



**RAGON INSTITUTE 2.0**

600-624 Main St, Cambridge MA 02139

**APPLICATION FOR  
PROJECT REVIEW SPECIAL PERMIT**

January 29, 2021

**VOLUME TWO (PART A)**

Graphic Materials

# TABLE OF CONTENTS

## VOLUME ONE - NARRATIVE MATERIALS

### VOLUME TWO (PART A) - GRAPHIC MATERIALS

#### SITE AND CONTEXT INFORMATION

|                                 |     |
|---------------------------------|-----|
| EXISTING CONDITIONS PLAN        | A-2 |
| EXISTING CONDITIONS PHOTOGRAPHS | A-3 |
| SITE CONTEXT PLAN               | A-5 |
| ZONING MAP                      | A-6 |
| K2C2 STUDY AREA                 | A-7 |
| EXISTING SITE BOUNDARY          | A-8 |

#### ZONING ANALYSIS

|                                      |      |
|--------------------------------------|------|
| ZONING ANALYSIS - HEIGHT LIMITS      | A-9  |
| ZONING ANALYSIS - BULK CONTROL PLANE | A-10 |
| BUILDING MASSING                     | A-11 |

#### RENDERINGS

|   |      |
|---|------|
| AERIAL VIEW - LOOKING SOUTHWEST                               | A-12 |
| AERIAL VIEW - LOOKING SOUTHWEST (TREES REMOVED)               | A-13 |
| VIEW FROM MAIN ST (NORTH SIDE) - LOOKING WEST                 | A-14 |
| VIEW FROM MAIN ST (NORTH SIDE) - LOOKING WEST (TREES REMOVED) | A-15 |
| VIEW FROM MAIN ST (SOUTH SIDE) - LOOKING WEST                 | A-16 |
| VIEW FROM MAIN ST (SOUTH SIDE) - LOOKING WEST (TREES REMOVED) | A-17 |
| VIEW FROM TECHNOLOGY SQUARE - LOOKING SOUTH                   | A-18 |
| VIEW FROM TECHNOLOGY SQUARE - LOOKING SOUTH (TREES REMOVED)   | A-19 |
| VIEW FROM MAIN ST - LOOKING SOUTH                             | A-20 |
| VIEW FROM MAIN ST - LOOKING SOUTH (TREES REMOVED)             | A-21 |
| AERIAL VIEW - LOOKING SOUTHEAST                               | A-22 |
| AERIAL VIEW - LOOKING SOUTHEAST (TREES REMOVED)               | A-23 |
| VIEW FROM MAIN ST - LOOKING WEST                              | A-24 |
| VIEW FROM MAIN ST - LOOKING WEST (TREES REMOVED)              | A-25 |
| VIEW FROM ALBANY STREET - LOOKING NORTH                       | A-26 |
| VIEW FROM ALBANY STREET - LOOKING NORTH (TREES REMOVED)       | A-27 |
| VIEW FROM ALBANY STREET - LOOKING NORTHEAST                   | A-28 |
| VIEW FROM ALBANY STREET - LOOKING NORTHEAST (TREES REMOVED)   | A-29 |
| VIEW OF ALBANY ENTRANCE - LOOKING NORTH                       | A-30 |
| VIEW OF ALBANY ENTRANCE - LOOKING NORTH (TREES REMOVED)       | A-31 |
| VIEW OF PARKING ENTRANCE - LOOKING NORTH                      | A-32 |
| VIEW OF PARKING ENTRANCE - LOOKING NORTH (TREES REMOVED)      | A-33 |

#### FLOOR PLANS

|                                |      |
|--------------------------------|------|
| GROUND LEVEL PLAN              | A-34 |
| MECHANICAL PLATFORM PLAN       | A-35 |
| SECOND LEVEL PLAN              | A-36 |
| THIRD LEVEL PLAN               | A-37 |
| FOURTH LEVEL PLAN              | A-38 |
| FIFTH LEVEL PLAN               | A-39 |
| MECHANICAL LEVEL PLAN          | A-40 |
| ROOF LEVEL PLAN                | A-41 |
| GARAGE LEVEL ONE PLAN          | A-42 |
| GARAGE LEVEL TWO PLAN          | A-43 |
| LONG-TERM BICYCLE PARKING PLAN | A-44 |

#### SECTIONS AND ELEVATIONS

|                                    |      |
|------------------------------------|------|
| BUILDING SECTIONS                  | A-45 |
| ATRIUM SECTION                     | A-47 |
| STREETWALL ELEVATION               | A-48 |
| MAIN STREET ELEVATION              | A-49 |
| PORTLAND STREET ELEVATION          | A-50 |
| ALBANY STREET ELEVATION            | A-51 |
| CONCEPT MODEL                      | A-52 |
| EXTERIOR ELEVATION WALL TYPES      | A-54 |
| DETAILED MAIN STREET ELEVATION     | A-55 |
| DETAILED ATRIUM ELEVATIONS         | A-56 |
| DETAILED PORTLAND STREET ELEVATION | A-57 |
| DETAILED ALBANY STREET ELEVATION   | A-58 |
| PROPOSED WALL ASSEMBLY             | A-59 |
| PROPOSED MATERIALS                 | A-60 |

### VOLUME TWO (PART B) - GRAPHIC MATERIALS

#### STREET SECTIONS

|  |      |
|--|------|
| MAIN STREET SECTION AT SEMINAR GARDEN (EXISTING) | B-61 |
| MAIN STREET SECTION AT SEMINAR GARDEN (PROPOSED) | B-62 |
| MAIN STREET SECTION AT OCULUS                    | B-63 |
| MAIN STREET SECTION AT COLLOQUIUM ROOM           | B-64 |
| PORTLAND STREET SECTION AT BUILDING ENTRANCE     | B-65 |
| PORTLAND STREET SECTION AT CHILD CARE GARDEN     | B-66 |
| TYPICAL ALBANY STREET SECTION                    | B-67 |

#### LANDSCAPE DESIGN

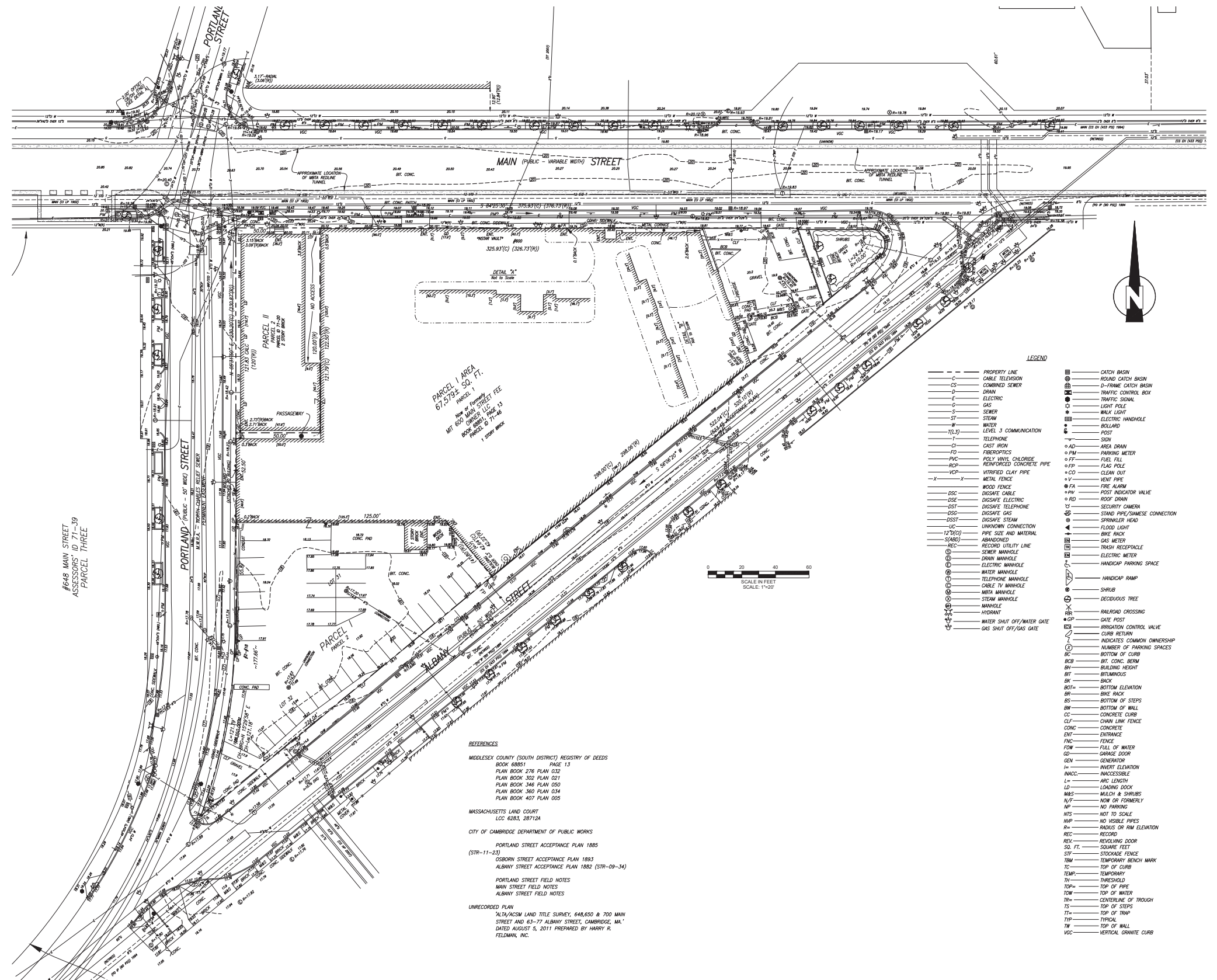
|  |      |
|--|------|
| OVERALL SITE PLAN  | B-68 |
| PROPOSED CURB CUTS   | B-69 |
| OPEN SPACE / PERMEABLE SPACE PLAN                            | B-70 |
| PROPOSED OVERALL TREE PLAN                                   | B-71 |
| TREE PROTECTION PLAN   | B-72 |
| OVERALL MATERIALS PLAN                                       | B-73 |
| OVERALL LAYOUT PLAN  | B-74 |
| OVERALL GRADING PLAN   | B-75 |
| OVERALL PLANTING PLAN  | B-76 |
| LINEAR PARK / OCULUS PLAZA MATERIALS PLAN                    | B-77 |
| LINEAR PARK / OCULUS PLAZA PLANTING PLAN                     | B-78 |
| RENDERING OF LINEAR PARK                                     | B-79 |
| RENDERING OF OCULUS PLAZA                                    | B-80 |
| SEMINAR GROVE MATERIALS PLAN                                 | B-81 |
| SEMINAR GROVE PLANTING PLAN                                  | B-82 |
| SEMINAR GROVE RENDERING                                      | B-83 |
| SECOND LEVEL TERRACE GARDEN PLAN                             | B-84 |
| SECOND LEVEL TERRACE GARDEN PLAN RENDERING                   | B-85 |
| ROOF LEVEL GREEN ROOF PLAN                                   | B-86 |
| PLAYGROUND SITE CONTEXT                                      | B-87 |
| PLAYGROUND EQUIPMENT   | B-88 |
| PLAYGROUND SURFACING   | B-89 |
| PLAYGROUND GRADING   | B-90 |
| PLAYGROUND PLANTING  | B-91 |
| SHADOW STUDIES (MARCH & JUNE)                                | B-92 |
| SHADOW STUDIES (SEPTEMBER & DECEMBER)                        | B-93 |
| SHADOW STUDIES - NET NEW SHADOWS LASTING LONGER THAN 2 HOURS | B-94 |

#### UTILITIES AND INFRASTRUCTURE

|                              |       |
|------------------------------|-------|
| EXISTING CONDITIONS PLAN     | B-95  |
| EXISTING DOMESTIC WATER PLAN | B-96  |
| PROPOSED DOMESTIC WATER PLAN | B-97  |
| EXISTING STORM DRAIN PLAN    | B-98  |
| PROPOSED STORM DRAIN PLAN    | B-99  |
| EXISTING SEWER PLAN          | B-100 |
| PROPOSED SEWER PLAN          | B-101 |

## VOLUME THREE - TRANSPORTATION IMPACT STUDY

# EXISTING CONDITIONS PLAN



## EXISTING CONDITIONS PHOTOGRAPHS



*North side of Main St, looking West*



*North side of Main St, looking West*



*North side of Main St, looking Southwest towards Albany St*



*South side of Main St, looking East (adjacent to 600 Main)*



*North Side of Main St, Looking South at 624 Main*



*North side of Main St, Looking east across Portland St intersection*

## EXISTING CONDITIONS PHOTOGRAPHS



*East side of Portland St, looking south towards Albany St*



*South Side of Albany Street, Looking Northeast*



*East side of Portland St, northeast along Albany towards main St*



*South Side of Albany St, Looking North*



*South Side of Albany Street, Looking West*

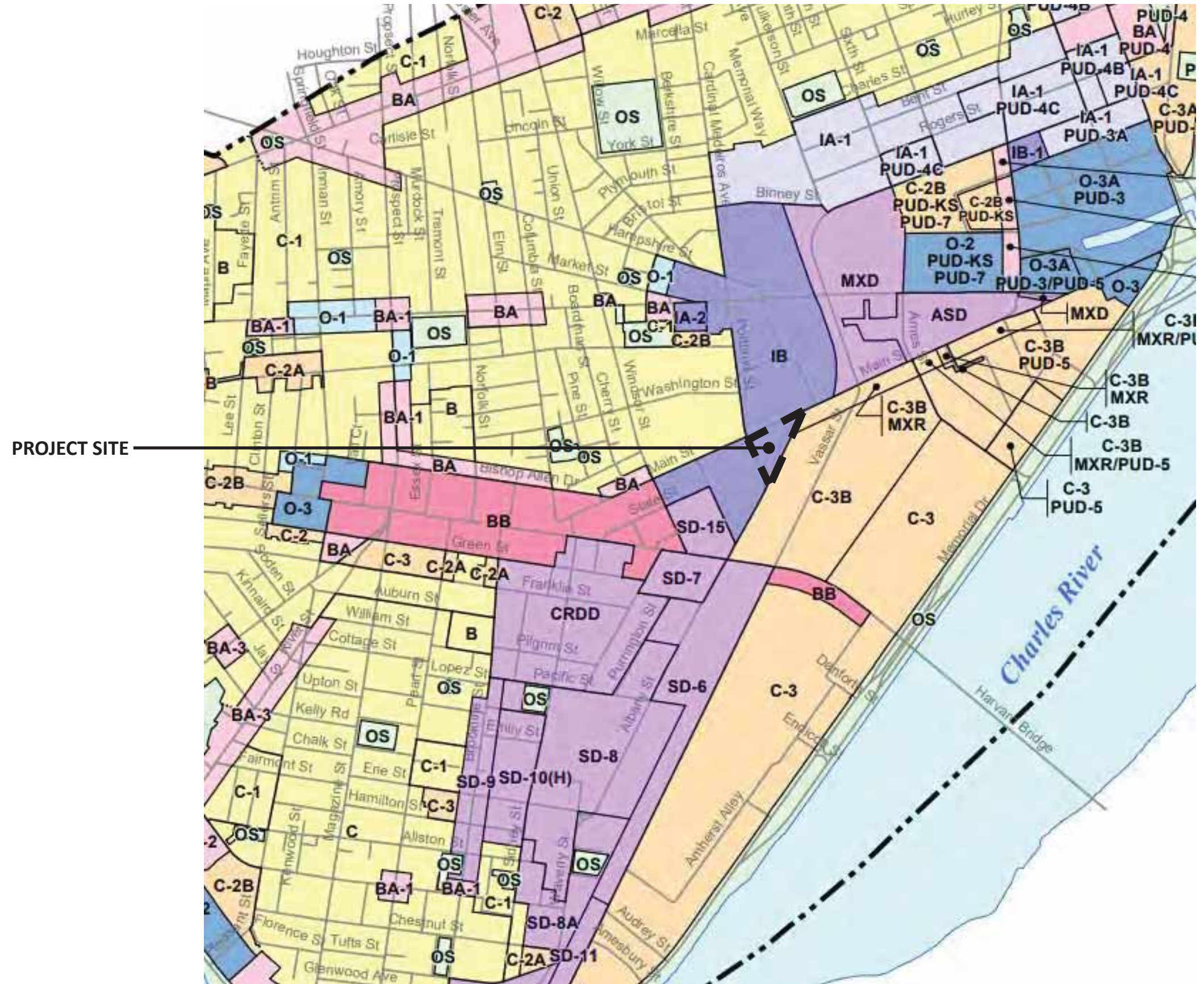


*South side of Main St, looking southwest along Albany St*

# SITE CONTEXT PLAN

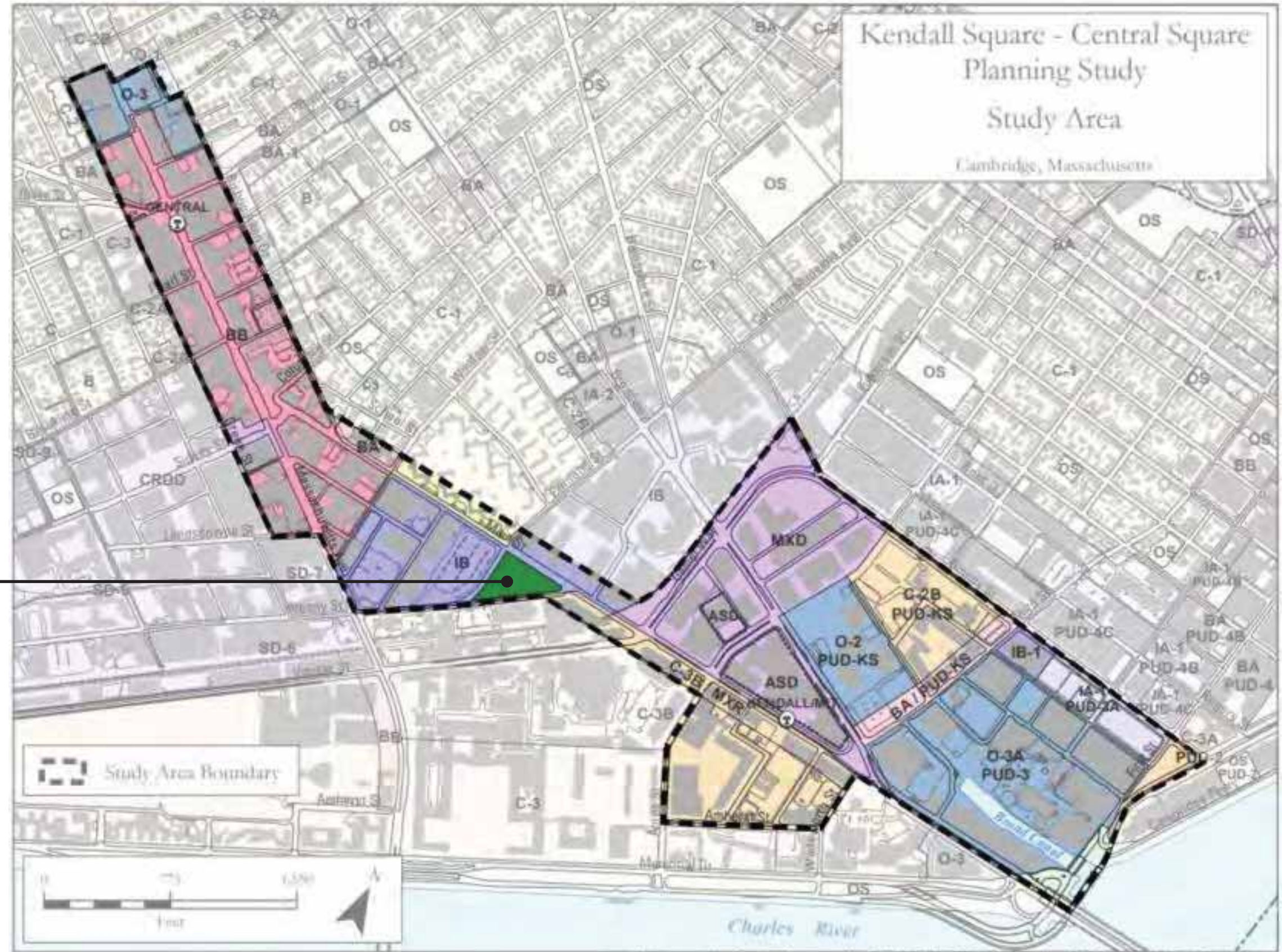


# ZONING MAP



### K2C2 STUDY AREA

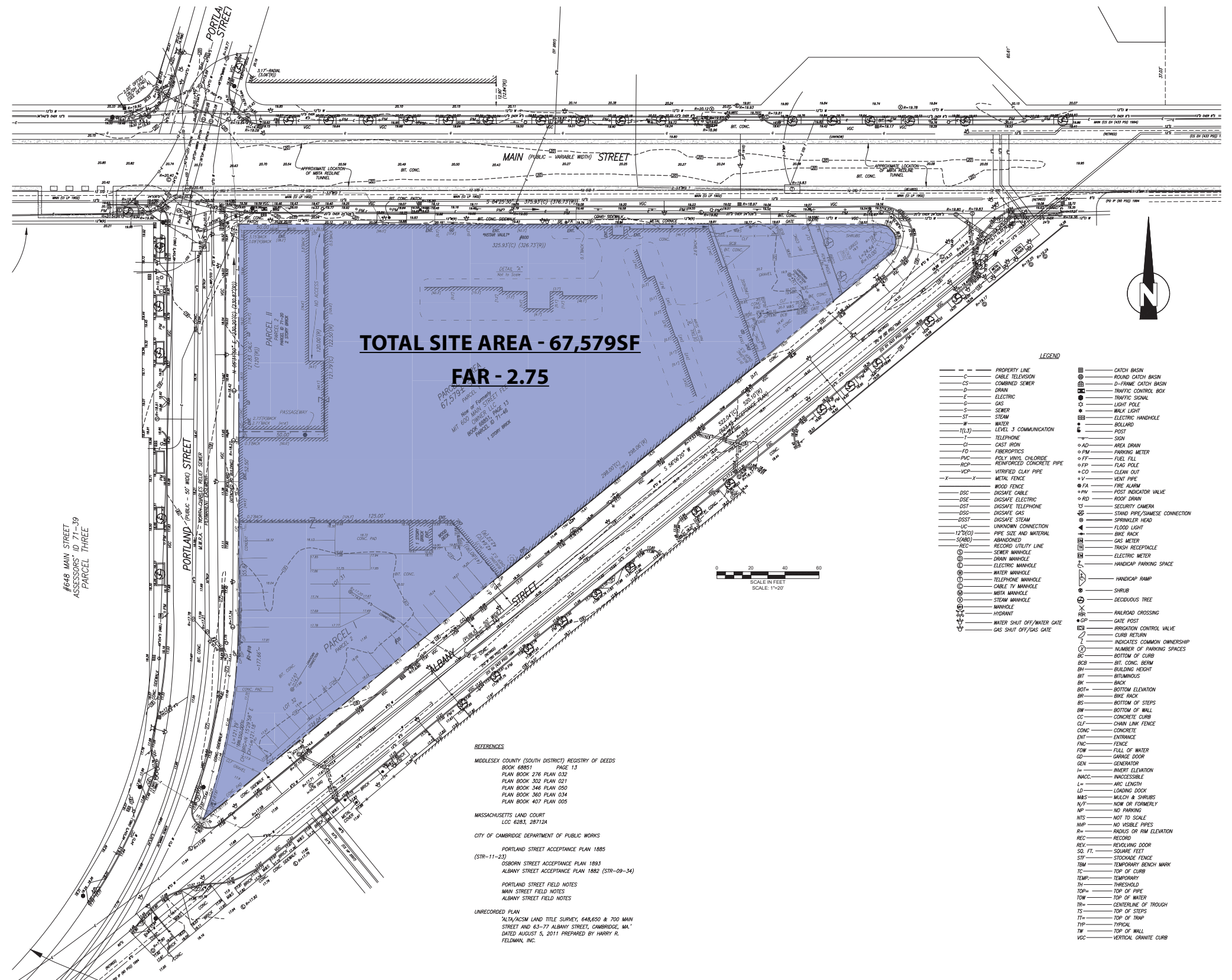
PROJECT SITE



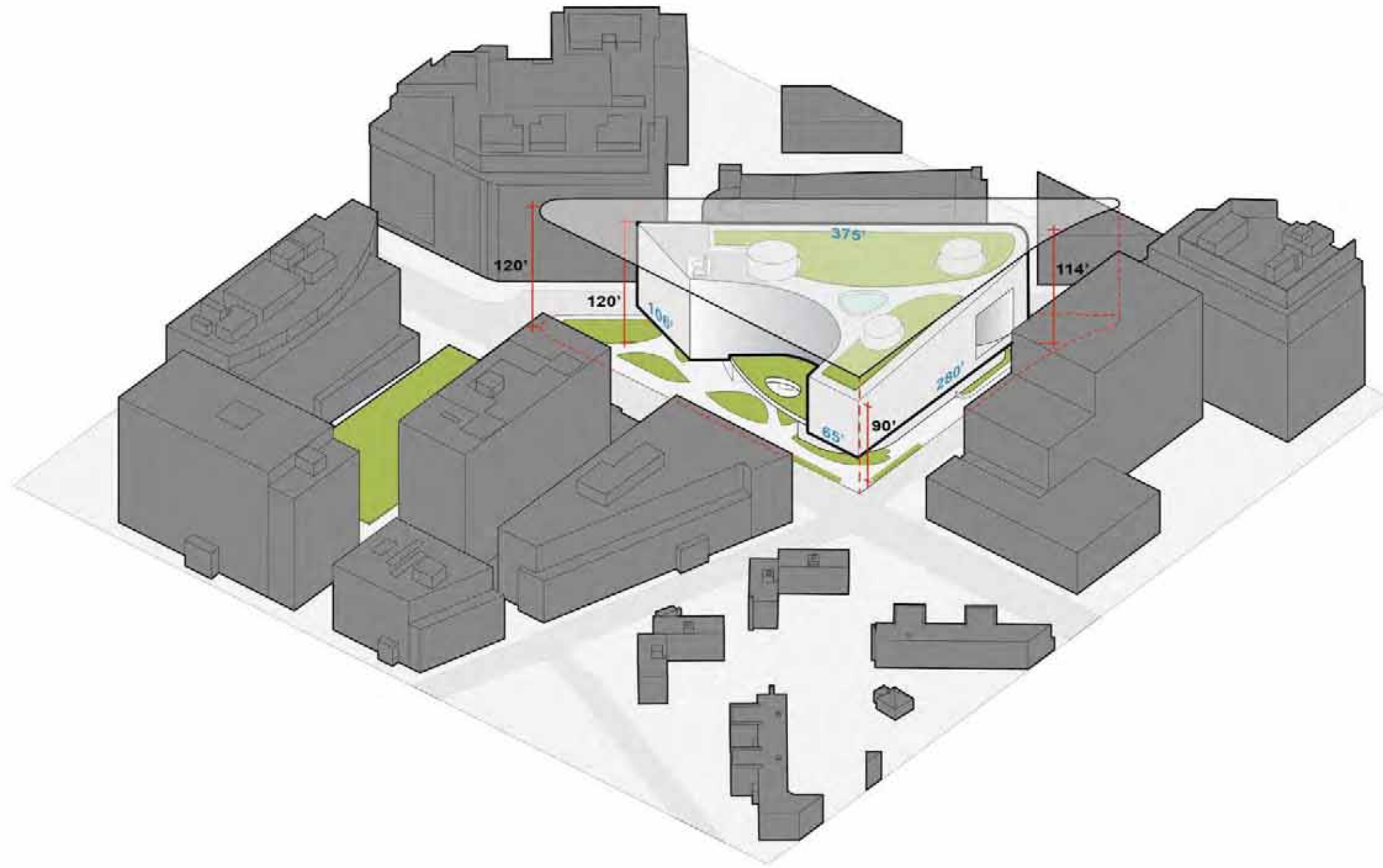
Map prepared by Brendan Monroe on May 3, 2011. CDD GIS C:\Projects\KendallCentralStudy\KenConZoning2.mxd



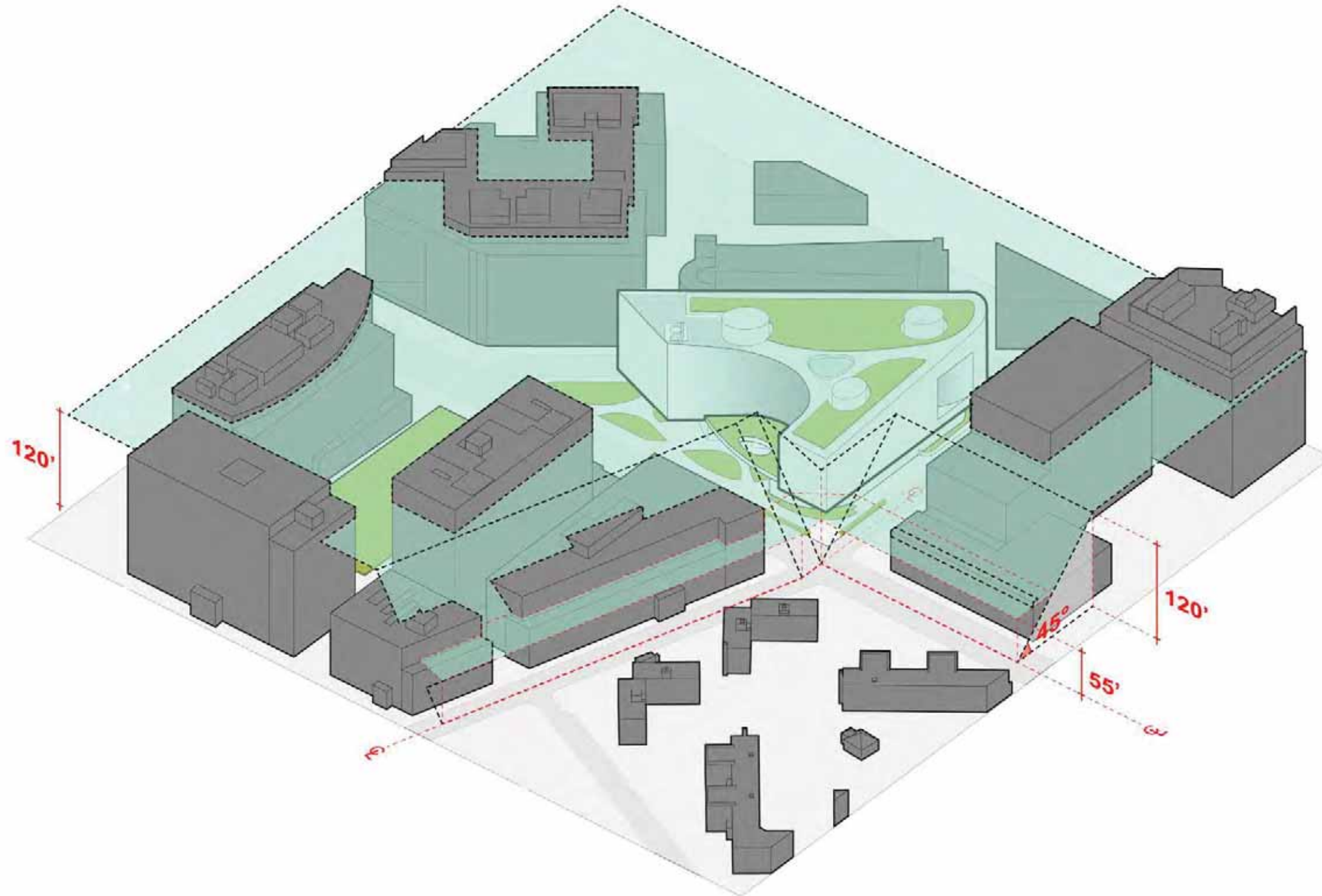
# EXISTING SITE BOUNDARY



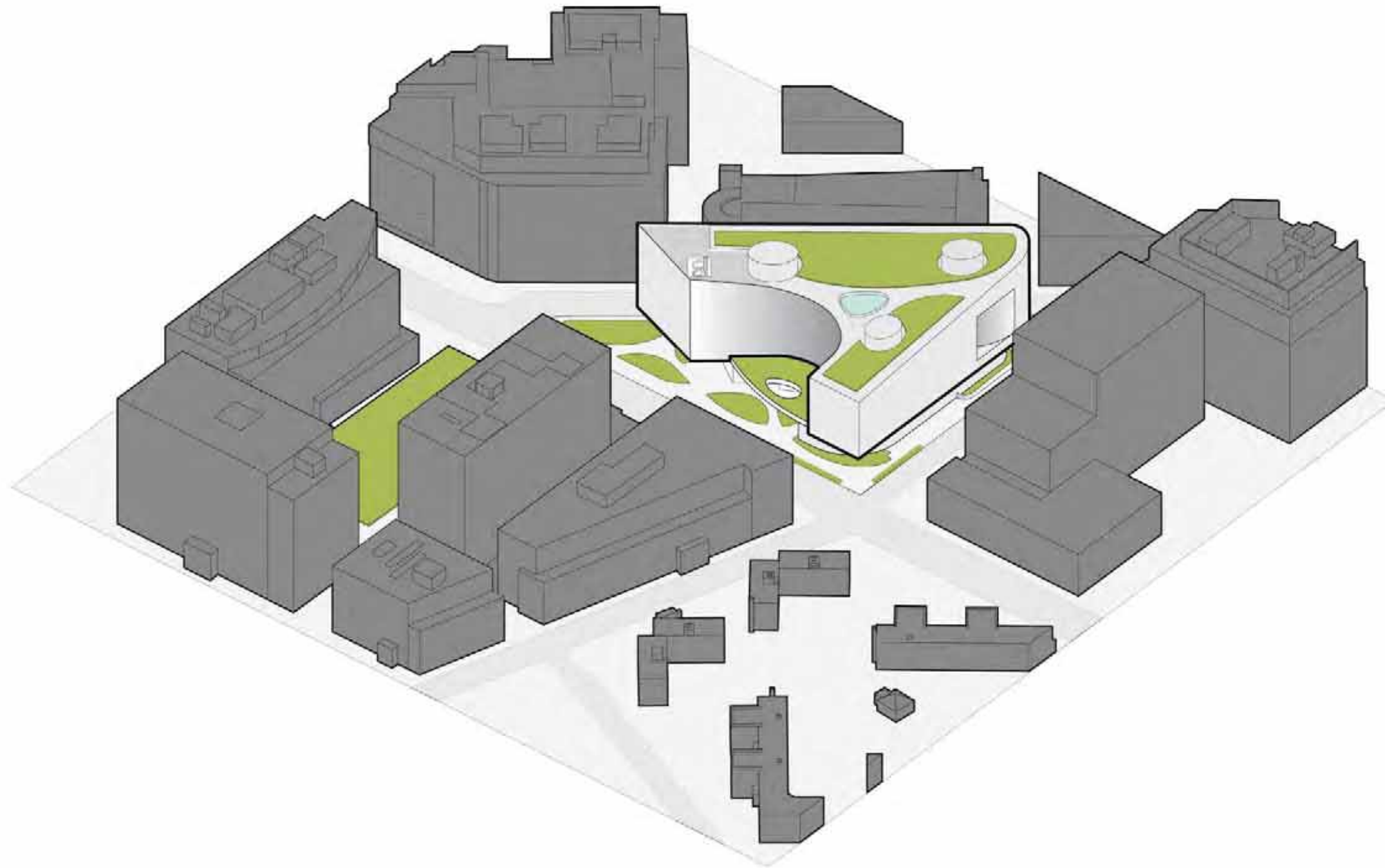
## ZONING ANALYSIS - HEIGHT LIMITS



# ZONING ANALYSIS - BULK CONTROL PLANE



## **BUILDING MASSING**



**AERIAL VIEW LOOKING SOUTHWEST**



**AERIAL VIEW LOOKING SOUTHWEST**  
**(TREES REMOVED)**



**VIEW FROM MAIN ST (NORTH SIDE)**  
**LOOKING WEST**



**VIEW FROM MAIN ST (NORTH SIDE)**  
**LOOKING WEST (TREES REMOVED)**





**VIEW FROM MAIN ST (SOUTH SIDE)**  
**LOOKING WEST**



**VIEW FROM MAIN ST (SOUTH SIDE)**  
**LOOKING WEST (TREES REMOVED)**



**VIEW FROM TECHNOLOGY SQUARE**  
**LOOKING SOUTH**



**VIEW FROM TECHNOLOGY SQUARE**  
**LOOKING SOUTH (TREES REMOVED)**



**VIEW FROM MAIN ST**  
**LOOKING SOUTH**



**VIEW FROM MAIN ST**  
**LOOKING SOUTH (TREES REMOVED)**



**AERIAL VIEW LOOKING  
SOUTHEAST**



**AERIAL VIEW LOOKING  
SOUTHEAST (TREES REMOVED)**





**VIEW FROM MAIN ST**  
**LOOKING EAST**



**VIEW FROM MAIN ST**  
**LOOKING EAST (TREES REMOVED)**



**VIEW FROM ALBANY STREET**  
**LOOKING NORTH**



**VIEW FROM ALBANY STREET**  
**LOOKING NORTH(TREES REMOVED)**



**VIEW FROM ALBANY STREET**  
**LOOKING NORTHEAST**



**VIEW FROM ALBANY STREET**  
**LOOKING NORTHEAST (TREES REMOVED)**



**VIEW OF ALBANY ENTRANCE**  
**LOOKING NORTH**



**VIEW OF ALBANY ENTRANCE**  
**LOOKING NORTH (TREES REMOVED)**





**VIEW OF PARKING ENTRANCE**  
**LOOKING NORTH**



**VIEW OF PARKING ENTRANCE**  
**LOOKING NORTH (TREES REMOVED)**



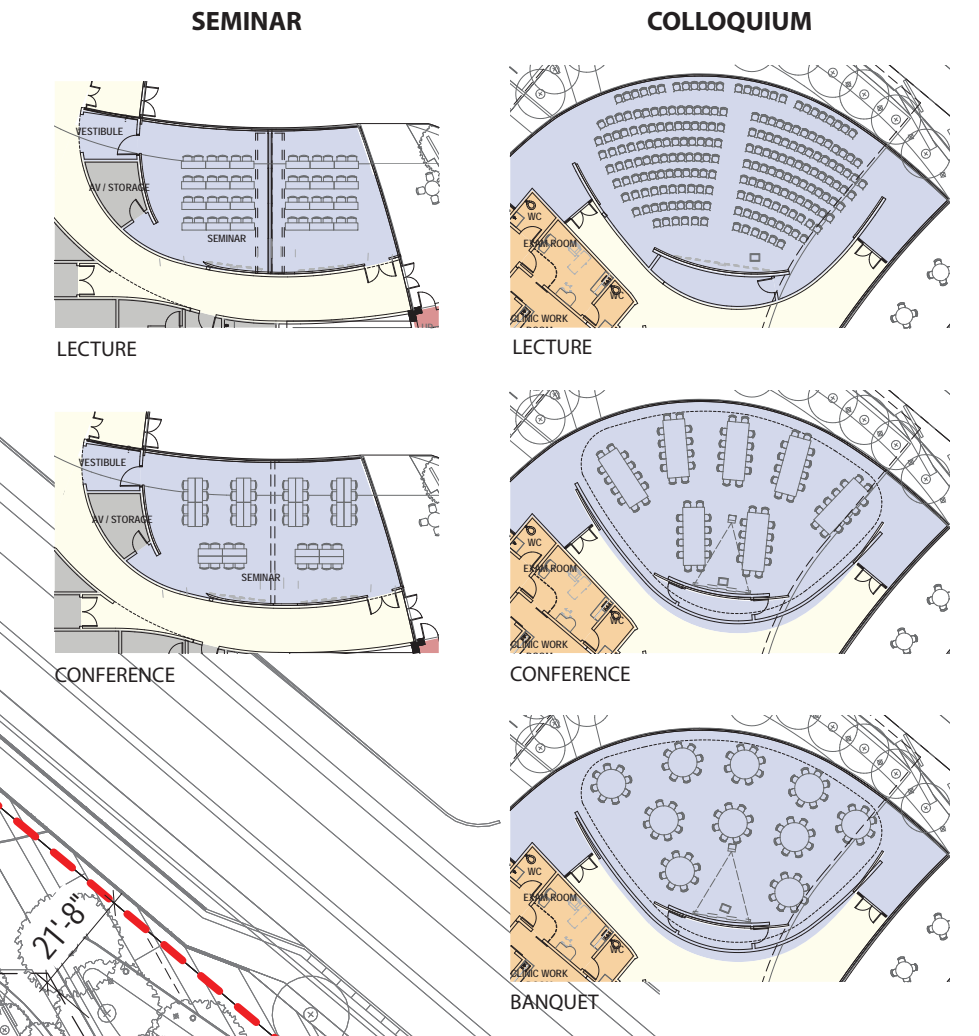
# GROUND LEVEL PLAN

## SPACE TYPE LEGEND

- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



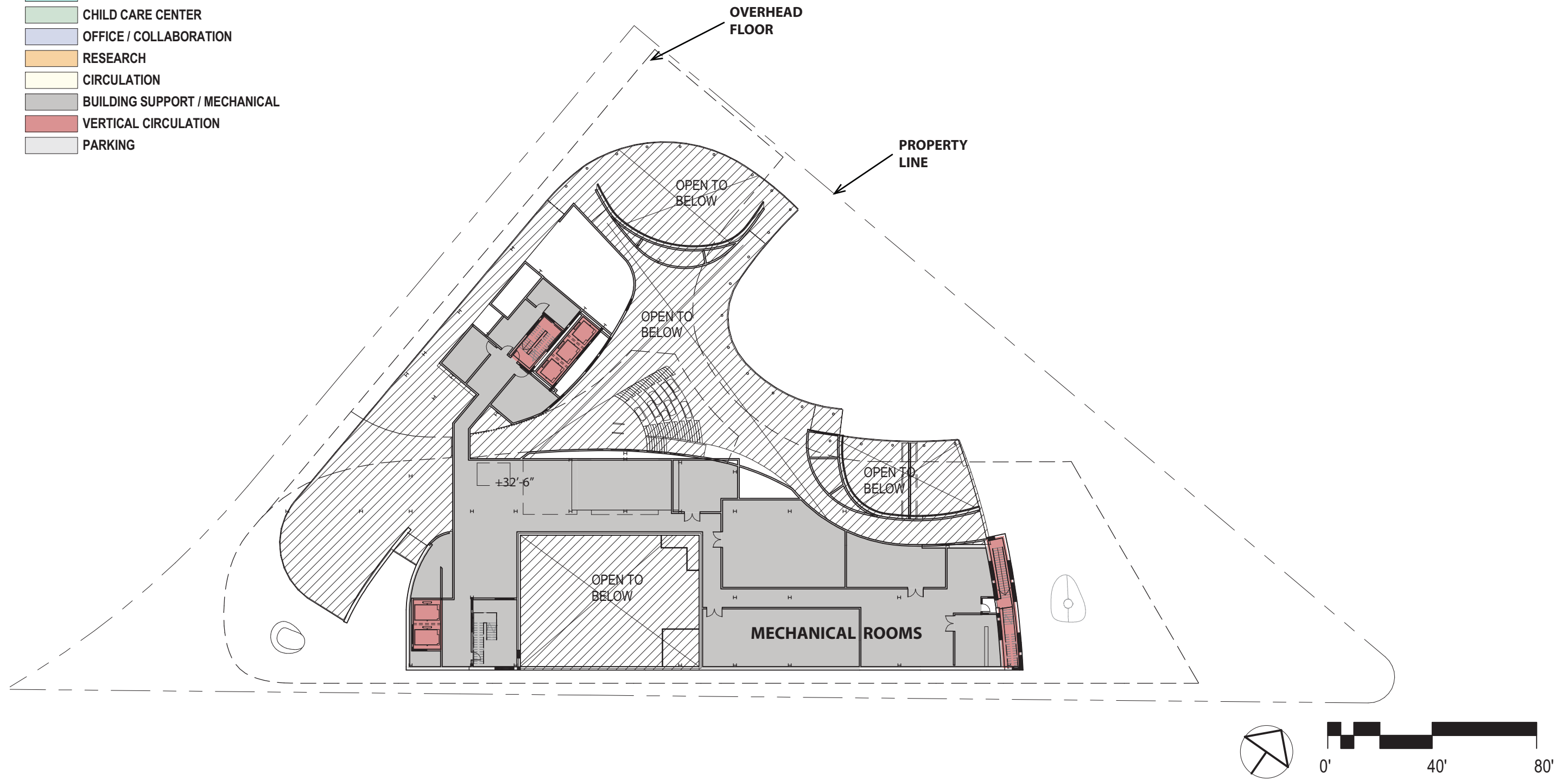
## CONCEPTUAL FURNITURE LAYOUTS



# MECHANICAL PLATFORM PLAN

## SPACE TYPE LEGEND

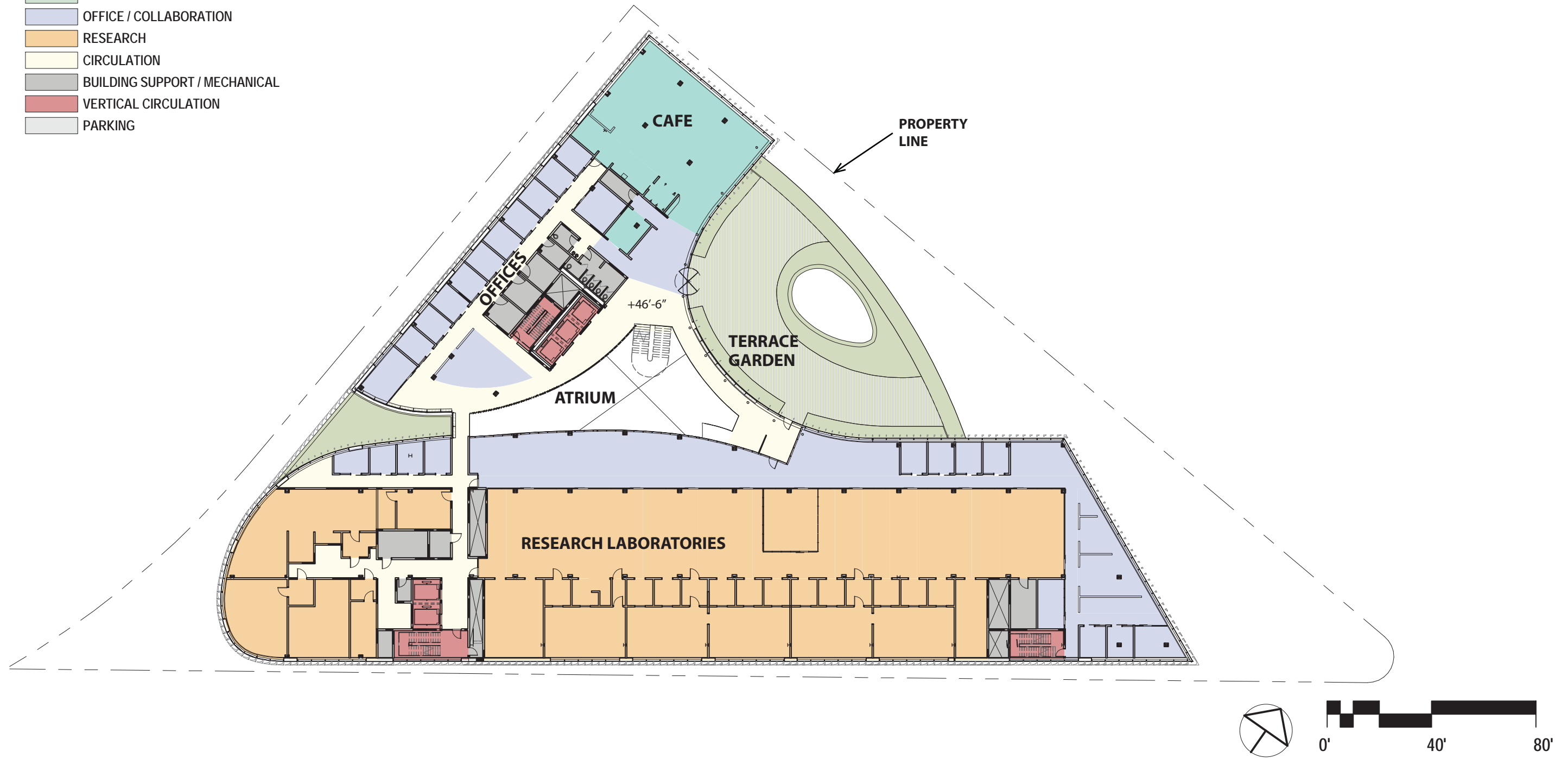
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



# SECOND LEVEL PLAN

## SPACE TYPE LEGEND

- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



# THIRD LEVEL PLAN

## SPACE TYPE LEGEND

- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



# FOURTH LEVEL PLAN

## SPACE TYPE LEGEND

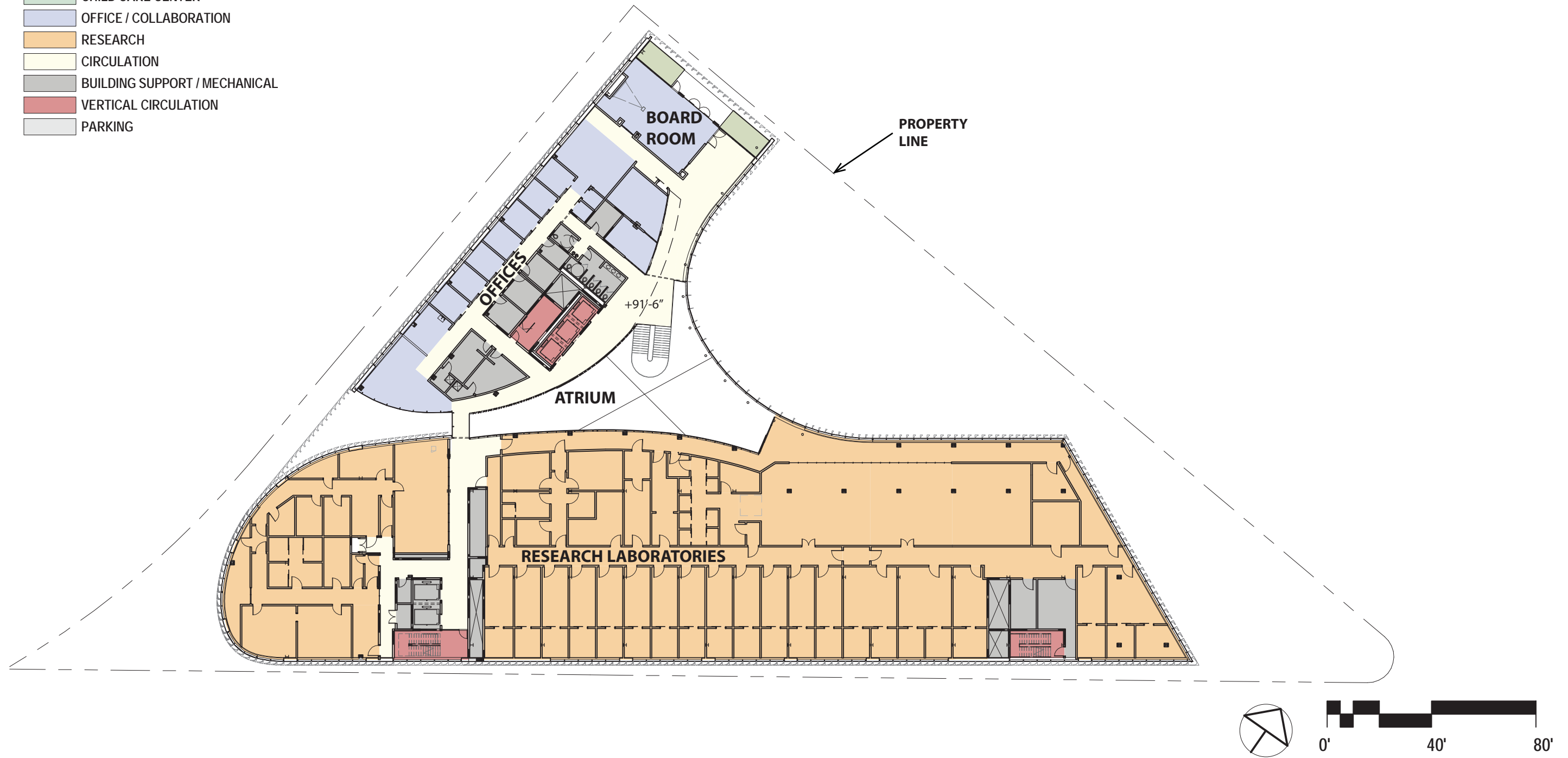
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



# FIFTH LEVEL PLAN

## SPACE TYPE LEGEND

- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING

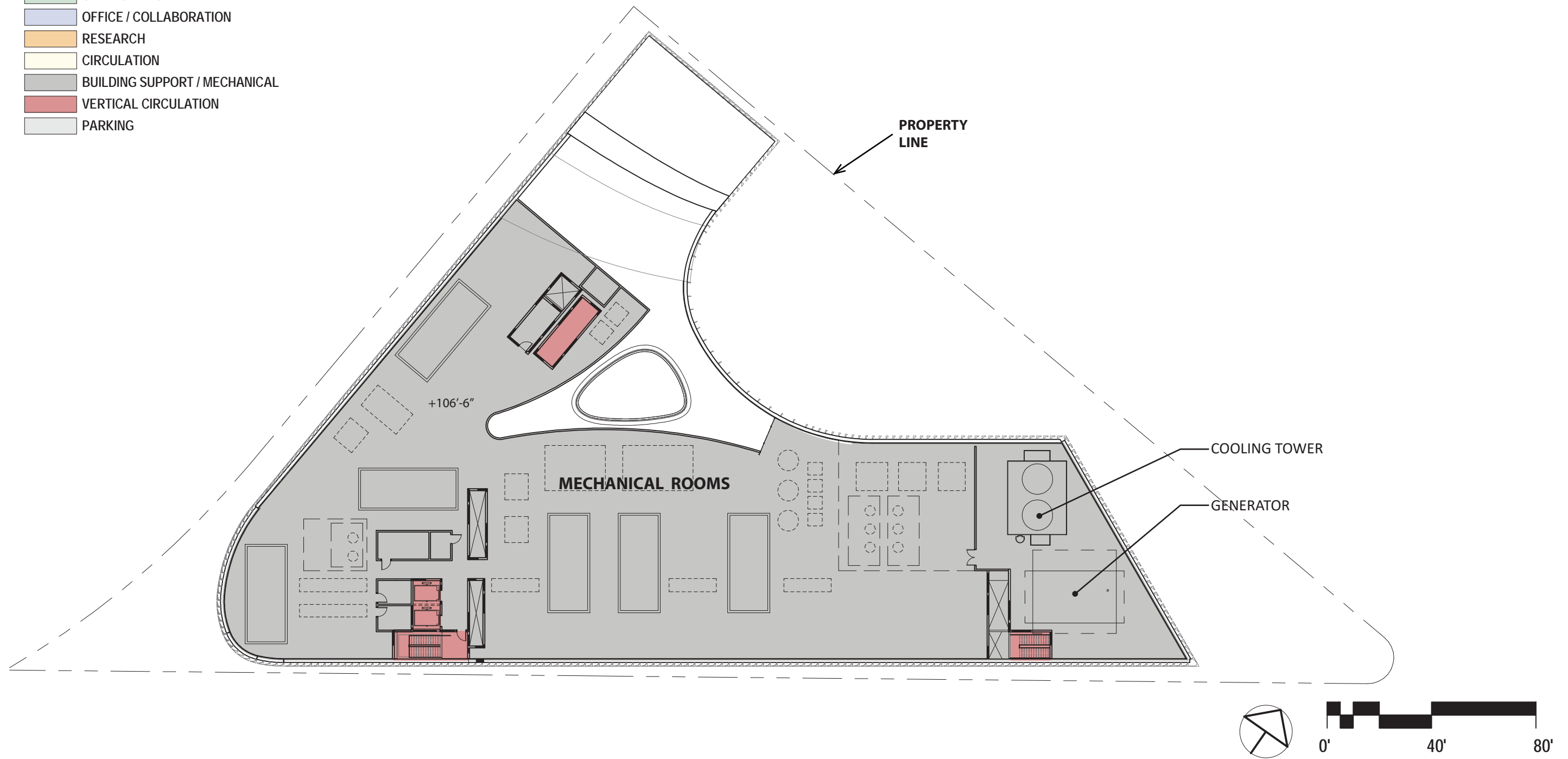




# MECHANICAL LEVEL PLAN

## SPACE TYPE LEGEND

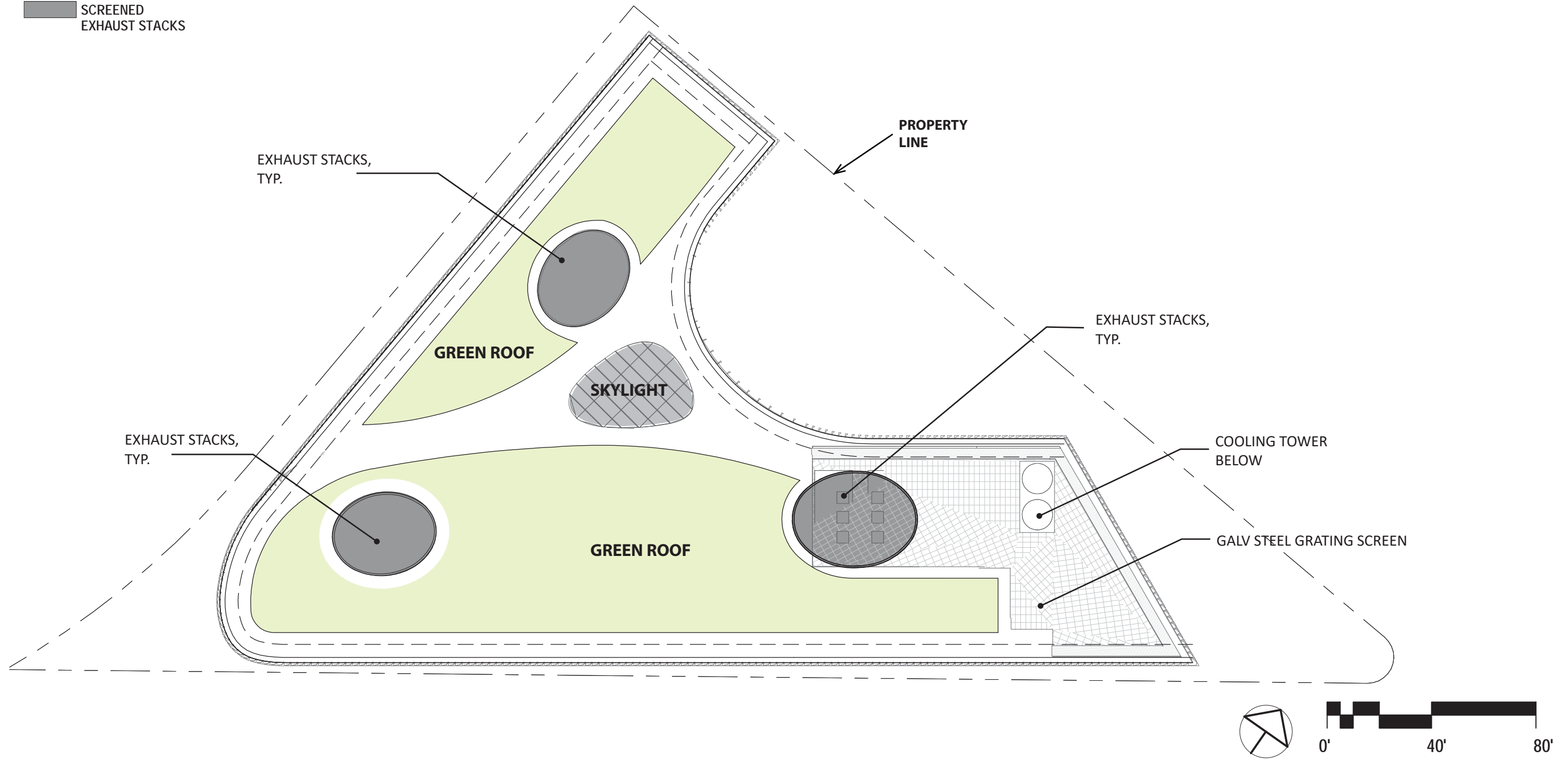
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



# ROOF LEVEL PLAN

## SPACE TYPE LEGEND

- GREEN ROOF
- SKYLIGHT
- SCREENED EXHAUST STACKS



# GARAGE LEVEL ONE PLAN

## SPACE TYPE LEGEND

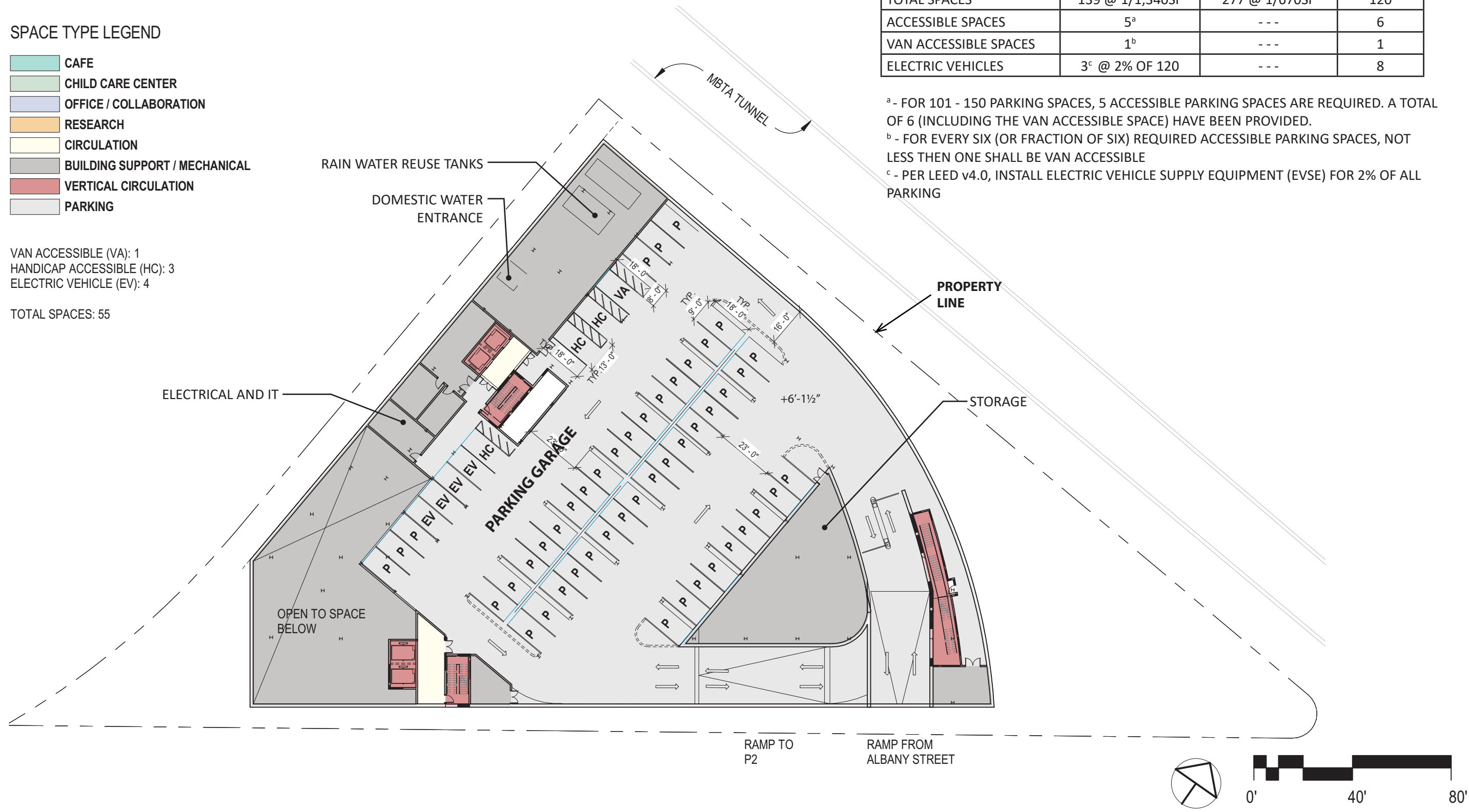
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING

VAN ACCESSIBLE (VA): 1  
HANDICAP ACCESSIBLE (HC): 3  
ELECTRIC VEHICLE (EV): 4

TOTAL SPACES: 55

|                       | MINIMUM REQUIRED           | MAXIMUM ALLOWED | PROVIDED |
|-----------------------|----------------------------|-----------------|----------|
| TOTAL SPACES          | 139 @ 1/1,340SF            | 277 @ 1/670SF   | 120      |
| ACCESSIBLE SPACES     | 5 <sup>a</sup>             | ---             | 6        |
| VAN ACCESSIBLE SPACES | 1 <sup>b</sup>             | ---             | 1        |
| ELECTRIC VEHICLES     | 3 <sup>c</sup> @ 2% OF 120 | ---             | 8        |

<sup>a</sup> - FOR 101 - 150 PARKING SPACES, 5 ACCESSIBLE PARKING SPACES ARE REQUIRED. A TOTAL OF 6 (INCLUDING THE VAN ACCESSIBLE SPACE) HAVE BEEN PROVIDED.  
<sup>b</sup> - FOR EVERY SIX (OR FRACTION OF SIX) REQUIRED ACCESSIBLE PARKING SPACES, NOT LESS THEN ONE SHALL BE VAN ACCESSIBLE  
<sup>c</sup> - PER LEED v4.0, INSTALL ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) FOR 2% OF ALL PARKING



# GARAGE LEVEL TWO PLAN

## SPACE TYPE LEGEND

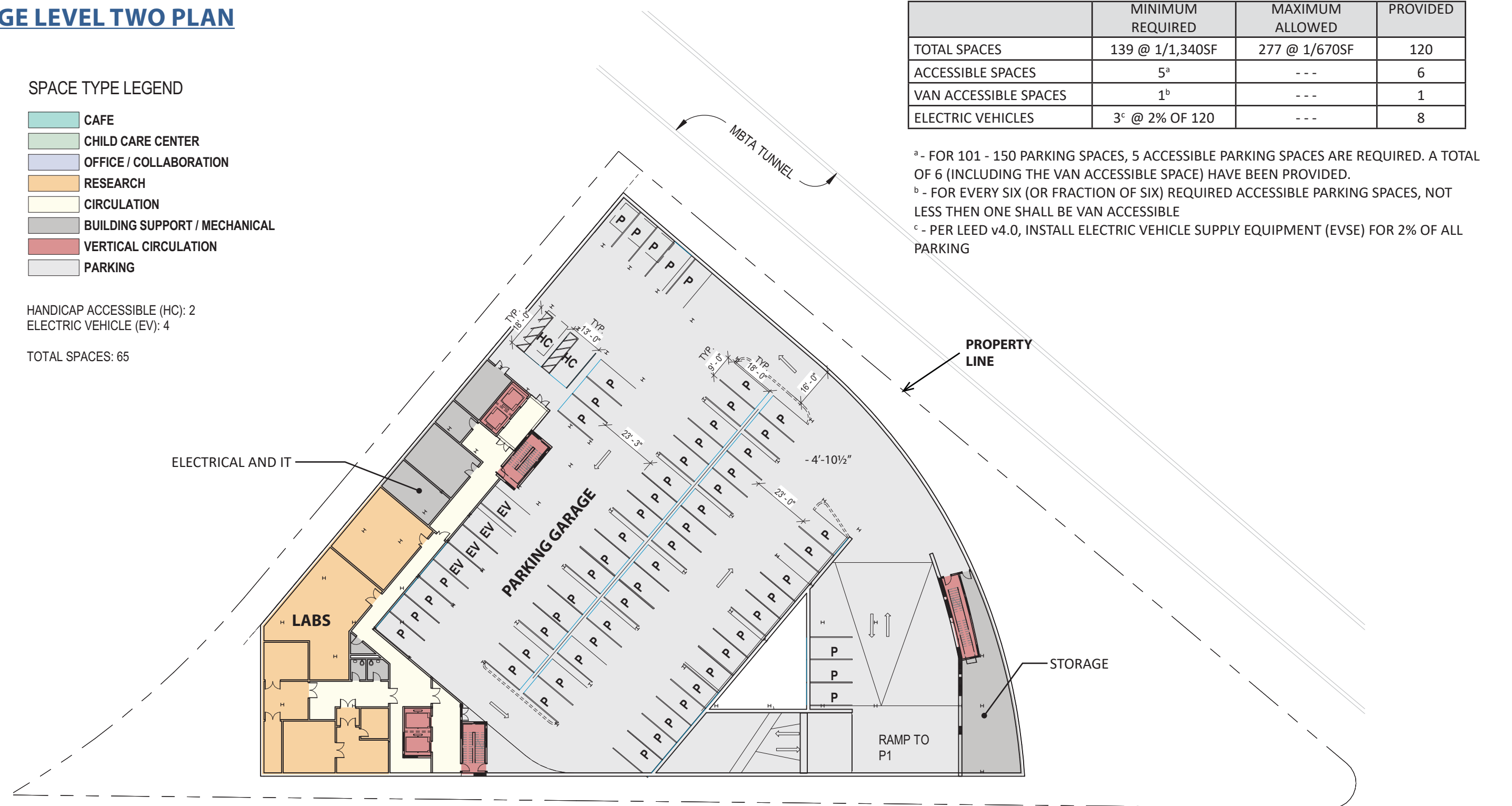
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING

HANDICAP ACCESSIBLE (HC): 2  
ELECTRIC VEHICLE (EV): 4

TOTAL SPACES: 65

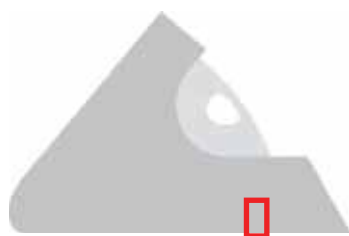
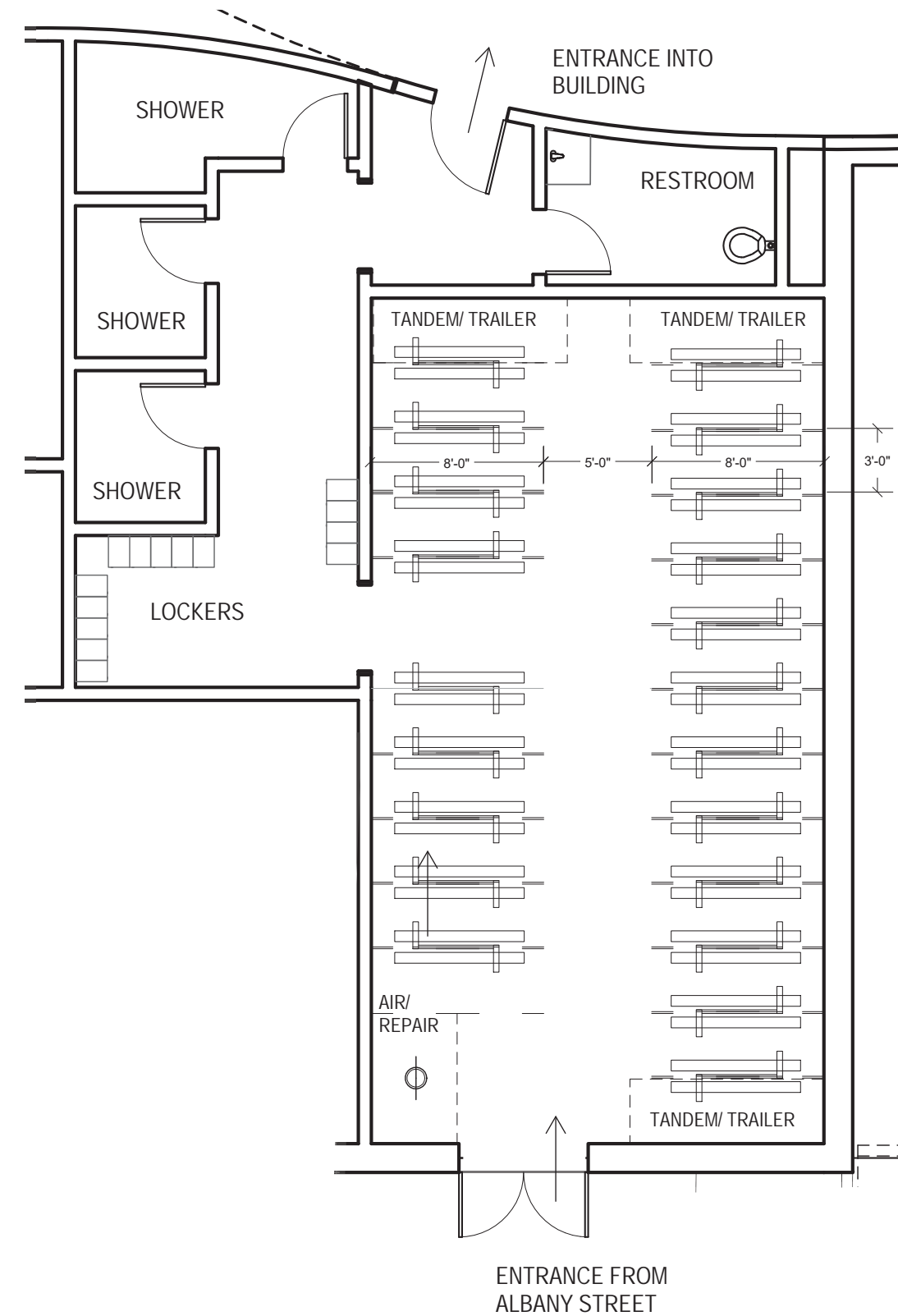
|                       | MINIMUM REQUIRED           | MAXIMUM ALLOWED | PROVIDED |
|-----------------------|----------------------------|-----------------|----------|
| TOTAL SPACES          | 139 @ 1/1,340SF            | 277 @ 1/670SF   | 120      |
| ACCESSIBLE SPACES     | 5 <sup>a</sup>             | ---             | 6        |
| VAN ACCESSIBLE SPACES | 1 <sup>b</sup>             | ---             | 1        |
| ELECTRIC VEHICLES     | 3 <sup>c</sup> @ 2% OF 120 | ---             | 8        |

<sup>a</sup> - FOR 101 - 150 PARKING SPACES, 5 ACCESSIBLE PARKING SPACES ARE REQUIRED. A TOTAL OF 6 (INCLUDING THE VAN ACCESSIBLE SPACE) HAVE BEEN PROVIDED.  
<sup>b</sup> - FOR EVERY SIX (OR FRACTION OF SIX) REQUIRED ACCESSIBLE PARKING SPACES, NOT LESS THEN ONE SHALL BE VAN ACCESSIBLE  
<sup>c</sup> - PER LEED v4.0, INSTALL ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) FOR 2% OF ALL PARKING



## BICYCLE PARKING PLAN

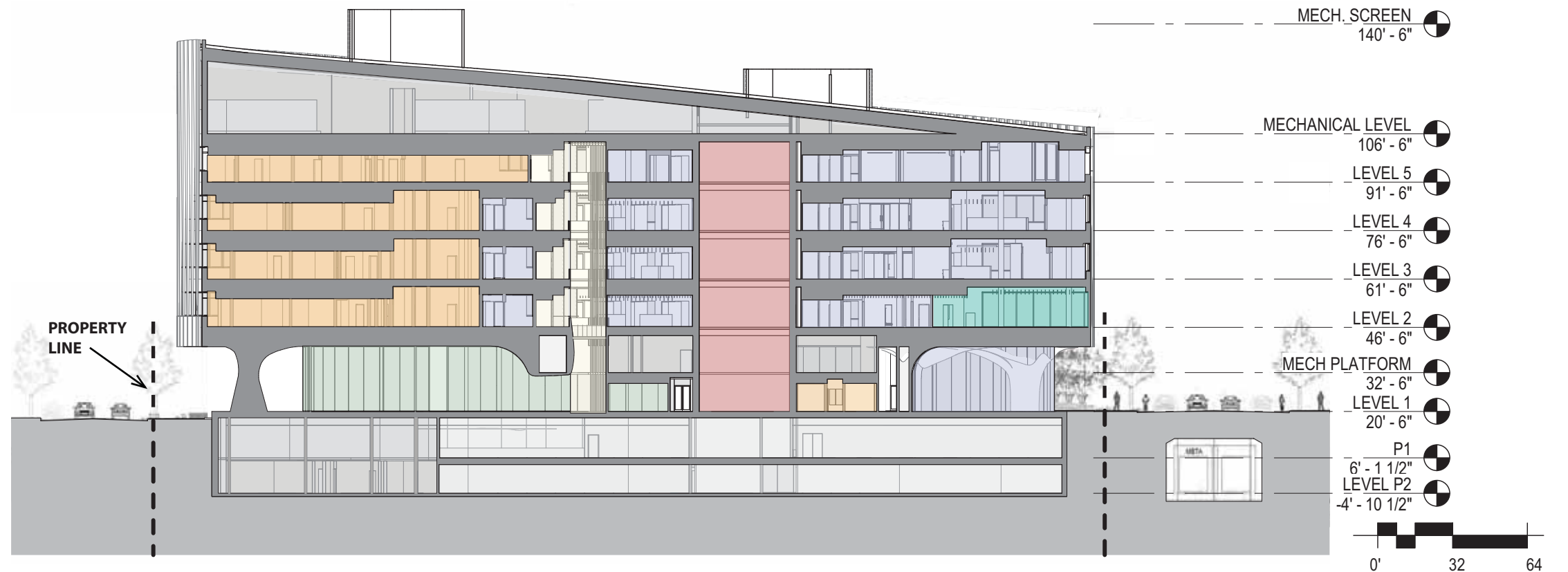
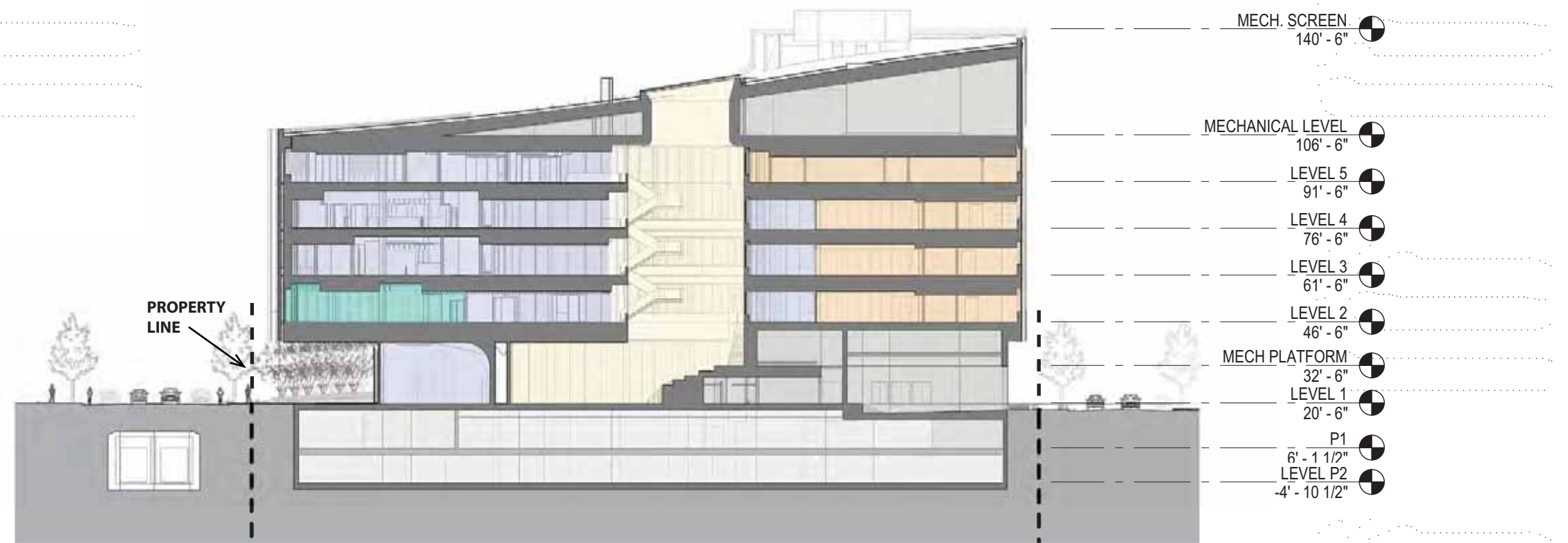
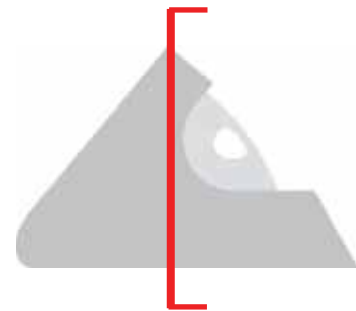
|                     | ZONING CATEGORY | REQUIRED SPACES   | PROVIDED SPACES |
|---------------------|-----------------|-------------------|-----------------|
| LONG-TERM           | N2              | 41 @ 0.22/1,000SF | 41              |
| OVER-SIZE LONG-TERM | ---             | 3 @ 5% OF TOTAL   | 3               |
| SHORT-TERM          | N5              | 12 @ 0.06/1,000SF | 12              |



# BUILDING SECTIONS

## SPACE TYPE LEGEND

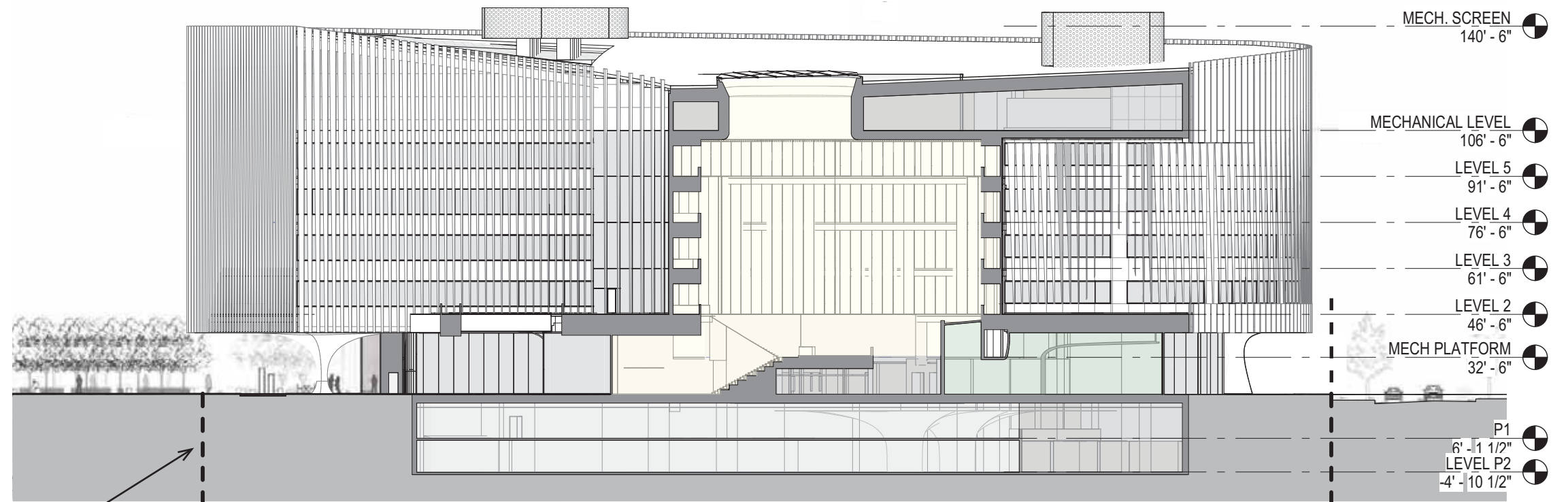
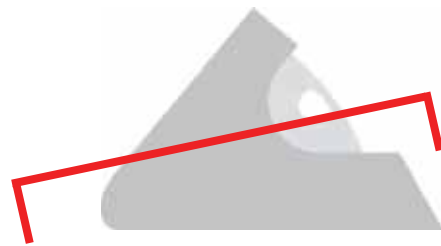
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHAN
- VERTICAL CIRCULATION
- PARKING



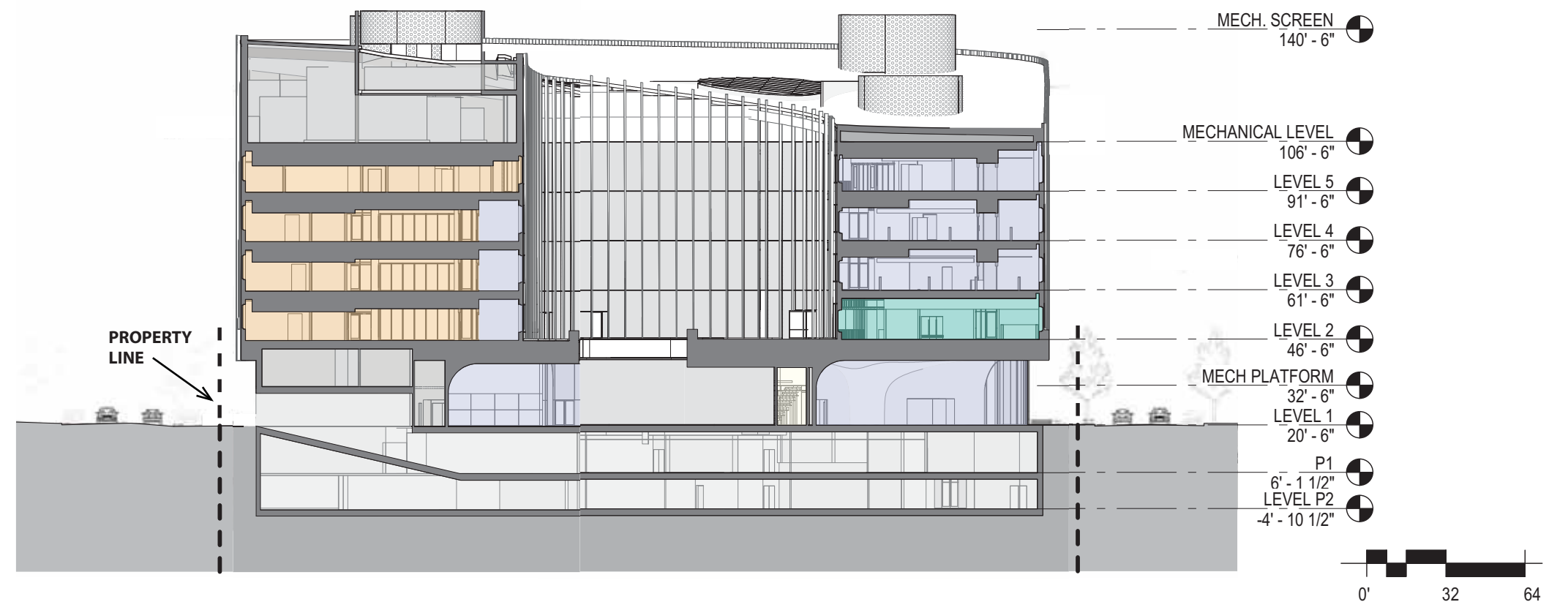
# BUILDING SECTIONS

## SPACE TYPE LEGEND

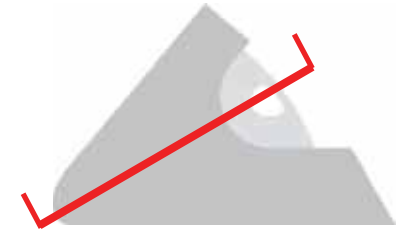
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHAN
- VERTICAL CIRCULATION
- PARKING



NOTE: Section cut crosses property line parallel to Main St.  
Elevation of the building shown in the distance does not extend over actual property line.

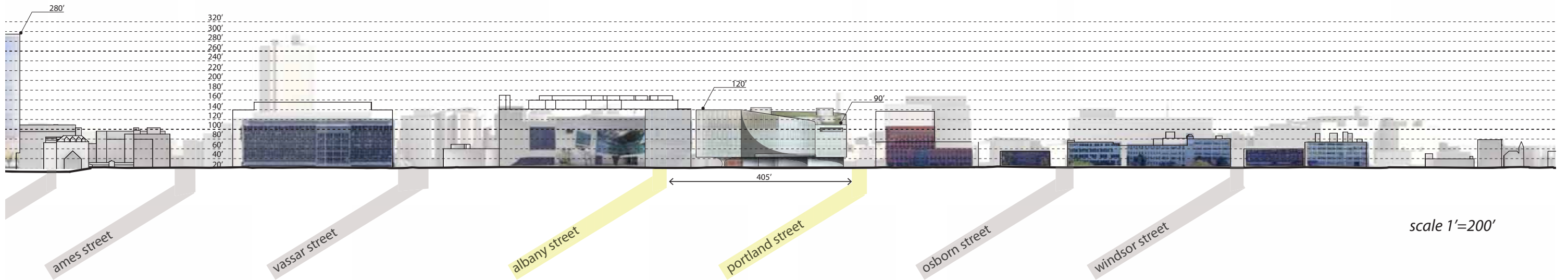


# ATRIUM SECTION

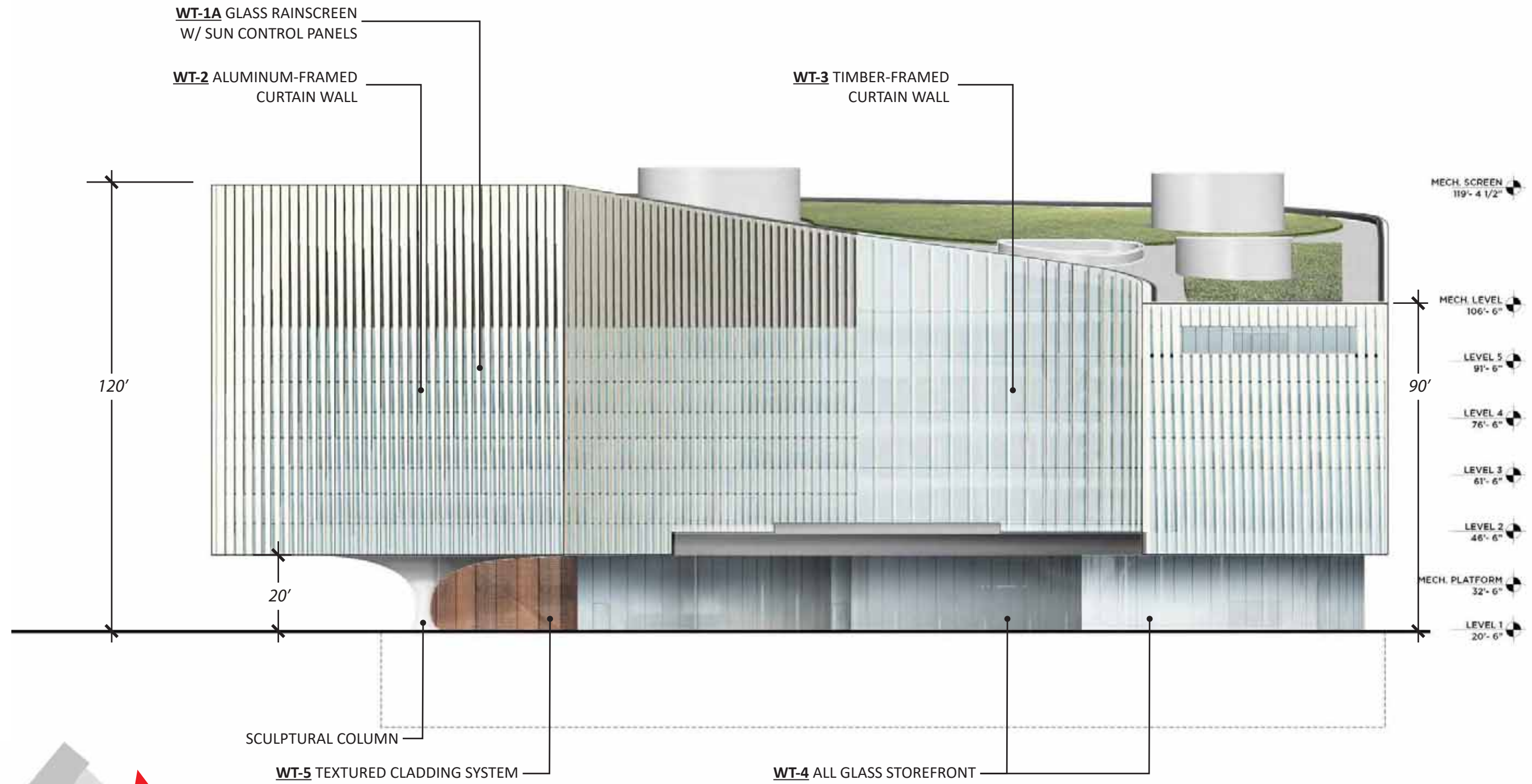




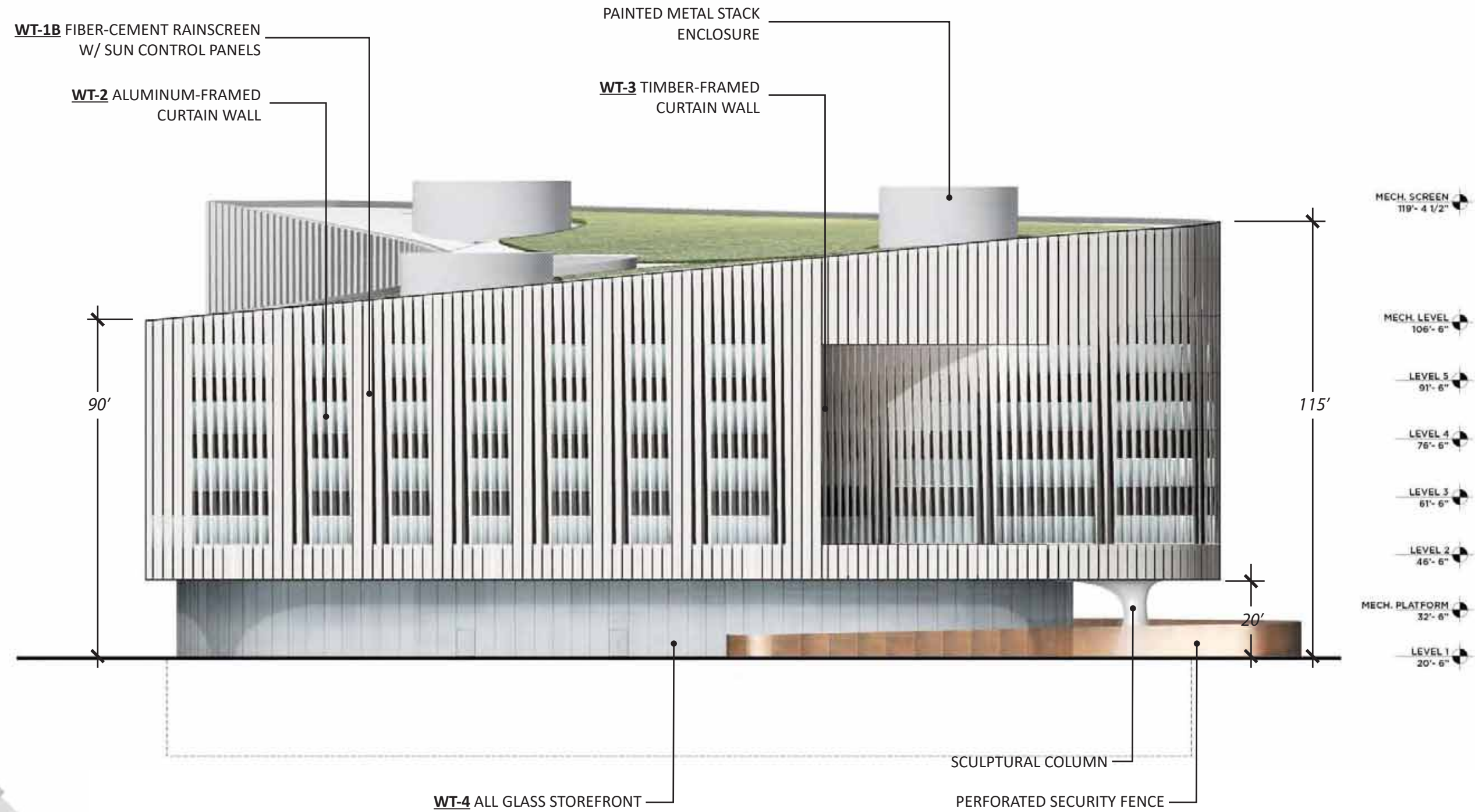
# STREETWALL ELEVATION



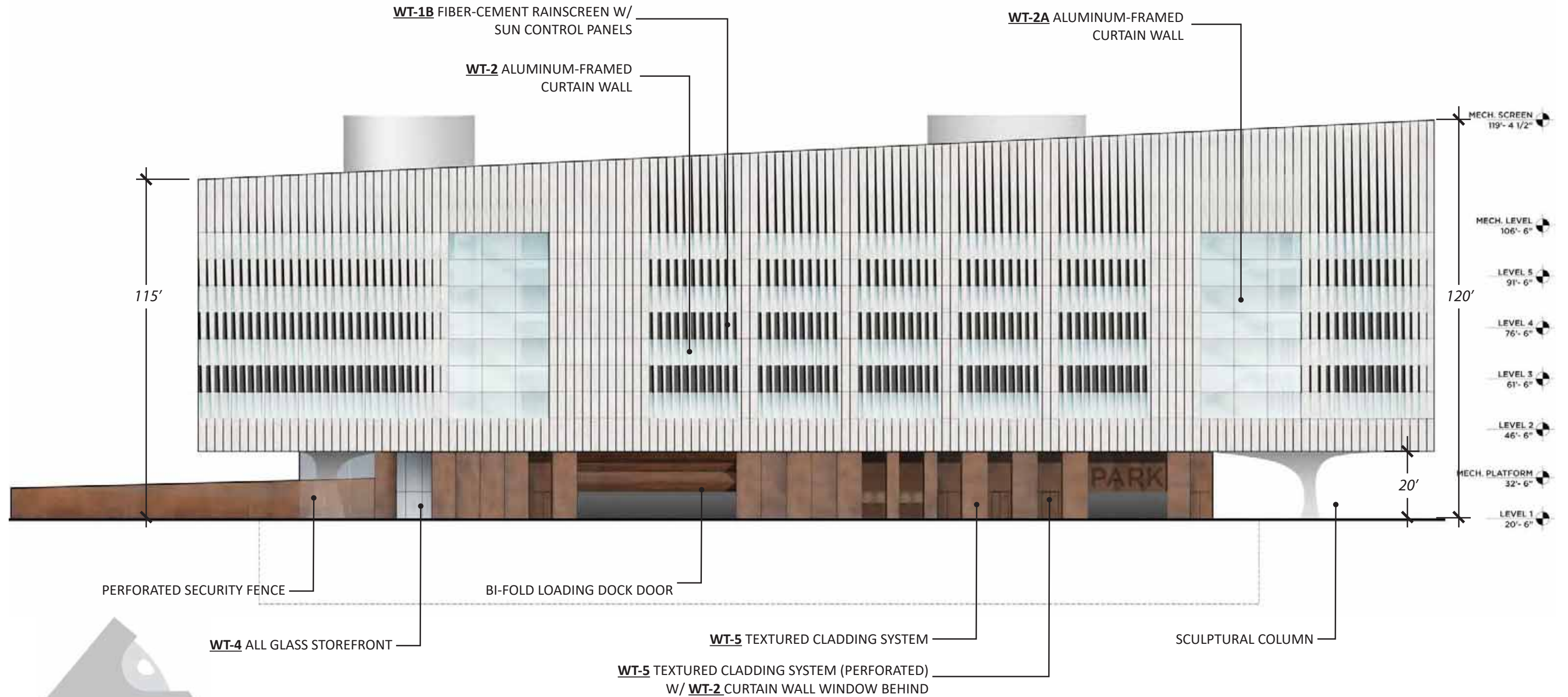
# MAIN ST ELEVATION



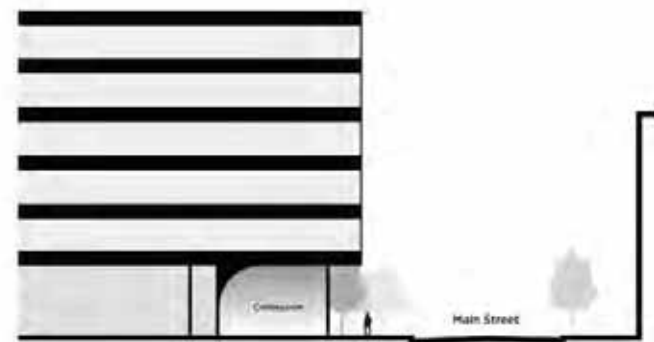
# PORTLAND ST ELEVATION



# PORTLAND ST ELEVATION

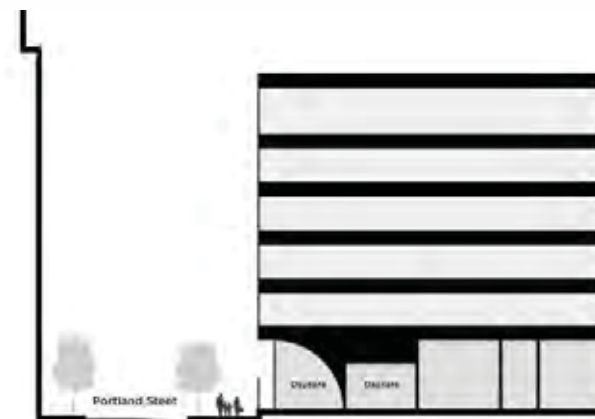


## CONCEPT MODEL



SECTION C-C  
Main Street  
Colloquium

Section through Colloquium Room



SECTION B-B  
Portland Street  
Daycare

Section through Child Care Center

Main Street View



Portland Street View



Albany Street View



**CONCEPT MODEL**



*Sculptural Column at West End*



*Sculptural Column at East End*

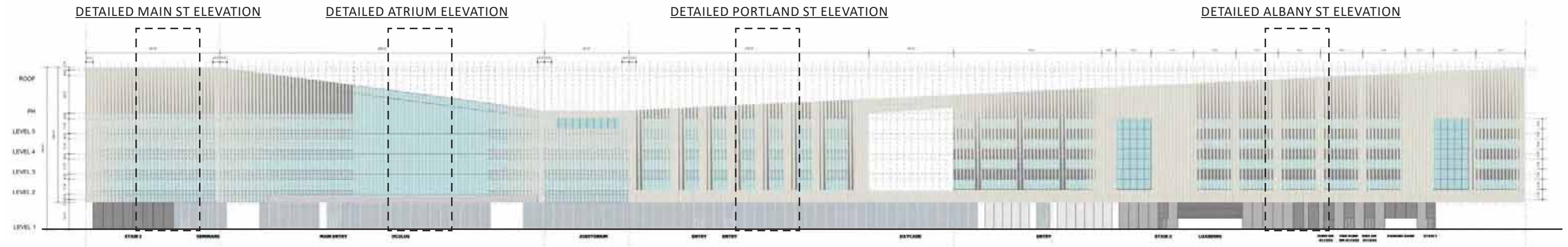


*Sculptural Column at West End*

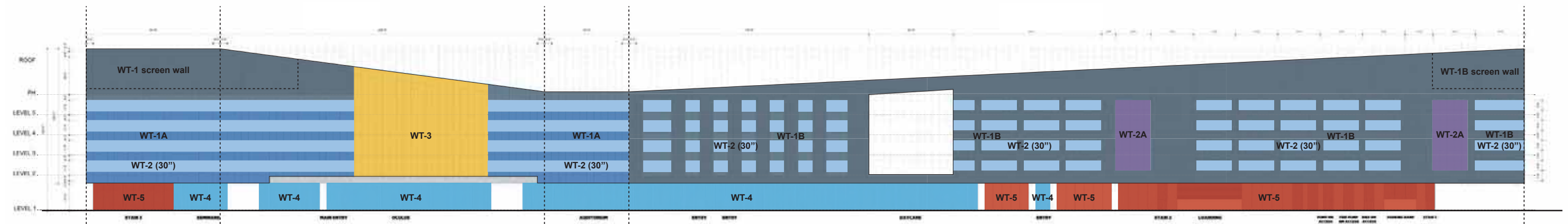


*Sculptural Column at East End*

# EXTERIOR ELEVATION WALL TYPES



Unrolled Building Elevation



Unrolled Elevation Wall Types

|        | Color code          |  |   |  |   |   |  |   |
|--------|---------------------|--|---|--|---|---|--|---|
| System | Name                | GLASS PANEL RAINSCREEN WALL CLADDING FRP TAPERED SUN CONTROL PANEL   | FIBER-CEMENT PANEL RAINSCREEN WALL CLADDING FRP TAPERED SUN CONTROL PANEL   | ALUMINUM-FRAMED CURTAIN WALL   | ALUMINUM-FRAMED CURTAIN WALL  | TIMBER-FRAMED CURTAIN WALL  | ALL-GLASS STOREFRONT (WT-4)  | METAL PANEL RAINSCREEN WALL CLADDING  |
|        | Location            | Level 2-5 North Façade   | Level 2-5 South/West Façade   | Level 2-5 North/South/West Façade  | Level 2-5 South Façade @ Stairs   | Level 2-5 Atrium Façade   | Level 1 Feature Areas  | Level 1 Opaque Walls  |
|        | Type number         | WT-1A  | WT-1B   | WT-2   | WT-2A   | WT-3  | WT-4   | WT-5  |
|        | Spec                |  |   | B2020.31   | B2020.31  | B2020.32  | B2020.33   |   |
|        | General description | Insulated Glass spandrel panel with structurally glazed frame attached to thermally isolated sub-framing. Metal Framed rainscreen backup construction, 6" mineral wool insulation. FRP clad sun control panel with steel substructure tied back to slab edge with thermally isolated structural connection | Fiber-Cement Panel with face fasteners attached to thermally isolated sub-framing. Metal Framed rainscreen backup construction, 6" mineral wool insulation. FRP clad sun control panel with steel substructure tied back to slab edge with thermally isolated structural connection | High performance aluminum framed windows with triple glazing. Thermally broken aluminum framing. | High performance Aluminum Framed Curtain Wall with triple glazing. Thermally broken aluminum curtain wall with full height low-iron glazing vision units structurally glazed onto aluminum framing. | Glu-laminated Timber Curtain Wall mullion with aluminum glazing adapter to accept triple glazing. Full height low-iron glazing. Integrate zero-sightline operable units for atrium makeup air. Captured vertical mullions with FRP mullion cap. | Laminated structural glass set in recessed moment connection at base consisting of handrail bracket or custom plate construction. DGU with triple laminated structural outer lite. | Perforated/Patterned weathering steel cladding. Metal framed rainscreen backup construction, 6" mineral wool insulation with thermal isolation Clips. Cladding extends into freestanding daycare garden fence and will clad bi-fold loading dock door. Screen over punched windows and clad exterior doors. |

# DETAILED MAIN ST ELEVATION

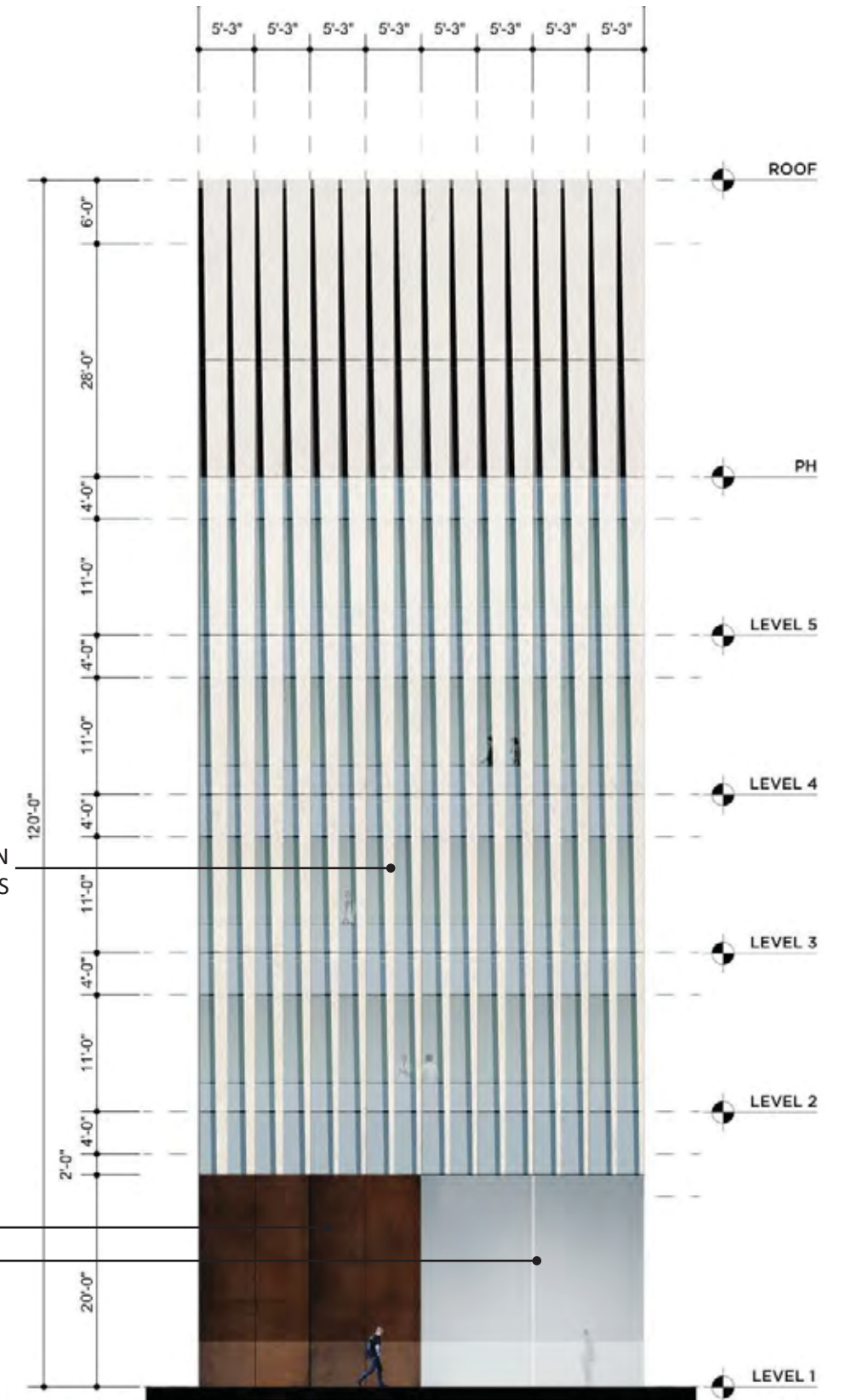


**WT-1A** GLASS RAINSCREEN  
W/ SUN CONTROL PANELS

**WT-2** ALUMINUM-FRAMED  
CURTAIN WALL

**WT-1A** GLASS RAINSCREEN  
W/ SUN CONTROL PANELS

**WT-5** TEXTURED CLADDING SYSTEM  
**WT-4** ALL GLASS STOREFRONT





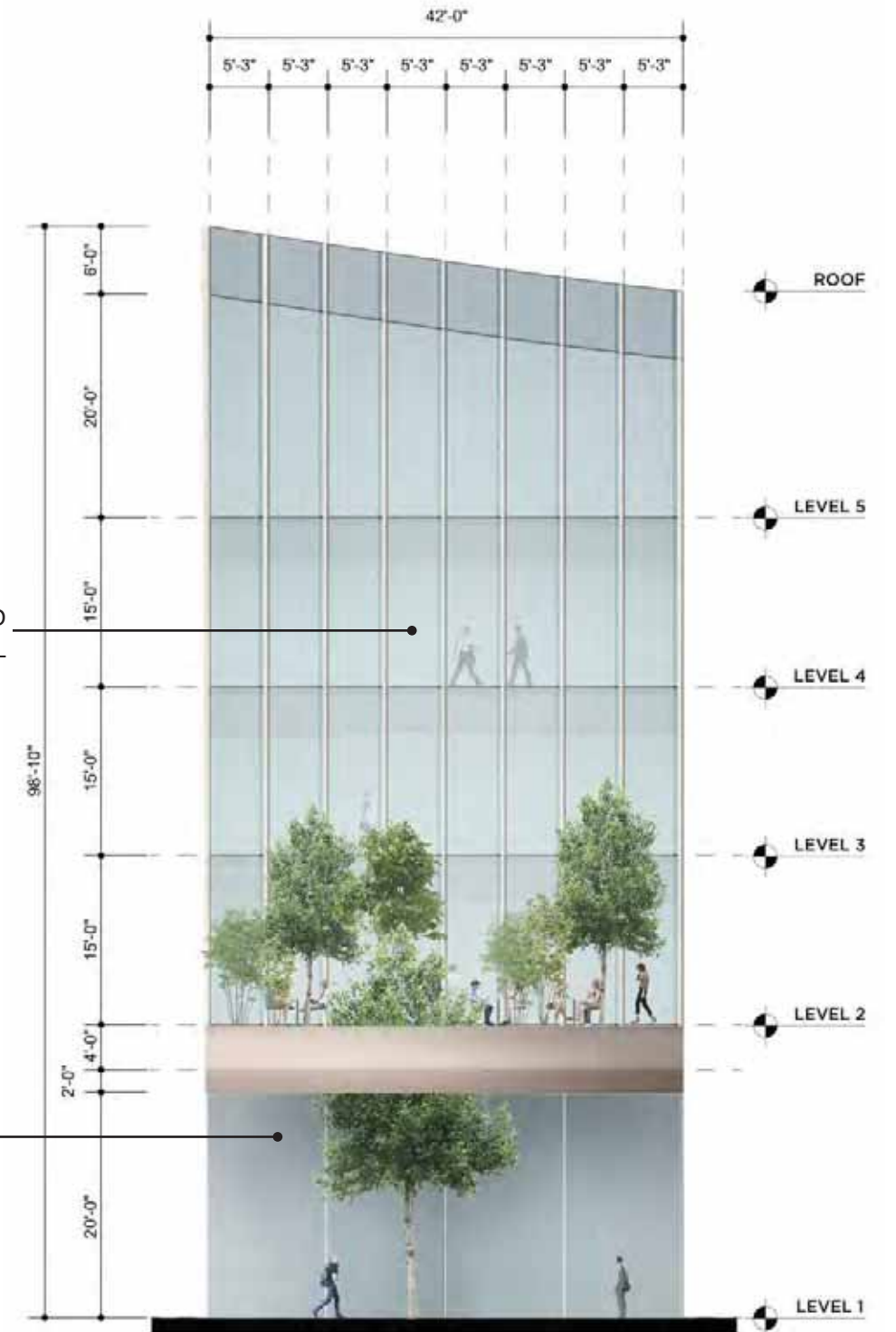
# DETAILED ATRIUM ELEVATION



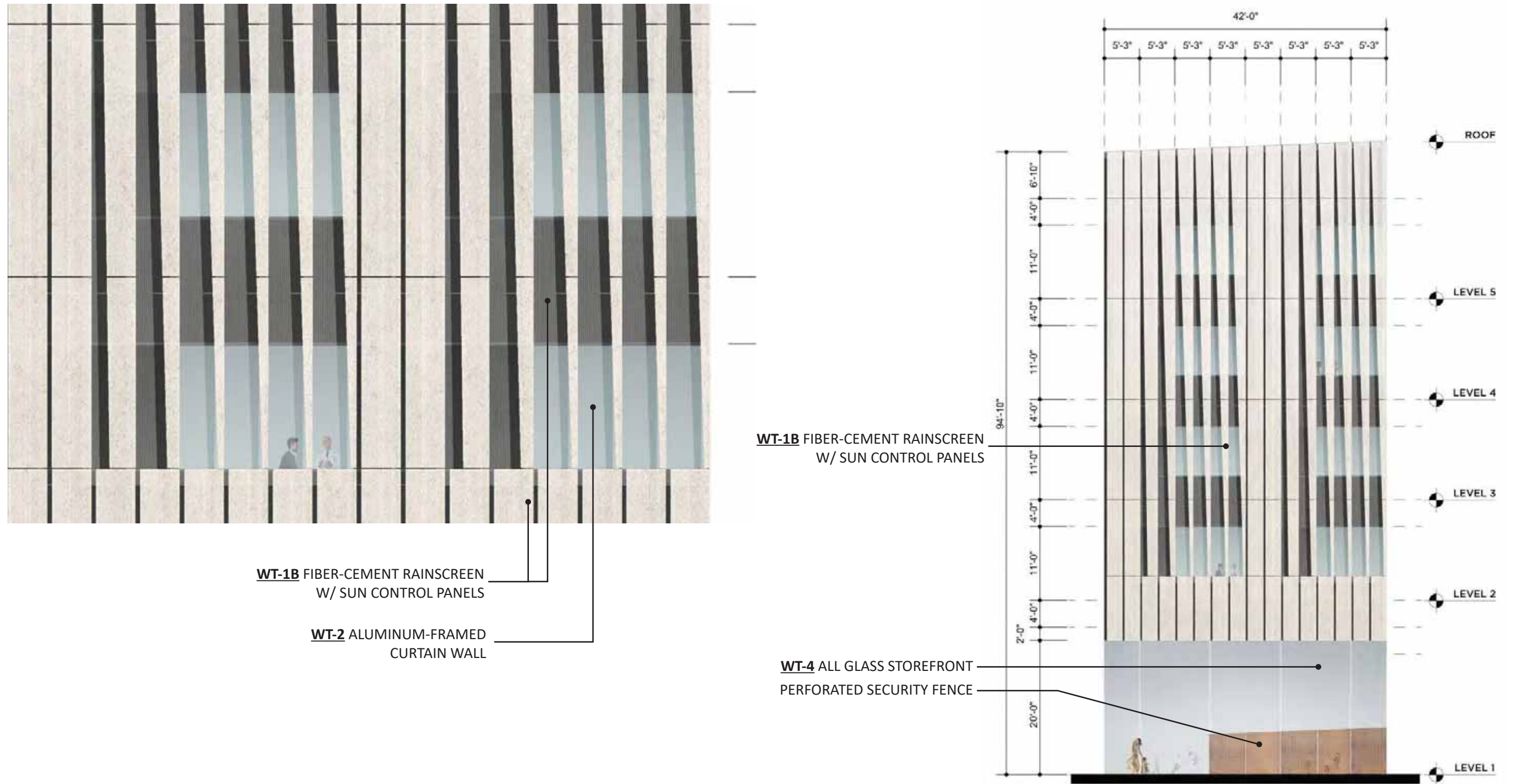
- WT-3** TIMBER-FRAMED CURTAIN WALL
- GLASS GUARDRAIL
- METAL FASCIA

**WT-3** TIMBER-FRAMED CURTAIN WALL

**WT-4** ALL GLASS STOREFRONT



# DETAILED PORTLAND ST ELEVATION



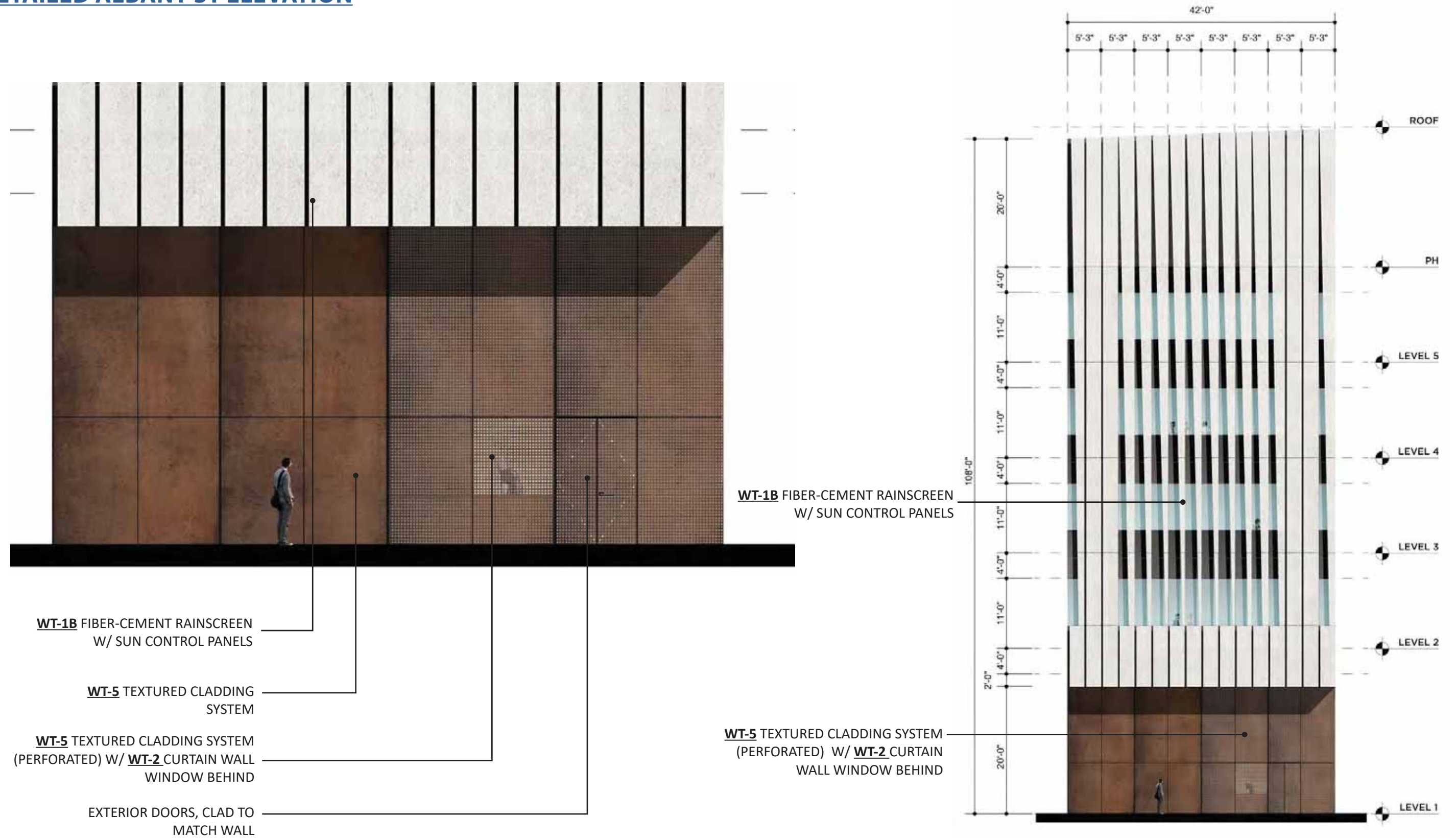
**WT-1B** FIBER-CEMENT RAINSCREEN  
W/ SUN CONTROL PANELS

**WT-2** ALUMINUM-FRAMED  
CURTAIN WALL

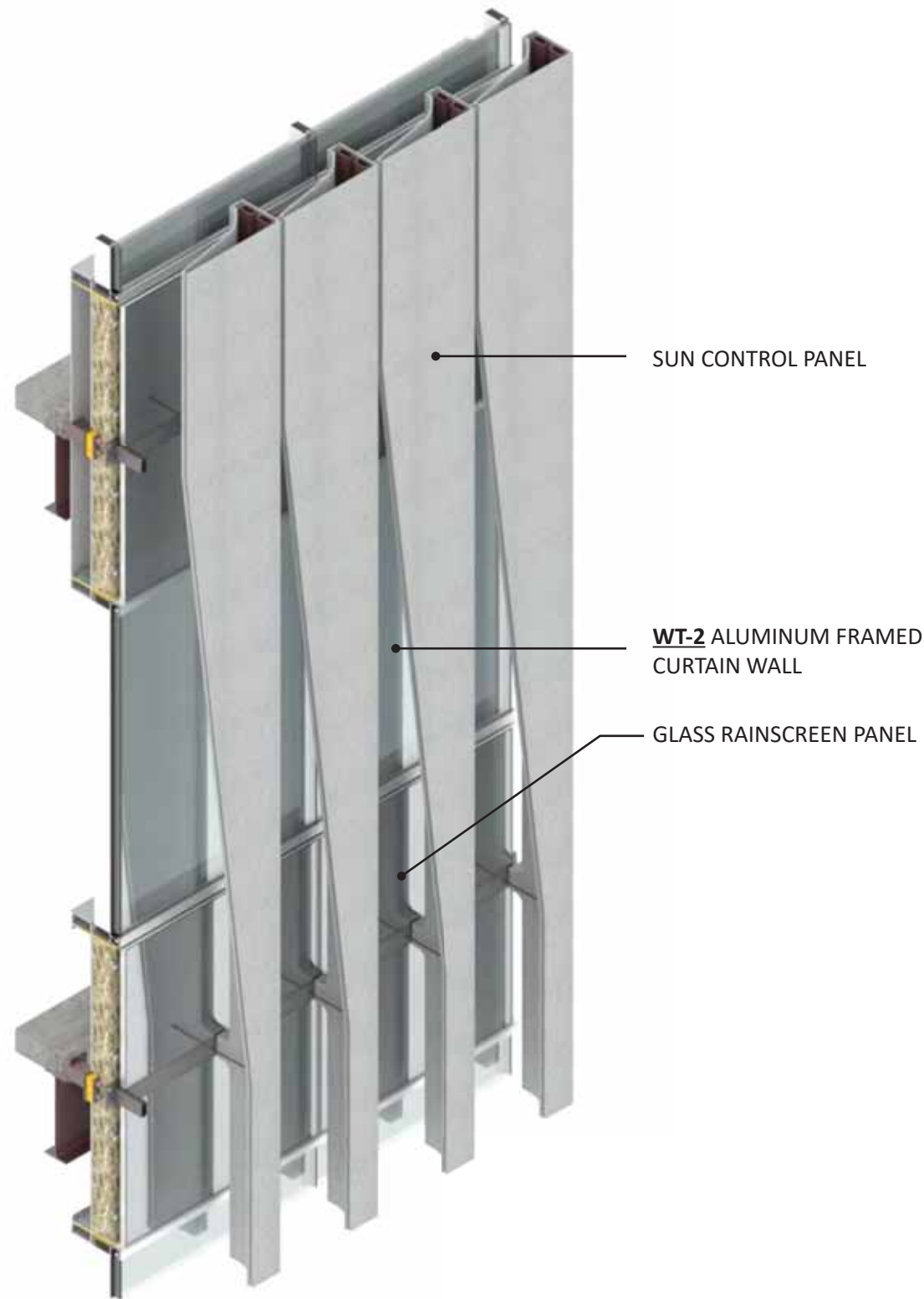
**WT-1B** FIBER-CEMENT RAINSCREEN  
W/ SUN CONTROL PANELS

**WT-4** ALL GLASS STOREFRONT  
PERFORATED SECURITY FENCE

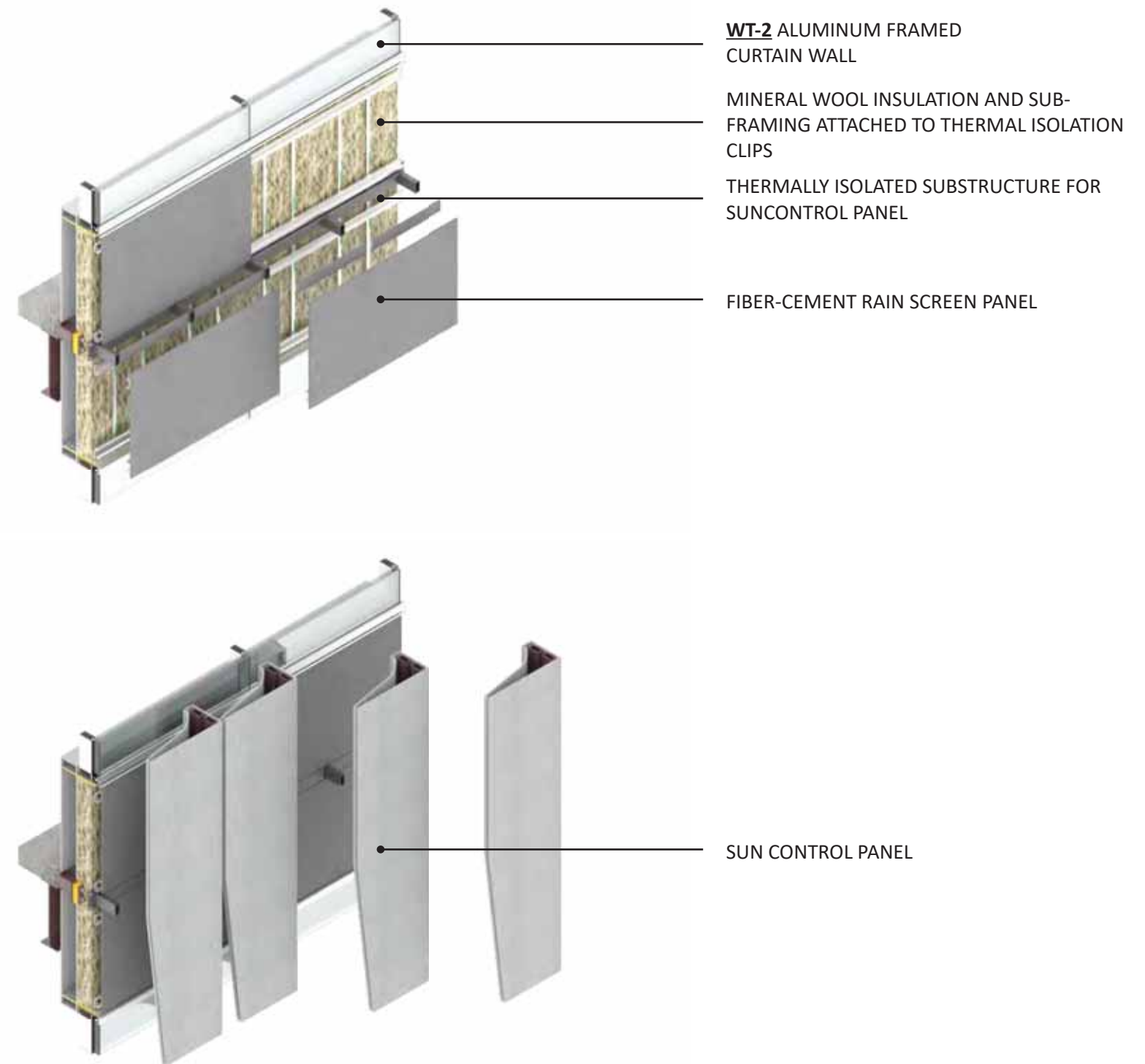
# DETAILED ALBANY ST ELEVATION



## PROPOSED WALL ASSEMBLY

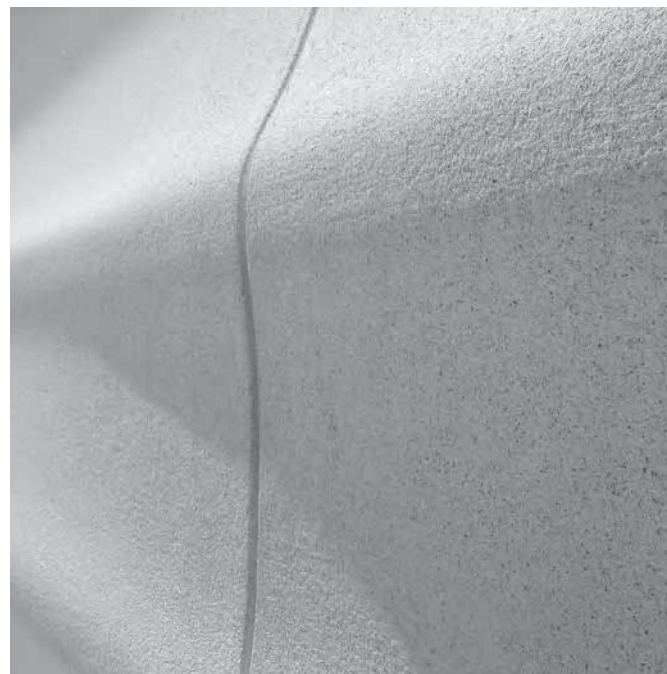


**WT-1A GLASS RAINSCREEN W/ SUN CONTROL PANEL**



**WT-1B FIBER CEMENT RAINSCREEN W/ SUN CONTROL PANEL**

# PROPOSED MATERIALS



① SUN CONTROL PANEL  
(E.G. FIBER REINFORCED POLYMER OR SIM.)



② FIBER-CEMENT PANEL



③ TIMBER CURTAIN WALL



④ TEXTURED CLADDING SYSTEM



⑤ ALL-GLASS STOREFRONT