

ARROWSTREET

ELEVATE AMENITIES

ZONING SUBMISSION - GRAPHIC VOLUME

CAMBRIDGE, MA
22 DECEMBER 2022

PREPARED FOR
LIVCOR



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SITE LOCUS MAPS

- » Exhibit A - Locus Map.....4
- » Exhibit B - Site Access.....5-8

EXHIBIT A
LOCUS MAP



EXHIBIT B

WALKABILITY, BIKE TRANSIT, + MBTA TRANSIT ACCESS

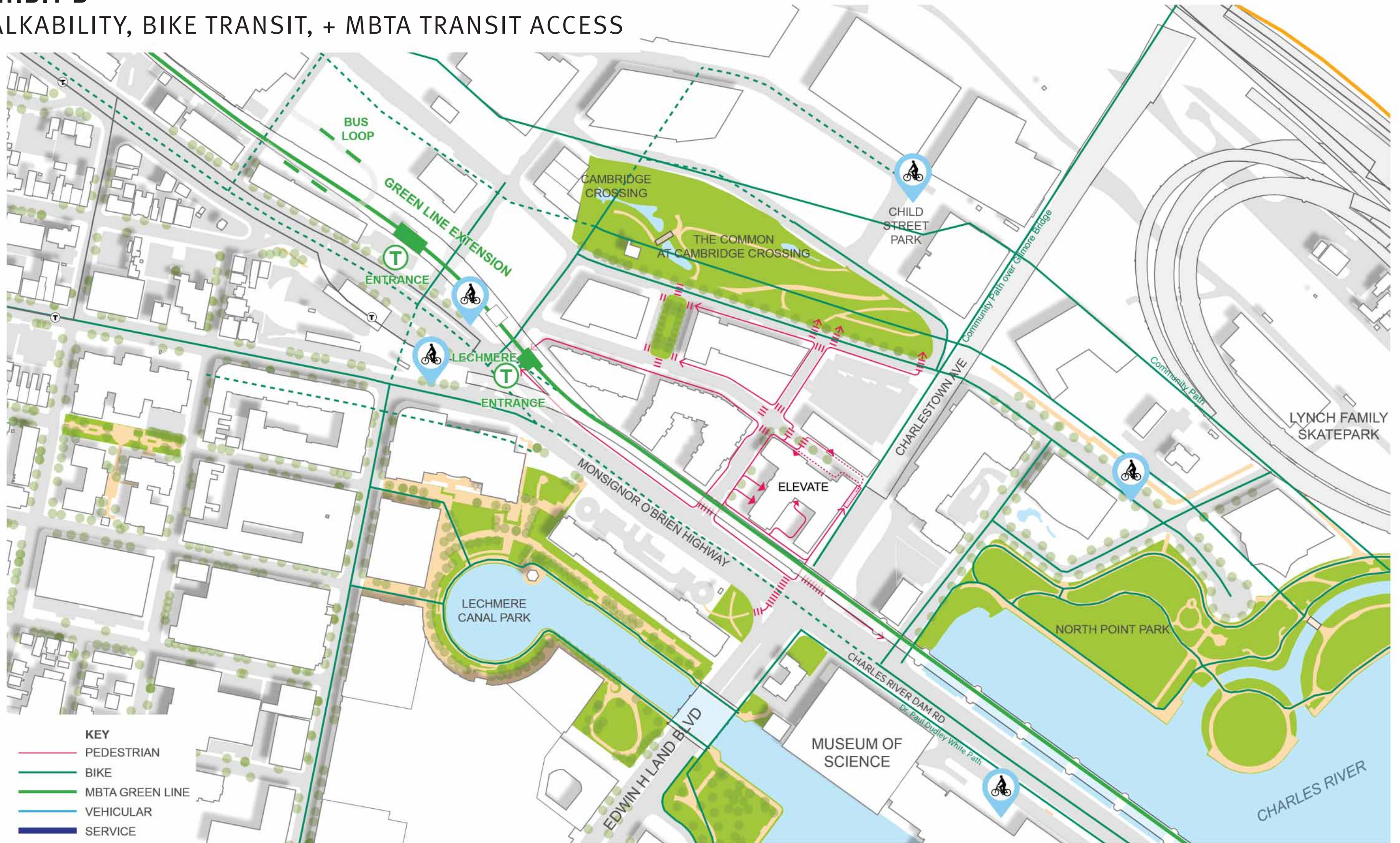


EXHIBIT B MBTA TRANSIT ACCESS

T GREEN LINE XX T BUS LINE
T ORANGE LINE



EXHIBIT B BIKE TRANSIT ACCESS


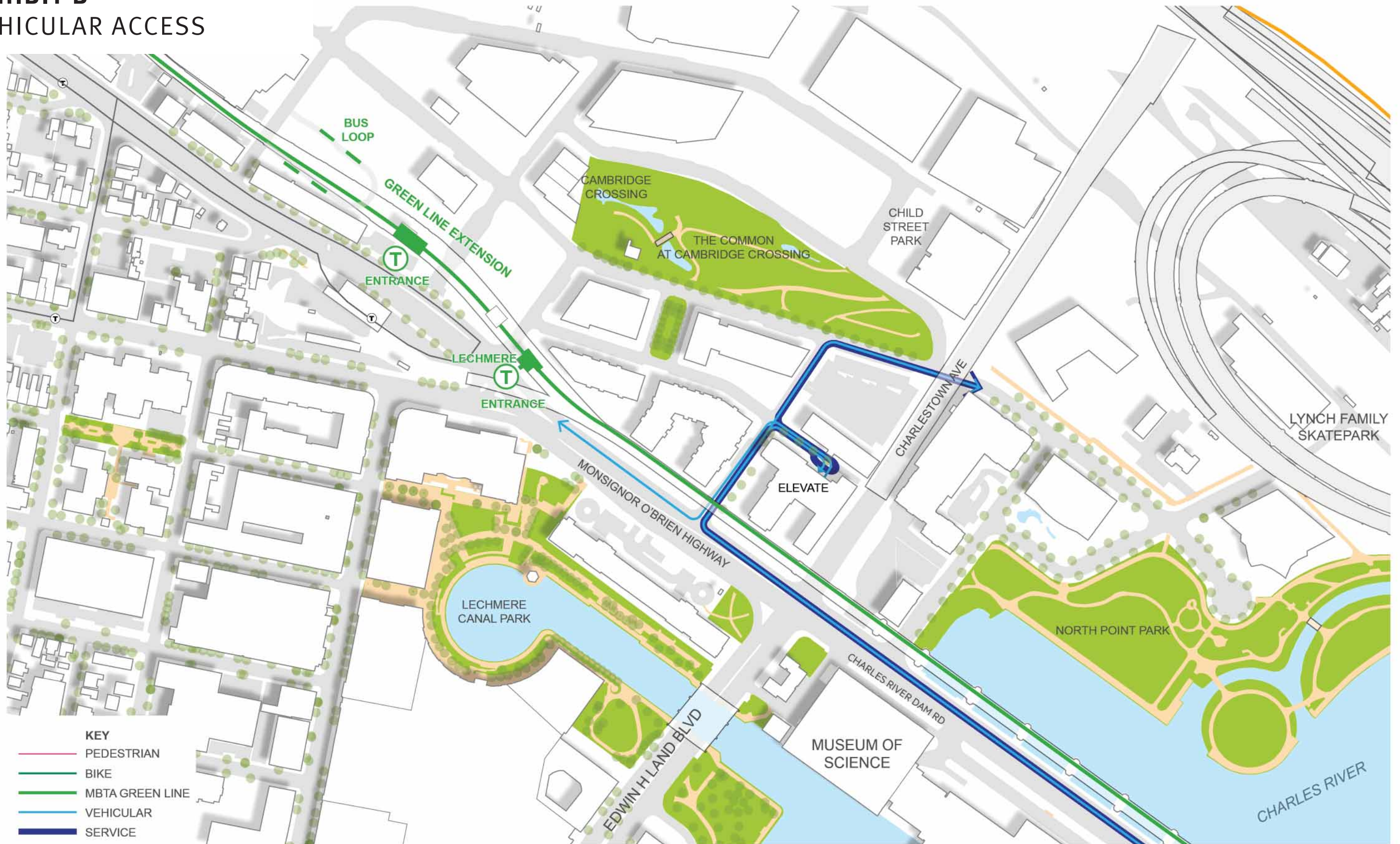
— EXISTING BIKE PATH
- - - PROPOSED BIKE PATH
 BLUE BIKE



EXHIBIT B VEHICULAR ACCESS



EXISTING CONDITIONS

- » Exhibit C - Existing Conditions Survey.....10
- » Exhibit D - Existing Plans and Views.....11-13

EXHIBIT C

EXISTING CONDITIONS SURVEY

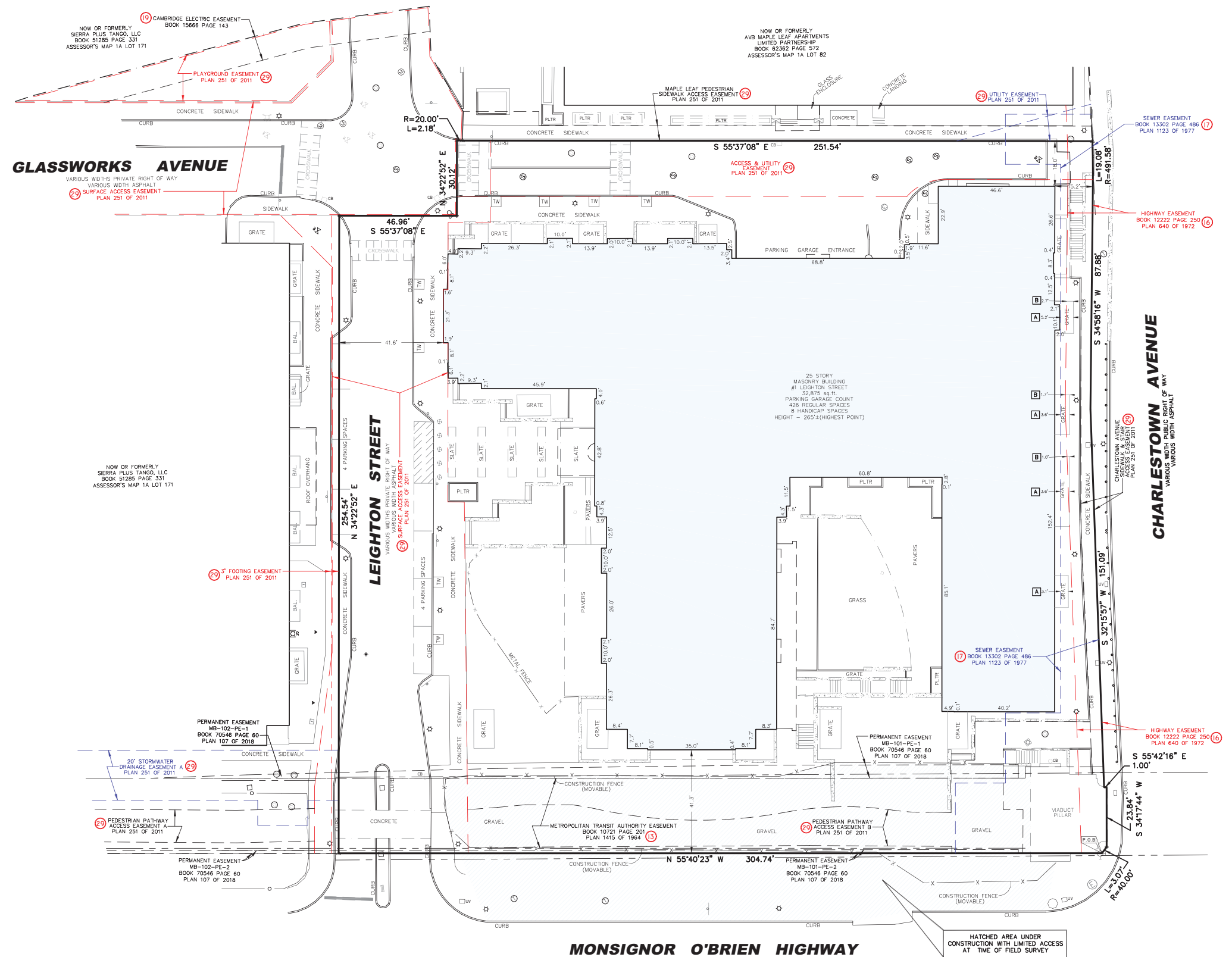


EXHIBIT D

EXISTING LEVEL 1 PLAN AND VIEWS



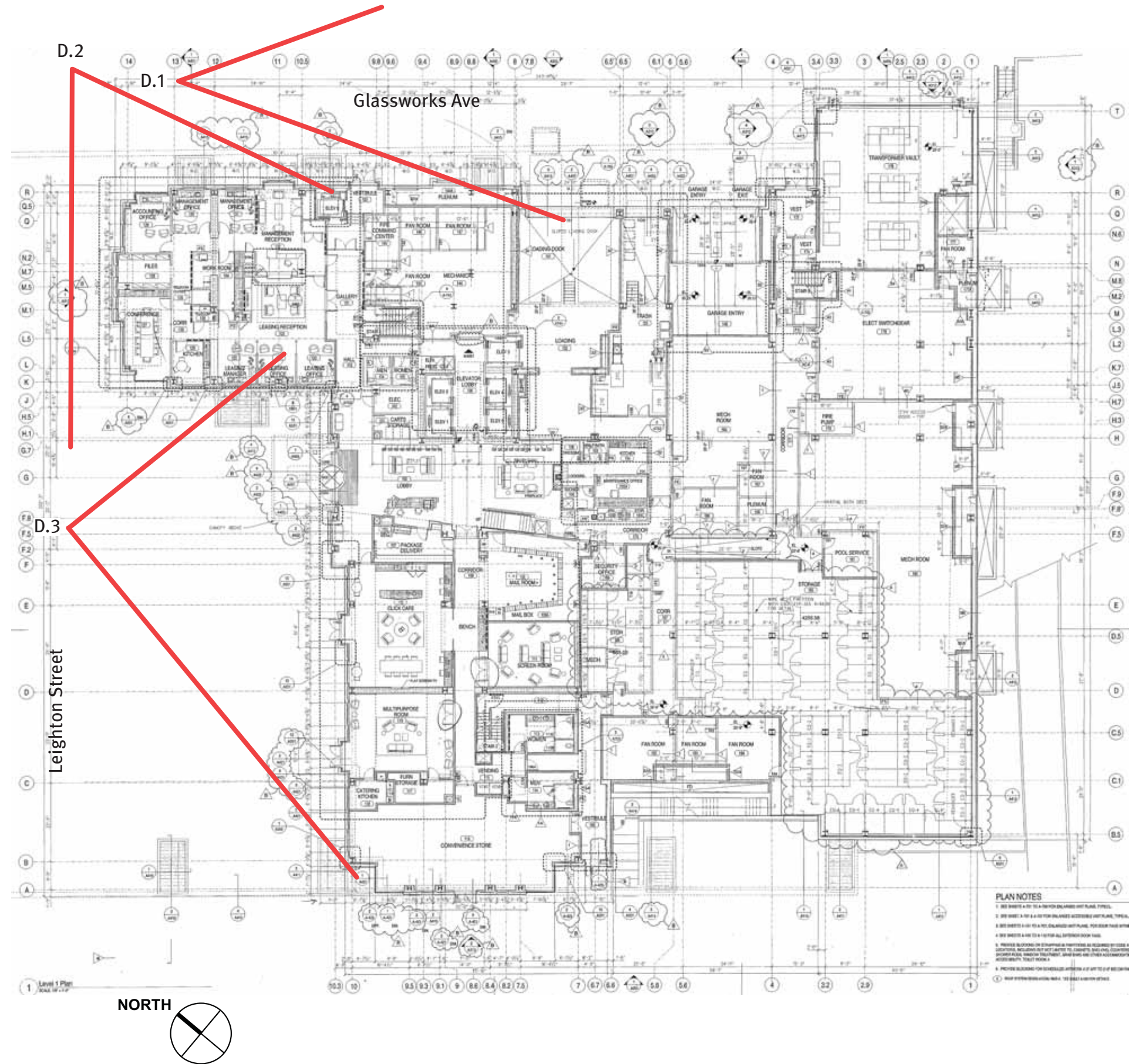
D.1 View Down Glassworks



D.2 Corner of Glassworks and Leighton Street



D.3 View From Leighton to Existing



PLAN NOTES

- SEE SHEET 101 FOR ENLARGED DETAIL TYPES.
- SEE SHEET 102 FOR ENLARGED ACCESSIBLE DETAIL TYPES.
- SEE SHEET 103 FOR ENLARGED DETAIL TYPES FOR EXTERIOR FINISHES.
- SEE SHEET 104 FOR ALL EXTERIOR FINISHES.
- PROVIDE SLOPING ON STAIRS AND RAMPERS AS REQUIRED BY CODE & SPECIFICATIONS. INCLUDE DETAIL AFTER TO COMPLETE BALCONY, COURTYARD, TERRACE, PORCH OR TYPICAL. SHOW FINISH AND OTHER ACCESSORIES AS APPLICABLE. TYPICAL WORK.
- PROVIDE BLOCKING FOR SCHEDULED OPENING AT JUNCTION OF BEAMS OR WALLS PER STRUCTURAL WALLS TO BEAT A MINIMUM 2X4.

EXHIBIT D

EXISTING LEVEL 2 PLAN AND VIEWS



D.4 Existing Courtyard Looking Northwest



D.5 Existing Courtyard Looking Southeast

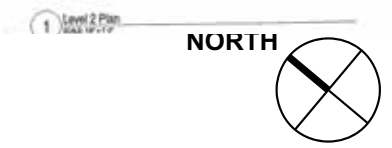
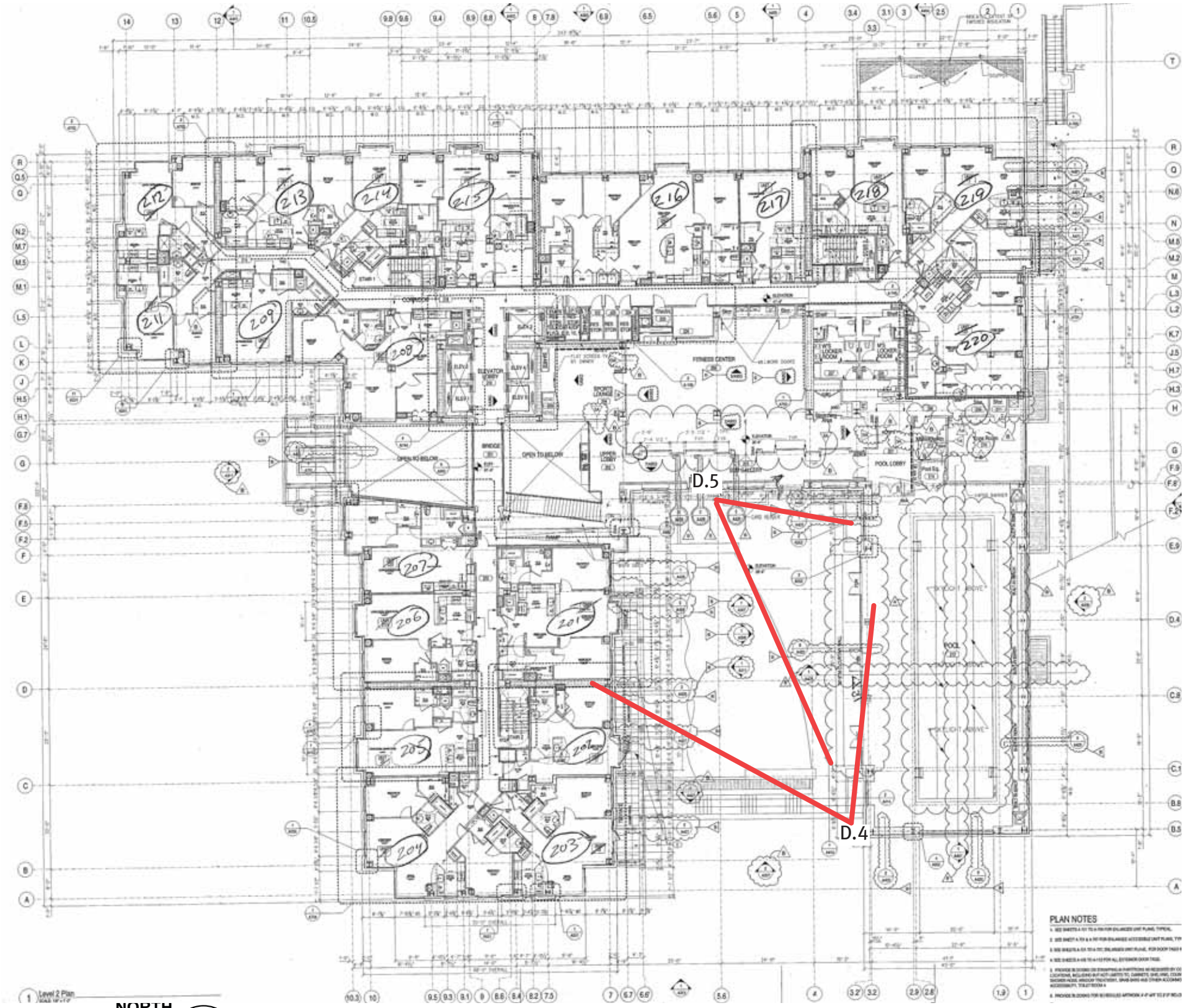


EXHIBIT D

EXISTING LEVEL 21 PLAN AND VIEWS



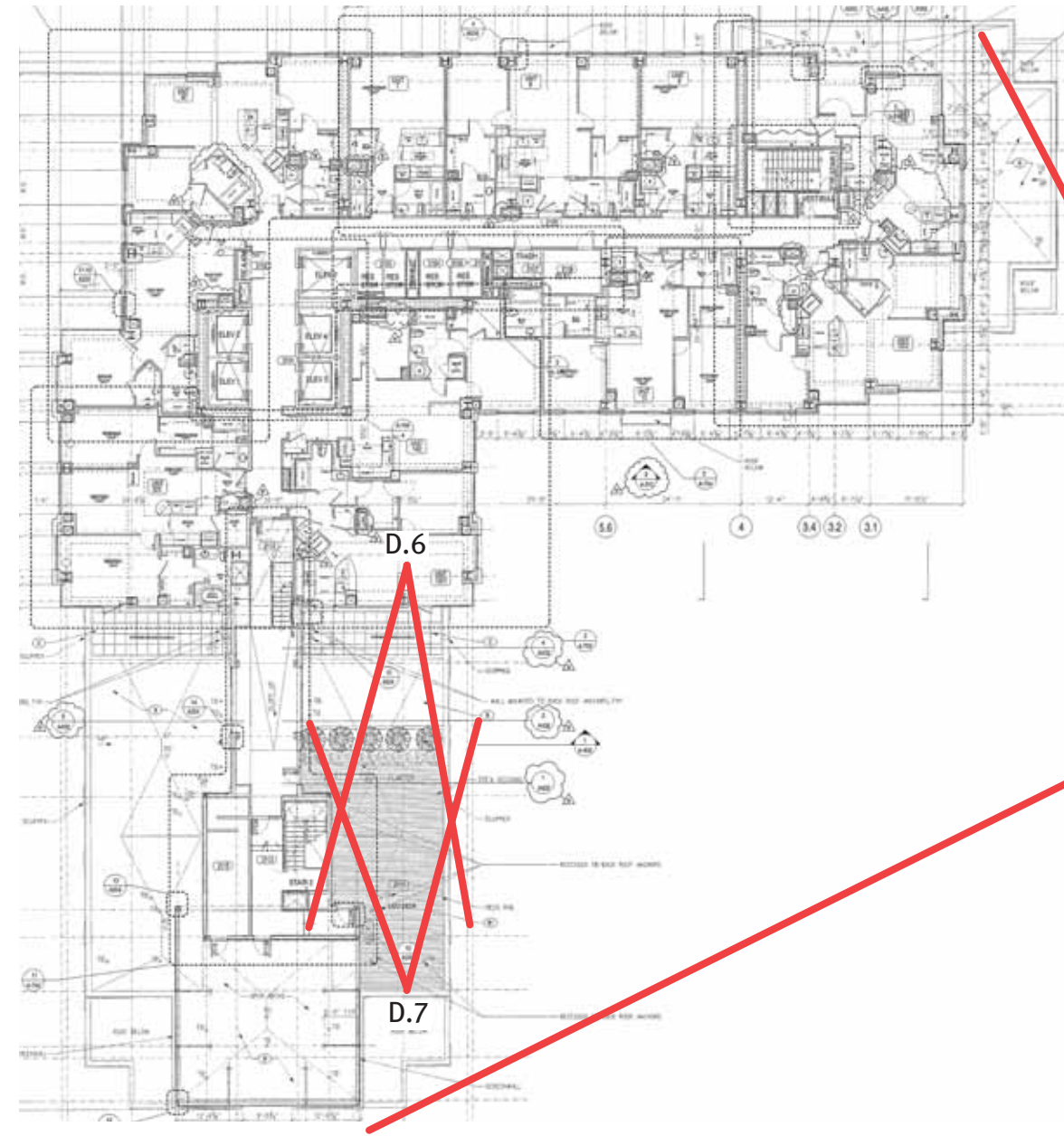
D.6 Existing East Elevation View from North Point



D.7 Existing Level 21 Terrace



D.8 Existing Level 21 Terrace



D.6

D.6

D.7



PROPOSED SITE PLAN

» Exhibit E - Proposed Site Plan.....15

EXHIBIT E PROPOSED SITE PLAN

Planting

- Existing Trees
- Freeman Maple
- American Hornbeam
- Allegheny Serviceberry
- Sweetbay Magnolia
- Allegheny Service Multistem
- Balsam Fir
- Fluffy Western Arborvitae
- King's Gold False Cypress
- Forsythia Show Off
- Sod
- No Mow Grass To Landforms

Groundcover

- Gladiator Flowering Onion
- New England Asters
- Black Eyed Susan

Ornamental Grasses

- Ornamental Grass 01: Karl Forester
- Ornamental Grass 02: Tufted Hair Grass
- Ornamental Grass 03: Maiden Grass 'Yukashima Dwarf'

Shrubs

- White Mugwort
- Gro-Low Fragrant Sumac

Materials

- Granite Pavers
- Decomposed Granite
- Cast In Place Concrete
- Concrete Unit Pavers
- Paver On Pedestal
- Rubber Safety Surfaces

Other

- Wood Clad Steel Bench
- Blue Bike Docking Station Final Location T.B.C.

- TEMPORARY EASEMENT
- PERMENANT EASEMENT
- MBTA OWNED PROPERTY
- PERMENANT EASEMENT



0' 10' 20' 40'

PROPOSED FLOOR PLANS

- » Exhibit F - Gross Floor Area.....17-20
- » Exhibit G - Community Meeting Space.....21-22
- » Exhibit H - Retail Relocation.....23

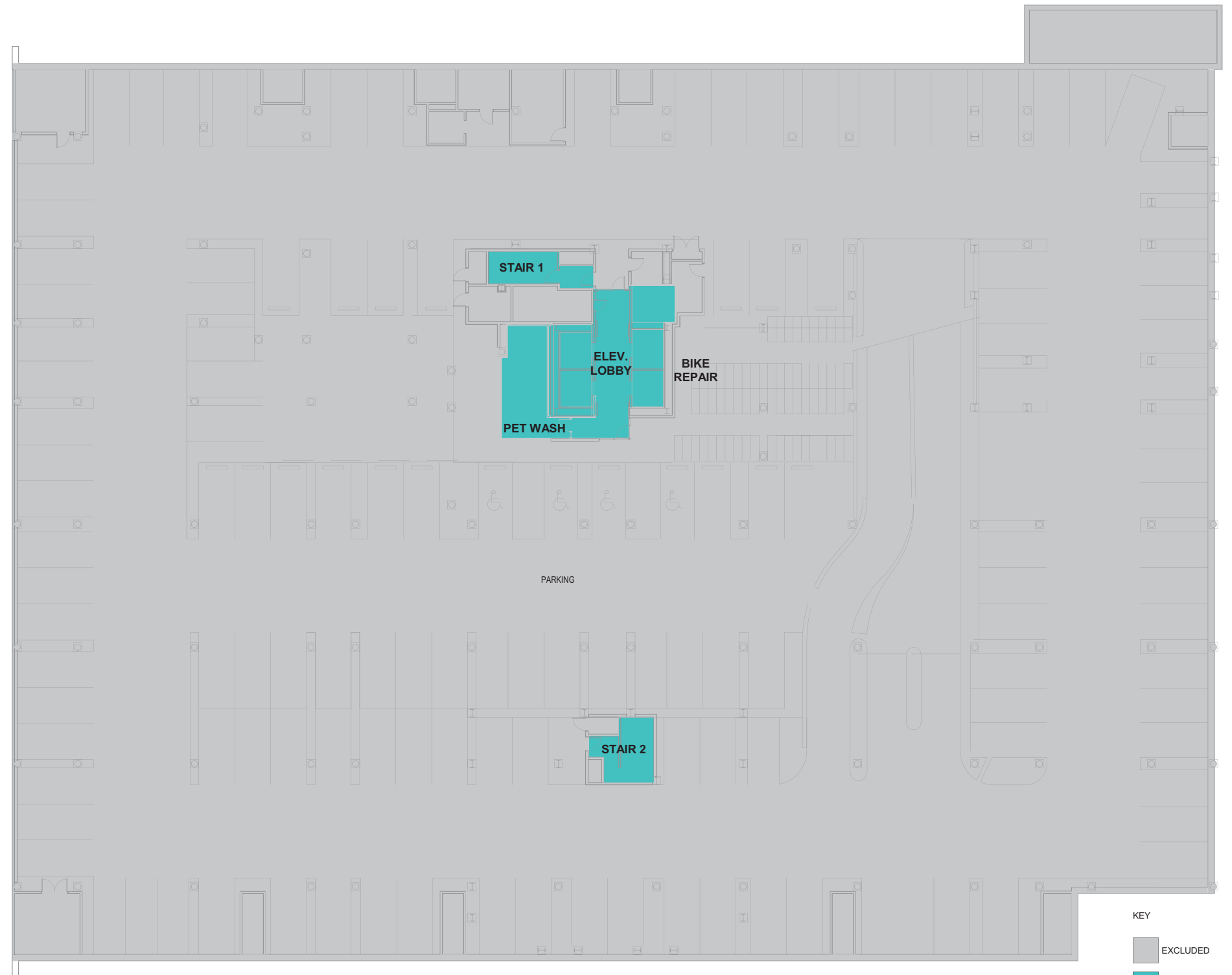
EXHIBIT F

GROSS FLOOR AREA

LEVEL P1	GSF ADDED	GSF REMOVED	NET GFA
PET WASH	302		
STAIR 1	172		
STAIR 2	187		
ELEVATOR LOBBY	824		
TOTAL	1485	N/A	+1485 SF

TOTAL BUILDING GROSS FLOOR AREA

EXISTING: 478,537 GSF
 PROPOSED: 478,450 GSF
 (NET REDUCTION OF 87 GSF)



KEY
 EXCLUDED
 RESIDENTIAL



EXHIBIT F

GROSS FLOOR AREA

LEVEL 1	GSF ADDED	GSF REMOVED	NET GFA
RETAIL CANOPY	160		
MAIN ENTRY CANOPY	251		
ELIMINATED CANOPY		313	
NEW BICYCLE PARKING		1850	
TOTAL	411	2163	(-1752 SF)

TOTAL BUILDING GROSS FLOOR AREA

EXISTING: 478,537 GSF
 PROPOSED: 478,450 GSF
 (NET REDUCTION OF 87 GSF)



EXHIBIT F

GROSS FLOOR AREA

LEVEL 2	GSF ADDED	SF REMOVED	NET GFA
CONNECTOR	197		
FIREPLACE CHASE		19	
TOTAL	197	19	+178 SF

TOTAL BUILDING GROSS FLOOR AREA

EXISTING: 478,537 GSF
 PROPOSED: 478,450 GSF
 (NET REDUCTION OF 87 GSF)



KEY
 [Grey Box] EXCLUDED
 [Teal Box] RESIDENTIAL



EXHIBIT F

GROSS FLOOR AREA

LEVEL 21

*No change to overall Gross Floor Area. One unit is to be converted to Sky Lounge for communal use by all residents.

TOTAL BUILDING GROSS FLOOR AREA

EXISTING: 478,537 GSF

PROPOSED: 478,450 GSF

(NET REDUCTION OF 87 GSF)

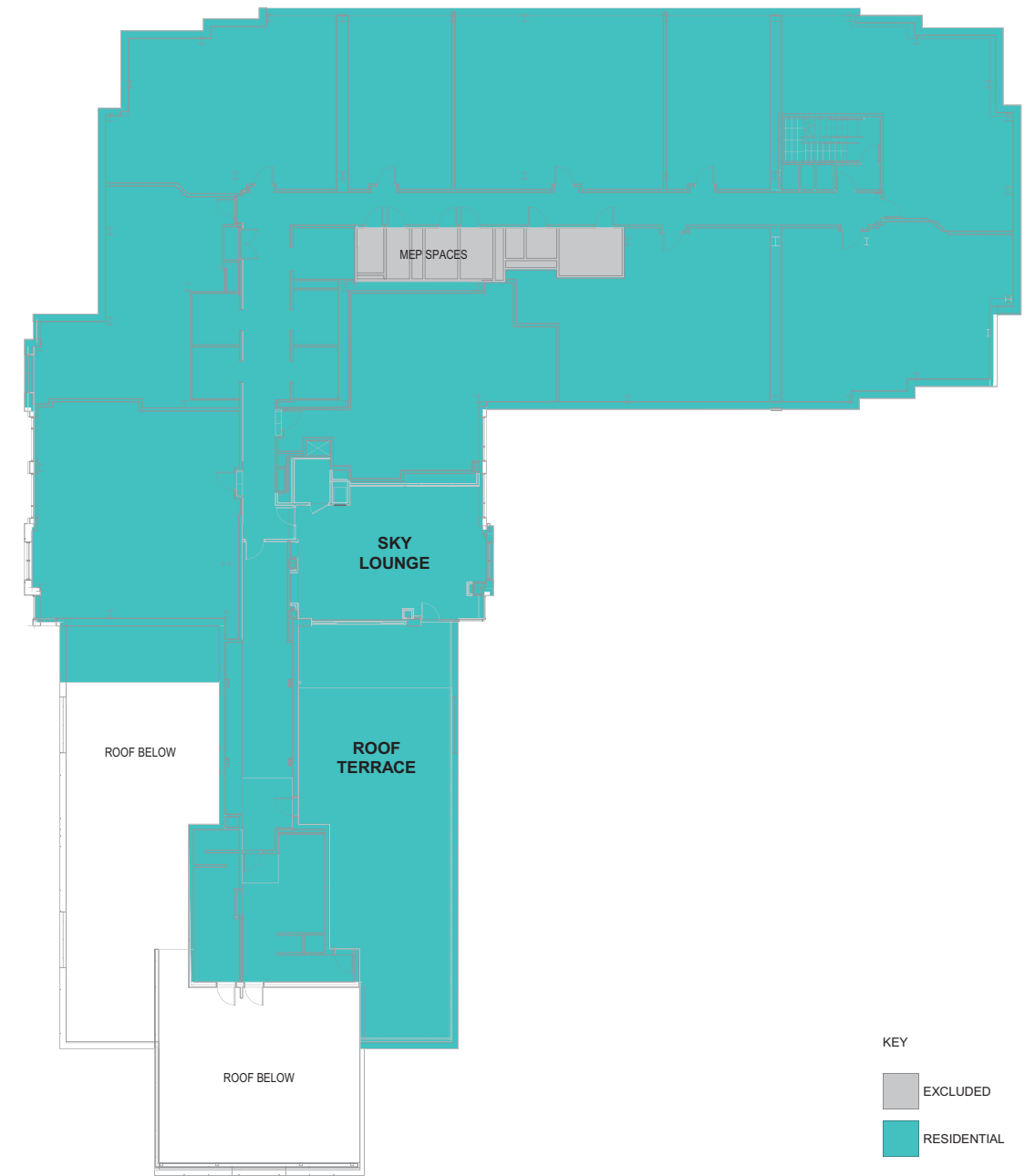


EXHIBIT G COMMUNITY MEETING SPACE

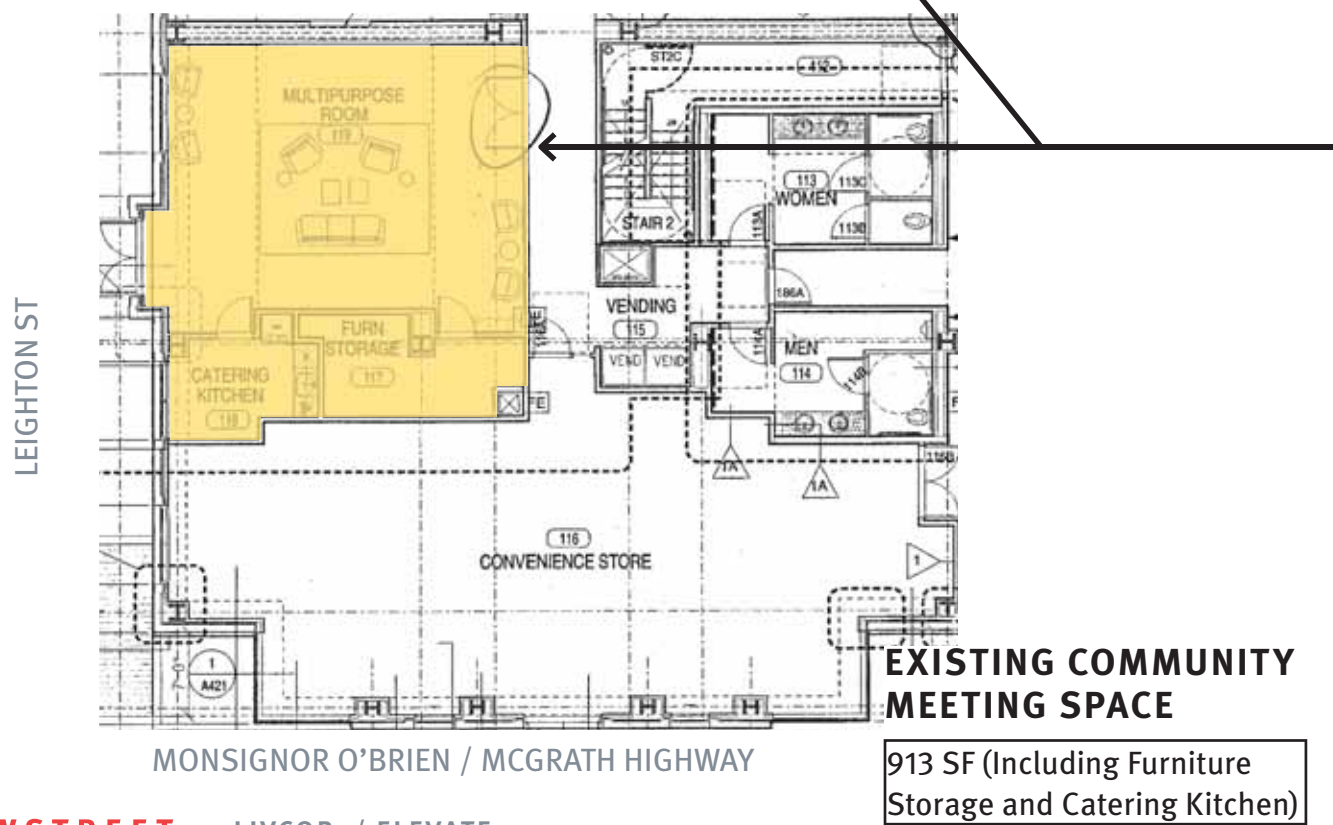
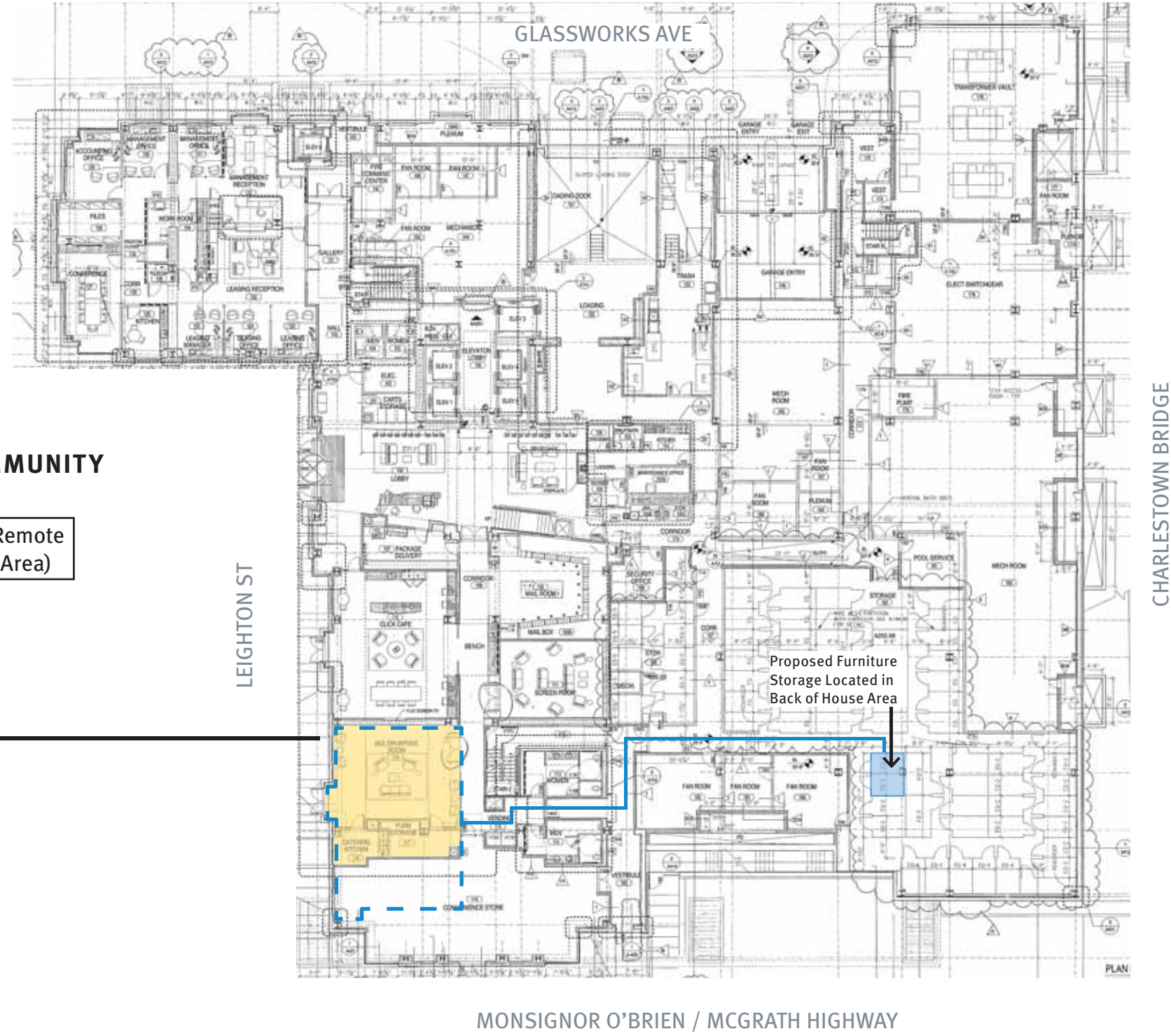
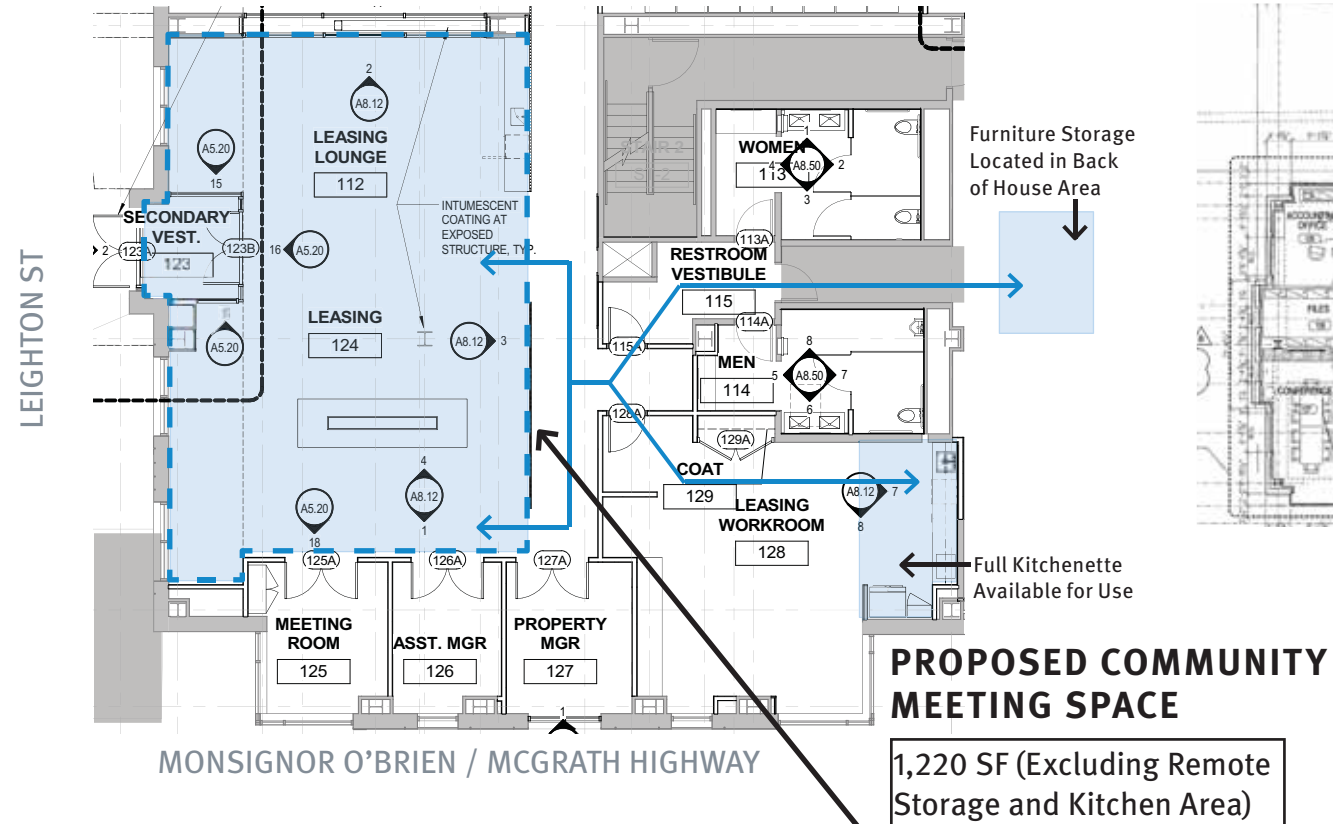


EXHIBIT G

COMMUNITY MEETING SPACE - POSSIBLE FURNITURE CONFIGURATIONS

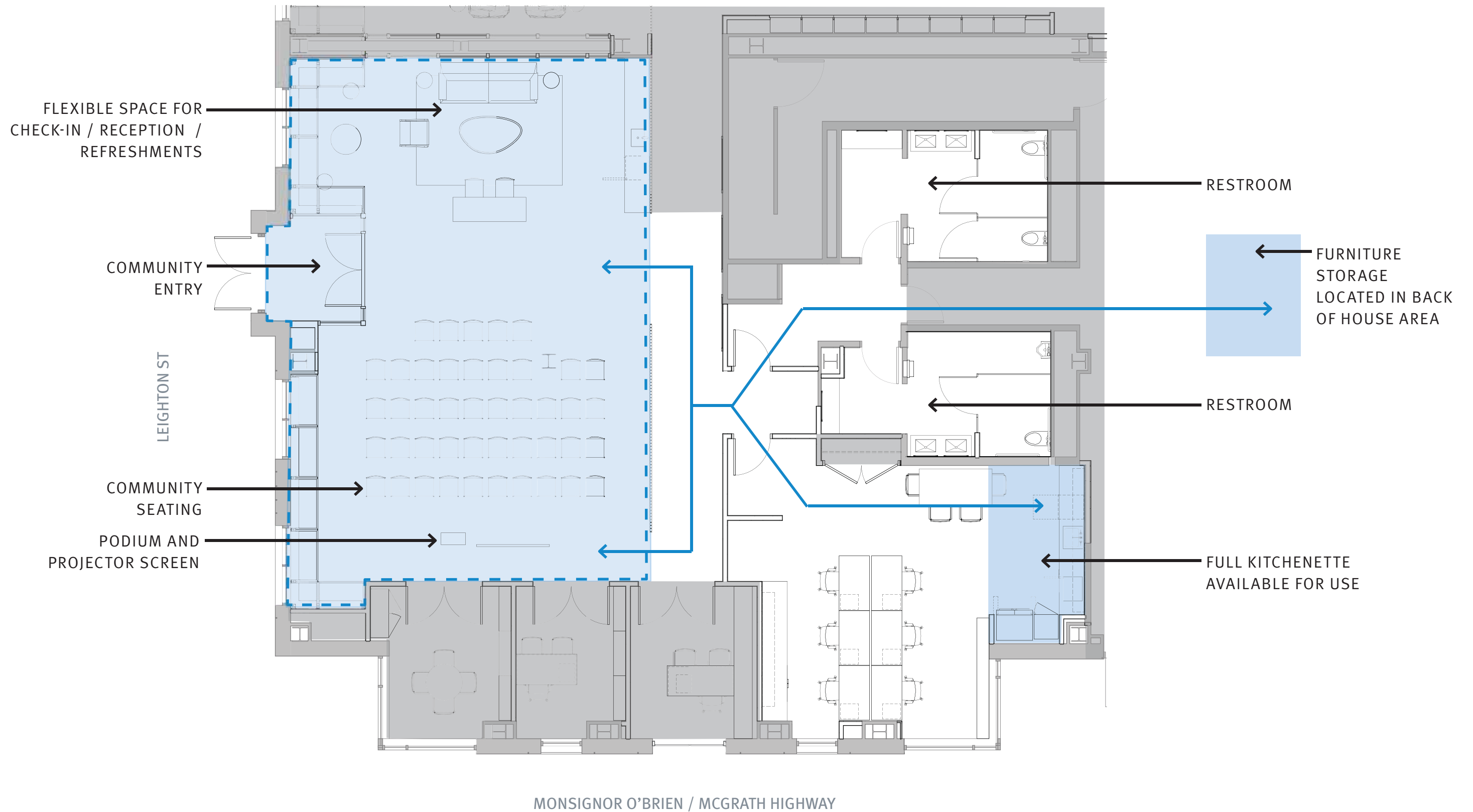
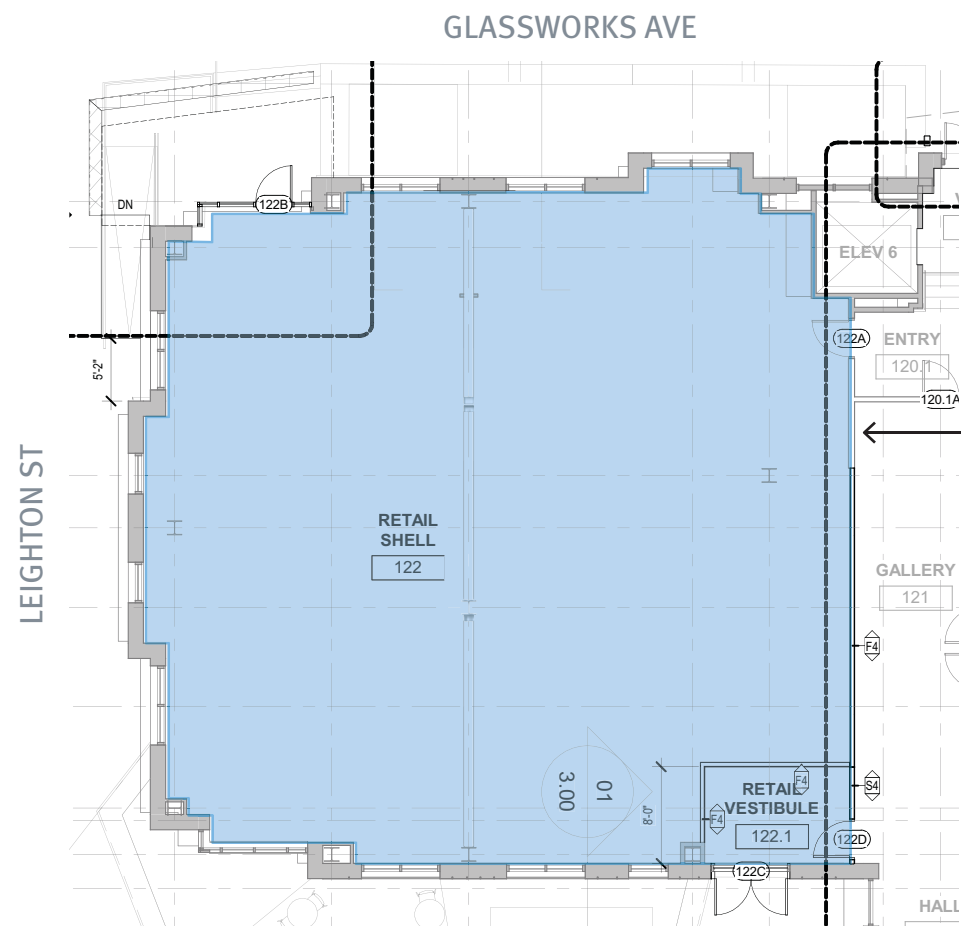
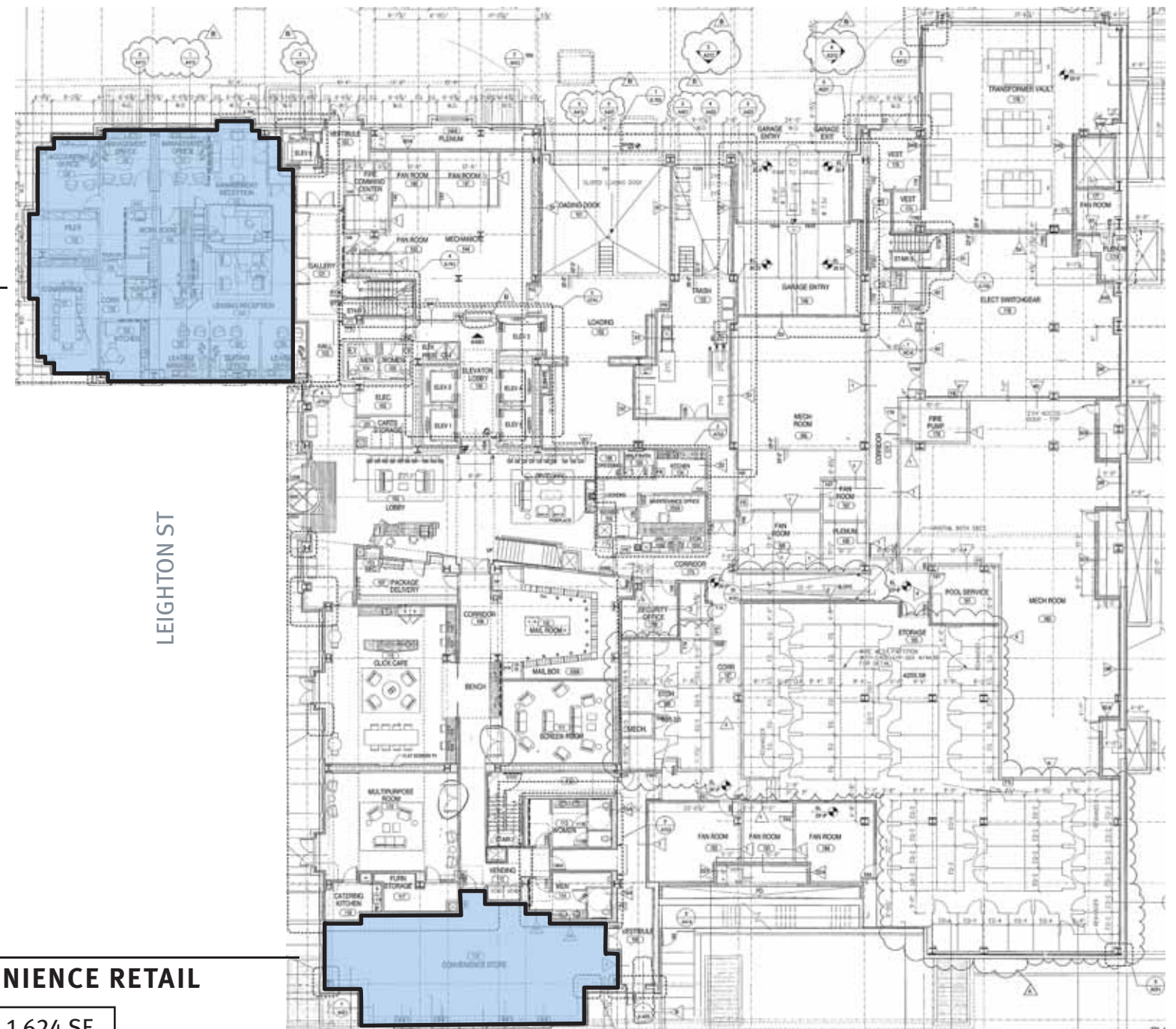


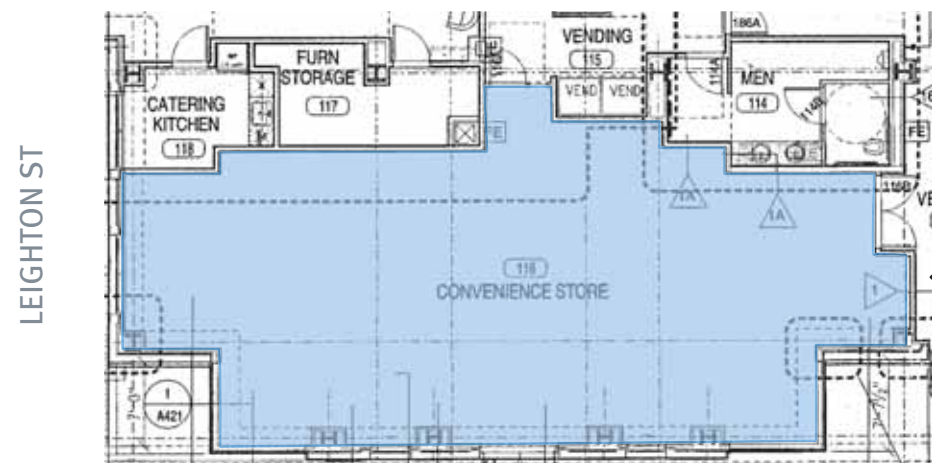
EXHIBIT H RETAIL RELOCATION



**PROPOSED
CONVENIENCE RETAIL**
Relocated Retail 3,291 SF



EXISTING CONVENIENCE RETAIL
Existing Retail 1,624 SF



MONSIGNOR O'BRIEN / MCGRATH HIGHWAY

PROPOSED ROOF PLANS

» Exhibit I - Proposed Roof Plans.....25-26

EXHIBIT I

PROPOSED ROOF PLAN

LEVEL 02

Planting		Groundcover	
Existing Trees	Freeman Maple	Gladiator Flowering Onion	New England Asters
American Hornbeam	Allegheny Serviceberry	Black Eyed Susan	
Sweetbay Magnolia	Allegheny Service Multistem	Ornamental Grasses	
Balsam Fir	Fluffy Western Arborvitae	Ornamental Grass 01: Karl Forester	Ornamental Grass 02: Tufted Hair Grass
King's Gold False Cypress	Forsythia Show Off	Ornamental Grass 03: Maiden Grass 'Yukashima Dwarf'	
Sod	No Mow Grass To Landforms	Shrubs	
Materials		White Mugwort	Gro-Low Fragrant Sumac
Granite Pavers	Decomposed Granite	Other	
Cast In Place Concrete	Concrete Unit Pavers	Wood Clad Steel Bench	Blue Bike Docking Station Final Location T.B.C.
Paver On Pedestal	Rubber Safety Surfaces		

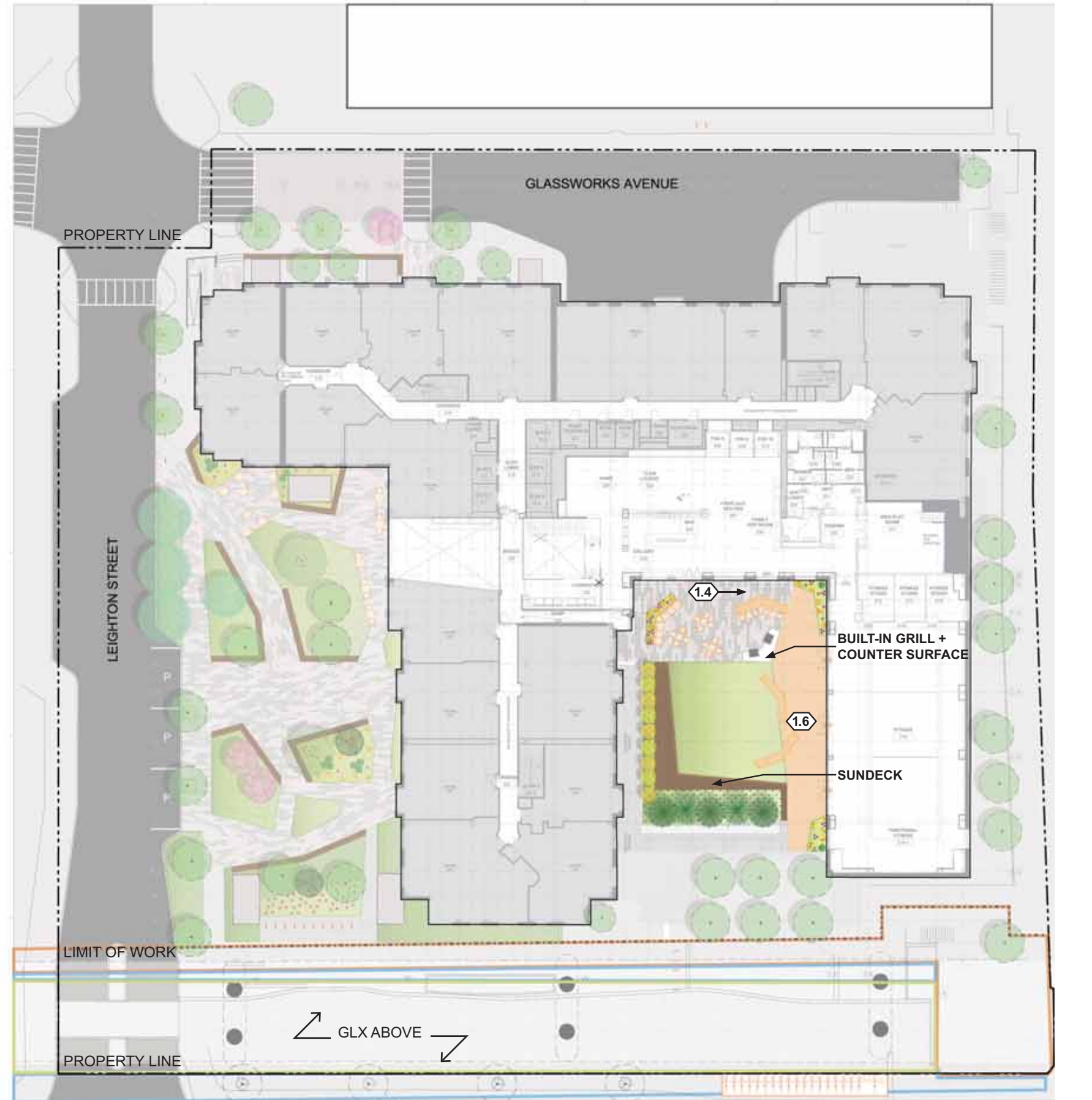
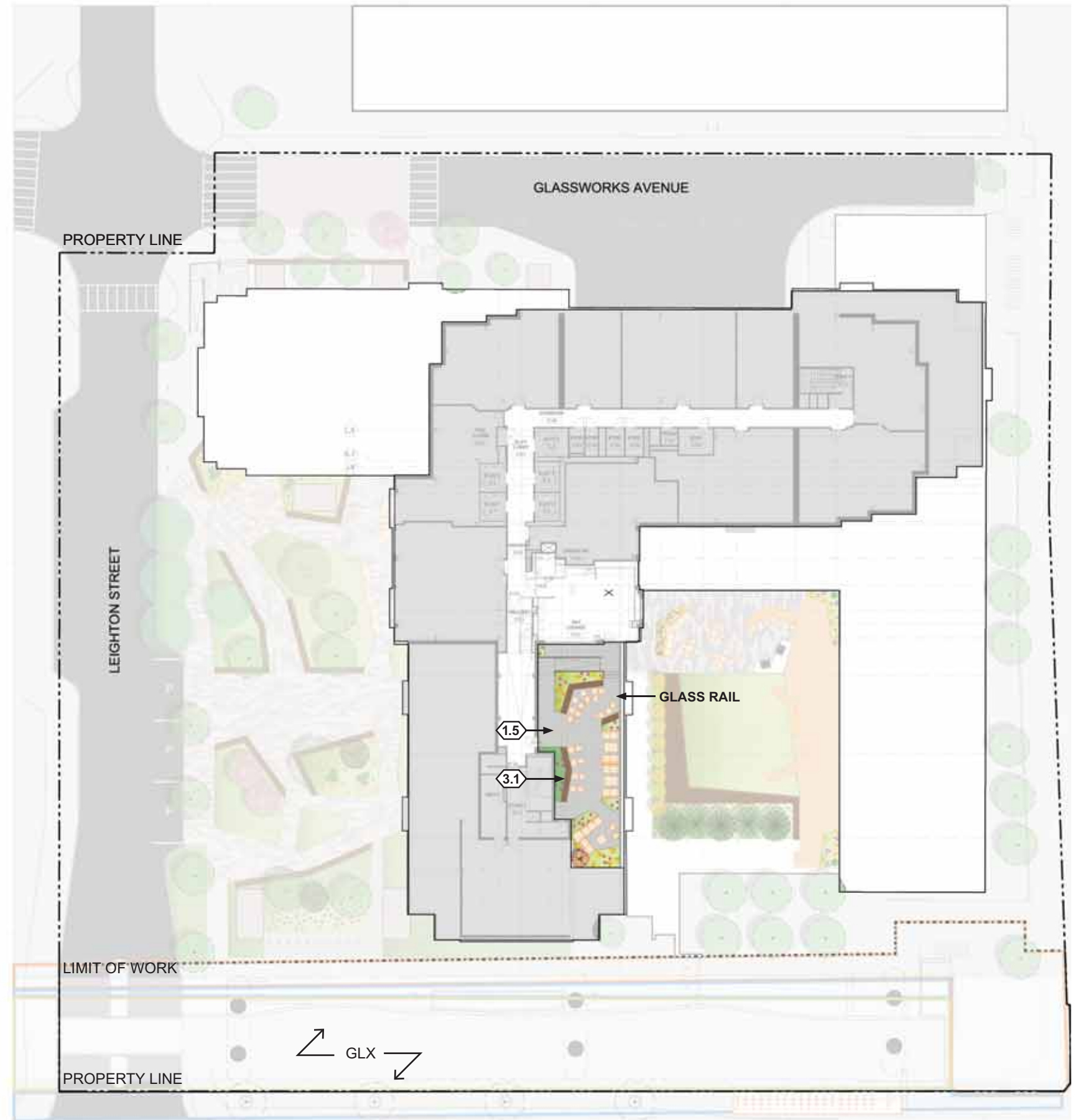


EXHIBIT I

PROPOSED ROOF PLAN

LEVEL 21

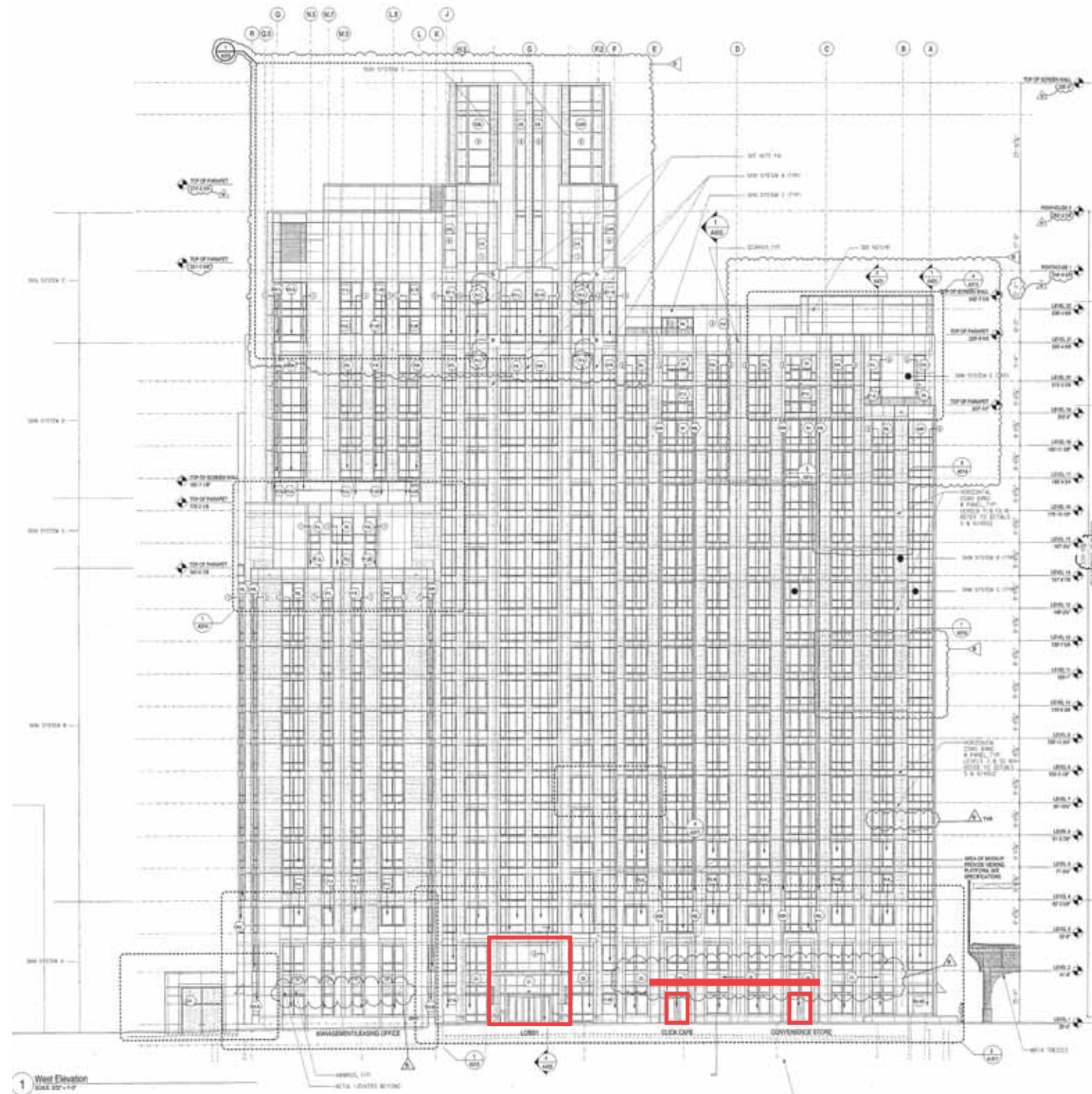
Planting		Groundcover	
Existing Trees	Freeman Maple	Gladiator Flowering Onion	New England Asters
American Hornbeam	Allegheny Serviceberry	Black Eyed Susan	
Sweetbay Magnolia	Allegheny Service Multistem	Ornamental Grasses	
Balsam Fir	Fluffy Western Arborvitae	Ornamental Grass 01: Karl Forester	Ornamental Grass 02: Tufted Hair Grass
King's Gold False Cypress	Forsythia Show Off	Ornamental Grass 03: Maiden Grass 'Yukashima Dwarf'	
Sod	No Mow Grass To Landforms	Shrubs	
Materials		White Mugwort	Gro-Low Fragrant Sumac
Granite Pavers	Decomposed Granite	Other	
Cast In Place Concrete	Concrete Unit Pavers	Wood Clad Steel Bench	Blue Bike Docking Station Final Location T.B.C.
Paver On Pedestal	Rubber Safety Surfaces		



PROPOSED ELEVATIONS

- » Exhibit J - Building Elevations.....28
- » Exhibit K - Tower Crown Lighting.....29-30
- » Exhibit L - Proposed Perimeter Lighting.....31-32
- » Exhibit M - Entry Lighting.....33

EXHIBIT J BUILDING ELEVATIONS



EXISTING LEIGHTON STREET ELEVATION



PROPOSED LEIGHTON STREET ELEVATION

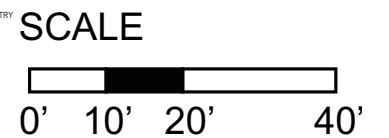


EXHIBIT K

TOWER CROWN LIGHTING

Existing lighting will be replaced with dimmable, programmable tunable-white LED fixtures that will be controlled automatically via astronomic time clock

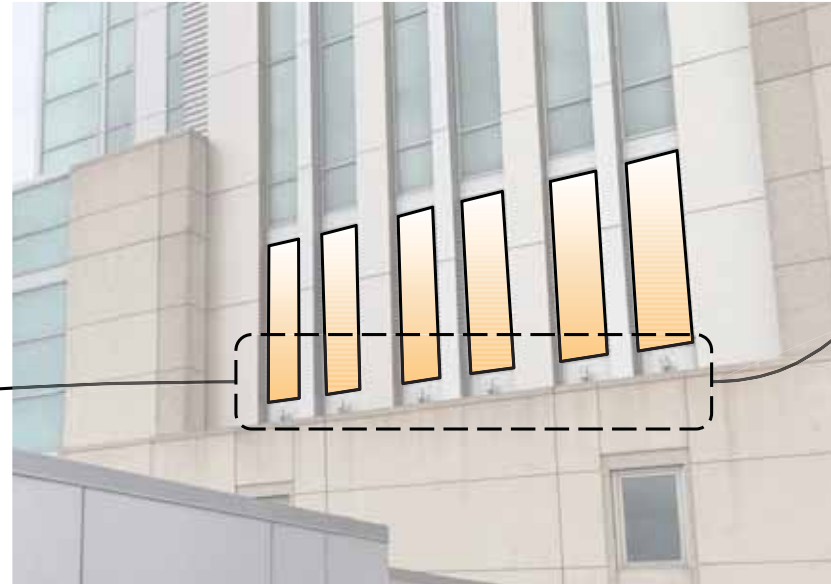


Exterior dynamic white LED linear fixtures

EXHIBIT K

TOWER CROWN LIGHTING

Existing lighting will be replaced with dimmable, programmable tunable-white LED fixtures that will be controlled automatically via astronomic time clock



Exterior LED adjustable spot light

EXHIBIT L

REPLACE EXISTING BUILDING PERIMETER LIGHTING



Existing lighting will be replaced with dimmable LED fixtures that will be aimed down instead of up and controlled automatically via astronomic time clock

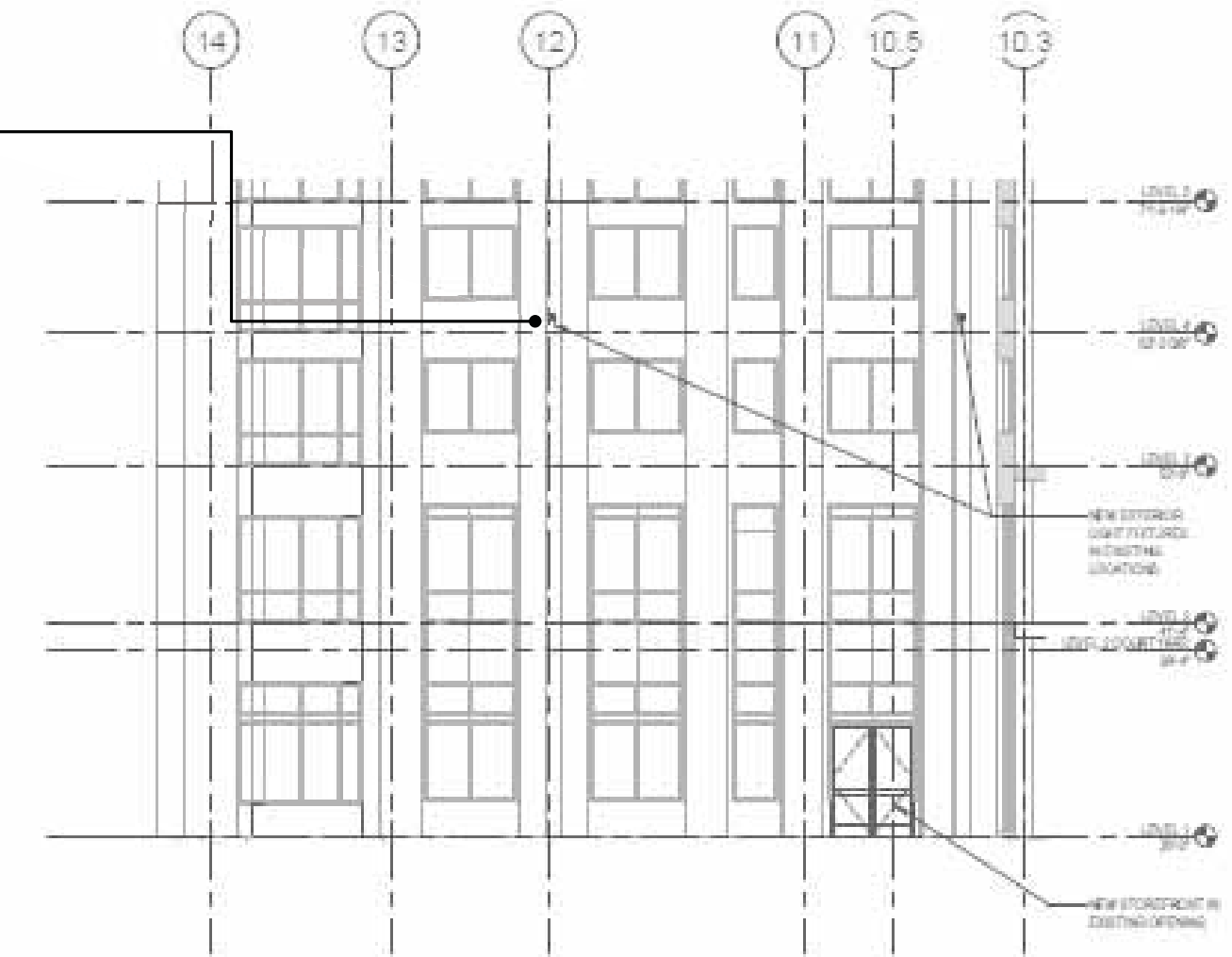


EXHIBIT L

REPLACE EXISTING BUILDING PERIMETER LIGHTING



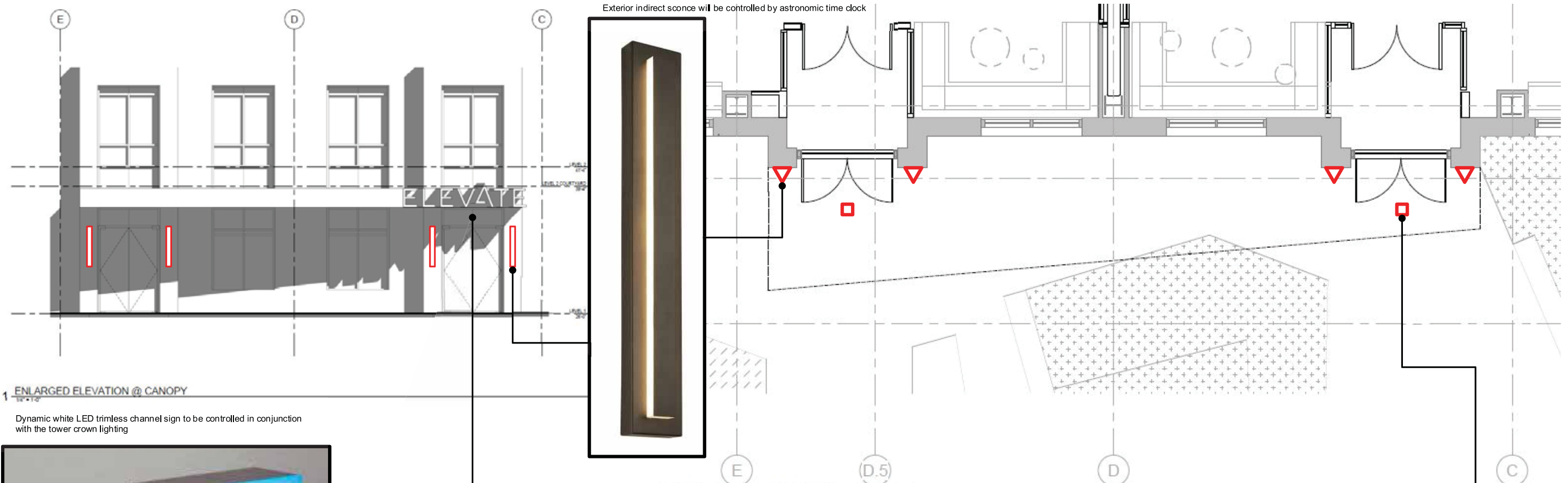
Existing lighting will be replaced with dimmable LED fixtures that will be aimed down instead of up and controlled automatically via astronomic time clock



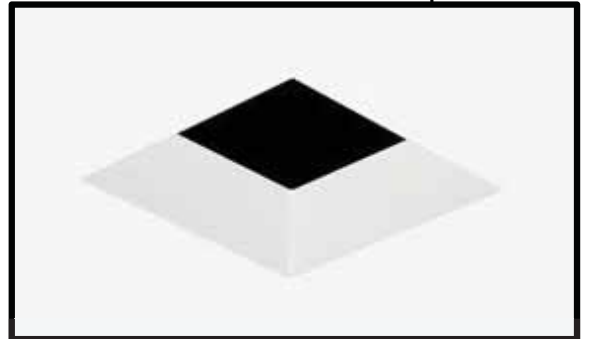
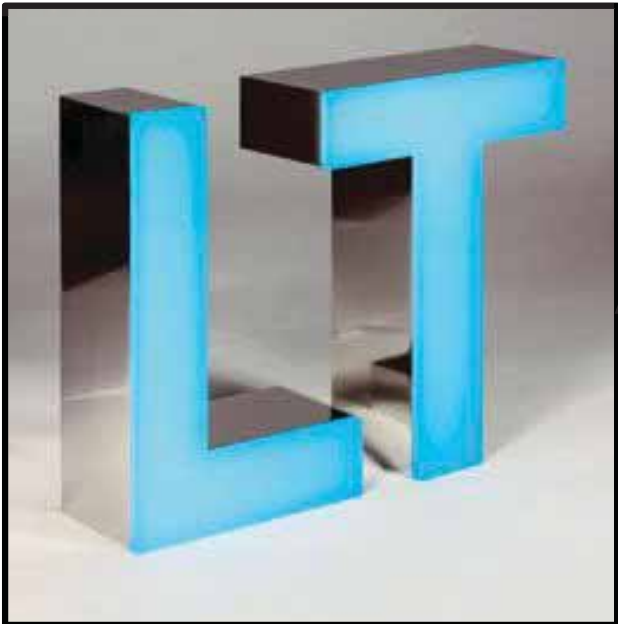
2 EXTERIOR ELEVATION - LEIGHTON FACING NORTH
1/8" = 1'-0"

EXHIBIT M

NEW ENTRY LIGHTING



Dynamic white LED trimless channel sign to be controlled in conjunction with the tower crown lighting



Exterior square downlights will be controlled by astronomic time clock

PROPOSED LANDSCAPING PLANS

- » Exhibit N - Existing Landscape Plan.....35
- » Exhibit O - Hardscape and Landscape Features...36-38
- » Exhibit P - Landscape Lighting.....39-40

EXHIBIT N EXISTING SITE PLAN



EXHIBIT O




PROPOSED HARDSCAPE + LANDSCAPE FEATURES

LEVEL 01

Planting

-  Existing Trees
-  Freeman Maple
-  American Hornbeam
-  Allegheny Serviceberry
-  Sweetbay Magnolia
-  Allegheny Service Multistem
-  Balsam Fir
-  Fluffy Western Arborvitae
-  King's Gold False Cypress
-  Forsythia Show Off
-  Sod
-  No Mow Grass To Landforms



Groundcover

-  Gladiator Flowering Onion
-  New England Asters
-  Black Eyed Susan


Ornamental Grasses

-  Ornamental Grass 01: Karl Forester
-  Ornamental Grass 02: Tufted Hair Grass
-  Ornamental Grass 03: Maiden Grass 'Yukashima Dwarf'



Shrubs

-  White Mugwort
-  Gro-Low Fragrant Sumac

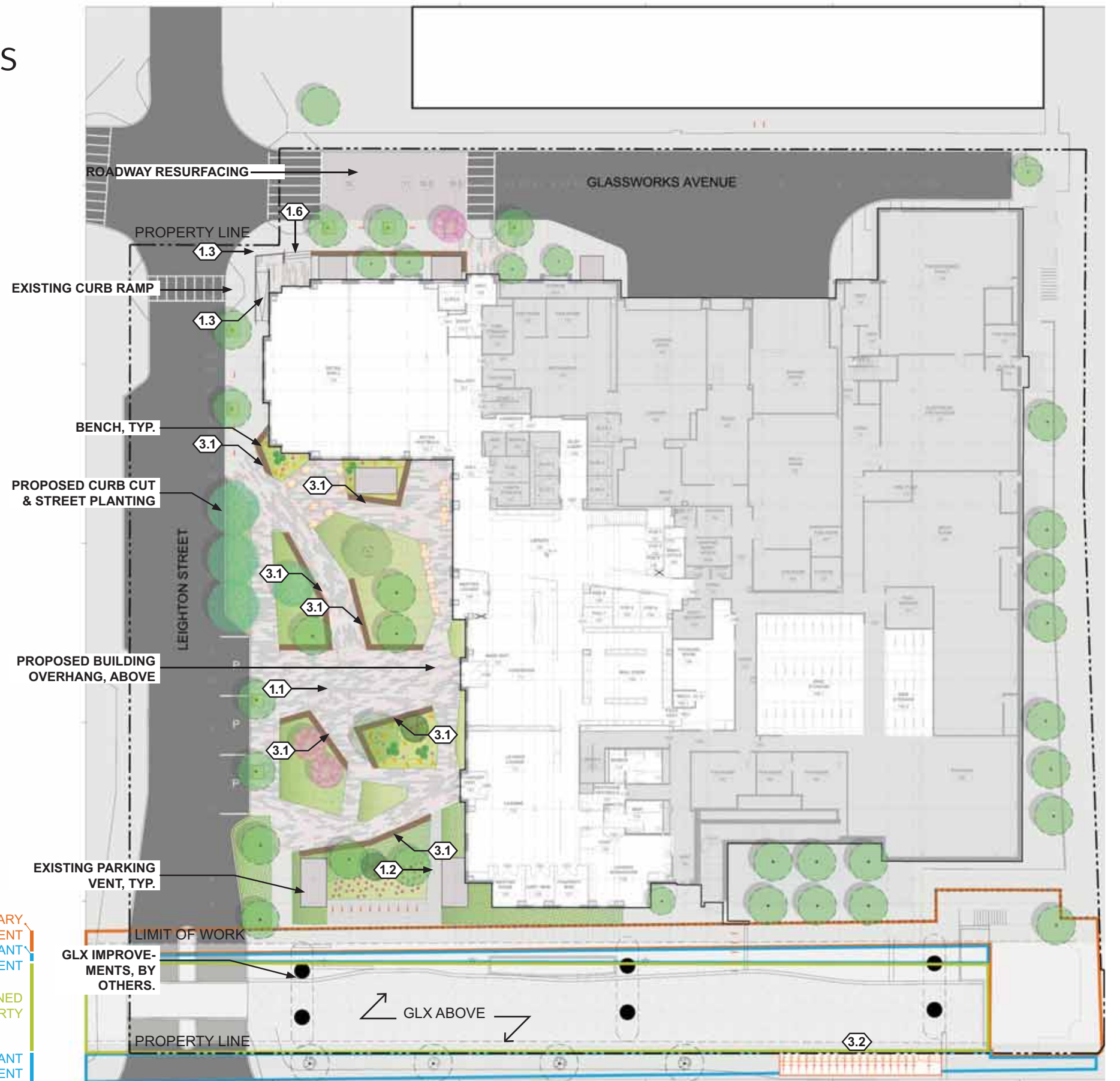
Materials

-  Granite Pavers
-  Decomposed Granite
-  Cast In Place Concrete
-  Concrete Unit Pavers
-  Paver On Pedestal
-  Rubber Safety Surfaces

Other

-  Wood Clad Steel Bench
-  Blue Bike Docking Station Final Location T.B.C.

-  TEMPORARY EASEMENT
-  PERMENANT EASEMENT
-  MBTA OWNED PROPERTY
-  PERMENANT EASEMENT



0' 10' 20' 40'

EXHIBIT O




PROPOSED HARDSCAPE + LANDSCAPE FEATURES

LEVEL 02

Planting

-  Existing Trees
-  Freeman Maple
-  American Hornbeam
-  Allegheny Serviceberry
-  Sweetbay Magnolia
-  Allegheny Service Multistem
-  Balsam Fir
-  Fluffy Western Arborvitae
-  King's Gold False Cypress
-  Forsythia Show Off
-  Sod
-  No Mow Grass To Landforms



Groundcover

-  Gladiator Flowering Onion
-  New England Asters
-  Black Eyed Susan

Ornamental Grasses

-  Ornamental Grass 01: Karl Forester
-  Ornamental Grass 02: Tufted Hair Grass
-  Ornamental Grass 03: Maiden Grass 'Yukashima Dwarf'

Shrubs

-  White Mugwort
-  Gro-Low Fragrant Sumac

Materials

-  Granite Pavers
-  Decomposed Granite
-  Cast In Place Concrete
-  Concrete Unit Pavers
-  Paver On Pedestal
-  Rubber Safety Surfaces

Other



-  Wood Clad Steel Bench
-  Blue Bike Docking Station Final Location T.B.C.



EXHIBIT O




PROPOSED HARDSCAPE + LANDSCAPE FEATURES

LEVEL 21

Planting

-  Existing Trees
-  Freeman Maple
-  American Hornbeam
-  Allegheny Serviceberry
-  Sweetbay Magnolia
-  Allegheny Service Multistem
-  Balsam Fir
-  Fluffy Western Arborvitae
-  King's Gold False Cypress
-  Forsythia Show Off
-  Sod
-  No Mow Grass To Landforms



Groundcover

-  Gladiator Flowering Onion
-  New England Asters
-  Black Eyed Susan

Ornamental Grasses

-  Ornamental Grass 01: Karl Forester
-  Ornamental Grass 02: Tufted Hair Grass
-  Ornamental Grass 03: Maiden Grass 'Yukashima Dwarf'



Shrubs

-  White Mugwort
-  Gro-Low Fragrant Sumac

Materials

-  Granite Pavers
-  Decomposed Granite
-  Cast In Place Concrete
-  Concrete Unit Pavers
-  Paver On Pedestal
-  Rubber Safety Surfaces

Other

-  Wood Clad Steel Bench
-  Blue Bike Docking Station Final Location T.B.C.

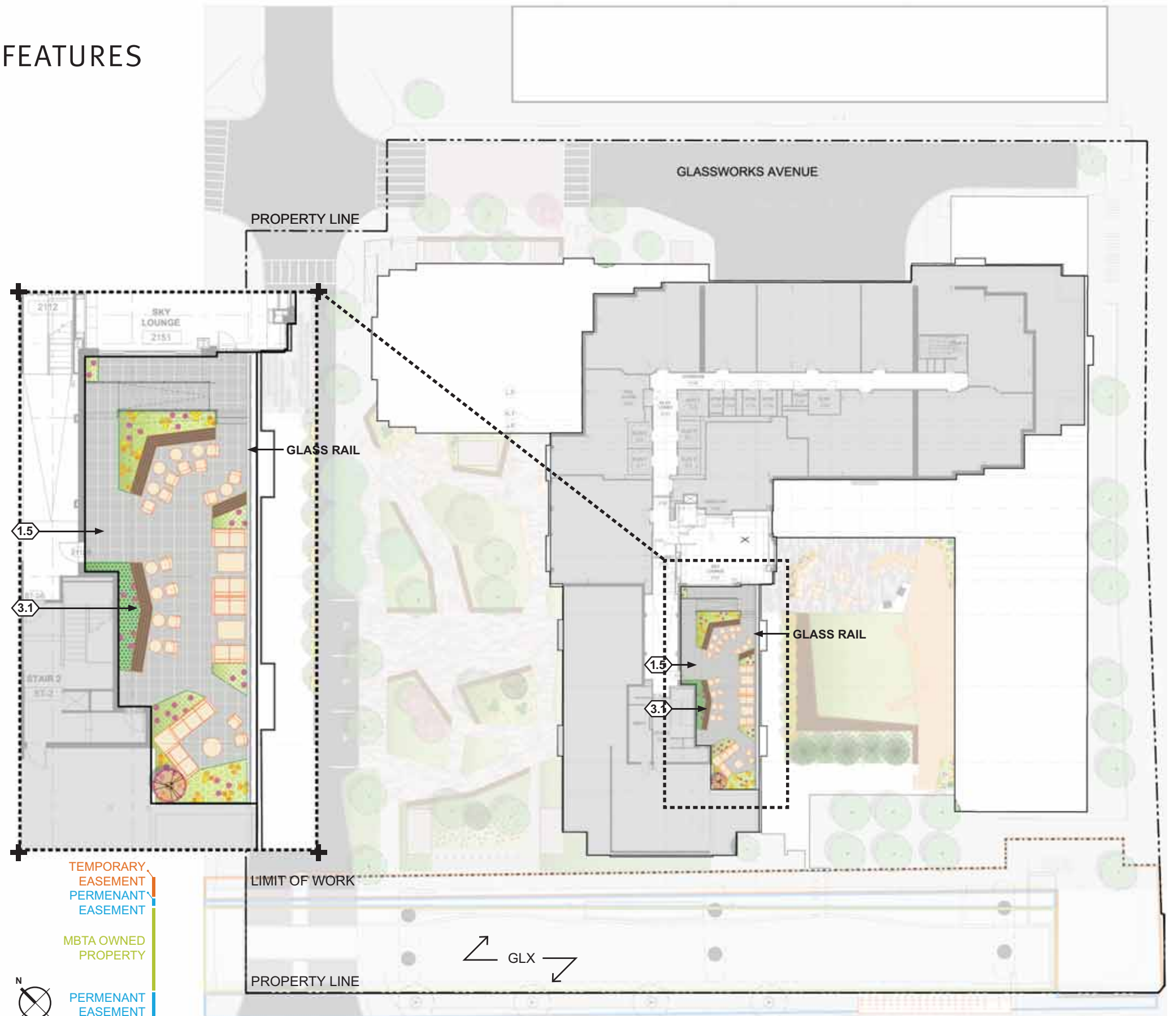


EXHIBIT P

LANDSCAPE LIGHTING



EXHIBIT P LANDSCAPE LIGHTING



Dimmable, programmable color-changing LED lighting to be integrated under benches and controlled automatically via astronomic time clock



Dimmable, 3000K above-grade tree uplighting to be controlled automatically via programmable astronomic time clock

LOADING AND PARKING PLANS

- » Exhibit Q - Vehicular Access.....42-43
- » Exhibit R - Package Delivery Route.....44
- » Exhibit S - Parking.....45

EXHIBIT Q

VEHICULAR ACCESS

Planting		Groundcover	
Existing Trees	Freeman Maple	Gladiator Flowering Onion	New England Asters
American Hornbeam	Allegheny Serviceberry	Black Eyed Susan	
Sweetbay Magnolia	Allegheny Service Multistem	Ornamental Grasses	
Balsam Fir	Fluffy Western Arborvitae	Ornamental Grass 01: Karl Forester	Ornamental Grass 02: Tufted Hair Grass
King's Gold False Cypress	Forsythia Show Off	Ornamental Grass 03: Maiden Grass 'Yukashima Dwarf'	
Sod	No Mow Grass To Landforms	Shrubs	
Materials		White Mugwort	Gro-Low Fragrant Sumac
Granite Pavers	Decomposed Granite	Other	
Cast In Place Concrete	Concrete Unit Pavers	Wood Clad Steel Bench	Blue Bike Docking Station Final Location T.B.C.
Paver On Pedestal	Rubber Safety Surfaces		

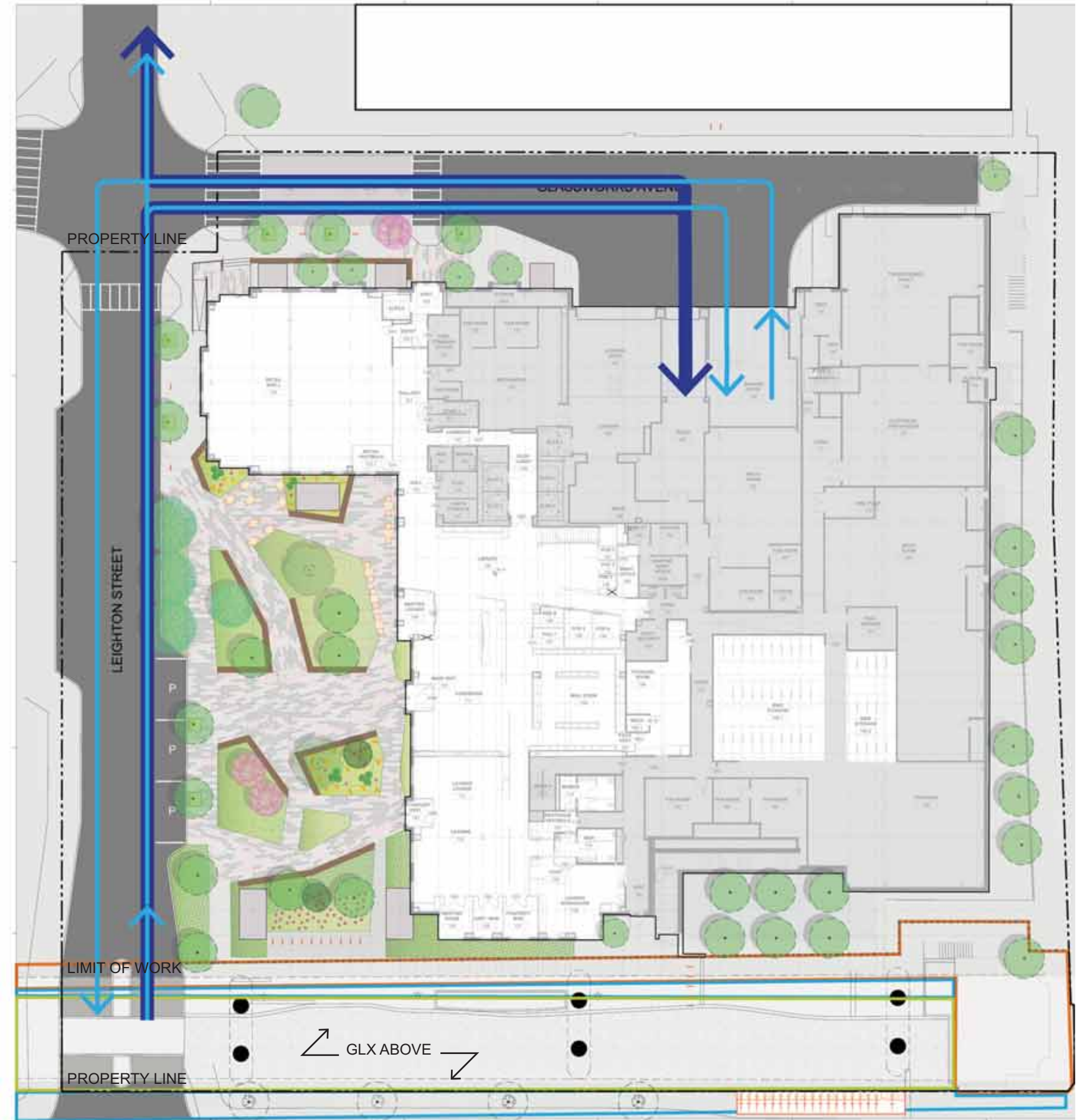
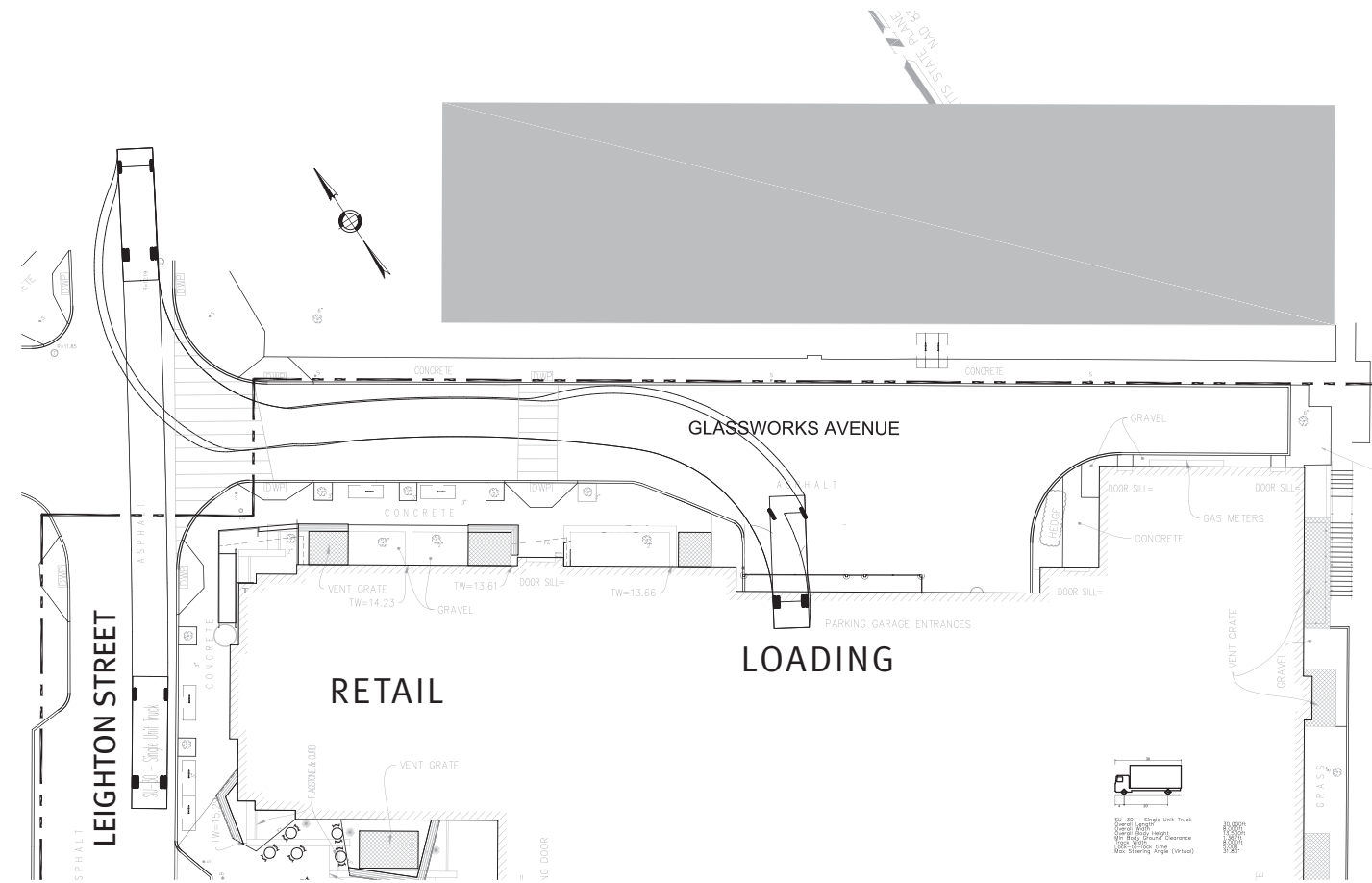


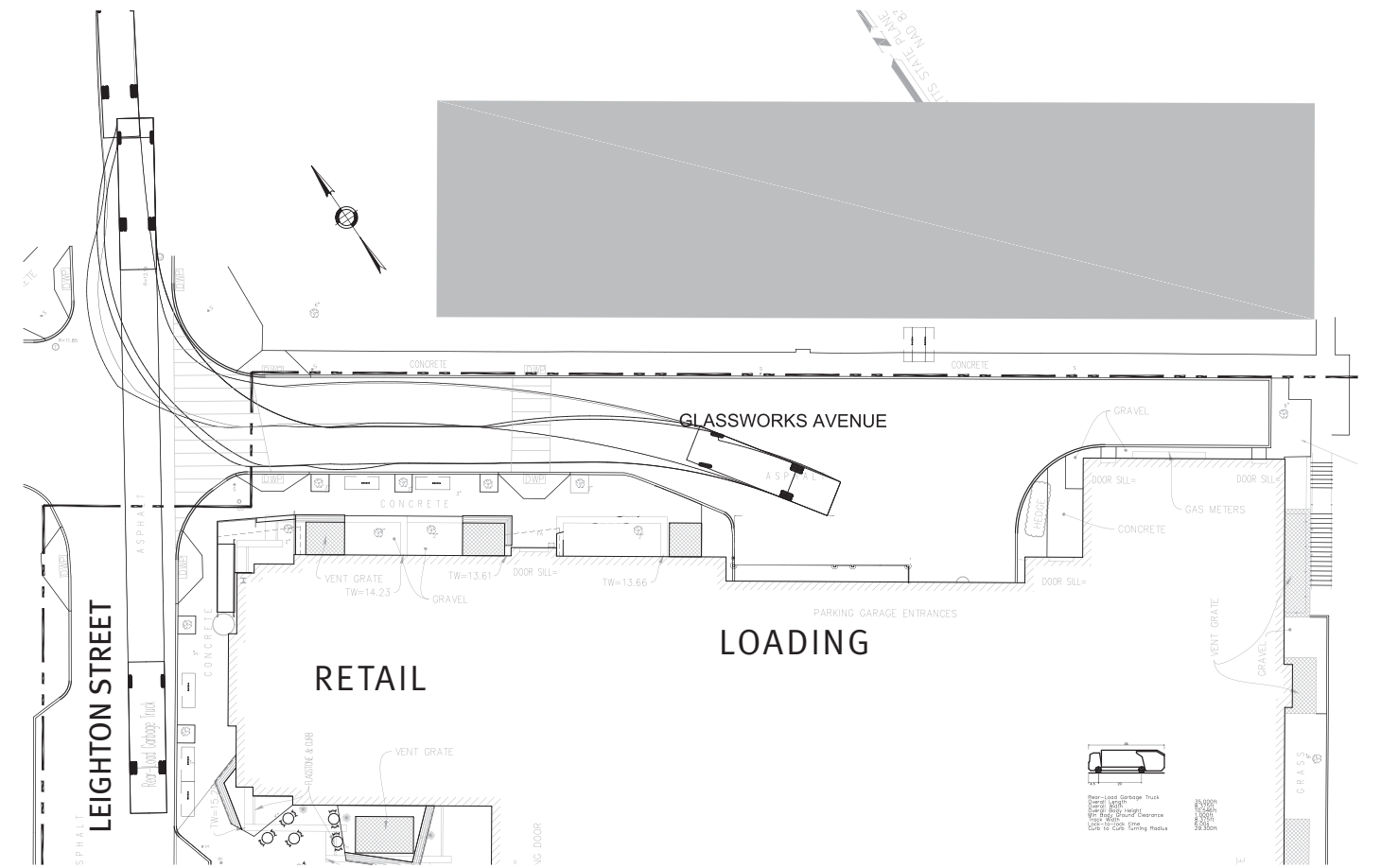
EXHIBIT Q

VEHICULAR ACCESS - TRUCK TURNING STUDY



TURNING MOVEMENT 1 - SU-30 TRUCK

Nitach Engineering
 ELEVATE
 NITSCH PROJECT #14914
 8/18/2022



TURNING MOVEMENT 2 - GARBAGE TRUCK

Nitach Engineering
 ELEVATE
 NITSCH PROJECT #14914
 8/18/2022

EXHIBIT R PACKAGE DELIVERY ROUTE

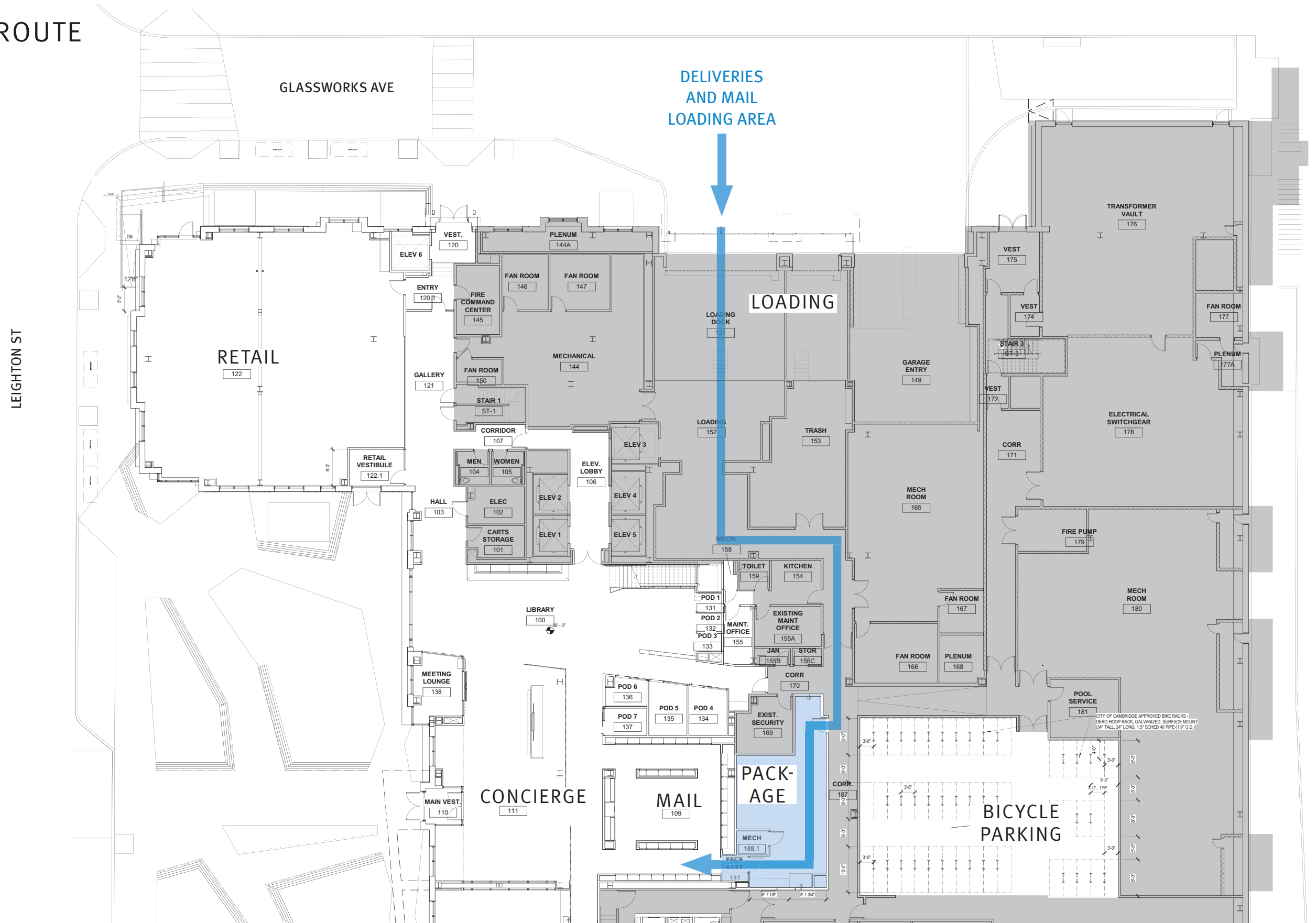
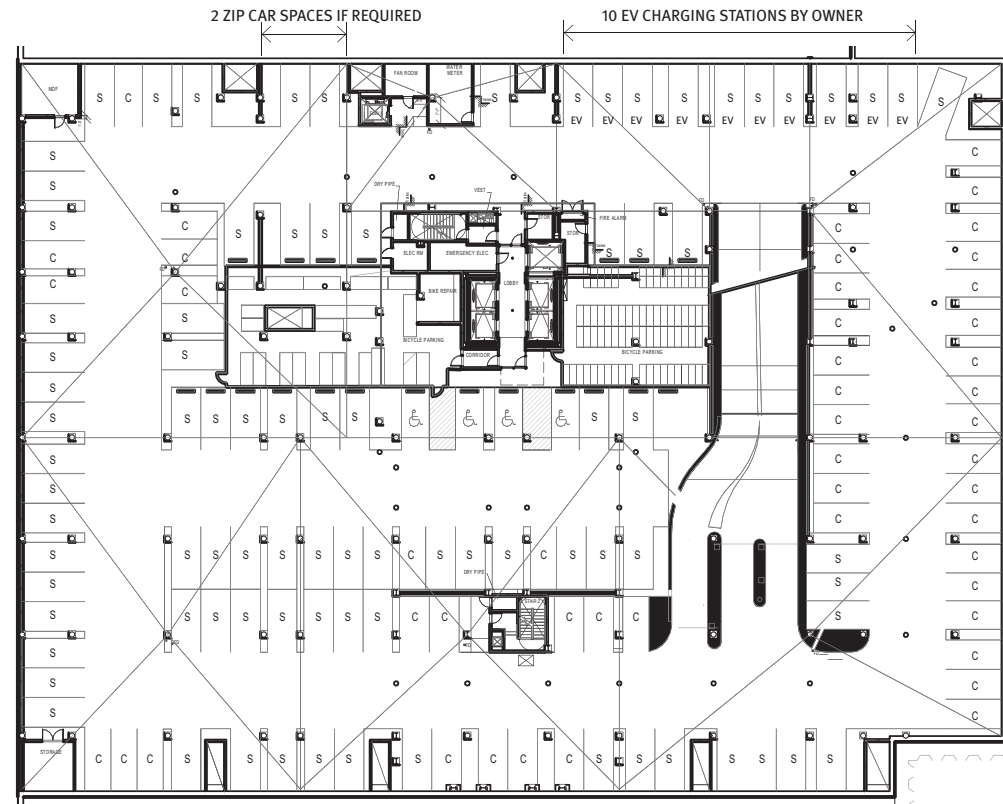
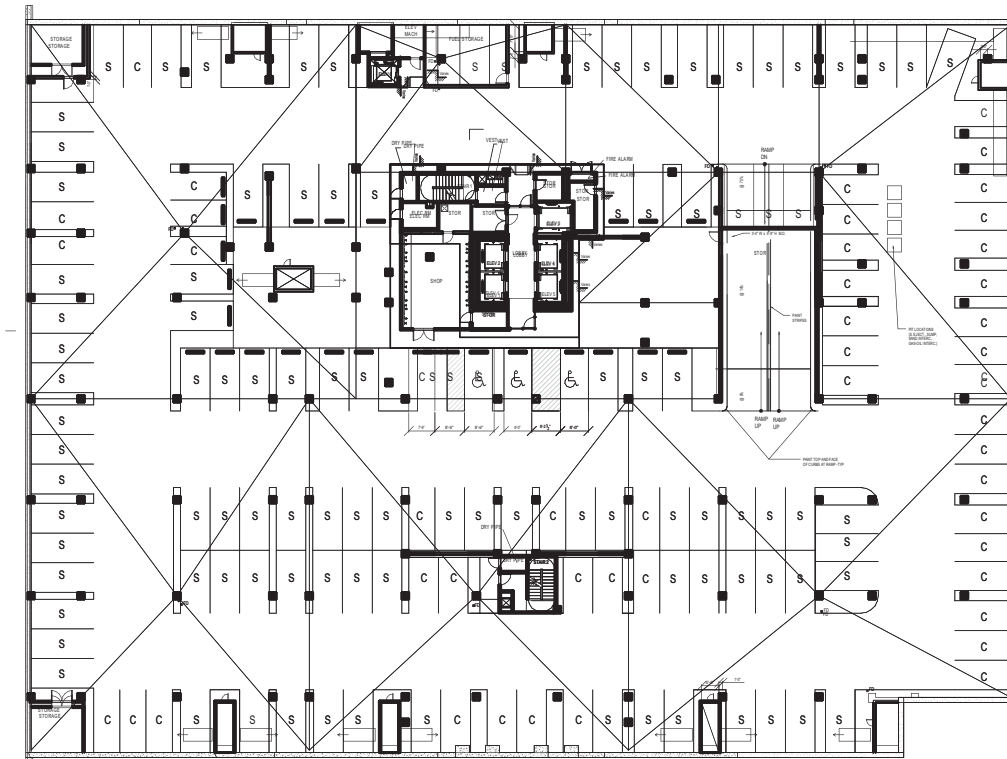


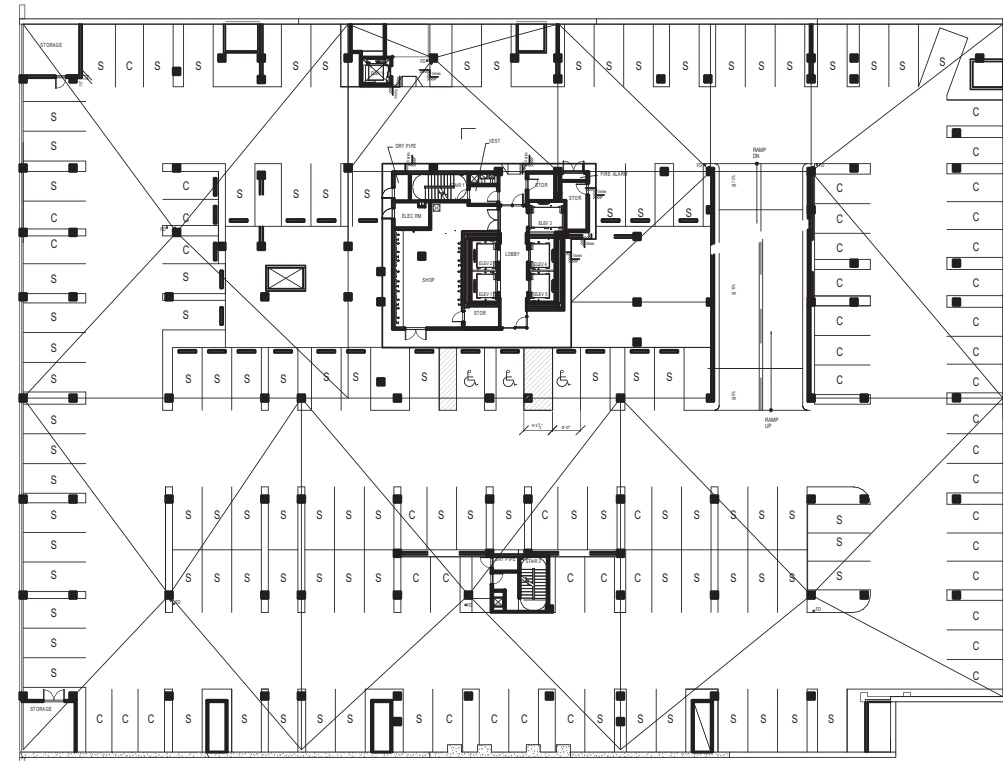
EXHIBIT S PARKING



LEVEL P1 - EXISTING PLAN (NO CHANGE TO PARKING COUNT)
- ADD TEN (10) ELECTRIC VEHICLE (EV) CHARGING STATIONS



LEVEL P3 - EXISTING PLAN (NO CHANGE TO PARKING)



LEVEL P2 - EXISTING PLAN (NO CHANGE TO PARKING)

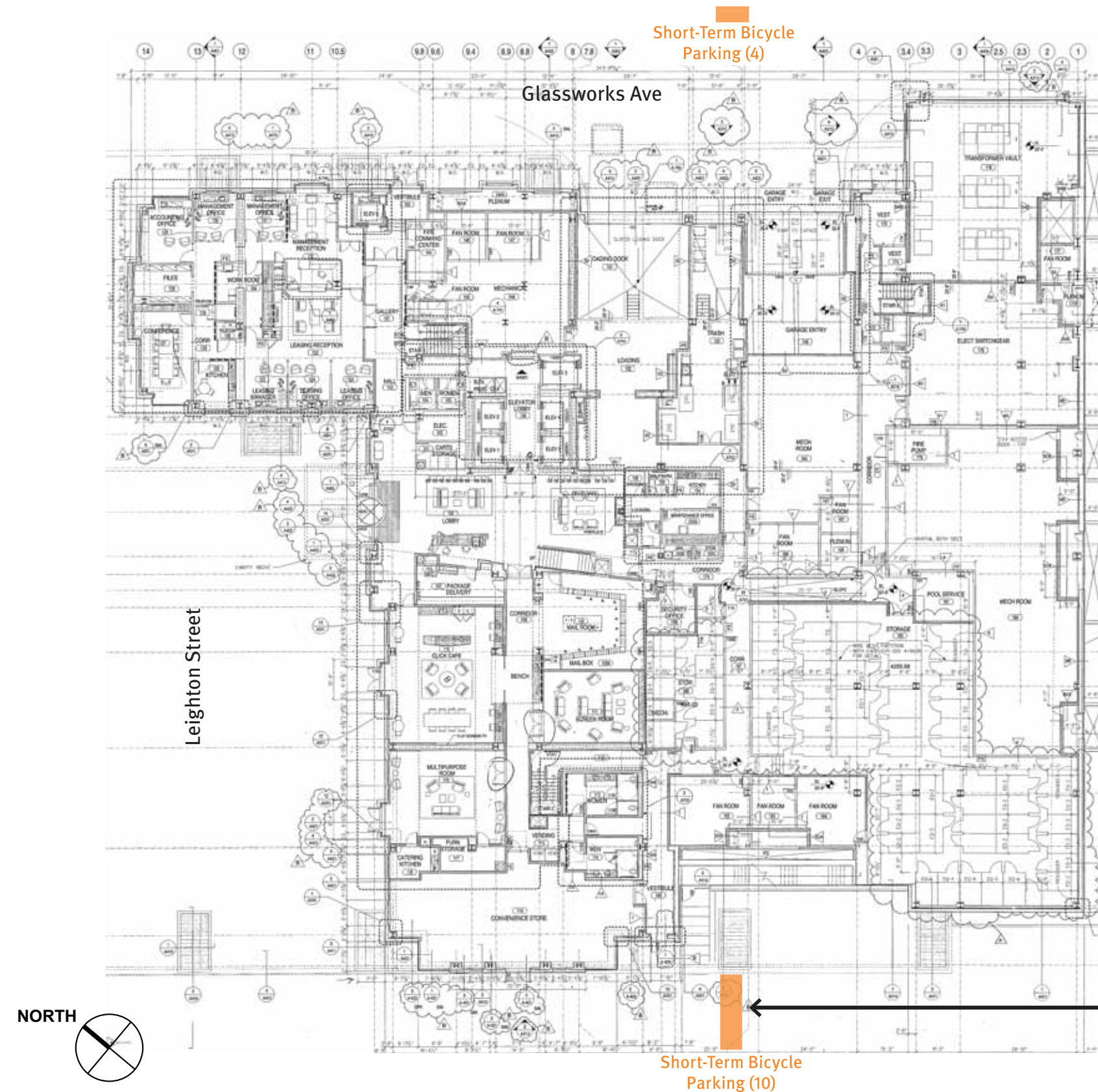
PARKING
 LEVEL P1 - 138 SPACES
 LEVEL P2 - 146 SPACES
 LEVEL P3 - 150 SPACE
TOTAL - 434 SPACES

BICYCLE PARKING PLANS

» Exhibit T - Bicycle Parking.....47-50

EXHIBIT T

LEVEL 1 EXISTING FLOOR PLAN BICYCLE PARKING



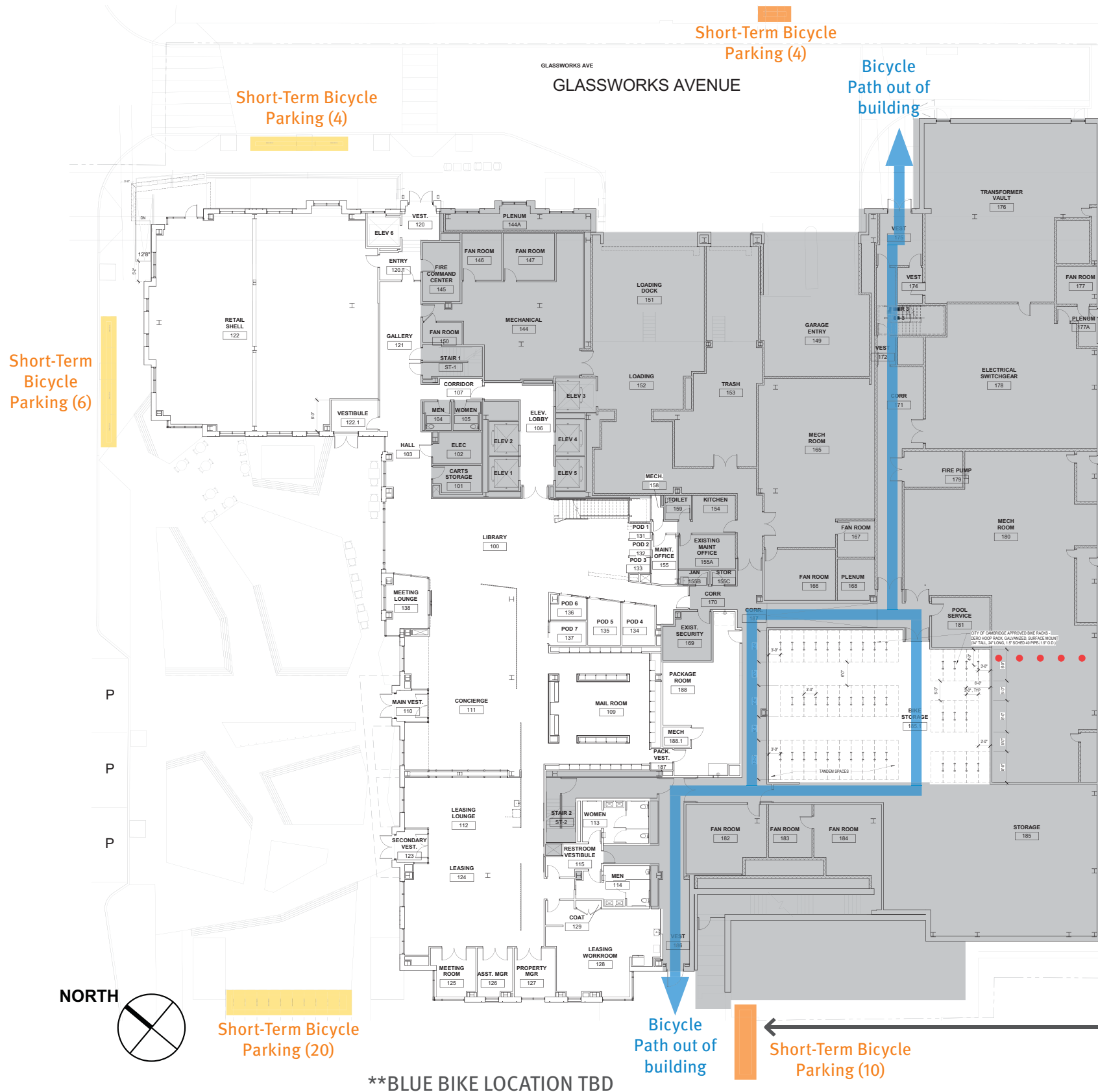
	EXISTING	PROPOSED	REQUIRED
LEVEL P1	214	188 ²	-
LEVEL 1	0	80 ¹	-
EXTERIOR	14	44 ^{2,3}	-
TOTAL	228	312 ⁴	265

- 1 Long term bicycle storage
- 2 Short term bicycle storage
- 3 Bicycle count does not include additional Blue Bike Location proposed along Monsignor O'Brien Highway, see Exhibit G
- 4 84 total new bicycles parking spaces added

10 existing bicycle parking spaces removed for duration of GLX construction and to be replaced when construction is complete.

EXHIBIT T

LEVEL 1 PROPOSED SHORT-TERM AND LONG-TERM BICYCLE PARKING

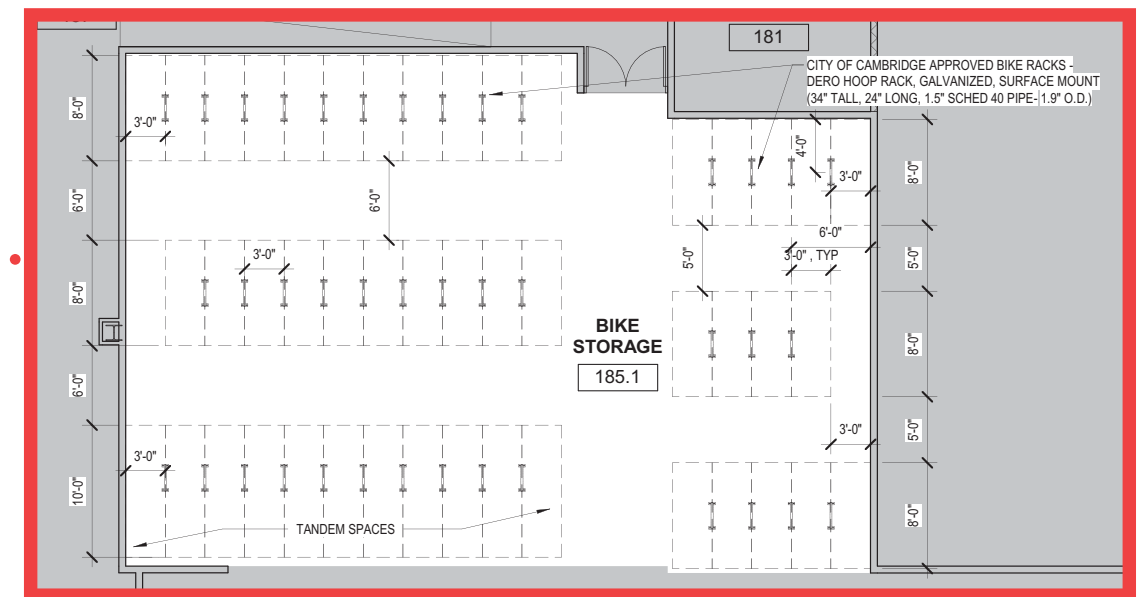


**BLUE BIKE LOCATION TBD



	EXISTING	PROPOSED	REQUIRED
LEVEL P1	214	188 ²	-
LEVEL 1	0	80 ¹	-
EXTERIOR	14	44 ^{2,3}	-
TOTAL	228	312 ⁴	265

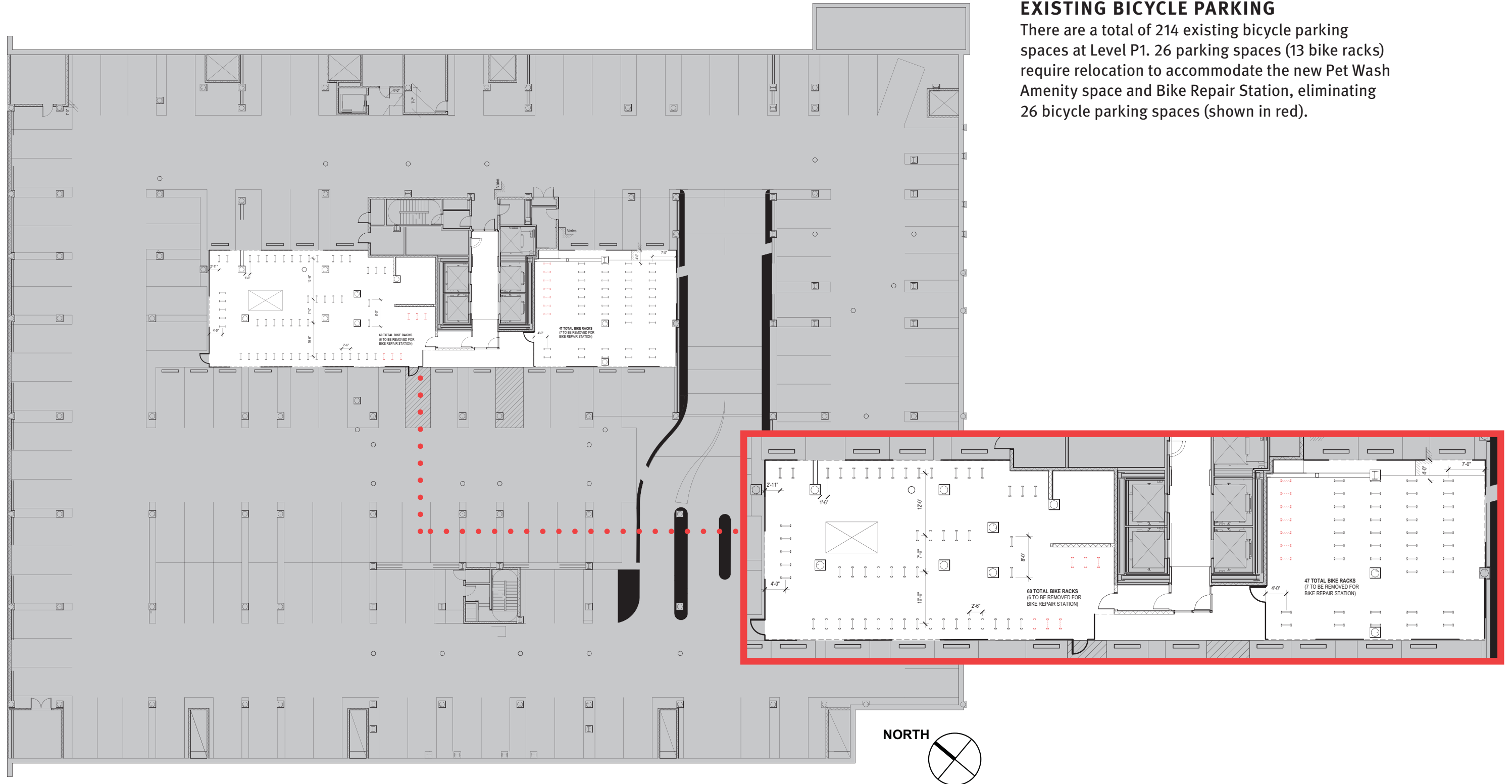
- 1 Long term bicycle storage
- 2 Short term bicycle storage
- 3 Bicycle count does not include additional Blue Bike Location proposed along Monsignor O'Brien Highway, see Exhibit G
- 4 84 total new bicycles parking spaces added



10 existing bicycle parking spaces removed for duration of GLX construction and to be replaced when construction is complete.

EXHIBIT T

LEVEL P1 EXISTING FLOOR PLAN AND LONG-TERM BICYCLE PARKING

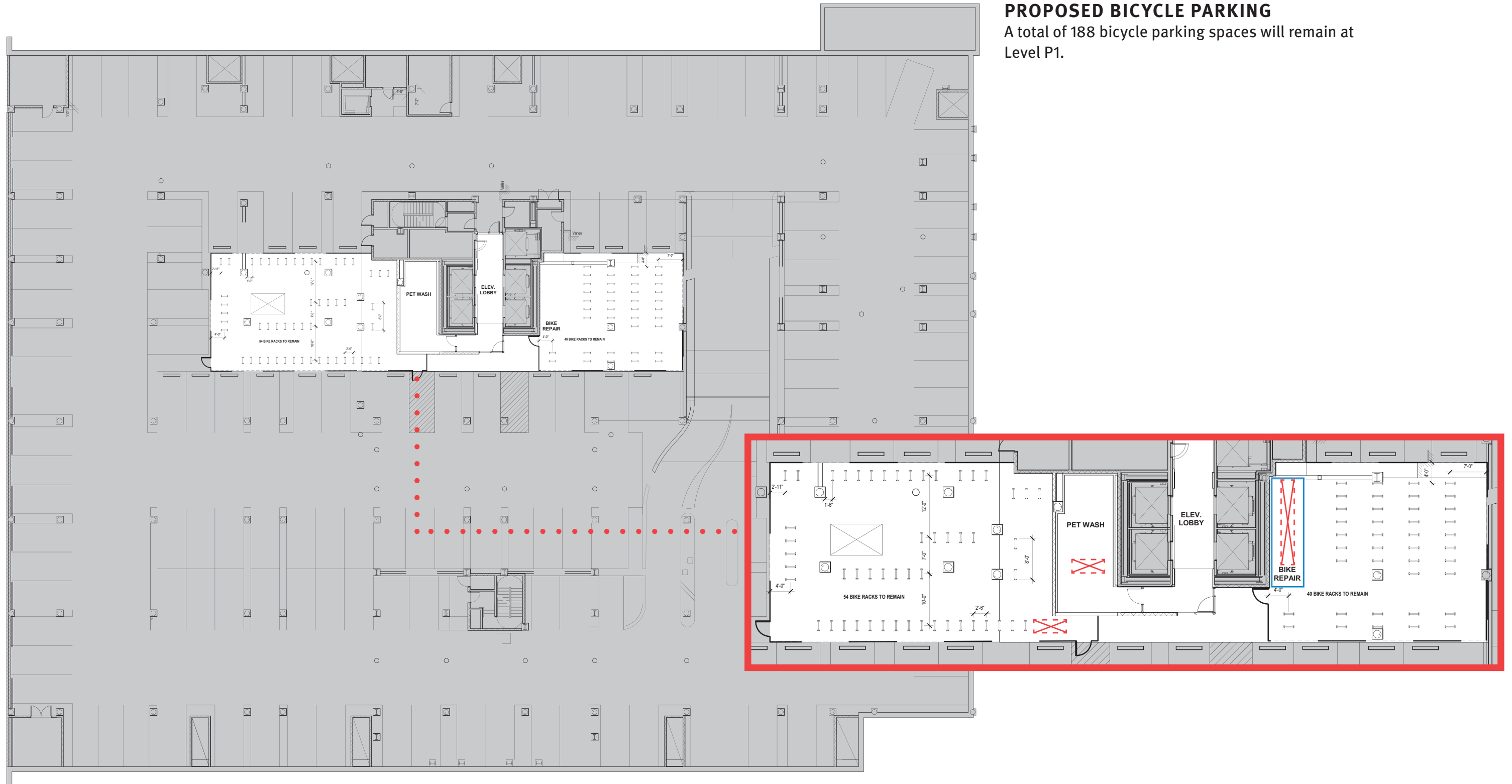


EXISTING BICYCLE PARKING

There are a total of 214 existing bicycle parking spaces at Level P1. 26 parking spaces (13 bike racks) require relocation to accommodate the new Pet Wash Amenity space and Bike Repair Station, eliminating 26 bicycle parking spaces (shown in red).

EXHIBIT T

LEVEL P1 PROPOSED FLOOR PLAN AND LONG-TERM BICYCLE PARKING



PROPOSED BICYCLE PARKING

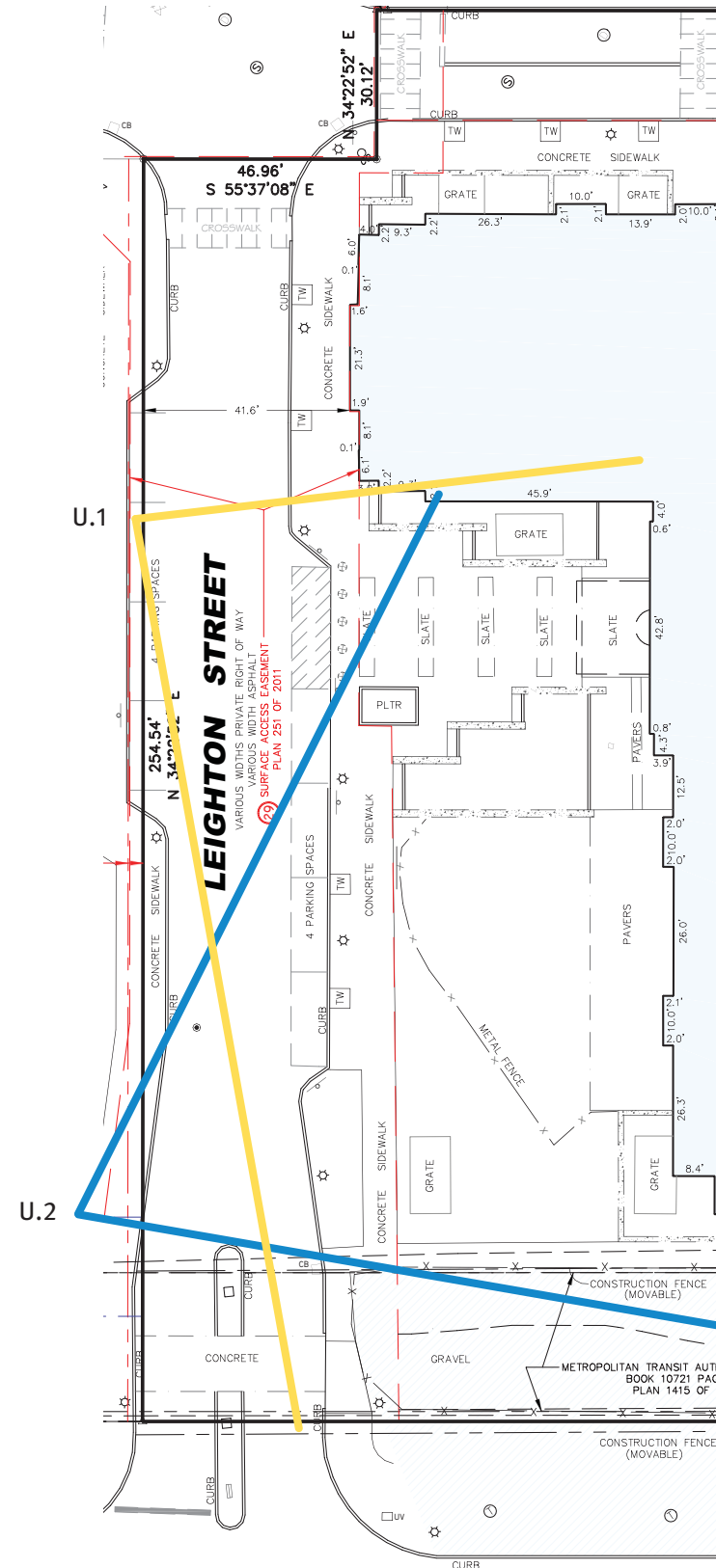
A total of 188 bicycle parking spaces will remain at Level P1.

EXISTING CONDITIONS PHOTOGRAPHS

» Exhibit U - Existing Photographs.....52

EXHIBIT U

EXISTING PHOTOGRAPHS



U.1 VIEW FROM LEIGHTON STREET OF WEST FACADE AND ELEVATED GREEN LINE



U.2 VIEW FROM LEIGHTON STREET OF WEST FACADE AND ELEVATED GREEN LINE

PROPOSED PERSPECTIVE RENDERINGS

- » Exhibit V - Leighton Street Plaza Perspectives....54-57
- » Exhibit W - Level 21 Perspectives.....58

EXHIBIT V LEIGHTON STREET PLAZA PERSPECTIVES

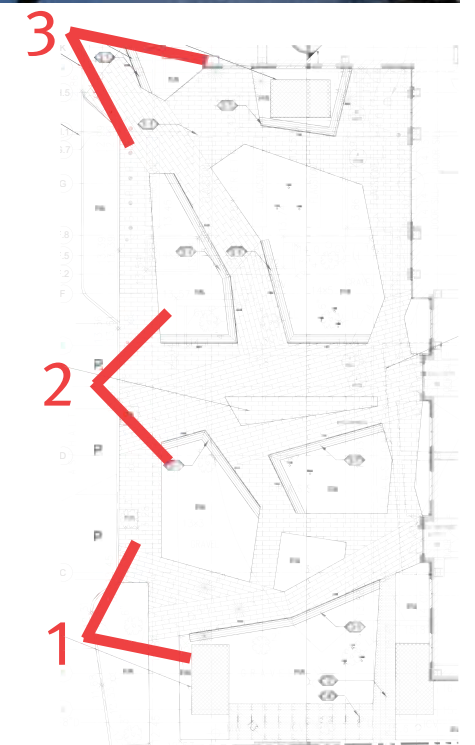


VIEW 1

PROPOSED



EXISTING



KEY PLAN

EXHIBIT V LEIGHTON STREET PLAZA PERSPECTIVES

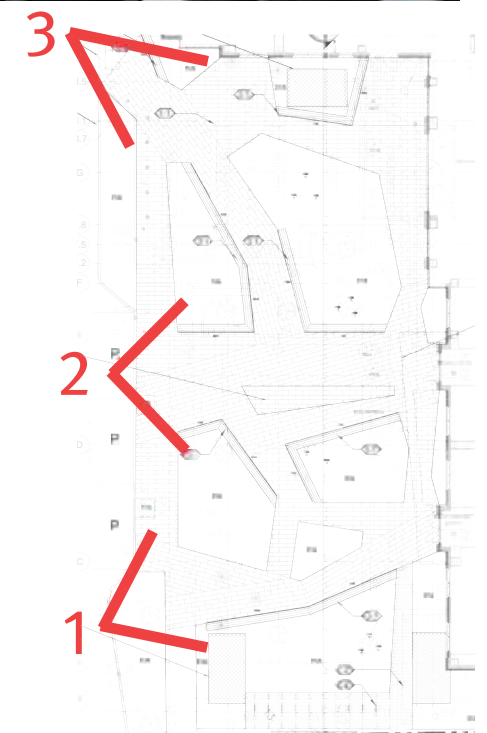


VIEW 2

PROPOSED



EXISTING



KEY PLAN

EXHIBIT V LEIGHTON STREET PLAZA PERSPECTIVES

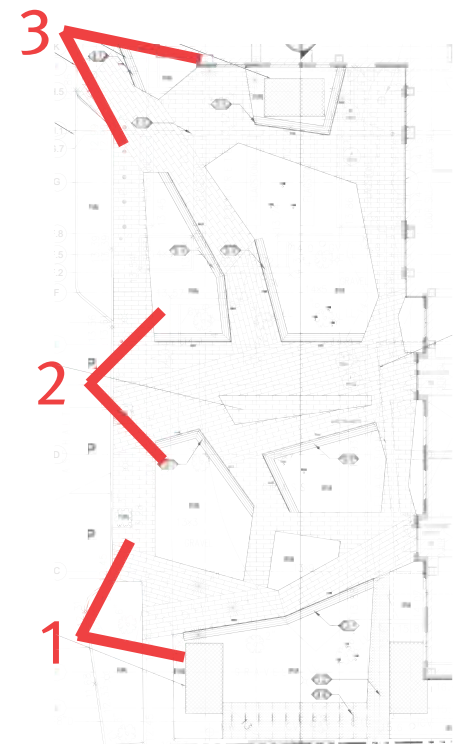


VIEW 3

PROPOSED



EXISTING



KEY PLAN

EXHIBIT W
21ST LEVEL PERSPECTIVE
(VIEW FROM STREET LEVEL)



BEFORE



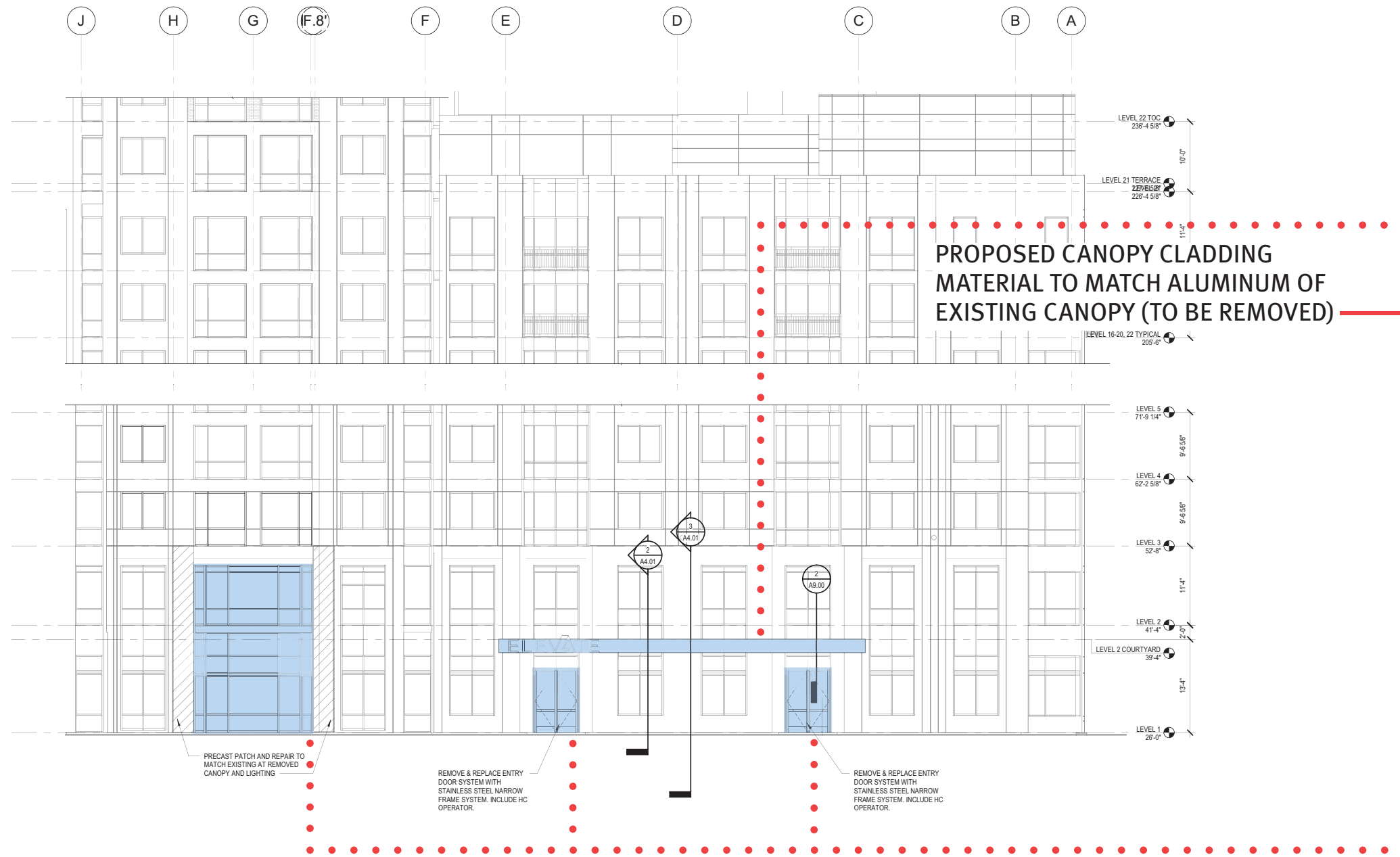
AFTER



PROPOSED MATERIALS AND COLOR PALETTE

» Exhibit X - Proposed Materials.....59

EXHIBIT X PROPOSED MATERIALS



PROPOSED LEIGHTON STREET ELEVATION

EXISTING STOREFRONT AND DOORS TO BE REPLACED AND MATCH EXISTING MATERIALS

