



# 180 FAWCETT STREET

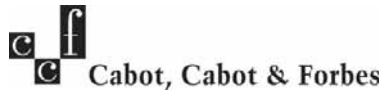
## SPECIAL PERMIT SET



ARCHITECTURE |  
PLANNING  
INTERIOR DESIGN | VDC  
BRANDED ENVIRONMENTS

**BOSTON**  
200 HIGH ST,  
BOSTON, MA 02110

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857.900.2610



180 FAWCETT STREET,  
CAMBRIDGE MA

**Cambridge,**  
**MA 02138**

180 Fawcett

Project No.5138.00  
02/23/22



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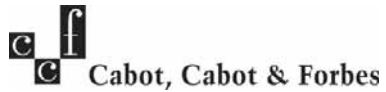
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TRANSPORTATION IMPACT STUDY  
PTDM  
EARLY COMMUNITY ENGAGEMENT  
LEED NARRATIVE  
TREE STUDY  
SEWER SERVICE INFRASTRUCTURE NARRATIVE  
WATER SERVICE INFRASTRUCTURE NARRATIVE  
OFFICIAL ABUTTERS LIST  
NOISE MITIGATION NARRATIVE



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### PROJECT:

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### SHEET TITLE:

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CONTENTS**

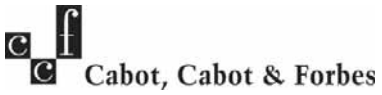
**A-000.2**

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180 Fawcett

SHEET TITLE:

**PROJECT  
DESCRIPTION**

**A-001.1**

Project No.5138.00  
02/23/22



CONTACT INFORMATION

SGA  
200 High Street, Floor 2  
Boston, MA 02110

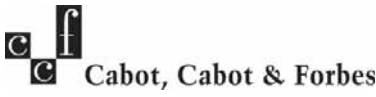
CC&F  
185 Dartmouth Street  
Boston, MA 02116

PROJECT DESCRIPTION

- Three levels above grade with 20,000 GFA per level for approximately 58,000 GFA of flexible lab and office space.
- One below grade level of parking with 46 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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SHEET TITLE:

EXISTING  
SITE  
CONDITIONS

A-002

Project No.5138.00  
02/23/22

- 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



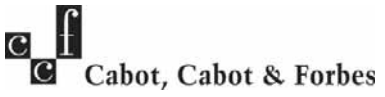
75-109 SMITH SPECIAL PERMIT  
(UNDER DEVELOPMENT)



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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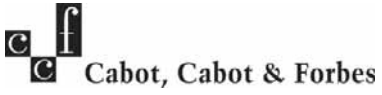
**EXISTING SITE  
PHOTO-  
GRAPHS**





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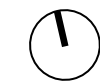
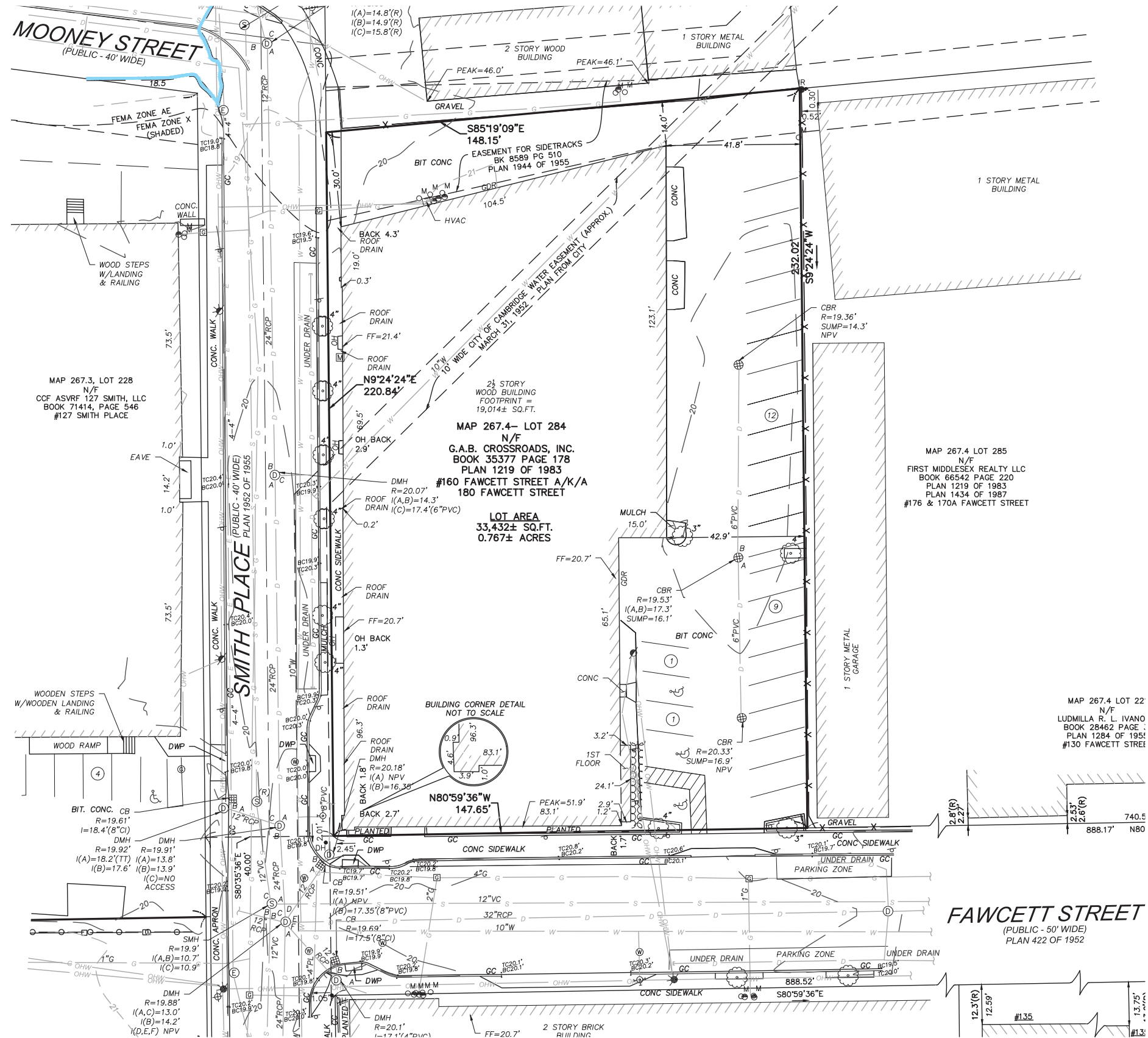
180 Fawcett

SHEET TITLE:

EXISTING  
CONDITIONS  
PLAN

A-004.1

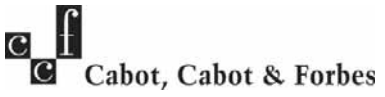
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EXISTING CONDITIONS PLAN



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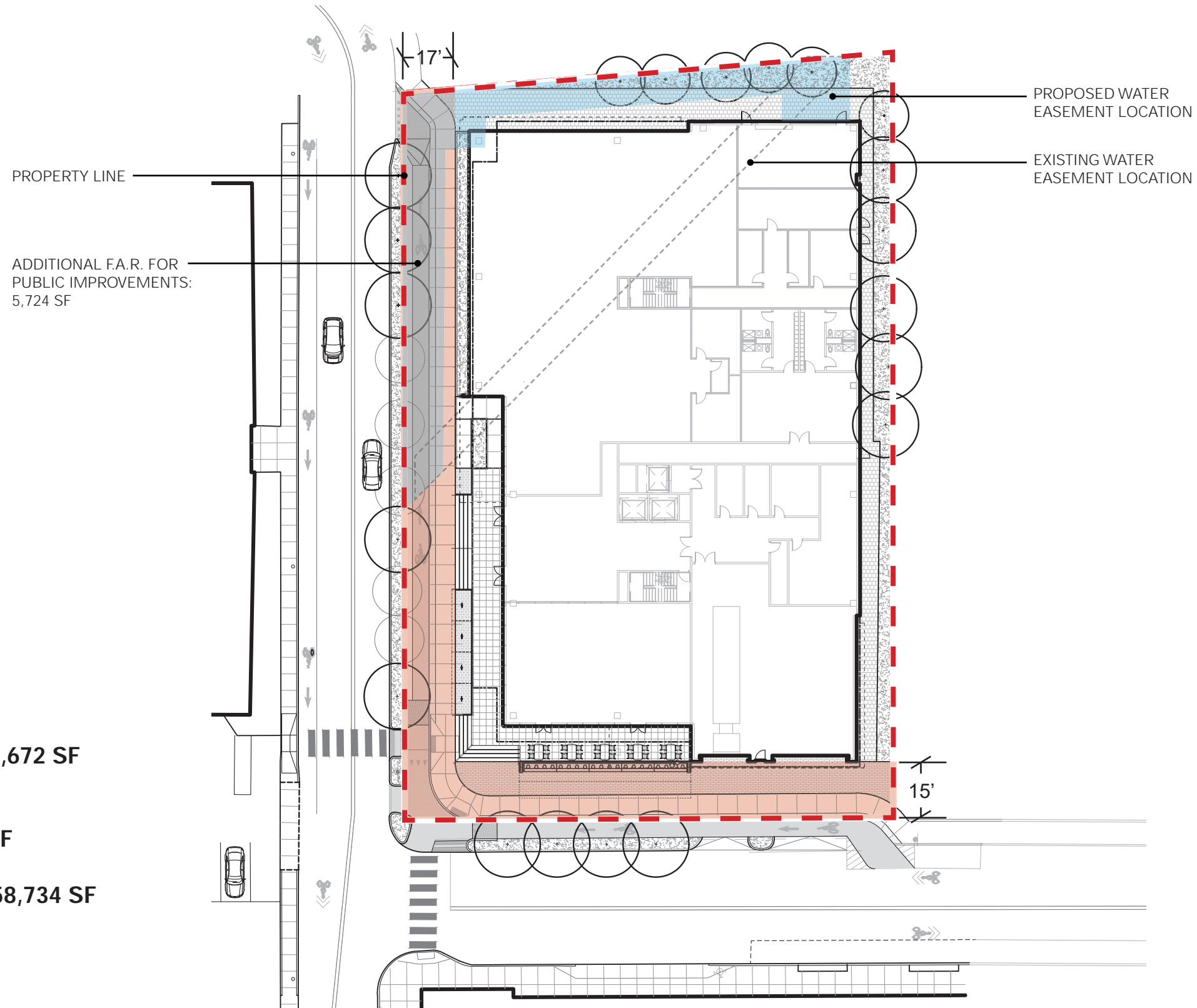
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SHEET TITLE:

PROPOSED  
PUBLIC  
IMPROVEMENTS  
PLAN

A-005.2

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02/23/22



TOTAL AREA CALC:  
33,432 SF + 5,724 SF = **39,672 SF**

TOTAL F.A.R. CALC:  
39,156 SF x 1.5 = **58,734 SF**

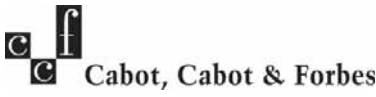
TOTAL ALLOWED GFA = **58,734 SF**



PROPOSED PUBLIC IMPROVEMENTS PLAN



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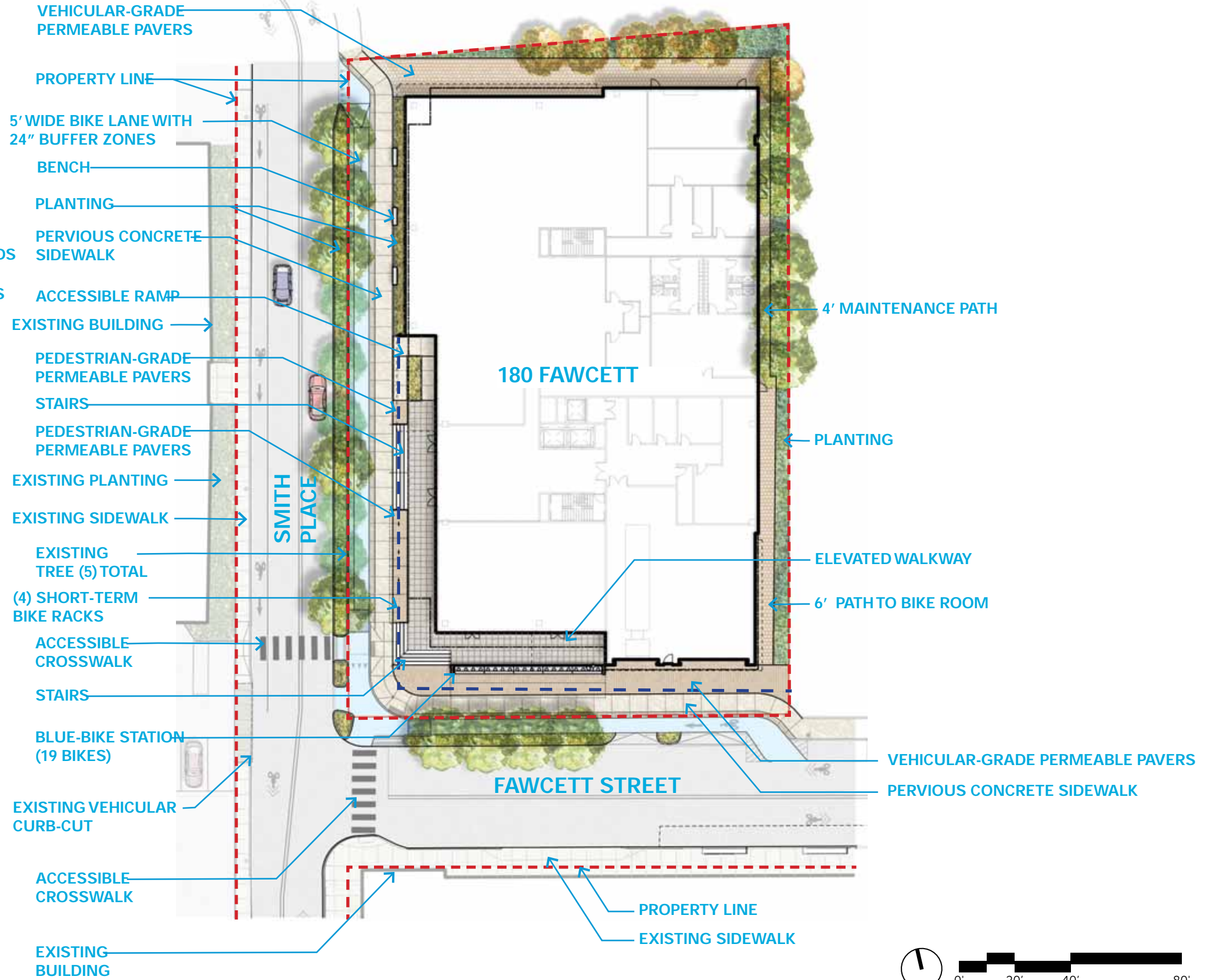
SHEET TITLE:  
**OVERALL SITE  
PLAN**

**A-100.2**

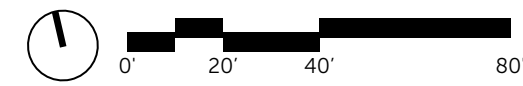
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**LANDSCAPE LEGEND**

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- PROPOSED SHRUB & PERENNIAL BEDS
- EXISTING SHRUB & PERENNIAL BEDS
- PREVIOUS CONCRETE PAVING
- PERMEABLE PAVERS
- PEDESTAL PAVERS ON STRUCTURE
- POROUS ASPHALT BIKE LANE
- ASPHALT



**OVERALL SITE PLAN**



**A-100.2**

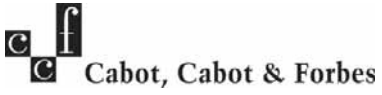
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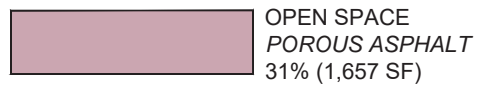
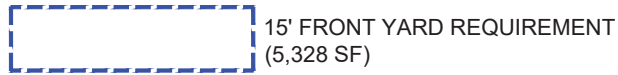
SHEET TITLE:

FRONTYARD  
SETBACK  
PLAN  
DIAGRAM

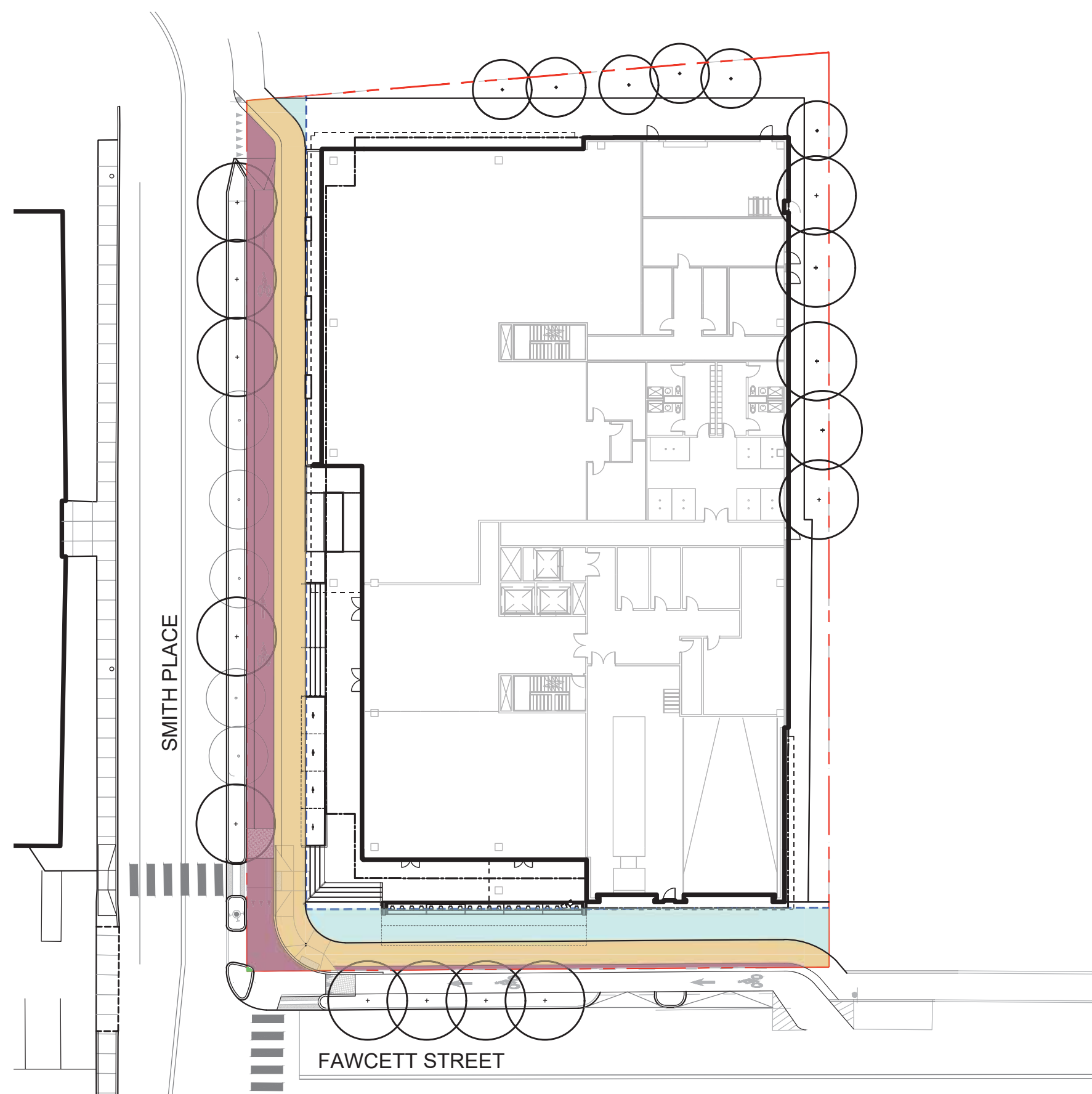
A-101.2

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FRONT YARD SETBACK LEGEND



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



FRONT YARD SETBACK PLAN DIAGRAM

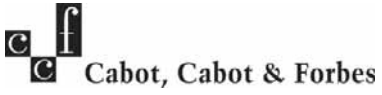






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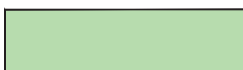


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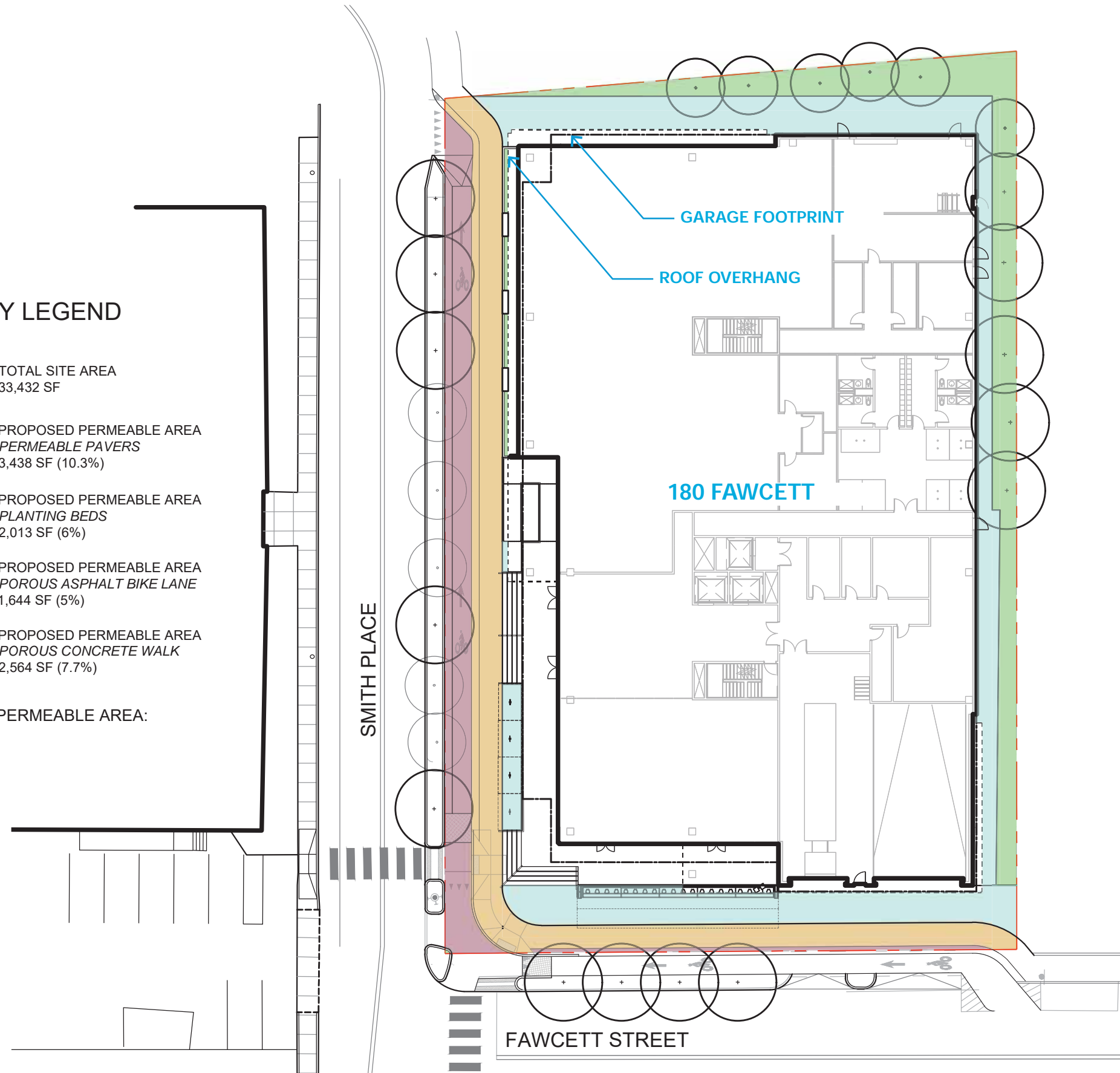
SHEET TITLE:

PERMEABILITY  
PLAN  
DIAGRAM

PERMEABILITY LEGEND

-  TOTAL SITE AREA  
33,432 SF
-  PROPOSED PERMEABLE AREA  
PERMEABLE PAVERS  
3,438 SF (10.3%)
-  PROPOSED PERMEABLE AREA  
PLANTING BEDS  
2,013 SF (6%)
-  PROPOSED PERMEABLE AREA  
POROUS ASPHALT BIKE LANE  
1,644 SF (5%)
-  PROPOSED PERMEABLE AREA  
POROUS CONCRETE WALK  
2,564 SF (7.7%)

TOTAL PROPOSED PERMEABLE AREA:  
9,659 SF (29%)



PERMEABILITY PLAN DIAGRAM



A-102.2

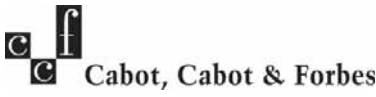
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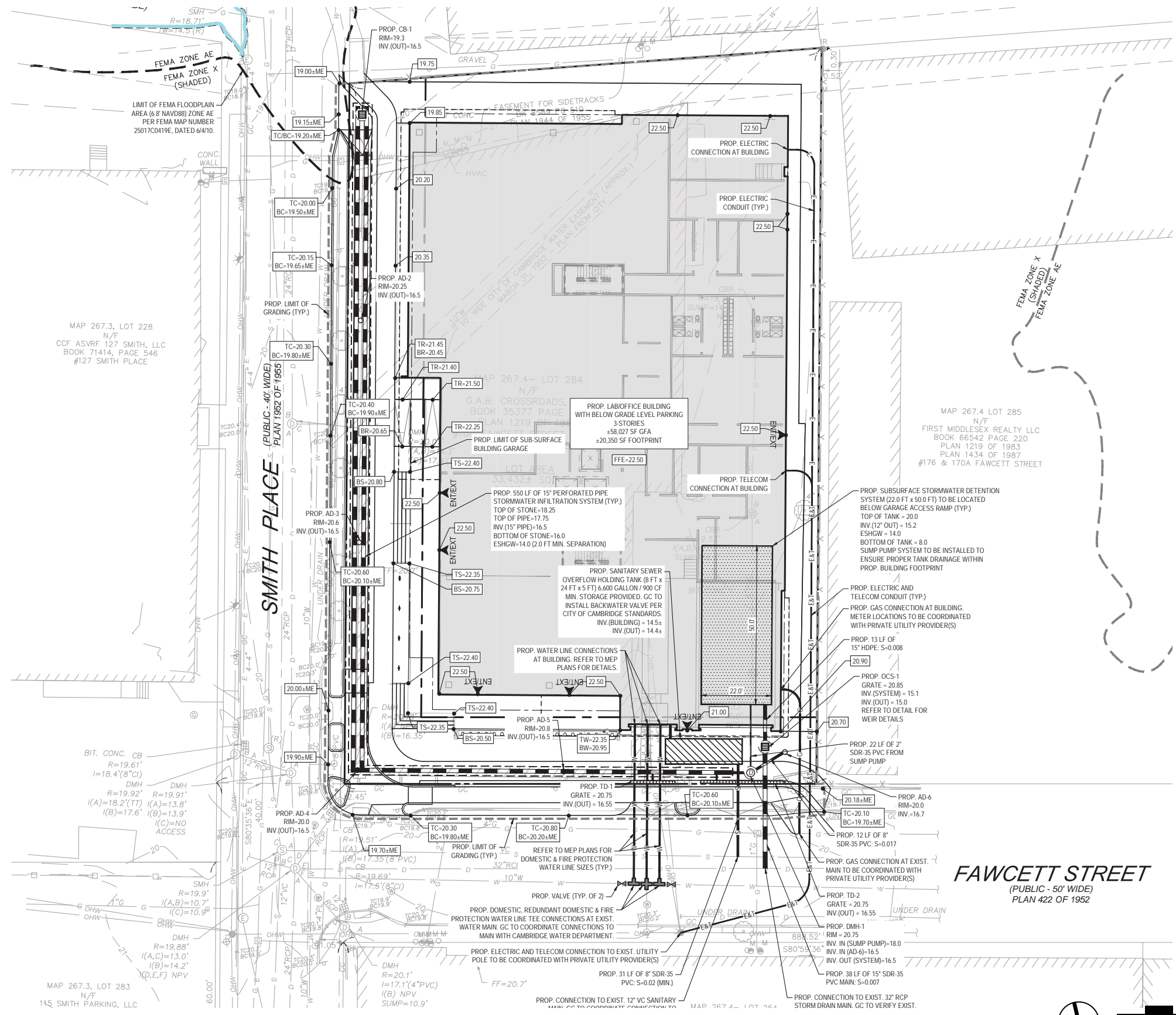
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SHEET TITLE:

DRAINAGE &  
UTILITY PLAN

A-103.2

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

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

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



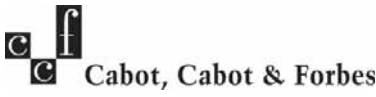
DRAINAGE & UTILITY PLAN







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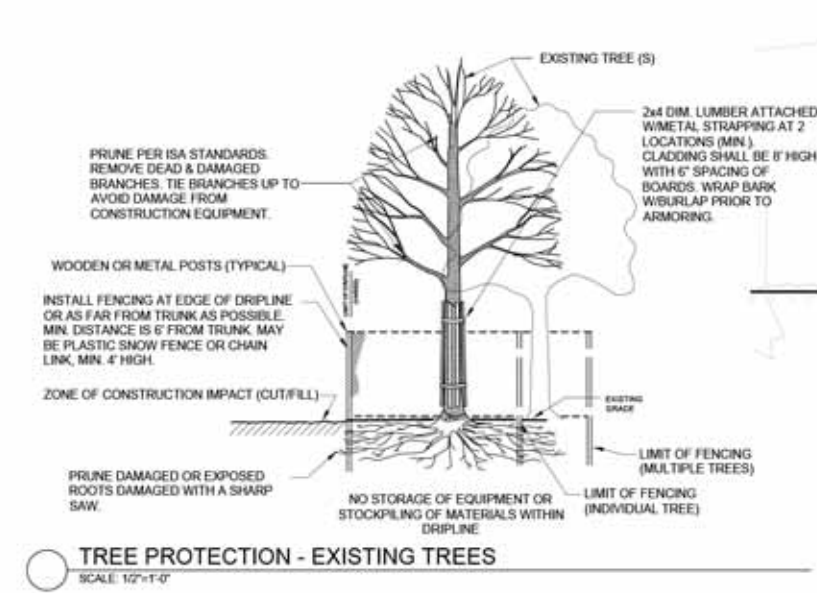
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SHEET TITLE:

**TREE  
MITIGATION  
PLAN**

**A-105.2**

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- 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 39 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.



**EXISTING TREE SCHEDULE**

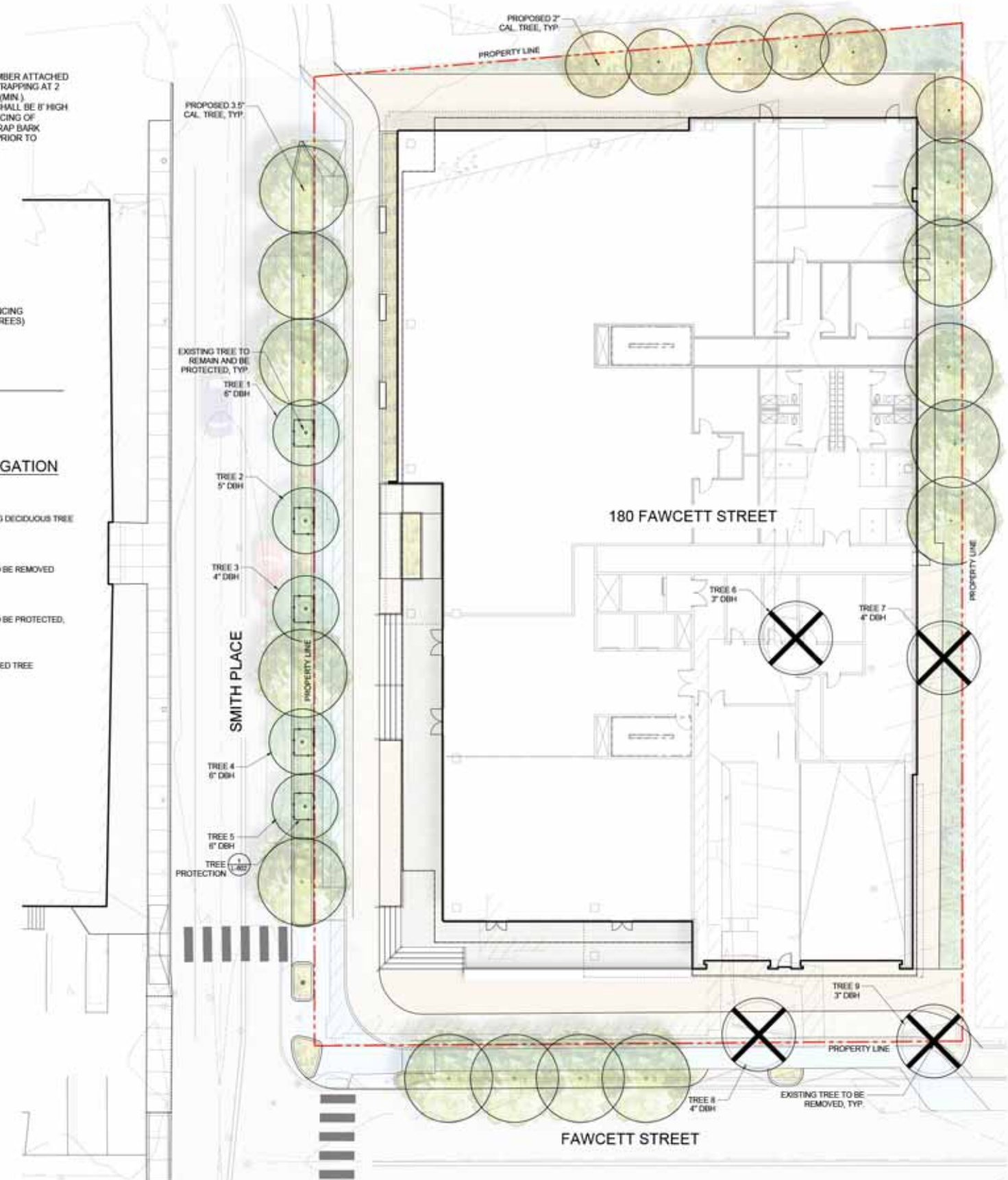
Reference	Species	DBH	CONDITION	STATUS
TREE 1	Zelkova serata	8"	GOOD	PROTECT
TREE 2	Zelkova serata	8"	GOOD	PROTECT
TREE 3	Zelkova serata	4"	GOOD	PROTECT
TREE 4	Zelkova serata	8"	GOOD	PROTECT
TREE 5	Zelkova serata	8"	GOOD	PROTECT
TREE 6	Syringa reticulata	3"	POOR	REMOVE
TREE 7	Syringa reticulata	4"	FAIR	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	2"	6"
2	4"	8"
Total Caliper: 14" inches of existing tree caliper removed		

**PROPOSED TREE CALIPER**

Quantity of Trees	Size	Subtotal Caliper
14	3.5" cal.	49"
8	2" cal.	16"
Total Caliper: 65 inches of tree caliper proposed		



**TREE MITIGATION PLAN**







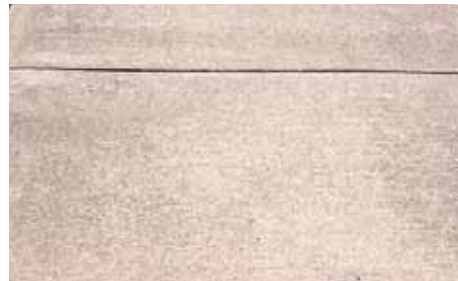
WOOD BENCH WITH BACK & HANDRAILS



PERMEABLE UNIT PAVERS



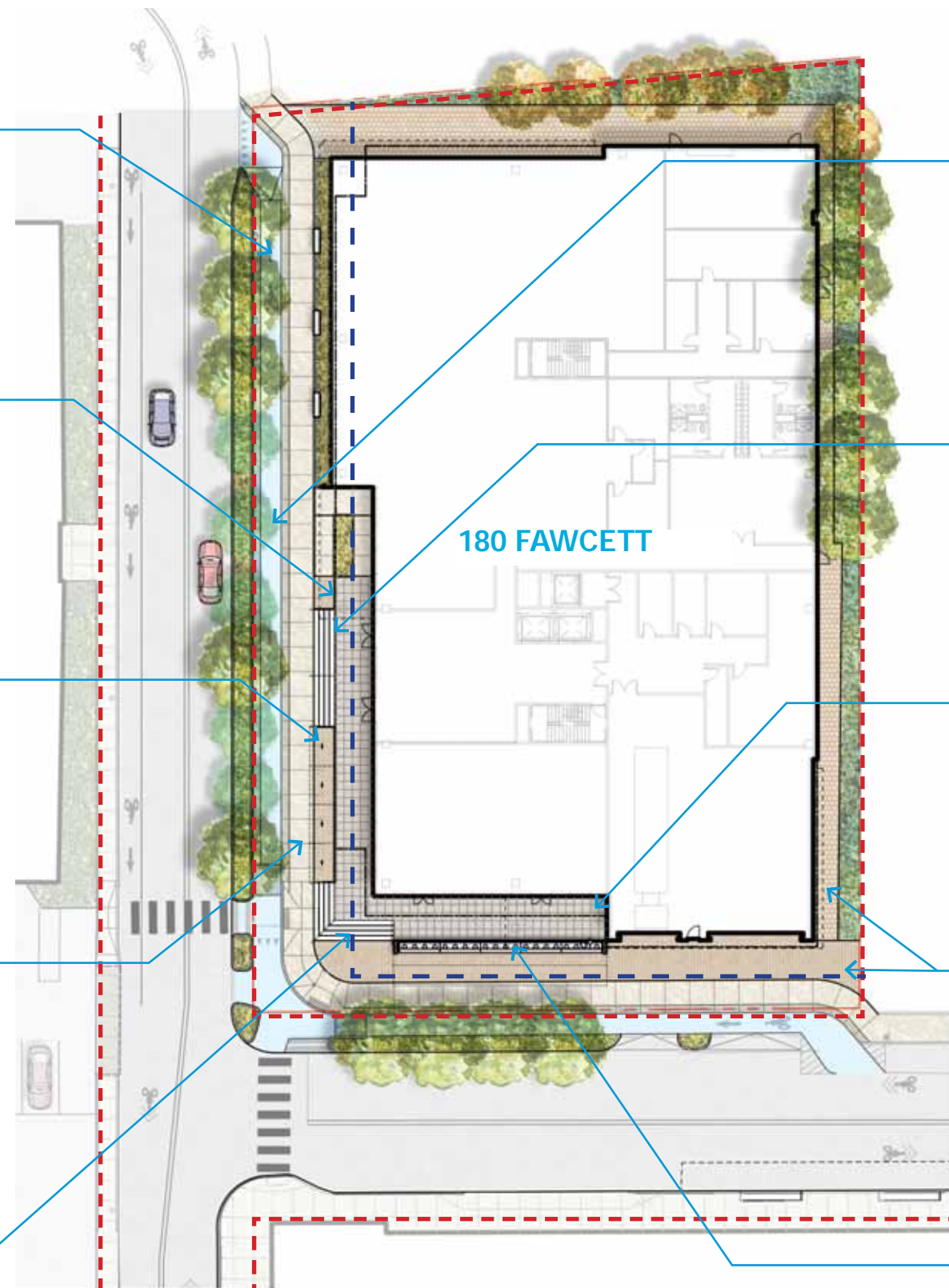
BICYCLE RACK



PERVIOUS CONCRETE PAVING



CONCRETE STAIRS & HANDRAILS



PERVIOUS ASPHALT BIKE PATH



CONCRETE STAIRS & HANDRAILS



PEDESTAL PAVERS



PERMEABLE UNIT PAVERS

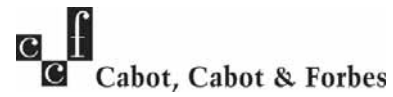


BLUE-BIKE STATION



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PROJECT TEAM:



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SHEET TITLE:

# LANDSCAPE MATERIALS PLAN

## LANDSCAPE MATERIALS PLAN

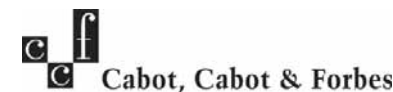


## A-200.2

Project No.5138.00  
02/23/22



**PROJECT TEAM:**



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06/30/21

**PROJECT:**

**180 FAWCETT STREET,  
CAMBRIDGE MA**

Cambridge,  
MA 02138

180 Fawcett

**SHEET TITLE:**

Symbol	Qty.	Scientific Name	Common Name	Size	Comments
<b>Deciduous Trees</b>					
UA	8	<i>Ulmus americana</i> 'Lewis & Clark'	Prarie Expedition Elm	3 1/2"- 4" cal.	B&B, single straight central leader. Min. branching ht. 6' from grade.
GD	5	<i>Gymnocladus dioicis</i>	Kentucky Coffee Tree	3 1/2"- 4" cal.	B&B, single straight central leader
<b>Ornamental Trees</b>					
CC	3	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Cockspur Hawthorn	8-10' ht.	B&B, multi-stem with 3-5 trunks
MV	2	<i>Magnolia virginiana</i>	Sweetbay Magnolia	10-12' ht.	B&B, multi-stem with 3-5 trunks
<b>Shrubs</b>					
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
<b>Perennials / Grasses / Groundcovers</b>					
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</i> 'Misty Lace'	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	9	<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	52	<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



CATMINT



PRARIE DROPSEED



BUTTERFLY WEED



JOE PYE WEED



LITTLE BLUESTEM



SHAMROCK INKBERRY



LOWBUSH BLUEBERRY



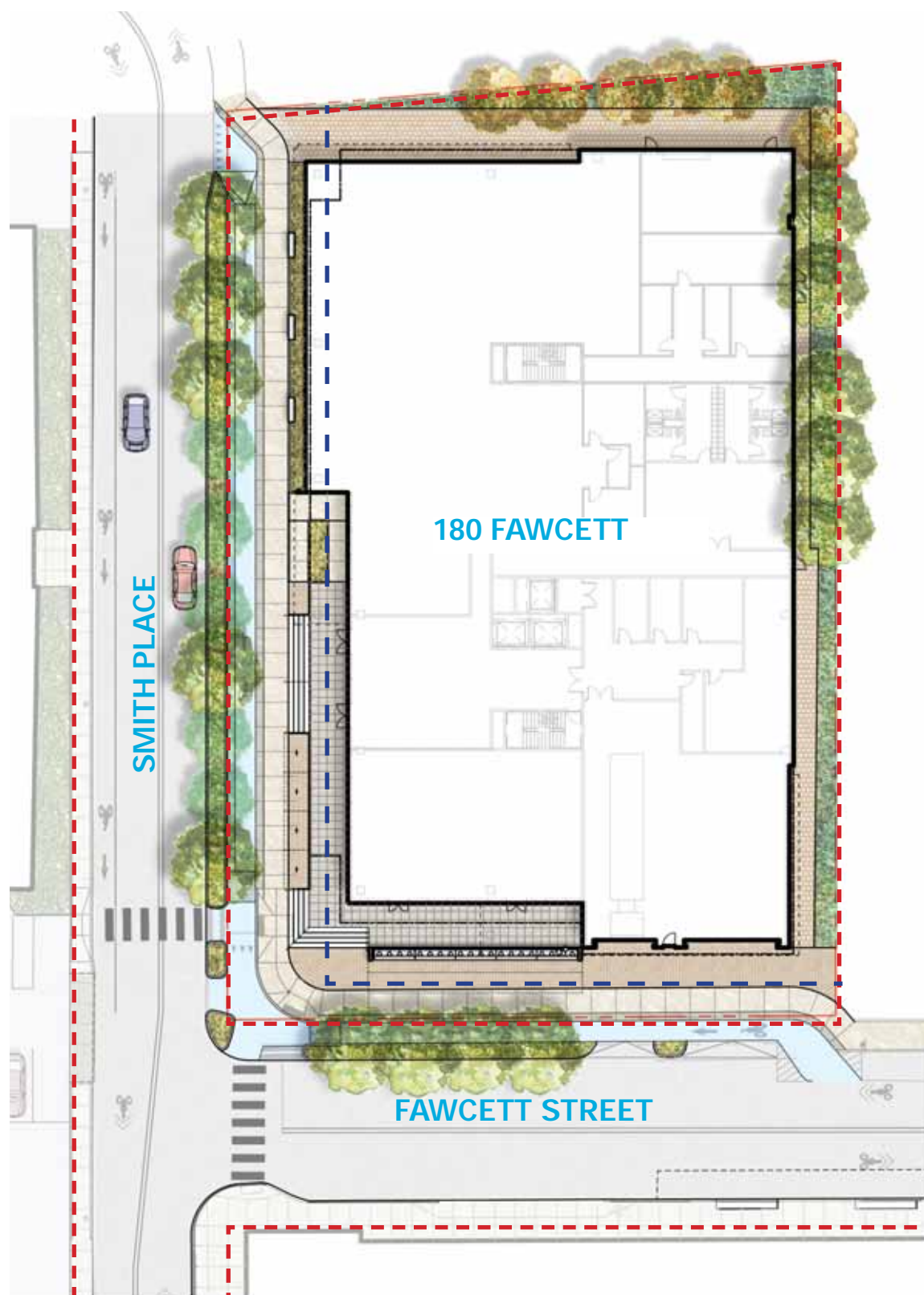
BLACK EYED SUSAN



OAKLEAF HYDRANGEA

**LANDSCAPE PLANTING PLAN**

NOTE: PLANTING SCHEDULE IS SUBJECT TO CHANGE.

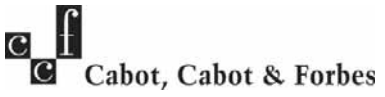


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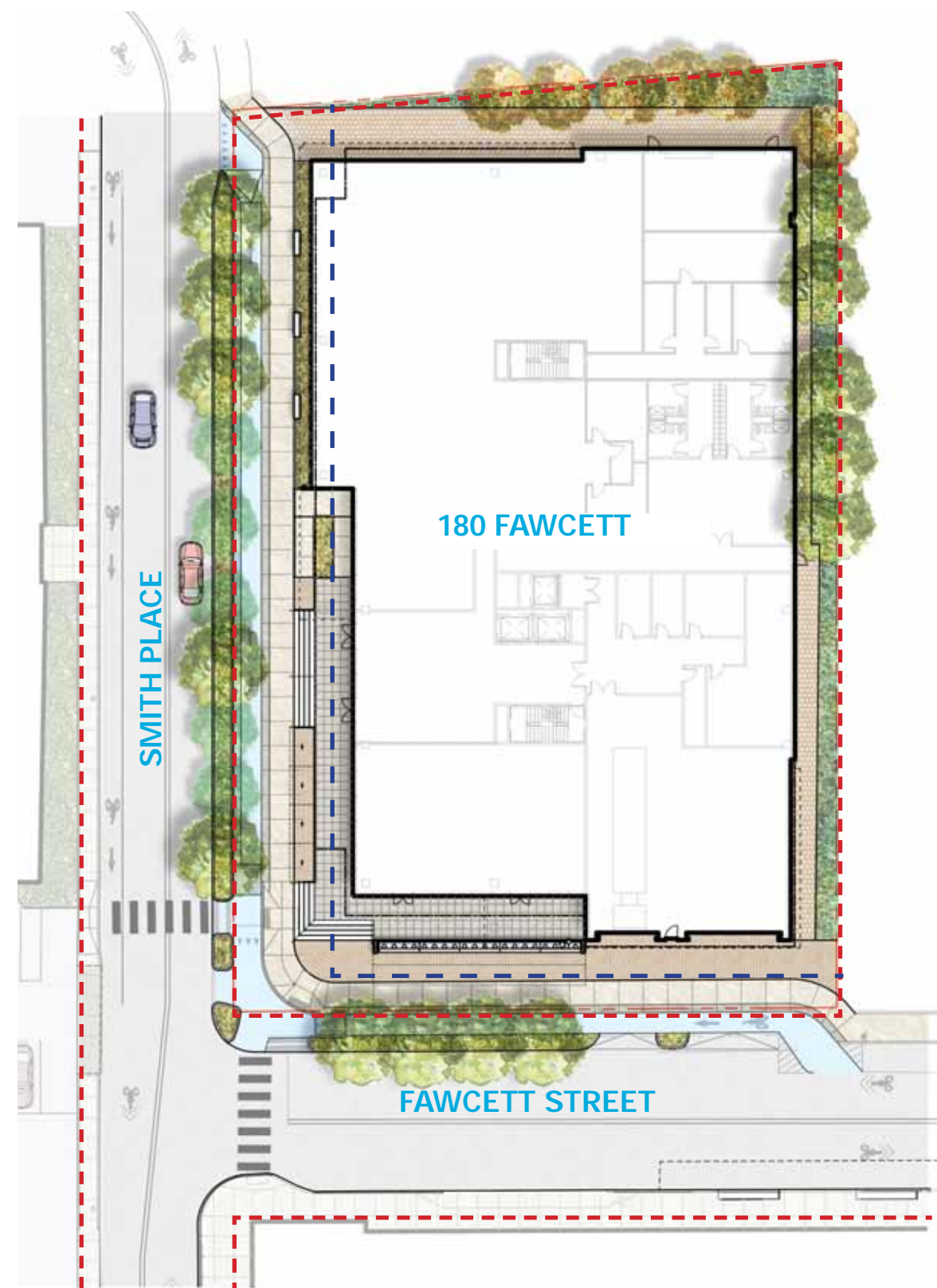
SHEET TITLE:

**LANDSCAPE  
PLANTING  
PLAN**

**A-202.2**

Project No.5138.00  
02/23/22

NOTE: PLANTING SCHEDULE IS  
SUBJECT TO CHANGE.



LEWIS & CLARK AMERICAN ELM



KENTUCKY COFFEE TREE



SWEETBAY MAGNO-  
LIA



COCKSPUR HAW-  
THORN



WITCH HAZEL



ARROWWOOD



GREY OWL JUNIPER



FOTHERGILLA



LEUCOTHOE



BLUE STAR AMSONIA



SWITCHGRASS



BLAZING STAR



RAYDON'S ASTER

**LANDSCAPE PLANTING PLAN**

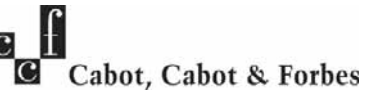


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SHEET TITLE:

**SITE LIGHTING  
PLAN**

**A-203.2**

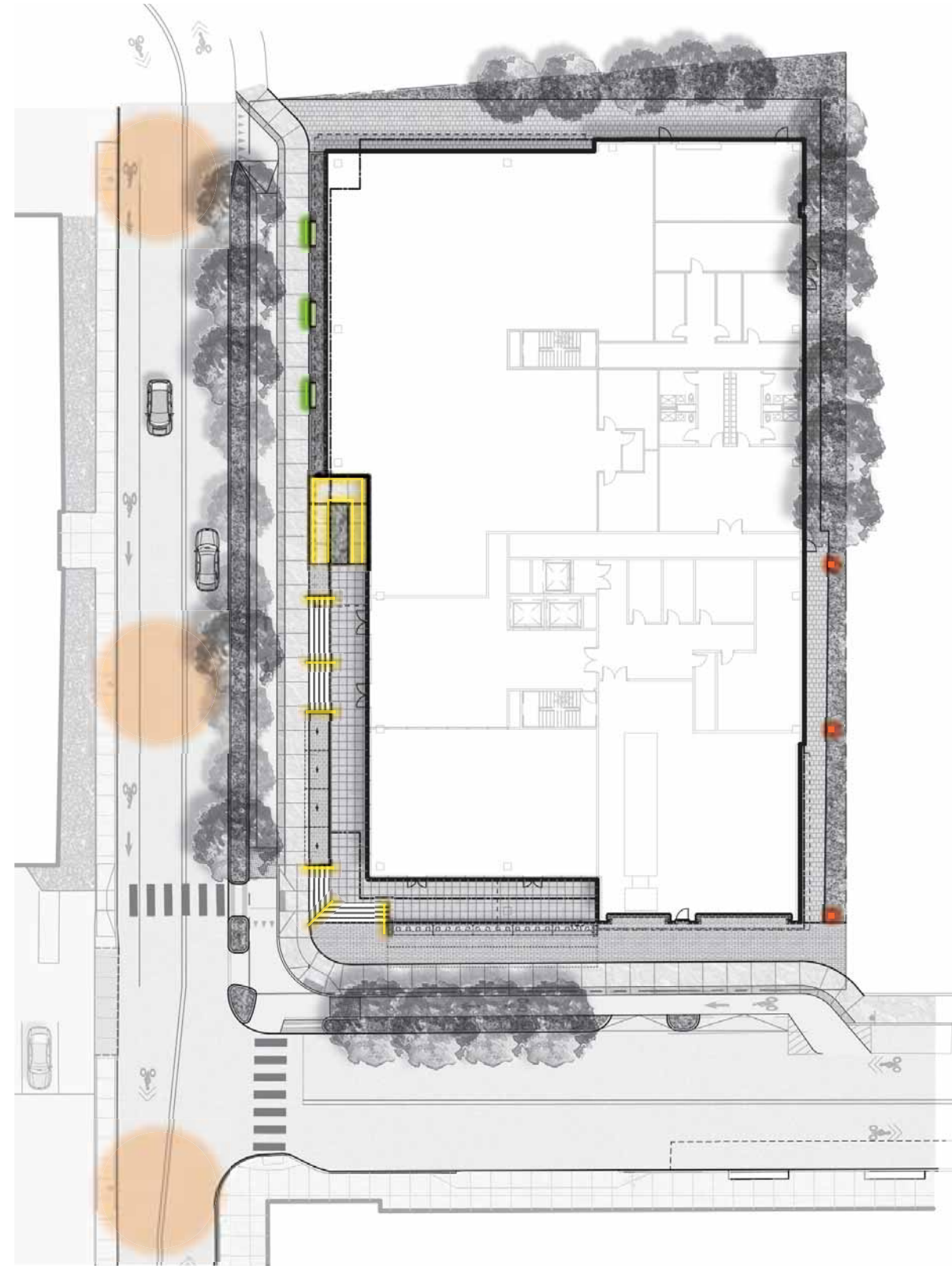
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**EXISTING OFF-SITE  
STREET LIGHT**

**HANDRAIL LIGHTING - RAMP**



**HANDRAIL LIGHTING - STAIRS**



**BENCH LIGHTING**



**PATH LIGHTING**



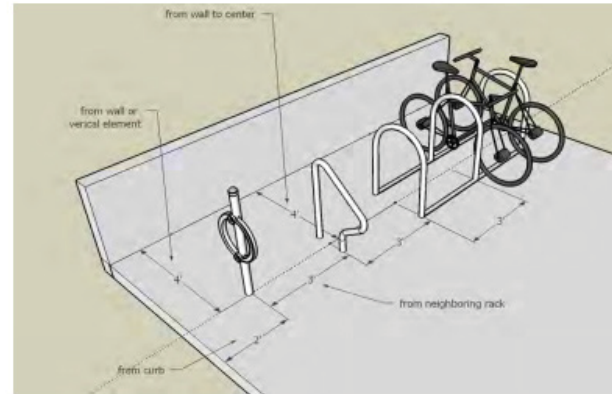
**SITE LIGHTING PLAN**



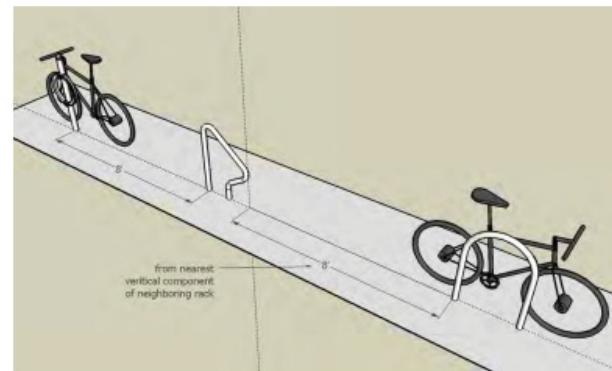


### LAYOUT DIMENSIONS

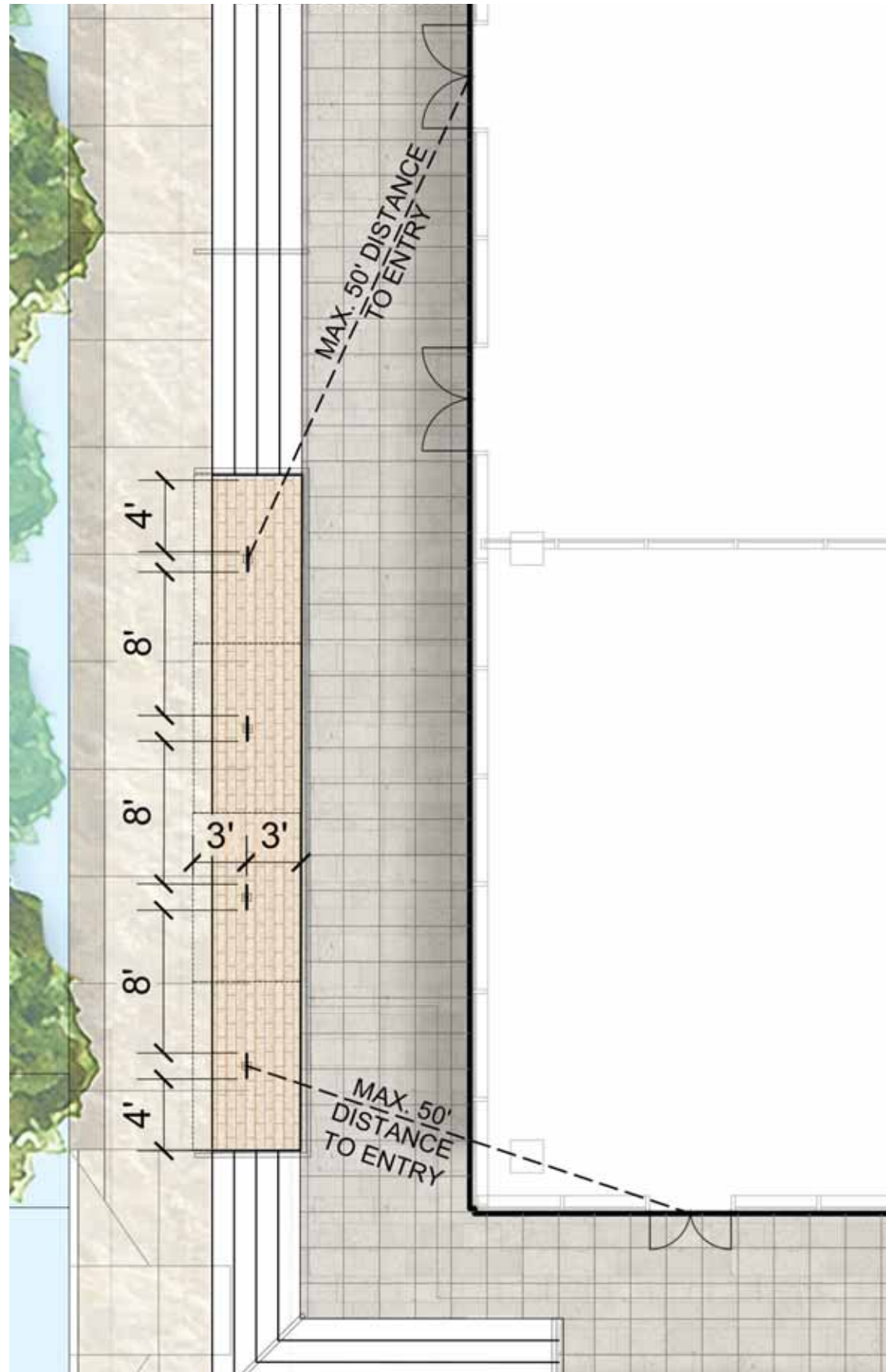
Proper layout of bicycle racks is essential to ensure that they will safely and conveniently accommodate the intended number of bicycles. Layout must follow these minimum dimensions:



Racks aligned side by side

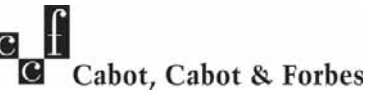


Racks aligned end to end



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#### SHEET TITLE:

**BICYCLE  
LAYOUT  
PLAN**

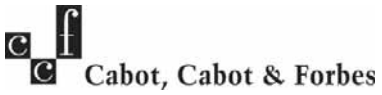
## BICYCLE LAYOUT PLAN



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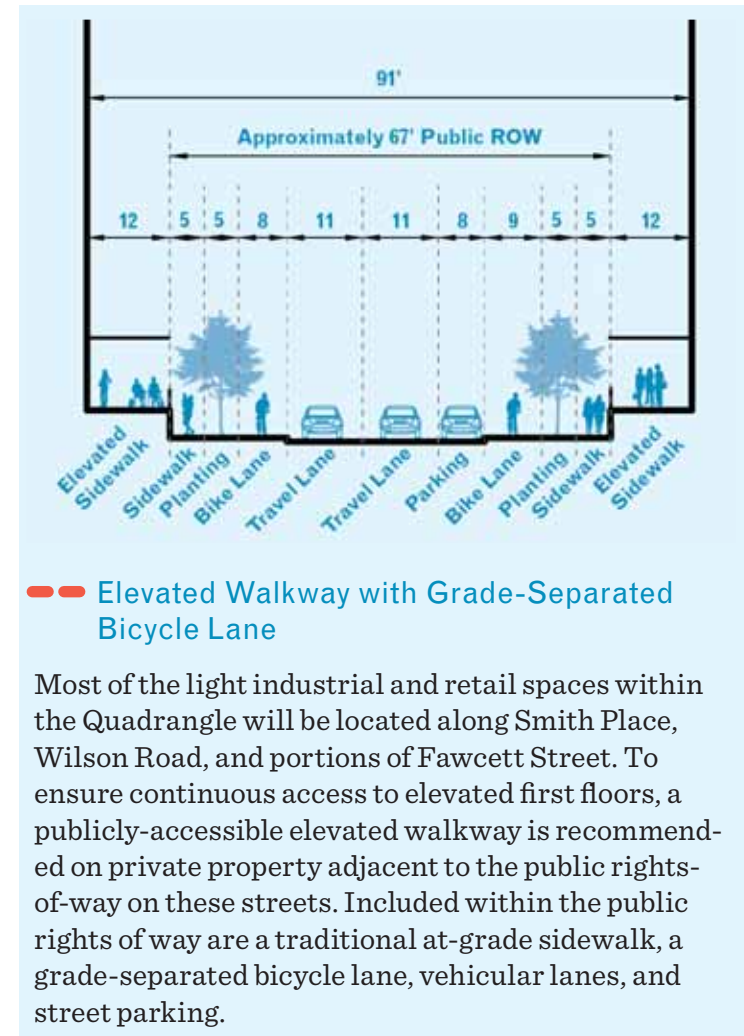
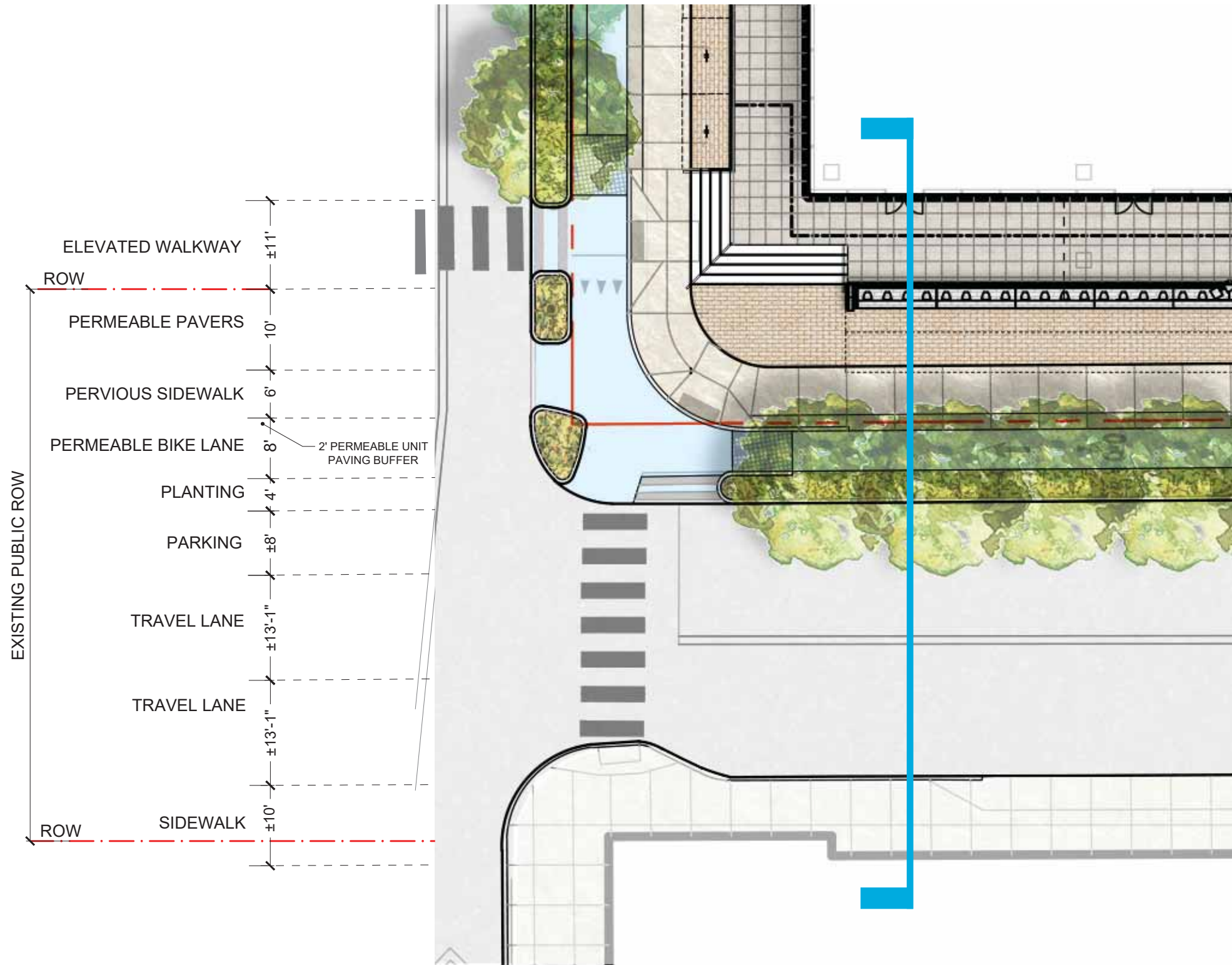
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SHEET TITLE:

**FAWCETT  
STREET  
DIMENSIONED  
PLAN-  
ENLARGED**

**A-205.2**

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— — Elevated Walkway with Grade-Separated Bicycle Lane

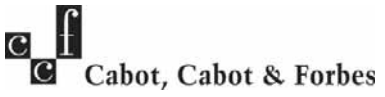
Most of the light industrial and retail spaces within the Quadrangle will be located along Smith Place, Wilson Road, and portions of Fawcett Street. To ensure continuous access to elevated first floors, a publicly-accessible elevated walkway is recommended on private property adjacent to the public rights-of-way 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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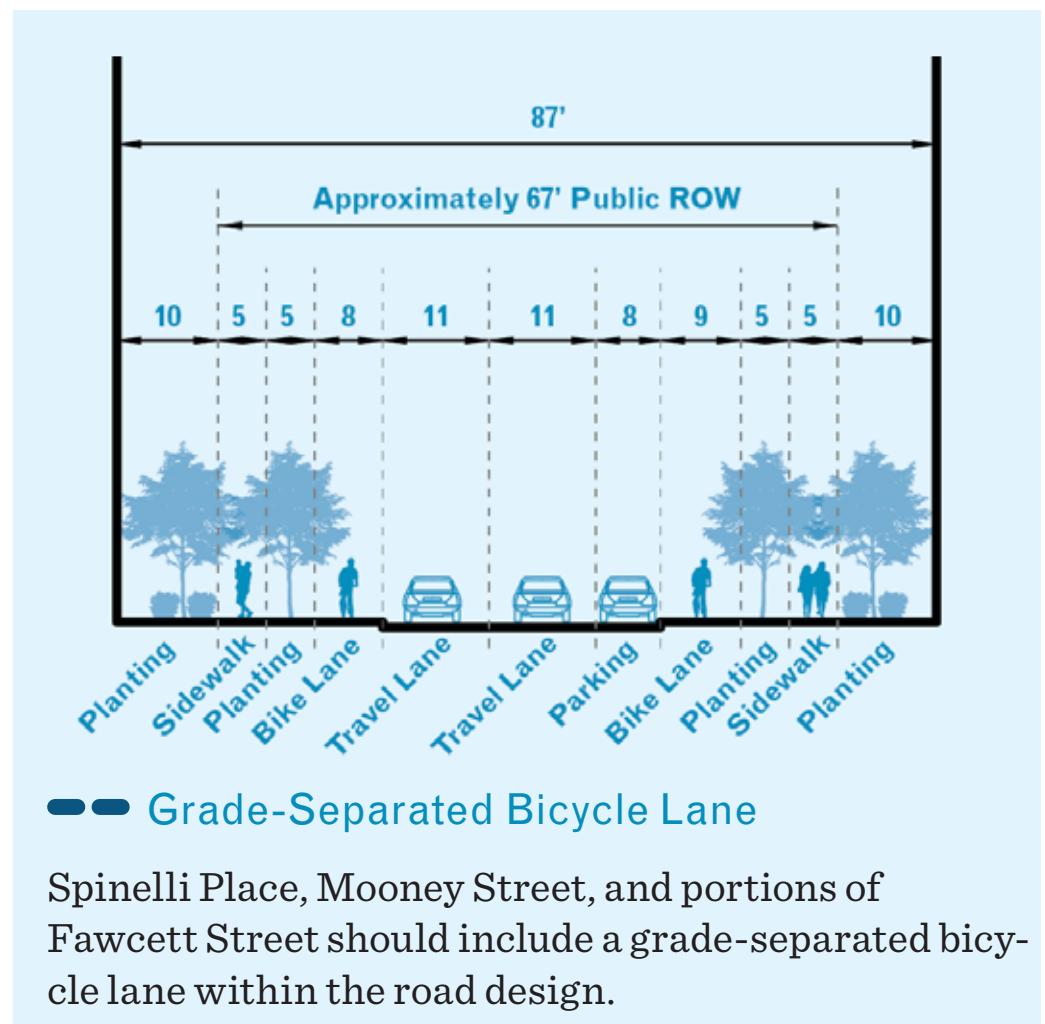
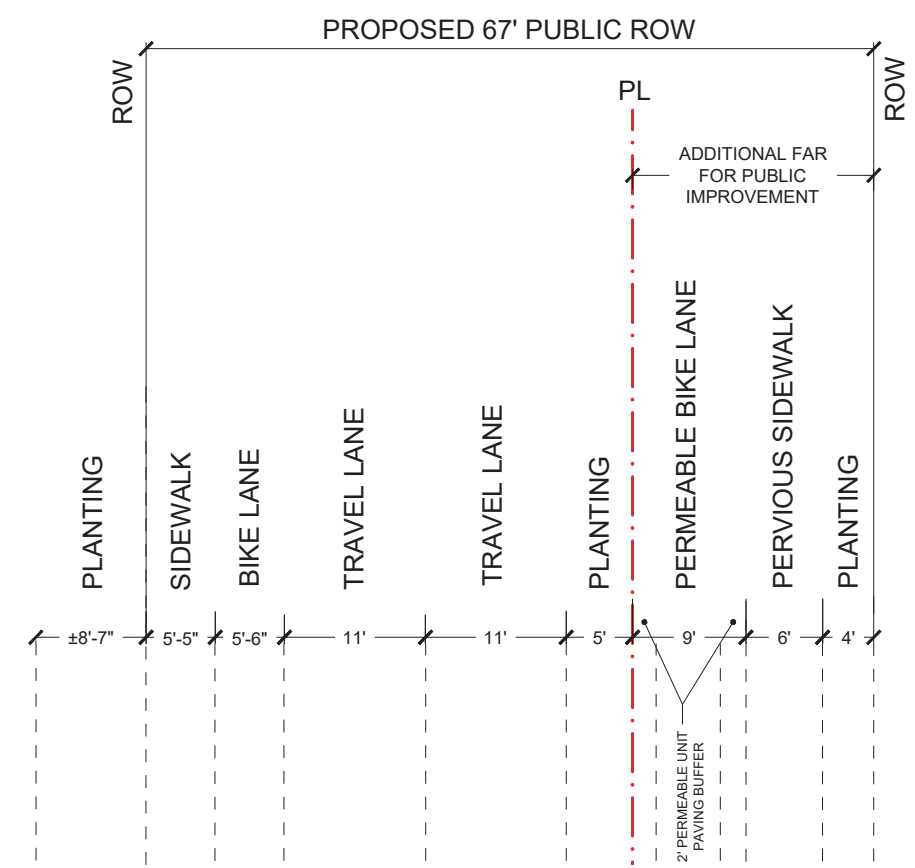
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SHEET TITLE:

**SMITH PLACE  
DIMENSIONED  
PLAN -  
ENLARGED**

**A-206.2**

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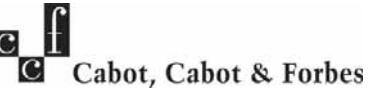


**SMITH PLACE DIMENSIONED PLAN - ENLARGED**





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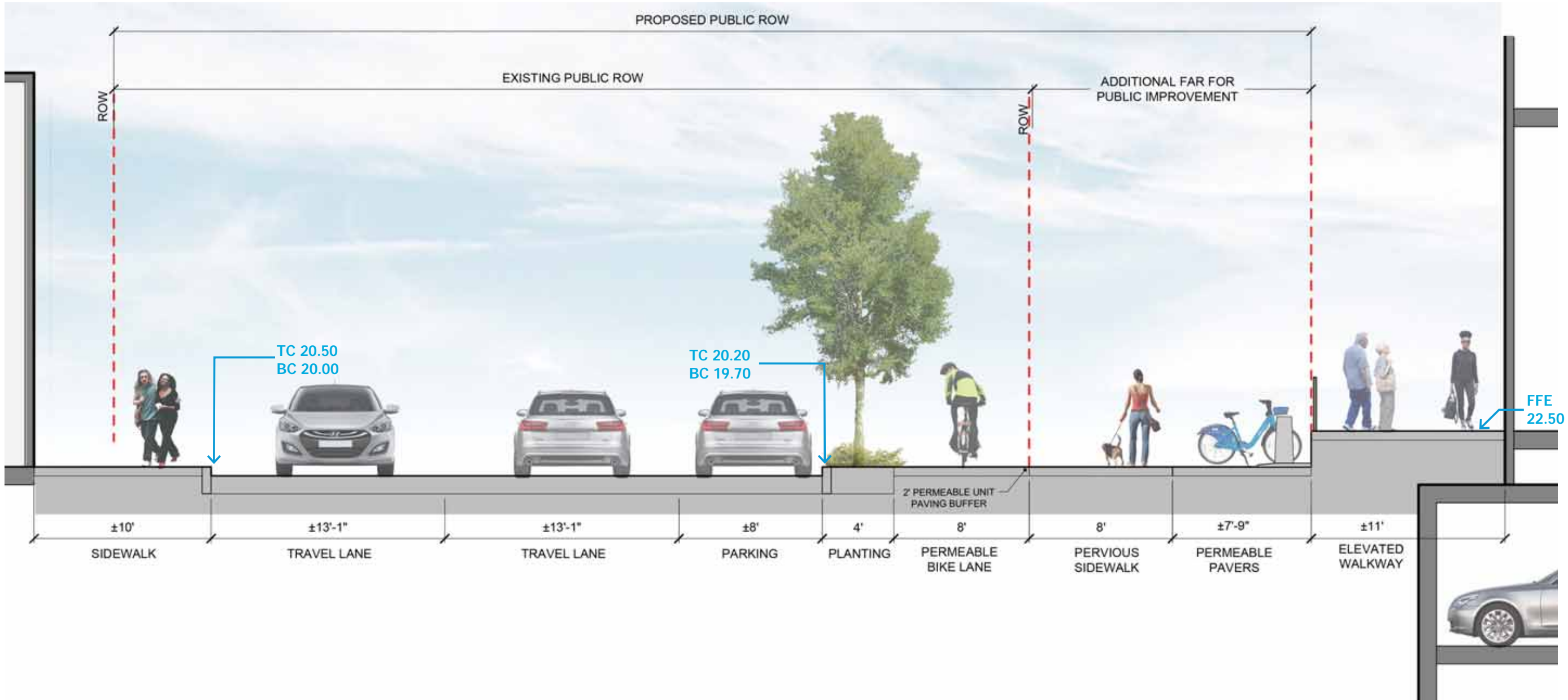
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SHEET TITLE:

**FAWCETT  
STREET CROSS  
SECTION**

**A-207.2**

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02/23/22

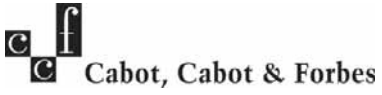


**FAWCETT STREET CROSS SECTION**





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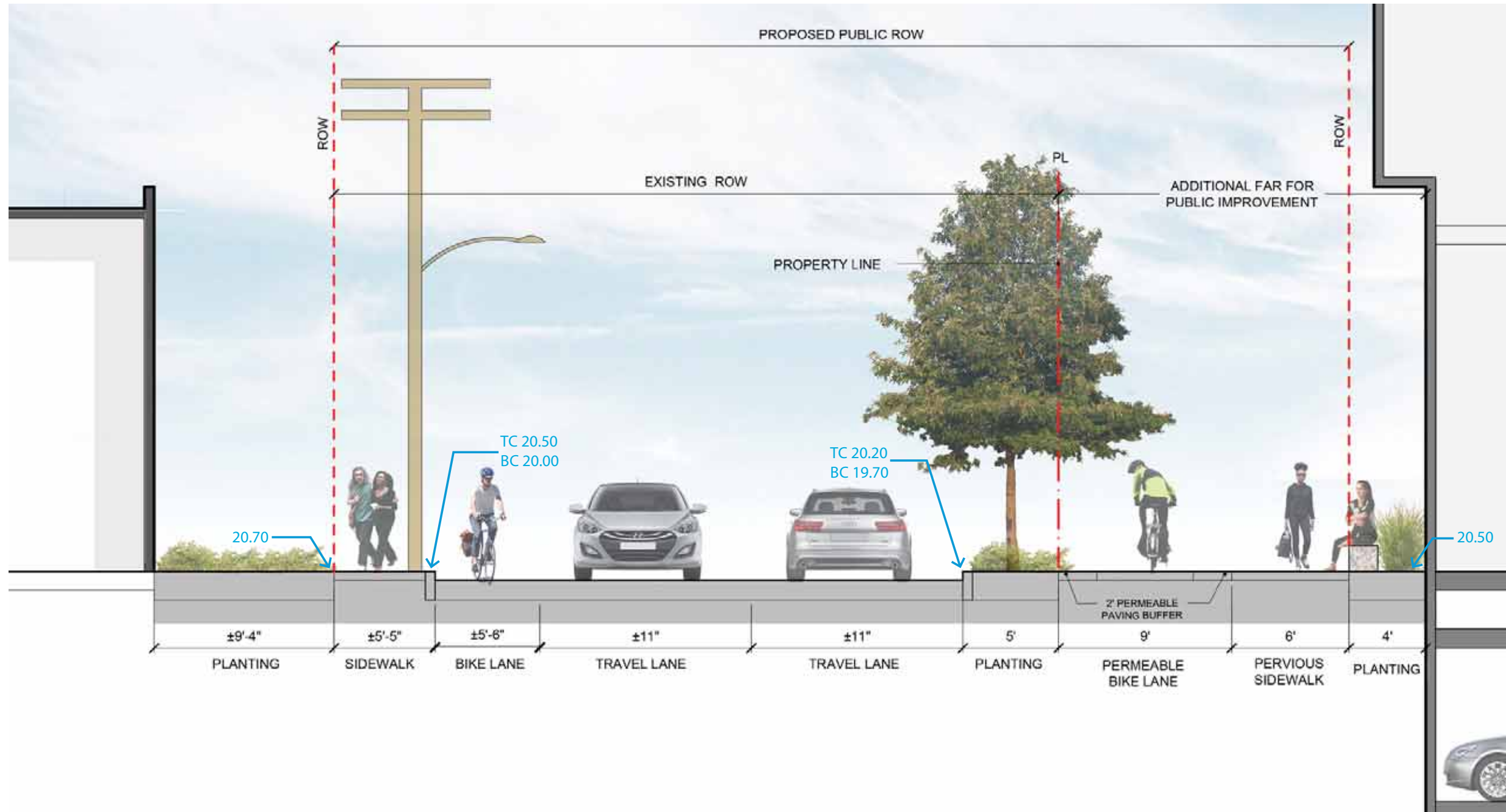
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SHEET TITLE:

**SMITH  
PLACE  
CROSS  
SECTION**

**A-208.2**

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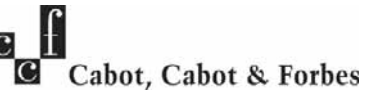


**SMITH PLACE CROSS SECTION**





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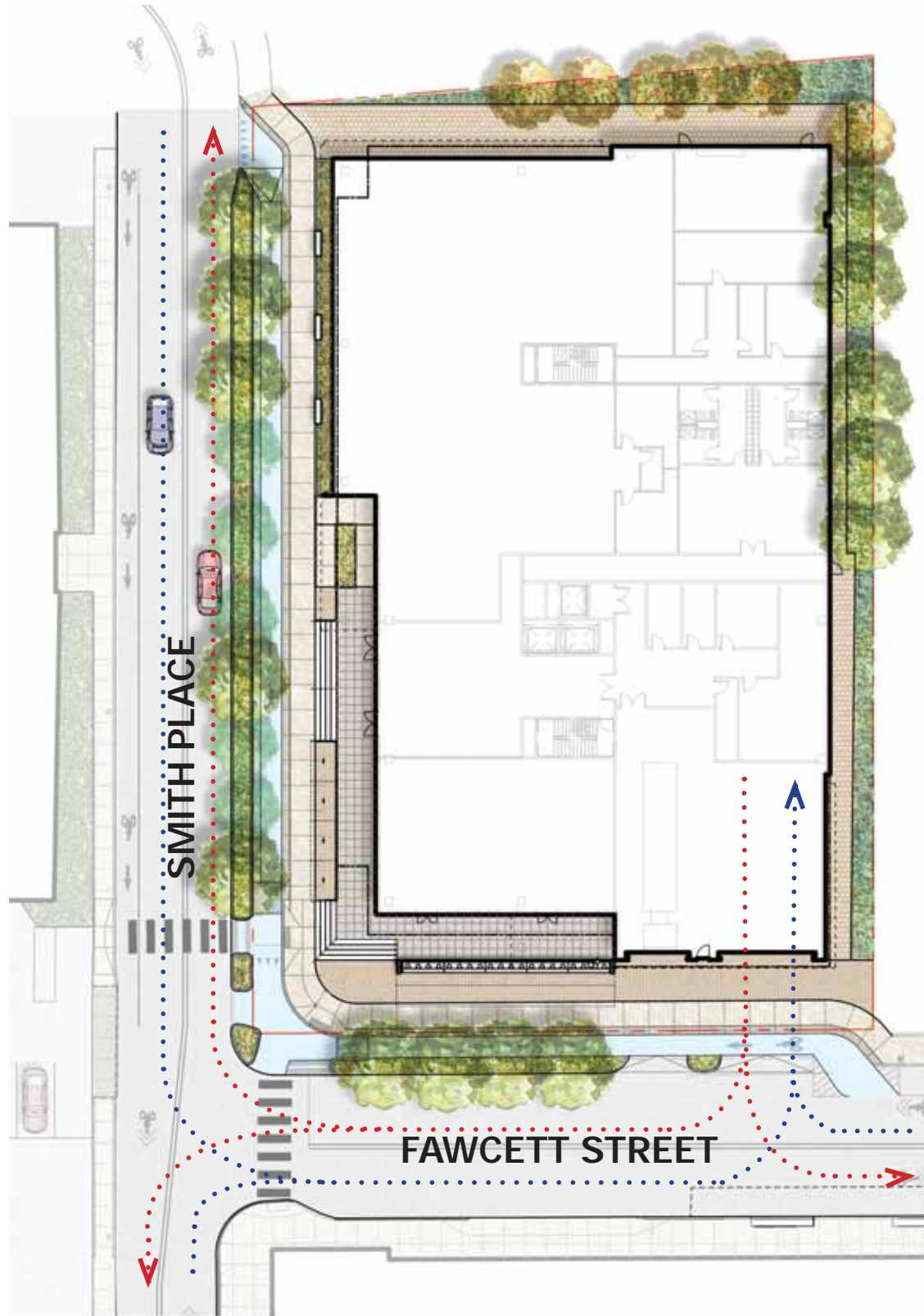
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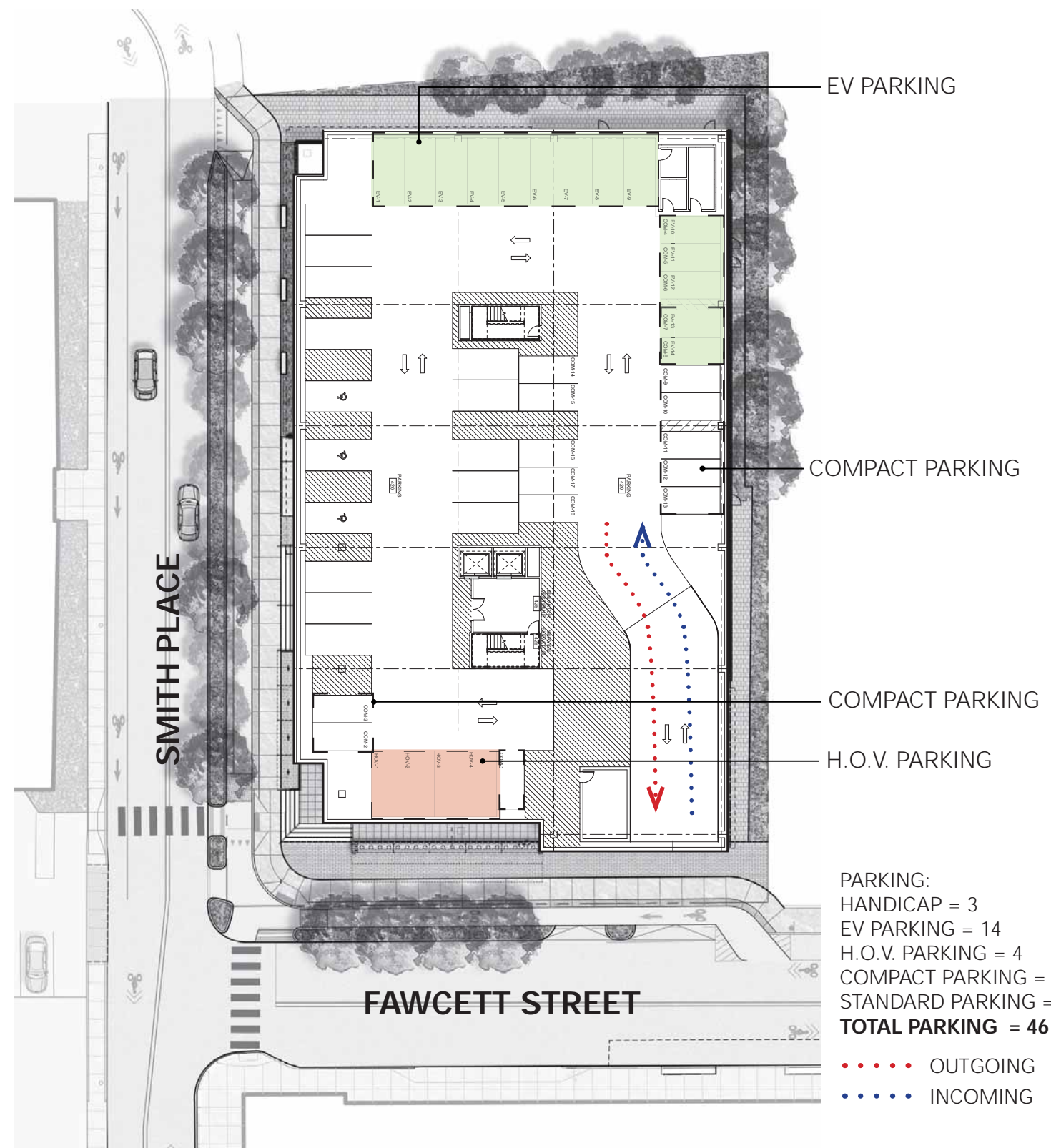
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SHEET TITLE:

VEHICLE  
ACCESS  
PLANS



VEHICLE ACCESS PLAN - GROUND LEVEL



VEHICLE ACCESS PLAN - PARKING LEVEL

- PARKING:  
 HANDICAP = 3  
 EV PARKING = 14  
 H.O.V. PARKING = 4  
 COMPACT PARKING = 18  
 STANDARD PARKING = 12  
**TOTAL PARKING = 46**

- OUTGOING
- INCOMING

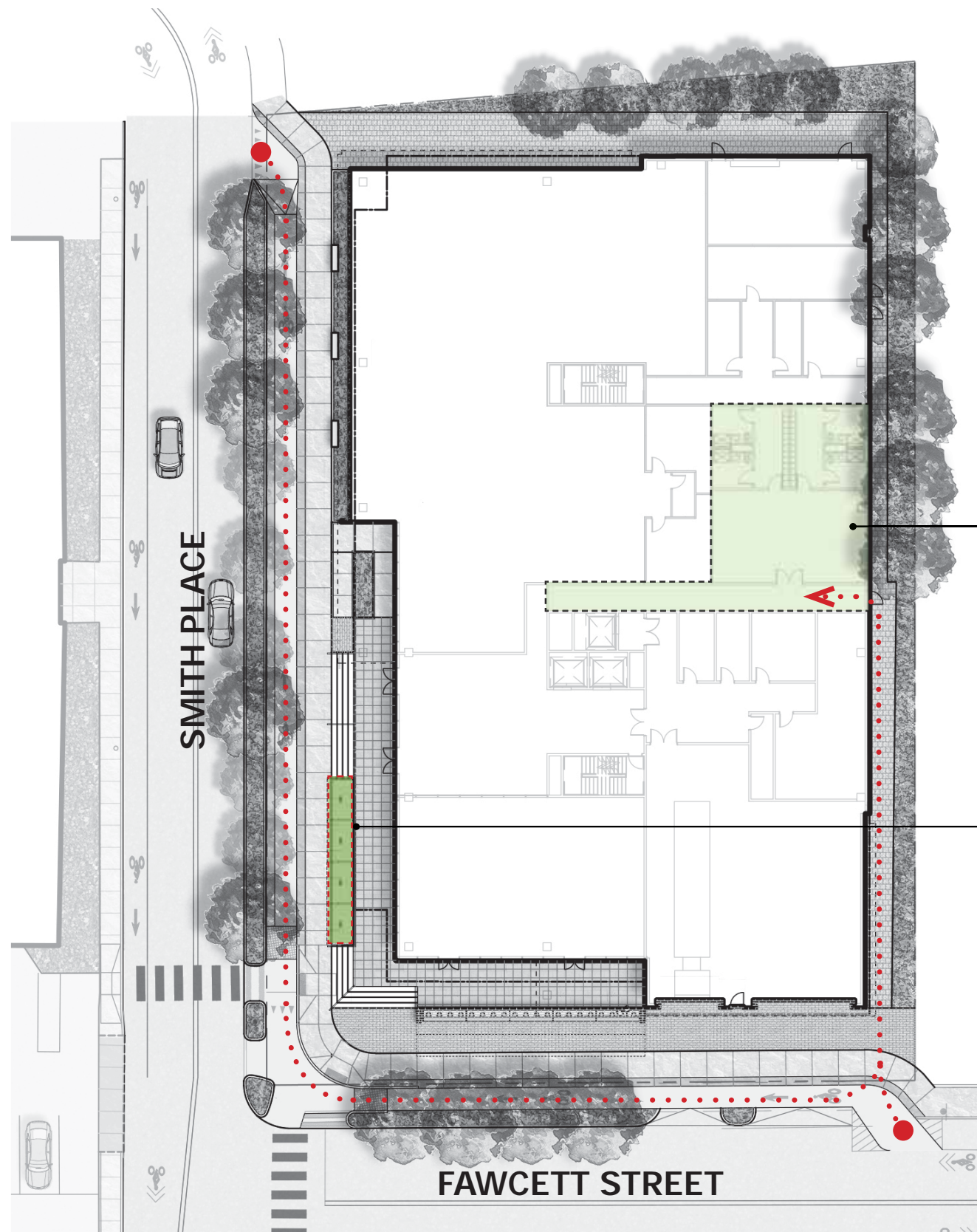
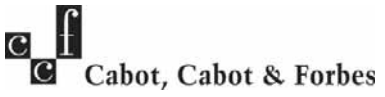


**A-300.2**

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

8 SHORT TERM BICYCLE  
PARKING SPACES

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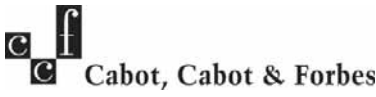
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SHEET TITLE:

**BICYCLE  
FACILITIES  
DIAGRAM**



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**SHEET TITLE:**

**ENLARGED  
BICYCLE  
FACILITIES**

**A-302.2**

Project No.5138.00  
02/23/22

**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:**

$58,456 \text{ GFA} \times (0.22 \text{ Space} / 1,000 \text{ SF}) = 14 \text{ Spaces}$   
 $58,456 \text{ GFA} \times (0.06 \text{ Space} / 1,000 \text{ SF}) = 4 \text{ Spaces}$

Total Required Spaces: 13 Spaces

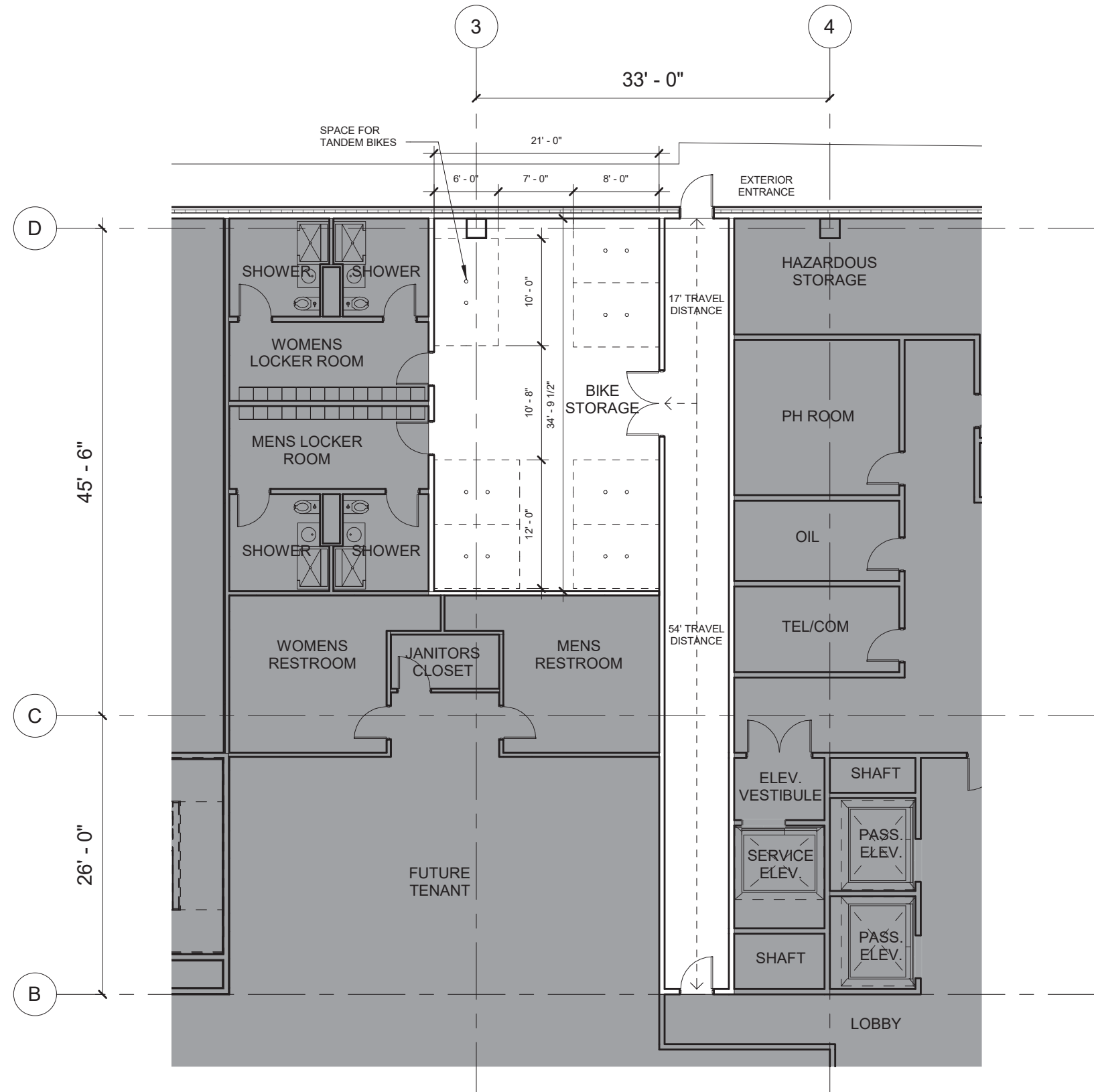
Total Long-Term Spaces Provided: 14 Spaces



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**



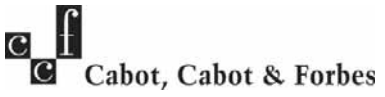
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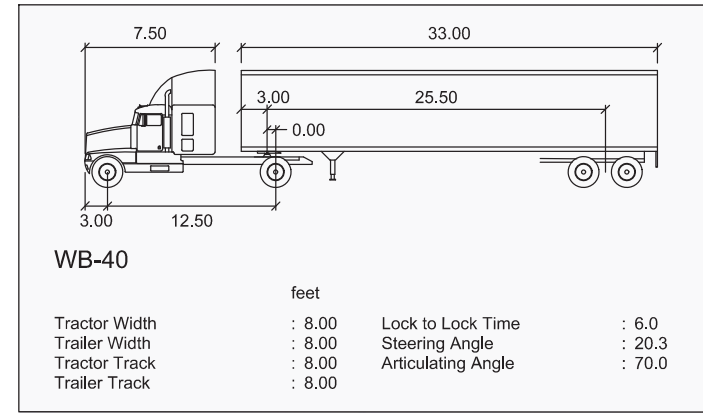
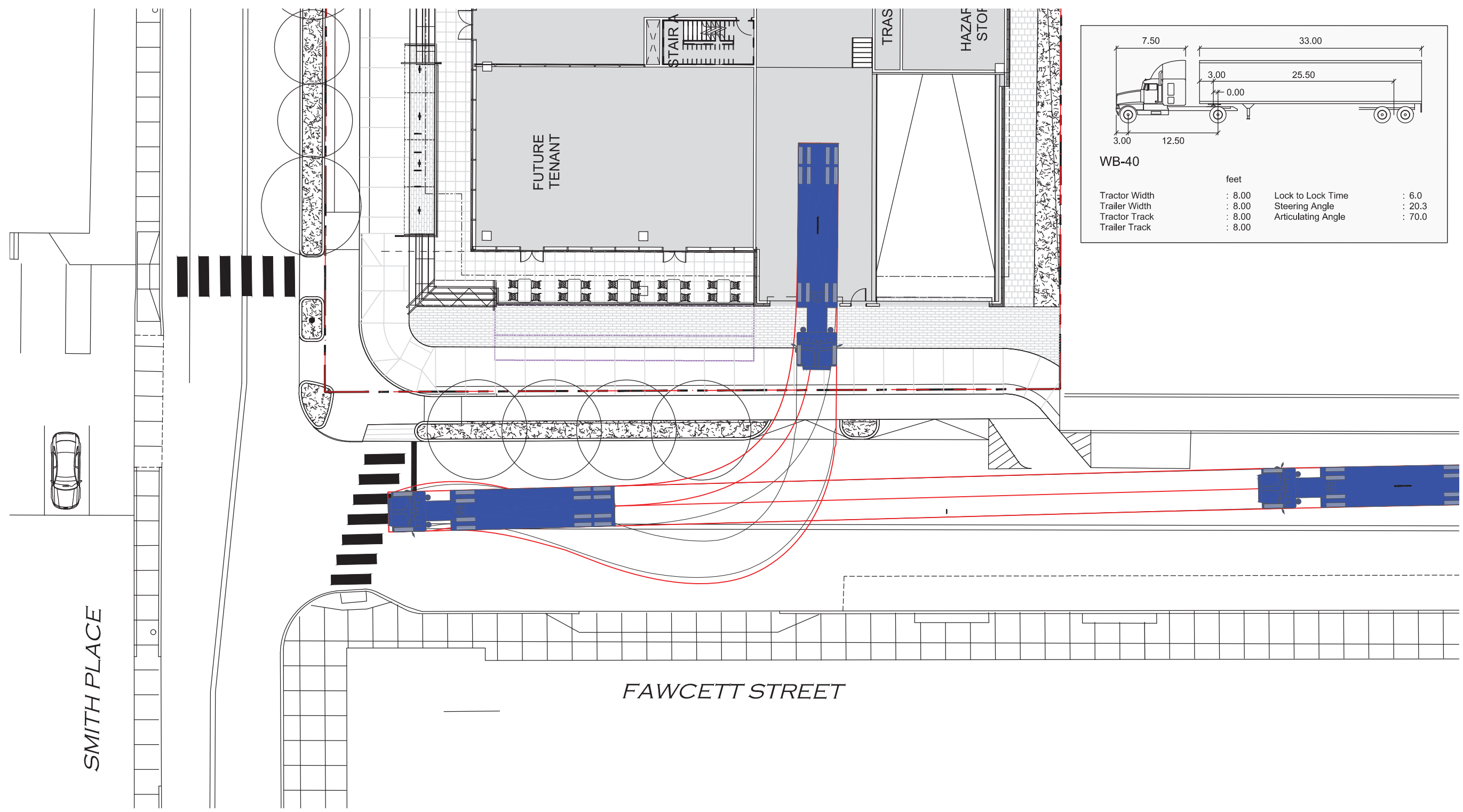
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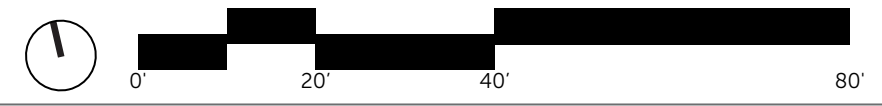
**TRUCK  
MOVEMENT  
PLAN -  
ENTERING**

**A-303.2**

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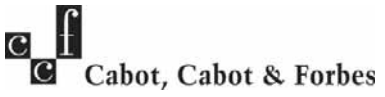
**TRUCK MOVEMENT PLAN - ENTERING**





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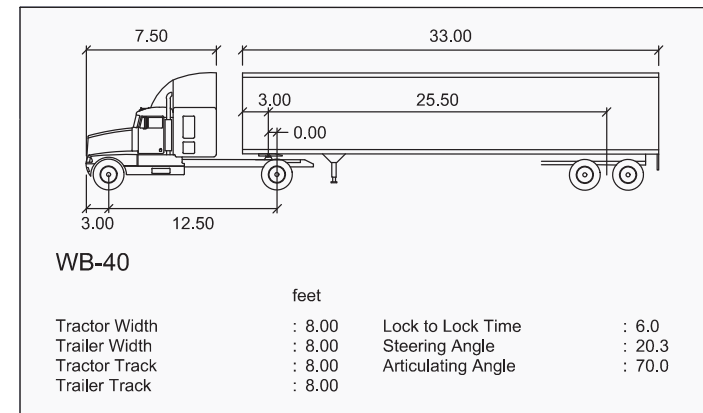
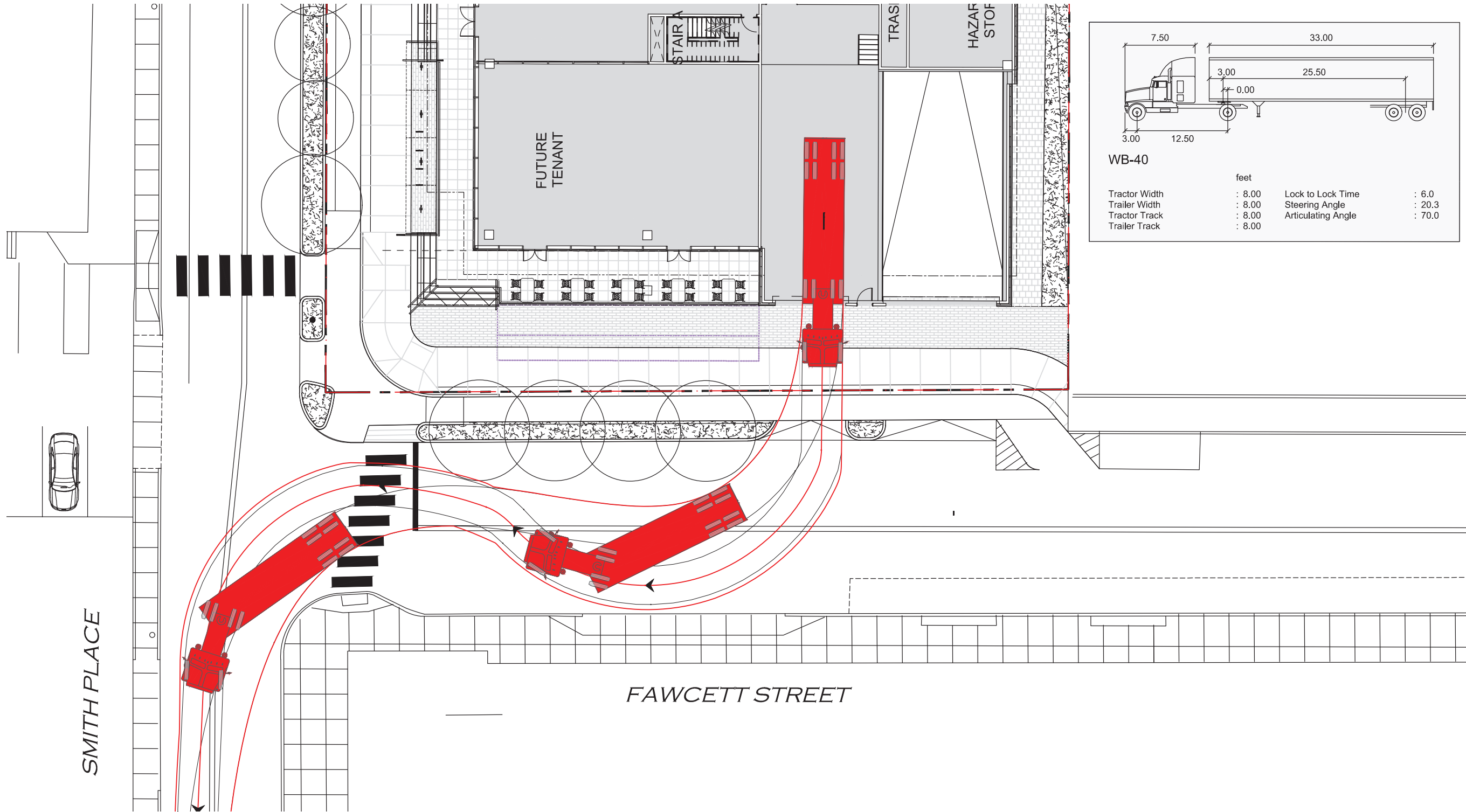
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SHEET TITLE:

TRUCK  
MOVEMENT  
PLAN -  
EXITING

A-304.2

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TRUCK MOVEMENT PLAN - EXITING

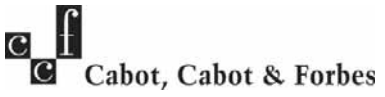






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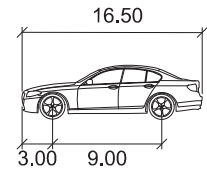
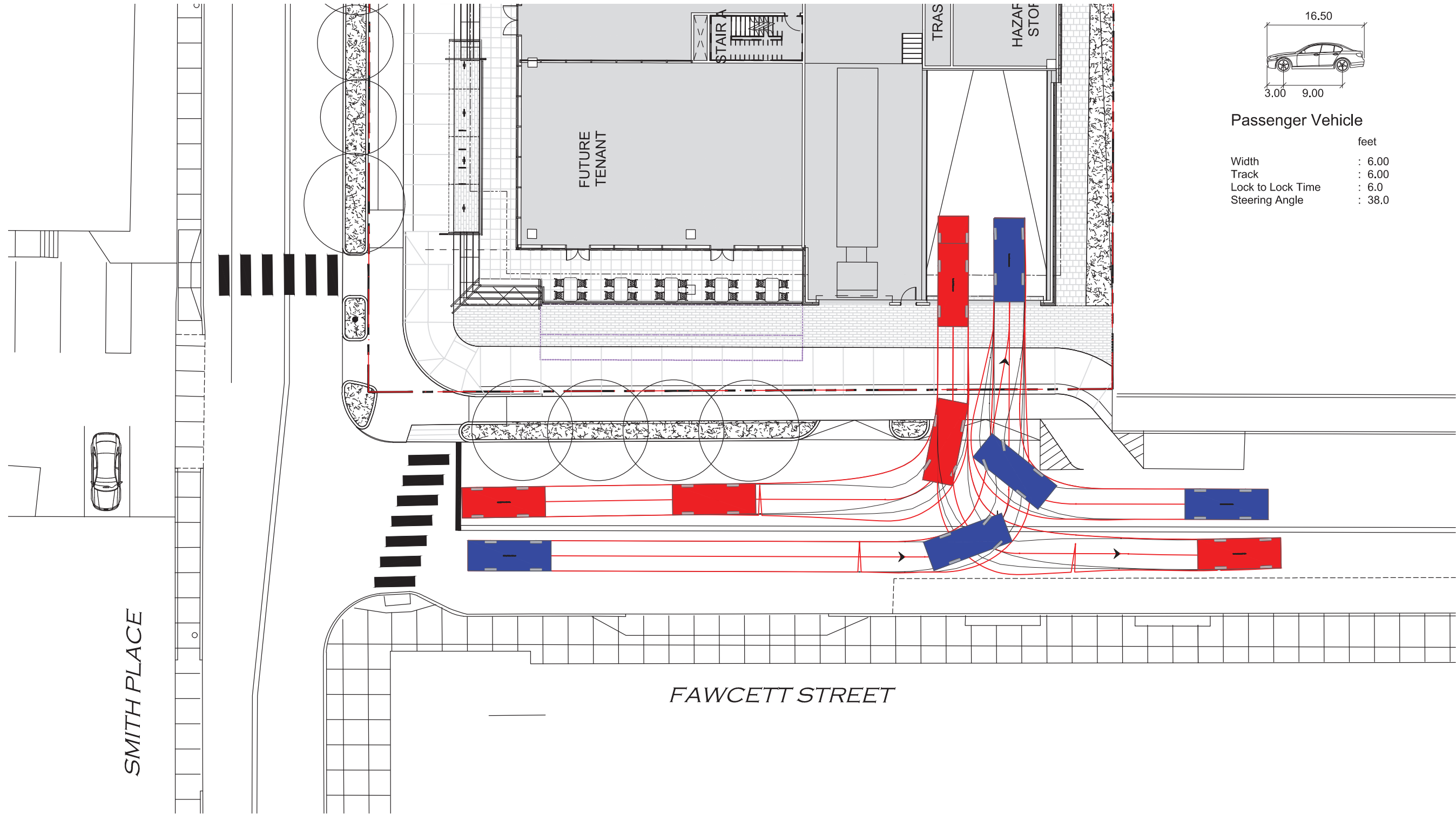
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SHEET TITLE:

PASSENGER  
VEHICLE  
MOVEMENT  
PLAN

A-305.2

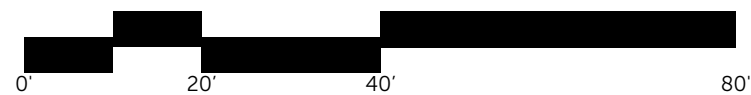
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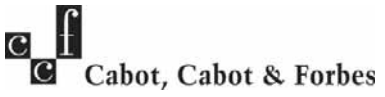
Passenger Vehicle

	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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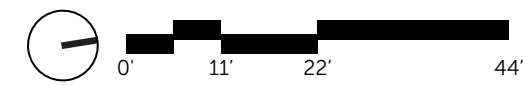
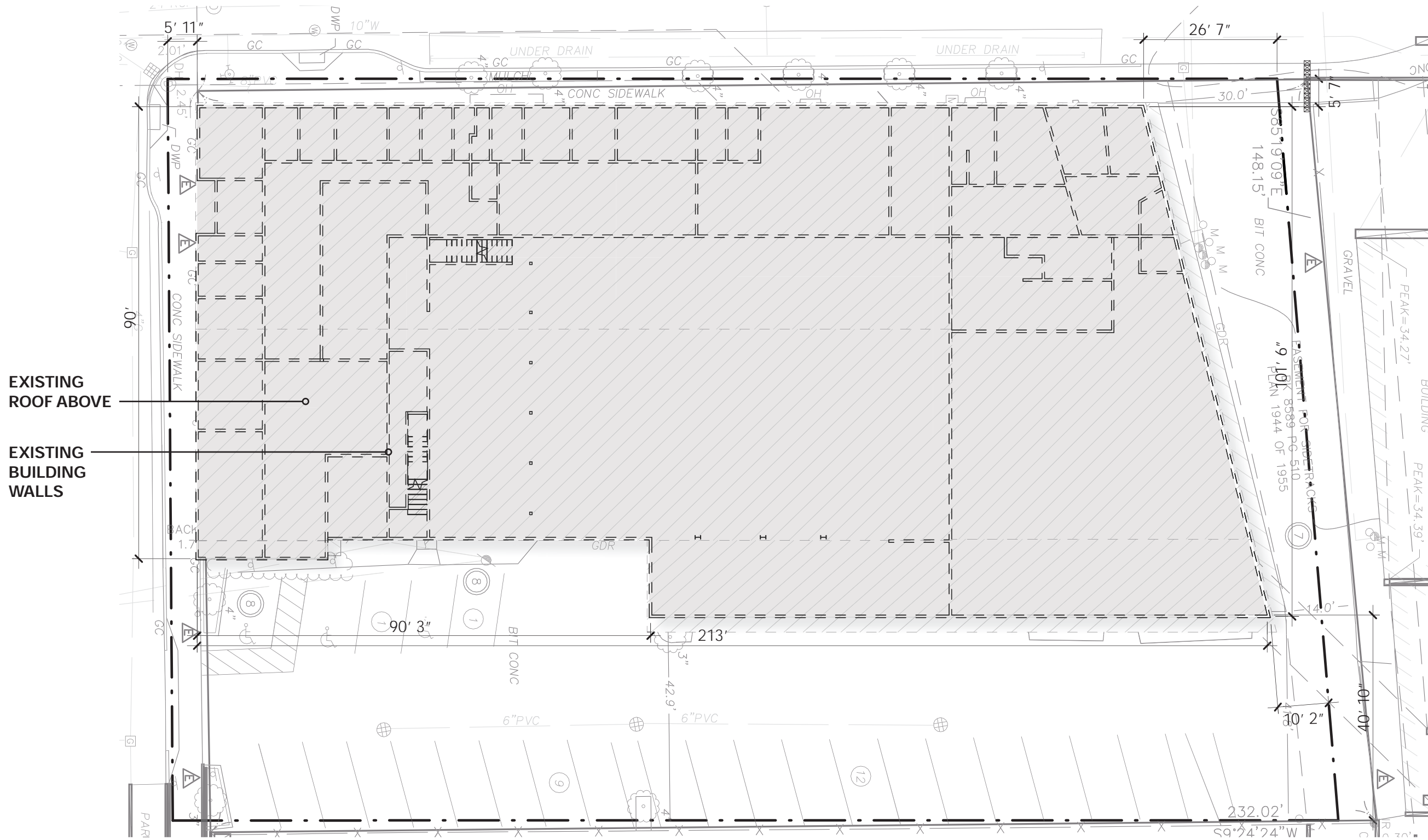
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180 Fawcett

**SHEET TITLE:**

**LEVEL 1  
- DEMO PLAN**

**LEVEL 1 - DEMOLITION PLAN**

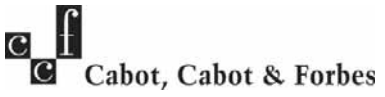


**AD-400**

Project No.5138.00  
02/23/22



PROJECT TEAM:



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PROJECT:

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Cambridge,  
MA 02138

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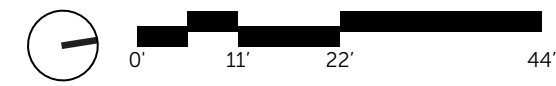
SHEET TITLE:

**PARKING PLAN**



Core  
Parking

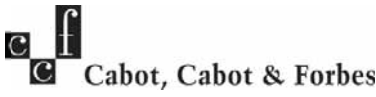
**PARKING PLAN**



**A-400.2**

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SHEET TITLE:

**GROUND  
FLOOR PLAN**

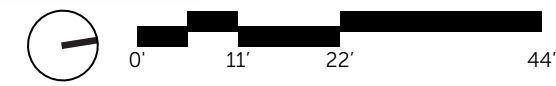
**A-401.2**

Project No.5138.00  
02/23/22



- Core
- Shared Space
- Tenant Space

**GROUND FLOOR PLAN**

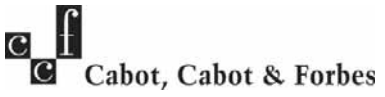


**A-401.2**

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PROJECT:

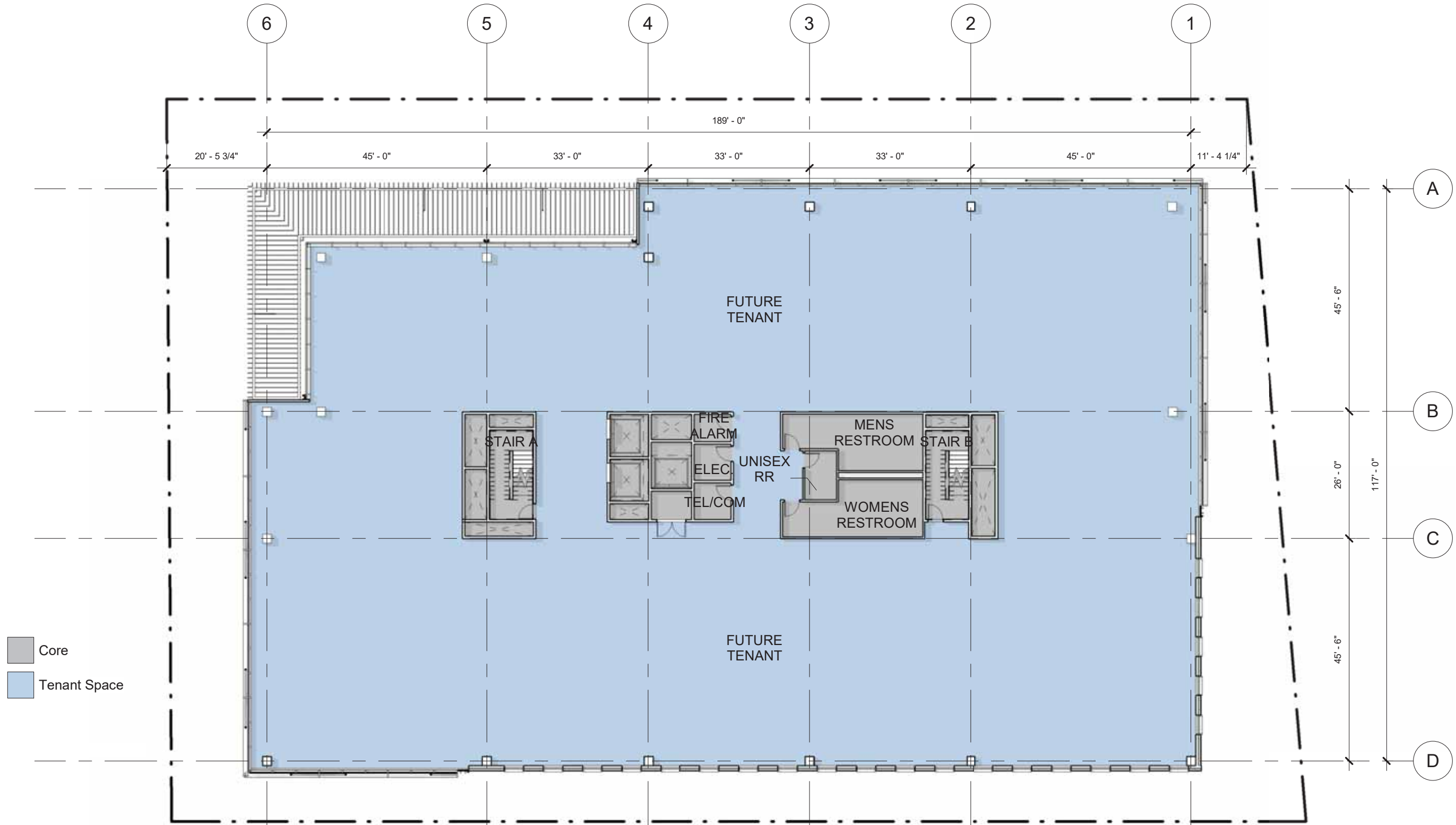
180 FAWCETT STREET,  
CAMBRIDGE MA

Cambridge,  
MA 02138

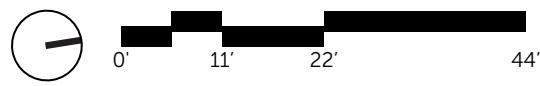
180 Fawcett

SHEET TITLE:

**LEVEL 2 PLAN**



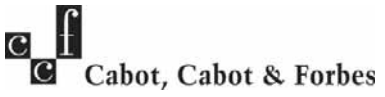
**LEVEL 2 PLAN**



**A-402.2**

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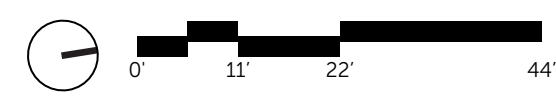
180 Fawcett

SHEET TITLE:

**LEVEL 3 PLAN**



**LEVEL 3 PLAN**

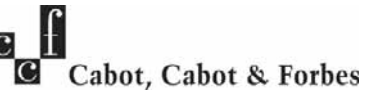


**A-403.2**

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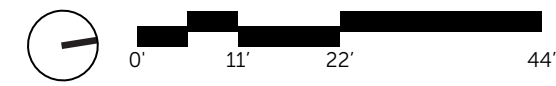
SHEET TITLE:

**LEVEL 4 PLAN**



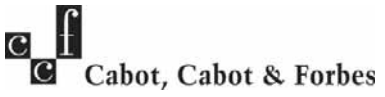
Back of House Exterior  
Core

**LEVEL 4 PLAN**



**A-404.2**

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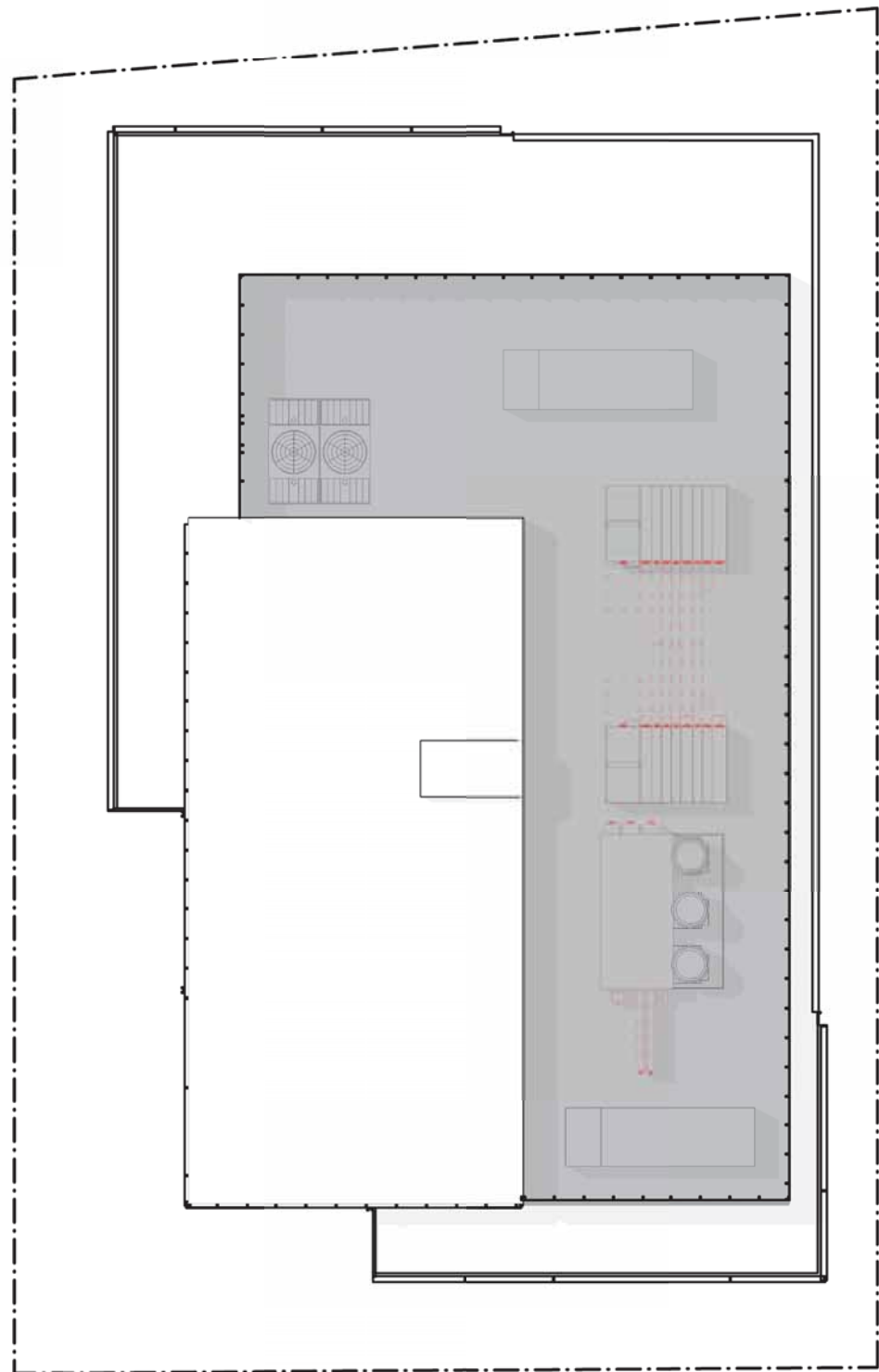
180 Fawcett

SHEET TITLE:

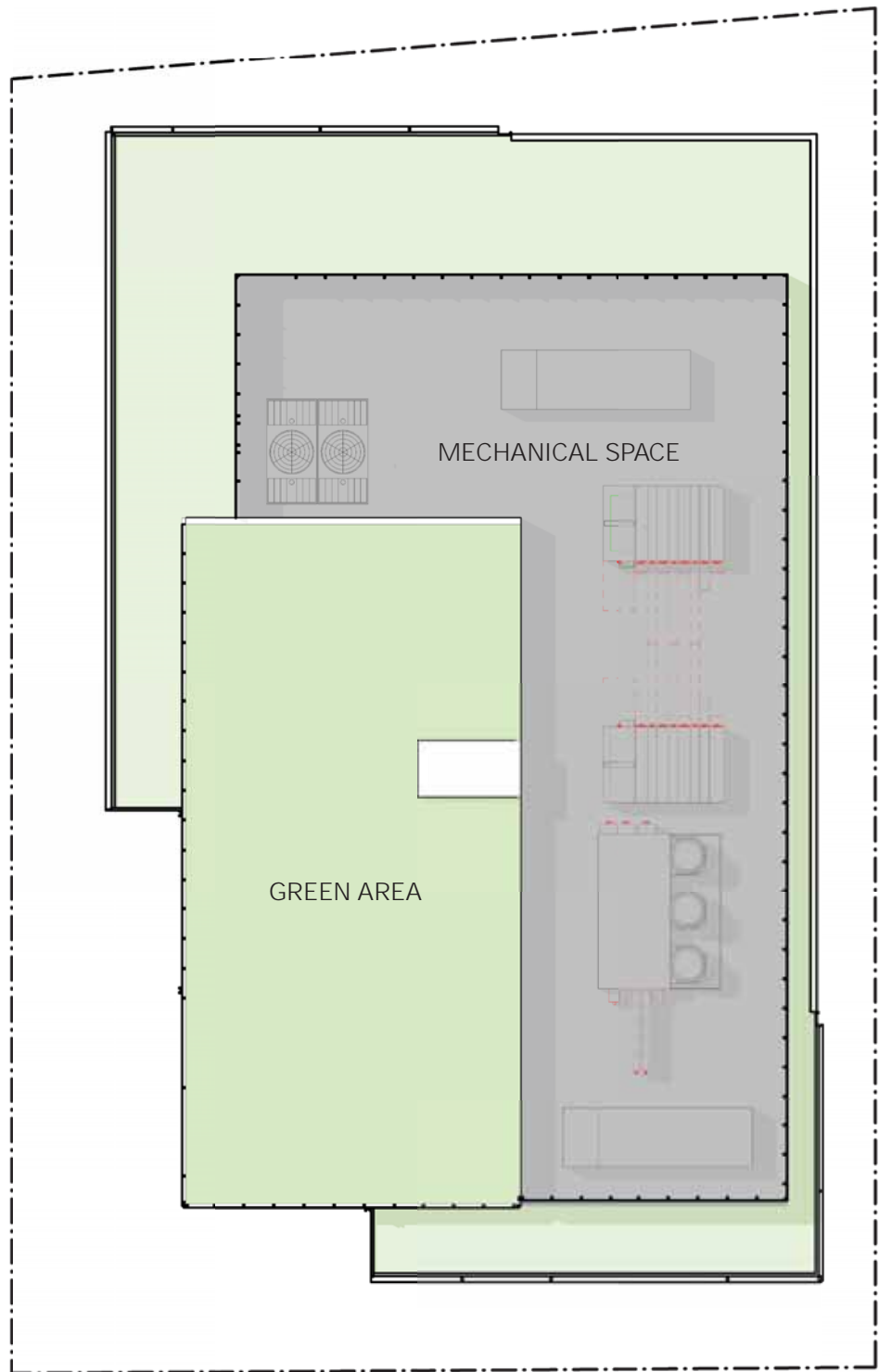
**GREEN ROOF  
PLAN**

**A-405.1**

Project No.5138.00  
02/23/22

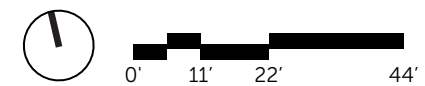


□ OPEN AREA = 12,458 SQ.FT  
 ■ MECHANICAL SPACE = 9,225 SQ.FT



□ OPEN AREA = 164 SQ.FT  
 ■ MECHANICAL SPACE = 9,225 SQ.FT  
 ■ GREEN AREA = 12,294 SQ.FT\*  
 98% GREEN ROOF

**GREEN ROOF PLAN** \*INCLUSIVE OF REQUIRED MAINTENANCE PATHS

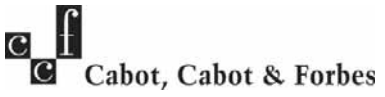






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**PROJECT:**

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**SHEET TITLE:**

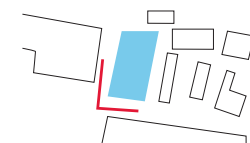
**RENDERING  
FROM THE  
SOUTH WEST -  
AERIAL**

**A-500.2**

Project No.5138.00  
02/23/22



**RENDERING SOUTH WEST AERIAL**

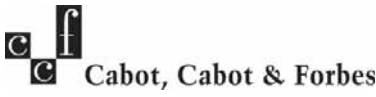






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**SHEET TITLE:**

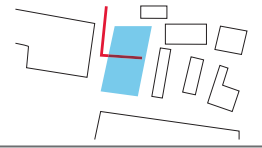
**RENDERING  
FROM  
BUILDING  
ENTRANCE**

**A-501.2**

Project No.5138.00  
02/23/22



**RENDERING FROM BUILDING ENTRANCE**

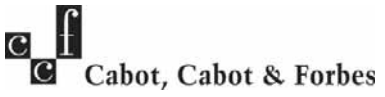






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**SHEET TITLE:**

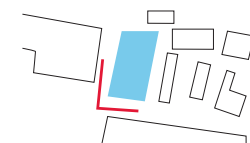
**RENDERING  
FROM THE  
SOUTH WEST**

**A-502.2**

Project No.5138.00  
02/23/22



**RENDERING FROM THE SOUTH WEST**

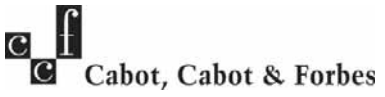






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**SHEET TITLE:**

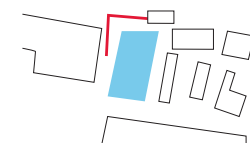
**RENDERING  
FROM THE  
NORTH WEST**

**A-503.2**

Project No.5138.00  
02/23/22



**RENDERING FROM THE NORTH WEST**





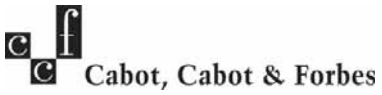


**RENDERING FROM THE SOUTHWEST AND CONCEPT MATERIALITY**



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**PROJECT:**

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**SHEET TITLE:**

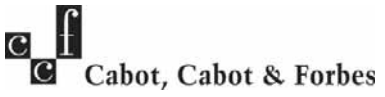
**RENDERING  
AND CONCEPT  
MATERIALITY**

**A-504.2**

Project No.5138.00  
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PROJECT:

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180 Fawcett

SHEET TITLE:

**ENLARGED  
MATERIAL AXO**



CURTAIN WALL

STAINLESS STEEL  
TURNBUCKLE

PHENOLIC  
RAINSCREEN

WOOD TRELLIS

GLASS STOREFRONT

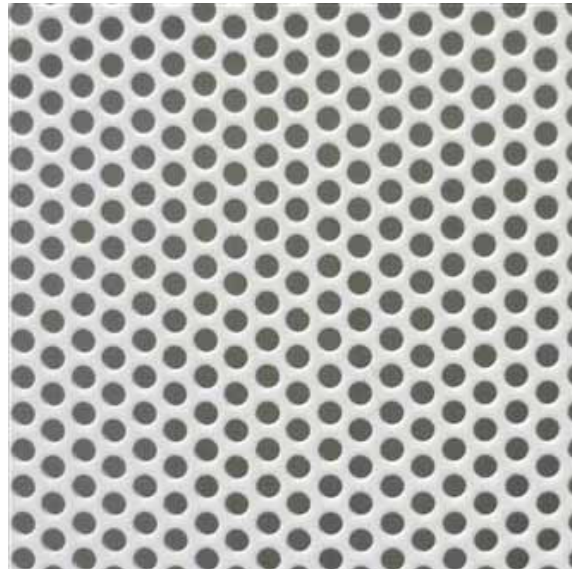
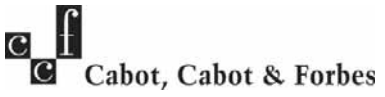
METAL PANEL  
RAINSCREEN



ROLL UP DOOR



PROJECT TEAM:



PERFORATED METAL SCREEN



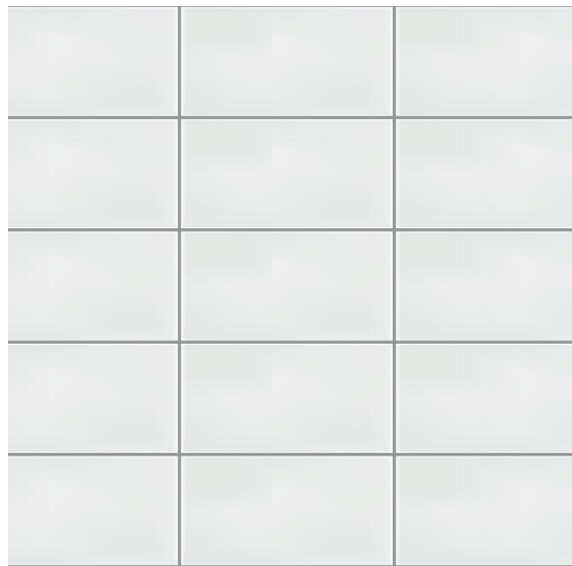
CURTAINWALL



PHENOLIC RAINSCREEN



EXTERIOR METAL COLUMN COVERS



METAL PANEL RAINSCREEN



GLASS STOREFRONT



STAINLESS STEEL TURNBUCKLE



WOOD TRELLIS

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CAMBRIDGE MA

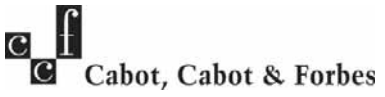
Cambridge,  
MA 02138

180 Fawcett

SHEET TITLE:

CONCEPT  
MATERIALITY

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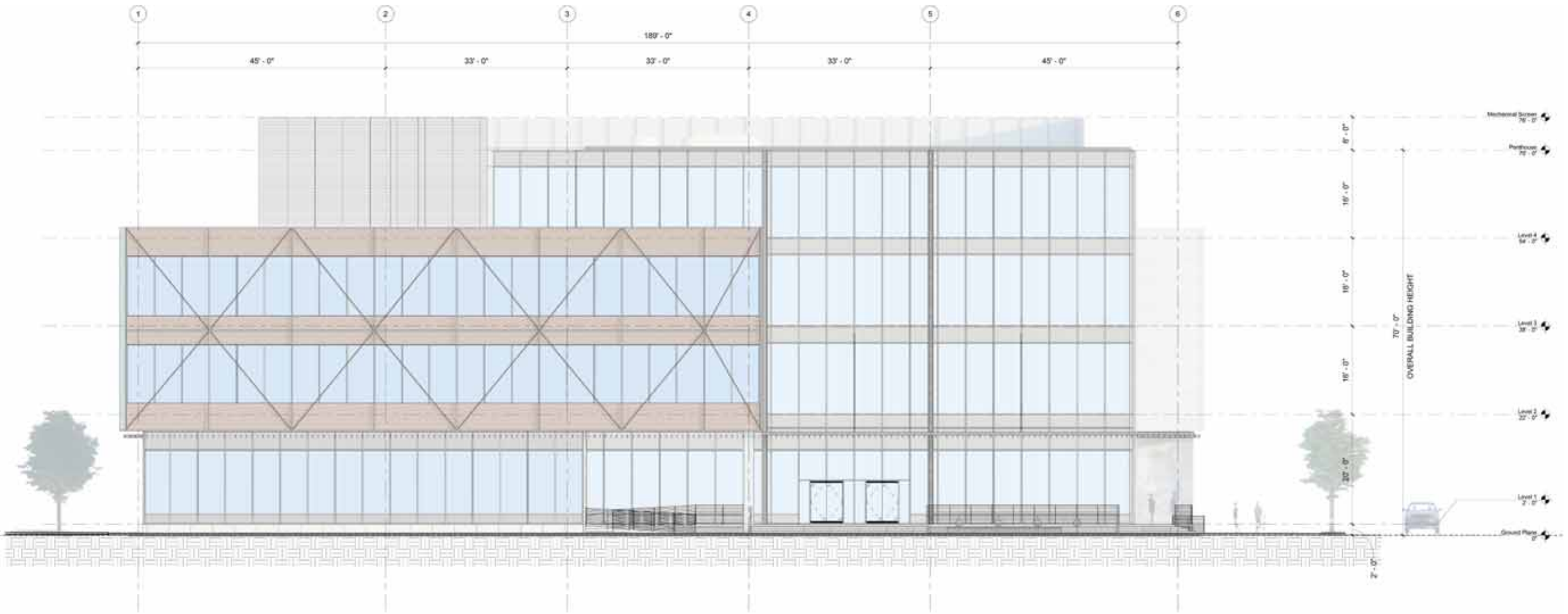
180 Fawcett

**SHEET TITLE:**

**WEST  
ELEVATION**

**A-600.2**

Project No.5138.00  
02/23/22

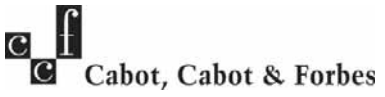


**WEST ELEVATION**





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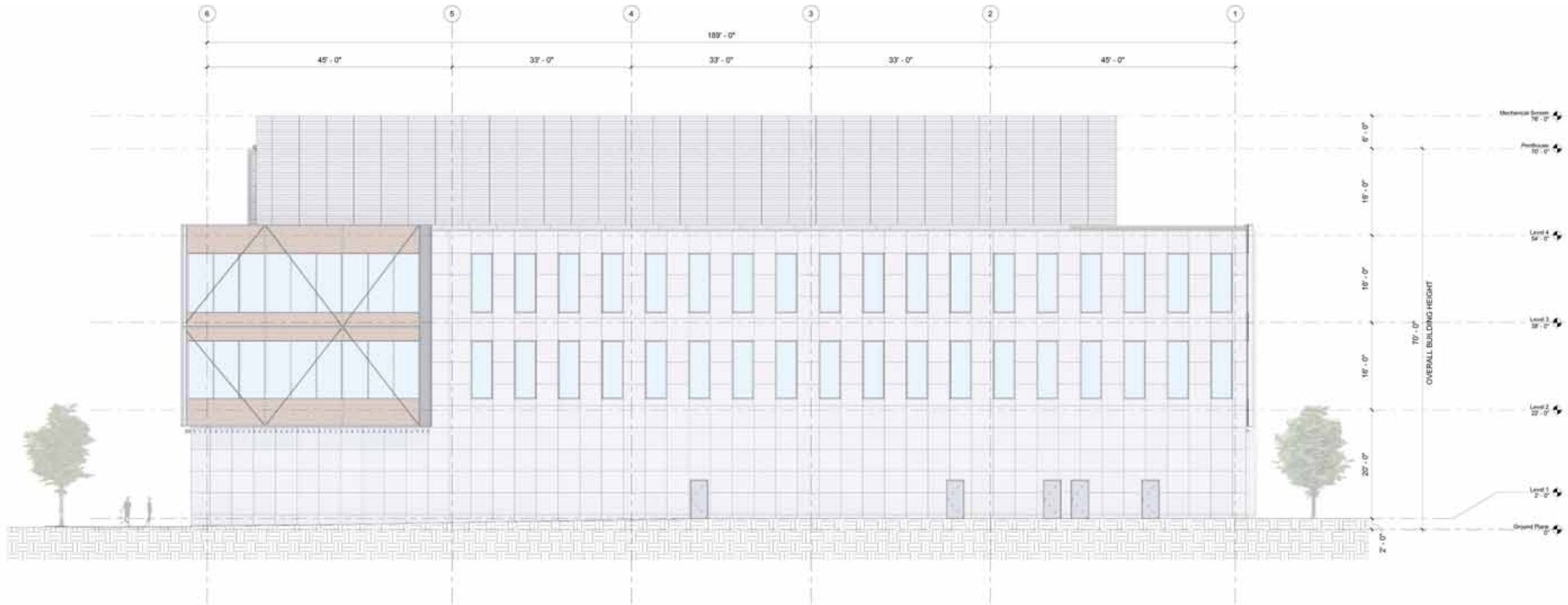
180 Fawcett

**SHEET TITLE:**

**EAST  
ELEVATION**

**A-601.2**

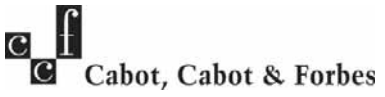
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**EAST ELEVATION**



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**PROJECT:**

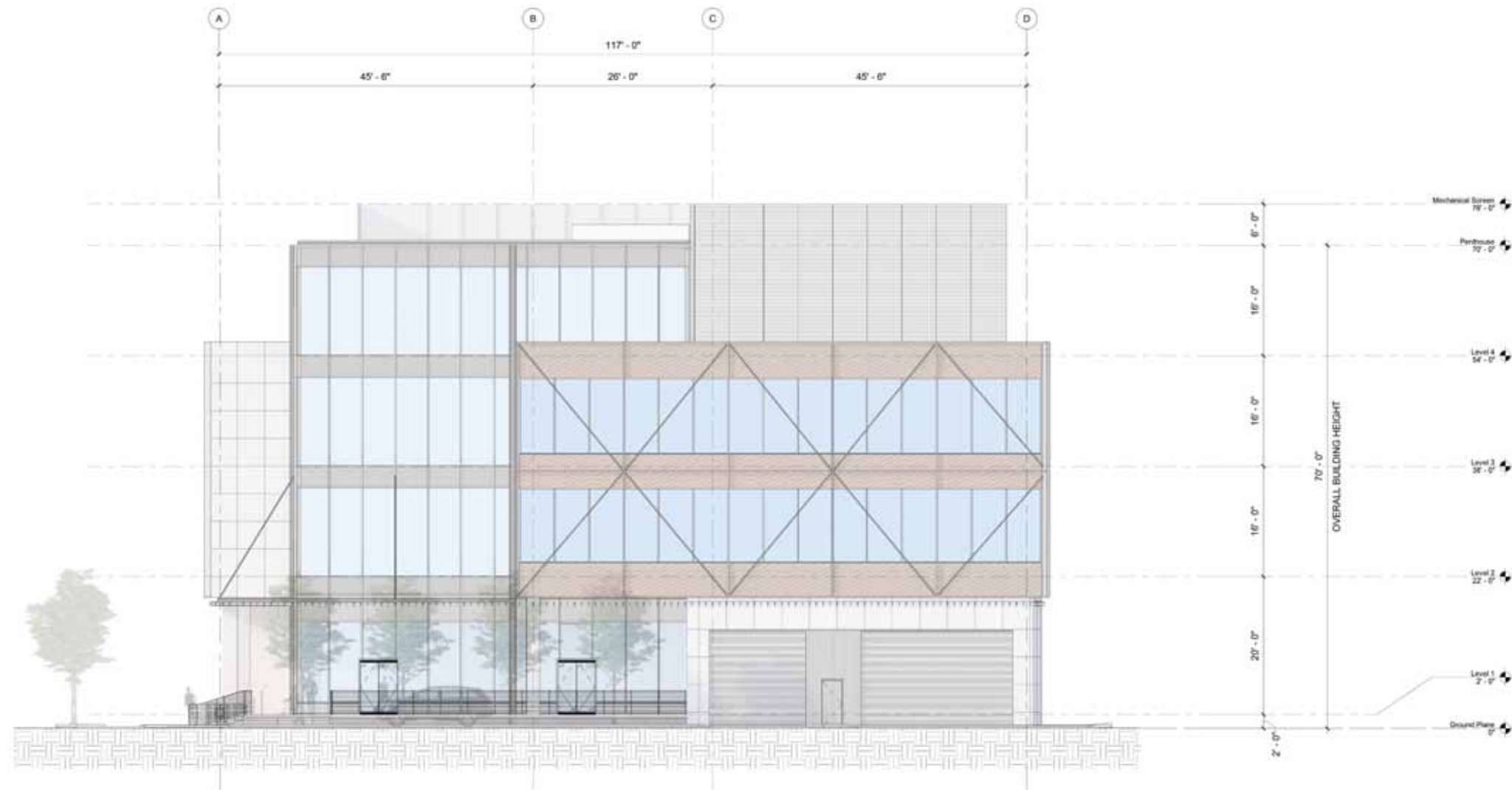
**180 FAWCETT STREET,  
CAMBRIDGE MA**

Cambridge,  
MA 02138

180 Fawcett

**SHEET TITLE:**

**SOUTH  
ELEVATION**



**SOUTH ELEVATION**

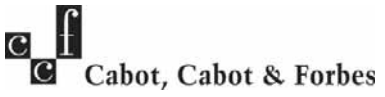


**A-602.2**

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SHEET TITLE:

**NORTH  
ELEVATION**

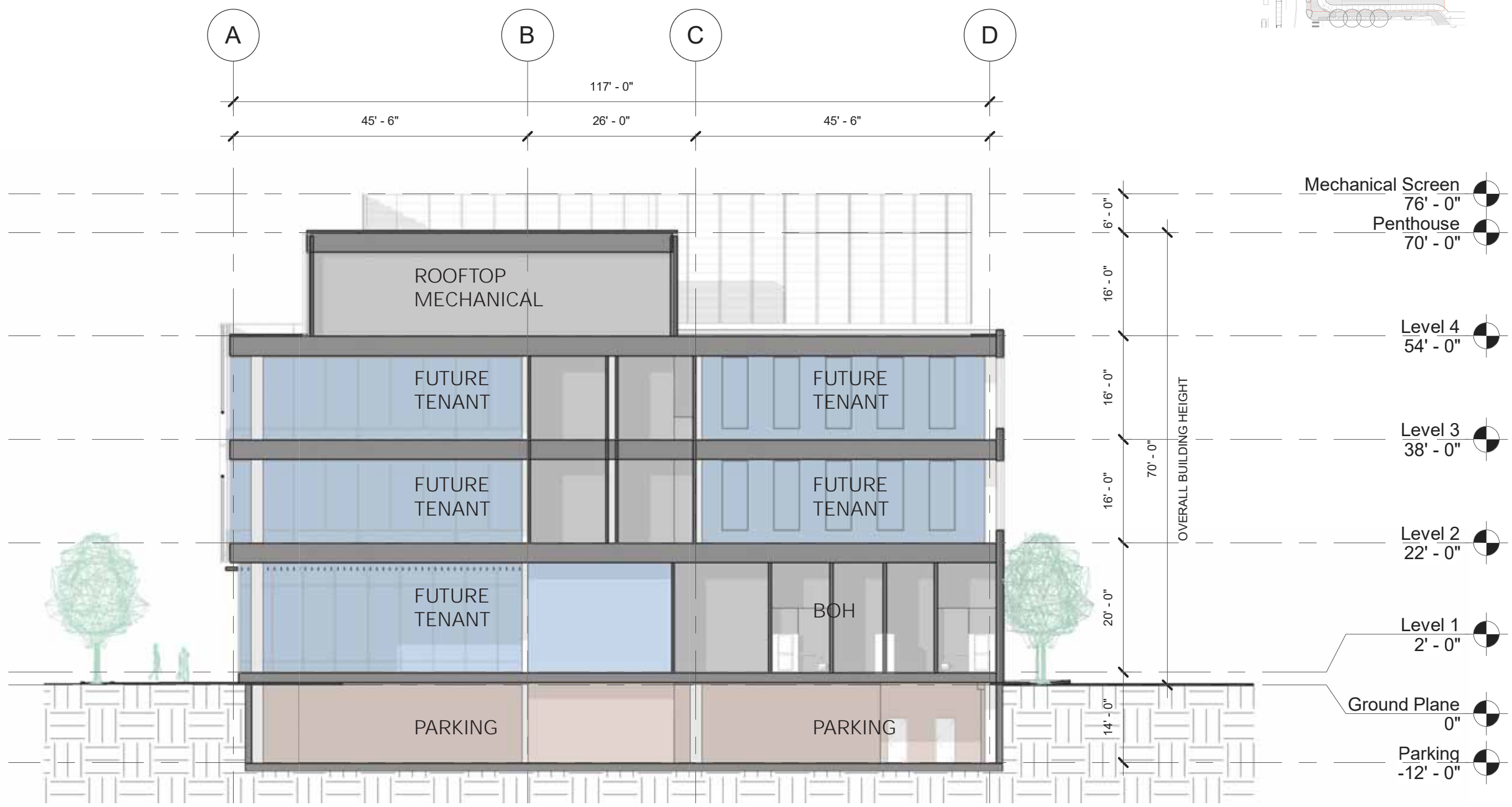
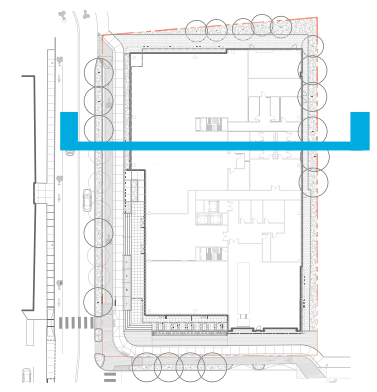
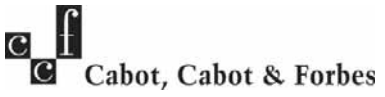
**NORTH ELEVATION**



**A-603.2**

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SHEET TITLE:

**CROSS  
SECTION**

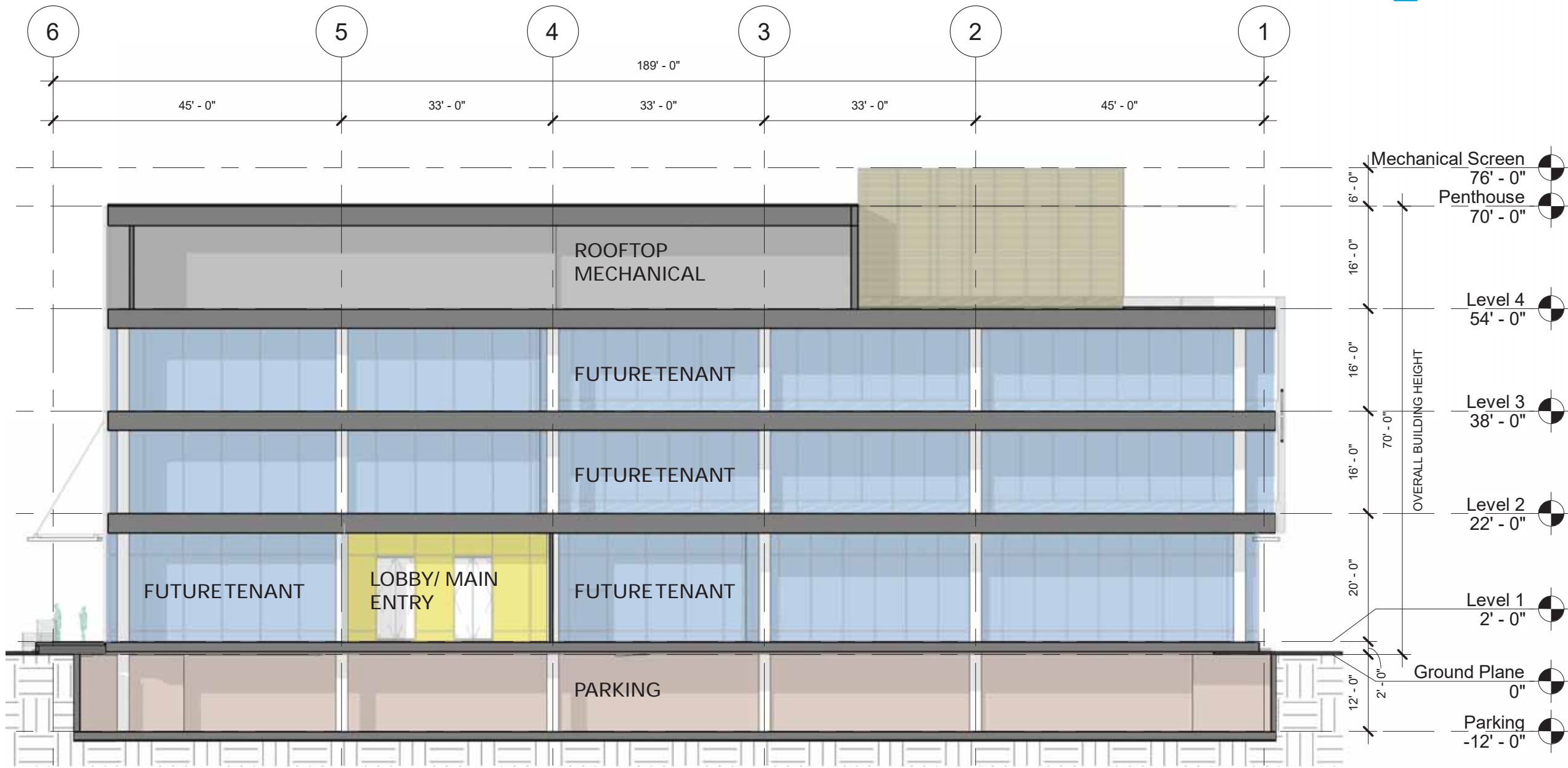
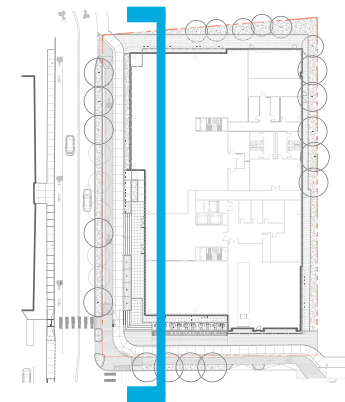
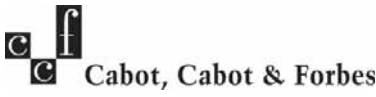
**EAST-WEST CROSS SECTION**

**A-700.2**

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02/23/22



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**SHEET TITLE:**

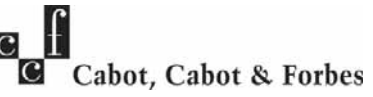
**LONG  
SECTION**

**NORTH-SOUTH LONGITUDINAL SECTION**

**A-701.2**

Project No.5138.00  
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SHEET TITLE:

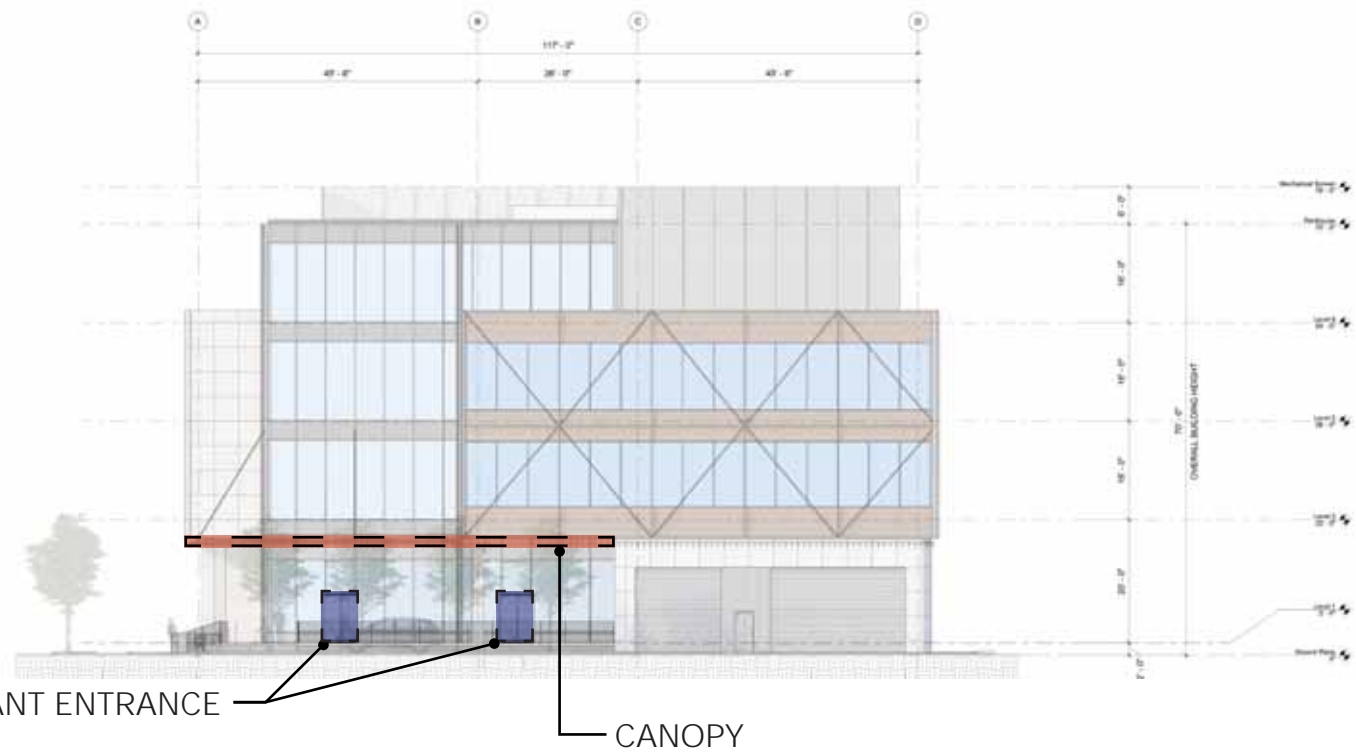
**CANOPY AND  
TENANT  
ENTRANCES**

**A-800.2**

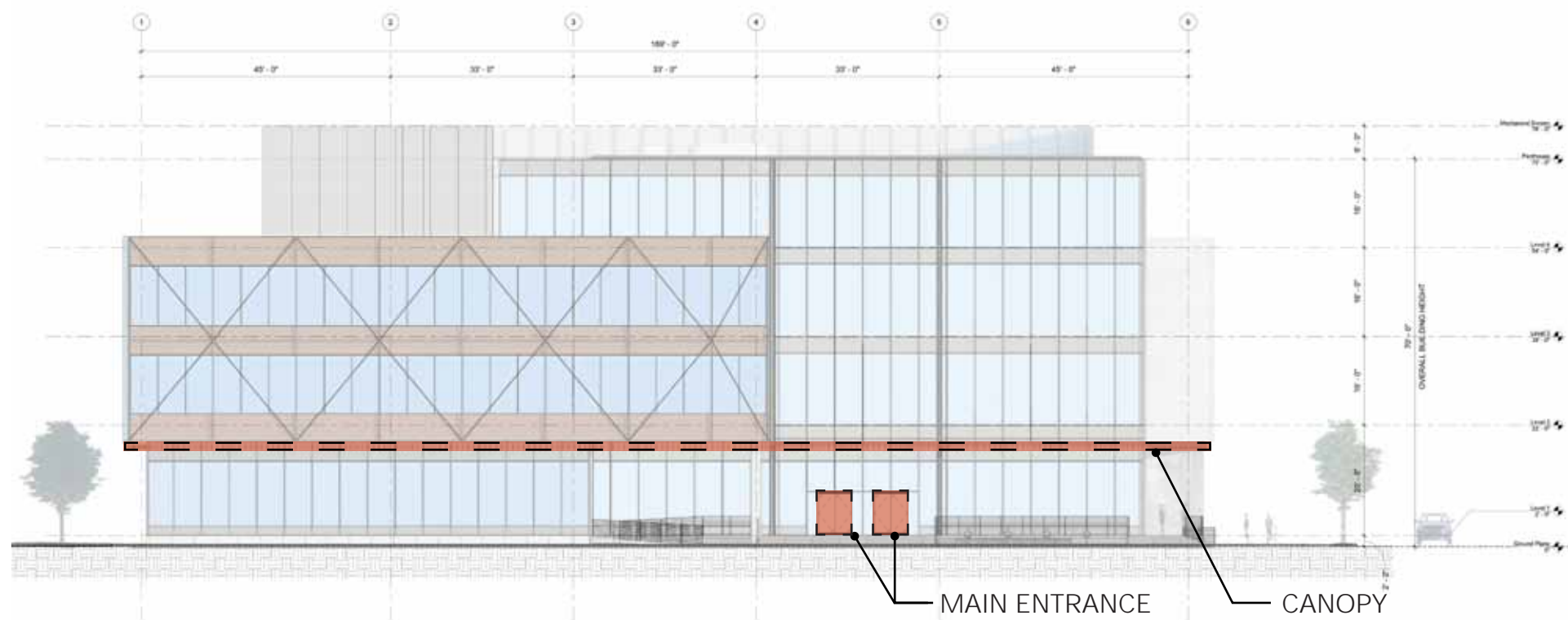
Project No.5138.00  
02/23/22



**CANOPIES AND TENANT ENTRANCES - NORTH ELEVATION**



**CANOPIES AND TENANT ENTRANCES - SOUTH ELEVATION**



**CANOPIES AND TENANT ENTRANCES - WEST ELEVATION**

	MAIN ENTRANCE
	TENANT ENTRANCE





# LEED v4 for BD+C: Core and Shell

## Project Checklist

Project Name: 180 Fawcett St

Date: 2/23/2022



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Y ? N

1			Credit	D	Integrative Process	1
---	--	--	--------	---	---------------------	---

### 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

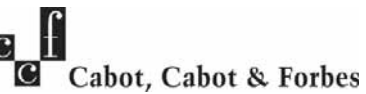
### 2 2 0 Regional Priority 4

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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06/30/21

#### PROJECT:

180 FAWCETT STREET,  
CAMBRIDGE MA

Cambridge,  
MA 02138

180 Fawcett

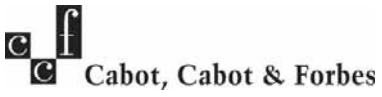
#### SHEET TITLE:

# LEED CHECKLIST

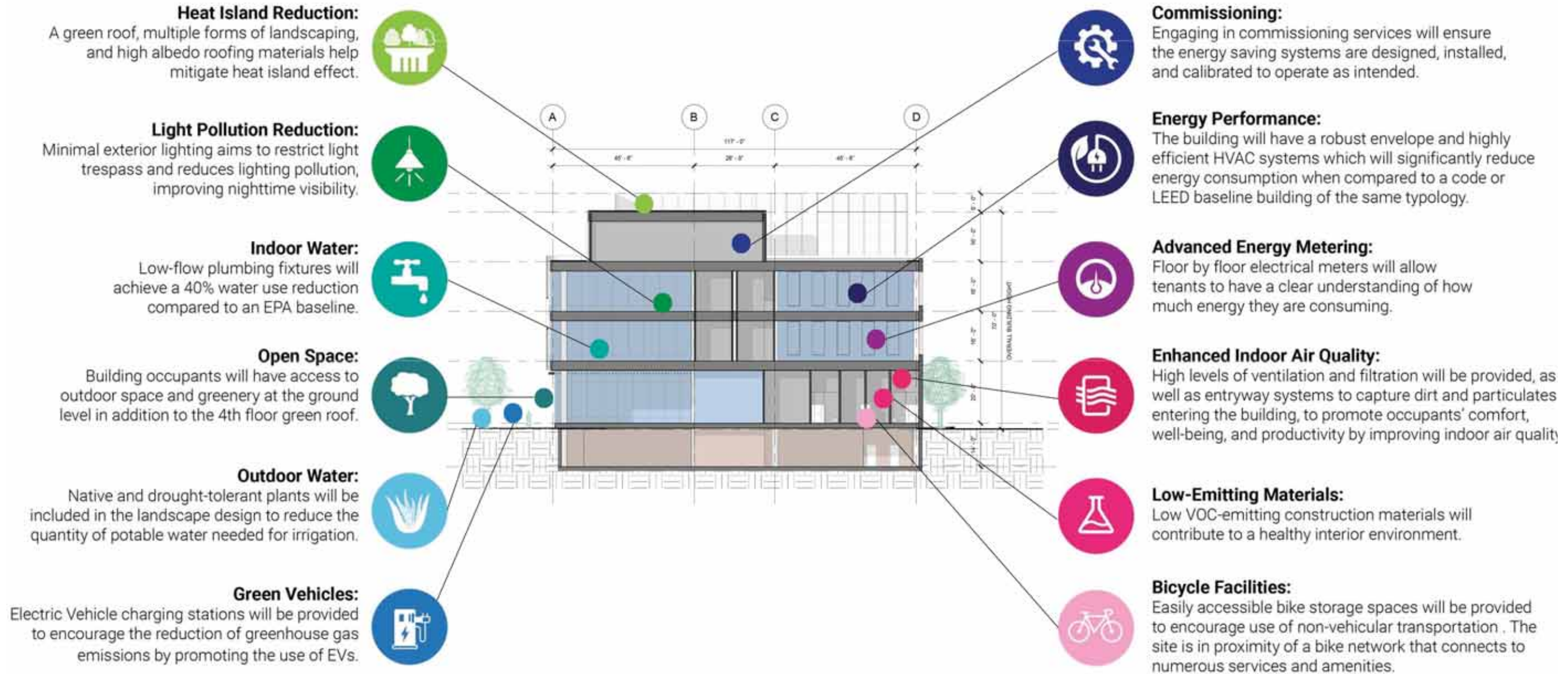
## A-801

Project No.5138.00  
02/23/22

**PROJECT TEAM:**



# 180 Fawcett Street Sustainability



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**PROJECT:**

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Cambridge,  
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**SHEET TITLE:**

**SUSTAINABIL-  
ITY**

**A-802.1**