



**PLANNING BOARD
REVISED SPECIAL PERMIT SUBMISSION**

08/11/21

Owner:
36-40 Hampshire St, LLC
24 Fairmont St.
Cambridge, MA 02139

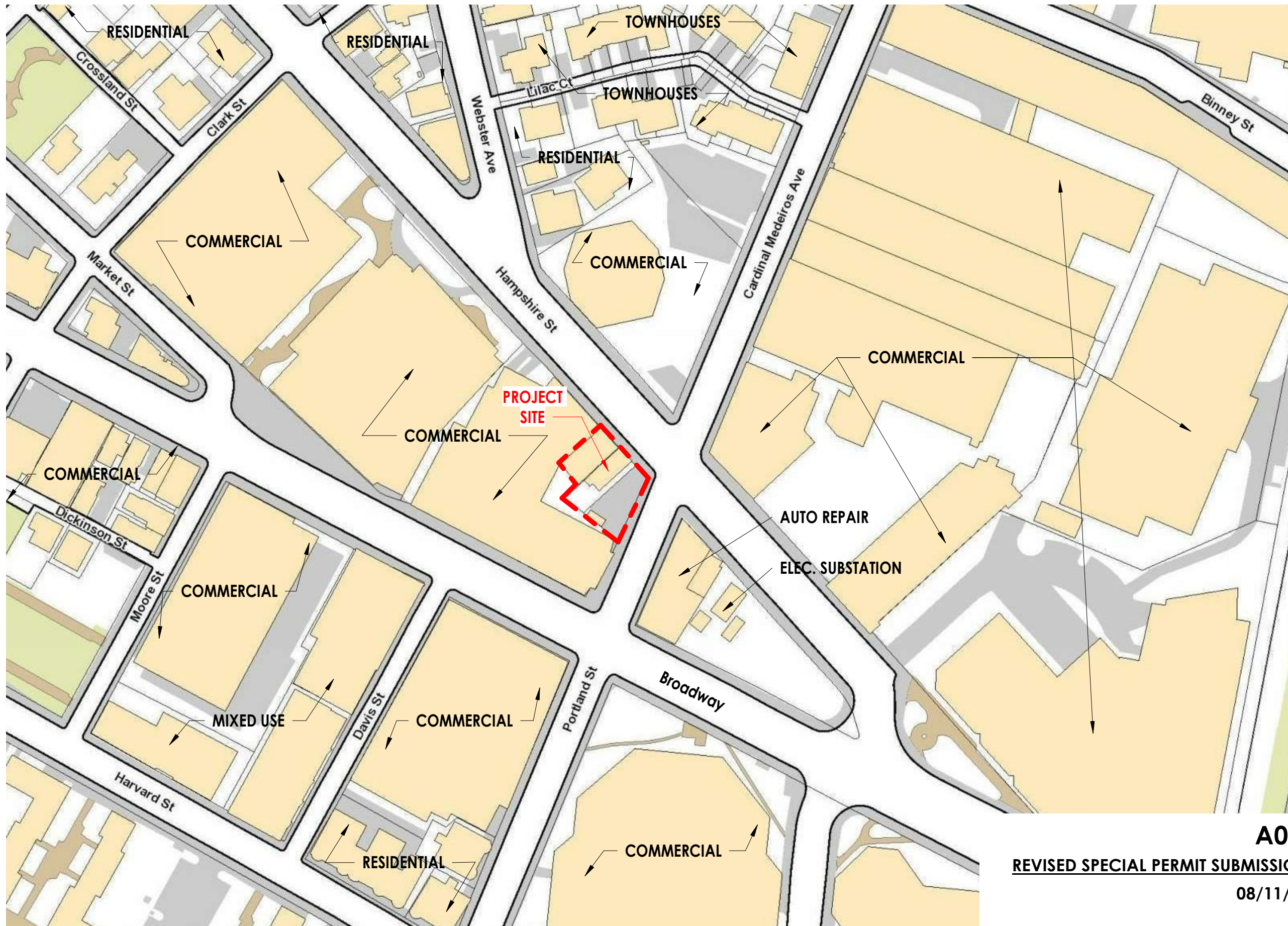
Architect:
Boyes-Watson Architects
30 Bow St.
Somerville, MA 02143
617.629.8200

Structural:
Michael Waterman, P.E.
2A Austin Kelly Lane
Southborough, MA 01772
608.229.3100

Geotechnical Engineer:
Chris Erickson
McPhail Associates, LLC
2269 Mass. Ave.
Cambridge, Ma 02140
617.868.1420

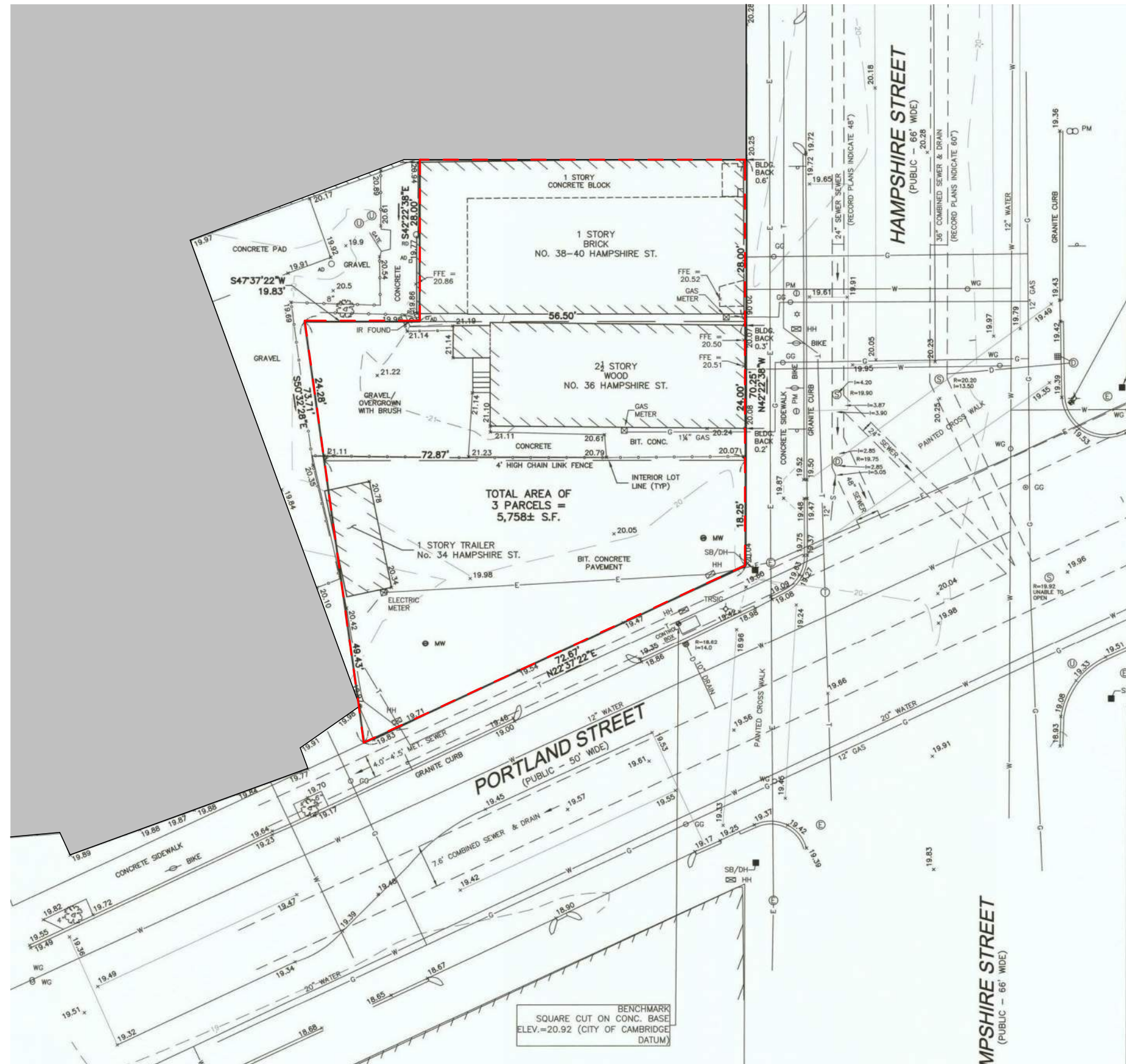
Civil Engineer:
Corey Brodeur
Lenard Engineering, Inc.
15 Midstate Drive, Suite 206
Auburn, Ma 01501
508.721.7600

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EXISTING CONDITIONS PHOTOS	A0.4
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A0.1
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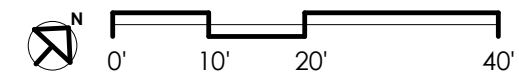




1 Site Survey
1" = 20'-0"

A0.2
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**BOYES-WATSON
ARCHITECTS**
thirty bow street
somerville, ma 02143



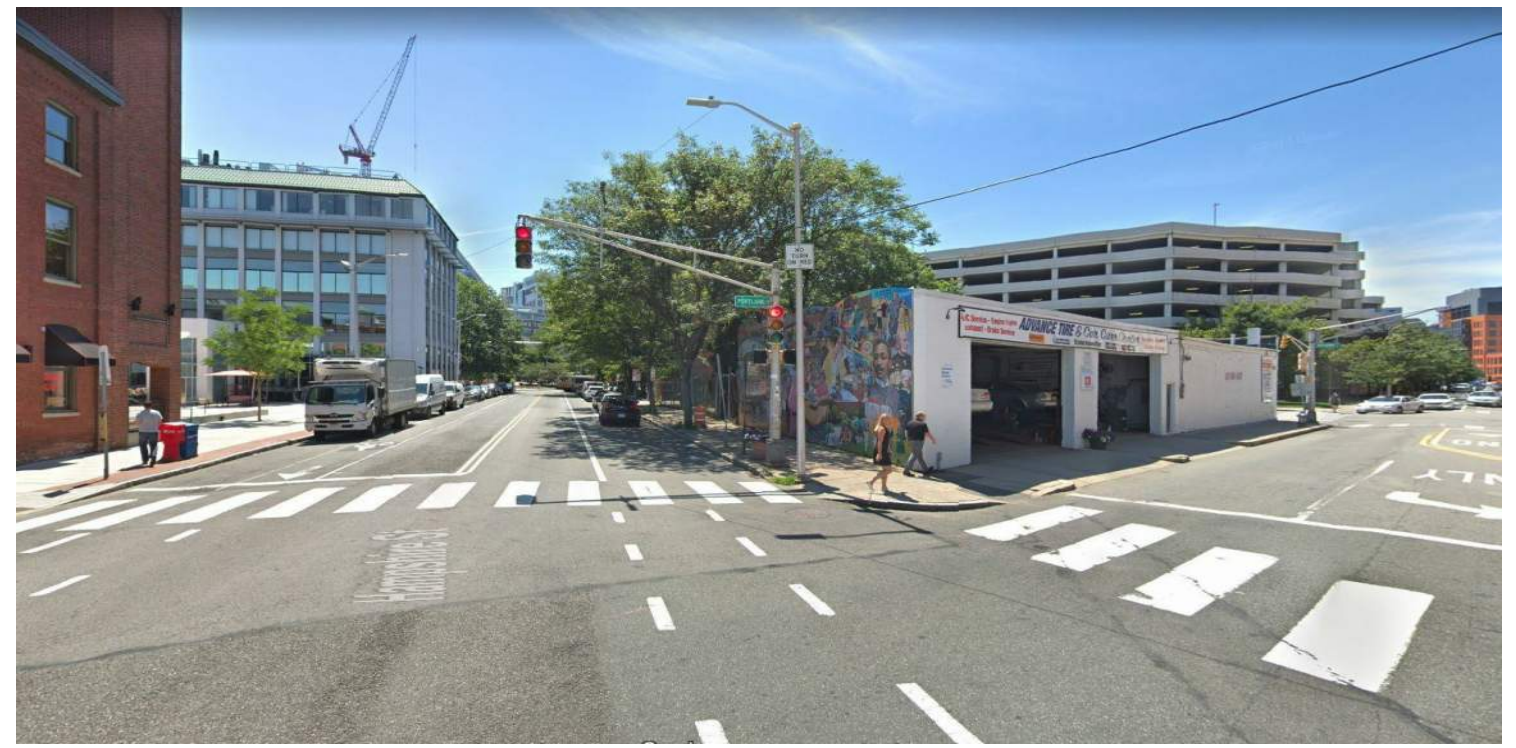
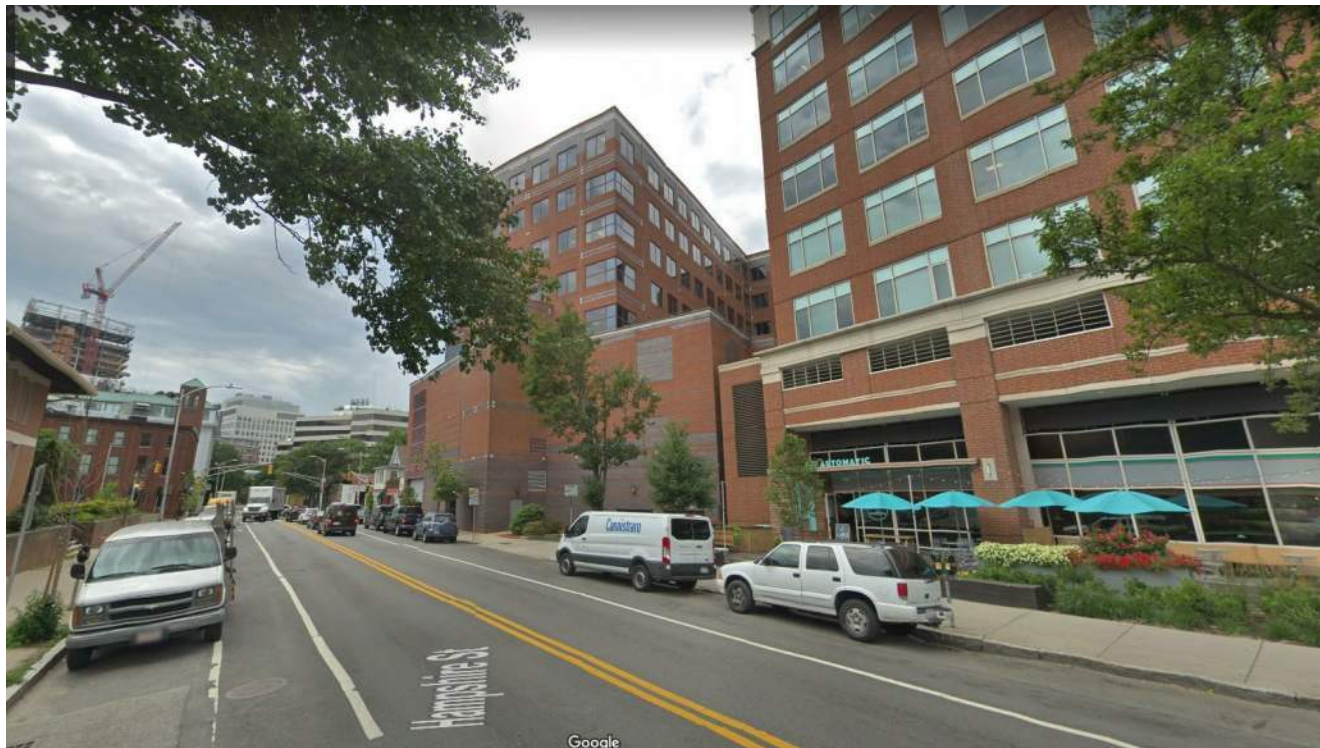
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DIMENSIONAL FORM

LOCATION: 36 HAMPSHIRE ST. ZONE: I-B
 REQUESTED OCCUPANCY: RESIDENTIAL - HOTEL (SP Required for Use)
 PRESENT USE/OCCUPANCY: COMMERCIAL

	EXISTING	PROPOSED	ORDINANCE	
LOT SIZE:	5758	NO CHANGE	5000	Complies
GROSS FLOOR AREA	0	23,030	23,032	Complies
FLOOR AREA RATIO	0	4.0	4.0	Complies
NO. OF D.U.	0	N/A	N/A	N/A
LOT AREA PER DWELLING UNIT	N/A	N/A	N/A	N/A
LOT WIDTH:	72.67'	Unchanged	50	Complies
BUILDING HEIGHT	N/A	92'	120'	Complies
BUILDING LENGTH	N/A	70'	N/A	N/A
BUILDING WIDTH	N/A	72'	N/A	N/A
DISTANCE BETWEEN STRUCTURES	N/A	N/A	N/A	Complies
TOTAL OPEN SPACE	N/A	N/A	N/A	Complies
PERCENTAGE LOT AREA	N/A	N/A	N/A	Complies
PRIVATE OPEN SPACE	N/A	N/A	N/A	Complies
PERMEABLE OPEN SPACE	N/A	N/A	N/A	Complies
NO. OF PARKING SPACES:	2	8/16*	35	*SP Req.
BICYCLE PARKING:				
LONG TERM:	N/A	4	2	Complies
SHORT TERM:	N/A	12	4	*SP Req.
LOADING AREAS:	N/A	1	1	Complies

*16 using AutoStackers.

PROJECT SUMMARY:

The proponent is seeking Special Permits for the construction of a 70 room hotel at 36-40 Hampshire Street. The site is at the intersection of Hampshire and Portland Street in the IB Zoning district in Kendall Square.

The project is a six story building comprising 23,030 gsf that complies with the allowable gross floor area and the required setbacks. Special Permits are required for the following elements of the proposal:

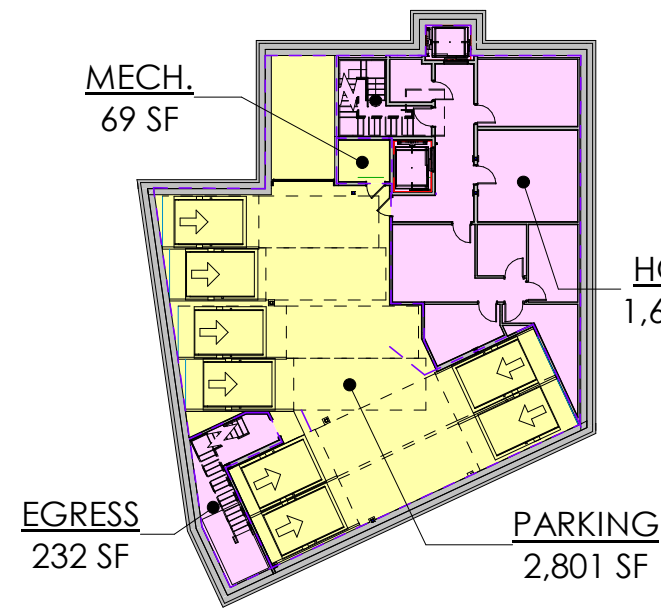
1. Hotel use in the IB zone
2. Modification of the Bicycle Parking requirements to locate Short Term Parking more than 50' from main entrance.
3. Reduction in the amount of required parking
4. Exemption of basement level GFA.
5. Provisions for layout of parking spaces per (6.43.2) access to parking requires valet service.

A0.6

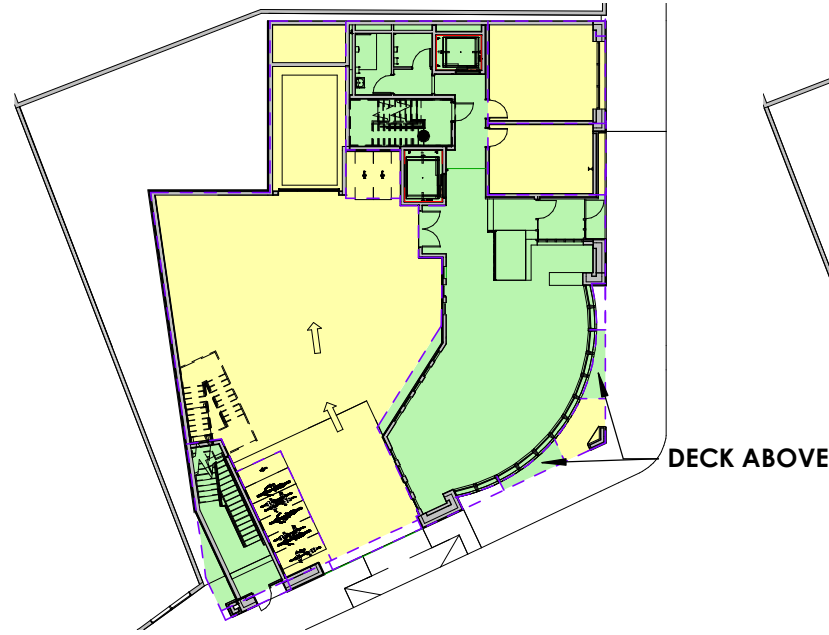
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BASEMENT/GARAGE LEVEL



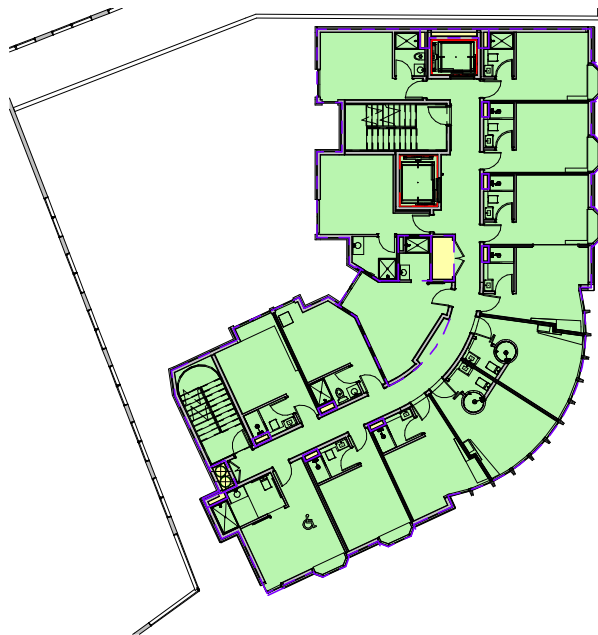
1ST FLOOR



2ND FLOOR



3RD FLOOR



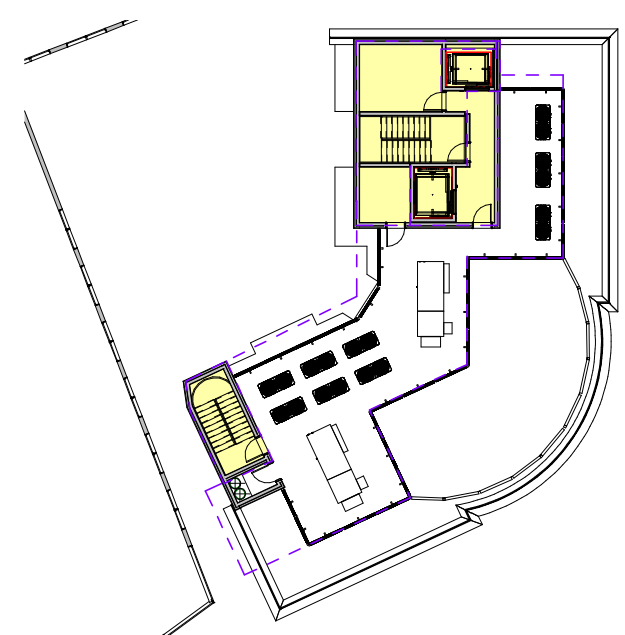
4TH FLOOR



5TH FLOOR



6TH FLOOR



ROOF PLAN

GROSS FLOOR AREA - ABOVE GRADE	
Level	Area
1ST FLOOR	2,337 SF
2ND FLOOR	4,064 SF
3RD FLOOR	4,164 SF
4TH FLOOR	4,166 SF
5TH FLOOR	4,170 SF
6TH FLOOR	4,128 SF
	23,030 SF

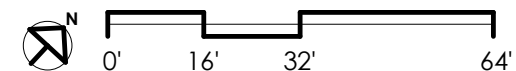
BASEMEN FLOOR AREA REQUIRING RELIEF	
Level	Area
0-BASEMENT	1,689 SF
0-BASEMENT	232 SF
	1,921 SF

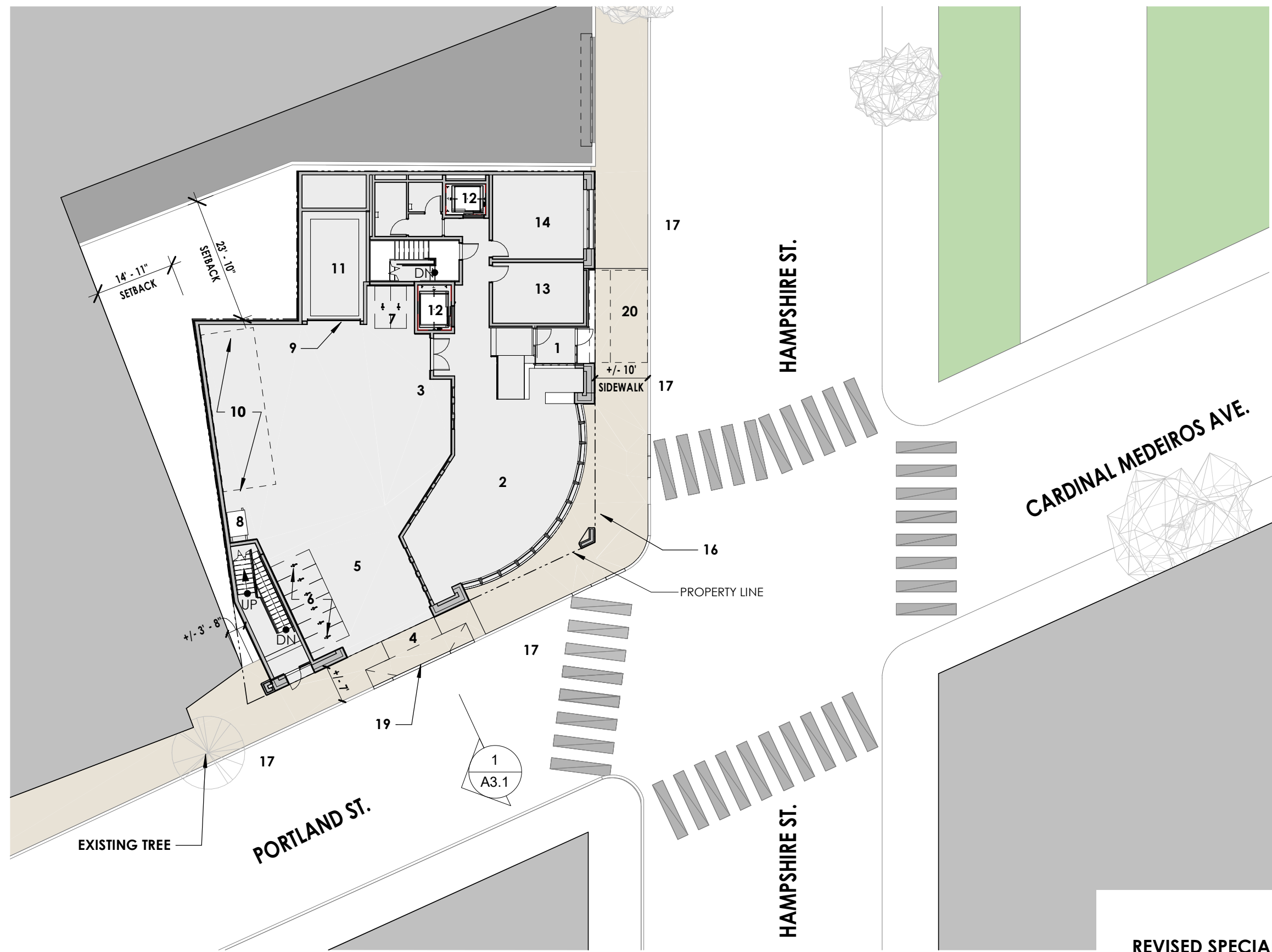
- Legend**
- EXEMPTION FROM GFA REQUESTED
 - EXEMPTION FROM GFA
 - GROSS FLOOR AREA (GFA)

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A0.7

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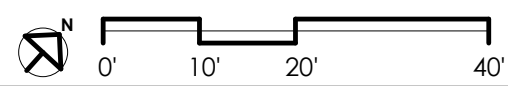


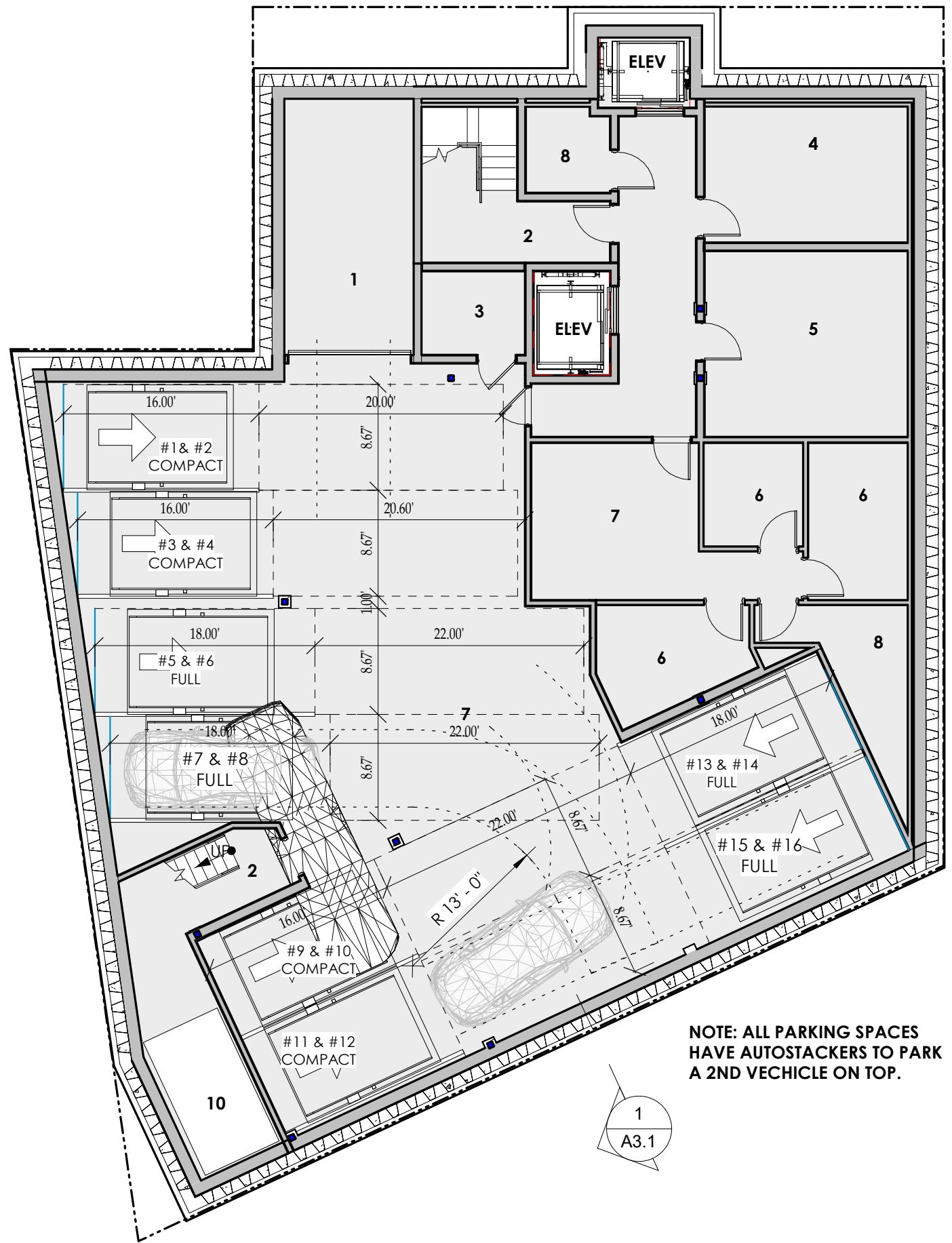
LEGEND

- 1 MAIN ENTRY
- 2 LOBBY/BAR
- 3 VALET STATION
- 4 GARAGE ENTRY WITH PEDESTRIAN WARNING SIGNAL
- 5 TRANSIT FORECOURT
- 6 SHORT TERM BICYCLE PARKING
- 7 LONG TERM BICYCLE PARKING
- 8 TRASH & RECYCLING
- 9 OVERHEAD DOOR
- 10 LOADING AREA
- 11 CAR ELEVATOR
- 12 ELEVATOR
- 13 ELECTRICAL SERVICE
- 14 TRANSFORMER
- 15 NOT USED
- 16 RECONSTRUCTED SIDEWALK
- 17 PROPOSED NEW STREET TREES - SPECIES T.B.D.
- 18 MECHANICAL EQUIPMENT
- 19 MODIFIED DRIVEWAY CURB CUT
- 20 RETRACTABLE ENTRY AWNING

1 SITE PLAN
1" = 20'-0"

A1.1
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LEGEND

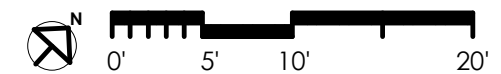
- 1 CAR ELEVATOR
- 2 EGRESS STAIR
- 3 MECHANICAL
- 4 KITCHEN
- 5 FITNESS ROOM
- 6 OFFICE
- 7 EMPLOYEE BREAK ROOM
- 8 STORAGE
- 9 PARKING
- 10 STORMWATER STORAGE & PUMP SYSTEM

**NOTE: ALL PARKING SPACES
HAVE AUTOSTACKERS TO PARK
A 2ND VEHICLE ON TOP.**

1
A3.1

A1.2
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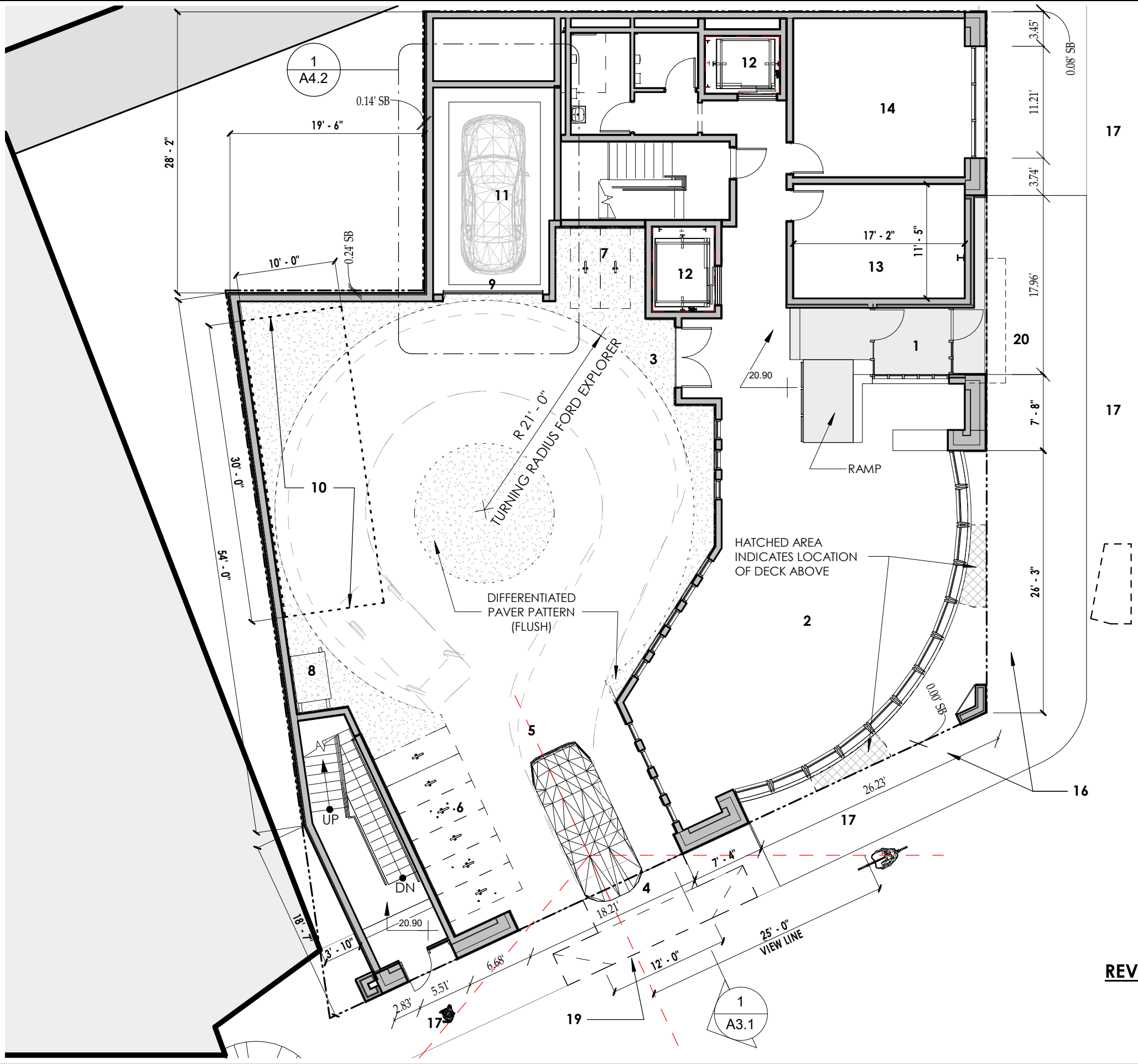
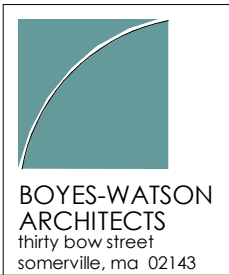
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- 18 MECHANICAL EQUIPMENT
- 19 MODIFIED DRIVEWAY CURB CUT
- 20 RETRACTABLE ENTRY AWNING

2027 100 yr Flood Elevation = 20.8'
Proposed 1st Floor Elevation = 20.9'

1 1ST FLOOR PLAN
3/32" = 1'-0"

A1.3
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LEGEND

- 1 STAIRS
- 2 ELEVATOR
- 3 GUEST ROOM
- 4 NOT USED
- 5 MECHANICAL
- 6 GENERATOR ENCLOSURE

OPEN TO BELOW

DECK

OPEN TO BELOW

1
A3.1

1 2ND FLOOR PLAN
3/32" = 1'-0"

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A1.4

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BOYES-WATSON ARCHITECTS
thirty bow street
somerville, ma 02143

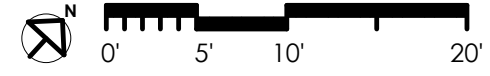
LEGEND

- 1 STAIRS
- 2 ELEVATOR
- 3 GUEST ROOM
- 4 NOT USED
- 5 MECHANICAL
- 6 GENERATOR ENCLOSURE



1 3RD FLOOR PLAN
 3/32" = 1'-0"

A1.5
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LEGEND

- 1 STAIRS
- 2 ELEVATOR
- 3 GUEST ROOM
- 4 NOT USED
- 5 MECHANICAL
- 6 GENERATOR ENCLOSURE

① 4TH FLOOR
3/32" = 1'-0"

①
A3.1

A1.6
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LEGEND

- 1 STAIRS
- 2 ELEVATOR
- 3 GUEST ROOM
- 4 NOT USED
- 5 MECHANICAL
- 6 GENERATOR ENCLOSURE

1 5TH FLOOR
 3/32" = 1'-0"

1
 A3.1

A1.7
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LEGEND

- 1 STAIRS
- 2 ELEVATOR
- 3 GUEST ROOM
- 4 NOT USED
- 5 MECHANICAL
- 6 GENERATOR ENCLOSURE

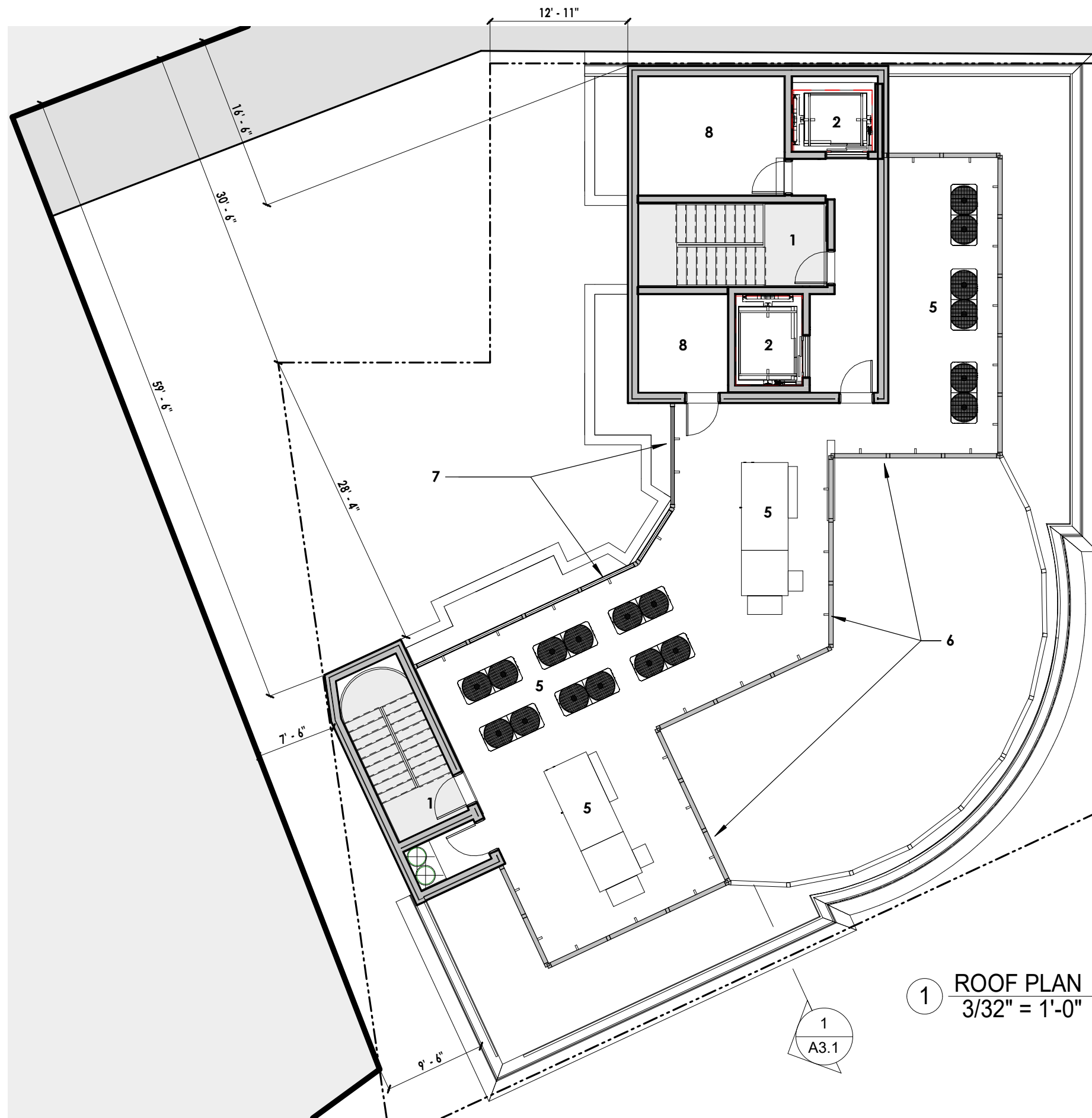
1 6TH FLOOR
 3/32" = 1'-0"

1
 A3.1

A1.8
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BOYES-WATSON
ARCHITECTS
 thirty bow street
 somerville, ma 02143



LEGEND

- 1 STAIRS
- 2 ELEVATOR
- 3 HOTEL ROOM
- 4 ATRIUM
- 5 SCREENED MECHANICAL
- 6 10' HIGH MECH SCREEN
- 7 12' HIGH MECH SCREEN
- 8 ENCLOSED MECHANICAL ROOM

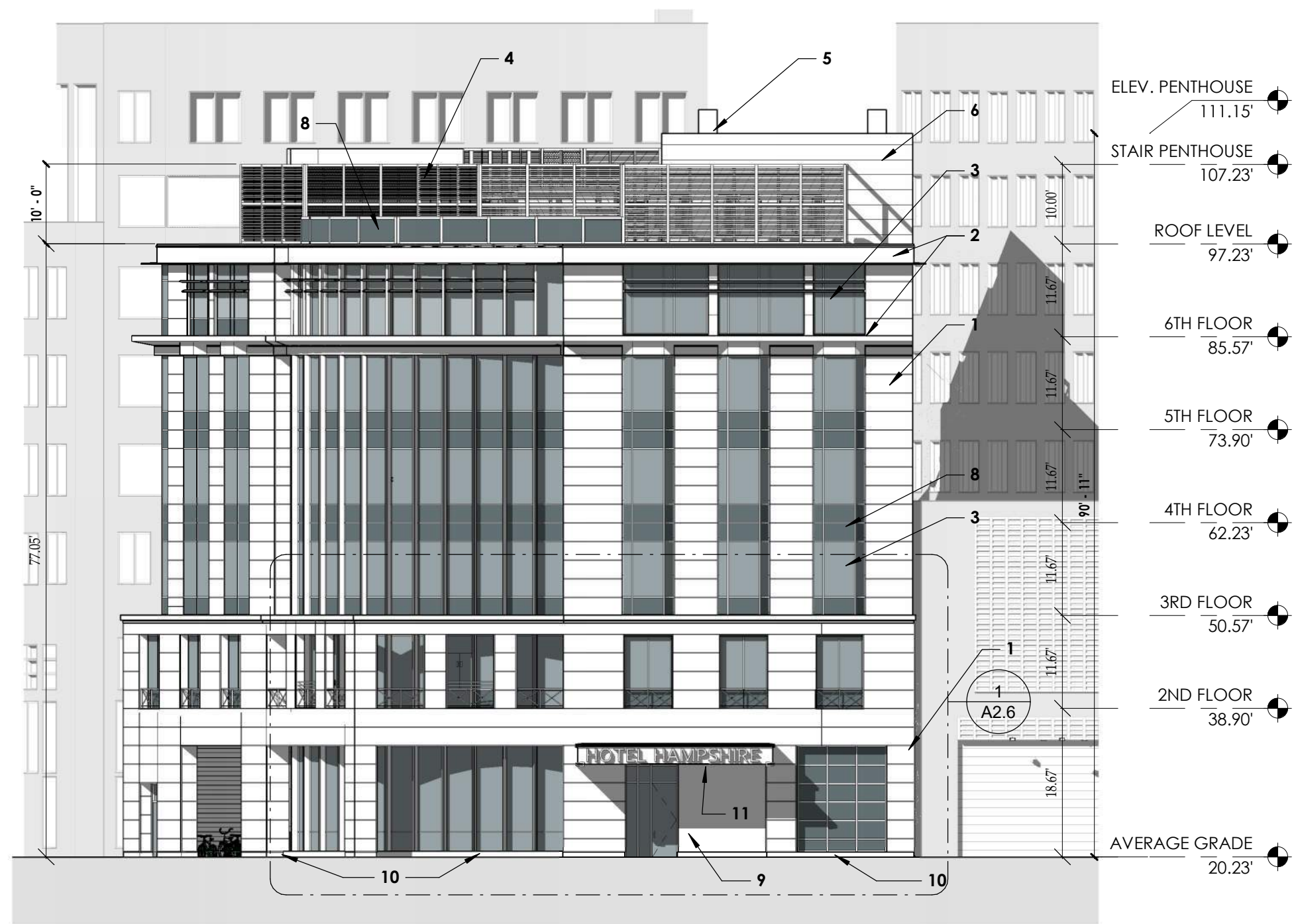
1 ROOF PLAN
3/32" = 1'-0"

1
A3.1

A1.9
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BOYES-WATSON ARCHITECTS
thirty bow street
somerville, ma 02143



LEGEND

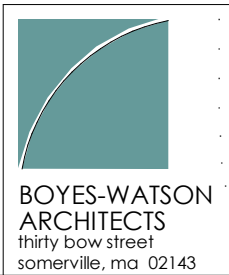
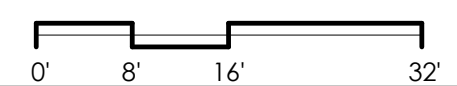
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- 2 METAL PANEL CORNICE - DARK BRONZE
- 3 ALUMINUM FRAME CURTAIN WALL/WINDOW SYSTEMS, FRAME COLOR - DARK BRONZE.
- 4 MECHANICAL SCREEN - KYNAR FINISH LOUVER SYSTEM, WARM LIGHT GREY.
- 5 ELEVATOR OVERRUN & VENT
- 6 COMPOSITE CEMENTITIOUS PANEL RAINSCREEN SYSTEM - NICHHA INDUSTRIAL BLOCK OR SIM.
- 7 SEALED CONCRETE MASONRY UNITS - NATURAL
- 8 CERAMIC FRIT SPANDREL PANEL - WARM GREY S3
- 9 CLEAR COAT COPPER PANEL SIDING.
- 10 DARK GRANITE PLINTH BLOCK
- 11 RETRACTABLE AWNING (EXTENDS UP TO 10 FEET TO COVER FULL DEPTH OF SIDEWALK)
- 12 METAL OVERHEAD GARAGE DOOR BEYOND - SEE PLAN

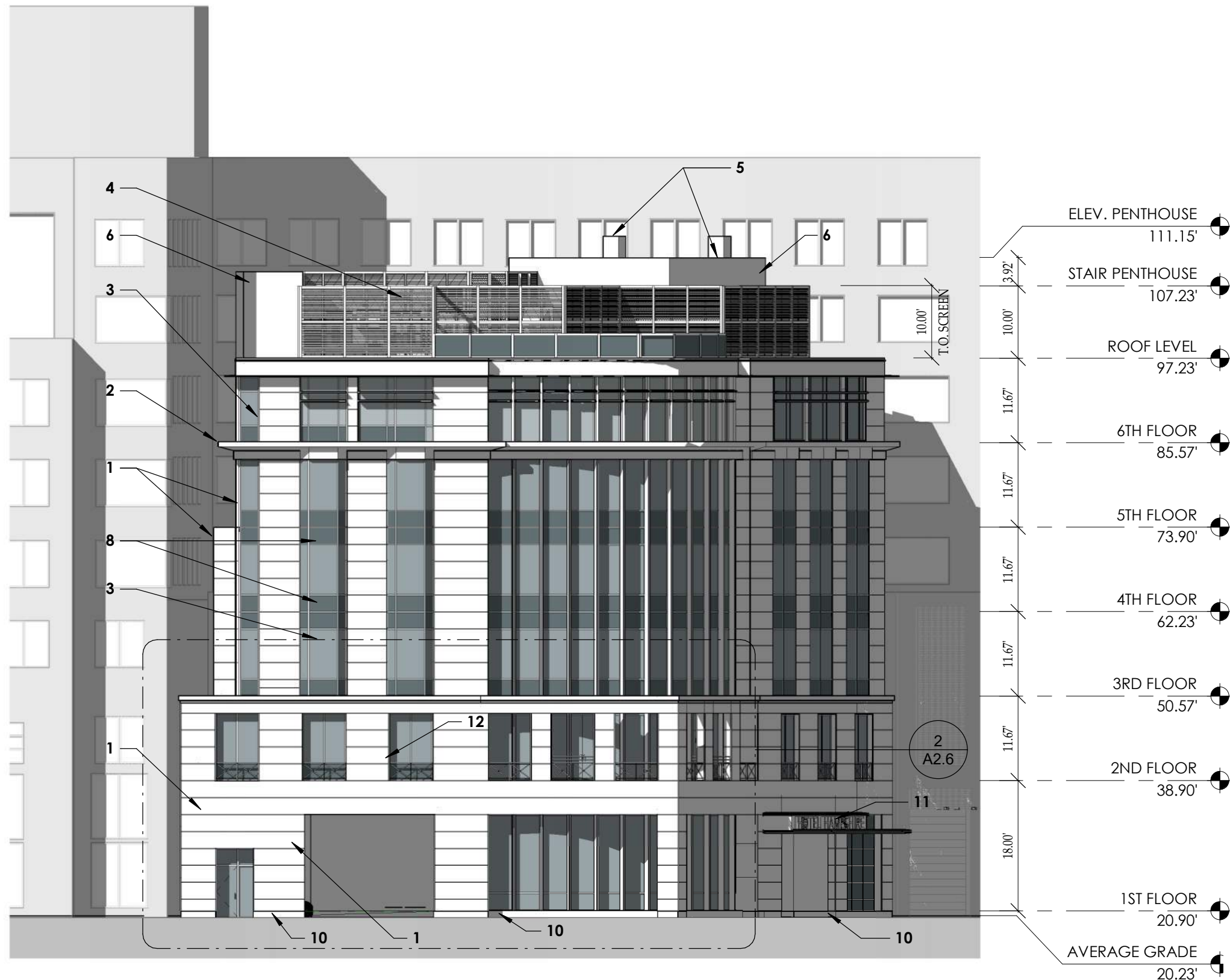
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U-VALUE:	.38	.32
VLT	.43 >.88	.43 >.88
VR	.05 >.10	.05 >.10
COATING:	LOW-E, ARG	
COLOR:	CLEAR	
SPANDREL:	CERAMIC FRIT (WARM GRAY)	

1 HAMPSHIRE STREET ELEVATION - NORTHEAST
1/16" = 1'-0"

A2.1
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LEGEND

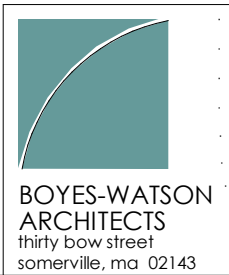
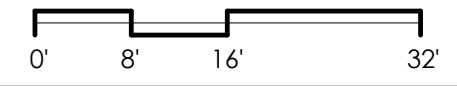
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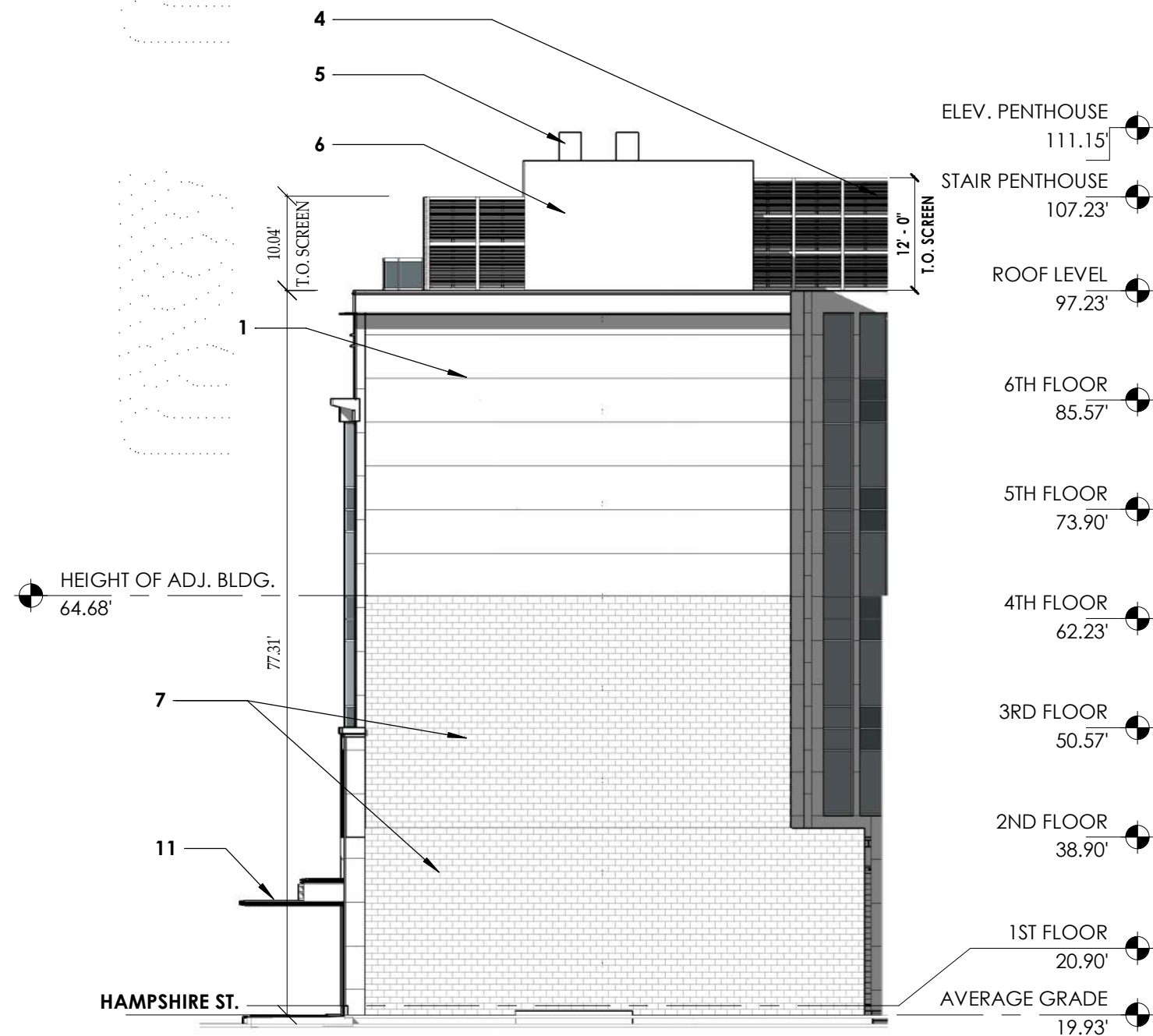
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COLOR:	CLEAR	
SPANDREL:	CERAMIC FRIT (WARM GRAY)	

1 PORTLAND ST. ELEVATION - SOUTHEAST
1/16" = 1'-0"

A2.2
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LEGEND

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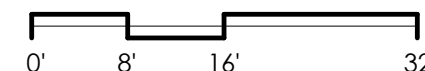
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COLOR:	CLEAR	
SPANDREL:	CERAMIC FRIT (WARM GRAY)	

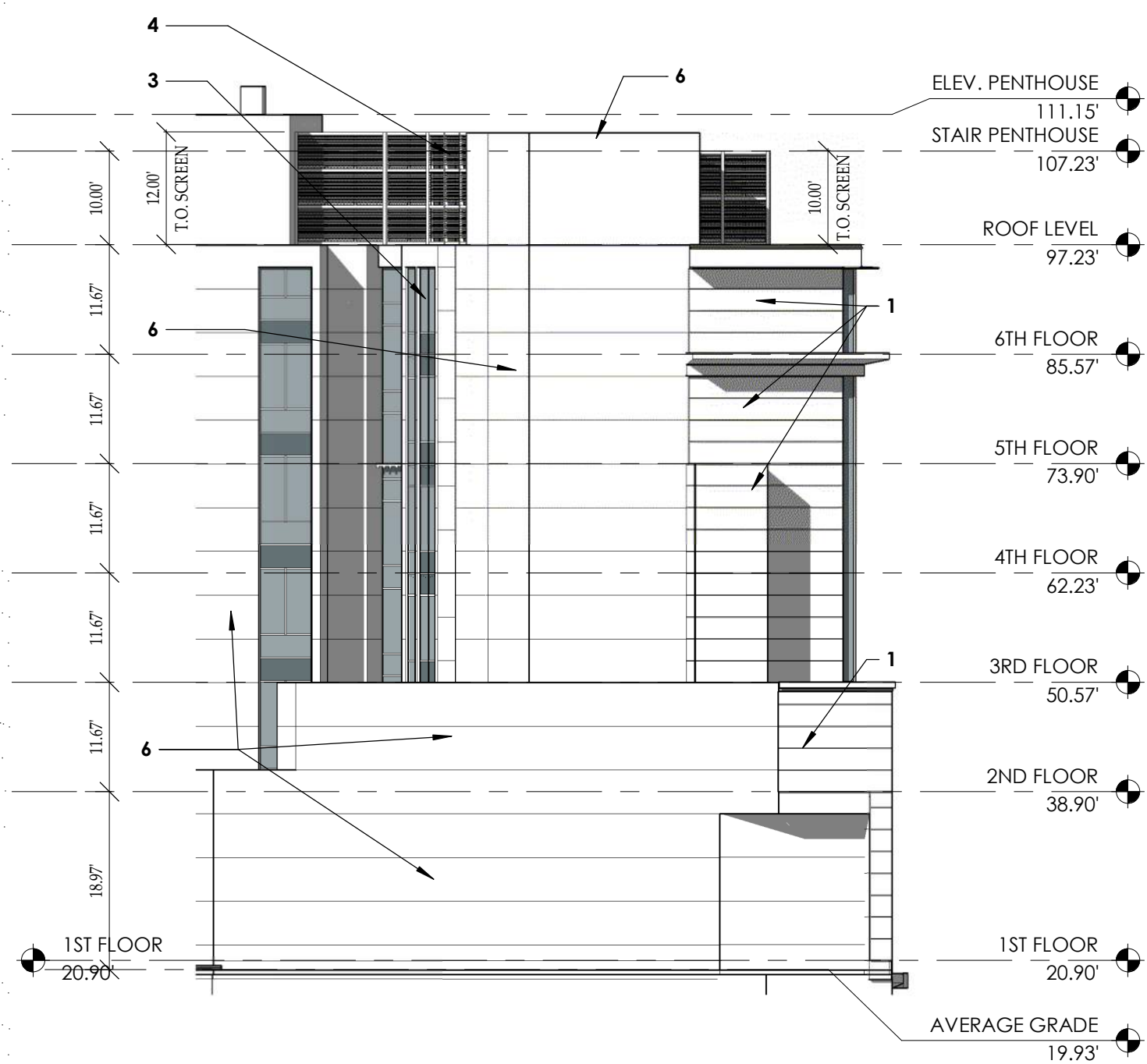
2 HAMPSHIRE ST. - RIGHT ELEVATION - NORTHWEST
1/16" = 1'-0"

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A2.3

08/11/21





LEGEND

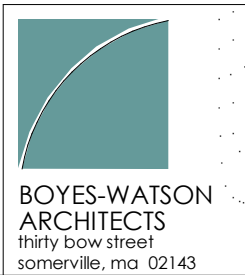
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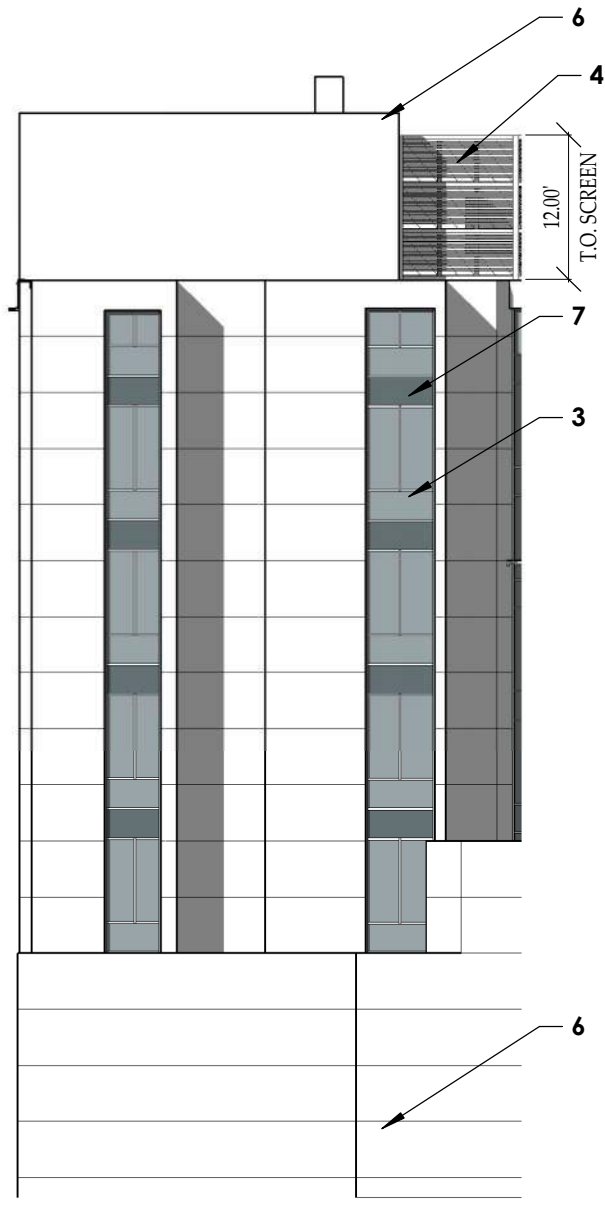
*GLAZING DATA:

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COLOR:	CLEAR	
SPANDREL:	CERAMIC FRIT (WARM GRAY)	

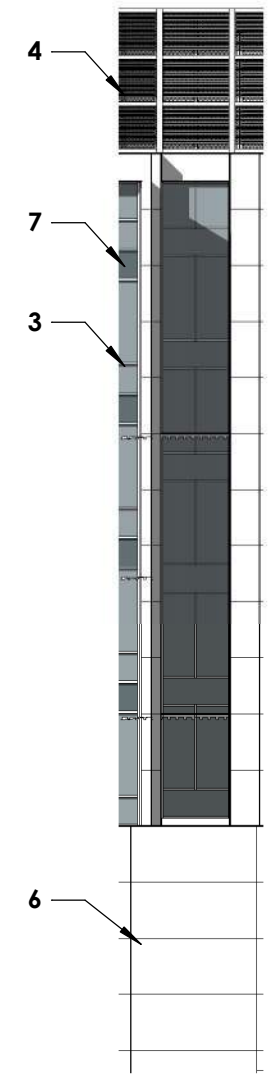
1 PORTLAND ST. - LEFT ELEVATION - SOUTHWEST
1/16" = 1'-0"

A2.4
REVISED SPECIAL PERMIT SUBMISSION
08/11/21

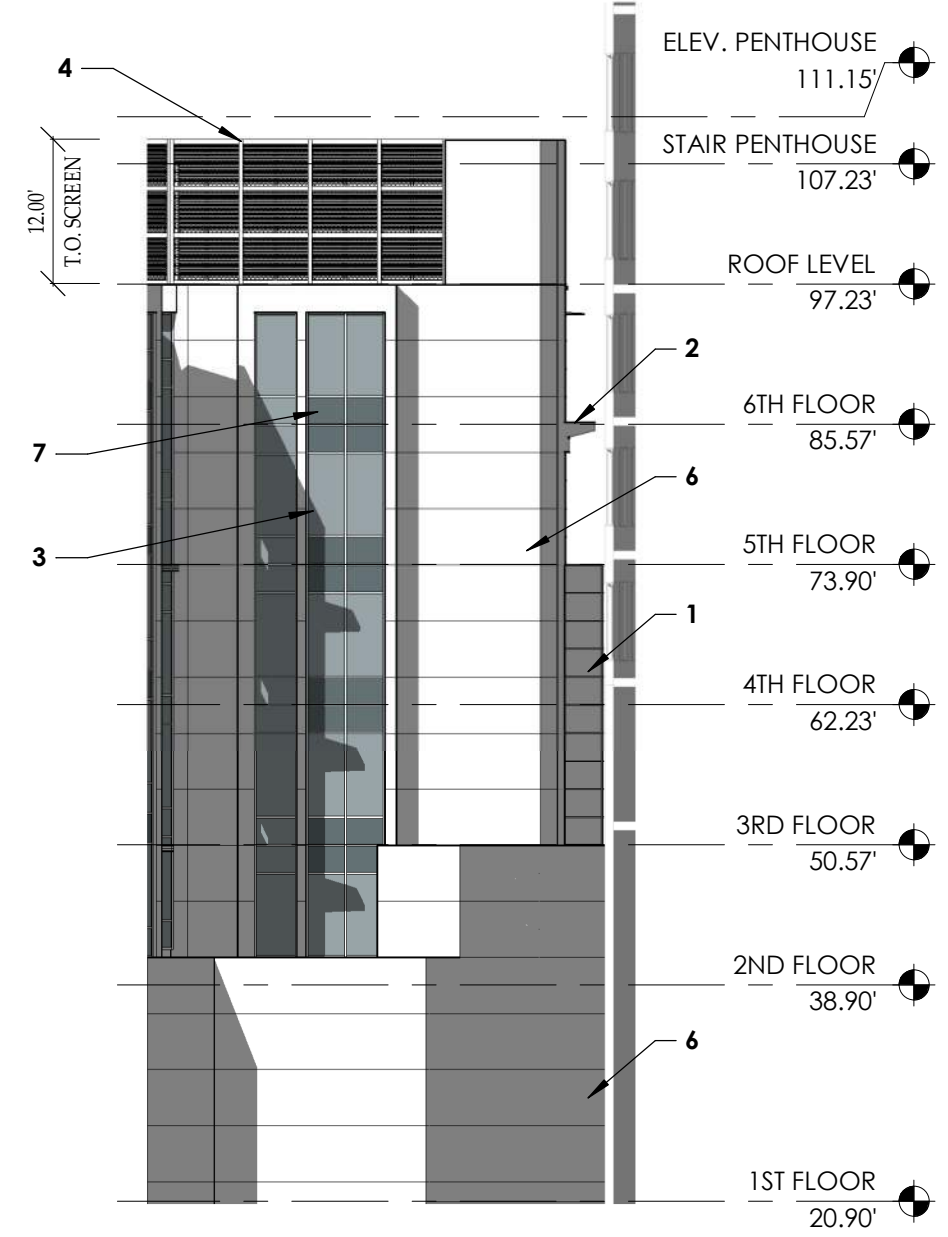




② REAR ELEVATION NORTHWEST
1/16" = 1'-0"



③ REAR ELEVATION WEST
1/16" = 1'-0"



① REAR ELEVATION - PORTLAND WING
1/16" = 1'-0"

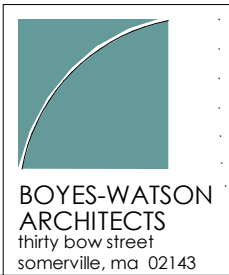
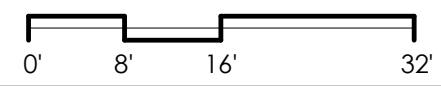
LEGEND

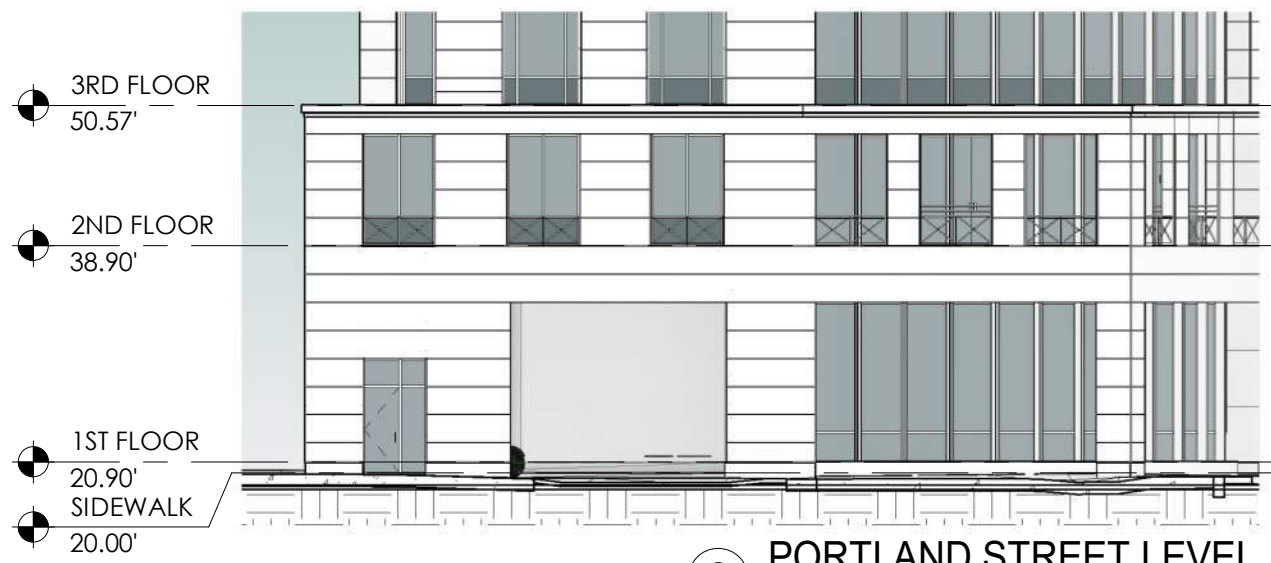
- 1 PORCELAIN RAINSCREEN SYSTEM, 1/4" OPEN JOINT, 60" X 30" PANELS, PORCELANOSA CORE GREY OR SIM.
- 2 METAL PANEL CORNICE - DARK BRONZE
- 3 ALUMINUM FRAME CURTAIN WALL/WINDOW SYSTEMS, FRAME COLOR - DARK BRONZE.
- 4 MECHANICAL SCREEN - KYNAR FINISH LOUVER SYSTEM, WARM LIGHT GREY.
- 5 ELEVATOR OVERRUN & VENT
- 6 COMPOSITE CEMENTITIOUS PANEL RAINSCREEN SYSTEM - NICHIIA INDUSTRIAL BLOCK OR SIM.
- 7 SEALED CONCRETE MASONRY UNITS - NATURAL
- 8 CERAMIC FRIT SPANDREL PANEL - WARM GREY S3
- 9 CLEAR COAT COPPER PANEL SIDING.
- 10 DARK GRANITE PLINTH BLOCK
- 11 RETRACTABLE AWNING (EXTENDS UP TO 10 FEET TO COVER FULL DEPTH OF SIDEWALK)
- 12 METAL OVERHEAD GARAGE DOOR BEYOND - SEE PLAN

*GLAZING DATA:

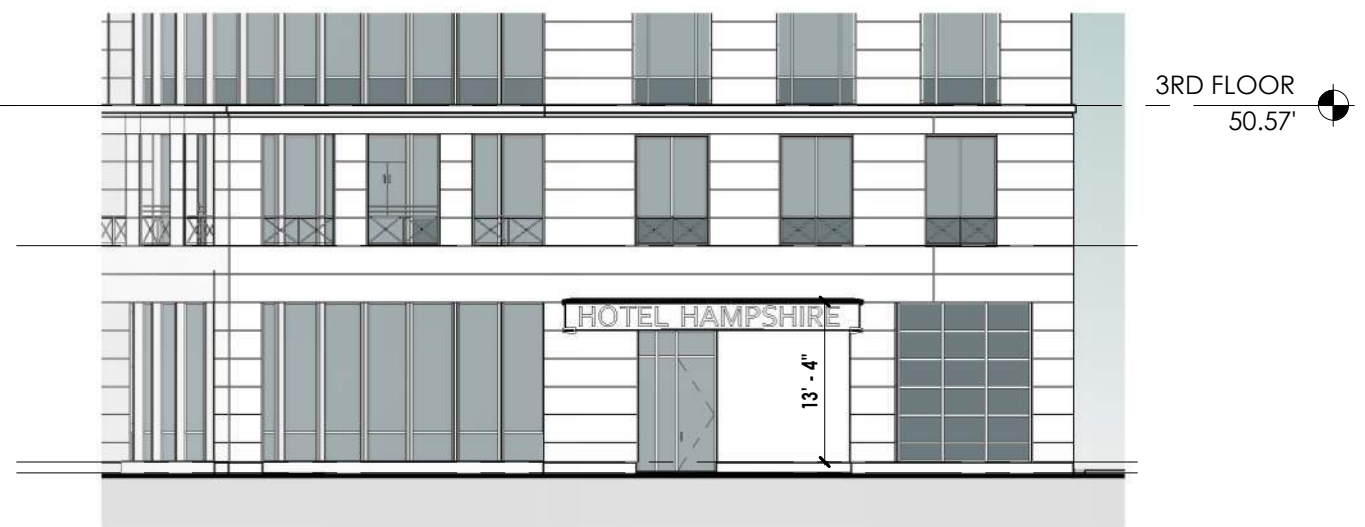
	CURTAIN WALL	WINDOWS
SHGC:	>.57	>.57
U-VALUE:	.38	.32
VLT	.43 >.88	.43 >.88
VR	.05 >.10	.05 >.10
COATING:	LOW-E, ARG	
COLOR:	CLEAR	
SPANDREL:	CERAMIC FRIT (WARM GRAY)	

A2.5
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② PORTLAND STREET LEVEL
1/16" = 1'-0"

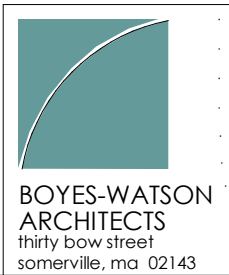
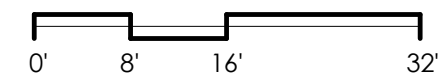


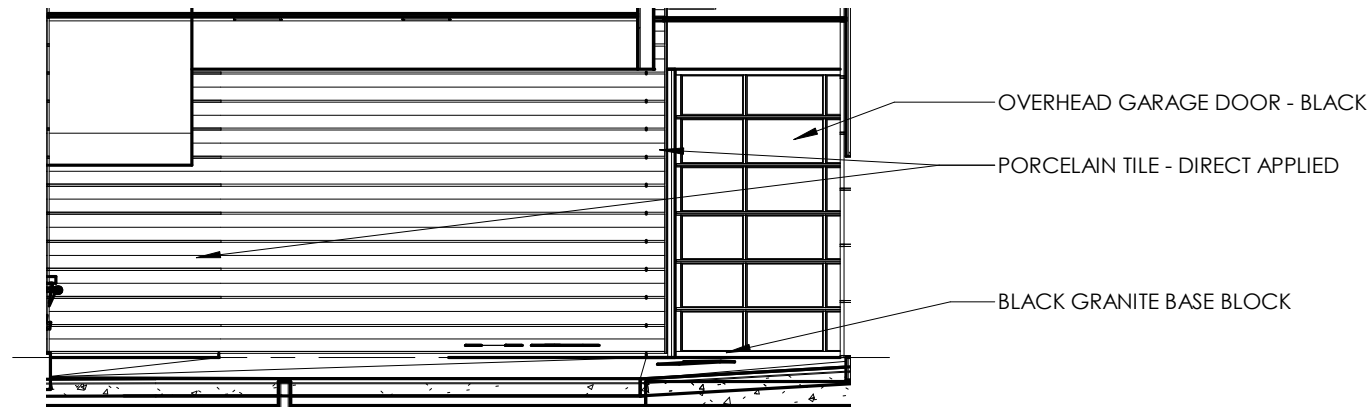
① HAMPSHIRE STREET LEVEL
1/16" = 1'-0"



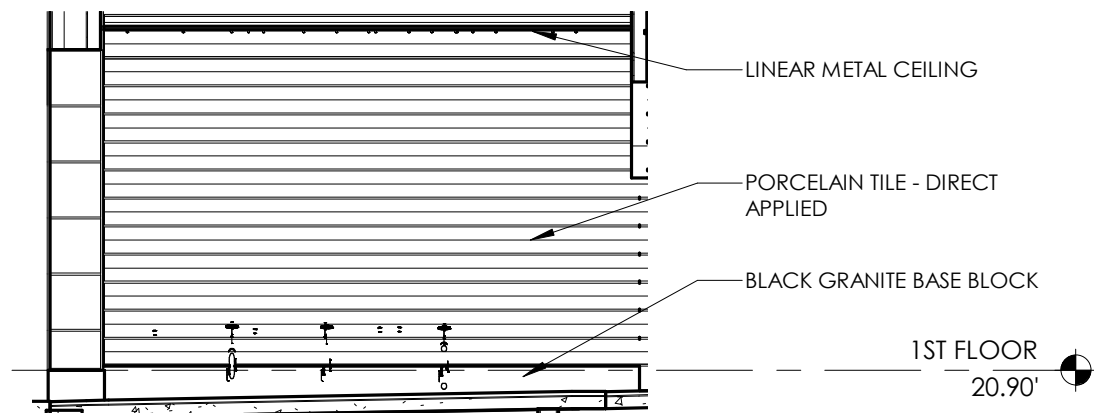
A2.6
REVISED SPECIAL PERMIT SUBMISSION

08/11/21

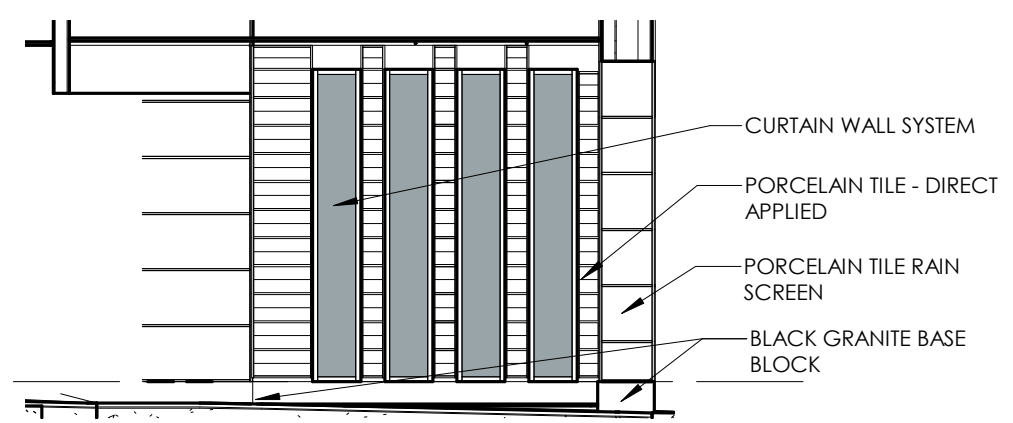




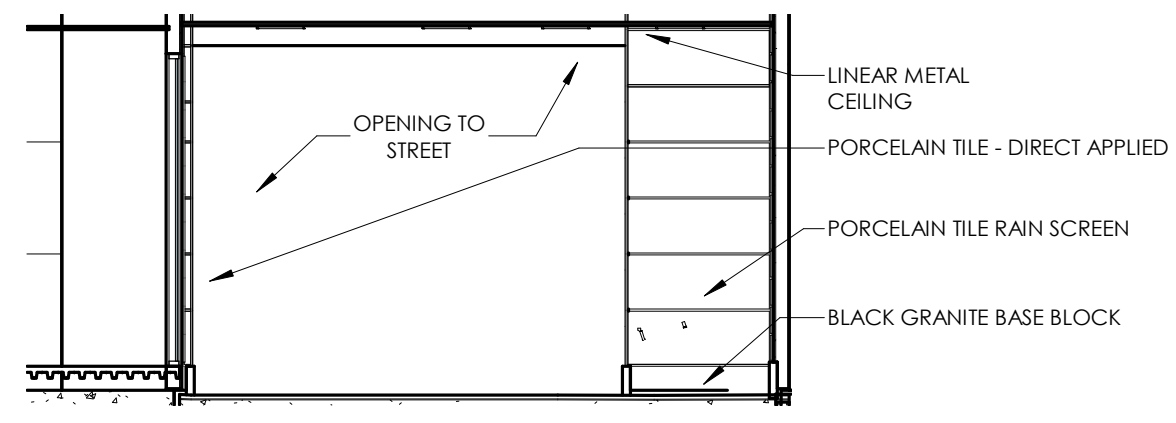
4 INTERIOR ELEVATION
 1/8" = 1'-0"



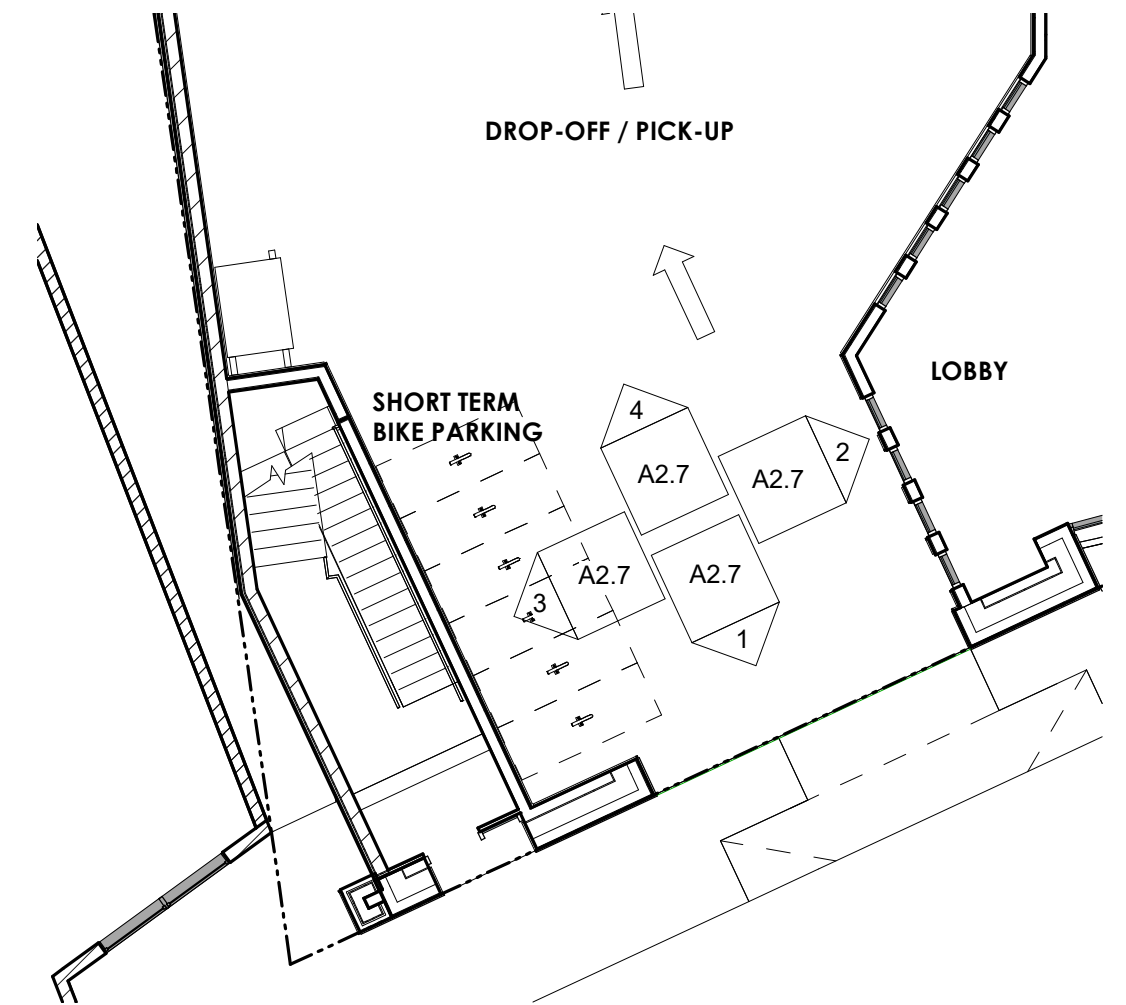
3 INTERIOR ELEVATION
 1/8" = 1'-0"



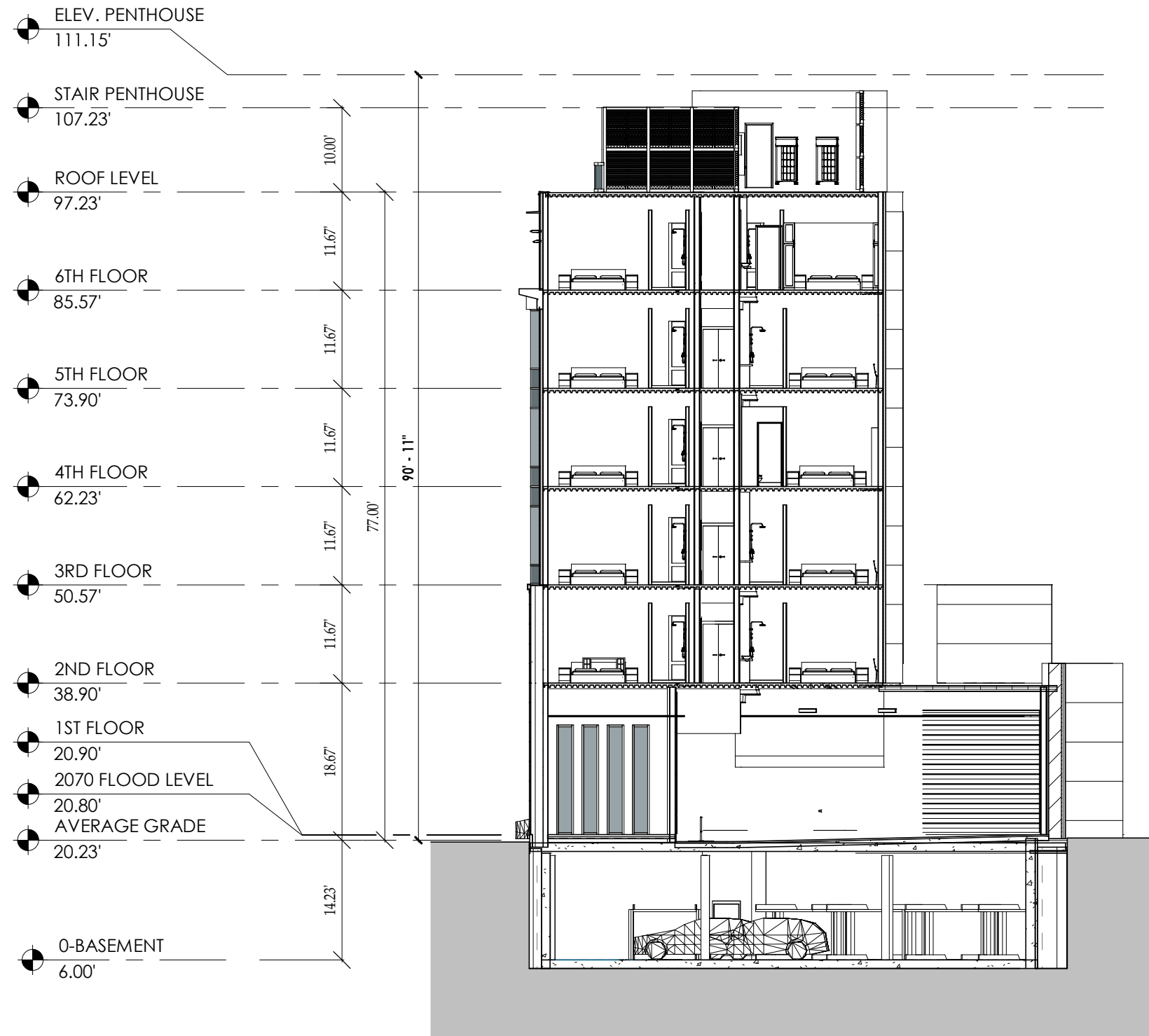
2 INTERIOR ELEVATION
 1/8" = 1'-0"



1 INTERIOR ELEVATION
 1/8" = 1'-0"

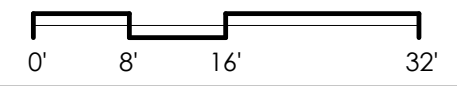


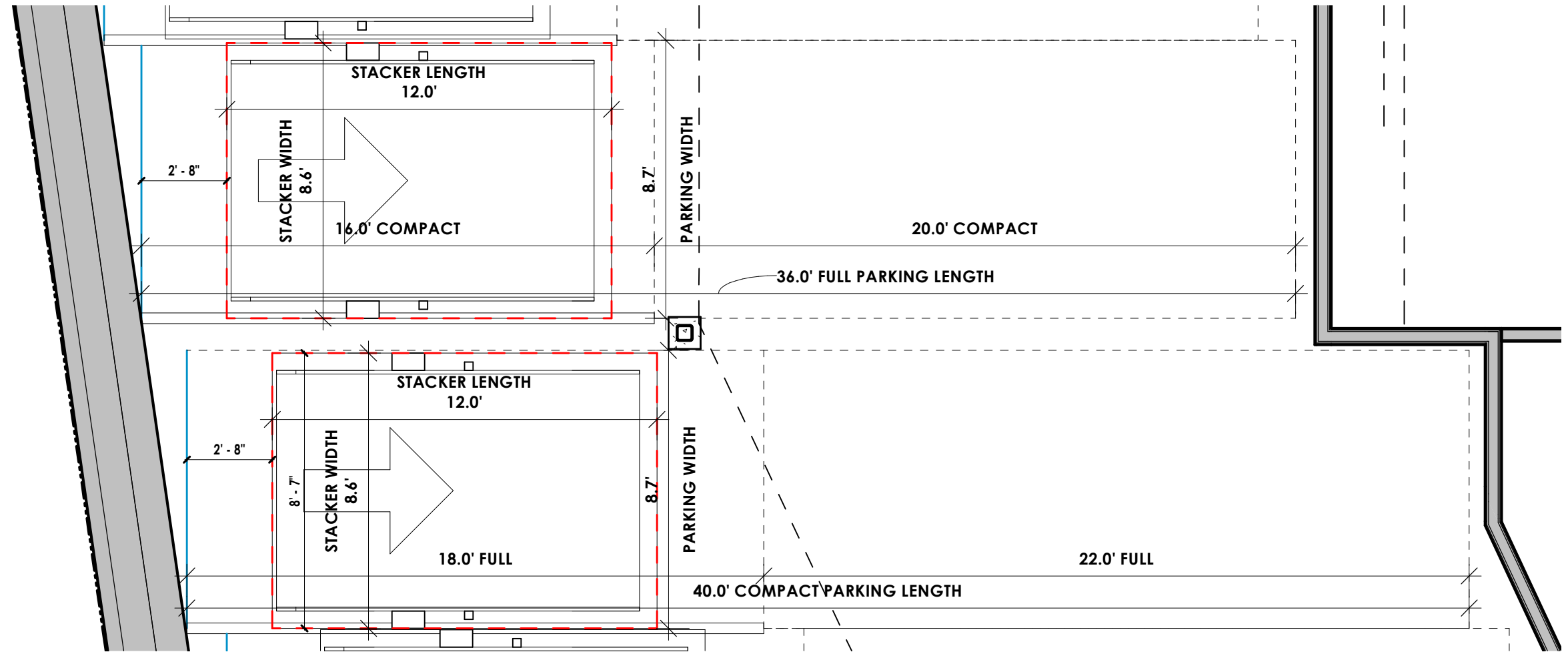
5 PLAN KEY
 1" = 10'-0"



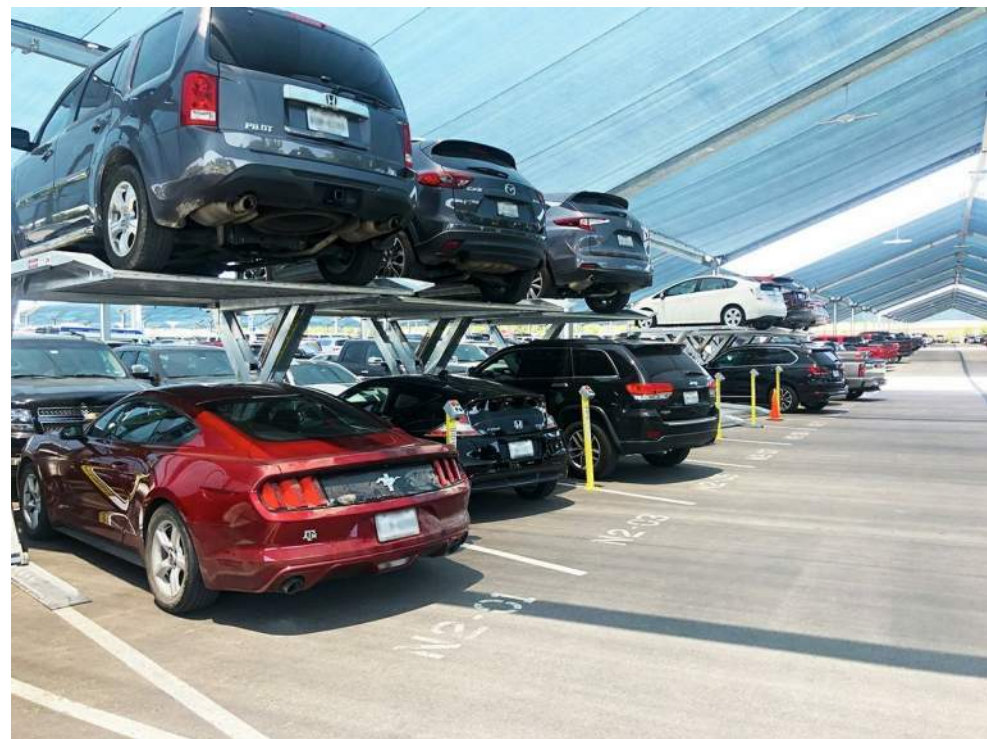
1 BUILDING SECTION
 1/16" = 1'-0"

A3.1
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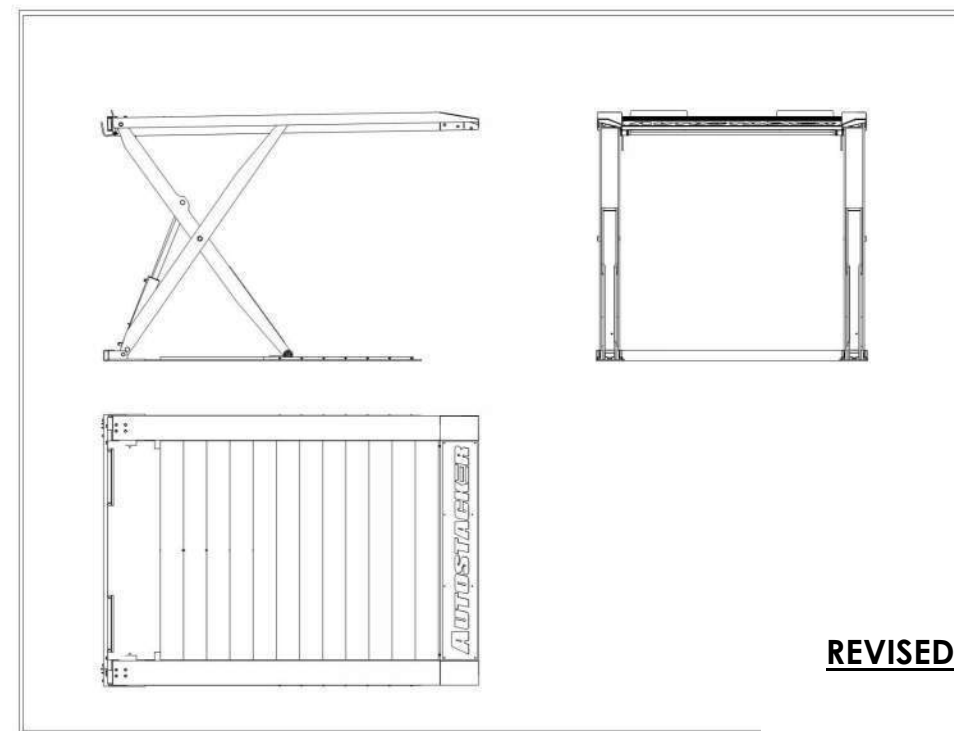




1 TYP. PARKING SPACE WITH AUTOSTACKER (COMPACT)
 1/4" = 1'-0"



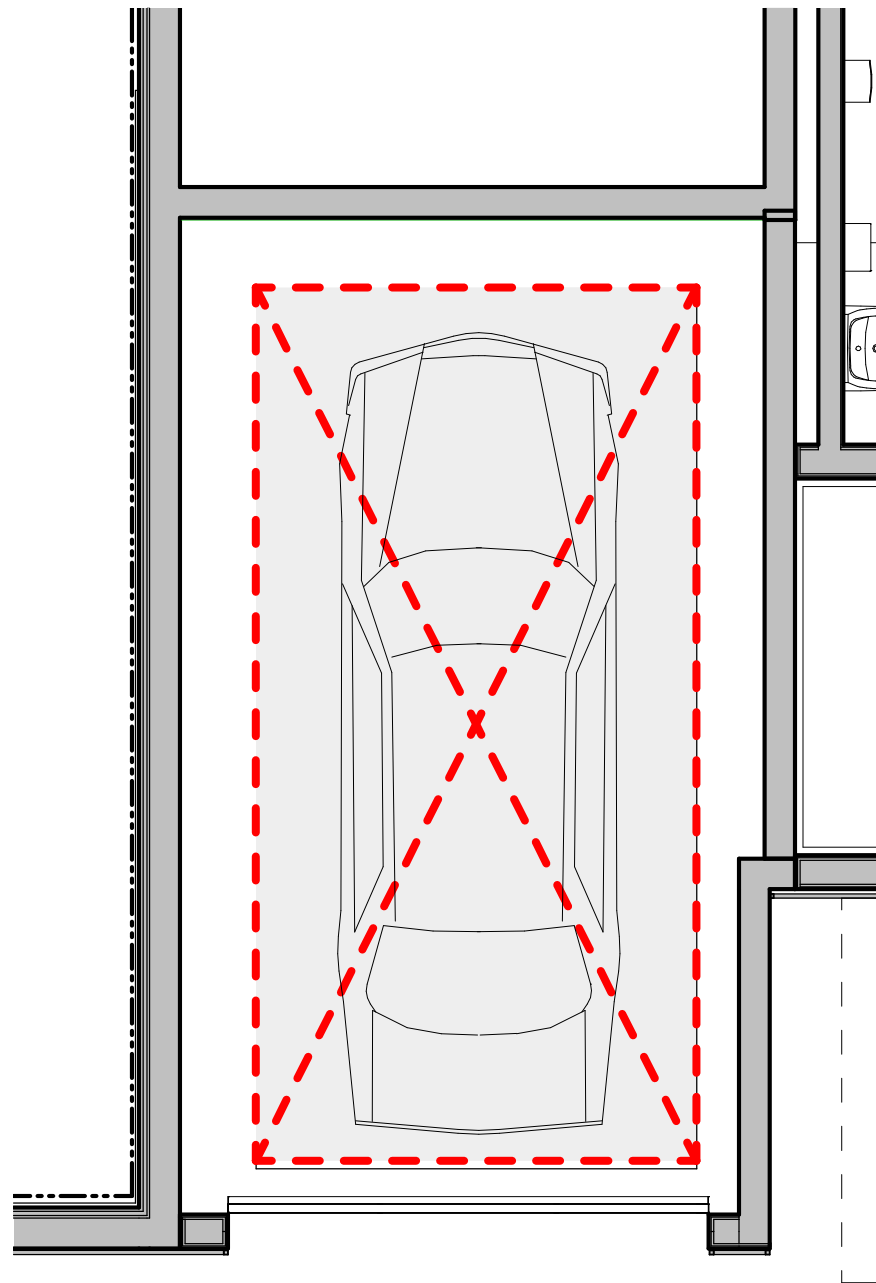
3 AUTO STACKER - EXAMPLE



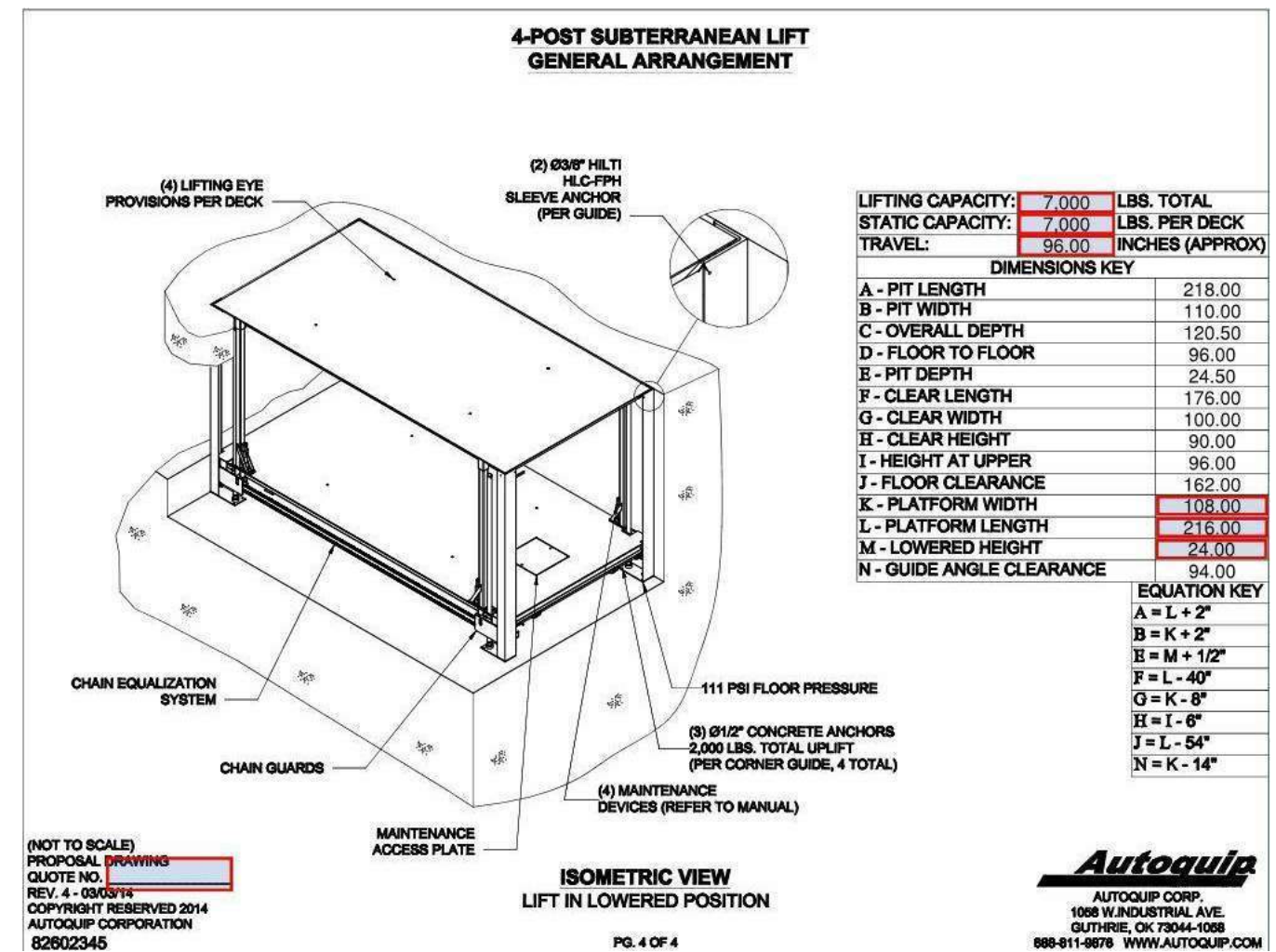
2 AUTO STACKER - TYPICAL DRAWINGS

A4.1
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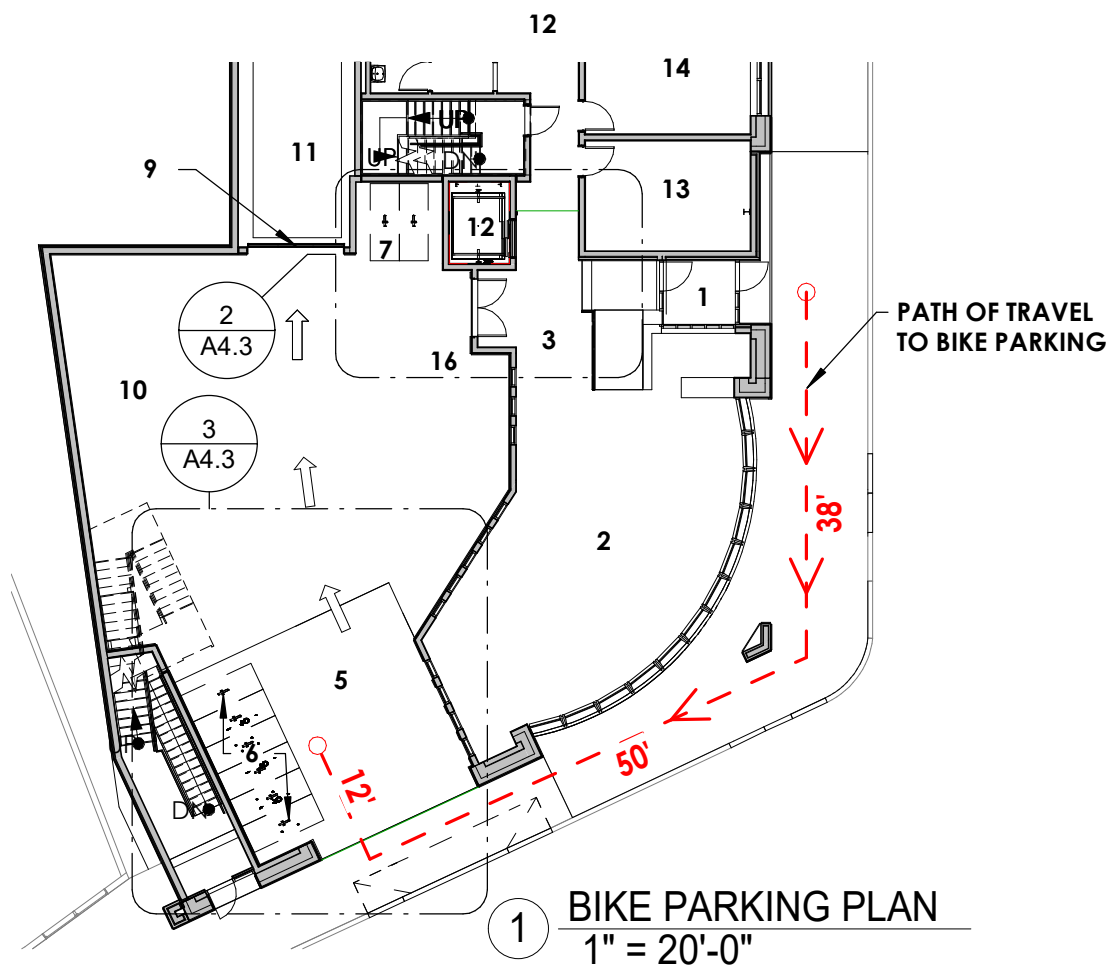
1 CAR ELEVATOR AT 1ST
1/4" = 1'-0"



2 CAR ELEVATOR EXAMPLE

A4.2
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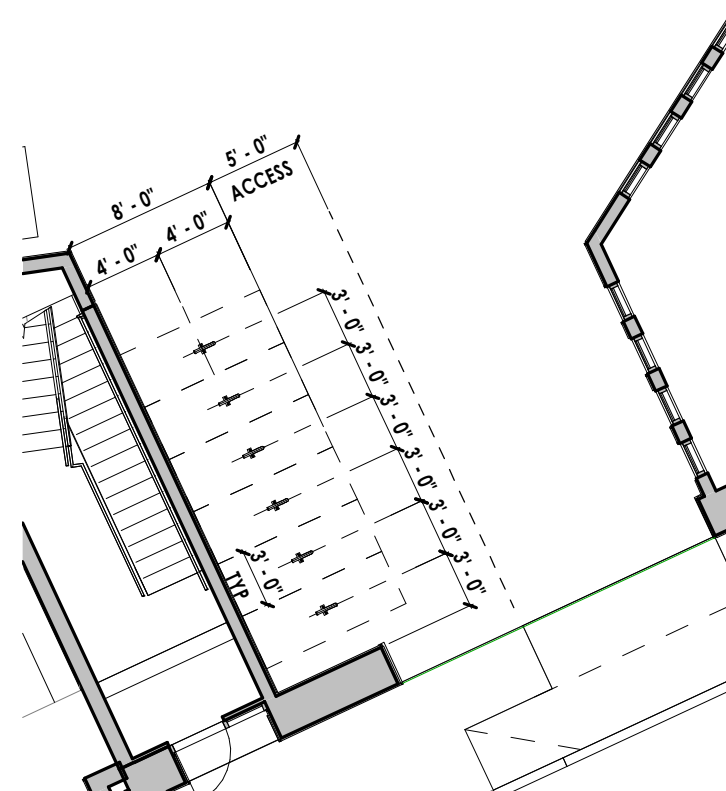




1 BIKE PARKING PLAN
1" = 20'-0"

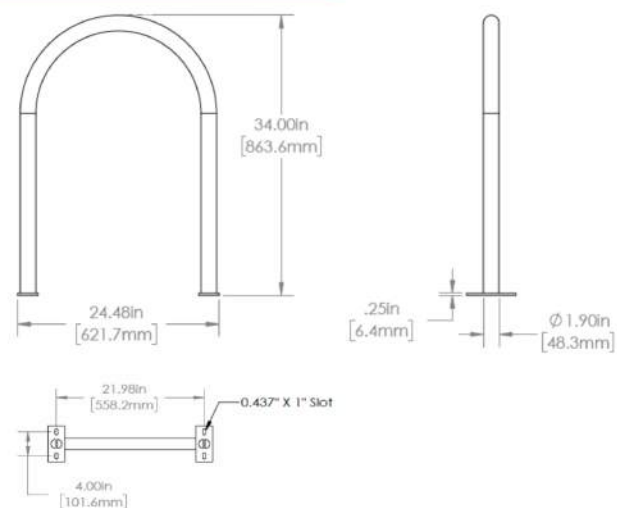
LEGEND

- 1 ENTRY
- 2 LOBBY/BAR
- 3 RECEPTION
- 4 NOT USED
- 5 BICYCLE FORECOURT
- 6 SHORT TERM BICYCLE PARKING
- 7 LONG TERM BICYCLE PARKING
- 8 TRASH & RECYCLING
- 9 OVERHEAD DOOR
- 10 LOADING
- 11 CAR ELEVATOR
- 12 ELEVATOR
- 13 ELEC SWITCH RM
- 14 TRANSFORMER
- 15 NOT USED
- 16 VALET PICK-UP AND DROP-OFF

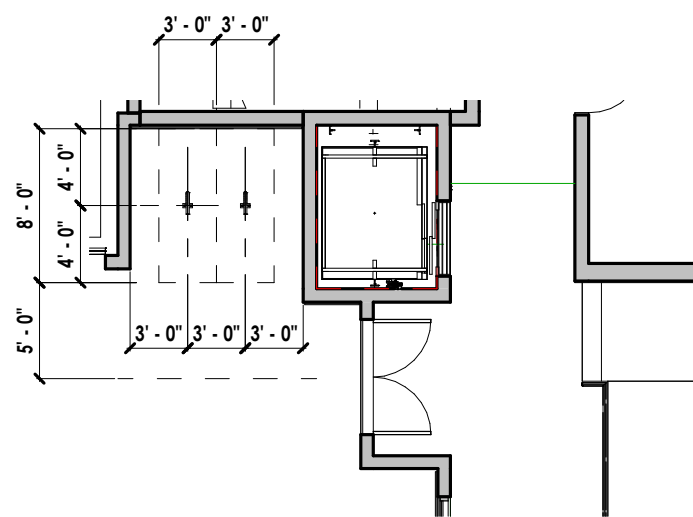


3 SHORT TERM BIKE PARKING - (12) SPACES
1" = 10'-0"

Radius Bike Rack - Galvanized - Surface Mount
536-1401



4 BIKE RACK DETAIL
1/2" = 1'-0"



2 LONG TERM BIKE PARKING - (4) SPACES
1" = 10'-0"

Relief Requested for location of Short-Term Bike Parking :
Required: Short term parking must be less than 50' from main entrance. **Provided distance is 100'**

Long term Bicycle Spaces:
2 Required (Hotel Use 70 rooms x .02 = 1.4)
4 Provided

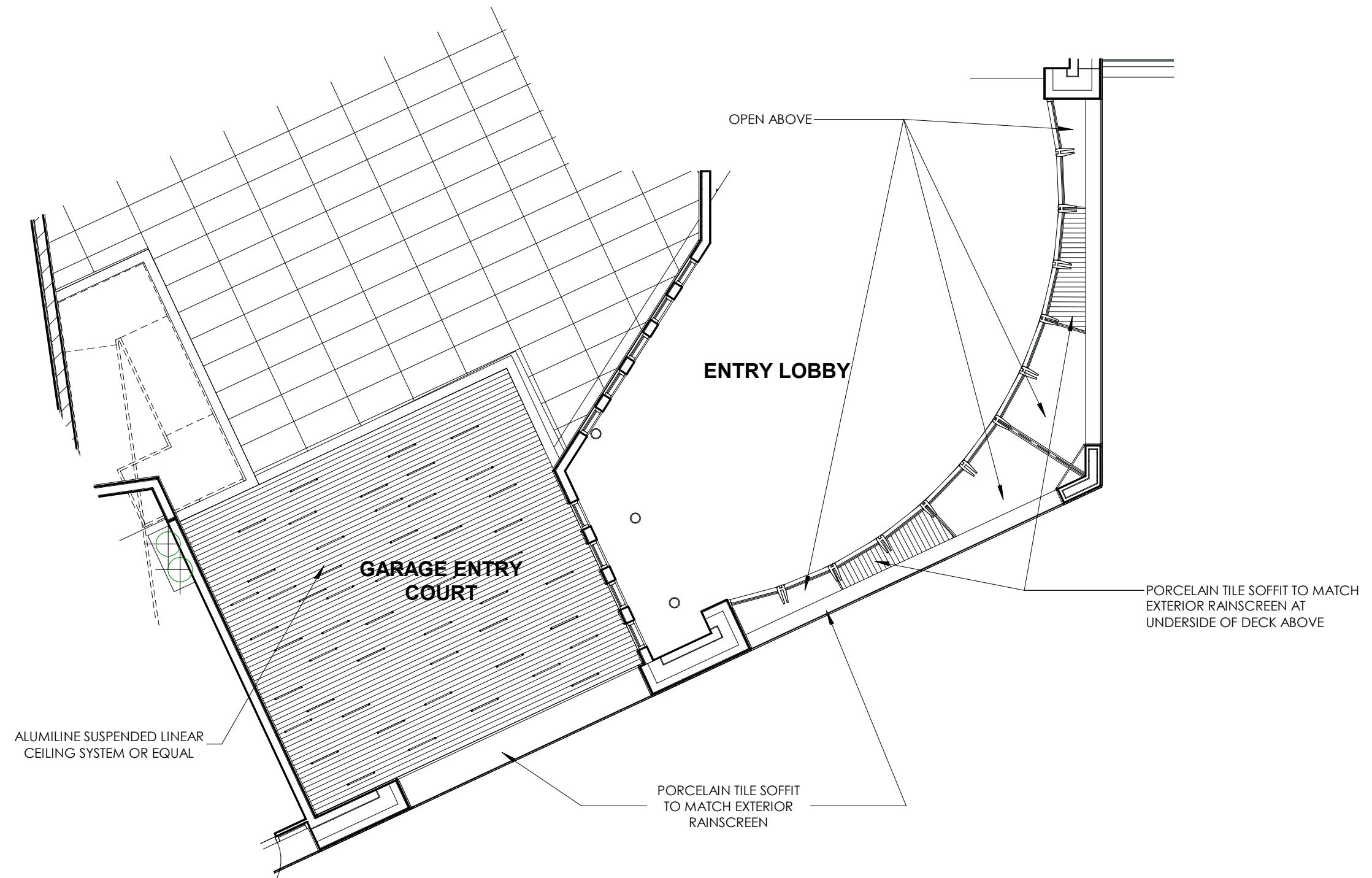
Short term Bicycle Spaces:
4 Required (Hotel Use 70 rooms x .05 = 3.5)
12 Provided

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A4.3

08/11/21

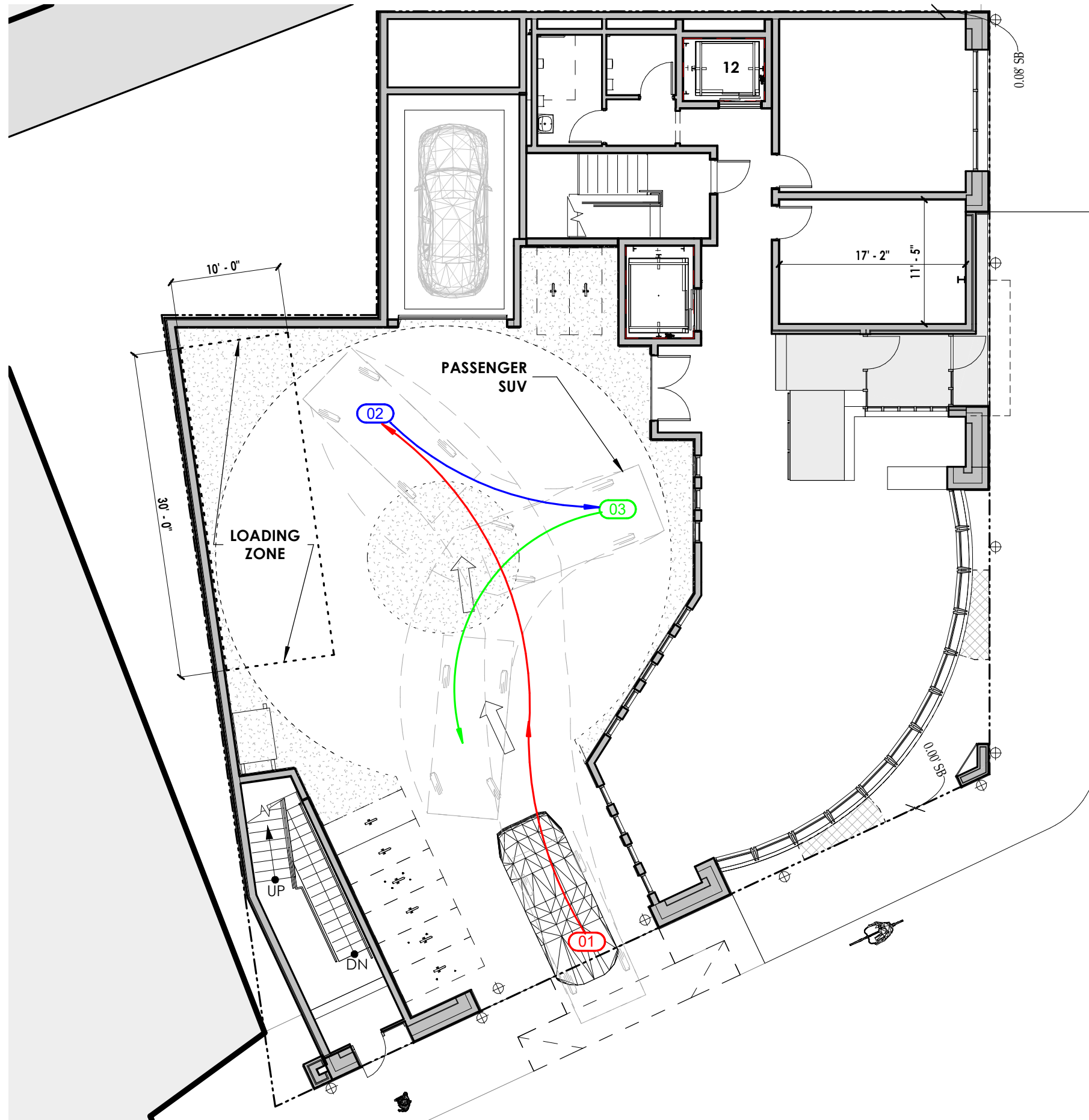




1 1ST FLOOR RCP - GARAGE ENTRY COURT
 1/8" = 1'-0"

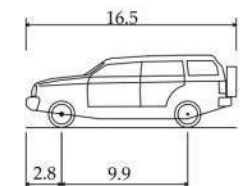
A4.4
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*** PASSENGER SUV PERFORMING 180 DEGREE TURN WHEN LOADING ZONE IS OCCUPIED. FORD EXPLORER MODELED USING AUTODESK VEHICLE TRACKING SOFTWARE**

Ford Explorer 4WD SUV	
Overall Length	16.500ft
Overall Width	6.500ft
Overall Body Height	5.649ft
Min Body Ground Clearance	0.675ft
Track Width	5.925ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	19.600ft



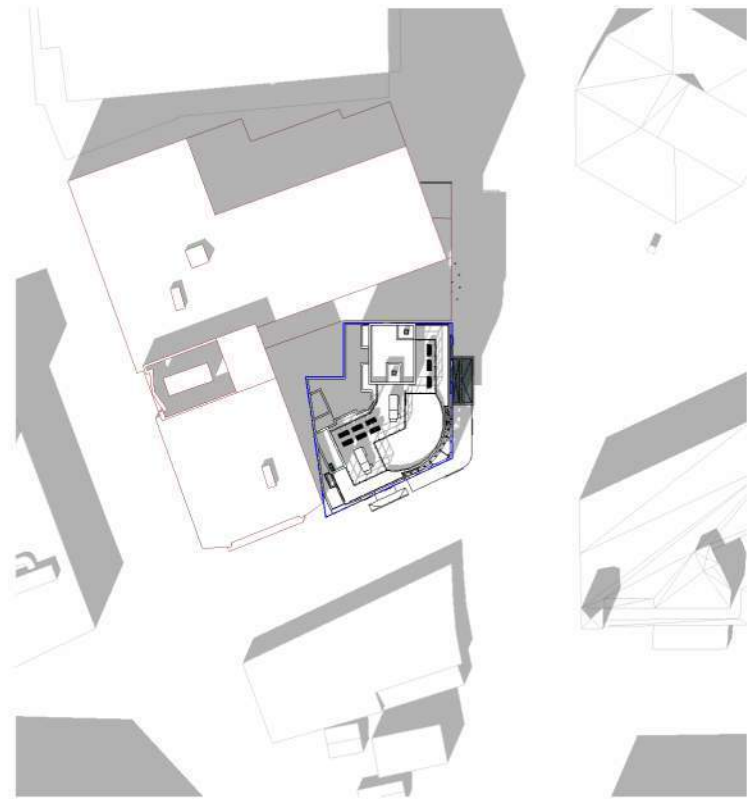
A4.5
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08/11/21

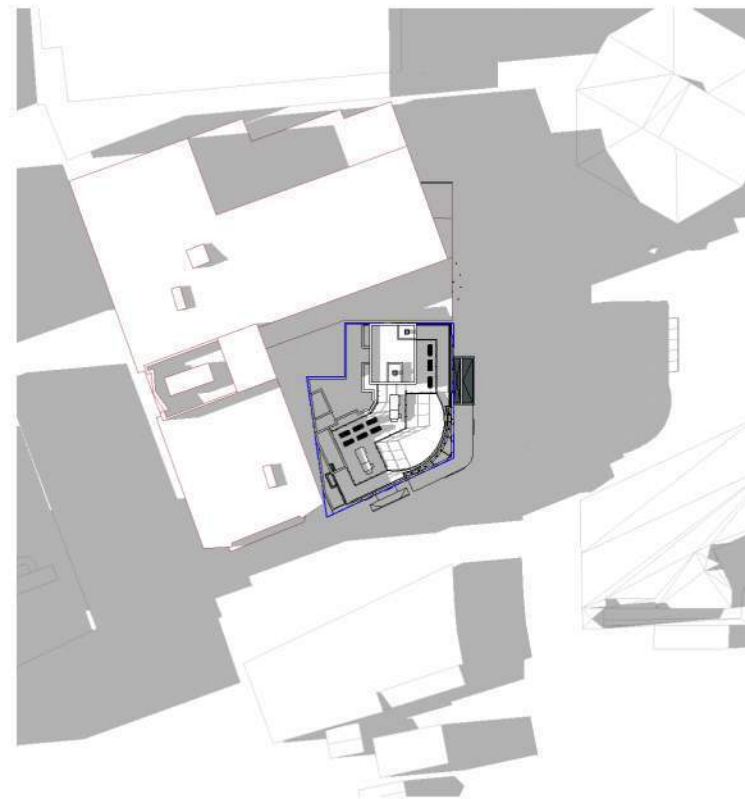




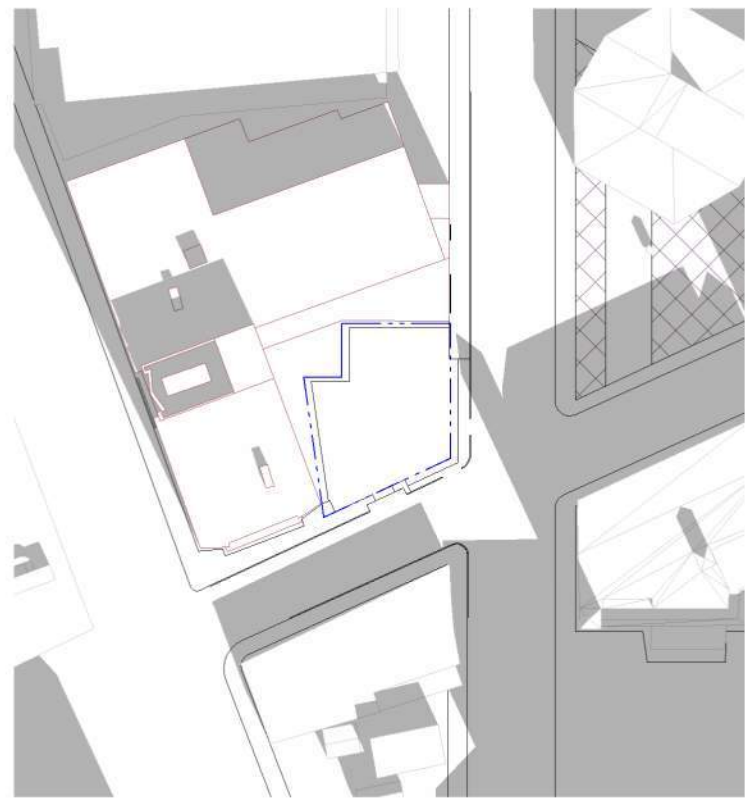
① Spring/Fall Equinox - 9a Proposed
1" = 100'-0"



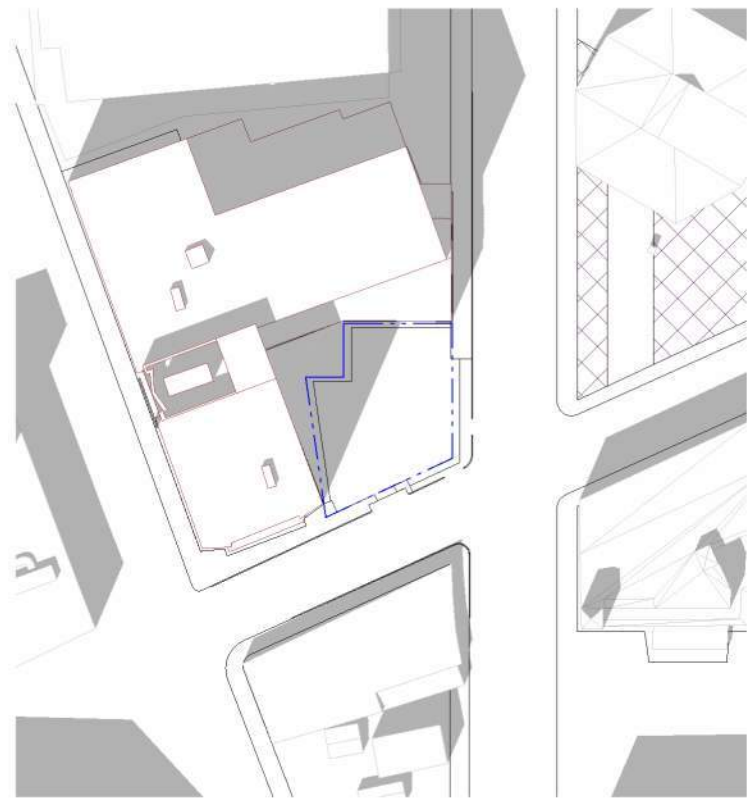
③ Spring/Fall Equinox - 12p Proposed
1" = 100'-0"



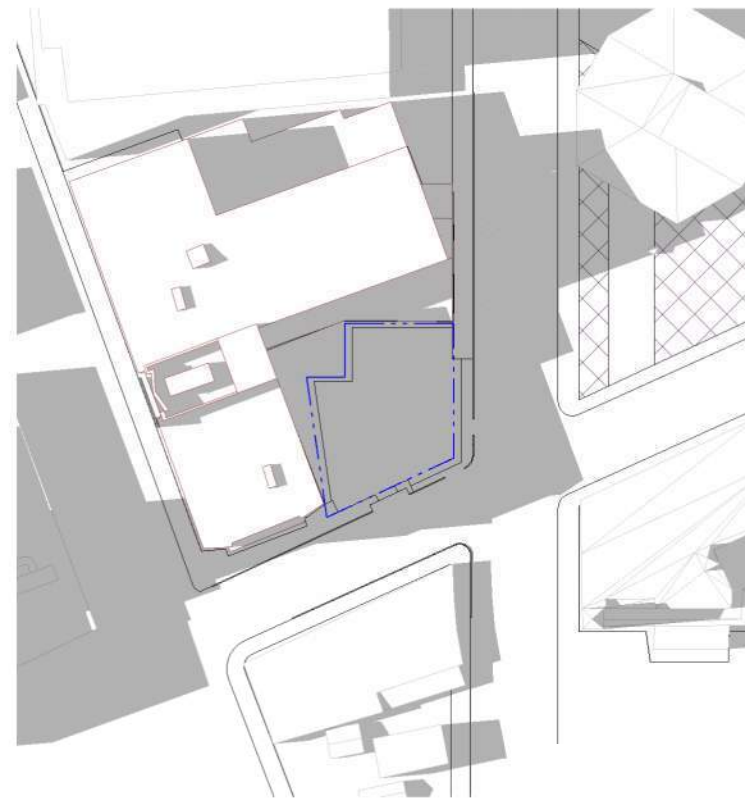
⑨ Spring/Fall Equinox - 3p Proposed
1" = 100'-0"



④ Spring/Fall Equinox - 9a Existing
1" = 100'-0"



⑤ Spring/Fall Equinox - 12p Existing
1" = 100'-0"



⑥ Spring/Fall Equinox - 3p Existing
1" = 100'-0"

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A5.1

08/11/21



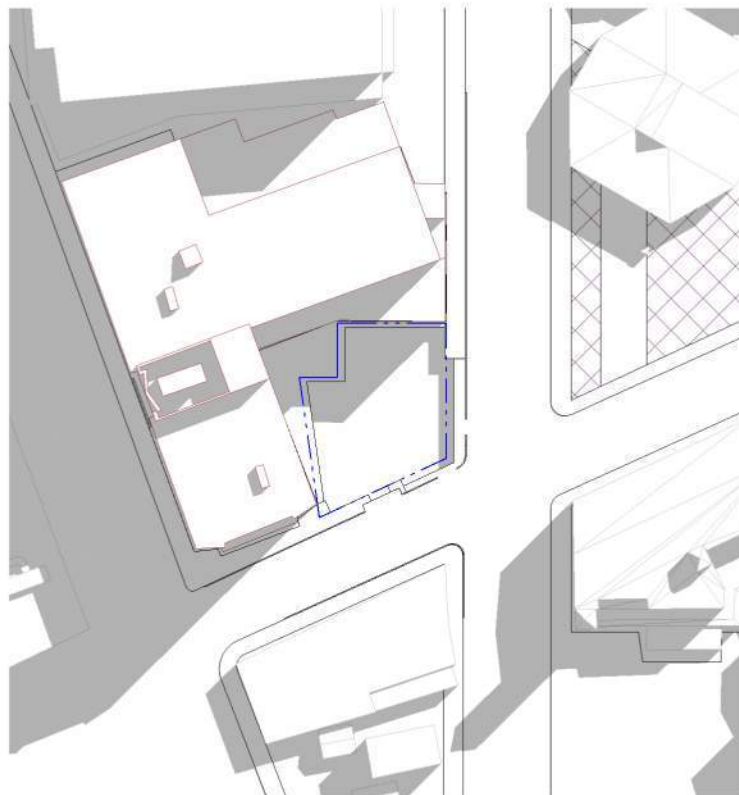
7 Summer Solstice - 9a Proposed
1" = 100'-0"



8 Summer Solstice - 12p Proposed
1" = 100'-0"



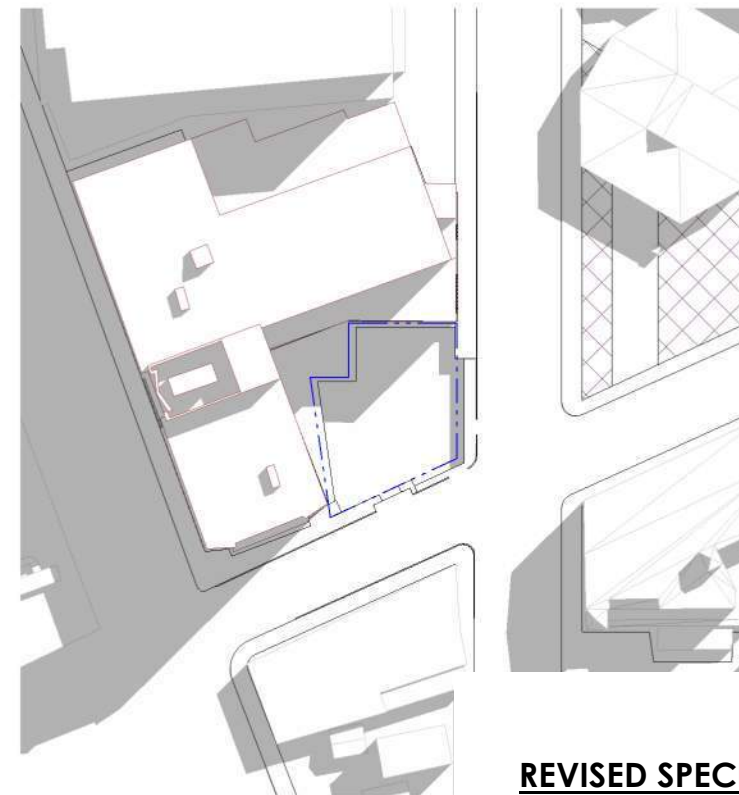
9 Summer Solstice - 3p Proposed
1" = 100'-0"



4 Summer Solstice - 9a Existing
1" = 100'-0"






5 Summer Solstice - 12p Existing
1" = 100'-0"



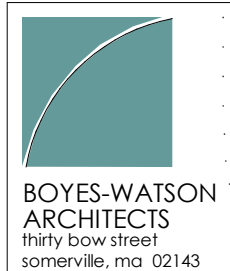
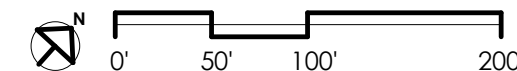
6 Summer Solstice - 3p Existing
1" = 100'-0"

LEGEND

-  Shadows from Existing Buildings
-  Shadows from Proposed Buildings
-  Overlapping shadows from Proposed and Existing Buildings

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A5.2
08/11/21

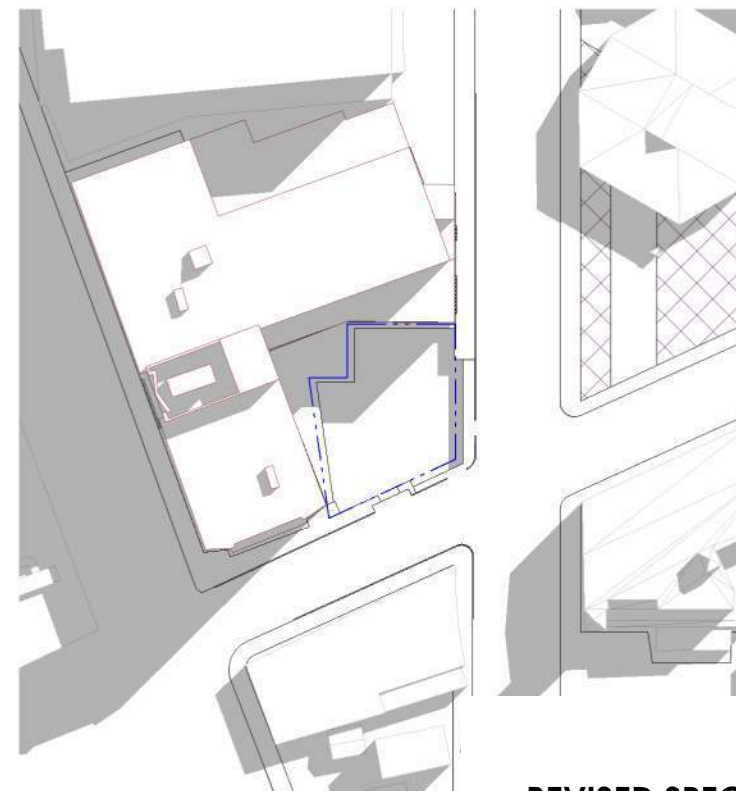
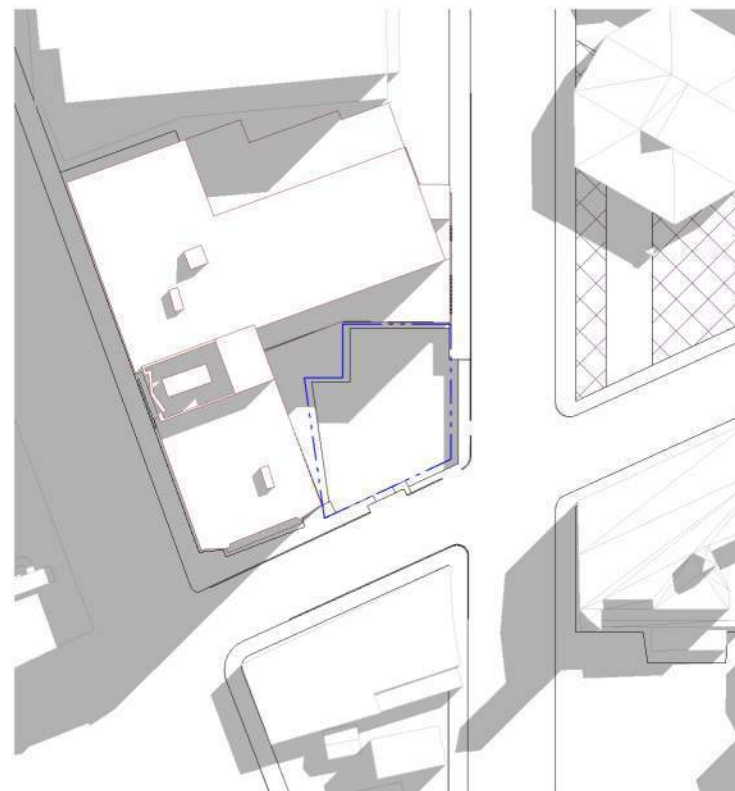




7 Winter Solstice - 9a Proposed
1" = 100'-0"

8 Winter Solstice - 12p Proposed
1" = 100'-0"

9 Winter Solstice - 3p Proposed
1" = 100'-0"






4 Winter Solstice - 9a Existing
1" = 100'-0"

5 Winter Solstice - 12p Existing
1" = 100'-0"

6 Winter Solstice - 3p Existing
1" = 100'-0"

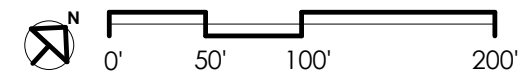
LEGEND

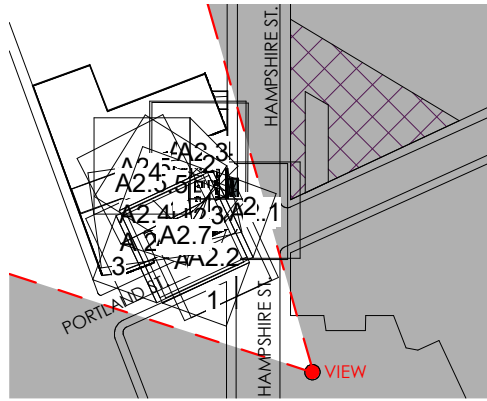
-  Shadows from Existing Buildings
-  Shadows from Proposed Buildings
-  Overlapping shadows from Proposed and Existing Buildings

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A5.3

08/11/21

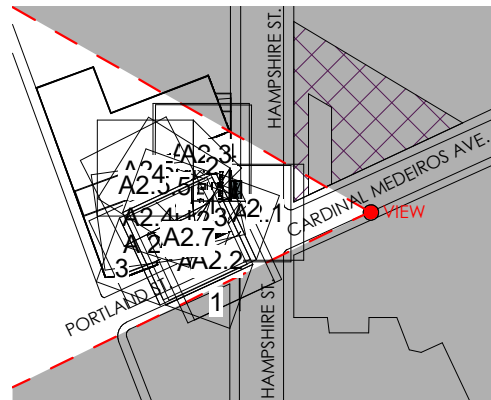




VIEW FROM HAMPSHIRE STREET PLAZA

A6.1
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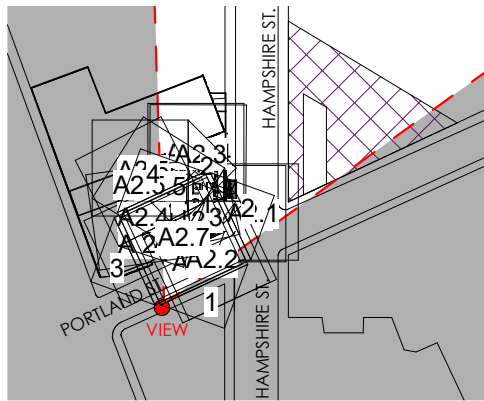




VIEW FROM CARDINAL MEDEIROS AVENUE

A6.2
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VIEW FROM PORTLAND STREET

A6.3
REVISED SPECIAL PERMIT SUBMISSION
08/11/21





VIEW FROM HAMPSHIRE STREET - SOUTHERLY

A6.4
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STREET VIEW OF HAMPSHIRE STREET ENTRY

A6.5
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BOYES-WATSON
ARCHITECTS
thirty bow street
somerville, ma 02143



STREET VIEW AT GARAGE ENTRANCE

A6.6
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DISTANT VIEW FROM HAMPSHIRE STREET

A6.7
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08/11/21



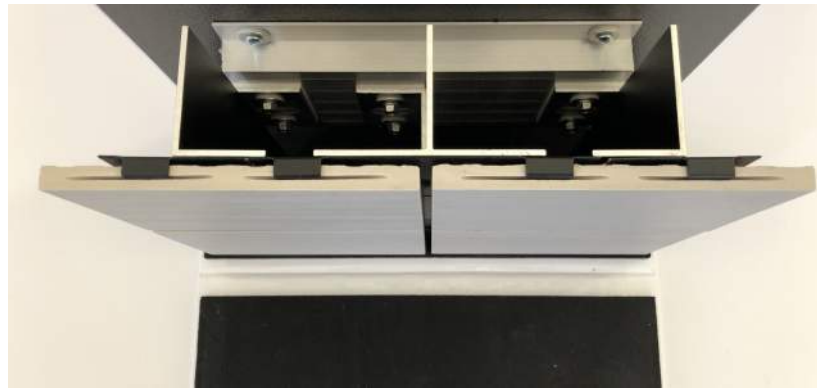


DISTANT VIEW FROM CARDINAL MEDEIROS AVE

A6.8
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ARCHITECTS
thirty bow street
somerville, ma 02143



**RAIN SCREEN FACADE
VIEW OF SUPPORT STRUT SYSTEM**



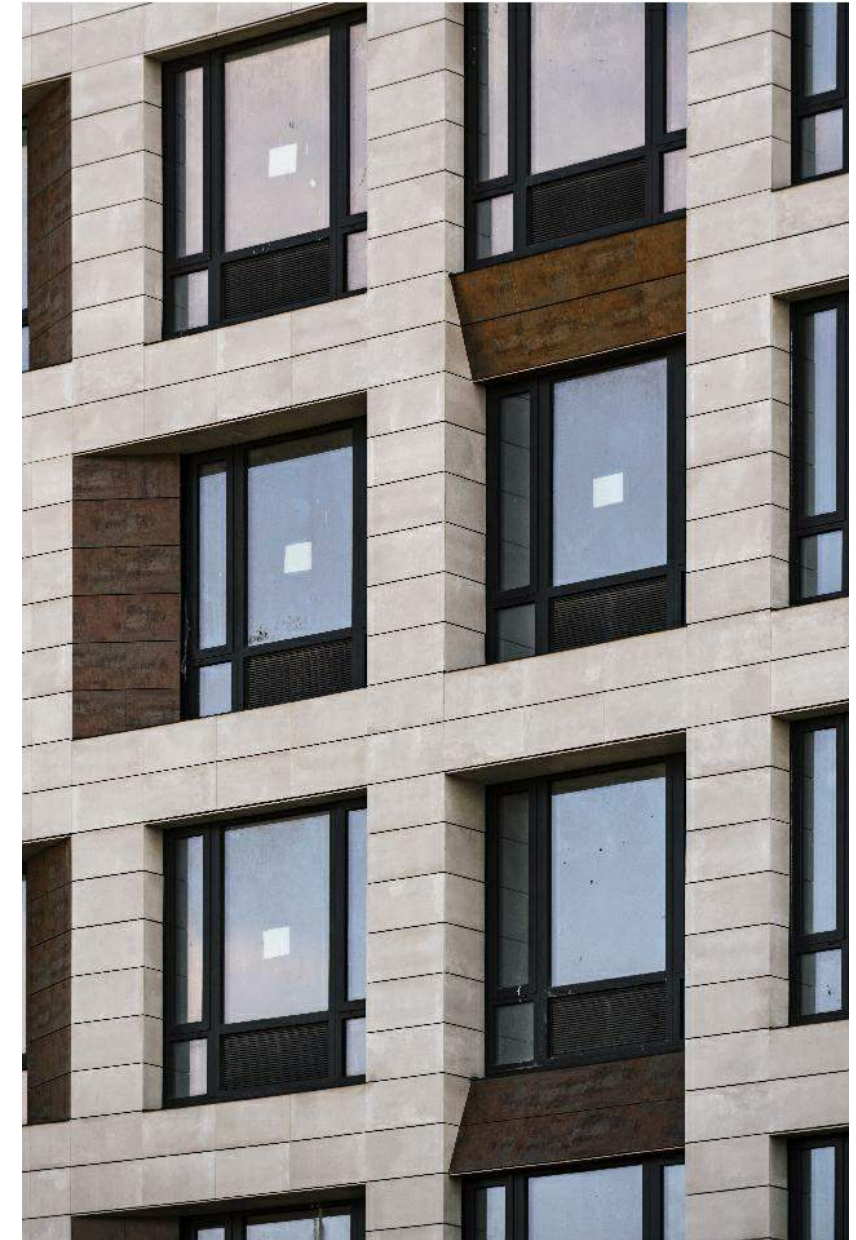
**RAIN SCREEN FACADE
BUILDING EXTERIOR
BALTIMORE NATURAL OR EQUAL**



**RAIN SCREEN FACADE
TYPICAL JOINT SPACING**



**RAIN SCREEN FACADE
GARAGE FORE COURT
BALTIMORE BEIGE OR EQUAL**



PORCELANOSA RAIN SCREEN FACADE

A9.1
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**MECHANICAL SCREEN
ARCHITECTURAL LOUVERS - 6" BLADE V6JN5 DOVE GRAY**



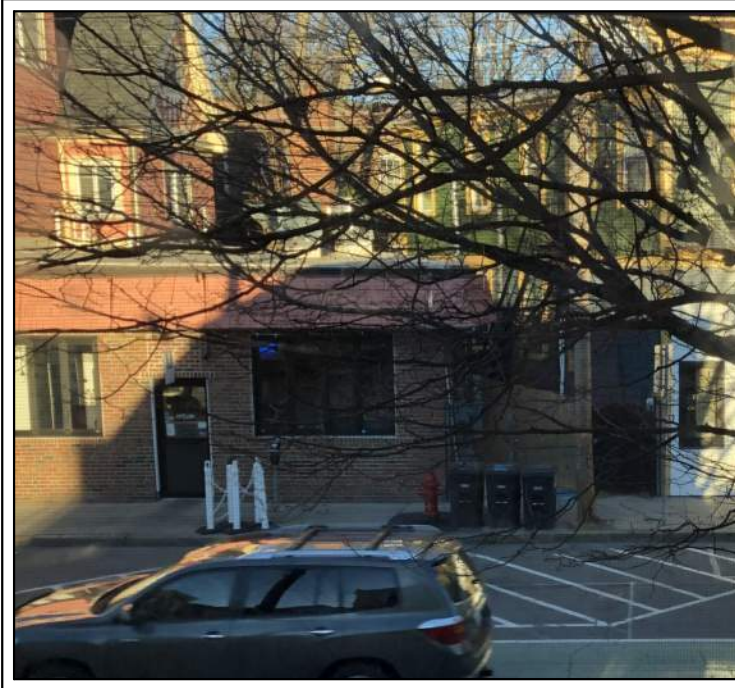
**PAVER
UNILOCK - SERIES GRANITE BLACK
GARAGE FORE COURT / BIKE PARKING**

A9.2
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08/11/21





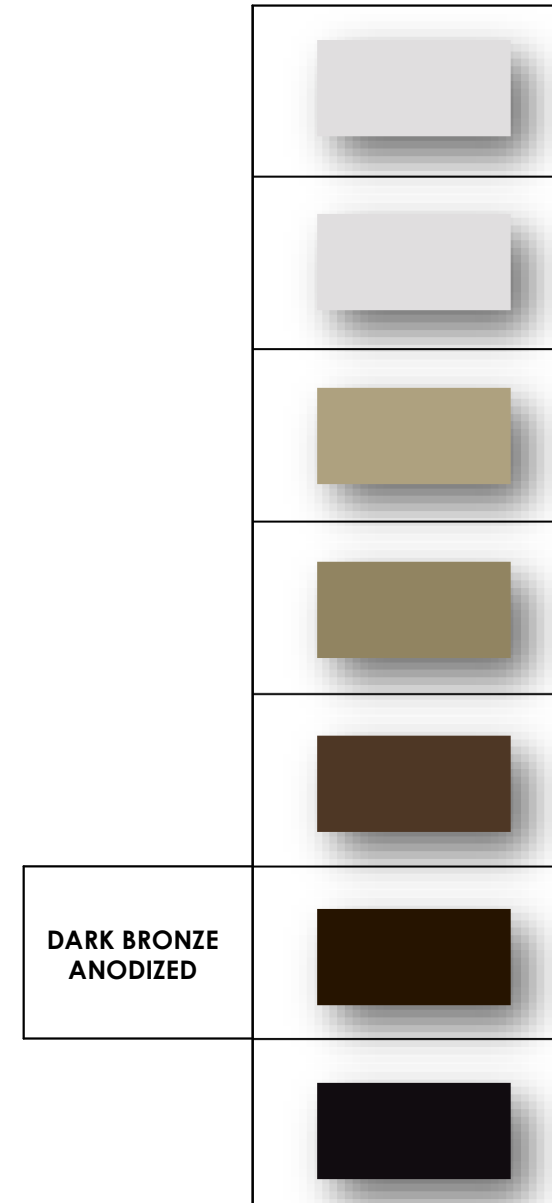
**WINDOW SYSTEM
OLDCASTLE - INSULATING GLASS w/ CERAMIC ENAMEL FRIT**



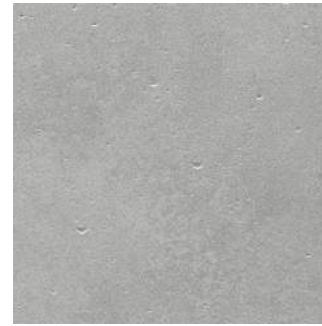
**WINDOW SYSTEM
OLDCASTLE - INSULATING GLASS**



DARK BRONZE CURTAIN WALL SYSTEM



A9.3
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08/11/21



**WALL PANEL
NICHIHA - INDUSTRIAL BLOCK**



A9.4
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08/11/21



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ARCHITECTS**
thirty bow street
somerville, ma 02143