

FLOOR PLANS



LEVEL 5



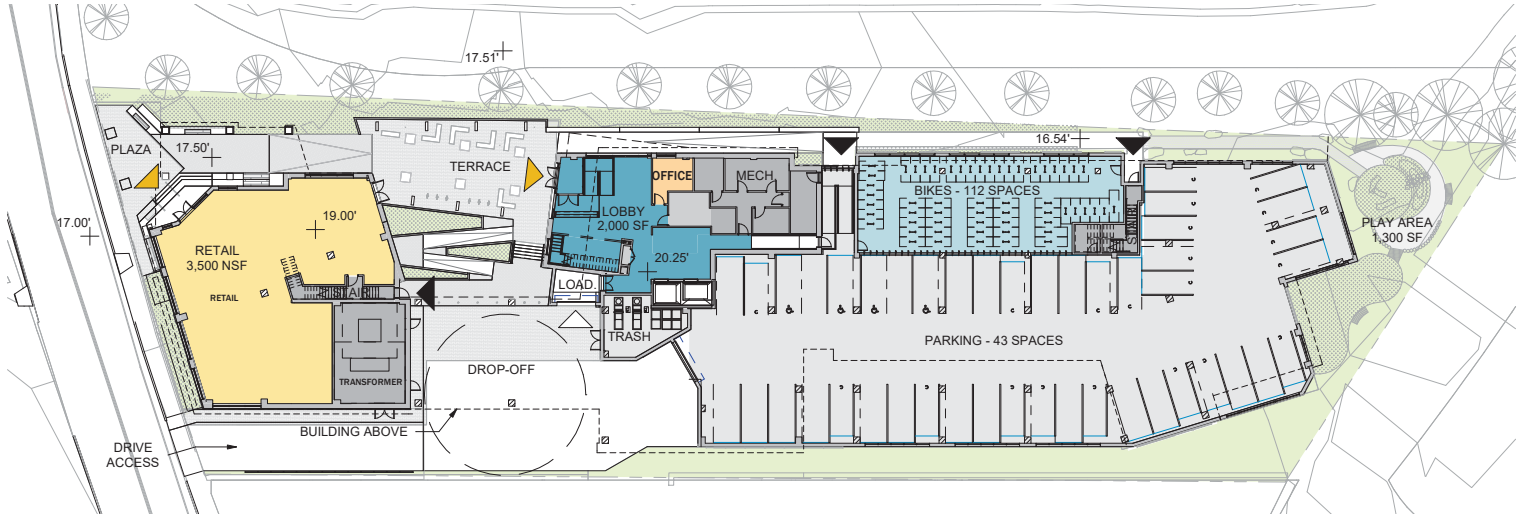
LEVEL 6



LEVEL 3



LEVEL 4

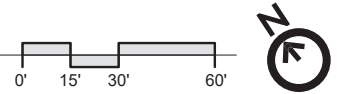


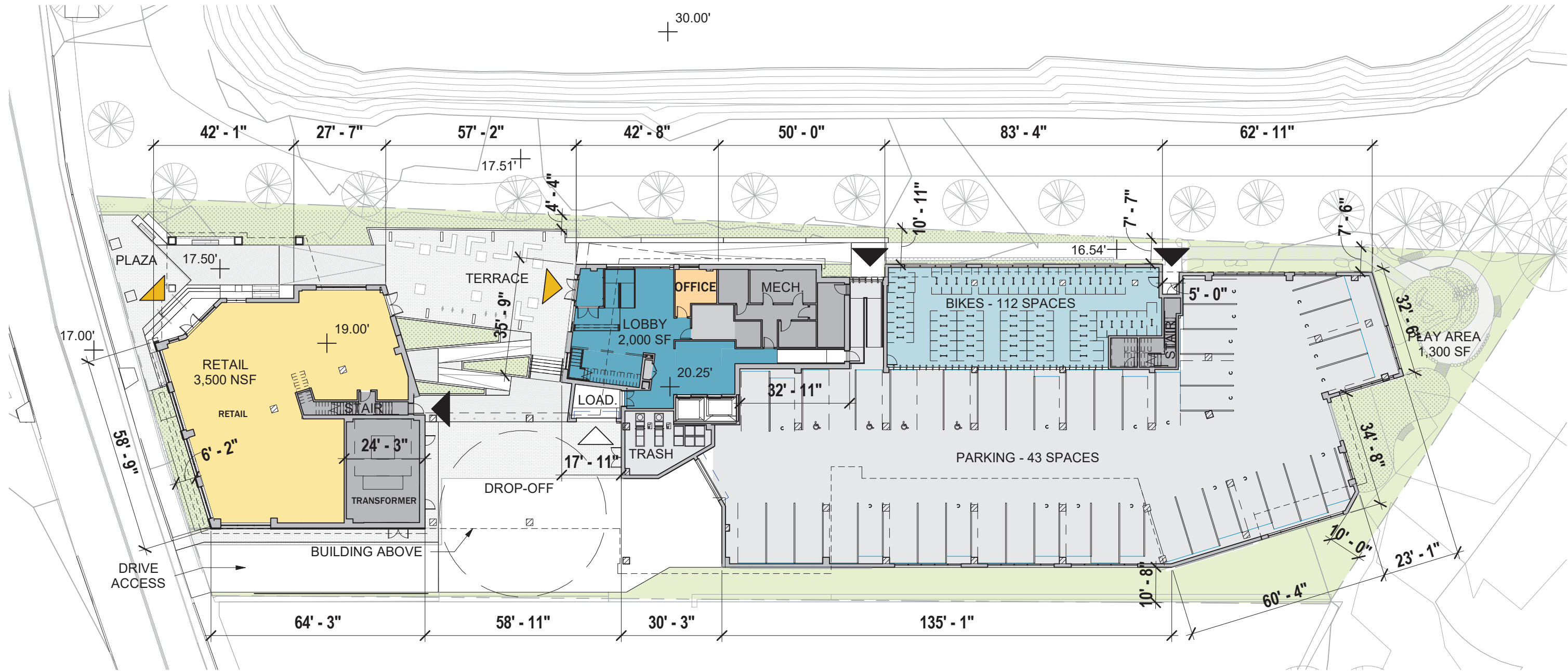
LEVEL 1

UPDATED 11-23-2021



LEVEL 2





LEVEL 1

1" = 30'-0"

Retail

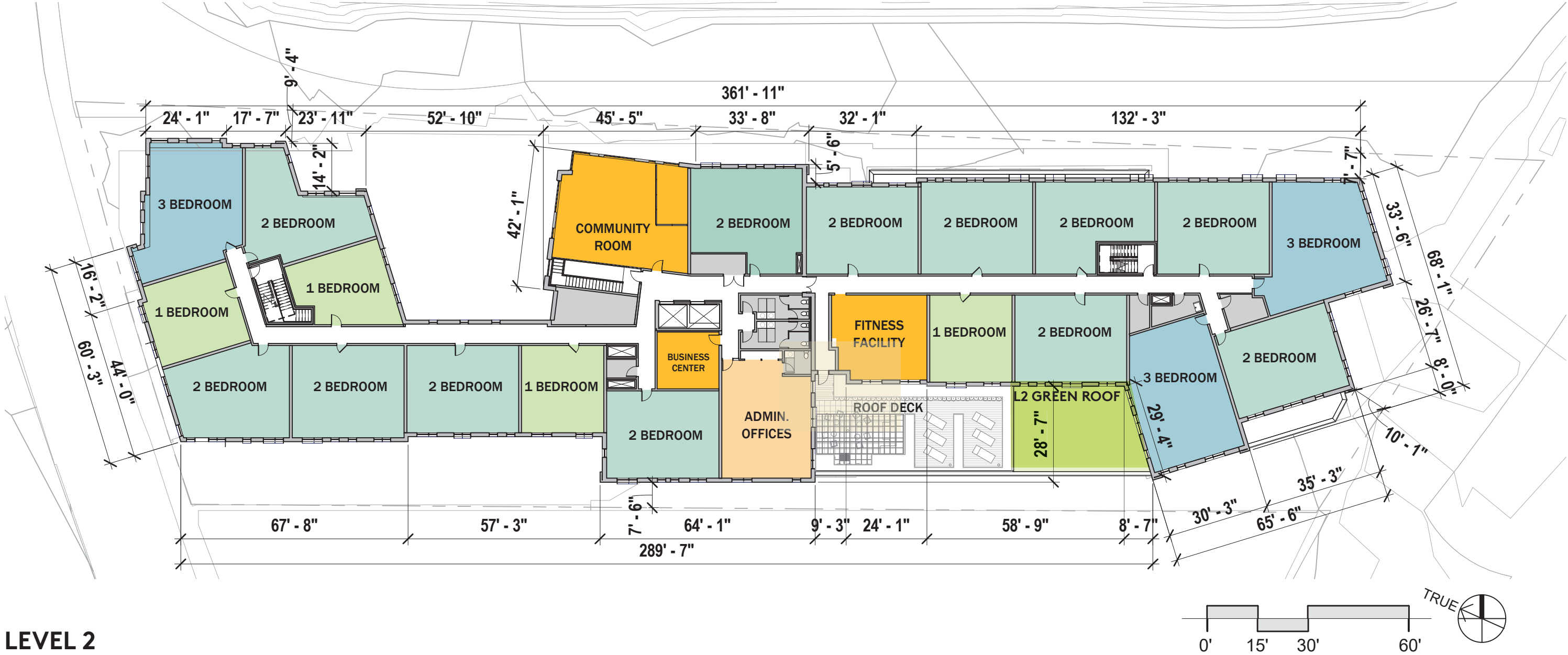
Administrative

Resident Lobby

Resident Bike Parking

Unit Size	Area Range	Count	Percent Mix
1 Bedroom	600-660 sf	23	21.5%
2 Bedroom	800-880 sf	63	59.0%
3 Bedroom	950-1,045 sf	21	19.5%

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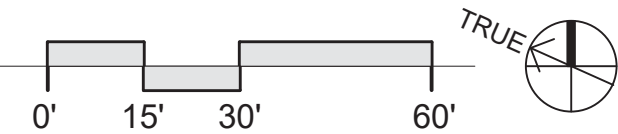
LEVEL 2

1" = 30'-0"

	Amenity		One bedroom		3 bedroom
	Administrative		Two bedroom		Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	4
2 Bedroom	800-880 sf	12
3 Bedroom	950-1,045 sf	3

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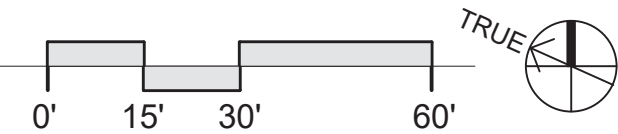
LEVEL 3

1" = 30'-0"

Amenity	One bedroom	3 bedroom
Administrative	Two bedroom	Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	4
2 Bedroom	800-880 sf	13
3 Bedroom	950-1,045 sf	5

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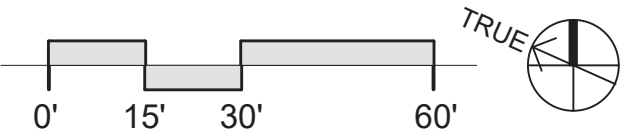
LEVEL 4

1" = 30'-0"

Amenity	One bedroom	3 bedroom
Administrative	Two bedroom	Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	4
2 Bedroom	800-880 sf	13
3 Bedroom	950-1,045 sf	5

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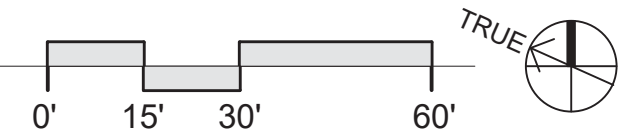
LEVEL 5

1" = 30'-0"

Amenity	One bedroom	3 bedroom
Administrative	Two bedroom	Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	6
2 Bedroom	800-880 sf	12
3 Bedroom	950-1,045 sf	4

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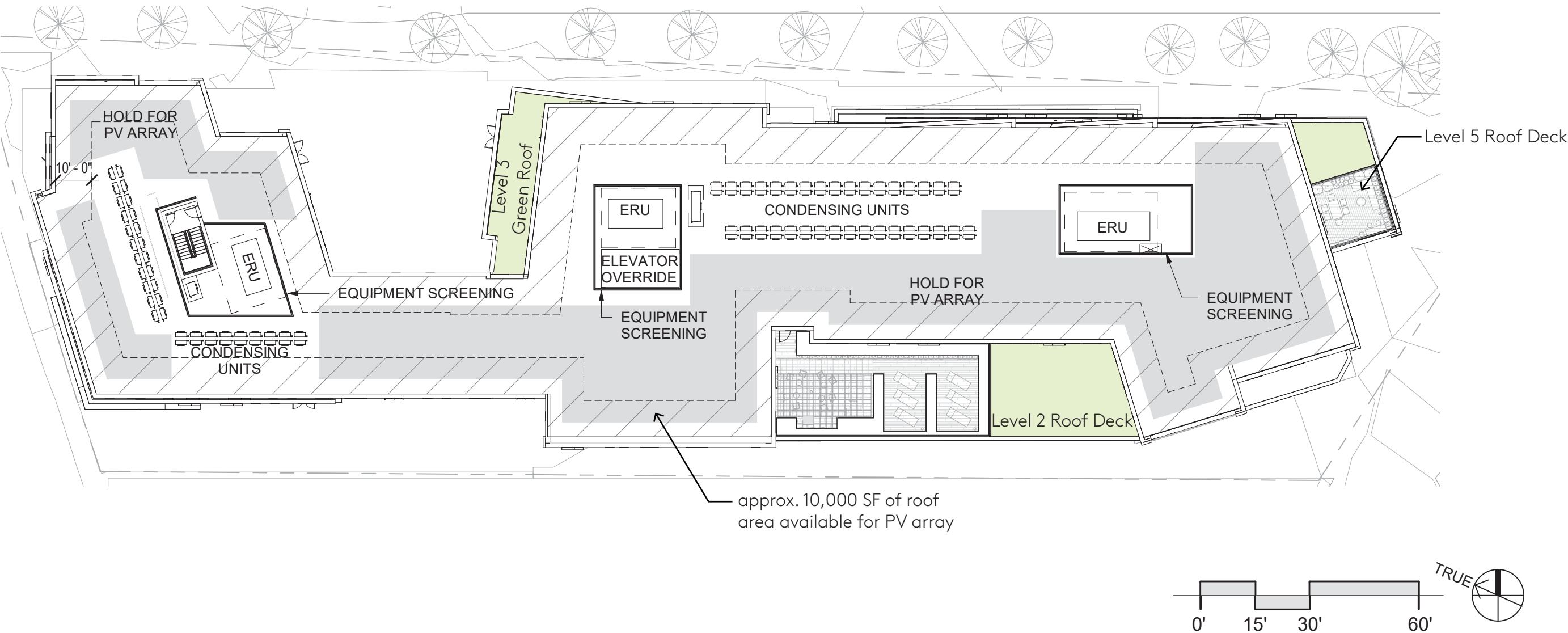
LEVEL 6

1" = 30'-0"

Amenity	One bedroom	3 bedroom
Administrative	Two bedroom	Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	5
2 Bedroom	800-880 sf	13
3 Bedroom	950-1,045 sf	4

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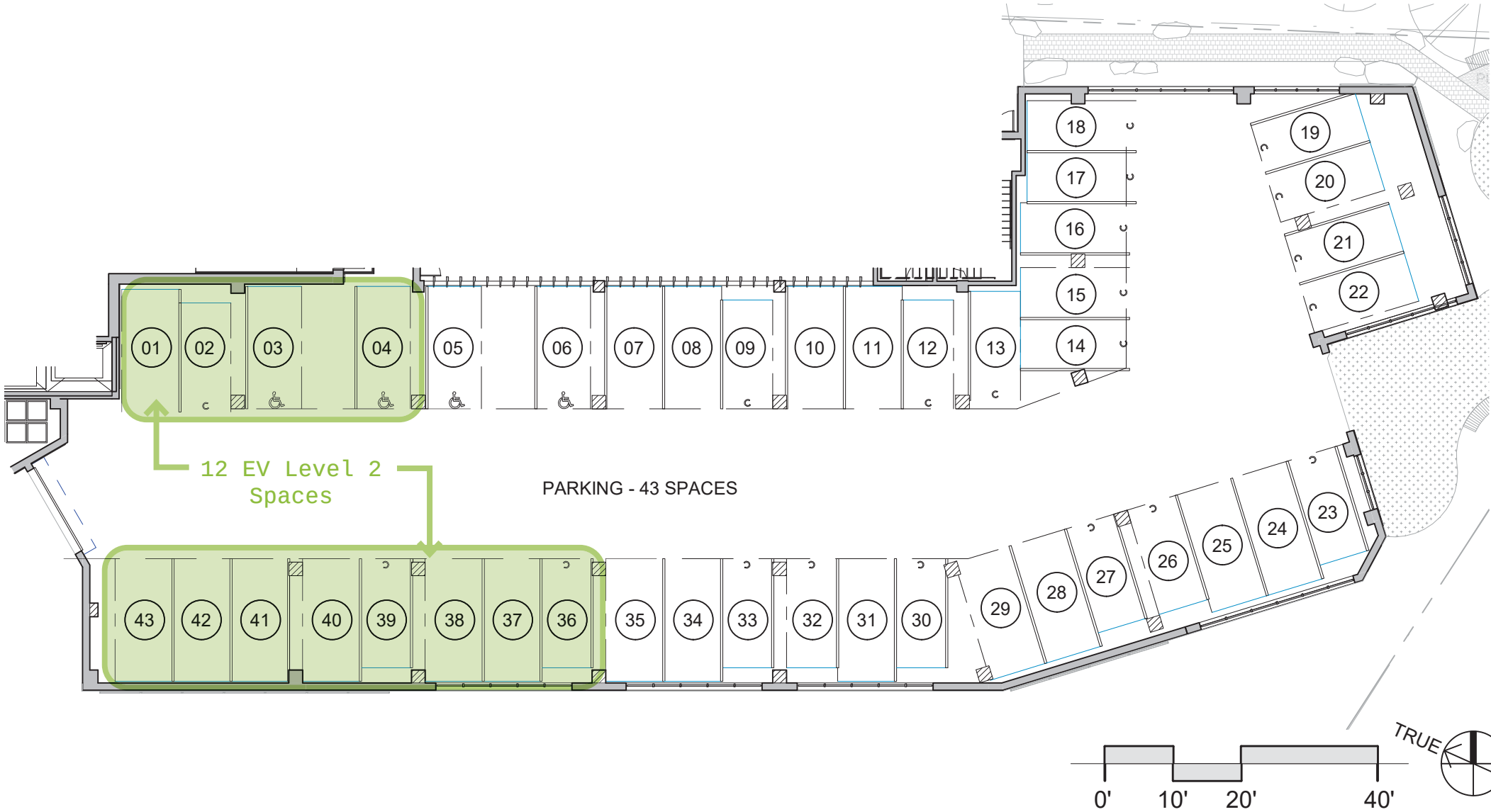
ROOF PLAN

1" = 30'-0"

All equipment is set back at least 10' from the perimeter.
All equipment is under 10' high.

Equipment over 5' high is encompassed in a screen that
is at least 75% opaque and 10' high.

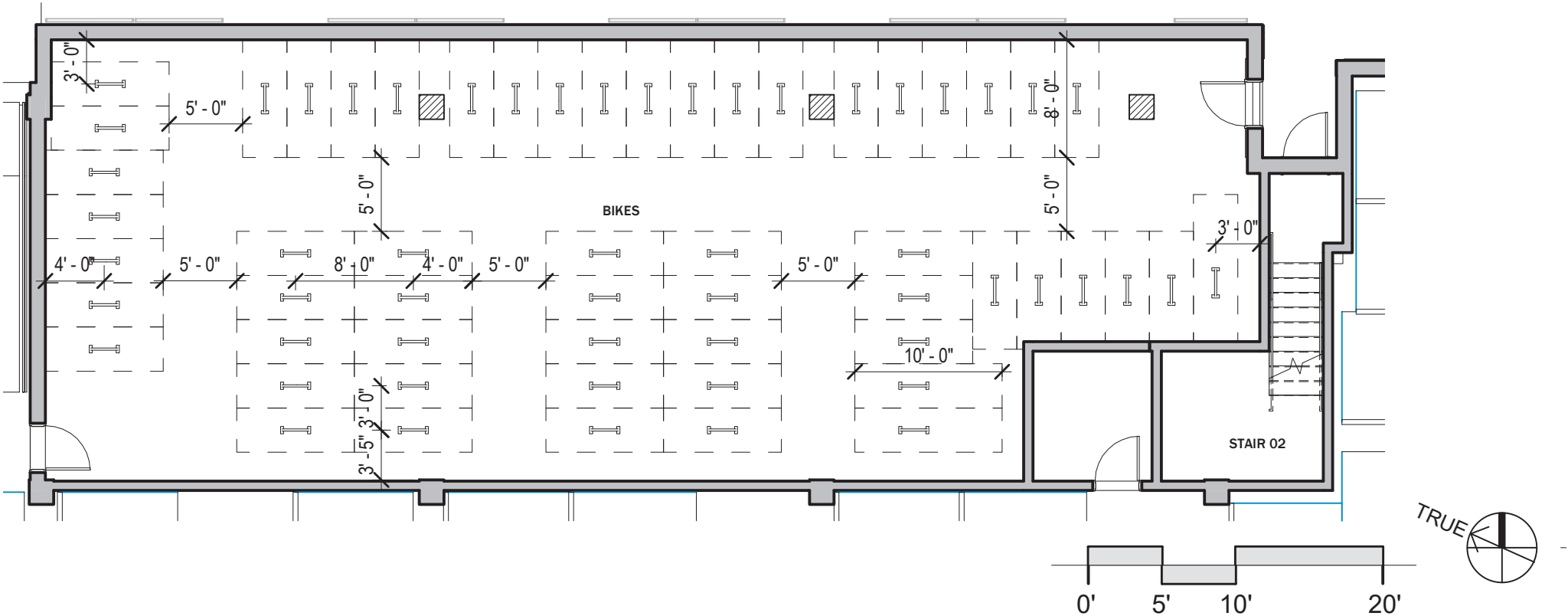
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PARKING GARAGE PLAN

1" = 20'-0"

- 25% of spaces get Level 2 chargers (6 dual-head chargers serving 12 spaces), highlighted in green above
- Additional 50% of spaces will have conduit for future install of Level 2 chargers (22 spaces)
- Building electrical capacity for full garage to have chargers - last 25% of spaces would receive level 1 chargers (9 spaces)



BIKE ROOM PLAN

1" = 10'-0"

All bike racks will be stainless steel "Post and Ring" type bicycle rack, with locking pole diameter no more than 1.5".
Racks will be surfaced mounted to concrete slab.

Bike Size	Count
Standard	100
Tandem & Trailer	12
Total	112

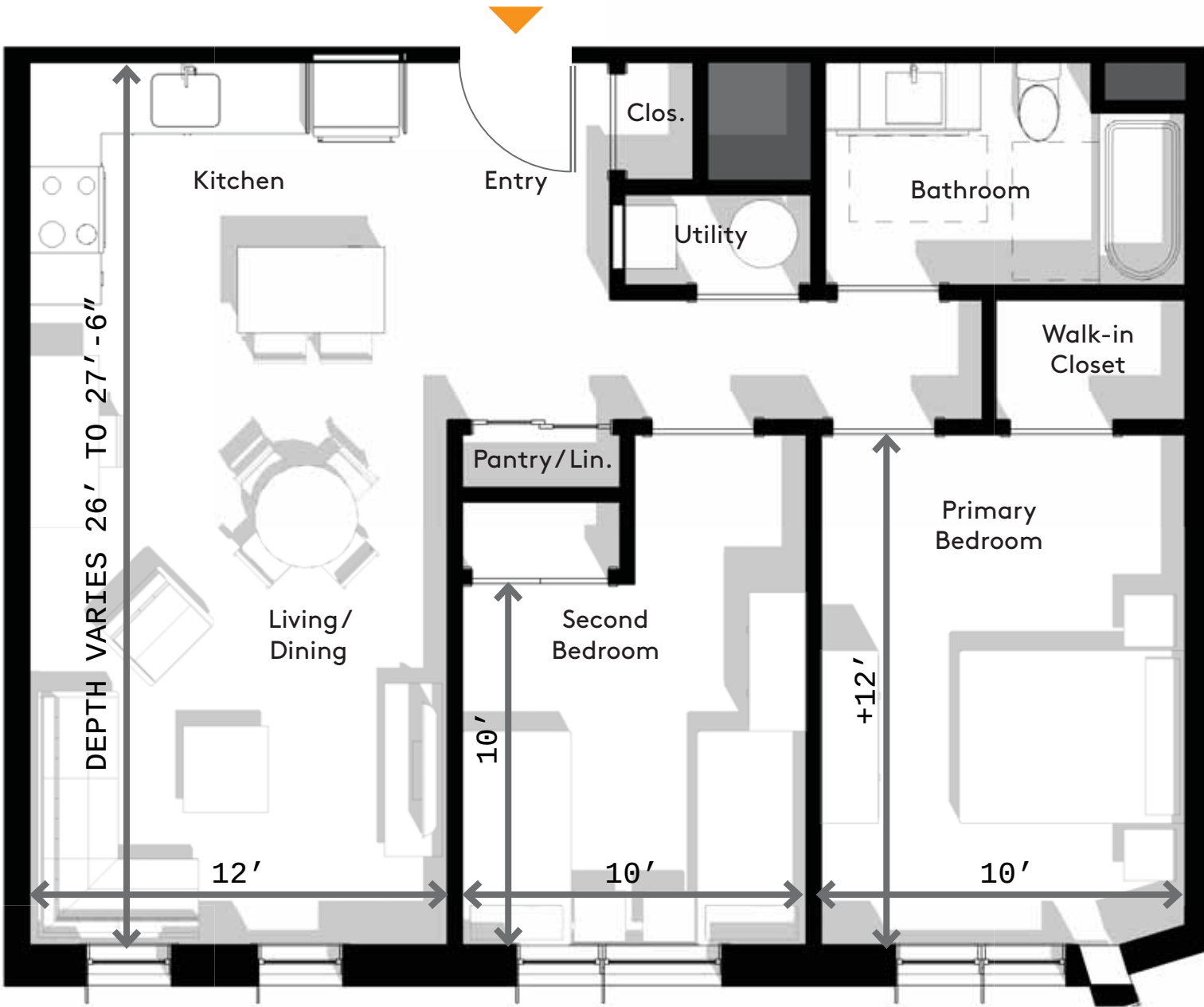
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family-oriented unit sizes



living spaces allow for multiple configurations

work-from-home



increased number of accessible units, with visitability accommodations throughout



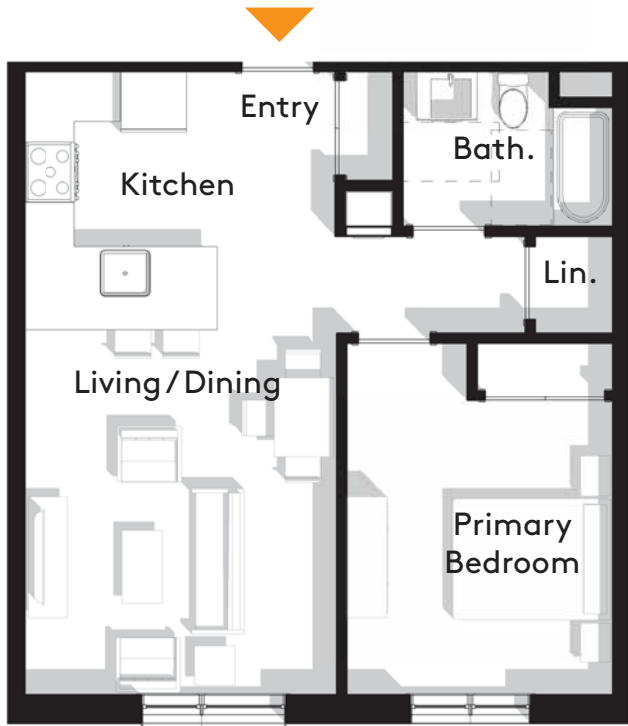
materials, textures, finishes, and fixtures selected for durability, economy, beauty, sustainability, and accessibility



high-performing exterior envelope and mechanical systems/ventilation

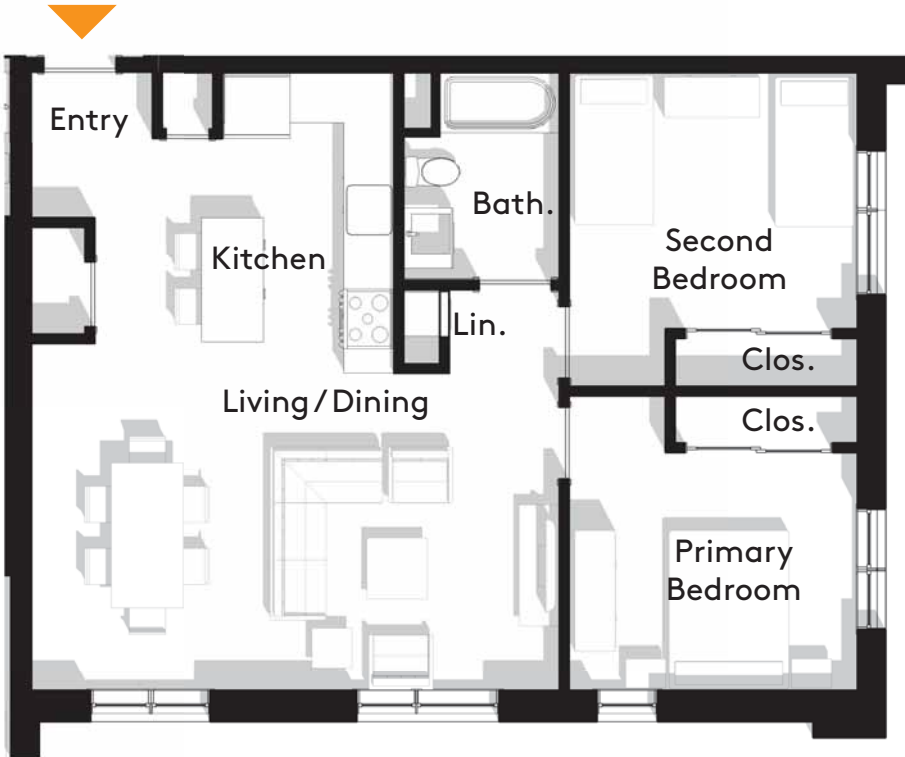
solar shading at windows guided by energy model calculations

SAMPLE 1-BEDROOM 637 NSF



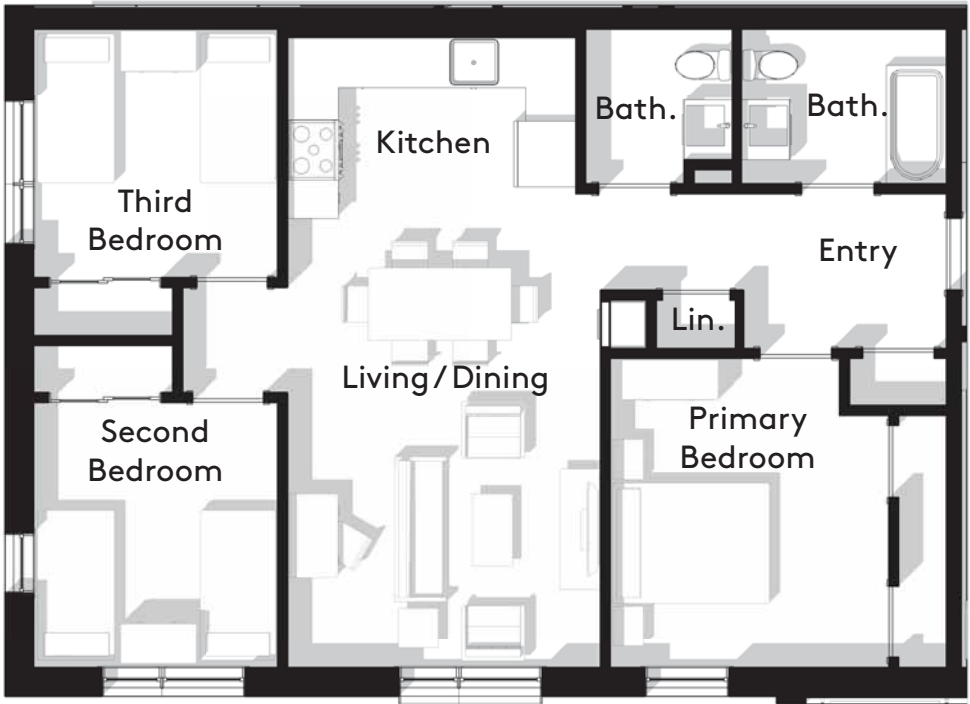
- / Full size appliances in kitchen, with peninsula seating
- / Living/Dining combination space
- / Bedroom fits queen size bed, 12' x 10' minimum dimension
- / Full bathroom with tub/shower combo
- / Entry and Linen/Pantry storage space

SAMPLE 2-BEDROOM 884 NSF



- / Full size appliances in kitchen, with peninsula or island seating
- / Living/Dining combination space 6- seat dining tables
- / Primary bedroom fits queen size bed, 12' x 10' minimum dimension
- / Secondary bedroom accommodates flexible arrangement, 10' x 10' minimum
- / Full bathroom with tub/shower combo
- / Entry, Pantry, Linen storage space

SAMPLE 3-BEDROOM 1,010 NSF



- / Full size appliances in kitchen, with island or eat-in seating
- / Living/Dining combination space 6- seat dining tables
- / Primary bedroom fits queen size bed, 12' x 10' minimum dimension
- / Secondary bedrooms accommodate flexible arrangement, 10' x 10' minimum
- / Full bathroom with tub/shower combo Second half-bathroom
- / Entry, Pantry, Linen storage space

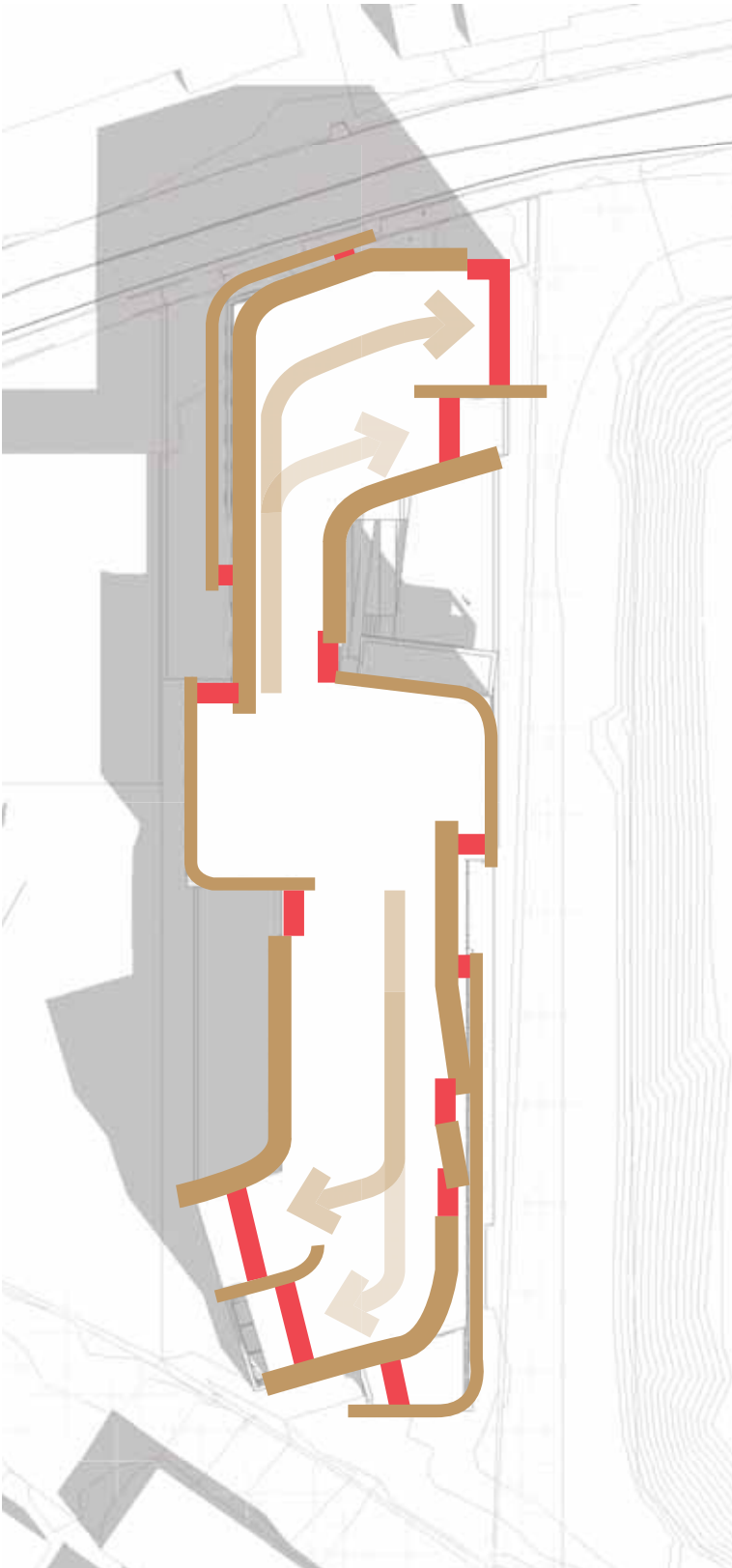
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RODE

MATERIALITY

apply facade materials to reinforce the wrapping, folding movement of the building mass



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'end cap' moments celebrated with accent material and texture



tonal variations emphasize massing moves



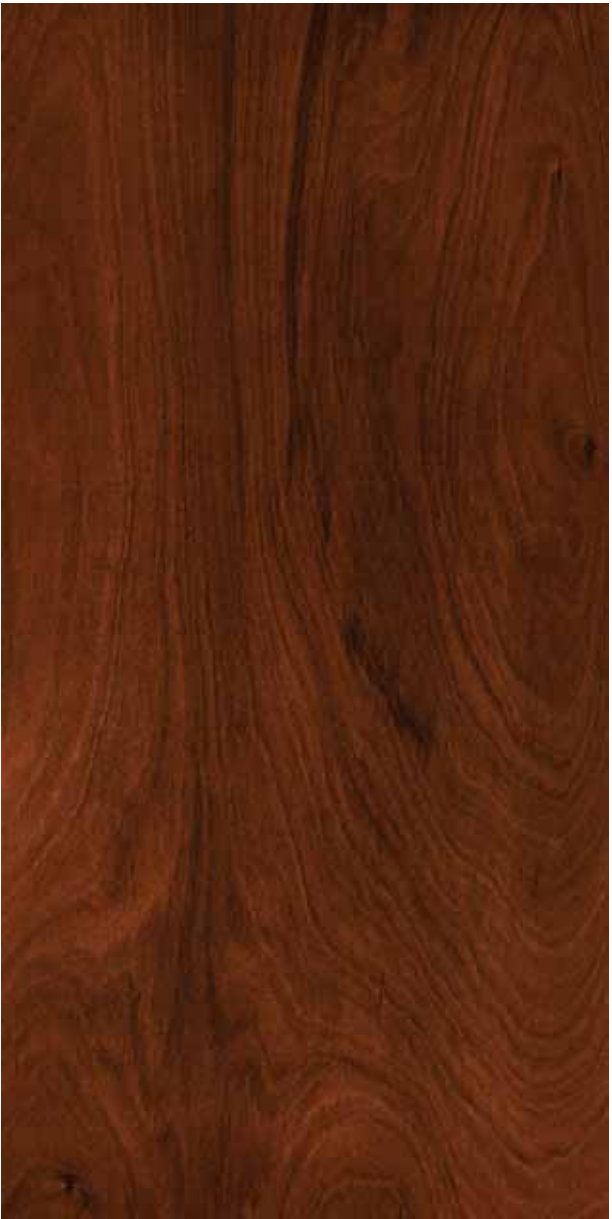


*natural, directional texture -
material richness*

*earth tone cementitious panels
- two sets of gradient colorways*

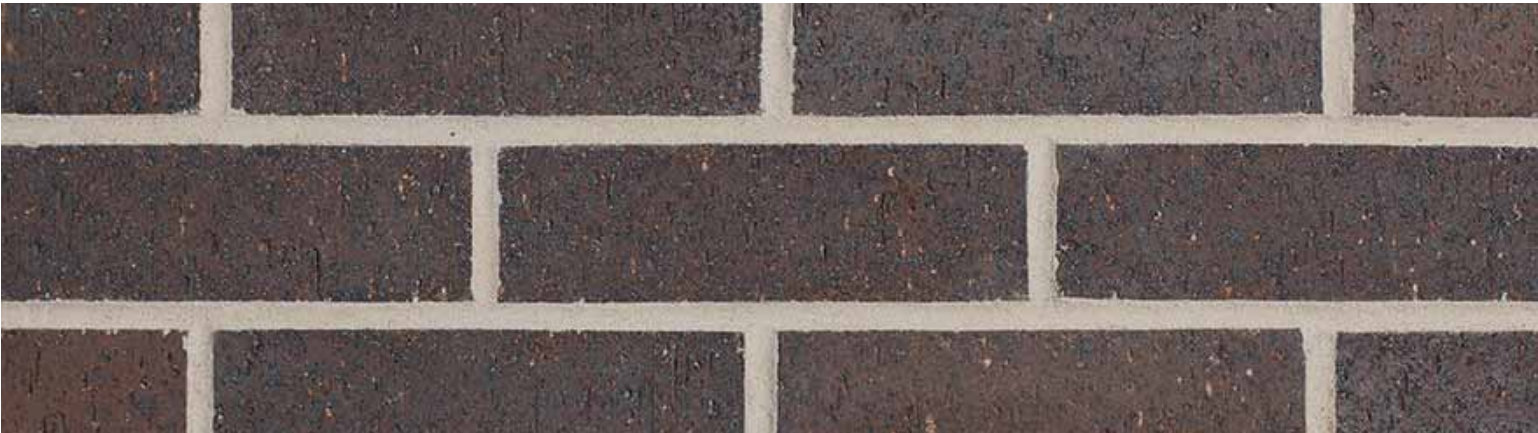
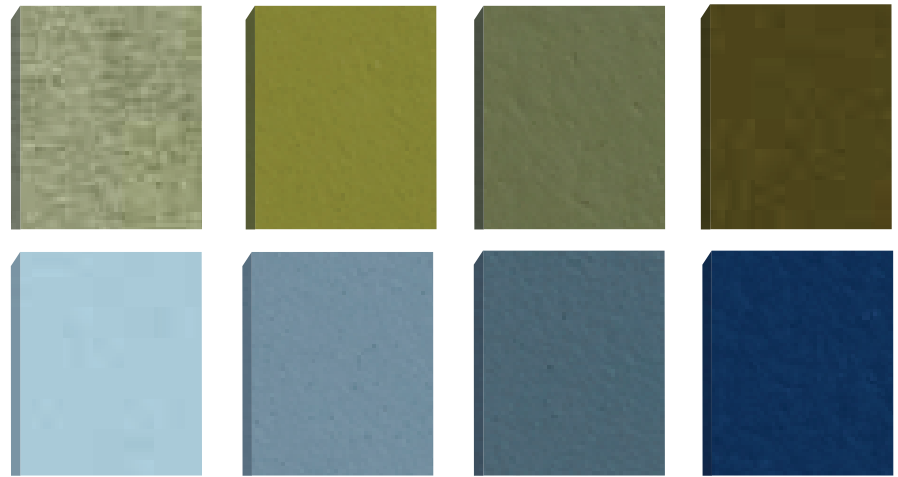


open joint install w/ exposed fasteners to match panel colors



*real wood veneer phenolic panel
open joint install w/ exposed fasteners to match panel color*

tonal variations - cementitious accent panels



masonry base - full bed brick, ironspot



WINDOW JAMBS



SOLAR SHADES



LOUVERS



Fiber cement return in windows in varying colors, expresses the depth of the Passive House facade assembly



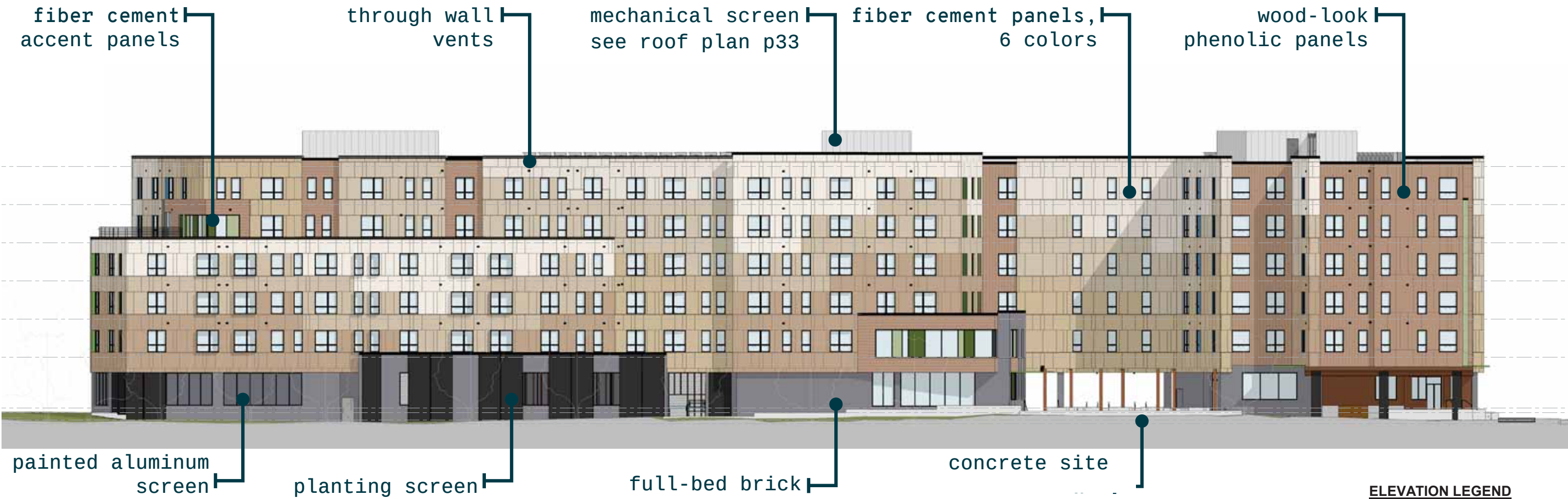
Perforated metal screens around select window openings, varies depending on solar orientation



Perforated metal screens wrapping windows at New Street facade corner, celebrating the building at the street



ELEVATIONS & SECTIONS



NORTH ELEVATION



ELEVATION LEGEND

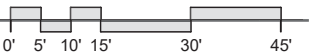
- FIBER CEMENT PANEL
- MASONRY - FULL BED COLOR 1
- PHENOLIC PANEL - WOOD COLOR 1
- METAL PANEL COLOR 1
- FIBER CEMENT ACCENT COLOR 1
- FIBER CEMENT ACCENT COLOR 2



- ELEVATION LEGEND**
- FIBER CEMENT PANEL
 - MASONRY - FULL BED COLOR 1
 - PHENOLIC PANEL - WOOD COLOR 1
 - METAL PANEL COLOR 1
 - FIBER CEMENT ACCENT COLOR 1
 - FIBER CEMENT ACCENT COLOR 2

NORTH ELEVATION

1/32" = 1'-0"



SOUTH ELEVATION

1/32" = 1'-0"



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ELEVATION LEGEND

- FIBER CEMENT PANEL
COLOR 1 / TEXTURE 1
- MASONRY - FULL BED
COLOR 1
- PHENOLIC PANEL - WOOD
COLOR 1
- METAL PANEL
COLOR 1
- FIBER CEMENT
ACCENT COLOR 1
- FIBER CEMENT
ACCENT COLOR 2



WEST ELEVATION

1/32" = 1'-0"



EAST ELEVATION

1/32" = 1'-0"



Typical Window Sizes:

- / A: 30" x 72"
- / B: 42" x 72"
- / C: 60" x 72"
- / D: 72" x 72"
- / E: 90" x 72"



WEST ELEVATION | FACING NEW STREET

1/16" = 1'-0"

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Typical Window Sizes:

- / A: 30" x 72"
- / B: 42" x 72"
- / C: 60" x 72"
- / D: 72" x 72"
- / E: 90" x 72"



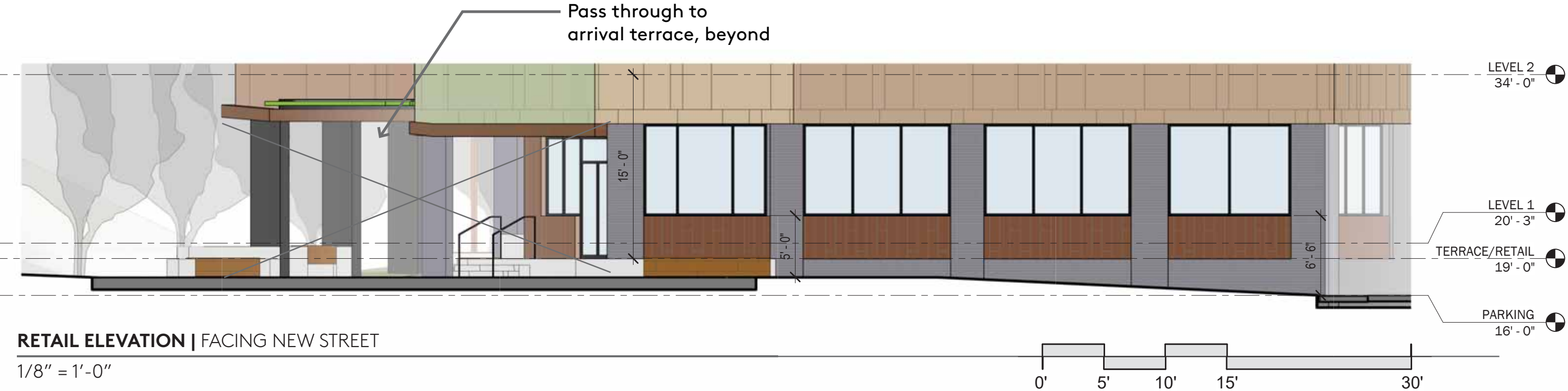
40% Transparency
on level 1

NORTH ELEVATION

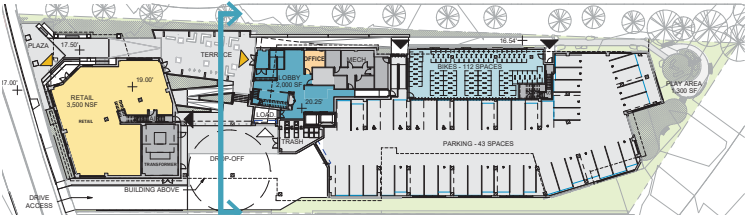
$3/32'' = 1'-0''$

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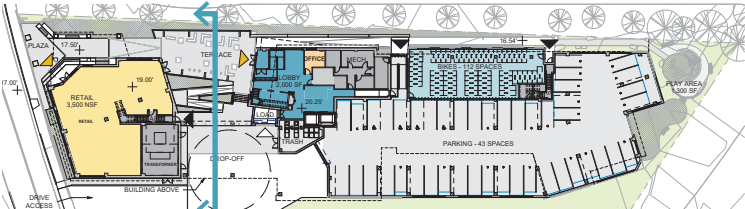




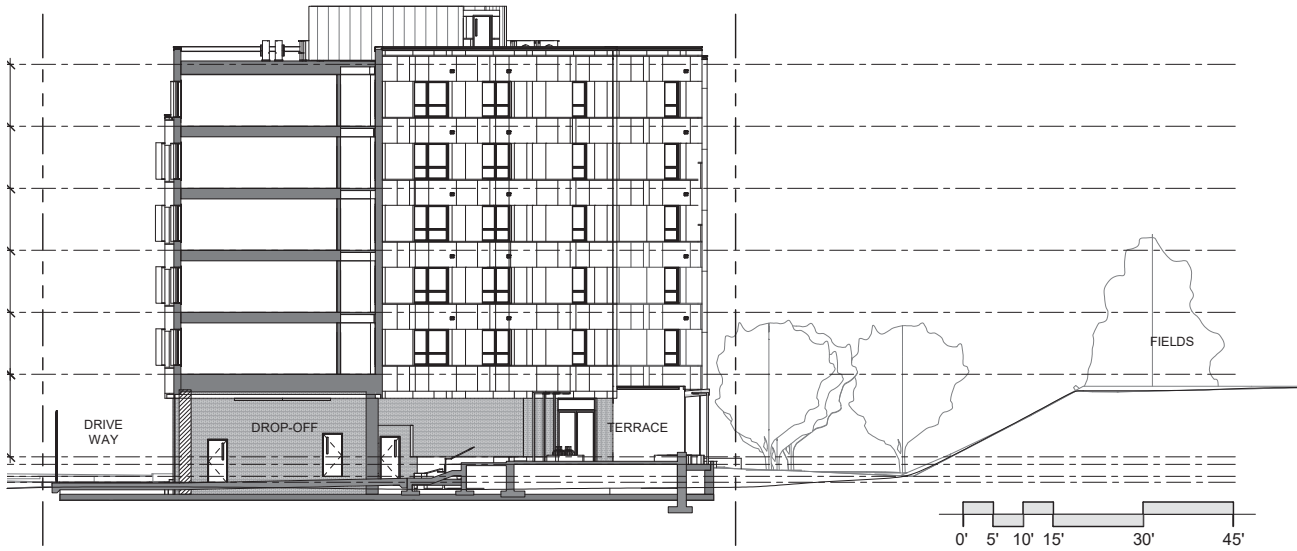
Total wall area	954 sf
Solid Wall	621 sf
Transparency	35%



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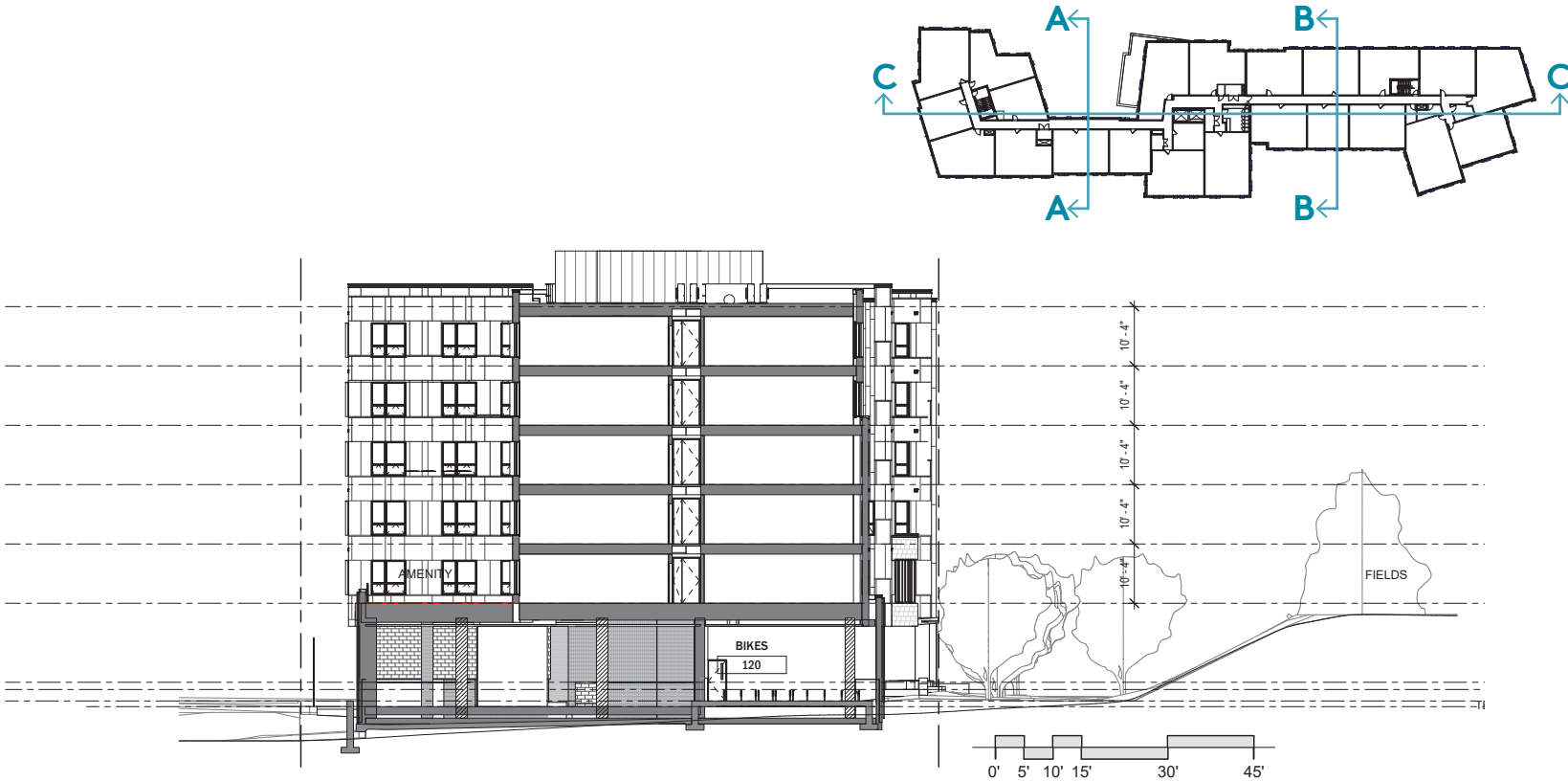


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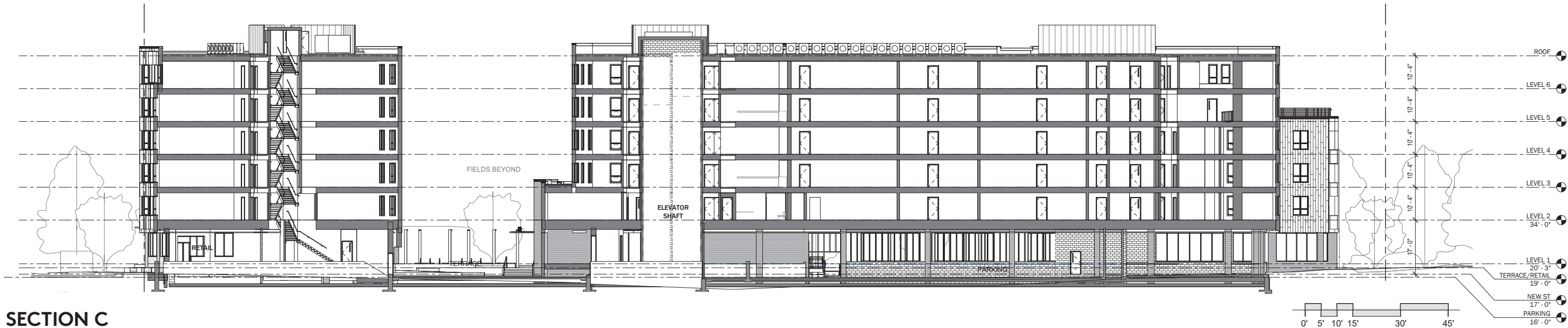
SECTION A

1/32" = 1'-0"



SECTION B

1/32" = 1'-0"



SECTION C

1/32" = 1'-0"

PROPOSED PERSPECTIVES

shifting massing allows building to 'fit' within the context



UPDATED 11-23-2021



UPDATED 11-23-2021



ribbon language 'peels back' and rich wood paneling wraps corner to address New St Plaza

solar shading - 'pop' of color

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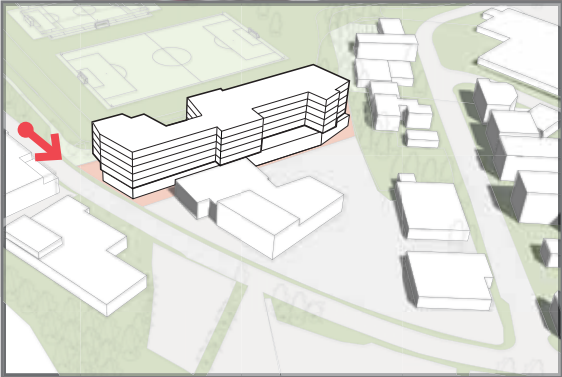
ribbon language 'peels back' and rich wood paneling wraps corner to address New St Plaza

DANEHY FIELDS

APPARENT BUILDING LENGTH

MOMENTS OF SIGNIFICANCE

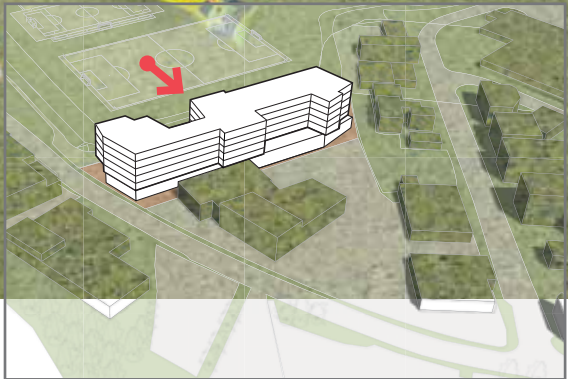
PLAZA



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ribbon language breaks down
towards Bay State road,rich
wood paneling revealing itself
at the upper levels

Danehy Fields elevated
surface is level with the
project's second floor





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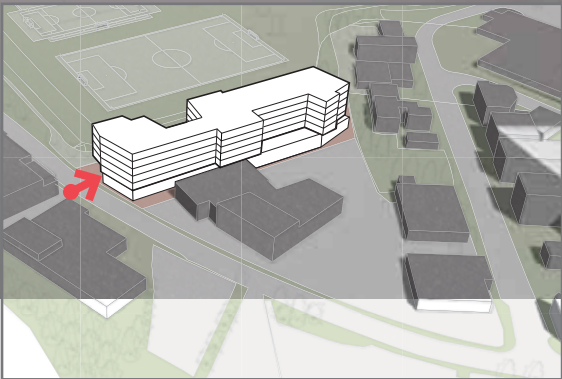


UPDATED 11-23-2021



plaza opens up sidewalk to tiered seating at New St, ramping up to the Arrival Terrace beyond

potential connection to park and future recreational path

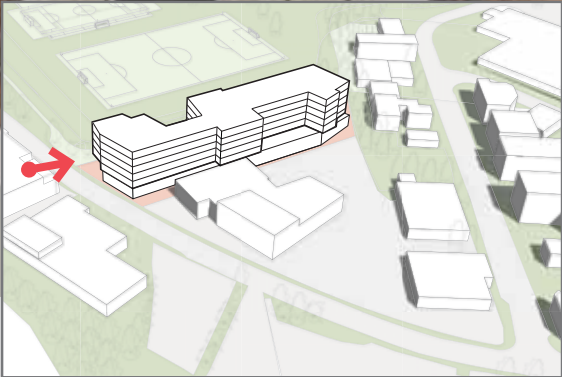


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plaza opens up sidewalk to tiered seating at New St, ramping up to the Arrival Terrace beyond

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plaza opens up sidewalk to tiered seating at New St, ramping up to the Arrival Terrace beyond

potential connection to park and future recreational path

UPDATED 11-23-2021









UPDATED 11-23-2021



Solar PV

sky deck with community
planters, lounge furniture

solar-oriented
landscape deck

Green Roofs

landscaped spaces for
residents at grade

SHADOW STUDIES



SPRING EQUINOX | 9AM



SPRING EQUINOX | 12PM



SPRING EQUINOX | 3PM



SUMMER SOLSTICE | 9AM



SUMMER SOLSTICE | 12PM



SUMMER SOLSTICE | 3PM



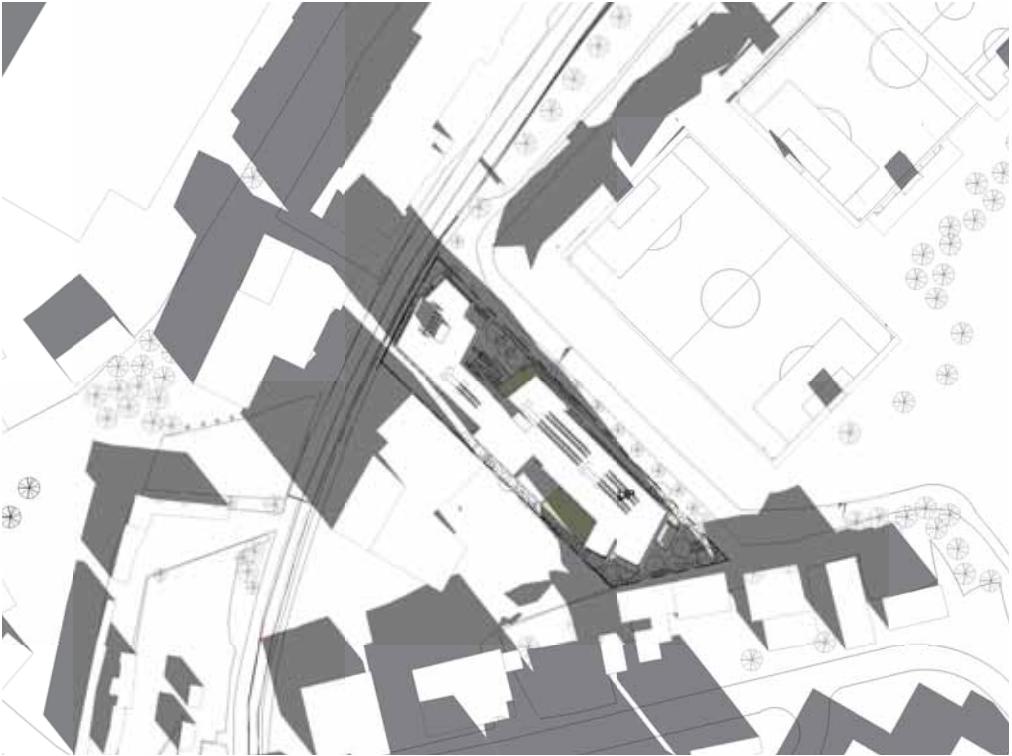
FALL EQUINOX | 9AM



FALL EQUINOX | 12PM



FALL EQUINOX | 3PM



WINTER SOLSTICE | 9AM



WINTER SOLSTICE | 12PM



WINTER SOLSTICE | 3PM

FALL EQUINOX | 45' HIGH NEIGHBORS @ 10' SETBACK

In addition to providing a south-facing outdoor amenity deck - sized to accommodate a variety of different uses and scales of gatherings - the court also provides a generous carve in the building's mass to benefit the exposure, openness, and sunlight for a significant number of residences.

Moving this courtyard to the park side would place the amenity deck in near perpetual shadow, and shift many units much closer to the property line, to the detriment of the project.

Units facing onto the park may be located near the property line and still enjoy perpetual open views.



9AM



12PM



3PM



5PM

