



35 CAMBRIDGE PARK DRIVE SPECIAL PERMIT GRAPHIC SUBMISSION | 07.15.16

The Davis Companies

VHB Vanasse Hangen Brustlin, Inc.

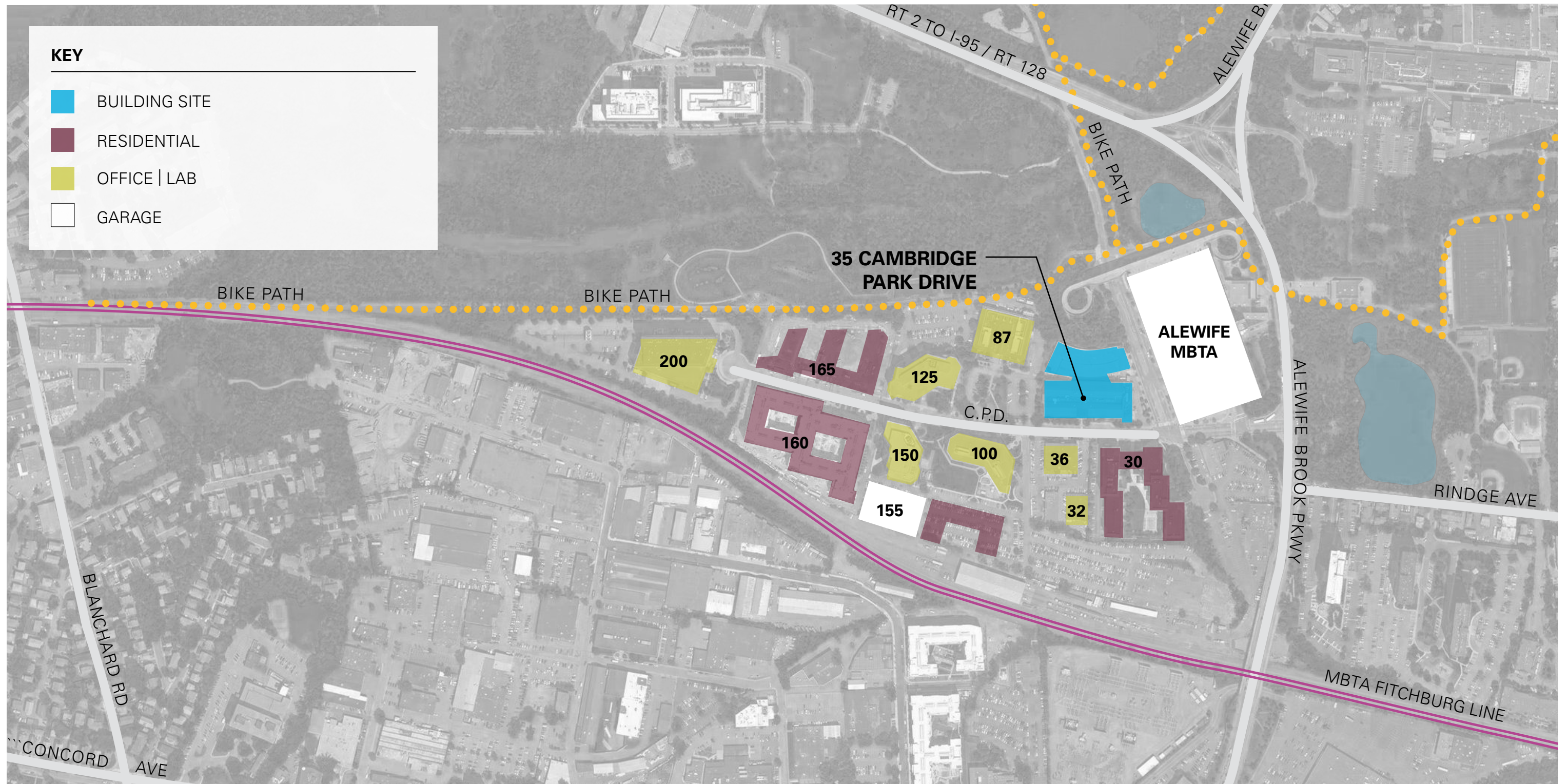


ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

TABLE OF CONTENTS

URBAN CONTEXT PLAN	3	LANDSCAPE PLAN	18
URBAN CONNECTIONS	4	LEVEL 1 FLOOR PLAN	20
SITE SURVEY	5	TYPICAL FLOOR PLANS	21
EXISTING PHOTOS	7	ELEVATIONS	26
GFA DIAGRAMS	9	RETAIL PERSPECTIVE	30
SITE PLAN REMOVED BUILDING AREA	10	BUILDING SECTIONS	32
ZONING + SETBACKS DIAGRAM	11	SHADOW STUDIES	35
AERIAL PERSPECTIVE	12	SUSTAINABLE DESIGN CONCEPTS + STRATEGIES	38
RENDERINGS	13	GARAGE DIAGRAMS	39
PROPOSED SITE PLAN	16	BICYCLE FACILITY PLANS	40
PROPOSED ROOF PLAN	17		

URBAN CONTEXT PLAN



URBAN CONNECTIONS

WALKING

- 1 minute walk to Alewife Station
- 2 minute walk to the bike path
- 10 minute walk to Fresh Pond Mall + Alewife Brook Parkway Shopping Center
- 26 minute walk to Davis SQ

BIKING

- 8 minute ride to MBTA Commuter rail [Porter SQ]
- 12 minute ride to Arlington Center
- 26 minute ride to Kendall SQ

PUBLIC TRANSIT

MBTA RED LINE

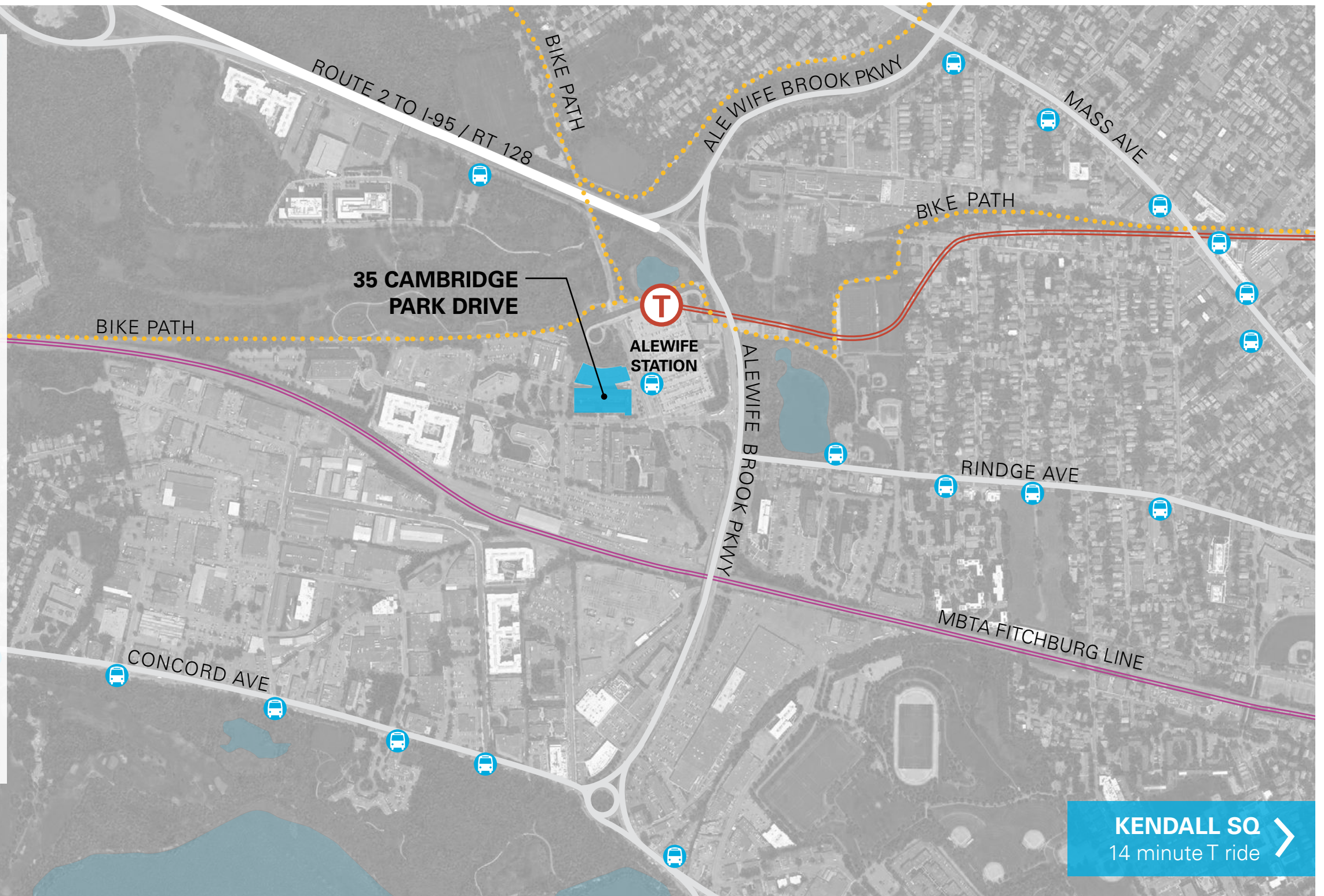
- 9 minutes to Harvard SQ.
- 14 minutes to Kendall SQ.
- 19 minutes to Charles & MGH
- 22 minutes to Boston [Park Street]

CAR

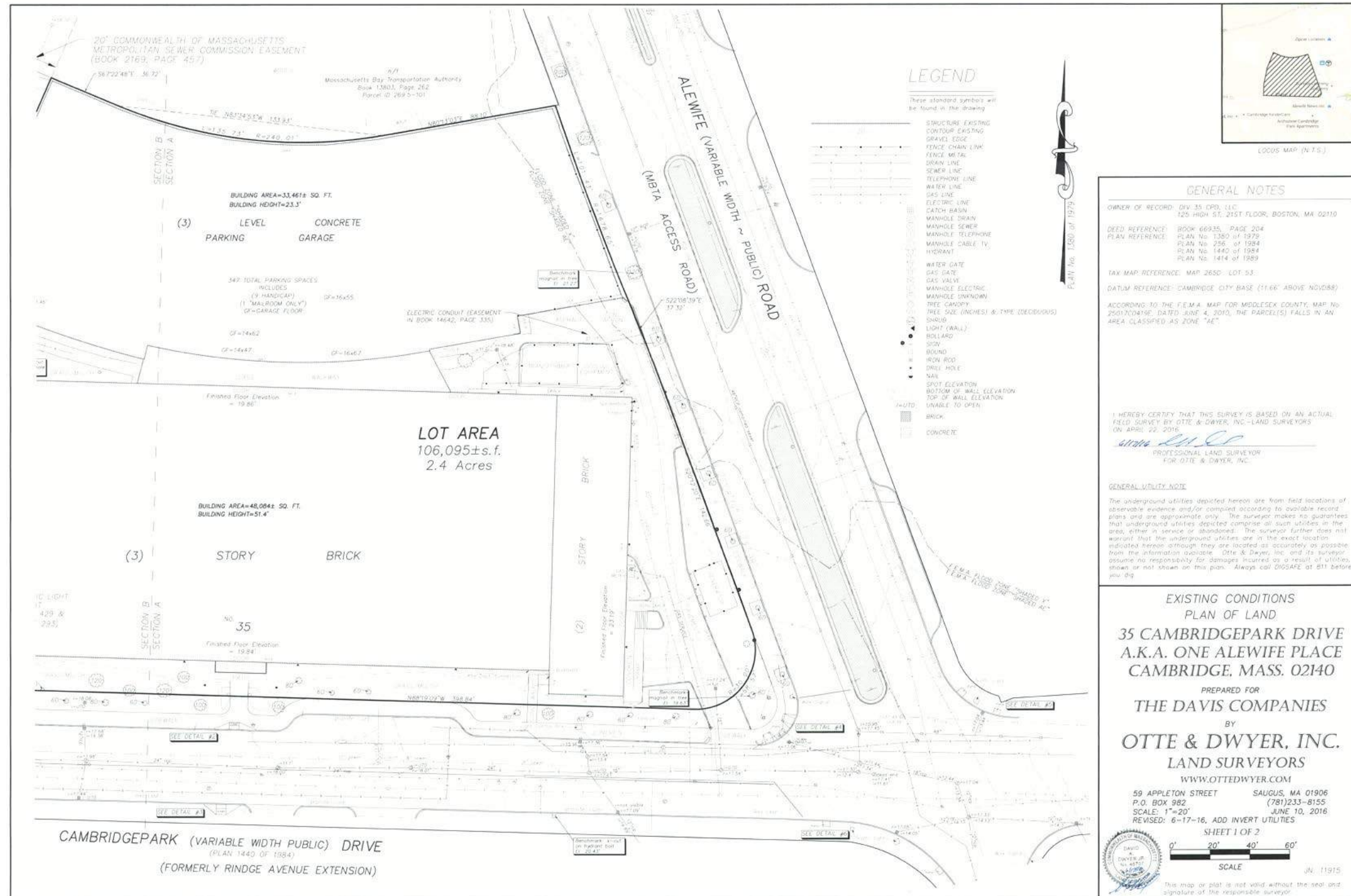
- 10 minute ride to route 128 | 95
- 8 minute ride Somerville
- 8 minute ride to Belmont Center
- 15 - 20 minute ride to Lexington | Concord
- 20 minute ride to Hanscom Airfield
- 22 minute ride to Logan Airport

← **US RT 95 | 128**
10 minute ride

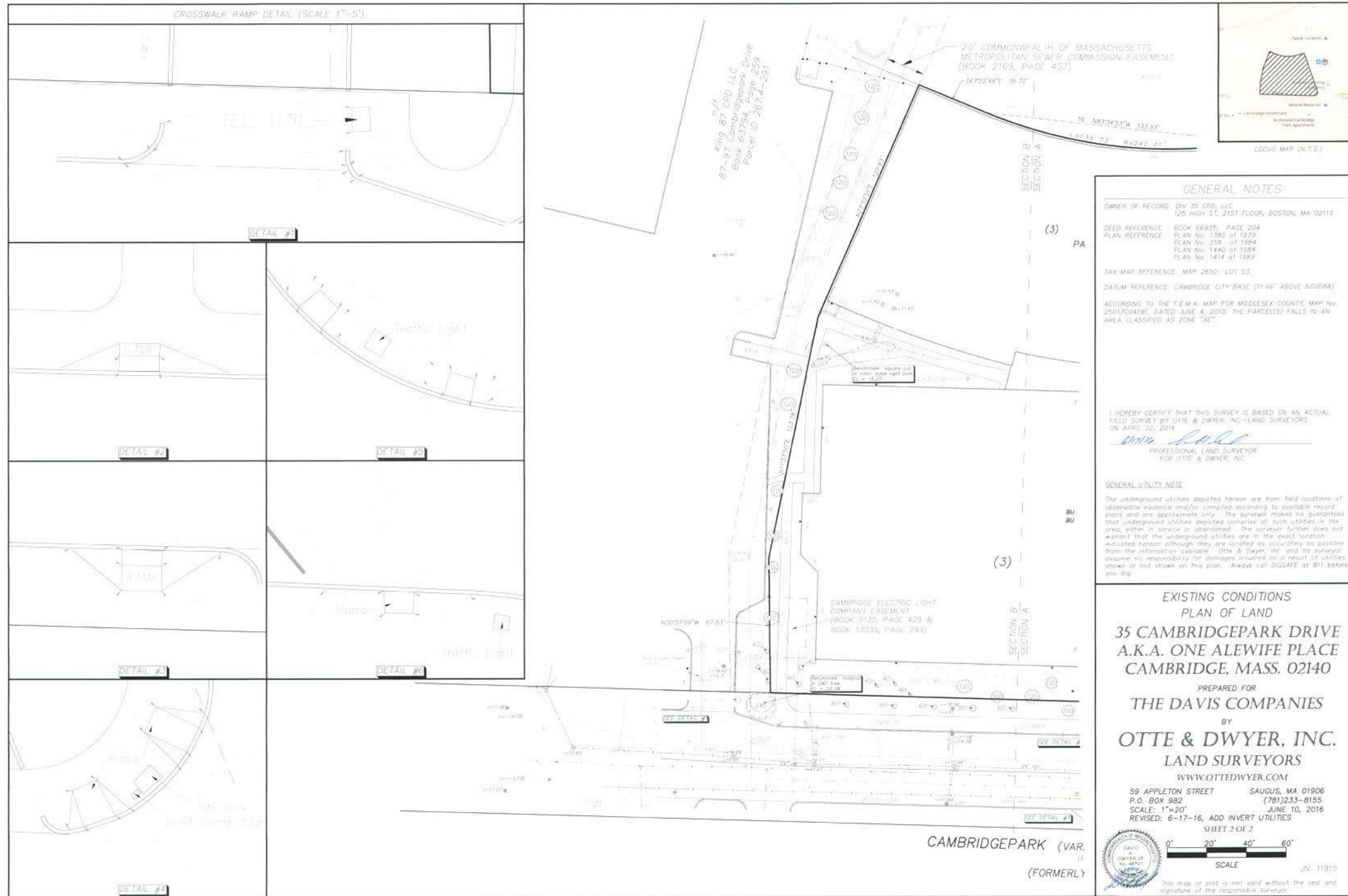
KENDALL SQ →
14 minute T ride



SITE SURVEY



SITE SURVEY



SITE PHOTOS SOUTHEAST FROM ALEWIFE GARAGE



The Davis Companies

SITE PHOTOS



SOUTHEAST CORNER OF SITE



EXISTING MAIN ENTRY



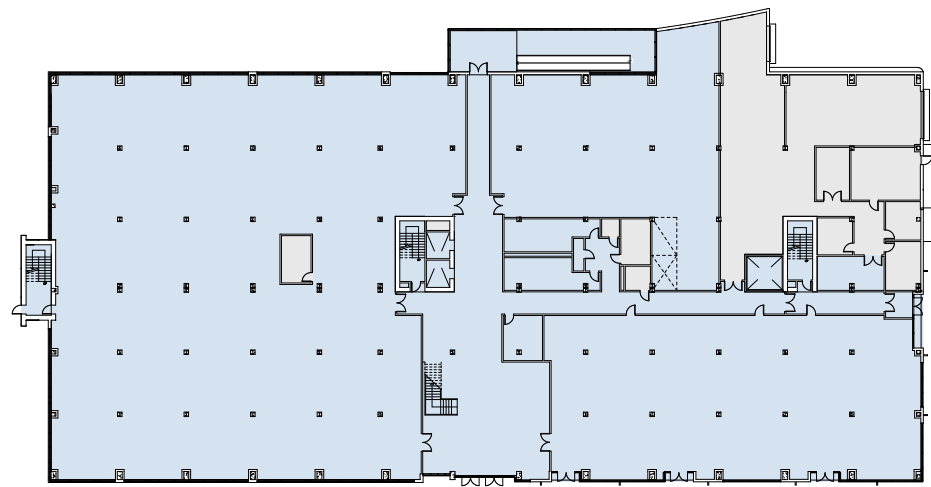
VIEW FROM ALEWIFE GARAGE



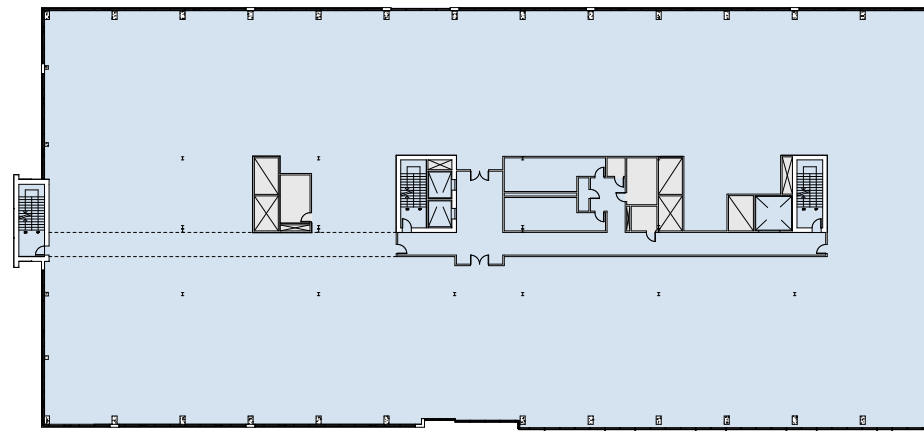
SOUTHWEST CORNER OF SITE

The Davis Companies

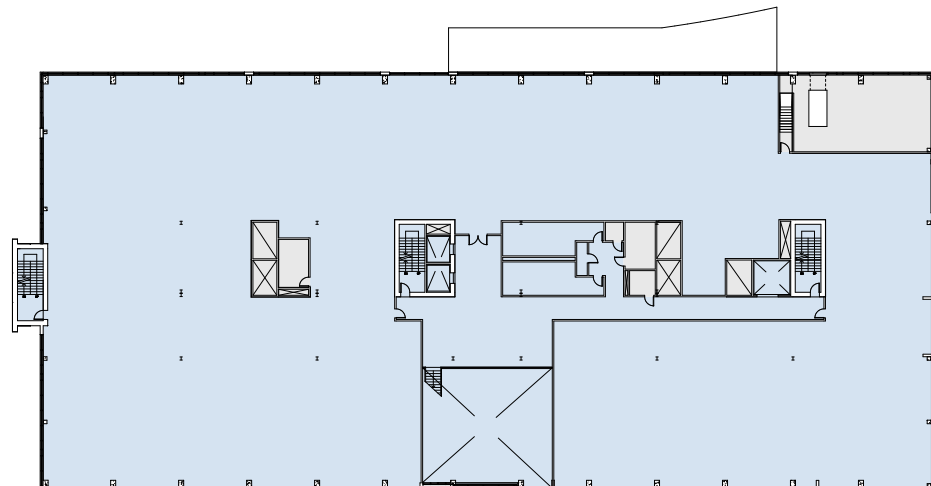
GFA DIAGRAMS



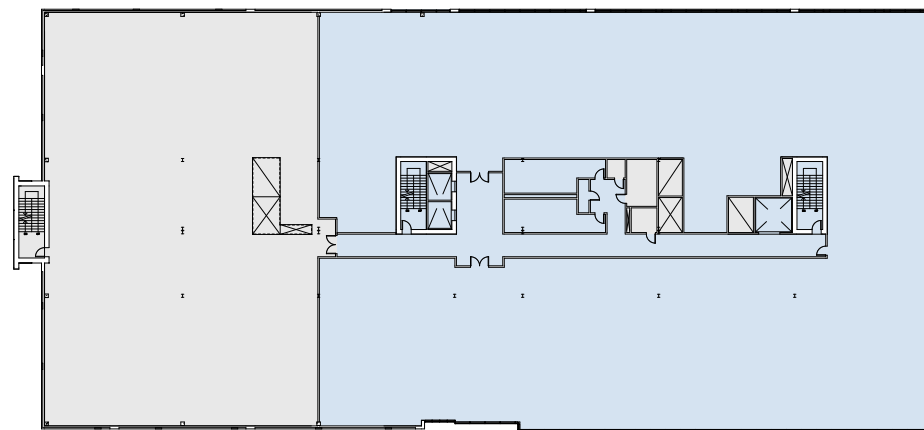
LEVEL 1



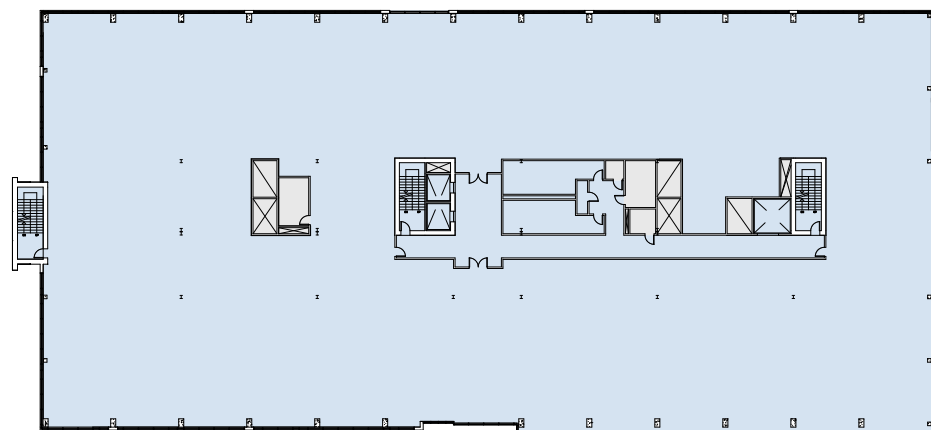
LEVEL 4



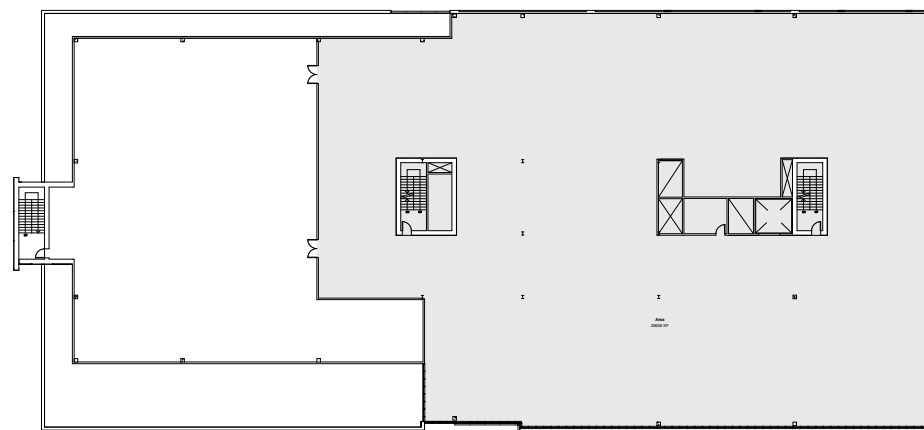
LEVEL 2



LEVEL 5



LEVEL 3



MECHANICAL PENTHOUSE

FLOOR	EXISTING	NEW	DIFF +/-
LEVEL 1	48,723	37,633	-11,090
LEVEL 2	47,462	38,912	-8,550
LEVEL 3	41,450	40,330	-1,120
LEVEL 4	0	40,330	40,330
LEVEL 5	0	27,610	27,610
MECHANICAL PENTHOUSE	0	0	0
TOTALS	137,635	184,815	47,180

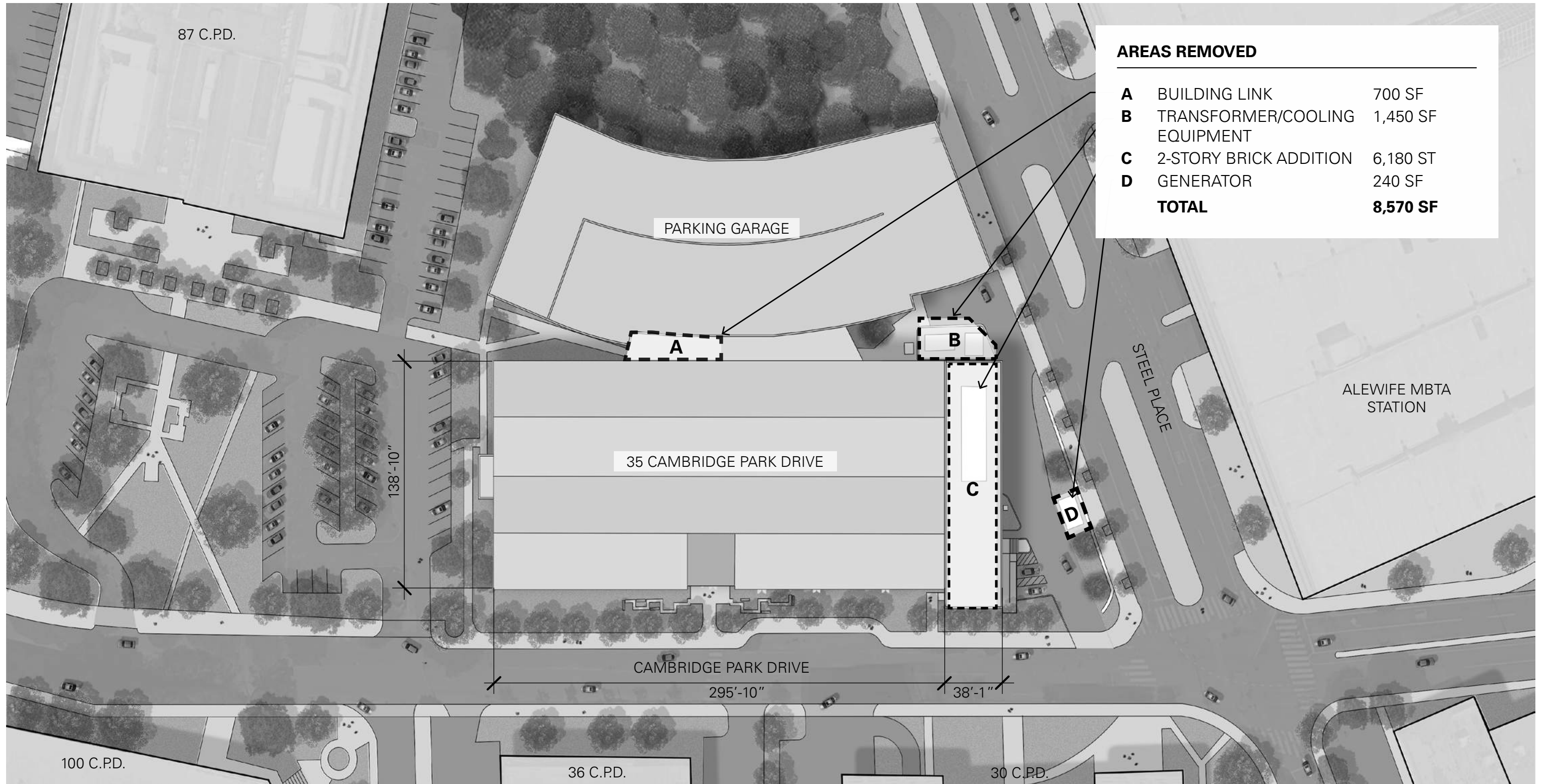
FLOOR	EXISTING	NEW	DIFF +/-
TOTALS	137,635	184,815	47,180

KEY

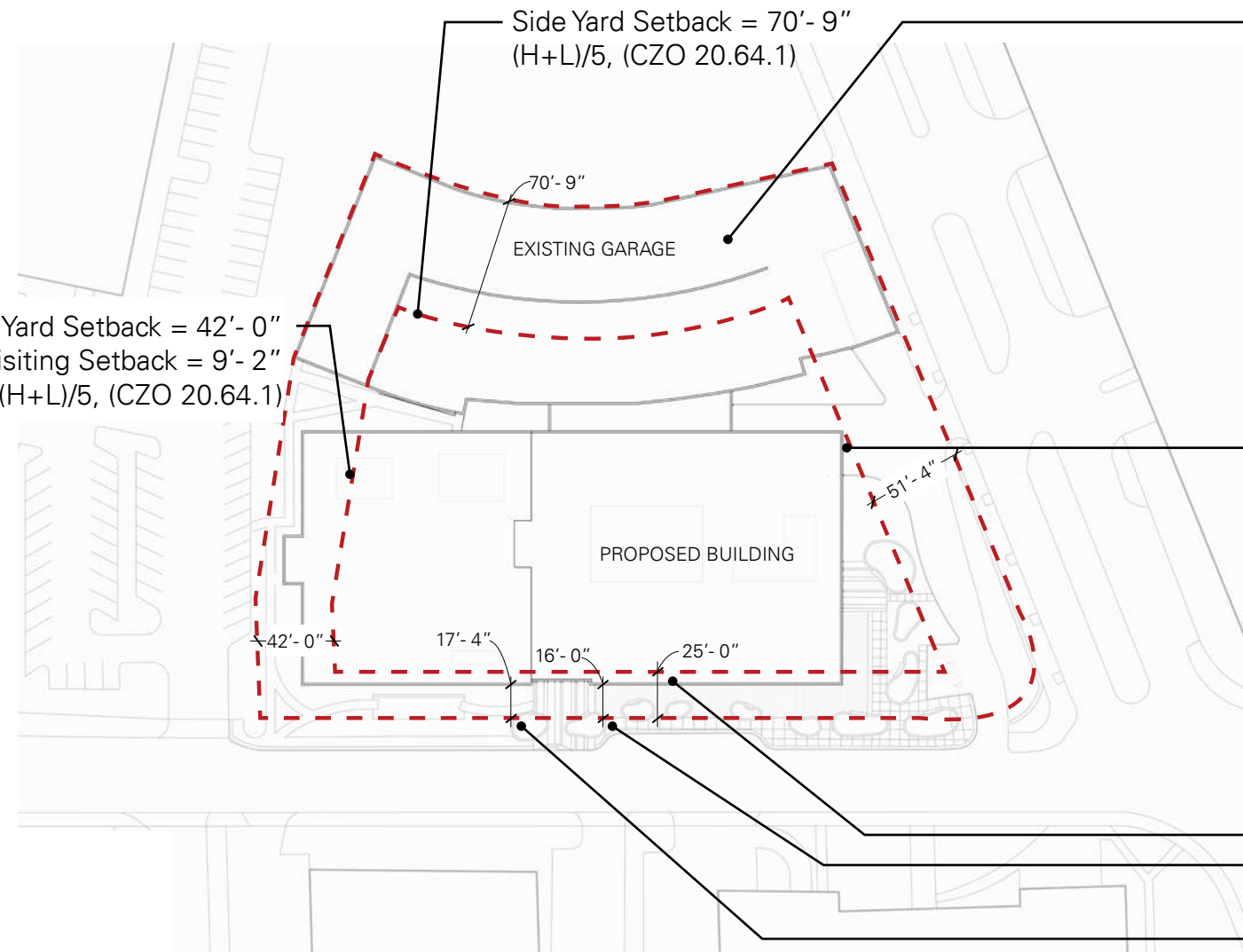
- GFA | GROSS FLOOR AREA
- EXCLUDED



SITE PLAN REMOVED BUILDING AREA



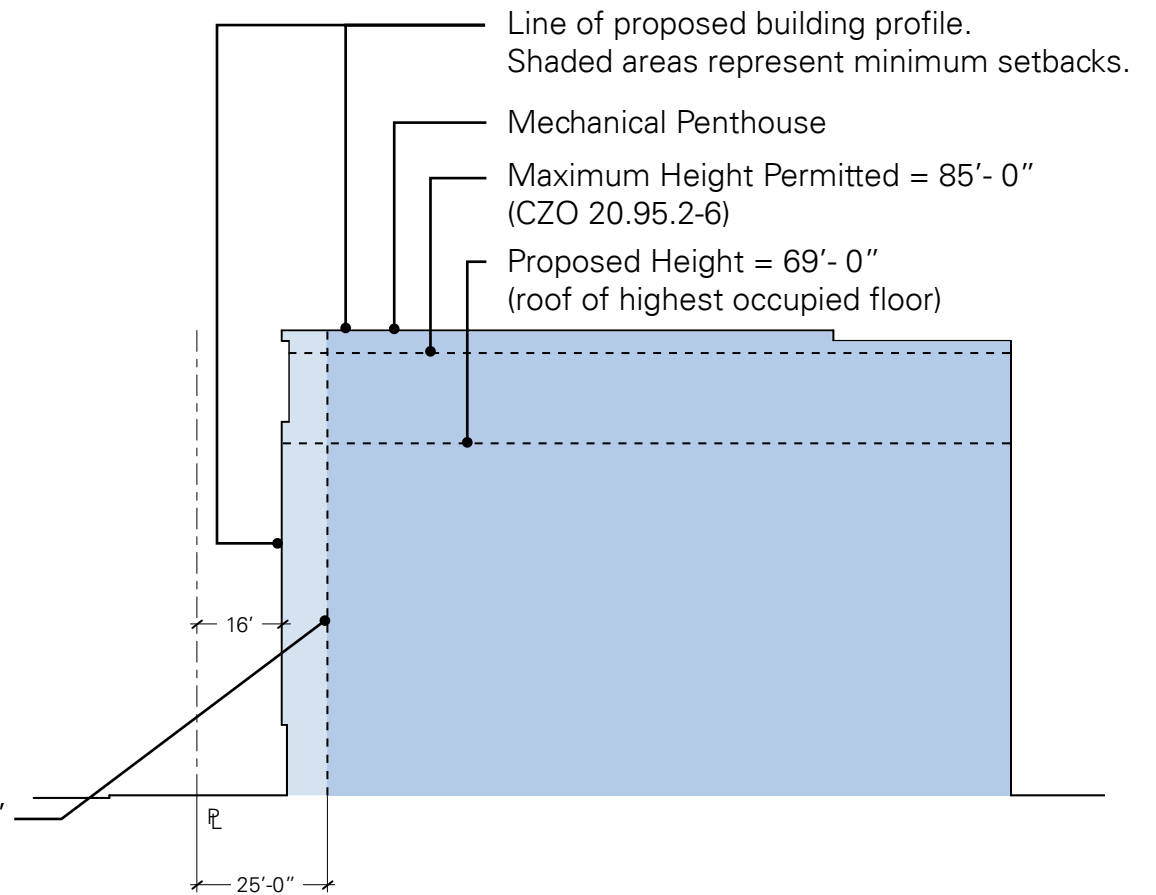
ZONING + SETBACKS DIAGRAM



Existing Parking Garage not included in FAR; it is in a 100 year flood plain and was built prior to Sept 15, 2015. (CZO 5.25.42)

Front Yard Setback (corner lot, 2nd street) = 57'-2" Proposed Setback = 51'-4" (H + L)/4, (CZO 20.64.1) Existing Setback = 16'-1"

Front Yard Setback Permitted = 25' Proposed Setback = 16'-0" (CZO 20.95.3, CZO 20.64.1) Existing Setback = 17'-4"



PROPOSED SETBACK SITE PLAN

*Max. Floor Area Ratio Permitted = 1.75 (CZO) 20.95.1)
FAR Proposed = 1.75

PROPOSED BUILDING SECTION



AERIAL PERSPECTIVE



The Davis Companies

SOUTHEAST VIEW



The Davis Companies



SOUTHEAST NIGHT VIEW



The Davis Companies



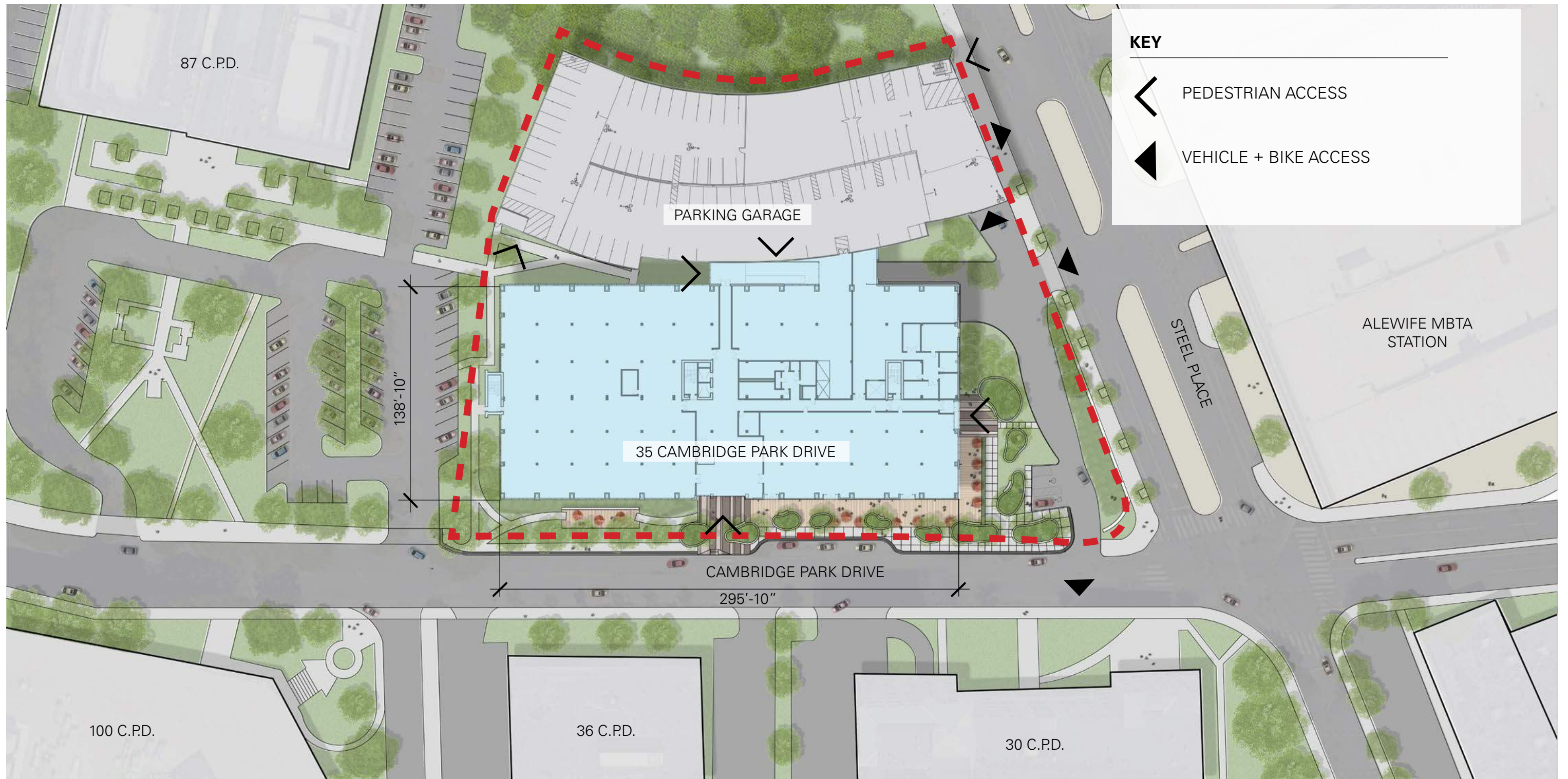
SOUTHWEST VIEW



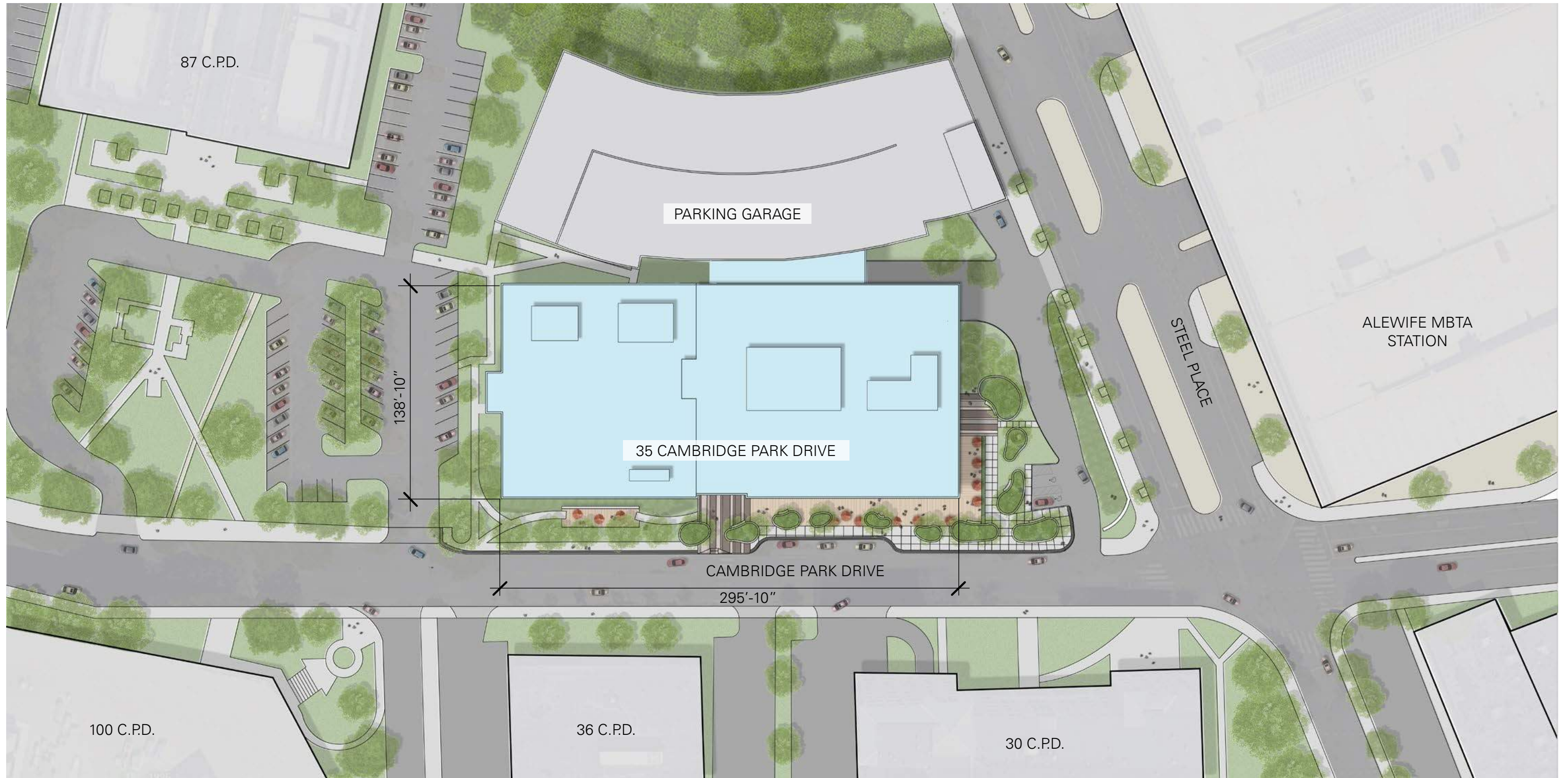
The Davis Companies



PROPOSED SITE PLAN



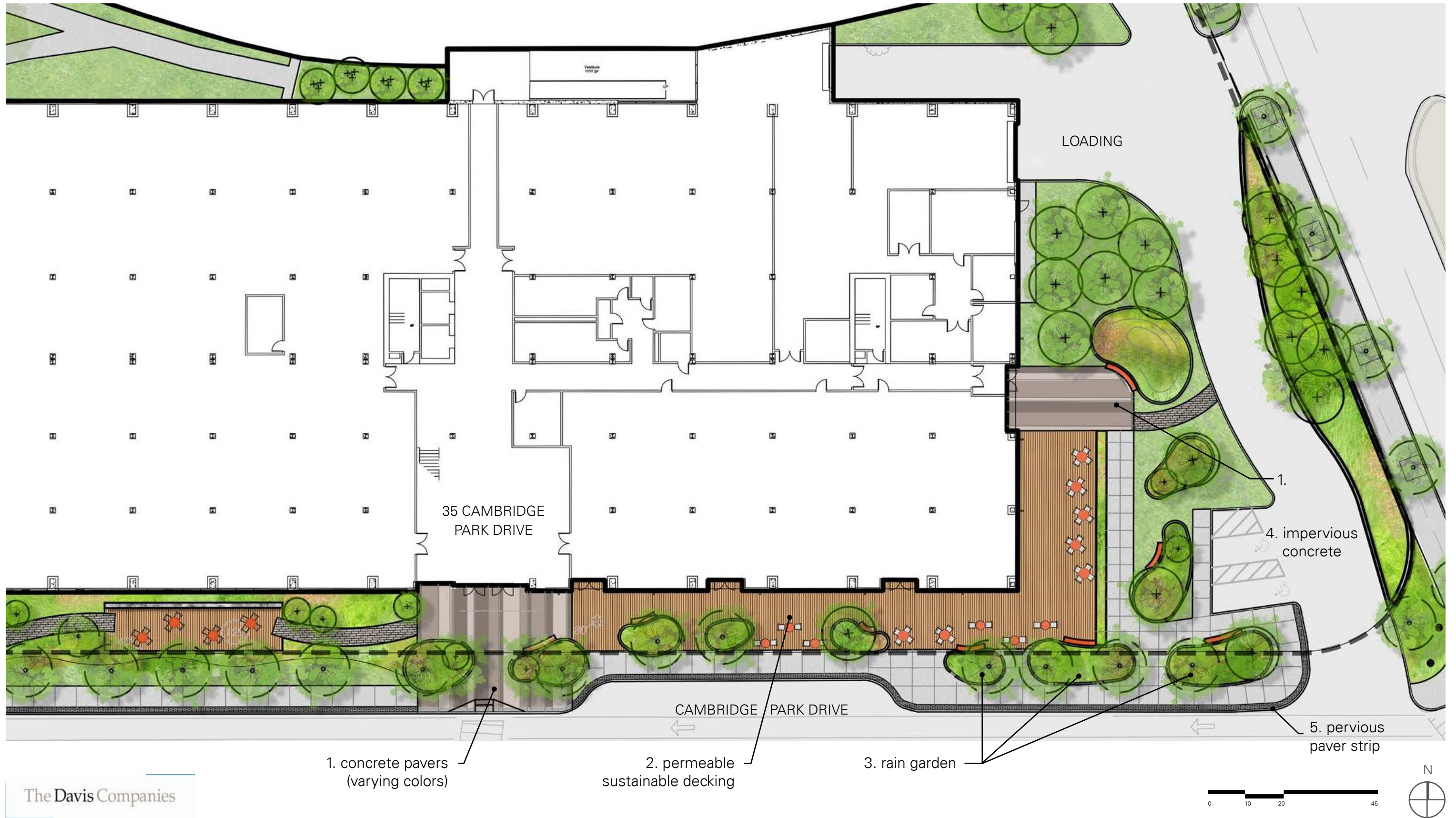
PROPOSED ROOF PLAN



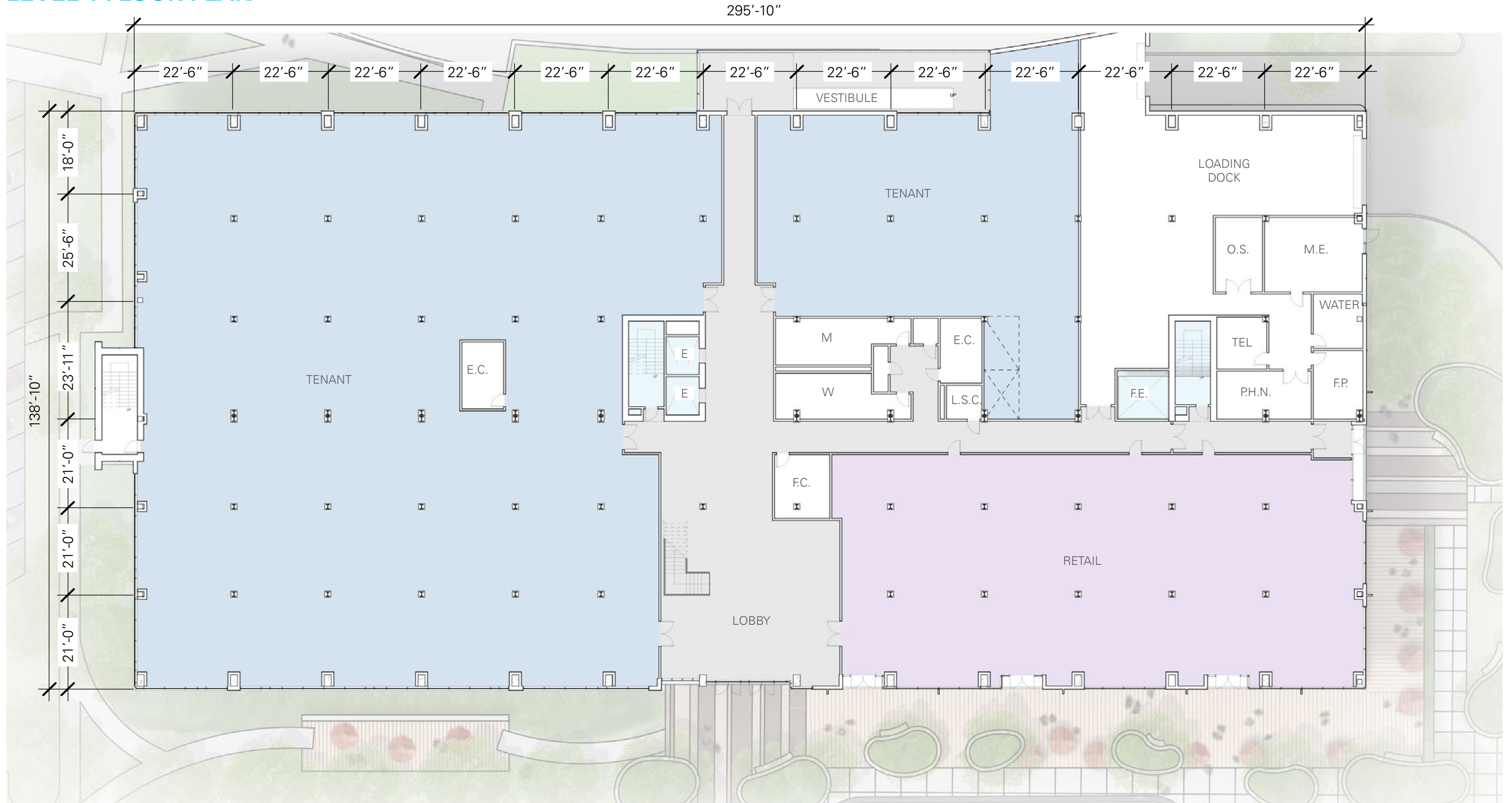
LANDSCAPE PLAN



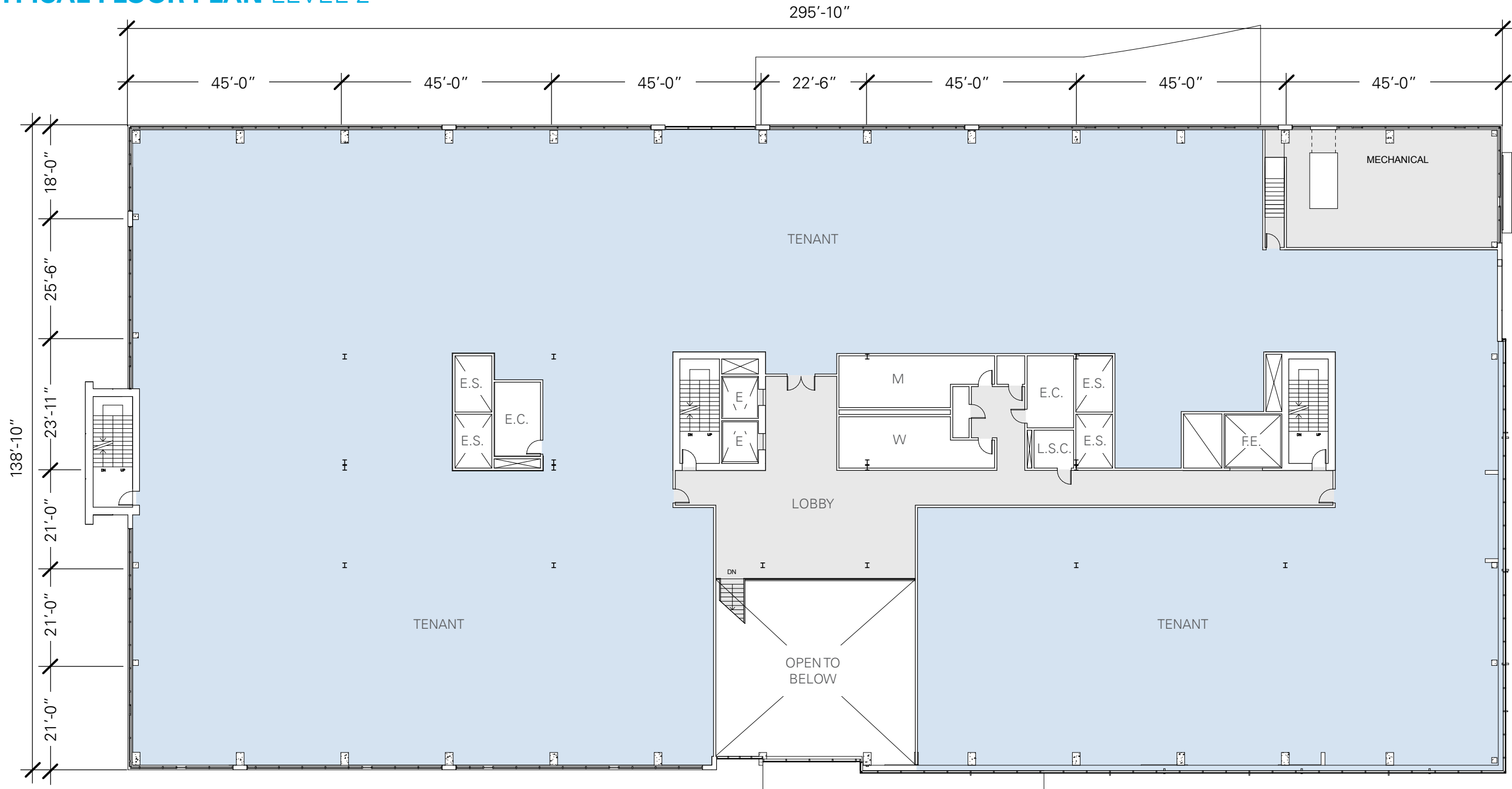
ENLARGED LANDSCAPE PLAN



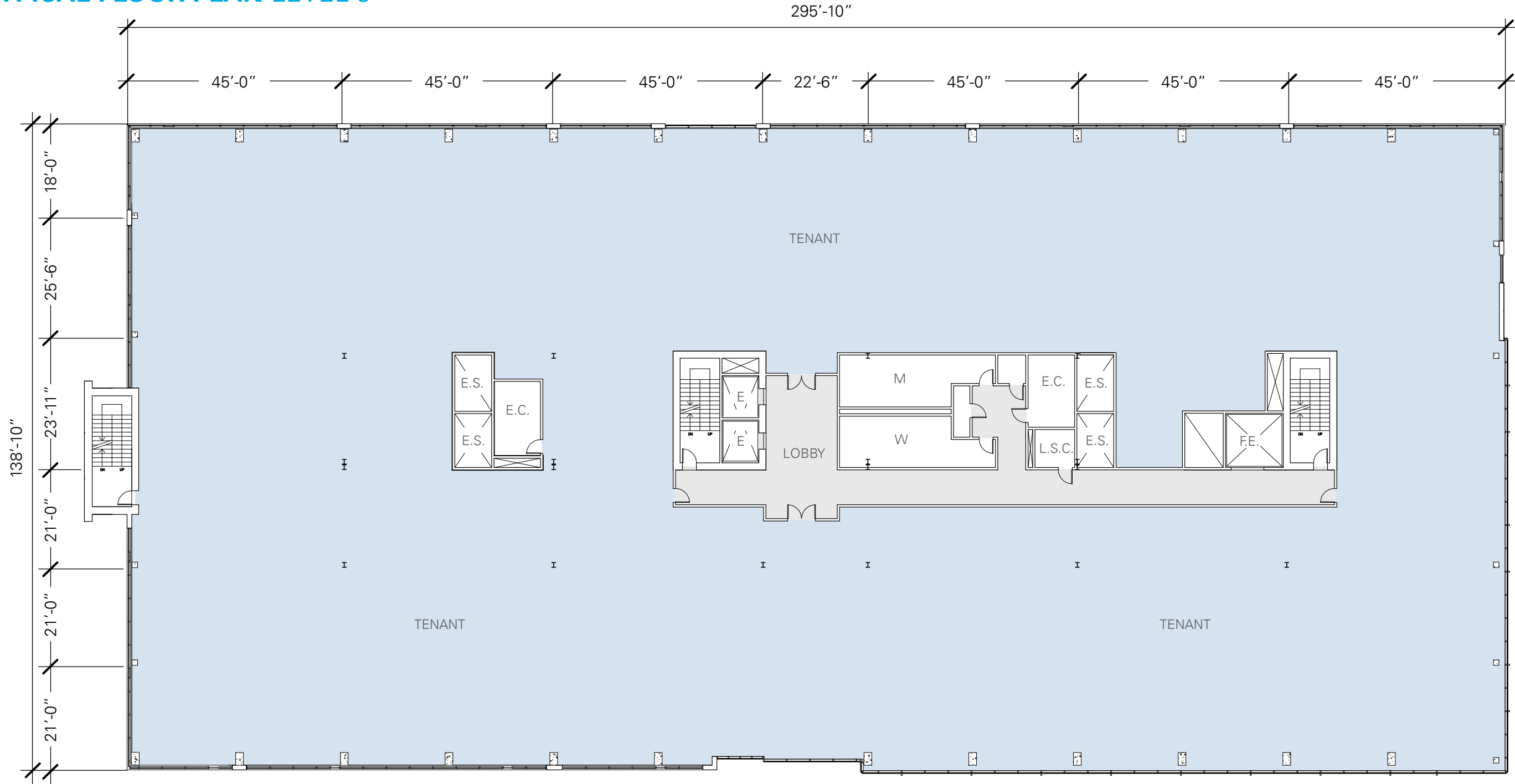
LEVEL 1 FLOOR PLAN



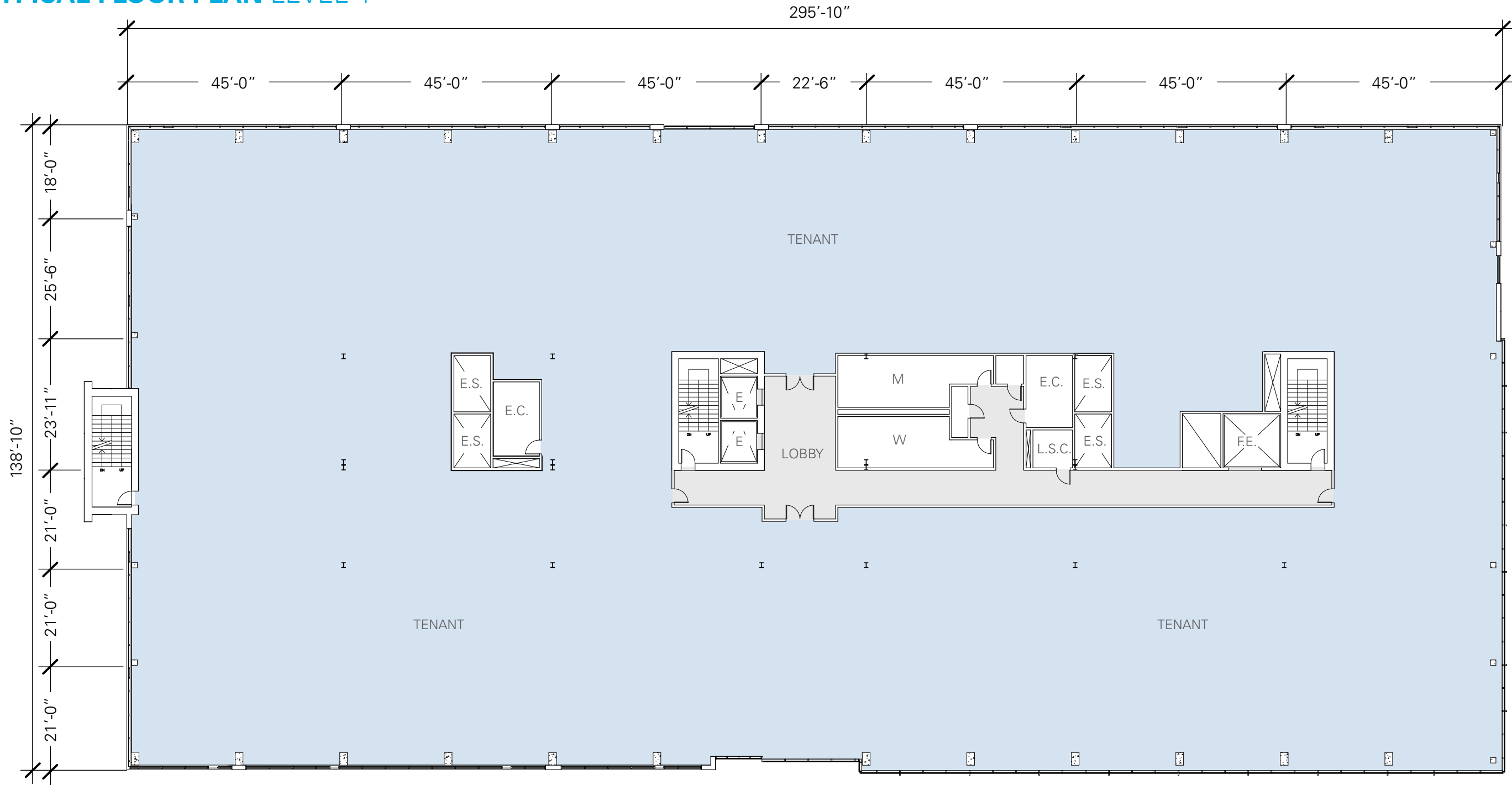
TYPICAL FLOOR PLAN LEVEL 2



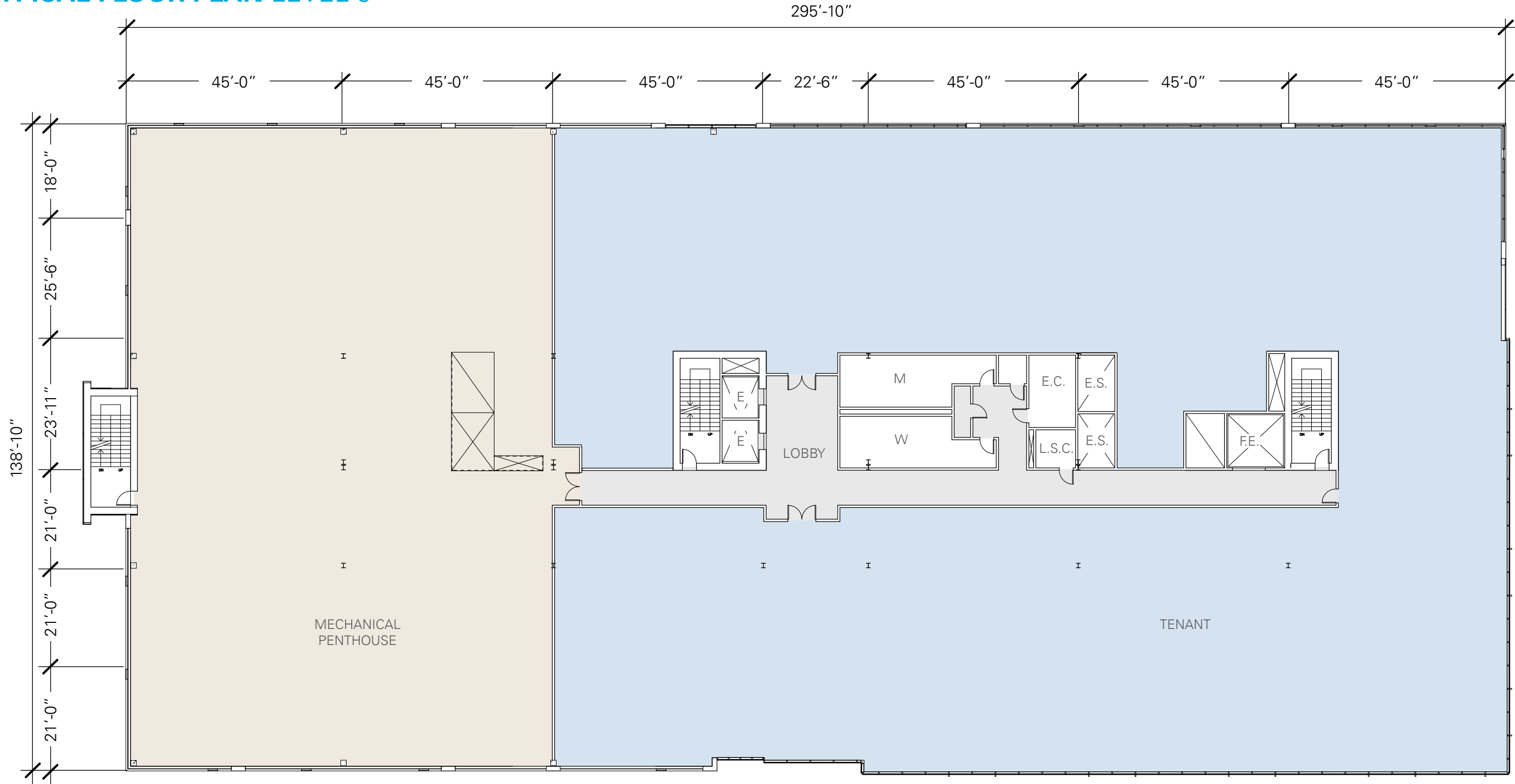
TYPICAL FLOOR PLAN LEVEL 3



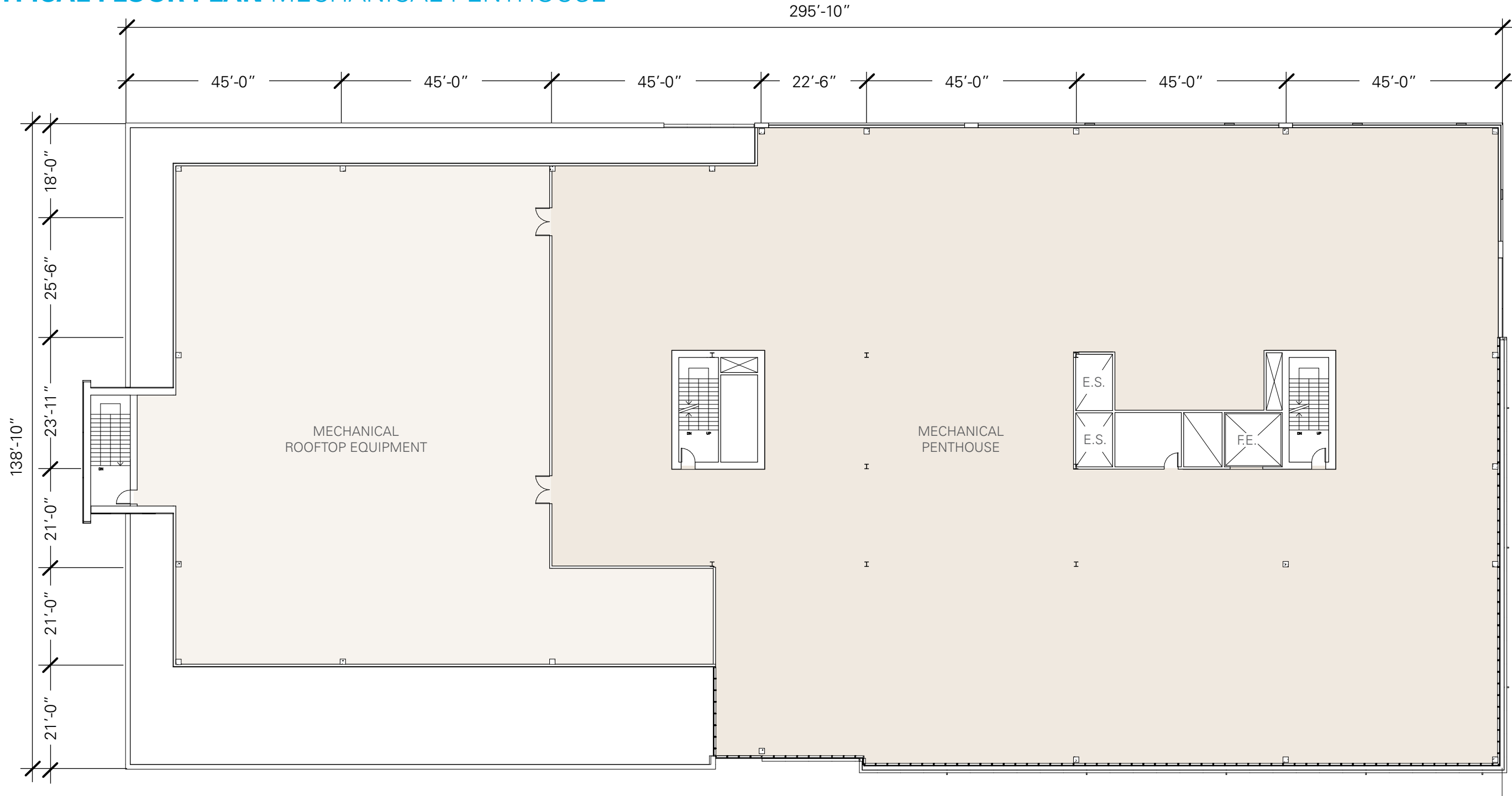
TYPICAL FLOOR PLAN LEVEL 4



TYPICAL FLOOR PLAN LEVEL 5



TYPICAL FLOOR PLAN MECHANICAL PENTHOUSE



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



RETAIL PERSPECTIVE



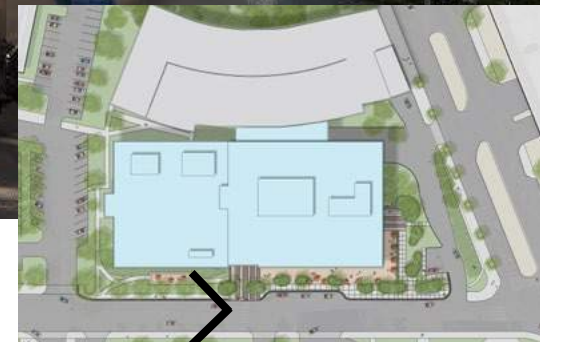
The Davis Companies



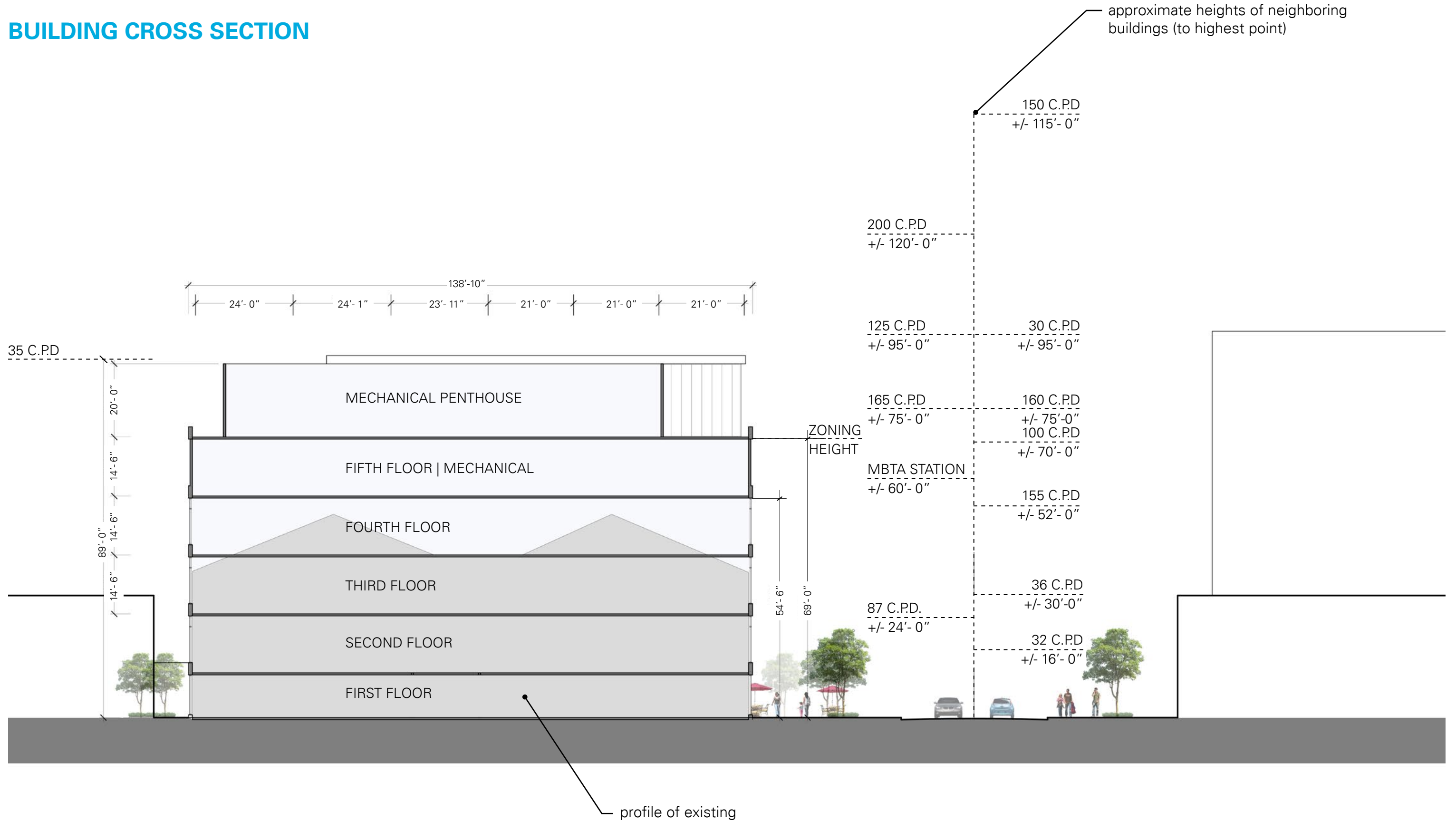
RETAIL PERSPECTIVE



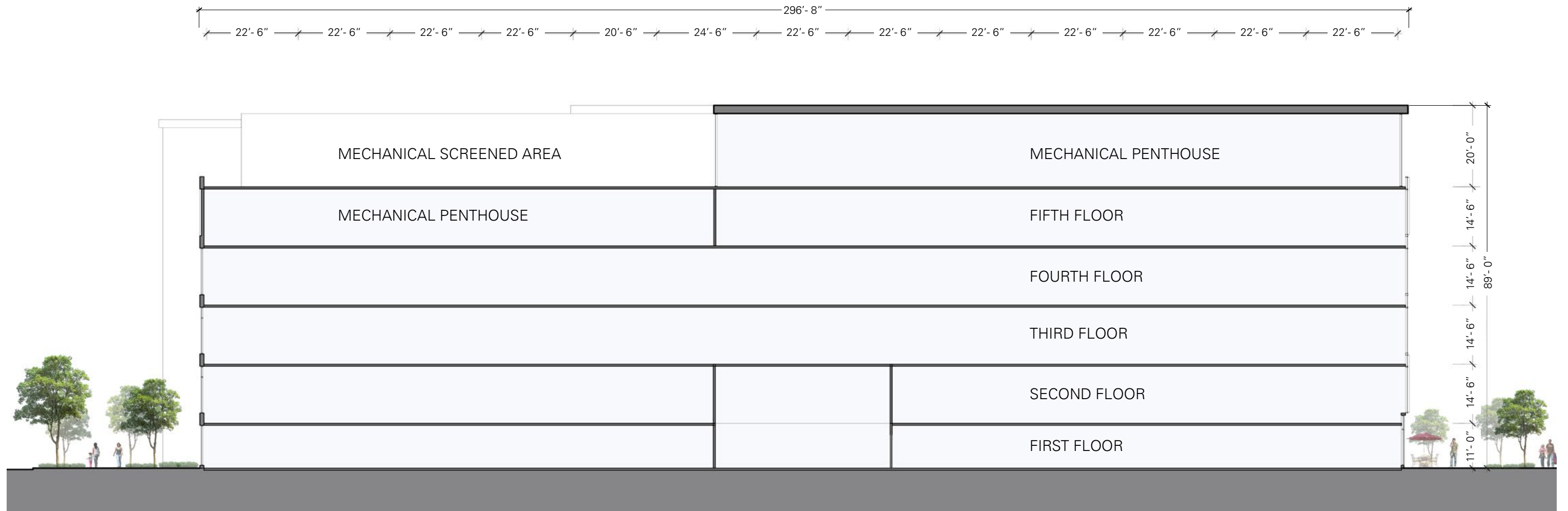
The Davis Companies



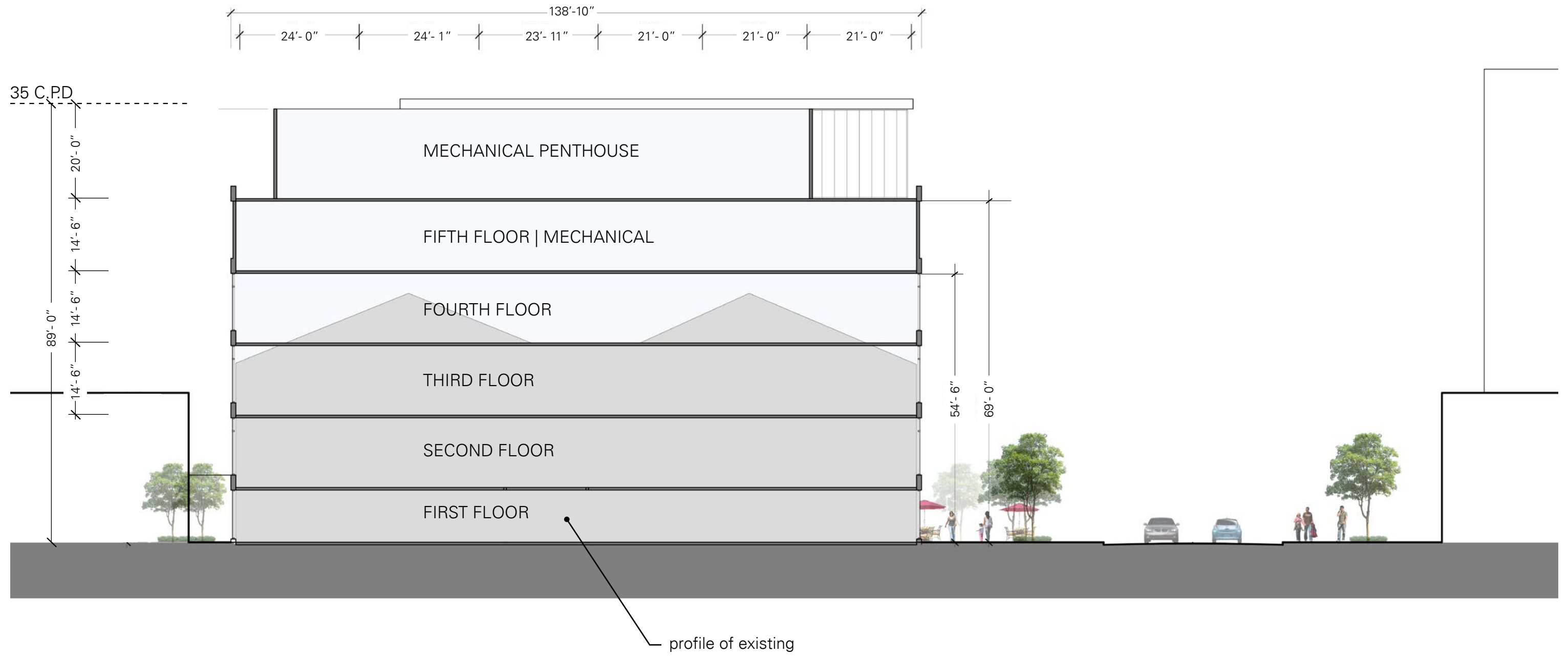
BUILDING CROSS SECTION



BUILDING LONGITUDINAL SECTION



BUILDING CROSS SECTION



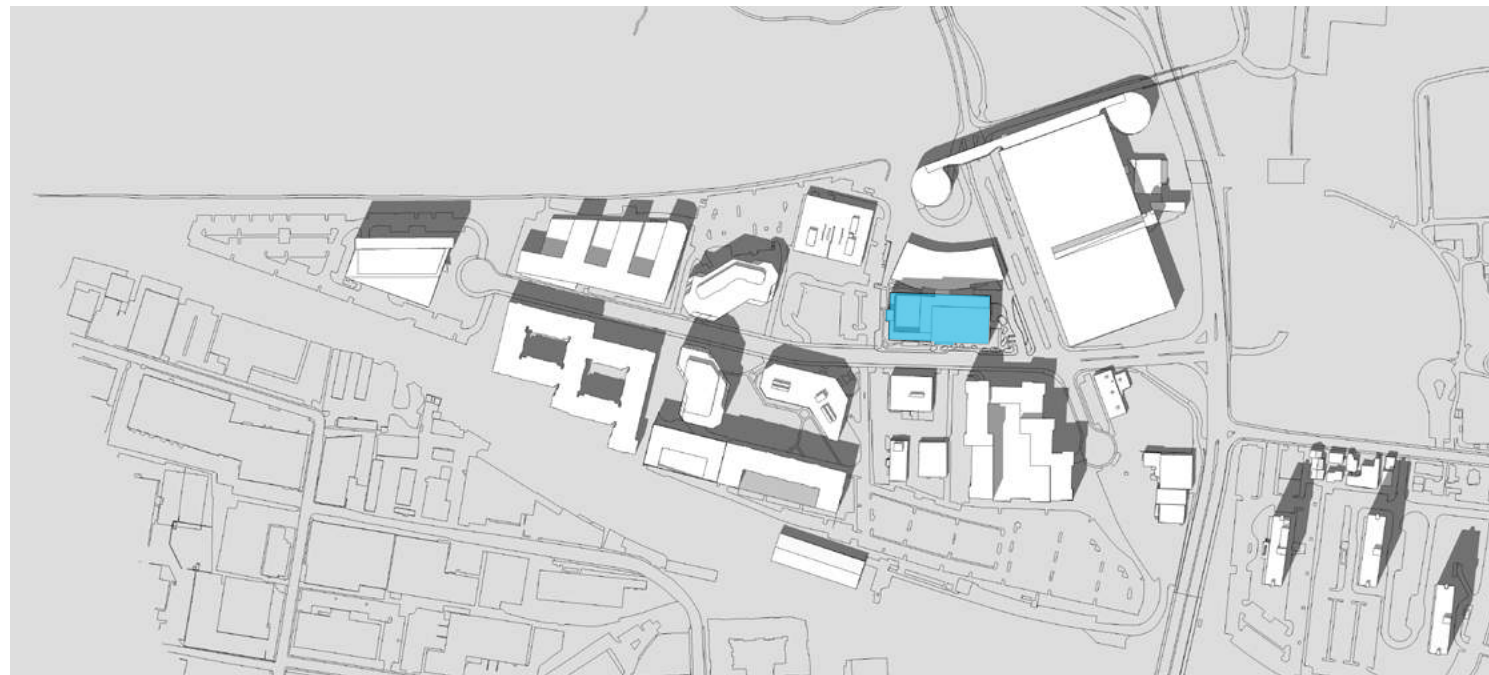
SHADOW STUDIES SPRING + AUTUMN EQUINOX



9:00 A.M.



11:00 A.M.



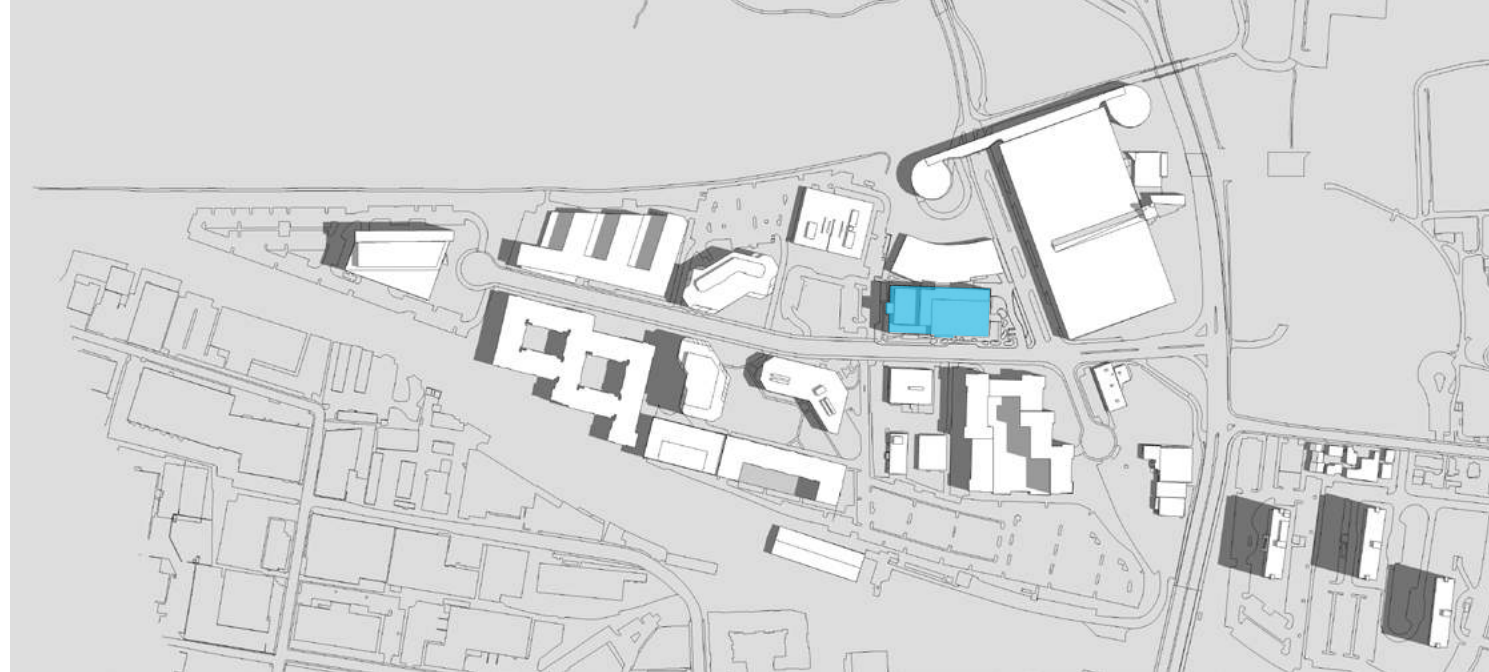
1:00 P.M.



3:00 P.M.



SHADOW STUDIES SUMMER SOLSTICE



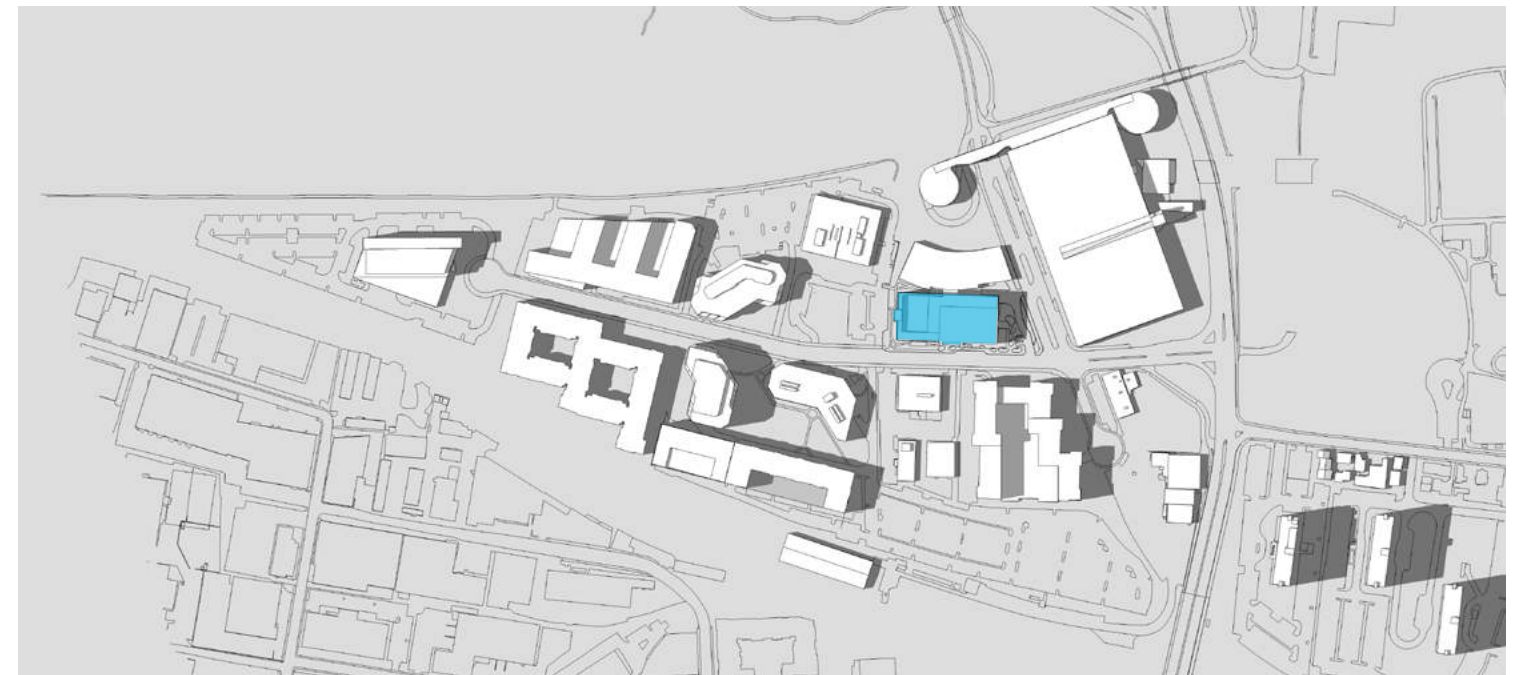
9:00 A.M.



11:00 A.M.



1:00 P.M.



3:00 P.M.



SHADOW STUDIES WINTER SOLSTICE



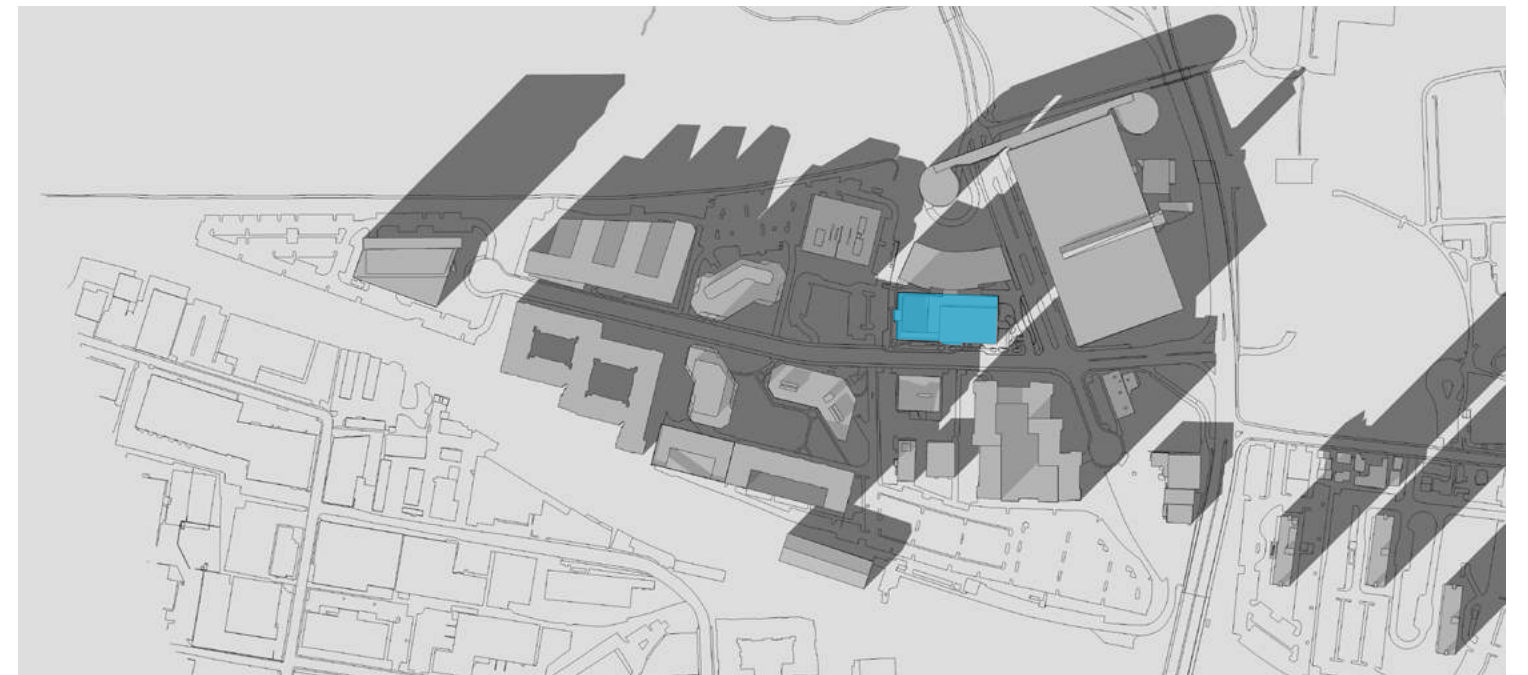
9:00 A.M.



11:00 A.M.



1:00 P.M.



3:00 P.M.



SUSTAINABLE DESIGN | CONCEPTS + STRATEGIES

HEAT ISLAND EFFECT

Nearly all parking is located within an existing parking deck, and the paving will be minimized to reduce heat island effect and the amount of impervious surface on the site.

BUILDING RE-USE

The existing building's concrete foundation, substructure and a portion of the steel framing will be re-used. This will further reduce waste that would otherwise be transported to landfills.

CONSTRUCTION WASTE MANAGEMENT

The project as a goal of diverting 75% or more of site generated waste from landfills. Materials will be recycled, or where feasible, re-used on site.



CONNECTIVITY + PUBLIC TRANSPORTATION

The site is adjacent to the Alewife MBTA station. This allows for excellent pedestrian access to public transportation for all building users, reducing the demand for parking and minimizing auto traffic to the site.

HIGH EFFICIENCY MECHANICAL SYSTEMS

Building HVAC will feature heat recovery systems, condensing boilers, and variable frequency drives (VFD's) on pumps, on cooling towers, and on high efficiency chillers. Supply and exhaust fans will be equipped with VFD's and will be controlled to optimize energy consumption while maintain air flow rates.

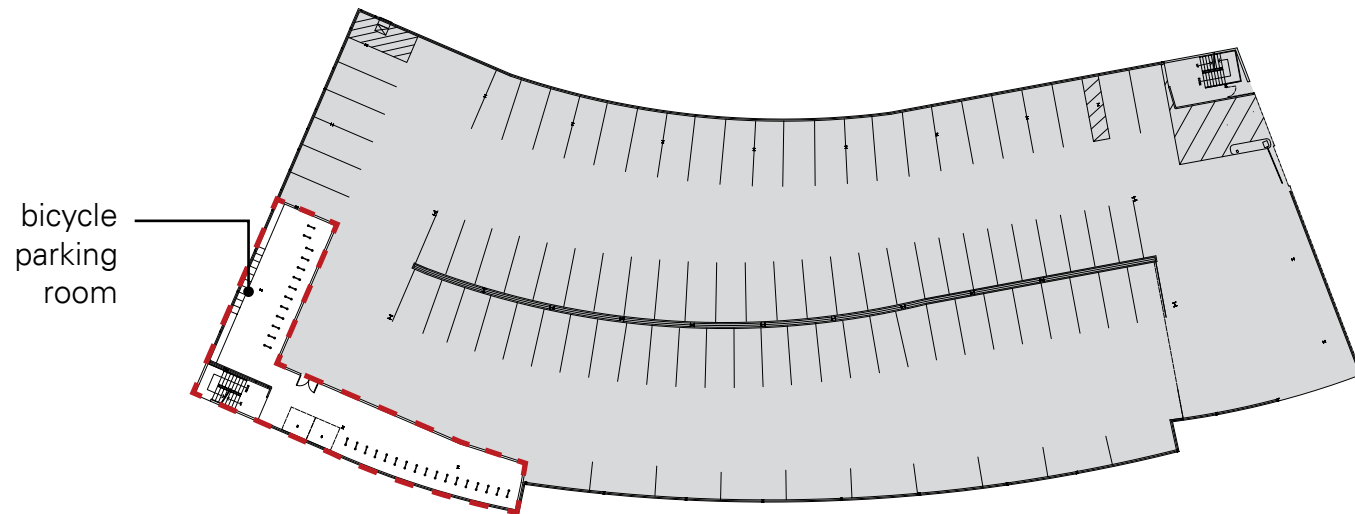
WATER EFFICIENT LANDSCAPING

Reduces potable water consumption.

LEED

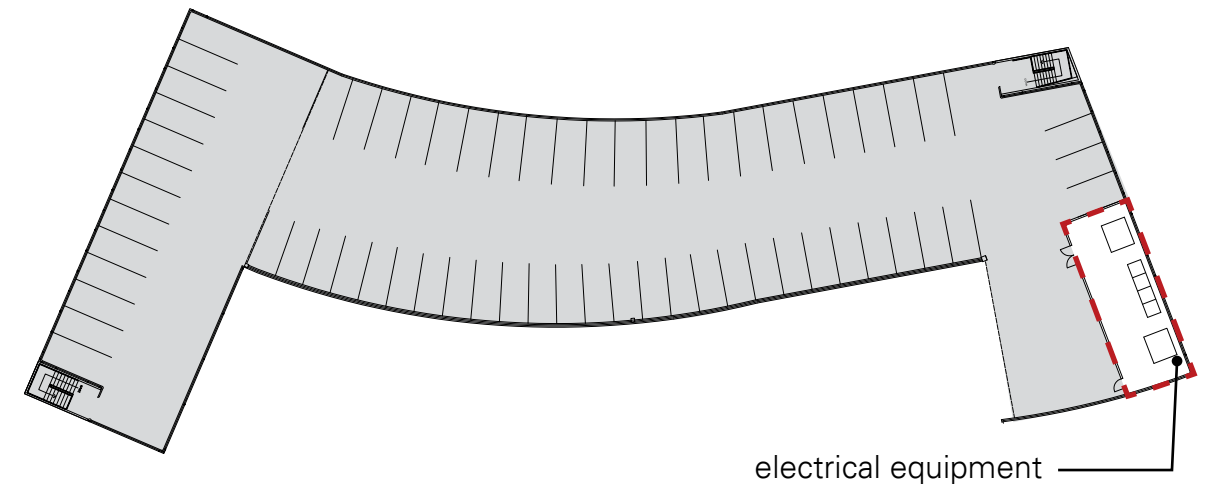
Building will be LEED Silver as a minimum and will target LEED GOLD.

GARAGE DIAGRAMS



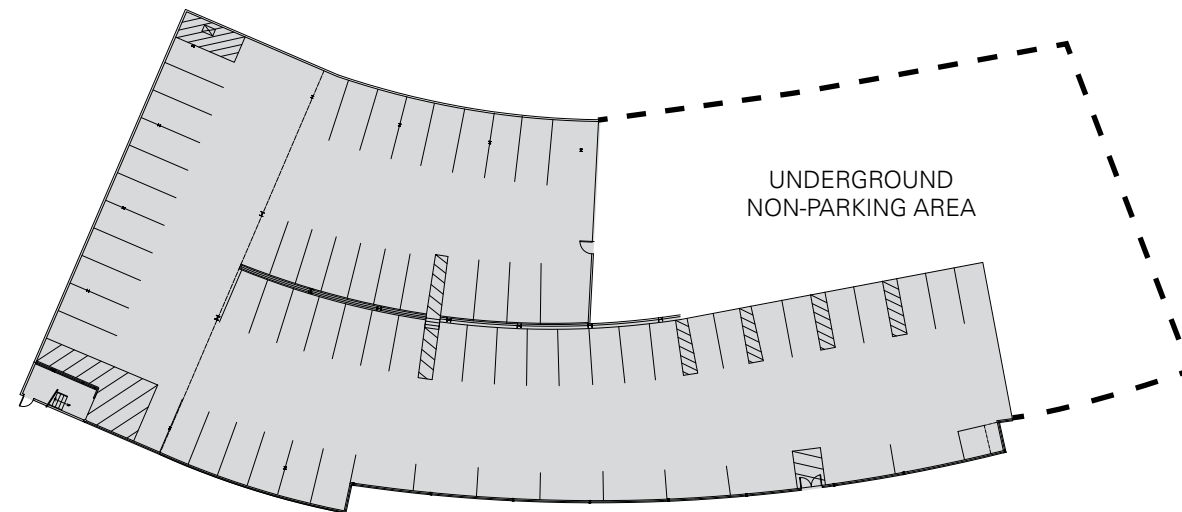
FIRST FLOOR GARAGE PLAN

GENERAL	86 SPACES
HANDICAP	2 SPACES
TOTAL	88 SPACES
REMOVED	11 SPACES



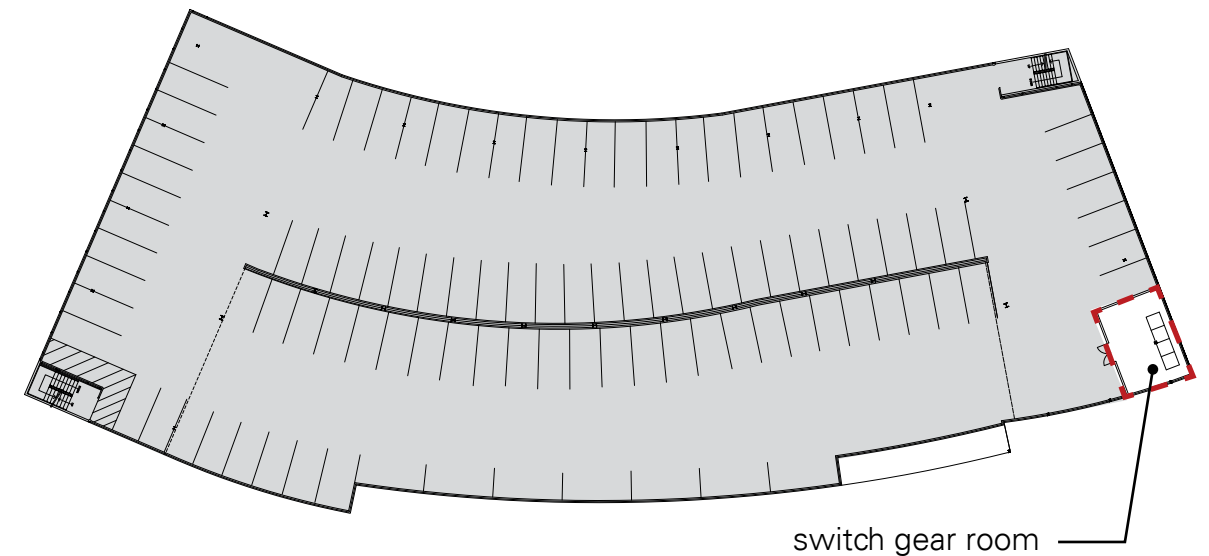
THIRD FLOOR GARAGE PLAN

GENERAL	64 SPACE
TOTAL	64 SPACES
REMOVED	6 SPACES



LOWER LEVEL GARAGE PLAN

GENERAL	62 SPACES
HANDICAP	7 SPACES
TOTAL	70 SPACES



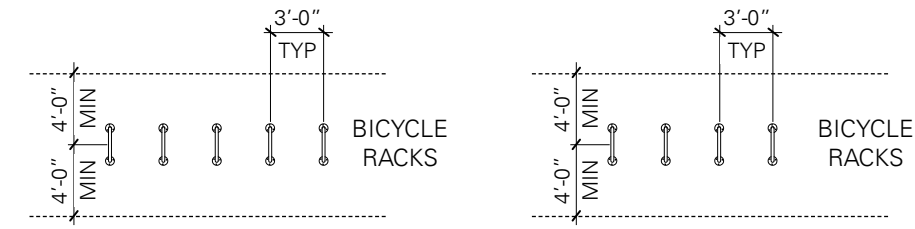
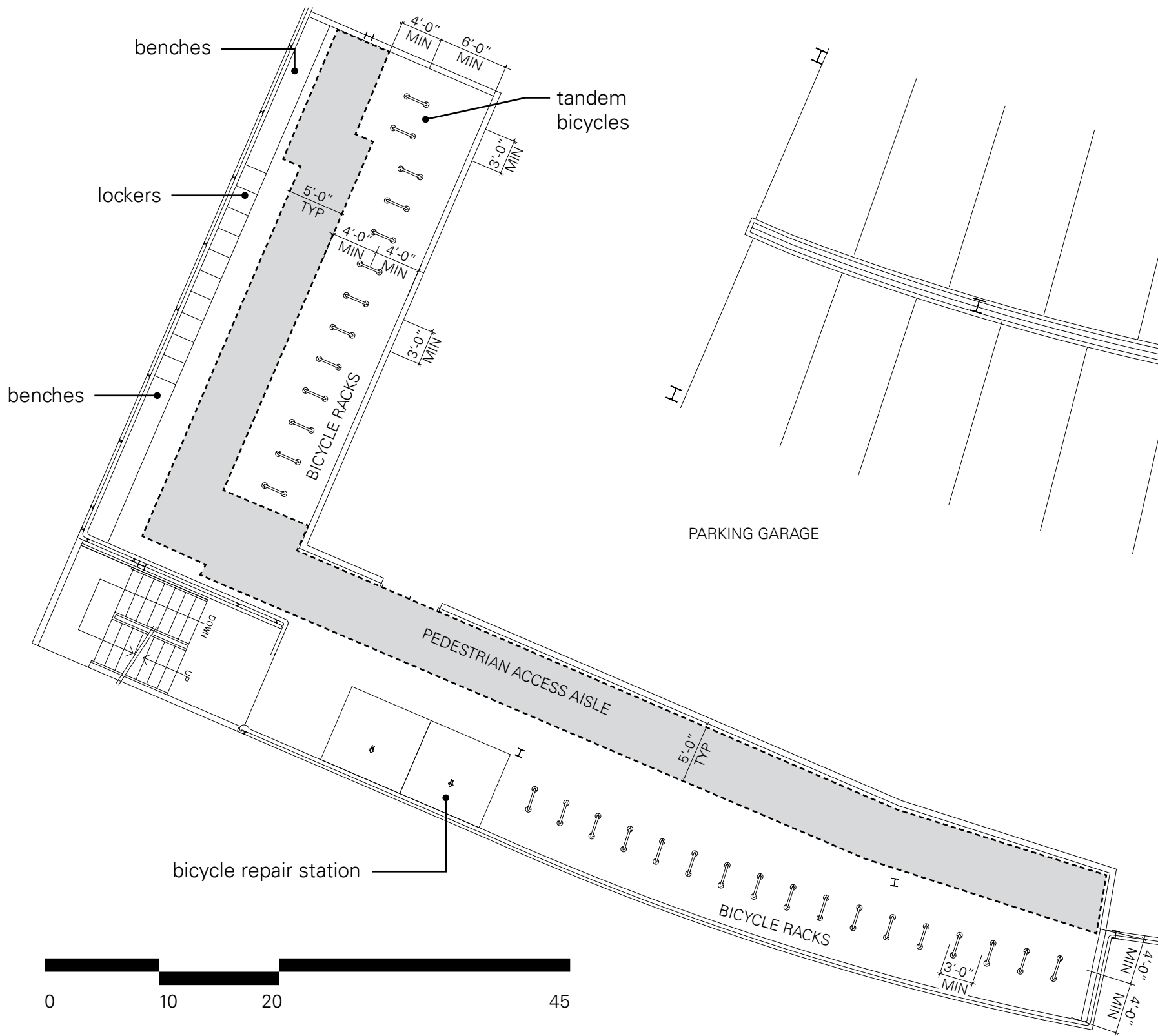
SECOND FLOOR GARAGE PLAN

GENERAL	108 SPACES
TOTAL	108 SPACES
REMOVED	3 SPACES

TOTAL PARKING

GENERAL	320 SPACES
HANDICAP	9 SPACES
SITE (H/C VAN)	2 SPACES
TOTAL	331 SPACES
REMOVED	20 SPACES

BICYCLE FACILITY PLANS



TYPICAL EXTERIOR BICYCLE PARKING WITH RACKS ALIGNED BY SIDE

Bicycle racks will comply with Cambridge Zoning Ordinance Article 6.100

