



PARCEL H VIEW FROM GILMORE BRIDGE SIDEWALK







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.



Magnolia x soulangiana
Saucer Magnolia



Cercis Canadensis
Eastern Redbud



Abies concolor
White Fir



Picea glauca
White Spruce



Thuja plicata
Western Red Cedar



Amelanchia arborea
Serviceberry



Juniperus virginiana
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 H – ZONING COMPLIANCE

Section	Zoning Requirement	Compliance	Check		
13.73 Use Regulations	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)			
13.74.1 Allowed FAR	Maximum Allowable FAR: 2.4, up to 3.0	> 2.4 for entire NorthPoint Development Parcel			
13.74.4 Other Dimensional Requirements	No specified minimum lot size, width or yards	N/A			
13.71 Height Map	Maximum height = 150 feet	150 feet			
16.51.2 Off-Street Parking	<p>Office and R&D Uses are subject to the following limitations:</p> <table border="0" data-bbox="842 727 1914 868"> <tr> <td data-bbox="842 727 1308 868"> MINIMUM PARKING: 1 / 1,250 GSF (OFFICE) 1 / 1,675 GSF (R&D) None Required (Retail) </td> <td data-bbox="1308 727 1914 868"> MAXIMUM PARKING: 1 / 625 GSF (OFFICE) 1 / 840 GSF (R&D) None Required (Retail) </td> </tr> </table>	MINIMUM PARKING: 1 / 1,250 GSF (OFFICE) 1 / 1,675 GSF (R&D) None Required (Retail)	MAXIMUM PARKING: 1 / 625 GSF (OFFICE) 1 / 840 GSF (R&D) None Required (Retail)	<p>This project includes approximately 347,600 GSF of Office/R&D space.</p> <p>Two potential scenarios are outlined below:</p> <p>60/40 Office-R&D: 139,040 GSF (R&D) = 83 - 165 Spaces 208,560 GSF (Office) = 166 - 333 Spaces TOTAL SPACES REQ'D = 249 (min.) - 498 (max.) Spaces</p> <p>100% Office: 347,600 GSF (Office) = 278 - 556 Spaces</p> <p>The current project provides 452 spaces which satisfies both scenarios.</p>	
MINIMUM PARKING: 1 / 1,250 GSF (OFFICE) 1 / 1,675 GSF (R&D) None Required (Retail)	MAXIMUM PARKING: 1 / 625 GSF (OFFICE) 1 / 840 GSF (R&D) None Required (Retail)				

<p>Article 6.107.2 Long-Term Bicycle Parking Requirements</p> <p>Article 6.107.3 Short-Term Bicycle Parking Requirements</p>	<p>LONG-TERM BICYCLE PARKING REQUIREMENTS: 0.30 / 1,000 GFA (OFFICE) 0.22 / 1,000 GFA (R&D)</p> <p>SHORT-TERM BICYCLE PARKING REQUIREMENTS: 0.06 / 1,000 GFA (OFFICE) 0.06 / 1,000 GFA (R&D)</p>	<p>This project includes a total of 347,600 GFA of Office/R&D space. Two potential scenarios are outlined below:</p> <p>60/40 Office-R&D: 139,040 GSF (R&D) = 30 long-term and 8 short-term 208,560 GSF (Office) = 46 long-term and 13 short-term TOTAL SPACES REQ'D = 76 long-term and 21 short-term spaces</p> <p>100% Office: 347,600 GFA (Office) = 105 long-term and 21 short-term Spaces</p> <p>The current project provides 105 long-term spaces and 21 short-term spaces, which satisfies both scenarios.</p>	
<p>Article 6.83 Required Loading Bays</p>	<p>Minimum Number of Off Street Loading Bays to be as follows: OFFICE / R&D (Category F)</p> <ul style="list-style-type: none"> (0) <10,000 GFA (1) 10,000 GFA – 99,999 GFA (2) 100,000 GFA – 299,999 GFA (+1) Per additional 200,000 GFA 	<p>This project includes a total of 347,600 GFA of Office/R&D space, which would require 2 loading bays. As designed, the Project will contain no fewer than 2 loading bays.</p>	



LEED for Core and Shell v4

Yes			D	Prereq 1	Outdoor Water Use Reduction: Reduce by 20%	Required	Landscape		
Yes			D	Prereq 2	Indoor Water Use Reduction: Reduce by 20%	Required	AHA		
Yes			D	Prereq 3	Building-level Water metering	Required	AHA		building in energy star?
1	1		D	Credit 1	Outdoor Water Use Reduction	2	Landscape		50% Likely
3	2	1	D	Credit 2	Indoor Water Use Reduction	6	AHA		
1	1		D	Credit 3	Cooling Tower Water Use	2	AHA		20% very high
1			D	Credit 4	Water Metering	1	AHA		

Yes ? No

8	9	16		Energy & Atmosphere	33 Points	Primary Responsibility	Secondary Responsibility	Notes	Status?
Yes			C	Prereq 1	Fundamental Commissioning and Verification	Required	CxA		
Yes			D	Prereq 2	Minimum Energy Performance	Required	AHA		
Yes			D	Prereq 3	Building Level Energy Metering	Required	AHA		
Yes			D	Prereq 4	Fundamental Refrigerant Management	Required	AHA		
4	2			Credit 1	Enhanced Commissioning	6	CxA	Envelope commissioning needed for all 6 points	
3	2	13	D	Credit 2	Optimize Energy Performance	up to 18	AHA	frosted or triple glazed glass on some façade? Explore option w NBBj	
		1		Credit 3	Advanced Energy Metering	1	AHA	Unlikely	
	2			Credit 4	Demand Response	2	AHA		
	1	2		Credit 5	Renewable Energy Production	3	AHA	building already going to be solar ready, energy model will spell out savings and payback	
1				Credit 6	Enhanced Refrigerant Management	1	AHA	do calculation early, new building should be no problem	
	2		C	Credit 7	Green Power and Carbon Offsets	2	Divco	AHA	use for backup points if needed

Yes ? No

7	4	3	Phase	Materials & Resources	14 Points	Primary Responsibility	Secondary Responsibility	Notes	Status?
Yes			D	Prereq 1	Storage & Collection of Recyclables	Required	NBBJ		
Yes			C	Prereq 2	Const and Demo Waste Mngmt Planning	Required	CM	No demo	
	3	3	C	Credit 2	Building lifecycle Impact Reduction	up to 6	NBBJ	whole building life cycle assessment will get 3 points	
2			C	Credit 3	Building Product Disclosure and Optimization: Env. Prod. Declarations	2	CM	Ensure specs have EPD products	
1	1		C	Credit 4	Building Product Disclosure and Optimization: Source of Raw Materials	2	CM		
2			C	Credit 5	Building Product Disclosure and Optimization: Material Ingredients	2	CM		
2			C	Credit 6	Construction Waste Management: Divert 50%/75% from Disposal	2	CM	Waste must be sorted on site to be counted, multiple dumpsters will be necessary	

Yes ? No



LEED for Core and Shell v4

4	6	0	Phase	Indoor Environmental Quality	10 Points	Primary Responsibility	Secondary Responsibility	Notes	Status?
Yes			D	Prereq 1	Minimum IAQ Performance	Required	AHA		
Yes			D	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	Divco	NBBJ	
1	1		D	Credit 1	Enhanced Indoor Air Strategies	2	AHA		
2	1		D	Credit 2	Low-Emitting Materials	3	NBBJ	CM	
1			C	Credit 3	Construction IAQ Management Plan	1	CM		
	3		D	Credit 7	Daylight	3	NBBJ	Large floorplan, might not be possible	
	1		D	Credit 8	Quality Views	1	NBBJ		

Yes ? No

3	3	0	Phase	Innovation	6 Points	Primary Responsibility	Secondary Responsibility	Notes	Status?
1			D or C	Credit 1	Innovation in Design: Green Housekeeping	1			
1			D or C	Credit 2	Innovation in Design: Green Education	1			
	1		C	Credit 3	Innovation in Design: Exceed transit,	1			
	1		D or C	Credit 4	Innovation in Design:	1			
	1		D or C	Credit 5	Innovation in Design:	1			
1			C	Credit 6	LEED™ Accredited Professional	1			

Yes ? No

1	3	0	Phase	Regional Priority	4 Points	Primary Responsibility	Secondary Responsibility	Notes	Status?
	1		D	Credit 1.1	Regionally Defined Credit Achieved: Renewable energy production, Optimize energy performance	1		exceed 5% renewable energy, exceed 17% optimized energy	
1			D or C	Credit 1.2	Regionally Defined Credit Achieved: High Priority site	1		Brownfield remediation?	
	1		C	Credit 1.3	Regionally Defined Credit Achieved: rainwater management	1		98th percentile of regional or local rainfall events using low-impact development (LID) and green infrastructure.	
	1		D	Credit 1.4	Regionally Defined Credit Achieved: Indoor water use reduction	1		exceed 40% indoor water use reduction	

TOTAL:

Yes ? No

42	42	26	Project Totals (Pre-Certification estimates)	110 Points	110
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Well Enabled building, WiredScore, Solar Ready, narrative to prove almost net zero, want an energy model, check article 22 for applicability

Certified: 40-49 points
 Silver: 50-59 points
 Gold: 60-79 points
 Platinum: 80+ points

SHADOW STUDIES PARCEL G / PARCEL H



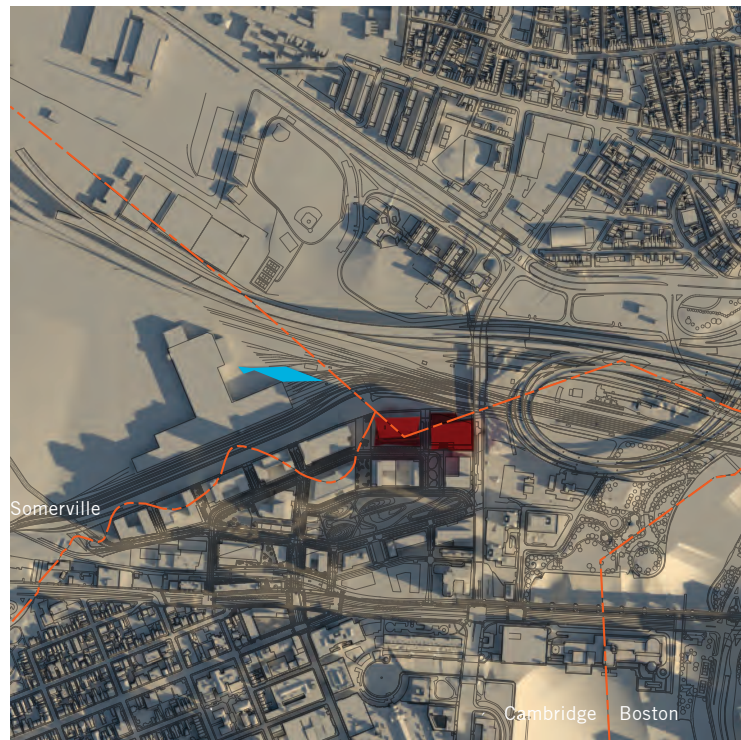
SEPTEMBER 21, 9:00AM



SEPTEMBER 21, 12:00PM



SEPTEMBER 21, 3:00PM



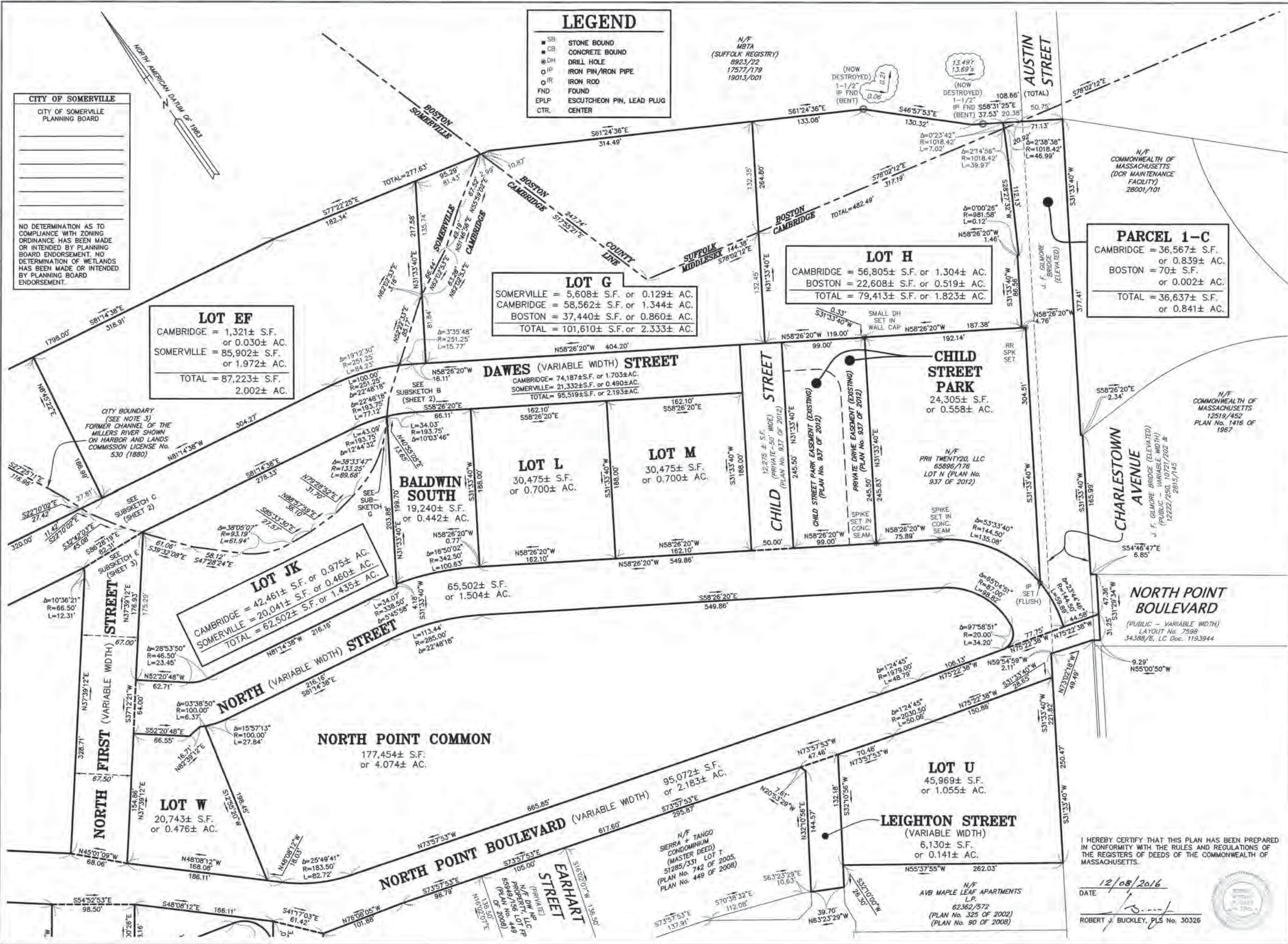
DECEMBER 21, 9:00AM



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 MEB RJB
FLD	CALC 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

BTI JOB NO. 2084.02
BTI 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.

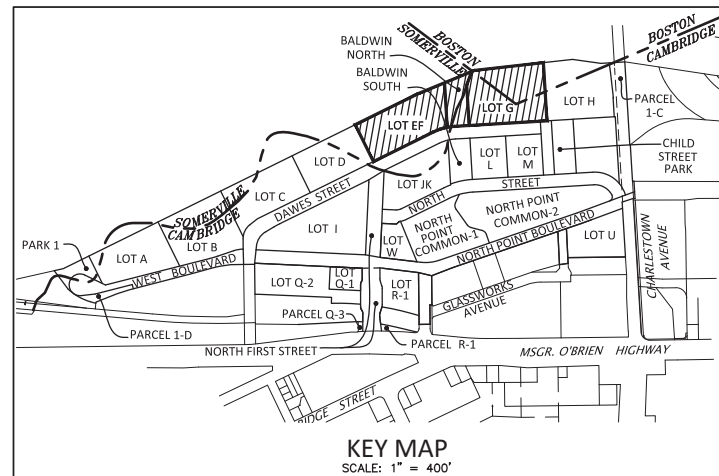
12/08/2016
DATE

ROBERT J. BUCKLEY, PLS No. 30326



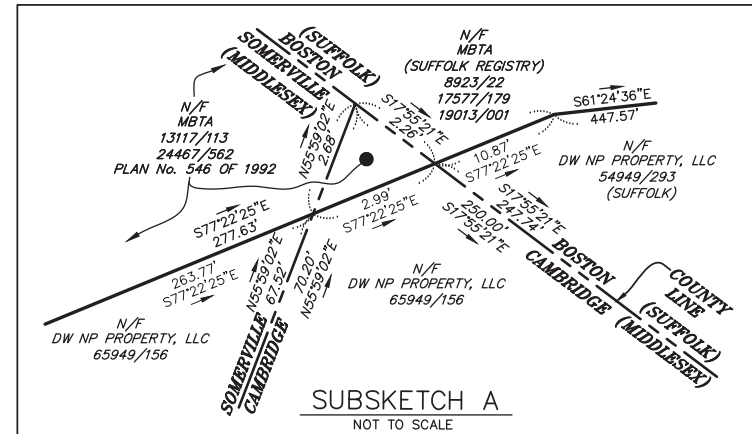
NOTES

- 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

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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.

BALDWIN SOUTH

LOT L

LOT M

CHILD STREET PARK

NORTH STREET (PRIVATE-VARIABLE WIDTH)

NORTH FIRST STREET (PRIVATE-VARIABLE WIDTH)

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

PREPARED FOR:
DW NP PROPERTY, LLC
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575 MARKET STREET
35th FLOOR
SAN FRANCISCO, CA 94105

RECORD OWNERS:
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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)

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)

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DATE: DECEMBER 21, 2016
SCALE: 1"=50'
BTI JOB NO. 2084.02
BTI PLAN NO. 208402P305B-001
SHEET 1 OF 1