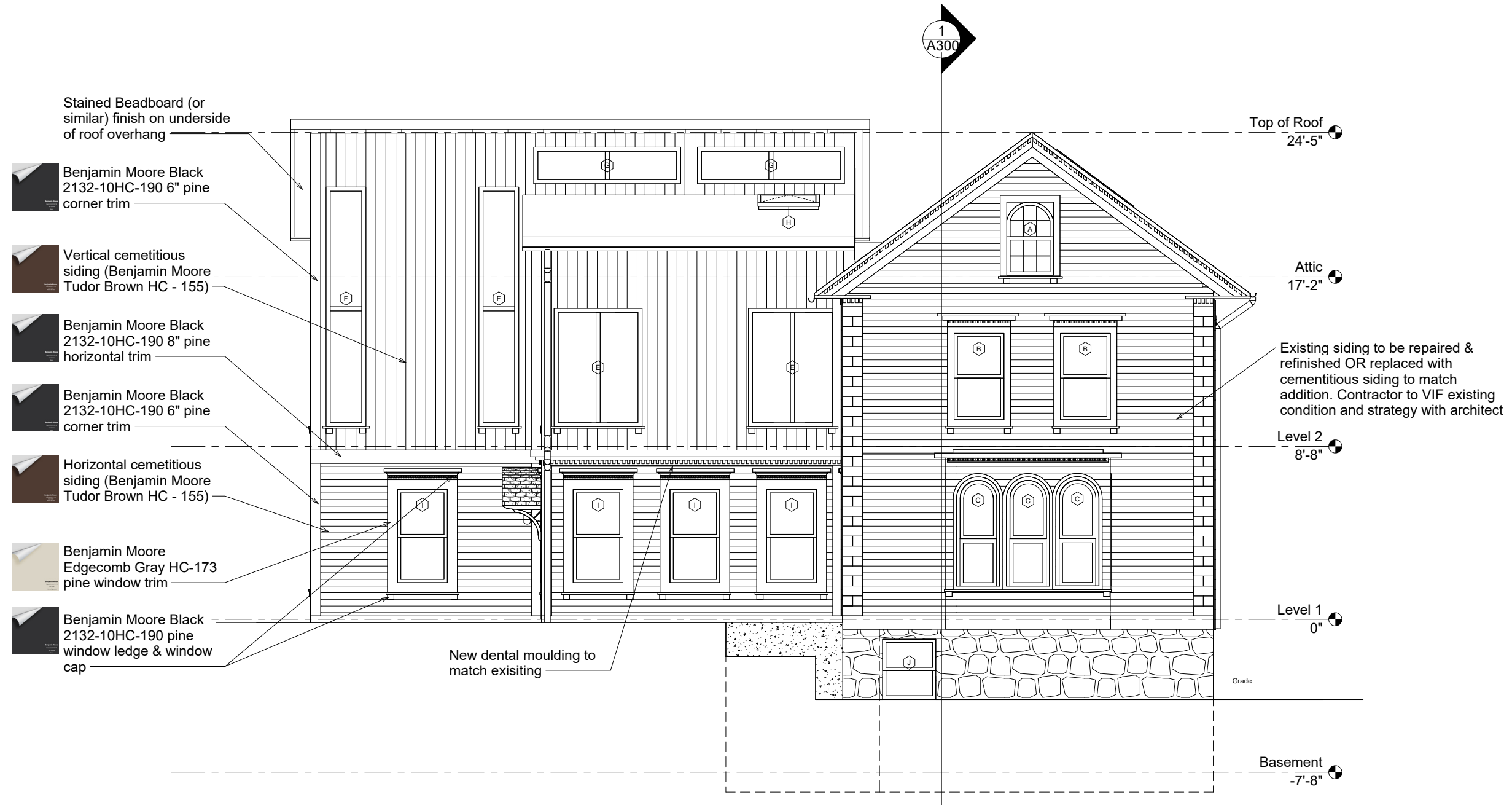


① PROPOSED - Top of Roof Plan
3/8" = 1'-0"



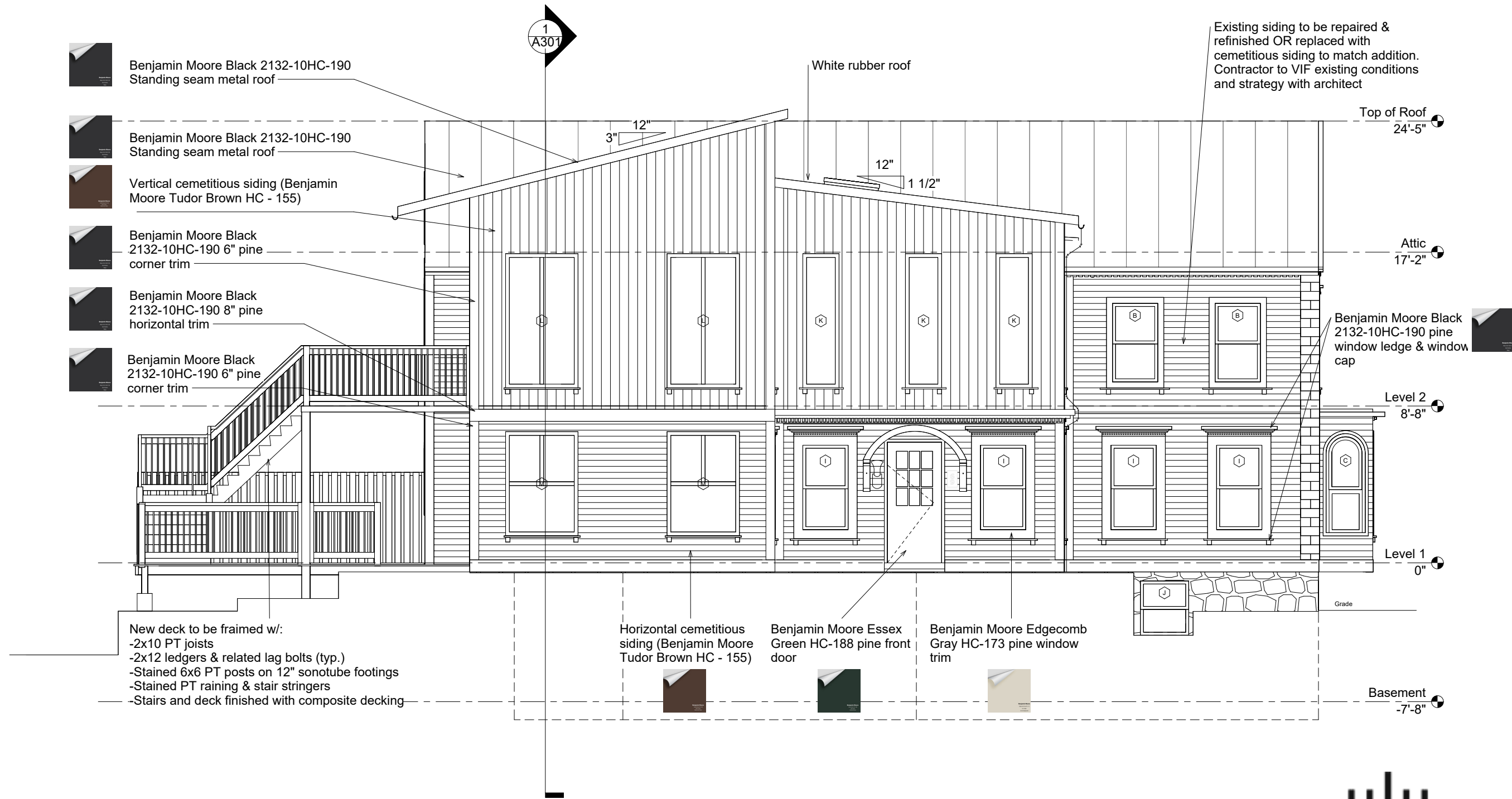
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PROPOSED ELEVATIONS - COLOR BOARD



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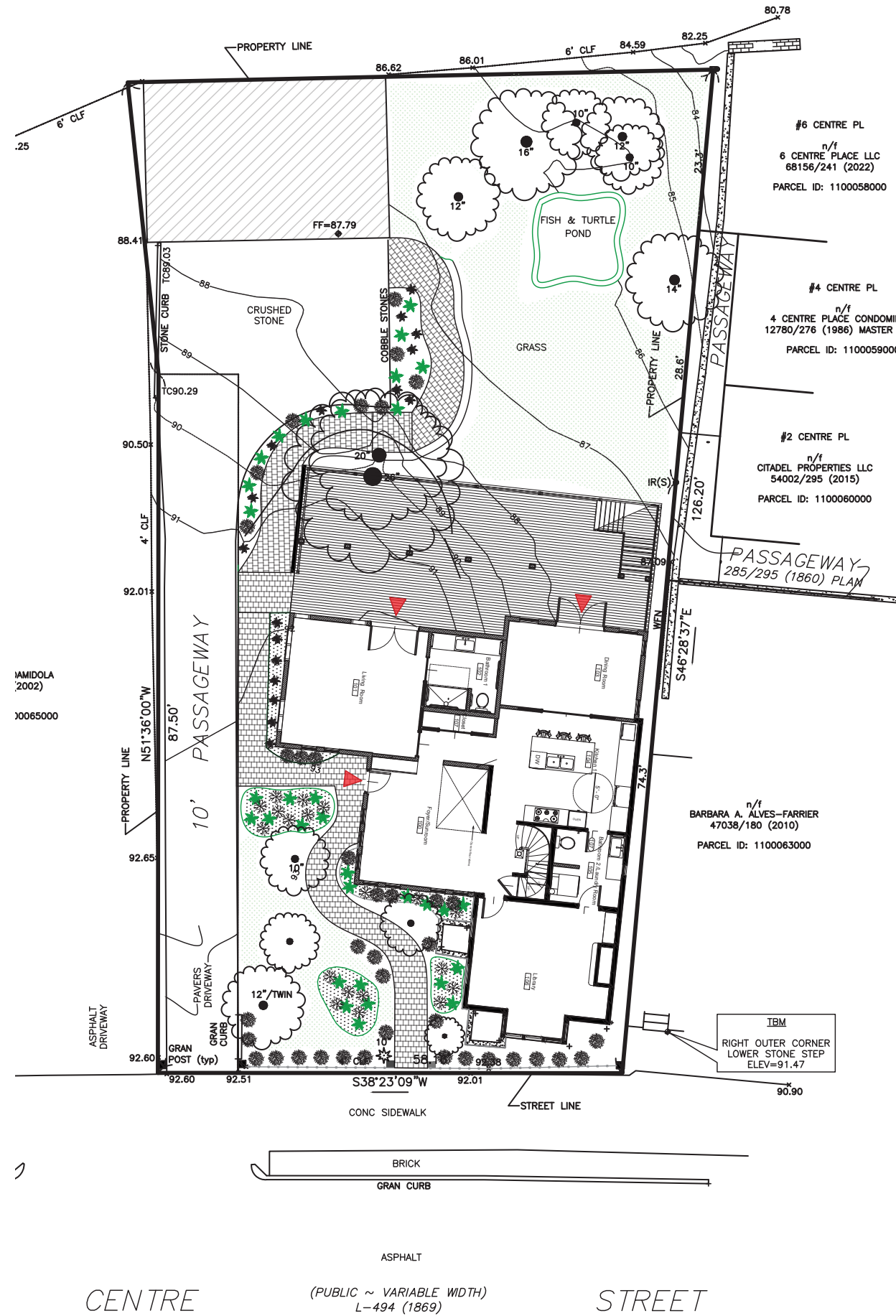
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PROPOSED ELEVATIONS - COLOR BOARD



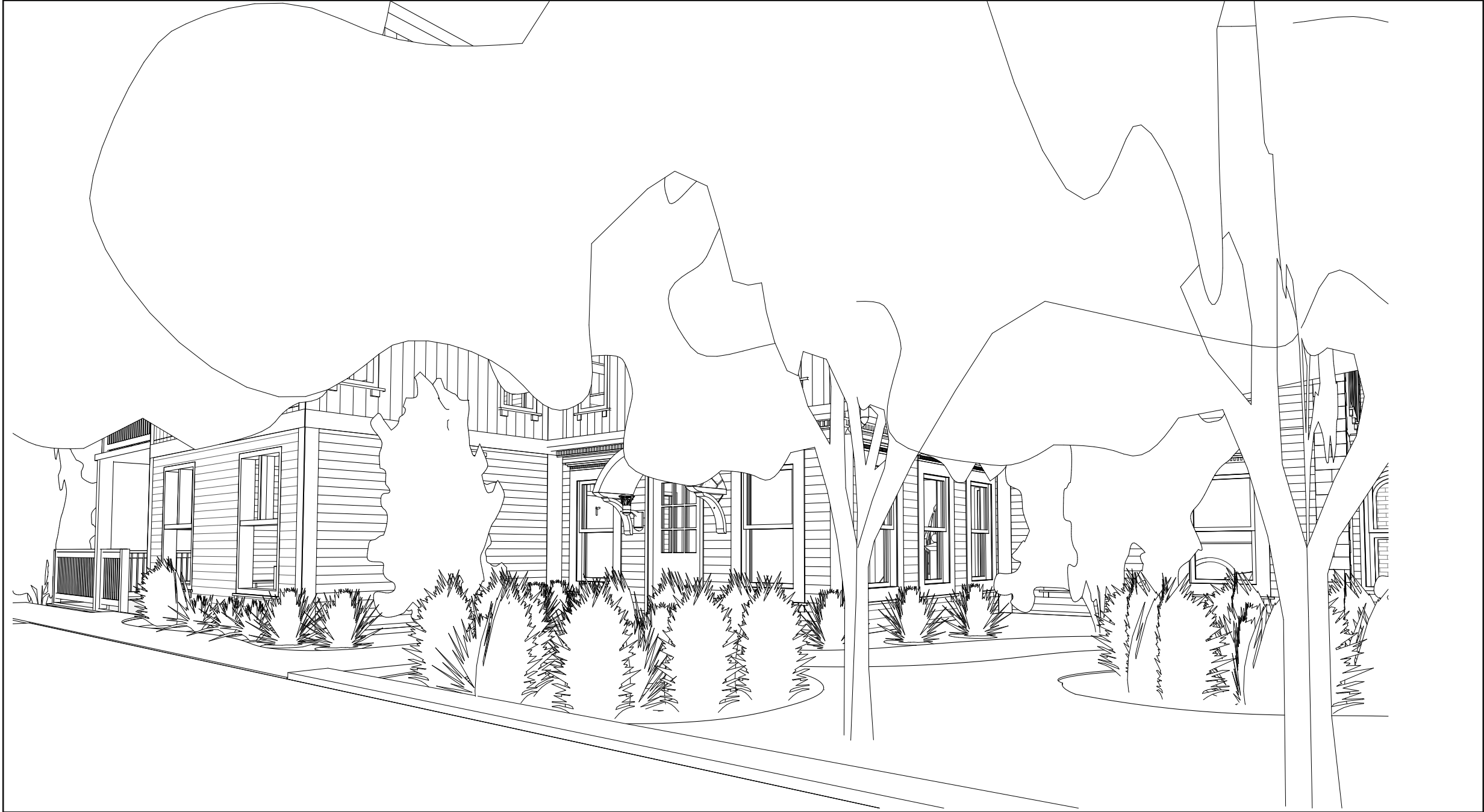
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PROPOSED WORK - LANDSCAPE PLAN



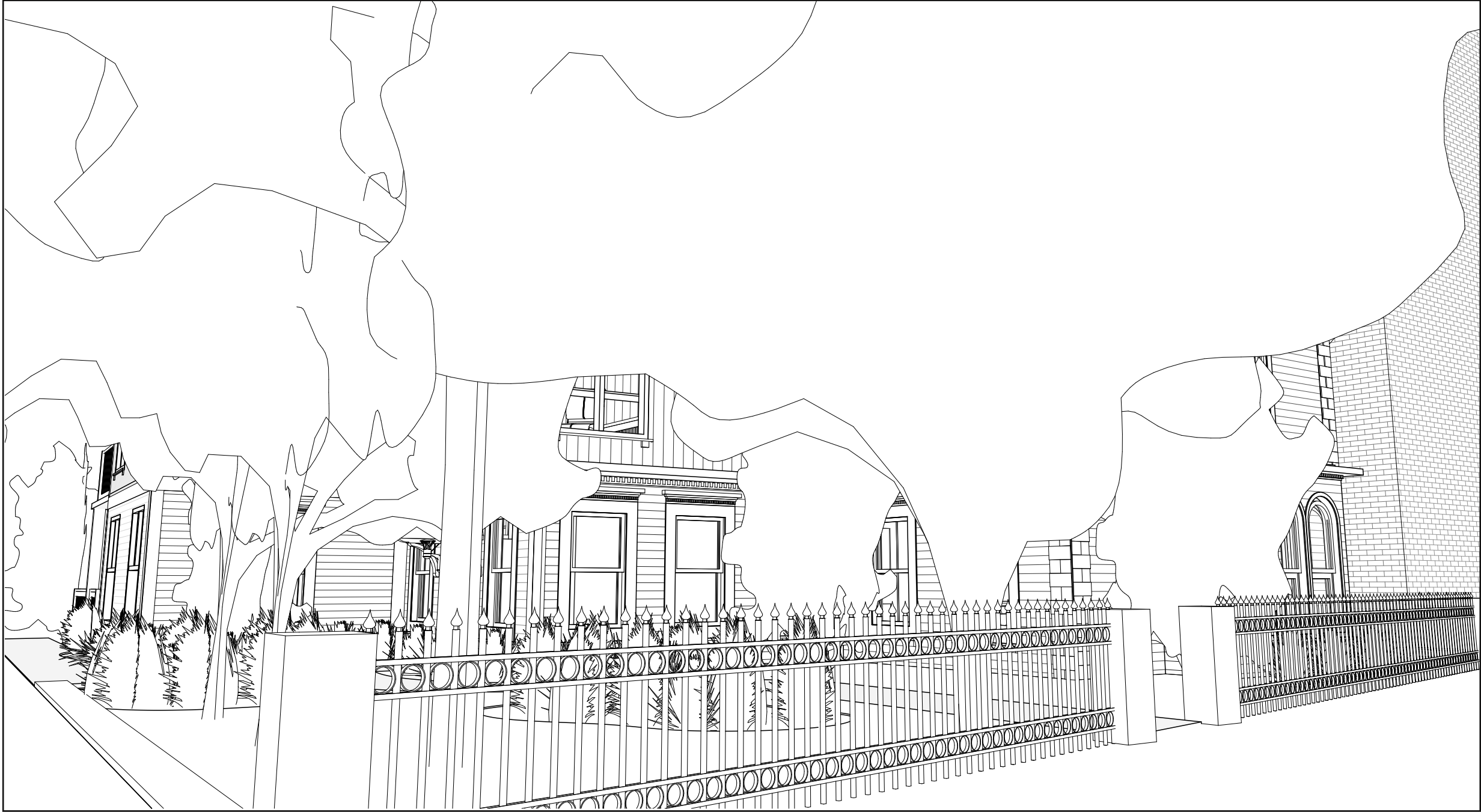
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PROPOSED WORK - 3D VIEW



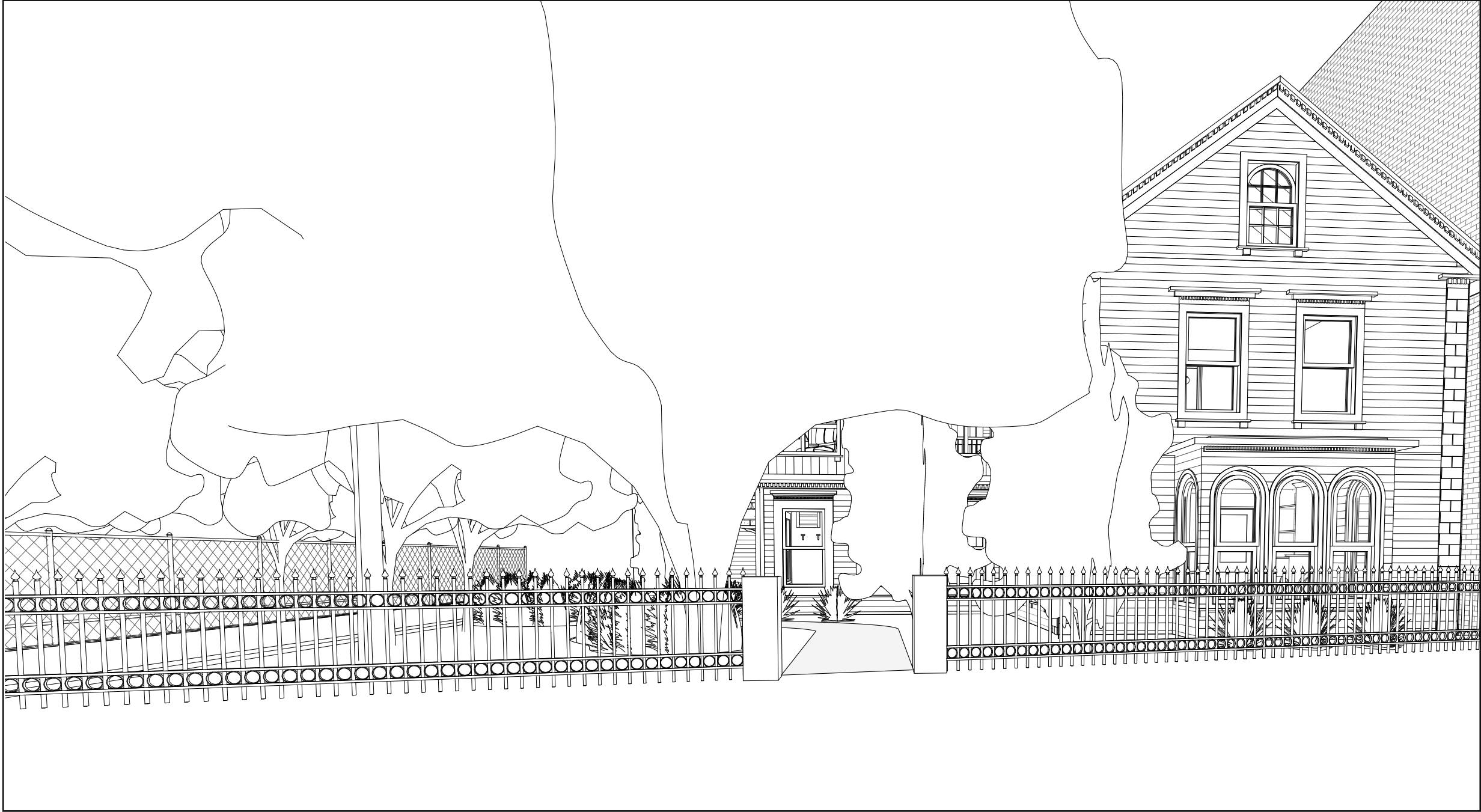
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PROPOSED WORK - 3D VIEW



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PROPOSED WORK - 3D VIEW



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PROPOSED WORK - 3D VIEW



LETS TALK!

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