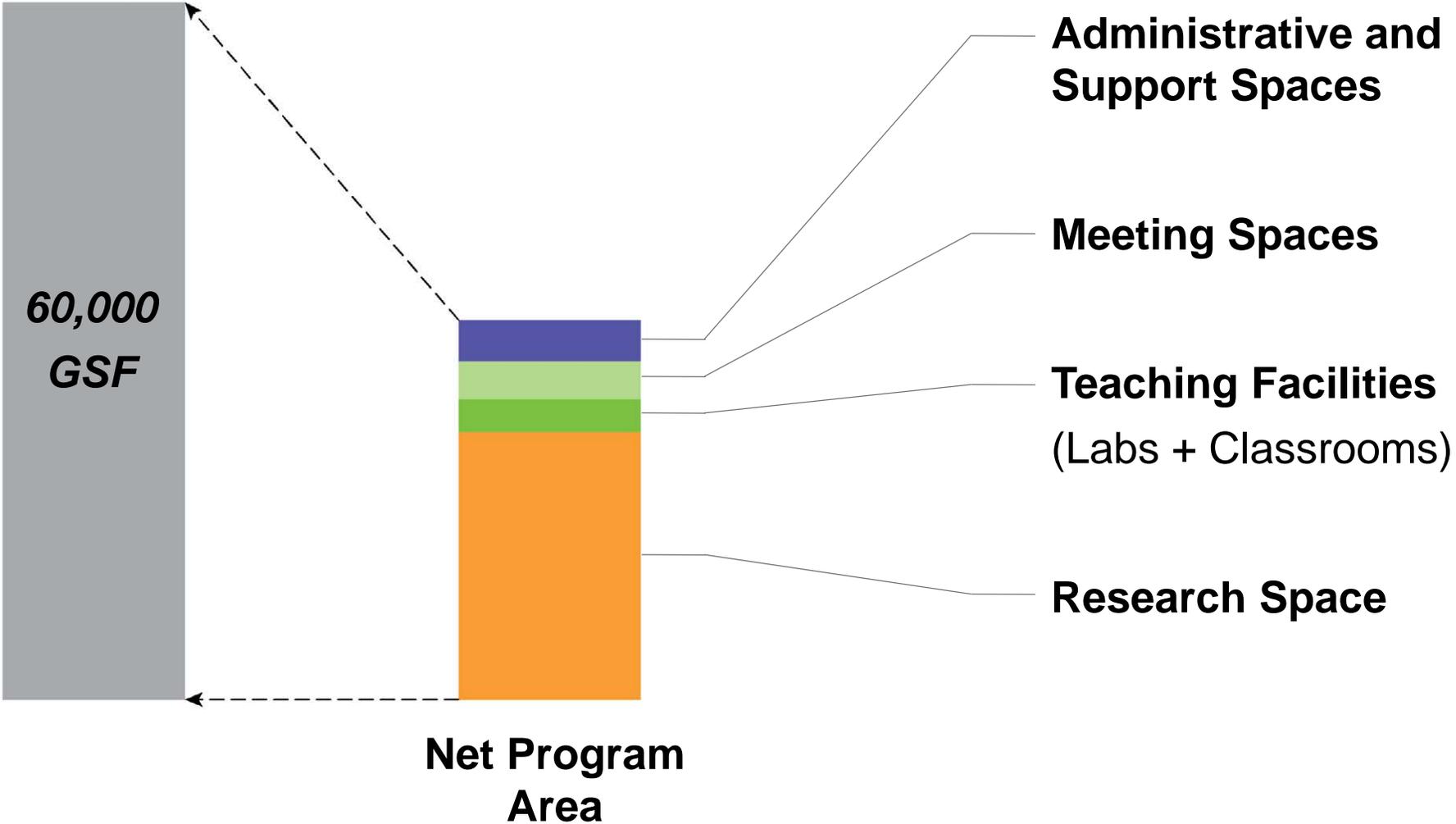




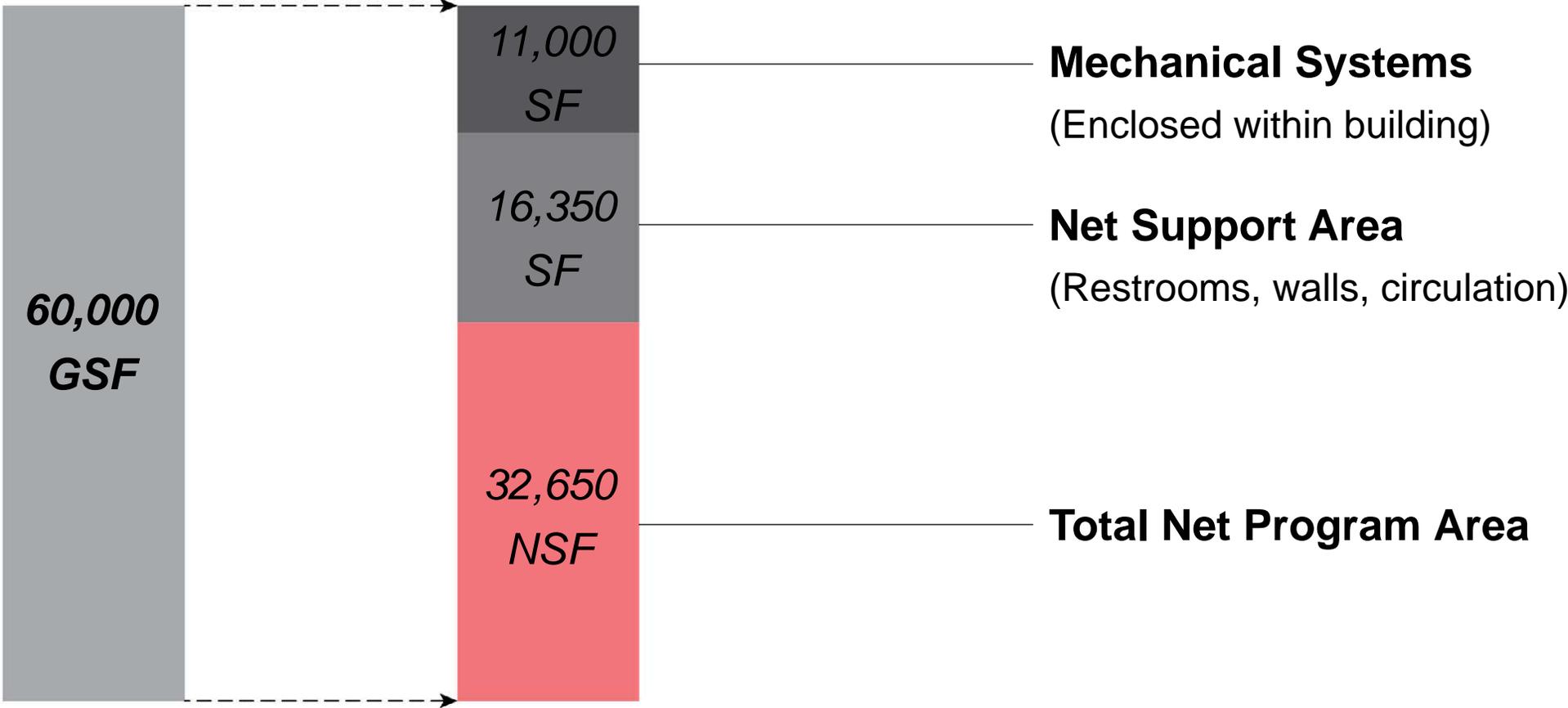
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Space Type

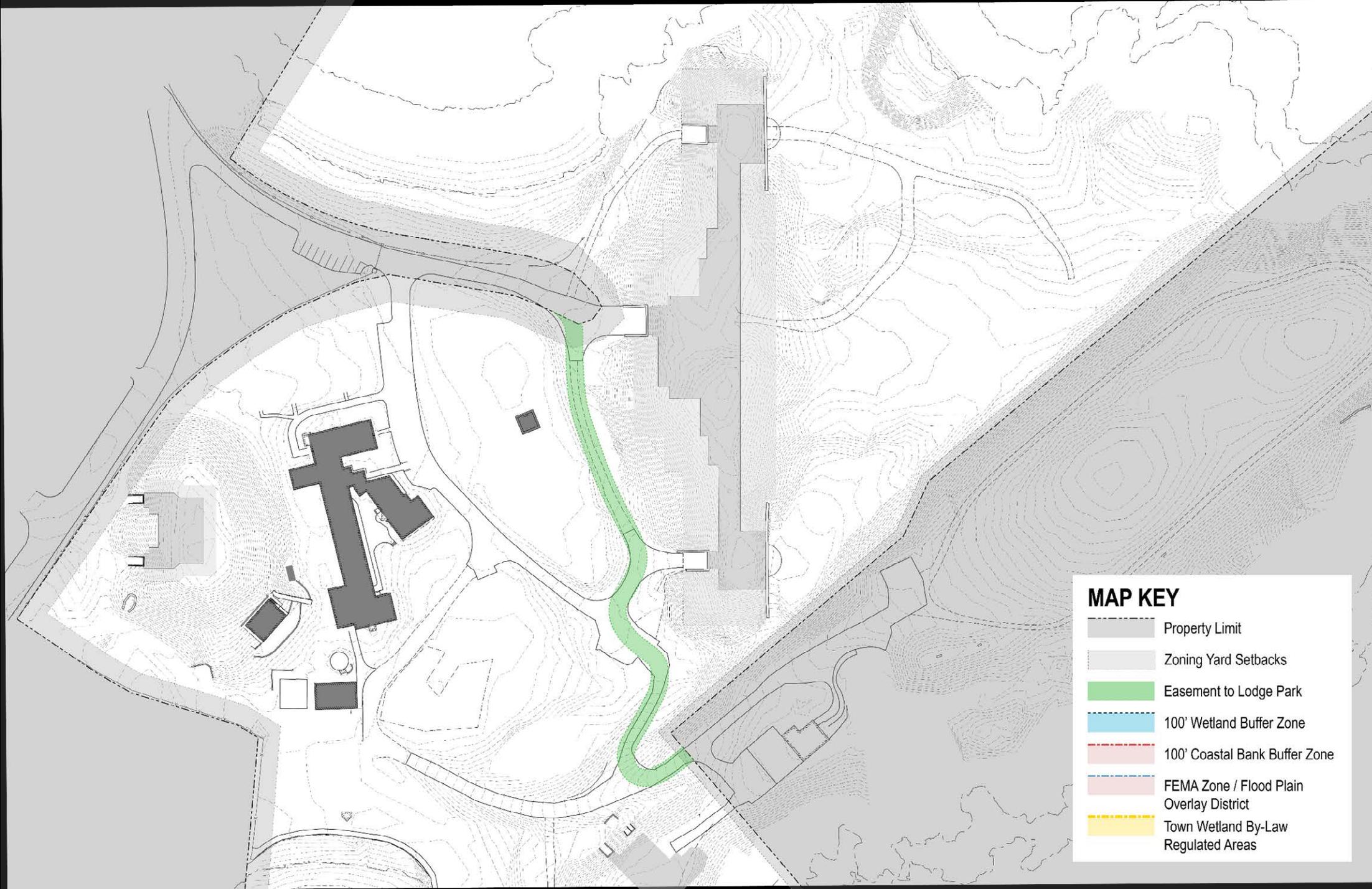


Space Type



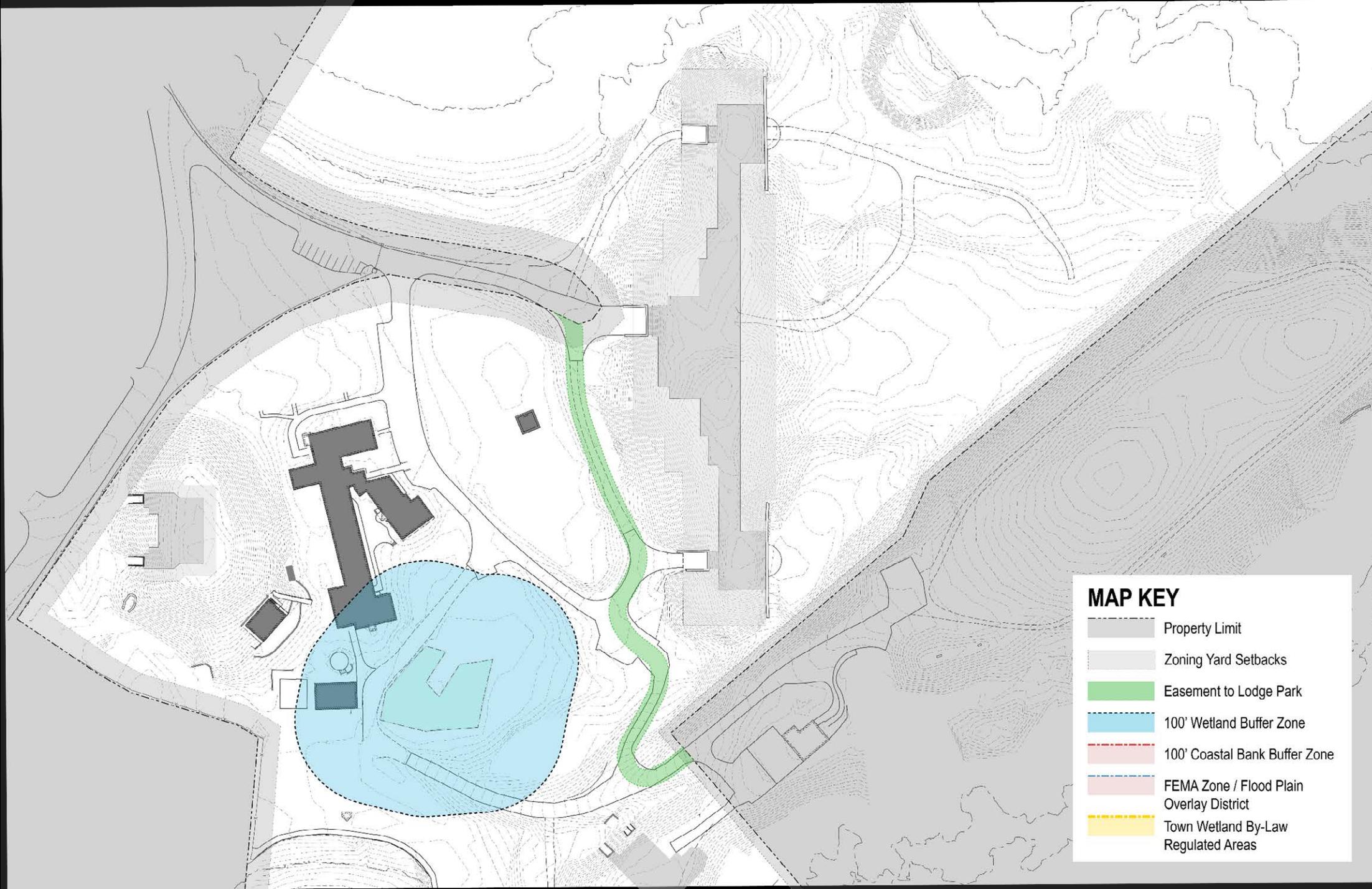


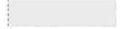
MAP KEY	
	Property Limit
	Zoning Yard Setbacks
	Easement to Lodge Park
	100' Wetland Buffer Zone
	100' Coastal Bank Buffer Zone
	FEMA Zone / Flood Plain Overlay District
	Town Wetland By-Law Regulated Areas

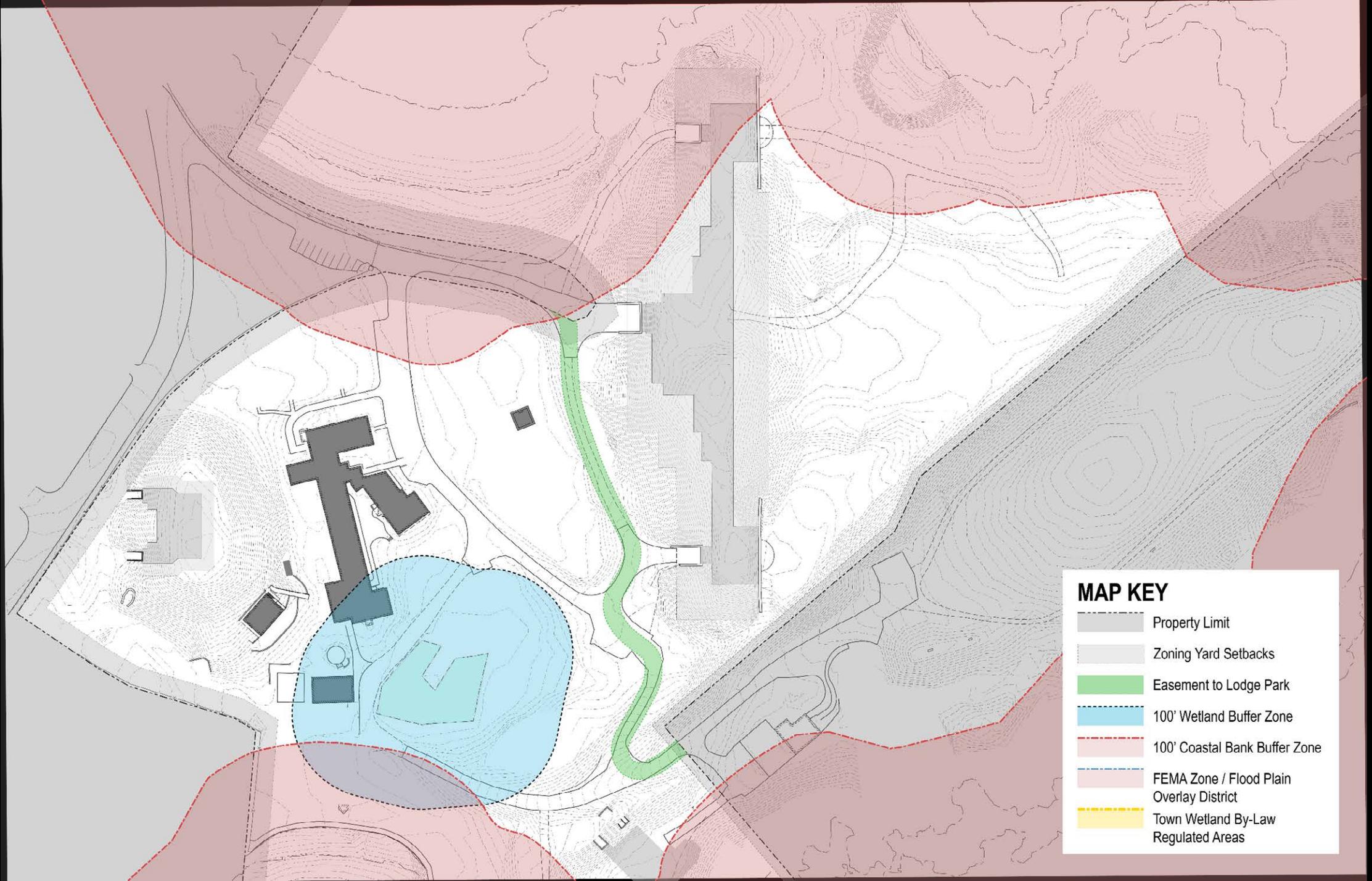


MAP KEY

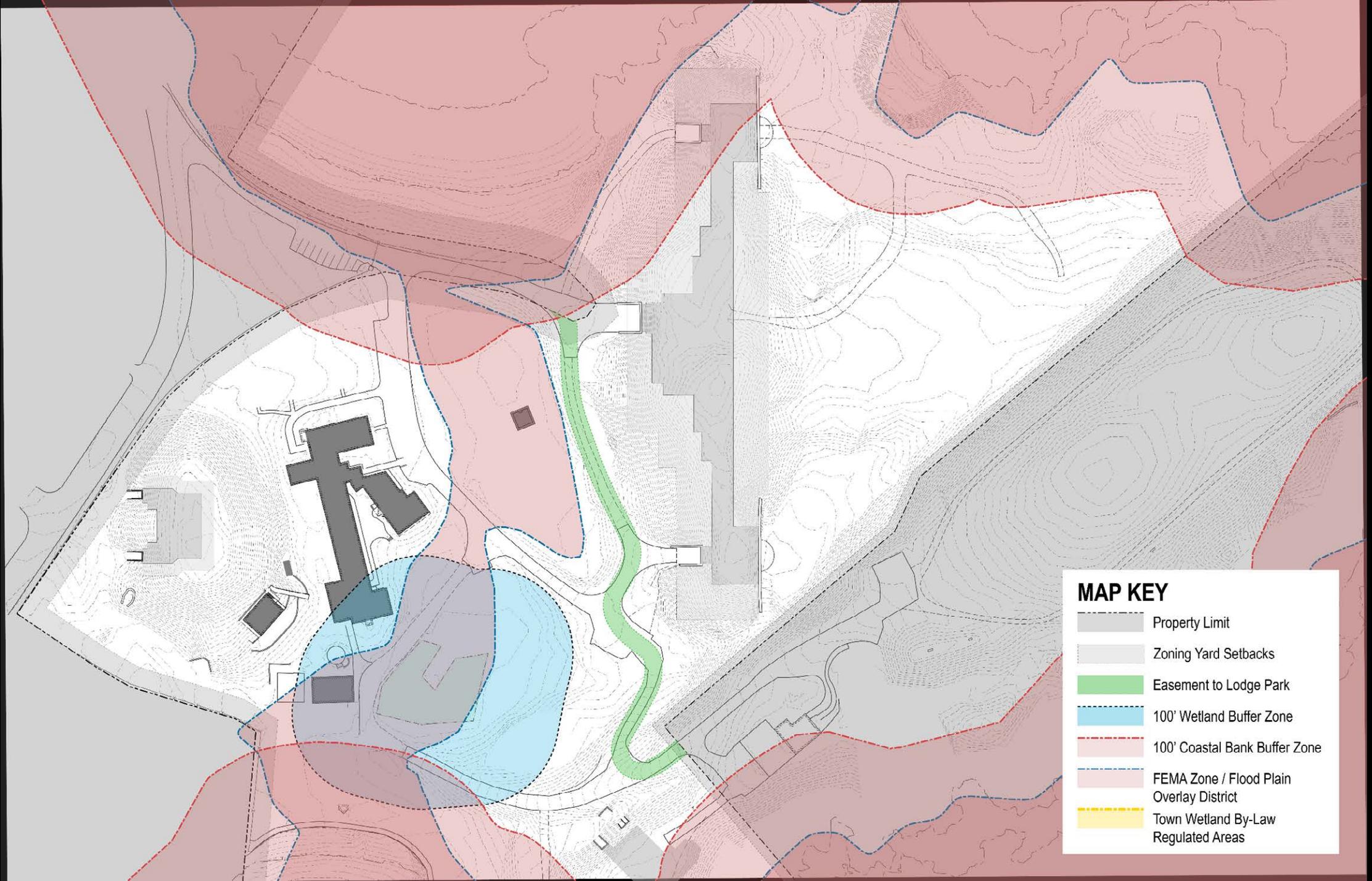
- Property Limit
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- Town Wetland By-Law Regulated Areas

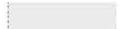


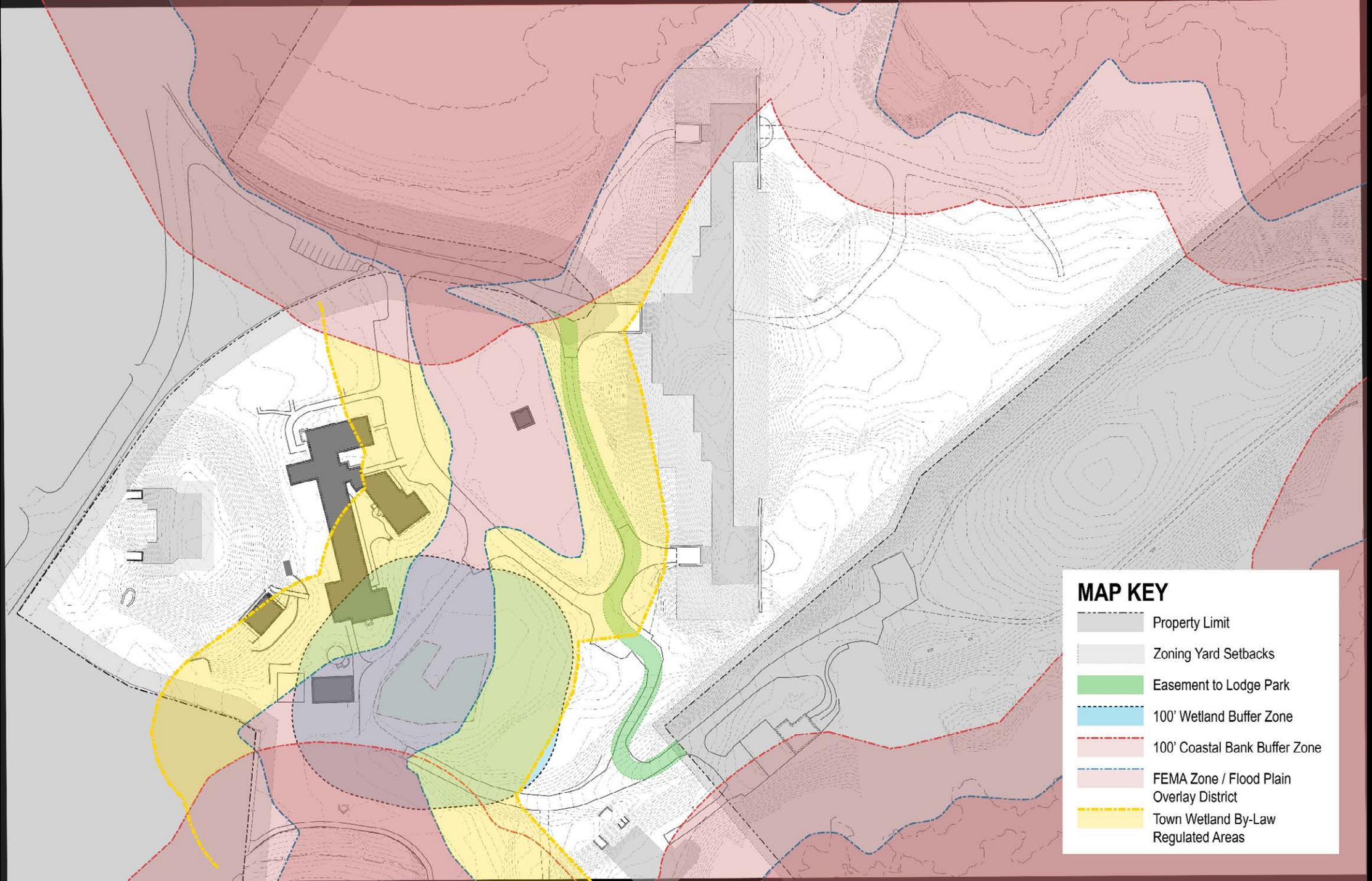
MAP KEY	
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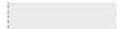


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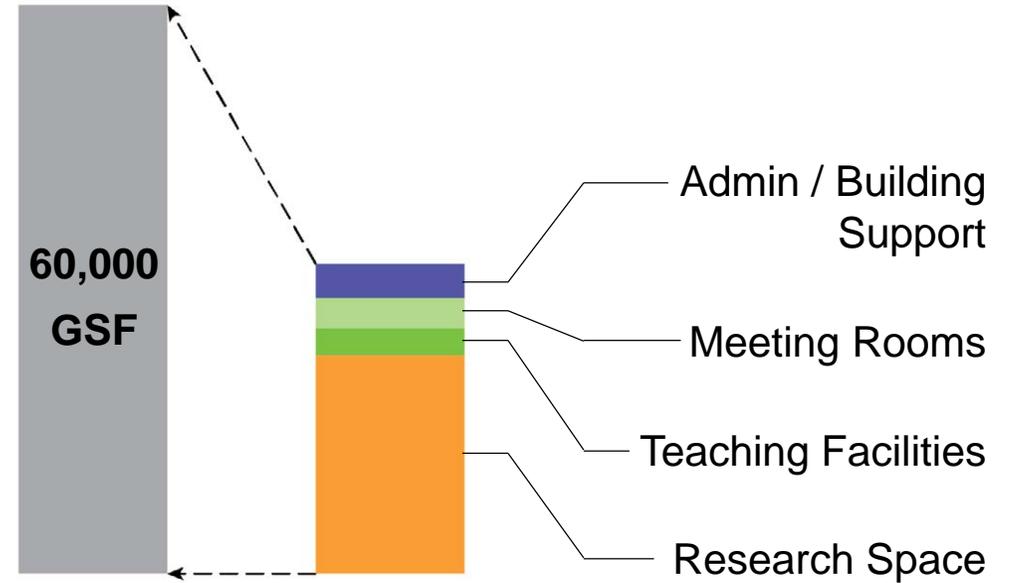
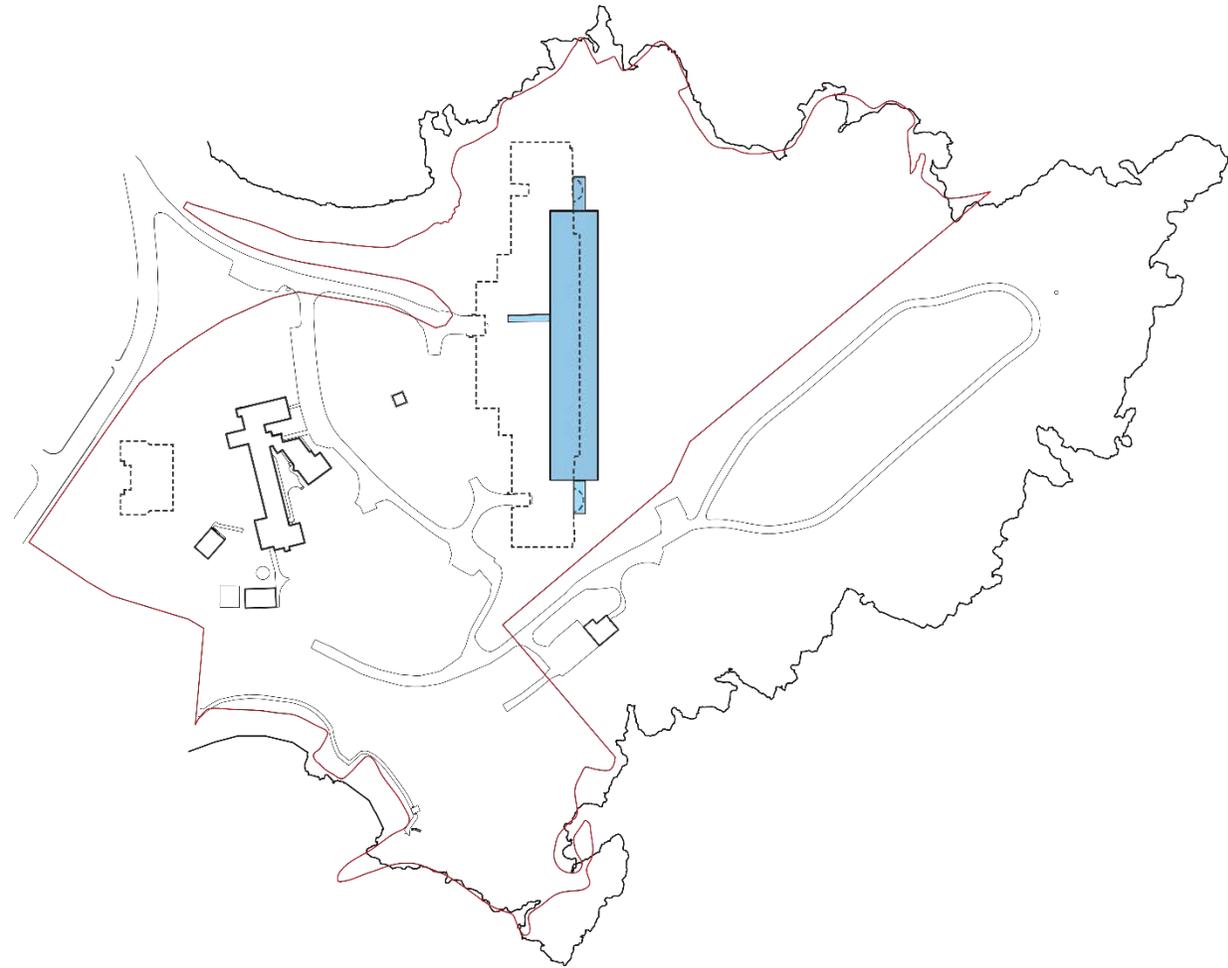
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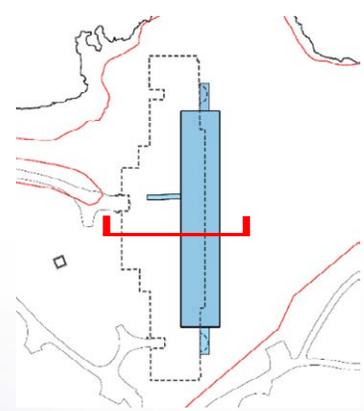
- **Project builds on capital investments in existing Bunker facility**
- **Siting of new construction preserves open area on the site**
- **New construction located above FEMA flood plain and anticipated future sea level rise**
- **Building height and massing responds to residential zoning requirements**





Build on East Side of Murphy Bunker





Floor Area Above Bunker
33,000 GSF

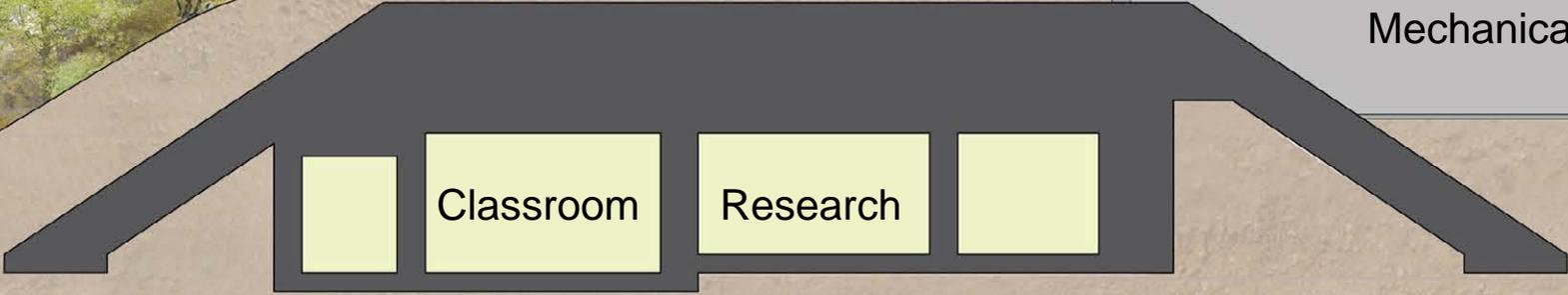
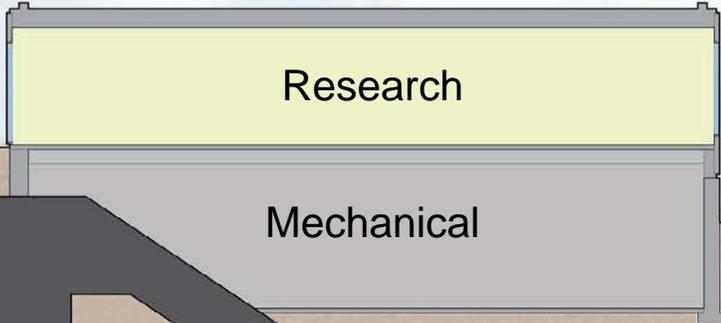
East (Above Bunker)
33,000 GSF

Roof

Level 2

Level 1

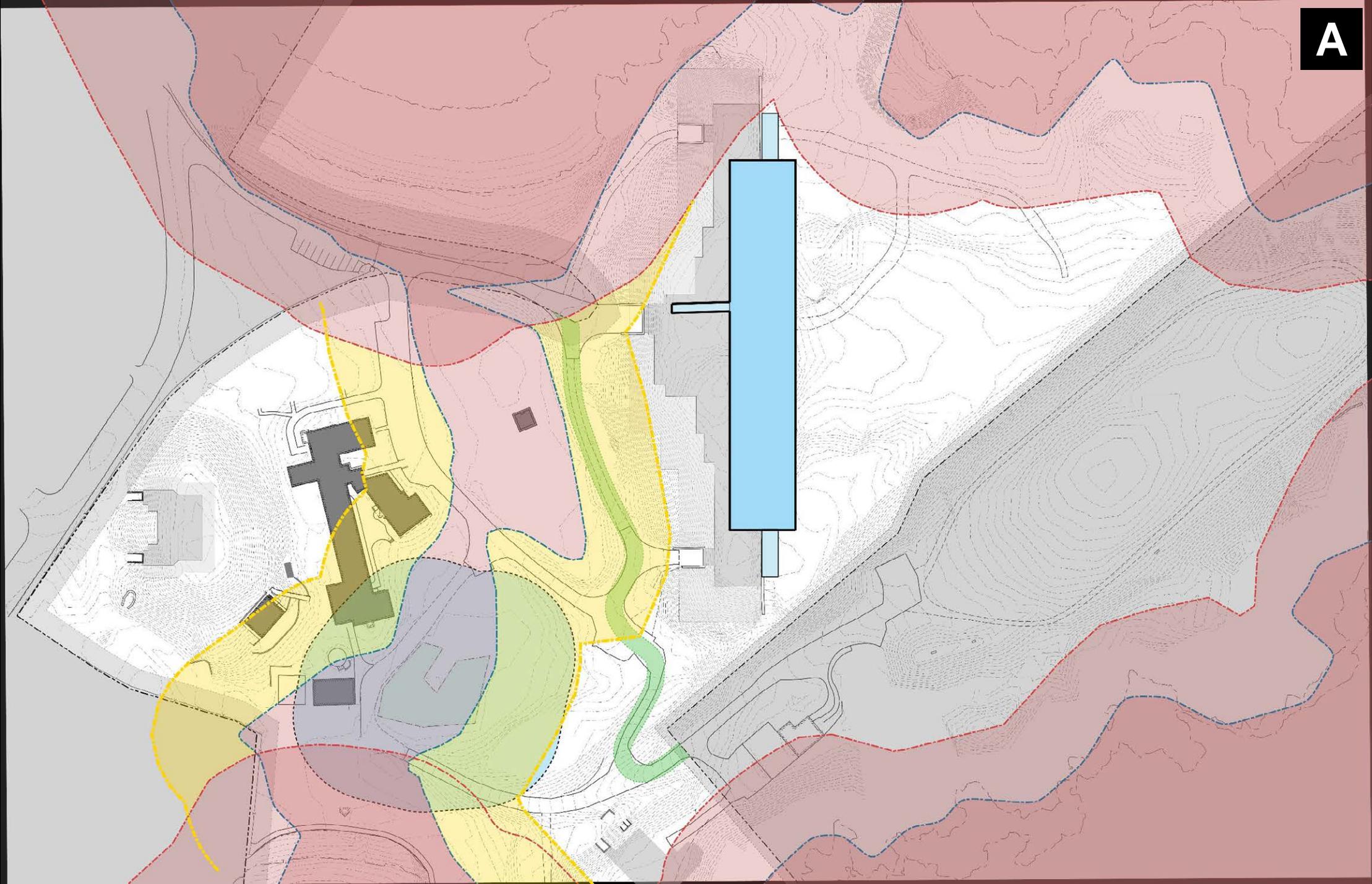
Level B



East (Partially Buried)
27,000 GSF

East Total
60,000 GSF

A





View

Canoe Beach

Geothermal Wells

North Parking

View

Lodge Park

South Parking

Existing Wetlands Maintained Undisturbed

A



Approach View | Winter



Approach View | Summer

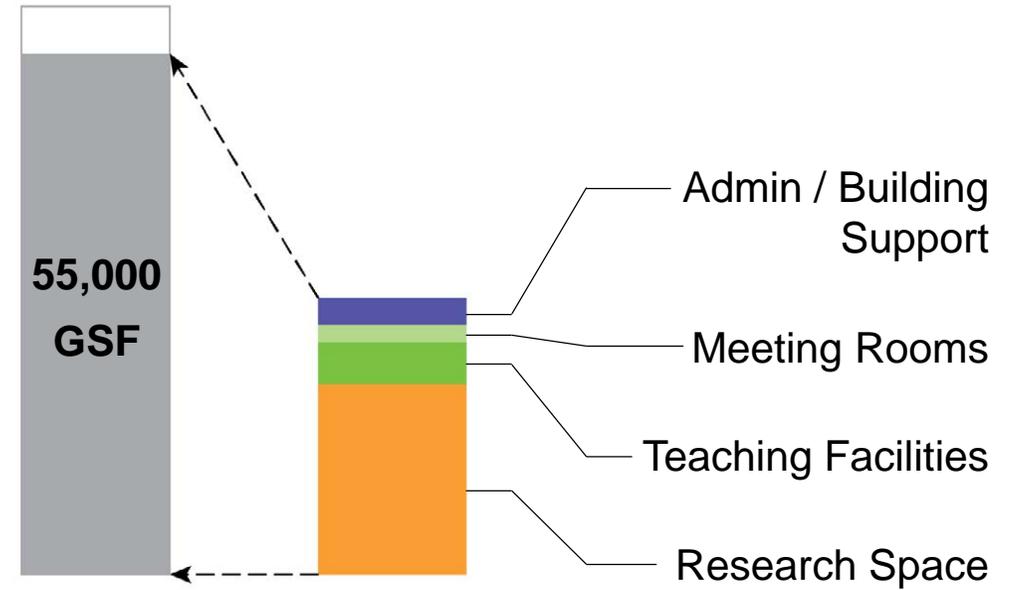
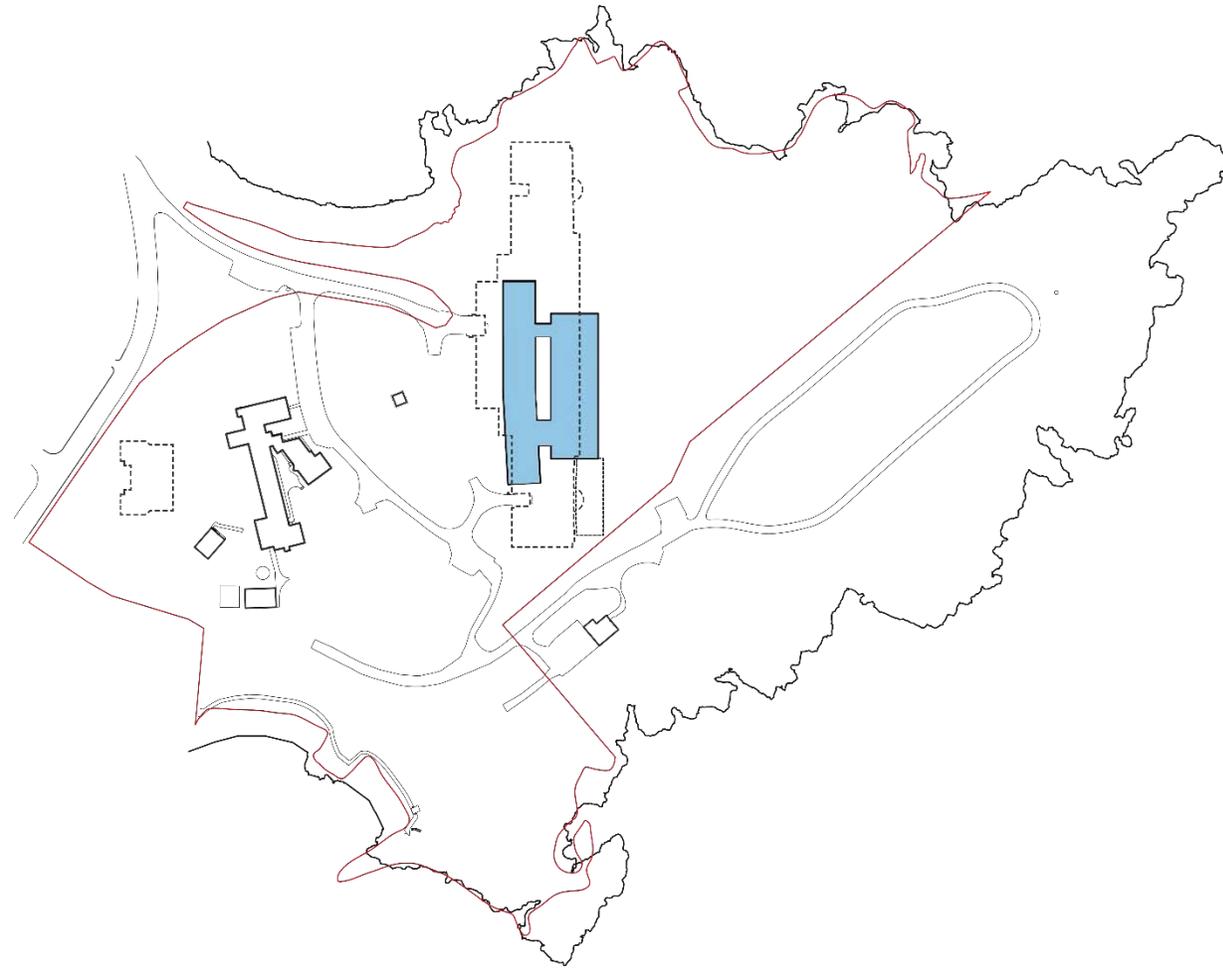
A



Lodge Park View | Winter

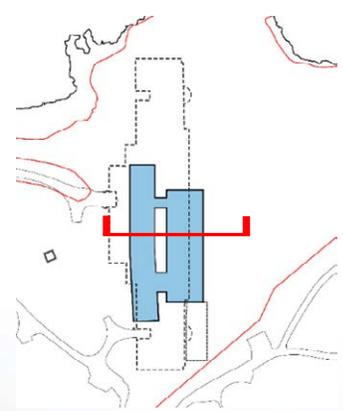


Lodge Park View | Summer



Splits Program Between East and West Sides of Bunker





Floor Area Above Bunker
37,000 GSF

West (Above Bunker)
19,350 GSF

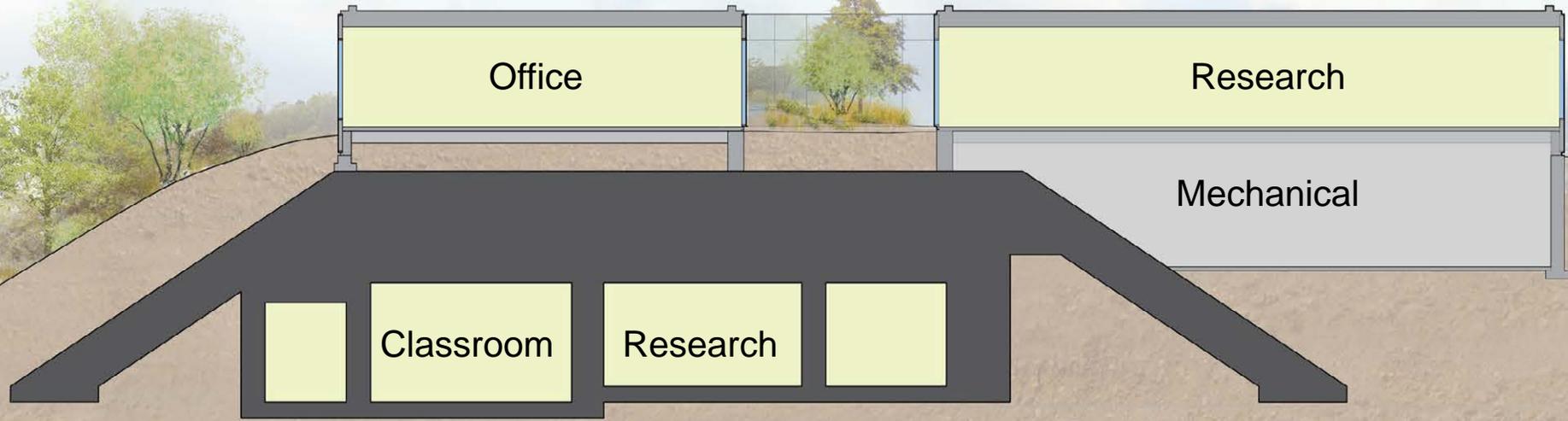
East (Above Bunker)
17,650 GSF

Roof

Level 2

Level 1

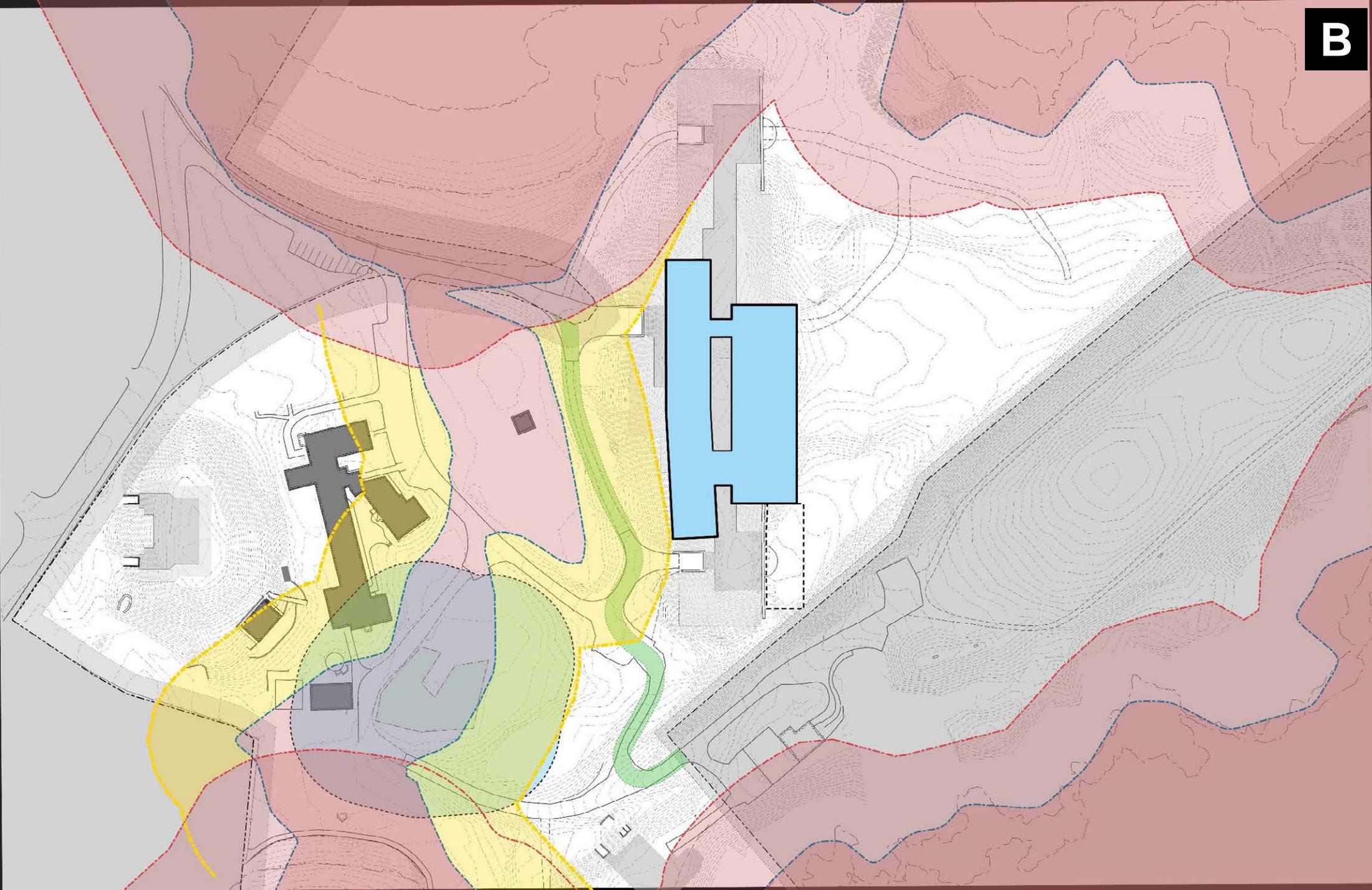
Level B



East (Fully Buried)
18,000 GSF

East Total
35,650 GSF

B





View

Canoe Beach

North Parking

Geothermal Wells

View

Lodge Park

South Parking

Existing Wetlands Maintained Undisturbed

B



Approach View | Winter



Approach View | Summer

B



Lodge Park View | Winter



Lodge Park View | Summer

B



Comparison A

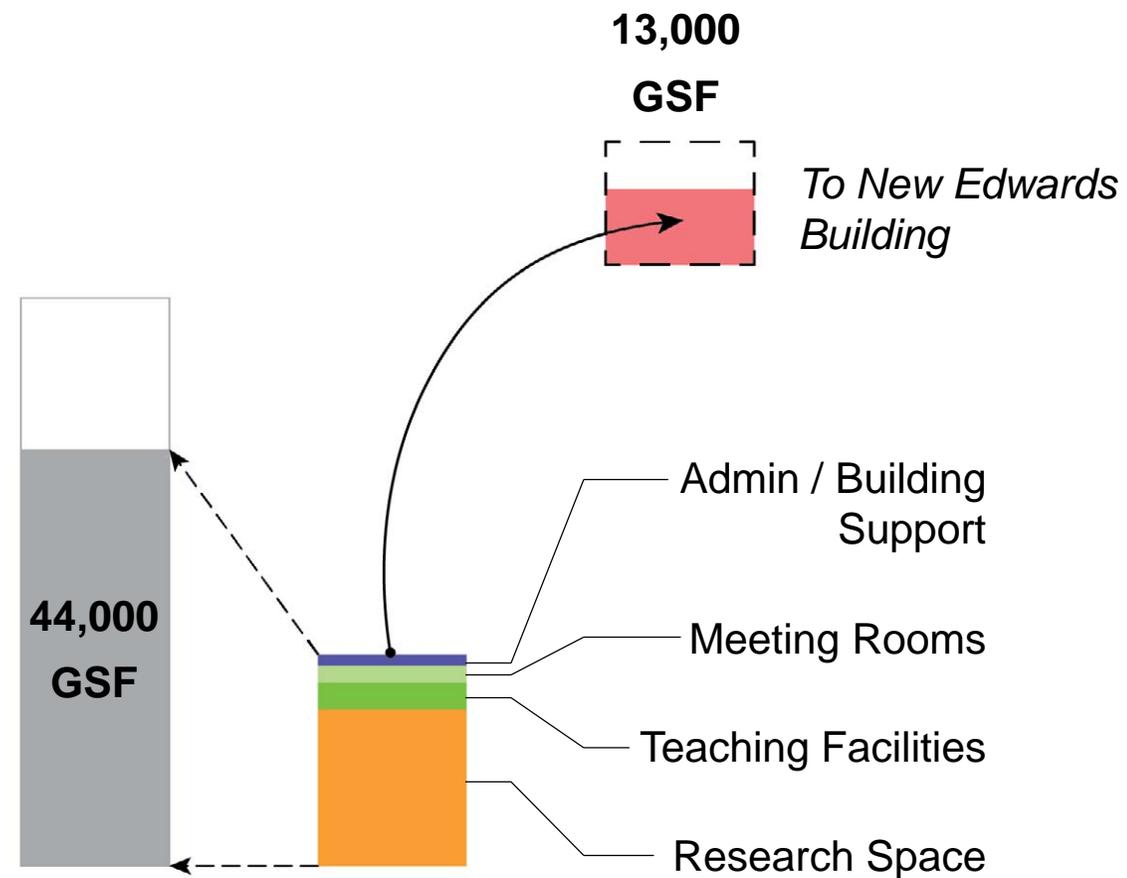
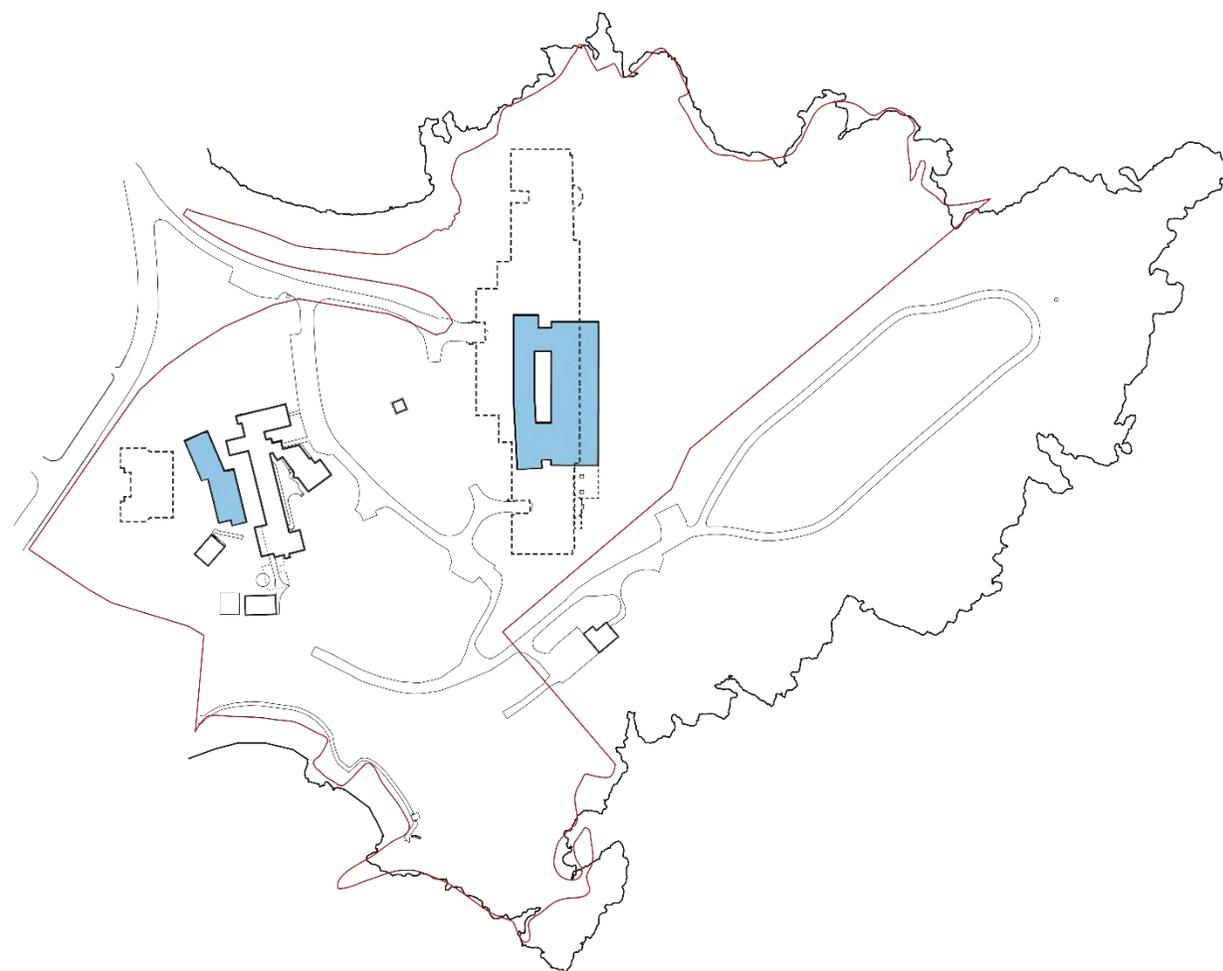




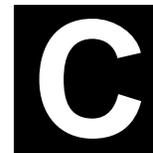
B

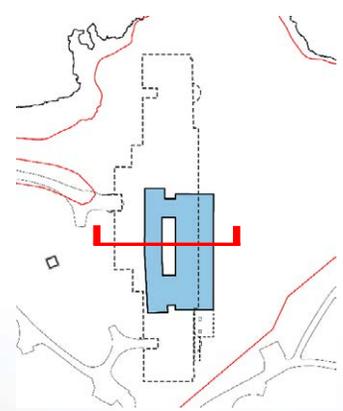


Comparison A



***Splits Program Between East and West Sides of Bunker
and New Building Behind Edwards***





Floor Area Above Bunker
28,650 GSF

West (Above Bunker)
11,000 GSF

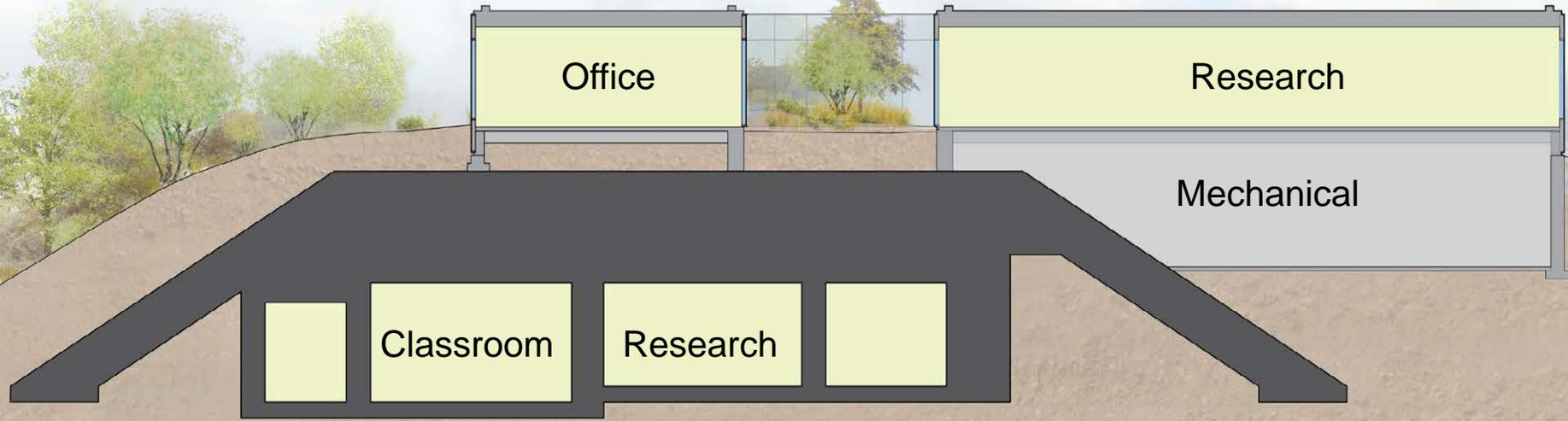
East (Above Bunker)
17,650 GSF

Roof

Level 2

Level 1

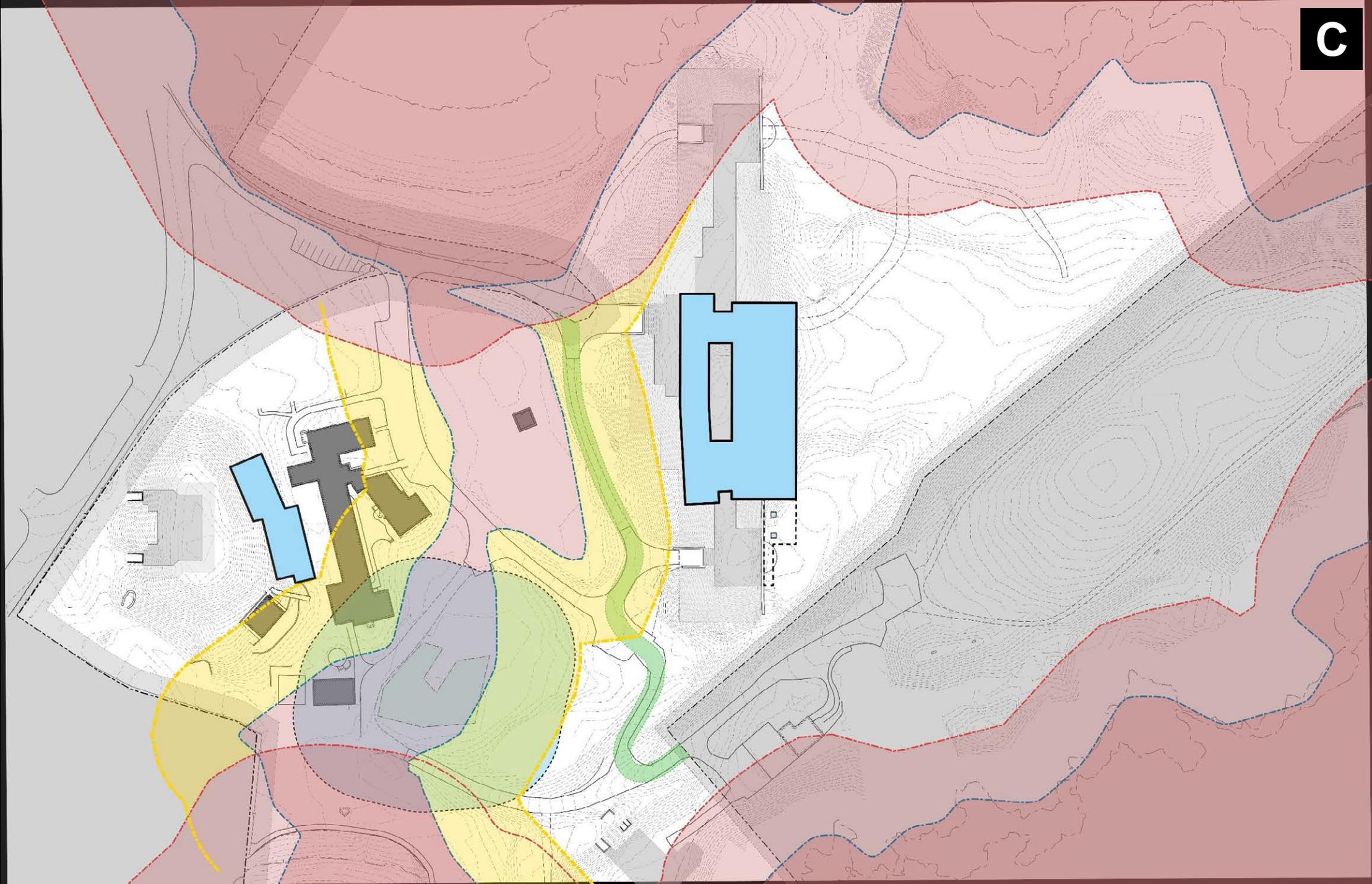
Level B



East (Fully Buried)
15,300 GSF

East Total
32,950 GSF

C





View



Canoe Beach

Geothermal Wells

View



View



North Parking



View

Lodge Park

South Parking

Existing Wetlands Maintained Undisturbed



Approach View | Winter



Approach View | Summer



Existing Nahant Road View | Winter



Existing Nahant Road View | Summer



Nahant Road View | Winter



Nahant Road View | Summer



Existing Campus Basin View | Winter



Existing Campus Basin View | Summer



Campus Basin View | Winter



Campus Basin View | Summer

B **C**



Lodge Park View | Winter

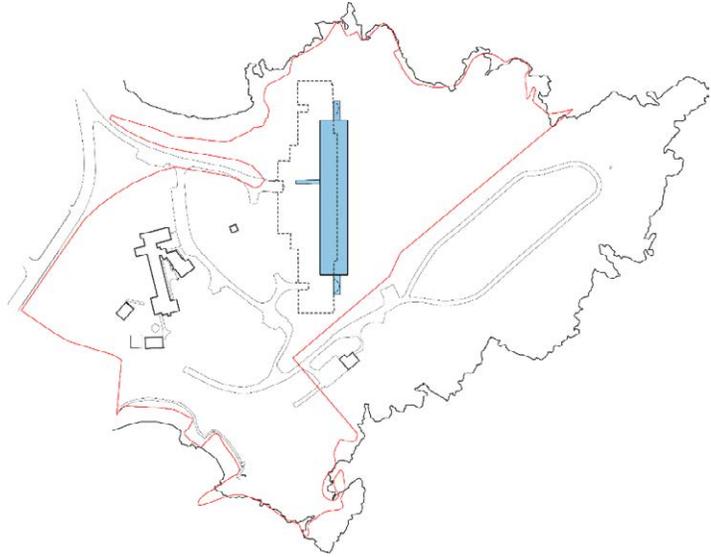


Lodge Park View | Summer

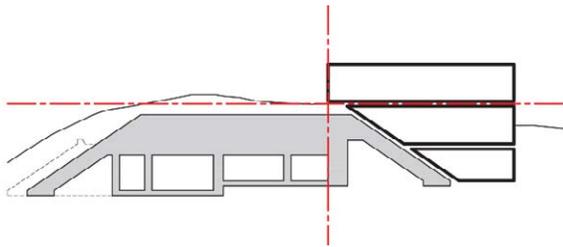
Builds on East Side of Bunker

A

Murphy Bunker	Edwards
60,000 GSF	N/A



East Above Bunker
33,000 GSF

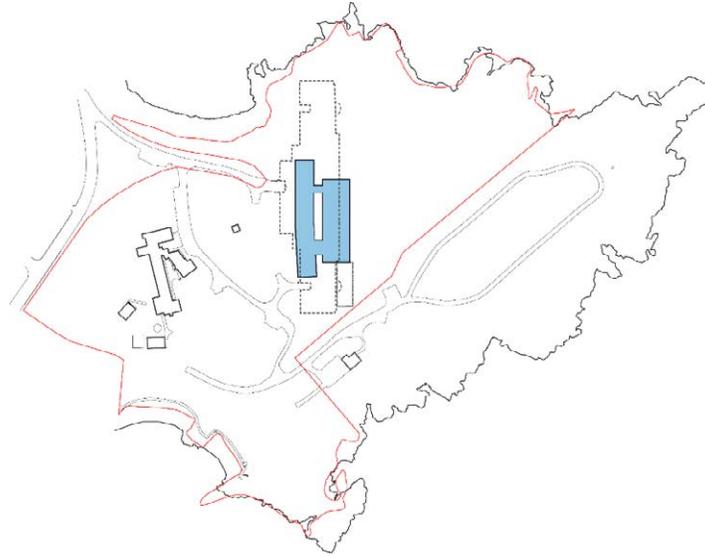


East Total
60,000 GSF

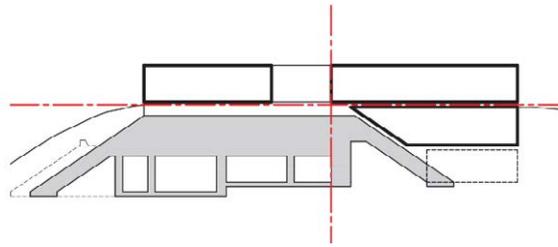
Splits Program Between East and West of Bunker

B

Murphy Bunker	Edwards
55,000 GSF	N/A



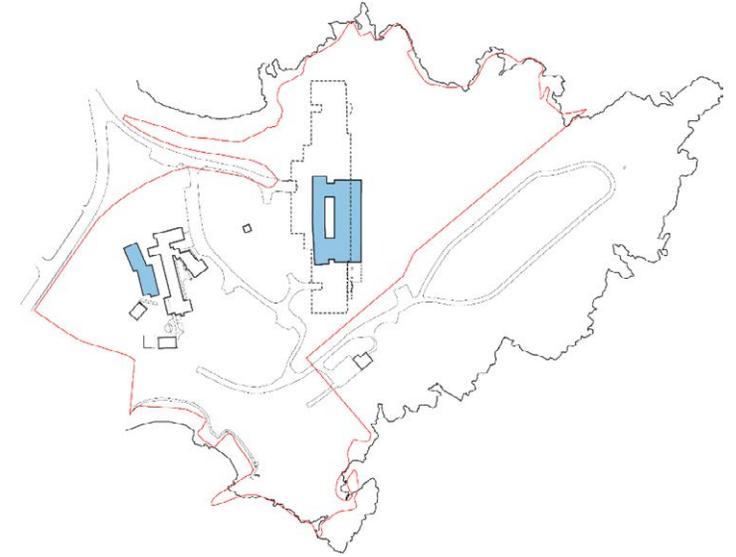
East Above Bunker
17,650 GSF



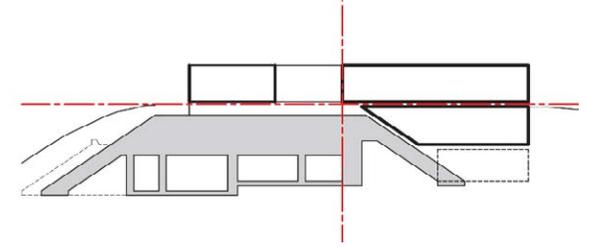
East Total
35,650 GSF

C

Murphy Bunker	Edwards
44,000 GSF	13,000 GSF



East Above Bunker
17,650 GSF



East Total
32,950 GSF



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Coastal Sustainability Institute
Marine Science Center

