Alexandria Real Estate Equities, Inc.

Table of Contents

03 MASTER PLAN
04 URBAN DESIGN CONNECTIONS
05 EXISTING PROPERTY PLAN
06 NEW PROPERTY PLAN
07 EXISTING TREE SURVEY
08 TREE PROTECTION AND MITIGATION PLAN
09 LANDSCAPE I PLANTINGS AND HARDSCAPE
10 SHADOW STUDIES
11 SITE PLAN
12 FLOOR PLAN | GROUND FLOOR
13 FLOOR PLAN | TYPICAL RESIDENTIAL FLOOR
14 FLOOR PLAN | ROOF
15 FLOOR PLAN | BASEMENT
16 FLOOR PLAN | SUB-BASEMENT
17 BIKE PARKING
18 NORTH ELEVATION | ROGERS STREET
19 SOUTH ELEVATION | BINNEY STREET
20 EAST ELEVATION | BETWEEN BINNEY AND ROGERS
21 WEST ELEVATION | BETWEEN BINNEY AND ROGERS
22 WEST ELEVATION | GROUND FLOOR UNIT VENTING
23 STREET SECTION | AT ROGERS STREET
24 STREET SECTION | AT BINNEY STREET
25 ROOF | SCREENING AND EQUIPMENT DETAIL
26 CONTEXT ELEVATION | ALONG BINNEY STREET
27 VIEW | DOWN ROGERS STREET TOWARD SECOND STREET
28 VIEW | AT CORNER OF ROGERS STREET AND FIRST STREET
29 VIEW | DOWN ROGERS STREET TOWARD FIRST STREET
30 VIEW | DOWN ROGERS STREET TOWARD FIRST STREET
31 VIEW | AT ROGERS STREET ENTRANCE
32 VIEW | COURTYARD
33 VIEW | DOWN BINNEY STREET TOWARD FIRST STREET
34 VIEW | 50 ROGERS STREET ENTRANCE AT BINNEY STREET
35 VIEW | FROM ACROSS BINNEY STREET
36 PRECEDENTS | RESIDENTIAL GRAY BRICK AND WOOD
37 EXTERIOR MATERIALS | PALETTE
NEW PROPERTY PLAN

EXISTING PERIMETER PROPERTY LINES

PROPOSED NEW PROPERTY LINE

EXISTING 3-STORY BLDG

PROPOSED 6- STORY RESIDENTIAL BLDG

INDICATES COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE'S TABLE 705.8 ON THE MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
EXISTING TREE SURVEY

EXISTING SIGNIFICANT TREES

<table>
<thead>
<tr>
<th>Key</th>
<th>Botanical Name</th>
<th>Caliper</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fraxinus americana</td>
<td>10&quot;</td>
</tr>
<tr>
<td>2</td>
<td>Fraxinus americana</td>
<td>12&quot;</td>
</tr>
<tr>
<td>3</td>
<td>Fraxinus americana</td>
<td>11&quot;</td>
</tr>
<tr>
<td>4</td>
<td>Fraxinus americana</td>
<td>11&quot;</td>
</tr>
<tr>
<td>5</td>
<td>Fraxinus americana</td>
<td>14&quot;</td>
</tr>
<tr>
<td>6</td>
<td>Fraxinus americana</td>
<td>16&quot;</td>
</tr>
<tr>
<td>7</td>
<td>Fraxinus americana</td>
<td>18&quot;</td>
</tr>
<tr>
<td>8</td>
<td>Fraxinus americana</td>
<td>16&quot;</td>
</tr>
<tr>
<td>9</td>
<td>Fraxinus americana</td>
<td>7&quot;</td>
</tr>
<tr>
<td>10</td>
<td>Ailanthus altissima</td>
<td>9&quot;</td>
</tr>
<tr>
<td>11</td>
<td>Fraxinus americana</td>
<td>19&quot;</td>
</tr>
<tr>
<td>12</td>
<td>Fraxinus americana</td>
<td>16&quot;</td>
</tr>
<tr>
<td>13</td>
<td>Fraxinus americana</td>
<td>18&quot;</td>
</tr>
<tr>
<td>14</td>
<td>Fraxinus americana</td>
<td>16&quot;</td>
</tr>
<tr>
<td>15</td>
<td>Fraxinus americana</td>
<td>16&quot;</td>
</tr>
<tr>
<td>16</td>
<td>Fraxinus americana</td>
<td>12&quot;</td>
</tr>
<tr>
<td>17</td>
<td>Fraxinus americana</td>
<td>14&quot;</td>
</tr>
<tr>
<td>18</td>
<td>Fraxinus americana</td>
<td>11&quot;</td>
</tr>
<tr>
<td>19</td>
<td>Fraxinus americana</td>
<td>11&quot;</td>
</tr>
<tr>
<td>20</td>
<td>Fraxinus americana</td>
<td>10&quot;</td>
</tr>
<tr>
<td>21</td>
<td>Fraxinus americana</td>
<td>14&quot;</td>
</tr>
<tr>
<td>22</td>
<td>Fraxinus americana</td>
<td>9&quot;</td>
</tr>
<tr>
<td>23</td>
<td>Fraxinus americana</td>
<td>11&quot;</td>
</tr>
<tr>
<td>24</td>
<td>Celtis occidentalis</td>
<td>1&quot;</td>
</tr>
<tr>
<td>25</td>
<td>Celtis occidentalis</td>
<td>1&quot;</td>
</tr>
<tr>
<td>26</td>
<td>Ailanthus altissima</td>
<td>16&quot;</td>
</tr>
<tr>
<td>27</td>
<td>Ailanthus altissima</td>
<td>12&quot;</td>
</tr>
<tr>
<td>28</td>
<td>Ailanthus altissima</td>
<td>14&quot;</td>
</tr>
<tr>
<td>29</td>
<td>Fraxinus americana</td>
<td>11&quot;</td>
</tr>
<tr>
<td>30</td>
<td>Ailanthus altissima</td>
<td>16&quot;</td>
</tr>
<tr>
<td>31</td>
<td>Ailanthus altissima</td>
<td>11&quot;</td>
</tr>
<tr>
<td>32</td>
<td>Ailanthus altissima</td>
<td>13&quot;</td>
</tr>
<tr>
<td>33</td>
<td>Ailanthus altissima</td>
<td>13&quot;</td>
</tr>
<tr>
<td>34</td>
<td>Ailanthus altissima</td>
<td>12&quot;</td>
</tr>
<tr>
<td>35</td>
<td>Ailanthus altissima</td>
<td>12&quot;</td>
</tr>
<tr>
<td>36</td>
<td>Ailanthus altissima</td>
<td>16&quot;</td>
</tr>
<tr>
<td>37</td>
<td>Ailanthus altissima</td>
<td>16&quot;</td>
</tr>
<tr>
<td>38</td>
<td>Ailanthus altissima</td>
<td>16&quot;</td>
</tr>
<tr>
<td>39</td>
<td>Celtis occidentalis</td>
<td>1&quot;</td>
</tr>
<tr>
<td>40</td>
<td>Celtis occidentalis</td>
<td>1&quot;</td>
</tr>
</tbody>
</table>

ALEXANDRIA CENTER AT KENDALL SQUARE

DESIGN DEVELOPMENT

Project No. W171627

50 Rogers Street

50 Rogers Street | PLANNING BOARD SPECIAL PERMIT #243 | 07
TREE PROTECTION AND MITIGATION PLAN

LEGEND

- PROPERTY LINE

PROPOSED PATIO W/SPECIAL PAVING

PROPOSED PATIO W/SPECIAL PAVING

PROPOSED TREE IN LANDSCAPE STRIP

EXISTING SPOT GRADE (TYP.)

PROPOSED STREET TREE IN TREE WELL

PROPOSED PLANTER WALL W/BENCH SEATING

BIKE RACKS

EXISTING CURB CUT TO BE RELOCATED

EXISTING CURB CUT TO REMAIN

RECONSTRUCTED CONCRETE SIDEWALK

EXISTING SPOT GRADE (TYP.)

EXISTING SIGNIFICANT TREES ARE TO BE REMOVED FOR THE FOLLOWING REASONS:
1. LOCATED ON FOOTPRINT OF PROPOSED BUILDING
1.2. LOCATED IN AREA TO BE REGRADED

REPLACEMENT TREES

<table>
<thead>
<tr>
<th>KEY BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QUANTITY</th>
<th>SIZE</th>
<th>TOTAL DBH</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>PA Platanus X acerfolia</td>
<td>Bloodgood</td>
<td>7</td>
<td>3.5&quot;</td>
<td>24.5&quot;</td>
<td>STREET TREE</td>
</tr>
<tr>
<td>BN Betula nigra</td>
<td>River Birch</td>
<td>3</td>
<td>3&quot;</td>
<td>9&quot;</td>
<td>ON PRIVATE PROPERTY</td>
</tr>
<tr>
<td>AC Amelanchier canadensis</td>
<td>Serviceberry</td>
<td>2</td>
<td>2.5&quot;</td>
<td>5&quot;</td>
<td>ON PRIVATE PROPERTY</td>
</tr>
</tbody>
</table>

TOTAL DBH OF TREES ON PUBLIC & PRIVATE PROPERTIES TO BE REPLACED: 38.5"
LANDSCAPE | PLANTINGS AND HARDSCAPE

ALEXANDRIA CENTER AT KENDALL SQUARE

STREET TREE  LONDON PLANE TREE

COURTYARD TREE  SERVICEBERRY

TYPICAL SHRUB  BIGLEAF HYDRANGEA

WHITE RHODODENDRON  LILYTURF  KNOCKOUT ROSE  FOUNTAIN GRASS

NARROW-LEAVED HOSTA  BLACK-EYED SUSAN  PERIWINKLE  SUNBEAM COREOPSIS

PLANTING SELECTION

DECKING

BRICK PAVERS

FENCING

PLANTERS
SHADOW STUDIES

PROPOSED BUILDING  EXISTING SHADOW  NEW SHADOW

SHADOW STUDIES, MARCH 21ST

9 AM

12 PM

3 PM

SHADOW STUDIES, JUNE 21ST

9 AM

12 PM

3 PM

SHADOW STUDIES, SEPTEMBER 22ND

9 AM

12 PM

3 PM

SHADOW STUDIES, DECEMBER 21ST

9 AM

12 PM

3 PM
FLOOR PLAN | LEVEL 1 PARKING GARAGE

BICYCLE PARKING*

- GROUND FLOOR: 10 spaces
- BASEMENT: 16 spaces
- SUB-BASEMENT: 16 spaces
- TOTAL: 42 spaces

CAR PARKING

- GROUND FLOOR: 40 spaces
- BASEMENT: 62 spaces
- SUB-BASEMENT: 24 spaces
- TOTAL: 126 spaces

CAR PARKING SPACES

- 73 REGULAR (8.5' x 18')
- 24 COMPACT (7.5' x 16')
- 5 ACCESSIBLE (9'x18', 5'-8' AISLE)

* 74 OUTDOOR SHORT TERM BICYCLE PARKING SPACES AT GROUND FLOOR LEVEL
** LESS THAN 50% OF PARKING SPACES WILL BE FOR COMPACT CARS
**FLOOR PLAN | LEVEL 2 PARKING GARAGE**

**ALEXANDRIA CENTER AT KENDALL SQUARE**

**50 ROGERS STREET | PLANNING BOARD SPECIAL PERMIT #243 | 16**

---

**BICYCLE PARKING**

- **10** GROUND FLOOR
- **132** BASEMENT
- **142 TOTAL**

**CAR PARKING**

- **40** BASEMENT
- **62** SUB-BASEMENT
- **102 TOTAL**

**CAR PARKING SPACES**

- **73** REGULAR (8.5' x 18')
- **24** COMPACT (7.5' x 16’)**
- **5** ACCESSIBLE (9’x18’, 5’-8’ Aisle)

**Notes:**

- * 14 OUTDOOR SHORT TERM BICYCLE PARKING SPACES AT GROUND FLOOR LEVEL
- ** LESS THAN 50% OF PARKING SPACES WILL BE FOR COMPACT CARS
BIKE PARKING

BICYCLE PARKING

10 GROUND FLOOR
132 BASEMENT
142 TOTAL

* 14 OUTDOOR SHORT TERM BICYCLE PARKING SPACES AT GROUND FLOOR LEVEL

GROUND FLOOR BICYCLE ROOM

HOOP BIKE RACK

RACK IN USE (FITS 2)

BASEMENT BICYCLE ROOM