



180 FAWCETT STREET

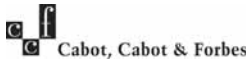
SPECIAL PERMIT SET



ARCHITECTURE |
PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

BOSTON
200 HIGH ST.
BOSTON, MA 02110

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180 FAWCETT STREET,
CAMBRIDGE MA

Cambridge,
MA 02138

180 Fawcett

Project No.5138.00
10/08/21

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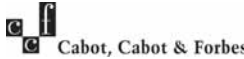
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PROJECT TEAM:



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PROJECT:

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CAMBRIDGE MA

Cambridge,
MA 02138

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SHEET TITLE:

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CONTENTS**

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Project No.5138.00
10/08/21



CONTACT INFORMATION

SGA
200 High Street, Floor 2
Boston, MA 02110

CC&F
185 Dartmouth Street
Boston, MA 02116

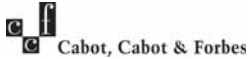
PROJECT DESCRIPTION

- Four levels above grade with 20,000 GFA per level for approximately 58,500 GFA of flexible lab and office space.
- One below grade level of parking with 55 parking spaces.
- Enclosed mechanical penthouse
- Public realm improvements supportive of public open space.
- Highly sustainable features necessary to achieve LEED Gold Certifiable
- Cambridge Envision focused infrastructure
- Flood resilient ground floor at 22.5'
- Electrical car charging stations
- Activated green roof



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PROJECT DESCRIPTION

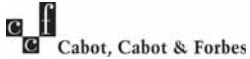
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SHEET TITLE:

EXISTING
SITE
CONDITIONS

A-002

Project No.5138.00
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- A 45 MOONEY ST.**
1 STORY, APPROX. 15' TALL
- B 15 MOONEY ST. (USPS ANNEX)**
2 STORIES, APPROX. 24' TALL
- C 50 MOONEY ST. (LIGHT INDUSTRIAL)**
1 STORY, APPROX. 15' TALL
- D 127 SMITH PL. (MIXED USE)**
1 STORY, APPROX. 20' TALL
- E 170 FAWCETT ST. (LUMBER SUPPLIER)**
1 STORY, APPROX. 15' TALL
- F 67 SMITH PL. (MIXED USE)**
2 STORY, APPROX. 24' TALL
- G 109 SMITH PL.**
2 STORIES, APPROX. 24' TALL
- H 100 SMITH PL. (CAMBRIDGE LANDSCAPE)**
2 STORIES, APPROX. 24' TALL
- I 115 FAWCETT ST. (LUMBER & FURNITURE)**
2 STORIES, APPROX. 24' TALL
- J 75 SMITH PL**
1 STORY, APPROX. 15' TALL
- K 10 WILSON RD. (LAB/OFFICE)**
3 STORIES, APPROX. 40' TALL
- L 75 MOULTON ST. (LAB/OFFICE)**
1 STORY, APPROX. 15' TALL
- M 144 SMITH PLACE (WAREHOUSE)**
2 STORY, APPROX. 24' TALL
- N 200 CAMBRIDGEPARK DRIVE (LAB/OFFICE)**
6 STORY, APPROX. 110' TALL
- O 165 CAMBRIDGEPARK DRIVE (APARTMENT)**
6 STORY, APPROX. 80' TALL
- P 160 CAMBRIDGEPARK DRIVE (APARTMENT)**
6 STORY, APPROX. 80' TALL



75-109 SMITH SPECIAL PERMIT
(UNDER DEVELOPMENT)



EXISTING SITE CONDITIONS



Southwest Corner of Site



Southeast Corner of Site



Northwest Corner of Site



Southwest Aerial



Southeast Aerial

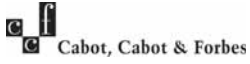


Northwest Aerial



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SHEET TITLE:

**EXISTING SITE
PHOTO-
GRAPHS**

EXISTING SITE PHOTOGRAPHS

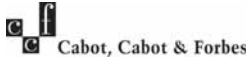
A-003

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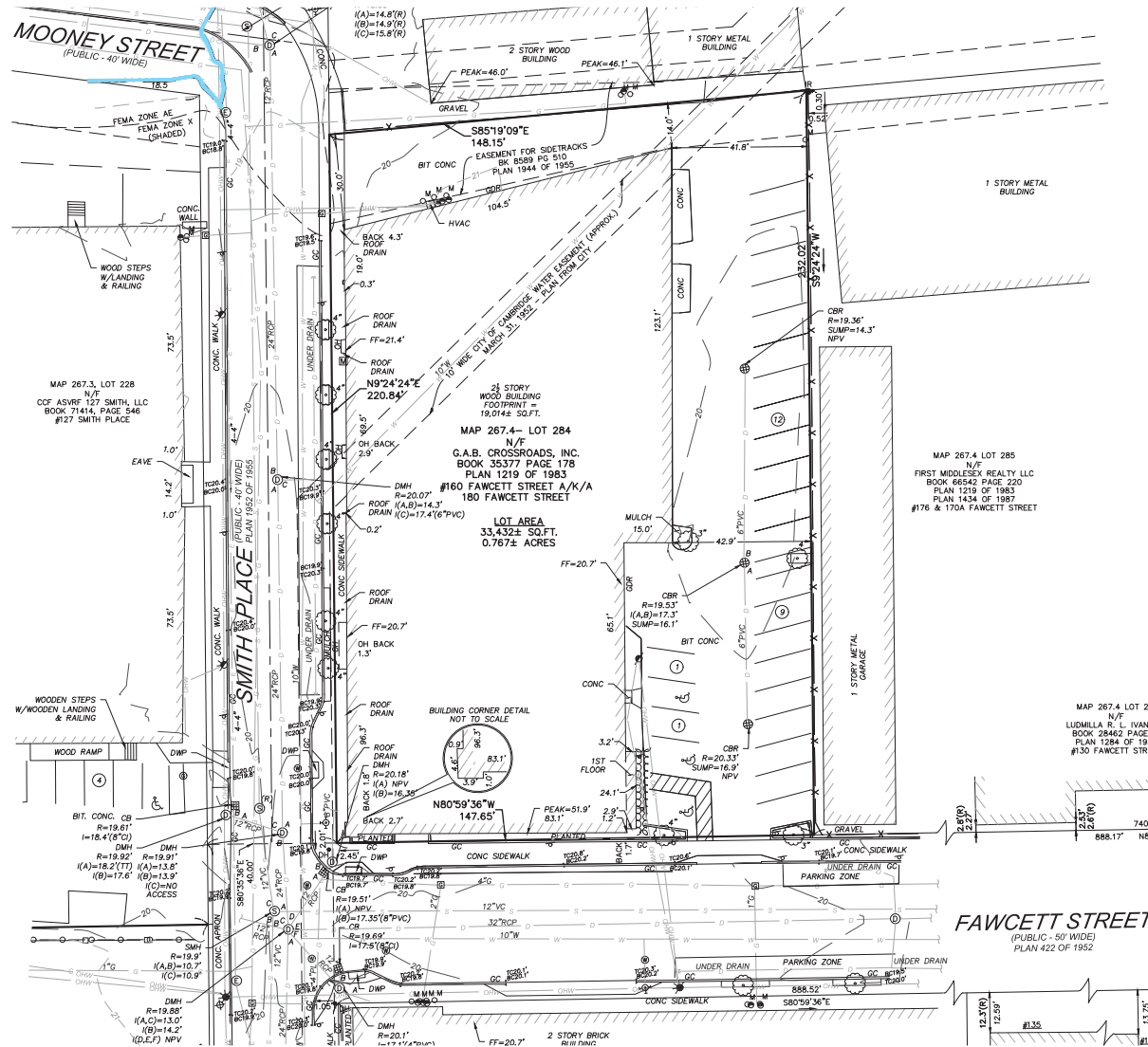
180 Fawcett

SHEET TITLE:

EXISTING
CONDITIONS
PLAN

A-004

Project No.5138.00
10/08/21

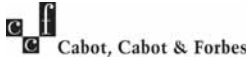


EXISTING CONDITIONS PLAN



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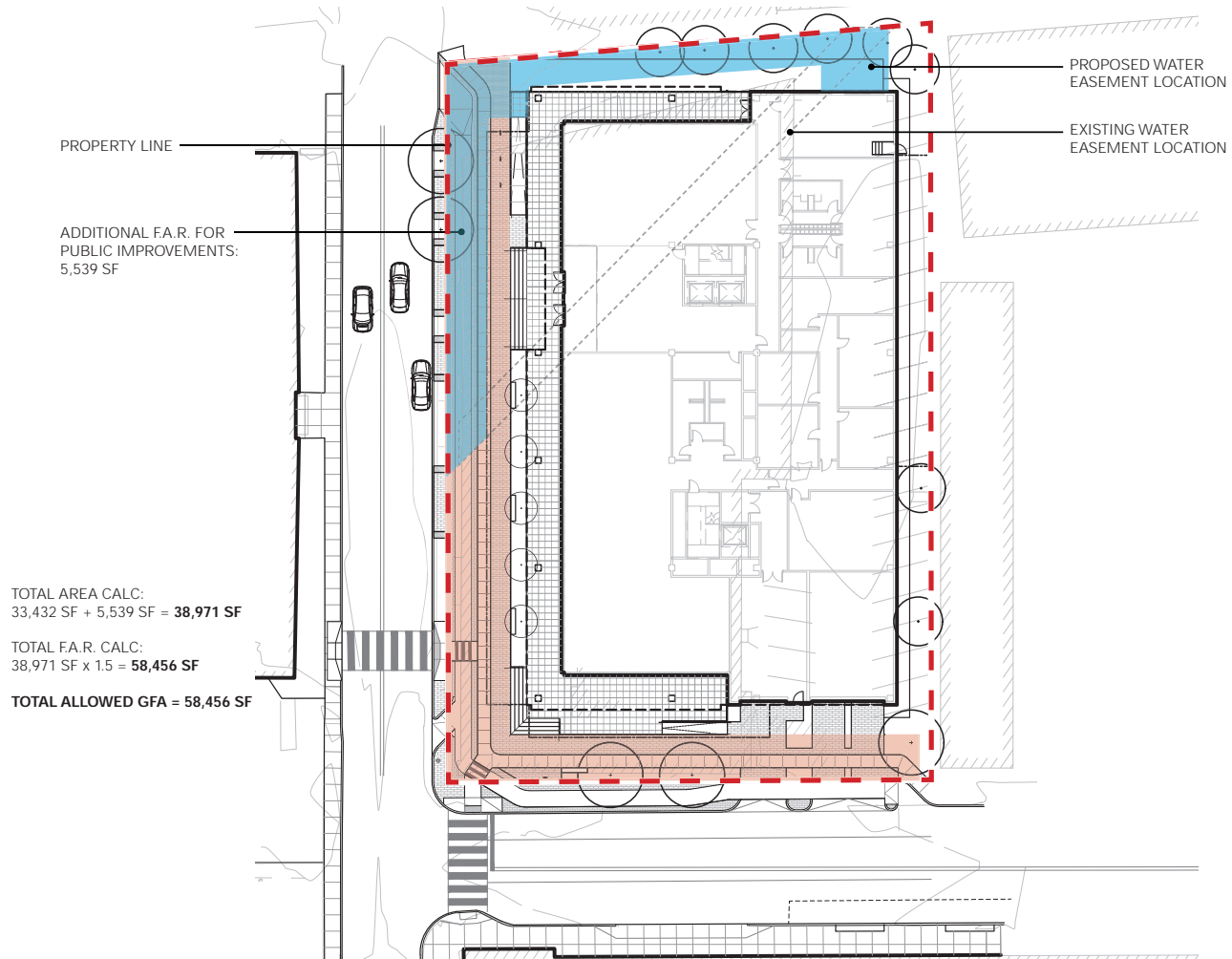
180 Fawcett

SHEET TITLE:

PROPOSED
PUBLIC
IMPROVEMENTS
PLAN

A-005

Project No.5138.00
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PROPERTY LINE

ADDITIONAL FA.R. FOR
PUBLIC IMPROVEMENTS:
5,539 SF

PROPOSED WATER
EASEMENT LOCATION

EXISTING WATER
EASEMENT LOCATION

TOTAL AREA CALC:
33,432 SF + 5,539 SF = **38,971 SF**

TOTAL FA.R. CALC:
38,971 SF x 1.5 = **58,456 SF**

TOTAL ALLOWED GFA = 58,456 SF

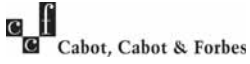


PROPOSED PUBLIC IMPROVEMENTS PLAN



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SHEET TITLE:

**GFA
DIAGRAMS**

A-006

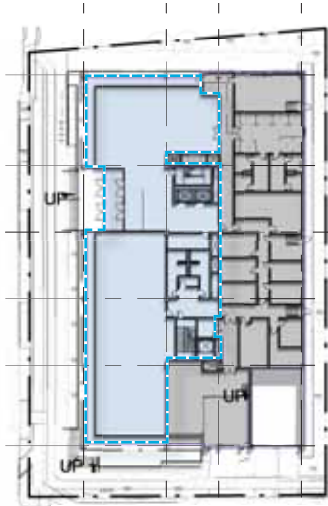
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Plan Legend

	MECHANICAL DEDUCTION
	GROSS FLOOR AREA

Gross Floor Area

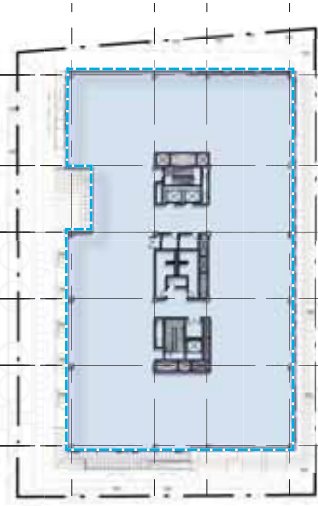
Level	Area
Level 1	10337 SF
Level 2	20375 SF
Level 3	20375 SF
Level 4	7355 SF
Grand total	58442 SF



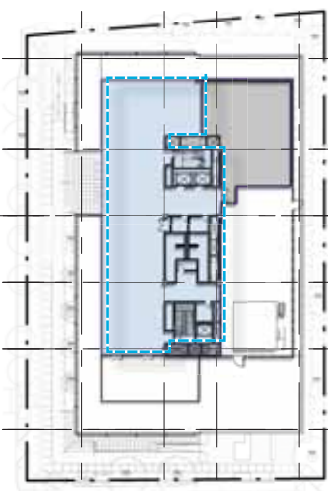
LEVEL 1 | GFA 10,337 SF
MECH. DEDUCTION 8,332 SF



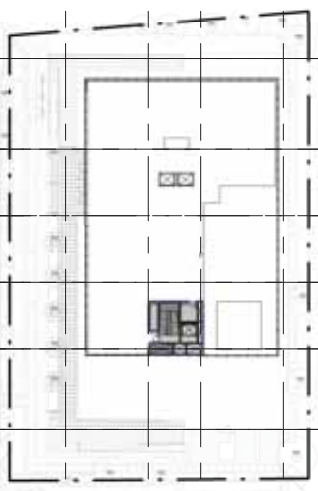
LEVEL 2 | GFA 20,375 SF
MECH. DEDUCTION 311 SF



LEVEL 3 | GFA 20,375 SF
MECH. DEDUCTION 311 SF



LEVEL 4 | GFA 7,355 SF
MECH. DEDUCTION 2,480 SF












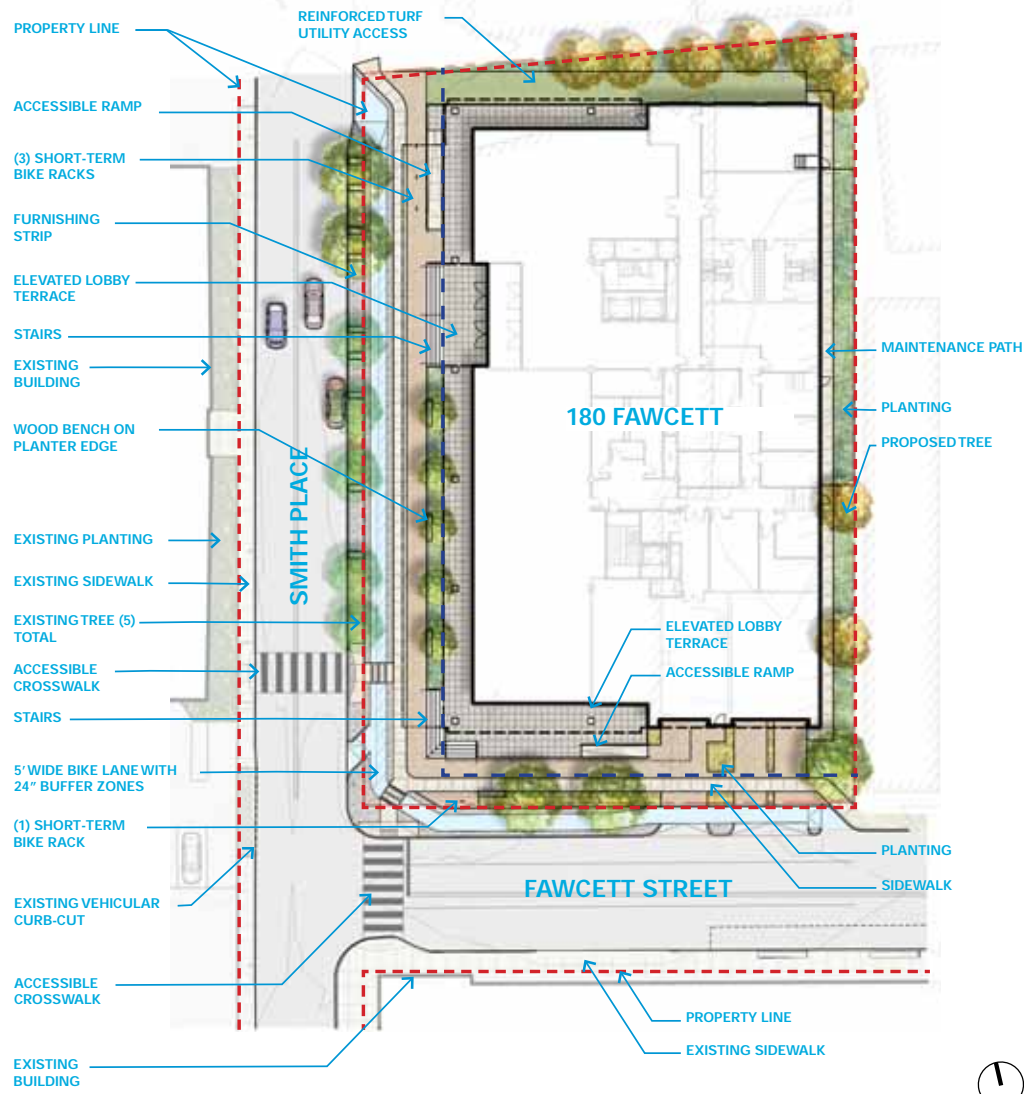
PENTHOUSE |
MECH. DEDUCTION 646 SF



GFA DIAGRAMS

LANDSCAPE LEGEND

-  PROPOSED DECIDUOUS TREE
-  PROPOSED ORNAMENTAL TREE
-  EXISTING TREE TO REMAIN
-  PROPOSED SHRUB & PERENNIAL BEDS
-  EXISTING SHRUB & PERENNIAL BEDS
-  REINFORCED GRASS
-  CONCRETE PAVING
-  PERMEABLE PAVERS TYPE 1
-  PERMEABLE PAVERS TYPE 2
-  PEDESTAL PAVERS
-  BIKE PATH
-  ASPHALT

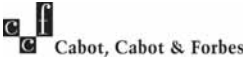


OVERALL SITE PLAN



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SHEET TITLE:

**OVERALL SITE
PLAN**

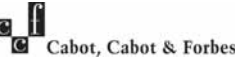
A-100

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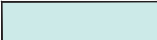


SHEET TITLE:

FRONTYARD
SETBACK
PLAN
DIAGRAM

A-101

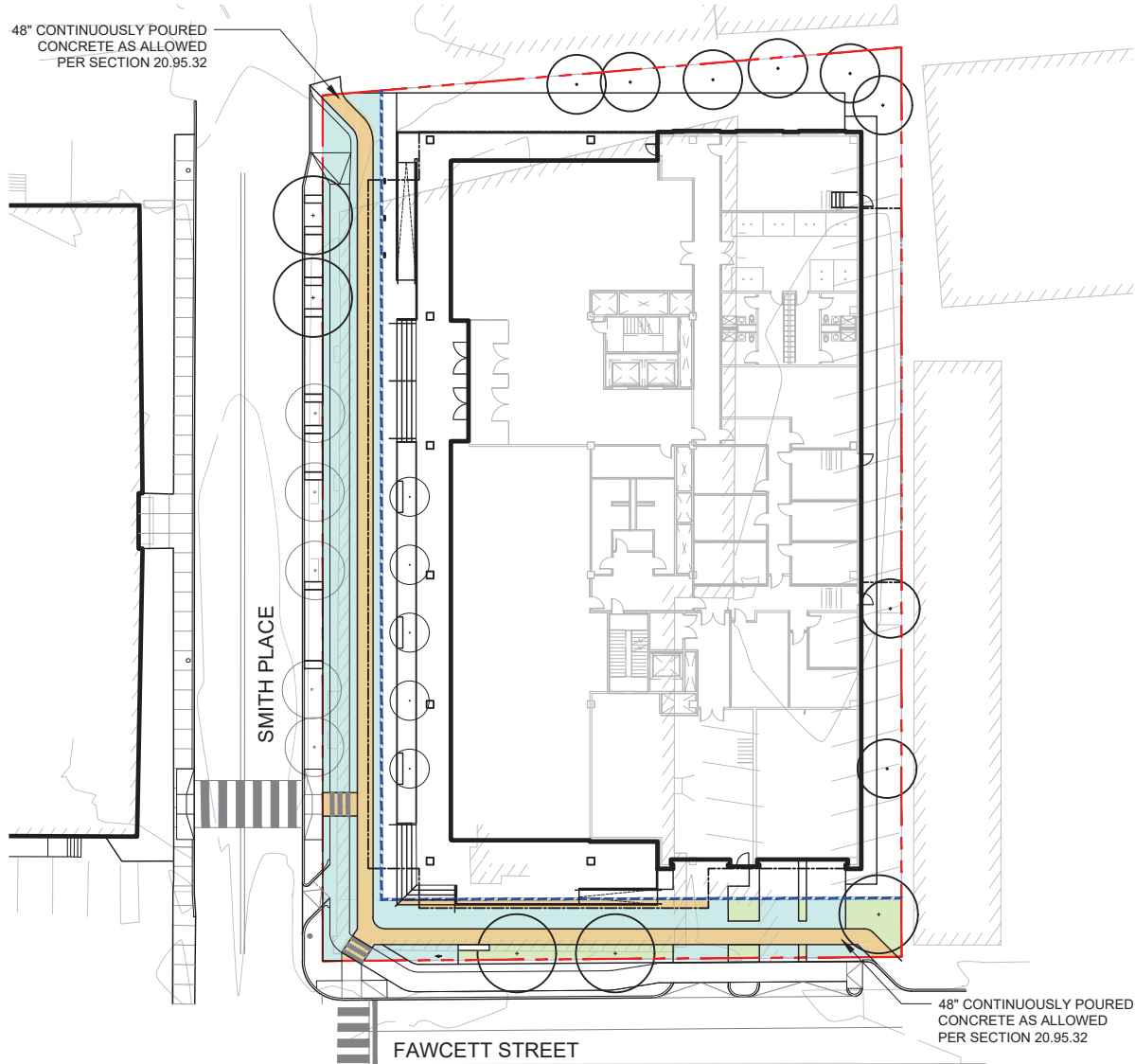
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FRONT YARD SETBACK LEGEND

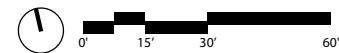
-  PROPERTY LINE
-  15' FRONT YARD REQUIREMENT
(5,328 SF)
-  OPEN SPACE
PERMEABLE PAVERS
60.5% (3,223 SF)
-  OPEN SPACE
PLANTING BED
8.3% (441 SF)
-  IMPERVIOUS SPACE
CONTINUOUSLY POURED CONCRETE
32% (1,686 SF)

*NOTE: 15' OF FRONT YARD
BEGINS AT THE PROPERTY LINE.

STREET	OPEN SPACE, PLANTING BED	OPEN SPACE, PERMEABLE PAVERS	IMPERVIOUS SPACE, CONT. POURED CONCRETE
FAWCETT STREET	450 SF (20.5%)	764 SF (34.5%)	766 SF (34.5%)
SMITH PLACE	0	2,200 SF (70.6%)	913 SF (29.4%)



FRONT YARD SETBACK PLAN DIAGRAM



PROJECT TEAM:

Cabot, Cabot & Forbes

Copley Wolff Design Group
Landscape Architects & Planners

BOHLER //

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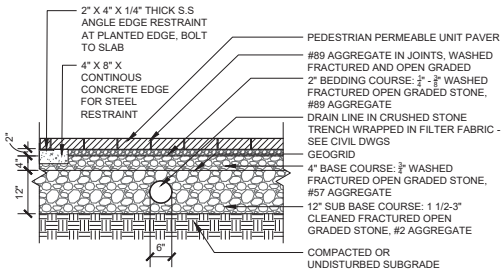
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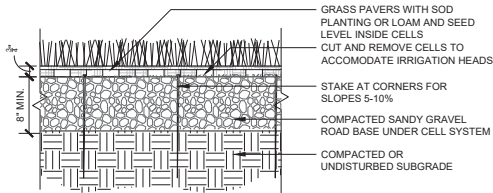
**PERMEABILITY
PLAN
DIAGRAM**

A-102

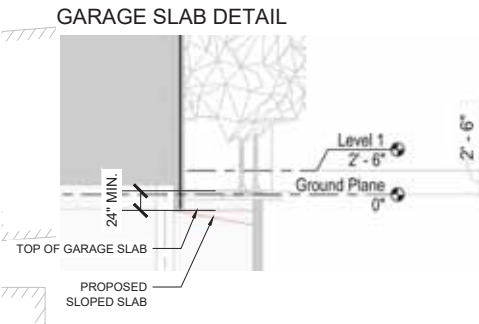
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PERMEABLE UNIT PAVERS
SCALE: 3/4" = 1'-0"



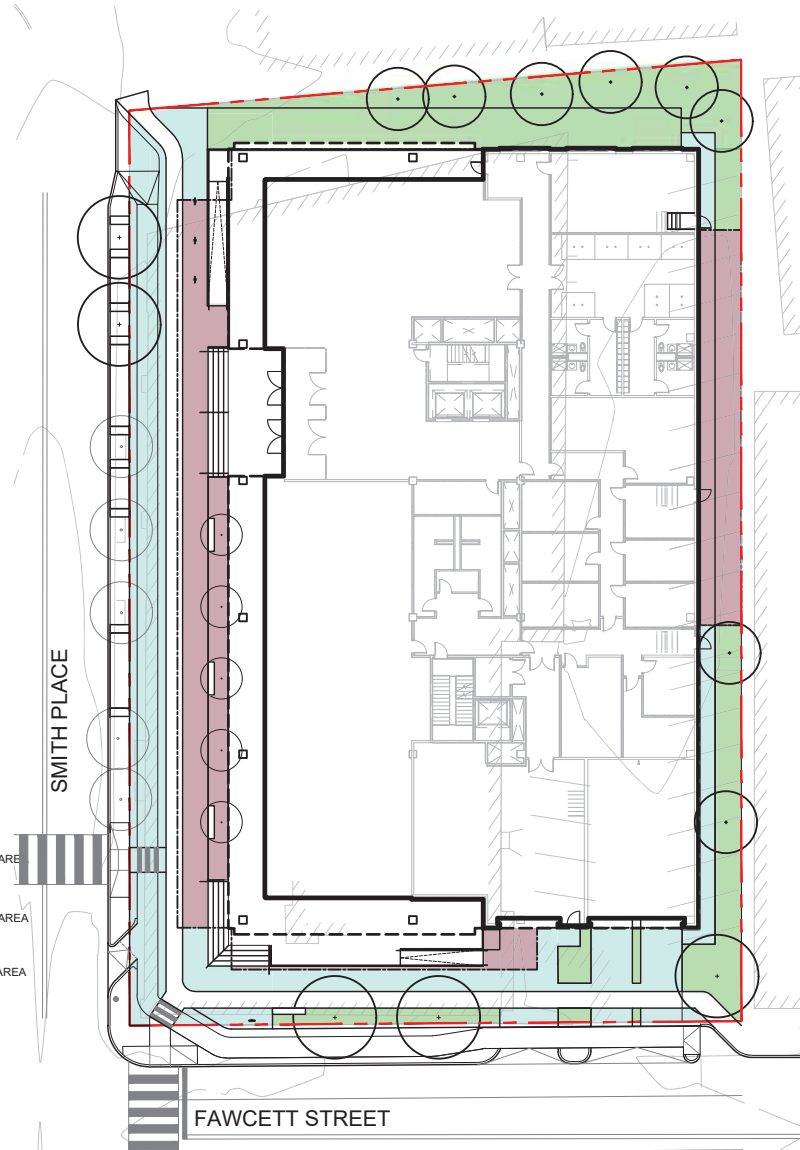
REINFORCED GRASS
SCALE: 1-1/2" = 1'-0"



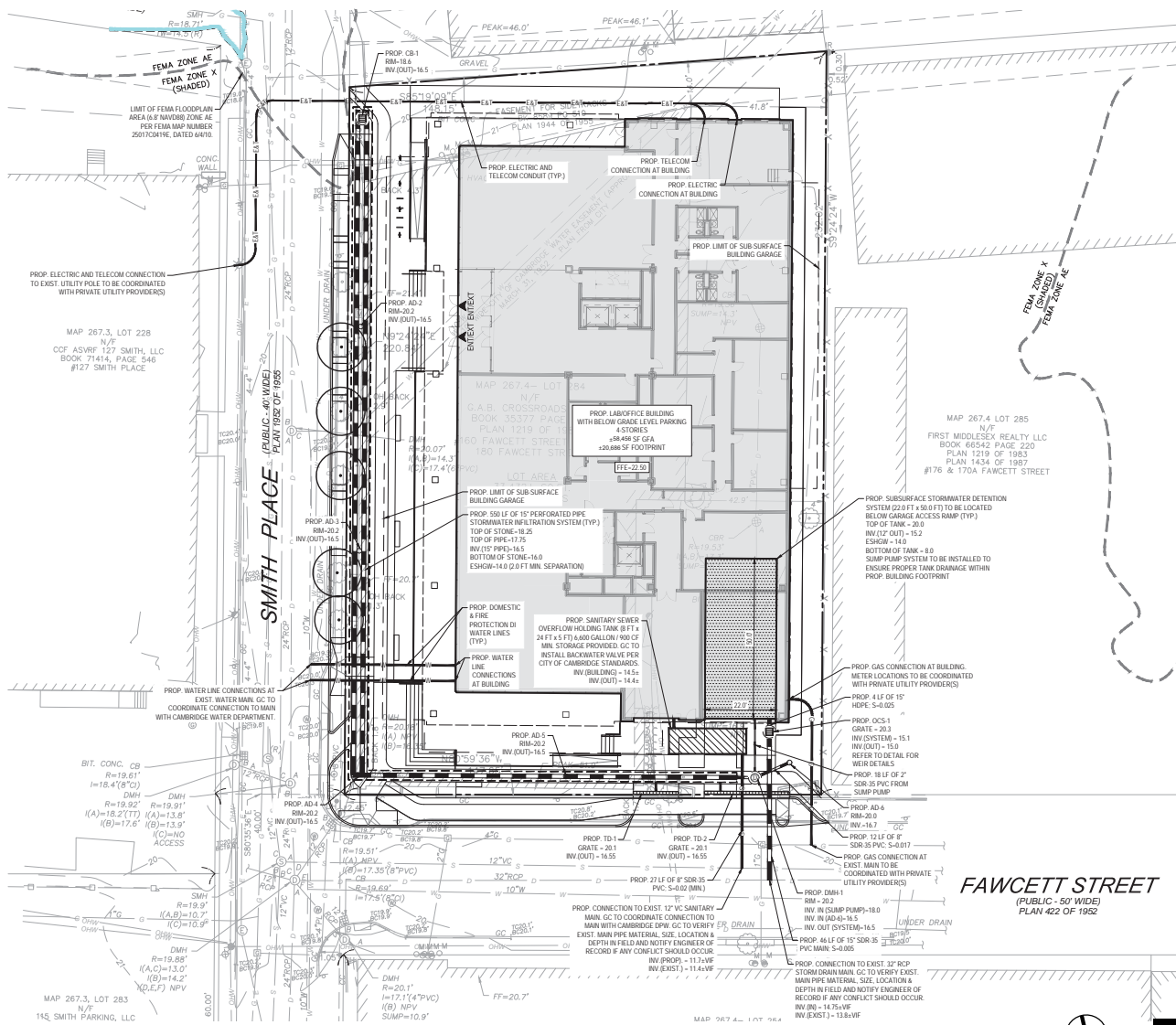
PERMEABILITY LEGEND

- TOTAL SITE AREA
33,432 SF
- PROPOSED PERMEABLE AREA
PERMEABLE PAVERS
3,654 SF (10.9%)
- PROPOSED PERMEABLE AREA
PLANTING BEDS
3,130 SF (9.4%)
- PROPOSED PERMEABLE AREA
ABOVE GARAGE ROOF
2,756 SF (8.2%)

TOTAL PROPOSED PERMEABLE AREA:
9,540 SF (28.5%)



PERMEABILITY PLAN DIAGRAM

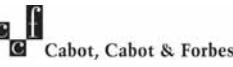


DRAINAGE & UTILITY PLAN



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SHEET TITLE:

**DRAINAGE &
UTILITY PLAN**

A-103

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TREE 1



TREE 2



TREE 7



TREE 3



TREE 4



TREE 8



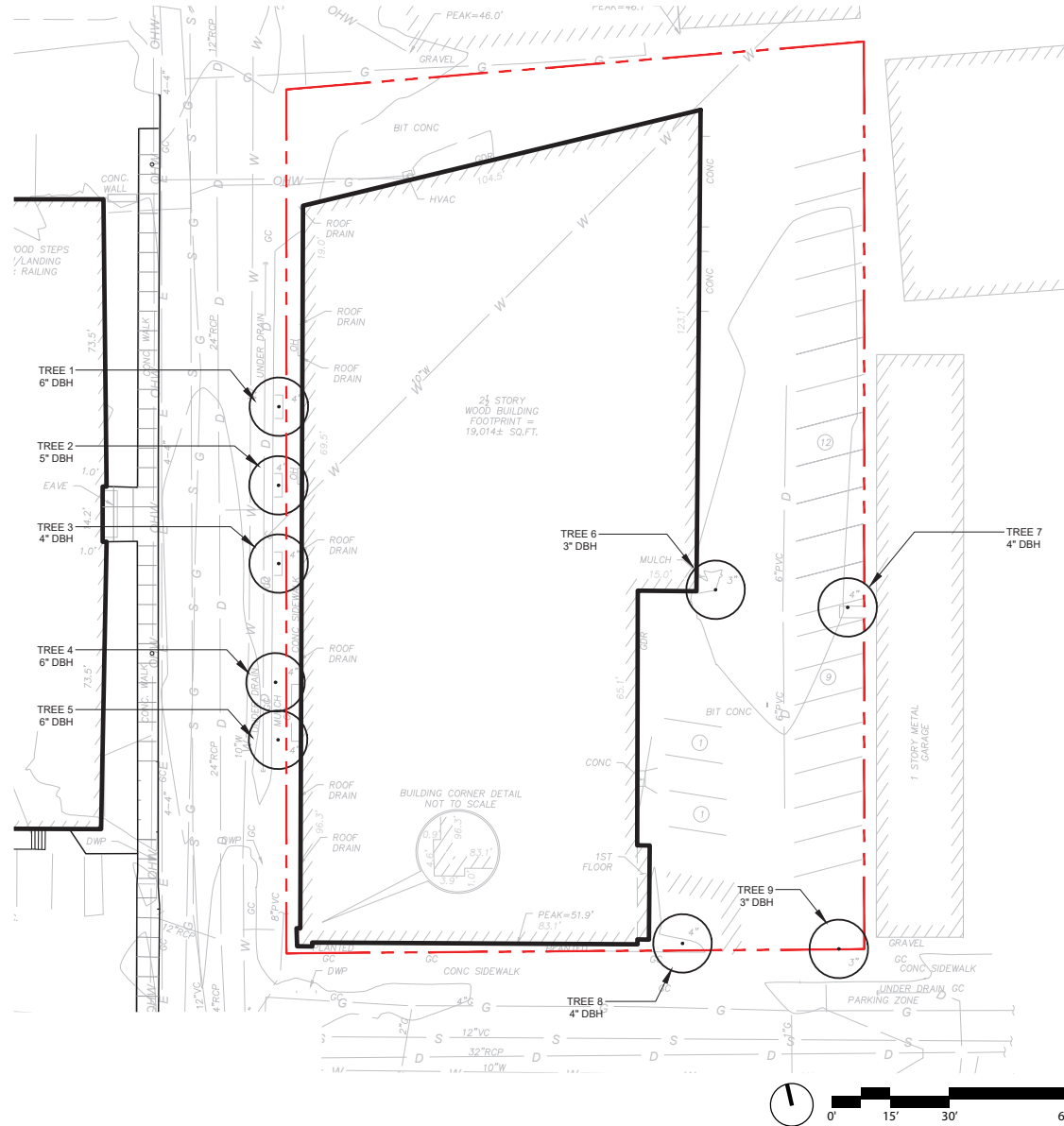
TREE 5



TREE 6

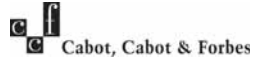


TREE 9



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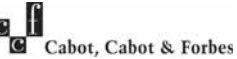
TREE SURVEY
PLAN

TREE SURVEY PLAN

A-104

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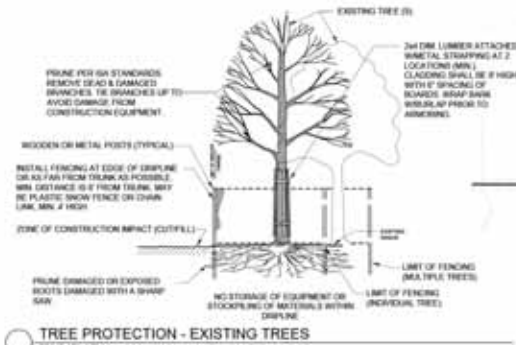
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SHEET TITLE:

**TREE
MITIGATION
PLAN**

A-105

Project No.5138.00
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TREE PROTECTION AND REMOVAL NOTES

- THIS SHEET DESCRIBES EXISTING TREE PROTECTION AND REMOVAL WORK ONLY. REFER TO THE ENGINEER'S DRAWINGS FOR COMPLETE SITE PREP AND DEMO REQUIREMENTS.
- TREE REMOVAL SCOPS SHALL INCLUDE THE FOLLOWING CUTTING AND SATISFACTORY DISPOSAL OF ALL TREES, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- FELL TREES IN SUCH A MANNER AS TO NOT DAMAGE TREES TO BE SAVED. EXCAVATION OR GRADING WITHIN THE BRANCH SPREAD OF TREES TO BE SAVED SHALL BE PERFORMED ONLY UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE. UNLESS OTHERWISE DIRECTED BY THE TREE MITIGATION PLAN, THE TREE PROTECTION AREA SHALL BE EXTENDED TO THEIR FULL CROWN SPREAD. THE TREE PROTECTION AREA SHALL BE EXTENDED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STUMPS SHALL BE CROWNED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STUMPS TO BE REMOVED WITHIN THE TREE PROTECTION AREA SHALL BE CROWNED DOWN USING A BACKHOE. STUMP REMOVAL TO A DEPTH OF 2 FEET BELOW FINISHED GRADE.
- TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND REMAIN THROUGHOUT THE TIME OF CONSTRUCTION AS SPECIFIED AND DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL TAG ALL TREES TO BE REMOVED AND NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF DEMOLITION.
- FOR ALL SITE PREP AND DEMO WORK OUTSIDE TREE PROTECTION AREA, SEE CIVIL ENGINEER'S DRAWINGS.
- NO STORAGE OF ANY TYPE OF MATERIAL, CHEMICAL OR EQUIPMENT SHALL BE ALLOWED IN THE PROTECTED TREE ZONE.
- BEFORE THE START OF ANY WORK ON THE SITE, INCLUDING THE ARRIVAL OF EQUIPMENT, MATERIALS OR VEHICLES TO THE SITE, AND PRIOR TO THE COMMENCEMENT OF ANY CLEARING ON THE SITE, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE ON THE SITE WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT TO IDENTIFY TREES AND DETERMINE THE AREAS TO BE PROTECTED OR REMOVED. DO NOT CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PROTECTED. REFER TO SPECIFICATIONS SECTION 05 20 FOR MORE INFORMATION.
- REMOVE AND DISPOSE OF STUMPS AS DIRECTED BY THE OWNER.
- ALL EXCAVATION WITHIN THE TREE PROTECTION ZONE TO BE DONE BY HAND TO MINIMIZE DISTURBANCE TO ROOT ZONES.

TREE MITIGATION LEGEND

- EXISTING - OCCASIONAL TREE
- TREES TO BE REMOVED
- TREES TO BE PROTECTED, TYP.
- PROPOSED TREE

EXISTING TREE SCHEDULE

Reference	Species	Size	Condition	Status
TREE 1	Delaware spruce	6"	GOOD	PROTECTED
TREE 2	Delaware spruce	6"	GOOD	PROTECTED
TREE 3	Delaware spruce	6"	GOOD	PROTECTED
TREE 4	Delaware spruce	6"	GOOD	PROTECTED
TREE 5	Delaware spruce	6"	GOOD	PROTECTED
TREE 6	Delaware spruce	6"	GOOD	PROTECTED
TREE 7	Delaware spruce	6"	GOOD	PROTECTED
TREE 8	Delaware spruce	6"	GOOD	PROTECTED
TREE 9	Delaware spruce	6"	GOOD	PROTECTED
TREE 10	Delaware spruce	6"	GOOD	PROTECTED
TREE 11	Delaware spruce	6"	GOOD	PROTECTED
TREE 12	Delaware spruce	6"	GOOD	PROTECTED
TREE 13	Delaware spruce	6"	GOOD	PROTECTED
TREE 14	Delaware spruce	6"	GOOD	PROTECTED
TREE 15	Delaware spruce	6"	GOOD	PROTECTED
TREE 16	Delaware spruce	6"	GOOD	PROTECTED
TREE 17	Delaware spruce	6"	GOOD	PROTECTED
TREE 18	Delaware spruce	6"	GOOD	PROTECTED
TREE 19	Delaware spruce	6"	GOOD	PROTECTED
TREE 20	Delaware spruce	6"	GOOD	PROTECTED
TREE 21	Delaware spruce	6"	GOOD	PROTECTED
TREE 22	Delaware spruce	6"	GOOD	PROTECTED
TREE 23	Delaware spruce	6"	GOOD	PROTECTED
TREE 24	Delaware spruce	6"	GOOD	PROTECTED
TREE 25	Delaware spruce	6"	GOOD	PROTECTED
TREE 26	Delaware spruce	6"	GOOD	PROTECTED
TREE 27	Delaware spruce	6"	GOOD	PROTECTED
TREE 28	Delaware spruce	6"	GOOD	PROTECTED
TREE 29	Delaware spruce	6"	GOOD	PROTECTED
TREE 30	Delaware spruce	6"	GOOD	PROTECTED
TREE 31	Delaware spruce	6"	GOOD	PROTECTED
TREE 32	Delaware spruce	6"	GOOD	PROTECTED
TREE 33	Delaware spruce	6"	GOOD	PROTECTED
TREE 34	Delaware spruce	6"	GOOD	PROTECTED
TREE 35	Delaware spruce	6"	GOOD	PROTECTED
TREE 36	Delaware spruce	6"	GOOD	PROTECTED
TREE 37	Delaware spruce	6"	GOOD	PROTECTED
TREE 38	Delaware spruce	6"	GOOD	PROTECTED
TREE 39	Delaware spruce	6"	GOOD	PROTECTED
TREE 40	Delaware spruce	6"	GOOD	PROTECTED
TREE 41	Delaware spruce	6"	GOOD	PROTECTED
TREE 42	Delaware spruce	6"	GOOD	PROTECTED
TREE 43	Delaware spruce	6"	GOOD	PROTECTED
TREE 44	Delaware spruce	6"	GOOD	PROTECTED
TREE 45	Delaware spruce	6"	GOOD	PROTECTED
TREE 46	Delaware spruce	6"	GOOD	PROTECTED
TREE 47	Delaware spruce	6"	GOOD	PROTECTED
TREE 48	Delaware spruce	6"	GOOD	PROTECTED
TREE 49	Delaware spruce	6"	GOOD	PROTECTED
TREE 50	Delaware spruce	6"	GOOD	PROTECTED
TREE 51	Delaware spruce	6"	GOOD	PROTECTED
TREE 52	Delaware spruce	6"	GOOD	PROTECTED
TREE 53	Delaware spruce	6"	GOOD	PROTECTED
TREE 54	Delaware spruce	6"	GOOD	PROTECTED
TREE 55	Delaware spruce	6"	GOOD	PROTECTED
TREE 56	Delaware spruce	6"	GOOD	PROTECTED
TREE 57	Delaware spruce	6"	GOOD	PROTECTED
TREE 58	Delaware spruce	6"	GOOD	PROTECTED
TREE 59	Delaware spruce	6"	GOOD	PROTECTED
TREE 60	Delaware spruce	6"	GOOD	PROTECTED
TREE 61	Delaware spruce	6"	GOOD	PROTECTED
TREE 62	Delaware spruce	6"	GOOD	PROTECTED
TREE 63	Delaware spruce	6"	GOOD	PROTECTED
TREE 64	Delaware spruce	6"	GOOD	PROTECTED
TREE 65	Delaware spruce	6"	GOOD	PROTECTED
TREE 66	Delaware spruce	6"	GOOD	PROTECTED
TREE 67	Delaware spruce	6"	GOOD	PROTECTED
TREE 68	Delaware spruce	6"	GOOD	PROTECTED
TREE 69	Delaware spruce	6"	GOOD	PROTECTED
TREE 70	Delaware spruce	6"	GOOD	PROTECTED
TREE 71	Delaware spruce	6"	GOOD	PROTECTED
TREE 72	Delaware spruce	6"	GOOD	PROTECTED
TREE 73	Delaware spruce	6"	GOOD	PROTECTED
TREE 74	Delaware spruce	6"	GOOD	PROTECTED
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TREE 78	Delaware spruce	6"	GOOD	PROTECTED
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TREE 80	Delaware spruce	6"	GOOD	PROTECTED
TREE 81	Delaware spruce	6"	GOOD	PROTECTED
TREE 82	Delaware spruce	6"	GOOD	PROTECTED
TREE 83	Delaware spruce	6"	GOOD	PROTECTED
TREE 84	Delaware spruce	6"	GOOD	PROTECTED
TREE 85	Delaware spruce	6"	GOOD	PROTECTED
TREE 86	Delaware spruce	6"	GOOD	PROTECTED
TREE 87	Delaware spruce	6"	GOOD	PROTECTED
TREE 88	Delaware spruce	6"	GOOD	PROTECTED
TREE 89	Delaware spruce	6"	GOOD	PROTECTED
TREE 90	Delaware spruce	6"	GOOD	PROTECTED
TREE 91	Delaware spruce	6"	GOOD	PROTECTED
TREE 92	Delaware spruce	6"	GOOD	PROTECTED
TREE 93	Delaware spruce	6"	GOOD	PROTECTED
TREE 94	Delaware spruce	6"	GOOD	PROTECTED
TREE 95	Delaware spruce	6"	GOOD	PROTECTED
TREE 96	Delaware spruce	6"	GOOD	PROTECTED
TREE 97	Delaware spruce	6"	GOOD	PROTECTED
TREE 98	Delaware spruce	6"	GOOD	PROTECTED
TREE 99	Delaware spruce	6"	GOOD	PROTECTED
TREE 100	Delaware spruce	6"	GOOD	PROTECTED

EXISTING TREE CALIPER TO BE REMOVED

Quantity of Trees	Size	Minimum Caliper
0	0"	0"
0	0"	0"

Note: Caliper: 1/2" or less of existing tree within zone.

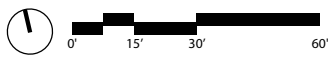
PROPOSED TREE CALIPER

Quantity of Trees	Size	Minimum Caliper
0	0"	0"
0	0"	0"

Note: Caliper: 1/2" or less of existing tree within zone.



TREE MITIGATION PLAN





BICYCLE RACK



PERMEABLE UNIT PAVERS - TYPE 2



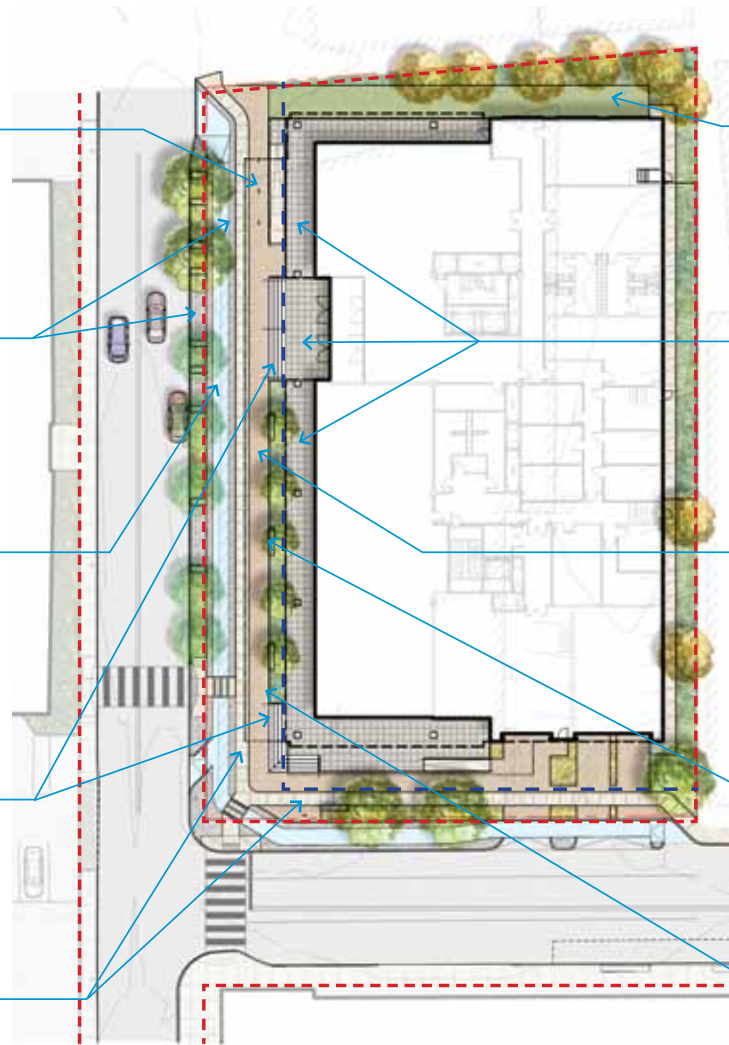
PERMEABLE ASPHALT BIKE PATH



CONCRETE STAIRS & SLOPED



IMPERVIOUS CONCRETE PAVING



REINFORCED GRASS



PEDESTAL PAVERS



PERMEABLE UNIT PAVERS - TYPE 1



BACKED WOOD BENCH WITH HANDRAILS

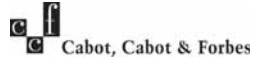


METAL PLANTER EDGE



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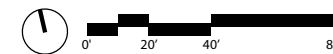
Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

LANDSCAPE
MATERIALS
PLAN

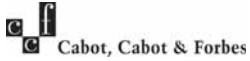
LANDSCAPE MATERIALS PLAN



A-200

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10/08/21

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SHEET TITLE:

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PLANTING
PLAN

A-201

Project No.5138.00
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Symbol	Qty.	Scientific Name	Common Name	Size	Comments
Deciduous Trees					
UA	3	<i>Ulmus americana</i> 'Lewis & Clark'	Prairie Expedition Elm	3 1/2"-4" cal.	B&B, single straight central leader. Min. branching ht. 6' from grade.
GD	2	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	3 1/2"-4" cal.	B&B, single straight central leader
OW	3	<i>Quercus x warei</i> 'Long'	Regal Prince Oak	3 1/2"-4" cal.	B&B, single straight central leader
Ornamental Trees					
CC	5	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Cockspur Hawthorn	6-10' ht.	B&B, multi-stem with 3-5 trunks
MV	3	<i>Magnolia virginiana</i>	Sweetbay Magnolia	10-12' ht.	B&B, multi-stem with 3-5 trunks
Shrubs					
AMC	8	<i>Aronia melanocarpa</i>	Black Chokeberry	36"-42" ht., #3	36" O.C. spacing
FG	17	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	36"-42" ht., #3	36" O.C. spacing
HIA	5	<i>Hamamelis x intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	5'-6" ht. B&B	6' O.C. spacing
HQ	12	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	30"-36" ht., #3	36" O.C. spacing
IGS	44	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	30"-36" ht., #3	36" O.C. spacing
JVG	17	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	42"-48" ht., #3	48" O.C. spacing
LFZ	21	<i>Leucothoe fontanesiana</i> 'Zebild'	Scarletta Leucothoe	24"-30" ht., #3	24" O.C. spacing
RAG	45	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Sumac	24"-30" ht., #2	48" O.C. spacing
RC	3	<i>Rhododendron catawbiense</i>	Catawba Rhododendron	42"-48" ht., #3	48" O.C. spacing
SBN	8	<i>Spiraea bumalda</i> 'Neon Flash'	Neon Flash Spirea	30"-36" ht., #3	24" O.C. spacing
VD	12	<i>Viburnum dentatum</i>	Arrowwood Viburnum	36"-42" ht., #3	36" O.C. spacing
Perennials / Grasses / Groundcovers					
AH	18	<i>Amsonia hubrichtii</i>	Arkansas Blue Star	24"-30" ht., #2	18" O.C. spacing
AOR	12	<i>Aster oblongifolius</i> 'Raydon's Favorite'	Raydon's Favorite Aster	24"-30" ht., #2	24" O.C. spacing
AML	33	<i>Aranucus</i> 'Misty Lace'	Goat's Beard	24"-30" ht., #2	18" O.C. spacing
AT	18	<i>Asclepias tuberosa</i>	Butterfly Weed	24"-30" ht., #2	18" O.C. spacing
DC	58	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	6"-12" ht., #2	12" O.C. spacing
EPB	17	<i>Eupatorium purpureum</i> 'Baby Joe'	Dwarf Joe Pye Weed	24"-30" ht., #2	18" O.C. spacing
ES	13	<i>Eragrostis spectabilis</i>	Purple Love Grass	18"-24" ht., #2	12" O.C. spacing
LS	20	<i>Liatris spicata</i>	Blazing Star	18"-24" ht., #2	24" O.C. spacing
MC	9	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	18"-24" ht., #2	30" O.C. spacing
NFS	18	<i>Nepeta fassenii</i> 'Six Hills Giant'	Six Hills Giant Catmint	18"-24" ht., #2	30" O.C. spacing
RHM	66	<i>Rudbeckia hirta</i> 'Moreno'	Black Eyed Susan	12"-18" ht., #2	12" O.C. spacing
SH	52	<i>Sporobolus heterolepis</i> 'Tara'	Prairie Dropseed	6"-12" ht., #2	24" O.C. spacing
SS	54	<i>Schizachyrium scoparium</i>	Little Bluestem	12"-18" ht., #2	24" O.C. spacing
TC	492	<i>Tiarella cordifolia</i>	Foamflower	6"-12" ht., #2	12" O.C. spacing
VA	106	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	6"-12" ht., #2	18" O.C. spacing



NOTE: PLANTING SCHEDULE IS SUBJECT TO CHANGE.



CATMINT



PRARIE DROPSEED



JOE PYE WEED



LITTLE BLUESTEM



LOWBUSH BLUEBERRY



BLACK EYED SUSAN



BUTTERFLY WEED

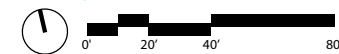


SHAMROCK INKBERRY



OAKLEAF HYDRANGEA

LANDSCAPE PLANTING PLAN





SWEETBAY MAGNO-



COCKSPUR HAW-



REGAL PRINCE



WITCH HAZEL



ARROWWOOD



GREY OWL JUNIPER



FOTHERGILLA



LEUCOTHOE



BLUE STAR AMSONIA



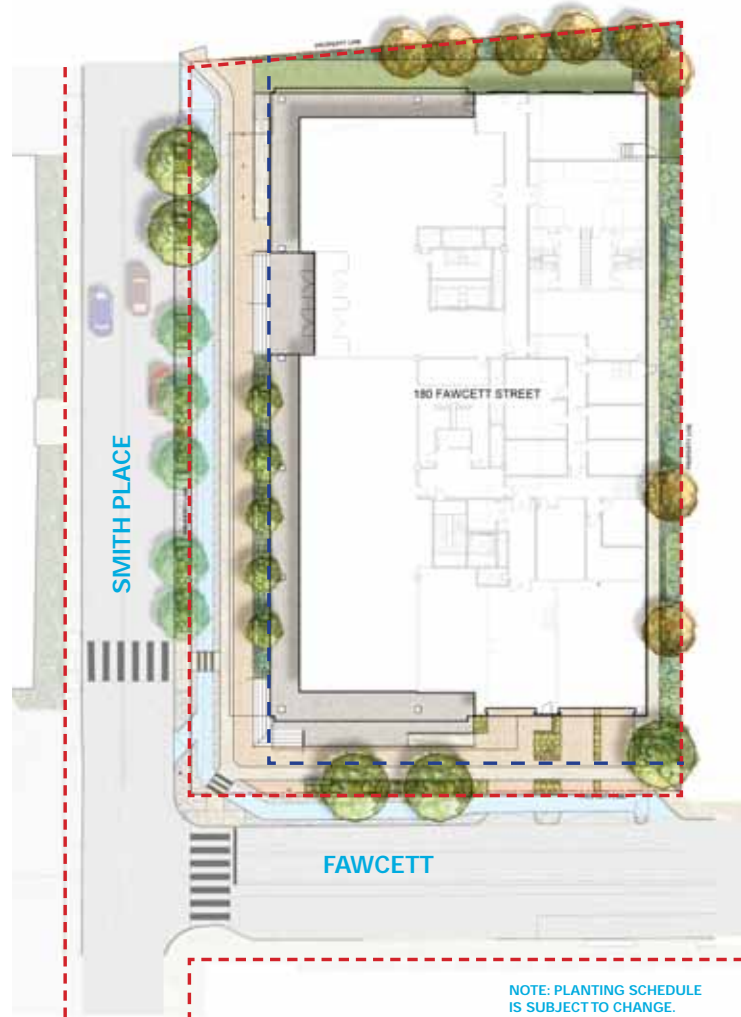
MUHLY GRASS



BLAZING STAR



RAYDON'S ASTER



VALLEY FORGE ELM

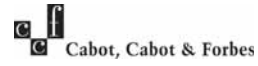


KENTUCKY COFFEE TREE



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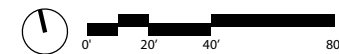
Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

LANDSCAPE
PLANTING
PLAN

LANDSCAPE PLANTING PLAN



A-202

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10/08/21

EXISTING OFF-SITE STREET

HANDRAIL LIGHTING - RAMP



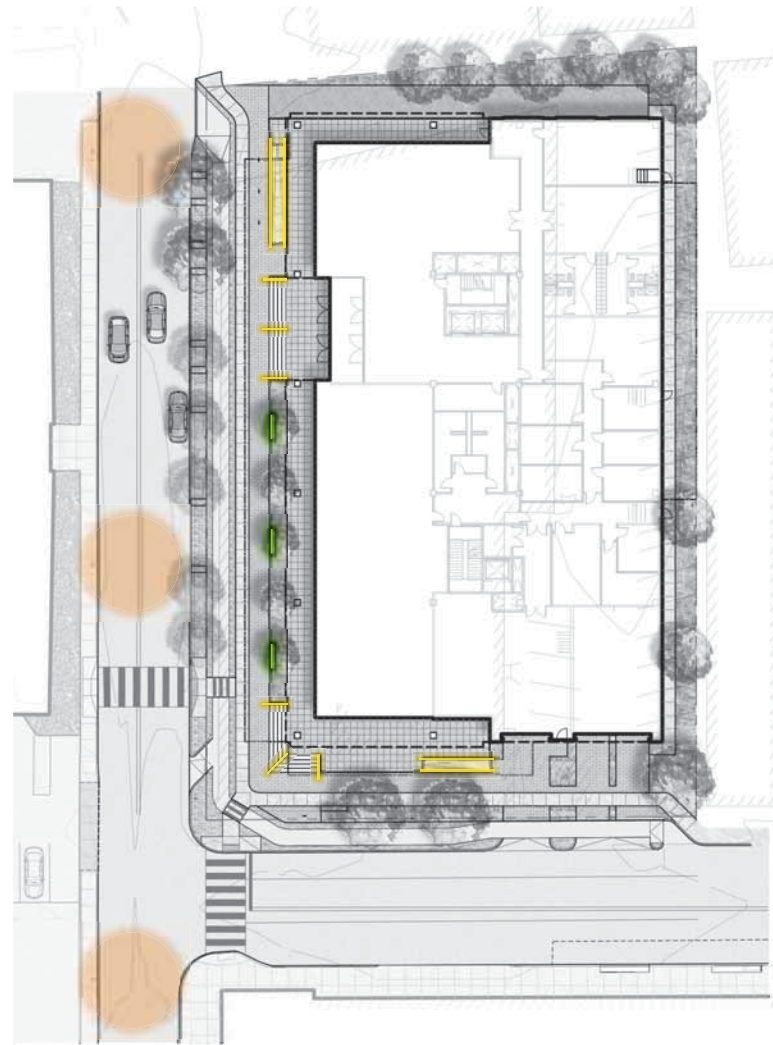
HANDRAIL LIGHTING - STAIRS



BENCH LIGHTING

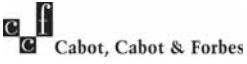


SITE LIGHTING PLAN



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SHEET TITLE:

SITE LIGHTING
PLAN

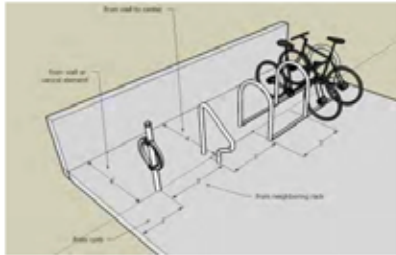


A-203

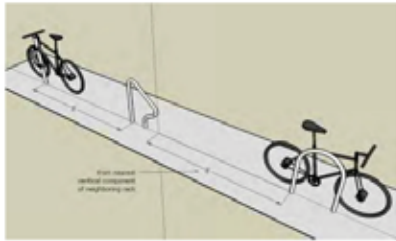
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LAYOUT DIMENSIONS

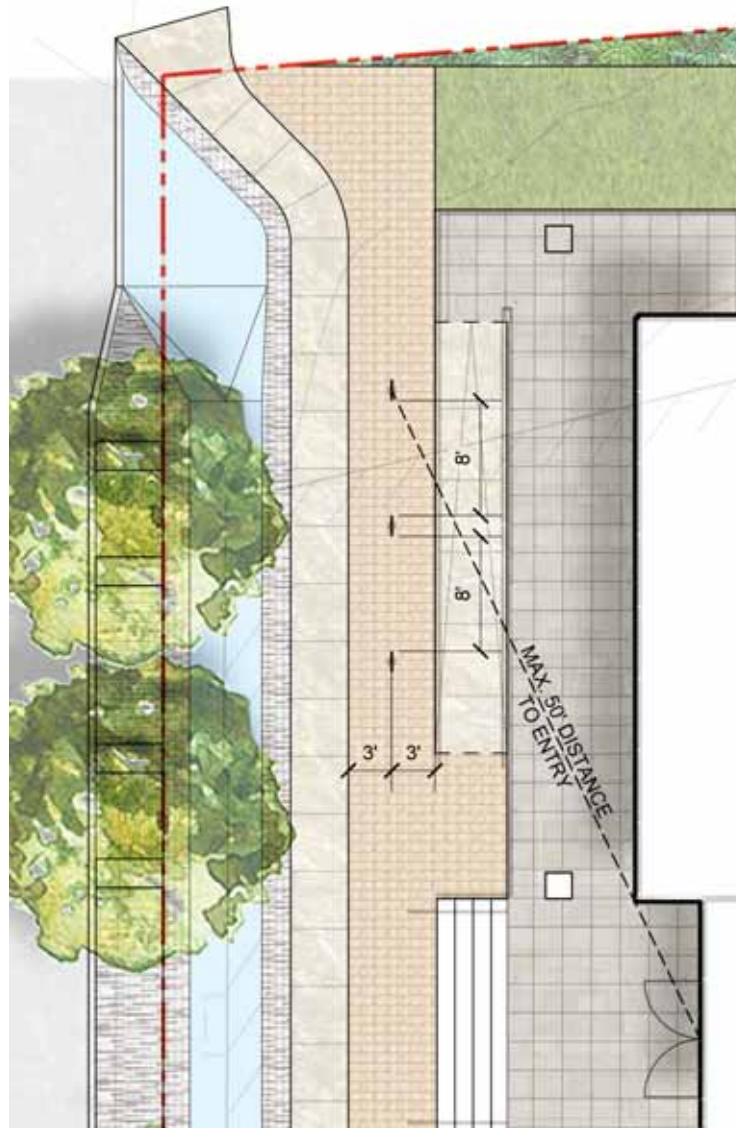
Proper layout of bicycle racks is essential to ensure that they will safely and conveniently accommodate the intended number of bicycles. Layout must follow these minimum dimensions:



Racks aligned side by side



Racks aligned end to end

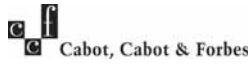


BICYCLE LAYOUT PLAN



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SHEET TITLE:

**BICYCLE
LAYOUT
PLAN**



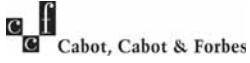
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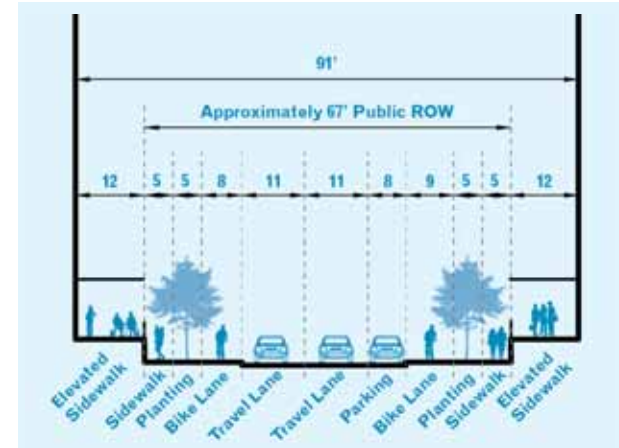
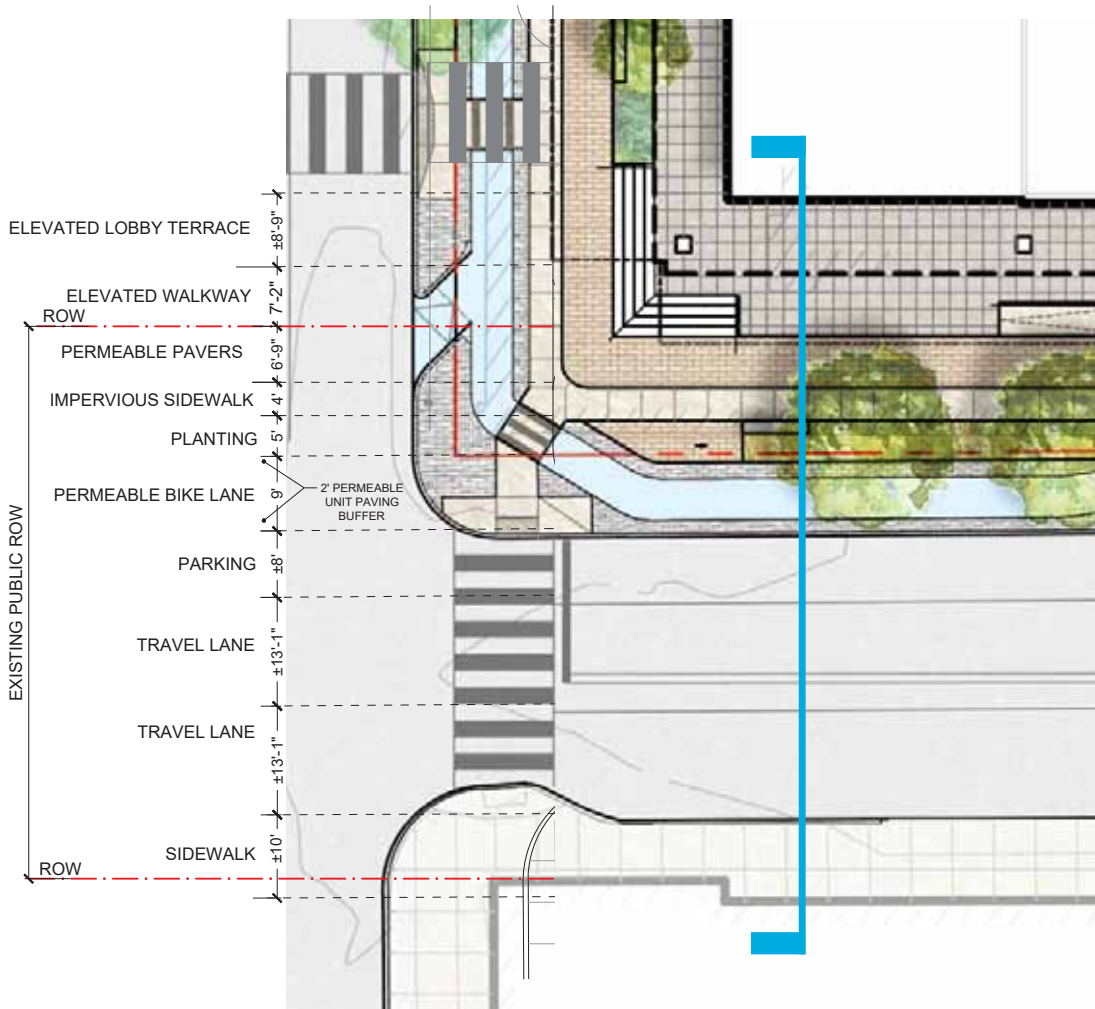
180 Fawcett

SHEET TITLE:

**FAWCETT
STREET
DIMENSIONED
PLAN-
ENLARGED**

A-205

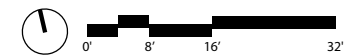
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**Elevated Walkway with Grade-Separated
Bicycle Lane**

Most of the light industrial and retail spaces within the Quadrangle will be located along Smith Place, Wilson Road, and portions of Fawcett Street. To ensure continuous access to elevated first floors, a publicly-accessible elevated walkway is recommended on private property adjacent to the public rights-of-way on these streets. Included within the public rights of way are a traditional at-grade sidewalk, a grade-separated bicycle lane, vehicular lanes, and street parking.

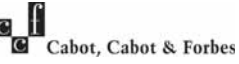
FAWCETT STREET DIMENSIONED PLAN - ENLARGED





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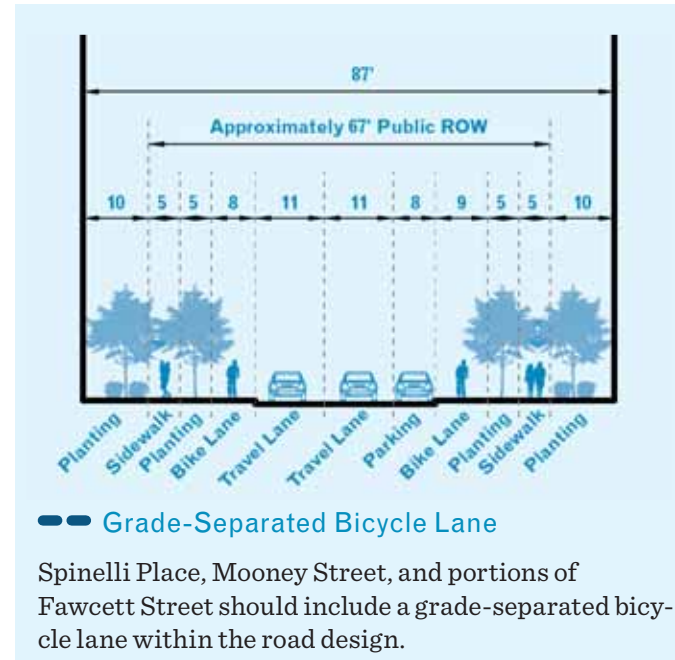
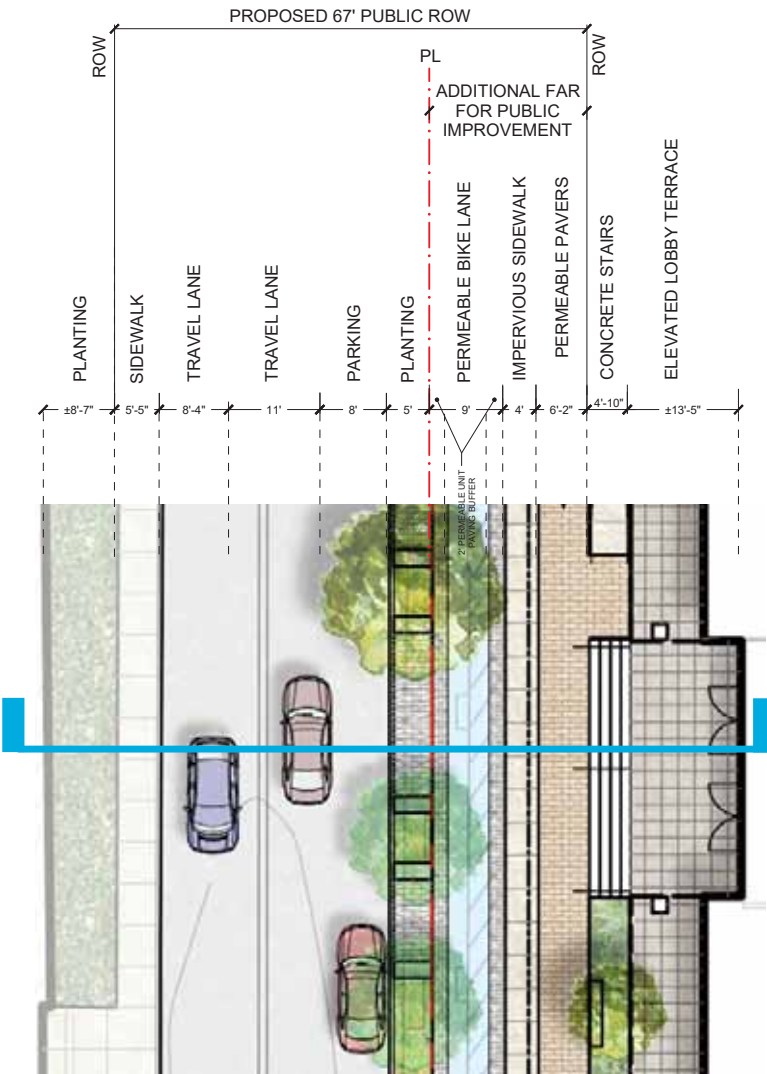
180 Fawcett

SHEET TITLE:

**SMITH PLACE
DIMENSIONED
PLAN -
ENLARGED**

A-206

Project No.5138.00
10/08/21



SMITH PLACE DIMENSIONED PLAN - ENLARGED



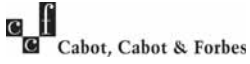
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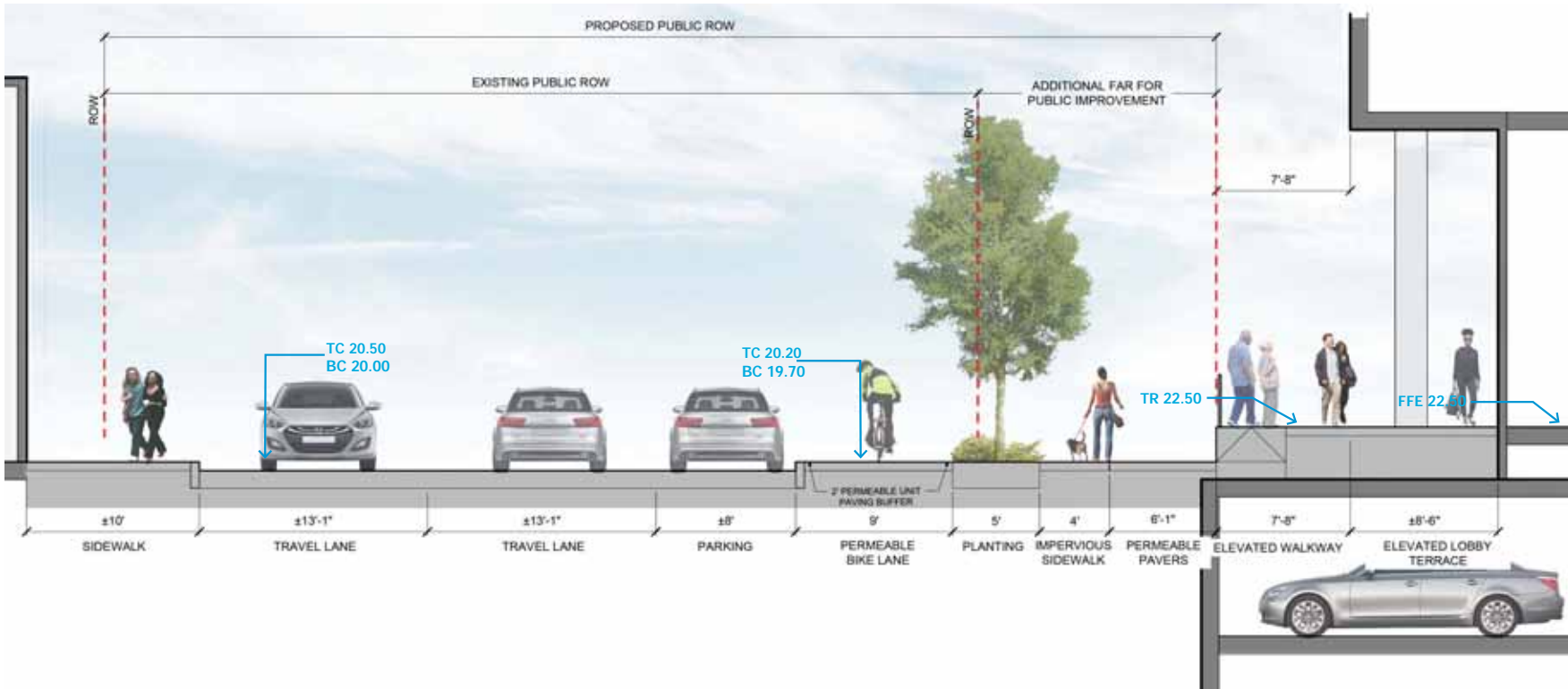
180 Fawcett

SHEET TITLE:

FAWCETT STREET CROSS SECTION

A-207

Project No.5138.00
10/08/21



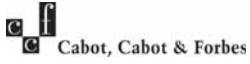
FAWCETT STREET CROSS SECTION





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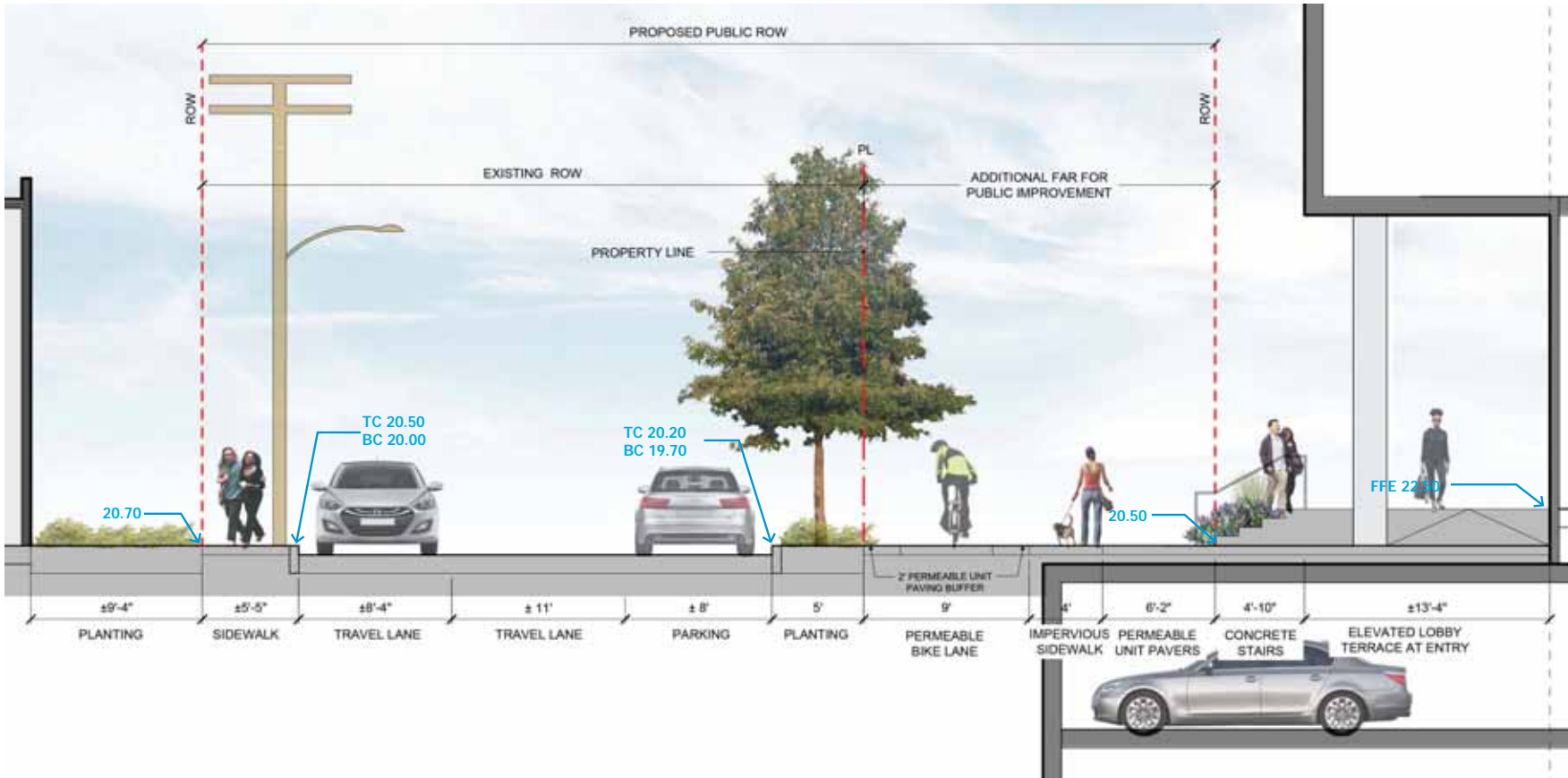
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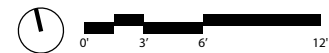
SMITH
PLACE
CROSS
SECTION

A-208

Project No.5138.00
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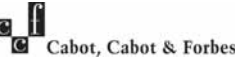
SMITH PLACE CROSS SECTION





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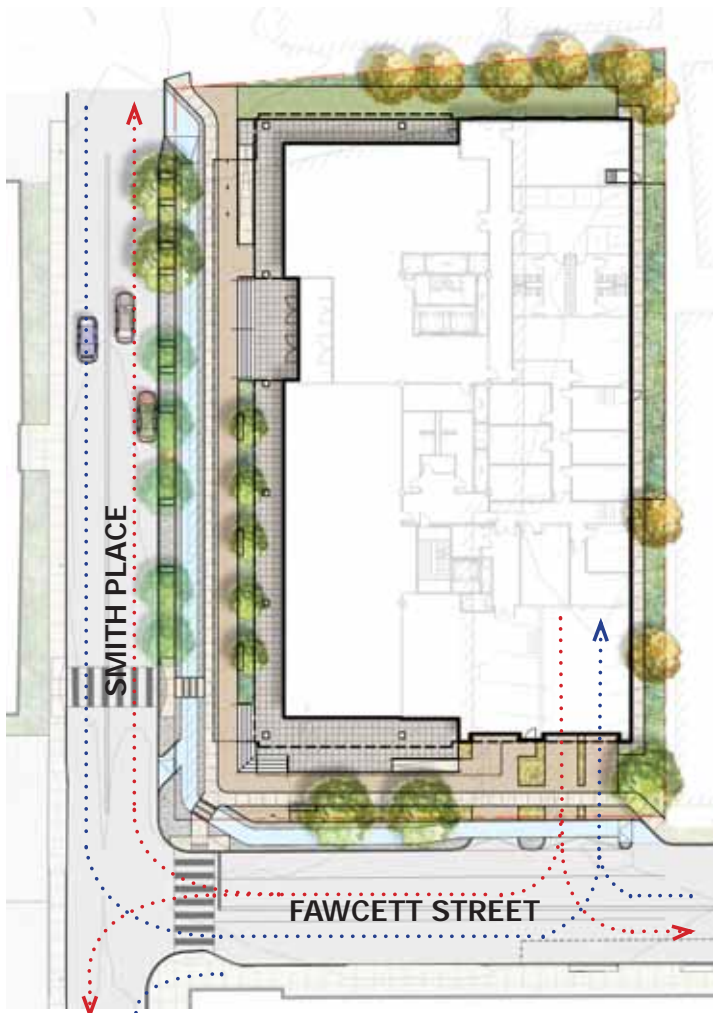
180 Fawcett

SHEET TITLE:

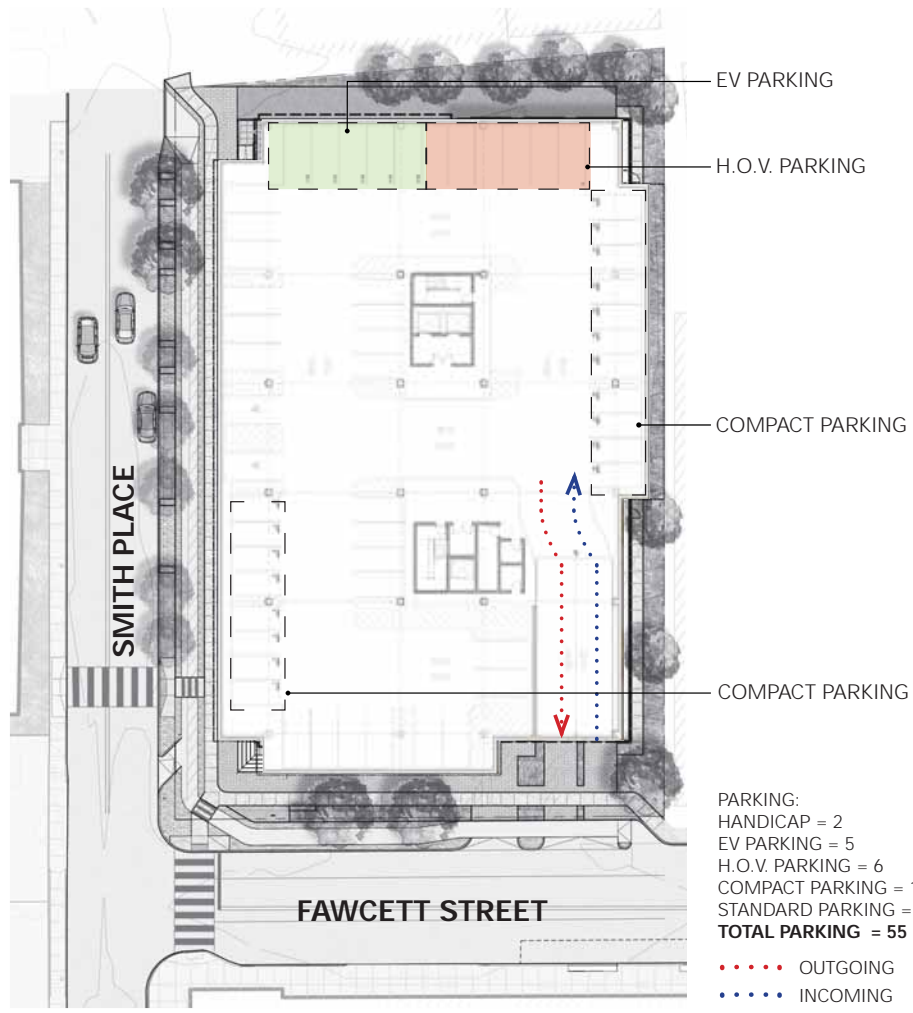
VEHICLE ACCESS PLANS

A-300

Project No.5138.00
10/08/21



VEHICLE ACCESS PLAN - GROUND LEVEL

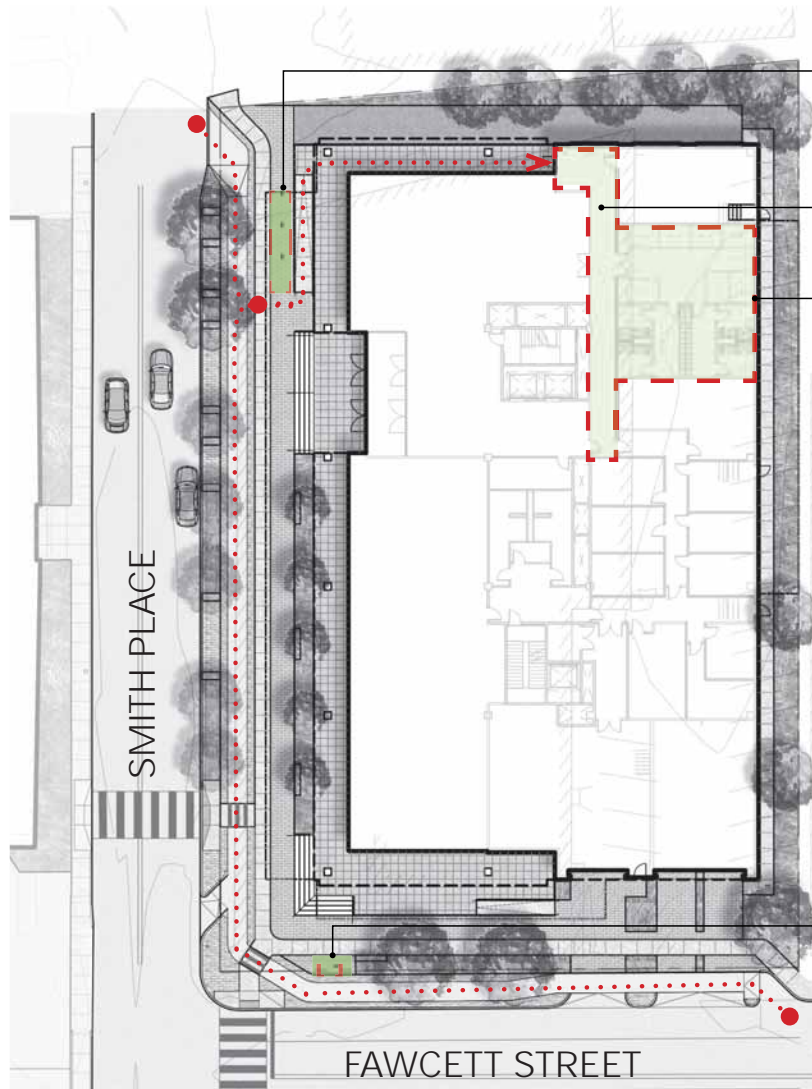


VEHICLE ACCESS PLAN - PARKING LEVEL

- PARKING:
- HANDICAP = 2
- EV PARKING = 5
- H.O.V. PARKING = 6
- COMPACT PARKING = 19
- STANDARD PARKING = 23
- TOTAL PARKING = 55**

- OUTGOING
- INCOMING





8 SHORT TERM BICYCLE
PARKING SPACES

DEDICATED BIKE ROOM
CORRIDORE

14 LONG TERM BICYCLE
PARKING SPACES W/
SHOWERS AND LOCKER
ROOM

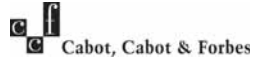
2 SHORT TERM BICYCLE
PARKING SPACES

BICYCLE FACILITIES DIAGRAM



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PROJECT:

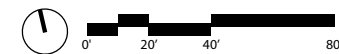
180 FAWCETT STREET,
CAMBRIDGE MA

Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

**BICYCLE
FACILITIES
DIAGRAM**



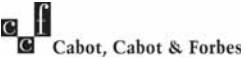
A-301

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Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

ENLARGED
BICYCLE
FACILITIES

A-302

Project No.5138.00
10/08/21

Bicycle Parking Criteria

Use/Category:
-Technical Offices, Research Facilities (Long-Term - N1)
-Laboratories and Research Facilities (Short-Term - N2)

Required Parking:
-Long-Term - N1: 0.22 Space per 1,000 SF
-Short-Term - N2: 0.06 Space per 1,000 SF

Calculation:
58,442 GFA * (0.22 Space / 1,000 SF) = 13 Spaces
58,442 GFA * (0.06 Space / 1,000 SF) = 4 Spaces

Total Required Spaces: 13 Spaces

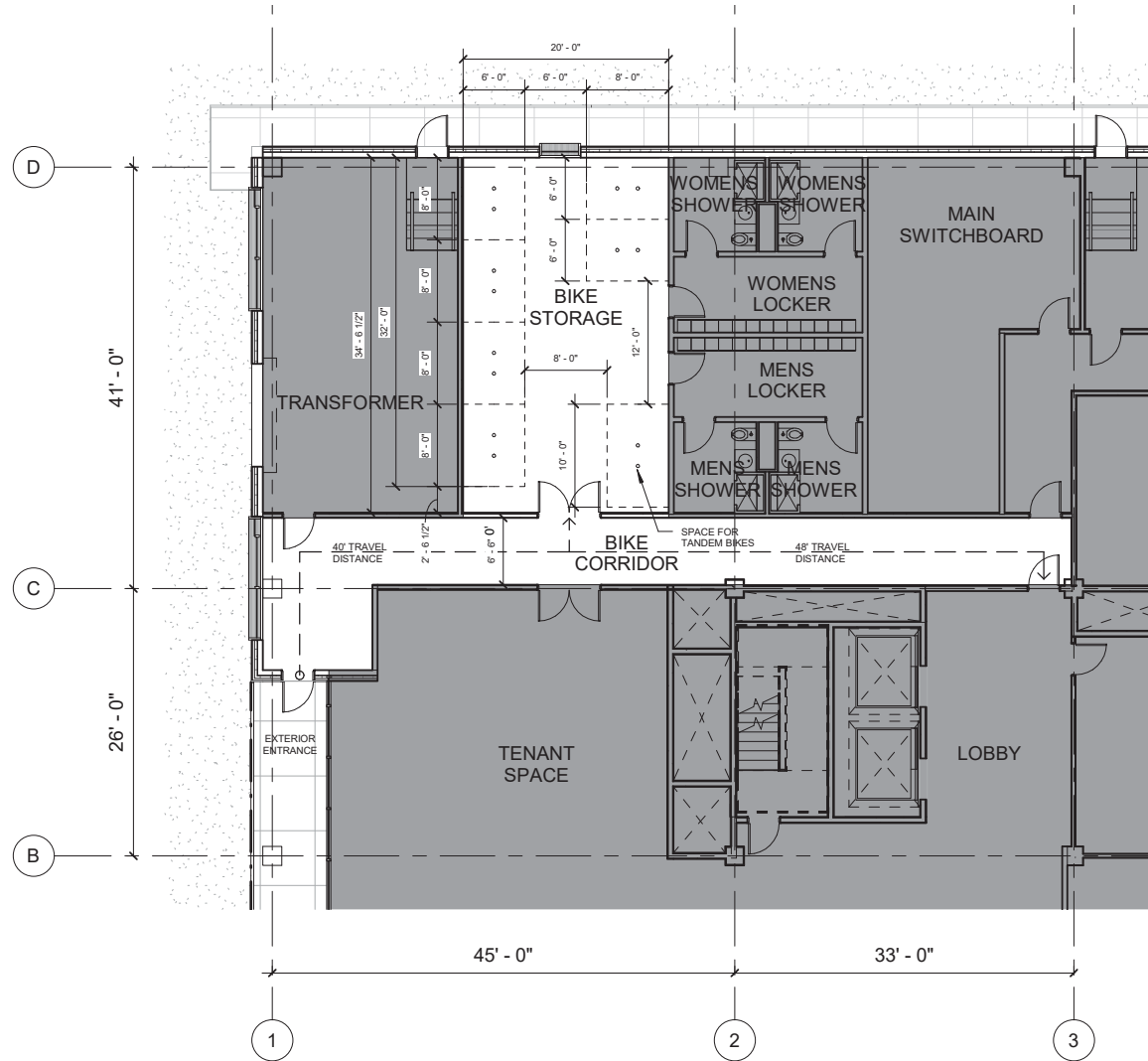
Total Long-Term Spaces Provided: 14 Spaces



Ultrasite Inverted U-Rack, Model # 5801DSM,
Powdercoated Black

Note 1: The floor area of an underground parking garage and the floor area of the underground portion of a structure devoted in whole or in part to parking automobiles, shall not be counted as gross floor area and shall be exempt from the requirements as to floor area but shall conform to all other requirements of the district in which it is located.

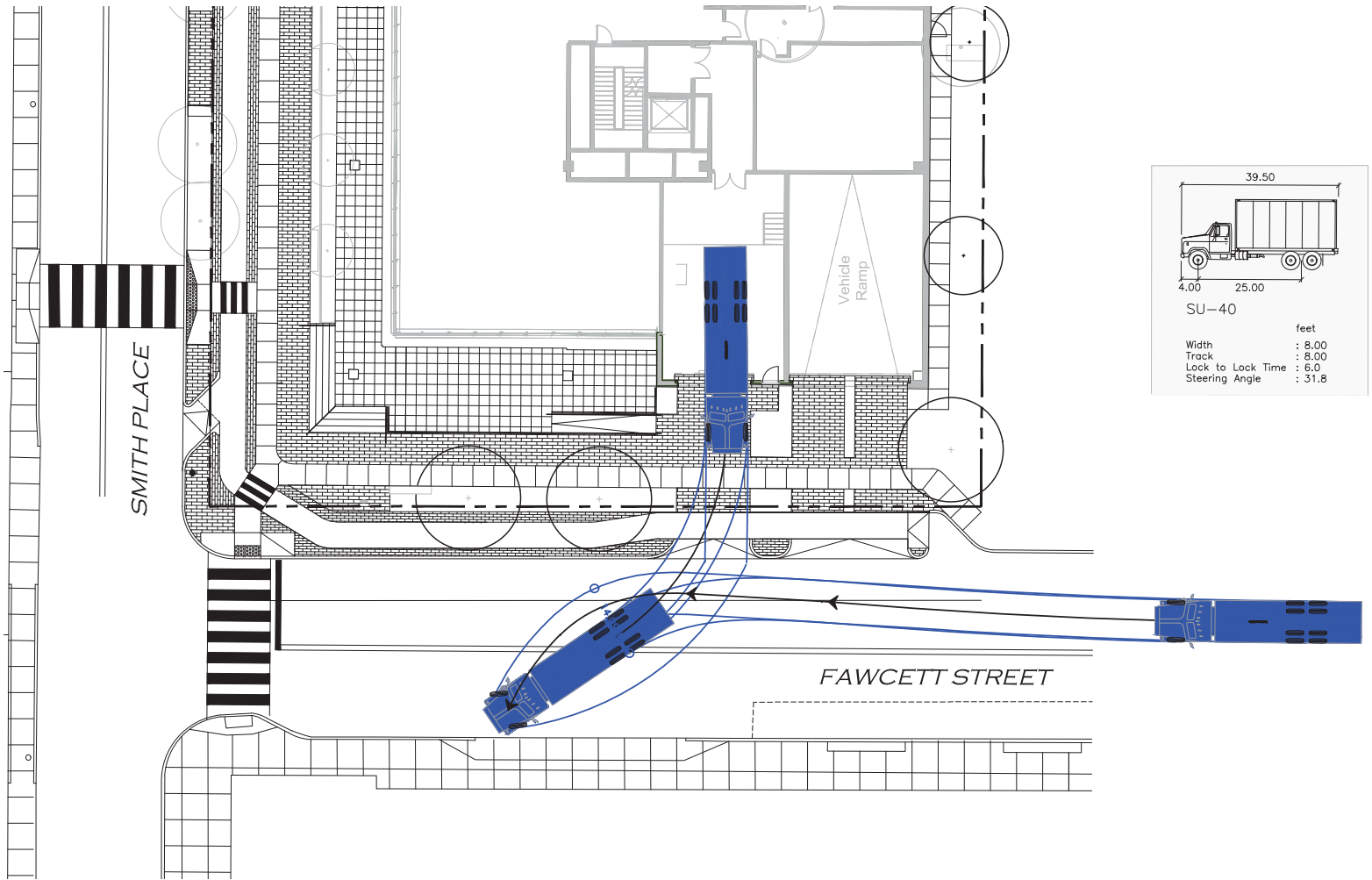
Note 2: Long-term bicycle parking on a private lot shall be located within the building containing the use that it is intended to serve, or within a structure whose pedestrian entrance is no more than two hundred (200) feet from a pedestrian entrance to such a building.



ENLARGED BICYCLE FACILITIES

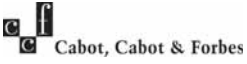


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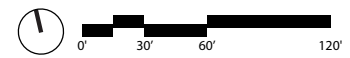
Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

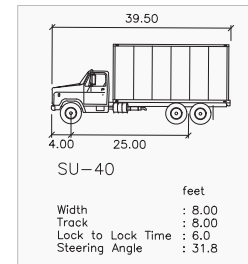
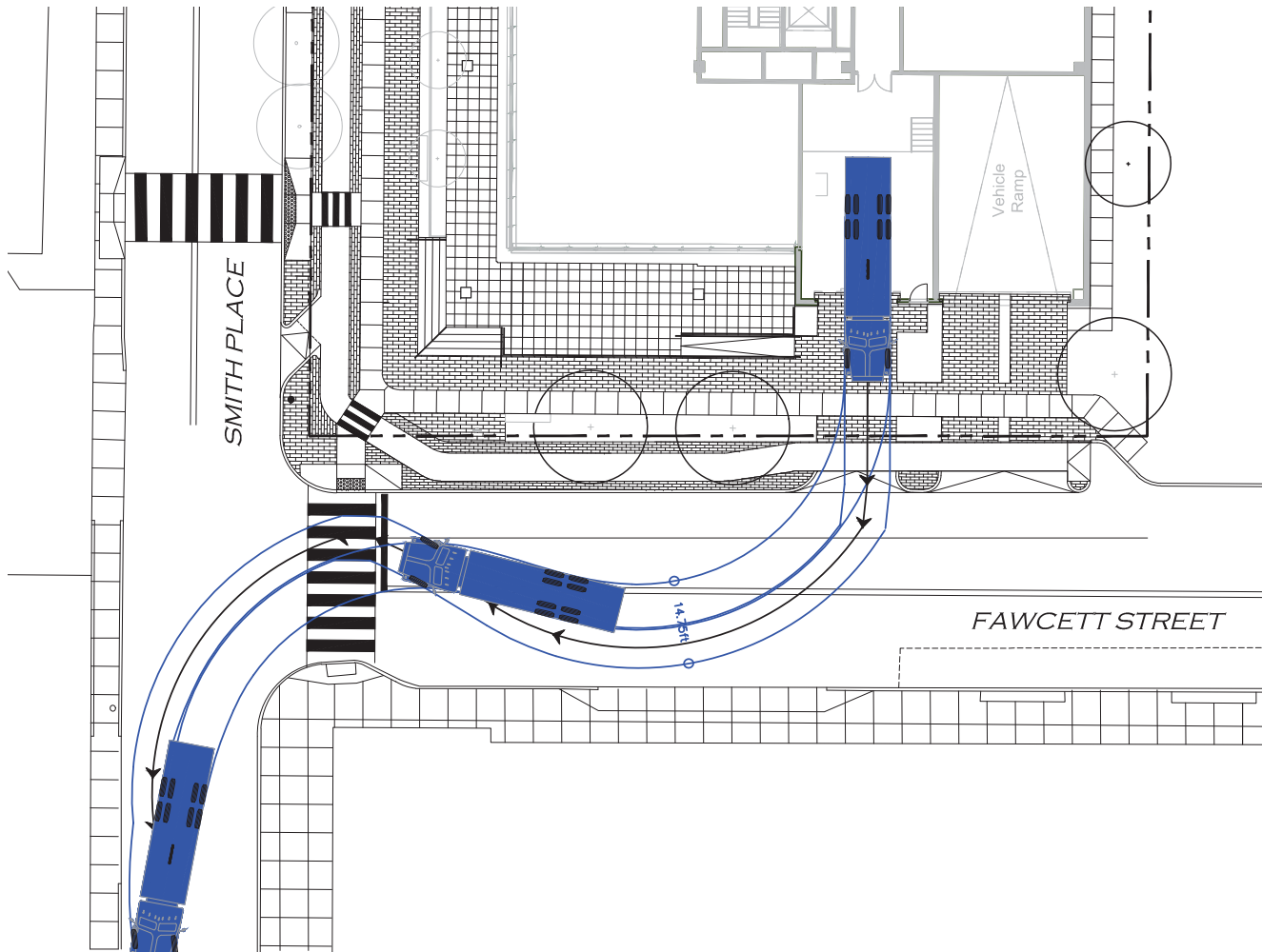
**TRUCK
MOVEMENT
PLAN -
ENTERING**

TRUCK MOVEMENT PLAN - ENTERING



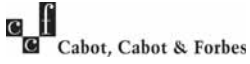
A-303

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180 Fawcett

SHEET TITLE:

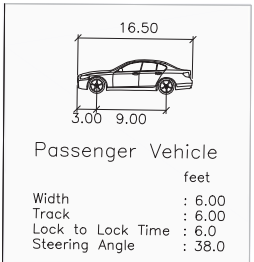
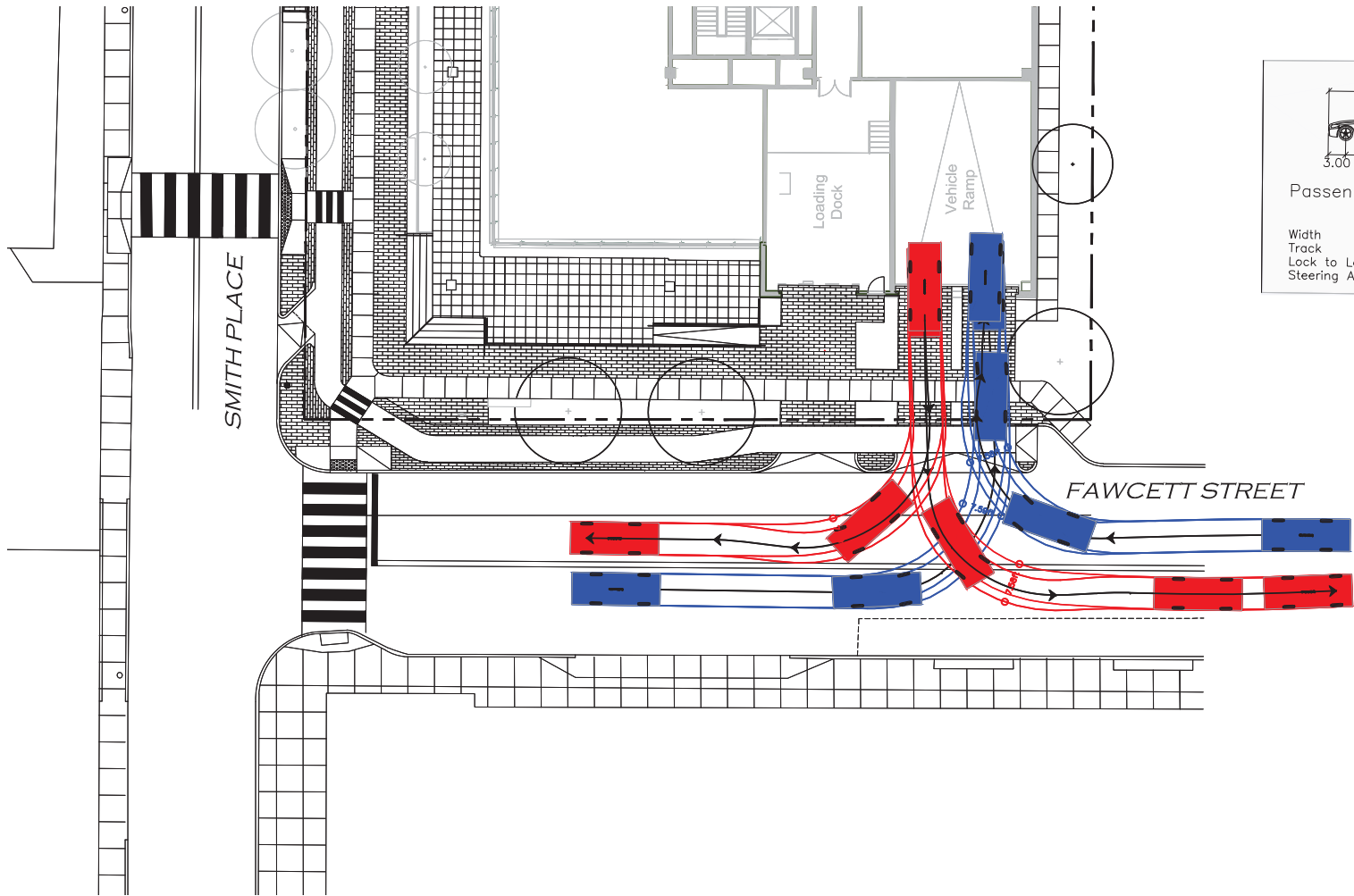
**TRUCK
MOVEMENT
PLAN -
EXITING**

TRUCK MOVEMENT PLAN - EXITING



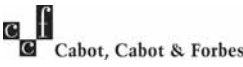
A-304

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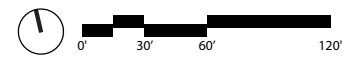
180 Fawcett

SHEET TITLE:

**PASSENGER
VEHICLE
MOVEMENT
PLAN**

A-305

PASSENGER VEHICLE MOVEMENT PLAN

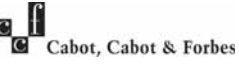


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180 Fawcett

SHEET TITLE:

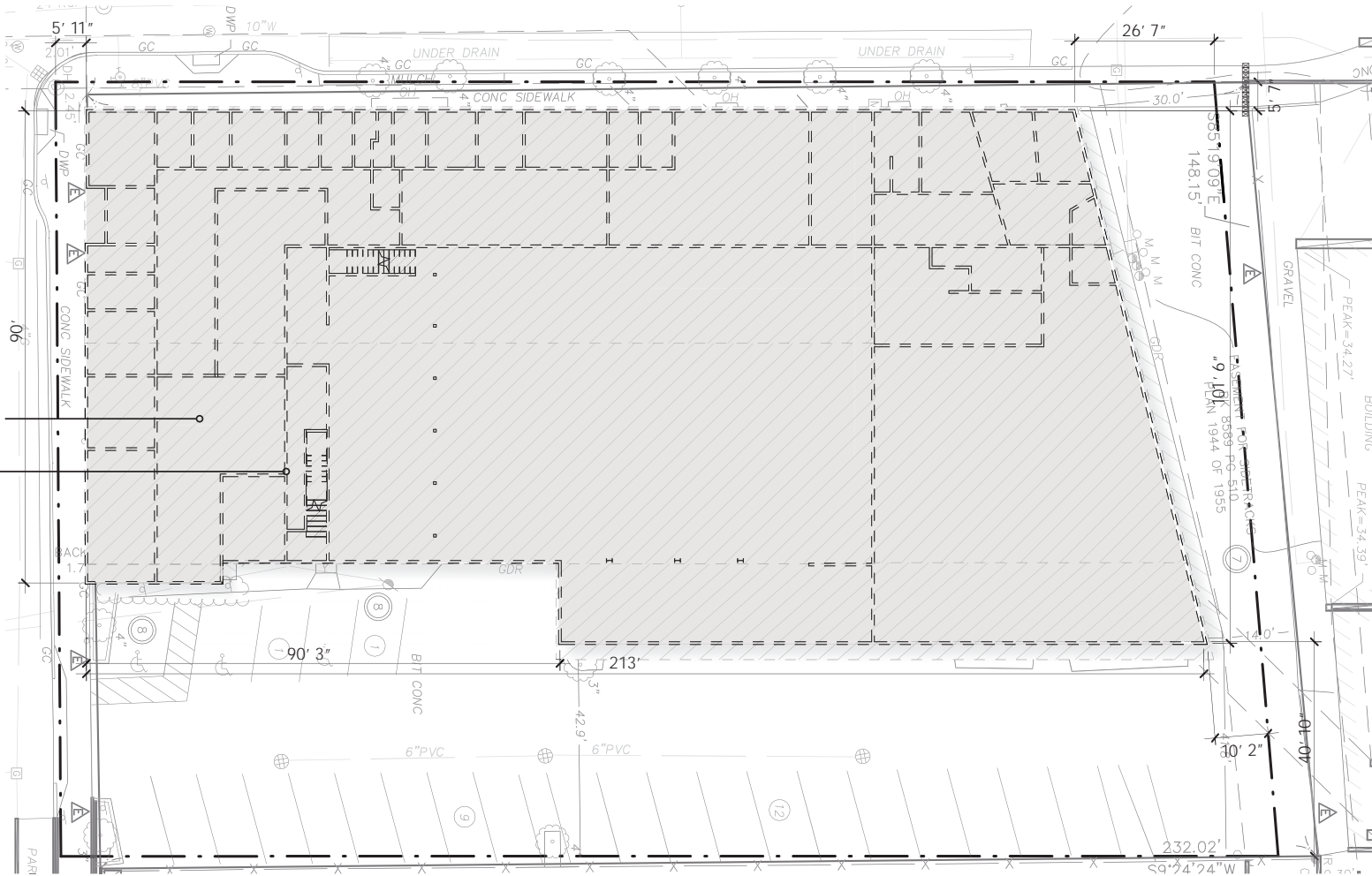
LEVEL 1
- DEMO PLAN

AD-400

Project No.5138.00
10/08/21

EXISTING
ROOF ABOVE

EXISTING
BUILDING
WALLS



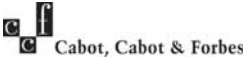
LEVEL 1 - DEMOLITION PLAN





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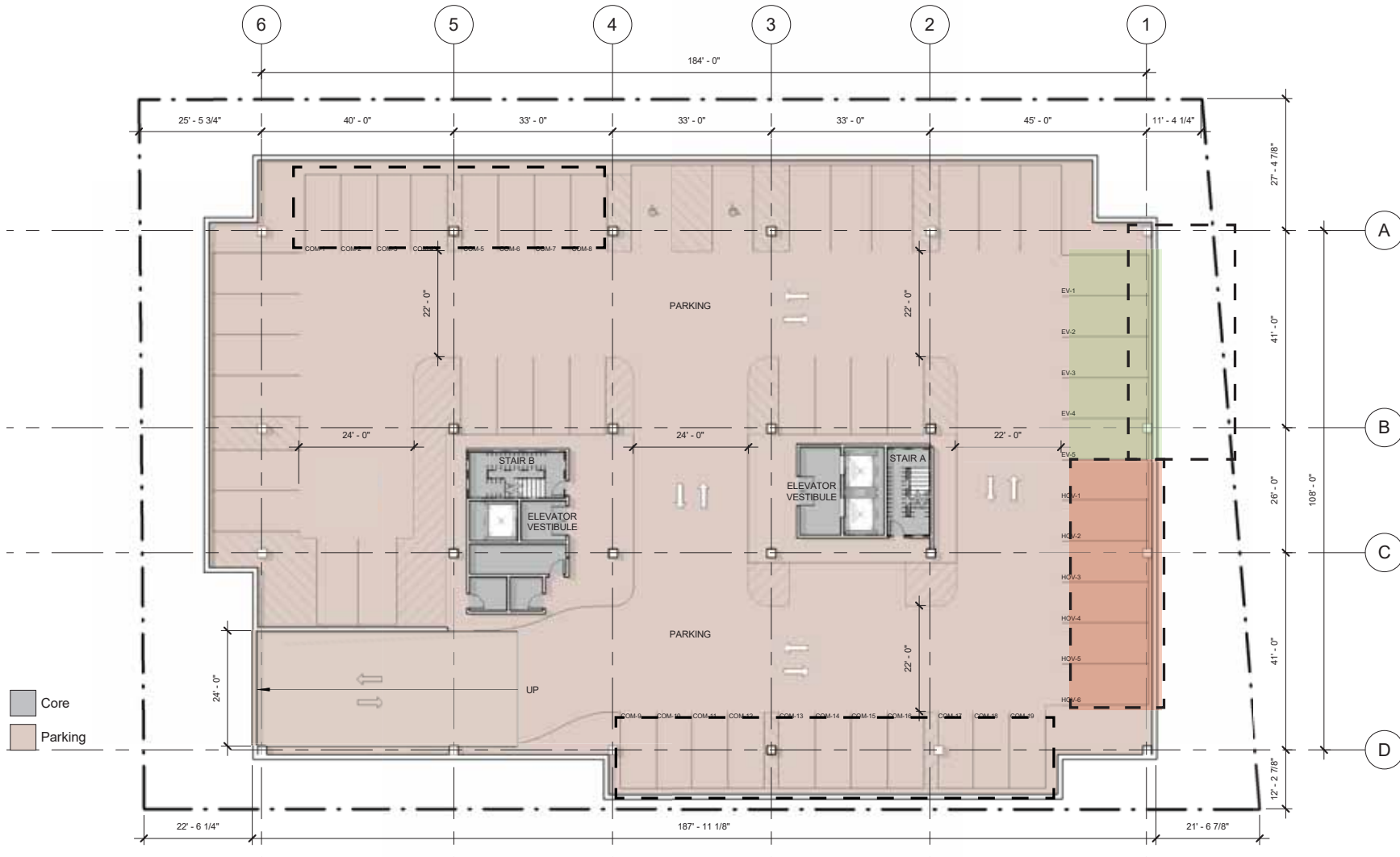
180 Fawcett

SHEET TITLE:

**PARKING
PLAN**

A-400

Project No.5138.00
10/08/21

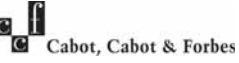


PARKING PLAN



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SHEET TITLE:

GROUND
FLOOR PLAN

A-401

Project No.5138.00
10/08/21

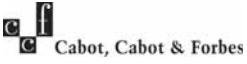


GROUND FLOOR PLAN



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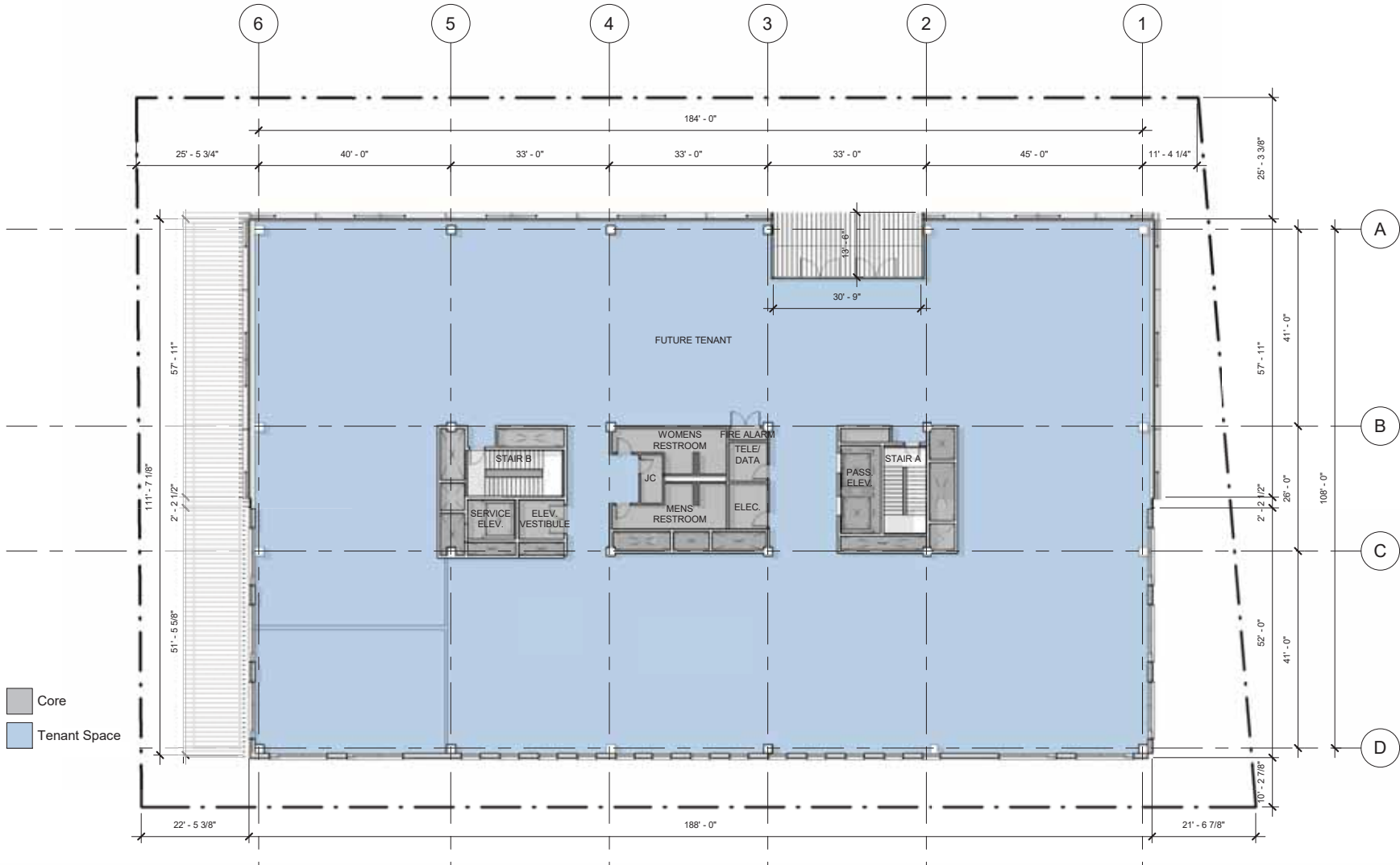
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SHEET TITLE:

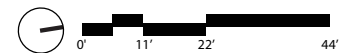
LEVEL 2 PLAN

A-402

Project No.5138.00
10/08/21



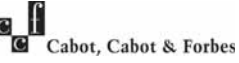
LEVEL 2 PLAN





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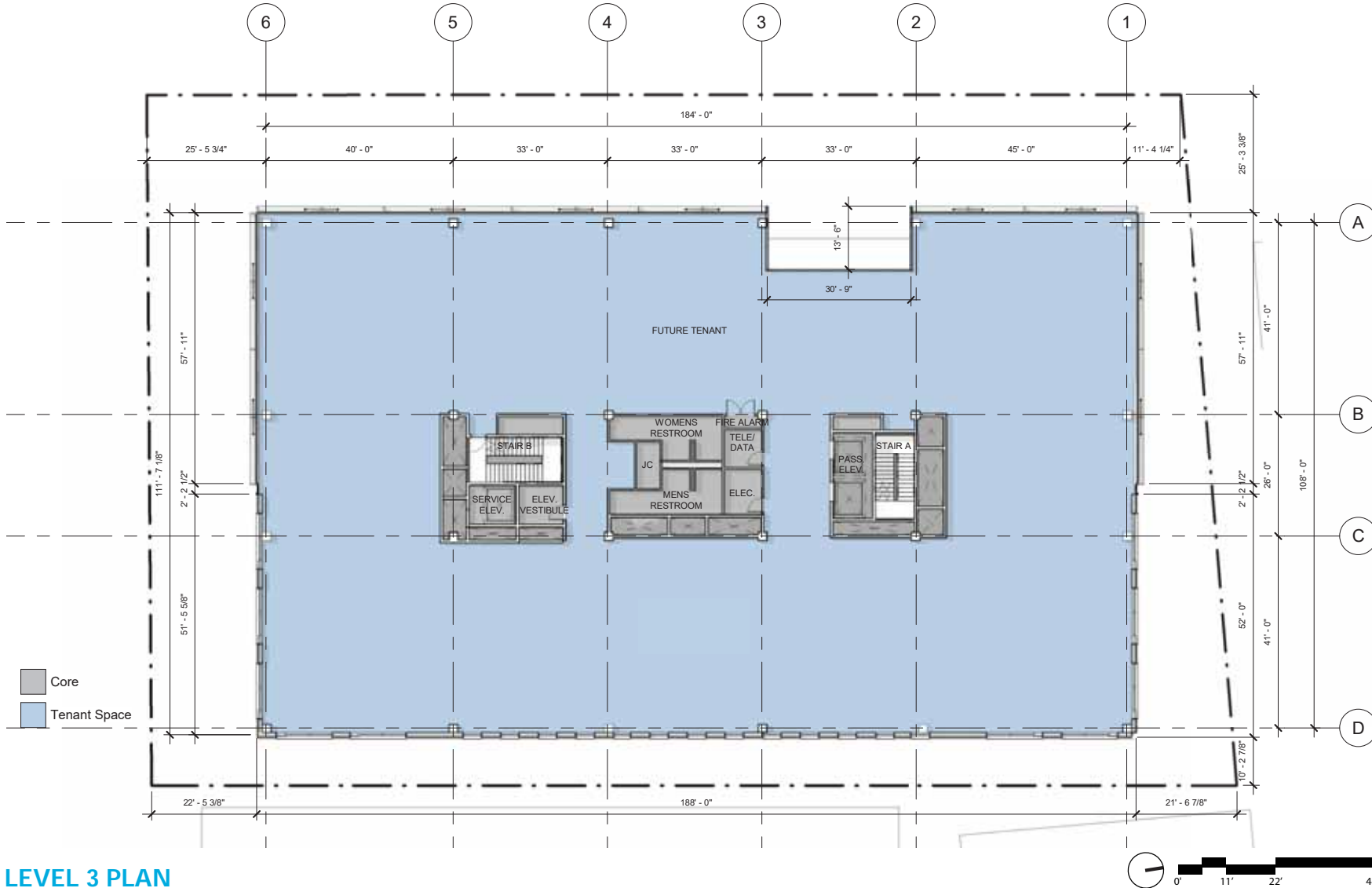
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SHEET TITLE:

LEVEL 3 PLAN

A-403

Project No.5138.00
10/08/21

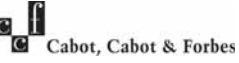


LEVEL 3 PLAN



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SHEET TITLE:

LEVEL 4 PLAN

A-404

Project No.5138.00
10/08/21

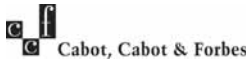


LEVEL 4 PLAN



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PROJECT:

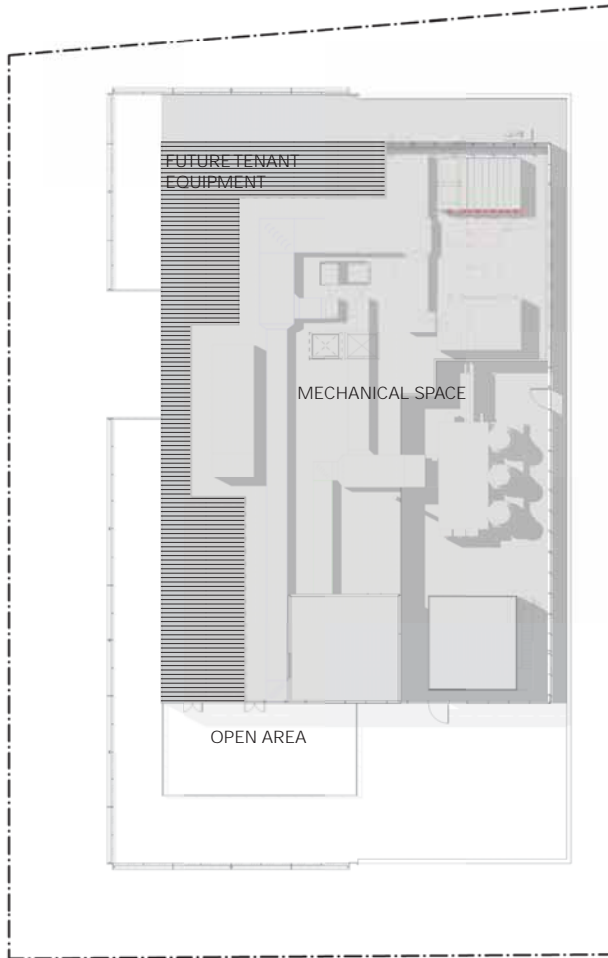
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CAMBRIDGE MA

Cambridge,
MA 02138

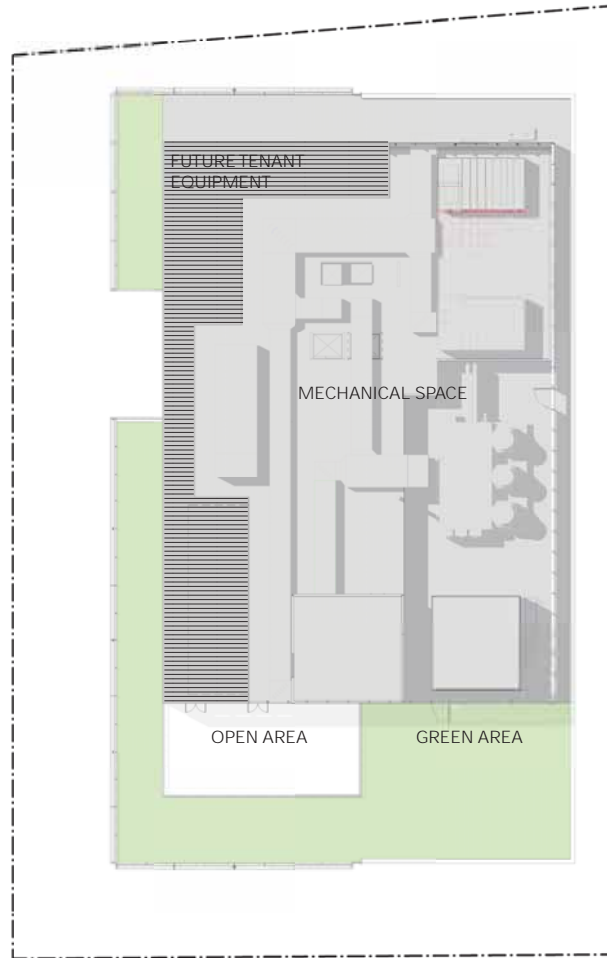
180 Fawcett

SHEET TITLE:

GREEN ROOF
PLAN

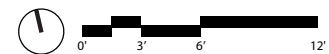


- OPEN AREA = 5,633 SQ.FT
- MECHANICAL SPACE = 11,905 SQ.FT
- FUTURE TENANT EQUIPMENT = 2,720 SQ.FT



- OPEN AREA = 1,127 SQ.FT
- MECHANICAL SPACE = 11,905 SQ.FT
- FUTURE TENANT EQUIPMENT = 2,720 SQ.FT
- GREEN AREA = 4,506 SQ.FT
80% green roof

GREEN ROOF PLAN



A-405

Project No.5138.00
10/08/21

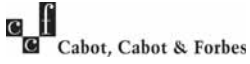


RENDERING SOUTH WEST AERIAL



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180 Fawcett

SHEET TITLE:

RENDERING
FROM THE
SOUTH WEST -
AERIAL

A-500

Project No.5138.00
10/08/21

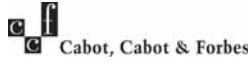


RENDERING FROM BUILDING ENTRANCE



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180 Fawcett

SHEET TITLE:

RENDERING
FROM
BUILDING
ENTRANCE

A-501

Project No.5138.00
10/08/21

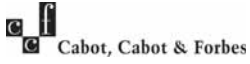


RENDERING FROM THE SOUTH WEST



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180 Fawcett

SHEET TITLE:

RENDERING
FROM THE
SOUTH WEST

A-502

Project No.5138.00
10/08/21

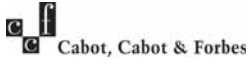


RENDERING FROM THE NORTHWEST



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180 Fawcett

SHEET TITLE:

RENDERING
FROM THE
NORTH WEST

A-503

Project No.5138.00
10/08/21

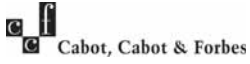


RENDERING FROM THE SOUTHWEST AND CONCEPT MATERIALITY



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180 Fawcett

SHEET TITLE:

RENDERING
AND CONCEPT
MATERIALITY

A-504

Project No.5138.00
10/08/21

PERFORATED
METAL SCREEN

STAINLESS STEEL
TURNBUCKLE

METAL PANEL
RAINSCREEN

PHENOLIC RAINSCREEN

CURTAIN WALL

PUNCHED WINDOWS

WOOD TRELLIS

GLASS STOREFRONT



CURTAIN WALL



STAINLESS STEEL
TURNBUCKLE



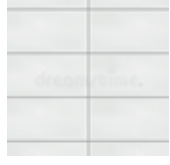
PHENOLIC
RAINSCREEN



WOOD TRELLIS



GLASS STOREFRONT



METAL PANEL
RAINSCREEN



PUNCHED
WINDOWS

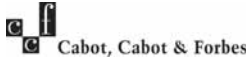
ROLL-UP DOOR

CONCEPT MATERIALITY



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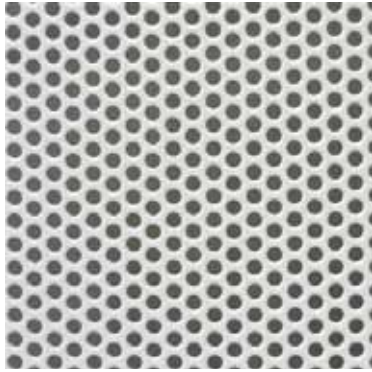
180 Fawcett

SHEET TITLE:

ENLARGED
MATERIAL AXO

A-505

Project No.5138.00
10/08/21



PERFORATED METAL SCREEN



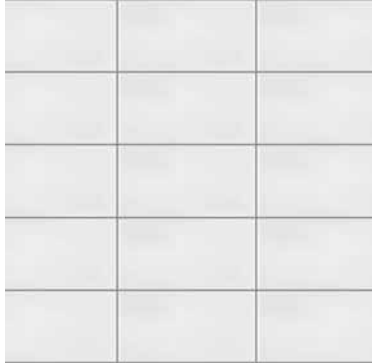
CURTAINWALL



PHENOLIC RAINSCREEN



EXTERIOR METAL COLUMN COVERS



METAL PANEL RAINSCREEN



GLASS STOREFRONT



STAINLESS STEEL TURNBUCKLE



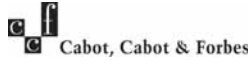
WOOD TRELLIS

CONCEPT MATERIALITY



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CAMBRIDGE MA**

Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

**CONCEPT
MATERIALITY**

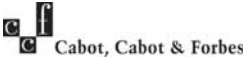
A-506

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180 Fawcett

SHEET TITLE:

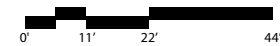
WEST
ELEVATION

A-600

Project No.5138.00
10/08/21



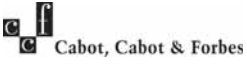
WEST ELEVATION





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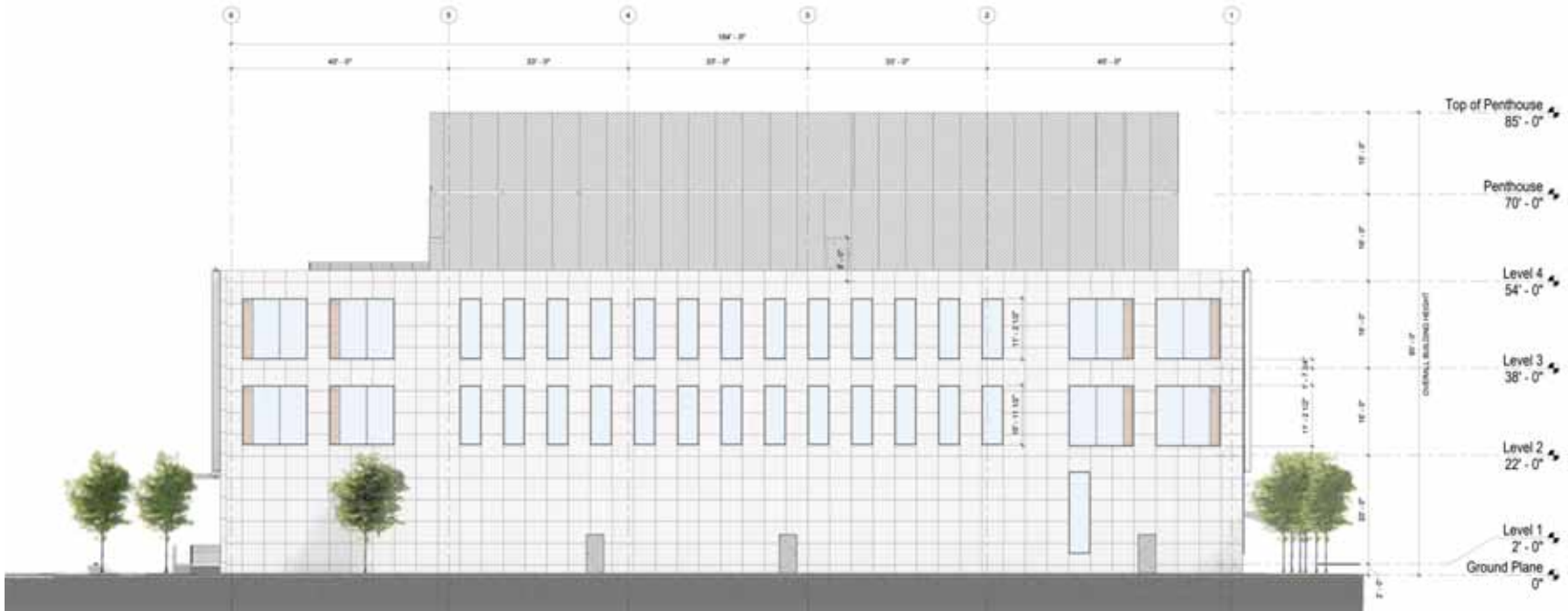
180 Fawcett

SHEET TITLE:

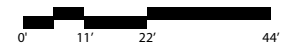
EAST
ELEVATION

A-601

Project No.5138.00
10/08/21



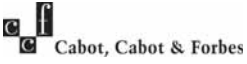
EAST ELEVATION





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PROJECT TEAM:



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PROJECT:

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CAMBRIDGE MA

Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

**SOUTH
ELEVATION**



SOUTH ELEVATION



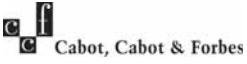
A-602

Project No.5138.00
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180 Fawcett

SHEET TITLE:

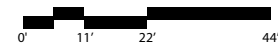
**NORTH
ELEVATION**

A-603

Project No.5138.00
10/08/21



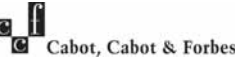
NORTH ELEVATION





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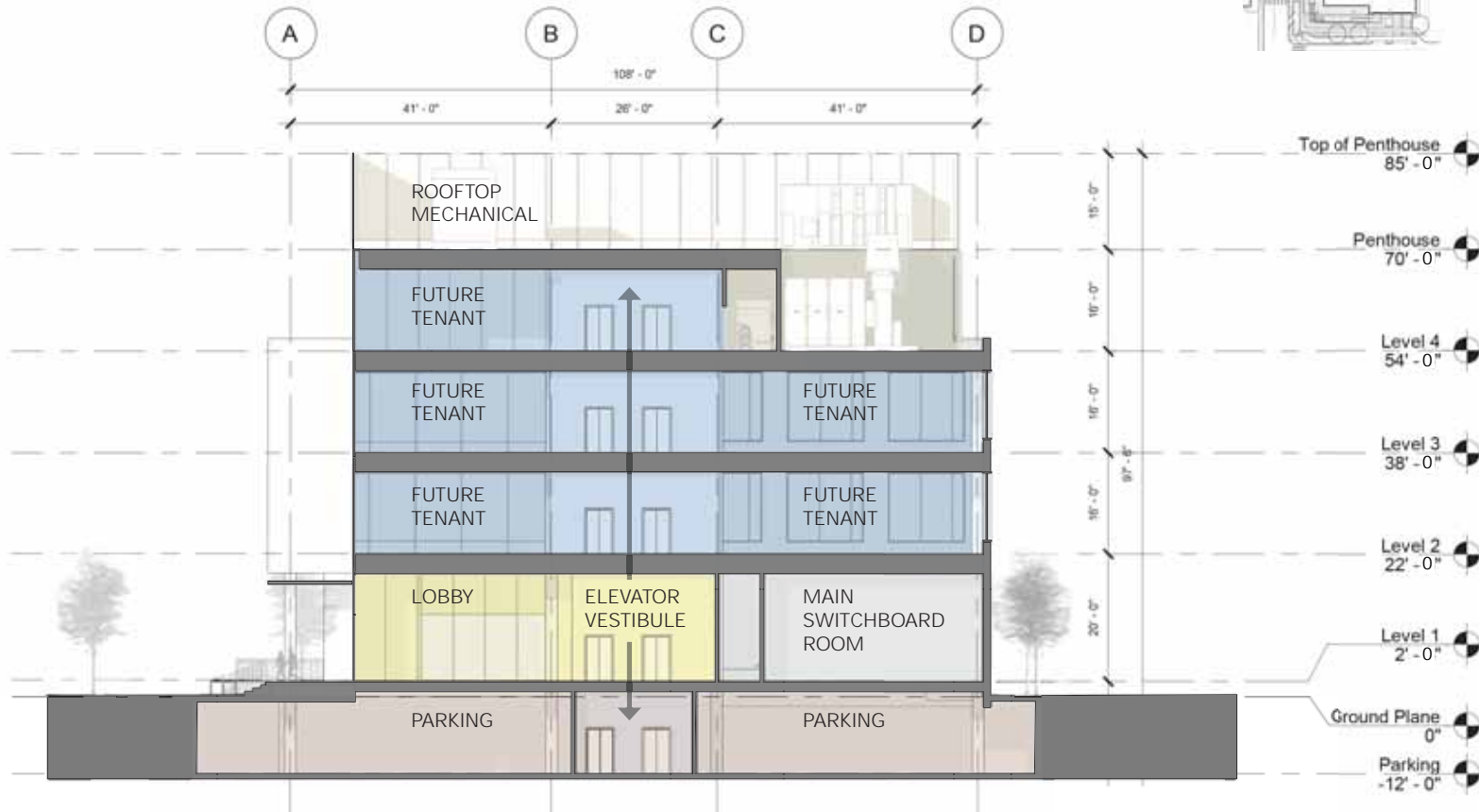
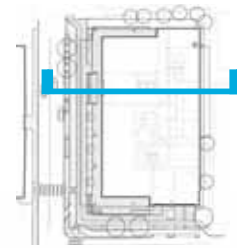
180 Fawcett

SHEET TITLE:

**CROSS
SECTION**

A-700

Project No.5138.00
10/08/21

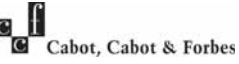


EAST-WEST CROSS SECTION



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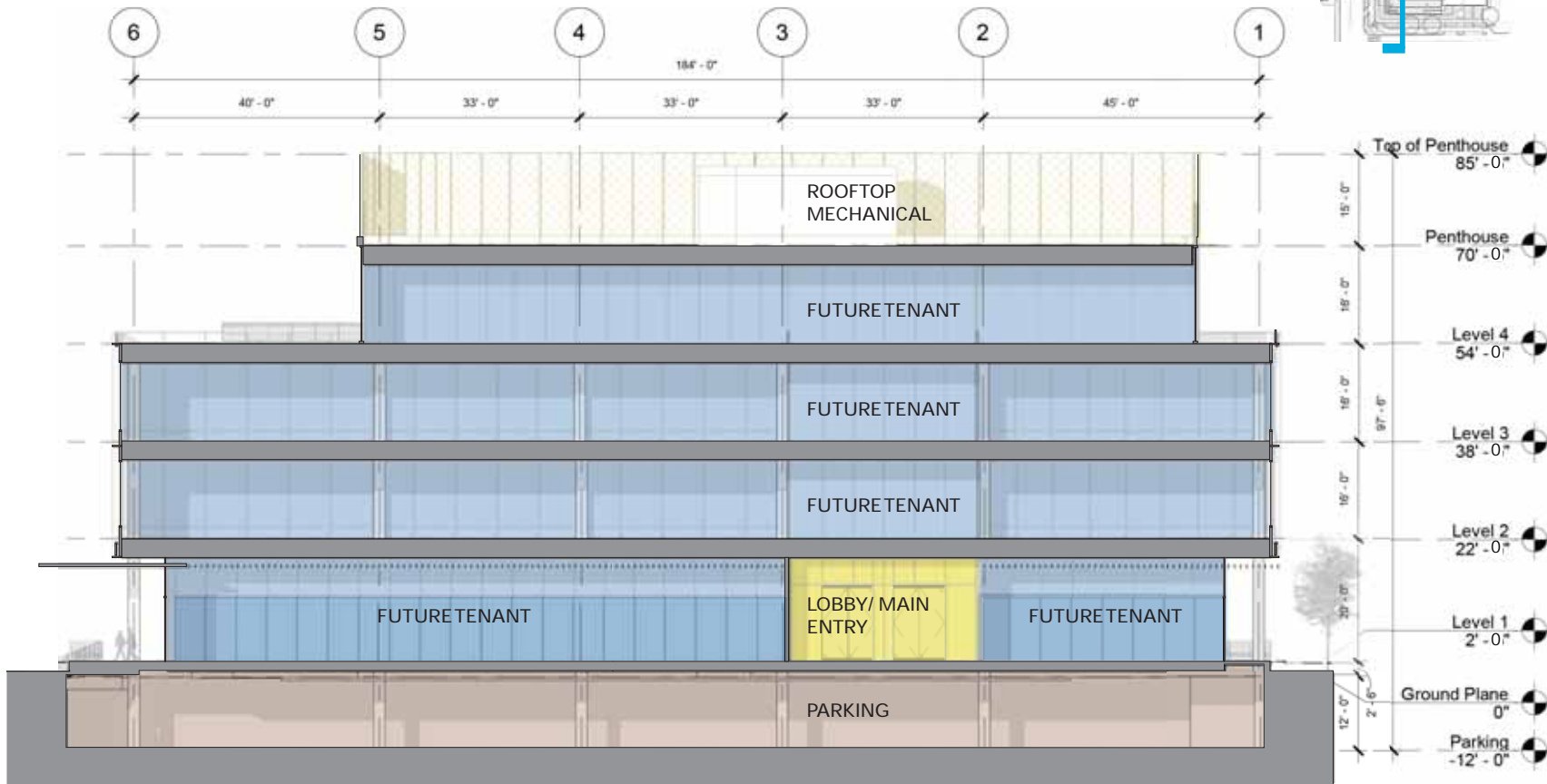
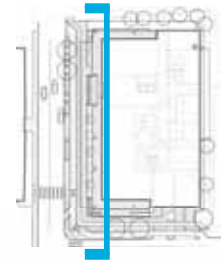
180 Fawcett

SHEET TITLE:

**LONG
SECTION**

A-701

Project No.5138.00
10/08/21

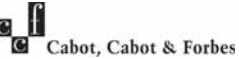


NORTH-SOUTH LONGITUDINAL SECTION



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SHEET TITLE:

POTENTIAL
AND FUTURE
CANOPY AND
TENANT
ENTRANCES

A-800

Project No.5138.00
10/08/21



CANOPY

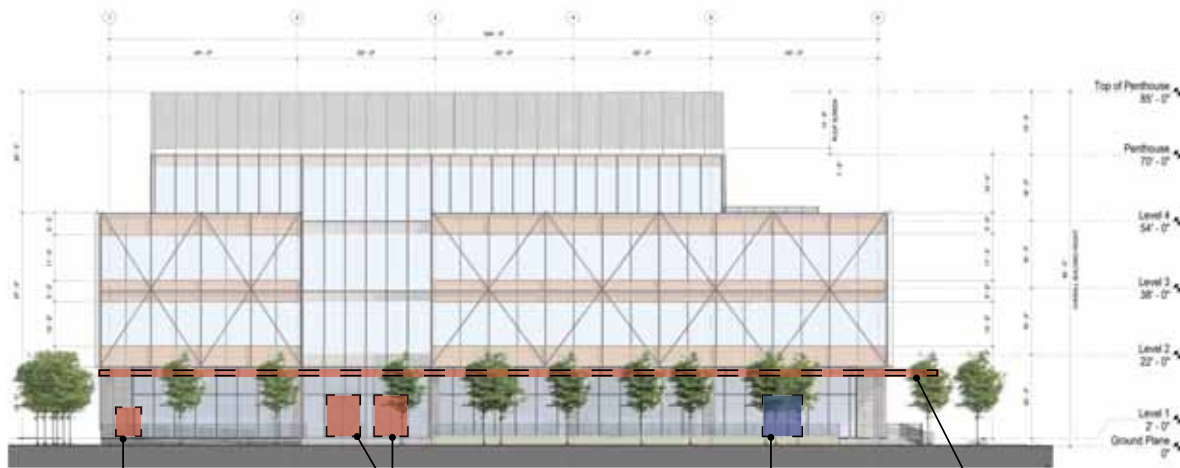
CANOPIES AND TENANT ENTRANCES - NORTH ELEVATION



POTENTIAL FUTURE
TENANT ENTRANCE

CANOPY

CANOPIES AND TENANT ENTRANCES - SOUTH ELEVATION



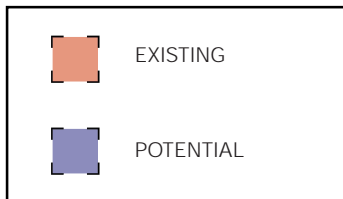
BIKE ENTRANCE

MAIN ENTRANCE

POTENTIAL
FUTURE TENANT
ENTRANCE

CANOPY

CANOPIES AND TENANT ENTRANCES - WEST ELEVATION



EXISTING

POTENTIAL



LEED v4 for BD+C: Core and Shell

Project Checklist

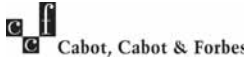
Project Name: 180 Fawcett St

Date: 8/5/2021



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PROJECT TEAM:



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PROJECT:

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Cambridge,
MA 02138

180 Fawcett

SHEET TITLE:

LEED CHECKLIST

A-801

Project No.5138.00
10/08/21

Y ? N

1			Credit	D	Integrative Process	1
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12 2 6 Location and Transportation 20

			Credit	D	LEED for Neighborhood Development Location	20
2			Credit	D	Sensitive Land Protection	2
3			Credit	D	High Priority Site	3
4		2	Credit	D	Surrounding Density and Diverse Uses	6
	2	4	Credit	D	Access to Quality Transit	6
1			Credit	D	Bicycle Facilities (LEED v4.1 substitution)	1
1			Credit	D	Reduced Parking Footprint (LEED v4.1 substitution)	1
1			Credit	D	Green Vehicles	1

7 4 0 Sustainable Sites 11

Y			Prereq	C	Construction Activity Pollution Prevention	Required
1			Credit	D	Site Assessment	1
1	1		Credit	D	Site Development - Protect or Restore Habitat	2
1			Credit	D	Open Space (LEED v4.1 substitution)	1
	3		Credit	D	Rainwater Management (LEED v4.1 substitution)	3
2			Credit	D	Heat Island Reduction (LEED v4.1 substitution)	2
1			Credit	D	Light Pollution Reduction	1
1			Credit	D	Tenant Design and Construction Guidelines	1

9 1 1 Water Efficiency 11

Y			Prereq	D	Outdoor Water Use Reduction	Required
Y			Prereq	D	Indoor Water Use Reduction	Required
Y			Prereq	D	Building-Level Water Metering	Required
2	1		Credit	D	Outdoor Water Use Reduction (LEED v4.1 substitution)	3
4		1	Credit	D	Indoor Water Use Reduction	5
2			Credit	C	Optimize Process Water Use (LEED v4.1 substitution)	2
1			Credit	D	Water Metering	1

13 3 17 Energy and Atmosphere 33

Y			Prereq	C	Fundamental Commissioning and Verification	Required
Y			Prereq	D	Minimum Energy Performance	Required
Y			Prereq	D	Building-Level Energy Metering	Required
Y			Prereq	D	Fundamental Refrigerant Management	Required
4		2	Credit	C	Enhanced Commissioning	6
5	2	11	Credit	D	Optimize Energy Performance	18
1			Credit	D	Advanced Energy Metering	1
		2	Credit	C	Demand Response	2
	1	2	Credit	D	Renewable Energy Production	3
1			Credit	D	Enhanced Refrigerant Management	1
2			Credit	C	Green Power and Carbon Offsets	2

3 2 9 Materials and Resources 14

Y			Prereq	D	Storage and Collection of Recyclables	Required
Y			Prereq	C	Construction and Demolition Waste Management Planning	Required
		6	Credit	D	Building Life-Cycle Impact Reduction	6
1		1	Credit	C	Environmental Product Declarations (LEED v4.1 substitution)	2
	1	1	Credit	C	Sourcing of Raw Materials (LEED v4.1 substitution)	2
1		1	Credit	C	Material Ingredients (LEED v4.1 substitution)	2
1	1		Credit	C	Construction and Demolition Waste Management	2

7 3 0 Indoor Environmental Quality 10

Y			Prereq	D	Minimum Indoor Air Quality Performance	Required
Y			Prereq	D	Environmental Tobacco Smoke Control	Required
2			Credit	D	Enhanced Indoor Air Quality Strategies	2
3			Credit	C	Low-Emitting Materials (LEED v4.1 substitution)	3
1			Credit	C	Construction Indoor Air Quality Management Plan	1
	3		Credit	D	Daylight	3
1			Credit	D	Quality Views	1

6 0 0 Innovation 6

5			Credit	D	Innovation	5
1			Credit	C	LEED Accredited Professional	1

2 2 0 Regional Priority 4

1			Credit	C	Regional Priority: High Priority Site (2 pts)	1
	1		Credit	C	Regional Priority: Optimize Energy Performance (8 pts)	1
1			Credit	C	Regional Priority: Indoor Water Use Reduction (4 pts)	1
	1		Credit	C	Regional Priority: Building Life-Cycle Impact Reduction (6 pts), Renewable Energy Production (2 pts), Rainwater Management (3pts)	1

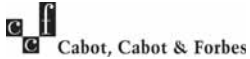
60 17 33 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



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180 Fawcett

SHEET TITLE:

SUSTAINABIL-
ITY

A-802

Project No.5138.00
10/08/21

180 Fawcett Street Sustainability

