



Project:  
585 Third Street  
Cambridge, Massachusetts

PUD Special Permit Submission  
Volume 2: Plans and Illustrations

December 28, 2021



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PROJECT MANAGEMENT

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OWNER

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BURO HAPPOLD

SUSTAINABILITY

## B. Volume II

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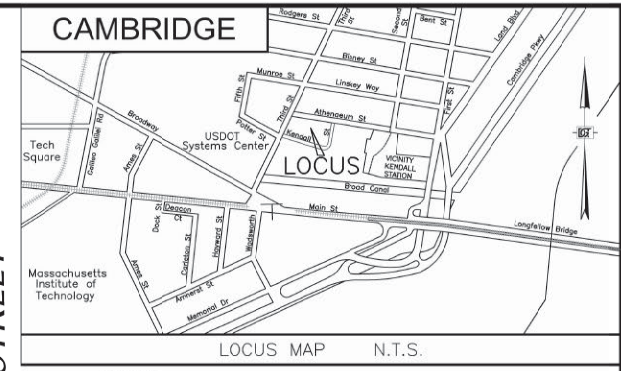
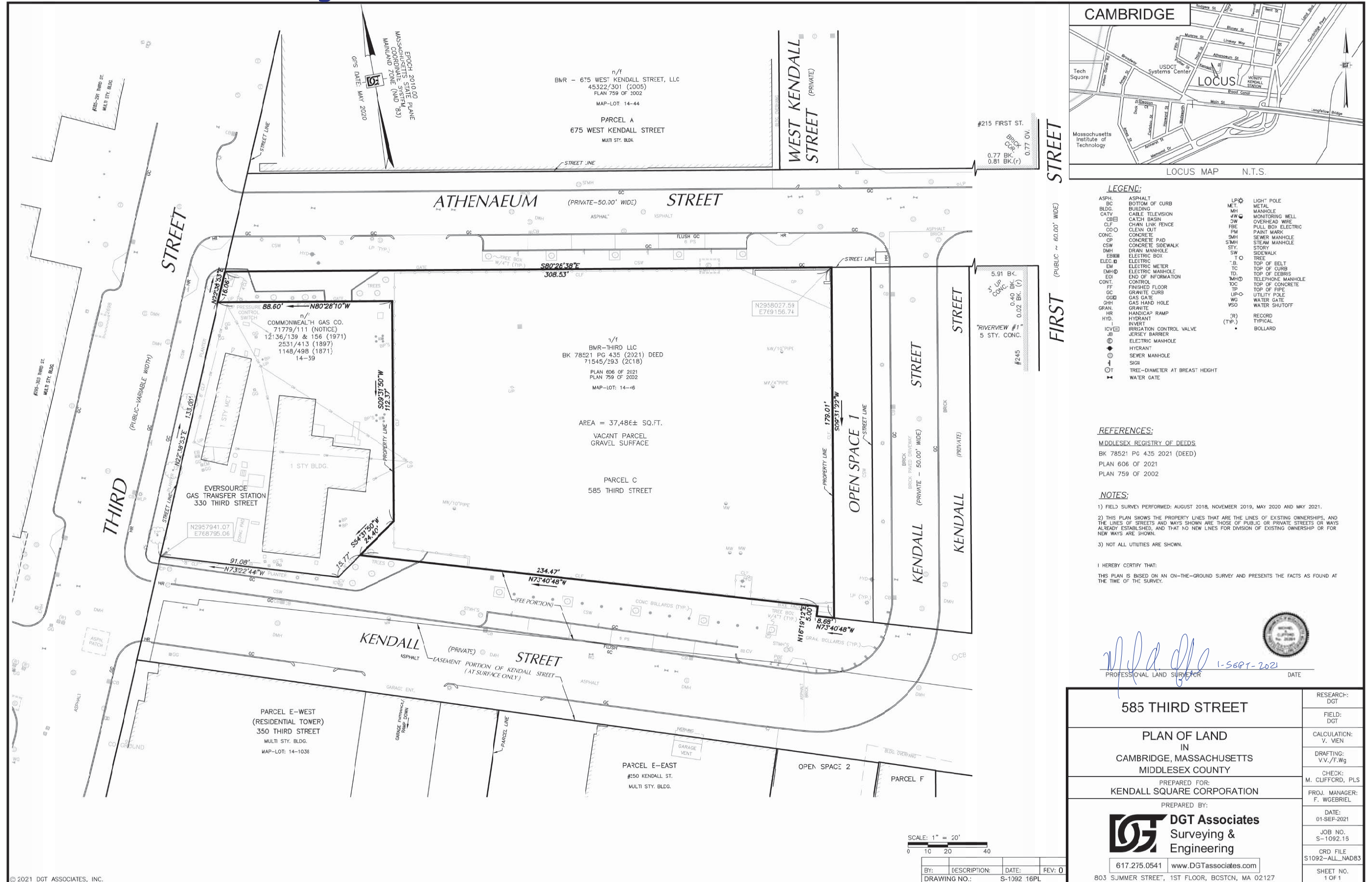
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# 1.1 Site Survey



- LEGEND:**
- |        |                                |       |                   |
|--------|--------------------------------|-------|-------------------|
| ASPH.  | ASPHALT                        | LP    | LIGHT POLE        |
| BC     | BOTTOM OF CURB                 | MET.  | METAL MANHOLE     |
| BLDG.  | BUILDING                       | MW    | MONITORING WELL   |
| CATV   | CABLE TELEVISION               | OW    | OVERHEAD WIRE     |
| CBEI   | CATCH BASIN                    | PBE   | PULL BOX ELECTRIC |
| CLF    | CHAIN LINK FENCE               | PM    | PAINT MARK        |
| CO     | CLEAN OUT                      | SMH   | SEWER MANHOLE     |
| CONC.  | CONCRETE                       | STMH  | STEAM MANHOLE     |
| CP     | CONCRETE PAD                   | STY.  | STORY             |
| CSW    | CONCRETE SIDEWALK              | SW    | SIDEWALK          |
| DMH    | DRAIN MANHOLE                  | TRE   | TREE              |
| EBE    | ELECTRIC BOX                   | TOP   | TOP OF BELT       |
| ELEC   | ELECTRIC                       | TC    | TOP OF CURB       |
| EM     | ELECTRIC METER                 | TD    | TOP OF DERRIS     |
| EMH    | ELECTRIC MANHOLE               | TMH   | TELEPHONE MANHOLE |
| END    | END OF INFORMATION             | TOP   | TOP OF CONCRETE   |
| CONTR. | CONTROL                        | TP    | TOP OF PIPE       |
| FF     | FINISHED FLOOR                 | UP-C  | UTILITY POLE      |
| GC     | GRANITE CURB                   | WG    | WATER GATE        |
| GG     | GAS GATE                       | WSO   | WATER SHUTOFF     |
| GHI    | GAS HAND HOLE                  | (R)   | RECORD            |
| GRAN.  | GRANITE                        | (TP.) | TYPICAL           |
| HR     | HANDICAP RAMP                  | •     | BOLLARD           |
| HYD.   | HYDRANT                        |       |                   |
| ICV    | IRRIGATION CONTROL VALVE       |       |                   |
| JER    | JERSEY BARRIER                 |       |                   |
| EMH    | ELECTRIC MANHOLE               |       |                   |
| HYD.   | HYDRANT                        |       |                   |
| SMH    | SEWER MANHOLE                  |       |                   |
| SIG    | SIGN                           |       |                   |
| OT     | TREE-DIAMETER AT BREAST HEIGHT |       |                   |
| WG     | WATER GATE                     |       |                   |

- REFERENCES:**
- MIDDLESEX REGISTRY OF DEEDS
  - BK 78521 PG 435 2021 (DEED)
  - PLAN 606 OF 2021
  - PLAN 759 OF 2002

- NOTES:**
- 1) FIELD SURVEY PERFORMED: AUGUST 2018, NOVEMBER 2019, MAY 2020 AND MAY 2021.
  - 2) THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE OWNERSHIPS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
  - 3) NOT ALL UTILITIES ARE SHOWN.

I HEREBY CERTIFY THAT:  
THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

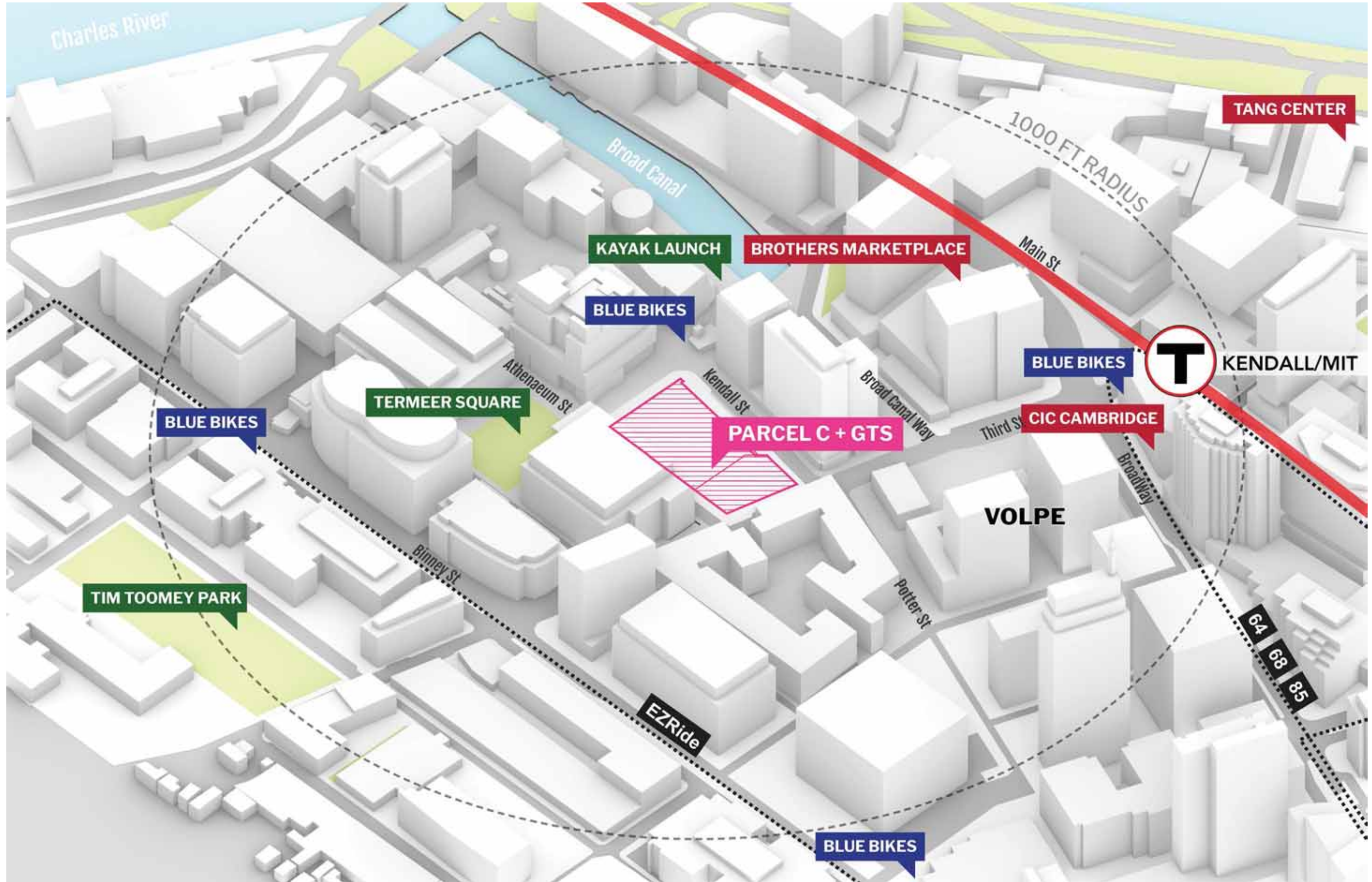
*[Signature]*  
PROFESSIONAL LAND SURVEYOR  
DATE: 1-SEP-2021

585 THIRD STREET		RESEARCH: DGT
PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY		FIELD: DGT
PREPARED FOR: KENDALL SQUARE CORPORATION		CALCULATION: V. VIEN
PREPARED BY: DGT Associates Surveying & Engineering		DRAFTING: V.V.F.Wg
617.275.0541 www.DGTAssociates.com		CHECK: M. CLIFFORD, PLS
803 SJMMER STREET, 1ST FLOOR, BOSTON, MA 02127		PROJ. MANAGER: F. WGBRIEL
BY:	DESCRIPTION:	DATE:
DRAWING NO.:	S-1092_16PL	REV: 0
DATE:		JOB NO. S-1092.15
REV: 0		CRD FILE S1092-ALL_NAD83
SHEET NO. 1 OF 1		

SCALE: 1" = 20'  
0 10 20 40

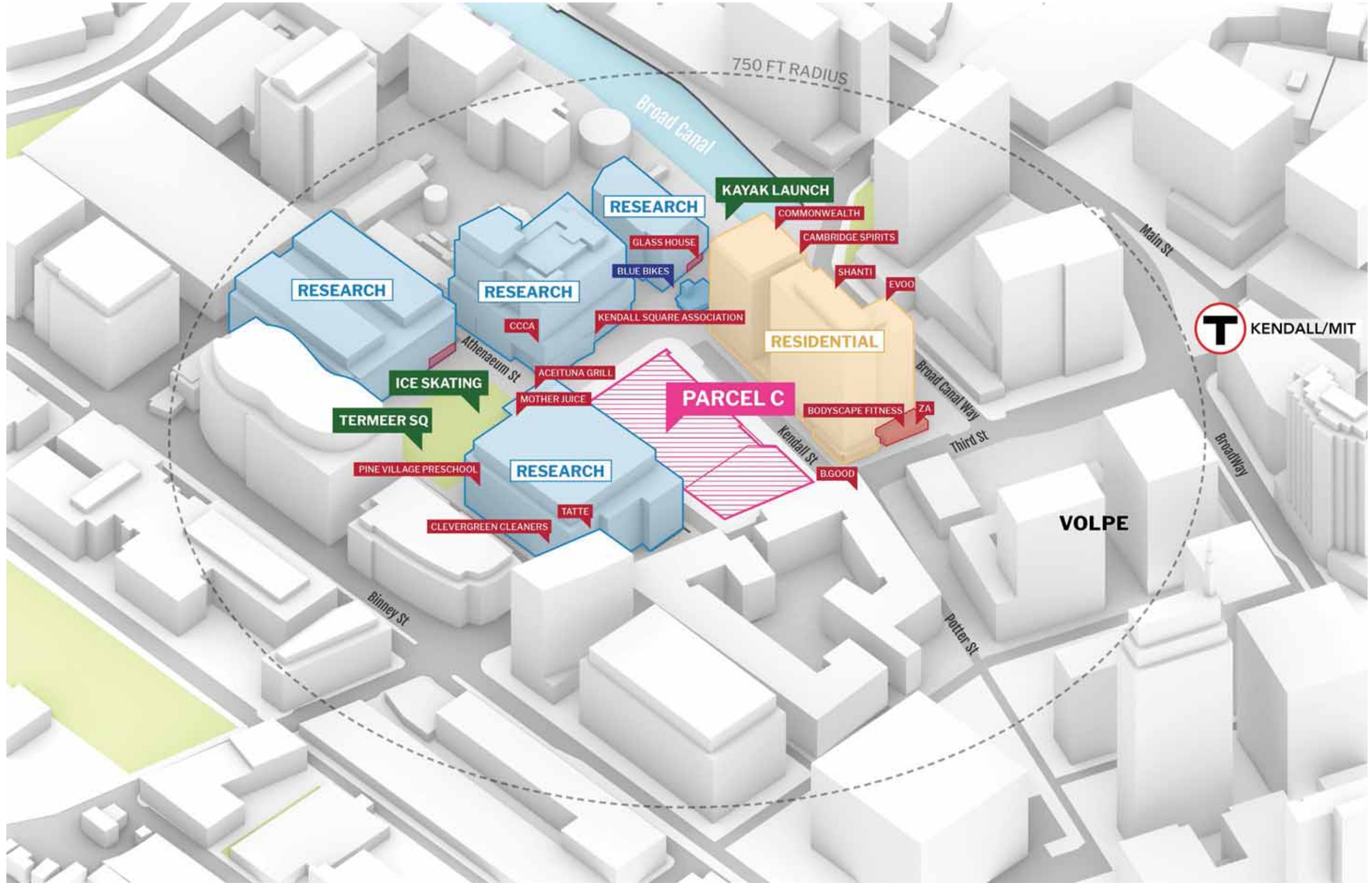


# 1.2 Area Context



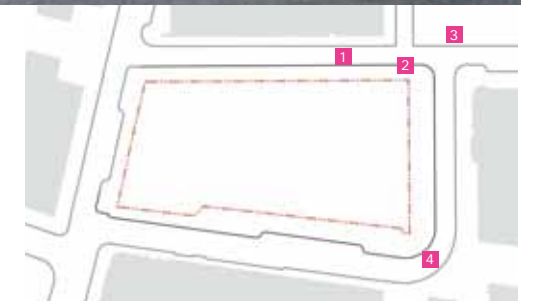


# 1.3 Site Context





# 1.4 Site Context Photos



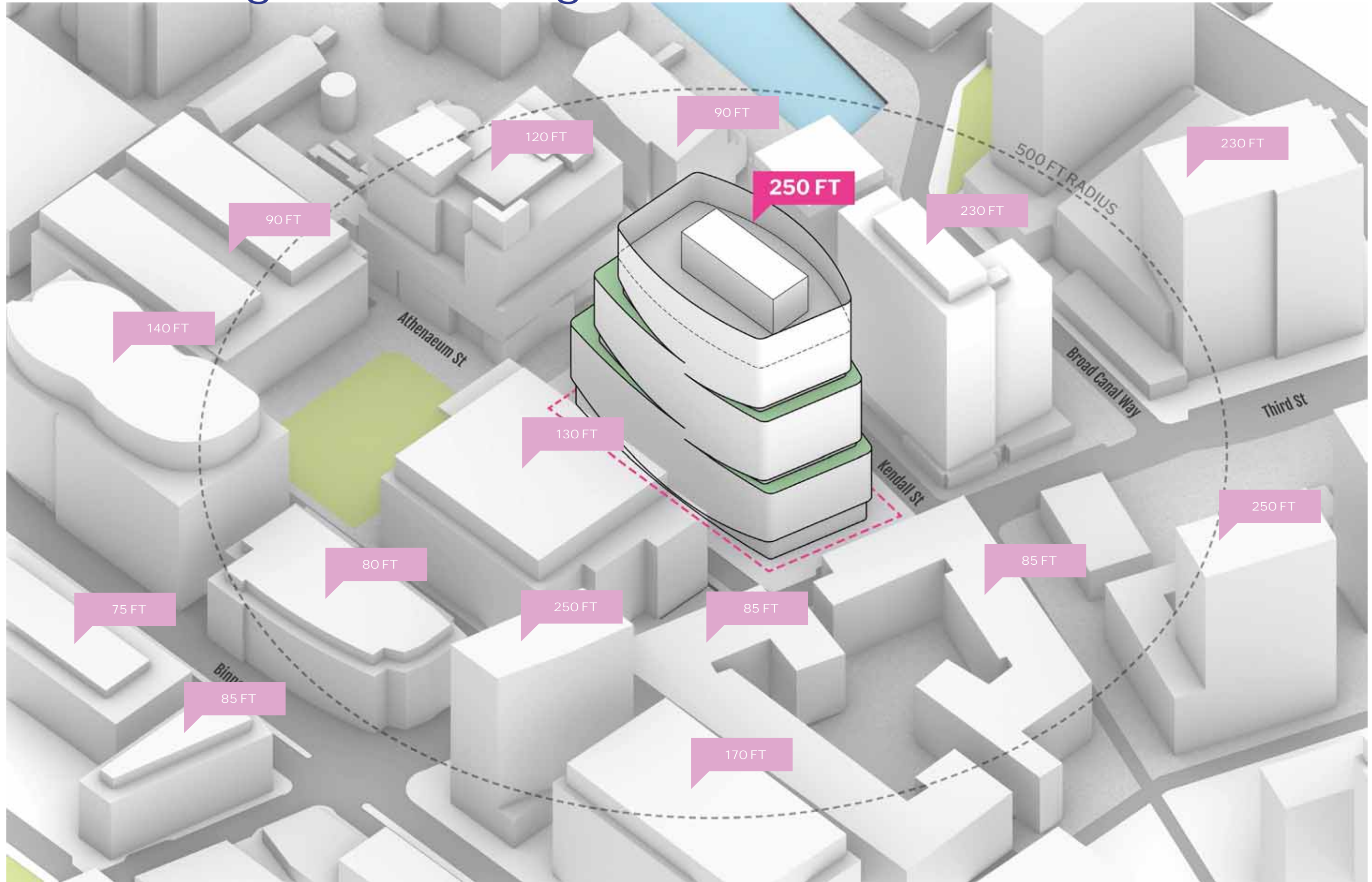


# 1.5 Site Context Photos



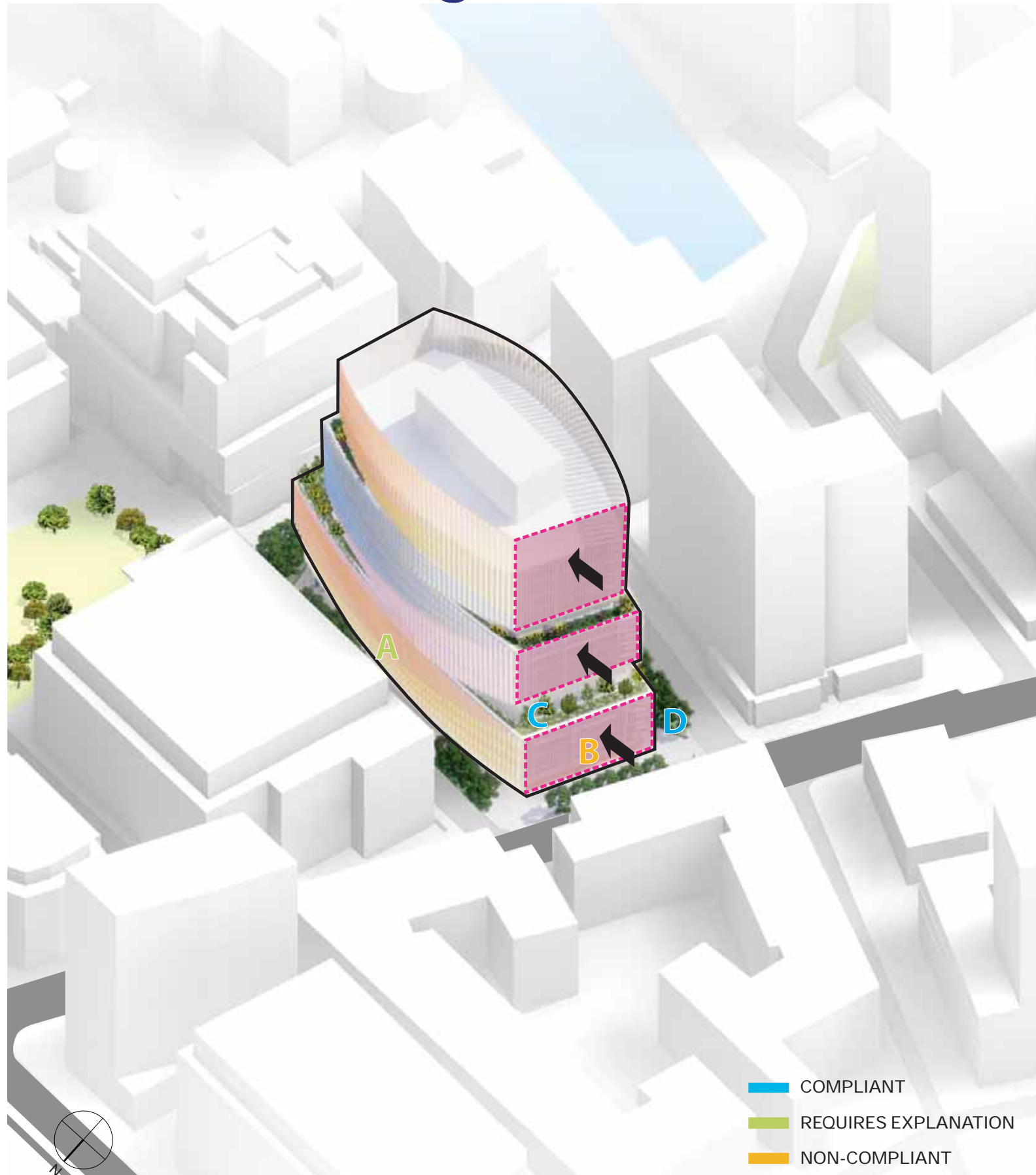


# 2.1 Building and Massing Plan





# 2.2A Design Guideline Consistency



## SCALE + MASSING

CREATE SENSITIVE TRANSITION TO NEIGHBORING USES

CREATE A STRONG DATUM BY SETTING BACK THE BUILDINGS AT UPPER FLOORS

MINIMIZE MONOLITHIC MASSING AND BREAK DOWN THE SCALE OF LARGER BUILDINGS

MAJOR PUBLIC STREETS : SET BACK TWO-THIRDS OF THE BUILDING FACADE ABOVE 85 FEET FROM THE PRINCIPLE FACADE BY ABOUT 15 FEET

SECONDARY STREETS : SET BACK ANY PORTION OF THE BUILDING ABOVE 45 FEET BY ABOUT 10 FEET FROM PRINCIPLE FACADE OR THROUGH OTHER MEANS IF SUCCESSFULLY EXPRESSES A SCALE MORE INTIMATE THAN MAJOR PUBLIC STREETS

## LOADING

**A** AWAY FROM MAJOR PUBLIC ST AND PEDESTRIAN CORRIDORS

## MIXED-USE GROUND FLOOR

ALONG SECONDARY ST : INCORPORATE 40 TO 60 PERCENT TRANSPARENT GLAZING IN THE GROUND LEVEL FACADE

ALONG MAJOR PUBLIC ST : INCORPORATE 60 TO 75 PERCENT TRANSPARENT GLAZING IN THE GROUND LEVEL FACADE

ALONG SECONDARY ST : APPROXIMATELY 75 PERCENT OF THE STREET FRONTAGE SHOULD BE OCCUPIED BY ACTIVE USES : RETAIL / EDU / CULTURAL / SERVICES / COMMUNITY / ART

WHERE RETAIL IS NOT PROVIDED, GROUND FLOOR SPACES SHOULD BE DESIGNED TO ACCOMMODATE RETAIL IN THE FUTURE

CREATE SPACE AT THE SIDEWALK LEVEL TO ALLOW FOR INTERACTION BETWEEN ACTIVITIES ON THE GROUND FLOOR OF THE BUILDINGS AND THE PUBLIC SIDEWALK

**B** ALONG MAJOR PUBLIC ST : APPROXIMATELY 75 PERCENT OF THE STREET FRONTAGE SHOULD BE OCCUPIED BY RETAIL USES

## UNIVERSAL ACCESS

**C** DEMONSTRATE INNOVATIONS IN UNIVERSAL ACCESS / ENHANCE OPPORTUNITY FOR INTERPERSONAL COLLABORATION

## ENVIRONMENTAL QUALITY

PROVIDE VEGETATIVE COVER

MINIMIZE SHADOWS ON EXISTING PUBLIC PARKS / PLAZA

MINIMIZE NEGATIVE WIND IMPACTS ON STREETS AND PUBLIC AREA

MINIMIZE NOISE GENERATED FROM ROOFTOP MECHANICAL EQUIPMENT

## STREET ACTIVITY

ACCESS TO OUTDOOR AND INDOOR PUBLIC SPACES

**D** DESIGNED TO ACCOMMODATE DIVERSE RETAIL AND SERVICE

## VISUAL INTEREST

AVOID FLAT FACADE

USE LOWER ROOFS AS GREEN ROOFS / TERRACES / GARDENS

REFLECT A RHYTHM AND VARIATION APPROPRIATE TO THE URBAN CONTEXT : VERTICAL BREAKS / EXPRESS BAY WIDTH

DESIGNED WITH PARTICULAR ATTENTION TO THE ARCHITECTURAL CHARACTER OF THE TOP OF THE BUILDING

## BUILT FORM

ACTIVE GROUND FLOOR USE

EMPHASIZE A DISTINCT IDENTITY - USE MATERIALS / COLORS/ SHAPES THAT DIFFER FROM THOSE OF ADJACENT BUILDINGS

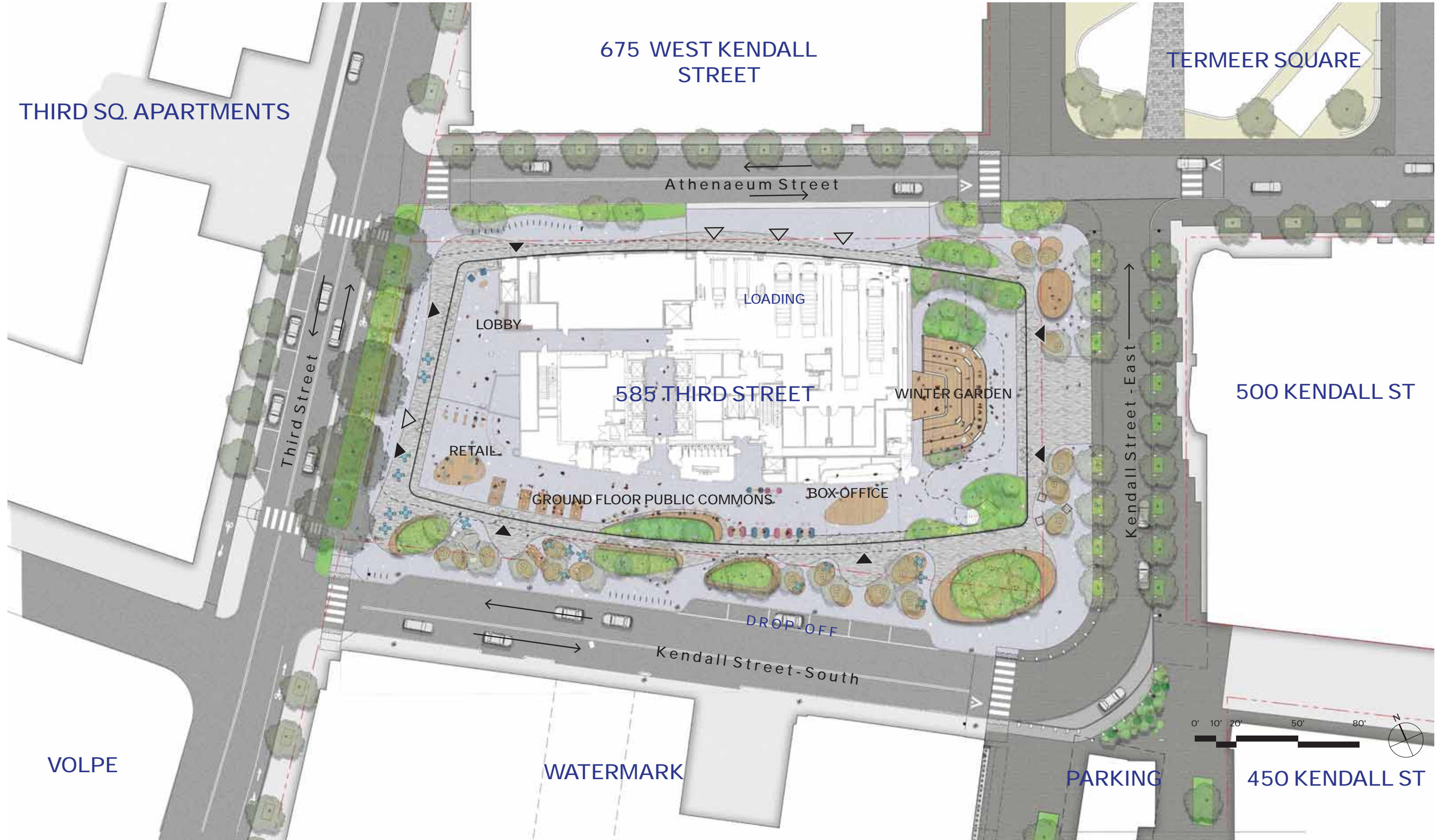
CONVEY THE ACT AND SPIRIT OF INNOVATION THROUGH TRANSPARENCY THAT REVEALS ACTIVITY AND DISPLAYS VISUAL MEDIA





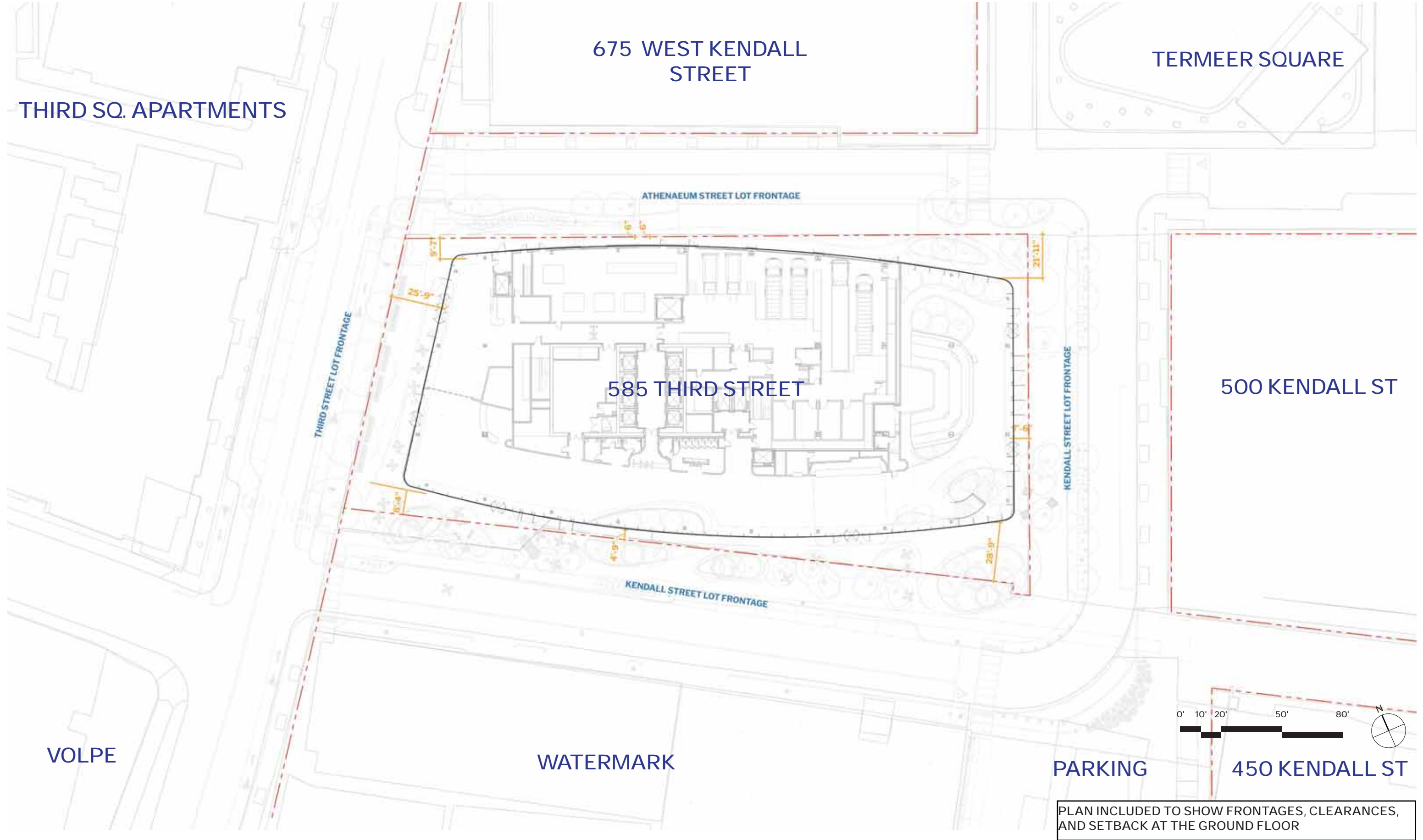


# 2.3 Site Plan





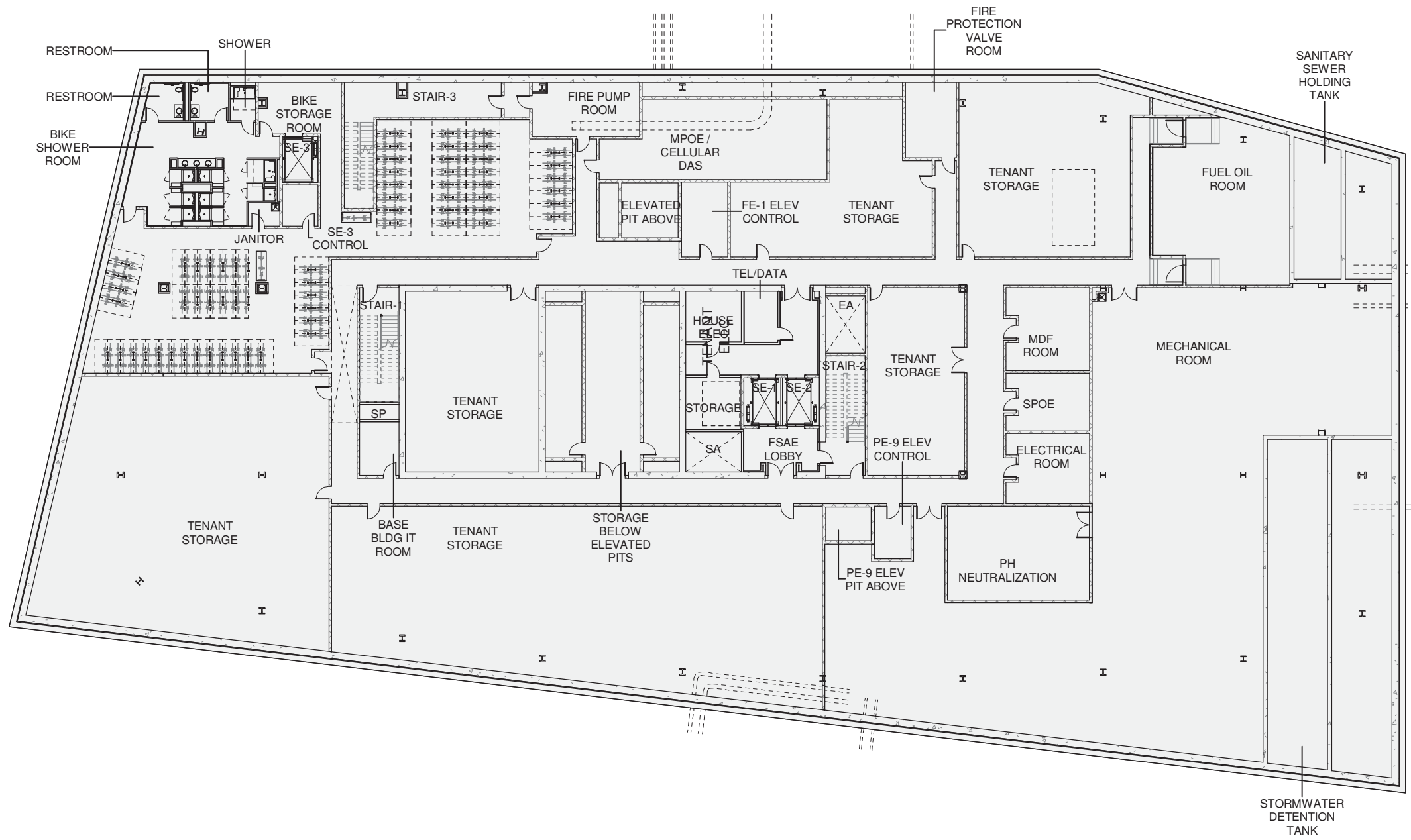
# 2.4 Dimensioned Site Plan



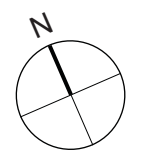
PLAN INCLUDED TO SHOW FRONTAGES, CLEARANCES, AND SETBACK AT THE GROUND FLOOR



# 2.5 Basement Level Floor Plan

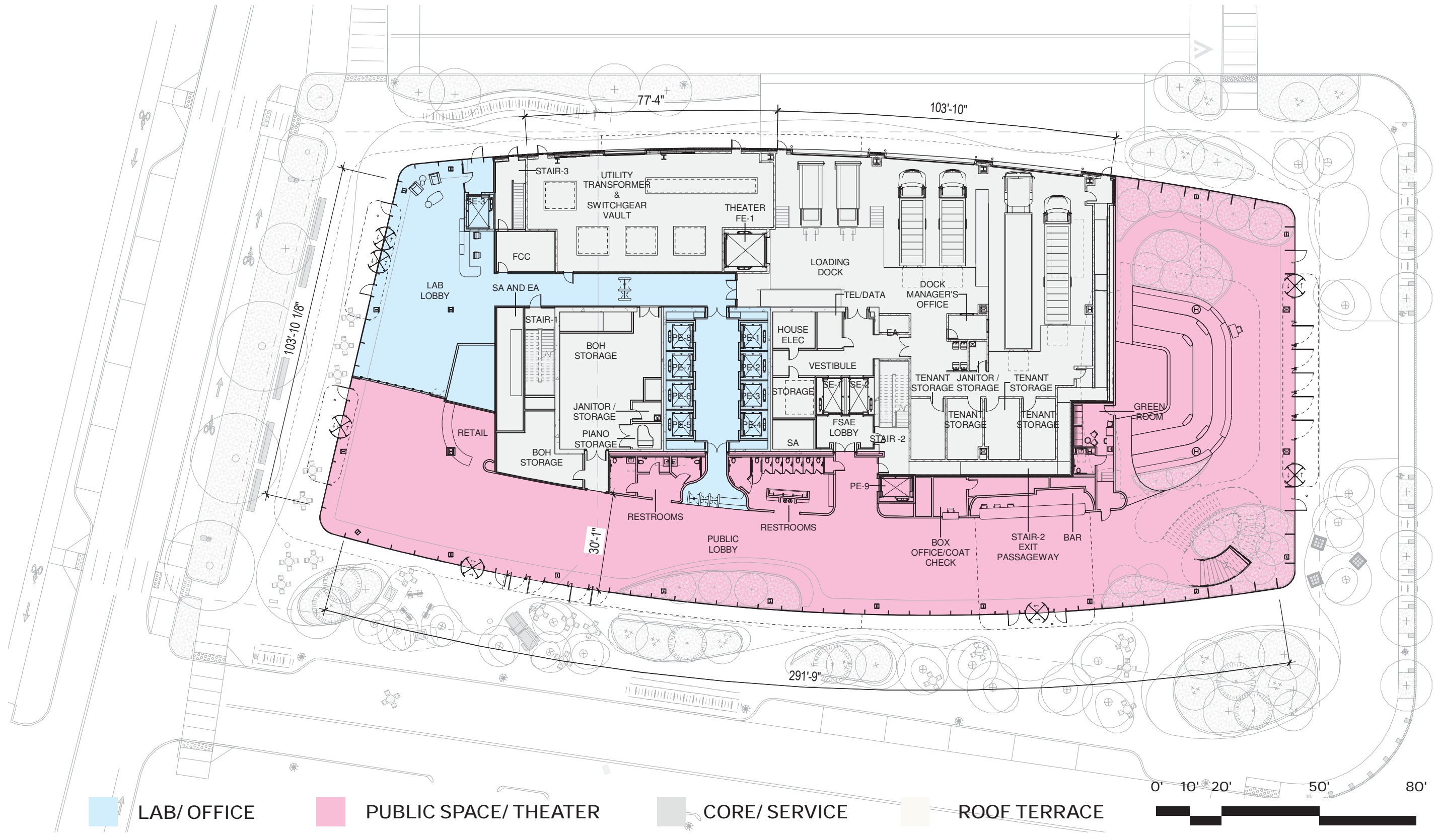


- LAB/ OFFICE
- PUBLIC SPACE/ THEATER
- CORE/ SERVICE
- ROOF TERRACE



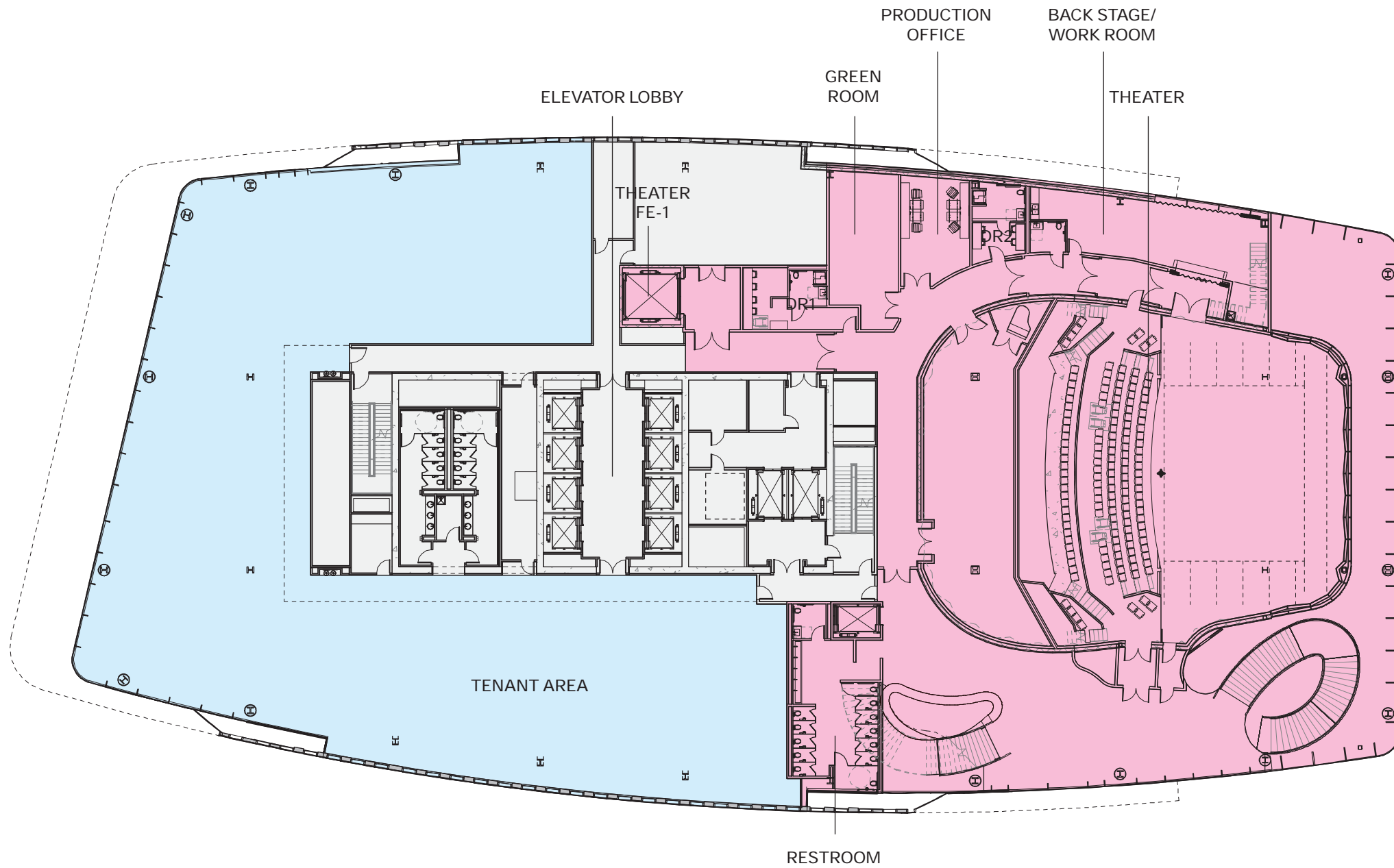


# 2.6 Ground Level Floor Plan





# 2.7 2nd Level Floor Plan



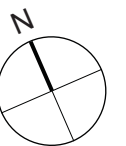
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PUBLIC SPACE/THEATER

CORE/SERVICE

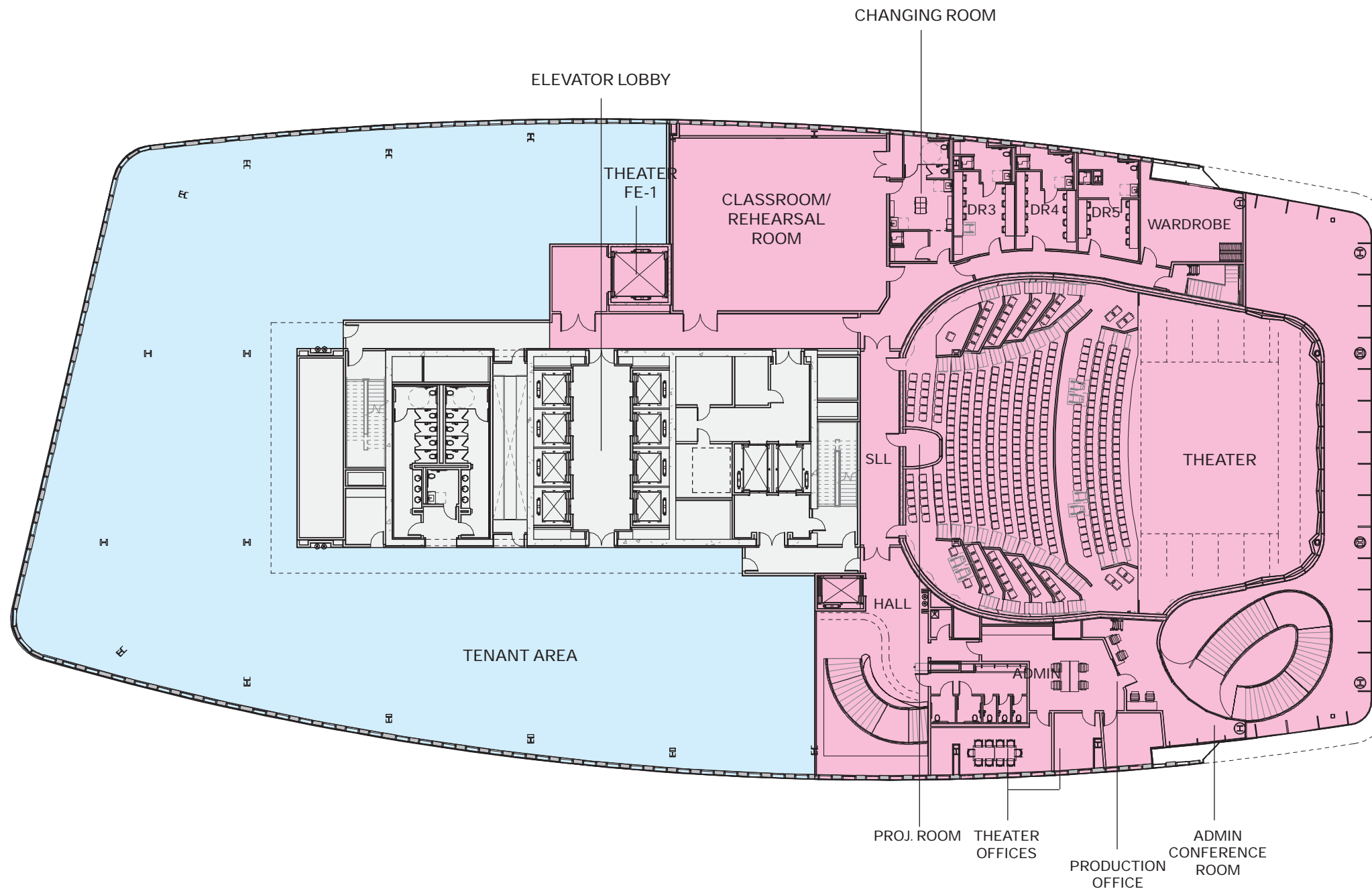
ROOF TERRACE

0' 10' 20' 50' 80'





# 2.8 3rd Level Floor Plan



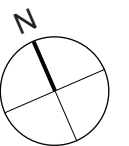
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CORE/SERVICE

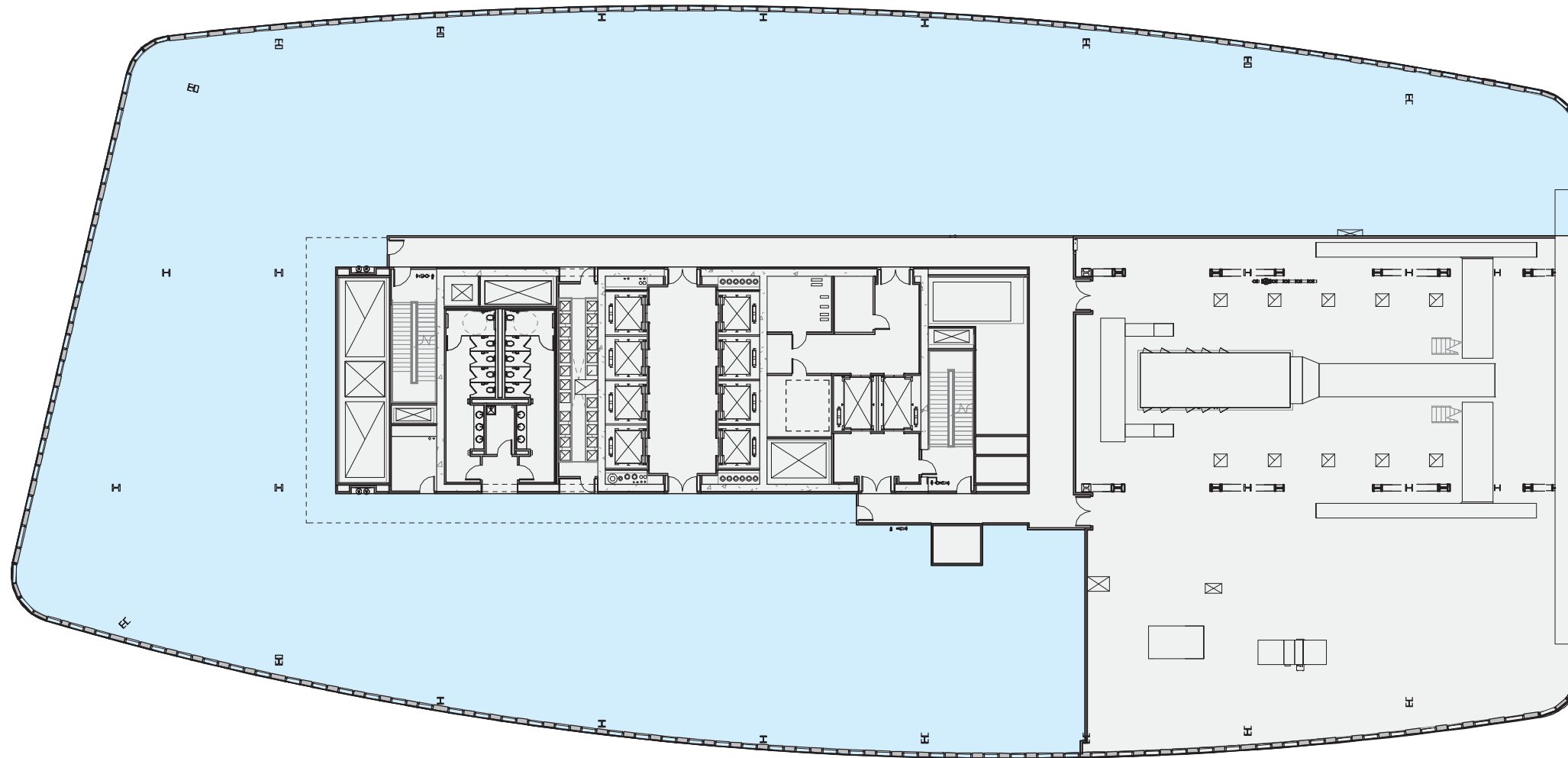
ROOF TERRACE

0' 10' 20' 50' 80'





# 2.9 4th Level Floor Plan



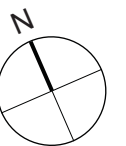
LAB/ OFFICE

PUBLIC SPACE/ THEATER

CORE/ SERVICE

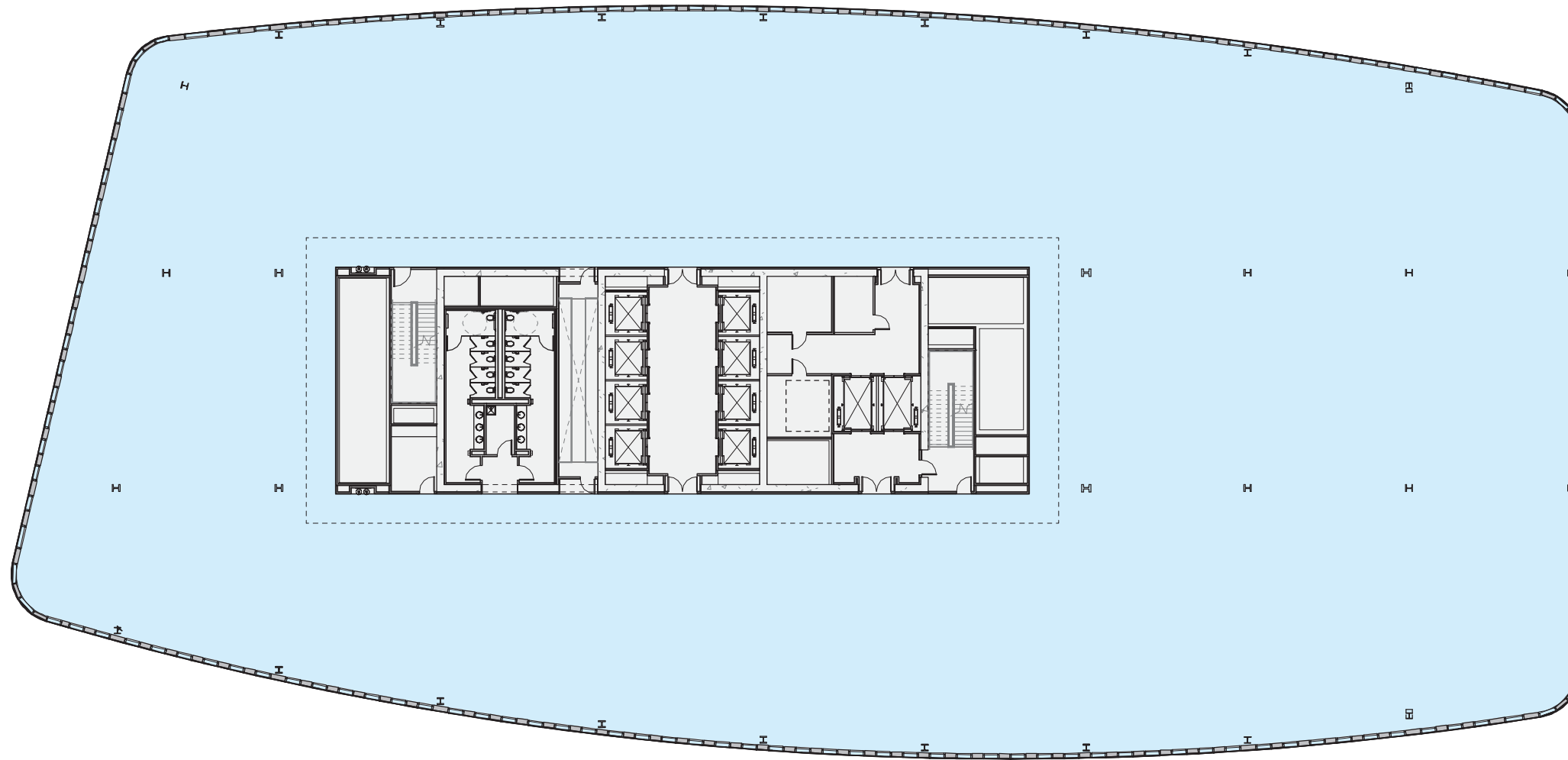
ROOF TERRACE

0' 10' 20' 50' 80'





# 2.10 5th Level Floor Plan

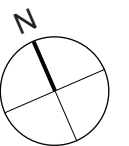


LAB/OFFICE

PUBLIC SPACE/THEATER

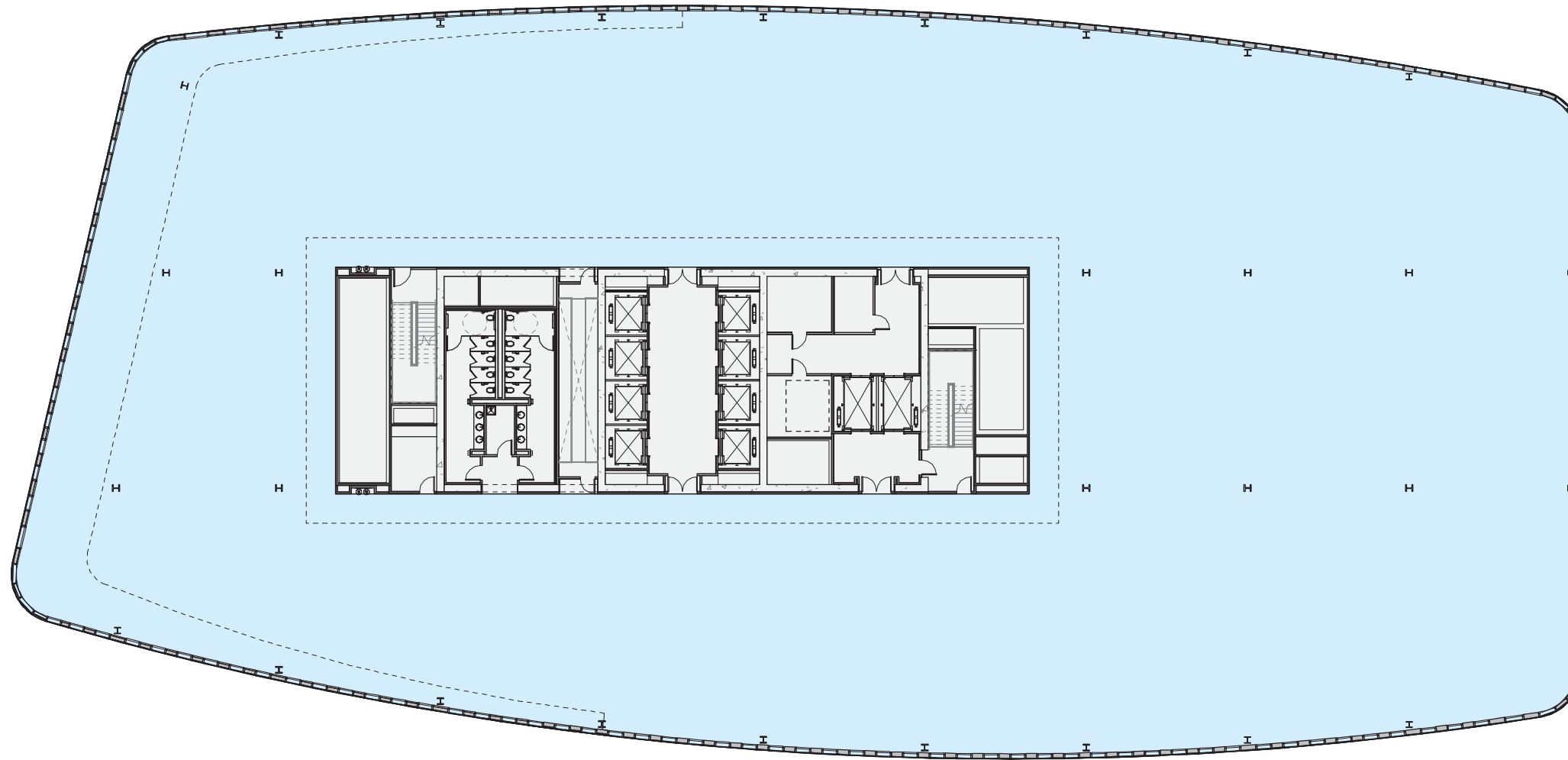
CORE/SERVICE

ROOF TERRACE





# 2.11 6th Level Floor Plan

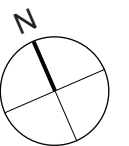


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PUBLIC SPACE/THEATER

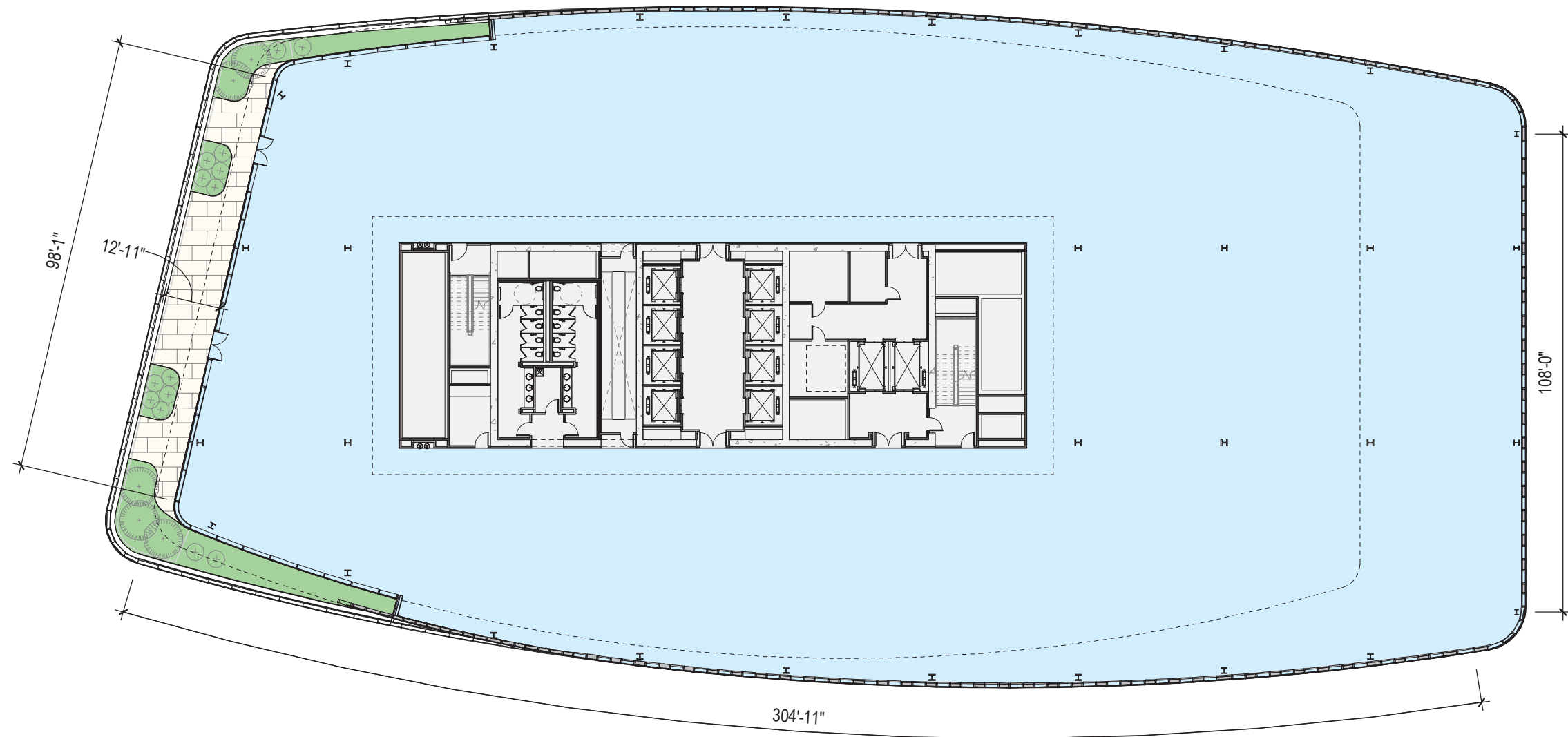
CORE/SERVICE

ROOF TERRACE





# 2.12 7th Level Floor Plan

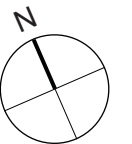


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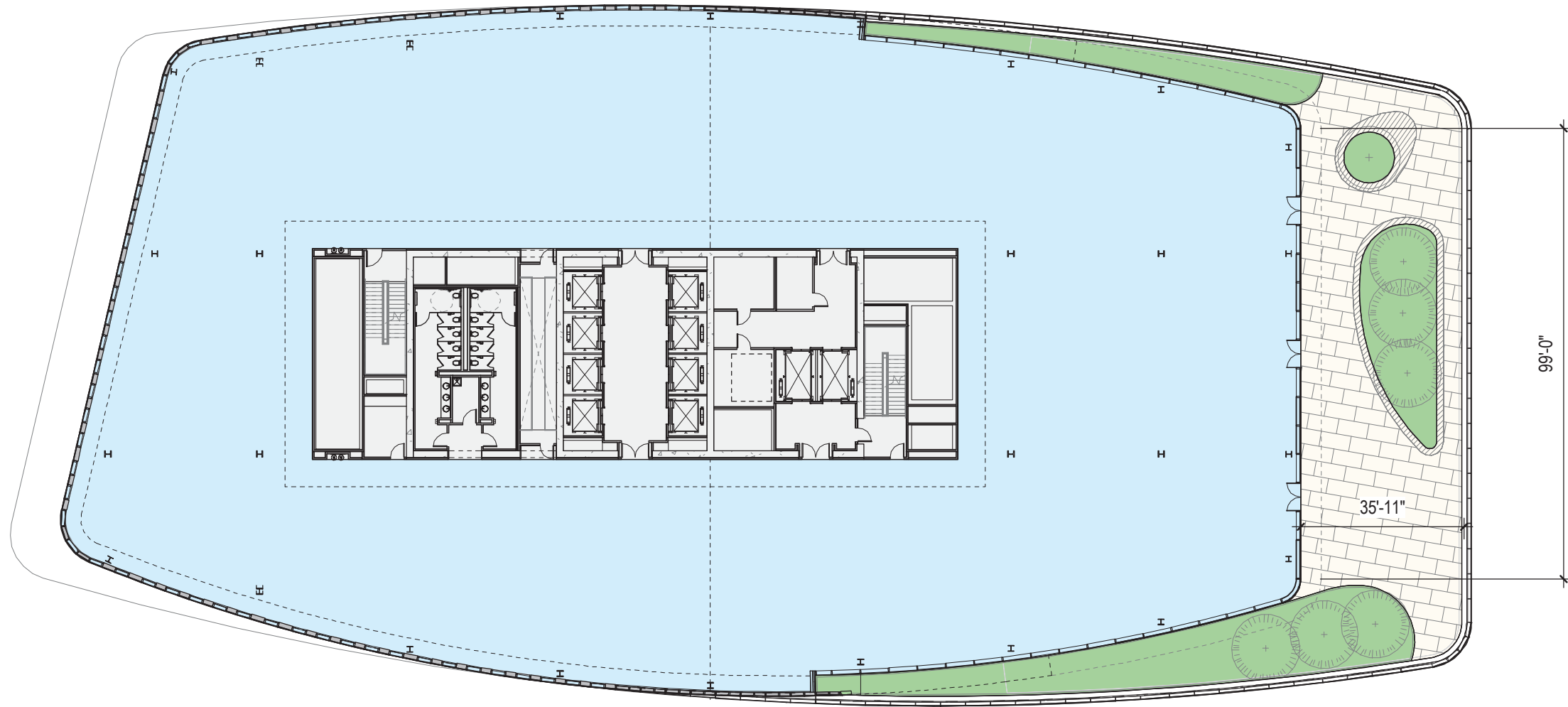
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CORE/SERVICE

ROOF TERRACE



# 2.13 8th Level Floor Plan



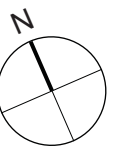
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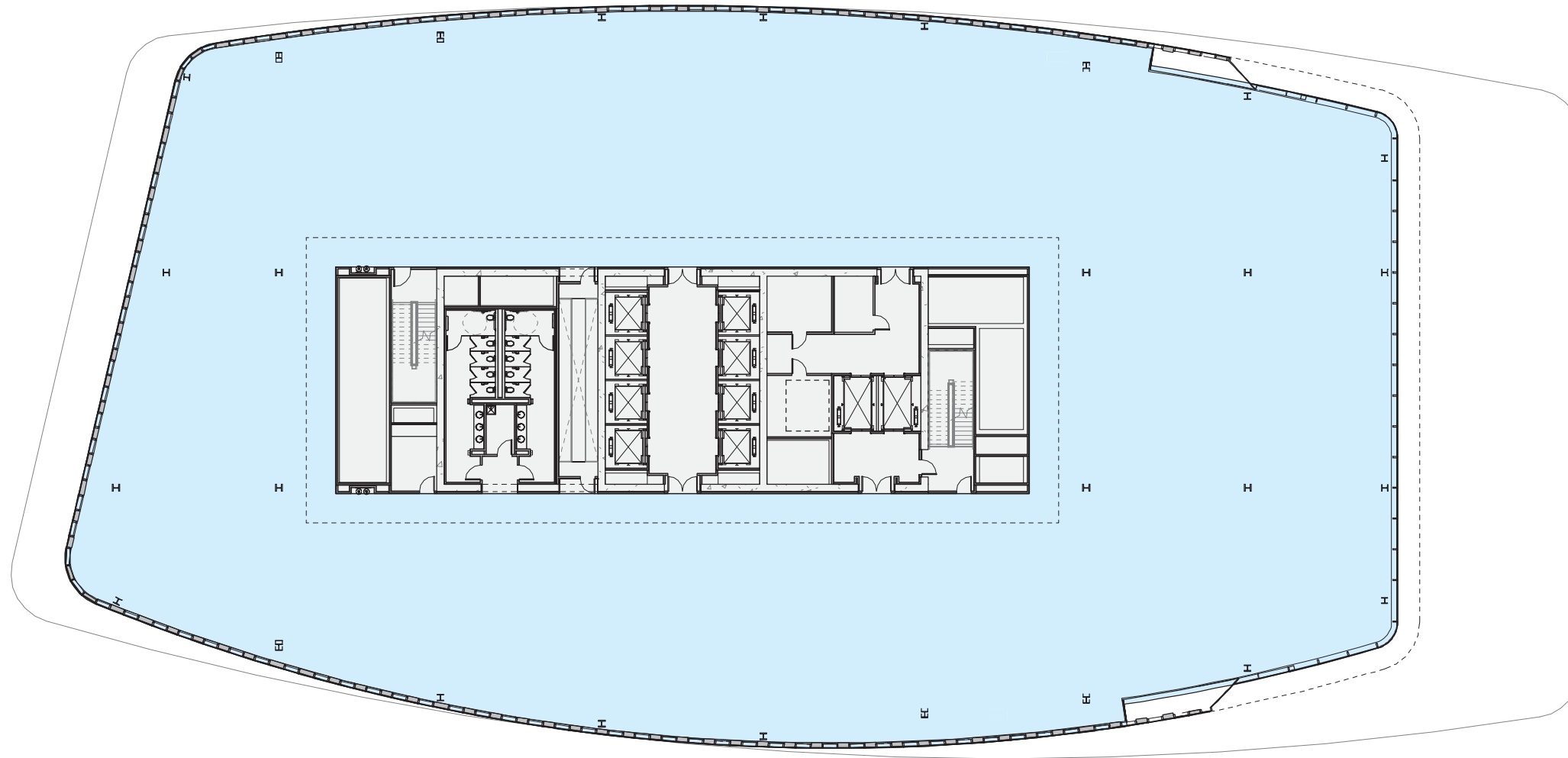
ROOF TERRACE

0' 10' 20' 50' 80'





# 2.14 9th Level Floor Plan



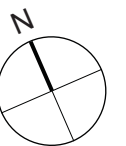
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PUBLIC SPACE/THEATER

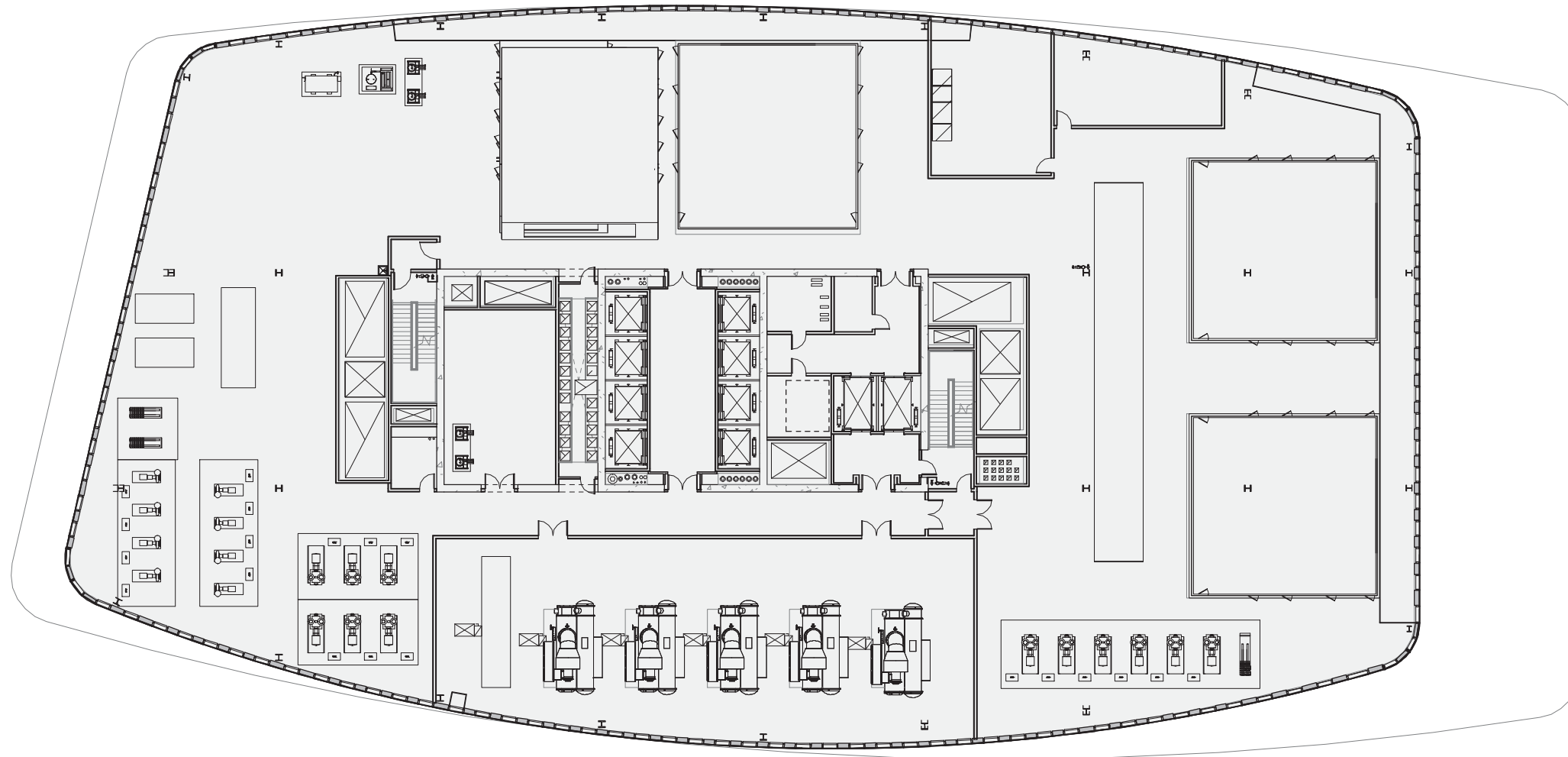
CORE/SERVICE

ROOF TERRACE

0' 10' 20' 50' 80'



# 2.15 10th Level Floor Plan



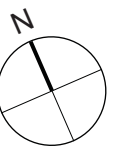
LAB/OFFICE

PUBLIC SPACE/THEATER

CORE/SERVICE

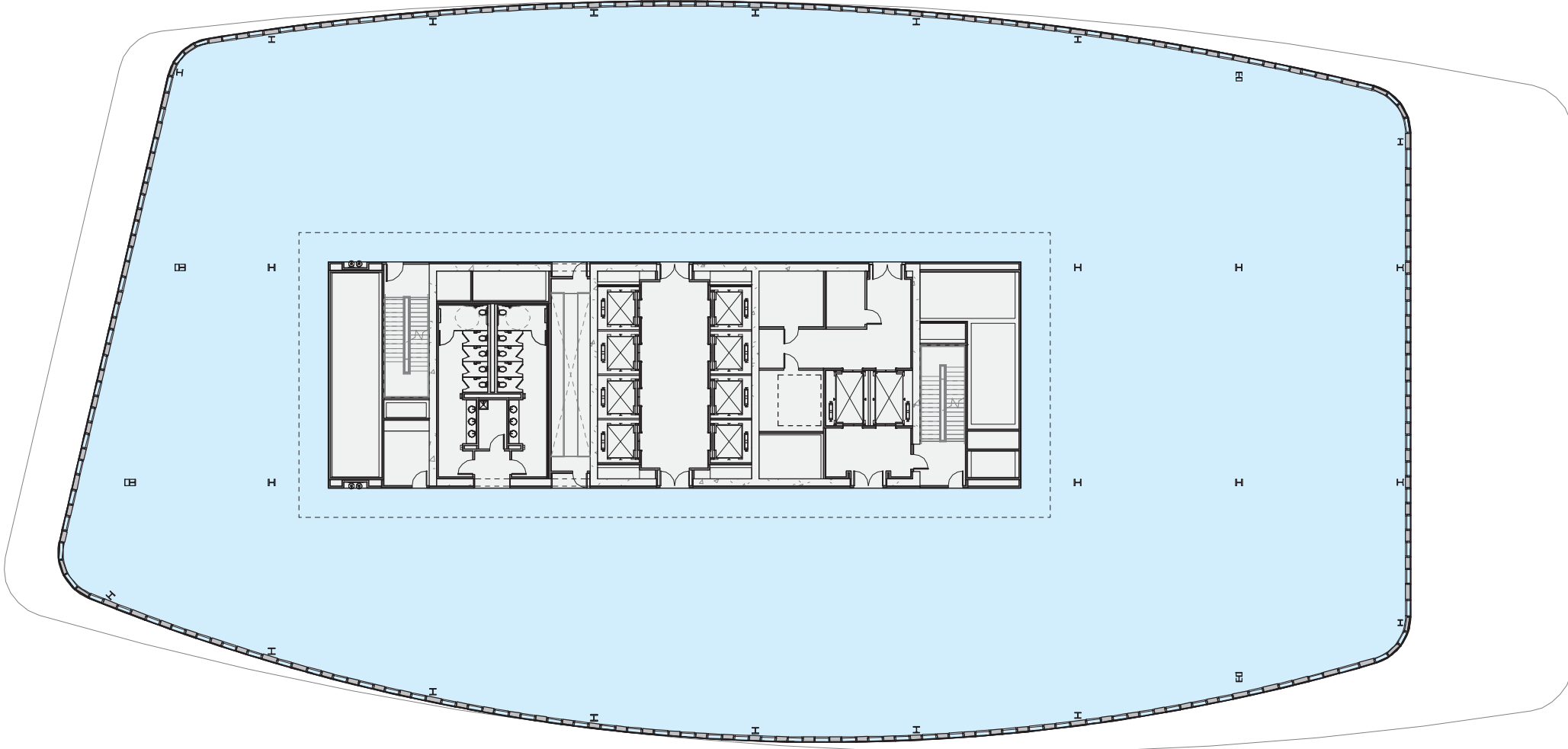
ROOF TERRACE

0' 10' 20' 50' 80'





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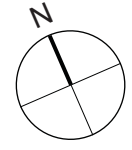


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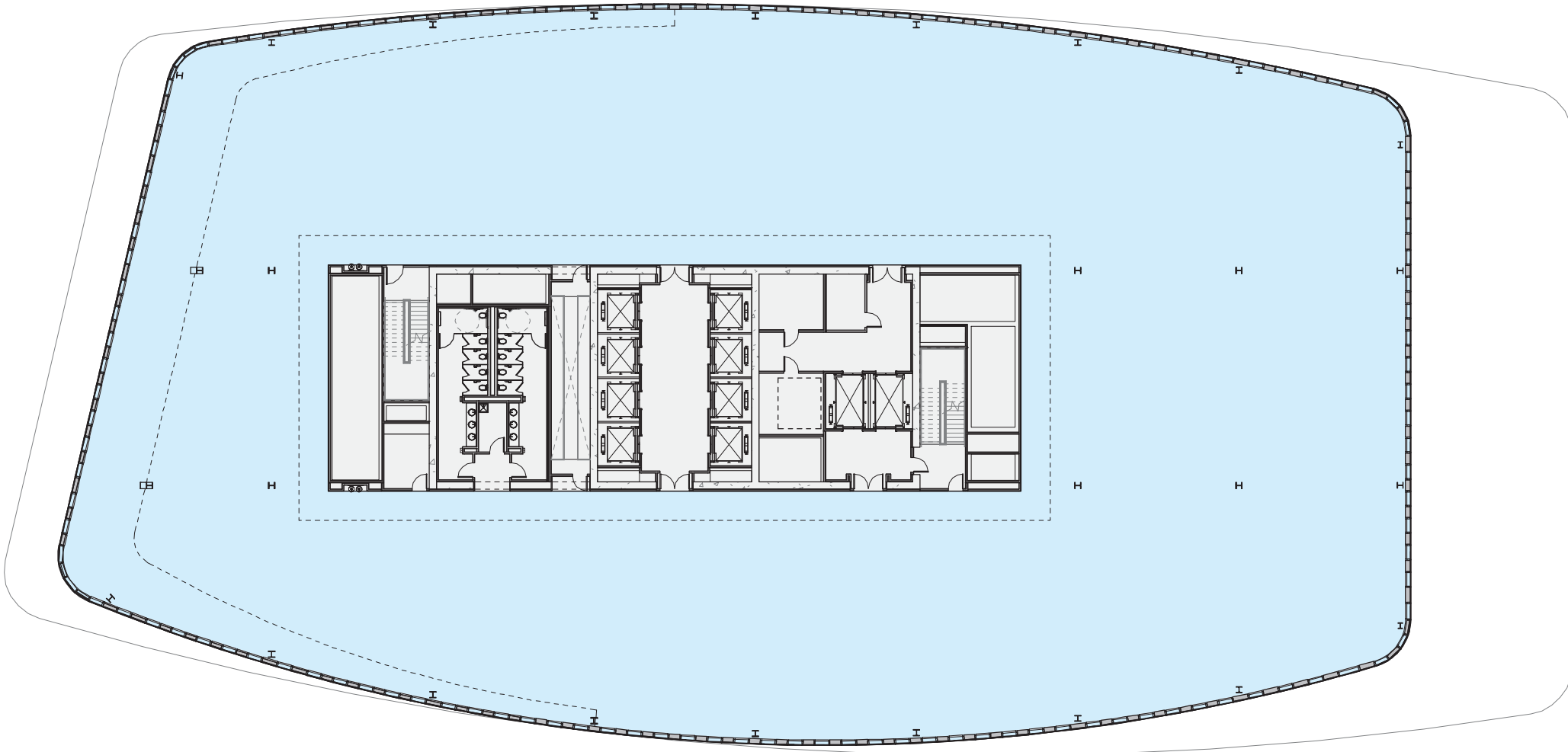
PUBLIC SPACE/THEATER

CORE/SERVICE

ROOF TERRACE



# 2.17 12th Level Floor Plan

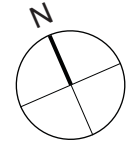


LAB/OFFICE

PUBLIC SPACE/THEATER

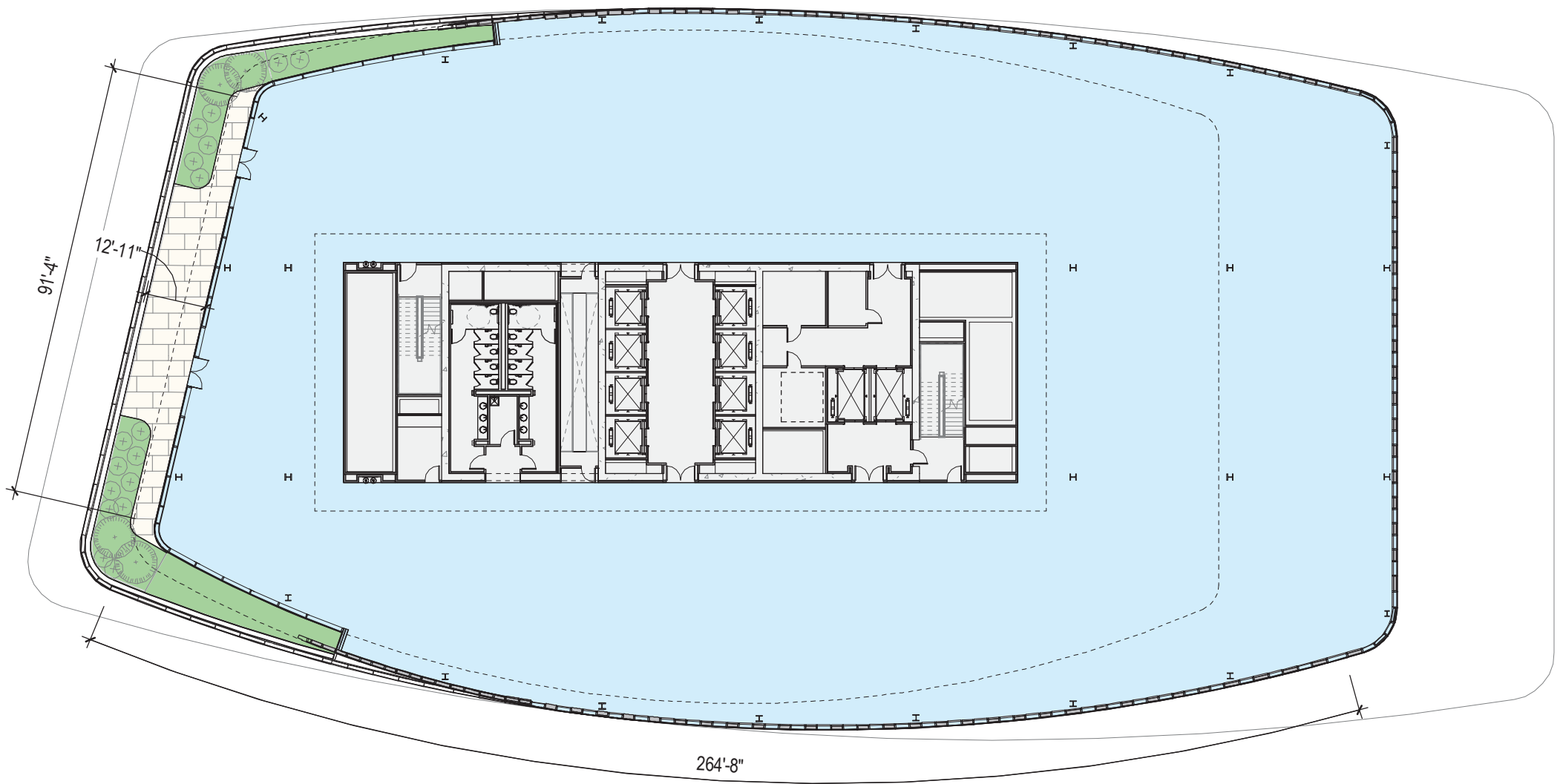
CORE/SERVICE

ROOF TERRACE





# 2.18 13th Level Floor Plan

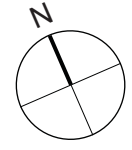


LAB/ OFFICE

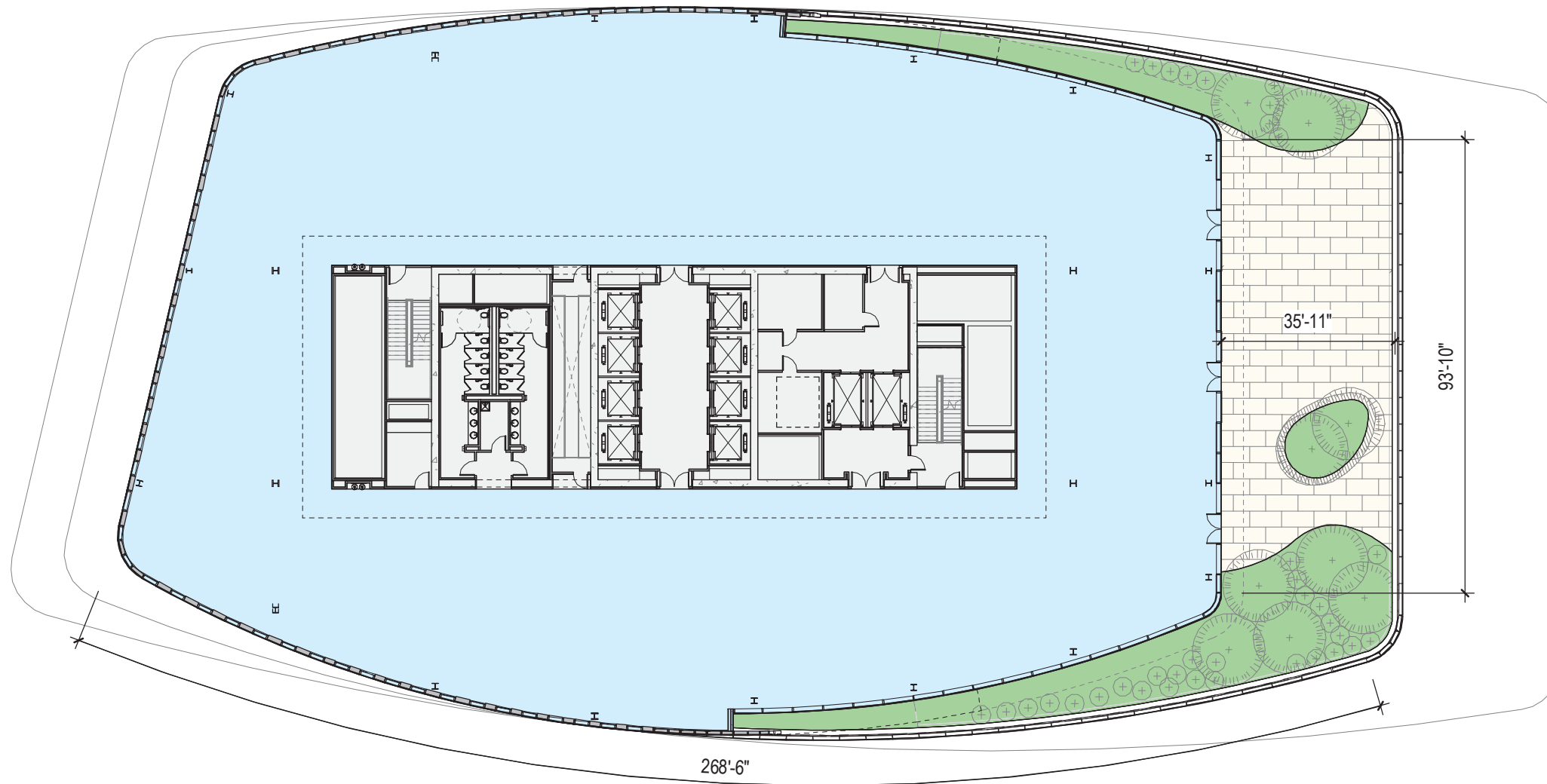
PUBLIC SPACE/ THEATER

CORE/ SERVICE

ROOF TERRACE



# 2.19 14th Level Floor Plan

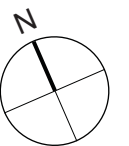


LAB/ OFFICE

PUBLIC SPACE/ THEATER

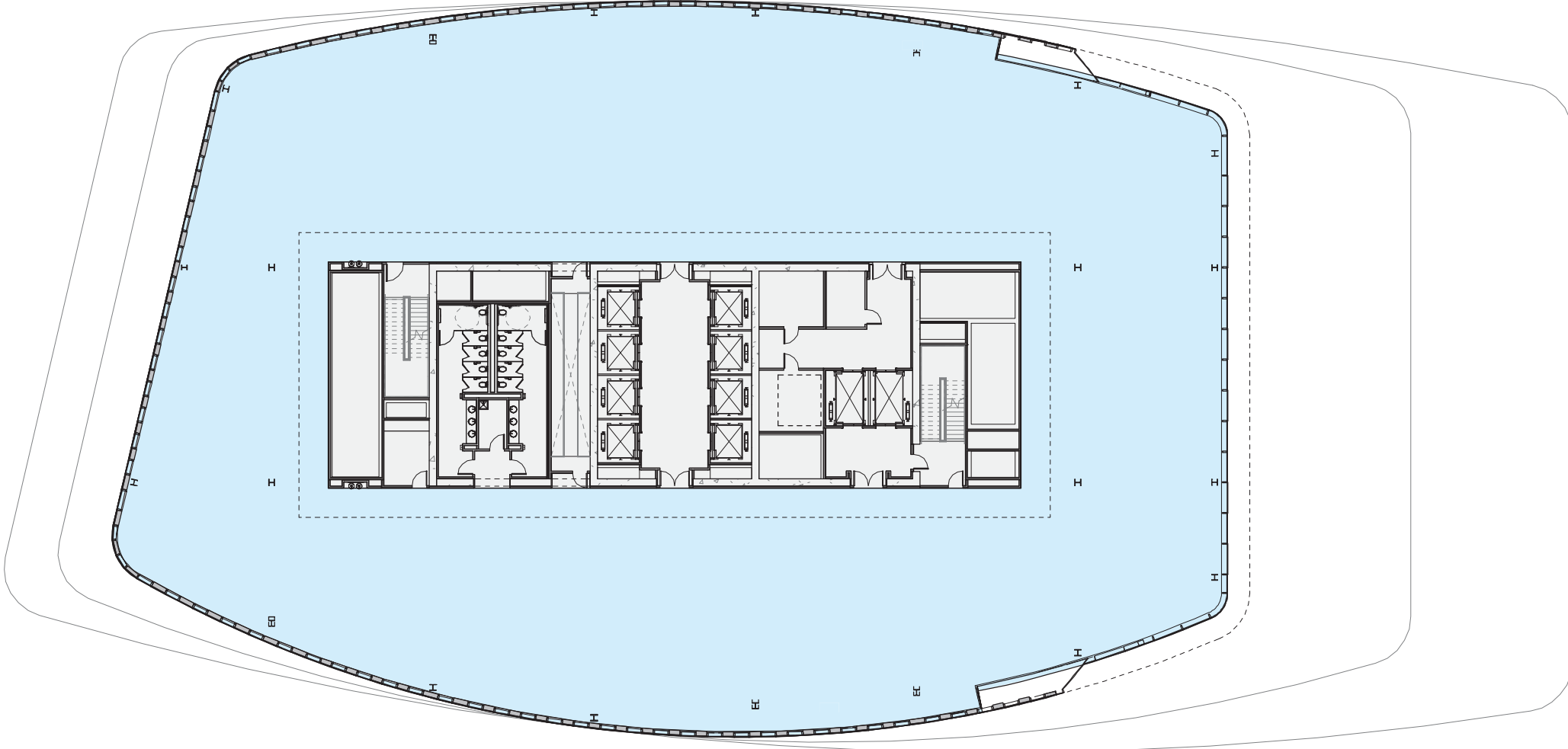
CORE/ SERVICE

ROOF TERRACE





# 2.20 15th Level Floor Plan

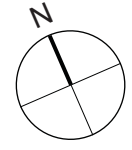


LAB/OFFICE

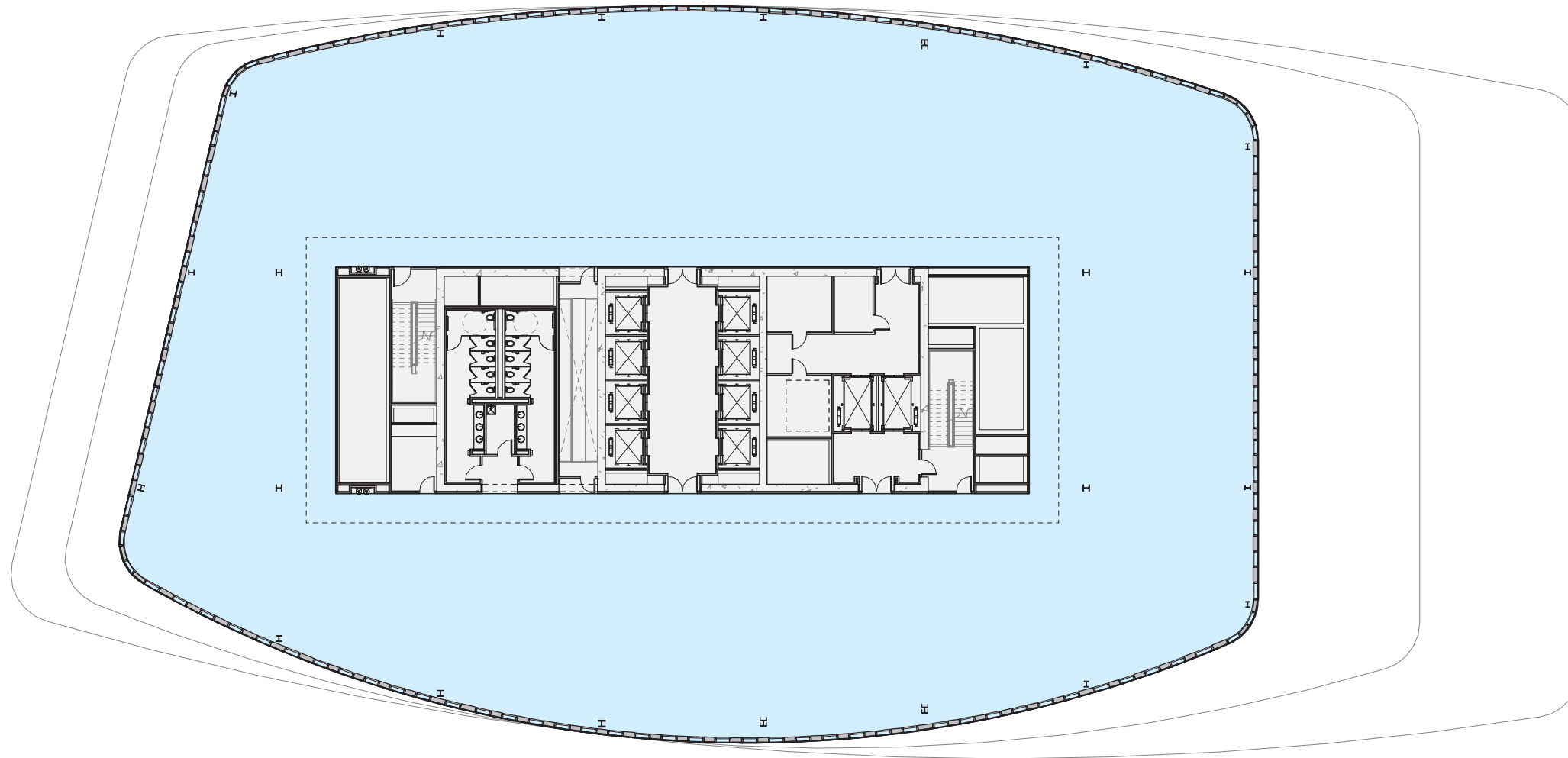
PUBLIC SPACE/THEATER

CORE/SERVICE

ROOF TERRACE



## 2.21 16th Level Floor Plan

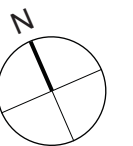


LAB/OFFICE

PUBLIC SPACE/THEATER

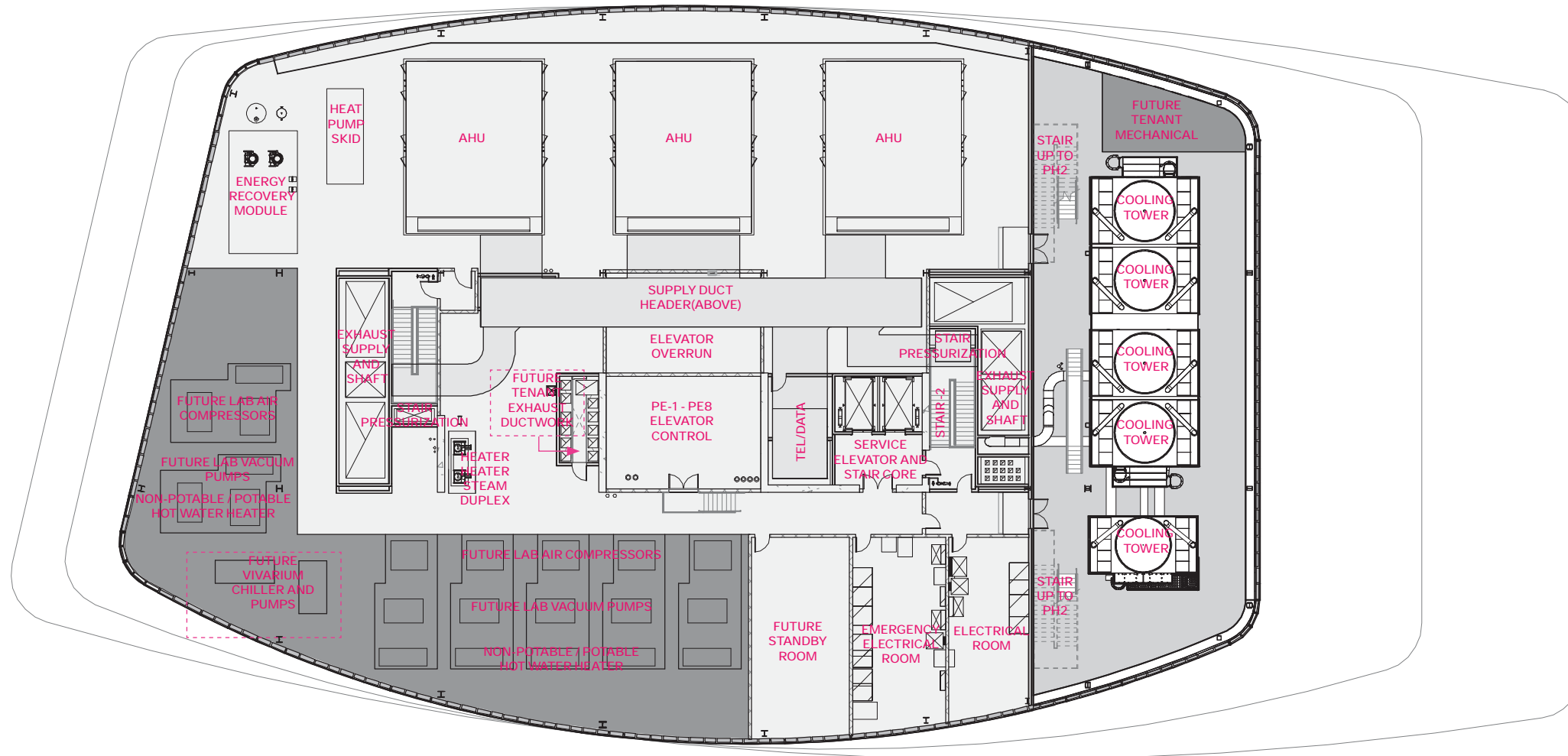
CORE/SERVICE

ROOF TERRACE





# 2.22A Mechanical PH1 Floor Plan



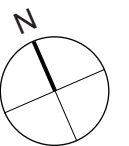
LAB/ OFFICE

PUBLIC SPACE/ THEATER

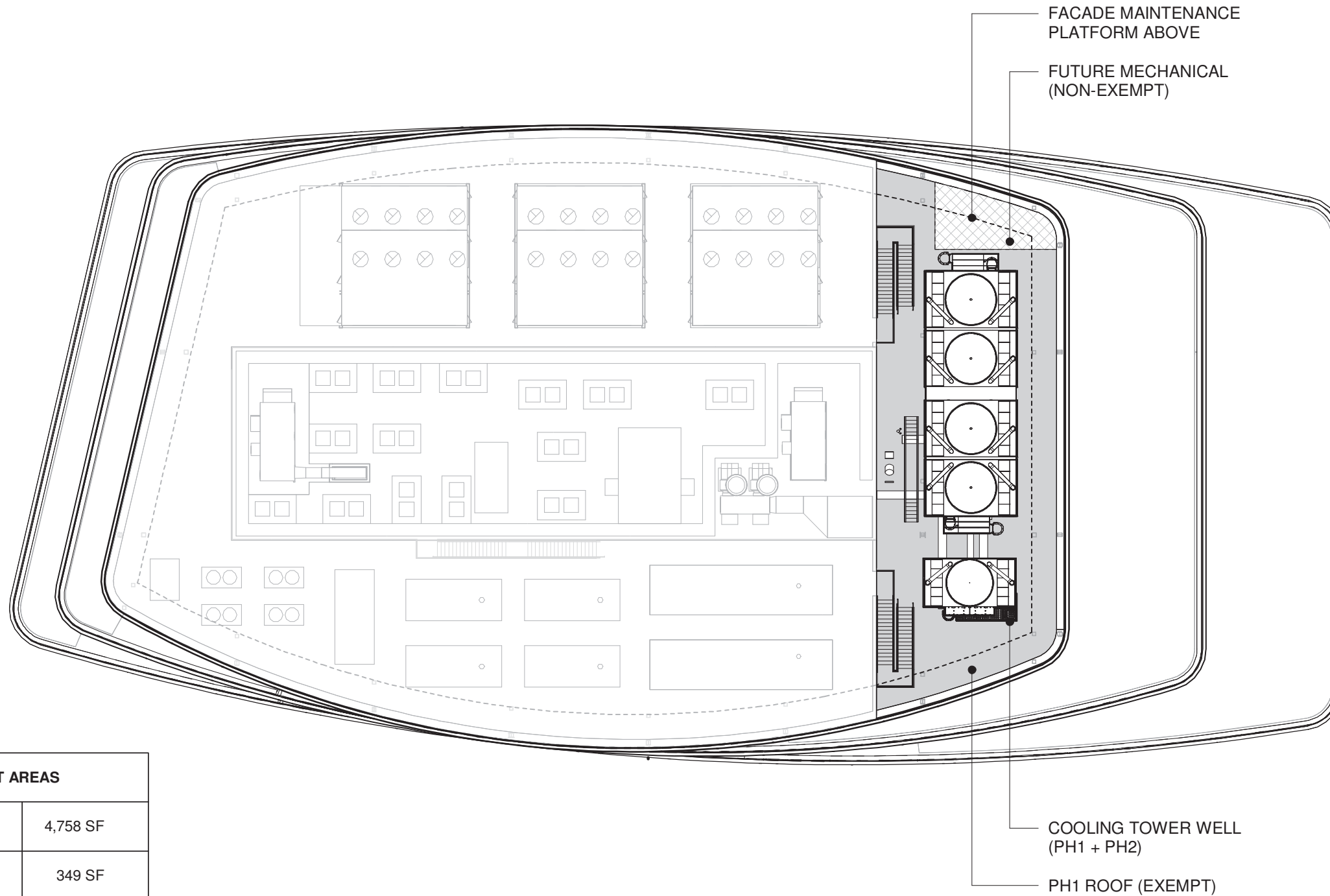
CORE/ SERVICE



ROOF TERRACE

0' 10' 20' 50' 80'



# 2.22B Roof Uses And Areas At PH1



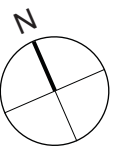
PH1 ROOF EXEMPT AND NON-EXEMPT AREAS	
 EXEMPT ROOF AREA (MECHANICAL + MAINTENANCE PATH)	4,758 SF
 NON-EXEMPT ROOF AREA (FUTURE MECHANICAL)	349 SF
TOTAL ROOF AREA	5,107 SF

 LAB/ OFFICE

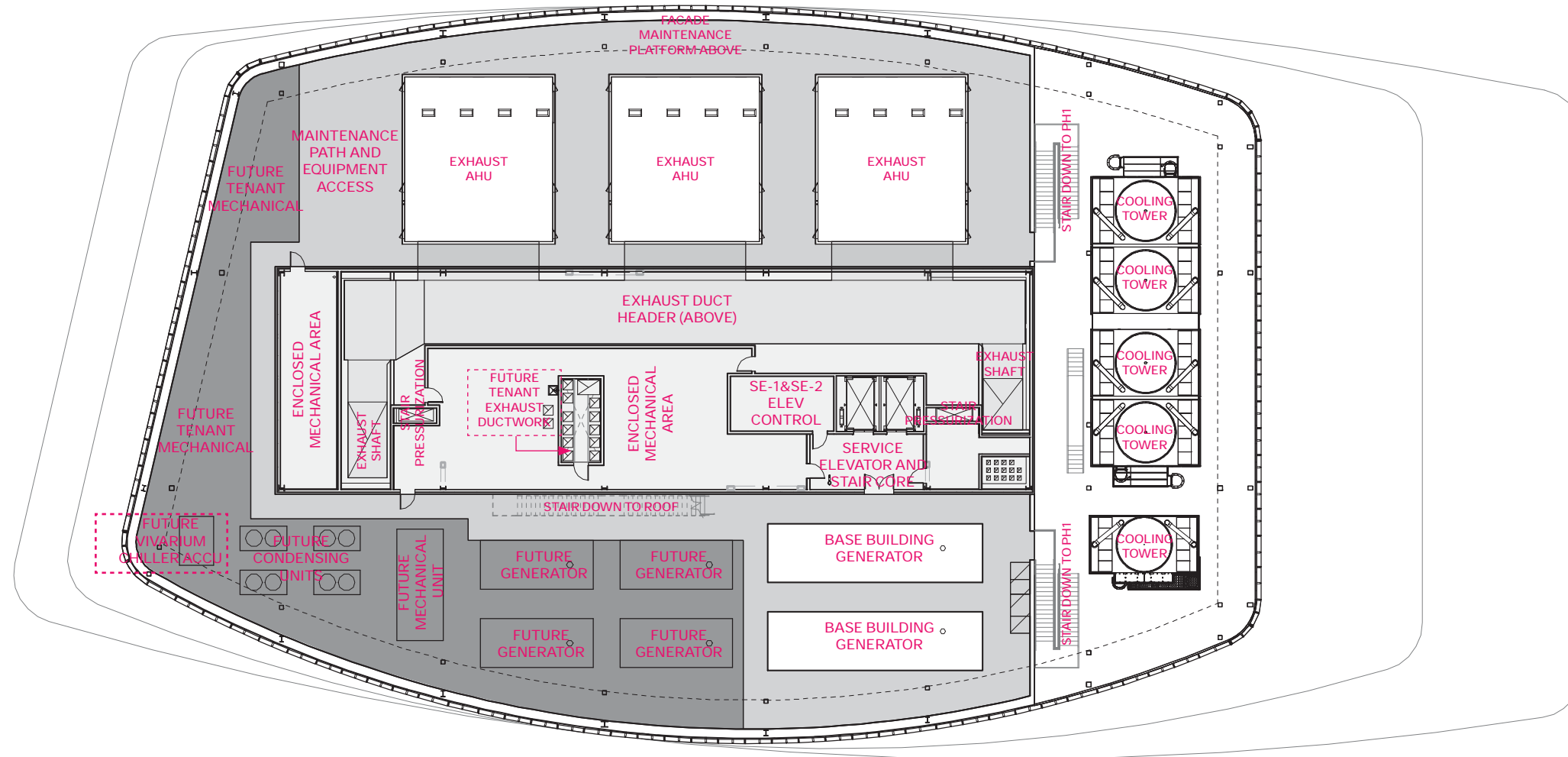
 PUBLIC SPACE/ THEATER

 CORE/ SERVICE

 ROOF TERRACE



# 2.23A Mechanical PH2 Floor Plan



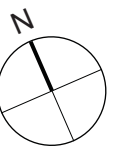
LAB/OFFICE

PUBLIC SPACE/THEATER

CORE/SERVICE

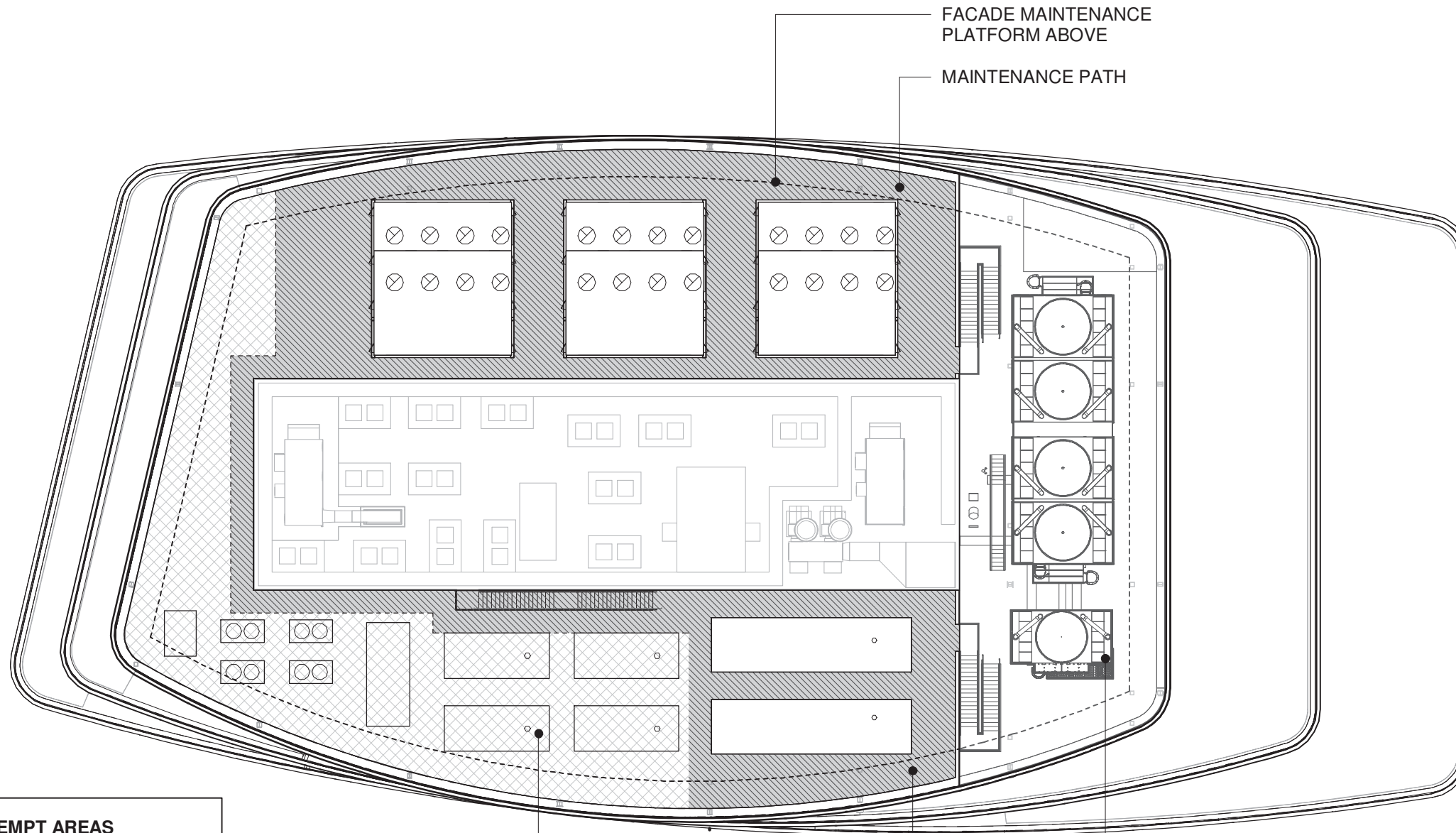
ROOF TERRACE

0' 10' 20' 50' 80'



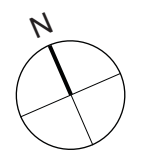


# 2.23B Roof Uses And Areas At PH2

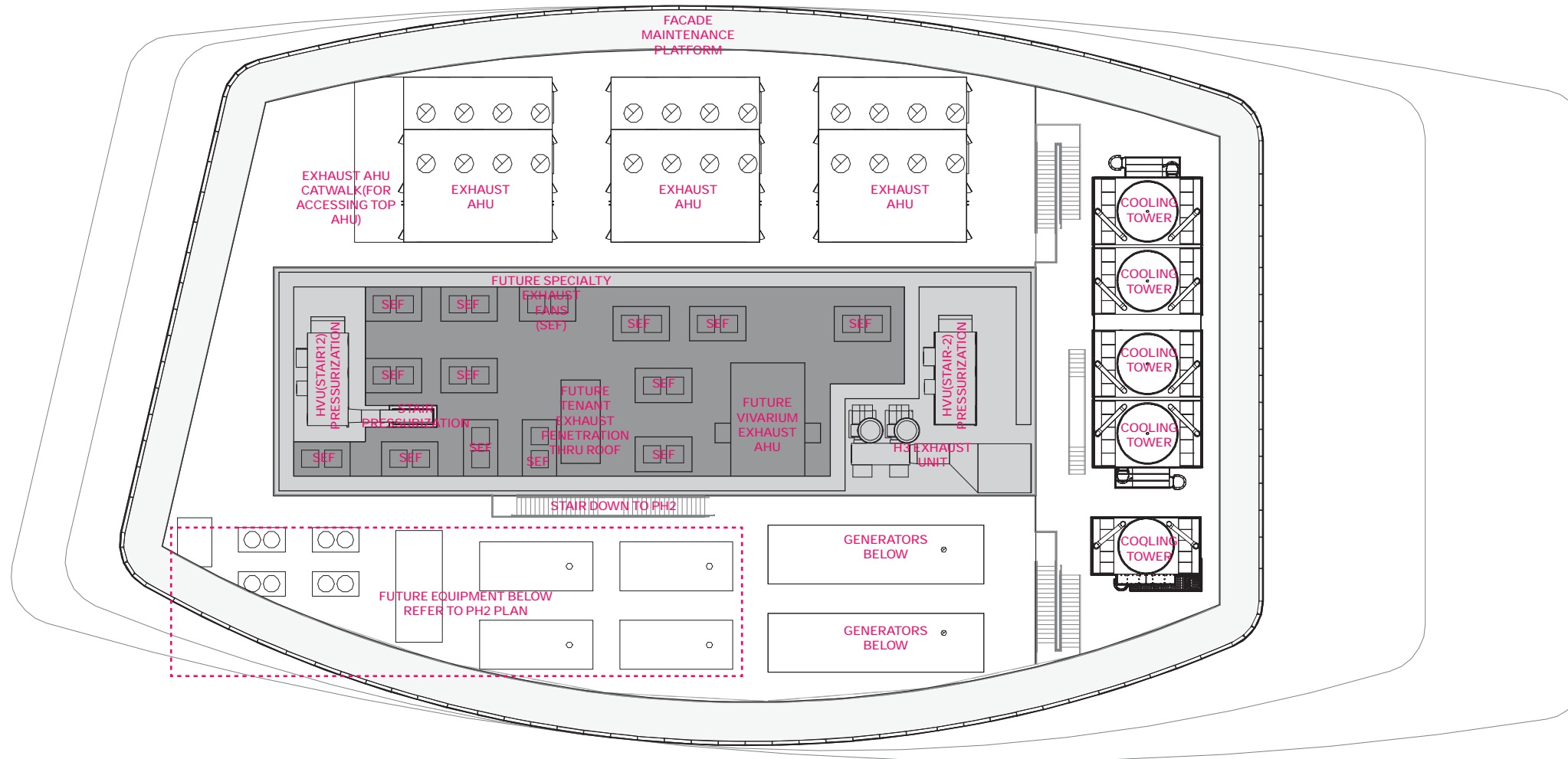


PH2 ROOF EXEMPT AND NON-EXEMPT AREAS		
	EXEMPT ROOF AREA (MECHANICAL + MAINTENANCE PATH)	10,857 SF
	NON-EXEMPT ROOF AREA (FUTURE MECHANICAL)	5,105 SF
TOTAL ROOF AREA		15,962 SF

- LAB/ OFFICE
- PUBLIC SPACE/ THEATER
- CORE/ SERVICE
- ROOF TERRACE



# 2.24 Roof Plan



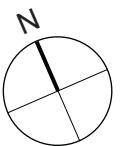
LAB/ OFFICE

PUBLIC SPACE/ THEATER

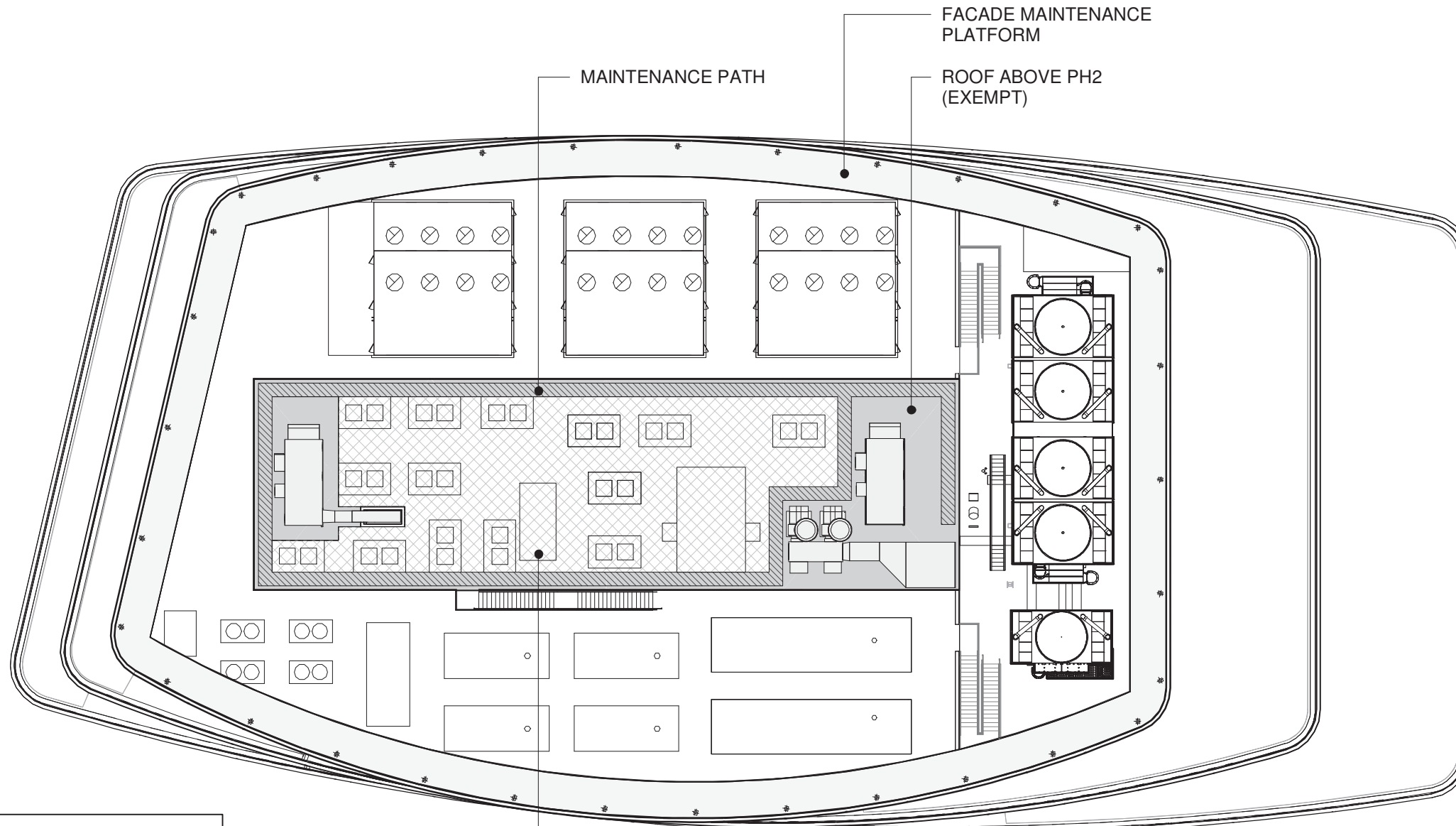
CORE/ SERVICE

ROOF TERRACE

0' 10' 20' 50' 80'



# 2.25 Roof Uses And Areas Above PH2



ROOF ABOVE PH2 EXEMPT AND NON-EXEMPT AREAS	
EXEMPT ROOF AREA (MECHANICAL + MAINTENANCE PATH)	3,232 SF
NON-EXEMPT ROOF AREA (FUTURE MECHANICAL)	3,983 SF
TOTAL ROOF AREA	7,215 SF

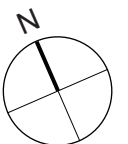
LAB/ OFFICE

PUBLIC SPACE/ THEATER

CORE/ SERVICE

ROOF TERRACE

0' 10' 20' 50' 80'





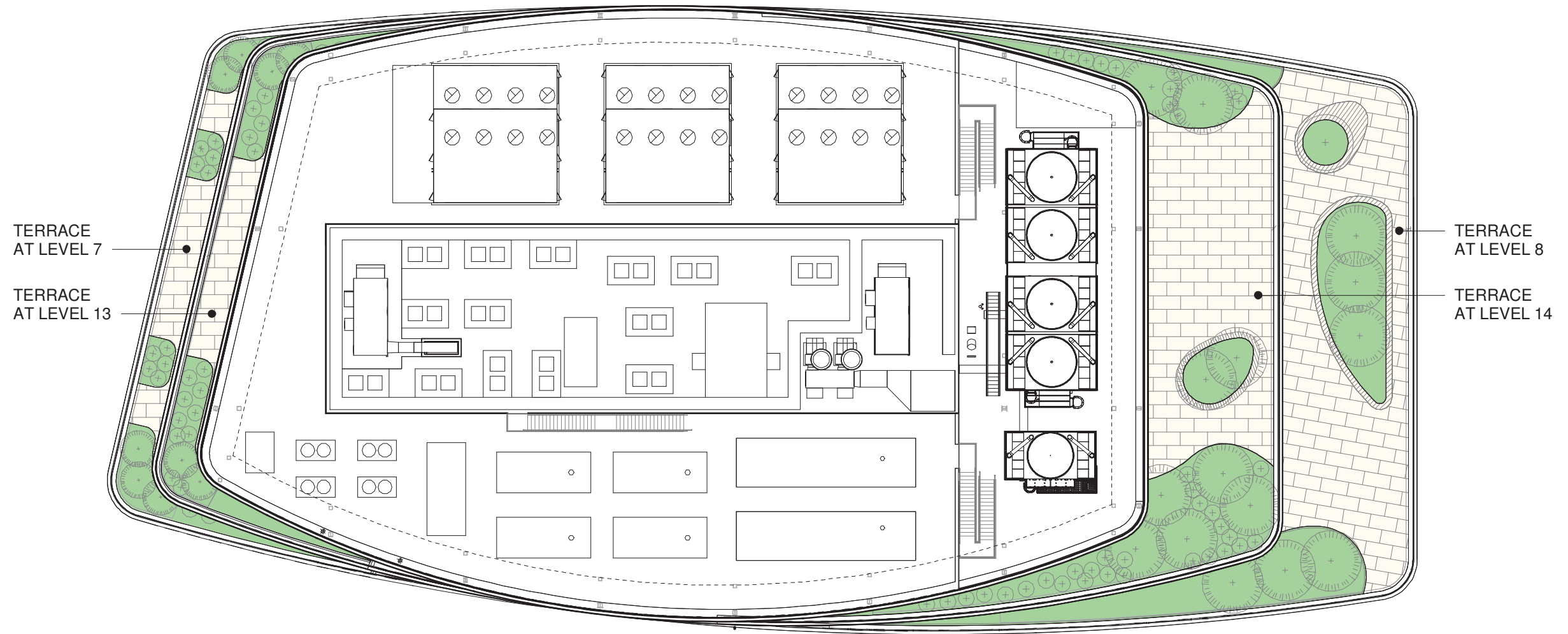
# 2.26 Terrace Uses And Areas

LEVEL 7 TERRACE GREEN ROOF + OCCUPIABLE AREAS		
	GREEN ROOF AREA	1,006 SF
	OCCUPIABLE AREA	969 SF
TOTAL TERRACE AREA		1,975 SF

LEVEL 8 TERRACE GREEN ROOF + OCCUPIABLE AREAS		
	GREEN ROOF AREA	2,687 SF
	OCCUPIABLE AREA	3,322 SF
TOTAL TERRACE AREA		6,009 SF

LEVEL 13 TERRACE GREEN ROOF + OCCUPIABLE AREAS		
	GREEN ROOF AREA	1,092 SF
	OCCUPIABLE AREA	860 SF
TOTAL TERRACE AREA		1,952 SF

LEVEL 14 TERRACE GREEN ROOF + OCCUPIABLE AREAS		
	GREEN ROOF AREA	2,752 SF
	OCCUPIABLE AREA	2,784 SF
TOTAL TERRACE AREA		5,536 SF

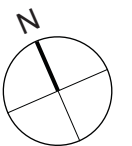


LAB/ OFFICE

PUBLIC SPACE/ THEATER

CORE/ SERVICE

ROOF TERRACE

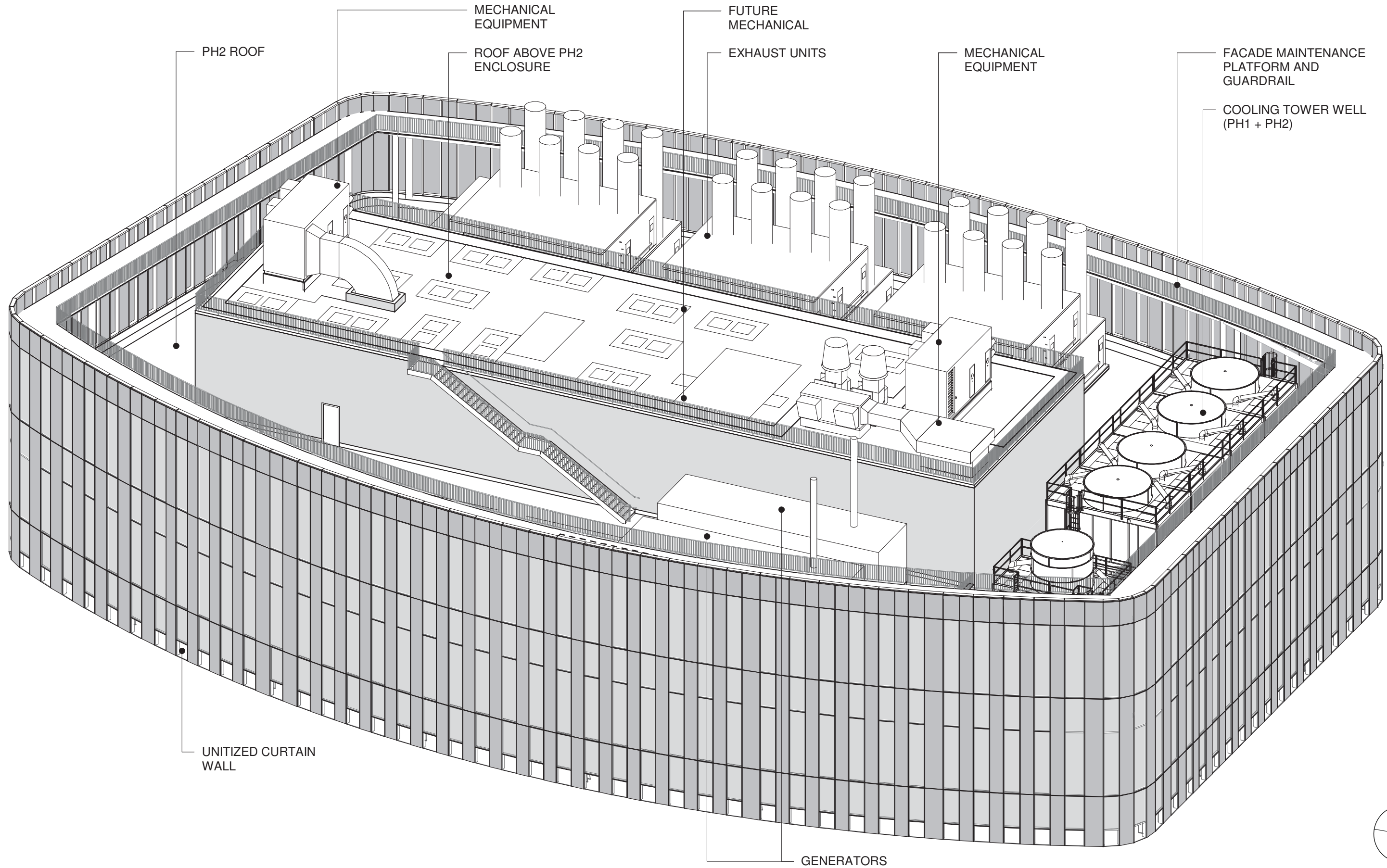


## 2.27 Area Summary

TOTAL ROOF AND TERRACE AREAS		
	TOTAL ROOF AREA FOR BUILDING MECHANICAL AND MAINTENANCE (EXEMPT)	18,847 SF
	TOTAL ROOF AREA FOR FUTURE MECHANICAL (NON-EXEMPT)	9,437 SF
	TOTAL GREEN ROOF AREA	7,537 SF
	TOTAL ROOF AREA FOR OCCUPIABLE TERRACES (EXEMPT)	7,935 SF
<b>TOTAL ROOF AREA</b>		<b>43,756 SF</b>

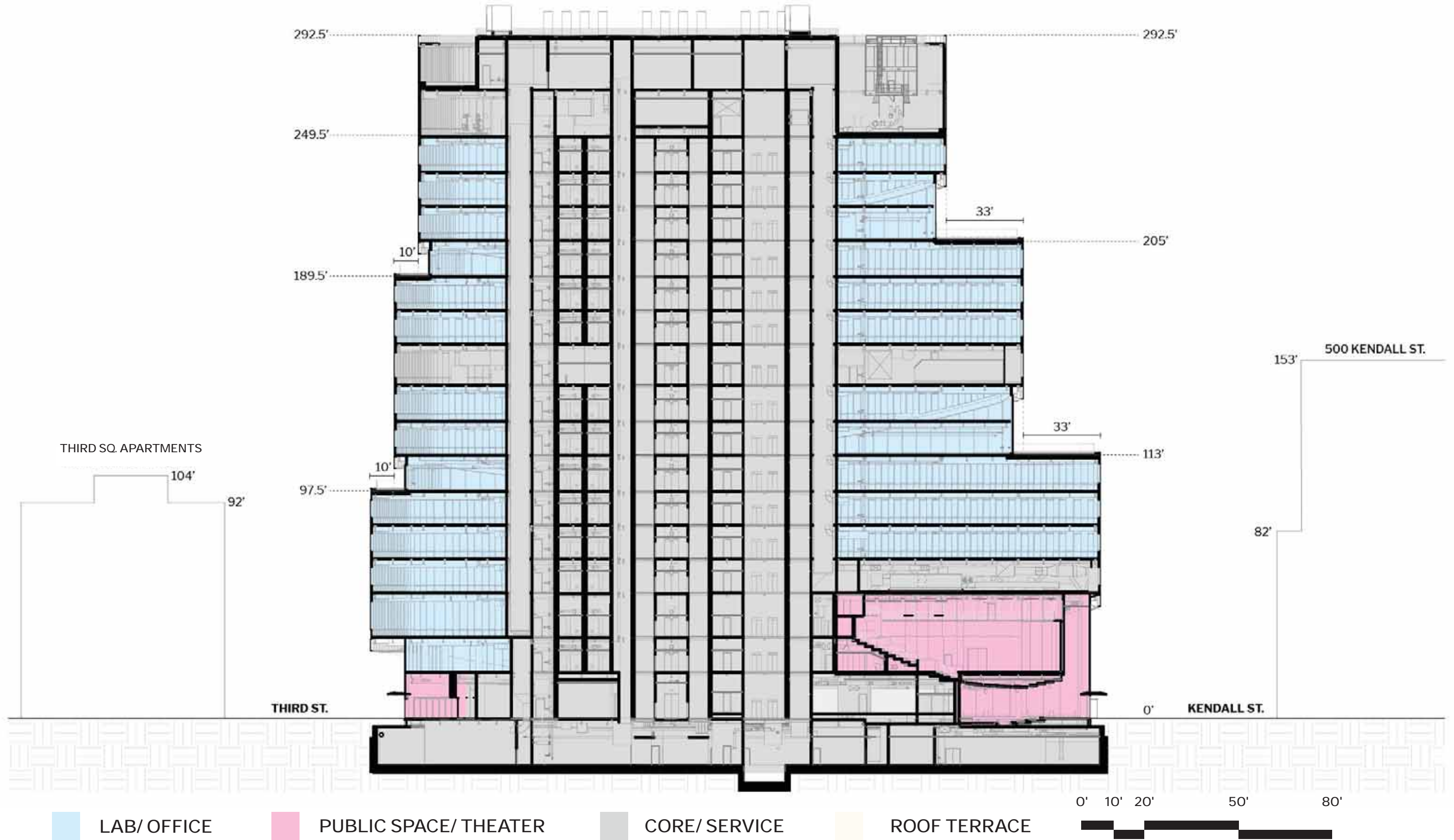
GREEN ROOF AREA REQUIREMENT PER SECTION 22.35		
	TOTAL NON-EXEMPT ROOF AREA	16,974 SF
	GREEN ROOF AREA REQUIREMENT (80% OF NON-EXEMPT ROOF AREA)	13,579 SF
	TOTAL GREEN ROOF AREA PROVIDED	7,537 SF
<b>TOTAL REDUCTION IN GREEN ROOF AREA BY SPECIAL PERMIT</b>		<b>6,042 SF</b>

# 2.28 Roof Area In 3D

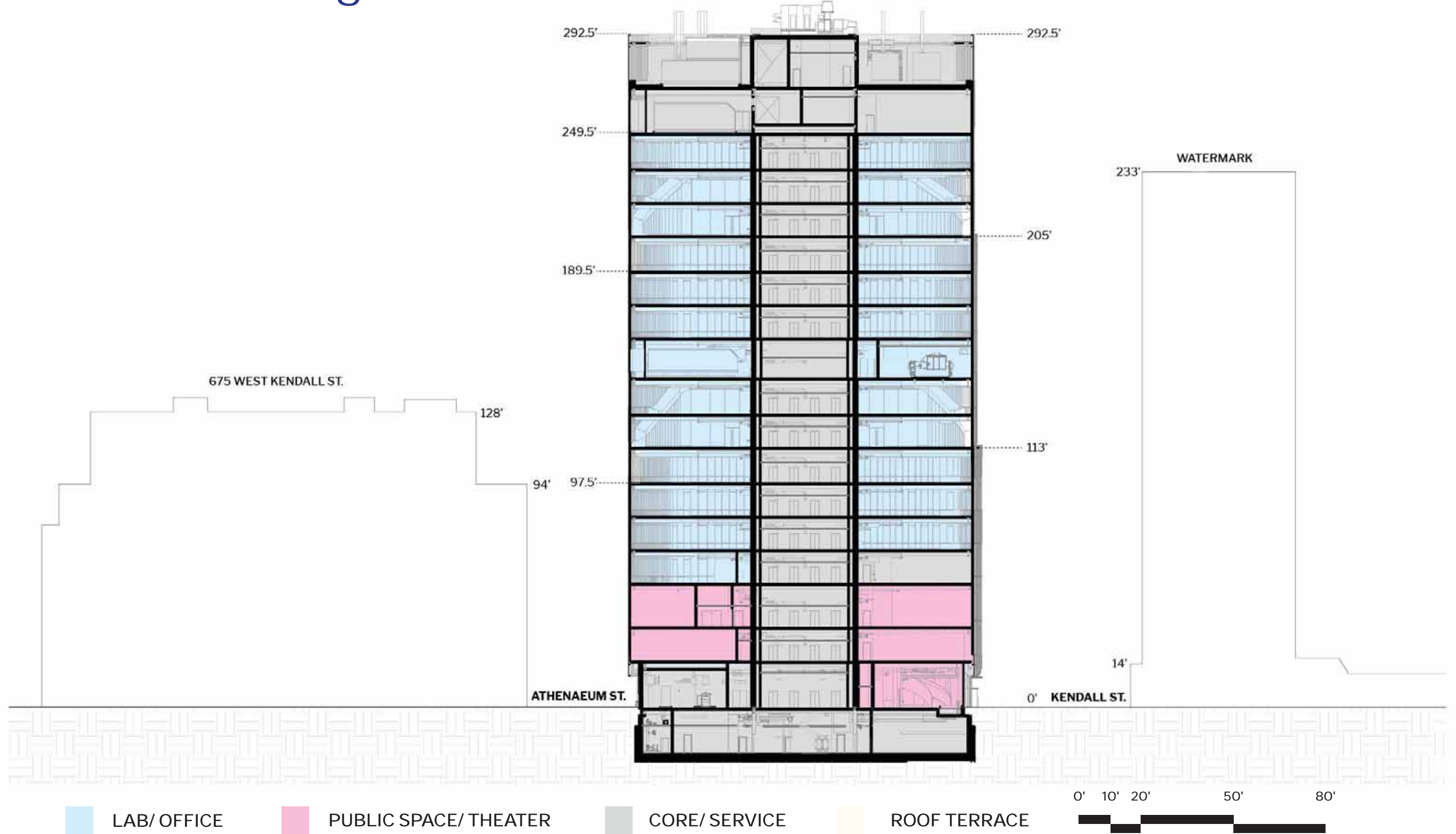




# 2.29A Building Section - East/West

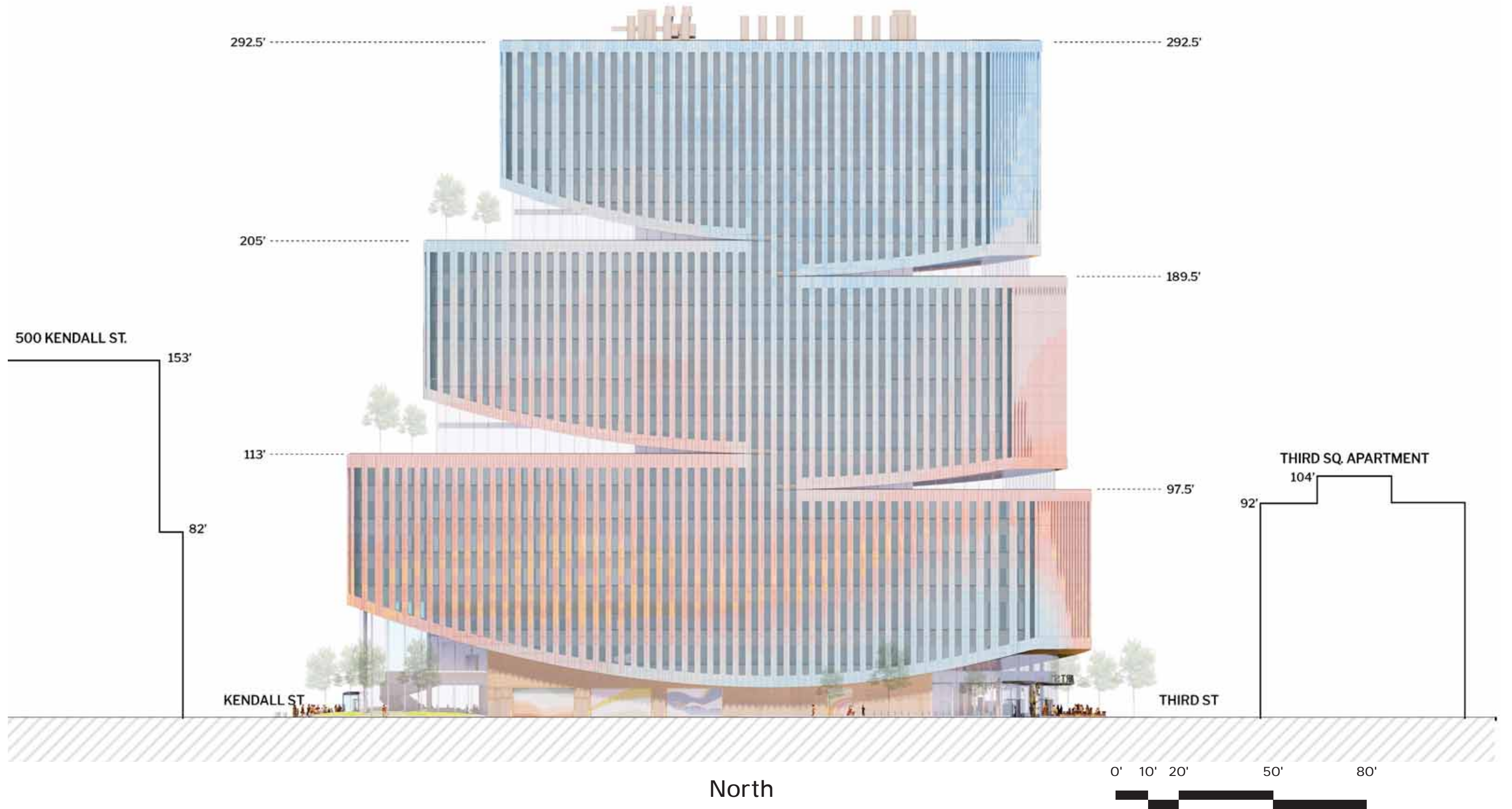


# 2.29B Building Section - North/South



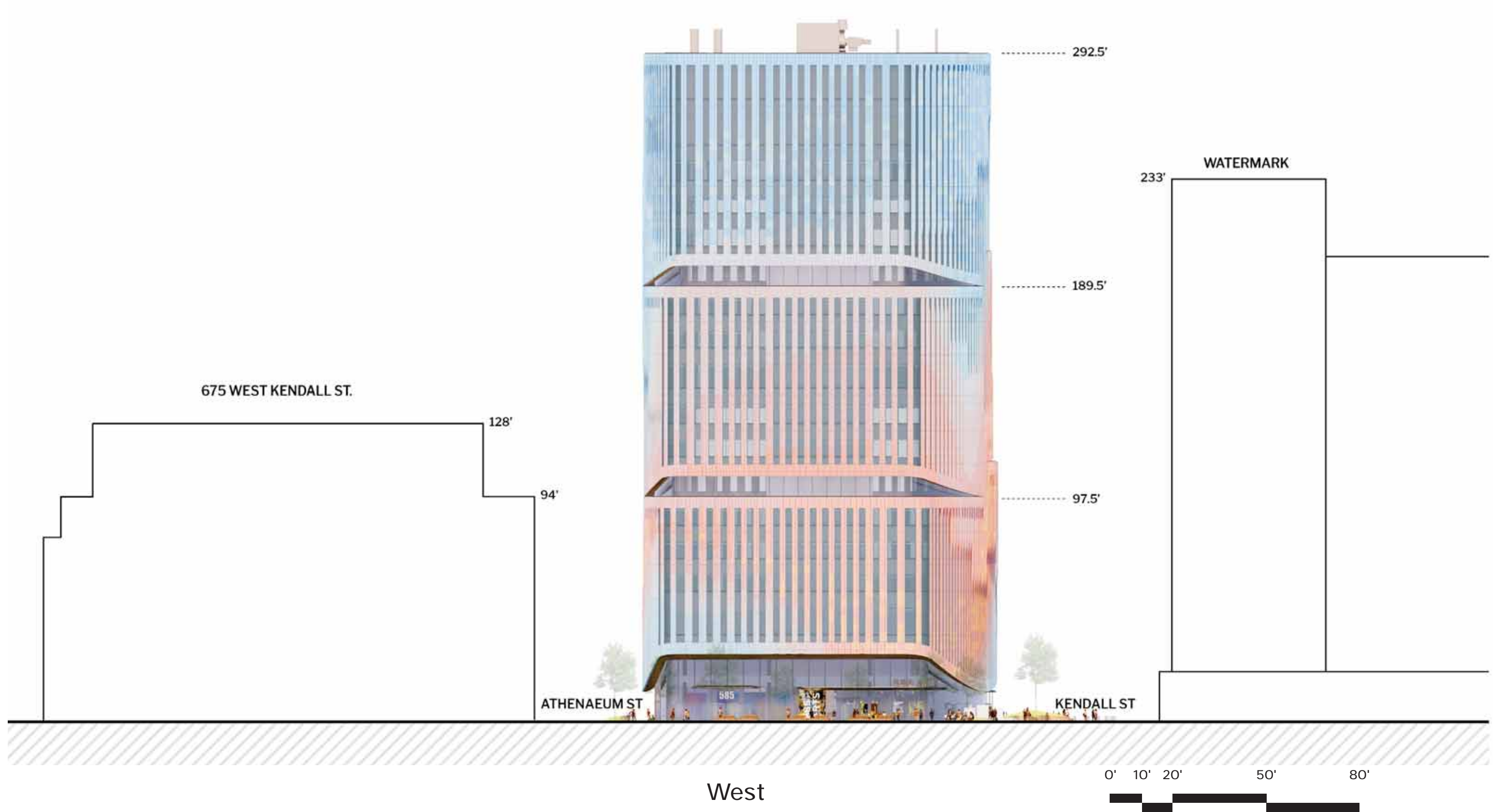


# 2.30 Proposed Elevations - North

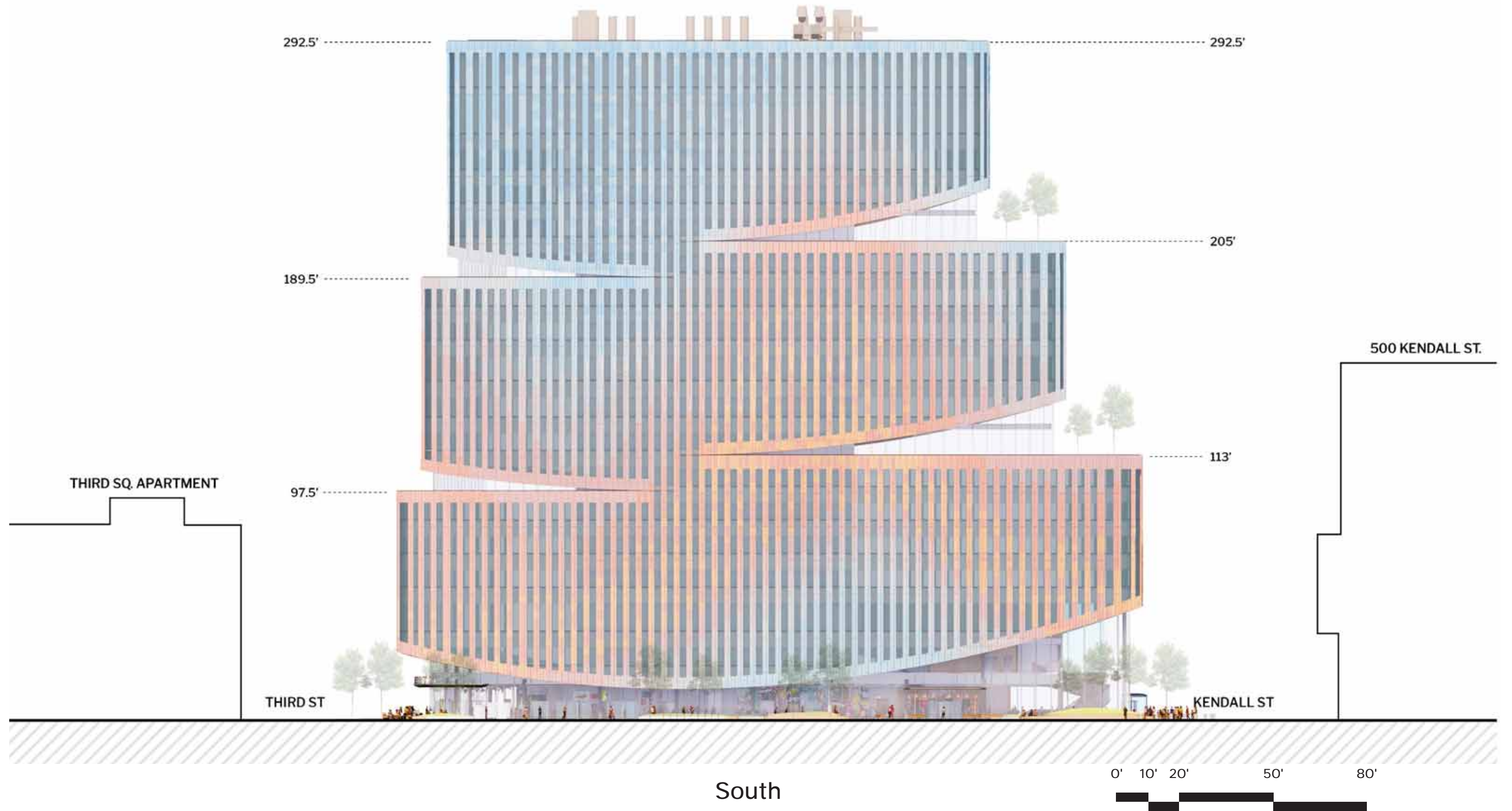




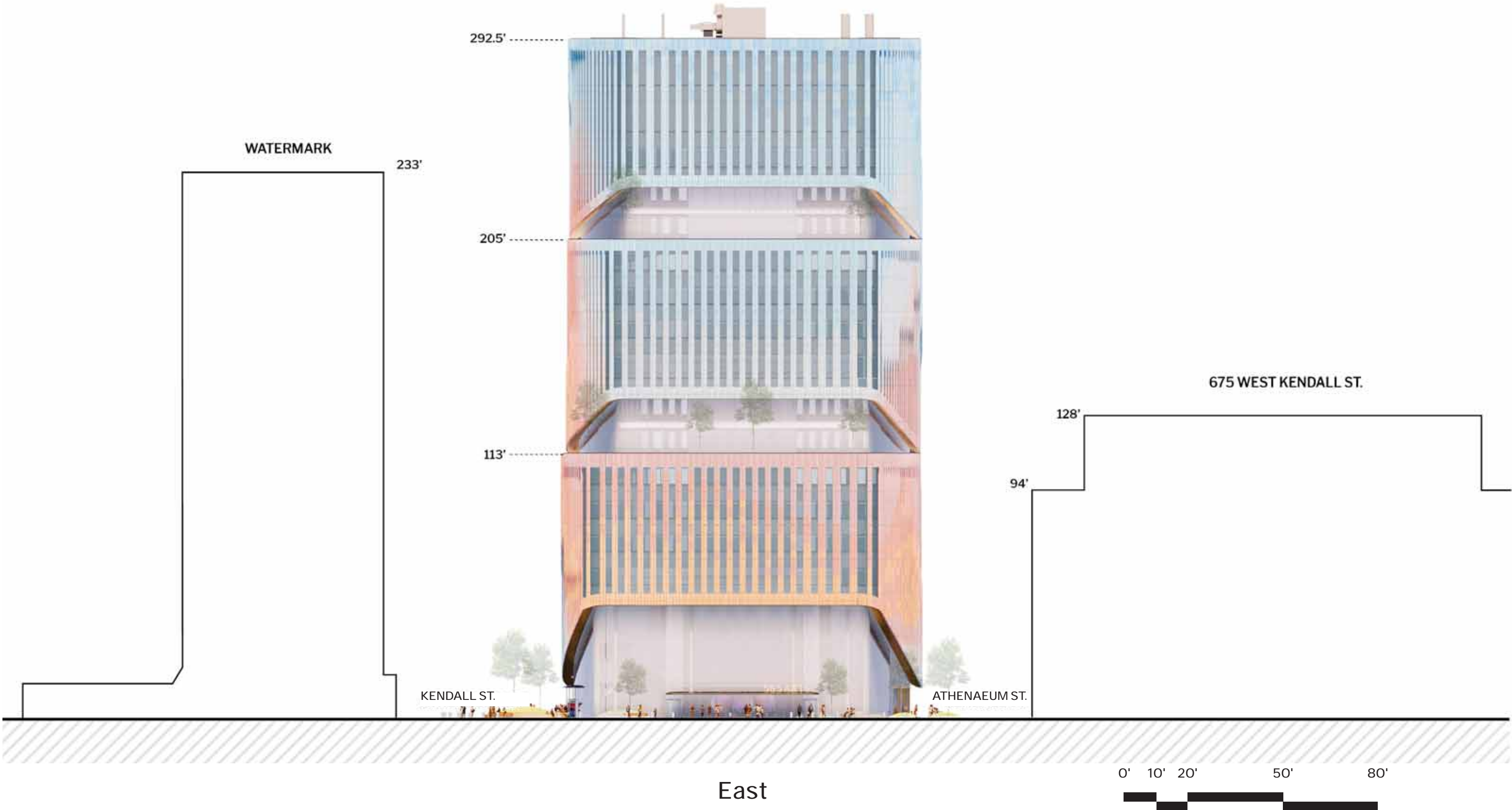
# 2.31 Proposed Elevations - West



# 2.32 Proposed Elevations - South

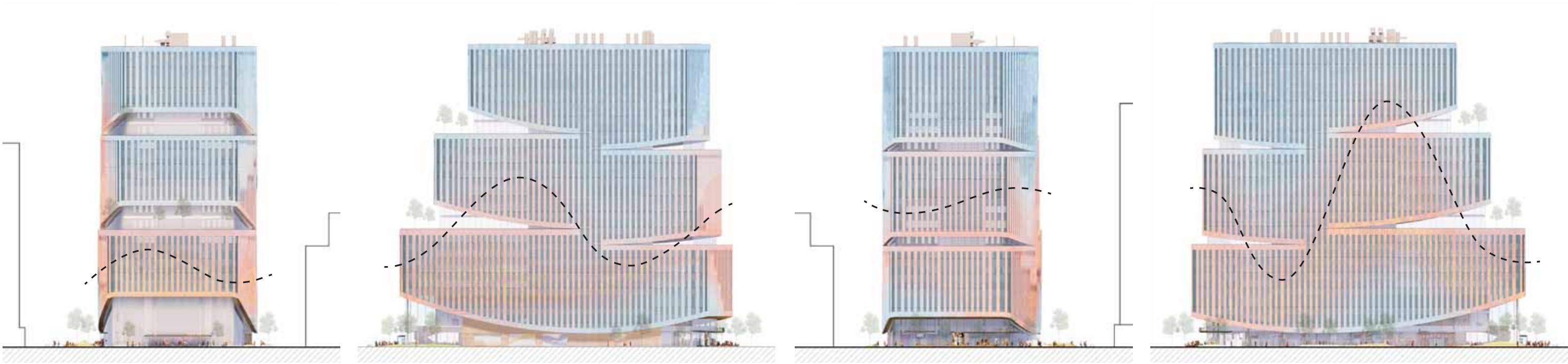


# 2.33 Proposed Elevations - East





# 2.34A Facade - Color & Pattern



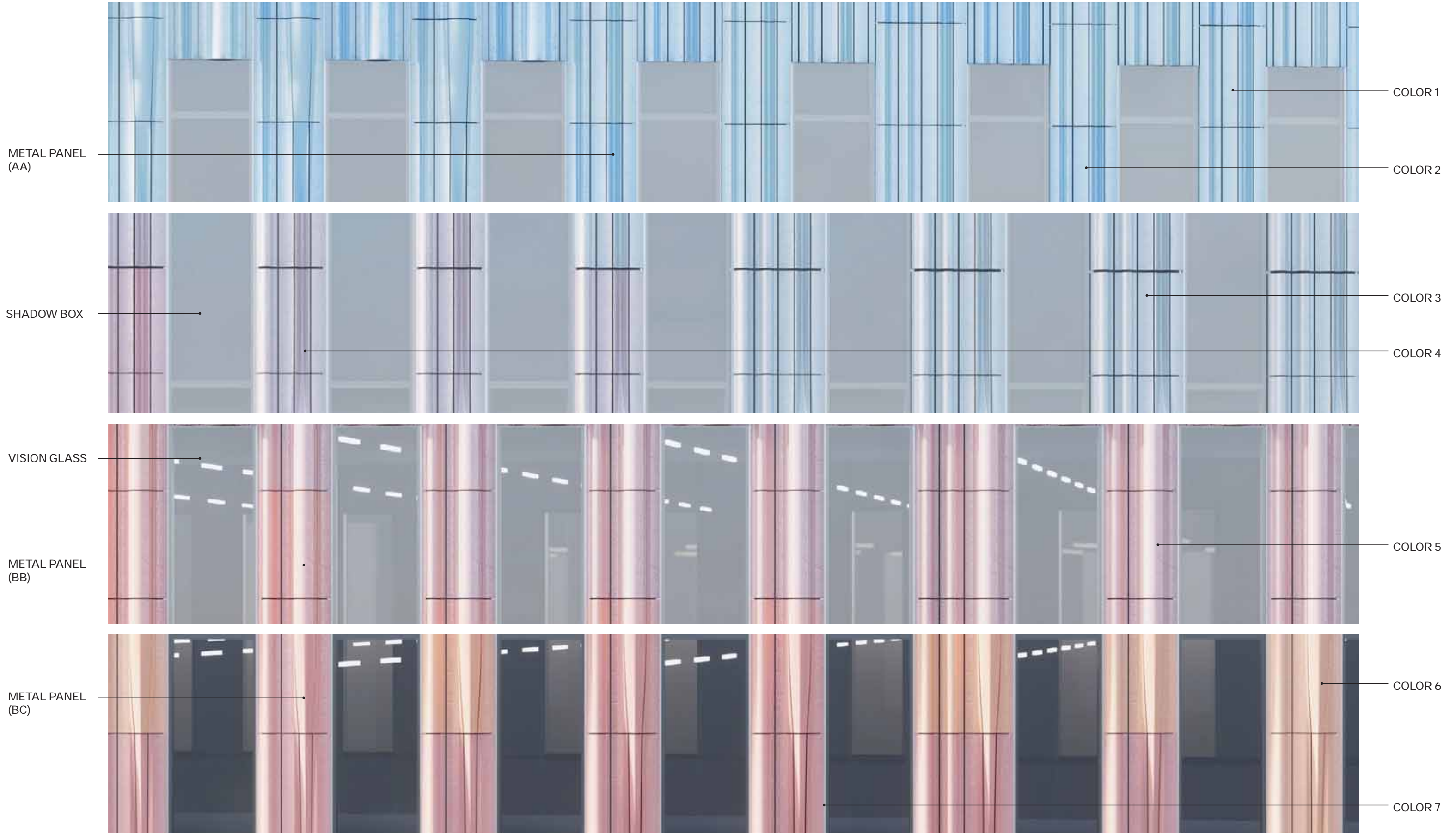
Kendall St (East)

Athenaeum St

Third St

Kendall St (South)

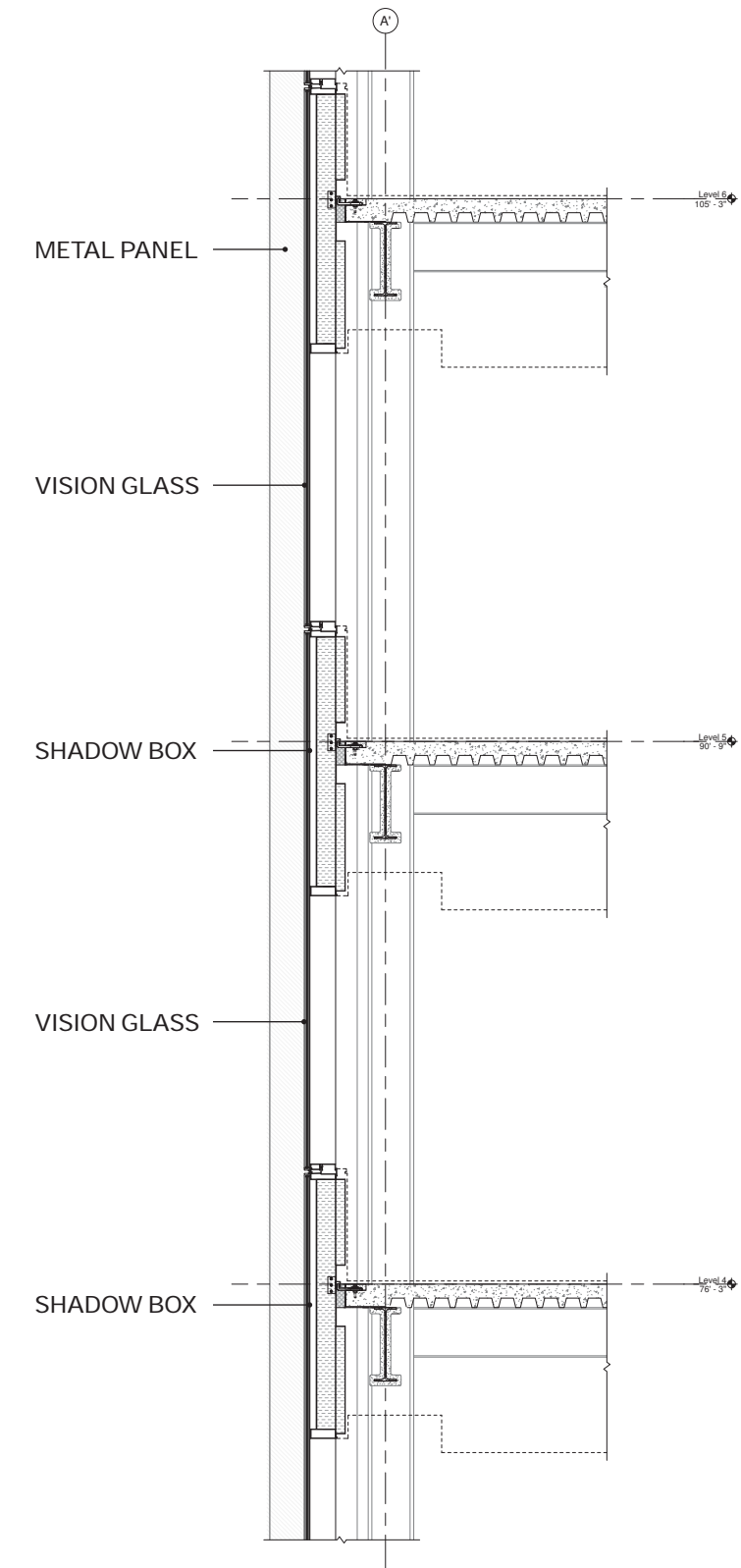
# 2.34B Facade - Color & Pattern



## 2.35 Facade Assembly - Typical



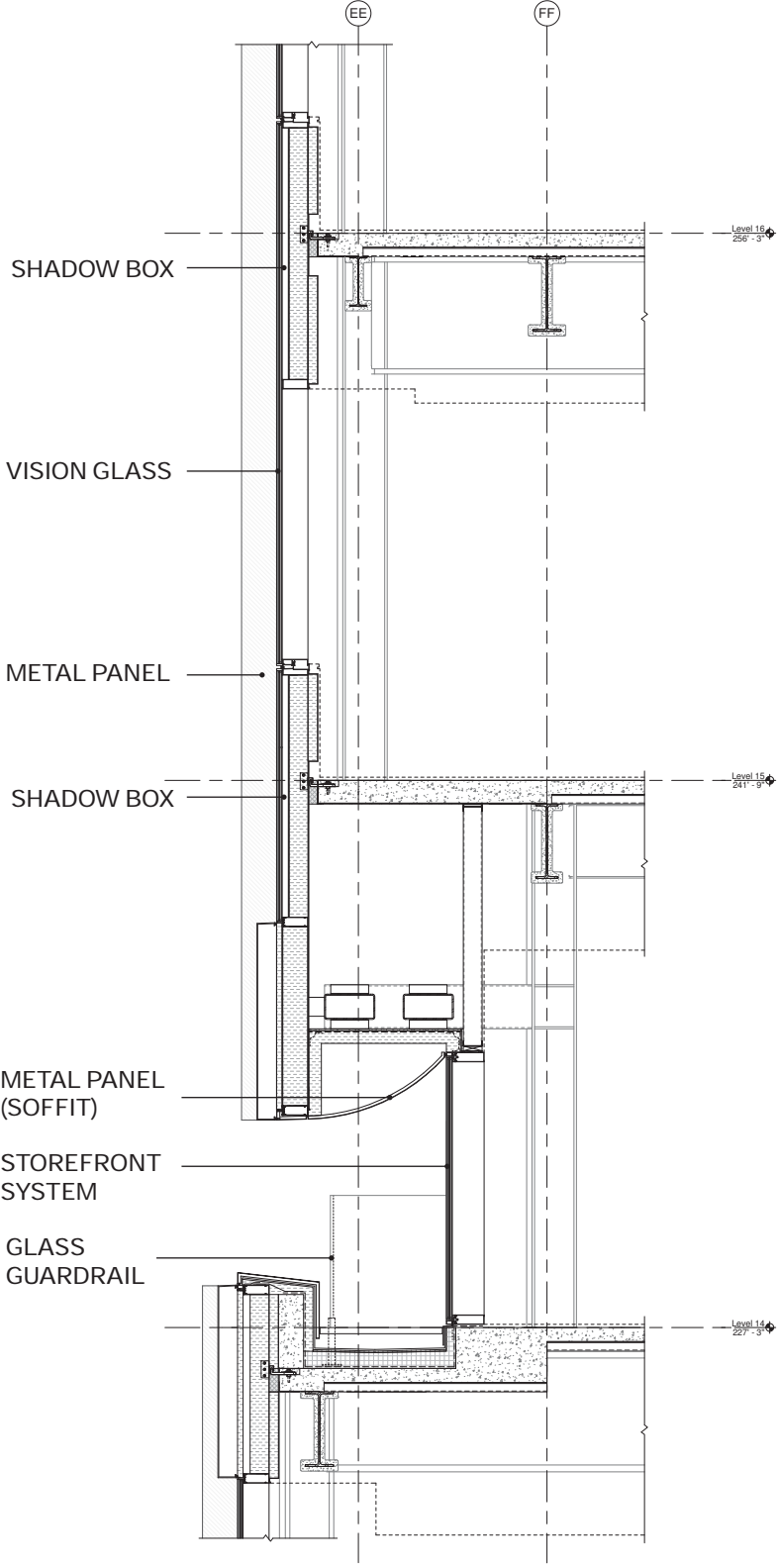
LOUVER PANELS TO BE PAINTED TO MATCH SHADOW BOX CONDITION



Typical Wall Section

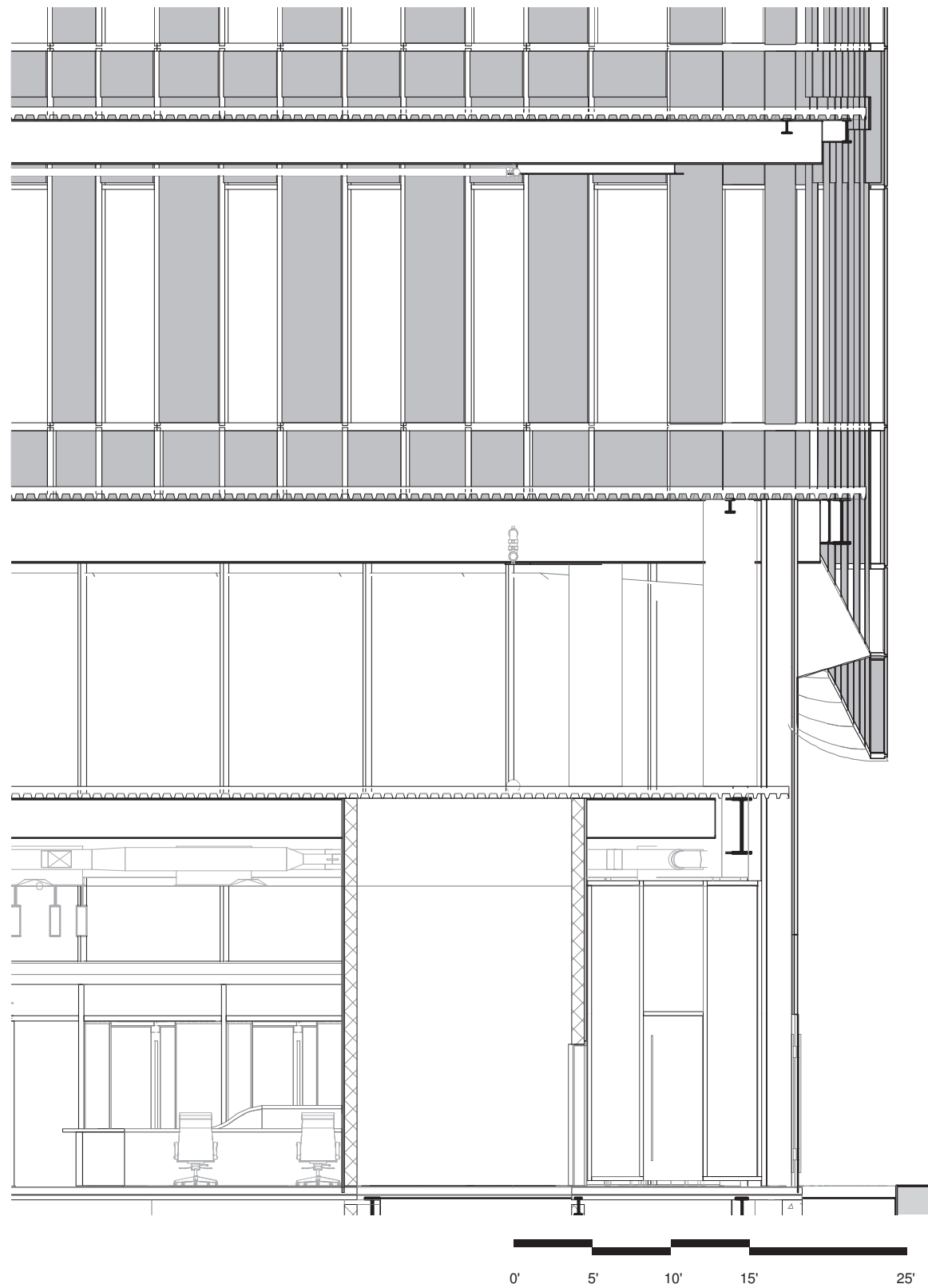


# 2.36 Facade Assembly - Terraces Above and Below

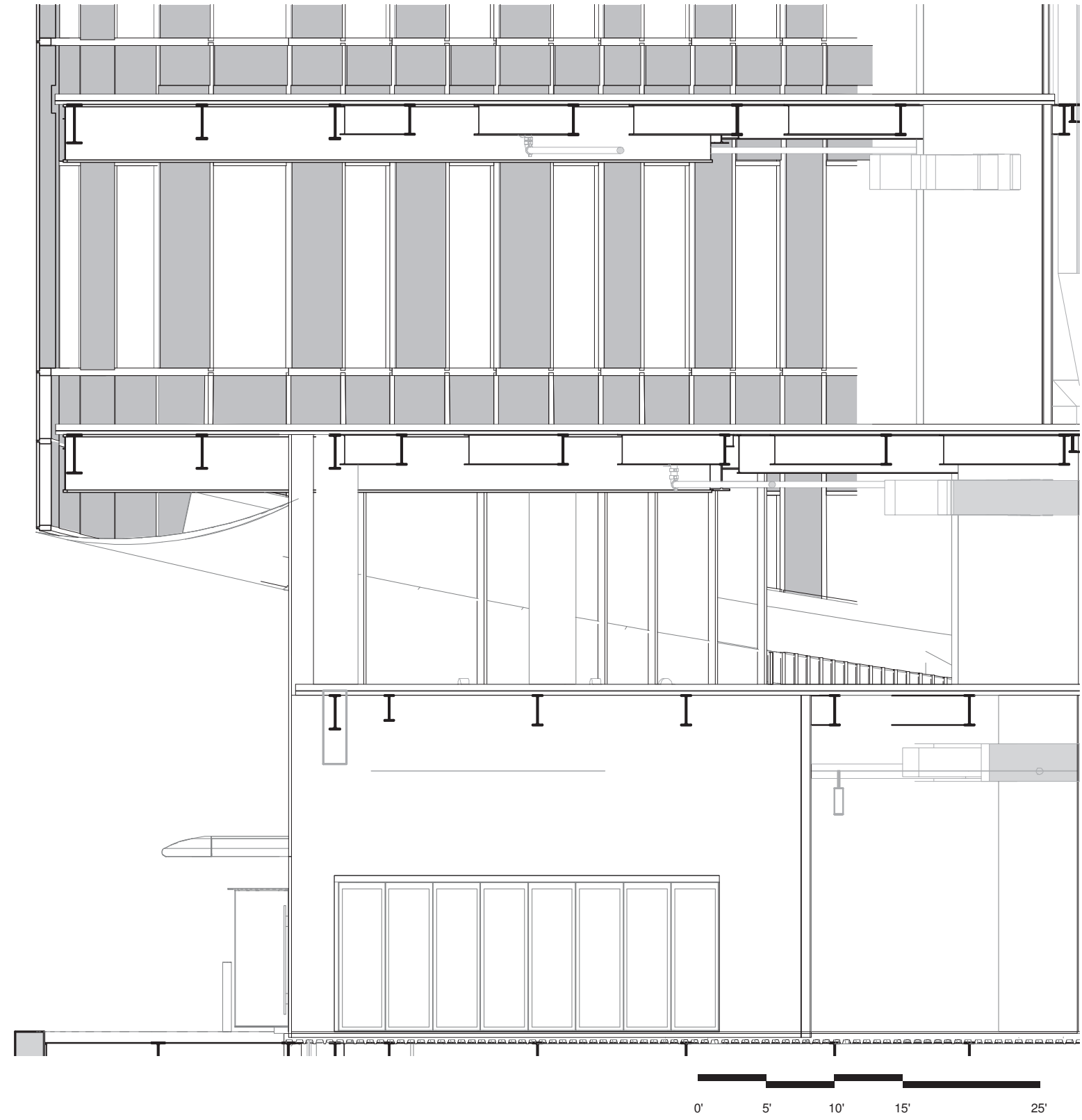


Typical Wall Section

## 2.37 Facade Detail

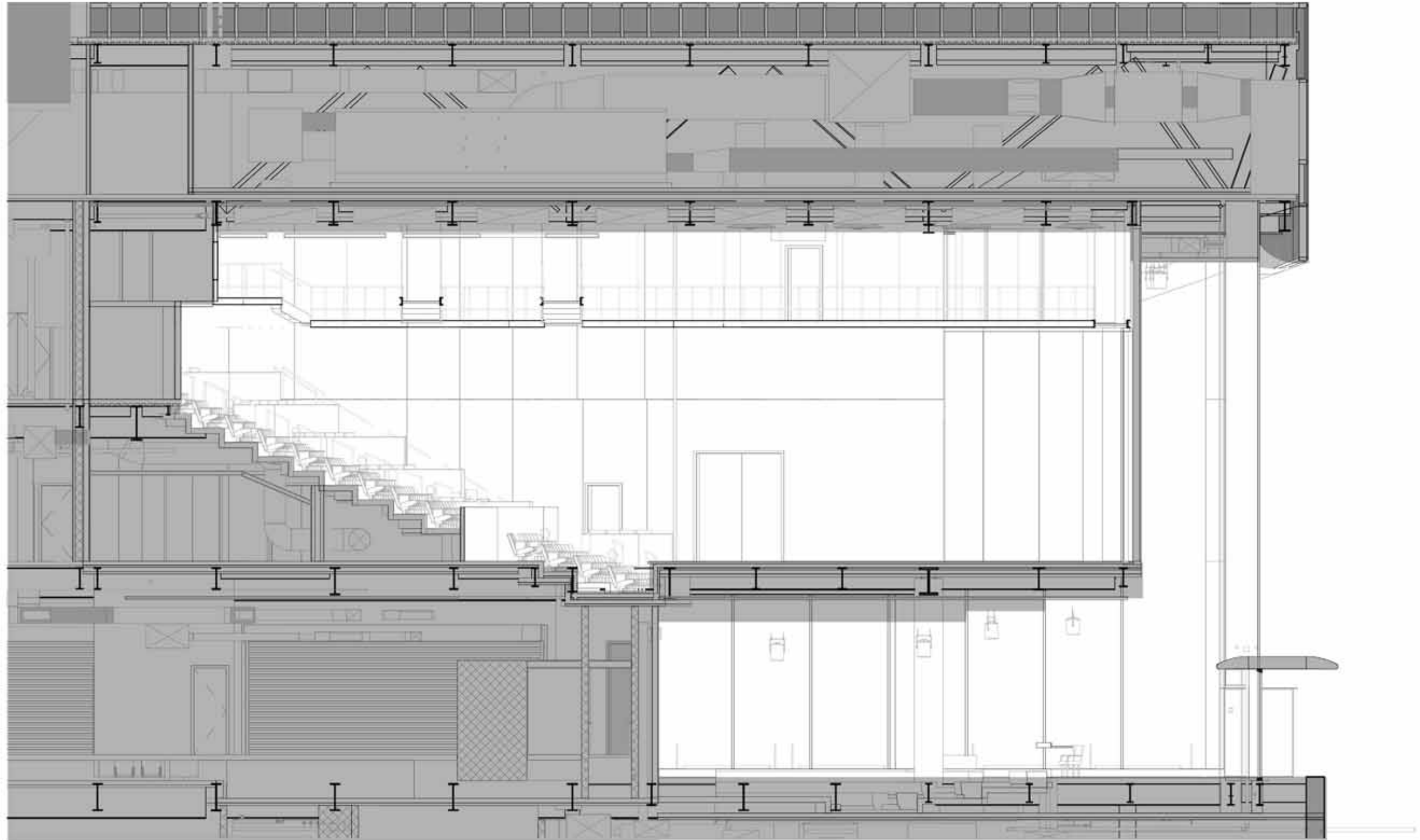


Athenaeum St. Section



Third St. Section

## 2.38 Facade Detail

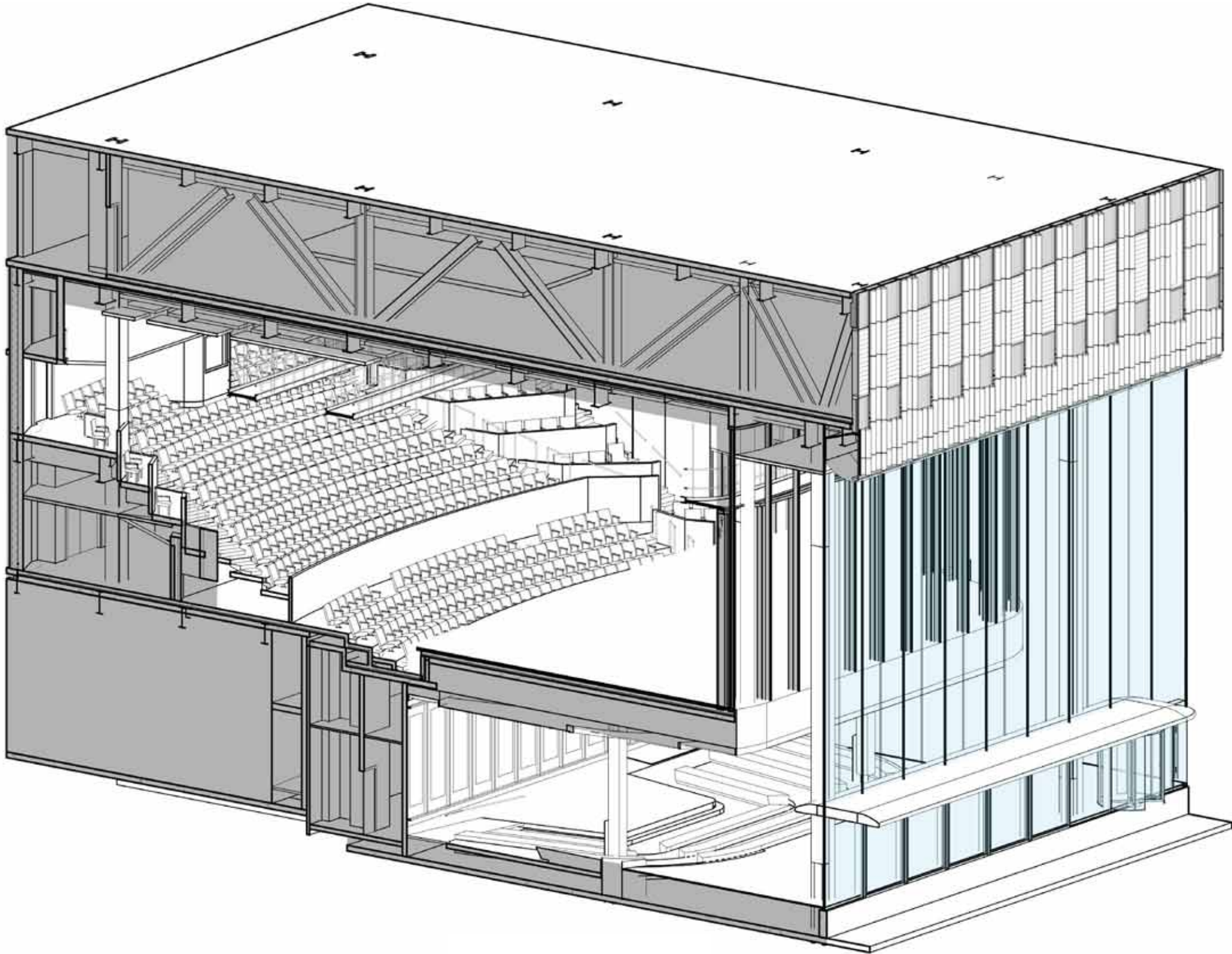


Kendall St. East Section





# 2.39 Facade Detail



Kendall St. East Axon Section

# 2.40 Facade Profile: Form

A: DOUBLE PLEAT



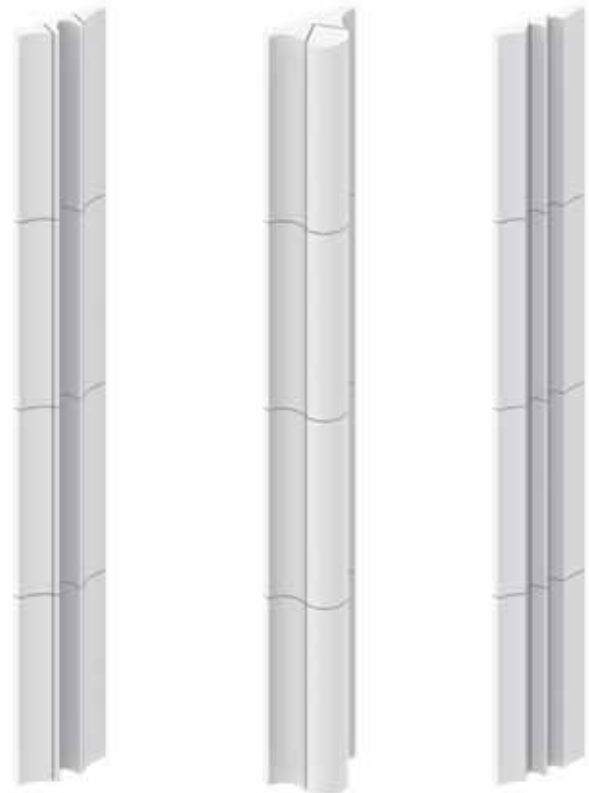
B: RIPPLEFOLD



C: TRIPLE PLEAT



20" Extrusions



AA

BB

CC

20" Transitions



AB

BC

10" Extrusions



AA

BB



## 2.41 Material Sample



Lower level glass (Levels 1-3 glass fin wall, excludes unitized glass) – types currently under evaluation

**Viracon, VE1-2M with VE-85 on #4 surface**

-- Triple Glazed, Clear, 0.13 U-value, 0.32 SHGC, 60% VLT, 14% Exterior Reflectance (VR)

**Interpane, Ipasol Neutral 70/37, iplus top 1.1 on position #5**

--Triple Glazed, Low Iron, 0.13 U-value, 0.32 SHGC, 67% VLT, 16% Exterior Reflectance (VR)

Tower/Terrace glass – types currently under evaluation

**Viracon, VNE-63 with VE-85 on #4 surface**

--Triple Glazed, 0.13 U-value, 0.25 SHGC, 53% VLT, 12% Exterior Reflectance (VR)

**Interpane, Ipasol Ultraselect 62/29, iplus top 1.1 on position #5**

--Triple Glazed, Low Iron, 0.13 U-value, 0.25 SHGC, 59% VLT, 12% Exterior Reflectance (VR)

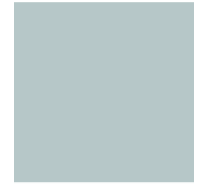
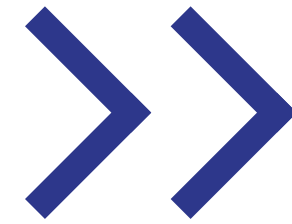
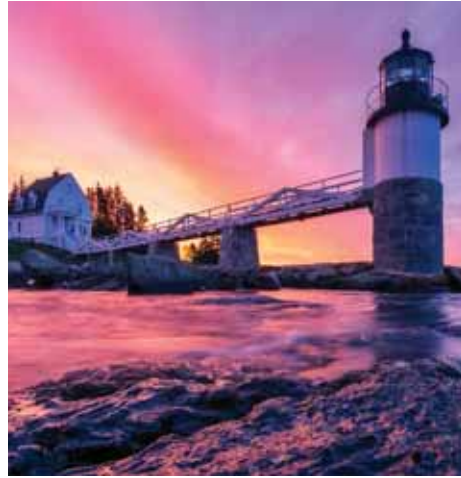
**Interpane, Ipasol Light Grey 60/33, iplus top 1.1 on position #5**

--Triple Glazed, Low Iron, 0.13 U-value, 0.29 SHGC, 57% VLT, 12% Exterior Reflectance (VR)



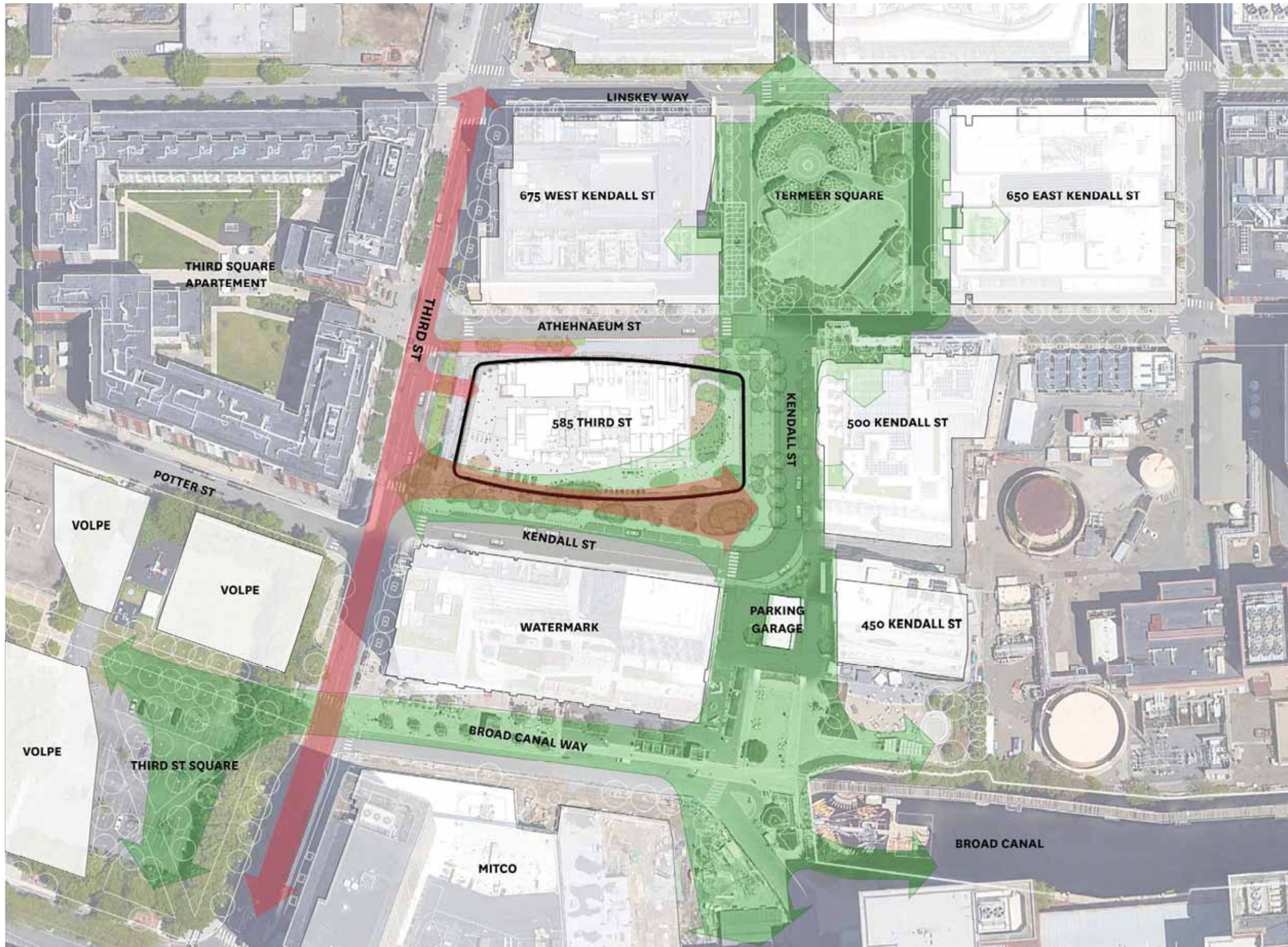


## 2.42 Facade Color: Inspired By New England Landscape





# 3.1 Context Plan - Open Space Connection



SITE CONTEXT DIAGRAM INCLUDED TO SHOW HOW PROPOSED PROJECT CONNECTS AND ENHANCES THE EXISTING THIRD STREET CORRIDOR TO THE WEST AS WELL AS THE EXISTING PUBLIC SPACE CORRIDOR TO THE EAST AND MERGES THE TWO WITHIN THE SITE

### LEGEND

-  OPEN SPACE CONNECTION
-  THIRD ST CONNECTION





# 3.2 Site Access & Connection



SITE CONTEXT DIAGRAM INCLUDED TO HIGHLIGHT IMPORTANT CIRCULATION CORRIDORS ACROSS DIFFERENT MODES AND HOW THEY WILL BE AFFECTED AND IMPROVED THROUGH PROPOSED PROJECT

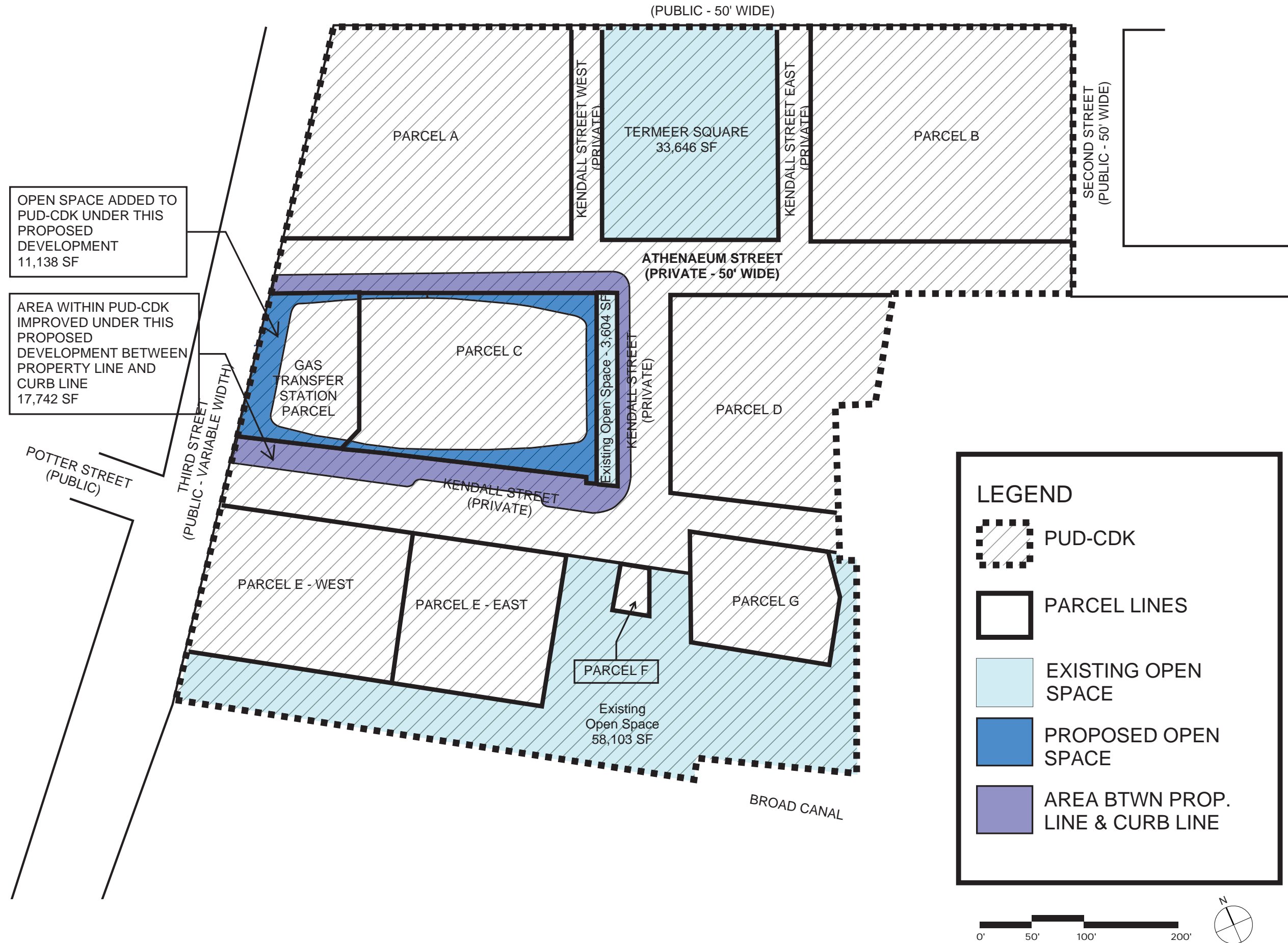
### LEGEND

- VEHICULAR CONNECTION
- PEDESTRIAN CONNECTION
- BIKE PATH CONNECTION
- MULTI-USE PATH
- CANAL WAY CONNECTION
- BUS STOP
- T STATION / BUS STOP
- MAIN PARKING GARAGE
- EXISTING OPEN SPACE

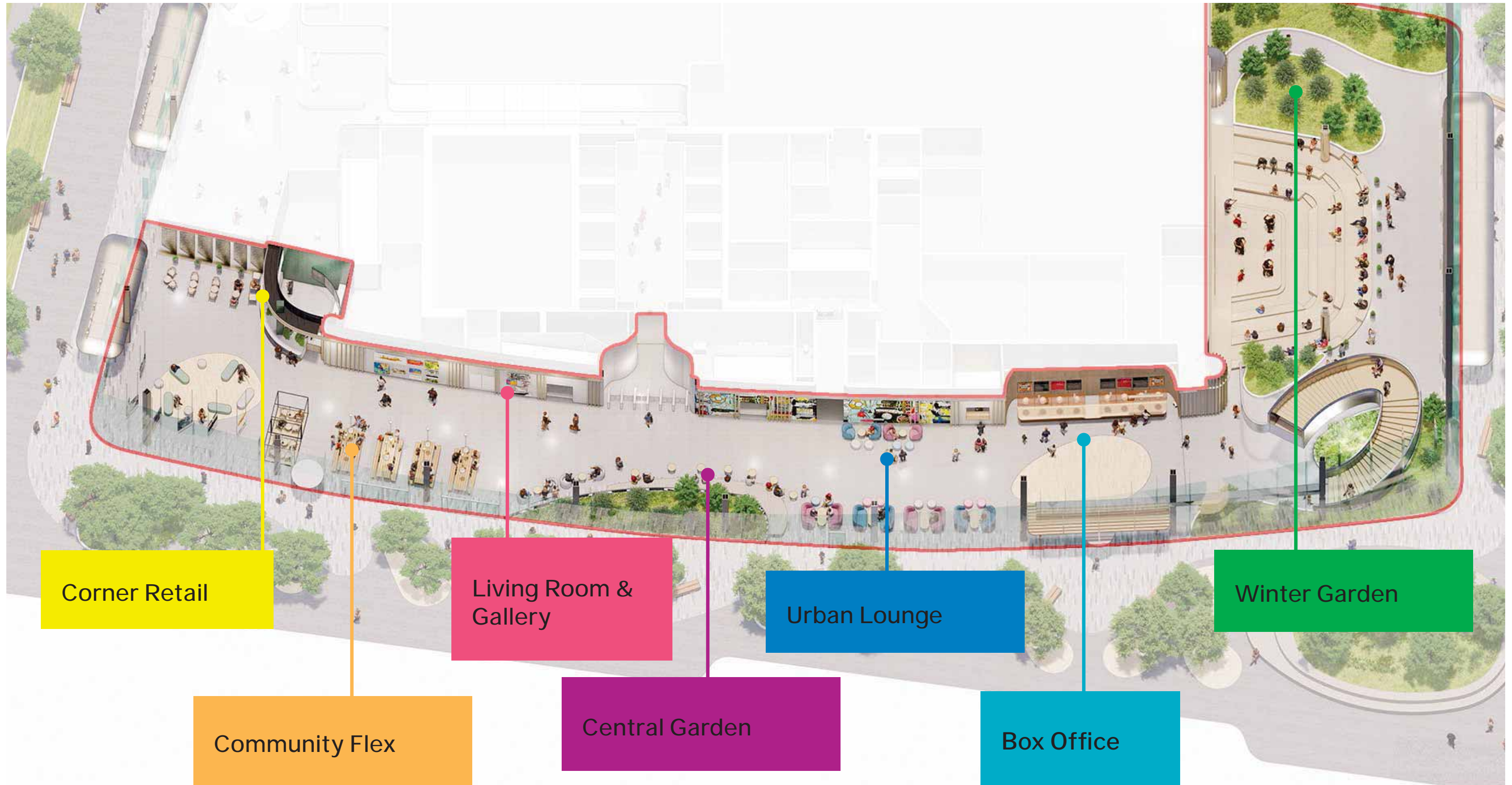




# 3.3 Open Space Plan



# 3.4 Ground Floor and Activation Plan



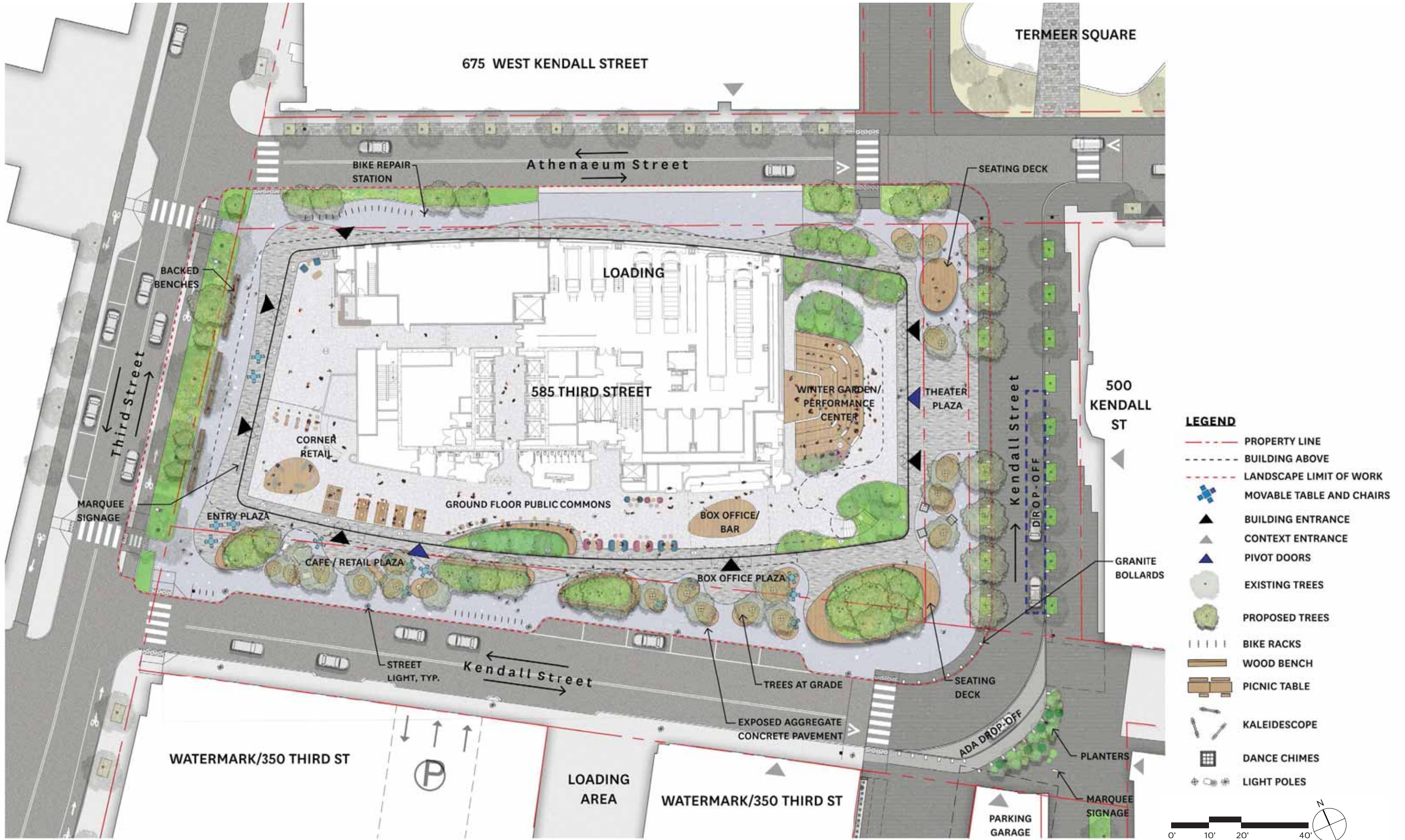


# 3.5 Material Palette

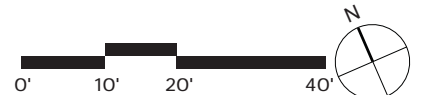




# 3.6 Overall Landscape Plan



- LEGEND**
- PROPERTY LINE
  - BUILDING ABOVE
  - LANDSCAPE LIMIT OF WORK
  - + MOVABLE TABLE AND CHAIRS
  - ▲ BUILDING ENTRANCE
  - ▲ CONTEXT ENTRANCE
  - ▲ PIVOT DOORS
  - EXISTING TREES
  - PROPOSED TREES
  - |||| BIKE RACKS
  - ▭ WOOD BENCH
  - ▭ PICNIC TABLE
  - ⌘ KALEIDOSCOPE
  - ⌘ DANCE CHIMES
  - ⌘ LIGHT POLES





# 3.7 Landscape Plan - Third Street



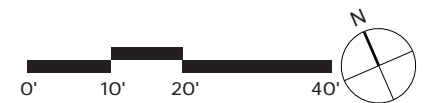
BINNEY STREET, CAMBRIDGE, MVVA



LONSDALE STREET, AUSTRALIA, BKK ARCHITECT



- LEGEND**
- PROPERTY LINE
  - BUILDING ABOVE
  - LANDSCAPE LIMIT OF WORK
  - MOVABLE TABLE AND CHAIRS
  - BUILDING ENTRANCE
  - CONTEXT ENTRANCE
  - PIVOT DOORS
  - EXISTING TREES
  - PROPOSED TREES
  - BIKE RACKS
  - WOOD BENCH
  - PICNIC TABLE
  - KALEIDOSCOPE
  - DANCE CHIMES
  - LIGHT POLES



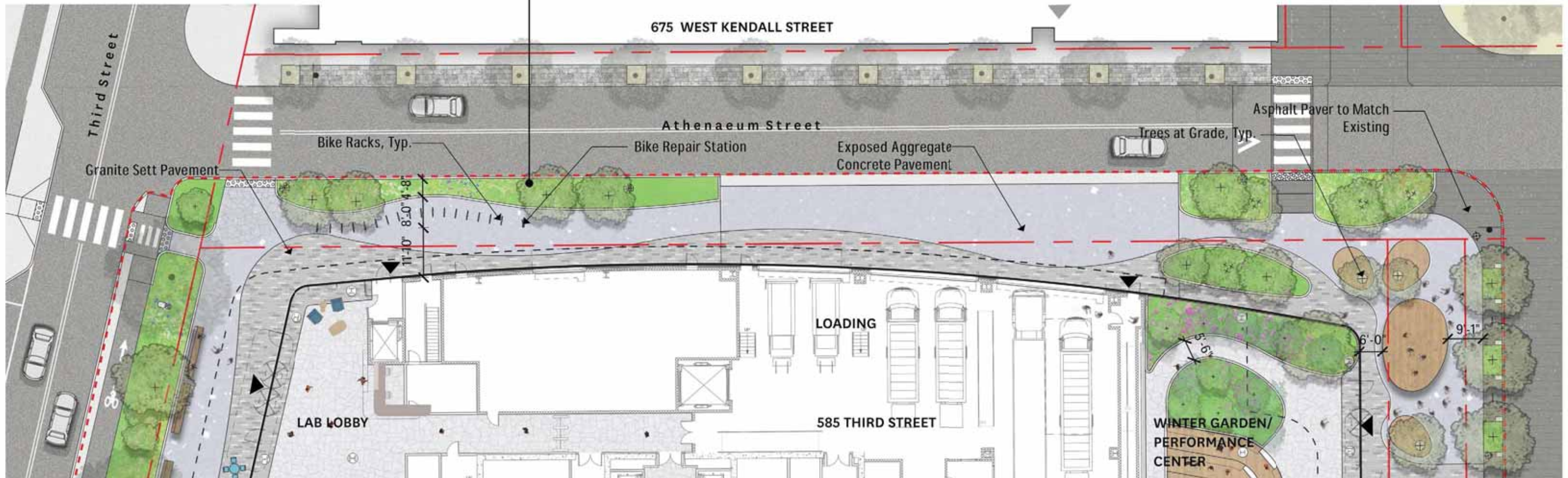


# 3.8 Landscape Plan - Athenaeum Street



PLANT BED WITH STREET TREES

- LEGEND**
- PROPERTY LINE
  - BUILDING ABOVE
  - LANDSCAPE LIMIT OF WORK
  - MOVABLE TABLE AND CHAIRS
  - BUILDING ENTRANCE
  - CONTEXT ENTRANCE
  - PIVOT DOORS
  - EXISTING TREES
  - PROPOSED TREES
  - BIKE RACKS
  - WOOD BENCH
  - PICNIC TABLE
  - KALEIDOSCOPE
  - DANCE CHIMES
  - LIGHT POLES





# 3.9 Landscape Plan - Kendall East and Winter Garden



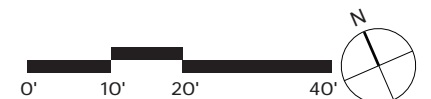
YORK QUAY, TORONTO, MVVA



EXISTING KENDALL STREET

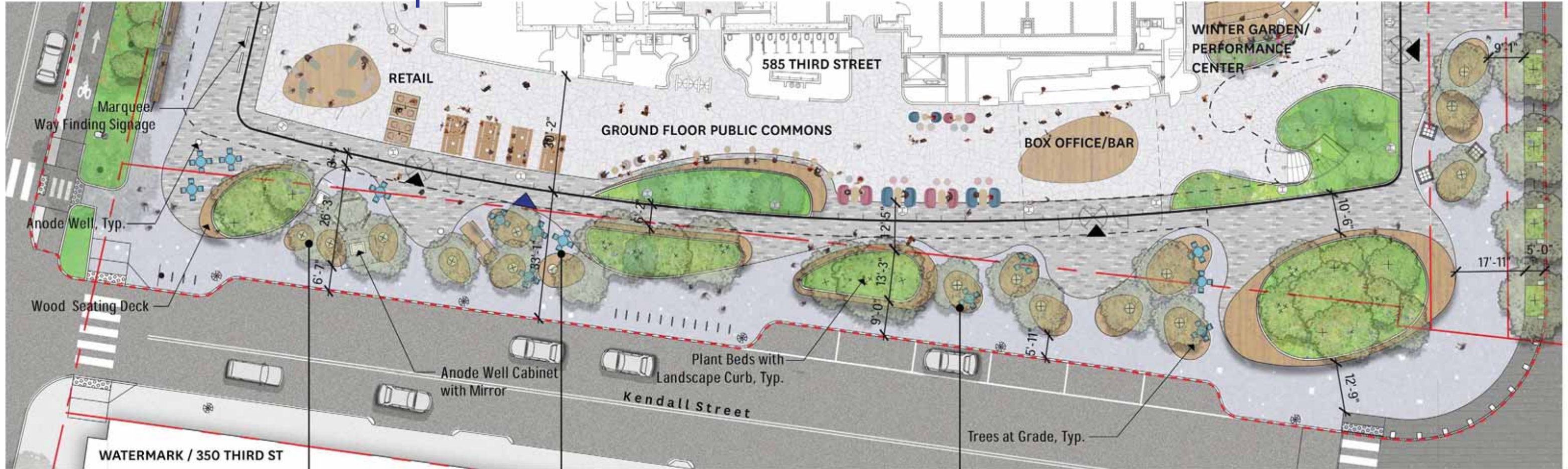
- PROPERTY LINE
- BUILDING ABOVE
- LANDSCAPE LIMIT OF WORK
- MOVABLE TABLE AND CHAIRS
- BUILDING ENTRANCE
- CONTEXT ENTRANCE
- PIVOT DOORS
- EXISTING TREES
- PROPOSED TREES
- BIKE RACKS
- WOOD BENCH
- PICNIC TABLE
- KALEIDOSCOPE
- DANCE CHIMES
- LIGHT POLES

Different plan scenarios are included herein as Appendix A.9-A.11





# 3.10 Landscape Plan - Kendall Street



- LEGEND**
- PROPERTY LINE
  - BUILDING ABOVE
  - LANDSCAPE LIMIT OF WORK
  - + MOVABLE TABLE AND CHAIRS
  - ▲ BUILDING ENTRANCE
  - ▲ CONTEXT ENTRANCE
  - ▲ PIVOT DOORS
  - EXISTING TREES
  - PROPOSED TREES
  - |||| BIKE RACKS
  - ▭ WOOD BENCH
  - ▭ PICNIC TABLE
  - / \ KALEIDOSCOPE
  - DANCE CHIMES
  - ⊙ LIGHT POLES

SENSORY PLAY



RETAIL PLAZA

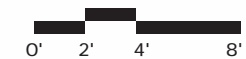
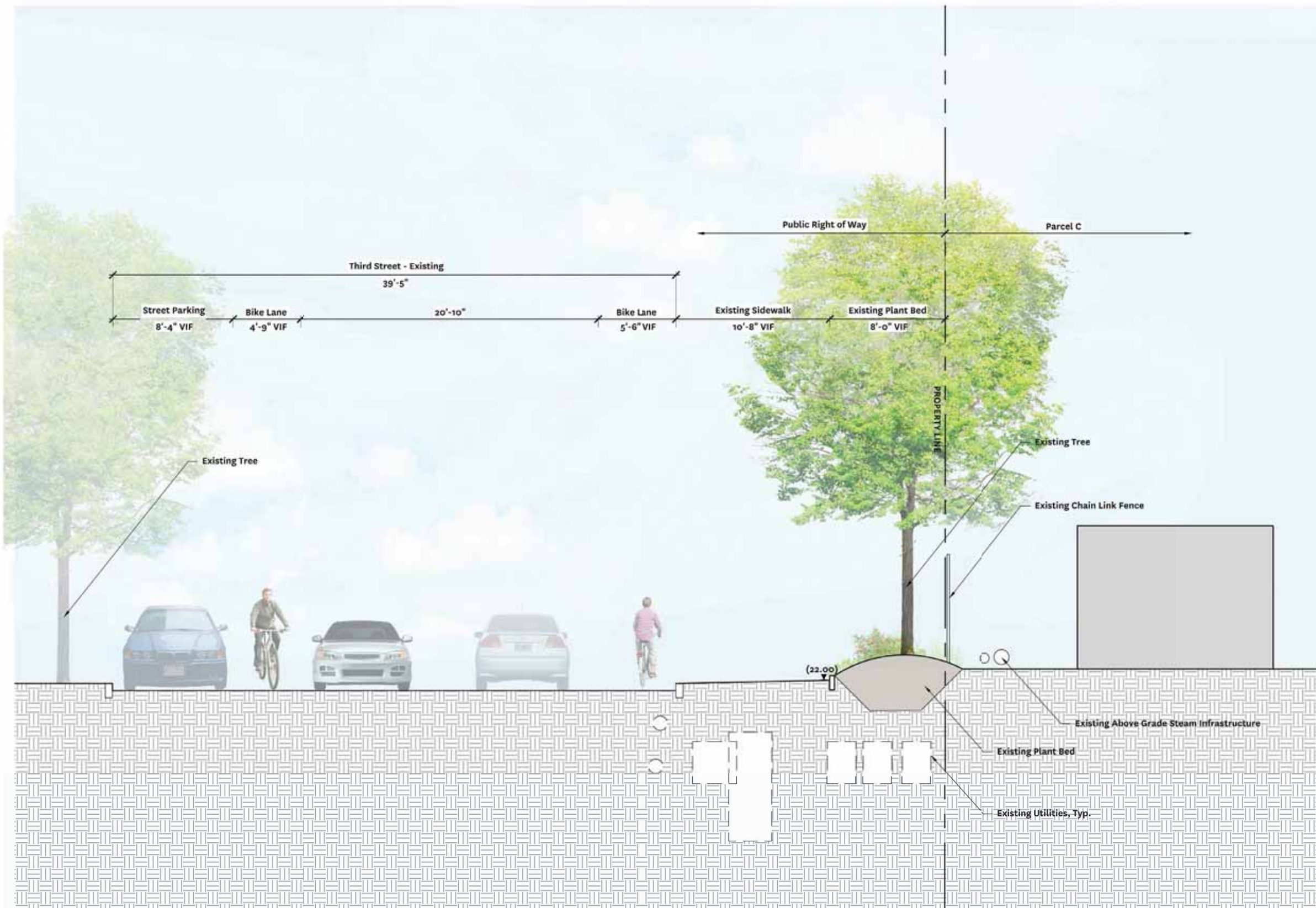


CAFE SEATING



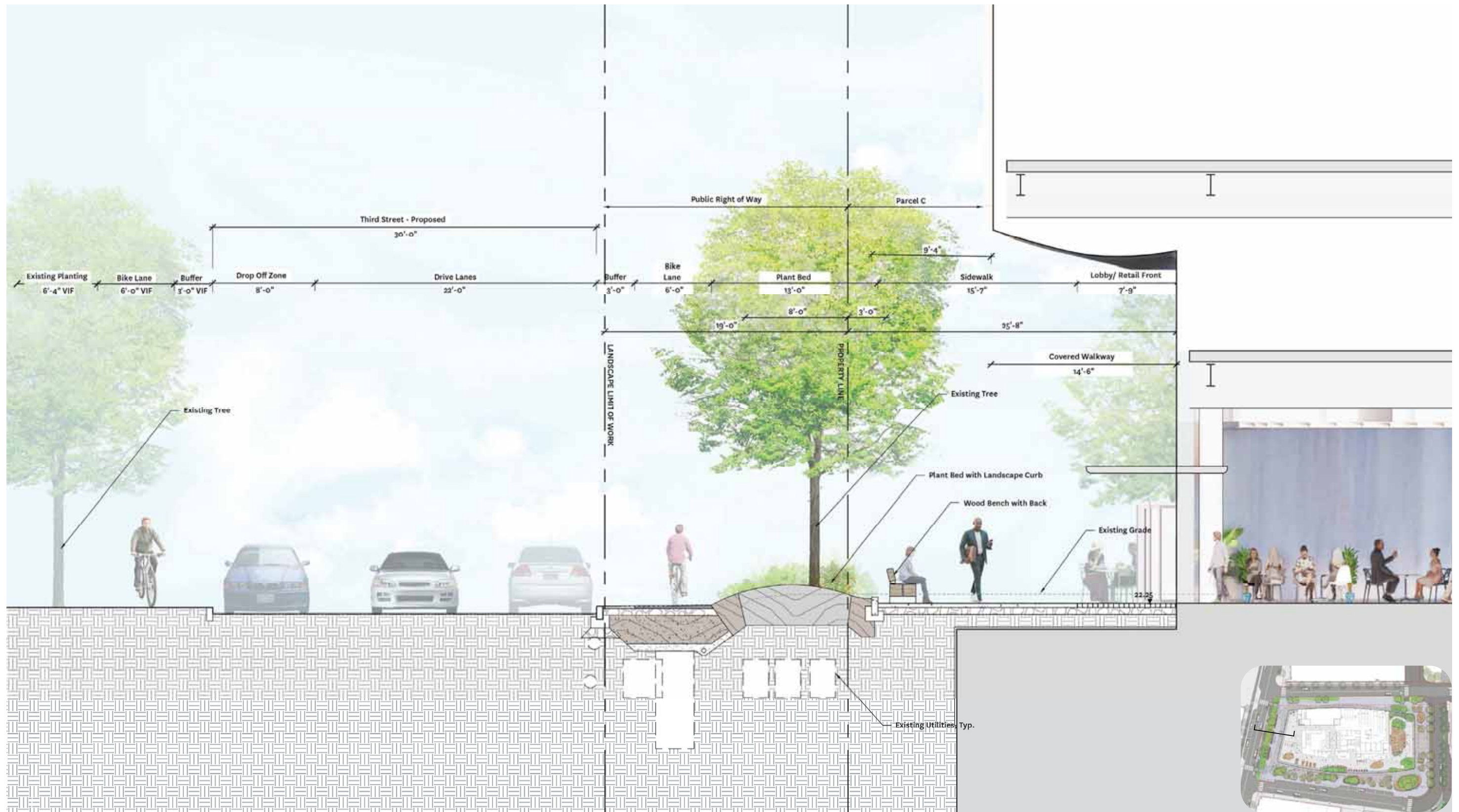


# 3.11A Street Section - Third Street (Existing)





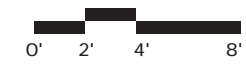
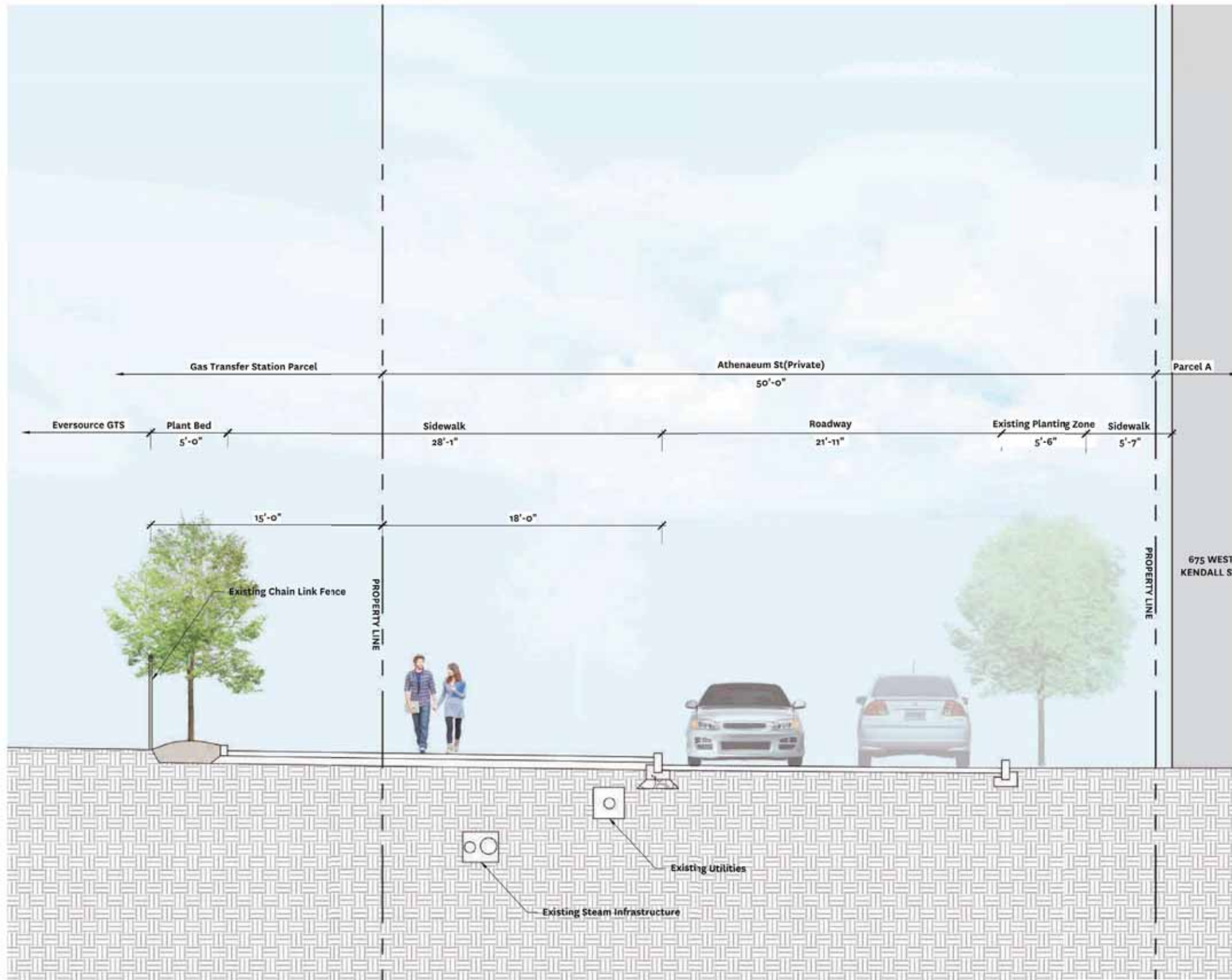
# 3.11B Street Section - Third Street (Proposed)



0' 2' 4' 8'

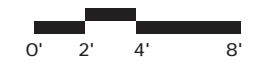
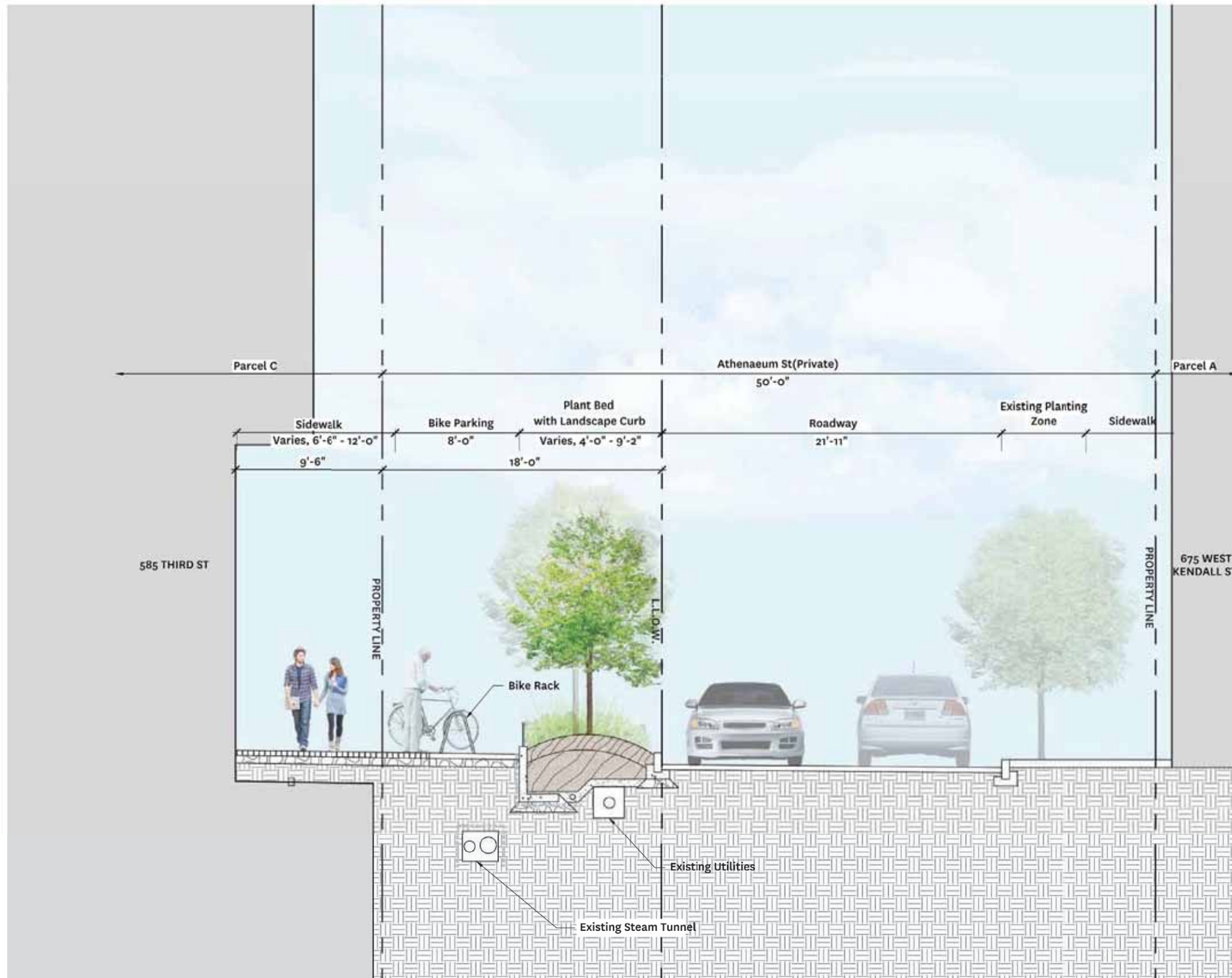


# 3.12A Street Section - Athenaeum Street (Existing)



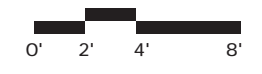
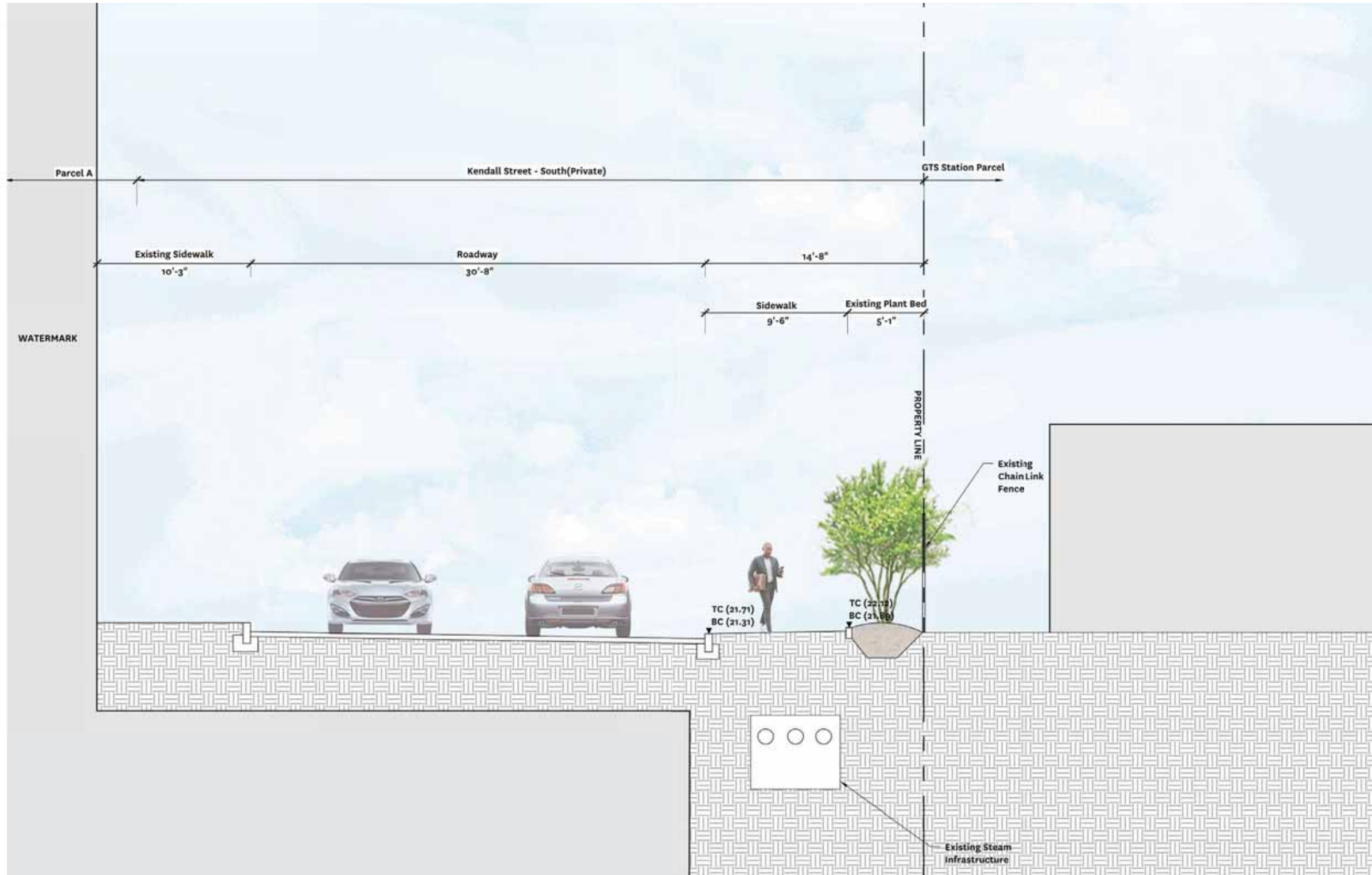
# 3.12B

# Street Section - Athenaeum Street (Proposed)

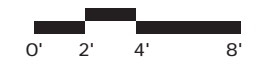
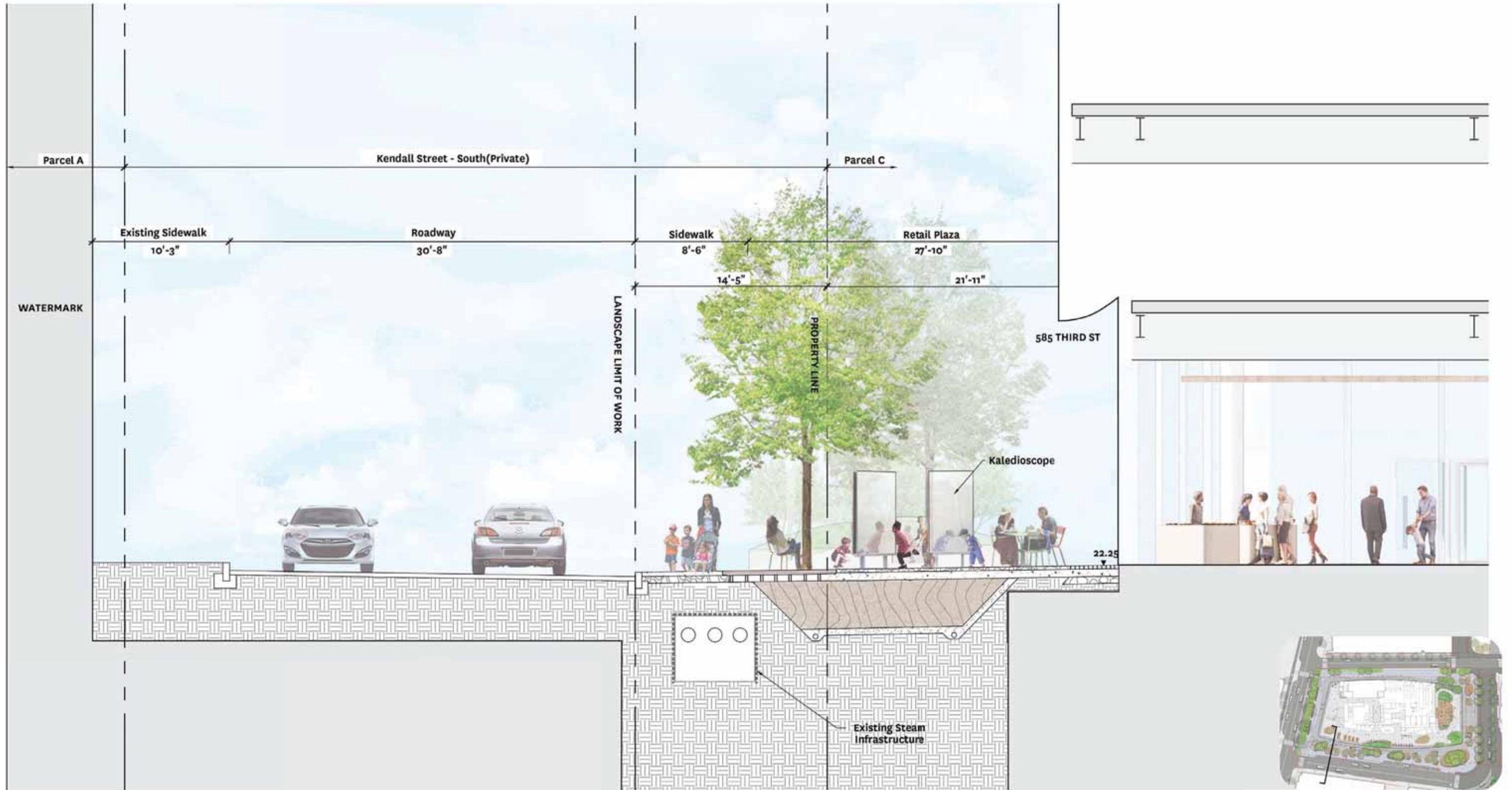




# 3.13A Street Section - Kendall Street South (Existing)

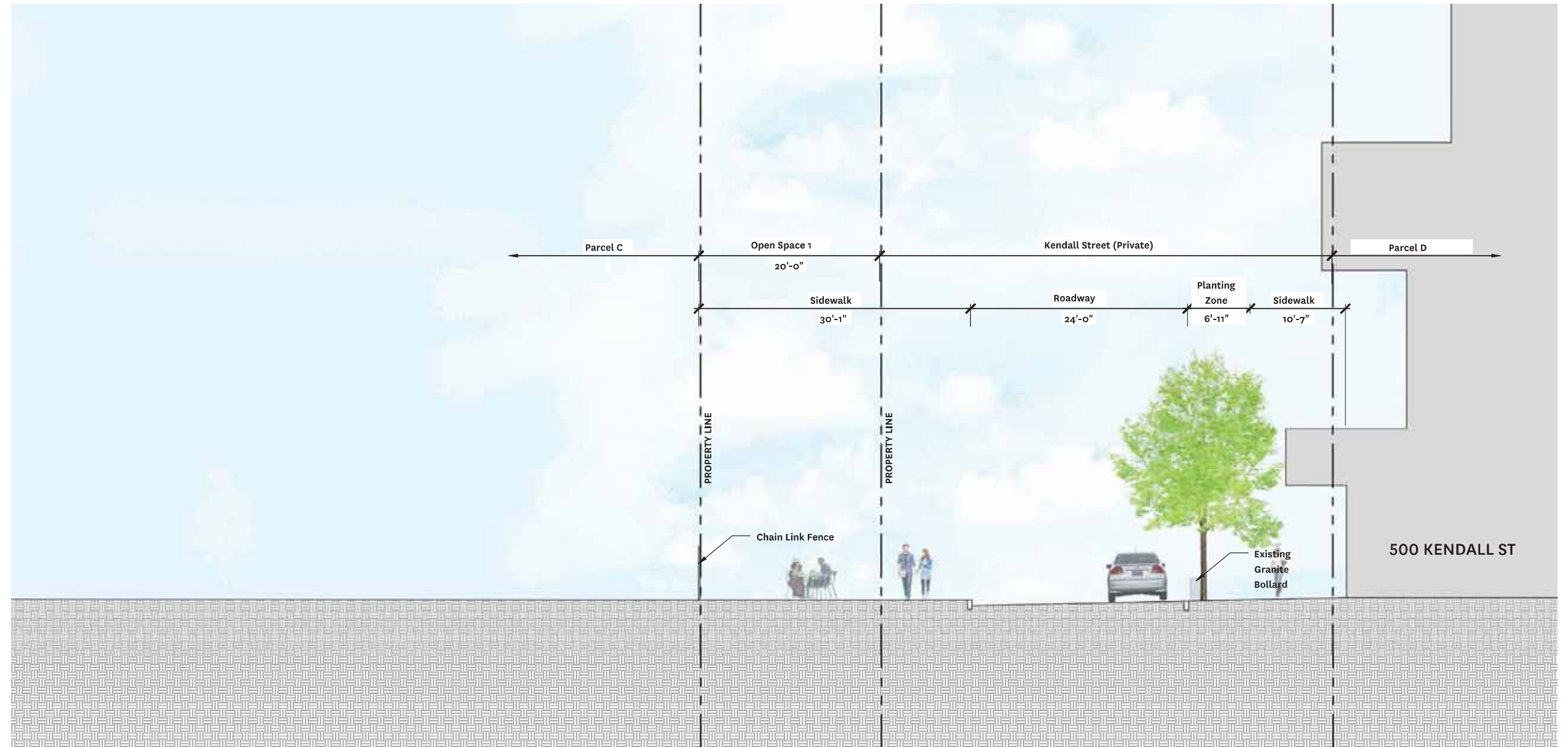


# 3.13B Street Section - Kendall Street South (Proposed)

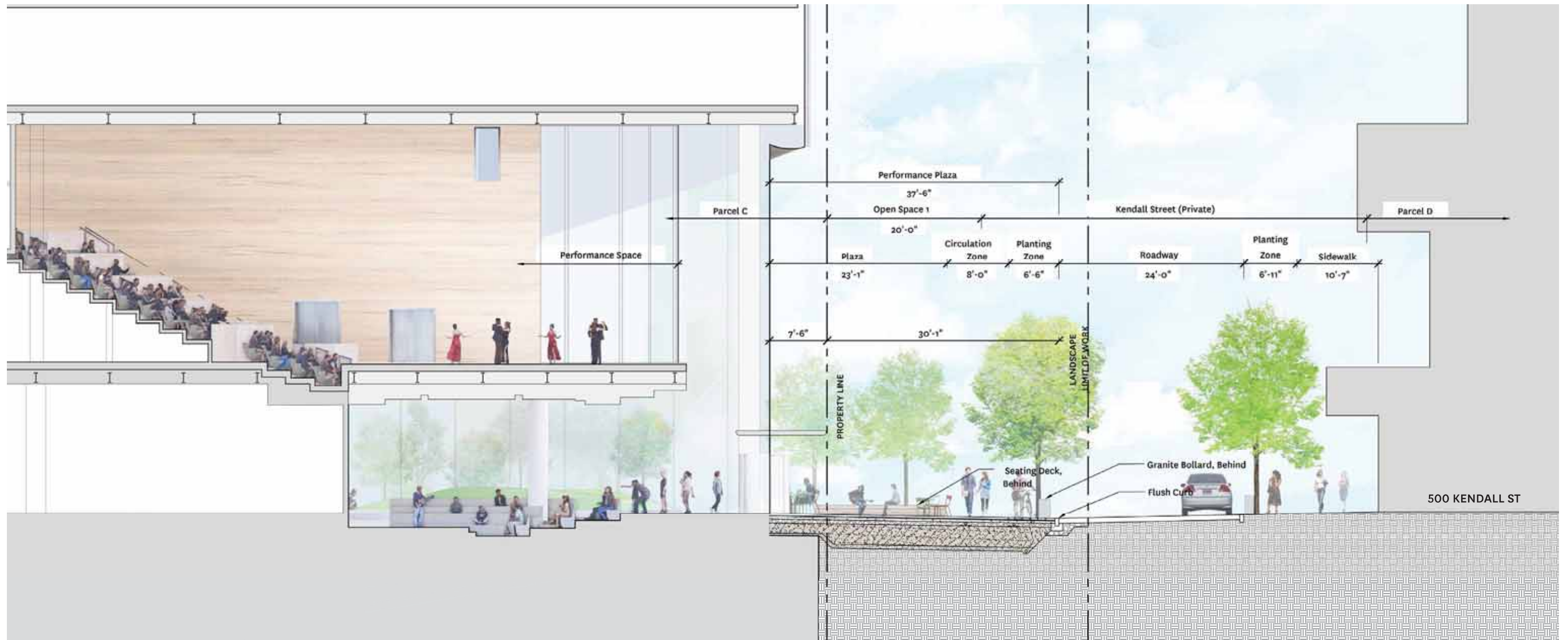




# 3.14A Street Section - Kendall Street East (Existing)

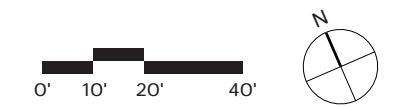


# 3.14B Street Section - Kendall Street East (Proposed)



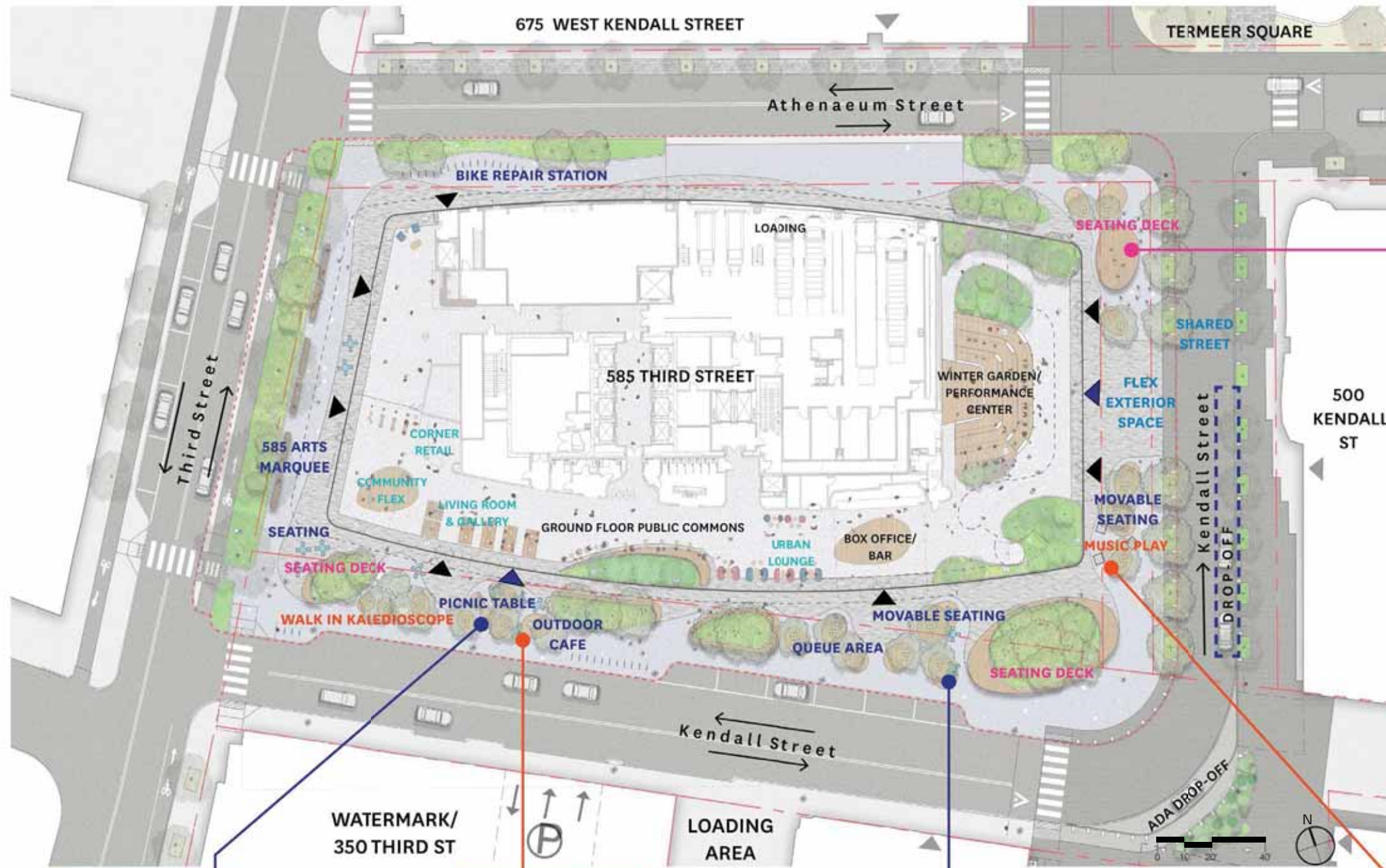


# 3.15 Roof Terrace Plan





# 3.16 Landscape Zones / Program Diagram



SEATING DECK



PICNIC TABLE



SENSORY PLAY



CAFE/FLEXIBLE SEATING



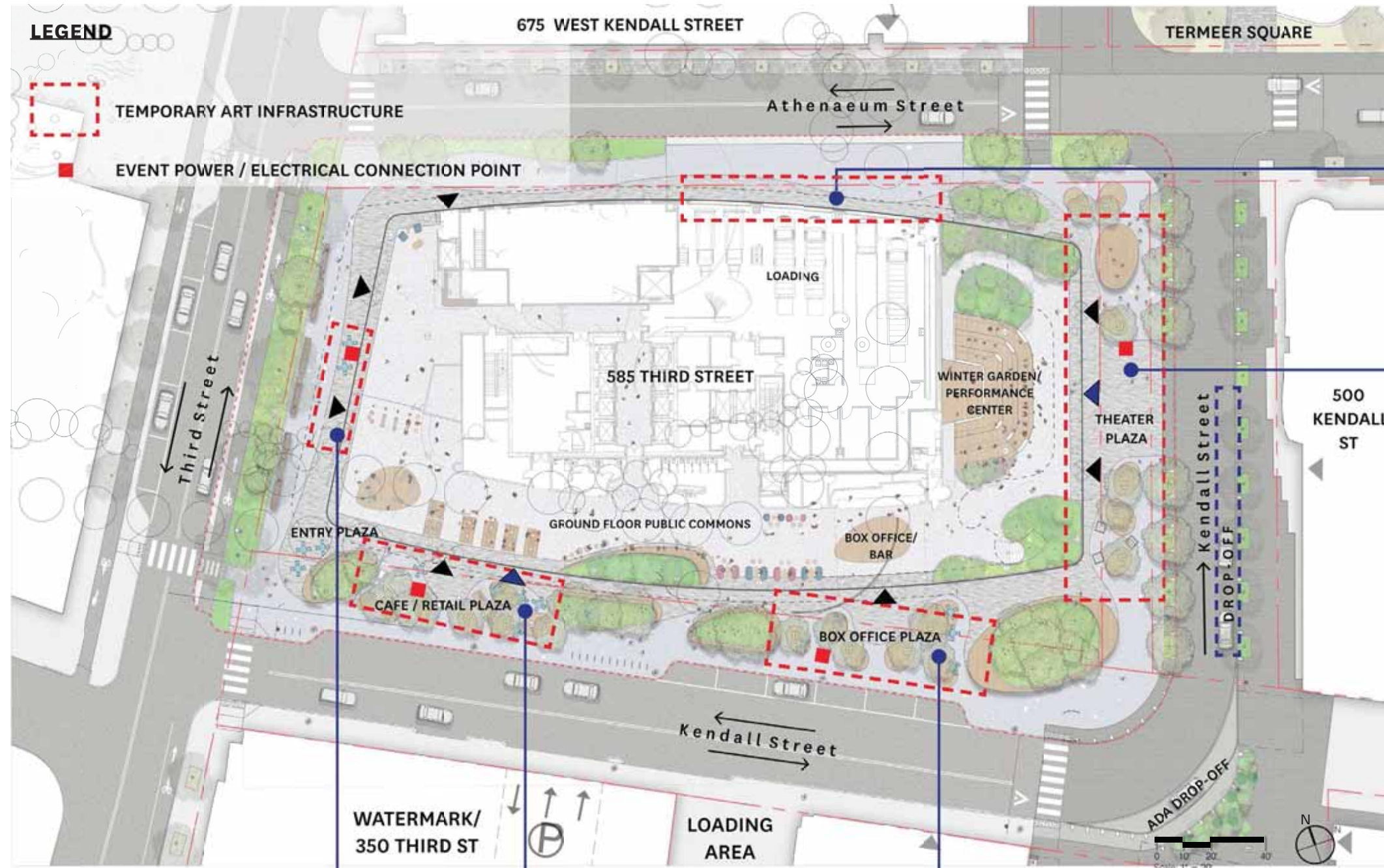
MUSIC PLAY



MUSIC PLAY



# 3.17 Art Layer



**LOADING DOCK MURALS**



**PERFORMANCE**



**PERFORMANCE**



**PROJECTION ART ON GROUND**



**OUTDOOR GALLERY**

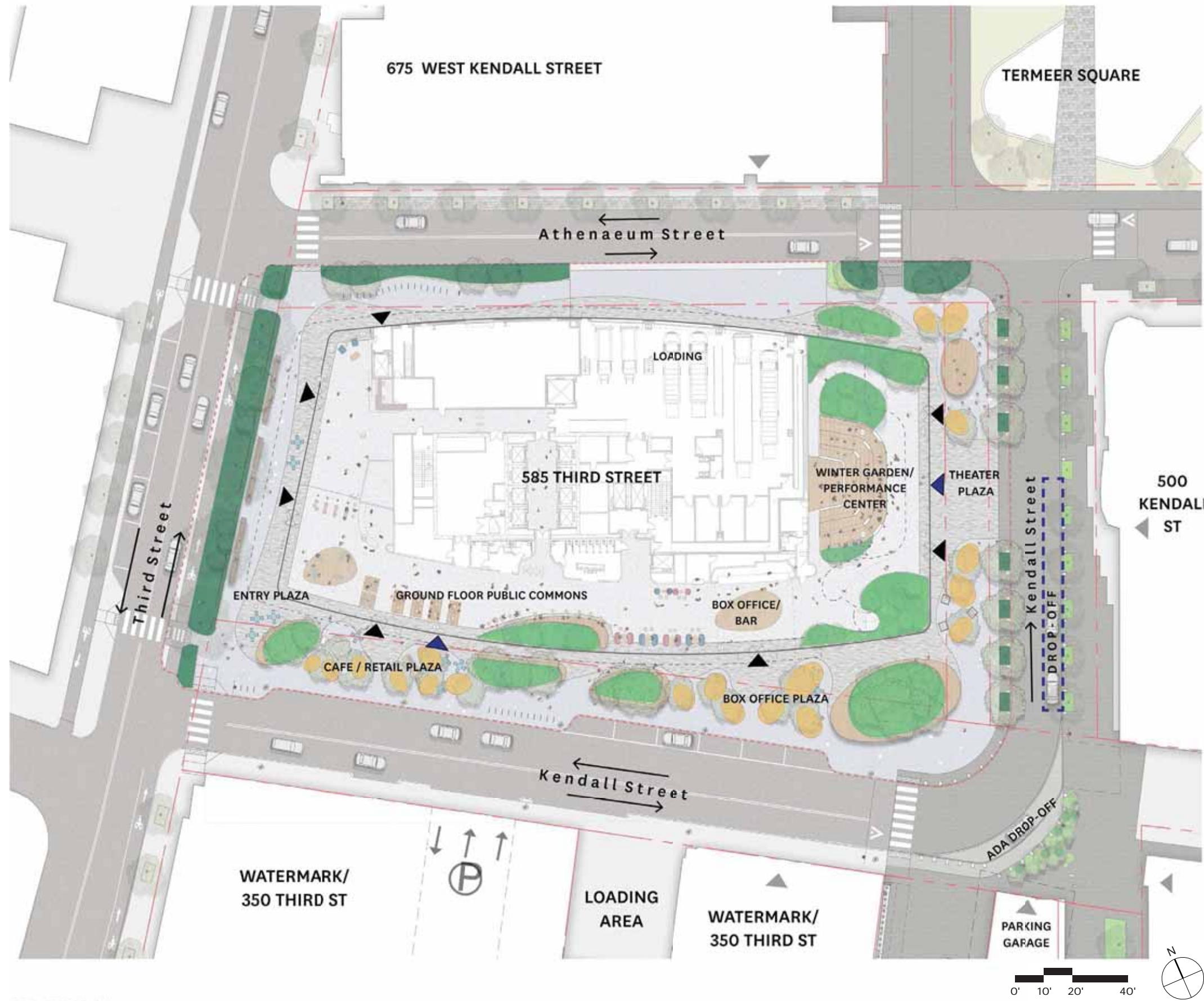


**TEMPORARY SCULPTURE**





# 3.18 Raised Plant Beds and Tree Groves in the Pavement





# 3.19 Landscape Material Plan



① Granite Sett Pavement



② Exposed Aggregate Concrete Pavement



③ Asphalt Pavers - Dark (Match Existing)



④ Asphalt Pavers - Light



⑤ Bituminous Concrete Pavement (Raised Cycle Track)



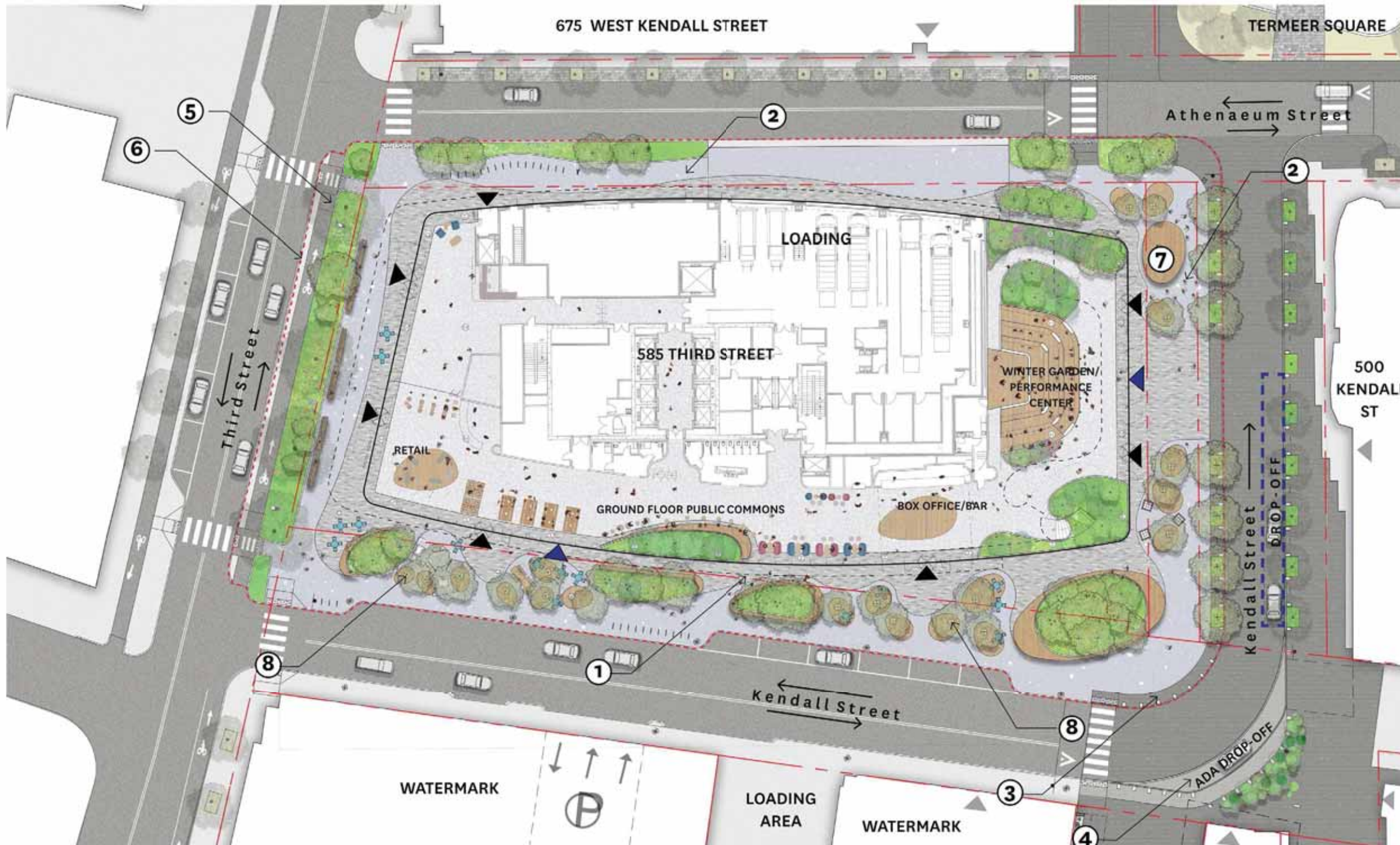
⑥ Concrete Pavement



⑦ Seating Deck

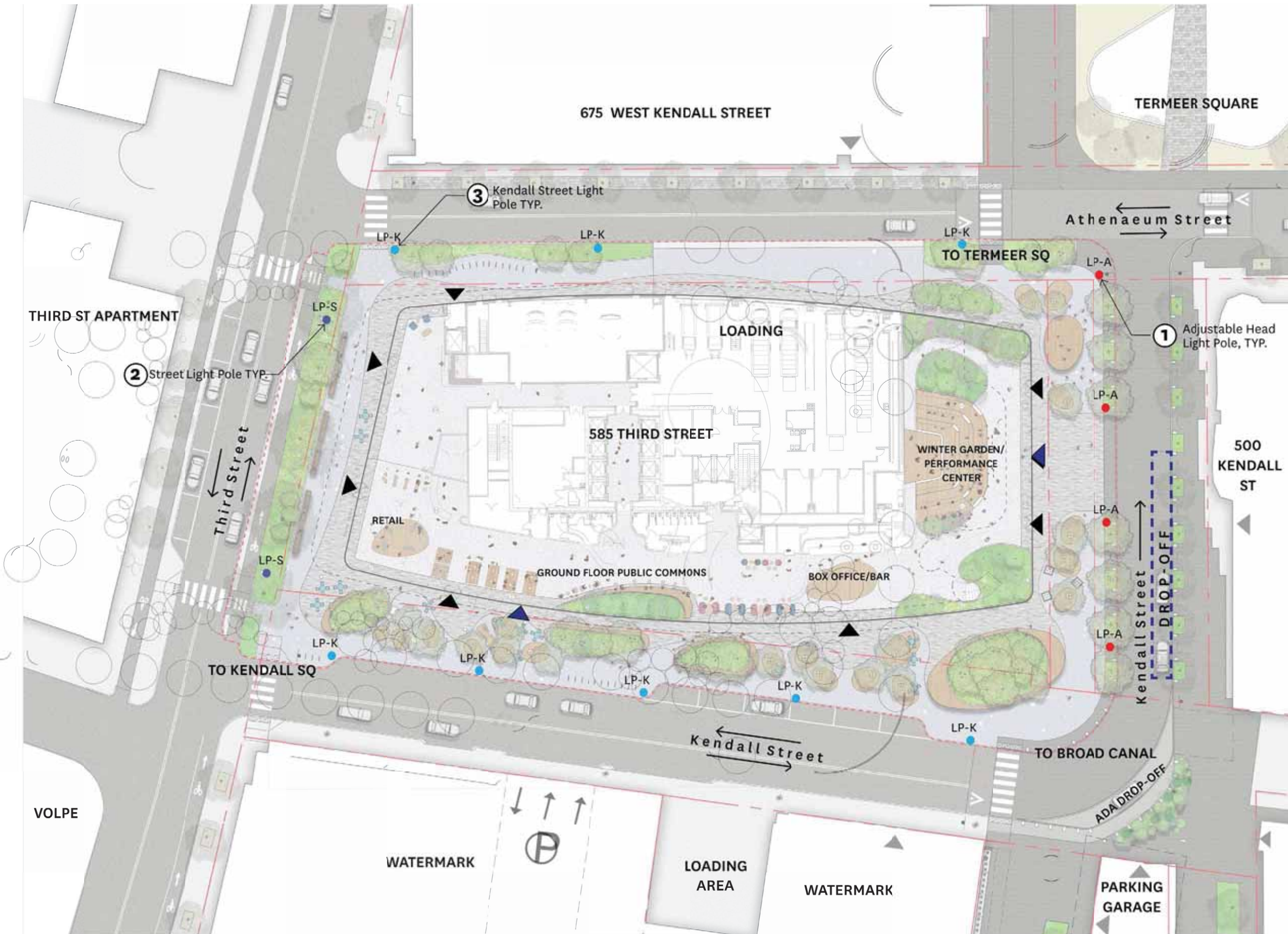


⑧ Trees at Grade





# 3.20 Site Lighting Plan



① LP-A: Adjustable Head Light Pole

③ LP-K: Kendall Street Light Pole

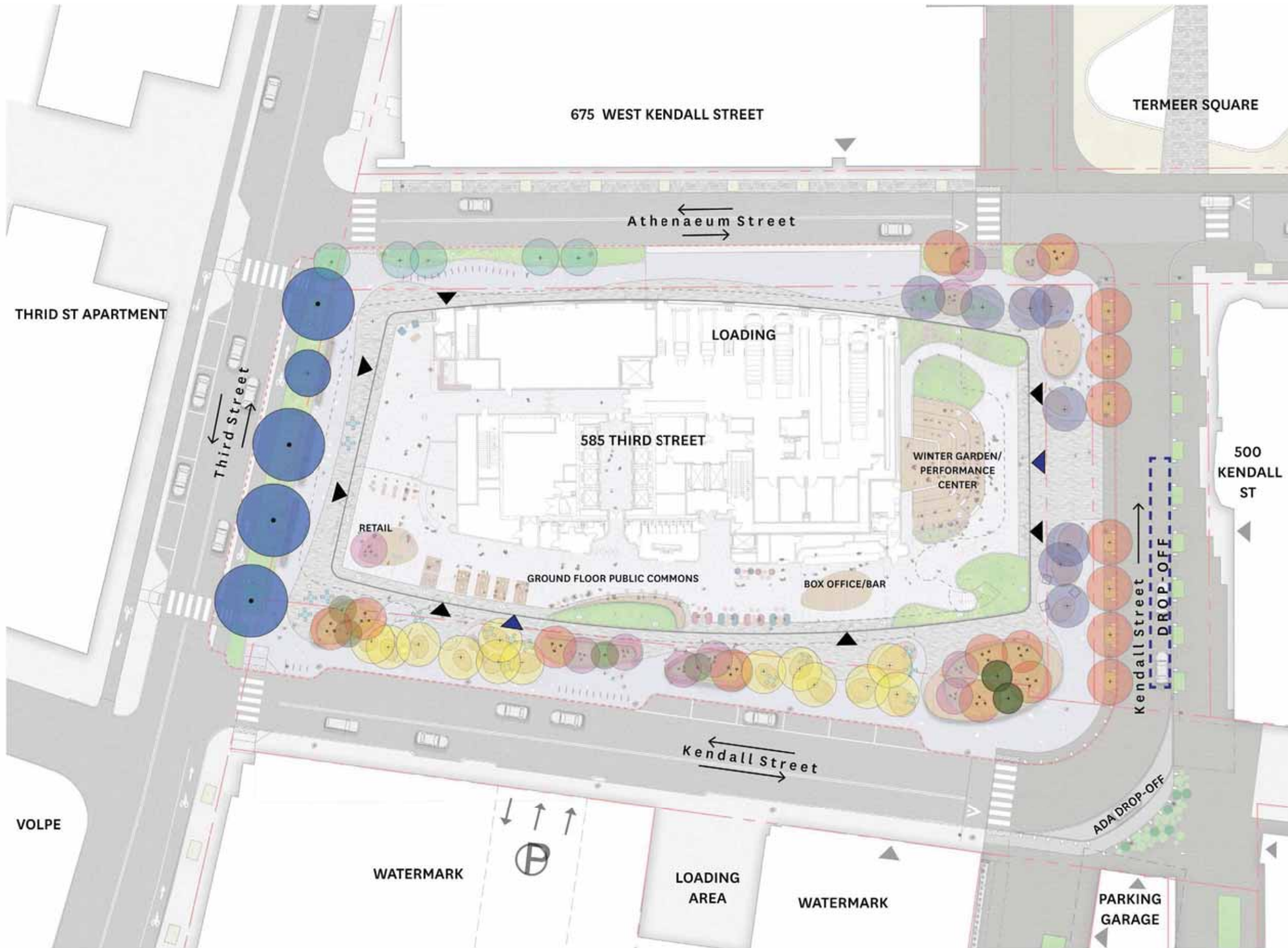


② LP-S: City of Cambridge Light Pole

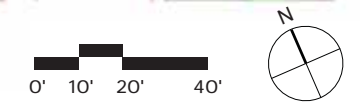




# 3.21 Proposed Planting Plan



- Multi-stemmed Honey Locust, *Gleditsia triacanthos* var. *inermis* 'Skyline'
- American arborvitae, *Thuja occidentalis* 'Hetz Wintergreen'
- Multi-stemmed Serviceberry, *Amelanchier x grandiflora*
- Upright Maidenhair Tree, *Ginkgo biloba* 'Princeton Sentry'
- Scholar Tree, *Styphnolobium japonicum*
- Kentucky Coffee Tree, *Gymnocladus dioica*
- American Linden, *Tilia americana* 'McSentry'
- Single-stemmed Honey Locust, *Gleditsia triacanthos* var. *inermis* 'Skyline'
- Oriental Spruce, *Picea orientalis*





## 3.22 Open Space Trees



Multi-stemmed Honey Locust,  
*Gleditsia triacanthos* var. *inermis*  
'Skyline'



American arborvitae,  
*Thuja occidentalis* 'Hetz Wintergreen'



Multi-stemmed Serviceberry,  
*Amelanchier x grandiflora*



Upright Maidenhair Tree,  
*Ginkgo biloba* 'Princeton Sentry'



Oriental Spruce,  
*Picea orientalis*



Scholar Tree,  
*Styphnolobium japonicum*



Kentucky Coffee Tree,  
*Gymnocladus dioica*



American Linden,  
*Tilia americana* 'McSentry'



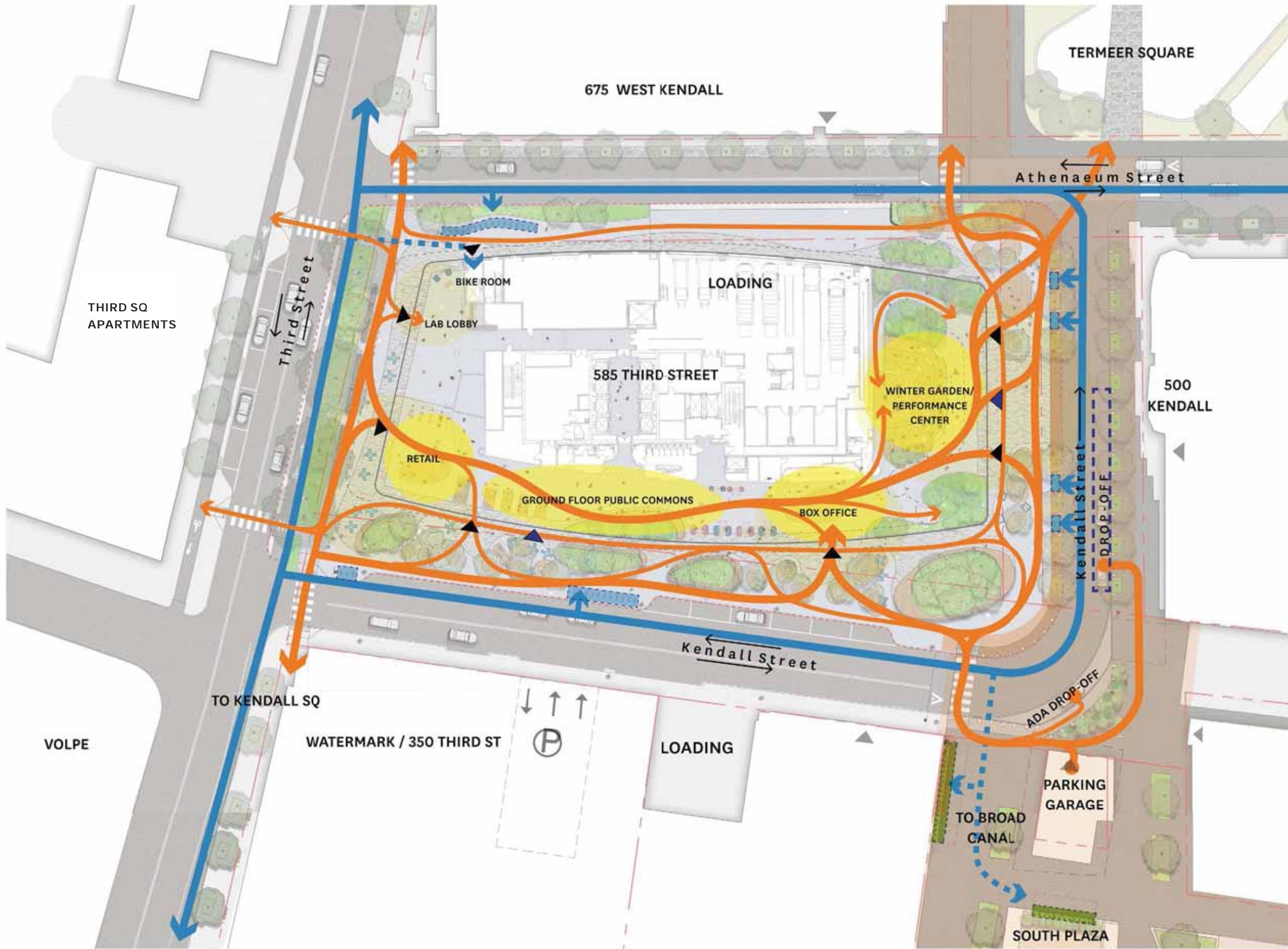
Single-stemmed Honey Locust,  
*Gleditsia triacanthos* var.  
*inermis* 'Skyline'

All trees are included in the City of Cambridge recommended species list.



# 3.23A Site Connectivity and Circulation

DIAGRAM INCLUDED TO HIGHLIGHT IMPORTANT CIRCULATION CORRIDORS WITHIN THE PROJECT BOUNDARIES

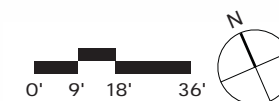
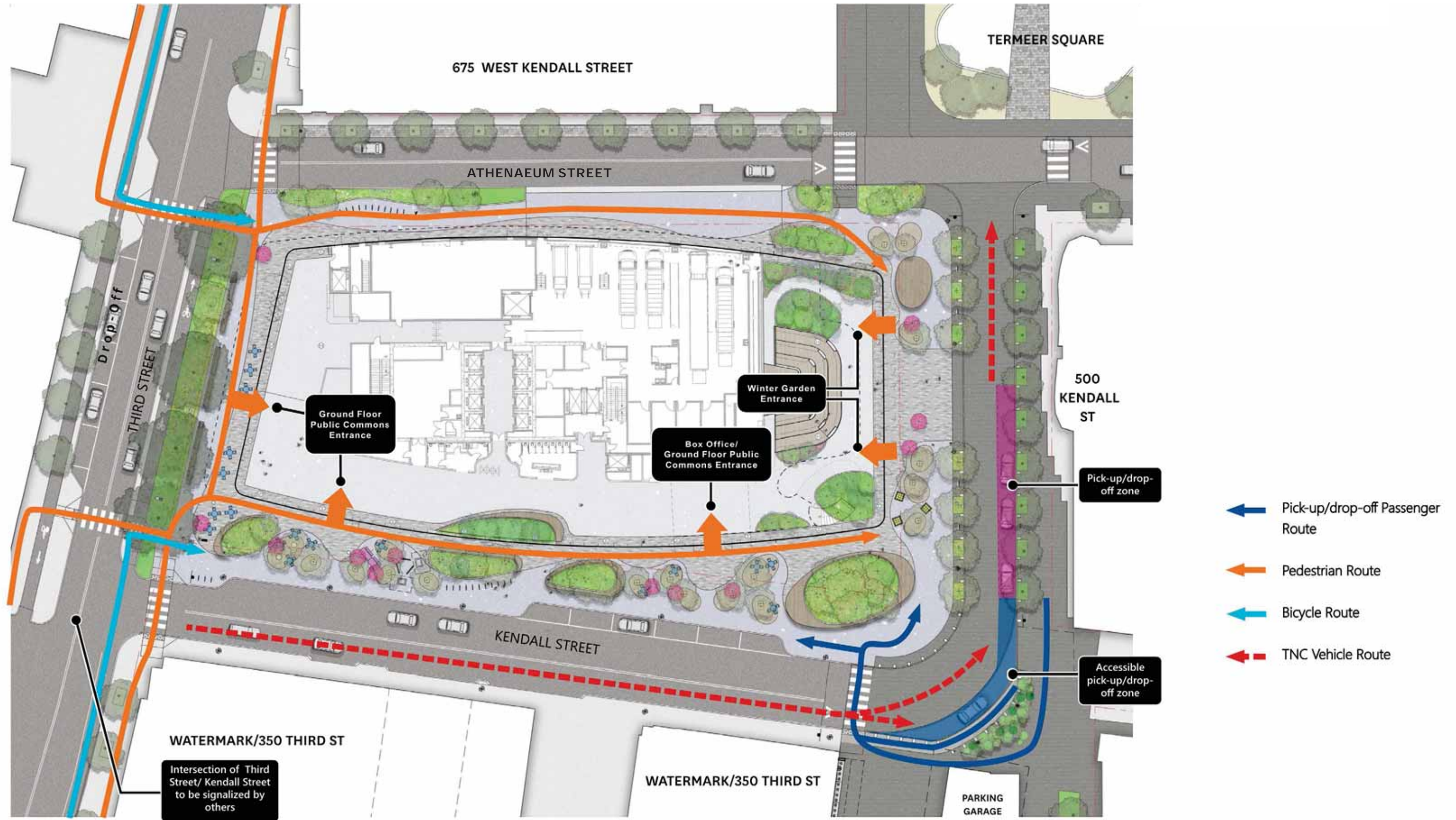


- LEGEND**
- MAIN BIKE PATH
  - PEDESTRIAN CIRCULATION
  - BIKE PARKING
  - BLUEBIKE PARKING
  - PROGRAM NODES
  - SHARED ST



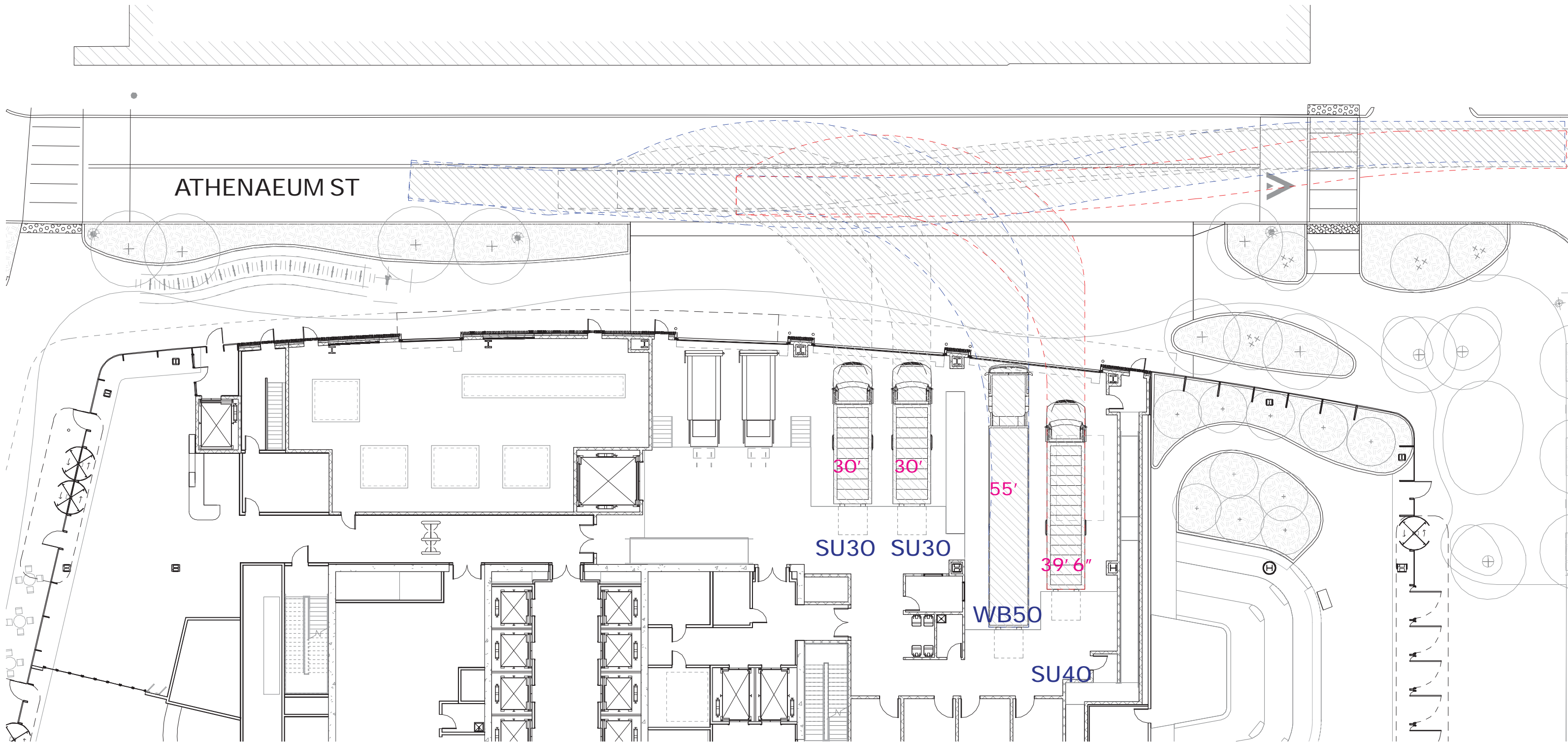


# 3.23B Theater Logistics Plan





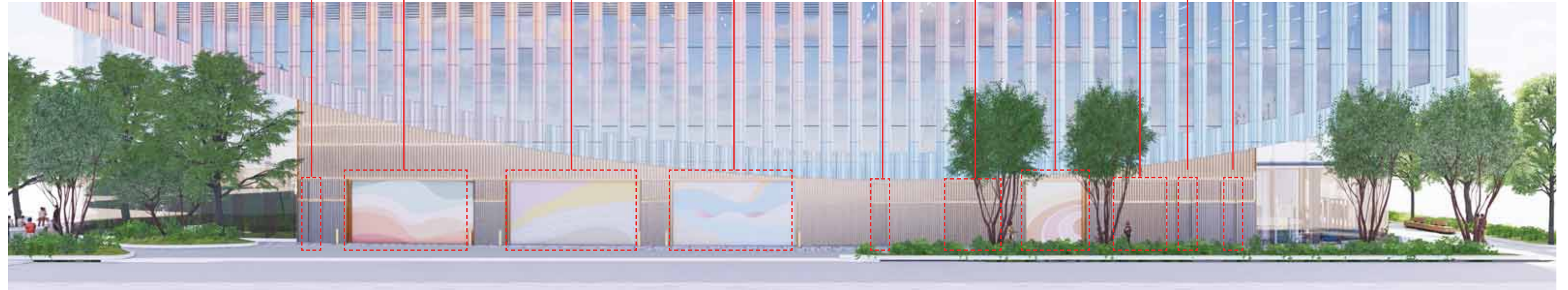
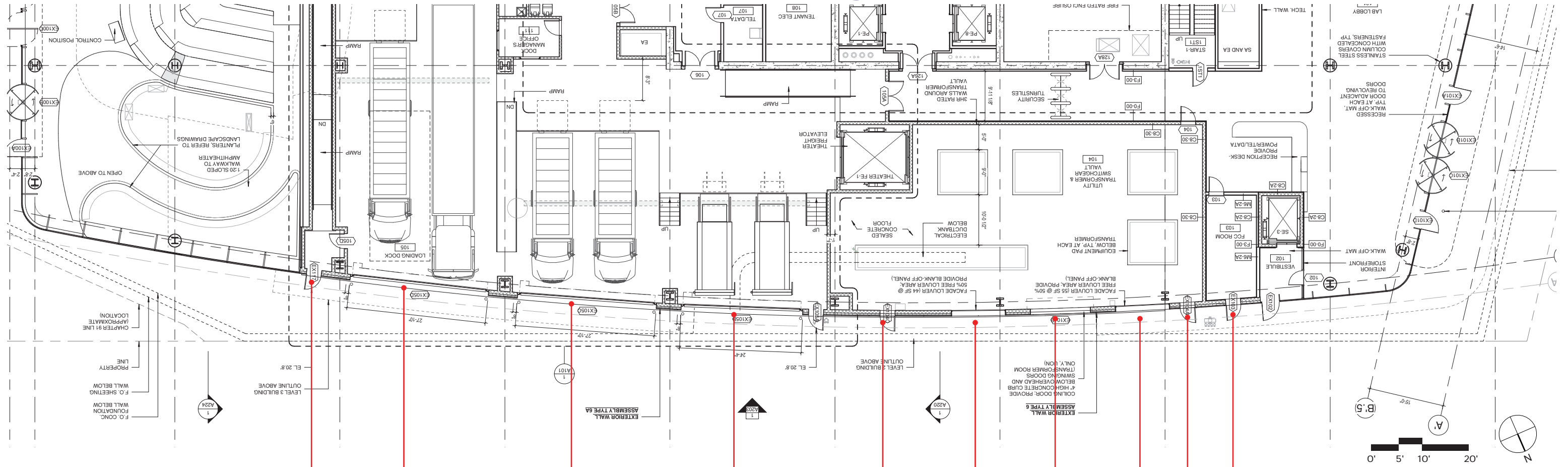
# 3.24 Parking and Loading Plan



PLAN INCLUDED TO SHOW TRUCK MOVEMENT AND EXPECTATION THAT TRUCK TRAFFIC WILL ALLOW TRUCKS TO PULL COMPLETELY OFF STREET BEHIND CLOSED DOORS AND THAT DOCK IS ACCESSIBLE WITHOUT USING THIRD STREET CORRIDOR FOR ALL EXPECTED TRUCK SIZES



# 3.25A Athenaeum Street Openings-Elevation Treatment



- |            |              |              |              |            |               |              |               |            |                   |
|------------|--------------|--------------|--------------|------------|---------------|--------------|---------------|------------|-------------------|
| <b>D-1</b> | <b>D-2</b>   | <b>D-3</b>   | <b>D-4</b>   | <b>D-5</b> | <b>D-6</b>    | <b>D-7</b>   | <b>D-8</b>    | <b>D-9</b> | <b>D-10</b>       |
| EGRESS     | COILING DOOR | COILING DOOR | COILING DOOR | EGRESS     | FACADE LOUVER | COILING DOOR | FACADE LOUVER | EGRESS     | FIRE COMMAND ROOM |



## 3.25B Loading Dock Treatment (Precedents)



Loading dock doors will feature temporary mural installations curated by 585 Arts in collaboration with local Artist.

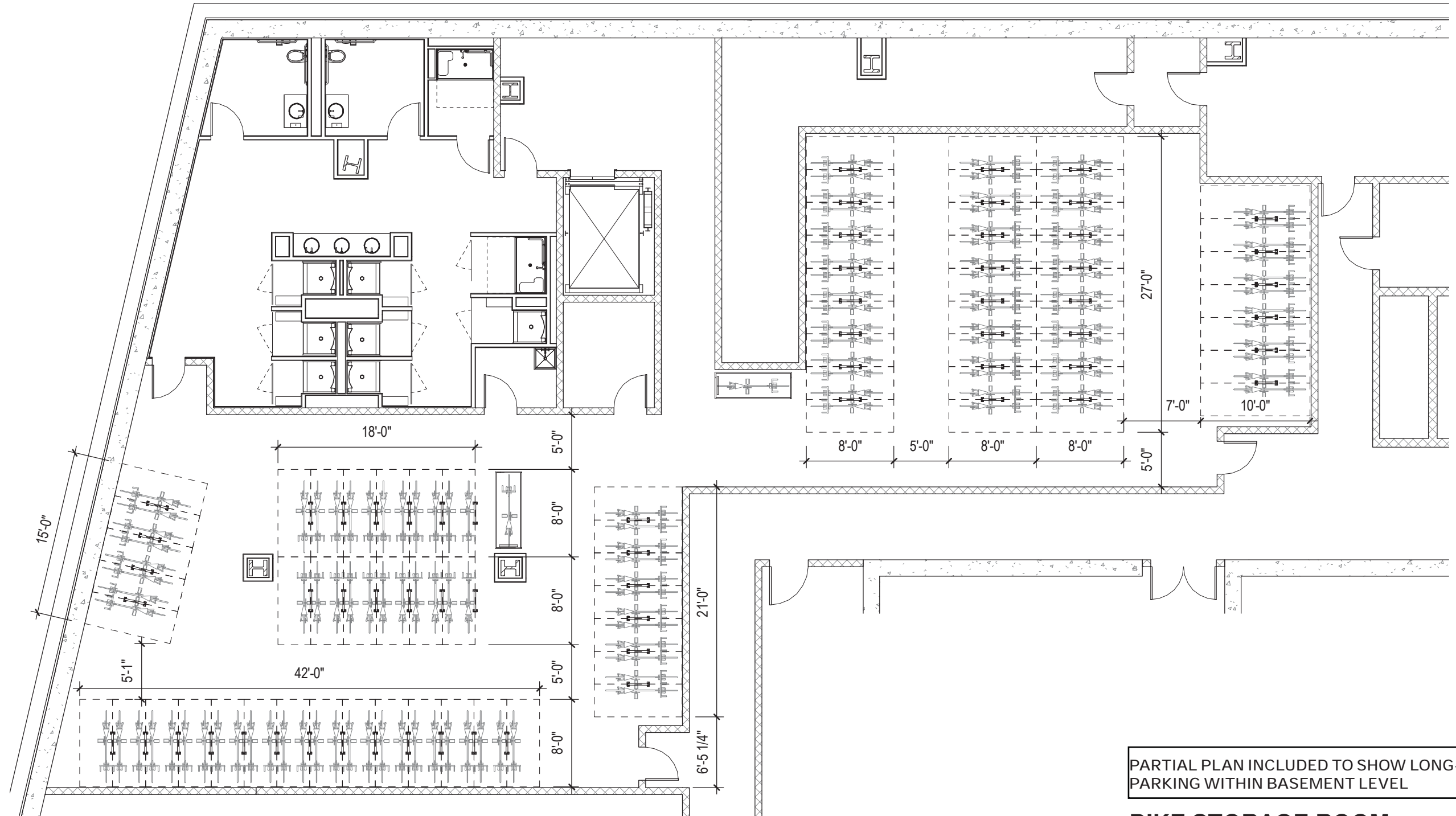


## 3.25C Athenaeum Street Perspectives





# 3.26A Long Term Bike Parking Plan



PARTIAL PLAN INCLUDED TO SHOW LONG-TERM BICYCLE PARKING WITHIN BASEMENT LEVEL

## BIKE STORAGE ROOM

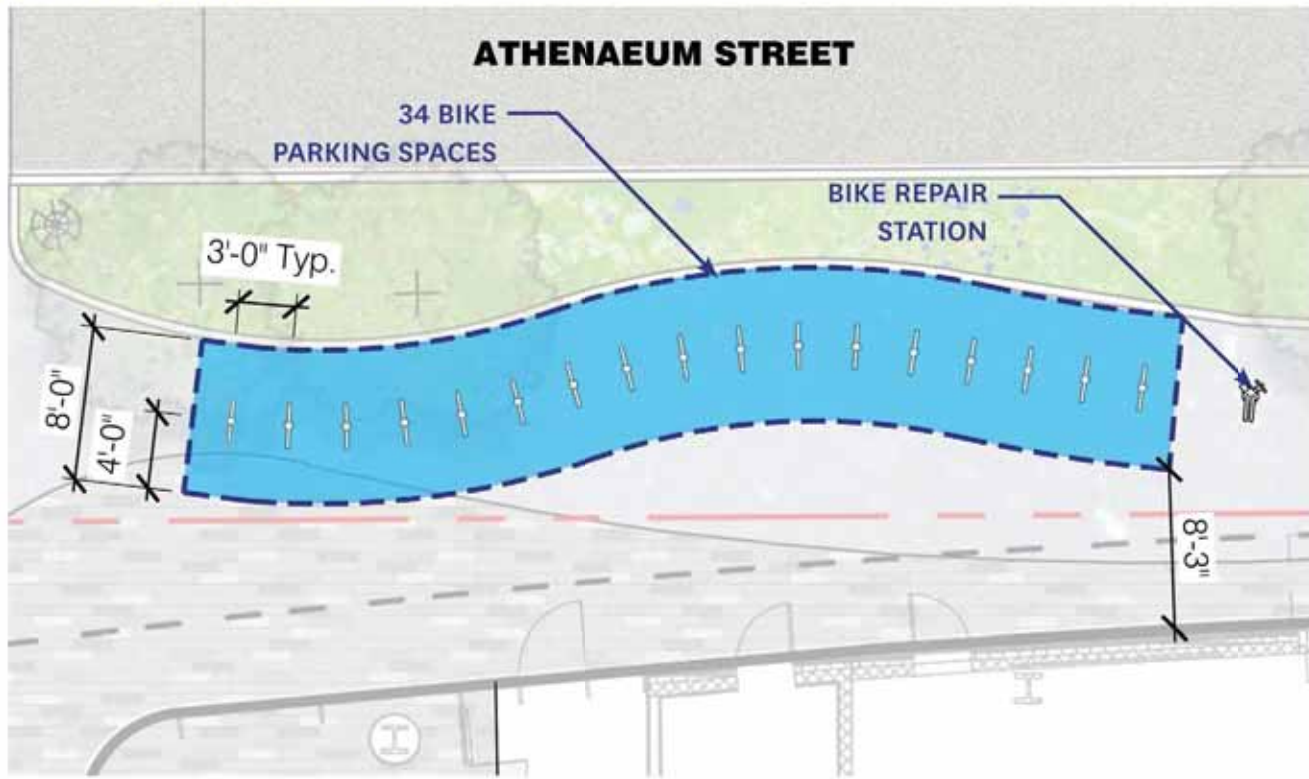
128 SPACES



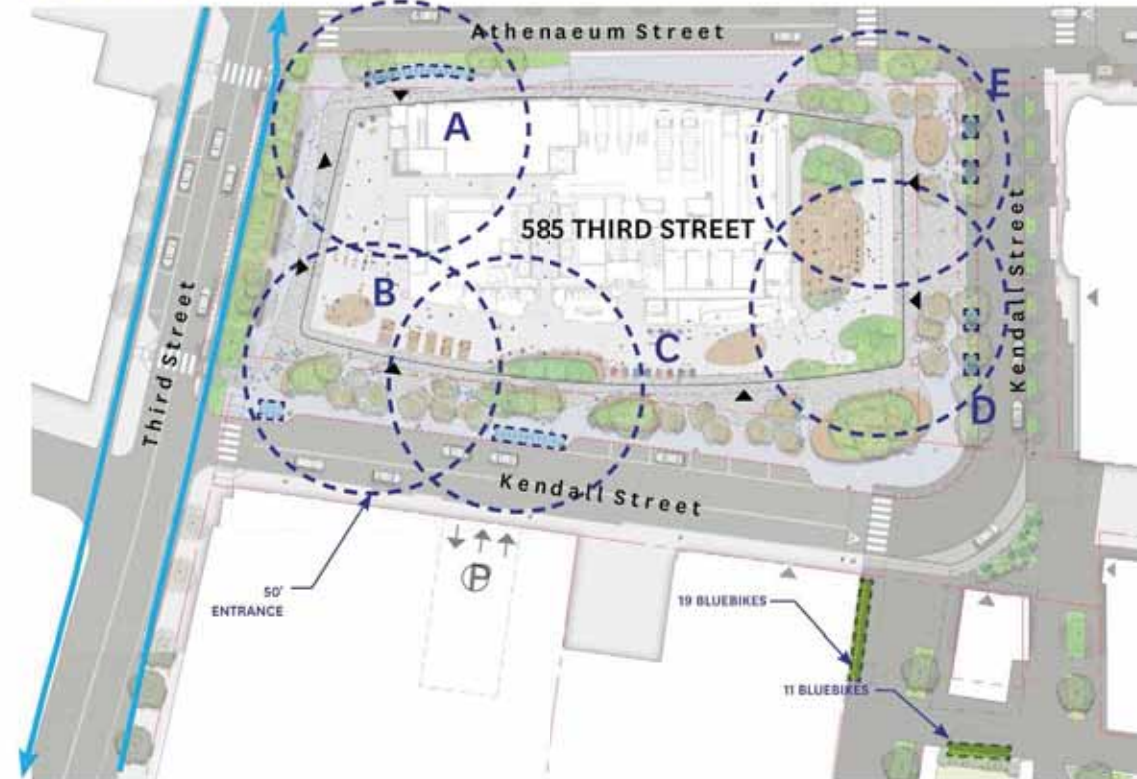


# 3.26B Short Term Bike Parking Plan

A) ATHENAEUM ST



KEY PLAN



**TOTAL BIKE PARKING SPACES:**  
 - 34 (FOR LAB BUILDING)  
 - 32 (FOR THEATER)  
**GRAND TOTAL:**  
 - 66 BIKE PARKING SPACES

**TOTAL BLUEBIKE:**  
 19 DOCKS (BY PARKING GARAGE)  
 11 DOCKS (SOUTH PLAZA)

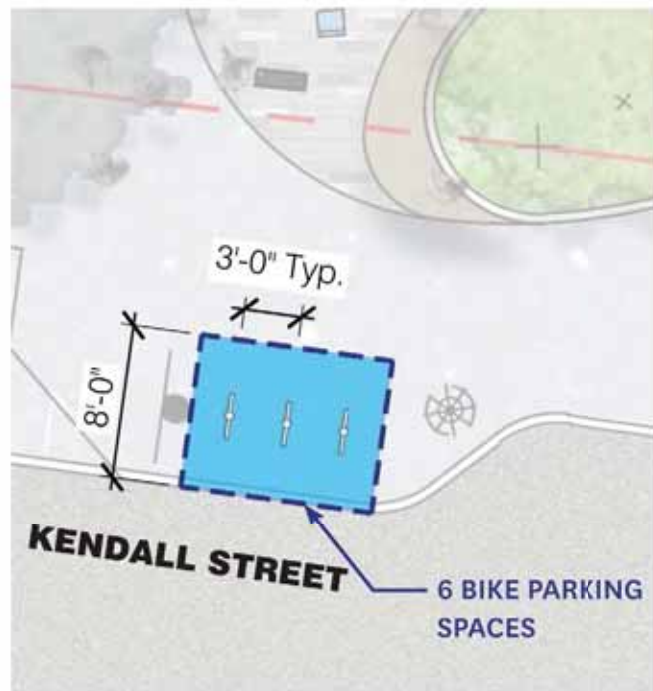
BIKE RACK IMAGE



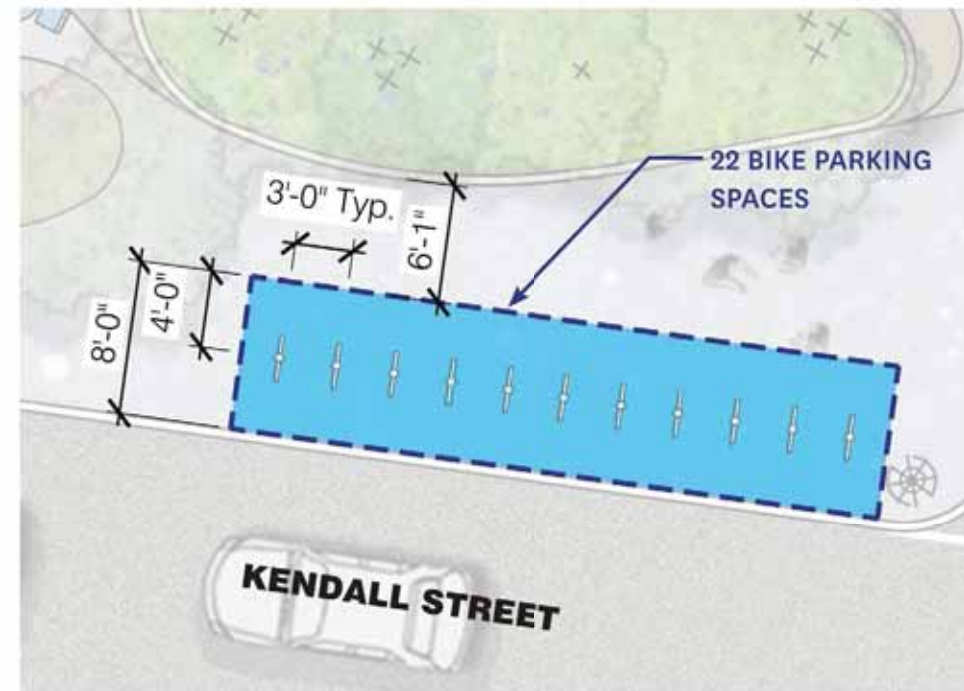
BIKE PUMP IMAGE



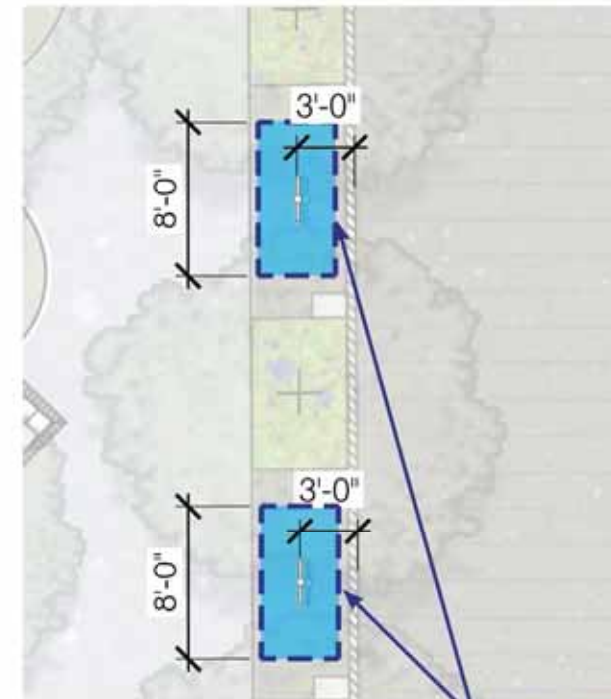
B) KENDALL ST - SOUTHWEST



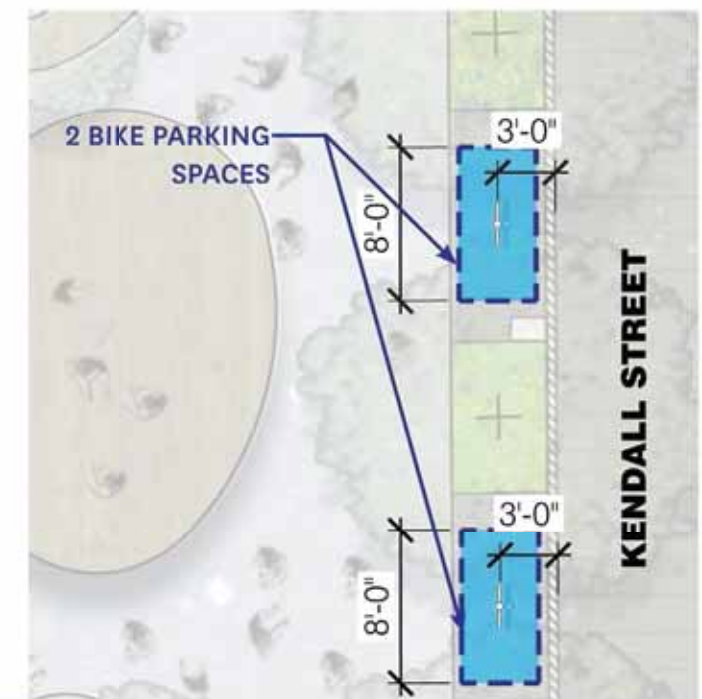
C) KENDALL ST



D) KENDALL ST- SOUTHEAST



E) KENDALL ST- NORTHEAST



2 BIKE PARKING SPACES

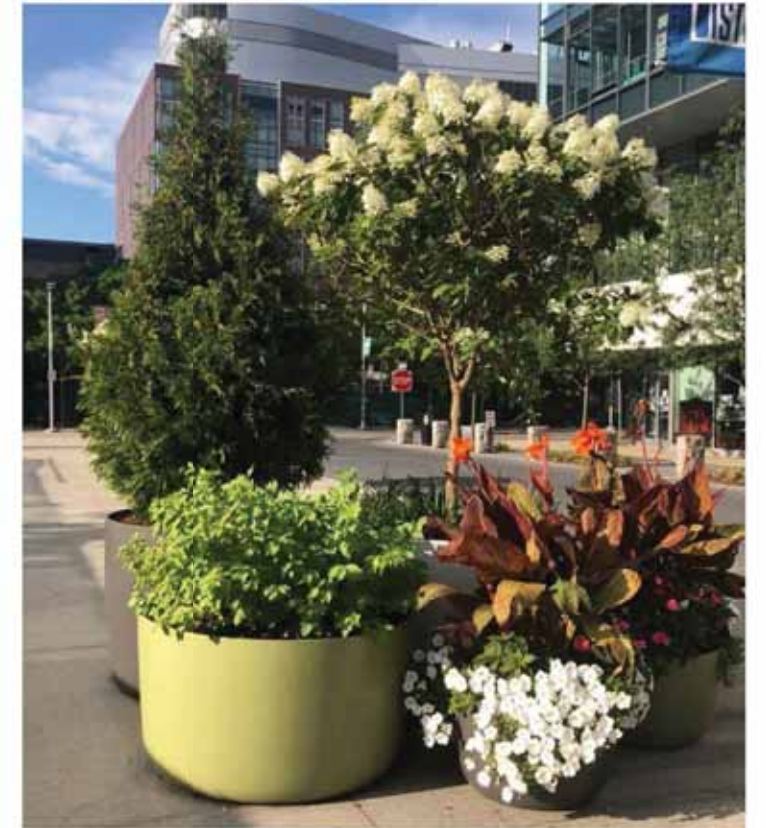




# 3.26C Bluebike Station / ADA Drop-off Area



PROPOSED PLANTERS



EXISTING CONDITION VIEW

