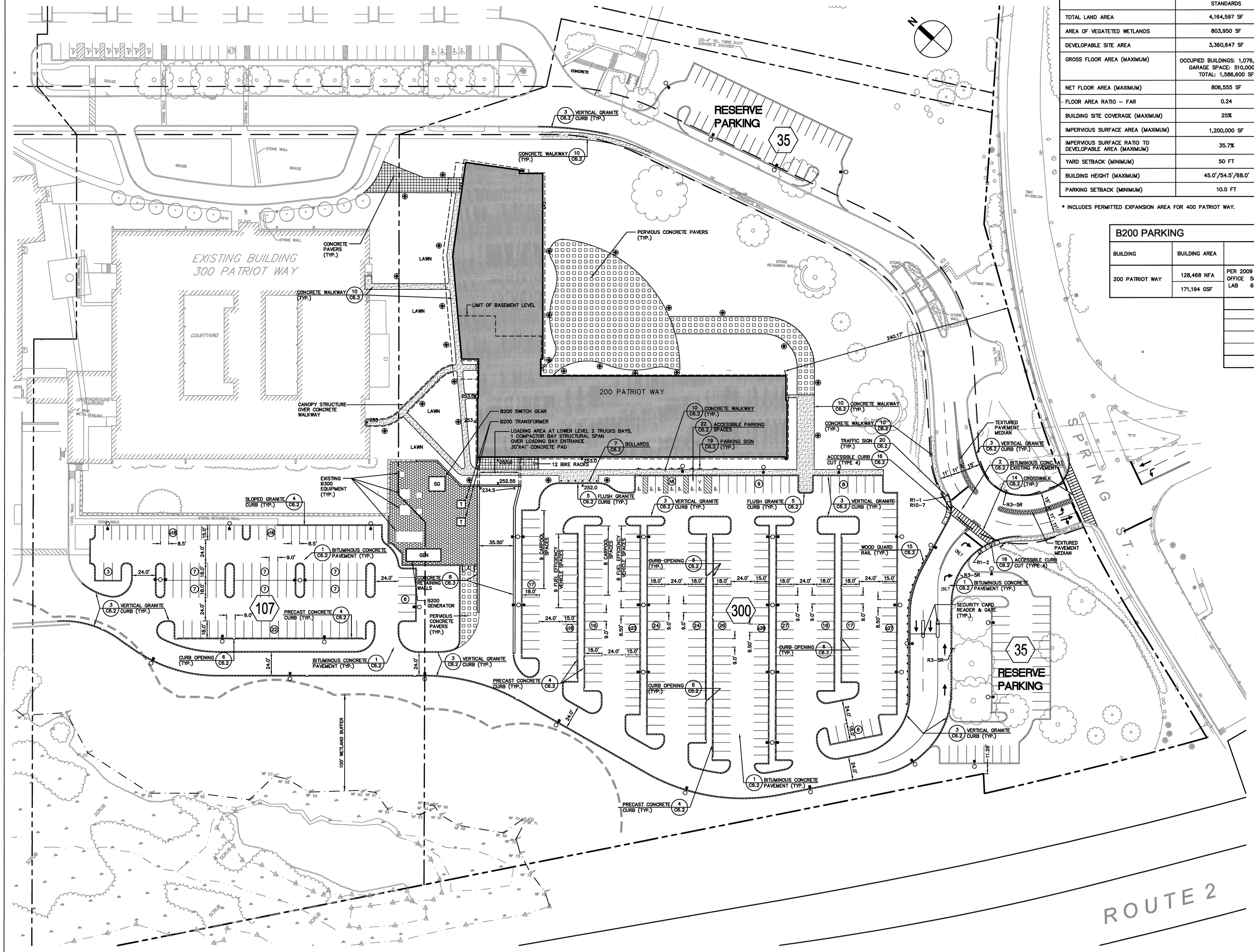

PCD - DIMENSIONAL STANDARDS

	APSDUP (2009) DIMENSIONAL STANDARDS	200 PATRIOT WAY	CURRENT LTP DIMENSIONS INCLUDING 200 PATRIOT WAY*
TOTAL LAND AREA	4,164,597 SF		4,164,597 SF
AREA OF VEGATETED WETLANDS	803,950 SF		803,950 SF
DEVELOPABLE SITE AREA	3,360,647 SF	3,360,647 SF	3,360,647 SF
GROSS FLOOR AREA (MAXIMUM)	OCCUPIED BUILDINGS: 1,076,600 SF GARAGE SPACE: 510,000 SF TOTAL: 1,586,600 SF	171,199 SF	OCCUPIED BUILDINGS: 676,857 SF GARAGE SPACE: 0 SF TOTAL: 676,857 SF
NET FLOOR AREA (MAXIMUM)	806,555 SF	127,577 SF	481,266 SF
FLOOR AREA RATIO – FAR	0.24	0.04	0.14
BUILDING SITE COVERAGE (MAXIMUM)	25%	1.1%	6.3%
IMPERVIOUS SURFACE AREA (MAXIMUM)	1,200,000 SF		1,050,000 SF
IMPERVIOUS SURFACE RATIO TO DEVELOPABLE AREA (MAXIMUM)	35.7%		31.2%
YARD SETBACK (MINIMUM)	50 FT	240.17 FT	83.14 FT
BUILDING HEIGHT (MAXIMUM)	45.0'/54.5'/68.0'	46.6'	54.5' (BUILDING 400)
PARKING SETBACK (MINIMUM)	10.0 FT	11.3 FT	11.3 FT

* INCLUDES PERMITTED EXPANSION AREA FOR 400 PATRIOT WAY.

B200 PARKING

BUILDING	BUILDING AREA	PARKING SPACES (MINIMUM REQUIRED)	
200 PATRIOT WAY	128,468 NFA 171,194 GSF	PER 2009 ZONING OFFICE 58,853 SF (1/333 NFA)= 177 LAB 68,724 SF (1/500 NFA)= 137 TOTAL = 314 SPACES	

PARKING TYPES	PARKING SPACES
STANDARD	195
COMPACT	97
HANDICAP	8
RESERVE (STANDARD)	70
B200 TOTAL	370

PARKING AND TRAFFIC SIGNS

SIGN	SIGN NUMBER	SIGN OF SIGN WIDTH	SIGN OF SIGN HEIGHT	DESCRIPTION
STOP	R1-1	30"	30"	WHITE ON RED
DO NOT ENTER	R5-1	30"	30"	WHITE ON RED
RESERVED PARKING	R7-8	12"	18"	BLUE & GREEN ON WHITE
VAN ACCESSIBLE	R-7506	18"	6"	BLUE ON WHITE
	R4-7	24"	30"	BLACK ON WHITE
YIELD	R1-2	36"	36"	RED & WHITE ON RED
ONLY	R3-5R	18"	24"	BLACK ON WHITE
DO NOT BLOCK INTERSECTION	R10-7	24"	30"	BLACK ON WHITE

LEGEND

- BOLLARD
- SIGN
- RETAINING WALL
- VERTICAL GRANITE CURB
- PRECAST CONCRETE CURB
- FLUSH GRANITE CURB
- HANDICAP PARKING
- CONCRETE WALKWAY
- 18 — PARKING COUNTS (REGULAR)
- 27 — PARKING COUNTS (COMPACT)
- HID OR LED BOLLARD WALKWAY LIGHT
- 20' HIGH ROADWAY & PARKING POLE LIGHT – W/ HID OR LED FIXTURE
- 12' HIGH PEDESTRIAN WALKWAY POLE LIGHT W/ DECORATIVE HID OR LED FIXTURE
- CRUSHED STONE IN TRANSFORMER YARD
- PERVIOUS CONCRETE PAVERS FOR OUTDOOR COMPANY ACTIVITIES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SMMA
SYMMES MAINI & MCKEE ASSOCIATES
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
617.547.5400 Fax 617.354.5758

KLING STUBBINS
2301 Chestnut Street P 215.569.2600
Philadelphia, Pennsylvania F 215.568.3693
19103 W www.klingstubbins.com

OWNER REVIEW

NAME	DATE

BRIAN W. LAWLOR CIVIL No. 37178 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1	12/18/09	B200 SPECIAL PERMIT

ISSUE LOG

△ = CLOUDED CHANGE

PATRIOT PARTNERS

Lexington TECHNOLOGY PARK
200 Patriot Way
Lexington, Massachusetts

LAYOUT & MATERIALS PLAN

SCALE	1"=40'
DRAWN BY	EF
CHECKED BY	
PROJ. ARCH. / ENGR.	JCH
PROJ. MGR.	BWL
JOB NO.	07044.00

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