

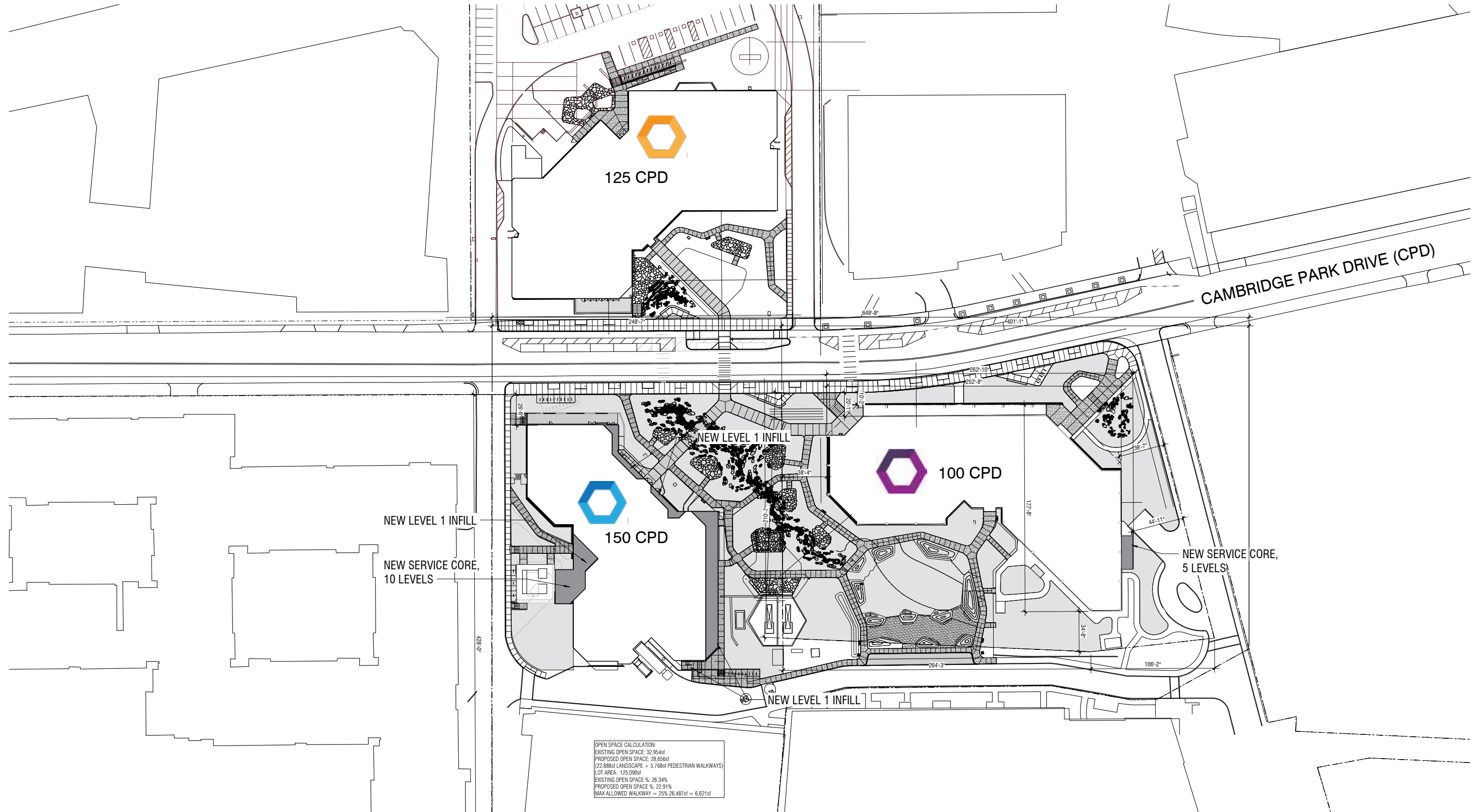
150 CambridgePark Drive

RESPONSE TO COMMENTS

SEPTEMBER 23, 2021

ELKUS | MANFREDI
ARCHITECTS

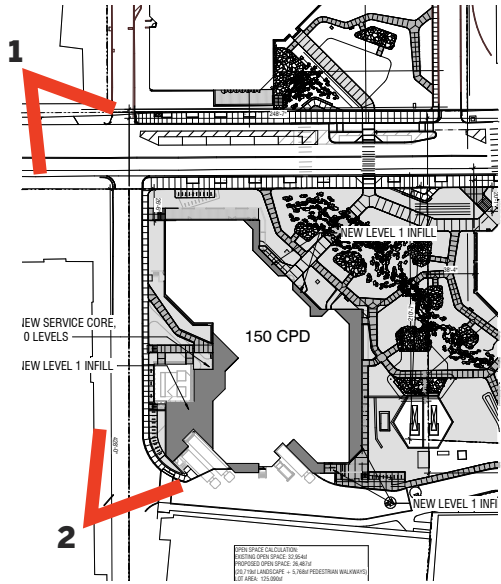
Site Plan



150 CPD

Existing

1 VIEW FROM CAMBRIDGE PARK DRIVE

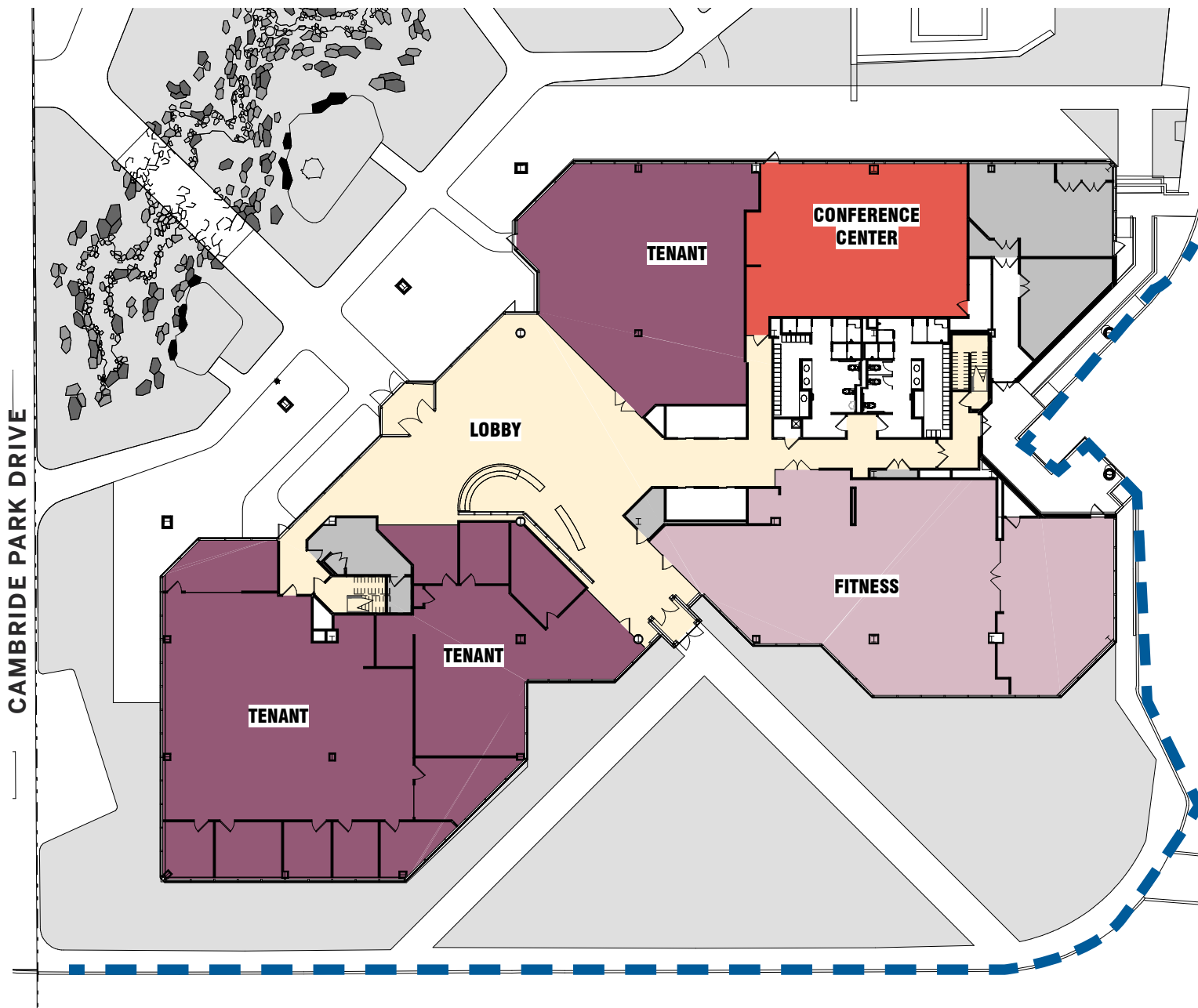


2 VIEW FROM SOUTHWEST



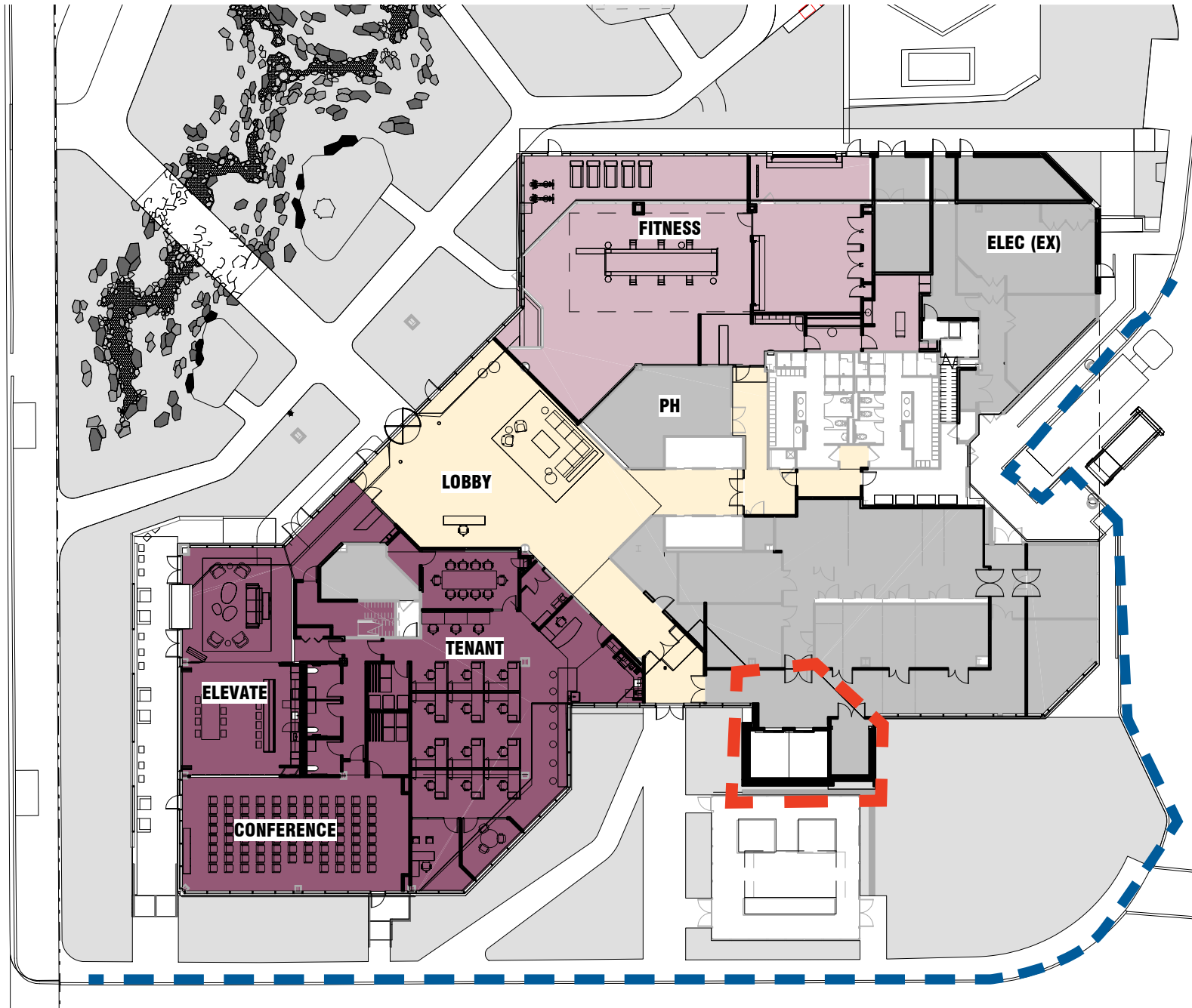
Service Elevators

Level 1



EXISTING

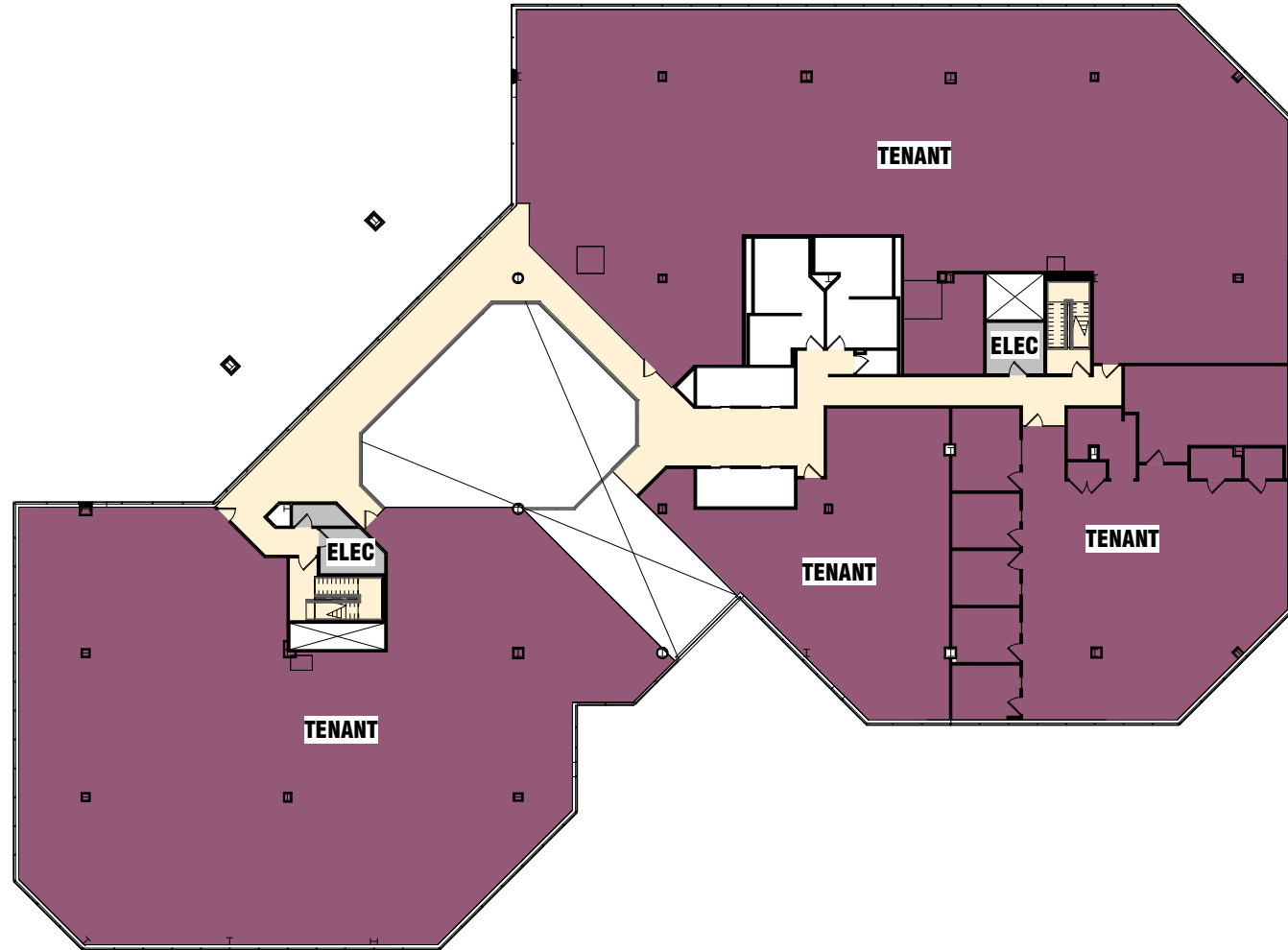
— FLOOD PLAIN



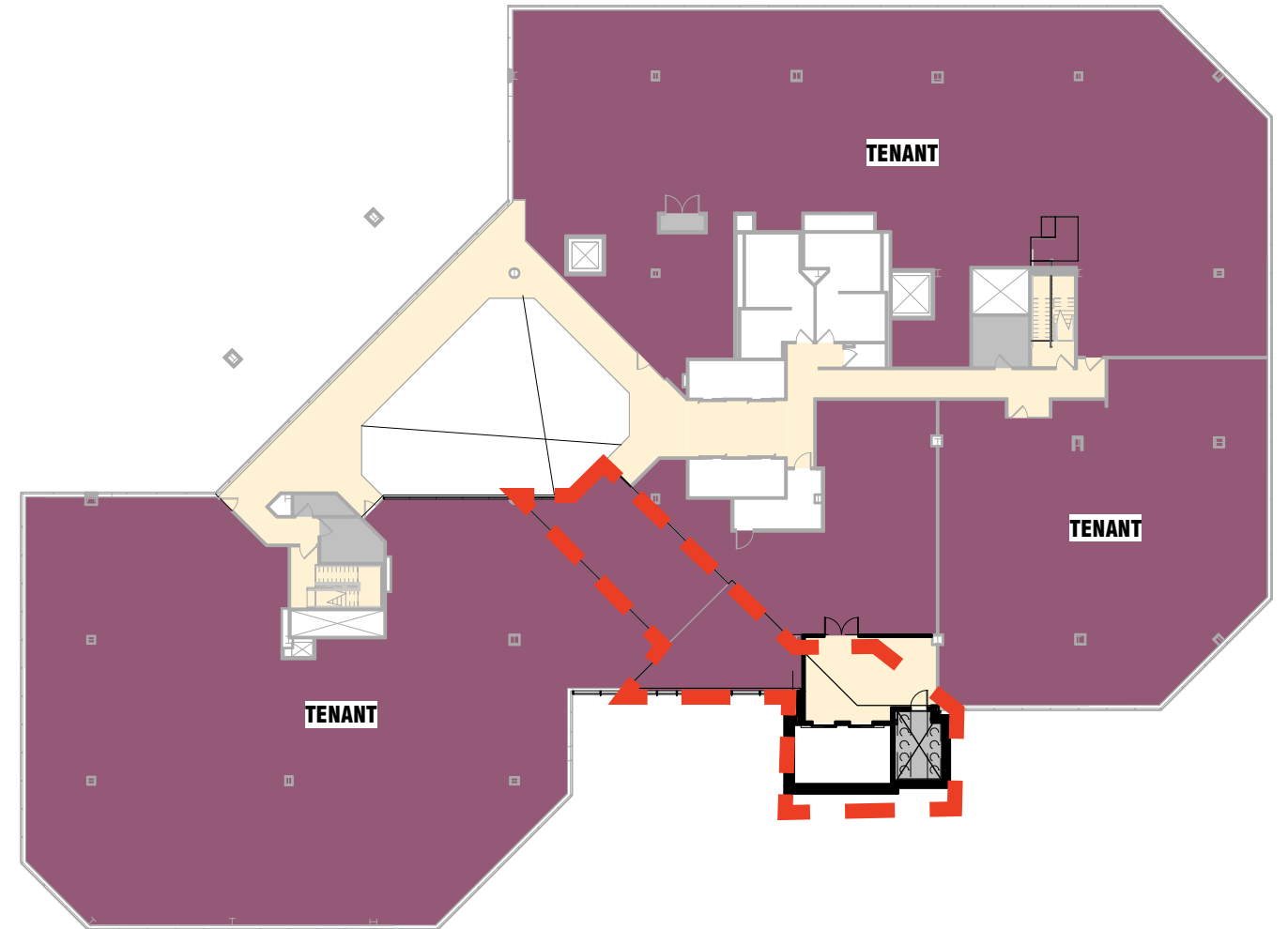
PROPOSED

Service Elevators

Level 2



EXISTING



PROPOSED

View from Southwest

Original Design



View from Southwest

Revised Design

DESIGN REVISIONS

- INTRODUCE BREAK IN SERVICE ELEVATOR CORE MASSING, SHIFTED SHAFT BACK ONE FOOT

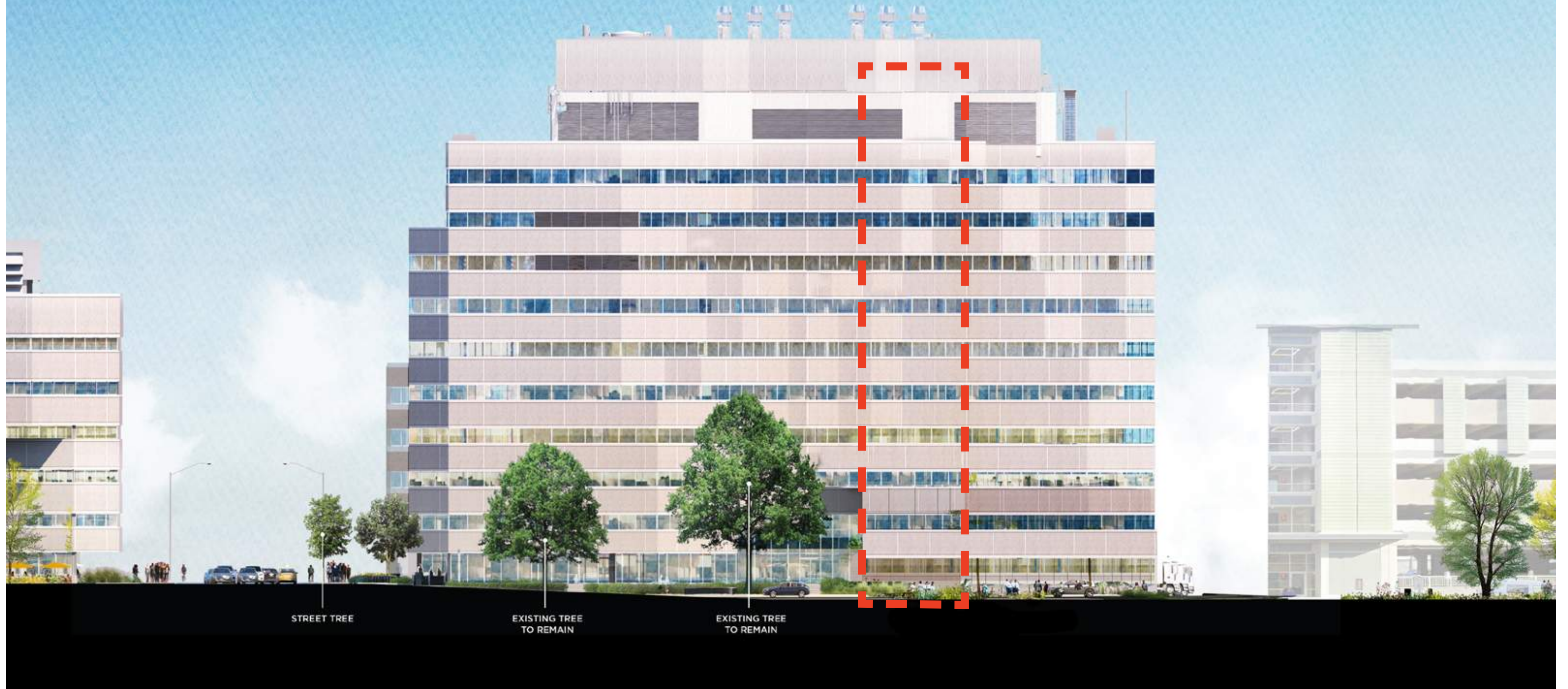
- INTRODUCE ADDITIONAL HORIZONTAL BANDS TO CORRESPOND WITH EXISTING RIBBON WINDOWS



— — FLOOD PLAIN

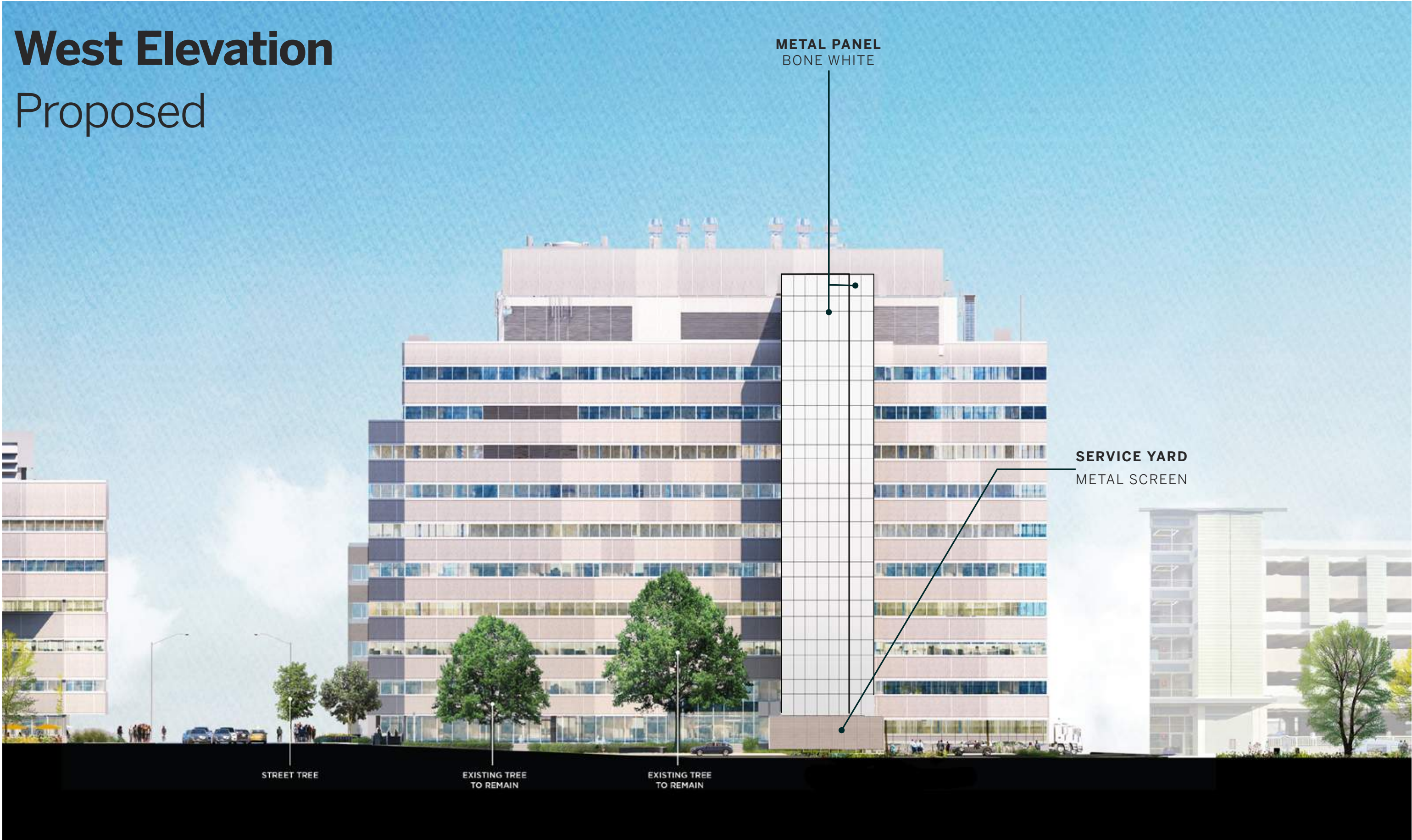
West Elevation

Existing



West Elevation

Proposed



METAL PANEL
BONE WHITE

SERVICE YARD
METAL SCREEN

STREET TREE

EXISTING TREE
TO REMAIN

EXISTING TREE
TO REMAIN

West Elevation Enlarged

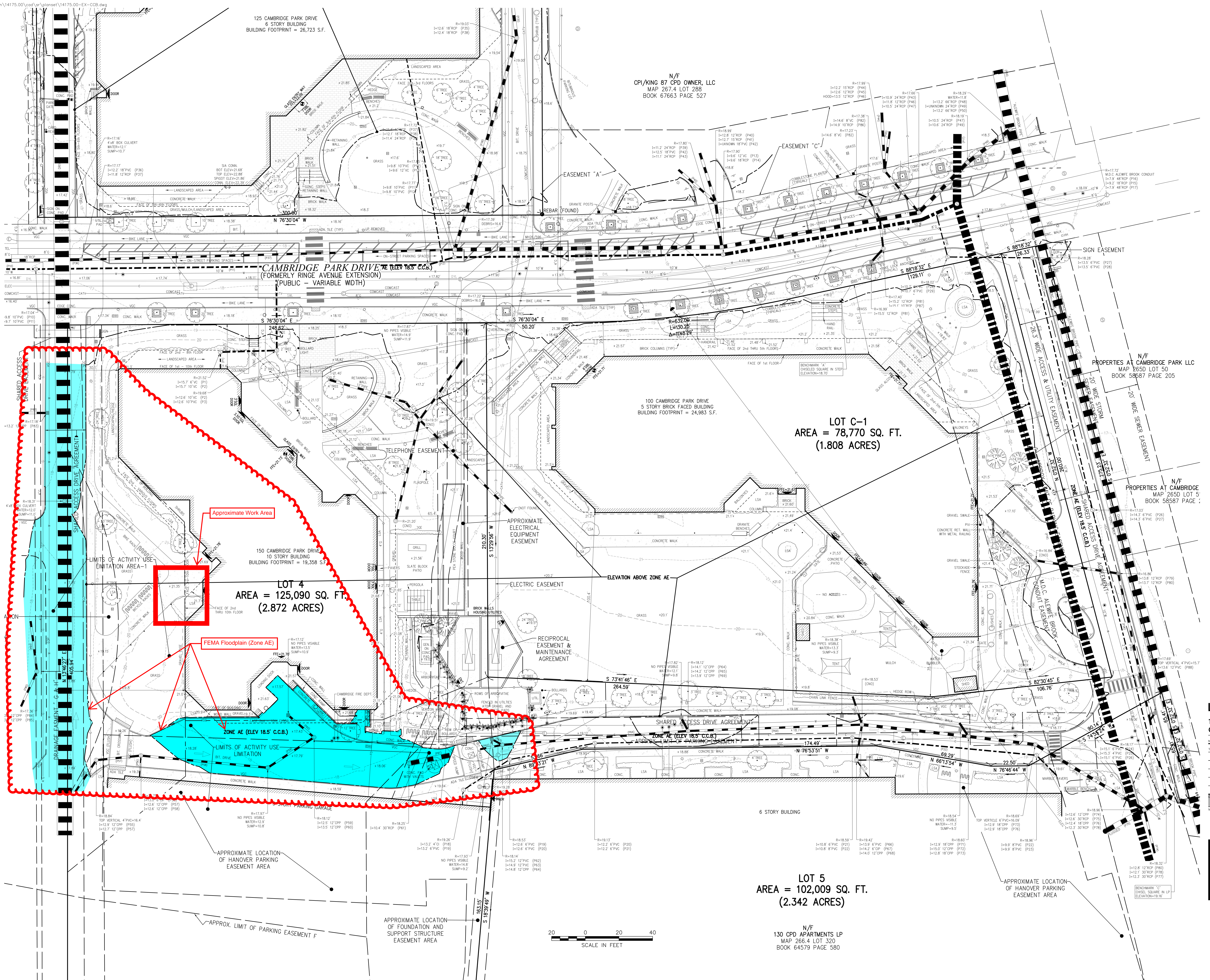


METAL PANEL
BONE WHITE



METAL SCREEN
COLOR TO MATCH PRECAST





Longfellow Real Estate
100, 125 & 150 Cambridge Park Drive
Cambridge, Massachusetts

No.	Revision	Date	App'd
1	PLAN UPDATES	4/29/19	CDR

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____

Existing Conditions
Plan of Land

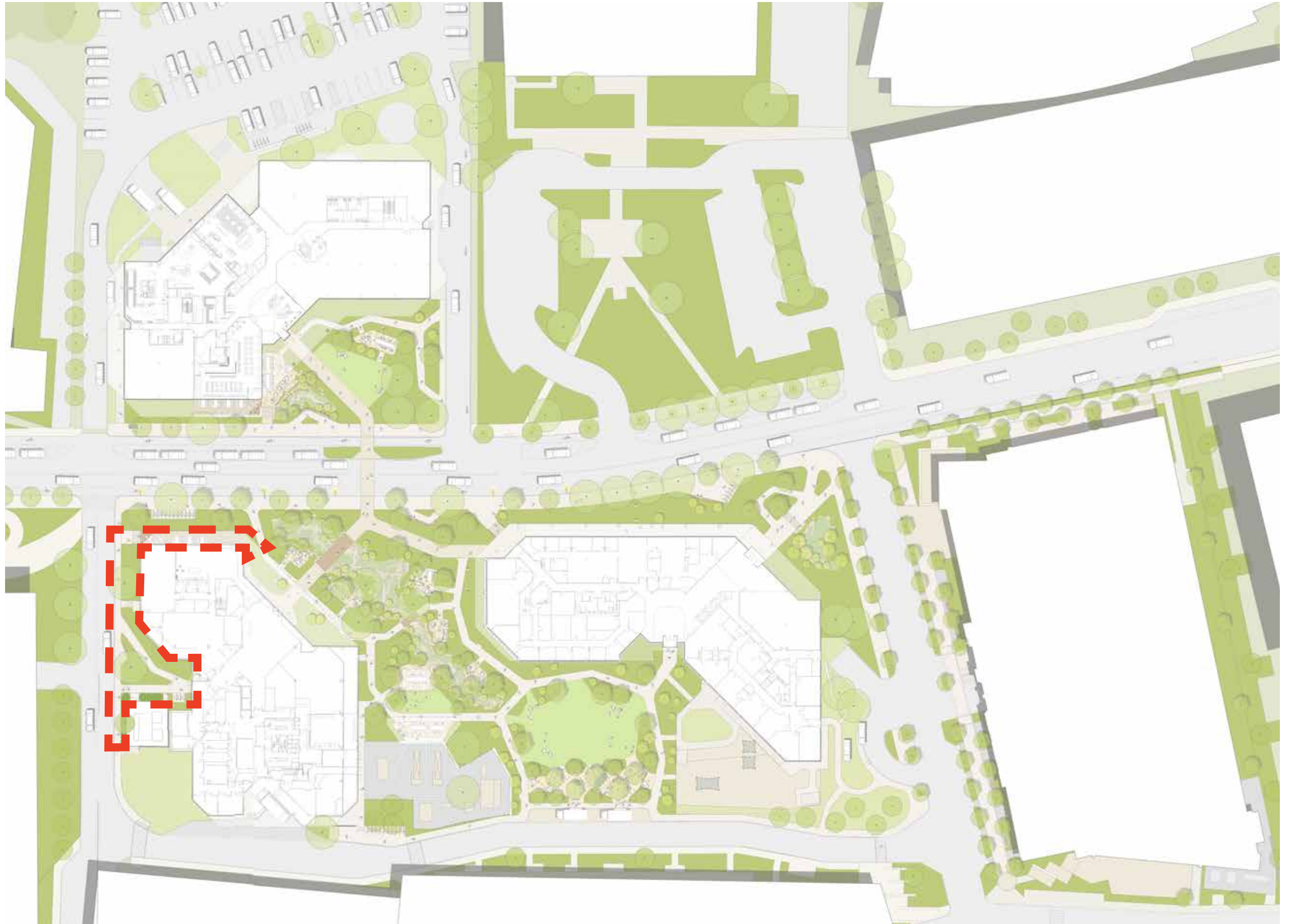
Drawing Title: _____
Drawing Number: _____

Sv-2

Sheet 2 of 2

Project Number: 14175.00

Landscape Proposed



150 CPD - MATERIALITY + SITE FEATURES

(MATERIALS AND SITE FEATURES TO MATCH ONES IMPLEMENTED AS PART OF CURRENT CONSTRUCTION)



1 BOLA BIKE RACK



2 STREETSCAPE BENCH



3 CITY STANDARD CONCRETE (SIDEWALK/ROW)



4 EXPOSED AGGREGATE CONCRETE (SITE)



5 PRECAST CONCRETE STEPS



6 BLACK METAL RAILINGS



7 WOOD DECK



8 AGGREGATE DRIP STRIP



150 CPD - PLANTING

(PLANTING TO MATCH ZONES ALREADY IMPLEMENTED AS PART OF CURRENT CONSTRUCTION)



1 SEA GREEN JUNIPER
Juniperus chinensis



2 BIRCH LEAF SPIREA
Spiraea betulifolia



3 FRAGRANT SUMAC
Rhus aromatica 'Gro-Low'



4 COLUMNAR HORNBEAM
Carpinus betulus 'Frans Fontaine'



5 LONGSTALK HOLLY
Ilex pedunculosa



6 TUFTED HAIR GRASS
Deschampsia cespitosa



7 PRAIRIE DROP SEED
Sporobolus heterolepis



8 SMOOTH HYDRANGEA
Hydrangea arborescens



9 HAYSCENTED FERN
Dennstaedtia punctilobula



10 HELLEBORE
Helleborus



11 EXISTING TREE
TO REMAIN



12 EXISTING TREE
TO REMAIN



East Infill

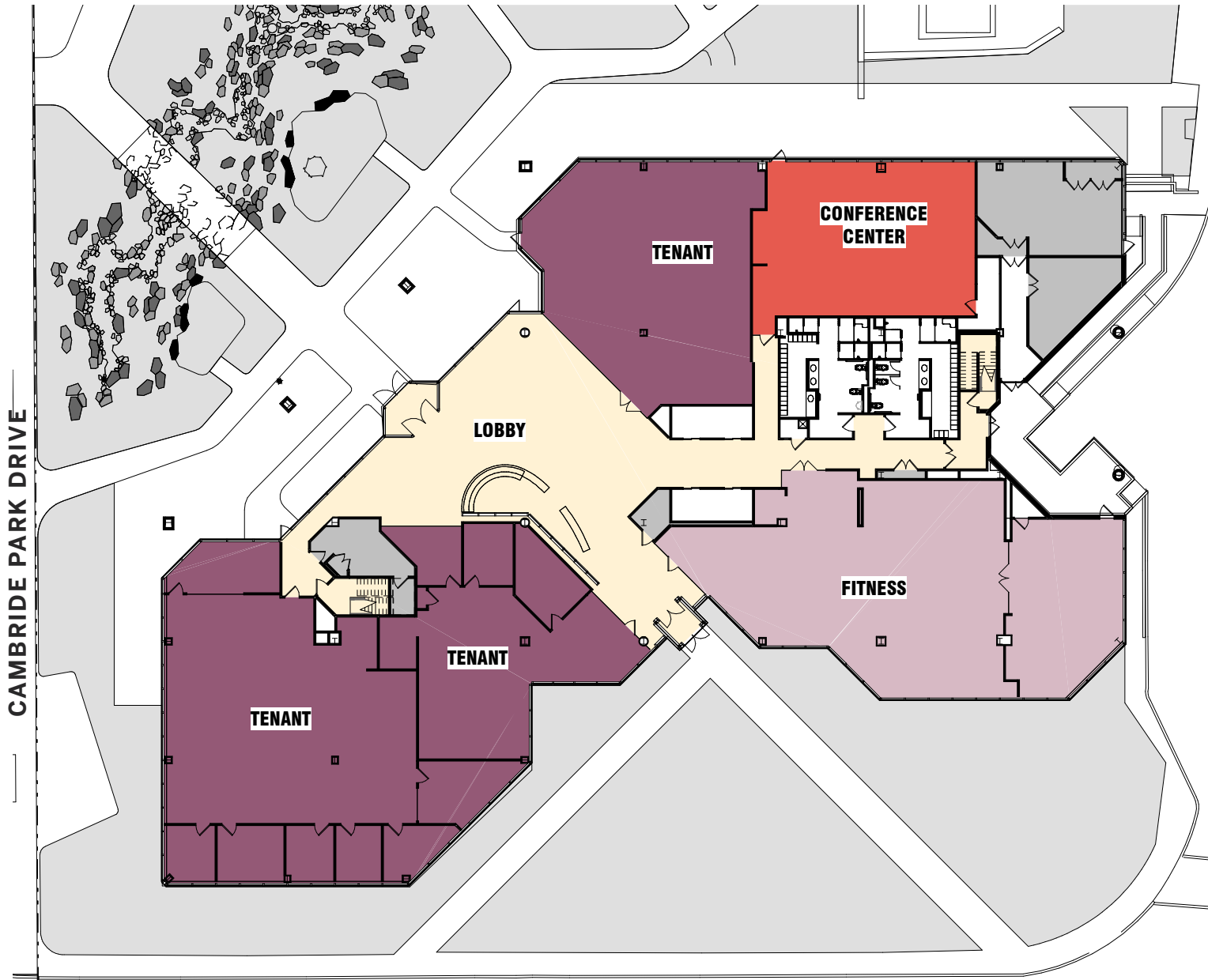
East Infill

Existing

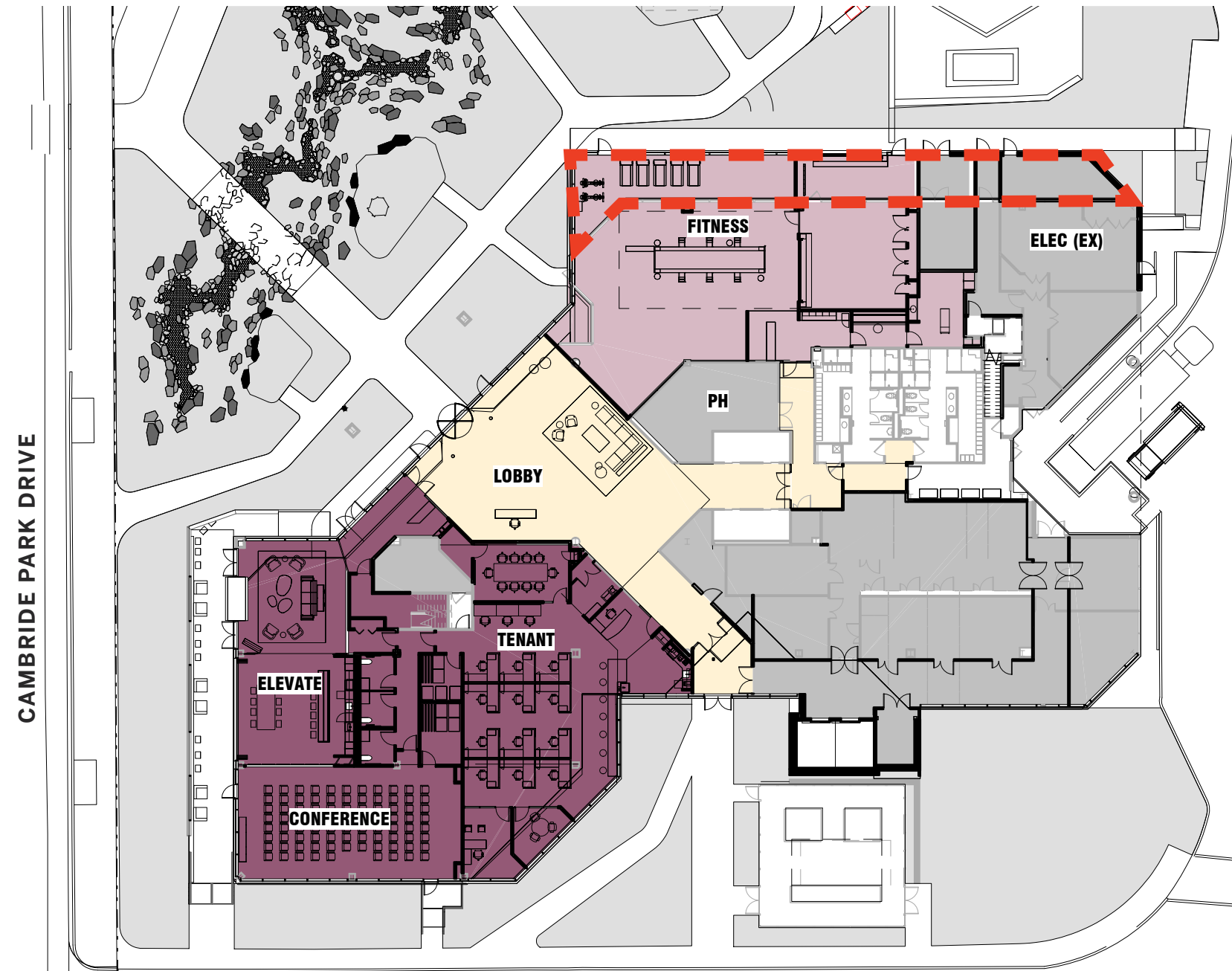


East Infill

Existing/Proposed

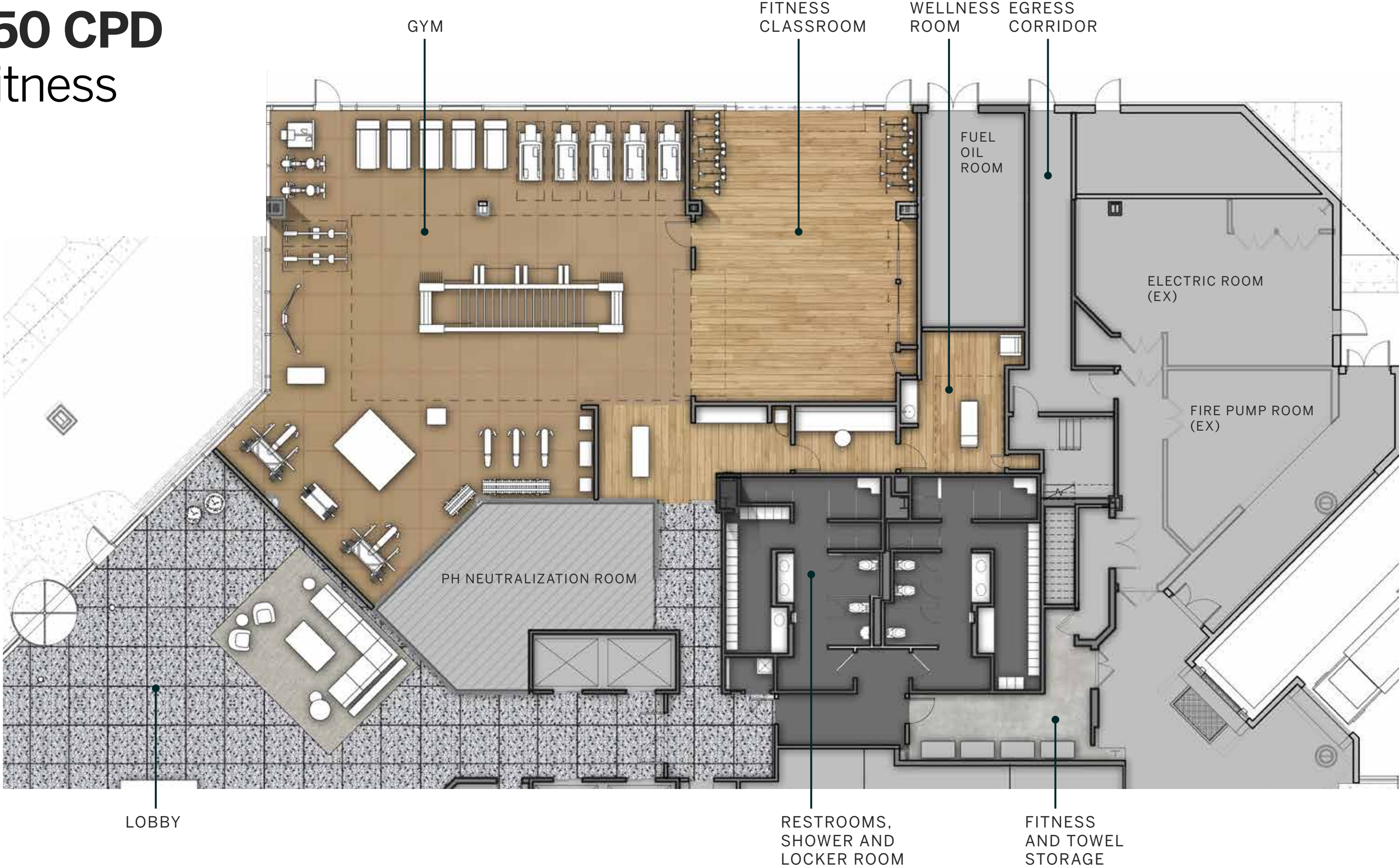


EXISTING



PROPOSED

150 CPD Fitness





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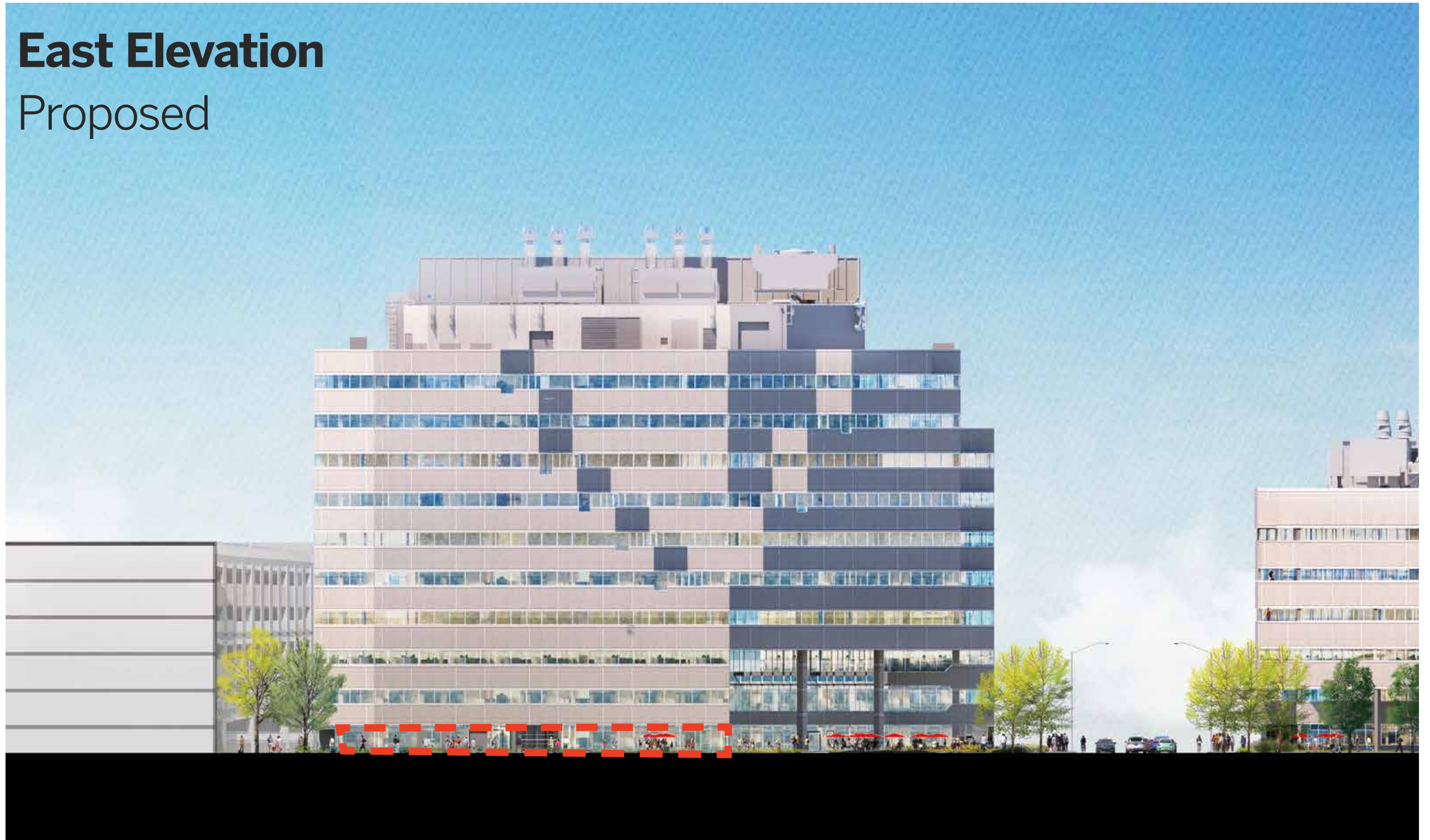
East Elevation

Existing



East Elevation

Proposed



East Elevation Enlarged



OPERABLE DOOR
BONE WHITE



NEW STOREFRONT
BONE WHITE



CLEAN PRECAST



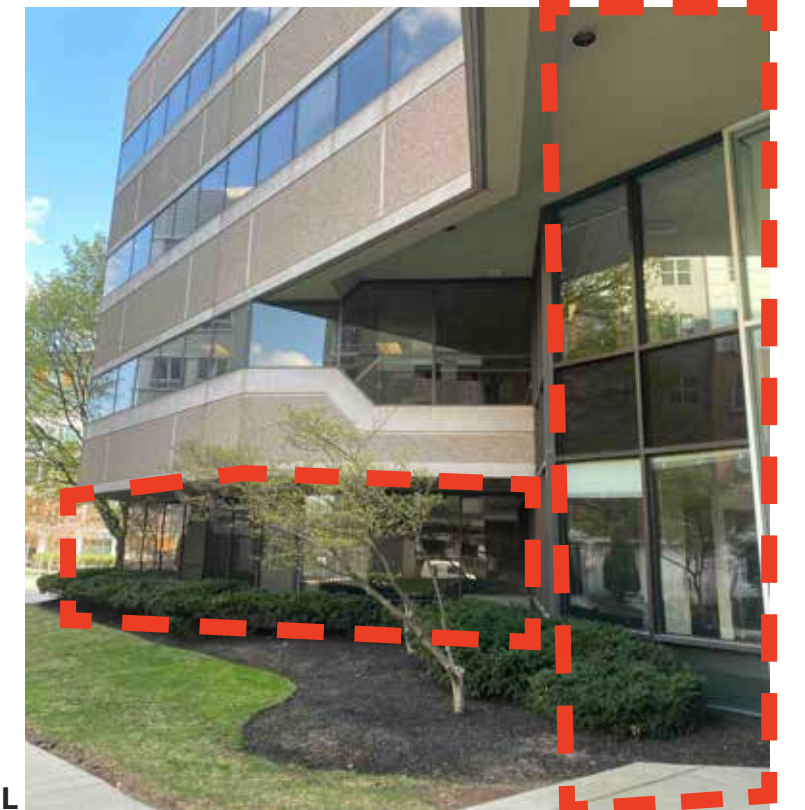
Ground Floor Amenities

North & West Infill

Existing



NORTH INFILL

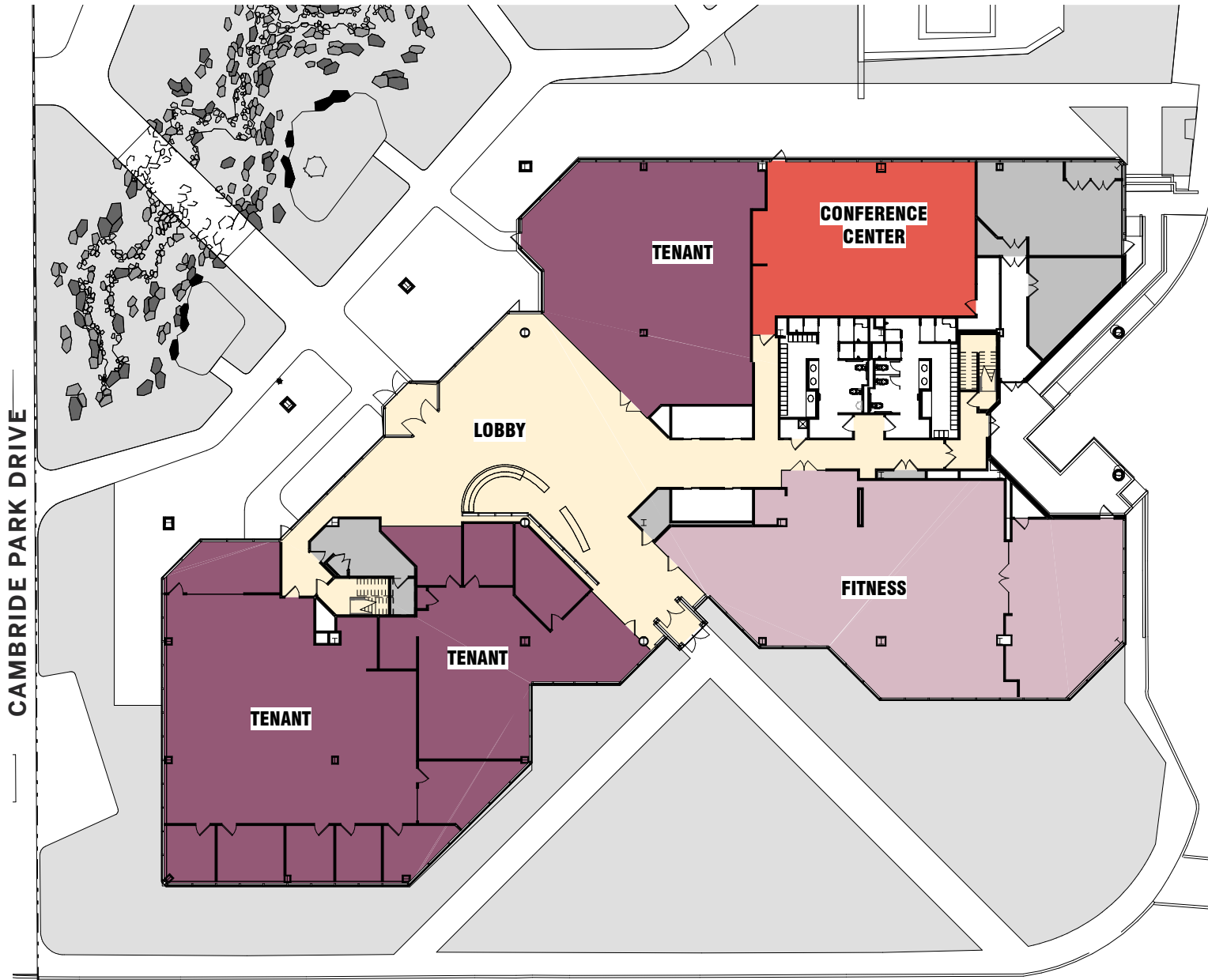


WEST INFILL

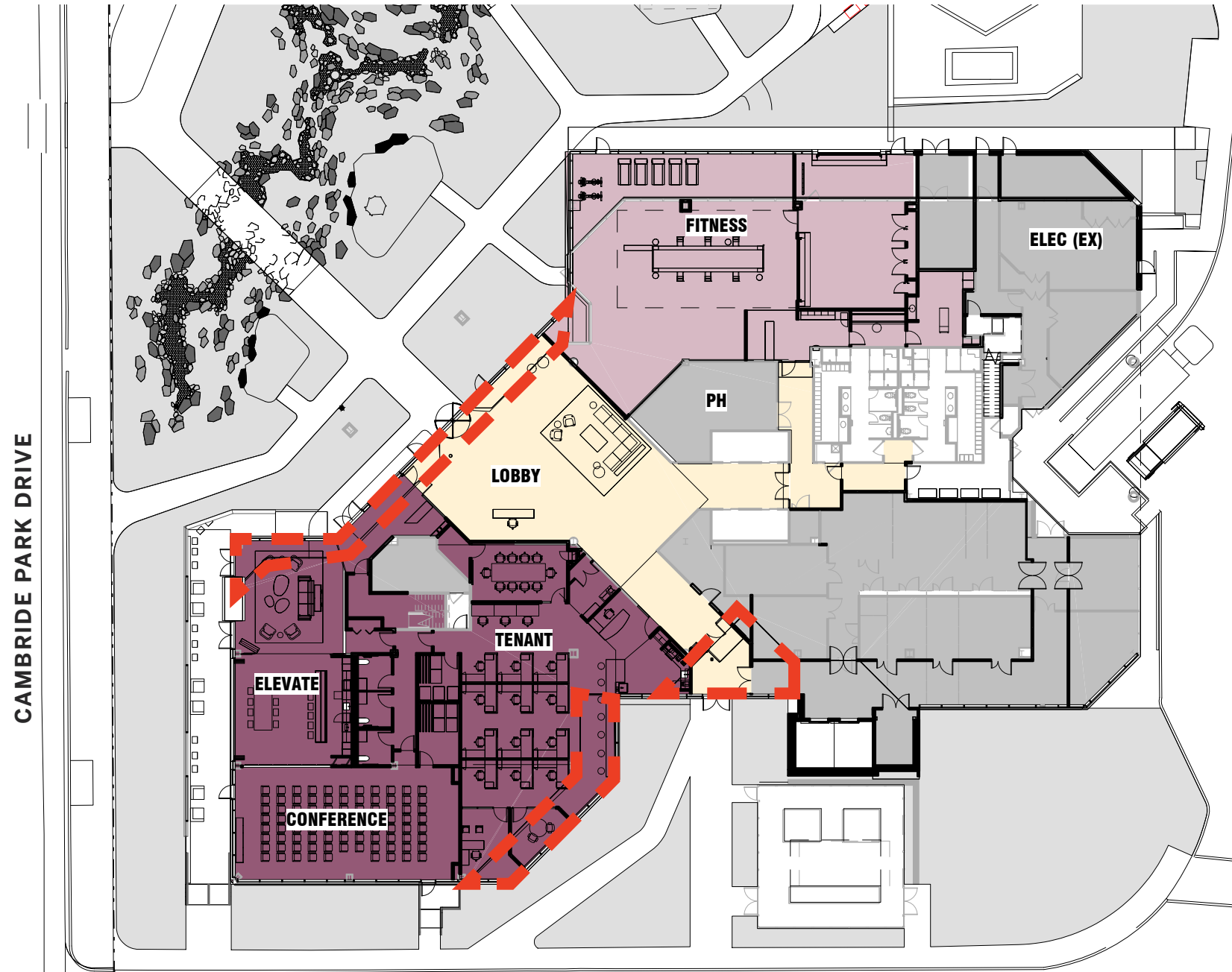


North & West Infill

Existing/Proposed



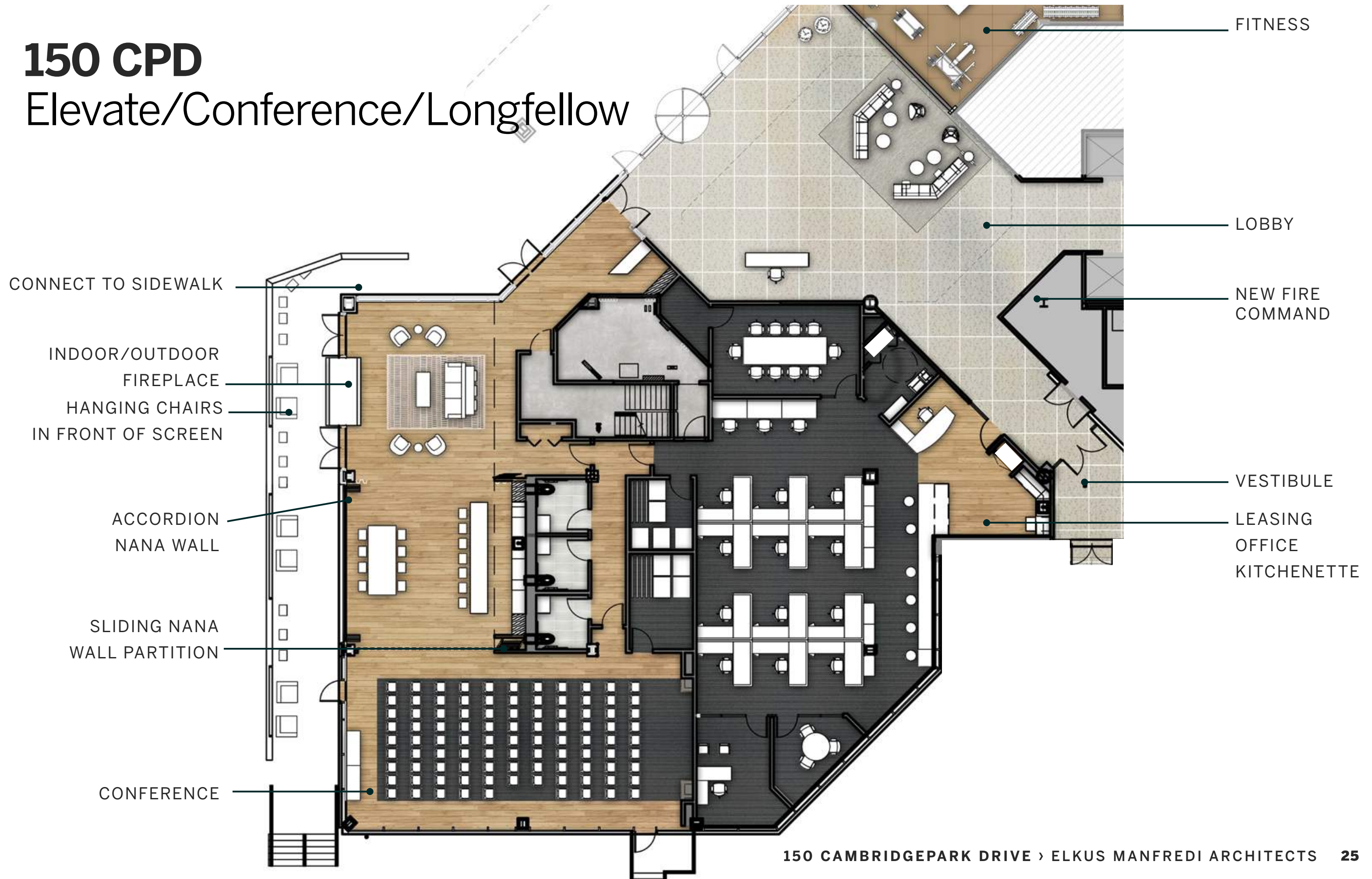
EXISTING



PROPOSED

150 CPD

Elevate/Conference/Longfellow



North Elevation



NEW DECK SIMILAR TO 125 CPD

150 CPD

Elevate Exterior Deck View



VIEW OF ELEVATE DECK

West Elevation Proposed



West Elevation

Enlarged

STOREFRONT
BONE WHITE

NEW WEST ENTRANCE
BONE WHITE



Thank you