

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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VOLUME TWO (PART A) - GRAPHIC MATERIALS

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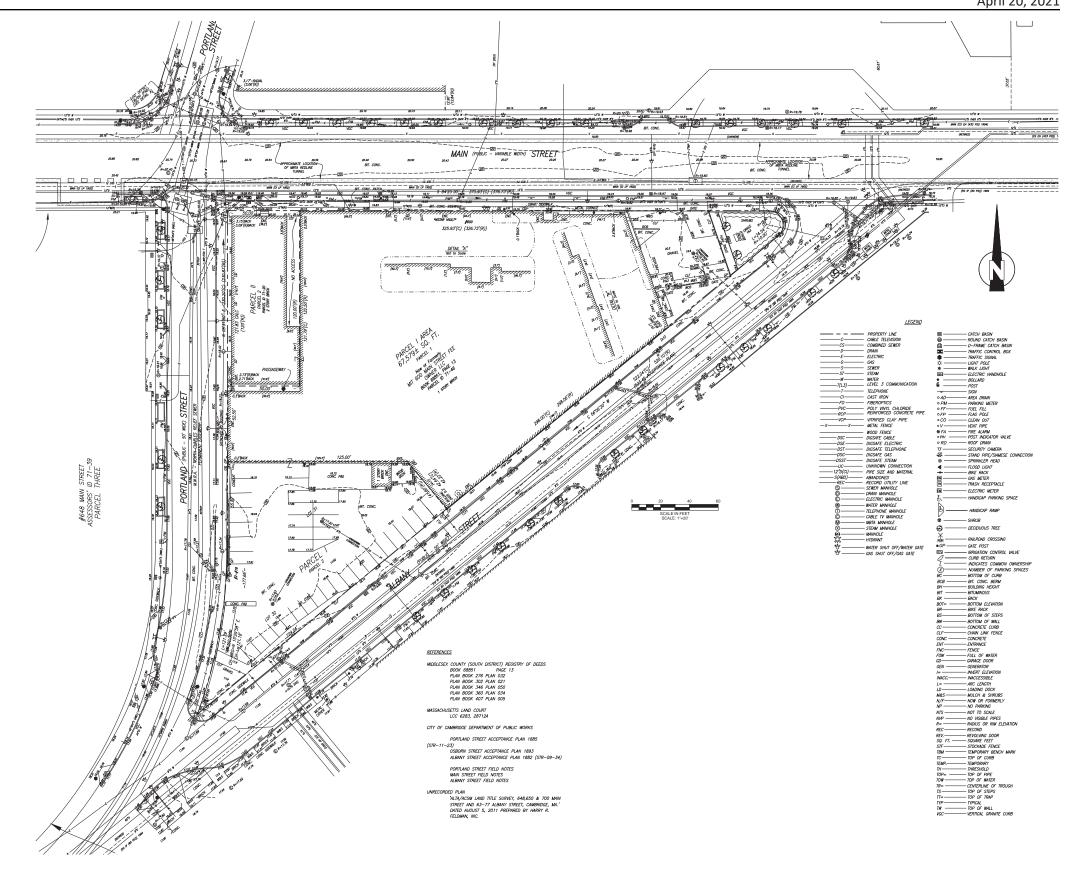
VOLUME THREE - TRANSPORTATION IMPACT STUDY



B-103

PROPOSED SEWER PLAN

EXISTING CONDITIONS PLAN



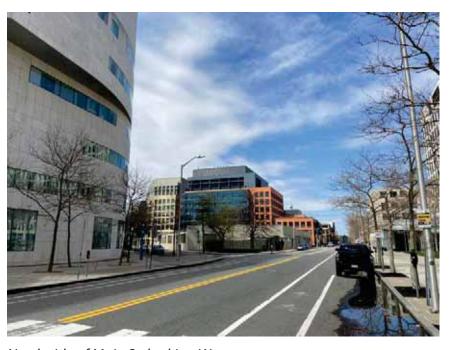
EXISTING CONDITIONS PHOTOGRAPHS



North side of Main St, looking West



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



North side of Main St, looking West



North Side of Main St, Looking South at 624 Main



North side of Main St, looking Southwest towards Albany St



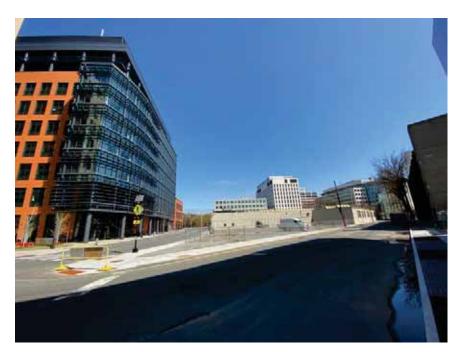
North side of Main St, Looking east across Portland St intersection



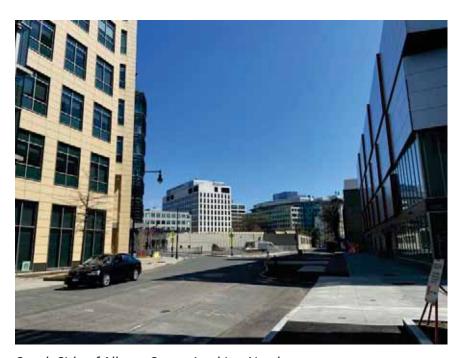
EXISTING CONDITIONS PHOTOGRAPHS



East side of Portland St, looking south towards Albany St



South Side of Albany St, Looking North



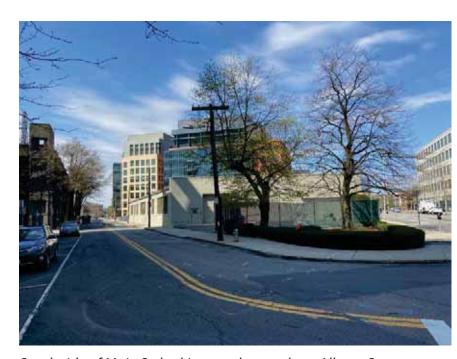
South Side of Albany Street, Looking Northeast



South Side of Albany Street, Looking West



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

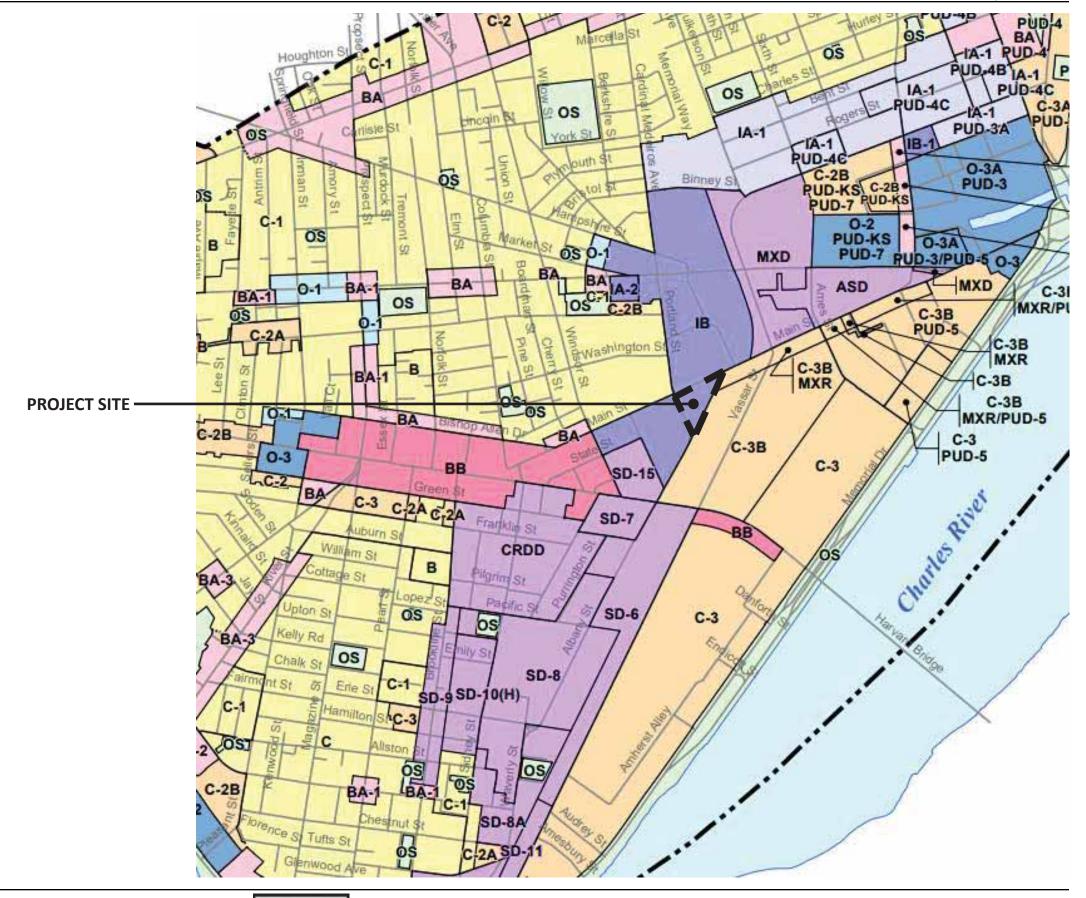


South side of Main St, looking southwest along Albany St

SITE CONTEXT PLAN



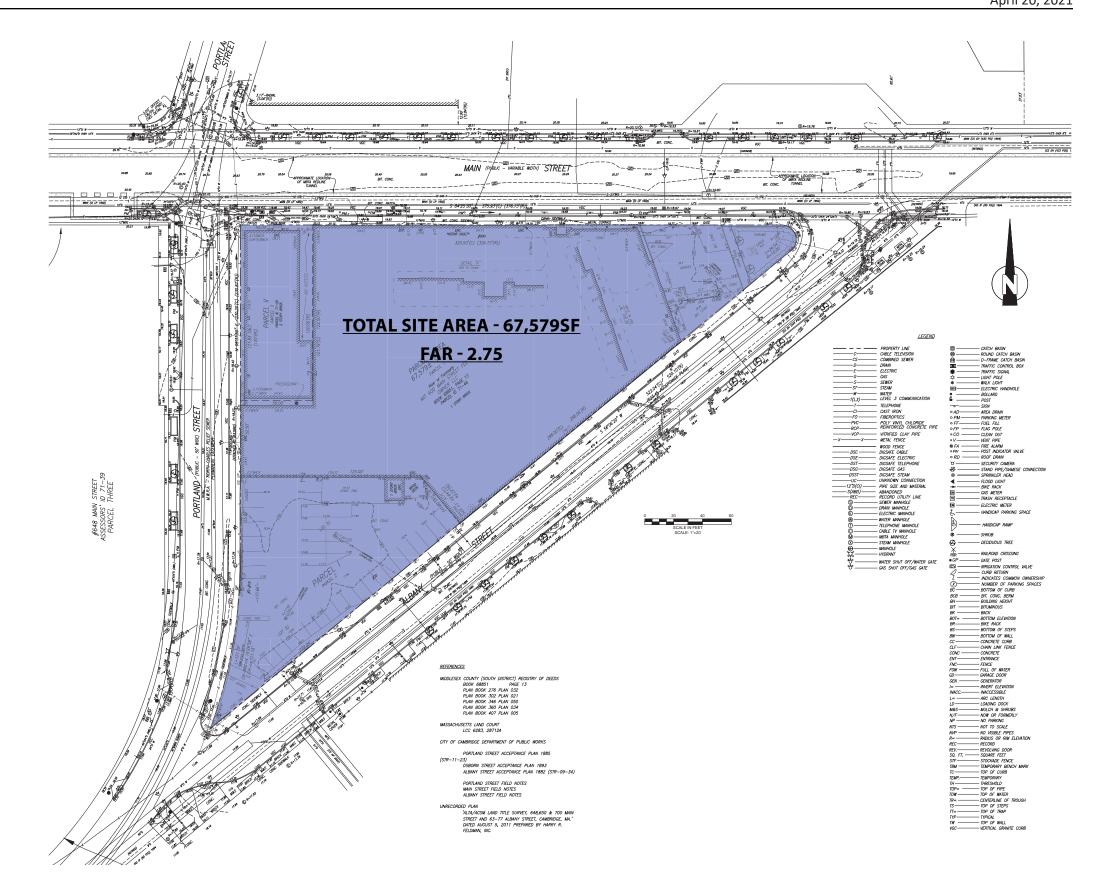
ZONING MAP



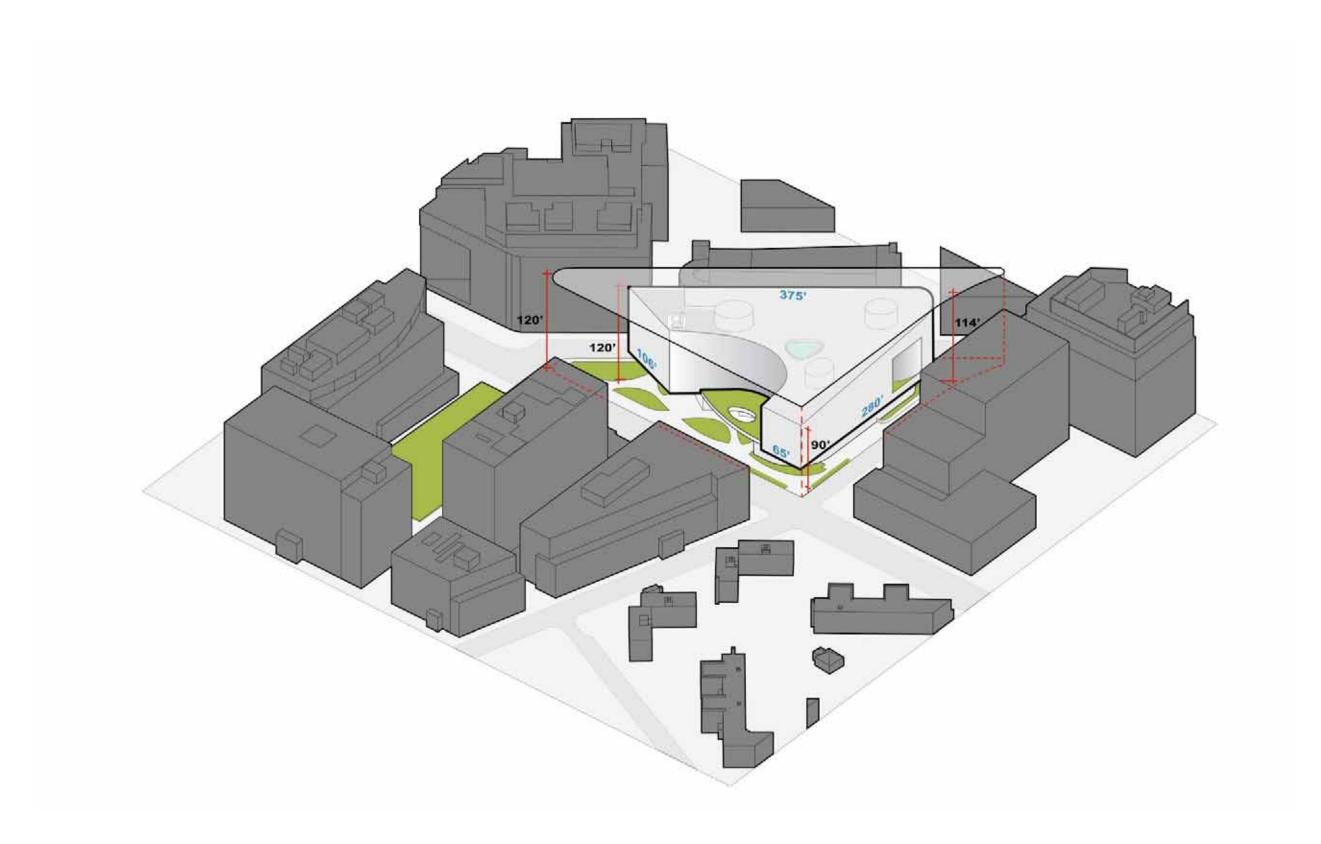
K2C2 STUDY AREA Kendall Square - Central Square Planning Study Study Area Cambridge, Massachusetts OS OS **PROJECT SITE -**C 2B PUD-46 O-2 PUD-KS O-3A PUD-3 Study Area Boundary Charles River

Map prepared by Brendan Monroe on May 3, 2011. CDD GIS C1Projects/Kendal/CentralStudy/KenCenZoning2 mxd

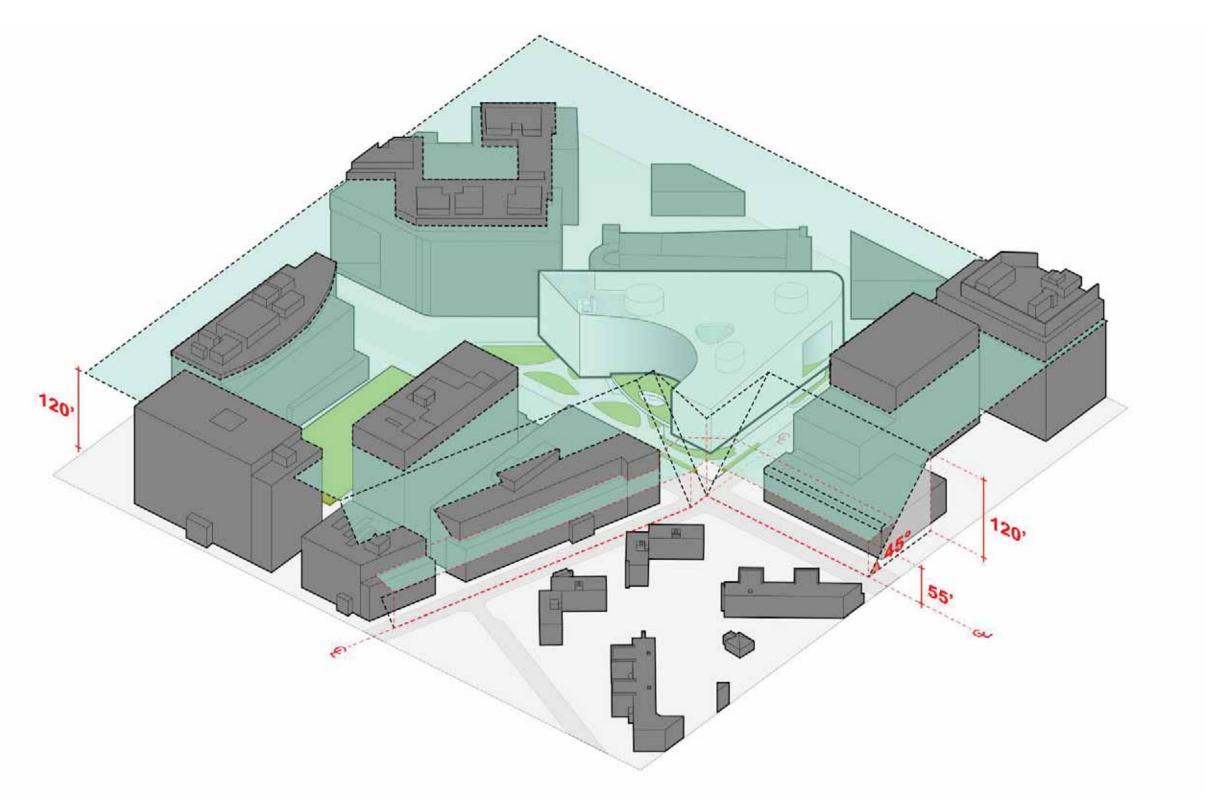
EXISTING SITE BOUNDARY



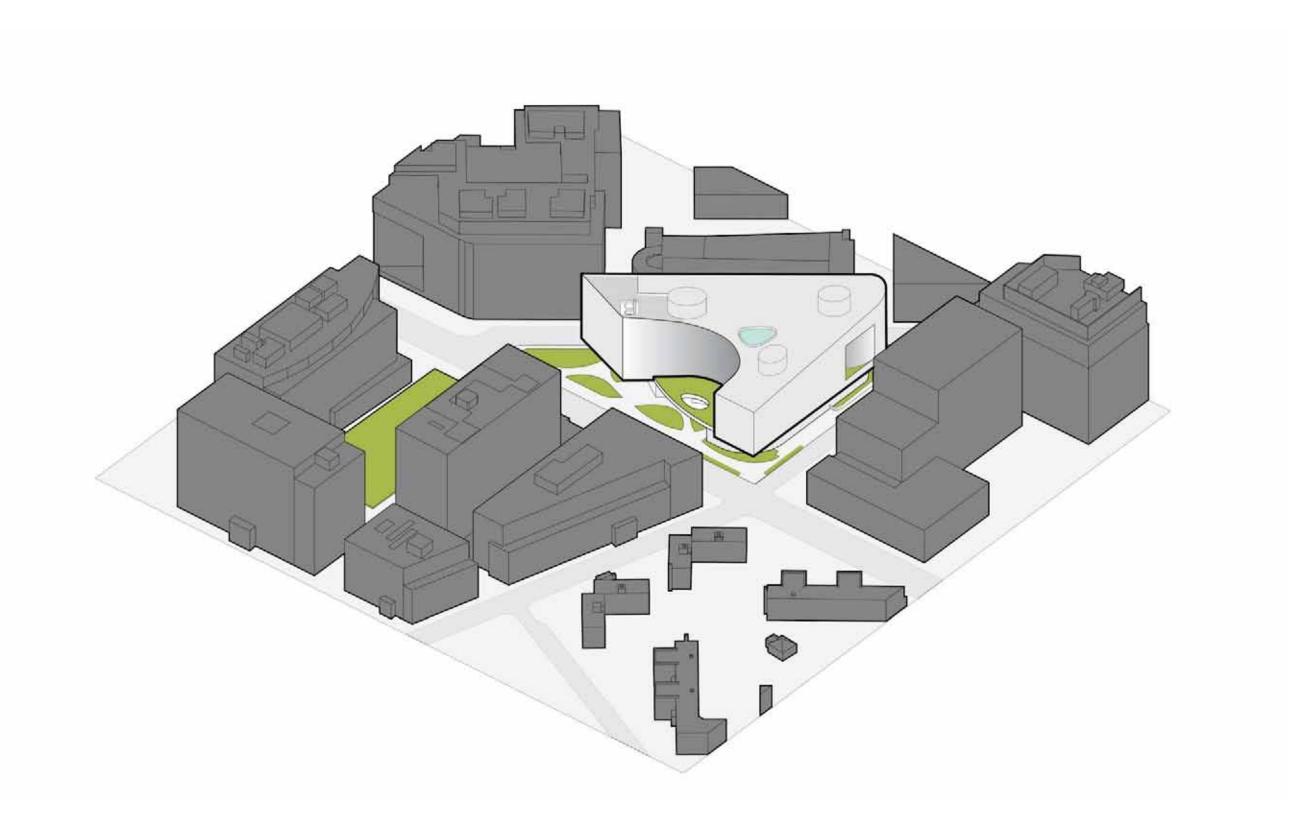
ZONING ANALYSIS - HEIGHT LIMITS



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



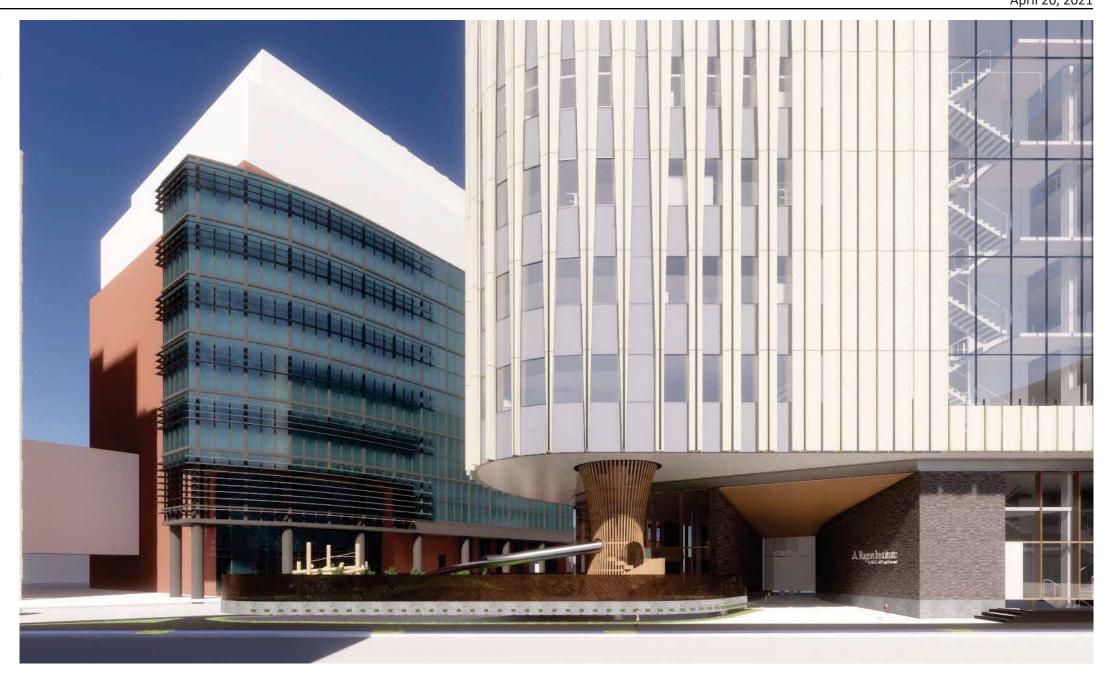
VIEW FROM ALBANY STREET LOOKING NORTHEAST (TREES REMOVED)



VIEW OF ALBANY ENTRANCE LOOKING NORTH



VIEW OF ALBANY ENTRANCE LOOKING NORTH (TREES REMOVED)



VIEW OF PARKING ENTRANCE LOOKING NORTH

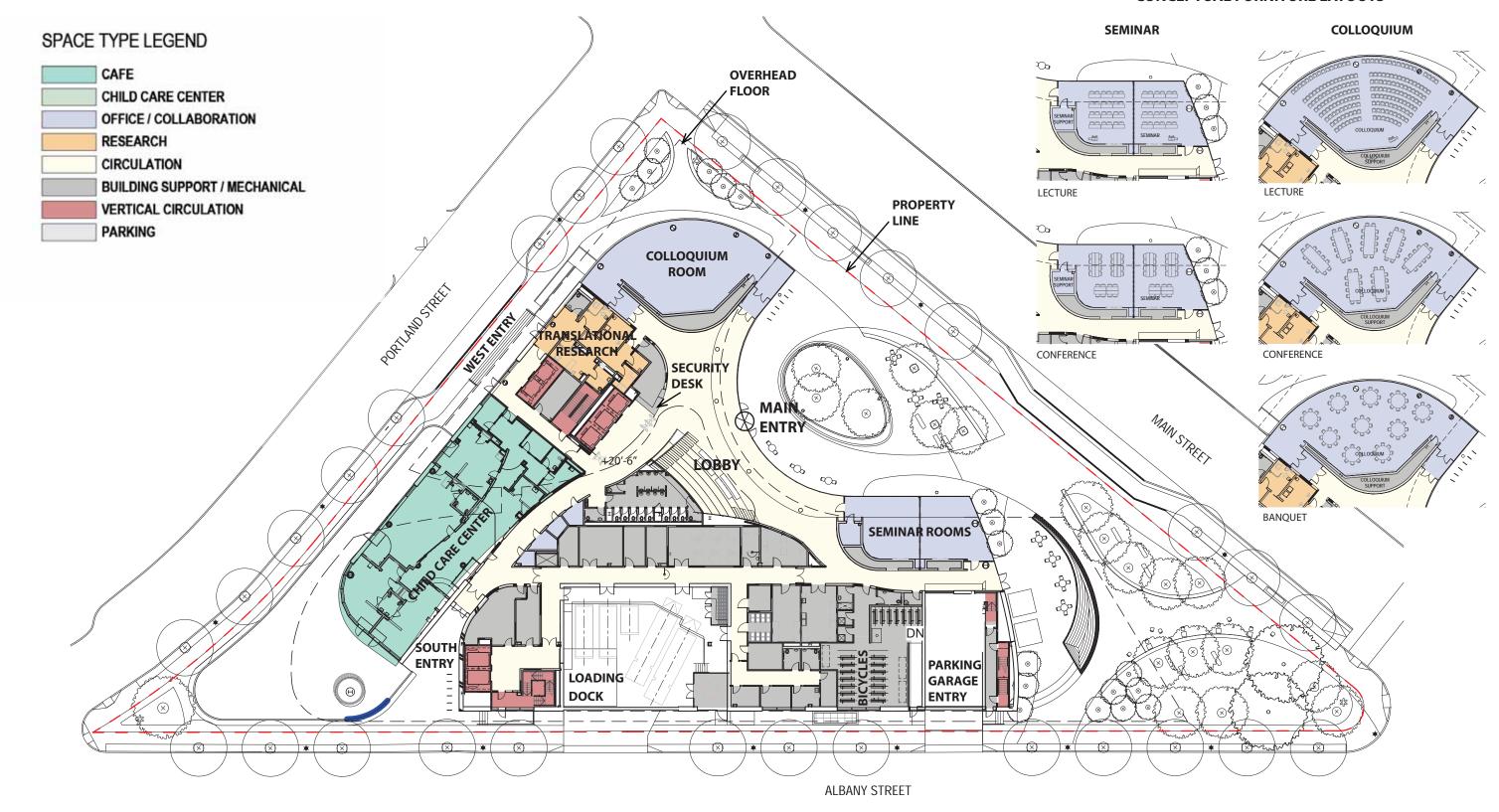


VIEW OF PARKING ENTRANCE LOOKING NORTH (TREES REMOVED)

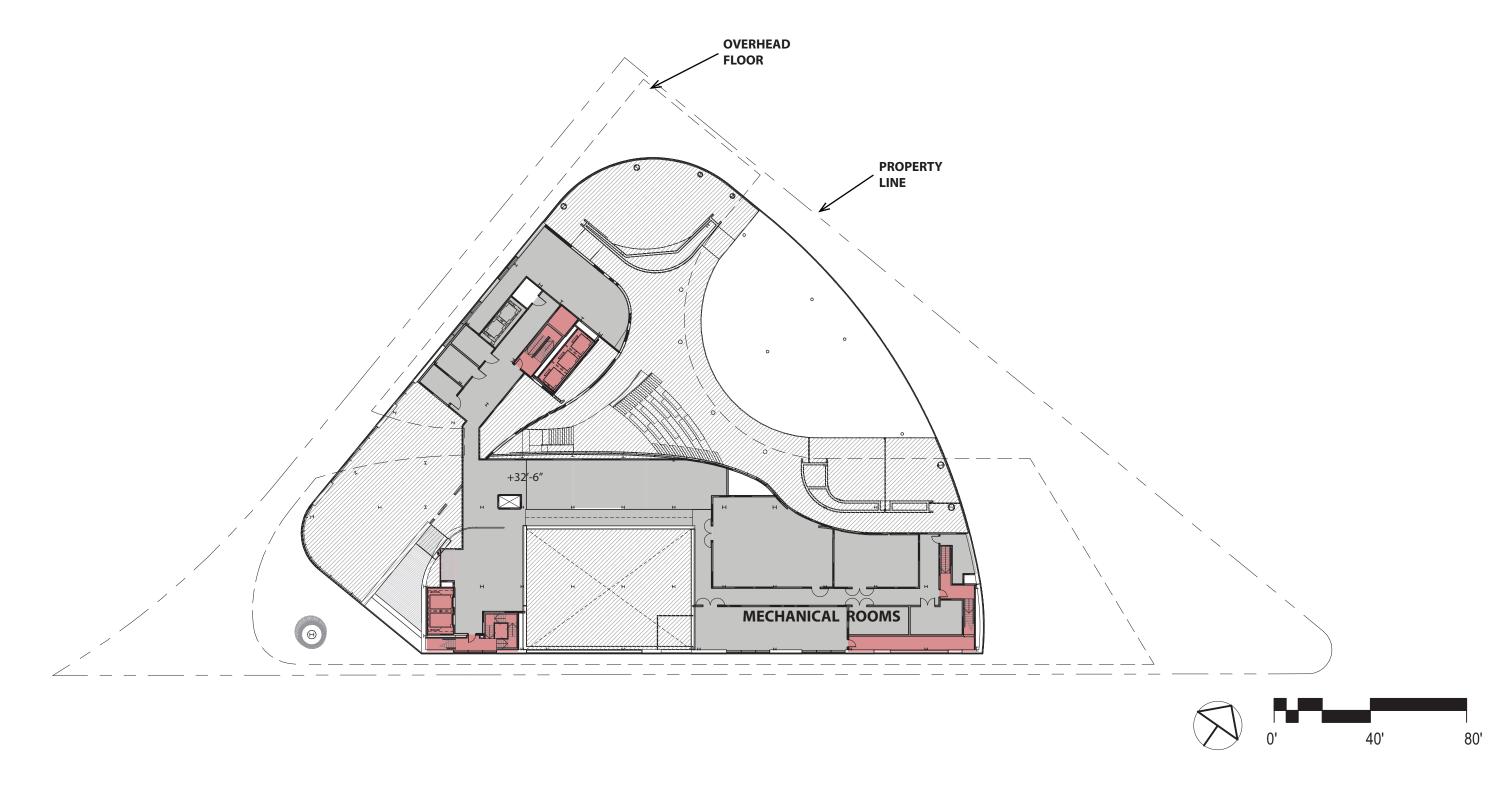


GROUND LEVEL PLAN

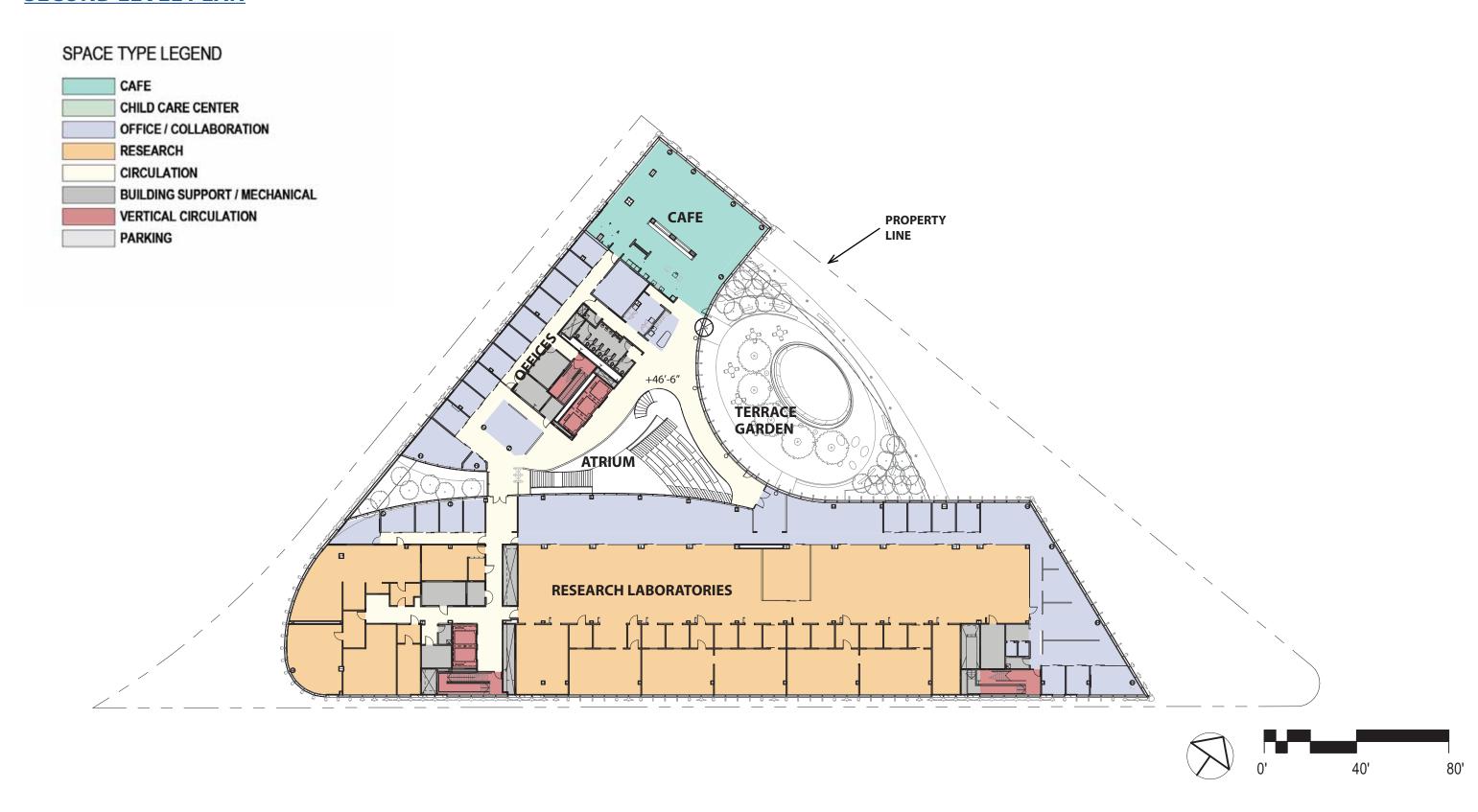
CONCEPTUAL FURNITURE LAYOUTS



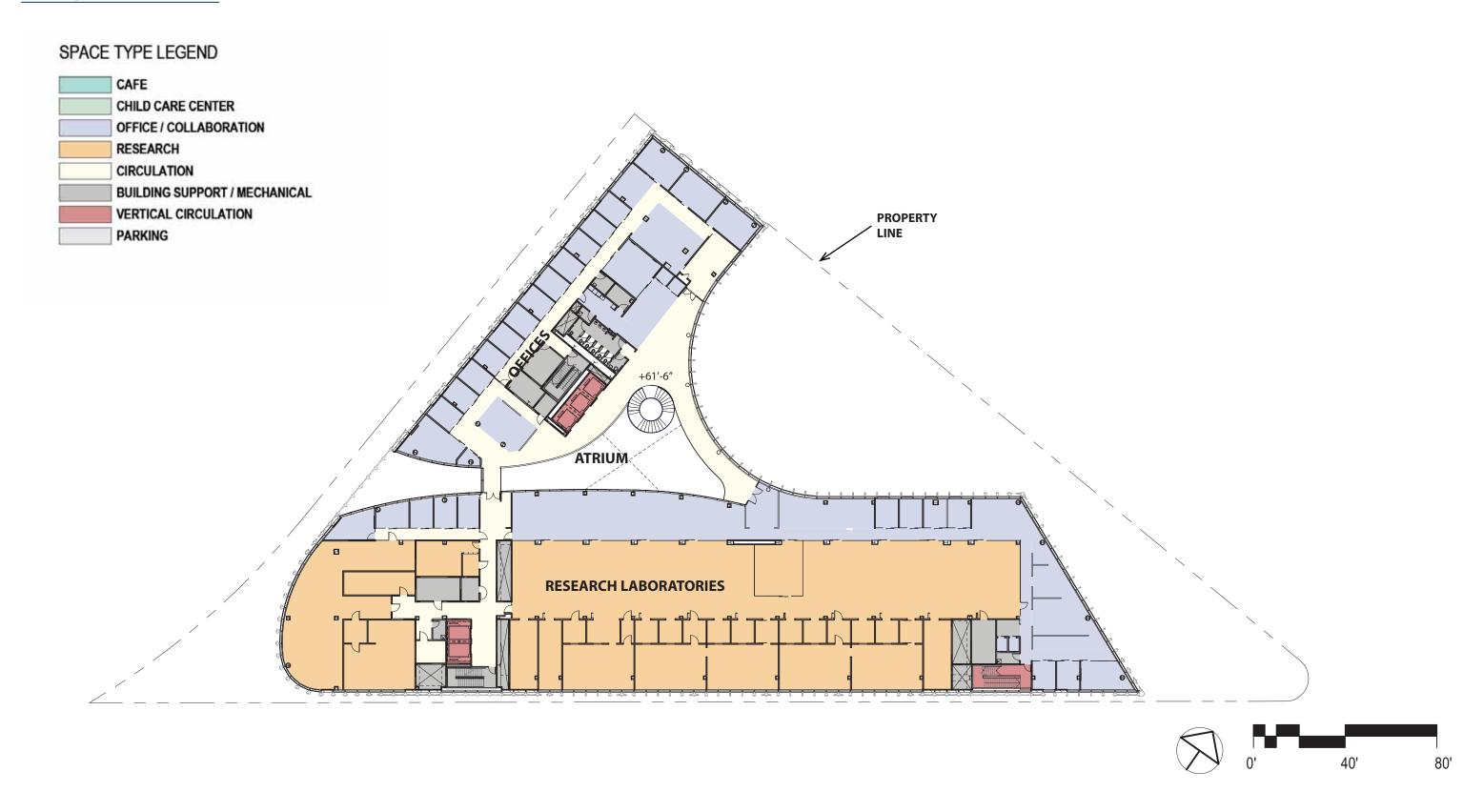
MECHANICAL PLATFORM PLAN



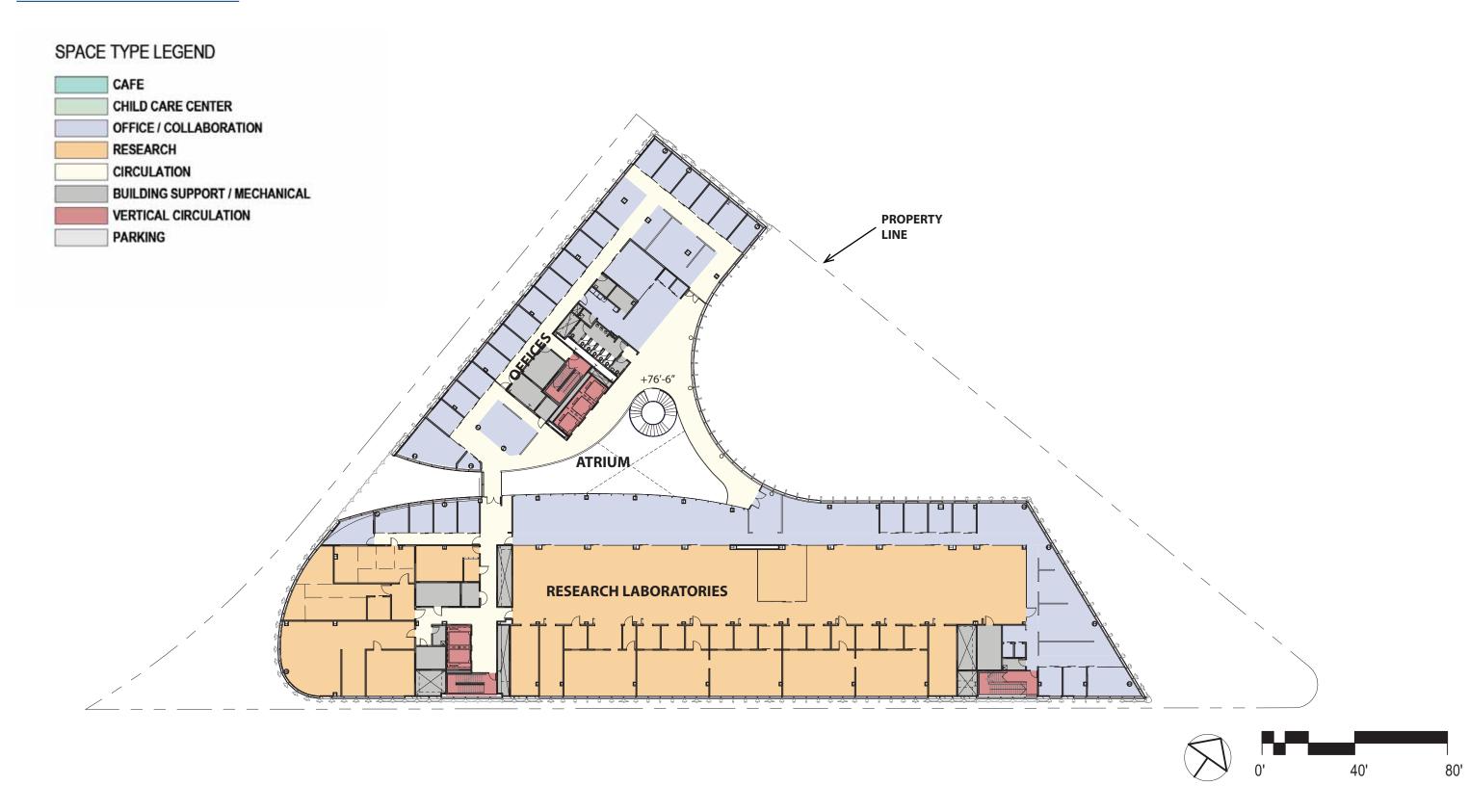
SECOND LEVEL PLAN



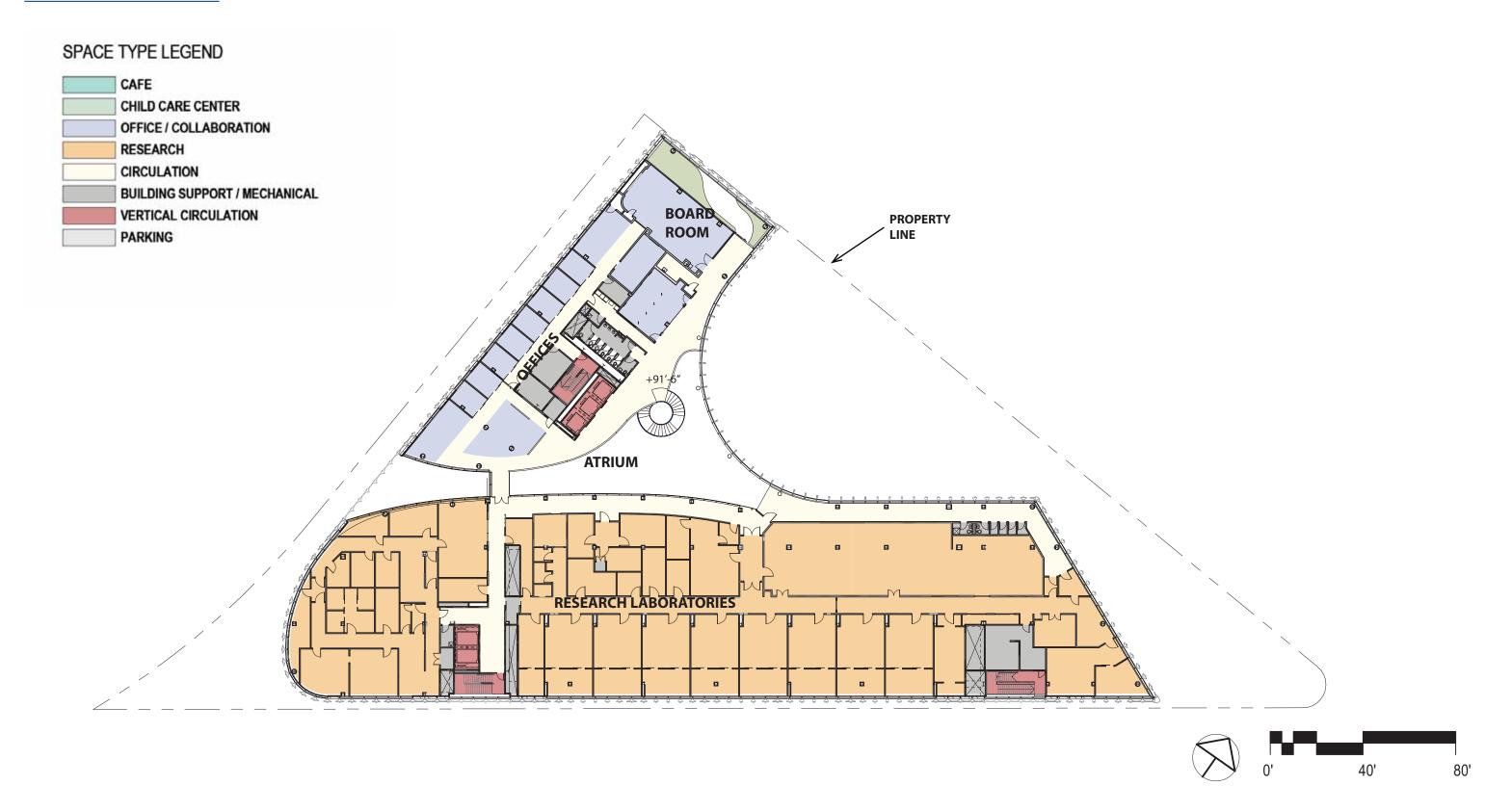
THIRD LEVEL PLAN



FOURTH LEVEL PLAN

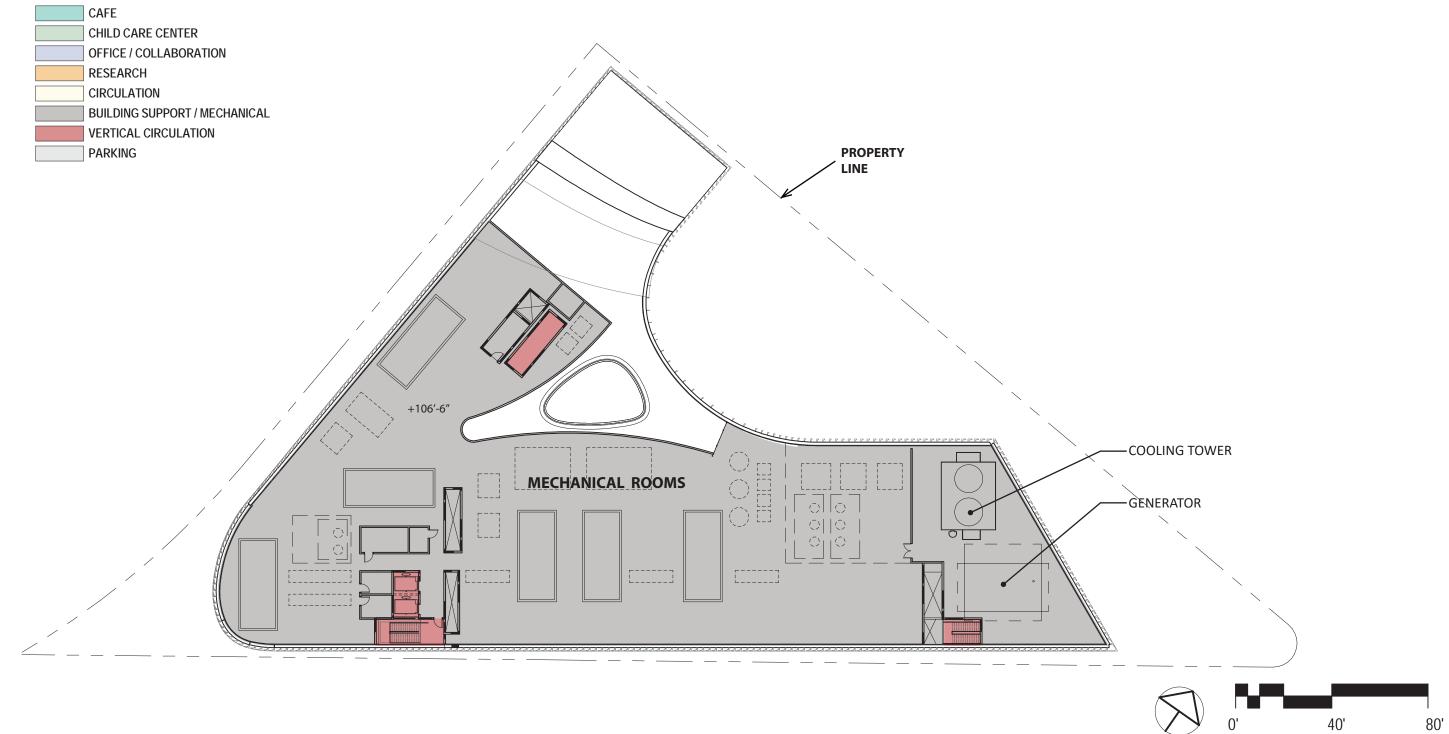


FIFTH LEVEL PLAN



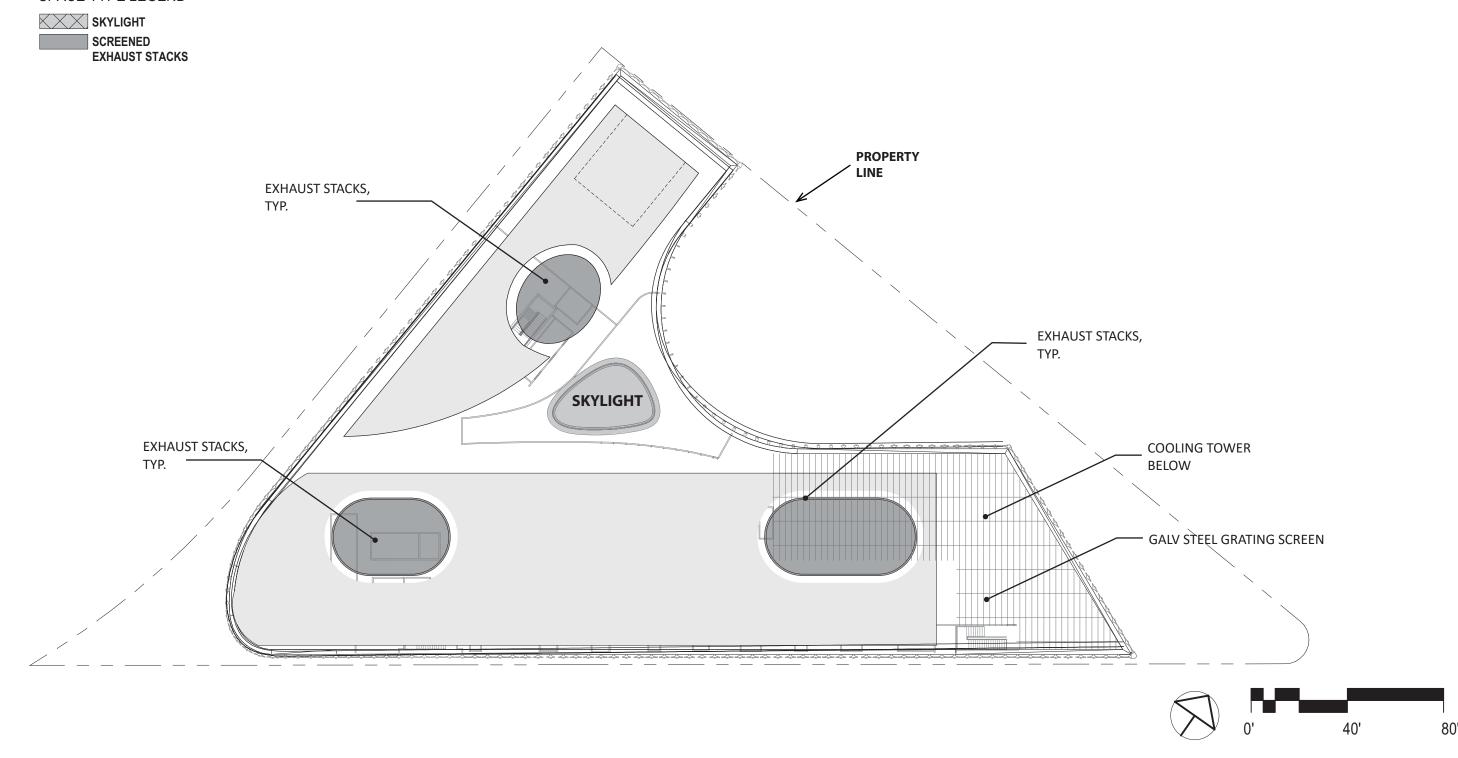
MECHANICAL LEVEL PLAN



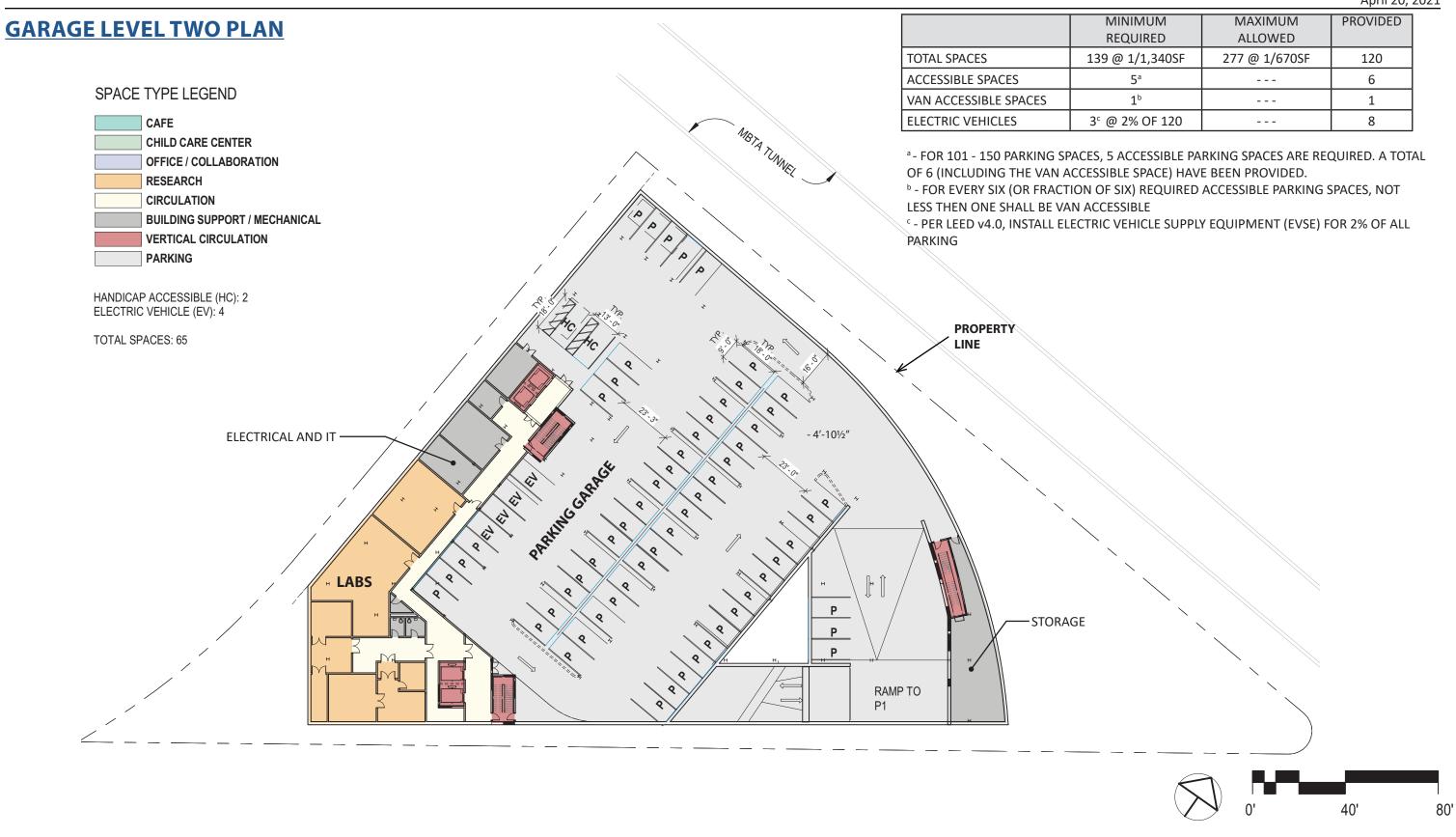


ROOF LEVEL PLAN



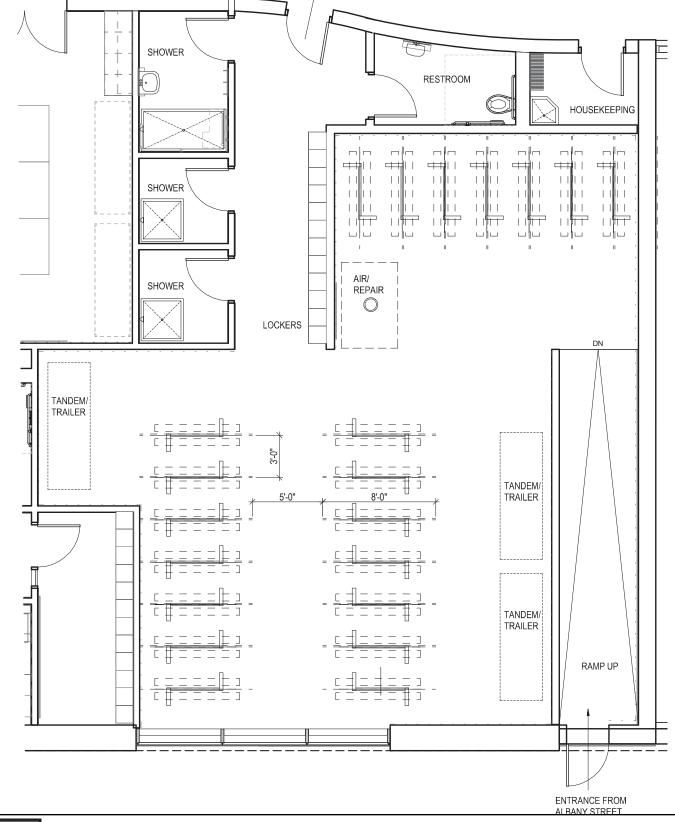


MINIMUM MAXIMUM PROVIDED **GARAGE LEVEL ONE PLAN** REQUIRED ALLOWED **TOTAL SPACES** 139 @ 1/1,340SF 277 @ 1/670SF 120 5^a ACCESSIBLE SPACES 6 SPACE TYPE LEGEND VAN ACCESSIBLE SPACES 1^b 1 CAFE **ELECTRIC VEHICLES** 3° @ 2% OF 120 8 **CHILD CARE CENTER** ^a- FOR 101 - 150 PARKING SPACES, 5 ACCESSIBLE PARKING SPACES ARE REQUIRED. A TOTAL OFFICE / COLLABORATION OF 6 (INCLUDING THE VAN ACCESSIBLE SPACE) HAVE BEEN PROVIDED. RESEARCH ^b - FOR EVERY SIX (OR FRACTION OF SIX) REQUIRED ACCESSIBLE PARKING SPACES, NOT **CIRCULATION** LESS THEN ONE SHALL BE VAN ACCESSIBLE RAIN WATER REUSE TANKS **BUILDING SUPPORT / MECHANICAL** °-PER LEED v4.0, INSTALL ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) FOR 2% OF ALL **VERTICAL CIRCULATION** PARKING DOMESTIC WATER **PARKING ENTRANCE** VAN ACCESSIBLE (VA): 1 HANDICAP ACCESSIBLE (HC): 3 ELECTRIC VEHICLE (EV): 4 **PROPERTY** LINE **TOTAL SPACES: 55 ELECTRICAL AND IT** STORAGE OPEN TO SPACE **B**ELOW RAMP TO RAMP FROM P2 ALBANY STREET 80'



BICYCLE PARKING PLAN

	ZONING	REQUIRED	PROVIDED		
	CATEGORY	SPACES	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		

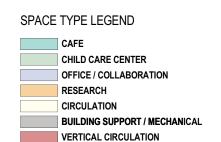


ENTRANCE INTO BUILDING

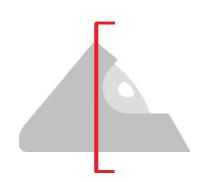




BUILDING SECTIONS



PARKING





BUILDING SUPPORT / MECHANICAL VERTICAL CIRCULATION PARKING

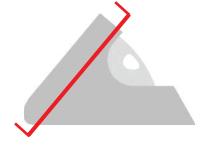
OFFICE / COLLABORATION

VERTICAL CIRCULATION

RESEARCH

CI





32

April 20, 2021

BEFFEAR COLLABORATION

BEFFEAR COLLABORATION

RESELUACION

BINES NO TONO

BINES NO TONO

BEFFEAR SUPPLIE TO TONO

BEFFEAR

BUILDING SECTIONS

SPACE TYPE LEGEND

CHILD CARE CENTER
OFFICE / COLLABORATION

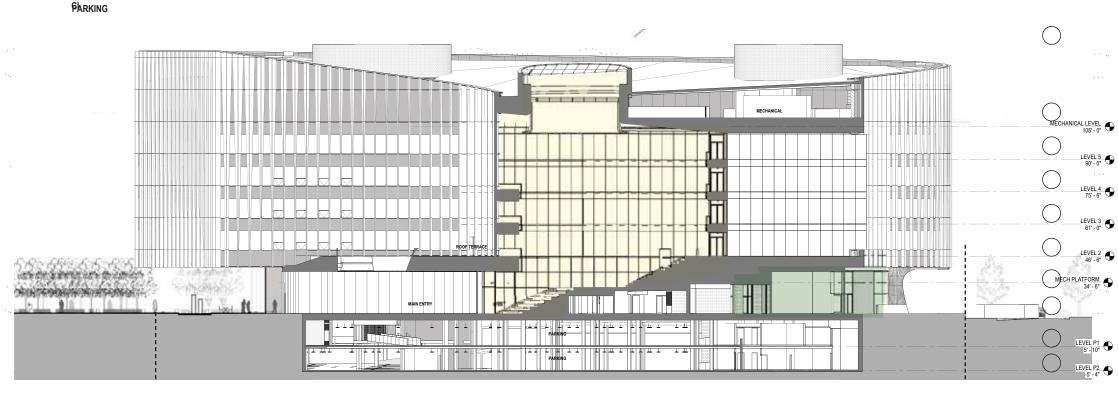
RESEARCH CIRCULATION

BUILDING SUPPORT / MECHANICAL

VERTICAL CIRCULATION

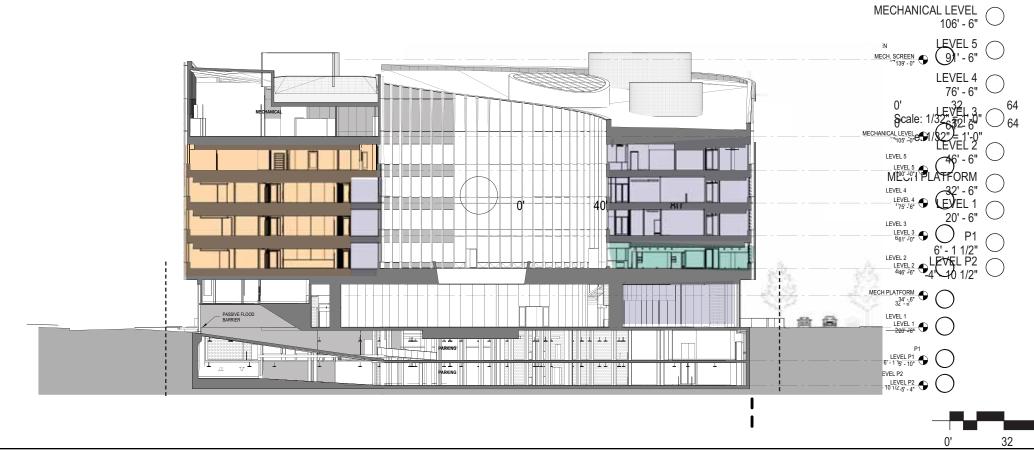
PARKING

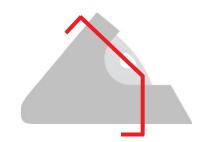




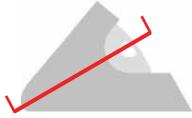
CIRCULATION | BUILDING SUPPORT / MECHANICAL VERTICAL CIRCULATION PARKING

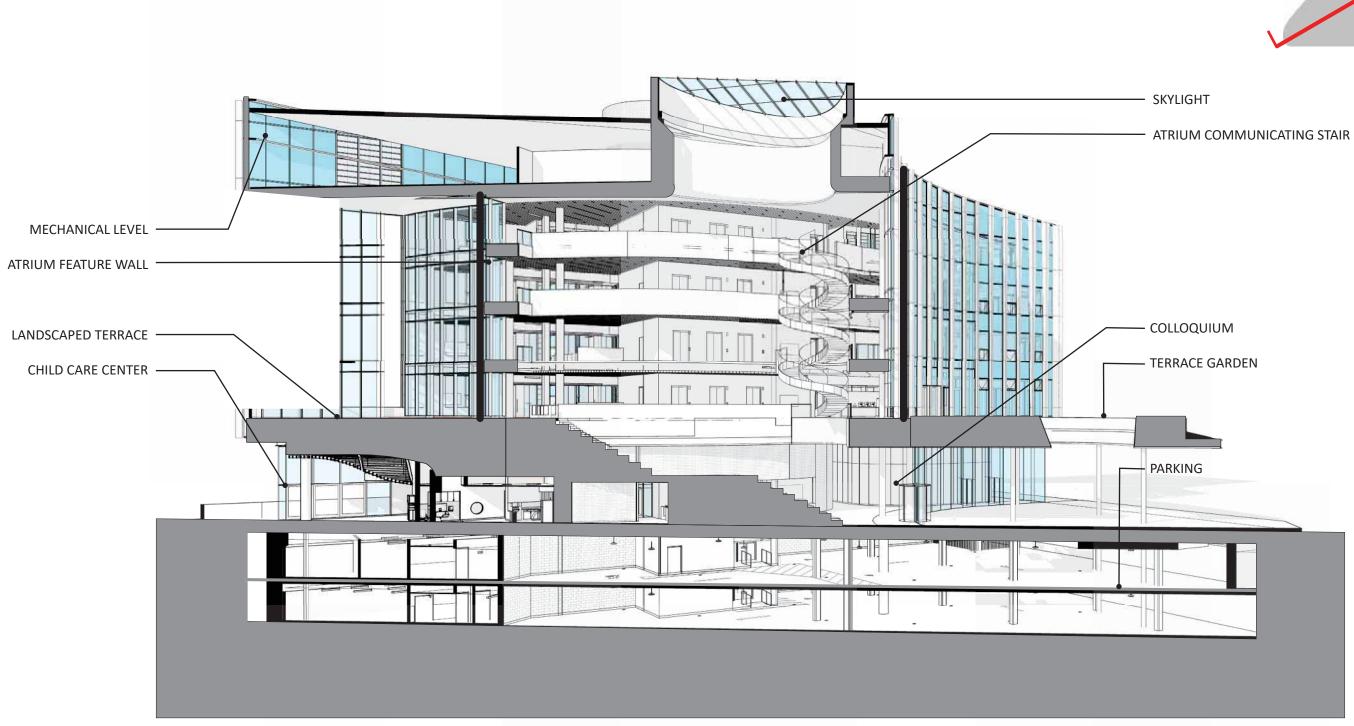
CI



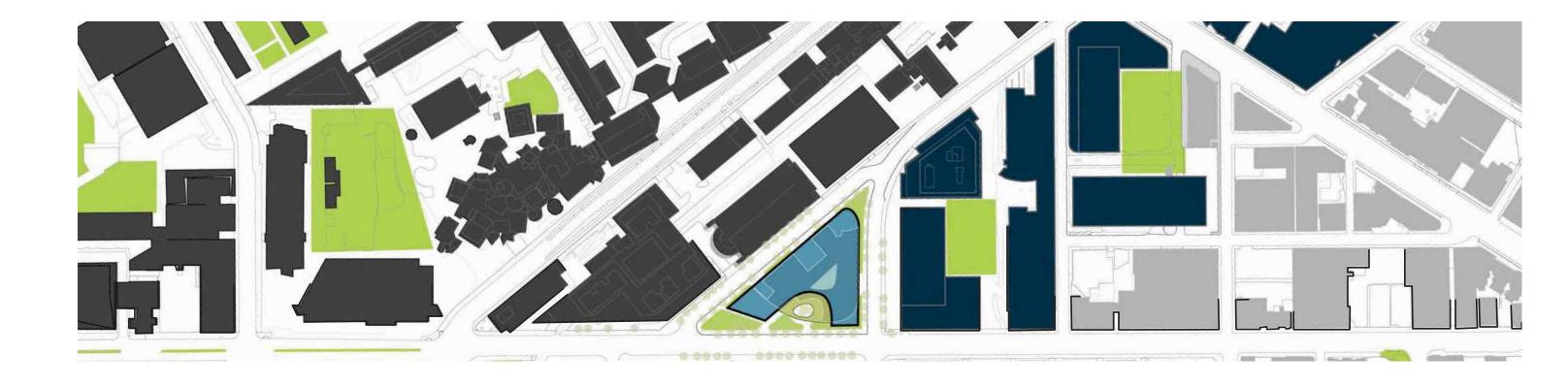


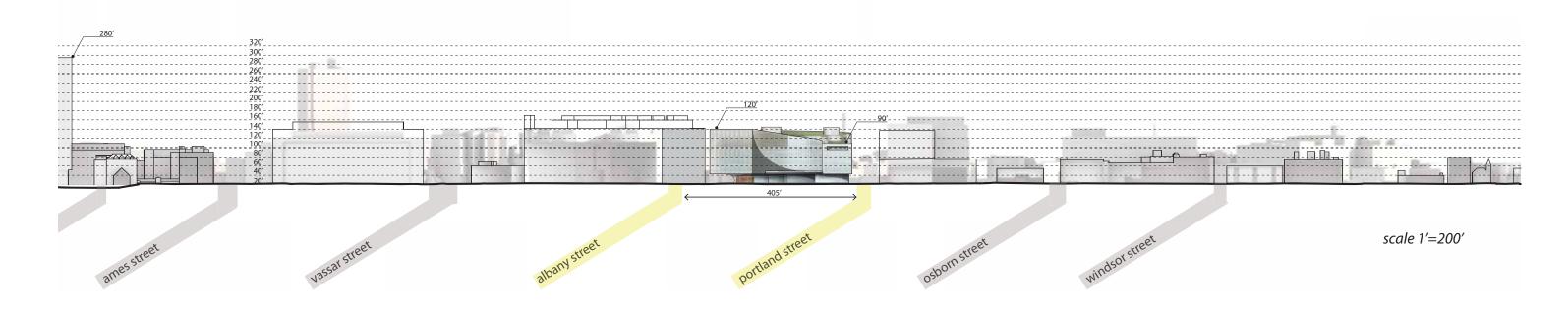
ATRIUM SECTION



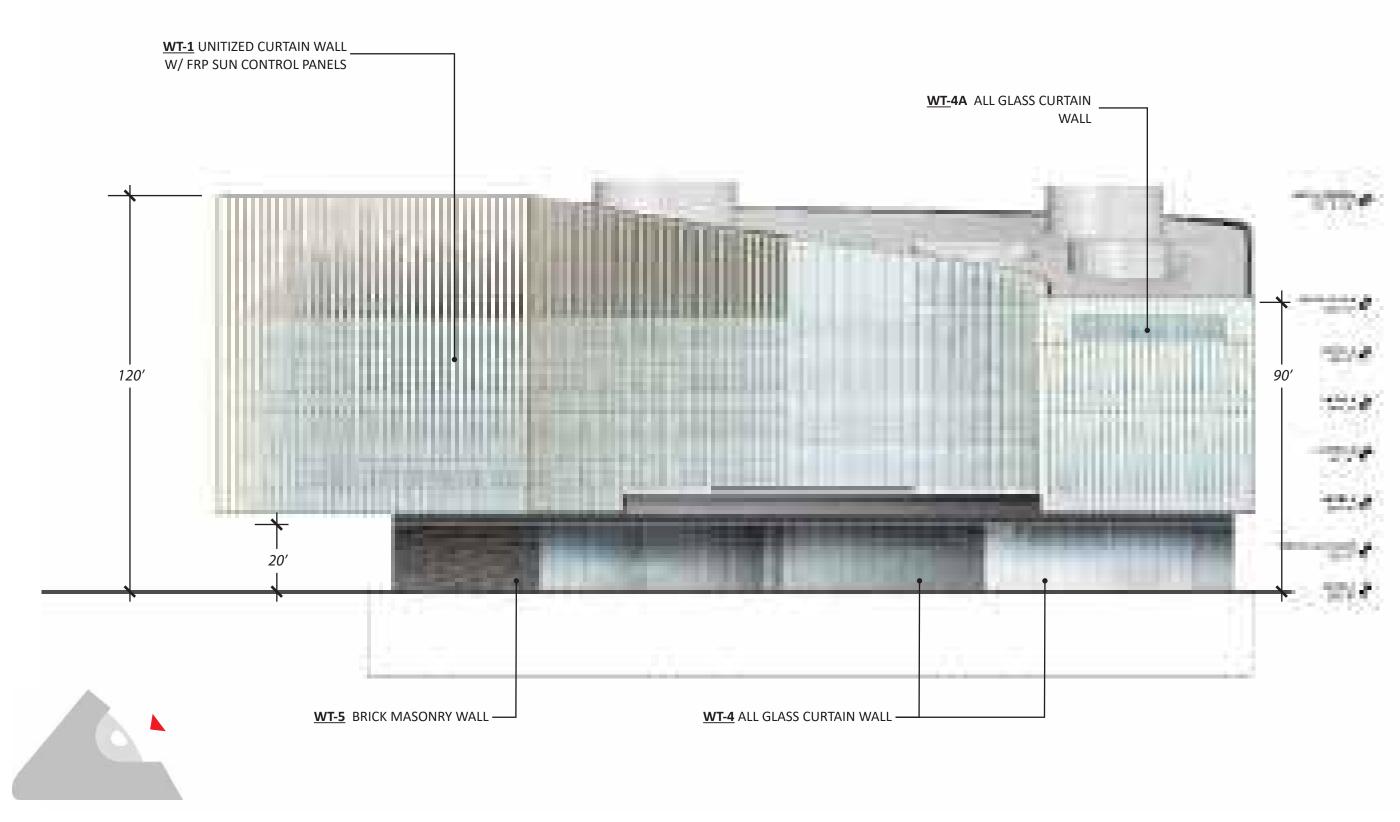


STREETWALL ELEVATION





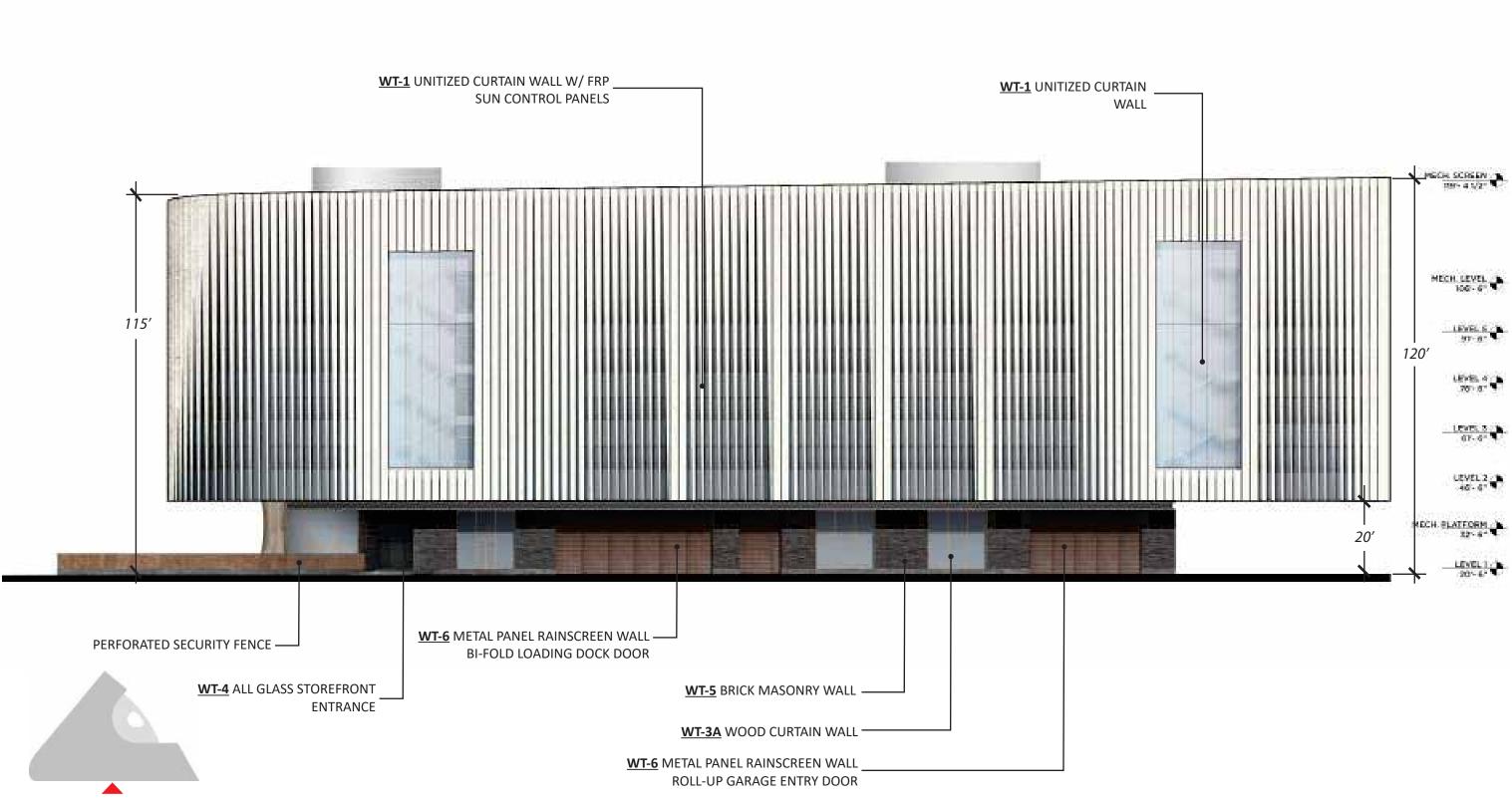
MAIN ST ELEVATION



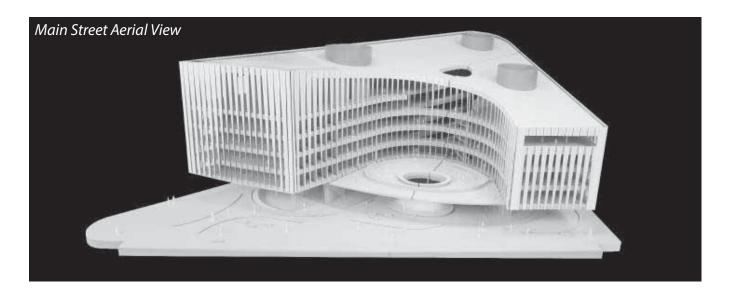
PORTLAND ST ELEVATION



PORTLAND ST ELEVATION



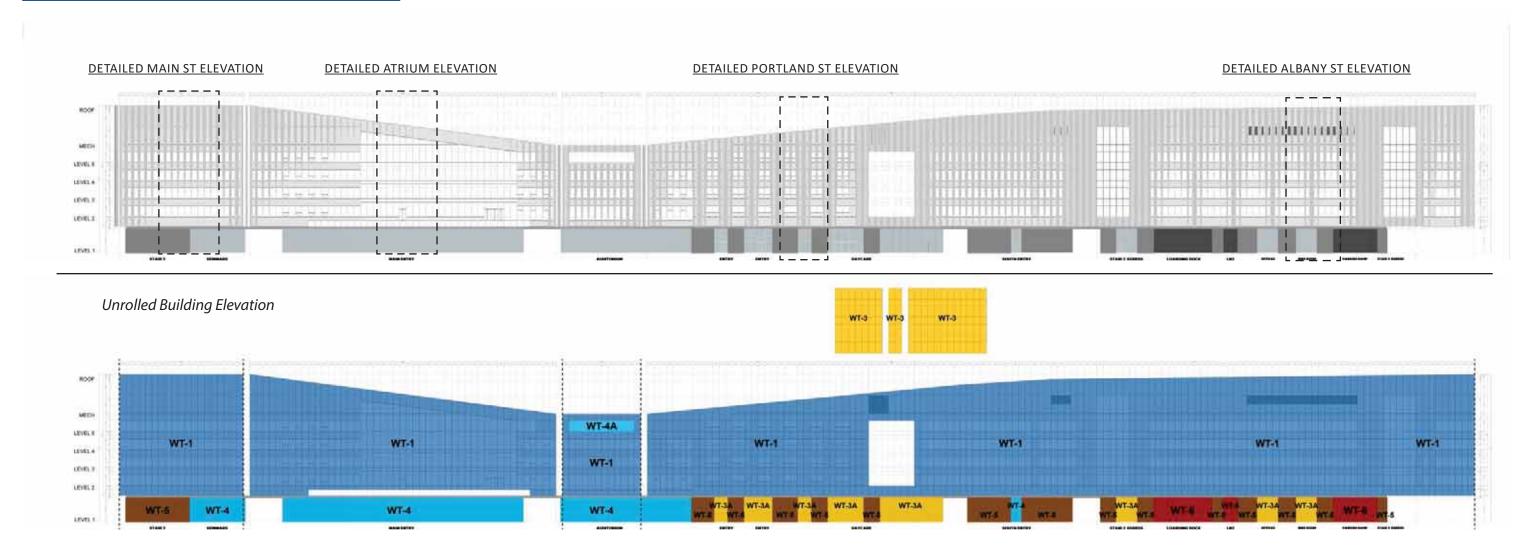
CONCEPT MODEL







EXTERIOR ELEVATION WALL TYPES

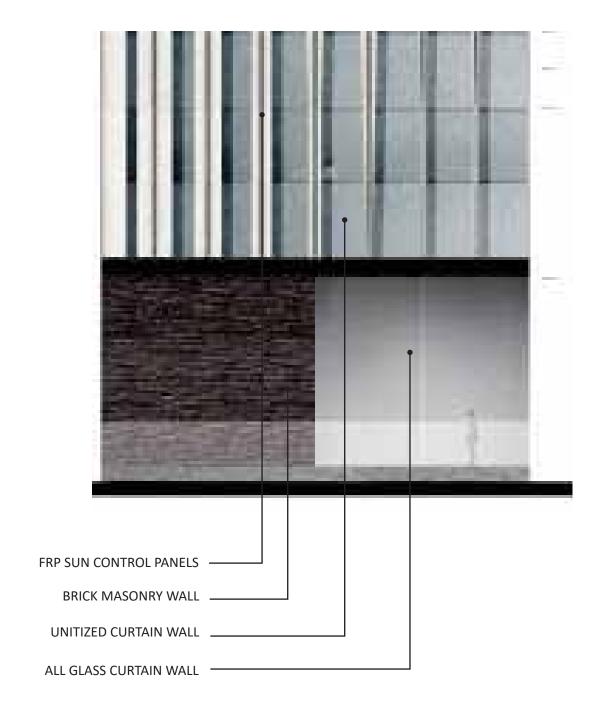


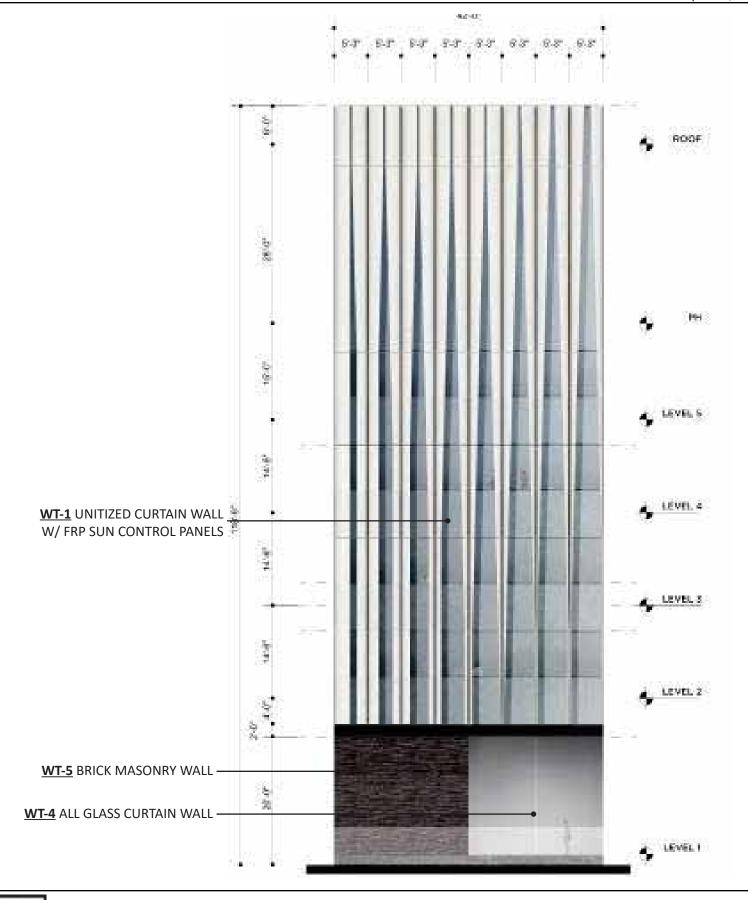
Unrolled Elevation Wall Types

	Color sode		1					100		7				
bysiness	Name	SAN CONTRACT MANY MAY THE TAKENED SAN CONTRACT, MANY	WORD CLITTAN WALL	WHOSE STREET, WALL	accidiate fultilis was 1947 at	ALCOHOLOGOW WELL WITH	Maria Addresion Maria	DALL VENETTO MANDARY WALL	serta mari samererni we:	METAL HAVE NAMED TO WALL	METAL EAST, MANUSCRIPT, SCIPPER	WISOD TI AND SWANSHITTE SOFTER	Cetterine PAP Same	wood Smusser
	lexie	Lored 3-3 Facada	anar 3.4 Wass known Fapalis	Carred S	isted 1 Factors Areas	and bloodings	Laner L Openpur Works	Level E Oppopus Works	Lamet I Opposite Strafts	Laket 1 Openine Walls	Sales I Softe	Land 5 Openin Wido	Served & Obsequer Works	har.
	Type number	97.1	W1.1	WT MA	W1-6	WT-MA	97.5	971 6A	WT-8	187.6A	19.2	\$1.4	57.9	16-17
	Speri		Marit III	8,000 H	50010 St	\$2100.31				11000				
	Gataini description		aluniones placing integrier to accept highle glosing. Full height have non-glosing, in organis one a getting open date unto the distant making as. Expressed vertical conflicts with Aluminous	Chromomer Tester Curren in de mellen neut habelinnen glande in besteht heil plante, And helpfu har han glante, hangen som symbol spanisk verkung balle, hangen som symbol spanisk verkung end absentione in System of an extensive subset with absentione modifier cap.	reactivent control tiers at these controlling of Devokali brocker or control place representation	handral bracket in contain plate construction. Not with Market instituted processed materials.	Processor Tigo Environmen struct, desput framera considerance had been procedural for Transversal and recolution with Excitations cover themself excitation 1992 to proceed the finance received by Colombia 1992 to proceed the finance processor for comments that some unit content of all management granular CO-6thins for 5 Creary representatives as lease of mail,	meaned and involution with relation must be mad by tentan from the Control Property reported for communication and second will	removable frequent and pages undersized to deliver and foliables as obtained on above ago. Make if has self-self-self-self-self-self-self-self-	mentionequicitien, annual regione production disservings. It is also descripted in the control of the control o	Assemble (28) of the Section of Section of Section of Sec	Premium in receive a sold in oper plant is of the industrieg, and in consolide the impairm. Mead framework index yet per law large construct (as, and in an analysis of the second industries of the analysis of the second industries of the second industries second industr		Note commone Tenerer Curram, myd mind Alexinianu glassyd publish (**) a cunant hyd glening. Geps and i reducing possible to sta distancem mindres day, minagaru carden god fart will a distancem planing safety.
Type	old Feed Six	W.S.S' v. H. Se' of special	M T . H (a) If maked	wer-retorish	W.T.P. a. H.S.P. d' Spatiel. Ballon on the architecture of the energy, (see Fig. solid) of ballon.	W.SSF a. H.DSF topicall Sulfar on the authors for all decessings. Joseph author of bases	profings person Sales to the self limited diseases	(27 of Fight purel) Solito to the ori files (and disease).	W F G* A IS ST - O* System Whiteh and beight control. Suffer to the profit amount department.	W 6" 6" x 11.5 F (0" tuplcall Widoh and height contex, Automity the Jackinstanial St sympo,	W.S. E' e H.ST. E' typical Width and height notice flator to the bythlested Bitanege,	245 Parki, tigetat Belor to the authorities of Armings	No Manufacture	NEC IN COM



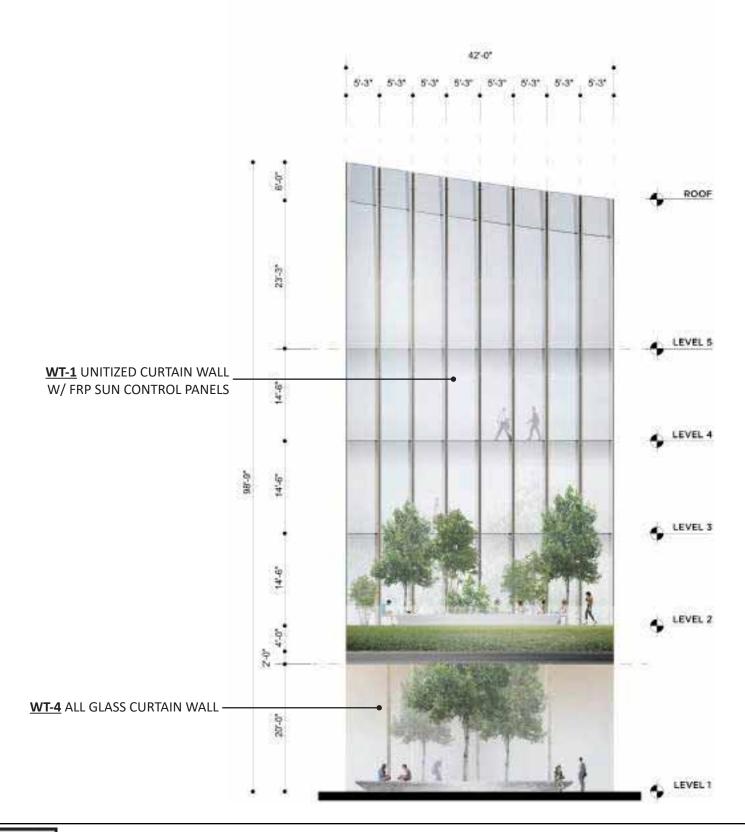
DETAILED MAIN ST ELEVATION



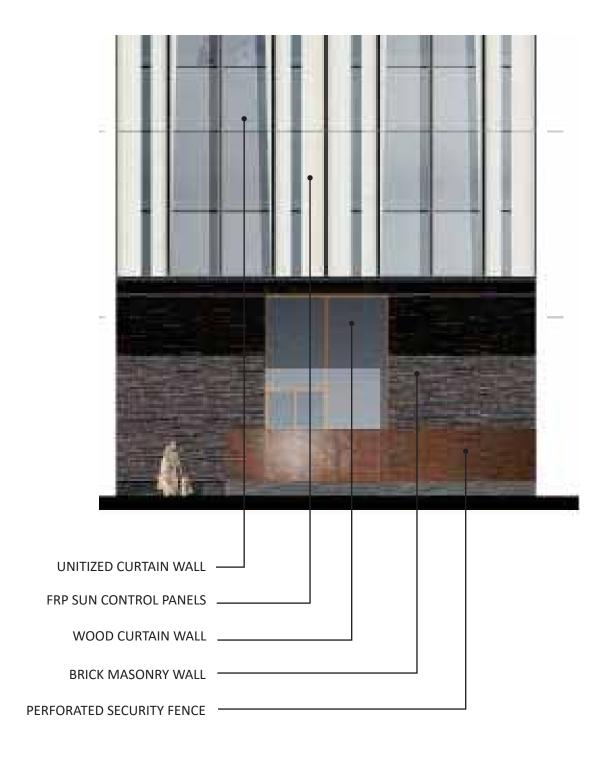


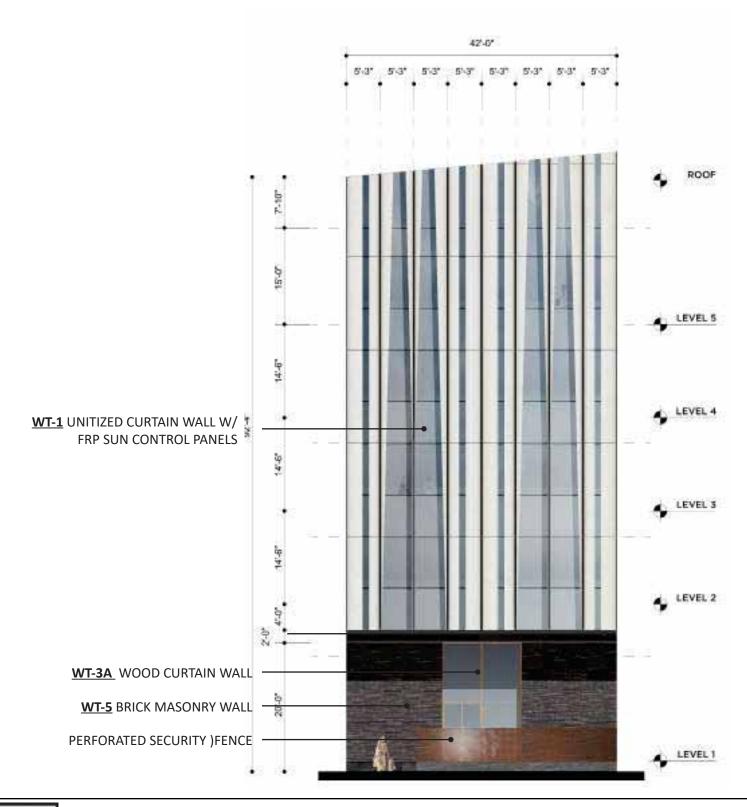
DETAILED ATRIUM ELEVATION



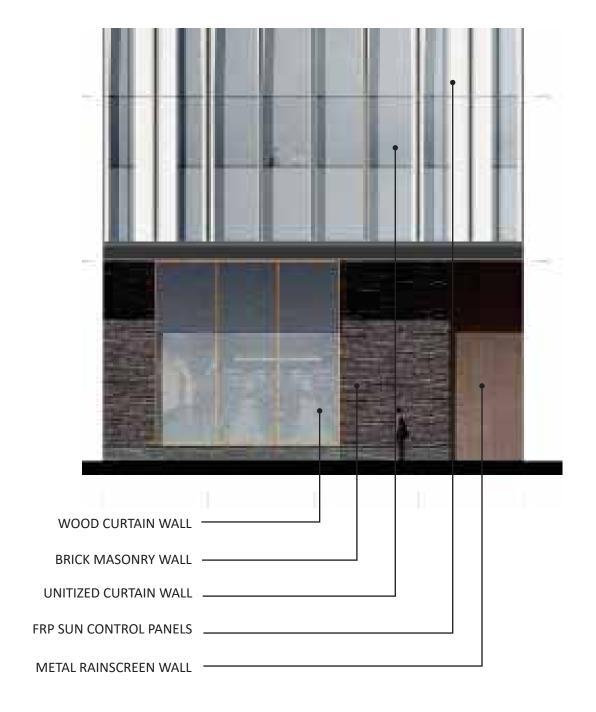


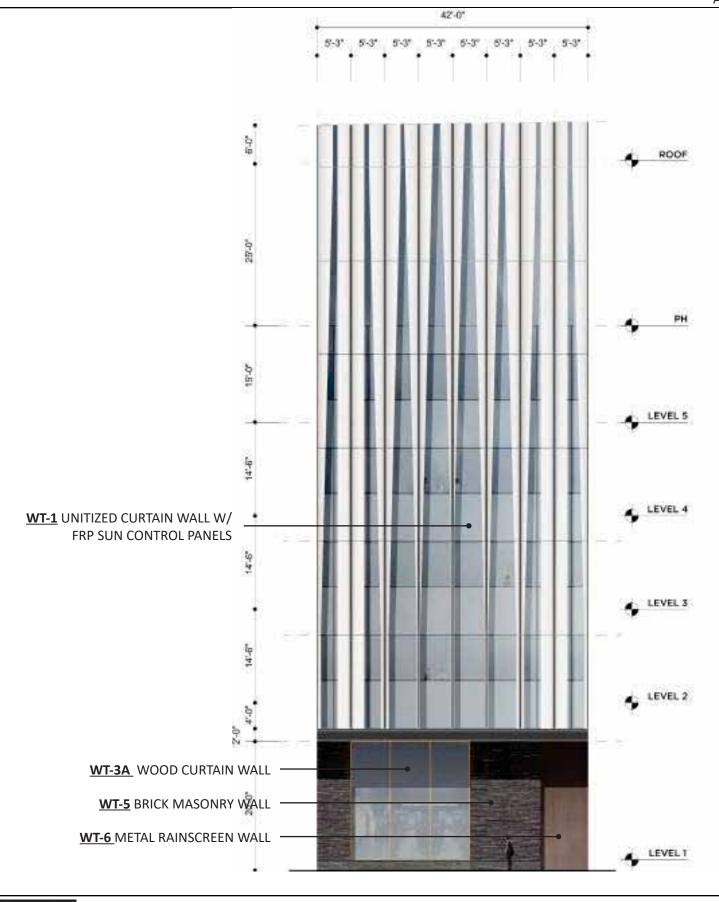
DETAILED PORTLAND ST ELEVATION



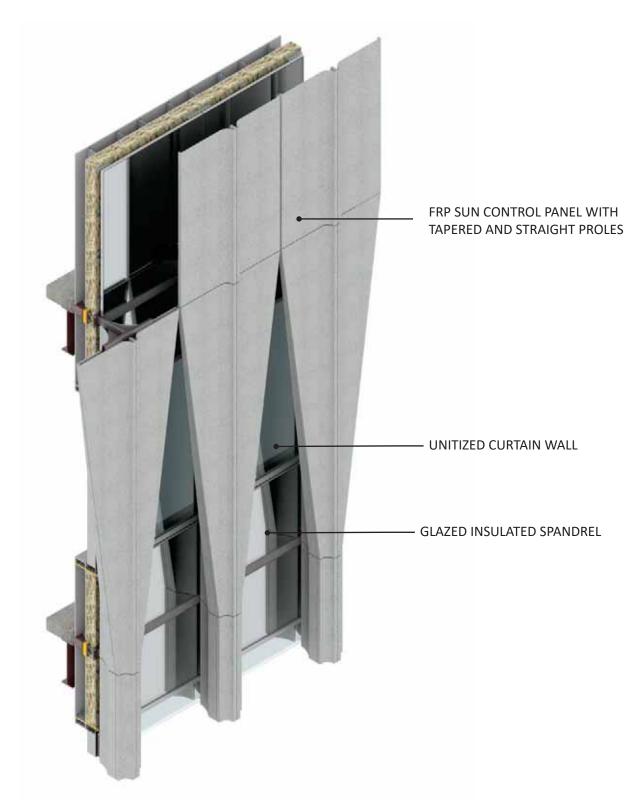


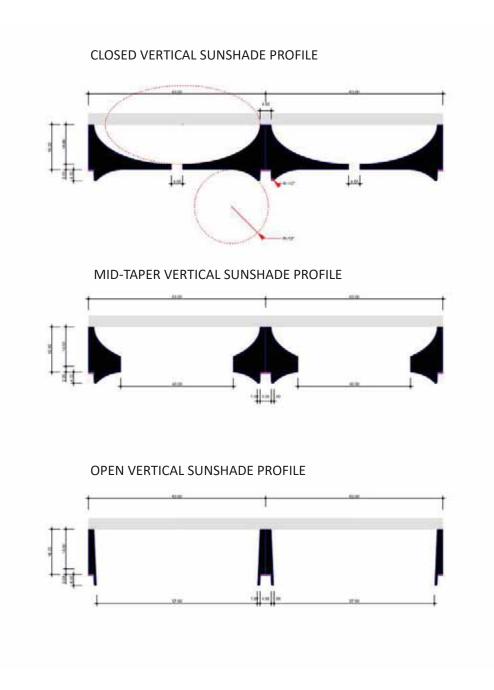
DETAILED ALBANY ST ELEVATION





PROPOSED WALL ASSEMBLY





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

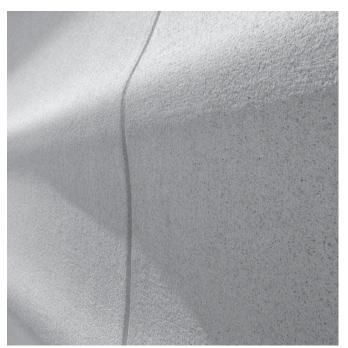
Article 19 Application for Special Permit
April 20, 2021

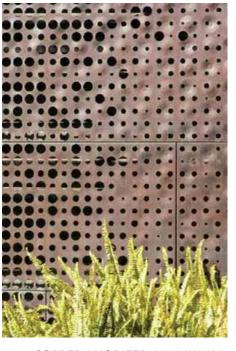
PROPOSED MATERIALS

Ragon Institute 2.0















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

COPPER ANODIZED ALUMINUM

3 TIMBER CURTAIN WALL

4 LONG FORMAT BRICK

5 ALL-GLASS STOREFRONT



PAYETTE