

RAGON INSTITUTE 2.0 600-624 Main St, Cambridge MA 02139

# APPLICATION FOR PROJECT REVIEW SPECIAL PERMIT

January 29, 2021

**VOLUME TWO - PART B** 

**Graphic Materials** 



PAYETTE

# **TABLE OF CONTENTS**

#### **VOLUME ONE - NARRATIVE MATERIALS**

#### **VOLUME TWO (PART A) - GRAPHIC MATERIALS**

SITE AND CONTEXT INFORMATION EXISTING CONDITIONS PLAN EXISTING CONDITIONS PHOTOGRAPHS SITE CONTEXT PLAN ZONING MAP K2C2 STUDY AREA EXISTING SITE BOUNDARY	A-2 A-3 A-5 A-6 A-7 A-8
ZONING ANALYSIS	
ZONING ANALYSIS - HEIGHT LIMITS	A-9
ZONING ANALYSIS - BULK CONTROL PLANE	A-10
BUILDING MASSING	A-11
RENDERINGS	
AERIAL VIEW - LOOKING SOUTHWEST	A-12
AERIAL VIEW - LOOKING SOUTHWEST (TREES REMOVED)	A-13
VIEW FROM MAIN ST (NORTH SIDE) - LOOKING WEST	A-14
VIEW FROM MAIN ST (NORTH SIDE) - LOOKING WEST (TREES REMOVED)	
VIEW FROM MAIN ST (SOUTH SIDE) - LOOKING WEST	A-16
VIEW FROM MAIN ST (SOUTH SIDE) - LOOKING WEST (TREES REMOVED)	
VIEW FROM TECHNOLOGY SQUARE - LOOKING SOUTH	A-18
VIEW FROM TECHNOLOGY SQUARE - LOOKING SOUTH (TREES REMOVED)	
VIEW FROM MAIN ST - LOOKING SOUTH VIEW FROM MAIN ST - LOOKING SOUTH (TREES REMOVED)	A-20 A-21
AERIAL VIEW - LOOKING SOUTHEAST	A-21 A-22
AERIAL VIEW - LOOKING SOUTHEAST (TREES REMOVED)	A-23
VIEW FROM MAIN ST - LOOKING WEST	A-24
VIEW FROM MAIN ST - LOOKING WEST (TREES REMOVED)	A-25
VIEW FROM ALBANY STREET - LOOKING NORTH	A-26
VIEW FROM ALBANY STREET - LOOKING NORTH (TREES REMOVED)	A-27
VIEW FROM ALBANY STREET - LOOKING NORTHEAST	A-28
	A-29
VIEW OF ALBANY ENTRANCE - LOOKING NORTH	A-30
VIEW OF ALBANY ENTRANCE - LOOKING NORTH (TREES REMOVED)	A-31
VIEW OF PARKING ENTRANCE - LOOKING NORTH VIEW OF PARKING ENTRANCE - LOOKING NORTH (TREES REMOVED)	A-32 A-33
VIEW OF PARNING ENTRANCE - LOUNING NORTH (TREES REMOVED)	H-33

FLOOR PLANS		LANDSCAPE DESIGN
GROUND LEVEL PLAN	A-34	OVERALL SITE PLAN
MECHANICAL PLATFORM PLAN	A-35	PROPOSED CURB C
SECOND LEVEL PLAN	A-36	<b>OPEN SPACE / PERN</b>
THIRD LEVEL PLAN	A-37	PROPOSED OVERAL
FOURTH LEVEL PLAN	A-38	TREE PROTECTION
FIFTH LEVEL PLAN	A-39	<b>OVERALL MATERIAI</b>
MECHANICAL LEVEL PLAN	A-40	OVERALL LAYOUT F
ROOF LEVEL PLAN	A-41	OVERALL GRADING
GARAGE LEVEL ONE PLAN	A-42	OVERALL PLANTING
GARAGE LEVEL TWO PLAN	A-43	LINEAR PARK / OCU
LONG-TERM BICYCLE PARKING PLAN	A-44	LINEAR PARK / OCU
		RENDERING OF LIN
SECTIONS AND ELEVATIONS		RENDERING OF OC
BUILDING SECTIONS	A-45	SEMINAR GROVE M
ATRIUM SECTION	A-47	SEMINAR GROVE PL
STREETWALL ELEVATION	A-48	SEMINAR GROVE RE
MAIN STREET ELEVATION	A-49	SECOND LEVEL TER
PORTLAND STREET ELEVATION	A-50	SECOND LEVEL TER
ALBANY STREET ELEVATION	A-51	ROOF LEVEL GREEN
CONCEPT MODEL	A-52	PLAYGROUND SITE
EXTERIOR ELEVATION WALL TYPES	A-54	PLAYGROUND EQU
DETAILED MAIN STREET ELEVATION	A-55	PLAYGROUND SUR
DETAILED ATRIUM ELEVATIONS	A-56	PLAYGROUND GRA
DETAILED PORTLAND STREET ELEVATION	A-57	PLAYGROUND PLAN
DETAILED ALBANY STREET ELEVATION	A-58	SHADOW STUDIES
PROPOSED WALL ASSEMBLY	A-59	SHADOW STUDIES
PROPOSED MATERIALS	A-60	SHADOW STUDIES
		LONGER THAN 2 HO

#### **VOLUME TWO (PART B) - GRAPHIC MATERIALS**

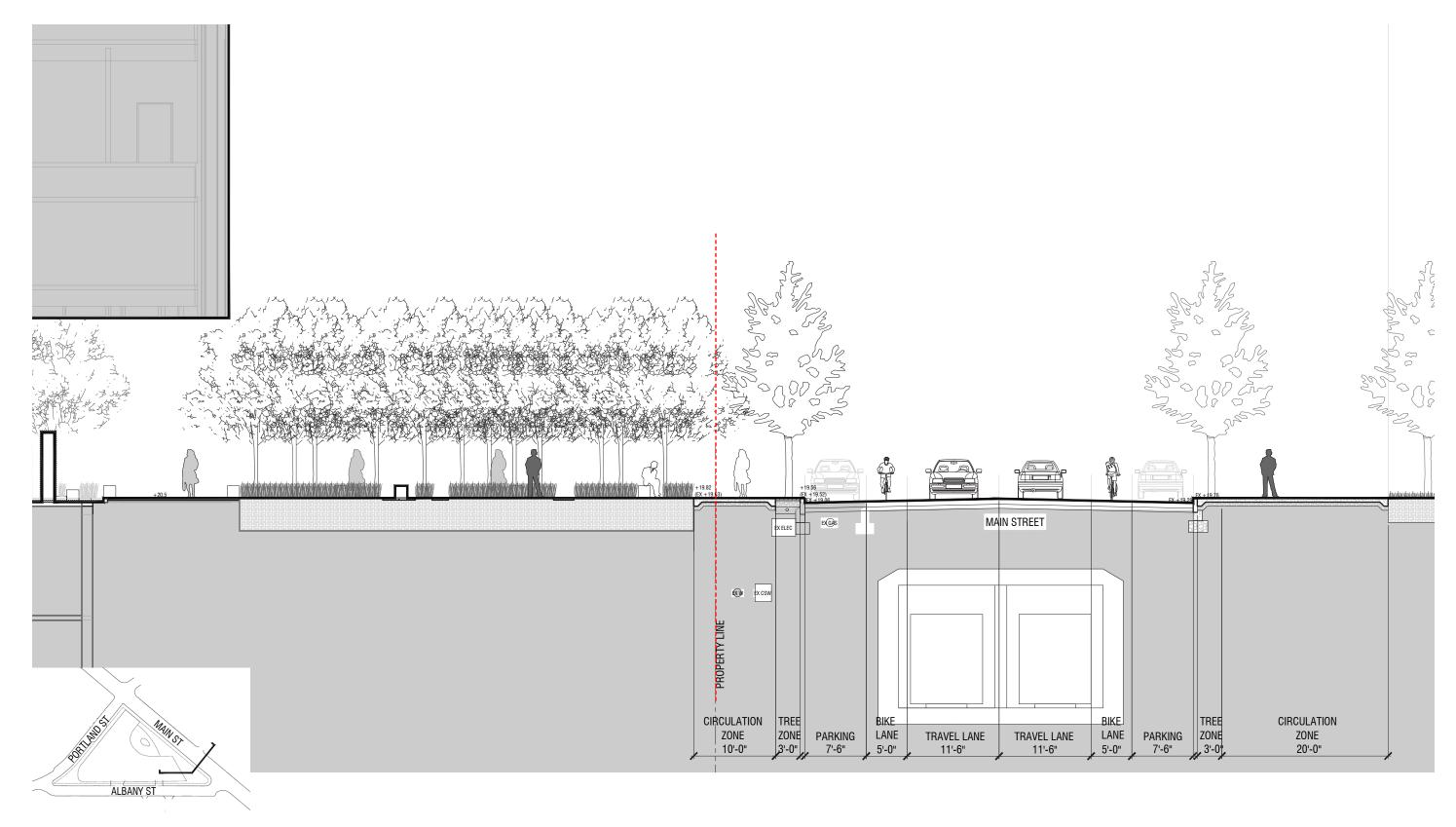
VOLOME I WO (PART D) - GRAPHIC MATERIALS		EXISTING CONDITIONS PLAN	B-95
STREET SECTIONS		EXISTING DOMESTIC WATER PLAN	B-96
MAIN STREET SECTION AT SEMINAR GARDEN (EXISTING)	B-61	PROPOSED DOMESTIC WATER PLAN	B-97
MAIN STREET SECTION AT SEMINAR GARDEN (PROPOSED)	B-62	EXISTING STORM DRAIN PLAN	B-98
MAIN STREET SECTION AT OCULUS	B-63	PROPOSED STORM DRAIN PLAN	B-99
MAIN STREET SECTION AT COLLOQUIUM ROOM	B-64	EXISTING SEWER PLAN	B-100
PORTLAND STREET SECTION AT BUILDING ENTRANCE	B-65	PROPOSED SEWER PLAN	B-101
PORTLAND STREET SECTION AT CHILD CARE GARDEN	B-66		
TYPICAL ALBANY STREET SECTION	B-67		

# **Å** :



OVERALL SITE PLAN	B-68
PROPOSED CURB CUTS	B-69
OPEN SPACE / PERMEABLE SPACE PLAN	B-70
PROPOSED OVERALL TREE PLAN	B-71
TREE PROTECTION PLAN	B-72
OVERALL MATERIALS PLAN	B-73
OVERALL LAYOUT PLAN	B-74
OVERALL GRADING PLAN	B-75
OVERALL PLANTING PLAN	B-76
LINEAR PARK / OCULUS PLAZA MATERIALS PLAN	B-77
LINEAR PARK / OCULUS PLAZA PLANTING PLAN	B-78
RENDERING OF LINEAR PARK	B-79
RENDERING OF OCULUS PLAZA	B-80
SEMINAR GROVE MATERIALS PLAN	B-81
SEMINAR GROVE PLANTING PLAN	B-82
SEMINAR GROVE RENDERING	B-83
SECOND LEVEL TERRACE GARDEN PLAN	B-84
SECOND LEVEL TERRACE GARDEN PLAN RENDERING	B-85
ROOF LEVEL GREEN ROOF PLAN	B-86
PLAYGROUND SITE CONTEXT	B-87
PLAYGROUND EQUIPMENT	B-88
PLAYGROUND SURFACING	B-89
PLAYGROUND GRADING	B-90
PLAYGROUND PLANTING	B-91
SHADOW STUDIES (MARCH & JUNE)	B-92
SHADOW STUDIES (SEPTEMBER & DECEMBER)	B-93
SHADOW STUDIES - NET NEW SHADOWS LASTING	B-94
LONGER THAN 2 HOURS	
UTILITIES AND INFRASTRUCTURE	
EXISTING CONDITIONS PLAN	B-95
EXISTING DOMESTIC WATER PLAN	B-96
PROPOSED DOMESTIC WATER PLAN	B-97
EXISTING STORM DRAIN PLAN	B-98

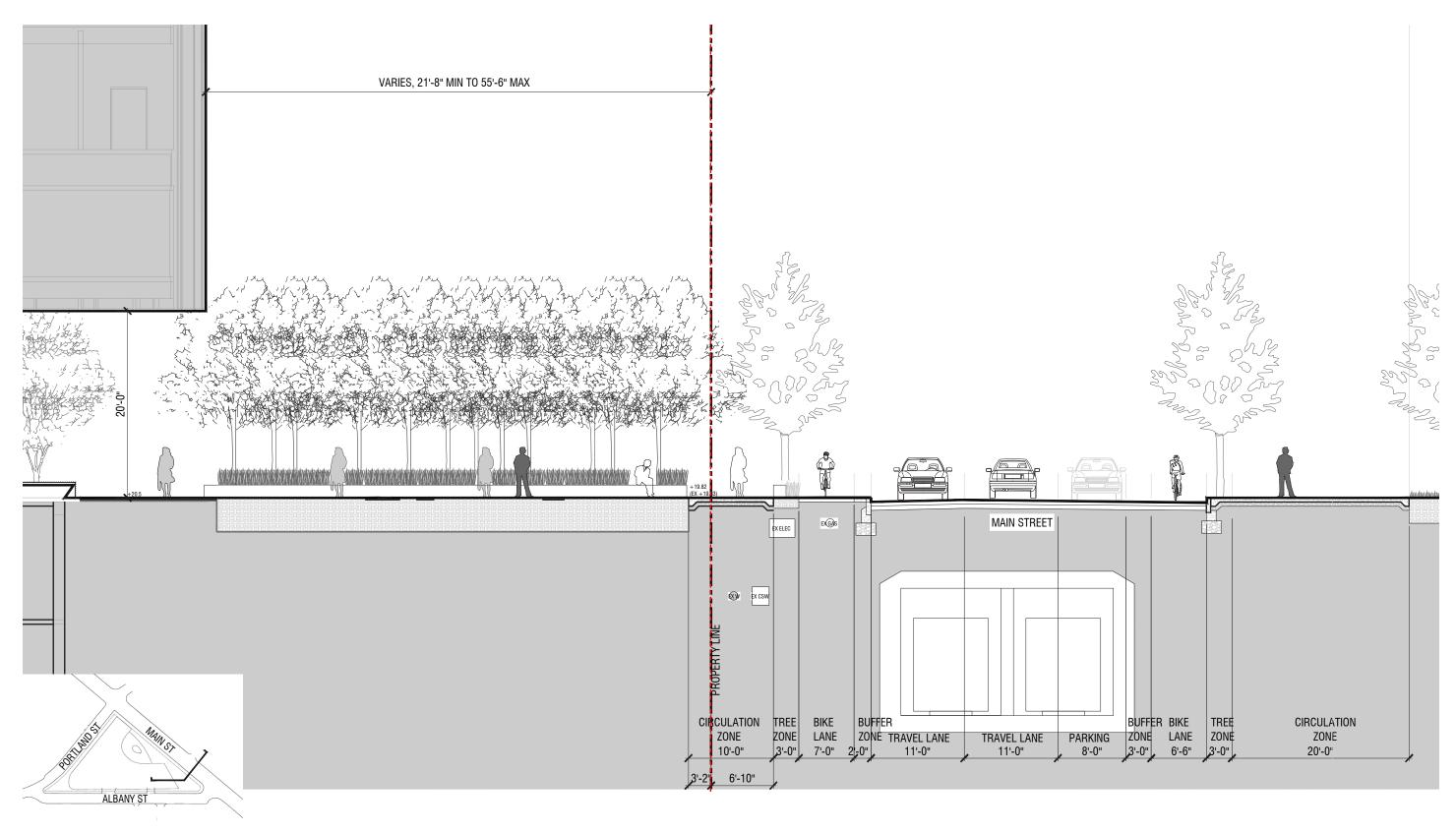
# **MAIN STREET SECTION AT SEMINAR GARDEN (EXISTING)**





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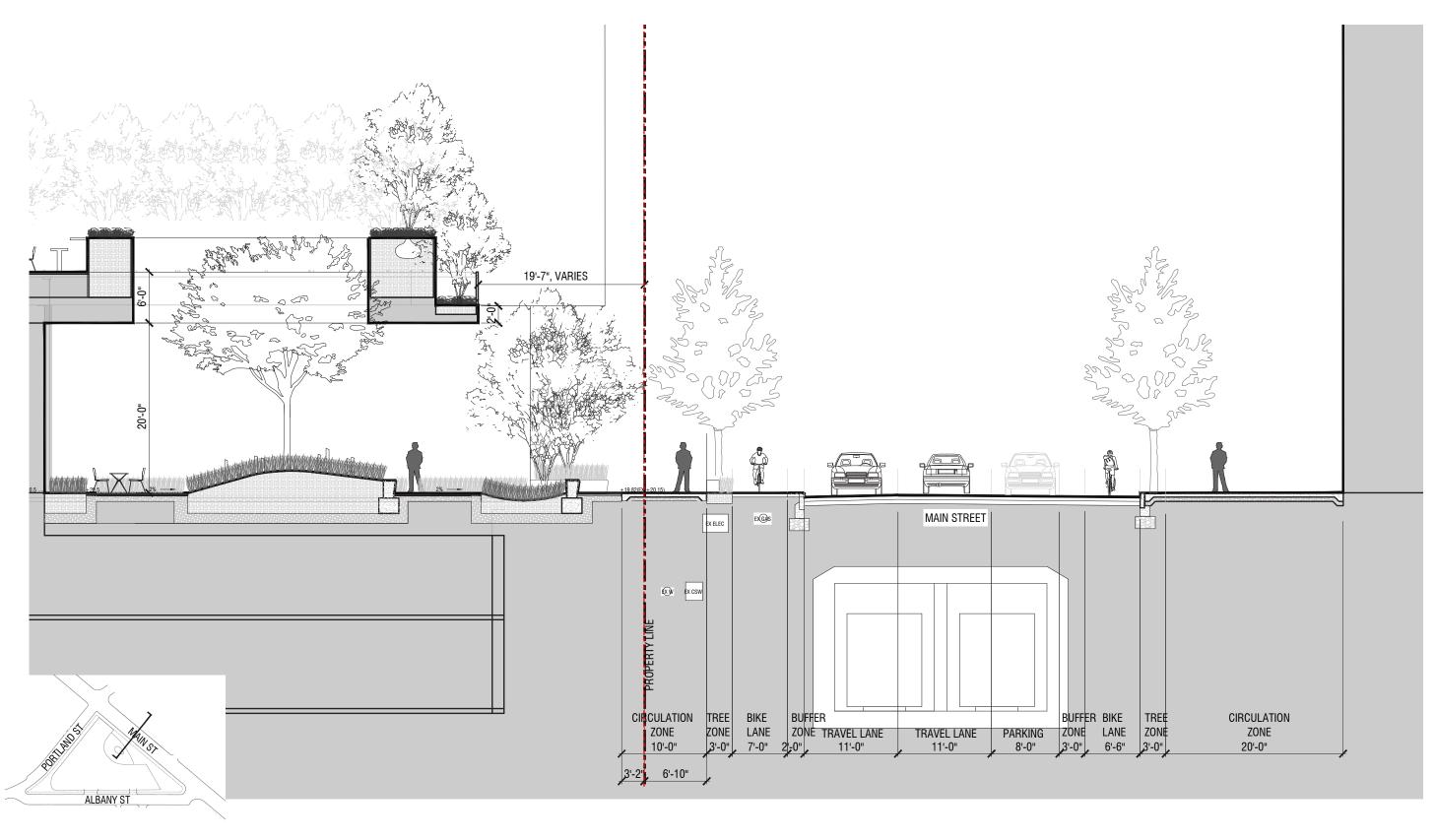
### **MAIN STREET SECTION AT SEMINAR GARDEN (PROPOSED)**





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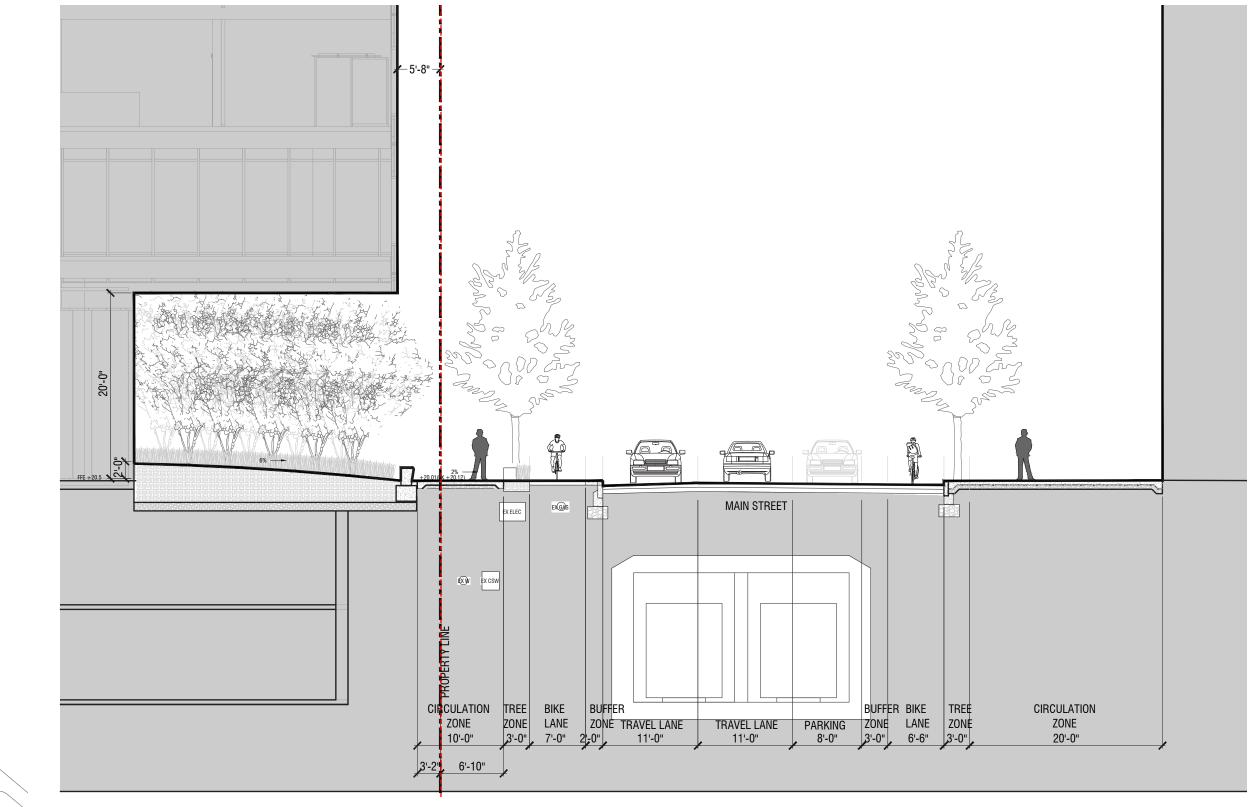
# **MAIN STREET SECTION AT OCULUS**

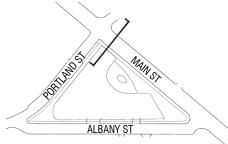




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# MAIN STREET SECTION AT COLLOQUIUM ROOM

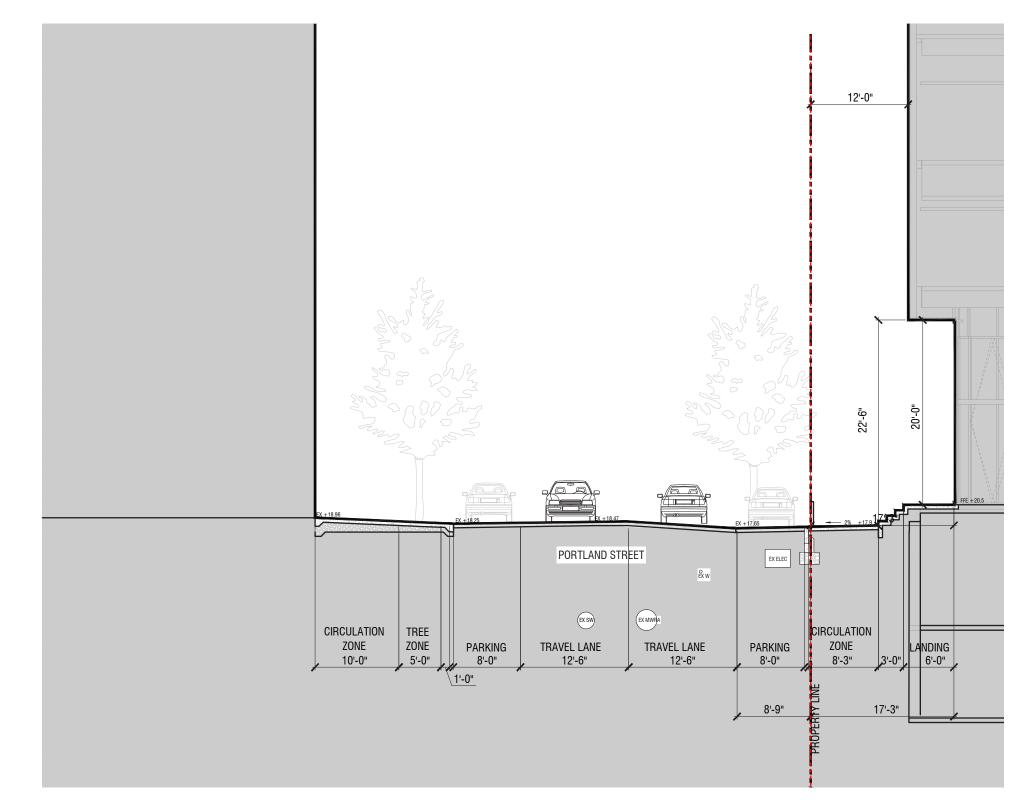


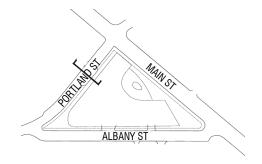






# **PORTLAND STREET SECTION AT BUILDING ENTRANCE**

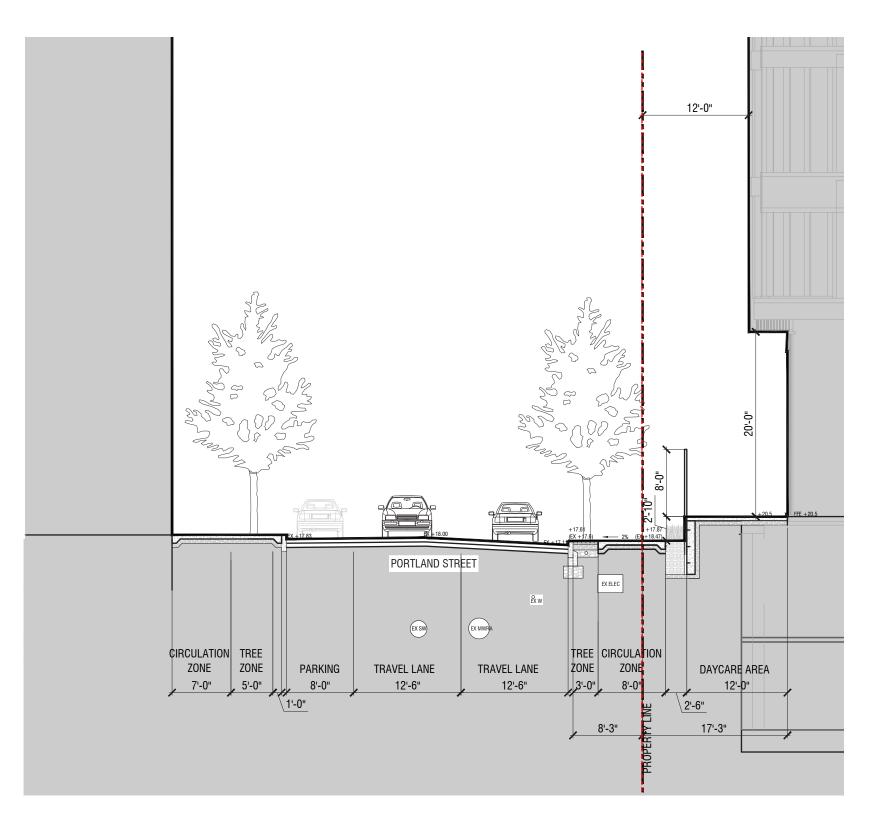


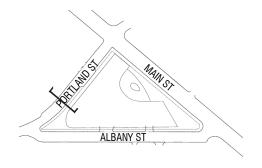






# **PORTLAND STREET SECTION AT DAY CARE GARDEN**

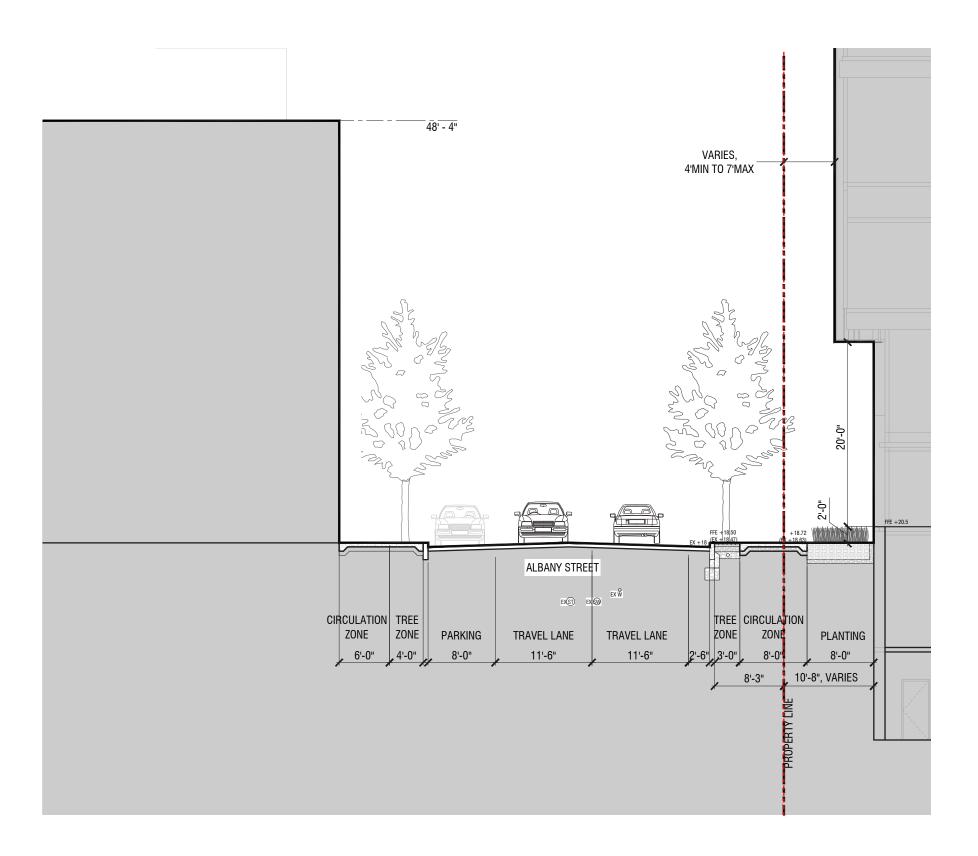


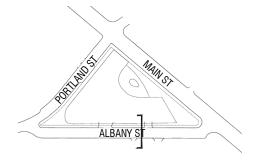






## **TYPICAL ALBANY STREET SECTION**



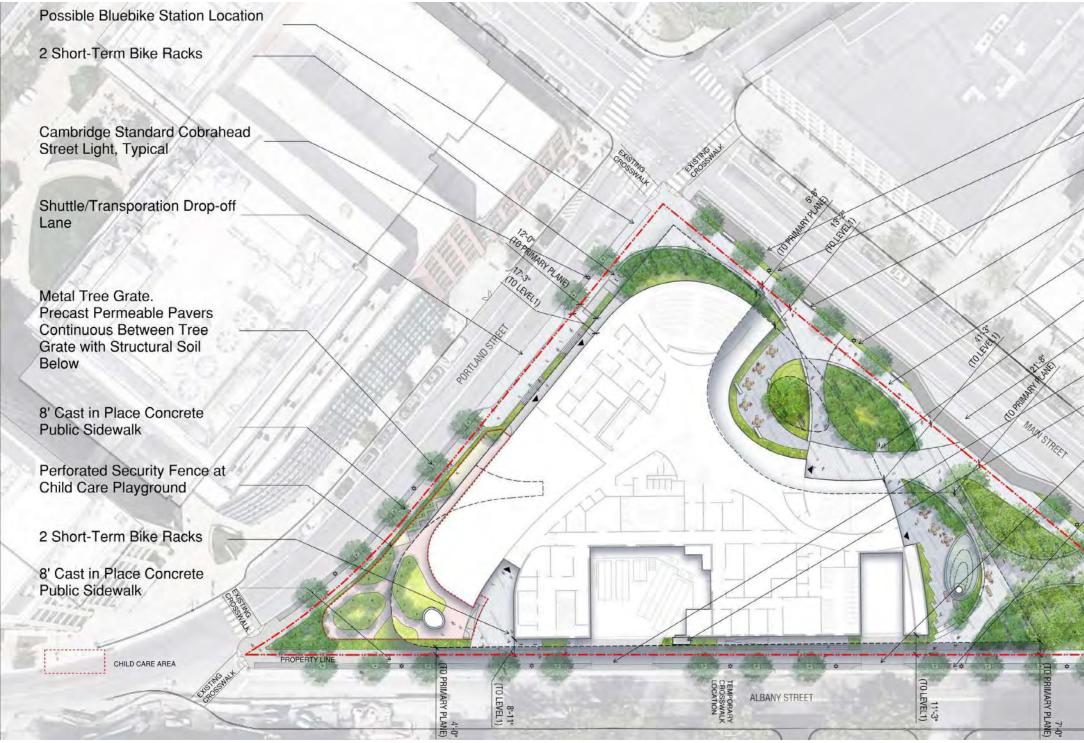








#### **OVERALL SITE PLAN**



0 50ft 100ft 150ft



- 2' Buffer Zone
- 7' One Way Elevated Bike Lane
- Stone Bench Seating Along Sidewalk
- 3' Tree Zone

10' Cast in Place Concrete Public Sidewalk

2 Short-Term Bike Racks

Shuttle/Transporation Drop-off Lane

Loading Dock Access Drive

Areaway for Garage Ventilation

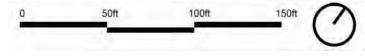
2 Lane Garage Access Drive

Metal Tree Grate. Precast Permeable Pavers Continuous Between Tree Grate with Structural Soil Below

NOTE: PROPOSED STREET TREE LOCATIONS ARE PROVISIONAL UNTIL EXACT HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING-TO-REMAIN UTILITIES HAVE BEEN CONFIRMED

### **PROPOSED CURB CUTS**

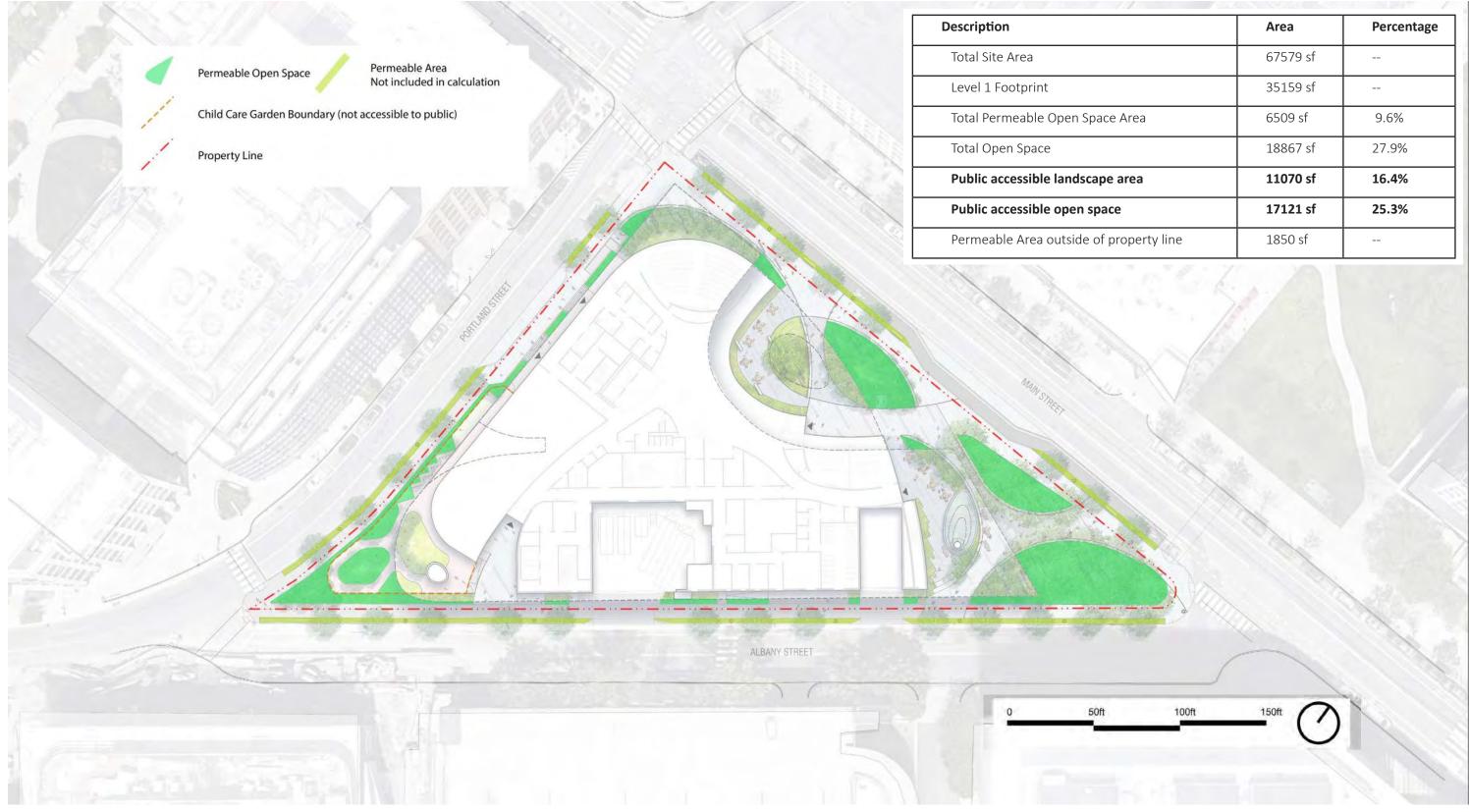






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#### **OPEN SPACE / PERMEABLE SPACE PLAN**

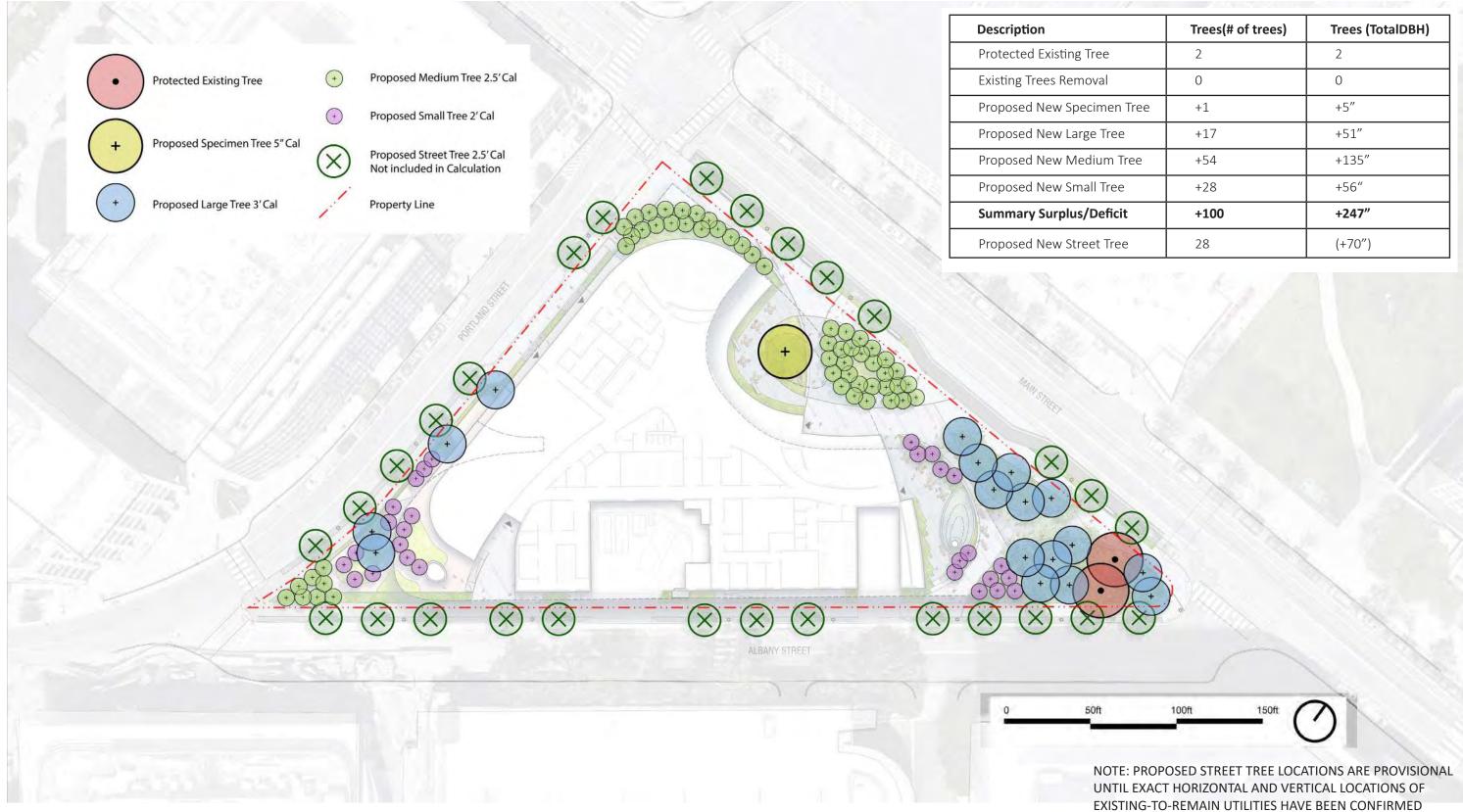






	Area	Percentage
	67579 sf	
	35159 sf	
pace Area	6509 sf	9.6%
	18867 sf	27.9%
cape area	11070 sf	16.4%
space	17121 sf	25.3%
of property line	1850 sf	

### **OVERALL TREE PLAN**

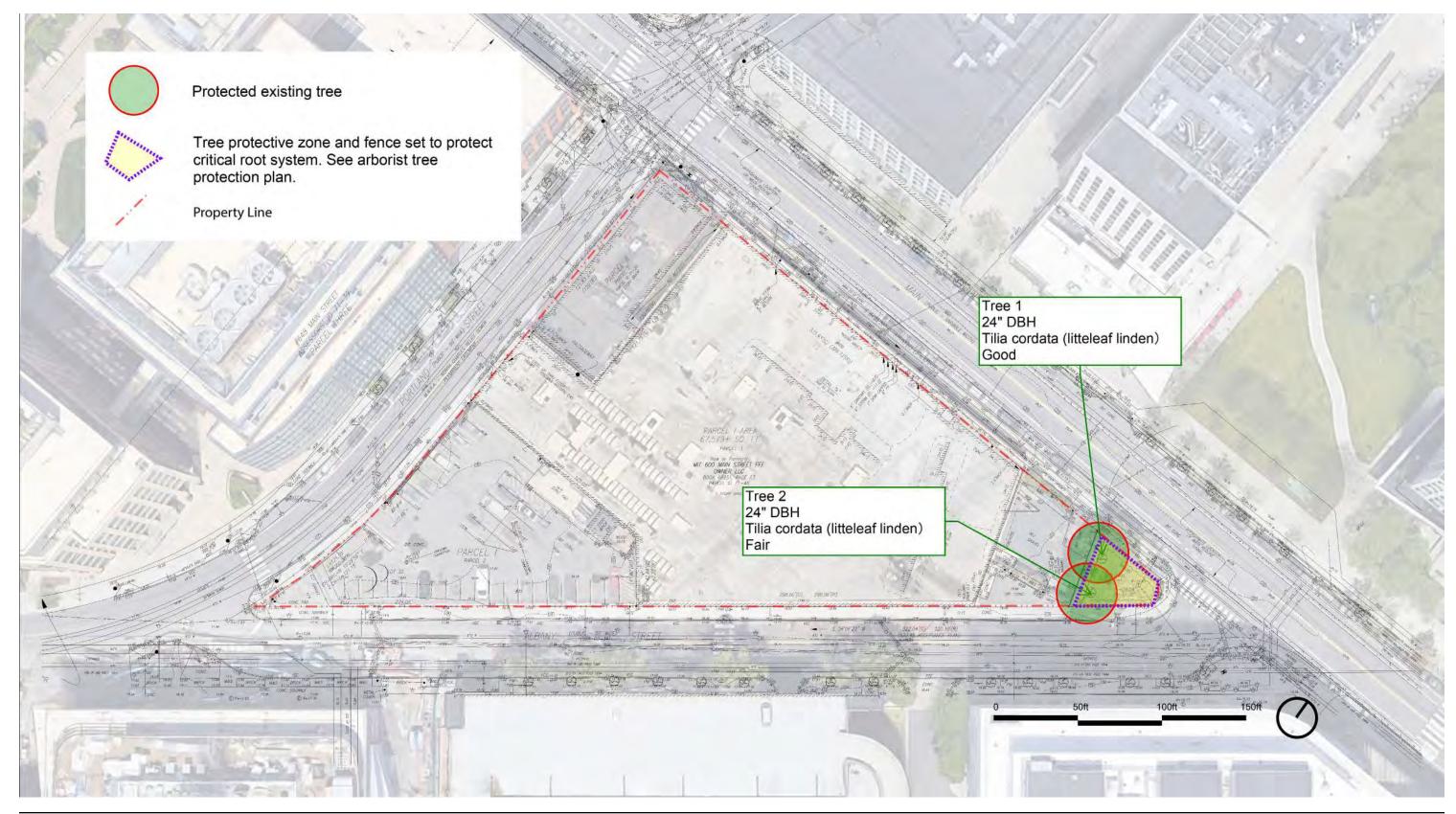




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	Trees(# of trees)	Trees (TotalDBH)
Tree	2	2
oval	0	0
ecimen Tree	+1	+5″
ge Tree	+17	+51"
dium Tree	+54	+135"
all Tree	+28	+56"
/Deficit	+100	+247"
eet Tree	28	(+70")

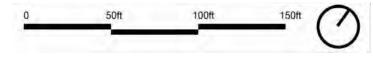
## **TREE PROTECTION PLAN**



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#### **OVERALL MATERIALS PLAN**







Precast Concrete Paver

Cast in Place Concrete Seating Area

Cast in Place Concrete Buffer

Bituminous Paving

Cast in Place Concrete Drop-off 8" Thick

Cast in Place Concrete Sidewalk - 6" Thick at Pedestrian and 8" Thick at Vehicular

Cast in Place Concrete Sidewalk - 6" Thick at Pedestrian and 8" Thick at Vehicular

Precast Concrete Paver

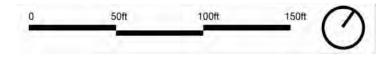
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Precast Permeable Paver Over Structural Soil

Cast in Place Concrete Sidewalk Over

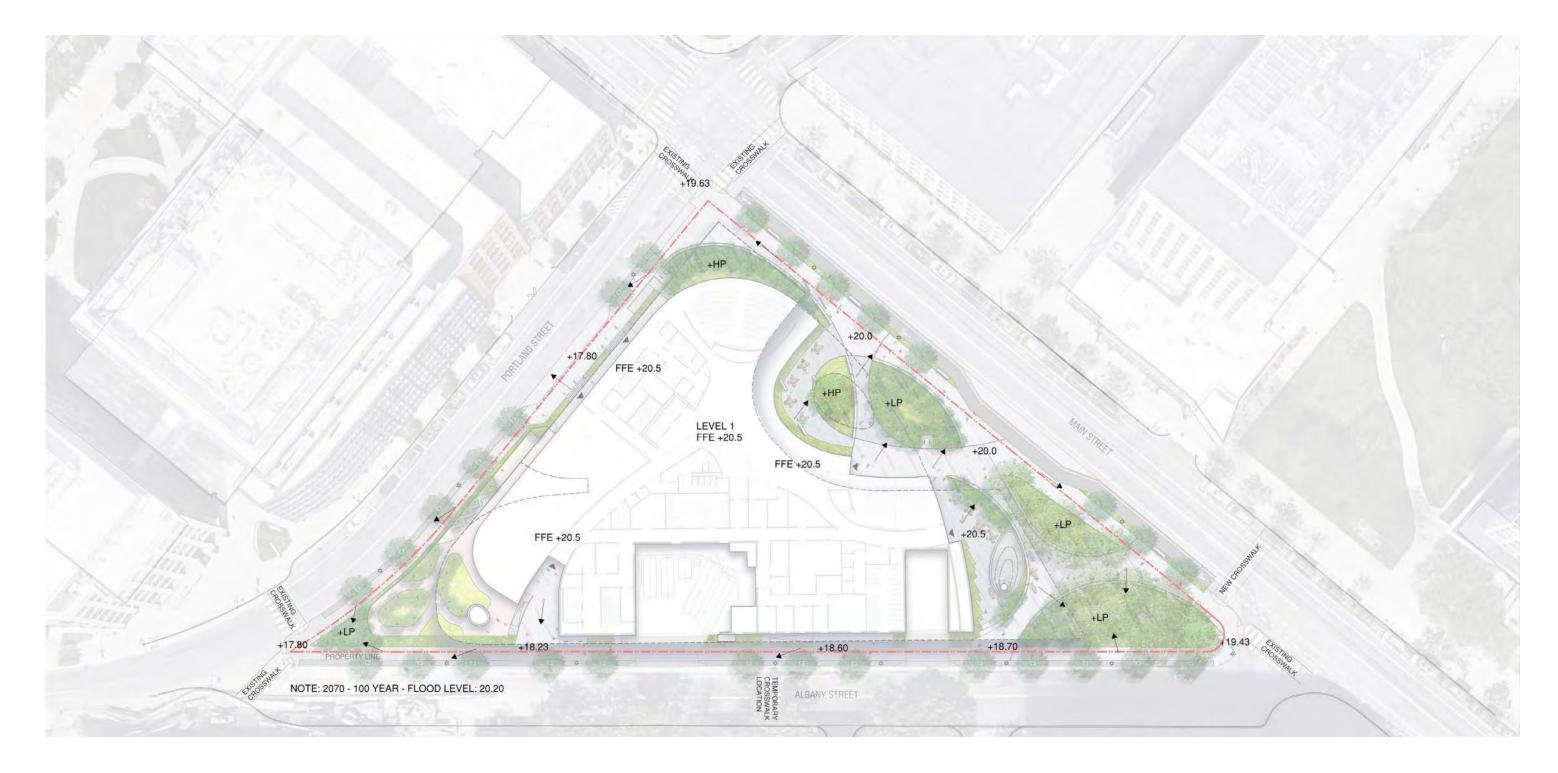
### **OVERALL LAYOUT PLAN**

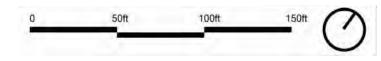






# **OVERALL GRADING PLAN**



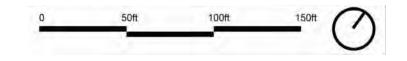




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#### **OVERALL PLANTING PLAN**









Grasses Carex pensylvanica (S.T.)	
i i	Pennsylvania Sedge
Schizachyrium scopatrium	Little Blue Stem
Festuca rubra (S.T.)	Red Fescue
Sporobolus heterolepis	Prairie Dropseed
Herbaceous Plants/Flowers	
Liatris microcephala	Dwarf Blazing Star
Asclepias tuberosa	Butterfly Milkweed
Verbena stricta	Hoary Vervain
Symphyotrichum lateriflorum	Calico Aster
Symphyotrichum novae-angliae	New England Aster
Penstemon grandiflorus	Large Beard-Tougue
Rain Garden	
Schizachyrium scopatrium	Little Blue Stem
	Red Twig Dogwood 'Farrov
	Northern Blue Flag
V	Pennsylvania Sedge
Sensory Garden Mix Species	
Bouteloua gracilis 'blonde ambition'	Blonde Ambition Blue Grama Grass
Clethra alnifolia 'hummingbird'	Hummingbird Summerswee
Coreopsis verticillata 'zagrab'	Zagrab Threadleaf Coreops
Echinacea purpurea 'coconut lime'	Coconut Lime Echinacea
Echinacea purpurea 'magnus'	Magnus Echinacea
Elymus arenarius 'blue dune'	Blue Dune Lyme Grass
Itea virginica 'little henry'	Little Henry Sweetspire
Liatris spicata 'kobold'	Kobold Spike Gayfeather
Stachys byzantina	Lamb's Ear
	Herbaceous Plants/Flowers   Liatris microcephala   Asclepias tuberosa   Verbena stricta   Symphyotrichum lateriflorum   Symphyotrichum novae-angliae   Penstemon grandiflorus   Rain Garden   Schizachyrium scopatrium   Cornus sericea 'farrow'   Irs versicolor (S.T.)   V   Sensory Garden Mix Species   Bouteloua gracilis 'blonde ambition'   Clethra alnifolia 'hummingbird'   Coreopsis verticillata 'zagrab'   Echinacea purpurea 'roconut lime'   Elymus arenarius 'blue dune'   Itea virginica 'little henry'   Liatris spicata 'kobold'

NOTE: PROPOSED STREET TREE LOCATIONS ARE PROVISIONAL UNTIL EXACT HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING-TO-REMAIN UTILITIES HAVE BEEN CONFIRMED