

Building 1500, 1700 399 Binney Street Project

Cambridge, MA 02139

DIMENSIONAL FORM

Project Address: 399 Binney Street

Application Date: January 20, 2016

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	152,868	5,000	152,868	
Lot Width (ft)	495	50	495	
Total Gross Floor Area (sq ft)				
Residential Base	0	0	0	
Non-Residential Base	29,200	190,650	172,500	
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base	0.19	1.25	1.13	
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units	0		0	
Inclusionary Bonus Units	0		0	
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	35	35, 45	35, 45	
Front Yard Setback (ft)	0	0	0	
Side Yard Setback (ft)	0	0	0	
Rear Yard Setback (ft)	0	0	0	
Open Space (% of Lot Area)	35	N/A	28	
Private Open Space	0		0	
Permeable Open Space	14		8	
Other Open Space (Specify)*	21		20	
Off-Street Parking Spaces	1,530 garage; 14 lot	see chart	1,530 garage	
Long-Term Bicycle Parking	0	38	59	
Short-Term Bicycle Parking	5	12	24	
Loading Bays	2	2	2	

Use space below and/or attached pages for additional notes:

* Drives, walks, plaza

DRAWING LIST

Cover Sheet
 Site Context Map
 Existing Elevations
 Existing Elevations
 Existing Construction Type
 Intersection Sight Distance and Floor Level Comparison
 Demolition Plan
 Aerial View
 Site Plan
 Perspective View of Entrance and Plaza from Binney Street
 Perspective View from Cardinal Medeiros Avenue
 Perspective View from Cardinal Medeiros Avenue Looking South
 Perspective View of Courtyard from Berkshire Place
 Perspective View of Courtyard from Cardinal Medeiros Avenue
 Perspective View of Plaza and Cinema
 South Elevation
 East and West Elevations
 Building Section
 Landscape Plan
 Tree Planting Plan
 Overall Layout Plan

ARCHITECT
bh+a
 Bergmann Hendie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel
 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME
399 Binney St
 399 Binney Street
 Cambridge, MA 02139

CLIENT
DivcoWest
 One Kendall Square, Suite B3201
 Cambridge, MA 02139
 617 720-7400

PROJECT TEAM
STRUCTURAL ENGINEER
 McHamann Salvia, Inc.
 101 Federal Street 11th Floor
 Boston, MA 02110
 617 737-0040
MEP/FP ENGINEER
 AHA Consulting Engineers
 24 Harvard Ave # 3
 Lexington, MA 02421
 781 372-3000
CIVIL & TRAFFIC ENGINEER
 Tetra Tech
 100 Nickerson Road
 Marlborough, MA 01752
 508 786-2200
LANDSCAPE ARCHITECT
 Richard Burk Associates, Inc.
 7 Davis Square
 Somerville, MA 02144
 617 623-2300

GEOTECHNICAL ENGINEER
 McPhail Associates, LLC
 2289 Massachusetts Avenue
 Cambridge, MA 02140
 617 868-1420
ACOUSTIC CONSULTANT
 Acentech Consulting, Inc.
 33 Moulton Street
 Cambridge, MA 02138
 617 499-8000

CONSTRUCTION MANAGER
 Commodore Builders, Inc.
 80 Bridge Street
 Newton, MA 02458
 617 614-3500

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Cover Sheet

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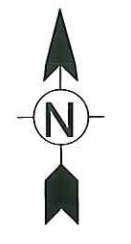
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MAR 14 2016

CAMBRIDGE HISTORICAL COMMISSION

Legend

- Property Boundary
- Limit of Work



TETRA TECH

www.tetra-tech.com
 100 Nickerson Road
 Marlborough, MA 01752
 PHONE: (508) 786-2200 FAX: (508) 786-2501



MARK	DATE	DESCRIPTION
1	1-15-16	Special Permit Submission

Client: 100 West Street, Cambridge, MA
 Proj. Loc: 399 Binney Street, Cambridge, MA

Project No.: 143-27551-15001
 Designed By:
 Drawn By:
 Checked By:

Site Development Plans
 Proposed Building & Parking Garage Updates

SITE CONTEXT MAP

C-18

Bar Measures 1 inch

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Building 1700



Cardinal Medeiros Avenue



Connector Building Cardinal Medeiros Avenue



Building 1500



Cardinal Medeiros Avenue

March 14, 2016

Existing Elevations



Building 1500



Binney Street



Building 1500



Cinema Plaza



Connector Building Cinema Plaza

March 14, 2016

Existing Elevations

Executive Director Charlie Sullivan addressed a memo to the members of the Cambridge Historical Commission dated October 1, 2002 for Case D-919, 236 and 264 Cardinal Medeiros Avenue, Buildings 15 (Building 1500) and 19 (Building 1700), that outlined the reasons for his recommendation that Building 1500 be found significant and preferably-preserved.

The memo includes the following paragraph describing Building 15 (1500):

Building 15 was built in 1912 as a machine and finishing shop to support the brass foundry, and was linked to the main factory by a second-level bridge over Binney Street. It is a two-story structure built of poured-in-place reinforced concrete designed by John O. DeWolfe, architect of most of BWH's 20th-century buildings. As with all the BWH buildings of this period, ornamental details are completely lacking, and the structure is a pure statement of its material and function. It has very high ceilings and large windows to maximize natural light, and while it has been parged and its original factory sash have been replaced, it retains its flat roof and is closer to its original appearance than any other concrete building in the BWH complex.

Upon review of the existing building, we recently found that the structure of the building is a mix of materials and structural systems. The upper two levels are structured with round steel columns, wood beams, and wood decking. The exterior of the building is stucco over terracotta tile, metal studs, and concrete with the structural materials of the building not expressed. No reinforced concrete is expressed on the exterior of the building.

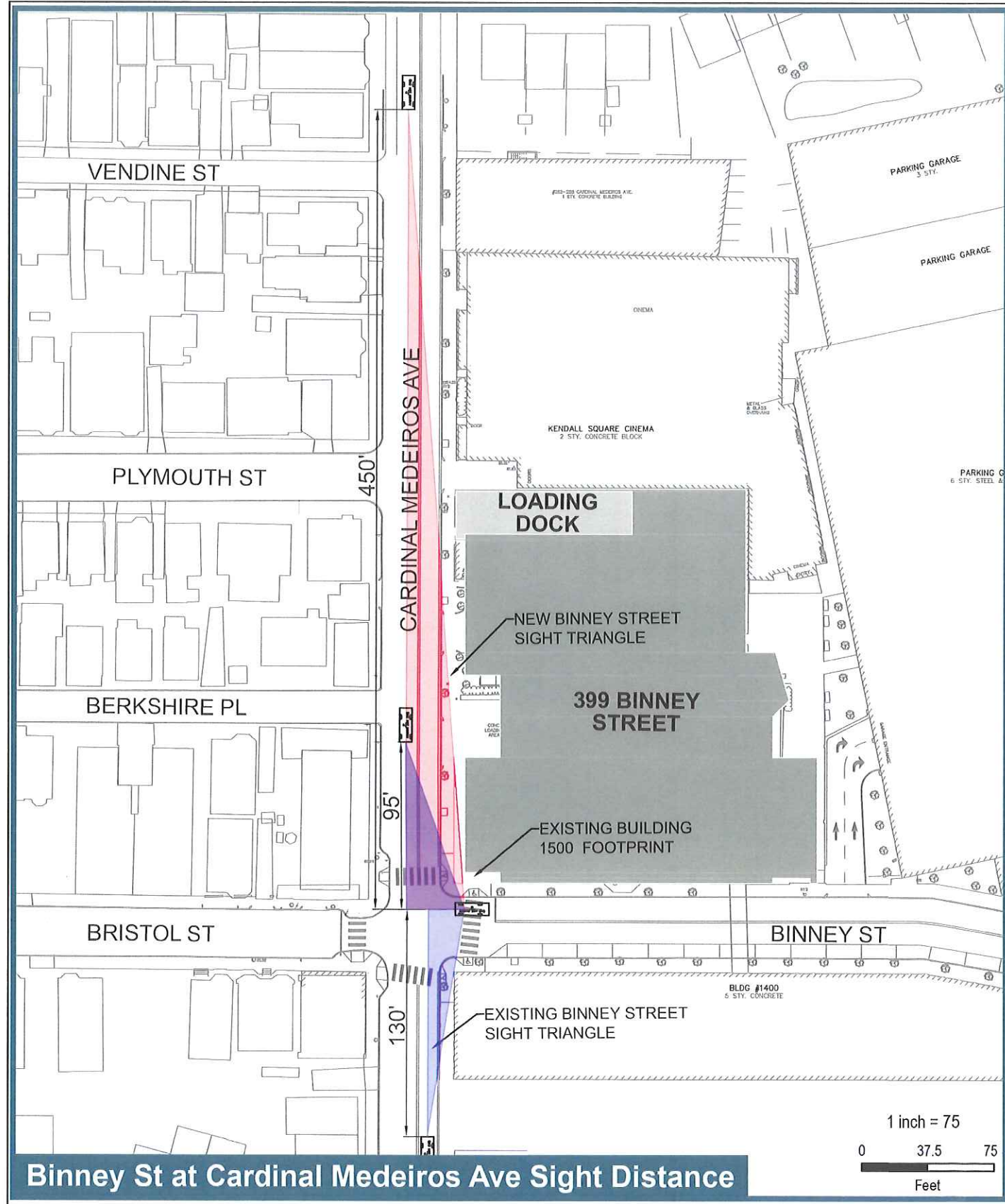


wood beams
 steel column
 replacement modern windows
 stucco on steel studs



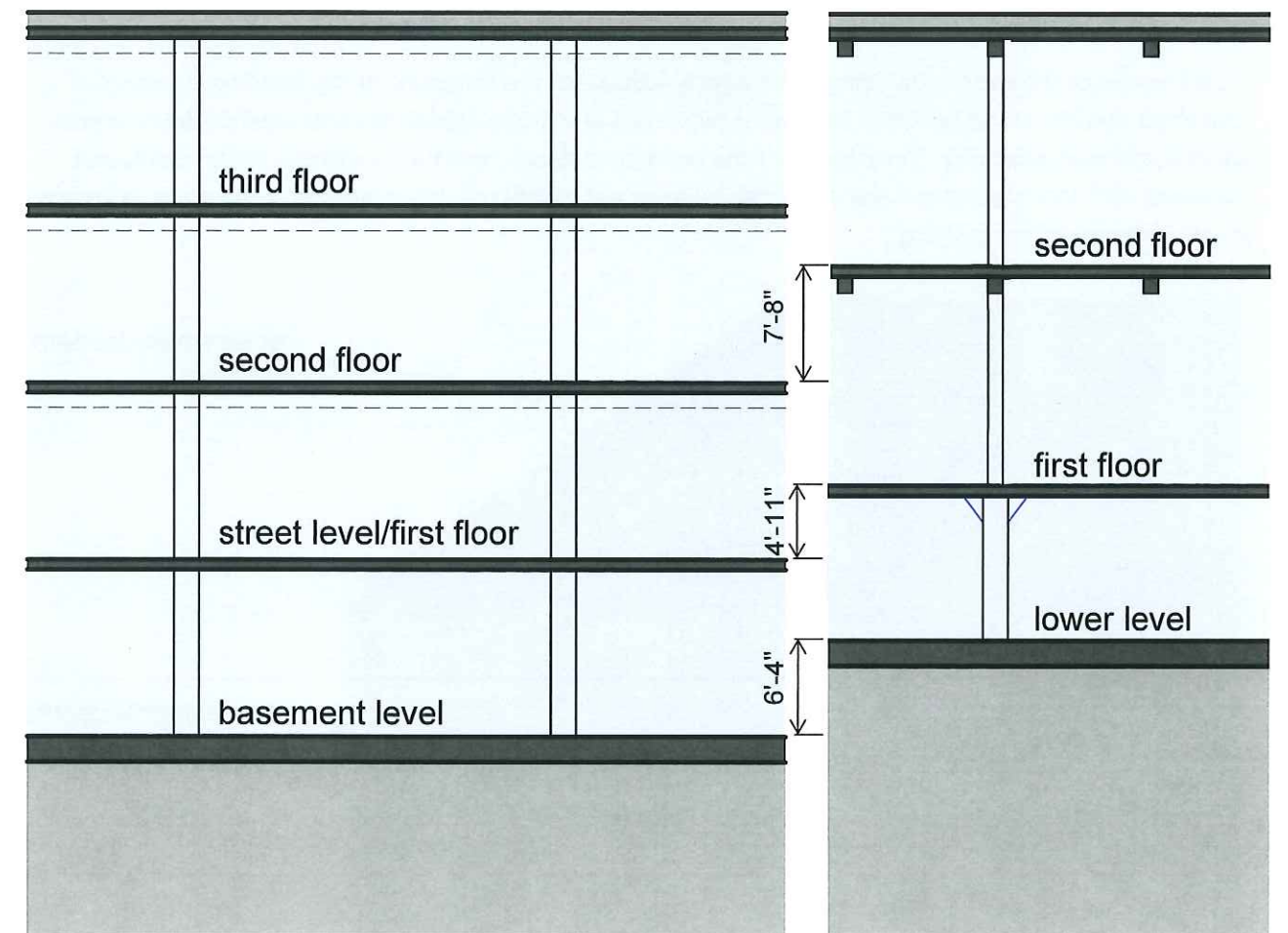
replacement modern windows
 stucco over terracotta blocks

Existing Construction Type



Proposed building is designed to improve sight lines at the Binney Street/Cardinal Medeiros intersection compared to the existing Building 1500 at the request of neighbors

Floor levels do not align; this creates accessibility, efficiency, and leasing problems

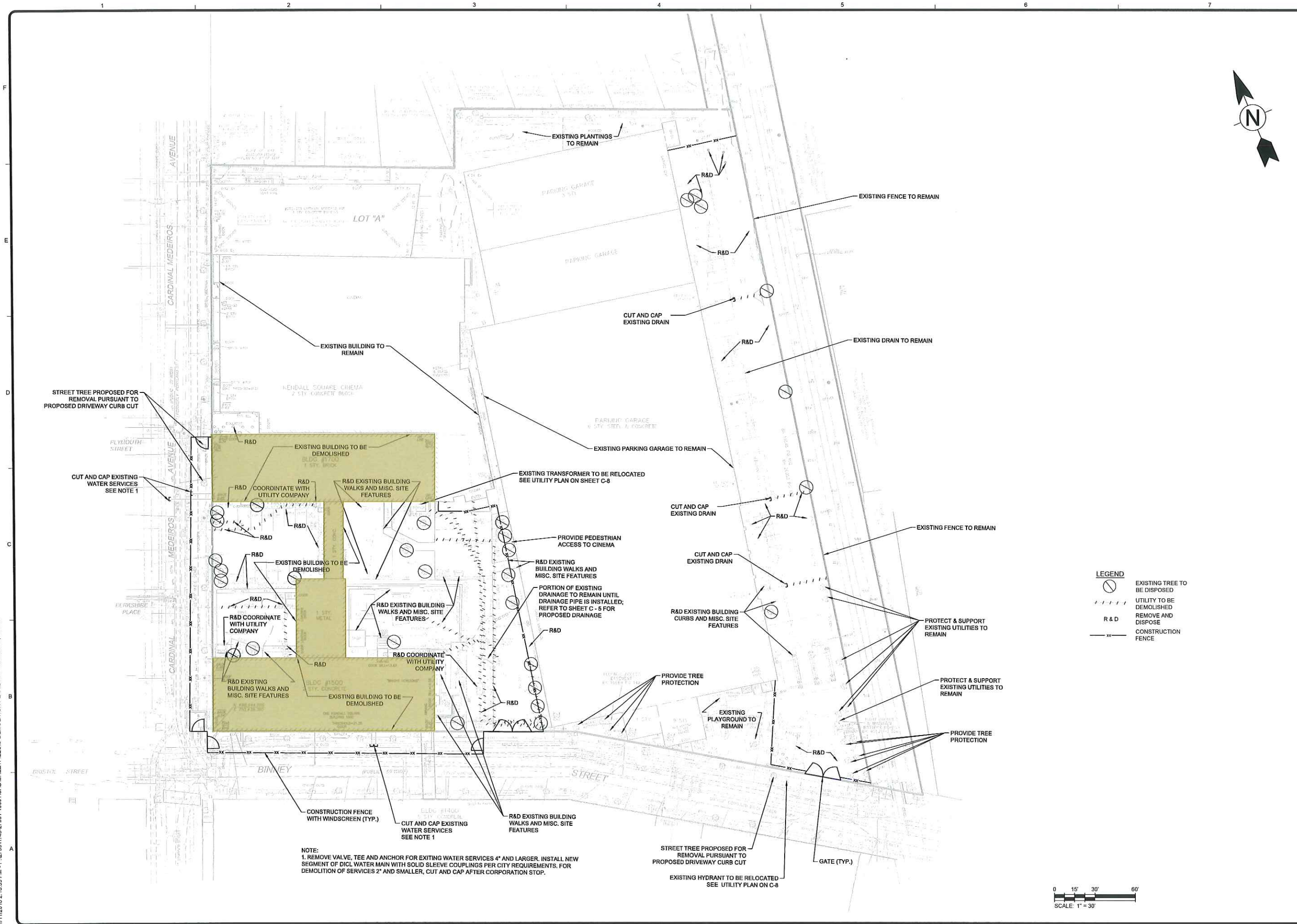


New 399 Binney Street

Building 1500

Floor Level Comparison

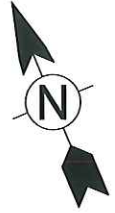
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NOTE:
 1. REMOVE VALVE, TEE AND ANCHOR FOR EXITING WATER SERVICES 4" AND LARGER. INSTALL NEW SEGMENT OF DI CL WATER MAIN WITH SOLID SLEEVE COUPLINGS PER CITY REQUIREMENTS. FOR DEMOLITION OF SERVICES 2" AND SMALLER, CUT AND CAP AFTER CORPORATION STOP.

LEGEND
 (Symbol: Circle with slash) EXISTING TREE TO BE DISPOSED
 (Symbol: Dashed line) UTILITY TO BE DEMOLISHED
 (Symbol: R & D) REMOVE AND DISPOSE
 (Symbol: Dashed line with 'x') CONSTRUCTION FENCE

0 15' 30' 60'
 SCALE: 1" = 30'



TETRA TECH
 www.tetrattech.com
 100 Nickerson Road
 Marlborough, MA 01752
 PHONE: (508) 786-2200 FAX: (508) 789-2331

MARK	DATE	DESCRIPTION	BY
1	1-15-16	Special Permit Submission	N.H.C.

Client: CheckWest
 Proj. Loc: 389 Binney Street, Cambridge, MA
 Site Development Plans
 Proposed Building & Parking Garage Updates
Demolition Plan

Project No.: 143-27551-15001
 Designed By: R.D.A.
 Drawn By: J.L.P.
 Checked By:

C-1
 Sheet of 999

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Bar Measures 1 inch



Aerial View

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ARCHITECT

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Bargmann Hendrie + Archetype, Inc.
300 A Street
Boston, MA 02210
617 350-0450 Tel
617 350-0215 Fax
www.bhplus.com

PROJECT NAME

399 Binney St

399 Binney Street
Cambridge, MA 02139

CLIENT

DivcoWest

One Kendall Square, Suite B3201
Cambridge, MA 02139
617 720-7400

PROJECT TEAM

STRUCTURAL ENGINEER
McNamara Salvia, Inc.
101 Federal Street 11th Floor
Boston, MA 02110
617 737-0040

MEP/FP ENGINEER
AHA Consulting Engineers
24 Hartwell Ave # 3
Lexington, MA 02421
781 372-3000

CIVIL & TRAFFIC ENGINEER
Tetra Tech
100 Nickerson Road
Marlborough, MA 01752
508 786-2200

LANDSCAPE ARCHITECT
Richard Buck Associates, Inc.
7 Davis Square
Somerville, MA 02144
617 623-2300

GEO TECHNICAL ENGINEER
McPhail Associates, LLC
2269 Massachusetts Avenue
Cambridge, MA 02140
617 668-1420

ACOUSTIC CONSULTANT
Acerlech Consulting, Inc.
33 Moulton Street
Cambridge, MA 02138
617 499-8000

CONSTRUCTION MANAGER
Commodore Builders, Inc.
80 Bridge Street
Newton, MA 02458
617 614-3500

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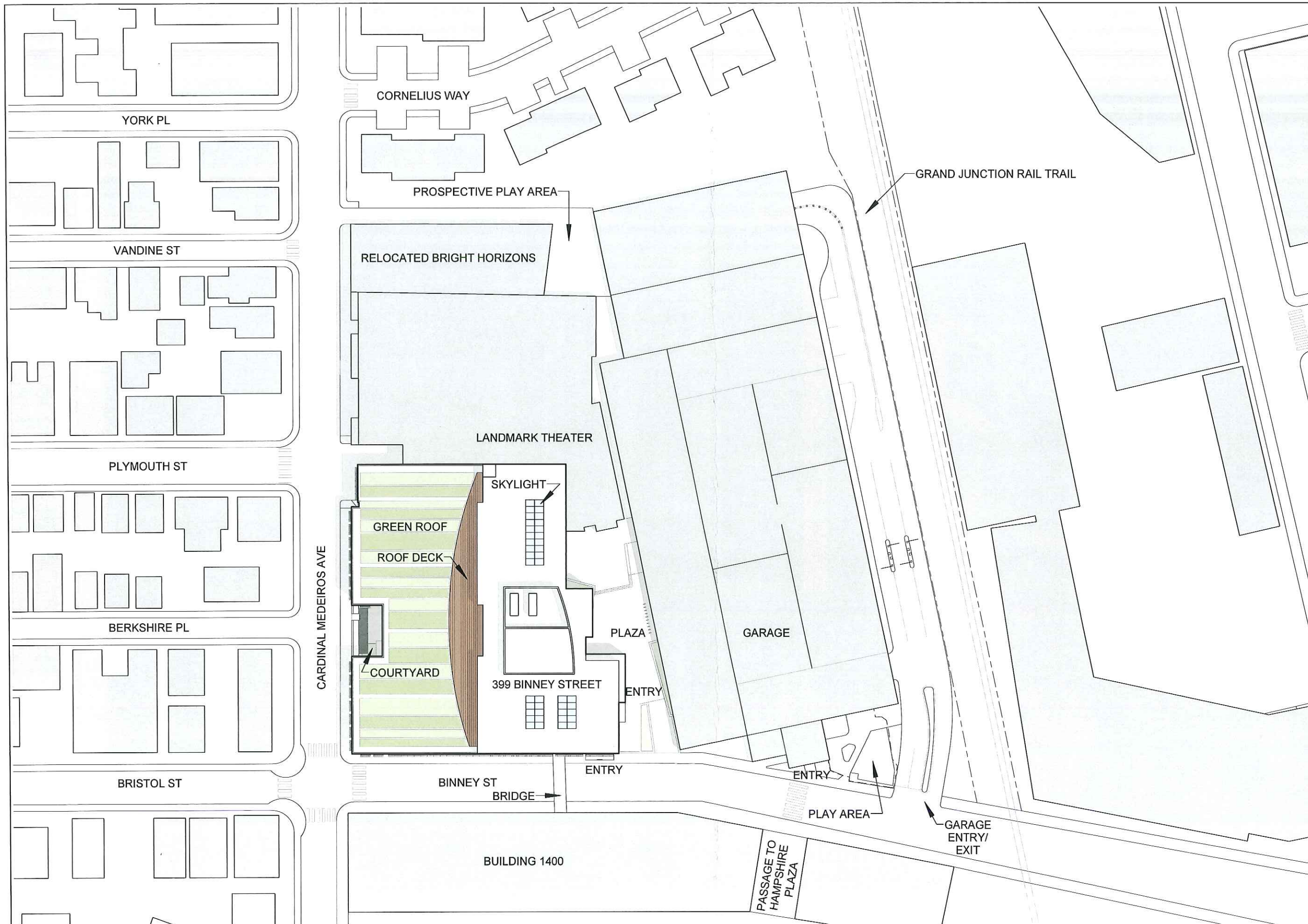
Aerial View

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ARCHITECT
bh+a
 Bergmann Hendrie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel
 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME
399 Binney St
 399 Binney Street
 Cambridge, MA 02139

CLIENT
DivcoWest
 One Kendall Square, Suite B3201
 Cambridge, MA 02139
 617 720-7400

PROJECT TEAM
 STRUCTURAL ENGINEER
 McHamara Salvia, Inc.
 101 Federal Street 11th Floor
 Boston, MA 02110
 617 737-0040

ME/P/E ENGINEER
 AHA Consulting Engineers
 24 Hartwell Ave # 3
 Lexington, MA 02421
 781 372-3000

CIVIL & TRAFFIC ENGINEER
 Tetra Tech
 100 Nickerson Road
 Marlborough, MA 01752
 508 786-2200

LANDSCAPE ARCHITECT
 Richard Burck Associates, Inc.
 7 Davis Square
 Somerville, MA 02144
 617 623-2300

GEOTECHNICAL ENGINEER
 McPhail Associates, LLC
 2269 Massachusetts Avenue
 Cambridge, MA 02140
 617 868-1420

ACOUSTIC CONSULTANT
 Acentech Consulting, Inc.
 33 Moulton Street
 Cambridge, MA 02138
 617 499-8000

CONSTRUCTION MANAGER
 Commodore Builders, Inc.
 80 Bridge Street
 Newton, MA 02458
 617 614-3500

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Roof and Site Plan

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1 Roof and Site Plan
 1/32" = 1'-0" at 24"x36"



View of Entrance and Plaza from Binney Street

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ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
300 A Street
Boston, MA 02210
617 350-0450 Tel
617 350-0215 Fax
www.bhplus.com

PROJECT NAME
399 Binney St
399 Binney Street
Cambridge, MA 02139

CLIENT
DivcoWest
One Kendall Square, Suite B3201
Cambridge, MA 02139
617 720-7400

PROJECT TEAM
STRUCTURAL ENGINEER
McNamara Salvia, Inc.
101 Federal Street 11th Floor
Boston, MA 02110
617 737-0040

MEP/FP ENGINEER
AHA Consulting Engineers
24 Hartwell Ave # 3
Lexington, MA 02421
781 372-3000

CIVIL & TRAFFIC ENGINEER
Tetra Tech
100 Nickerson Road
Marlborough, MA 01752
508 786-2200

LANDSCAPE ARCHITECT
Richard Burk Associates, Inc.
7 Davis Square
Somerville, MA 02144
617 623-2300

GEO TECHNICAL ENGINEER
McPhail Associates, LLC
2269 Massachusetts Avenue
Cambridge, MA 02140
617 868-1420

ACOUSTIC CONSULTANT
Acoustech Consulting, Inc.
33 Moulton Street
Cambridge, MA 02138
617 499-8000

CONSTRUCTION MANAGER
Commodore Builders, Inc.
80 Bridge Street
Newton, MA 02458
617 614-3500

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**Perspective
View from
Binney Street**

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View from Cardinal Medeiros Avenue

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bh+a
 Burghmann Hendrie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel
 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME
399 Binney St
 399 Binney Street
 Cambridge, MA 02139

CLIENT
DivcoWest
 One Kendall Square, Suite B3201
 Cambridge, MA 02139
 617 720-7400

PROJECT TEAM
STRUCTURAL ENGINEER
 McNamara Salvia, Inc.
 101 Federal Street 11th Floor
 Boston, MA 02110
 617 737-0040
MEPFP ENGINEER
 AHA Consulting Engineers
 24 Hartwell Ave # 3
 Lexington, MA 02421
 781 372-3000
CIVIL & TRAFFIC ENGINEER
 Tetra Tech
 100 Nickerson Road
 Marlborough, MA 01752
 508 786-2200
LANDSCAPE ARCHITECT
 Richard Burck Associates, Inc.
 7 Davis Square
 Somerville, MA 02144
 617 623-2300

GEOTECHNICAL ENGINEER
 McPhail Associates, LLC
 2269 Massachusetts Avenue
 Cambridge, MA 02140
 617 868-1420

ACOUSTIC CONSULTANT
 Acoustech Consulting, Inc.
 33 Moulton Street
 Cambridge, MA 02138
 617 499-8000

CONSTRUCTION MANAGER
 Commodore Builders, Inc.
 80 Bridge Street
 Newton, MA 02458
 617 614-3500

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**Perspective
 View from
 Cardinal
 Medeiros
 Avenue**

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View from Cardinal Medeiros Avenue Looking South

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bh+a
 Bergmann Hendrie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel
 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME
399 Binney St
 399 Binney Street
 Cambridge, MA 02139

CLIENT
DivcoWest
 One Kendall Square, Suite B3201
 Cambridge, MA 02139
 617 720-7400

PROJECT TEAM
STRUCTURAL ENGINEER
 McNamara Salvia, Inc.
 101 Federal Street 11th Floor
 Boston, MA 02110
 617 737-0040
MEP/FP ENGINEER
 AHA Consulting Engineers
 24 Hartwell Ave # 3
 Lexington, MA 02421
 781 372-3000
CIVIL & TRAFFIC ENGINEER
 Tetra Tech
 100 Nickerson Road
 Marlborough, MA 01752
 508 786-2200
LANDSCAPE ARCHITECT
 Richard Burck Associates, Inc.
 7 Davis Square
 Somerville, MA 02144
 617 623-2300

GEOTECHNICAL ENGINEER
 McPhail Associates, LLC
 2269 Massachusetts Avenue
 Cambridge, MA 02140
 617 668-1420

ACOUSTIC CONSULTANT
 Acentech Consulting, Inc.
 33 Moulton Street
 Cambridge, MA 02138
 617 499-8000

CONSTRUCTION MANAGER
 Commodore Builders, Inc.
 80 Bridge Street
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**Perspective
 View from
 Cardinal
 Medeiros
 Avenue**

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View of Courtyard from Berkshire Place

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Bairmann Hendrie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel
 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME

399 Binney St

399 Binney Street
 Cambridge, MA 02139

CLIENT

DivcoWest

One Kendall Square, Suite B3201
 Cambridge, MA 02139
 617 720-7400

PROJECT TEAM

STRUCTURAL ENGINEER

McNamara Salvia, Inc.
 101 Federal Street 11th Floor
 Boston, MA 02110
 617 737-0040

MEP/FP ENGINEER

AHA Consulting Engineers
 24 Hartwell Ave # 3
 Lexington, MA 02421
 781 372-9000

CIVIL & TRAFFIC ENGINEER

Tetra Tech
 100 Nickerson Road
 Marlborough, MA 01752
 508 786-2200

LANDSCAPE ARCHITECT

Richard Burck Associates, Inc.
 7 Davis Square
 Somerville, MA 02144
 617 623-2300

GEOTECHNICAL ENGINEER

McPhail Associates, LLC
 2269 Massachusetts Avenue
 Cambridge, MA 02140
 617 868-1420

ACOUSTIC CONSULTANT

Azenlech Consulting, Inc.
 33 Moulton Street
 Cambridge, MA 02138
 617 499-8000

CONSTRUCTION MANAGER

Commodore Builders, Inc.
 80 Bridge Street
 Newton, MA 02458
 617 614-3500

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**Perspective
 View of
 Courtyard from
 Berkshire Place**

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View of Courtyard

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ARCHITECT

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300 A Street
Boston, MA 02210
617 350-0450 Tel
617 350-0215 Fax
www.bhplus.com

PROJECT NAME

399 Binney St

399 Binney Street
Cambridge, MA 02139

CLIENT

DivcoWest

One Kendall Square, Suite B3201
Cambridge, MA 02139
617 720-7400

PROJECT TEAM

STRUCTURAL ENGINEER
McNamara Salvia, Inc.
101 Federal Street 11th Floor
Boston, MA 02110
617 737-0040

MEP/FP ENGINEER
AHA Consulting Engineers
24 Hartwell Ave # 3
Lexington, MA 02421
781 372-3000

CIVIL & TRAFFIC ENGINEER
Tetra Tech
100 Nickerson Road
Marlborough, MA 01752
508 786-2200

LANDSCAPE ARCHITECT
Richard Burck Associates, Inc.
7 Davis Square
Somerville, MA 02144
617 623-2300

GEOTECHNICAL ENGINEER
McPail Associates, LLC
2269 Massachusetts Avenue
Cambridge, MA 02140
617 868-1420

ACOUSTIC CONSULTANT
Acentech Consulting, Inc.
33 Moulton Street
Cambridge, MA 02138
617 499-8000

CONSTRUCTION MANAGER
Commodore Builders, Inc.
80 Bridge Street
Newton, MA 02458
617 614-3500

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**Perspective
View of
Courtyard from
Cardinal
Medeiros
Avenue**

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View of Plaza and Cinema

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bh+a

Bergmann Hendrie + Archetype, Inc.
300 A Street
Boston, MA 02210
617 350-0450 Tel
617 350-0215 Fax
www.bhplus.com

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399 Binney St

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DivcoWest

One Kendall Square, Suite B3201
Cambridge, MA 02139
617 720-7400

PROJECT TEAM

STRUCTURAL ENGINEER

McNamara Salvia, Inc.
101 Federal Street 11th Floor
Boston, MA 02110
617 737-0040

MEP/FP ENGINEER

AHA Consulting Engineers
24 Hartwell Ave # 3
Lexington, MA 02421
781 372-3000

CIVIL & TRAFFIC ENGINEER

Tetra Tech
100 Nickerson Road
Marlborough, MA 01752
508 786-2200

LANDSCAPE ARCHITECT

Richard Burck Associates, Inc.
7 Davis Square
Somerville, MA 02144
617 623-2300

GEOTECHNICAL ENGINEER

McPhail Associates, LLC
2269 Massachusetts Avenue
Cambridge, MA 02140
617 868-1420

ACOUSTIC CONSULTANT

Acentech Consulting, Inc.
33 Moulton Street
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Newton, MA 02458
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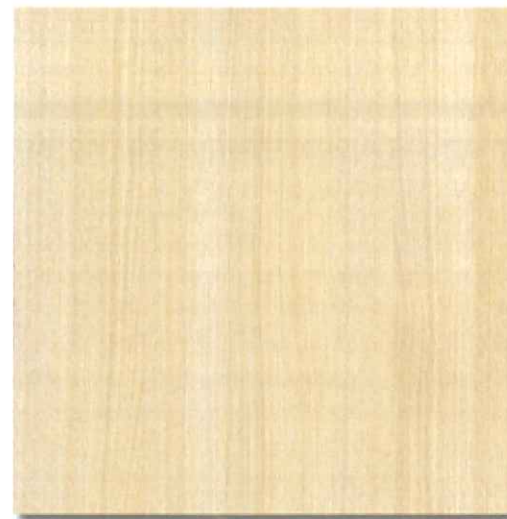
View of Plaza and Cinema

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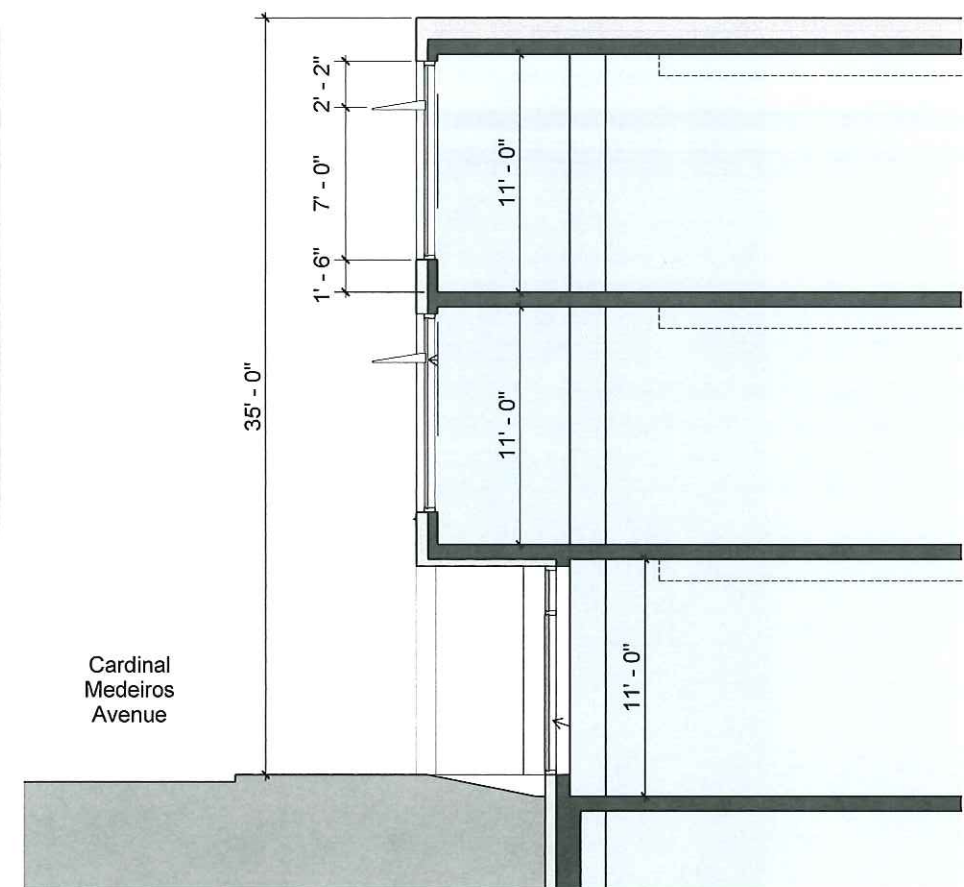
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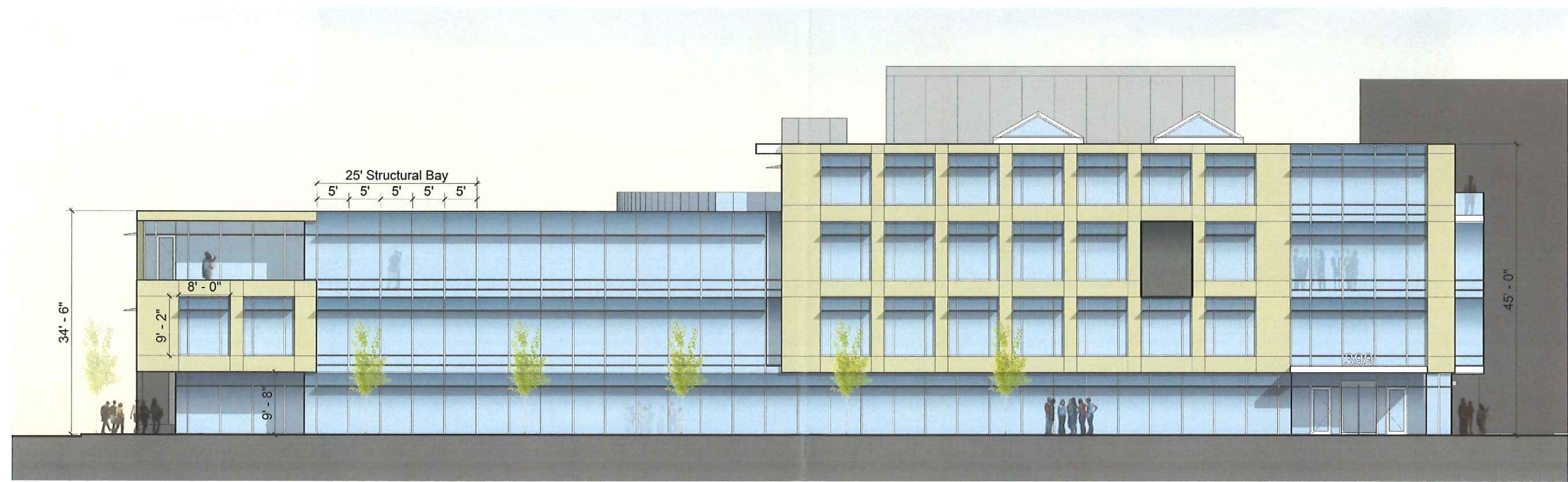
A18



Trespa Meteon cladding for rain screen exterior wall



1 Enlarged Section
1/4" = 1'-0" at 24"x36"



2 South Elevation
1/8" = 1'-0" at 24"x36"

ARCHITECT
bh+a
Bargmann Hendrie + Archetype, Inc.
300 A Street
Boston, MA 02210
617 350-0450 Tel
617 350-0215 Fax
www.bhplus.com

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399 Binney St
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Cambridge, MA 02139

CLIENT
DivcoWest
One Kendall Square, Suite B3201
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STRUCTURAL ENGINEER
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101 Federal Street 11th Floor
Boston, MA 02110
617 737-0040

MEP/FP ENGINEER
AHA Consulting Engineers
24 Hartwell Ave # 3
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781 372-3000

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McPhail Associates, LLC
2269 Massachusetts Avenue
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617 868-1420

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South Elevation

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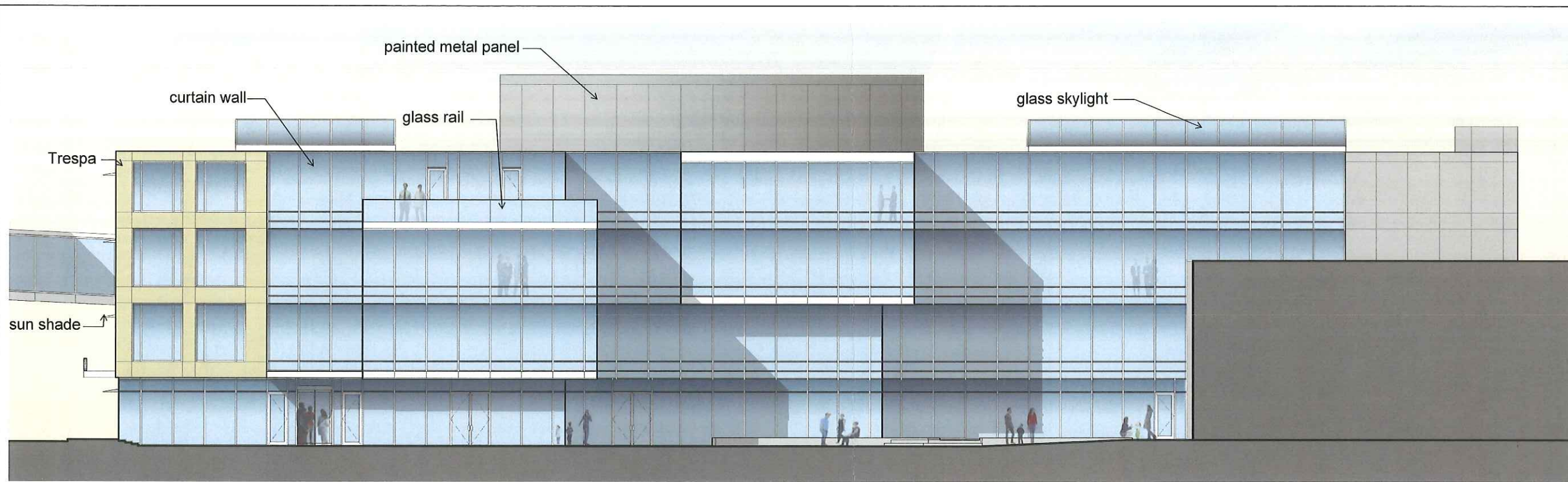
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March 14, 2016
DATE OF ISSUE
Special Permit
DESCRIPTION
See Drawing MND
SCALE DRAWN BY
3036 2216_015_PHASE 2.rvt
PROJECT # FILE NAME

DRAWING NUMBER

A6

C:\Users\jchris\Documents\BHP\PLUS\Documents\OVS_Phase
2_BH+MND.rvt
10/20/2015 2:02:02 PM MND



1 East Elevation
 1/8" = 1'-0" at 24"x36"



2 West Elevation
 1/8" = 1'-0" at 24"x36"

ARCHITECT
bh+a
 Bargmann Hendie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel
 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME
399 Binney St
 399 Binney Street
 Cambridge, MA 02139

CLIENT
DivcoWest
 One Kendall Square, Suite B3201
 Cambridge, MA 02139
 617 720-7400

PROJECT TEAM
STRUCTURAL ENGINEER
 McNamara Salvia, Inc.
 101 Federal Street 11th Floor
 Boston, MA 02110
 617 737-0040

MEP/FP ENGINEER
 AHA Consulting Engineers
 24 Hartwell Ave # 3
 Lexington, MA 02421
 781 372-3000

CIVIL & TRAFFIC ENGINEER
 Tetra Tech
 100 Nickerson Road
 Marlborough, MA 01752
 508 786-2200

LANDSCAPE ARCHITECT
 Richard Buck Associates, Inc.
 7 Davis Square
 Somerville, MA 02144
 617 623-2300

GEOTECHNICAL ENGINEER
 McPhail Associates, LLC
 2269 Massachusetts Avenue
 Cambridge, MA 02140
 617 868-1420

ACOUSTIC CONSULTANT
 Acantech Consulting, Inc.
 33 Moulton Street
 Cambridge, MA 02138
 617 499-8000

CONSTRUCTION MANAGER
 Commodore Builders, Inc.
 80 Bridge Street
 Newton, MA 02458
 617 614-3500

REVISIONS

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5	DATE

DRAWING TITLE
East and West Elevations

DRAWING INFORMATION

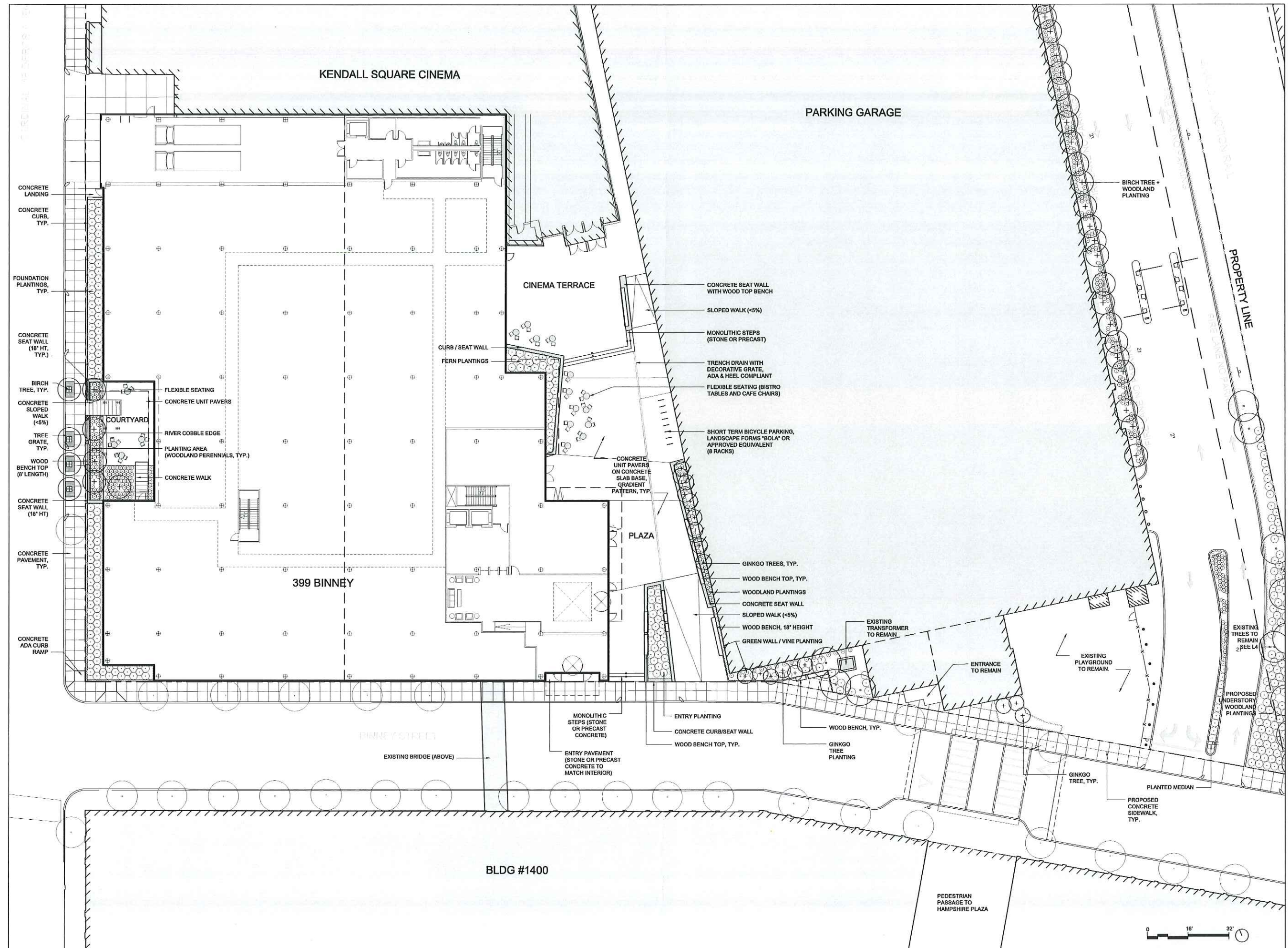
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DATE OF ISSUE	
Special Permit	
DESCRIPTION	
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SCALE	DRAWN BY
3236	2236_OKS_Phase 2.rvt
PROJECT #	FILE NAME

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ARCHITECT
bh+a
 Bargmann Hendrie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel
 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME
399 Binney St
 399 Binney St
 Cambridge, MA 02139

CLIENT
DivcoWest
 One Kendall Square, Suite
 B3201 Cambridge, MA 02139
 617 720-7400

PROJECT TEAM
STRUCTURAL ENGINEER
 McNamara Salvis, Inc.
 101 Federal Street 11th Floor
 Boston, MA 02110
 617 737-0040

MEP/FP ENGINEER
 AHA Consulting Engineers
 24 Hartwell Ave # 3
 Lexington, MA 02421
 781 372-3000

CIVIL & TRAFFIC ENGINEER
 Tetra Tech
 100 Nickerson Road
 Marlborough, MA 01752
 508 786-2200

LANDSCAPE ARCHITECT
 Richard Bunk Associates, Inc.
 7 Davis Square
 Somerville, MA 02144
 617 623-2300

GEOTECHNICAL ENGINEER
 McPhail Associates, LLC
 2269 Massachusetts Avenue
 Cambridge, MA 02140
 617 868-1420

ACOUSTIC CONSULTANT
 Acentech Consulting, Inc.
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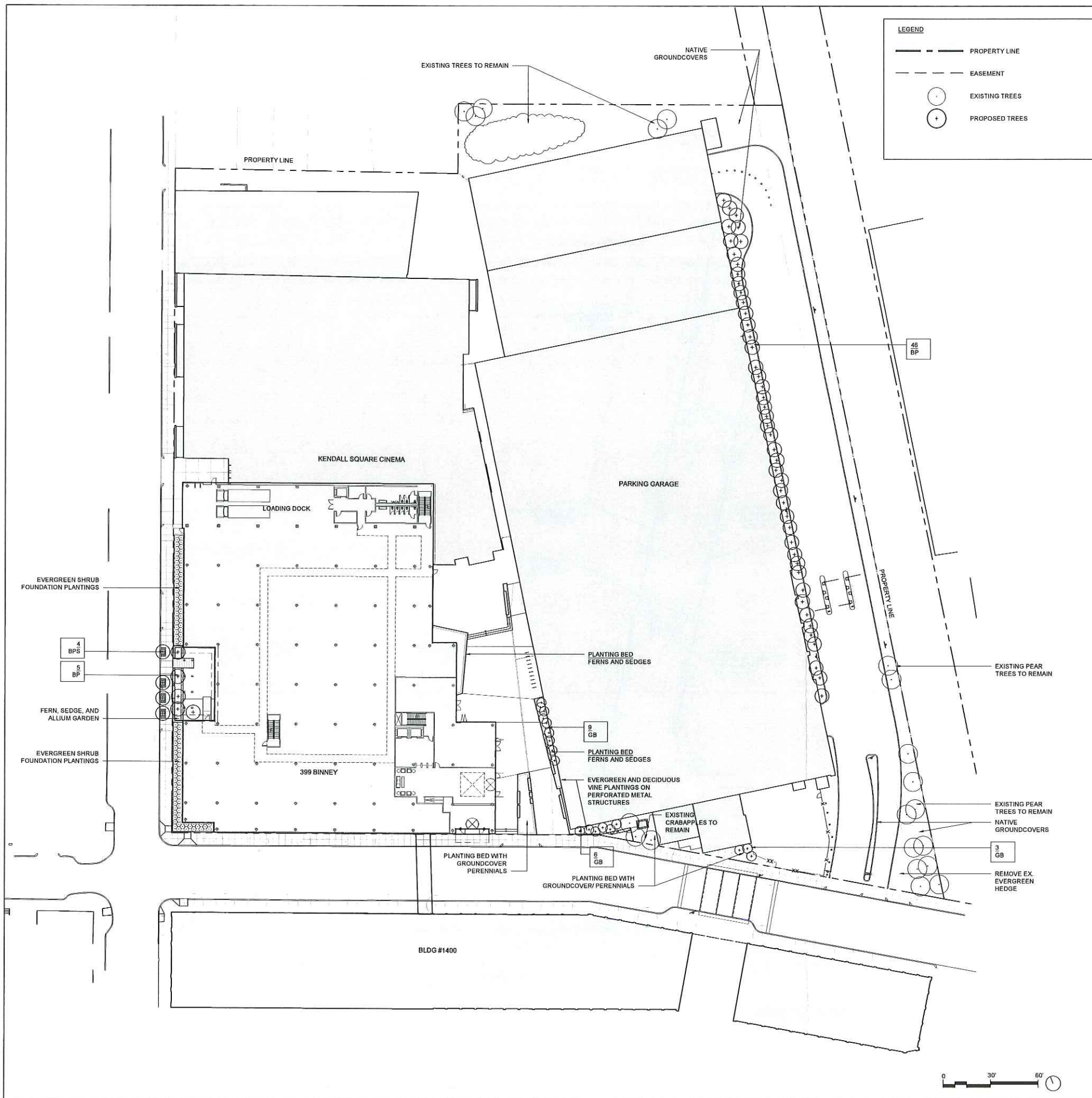
DRAWING TITLE
LANDSCAPE PLAN

DRAWING INFORMATION

March 14, 2016
 DATE OF ISSUE
 Special Permit Application
 DESCRIPTION

1/16" = 1' - 0" SS/RR
 SCALE DRAWN BY
 1511 3236_OG3_Phase 2/16
 PROJECT # FILE NAME

DRAWING NUMBER
L1
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TREE PLANTING SCHEDULE - SITE TREES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DBH	ROOT	COMMENTS
BP	51	BETULUS POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GREY BIRCH	2.5" CAL.	127.5	B&B	SINGLE STEM AND MULTI-STEM MIX
GB	18	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL.	36.0	B&B	SINGLE STEM
					163.5	NEW DBH	

TREE PLANTING SCHEDULE - STREET TREES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DBH	ROOT	COMMENTS
BPS	4	BETULUS POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GREY BIRCH	2.5" CAL.	10.0**	B&B	SINGLE STEM

ARCHITECT
bh+a
 Bargmann Hendrie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel
 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME
399 Binney St
 399 Binney St
 Cambridge, MA 02139

CLIENT
DivcoWest
 One Kendall Square, Suite
 B3201 Cambridge, MA 02139
 617 720-7400

PROJECT TEAM
STRUCTURAL ENGINEER
 McNamara Savia, Inc.
 101 Federal Street 11th Floor
 Boston, MA 02110
 617 737-0040
MEP/FP ENGINEER
 AHA Consulting Engineers
 24 Hartwell Ave # 3
 Lexington, MA 02421
 781 372-3000
CIVIL & TRAFFIC ENGINEER
 Tetra Tech
 100 Nickerson Road
 Marlborough, MA 01752
 508 786-2200

LANDSCAPE ARCHITECT
 Richard Burck Associates, Inc.
 7 Davis Square
 Somerville, MA 02144
 617 623-2300

GEOTECHNICAL ENGINEER
 McPhail Associates, LLC
 2269 Massachusetts Avenue
 Cambridge, MA 02140
 617 868-1420

ACOUSTIC CONSULTANT
 AcornArch Consulting, Inc.
 33 Moulton Street
 Cambridge, MA 02138
 617 499-8000

CONSTRUCTION MANAGER
 Commodore Builders, Inc.
 80 Bridge Street
 Newton, MA 02458
 617 614-3500

REVISIONS

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5	DATE

DRAWING TITLE
ARBOR STUDY
Tree Planting Plan

DRAWING INFORMATION

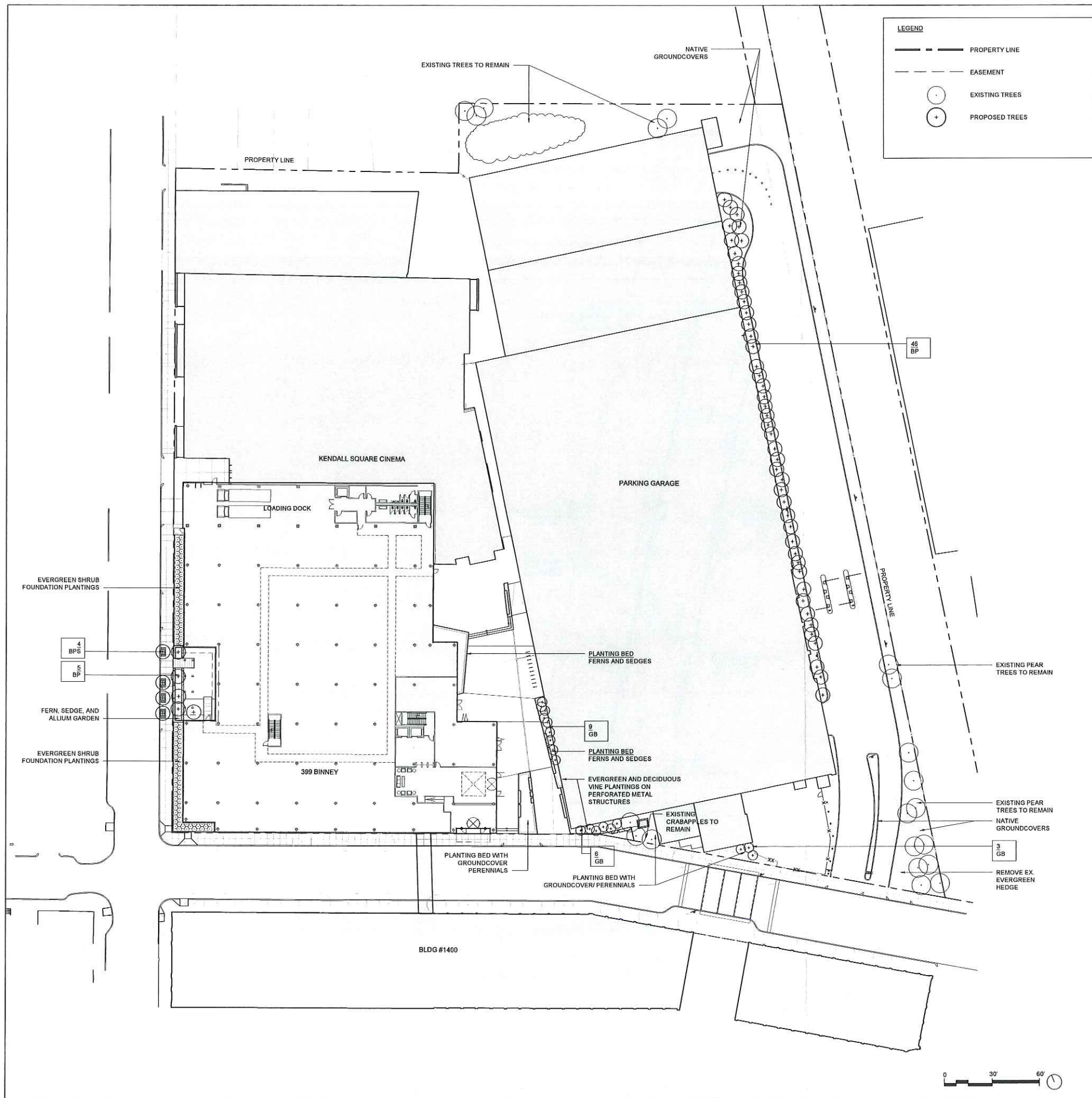
March 14, 2016
 DATE OF ISSUE
 Special Permit Application
 DESCRIPTION

SCALE	SS/RR
1511	DRAWN BY
PROJECT #	2296_DK3_Phase 2.rvt
	FILE NAME

DRAWING NUMBER
L4
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**** NOTE: DBH totals for project site trees only. Street trees indicated as possible removals and/or additions not included within these calculations.**

ARBOR STUDY PROJECT SITE DBH CALCULATIONS	
EXISTING SITE DBH (≥ 8") TOTAL	642.0 INCHES
REMOVALS SITE DBH (≥ 8") TOTAL	-269.0 INCHES
NEW TREES (ADDITIONAL DBH)	+163.5 INCHES
NET REDUCTION DBH TOTAL	-105.5 INCHES



TREE PLANTING SCHEDULE - SITE TREES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DBH	ROOT	COMMENTS
BP	51	BETULUS POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GREY BIRCH	2.5" CAL.	127.5	B&B	SINGLE STEM AND MULTI-STEM MIX
GB	18	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL.	38.0	B&B	SINGLE STEM
					163.5	NEW DBH	

TREE PLANTING SCHEDULE - STREET TREES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DBH	ROOT	COMMENTS
BPS	4	BETULUS POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GREY BIRCH	2.5" CAL.	10.0**	B&B	SINGLE STEM

ARCHITECT
bh+a
 Bargmann Handrie + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617 350-0450 Tel
 617 350-0215 Fax
 www.bhplus.com

PROJECT NAME
399 Binney St
 399 Binney St
 Cambridge, MA 02139

CLIENT
DivcoWest
 One Kendall Square, Suite
 B3201 Cambridge, MA 02139
 617 720-7400

PROJECT TEAM
STRUCTURAL ENGINEER
 McNamee Salvia, Inc.
 101 Federal Street 11th Floor
 Boston, MA 02110
 617 737-0040
MEP/FP ENGINEER
 AHA Consulting Engineers
 24 Hartwell Ave # 3
 Lexington, MA 02421
 781 372-3000
CIVIL & TRAFFIC ENGINEER
 Tetra Tech
 100 Nickerson Road
 Marlborough, MA 01752
 508 786-2200
LANDSCAPE ARCHITECT
 Richard Burck Associates, Inc.
 7 Davis Square
 Somerville, MA 02144
 617 623-2300

GEOTECHNICAL ENGINEER
 McPhail Associates, LLC
 2269 Massachusetts Avenue
 Cambridge, MA 02140
 617 868-1420
ACOUSTIC CONSULTANT
 Acentech Consulting, Inc.
 33 Moulton Street
 Cambridge, MA 02138
 617 499-8000

CONSTRUCTION MANAGER
 Commodore Builders, Inc.
 80 Bridge Street
 Newton, MA 02458
 617 614-3500

REVISIONS

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5	DATE

DRAWING TITLE
ARBOR STUDY
Tree Planting Plan

DRAWING INFORMATION

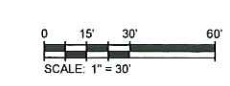
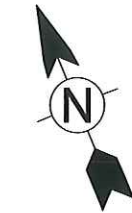
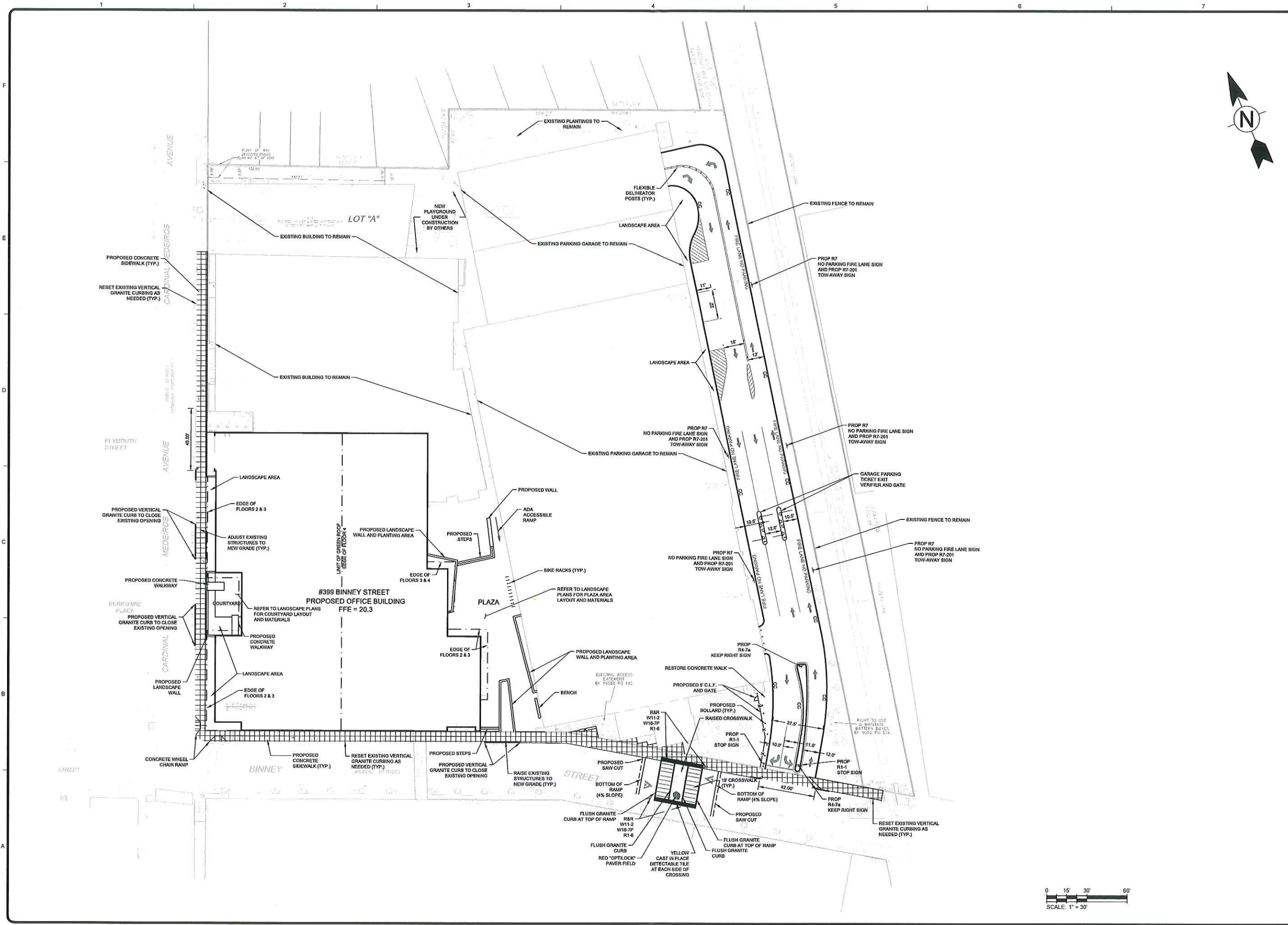
March 14, 2018
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 Special Permit Application
 DESCRIPTION
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 1/8"=1'-0" 3226_O&G_Phase 2.dwg
 PROJECT # FEE NAME

** NOTE: DBH totals for project site trees only. Street trees indicated as possible removals and/or additions not included within these calculations.

ARBOR STUDY PROJECT SITE DBH CALCULATIONS	
EXISTING SITE DBH (≥ 8") TOTAL	642.0 INCHES
REMOVALS SITE DBH (≥ 8") TOTAL	-269.0 INCHES
NEW TREES (ADDITIONAL DBH)	+163.5 INCHES
NET REDUCTION DBH TOTAL	-105.5 INCHES

DRAWING NUMBER
L4
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TETRA TECH

www.tetra-tech.com
100 Nickerson Road
Marlborough, MA 01752
PHONE: (508) 786-2200 FAX: (508) 786-2201

Client: 399 Binney Street, Cambridge, MA
Project: 399 Binney Street
Proposed Building & Parking Garage Updates

Project No.: 143-27551-15001
Designed By: R.D.A.
Drawn By: J.L.P.
Checked By:

MARK	DATE	DESCRIPTION	BY
1	1-15-16	Special Permit Submission	N.H.C.

OVERALL LAYOUT PLAN

C-2

Bar Measures 1 Inch