Dear Chairman Cohen and Members of the Board:

On behalf of the Applicant, DW NP Property, LLC (an affiliate of DivcoWest), Beals and Thomas, Inc., respectfully re-submits this Design Review Application for Parcel I Residential (the Site), which is part of the larger Cambridge Crossing (formerly known as NorthPoint) development. The proposed development on Parcel I Residential is proposed to contain a residential building containing approximately 475 to 500 dwelling units comprising approximately 390,000 sf of Gross Floor Area (GFA). Parcel I is located entirely within Cambridge.

As shown on the master plan included as part of this Application, the Site is bounded by Dawes Street to the north, Parcel I open space to the west, Parcel I Retail to the south, and North First Street to the east.

The Site is currently undeveloped vacant land. Parcel I is one of twenty (20) building parcels in the Cambridge Crossing mixed-use development. To date, condominium buildings on Lot S and Lot T, a rental residential building on Lot N, North Point Common, Child Street Park and related infrastructure and other public amenities (including the Brian P. Murphy Memorial Staircase) have been constructed at Cambridge Crossing. In addition, Parcel JK has obtained Design Review approval in Cambridge and Somerville, and building permit applications have been procured in both cities. The Parcel JK building is currently under construction. The surrounding roadway network was approved by the Planning Board on September 2, 2016, as part of Major Amendment #6, and is currently under construction.

The Parcel I Residential building contains approximately 475 to 500 dwelling units and ±390,000 sf of GFA. The building is proposed to be 20 stories of occupied floors with two (2) stories of mechanical penthouse. The proposed building will be 220 feet in height, based on the Cambridge definition of building height. Approximately 238 to 250 parking spaces are proposed for Parcel I Residential, all of which will be internal to the building. Approximately 499 to 525 total bicycle parking spaces will be provided on-site.
A total of 73 short-term bicycle parking spaces will be provided on-site, which includes those located as part of Parcel I Residential, Parcel I Retail, and Parcel I Open Space.

In addition, the Applicant intends to subdivide the Parcel in the manner depicted on the enclosed Draft Subdivision Plan prepared by Beals & Thomas, Inc., dated December 21, 2016, and last updated February 23, 2018, to create three (3) separate parcels within what is now Parcel I: Parcel I-1, I-2, and I-3. The final subdivision plan will be submitted at a later date for approval and endorsement by the Planning Board.

As part of this application, we have included fifteen (15) copies, as well as a flash drive containing an electronic version, of the following materials for review by the Cambridge Planning Board:

- Site Plans;
- Floor Plans and Building Sections;
- Architectural Elevations;
- A Zoning Compliance Summary;
- LEED/Green Building Compliance Summary;
- Shadow Study;
- Complete Wind Study;
- Acoustical Report and Noise Mitigation Narrative;
- Preliminary Signage Plan;
- Compliance Checklist – Zoning Ordinance and NorthPoint Design Guidelines;
- Materials showing the cross-sections of abutting streets;
- Subdivision Plan, previously approved by the Cambridge Planning Board; and
- Draft Subdivision Plan.

There are no changes proposed to the approved uses on the Site nor are there any changes to the layout of roads serving the Site from that shown on the approved 40-scale Roadway Network Schematic Plan.

The Cambridge Crossing team is excited to meet with the Planning Board to review and discuss the evolution of design of the proposed project. Thank you for your consideration of the enclosed.

Very truly yours,

BEALS AND THOMAS, INC.

John P. Gelcich, AICP
Senior Planner
Cambridge, Massachusetts

Design Review Application – Parcel I Residential

Presented by:
DW NP Property, LLC
c/o DivcoWest Real Estate Investments
200 State Street, 12th Floor
Boston, MA 02109

Prepared by:
Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772

In collaboration with:
CBT Architects
Galluccio & Watson, LLP
Goulston & Storrs PC
Michael Van Valkenburgh Associates, Inc.

Submitted in Compliance with the City of Cambridge Zoning Ordinance and M.G.L. c.40A

July 3, 2018
July 3, 2018

Mr. H. Theodore Cohen, Chair  
Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139  

Via: Hand Delivery  
Reference: Cambridge Crossing Parcel I Residential Design Review Application  
PB #179  
Cambridge, Massachusetts  
B+T Project No. 2084.56  

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Very truly yours,

BEALS AND THOMAS, INC.

John P. Geleich, AICP
Senior Planner
CAMBRIDGE CROSSING

DEVELOPMENT STATUS TABLE

Phase 1a

<table>
<thead>
<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved in thru Design Review</th>
<th>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>Residential</td>
<td>394,000</td>
<td>394,000¹</td>
<td>Construction Completed. Occupied.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>8,600</td>
<td>8,600</td>
<td>Construction Completed. Occupied.</td>
</tr>
<tr>
<td>JK</td>
<td>Office/Laboratory</td>
<td>370,000 Total</td>
<td>351,192</td>
<td>Under construction.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD</td>
<td>14,700</td>
<td>Under construction.</td>
</tr>
<tr>
<td>W</td>
<td>Retail</td>
<td>18,000</td>
<td>16,337</td>
<td>Design Review Complete.</td>
</tr>
<tr>
<td>Q1</td>
<td>Retail</td>
<td>17,675²</td>
<td>17,675</td>
<td>Minor Amendment Approved for GFA Increase.</td>
</tr>
<tr>
<td>L</td>
<td>Residential</td>
<td>286,000 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Allowed)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td>M</td>
<td>Residential</td>
<td>208,400 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD (Required)</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td>I</td>
<td>Residential</td>
<td>390,000 Total</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
</tr>
</tbody>
</table>

¹ Development of Parcels N, S and T was completed before issuance of Major Amendment No. 6, and, therefore, the revision of Appendix I. As a result, Appendix I reflects the as-built GFA of each of N, S and T.

² Increased by Amendment No. 7 (Minor) from 14,000 square feet of GFA to 17,675 square feet of GFA.
## Phase 1b

<table>
<thead>
<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved in thru Design Review</th>
<th>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</th>
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</thead>
<tbody>
<tr>
<td>G</td>
<td>Office/Laboratory</td>
<td>410,000</td>
<td>451,000</td>
<td>Special Permit approval. Design Review completed. Design Review completed in Boston.</td>
</tr>
<tr>
<td>H</td>
<td>Office/Laboratory</td>
<td>375,000</td>
<td>347,600</td>
<td>Special Permit approval. Design Review completed. Design Review completed in Boston.</td>
</tr>
<tr>
<td>EF</td>
<td>Office/Laboratory</td>
<td>400,000 Total</td>
<td>410,590</td>
<td>Special Permit approval. Amendment to Design Review and Site Plan Approval to be submitted.</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>TBD</td>
<td></td>
<td>Special Permit approval. Design Review submitted in Somerville.</td>
</tr>
<tr>
<td>C</td>
<td>Mixed-Use</td>
<td>348,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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<tr>
<td>U</td>
<td>Office/Laboratory</td>
<td>320,000</td>
<td></td>
<td>Special Permit approval. Design Review timing TBD.</td>
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</tbody>
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### Phase 2

<table>
<thead>
<tr>
<th>Building</th>
<th>Use(s)</th>
<th>Approved GFA per Special Permit Appendix I</th>
<th>GFA approved in thru Design Review</th>
<th>Project Status (i.e., Special Permit, Design Review Completed, Under Construction, Construction Completed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Residential</td>
<td>175,000</td>
<td>Special Permit approval. Design Review timing TBD.</td>
<td></td>
</tr>
</tbody>
</table>
| B        | Residential| 373,000
Total | Special Permit approval. Design Review timing TBD. |
|          | Retail     | TBD (Allowed)                               | Special Permit approval. Design Review timing TBD. |
| D        | Mixed Use  | 340,000                                    | Special Permit approval. Design Review timing TBD. |
| Q2       | Office/Laboratory| 147,387
Total | Special Permit approval. Design Review timing TBD. |
|          | Retail     | TBD (Required)                              | Special Permit approval. Design Review timing TBD. |
| R        | Mixed Use  | 148,945
Total | Special Permit approval. Design Review timing TBD. |
|          | Retail     | TBD (Required)                              | Special Permit approval. Design Review timing TBD. |
| V        | Residential| 199,855
Total | Special Permit approval. Design Review timing TBD. |
|          | Retail     | TBD (Required)                              | Special Permit approval. Design Review timing TBD. |
Special Permit #179, Condition 19.d.

Statistical Summary of Dwelling Units Constructed

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Total Residential Units</th>
<th>Approved GFA</th>
<th>Use(s)</th>
<th>All Residential Units</th>
<th>Affordable Residential Units¹</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Studio</td>
<td>1 Bedroom</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No. Units</td>
<td>Avg. SF</td>
</tr>
<tr>
<td>N</td>
<td>355</td>
<td>402,600</td>
<td>Residential Retail</td>
<td>74</td>
<td>501</td>
</tr>
<tr>
<td>S</td>
<td>99</td>
<td>112,398</td>
<td>Residential</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>T</td>
<td>230</td>
<td>242,194</td>
<td>Residential</td>
<td>40</td>
<td>663</td>
</tr>
<tr>
<td>JK</td>
<td>--</td>
<td>365,892</td>
<td>Office/Laboratory Retail</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Affordable Residential Units</th>
<th>Approved GFA</th>
<th>Use(s)</th>
<th>Affordable Residential Units¹</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Studio</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No. Units</td>
</tr>
<tr>
<td>N</td>
<td>41</td>
<td>402,600</td>
<td>Residential Retail</td>
<td>8</td>
</tr>
<tr>
<td>S</td>
<td>12</td>
<td>112,398</td>
<td>Residential</td>
<td>--</td>
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<tr>
<td>T</td>
<td>26</td>
<td>242,194</td>
<td>Residential</td>
<td>4</td>
</tr>
<tr>
<td>JK</td>
<td>--</td>
<td>365,892</td>
<td>Office/Laboratory Retail</td>
<td>--</td>
</tr>
</tbody>
</table>

Issued: July 3, 2018

¹ This chart assumes that these residential properties and affordable units are in compliance with the associated affordable housing covenants on record at the Middlesex County Registry of Deeds (Parcel N: Book 61574 Page 442; Parcel S: Book 45918 Page 224; Parcel T: Book 46408 Page 98). Additional information regarding these properties is available from the Housing Department at CDD.
EXISTING CONDITIONS

PARCEL T
PARCEL S
PARCEL N
PARCEL LM
PARCEL JK
PARCEL G
PARCEL H
PARCEL EF
PARCEL D
PARCEL C
PARCEL B
PARCEL A
PARCEL I
ZINC
PARCEL G
PARCEL B
PARCEL A
390,000 GROSS FLOOR AREA

220' ZONING HEIGHT

20 FLOORS (OCCUPIED)

480 UNITS

240 PARKING SPACES

0.5 VEHICLE SPACES PER UNIT

503 LONG TERM RESIDENTIAL BICYCLE PARKING SPACES

1.05 BICYCLE SPACES PER UNIT

2 LONG TERM RETAIL BICYCLE PARKING SPACES

19,000 SF RETAIL
RELATIONSHIP TO MASTER PLAN

CAMBRIDGE CROSSING - PARCEL I

PARCEL I

- RESIDENTIAL
- OPEN SPACE
- RETAIL

ZINC
G
D
C
B
Q2
Q1
R
S
L/M
W
COMMON
LECHMERE STATION
NORTH FIRST ST
NORTHPOINT BLVD.
DAWES STREET
GLASS FACTORY
CONDOS
STEP DOWN TOWARDS PARK
(HEIGHT ZONE COMPLIANT)

TOWER PULLED AWAY
FROM RETAIL PLAZA TO
CREATE SCALE TRANSITION

PODIUM PULLED IN TO
CREATE MORE OPEN SPACE
(OPENS UP TOWARDS PARK)

HEIGHT ALONG NORTH
FIRST STREET TO HOLD
URBAN EDGE

TOWER MEETS GRADE TO
EMPHASIZE ENTRY

TOWER PULLED AWAY
FROM RETAIL PLAZA TO
CREATE SCALE TRANSITION

TWO STORY RETAIL PODIUM
MATCHES SCALE OF
ADJACENT RETAIL CONTEXT
DARK & LIGHT COLOR SCHEME HELPS DEFINE MASSING VOLUMES AND BREAK DOWN SCALE OF BUILDING

TOWER MASSING PULLED AWAY FROM RETAIL BUILDINGS TO HELP WITH SCALE TRANSITION

POROUS RETAIL FAÇADES TO ENCOURAGE INDOOR/OUTDOOR EXPERIENCE

MASSING OPENS UP TOWARDS EVENT LAWN
BALCONIES CREATE RESIDENTIAL SCALE

RETAIL PODIUM HAS ITS OWN IDENTITY

TOWER HEIGHT LOCATED ALONG NORTH FIRST STREET TO REINFORCE URBAN STREET EDGE
CAMBRIDGE CROSSING - PARCEL I

BALCONIES ADD RESIDENTIAL SCALING

PODIUM CHAMFERED TO IMPROVE SIGHTLINES AND ACCESS TO DAWES STREET

PODIUM HOLDS URBAN STREET EDGE

TOWER CORNER EXPRESSED TO BREAK CONTINUOUS PODIUM AND CREATE VERTICALITY
TOWER FACADE SYSTEM
PRECAST CONCRETE W/ MINERAL WOOL INSULATION
PAINTED ALUMINUM GLAZING SYSTEM W/ METAL PANEL SPANDREL
GLAZING BASIS OF DESIGN: SOLARBAN 60

PODIUM FACADE SYSTEM
COMPOSITE METAL OR PHENOLIC PANEL SYSTEM
PAINTED ALUMINUM GLAZING SYSTEM
GLAZING BASIS OF DESIGN: SOLARBAN 60

ROOFING SYSTEM 1 - HIGH ROOF
HIGH ALBEDO ADHERED MEMBRANE ROOFING SYSTEM

ROOFING SYSTEM 2 - GREEN ROOF
FUNCTIONAL GREEN ROOF SYSTEM - 2” MIN. PLANTING TRAYS AS DEFINED BY ARTICLE 22.30

ROOFING SYSTEM 3 - AMENITY DECK
LEED COMPLIANT (SRI) PAVER/PEDESTAL SYSTEM

ENERGY MODEL PERFORMANCE CRITERIA
ROOF U-VALUE: 0.032
WALL U-VALUE: 0.055
VERTICAL GLAZING: U-VALUE 0.36, SHGC 0.27
WINDOW/WALL RATIO: 40%
PODIUM - FACADE DETAILS

- Simulated Wood Metal Panel or Phenolic Panel System
- Painted Aluminum Glazing System
- Composite Metal Panel System
- Painted Aluminum Louver Band
- Metal Panel Canopy or Signage (by Tenant)
- Storefront (by Tenant)
- Stone Base

Metal Guardrail System w/ Horizontal Cables

Cambridge Crossing - Parcel I

Podium Axon

Podium Section
TOWER - FACADE DETAILS

LIGHT COLORED PRECAST

PRECAST CONCRETE

PRECAST CONCRETE

PAINTED ALUMINUM GLAZING SYSTEM

TOWER AXON

TOWER SECTION
CAMBRIDGE CROSSING - PARCEL I
TOWER - FACADE DETAILS

DARK COLORED PRECAST

PRECAST CONCRETE

PRECAST CONCRETE

PAINTED ALUMINUM GLAZING SYSTEM

TOWER AXON

TOWER SECTION

TYPICAL FLOOR LEVEL

10'-0"
EAST BUILDING ELEVATION

18' TALL CITY OF CAMBRIDGE FIRE DEPARTMENT MONOPOLE

RESIDENTIAL ENTRY SIGNAGE ZONES

STOREFRONT, SIGNAGE, AND AWNINGS BY TENANT

SIGNAGE ZONES

RESIDENTIAL ENTRY

SIDEWALL SIGNAGE ZONES AT ENTRY

270'-0”
TOP OF CFD ANTENNA

252'-0”
TOP OF MECH SCREEN

220'-0”
ZONING HEIGHT
TOP OF OCCUPIED SPACE

120'-0”
ZONING HEIGHT

33’-2”
PODIUM HEIGHT

0'-0”

0' 10' 25' 50'

01 RETAIL

02 RESIDENTIAL

03 RESIDENTIAL / AMENITY

04 RESIDENTIAL

05 RESIDENTIAL

06 RESIDENTIAL

07 RESIDENTIAL

08 RESIDENTIAL

09 RESIDENTIAL

10 RESIDENTIAL

11 RESIDENTIAL

12 RESIDENTIAL

13 RESIDENTIAL

14 RESIDENTIAL

15 RESIDENTIAL

16 RESIDENTIAL

17 RESIDENTIAL

18 RESIDENTIAL

19 RESIDENTIAL

20 RESIDENTIAL

21 MECHANICAL

10'-0" FTF TYP.
WEST BUILDING ELEVATION

CAMBRIDGE CROSSING - PARCEL I

1. Retail
2. Residential
3. Residential / Amenity
4. Residential
5. Residential
6. Residential
7. Residential
8. Residential
9. Residential
10. Residential
11. Residential
12. Residential
13. Residential
14. Residential
15. Residential
16. Residential
17. Residential
18. Residential
19. Residential
20. Residential
21. Mechanical

10'-0" TYP. FTF

18' TALL CITY OF CAMBRIDGE
FIRE DEPARTMENT MONOPOLE

160'-0"
SIGNAGE ZONES
STOREFRONT, SIGNAGE, AND
AWNINGS BY TENANT

220'-0"
ZONING HEIGHT
PUBLIC RESTROOMS

252'-0"
TOP OF MECH SCREEN

270'-0"
TOP OF CFD ANTENNA

33'-2"
PODIUM HEIGHT

0'-0"

ZONING HEIGHT
TOP OF OCCUPIED SPACE
CAMBRIDGE CROSSING - PARCEL I
NORTH BUILDING ELEVATION

10'-0" FTF TYP.

16' TALL CITY OF CAMBRIDGE FIRE DEPARTMENT MONOPOLE

270'-0"
TOP OF CFD ANTENNA

252'-0"
TOP OF MESH SCREEN

220'-0"
ZONING HEIGHT
TOP OF OCCUPIED SPACE

120'-0"
ZONING HEIGHT

33'-2"
PUDIUM HEIGHT

0'-0"

0' 10' 25' 50'

21 MECHANICAL
20 RESIDENTIAL
19 RESIDENTIAL
18 RESIDENTIAL
17 RESIDENTIAL
16 RESIDENTIAL
15 RESIDENTIAL
14 RESIDENTIAL
13 RESIDENTIAL
12 RESIDENTIAL
11 RESIDENTIAL
10 RESIDENTIAL
09 RESIDENTIAL
08 RESIDENTIAL
07 RESIDENTIAL
06 RESIDENTIAL
05 RESIDENTIAL
04 RESIDENTIAL
03 RESIDENTIAL/AMENITY
02 RESIDENTIAL
01 RETAIL

STOREFRONT, SIGNAGE, AND AWNINGS BY TENANT

18' TALL CITY OF CAMBRIDGE FIRE DEPARTMENT MONOPOLE

GAS METERS
PARKING ENTRY
TRANS VAULT
LOADING
BICYCLE ENTRY
SIGNAGE ZONES

TRAN.
VAULT

18' TALL CITY OF CAMBRIDGE FIRE DEPARTMENT MONOPOLE

FIRE DEPARTMENT MONOPOLE
Compact (7 1/2 ft x 16 ft): 39
Standard (8 1/2 ft x 18 ft): 44
Handicap (12 ft x 18 ft): 2
Electric Charging (8 1/2 ft x 16 ft): 1
Tandem (7 1/2 x 16 ft): 3 (not included in parking count)

P3 Total Spaces: 86
Including Tandem: 89

P1 Total Spaces: 86
P2 Total Spaces: 83
P3 Total Spaces: 71
Total Parking Spaces: 240
Including Tandem: 245
Compact (7 1/2 ft x 16 ft): 38
Standard (8 1/2 ft x 18 ft): 41
Handicap (12 ft x 18 ft): 2
Electric Charging (8 1/2 ft x 16 ft): 2
Tandem (7 1/2 x 16 ft): 2 (not included in parking count)

P2 Total Spaces: 83
Including Tandem: 85

P1 Total Spaces: 86
P2 Total Spaces: 83
P3 Total Spaces: 71
Total Parking Spaces: 240
Including Tandem: 245

- RESIDENTIAL
- RES. CIRCULATION
- BOX / LOADING
- BIKE PARKING
- RETAIL
PLAN - LEVEL P1

Compact (7 1/2 ft x 16 ft): 35
Standard (8 1/2 ft x 18 ft): 32
Handicap (12 ft x 18 ft): 2
Electric Charging (8 1/2 ft x 18 ft): 2
Van (12 ft x 18 ft): 1 (not included in parking total)

P1 Total Spaces: 71

P1 Total Spaces: 96
P2 Total Spaces: 83
P3 Total Spaces: 71
Total Parking Spaces: 240
Including Tandem: 245
PLAN - ROOF

ROOFING SYSTEM 1 - HIGH ROOF
HIGH ALBEDO ADHERED MEMBRANE ROOFING SYSTEM

ROOFING SYSTEM 2 - GREEN ROOF
FUNCTIONAL GREEN ROOF SYSTEM - 2" MIN. PLANTING TRAYS AS DEFINED BY ARTICLE 22.30

ROOFING SYSTEM 3 - AMENITY DECK
LEED COMPLIANT (SR) PAVER/PEDESTAL SYSTEM