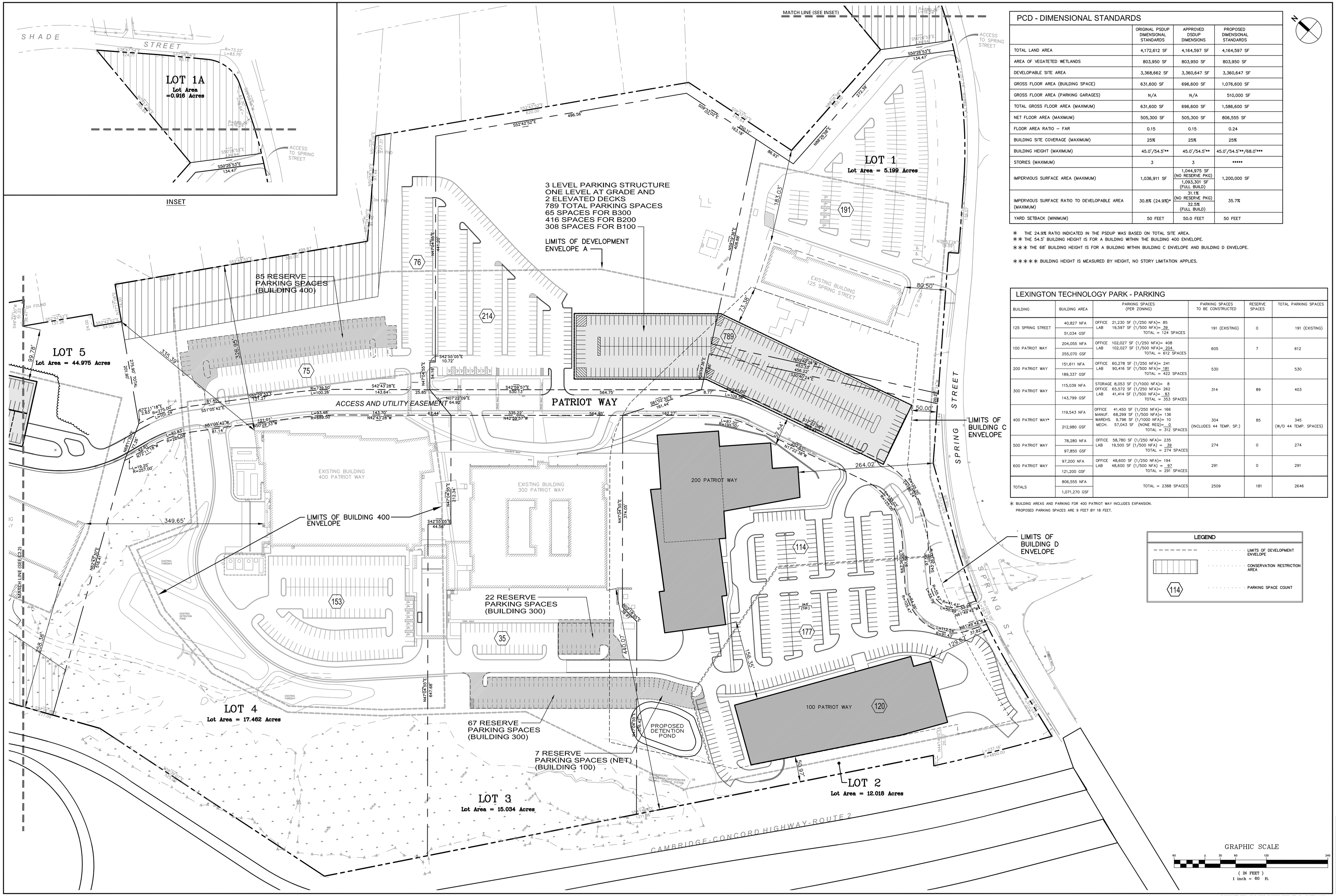

PCD - DIMENSIONAL STANDARDS

	ORIGINAL PSDUP DIMENSIONAL STANDARDS	APPROVED DSDUP DIMENSIONS	PROPOSED DIMENSIONAL STANDARDS
TOTAL LAND AREA	4,172,612 SF	4,164,597 SF	4,164,597 SF
AREA OF VEGATETED WETLANDS	803,950 SF	803,950 SF	803,950 SF
DEVELOPABLE SITE AREA	3,368,662 SF	3,360,647 SF	3,360,647 SF
GROSS FLOOR AREA (BUILDING SPACE)	631,600 SF	696,600 SF	1,076,600 SF
GROSS FLOOR AREA (PARKING GARAGES)	N/A	N/A	510,000 SF
TOTAL GROSS FLOOR AREA (MAXIMUM)	631,600 SF	696,600 SF	1,586,600 SF
NET FLOOR AREA (MAXIMUM)	505,300 SF	505,300 SF	806,555 SF
FLOOR AREA RATIO – FAR	0.15	0.15	0.24
BUILDING SITE COVERAGE (MAXIMUM)	25%	25%	25%
BUILDING HEIGHT (MAXIMUM)	45.0'/54.5'**	45.0'/54.5'**	45.0'/54.5'**/68.0'***
STORIES (MAXIMUM)	3	3	*****
IMPERVIOUS SURFACE AREA (MAXIMUM)	1,036,911 SF	1,044,975 SF (NO RESERVE PKG) 1,093,301 SF (FULL BUILD)	1,200,000 SF
IMPERVIOUS SURFACE RATIO TO DEVELOPABLE AREA (MAXIMUM)	30.8% (24.9%)*	31.1% (NO RESERVE PKG) 32.5% (FULL BUILD)	35.7%
YARD SETBACK (MINIMUM)	50 FEET	50.0 FEET	50 FEET

* THE 24.9% RATIO INDICATED IN THE PSDUP WAS BASED ON TOTAL SITE AREA.

** THE 54.5' BUILDING HEIGHT IS FOR A BUILDING WITHIN THE BUILDING 400 ENVELOPE.

*** THE 68' BUILDING HEIGHT IS FOR A BUILDING WITHIN BUILDING C ENVELOPE AND BUILDING D ENVELOPE.

***** BUILDING HEIGHT IS MEASURED BY HEIGHT, NO STORY LIMITATION APPLIES.

LEXINGTON TECHNOLOGY PARK - PARKING

BUILDING	BUILDING AREA	PARKING SPACES (PER ZONING)	PARKING SPACES TO BE CONSTRUCTED	RESERVE SPACES	TOTAL PARKING SPACES
125 SPRING STREET	40,827 NFA 51,034 GSF	OFFICE 21,230 SF (1/250 NFA)= 85 LAB 19,597 SF (1/500 NFA)= 39 TOTAL = 124 SPACES	191 (EXISTING)	0	191 (EXISTING)
100 PATRIOT WAY	204,055 NFA 255,070 GSF	OFFICE 102,027 SF (1/250 NFA)= 408 LAB 102,027 SF (1/500 NFA)= 204 TOTAL = 612 SPACES	605	7	612
200 PATRIOT WAY	151,611 NFA 189,337 GSF	OFFICE 60,278 SF (1/250 NFA)= 241 LAB 90,416 SF (1/500 NFA)= 181 TOTAL = 422 SPACES	530		530
300 PATRIOT WAY	115,039 NFA 143,799 GSF	STORAGE 8,053 SF (1/1000 NFA)= 8 OFFICE 65,572 SF (1/250 NFA)= 262 LAB 41,414 SF (1/500 NFA)= 83 TOTAL = 353 SPACES	314	89	403
400 PATRIOT WAY*	119,543 NFA 212,980 GSF	OFFICE 41,450 SF (1/250 NFA)= 166 MANUF. 68,299 SF (1/500 NFA)= 136 WAREHS. 9,796 SF (1/1000 NFA)= 10 MECH. 57,043 SF (NONE REQ)= 0 TOTAL = 312 SPACES	304 (INCLUDES 44 TEMP. SP.)	85	345 (W/O 44 TEMP. SPACES)
500 PATRIOT WAY	78,280 NFA 97,850 GSF	OFFICE 58,780 SF (1/250 NFA)= 235 LAB 19,500 SF (1/500 NFA) = 39 TOTAL = 274 SPACES	274	0	274
600 PATRIOT WAY	97,200 NFA 121,200 GSF	OFFICE 48,600 SF (1/250 NFA)= 194 LAB 48,600 SF (1/500 NFA) = 97 TOTAL = 291 SPACES	291	0	291
TOTALS	806,555 NFA 1,071,270 GSF	TOTAL = 2388 SPACES	2509	181	2646

* BUILDING AREAS AND PARKING FOR 400 PATRIOT WAY INCLUDES EXPANSION.
PROPOSED PARKING SPACES ARE 9 FEET BY 18 FEET.

LEGEND

- LIMITS OF DEVELOPMENT ENVELOPE
- CONSERVATION RESTRICTION AREA
- 114 PARKING SPACE COUNT

SMMA
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OWNER REVIEW

NAME	DATE

NO.	DATE	DESCRIPTION
3	6/19/09	AMENDED PSDUP
2	4/29/09	UPDATED AMENDED PSDUP
1	2/23/09	AMENDED PSDUP

ISSUE LOG

△ = CLOUDED CHANGE

PATRIOT PARTNERS

Lexington TECHNOLOGY PARK
Patriot Way
Lexington, Massachusetts

PROPERTY RIGHTS & DIMENSIONAL STANDARD PLAN A

SCALE	1"= 60'
DRAWN BY	JCH
CHECKED BY	
PROJ. ARCH. / ENGR.	
PROJ. MGR.	BWL
JOB NO.	07044.00

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