



RAGON INSTITUTE 2.0

600-624 Main St, Cambridge MA 02139

**APPLICATION FOR
PROJECT REVIEW SPECIAL PERMIT**

April 20, 2021

VOLUME TWO (PART A)

Graphic Materials

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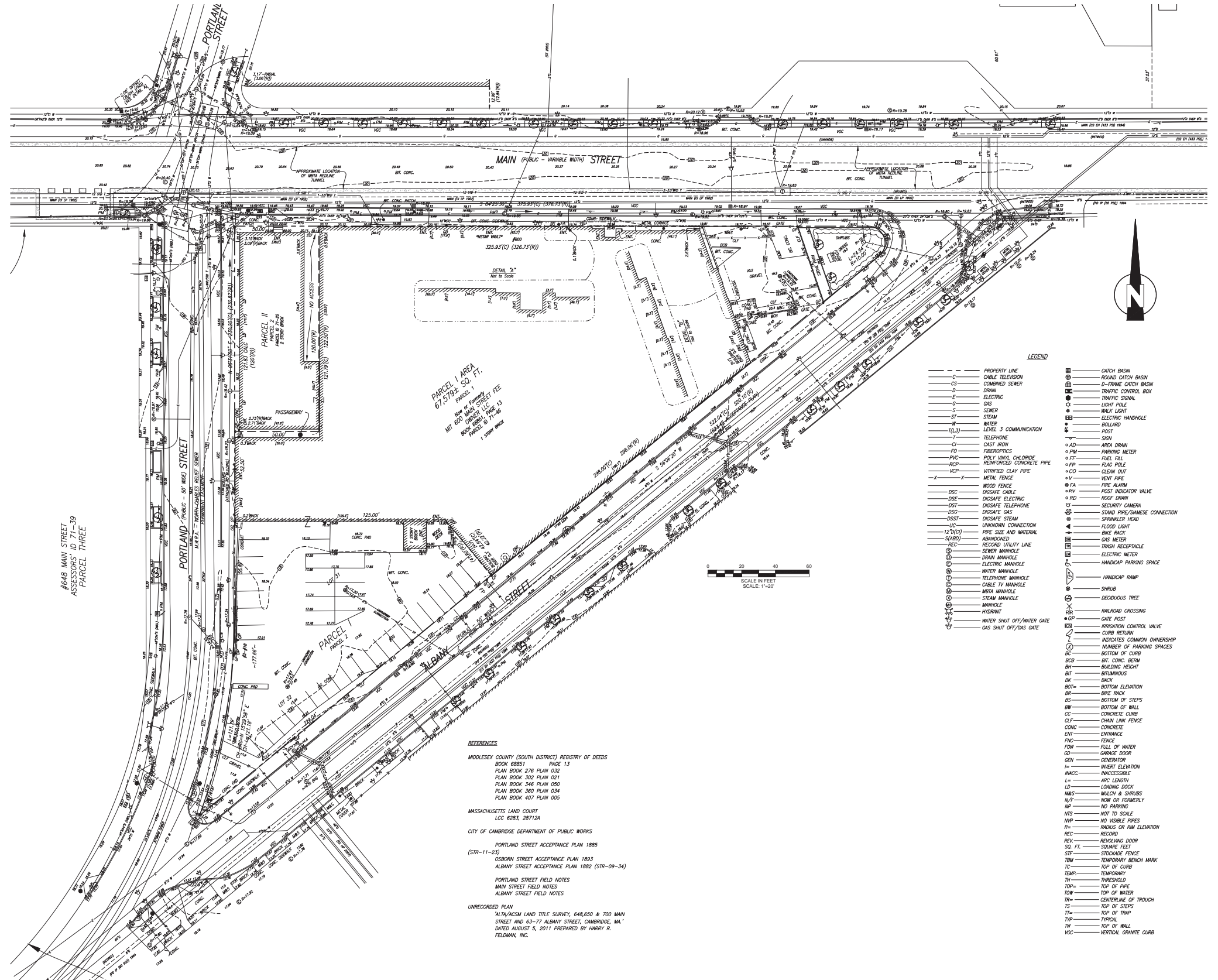
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VOLUME THREE - TRANSPORTATION IMPACT STUDY

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

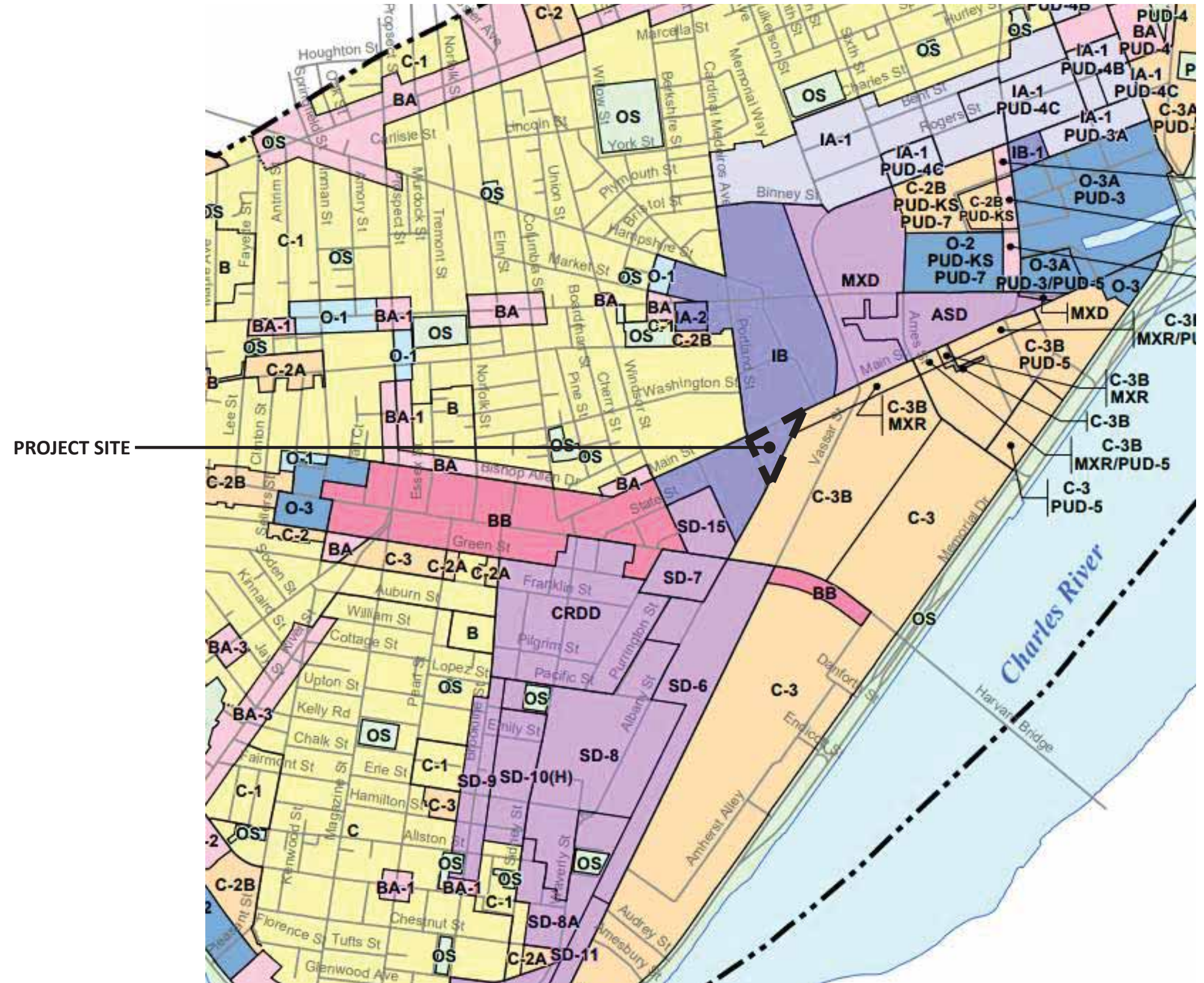


South side of Main St, looking southwest along Albany St

SITE CONTEXT PLAN

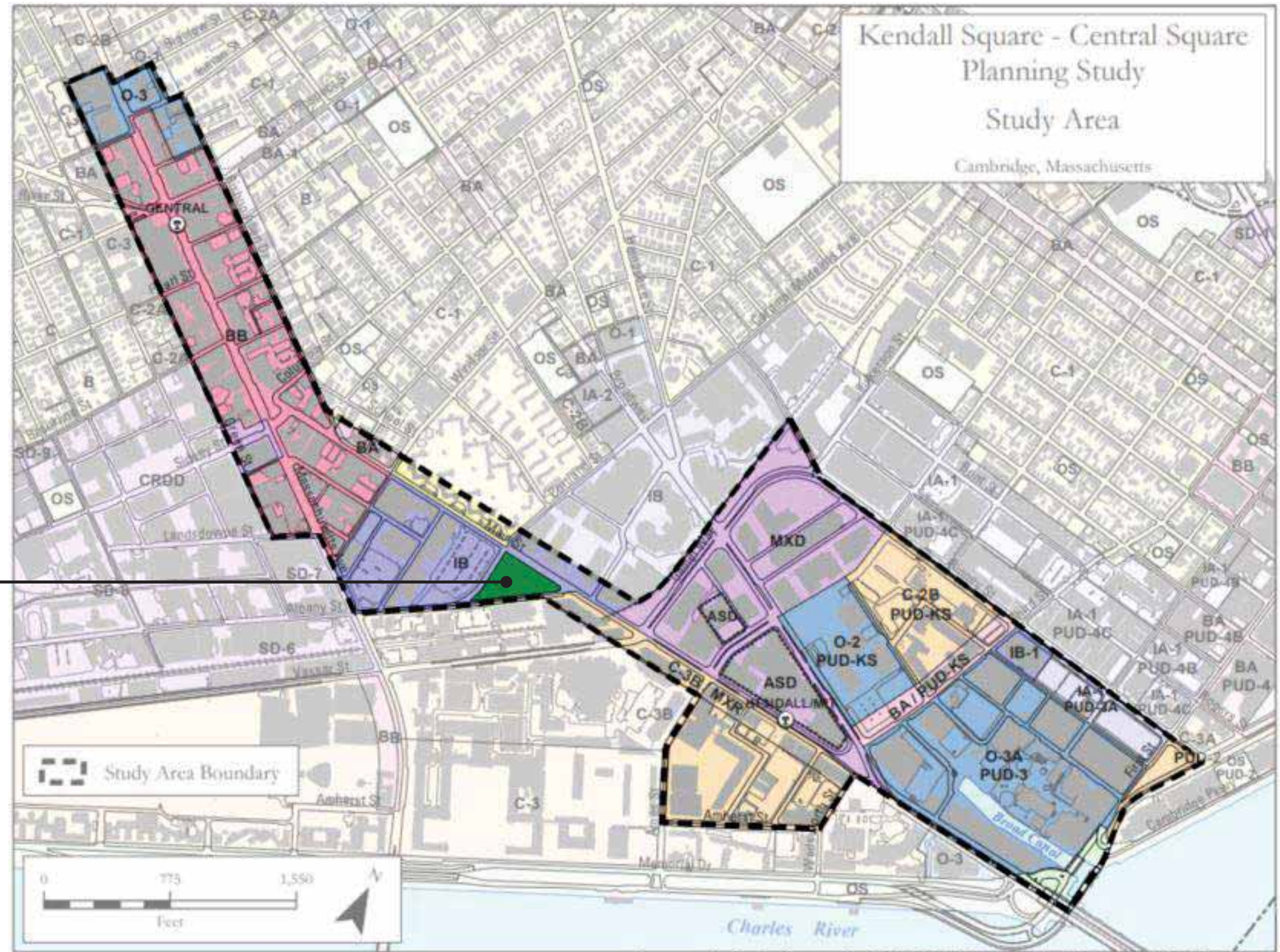


ZONING MAP



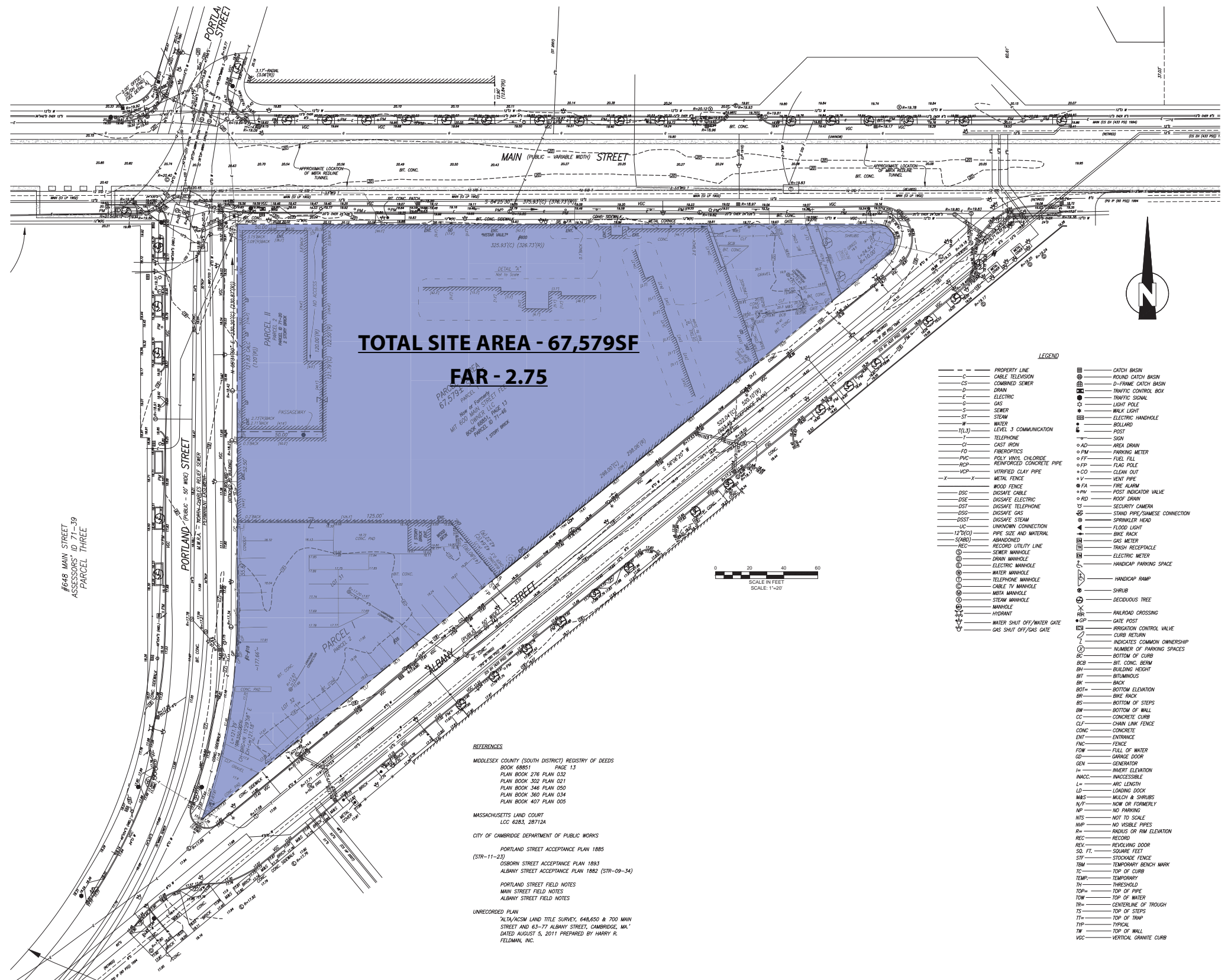
K2C2 STUDY AREA

PROJECT SITE

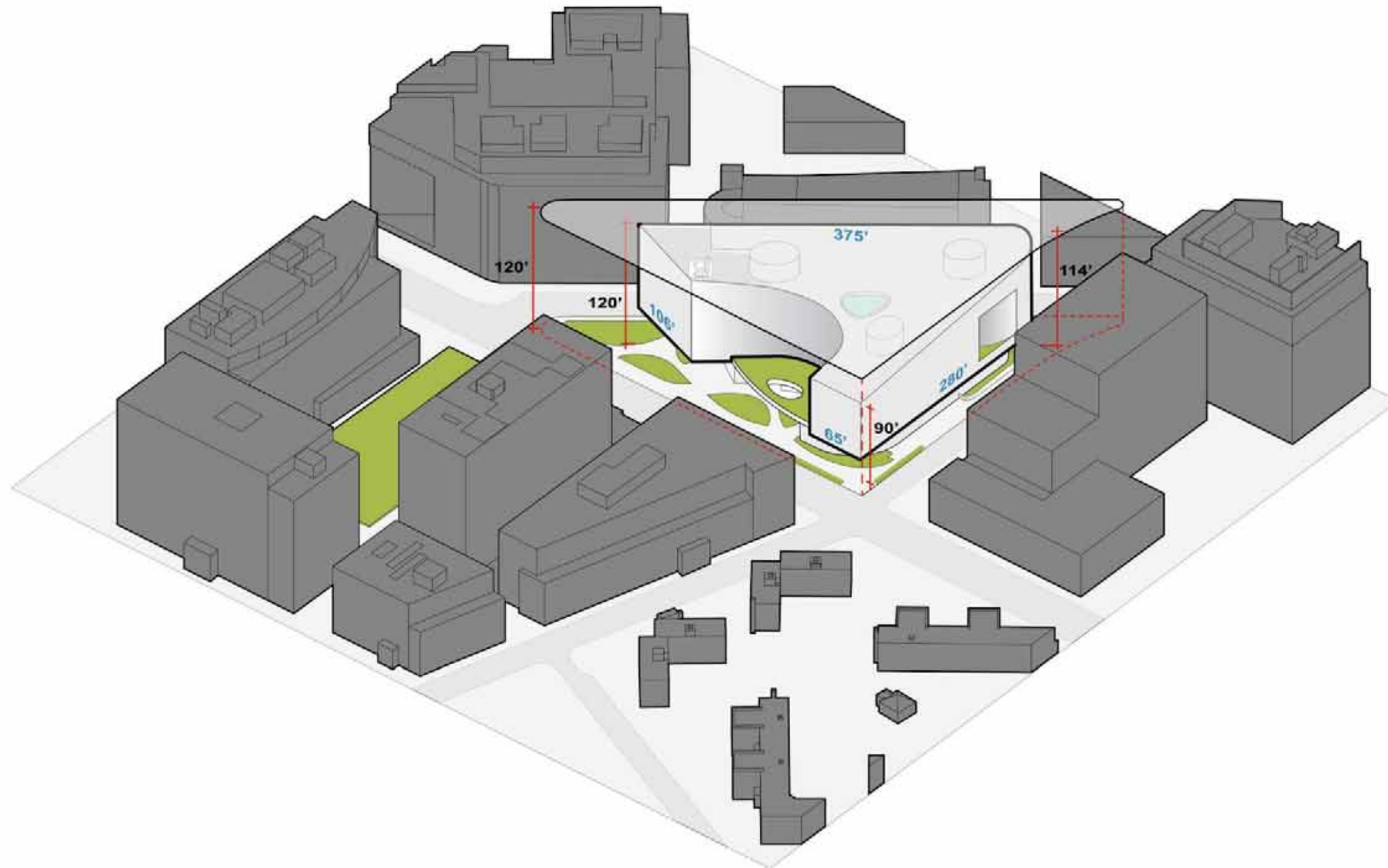


Map prepared by Brendan Monroe on May 3, 2011. CDD GIS C:\Projects\KendallCentralStudy\KenCenZoning2.mxd

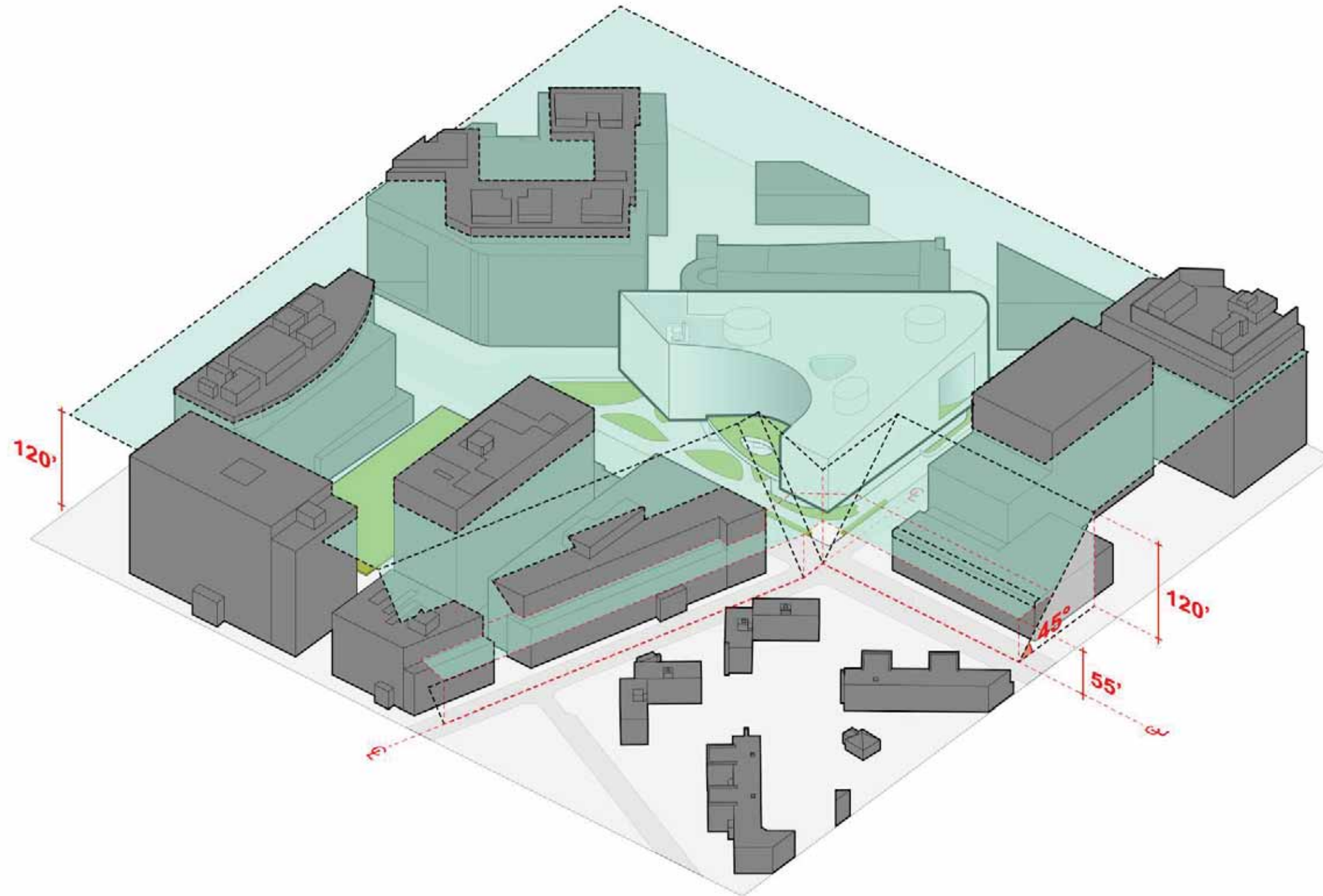
EXISTING SITE BOUNDARY



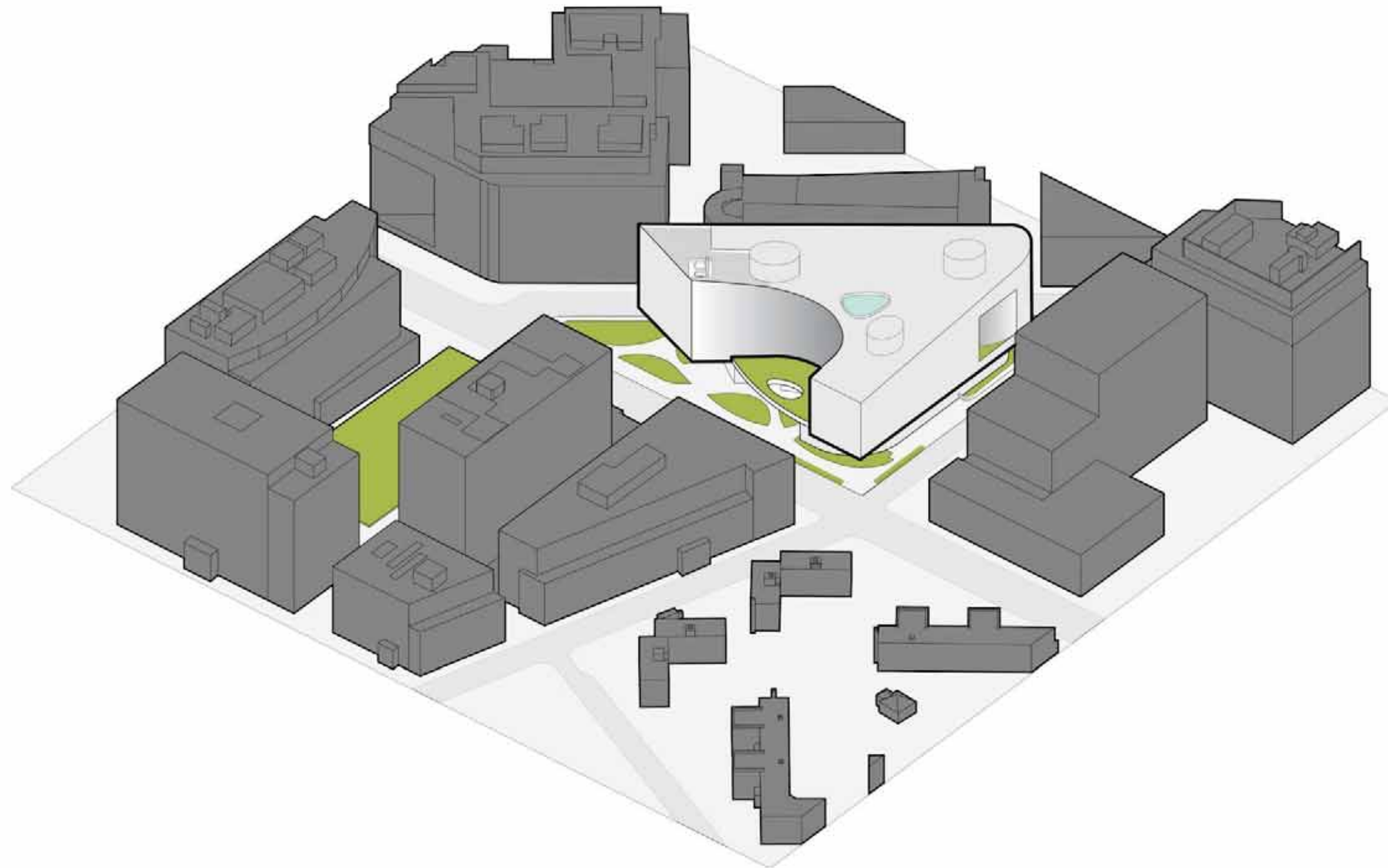
ZONING ANALYSIS - HEIGHT LIMITS



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)

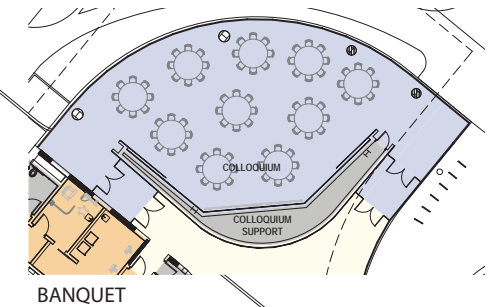
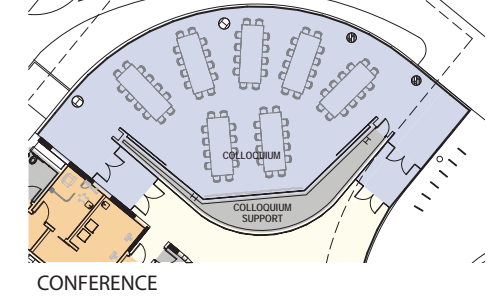
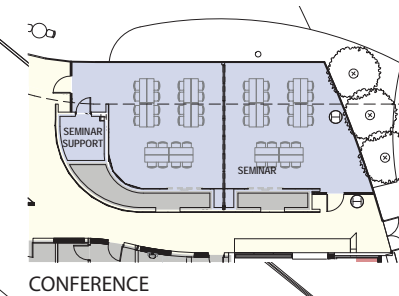
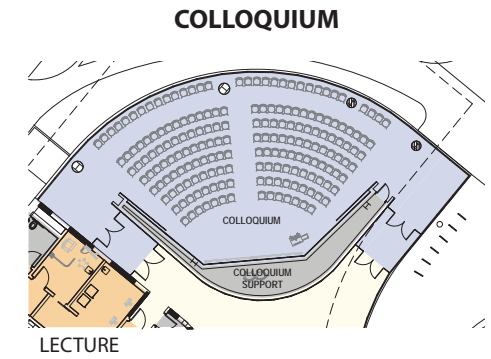
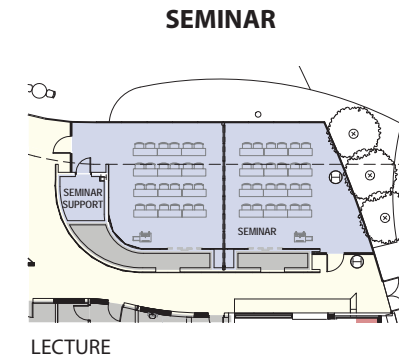
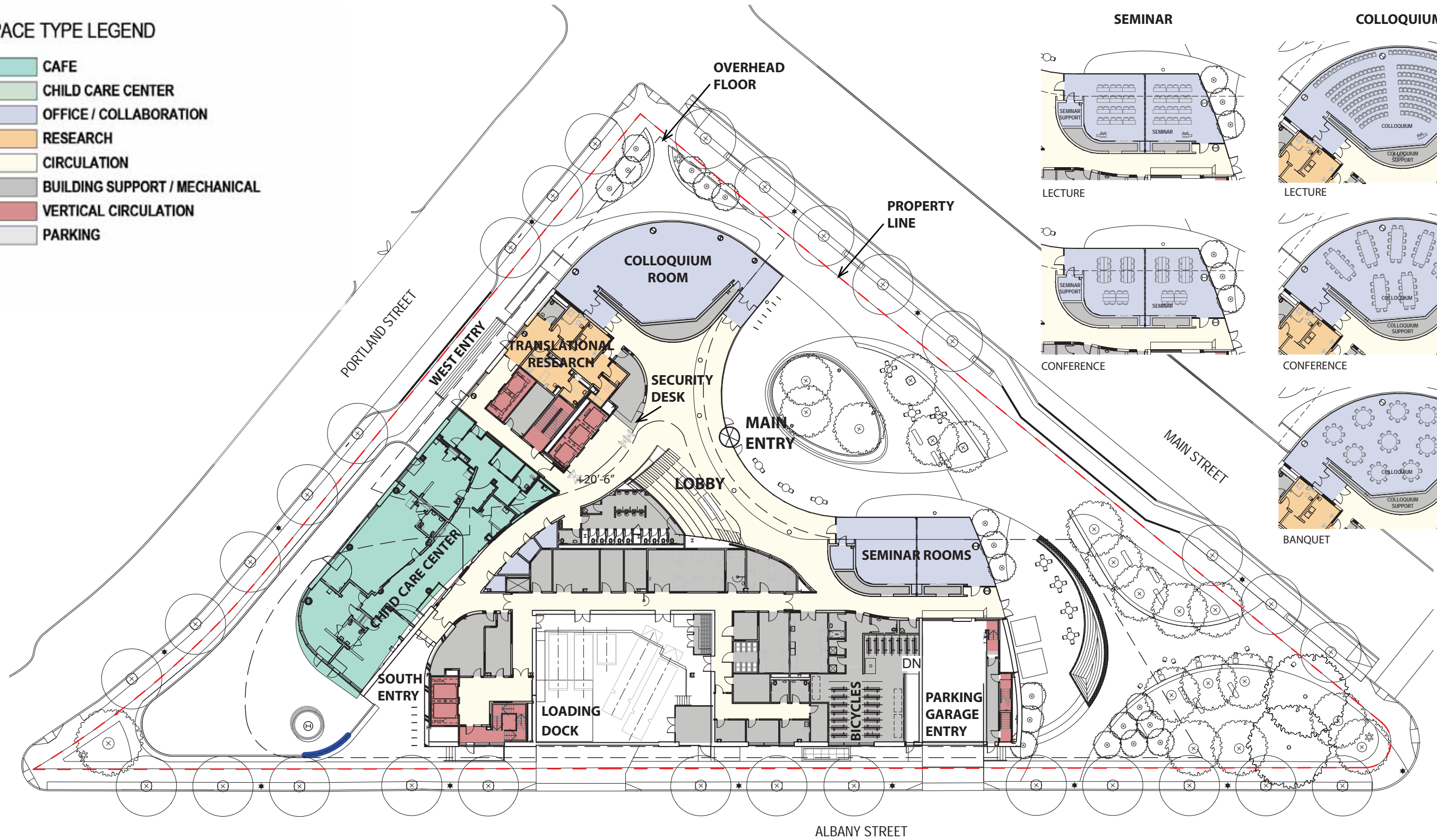


GROUND LEVEL PLAN

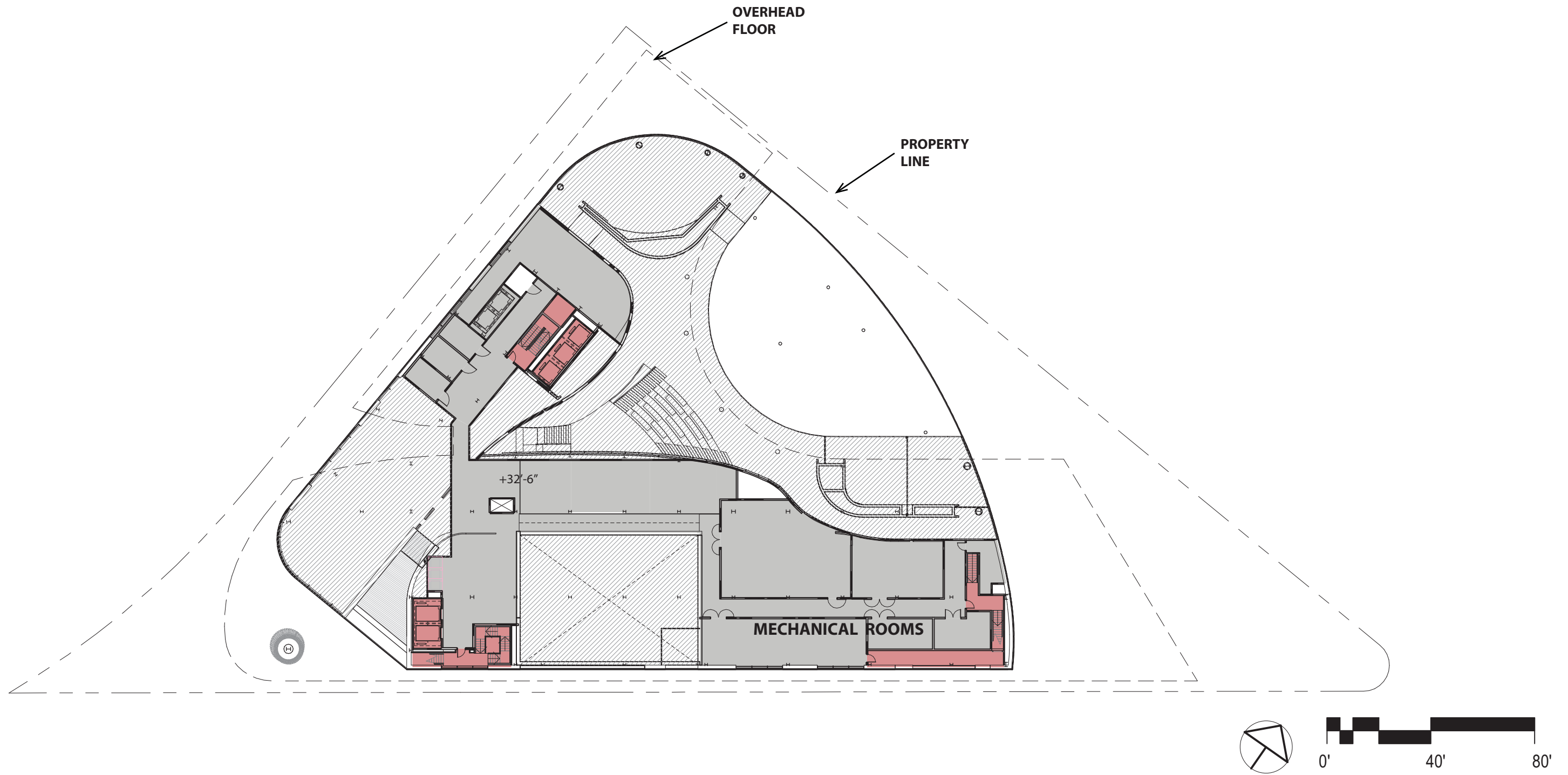
CONCEPTUAL FURNITURE LAYOUTS

SPACE TYPE LEGEND

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



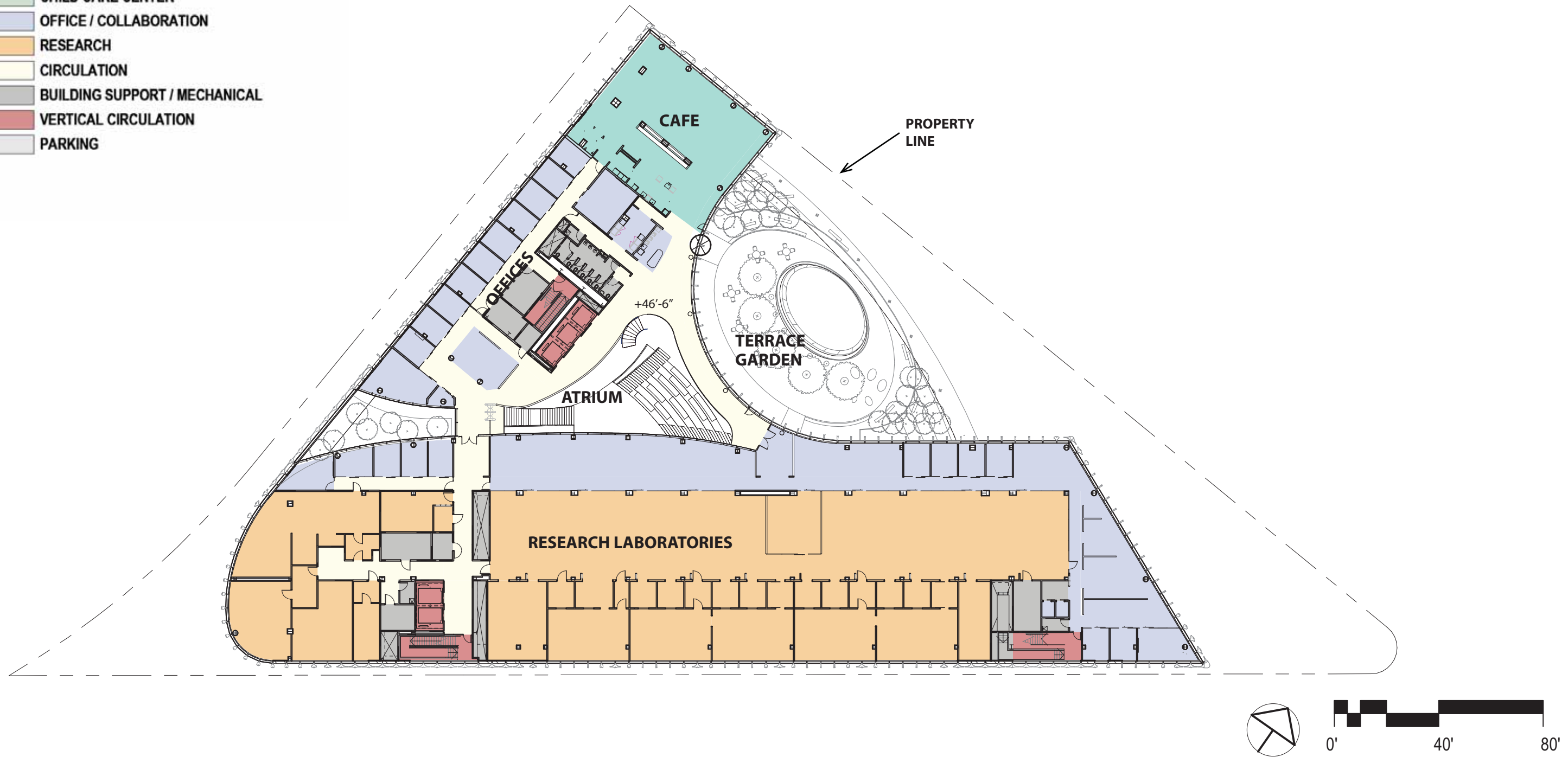
MECHANICAL PLATFORM PLAN



SECOND LEVEL PLAN

SPACE TYPE LEGEND

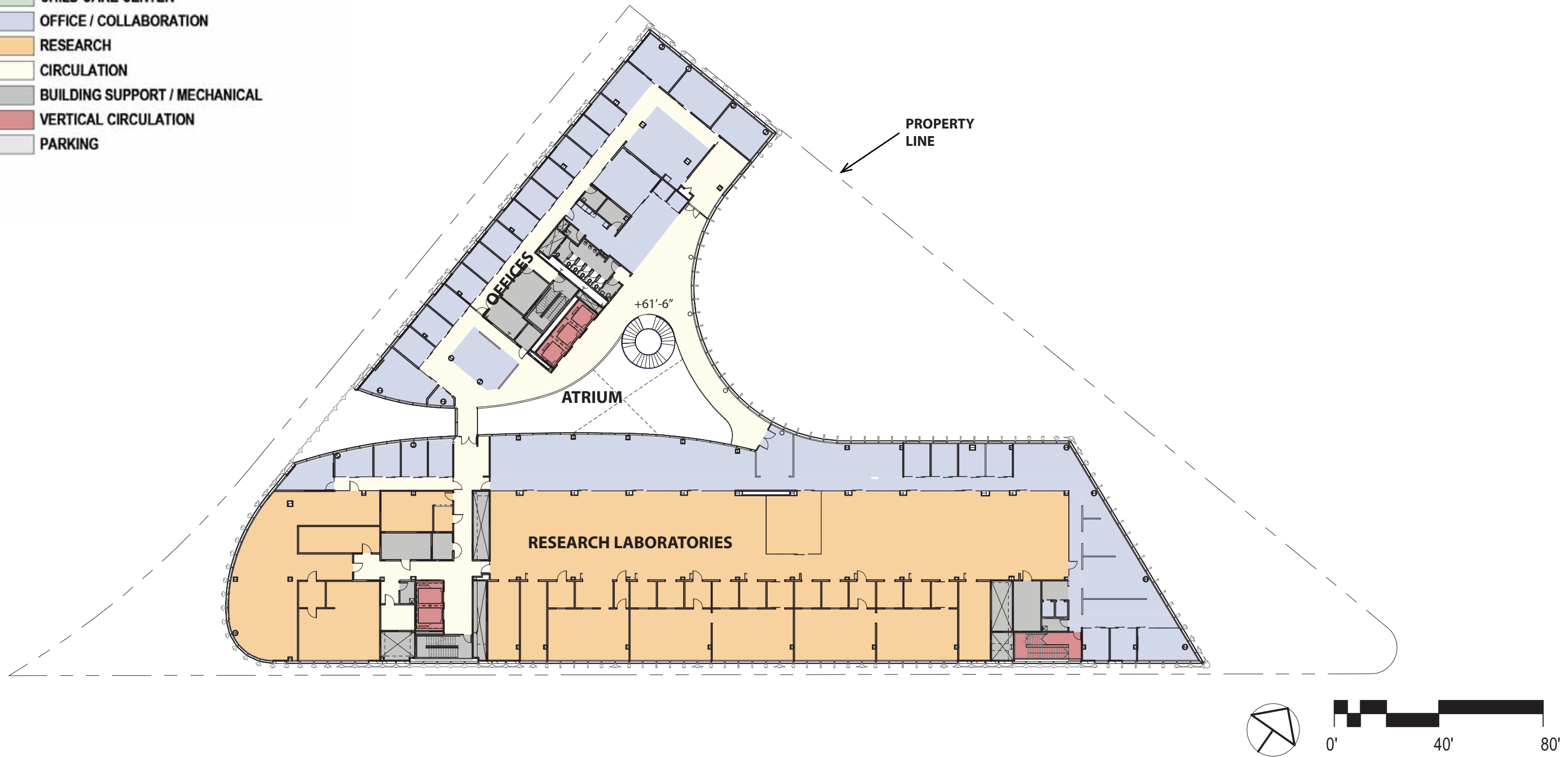
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



THIRD LEVEL PLAN

SPACE TYPE LEGEND

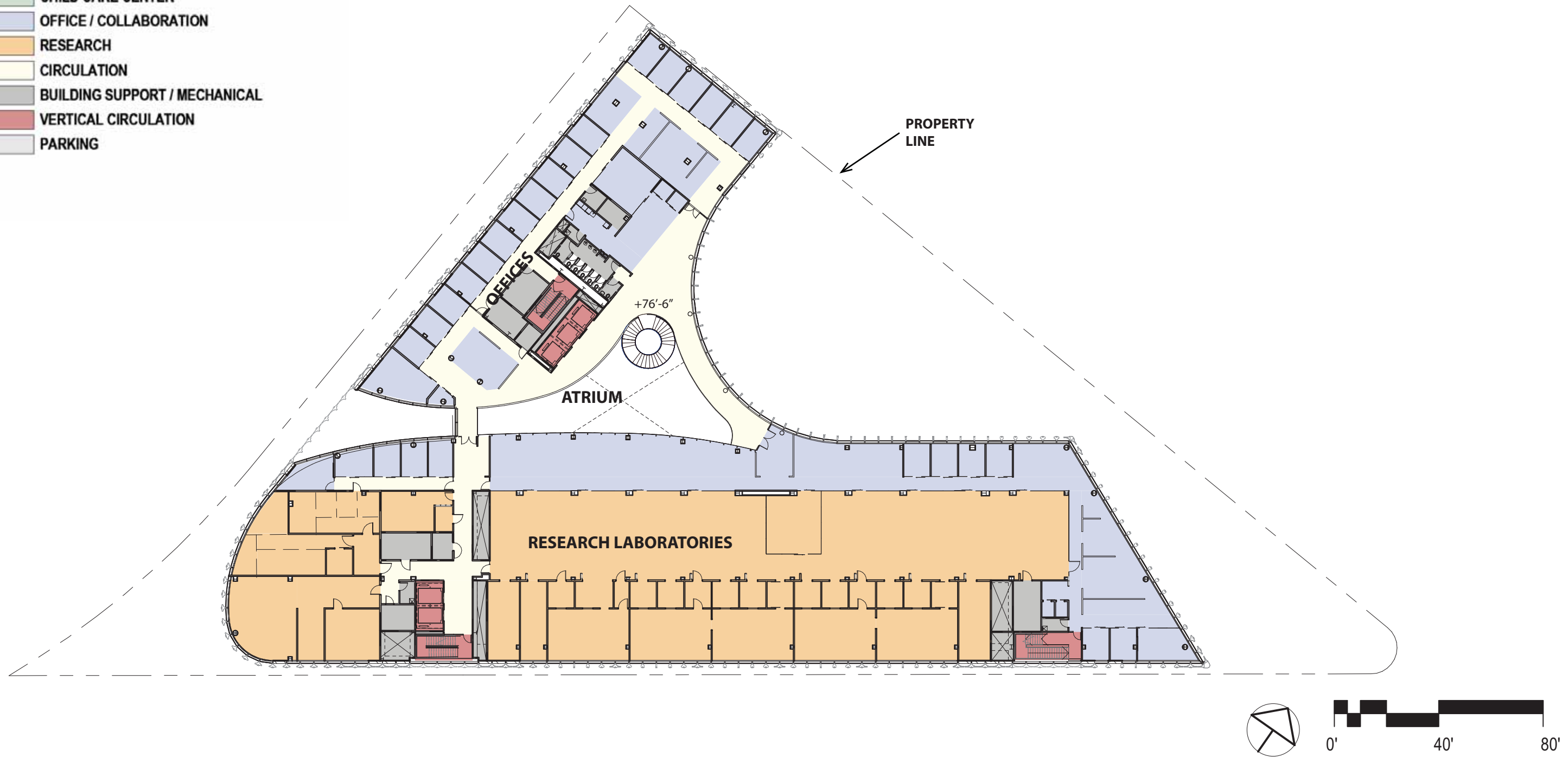
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



FOURTH LEVEL PLAN

SPACE TYPE LEGEND

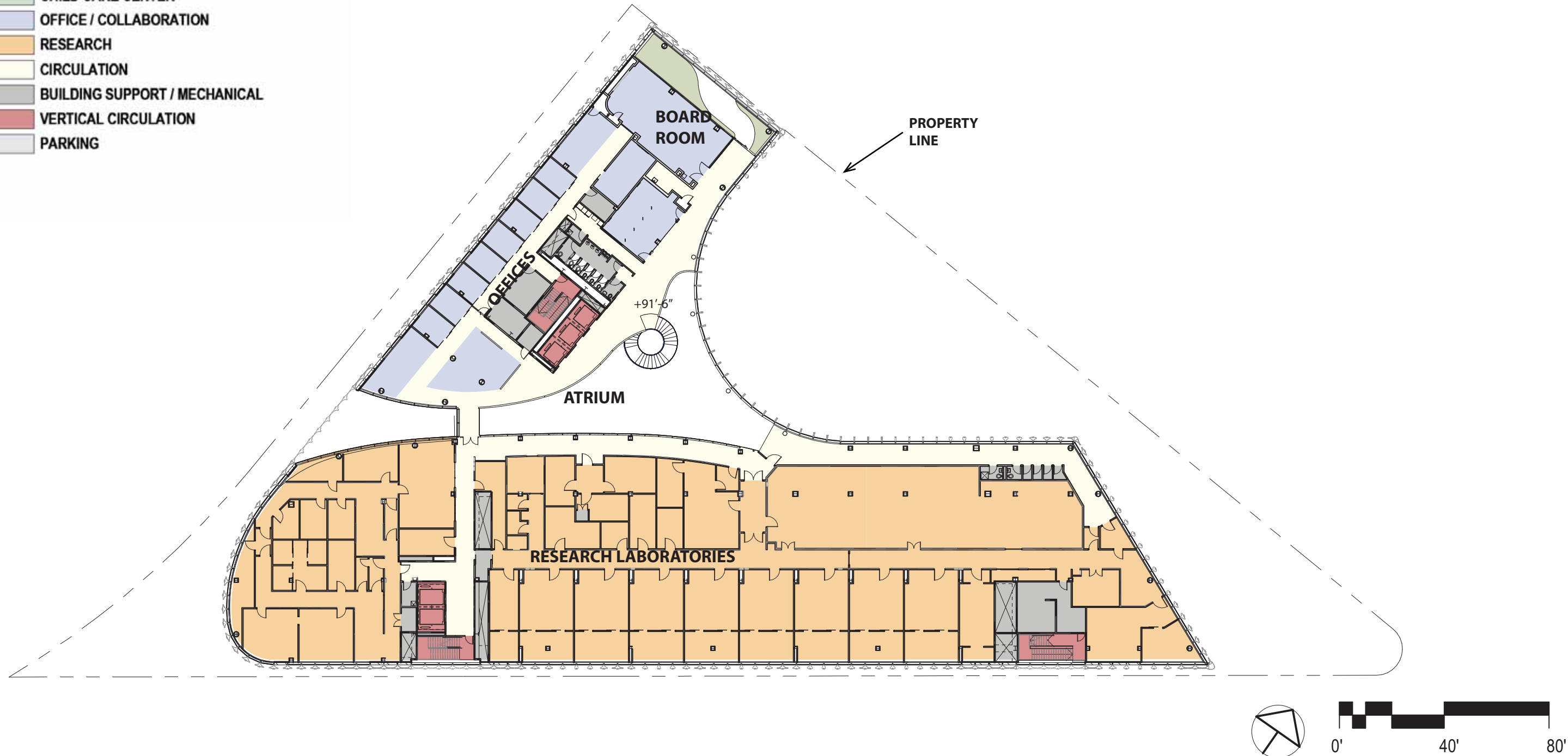
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



FIFTH LEVEL PLAN

SPACE TYPE LEGEND

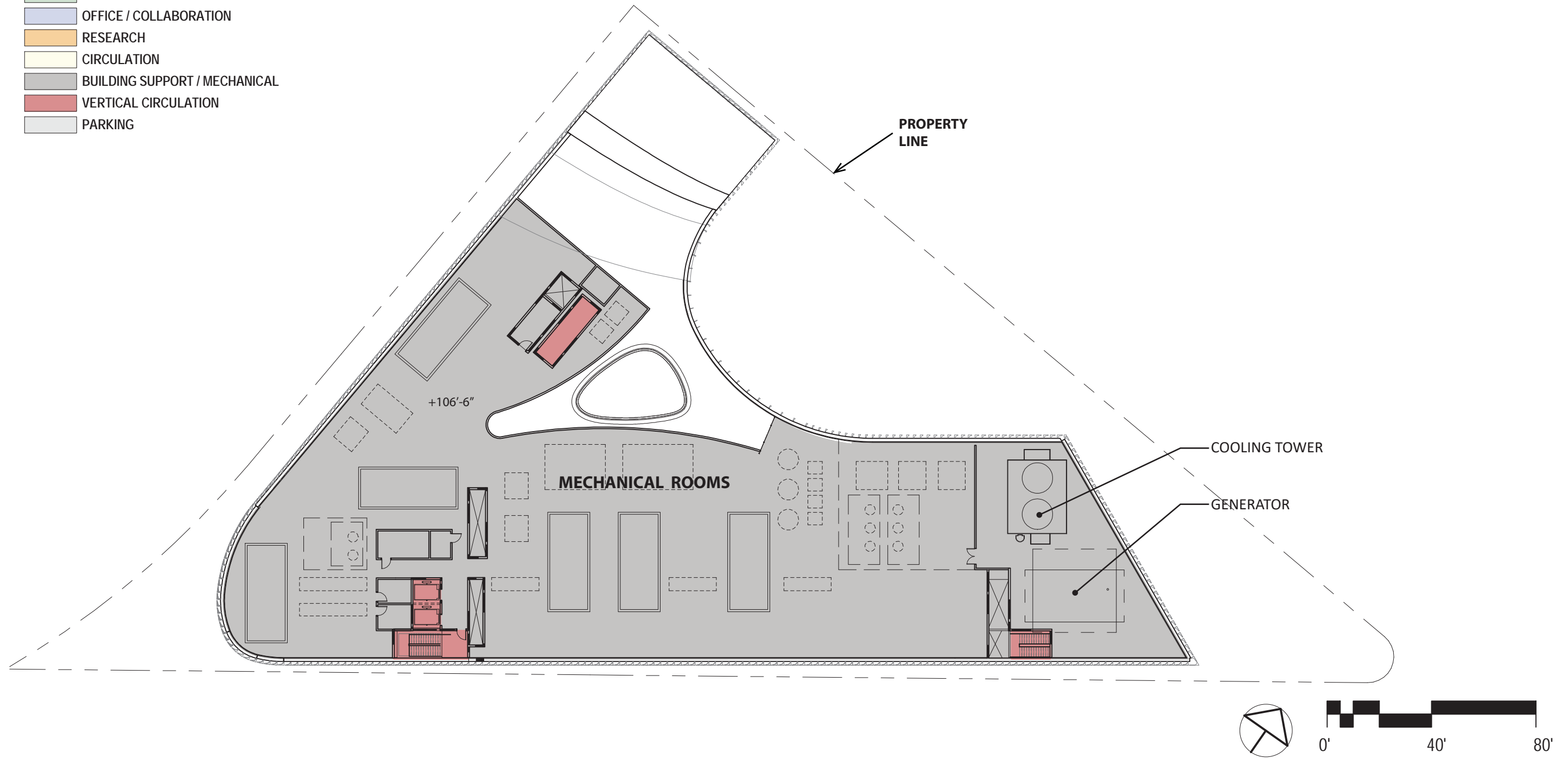
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



MECHANICAL LEVEL PLAN

SPACE TYPE LEGEND

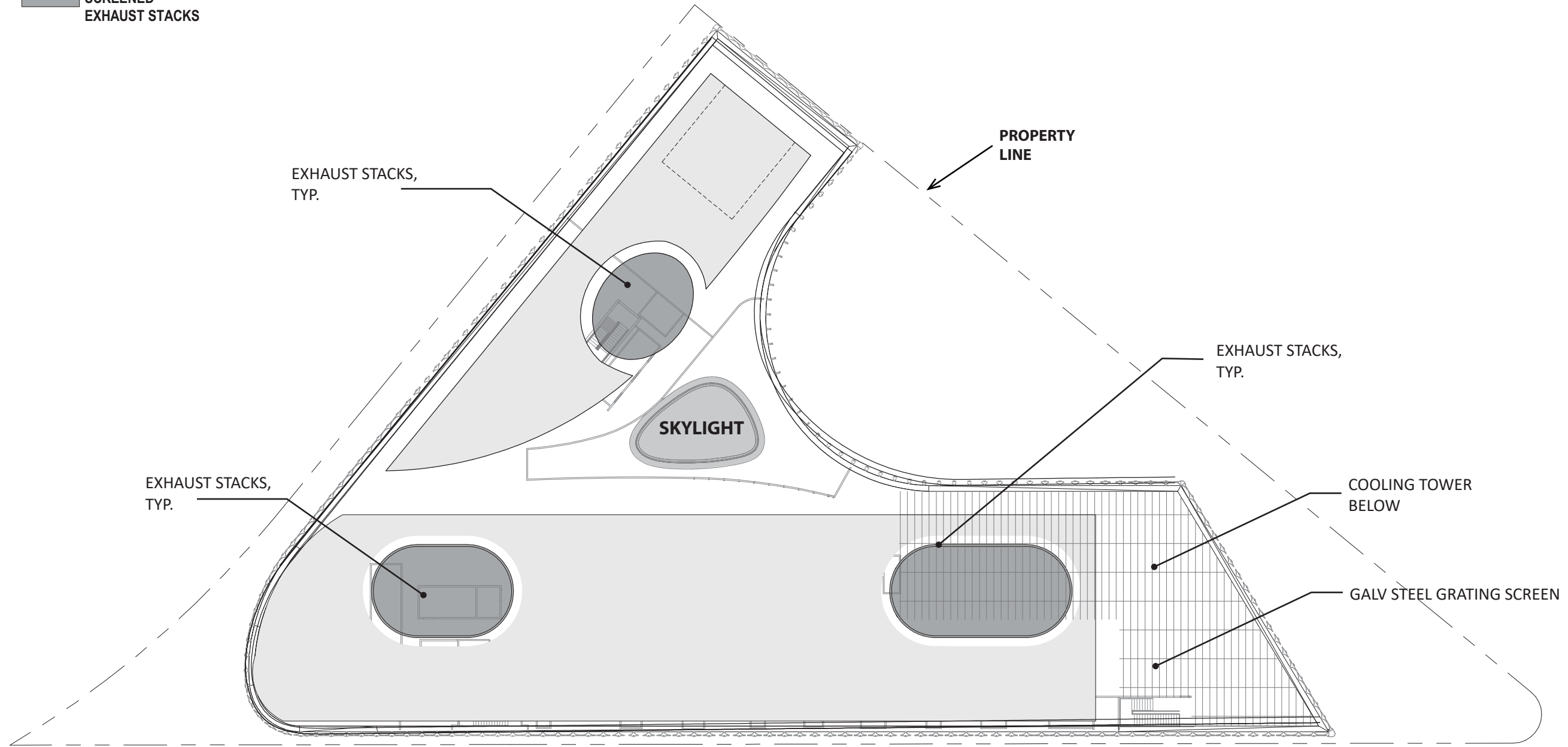
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING



ROOF LEVEL PLAN

SPACE TYPE LEGEND

-  SKYLIGHT
-  SCREENED EXHAUST STACKS



GARAGE LEVEL ONE PLAN

SPACE TYPE LEGEND

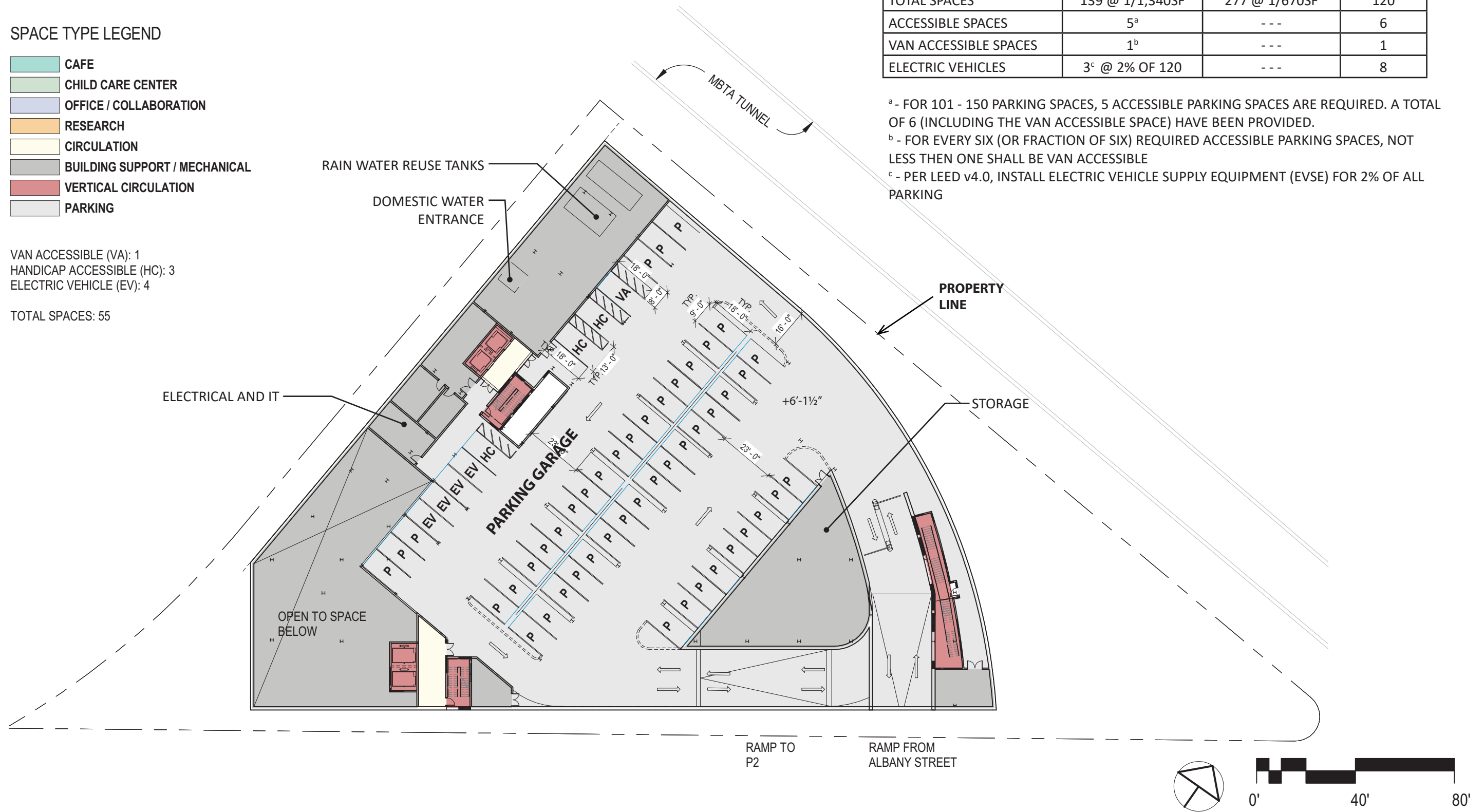
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
- RESEARCH
- CIRCULATION
- BUILDING SUPPORT / MECHANICAL
- VERTICAL CIRCULATION
- PARKING

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 ^a	---	6
VAN ACCESSIBLE SPACES	1 ^b	---	1
ELECTRIC VEHICLES	3 ^c @ 2% OF 120	---	8

^a - FOR 101 - 150 PARKING SPACES, 5 ACCESSIBLE PARKING SPACES ARE REQUIRED. A TOTAL OF 6 (INCLUDING THE VAN ACCESSIBLE SPACE) HAVE BEEN PROVIDED.
^b - FOR EVERY SIX (OR FRACTION OF SIX) REQUIRED ACCESSIBLE PARKING SPACES, NOT LESS THEN ONE SHALL BE VAN ACCESSIBLE
^c - 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

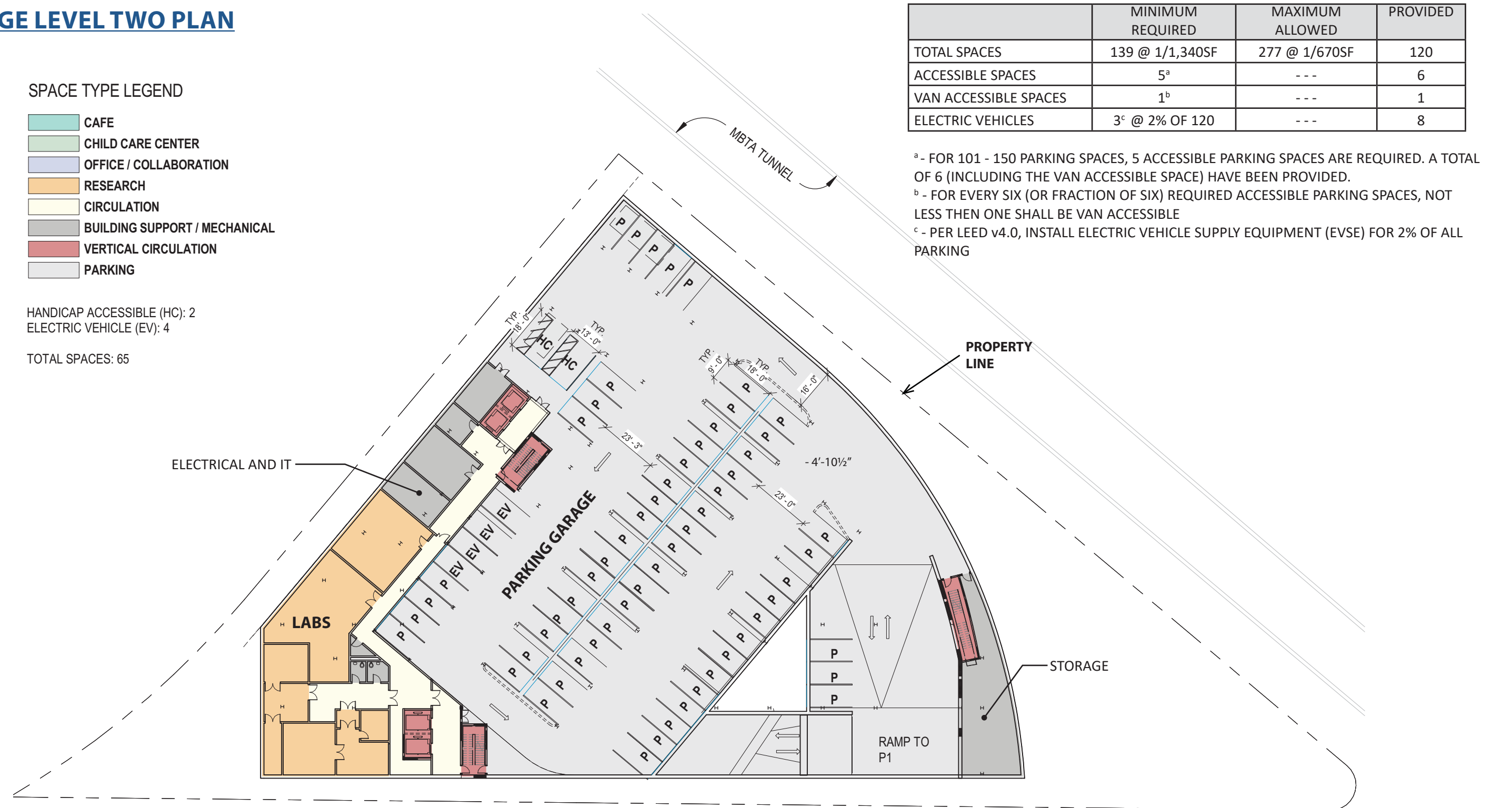
TOTAL SPACES: 65

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

^a - FOR 101 - 150 PARKING SPACES, 5 ACCESSIBLE PARKING SPACES ARE REQUIRED. A TOTAL OF 6 (INCLUDING THE VAN ACCESSIBLE SPACE) HAVE BEEN PROVIDED.

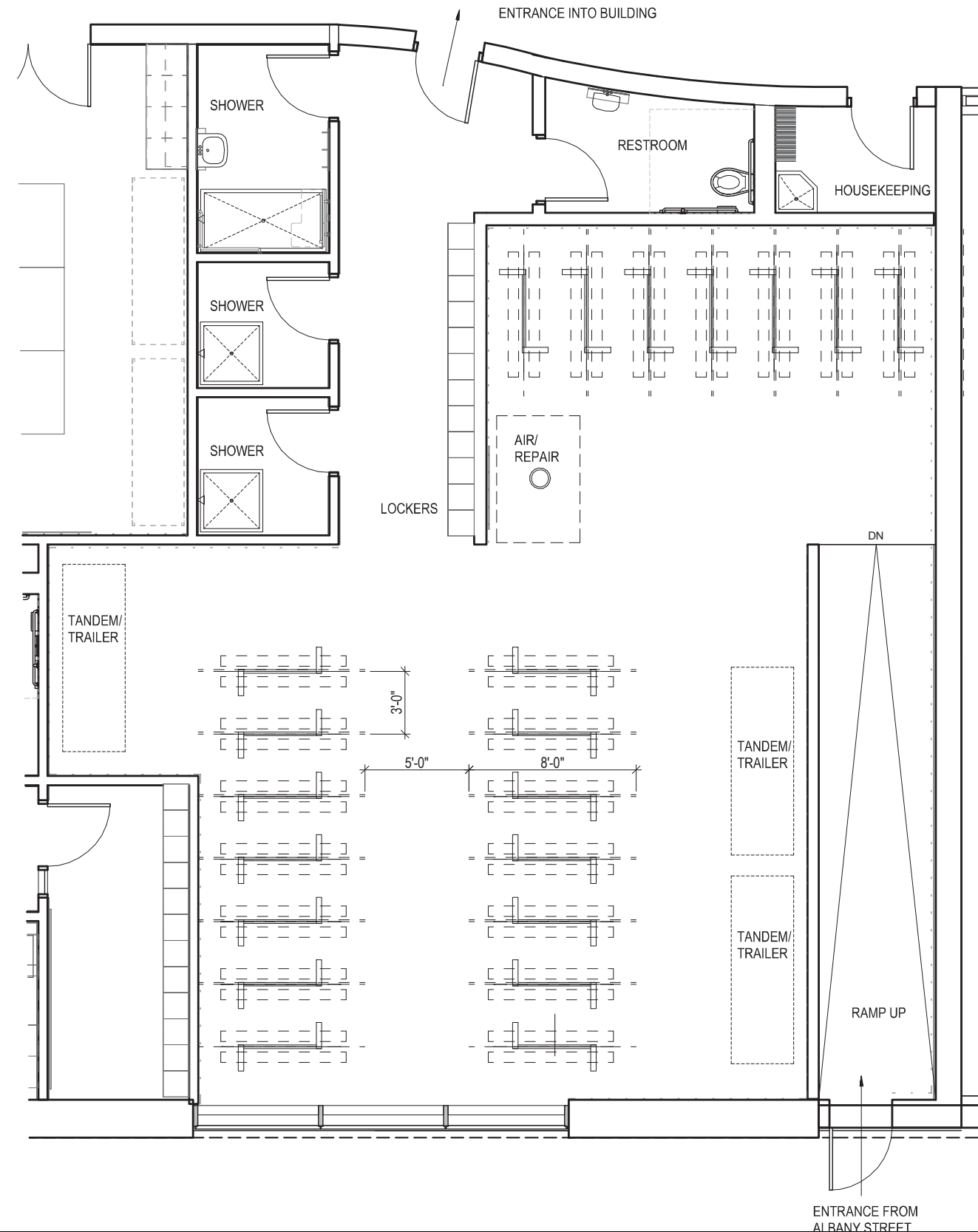
^b - FOR EVERY SIX (OR FRACTION OF SIX) REQUIRED ACCESSIBLE PARKING SPACES, NOT LESS THEN ONE SHALL BE VAN ACCESSIBLE

^c - PER LEED v4.0, INSTALL ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) FOR 2% OF ALL PARKING



BICYCLE PARKING PLAN

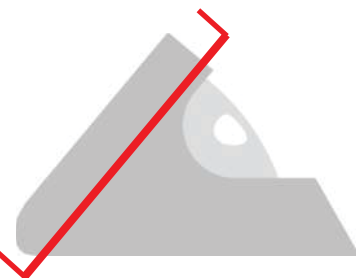
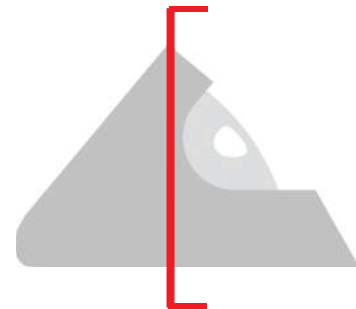
	ZONING CATEGORY	REQUIRED SPACES	PROVIDED SPACES
LONG-TERM	N2	41 @ 0.22/1,000SF	42
OVER-SIZE LONG-TERM	---	3 @ 5% OF TOTAL	3
SHORT-TERM	N5	12 @ 0.06/1,000SF	12



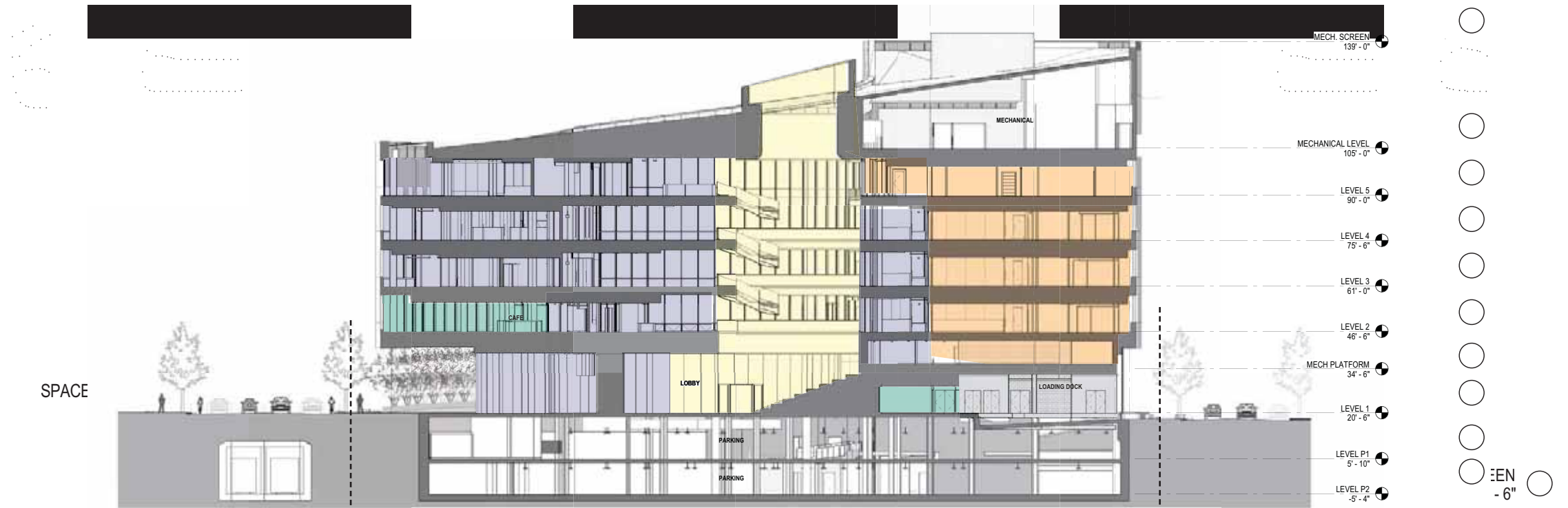
BUILDING SECTIONS

SPACE TYPE LEGEND

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



OFFICE / COLLABORATION
RESEARCH
CIRCULATION
BUILDING SUPPORT / MECHANICAL
VERTICAL CIRCULATION
PARKING
CI



SPACE

BUILDING SUPPORT / MECHANICAL
VERTICAL CIRCULATION
PARKING
CI



MECHANICAL LEVEL 106' - 6" ○
LEVEL 5 91' - 6" ○
MECH. SCREEN 139' - 0" ○
LEVEL 4 76' - 6" ○
LEVEL 3 61' - 0" ○
MECHANICAL LEVEL 105' - 0" ○
LEVEL 2 46' - 6" ○
MECH PLATFORM 32' - 6" ○
LEVEL 1 20' - 6" ○
LEVEL P1 6' - 1 1/2" ○
LEVEL P2 46' - 6" ○
MECH PLATFORM 34' - 6" ○
LEVEL 1 20' - 6" ○
LEVEL P1 5' - 10" ○
LEVEL P2 -5' - 4" ○

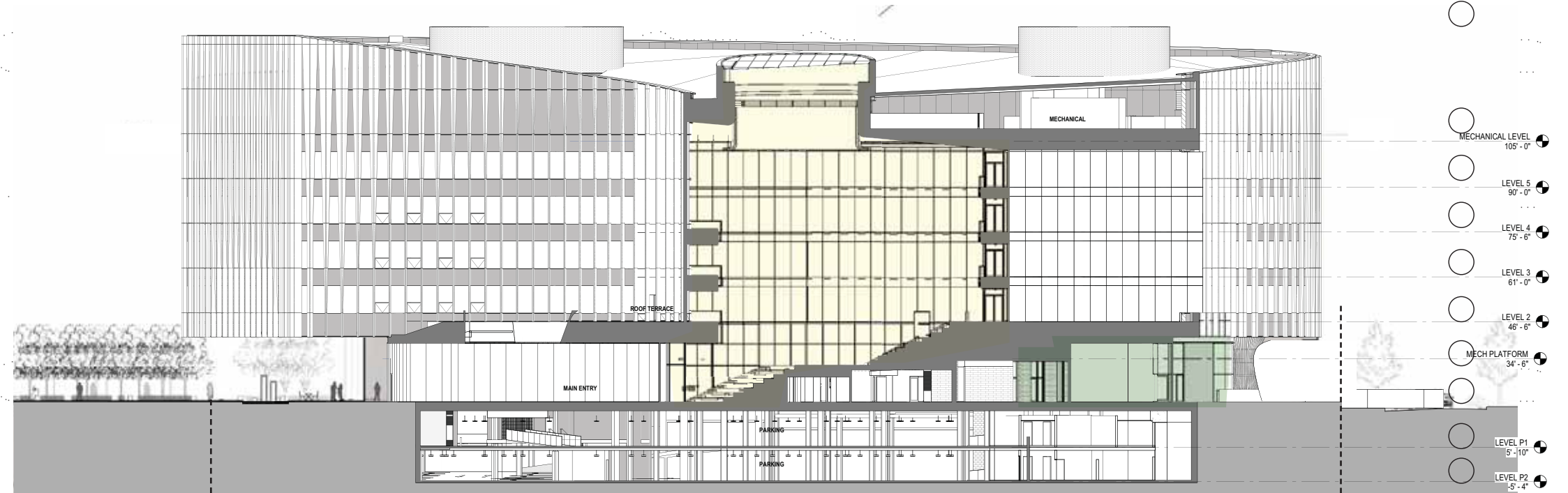
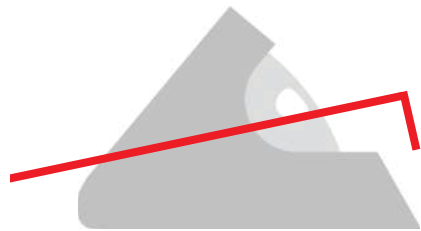
Scale: 1/32" = 1'-0"



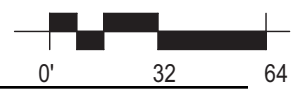
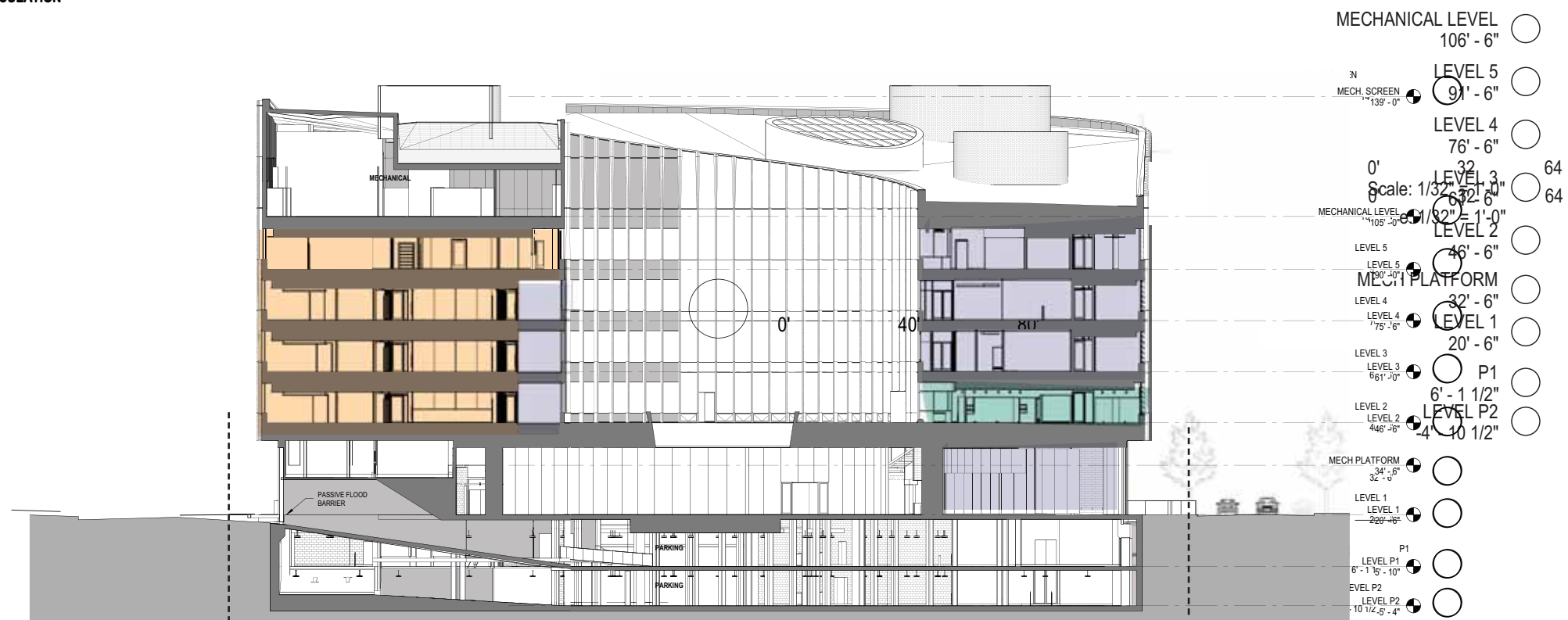
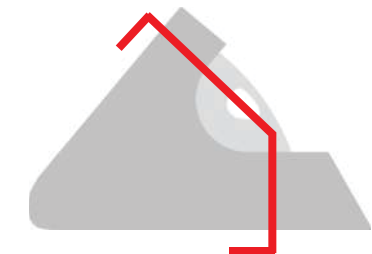
BUILDING SECTIONS

SPACE TYPE LEGEND

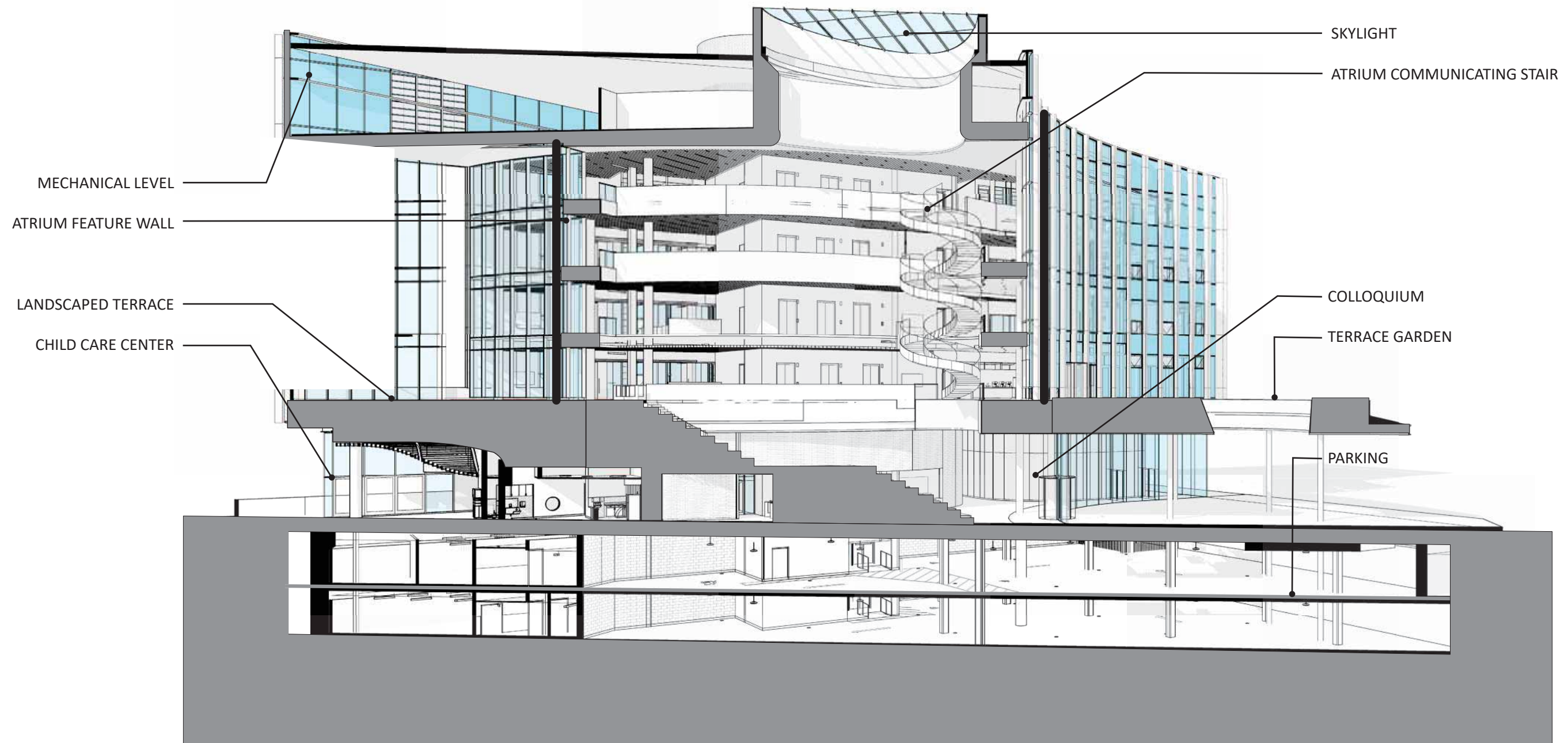
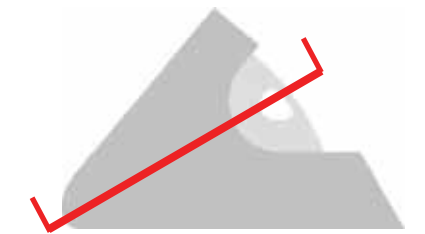
- CAFE
- CHILD CARE CENTER
- OFFICE / COLLABORATION
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- VERTICAL CIRCULATION
- PARKING



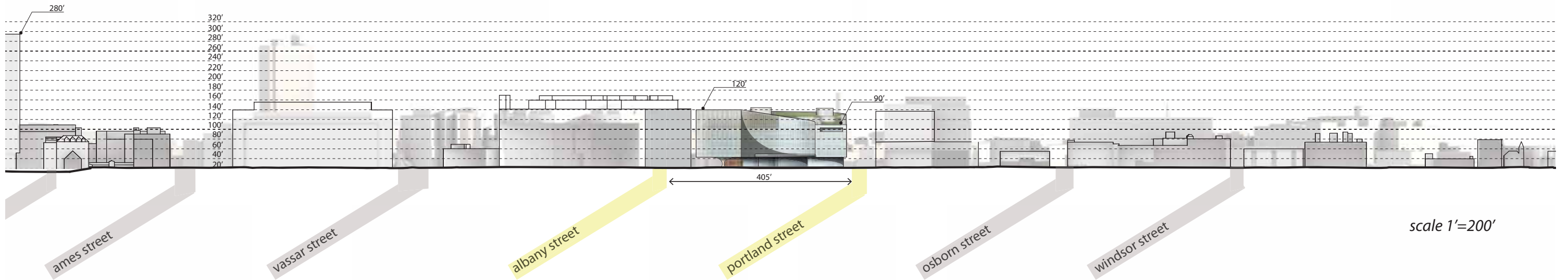
CIRCULATION
BUILDING SUPPORT / MECHANICAL
VERTICAL CIRCULATION
PARKING
CI



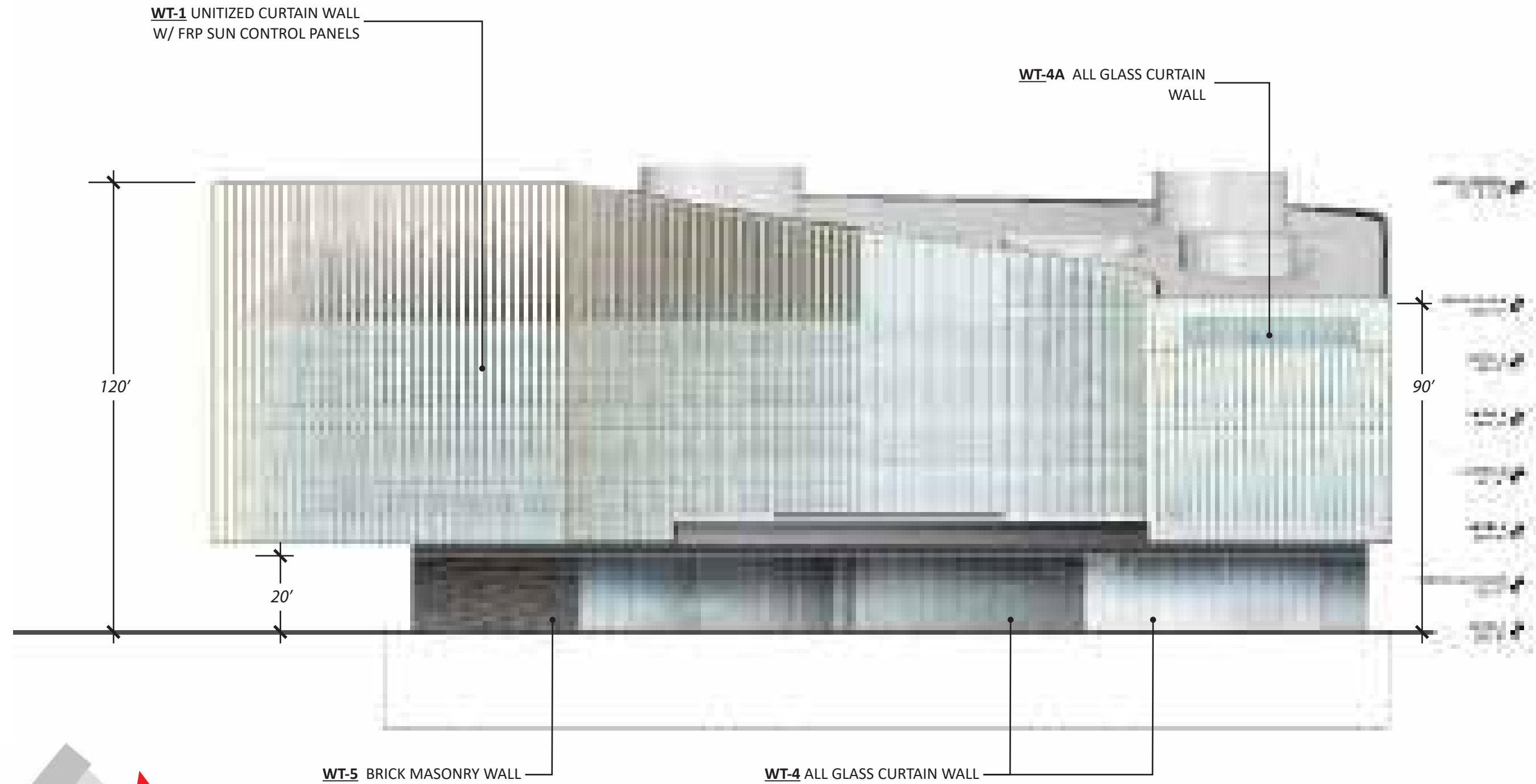
ATRIUM SECTION



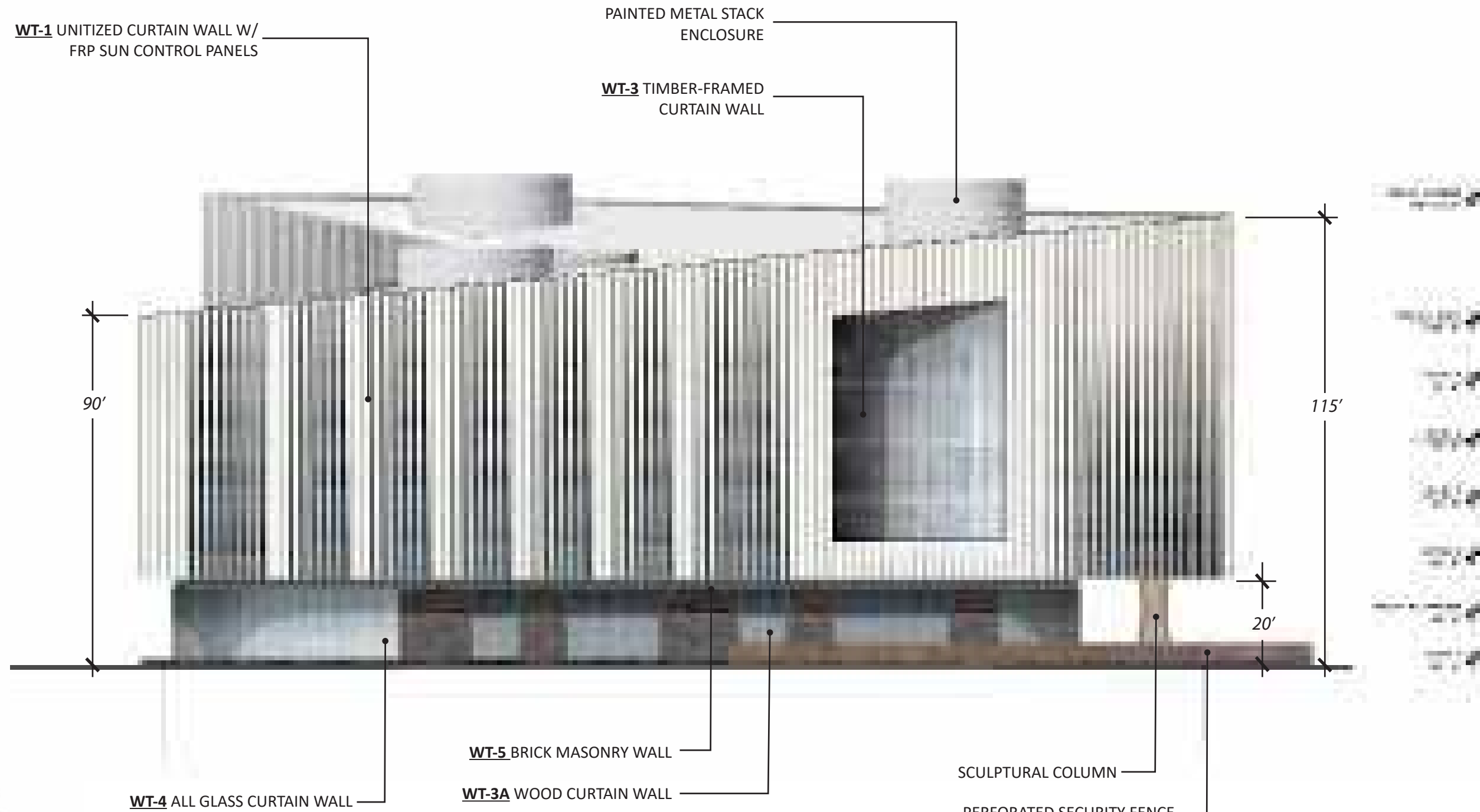
STREETWALL ELEVATION



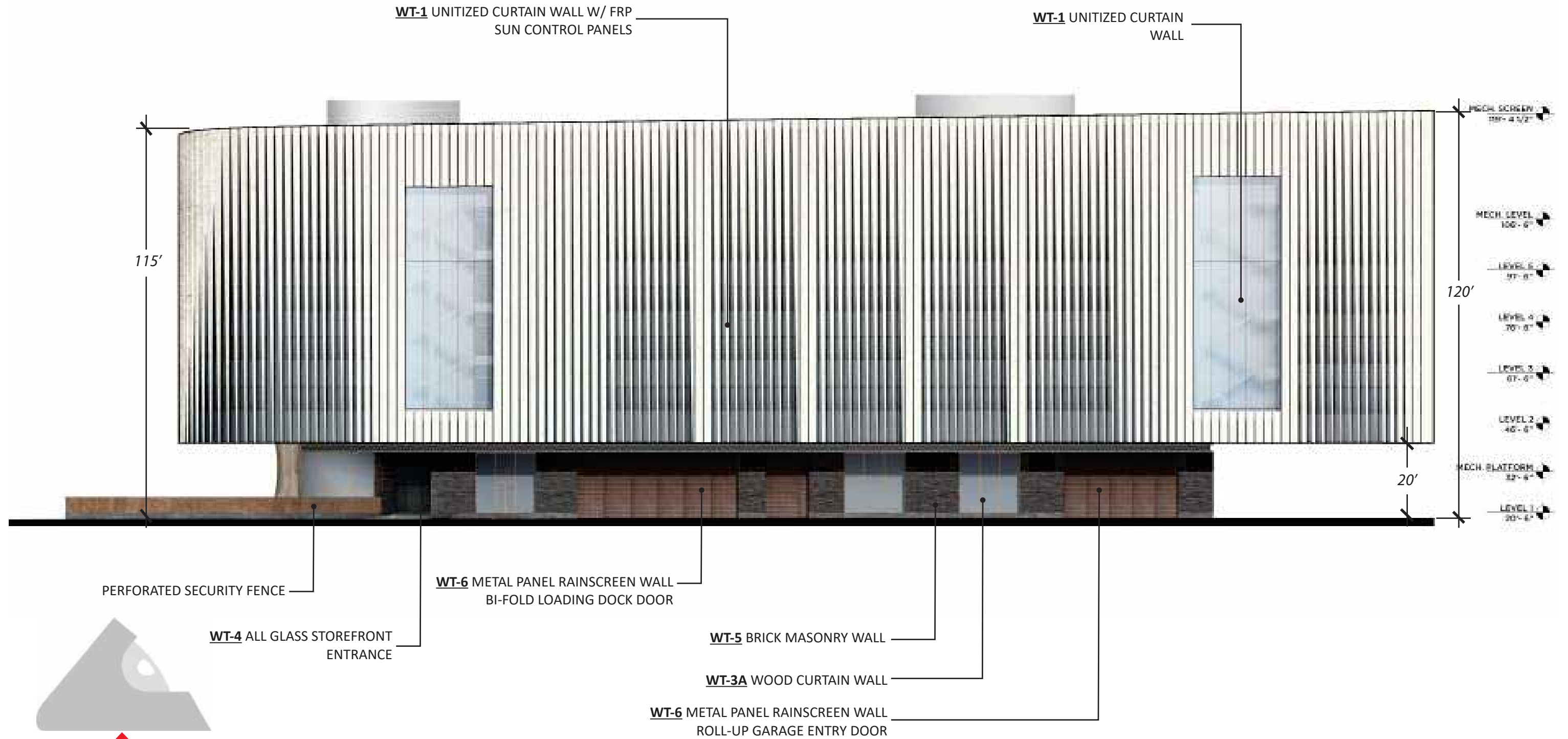
MAIN ST ELEVATION



PORTLAND ST ELEVATION

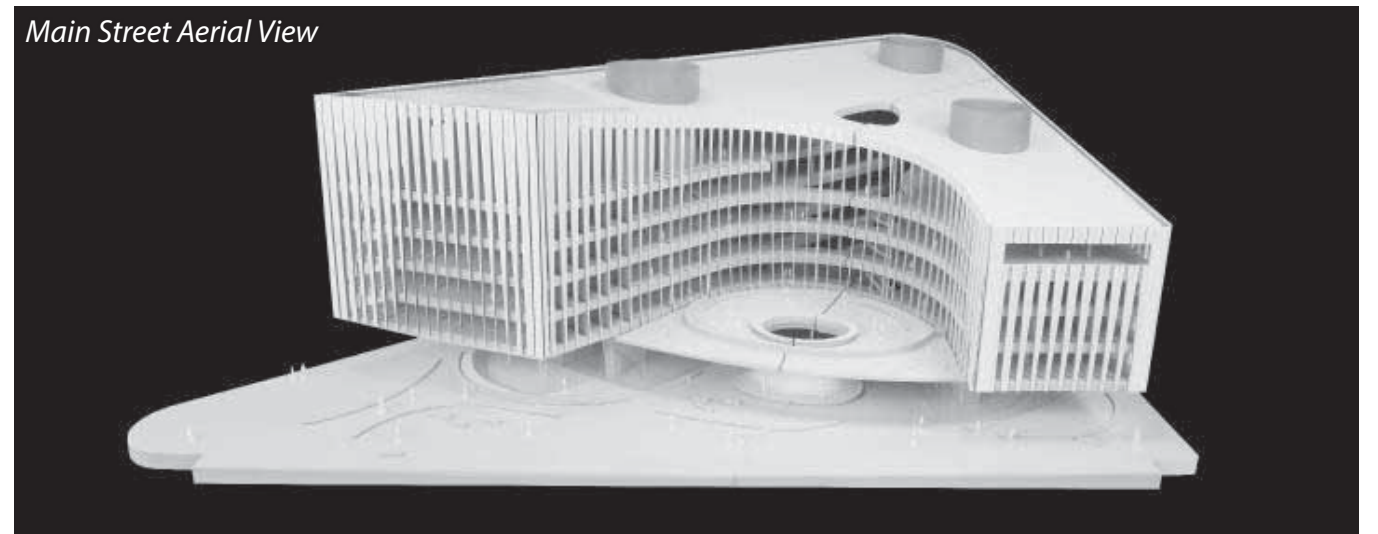


PORTLAND ST ELEVATION



CONCEPT MODEL

Main Street Aerial View



Portland Street View



Oblique View

DETAILED MAIN ST ELEVATION



FRP SUN CONTROL PANELS

BRICK MASONRY WALL

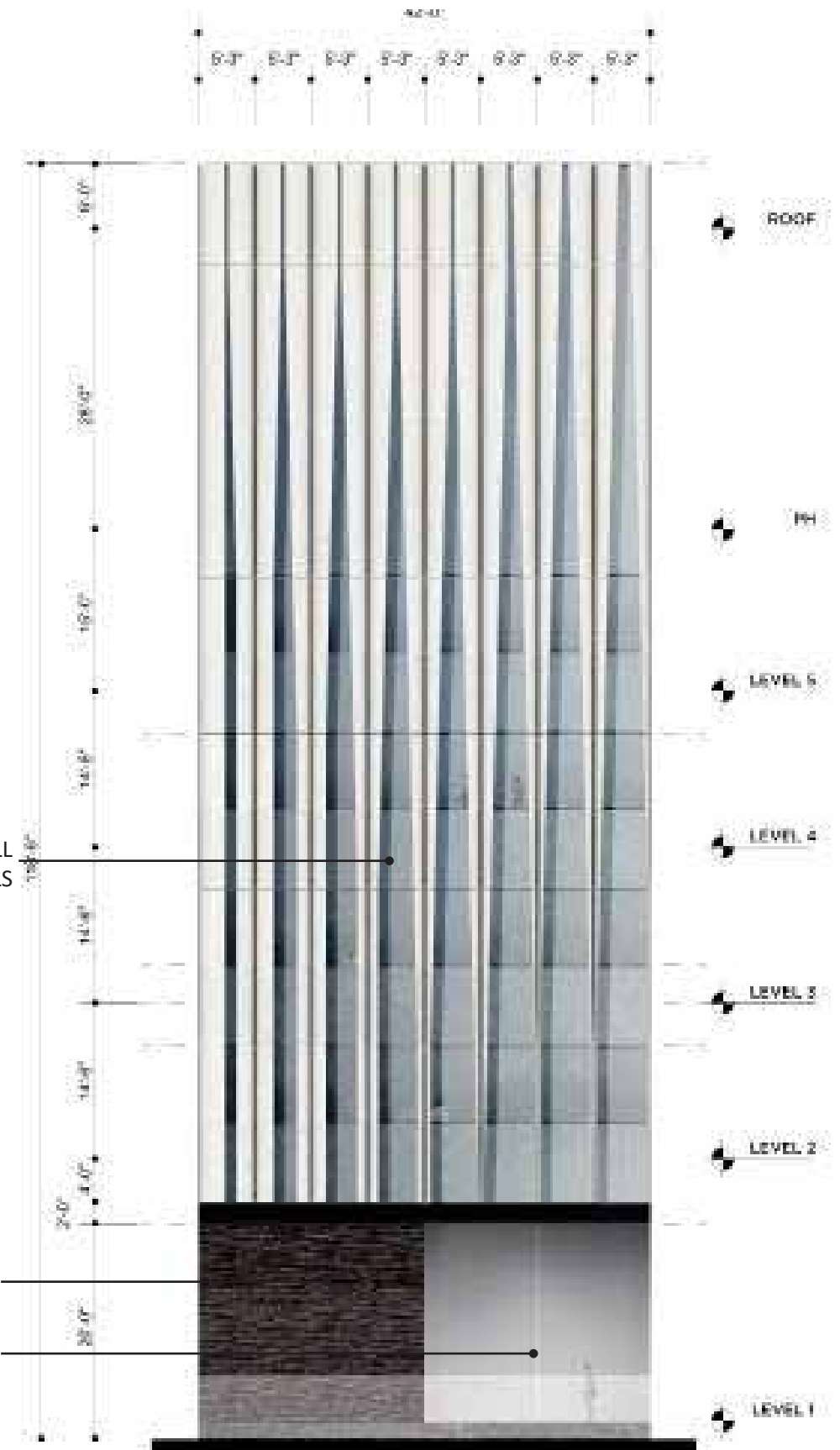
UNITIZED CURTAIN WALL

ALL GLASS CURTAIN WALL

WT-1 UNITIZED CURTAIN WALL
W/ FRP SUN CONTROL PANELS

WT-5 BRICK MASONRY WALL

WT-4 ALL GLASS CURTAIN WALL



DETAILED ATRIUM ELEVATION



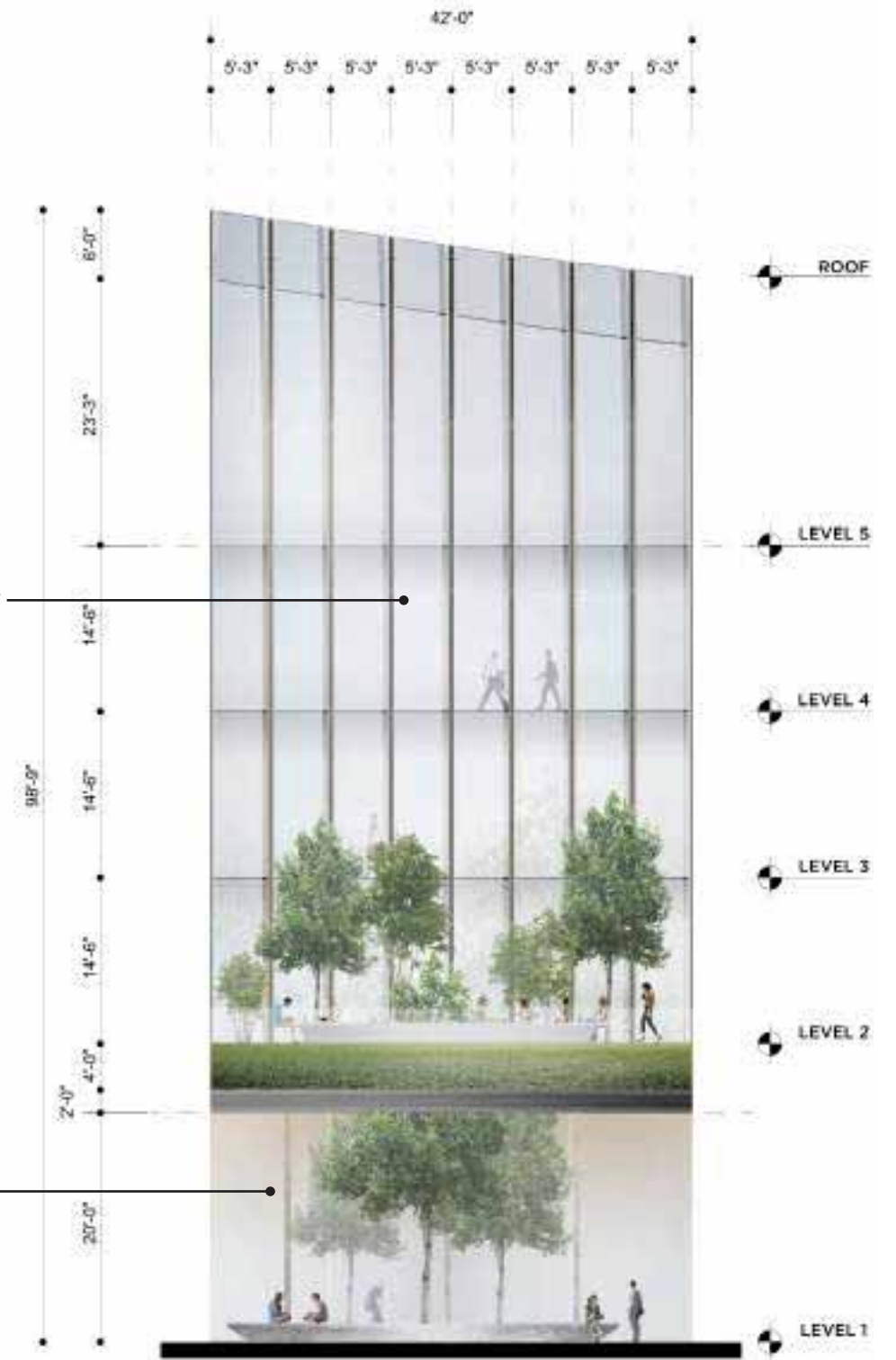
UNITIZED CURTAIN WALL W/
FRP SUN CONTROL PANELS

GLASS GUARDRAIL

METAL FASCIA

WT-1 UNITIZED CURTAIN WALL
W/ FRP SUN CONTROL PANELS

WT-4 ALL GLASS CURTAIN WALL



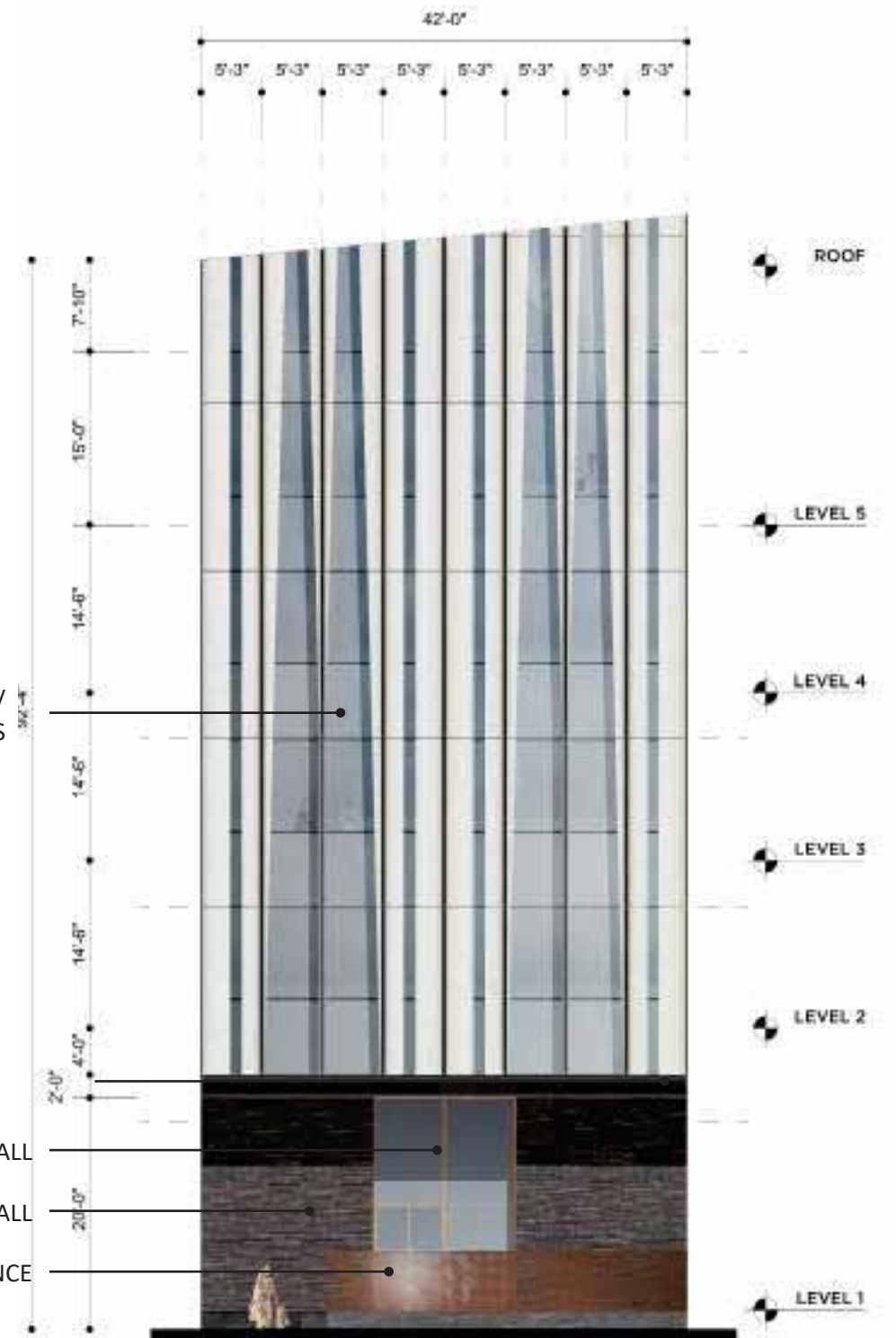
DETAILED PORTLAND ST ELEVATION



- UNITIZED CURTAIN WALL
- FRP SUN CONTROL PANELS
- WOOD CURTAIN WALL
- BRICK MASONRY WALL
- PERFORATED SECURITY FENCE

WT-1 UNITIZED CURTAIN WALL W/
FRP SUN CONTROL PANELS

- WT-3A** WOOD CURTAIN WALL
- WT-5** BRICK MASONRY WALL
- PERFORATED SECURITY)FENCE



DETAILED ALBANY ST ELEVATION



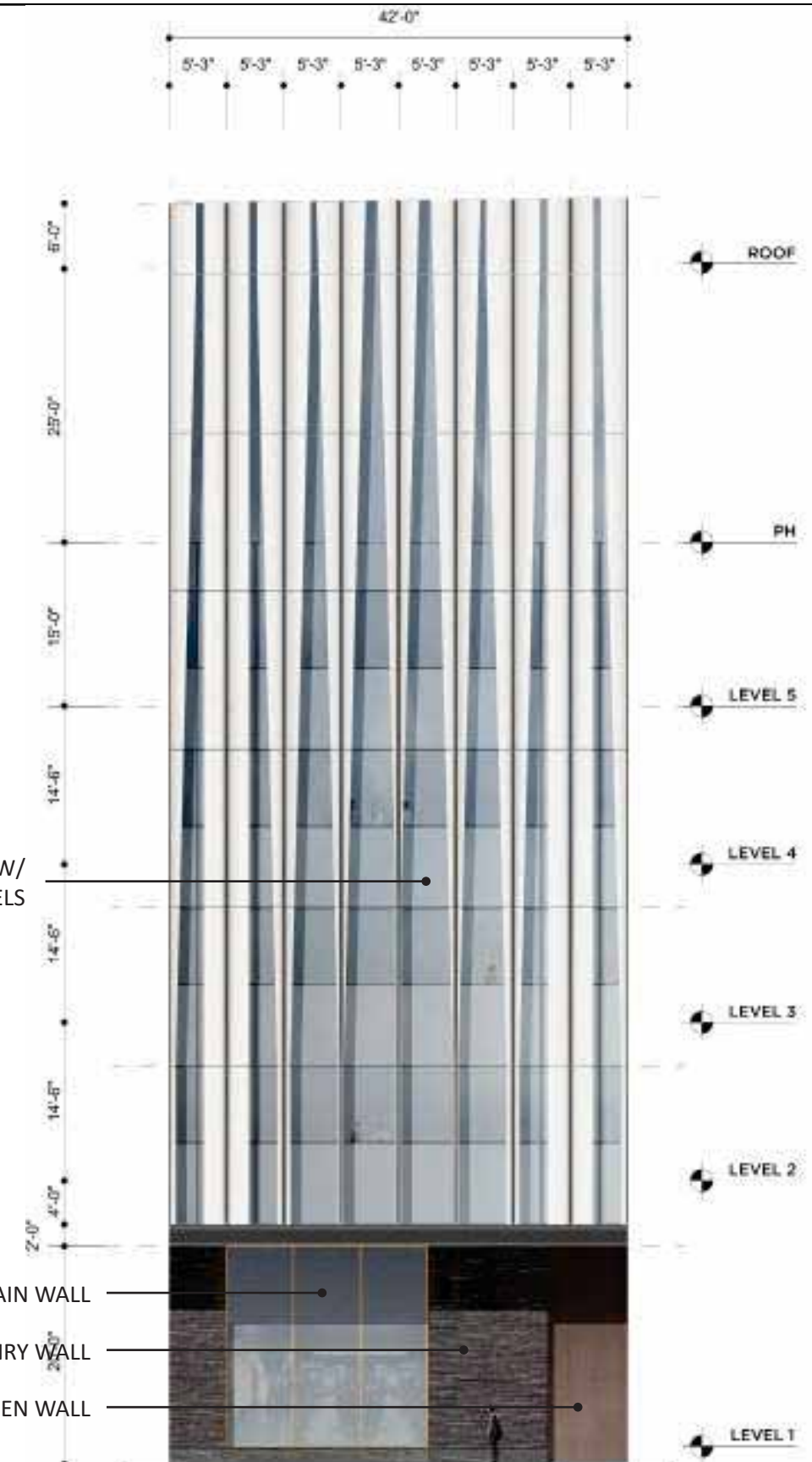
- WOOD CURTAIN WALL
- BRICK MASONRY WALL
- UNITIZED CURTAIN WALL
- FRP SUN CONTROL PANELS
- METAL RAINSCREEN WALL

WT-1 UNITIZED CURTAIN WALL W/
FRP SUN CONTROL PANELS

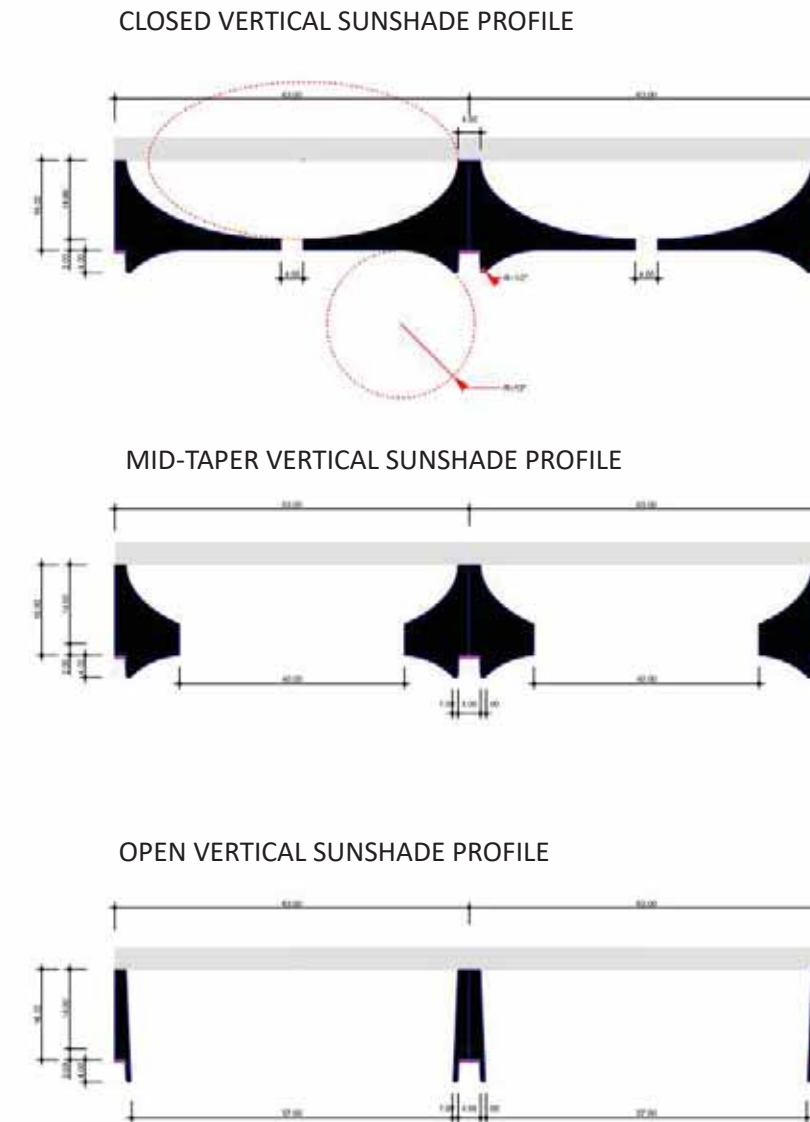
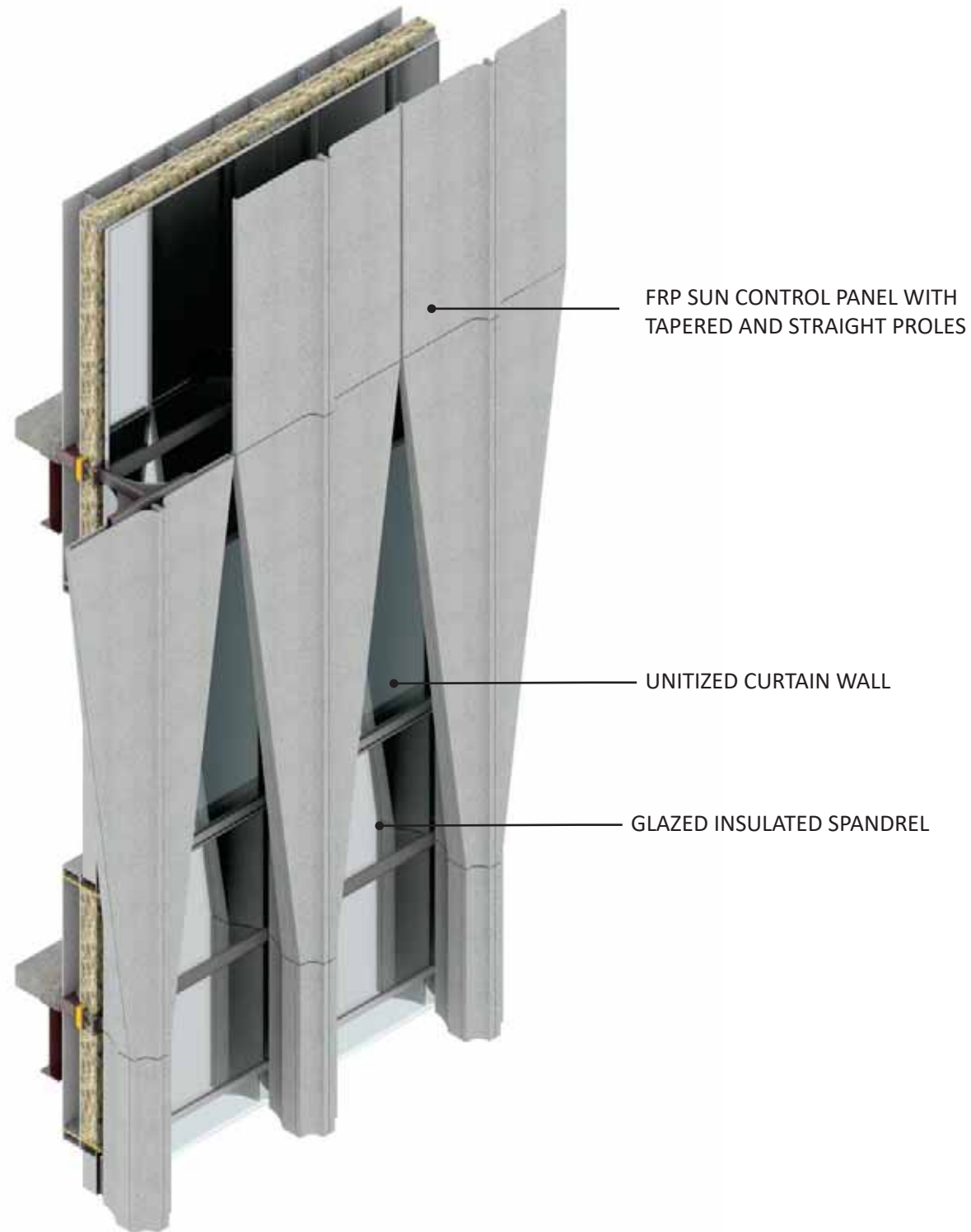
WT-3A WOOD CURTAIN WALL

WT-5 BRICK MASONRY WALL

WT-6 METAL RAINSCREEN WALL

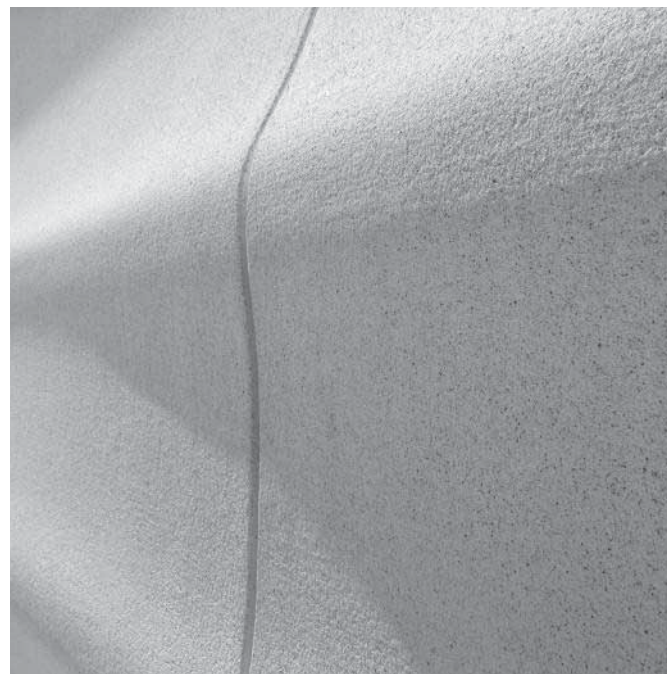


PROPOSED WALL ASSEMBLY

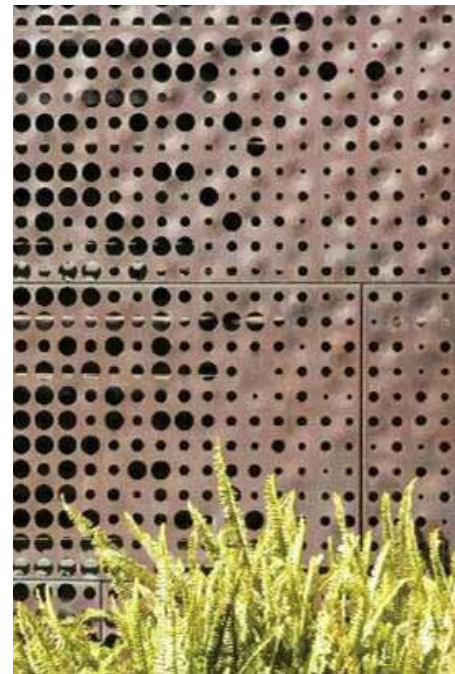


WT-1 UNITIZED CURTAIN WALL W/ FRP SUN CONTROL PANEL

PROPOSED MATERIALS



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



② COPPER ANODIZED ALUMINUM



③ TIMBER CURTAIN WALL



④ LONG FORMAT BRICK



⑤ ALL-GLASS STOREFRONT