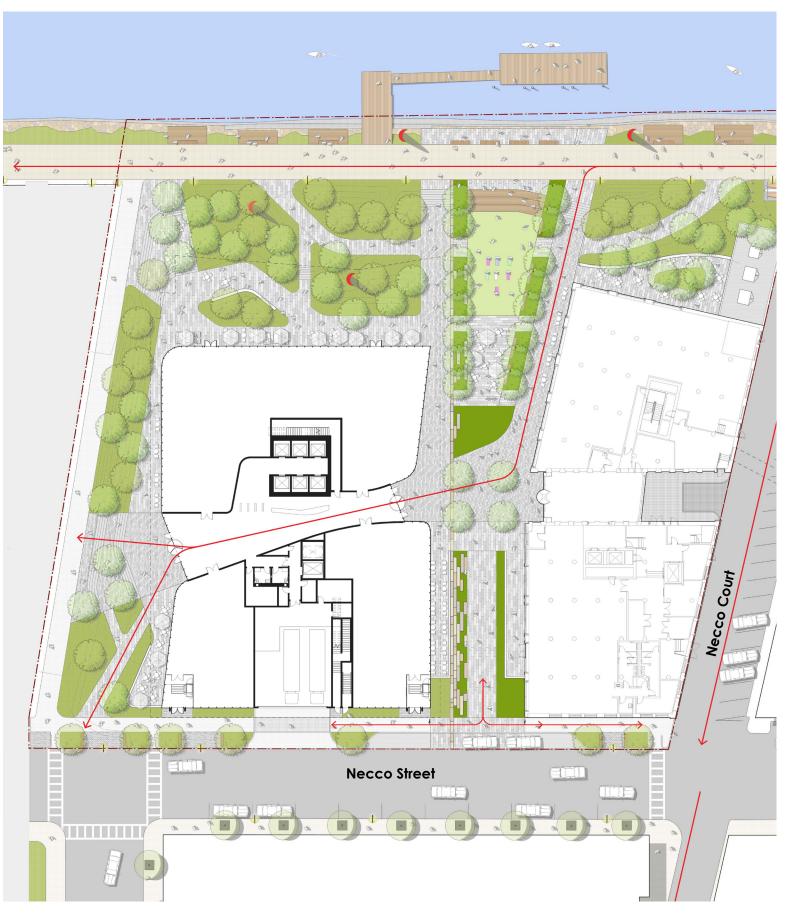


DECEMBER 17, 2019 SUB-COMMITTEE



CHARLES RIVER

LANDSCAPE ARCHITECTURE

ELKUS MANFREDI

ARCHITECTS

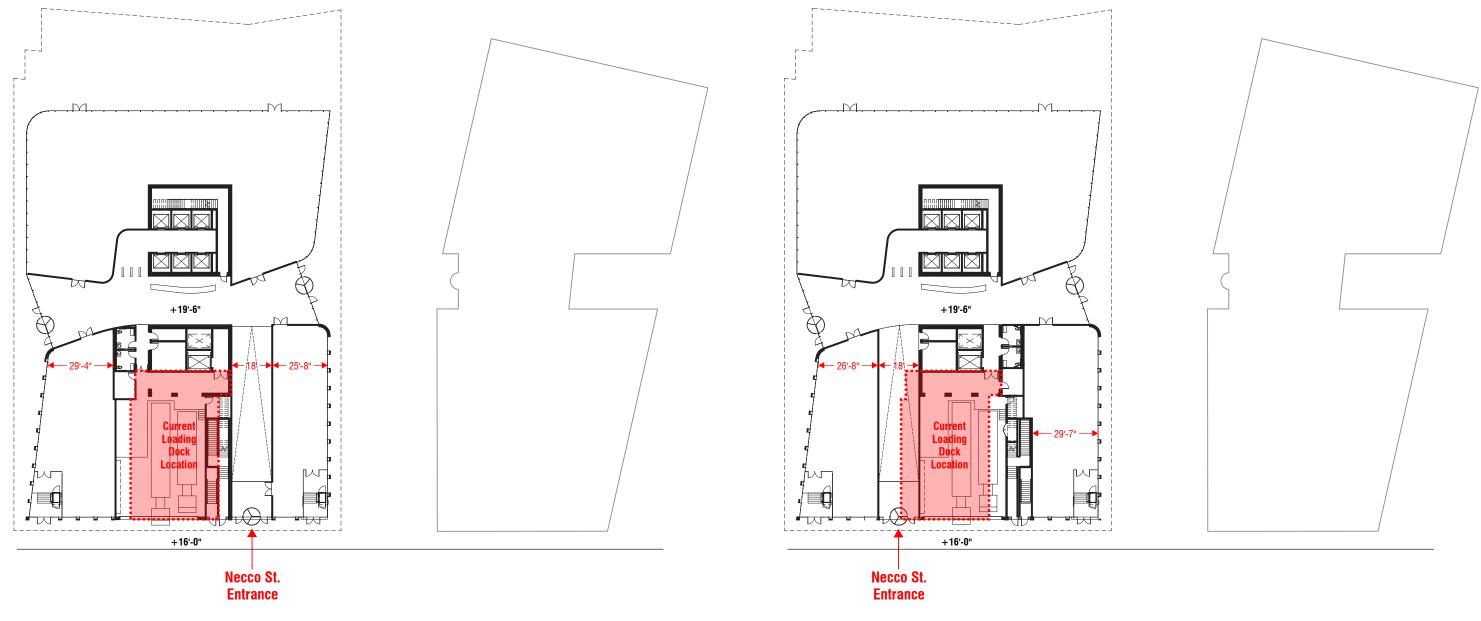
ALEXANDRIA.

NATIONAL

BCDC COMMENTS DECEMBER 3, 2019

- Study entrance from Necco Street: Provide options
- Cross section of 15 Necco: **Provide section**
- Solar Photovoltaics: Provide plan/concept
- Sloped passageway: Introduce flat surface at sidewalk
- Terraces: Provide design concepts
- Building envelope: Provide detail



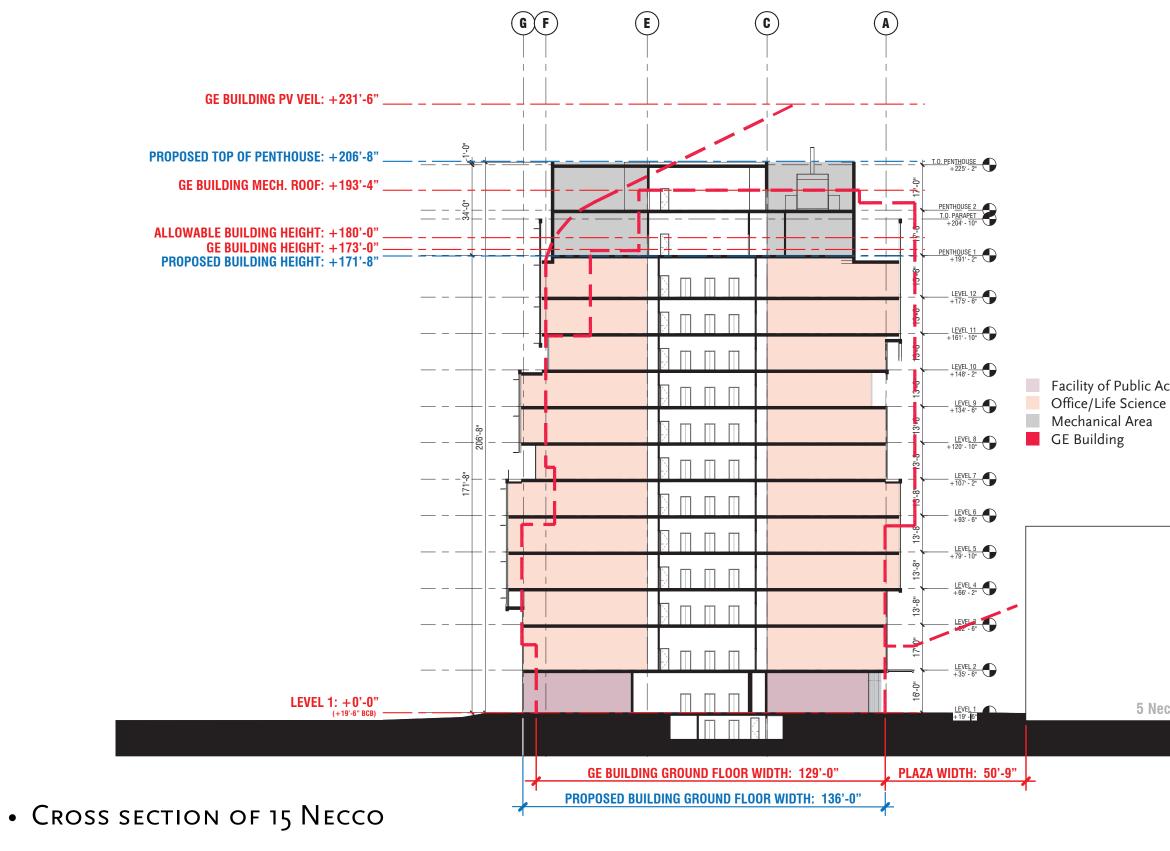






• STUDY ENTRANCE FROM NECCO STREET









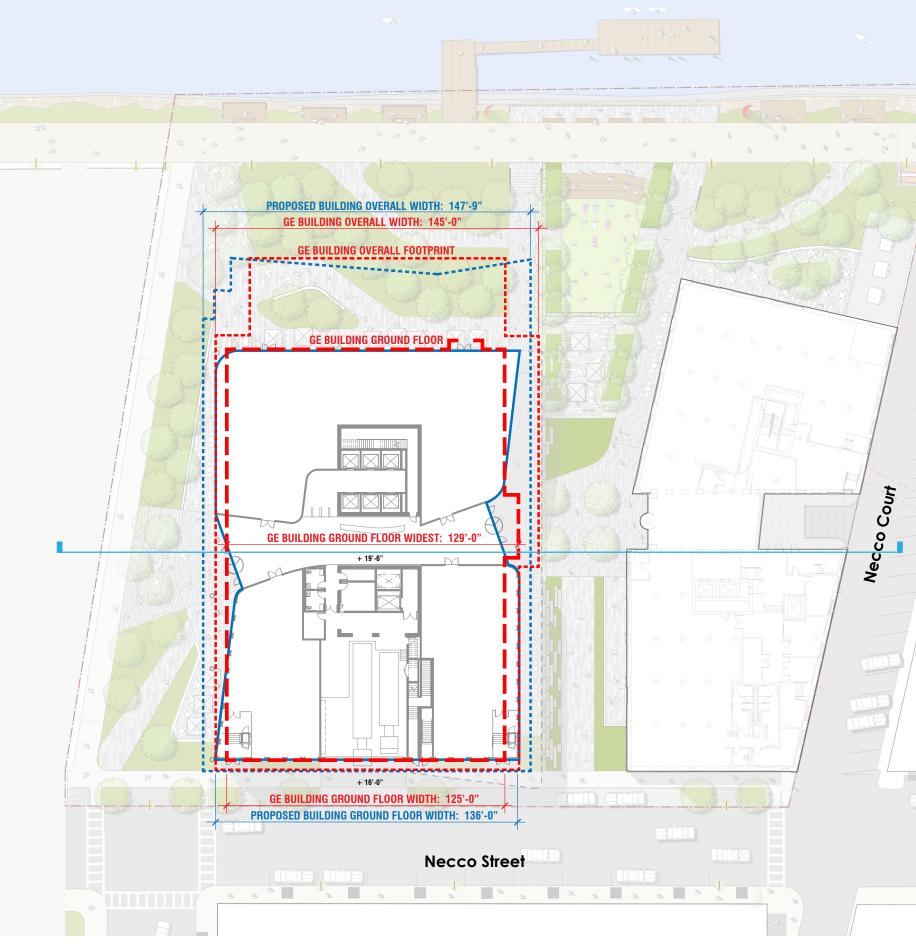
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Facility of Public Accomodation (FPA)

ō Necco	
	Necco Pl

N-S Section

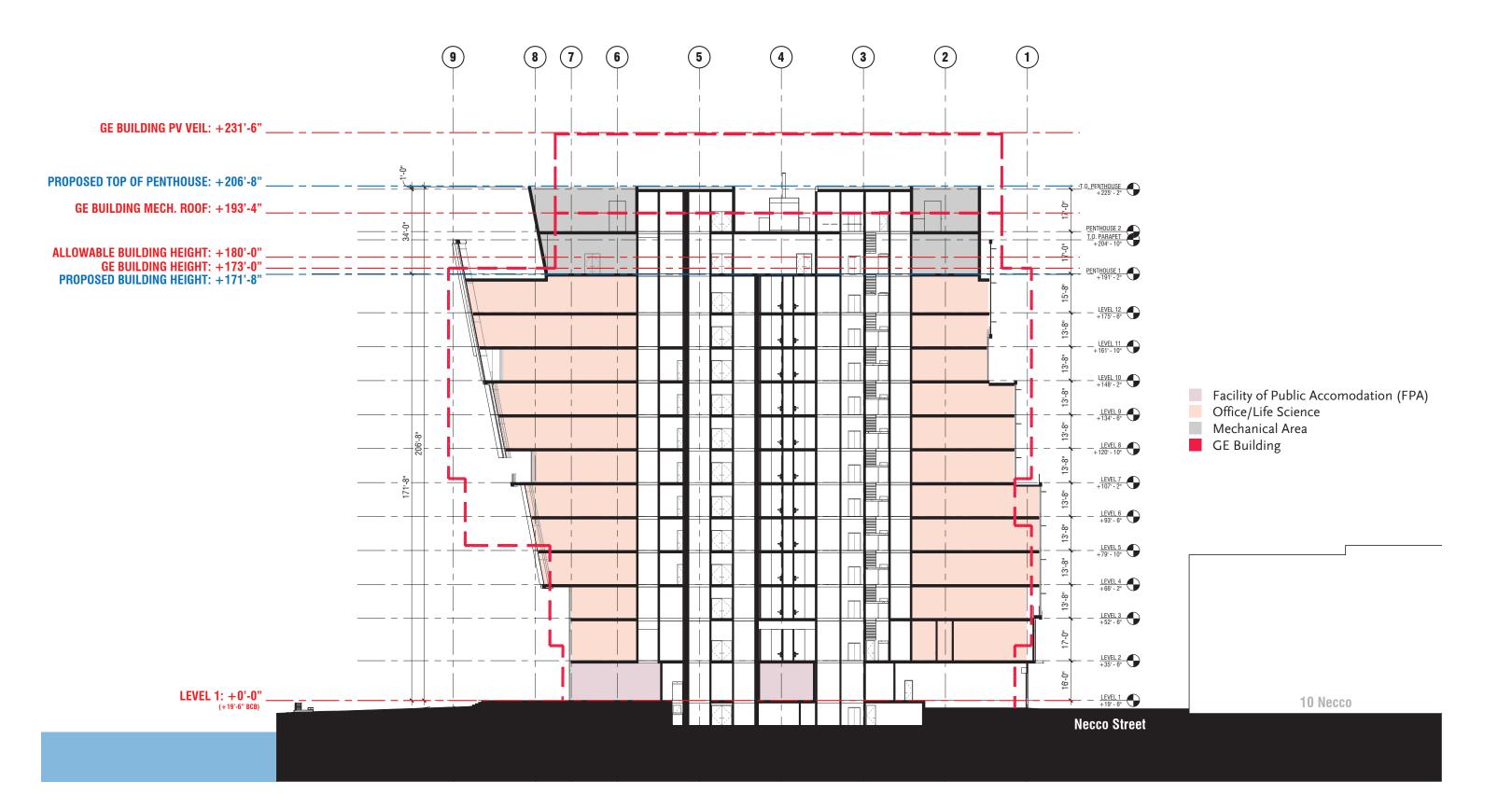








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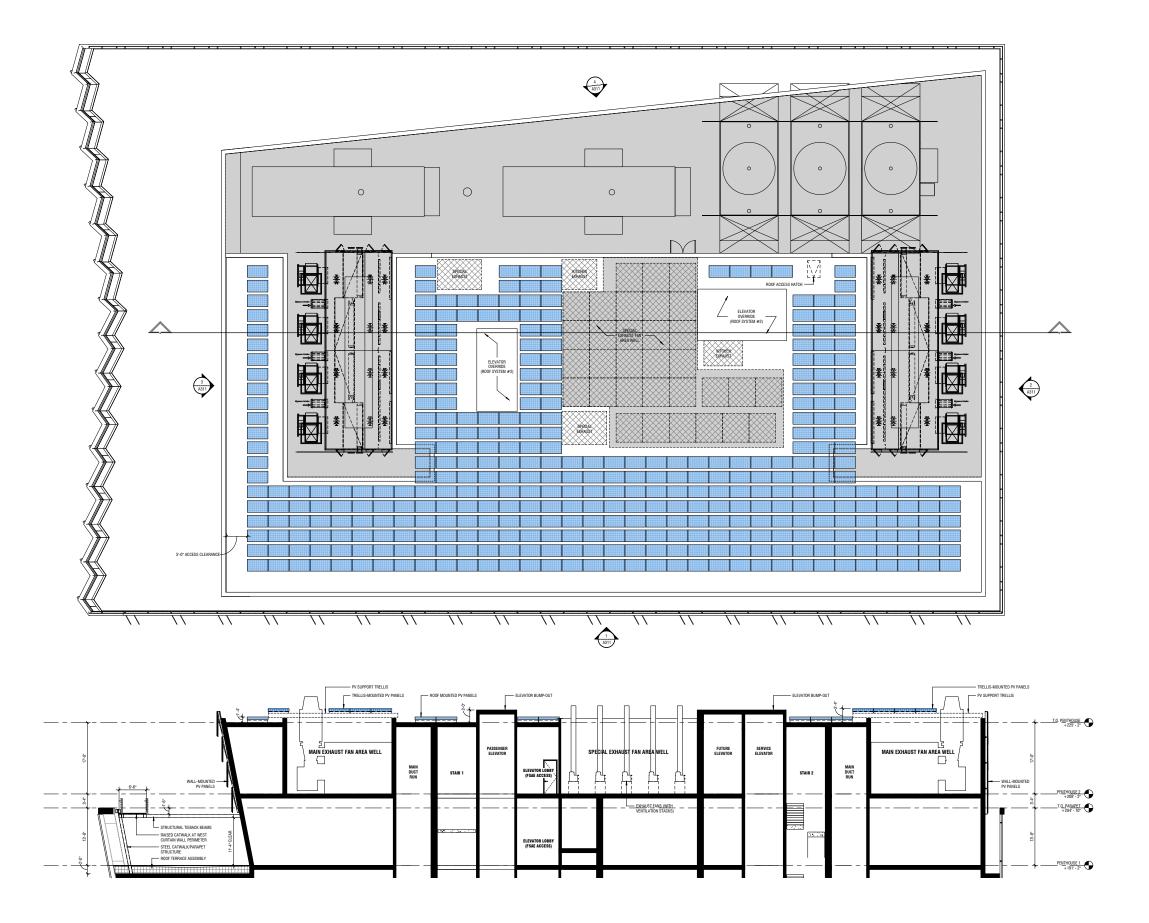
ARCHITECTS







W-E Section



• Solar Photovoltaics







ELKUS MANFREDI ARCHITECTS Solar Panels_ Option 1





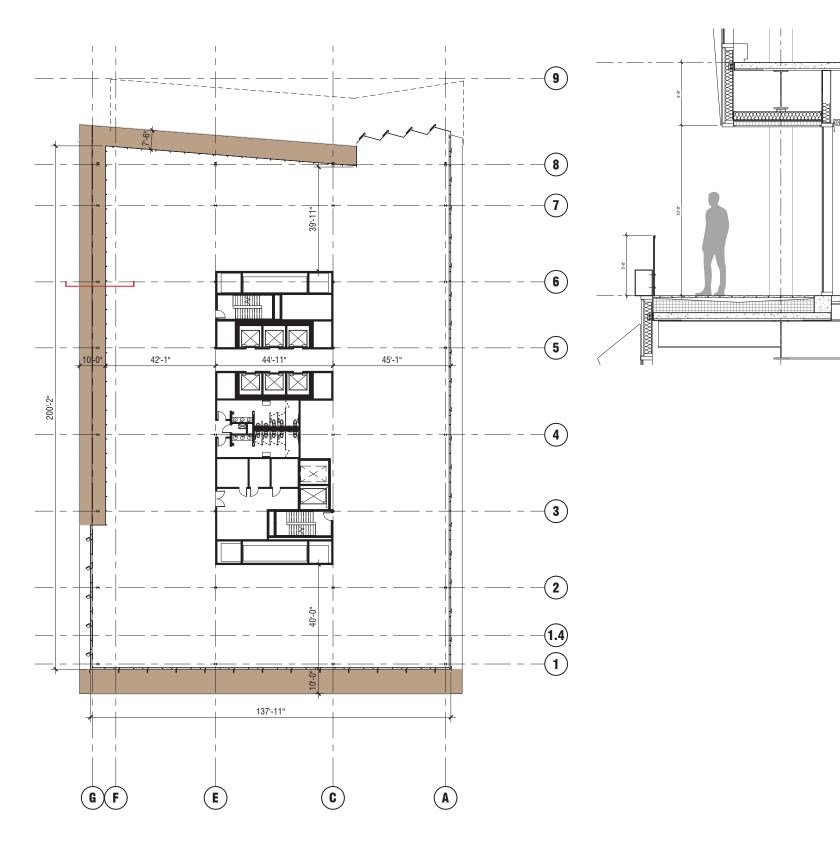


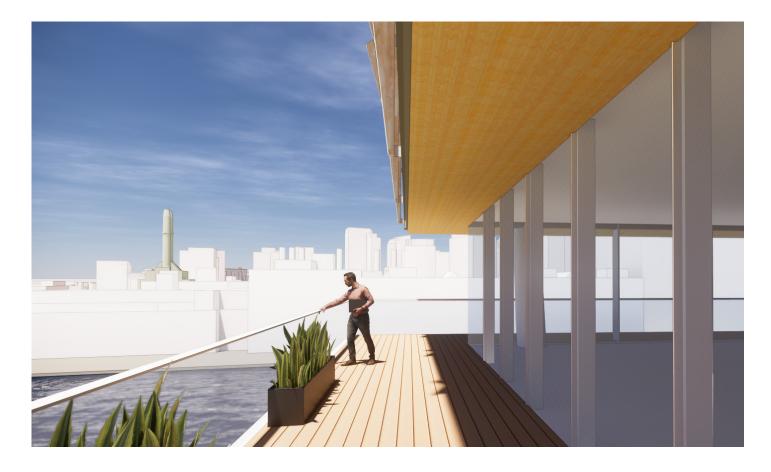






Necco Street looking South







Levels 7

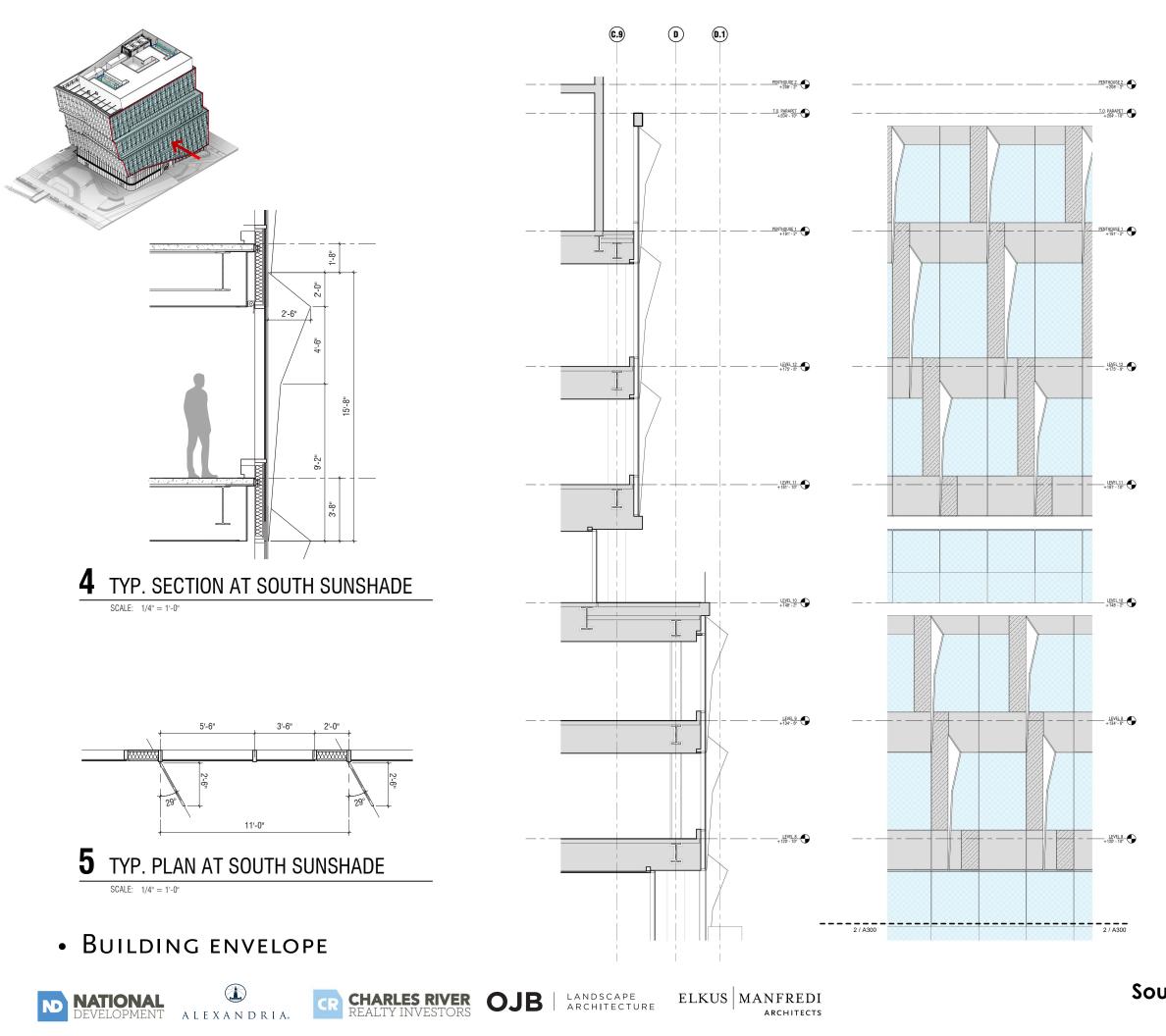
• TERRACES

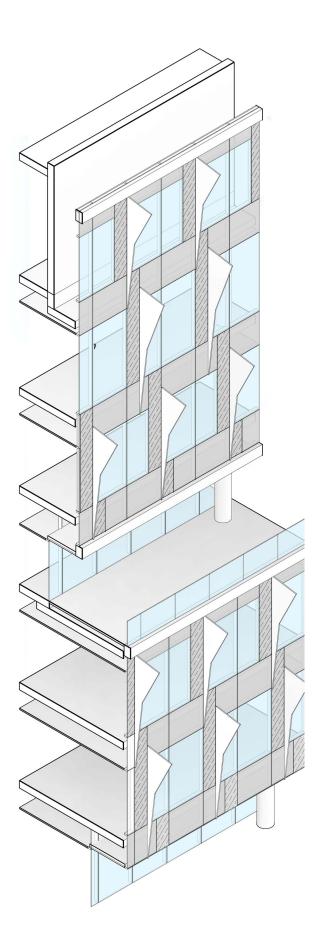




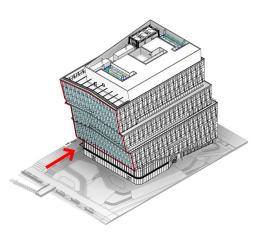
CHARLES RIVER EL REALTY INVESTORS

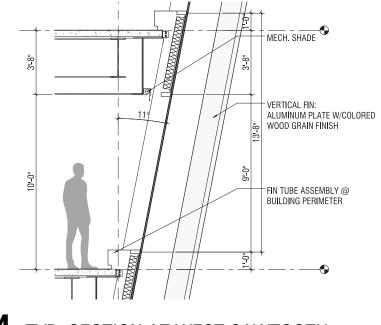
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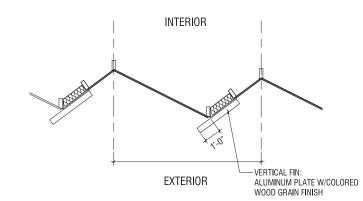


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South Elevation Detail (Levels 7-12)
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• BUILDING ENVELOPE







3 / A306

ARCHITECTS

2 / A306

VG2 -



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ENTHOUSE 2

PENTHOUSE 1 + 191' - 2'

LEVEL 12 + 175' - 6'

LEVEL 11 +161' - 10'

LEVEL 10

LEVEL 9

LEVEL 8

3 / A306

PENTHOUSE 2 +208' - 2"

T.O. PARAPET +204' - 10"

PENTHOUSE 1 +191' - 2"

LEVEL_12 +175' - 6"

LEVEL 11

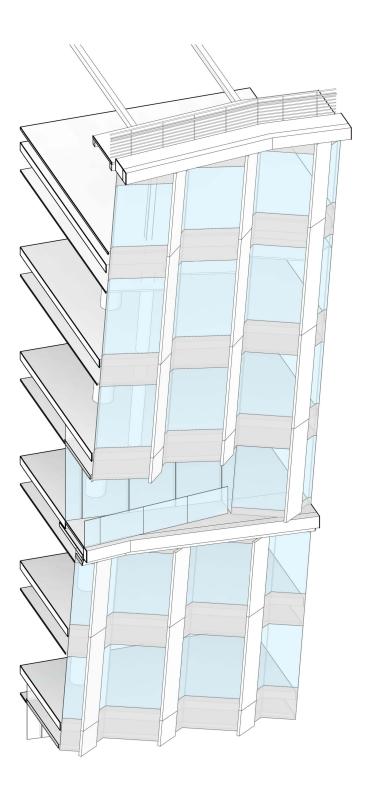
LEVEL 10 +148' - 2"

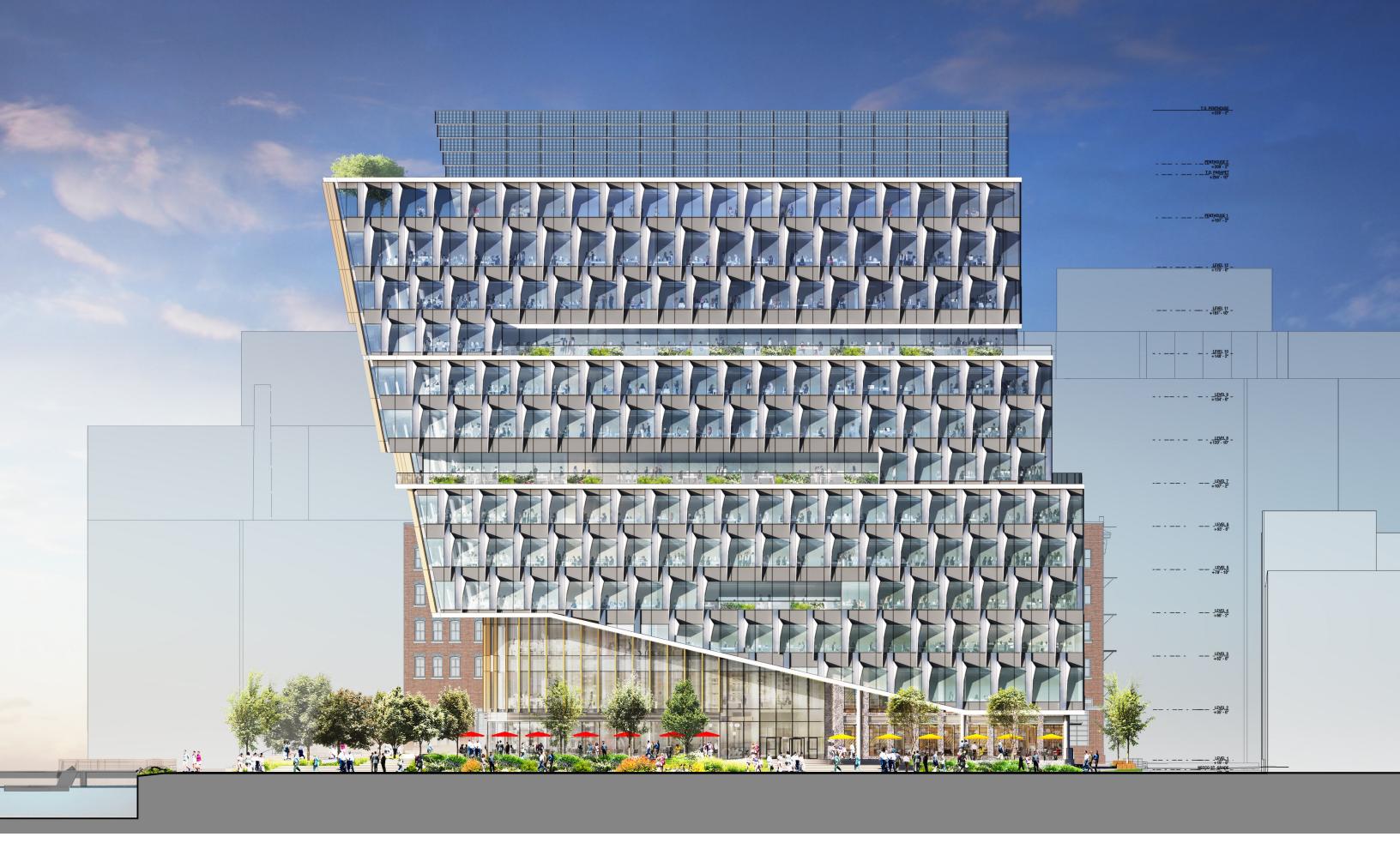
- <u>LEVEL 9</u> +134' - 6"

LEVEL 8 +120' - 10"

- - -

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South elevation









North elevation









LANDSCAPE ARCHITECTURE ELKUS MANFREDI Architects West elevation









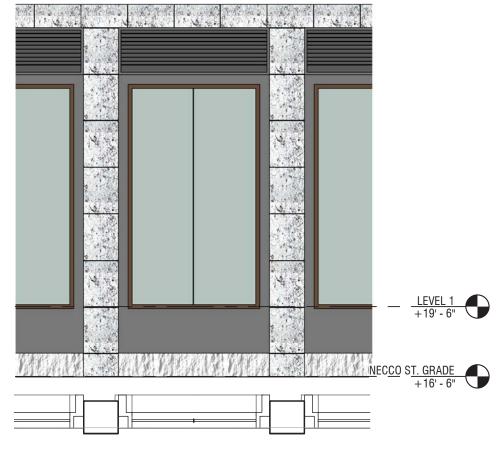
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ELKUS MANFREDI Architects







ENLARGED EAST ELEVATION AND PLAN





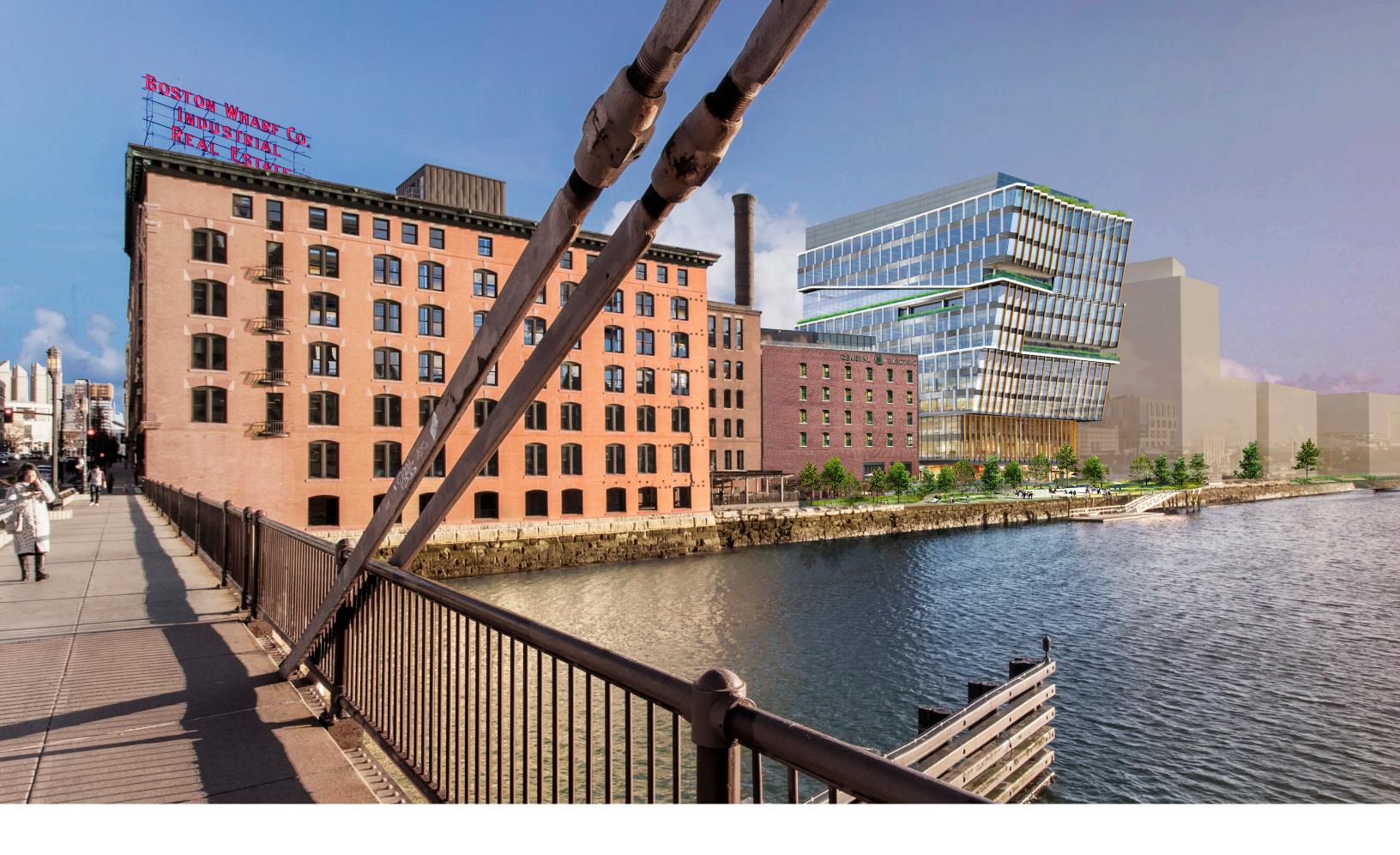
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EXTERIOR PERSPECTIVE

Partial Ground Floor North East elevation







CR



ELKUS MANFREDI Architects

View From Summer Street Bridge











View From Southwest











View From Necco Street, Looking North













ELKUS MANFREDI

Necco Street looking West and South











LANDSCAPE ARCHITECTURE









CR





ELKUS MANFREDI Architects

Site plan























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24































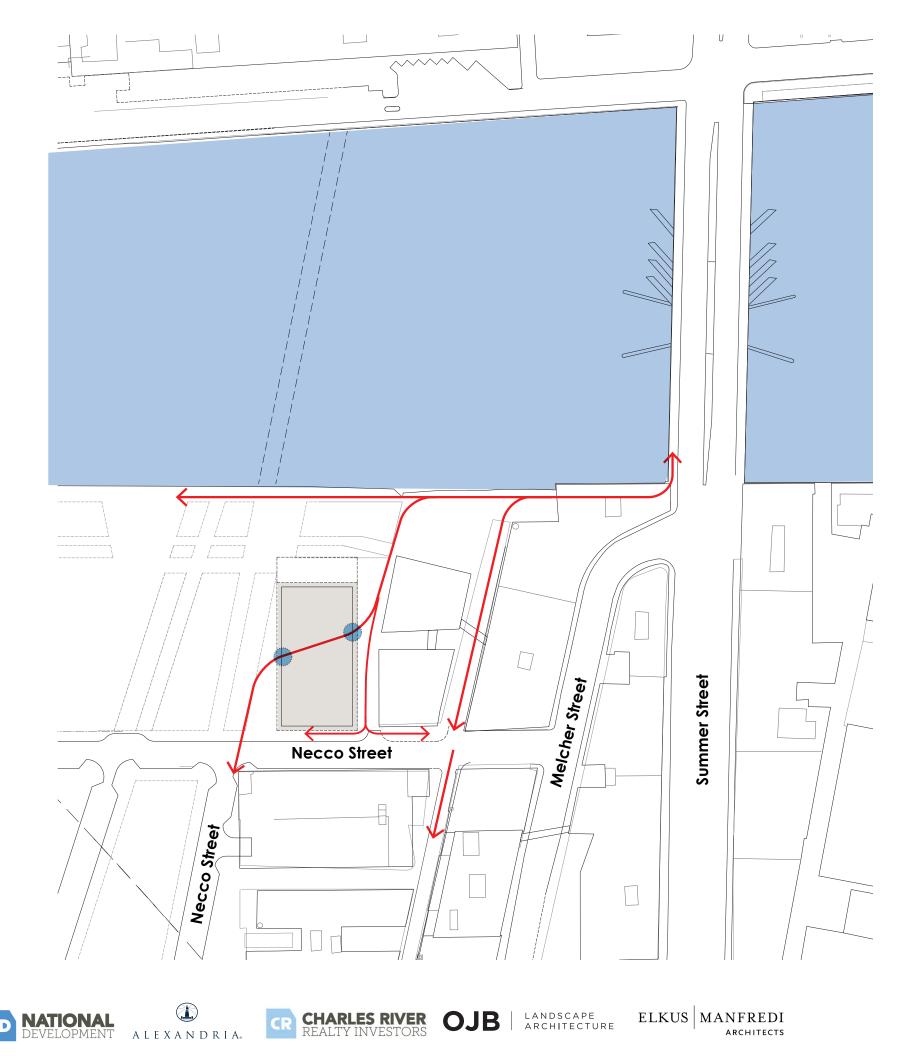












Connect

- Makes Necco Street the
- Connects Summer Street to the 100 Acre Plan
- and public porosity

• Provides stronger connectivity to water

primary arrival experience

• Creates active public space as the edge for the future 100 acre park

• Increases public accessibility

 Acknowledges existing street network and integrates with neighborhood







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ELKUS MANFREDI architects



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Interior view looking South













Interior view looking West





















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South West view









Promenade view towards the South









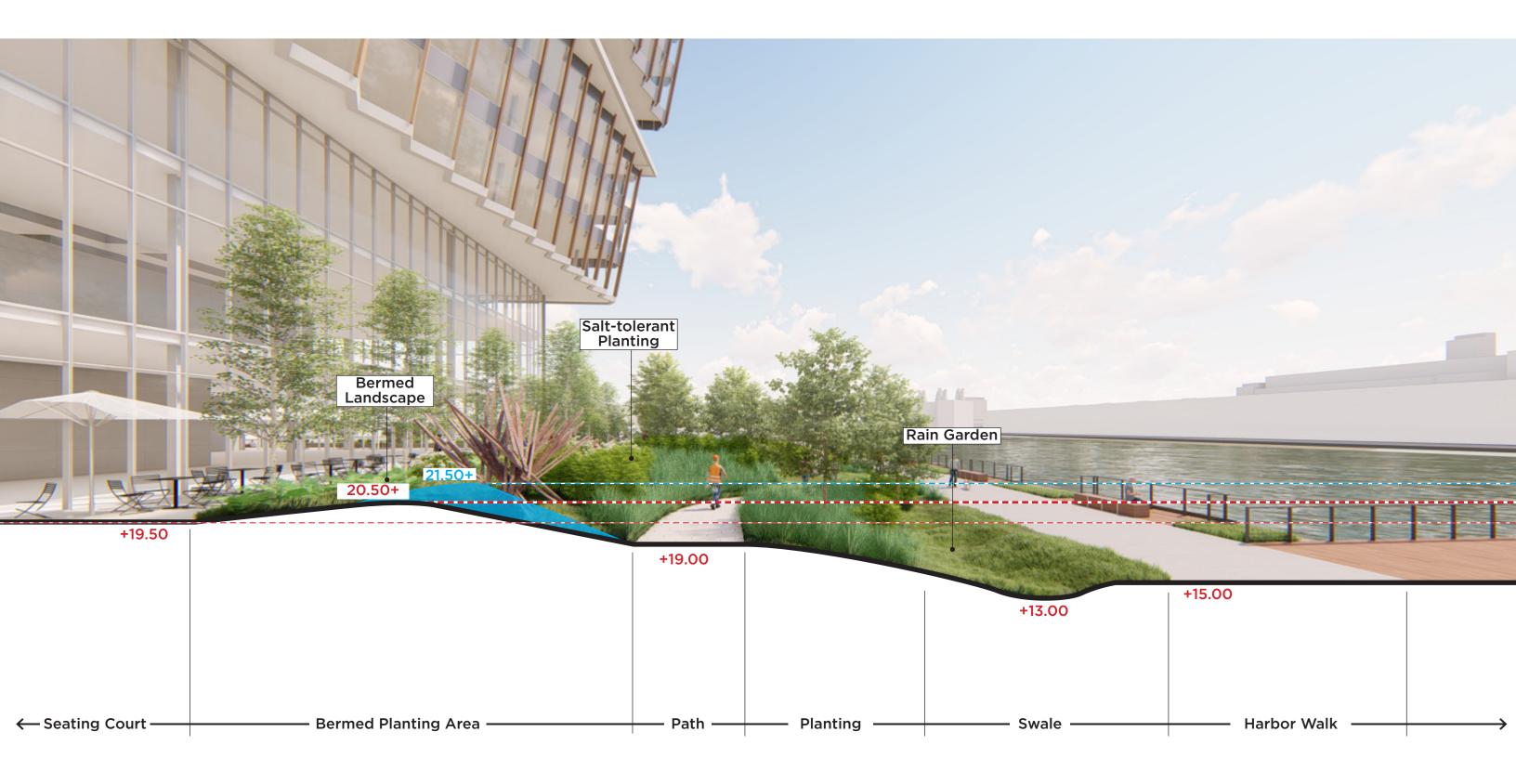










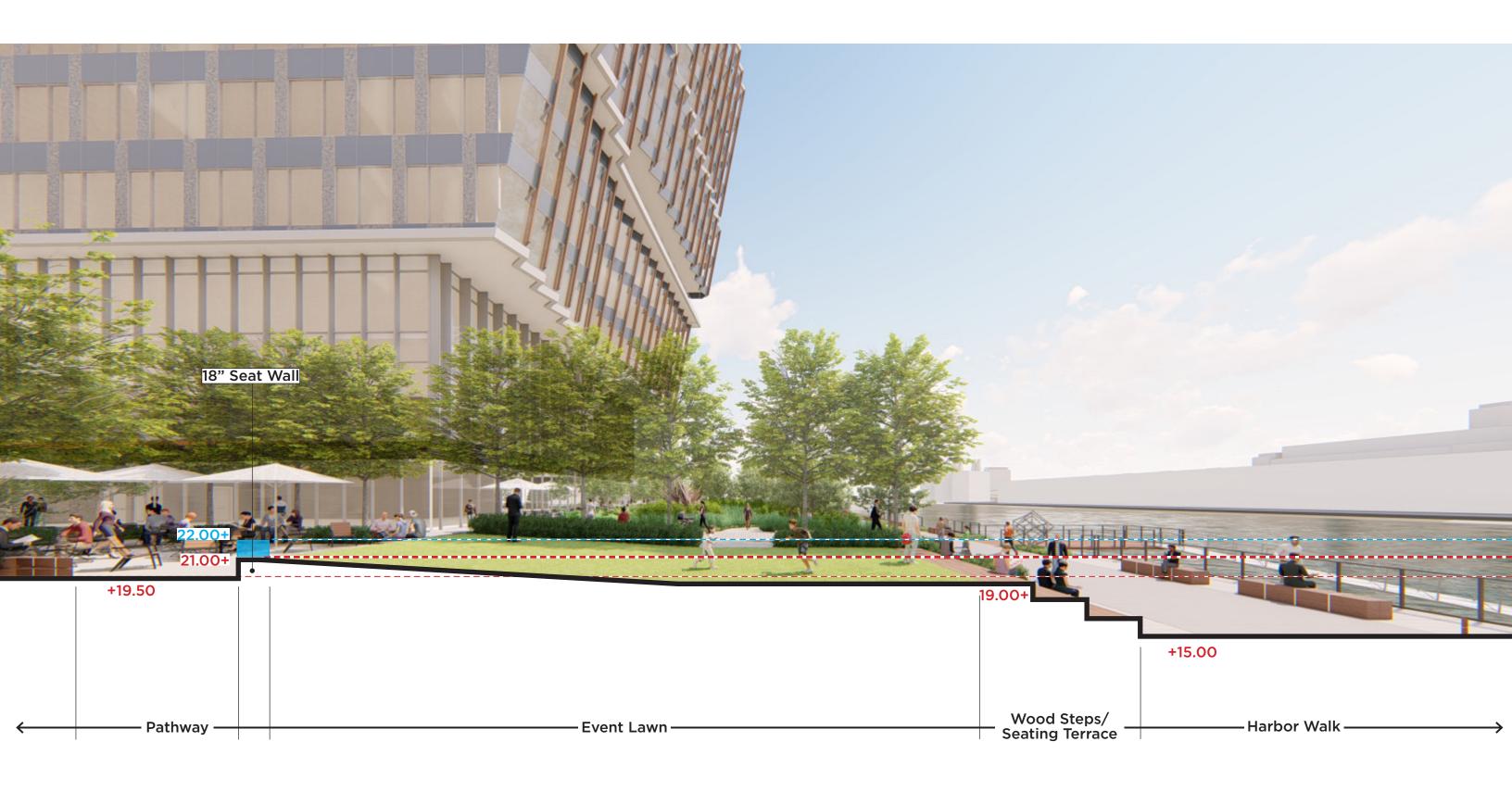








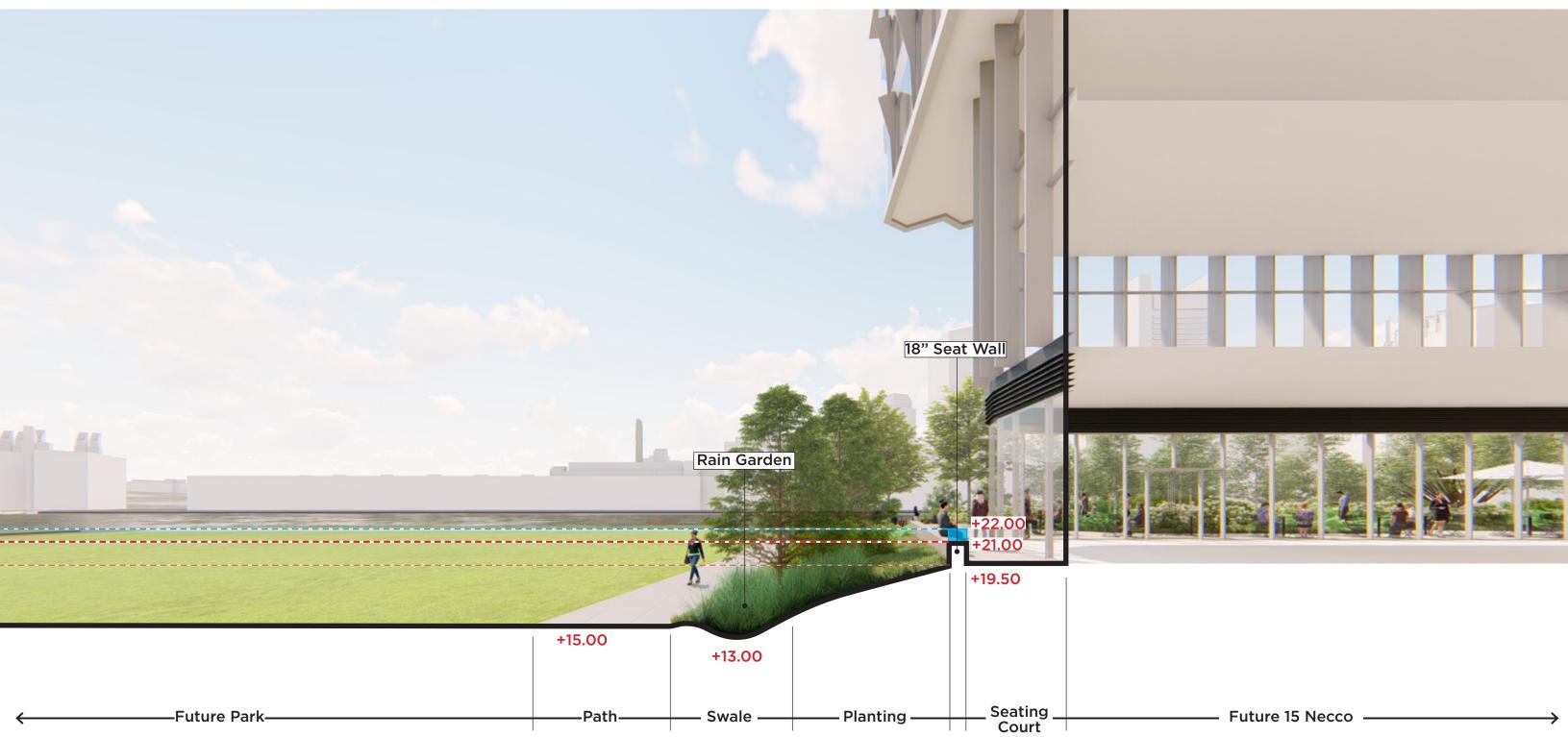
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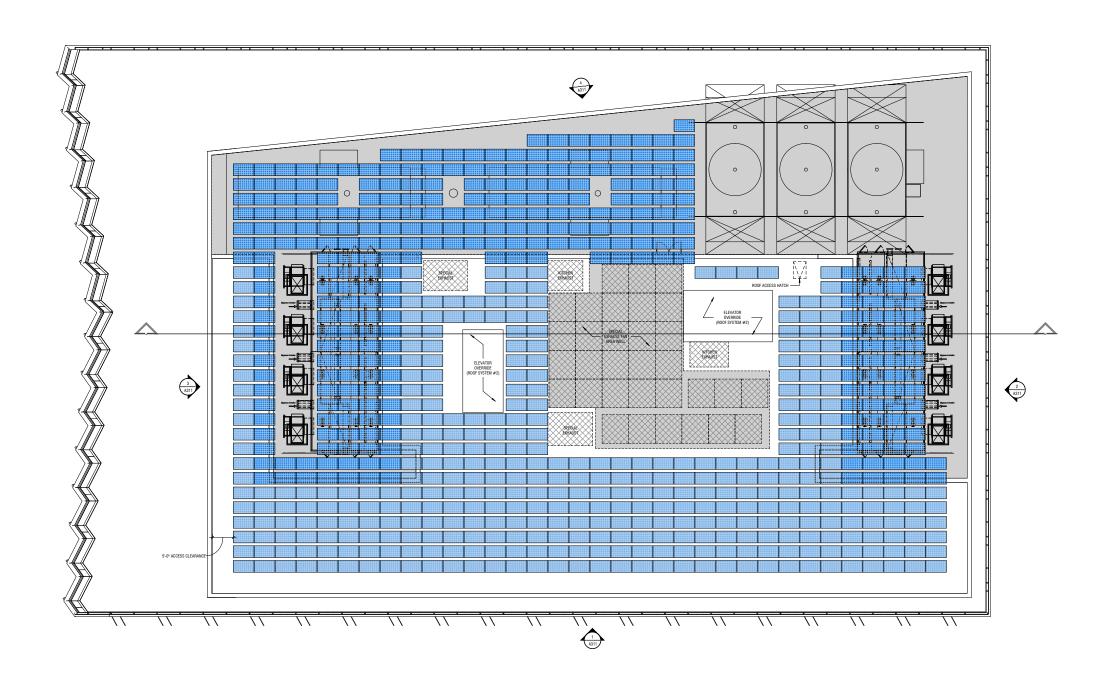


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LANDSCAPE ARCHITECTURE

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• Solar Photovoltaics





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ELKUS MANFREDI ARCHITECTS

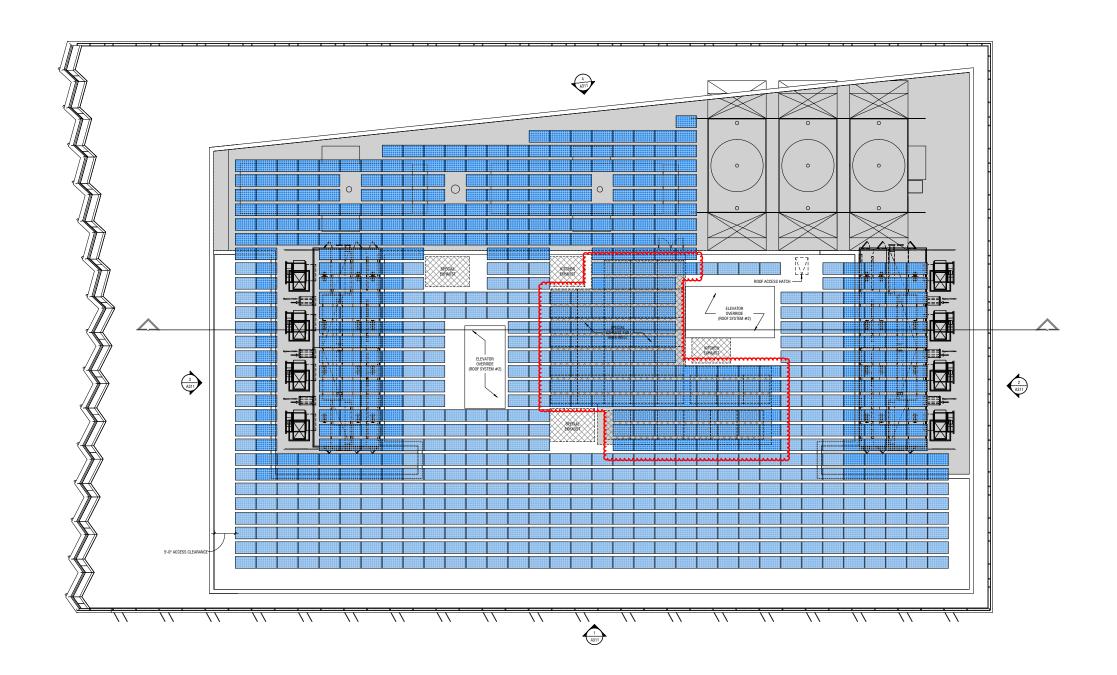
Solar Panels_ Option 1

42

ROOF PLAN - PV LAYOUT 2 ROOF-MOUNTED AND TRELLIS-MOUNTED PV ARRAYS

06 DECEMBER 2019

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• Solar Photovoltaics





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Solar Panels_ Option 2

ROOF PLAN - PV LAYOUT 2.1 ROOF-MOUNTED AND TRELLIS-MOUNTED PV ARRAYS

06 DECEMBER 2019































