



2400 Massachusetts Avenue

2400 Mass Ave LLC
Article 19 Special Permit Submission
Volume 2 - Graphic Volume
Submission Date: 5/31/2024
Prepared by: Merge Architects

Collaborating Consultants:
Structural Engineer: WSP / Odeh
MEPF Engineer: WSP
Civil Engineer: Beals and Thomas
Landscape Architect: Landworks Studio
Sustainability: Linnean Solutions
Acoustics: Acentech

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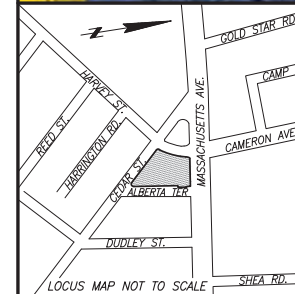
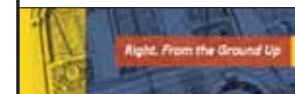
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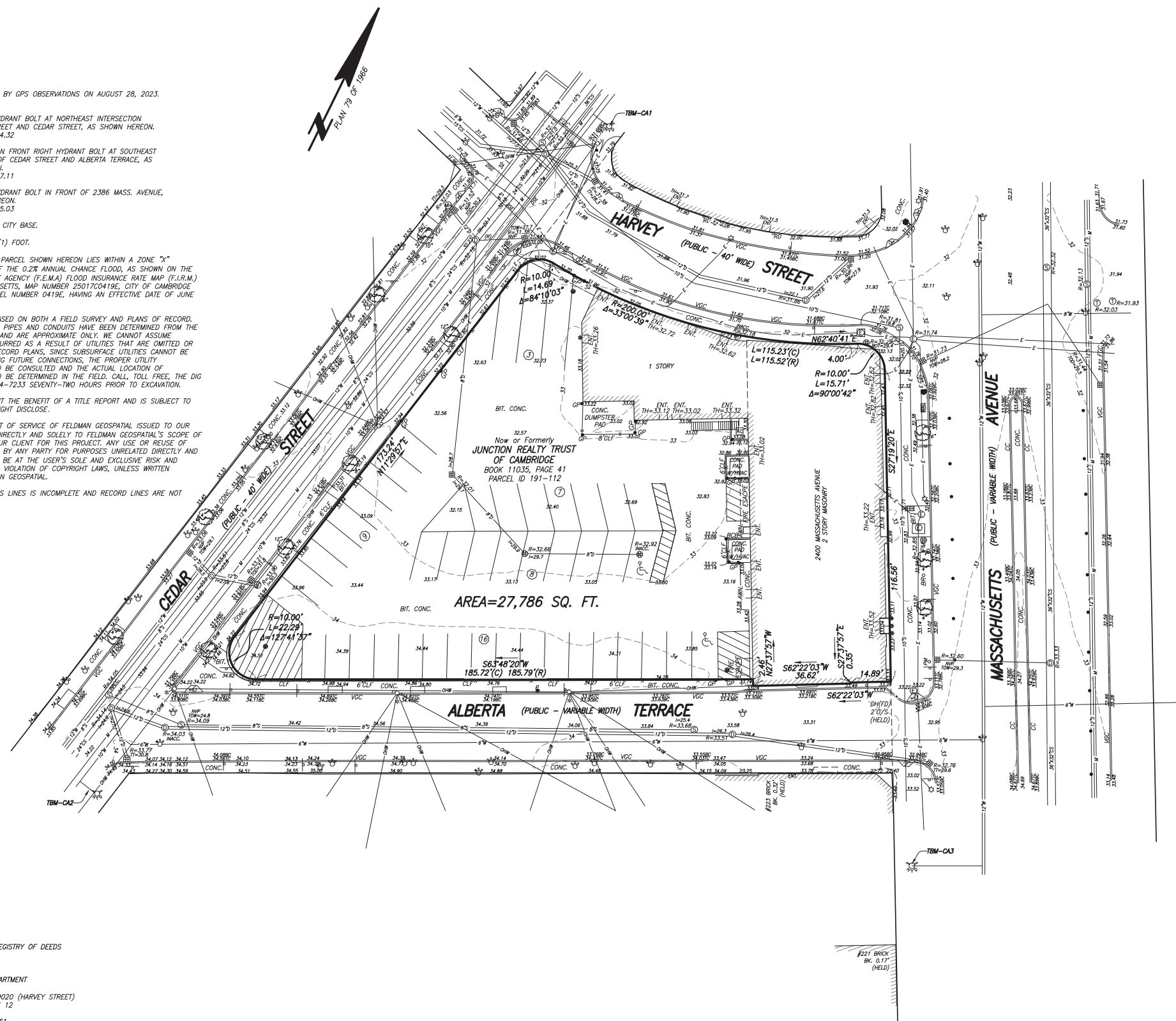
LOCUS MAP NOT TO SCALE

NOTES:

- BENCH MARK INFORMATION:**
BENCH MARK USED:
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON AUGUST 28, 2023.
TEMPORARY BENCH MARKS SET:
TBM-CA1: FRONT LEFT HYDRANT BOLT AT NORTHEAST INTERSECTION OF HARVEY STREET AND CEDAR STREET, AS SHOWN HEREON. ELEVATION = 34.32
TBM-CA2: X-CUT FOUND ON FRONT RIGHT HYDRANT BOLT AT SOUTHEAST INTERSECTION OF CEDAR STREET AND ALBERTA TERRACE, AS SHOWN HEREON. ELEVATION = 37.11
TBM-CA3: FRONT LEFT HYDRANT BOLT IN FRONT OF 2386 MASS. AVENUE, AS SHOWN HEREON. ELEVATION = 35.03
- ELEVATIONS REFER TO CAMBRIDGE CITY BASE.
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0419E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0419E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.
- RESEARCH FOR UNDERGROUND GAS LINES IS INCOMPLETE AND RECORD LINES ARE NOT SHOWN HEREON.

REFERENCES

MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS
PLAN NO. 79 OF 1966
CAMBRIDGE ENGINEERING DEPARTMENT
STREET LAYOUT PLAN 9020 (HARVEY STREET)
FIELD BOOK 211, PAGE 12
FELDMAN PROJECT ID: 2200561



- LEGEND**
- ⊙ SEWER MANHOLE
 - ⊕ DRAIN MANHOLE
 - ⊖ ELECTRIC MANHOLE
 - ⊗ MBTA MANHOLE
 - ⊘ MANHOLE
 - ⊙ HYDRANT
 - ⊖ WATER SHUT OFF/WATER GATE
 - ⊗ GAS SHUT OFF/GAS GATE
 - ⊘ CATCH BASIN
 - ⊙ ROUND CATCH BASIN
 - ⊖ PEDESTRIAN CROSSING SIGNAL
 - ⊗ TRAFFIC SIGNAL
 - ⊘ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊖ ELECTRIC HANDHOLE
 - ⊗ BOLLARD
 - ⊘ GATE POST
 - ⊙ MAIL BOX
 - ⊖ SIGN
 - ⊗ PARKING METER
 - ⊘ BIKE RACK
 - ⊙ ROOF DRAIN
 - ⊖ DRILL HOLE
 - ⊗ OBSERVATION WELL
 - ⊘ SECURITY CAMERA
 - ⊙ STAND PIPE/SIAMESE CONNECTION
 - ⊖ UTILITY POLE W/ LIGHT
 - ⊗ GAS METER
 - ⊘ AIR CONDITIONING UNIT
 - ⊙ HANICAPPED PARKING SPACE
 - ⊖ CURB RETURN
 - ⊗ NUMBER OF PARKING SPACES
 - ⊘ DECIDUOUS TREE
 - ⊙ HANICAP RAMP
 - AWN.....AWNING
 - BC.....BOTTOM OF CURB
 - BCB.....BIT. CONC. BERM
 - BIT.....BITUMINOUS
 - BK.....BACK
 - BOT.....BOTTOM
 - (C).....CALCULATED
 - CC.....CONCRETE CURB
 - OCB.....CAPE COD BERM
 - CHB.....CHORD BEARING
 - CHD.....CHORD DISTANCE
 - CLF.....CHAIN LINK FENCE
 - CONC.....CONCRETE
 - Δ.....DELTA ANGLE
 - ENT.....ENTRANCE
 - FD.....FOUND
 - FGC.....FLUSH GRANITE CURB
 - FW.....FULL OF WATER
 - IS.....INVERT ELEVATION
 - IMACC.....INACCESSIBLE
 - L.....ARC LENGTH
 - MTL.....METAL
 - NTS.....NOT TO SCALE
 - NVP.....NO VISIBLE PIPES
 - OV.....OVER
 - R.....RADIUS OR RIM ELEVATION
 - (R).....RECORD
 - (REC).....RECORD
 - SQ. FT.....SQUARE FEET
 - T.....TOP
 - TBM.....TEMPORARY BENCH MARK
 - TC.....TOP OF CURB
 - TH.....THRESHOLD
 - TOD.....TOP OF DEBRIS
 - TOW.....TOP OF WATER
 - TR.....CENTERLINE OF TROUGH
 - TS.....TOP OF STEPS
 - TT.....TOP OF TRAP
 - TYP.....TYPICAL
 - VGC.....VERTICAL GRANITE CURB
 - CS.....COMBINED SEWER
 - D.....DRAIN
 - E.....ELECTRIC
 - G.....GAS
 - M.....MBTA
 - OHW.....OVERHEAD WIRES
 - S.....SEWER
 - T.....TELEPHONE
 - W.....WATER
 - X.....X.....CHAIN LINK FENCE

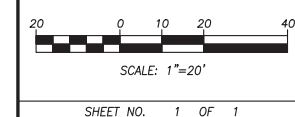
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.



KEVIN ARSENAULT, PLS. (MA# 45286)
KARSENAULT@FELDMANGEO.COM

DRAWING NAME:
EXISTING CONDITIONS PLAN OF LAND
2400 MASSACHUSETTS AVE. CAMBRIDGE, MASS.

DATE:	SEPTEMBER 5, 2023
REVISIONS:	
12/4/2023	REVISE NORTH ARROW ORIENTATION
FILENAME:	2300929-EC.dwg
RESEARCH:	TRA FIELD CHIEF: PL/CA
PROJ MGR:	KDA APPROVED: <i>[Signature]</i>
CALC:	TRA CADD: TRA/TI
FIELD CHK:	CRD FILE: 2300929



SHEET NO. 1 OF 1





Mass Ave, Alberta Terrace, Harvey St



Harvey St, Cedar St



Cedar St, Alberta Terrace



Alberta Terrace, Cedar St, Harvey St



Mass Ave



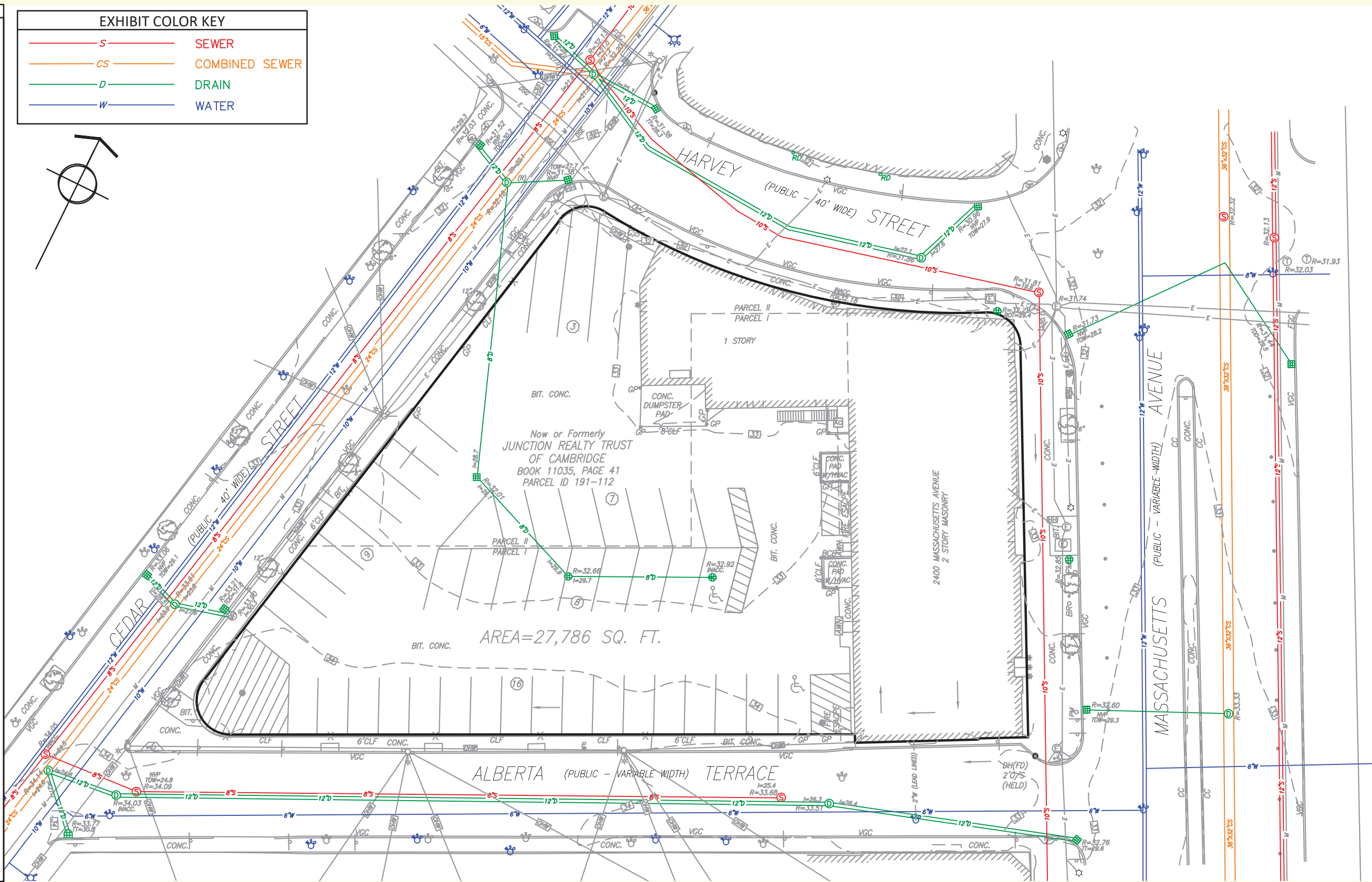
Community Path / Linear Park

EXISTING LEGEND

- ⊙ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- ⊖ ELECTRIC MANHOLE
- ⊗ MBTA MANHOLE
- ⊘ MANHOLE
- ⊙ HYDRANT
- ⊙ WATER SHUT OFF/WATER GATE
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- L ARC LENGTH
- MTL METAL
- NTS NOT TO SCALE
- NVP NO VISIBLE PIPES
- OV OVER
- R RADIUS OR RIM ELEVATION
- (R) RECORD
- (REC) RECORD
- SQ. FT. SQUARE FEET
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- VGC VERTICAL GRANITE CURB
- CS COMBINED SEWER
- D DRAIN
- E ELECTRIC
- G GAS
- M MBTA
- OHW OVERHEAD WIRES
- S SEWER
- T TELEPHONE
- W WATER
- X CHAIN LINK FENCE

EXHIBIT COLOR KEY

- S SEWER
- CS COMBINED SEWER
- D DRAIN
- W WATER



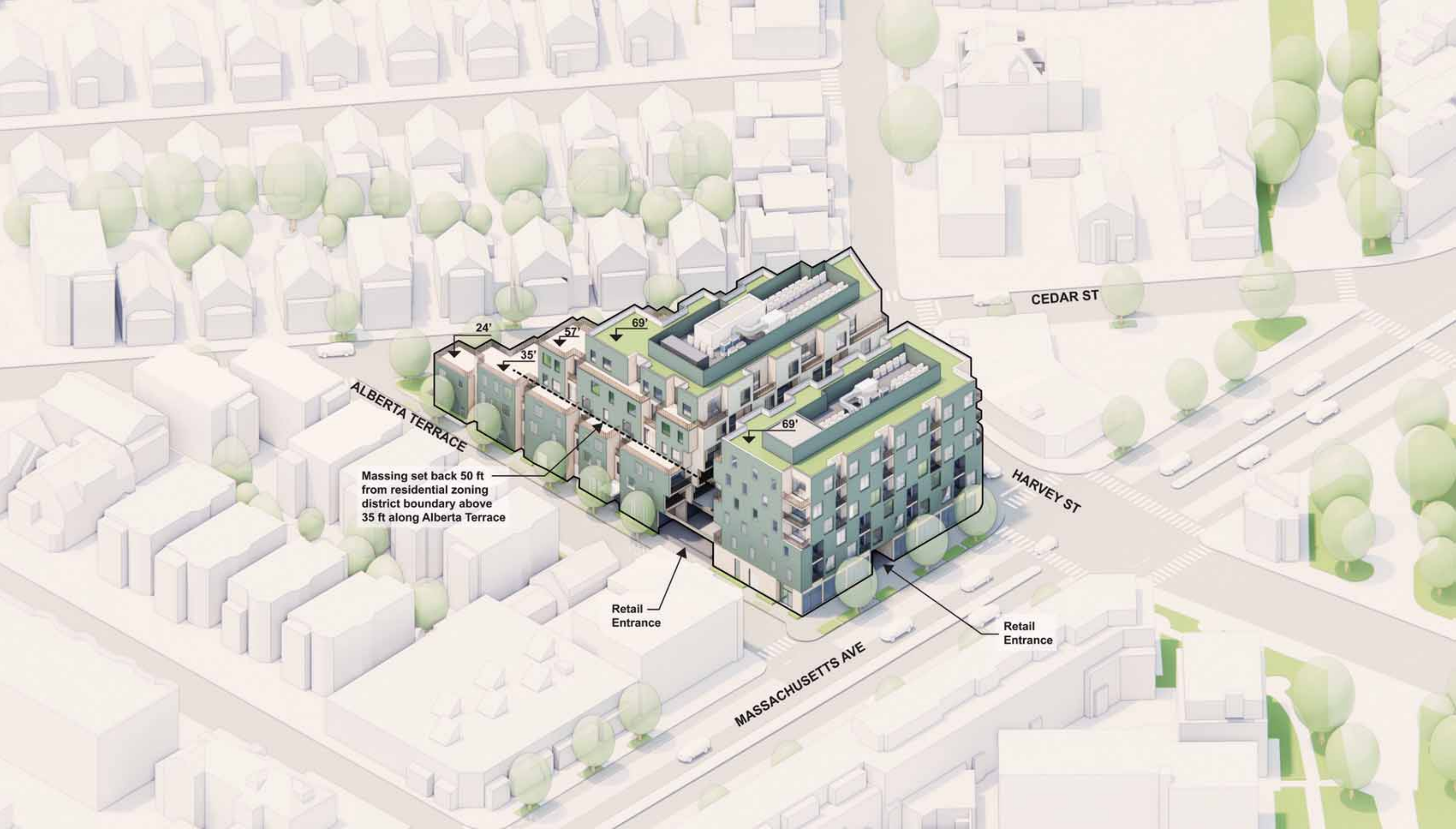
B+T Drawing No. 348500P001B-001 Date: 04/04/2024 Scale: 1" = 30'

Existing Conditions
Article 19.000 Project Review

Figure 1



1.5 Existing Utilities
2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume



Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge



2.1 Massing Diagram

2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume



Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge



2.2 Massing Diagram

2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume



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Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge



3ft ht. planter

Planter Section A-A

Improvements to the public right of way will be coordinated with future city initiatives along the Mass Ave Corridor

Possible space for bike parking to coordinate with future city initiatives along the Mass Ave Corridor

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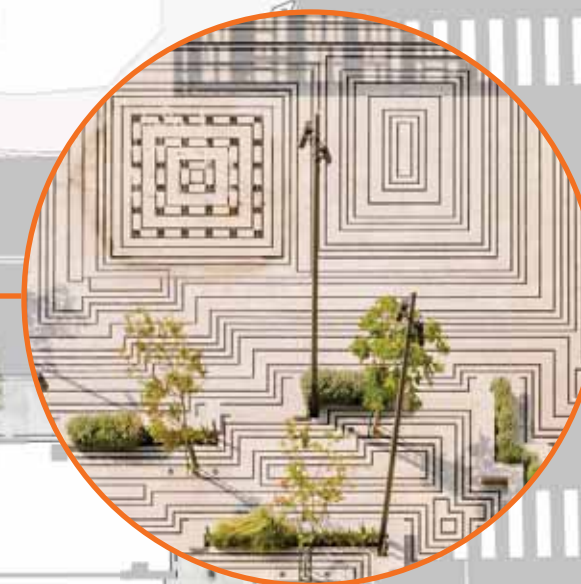
2.5 Landscape Plan

2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume





Composite Decking



Precast Paving

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2.6 Landscape Hardscape Plan

2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume

0 5 10 20 30 FT



Landworks

5/31/2024



Layered Planting



Movable Planters



Understory Trees



Rain Garden

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TREES & PLANTINGS LEGEND

Type	Color	Species	Common Name	Size	Qty / Area outside 20' of Street	Qty. / Area within 20' of Street
A6	Light Green	Cercis canadensis	New Understory Tree (Eastern redbud)	>15' canopy	0	10
		Malus sp.	Crabapple spp	10' canopy	0	4
B2.1	Light Green	Amsonia hubrichtii	threadleaf bluestar	minimum 12" soil depth, anticipated plant height under 3' 0" tall at maturity	0	1,377 sf
		Muhlenbergia capillaris	hair-awn muhly			
		Eurybia x Herveyi 'Aster Twilight'	Hervey's Aster			
		Solidago 'Solar Cascade'	Goldenrod			
		Zizia aurea	Golden Alexanders			
Parthenocissus Quinquefolia	Virginia Creeper					
		Rhus aromatica'Gro-low'	Fragrant Sumac			
B2.2	Dark Green	Sporobolus heterolepis	Prairie Dropseed	minimum 12" soil depth, anticipated plant height under 3' tall at maturity	0	33 sf
		Schizanthus scoparium 'Standing Ovation'	Little Bluestem			
		Asclepias incarnata	Swamp Milkweed			
		Agastache foeniculum	Anise Hyssop			
B3	Green	Thalictrum Rochebruneum	Meadow Rue	minimum 18" soil depth, anticipated plant height over 2' tall at maturity	0	218 sf
		Fothergilla Gardenii	Dwarf Fothergilla			
		Pennisetum Alopecuroides 'Hameln'	Fountain Grass			
		Rhus aromatica'Gro-low'	Fragrant Sumac			
		Nepeta Racemosa 'Walker's Low'	Catmint			

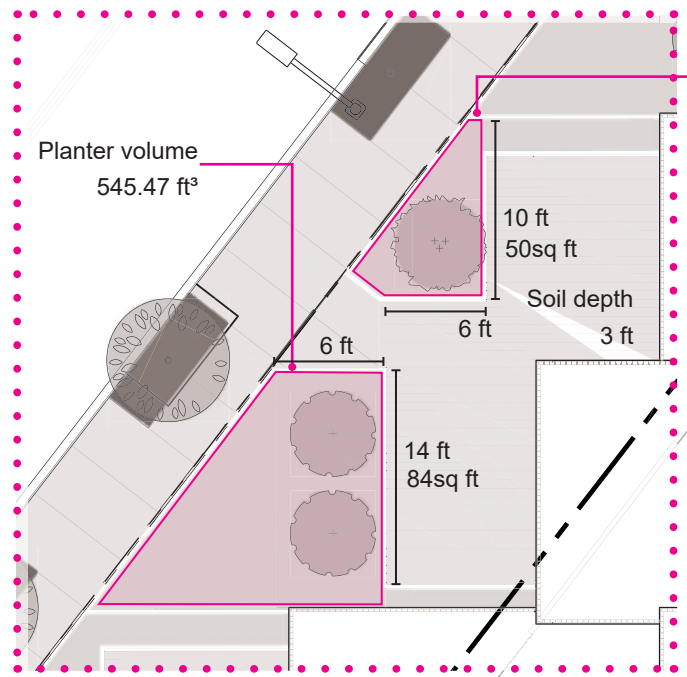
GREEN ROOFS & FACADES, PAVING & STRUCTURES LEGEND

Type	Color	Description	Qty / Area outside 20' of Street	Qty. / Area within 20' of Street	SRI	
C3.1	Dark Green	Non-intensive Green Roof	3,804 sf	2,867 sf		
C3.2	Light Green	Agastache foeniculum	Lavender Hyssop	743 sf	255 sf	
		Brunnera Macrophylla	Siberian Bugloss			
		Campanula Glomerata "Caroline"	Clustered Bellflower			
		Carex Morrowii	Sedge			
		Polystichum Setiferum	Soft Shield Fern			
		Packera aurea	Golden Ragwort			
		Festuca rubra	Red Fescue			
D2	Grey	High SRI Paving	2,895 sf			

STREET TREES & PLANTINGS LEGEND

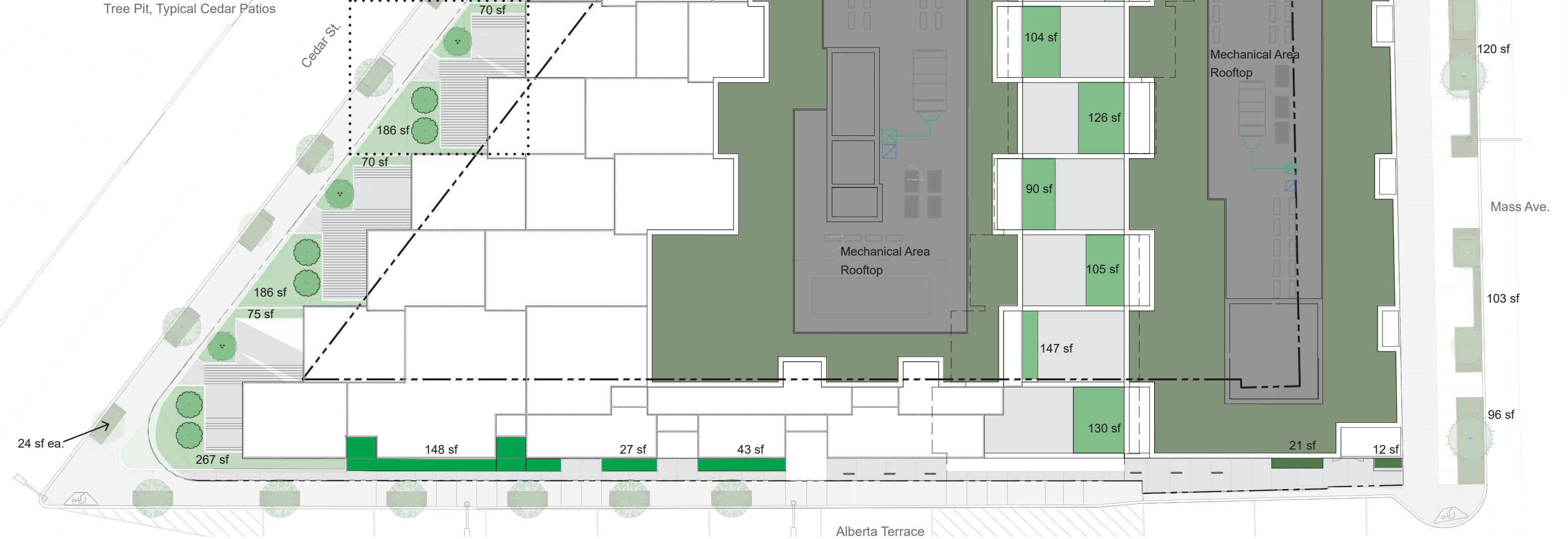
Type	Color	Description / Size	Qty
E1	Light Green	Preserved Existing Understory Tree (Honey Locust)	3
E2	Light Green	Preserved Existing Understory Tree (Zeylkova)	3
F3	Light Green	New Street Tree, >60' canopy	2
F3.1	Light Green	New Street Tree, >20' canopy	12
B2.3	Dark Green	Sporobolus heterolepis	721 sf
		Schizanthus scoparium 'Standing Ovation'	
		Asclepias incarnata	
		Agastache foeniculum	

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Planter volume 175.09 ft³

Dashed line corresponds to first floor
 Total area first floor: 4,403 sf
 High-SRI Paving Outside 20' of street: 2,895 sf
 Shaded Area Outside 20' of street: 1,738 sf
 Shaded Area within 20' of street: 1,002 sf



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Project Address 2400 Mass Ave	Special Permit Number	Total Lot Area (SF) 27,785
Applicant Name	Phone Number	Open Space Requirement (%) 20%
Applicant Contact / Address	Email Address	Zoning District
Project Description		Result Pass

Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

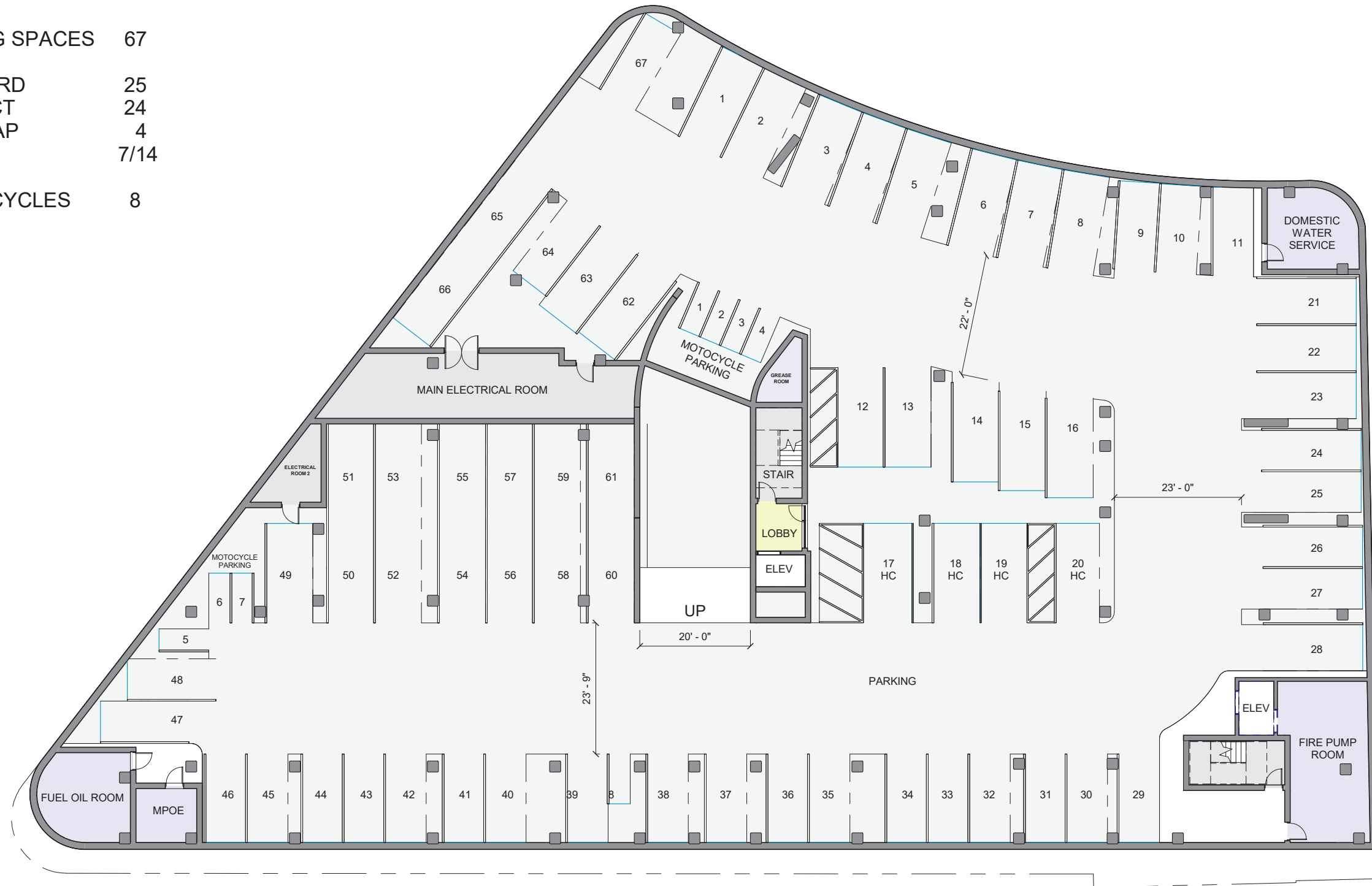
		Outside 20' of Street	Value Factor		Within 20' of Street	Value Factor	Contributing Area		
Trees Enter the number of trees in each category. Count each tree only once on this form.	Preserved Existing Trees								
	A1	Understory tree currently <10' canopy spread	0	0.80	+	0	1.60	-	
	A2	Understory tree currently >10' canopy spread	0	1.00	+	0	2.00	-	
	A3	Canopy tree currently <15' canopy spread	0	0.80	+	0	1.60	-	
	A4	Canopy tree currently between 15' and 25' canopy spread	0	1.00	+	0	2.00	-	
	A5	Canopy tree currently >25' canopy spread	0	1.20	+	0	2.40	-	
	New or Transplanted Trees								
A6	Understory tree	0	0.60	+	14	1.20	2,520		
A7	Canopy tree	0	0.70	+	0	1.40	-		
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area	0	0.30	+	0	0.60	-	
	B2	Low Planting Area	0	0.40	+	1,410	0.80	1,128	
	B3	High Planting Area	0	0.50	+	218	1.00	218	
Green Roofs & Facades For definitions, see reference document.	C1	Green Façade	0	0.10	+	0	0.20	-	
	C2	Living Wall	0	0.30	+	0	0.60	-	
	C3	Green Roof Area	4,547	0.30	+	3,122	0.60	3,237	
	C4	Short Intensive Green Roof Area	0	0.50	+	0	1.00	-	
	C5	Intensive Green Roof Area	0	0.60	+	0	1.20	-	
Paving & Structures	D1	Low Slope Roof	0	N/A					
	D2	High-SRI Paving	2,895	0.1				290	
	D3	Shaded Area	1,738	0.2	+	1,002	0.40	748	
Project Summary	Portion of lot area utilizing green strategies 26%						Total Contributing Area		8,141
	Portion of score from green strategies 87%						Total Area Goal		5,557
	Portion of score from trees 31%						COOL FACTOR SCORE		1.47
	Portion of score contributing to public realm cooling 75%								

When entering strategies that are within 20' of the street (including sidewalks), do not also enter them in column H.

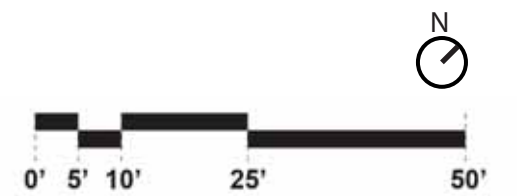
High-SRI Paving areas within 20' of a Street do not count towards the Cool Score

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor

PARKING SPACES	67
STANDARD	25
COMPACT	24
HANDICAP	4
TANDEM	7/14
MOTORCYCLES	8



Lower Level Plan



Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge



Program Key

- 1 BR
- 1 BR +
- 2 BR
- BIKE STORAGE
- COMMON
- LOBBY
- PARKING
- RETAIL

1st Floor Plan

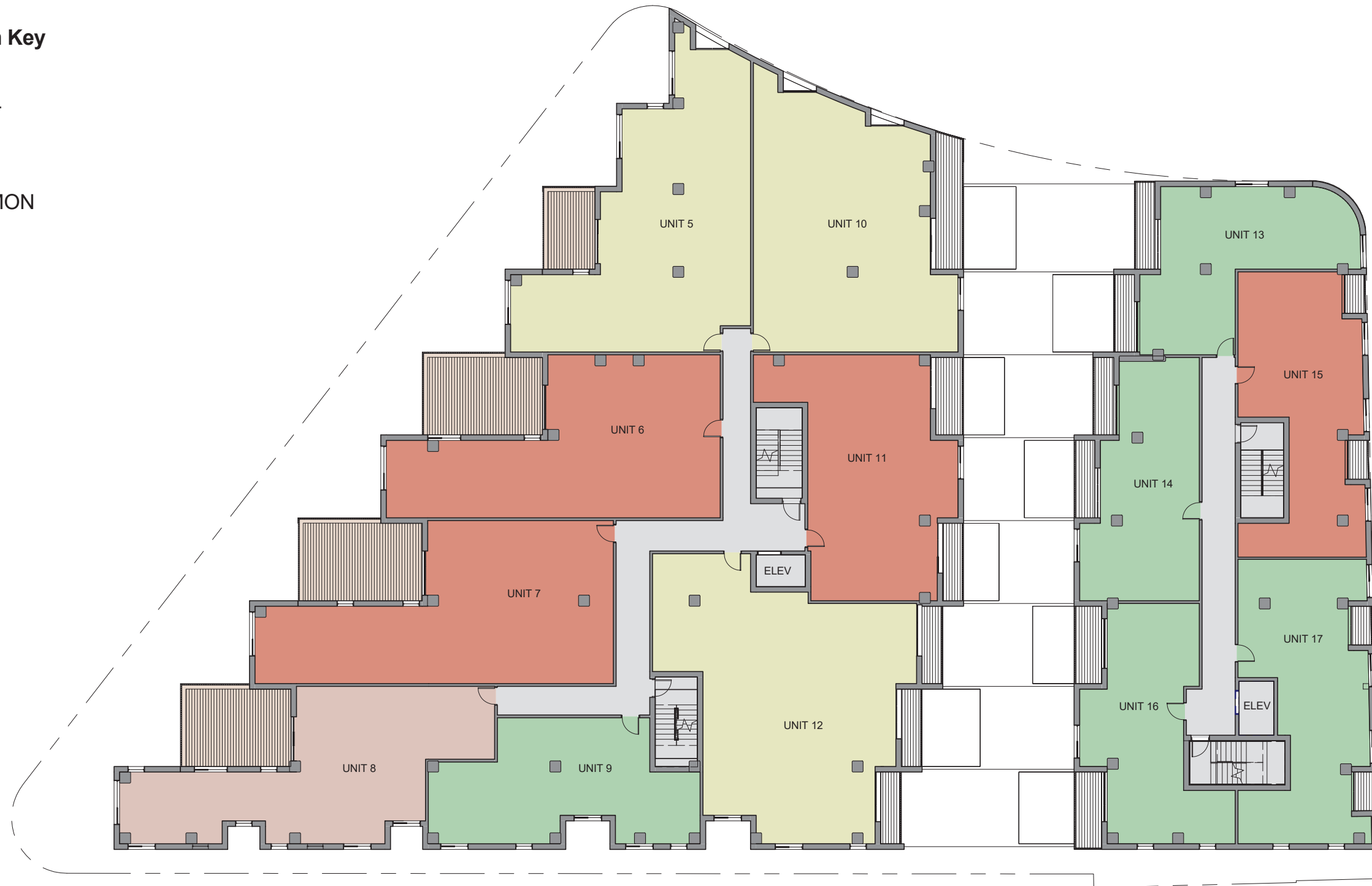
IMPROVEMENTS TO THE PUBLIC RIGHT OF WAY WILL BE COORDINATED WITH FUTURE CITY INITIATIVES ALONG THE MASS AVE CORRIDOR



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Program Key

- 1 BR
- 1 BR +
- 2 BR
- 3 BR
- COMMON



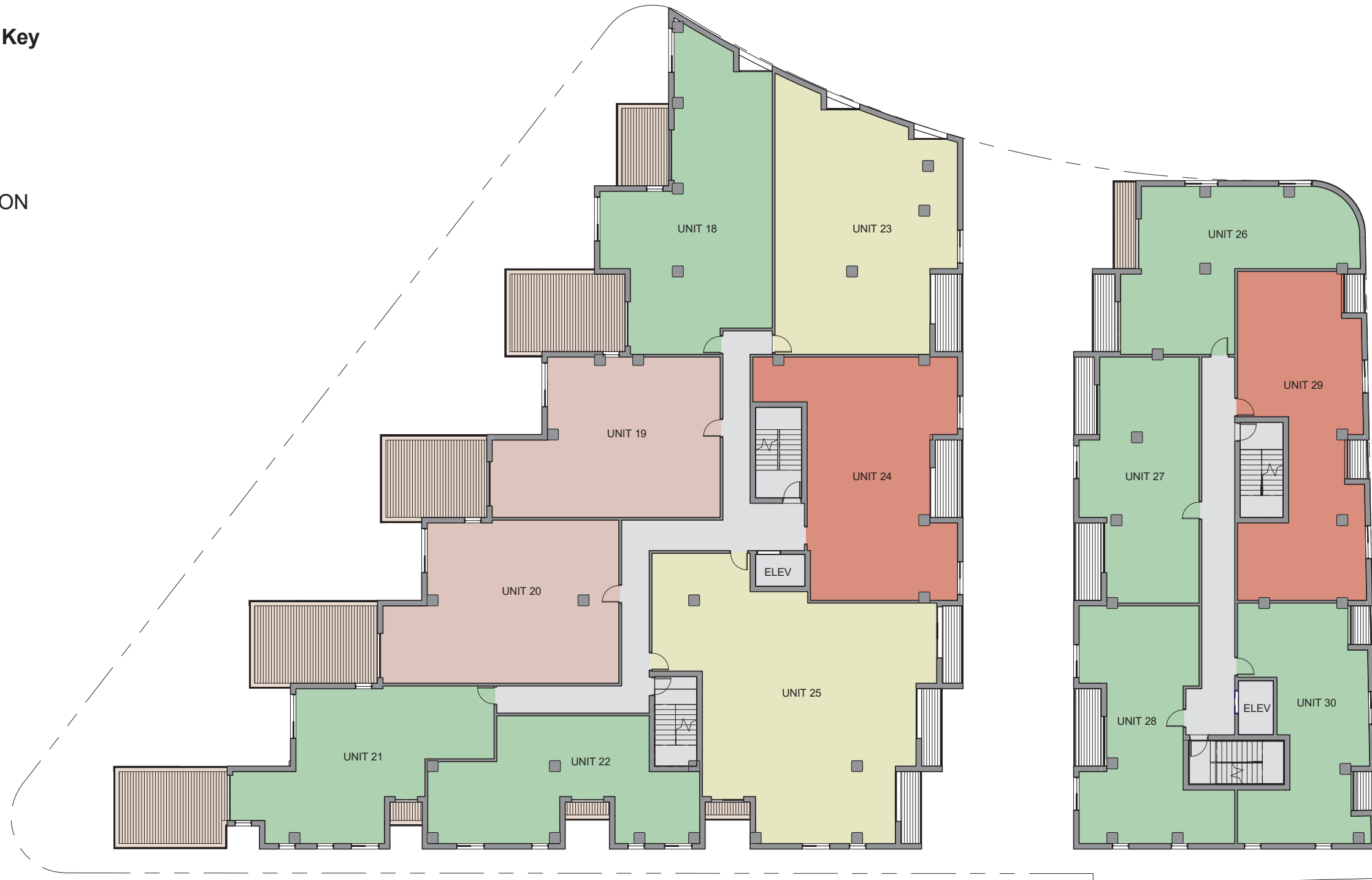
2nd Floor Plan



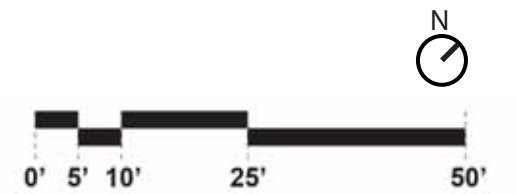
Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge

Program Key

- 1 BR
- 1 BR +
- 2 BR
- 3 BR
- COMMON



3rd Floor Plan



Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge

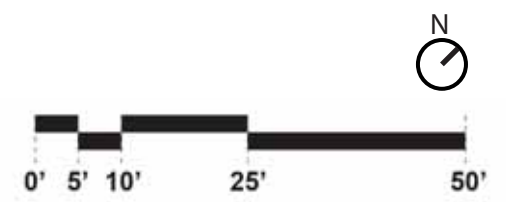


Program Key

- 1 BR
- 1 BR +
- 2 BR
- 3 BR
- COMMON



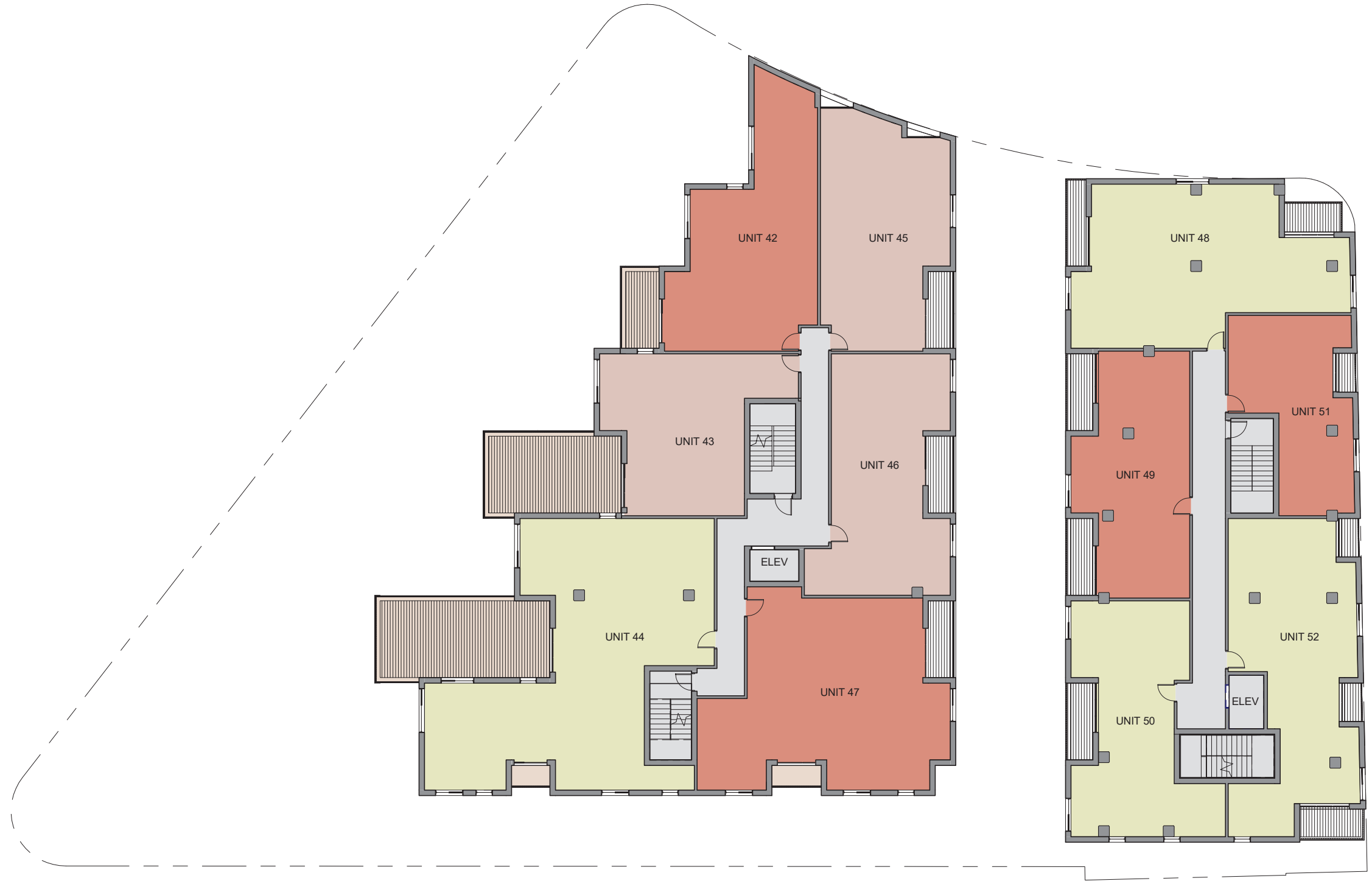
4th Floor Plan



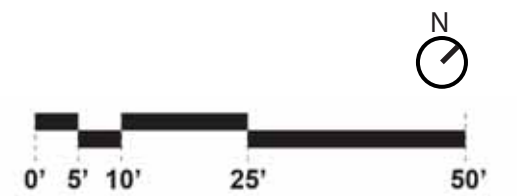
Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge

Program Key

- 1 BR +
- 2 BR
- 3 BR
- COMMON



5th Floor Plan



Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge

Program Key

- 1 BR
- 1 BR +
- 2 BR
- 3 BD
- COMMON



6th Floor Plan



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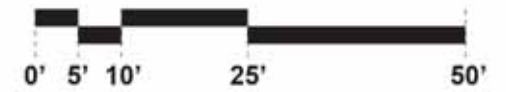


- PRIVATE ROOF TERRACE / BALCONY, TYP. TOTAL AREA: 8,570 sf
- SCREENED AREA DEDICATED TO ROOFTOP MECHANICAL EQUIPMENT, TYP. TOTAL AREA: 4,148 sf
- ROOF AREA SUBJECT TO GREEN ROOF ORDINANCE AREA TO BE DEDICATED TO GREEN ROOF, SOLAR, OR FUTURE PRIVATE ROOF TERRACE TOTAL AREA: 6,702
- POTENTIAL LOCATION OF FUTURE PRIVATE ROOF DECK, TYP.
- ELEVATOR AND STAIR PENTHOUSE, TYP. TOTAL AREA: 743 sf

BUILDING A TOTAL ROOF AREA: 6,466 sf
BUILDING B TOTAL ROOF AREA: 14,531 sf
TOTAL ROOF AREA: 20,997 sf

TOTAL ROOF AREA EXCLUDED PER ORDINANCE: 12,711 sf
TOTAL ROOF AREA INCLUDED PER ORDINANCE: 8,286 sf
TOTAL INCLUDED AREA DEDICATED TO GREEN ROOF / SOLAR: 6,702 sf
% OF INCLUDED AREA DEDICATED TO GREEN ROOF / SOLAR: 81%

12,711 sf
 8,286 sf
 6,702 sf
 81%



Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge



MASSACHUSETTS AVE ELEVATION



CEDAR STREET ELEVATION

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HARVEY STREET ELEVATION



ALBERTA TERRACE ELEVATION

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EXTERIOR ELEVATION - RETAIL CORRIDOR (EAST)



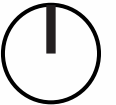
EXTERIOR ELEVATION - RETAIL CORRIDOR (WEST)

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BUILDING SECTION

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Summer Solstice 9-00 AM



Summer Solstice 12-00 PM



Summer Solstice 4-00 PM

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2.23 Shadow Studies

2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume

Merge Architects
1/64" = 1'-0"
5/31/2024



Spring-Fall Equinox 9-00 AM



Spring-Fall Equinox 12-00 PM



Spring-Fall Equinox 4-00 PM

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2.24 Shadow Studies

2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume



Winter Solstice 9-00 AM



Winter Solstice 12-00 PM



Winter Solstice 4-00 PM

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2.25 Shadow Studies

2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume

Merge Architects

1/64" = 1'-0"

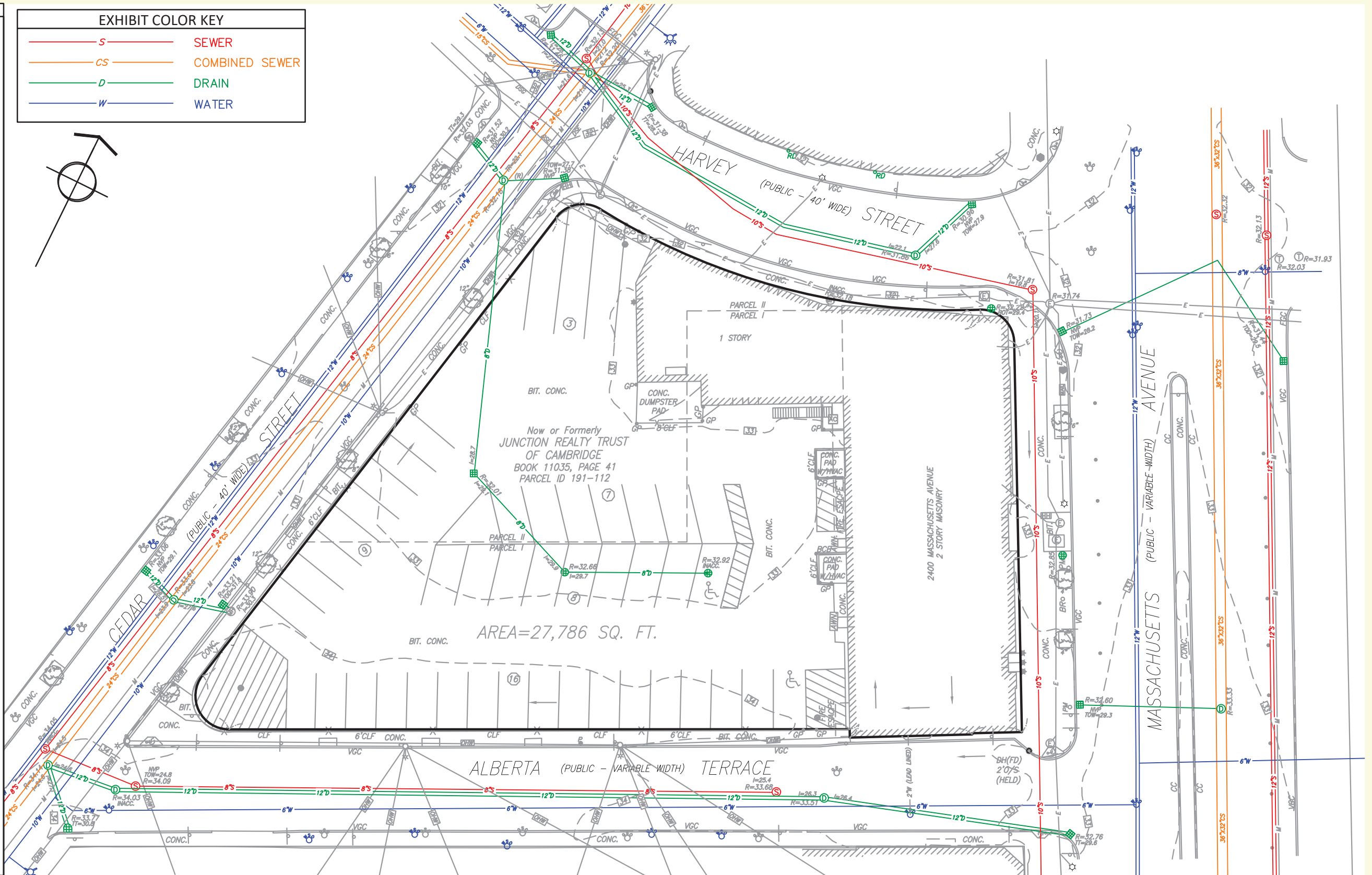
5/31/2024

EXISTING LEGEND

- ⊙ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- ⊖ ELECTRIC MANHOLE
- ⊗ MBTA MANHOLE
- ⊘ MANHOLE
- ⊙ HYDRANT
- ⊙ WATER SHUT OFF/WATER GATE
- ⊙ GAS SHUT OFF/GAS GATE
- ⊙ CATCH BASIN
- ⊙ ROUND CATCH BASIN
- ⊙ PEDESTRIAN CROSSING SIGNAL
- ⊙ TRAFFIC SIGNAL
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC HANDHOLE
- ⊙ BOLLARD
- ⊙ GATE POST
- ⊙ MAIL BOX
- ⊙ SIGN
- ⊙ PM PARKING METER
- ⊙ BR BIKE RACK
- ⊙ RD ROOF DRAIN
- ⊙ DRILL HOLE
- ⊙ OBSERVATION WELL
- ⊙ SECURITY CAMERA
- ⊙ STAND PIPE/SIAMESE CONNECTION
- ⊙ UTILITY POLE W/ LIGHT
- ⊙ GAS METER
- ⊙ AIR CONDITIONING UNIT
- ⊙ HANDICAPPED PARKING SPACE
- ⊙ CURB RETURN
- ⊙ NUMBER OF PARKING SPACES
- ⊙ DECIDUOUS TREE
- ⊙ HANDICAP RAMP
- AWN AWNING
- BC BOTTOM OF CURB
- BCB BIT. CONC. BERM
- BIT. BITUMINOUS
- BK BACK
- BOT BOTTOM
- (C) CALCULATED
- CC CONCRETE CURB
- CCB CAPE COD BERM
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- Δ DELTA ANGLE
- ENT ENTRANCE
- FD FOUND
- FGC FLUSH GRANITE CURB
- FOW FULL OF WATER
- I INVERT ELEVATION
- INACC. INACCESSIBLE
- L ARC LENGTH
- MTL METAL
- NTS NOT TO SCALE
- NVP NO VISIBLE PIPES
- OV OVER
- R RADIUS OR RIM ELEVATION
- (R) RECORD
- (REC) RECORD
- SQ. FT. SQUARE FEET
- T TOP
- TBM TEMPORARY BENCH MARK
- TC TOP OF CURB
- TH THRESHOLD
- TOD TOP OF DEBRIS
- TOW TOP OF WATER
- TR CENTERLINE OF TROUGH
- TS TOP OF STEPS
- TT TOP OF TRAP
- TYP. TYPICAL
- VGC VERTICAL GRANITE CURB
- CS COMBINED SEWER
- D DRAIN
- E ELECTRIC
- G GAS
- M MBTA
- OHW OVERHEAD WIRES
- S SEWER
- T TELEPHONE
- W WATER
- X CHAIN LINK FENCE

EXHIBIT COLOR KEY

- S SEWER
- CS COMBINED SEWER
- D DRAIN
- W WATER



B+T Drawing No. 348500P001B-001 Date: 04/04/2024 Scale: 1" = 30'



Existing Conditions
Article 19.000 Project Review

Figure 1

1





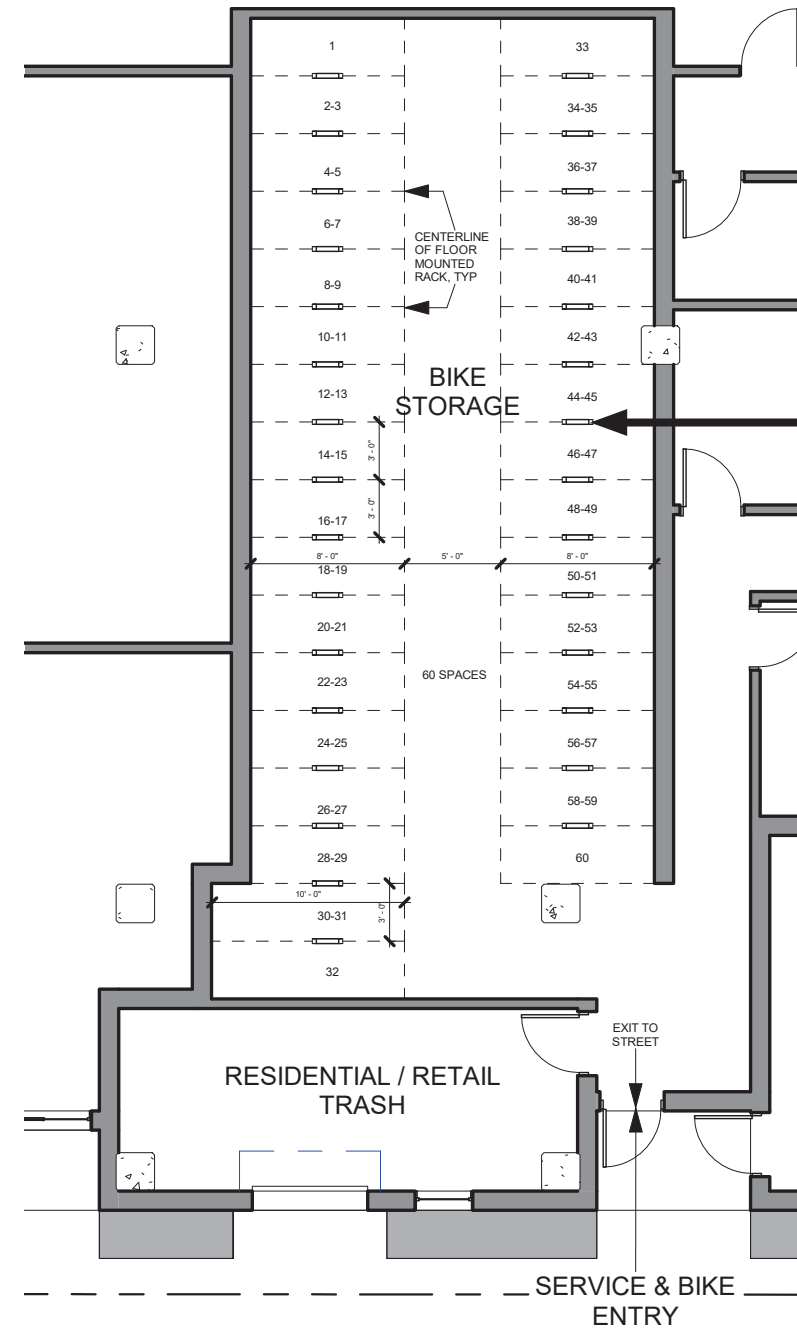
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SITE PLAN



LONG TERM PARKING PLAN

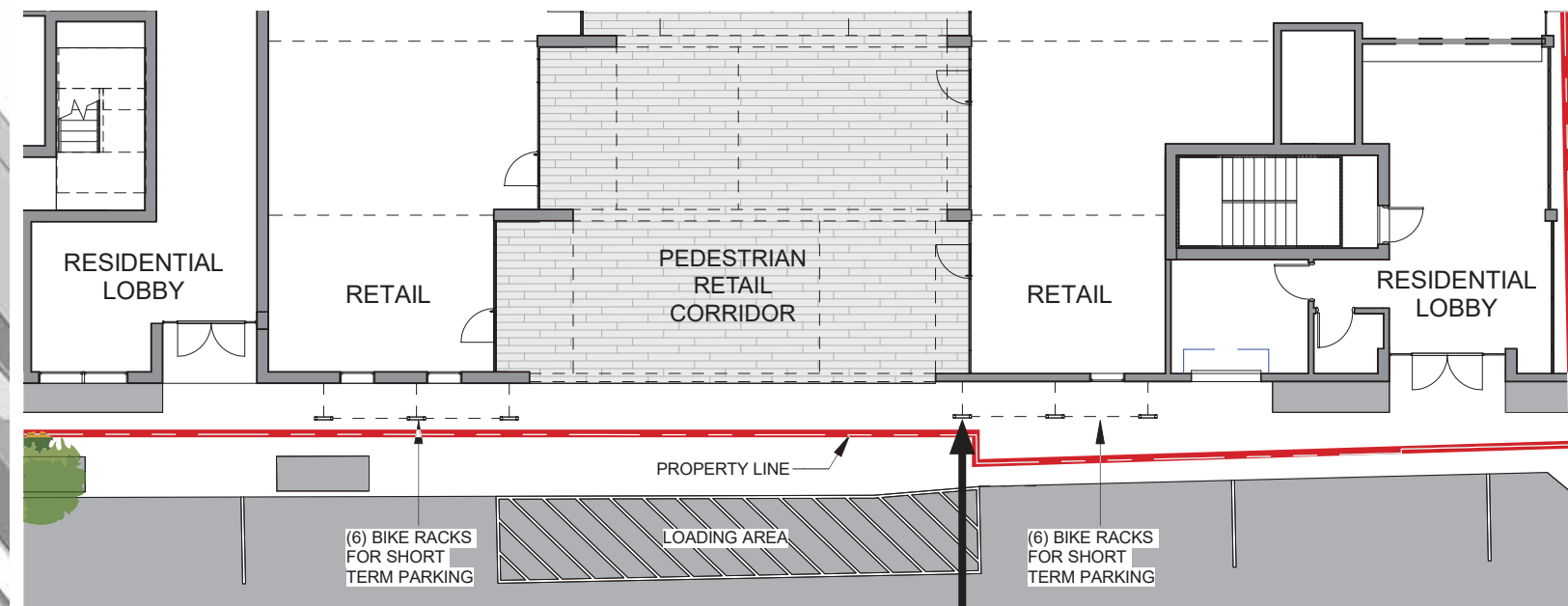


INVERTED U BIKE RACK TYP.

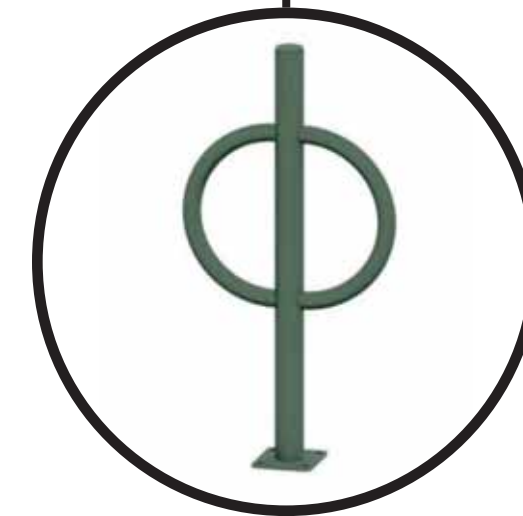
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SITE PLAN



SHORT TERM PARKING PLAN



STANDARD BOLLARD BIKE RACK TYP.

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4.1 View From Cedar St

2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume



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4.2 View From Alberta Terrace
2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume



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4.3 View From Massachusetts Ave
2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume

Merge Architects

5/31/2024



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4.5 View From Pedestrian Retail Corridor
2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume

Merge Architects

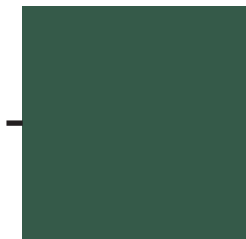
5/31/2024



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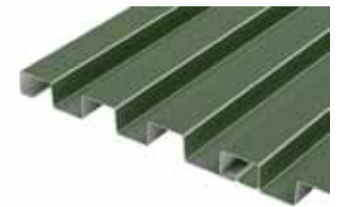
4.6 View Of Pedestrian Retail Corridor From Dwelling Unit
2400 Massachusetts Ave | North Cambridge Partners LLC | Article 19 Graphic Volume



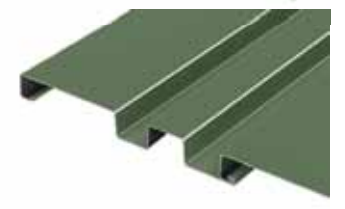
Corrugated Metal Panels
 Box Rib Wall Panel Systems
 With Varied Profiles
 Forest Green Finish
 2" Wide / 1-3/8" Depth



Metal Railings
 Forest Green Finish



Wood-look Cladding
 8" Wide



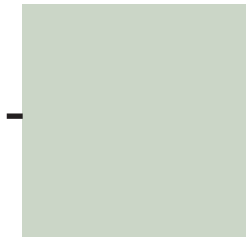
Perforated Corrugated Metal Panels
 Box Rib Wall Panel Systems
 With Varied Profiles
 Forest Green Finish
 2" Wide / 1-3/8" Depth



Aluminum Storefront Systems

Finished Black Frames
 Storefront glass to be low-iron with at least 70% VLT and VLR no higher than 15%, and will follow bird-safe best practices
 Located at ground floor retail

Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge



Corrugated Metal Panels
 Box Rib Wall Panel Systems
 With Varied Profiles
 Light Green Finish
 2" Wide / 1-3/8" Depth



Steel Support Structure
 Light Green Finish



Planted Canopy Roofs



Metal Railings
 Light Green



Wood-look Cladding
 8" Wide



Black Aluminum Window Frames
 Windows to be at least 70% VLT with VLR no higher than 15%,
 and will follow bird-safe best practices

Note: Unit counts and configurations, and interior programming, are not final and are subject to ongoing review with the City of Cambridge