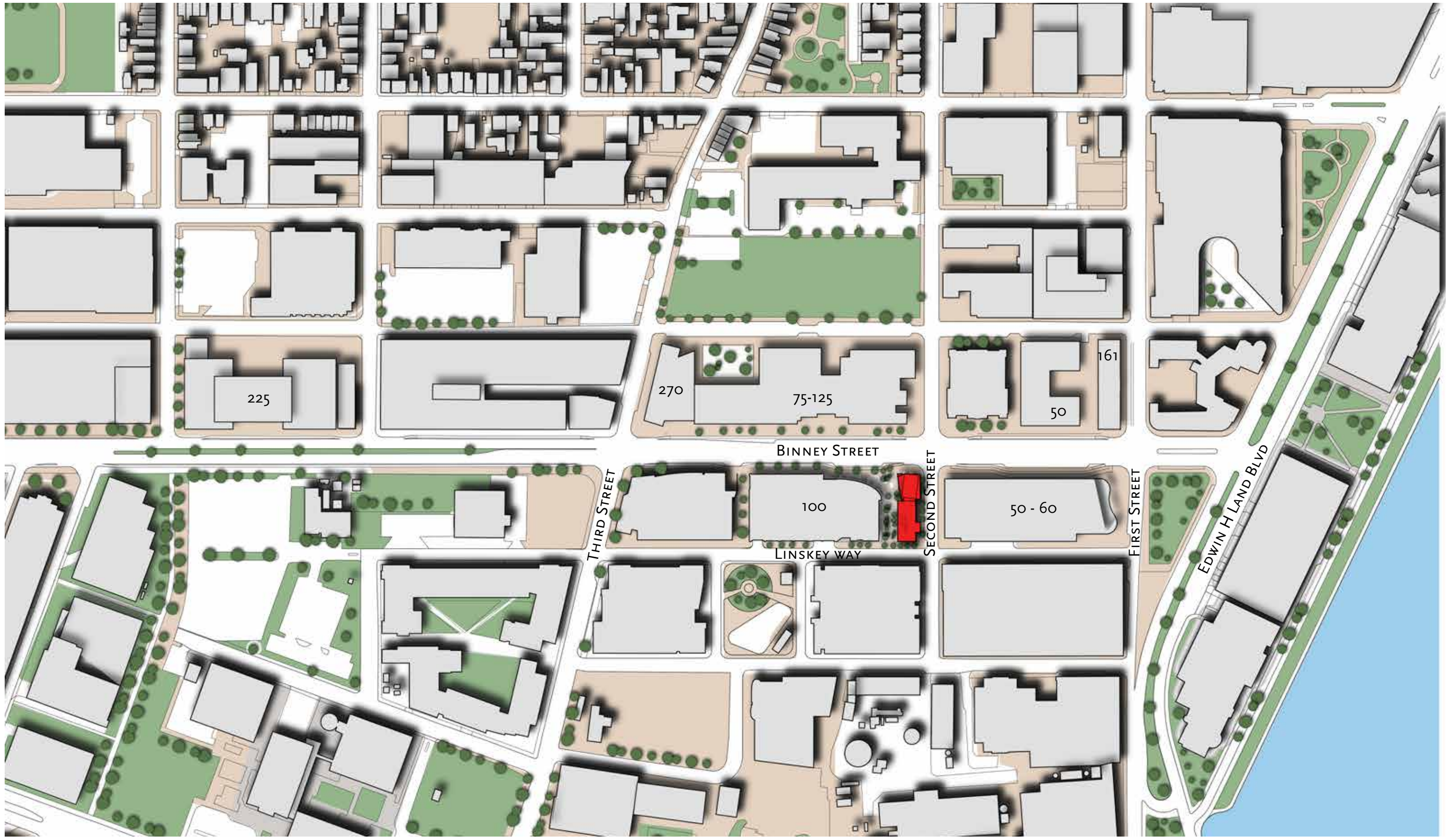


**41**  
**LINSKEY WAY**  
**DESIGN REVIEW SUBMISSION**

MAY, 2019





BINNEY STREET



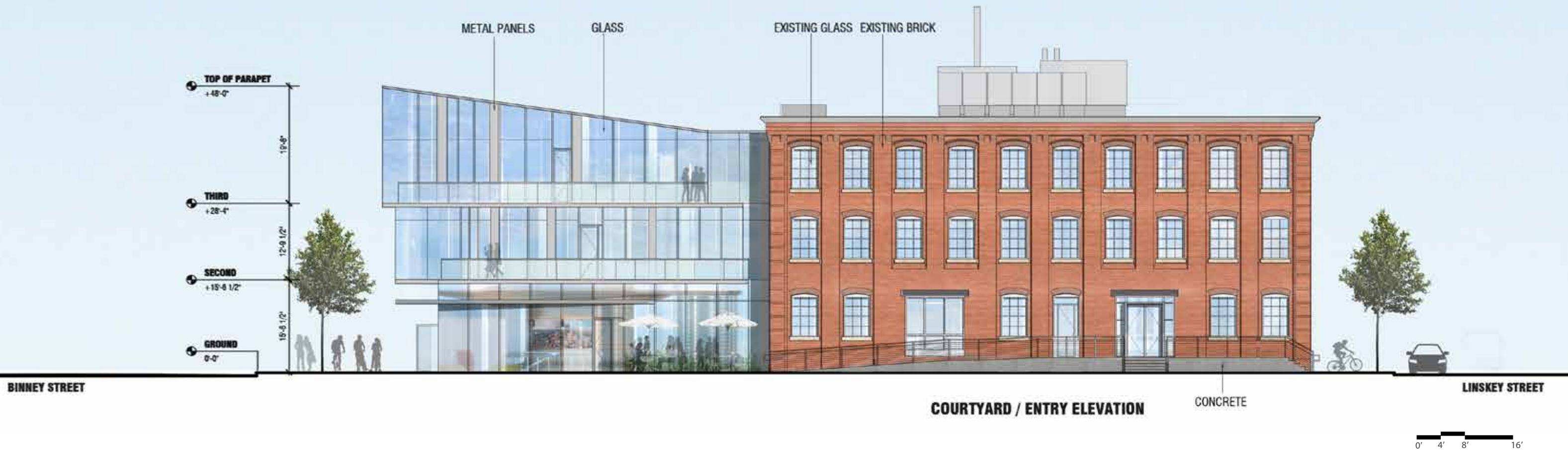
SECOND STREET



VIEWFROMSECONDSTREETLOOKINGNORTH



BINNEY STREET



WEST ELEVATION



SECOND STREET

**BINNEY ST ELEVATION**



**NORTH ELEVATION**





SECOND ST ELEVATION

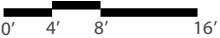


EAST ELEVATION

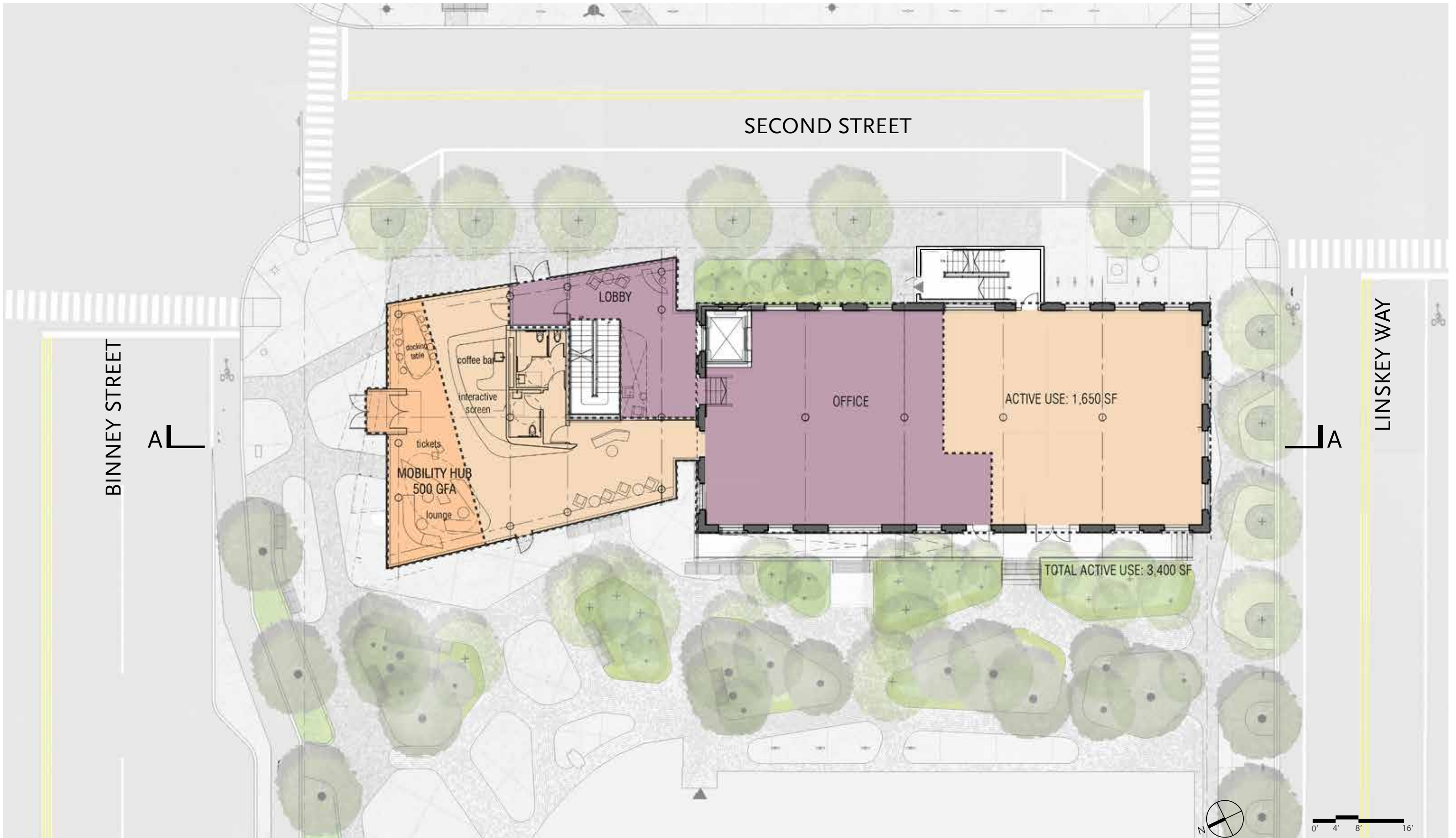


LINSKEY WAY ELEVATION

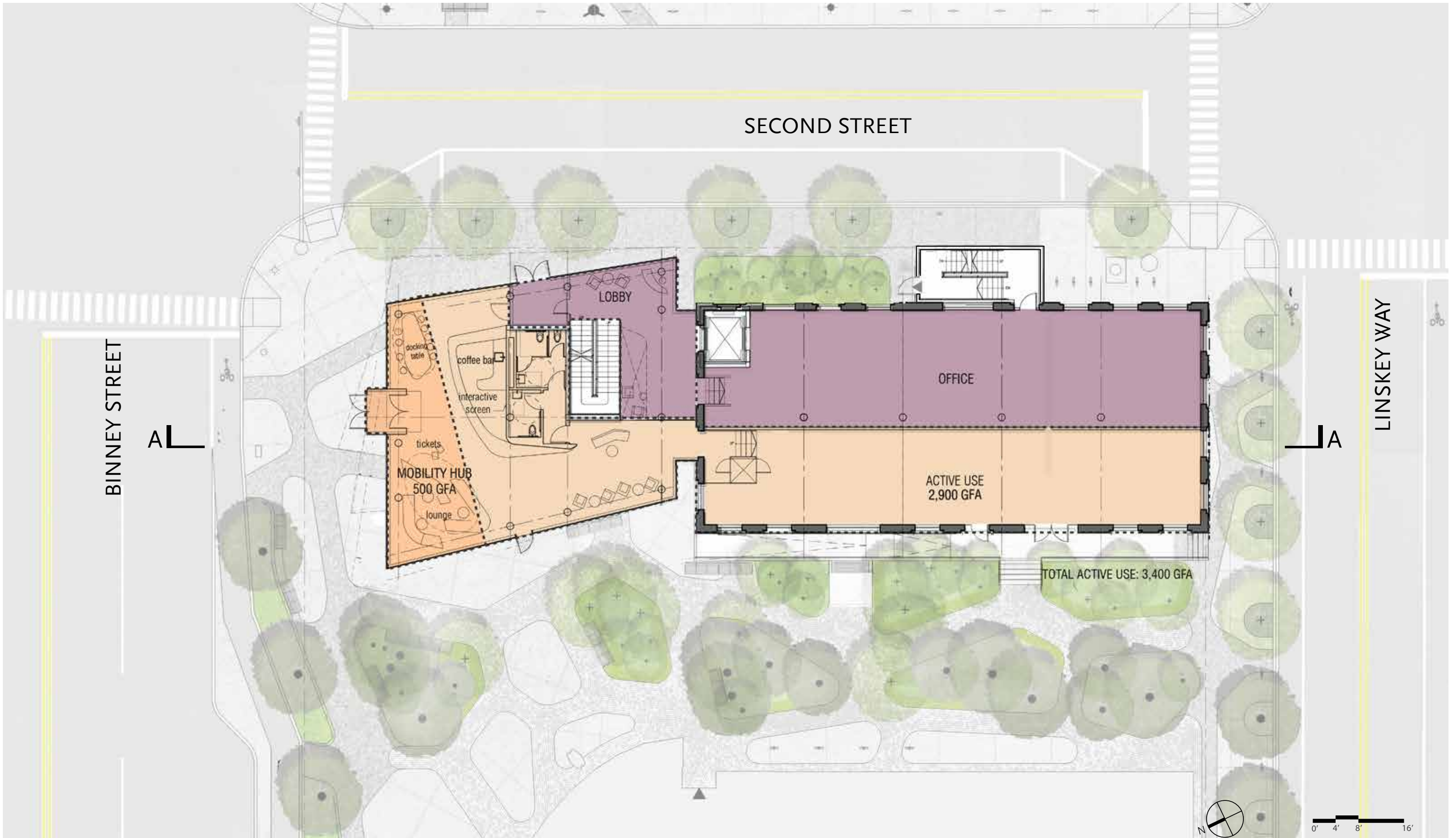
SECOND STREET



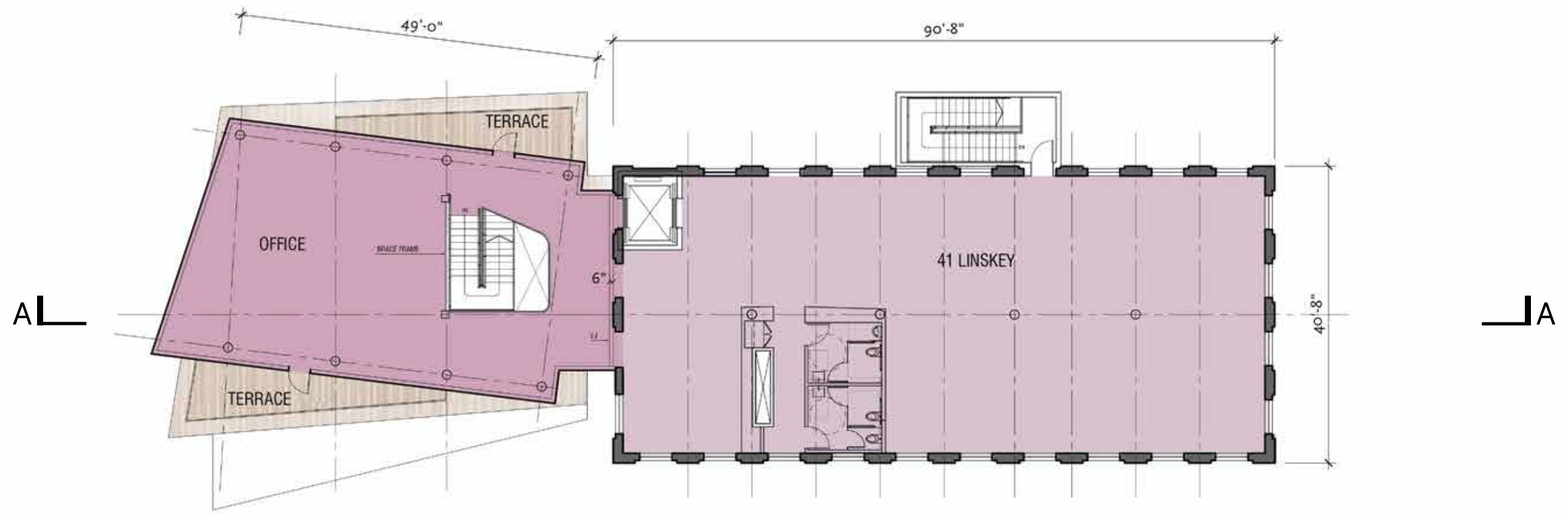
SOUTH ELEVATION



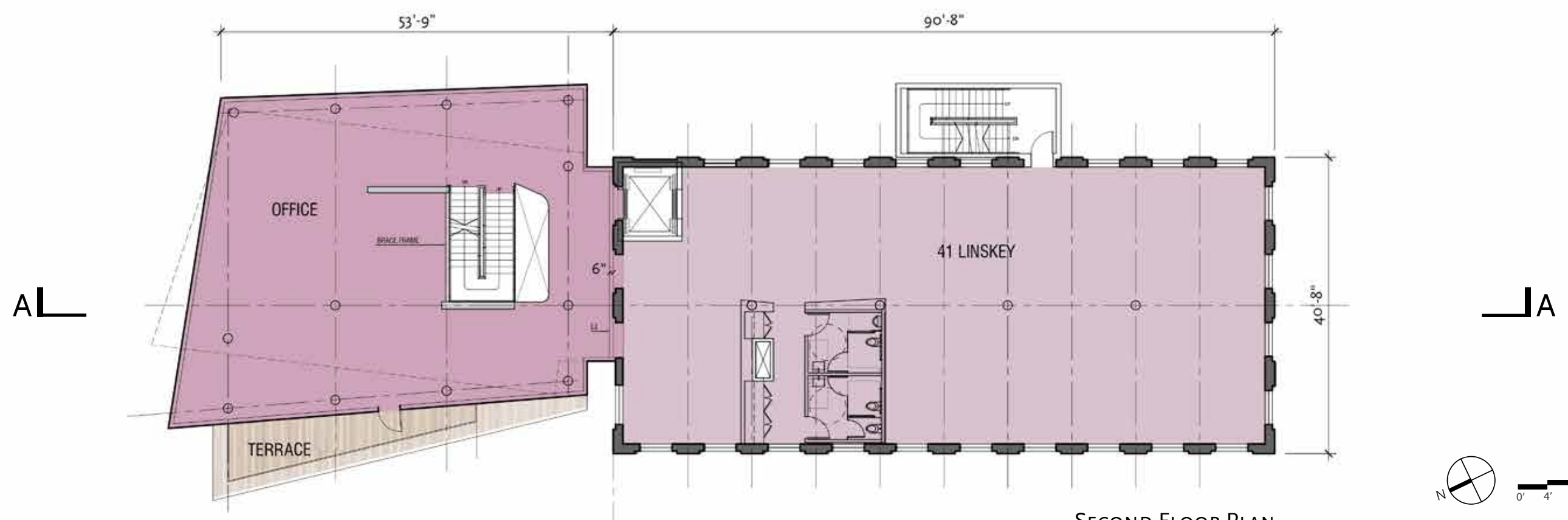
GROUND FLOOR PLAN\_OPTION 1



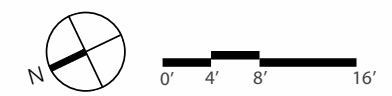
GROUND FLOOR PLAN\_OPTION 2



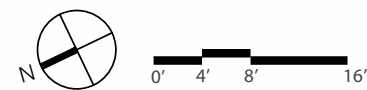
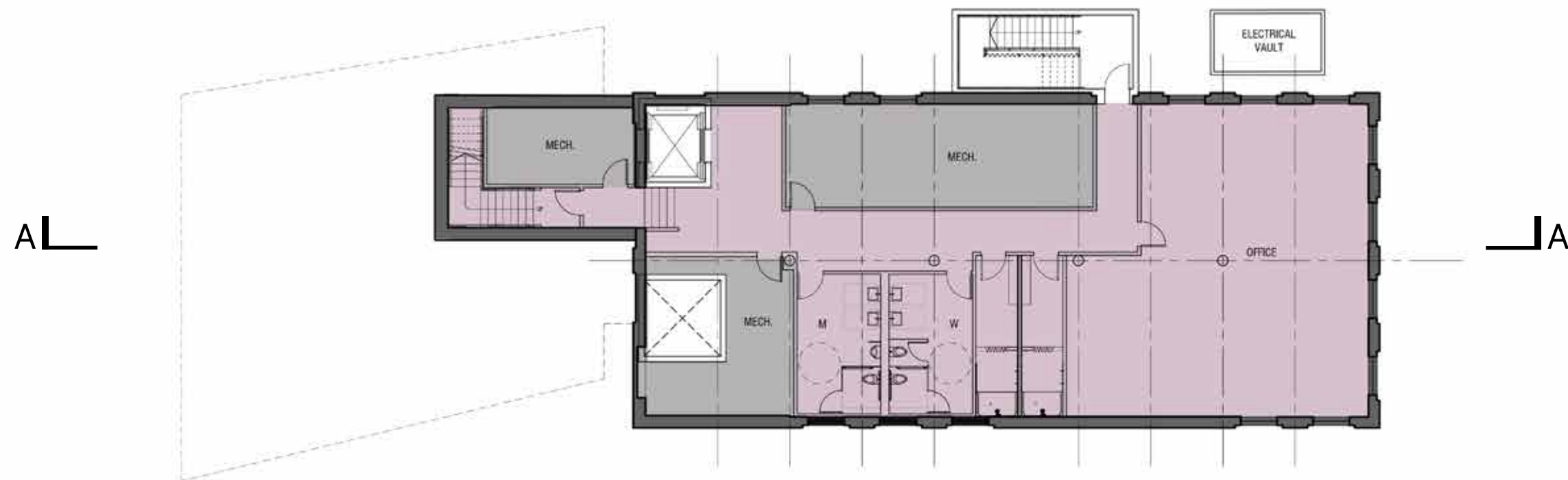
THIRD FLOOR PLAN



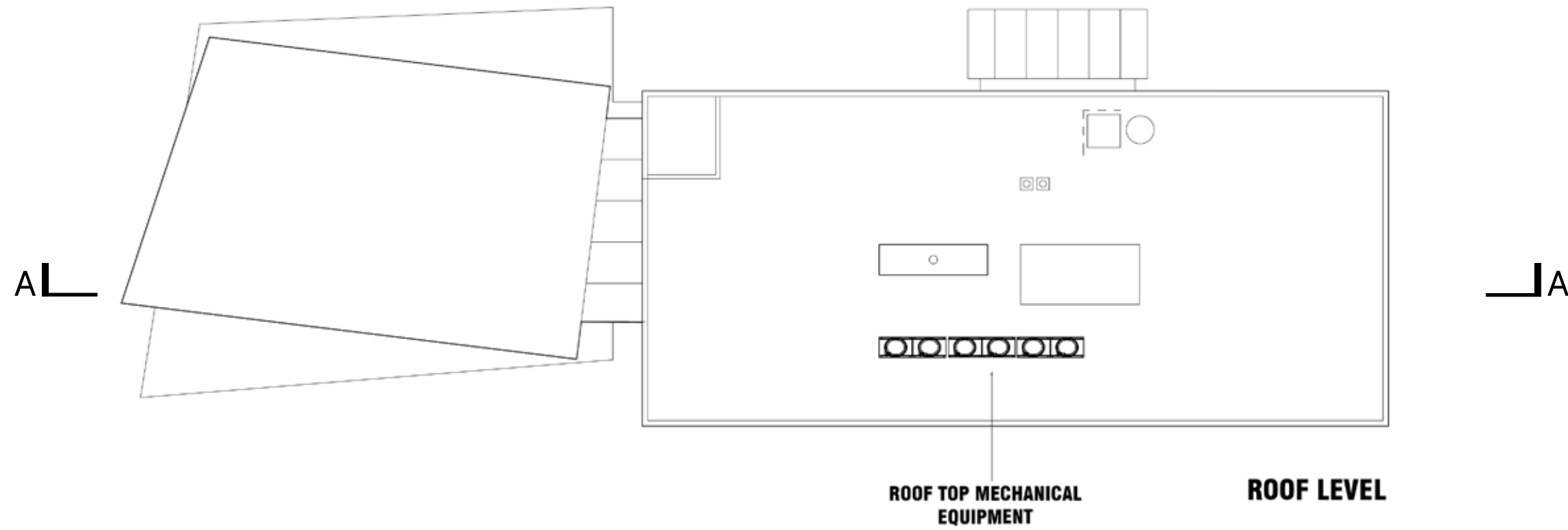
SECOND FLOOR PLAN



SECOND & THIRD FLOOR PLAN

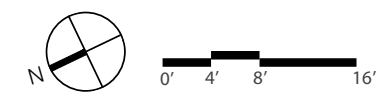


BASEMENT LEVEL PLAN

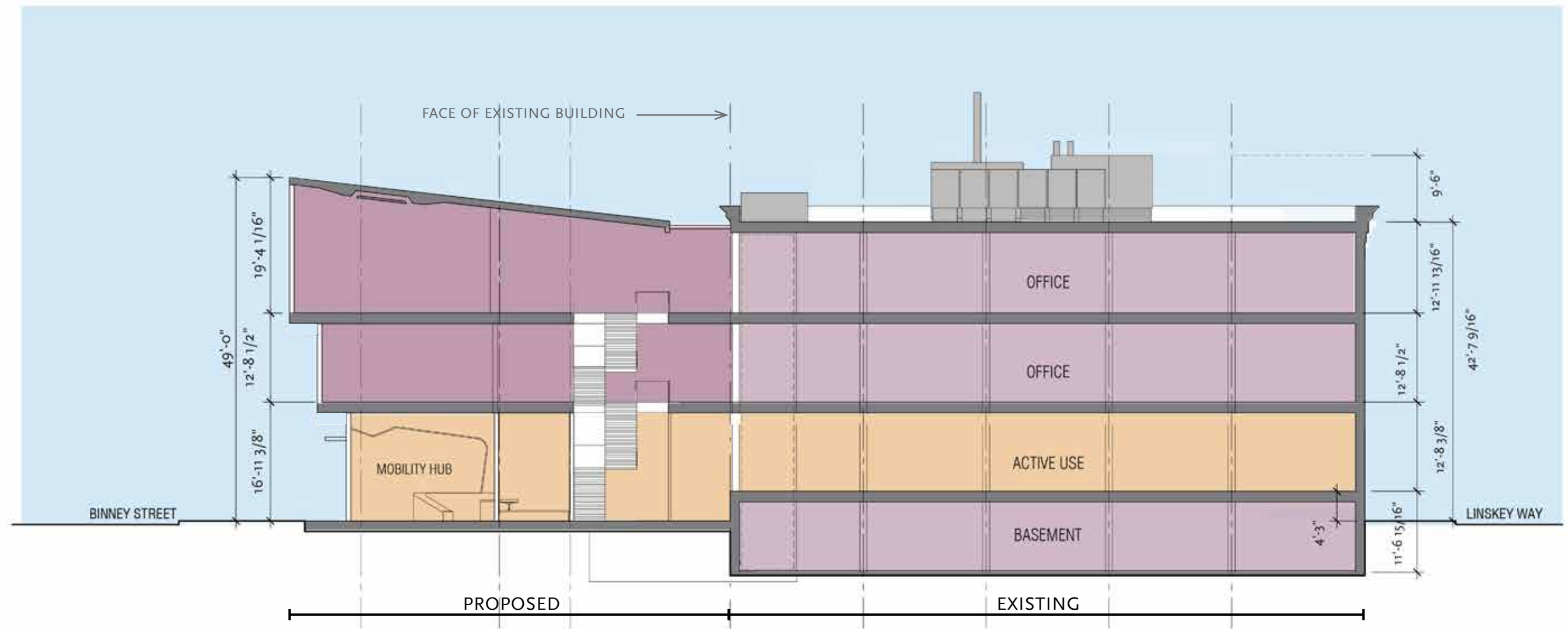


ROOF TOP MECHANICAL EQUIPMENT

ROOF LEVEL



ROOF PLAN



BUILDING SECTION



# LANDSCAPE

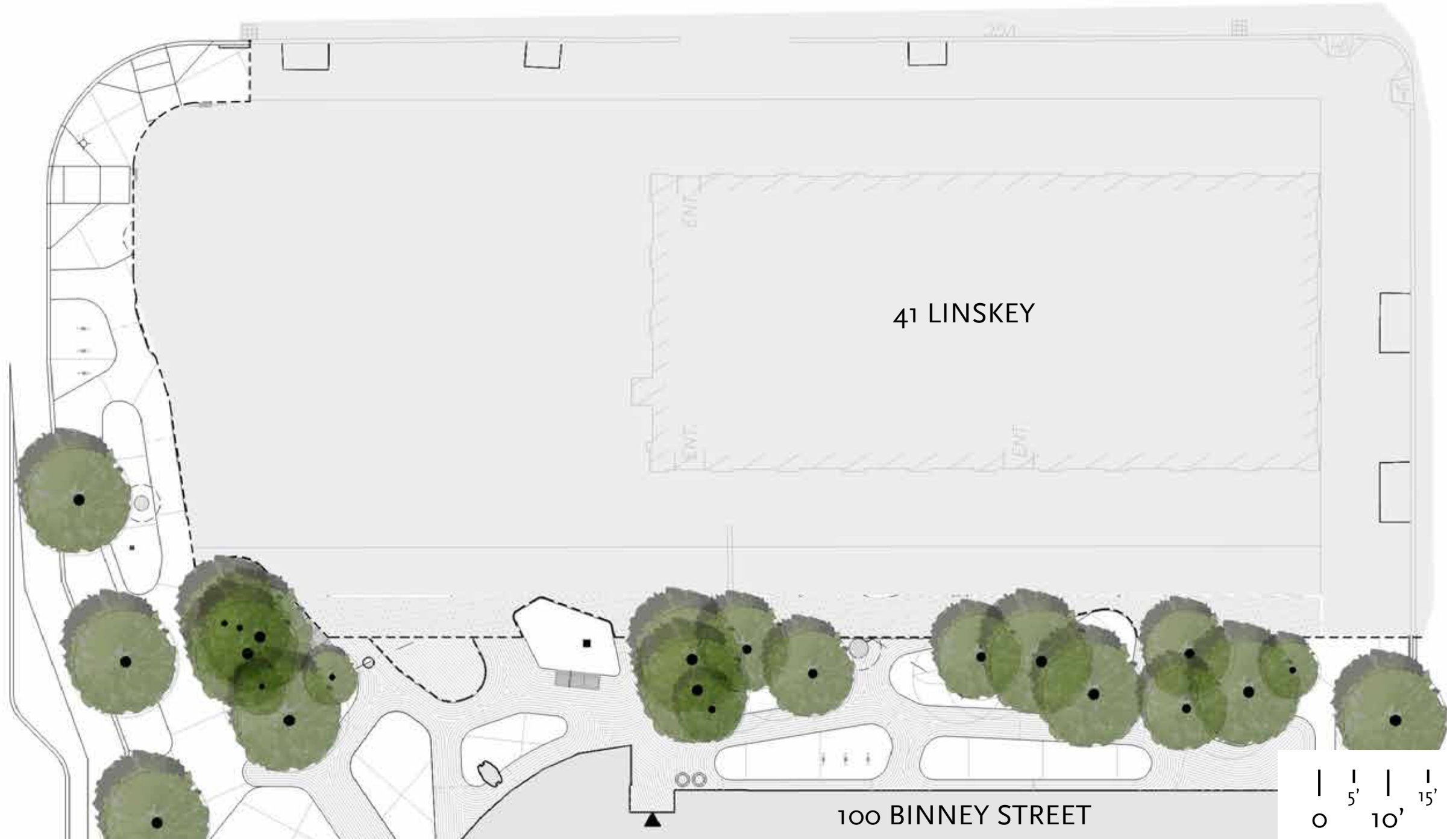
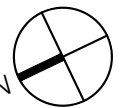
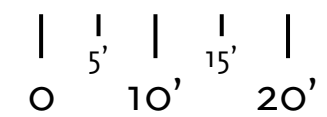
SECOND STREET

BINNEY STREET

LINSKEY WAY

41 LINSKEY

100 BINNEY STREET



EXISTING CONDITION LANDSCAPE PLAN



PROPOSED LANDSCAPE PLAN

# TREE SURVEY

Approved Landscape Plan - 5/02/10	Actual # of trees installed with 100 Binney Street construction	Proposed Landscape Plan - Design Review Submission	TOTAL
Street Trees: 35	Street Trees: 25	Street Trees: 10	Street Trees: 35
Interior Trees: 53	Interior Trees: 62	Interior Trees: 20	Interior Trees: 82

FINAL PROPOSED PLAN ADDS 29 MORE TREES THAN APPROVED



100 BINNEY STREET AND 41 LINSKEY WAY PROPOSED LANDSCAPE PLAN



Granite Setts Pavement



Exposed Aggregate Concrete Pavement



Concrete Pavement



Decomposed Granite



Trash and Recycling Receptacle



Bike Rack



Metal Bench



*Ginkgo biloba*  
Ginkgo



*Gleditsia triacanthos var. inermis*  
Honey Locust



*Amelanchier x grandiflora*  
Apple Serviceberry



*Hydrangea quercifolia*  
Oakleaf Hydrangea



*Buxus microphylla*  
Boxwood Hedge



*Dryopteris Maginalis*  
Leatherwood Fern



*Hemerocallis Joan Senior*  
Daylily

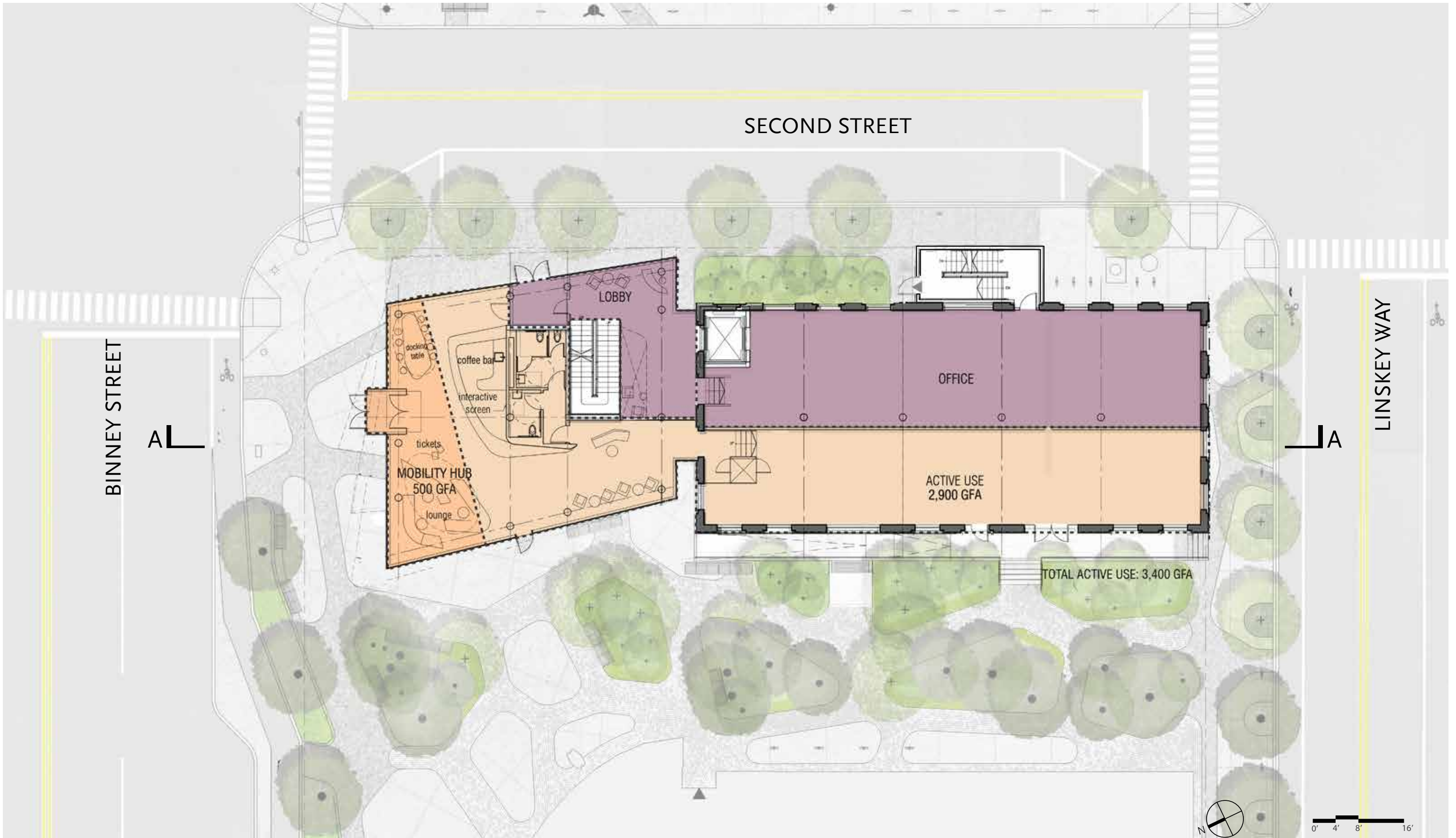


*Hemerocallis Fragrant Returns*  
Daylily

LANDSCAPE PLANTING

# MOBILITY HUB





GROUND FLOOR PLAN



BINNEY STREET



**MBTA SUBWAY**

- Red line
- Green line

**BUS TRANSIT**

- 64
- 85
- 68
- CT2
- CT1
- 1
- 80
- 88
- 87
- 69

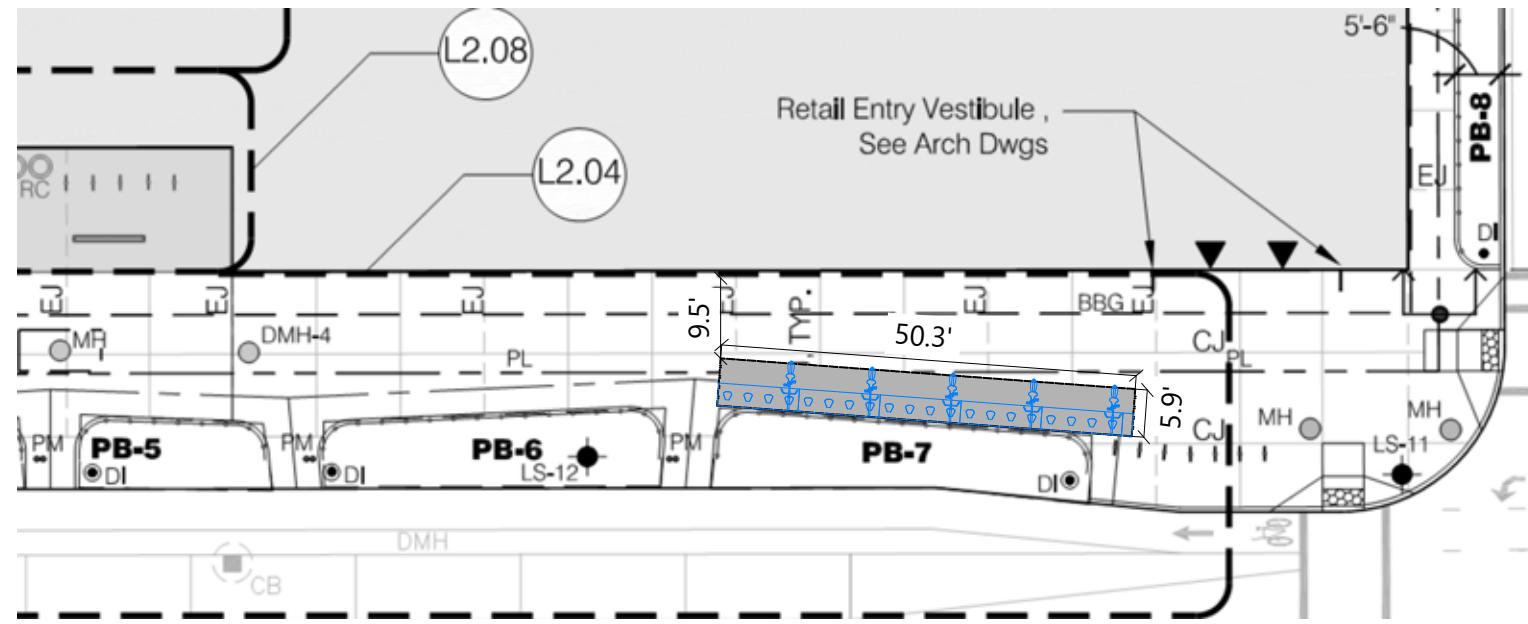
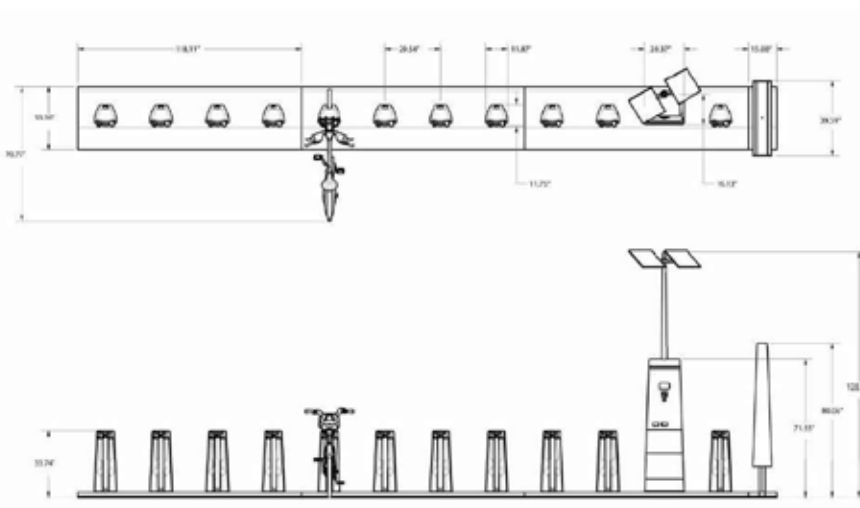
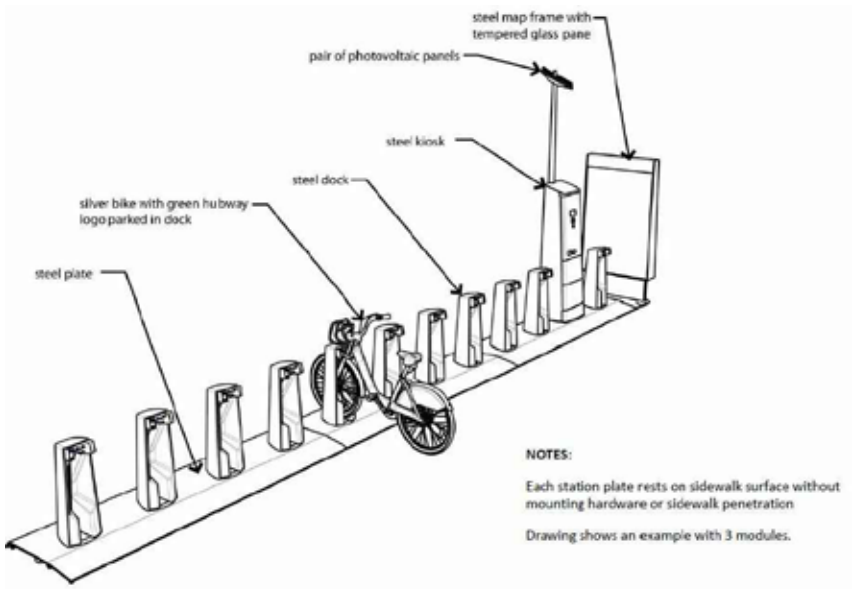
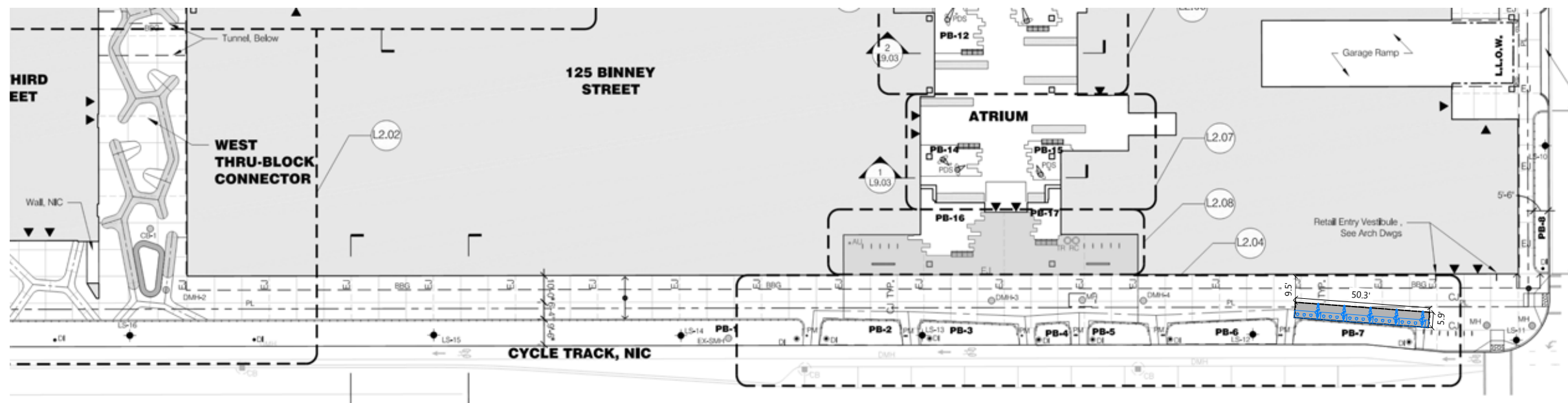
**SHUTTLE BUS**

- CHARLES RIVER TMA EZ RIDE
- ALEXANDRIA REAL ESTATE EQUITIES

**BIKE STATIONS**

- BLUE BIKES





**75-125 Binney Street**

Cambridge, Massachusetts

No.	Revision	Date	App'd
Designed by	Checked by		
Issued for	Date		March 6, 2019

Not Approved for Construction  
 Drawing Title  
**Proposed BlueBikes  
 Location (19 Docks) -  
 Along Landscaping**

Drawing Number



9 AM



11 AM



1 PM



3 PM





9 AM



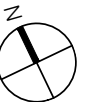
11 AM



1 PM



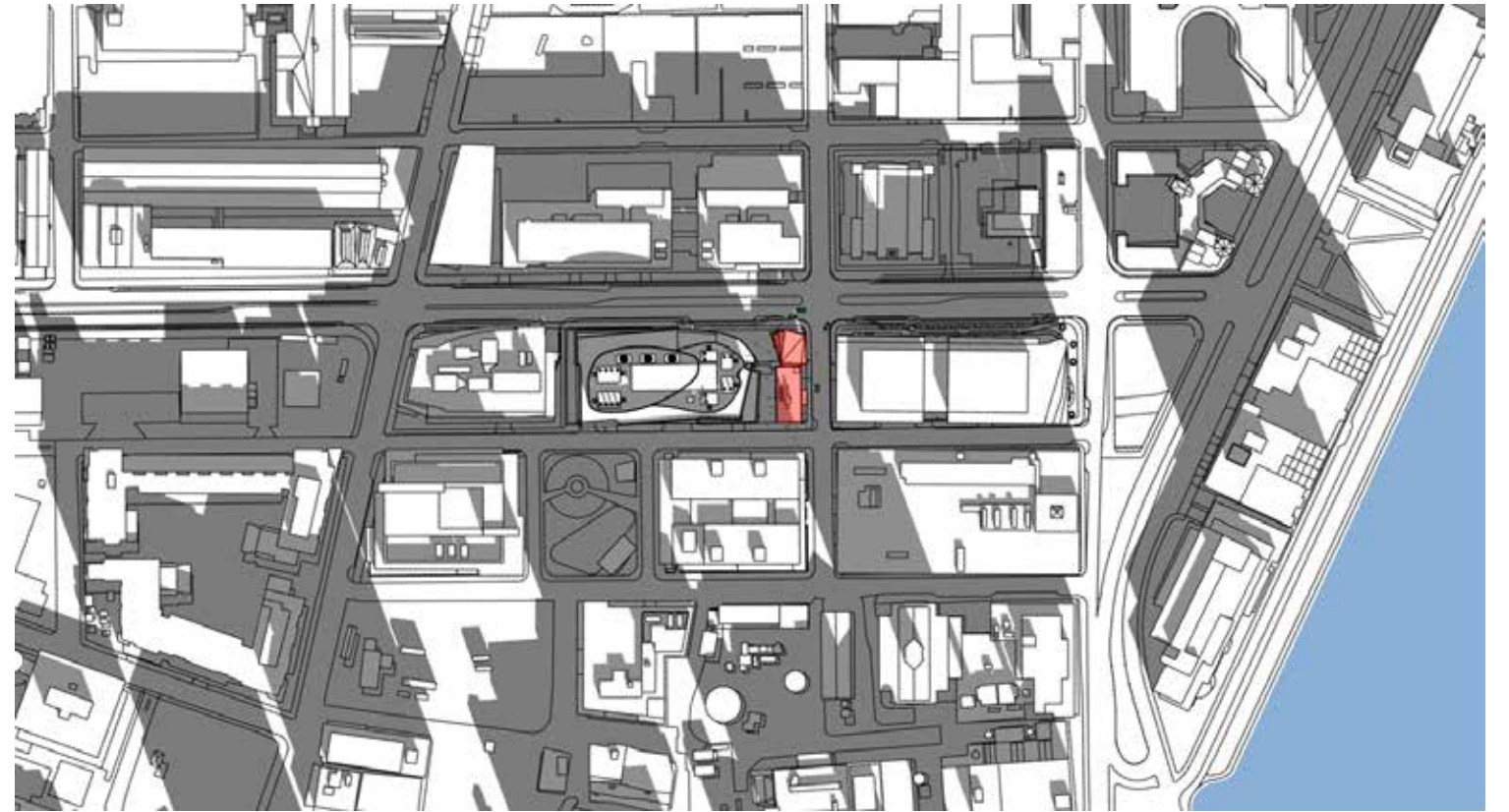
3 PM



SHADOW STUDIES \_FALL EQUINOX



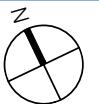
9 AM



11 AM



1 PM



3 PM

SHADOW STUDIES \_WINTER SOLSTICE