



75/109 SMITH PLACE

Cambridge, MA

Volume 02 R2: Proposed Project
Drawings

May 22, 2020

The Davis Companies

Jacobs

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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

PARKING GARAGE
PLAN - LEVEL B1

Drawing Sheet Number:

A0.00.00

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EXISTING SITE PLAN

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A
SOUTH-EAST:
PHOTO FROM SMITH PLACE AND
WILSON ROAD INTERSECTION



B
SOUTH WEST:
PHOTO FROM ADLEY ROAD,
REAR OF SITE



C
NORTH EAST:
PHOTO FROM SMITH PLACE
AT FAWCETT STREET

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Drawing Sheet Title:
EXISTING SITE
CONDITIONS

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A0.01.02

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Alewife District Plan
Right of Way

FUTURE PLANNED ALIGNMENTS **01**

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Drawing Sheet Title:

FUTURE PLANNED
ALIGNMENTS

Drawing Sheet Number:

A0.01.03

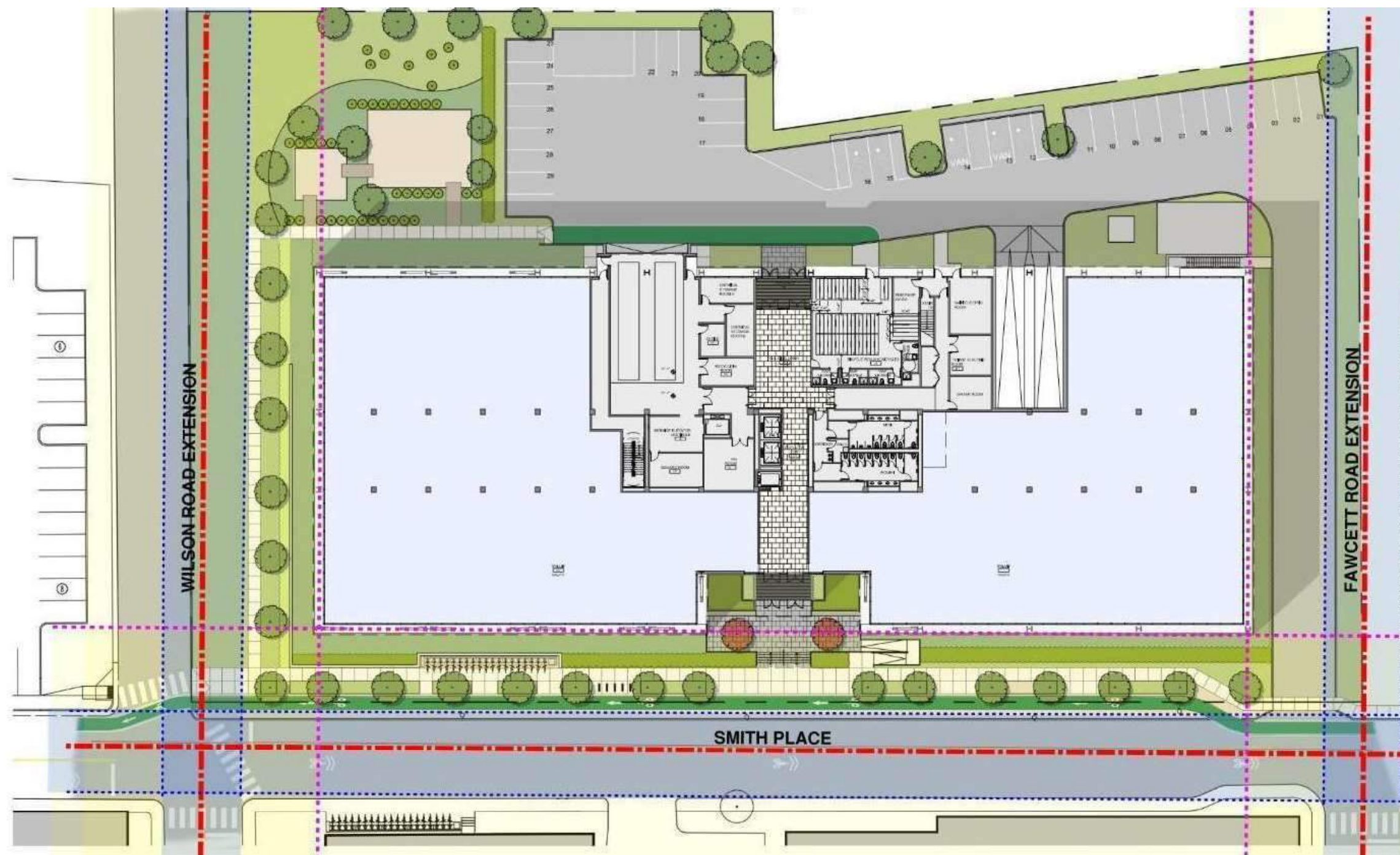
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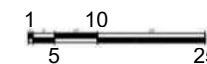
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Drawing Sheet Title:
PROPOSED BUILDING
LOCATION PLAN



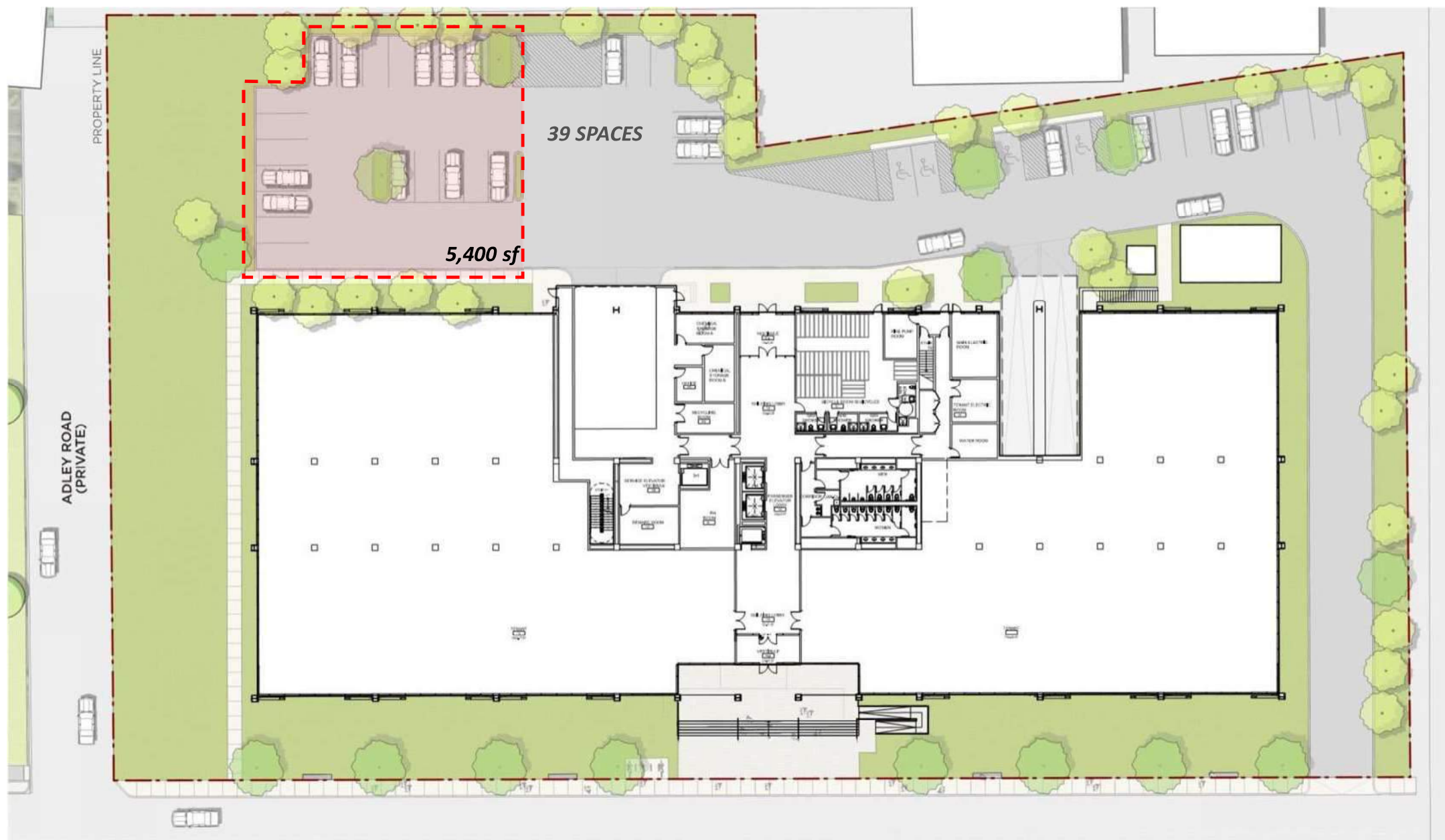
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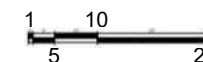


PREVIOUSLY PROPOSED SITE PLAN
PRESENTED 02.25.2020



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Drawing Sheet Title:
REDUCTION OF SURFACE
PARKING - PREVIOUSLY
PROPOSED



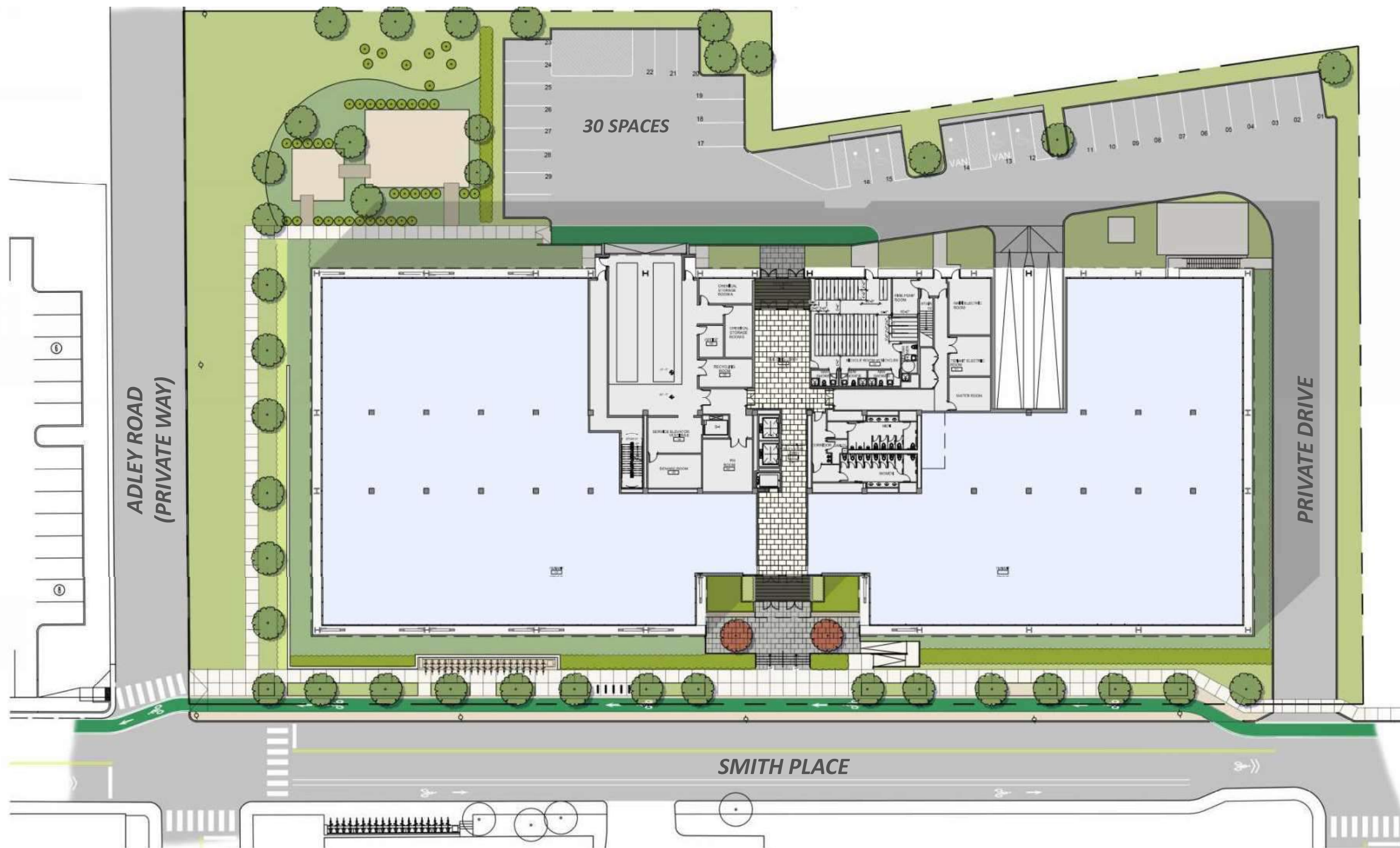
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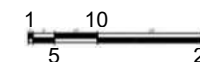
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Drawing Sheet Title:
REDUCTION OF SURFACE
PARKING - PROPOSED -
UPDATED



REDUCTION OF SURFACE PARKING - PLAN - PROPOSED **01**

Drawing Sheet Number:
A1.01.02

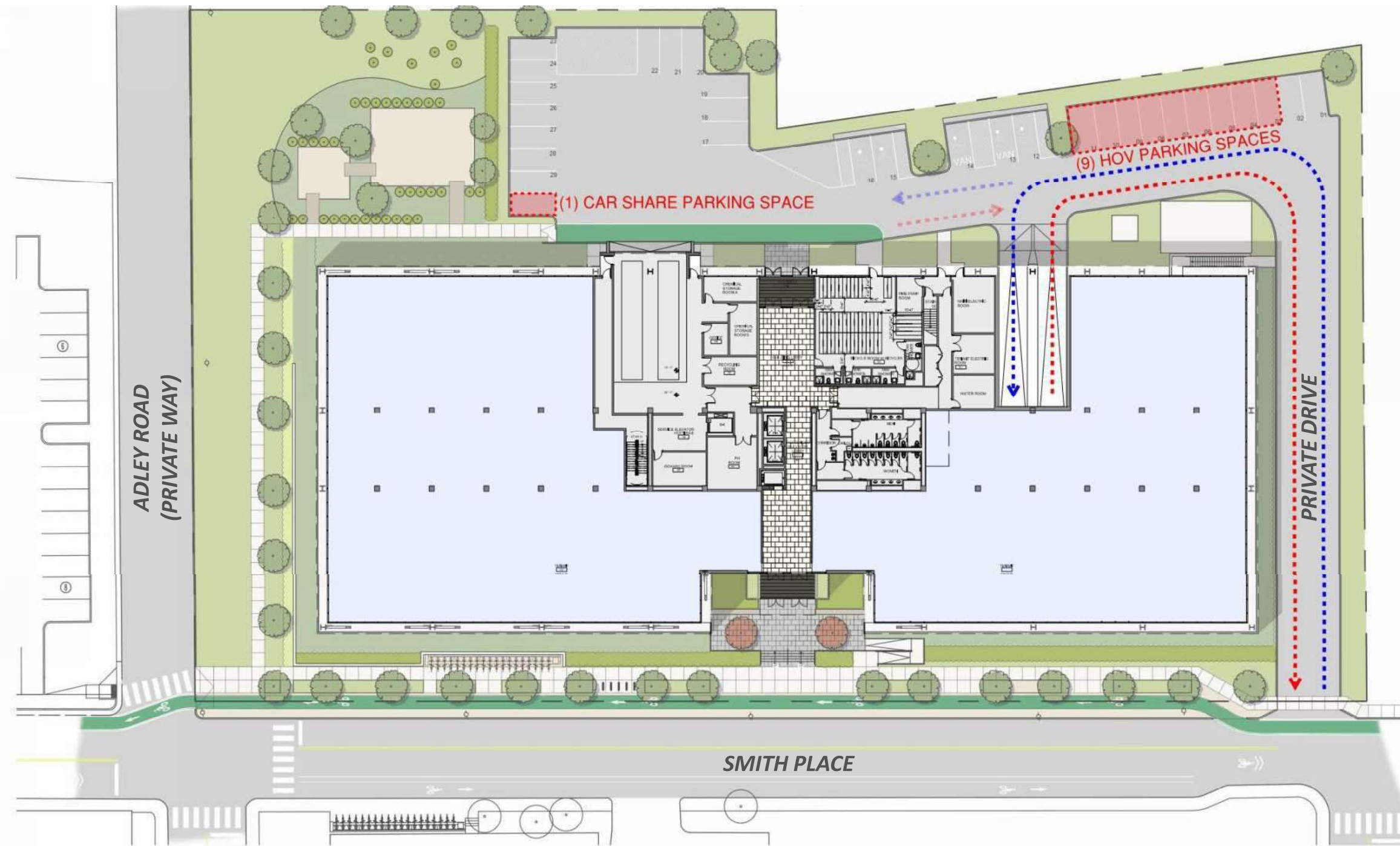
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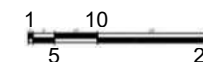
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Drawing Sheet Title:

UPDATED VEHICLE
ACCESS DIAGRAM



Drawing Sheet Number:

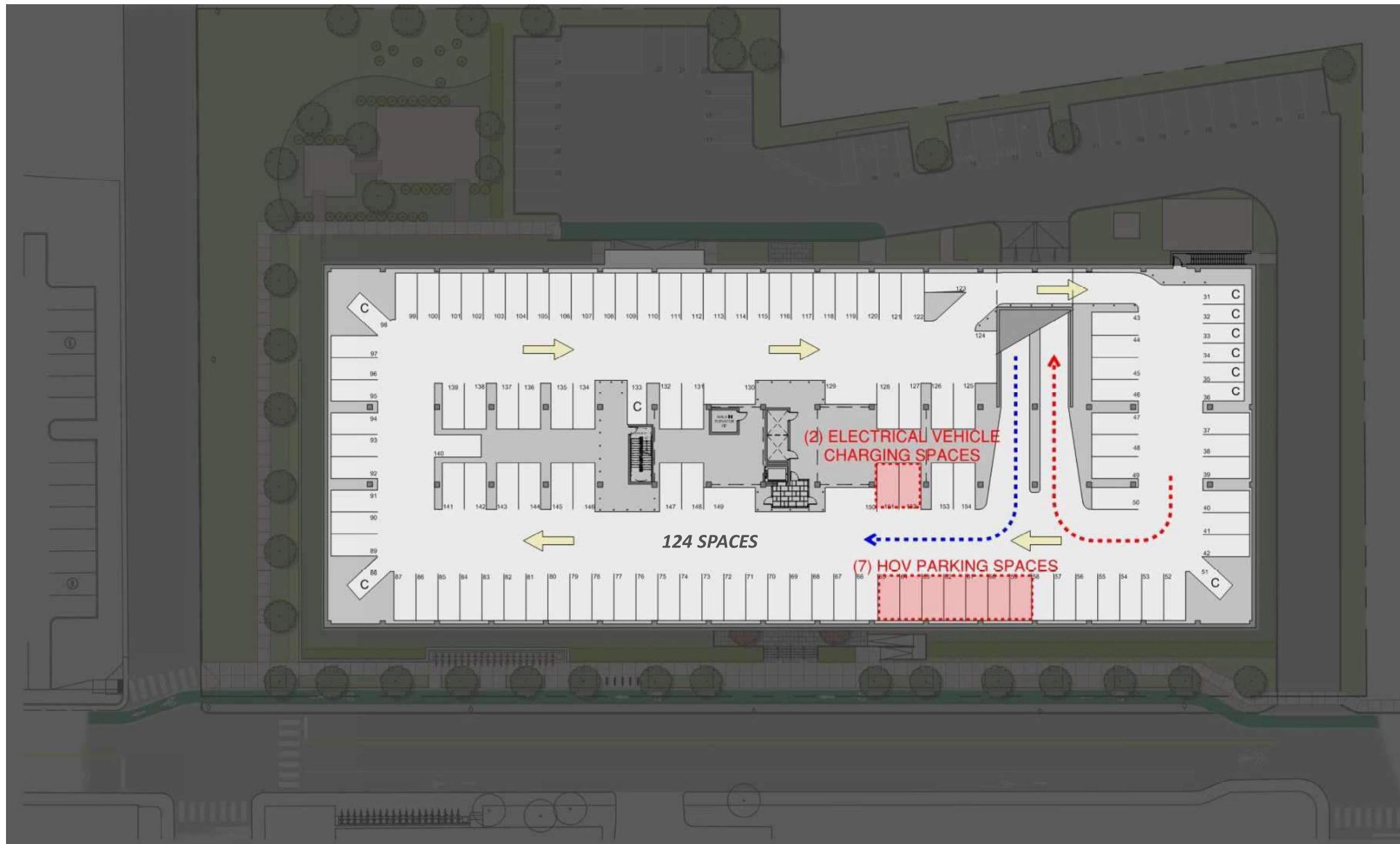
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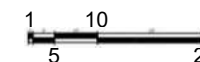
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Drawing Sheet Title:

UPDATED VEHICLE
ACCESS DIAGRAM



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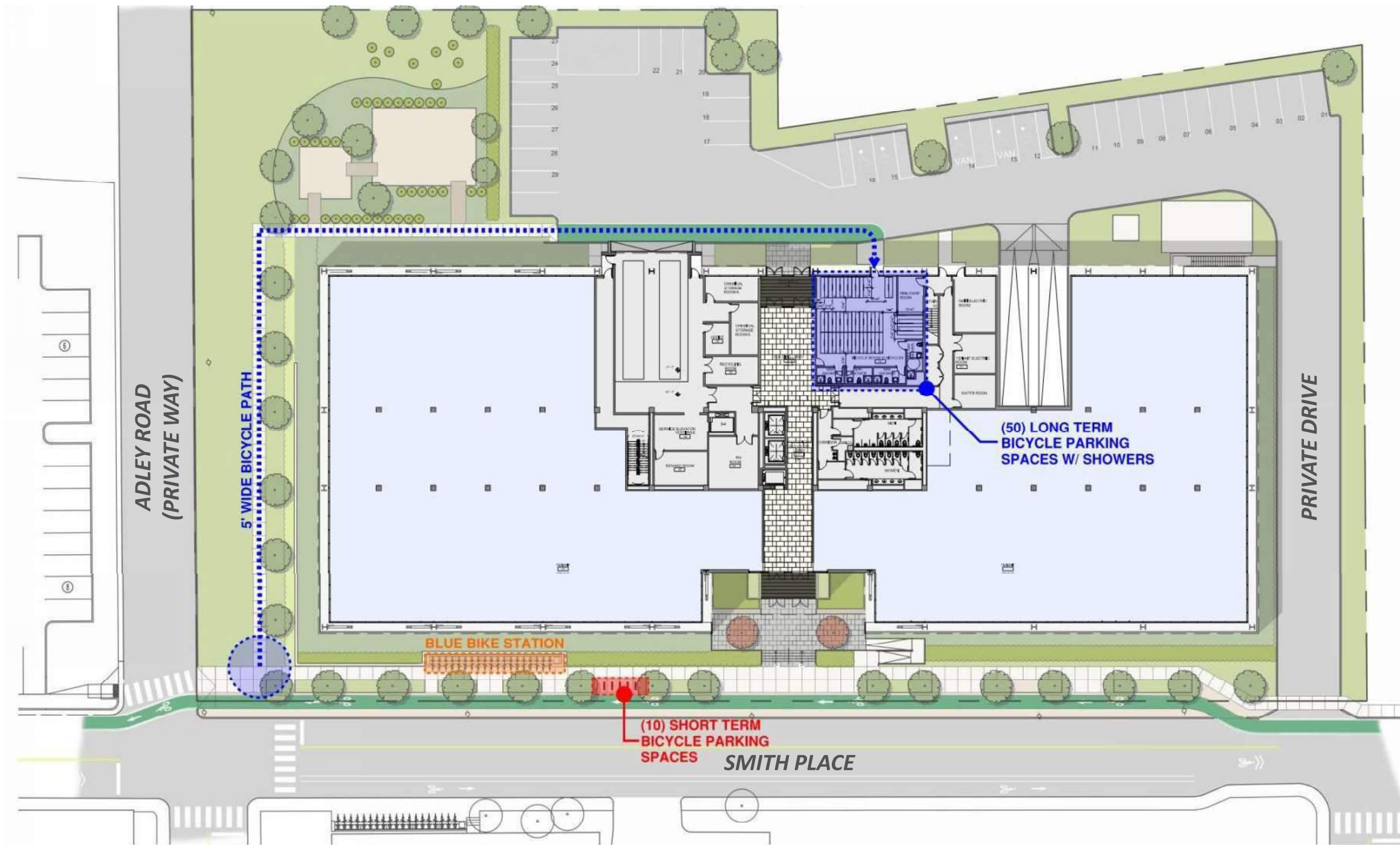
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UPDATED BICYCLE
FACILITIES DIAGRAM

Drawing Sheet Number:

A1.03.01

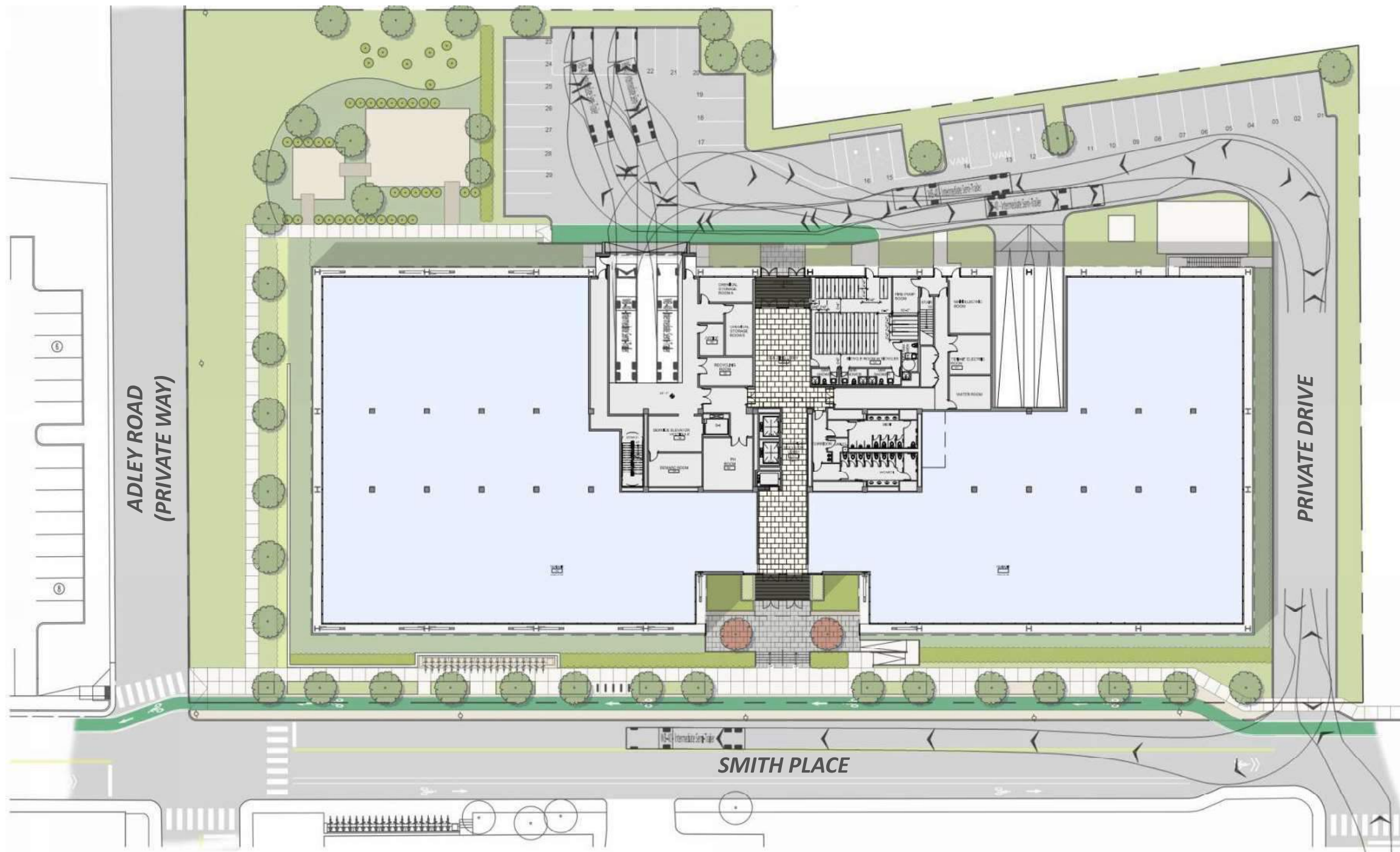
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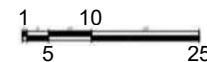
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UPDATED TRUCK
MOVEMENTS DIAGRAM



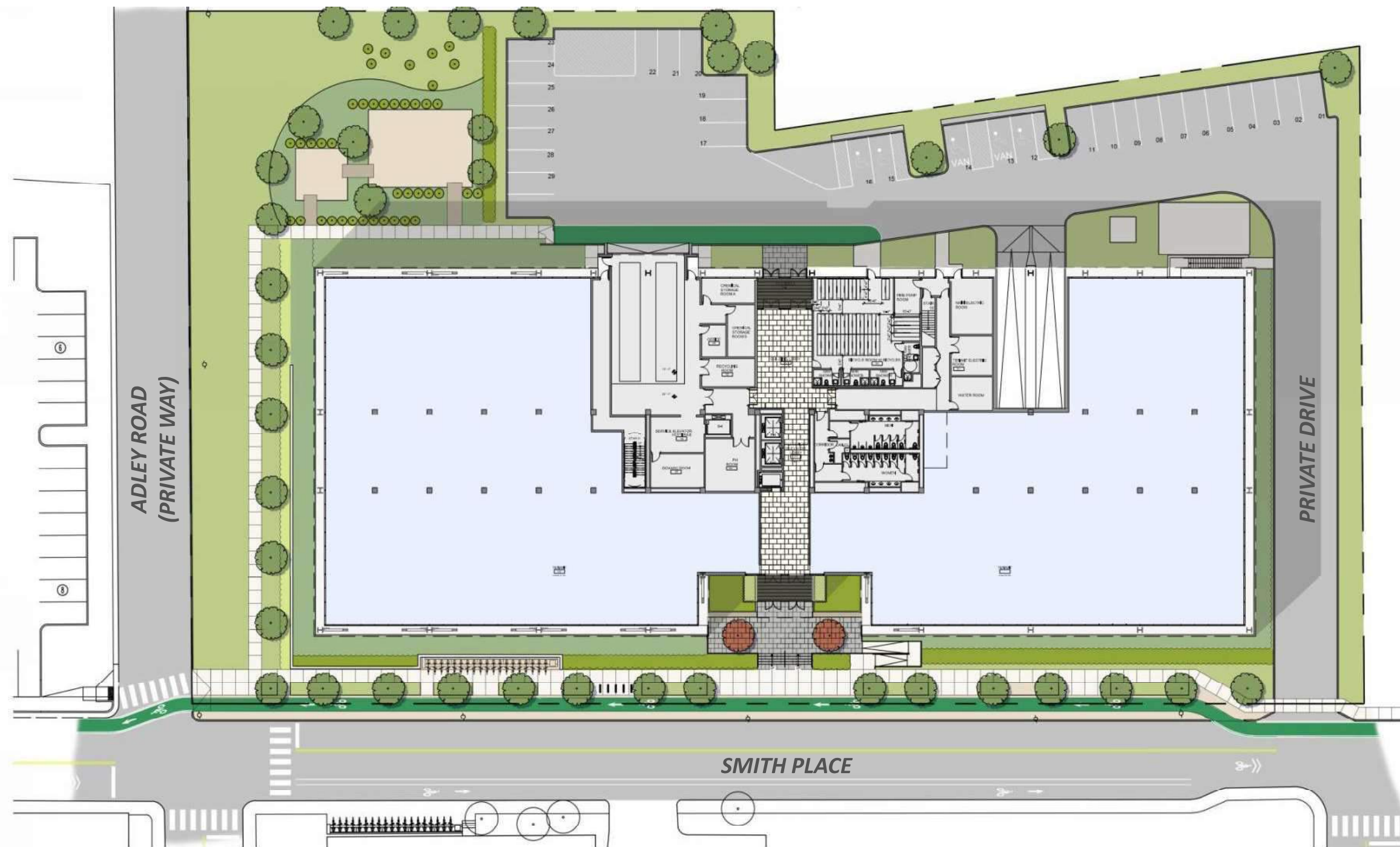
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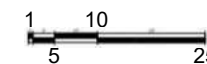
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Drawing Sheet Title:
DAY ONE PLAN



DAY ONE - SITE PLAN **01**

Drawing Sheet Number:
A2.01.01

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A Pedestrian Concrete Pavement



B Granite Pavement



C Plank Pavers



D Stabilised Stone Dust



E Formed Concrete Wall



F Bicycle Rack



G Low-mow Turf



H Ornamental Cherry



H Sourwood



I Red Maple



I Red Oak



I Sweetgum



I Tupelo



J Witchazel



J K Red Twig Dogwood



J K Inkberry



K Blue Rug Juniper



K Switchgrass



L Lilyturf



L Black-eyed Susan



L Pennsylvania sedge



VOLUME 2
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Drawing Sheet Title:
DAY ONE PLAN

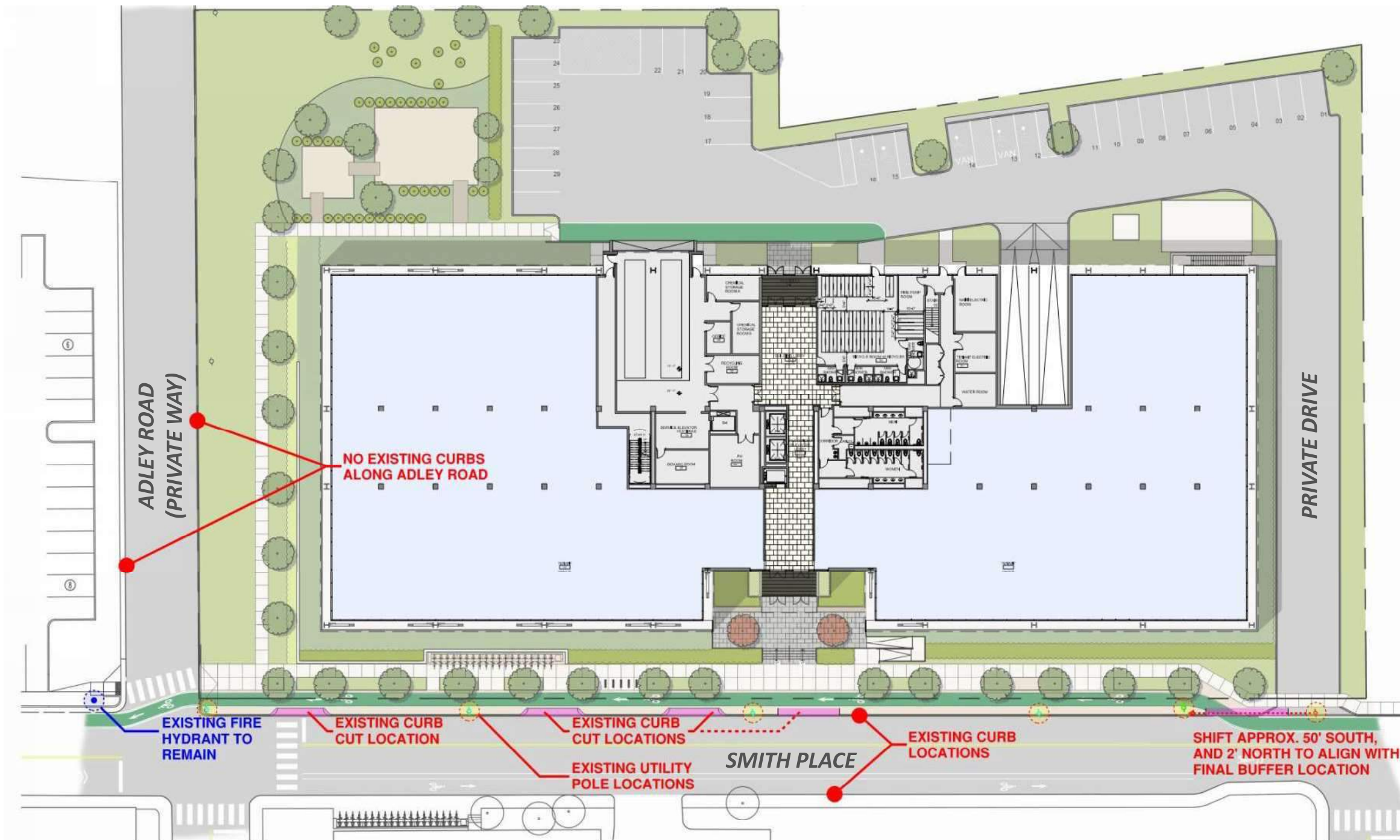
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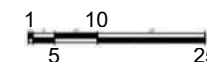
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Drawing Sheet Title:
DAY ONE PLAN



DAY ONE - EXISTING ELEMENTS **01**

Drawing Sheet Number:
A2.01.03

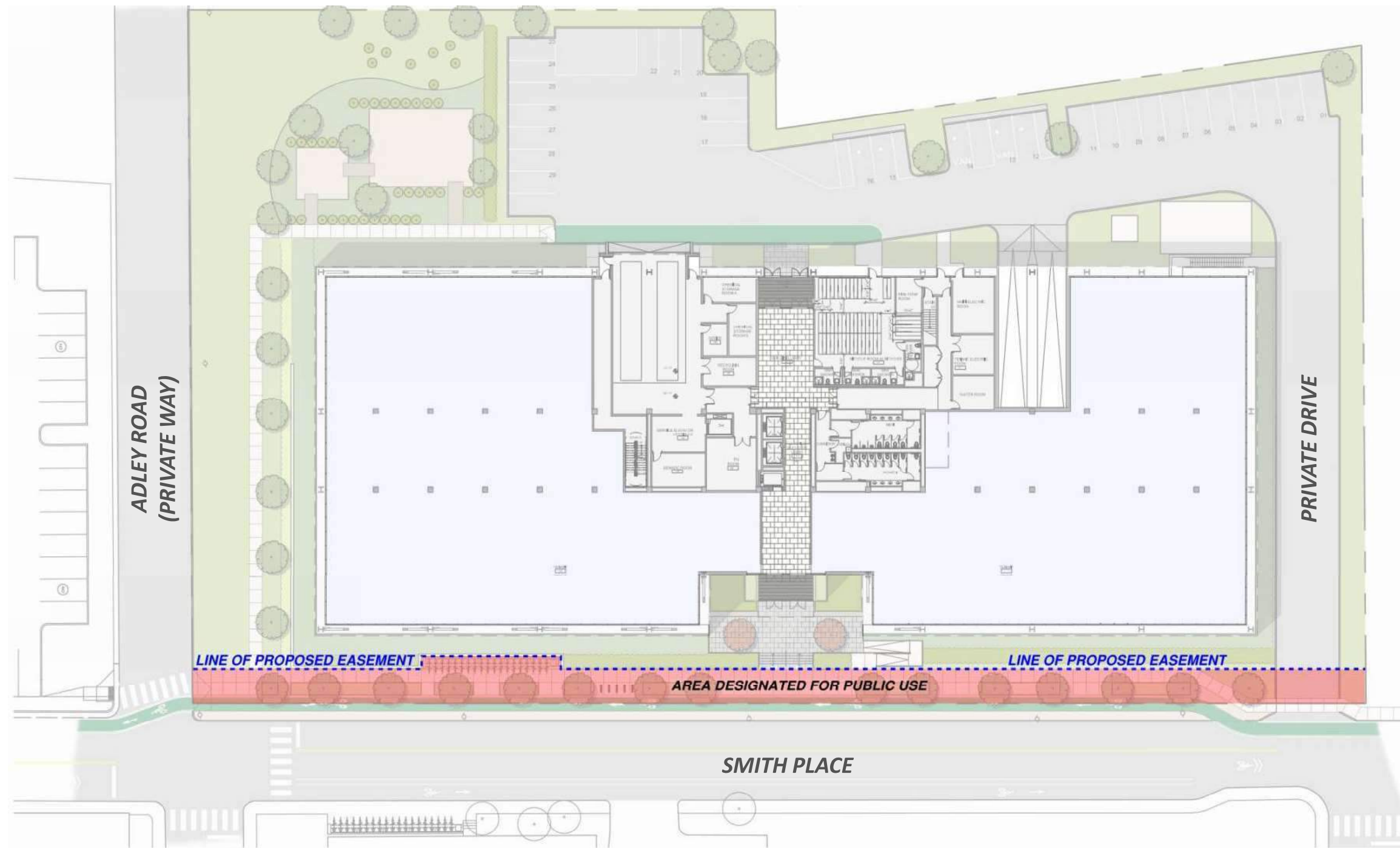
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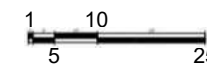
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Drawing Sheet Title:
DAY ONE PLAN



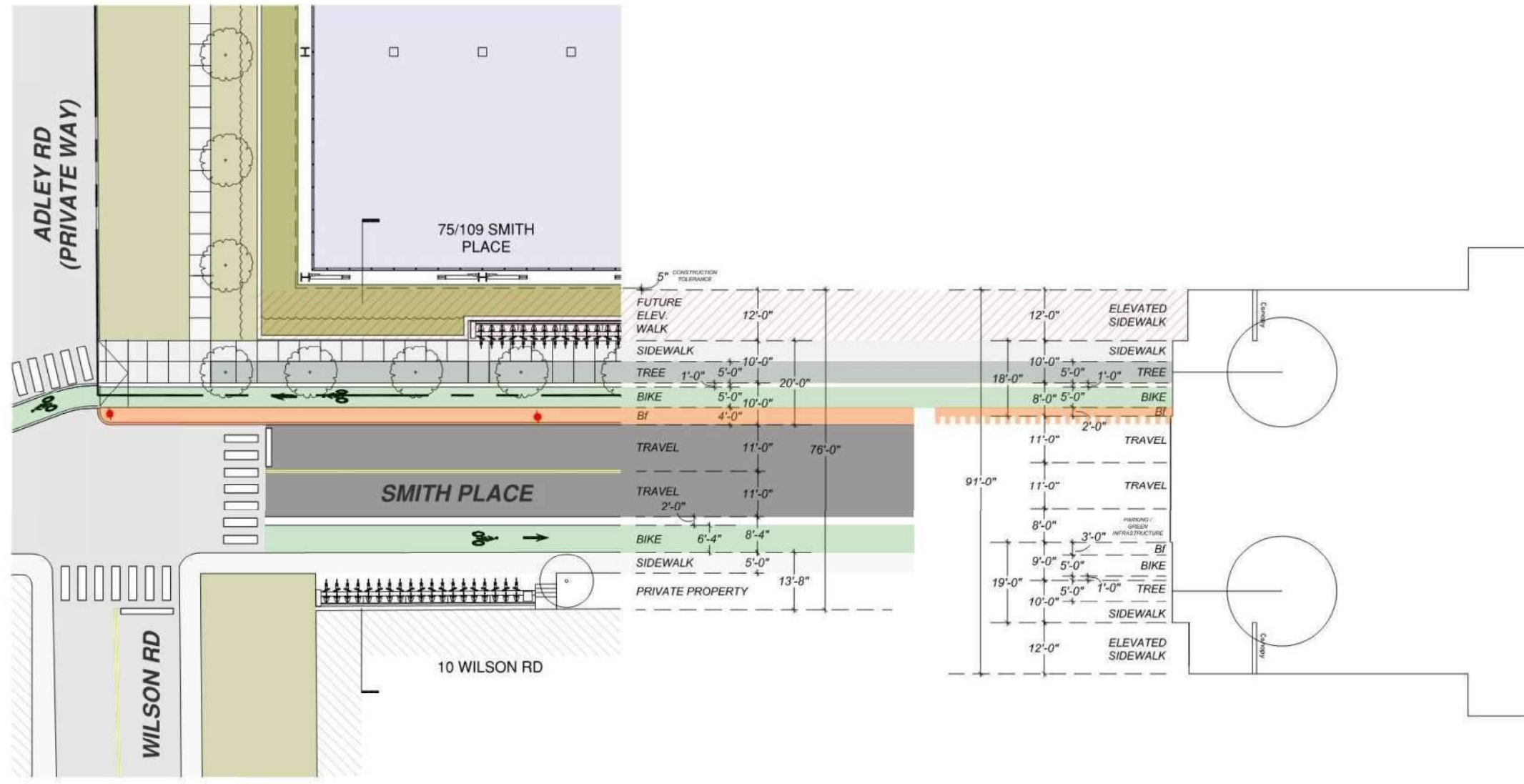
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DAY ONE PLAN
ENLARGED PLAN



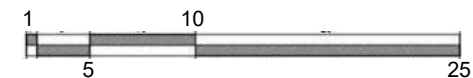
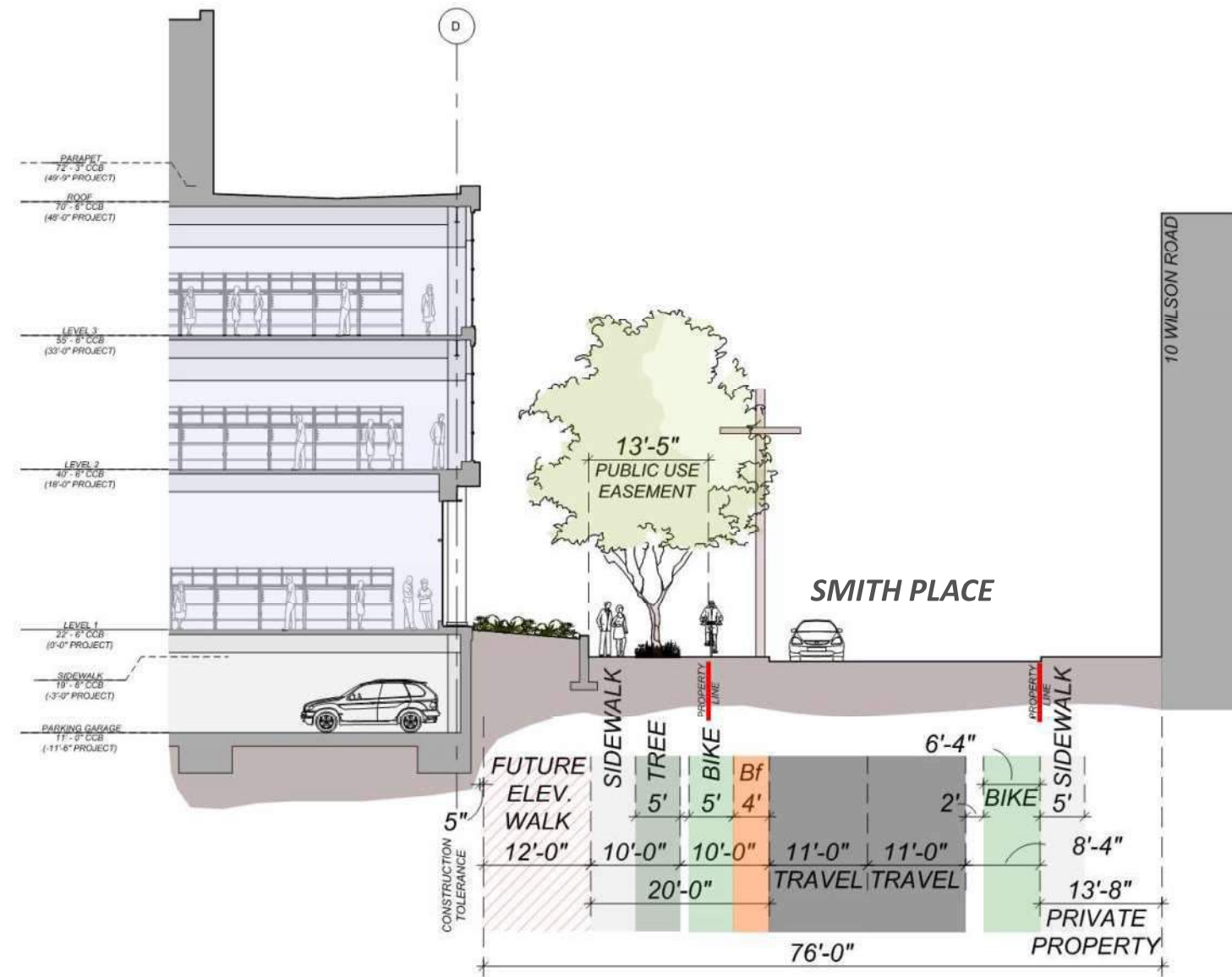
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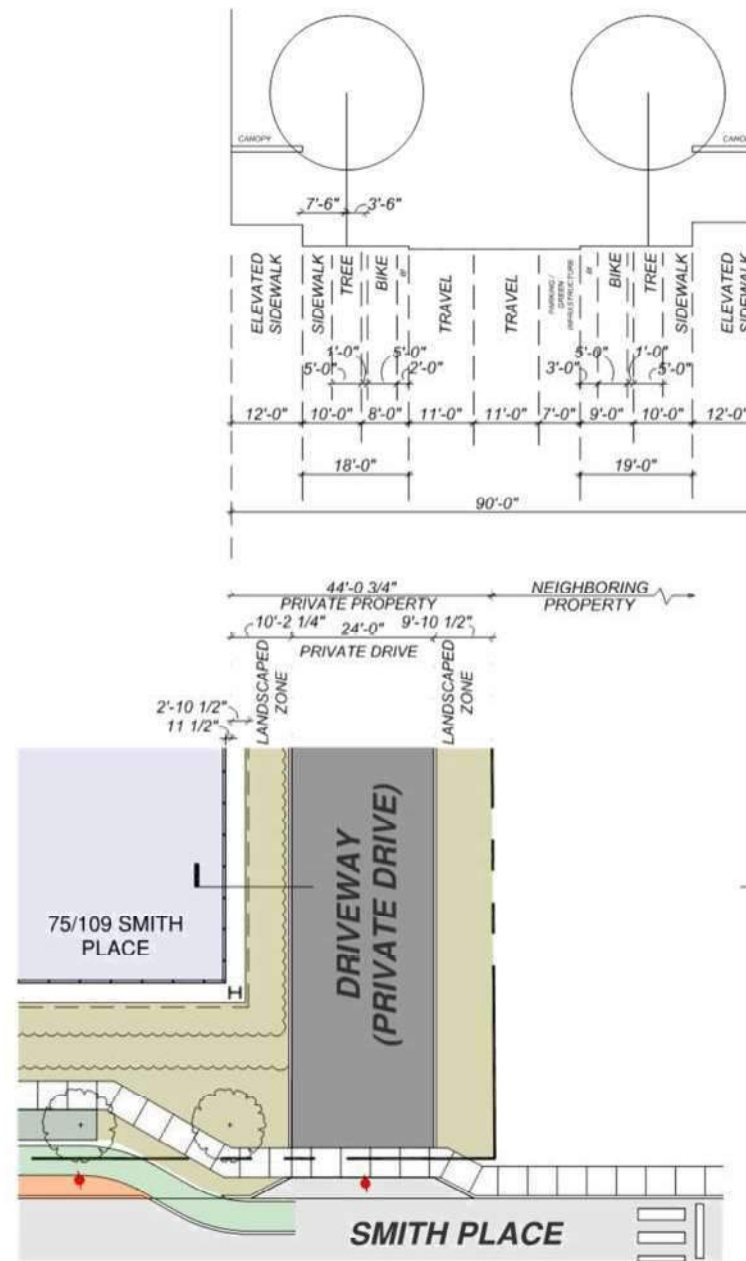
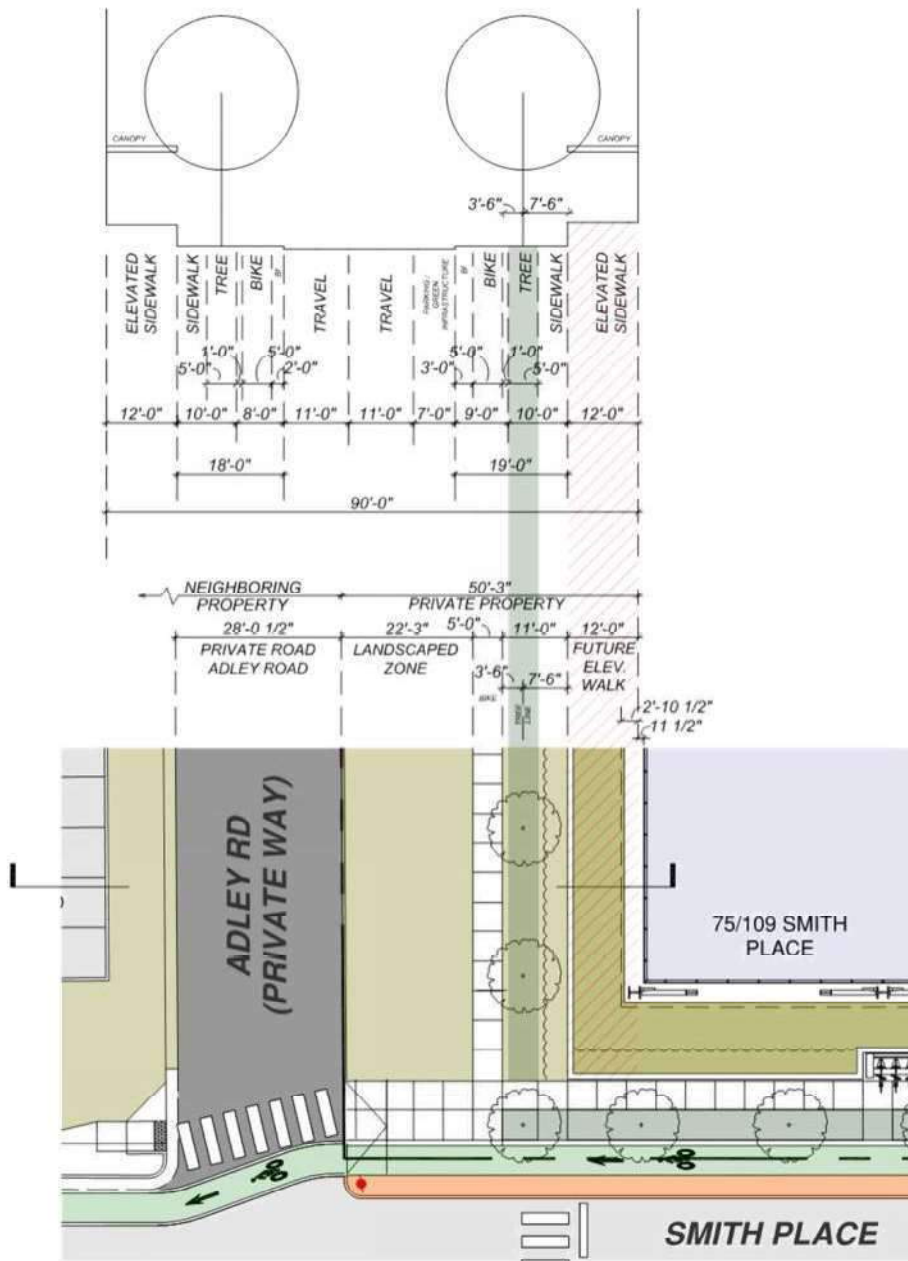
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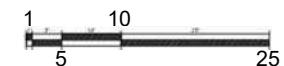
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DAY ONE PLAN
ENLARGED PLAN



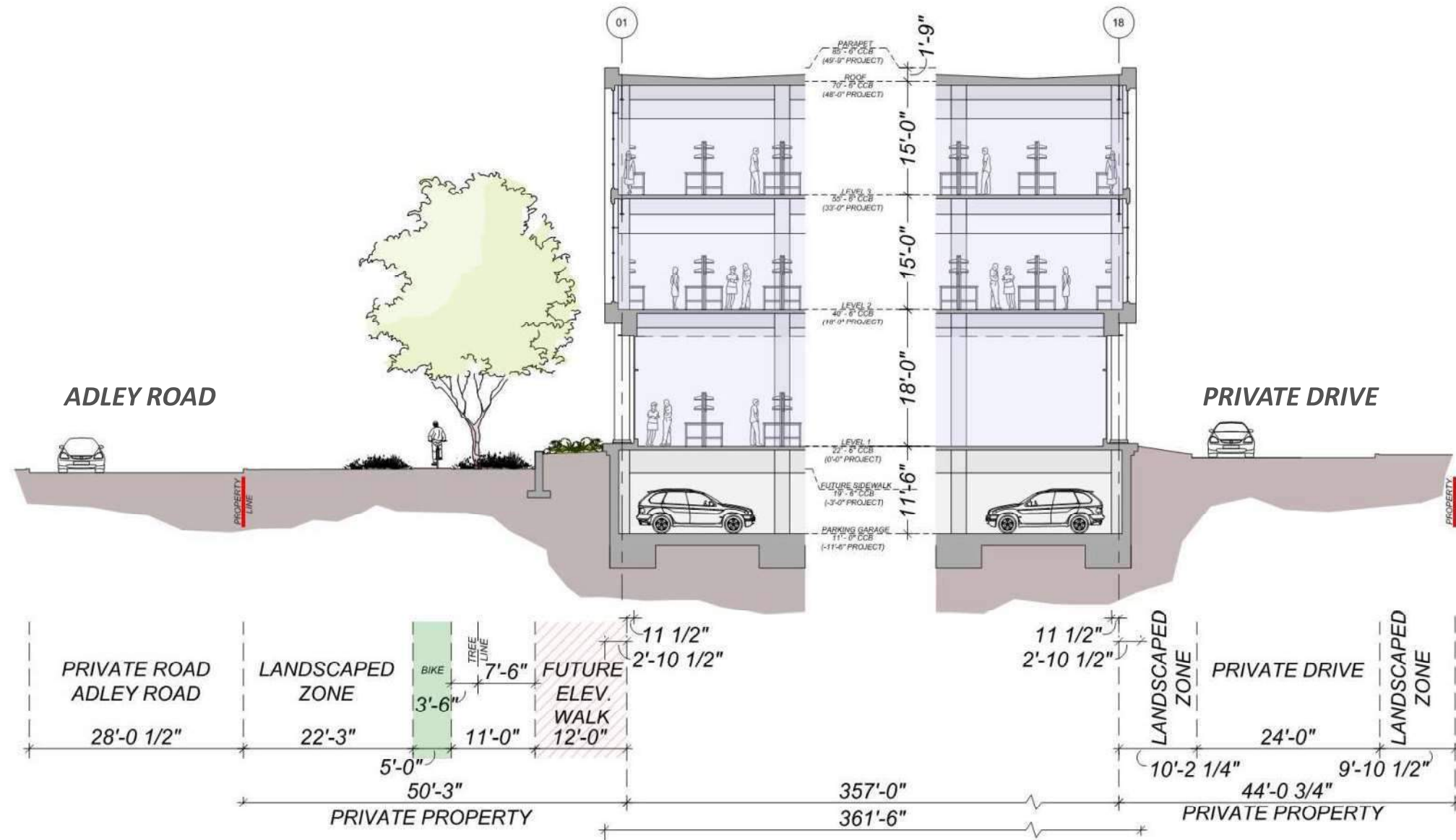
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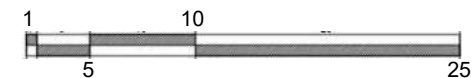
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Drawing Sheet Title:
DAY ONE PLAN



DAY ONE - WILSON/FAWCETT SECTION **01**

Drawing Sheet Number:
A2.03.02

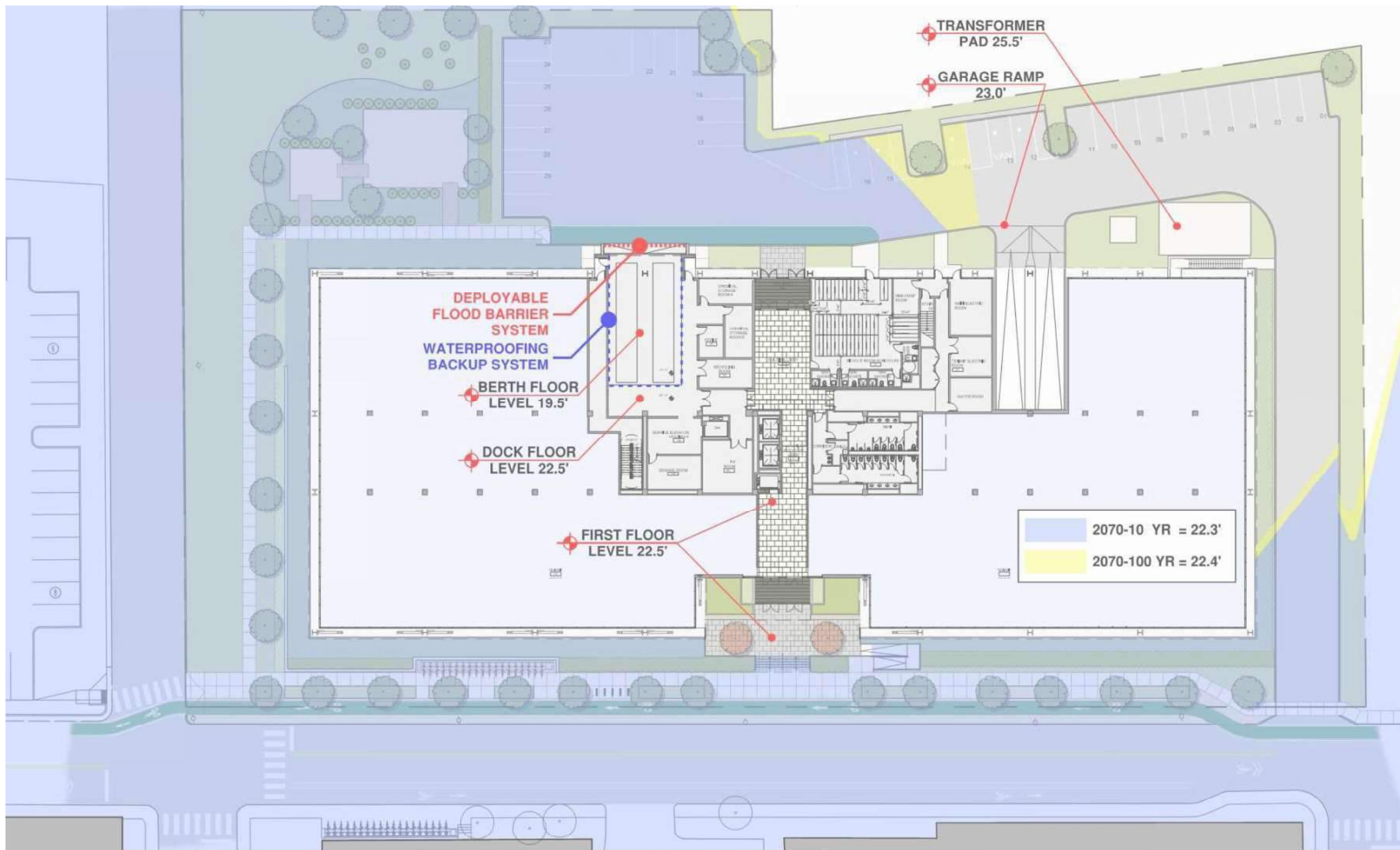
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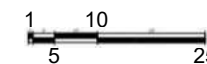
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DAY ONE PLAN



Drawing Sheet Number:

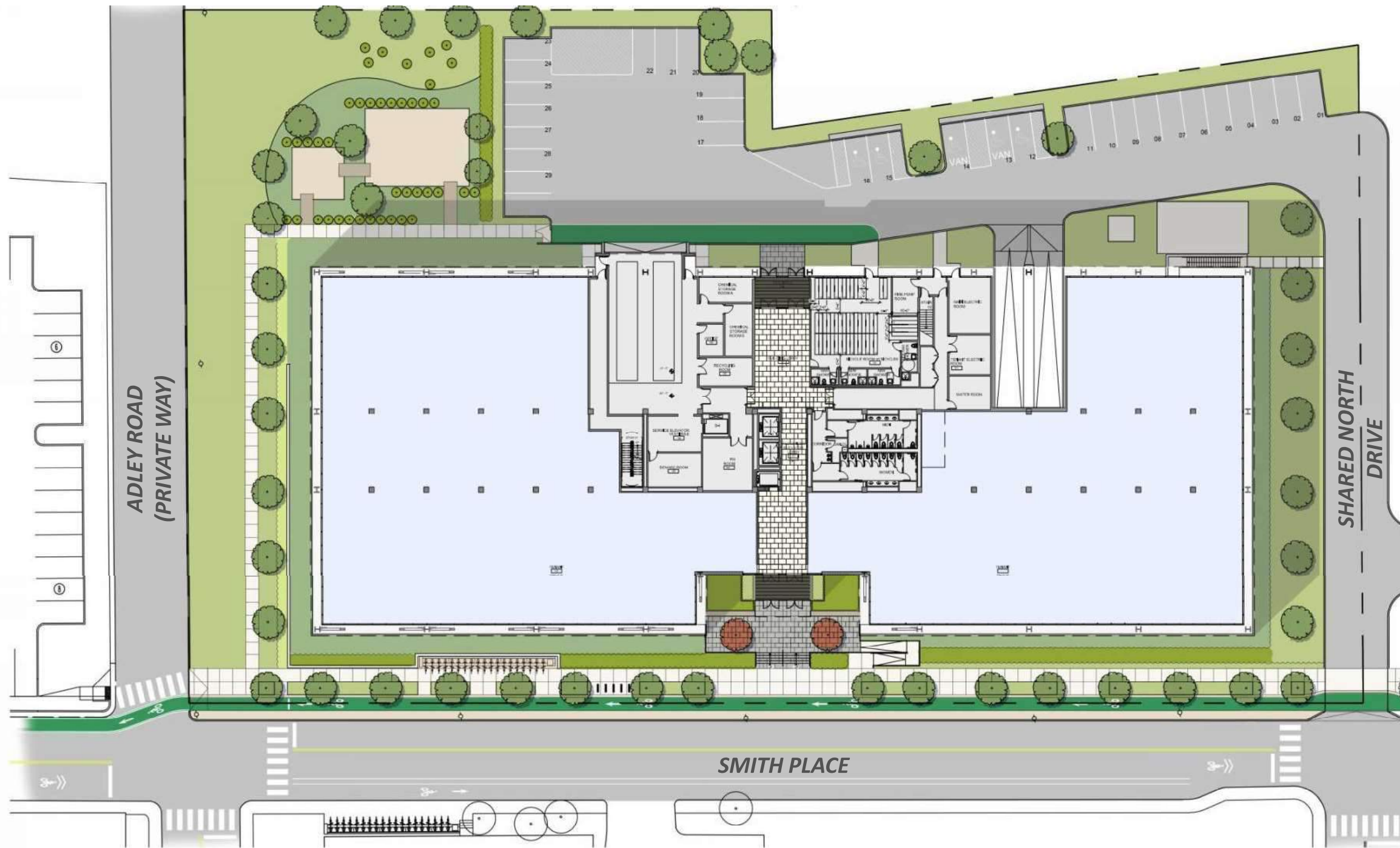
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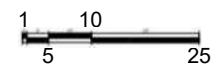
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Drawing Sheet Title:
SHARED NORTH DRIVE
PLAN



SHARED NORTH DRIVE - SITE PLAN **01**

Drawing Sheet Number:
A3.01.01

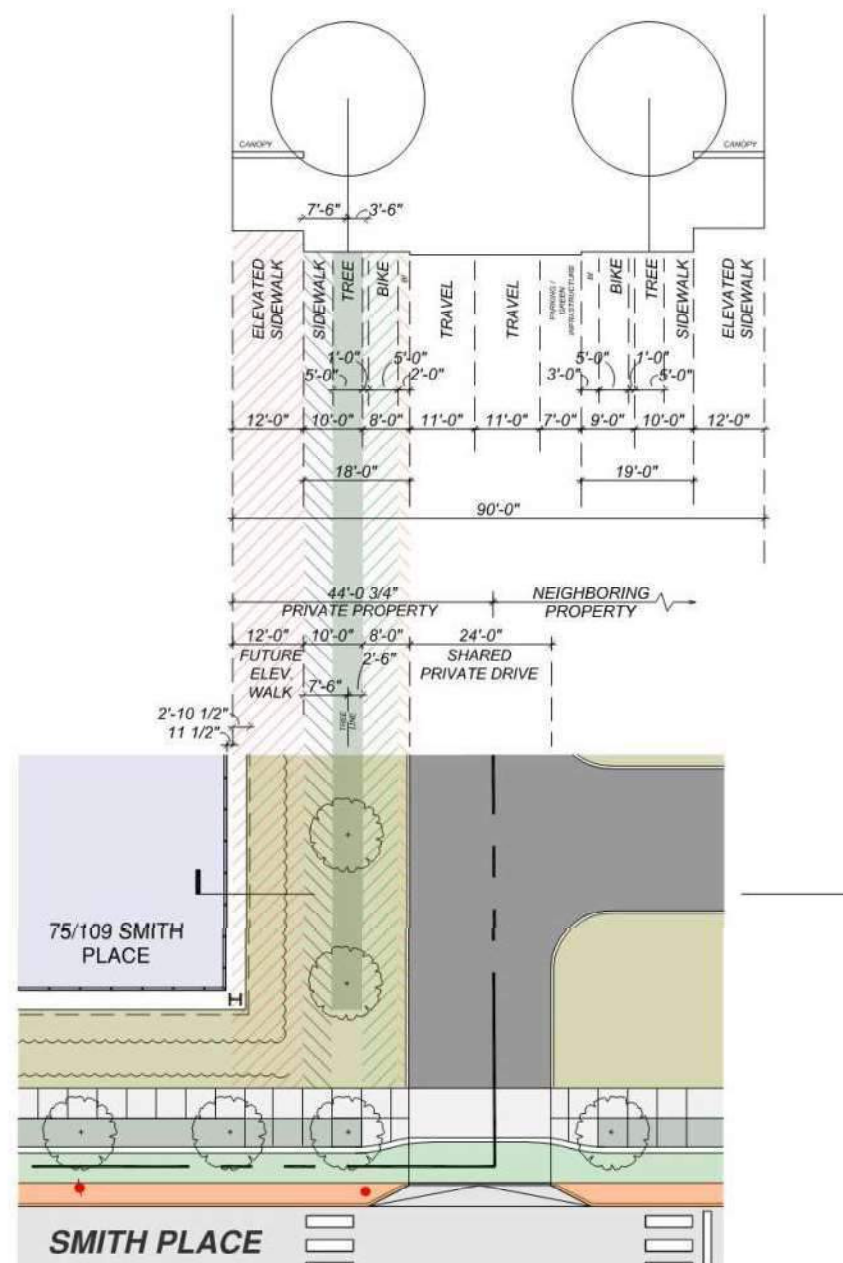
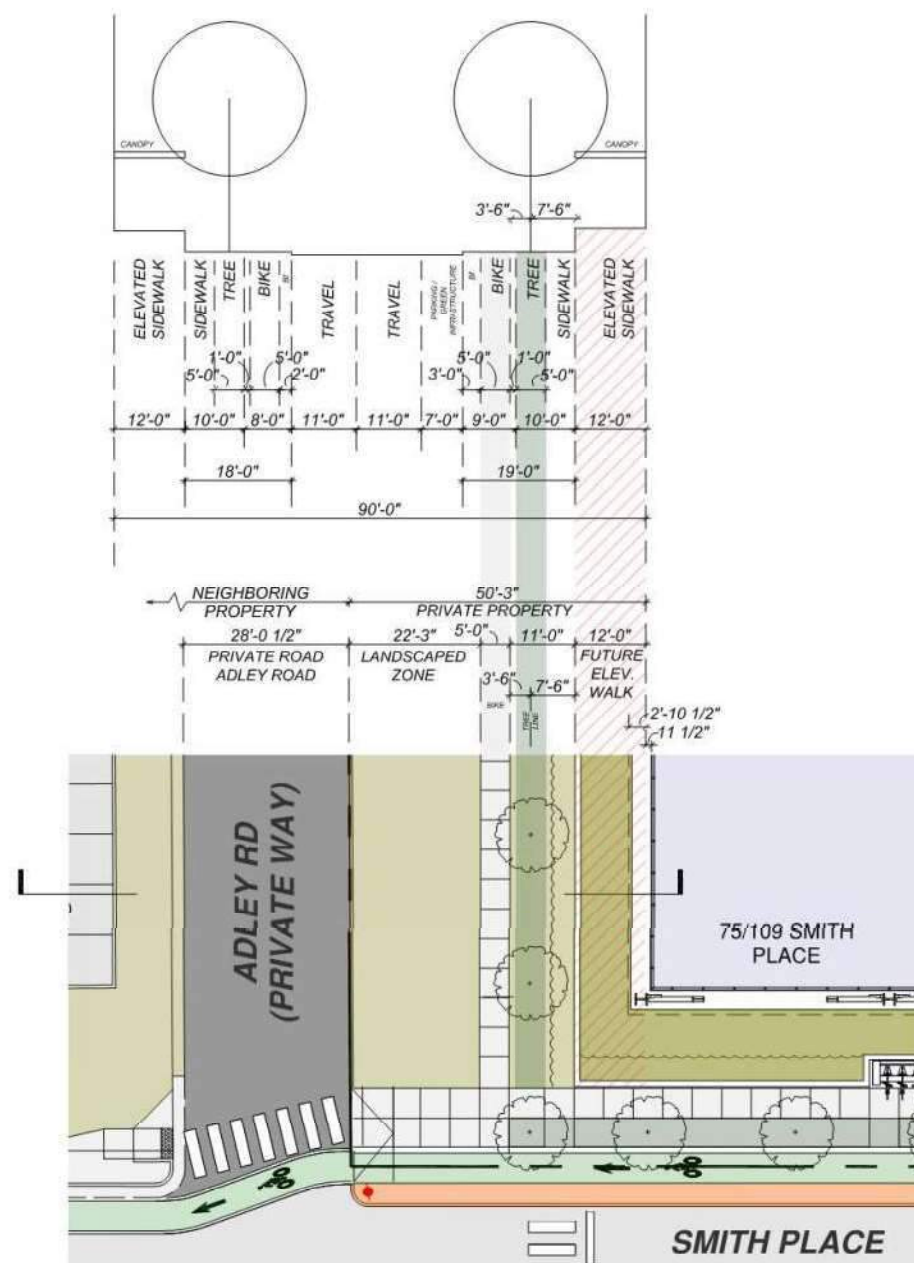
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Drawing Sheet Title:
SHARED NORTH DRIVE
PLAN



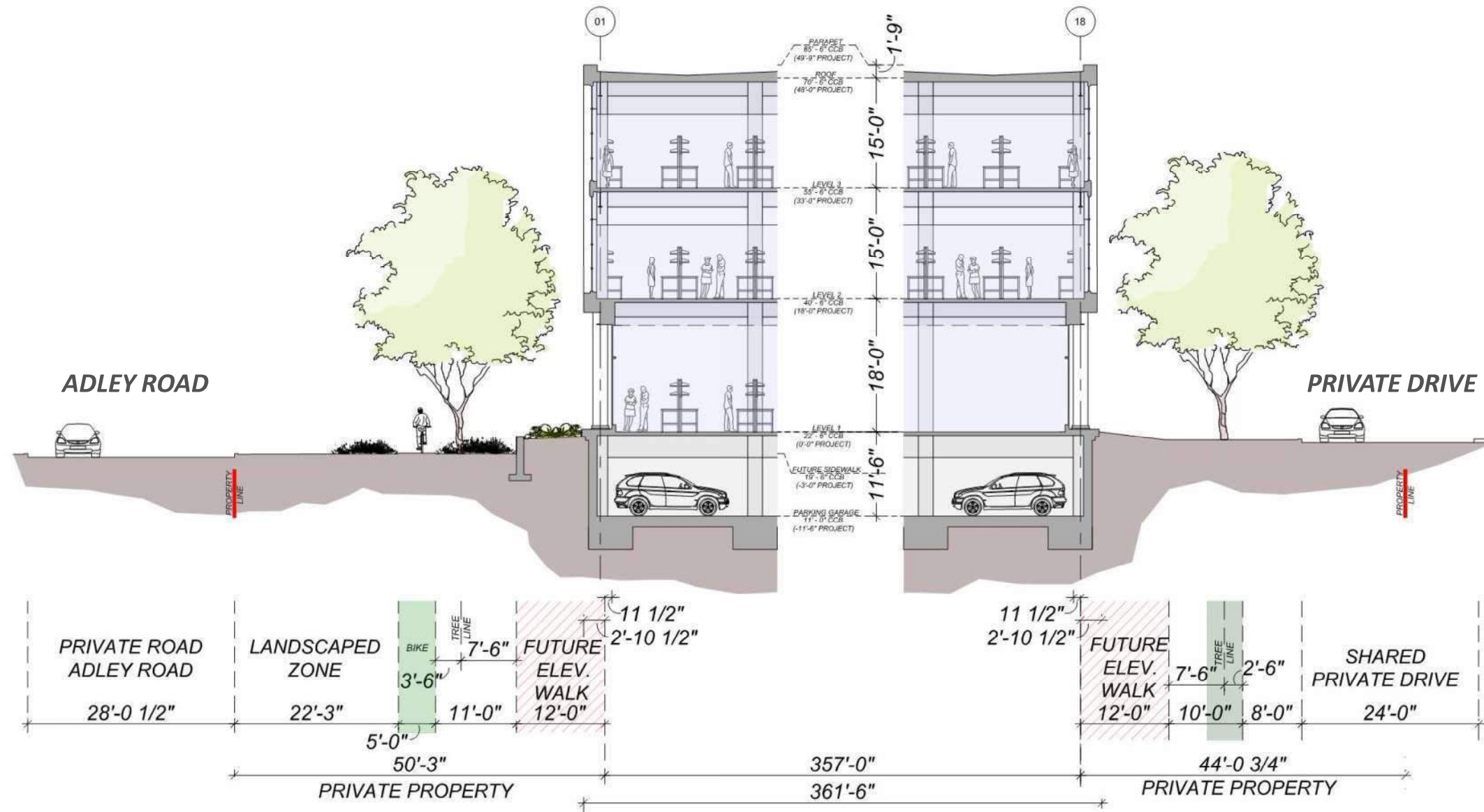
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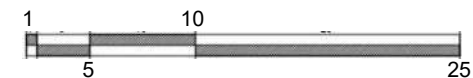
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Drawing Sheet Title:
SHARED NORTH DRIVE
PLAN



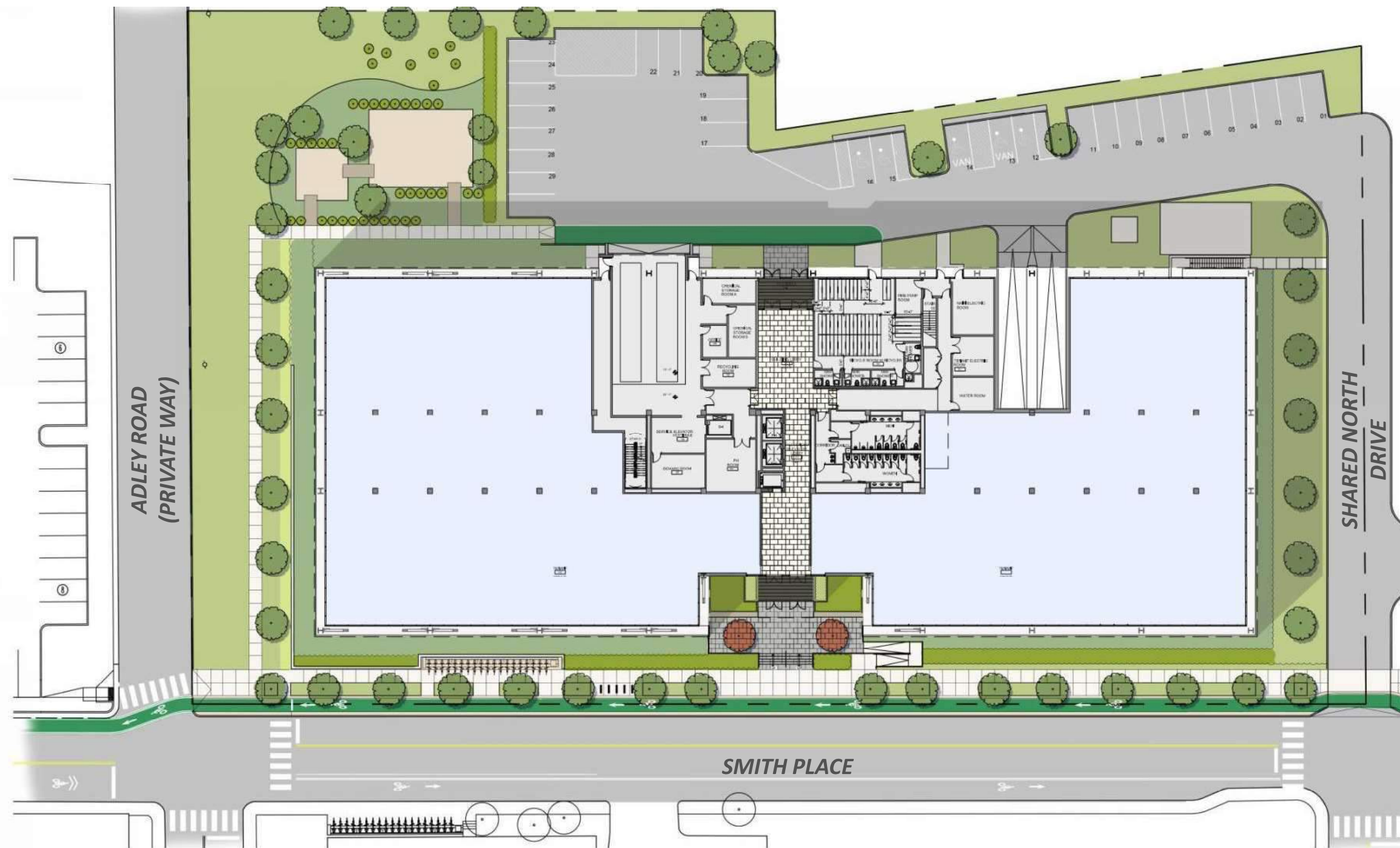
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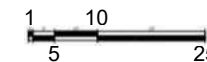
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Drawing Sheet Title:

FUTURE UTILITY
UNDERGROUNDING
PLAN



Drawing Sheet Number:

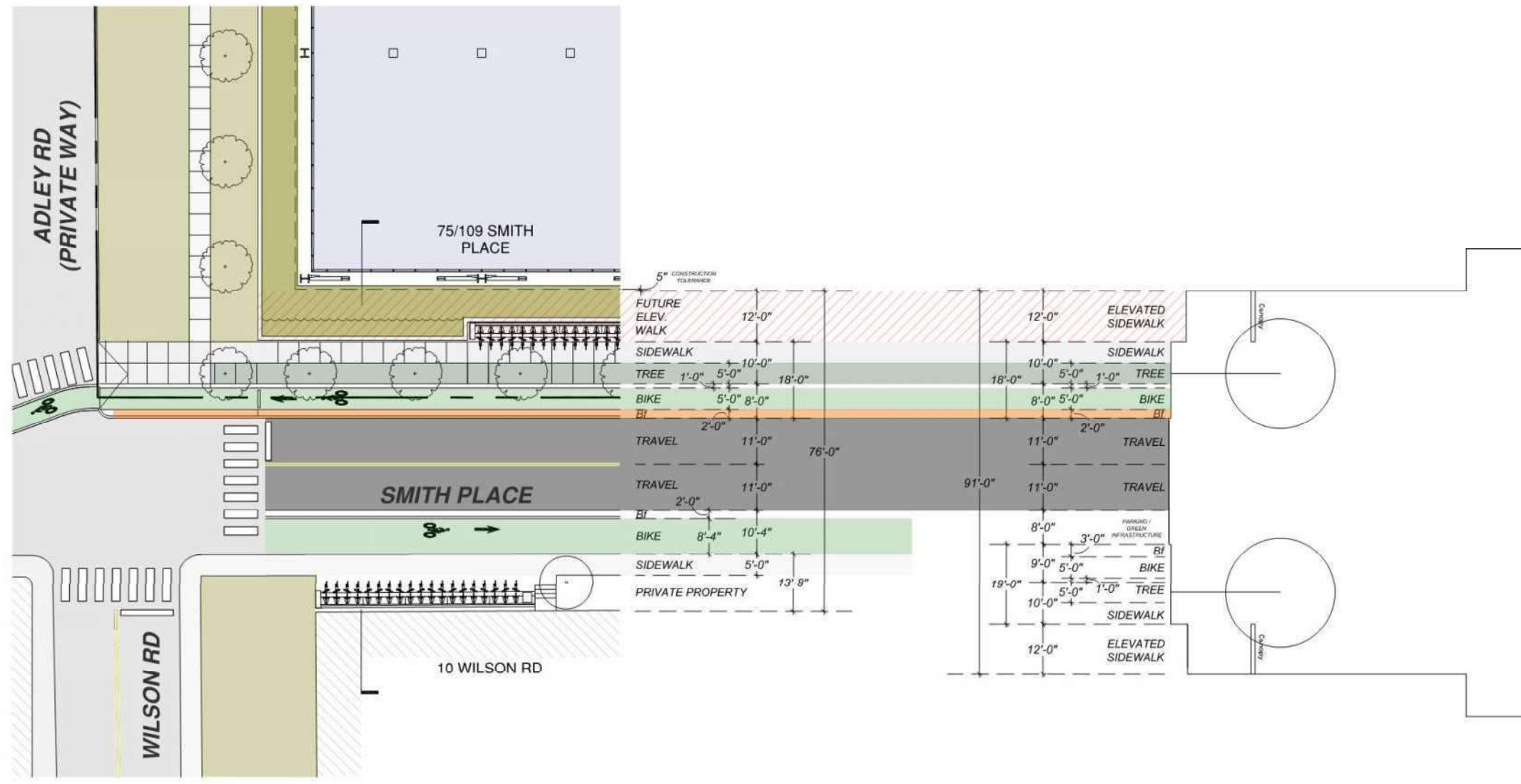
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VOLUME 2
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APPLICATION 05/22/2020

Drawing Sheet Title:

FUTURE UTILITY
UNDERGROUNDING
PLAN



Drawing Sheet Number:

A4.02.01

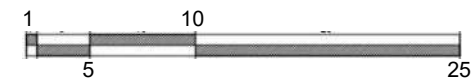
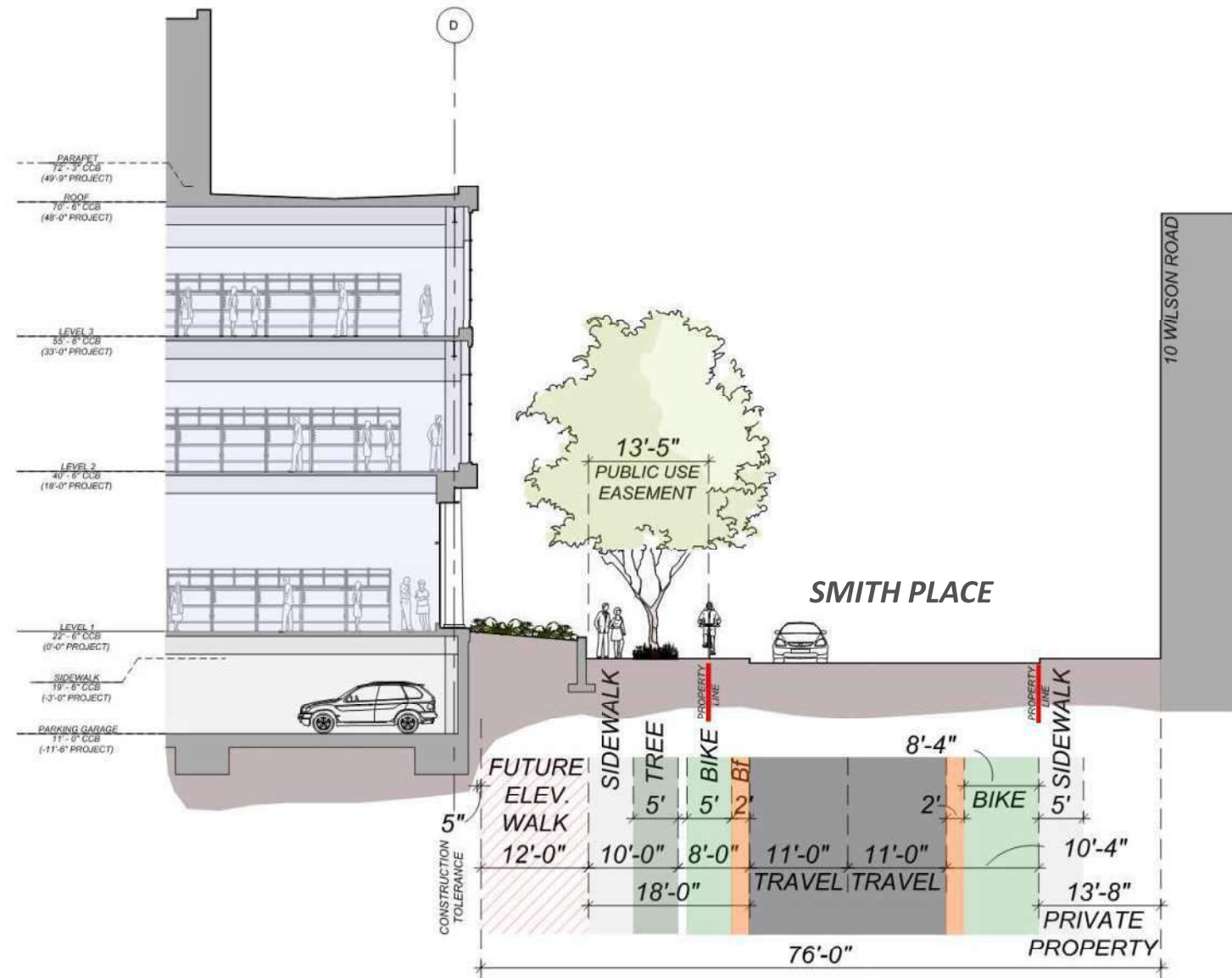
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Drawing Sheet Title:

FUTURE UTILITY
UNDERGROUNDING
PLAN

Drawing Sheet Number:

A4.02.02

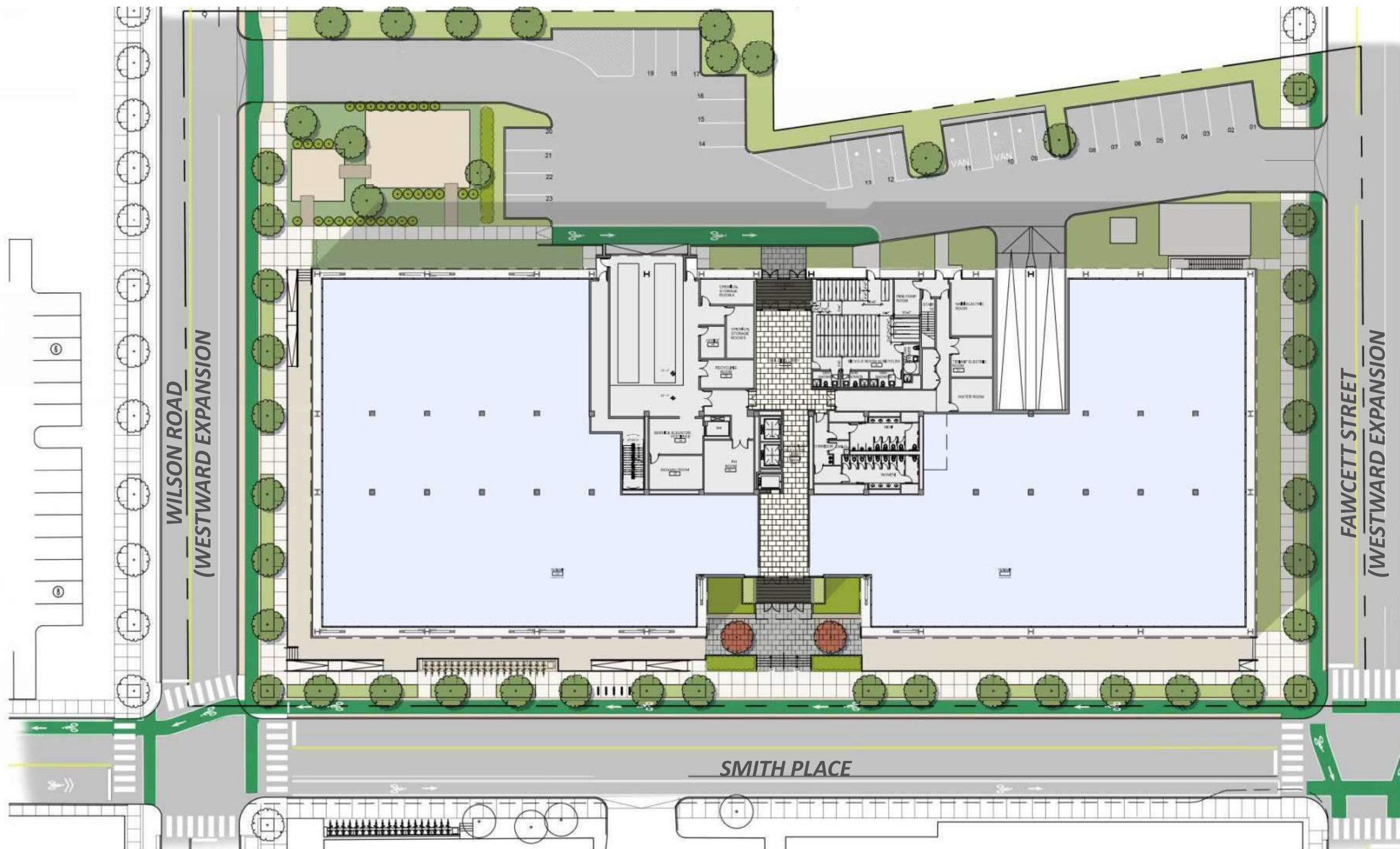
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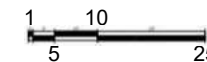
75/109 Smith Place
Cambridge, MA 02138



VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

FUTURE ALEWIFE PLAN
IMPLEMENTATION



Drawing Sheet Number:

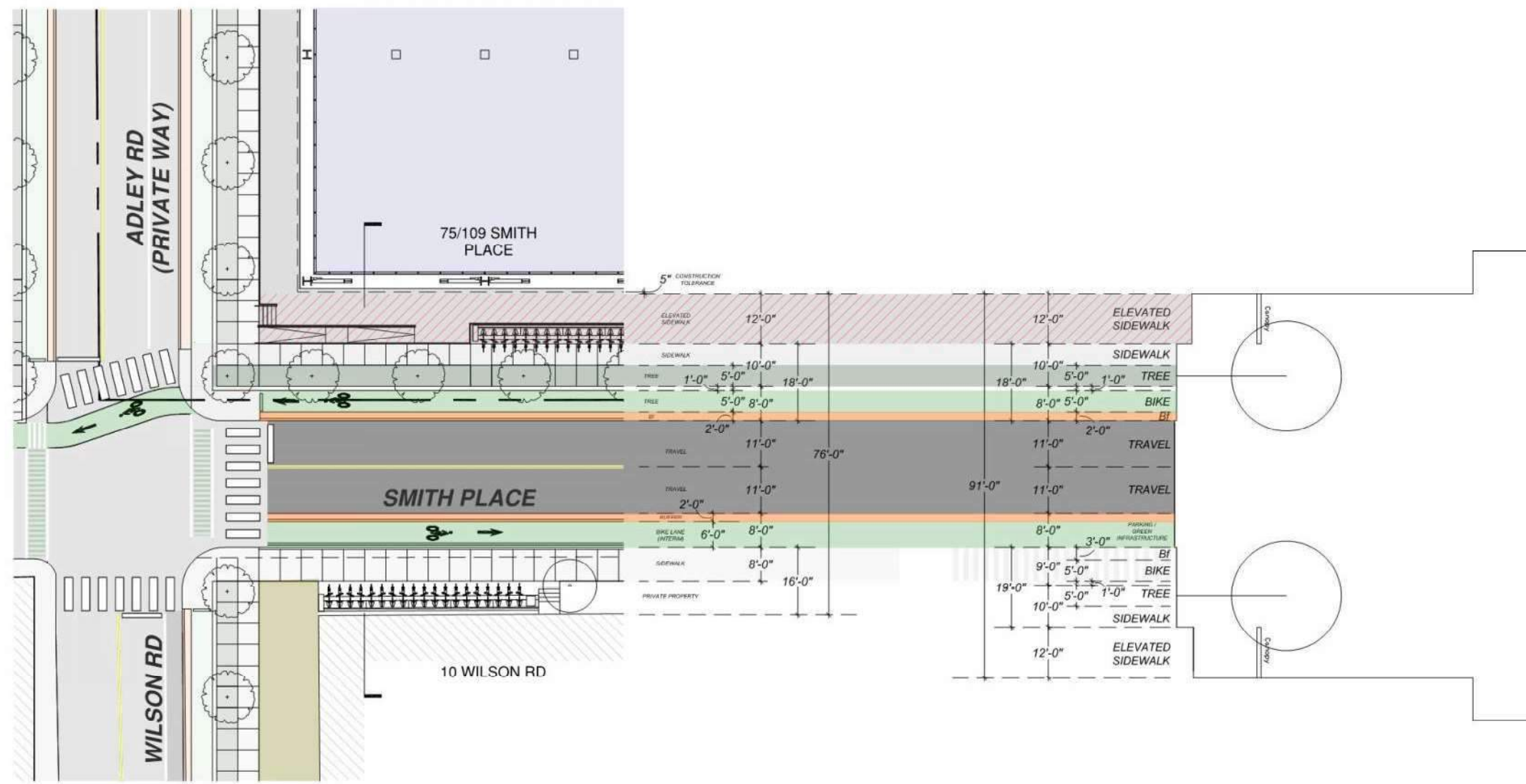
Project Client:

The Davis Companies

125 High Street, Suite 2111, Boston, MA 02110

P 617-451-1300
F 617-451-3604
W TheDavisCompanies.com

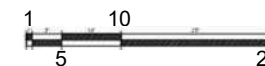
75/109 Smith Place
Cambridge, MA 02138



VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

FUTURE ALEWIFE PLAN
IMPLEMENTATION



Drawing Sheet Number:

A5.02.01

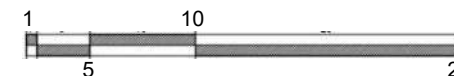
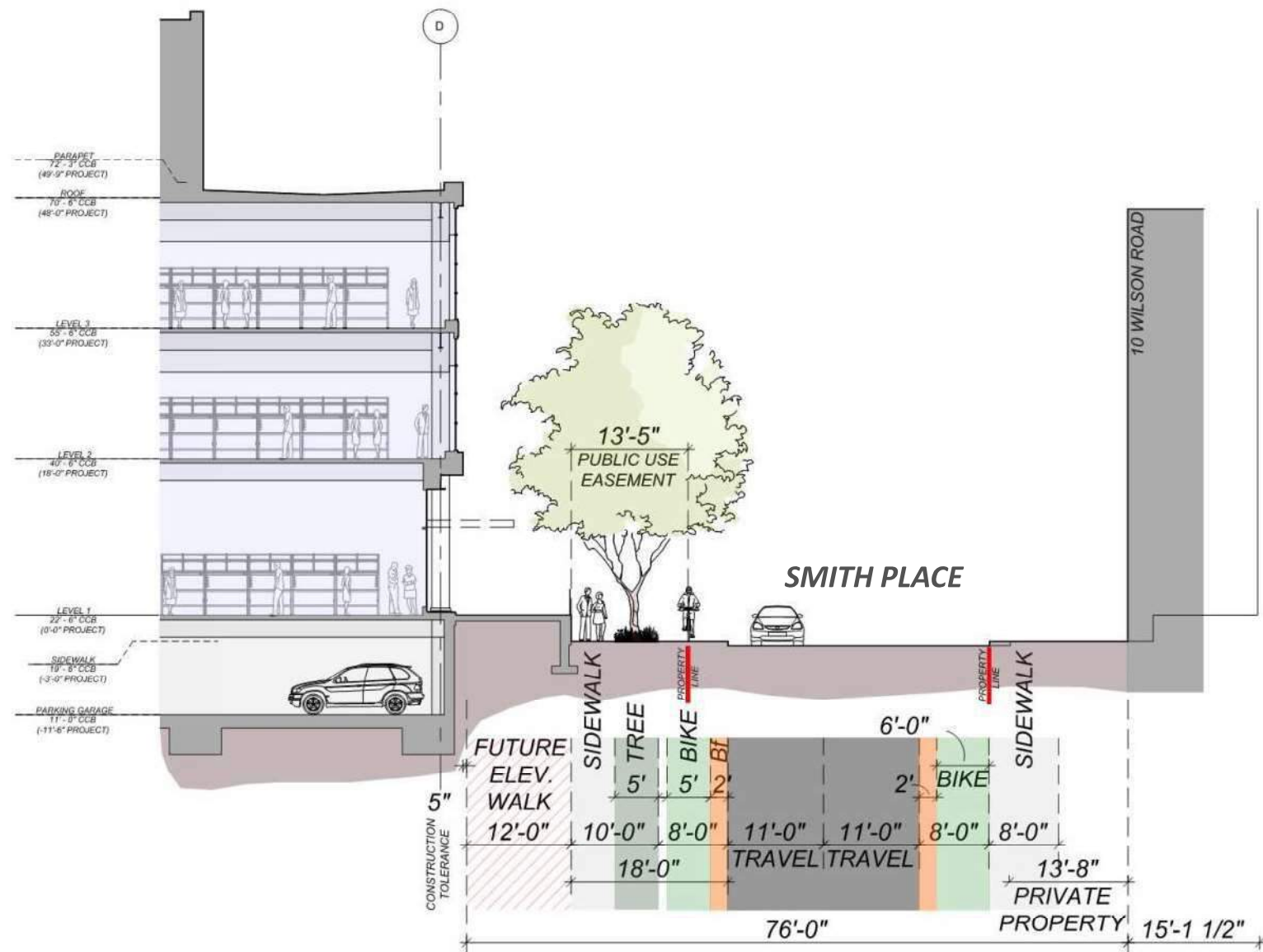
Project Client:

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Drawing Sheet Title:

Drawing Sheet Number:

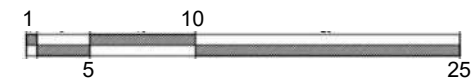
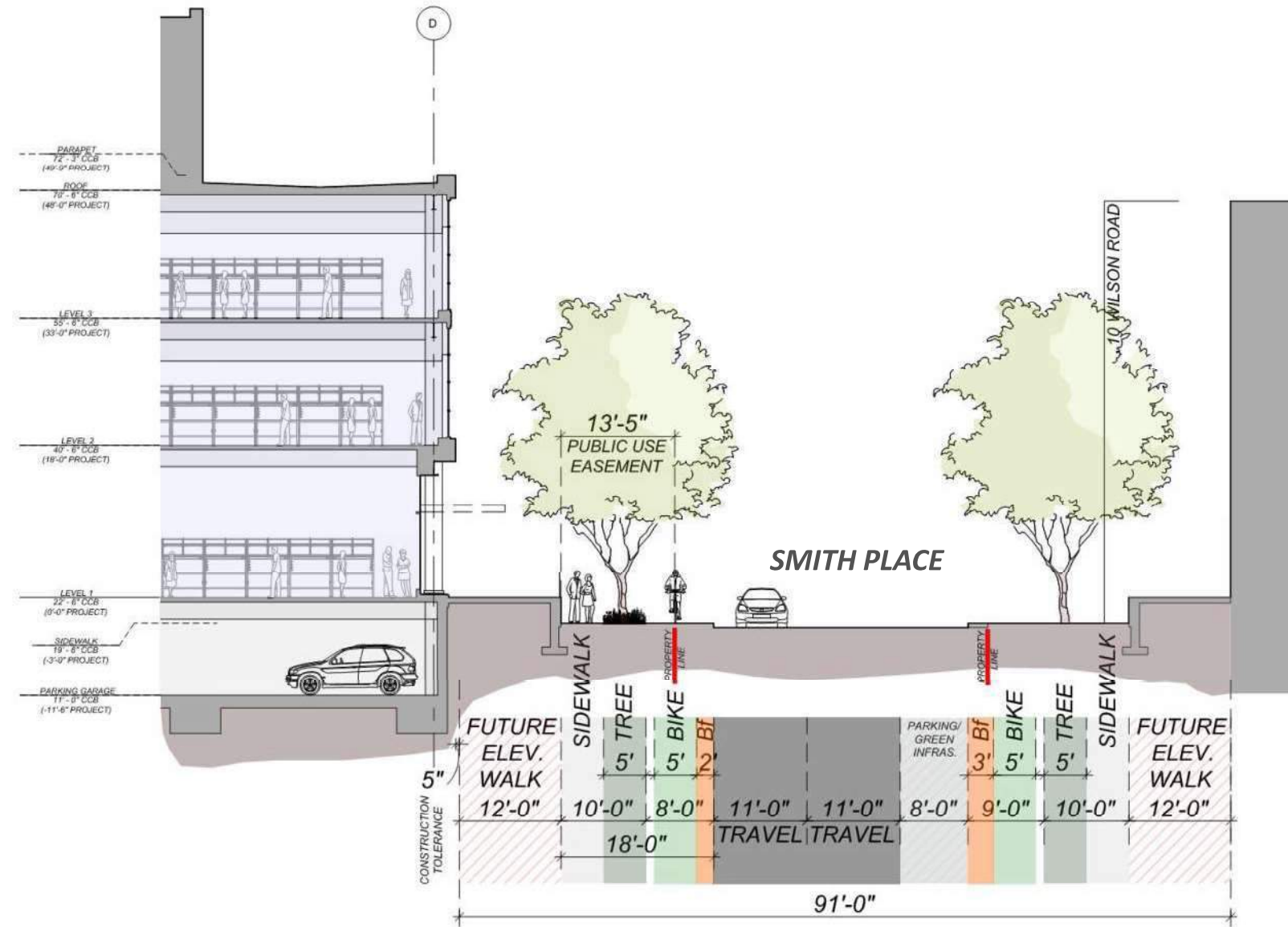
Project Client:

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Drawing Sheet Title:

FUTURE ALEWIFE PLAN
IMPLEMENTATION

Drawing Sheet Number:

A5.02.03

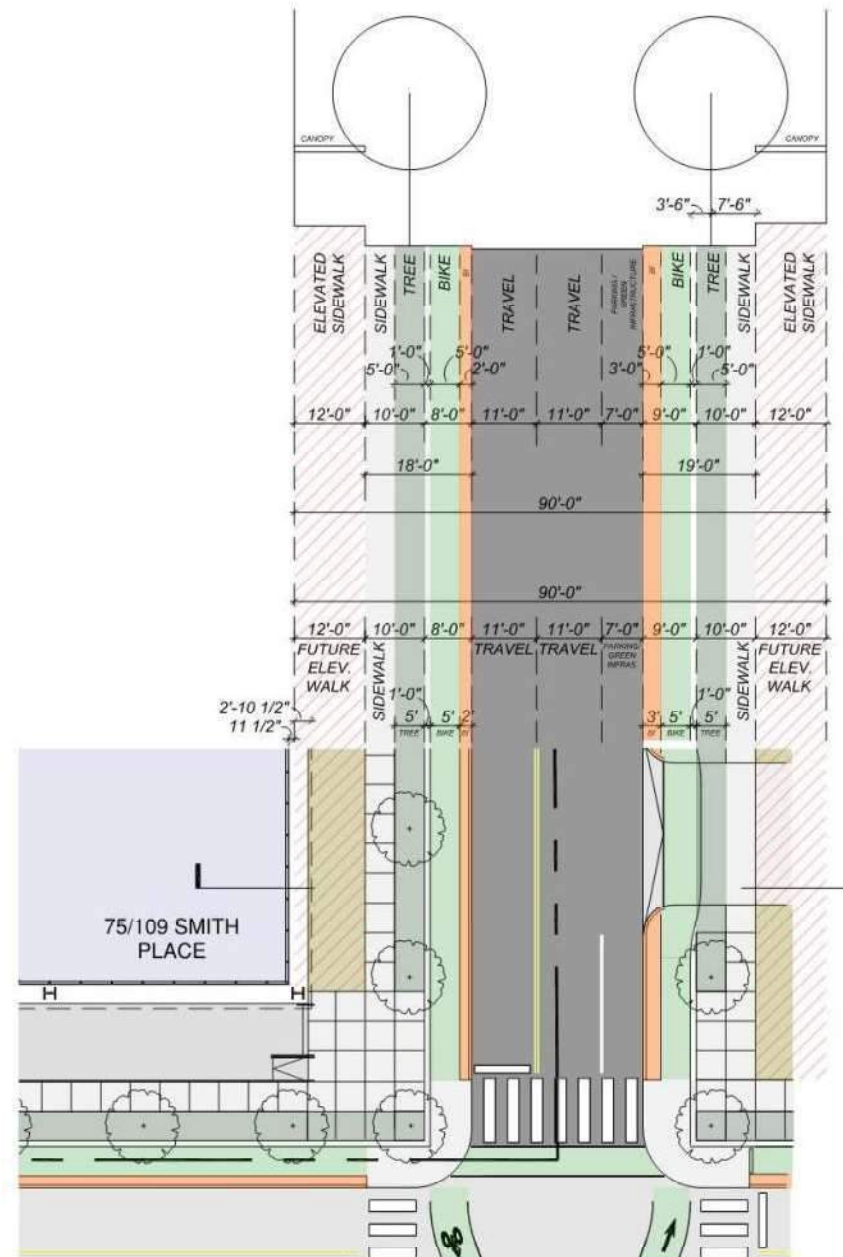
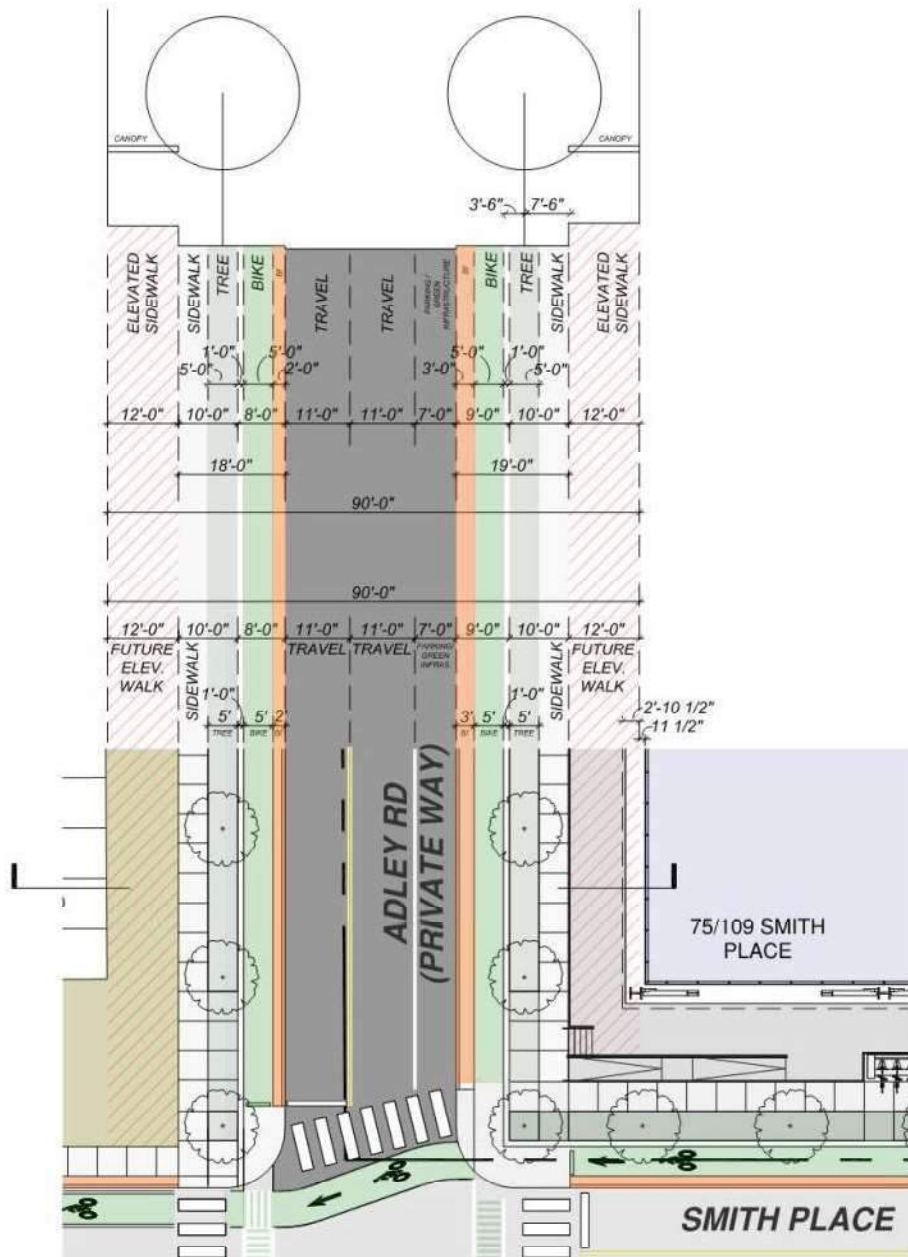
Project Client:

The Davis Companies

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F 617-451-3604
W TheDavisCompanies.com

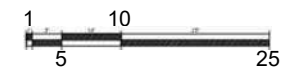
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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

FUTURE ALEWIFE PLAN
IMPLEMENTATION



Drawing Sheet Number:

A5.03.01

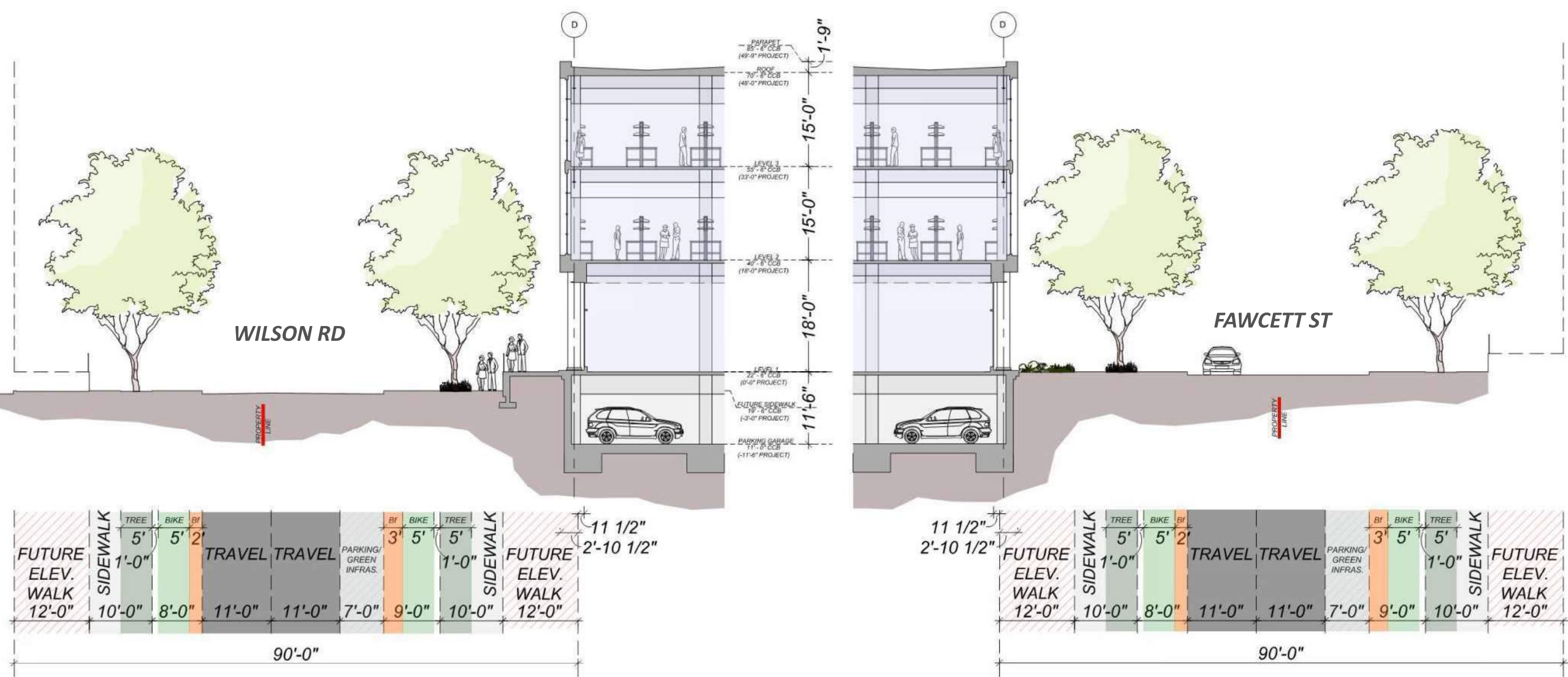
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F 617-451-3604
W TheDavisCompanies.com

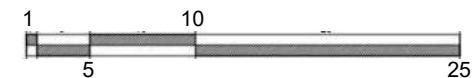
75/109 Smith Place
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APPLICATION 05/22/2020

Drawing Sheet Title:

FUTURE ALEWIFE PLAN
IMPLEMENTATION



Drawing Sheet Number:

A5.03.02

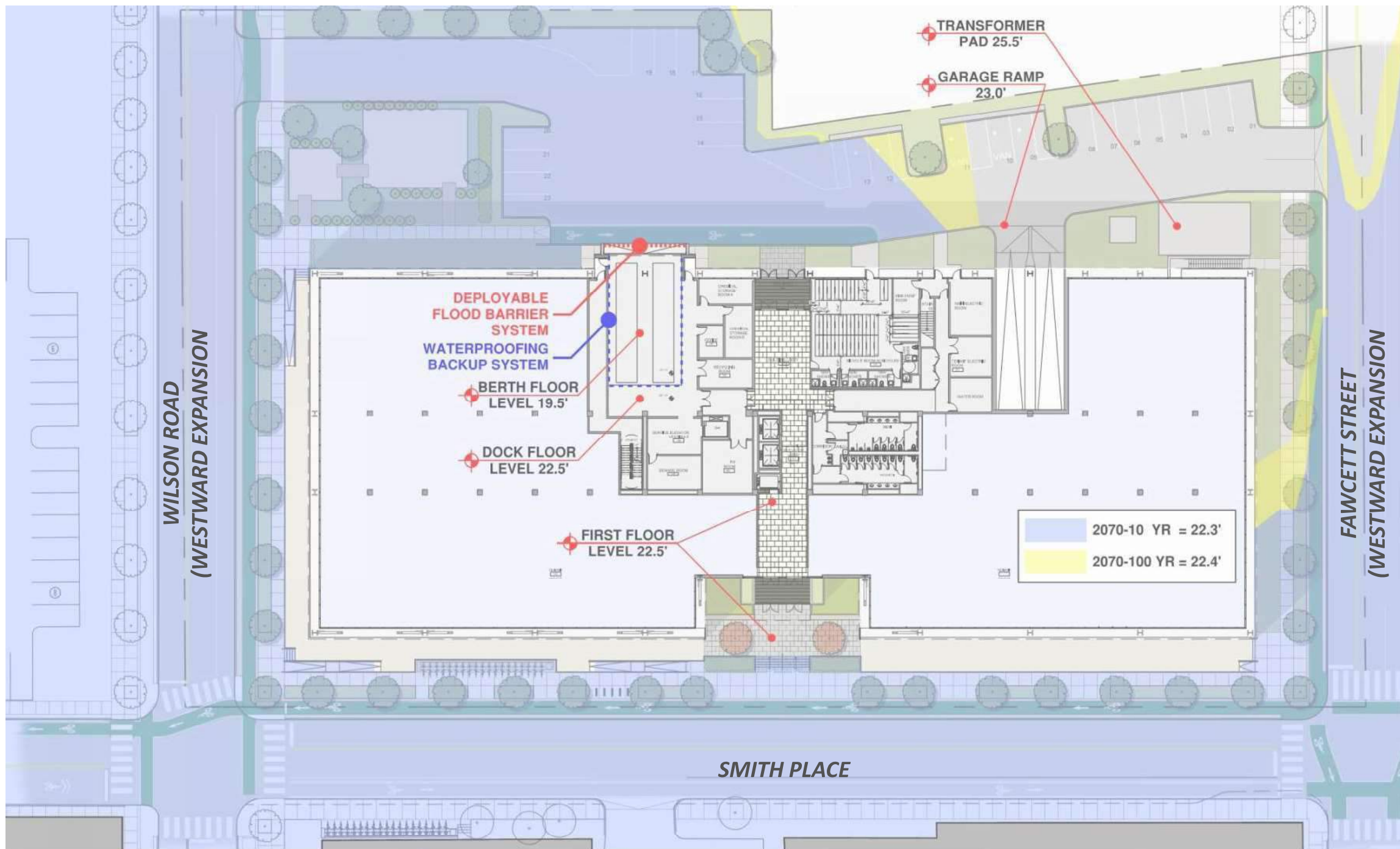
Project Client:

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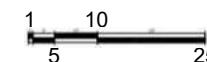
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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

FUTURE ALEWIFE PLAN
IMPLEMENTATION



Drawing Sheet Number:

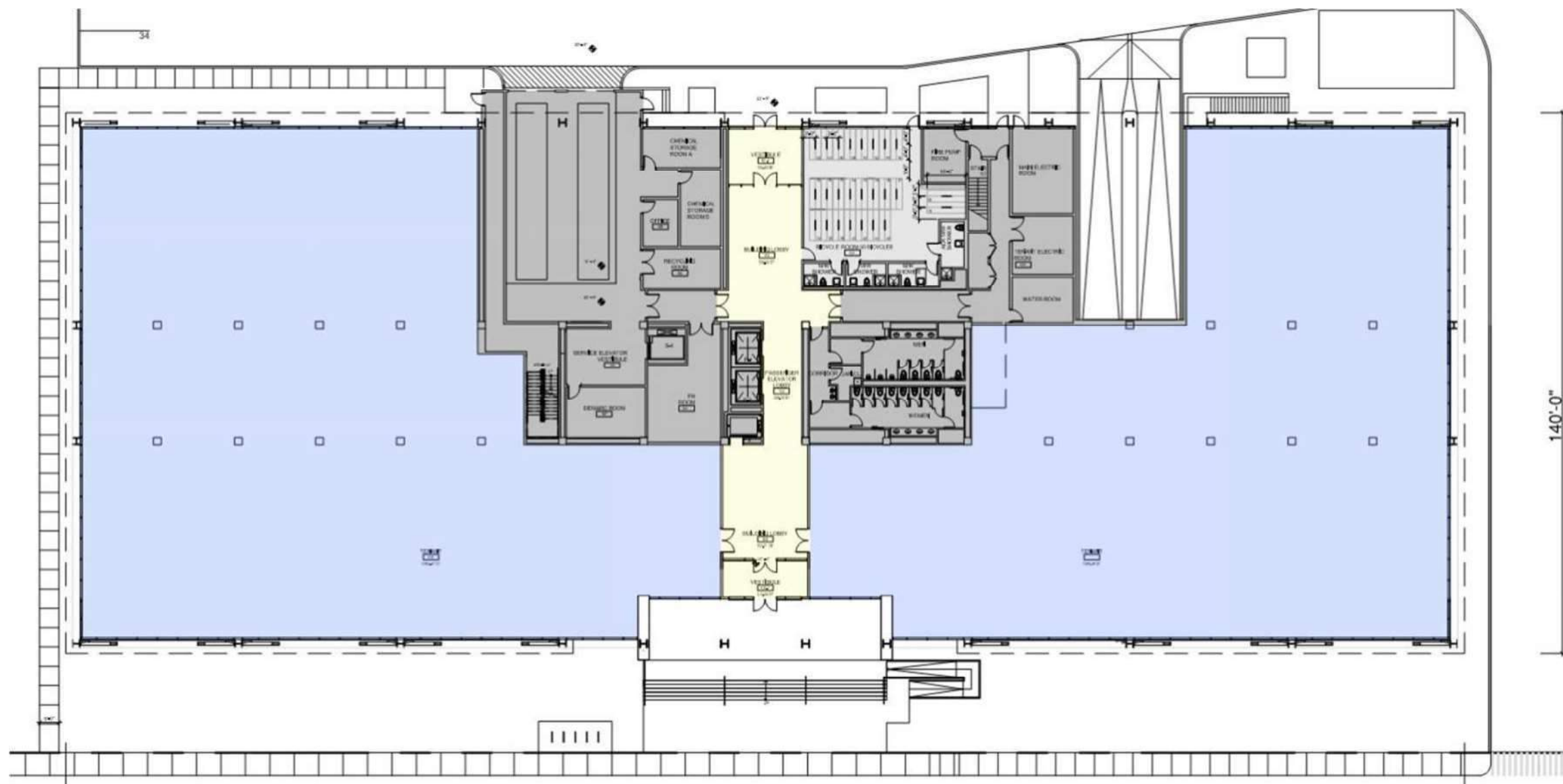
Project Client:

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140'-0"



VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:
BUILDING DESIGN
IMPROVEMENTS



PREVIOUSLY PRESENTED - GROUND FLOOR PLAN **01**

Drawing Sheet Number:
A6.00.01

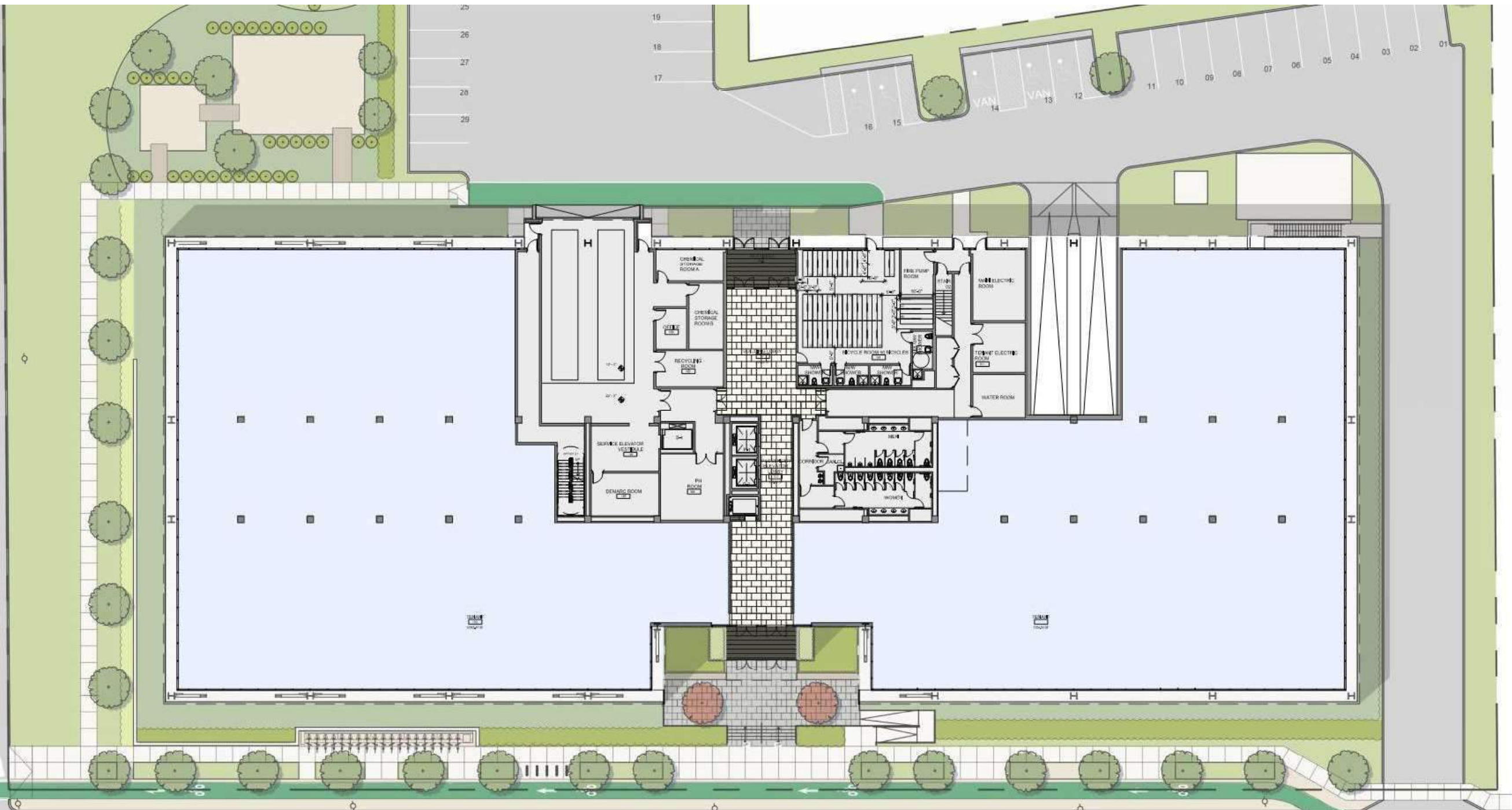
Project Client:

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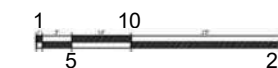
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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:
BUILDING DESIGN
IMPROVEMENTS



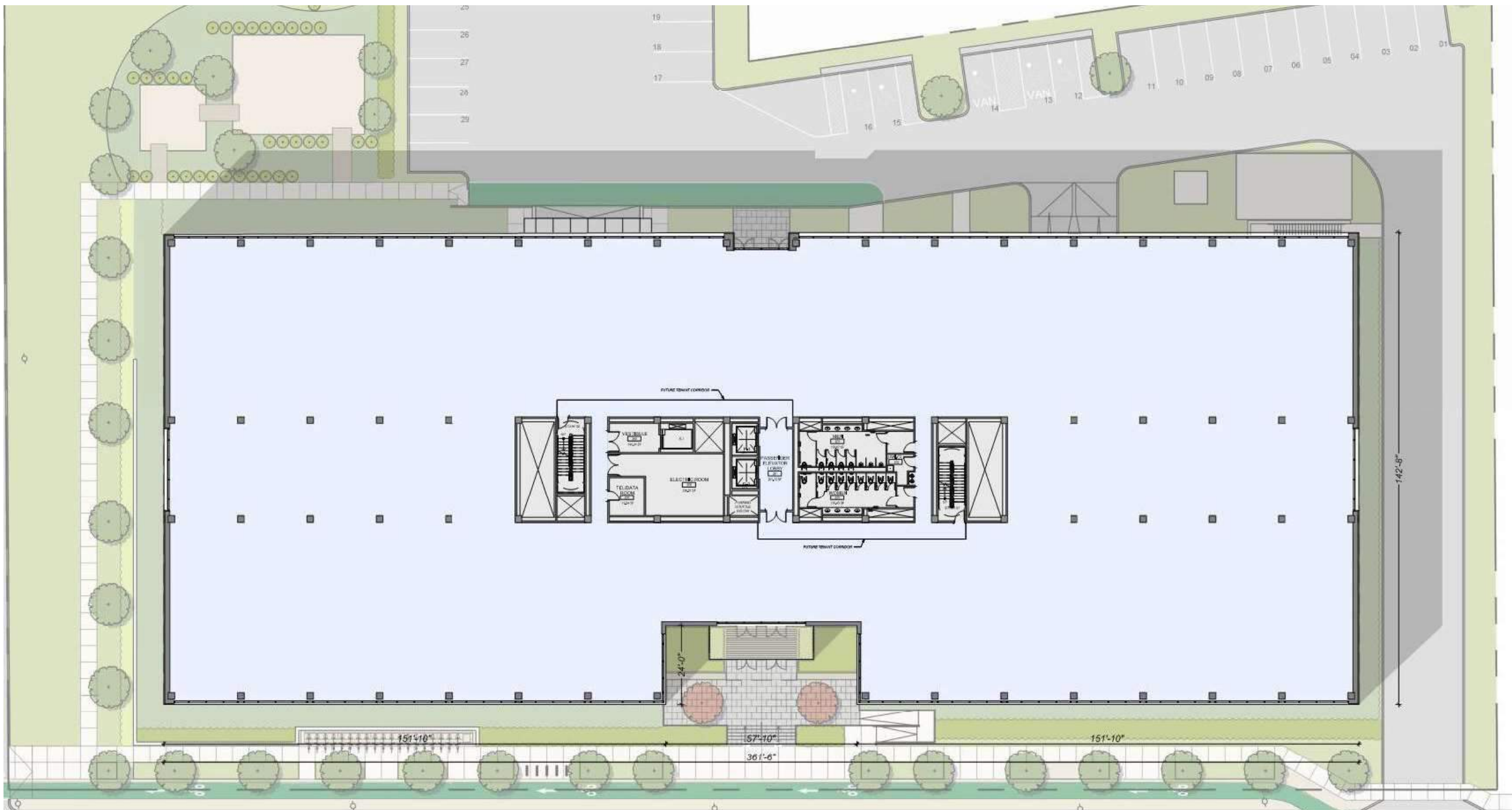
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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:
BUILDING DESIGN
IMPROVEMENTS



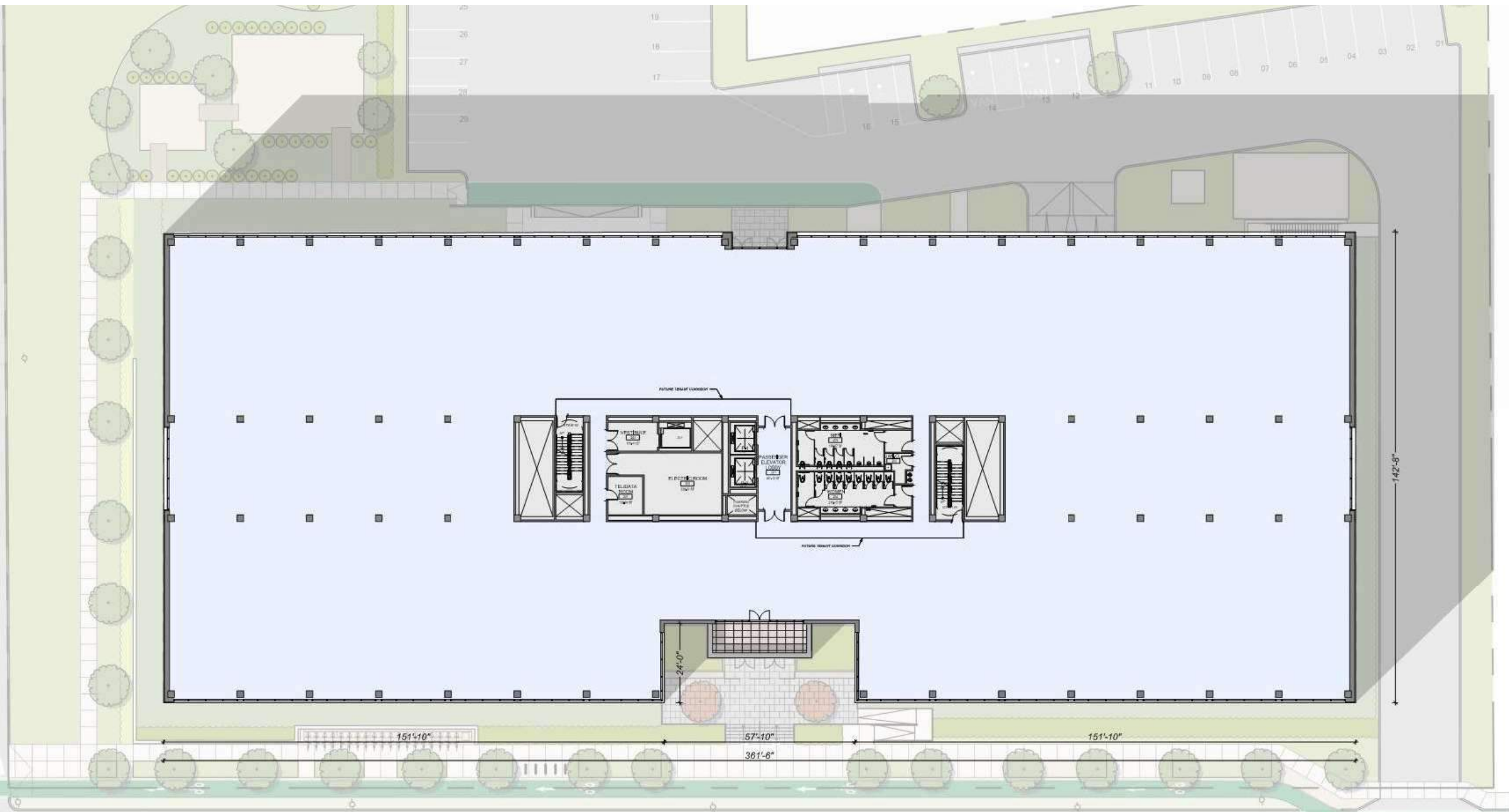
Project Client:

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P 617-451-1300
F 617-451-3604
W TheDavisCompanies.com

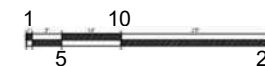
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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

BUILDING DESIGN
IMPROVEMENTS



UPDATED - LEVEL 03 PLAN - PROPOSED **01**

Drawing Sheet Number:

A6.01.03

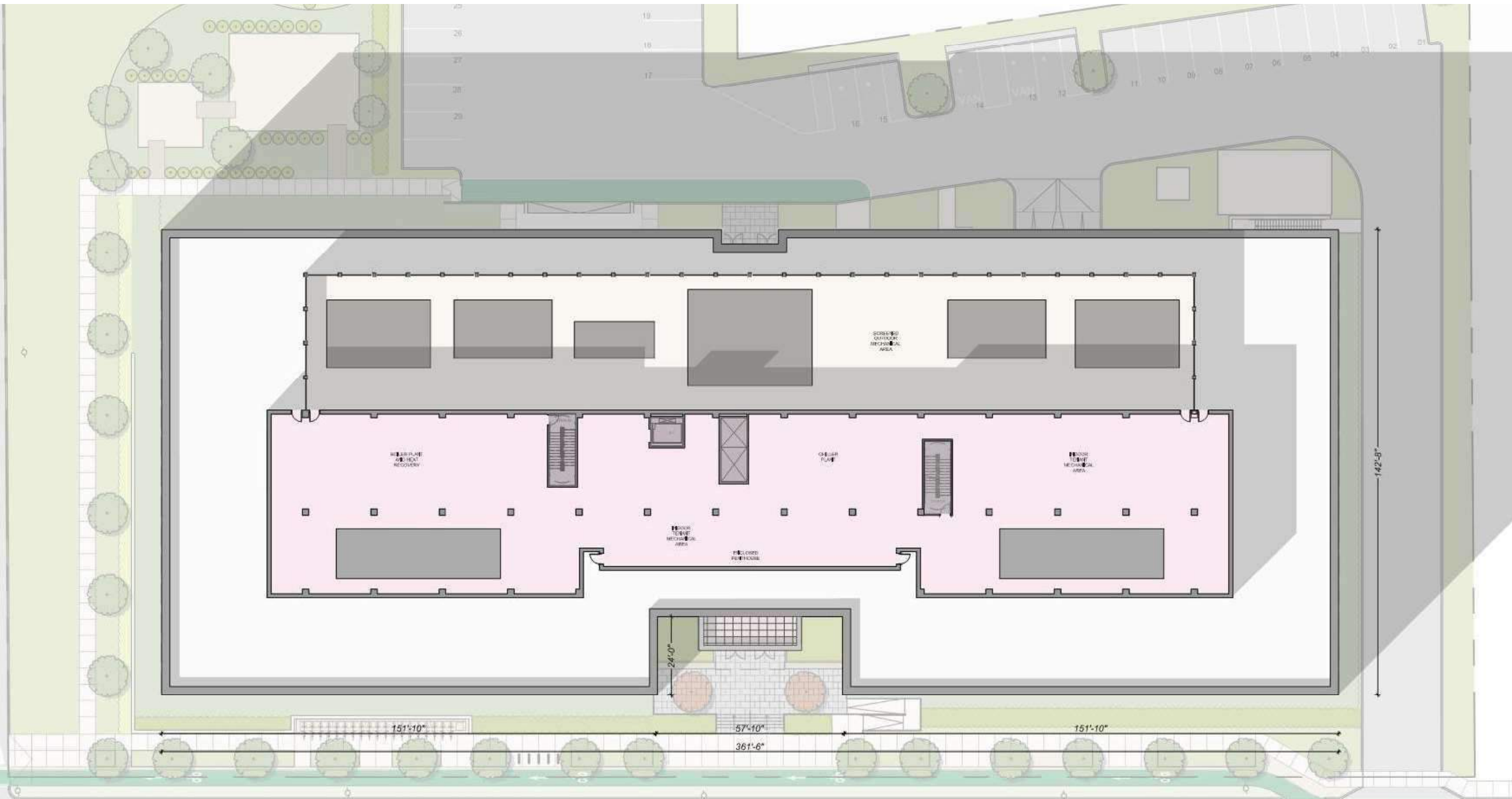
Project Client:

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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:
BUILDING DESIGN
IMPROVEMENTS



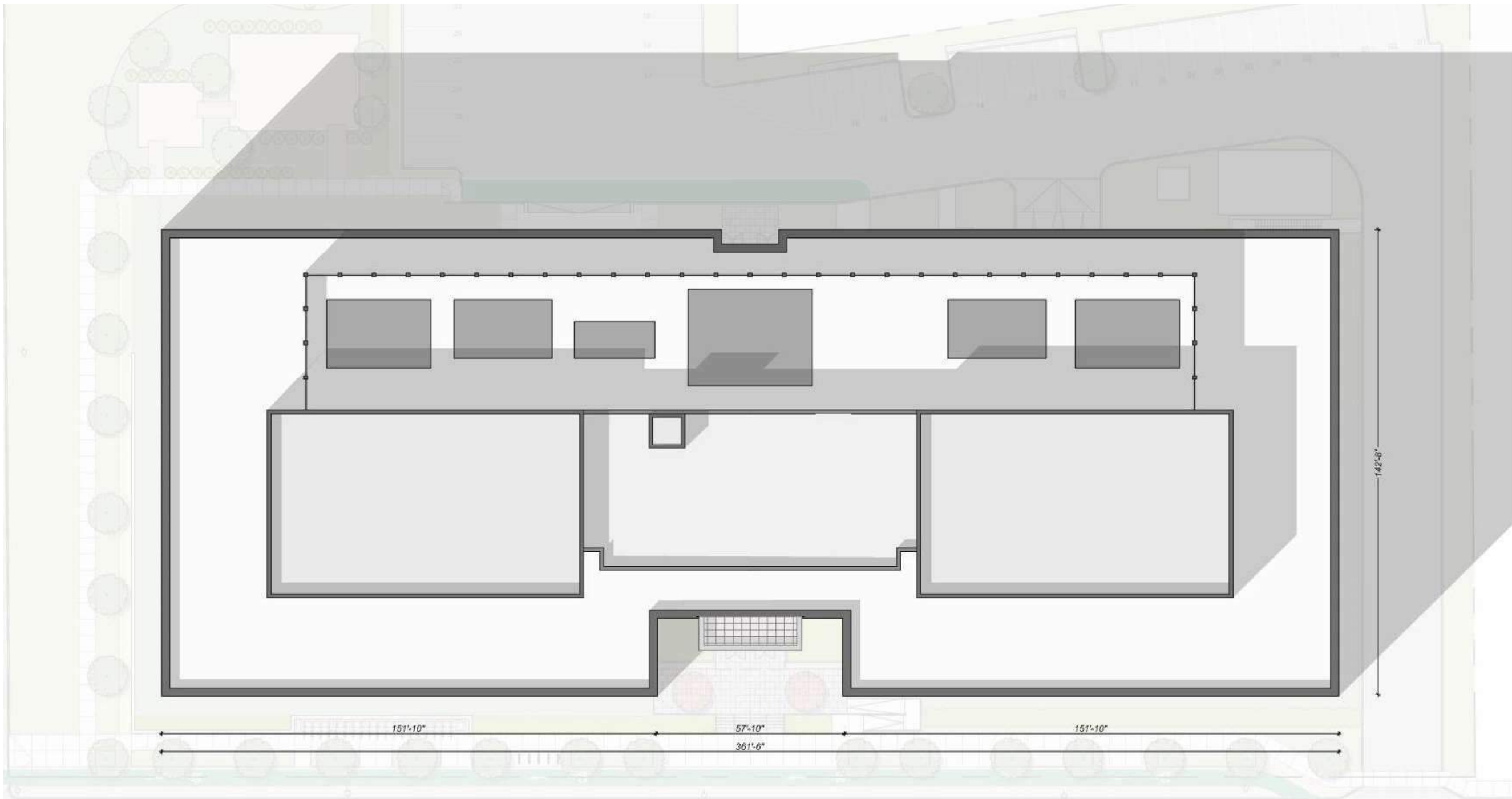
Project Client:

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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

BUILDING DESIGN
IMPROVEMENTS



Drawing Sheet Number:

Project Client:

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PREVIOUSLY PROPOSED EAST ELEVATION

PRESENTED 02.25.2020



PROPOSED EAST ELEVATION

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

**BUILDING DESIGN
IMPROVEMENTS**



PROPOSED ELEVATIONS **01**

Drawing Sheet Number:

A7.01.01

Project Client:

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PREVIOUSLY PROPOSED WEST ELEVATION

PRESENTED 02.25.2020



PROPOSED WEST ELEVATION

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

**BUILDING DESIGN
IMPROVEMENTS**



PROPOSED ELEVATIONS **01**

Drawing Sheet Number:

A7.01.02

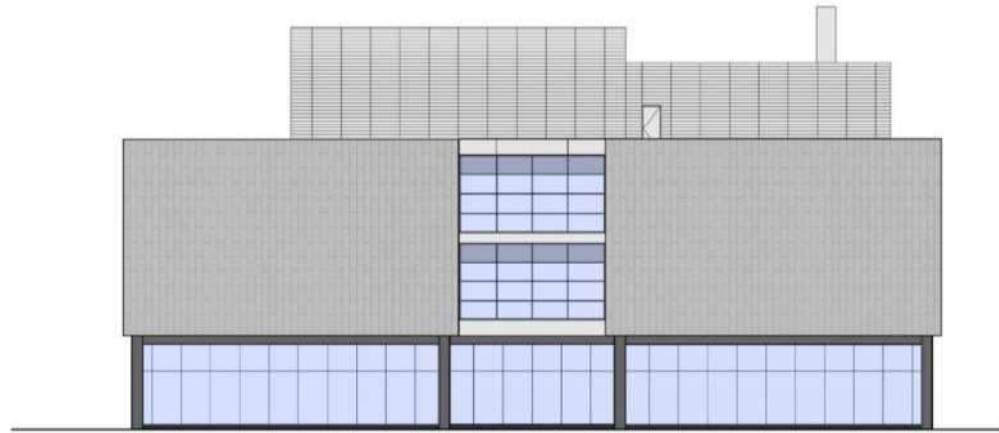
Project Client:

The Davis Companies

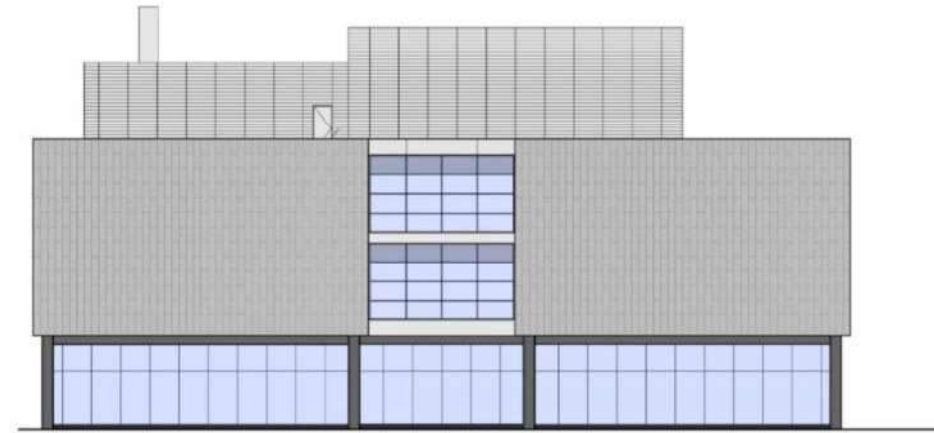
125 High Street, Suite 2111, Boston, MA 02110

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PREVIOUSLY PROPOSED NORTH ELEVATION
PRESENTED 02.25.2020



PREVIOUSLY PROPOSED SOUTH ELEVATION
PRESENTED 02.25.2020



PROPOSED NORTH ELEVATION

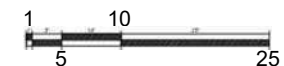


PROPOSED SOUTH ELEVATION

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

**BUILDING DESIGN
IMPROVEMENTS**



PROPOSED ELEVATIONS **01**

Drawing Sheet Number:

A7.01.03

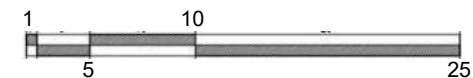
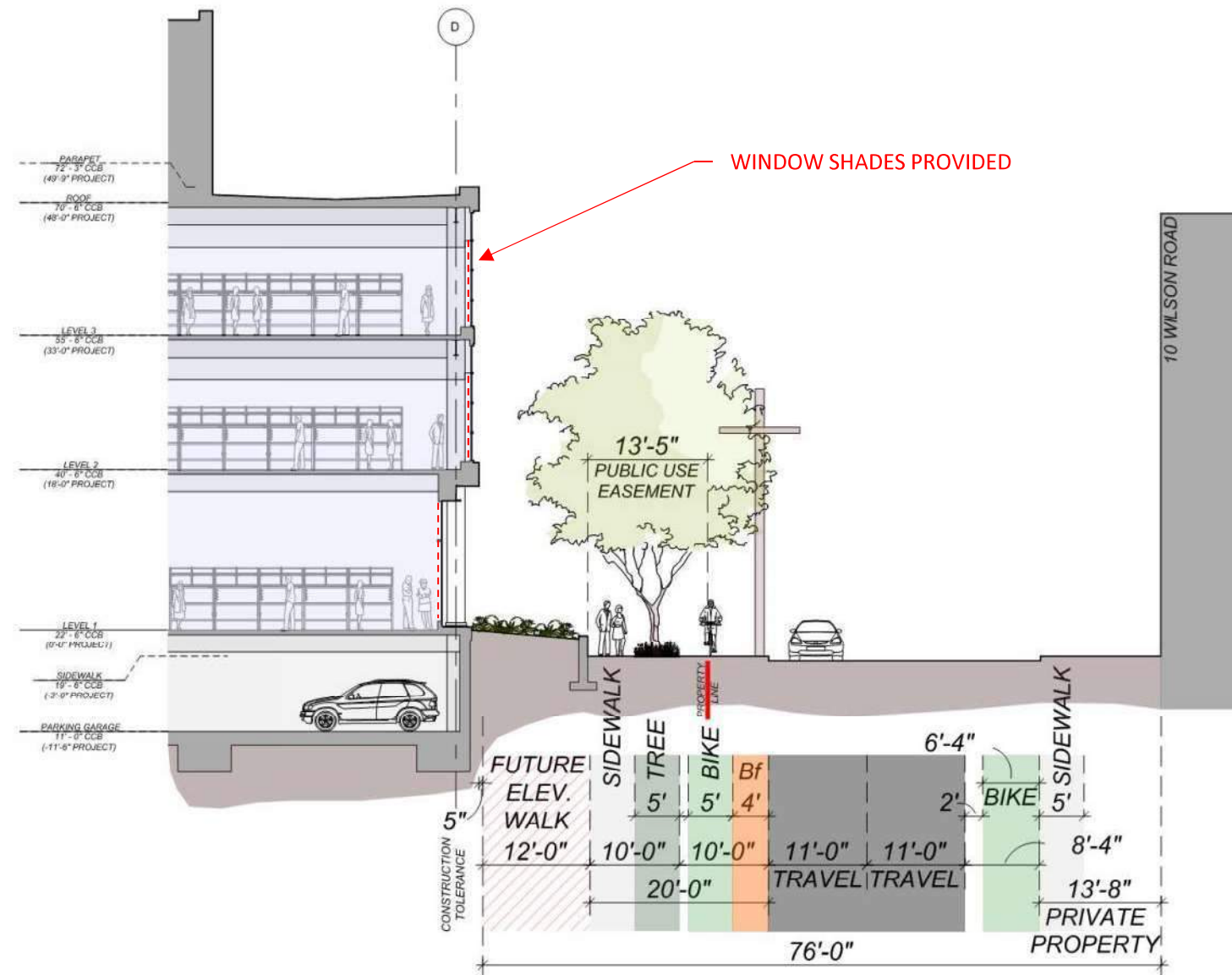
Project Client:

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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

**BUILDING DESIGN
IMPROVEMENTS**

Drawing Sheet Number:

A7.02.02

Project Client:

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TENANT ENTRY AND CANOPIES - NORTH ELEVATION



TENANT ENTRY AND CANOPIES - SOUTH ELEVATION



TENANT ENTRY AND CANOPIES - EAST ELEVATION



Drawing Sheet Title:

BUILDING DESIGN
IMPROVEMENTS

Drawing Sheet Number:

Project Client:

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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

RENDERINGS AND
MATERIALITY

Drawing Sheet Number:

A8.00.01

Project Client:

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TRAVELING DOWN SMITH PLACE - SOUTH EAST VIEW

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

RENDERINGS AND
MATERIALITY

Drawing Sheet Number:

A8.01.01

SIDWALK APPROACH - SOUTH EAST VIEW



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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

RENDERINGS AND
MATERIALITY

Drawing Sheet Number:

A8.01.02

Project Client:

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VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

RENDERINGS AND
MATERIALITY

Drawing Sheet Number:

A8.01.03

Project Client:

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AERIAL VIEW - SOUTH EAST VIEW

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

**RENDERINGS AND
MATERIALITY**

Drawing Sheet Number:

A8.01.04

Project Client:

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APPROACHING FRONT ENTRY - EAST VIEW

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

RENDERINGS AND
MATERIALITY

Drawing Sheet Number:

A8.01.05

Project Client:

The Davis Companies

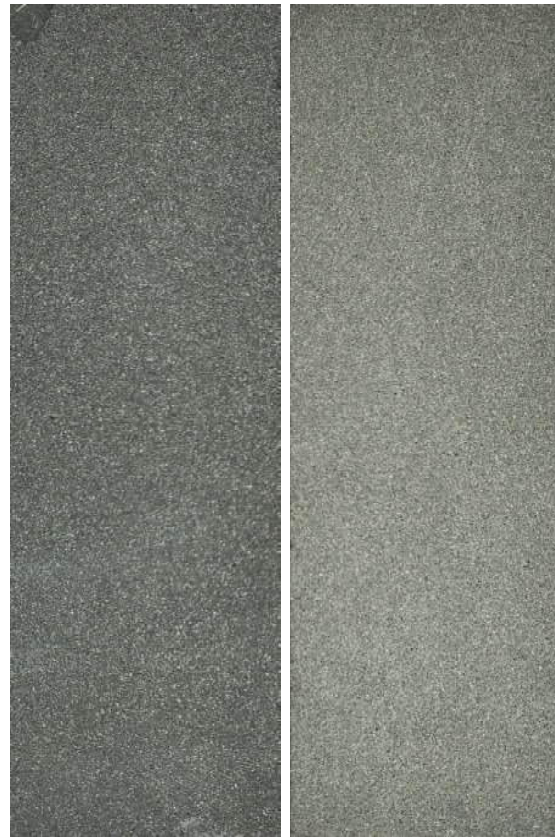
125 High Street, Suite 2111, Boston, MA 02110

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F 617-451-3604
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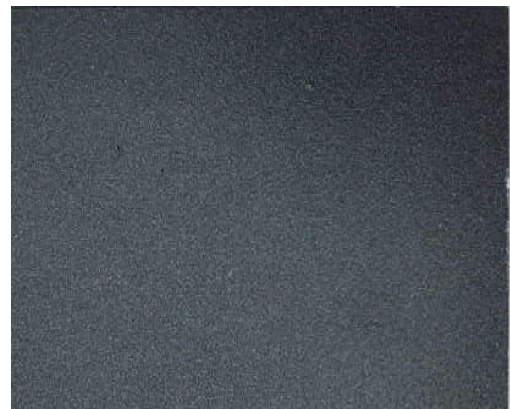
PENTHOUSE COLOR



ULTRA HIGH PERFORMANCE CONCRETE



METAL PANEL RAINSCREEN



EXPOSED STRUCTURE



SPANDREL GLASS



VISION GLASS

1" (25MM) INSULATING VE1-2M

PERFORMANCE DATA

TRANSMITTANCE

VISIBLE LIGHT	70%
SOLAR ENERGY	33%
UV	10%

REFLECTANCE

VISIBLE EXTERIOR LIGHT	11%
VISIBLE INTERIOR LIGHT	12%
SOLAR ENERGY	31%

NFRC U-VALUE

WINTER	0,30 BTU/(HR X SQFT X degF)
Summer	0,26 BTU/(HR X SQFT X degF)

SHADING COEFFICIENT (SC)

RELATIVE HEAT GAIN	0,44
SOLAR HEAT GAIN COEFFICIENT	0,38
LSG	1,84



GRANITE - JET MIST



MECHANICAL SCREEN PANEL

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

RENDERINGS AND
MATERIALITY

Drawing Sheet Number:

A9.00.01

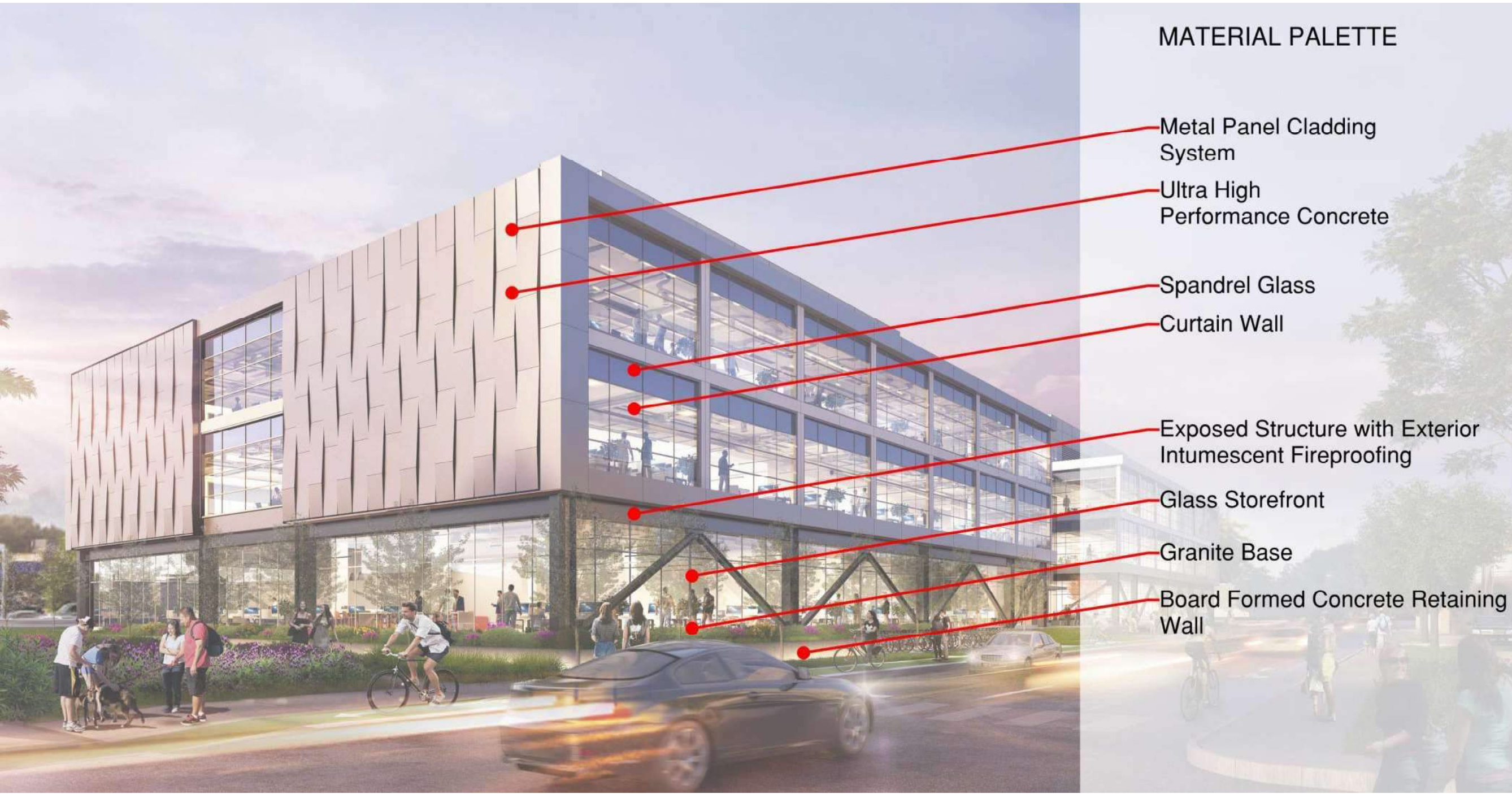
Project Client:

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75/109 Smith Place
Cambridge, MA 02138



MATERIAL PALETTE

Metal Panel Cladding System

Ultra High Performance Concrete

Spandrel Glass

Curtain Wall

Exposed Structure with Exterior Intumescent Fireproofing

Glass Storefront

Granite Base

Board Formed Concrete Retaining Wall

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:
RENDERINGS AND
MATERIALITY

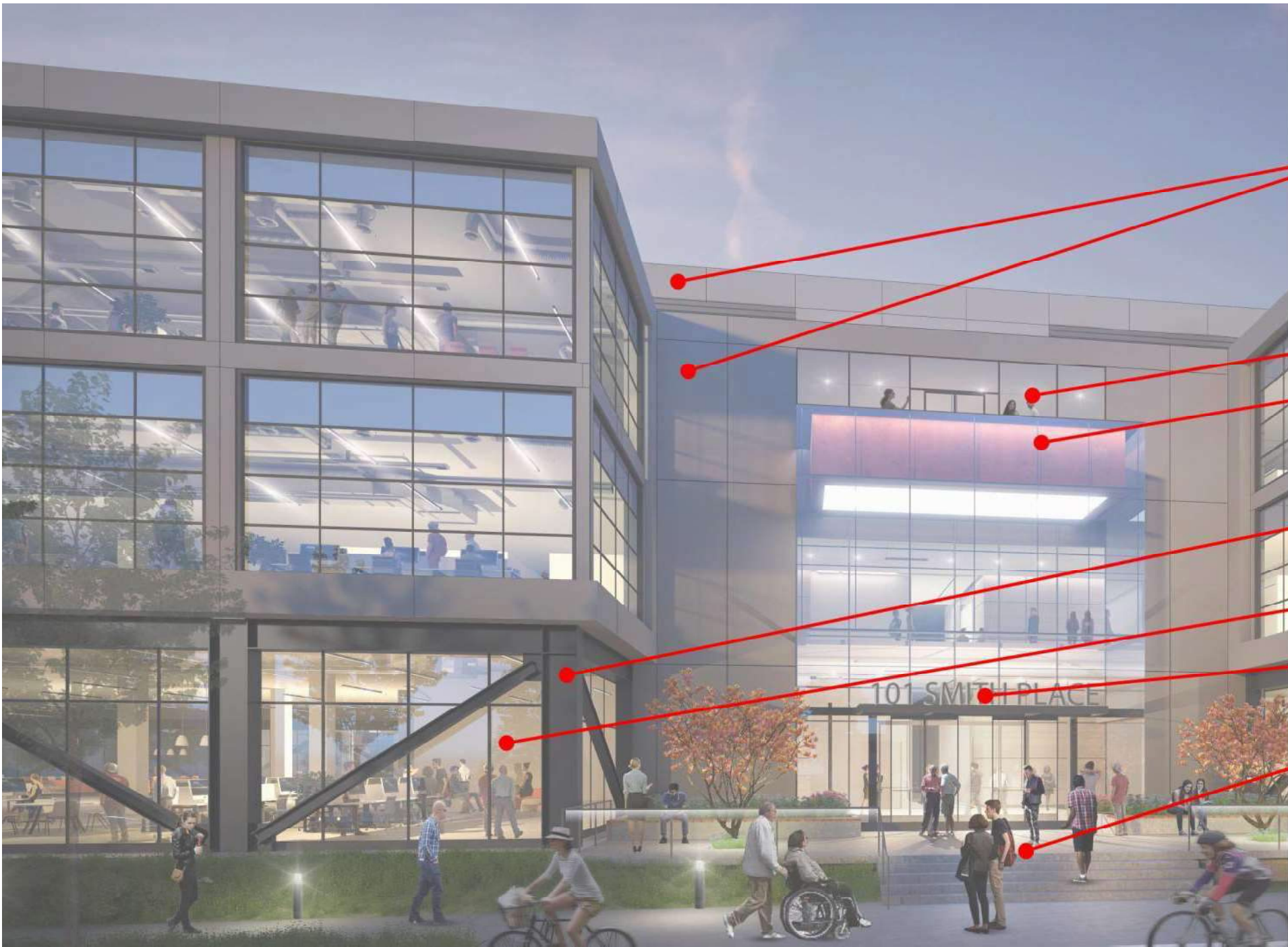
Project Client:

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Cambridge, MA 02138



MATERIAL PALETTE

Metal Panel Cladding System

Curtain Wall

Glass Storefront

Exposed Structure with Exterior Intumescent Fireproofing

Glass Storefront

Lit Stainless Steel Building Address Signage

Granite Plinth

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

RENDERINGS AND
MATERIALITY

Drawing Sheet Number:

A9.01.02

Project Client:

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75/109 Smith Place
Cambridge, MA 02138



MATERIAL PALETTE

Mechanical Equipment

White EPDM Roofing

Ultra High
Performance Concrete

Glazed in Metal Panel

Glass Storefront

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

RENDERINGS AND
MATERIALITY

Drawing Sheet Number:

A9.01.03

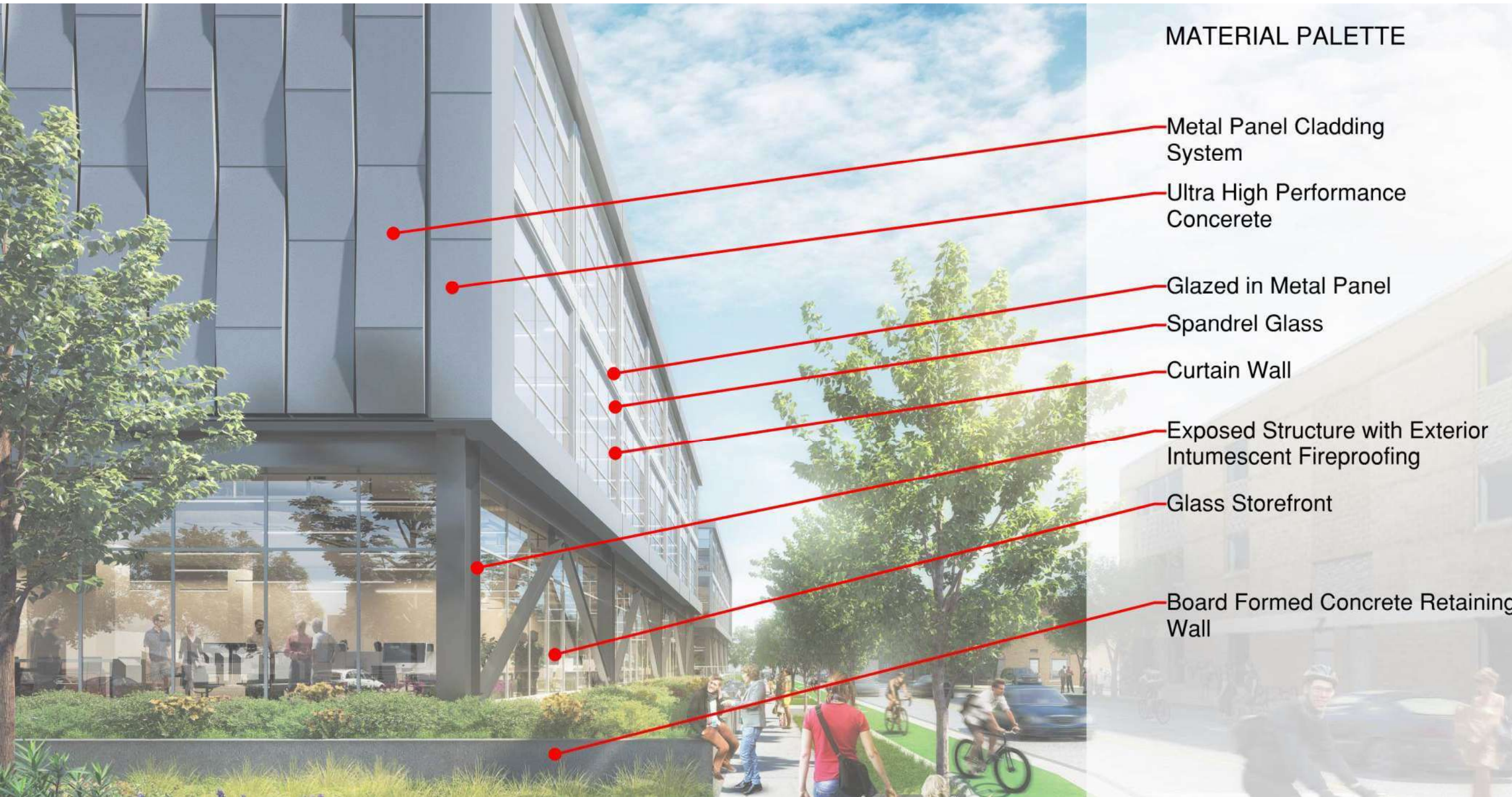
Project Client:

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MATERIAL PALETTE

Metal Panel Cladding System

Ultra High Performance Concrete

Glazed in Metal Panel

Spandrel Glass

Curtain Wall

Exposed Structure with Exterior Intumescent Fireproofing

Glass Storefront

Board Formed Concrete Retaining Wall

VOLUME 2
SPECIAL PERMIT
APPLICATION 05/22/2020

Drawing Sheet Title:

RENDERINGS AND
MATERIALITY

Drawing Sheet Number:

A9.01.04