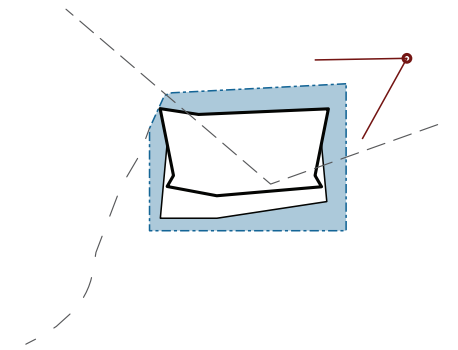


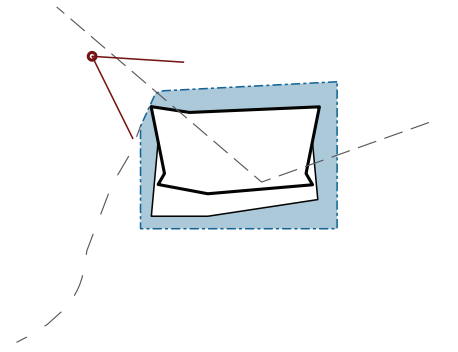
# PERSPECTIVES

## VIEW FROM 93 NORTH EAST

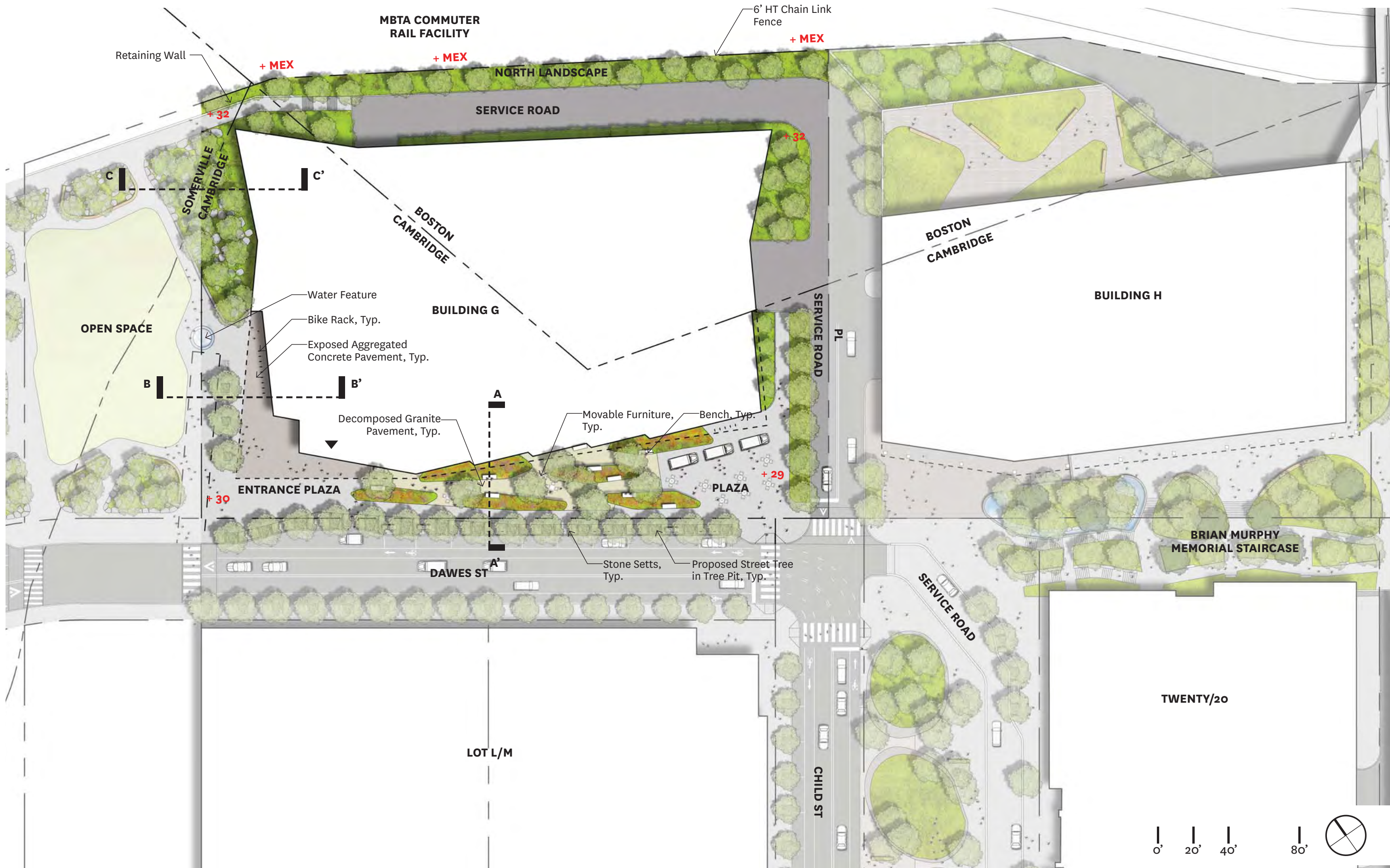


# PERSPECTIVES

## VIEW FROM 93 OFF RAMP TO NORTH STATION



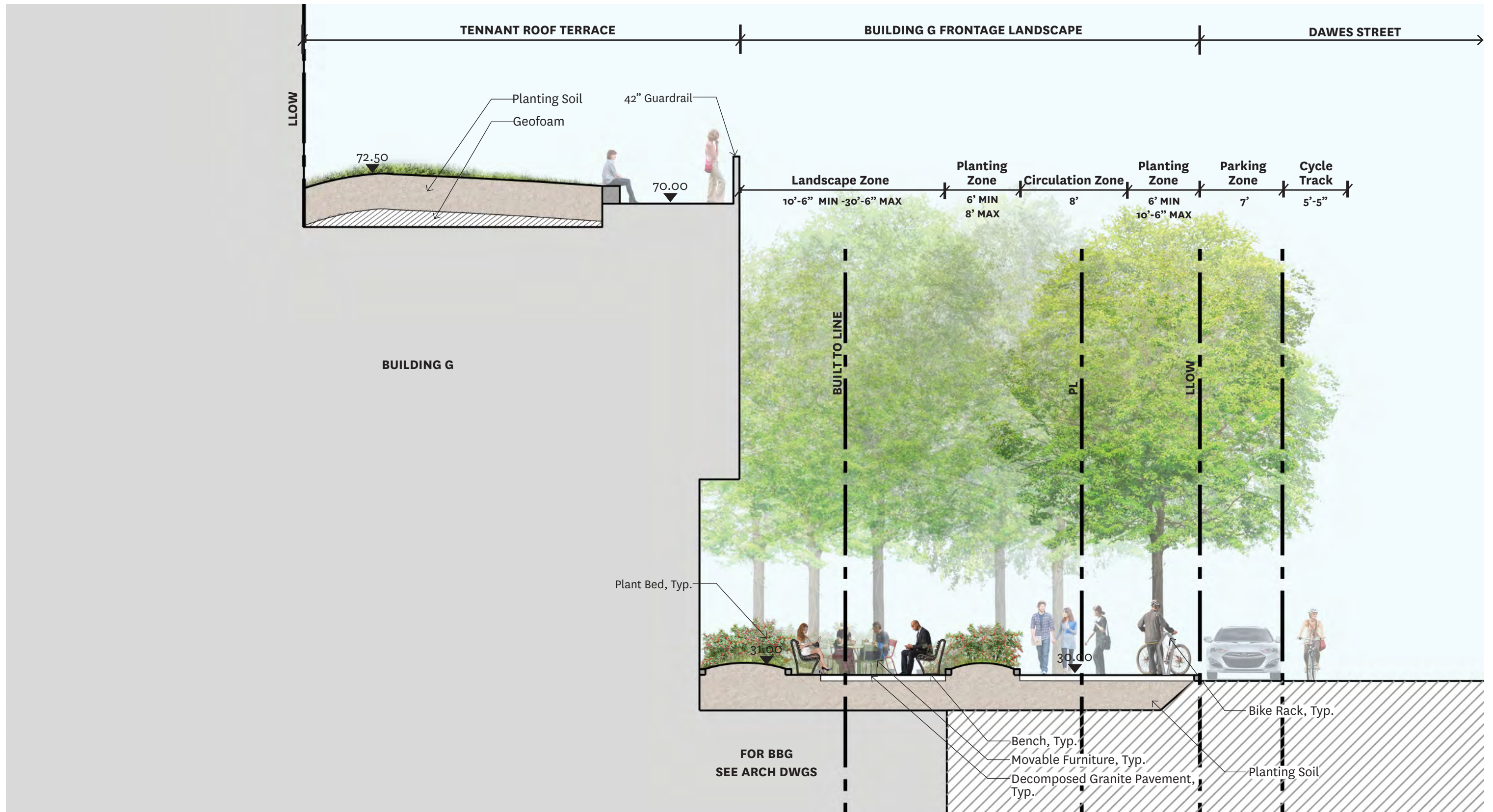








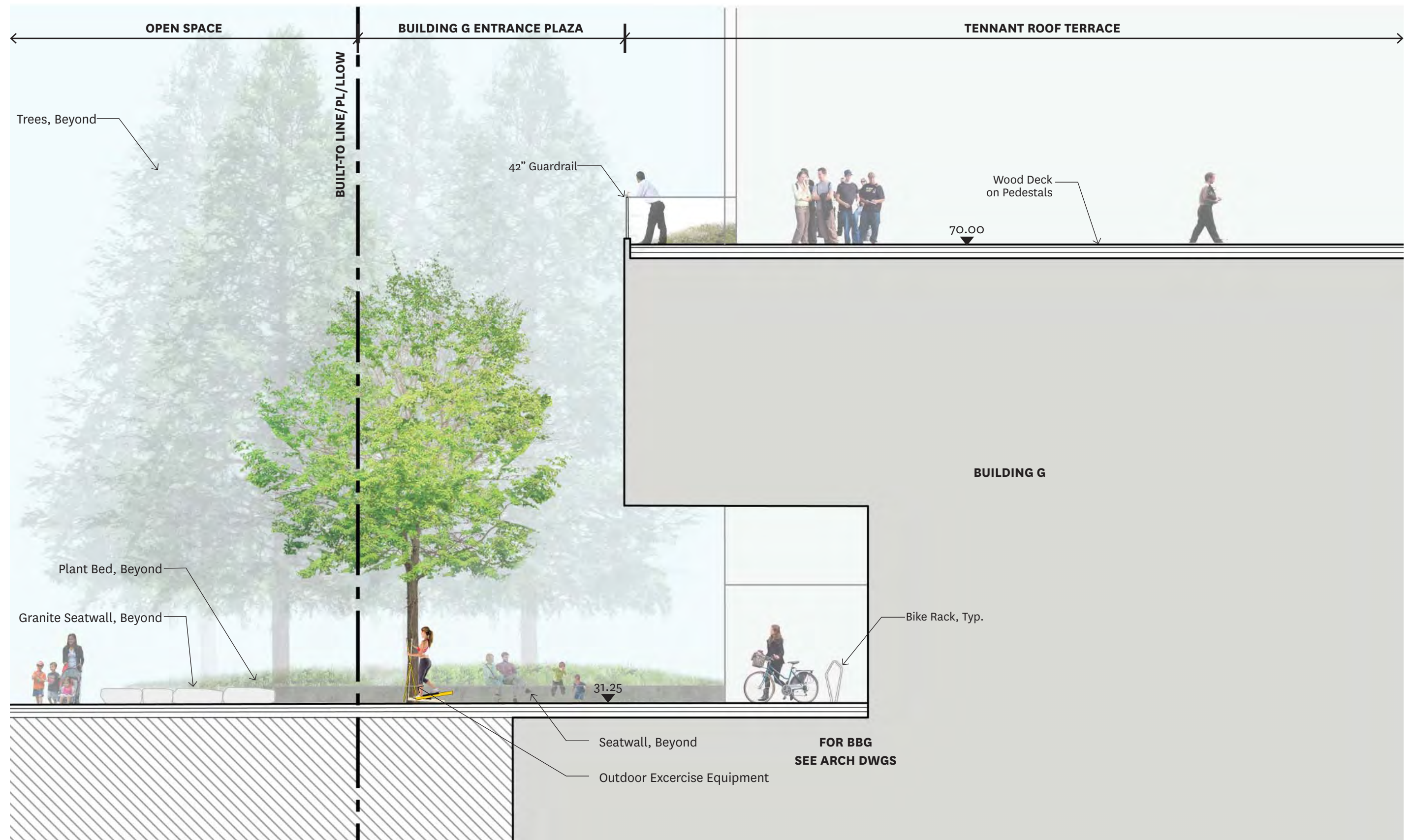




SECTION A - A'



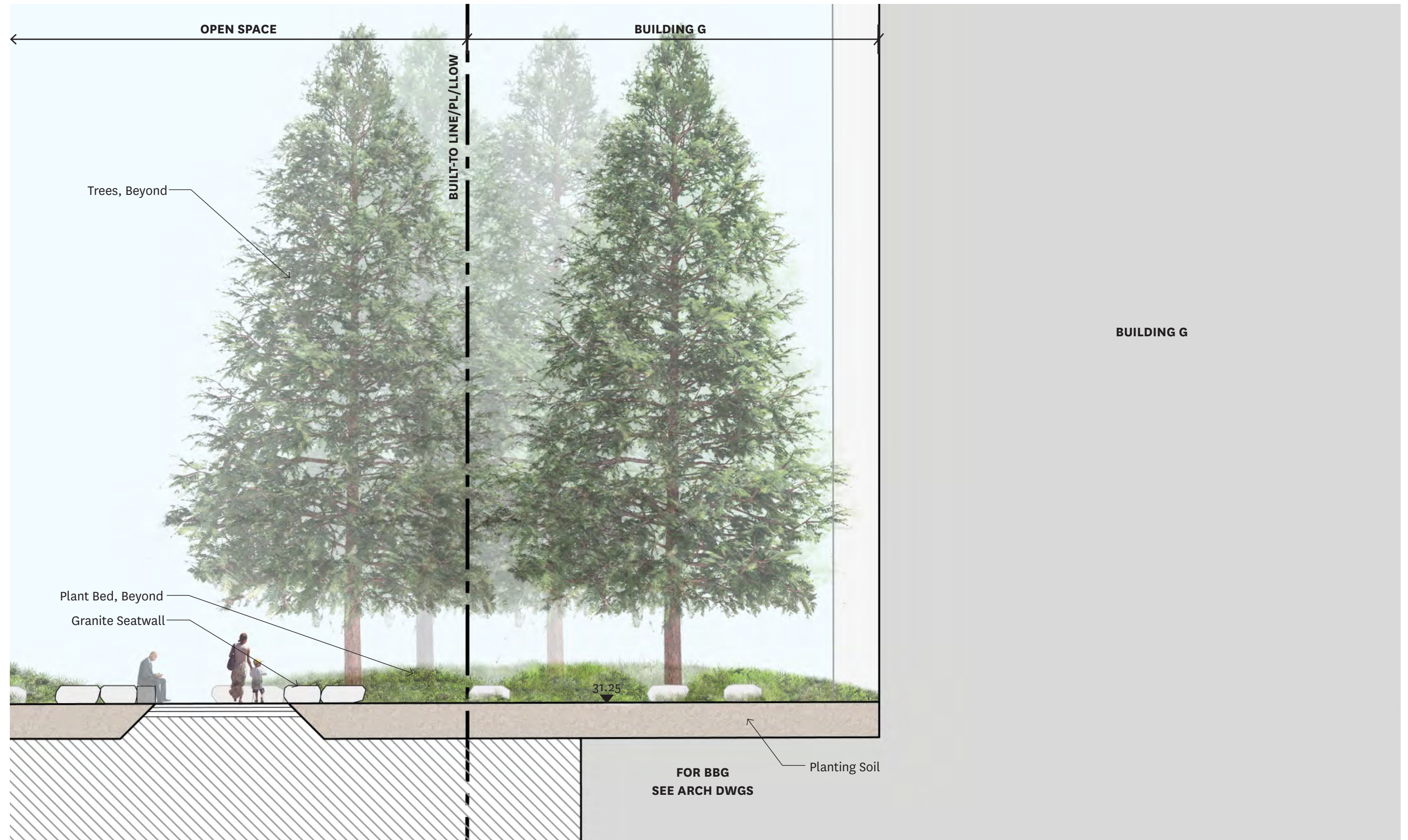




SECTION B - B'







SECTION C - C'











PARCEL G FRONTAGE LANDSCAPE LOOKING TOWARDS PARCEL H





VIEW FROM BUILDING H ENTRANCE PLAZA





Stone Setts Pavement



Exposed Aggregate Concrete Pavement



Decomposed Granite Pavement



Concrete Pavement



Bike Rack



Trash Receptacle



Planter, Clustered



Planter, Linear



NorthPoint Bench



Backless Bench





*Platanus x acerifolia*  
London Plane Tree "Bloodgood"



*Styphnolobium japonicum*  
Japanese Pagoda Tree



*Gymnocladus dioica*  
Kentucky Coffee Tree "Espresso"



*Gleditsia triacanthos var. inermis*  
Honey Locust "Skyline"

All trees are included in the City of Cambridge recommended species list.





*Metasequoia glyptostroboides*  
Dawn Redwood



*Celtis occidentalis*  
Common Hackberry



*Abies concolor*  
White Fir



*Picea glauca*  
White Spruce



*Thuja plicata*  
Western Red Cedar





*Ceanothus americanus*  
New Jersey Tea



*Comptonia peregrina*  
Sweet Fern



*Hydrangea arborescens*  
Smooth Hydrangea



*Neviusia alabamensis*  
Alabama snow wreath



*Pieris floribunda*  
Mountain fetterbush










*Spirea latifolia*  
Broadleaf meadowsweet



*Fothergilla gardenia*  
Dwarf fothergilla



**BUILDING G – ZONING COMPLIANCE**

Section	Zoning Requirement	Compliance	Check								
<b>13.73 Use Regulations</b>	Any use permitted in Article 16, but subject only to the requirements and limitations of Section 13.70.	Office and Technical Office for Research Laboratory (R&D)									
<b>13.74.1 Allowed FAR</b>	Maximum Allowable FAR: 2.4, up to 3.0	> 2.4 for entire NorthPoint Development Parcel									
<b>13.74.4 Other Dimensional Requirements</b>	No specified minimum lot size, width or yards	N/A									
<b>13.71 Height Map</b>	Maximum height = 220 feet	220 feet									
<b>16.51.2 &amp; 13.76.2 Off-Street Parking</b>	Office and R&D Uses are subject to the following limitations:  <table border="0" data-bbox="848 727 1625 868"> <tr> <td>MINIMUM PARKING:</td> <td>MAXIMUM PARKING:</td> </tr> <tr> <td>1 / 1,250 GSF (OFFICE)</td> <td>1 / 625 GSF (OFFICE)</td> </tr> <tr> <td>1 / 1,675 GSF (R&amp;D)</td> <td>1 / 840 GSF (R&amp;D)</td> </tr> <tr> <td>None Required (Retail)</td> <td>None Required (Retail)</td> </tr> </table>	MINIMUM PARKING:	MAXIMUM PARKING:	1 / 1,250 GSF (OFFICE)	1 / 625 GSF (OFFICE)	1 / 1,675 GSF (R&D)	1 / 840 GSF (R&D)	None Required (Retail)	None Required (Retail)	This project includes approximately 450,773 GSF of Office/R&D space. The current project proposed between 680-720 spaces, and uses and/or spaces would have to be calibrated to support the ultimate number of parking spaces to be located on the property.	
MINIMUM PARKING:	MAXIMUM PARKING:										
1 / 1,250 GSF (OFFICE)	1 / 625 GSF (OFFICE)										
1 / 1,675 GSF (R&D)	1 / 840 GSF (R&D)										
None Required (Retail)	None Required (Retail)										
<b>Article 6.107.2 Long-Term Bicycle Parking Requirements</b>  <b>Article 6.107.3 Short-Term Bicycle Parking Requirements</b>	LONG-TERM BICYCLE PARKING REQUIREMENTS: 0.30 / 1,000 GFA (OFFICE) 0.22 / 1,000 GFA (R&D)  SHORT-TERM BICYCLE PARKING REQUIREMENTS: 0.06 / 1,000 GFA (OFFICE) 0.06 / 1,000 GFA (R&D)	This project includes a total of 450,773 GFA of Office/R&D space. The total amount of bicycle parking is currently being studied for the project and will be updated at the time that a full Design Review Application is filed with the Board.									
<b>Article 6.83 Required Loading Bays</b>	Minimum Number of Off Street Loading Bays to be as follows: OFFICE / R&D (Category F) (0) <10,000 GFA (1) 10,000 GFA – 99,999 GFA (2) 100,000 GFA – 299,999 GFA (+1) Per additional 200,000 GFA	This project includes a total of 450,773 GFA of Office/R&D space, which would require 2 loading bays. As designed, the Project will contain no fewer than 2 loading bays.									





**LEED v4 BD+C: Core and Shell**  
Project Checklist

Y	M	N		
<b>1</b>	<b>0</b>	<b>0</b>	<b>Integrative Process</b>	<b>1</b>
1			Credit 1 Integrative Process	1

Y	M	N		
<b>20</b>	<b>0</b>	<b>0</b>	<b>Location and Transportation</b>	<b>20</b>
		<b>N</b>	Credit 1 LEED for Neighborhood Development Location	20
<b>2</b>			Credit 2 Sensitive Land Protection	2
<b>3</b>			Credit 3 High Priority Site	3
<b>6</b>			Credit 4 Surrounding Density and Diverse Uses	6
<b>6</b>			Credit 5 Access to Quality Transit	6
<b>1</b>			Credit 6 Bicycle Facilities	1
<b>1</b>			Credit 7 Reduced Parking Footprint	1
<b>1</b>			Credit 8 Green Vehicles	1

Y	M	N		
<b>5</b>	<b>5</b>	<b>1</b>	<b>Sustainable Sites</b>	<b>11</b>
Y			Prereq 1 Construction Activity Pollution Prevention	Required
	<b>1</b>		Credit 1 Site Assessment	1
	<b>1</b>	<b>1</b>	Credit 2 Site Development - Protect or Restore Habitat	2
<b>1</b>			Credit 3 Open Space	1
	<b>3</b>		Credit 4 Rainwater Management	3
<b>2</b>			Credit 5 Heat Island Reduction	2
<b>1</b>			Credit 6 Light Pollution Reduction	1
<b>1</b>			Credit 7 Tenant Design and Construction Guidelines	1

Y	M	N		
<b>5</b>	<b>2</b>	<b>4</b>	<b>Water Efficiency</b>	<b>11</b>
Y			Prereq 1 Outdoor Water Use Reduction	Required
Y			Prereq 2 Indoor Water Use Reduction	Required
Y			Prereq 3 Building-Level Water Metering	Required
<b>1</b>	<b>1</b>		Credit 1 Outdoor Water Use Reduction	2
<b>2</b>	<b>1</b>	<b>3</b>	Credit 2 Indoor Water Use Reduction	6
<b>1</b>		<b>1</b>	Credit 3 Cooling Tower Water Use	2
<b>1</b>			Credit 4 Water Metering	1

Y	M	N		
<b>9</b>	<b>6</b>	<b>18</b>	<b>Energy and Atmosphere</b>	<b>33</b>
Y			Prereq 1 Fundamental Commissioning and Verification	Required
Y			Prereq 2 Minimum Energy Performance	Required
Y			Prereq 3 Building-Level Energy Metering	Required
Y			Prereq 4 Fundamental Refrigerant Management	Required
<b>3</b>		<b>3</b>	Credit 1 Enhanced Commissioning	6
<b>6</b>	<b>3</b>	<b>9</b>	Credit 2 Optimize Energy Performance	18
		<b>1</b>	Credit 3 Advanced Energy Metering	1
		<b>2</b>	Credit 4 Demand Response	2
		<b>3</b>	Credit 5 Renewable Energy Production	3
	<b>1</b>		Credit 6 Enhanced Refrigerant Management	1
	<b>2</b>		Credit 7 Green Power and Carbon Offsets	2

Project Name: **NorthPoint - Parcel G**  
Date: **8.29.17**

Y	M	N		
<b>4</b>	<b>5</b>	<b>5</b>	<b>Materials and Resources</b>	<b>14</b>
Y			Prereq 1 Storage and Collection of Recyclables	Required
Y			Prereq 2 Construction and Demolition Waste Management Planning	Required
	<b>3</b>	<b>3</b>	Credit 1 Building Life-Cycle Impact Reduction	6
<b>1</b>	<b>1</b>		Credit 2 Building Product Disclosure and Optimization - EPD	2
	<b>1</b>	<b>1</b>	Credit 3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
<b>1</b>		<b>1</b>	Credit 4 Building Product Disclosure and Optimization - Material Ingredients	2
<b>2</b>			Credit 5 Construction and Demolition Waste Management	2

Y	M	N		
<b>5</b>	<b>4</b>	<b>1</b>	<b>Indoor Environmental Quality</b>	<b>10</b>
Y			Prereq 1 Minimum Indoor Air Quality Performance	Required
Y			Prereq 2 Environmental Tobacco Smoke Control	Required
<b>2</b>			Credit 1 Enhanced Indoor Air Quality Strategies	2
<b>1</b>	<b>1</b>	<b>1</b>	Credit 2 Low-Emitting Materials	3
<b>1</b>			Credit 3 Construction Indoor Air Quality Management Plan	1
	<b>3</b>		Credit 4 Daylight	3
<b>1</b>			Credit 5 Quality Views	1

Y	M	N		
<b>3</b>	<b>3</b>	<b>0</b>	<b>Innovation</b>	<b>6</b>
<b>1</b>			Credit 1 Innovation in Design: OM Starter Kit	1
<b>1</b>			Credit 2 Innovation in Design: Organic Landscape Maintenance	1
	<b>1</b>		Credit 3 Innovation in Design: TBD	1
	<b>1</b>		Credit 4 Innovation in Design: TBD	1
	<b>1</b>		Credit 5 Innovation in Design: Pilot Credit	1
<b>1</b>			Credit 6 LEED Accredited Professional	1

Y	M	N		
<b>1</b>	<b>3</b>	<b>0</b>	<b>Regional Priority (earn up to 4 points)</b>	<b>4</b>
	<b>1</b>		Credit 1 Regional Priority Credit: MRc1 (2 pts)	1
	<b>1</b>		Credit 2 Regional Priority Credit: EAc2 17% (8 points)	1
<b>1</b>			Credit 3 Regional Priority Credit: LTc3	1
	<b>1</b>		Credit 4 Regional Priority Credit: SSc4	1

<b>53</b>	<b>28</b>	<b>29</b>	<b>TOTALS</b>	Possible Points: <b>110</b>
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# SHADOW STUDIES PARCEL G / PARCEL H



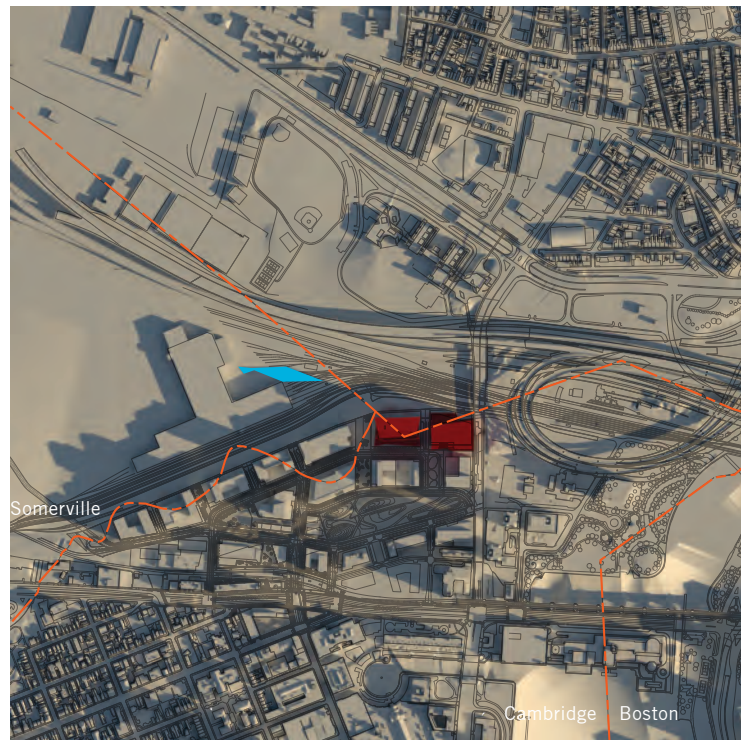
SEPTEMBER 21, 9:00AM



SEPTEMBER 21, 12:00PM



SEPTEMBER 21, 3:00PM



DECEMBER 21, 9:00AM

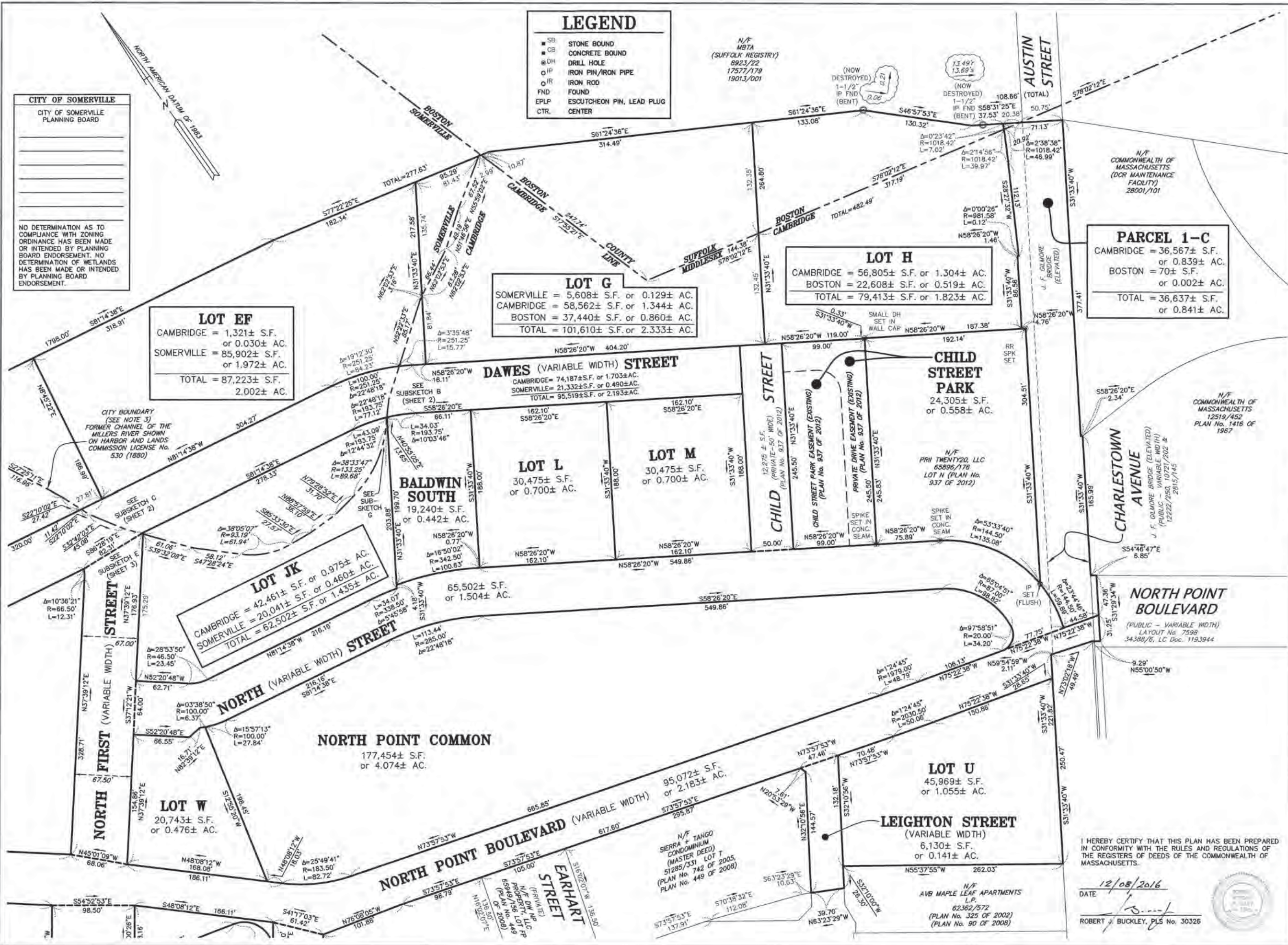


DECEMBER 21, 12:00PM



DECEMBER 21, 3:00PM





**LEGEND**

- SB STONE BOUND
- CB CONCRETE BOUND
- DH DRILL HOLE
- IP IRON PIN/IRON PIPE
- IR IRON ROD
- FND FOUND
- EPLP ESCUTCHEON PIN, LEAD PLUG
- CTR. CENTER

**CITY OF SOMERVILLE**  
CITY OF SOMERVILLE  
PLANNING BOARD

NO DETERMINATION AS TO COMPLIANCE WITH ZONING ORDINANCE HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT. NO DETERMINATION OF WETLANDS HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT.

**LOT EF**  
CAMBRIDGE = 1,321± S.F. or 0.030± AC.  
SOMERVILLE = 85,902± S.F. or 1.972± AC.  
TOTAL = 87,223± S.F. 2.002± AC.

**LOT G**  
SOMERVILLE = 5,608± S.F. or 0.129± AC.  
CAMBRIDGE = 58,562± S.F. or 1.344± AC.  
BOSTON = 37,440± S.F. or 0.860± AC.  
TOTAL = 101,610± S.F. or 2.333± AC.

**LOT H**  
CAMBRIDGE = 56,805± S.F. or 1.304± AC.  
BOSTON = 22,608± S.F. or 0.519± AC.  
TOTAL = 79,413± S.F. or 1.823± AC.

**PARCEL 1-C**  
CAMBRIDGE = 36,567± S.F. or 0.839± AC.  
BOSTON = 70± S.F. or 0.002± AC.  
TOTAL = 36,637± S.F. or 0.841± AC.

**LOT L**  
30,475± S.F. or 0.700± AC.

**LOT M**  
30,475± S.F. or 0.700± AC.

**LOT JK**  
CAMBRIDGE = 42,461± S.F. or 0.975± AC.  
SOMERVILLE = 20,041± S.F. or 0.460± AC.  
TOTAL = 62,502± S.F. or 1.435± AC.

**LOT W**  
20,743± S.F. or 0.476± AC.

**NORTH POINT COMMON**  
177,454± S.F. or 4.074± AC.

**LOT U**  
45,969± S.F. or 1.055± AC.

**LEIGHTON STREET**  
(VARIABLE WIDTH)  
6,130± S.F. or 0.141± AC.

PREPARED FOR:  
**DW NP PROPERTY, LLC**  
c/o DIVCO WEST REAL ESTATE SERVICES, LLC  
575 MARKET STREET  
35th FLOOR  
SAN FRANCISCO, CA 94105

RECORD OWNERS:  
**DW NP PROPERTY, LLC**  
65949/156  
PARCEL 1  
PARCEL 2  
"CENTRAL PARK" PARCEL  
(PLAN NO. 597 OF 2010)  
(MIDDLESEX COUNTY)  
54949/293  
PARCEL 1  
PARCEL 2  
(PLAN BOOK 2010 PAGES 270, 271)  
(SUFFOLK COUNTY)

5	
4	
3	
2	
1	
0	12/08/2016 INITIAL ISSUE
ISSUE DATE	DESCRIPTION
ATL	MEB
FLD	CALC
	MEB
	RJB
	DWN
	CHK'D

**PLAN OF LAND**  
**NORTHPOINT IN CAMBRIDGE AND SOMERVILLE, MA (MIDDLESEX COUNTY) AND BOSTON, MA (SUFFOLK COUNTY)**

PREPARED BY:  
**BEALS+THOMAS**  
Civil Engineers + Landscape Architects + Land Surveyors + Planners + Environmental Specialists

BEALS AND THOMAS, INC.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, Massachusetts 01772-2104  
T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 8, 2016 METERS  
SCALE: 1"=50' FEET

BT1 JOB NO. 2084.02  
BT1 PLAN NO. 208402P244B-005  
SHEET 5 OF 5

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

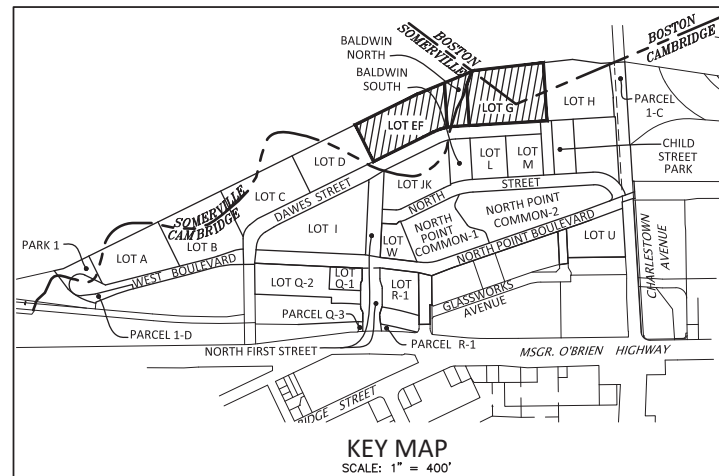
12/08/2016  
DATE  
ROBERT J. BUCKLEY, PLS No. 30326





**NOTES**

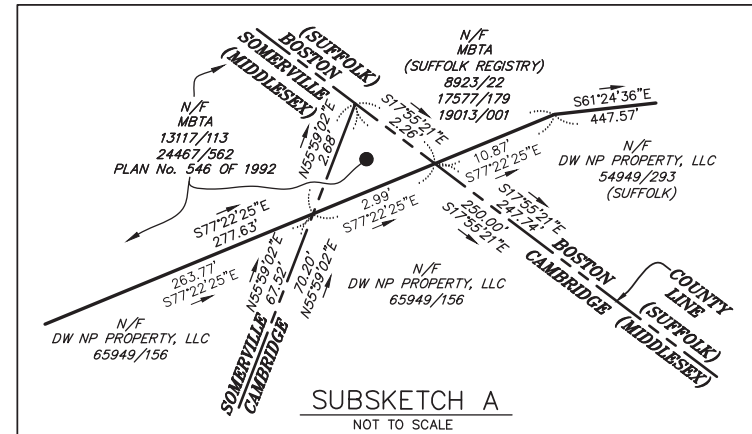
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING A ZEISS ELTA TOTAL STATION AND SUBCENTIMETER GPS.
- NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY COORDINATES SHOWN ON PLANS BY GUNTHER ENGINEERING, A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC. ENTITLED "NORTH POINT, SUBDIVISION PLAN OF LAND IN BOSTON, CAMBRIDGE, AND SOMERVILLE, MASSACHUSETTS..." DATED MARCH 14, 2008, REVISED AUGUST 4, 2010; AND A PLAN ENTITLED "NORTHPOINT-CENTRAL PARK" PARCEL, SUBDIVISION PLAN OF LAND IN BOSTON, CAMBRIDGE, AND SOMERVILLE, MASSACHUSETTS..." DATED AUGUST 16, 2010; SAID PLANS RECORDED AT MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT, AS PLAN No. 597 OF 2010.
- SOMERVILLE - CAMBRIDGE CITY BOUNDARY LINE ESTABLISHED BY BEALS AND THOMAS, INC. BY DIGITIZING HISTORIC EDGE OF MILLERS RIVER AS SHOWN ON A PLAN ENTITLED "NOS. 530 & 531, APPROVED BY HARBOR AND LAND COMMISSION", DATED MAY 6, 1880, RECORDED IN SUFFOLK COUNTY AS PLAN BOOK 1505 PAGE 640; AND CALCULATING A BEST-FIT CENTERLINE OF THE HISTORIC RIVER. THE END OF THE CENTERLINE WAS ADJUSTED TO HOLD 250.00' FROM THE ANGLE POINT IN THE BOSTON - CAMBRIDGE CITY LINE AS DESCRIBED IN CHAPTER 312 OF THE ACTS OF 1910.
- FOR ADDITIONAL MONUMENTATION SEE PLANS BY BEALS AND THOMAS, INC. RECORDED AS PLAN No. 90 OF 2008, PLAN No. 937 OF 2012, AND PLAN No. 1151 OF 2016.
- THIS PLAN IS A RE-DIVISION OF LOT EF AND LOT G SHOWN ON SHEET 5 OF 5 OF A PLAN RECORDED AT THE MIDDLESEX SOUTH REGISTRY AS PLAN No. 1151 OF 2016 AND PLAN BOOK 2016, PAGE 566 AT THE SUFFOLK REGISTRY.
- THE PARCELS SHOWN HEREON HAVE THE BENEFIT OF AND ARE SUBJECT TO RIGHTS, RESTRICTIONS, AND EASEMENTS NOT SHOWN.



**CITY OF SOMERVILLE**  
CITY OF SOMERVILLE  
PLANNING BOARD

---

NO DETERMINATION AS TO COMPLIANCE WITH ZONING ORDINANCE HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT. NO DETERMINATION OF WETLANDS HAS BEEN MADE OR INTENDED BY PLANNING BOARD ENDORSEMENT.



PREPARED FOR:  
**DW NP PROPERTY, LLC**  
c/o DIVCO WEST REAL ESTATE SERVICES, LLC  
575 MARKET STREET  
35th FLOOR  
SAN FRANCISCO, CA 94105

RECORD OWNERS:  
**DW NP PROPERTY, LLC**  
65949/156  
LOT EF  
LOT G  
PLAN No. 1151 OF 2016  
(MIDDLESEX COUNTY)

54949/293  
LOT EF  
LOT G  
PLAN BOOK 2016, PAGE 566  
(SUFFOLK COUNTY)

**BALDWIN NORTH**  
CAMBRIDGE = 7,699± S.F. or 0.177± AC.  
SOMERVILLE = 14,755± S.F. or 0.339± AC.  
TOTAL = 22,454± S.F. or 0.515± AC.

**LOT G**  
CAMBRIDGE = 52,184± S.F. or 1.198± AC.  
BOSTON = 37,440± S.F. or 0.860± AC.  
TOTAL = 89,624± S.F. or 2.057± AC.

**LOT EF**  
75,304± S.F. or 1.729± AC.

**PARCEL EF-1 (UNBUILDABLE)**  
527± S.F. or 0.012± AC.

**PARCEL EF-2 (UNBUILDABLE)**  
924± S.F. or 0.021± AC.

**DAWES STREET (PRIVATE-VARIABLE WIDTH)**

**BALDWIN SOUTH**

**LOT L**

**LOT M**

**CHILD STREET PARK**

**NORTH STREET (PRIVATE-VARIABLE WIDTH)**

**NORTH FIRST STREET (PRIVATE-VARIABLE WIDTH)**

**LOT JK**

**LEGEND**

SB	STONE BOUND
CB	CONCRETE BOUND
DH	DRILL HOLE
IP	IRON PIN/IRON PIPE
IR	IRON ROD
FND	FOUND
EPLP	ESCUTCHEON PIN, LEAD PLUG
CTR.	CENTER

**DRAFT**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE \_\_\_\_\_  
ROBERT J. BUCKLEY, PLS No. 30326

4			
3			
2			
1	07/24/2017 REVISE LOTS EF, G AND CREATE BALDWIN NORTH		
0	12/21/2016 INITIAL ISSUE		
	ISSUE DATE DESCRIPTION		
ATL	MEB	MEB	RJB
FLD	CALC	DWN	CHK'D

**IN PROGRESS**  
7/21/2017

**PLAN OF LAND**  
**NORTHPOINT IN CAMBRIDGE AND SOMERVILLE, MA (MIDDLESEX COUNTY) AND BOSTON, MA (SUFFOLK COUNTY)**

PREPARED BY:  
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T 508.366.0560 | www.bealsandthomas.com

DATE: DECEMBER 21, 2016  
SCALE: 1"=50'  
0 25 50 100 40 METERS FEET

BTI JOB NO. 2084.02  
BTI PLAN NO. 208402P305B-001  
SHEET 1 OF 1

**PL**