



180 FAWCETT STREET

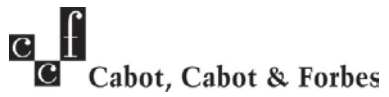
SPECIAL PERMIT SET



ARCHITECTURE |
PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

BOSTON
200 HIGH ST,
BOSTON, MA 02110

SGA-ARCH.COM
857.900.2610



180 FAWCETT STREET,
CAMBRIDGE MA

Cambridge,
MA 02138

180 Fawcett

Project No.5138.00
11/19/21

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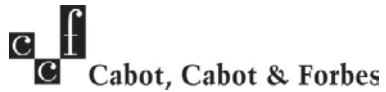
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PTDM
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PROJECT TEAM:



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PROJECT:

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SHEET TITLE:

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CONTENTS**

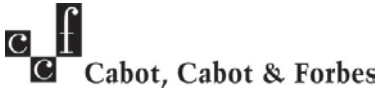
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SHEET TITLE:

**PROJECT
DESCRIPTION**

A-001.1

Project No.5138.00
11/19/21



CONTACT INFORMATION

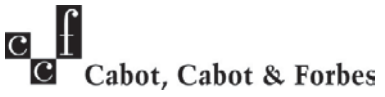
SGA
200 High Street, Floor 2
Boston, MA 02110

CC&F
185 Dartmouth Street
Boston, MA 02116

PROJECT DESCRIPTION

- Four levels above grade with 20,000 GFA per level for approximately 58,500 GFA of flexible lab and office space.
- One below grade level of parking with 53 parking spaces.
- Enclosed mechanical penthouse
- Public realm improvements supportive of public open space.
- Highly sustainable features necessary to achieve LEED Gold Certifiable
- Cambridge Envision focused infrastructure
- Flood resilient ground floor at 22.5'
- Electrical car charging stations
- Activated green roof

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PROJECT:

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SHEET TITLE:

EXISTING
SITE
CONDITIONS

A-002

Project No.5138.00
11/19/21

- A 45 MOONEY ST.**
1 STORY, APPROX. 15' TALL
- B 15 MOONEY ST. (USPS ANNEX)**
2 STORIES, APPROX. 24' TALL
- C 50 MOONEY ST. (LIGHT INDUSTRIAL)**
1 STORY, APPROX. 15' TALL
- D 127 SMITH PL. (MIXED USE)**
1 STORY, APPROX. 20' TALL
- E 170 FAWCETT ST. (LUMBER SUPPLIER)**
1 STORY, APPROX. 15' TALL
- F 67 SMITH PL. (MIXED USE)**
2 STORY, APPROX. 24' TALL
- G 109 SMITH PL.**
2 STORIES, APPROX. 24' TALL
- H 100 SMITH PL. (CAMBRIDGE LANDSCAPE)**
2 STORIES, APPROX. 24' TALL
- I 115 FAWCETT ST. (LUMBER & FURNITURE)**
2 STORIES, APPROX. 24' TALL
- J 75 SMITH PL**
1 STORY, APPROX. 15' TALL
- K 10 WILSON RD. (LAB/OFFICE)**
3 STORIES, APPROX. 40' TALL
- L 75 MOULTON ST. (LAB/OFFICE)**
1 STORY, APPROX. 15' TALL
- M 144 SMITH PLACE (WAREHOUSE)**
2 STORY, APPROX. 24' TALL
- N 200 CAMBRIDGEPARK DRIVE (LAB/OFFICE)**
6 STORY, APPROX. 110' TALL
- O 165 CAMBRIDGEPARK DRIVE (APARTMENT)**
6 STORY, APPROX. 80' TALL
- P 160 CAMBRIDGEPARK DRIVE (APARTMENT)**
6 STORY, APPROX. 80' TALL

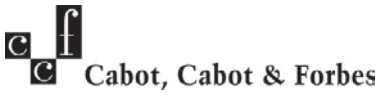


75-109 SMITH SPECIAL PERMIT
(UNDER DEVELOPMENT)



EXISTING SITE CONDITIONS

PROJECT TEAM:



Southwest Corner of Site



Southeast Corner of Site



Northwest Corner of Site



Southwest Aerial



Southeast Aerial



Northwest Aerial

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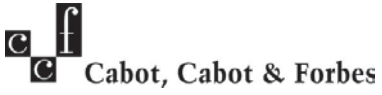
SHEET TITLE:

**EXISTING SITE
PHOTO-
GRAPHS**



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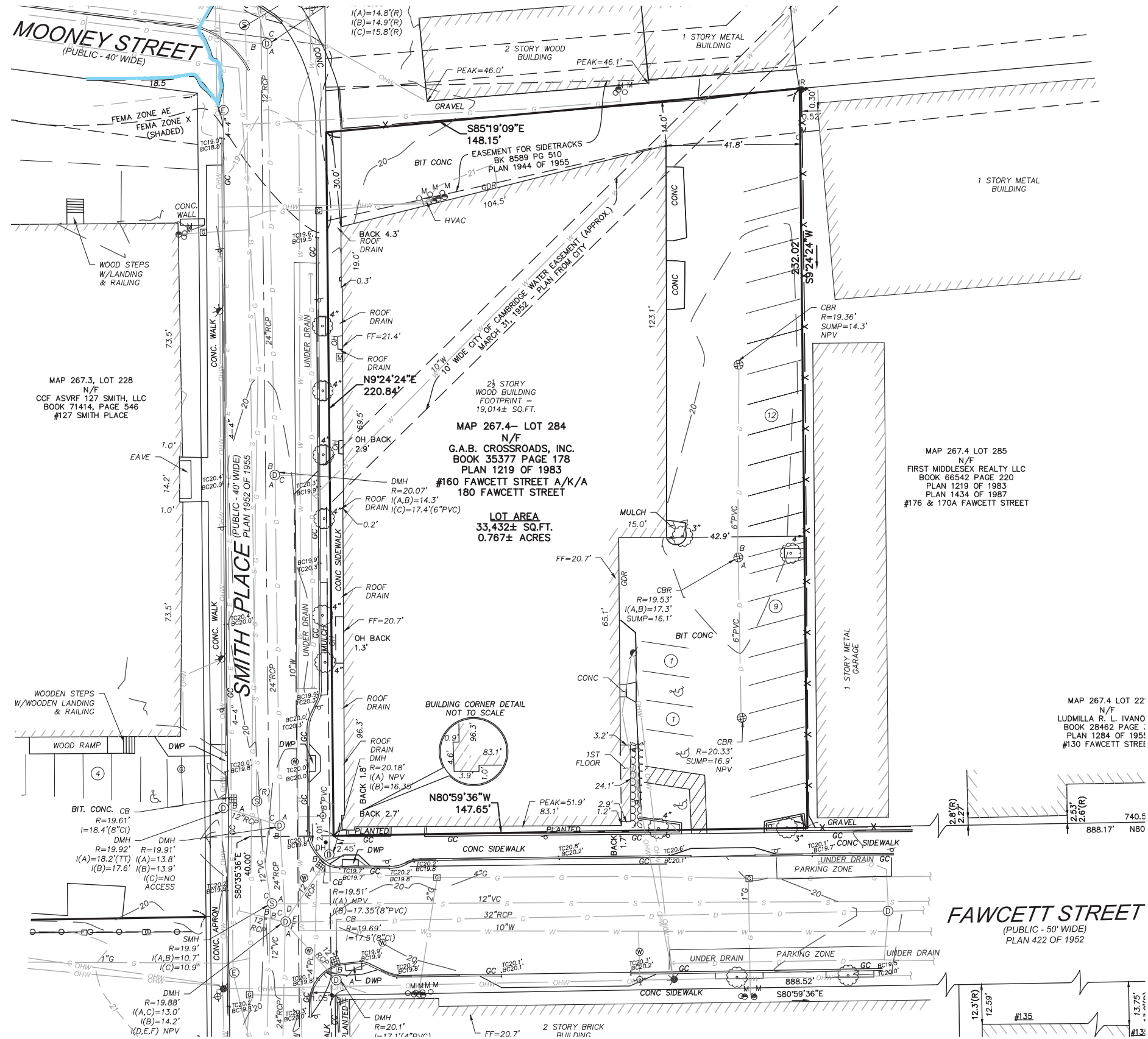
180 Fawcett

SHEET TITLE:

EXISTING
CONDITIONS
PLAN

A-004.1

Project No.5138.00
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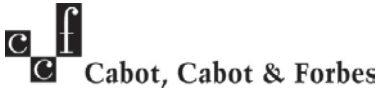


EXISTING CONDITIONS PLAN



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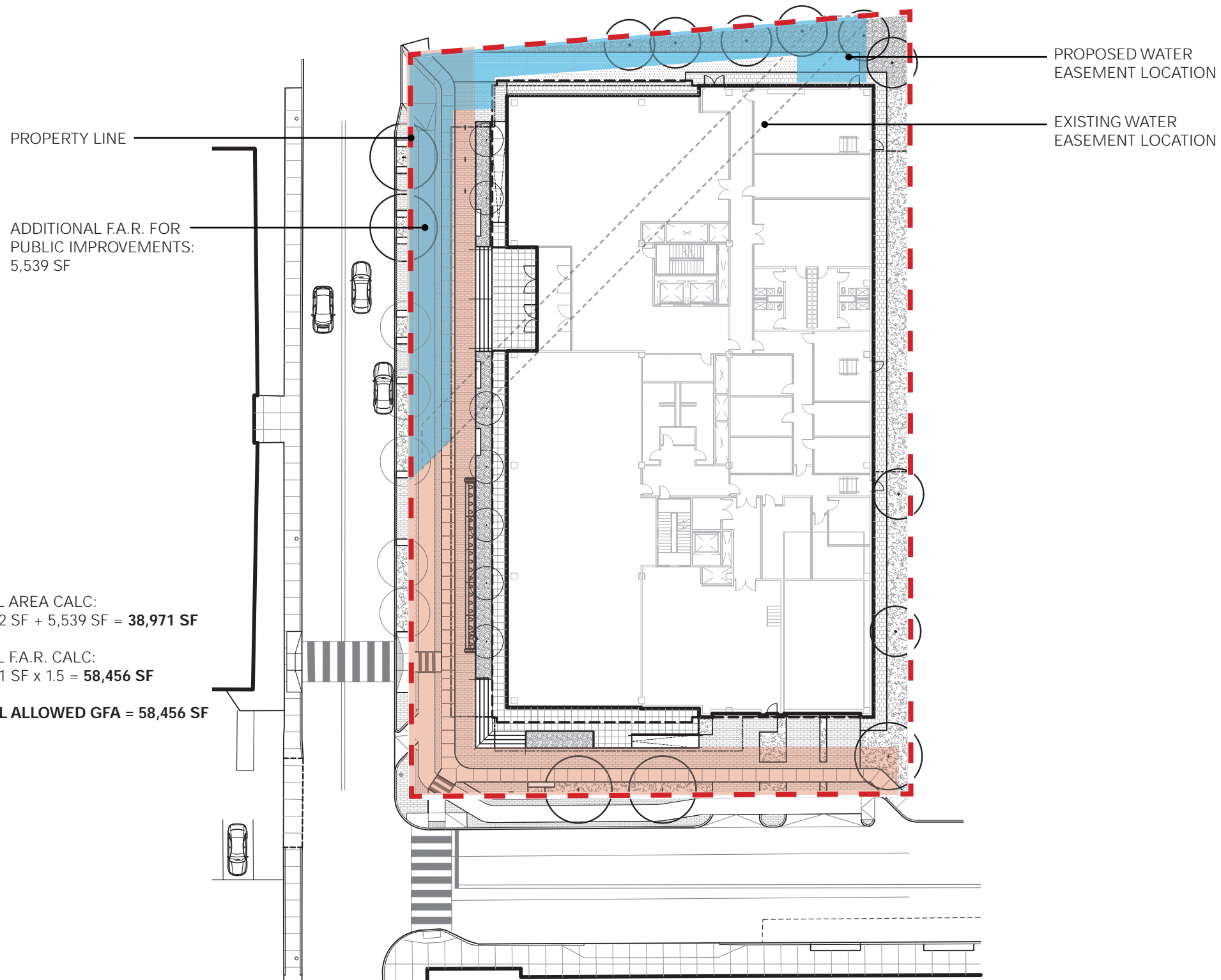
180 Fawcett

SHEET TITLE:

PROPOSED
PUBLIC
IMPROVEMENTS
PLAN

A-005.1

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TOTAL AREA CALC:
33,432 SF + 5,539 SF = **38,971 SF**

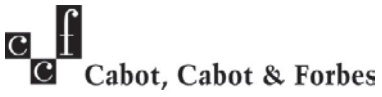
TOTAL F.A.R. CALC:
38,971 SF x 1.5 = **58,456 SF**

TOTAL ALLOWED GFA = 58,456 SF



PROPOSED PUBLIC IMPROVEMENTS PLAN

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SHEET TITLE:

**GFA
DIAGRAMS**

A-006.1

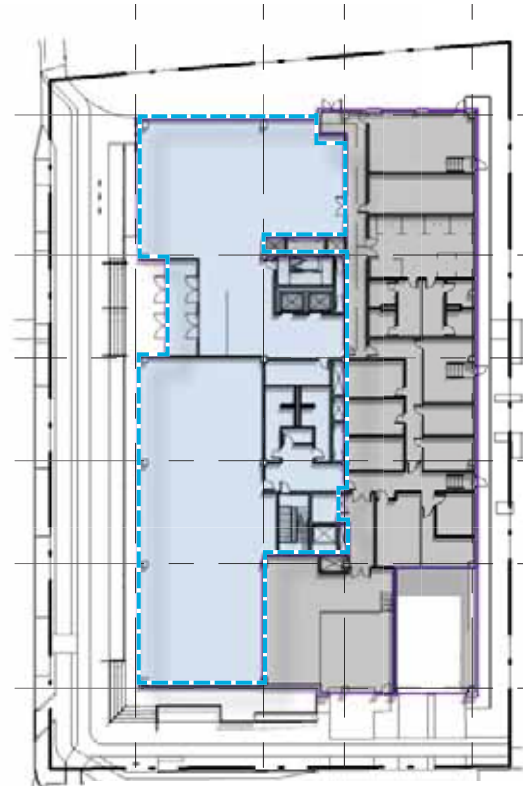
Project No.5138.00
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Plan Legend

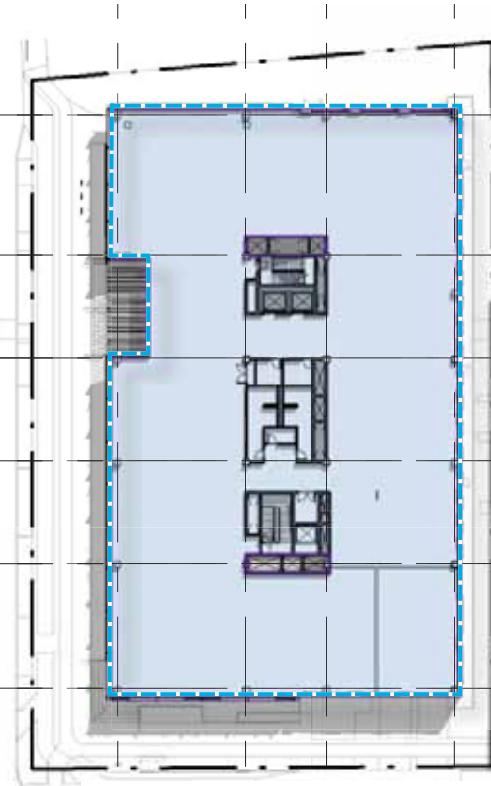
	MECHANICAL DEDUCTION
	GROSS FLOOR AREA

Gross Floor Area

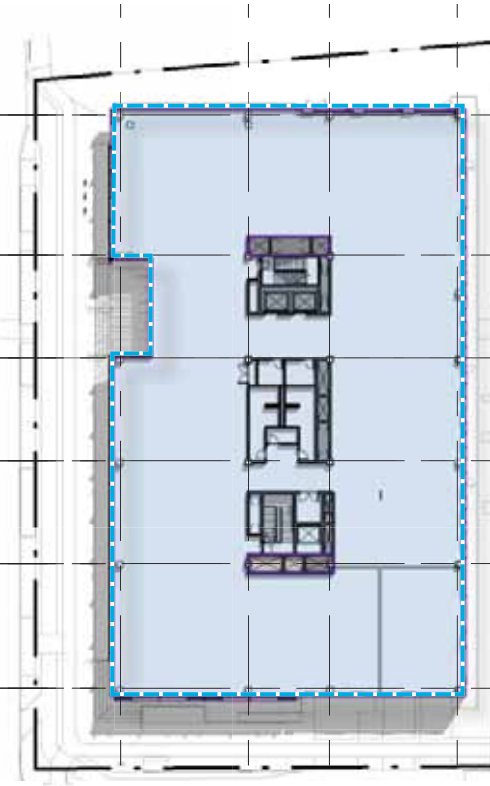
Level	Area
Level 1	10351 SF
Level 2	20375 SF
Level 3	20375 SF
Level 4	7355 SF
Grand total	58456 SF



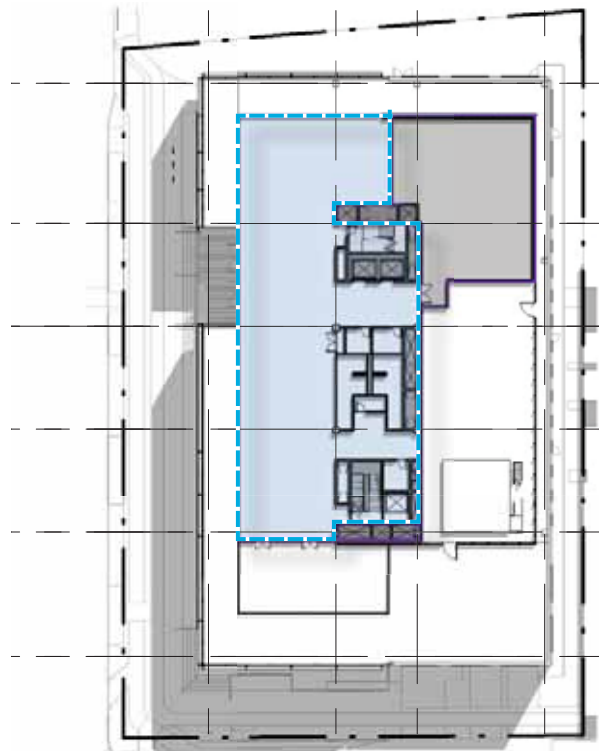
LEVEL 1 | GFA 10,337 SF
MECH. DEDUCTION 8,332 SF



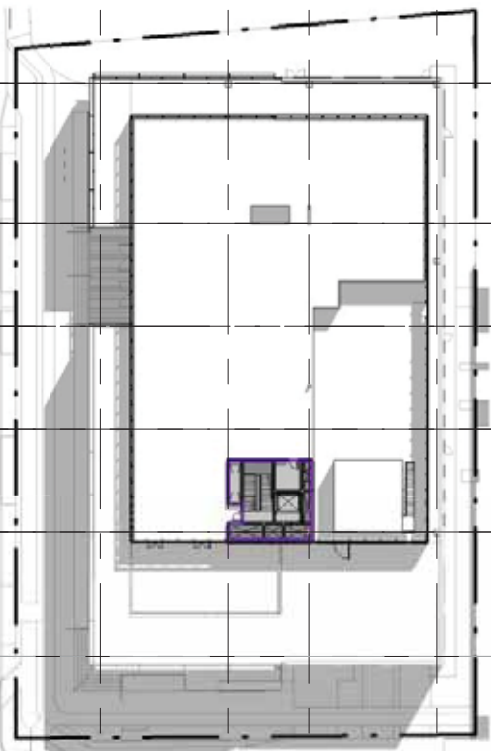
LEVEL 2 | GFA 20,375 SF
MECH. DEDUCTION 311 SF



LEVEL 3 | GFA 20,375 SF
MECH. DEDUCTION 311 SF



LEVEL 4 | GFA 7,355 SF
MECH. DEDUCTION 2,480 SF




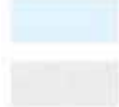



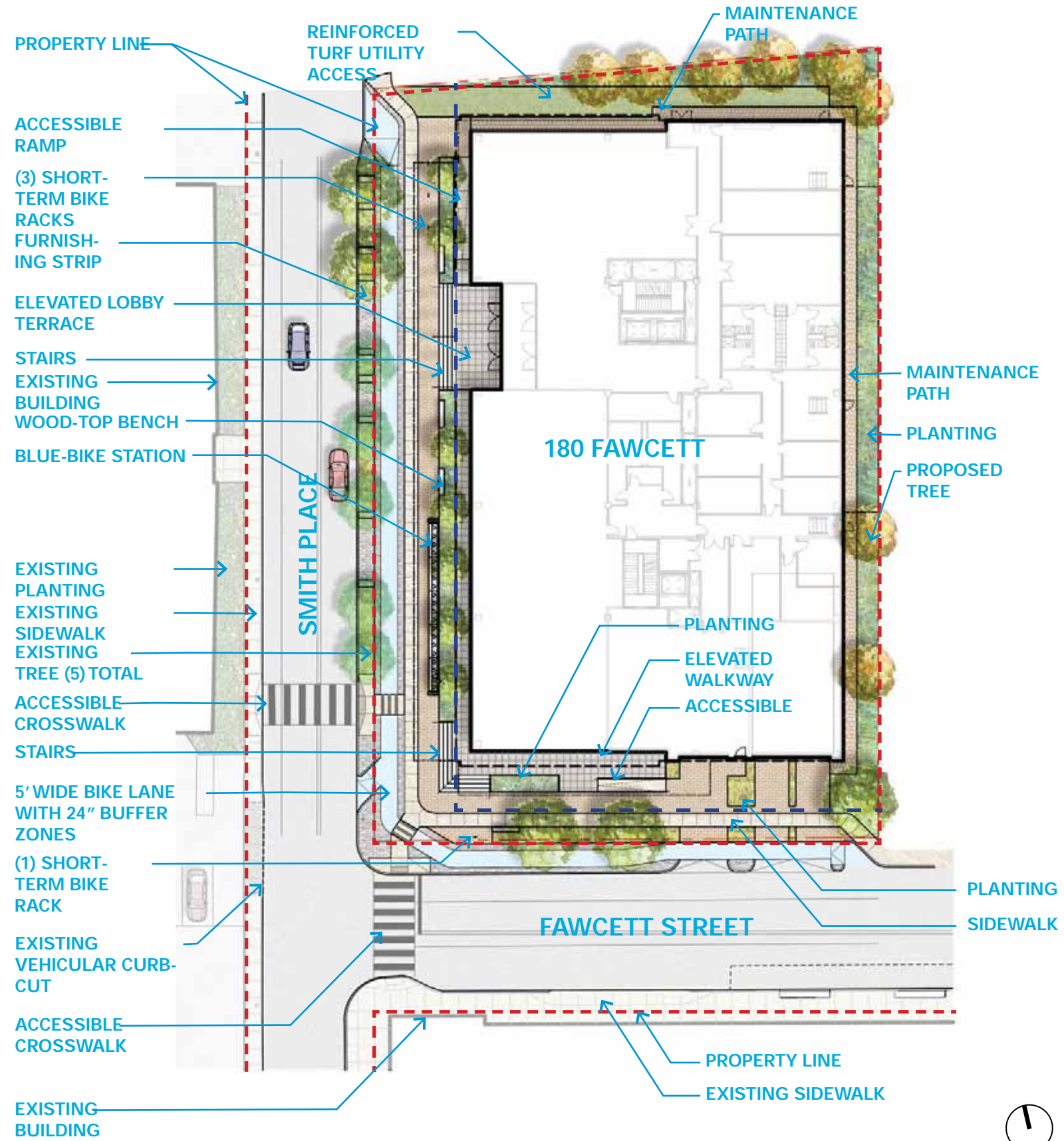
PENTHOUSE |
MECH. DEDUCTION 646 SF



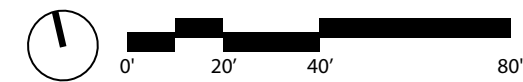
GFA DIAGRAMS

LANDSCAPE LEGEND

-  PROPOSED DECIDUOUS TREE
-  PROPOSED ORNAMENTAL TREE
-  EXISTING TREE TO REMAIN
-  PROPOSED SHRUB & PERENNIAL
-  EXISTING SHRUB & PERENNIAL
-  REINFORCED GRASS
-  CONCRETE PAVING
-  PERMEABLE PAVERS TYPE 1
-  PERMEABLE PAVERS TYPE 2
-  PEDESTAL PAVERS
-  BIKE PATH
-  ASPHALT

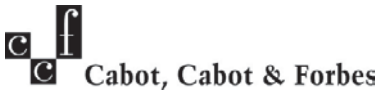


OVERALL SITE PLAN



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SHEET TITLE:

**OVERALL SITE
PLAN**

A-100.1

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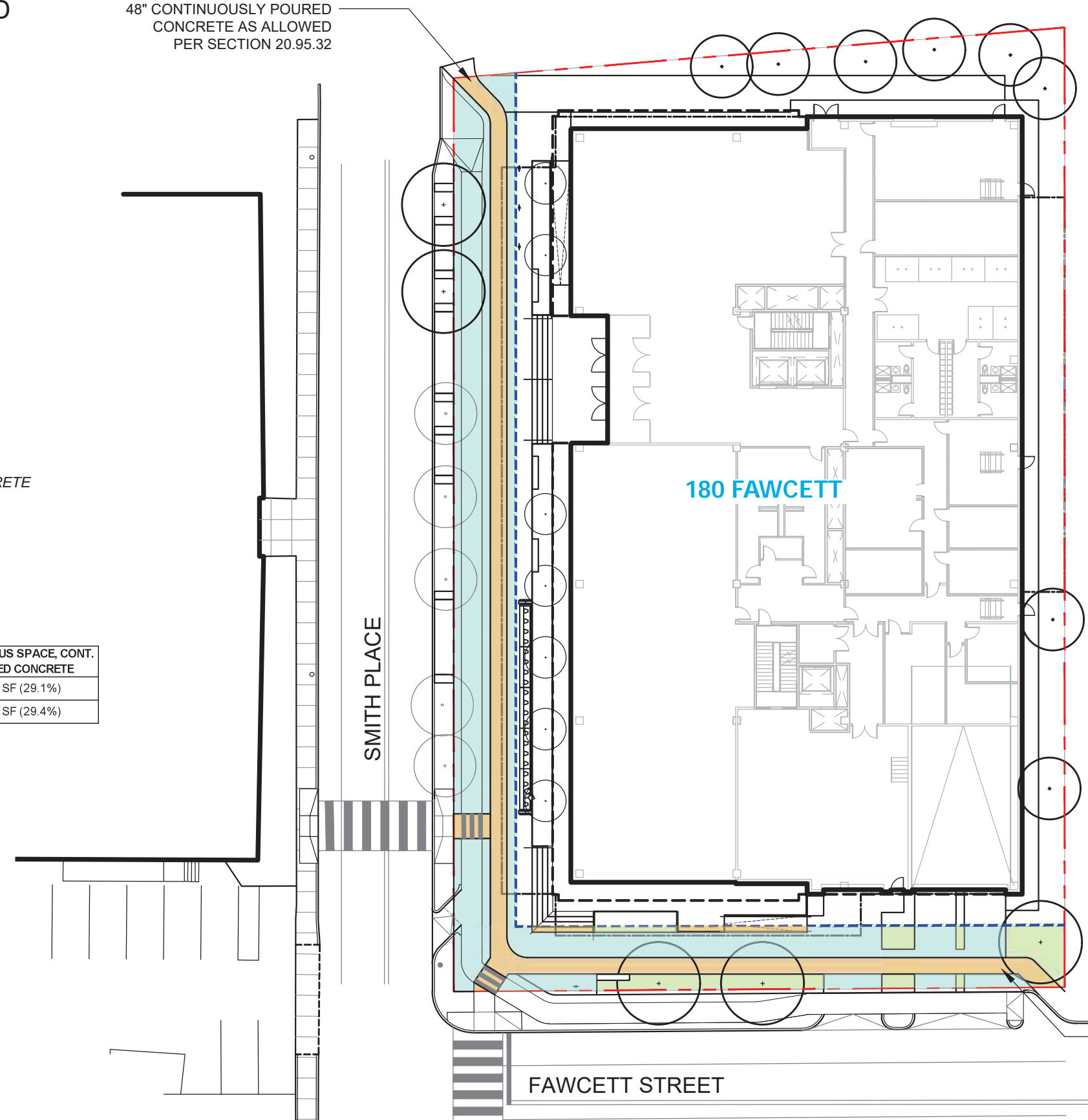
FRONT YARD SETBACK LEGEND

-  PROPERTY LINE
-  15' FRONT YARD REQUIREMENT (5,328 SF)
-  OPEN SPACE PERMEABLE PAVERS 61.5% (3,278 SF)
-  OPEN SPACE PLANTING BED 8.8% (470 SF)
-  IMPERVIOUS SPACE CONTINUOUSLY POURED CONCRETE 29.7% (1,580 SF)

*NOTE: 15' OF FRONT YARD BEGINS AT THE PROPERTY LINE.

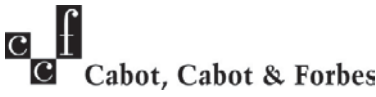
STREET	OPEN SPACE, PLANTING BED	OPEN SPACE, PERMEABLE PAVERS	IMPERVIOUS SPACE, CONT. POURED CONCRETE
FAWCETT STREET	470 SF (21.3%)	1,100 SF (49.6%)	645 SF (29.1%)
SMITH PLACE	0	2,200 SF (70.6%)	913 SF (29.4%)

48" CONTINUOUSLY POURED CONCRETE AS ALLOWED PER SECTION 20.95.32



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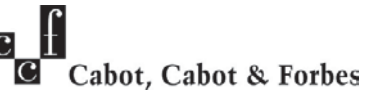
FRONTYARD SETBACK PLAN DIAGRAM

A-101.1

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FRONT YARD SETBACK PLAN DIAGRAM

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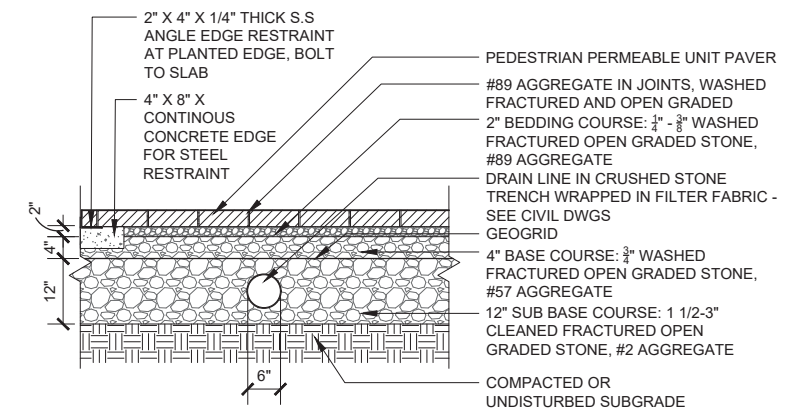
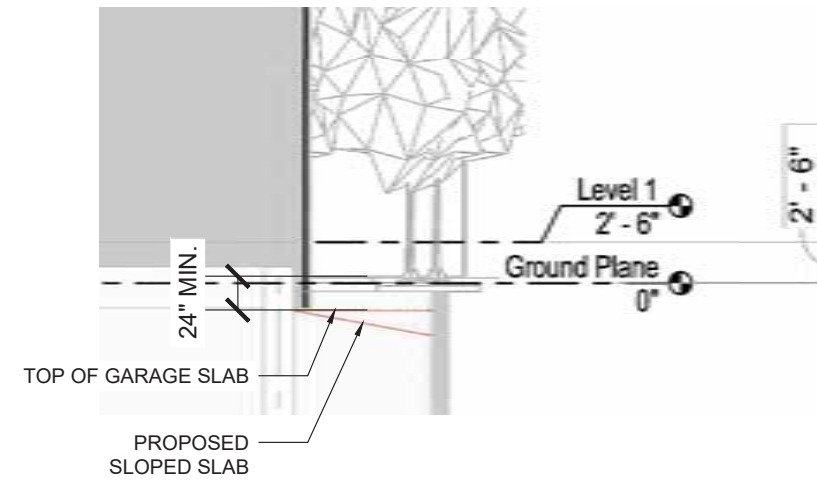
SHEET TITLE:

**PERMEABILITY
PLAN
DIAGRAM**

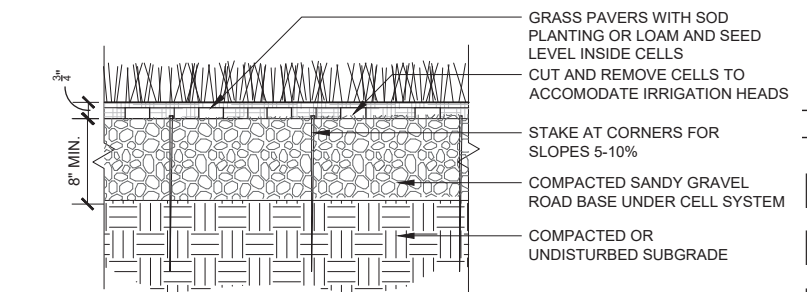
A-102.1

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GARAGE SLAB DETAIL



PERMEABLE UNIT PAVERS
SCALE: 3/4" = 1'-0"

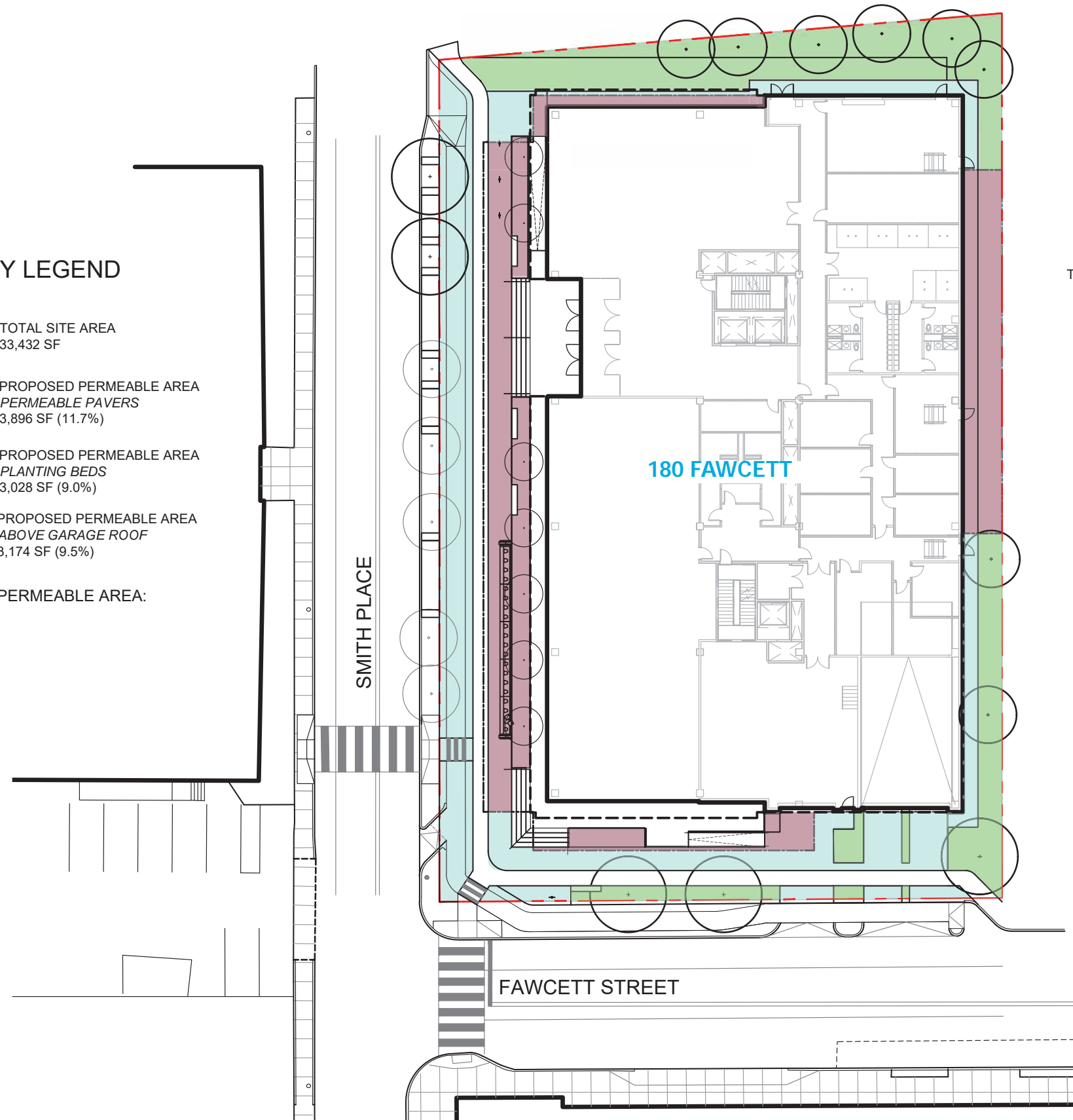


REINFORCED GRASS
SCALE: 1-1/2" = 1'-0"

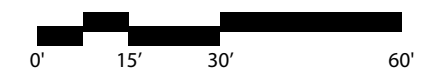
PERMEABILITY LEGEND

- TOTAL SITE AREA
33,432 SF
- PROPOSED PERMEABLE AREA
PERMEABLE PAVERS
3,896 SF (11.7%)
- PROPOSED PERMEABLE AREA
PLANTING BEDS
3,028 SF (9.0%)
- PROPOSED PERMEABLE AREA
ABOVE GARAGE ROOF
3,174 SF (9.5%)

TOTAL PROPOSED PERMEABLE AREA:
10,098 SF (30.2%)



PERMEABILITY PLAN DIAGRAM



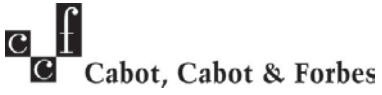
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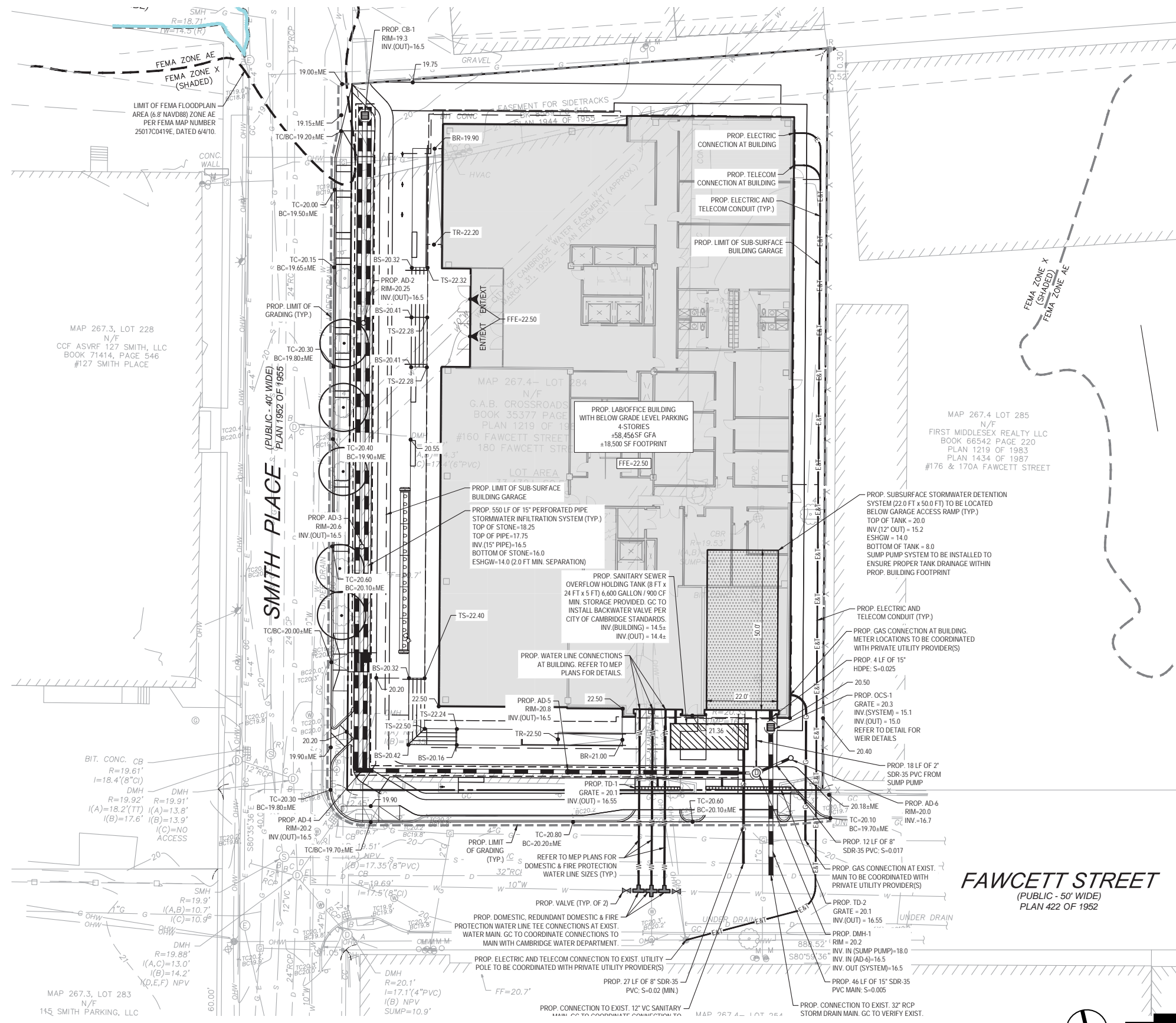
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SHEET TITLE:

DRAINAGE &
UTILITY PLAN

A-103.1

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FEMA ZONE AE
FEMA ZONE X
(SHADED)
LIMIT OF FEMA FLOODPLAIN
AREA (6.8' NAVD88) ZONE AE
PER FEMA MAP NUMBER
25017C0419E, DATED 6/4/10.

MAP 267.3, LOT 228
N/F
CCF ASVRF 127 SMITH, LLC
BOOK 71414, PAGE 546
#127 SMITH PLACE

BIT. CONC. CB
R=19.61'
I=18.4'(8"CI)
DMH
R=19.92'
I(A)=18.2'(TT)
I(B)=17.6'
I(C)=NO
ACCESS

MAP 267.3, LOT 283
N/F
115 SMITH PARKING, LLC

MAP 267.4- LOT 284
N/F
G.A.B. CROSSROADS
BOOK 35377 PAGE
PLAN 1219 OF 1983
#160 FAWCETT STREET
180 FAWCETT STREET

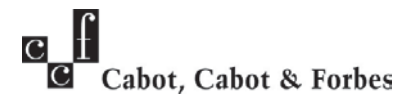
MAP 267.4 LOT 285
N/F
FIRST MIDDLESEX REALTY LLC
BOOK 66542 PAGE 220
PLAN 1219 OF 1983
PLAN 1434 OF 1987
#176 & 170A FAWCETT STREET

FAWCETT STREET
(PUBLIC - 50' WIDE)
PLAN 422 OF 1952



DRAINAGE & UTILITY PLAN

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SHEET TITLE:

TREE SURVEY
PLAN

TREE 1



TREE 2



TREE 7



TREE 3



TREE 4



TREE 8



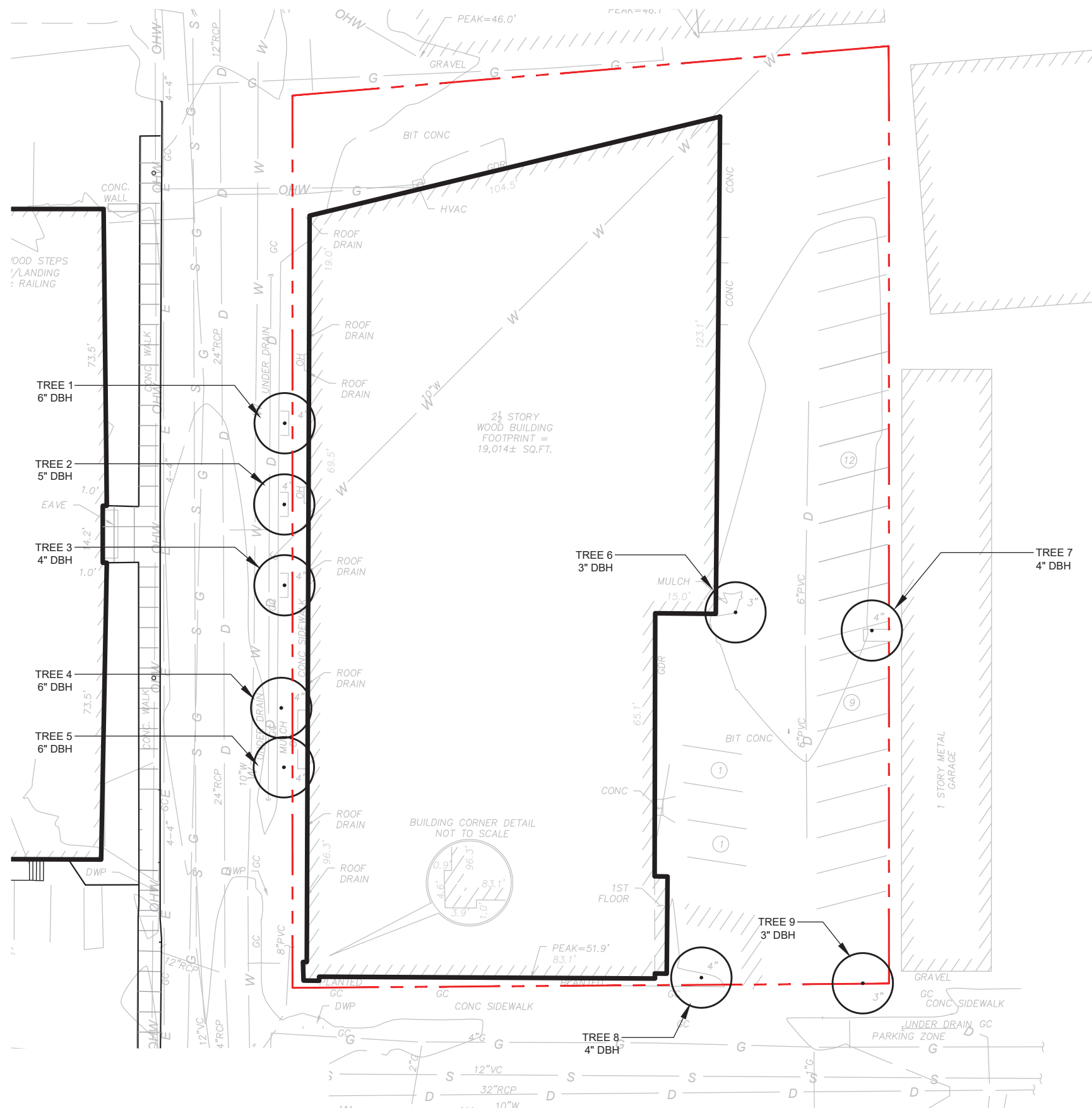
TREE 5



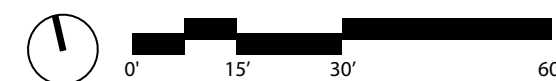
TREE 6



TREE 9



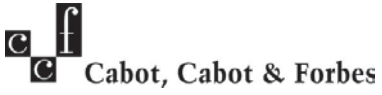
TREE SURVEY PLAN



A-104.1

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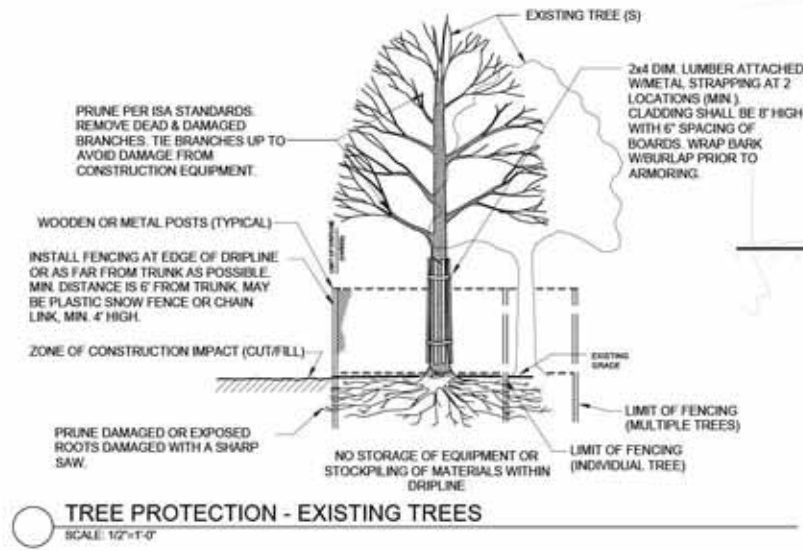
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SHEET TITLE:

TREE
MITIGATION
PLAN

A-105.1

Project No.5138.00
11/19/21



TREE PROTECTION AND REMOVAL NOTES

- THIS SHEET DESCRIBES EXISTING TREE PRESERVATION AND REMOVAL WORK ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE PREP AND DEMO REQUIREMENTS.
- TREE REMOVAL SCOPE SHALL INCLUDE THE FELLING, CUTTING, AND SATISFACTORY DISPOSAL OF ALL TREES, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- FELL TREES IN SUCH A WAY AS TO NOT INJURE TREES TO BE SAVED. EXCAVATION OR GRADING WITHIN THE BRANCH SPREAD OF TREES TO BE SAVED SHALL BE PERFORMED ONLY UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE DIRECTED.
- STUMPS TO BE REMOVED OUTSIDE THE TREE PRESERVATION AREA SHALL BE GRUBBED TO THEIR FULL DEPTH. ROOTS 3 INCHES AND LARGER SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STUMPS SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- STUMPS TO BE REMOVED WITHIN THE TREE PRESERVATION AREA SHALL BE GROUND DOWN USING A MECHANICAL STUMP GRINDER TO A DEPTH OF 2 FEET BELOW FINISHED GRADE.
- TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND REMAIN THROUGHOUT THE TIME OF CONSTRUCTION AS SPECIFIED AND DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL TAG ALL TREES TO BE REMOVED AND VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO THE START OF DEMOLITION.
- FOR ALL SITE PREP AND DEMO WORK OUTSIDE TREE PROTECTION AREA, SEE CIVIL ENGINEER'S DRAWINGS.
- NO STORAGE OF ANY TYPE OF MATERIAL, CHEMICAL OR EQUIPMENT SHALL BE ALLOWED IN THE PROTECTED FENCED-IN AREA.
- BEFORE THE START OF ANY WORK ON THE SITE, PRECEDING THE ARRIVAL OF EQUIPMENT, MATERIALS OR VEHICLES TO THE SITE, AND PRIOR TO THE COMMENCEMENT OF ANY CLEARING ON THE SITE, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE ON THE SITE WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE PROTECTED OR REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED. REFER TO SPECIFICATION SECTION 01 56 30 FOR MORE INFORMATION.
- REMOVE AND DISPOSE OF DEBRIS AS DIRECTED BY THE OWNER.
- ALL EXCAVATION WITHIN THE TREE PROTECTION ZONE TO BE DONE BY HAND TO MINIMIZE DISTURBANCE TO ROOT ZONES.

TREE MITIGATION LEGEND

- EXISTING DECIDUOUS TREE
- TREE TO BE REMOVED
- TREE TO BE PROTECTED, TYP.
- PROPOSED TREE

EXISTING TREE SCHEDULE

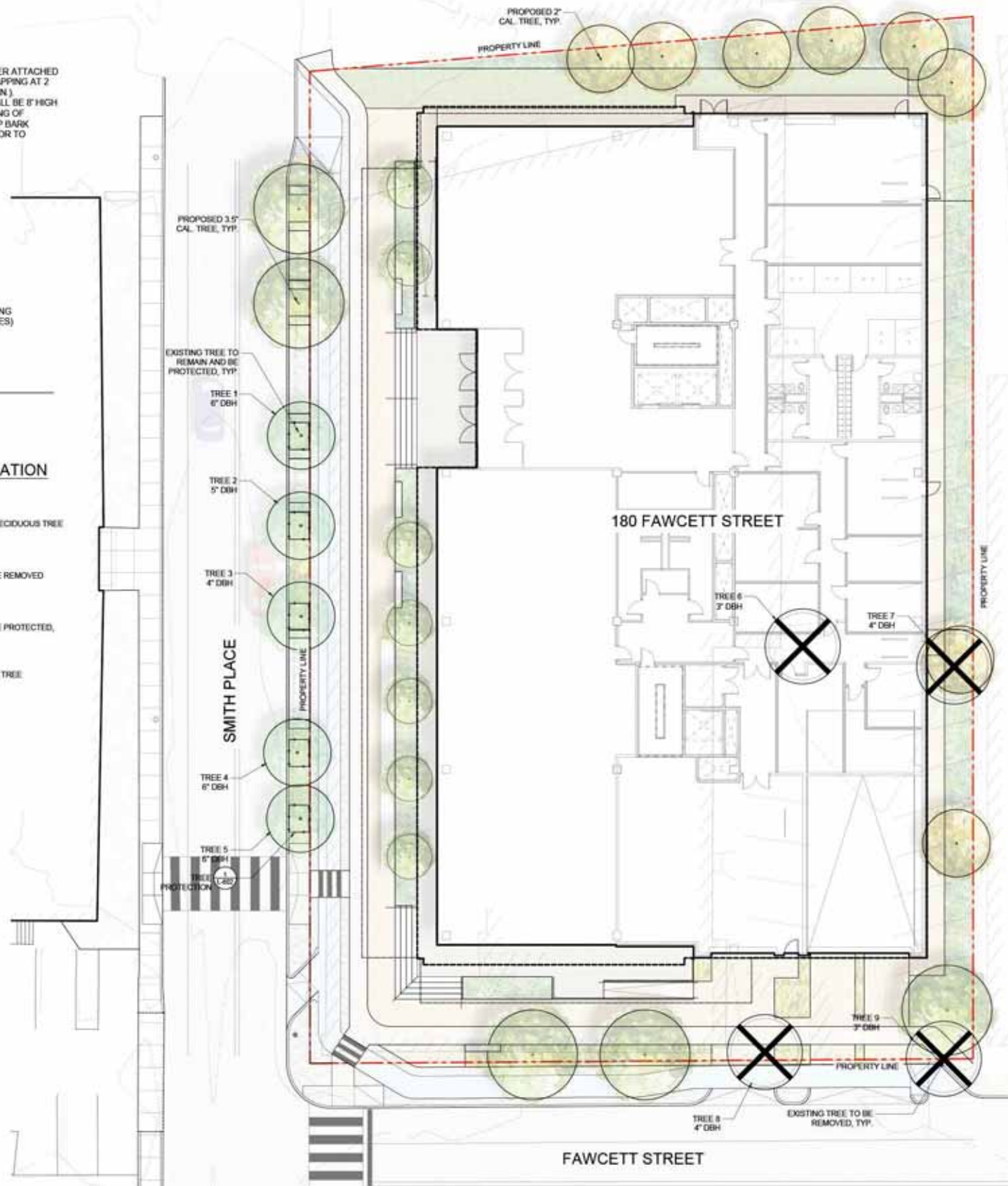
Reference	Species	DBH	CONDITION	STATUS
TREE 1	Zelkova serata	6"	GOOD	PROTECT
TREE 2	Zelkova serata	5"	GOOD	PROTECT
TREE 3	Zelkova serata	4"	GOOD	PROTECT
TREE 4	Zelkova serata	8"	GOOD	PROTECT
TREE 5	Zelkova serata	8"	GOOD	PROTECT
TREE 6	Syringa reticulata	3"	POOR	REMOVE
TREE 7	Syringa reticulata	4"	FAIR	REMOVE
TREE 8	Prunus sp.	4"	FAIR	REMOVE
TREE 9	Prunus sp.	3"	FAIR	REMOVE

EXISTING TREE CALIPER TO BE REMOVED

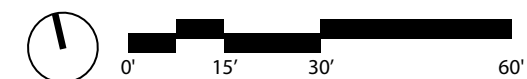
Quantity of Trees	Size	Subtotal Caliper
2	3"	6"
2	4"	8"
Total Caliper: 14" inches of existing tree caliper removed		

PROPOSED TREE CALIPER

Quantity of Trees	Size	Subtotal Caliper
7	3" cal.	21"
7	2" cal.	14"
Total Caliper: 35 inches of tree caliper proposed		



TREE MITIGATION PLAN





BICYCLE RACK



PERMEABLE UNIT PAVERS - TYPE 2



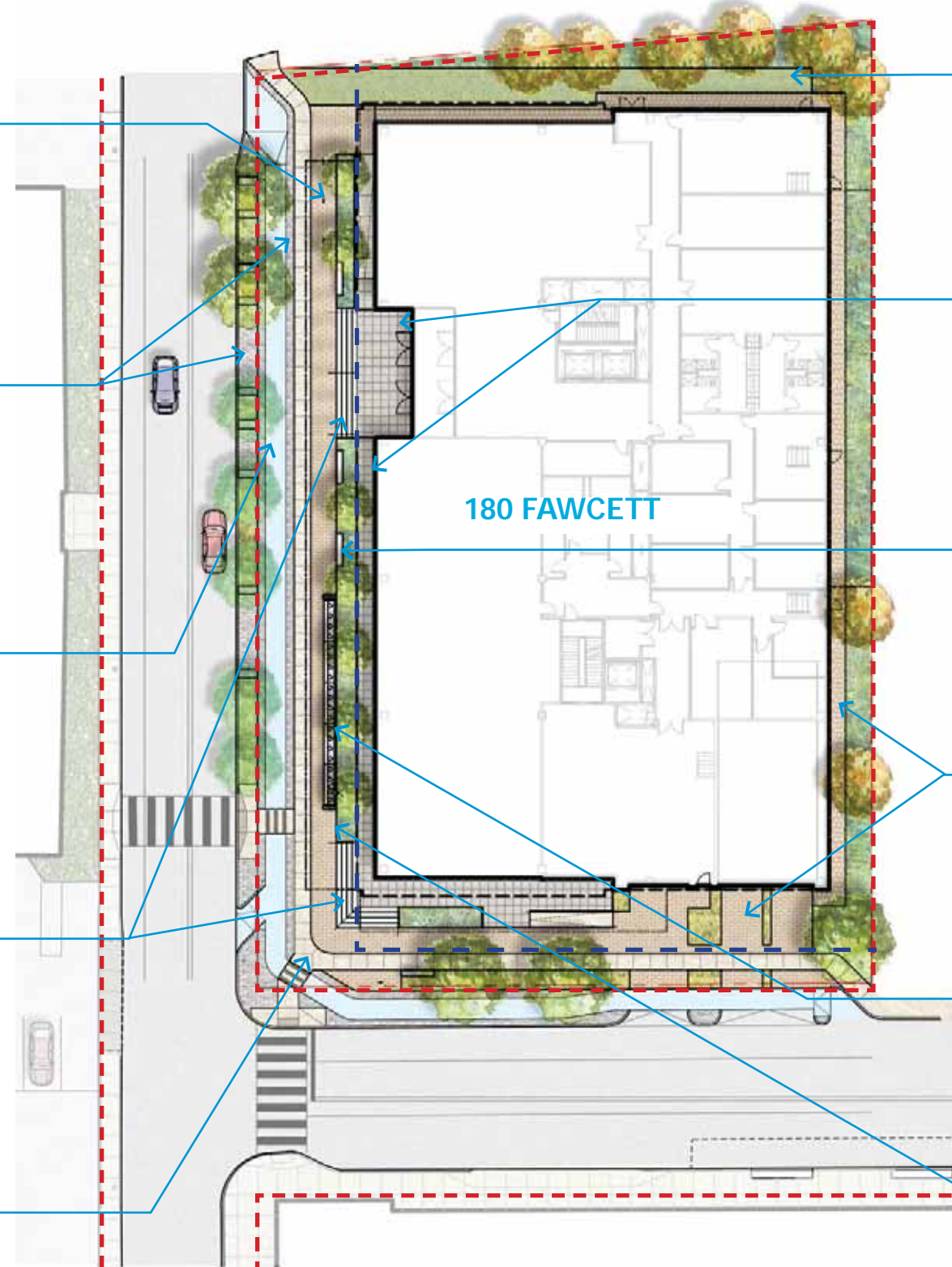
PERMEABLE ASPHALT BIKE PATH



CONCRETE STAIRS & SLOPED PLANTING



IMPERVIOUS CONCRETE PAVING



REINFORCED GRASS



PEDESTAL PAVERS



BACKED WOOD BENCH WITH HAND-RAILS



PERMEABLE UNIT PAVERS - TYPE 1



BLUE-BIKE STATION

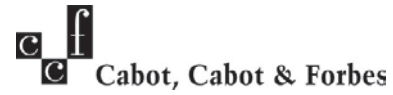


METAL PLANTER EDGE



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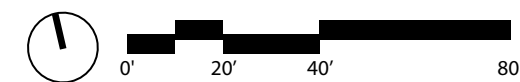
Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

LANDSCAPE
MATERIALS
PLAN

LANDSCAPE MATERIALS PLAN

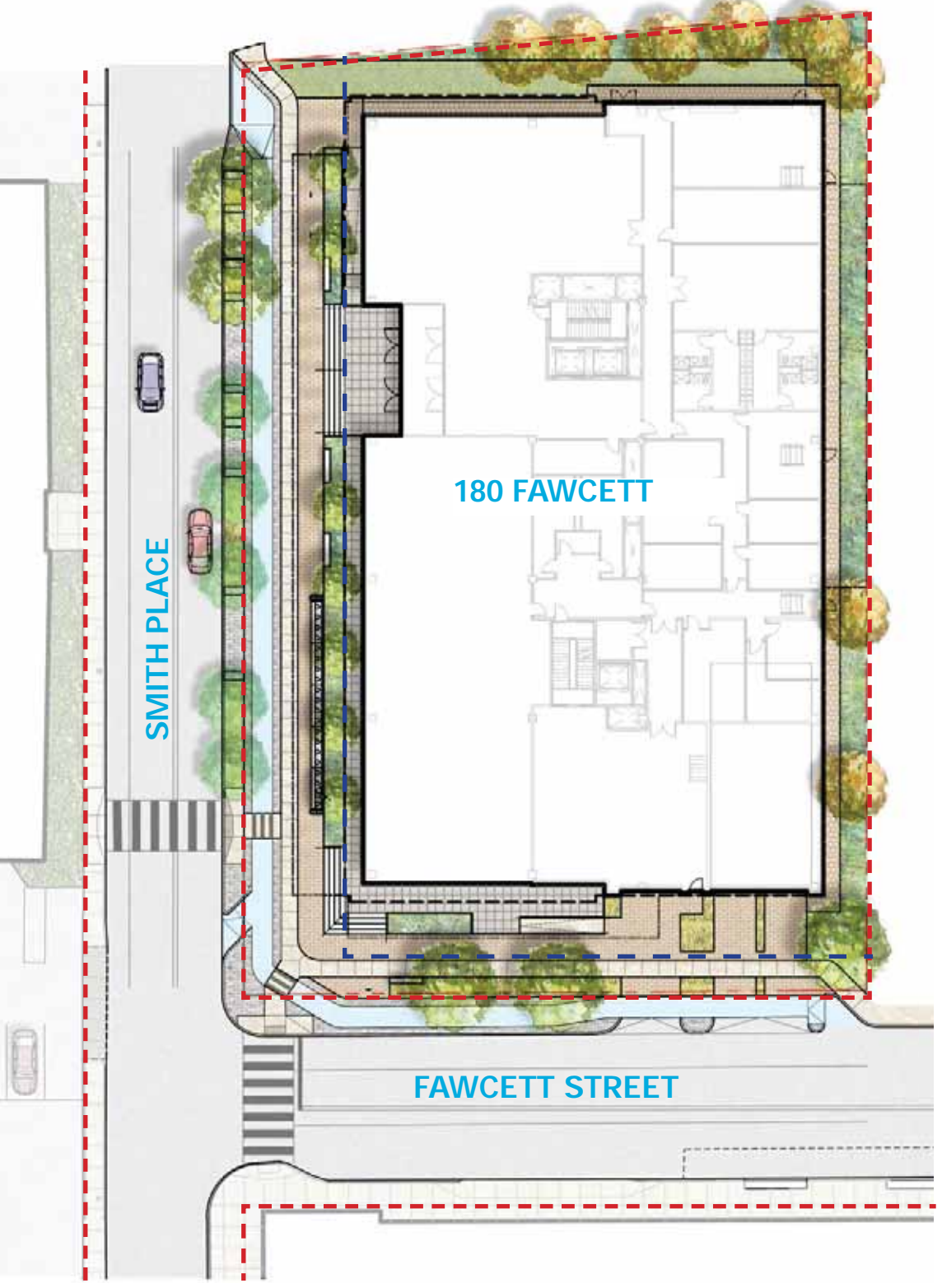


A-200.1

Project No.5138.00
11/19/21

Symbol	Qty.	Scientific Name	Common Name	Size	Comments
Deciduous Trees					
UA	3	<i>Ulmus americana</i> 'Lewis & Clark'	Prarie Expedition Elm	3" - 3 1/2" cal.	B&B, single straight central leader. Min. branching ht. 6' from grade.
GD	2	<i>Gymnocladus dioicus</i>	Kentucky Coffee Tree	3" - 3 1/2" cal.	B&B, single straight central leader
QW	7	<i>Quercus x warei</i> 'Long'	Regal Prince Oak	3" - 3 1/2" cal.	B&B, single straight central leader
Ornamental Trees					
CC	5	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Cockspur Hawthorn	8-10' ht.	B&B, multi-stem with 3-5 trunks
MV	3	<i>Magnolia virginiana</i>	Sweetbay Magnolia	10-12' ht.	B&B, multi-stem with 3-5 trunks
Shrubs					
AMC	8	<i>Aronia melanocarpa</i>	Black Chokeberry	36"-42" ht., #3	36" O.C. spacing
FG	17	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	36"-42" ht., #3	36" O.C. spacing
HIA	5	<i>Hamamelis x intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	5'-6' ht, B&B	6' O.C. spacing
HQ	12	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	30"-36" ht., #3	36" O.C. spacing
IGS	44	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	30"-36" ht., #3	36" O.C. spacing
JVG	17	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	42"-48" ht., #3	48" O.C. spacing
LFZ	21	<i>Leucothoe fontanesiana</i> 'Zebild'	Scarletta Leucothoe	24"-30" ht., #3	24" O.C. spacing
RAG	45	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Sumac	24"-30" ht., #2	48" O.C. spacing
RC	3	<i>Rhododendron catawbiense</i>	Catawba Rhododendron	42"-48" ht., #3	48" O.C. spacing
SBN	8	<i>Spiraea bumalda</i> 'Neon Flash'	Neon Flash Spirea	30"-36" ht., #3	24" O.C. spacing
VD	12	<i>Viburnum dentatum</i>	Arrowwood Viburnum	36"-42" ht., #3	36" O.C. spacing
Perennials / Grasses / Groundcovers					
AH	18	<i>Amsonia hubrichtii</i>	Arkansas Blue Star	24"-30" ht., #2	18" O.C. spacing
AOR	12	<i>Aster oblongifolius</i> 'Raydon's Favorite'	Raydon's Favorite Aster	24"-30" ht., #2	24" O.C. spacing
AML	33	<i>Aruncus 'Misty Lace'</i>	Goat's Beard	24"-30" ht., #2	18" O.C. spacing
AT	18	<i>Asclepias tuberosa</i>	Butterfly Weed	24"-30" ht., #2	18" O.C. spacing
DC	58	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	6"-12" ht., #2	12" O.C. spacing
EPB	17	<i>Eupatorium purpureum</i> 'Baby Joe'	Dwarf Joe Pye Weed	24"-30" ht., #2	18" O.C. spacing
ES	13	<i>Eragrostis spectabilis</i>	Purple Love Grass	18"-24" ht., #2	12" O.C. spacing
LS	20	<i>Liastris spicata</i>	Blazing Star	18"-24" ht., #2	24" O.C. spacing
MC	17	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	18"-24" ht., #2	30" O.C. spacing
NFS	18	<i>Nepeta faassenii</i> 'Six Hills Giant'	Six Hills Giant Catmint	18"-24" ht., #2	30" O.C. spacing
RHM	66	<i>Rudbeckia hirta</i> 'Moreno'	Black Eyed Susan	12"-18" ht., #2	12" O.C. spacing
SH	61	<i>Sporobolus heterolepis</i> 'Tara'	Prarie Dropseed	6"-12" ht., #2	24" O.C. spacing
SS	54	<i>Schizachyrium scoparium</i>	Little Bluestem	12"-18" ht., #2	24" O.C. spacing
TC	492	<i>Tiarella cordifolia</i>	Foamflower	6"-12" ht., #2	12" O.C. spacing
VA	106	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	6"-12" ht., #2	18" O.C. spacing

NOTE: PLANTING SCHEDULE IS SUBJECT TO CHANGE.



CATMINT



PRARIE DROPSEED



BUTTERFLY WEED



JOE PYE WEED



LITTLE BLUESTEM



SHAMROCK INKBERRY



LOWBUSH BLUEBERRY



BLACK EYED SUSAN



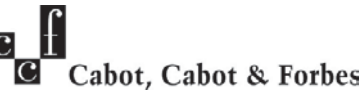
OAKLEAF HYDRANGEA

LANDSCAPE PLANTING PLAN



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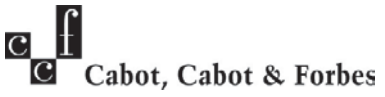
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SHEET TITLE:

A-201.1

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**LANDSCAPE
PLANTING
PLAN**

A-202.1

Project No.5138.00
11/19/21



VALLEY FORGE ELM



KENTUCKY COFFEE TREE



SWEETBAY MAGNOLIA



COCKSPUR HAWTHORN



REGAL PRINCE OAK



WITCH HAZEL



ARROWWOOD



GREY OWL JUNIPER



FOTHERGILLA



LEUCOTHOE



BLUE STAR AMSONIA



MUHLY GRASS

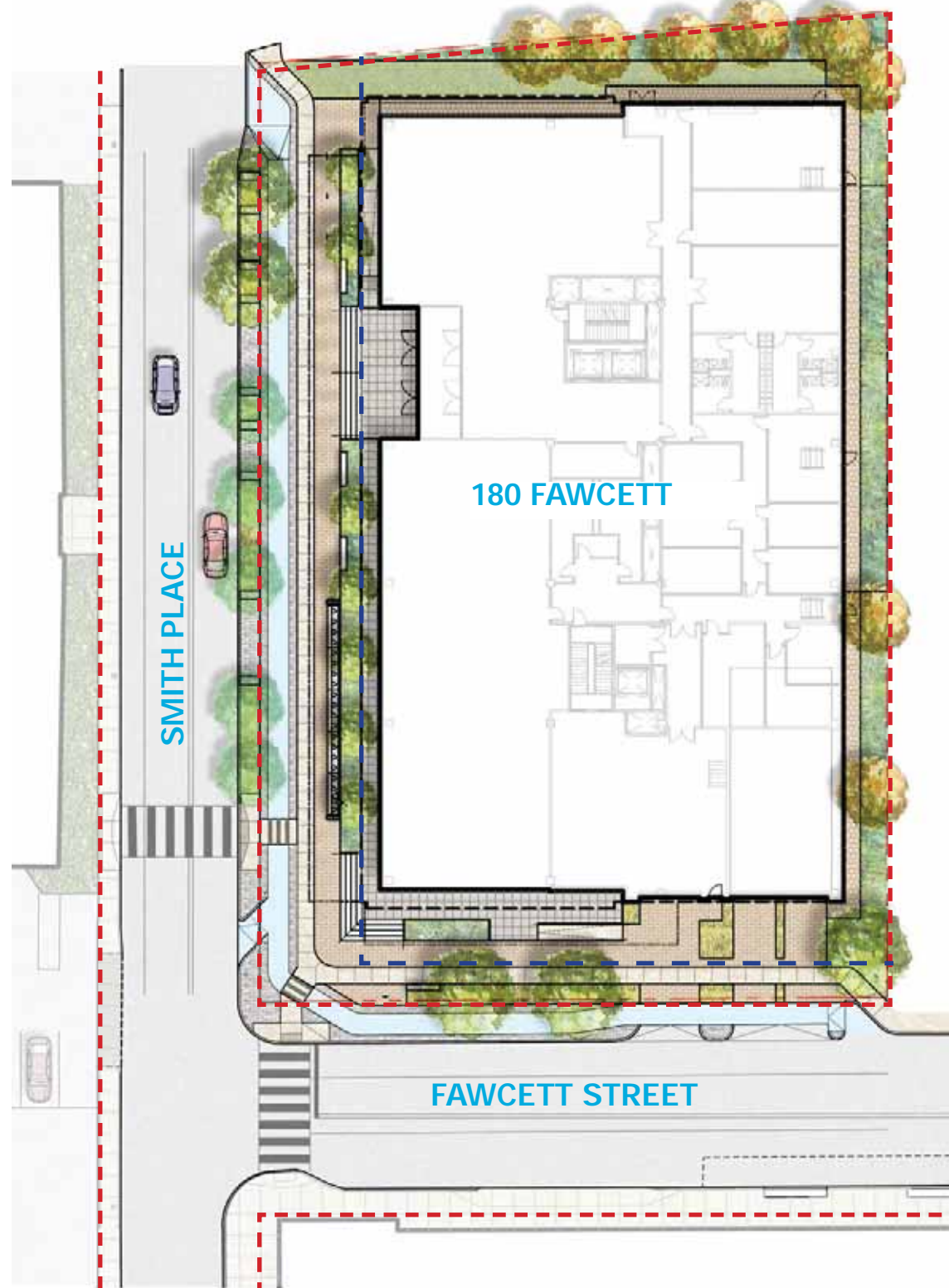


BLAZING STAR



RAYDON'S ASTER

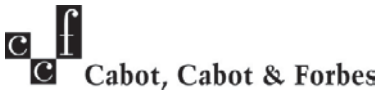
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LANDSCAPE PLANTING PLAN



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SHEET TITLE:

SITE LIGHTING
PLAN

A-203.1

Project No.5138.00
11/19/21

EXISTING OFF-SITE STREET LIGHT

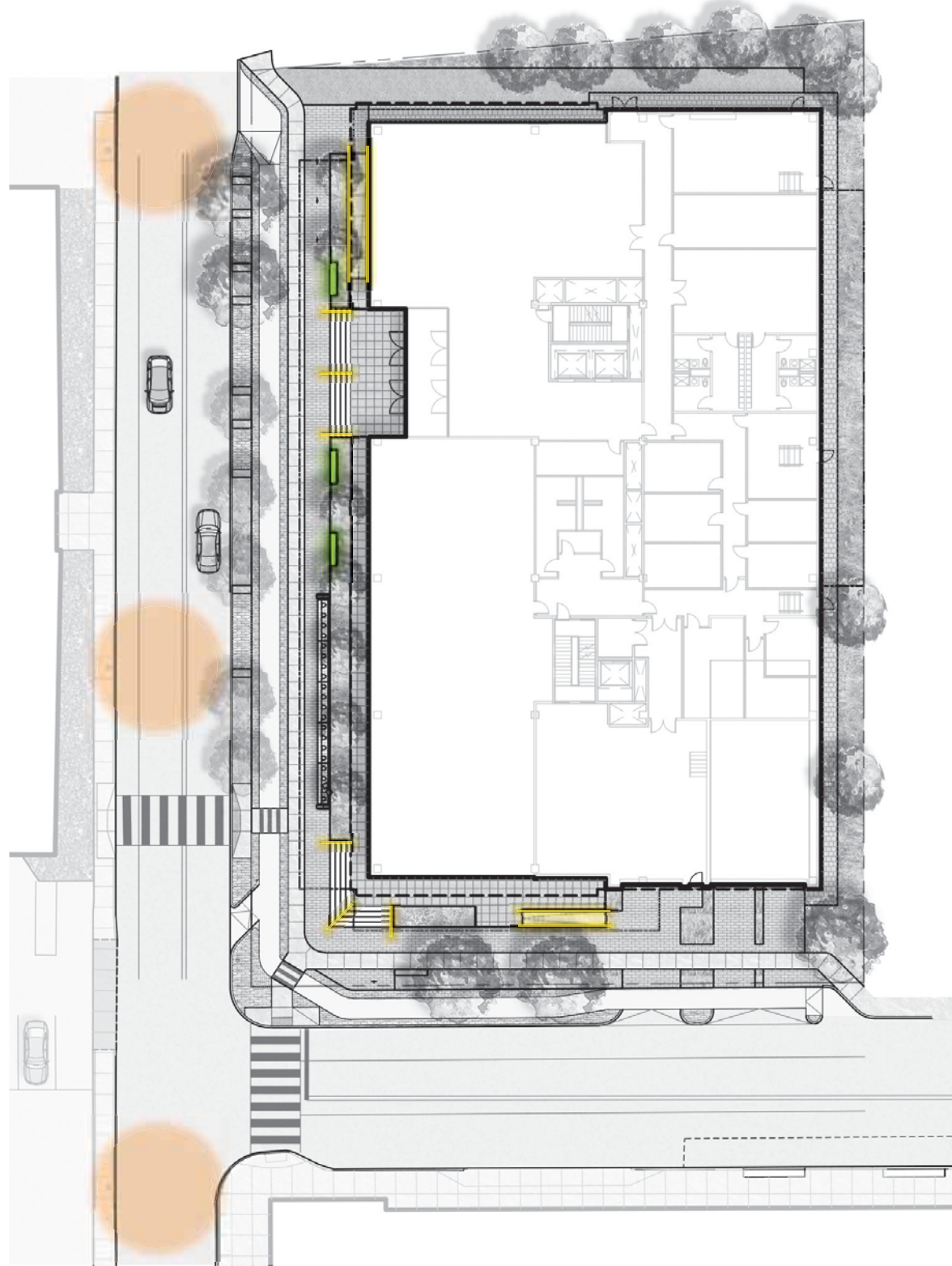
HANDRAIL LIGHTING - RAMP



HANDRAIL LIGHTING - STAIRS



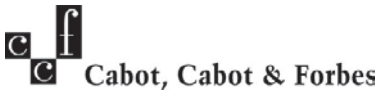
BENCH LIGHTING



SITE LIGHTING PLAN



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SHEET TITLE:

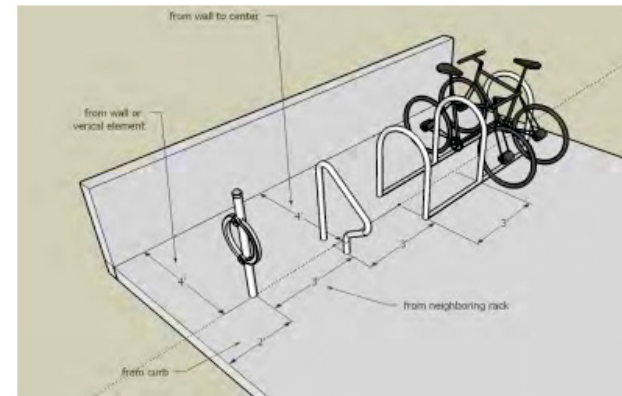
**BICYCLE
LAYOUT
PLAN**

A-204.1

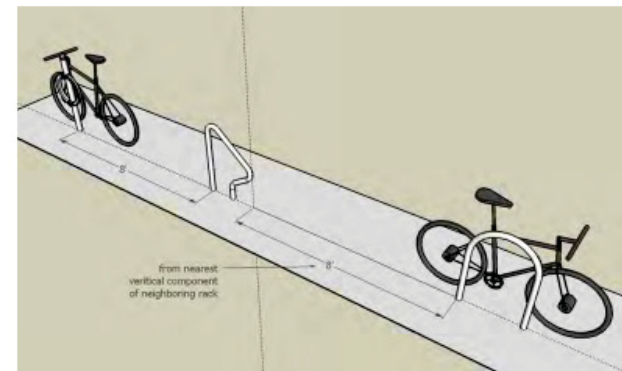
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LAYOUT DIMENSIONS

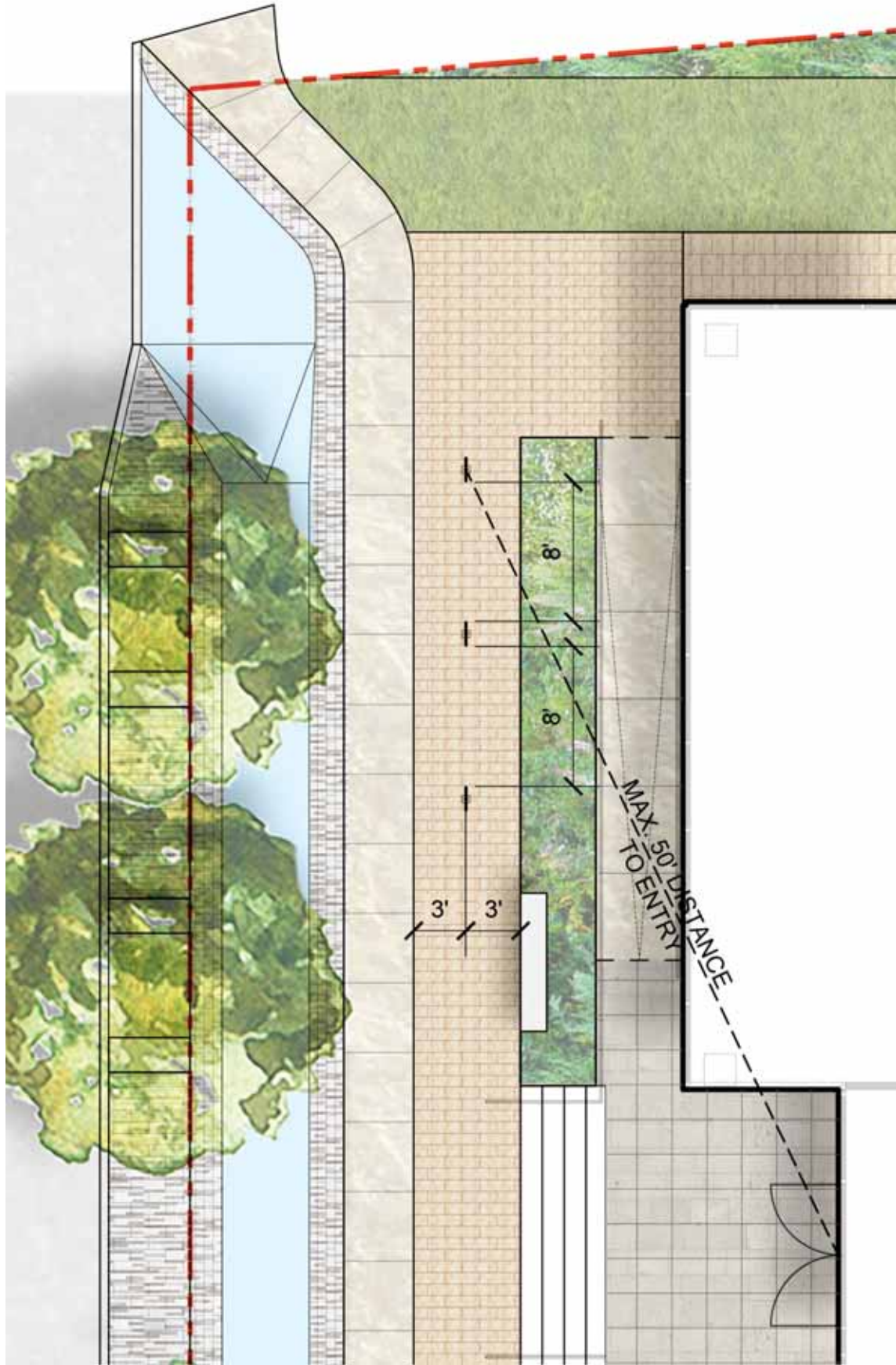
Proper layout of bicycle racks is essential to ensure that they will safely and conveniently accommodate the intended number of bicycles. Layout must follow these minimum dimensions:



Racks aligned side by side



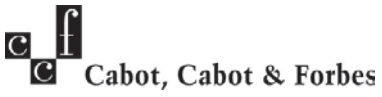
Racks aligned end to end



BICYCLE LAYOUT PLAN



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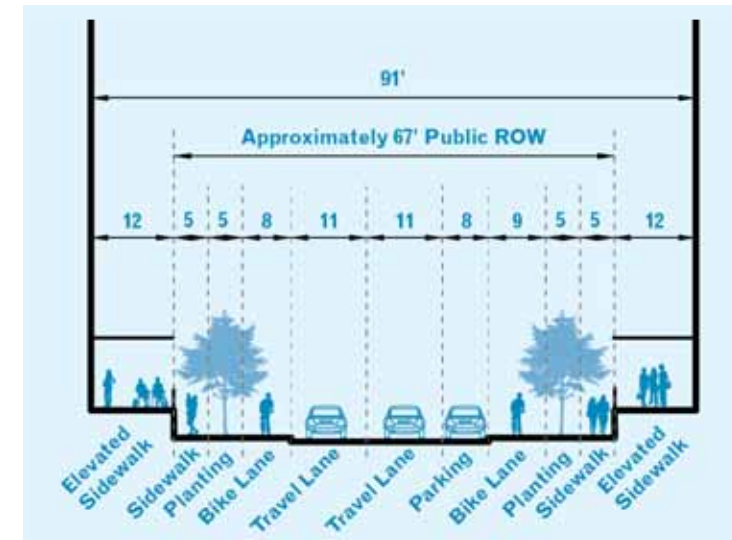
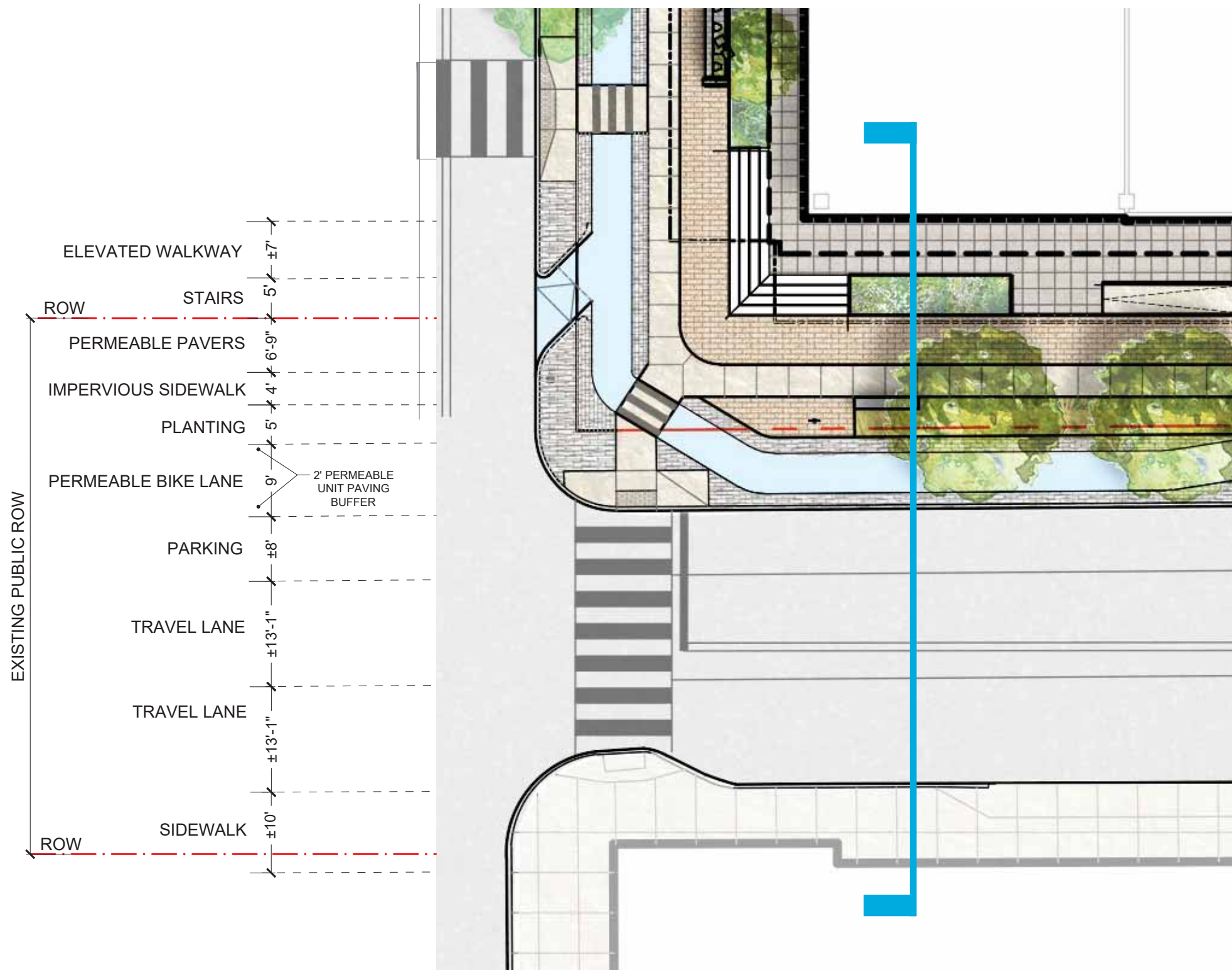
180 Fawcett

SHEET TITLE:

**FAWCETT
STREET
DIMENSIONED
PLAN-
ENLARGED**

A-205.1

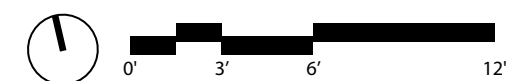
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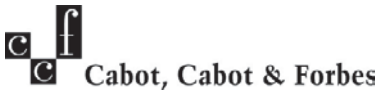
— Elevated Walkway with Grade-Separated Bicycle Lane

Most of the light industrial and retail spaces within the Quadrangle will be located along Smith Place, Wilson Road, and portions of Fawcett Street. To ensure continuous access to elevated first floors, a publicly-accessible elevated walkway is recommended on private property adjacent to the public rights-of-way on these streets. Included within the public rights of way are a traditional at-grade sidewalk, a grade-separated bicycle lane, vehicular lanes, and street parking.

FAWCETT STREET DIMENSIONED PLAN - ENLARGED



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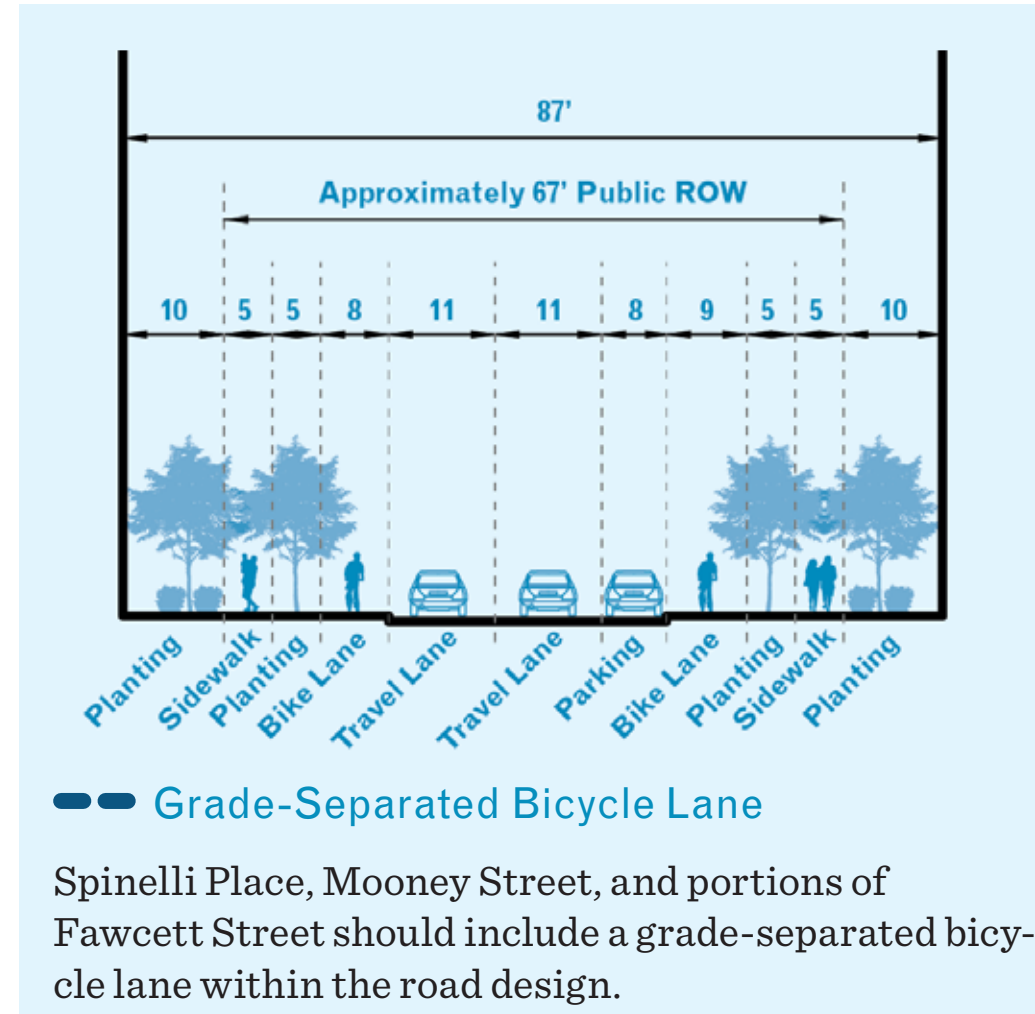
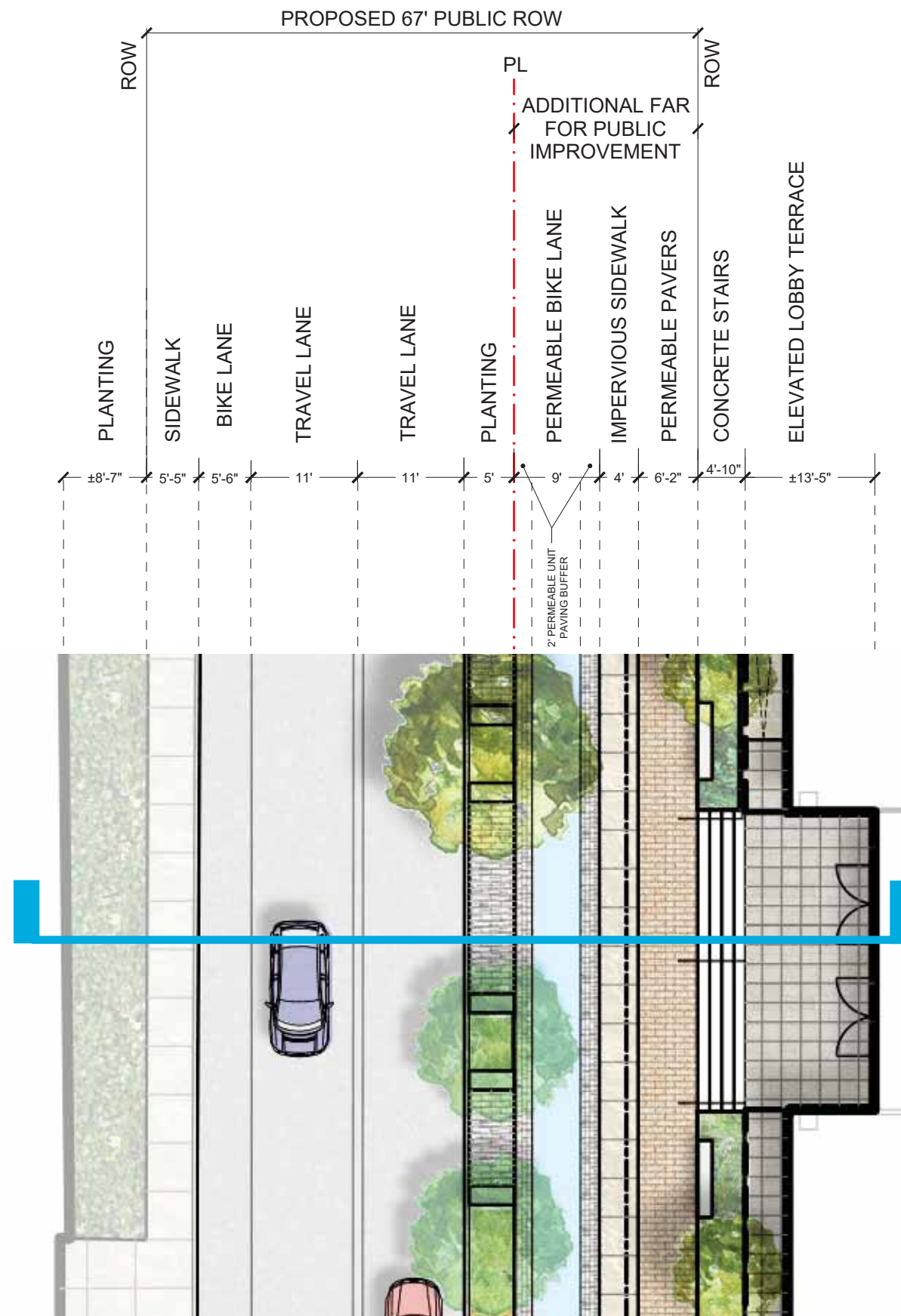
180 Fawcett

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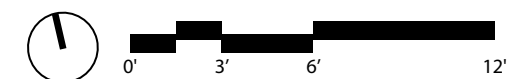
**SMITH PLACE
DIMENSIONED
PLAN -
ENLARGED**

A-206.1

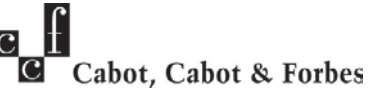
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SMITH PLACE DIMENSIONED PLAN - ENLARGED



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PROJECT:

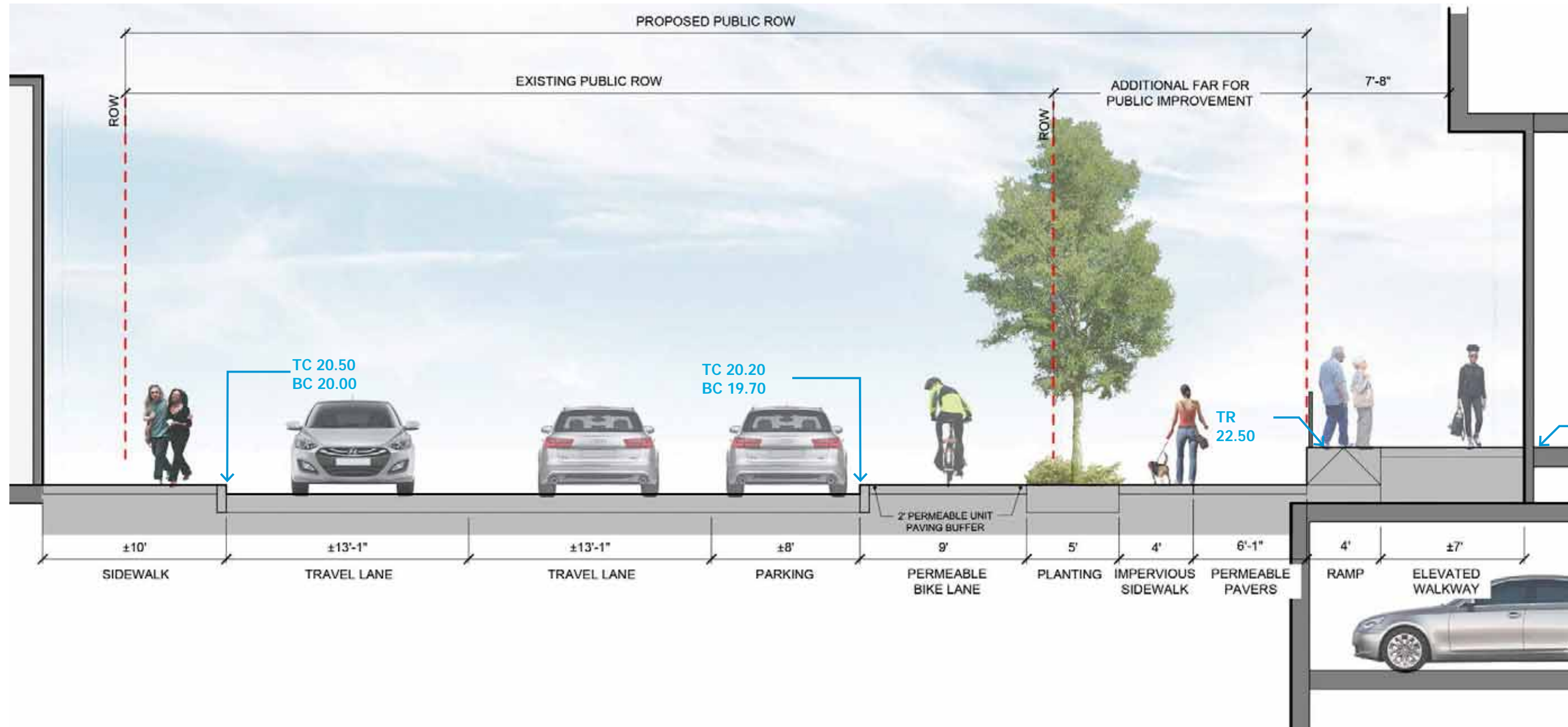
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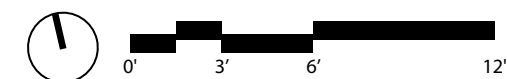
180 Fawcett

SHEET TITLE:

**FAWCETT
STREET
CROSS
SECTION**



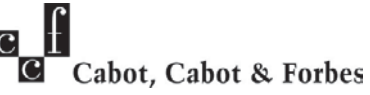
FAWCETT STREET CROSS SECTION



A-207.1

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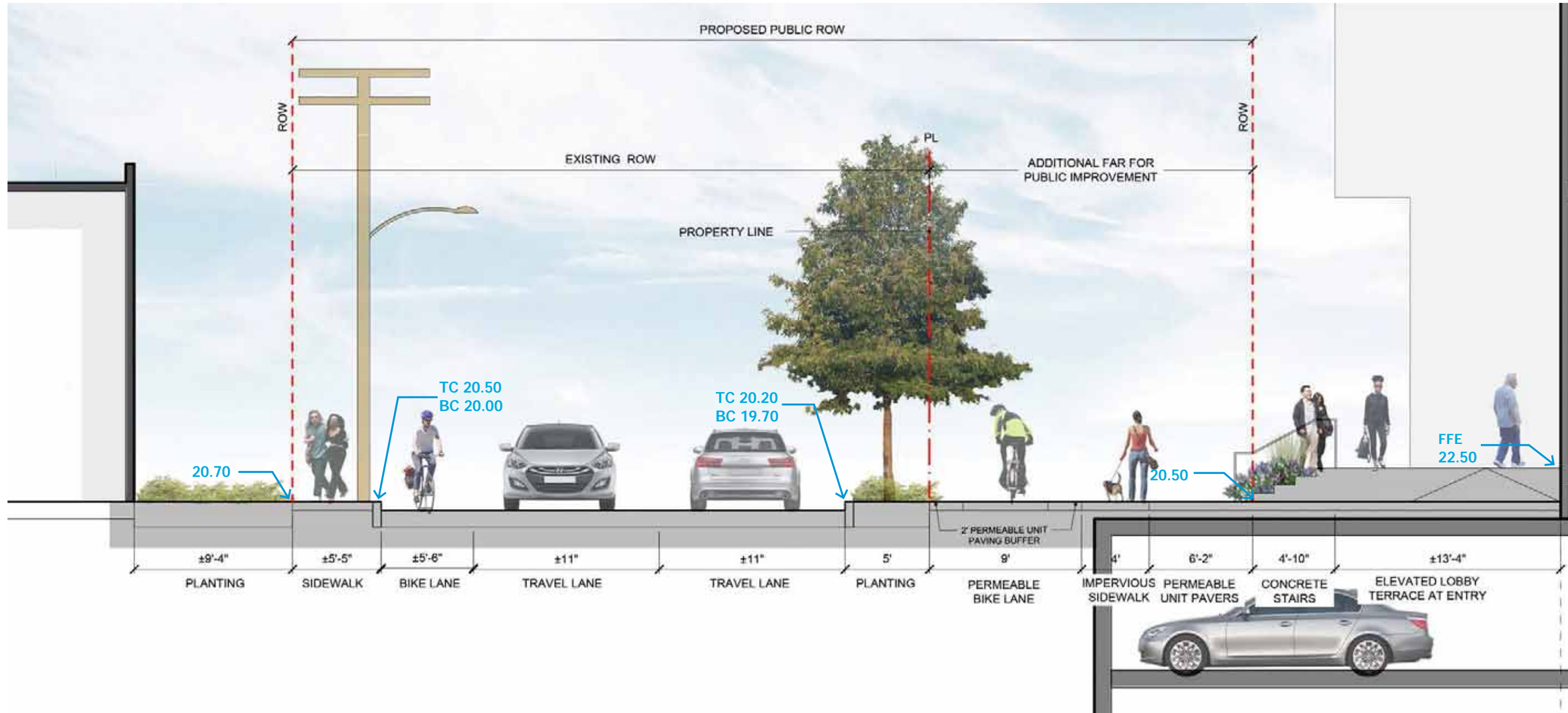
180 Fawcett

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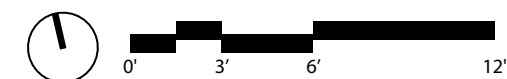
SMITH
PLACE
CROSS
SECTION

A-208.1

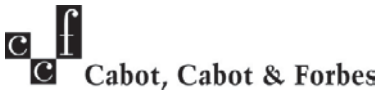
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SMITH PLACE CROSS SECTION



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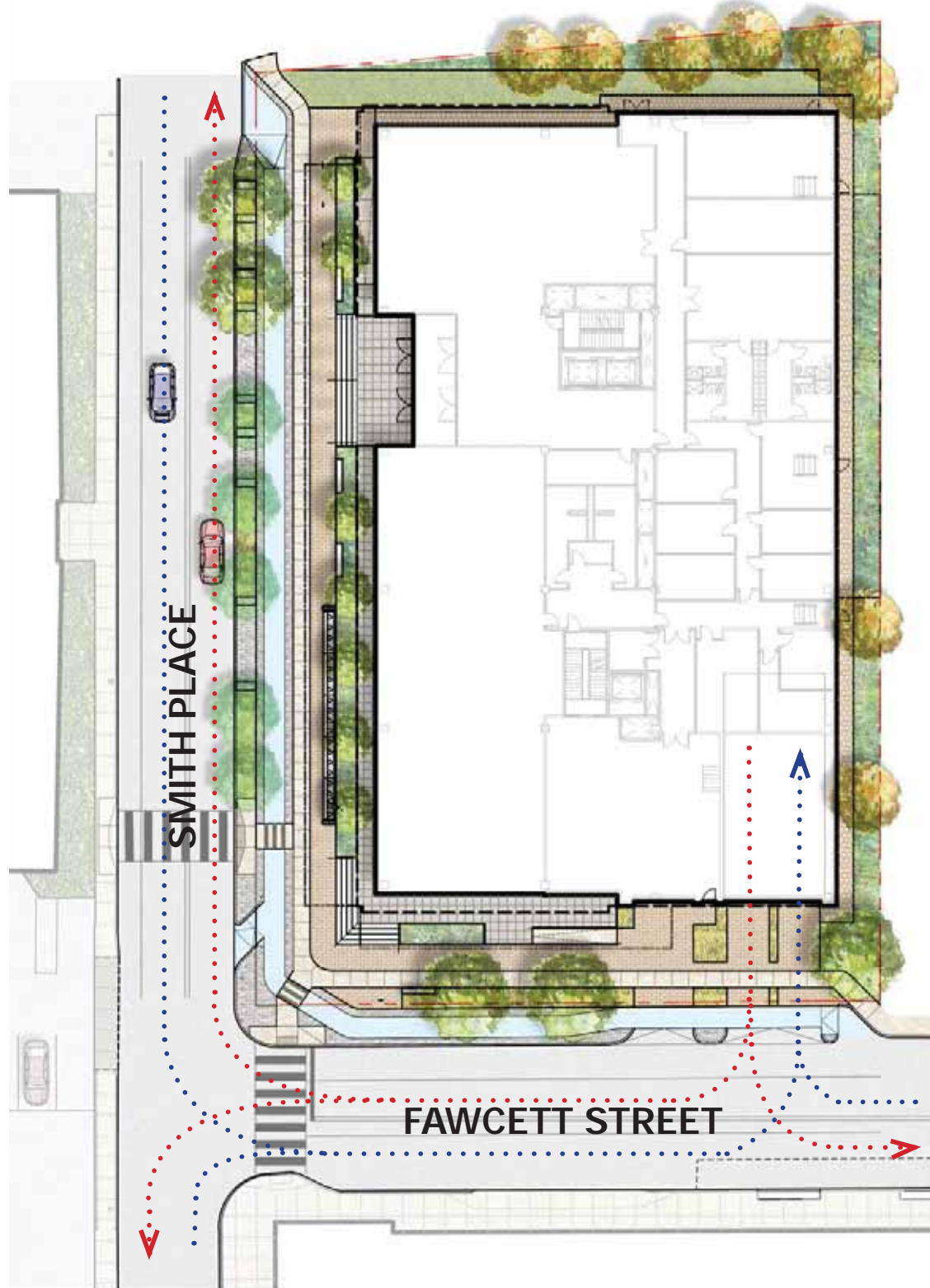
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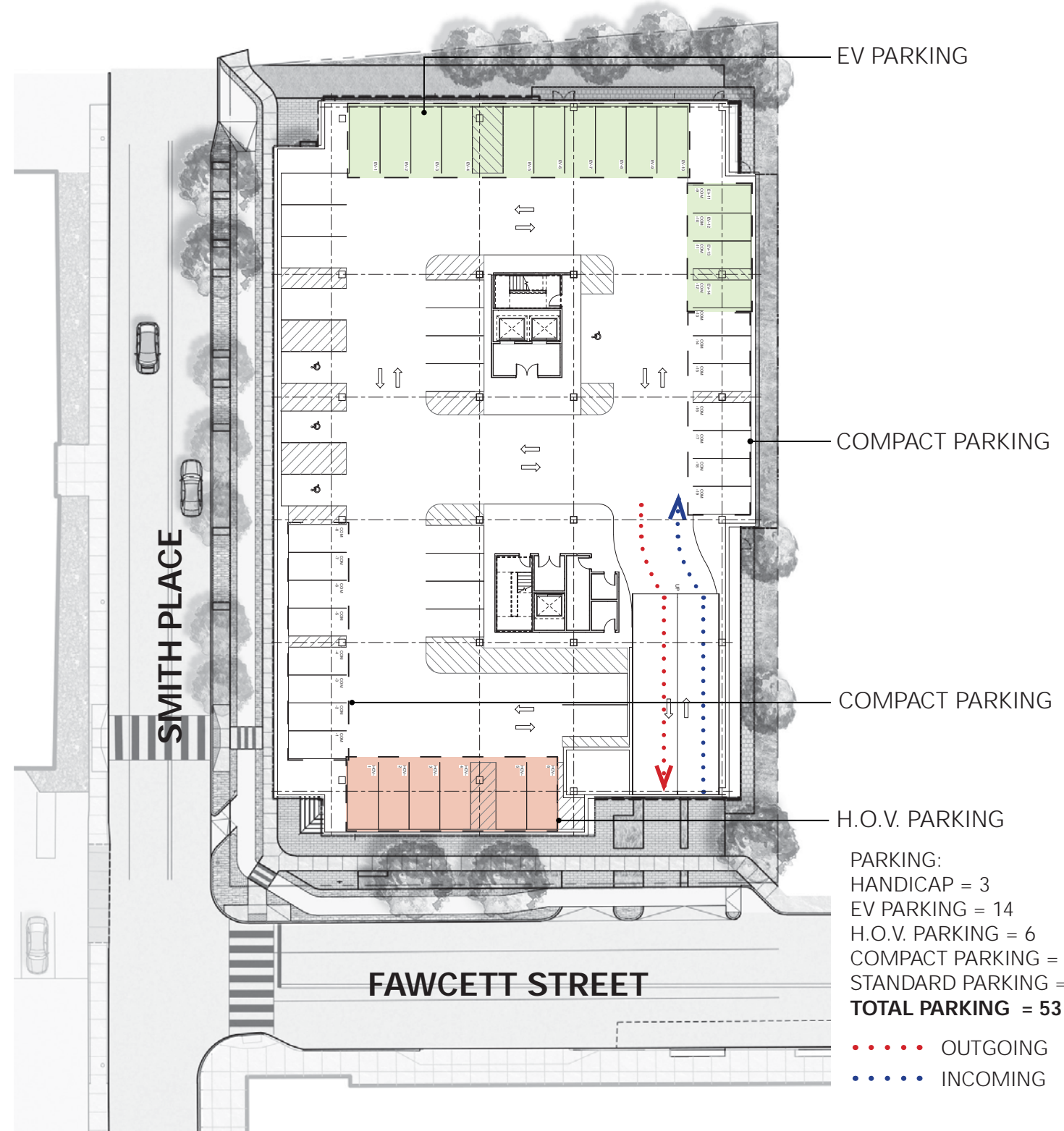
180 Fawcett

SHEET TITLE:

**VEHICLE
ACCESS
PLANS**

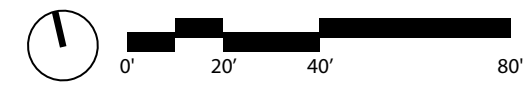


VEHICLE ACCESS PLAN - GROUND LEVEL



VEHICLE ACCESS PLAN - PARKING LEVEL

- PARKING:
 HANDICAP = 3
 EV PARKING = 14
 H.O.V. PARKING = 6
 COMPACT PARKING = 19
 STANDARD PARKING = 15
TOTAL PARKING = 53
- OUTGOING
 - INCOMING

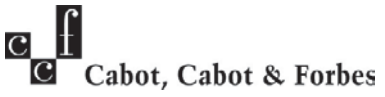


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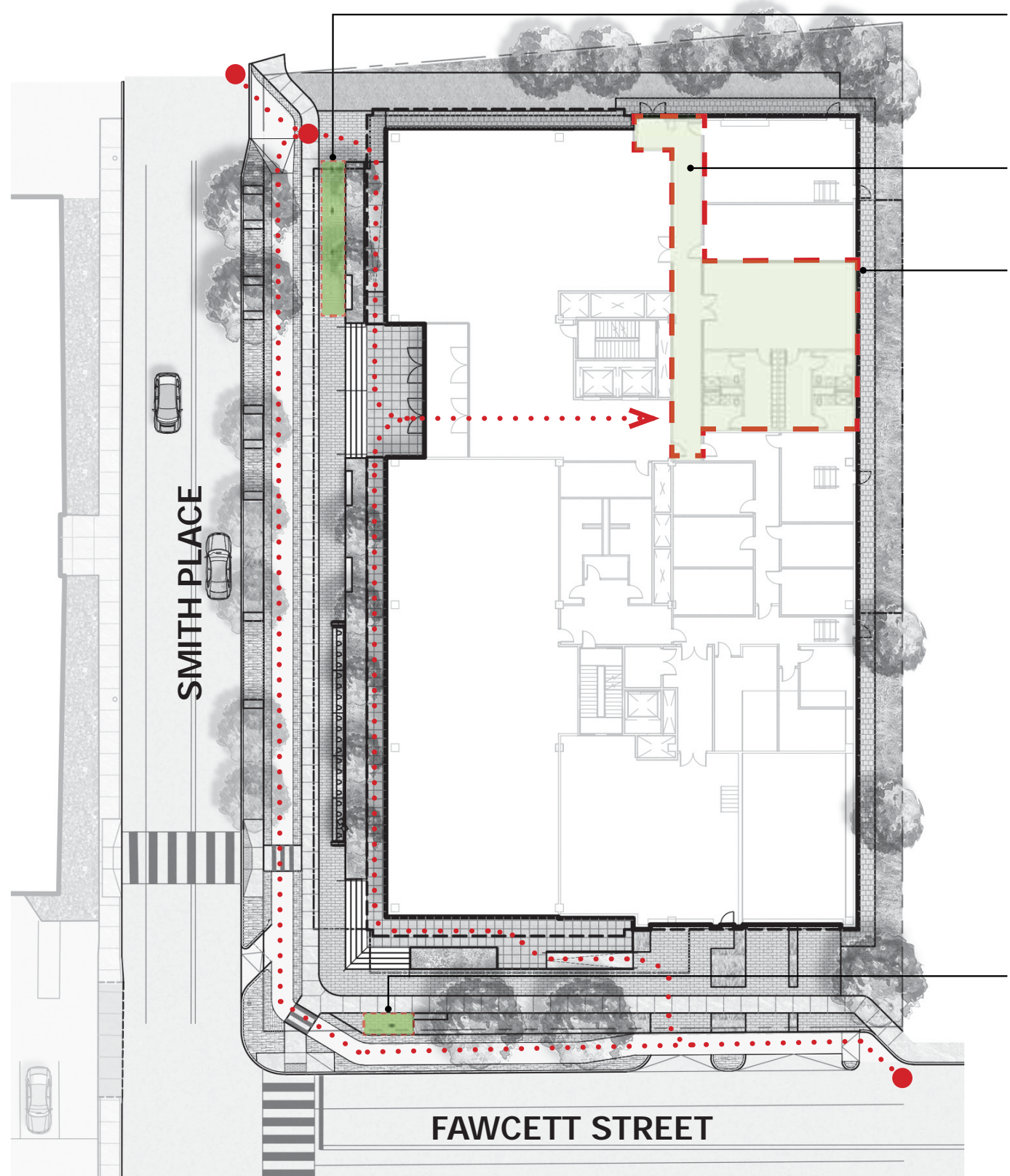
180 Fawcett

SHEET TITLE:

**BICYCLE
FACILITIES
DIAGRAM**

A-301.1

Project No.5138.00
11/19/21



6 SHORT TERM BICYCLE
PARKING SPACES

DEDICATED BIKE ROOM
CORRIDORE

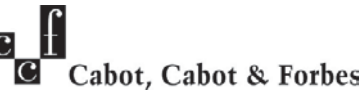
14 LONG TERM BICYCLE
PARKING SPACES W/
SHOWERS AND LOCKER
ROOM

2 SHORT TERM BICYCLE
PARKING SPACES

BICYCLE FACILITIES DIAGRAM



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SHEET TITLE:

**ENLARGED
BICYCLE
FACILITIES**

A-302.1

Project No.5138.00
11/19/21

Bicycle Parking Criteria

Use/Category:
-Technical Offices, Research Facilities (Long-Term - N1)
-Laboratories and Research Facilities (Short-Term - N2)

Required Parking:
-Long-Term - N1: 0.22 Space per 1,000 SF
-Short-Term - N2: 0.06 Space per 1,000 SF

Calculation:
58,456 GFA *(0.22 Space / 1,000 SF) = 14 Spaces
58,456 GFA *(0.06 Space / 1,000 SF) = 4 Spaces

Total Required Spaces: 13 Spaces

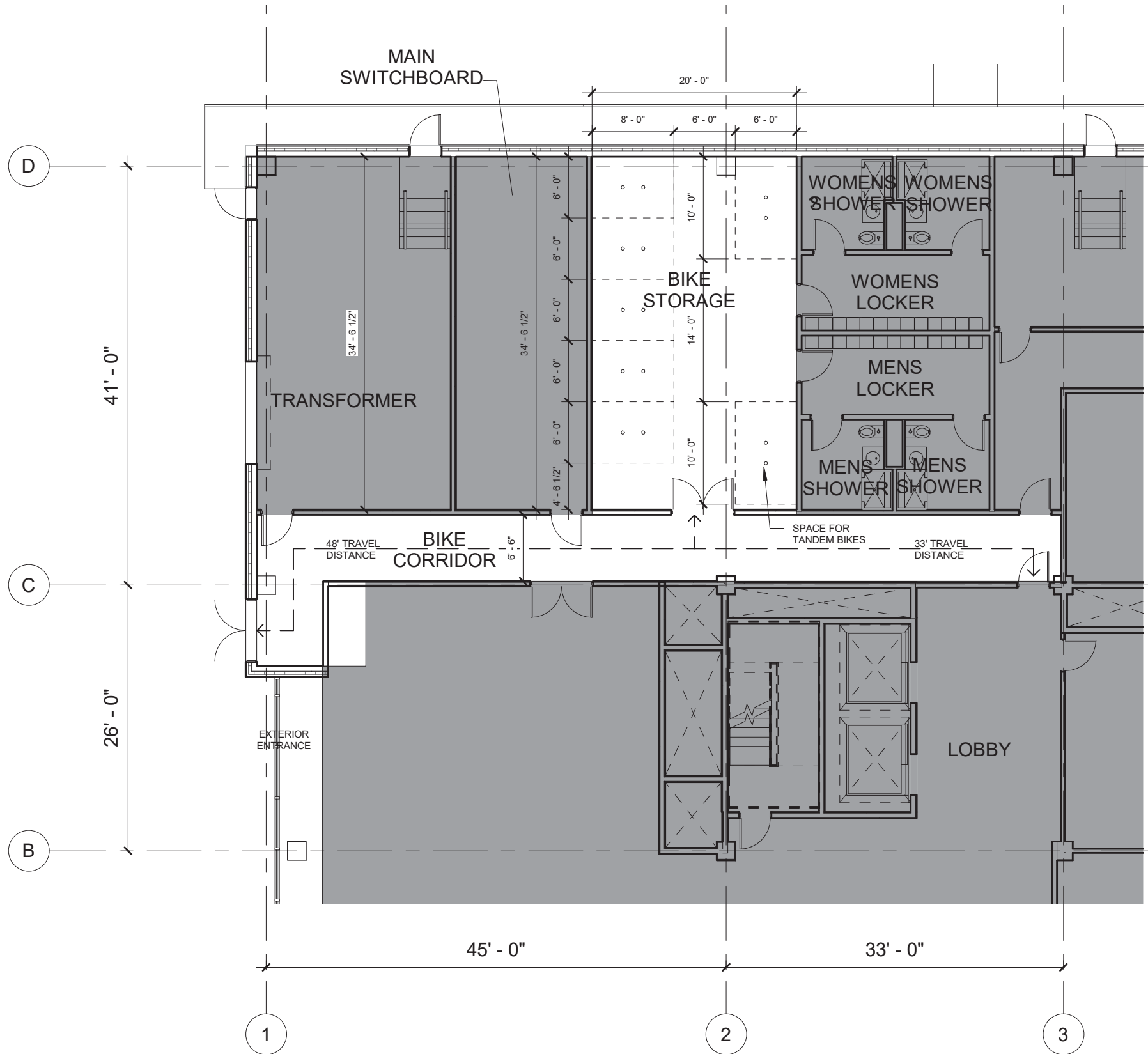
Total Long-Term Spaces Provided: 14 Spaces



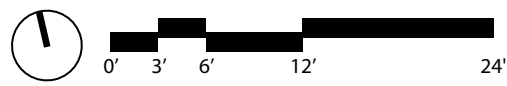
Ultrasite Inverted U-Rack, Model # 5801DSM,
Powdercoated Black

Note 1: The floor area of an underground parking garage and the floor area of the underground portion of a structure devoted in whole or in part to parking automobiles, shall not be counted as gross floor area and shall be exempt from the requirements as to floor area but shall conform to all other requirements of the district in which it is located.

Note 2: Long-term bicycle parking on a private lot shall be located within the building containing the use that it is intended to serve, or within a structure whose pedestrian entrance is no more than two hundred (200) feet from a pedestrian entrance to such a building.



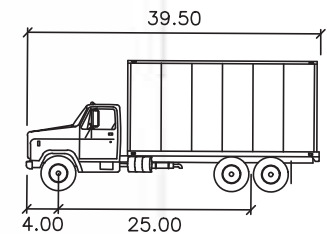
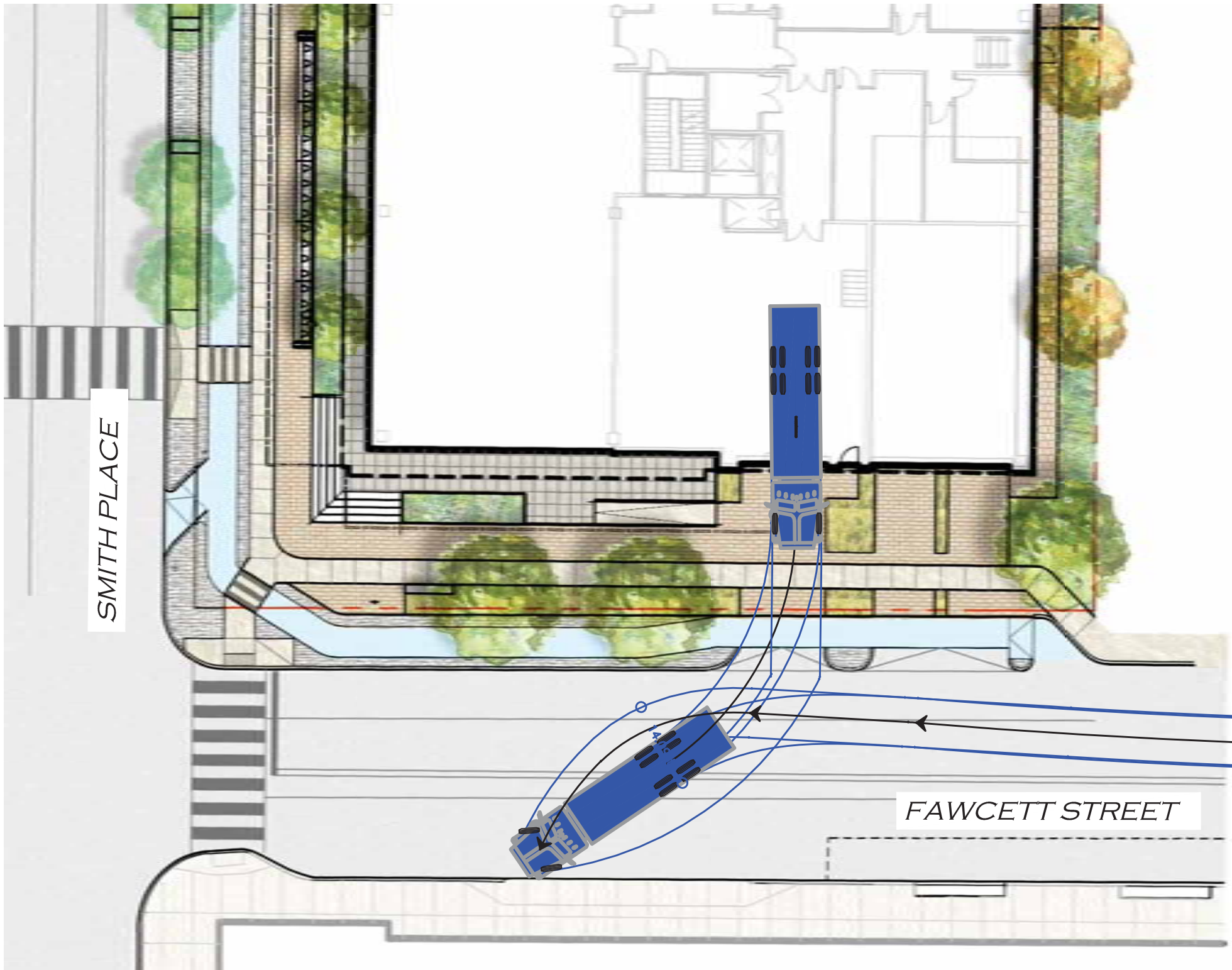
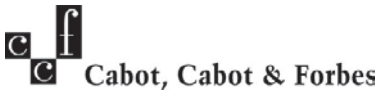
ENLARGED BICYCLE FACILITIES



A-302.1

Project No.5138.00
11/19/21

PROJECT TEAM:



SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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PROJECT:

180 FAWCETT STREET,
CAMBRIDGE MA

Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

TRUCK
MOVEMENT
PLAN -
ENTERING

TRUCK MOVEMENT PLAN - ENTERING



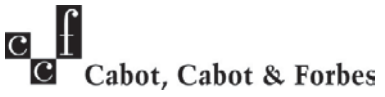
A-303.1

Project No.5138.00
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PROJECT TEAM:



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PROJECT:

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Cambridge,
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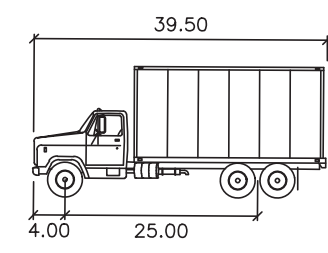
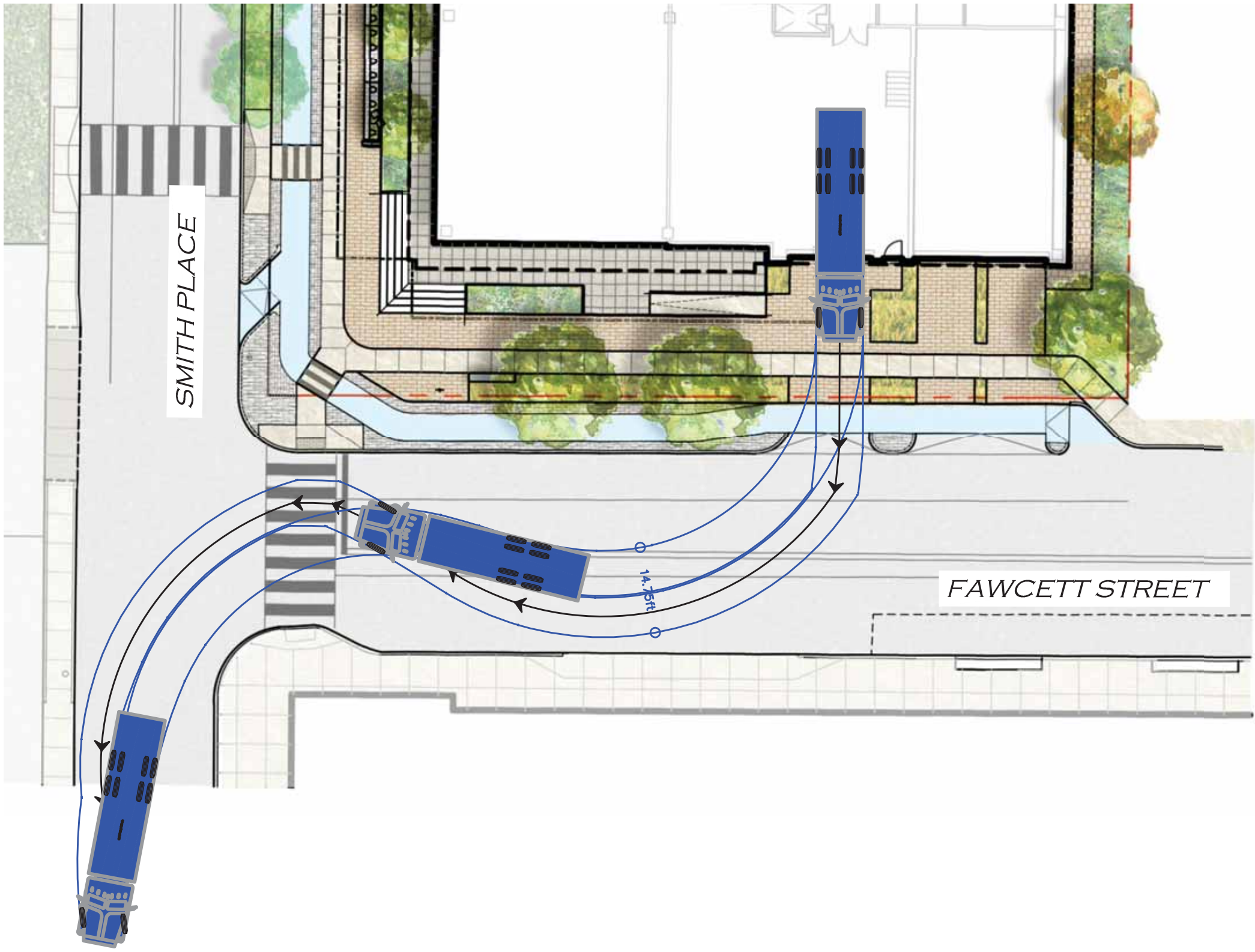
180 Fawcett

SHEET TITLE:

TRUCK
MOVEMENT
PLAN -
EXITING

A-304.1

Project No.5138.00
11/19/21



SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

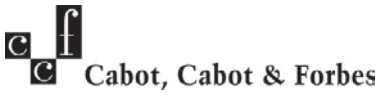
TRUCK MOVEMENT PLAN - EXITING





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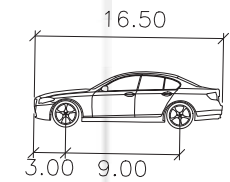
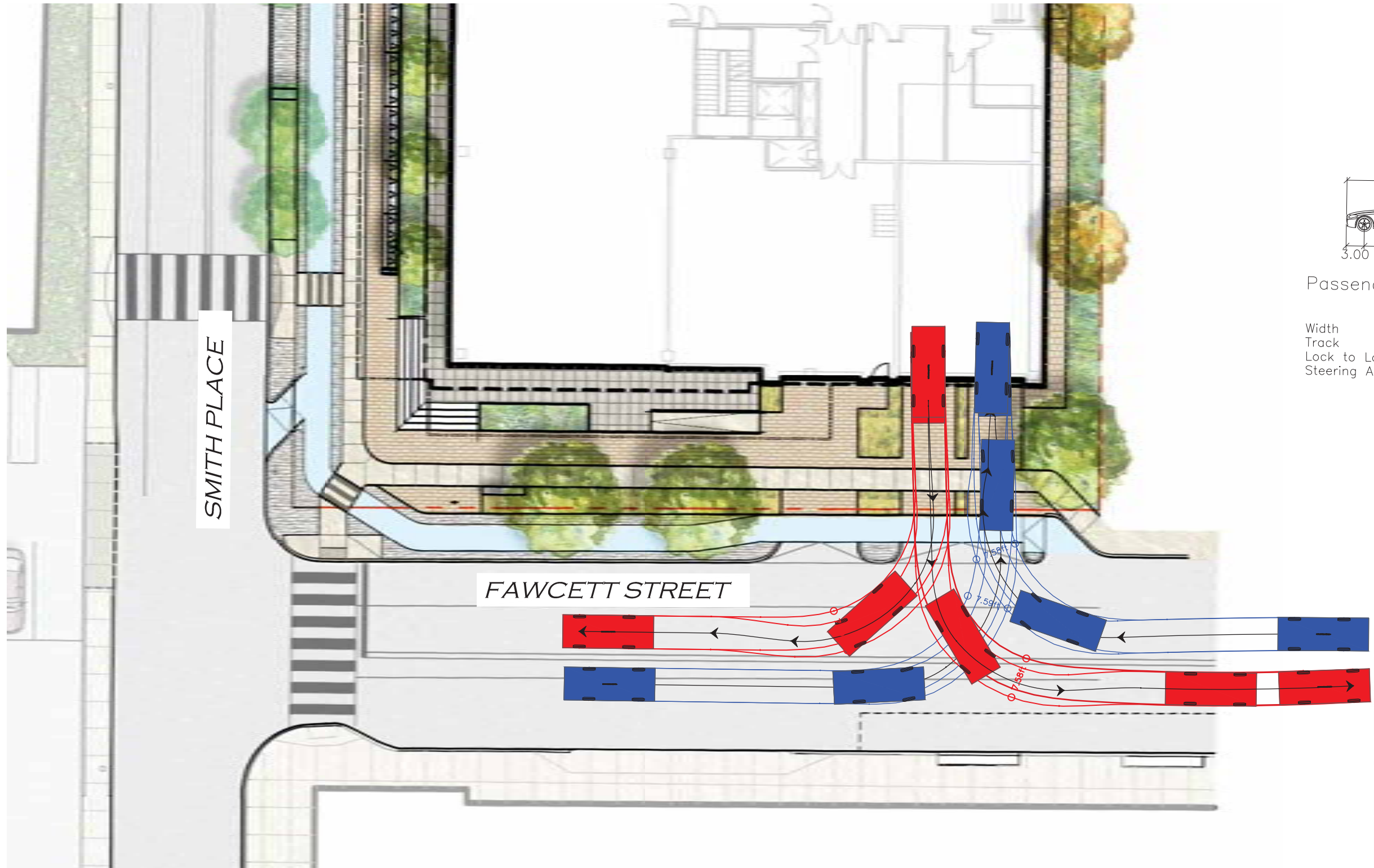
180 Fawcett

SHEET TITLE:

PASSENGER
VEHICLE
MOVEMENT
PLAN

A-305.1

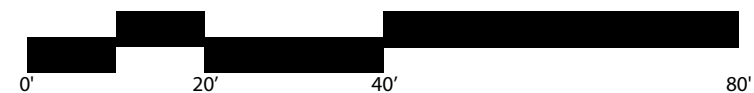
Project No.5138.00
11/19/21



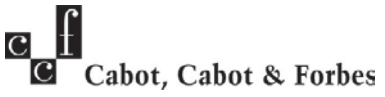
Passenger Vehicle

	feet
Width	: 6.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 38.0

PASSENGER VEHICLE MOVEMENT PLAN



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CAMBRIDGE MA**

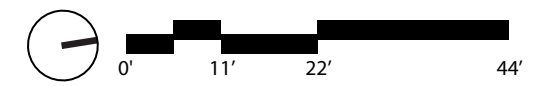
Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

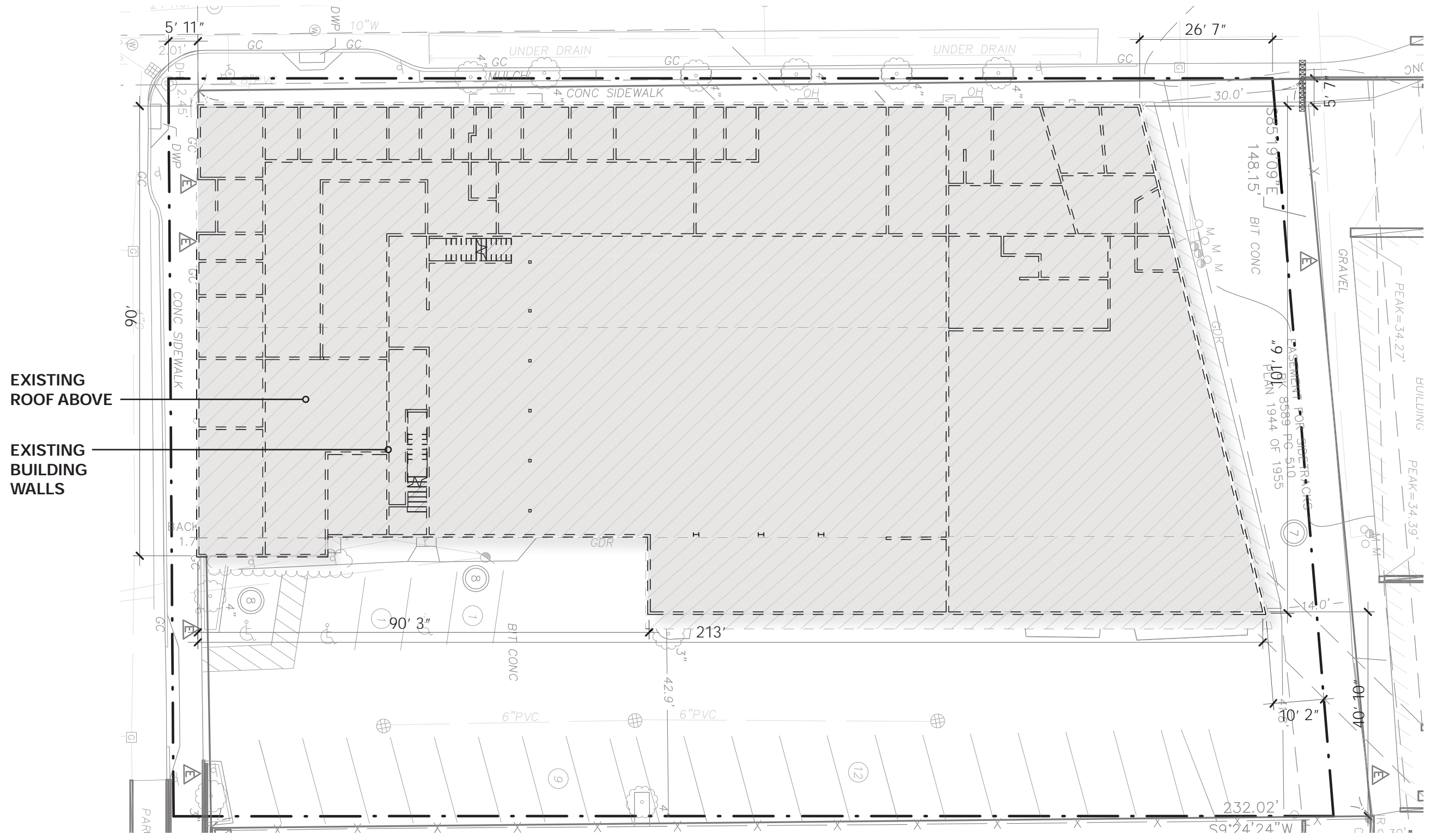
**LEVEL 1
- DEMO PLAN**

LEVEL 1 - DEMOLITION PLAN



AD-400

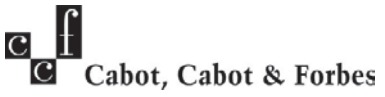
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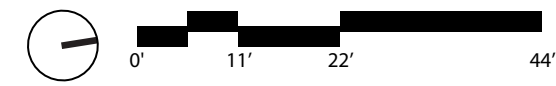
180 Fawcett

SHEET TITLE:

**PARKING
PLAN**



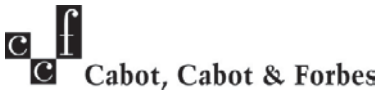
PARKING PLAN



A-400.1

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180 Fawcett

SHEET TITLE:

**GROUND
FLOOR PLAN**

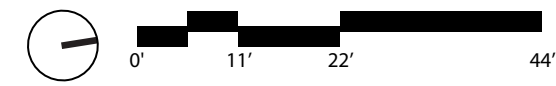
A-401.1

Project No.5138.00
11/19/21



- Core
- Parking
- Shared Space
- Tenant Space

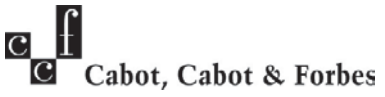
GROUND FLOOR PLAN



A-401.1

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PROJECT TEAM:



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PROJECT:

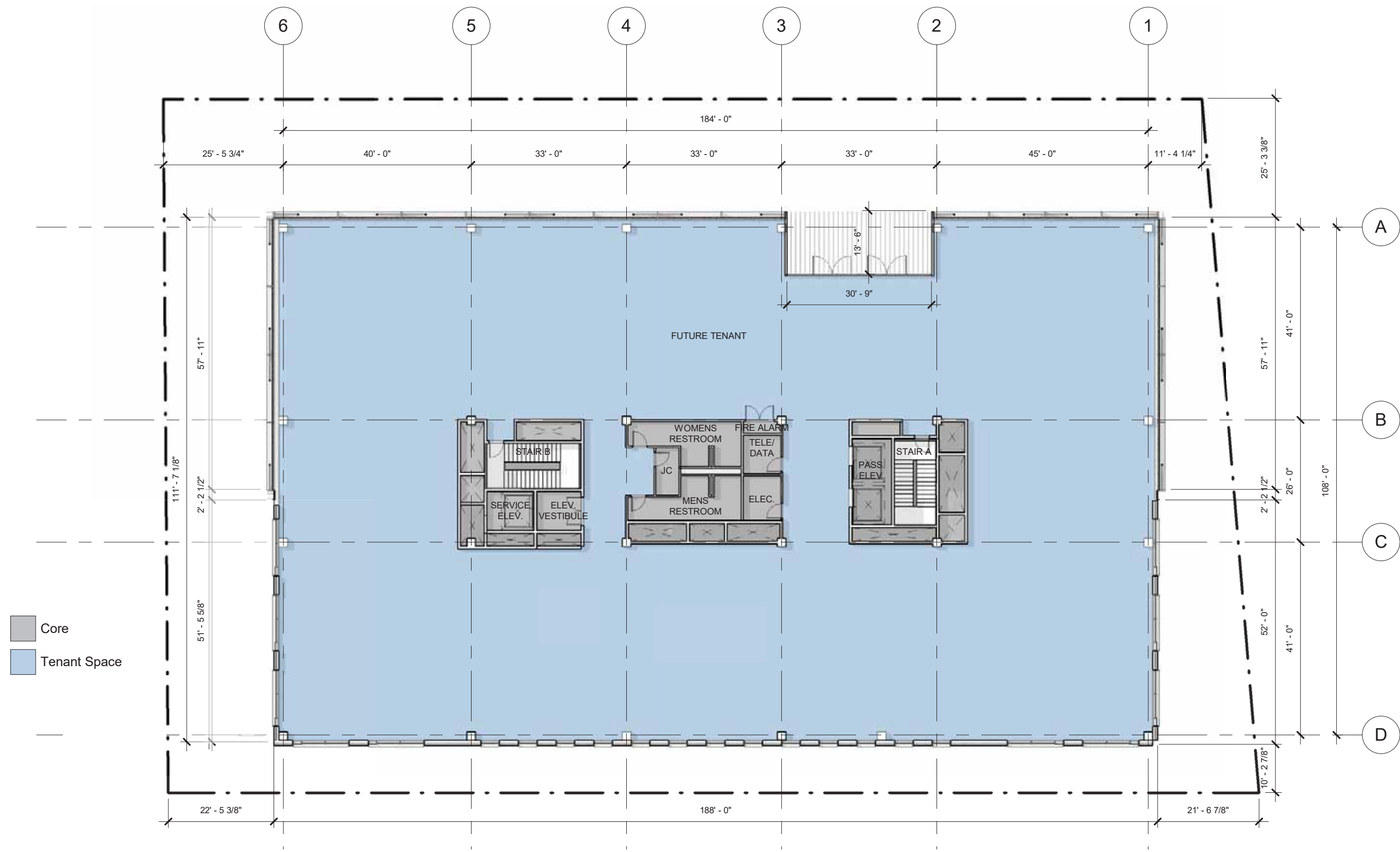
180 FAWCETT STREET,
CAMBRIDGE MA

Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

LEVEL 2 PLAN



LEVEL 2 PLAN

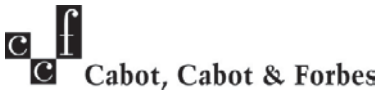
A-402.1

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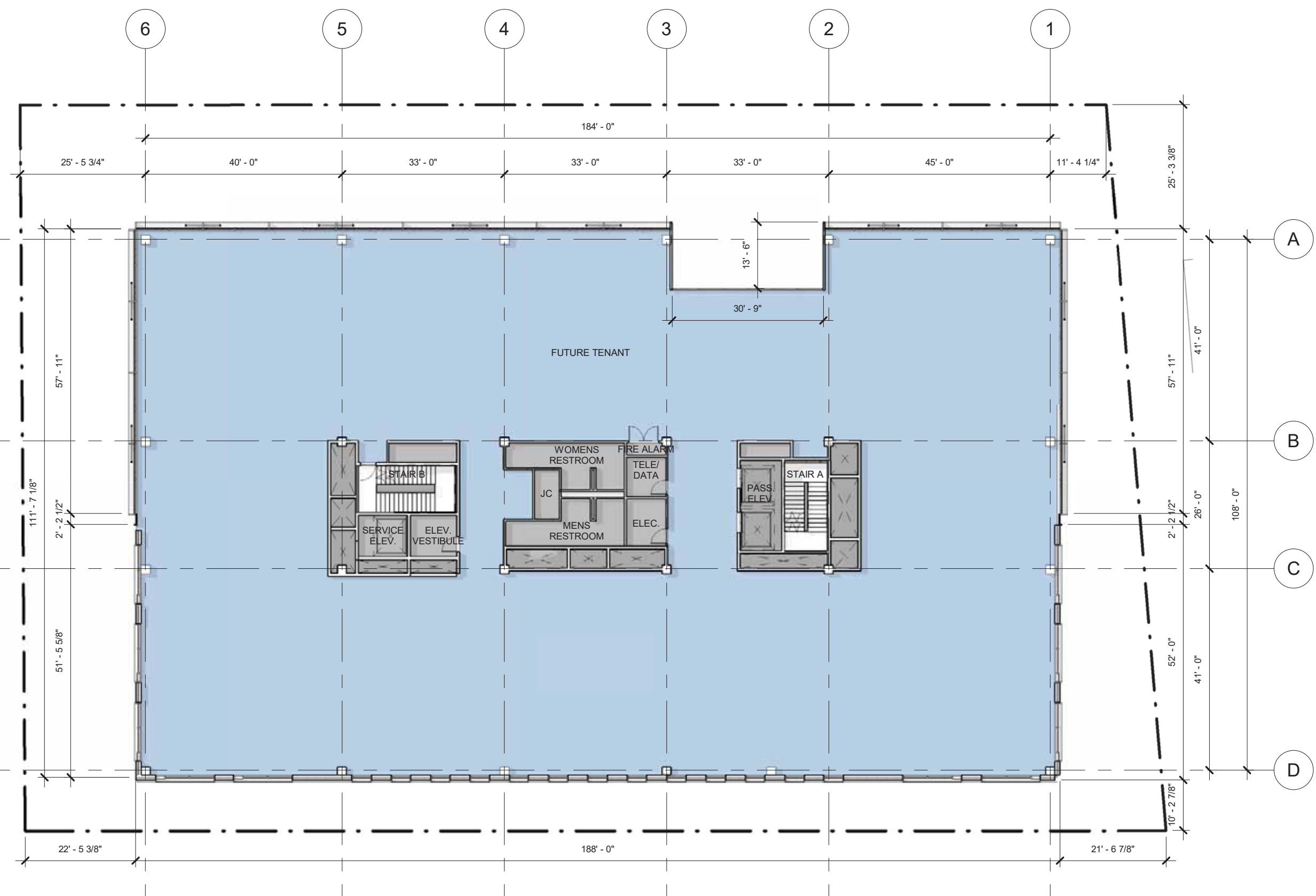
PROJECT:
**180 FAWCETT STREET,
CAMBRIDGE MA**

Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

LEVEL 3 PLAN



LEVEL 3 PLAN

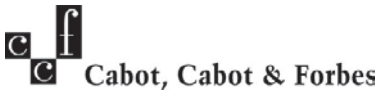
A-403.1

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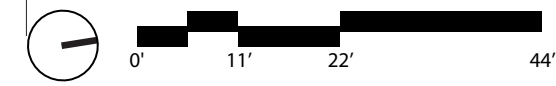
SHEET TITLE:

LEVEL 4 PLAN



- Back of House Exterior
- Core
- Tenant Space

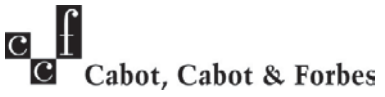
LEVEL 4 PLAN



A-404.1

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PROJECT:

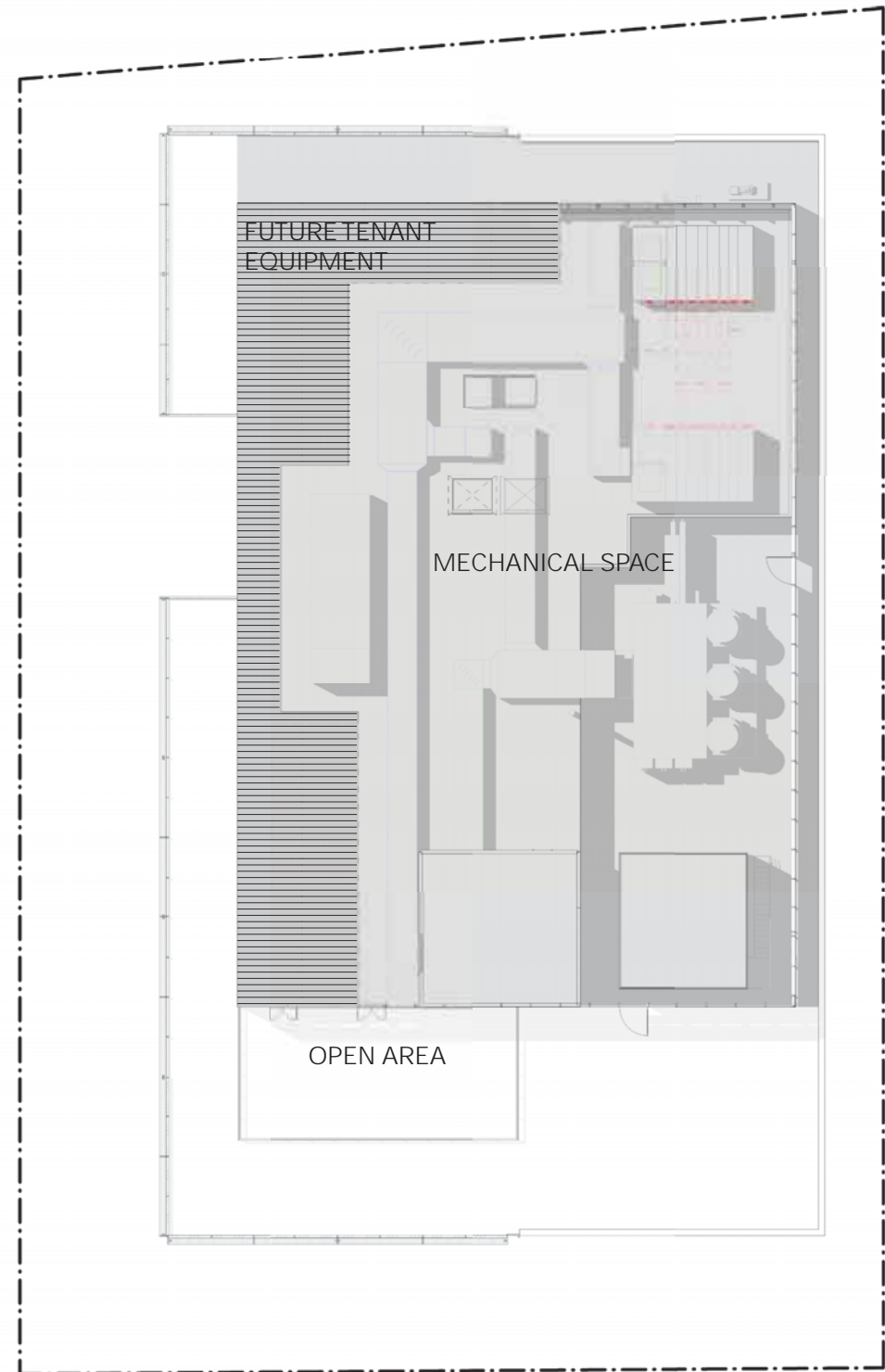
180 FAWCETT STREET,
CAMBRIDGE MA

Cambridge,
MA 02138

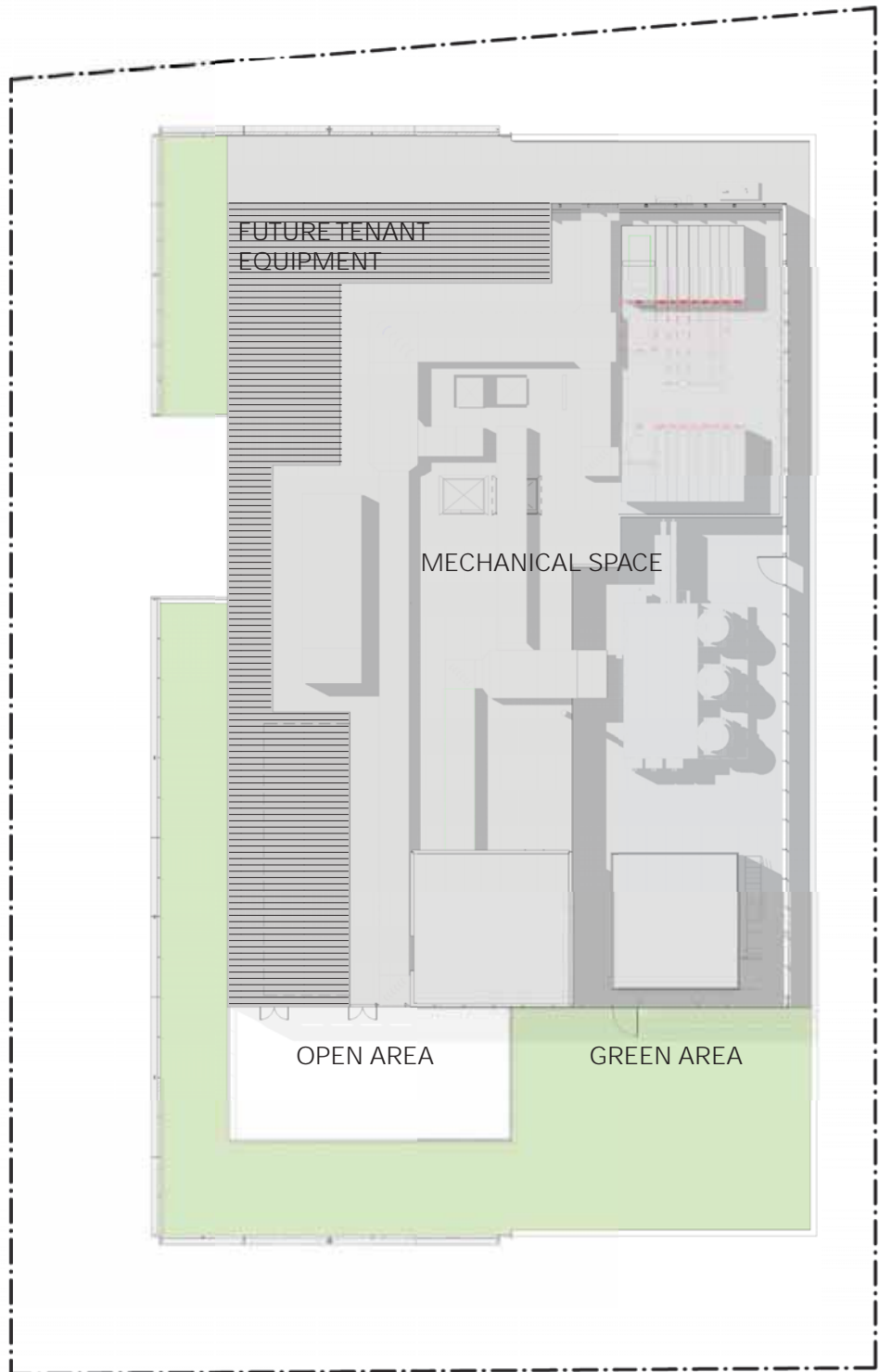
180 Fawcett

SHEET TITLE:

**GREEN ROOF
PLAN**



- OPEN AREA = 5,633 SQ.FT
- MECHANICAL SPACE = 11,905 SQ.FT
- FUTURE TENANT EQUIPMENT = 2,720 SQ.FT



- OPEN AREA = 1,127 SQ.FT
- MECHANICAL SPACE = 11,905 SQ.FT
- FUTURE TENANT EQUIPMENT = 2,720 SQ.FT
- GREEN AREA = 4,506 SQ.FT
80% green roof

GREEN ROOF PLAN



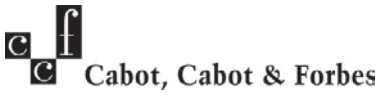
A-405

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180 Fawcett

SHEET TITLE:

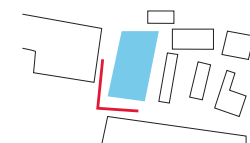
RENDERING
FROM THE
SOUTH WEST -
AERIAL

A-500.1

Project No.5138.00
11/19/21



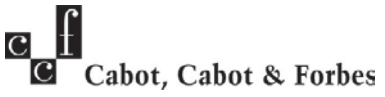
RENDERING SOUTH WEST AERIAL





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SHEET TITLE:

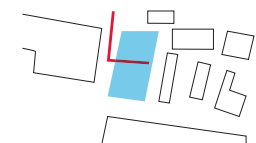
**RENDERING
FROM
BUILDING
ENTRANCE**

A-501.1

Project No.5138.00
11/19/21



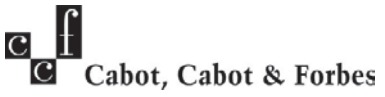
RENDERING FROM BUILDING ENTRANCE





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SHEET TITLE:

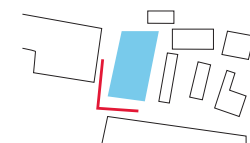
**RENDERING
FROM THE
SOUTH WEST**

A-502.1

Project No.5138.00
11/19/21



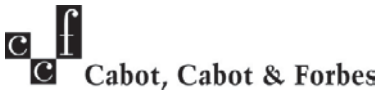
RENDERING FROM THE SOUTH WEST





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180 Fawcett

SHEET TITLE:

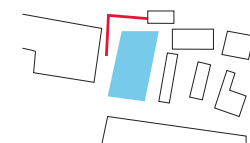
**RENDERING
FROM THE
NORTH WEST**

A-503.1

Project No.5138.00
11/19/21



RENDERING FROM THE NORTH WEST



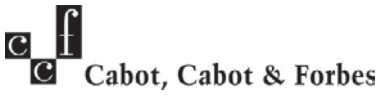


- PERFORATED METAL SCREEN
- STAINLESS STEEL TURNBUCKLE
- METAL PANEL RAINSCREEN
- PHENOLIC RAINSCREEN
- CURTAIN WALL
- PUNCHED WINDOWS
- WOOD TRELLIS
- GLASS STOREFRONT



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180 Fawcett

SHEET TITLE:

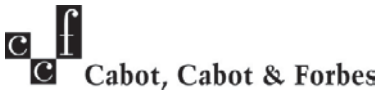
**RENDERING
AND CONCEPT
MATERIALITY**

A-504.1

Project No.5138.00
11/19/21

RENDERING FROM THE SOUTHWEST AND CONCEPT MATERIALITY

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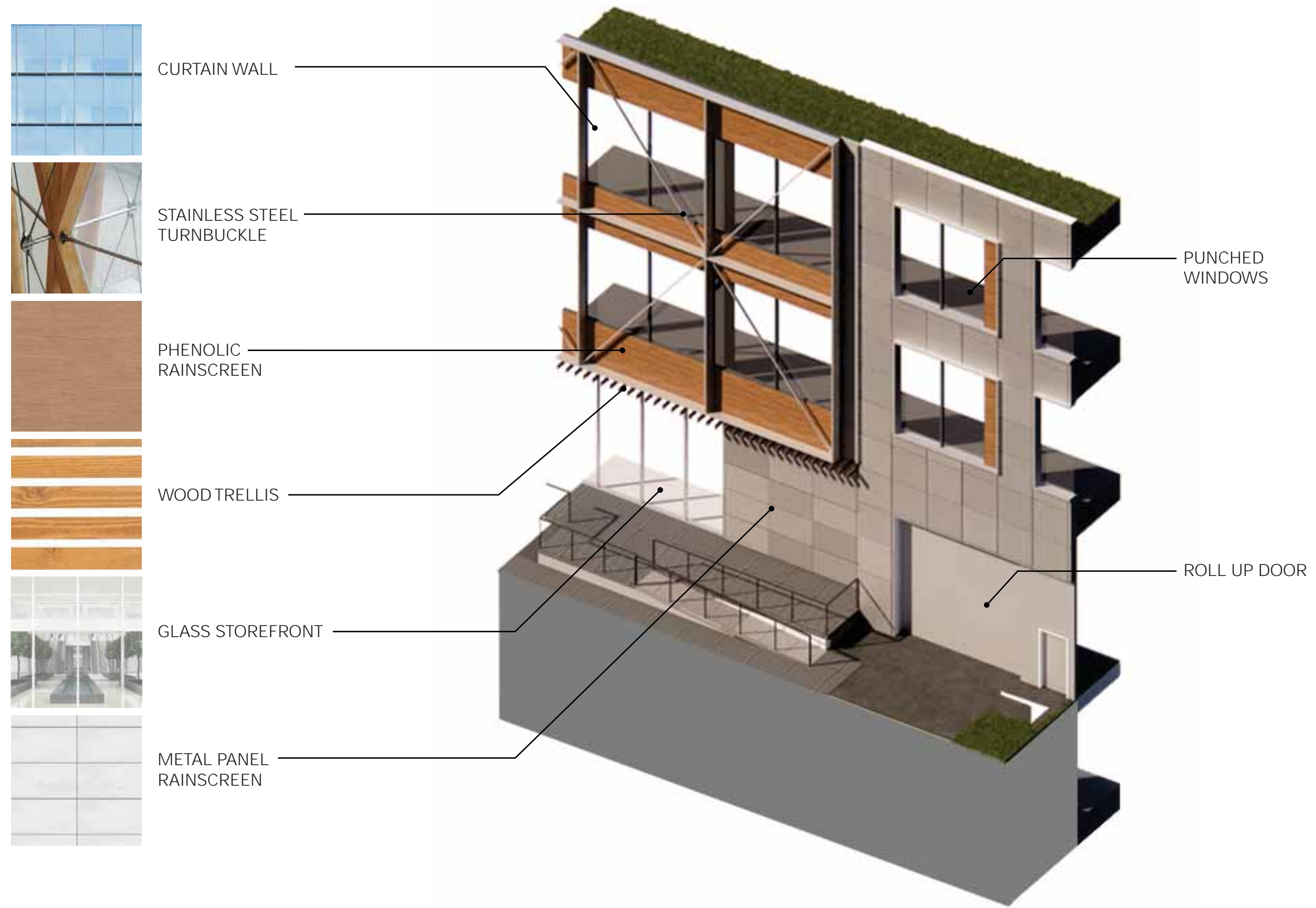
180 Fawcett

SHEET TITLE:

ENLARGED
MATERIAL AXO

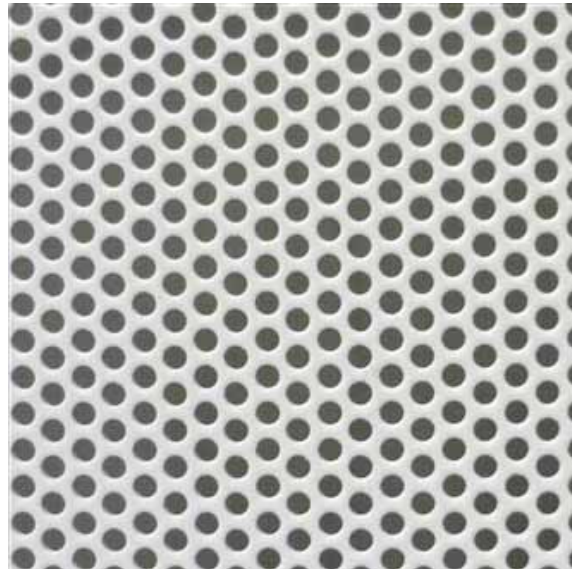
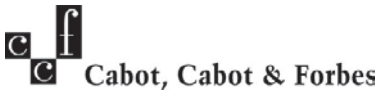
A-505.1

Project No.5138.00
11/19/21



CONCEPT MATERIALITY

PROJECT TEAM:



PERFORATED METAL SCREEN



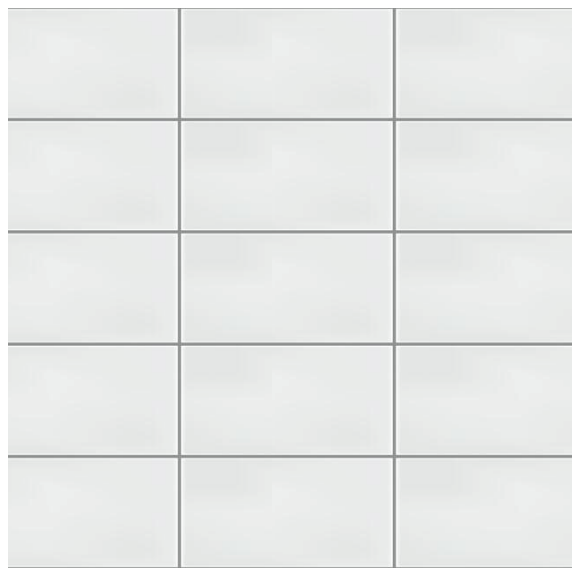
CURTAINWALL



PHENOLIC RAINSCREEN



EXTERIOR METAL COLUMN COVERS



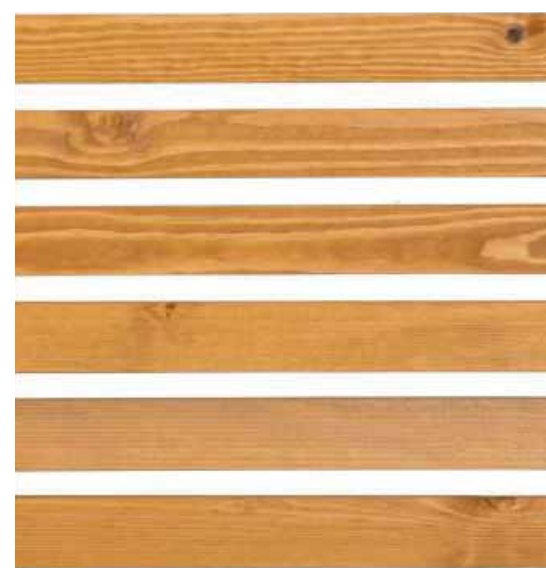
METAL PANEL RAINSCREEN



GLASS STOREFRONT



STAINLESS STEEL TURNBUCKLE



WOOD TRELLIS

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PROJECT:

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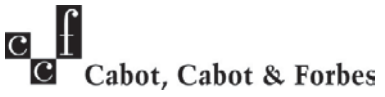
Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

CONCEPT
MATERIALITY

PROJECT TEAM:



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PROJECT:

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CAMBRIDGE MA

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180 Fawcett

SHEET TITLE:

WEST
ELEVATION

A-600.1

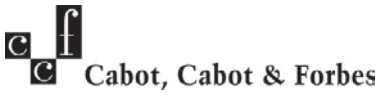
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11/19/21



WEST ELEVATION



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180 Fawcett

SHEET TITLE:

**EAST
ELEVATION**



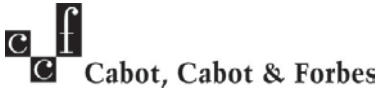
EAST ELEVATION



A-601.1

Project No.5138.00
11/19/21

PROJECT TEAM:



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PROJECT:

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180 Fawcett

SHEET TITLE:

**SOUTH
ELEVATION**

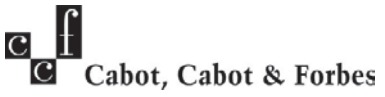
SOUTH ELEVATION



A-602.1

Project No.5138.00
11/19/21

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180 Fawcett

SHEET TITLE:

**NORTH
ELEVATION**



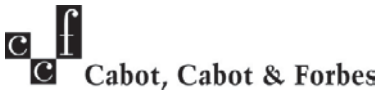
NORTH ELEVATION



A-603.1

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11/19/21

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PROJECT:

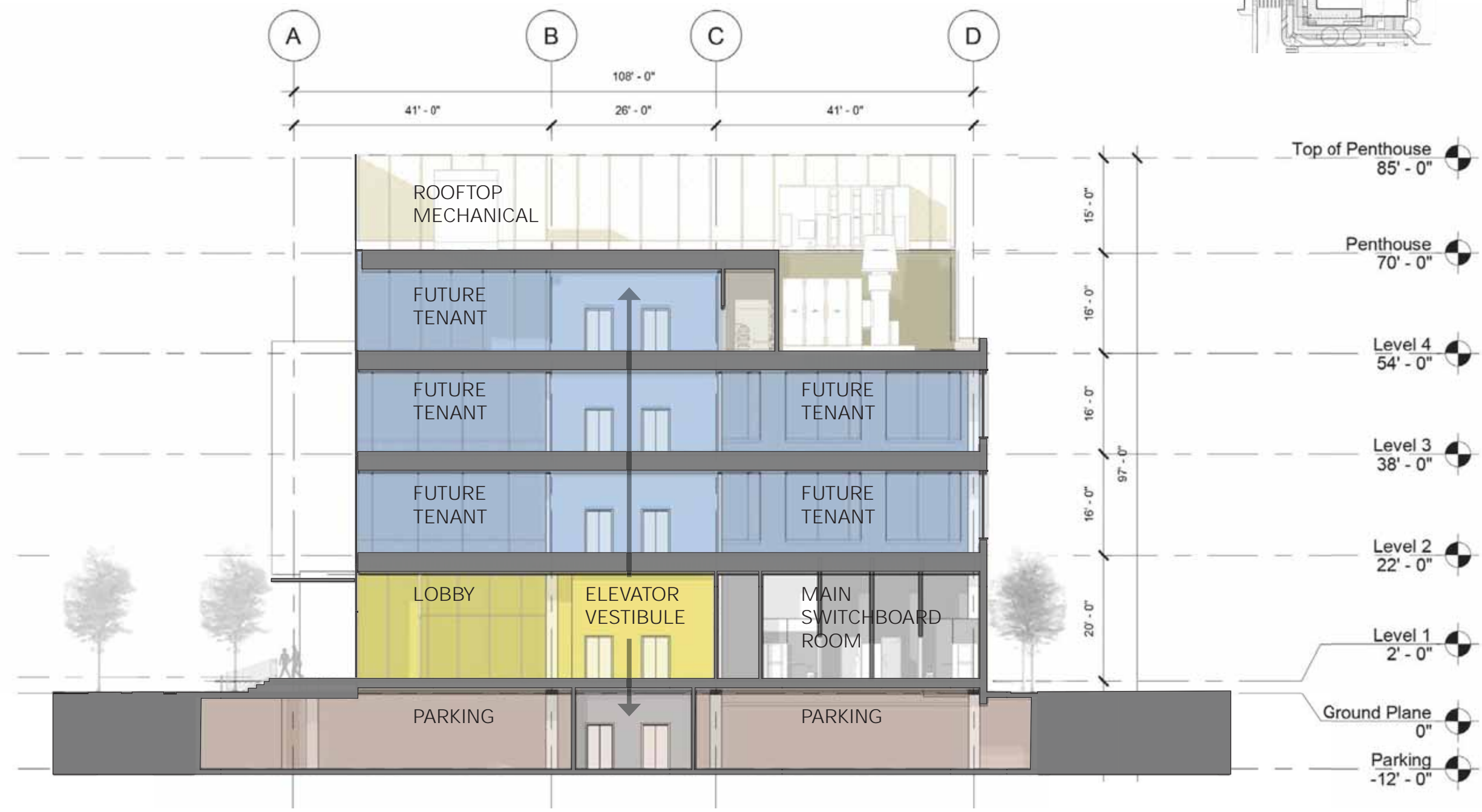
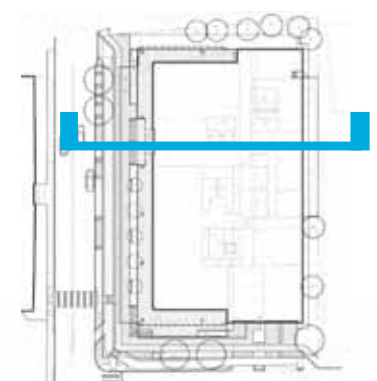
180 FAWCETT STREET,
CAMBRIDGE MA

Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

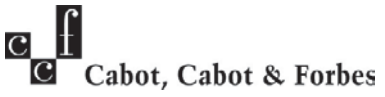
CROSS
SECTION



EAST-WEST CROSS SECTION

A-700.1

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Cambridge,
MA 02138

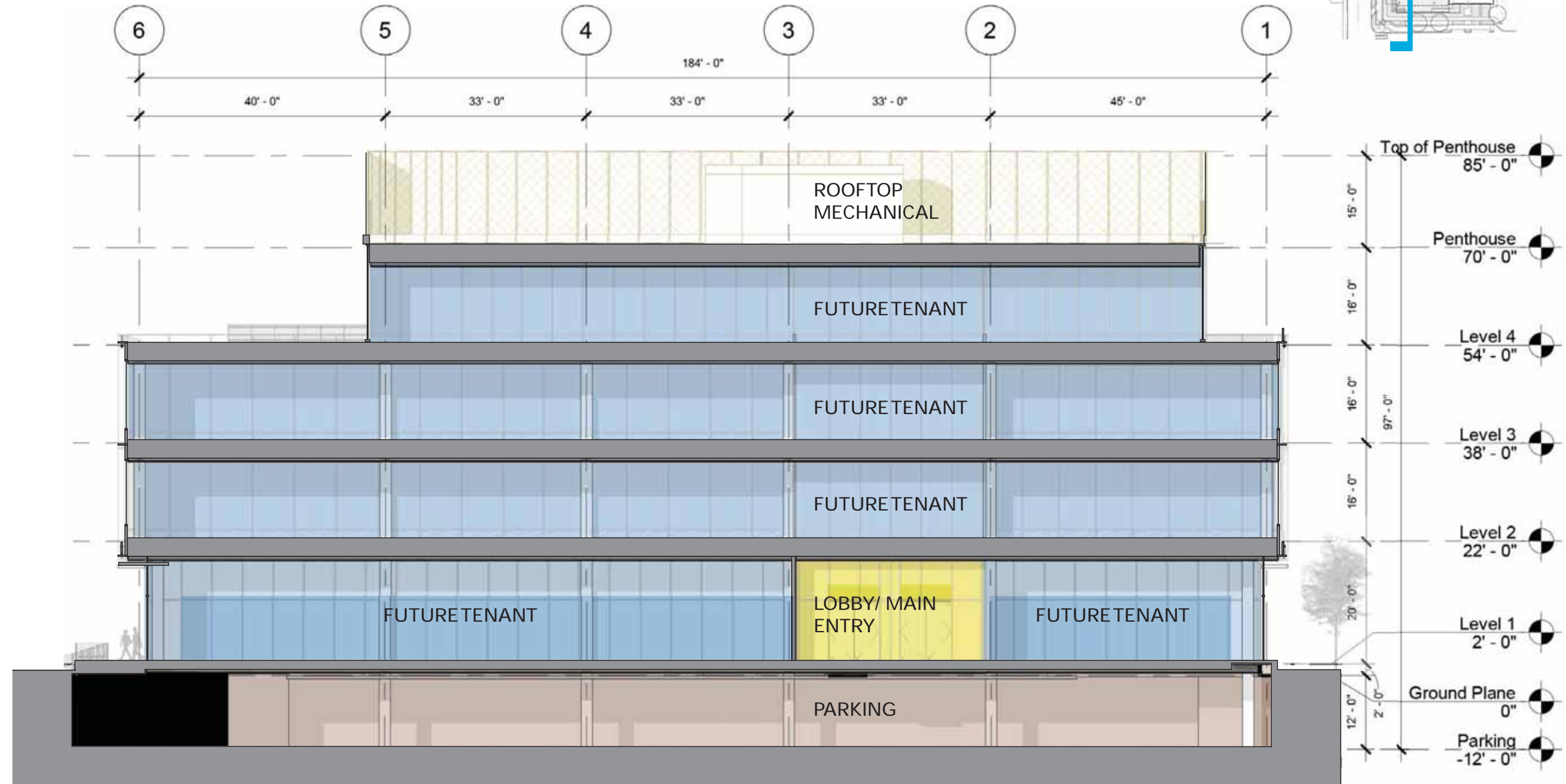
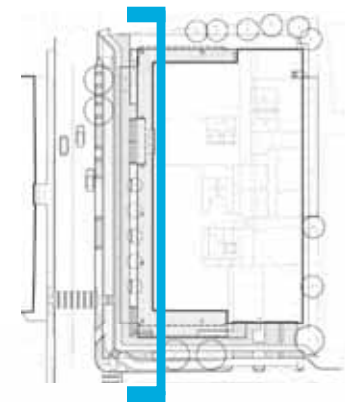
180 Fawcett

SHEET TITLE:

**LONG
SECTION**

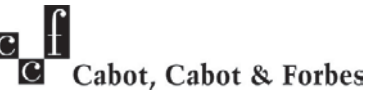
A-701.1

Project No.5138.00
11/19/21



NORTH-SOUTH LONGITUDINAL SECTION

PROJECT TEAM:



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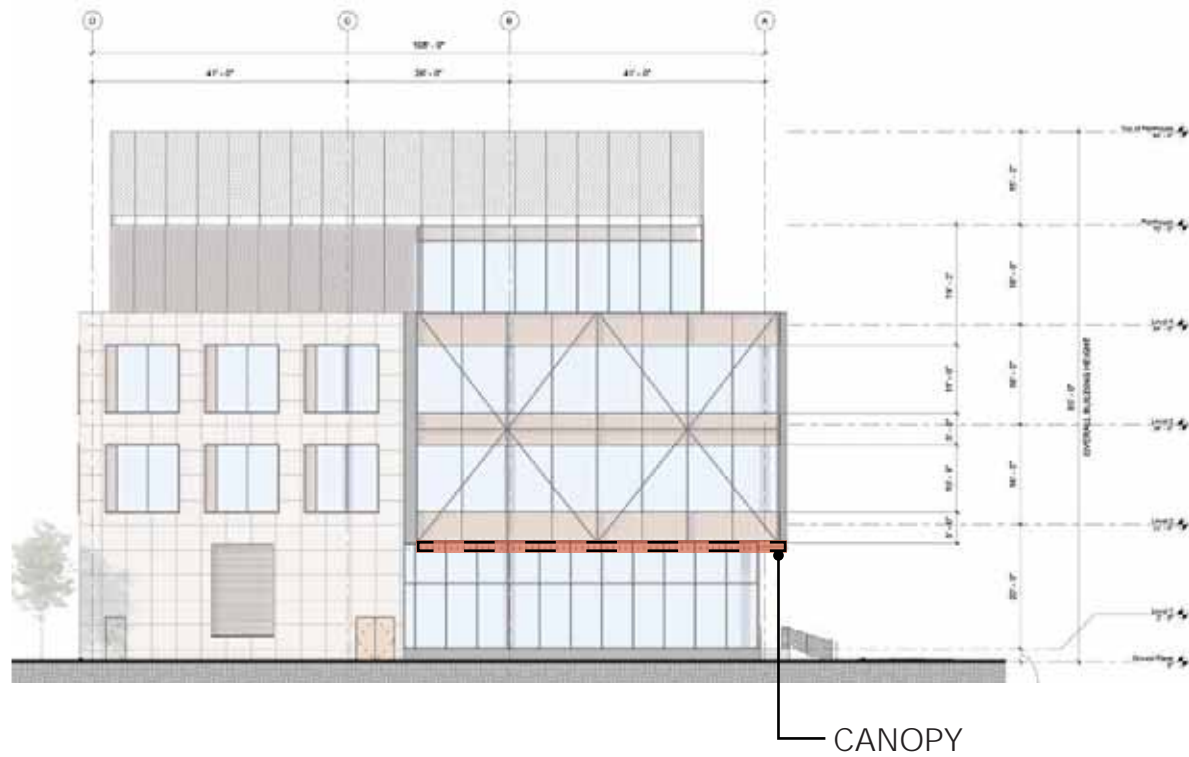
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SHEET TITLE:

**POTENTIAL
AND FUTURE
CANOPY AND
TENANT
ENTRANCES**

A-800.1

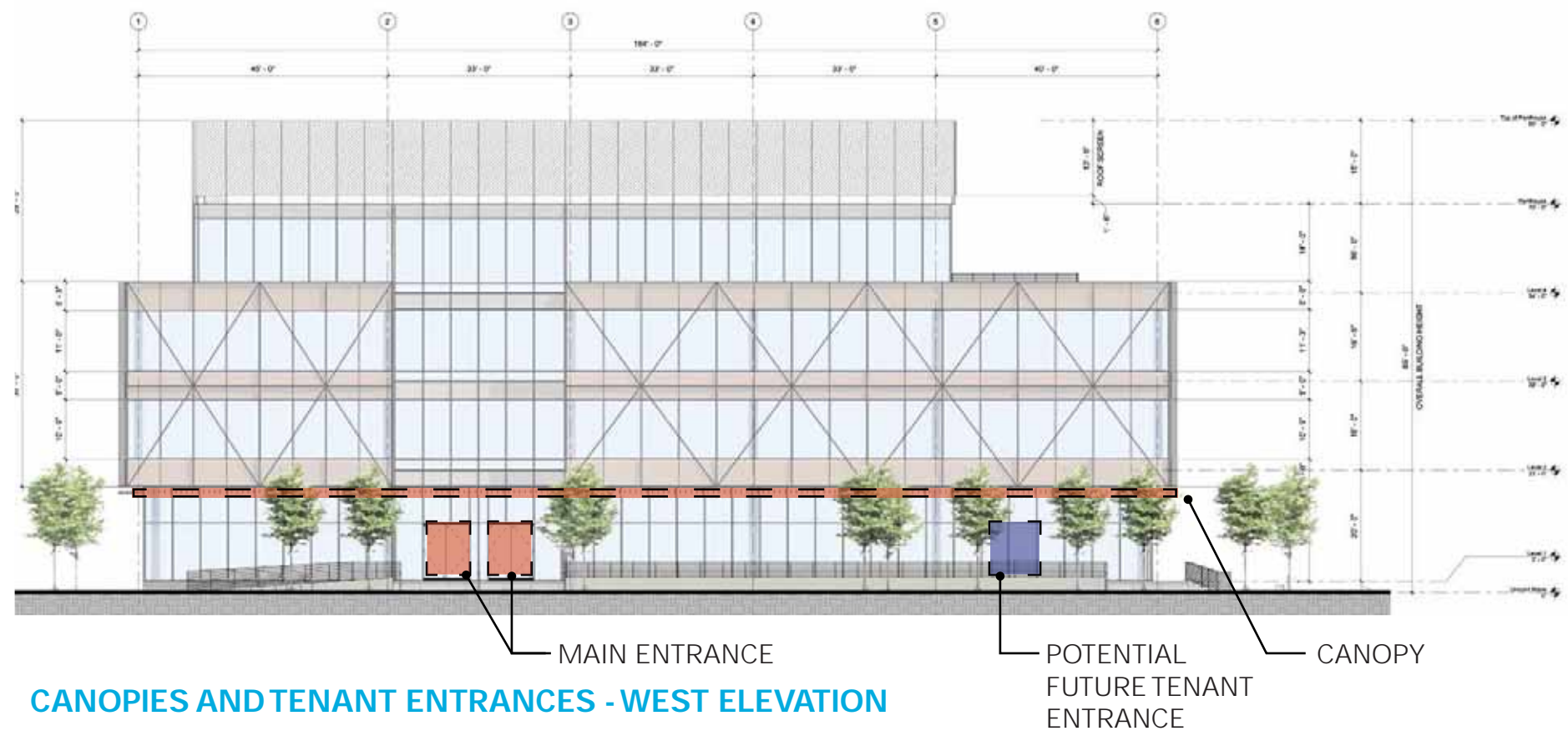
Project No.5138.00
11/19/21



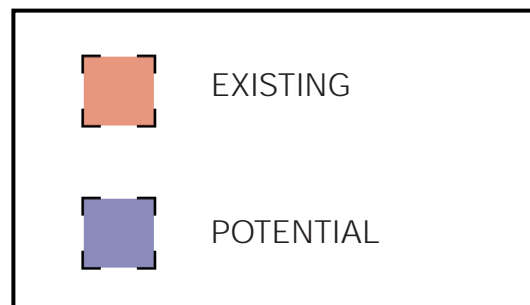
CANOPIES AND TENANT ENTRANCES - NORTH ELEVATION



CANOPIES AND TENANT ENTRANCES - SOUTH ELEVATION



CANOPIES AND TENANT ENTRANCES - WEST ELEVATION





LEED v4 for BD+C: Core and Shell

Project Checklist

Project Name: 180 Fawcett St

Date: 8/5/2021



200 HIGH ST, BOSTON, MA, 02110
857.300.2610 | SGA-ARCH.COM

Y ? N

1			Credit	D	Integrative Process	1
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12 2 6 Location and Transportation 20

			Credit	D	LEED for Neighborhood Development Location	20
2			Credit	D	Sensitive Land Protection	2
3			Credit	D	High Priority Site	3
4		2	Credit	D	Surrounding Density and Diverse Uses	6
	2	4	Credit	D	Access to Quality Transit	6
1			Credit	D	Bicycle Facilities (LEED v4.1 substitution)	1
1			Credit	D	Reduced Parking Footprint (LEED v4.1 substitution)	1
1			Credit	D	Green Vehicles	1

7 4 0 Sustainable Sites 11

Y			Prereq	C	Construction Activity Pollution Prevention	Required
1			Credit	D	Site Assessment	1
1	1		Credit	D	Site Development - Protect or Restore Habitat	2
1			Credit	D	Open Space (LEED v4.1 substitution)	1
	3		Credit	D	Rainwater Management (LEED v4.1 substitution)	3
2			Credit	D	Heat Island Reduction (LEED v4.1 substitution)	2
1			Credit	D	Light Pollution Reduction	1
1			Credit	D	Tenant Design and Construction Guidelines	1

9 1 1 Water Efficiency 11

Y			Prereq	D	Outdoor Water Use Reduction	Required
Y			Prereq	D	Indoor Water Use Reduction	Required
Y			Prereq	D	Building-Level Water Metering	Required
2	1		Credit	D	Outdoor Water Use Reduction (LEED v4.1 substitution)	3
4		1	Credit	D	Indoor Water Use Reduction	5
2			Credit	C	Optimize Process Water Use (LEED v4.1 substitution)	2
1			Credit	D	Water Metering	1

13 3 17 Energy and Atmosphere 33

Y			Prereq	C	Fundamental Commissioning and Verification	Required
Y			Prereq	D	Minimum Energy Performance	Required
Y			Prereq	D	Building-Level Energy Metering	Required
Y			Prereq	D	Fundamental Refrigerant Management	Required
4		2	Credit	C	Enhanced Commissioning	6
5	2	11	Credit	D	Optimize Energy Performance	18
1			Credit	D	Advanced Energy Metering	1
		2	Credit	C	Demand Response	2
	1	2	Credit	D	Renewable Energy Production	3
1			Credit	D	Enhanced Refrigerant Management	1
2			Credit	C	Green Power and Carbon Offsets	2

3 2 9 Materials and Resources 14

Y			Prereq	D	Storage and Collection of Recyclables	Required
Y			Prereq	C	Construction and Demolition Waste Management Planning	Required
		6	Credit	D	Building Life-Cycle Impact Reduction	6
1		1	Credit	C	Environmental Product Declarations (LEED v4.1 substitution)	2
	1	1	Credit	C	Sourcing of Raw Materials (LEED v4.1 substitution)	2
1		1	Credit	C	Material Ingredients (LEED v4.1 substitution)	2
1	1		Credit	C	Construction and Demolition Waste Management	2

7 3 0 Indoor Environmental Quality 10

Y			Prereq	D	Minimum Indoor Air Quality Performance	Required
Y			Prereq	D	Environmental Tobacco Smoke Control	Required
2			Credit	D	Enhanced Indoor Air Quality Strategies	2
3			Credit	C	Low-Emitting Materials (LEED v4.1 substitution)	3
1			Credit	C	Construction Indoor Air Quality Management Plan	1
	3		Credit	D	Daylight	3
1			Credit	D	Quality Views	1

6 0 0 Innovation 6

5			Credit	D	Innovation	5
1			Credit	C	LEED Accredited Professional	1

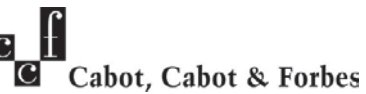
2 2 0 Regional Priority 4

1			Credit	C	Regional Priority: High Priority Site (2 pts)	1
	1		Credit	C	Regional Priority: Optimize Energy Performance (8 pts)	1
1			Credit	C	Regional Priority: Indoor Water Use Reduction (4 pts)	1
	1		Credit	C	Regional Priority: Building Life-Cycle Impact Reduction (6 pts), Renewable Energy Production (2 pts), Rainwater Management (3pts)	1

60 17 33 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

PROJECT TEAM:



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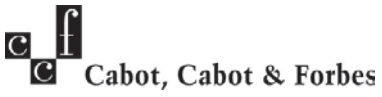
SHEET TITLE:

LEED CHECKLIST

A-801

Project No.5138.00
11/19/21

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**180 FAWCETT STREET,
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180 Fawcett

SHEET TITLE:

**SUSTAINABIL-
ITY**

A-802

Project No.5138.00
11/19/21

180 Fawcett Street Sustainability

