

300 Binney Street

CRA Design Review

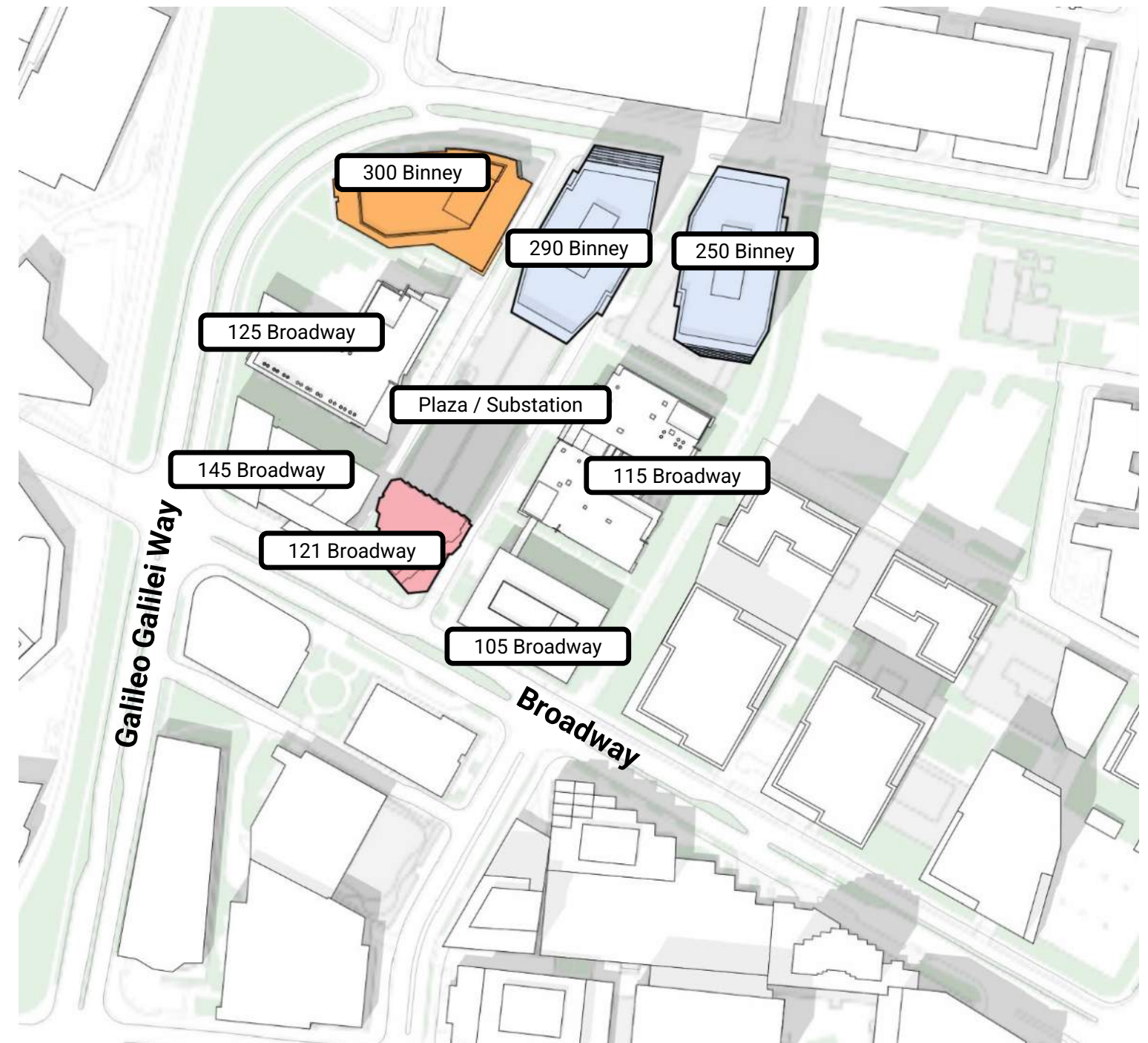
October 13th, 2022



SITE AERIAL / CONEXT

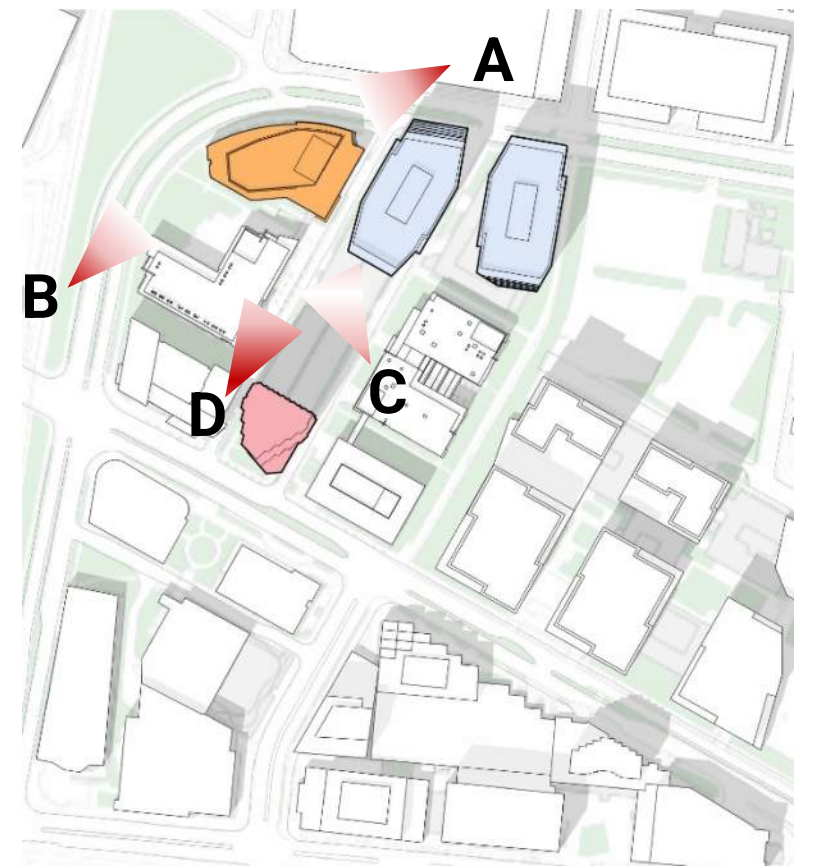


Existing Site

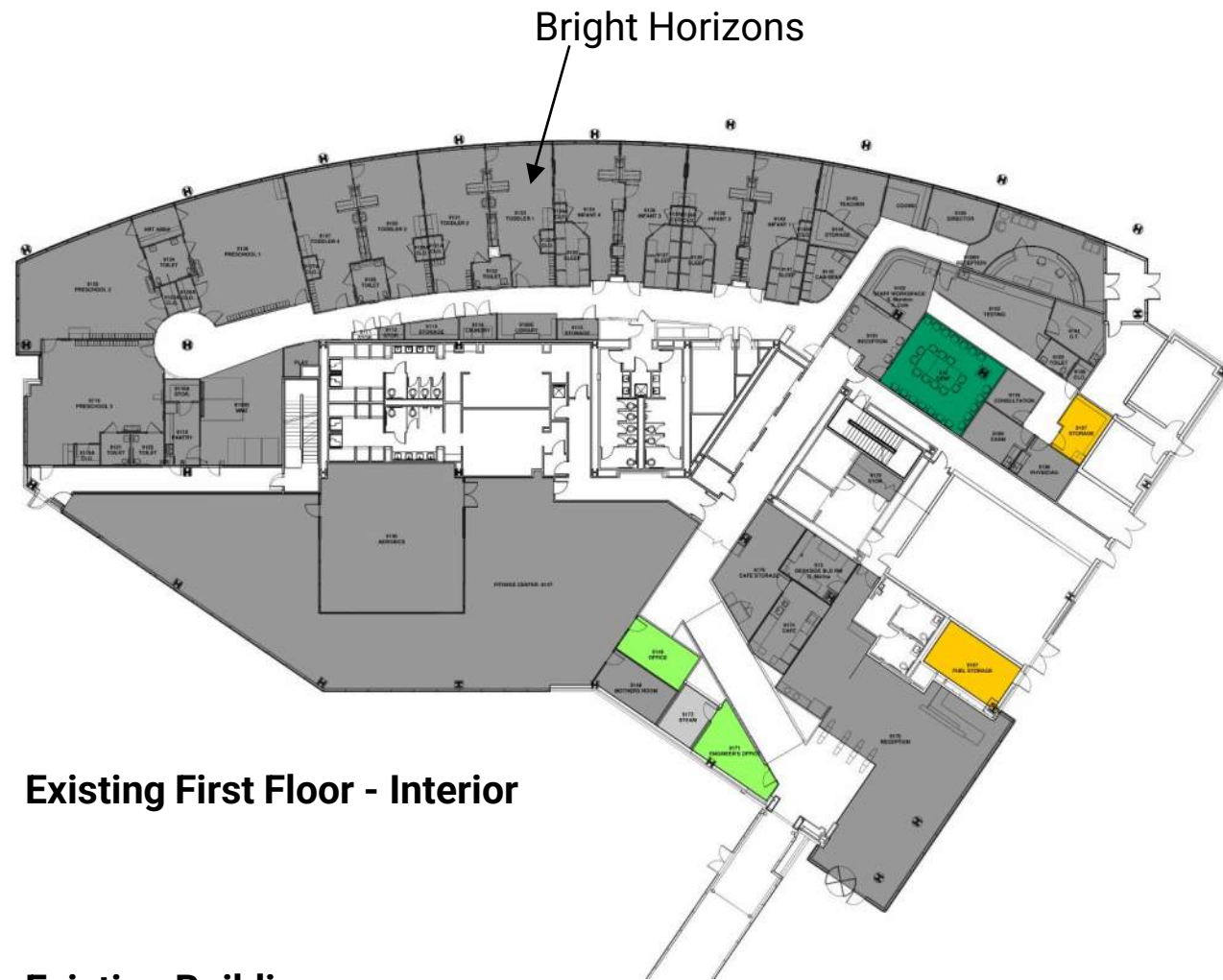


Future MXD Site

EXISTING CONDITIONS

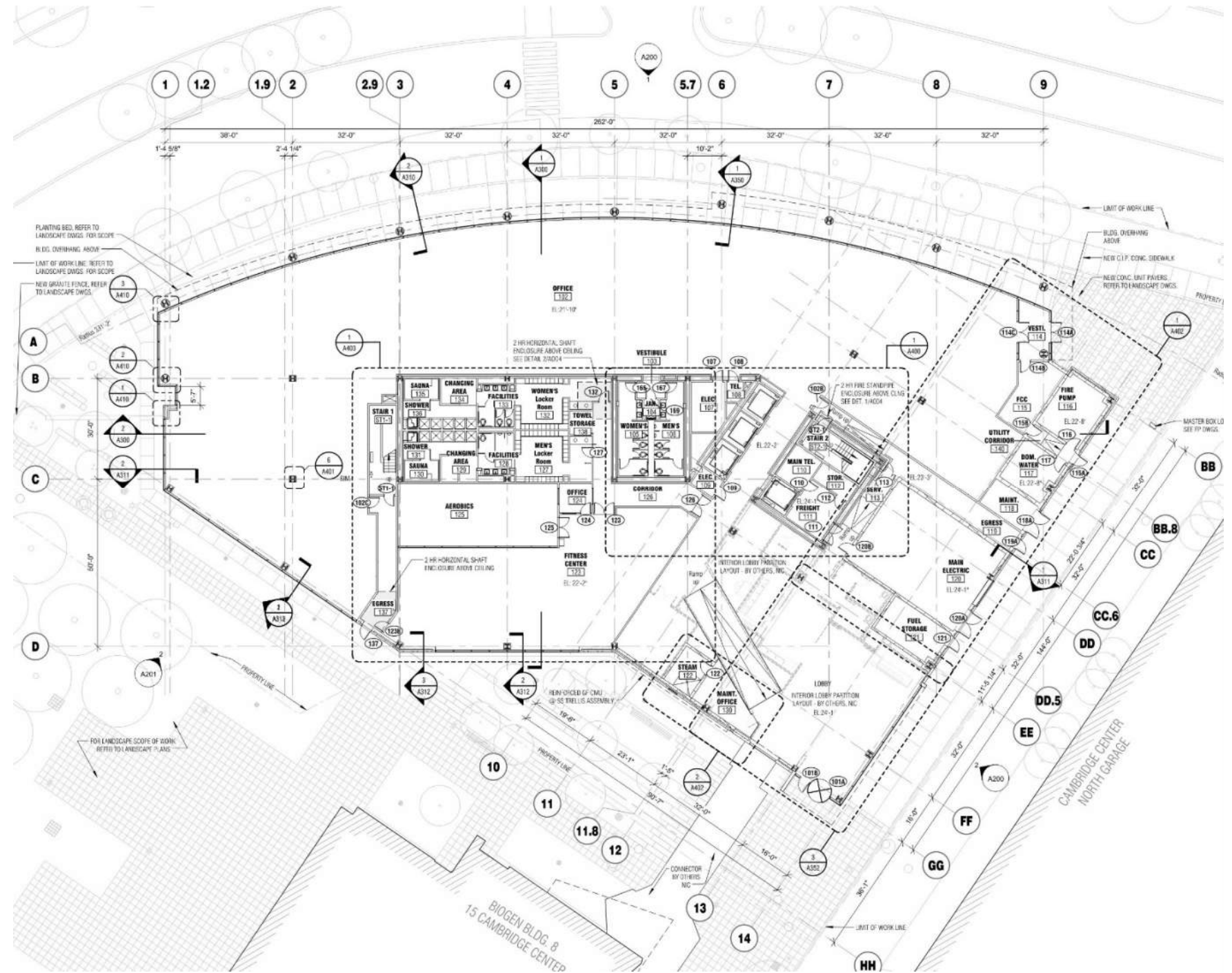


EXISTING GROUND FLOOR



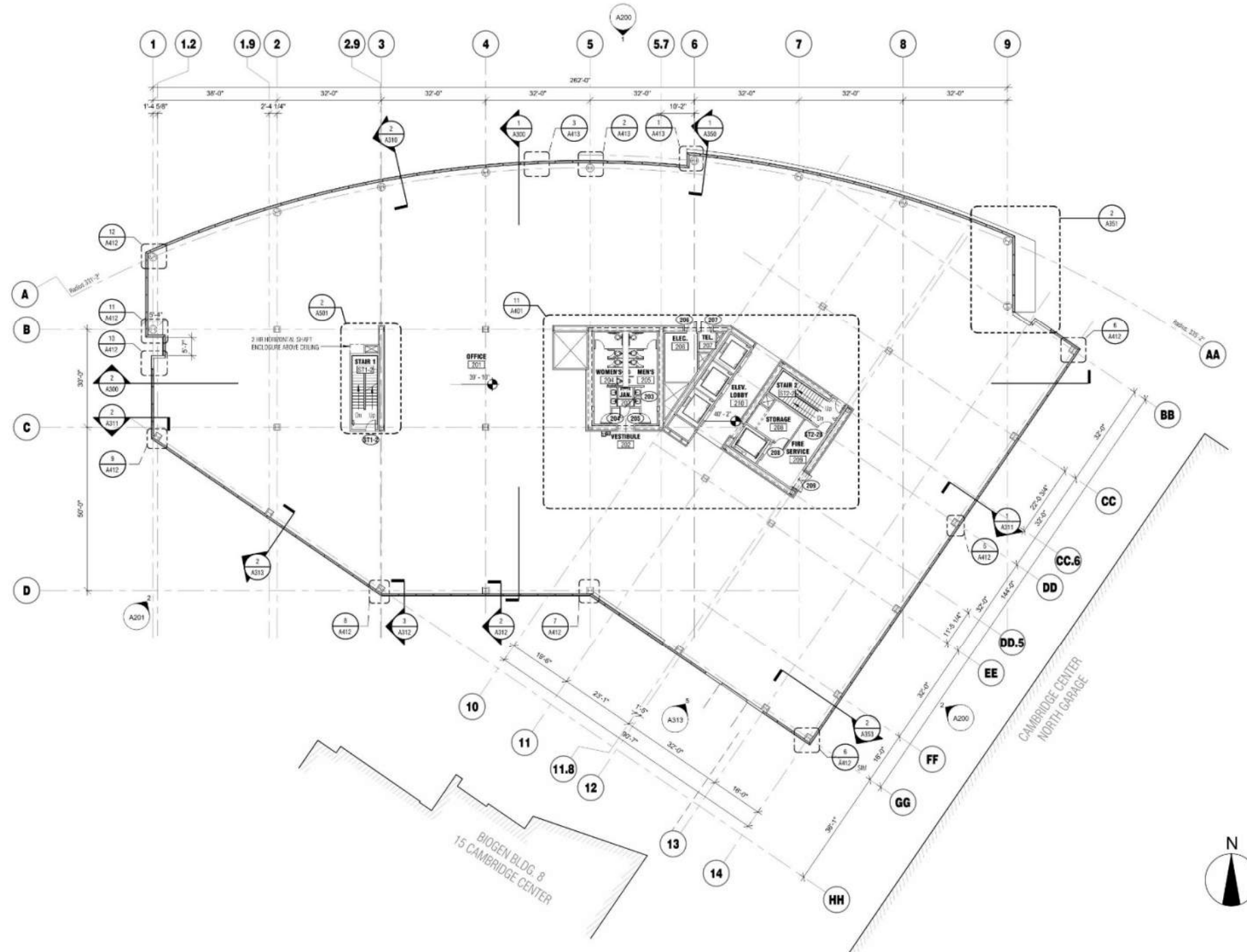
Existing First Floor - Interior

Existing Building:
 1st Floor: Daycare and Lobby
 2nd-6th Floors: Office
 Mechanical Penthouse
 32,000 sf Floor Plate
 188,079 sf Total GFA



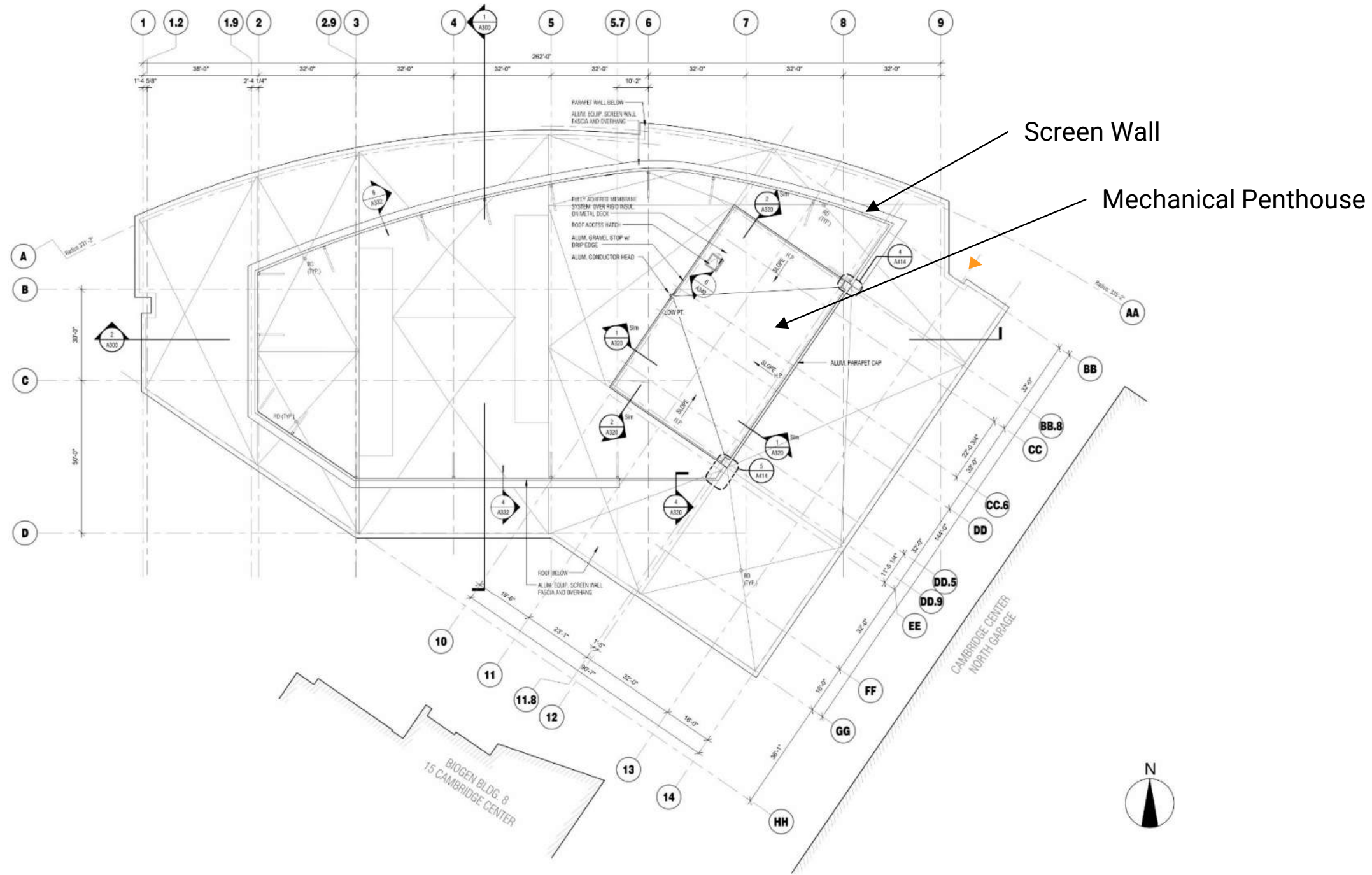
Existing First Floor

EXISTING SECOND – SIXTH FLOOR



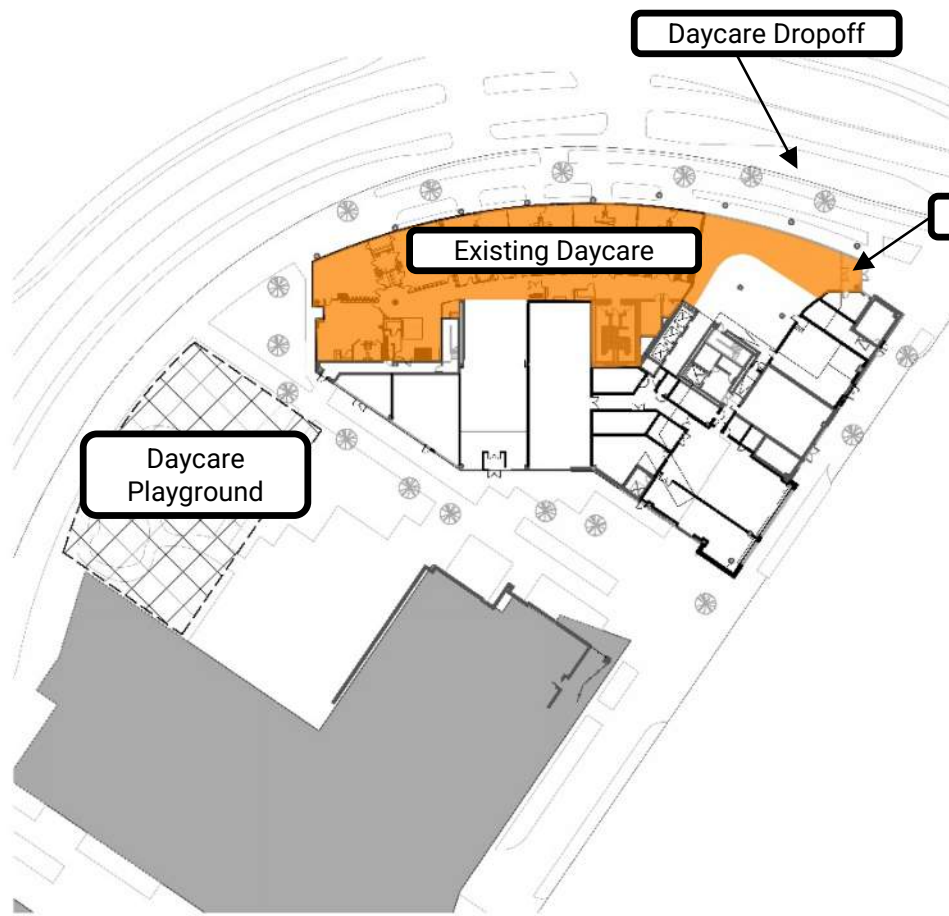
Existing Typical Floor (2 - 6)

EXISTING PENTHOUSE AND ROOF PLAN



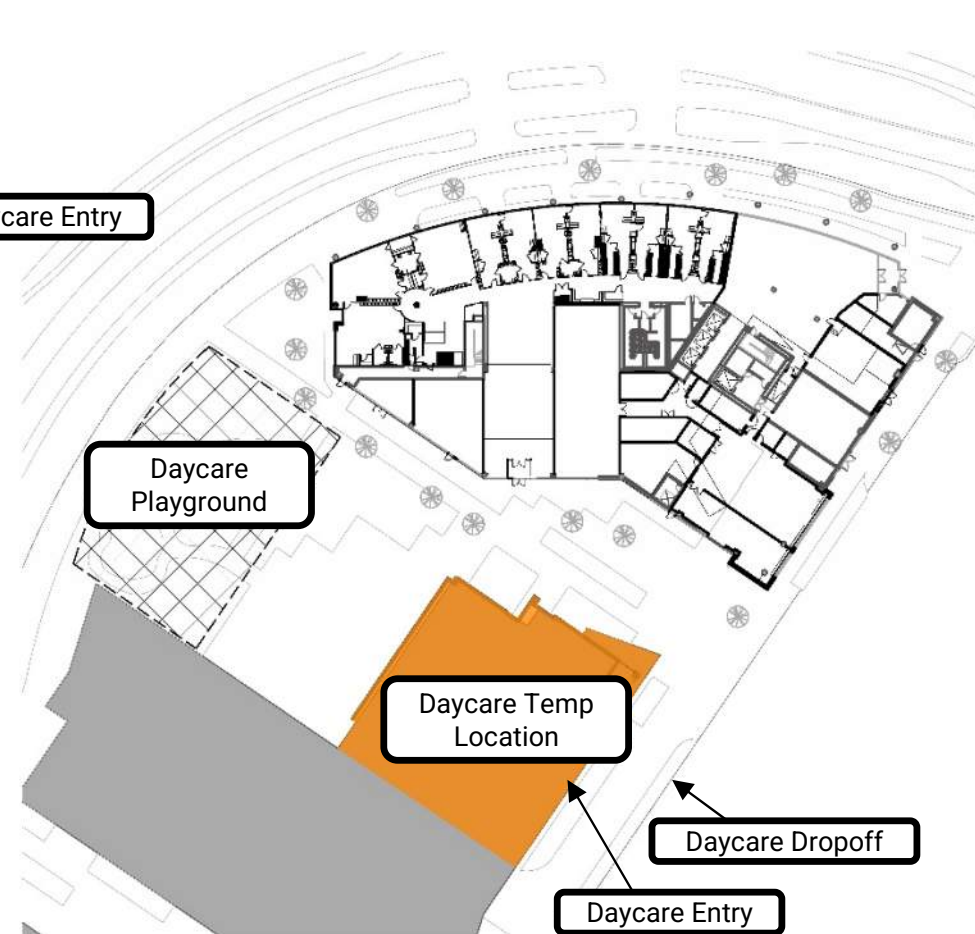
Existing Roof Plan

BRIGHT HORIZONS SEQUENCE



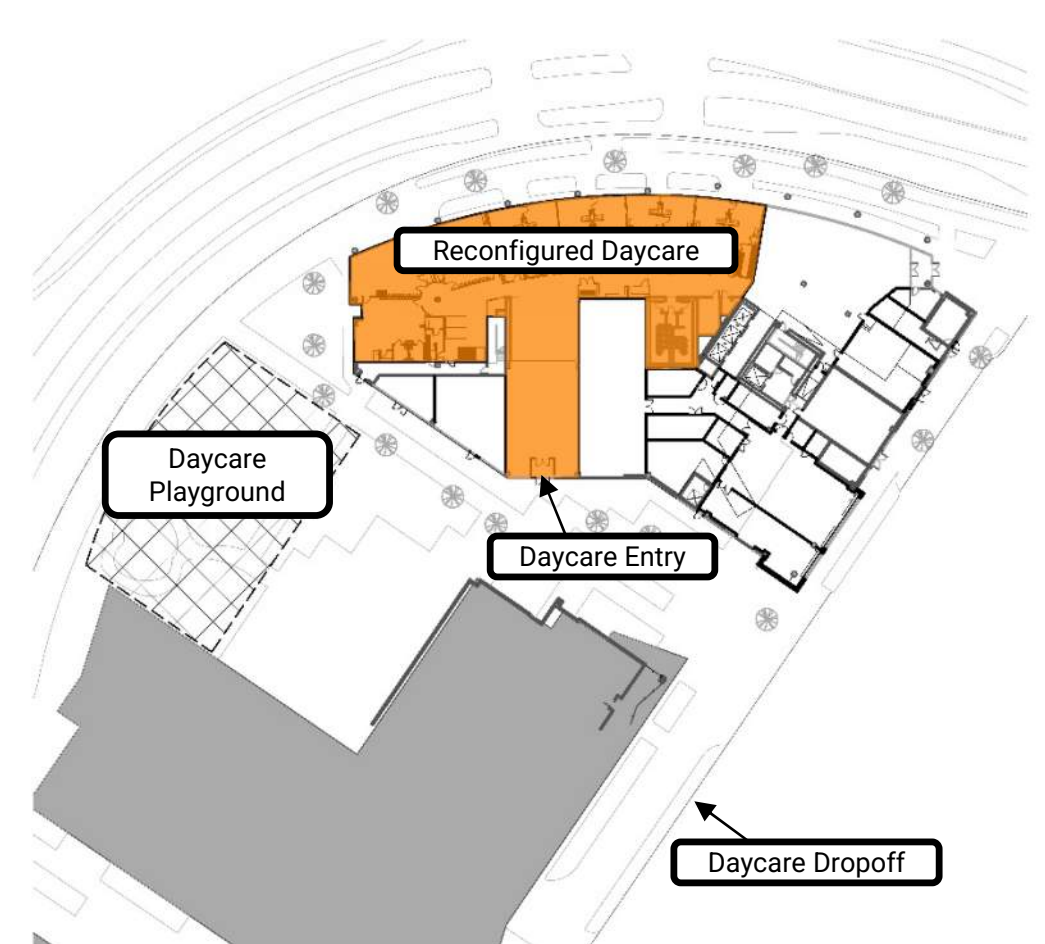
Existing Bright Horizons Location

THROUGH MAY 2023



Bright Horizons Temporary Location

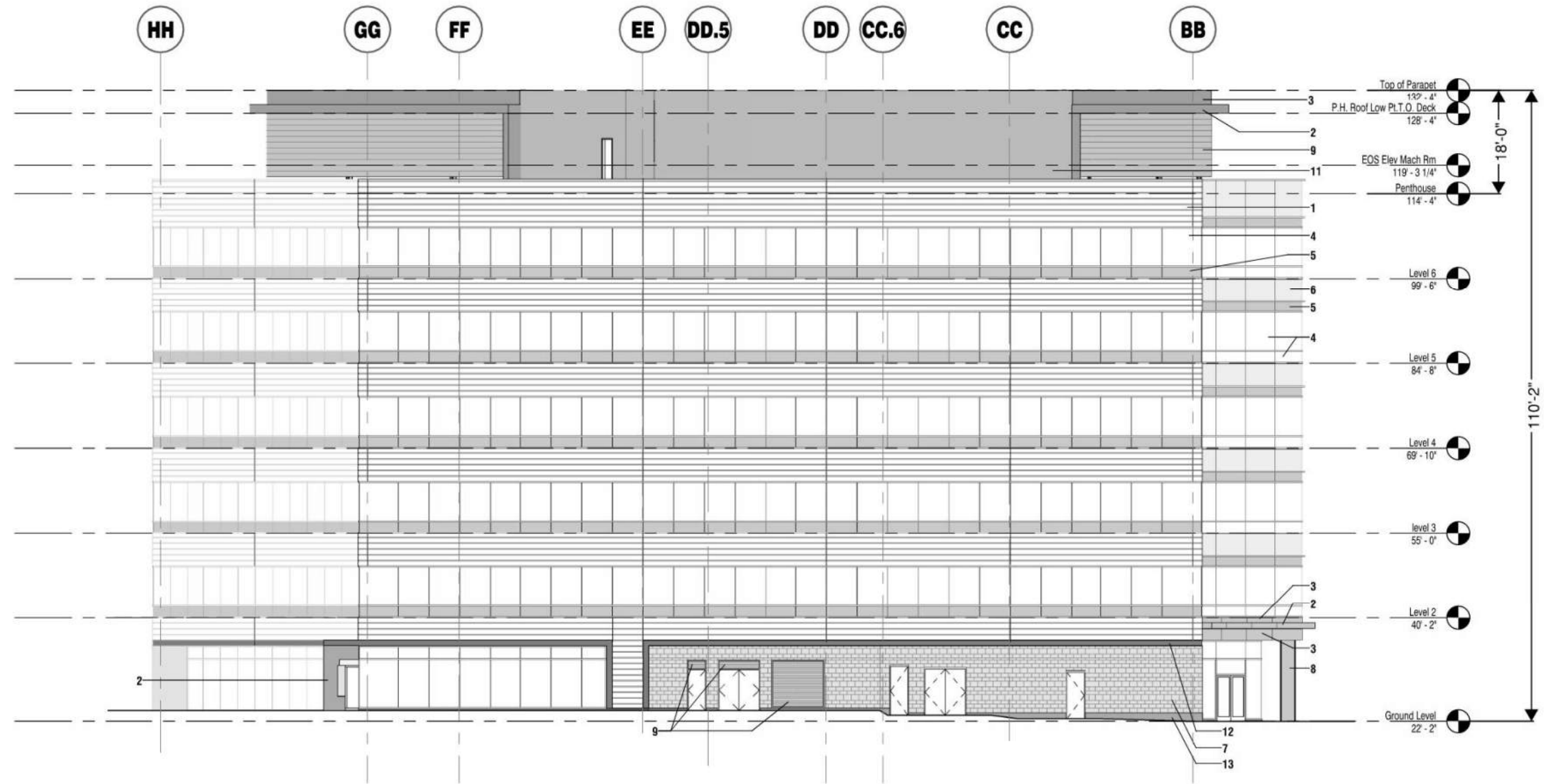
THROUGH DECEMBER 2024



Future Bright Horizons Location

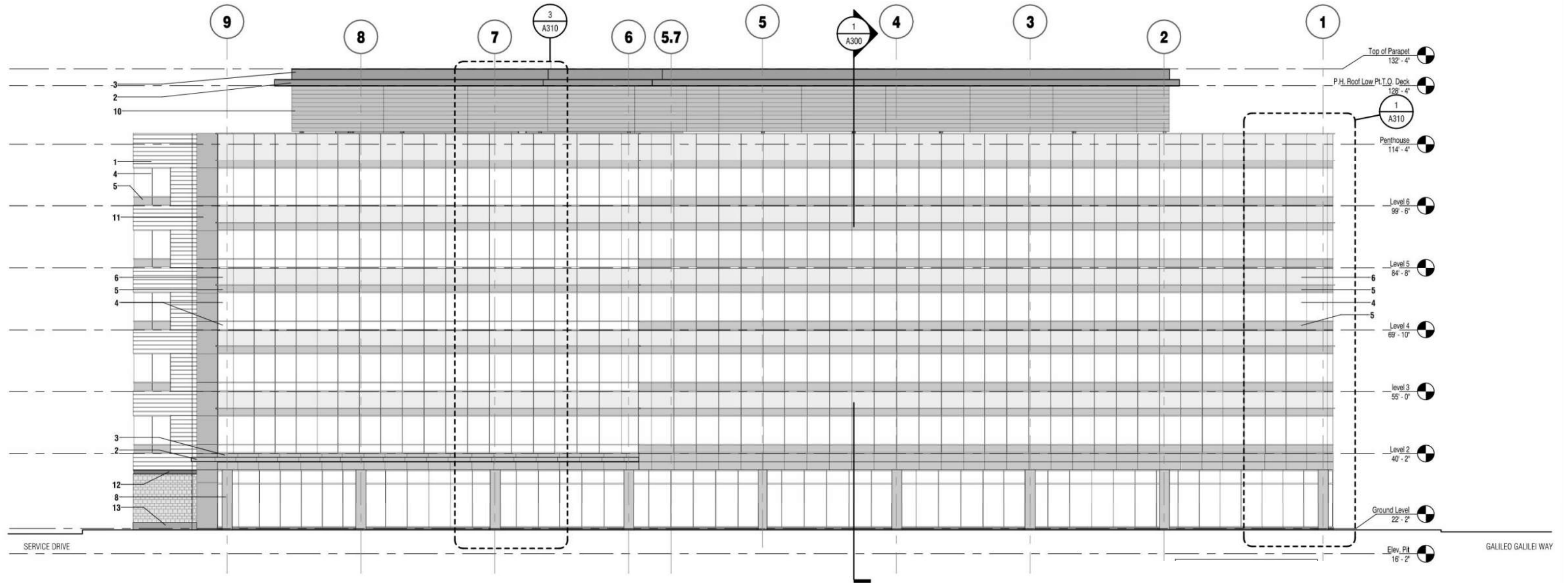
JANUARY 2025

EXISTING EAST ELEVATION – WEST SERVICE DRIVE



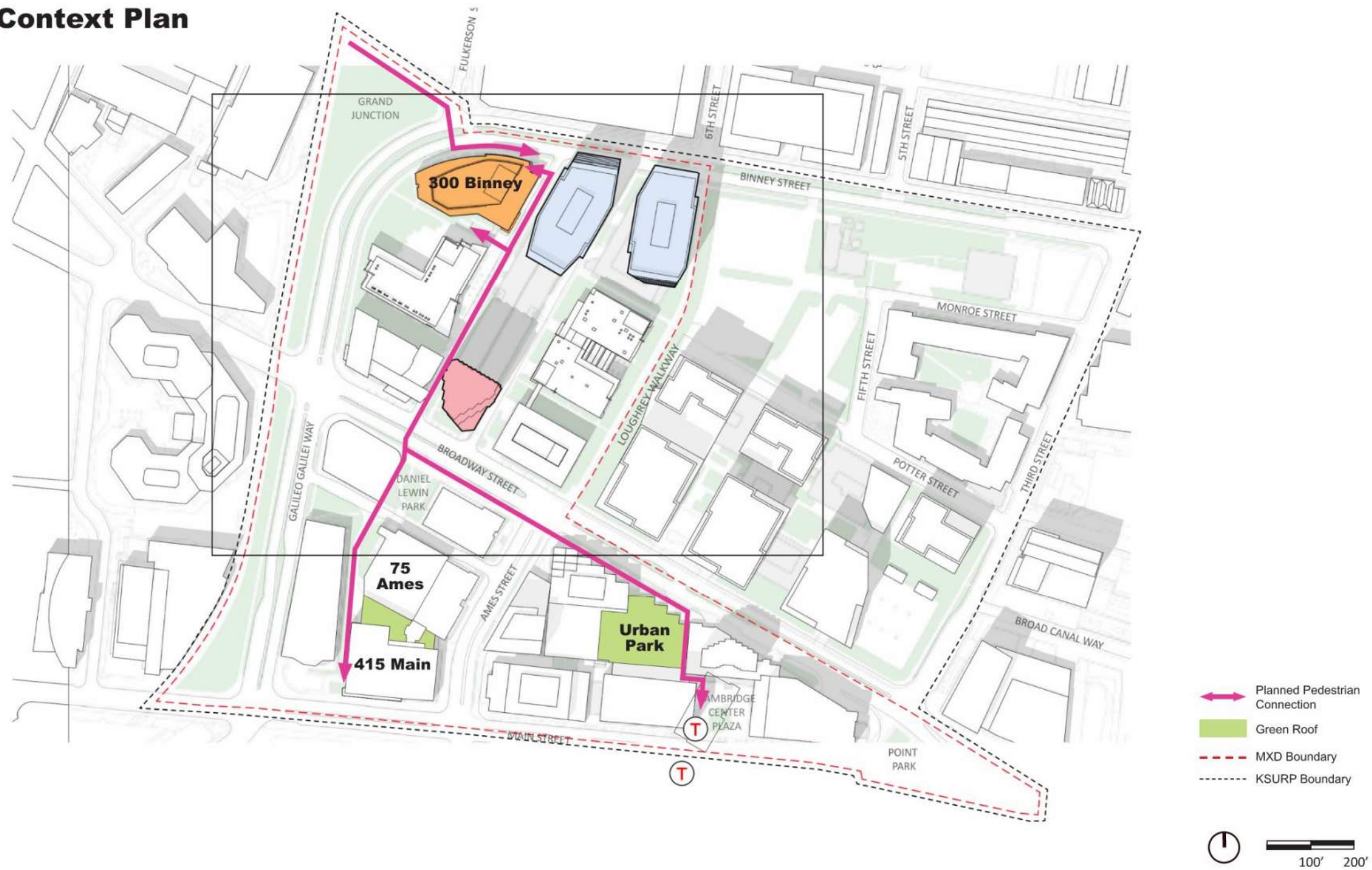
2 East Elevation
SCALE: 1/16" = 1'-0"

EXISTING NORTH ELEVATION – BINNEY STREET



1 North Elevation
SCALE: 1/16" = 1'-0"

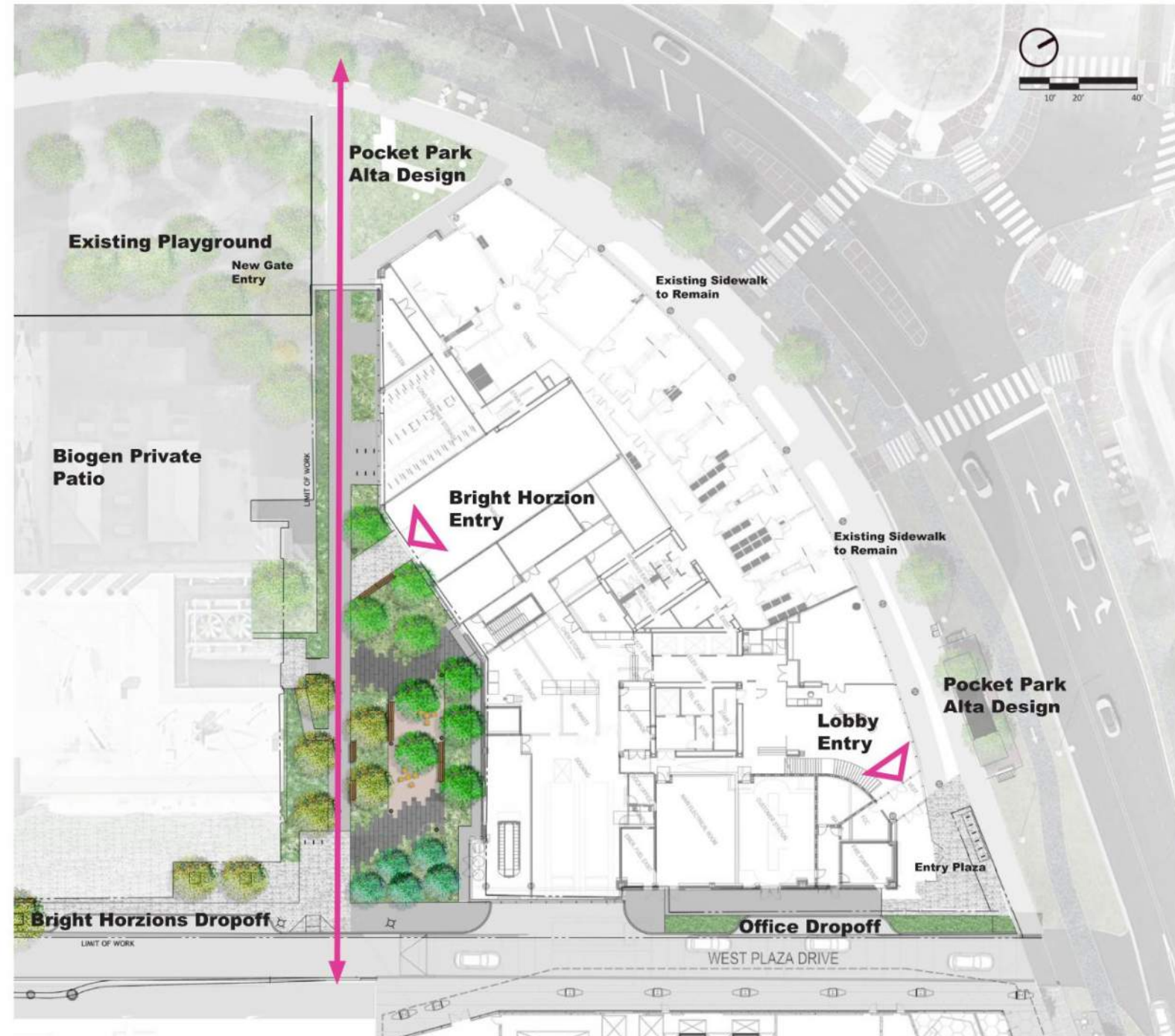
Context Plan



Context Plan



Concept Plan Entries



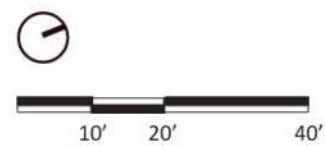
Concept Plan
Bright Horizon
Entry



Concept Plan
Landscape
Elements



Concept Plan Grading



300 BINNEY STREET- NORTHEAST CORNER VIEW



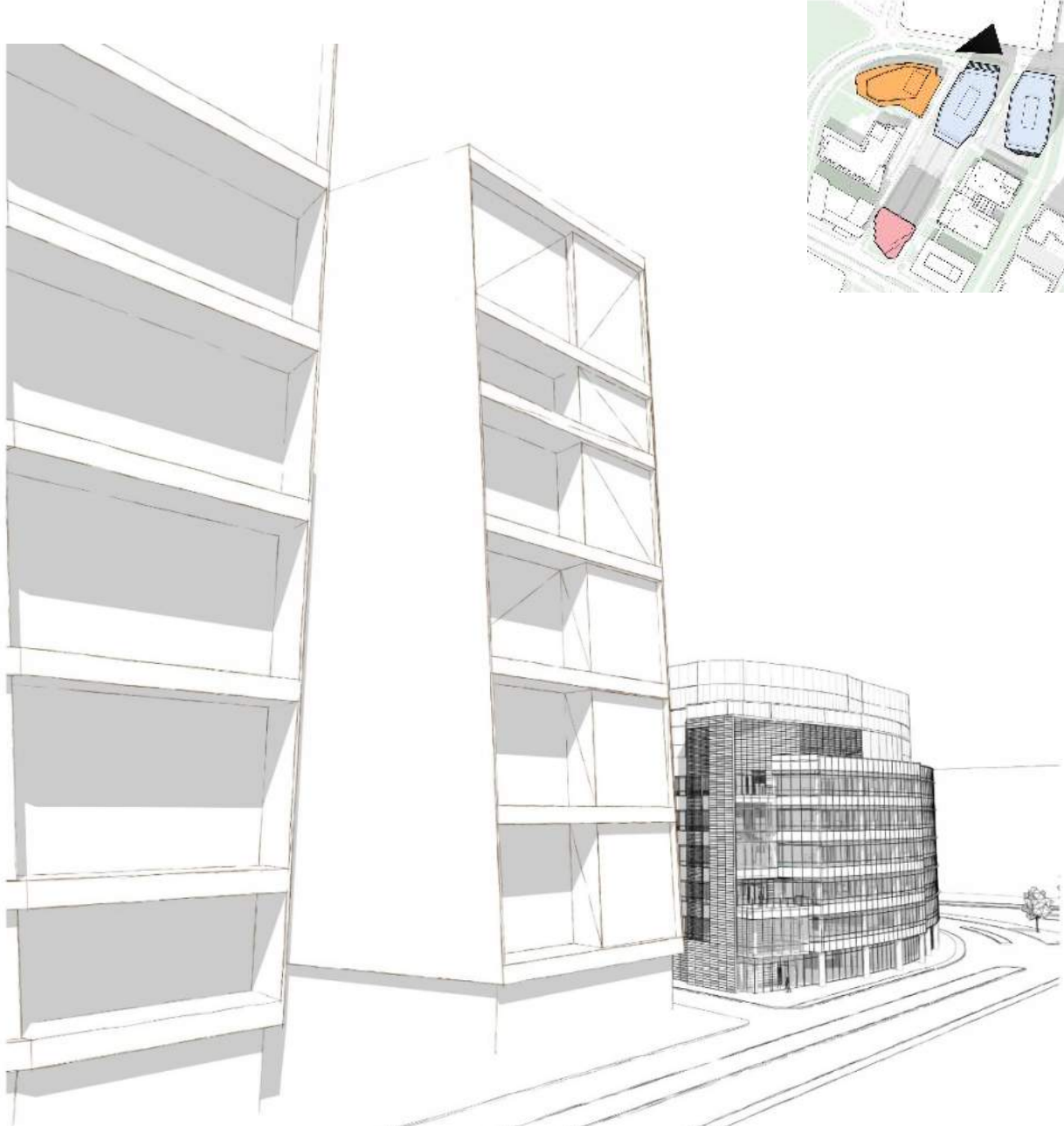
EXISTING CONDITION

300 BINNEY STREET- NORTH VIEW

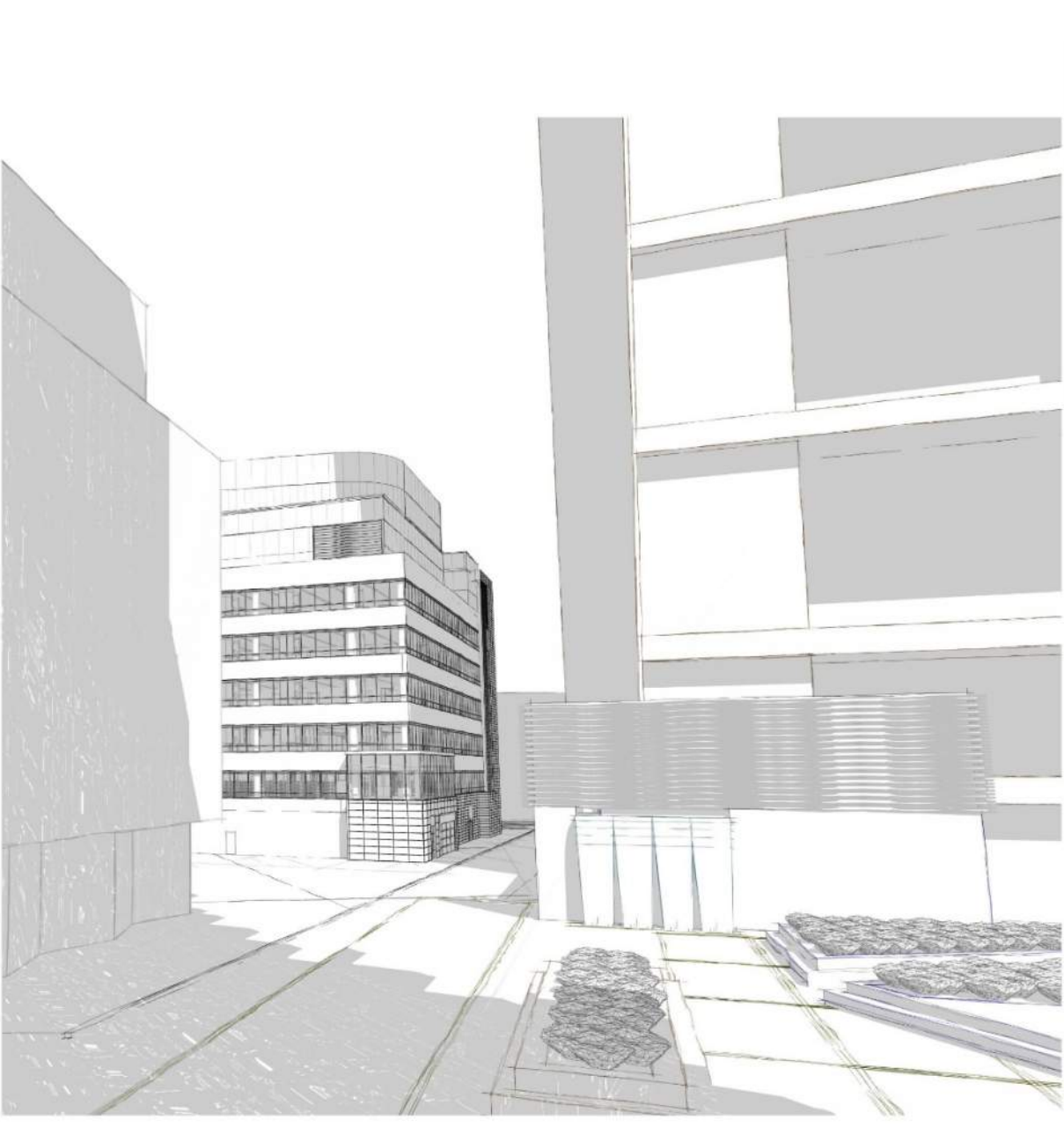


EXISTING CONDITION

300 BINNEY PERSPECTIVE VIEWS

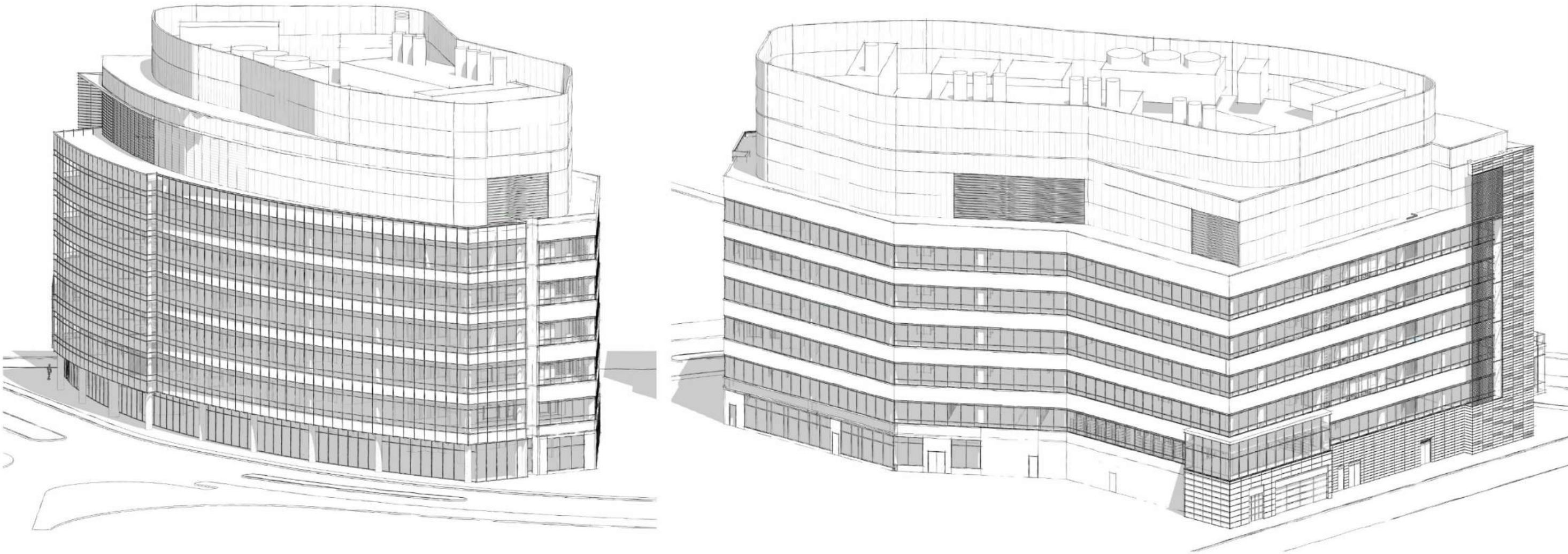


VIEW LOOKING WEST ON BINNEY STREET

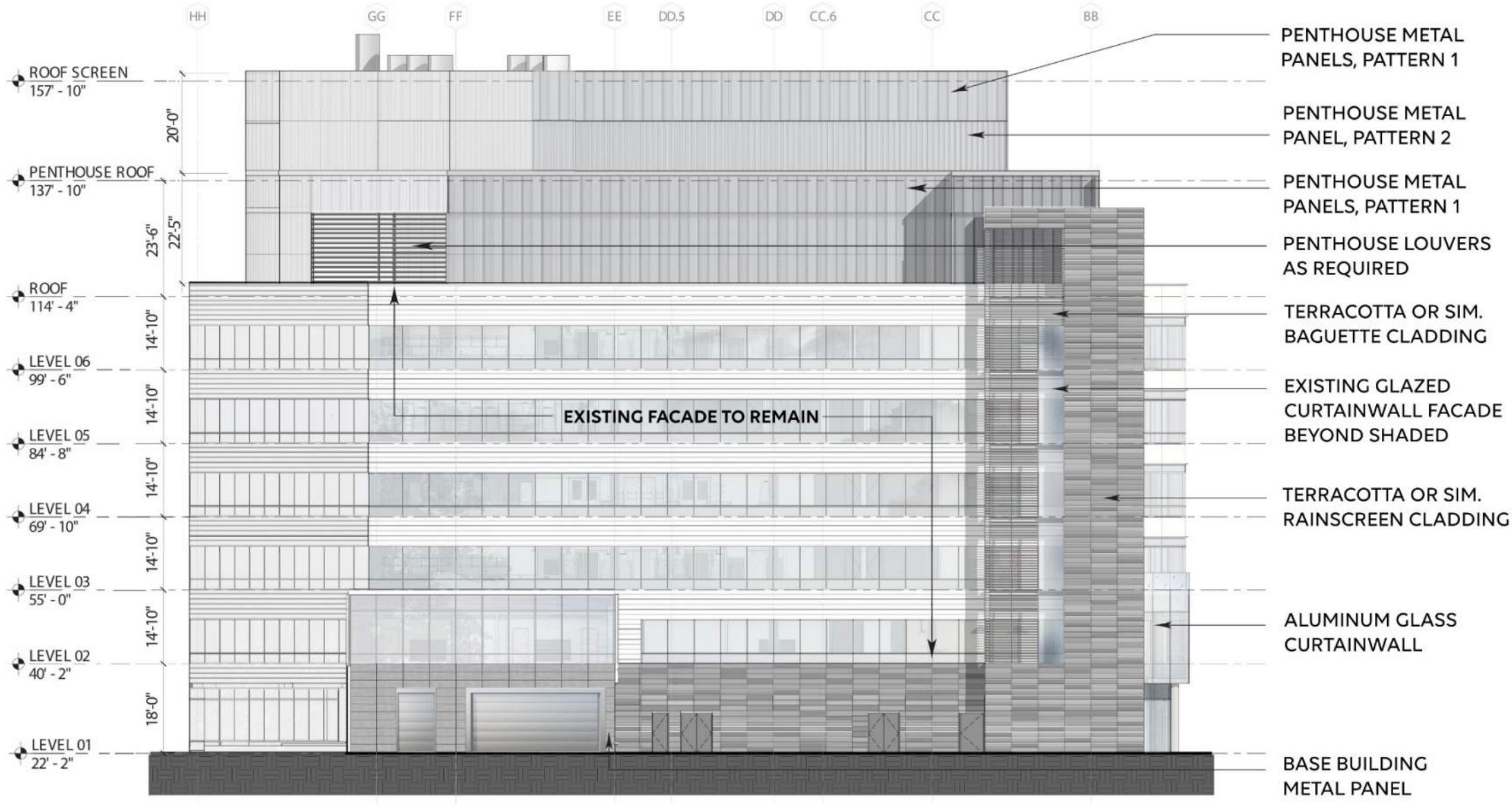


VIEW LOOKING NORTH FROM WEST SERVICE DRIVE

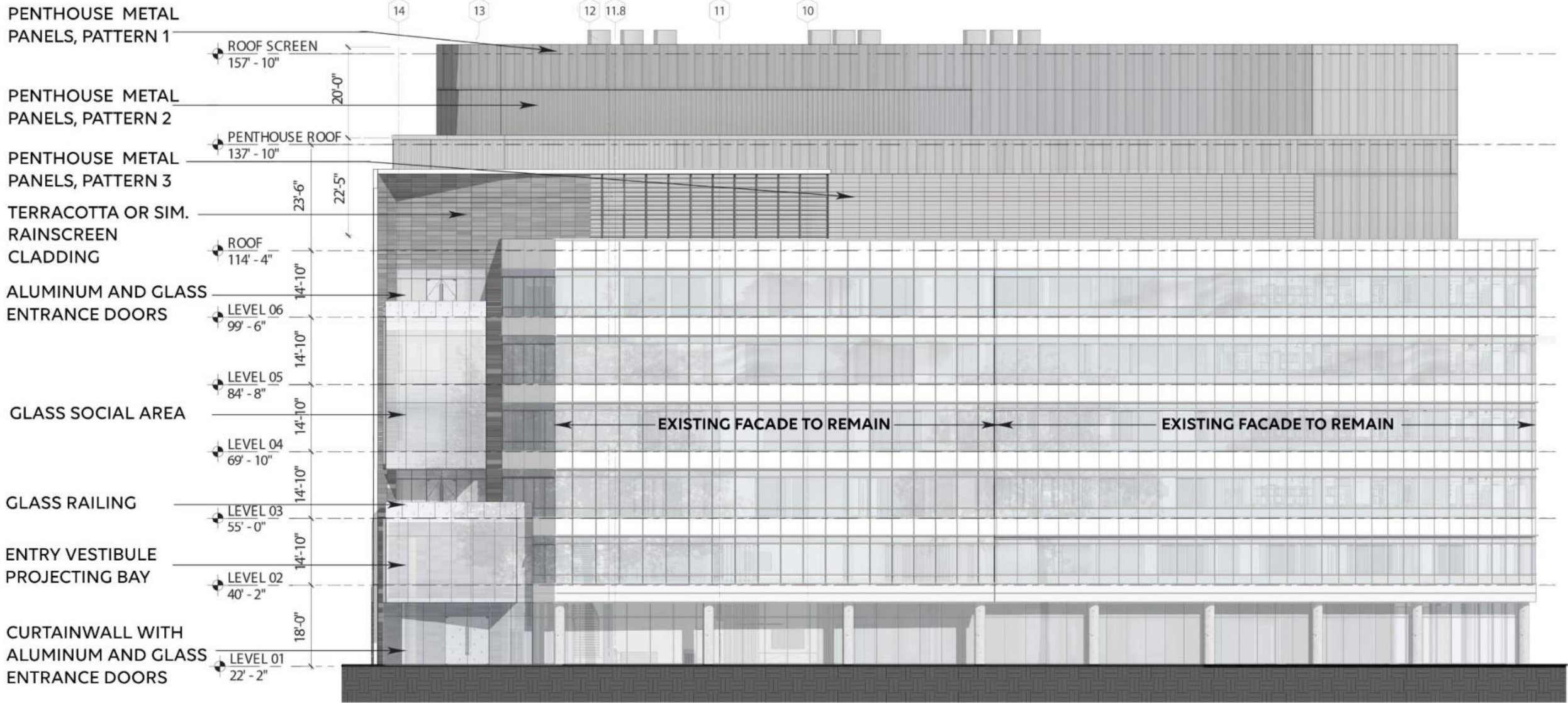
300 BINNEY STREET- BIRD'S EYE VIEWS



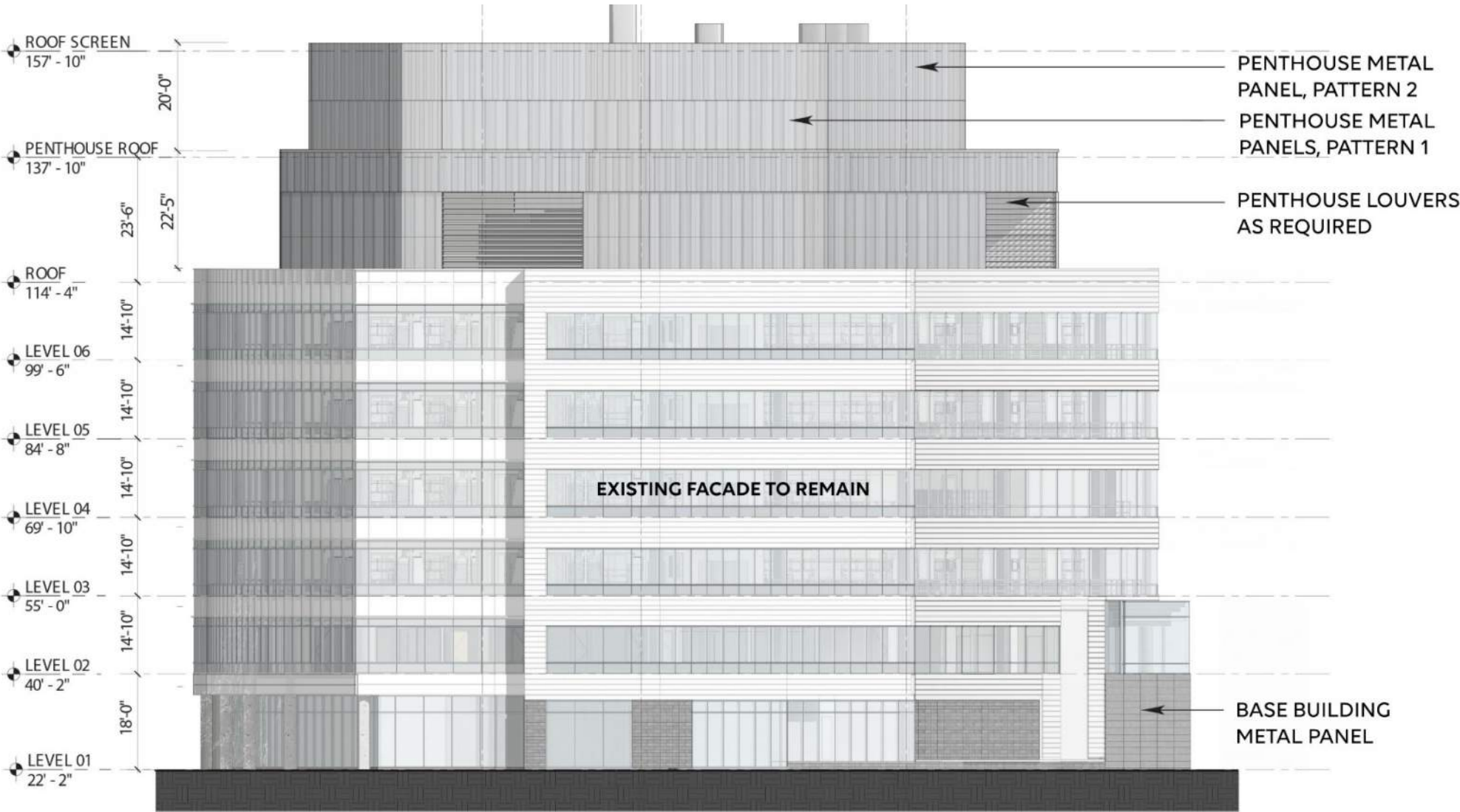
EAST ELEVATION



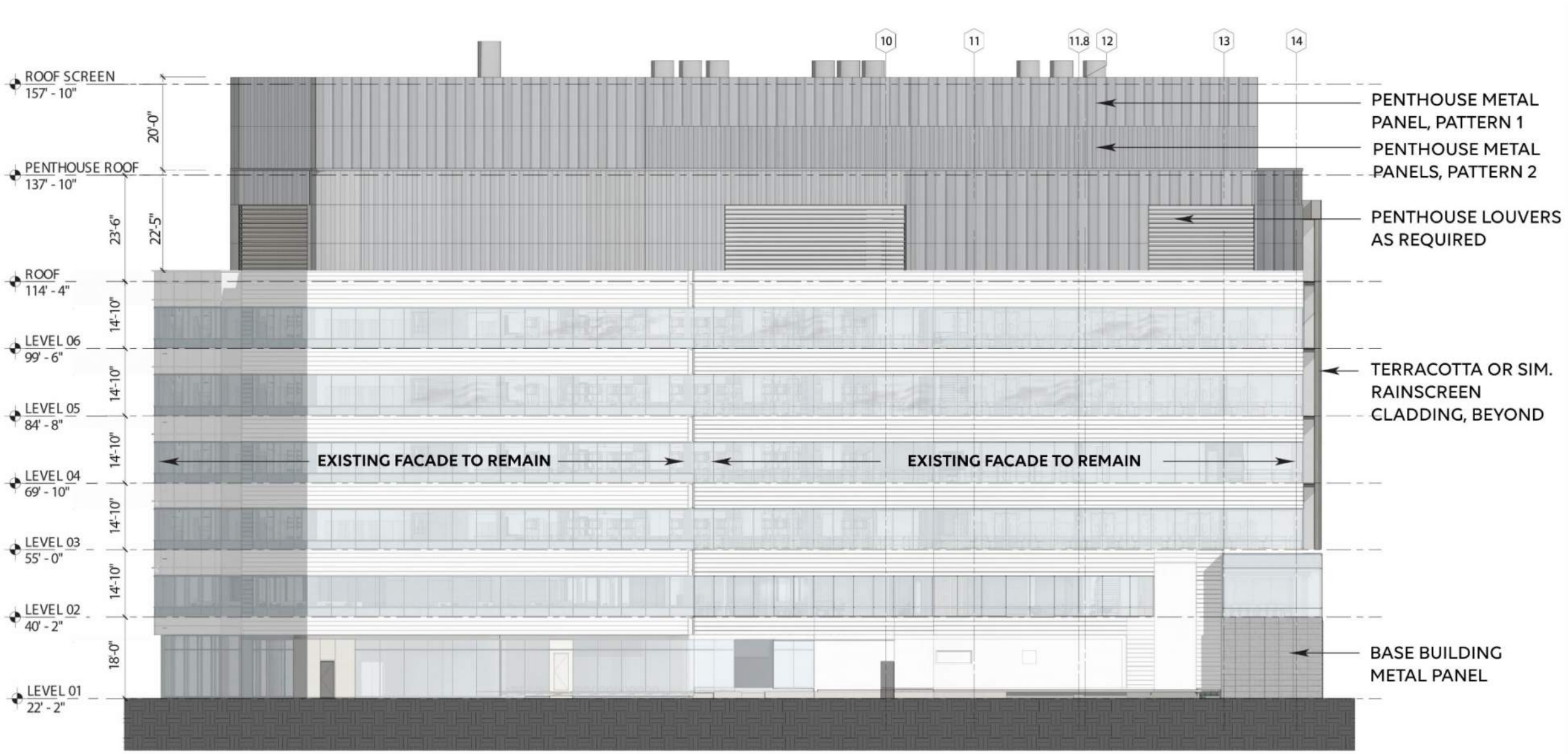
NORTH ELEVATION



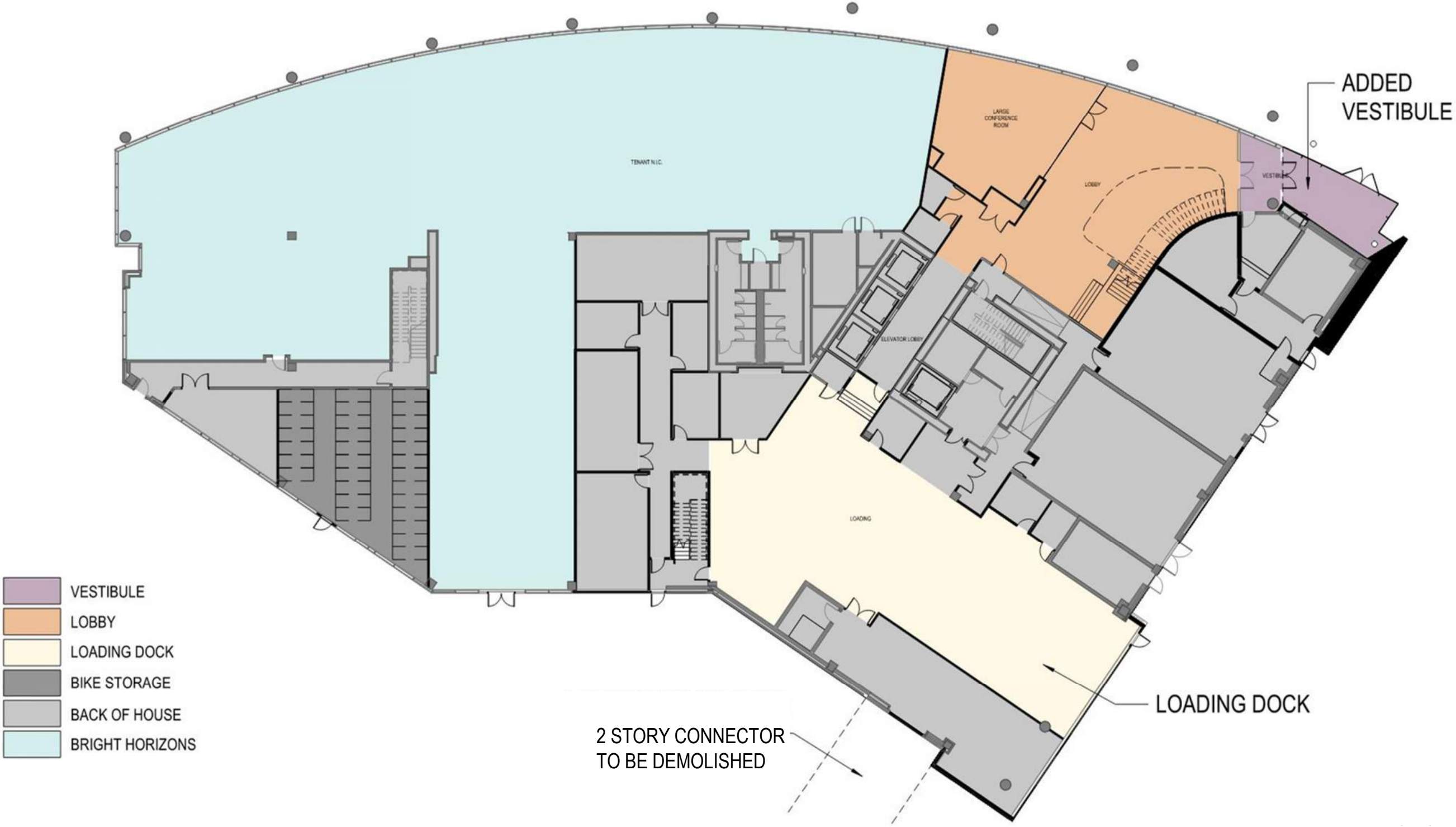
WEST ELEVATION



SOUTH ELEVATION



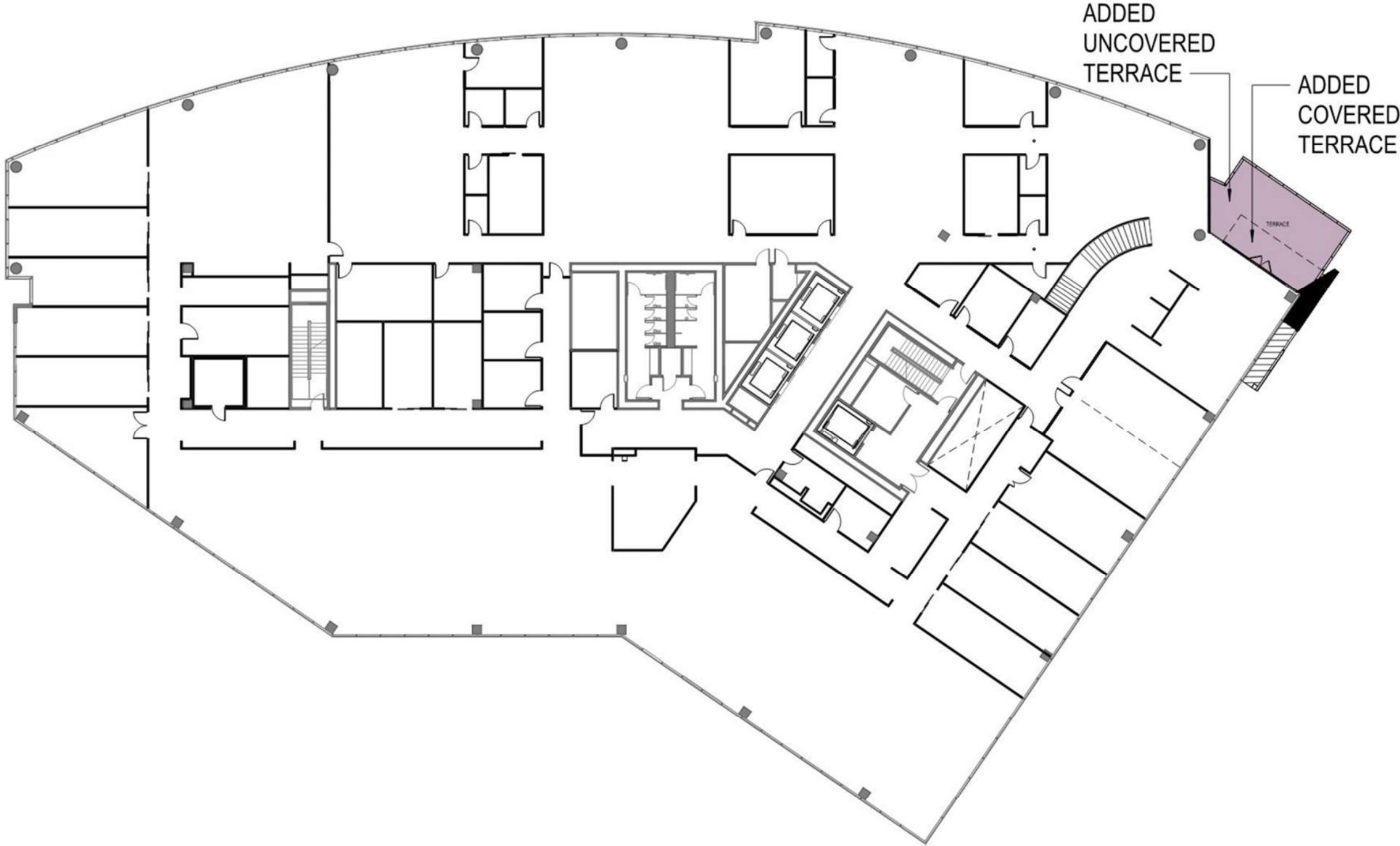
GROUND FLOOR PLAN



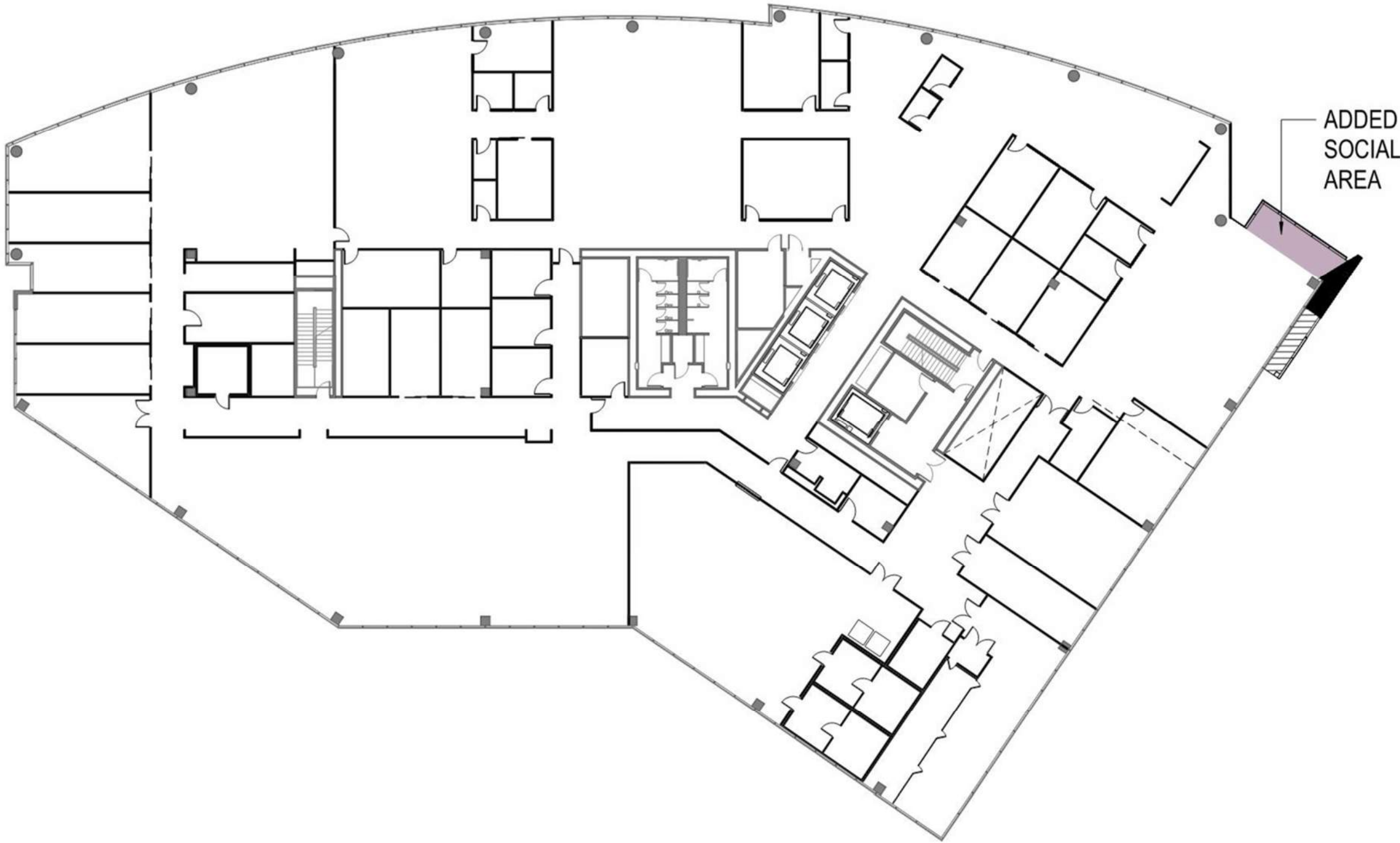
SECOND FLOOR PLAN



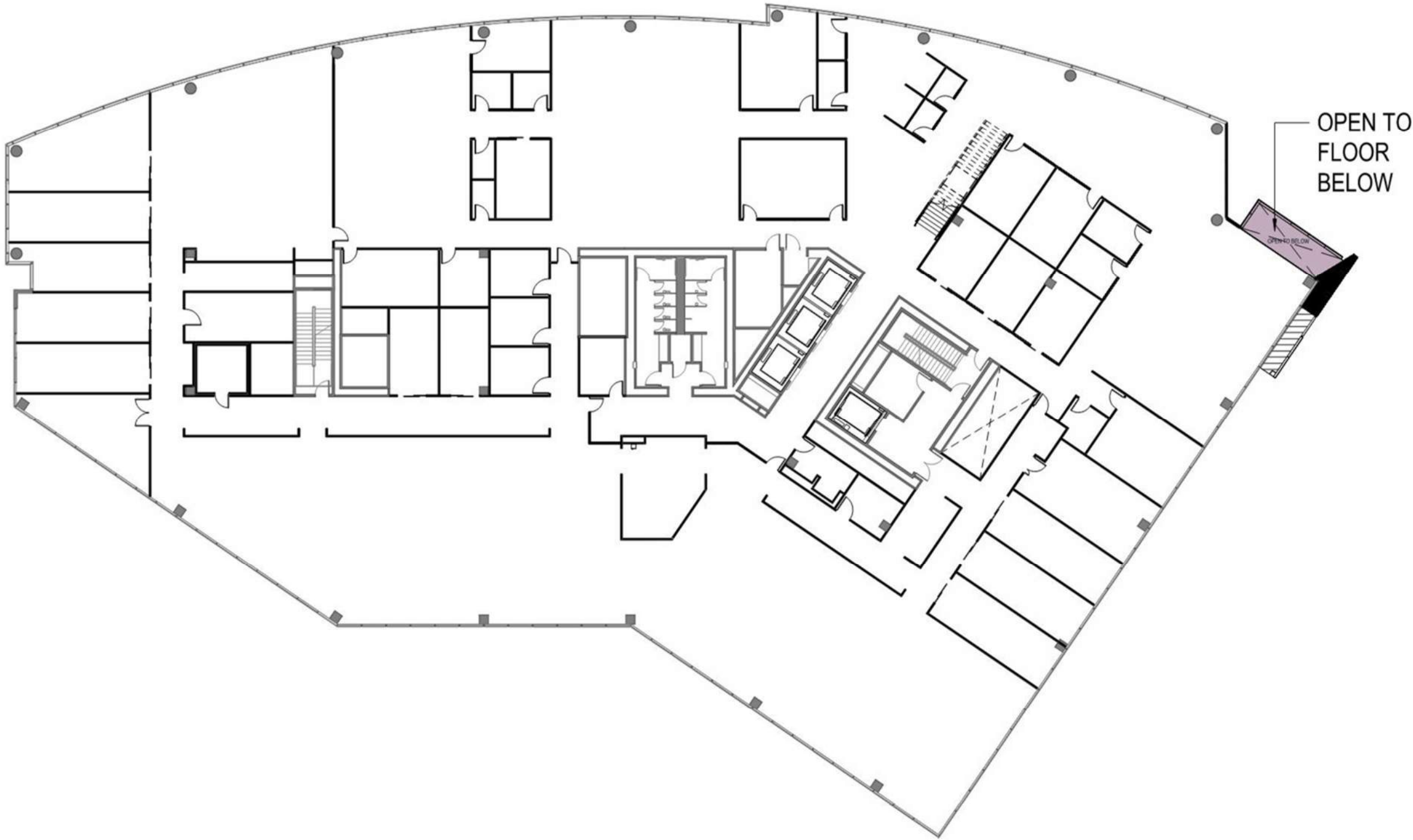
THIRD FLOOR PLAN



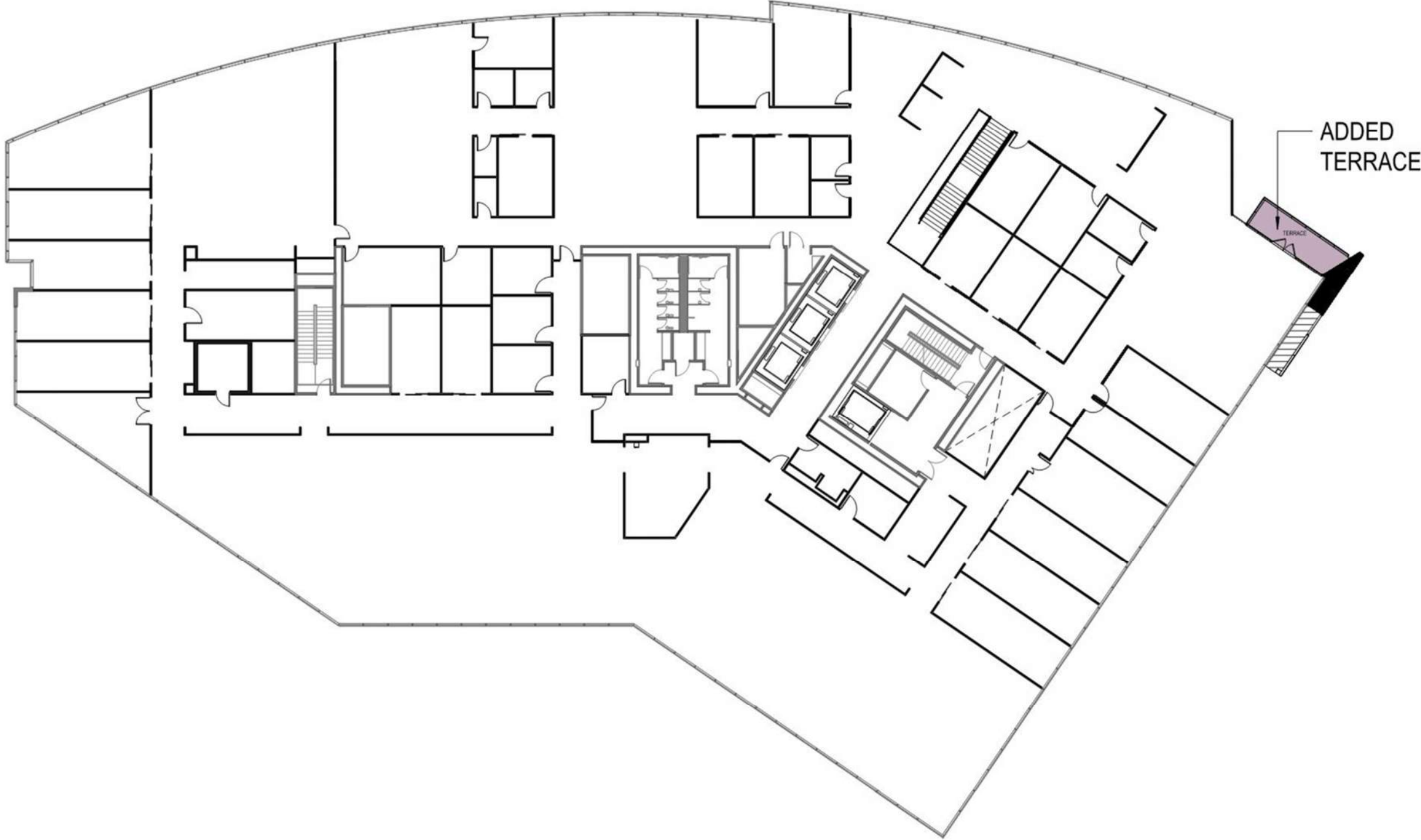
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



MECHANICAL PENTHOUSE PLAN



MECHANICAL SCREENED ROOF PLAN

