

KS PARTNERS

SPECIAL PERMIT SUBMISSION

815 Somerville Ave

CAMBRIDGE MA

PROPOSED CONVERSION

VOLUME II - GRAPHICS

EMBARC



DECEMBER 22, 2023

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815 Somerville Avenue

Volume II - Graphics

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GRAPHIC MATERIAL

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Site Locus Map

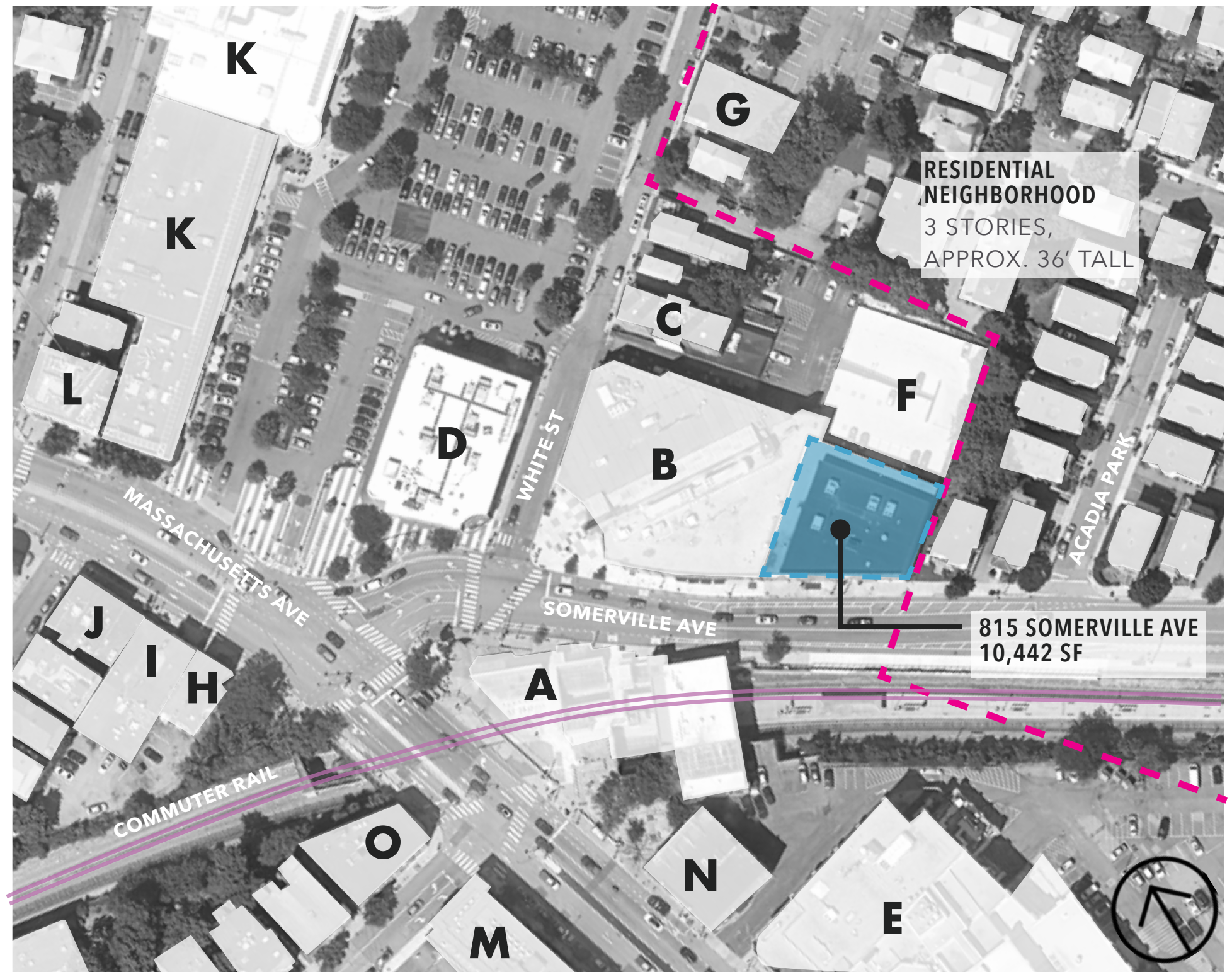


Site Context

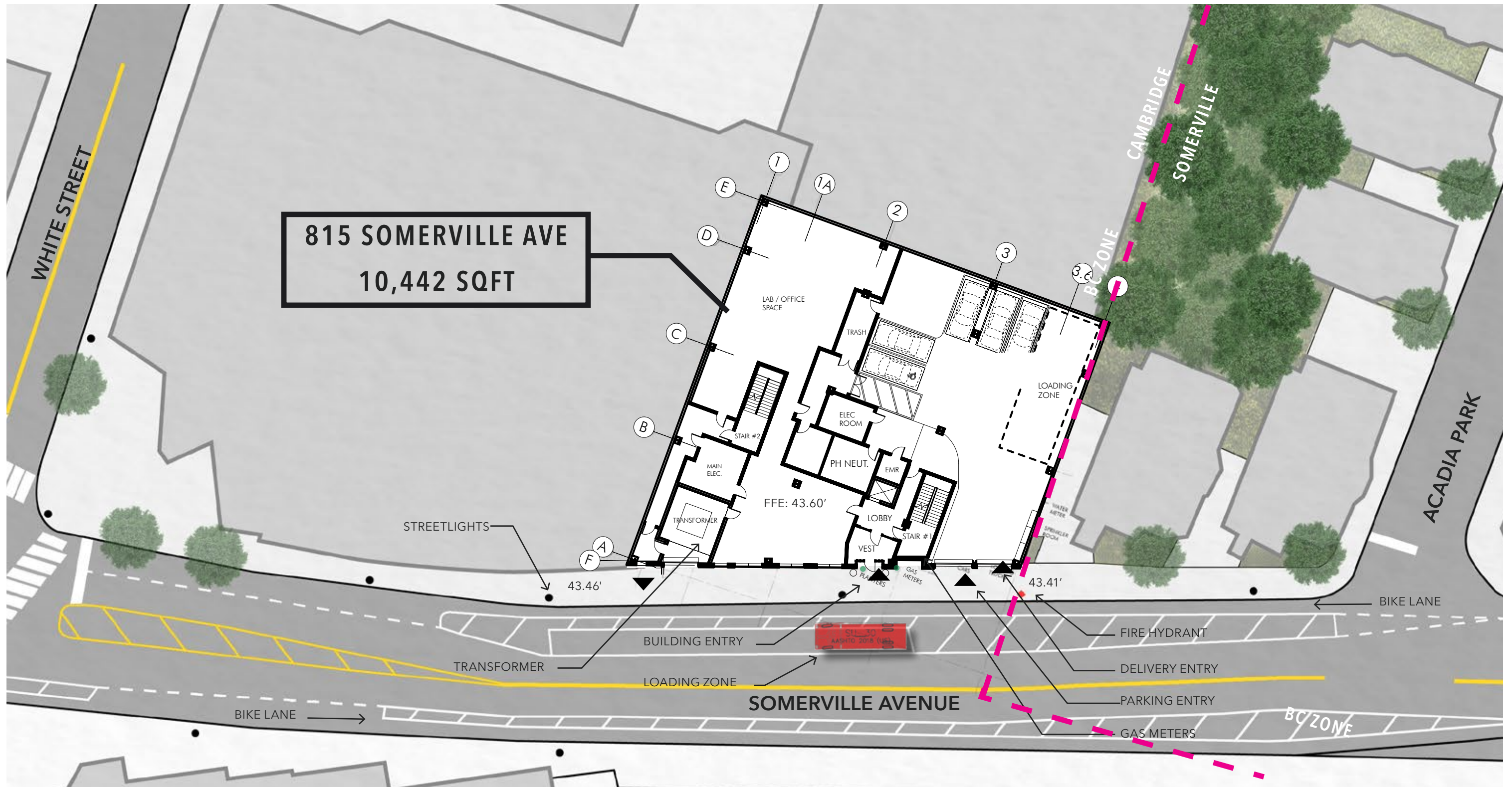


Existing Site Conditions

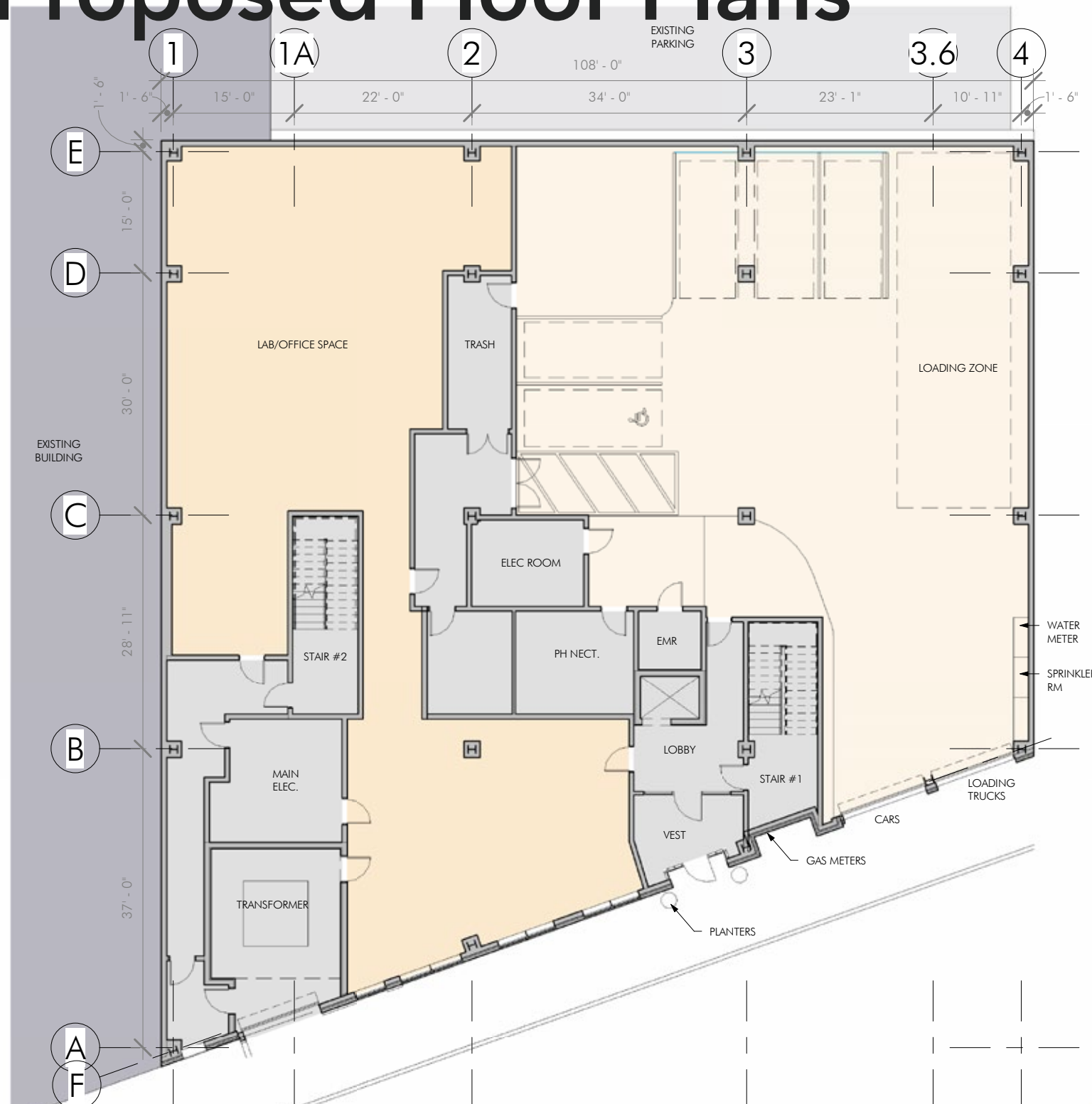
- A PORTER TRANSIT STATION**
2 STORIES, APPROX. 26' TALL
- B TARGET**
2 STORIES, APPROX. 30' TALL
- C 18 WHITE ST. (APARTMENT)**
4 STORIES, APPROX. 56' TALL
- D 36 WHITE ST. (COMMERCIAL)**
2 STORIES, APPROX. 31' TALL
- E LESLEY UNIVERSITY PORTER CAMPUS**
3-4 STORIES, APPROX. 46'-56' TALL
- F PARKING STRUCTURE**
1 1/2 STORIES, APPROX. 15' TALL
- G 40 WHITE ST.(COMMERCIAL)**
1 STORY, APPROX. 13' TALL
- H 1902 MASSACHUSETTS AVE.**
3 STORIES, APPROX. 36' TALL
- I 1906 MASSACHUSETTS AVE.**
1-3 STORIES, APPROX. 12'-36' TALL
- J 1912 MASSACHUSETTS AVE.**
2 STORIES, APPROX. 26' TALL
- K PORTER SQUARE SHOPPING CENTER**
2 STORIES, APPROX. 24' TALL
- L 1925 MASSACHUSETTS AVE.**
4 STORIES, APPROX. 46' TALL
- M 1868 MASSACHUSETTS AVE.**
3-4 STORIES, APPROX. 38'-50' TALL
- N 1873 MASSACHUSETTS AVE.**
2 STORIES, APPROX. 39' TALL
- O 1880 MASSACHUSETTS AVE.**
3 STORIES, APPROX. 36' TALL



Architectural Site Plan

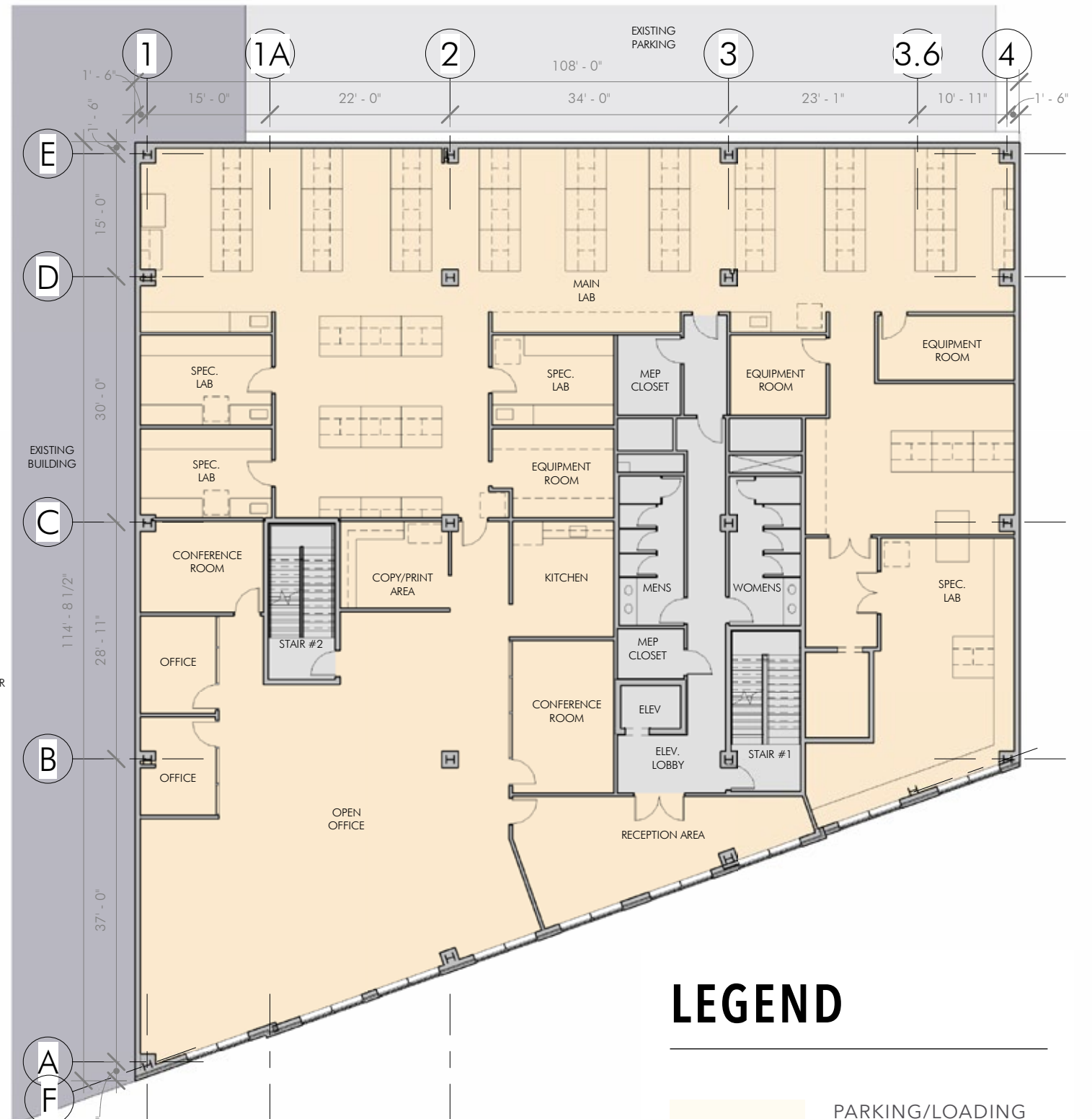


Proposed Floor Plans



FIRST FLOOR PLAN

10,306 GSF



SECOND FLOOR PLAN

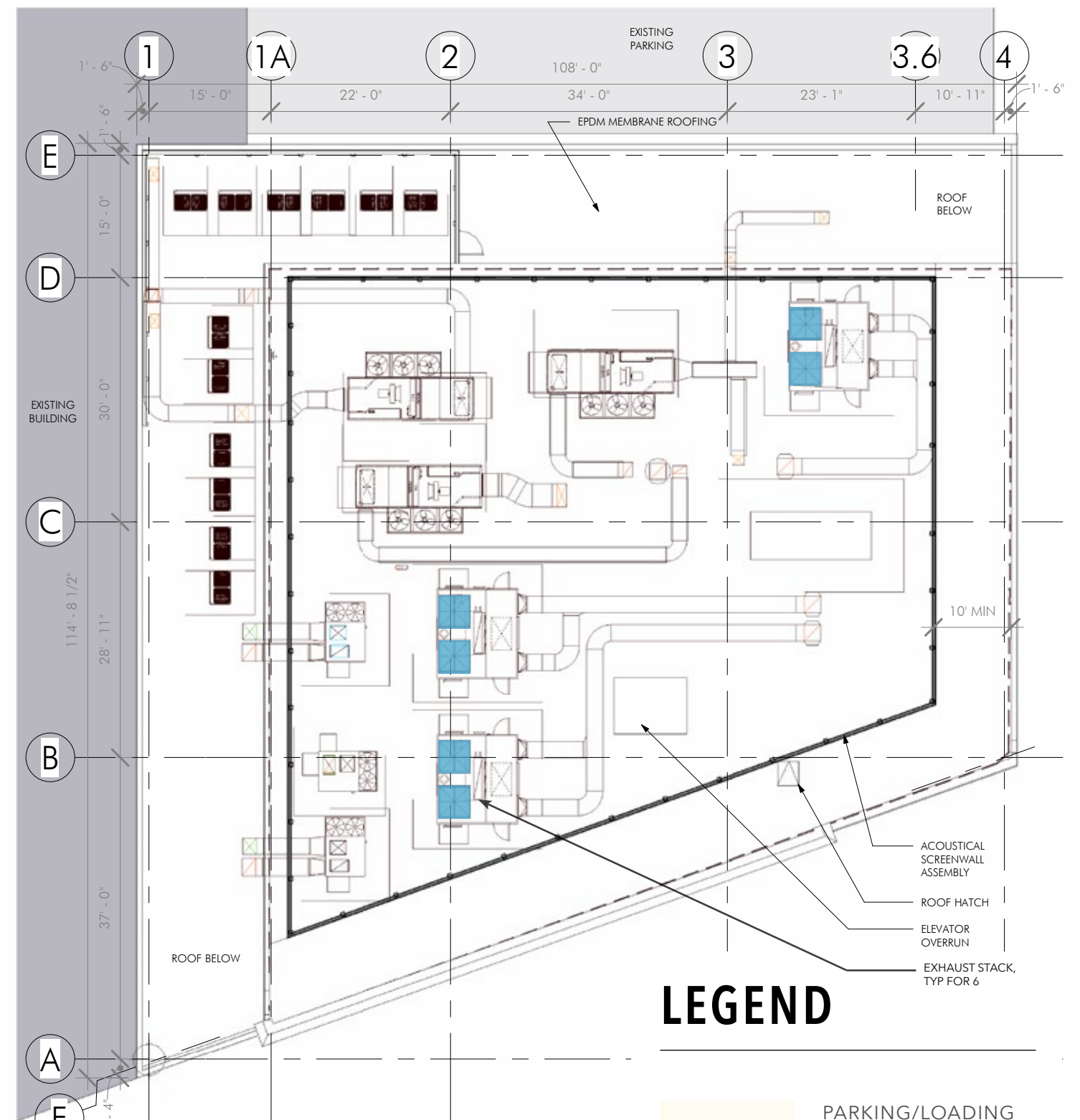
10,306 GSF

LEGEND

- PARKING/LOADING
- SUPPORT AREAS
- TENANT AREAS



Proposed Floor Plans



Proposed Elevation

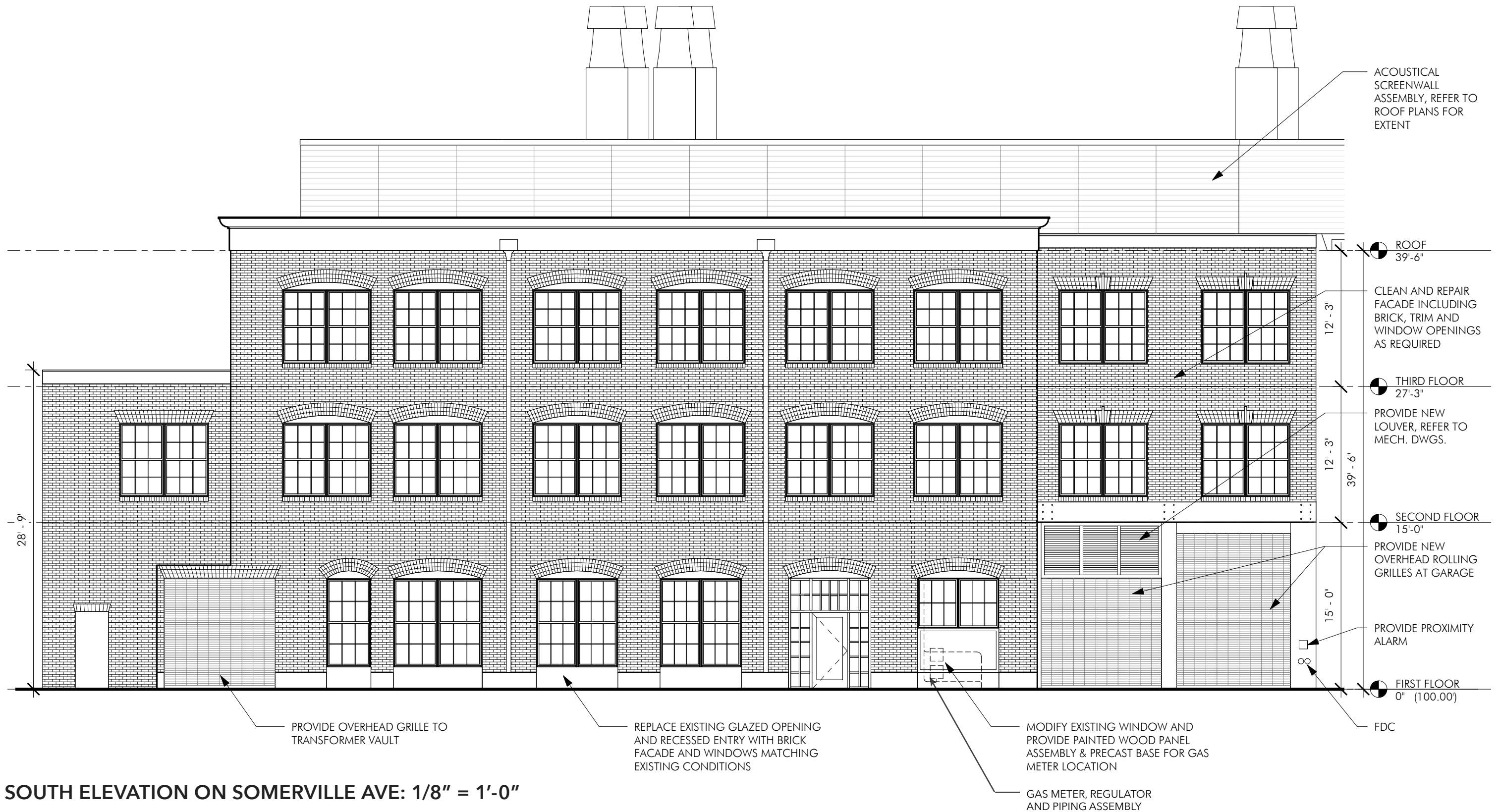
STREET VIEW ALONG SOMERVILLE AVENUE



WHITE STREET

ACADIA PARK

Proposed Elevation

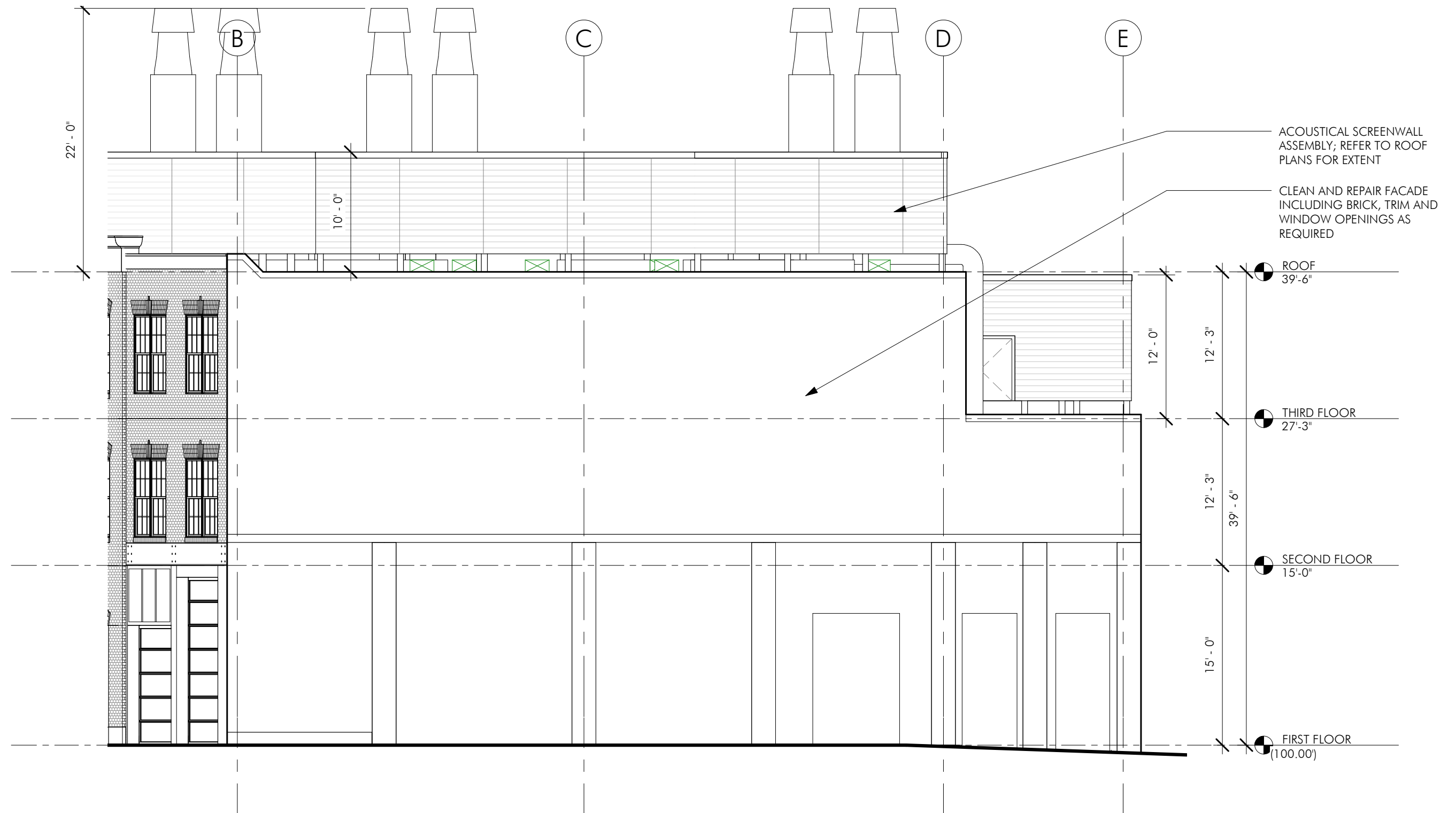


SOUTH ELEVATION ON SOMERVILLE AVE: 1/8" = 1'-0"

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Proposed Elevation

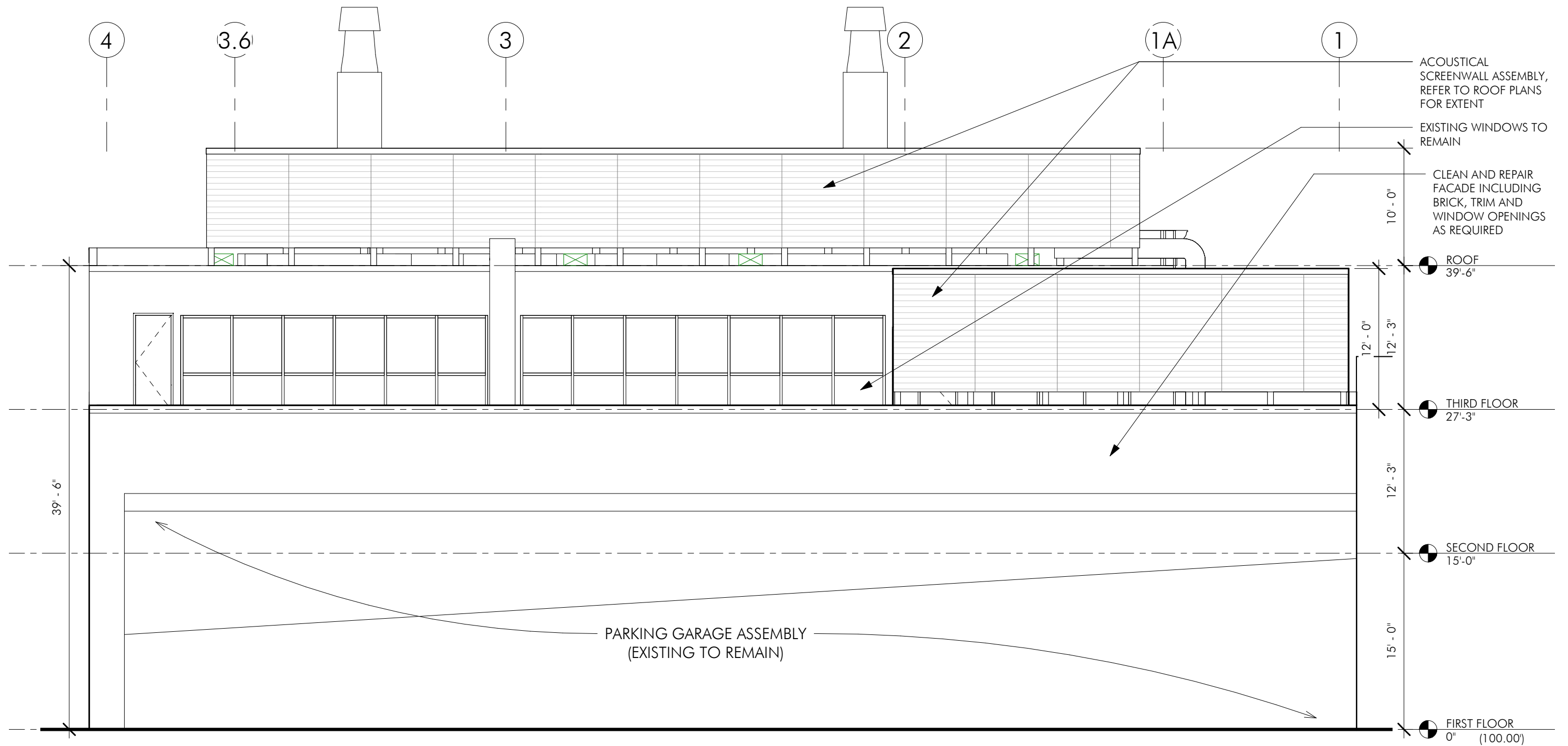


EAST ELEVATION FROM DRIVE AISLE: 1/8" = 1'-0"

EMBARC



Proposed Elevation

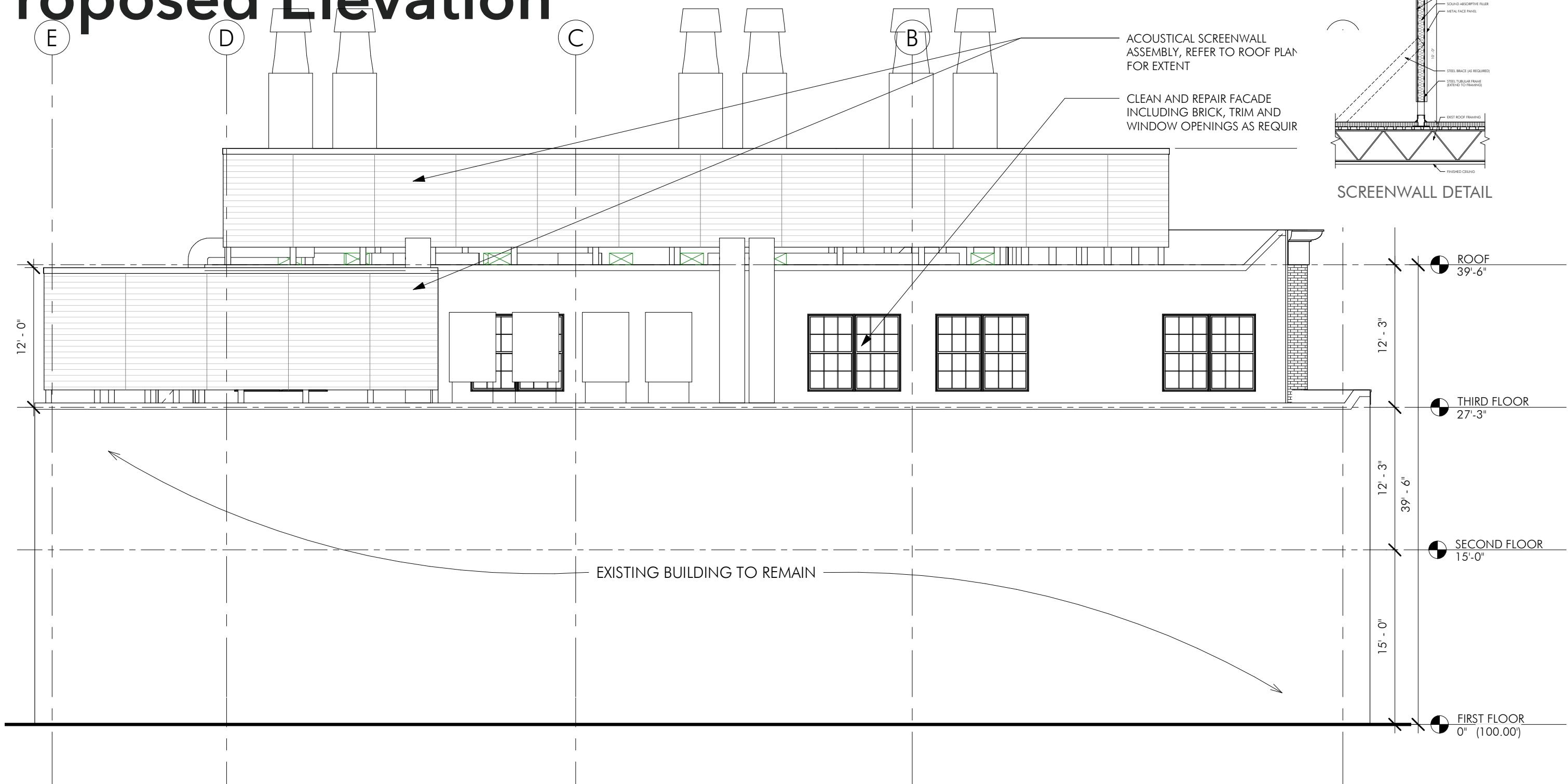


NORTH ELEVATION FROM ABUTTER: 1/8" = 1'-0"

EMBARC



Proposed Elevation



WEST ELEVATION FROM ABUTTER: 1/8" = 1'-0"

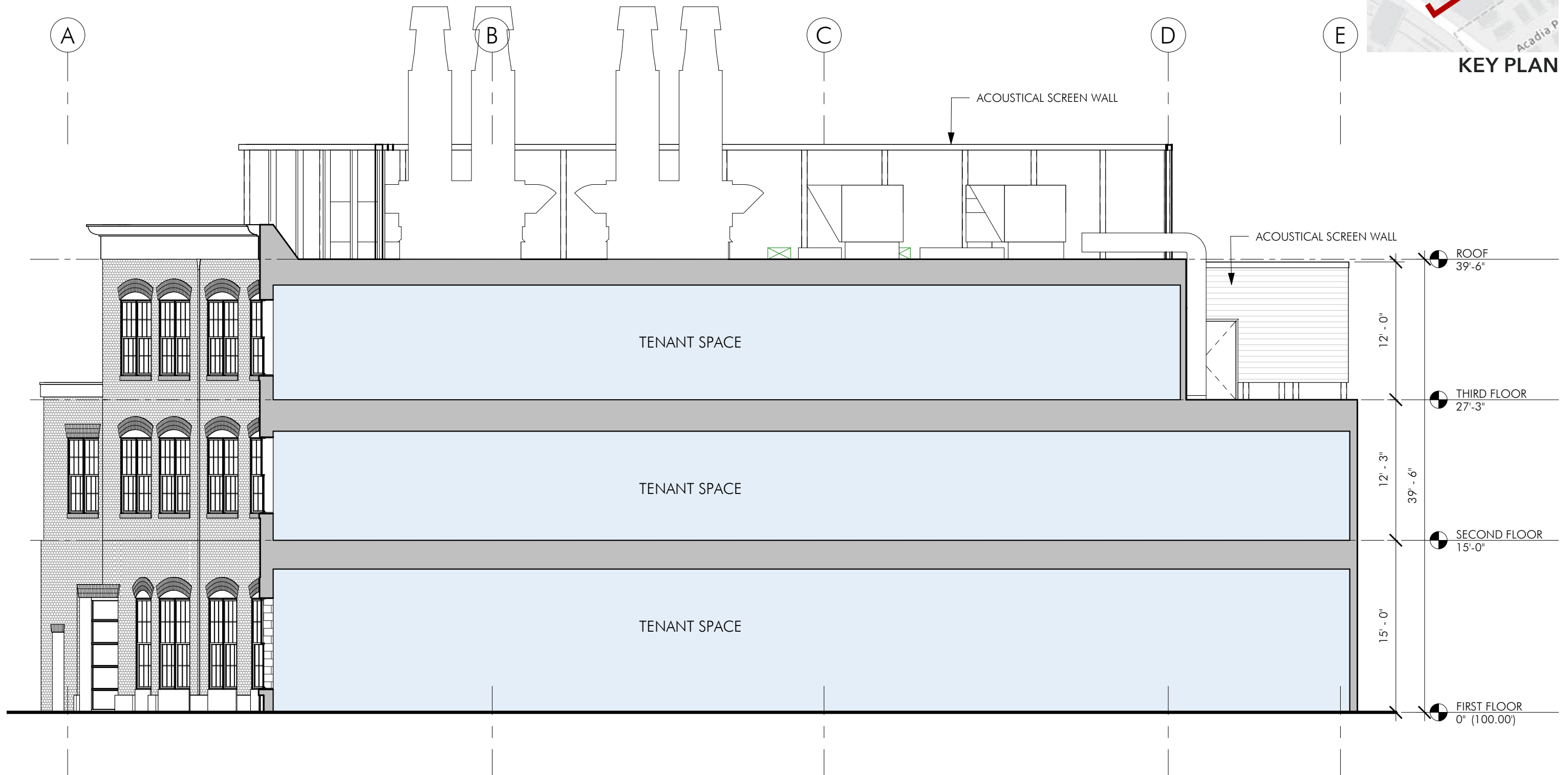
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Proposed Section



KEY PLAN



NORTH/SOUTH SECTION

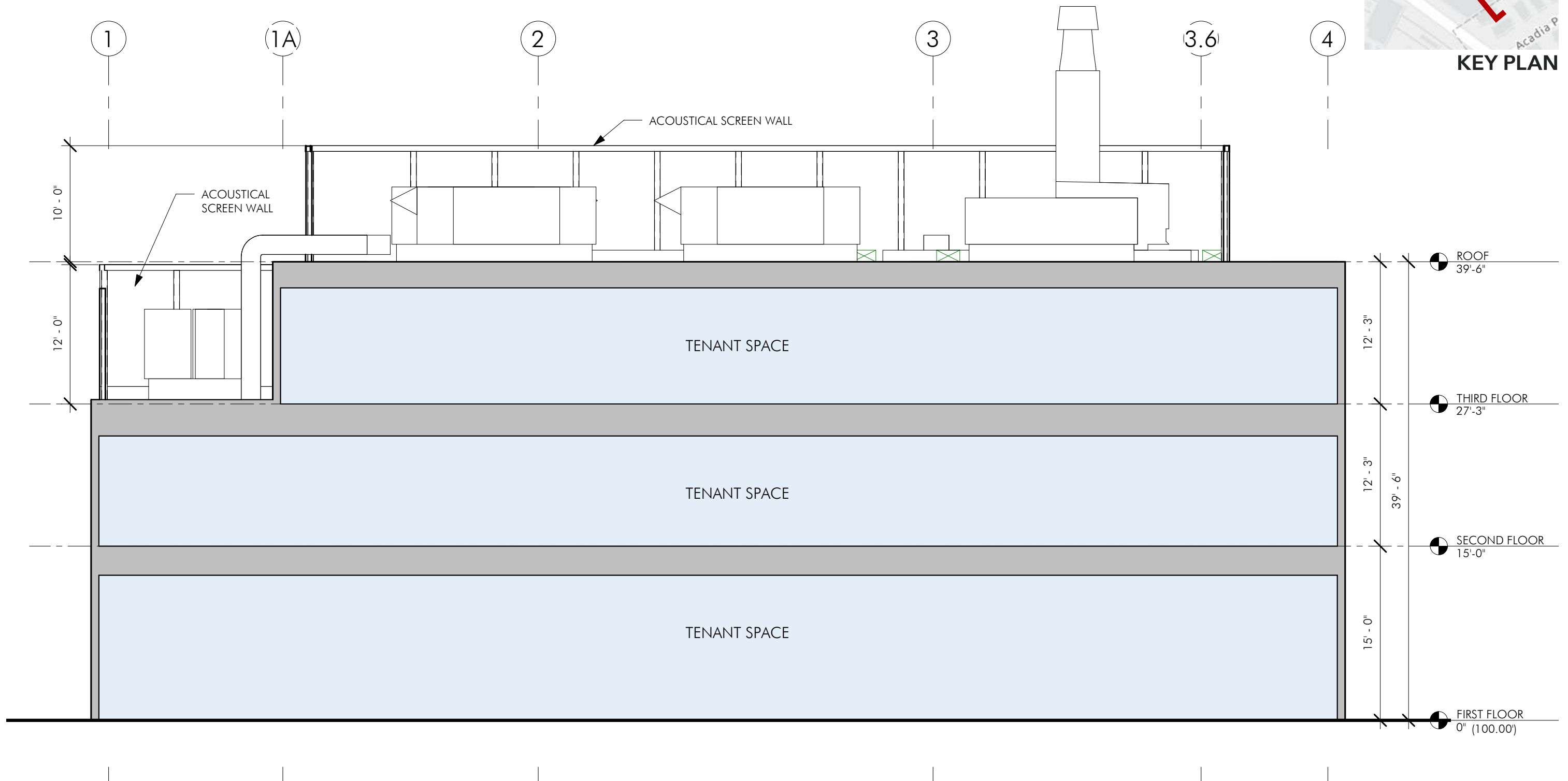
EMBARC



Proposed Section



KEY PLAN

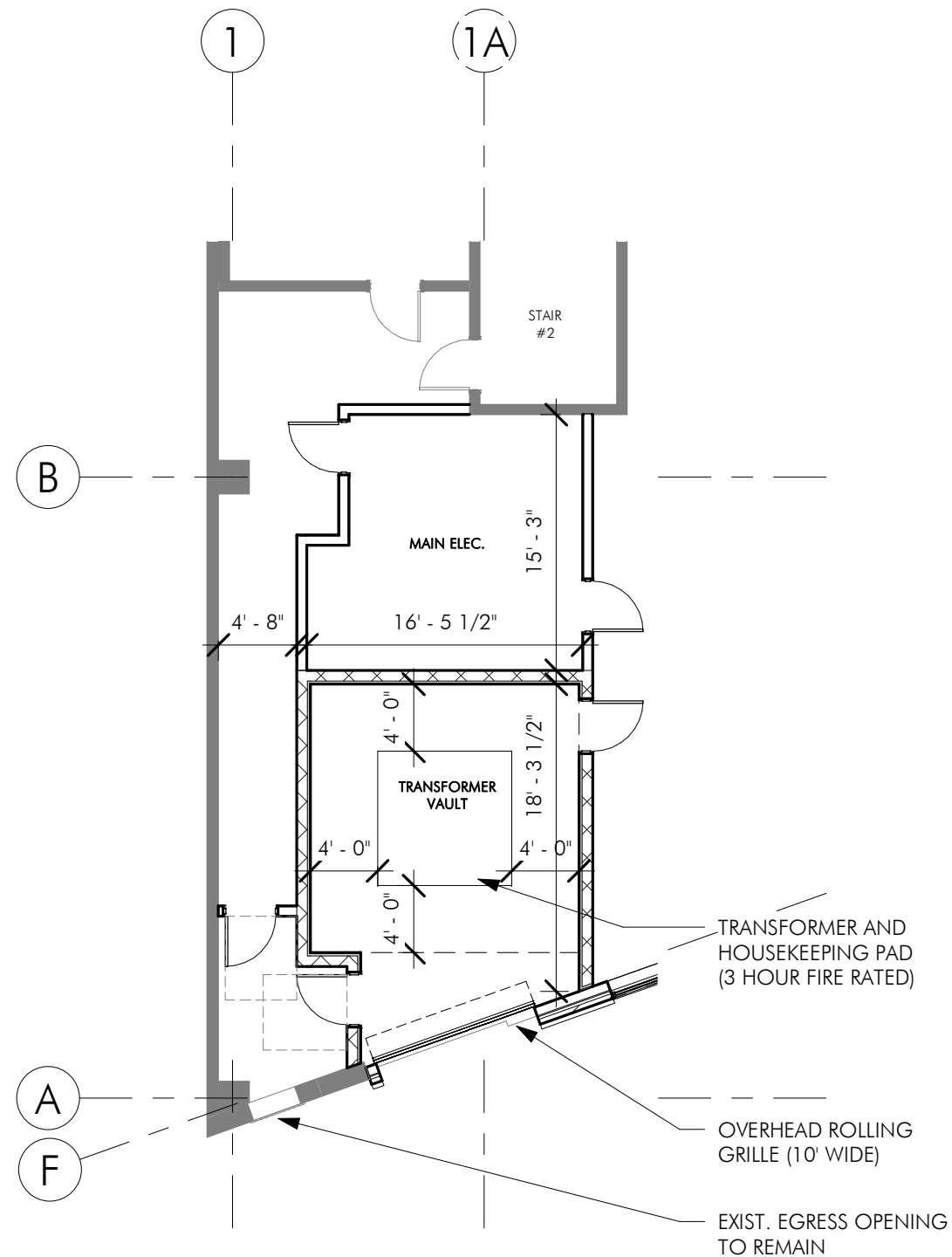


EAST/WEST SECTION

EMBARC



Proposed Transformer Vault Layout

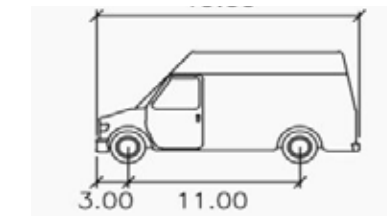


Vehicle Access Plan

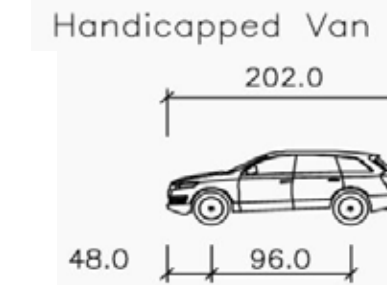


LEGEND

- PARKING
- ACCESSIBLE PARKING
- ACCESS PATH (IN)
- ACCESS PATH (OUT)



| Handicapped Van | |
|-------------------|--------|
| | feet |
| Width | : 7.00 |
| Track | : 6.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.6 |



| 85th Percentile Passenger Vehicle | |
|-----------------------------------|--------|
| | inches |
| Width | : 79.0 |
| Track | : 72.0 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 38.0 |

PARKING SUMMARY

- PARKING - 4 - 8'-6" x 18'-0" SPACES
(INCLUDES 2 ELECTRICAL VEHICLE CHARGING STATIONS)
- 1 - 8'-0" x 18'-0" ACCESSIBLE SPACE PLUS 5' W AISLE
- TOTAL PARKING - 5 SPACES



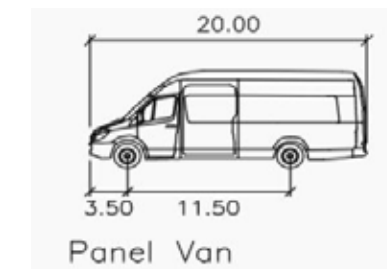
Loading Plan



LEGEND

 LOADING AREA

 ACCESS PATH (IN/ OUT)



| Panel Van | |
|-------------------|--------|
| | feet |
| Width | : 7.00 |
| Track | : 6.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.6 |

LOADING SUMMARY

- TRUCK ACCESS -
- 1 LOADING ZONE (IN BLDG)
 - PANEL VAN (7' X 20')
 - 10' X 30' LOADING AREA
 - 1 LOADING ZONE (AT CURB)
 - SU-30 (8' X 30')



Existing Conditions Photographs



VIEW OF EXISTING BUILDING LOOKING NORTH



VIEW OF EXISTING BUILDING LOOKING SOUTH



VIEW LOOKING NORTH ALONG SOMERVILLE AVENUE



VIEW LOOKING SOUTH ALONG SOMERVILLE AVENUE

Existing Conditions Photographs



VIEW OF EXISTING BUILDING LOOKING NORTHEAST ACROSS COMMUTER RAIL



VIEW OF EXISTING BUILDING LOOKING SOUTH FROM WHITE STREET PLACE

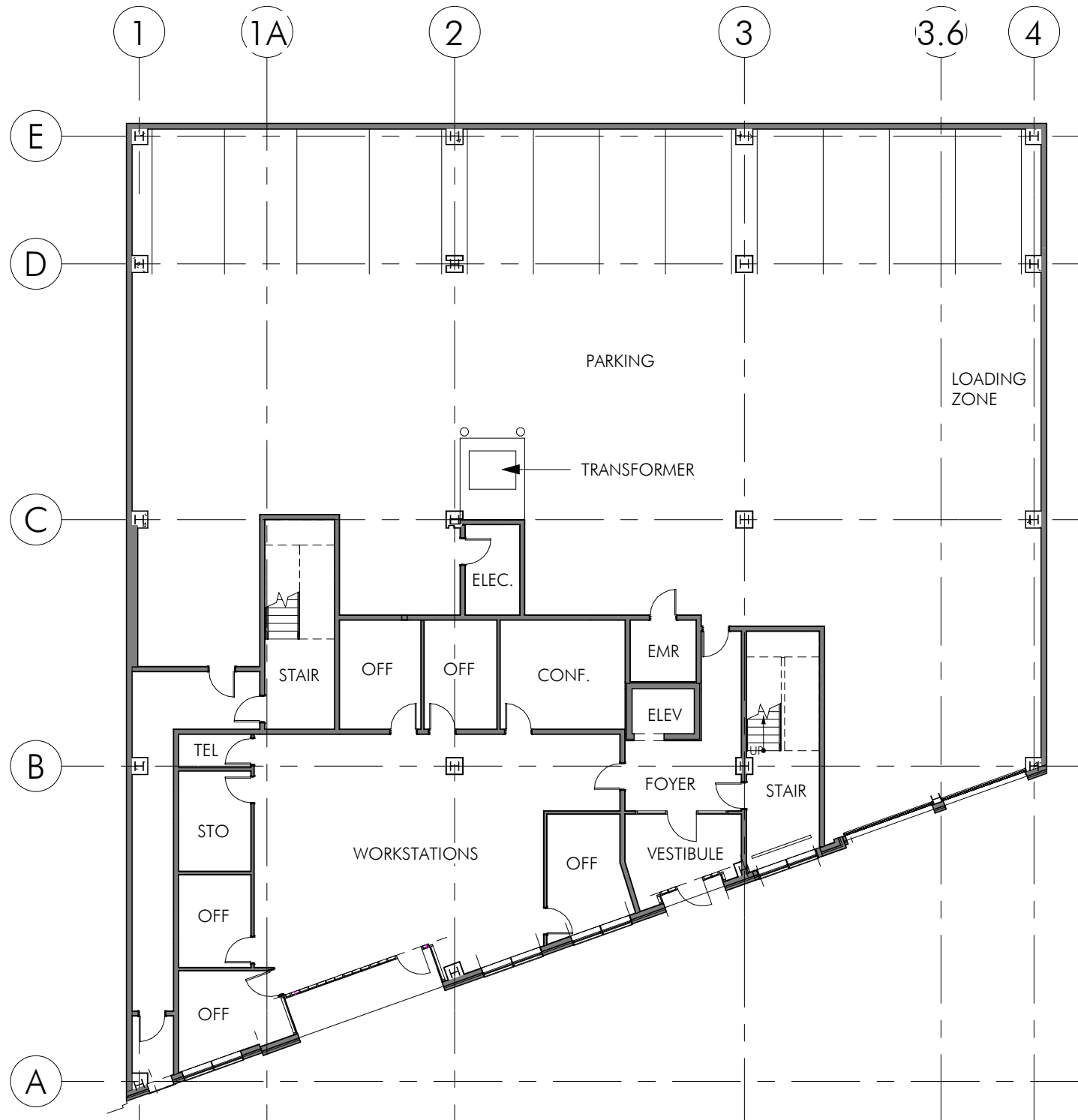


VIEW OF EXISTING BUILDING LOOKING SOUTH FROM WHITE STREET



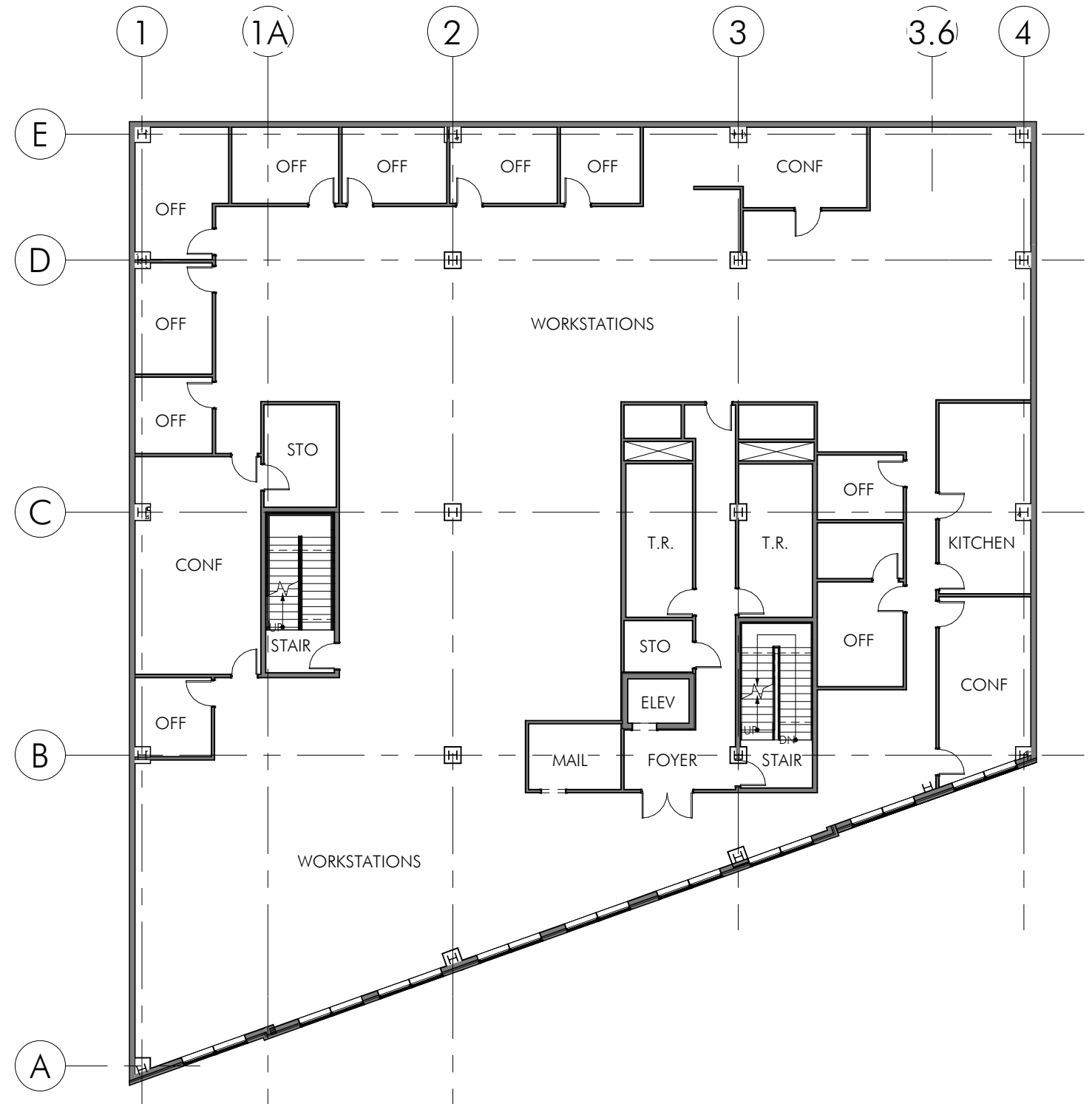
VIEW OF EXISTING BUILDING LOOKING SOUTH EAST FROM ELM STREET

Existing Floor Plans



FIRST FLOOR PLAN

10,306 GSF

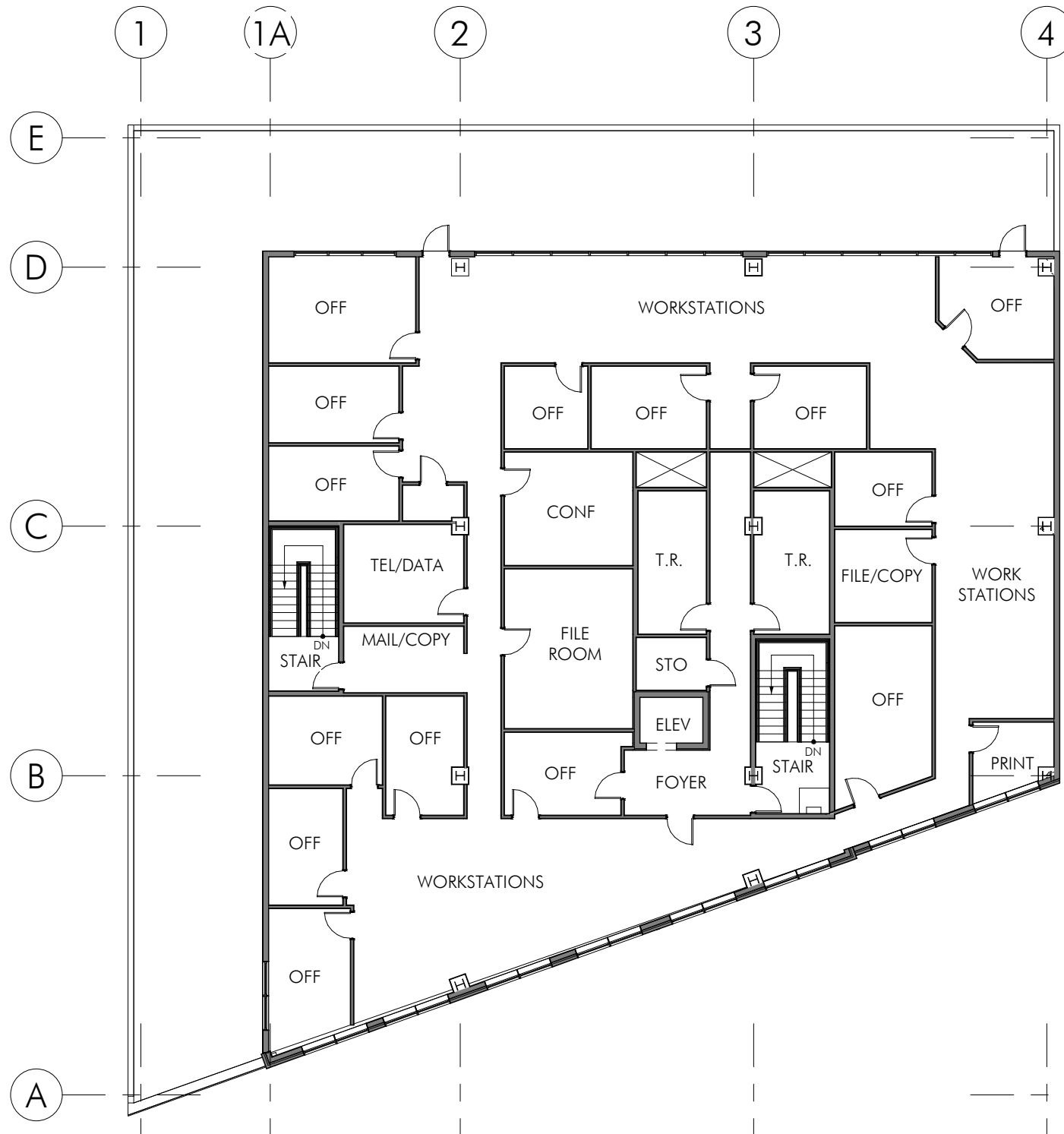


SECOND FLOOR PLAN

10,306 GSF

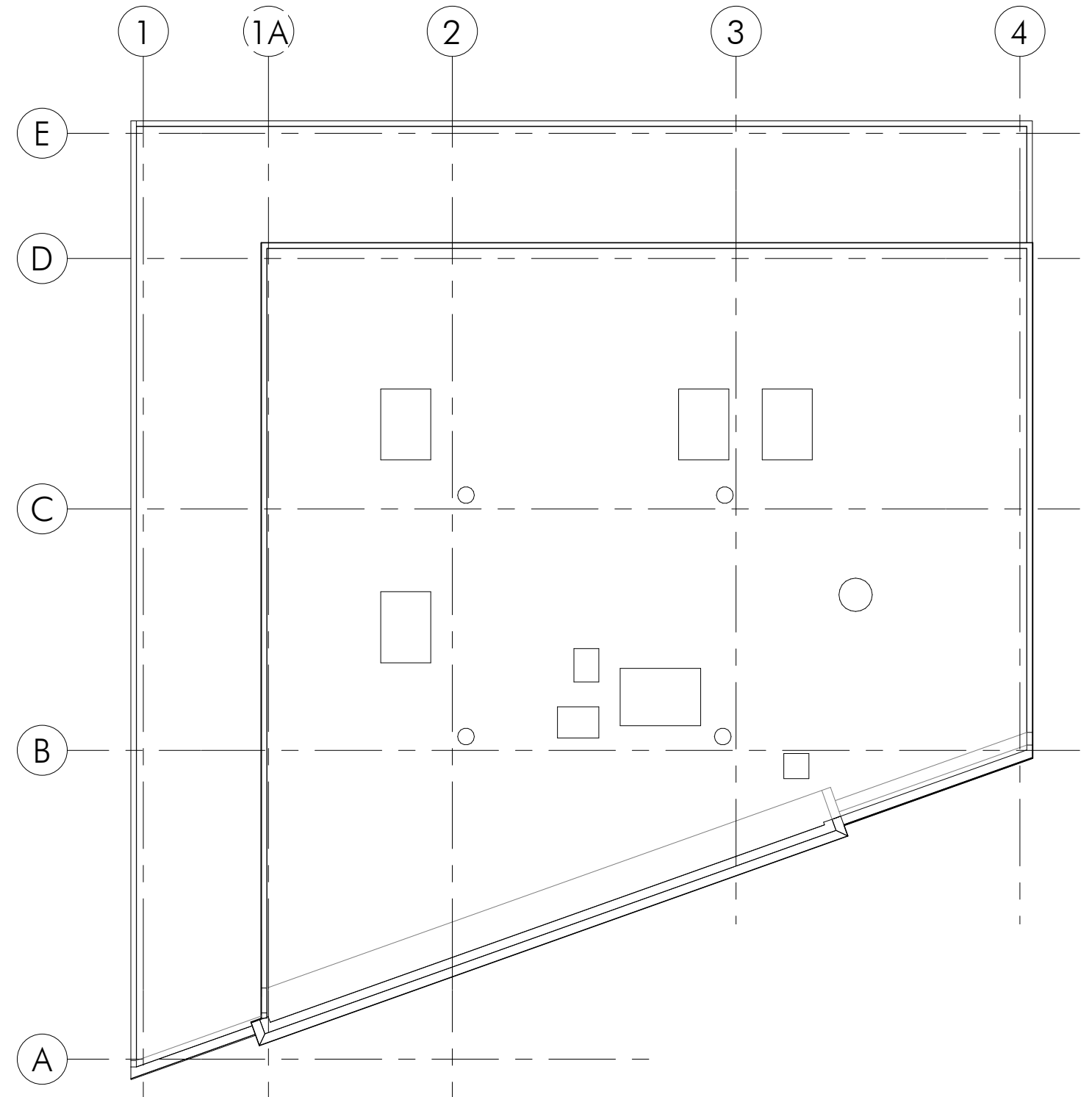


Existing Floor Plans



FIRST FLOOR PLAN

10,306 GSF

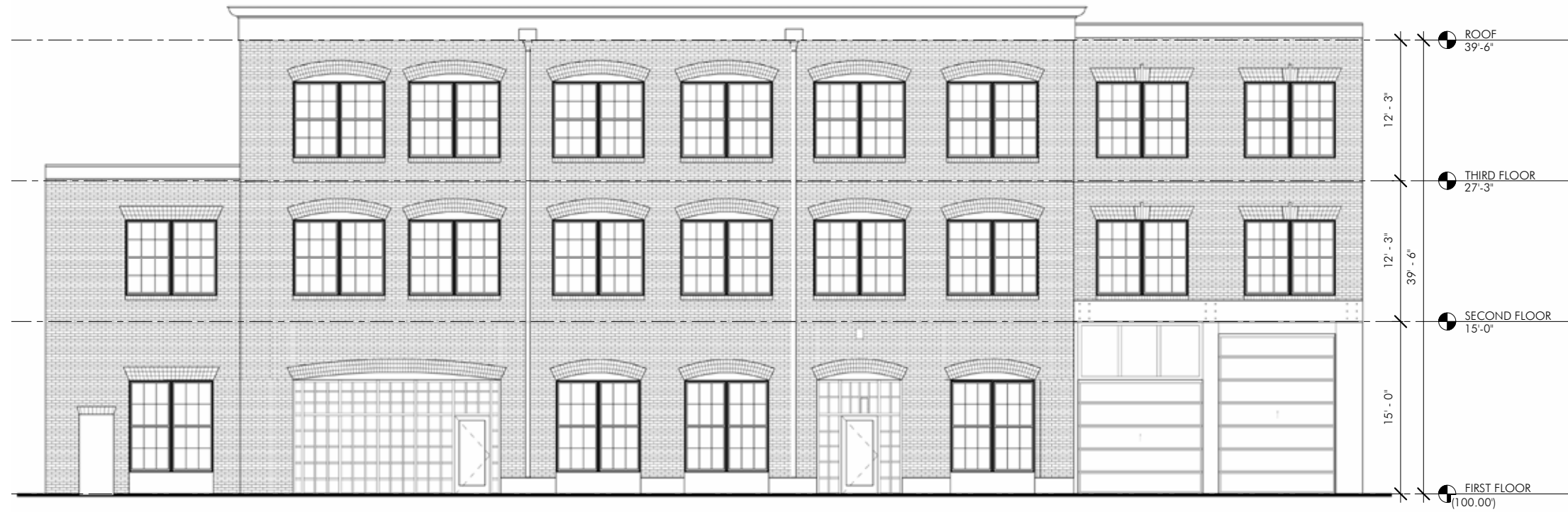


SECOND FLOOR PLAN

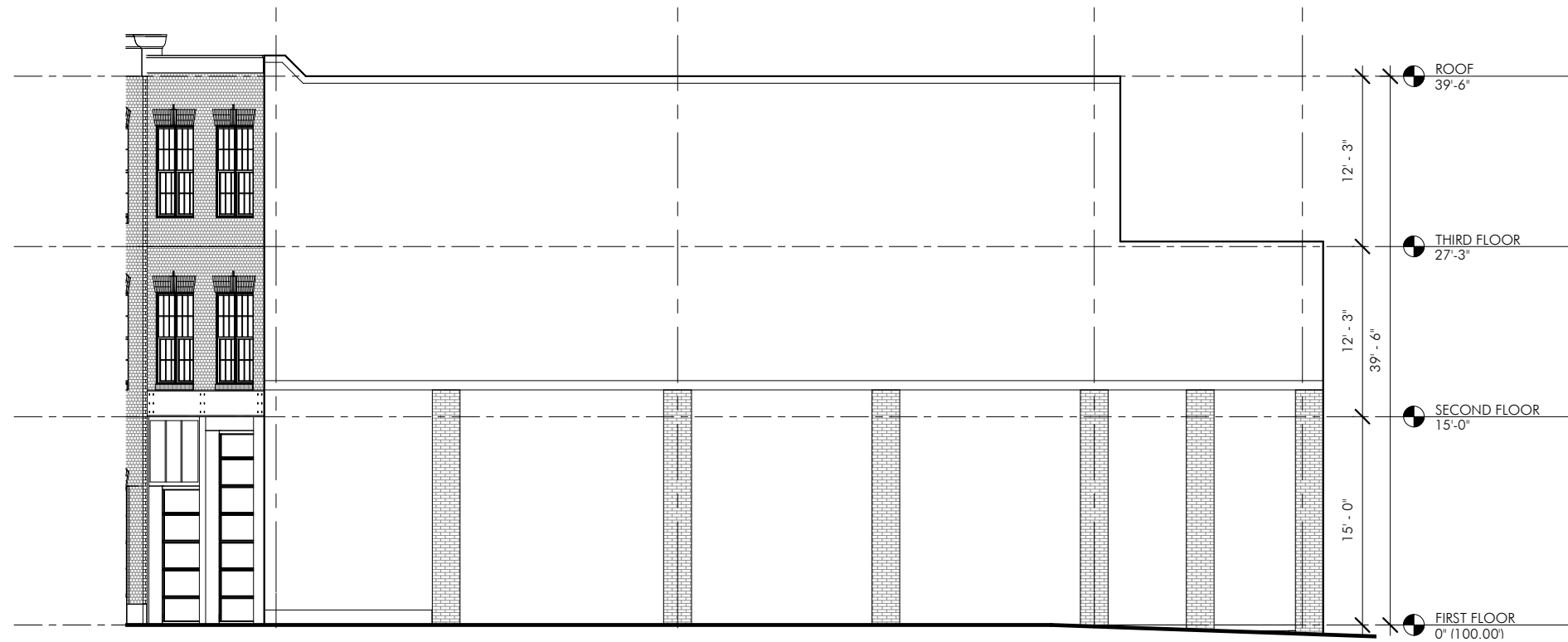
10,306 GSF



Existing Elevations

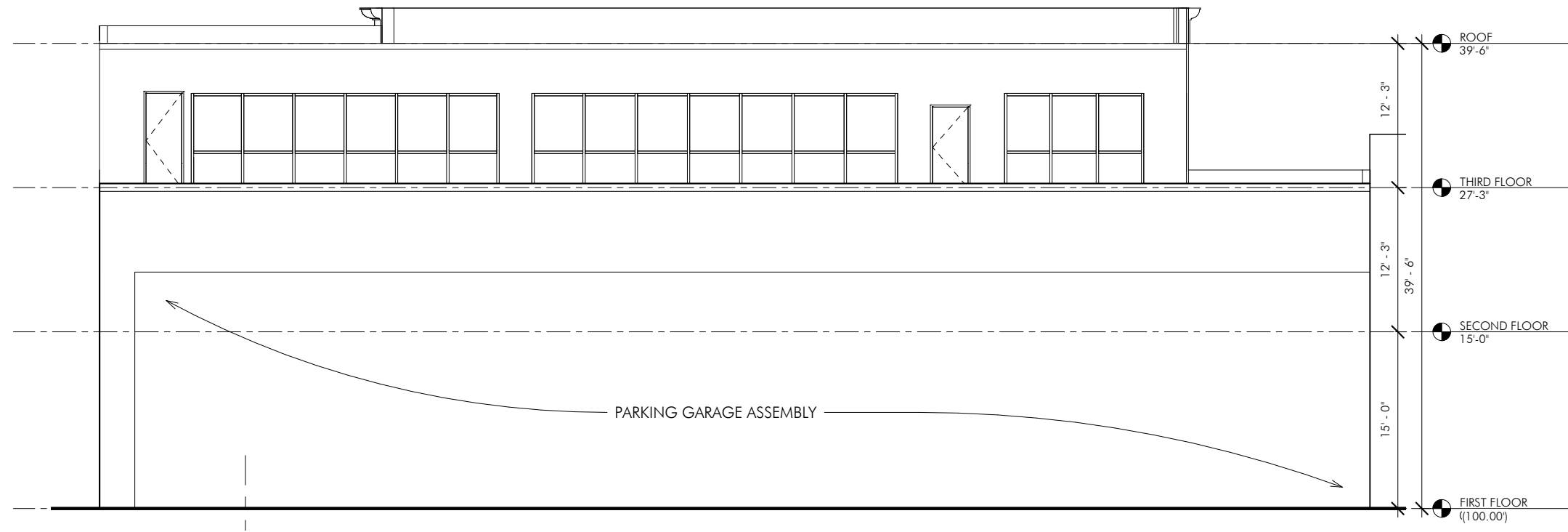


SOUTH ELEVATION

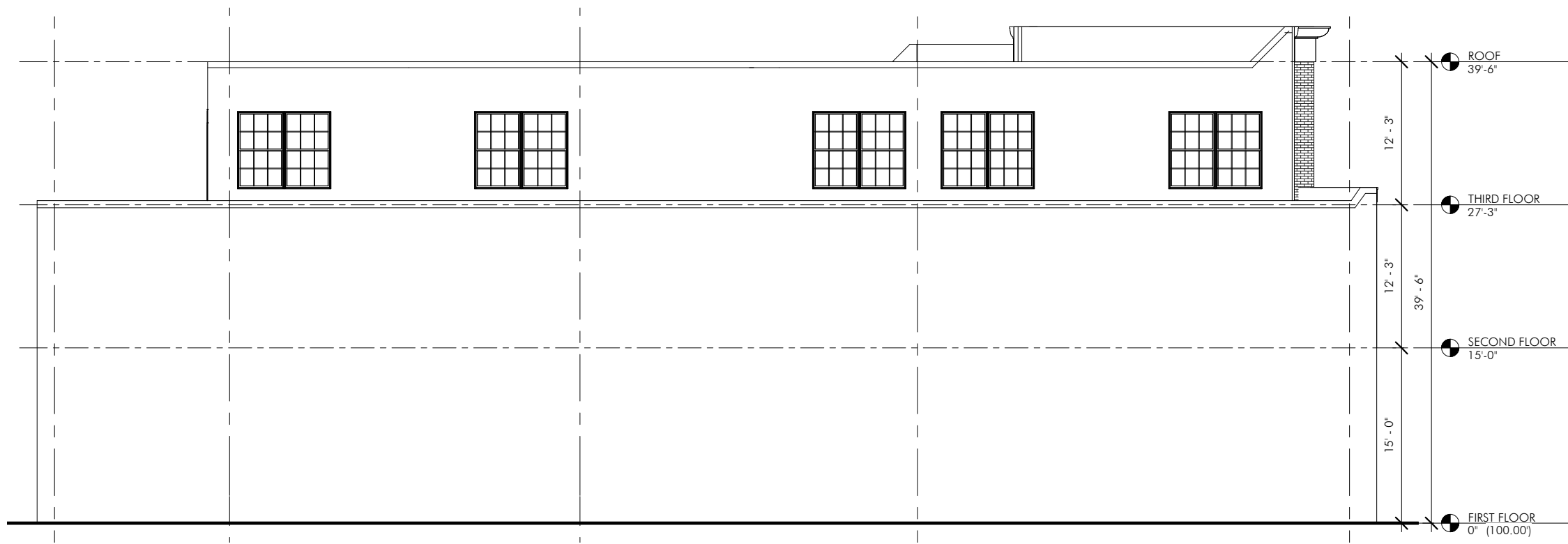


EAST ELEVATION

Existing Elevations



NORTH ELEVATION



WEST ELEVATION



PROPOSED PERSPECTIVE RENDERING - VIEW NORTH ON SOMERVILLE AVE



PROPOSED PERSPECTIVE RENDERING - VIEW NORTH EAST OVER COMMUTER RAIL



PROPOSED PERSPECTIVE RENDERING - VIEW WEST ALONG SOMERVILLE AVENUE



PROPOSED PERSPECTIVE RENDERING - VIEW EAST ALONG SOMERVILLE AVENUE



PROPOSED PERSPECTIVE RENDERING - VIEW SOUTH WEST FROM WHITE STREET



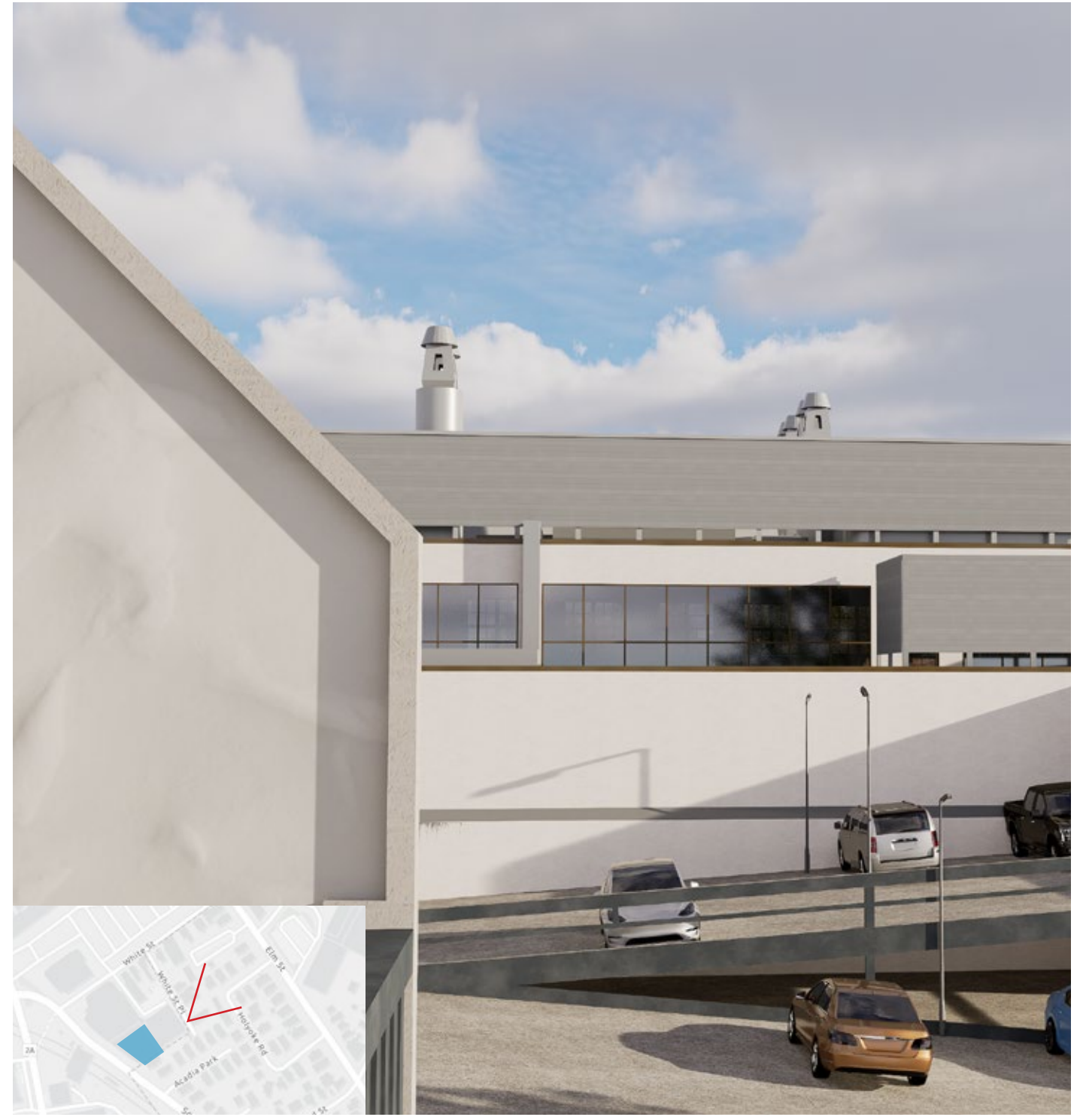
PROPOSED PERSPECTIVE RENDERING - VIEW SOUTH FROM ELM STREET



PROPOSED PERSPECTIVE RENDERING - VIEW SOUTH FROM WHITE STREET PLACE



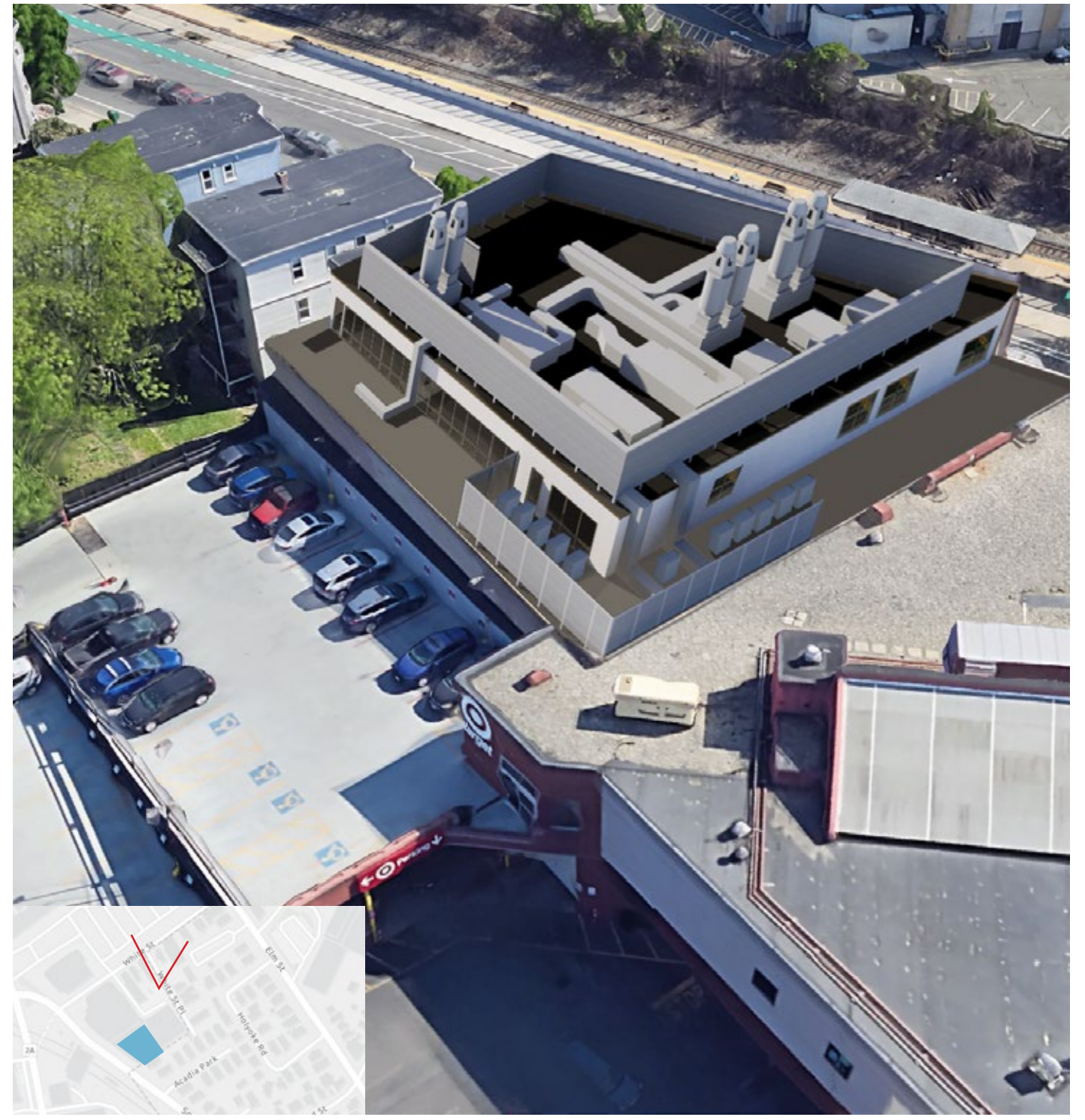
VIEW FROM NEIGHBORING BUILDING ALONG SOMERVILLE AVENUE



VIEW FROM NEIGHBORING BUILDING ALONG WHITE STREET PLACE



VIEW FROM NORTH



VIEW FROM SOUTH

MATERIALS AND COLORS



METAL SCREEN WALL

BRICK

GLAZING

TRIM

METAL LOUVER

OPEN SLAT METAL DOOR

OPEN SLAT METAL DOOR

PROPOSED MATERIALS AND COLOR PALETTE