



## MIT West Campus Graduate Student Dormitory

Planning Board Special Permit Submission

Volume 2 Plans and Illustrations

December 17, 2020



# Table of Contents

## 1. Existing Conditions

- 1.1 Site Survey East
- 1.2 Site Survey West
- 1.3 Site Context Map
- 1.4 Site Photos
- 1.5 Site Photos
- 1.6 Site Photos

## 2. Proposed Design

- 2.1 Massing Diagram
- 2.2 Overall Site Plan
- 2.3 Dimensioned Site Plan
- 2.4 Landscape Plan
- 2.5 Central Plaza Plan
- 2.6 Ground Floor Plan – East
- 2.7 Ground Floor Plan - West
- 2.8 Typical Floor Plans – East
- 2.9 Typical Floor Plans - West
- 2.10 Roof Plan – East
- 2.11 Roof Plan - West
- 2.12 Scale and Character
- 2.13 Elevations – North and South
- 2.14 Elevations – East and West
- 2.15 Section through Site

## 3. Renderings

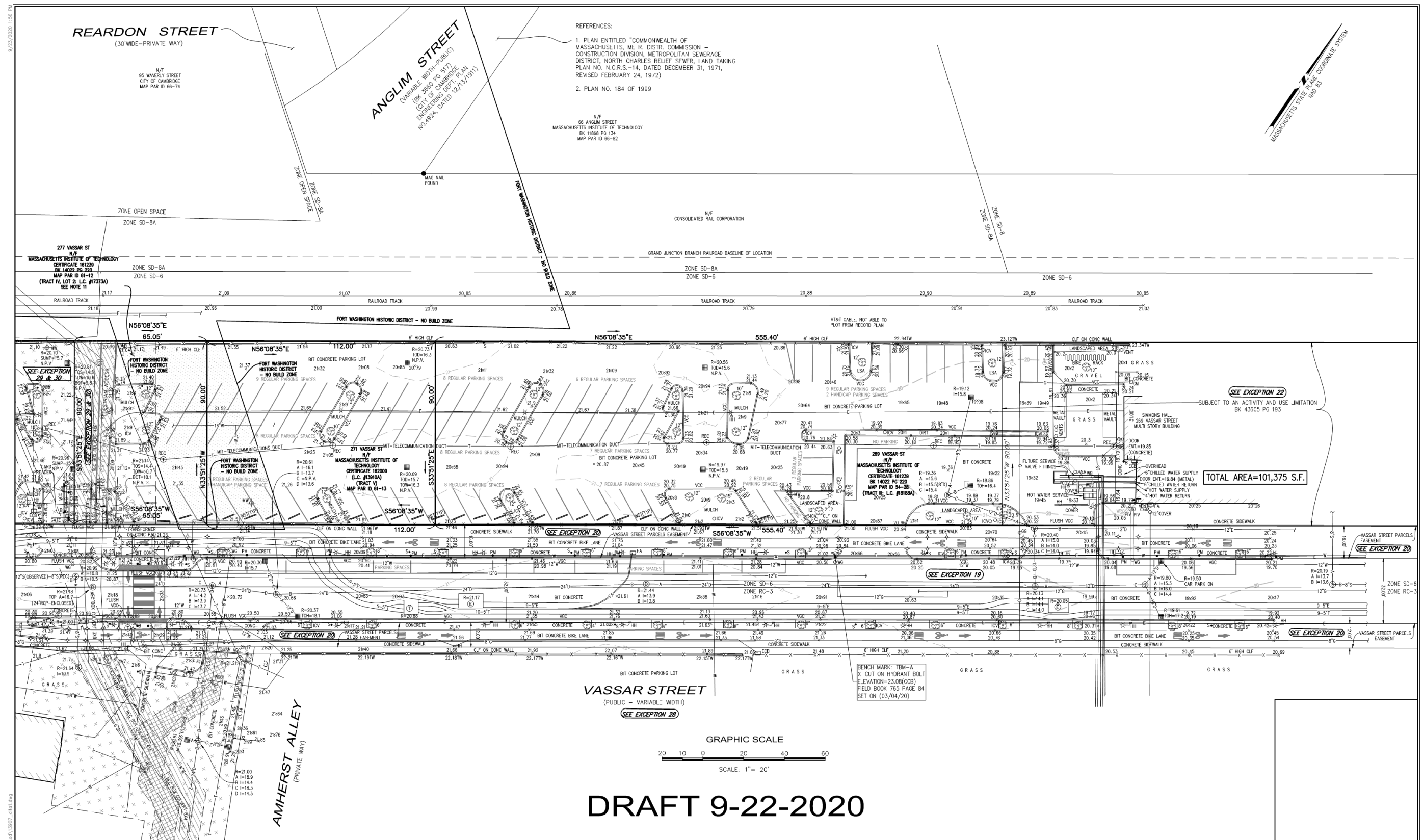
- 3.1 View from Briggs Field
- 3.2 East Building Entry Court
- 3.3 East Building Loggia
- 3.4 West Building Lounge at Plaza
- 3.5 View from Audrey Street
- 3.6 West Building Entry Court
- 3.7 View from Grand Junction
- 3.8 View from Rail Crossing
- 3.9 Central Plaza Aerial
- 3.10 Central Plaza Looking NW
- 3.11 North Greenspace

## 4. Transportation

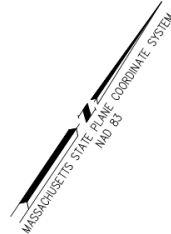
- 4.1 Pedestrian and Bicycle Circulation
- 4.2 Long Term and Short Term Bicycle Parking
  - 4.2E East Building Long Term Bicycle Parking
  - 4.2W West Building Long Term Bicycle Parking
- 4.3 Vassar Street Bicycle Lane Enhancement
- 4.4 Site Loading and Service Areas

## Appendix

- A.1 Shadow Study
- A.2 Tree Study
- A.3 Utility Plan

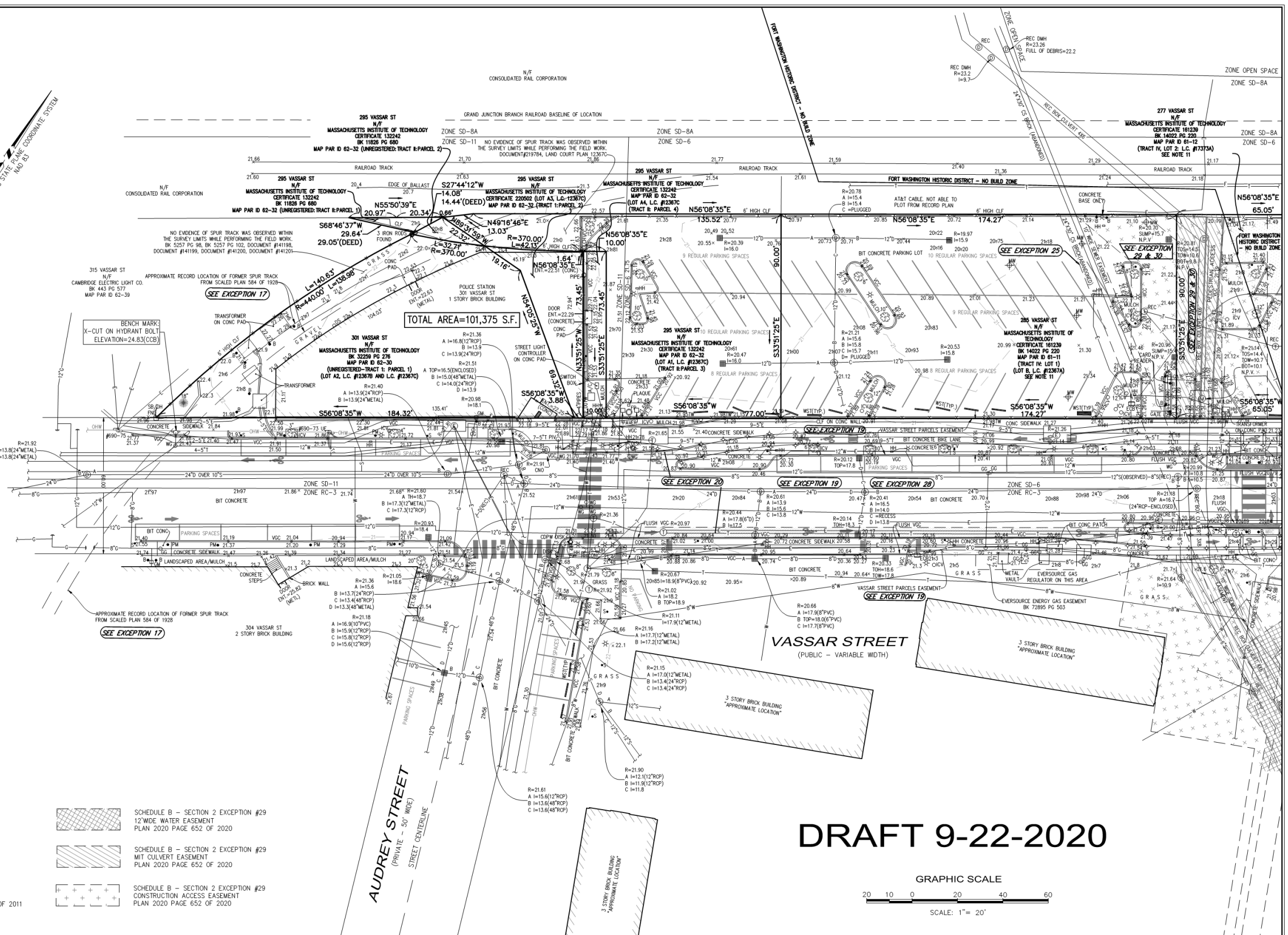


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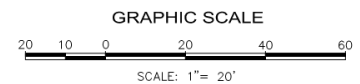


### LEGEND

- CATCH BASIN
- CABLE TELEVISION MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- MISCELLANEOUS MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- GAS SHUT-OFF
- WATER SHUT-OFF
- GAS GATE
- WATER GATE
- IRRIGATION CONTROL VALVE
- CLEANOUT
- BOSTON WATER WORKS
- FIRE HYDRANT
- DOWN SPOUT
- UTILITY POLE
- UTILITY POLE WITH CONDUIT LINE TO GROUND
- LIGHT POLE
- LIGHT BOLLARD
- LANDSCAPE LIGHT
- HAND HOLE
- TRASH CAN
- FIRE ALARM CALL BOX
- METAL POST
- CONCRETE POST
- PARKING METER
- SIGN POST
- TRAFFIC MAST ARM
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- DECIDUOUS TREE WITH TRUNK DIAMETER
- CONIFEROUS TREE WITH TRUNK DIAMETER
- 2H43 HANDICAP PARKING
- QLF SPOT ELEVATION
- BB CHAIN LINK FENCE
- SGC BITUMINOUS CONCRETE BERM
- VCC SLOPED GRANITE CURB
- VCC VERTICAL GRANITE CURB
- WCR VERTICAL CONCRETE CURB
- WST WHEELCHAIR RAMP
- LST WHEEL STOPPER
- R LANDSCAPE TIMBER
- R RIM ELEVATION EQUALS
- I INVERT ELEVATION EQUALS
- TH= TOP OF HOOD ELEVATION EQUALS
- N.P.V. NO PIPES VISIBLE
- TOP= TOP OF WATER
- TOPS= TOP OF CONCRETE SHELF
- BOT= BOTTOM OF STRUCTURE
- TCB TRAFFIC CONTROL BOX
- ULD UNDERGROUND LOOP DETECTOR
- DMF DETECTABLE WARNING PANEL
- 2H43TW TOP OF WALL ELEVATION
- CATV UNDERGROUND CABLE TELEVISION LINE
- D UNDERGROUND DRAIN LINE
- E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- S UNDERGROUND SEWER LINE
- T UNDERGROUND TELEPHONE LINE
- W UNDERGROUND WATER LINE
- ST UNDERGROUND STEAM LINE
- OHW OVERHEAD WIRES
- MW MONITORING WELL
- BENCH MARK
- FORT WASHINGTON HISTORIC DISTRICT AREA ON SURVEYED PROPERTY
- SCHEDULE B - SECTION 2 EXCEPTION #29 12' WIDE WATER EASEMENT PLAN 2020 PAGE 652 OF 2020
- SCHEDULE B - SECTION 2 EXCEPTION #29 MIT CULVERT EASEMENT PLAN 2020 PAGE 652 OF 2020
- SCHEDULE B - SECTION 2 EXCEPTION #29 CONSTRUCTION ACCESS EASEMENT PLAN 2020 PAGE 652 OF 2020
- ALTERED PORTION OF VASSAR STREET PLAN #421 OF 2011



# DRAFT 9-22-2020



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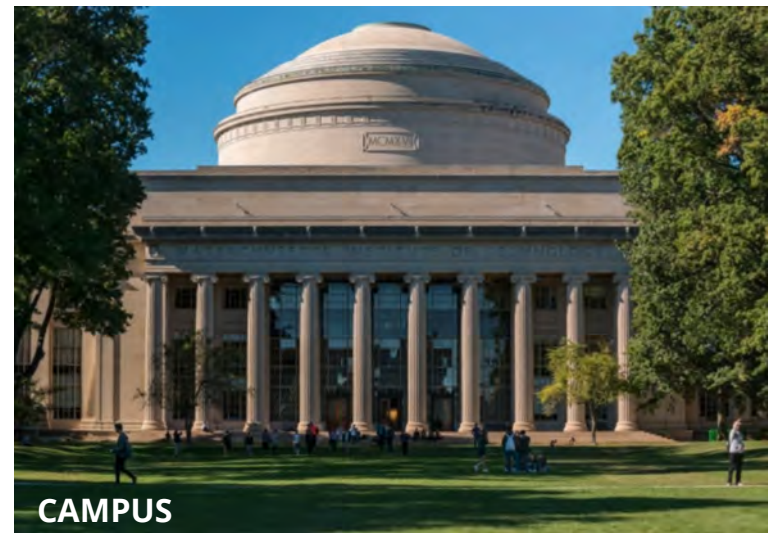
- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

PROJECT #	13907			
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DATE	JULY 20, 2020			
PROJECT MANAGER	DRS			
FIELD BOOK	765			
DRAFTED BY	TI			
CHECKED BY				
REV.		COMMENTS	REVISIONS	DATE

ALTA/NSPS LAND TITLE SURVEY  
MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
269-301 VASSAR STREET, CAMBRIDGE, MASSACHUSETTS  
PREPARED FOR:  
**AMERICAN CAMPUS COMMUNITIES**  
12700 HILL COUNTRY BLVD., STE. T-200, AUSTIN, TX 78738

SHEET: 1  
**ALTA-1**  
OF 4  
REV.





**1.3 EXISTING CONDITIONS** SITE CONTEXT MAP  
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT







① MIT POLICE STATION



URBAN APPROACH

② WESTGATE CAMPUS



CIVIC APPROACH

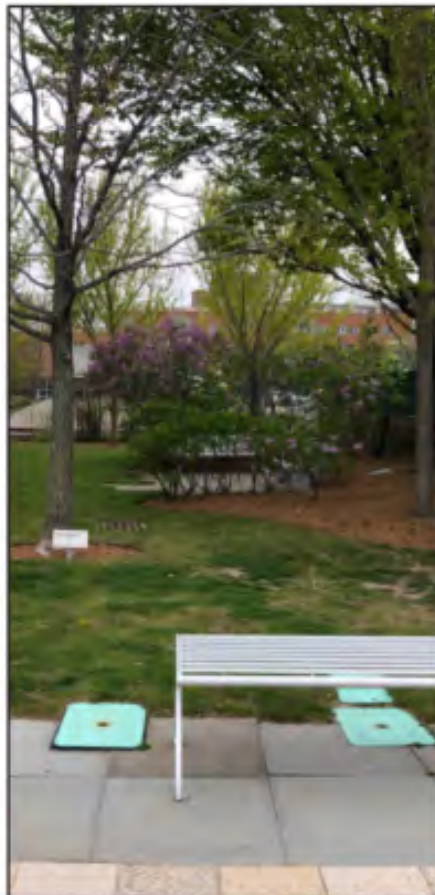
③ FORT WASHINGTON PARK



④ VASSAR STREET TREES



⑤ SIMMONS COURTYARD



⑥ CHILDCARE CENTER



FRONT YARD APPROACH

⑦ MIT HOUSING







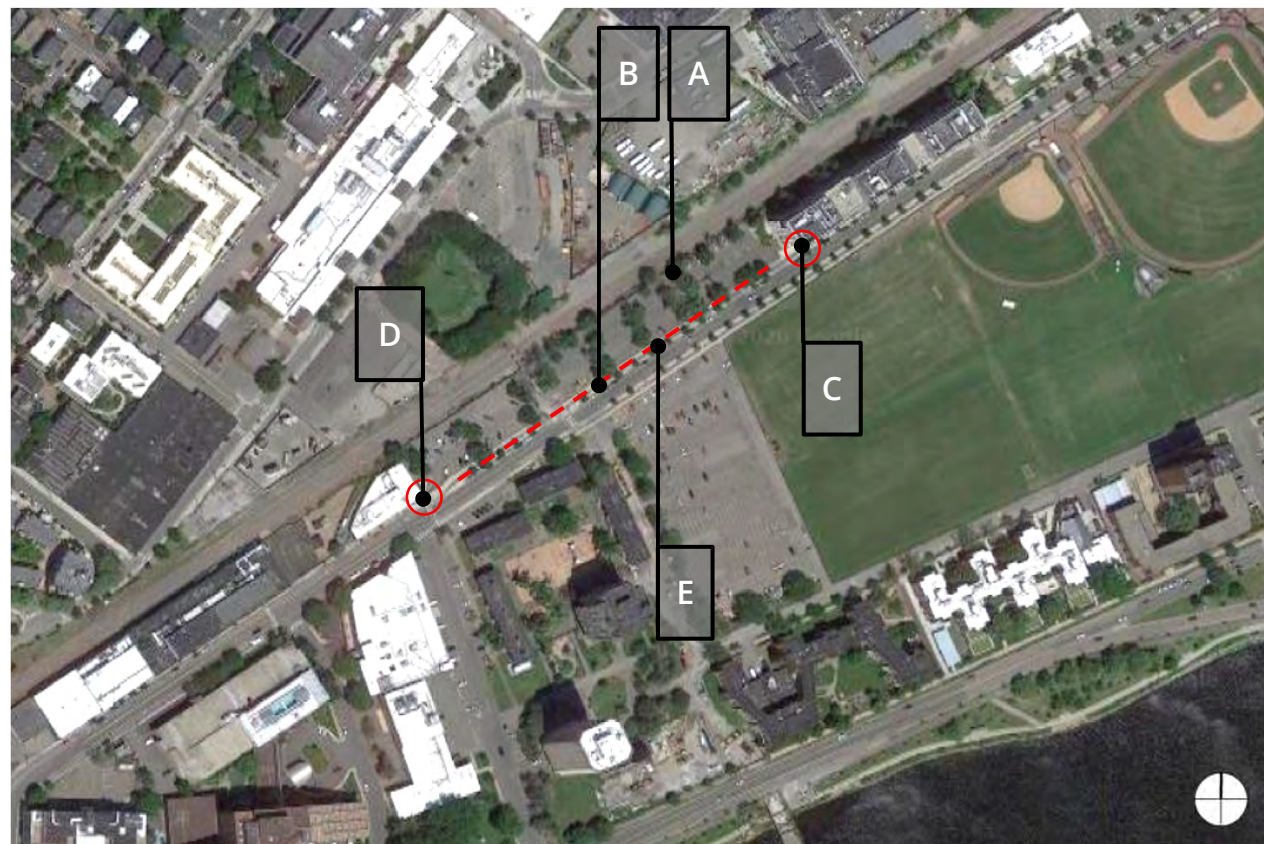
A: WEST LOT AT R.O.W.



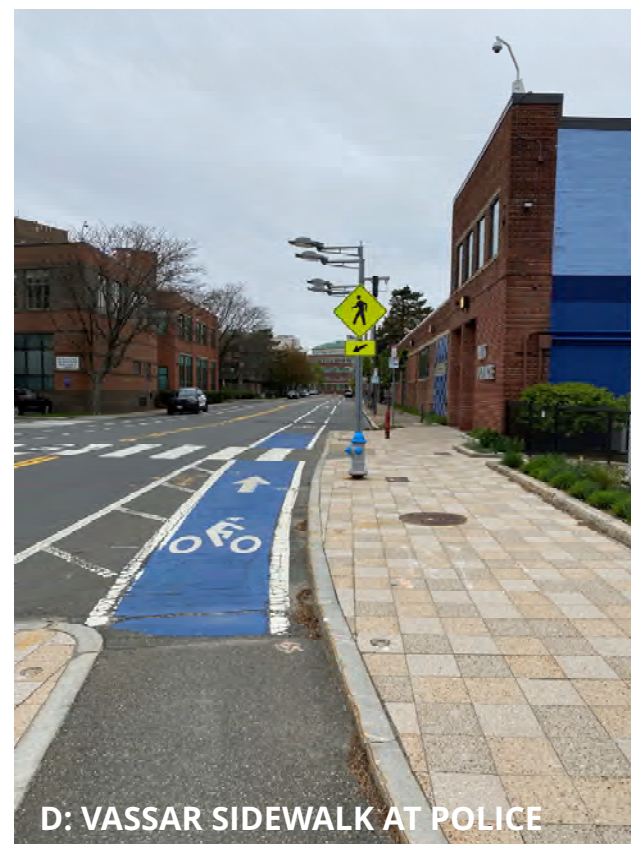
B: WEST LOT FROM VASSAR



C: WEST LOT AT SIMMONS



**1.5 EXISTING CONDITIONS** SITE PHOTOS  
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT



D: VASSAR SIDEWALK AT POLICE



E: VASSAR SIDEWALK AT WEST LOT





A: PEDESTRIAN ACCESS TO RAIL CROSSING AT PARKING

B: SOUTH SIDE OF VASSAR SIDEWALK

C: MIT POLICE FROM AUDREY STREET

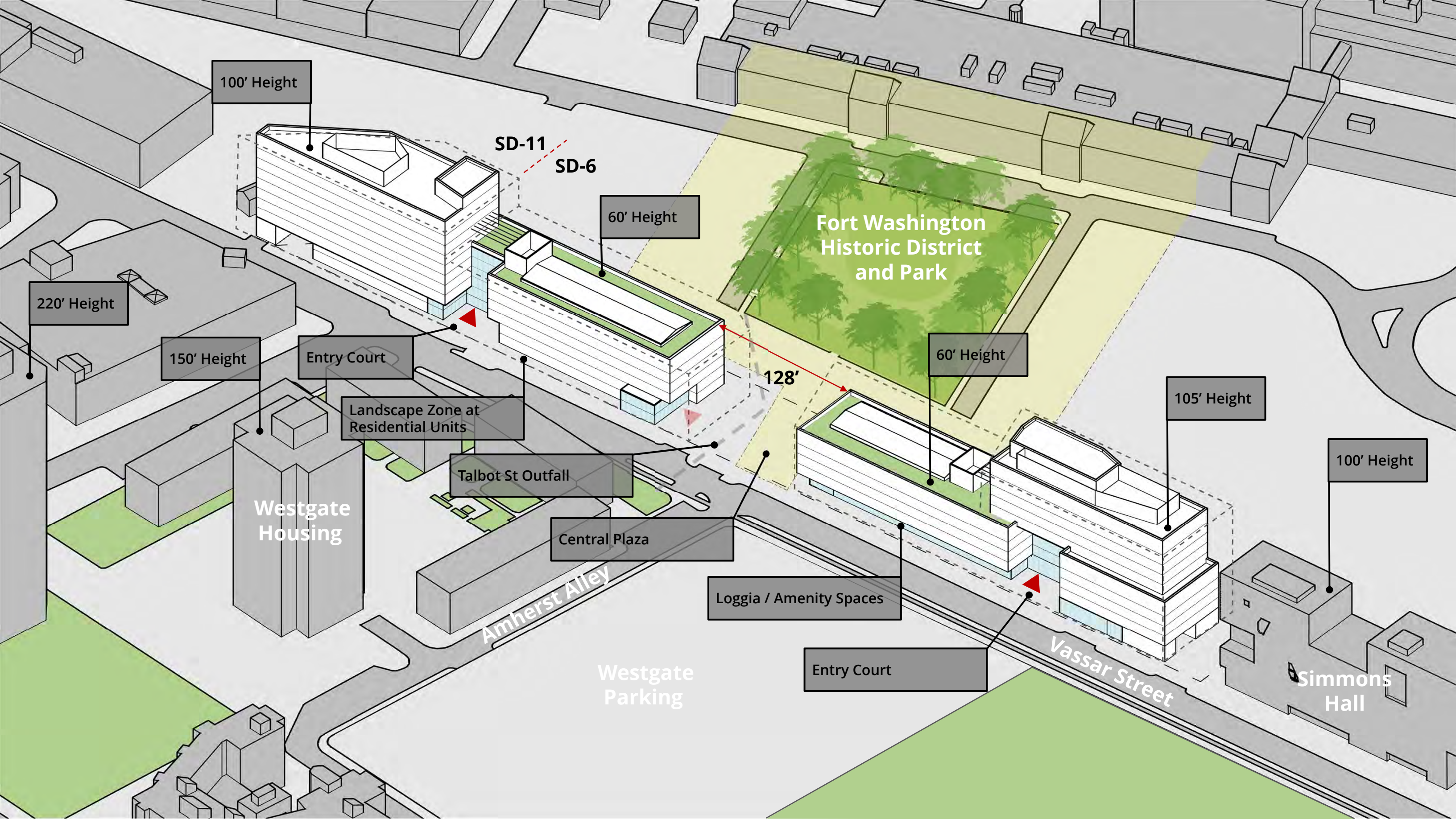


D: RAIL CROSSING FROM PARK

E: WEST PROPERTY EDGE AT EVERSOURCE

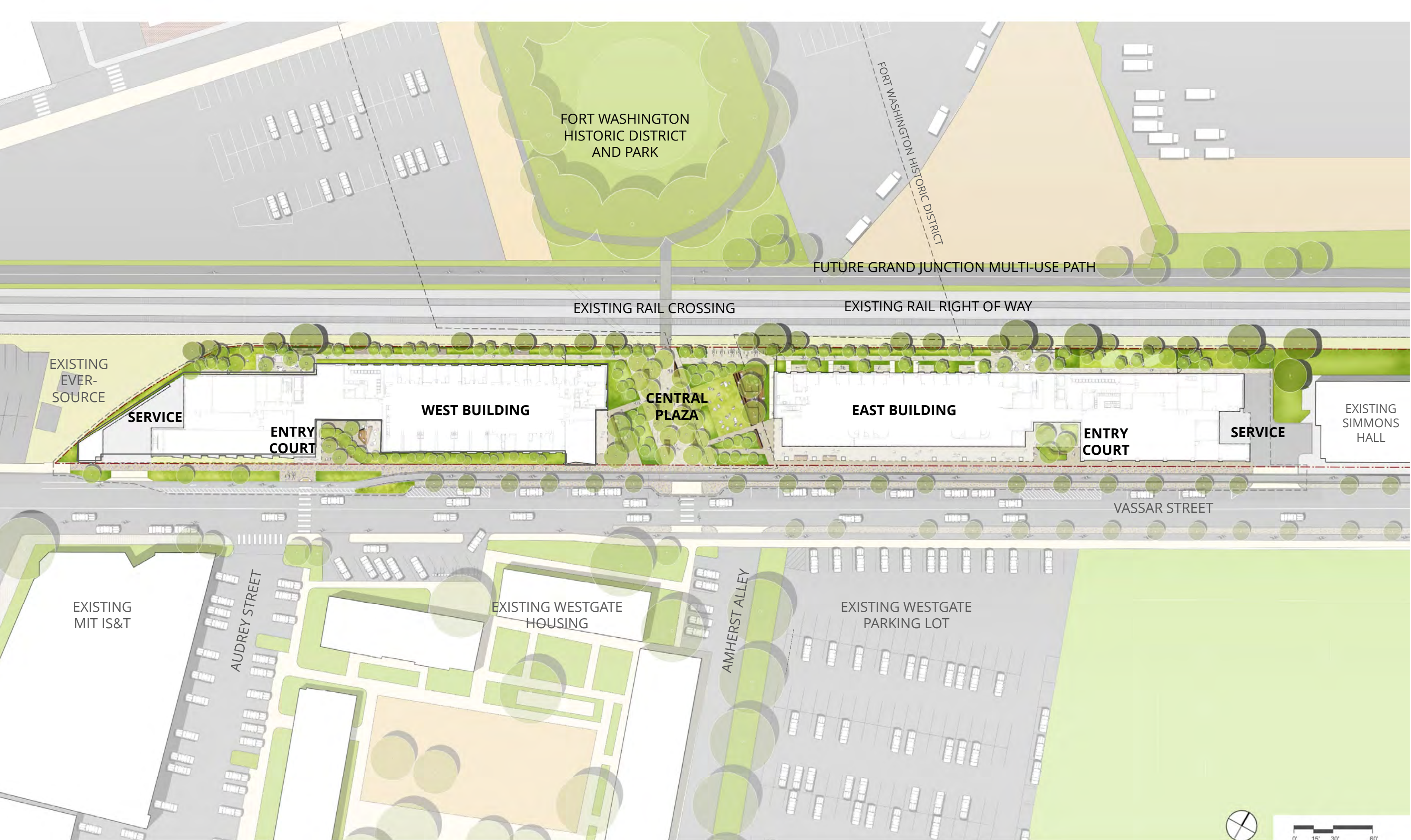
**1.6 EXISTING CONDITIONS** SITE PHOTOS  
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT





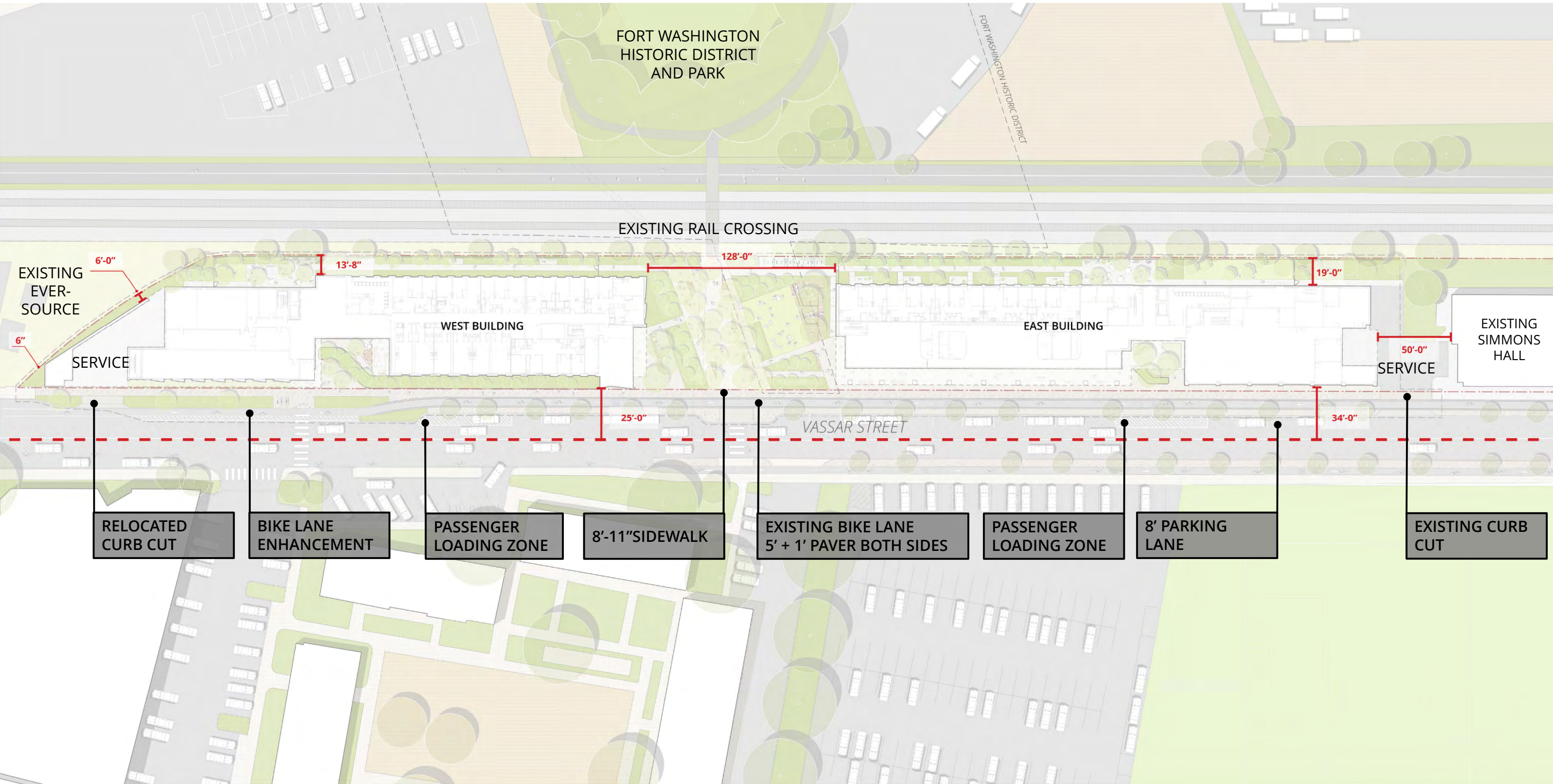
**2.1 PROPOSED DESIGN MASSING DIAGRAM**  
 MIT WEST CAMPUS GRADUATE DORMITORY PROJECT





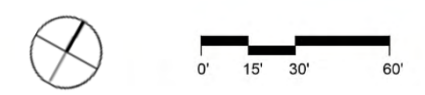
**2.2 PROPOSED DESIGN OVERALL SITE PLAN**  
 MIT WEST CAMPUS GRADUATE DORMITORY PROJECT



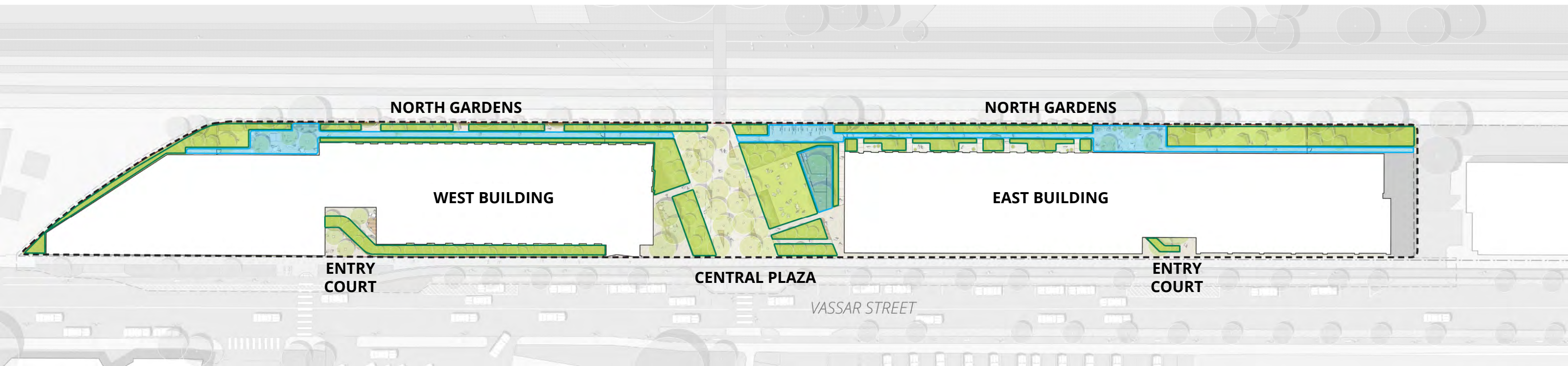
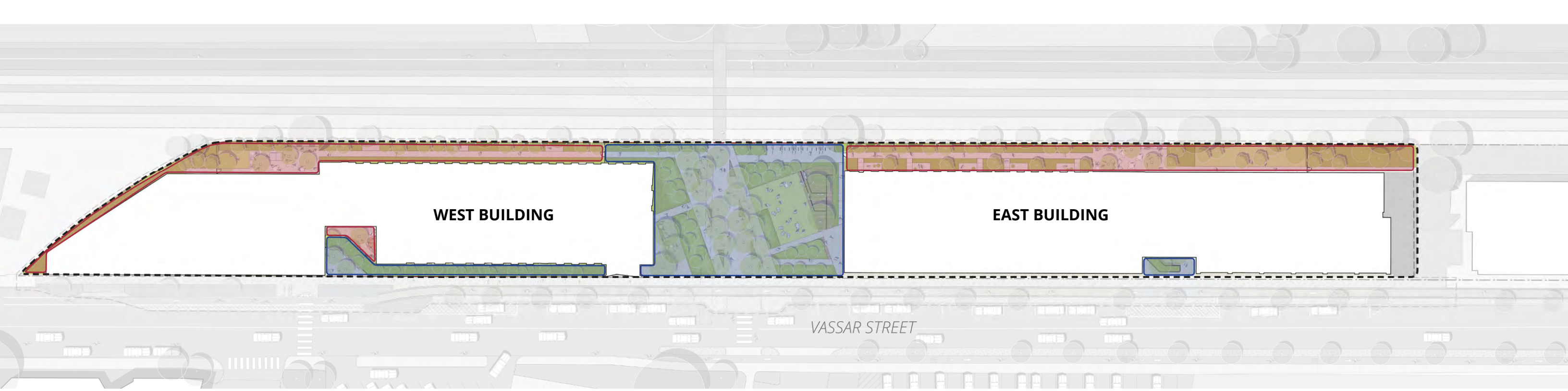


**2.3 PROPOSED DESIGN PUBLIC WAY DIMENSIONS**

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT



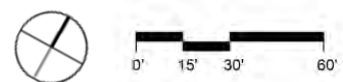




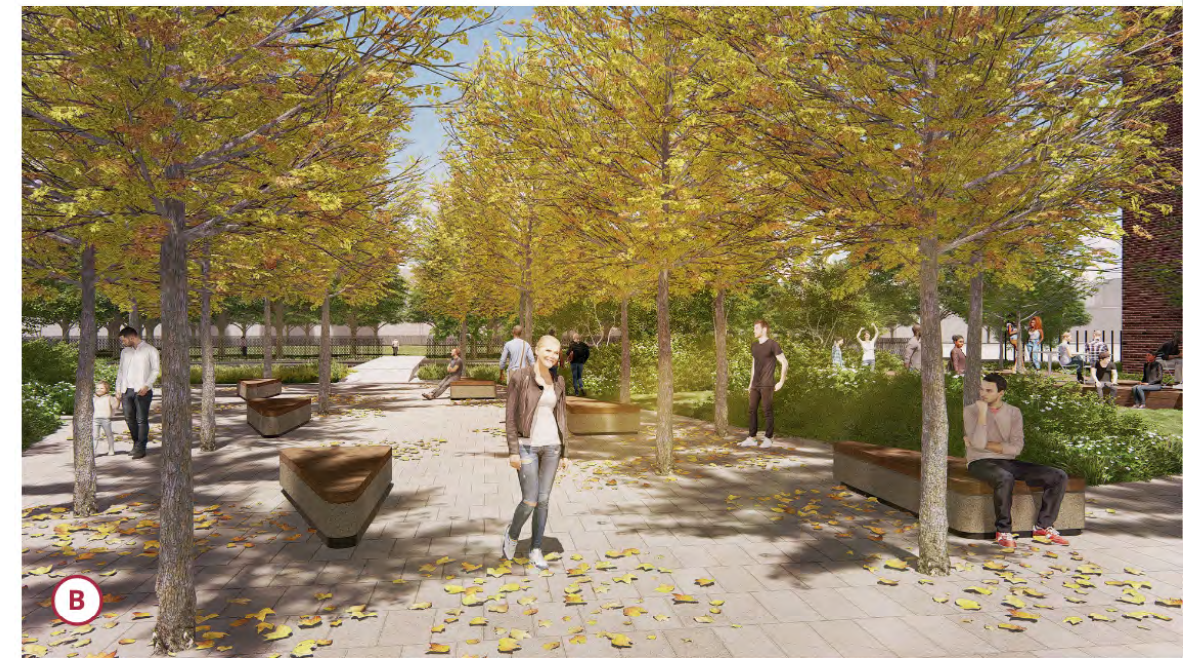
TOTAL SITE: 78,500 SF  
 BUILDING FOOTPRINT: 48,400 SF  
 OPEN SPACE: 30,100 SF

- OPEN SPACE, PUBLICLY BENEFICIAL: 15,390 SF
- OPEN SPACE, OTHER: 13,270 SF
- PLANTING AREA: 11,300 SF
- PERVIOUS PAVING: 3,750 - 6,800 SF

TOTAL PERVIOUS: 15,050 - 18,100 SF

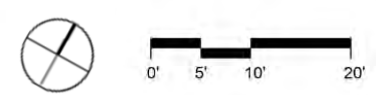






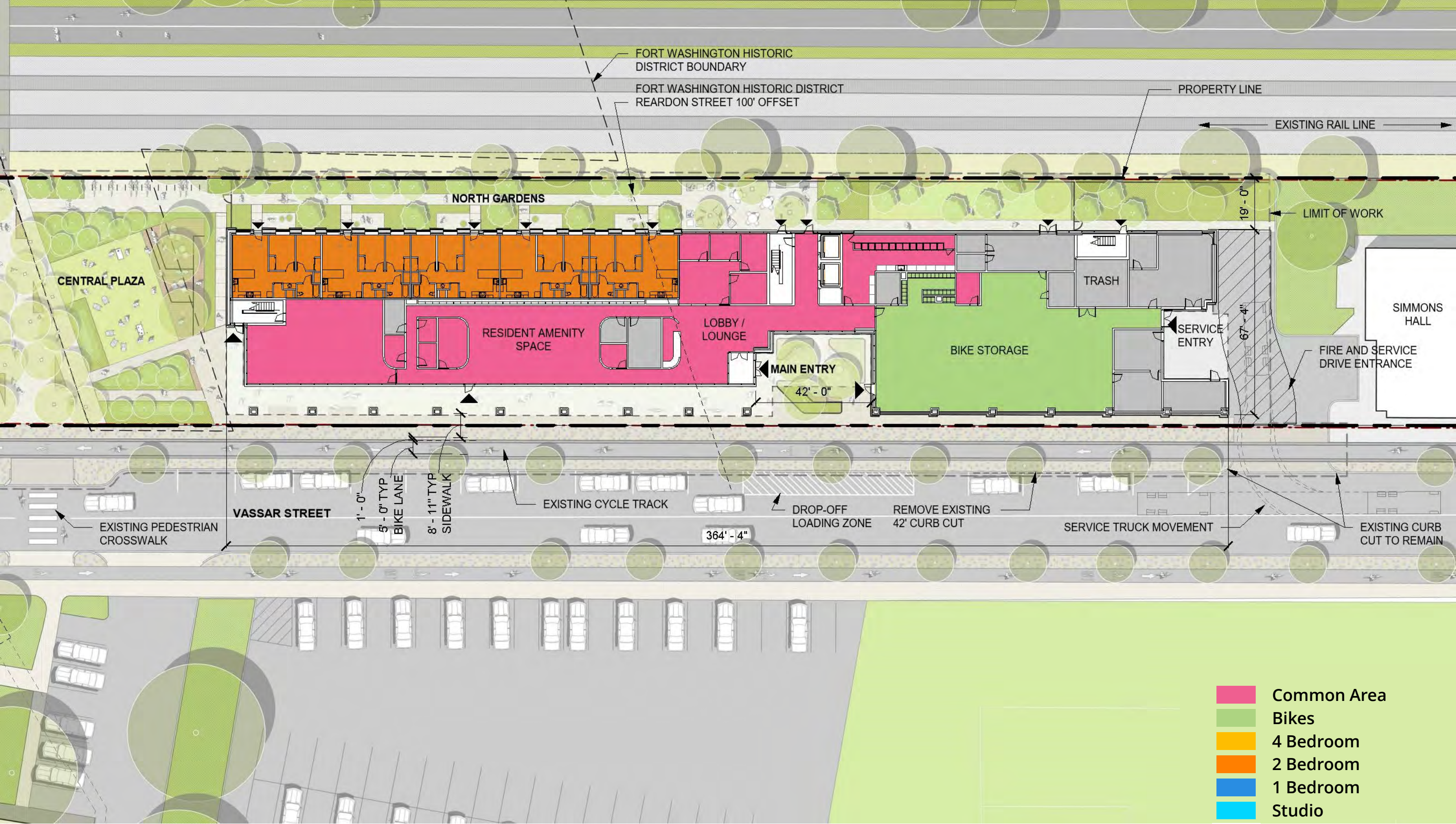
- ① PLAZA PATH
- ② URBAN GROVE
- ③ SEATING GROVE
- ④ LAWN
- ⑤ RAISED PLATFORM
- ⑥ PLANTED MOUND
- ⑦ ENTRY PLAZA

\*ALL TREES WITHIN PAVEMENT TO BE PLANTED WITHIN CONTINUOUS AREA OF STRUCTURAL SOIL BELOW



**2.5 PROPOSED DESIGN CENTRAL PLAZA**  
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT

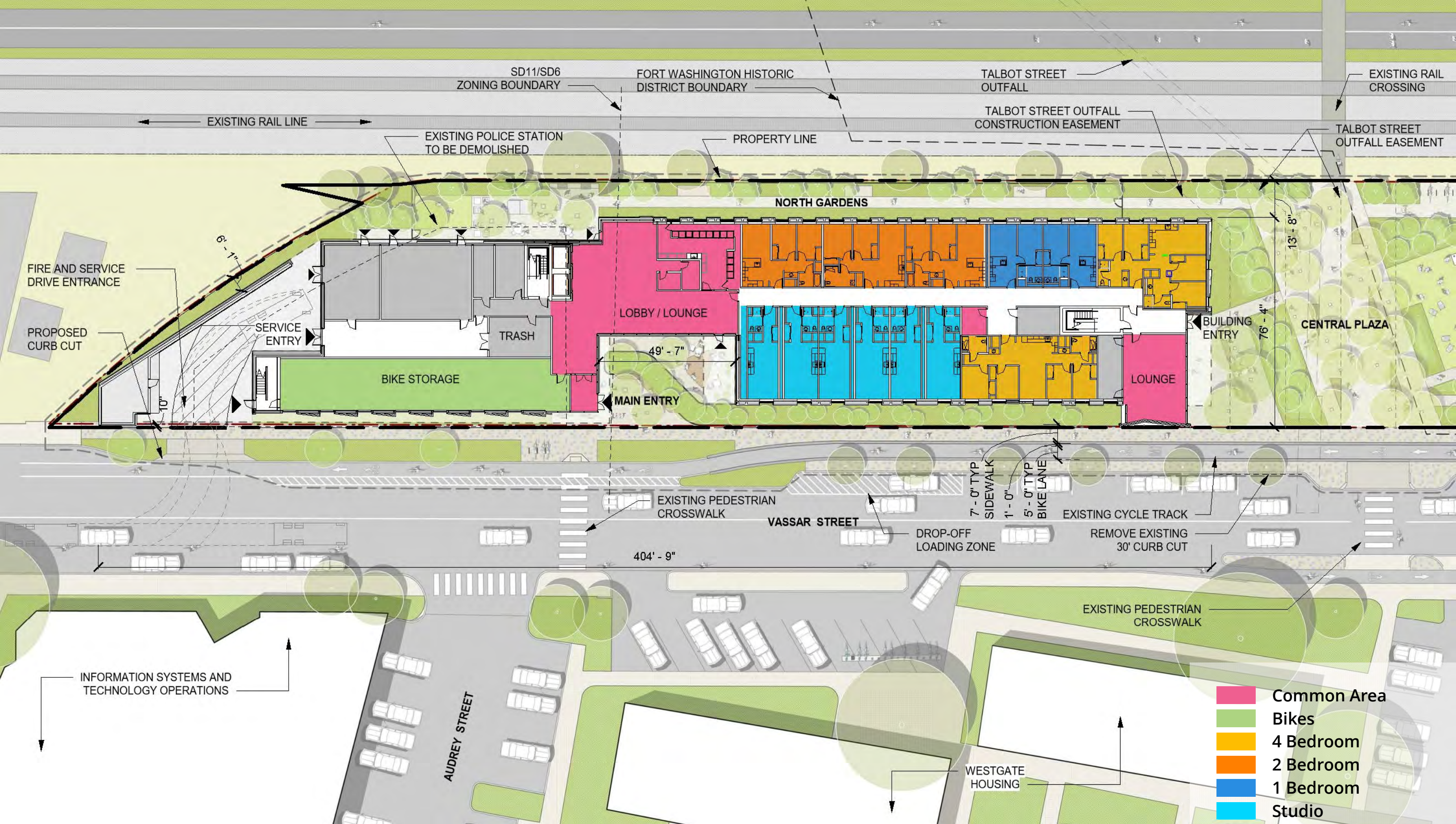




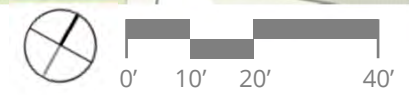
**2.6 PROPOSED DESIGN GROUND FLOOR PLAN - EAST**

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT





**2.7 PROPOSED DESIGN** GROUND FLOOR PLAN - WEST  
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT





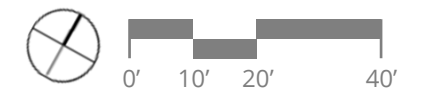


TYPICAL FLOOR PLAN LEVELS 6-10

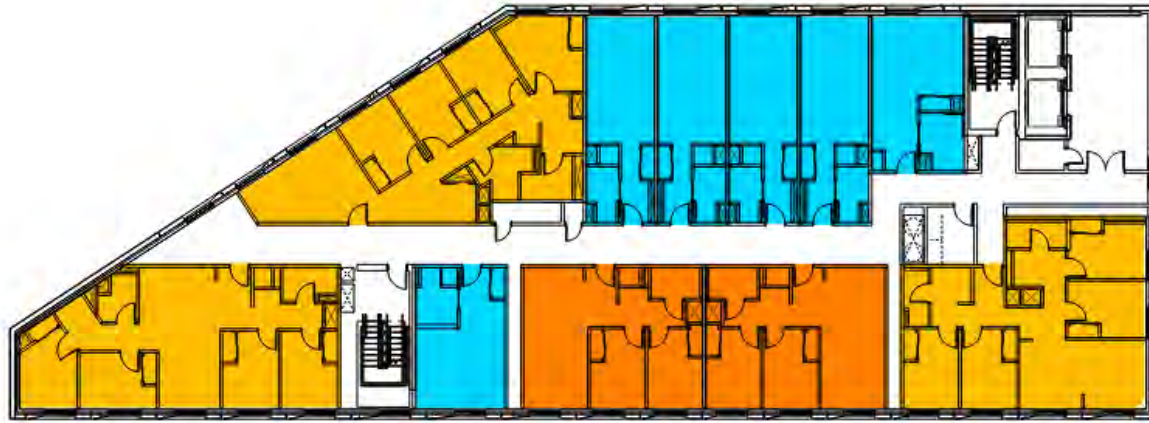


TYPICAL FLOOR PLAN LEVELS 2-5

- 4 Bedroom
- 2 Bedroom
- 1 Bedroom
- Studio





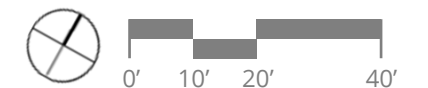


TYPICAL FLOOR PLAN LEVELS 7-10

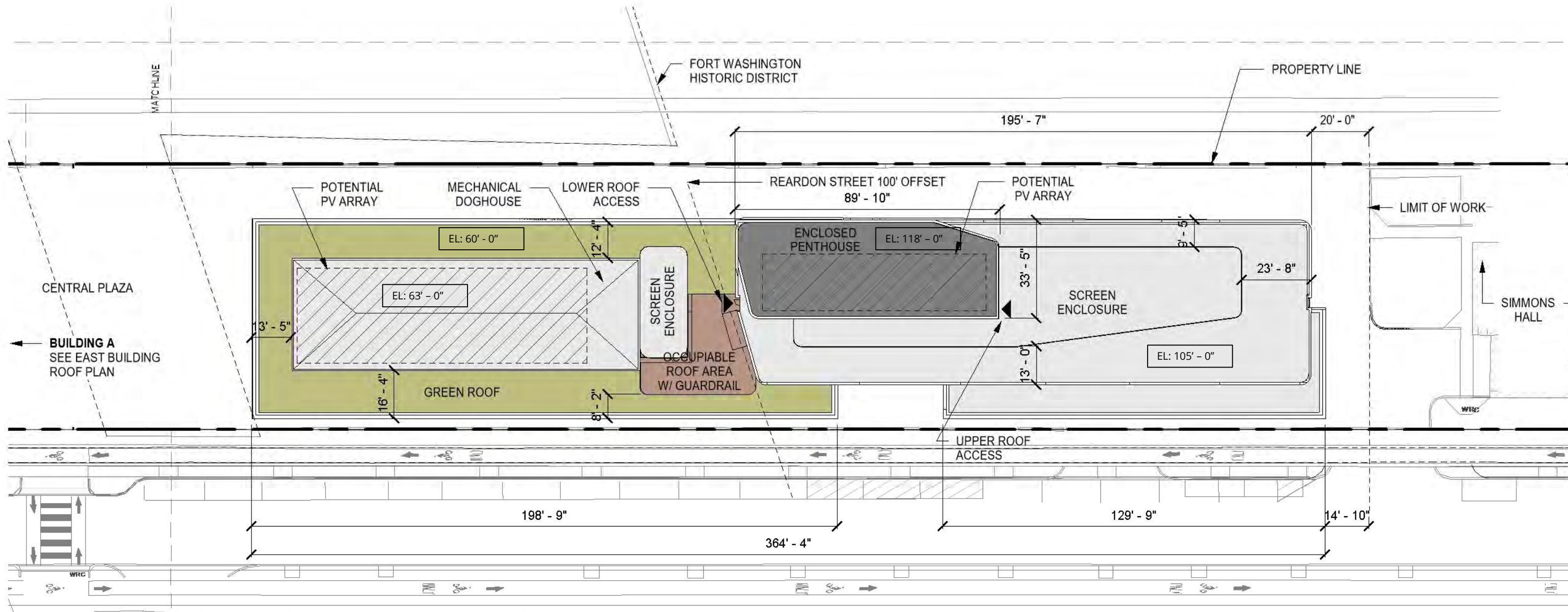


TYPICAL FLOOR PLAN LEVELS 3-6

- 4 Bedroom
- 2 Bedroom
- 1 Bedroom
- Studio

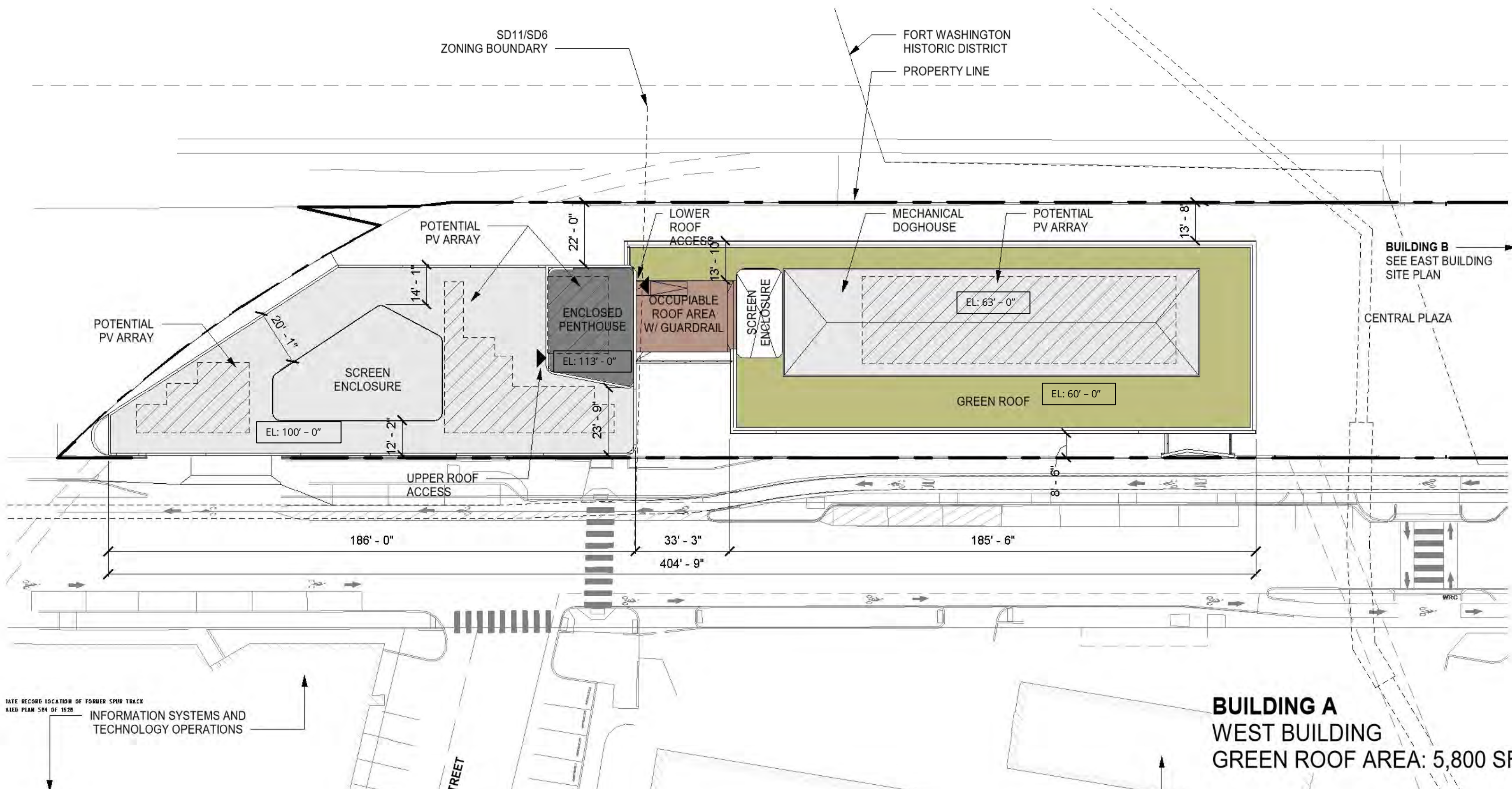






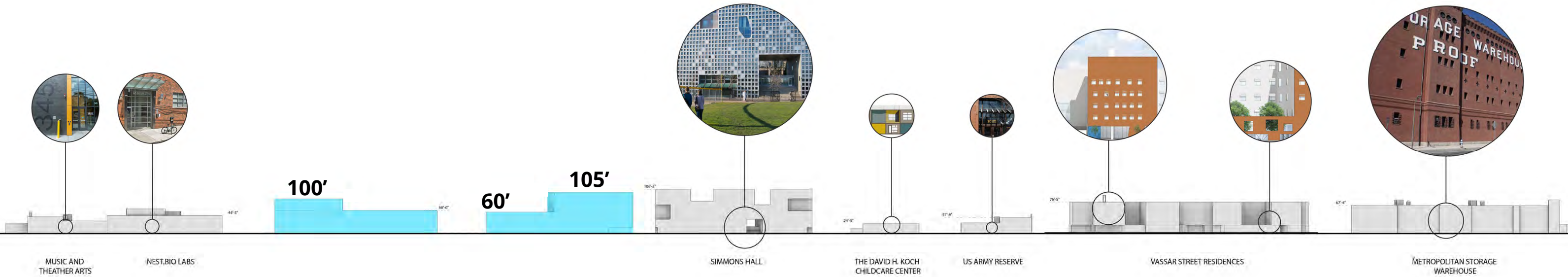
**BUILDING B**  
**EAST BUILDING**  
**GREEN ROOF AREA: 4,700 SF**



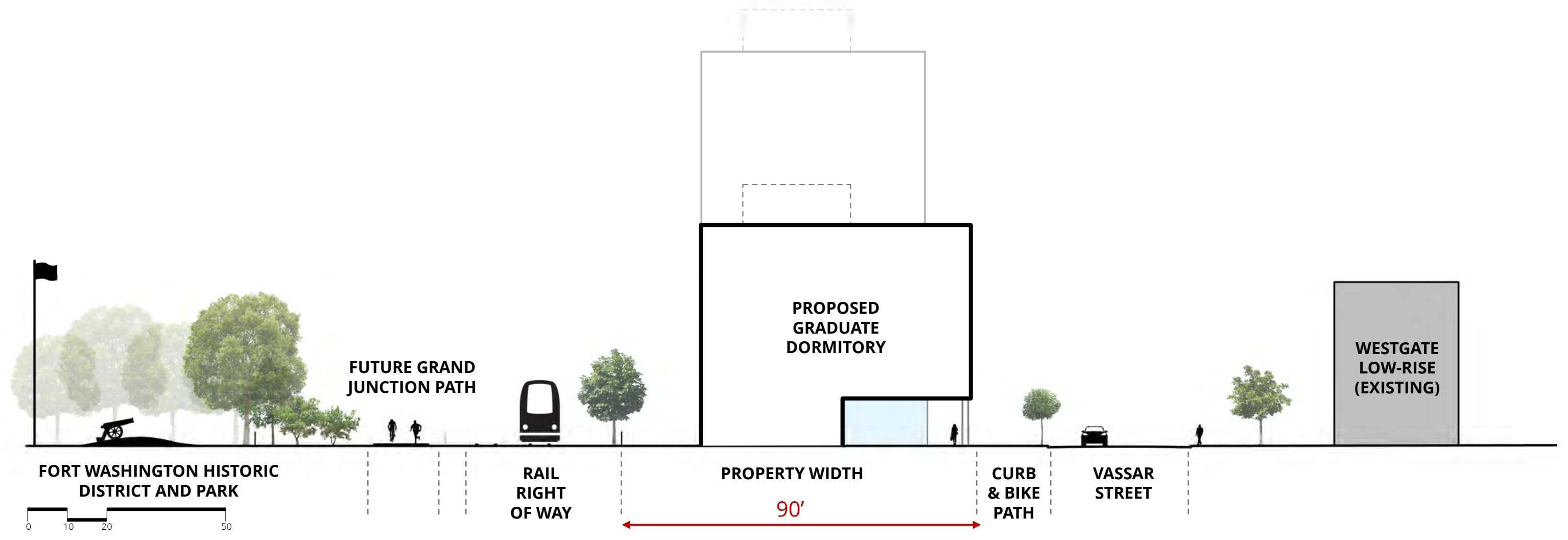


**2.11 PROPOSED DESIGN** ROOF PLAN - WEST  
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT





## Vassar Street Elevation

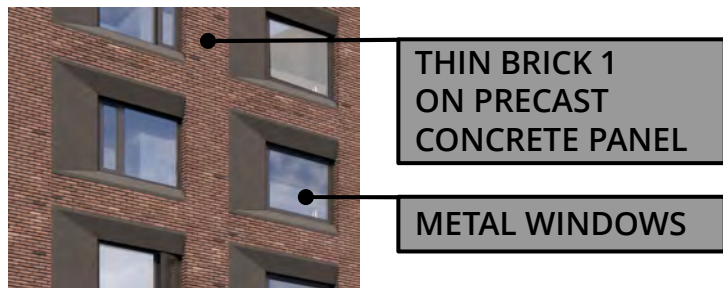


## Site Section through Central Plaza Looking East

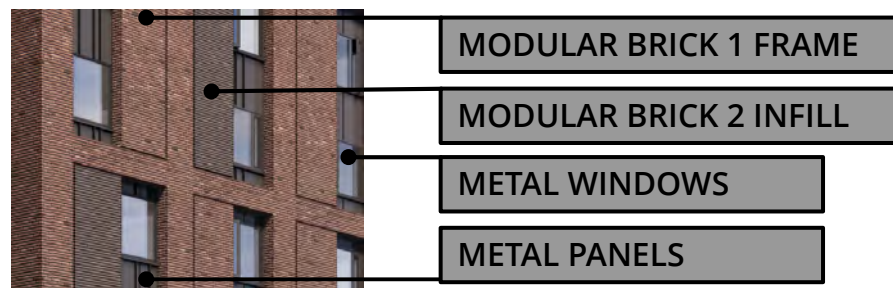
### 2.12 PROPOSED DESIGN SCALE AND CHARACTER

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT

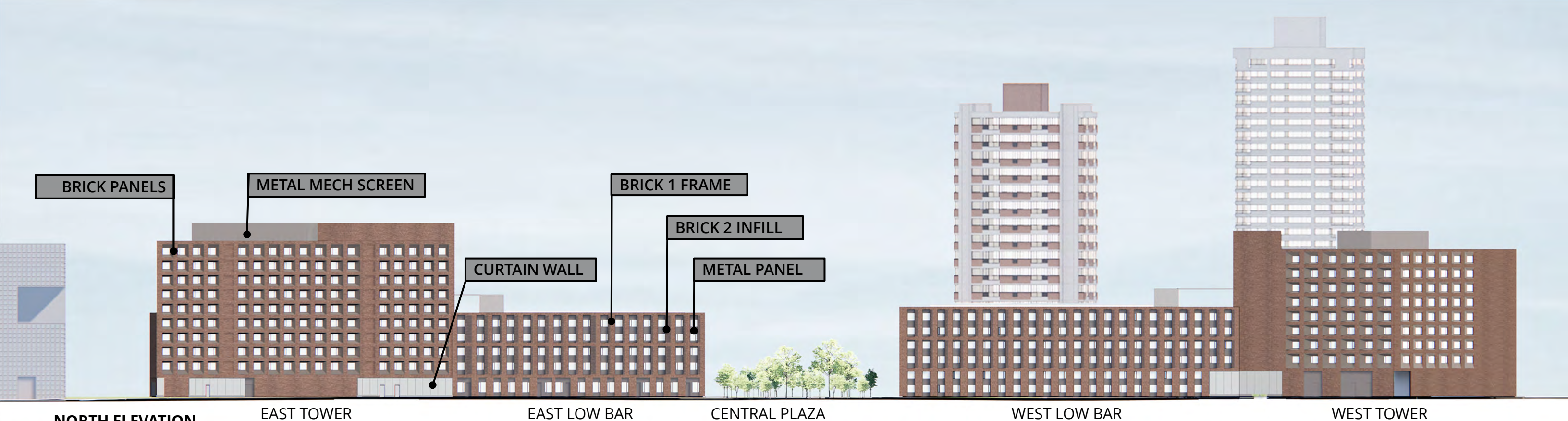
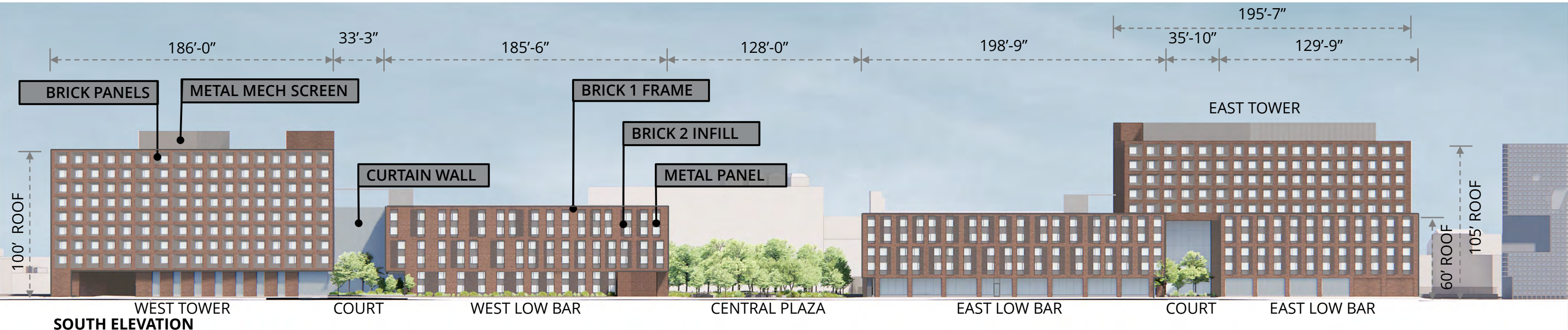




TOWER MATERIALS



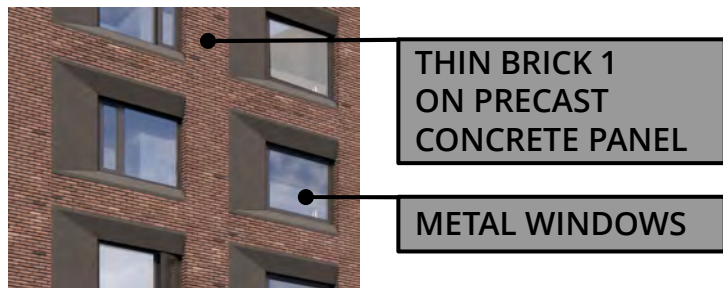
LOW BAR MATERIALS



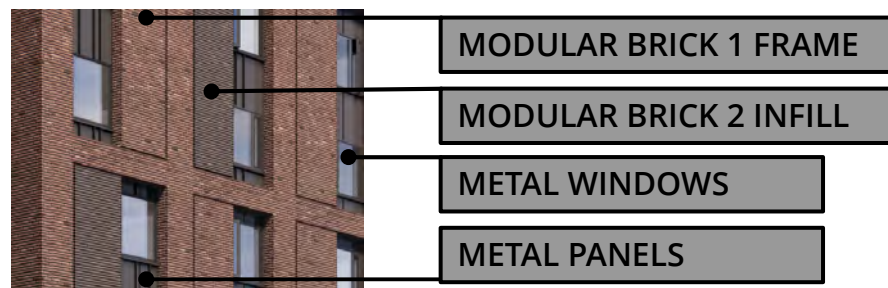
**2.13 PROPOSED DESIGN BUILDING ELEVATIONS**

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT

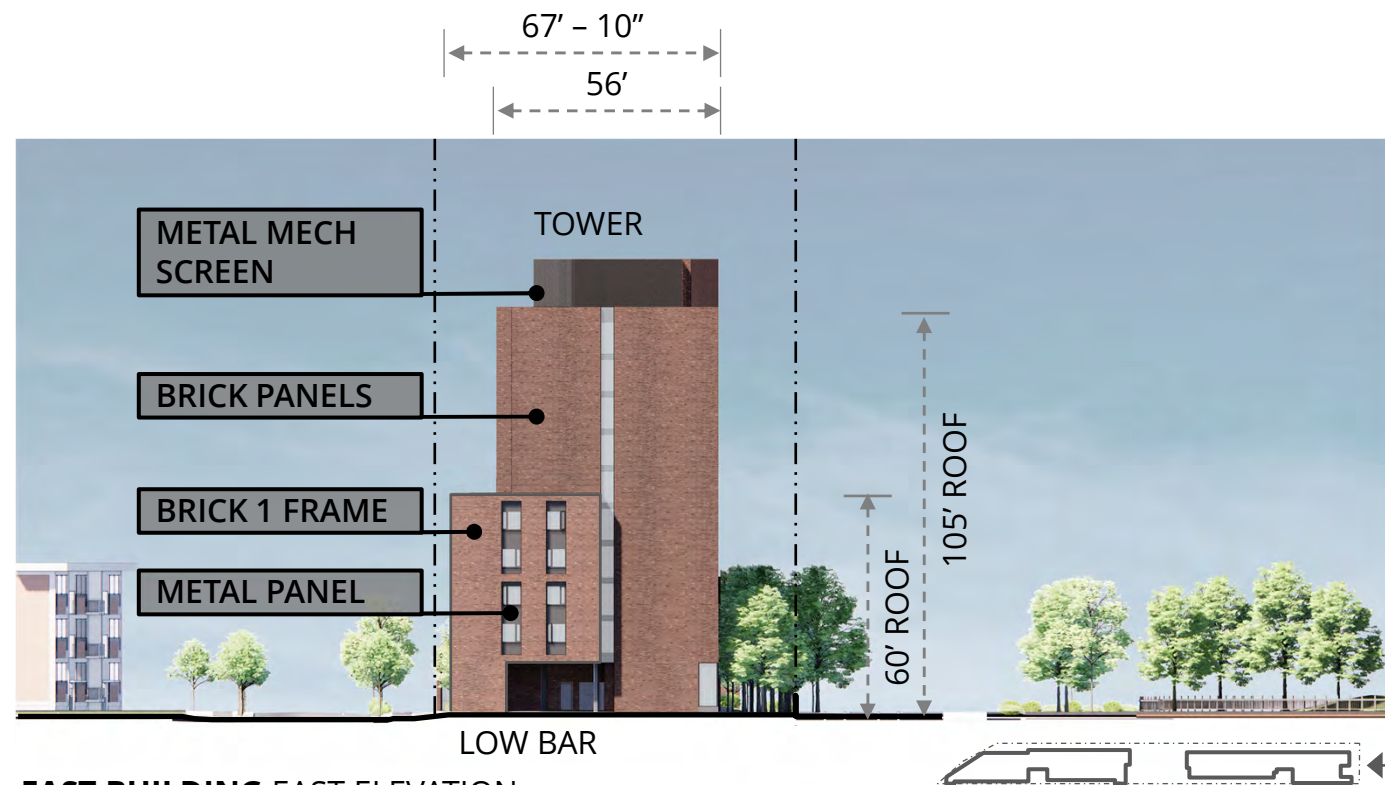




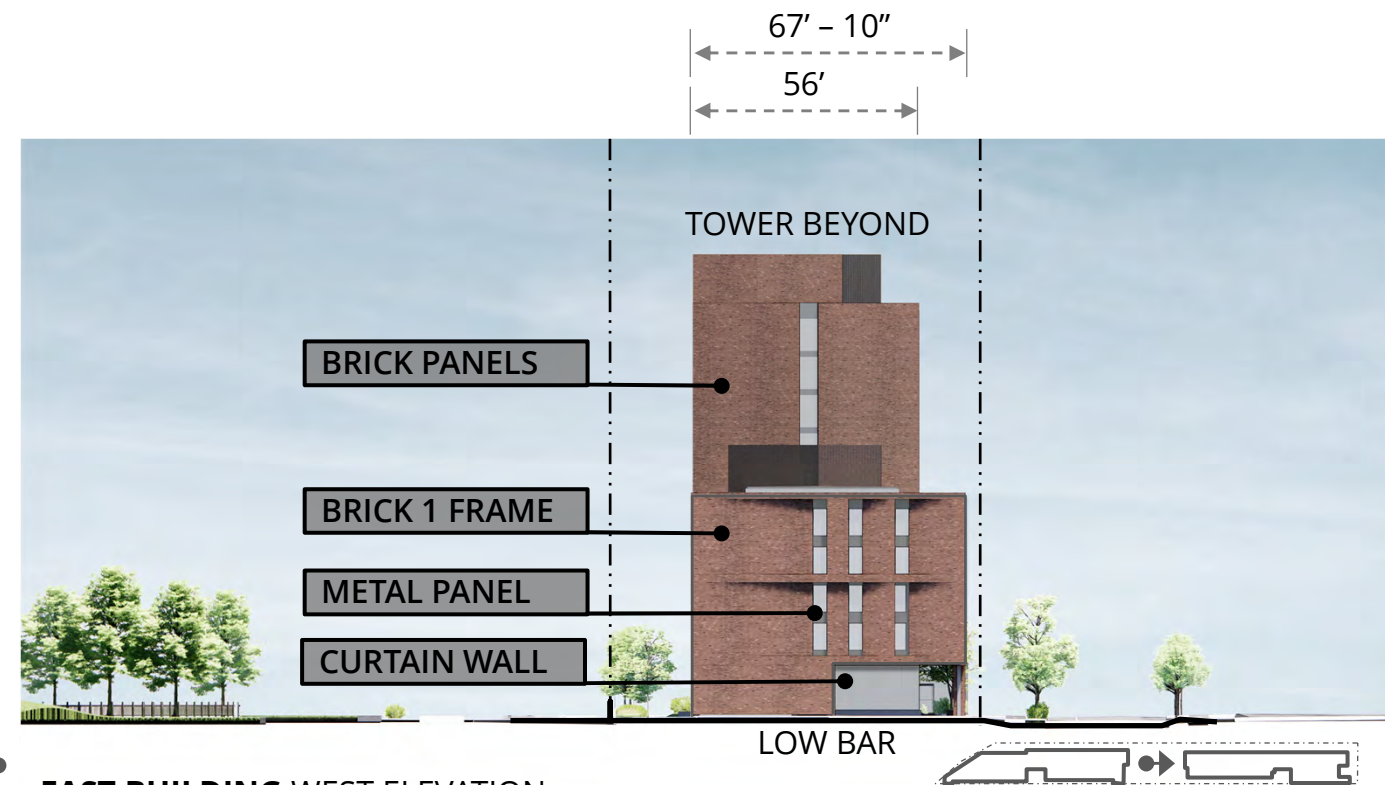
TOWER MATERIALS



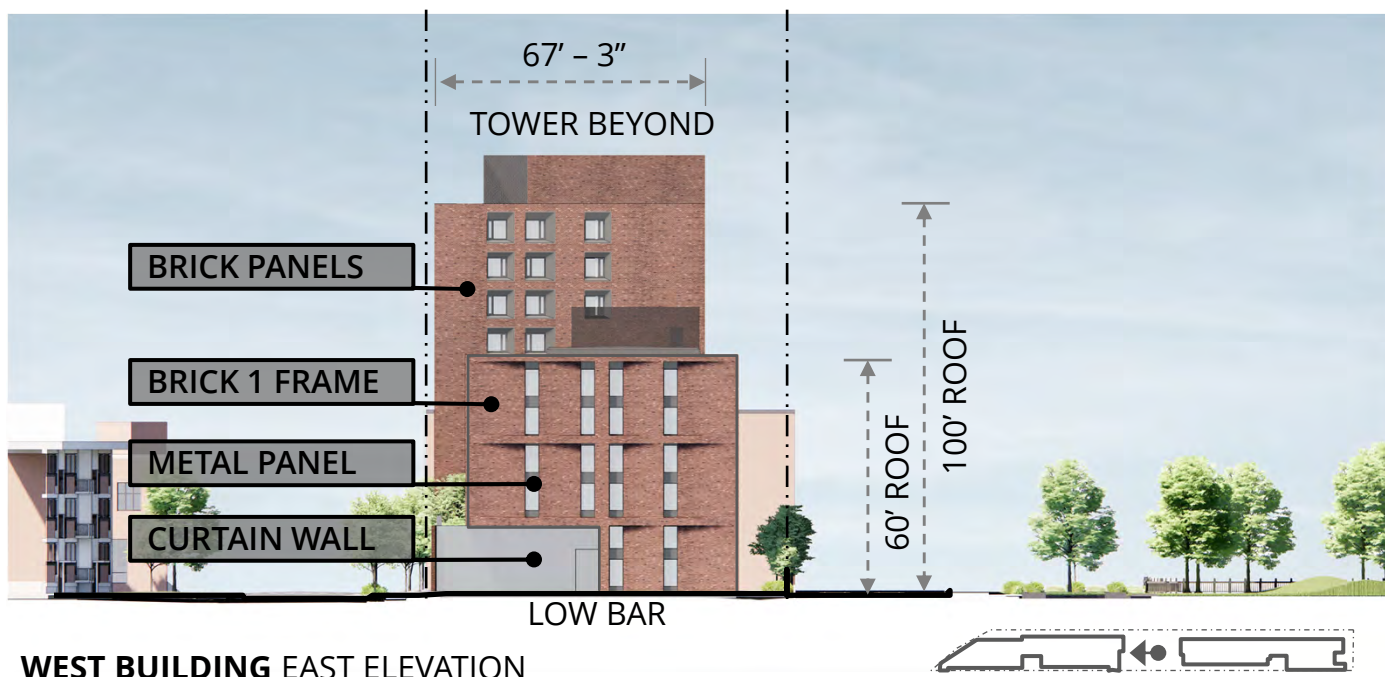
LOW BAR MATERIALS



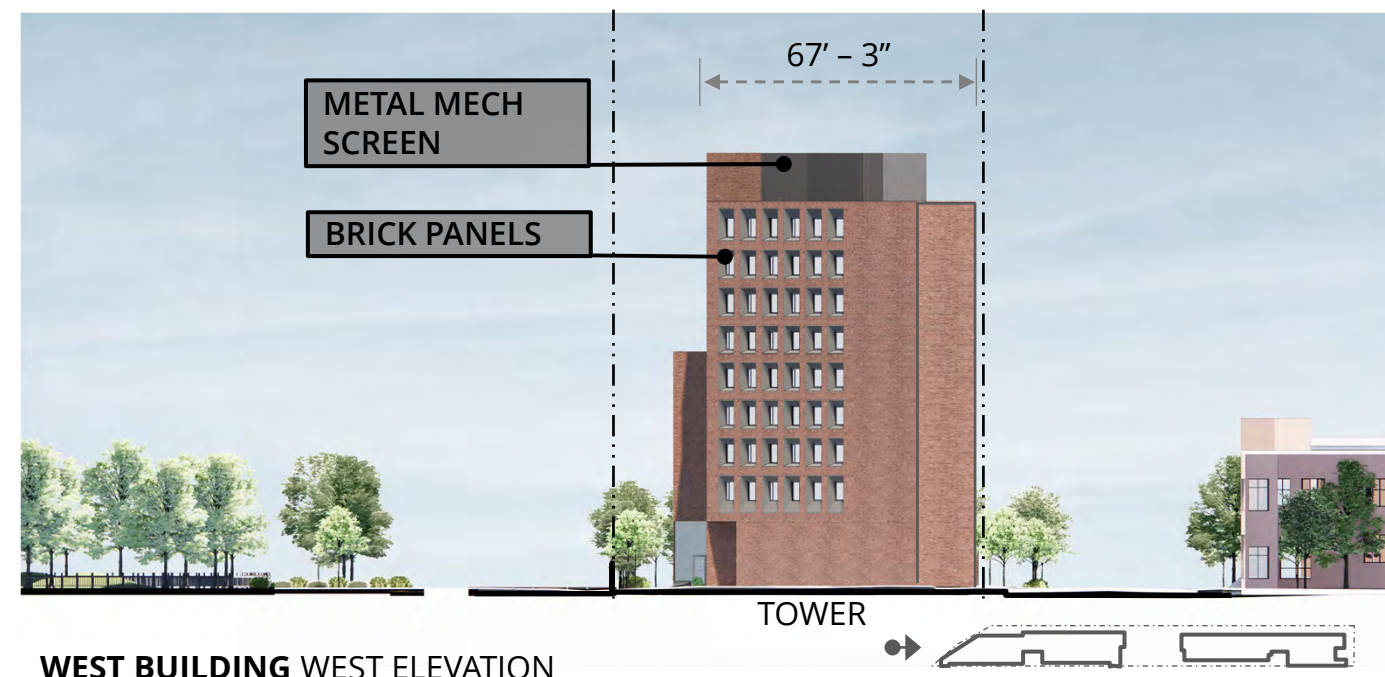
EAST BUILDING EAST ELEVATION



EAST BUILDING WEST ELEVATION



WEST BUILDING EAST ELEVATION



WEST BUILDING WEST ELEVATION

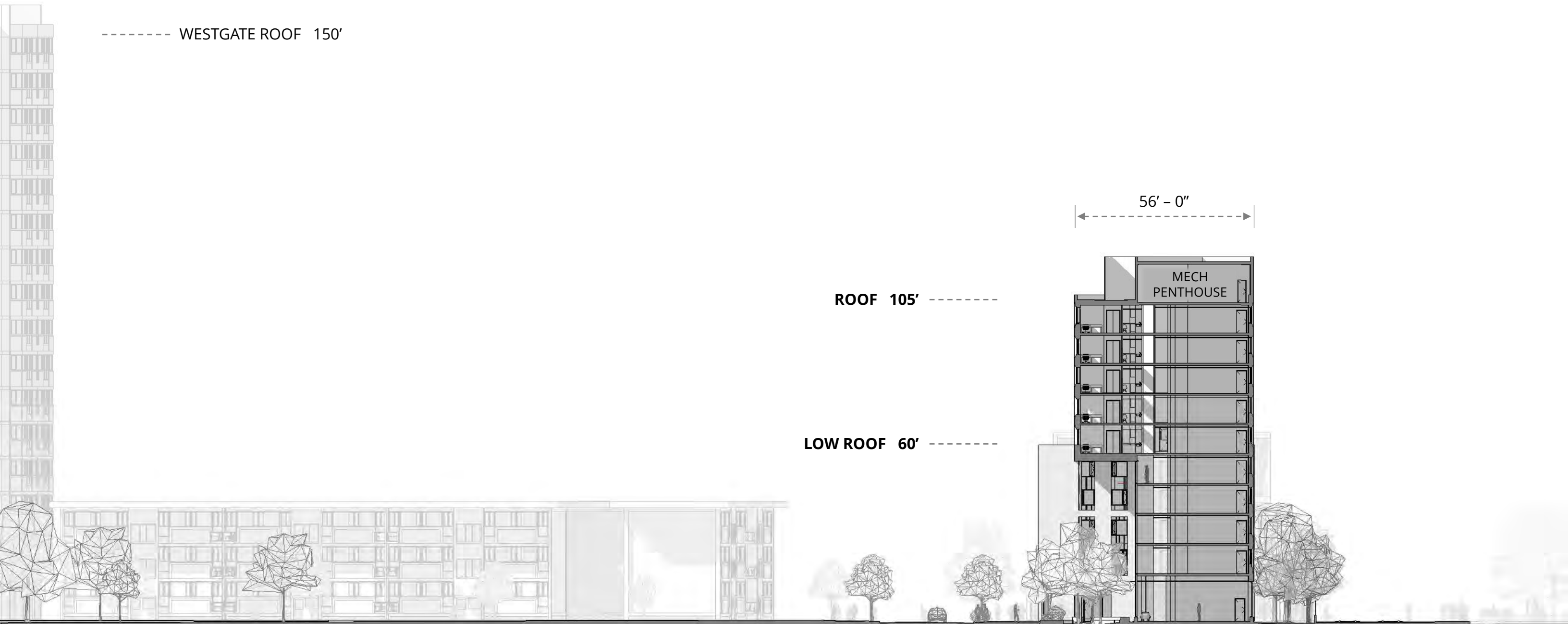
2.14 PROPOSED DESIGN BUILDING ELEVATIONS

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT



----- TANG ROOF 220'

----- WESTGATE ROOF 150'



VASSAR STREET