

75 First Street

PUD 231A Application for Amendment #7 (Major)

11/30/22

Schematic Design



Revisions:		#	Reason	Date



5 Essex Green Drive
Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

75 First Street
75 First Street
Cambridge, MA 02141
Schematic Design

COVER SHEET	Scale:	
	Date:	09/15/2022
	Drawn By:	DMS Team

Ao.00
Page 1

Client

URBAN SPACES
55 Bent Street,
Cambridge, MA 02141

Architect

DMS design, llc
5 Essex Green Drive, Suite 11A,
Peabody, MA, 01960

Structural

LA Fuess Partners
211 Congress Street, Suite 810,
Boston, MA 02110

MEP / FP

BLW Engineers
311 Great Road Littleton, MA
01460

Acoustical

Interk/ATI
50 Summer St. Boston MA
02110

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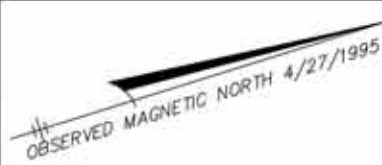
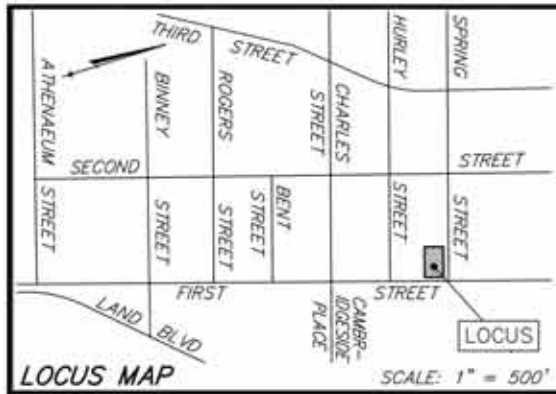
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Existing Conditions Map



- POSSIBLE ENCROACHMENTS:**
- A) ABUTTING PARKING LOT PAVEMENT EXTENDS ONTO LOCUS.
 - B) BUILDING EXTENDS INTO SPRING STREET RIGHT OF WAY.
 - C) DOORS OPEN INTO ABUTTING STREET RIGHTS OF WAY.
 - D) SIGNS ON BUILDING OVERHANG INTO ABUTTING STREET RIGHTS OF WAY.
 - E) AWNING ON BUILDING OVERHANGS INTO FIRST STREET RIGHT OF WAY.
 - F) LIGHTS ON BUILDING OVERHANG INTO FIRST STREET RIGHT OF WAY.
 - G) UTILITY BOX ON BUILDING OVERHANGS INTO SPRING STREET RIGHT OF WAY.
 - H) BIT. CONC. WALK BETWEEN BUILDING IS ACCESS TO REAR ABUTTING PARKING LOT. NO EASEMENT OF RECORD WAS NOTED.
 - I) END OF WOODEN STOCKADE FENCE (PRESUMABLY FOR THE BENEFIT OF THE PREMISES) CROSSES INTO THE SPRING STREET RIGHT OF WAY.
 - J) WOODEN FENCE/GATE CROSSES FROM CORNER OF THE BUILDING ON THE PREMISES TO ABUTTING BUILDING.

ASSESSORS: MAP 18, LOT 64
ZONING: 1A-A PUD-4B & BA PUD-4B
REFERENCES: DEED BOOK 45347, PAGE 419
 PLAN #352 OF 1944
RECORD OWNER: LINDA SAXE
NOTES:

- 1) THIS PLAN HAS BEEN PREPARED FOR THE PROPERTY AT 75 FIRST STREET WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W. AND UTILITY COMPANIES. ONLY LIMITED INFORMATION WAS AVAILABLE WITH REGARD TO UTILITY SERVICES TO THE BUILDING; OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "CALL BEFORE YOU DIG" AT B11 PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. THIS PLAN IS NOT INTENDED TO BE USED FOR DESIGN, DEMOLITION OR CONSTRUCTION PURPOSES.
- 3) NO CERTIFICATION IS MADE AS TO THE EXTENT AND POSSIBLE ENCROACHMENT OF BELOW GRADE BUILDING FEATURES.
- 4) ZONING INFORMATION LISTED HEREON PROVIDED BY CLIENT.
- 5) PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. B17-119 EFFECTIVE DATE MARCH 1, 2017.

75 First Street

Cambridge, Massachusetts

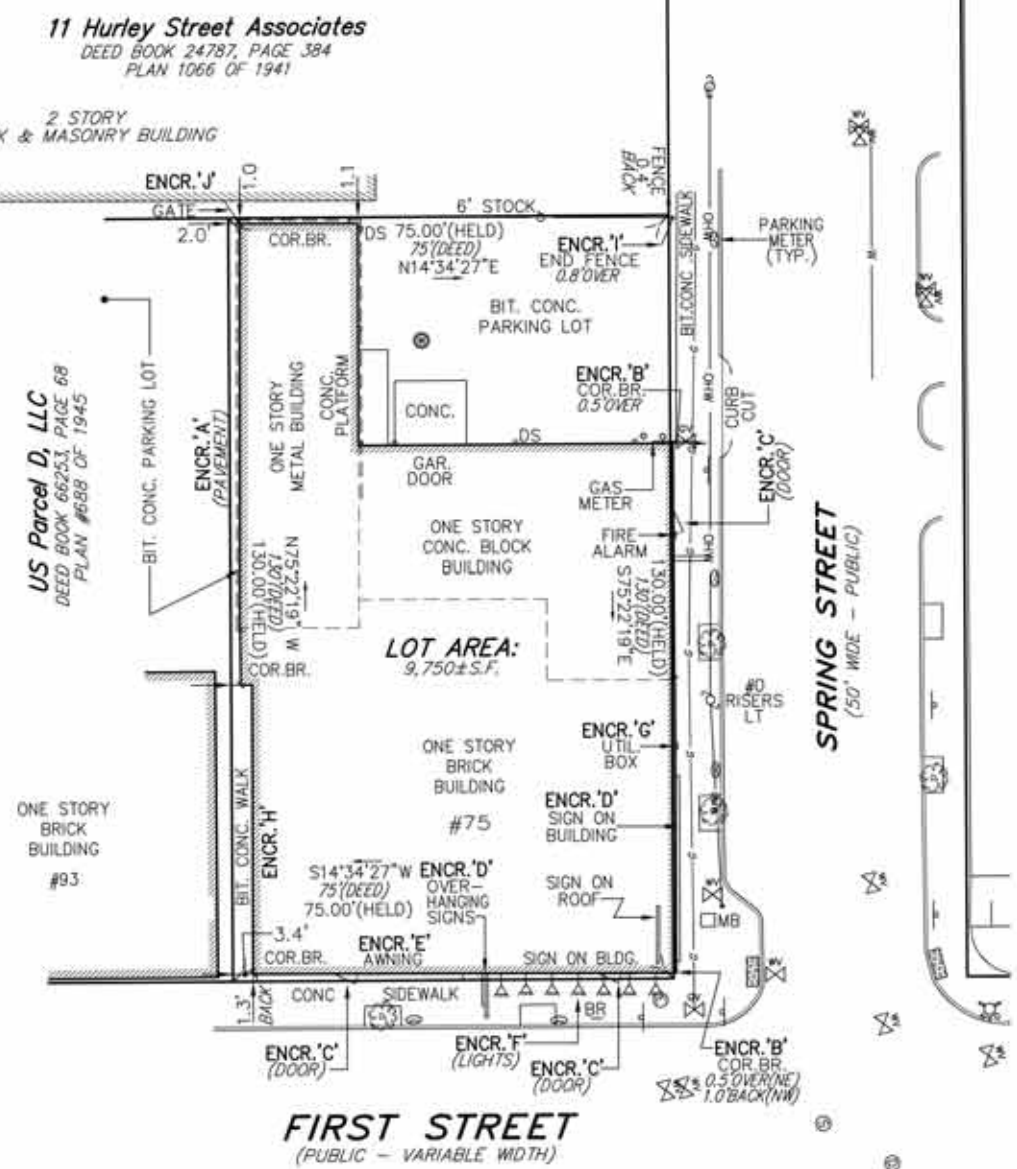
PREPARED FOR:
US PARCEL E, LLC
 c/o Urban Spaces, LLC
 111 First Street
 Cambridge, Massachusetts 021412

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM

- LEGEND**
- BOLLARD
 - △ SIGN
 - PARKING METER
 - ☆ LIGHT POLE
 - △ LIGHT FIXTURE
 - DS ROOF DRAIN DOWN SPOUT
 - MONITORING WELL
 - DECIDUOUS TREE
 - MB □ MAIL BOX (CONC. PAD)
 - BR BIKE RACK
 - (C) CALCULATED
 - (R) RECORD
 - (R/H) RECORD AND HELD
 - (D) DEED DIMENSION
 - MANHOLE (UNKNOWN UTILITY)
 - "WARNING" TILE AT HANDICAP RAMP
 - ROUND & D-GRATE CATCH BASINS
 - 6" STOCKADE WOOD STOCKADE FENCE (WITH HEIGHT)
 - VGC VERTICAL GRANITE CURB LINE
 - 8" SS SEWERLINE & MANHOLE WITH PIPE SIZE & FLOW DIRECTION
 - 12" SD DRAINLINE WITH PIPE SIZE & FLOW DIRECTION, CATCHBASIN & MANHOLE
 - 6" W WATER LINE WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
 - 10" G GAS MAIN WITH SIZE & GATE VALVE
 - OHW UTILITY POLE WITH OVERHEAD WIRES & GUY ANCHOR / POLE
 - E ELECTRIC MANHOLE, UNDERGROUND ELECTRIC LINES AND HANDHOLE
 - T TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES



TO: URBAN SPACES, LLC, US PARCEL E, LLC & COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY, AS DEFINED IN THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,8,11 & 13, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 28, 2017.

I CERTIFY THAT THE PREMISES SHOWN HEREON ARE NOT LOCATED IN A FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY NO. 25017C0577E AS REVISED TO JUNE 4, 2010 BY F.E.M.A.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

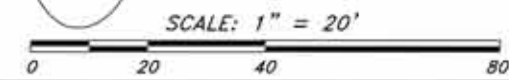
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____ PROFESSIONAL LAND SURVEYOR FOR REGISTRY USE

RECORD LEGAL DESCRIPTION:
 THE LAND IN CAMBRIDGE, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:
 SOUTHEASTERLY BY FIRST STREET, SEVENTY-FIVE (75) FEET;
 NORTHEASTERLY BY SPRING STREET, ONE-HUNDRED THIRTY (130) FEET;
 NORTHWESTERLY BY LOT B ON PLAN HERINAFTER MENTIONED, SEVENTY-FIVE (75) FEET; AND
 SOUTHWESTERLY BY LAND NOW OR FORMERLY OF RICHARD A. HEMSTREET, ONE-HUNDRED THIRTY (130) FEET;
 CONTAINING 9,750 SQUARE FEET
 BEING PART OF LOT A SHOWN ON A PLAN OF LAND IN CAMBRIDGE, MADE BY M. WATERS, C.E., DATED AUGUST 8, 1941, RECORDED WITH SAID DEEDS, IN BOOK 6546, PAGE 207.



5/15/17 DATE PROFESSIONAL LAND SURVEYOR 45717 REGISTRATION NO.

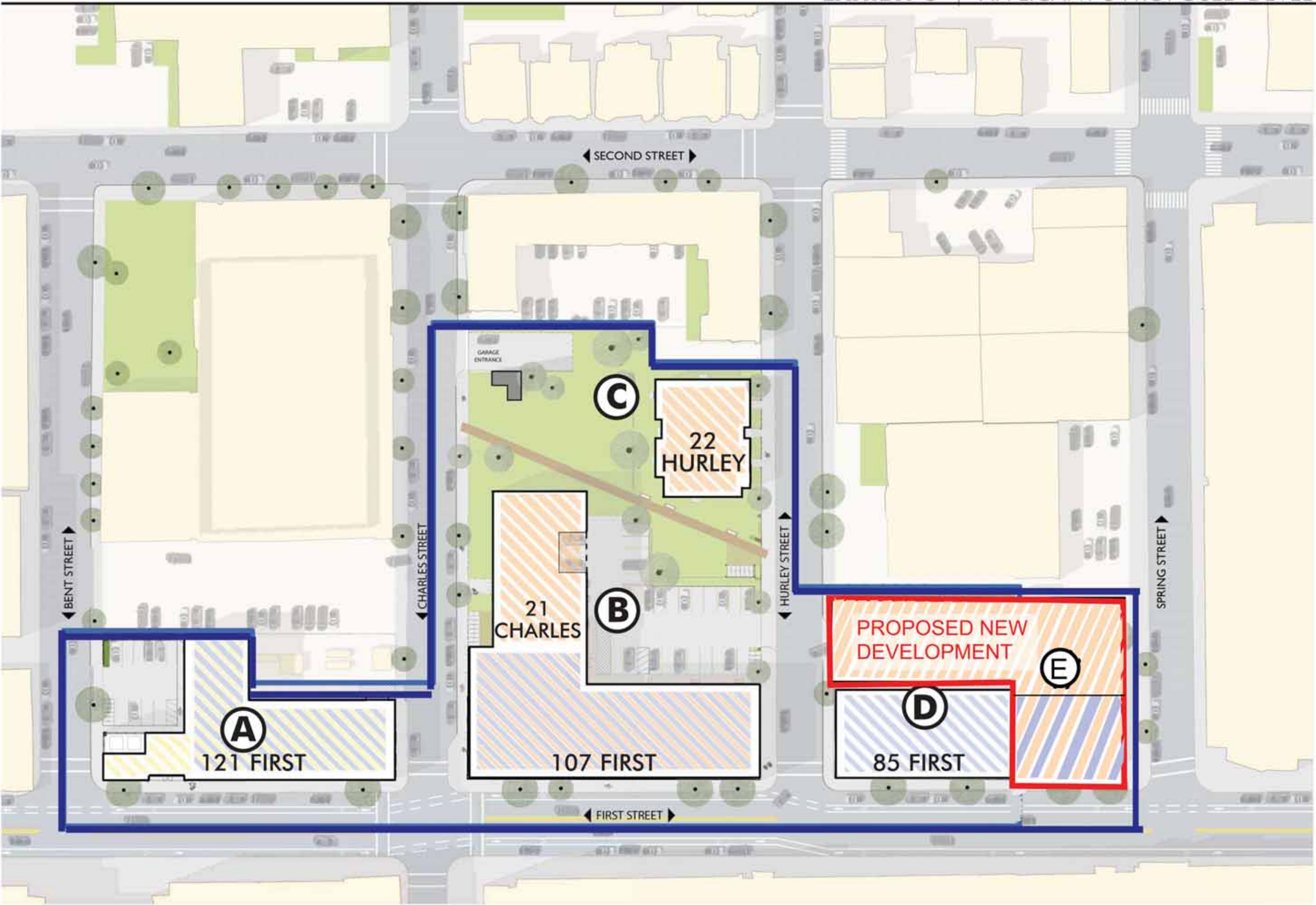


NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	3/15/17	DRAWN BY:	JMS	
SCALE:	1" = 20'	CHECK BY:	WCJ	

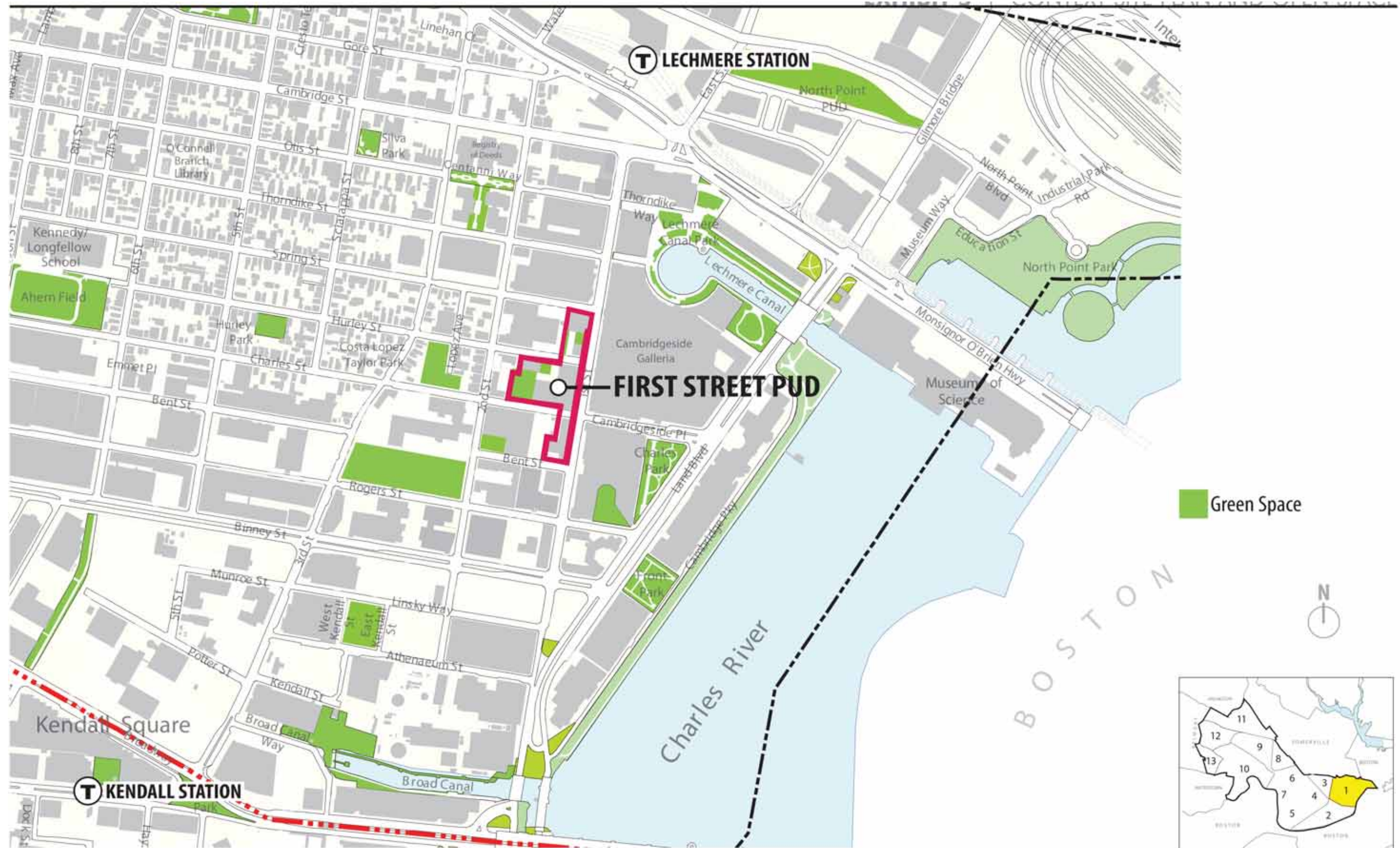
ALTA / NSPS LAND TITLE SURVEY IN CAMBRIDGE, MA

PLOT DATE: May 15, 2017 9:08 am
 PATH: F:\Land Projects\2017\16849ti5.dwg
 DWG: 16849ti5.dwg
 LAYOUT: 75 First
 SHEET: 1 OF 1
 PROJECT NO.: 20236

Site Context Map



Site Context Map

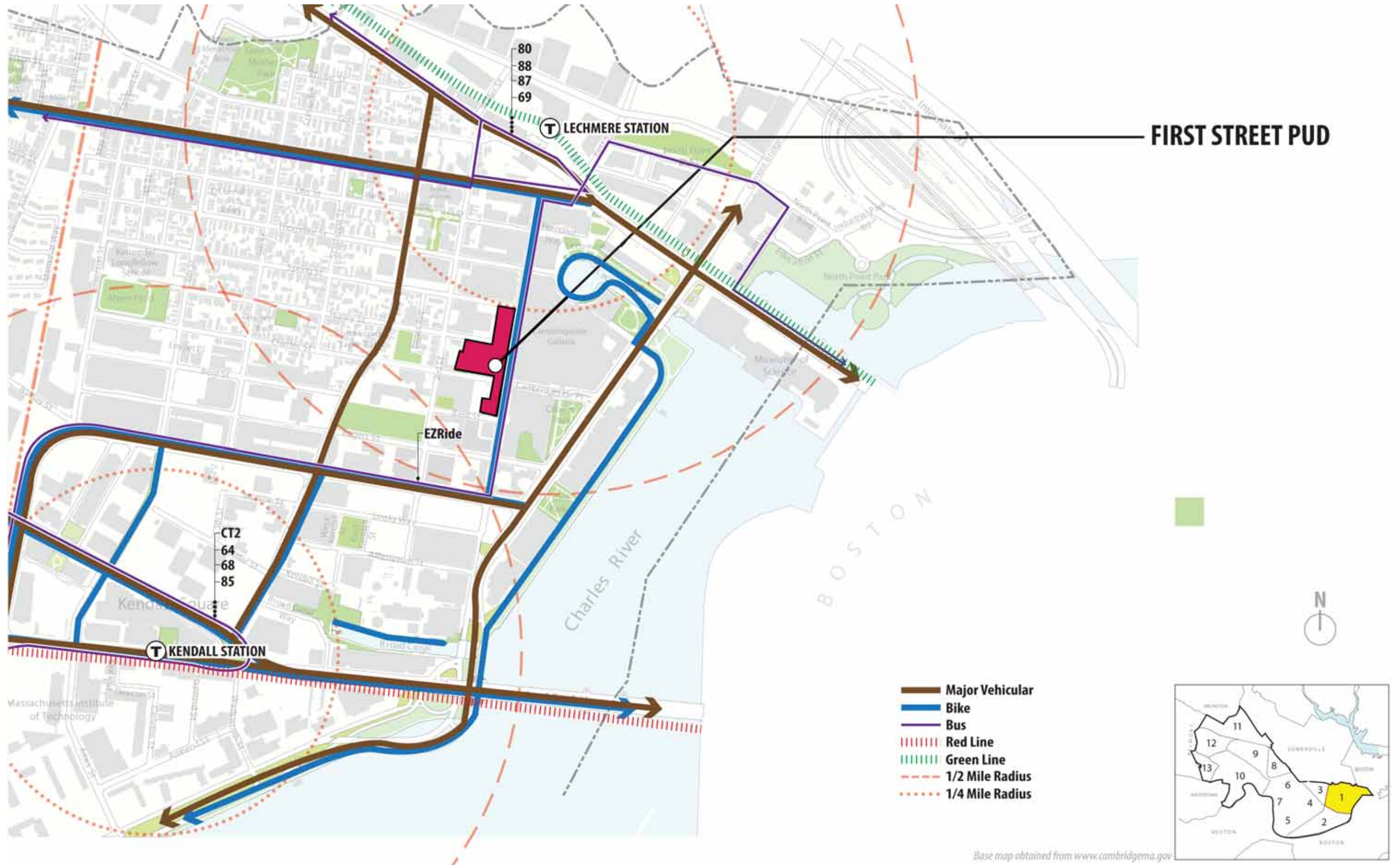


Green Space



Figure 8

Site Context Map



Site Context Map

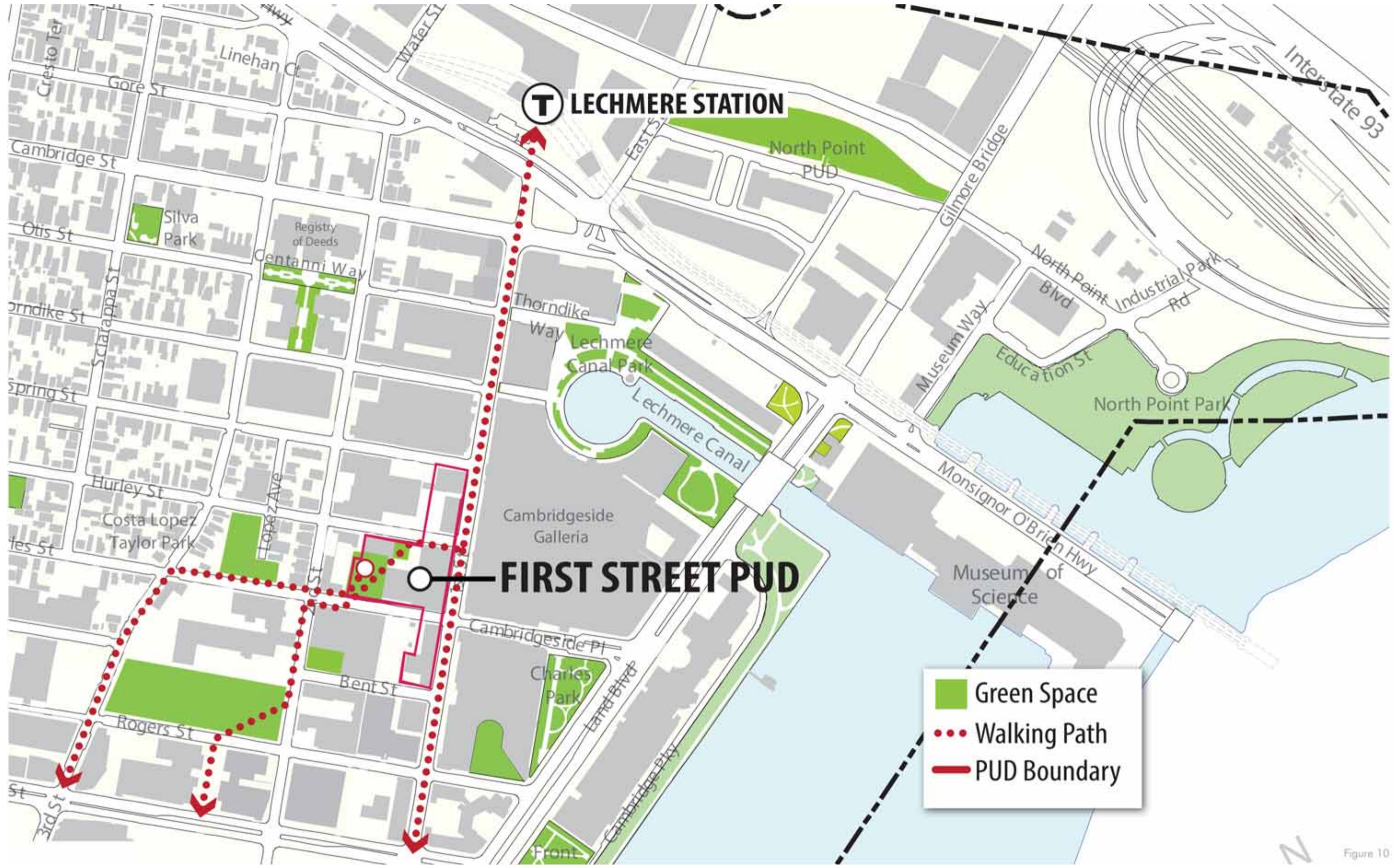


Figure 10

Site Context Map

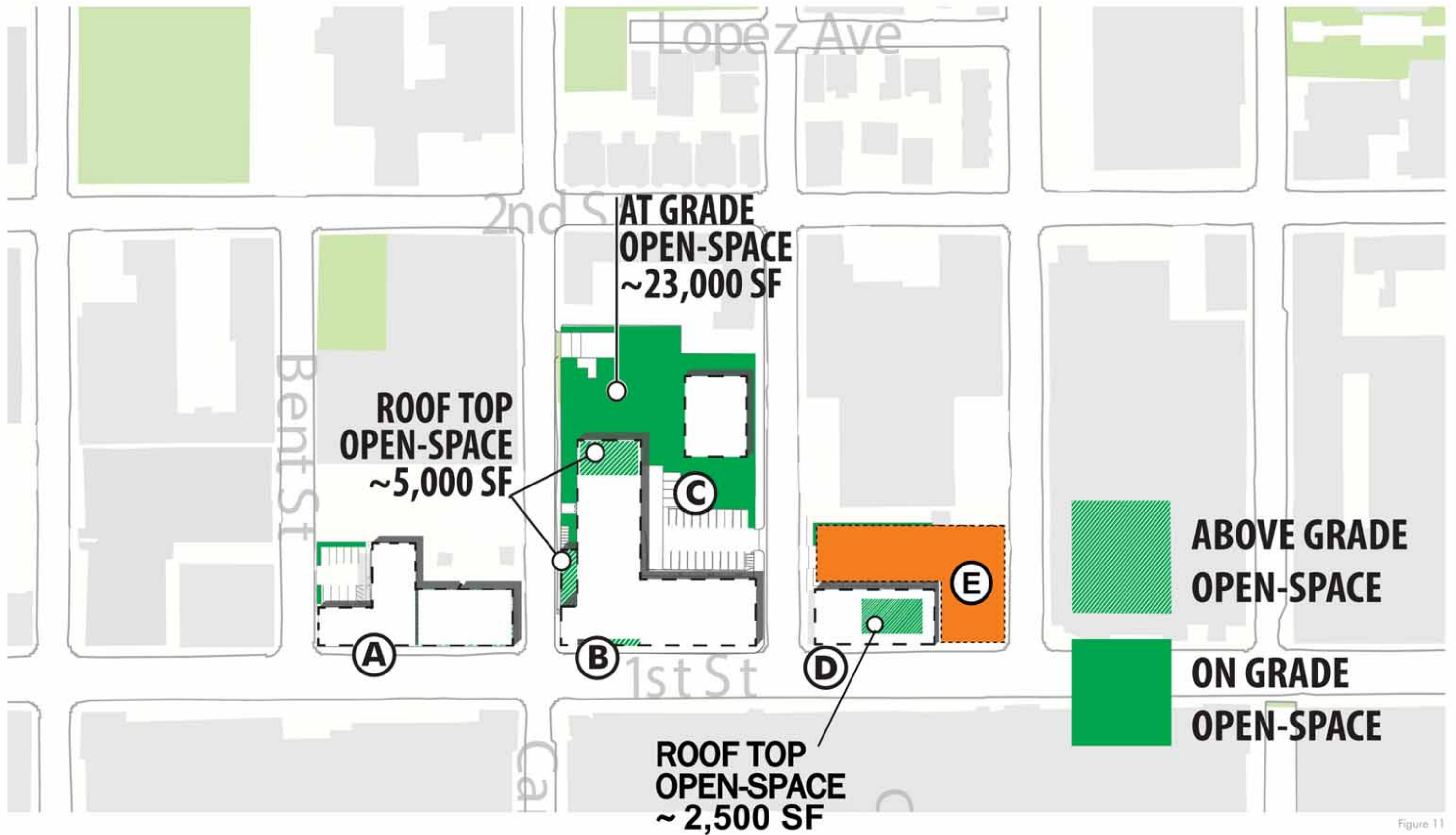
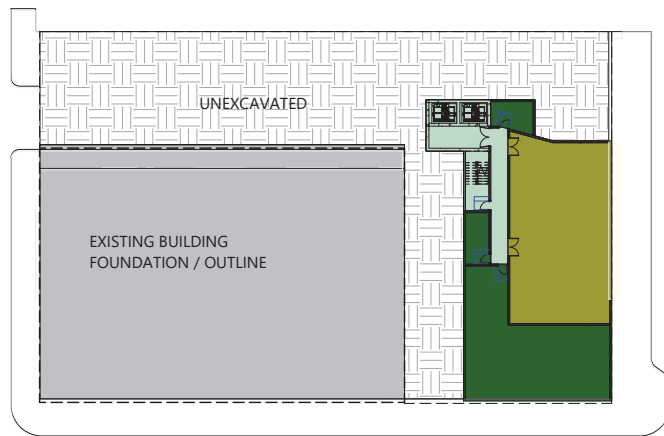
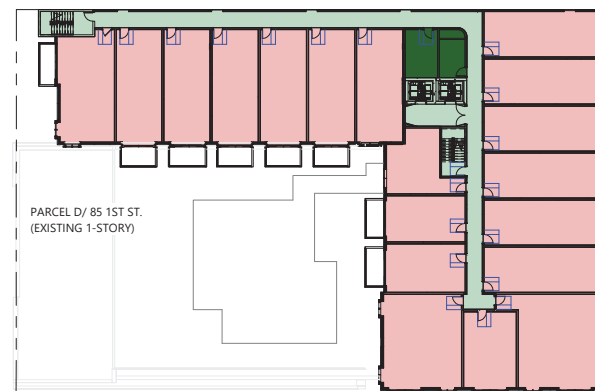


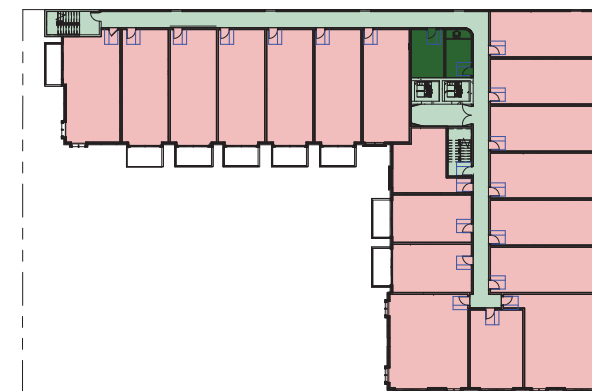
Figure 11



1 BASEMENT FLOOR - GFA
1" = 30'-0"



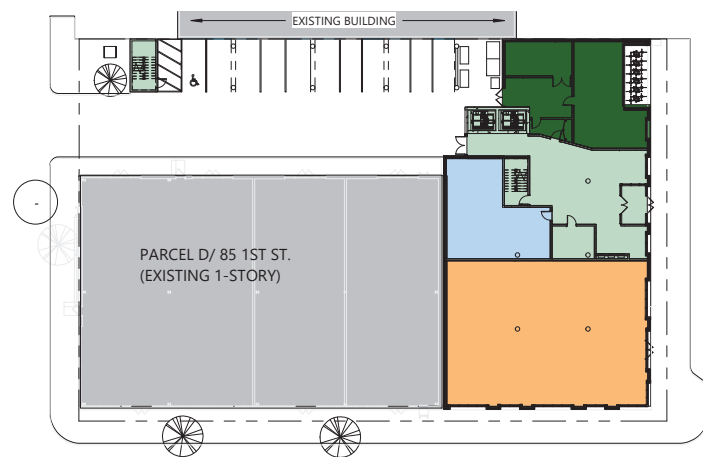
4 THIRD FLOOR - GFA
1" = 30'-0"



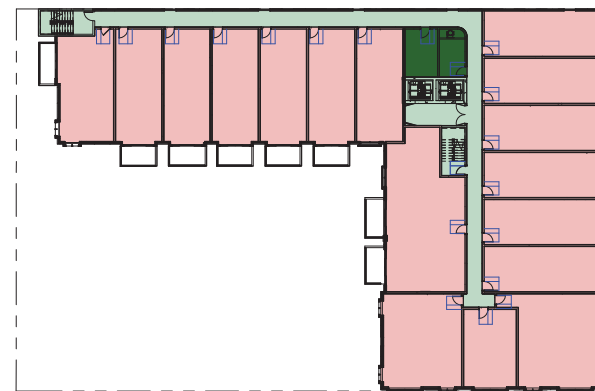
7 SIXTH FLOOR - GFA
1" = 30'-0"



GFA LEGEND
1/8" = 1'-0"



2 FIRST FLOOR - GFA
1" = 30'-0"

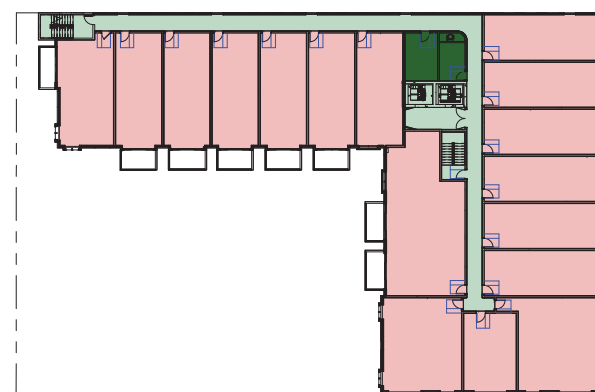


5 FOURTH FLOOR - GFA
1" = 30'-0"

75 FIRST ST GFA									
	RESIDENTIAL	AMENITY	CIRCULATION	SUBTOTAL	BALCONIES	RETAIL	GFA	MECHANICAL	TOTAL
Basement	0	2,226	854	3,080	0	0	3,080	1,962	5,042
1st Floor	0	1,050	2,160	3,210	0	3,483	6,693	1,482	8,175
2nd Floor	11,737	457	2,089	14,283	0	0	14,283	362	14,645
3rd Floor	12,274	0	2,007	14,281	711	0	14,992	362	15,354
4th Floor	12,274	0	2,007	14,281	711	0	14,992	362	15,354
5th Floor	12,274	0	2,007	14,281	711	0	14,992	362	15,354
6th Floor	12,274	0	2,007	14,281	711	0	14,992	362	15,354
TOTAL	60,833	3,733	13,131	77,697	2,844	3,483	84,024	5,254	89,278



3 SECOND FLOOR - GFA
1" = 30'-0"



6 FIFTH FLOOR - GFA
1" = 30'-0"

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GROSS FLOOR AREA ANALYSIS
Scale: As indicated
Date: 09/15/2022
Drawn By: DMS Team

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

USE LEGEND

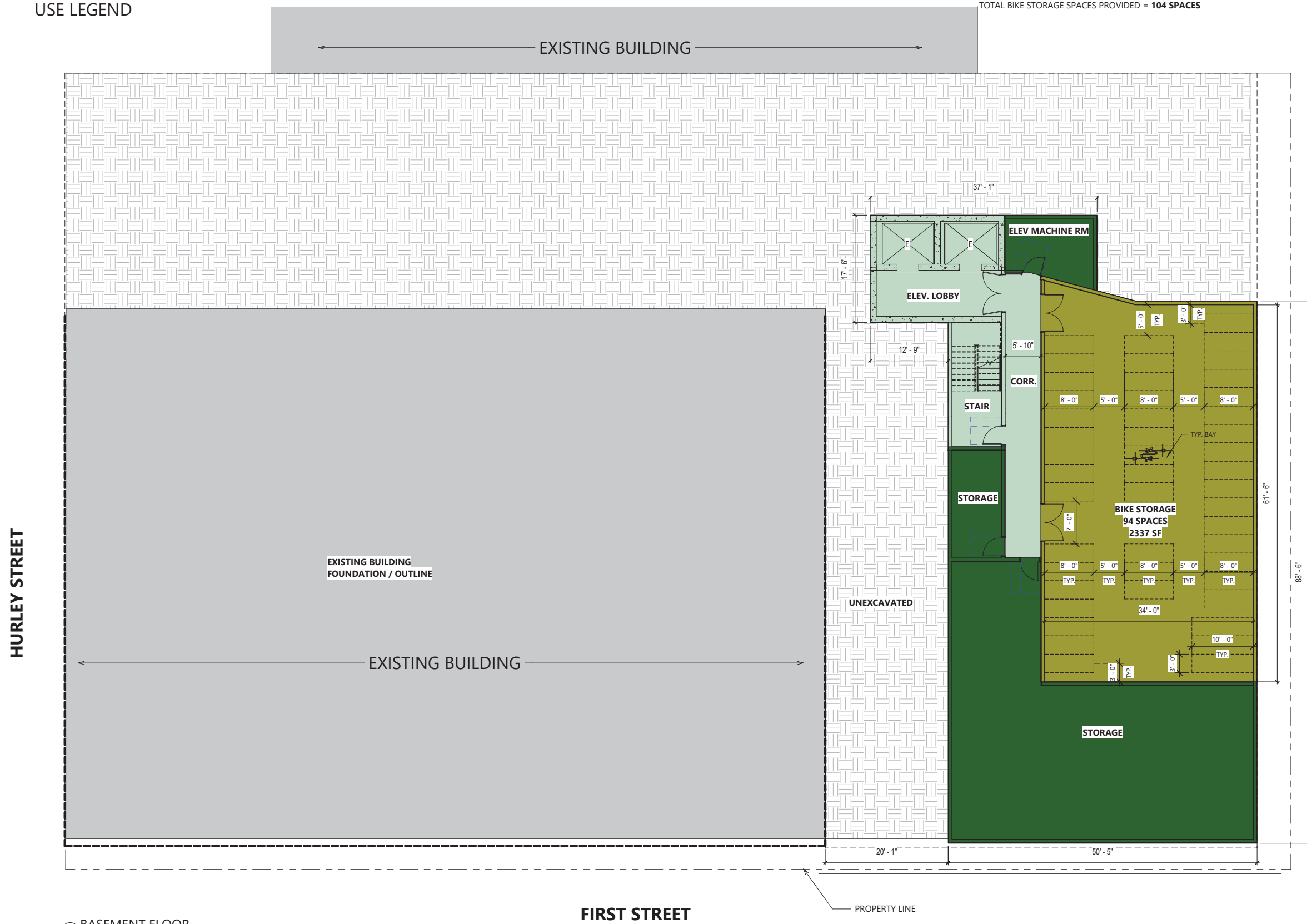
BIKE STORAGE CALCULATIONS

LONG TERM BIKE SPACES
 1 SPACE PER UNIT FOR THE FIRST 20 UNITS = 20 SPACES
 1.05 SPACES PER EACH UNIT OVER 20 = 74 SPACES
 TOTAL SPACES REQUIRED = 94 SPACES
 5% TO BE 3'x10' FOR TANDEM AND TRAILERS = 5 SPACES
 LONG TERM SPACES PROVIDED = **94 SPACES**

TOTAL UNITS : 90

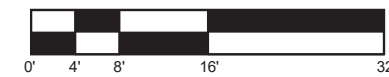
SHORT TERM BIKE SPACES
 TOTAL LONG TERM SPACES PROVIDED = 94 SPACES
 10% OF LONG TERM STORAGE = 10 SPACES
 TOTAL SHORT TERM SPACES PROVIDED = **10 SPACES**

TOTAL BIKE STORAGE SPACES PROVIDED = **104 SPACES**



1 BASEMENT FLOOR
 1/8" = 1'-0"

FIRST STREET



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BASEMENT FLOOR PLAN
 Scale: 1/8" = 1'-0"
 Date: 10/27/2022
 Drawn By: DMS Team

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

BIKE STORAGE CALCULATIONS

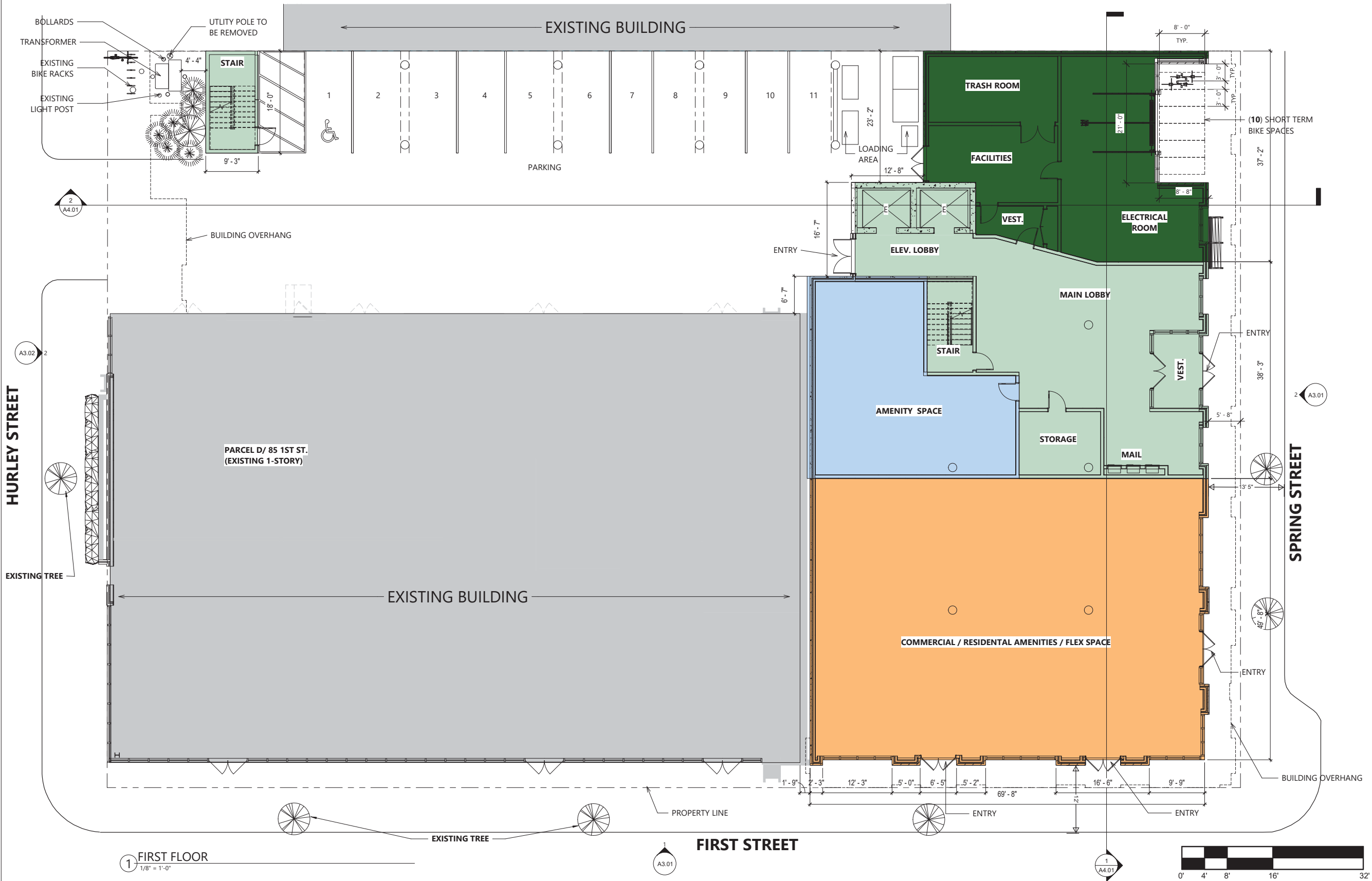
LONG TERM BIKE SPACES
 1 SPACE PER UNIT FOR THE FIRST 20 UNITS = 20 SPACES
 1.05 SPACES PER EACH UNIT OVER 20 = 74 SPACES
 TOTAL SPACES REQUIRED = 94 SPACES
 5% TO BE 3'x10' FOR TANDEM AND TRAILERS = 5 SPACES
 LONG TERM SPACES PROVIDED = **94 SPACES**

TOTAL UNITS : 90

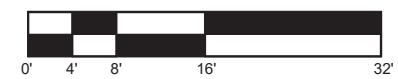
SHORT TERM BIKE SPACES
 TOTAL LONG TERM SPACES PROVIDED = 94 SPACES
 10% OF LONG TERM STORAGE = 10 SPACES
 TOTAL SHORT TERM SPACES PROVIDED = **10 SPACES**

TOTAL BIKE STORAGE SPACES PROVIDED = **104 SPACES**

USE LEGEND



1 FIRST FLOOR
 1/8" = 1'-0"



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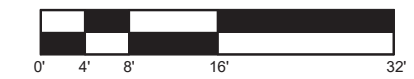
FIRST FLOOR PLAN	Scale: 1/8" = 1'-0"	Drawn By: DMS Team
	Date: 10/27/2022	

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

USE LEGEND



1 SECOND FLOOR
1/8" = 1'-0"



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SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

 - RESIDENTIAL	 - BALCONIES
 - AMENITY	 - RETAIL
 - CIRCULATION	 - MECHANICAL/STORAGE

USE LEGEND

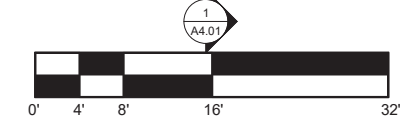


1 THIRD FLOOR
1/8" = 1'-0"

FIRST STREET

HURLEY STREET

SPRING STREET



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THIRD FLOOR PLAN

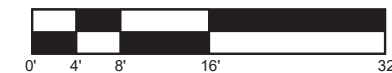
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Date: 10/27/2022
Drawn By: DMS Team

- RESIDENTIAL
- AMENITY
- CIRCULATION
- BALCONIES
- RETAIL
- MECHANICAL/STORAGE

USE LEGEND



1 FOURTH FLOOR
1/8" = 1'-0"



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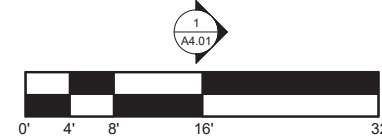
FOURTH FLOOR PLAN
Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

- RESIDENTIAL
- BALCONIES
- AMENITY
- RETAIL
- CIRCULATION
- MECHANICAL/STORAGE

USE LEGEND



1 FIFTH FLOOR
1/8" = 1'-0"



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FIFTH FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team

USE LEGEND

- RESIDENTIAL
- BALCONIES
- AMENITY
- RETAIL
- CIRCULATION
- MECHANICAL/STORAGE

USE LEGEND



UNIT MATRIX

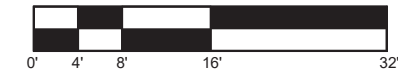
UNIT TYPE	2ND FL	3RD FL	4TH FL	5TH FL	6TH FL	TOTAL
STUDIO	3	2	0	0	3	8
1BD	14	14	14	14	14	70
2BD	2	2	2	2	2	10
3BD	0	0	1	1	0	2
TOTAL	19	18	17	17	19	90

HURLEY STREET

SPRING STREET

FIRST STREET

1 SIXTH FLOOR
1/8" = 1'-0"



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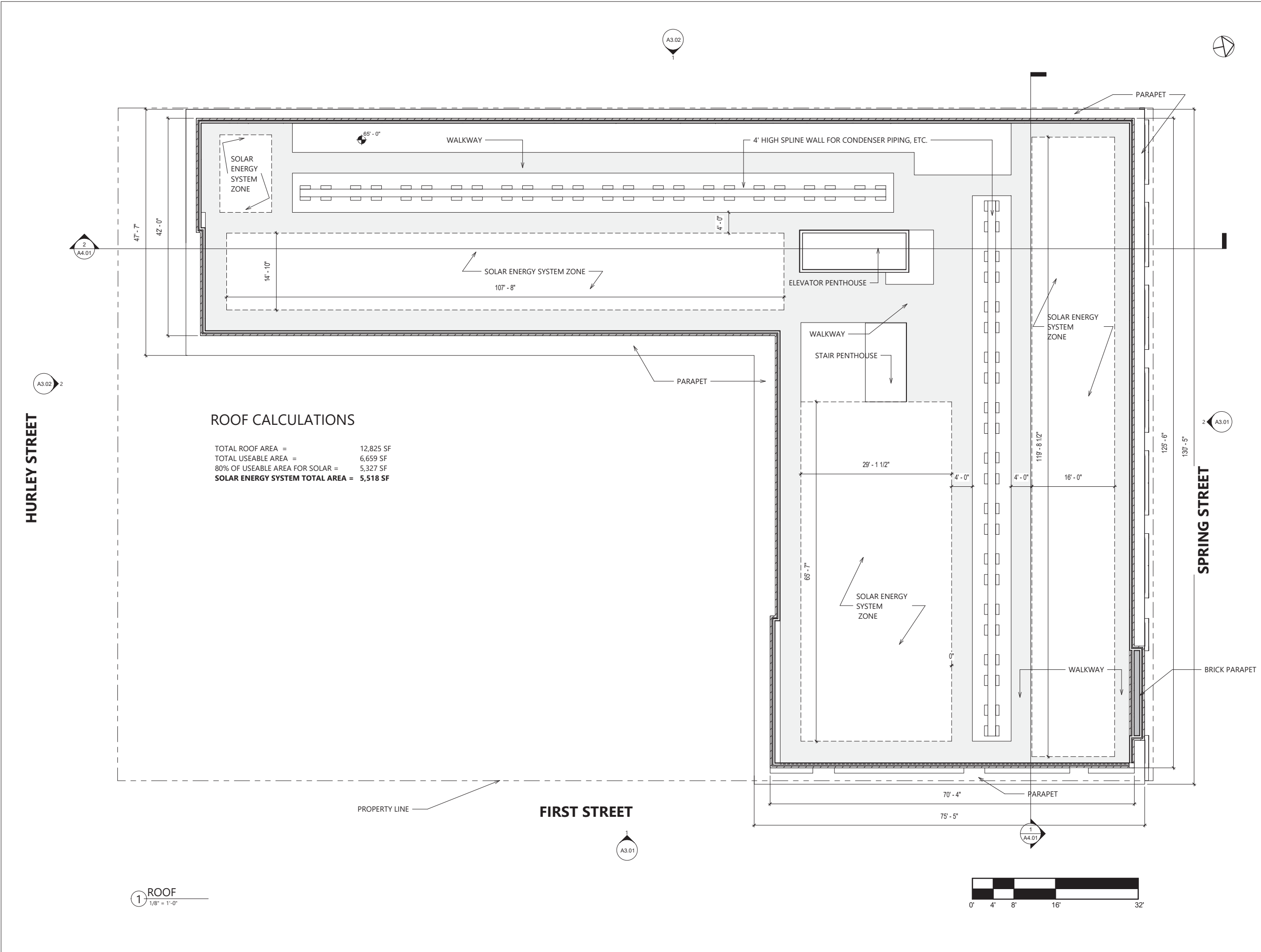
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SIXTH FLOOR PLAN
Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team



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ROOF PLAN



3RD FLOOR BALCONY VIEW OF ROOFDECK



① ROOF DECK
1/8" = 1'



5TH FLOOR BALCONY VIEW OF ROOFDECK

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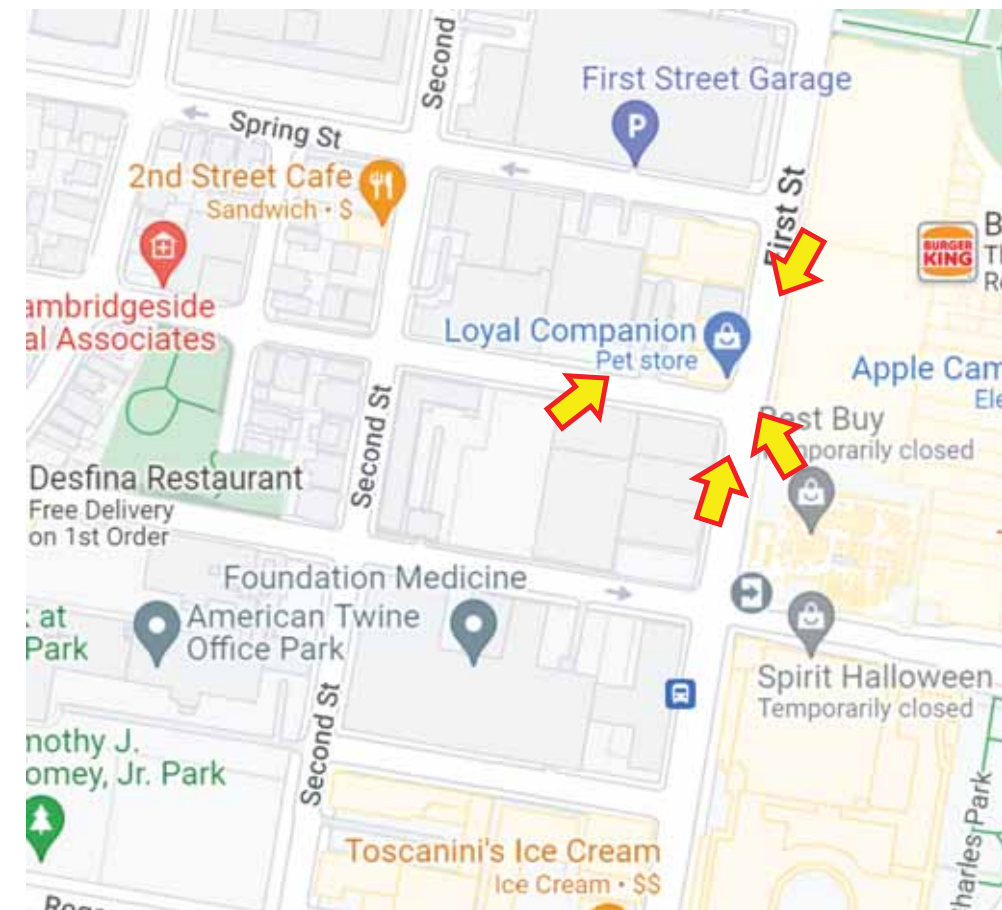


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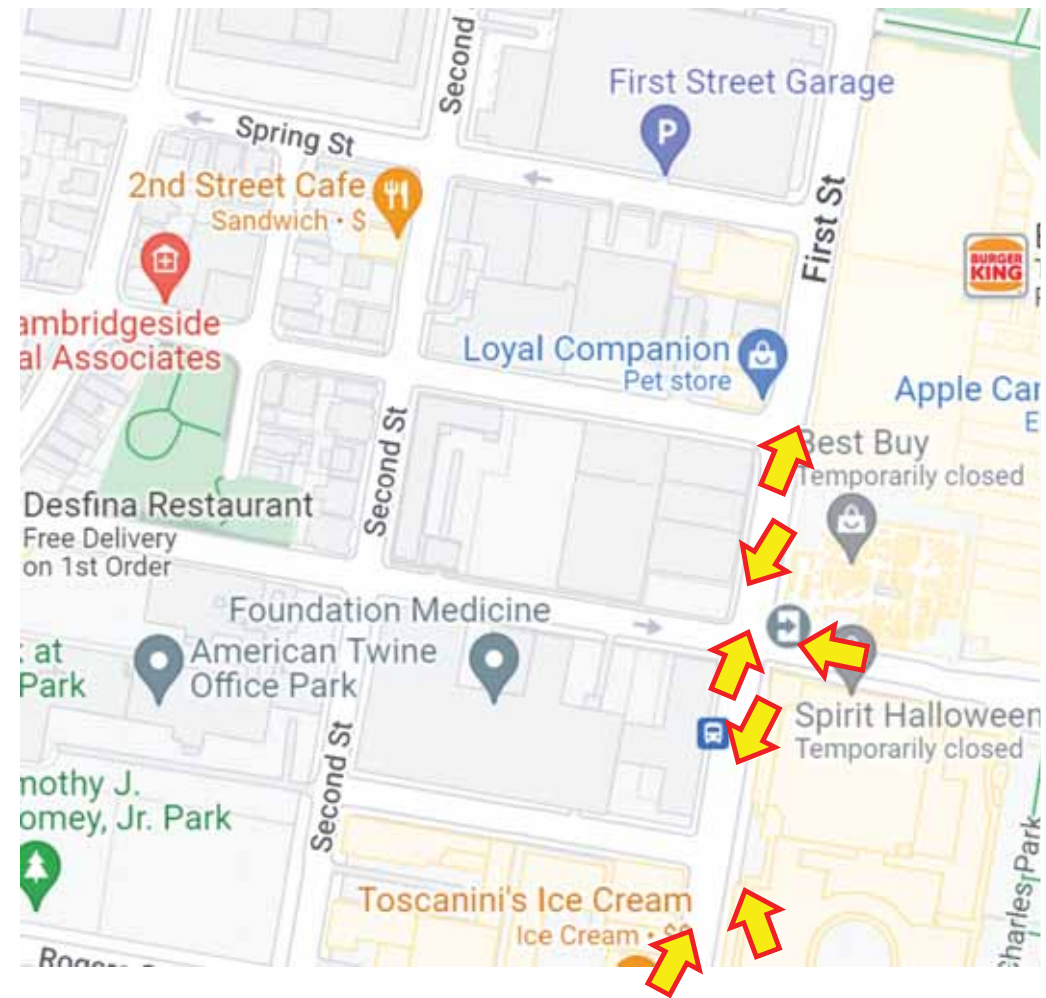
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ROOF DECK
Scale: 1/8" = 1'
Date: 10/27/2022
Drawn By: DMS Team

Existing Neighborhood Conditions



Existing Neighborhood Conditions





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**HURLEY &
FIRST ST.
PERSPECTIVE**
Scale: 1/2" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team



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FIRST & SPRING ST. PERSPECTIVE
Scale: 1/2" = 1'-0"
Date: 10/27/2022
Drawn By: Author



① VIEW FROM FIRST STREET & HURLEY STREET
12" = 1'-0"



④ VIEW FROM FIRST & SPRING STREET
12" = 1'-0"



② HURLEY STREET VIEW
12" = 1'-0"



③ SPRING STREET VIEW
12" = 1'-0"

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STREET VIEW PERSPECTIVES	Scale: 12" = 1'-0"
	Date: 10/27/2022
	Drawn By: Author



75 FIRST STREETFRONT VIEW



SPRING STREET STOREFRONT VIEW

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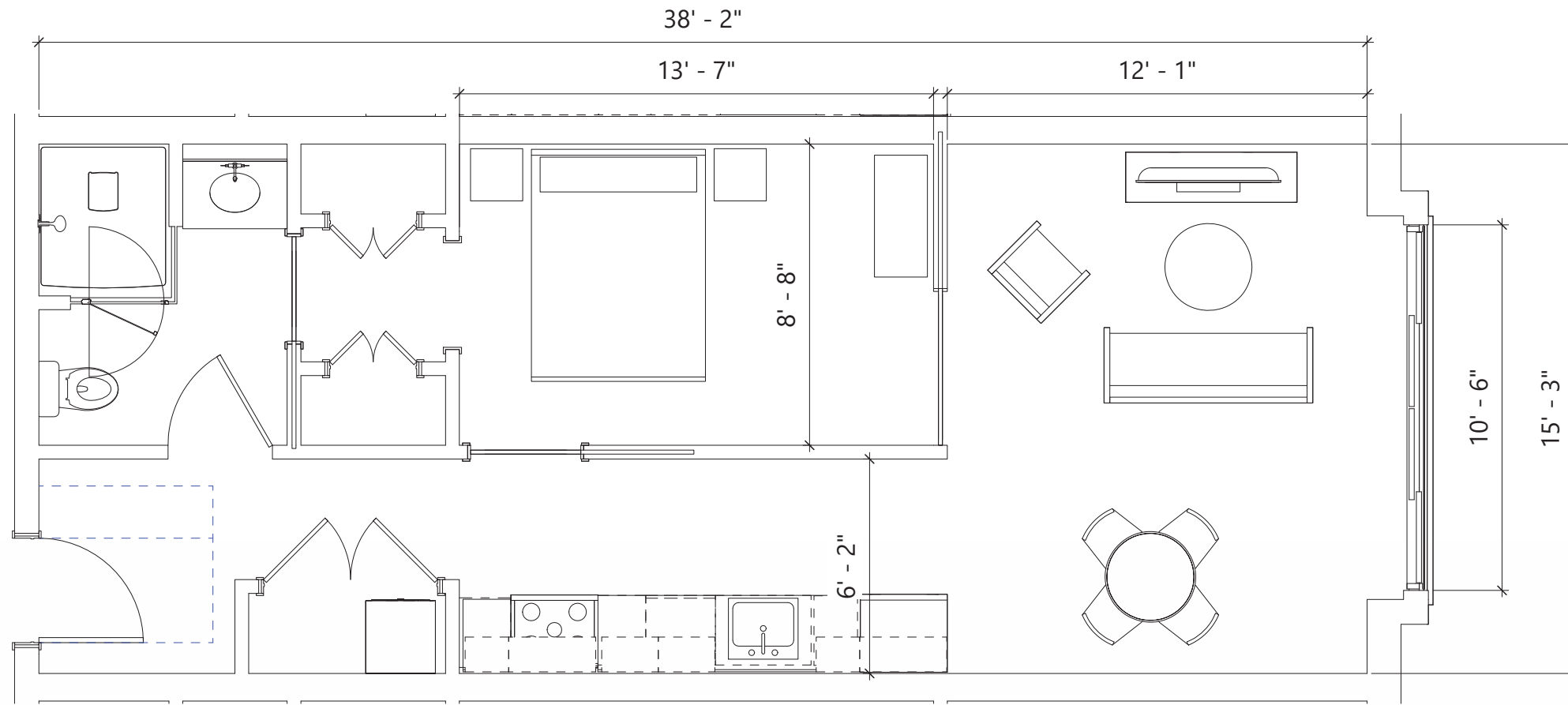


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Storefront Perspectives
Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: Author

A1.12



① TYPICAL 1 BEDROOM UNIT LAYOUT
1/2" = 1'-0"



3D VIEW OF UNIT LAYOUT

Revisions:

#	Reason	Date



5 Essex Green Drive
Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

75 First Street
75 First Street
Cambridge, MA 02141
Schematic Design

TYPICAL 1 BED LAYOUT
Scale: 1/2" = 1'-0"
Date: 10/27/2022
Drawn By: Author



VIEW OF LIVING ROOM



VIEW OF KITCHEN



VIEW OF BEDROOM



VIEW FROM LIVING ROOM

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TYPICAL 1 BED LAYOUT PERSPECTIVES
Scale: 10/27/2022
Date: 10/27/2022
Drawn By: Author

A2.11



1 FIRST ST ELEVATION (LOOKING WEST)
3/32" = 1'-0"

- METAL RAILING WITH TUBULAR PICKETS AND POSTS. HANDRAIL WOOD STOCK TO MATCH WOOD VISUAL
- ALUMINUM FIXED THERMAL WINDOWS WITH FOUBLE PANE GLASS, LOW IRON CONTENT GLAZING U VALVE RATING 0.20 TINTED SOLAR CONTROL GLASS
- ALUMINUM STOREFRONT AND GLAZING IN DARK GREY COLOR
- WOOD VISUAL ON FACADE & BALCONIES TO MATCH TRESPA METEON WOOD DECOR DARK MAHOGONY COLOR
- KILN FIRED GLAZED BRICK TO MATCH EXISTING

- TREX PERGOLA IN WALNUT FINISH
- WOOD DECKING TO MATCH TREX TRANSCEND LINE 1" GROOVED CEDAR BOARD IN SPICED RUM COLOR
- INDUSTRIAL HORIZONTAL LOUVERS IN DARK GREY COLOR
- FIBER CEMENT PANEL TO MATCH EQUITONE TECTIVA GREY COLOR TE20
- CARRARA MARBLE VENEER WALL PANELS
- ALUMINUM COMPOSITE PANEL, GREY FINISH TO MATCH EXISTING BUILDING

2 SPRING ST ELEVATION (LOOKING SOUTH)
3/32" = 1'-0"

EXTERIOR MATERIALS LEGEND
1/8" = 1'-0"

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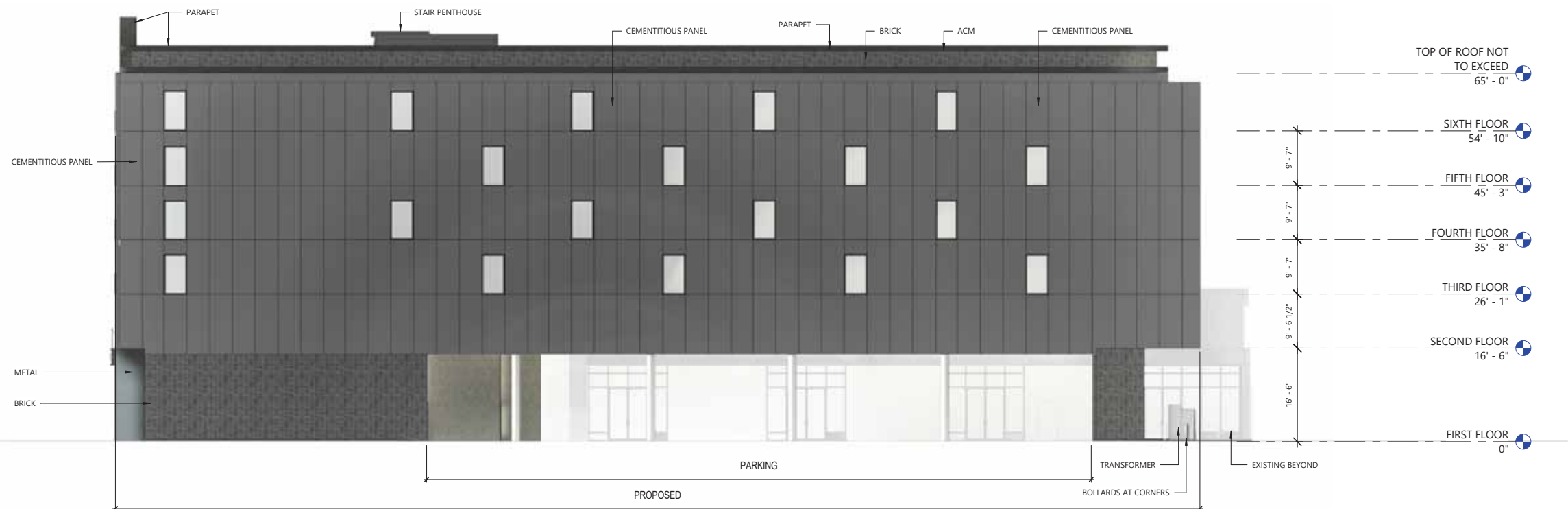


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SOUTH AND EAST ELEVATIONS	Scale: As indicated
	Date: 10/27/2022
	Drawn By: DMS Team

A3.01



1 REAR ELEVATION (LOOKING EAST)
3/32" = 1'-0"



2 HURLEY ST ELEVATION (LOOKING NORTH)
3/32" = 1'-0"

- TREX PERGOLA IN WALNUT FINISH
- WOOD DECKING TO MATCH TREX TRANSCEND LINE 1" GROOVED EDGE BOARD IN SPICED RUM COLOR
- INDUSTRIAL HORIZONTAL LOUVERS IN DARK GREY COLOR
- FIBER CEMENT PANEL TO MATCH EQUITONE TECTIVA GREY COLOR TE20
- CARRARA MARBLE VENEER WALL PANELS
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EXTERIOR MATERIALS LEGEND
1/8" = 1'-0"

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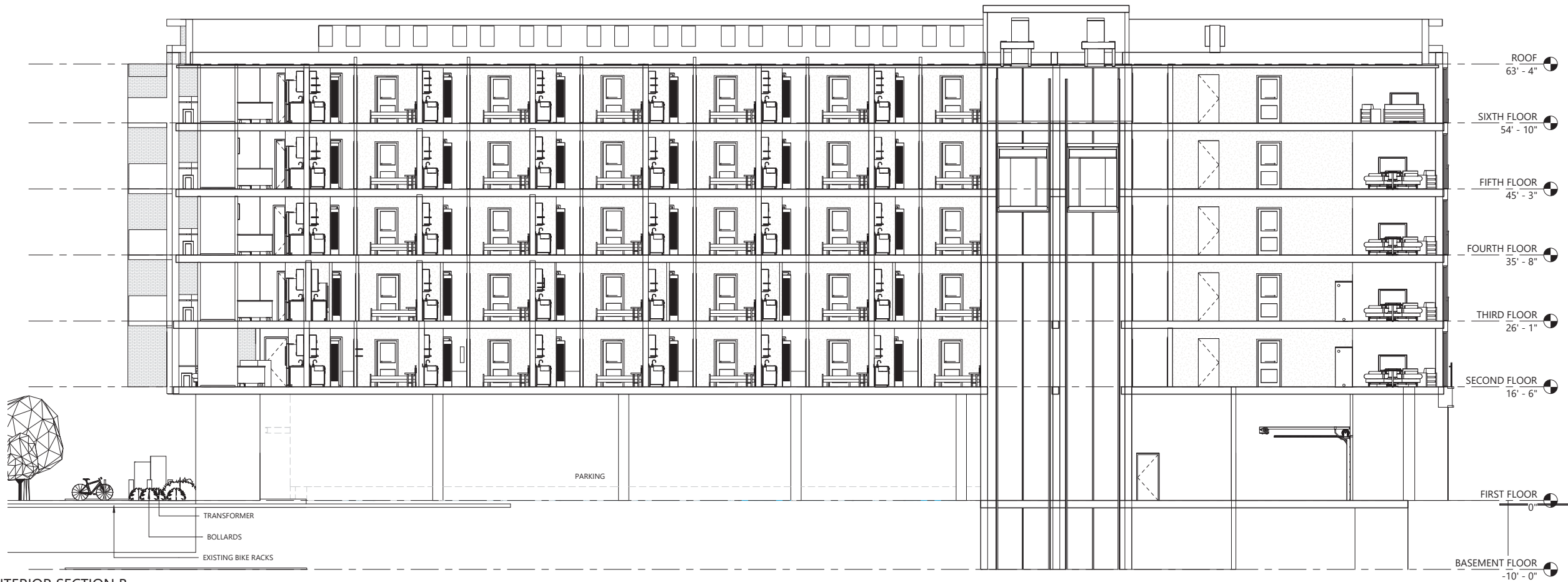
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NORTH AND WEST ELEVATIONS

Scale: As indicated
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1 INTERIOR SECTION A
1/8" = 1'-0"



2 INTERIOR SECTION B
1/8" = 1'-0"

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BUILDING SECTIONS

Scale: 1/8" = 1'-0"
Date: 10/27/2022
Drawn By: DMS Team