

Alewife Park

Cambridge, Massachusetts

SUBMITTED TO **Cambridge Community Development Department**
City Hall Annex
344 Broadway
Cambridge, MA

PROPONENT **IQHQ-Alewife LLC**
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Gensler
Shadley Associates
The Green Engineer
Haley & Aldrich

April 8, 2022

Revised Graphics

The original December 27, 2021 Special Permit Filing Volume II graphics remains applicable, with the exception of the following changes. Graphics that are changed from the original submission are marked '**REVISED**' on the bottom right of the report figure. Any new/additional figures are *italicized* and highlighted in gray in the list below, and marked '**NEW**'.

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| | |
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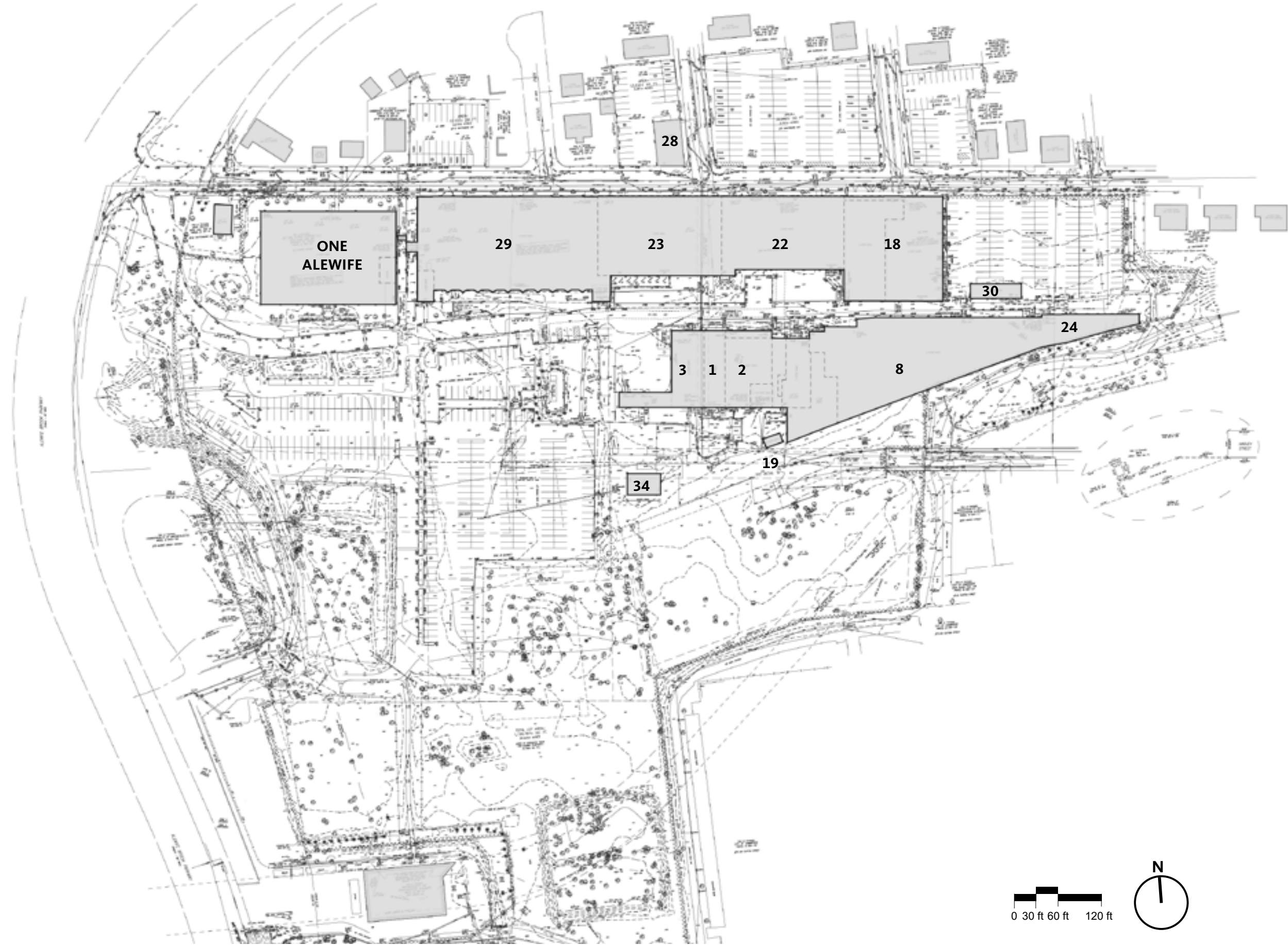
36-64 WHITTEMORE AVENUE, CAMBRIDGE, MA

SUPPLEMENT TO THE SPECIAL PERMIT APPLICATION
REVISED APPLICATION GRAPHICS SUPPLEMENT
APRIL 8, 2022



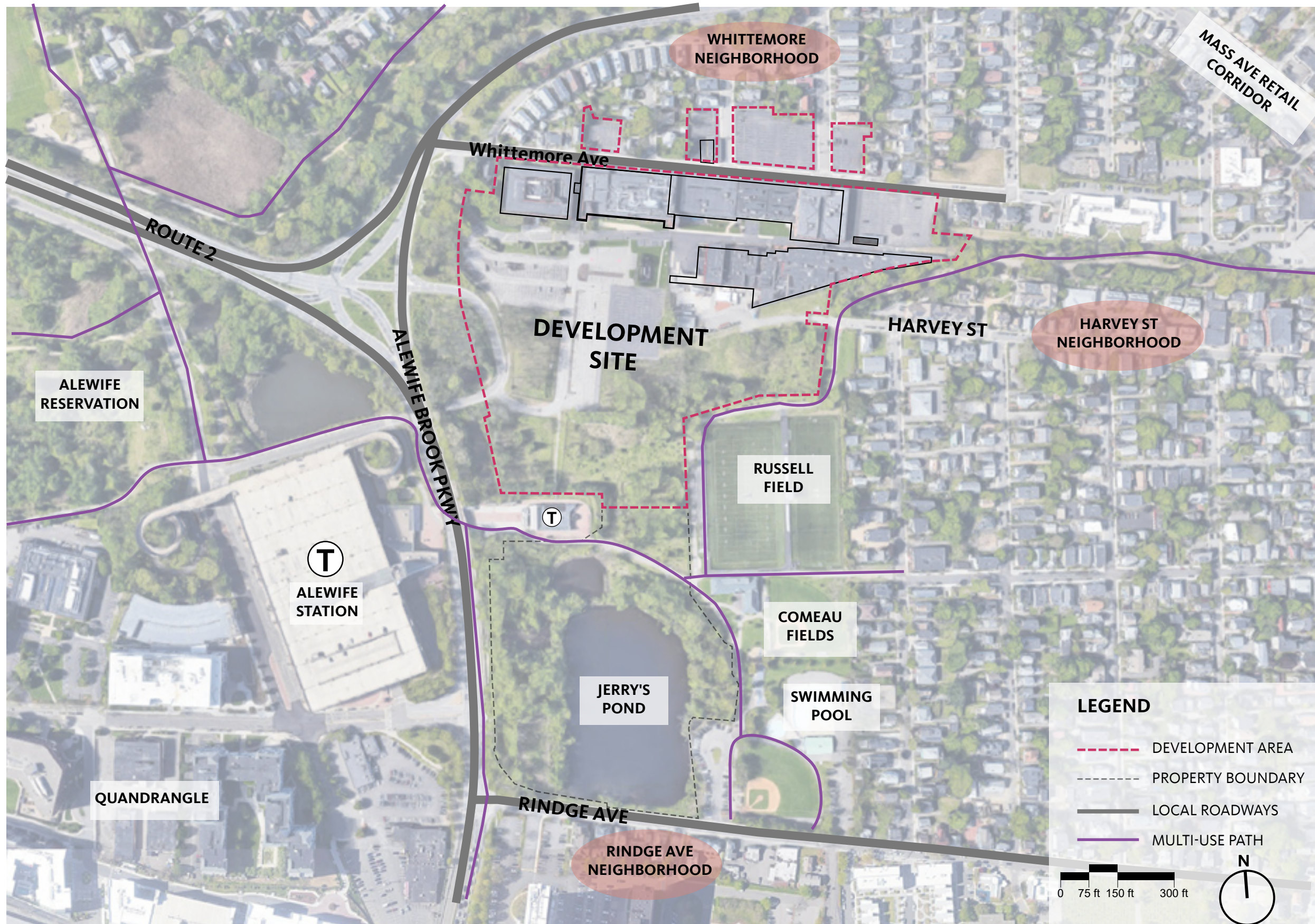
EXISTING CONDITIONS AND SITE DESIGN

36-64 WHITTEMORE AVE.



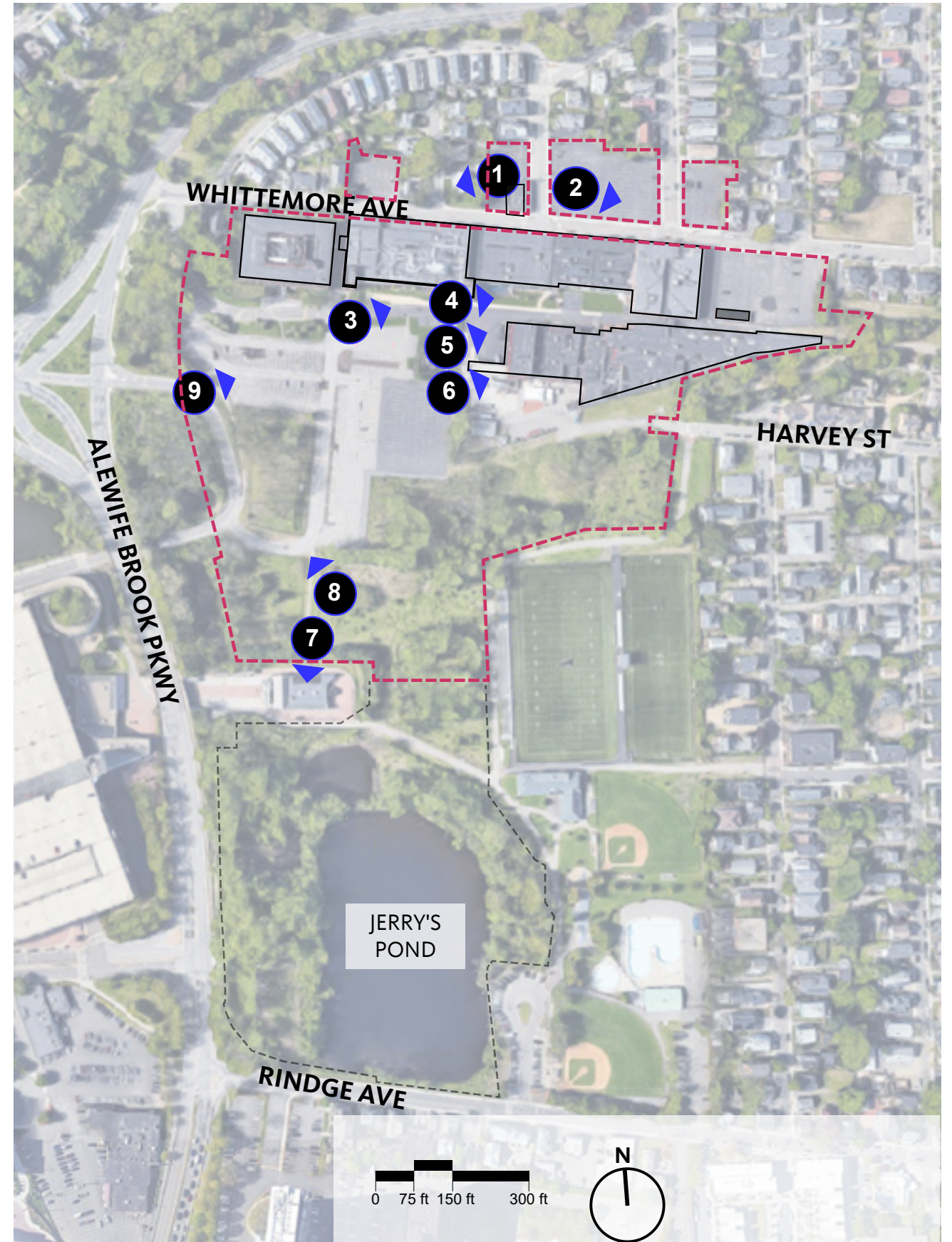
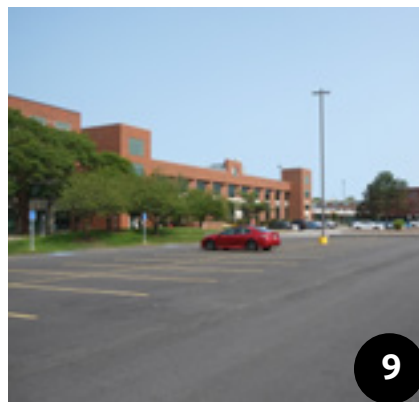
36-64 WHITTEMORE AVE.

EXISTING SITE SURVEY

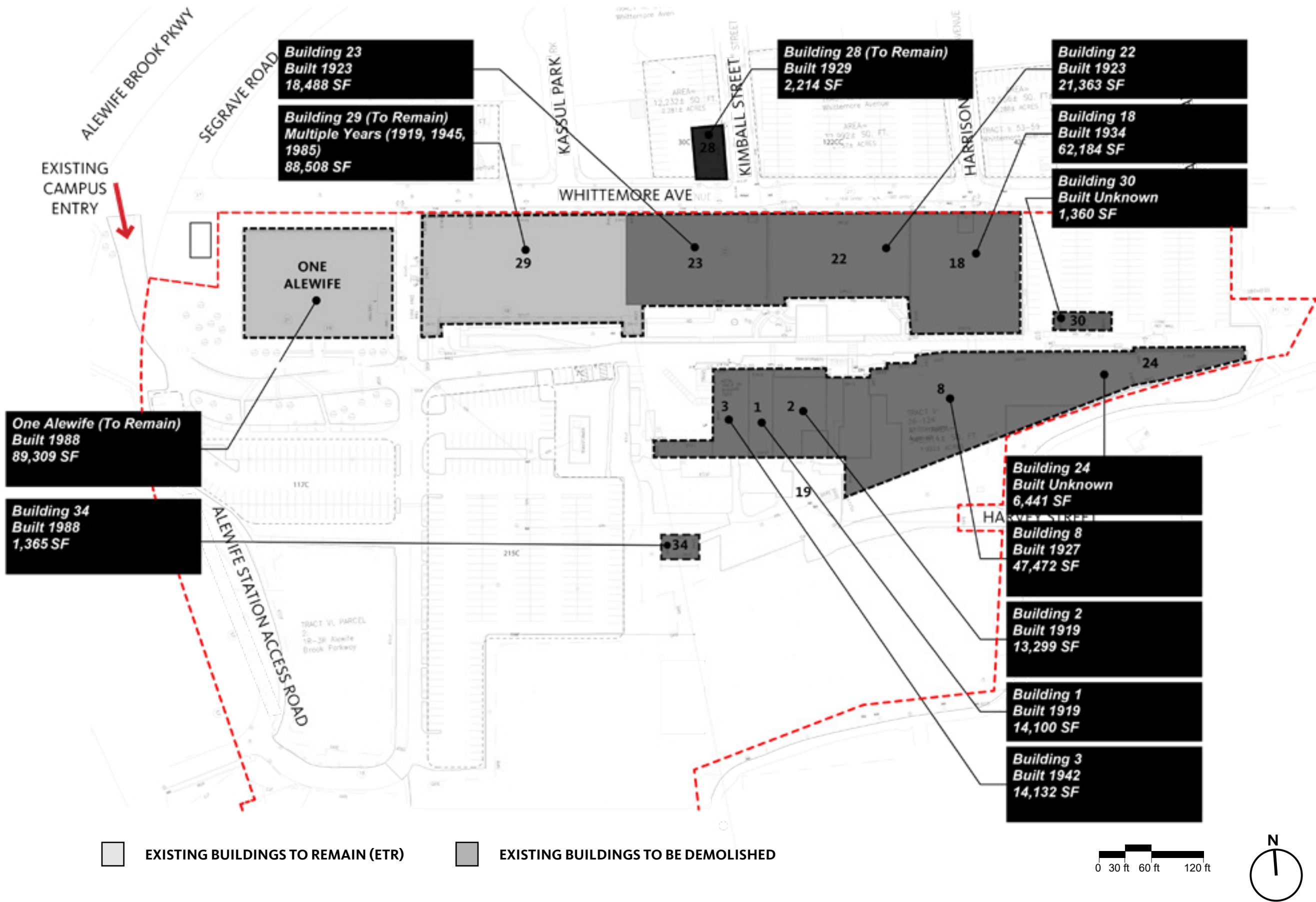


36-64 WHITTEMORE AVE.

PROJECT SITE CONTEXT

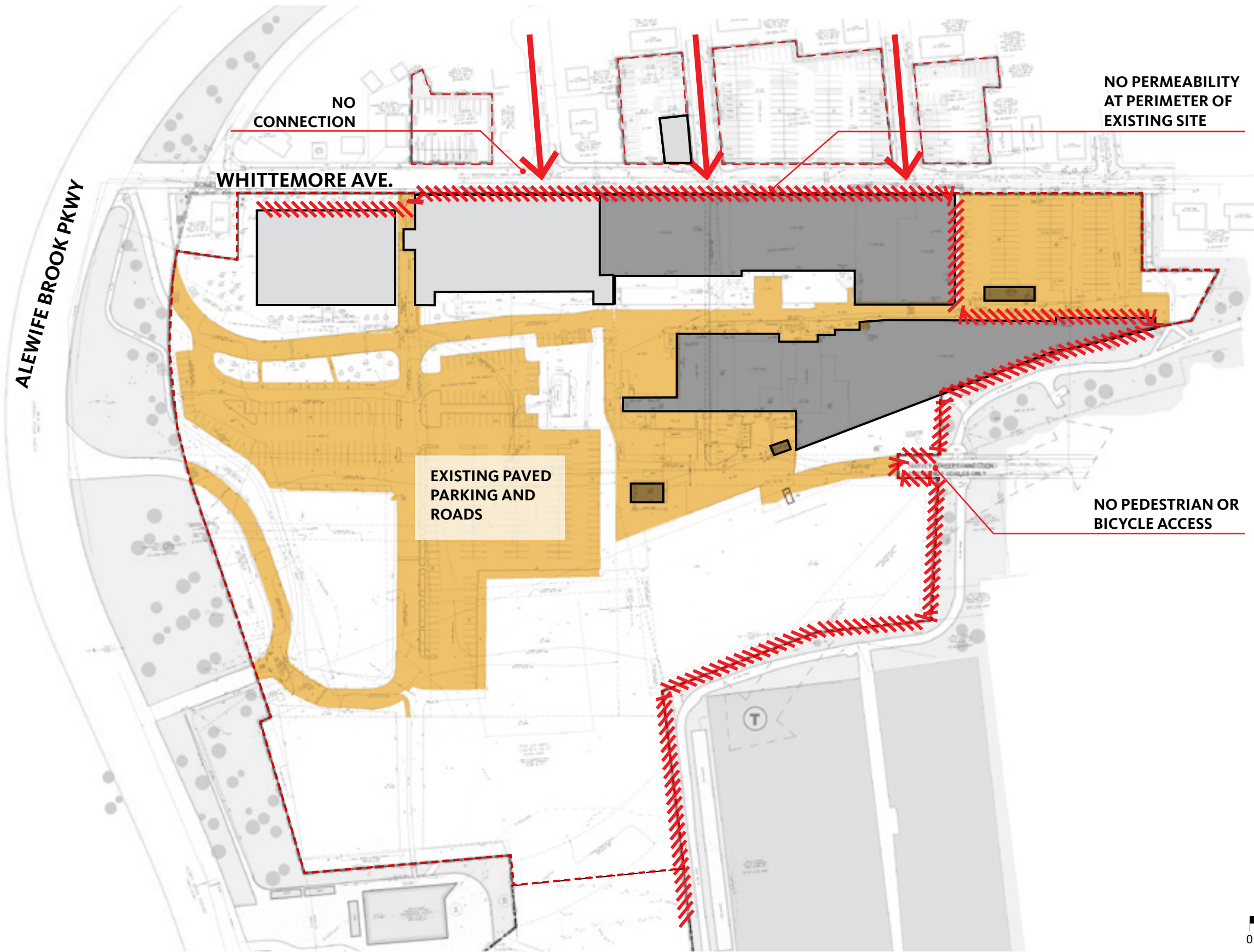


36-64 WHITTEMORE AVE. SITE CONTEXT PHOTOS



36-64 WHITTEMORE AVE. EXISTING BUILDINGS

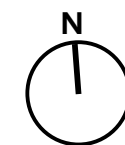
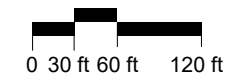
REVISED



EXISTING SITE ANALYSIS:

THE CURRENT CAMPUS ACTS AS A BARRIER TO THE NEIGHBORHOOD AND PROVIDES NO CONNECTIVITY OR SITE ACCESS.

- Existing hard surface
- EXISTING BUILDINGS TO REMAIN (ETR)
- EXISTING BUILDINGS TO BE DEMOLISHED
- development area
- property boundary



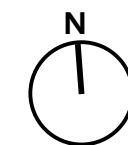
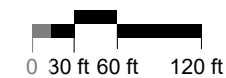
36-64 WHITTEMORE AVE.
SITE ANALYSIS



| PROJECT METRICS | GFA |
|--------------------------------------|----------------|
| Maximum GFA (per SD-3 Zoning) | 782,500 |
| Existing Total GSF | 382,000 |
| Existing Buildings to Remain | 184,000 |
| Existing Buildings to be Demolished | 198,000 |
| Proposed Commercial Buildings | 430,500 |
| Increase in Commercial Buildings GFA | 232,500 |
| Proposed Garage | 121,000 |
| Proposed Total GFA | 735,500 |
| Net new GFA | 353,500 |
| Building Height | 48'-8" |
| Total Proposed Parking | 609 CARS |

LEGEND

- EXISTING HARD SURFACE
- EXISTING BUILDINGS TO REMAIN (ETR)
- EXISTING BUILDINGS TO BE DEMOLISHED
- PROPOSED LAB/OFFICE BUILDINGS
- PROPOSED PARKING STRUCTURE
- DEVELOPMENT AREA
- PROPERTY BOUNDARY
- 25' SETBACK LINE
- 50' SETBACK LINE
- 25' SETBACK LINE AT NORTH

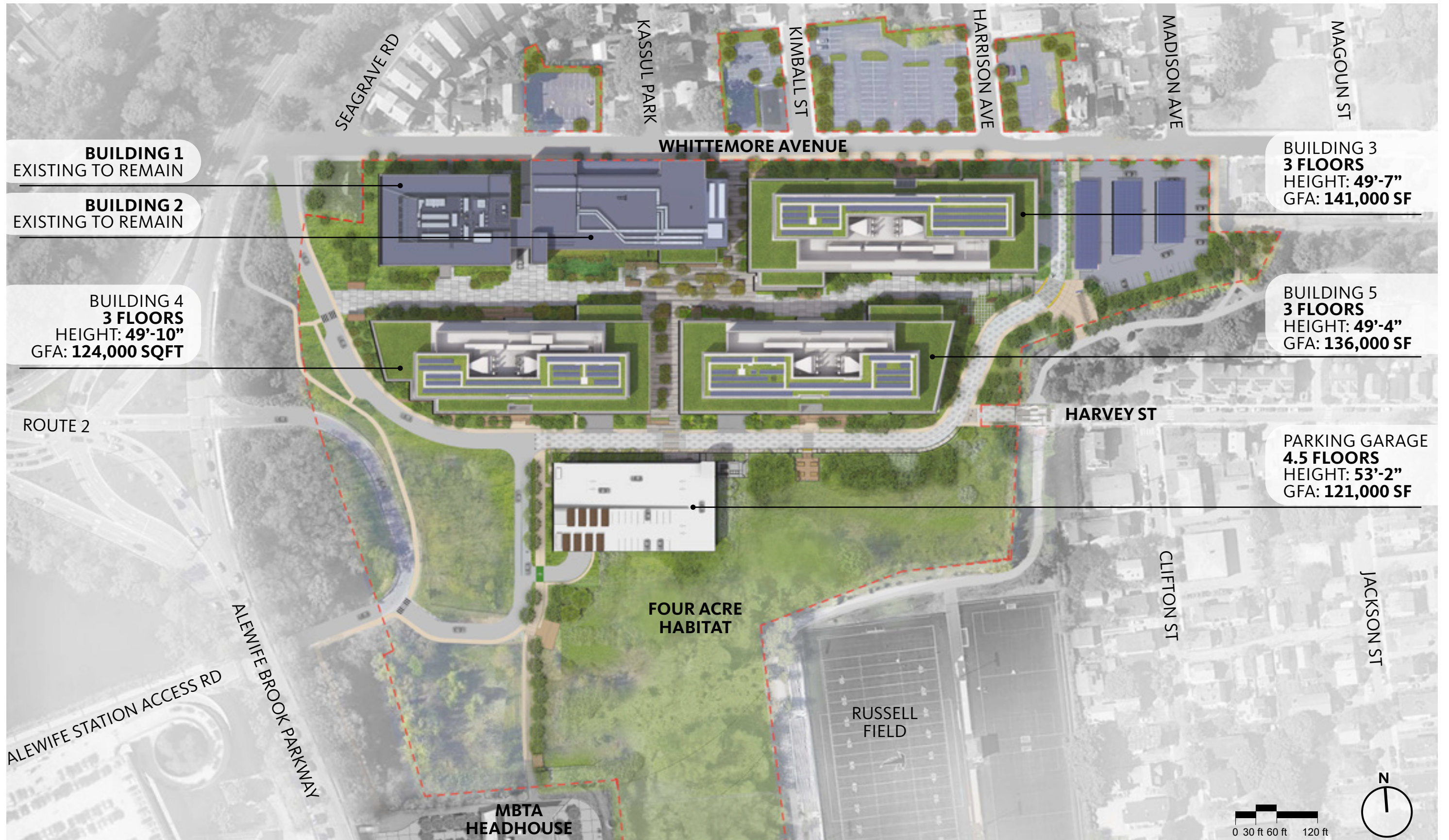


36-64 WHITTEMORE AVE.

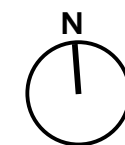
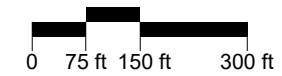
PLANNING OPPORTUNITIES

PROPOSED DEVELOPMENT

36-64 WHITTEMORE AVE.



36-64 WHITTEMORE AVE. PROPOSED DEVELOPMENT PLAN



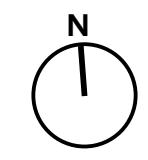
36-64 WHITTEMORE AVE.

COVENANT AREA PLAN



LOCATION A

LOCATION B



36-64 WHITTEMORE AVE. PROPOSED NOTICE PANEL LOCATION MAP



Surface Area Being Collected per Lot (sf)

| | | |
|----------|------------------|--------|
| A | 115 Whittemore | 6,600 |
| B | 91-99 Whittemore | 9,700 |
| C | 73 Whittemore | 29,400 |
| D | 53-59 Whittemore | 8,300 |

Green Space per Lot (sf)

| | | |
|--------------|------------------|----------------|
| A | 115 Whittemore | 1,870 |
| B | 91-99 Whittemore | 3,350 |
| C | 73 Whittemore | 8,300 |
| D | 53-59 Whittemore | 4,900 |
| Total | | ±18,420 |

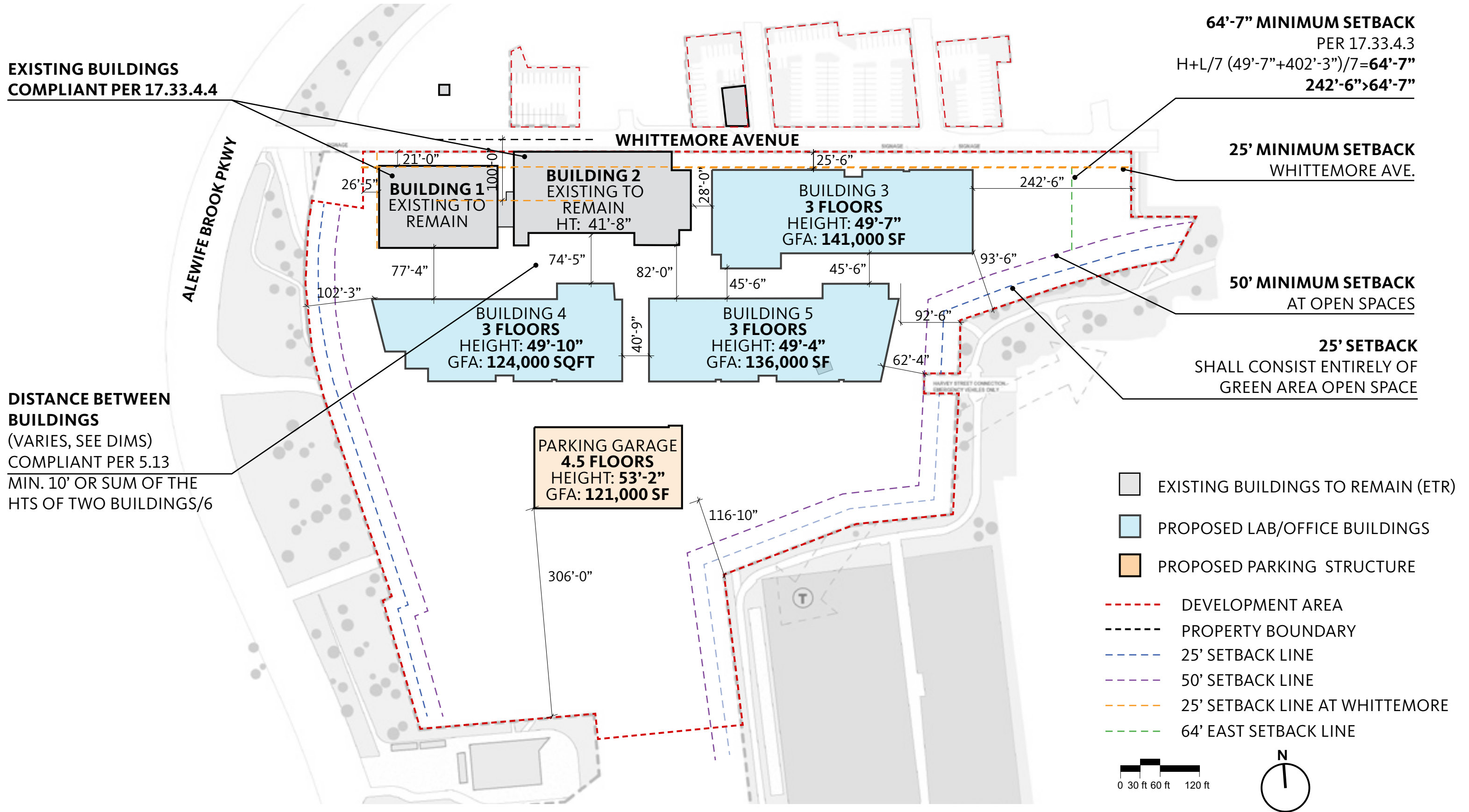
Total Parking

| | | |
|----------------------------|------------------|------------|
| A | 115 Whittemore | 29 |
| B | 91-99 Whittemore | 19 |
| C | 73 Whittemore | 85 |
| D | 53-59 Whittemore | 29 |
| North of Whittemore | | 162 |

Legend

- LOT GRADED TO INLET
- PROPERTY LINE
- FEMA FLOODPLAIN EL. 18.76

36-64 WHITTEMORE AVE. PROPOSED NORTH WHITTEMORE PARKING LOT



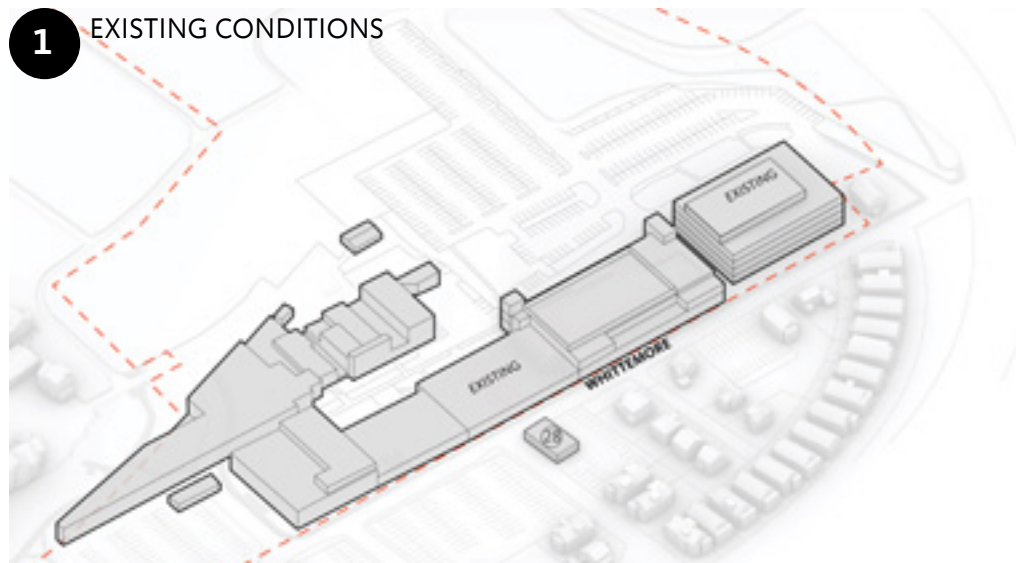
36-64 WHITTEMORE AVE.

REVISED

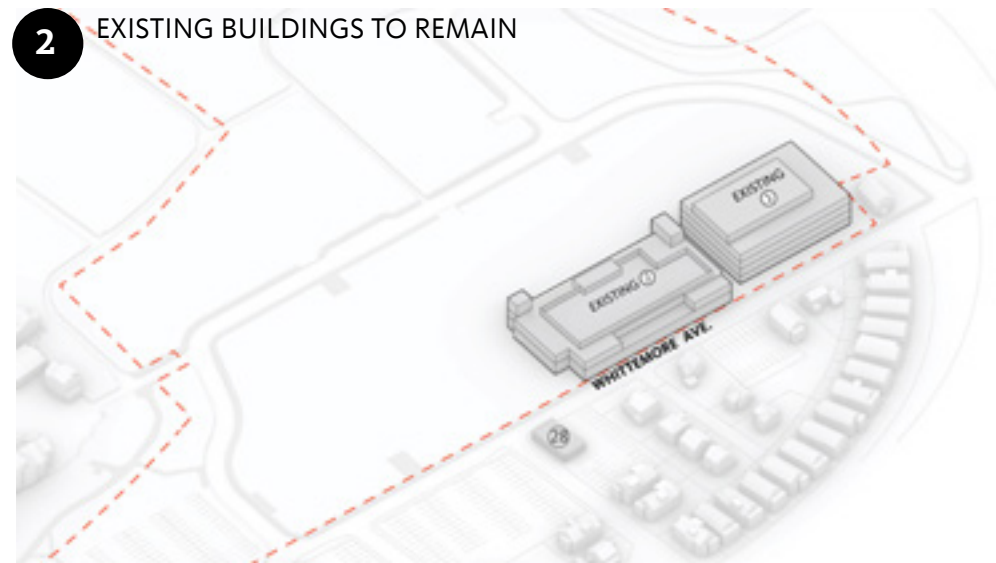
DESIGN PROCESS

36-64 WHITTEMORE AVE.

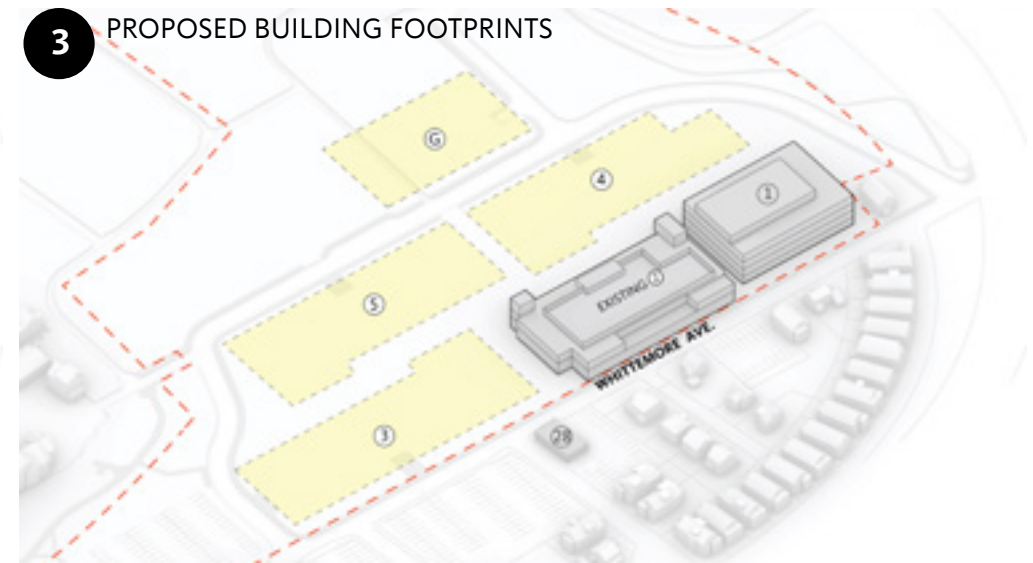
1 EXISTING CONDITIONS



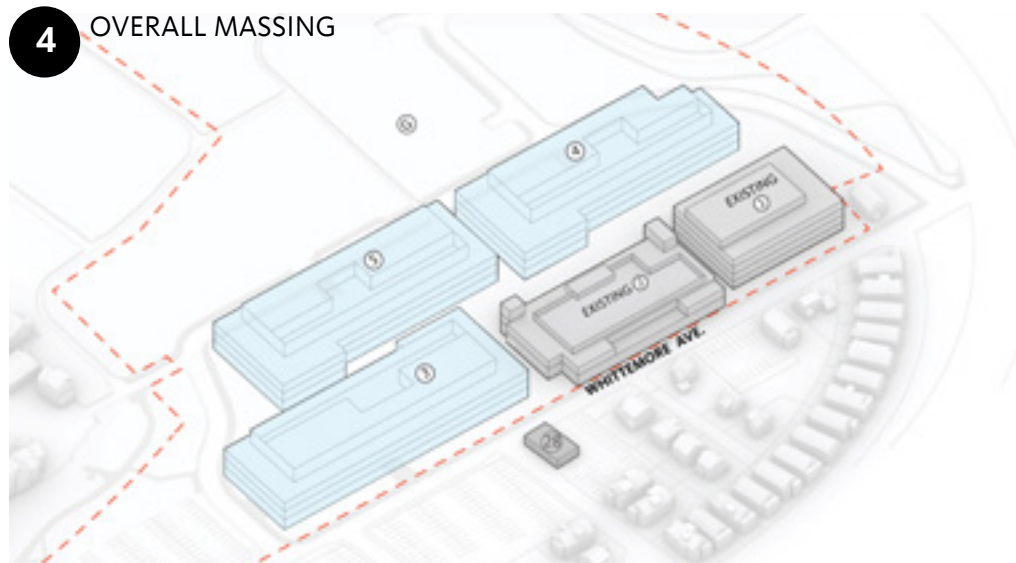
2 EXISTING BUILDINGS TO REMAIN



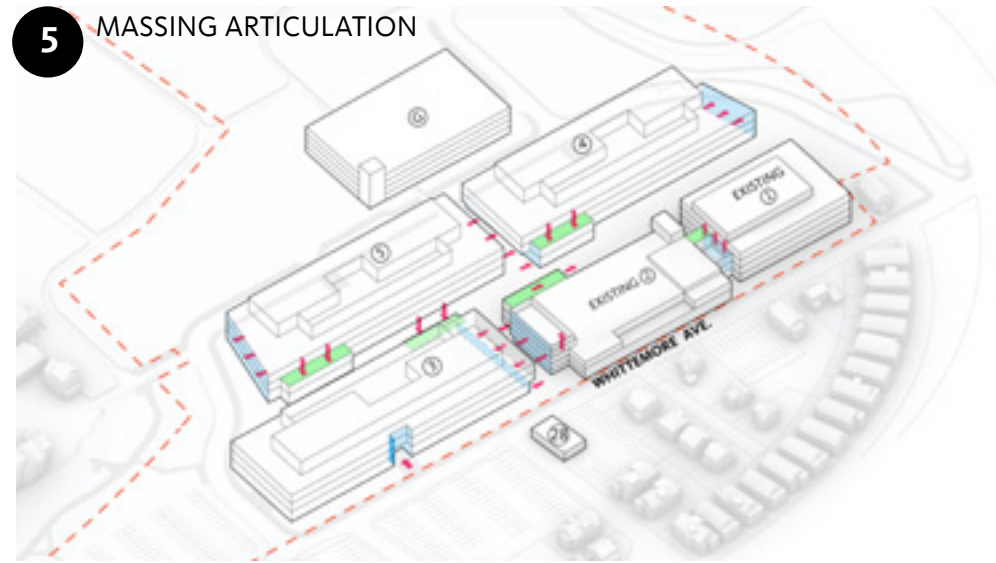
3 PROPOSED BUILDING FOOTPRINTS



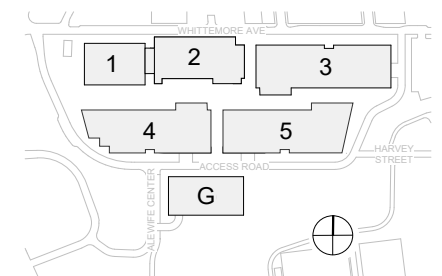
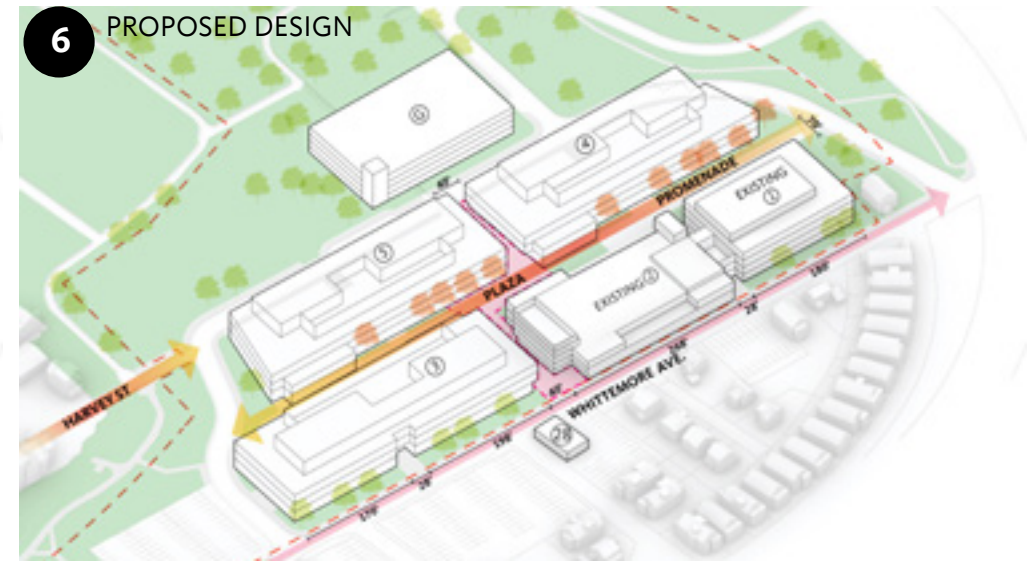
4 OVERALL MASSING



5 MASSING ARTICULATION



6 PROPOSED DESIGN

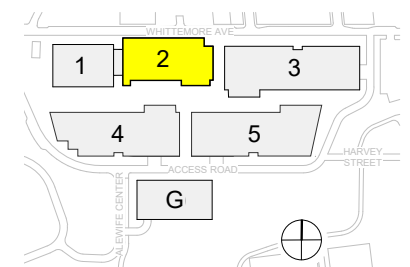
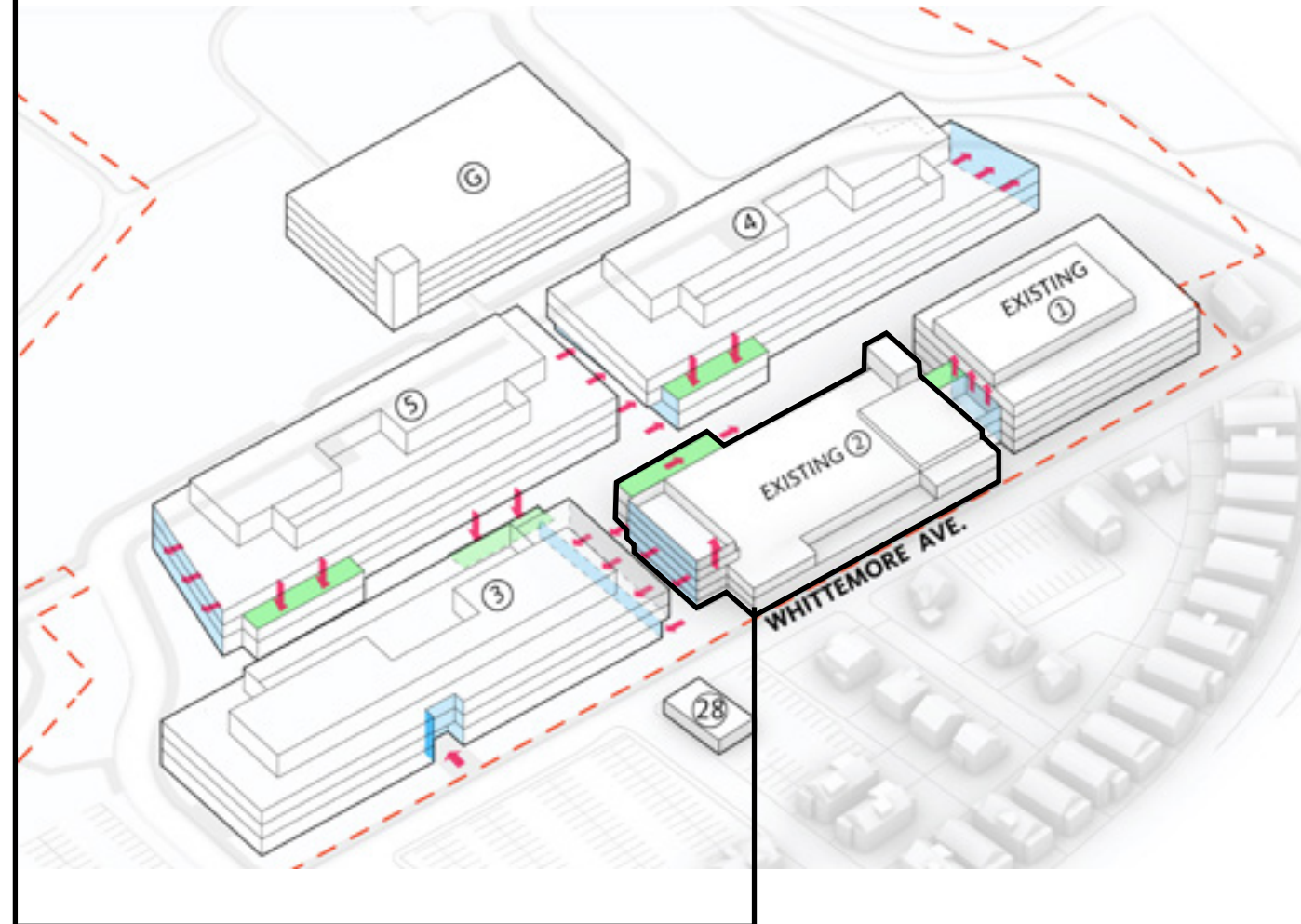
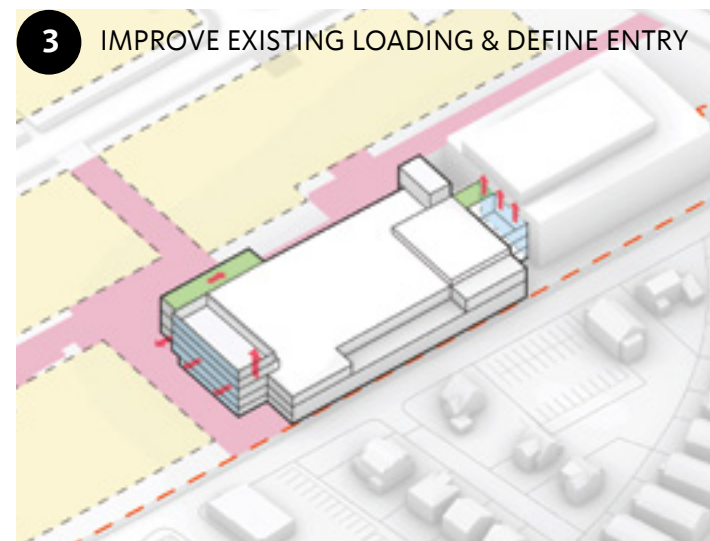
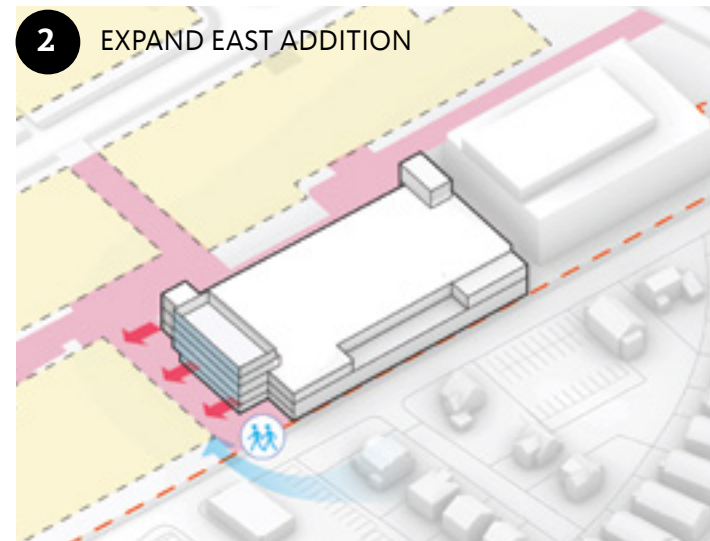
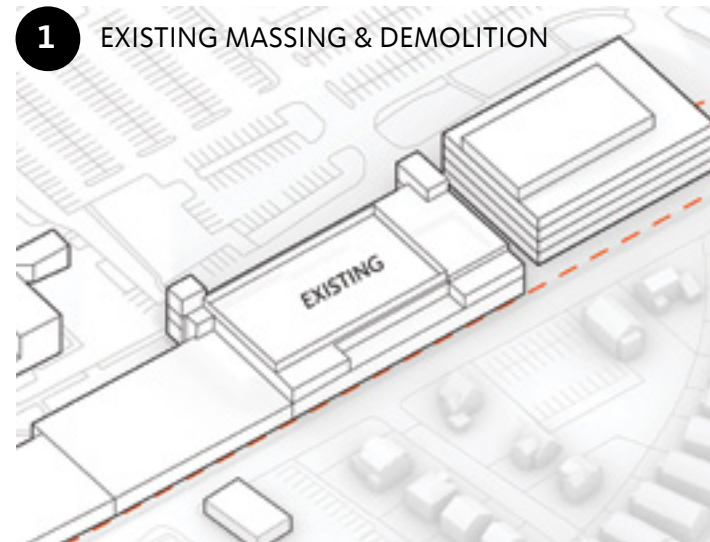


36-64 WHITTEMORE AVE. DESIGN PROCESS DIAGRAM

Building 2 includes a complete replacement of the exterior envelope and additions on the east, west and south sides of the building. The west addition creates a more functional loading dock, the east addition houses new MEP systems, and the south addition creates a dramatic double height entry lobby. The building scale and height are reduced at the promenade side to create a variety of building heights consistent with the two story volumes on buildings 3, 4 and 5.



BUILDING 2



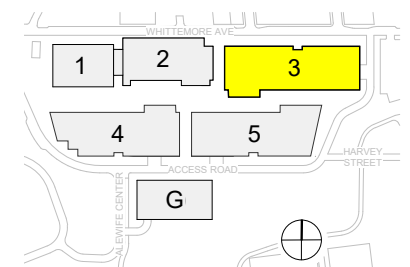
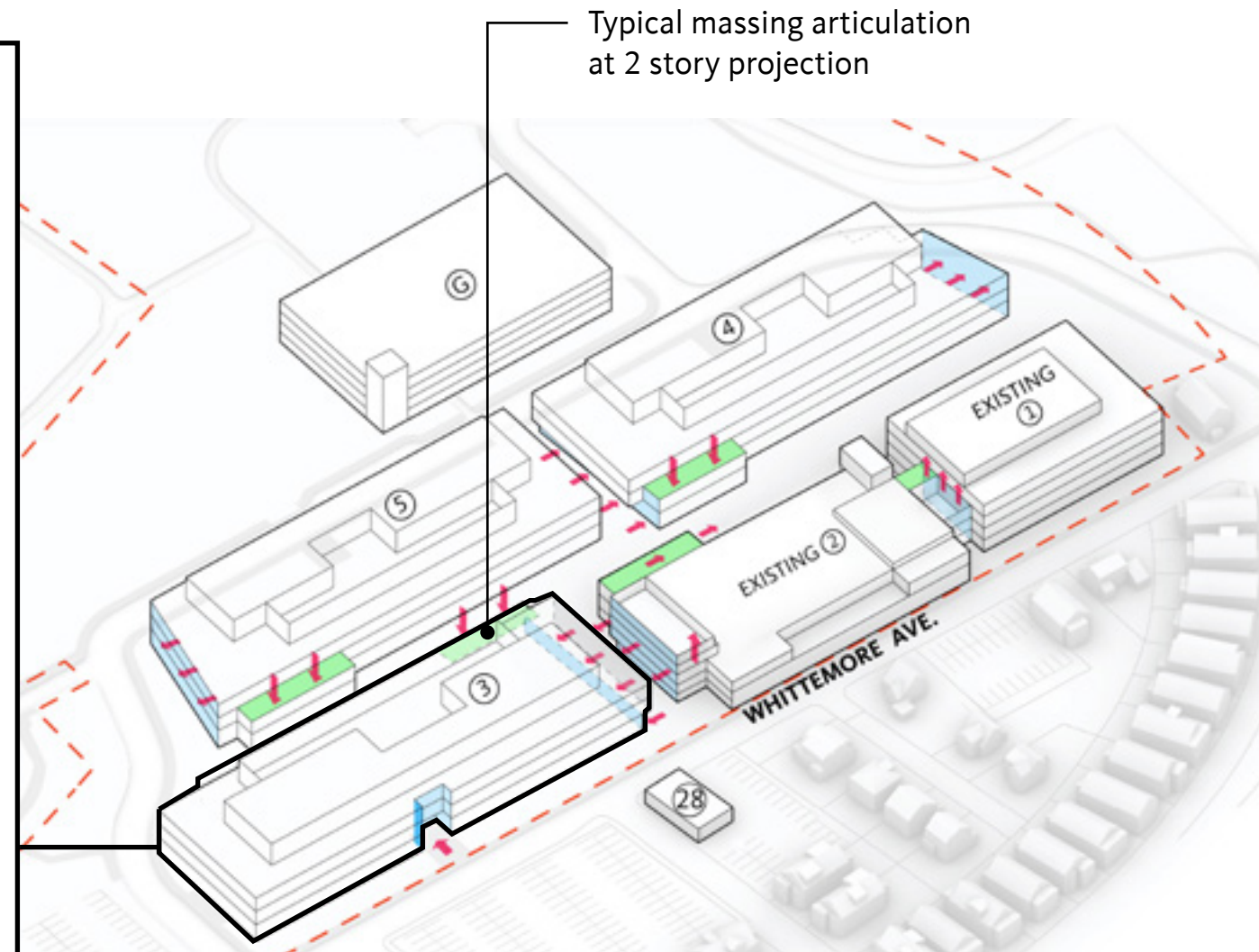
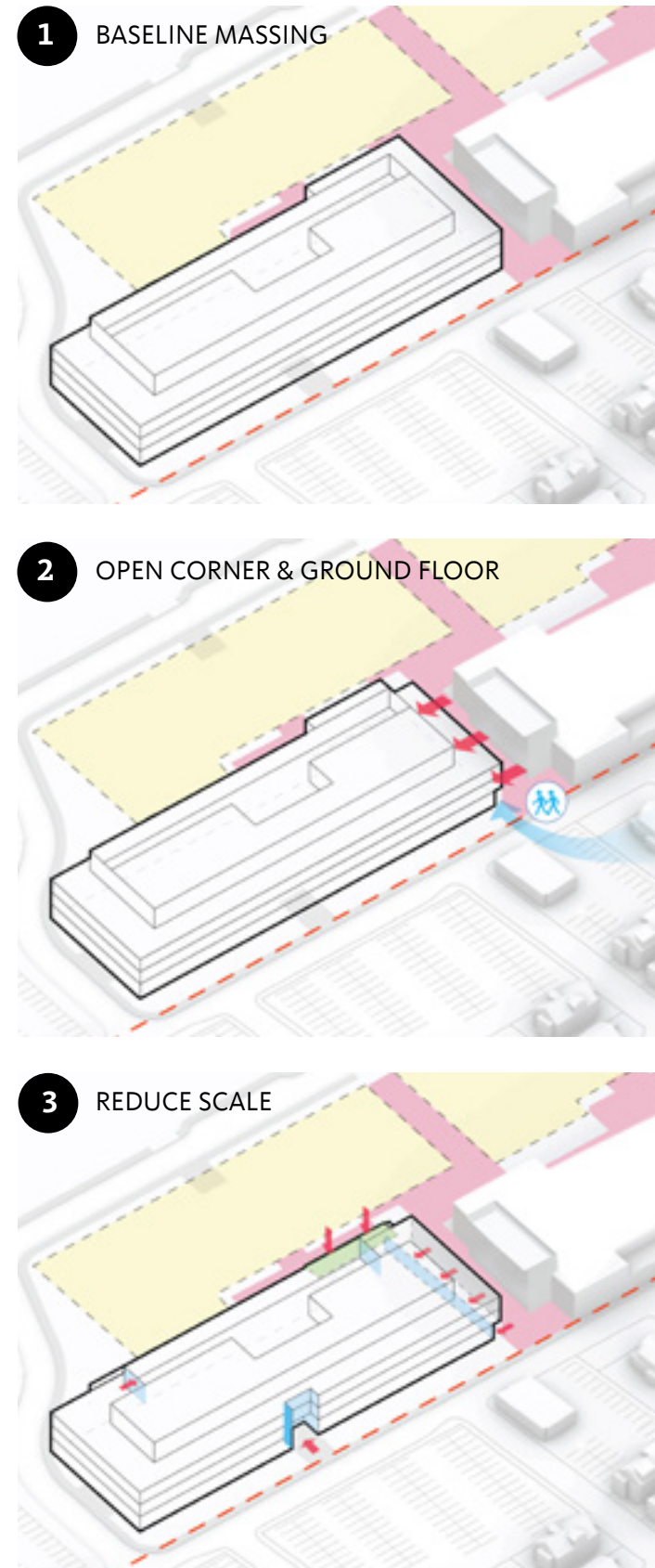
36-64 WHITEMORE AVE.

CONCEPT AND DIAGRAMS: BUILDING 2

The massing articulation includes setting back the ground floor to create a covered walkway and inviting scale to the neighborhood, plaza and promenade. The building scale and height are reduced at the promenade side to create a variety of building heights.



BUILDING 3



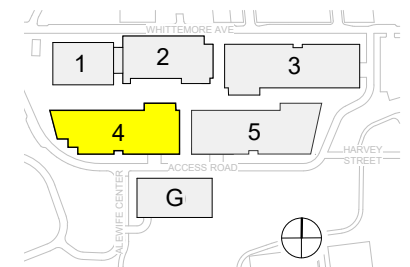
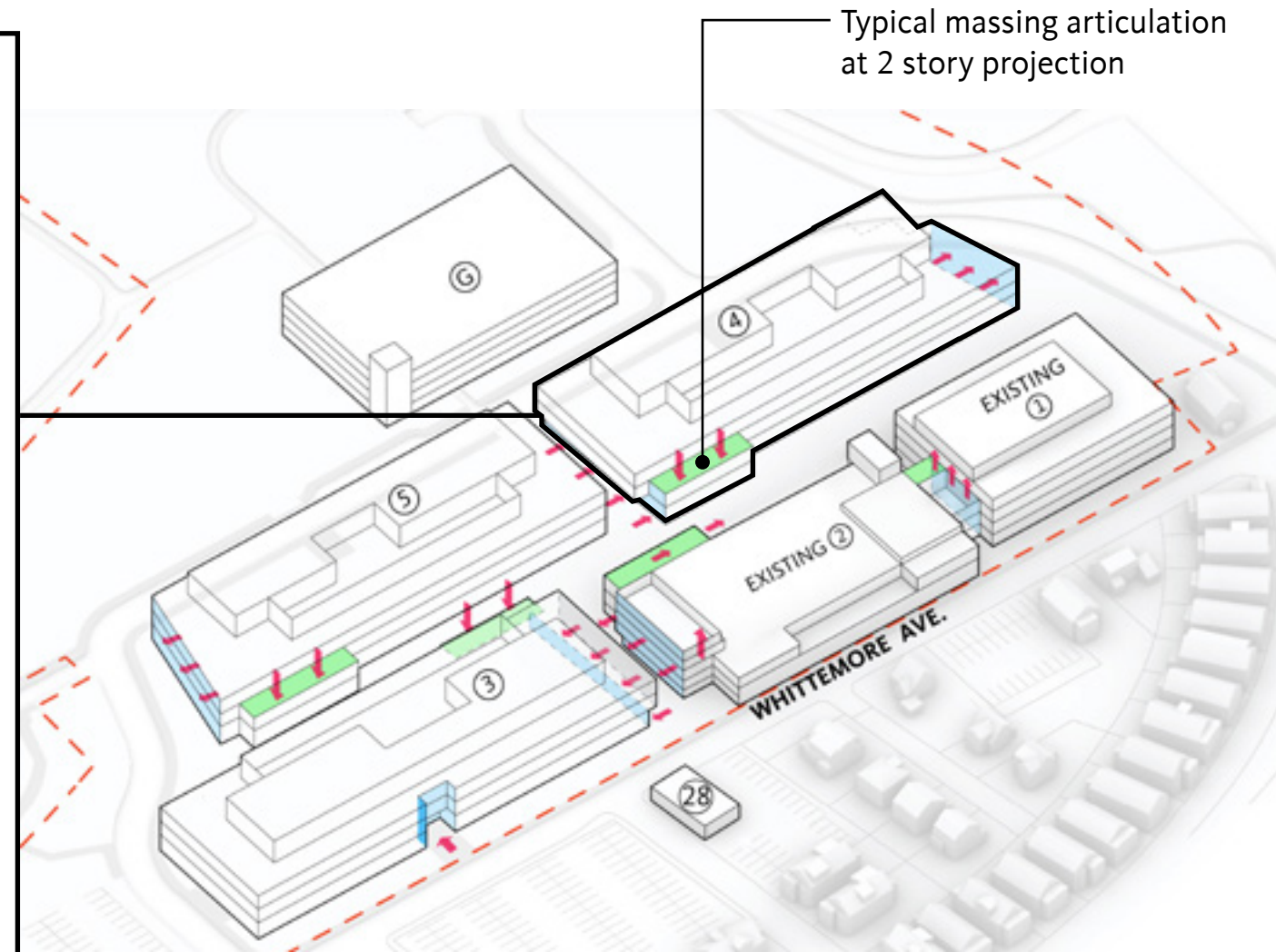
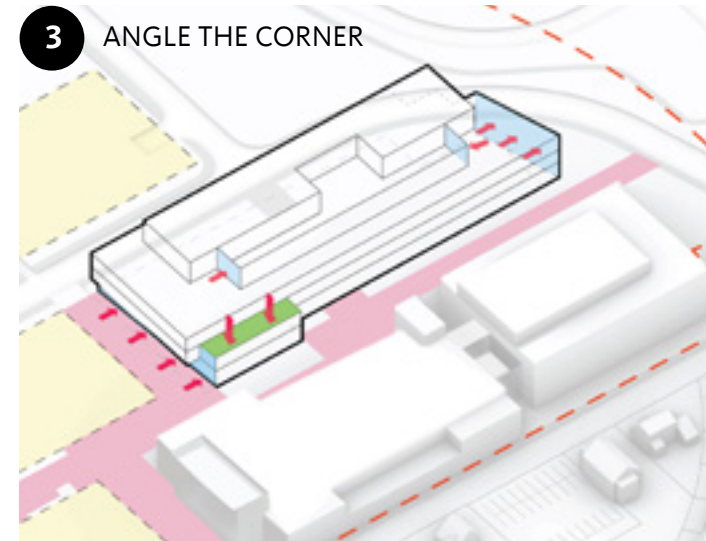
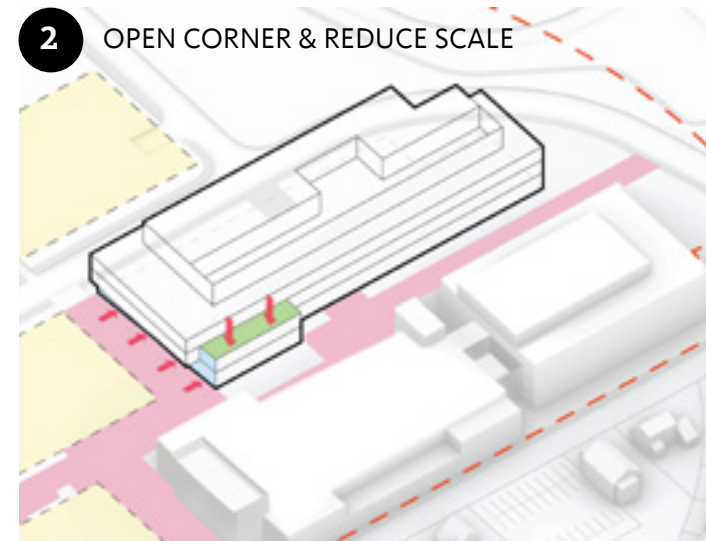
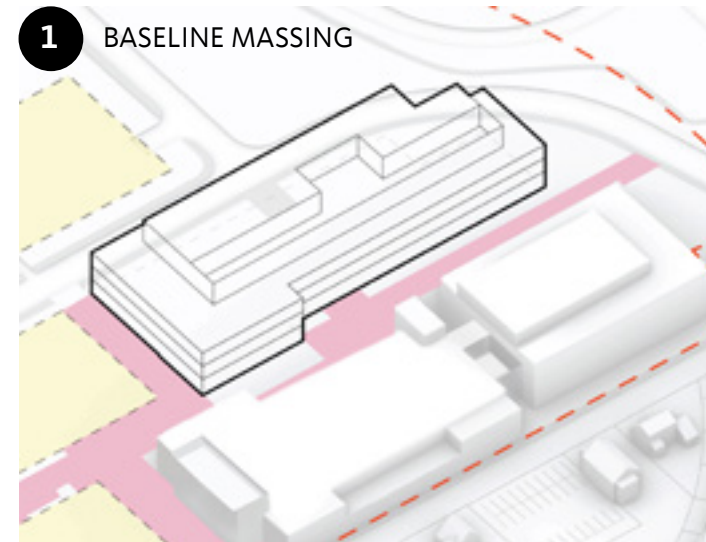
36-64 WHITTEMORE AVE.

CONCEPT AND DIAGRAMS: BUILDING 3

The massing articulation includes opening the ground floor and building corner to create an inviting connection to the neighborhood, plaza and promenade. The building scale and height are reduced at the promenade side to create a variety of scale.



BUILDING 4



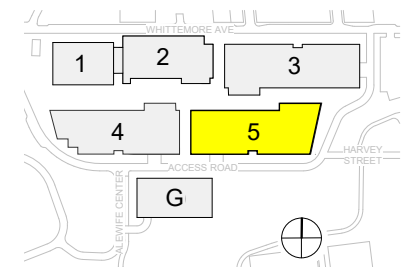
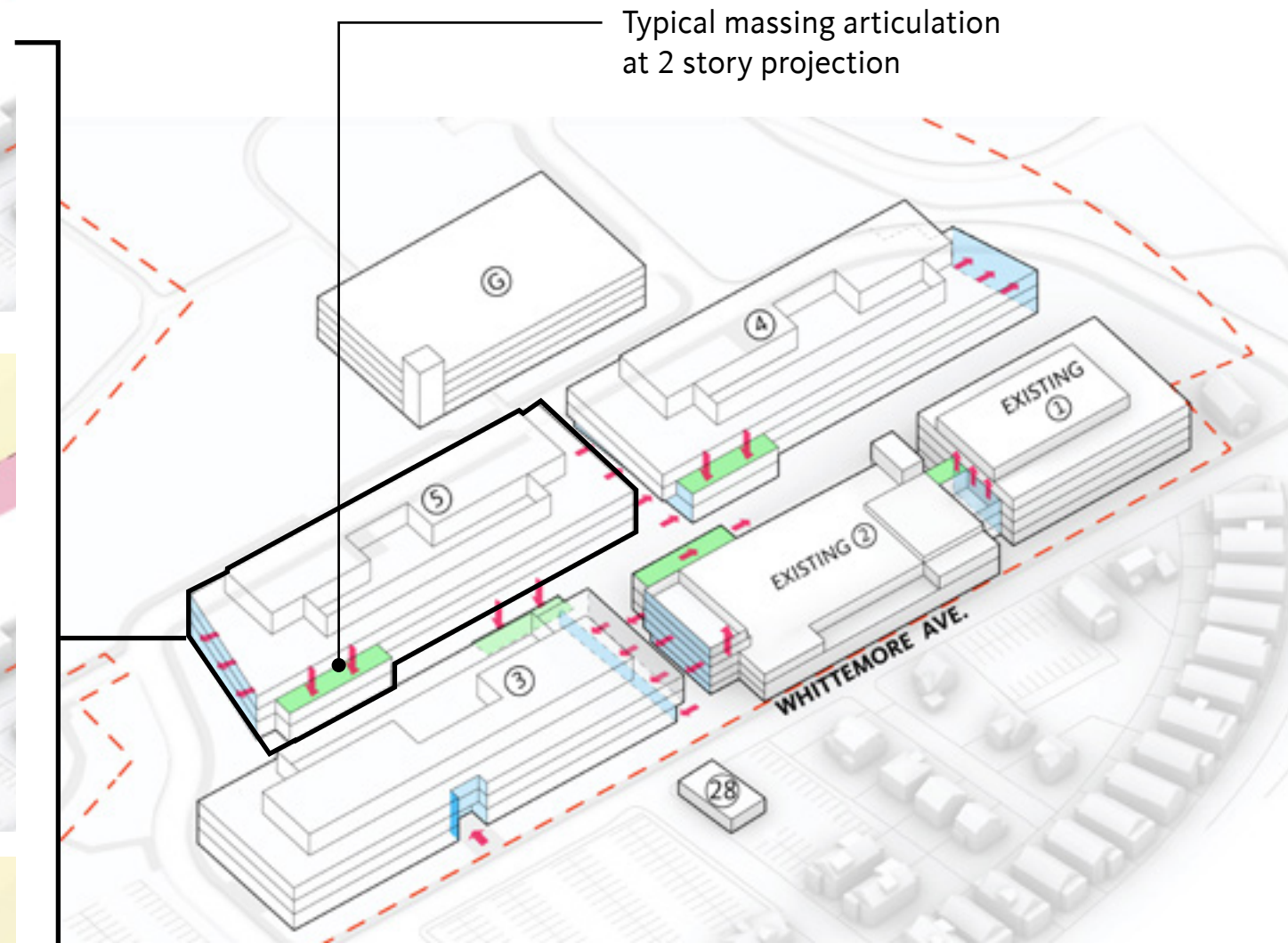
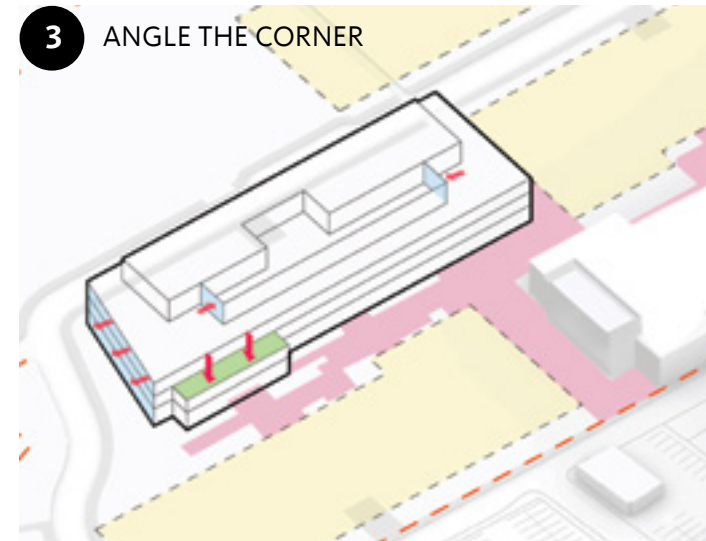
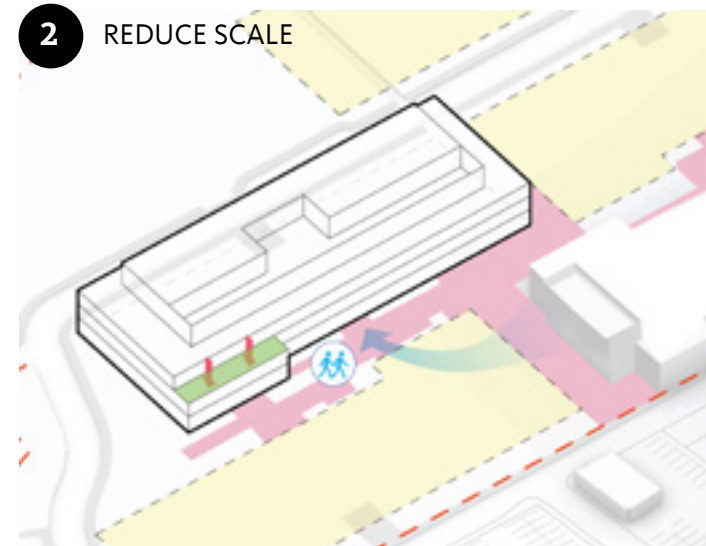
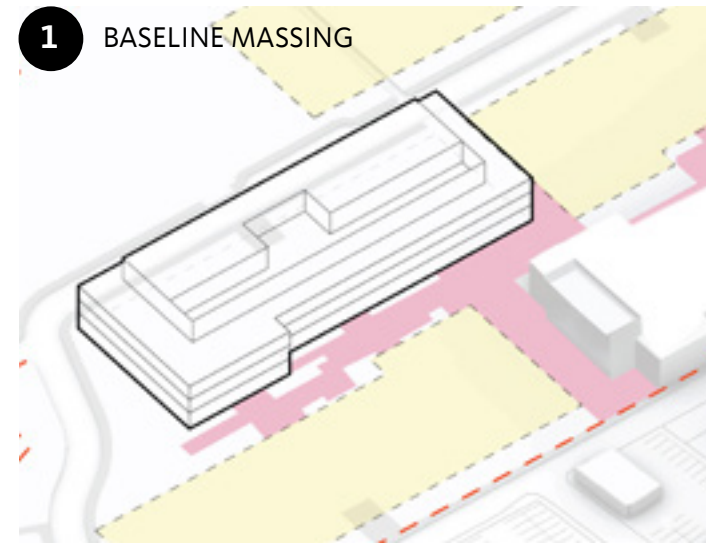
36-64 WHITTEMORE AVE.

CONCEPT AND DIAGRAMS: BUILDING 4

The massing articulation includes angling the east building facade to respond to the adjacent service road. The building scale and height are reduced at the promenade side to create a variety of scales.

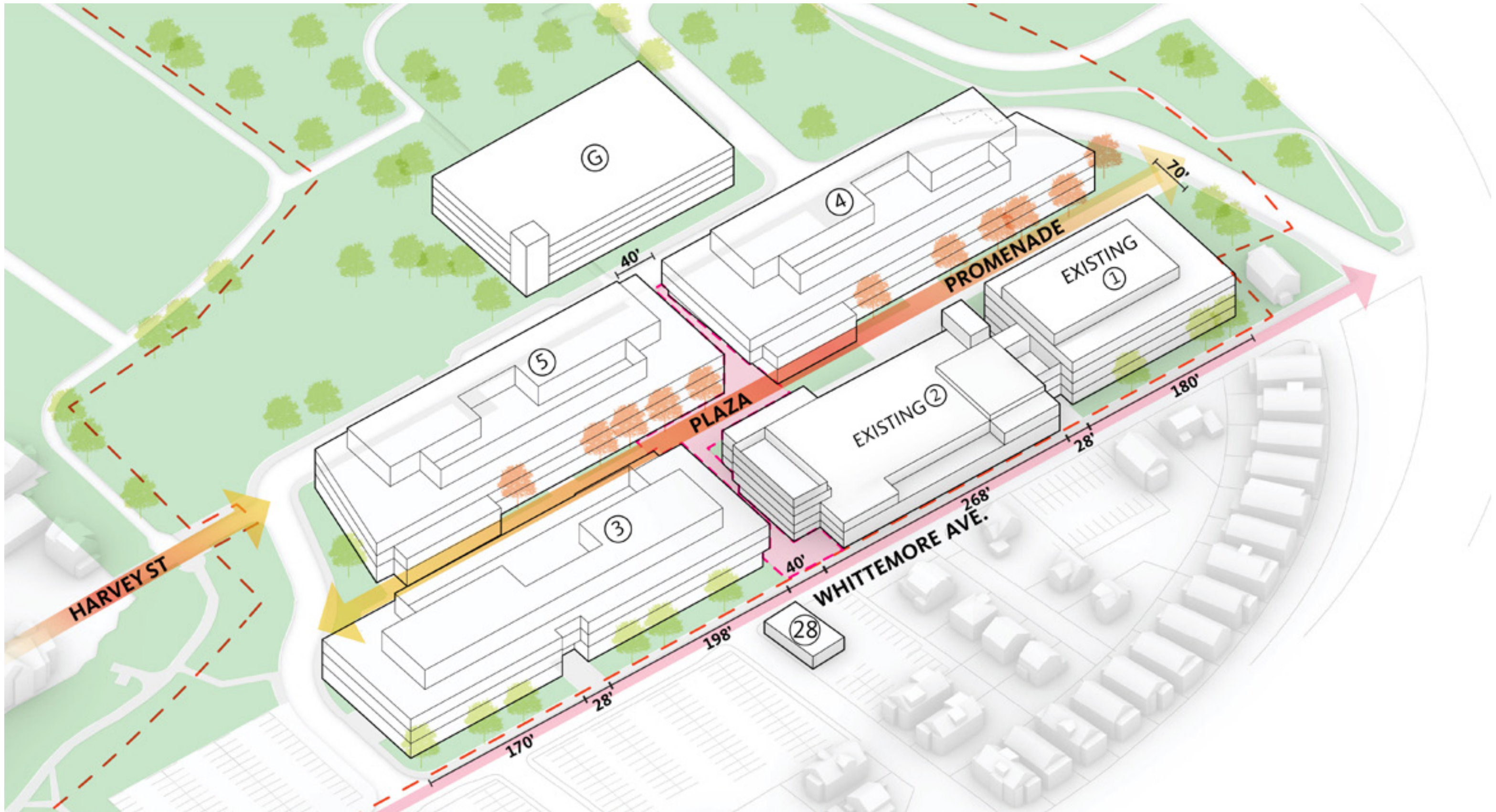


BUILDING 5



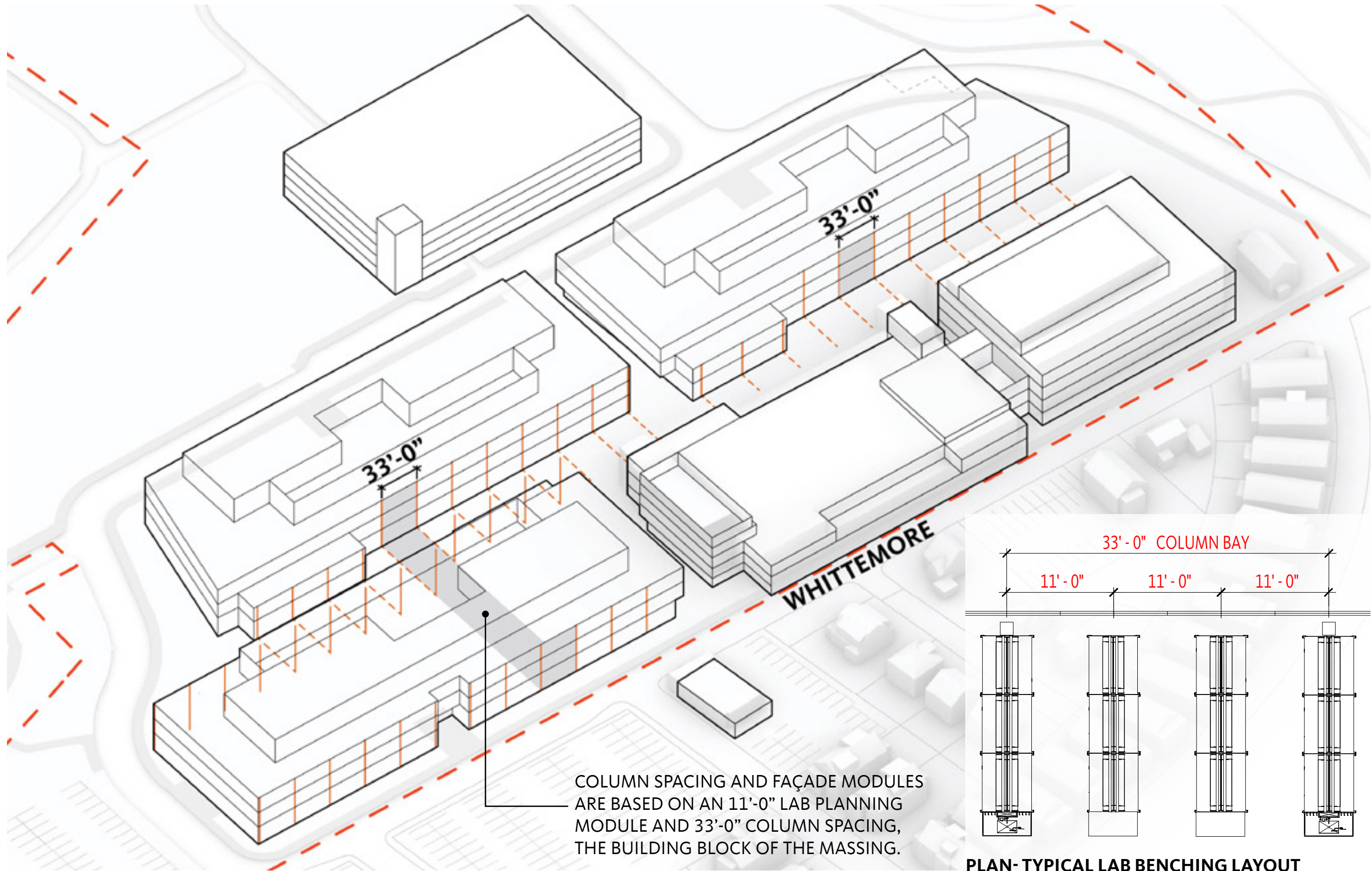
36-64 WHITTEMORE AVE.

CONCEPT AND DIAGRAMS: BUILDING 5



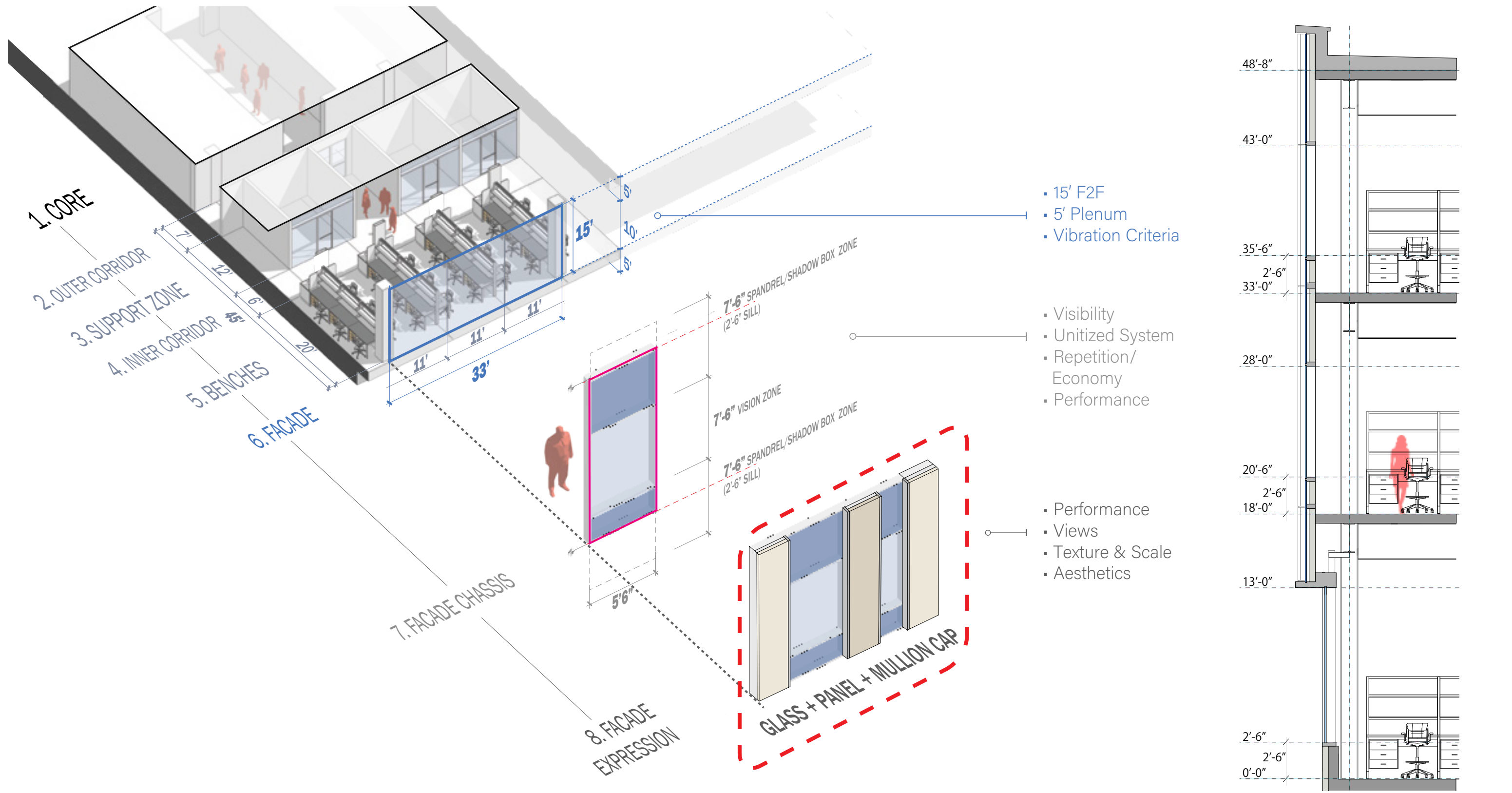
36-64 WHITTEMORE AVE.

FINAL MASSING DIAGRAM



36-64 WHITTEMORE AVE.

FACADE LOGIC: STRUCTURAL/FACADE MODULE



FACADE LOGIC

PROMENADE FACADE SECTION

36-64 WHITTEMORE AVE.

FACADE LOGIC: LAB PLANNING MODULE

BUILDING FLOOR PLANS

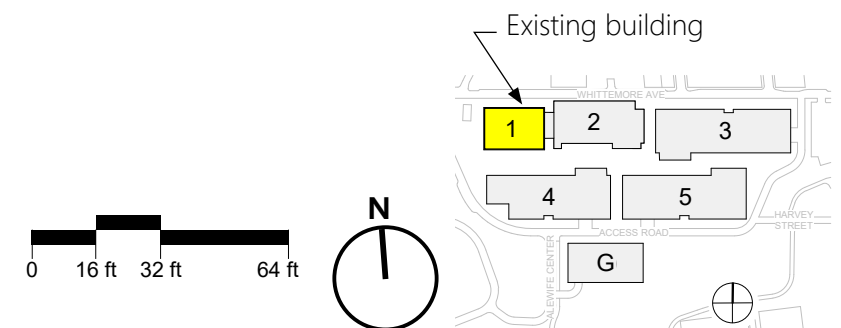
36-64 WHITTEMORE AVE.



Building 1 - Level 2
+ 33' - 0"

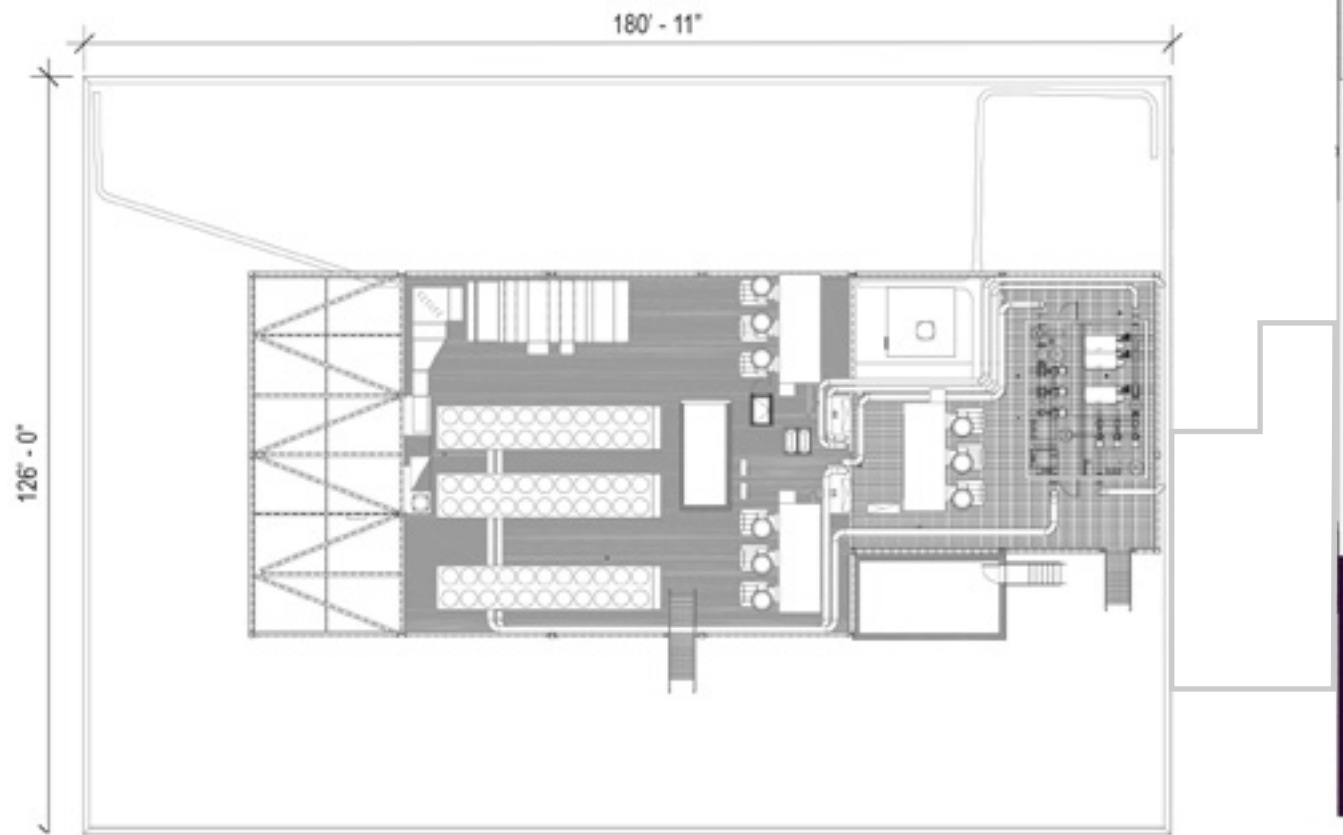
Building 1 - Level 1
+ 20' - 0"

- PROGRAM LEGEND:**
- BUILDING AMENITIES
 - MAIN LOBBY
 - RETAIL
 - LAB / OFFICE TENANT
 - MULTI TENANT CORRIDOR
 - BACK OF HOUSE
 - BIOSOLAR ROOF
 - GREEN ROOF
 - ROOF ACCESS PATHS
 - MECHANICAL EQUIPMENT
 - EQUIPMENT CLEAR AREA



36-64 WHITTEMORE AVE.

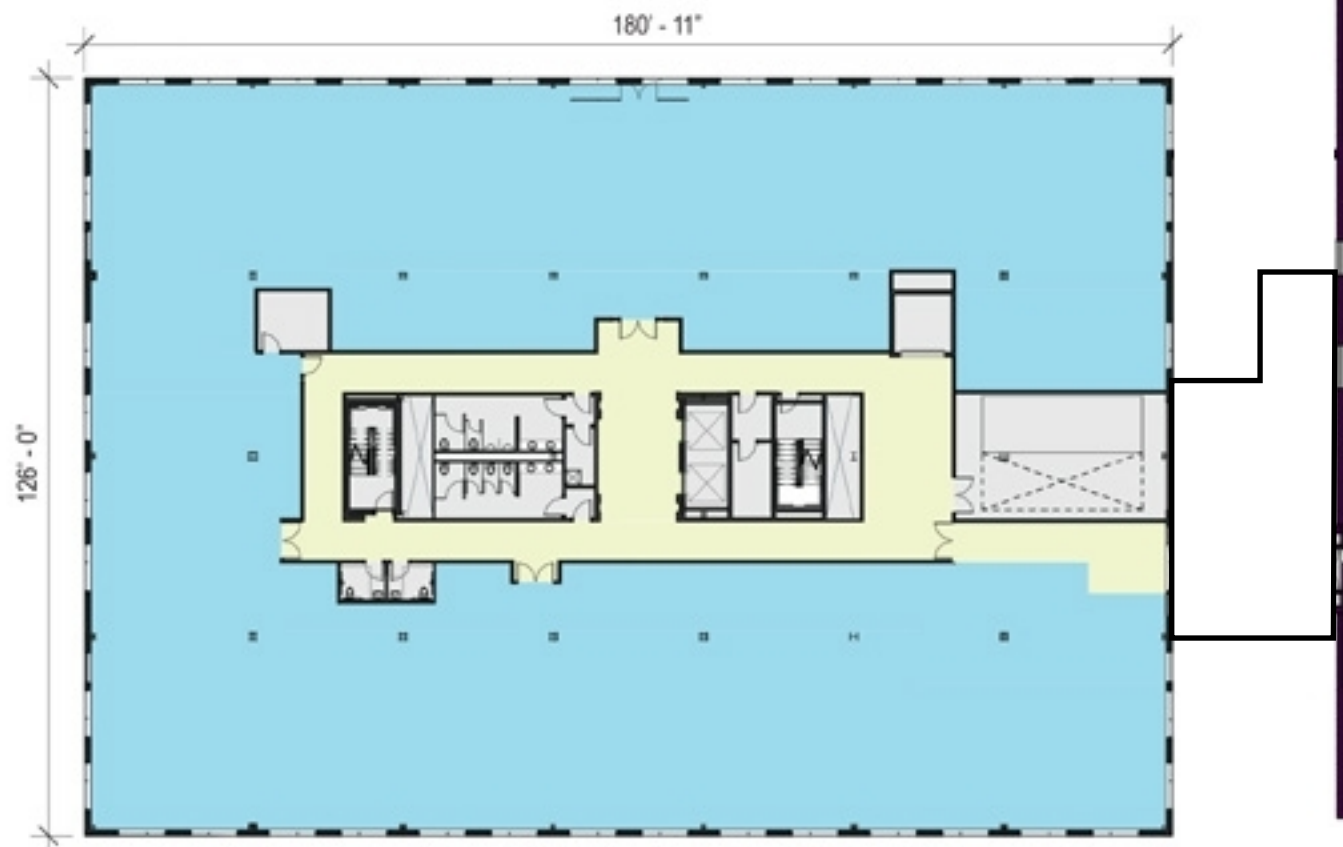
FLOOR PLANS: BUILDING 1 LEVELS 1-2



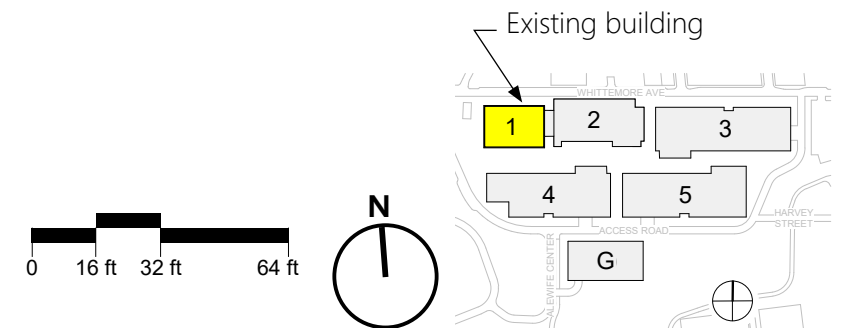
PROGRAM LEGEND:

- BUILDING AMENITIES
- MAIN LOBBY
- RETAIL
- LAB / OFFICE TENANT
- MULTI TENANT CORRIDOR
- BACK OF HOUSE
- BIOSOLAR ROOF
- GREEN ROOF
- ROOF ACCESS PATHS
- MECHANICAL EQUIPMENT
- EQUIPMENT CLEAR AREA

Building 1 - Roof
+72' - 0"

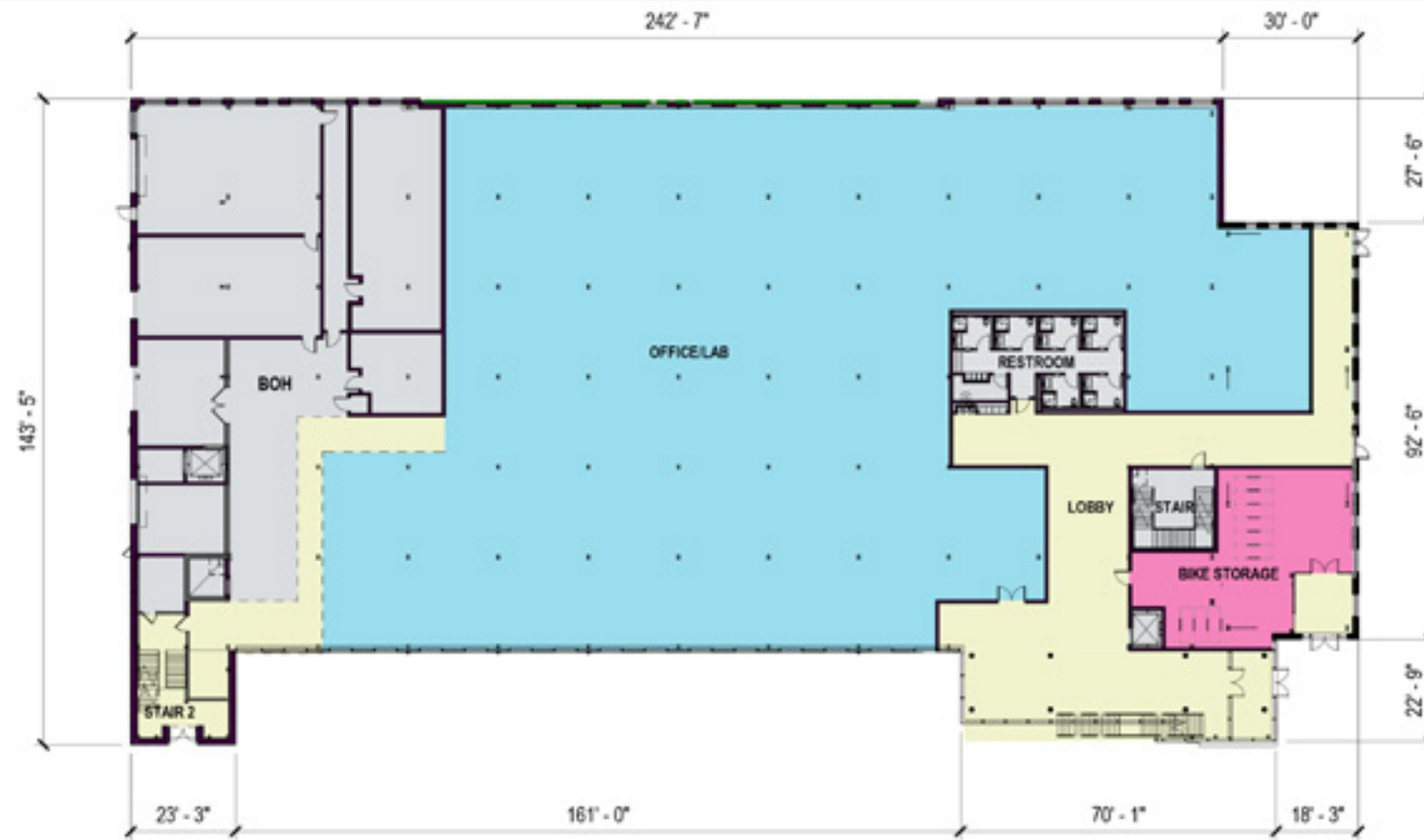


Building 1 - Level 3/4
+ 46' - 0"; 59' - 0"

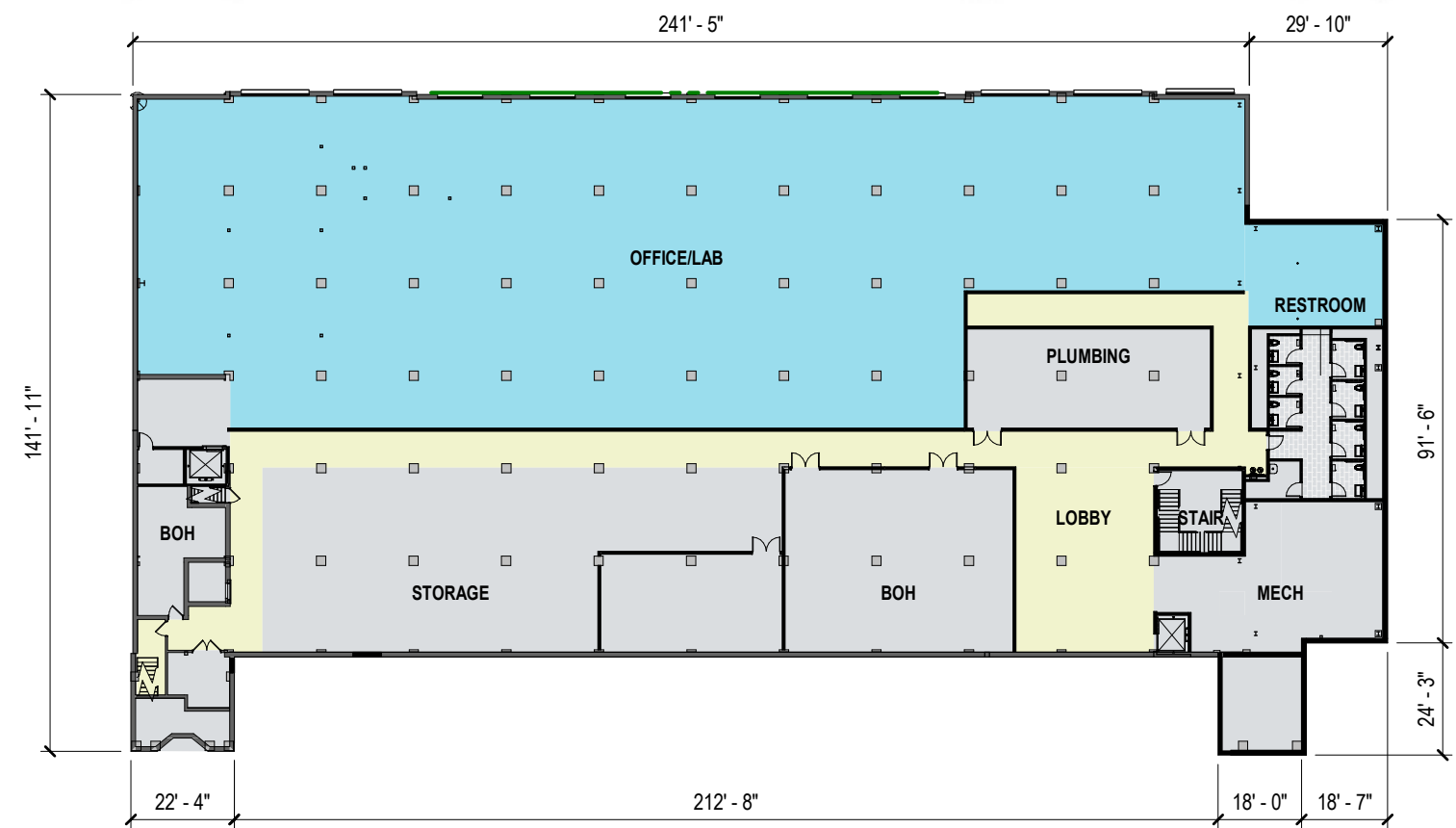


36-64 WHITTEMORE AVE.

FLOOR PLANS: BUILDING 1 LEVEL 3 & ROOF

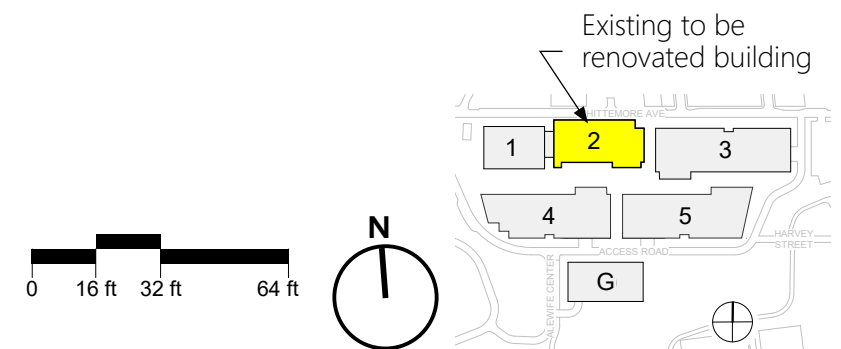


Building 2 - Level 1
+ 25' - 0"



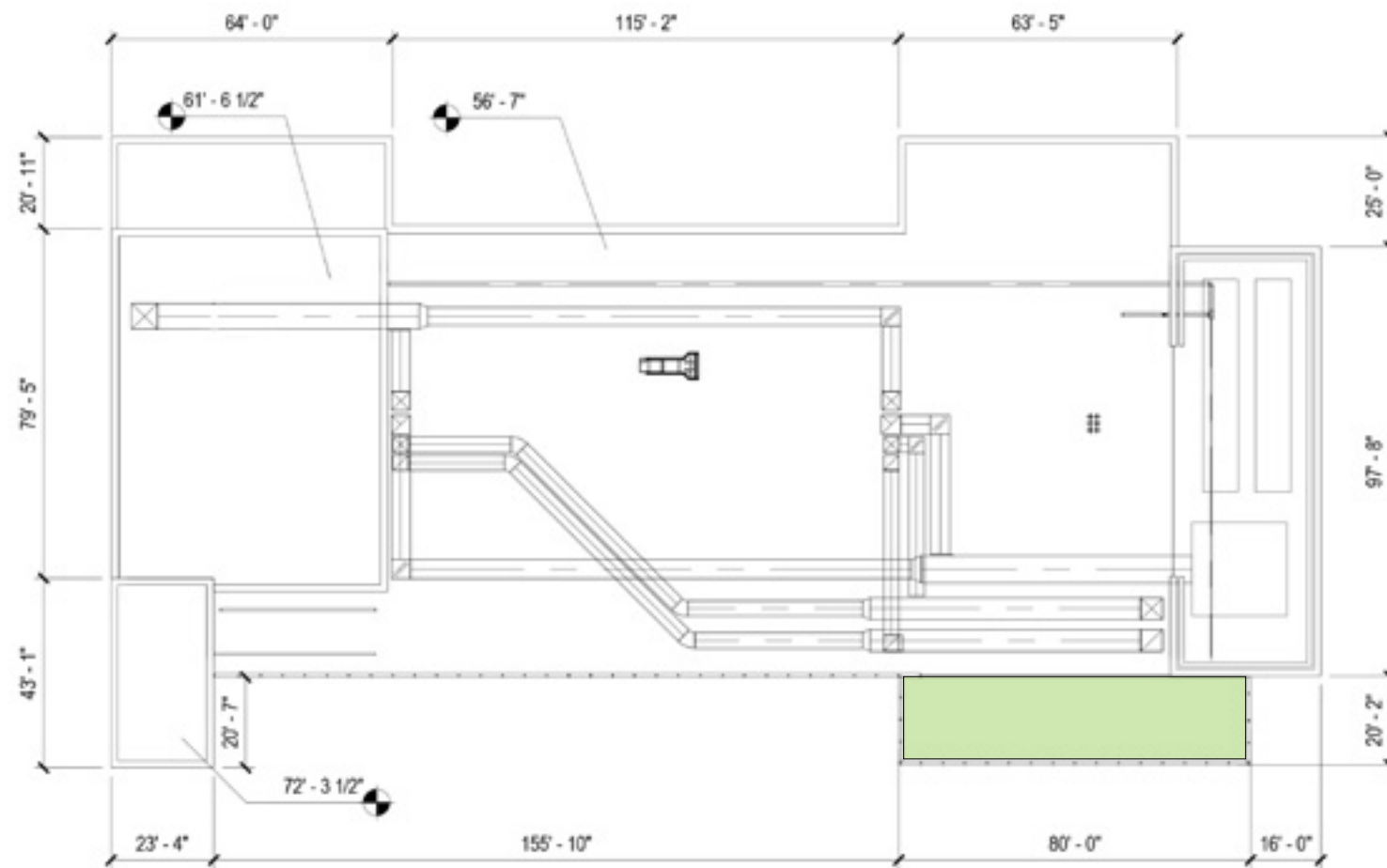
Building 2 - Basement
+ 14' - 10"

- PROGRAM LEGEND:**
- BUILDING AMENITIES
 - MAIN LOBBY
 - RETAIL
 - LAB / OFFICE TENANT
 - MULTI TENANT CORRIDOR
 - BACK OF HOUSE
 - BIOSOLAR ROOF
 - GREEN ROOF
 - ROOF ACCESS PATHS
 - MECHANICAL EQUIPMENT
 - EQUIPMENT CLEAR AREA

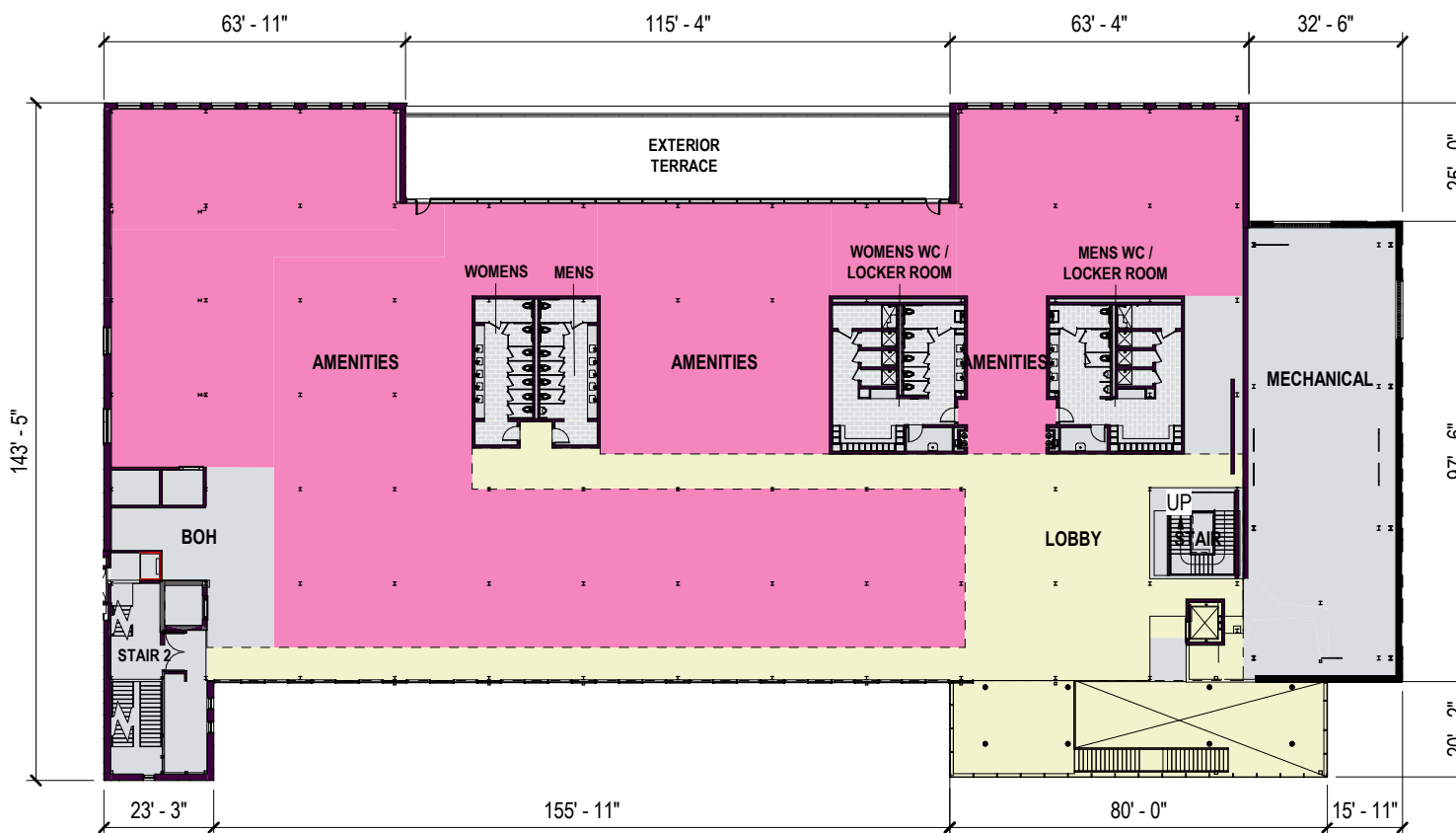


36-64 WHITTEMORE AVE.

FLOOR PLANS: BUILDING 2 FLOORS B-1



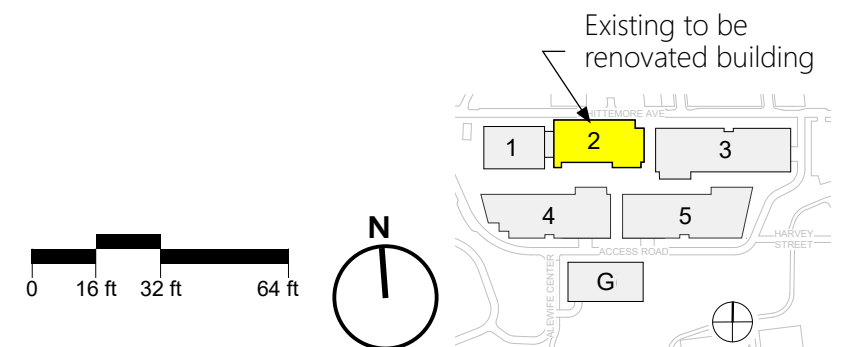
Building 2 - Roof Level
+ 56' - 0 1/2"



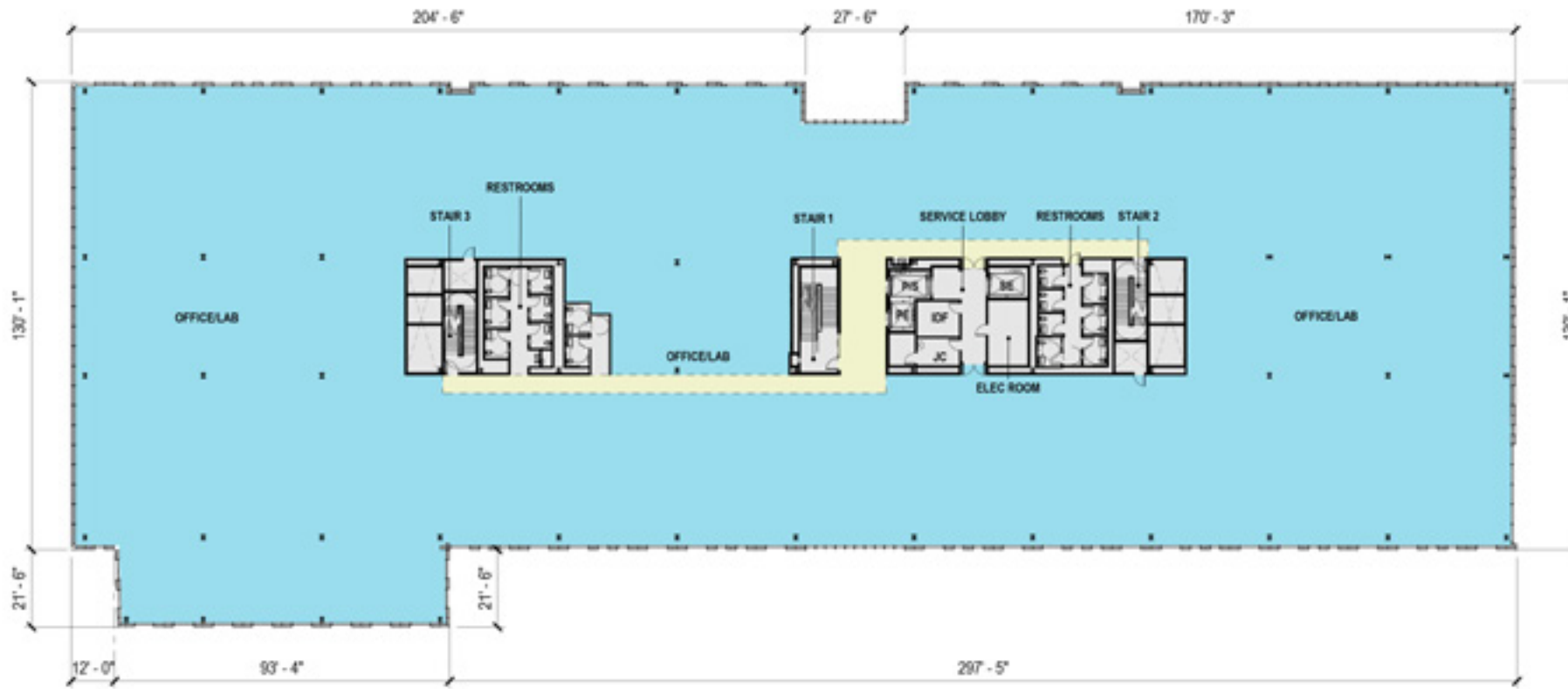
Building 2 - Level 2
+ 42' - 0 1/2"

PROGRAM LEGEND:

- BUILDING AMENITIES
- MAIN LOBBY
- RETAIL
- LAB / OFFICE TENANT
- MULTI TENANT CORRIDOR
- BACK OF HOUSE
- BIOSOLAR ROOF
- GREEN ROOF
- ROOF ACCESS PATHS
- MECHANICAL EQUIPMENT
- EQUIPMENT CLEAR AREA



36-64 WHITTEMORE AVE.
FLOOR PLANS: BUILDING 2 - LEVEL 2-ROOF



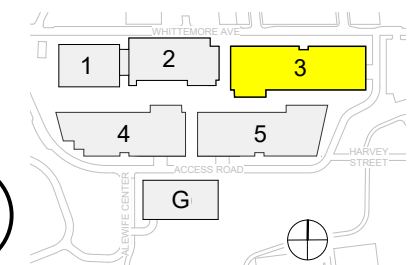
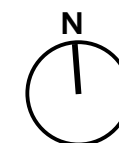
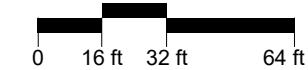
Building 3 - Level 2
+ 42' - 0"



Building 3 - Level 1
+ 24' - 0"

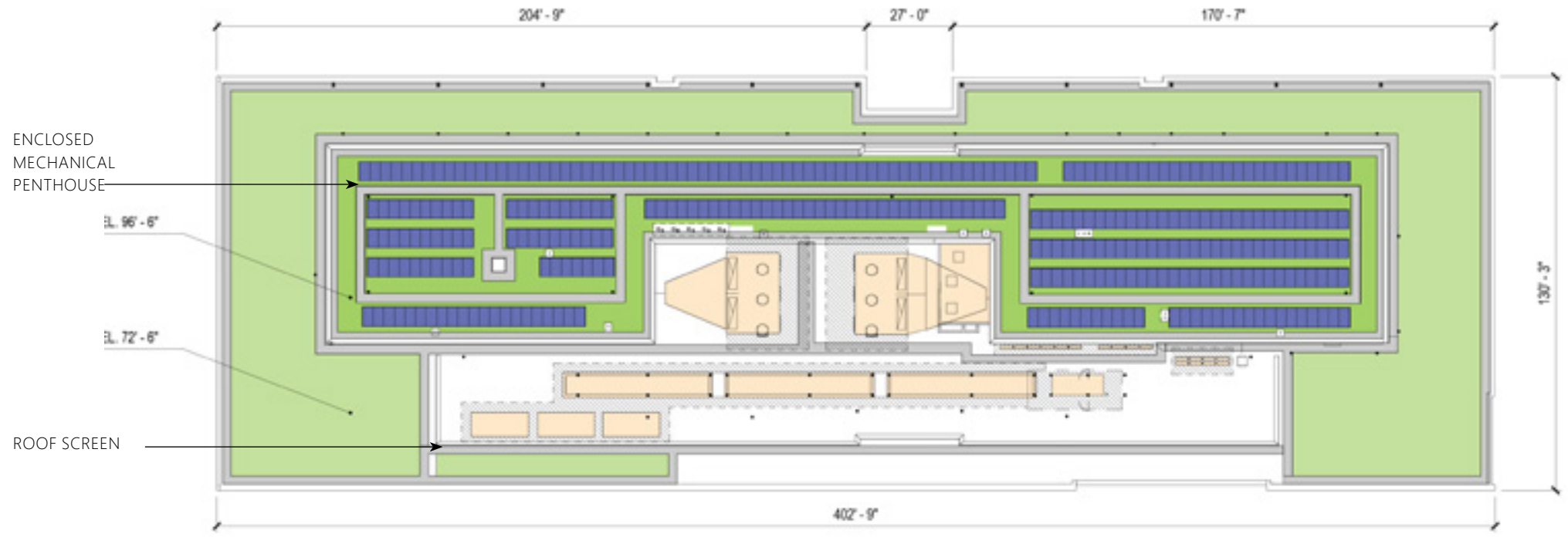
PROGRAM LEGEND:

- BUILDING AMENITIES
- MAIN LOBBY
- RETAIL
- LAB / OFFICE TENANT
- MULTI TENANT CORRIDOR
- BACK OF HOUSE
- BIOSOLAR ROOF
- GREEN ROOF
- ROOF ACCESS PATHS
- MECHANICAL EQUIPMENT
- EQUIPMENT CLEAR AREA



36-64 WHITTEMORE AVE.

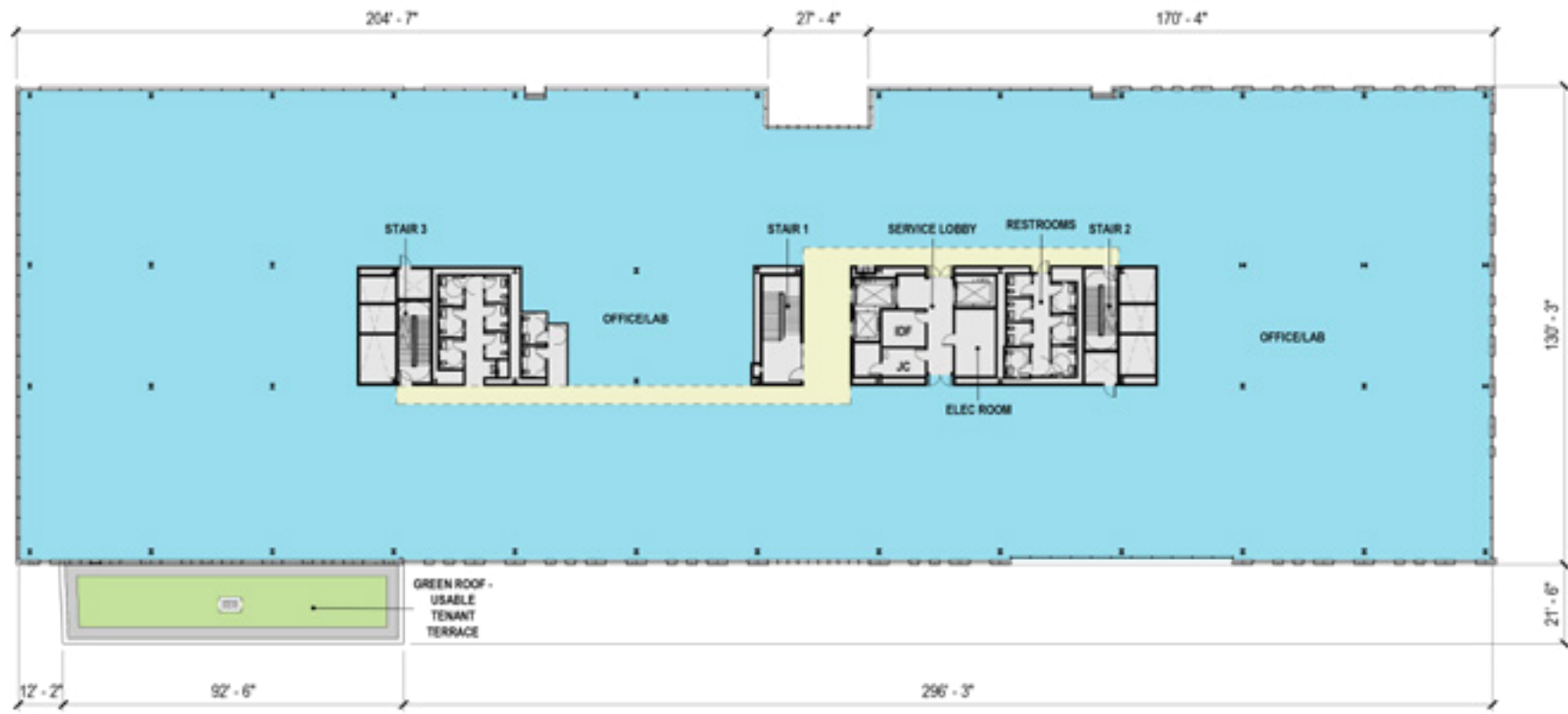
FLOOR PLANS: BUILDING 3 - LEVELS 1-2



**Building 3 - Level MPH
+72' - 8"**

PROGRAM LEGEND:

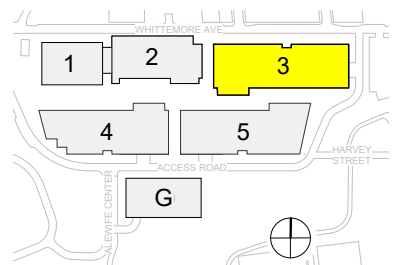
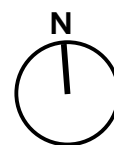
- BUILDING AMENITIES
- MAIN LOBBY
- RETAIL
- LAB / OFFICE TENANT
- MULTI TENANT CORRIDOR
- BACK OF HOUSE
- BIOSOLAR ROOF
- GREEN ROOF
- ROOF ACCESS PATHS
- MECHANICAL EQUIPMENT
- EQUIPMENT CLEAR AREA



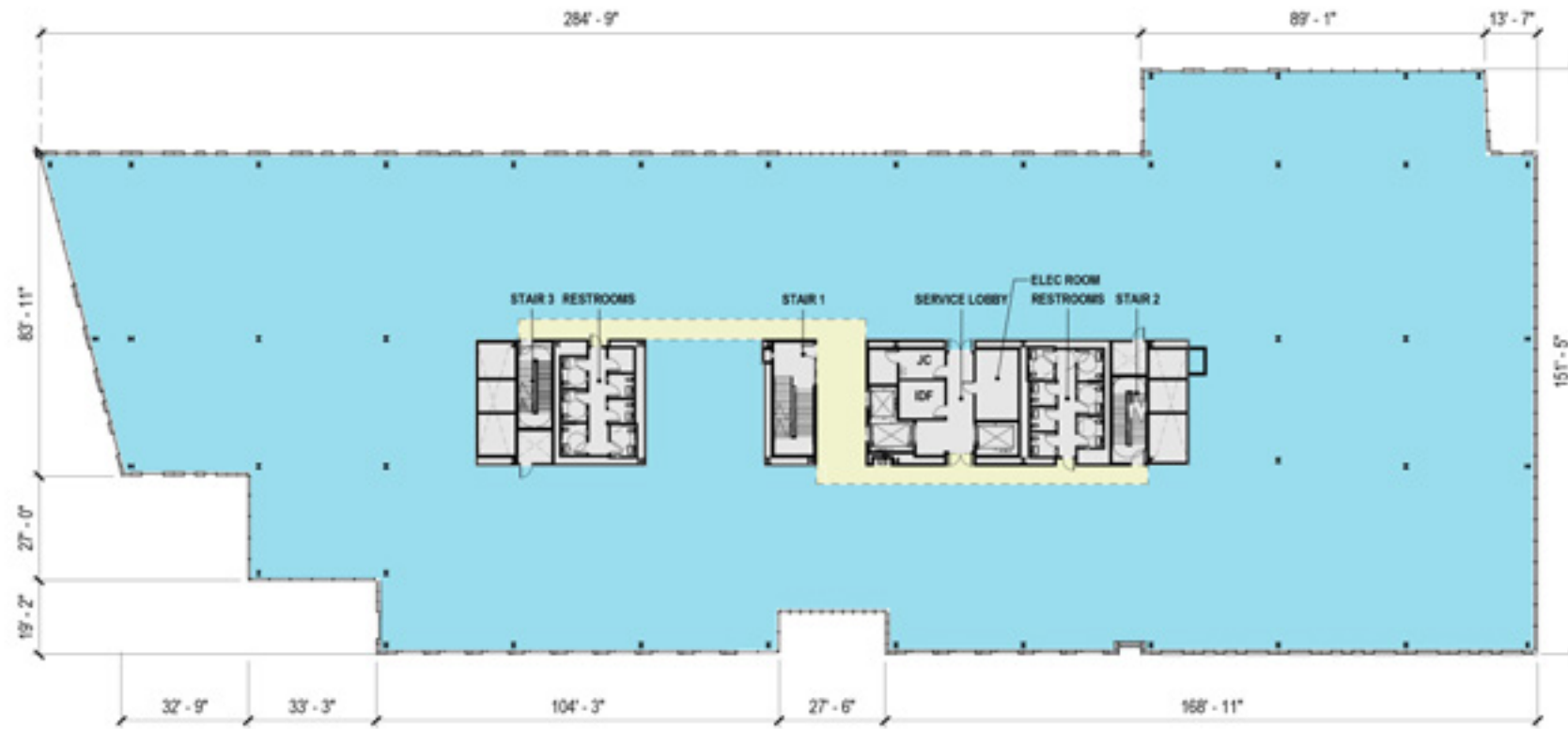
**Building 3 - Level 3
+57' - 0"**

GREEN ROOF SF ANALYSIS (ROUNDED):

1. 51,550 ROOF AREA
2. 7,815 EXEMPTION FOR HVAC AND ROOF TOP EQUIPMENT
3. 9,620 EXEMPTION FOR ACCESS ROUTES
4. 34,115 ADJUSTED SF OF ROOF
5. 27,292 SF REQUIRED GREEN ROOF (80% ADJUSTED TOTAL)
6. **27,345 SF PROVIDED**

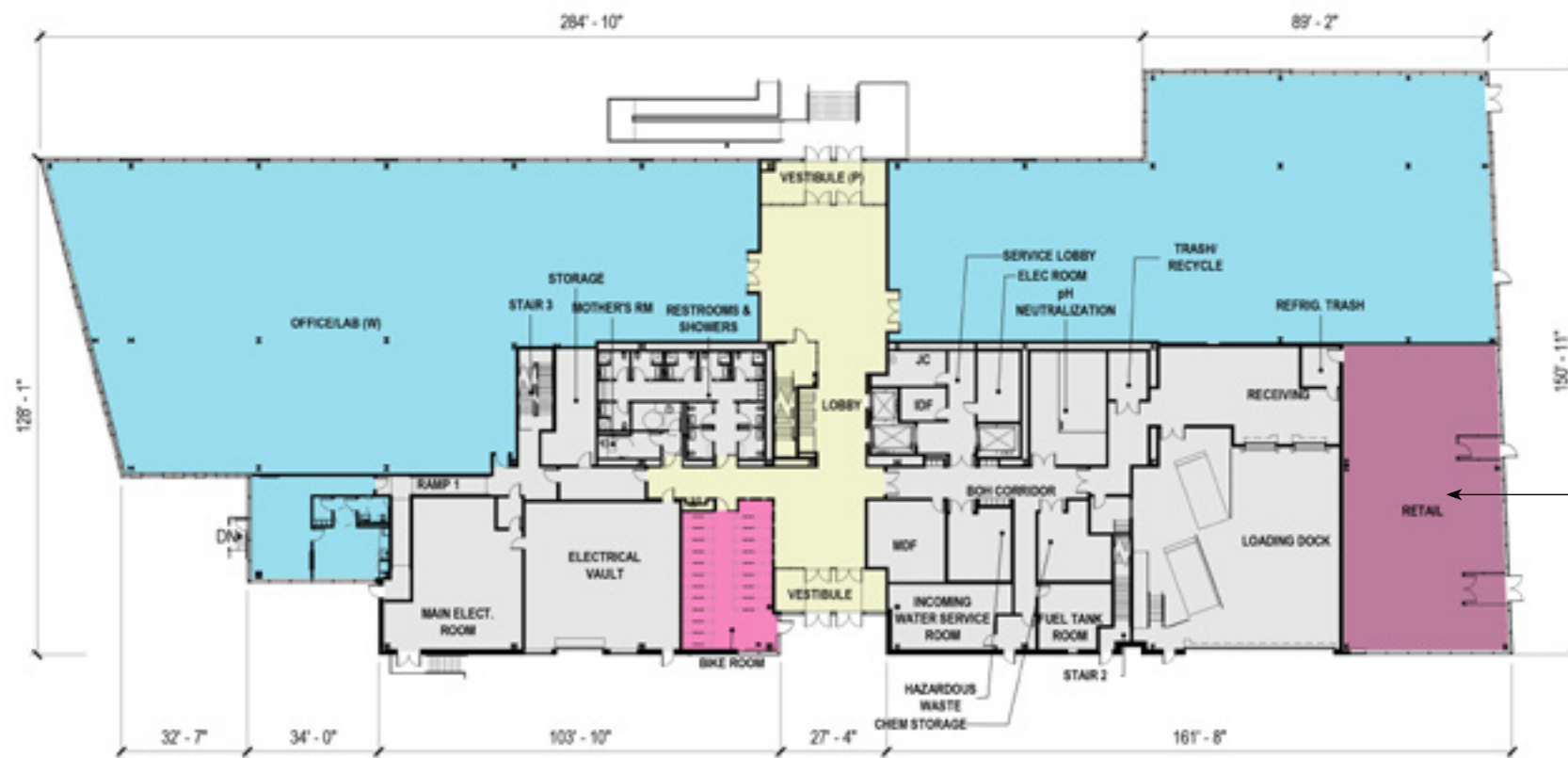


36-64 WHITTEMORE AVE.
FLOOR PLANS: BUILDING 3 - LEVEL 3- MPH



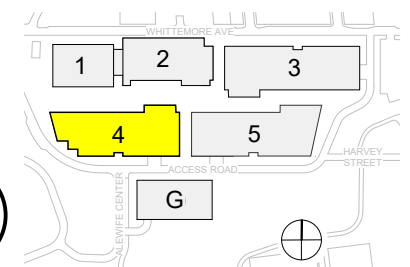
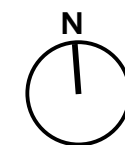
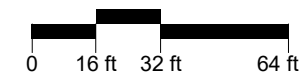
Building 4 - Level 2
+ 42' - 0"

- PROGRAM LEGEND:**
- BUILDING AMENITIES
 - MAIN LOBBY
 - RETAIL
 - LAB / OFFICE TENANT
 - MULTI TENANT CORRIDOR
 - BACK OF HOUSE
 - BIOSOLAR ROOF
 - GREEN ROOF
 - ROOF ACCESS PATHS
 - MECHANICAL EQUIPMENT
 - EQUIPMENT CLEAR AREA



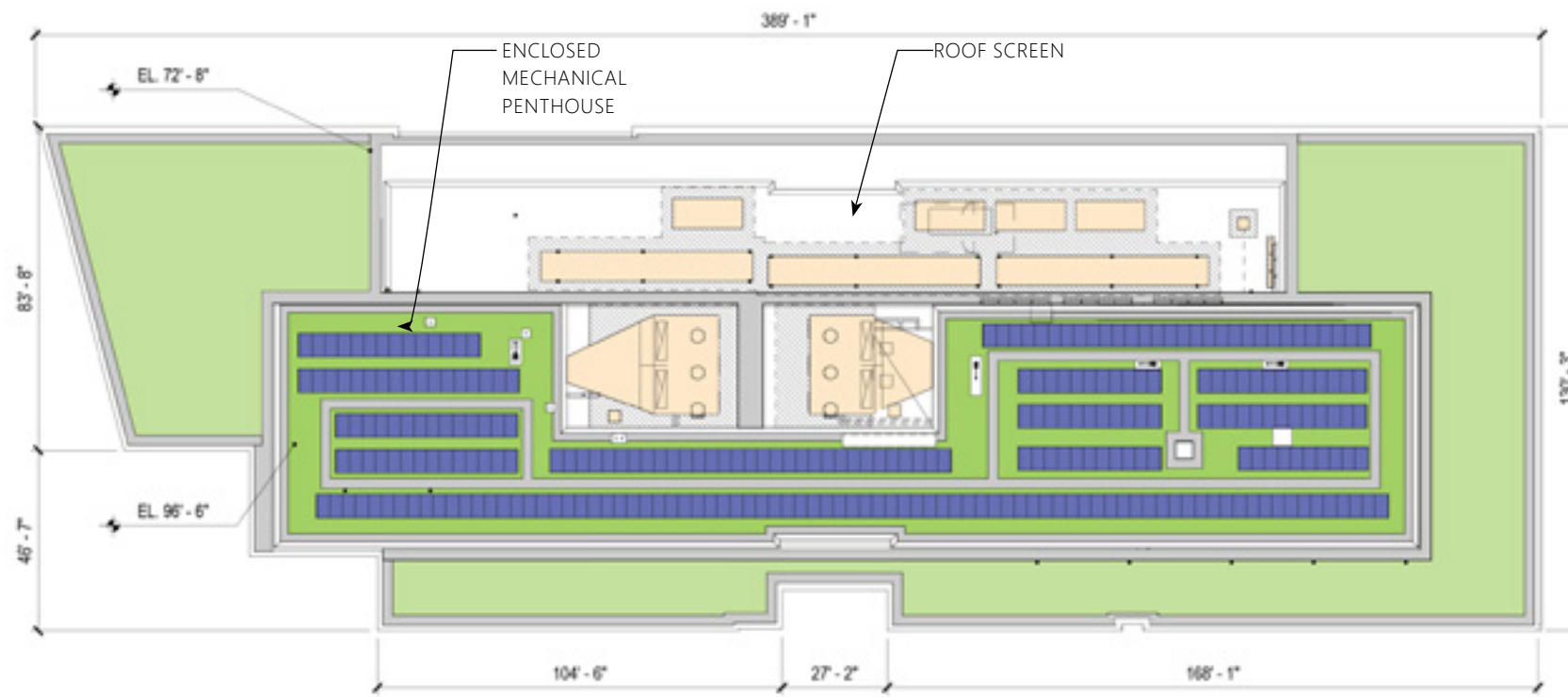
Building 4 - Level 1
+ 24' - 0"

RETAIL
3,500 SF

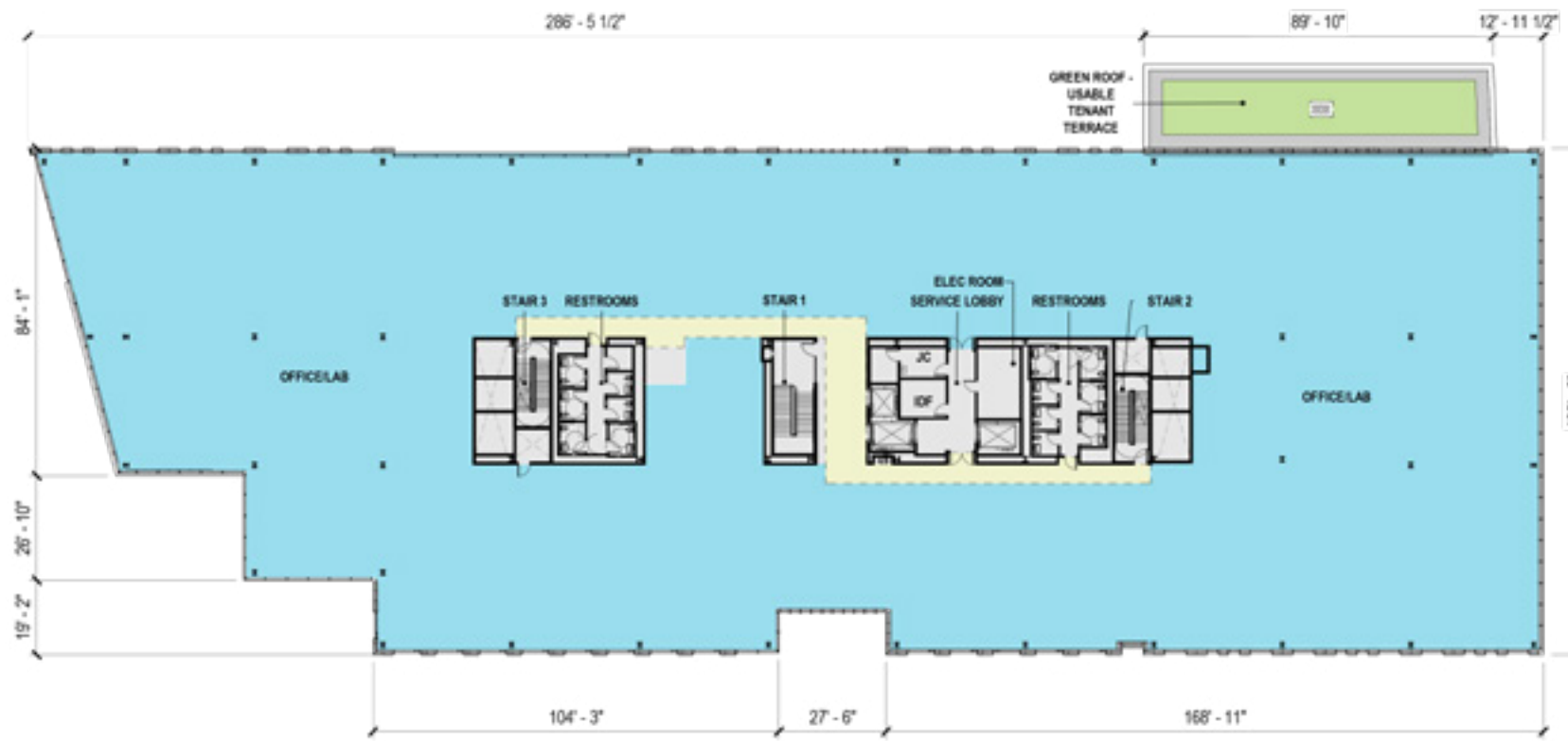


36-64 WHITTEMORE AVE.

FLOOR PLANS: BUILDING 4 - LEVELS 1-2



Building 4 - Level MPH
+ 72' - 8"



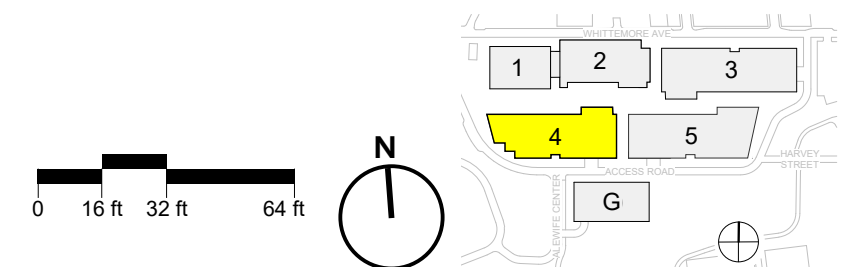
Building 4 - Level 3
+ 57' - 0"

PROGRAM LEGEND:

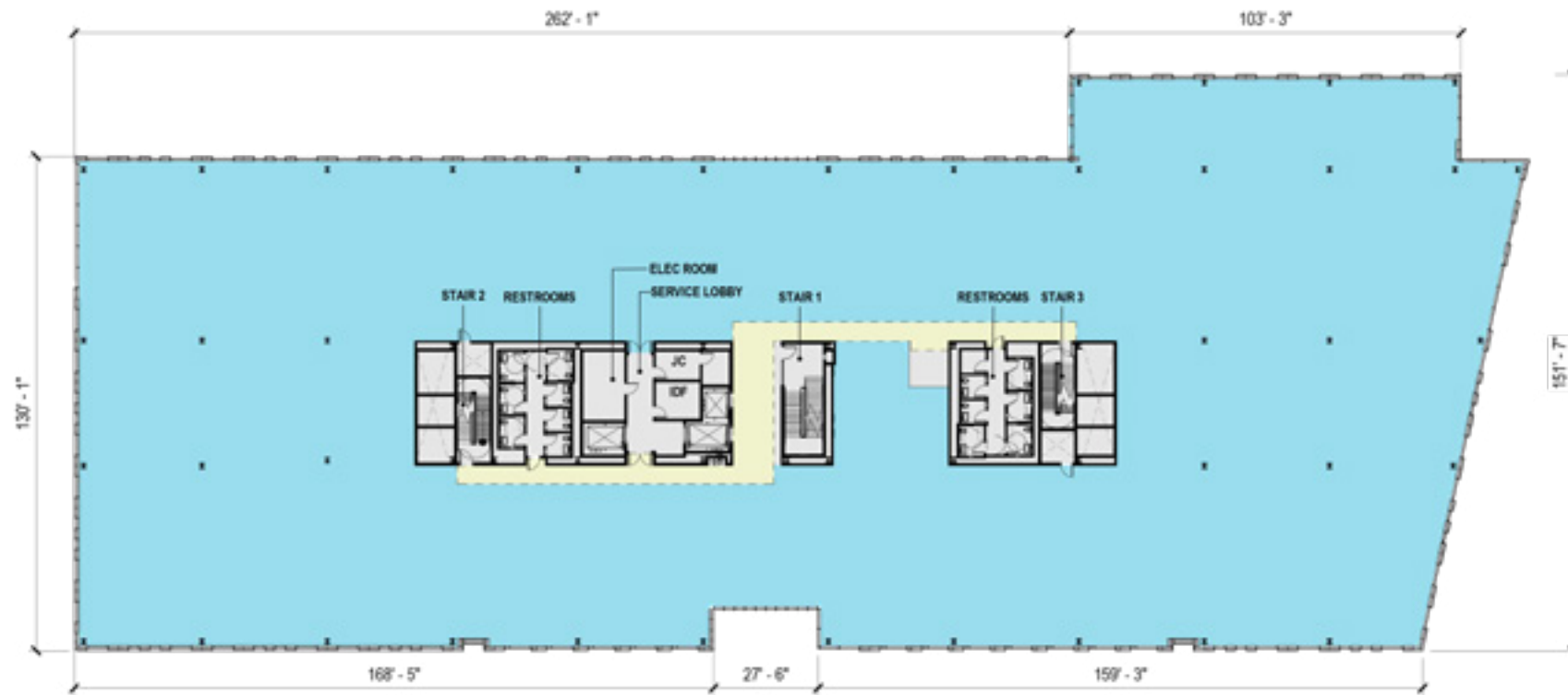
- BUILDING AMENITIES
- MAIN LOBBY
- RETAIL
- LAB / OFFICE TENANT
- MULTI TENANT CORRIDOR
- BACK OF HOUSE
- BIOSOLAR ROOF
- GREEN ROOF
- ROOF ACCESS PATHS
- MECHANICAL EQUIPMENT
- EQUIPMENT CLEAR AREA

GREEN ROOF SF ANALYSIS (ROUNDED):

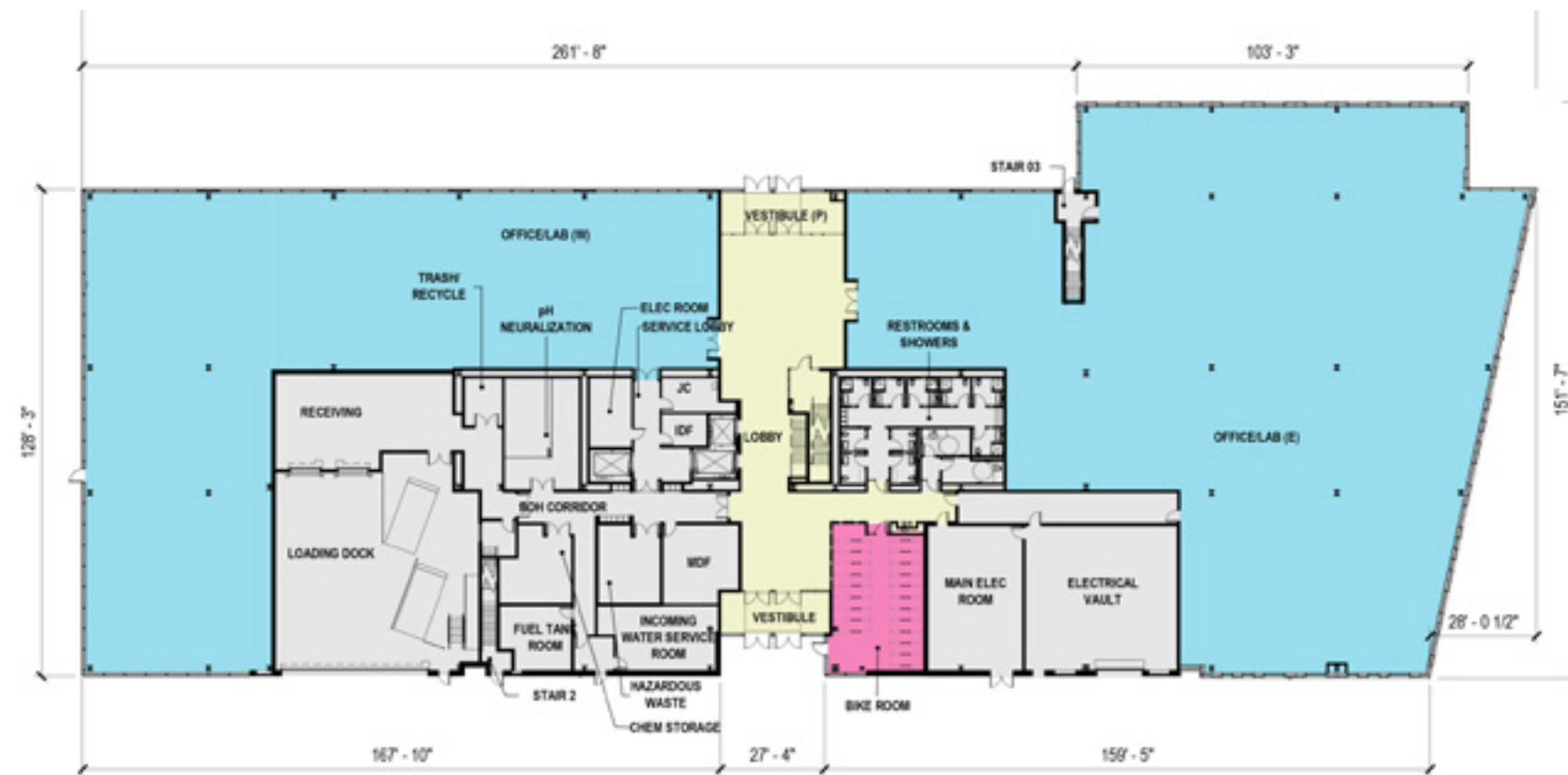
1. 46,105 ROOF AREA
2. 7,435 EXEMPTION FOR HVAC AND ROOF TOP EQUIPMENT
3. 8,580 EXEMPTION FOR ACCESS ROUTES
4. 30,090 ADJUSTED SF OF ROOF
5. 24,072 SF REQUIRED GREEN ROOF (80% ADJUSTED TOTAL)
6. 24,100 SF PROVIDED



36-64 WHITTEMORE AVE.
FLOOR PLANS: BUILDING 4 - LEVEL 3- MPH



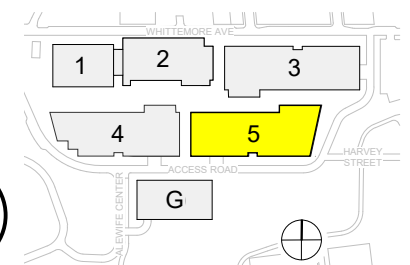
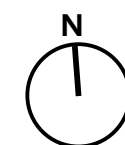
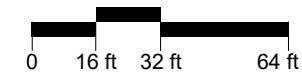
Building 5 - Level 2
+ 42' - 0"



Building 5 - Level 1
+ 24' - 0"

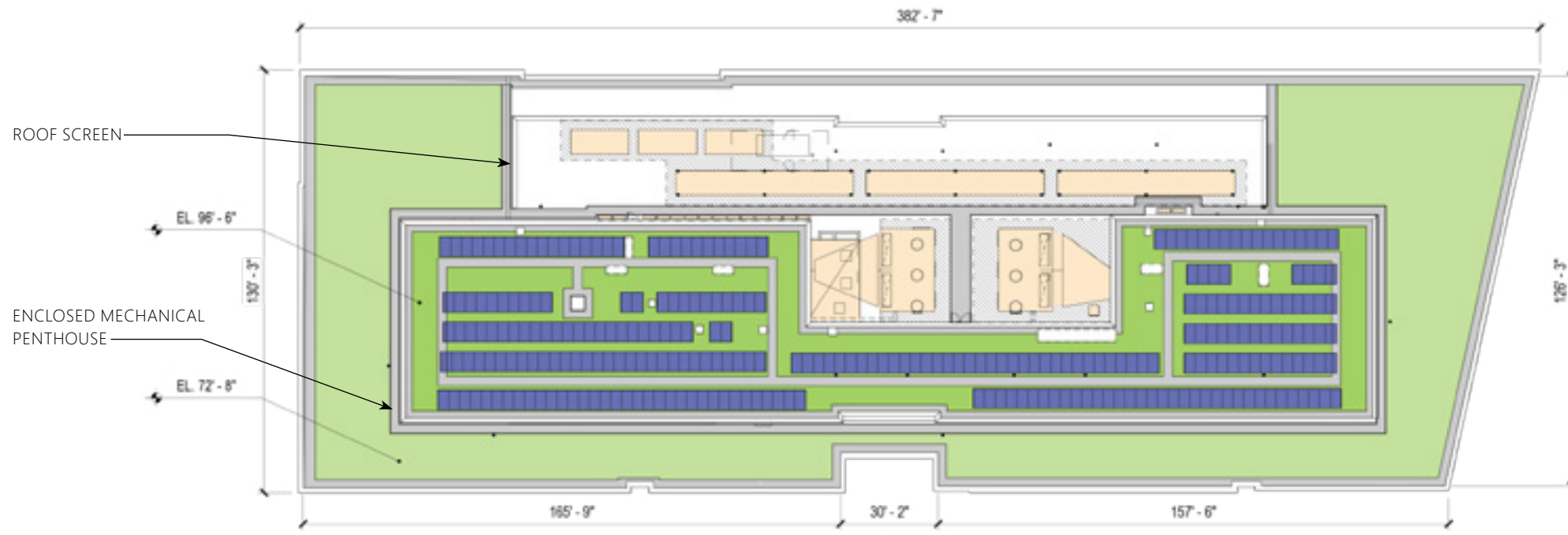
PROGRAM LEGEND:

- BUILDING AMENITIES
- MAIN LOBBY
- RETAIL
- LAB / OFFICE TENANT
- MULTI TENANT CORRIDOR
- BACK OF HOUSE
- BIOSOLAR ROOF
- GREEN ROOF
- ROOF ACCESS PATHS
- MECHANICAL EQUIPMENT
- EQUIPMENT CLEAR AREA



36-64 WHITTEMORE AVE.

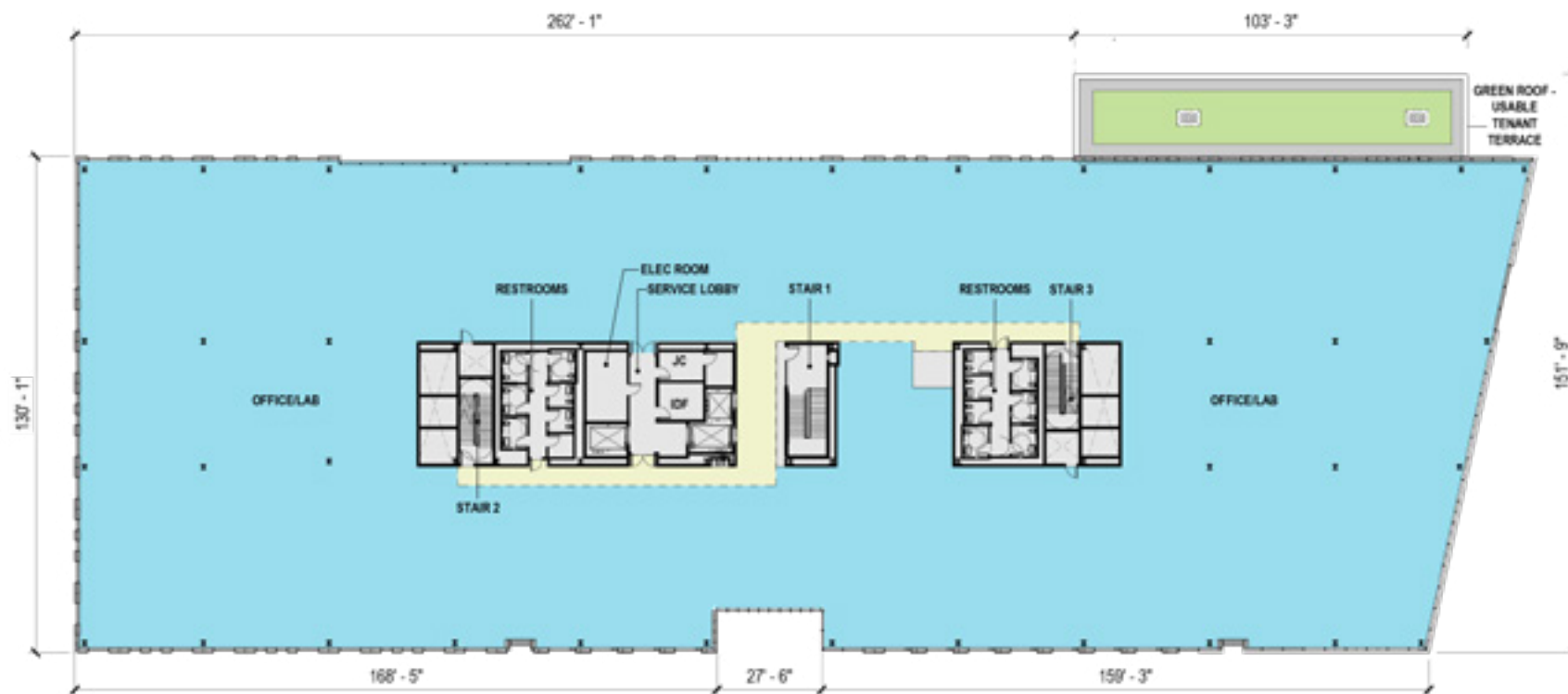
FLOOR PLANS: BUILDING 5 - LEVELS 1-2



PROGRAM LEGEND:

- BUILDING AMENITIES
- MAIN LOBBY
- RETAIL
- LAB / OFFICE TENANT
- MULTI TENANT CORRIDOR
- BACK OF HOUSE
- BIOSOLAR ROOF
- GREEN ROOF
- ROOF ACCESS PATHS
- MECHANICAL EQUIPMENT
- EQUIPMENT CLEAR AREA

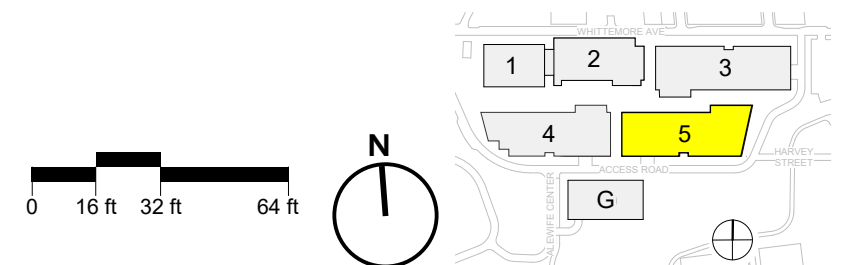
**Building 5 - Level MPH
+ 72' - 8"**



**Building 5 - Level 3
+ 57' - 0"**

GREEN ROOF SF ANALYSIS (ROUNDED):

1. 48,305 ROOF AREA
2. 7,490 EXEMPTION FOR HVAC AND ROOF TOP EQUIPMENT
3. 5,375 EXEMPTION FOR ACCESS ROUTES
4. 31,535 ADJUSTED SF OF ROOF
5. 25,228 SF REQUIRED GREEN ROOF (80% ADJUSTED TOTAL)
6. **25,495 SF PROVIDED**



36-64 WHITTEMORE AVE.
FLOOR PLANS: BUILDING 5 - LEVEL 3- MPH

Including Green Roofs and BioSolar Installation at New Buildings.

- Reduces Heat Island Effect
- Renewable Energy Production
- Combination Allows for More Efficient Operation of PV Panels
- Green roof included on south addition of building 2



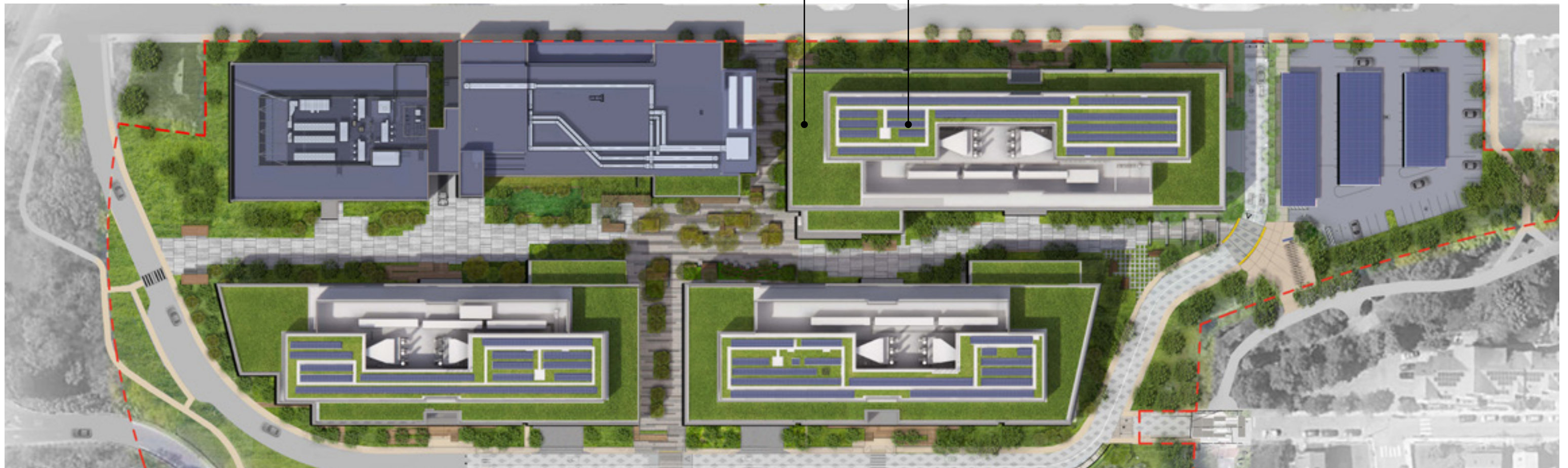
GREEN ROOF



BIOSOLAR ROOF

ARTICLE 22.30 REQUIRED GREEN ROOF AREAS

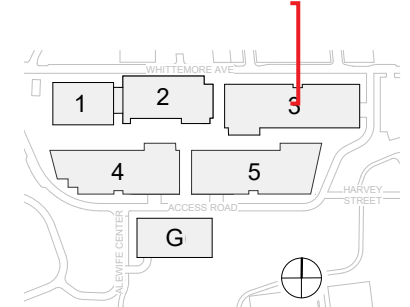
| Building | Roof Area | Areas Excluded per 22.35.2 (a).4 | Adjusted Roof Area | Required Green or BioSolar Roof Area (per 22.35.2) | Proposed Area of Green or Biosolar Roof |
|------------|-----------|----------------------------------|--------------------|----------------------------------------------------|-----------------------------------------|
| Building 3 | 51,550 | 17,435 | 34,115 | 27,292 | 27,345 |
| Building 4 | 46,105 | 16,015 | 30,090 | 24,072 | 24,100 |
| Building 5 | 48,305 | 16,770 | 31,535 | 25,228 | 25,495 |



36-64 WHITTEMORE AVE.
GREEN ROOFS & BIOSOLAR

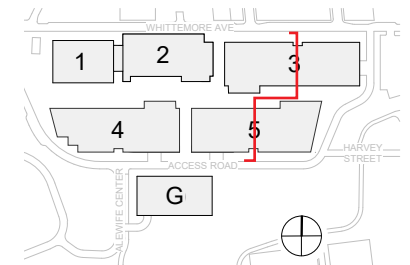
SITE SECTIONS

36-64 WHITTEMORE AVE.



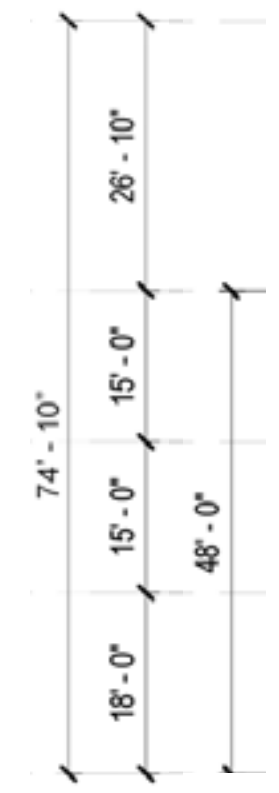
36-64 WHITTEMORE AVE.

SITE SECTION @ WHITTEMORE AVE.



36-64 WHITTEMORE AVE.

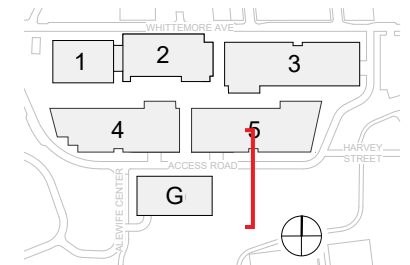
SITE SECTION @ PROMENADE



EL. 24'-0" TO MEET
2070 FLOOD LEVEL
EXISTING GRADE

PARKING GARAGE

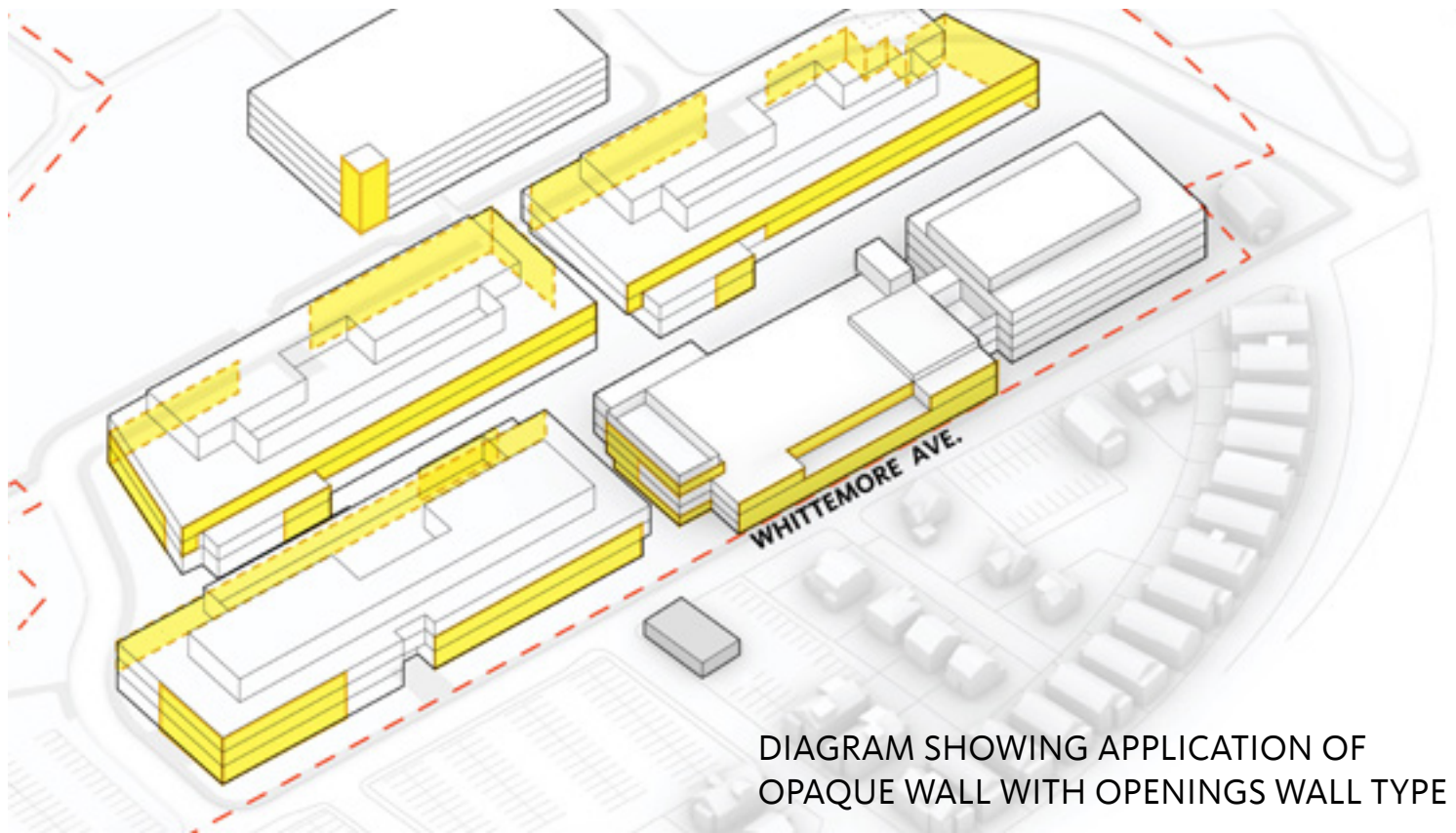
BUILDING 4



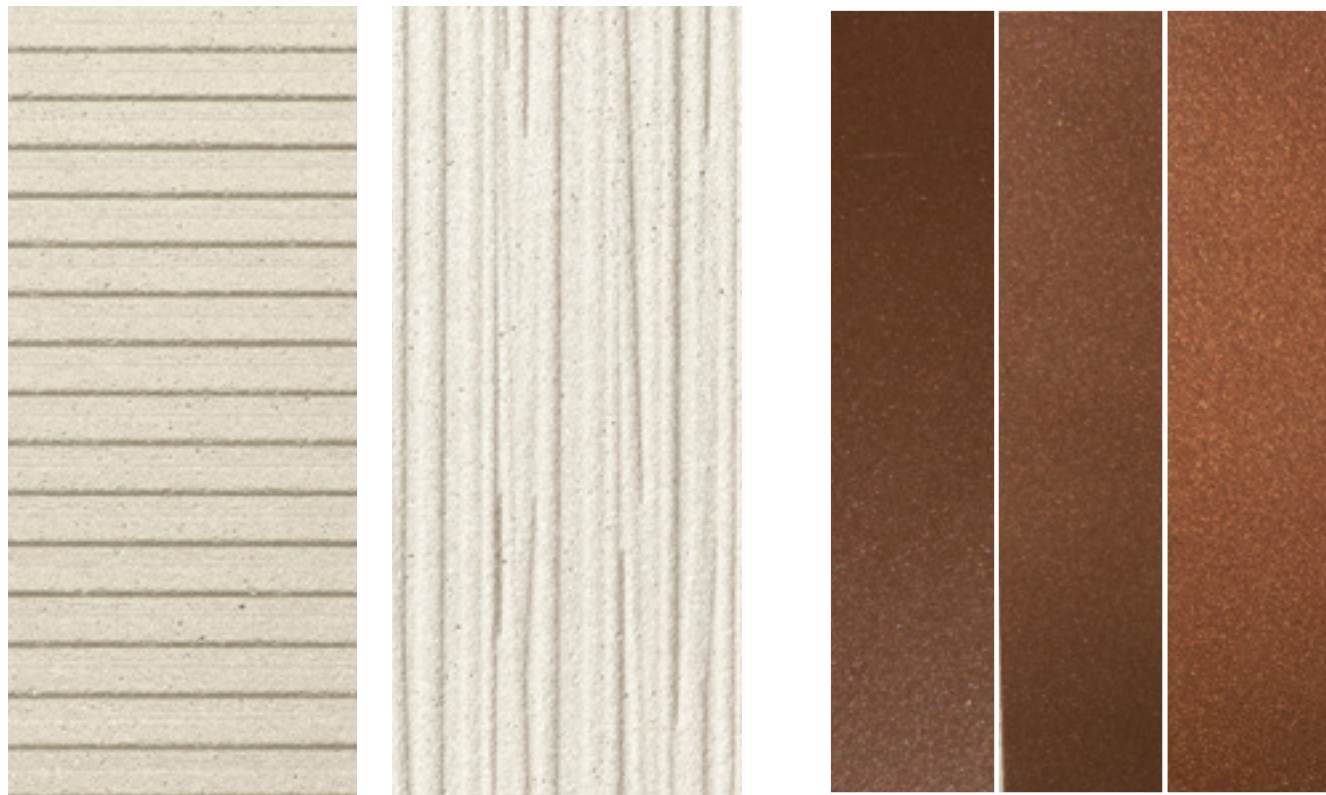
36-64 WHITTEMORE AVE. SITE SECTION @ GARAGE

FACADE WALL TYPES AND BUILDING ELEVATIONS

36-64 WHITTEMORE AVE.



UHPC FACADE CLOSE-UP



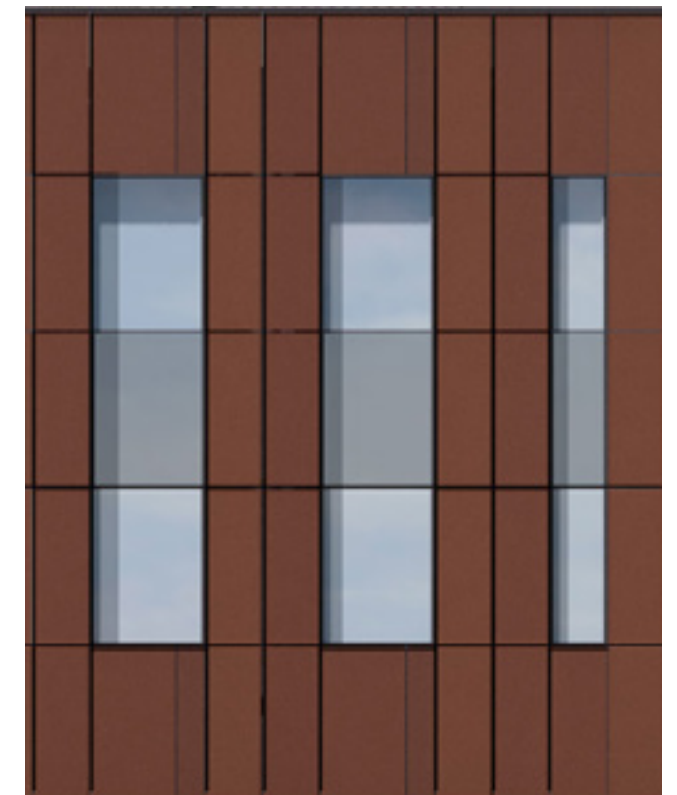
UHPC

UHPC

METAL PANEL



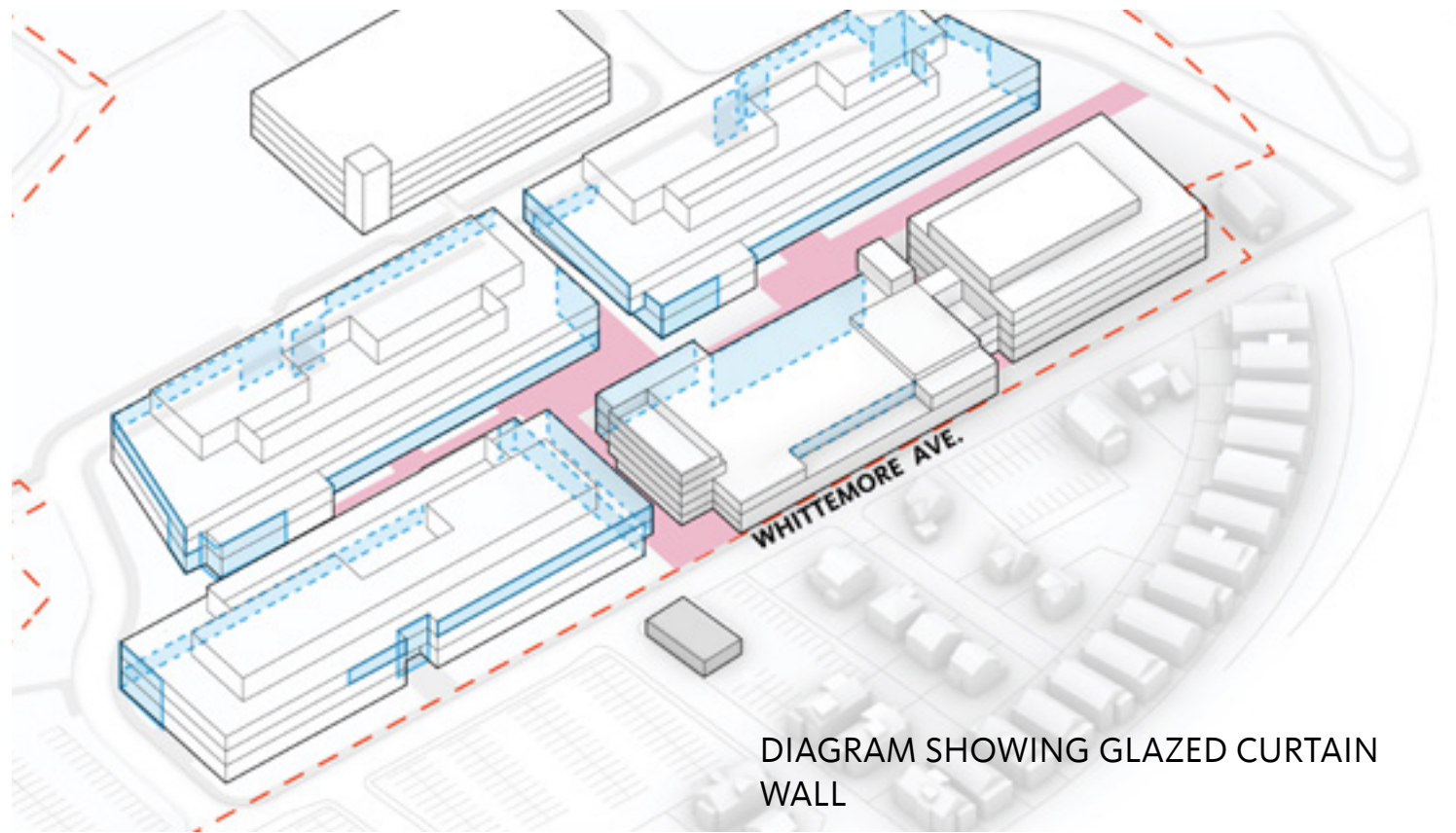
PUNCHED WINDOWS FACADE



METAL PANEL FACADE CLOSE-UP

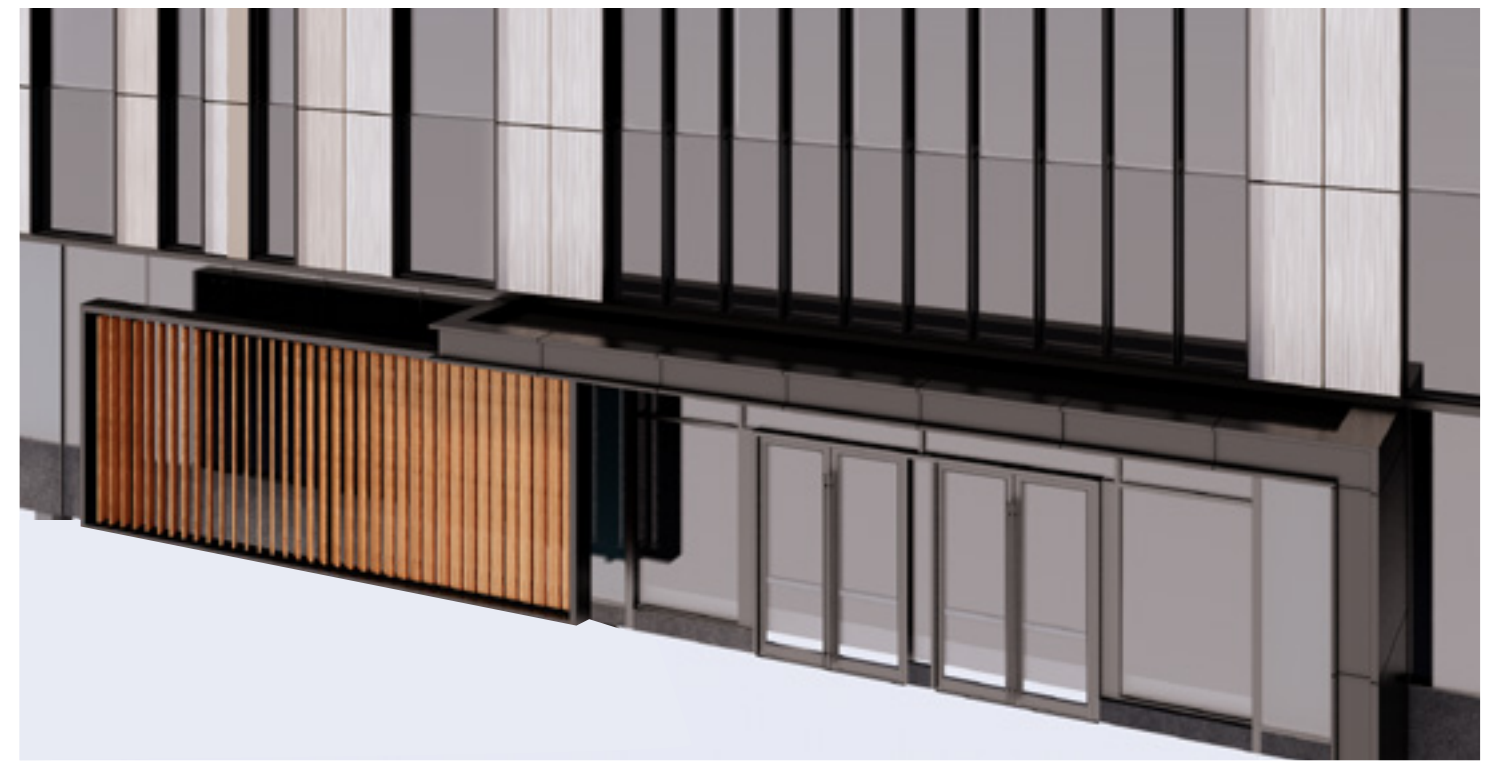
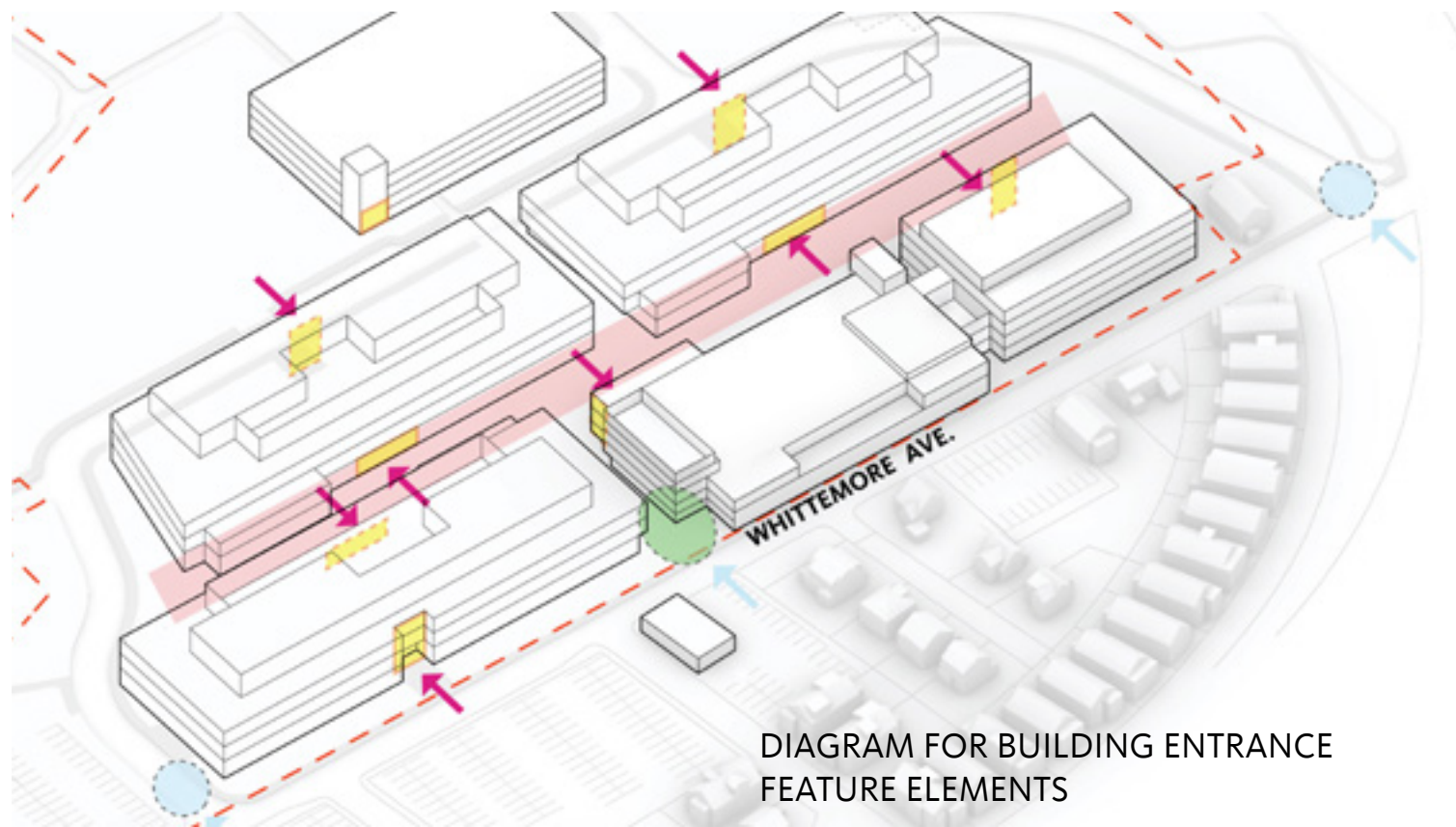
36-64 WHITTEMORE AVE.

MATERIAL APPROACH: OPAQUE WALL WITH OPENINGS



36-64 WHITTEMORE AVE.

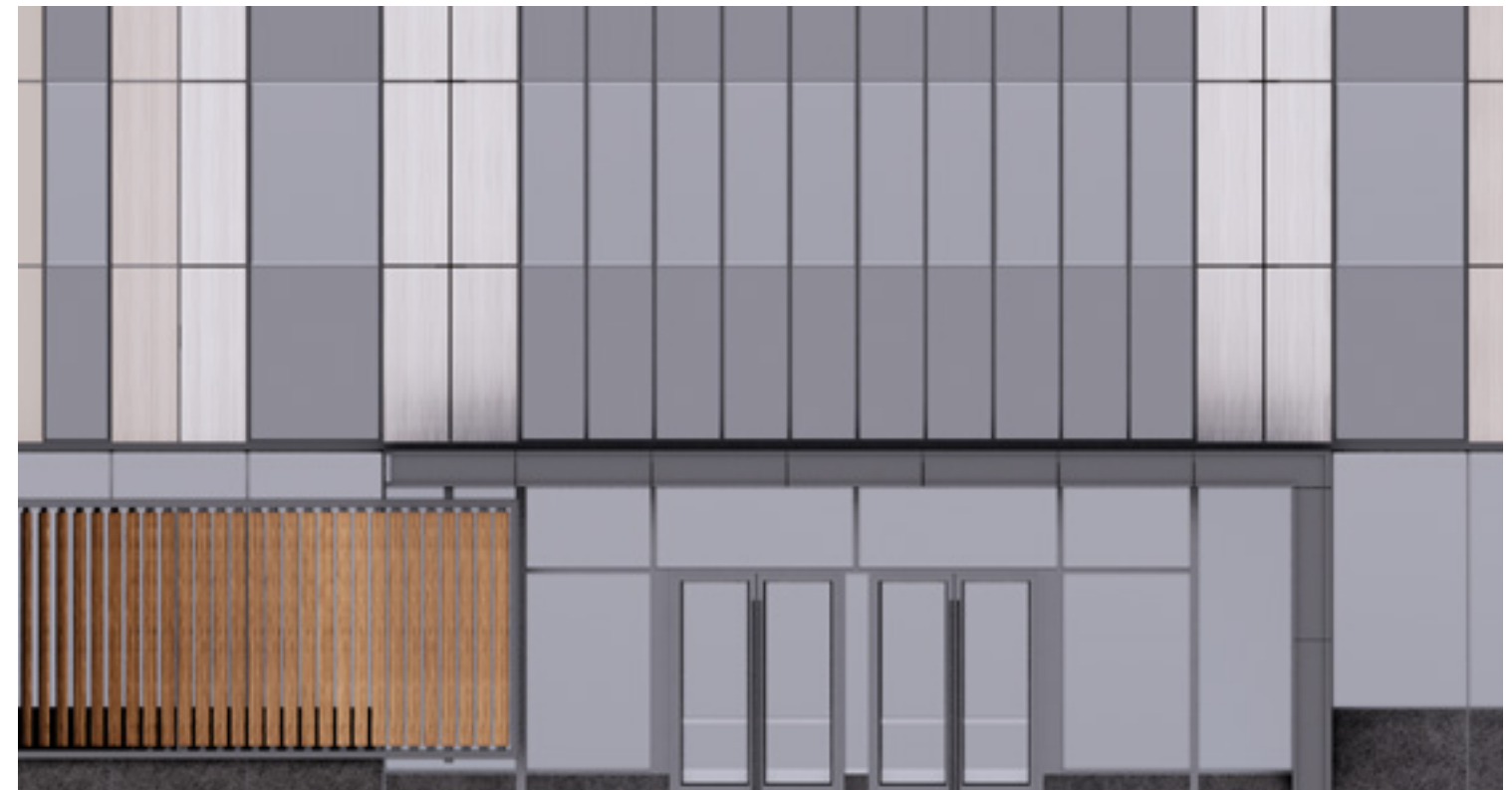
MATERIAL APPROACH: GLAZED CURTAIN WALL



CAMPUS ENTRANCE SIGNAGE



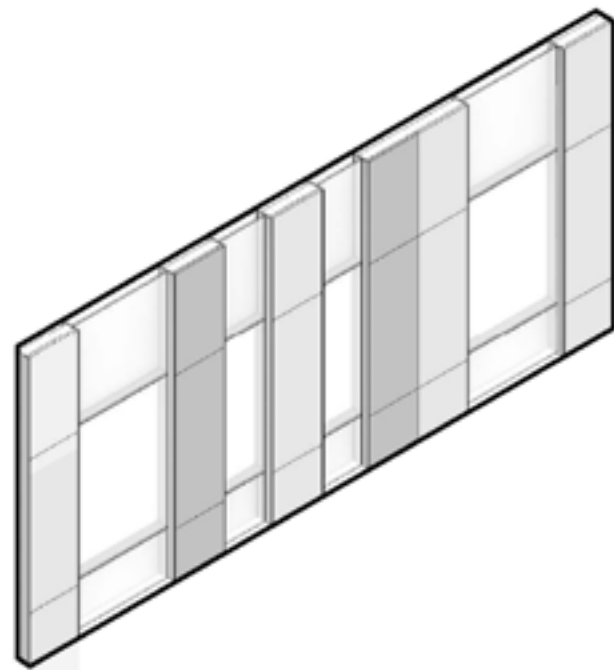
ENTRANCE SIGNAGE VIEW



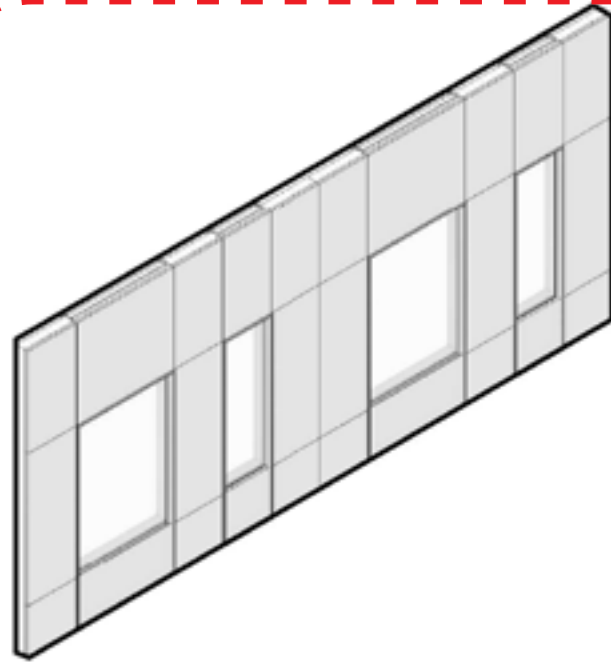
CAMPUS SIGNAGE ELEVATION

36-64 WHITTEMORE AVE.

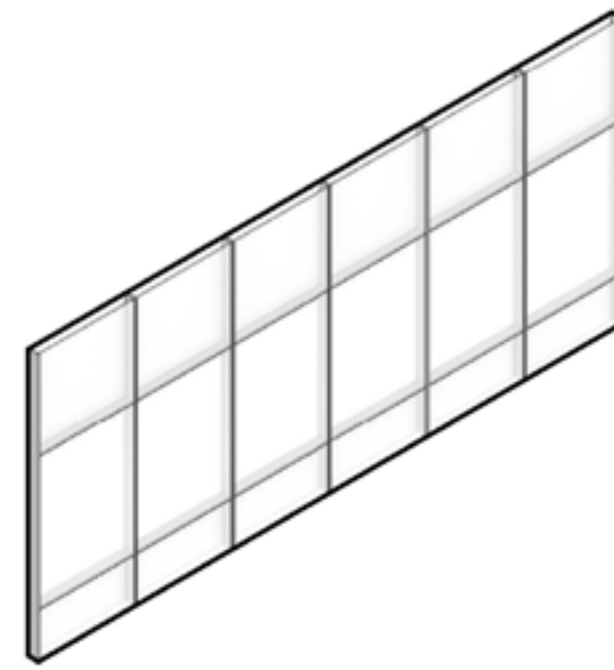
MATERIAL APPROACH: ENTRANCES & IDENTITY



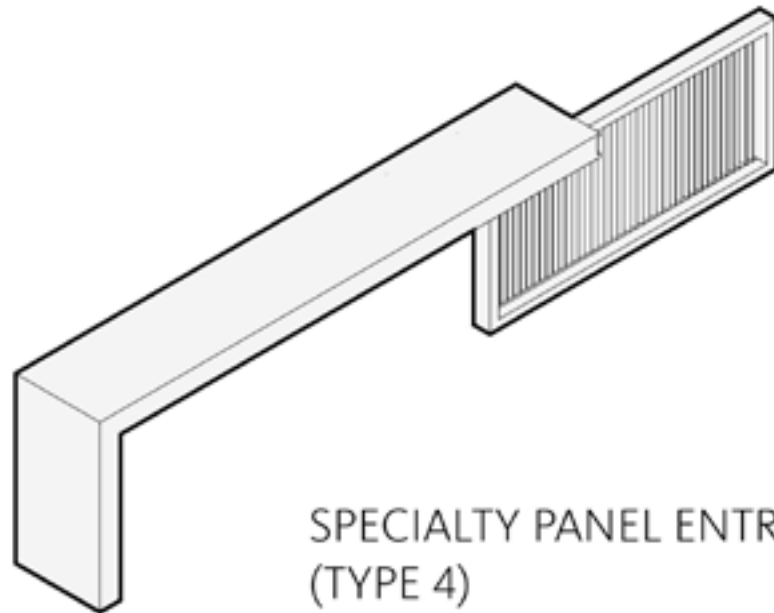
UHPC SYSTEM WITH OPENINGS (TYPE 1)



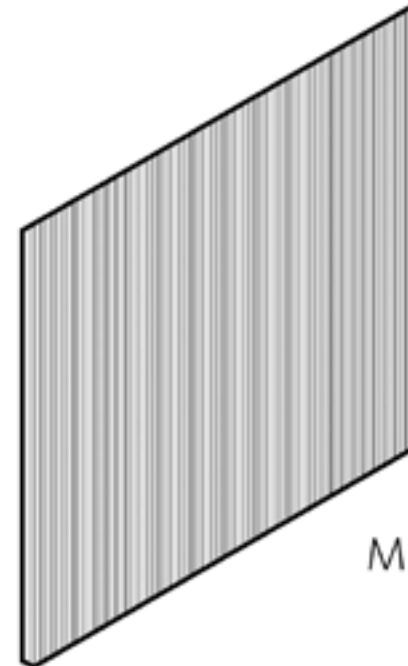
SEMI-CUSTOMIZED METAL PANEL RAIN SCREEN SYSTEM WITH OPENINGS (TYPE 2)



GLAZED CURTAIN WALL (TYPE 3)

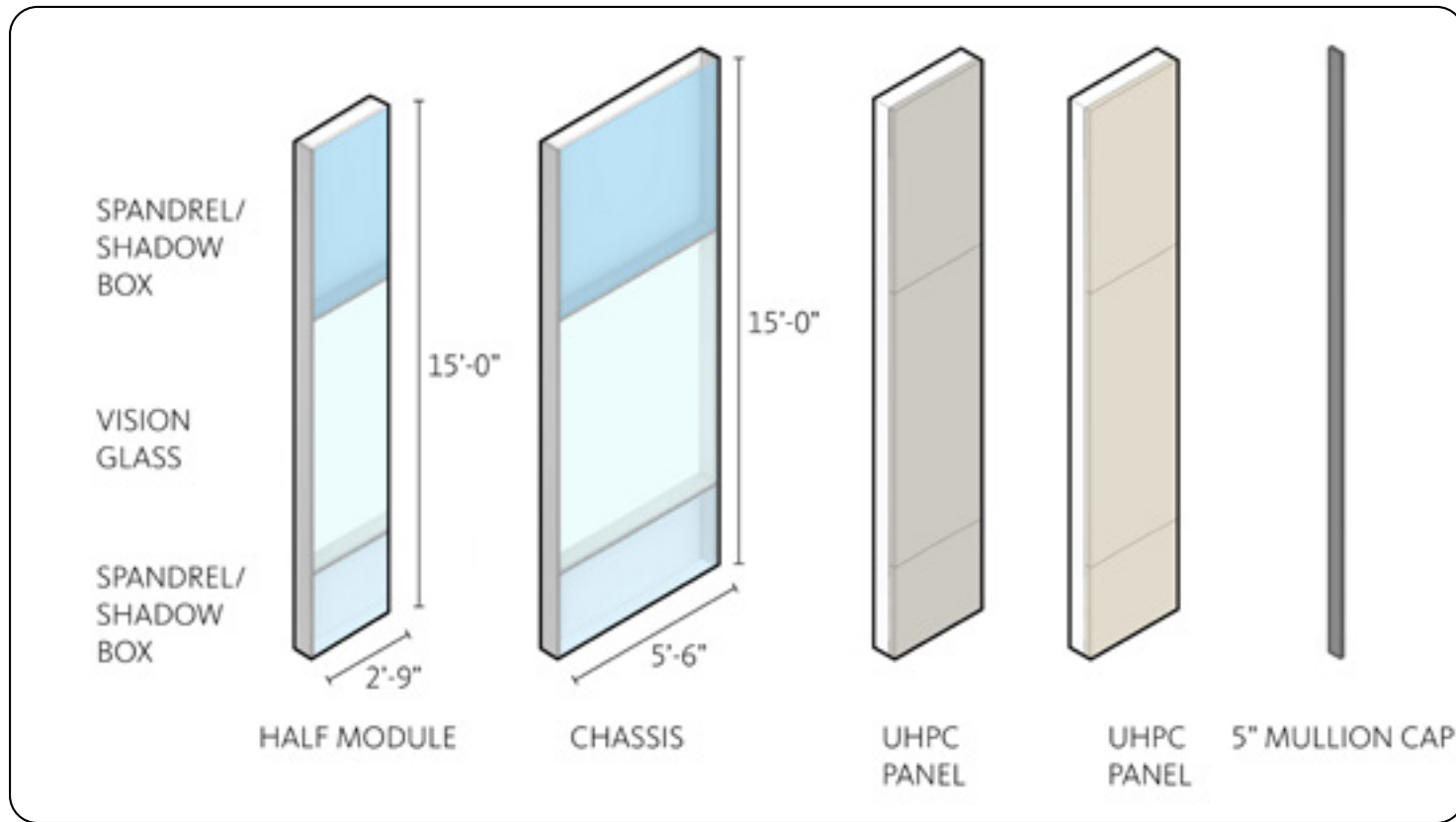


SPECIALTY PANEL ENTRANCE ONLY (TYPE 4)

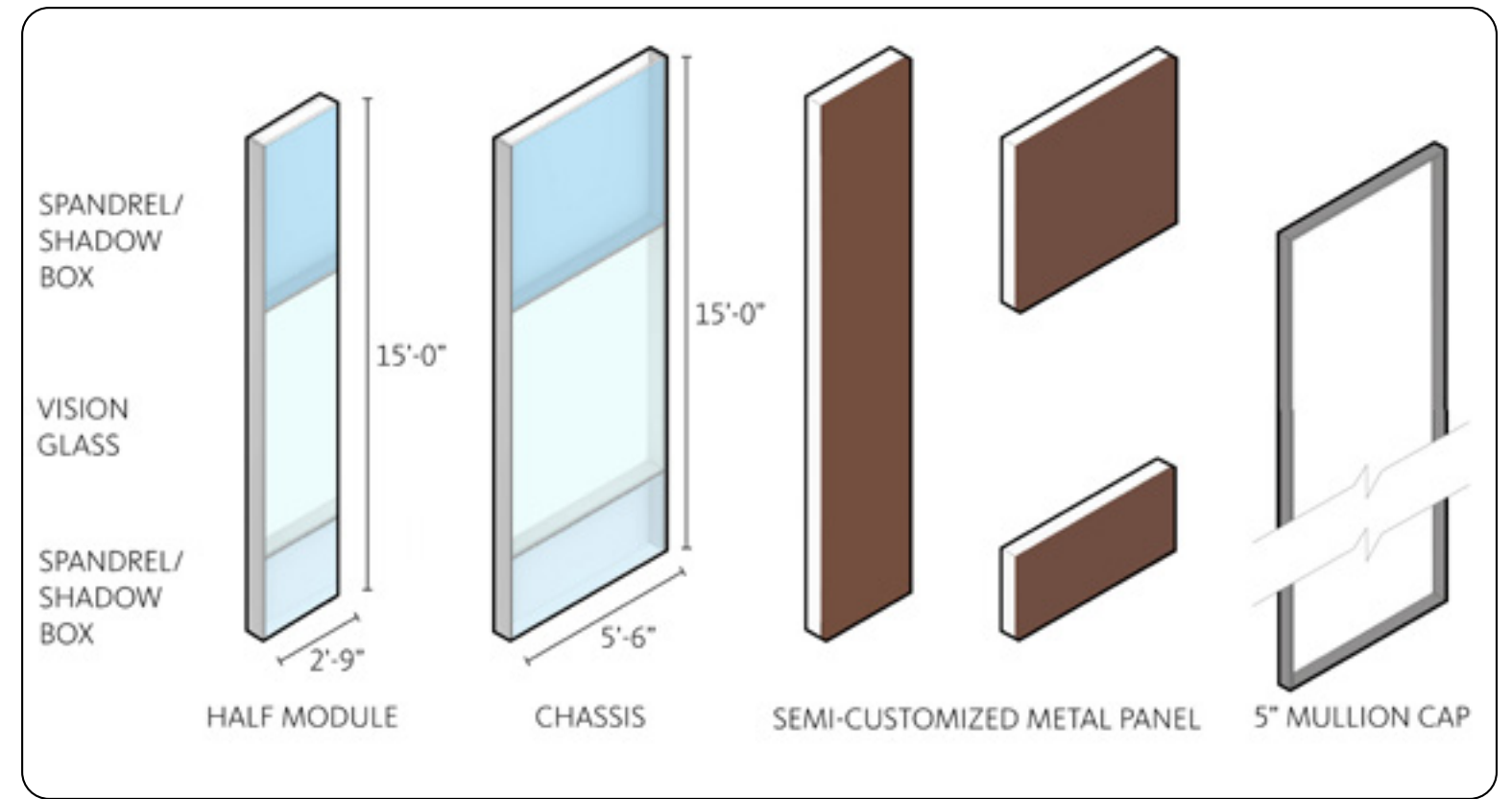


MECHANICAL PENTHOUSE (TYPE 5)

36-64 WHITTEMORE AVE. FACADE LOGIC: WALL TYPE ELEMENTS

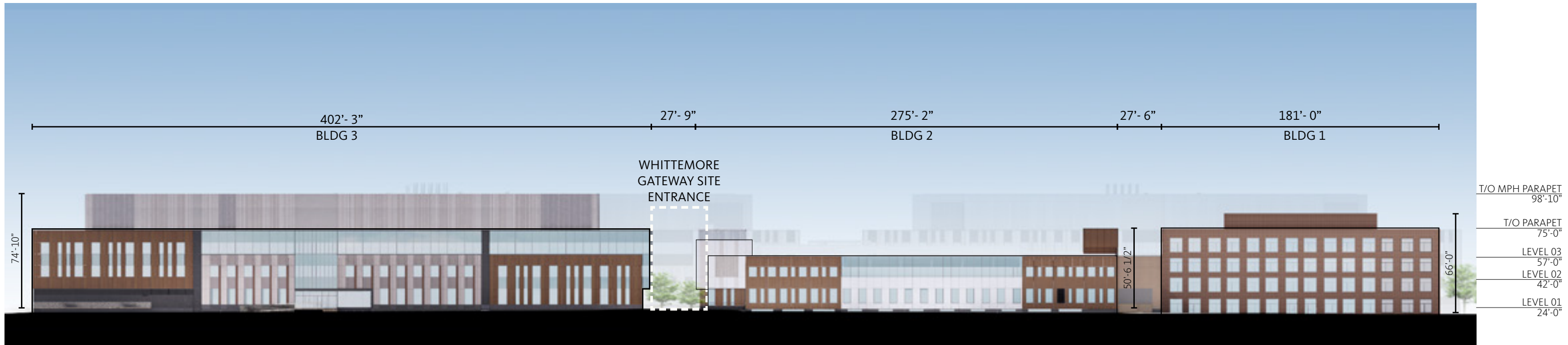


WALL TYPE 1

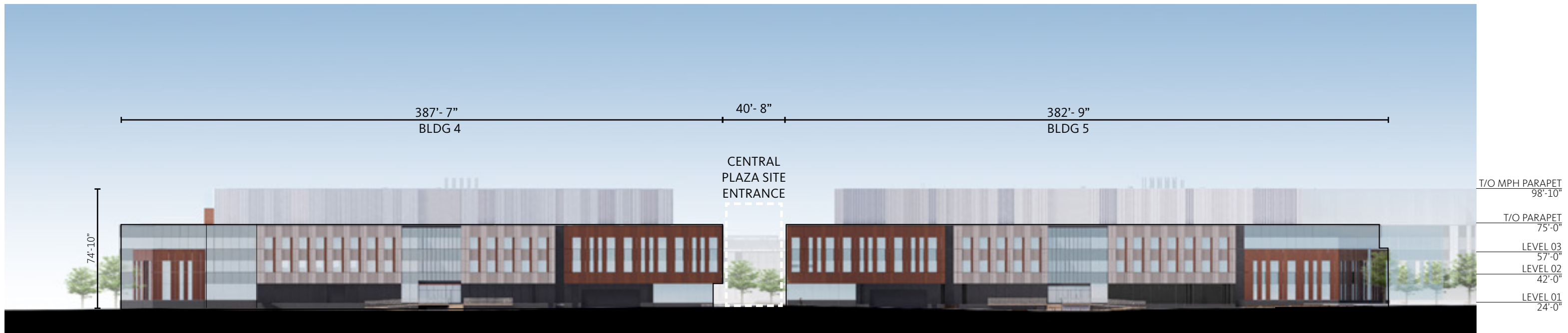


WALL TYPE 2

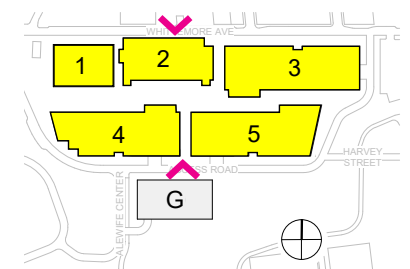
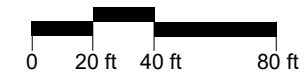
36-64 WHITTEMORE AVE.
FACADE LOGIC: PANELIZATION



CAMPUS NORTH ELEVATION (WHITTEMORE AVE)

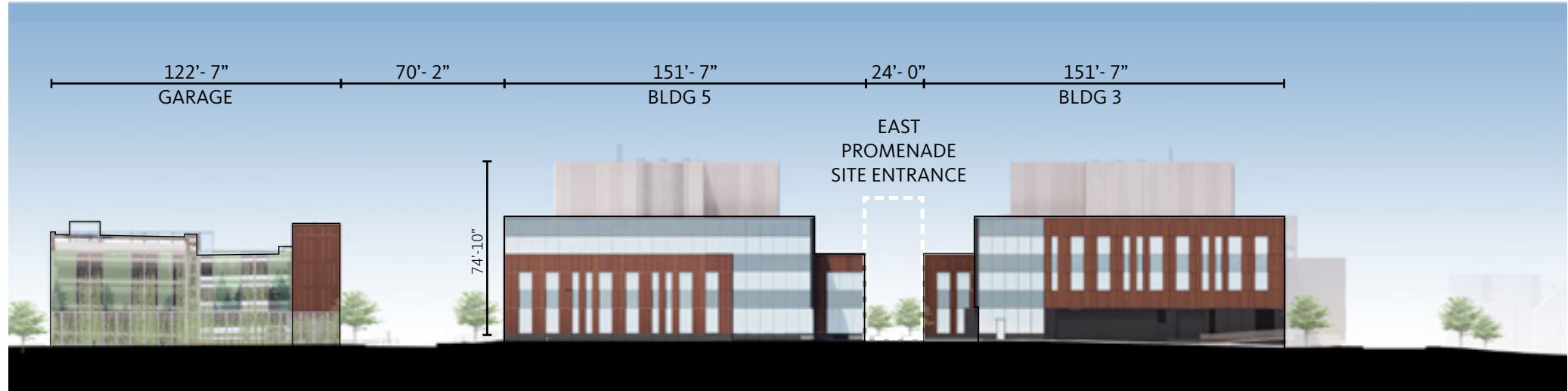


CAMPUS SOUTH ELEVATION



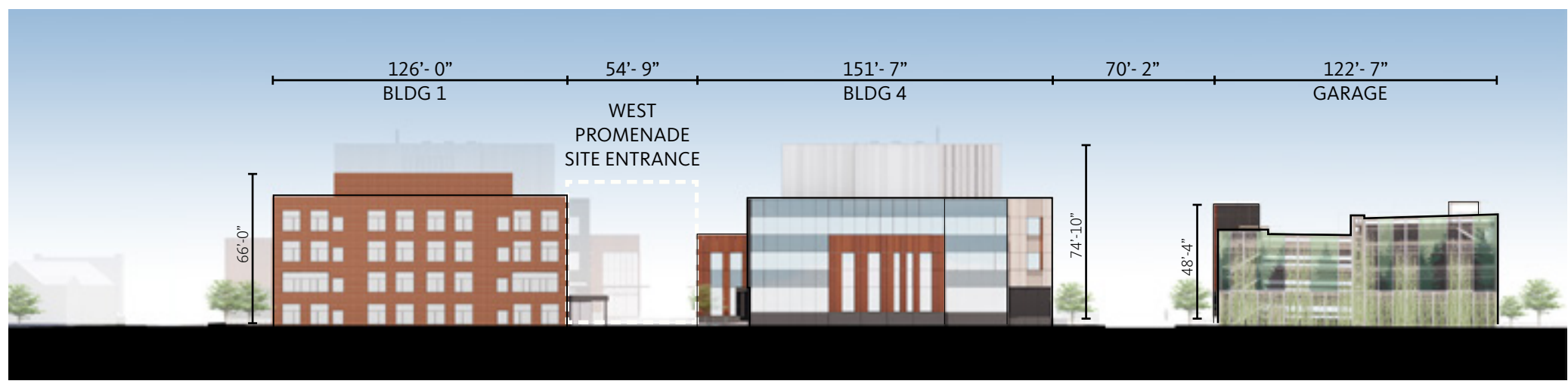
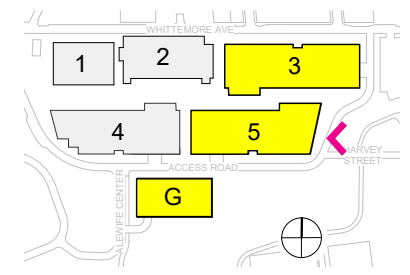
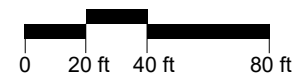
36-64 WHITTEMORE AVE.

CAMPUS OVERALL ELEVATIONS



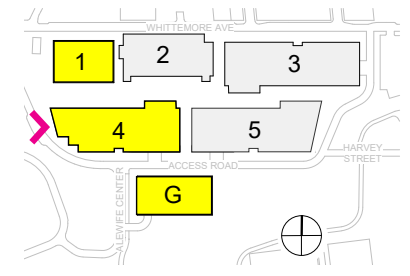
CAMPUS ELEVATION LOOKING WEST

T/O MPH PARAPET
98'-10"
T/O PARAPET
75'-0"
LEVEL 03
57'-0"
LEVEL 02
42'-0"
LEVEL 01
24'-0"



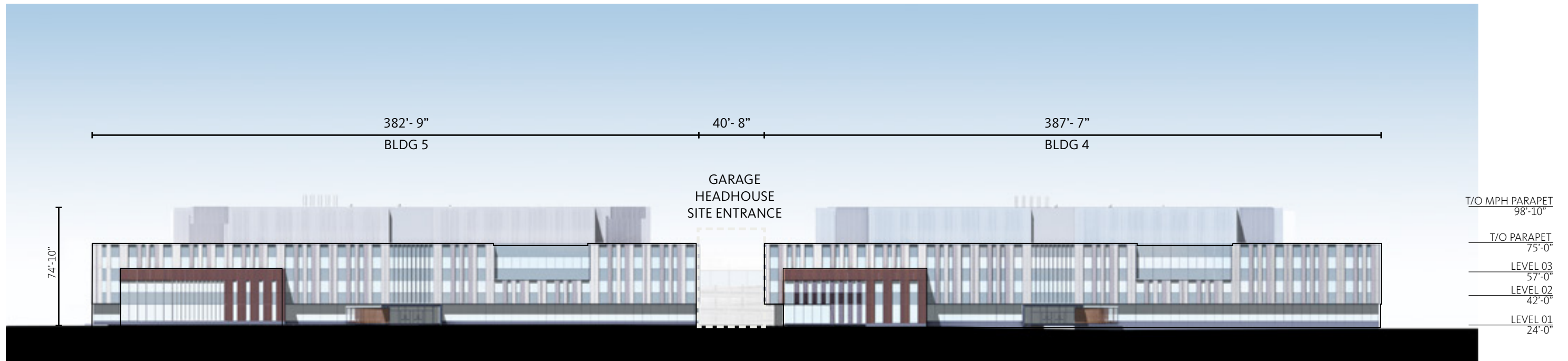
CAMPUS ELEVATION LOOKING EAST

T/O MPH PARAPET
98'-10"
T/O PARAPET
75'-0"
LEVEL 03
57'-0"
LEVEL 02
42'-0"
LEVEL 01
24'-0"

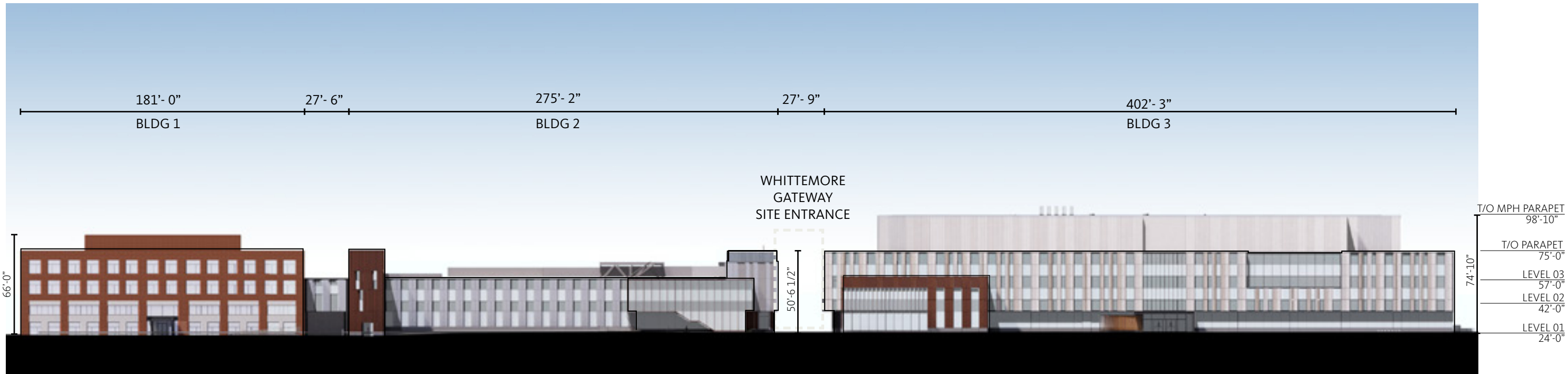


36-64 WHITTEMORE AVE.

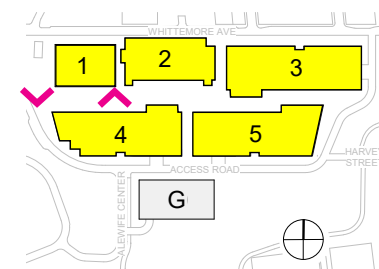
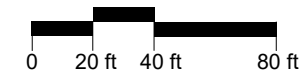
CAMPUS OVERALL ELEVATIONS



PROMENADE ELEVATION LOOKING SOUTH

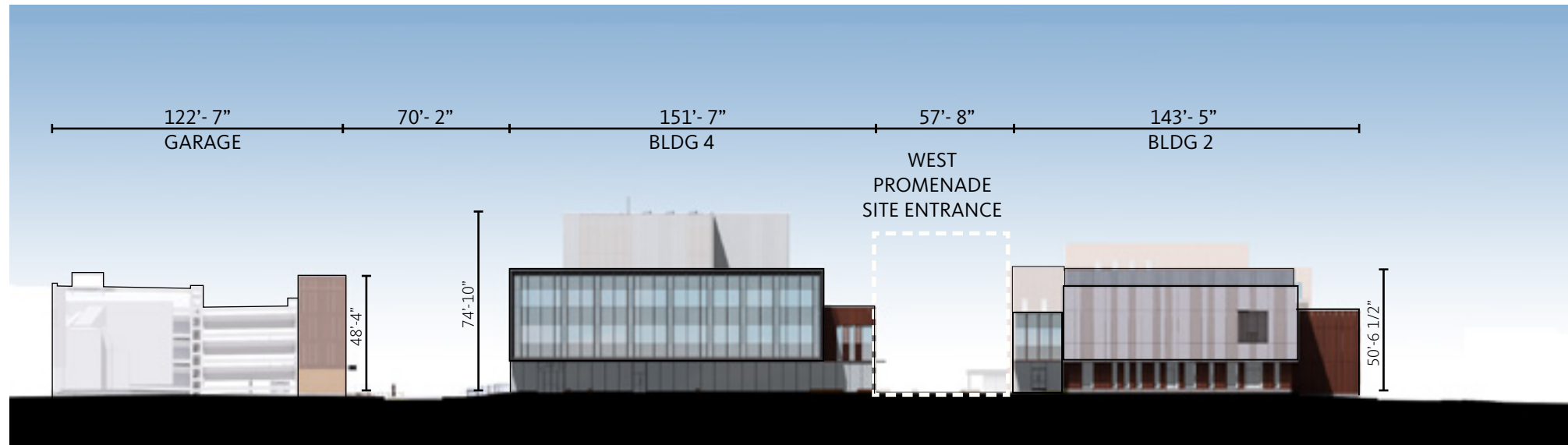


PROMENADE ELEVATION LOOKING NORTH

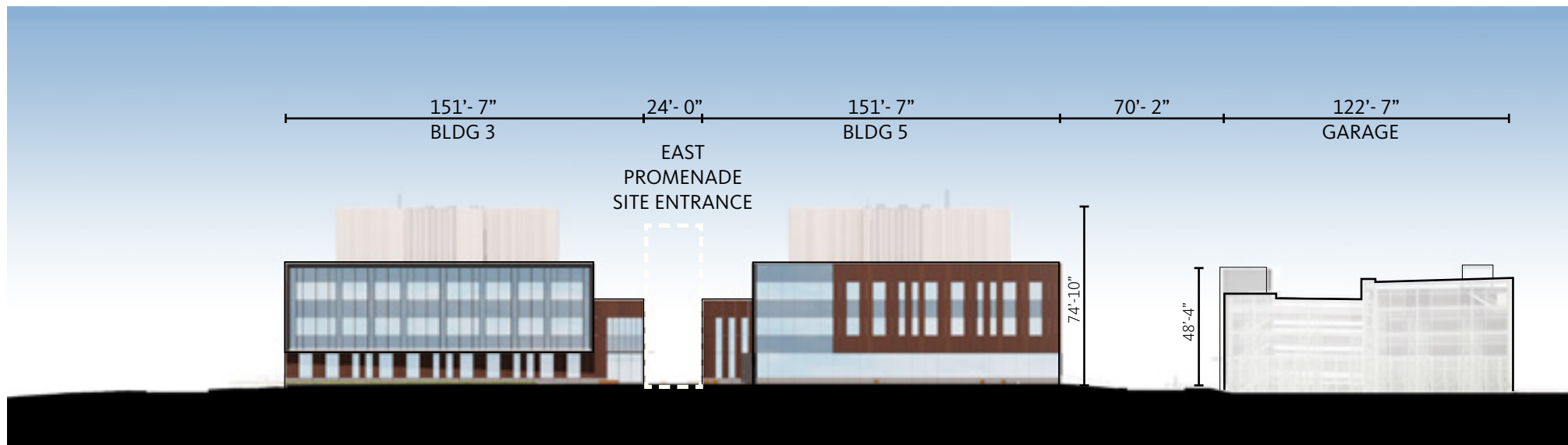
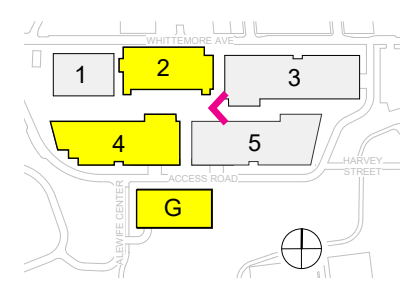
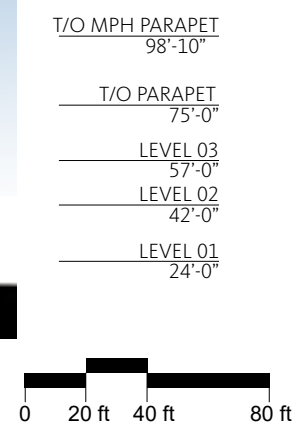


36-64 WHITTEMORE AVE.

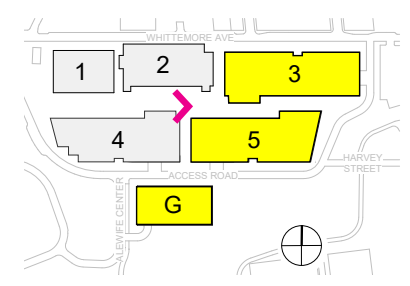
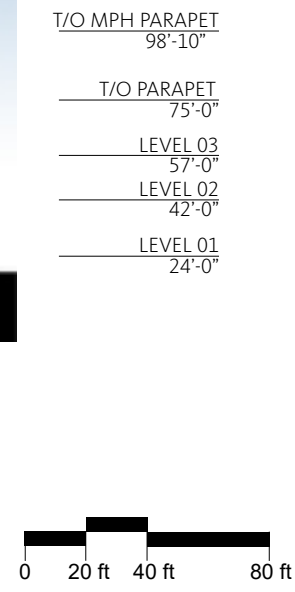
PROMENADE OVERALL ELEVATIONS



PROMENADE ELEVATION LOOKING WEST

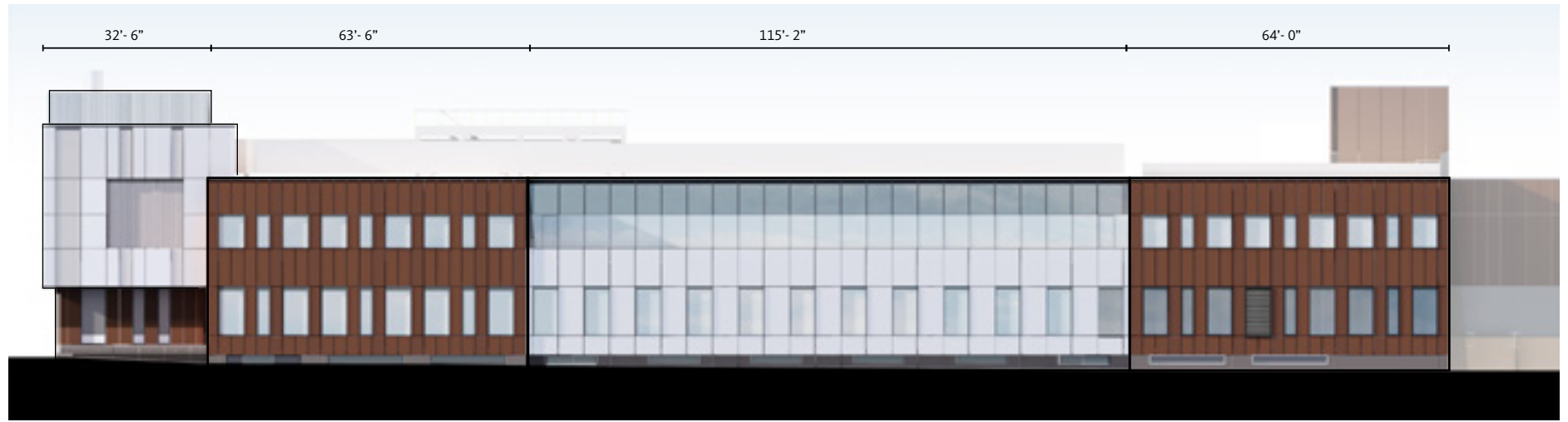


PROMENADE ELEVATION LOOKING EAST

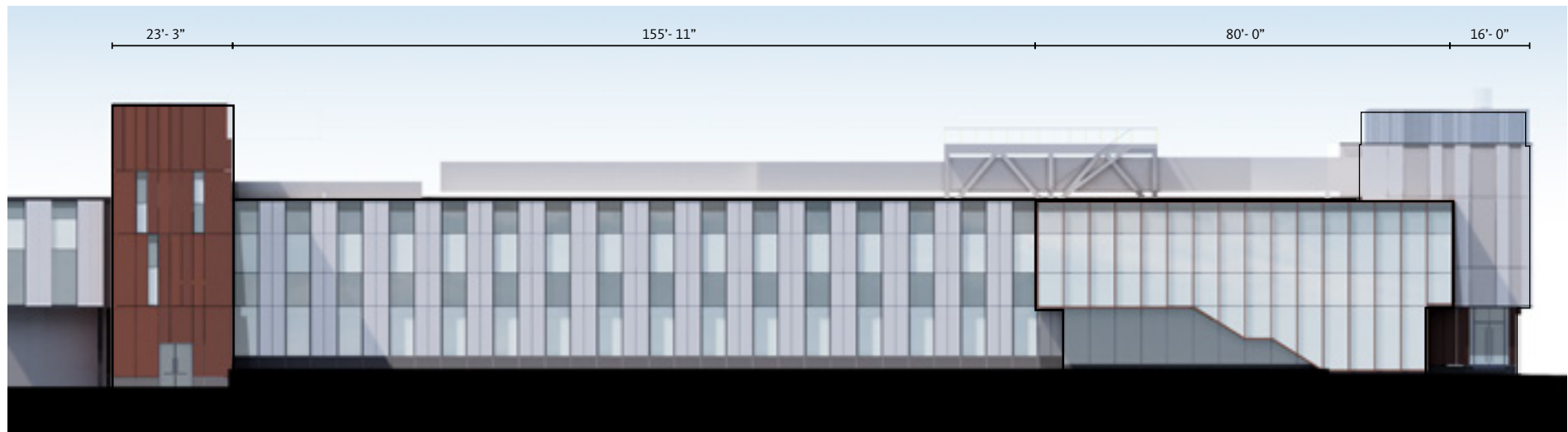
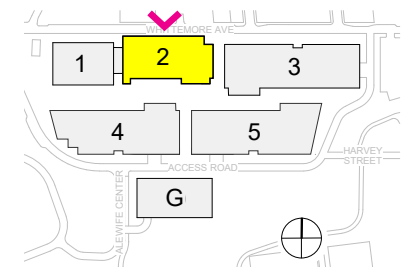


36-64 WHITTEMORE AVE.

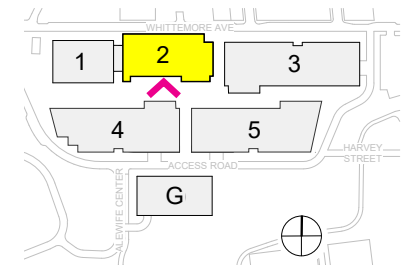
PROMENADE OVERALL ELEVATIONS



BLDG 2 NORTH ELEVATION (WHITTEMORE AVE)



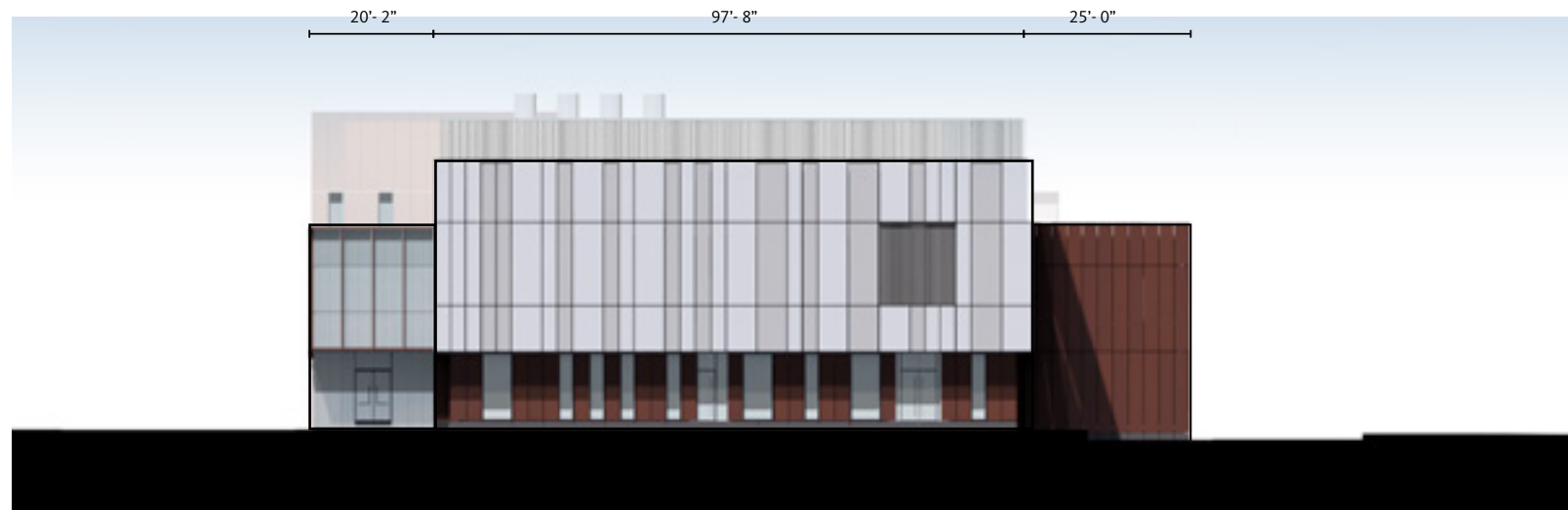
BLDG 2 SOUTH ELEVATION



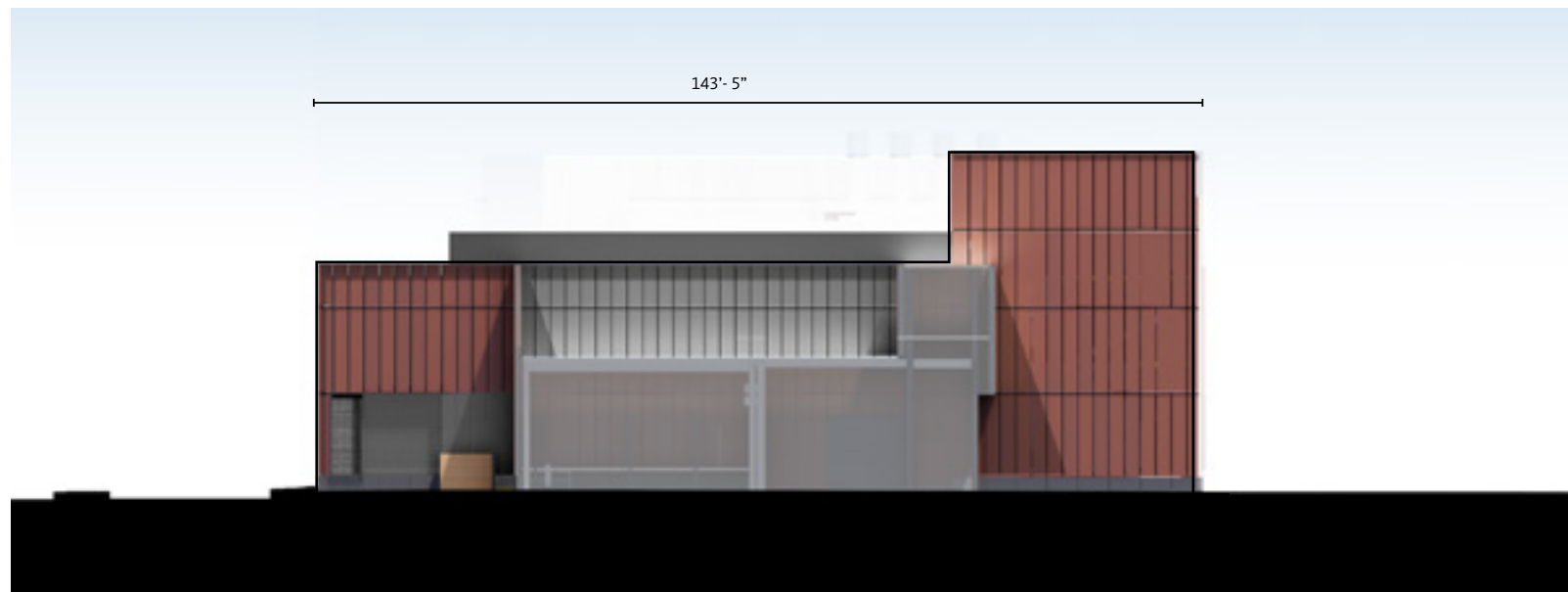
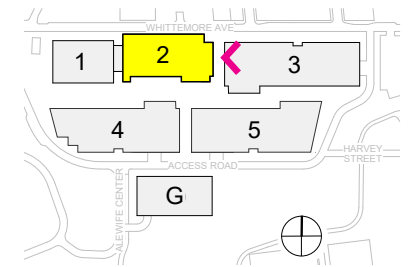
BLDG 2 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**
 VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

36-64 WHITTEMORE AVE.

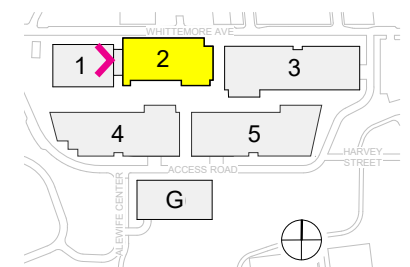
BLDG 2 ELEVATIONS



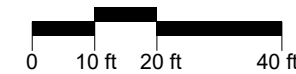
BLDG 2 EAST ELEVATION



BLDG 2 WEST ELEVATION

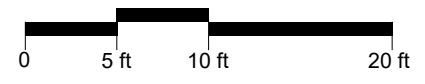
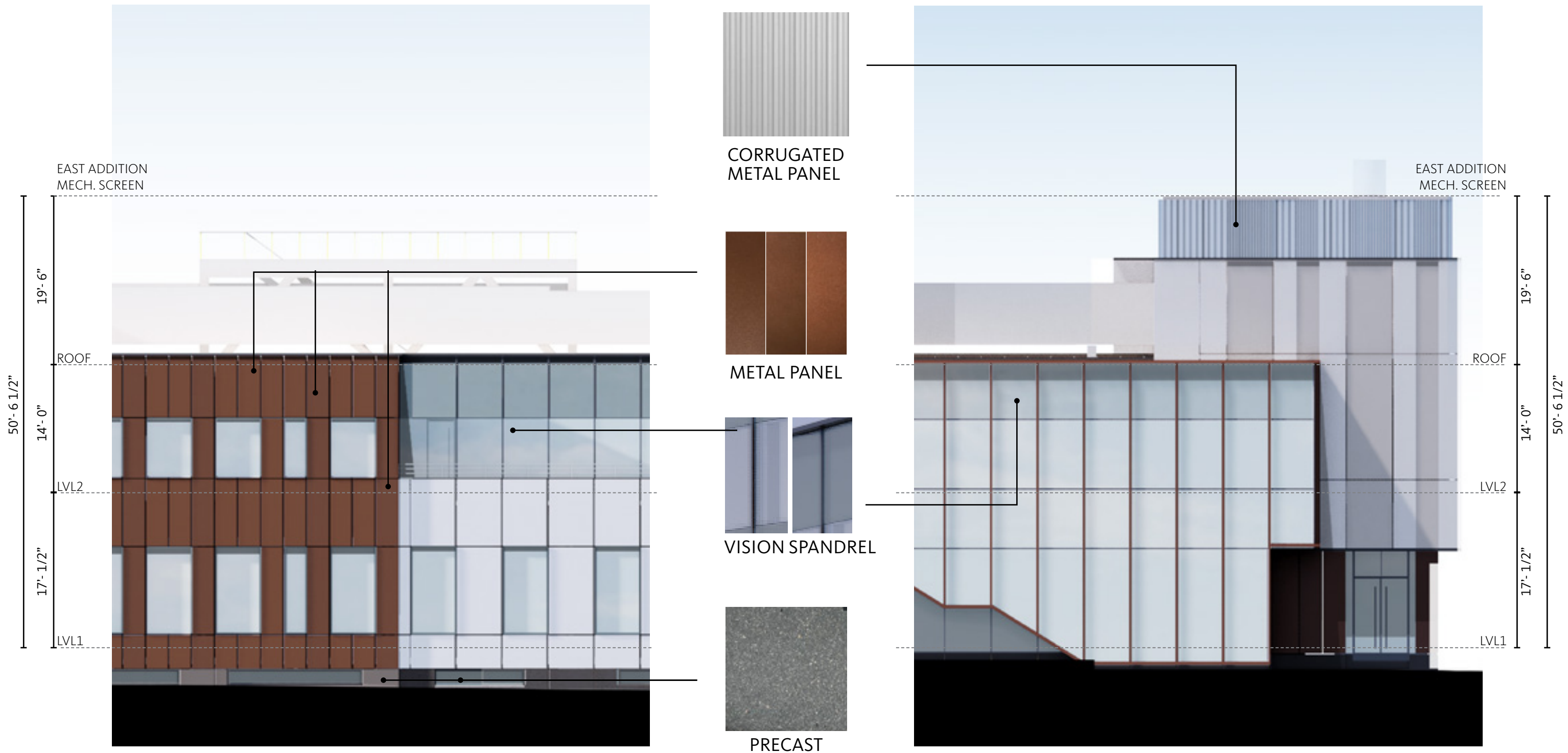


BLDG 2 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**
 VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE



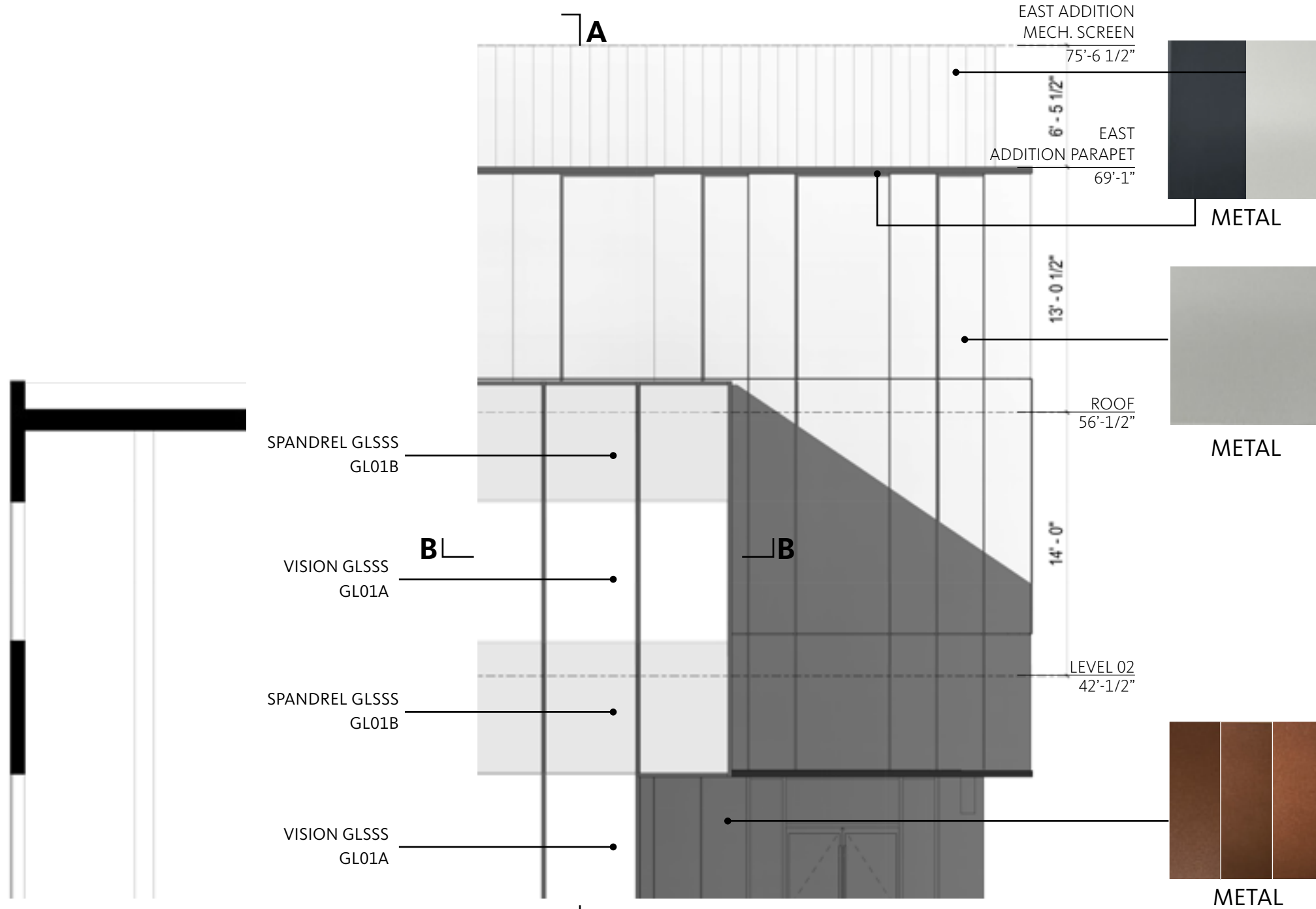
36-64 WHITTEMORE AVE.

BLDG 2 ELEVATIONS



36-64 WHITTEMORE AVE.

BLDG 2 MATERIAL PALETTE



SECTION A-A

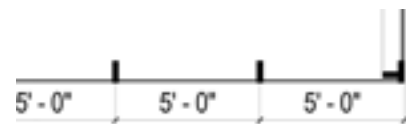
ELEVATION

DETAIL VIEW

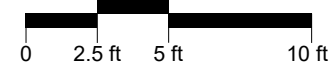


GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

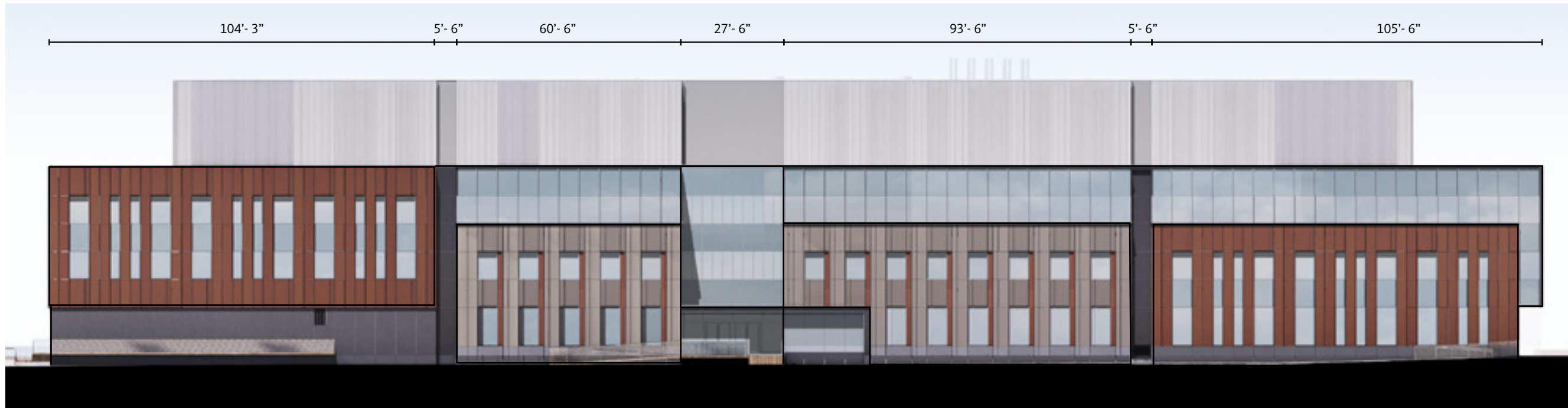
GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%



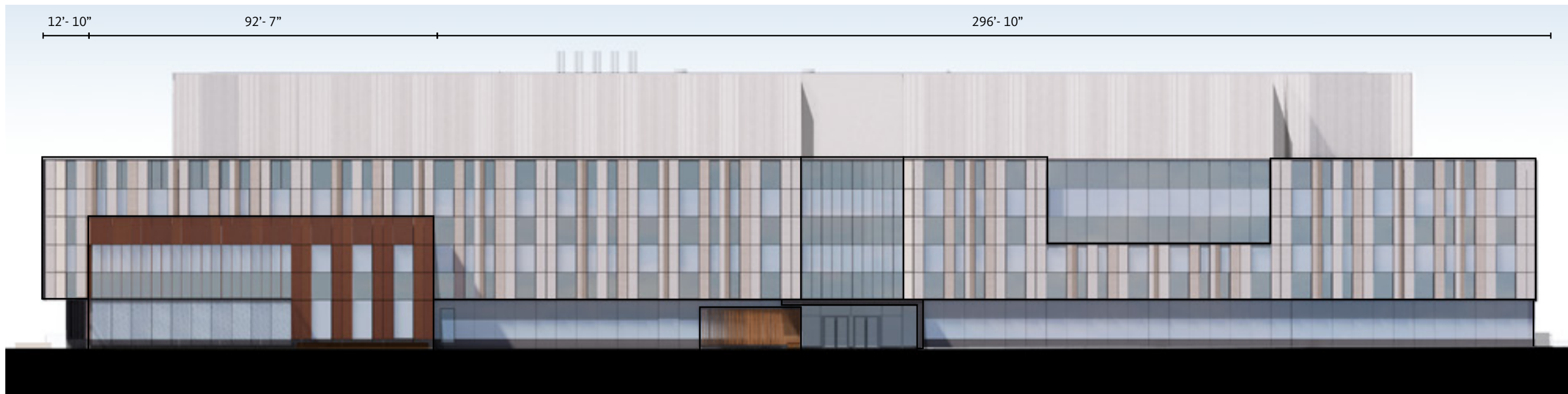
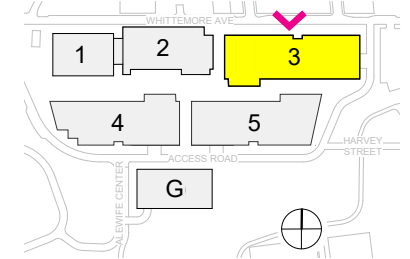
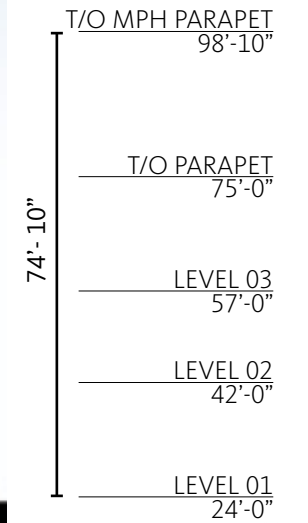
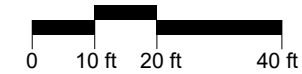
PLAN B-B



36-64 WHITTEMORE AVE. BLDG 2 MATERIAL PALETTE

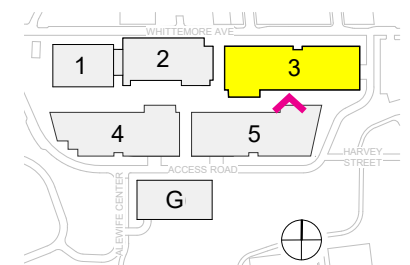
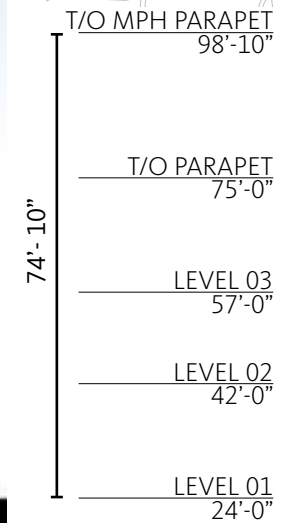


BLDG 3 NORTH ELEVATION (WHITTEMORE AVE)



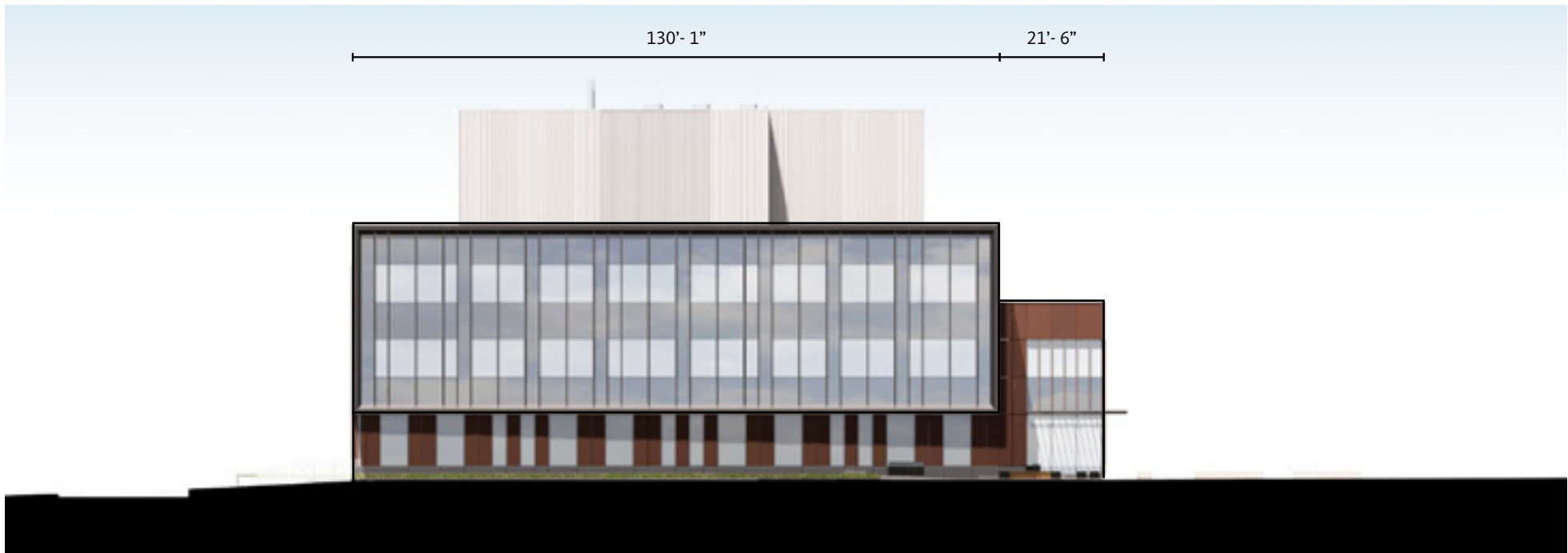
BLDG 3 SOUTH ELEVATION

BLDG 3 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**
 VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

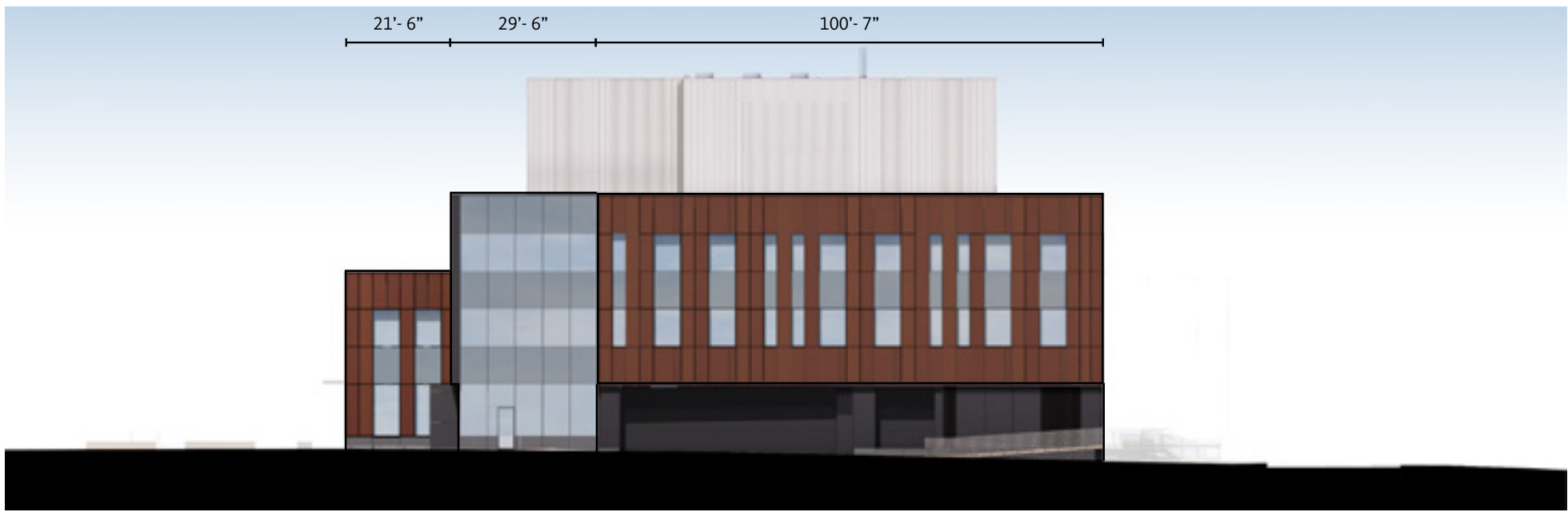
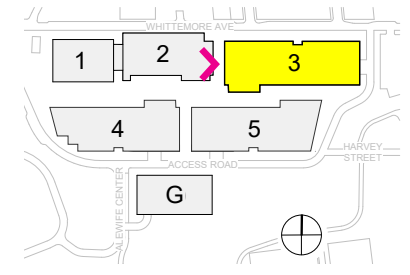
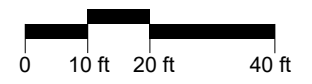
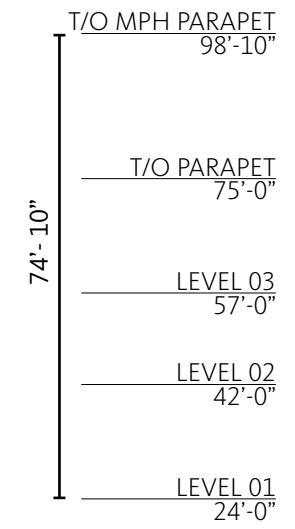


36-64 WHITTEMORE AVE.

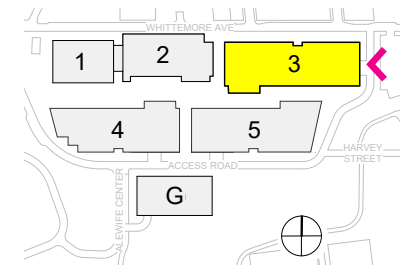
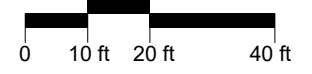
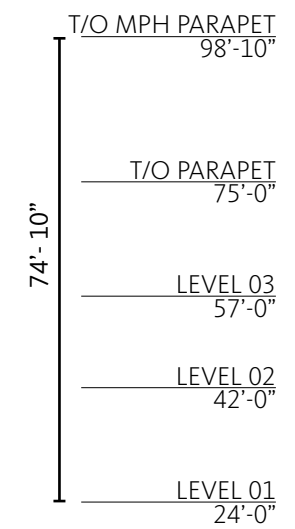
BLDG 3 ELEVATIONS



BLDG 3 WEST ELEVATION



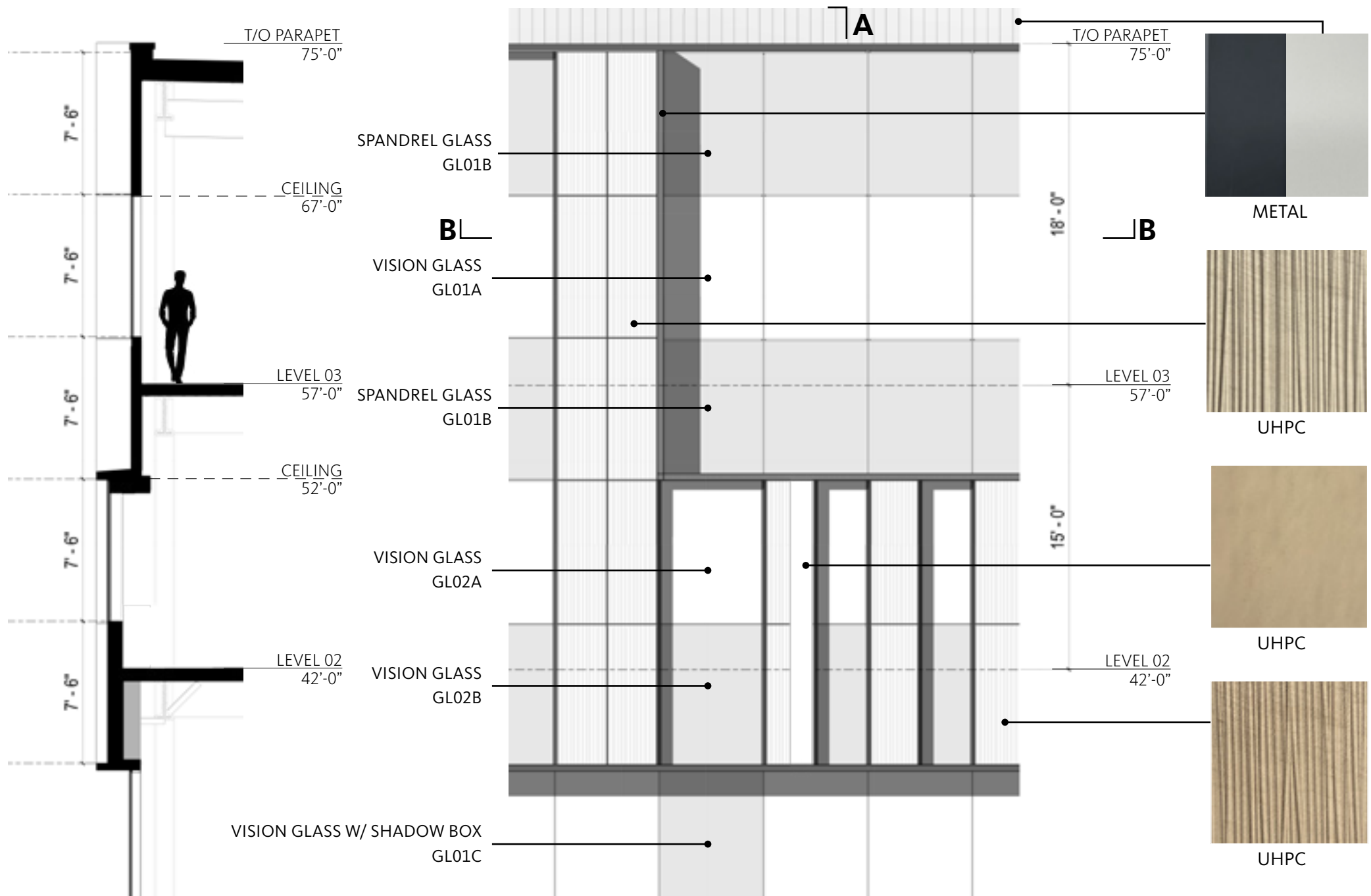
BLDG 3 EAST ELEVATION



BLDG 3 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**
 VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

36-64 WHITTEMORE AVE.

BLDG 3 ELEVATIONS

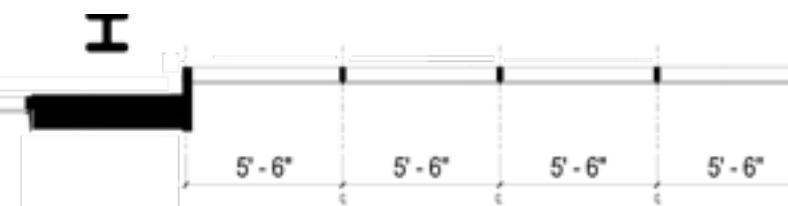


DETAIL VIEW



SECTION A-A

ELEVATION

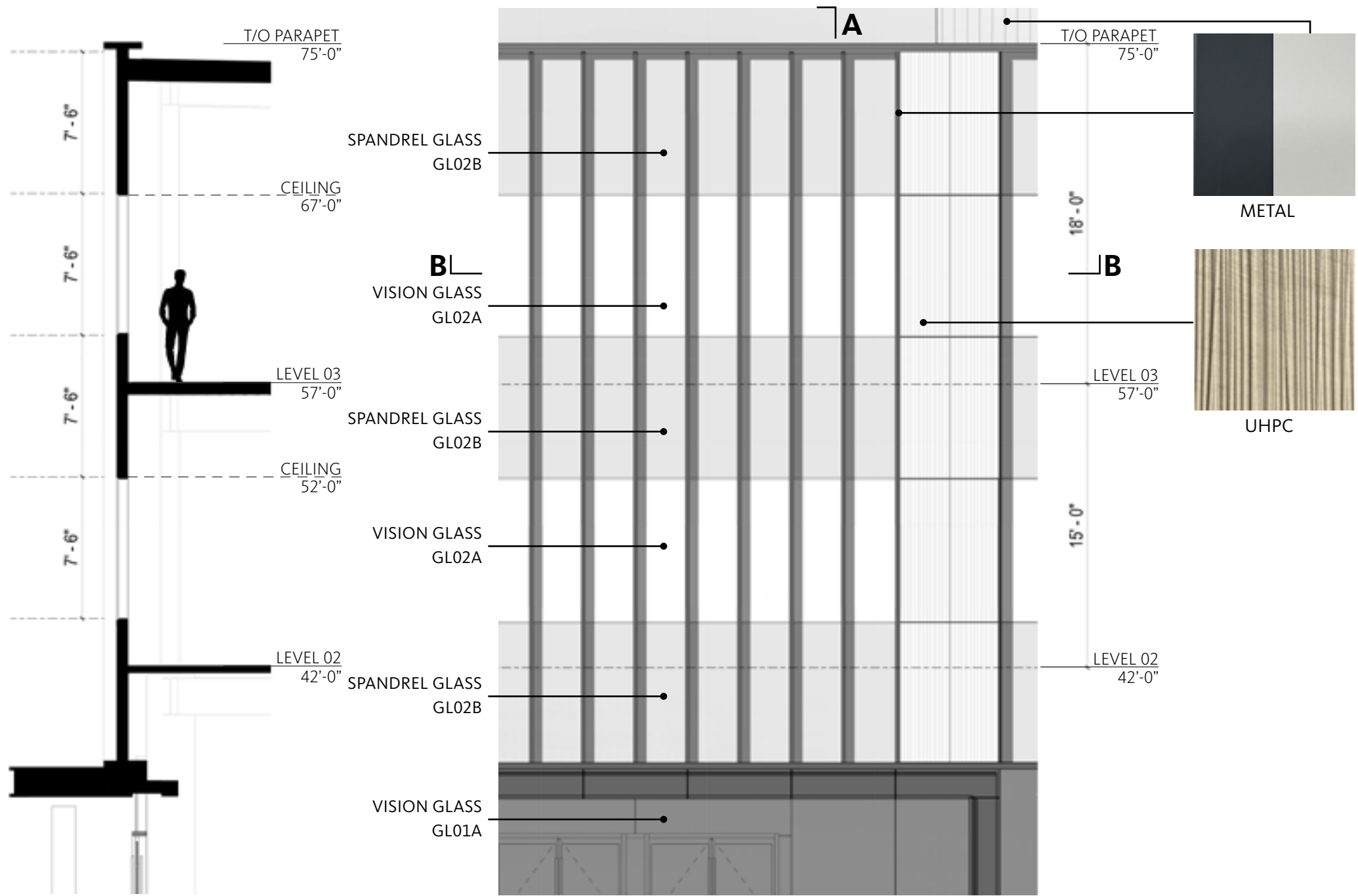


PLAN B-B

GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%

36-64 WHITTEMORE AVE.
BLDG 3 ENLARGED ELEVATION - PROMENADE SIDE



SECTION A-A

ELEVATION

PLAN B-B

GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

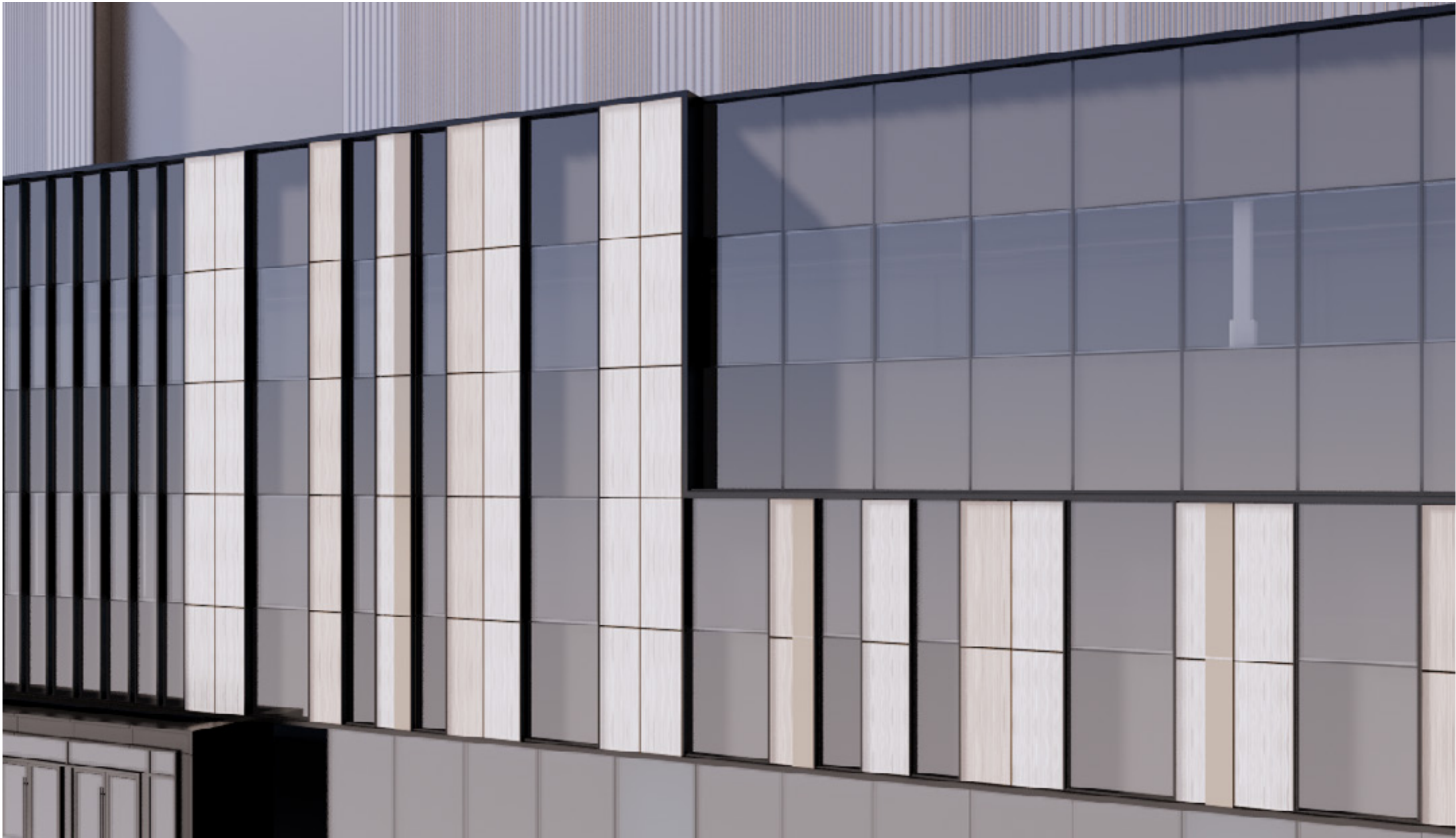
GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%



DETAIL VIEW



36-64 WHITTEMORE AVE.
 BLDG 3 ENLARGED ELEVATION - MAIN ENTRANCE



36-64 WHITTEMORE AVE.
BLDG 3 ENLARGED RENDERING - PROMENANDE SIDE

IQHQ

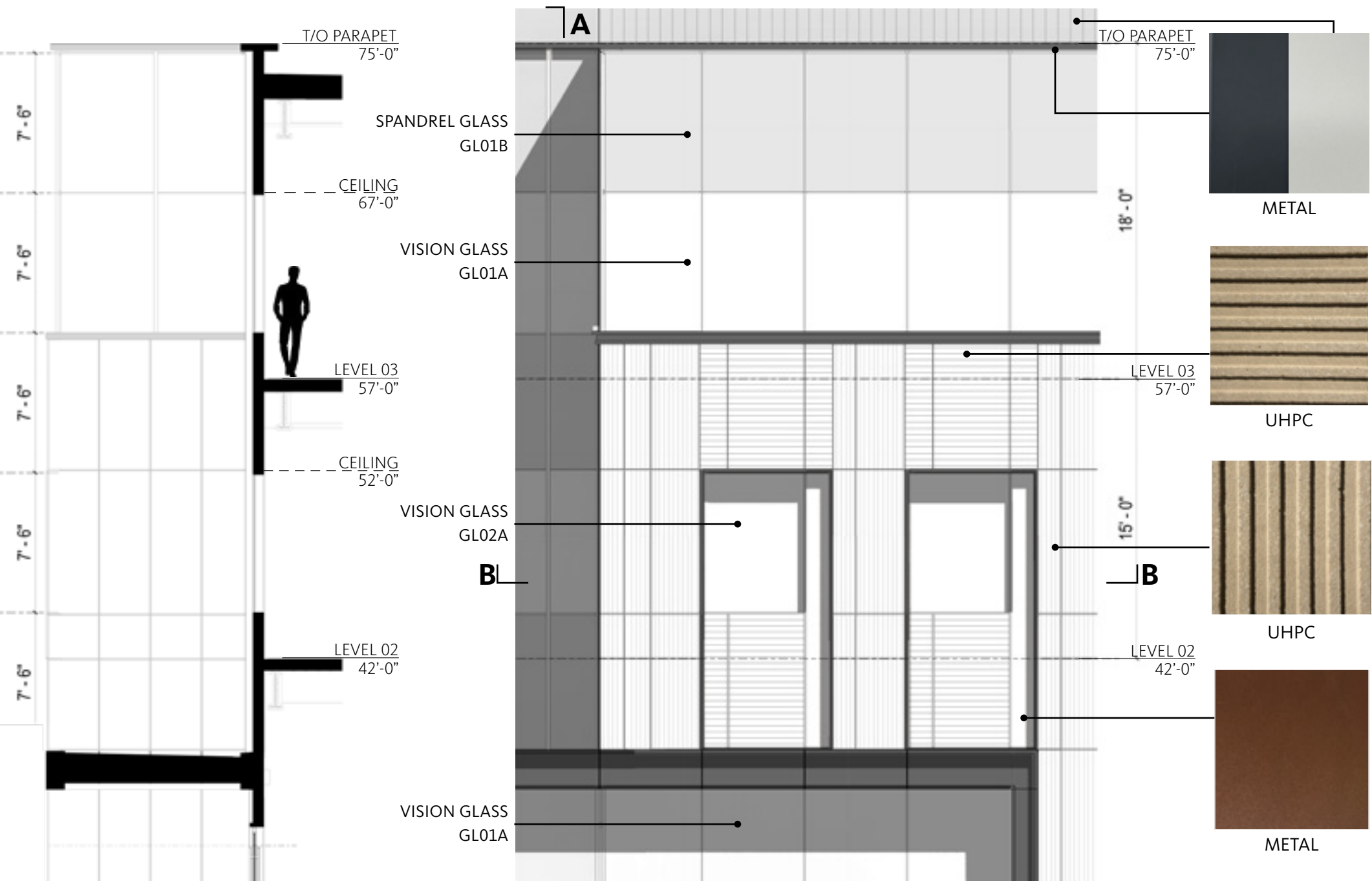
Gensler

NEW

HALEY
ALDRICH

SHADLEY
ASSOCIATES

vhb.

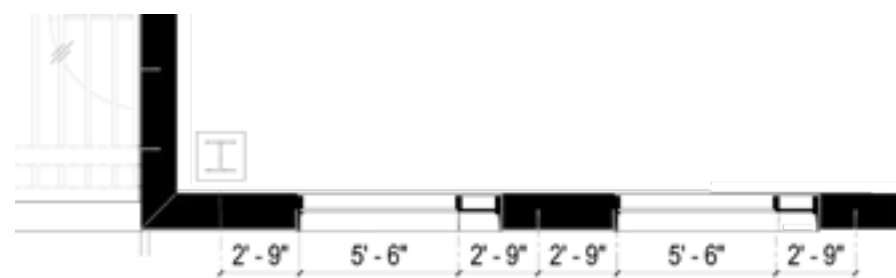


SECTION A-A

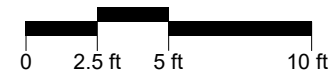
GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%

ELEVATION



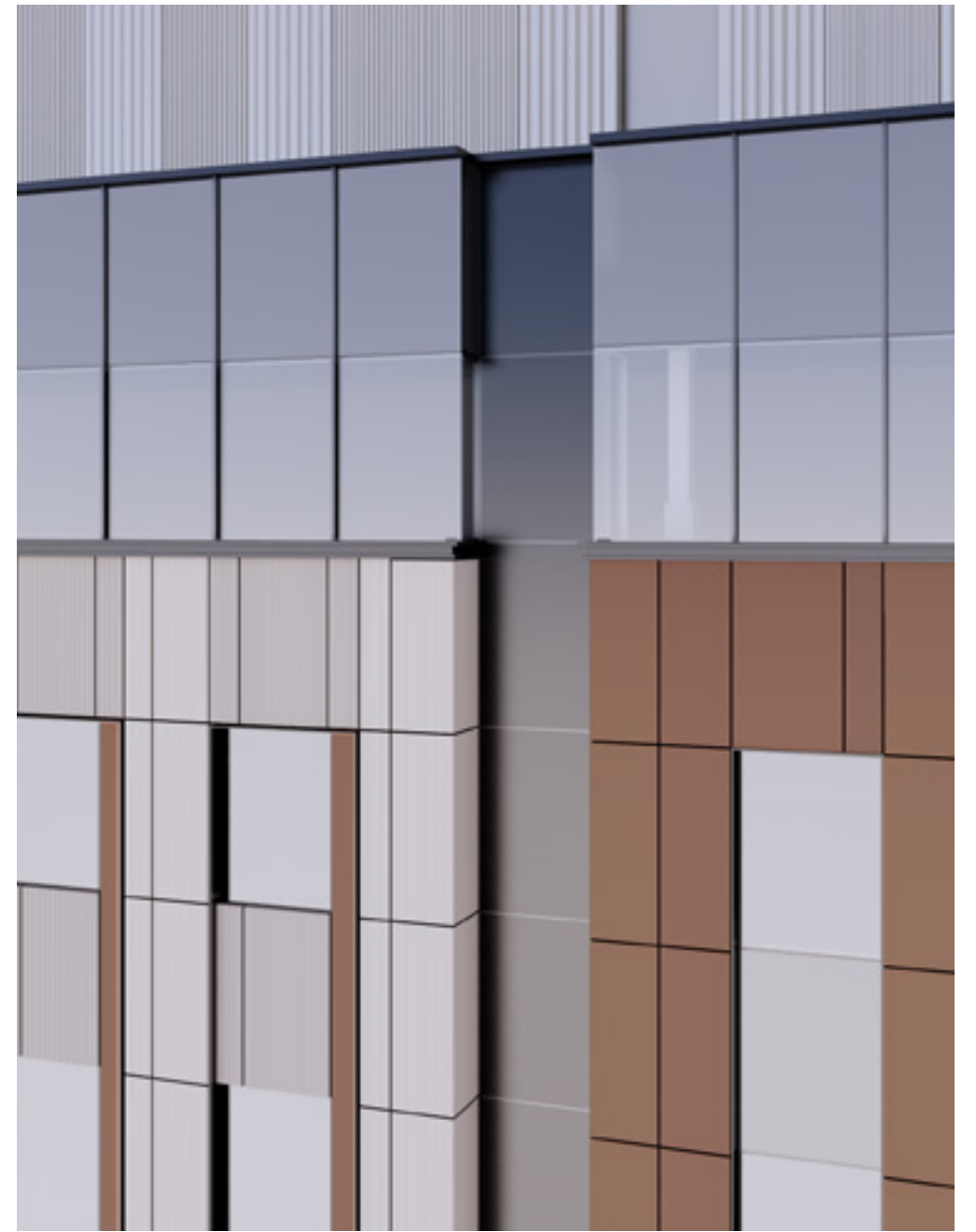
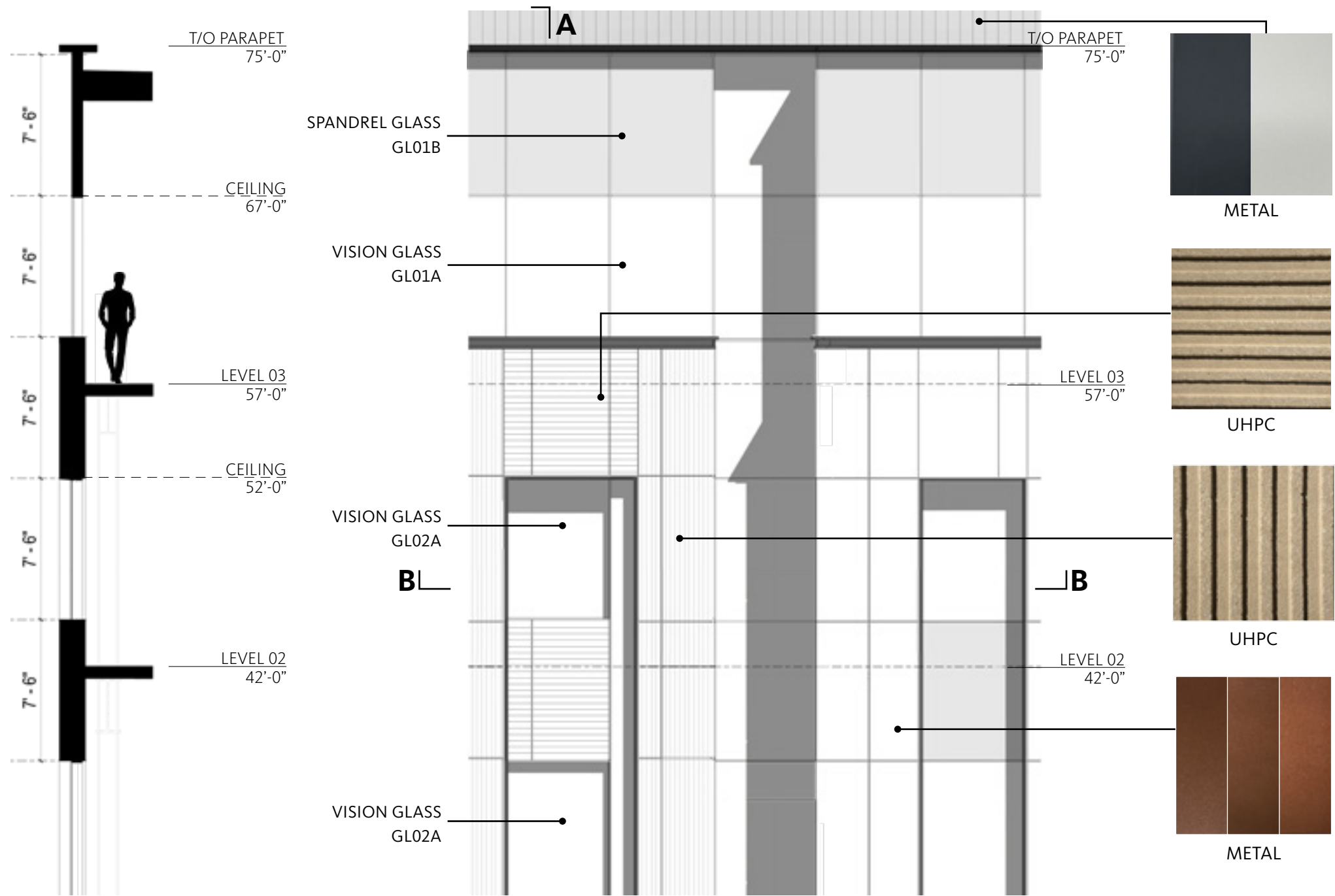
PLAN B-B



DETAIL VIEW



36-64 WHITTEMORE AVE.
 BLDG 3 ENLARGED ELEVATION - SECONDARY ENTRANCE



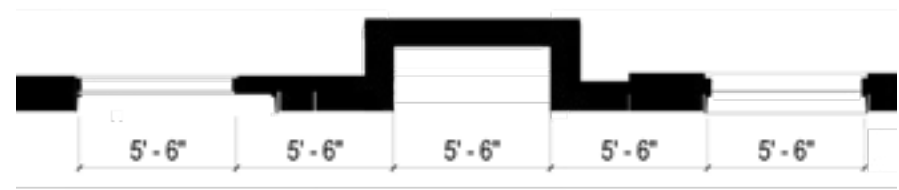
SECTION A-A

ELEVATION

DETAIL VIEW

GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%



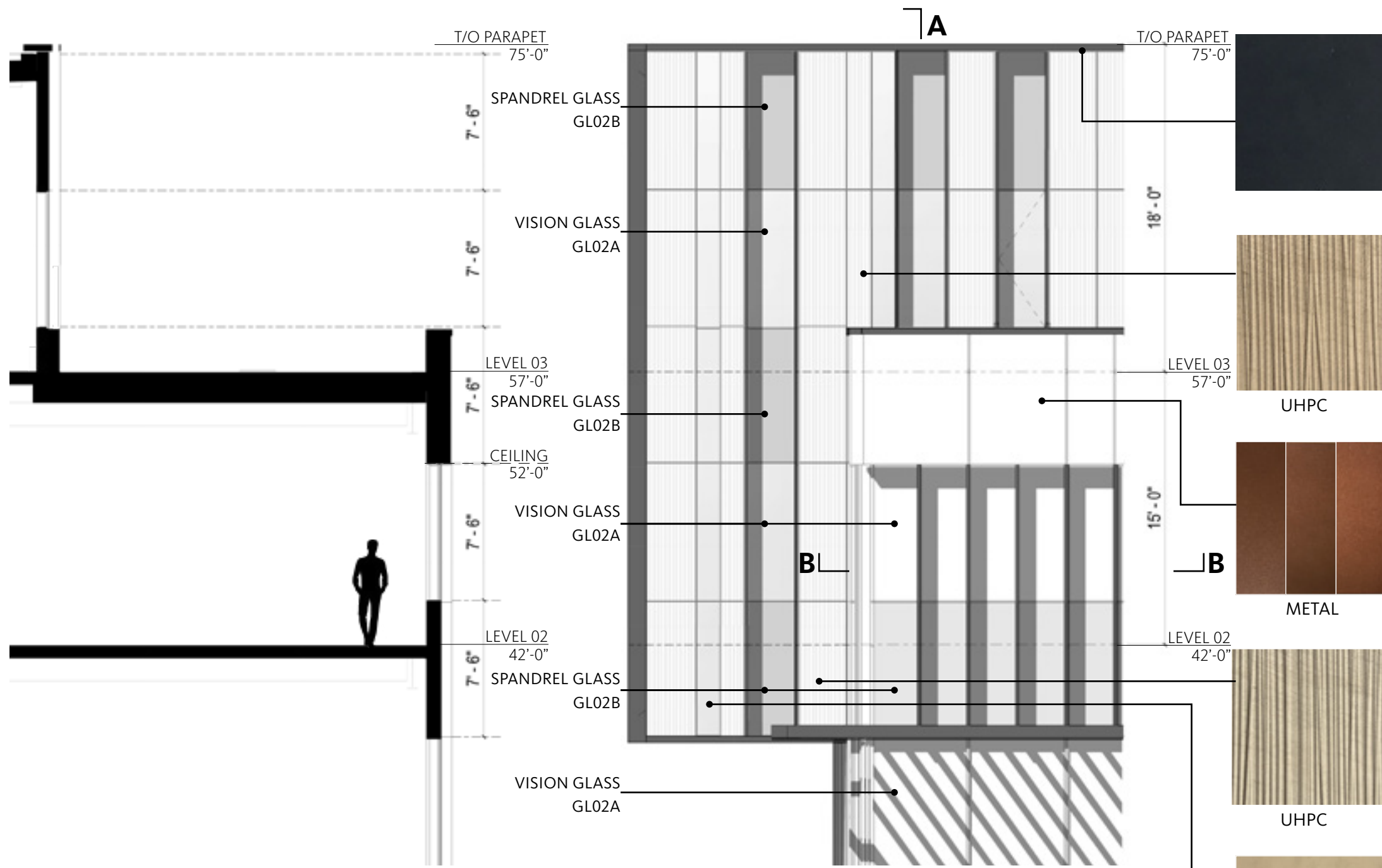
PLAN B-B



36-64 WHITTEMORE AVE.
 BLDG 3 ENLARGED ELEVATION - STREET SIDE



36-64 WHITTEMORE AVE.
BLDG 3 ENLARGED RENDERING - STREET SIDE



DETAIL VIEW

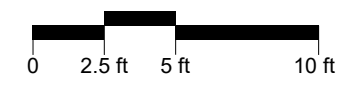
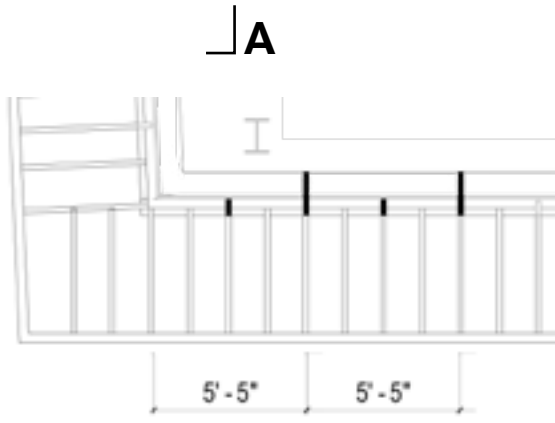


SECTION A-A

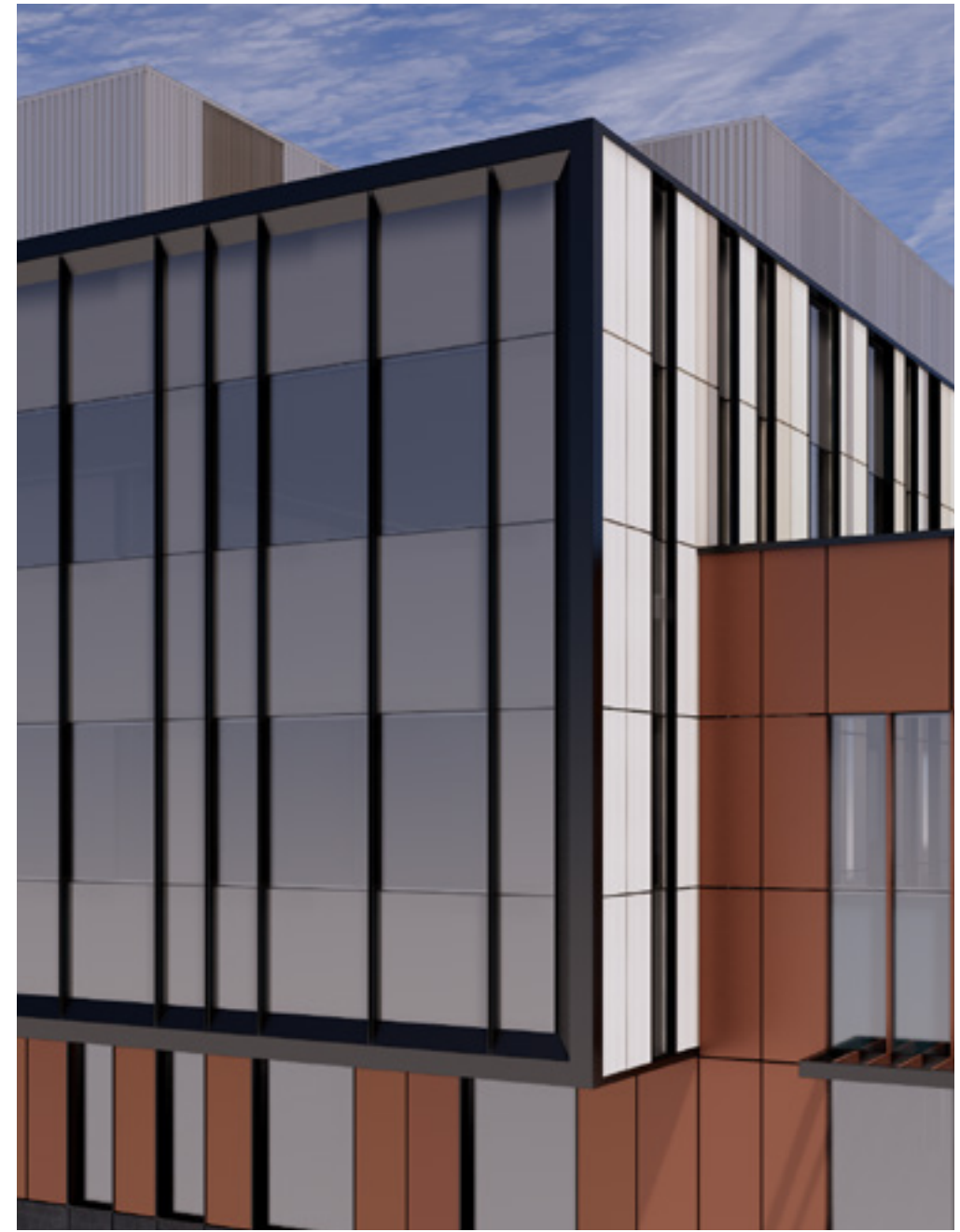
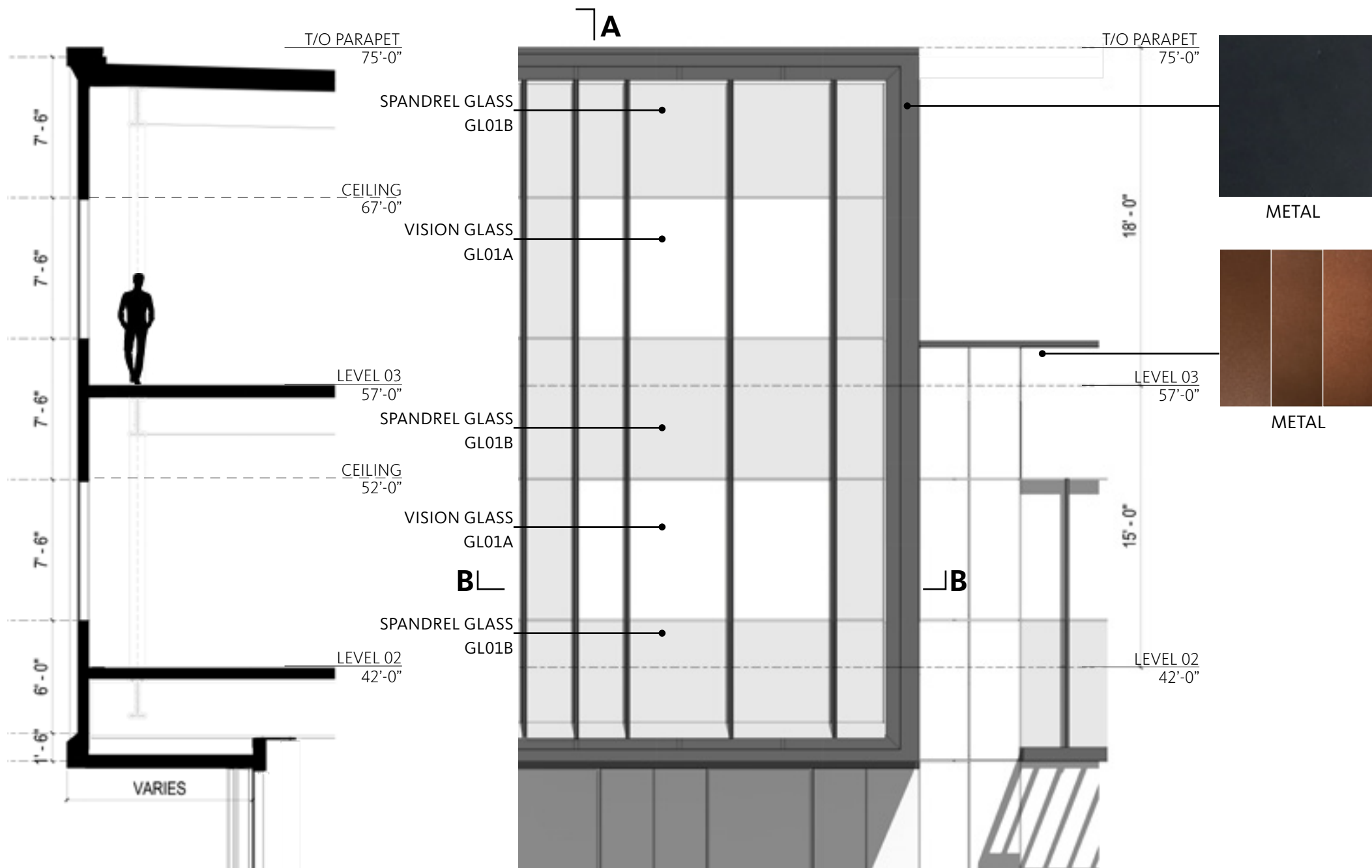
GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%

ELEVATION



36-64 WHITTEMORE AVE.
BLDG 3 ENLARGED ELEVATION - BUMP OUT

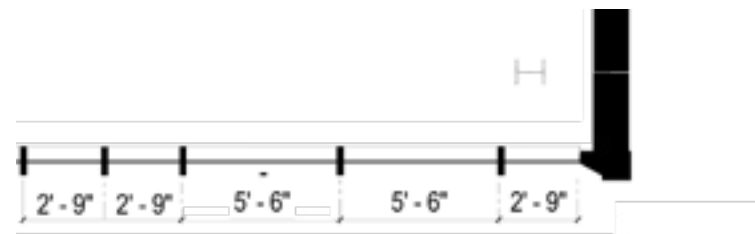


SECTION A-A

GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%

ELEVATION



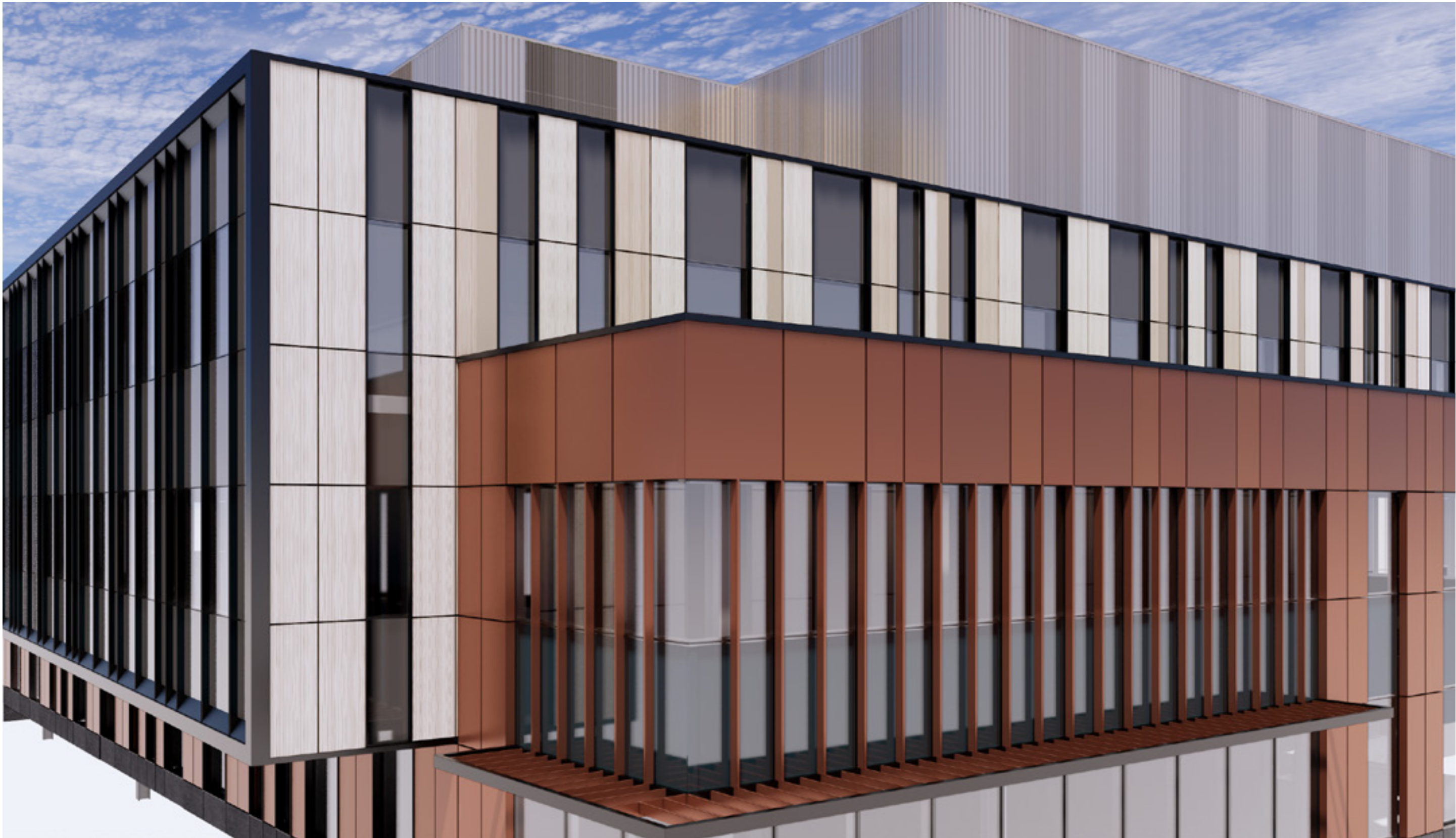
PLAN B-B



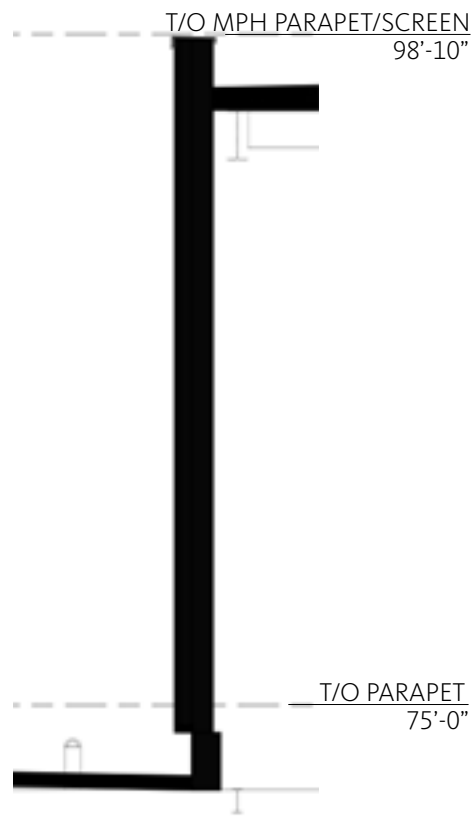
DETAIL VIEW



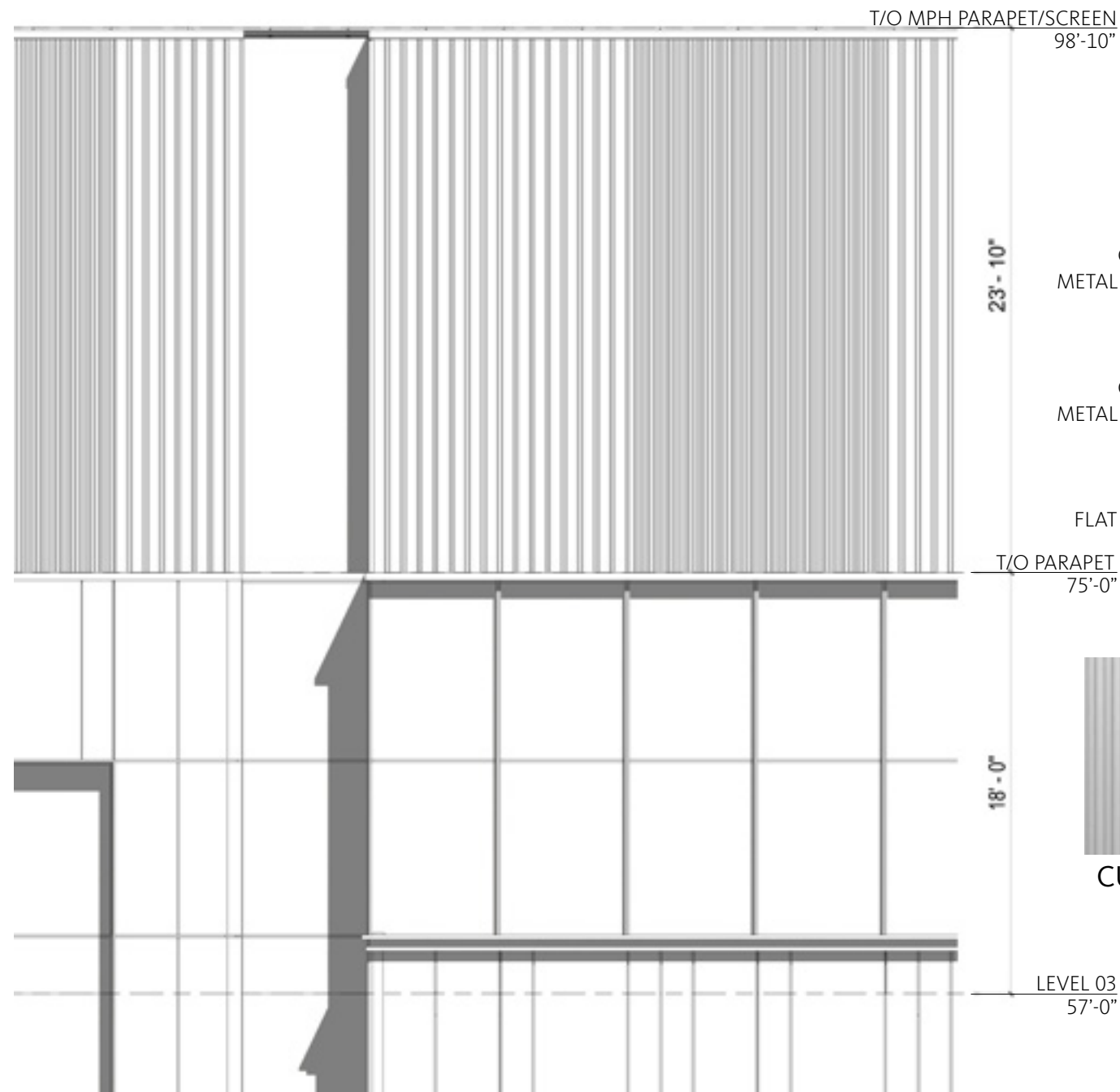
36-64 WHITTEMORE AVE.
 BLDG 3 ENLARGED ELEVATION - CANTILEVER CURTAIN WALL



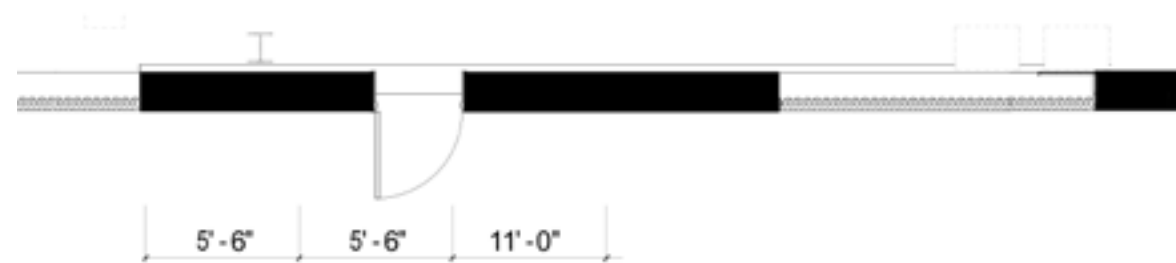
36-64 WHITTEMORE AVE.
BLDG 3 ENLARGED RENDERING - BUMP OUT



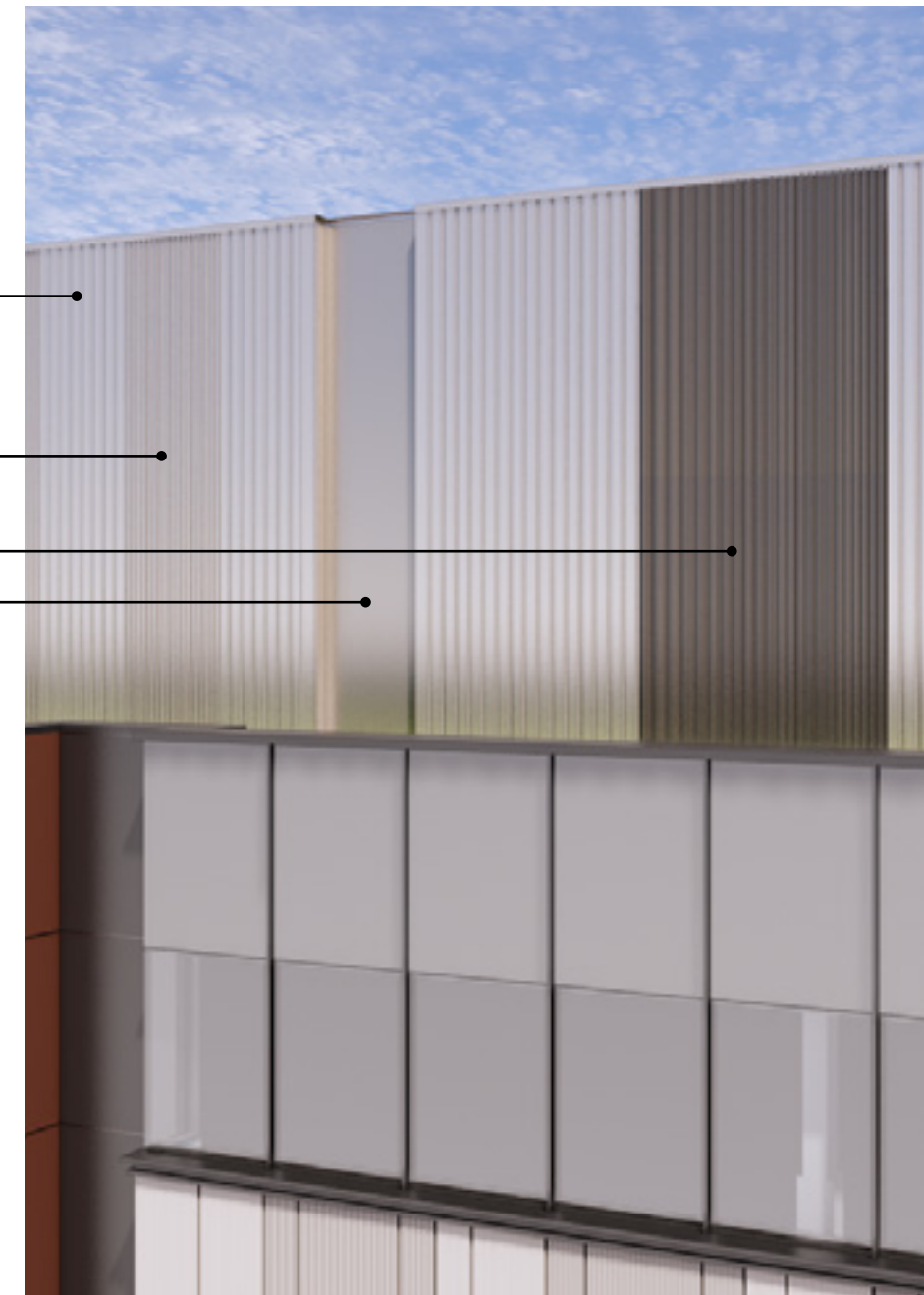
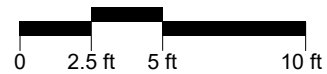
SECTION



ELEVATION



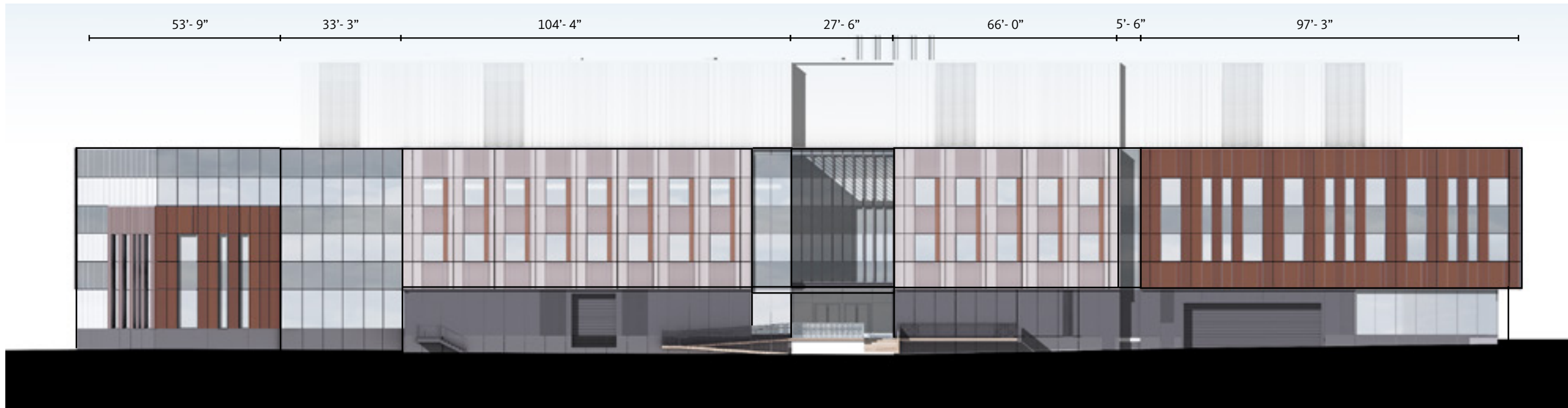
PLAN



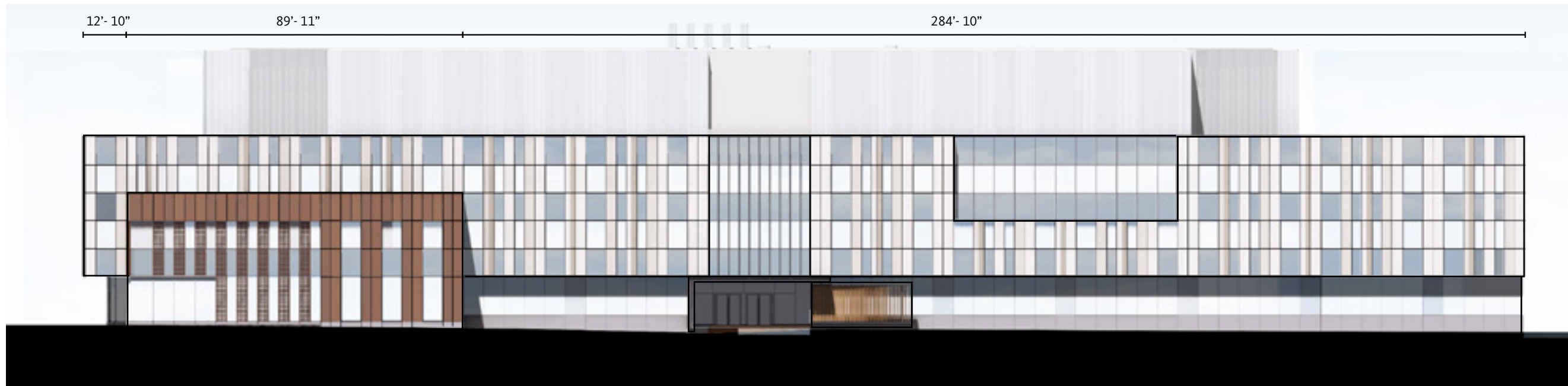
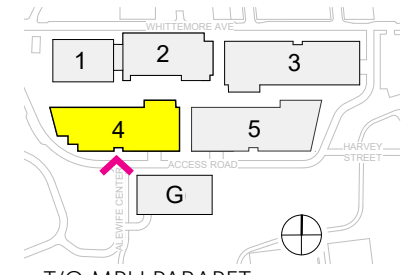
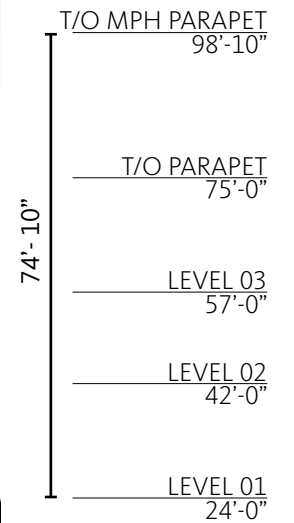
DETAIL VIEW



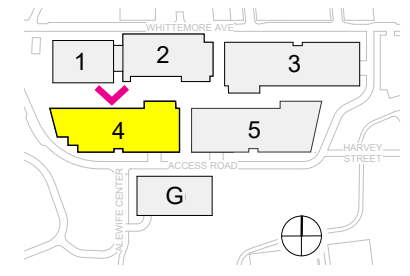
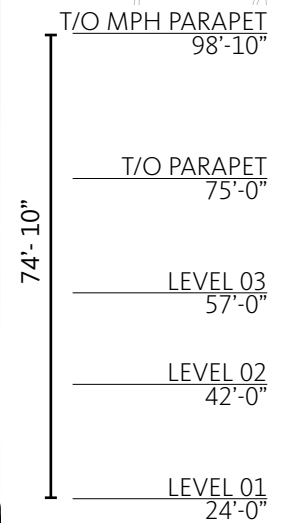
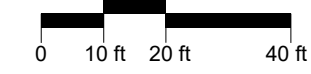
36-64 WHITTEMORE AVE.
 BLDG 3 ENLARGED ELEVATION - MECHANICAL PENHOUSE



BLDG 4 SOUTH ELEVATION



BLDG 4 NORTH ELEVATION

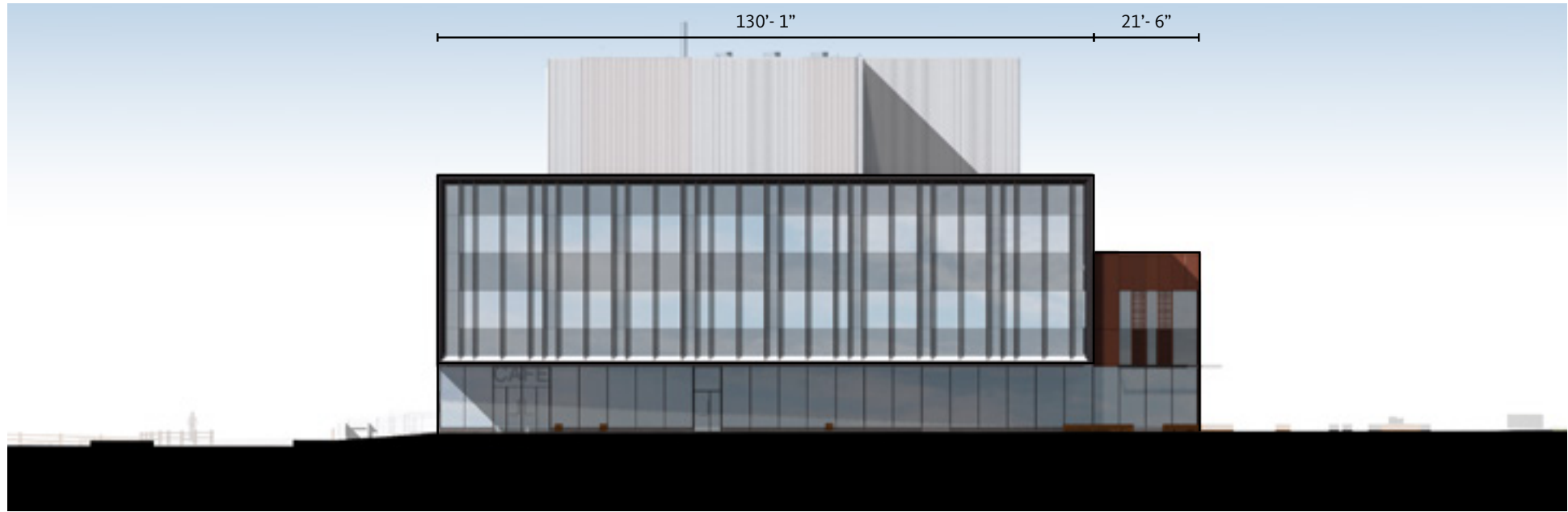


BLDG 4 WINDOW-TO-WALL RATIO (WWR): **31% VISION GLASS**

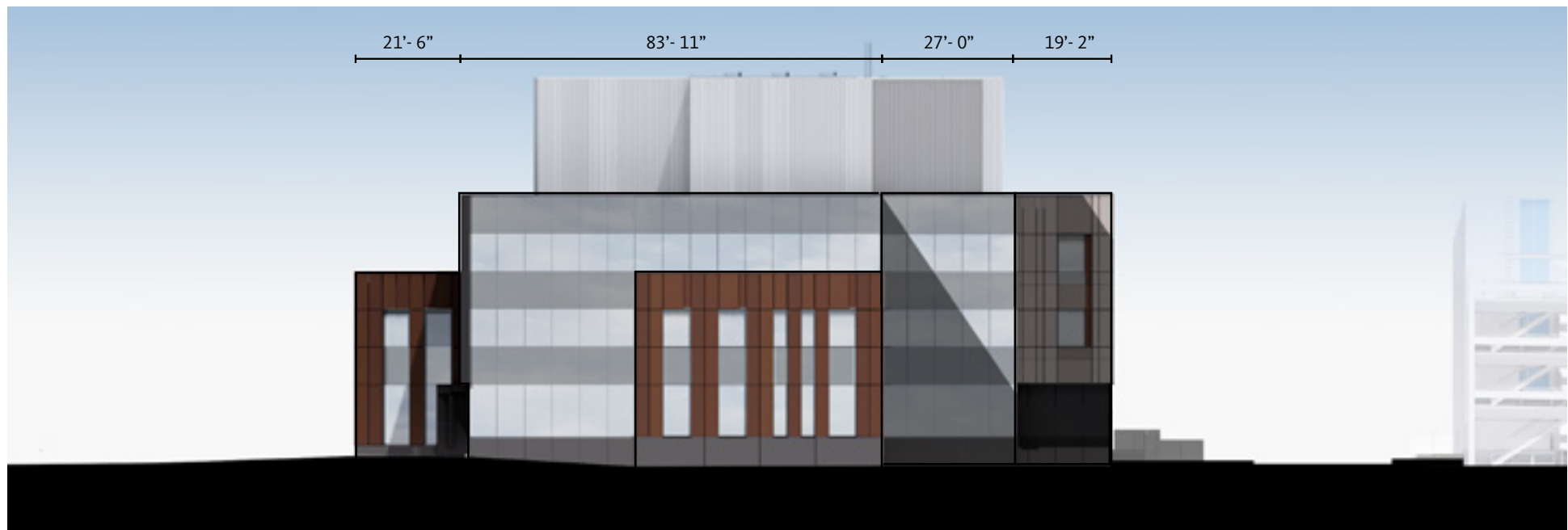
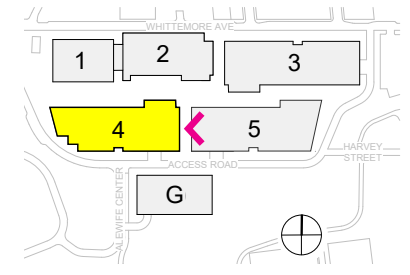
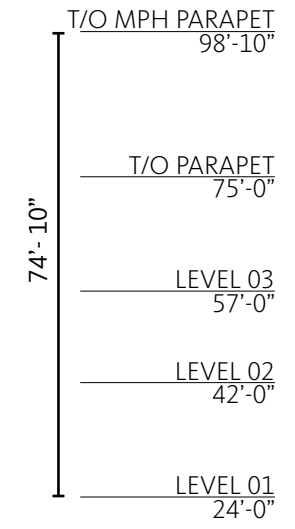
VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

36-64 WHITTEMORE AVE.

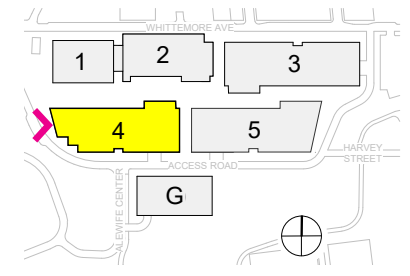
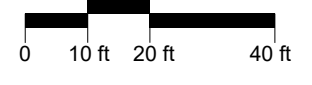
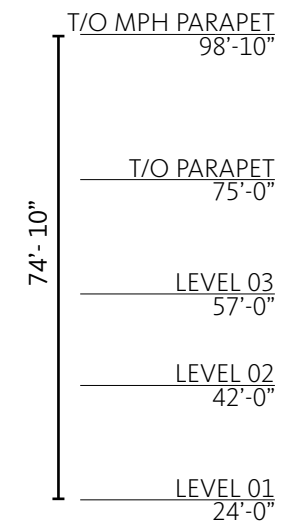
BLDG 4 ELEVATIONS



BLDG 4 EAST ELEVATION



BLDG 4 WEST ELEVATION

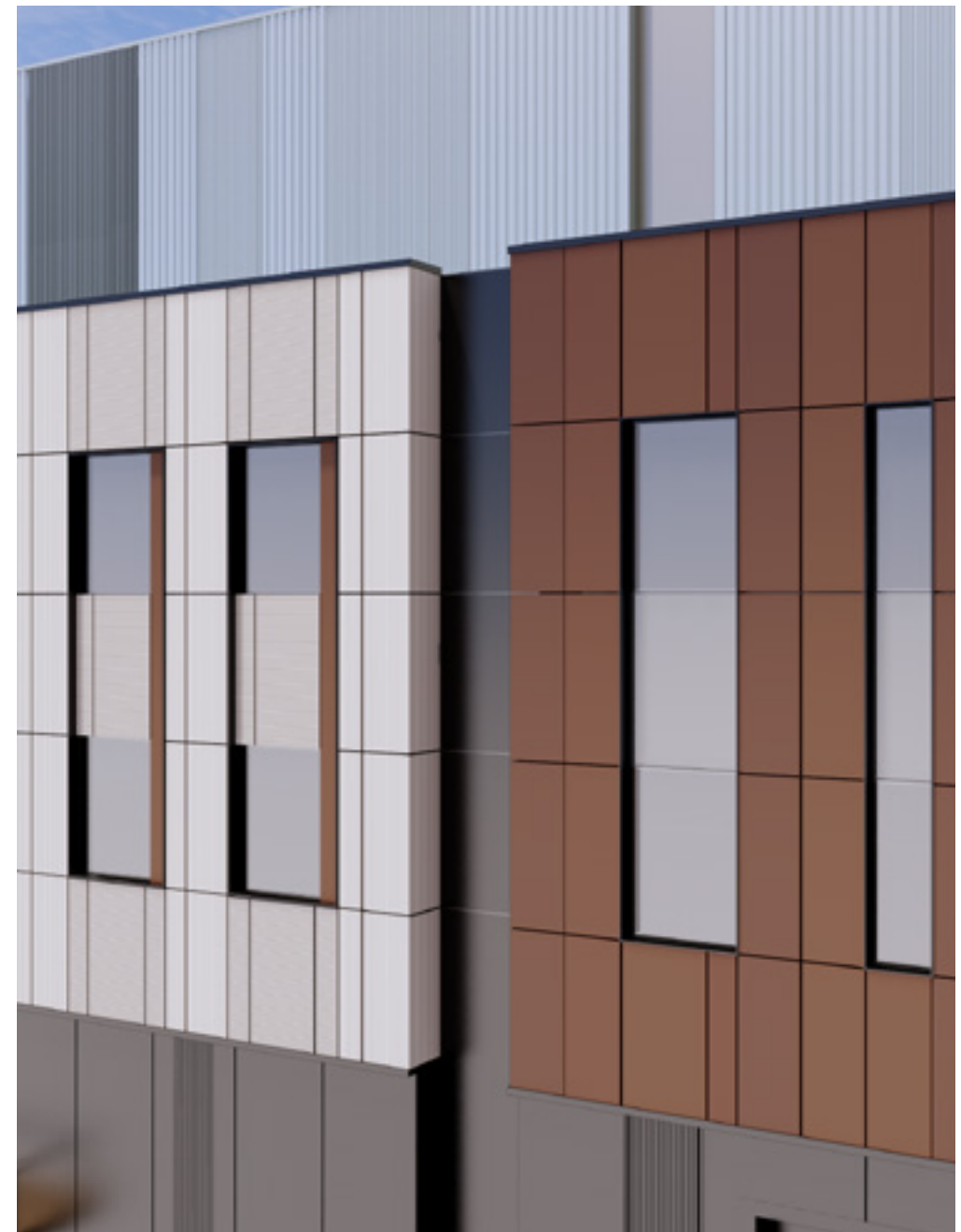
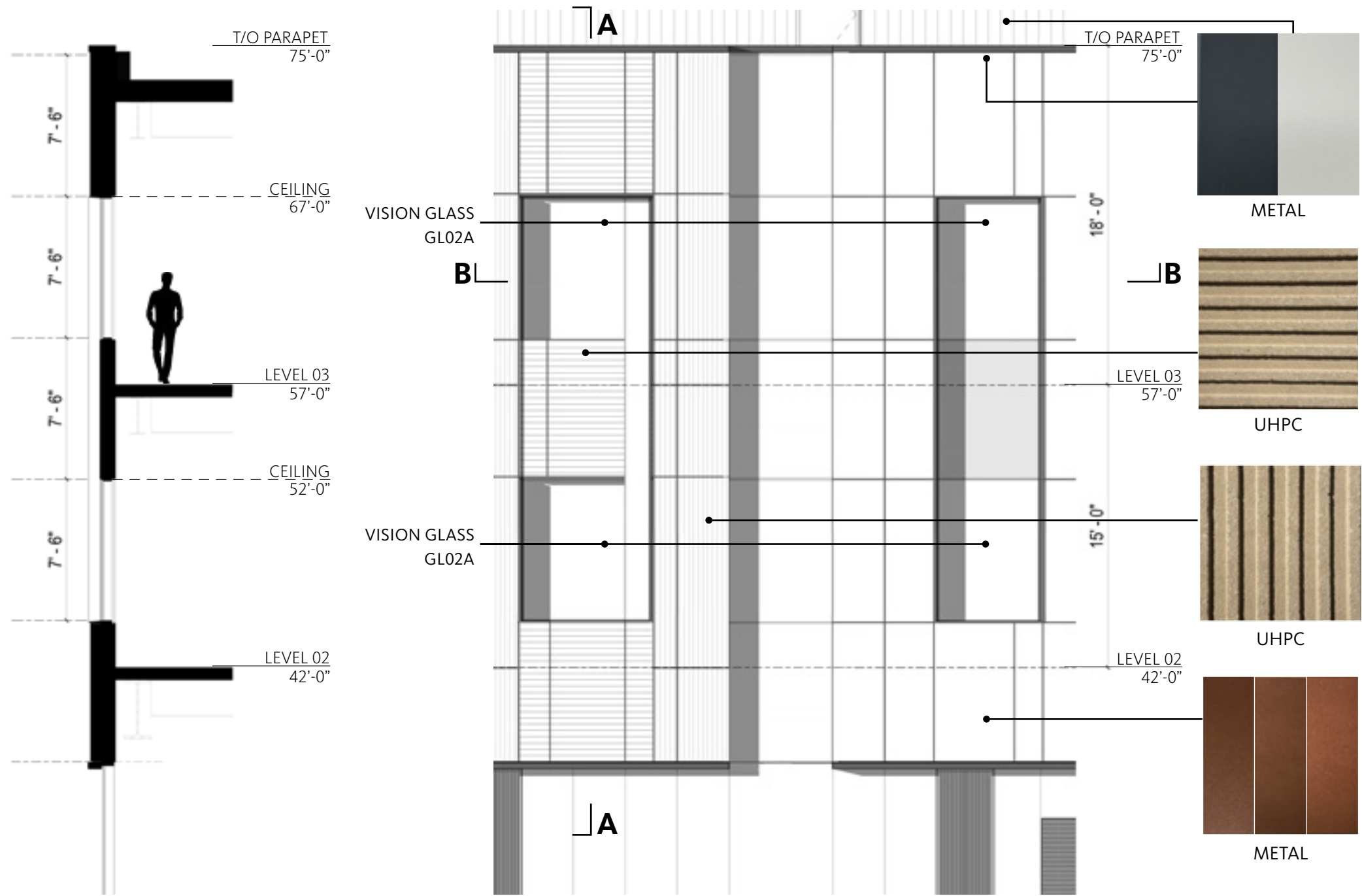


BLDG 4 WINDOW-TO-WALL RATIO (WWR): **31% VISION GLASS**
 VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

36-64 WHITTEMORE AVE.

BLDG 4 ELEVATIONS

REVISED



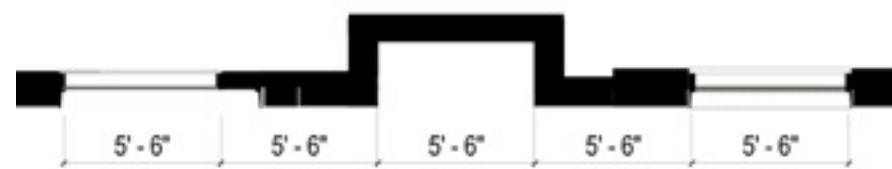
SECTION A-A

ELEVATION

DETAIL VIEW

GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

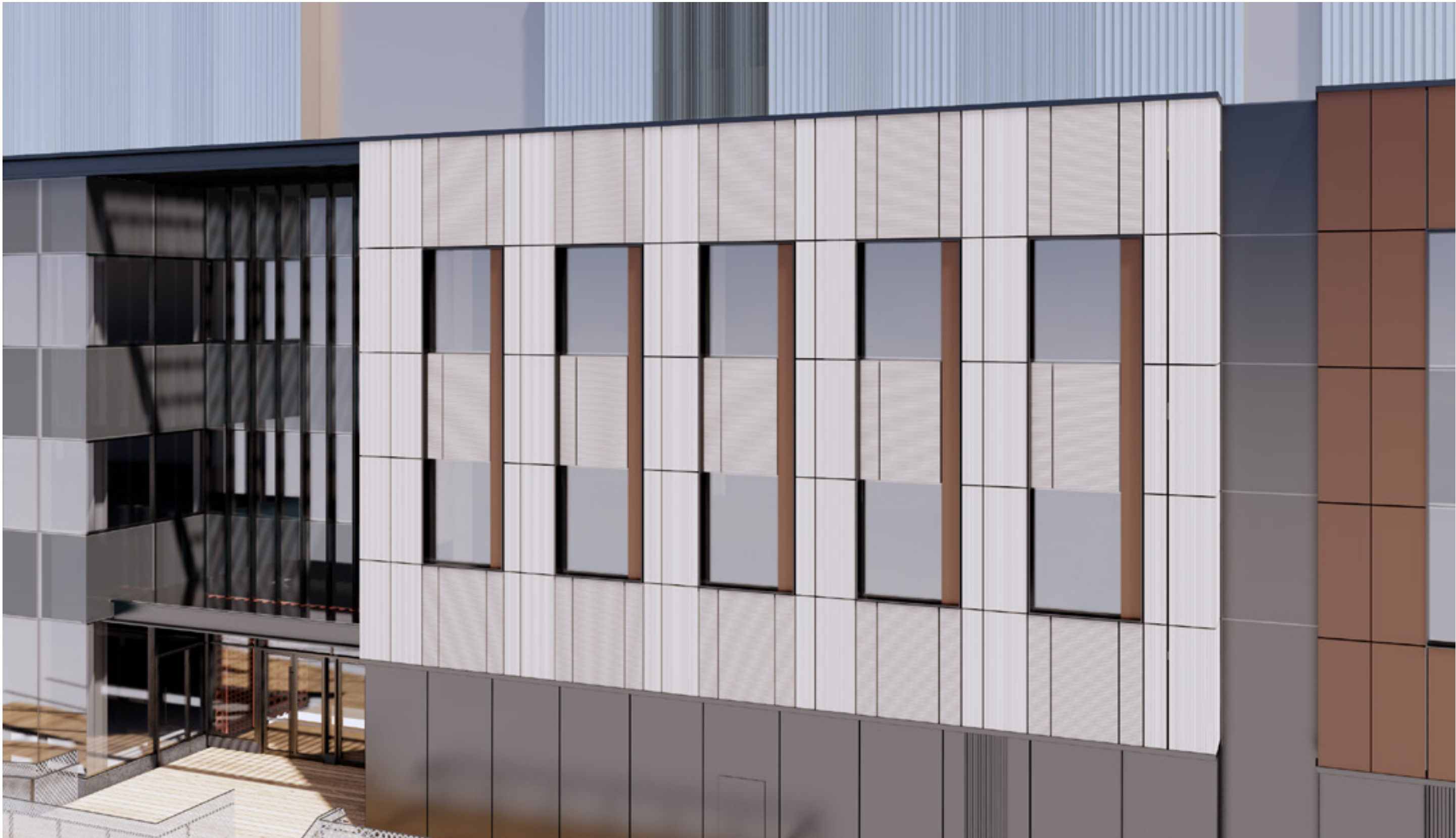
GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%



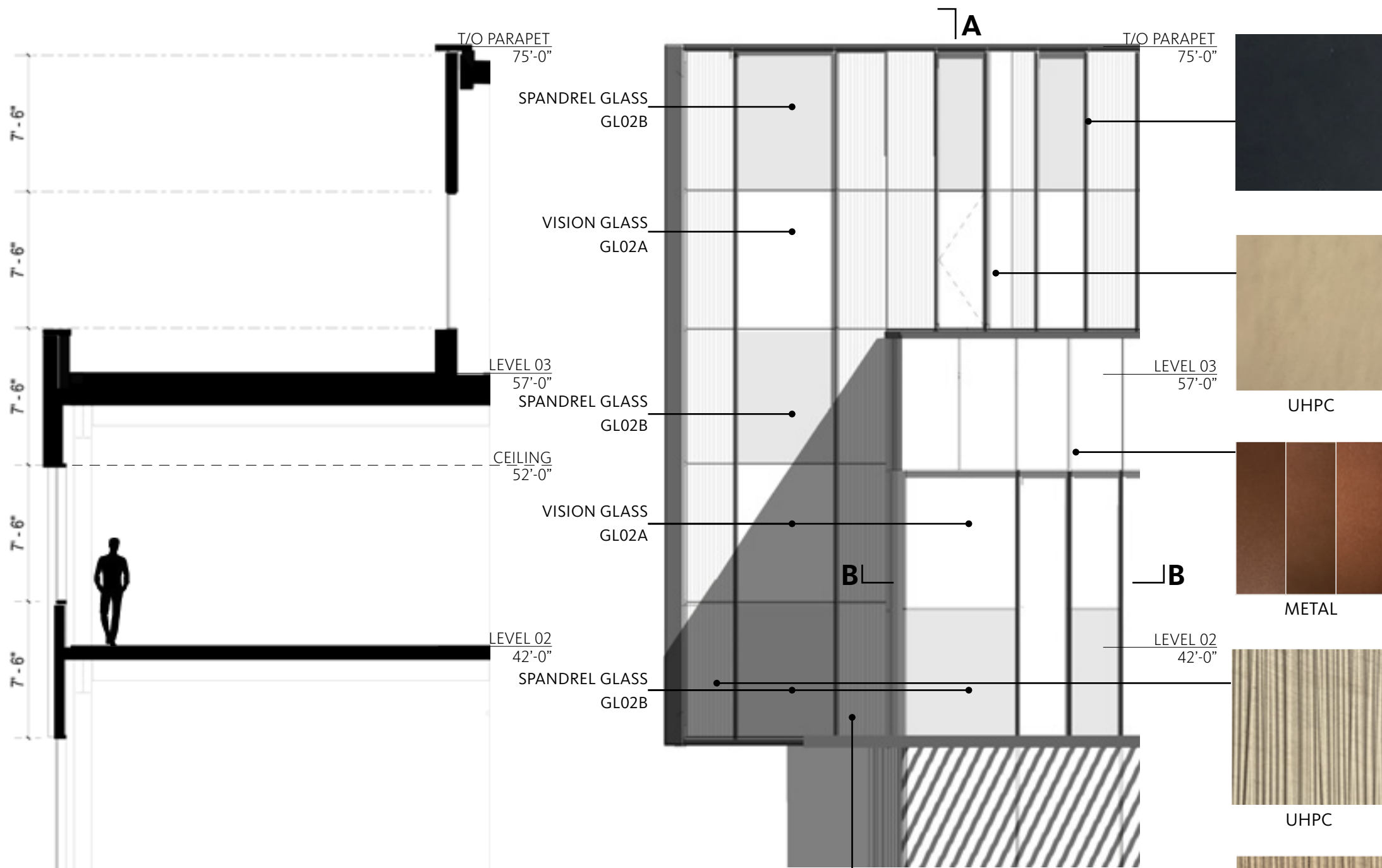
PLAN B-B



36-64 WHITTEMORE AVE.
BLDG 4 ENLARGED ELEVATION - STREET SIDE



36-64 WHITTEMORE AVE.
BLDG 4 ENLARGED RENDERING - STREET SIDE AND ENTRANCE



SECTION A-A

GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%

ELEVATION

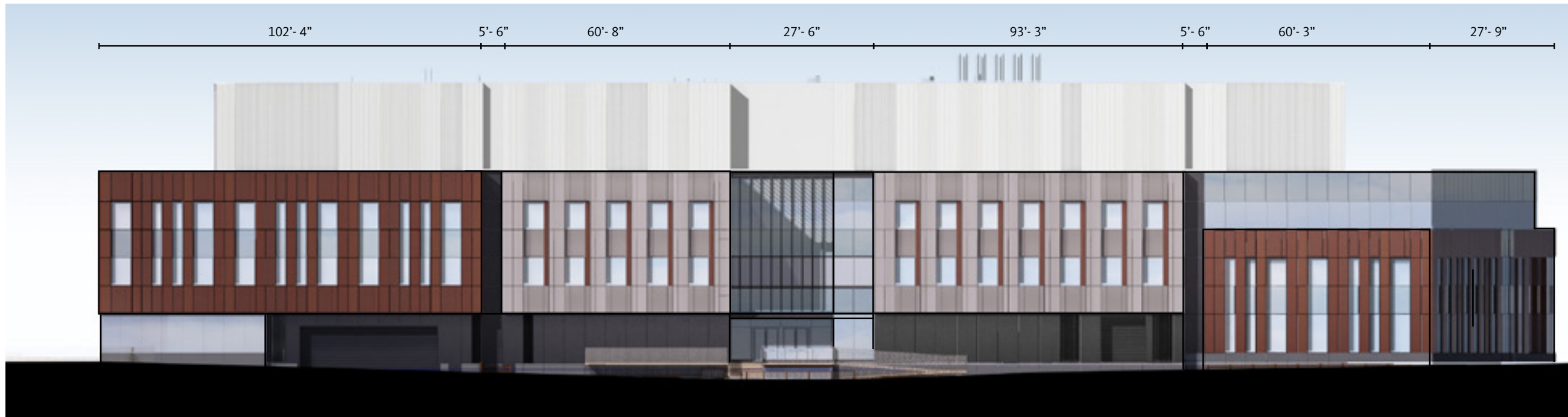
PLAN B-B



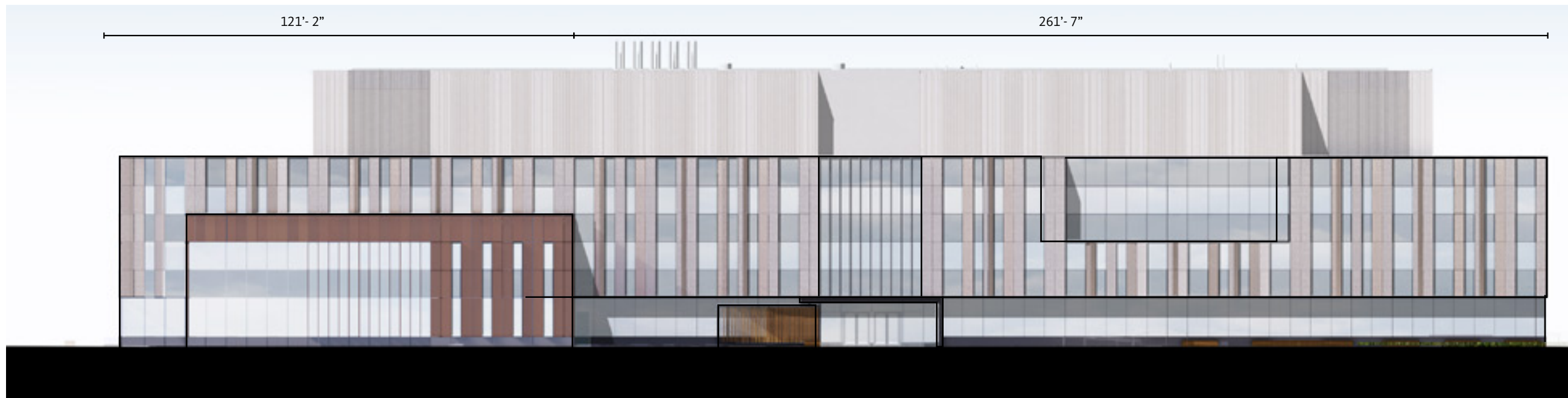
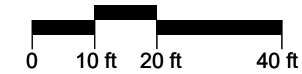
DETAIL VIEW



36-64 WHITTEMORE AVE.
BLDG 4 ENLARGED ELEVATION - BUMP OUT



BLDG 5 SOUTH ELEVATION

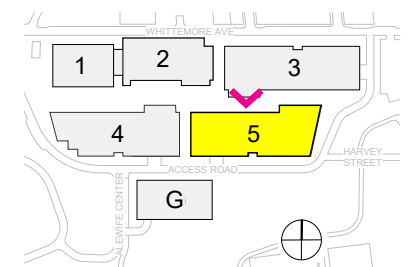
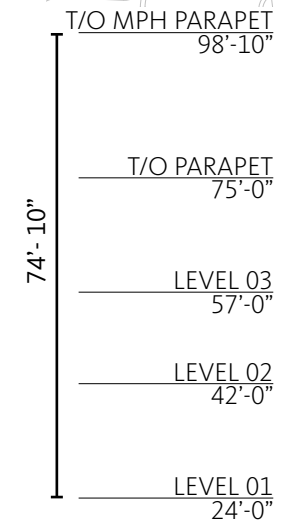
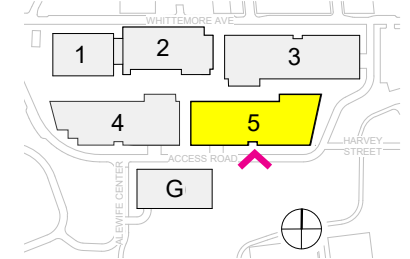
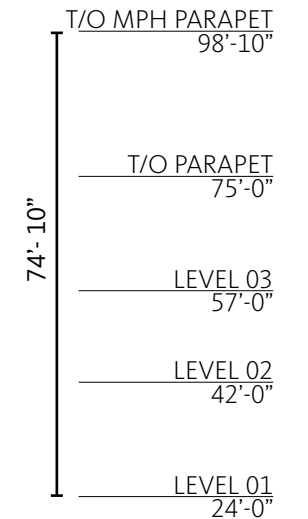


BLDG 5 NOUTH ELEVATION

BLDG 5 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**

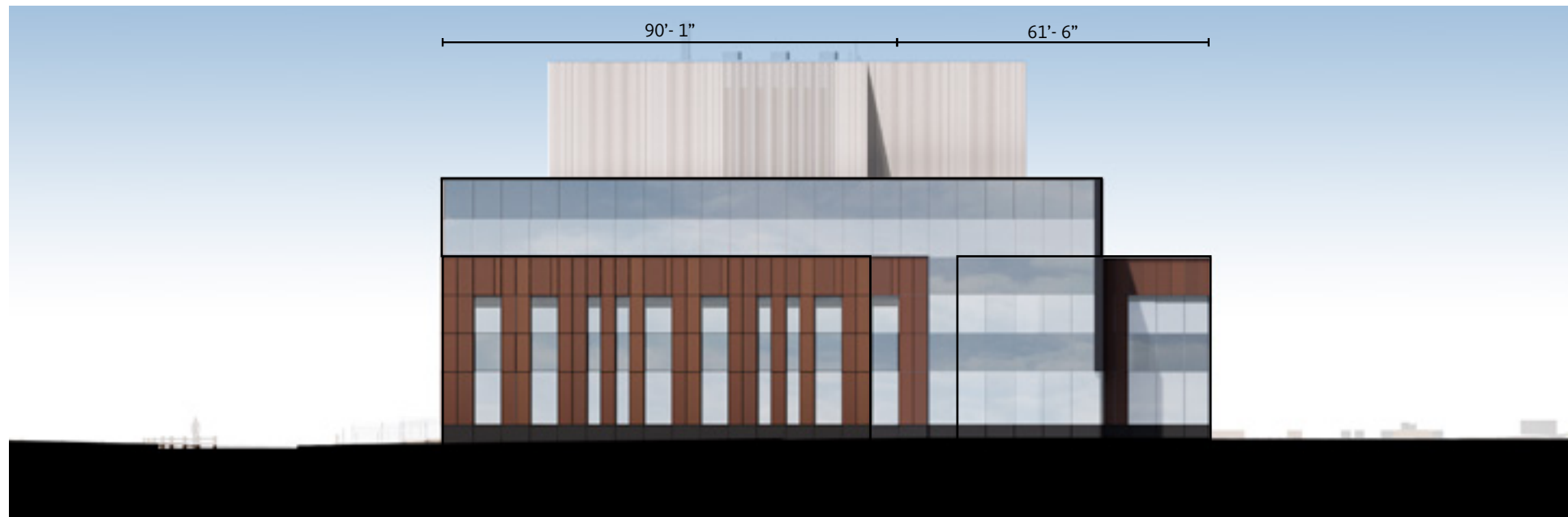
VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**

GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

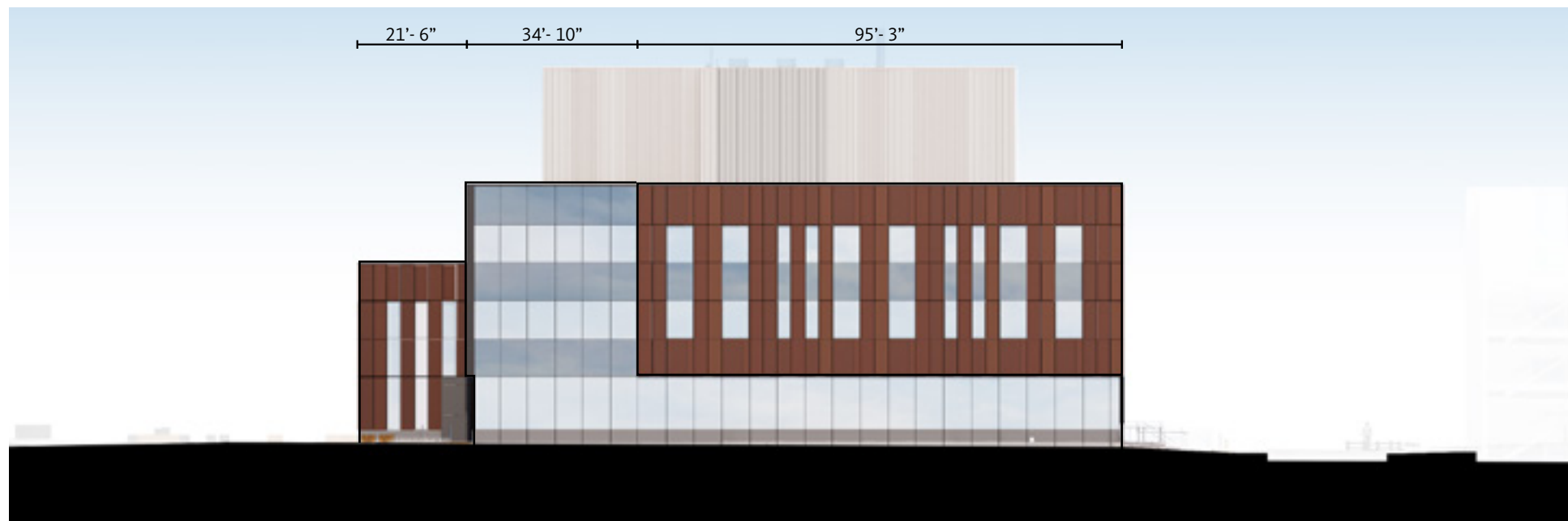
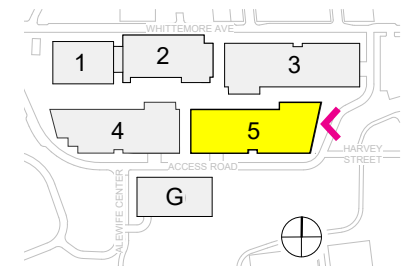
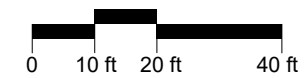
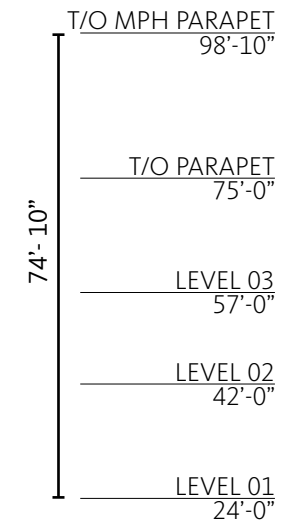


36-64 WHITTEMORE AVE.

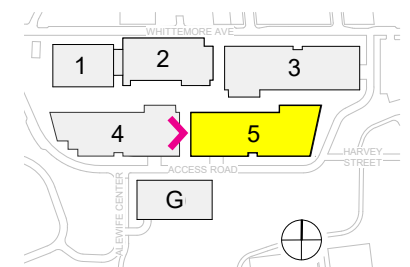
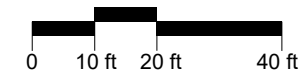
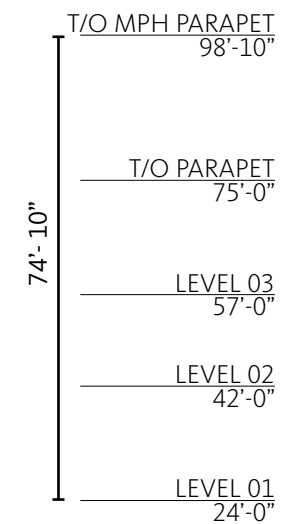
BLDG 5 ELEVATIONS



BLDG 5 EAST ELEVATION



BLDG 5 WEST ELEVATION



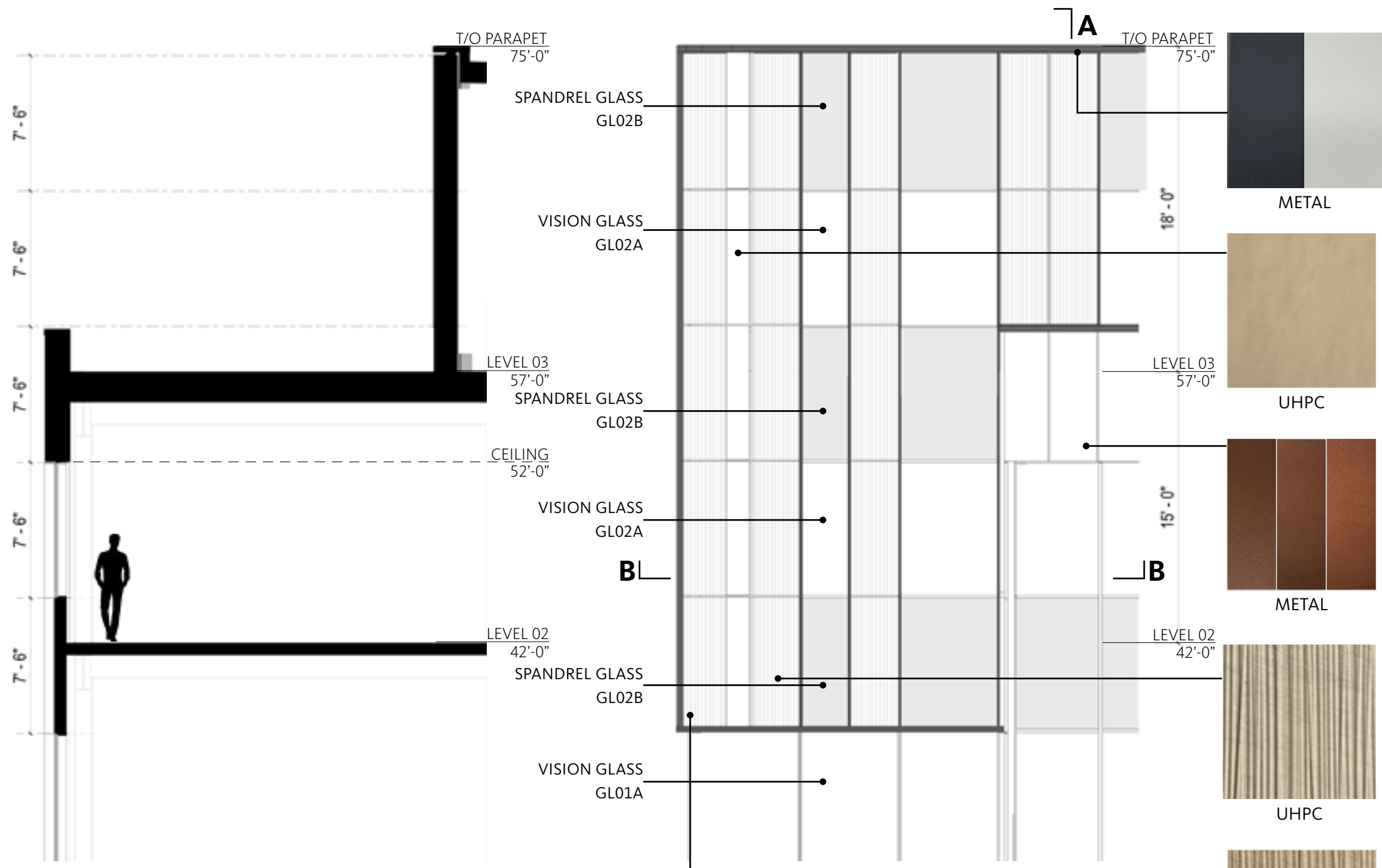
BLDG 5 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**

VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**

GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

36-64 WHITTEMORE AVE.

BLDG 5 ELEVATIONS



SECTION A-A

GL01A - VISION GLASS
 Guardian SunGuard SNX 62/27 on Clear Low -E #2
 Visible Light Transmittance: 61%
 Visible Light Reflectance (outside): 11%
 Visible Light Reflectance (inside): 12%

GL02A - VISION GLASS
 Guardian SunGuard SNX 51/23 on Clear Low -E #2
 Visible Light Transmittance: 51%
 Visible Light Reflectance (outside): 14%
 Visible Light Reflectance (inside): 14%

ELEVATION

PLAN B-B

DETAIL VIEW

36-64 WHITTEMORE AVE.
BLDG 5 ENLARGED ELEVATION - BUMP OUT



36-64 WHITTEMORE AVE.

MATERIAL SAMPLES

PROJECT RENDERINGS

36-64 WHITTEMORE AVE.



36-64 WHITTEMORE AVE.
VIEW LOOKING SOUTH TOWARDS BUILDING 3

REVISED



36-64 WHITTEMORE AVE.
VIEW LOOKING SOUTH TOWARDS BUILDING 3 ENTRANCE



36-64 WHITTEMORE AVE. VIEW LOOKING SOUTH AT WHITTEMORE GATEWAY

IQHQ

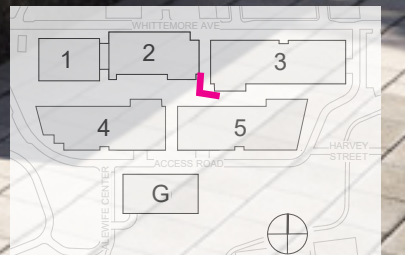
REVISED

Gensler

**HALEY
ALDRICH**

SHADLEY
ASSOCIATES

vhb.



36-64 WHITTEMORE AVE.

VIEW LOOKING SOUTHWEST AT CENTRAL PLAZA

Gensler

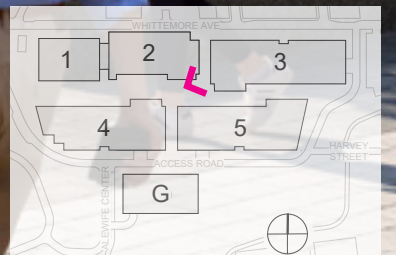
IQHQ

NEW

HALEY ALDRICH

SHADLEY ASSOCIATES

vhb.



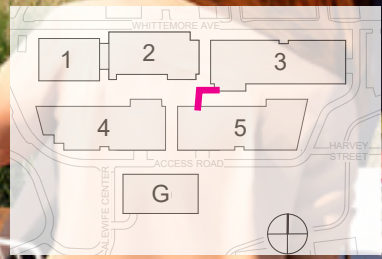
36-64 WHITTEMORE AVE.
VIEW LOOKING SOUTHWEST TOWARDS BUILDING 4



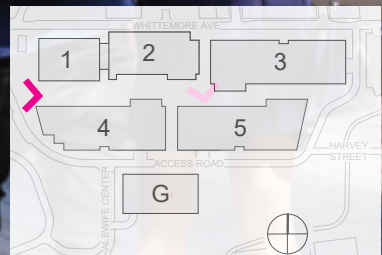
36-64 WHITTEMORE AVE.
VIEW LOOKING NORTHEAST AT CENTRAL PLAZA
TYPICAL WEEKDAY



36-64 WHITTEMORE AVE.
VIEW LOOKING NORTHEAST TOWARDS BUILDING 3
WEEKDAY WITH FOOD TRUCKS AT LUNCH TIME



36-64 WHITTEMORE AVE.
VIEW LOOKING NORTH TOWARDS BUILDING 2

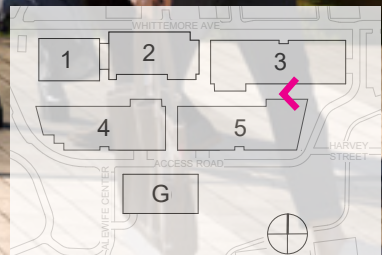


36-64 WHITTEMORE AVE.

VIEW AT WEST ENTRY TO PROMENADE



36-64 WHITTEMORE AVE.
VIEW LOOKING WEST TOWARDS BUILDING 5 WITH LANDSCAPE GATES



36-64 WHITTEMORE AVE.
VIEW LOOKING WEST DOWN PROMENANDE



36-64 WHITTEMORE AVE.
VIEW LOOKING NORTHWEST TOWARDS BUILDING 4 RETAIL LOCATION

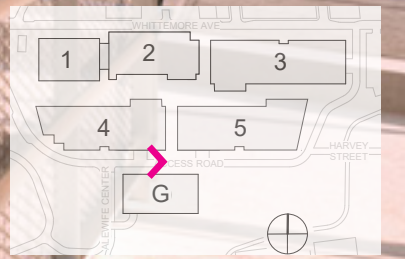
REVISED



36-64 WHITTEMORE AVE.
VIEW LOOKING EAST ALONG SERVICE DRIVE

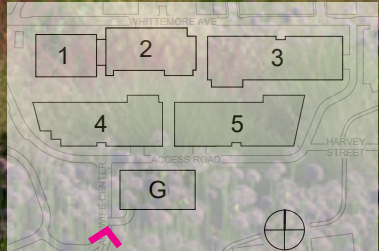


36-64 WHITTEMORE AVE.
VIEW LOOKING NORTH AT BUILDING 5 SOUTH ENTRANCE



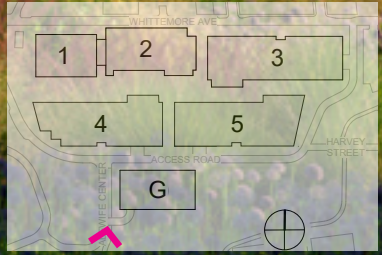
36-64 WHITTEMORE AVE.
VIEW LOOKING SOUTHEAST TOWARDS GARAGE AND HABITAT

VIEW LOOKING NORTH TOWARDS GARAGE WITH NO TREES IN ORDER TO SHOW THE FULL EXTENT OF THE CLIMBING VEGETATION FRAMES AND BUILDING SCRIM.



36-64 WHITTEMORE AVE.
VIEW LOOKING NORTH TOWARDS GARAGE AND BUILDING 4

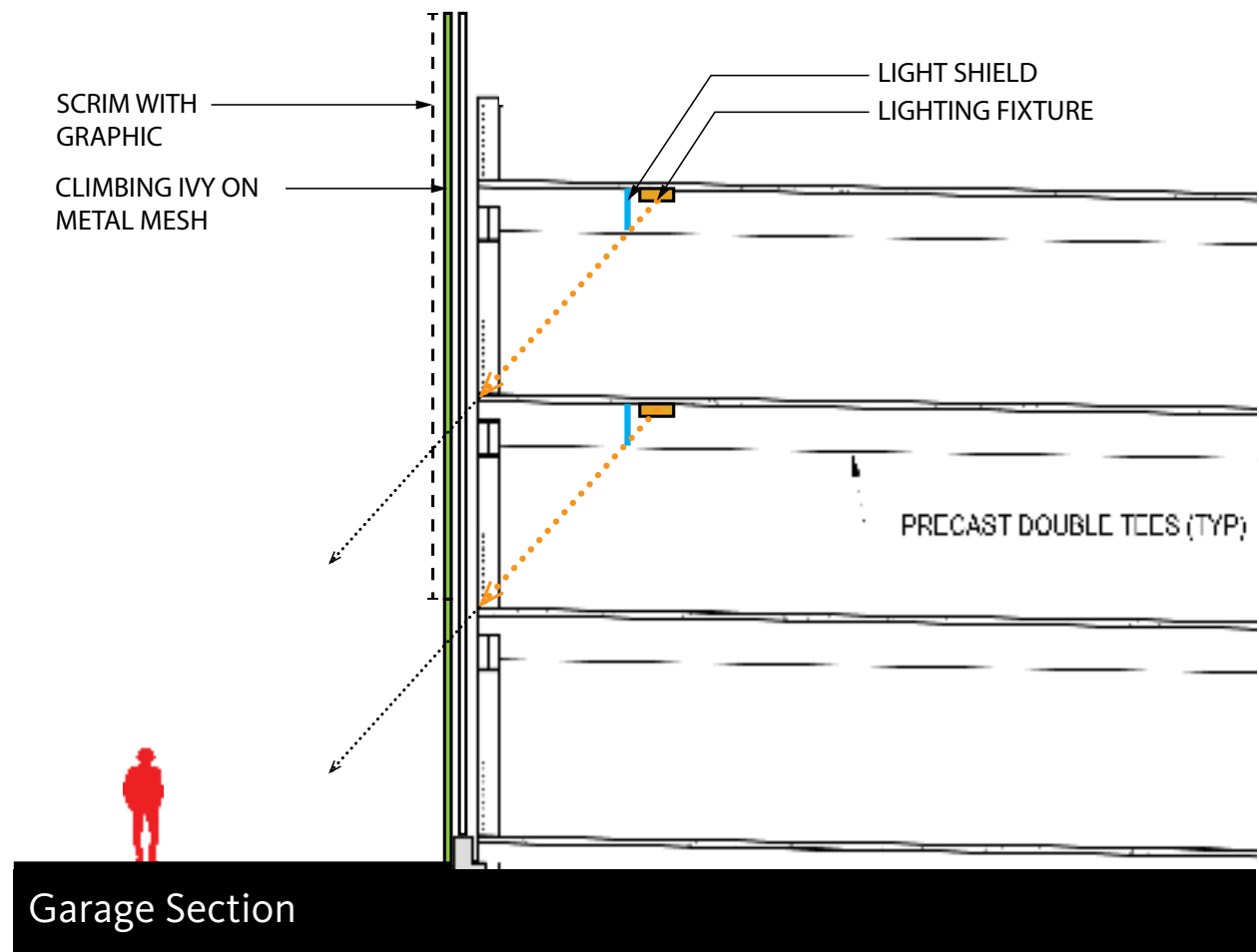
VIEW LOOKING NORTH TOWARDS GARAGE
WITH EXISTING AND NEW TREES SHOWN TO
SHOW IMPACT OF TREE CANOPY ON VISIBILITY
OF GARAGE



36-64 WHITTEMORE AVE.
VIEW LOOKING NORTH TOWARDS GARAGE AND BUILDING 4



VIEW LOOKING NORTH TOWARDS GARAGE WITH NO TREES IN ORDER TO SHOW THE FULL EXTENT OF THE CLIMBING VEGETATION FRAMES AND BUILDING SCRIM.



36-64 WHITTEMORE AVE.
VIEW LOOKING NORTH TOWARDS GARAGE WITH LIGHTING SECTION