



Riverside 1 & 2

Newton, Massachusetts

Schematic Plans Submissions

January 12, 2022

Client Alexandria Real Estate Equities , Inc. 400 Technology Square, Suite 101 Cambridge / MA / 02139 617.252.4916 Mark Development LLC 275 Grove Street, Suite 2-150 Newton / MA / 02466 617.614.9149	Structural Engineer McNamara Salvia 101 Federal Street, 11th Floor Boston / MA / 02110 617.737.0040 MEP/FP Engineer WSP USA 100 Summer Street, 13 th Floor Boston / MA / 02110 617.426.7330	Sustainable Design Consultant The Green Engineer 23 Bradford Street, First Floor Concord / MA / 01742 978.369.8978 Exterior Envelope Simpson Gumpertz & Heger 480 Totten Pond Road Waltham / MA / 02451 781.907.9000	Acoustical Consultant Acentech 33 Moulton Street Cambridge / MA / 02139 617.499.8000 Lighting Consultant HLB Lighting Design 233 Lewis Wharf Boston / MA / 02110 617.229.5190	Vertical Transportation VDA 100 Summer Street, Suite 1600 Boston / MA / 02110 716.796.3747 Code Consultant Jensen Hughes 33 Arch Street Boston / MA / 02111 508.620.8900
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ELKUS | MANFREDI
ARCHITECTS

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BOSTON MASSACHUSETTS 02210
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RELEASE DATE 4	RELEASE DATE 3	RELEASE DATE 2	RELEASE DATE 1	SHEET NUMBER	SHEET NAME
01 GENERAL INFORMATION				000	COVER
				001	DRAWING LIST
04 ARCHITECTURE					
				A000	LOCATION PLAN
				A003	PERSPECTIVE VIEWS
				1 A100	COMPOSITE PLAN - LEVEL 1
				1 A101	FLOOR PLAN - LEVEL 1 (BLDG 1)
				1 A102	FLOOR PLAN - LEVEL 2 (BLDG 1)
				1 A103	FLOOR PLAN - LEVEL 3 (BLDG 1)
				1 A104	FLOOR PLAN - LEVEL 4 (BLDG 1)
				1 A105	FLOOR PLAN - LEVEL 5 (BLDG 1)
				1 A106	FLOOR PLAN - LEVEL 6 (BLDG 1)
				1 A107	FLOOR PLAN - LEVEL 7 (BLDG 1)
				1 A108	FLOOR PLAN - LEVEL 8 (BLDG 1)
				1 A109	FLOOR PLAN - LEVEL 9 M1 (BLDG 1)
				1 A110	FLOOR PLAN - LEVEL 9 M2 (BLDG 1)
				1 A111	FLOOR PLAN - PROF. (BLDG 1)
				1 A200	BUILDING ELEVATIONS (BLDG 1)
				1 A201	BUILDING ELEVATIONS (BLDG 1)
				1 A202	BUILDING ELEVATIONS (BLDG 1)
				1 A203	BUILDING ELEVATIONS (BLDG 1)
				1 A211	BUILDING SECTION A (BLDG 1)
				1 A212	BUILDING SECTION B (BLDG 1)
				2 A101	FLOOR PLAN - LEVEL 1 (BLDG 2)
				2 A102	FLOOR PLAN - LEVEL 2 (BLDG 2)
				2 A103	FLOOR PLAN - LEVEL 3 (BLDG 2)
				2 A104	FLOOR PLAN - LEVEL 4 (BLDG 2)
				2 A105	FLOOR PLAN - LEVEL 5 (BLDG 2)
				2 A106	FLOOR PLAN - LEVEL 6 M1 (BLDG 2)
				2 A107	FLOOR PLAN - LEVEL 7 M2 (BLDG 2)
				2 A108	FLOOR PLAN - PROF. (BLDG 2)
				2 A200	BUILDING ELEVATIONS (BLDG 2)
				2 A201	BUILDING ELEVATIONS (BLDG 2)
				2 A202	BUILDING ELEVATIONS (BLDG 2)
				2 A203	BUILDING ELEVATIONS (BLDG 2)
				2 A211	BUILDING SECTION (BLDG 2)

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January 12, 2021
Schematic Plans Submissions

PROJECT NUMBER: 20037

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REVISIONS:

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SEE PREVIOUS ISSUES FOR REVISIONS
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SCALE:

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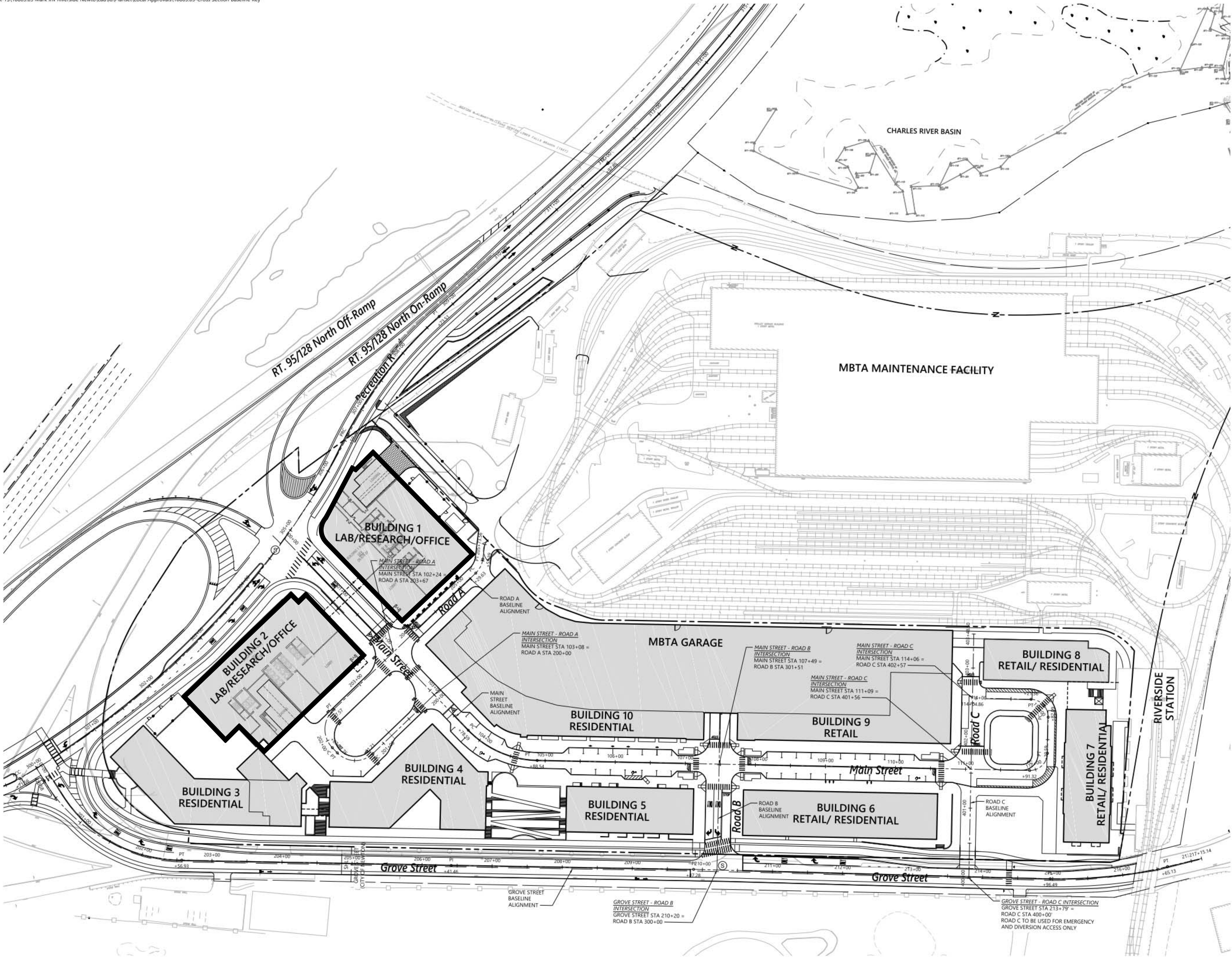
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101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



0 30 60 120 Feet

Riverside Station
Grove Street
Newton, Massachusetts

No.	Revision	Date	Revised
1	RESPONSE TO COMMENTS	04/08/2020	RDH
2	RESPONSE TO COMMENTS	01/02/2020	RDH
3	SPECIAL PERMIT SUBMISSION	03/05/2021	RDH
4	BUILDINGS 1 AND 2 REVISIONS	05/12/2021	RDH
5	UTILITY REVISIONS	07/23/2021	RDH

Designed by: PTM
Checked by: KSS
Special Permit
Dec. 9, 2019

Not Approved for Construction
Roadway Baselines
Key Plan



C-7.1

Sheet 11 of 25

Project Number 10865.03

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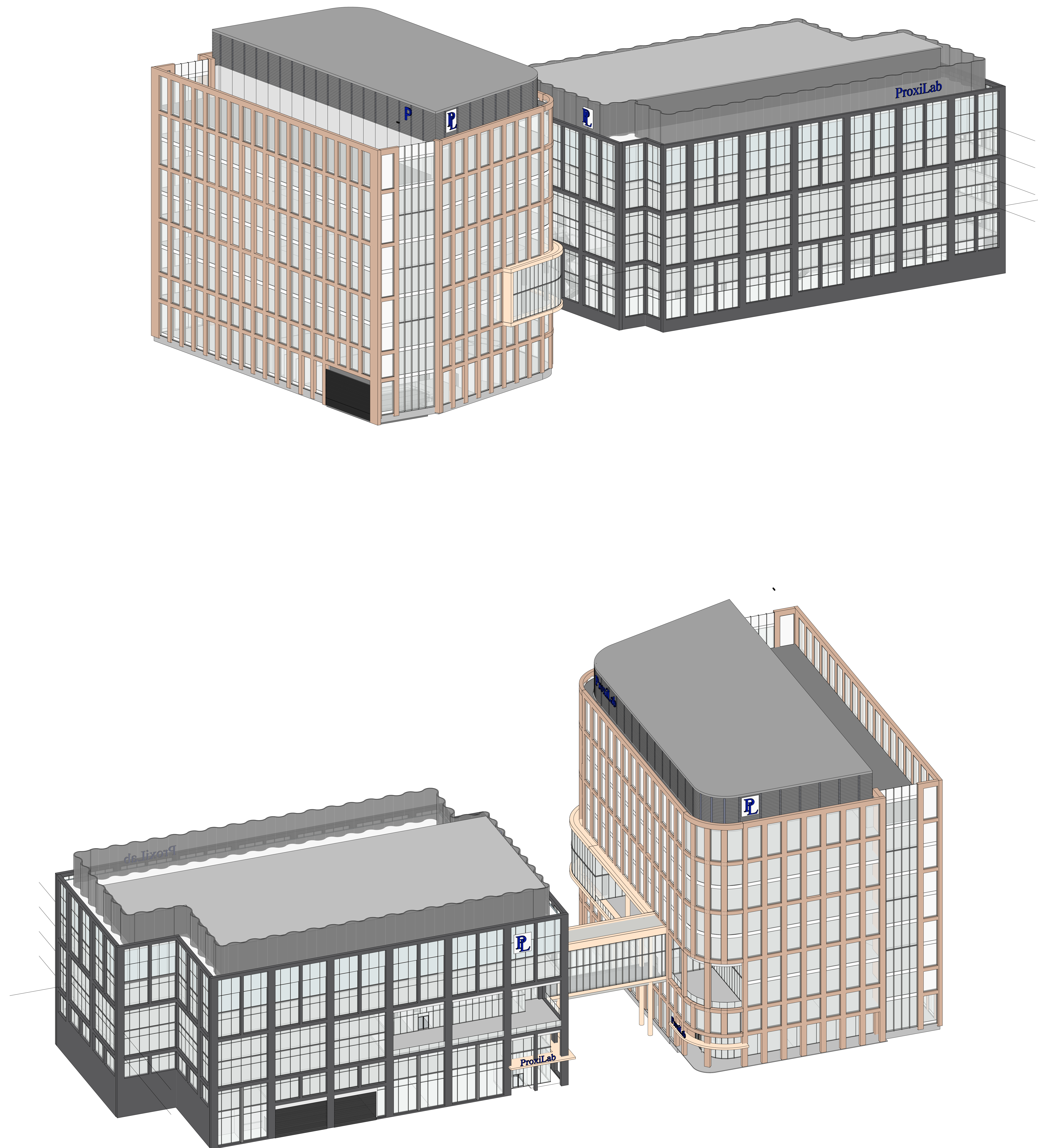
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DRAWING NAME:

LOCATION PLAN

DRAWING NUMBER:

A000



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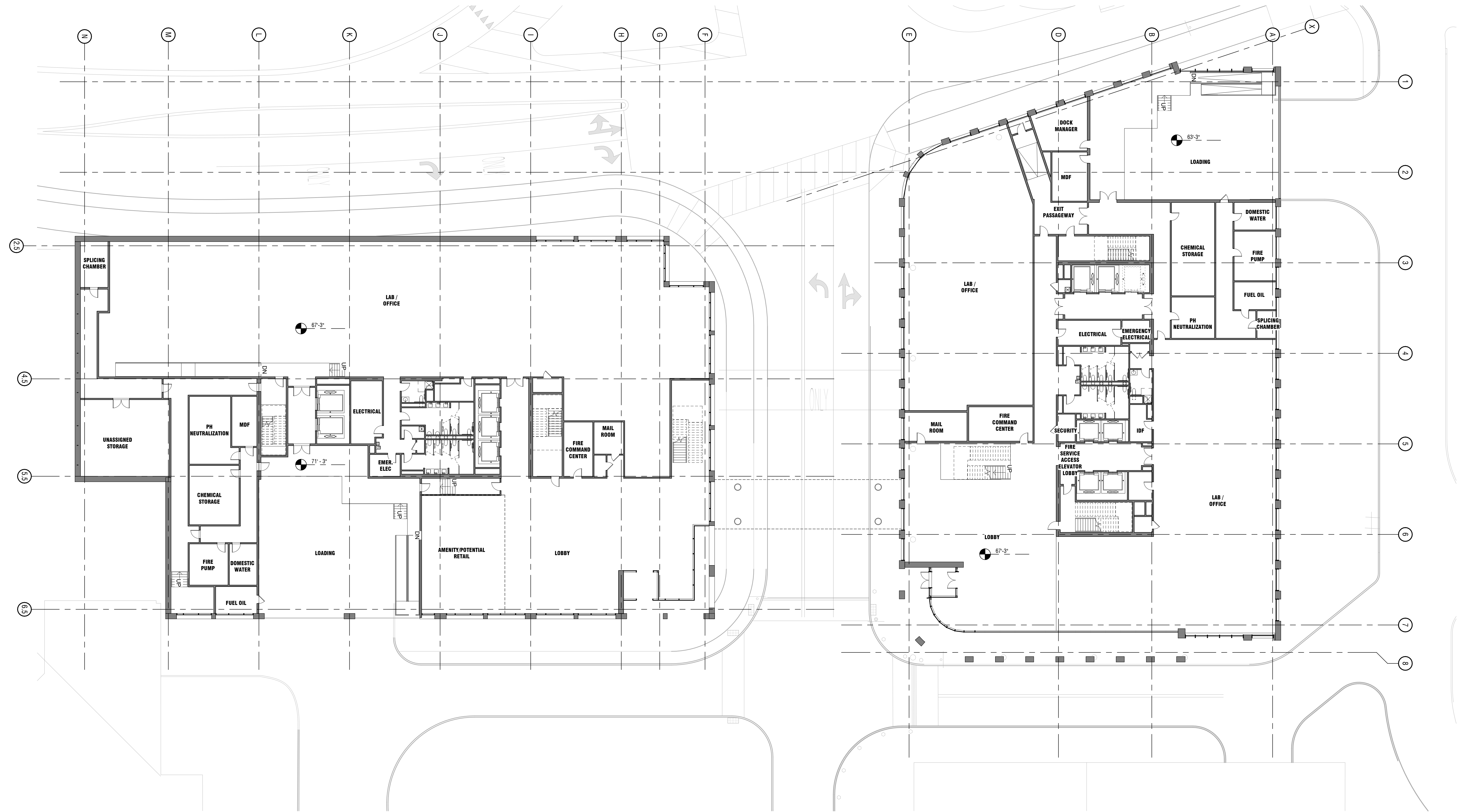
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PERSPECTIVE VIEWS

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A003



1 LVL 1 BUILDING 1 & 2
SCALE: 1/16" = 1'-0"

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SCALE: 1/16" = 1'-0"

DRAWING NAME:

**COMPOSITE PLAN
- LEVEL 1**

Ref. North

DRAWING NUMBER:

1_A100

Riverside 1 & 2

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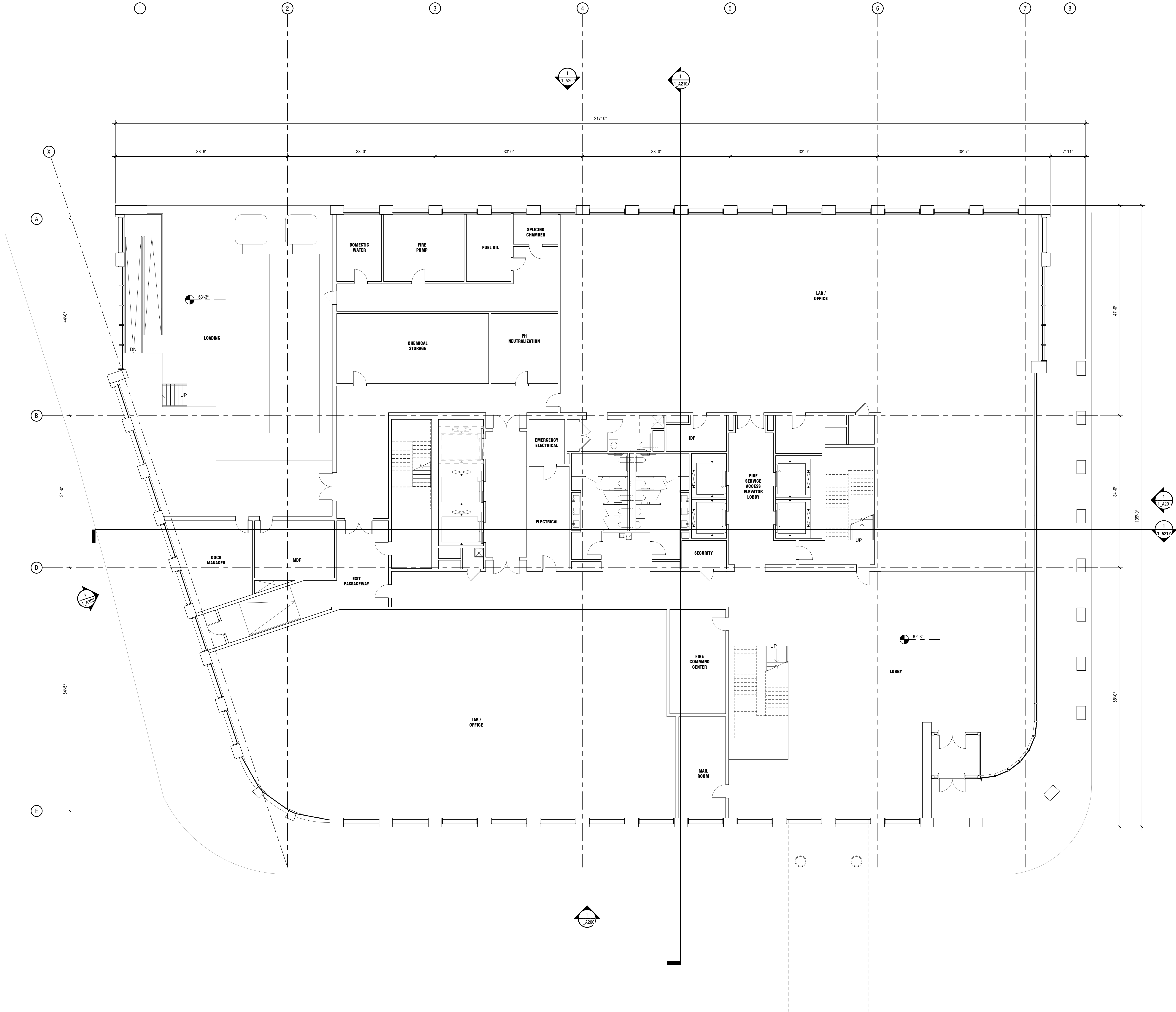
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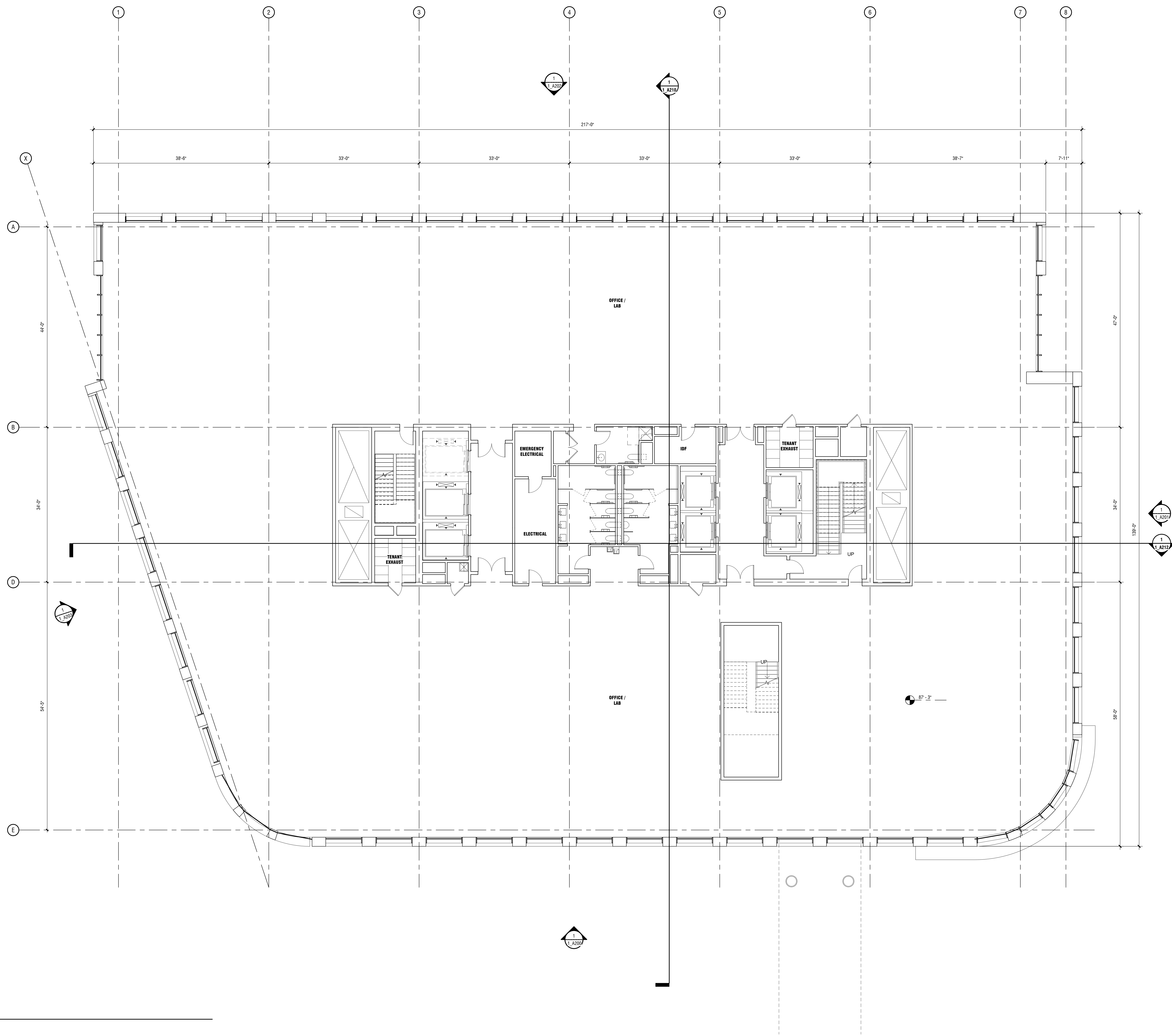
DRAWING NAME:
FLOOR PLAN -
LEVEL 1 (BLDG 1)

Ref. North
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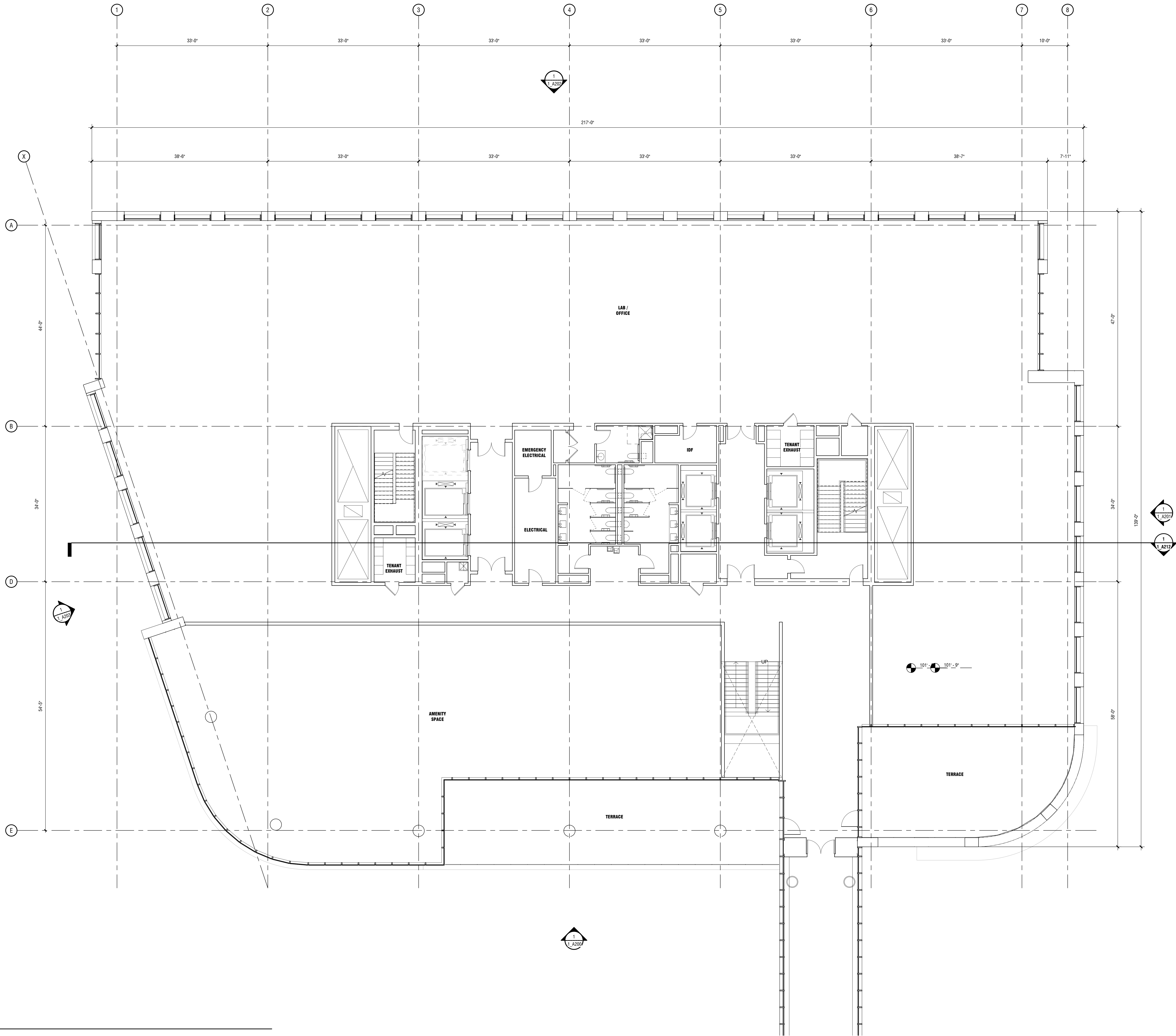
1_A101

1 LEVEL 1 BLDG 1
SCALE: 1/8" = 1'-0" 1_A100





1 LEVEL 3, BLDG 1
SCALE: 1/8" = 1'-0" 1_A103



Riverside 1 & 2

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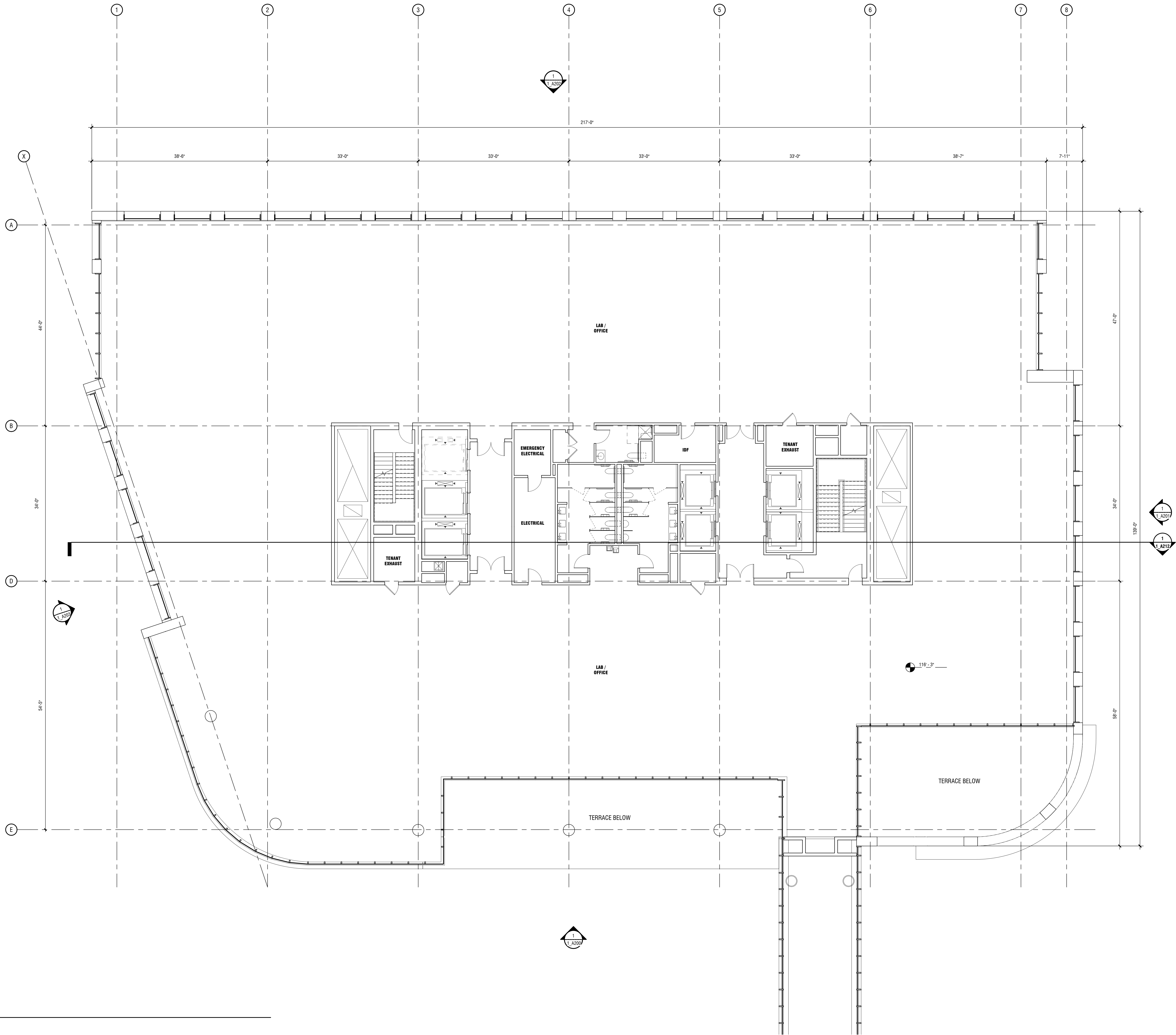
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DRAWING NAME:
**FLOOR PLAN -
LEVEL 3 (BLDG 1)**

Ref. North
DRAWING NUMBER:

1_A103

1 LEVEL 4, BLDG 1
SCALE: 1/8" = 1'-0"
1_A104



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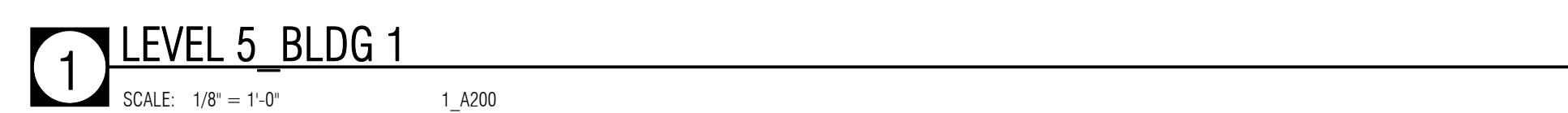
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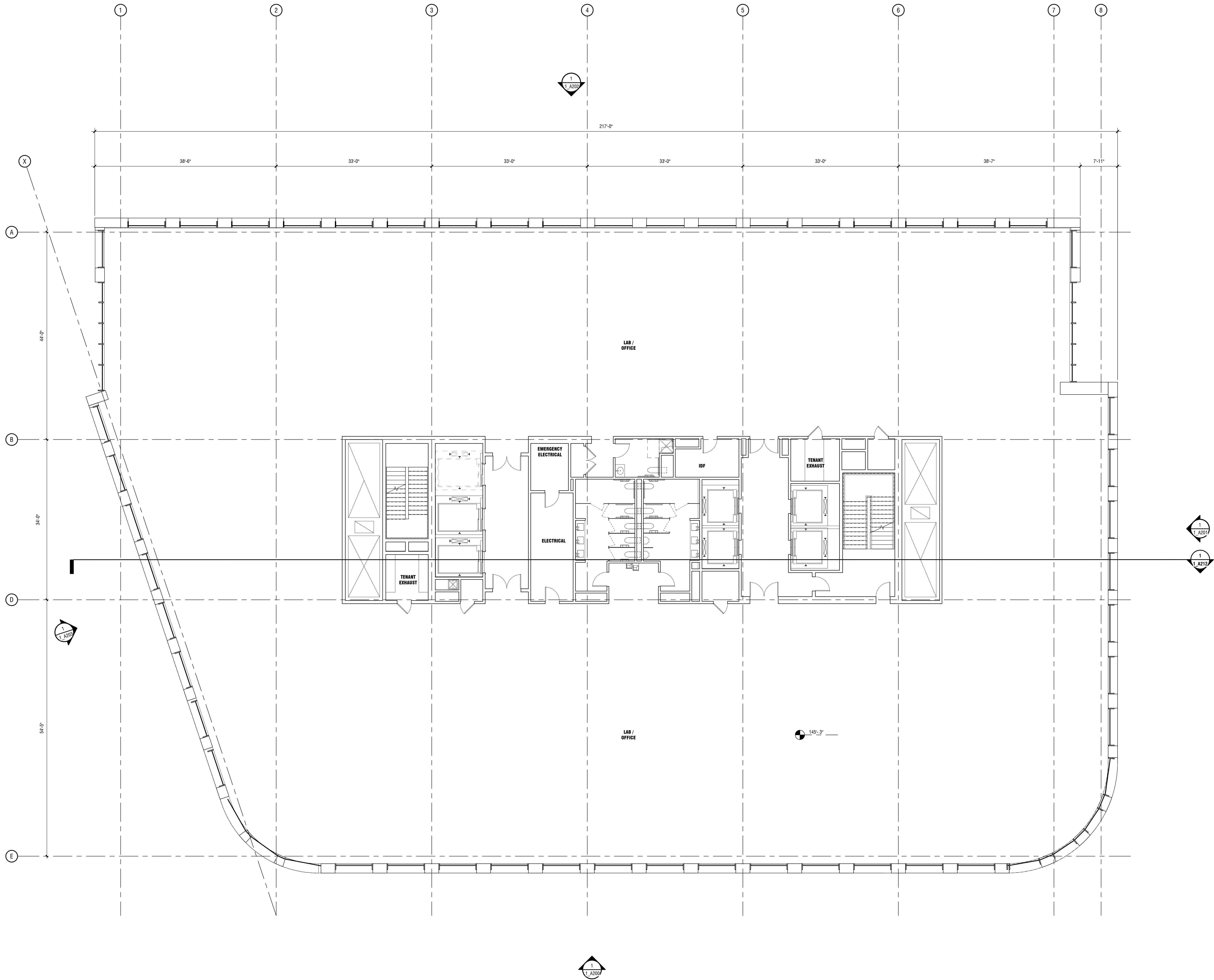
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**FLOOR PLAN -
LEVEL 4 (BLDG 1)**

Ref. North
DRAWING NUMBER:

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1 LEVEL 6, BLDG 1
SCALE: 1/8" = 1'-0"
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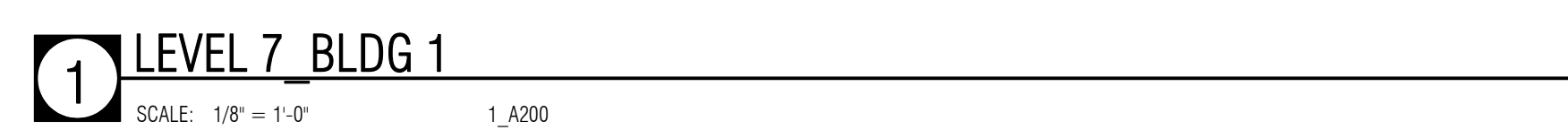
SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

SCALE: 1/8" = 1'-0"

DRAWING NAME:
FLOOR PLAN -
LEVEL 6 (BLDG 1)

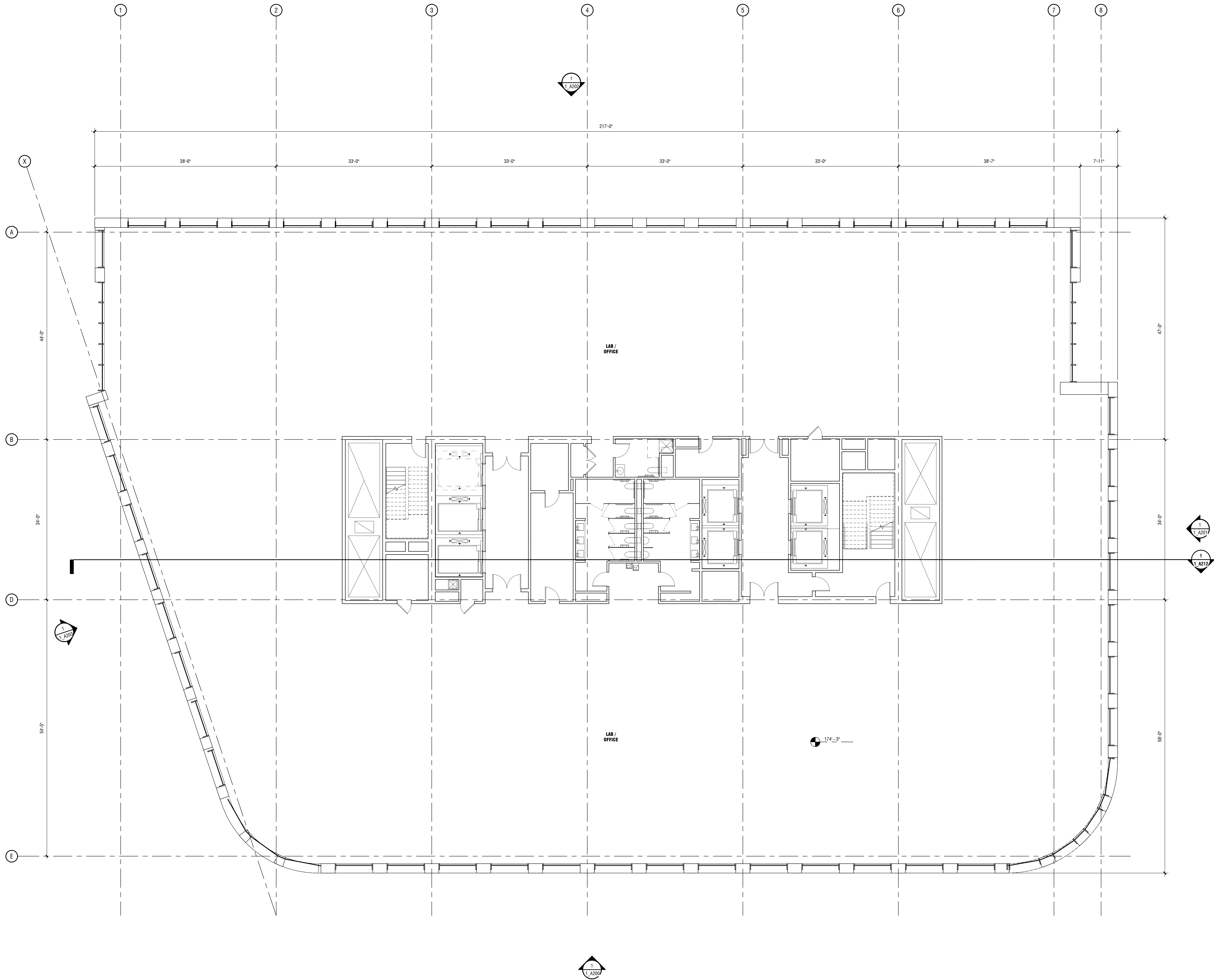
Ref. North
DRAWING NUMBER:

1_A106



1 LEVEL 8, BLDG 1

SCALE: 1/8" = 1'-0" 1_A108



[Address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

Riverside 1 & 2

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Code Consultant

Jensen Hughes
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January 12, 2021

Schematic Plans Submissions

PROJECT NUMBER: 20037

DATE: January 12, 2021

REVISIONS:

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SCALE: 1/8" = 1'-0"

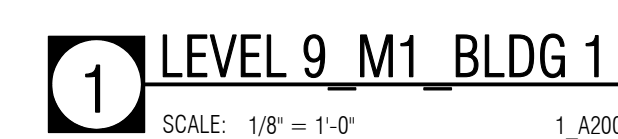
DRAWING NAME:

FLOOR PLAN -
LEVEL 8 (BLDG 1)

Ref. North

DRAWING NUMBER:

1_A108



Riverside 1 & 2

Newton, Massachusetts

Client

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Schematic Plans Submissions

PROJECT NUMBER: 20037

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REVISIONS:

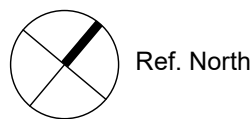
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SCALE: 1/8" = 1'-0"

DRAWING NAME:

FLOOR PLAN -
LEVEL 9_M2
(BLDG 1)



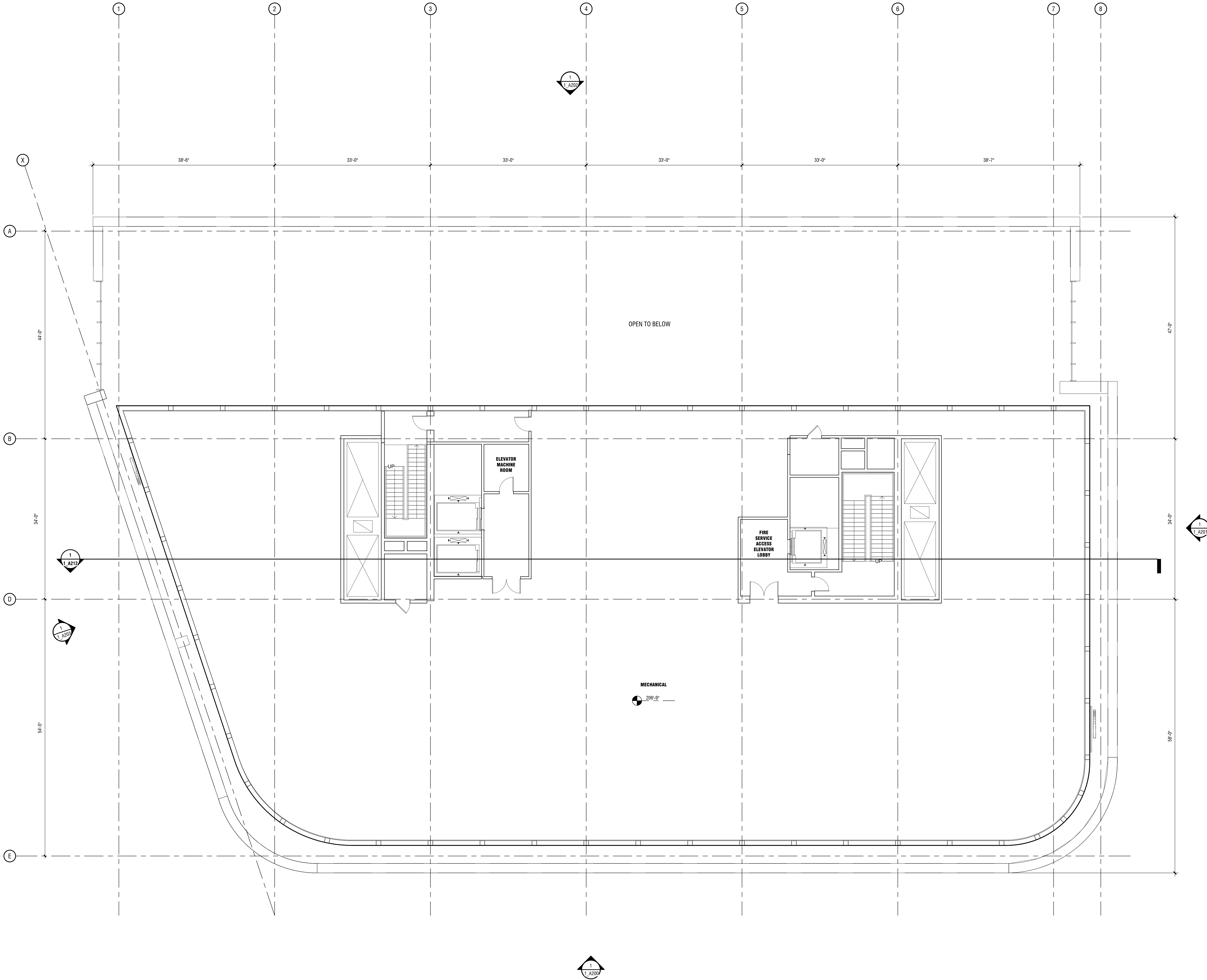
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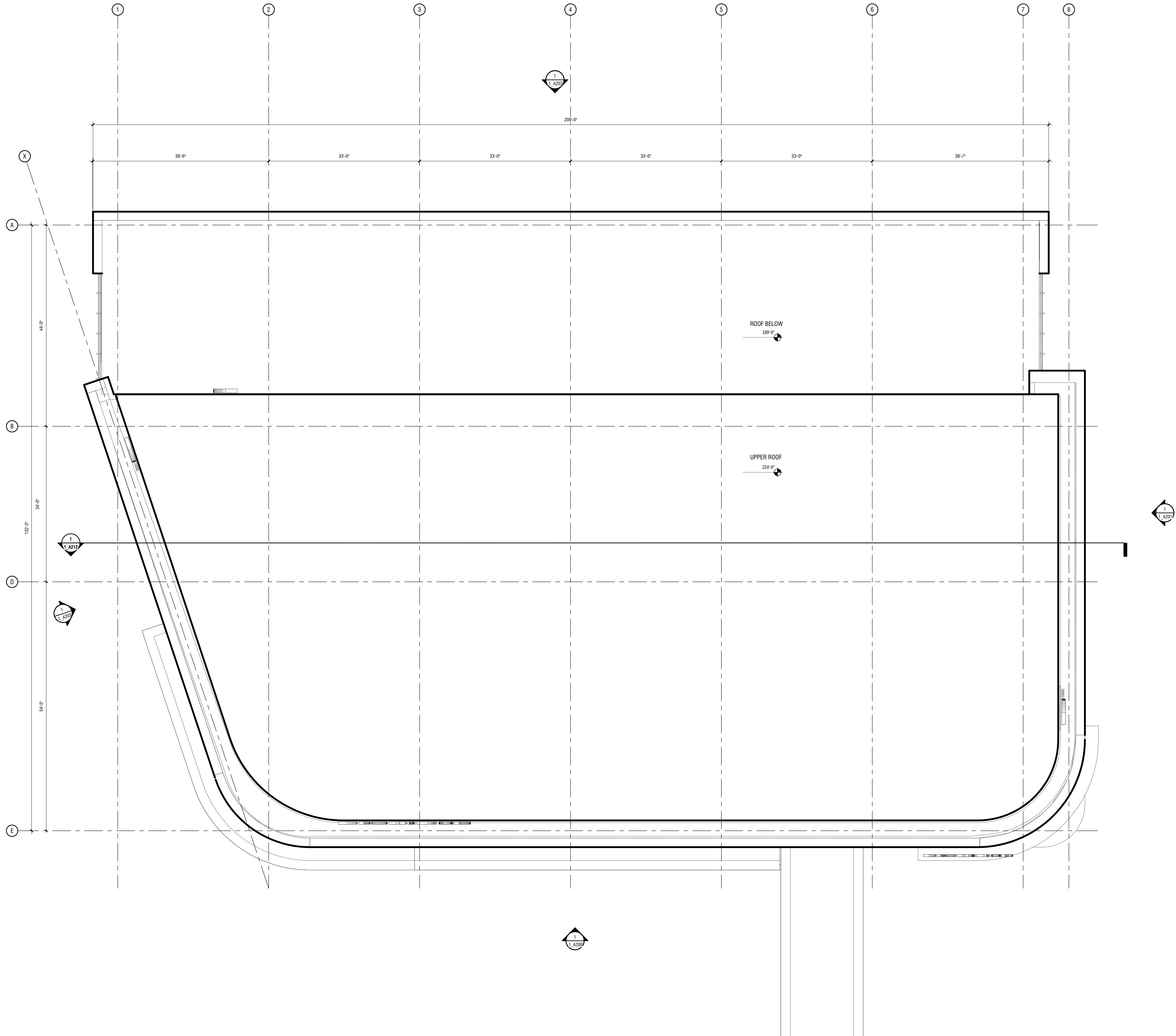
1_A110

1 LEVEL 10_M2_BLDG 1

SCALE: 1/8" = 1'-0"

1_A200





1 ROOF BLDG 1
SCALE: 1/8" = 1'-0"
1_A200

Riverside 1 & 2

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SCALE: 1/8" = 1'-0"

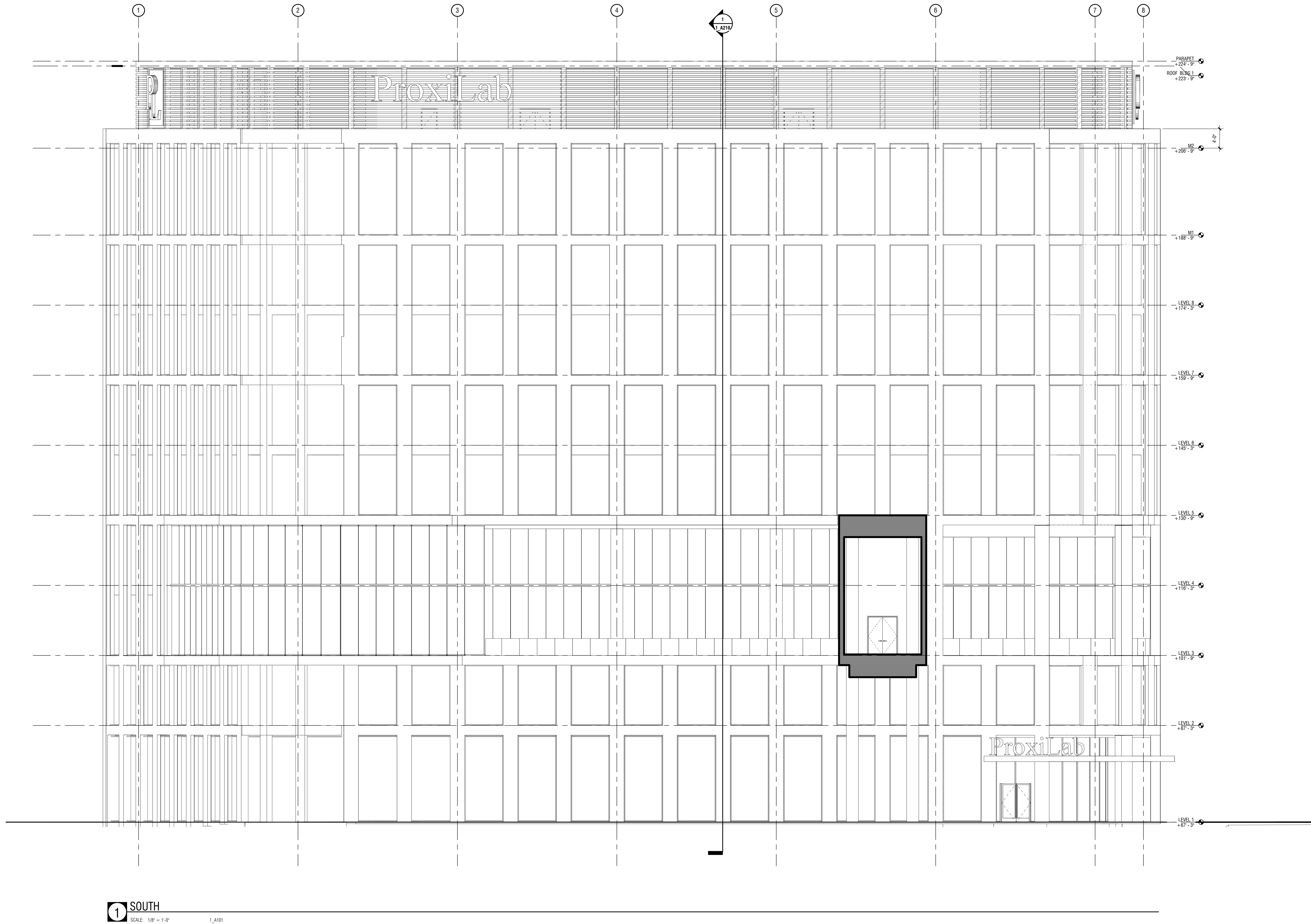
DRAWING NAME:

**FLOOR PLAN -
ROOF (BLDG 1)**

Ref. North

DRAWING NUMBER:

1_A111



Riverside 1 & 2

Newton, Massachusetts

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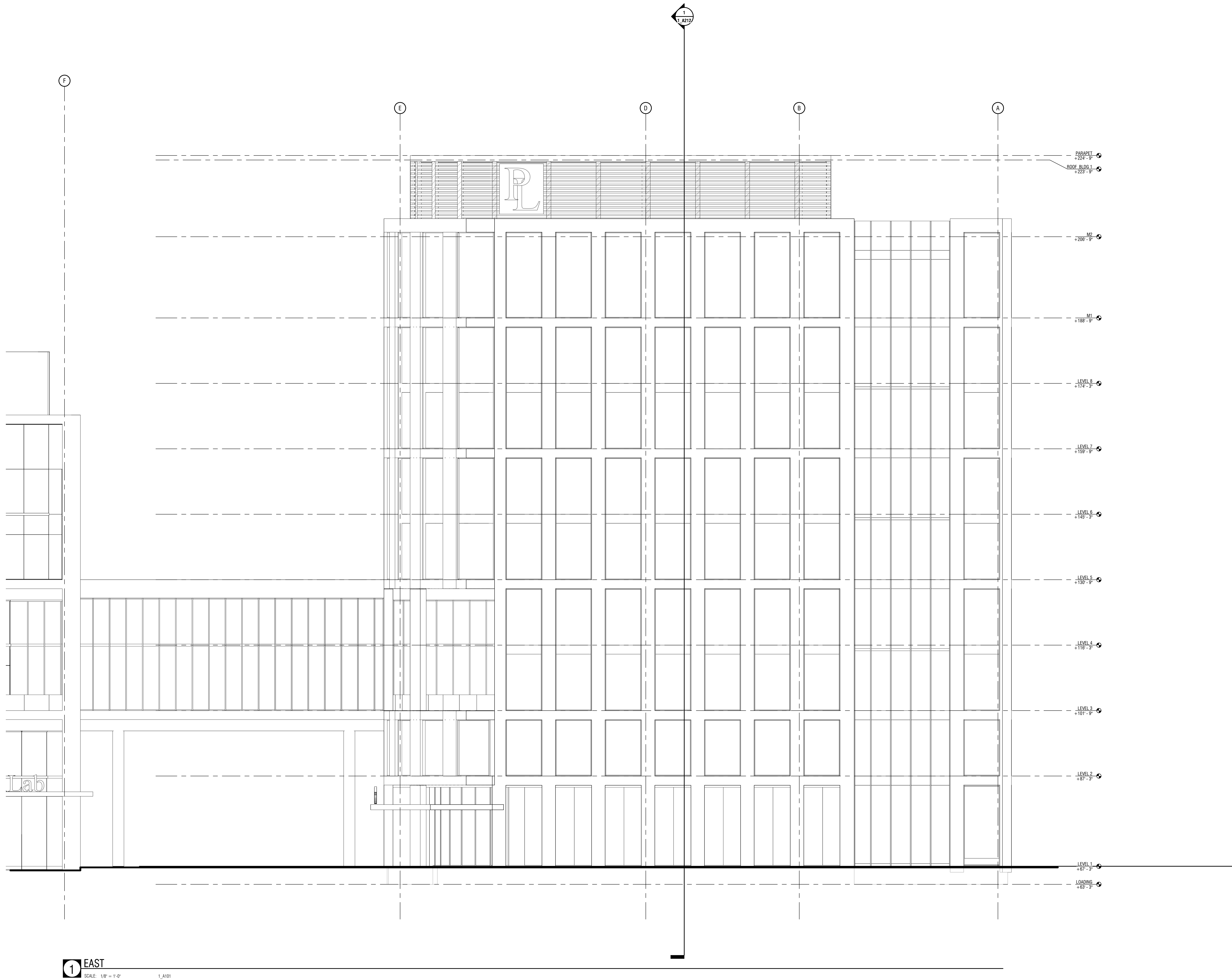
SCALE: 1/8" = 1'-0"

DRAWING NAME:

BUILDING
ELEVATIONS
(BLDG 1)

DRAWING NUMBER:

1_A200



Riverside 1 & 2

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Client

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January 12, 2021

Schematic Plans Submissions

PROJECT NUMBER: 20037

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SCALE: 1/8" = 1'-0"

DRAWING NAME:

BUILDING
ELEVATIONS
(BLDG 1)

DRAWING NUMBER:

1_A201



1 A101

DRAWING NUMBER:

1 A202

Schematic Plans Submissions

DATE: January 12, 2021

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SCALE: $1/8" = 1'-0"$

DRAWING NAME:

BUILDING
ELEVATIONS
(BLDG 1)

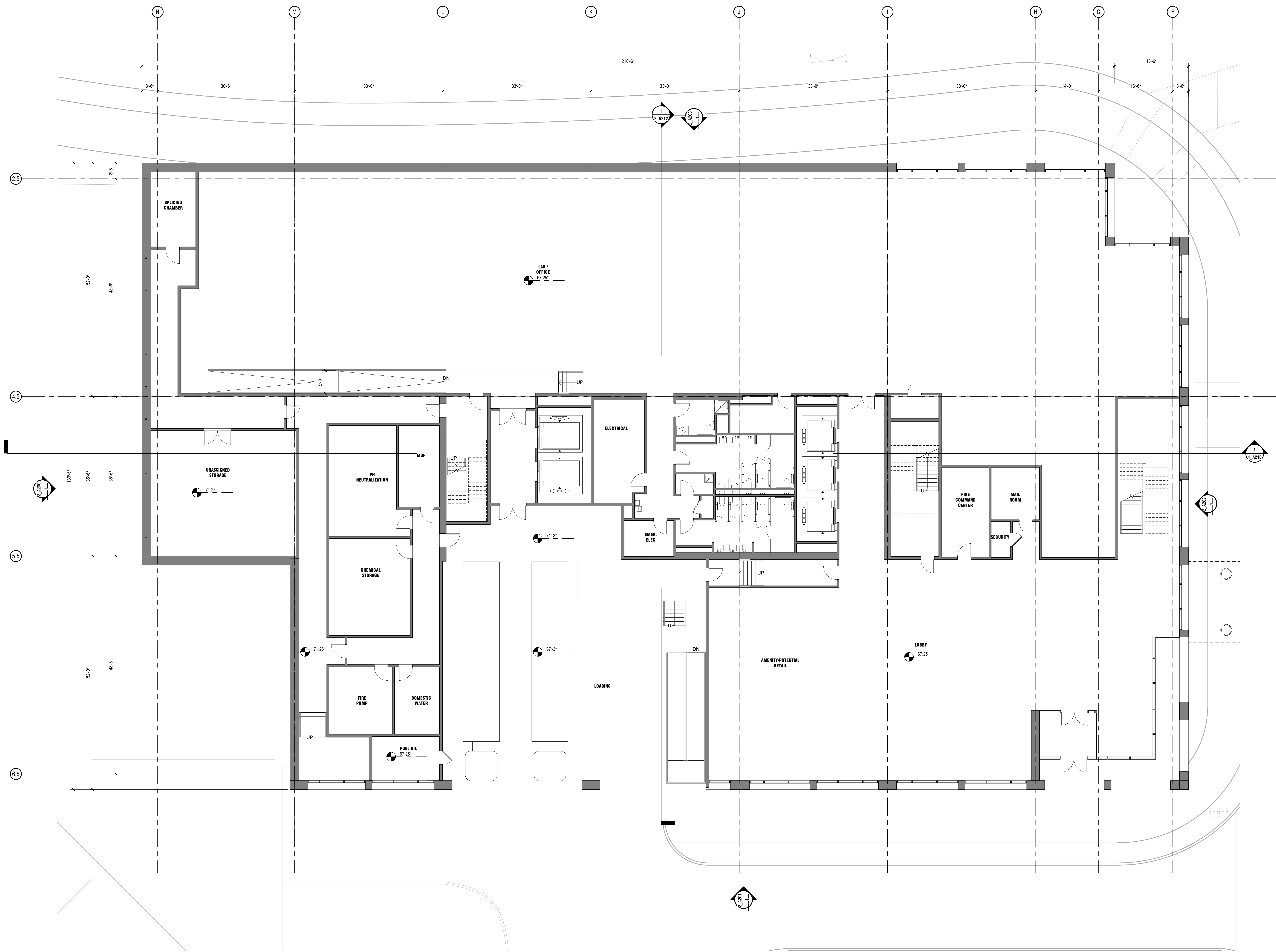
DRAWING NUMBER:

1 A203

1 A211

DRAWING NUMBER:

1 BUILDING SECTION B (BLDG 1)
SCALE: 1/8" = 1'-0" 1 A101



Riverside 1 & 2

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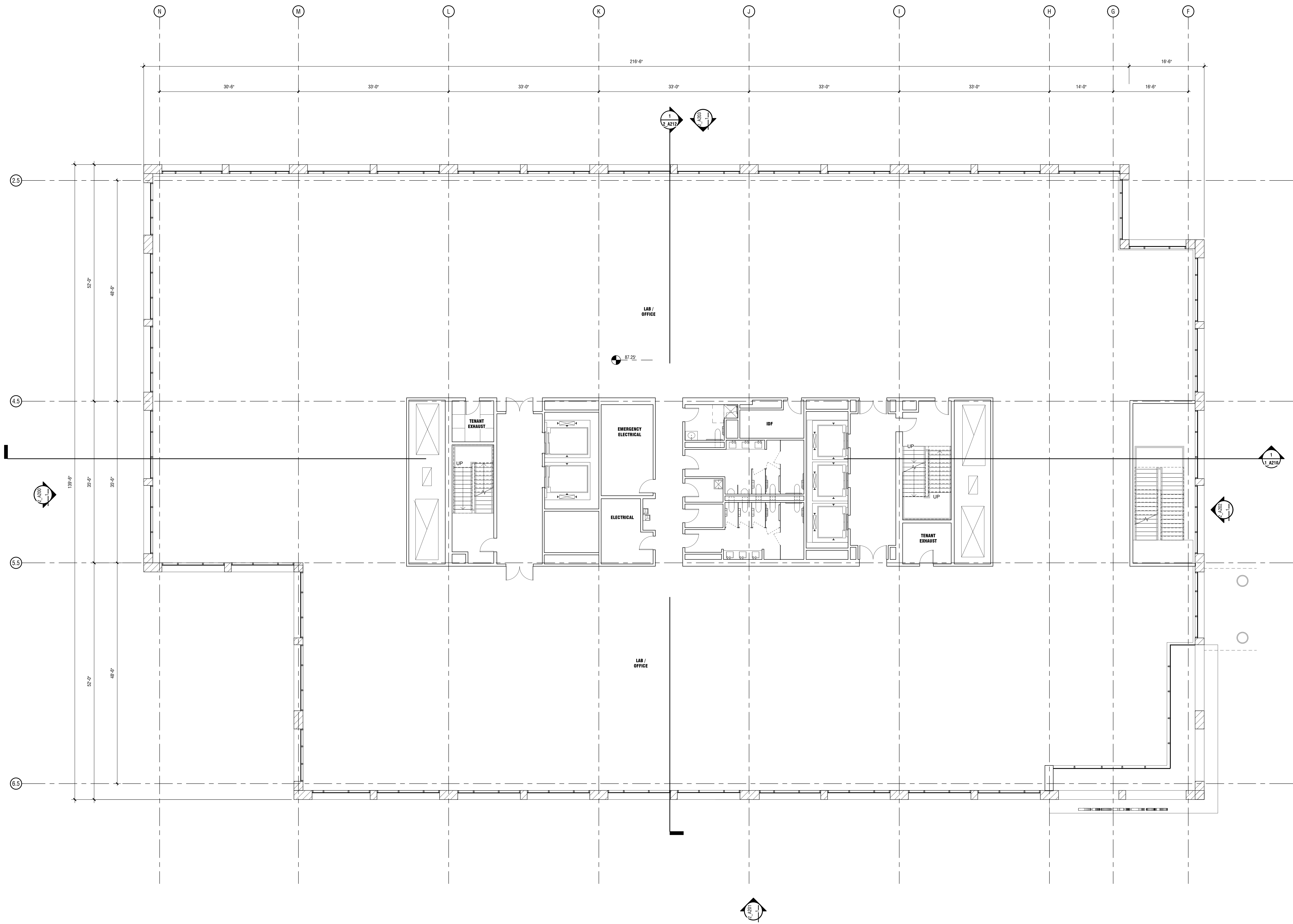
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NOT LISTED HERE

SCALE: 1/8" = 1'-0"

DRAWING NAME:
**FLOOR PLAN -
LEVEL 1 (BLDG 2)**

Ref. North
DRAWING NUMBER:

2_A101



1 LEVEL 2, BLDG 2
SCALE: 1/8" = 1'-0" 1_A100

Riverside 1 & 2

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SCALE: 1/8" = 1'-0"

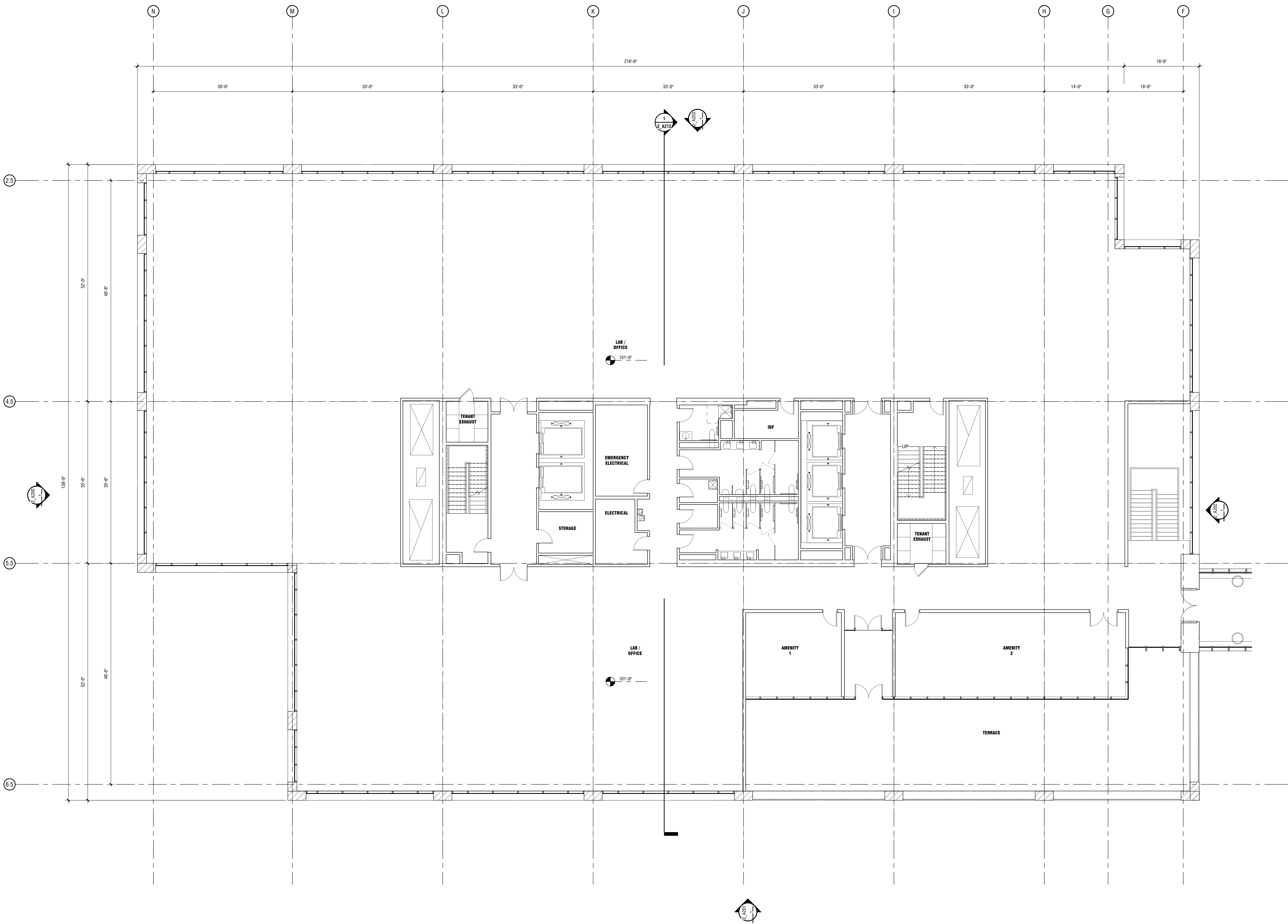
DRAWING NAME:

FLOOR PLAN -
LEVEL 2 (BLDG 2)

Ref. North

DRAWING NUMBER:

2_A102



1 LEVEL 3, BLDG 2

SCALE: 1/8" = 1'-0"

1_A200

Riverside 1 & 2

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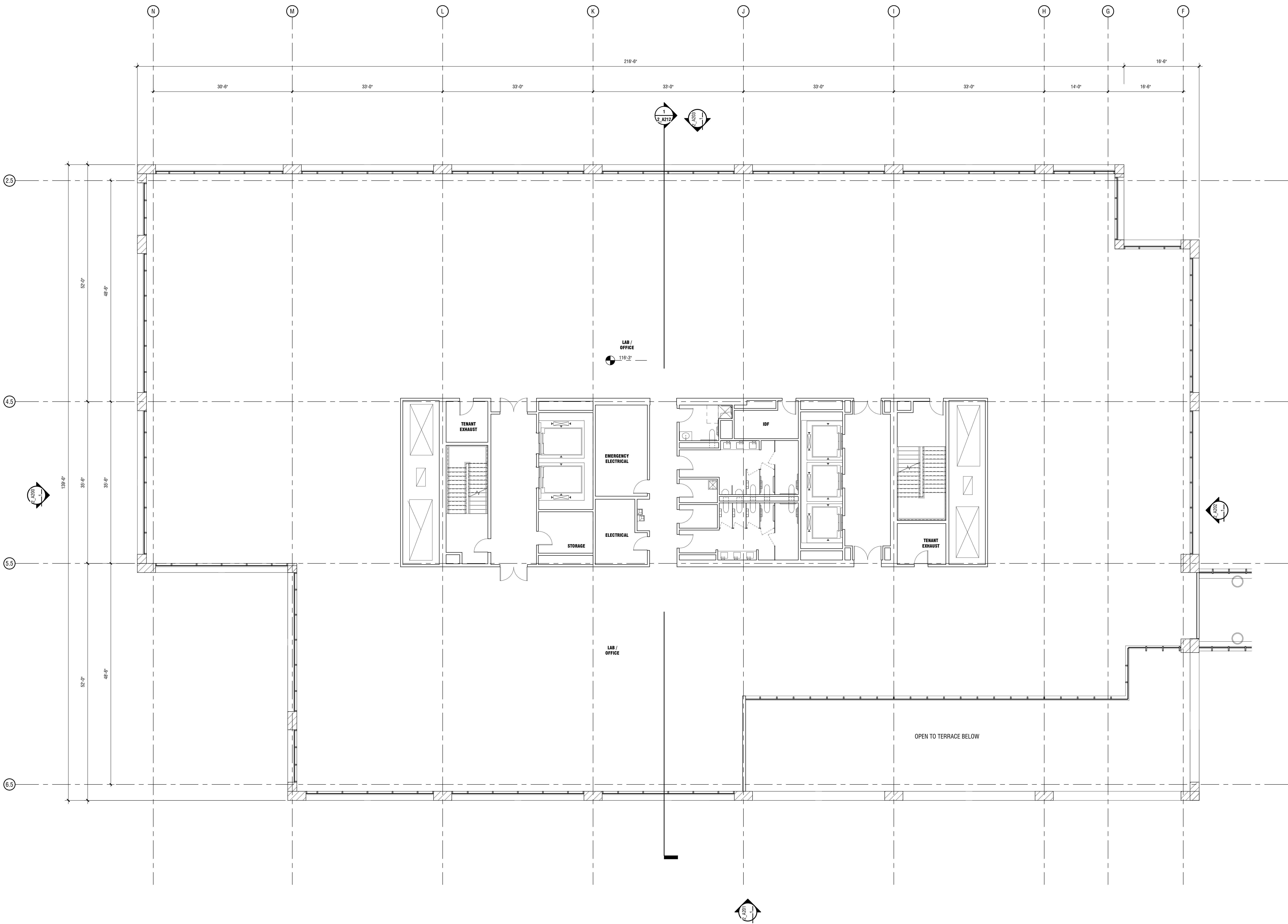
SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

SCALE: 1/8" = 1'-0"

DRAWING NAME:
**FLOOR PLAN -
LEVEL 3 (BLDG 2)**

Ref. North
DRAWING NUMBER:

2_A103



1 LEVEL 4, BLDG 2

SCALE: 1/8" = 1'-0"

1_A100

Riverside 1 & 2

Newton, Massachusetts

Client

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Jensen Hughes
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January 12, 2021

Schematic Plans Submissions

PROJECT NUMBER: 20037

DATE: January 12, 2021

REVISIONS:

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SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

SCALE: 1/8" = 1'-0"

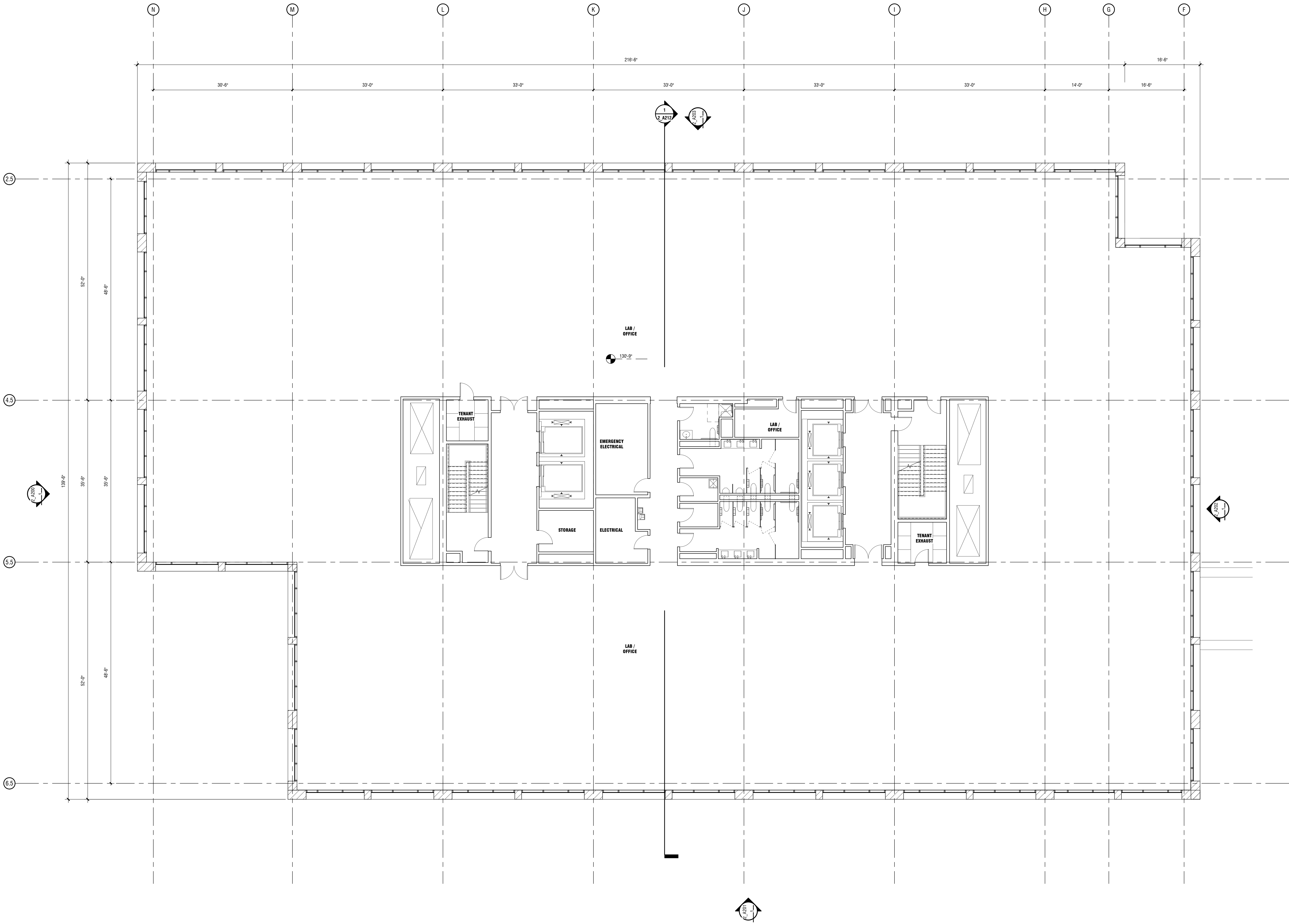
DRAWING NAME:

FLOOR PLAN -
LEVEL 4 (BLDG 2)

Ref. North

DRAWING NUMBER:

2_A104



1 LEVEL 5, BLDG 2
SCALE: 1/8" = 1'-0"
1_A100

Riverside 1 & 2

Newton, Massachusetts

Client

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January 12, 2021

Schematic Plans Submissions

PROJECT NUMBER: 20037

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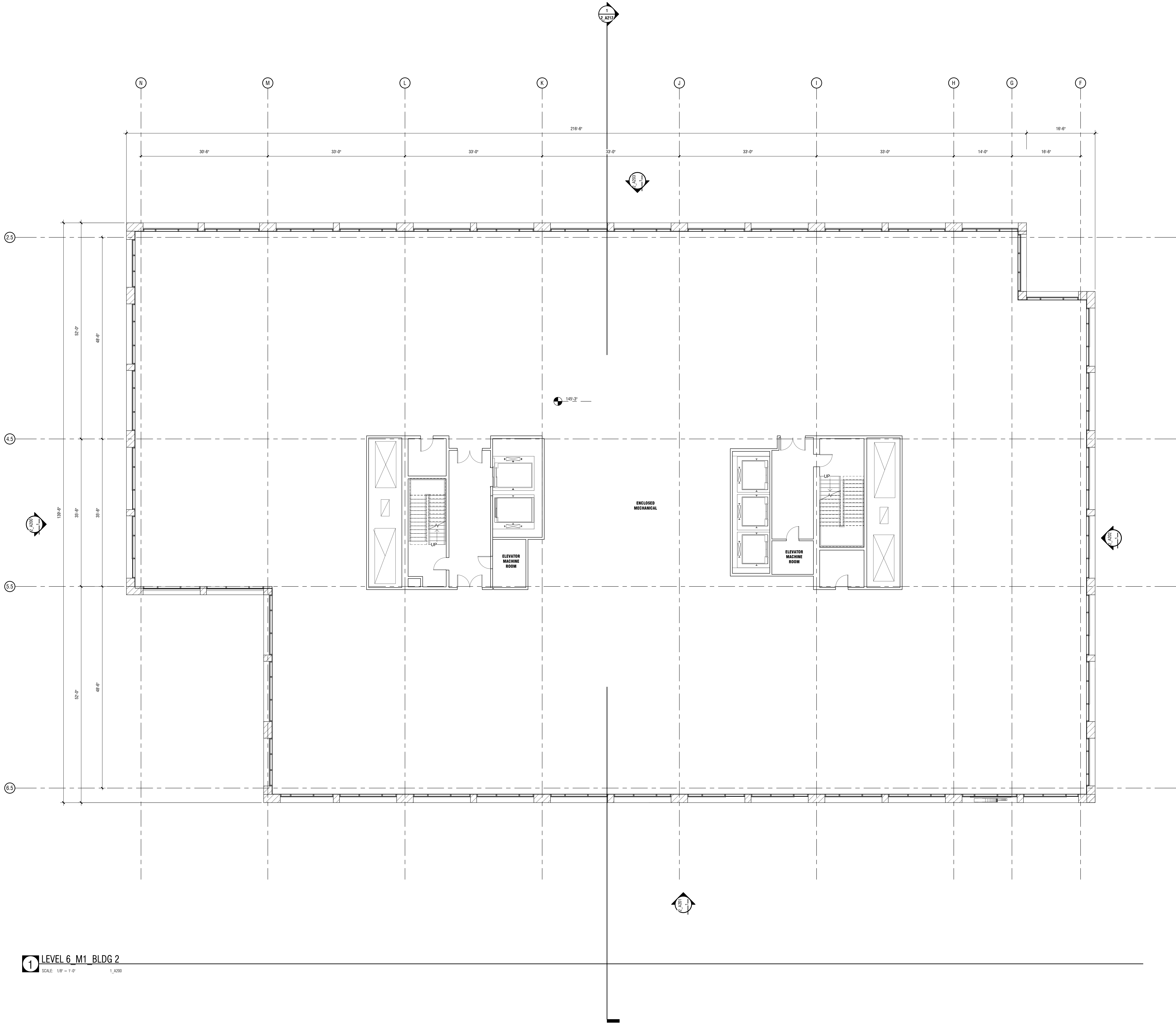
SCALE: 1/8" = 1'-0"

DRAWING NAME:

FLOOR PLAN -
LEVEL 5 (BLDG 2)

Ref. North
DRAWING NUMBER:

2_A105



Riverside 1 & 2

Newton, Massachusetts

Client

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January 12, 2021

Schematic Plans Submissions

PROJECT NUMBER: 20037

DATE: January 12, 2021

REVISIONS:

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SEE PREVIOUS ISSUES FOR REVISIONS
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SCALE: 1/8" = 1'-0"

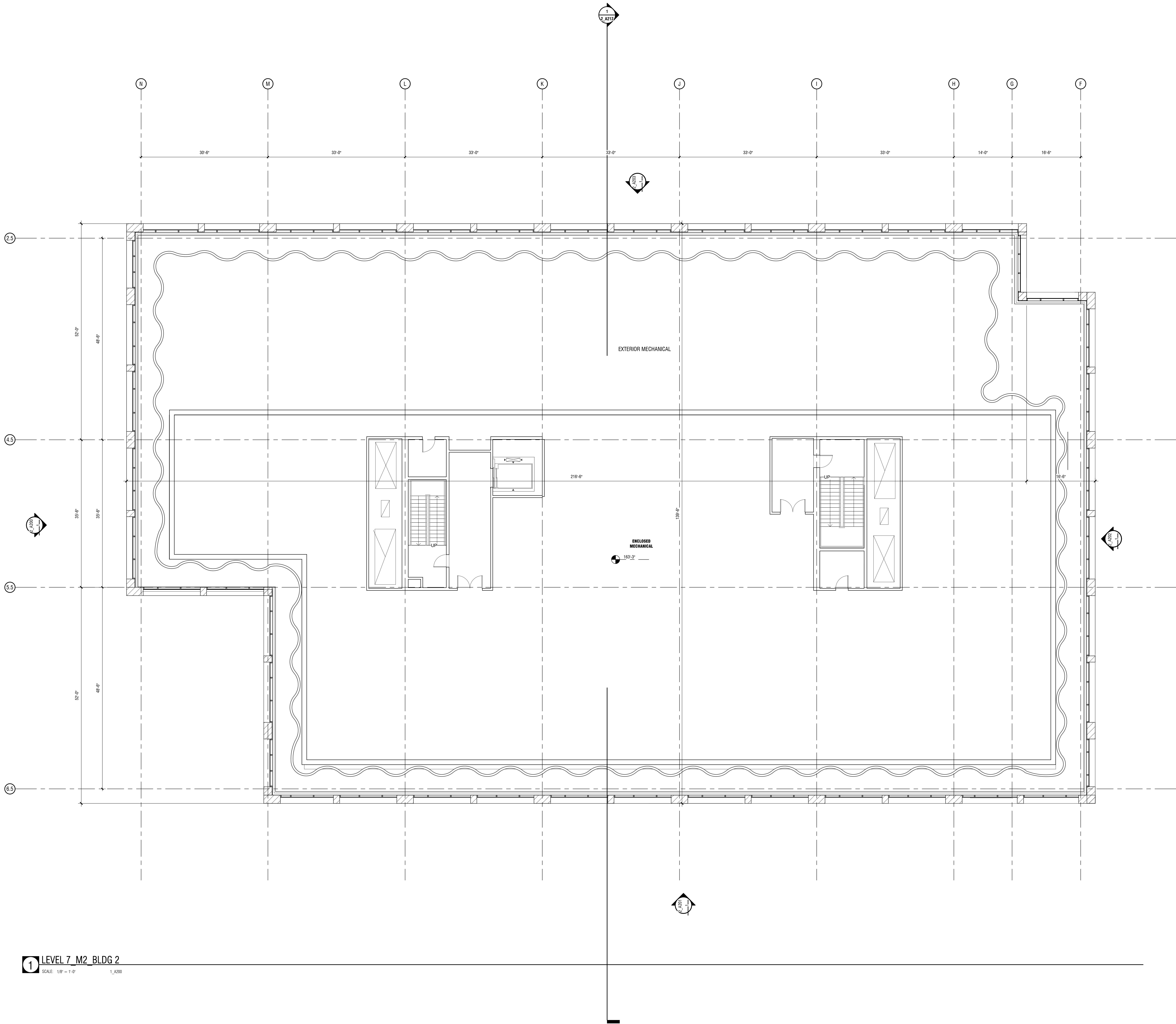
DRAWING NAME:

FLOOR PLAN -
LEVEL 6_M1
(BLDG 2)

Ref. North

DRAWING NUMBER:

2_A106



Riverside 1 & 2

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Client

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January 12, 2021

Schematic Plans Submissions

PROJECT NUMBER: 20037

DATE: January 12, 2021

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SEE PREVIOUS ISSUES FOR REVISIONS
NOT LISTED HERE

SCALE: 1/8" = 1'-0"

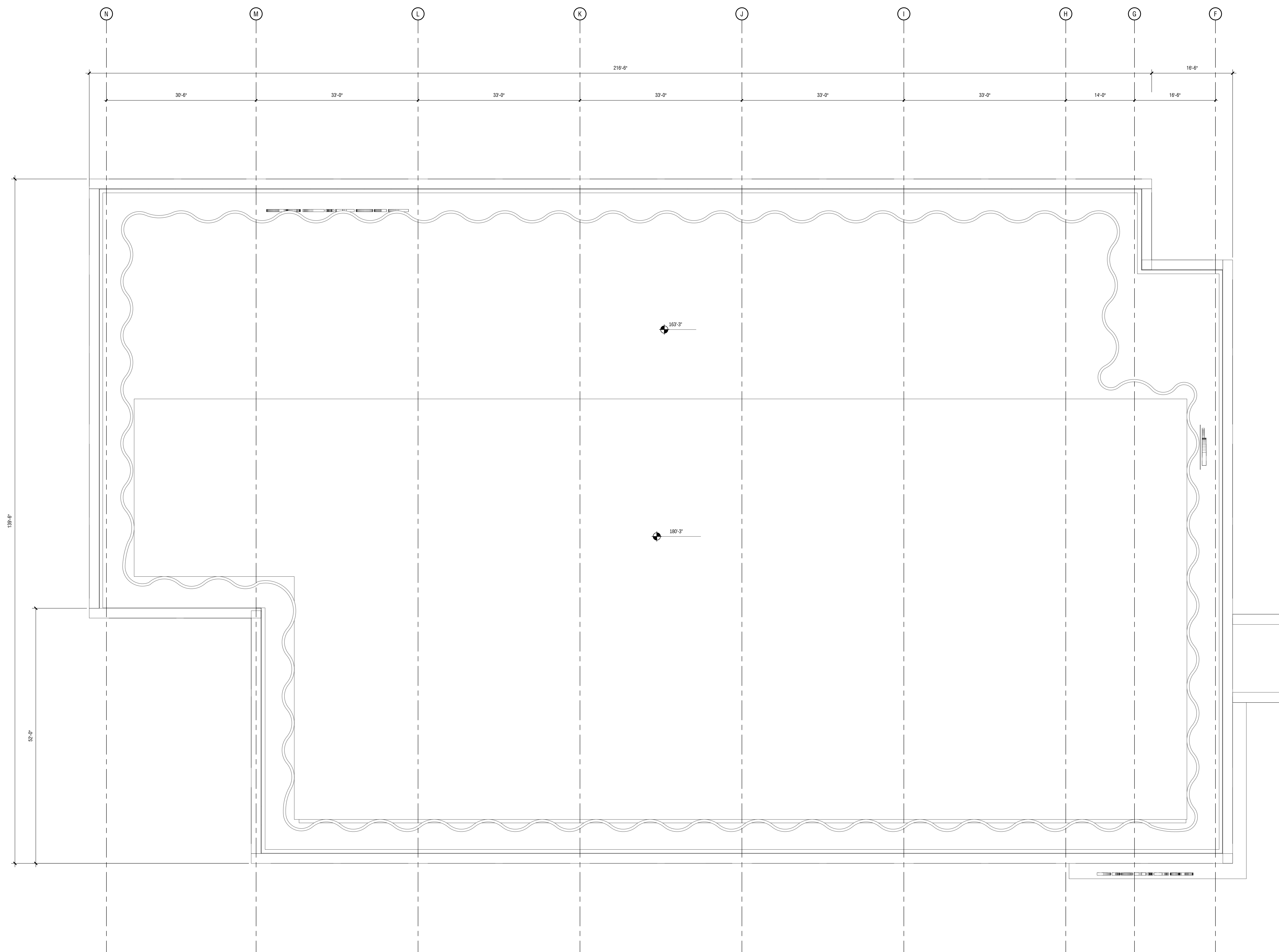
DRAWING NAME:

FLOOR PLAN -
LEVEL 7_M2
(BLDG 2)

Ref. North

DRAWING NUMBER:

2_A107



1 ROOF BLDG 2
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

1 A200

Schematic Plans Submissions

PROJECT NUMBER:	20037
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DATE: January 12, 2021

REVISIONS:

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SCALE: $1/8" = 1'-0"$

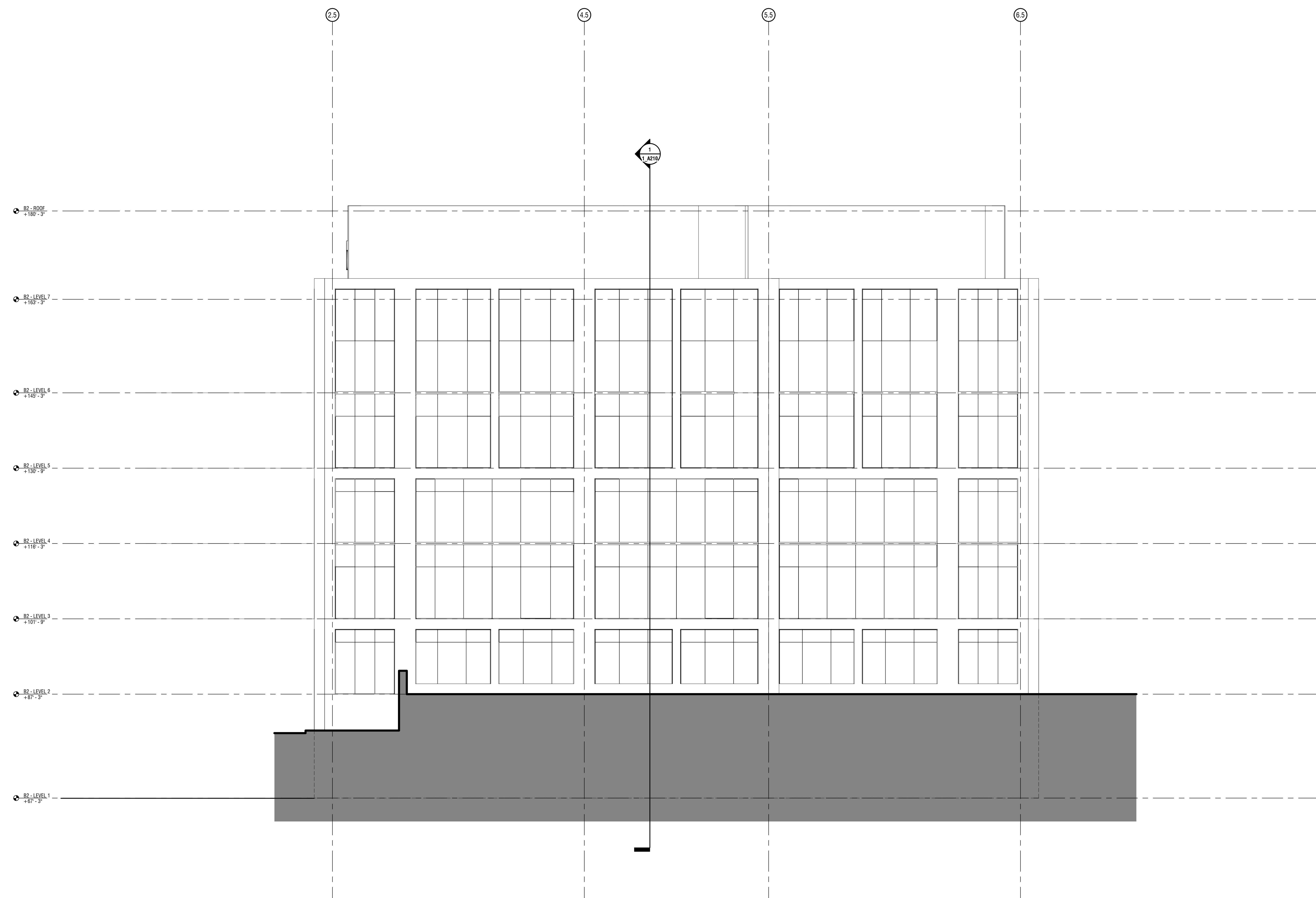
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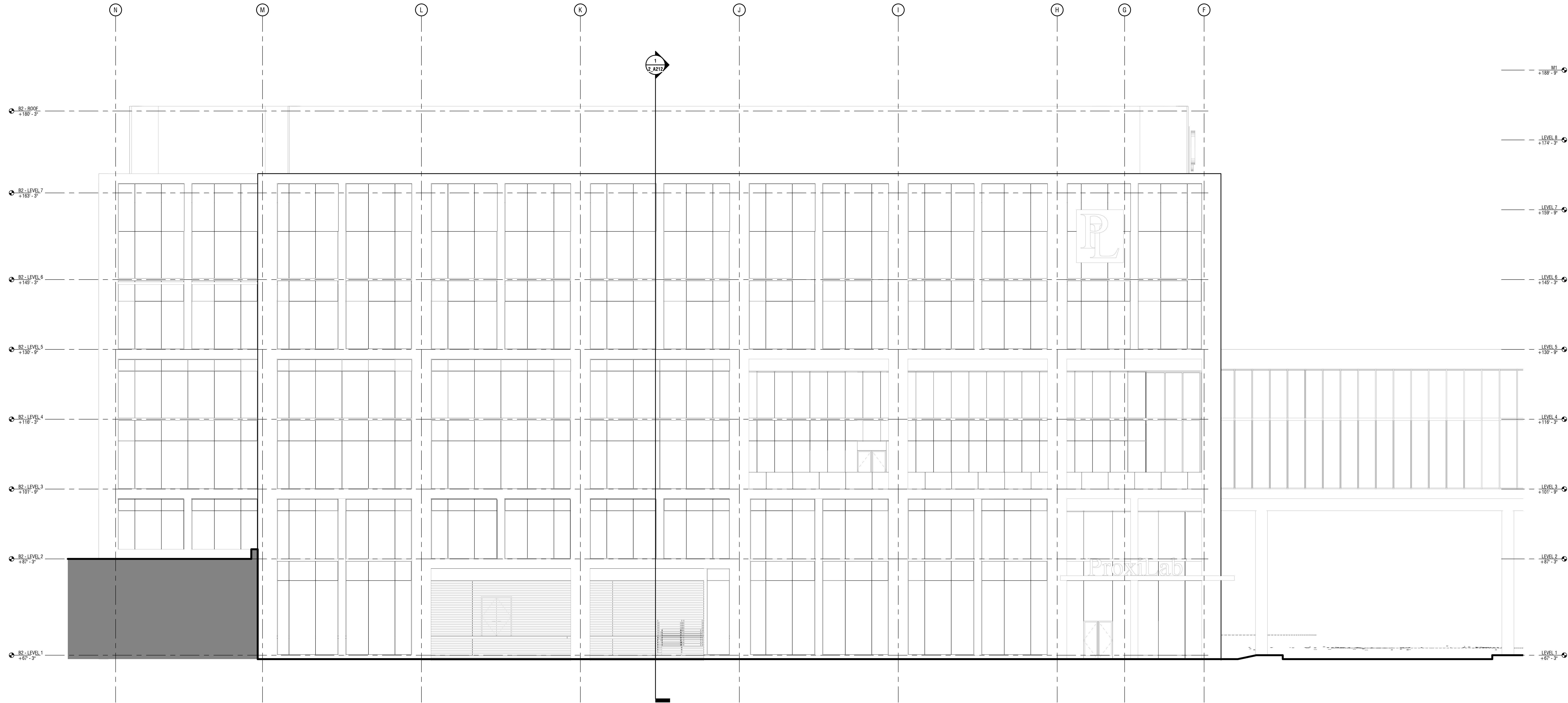
FLOOR PLAN -
ROOF (BLDG 2)



DRAWING NUMBER:

2_A108





Riverside 1 & 2

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Schematic Plans Submissions

PROJECT NUMBER: 20037

DATE: January 12, 2021

REVISIONS:		
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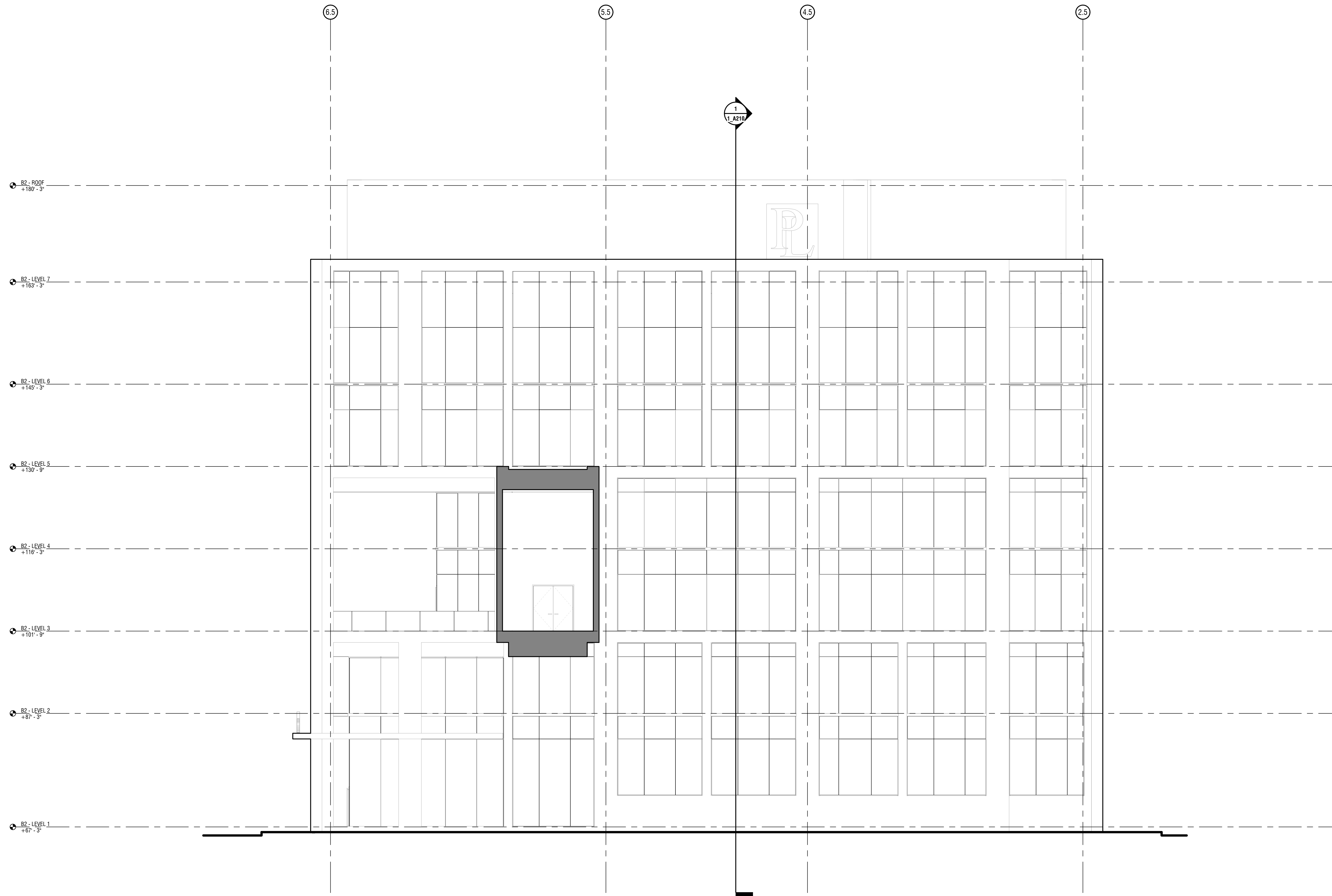
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SCALE: 1/8" = 1'-0"

DRAWING NAME:
**BUILDING
ELEVATIONS
(BLDG 2)**

DRAWING NUMBER:

2_A201



Riverside 1 & 2

Newton, Massachusetts

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Schematic Plans Submissions

PROJECT NUMBER: 20037

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REVISIONS:		
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SCALE: 1/8" = 1'-0"

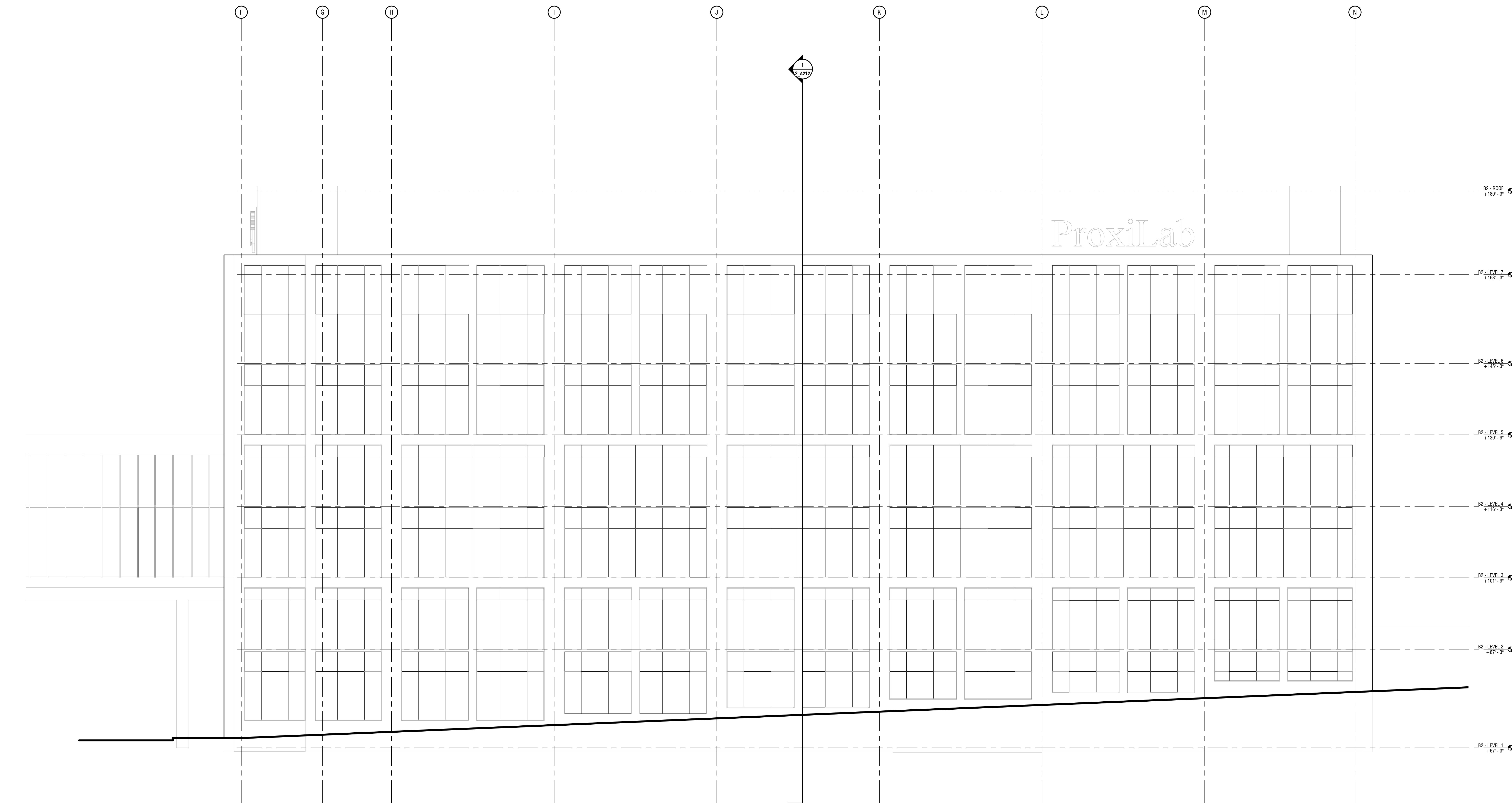
DRAWING NAME:
**BUILDING
ELEVATIONS
(BLDG 2)**

DRAWING NUMBER:

2_A202

DRAWING NUMBER:

2 A203



1 WEST BLDG 2
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

2_A101

Riverside 1 & 2

Newton, Massachusetts

Client

Alexandria Real Estate Equities, Inc.
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Cambridge MA / 02139
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SCALE: 1/8" = 1'-0"

DRAWING NAME:
BUILDING
SECTION (BLDG
2)

DRAWING NUMBER:

2_A211

