

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

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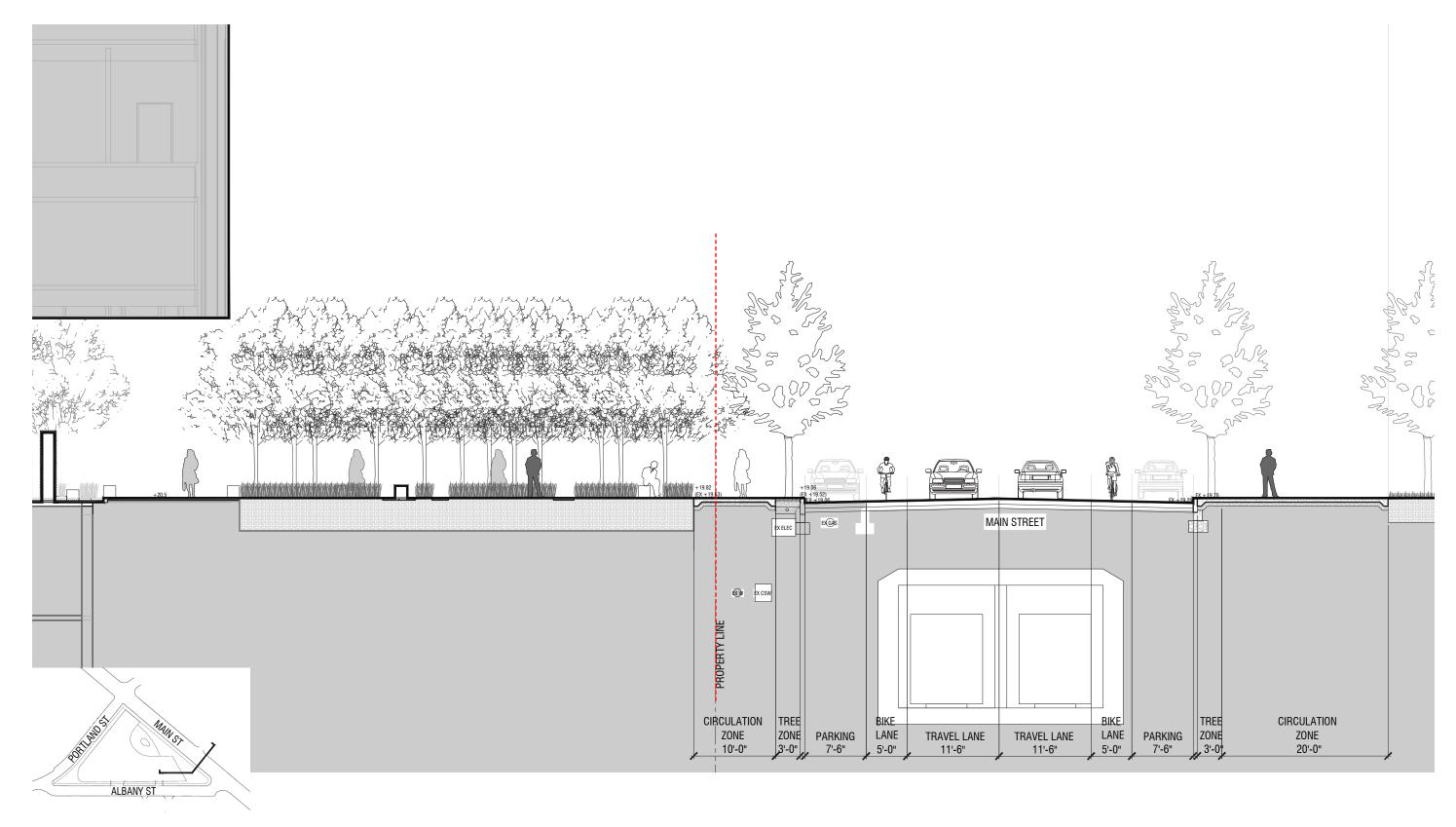
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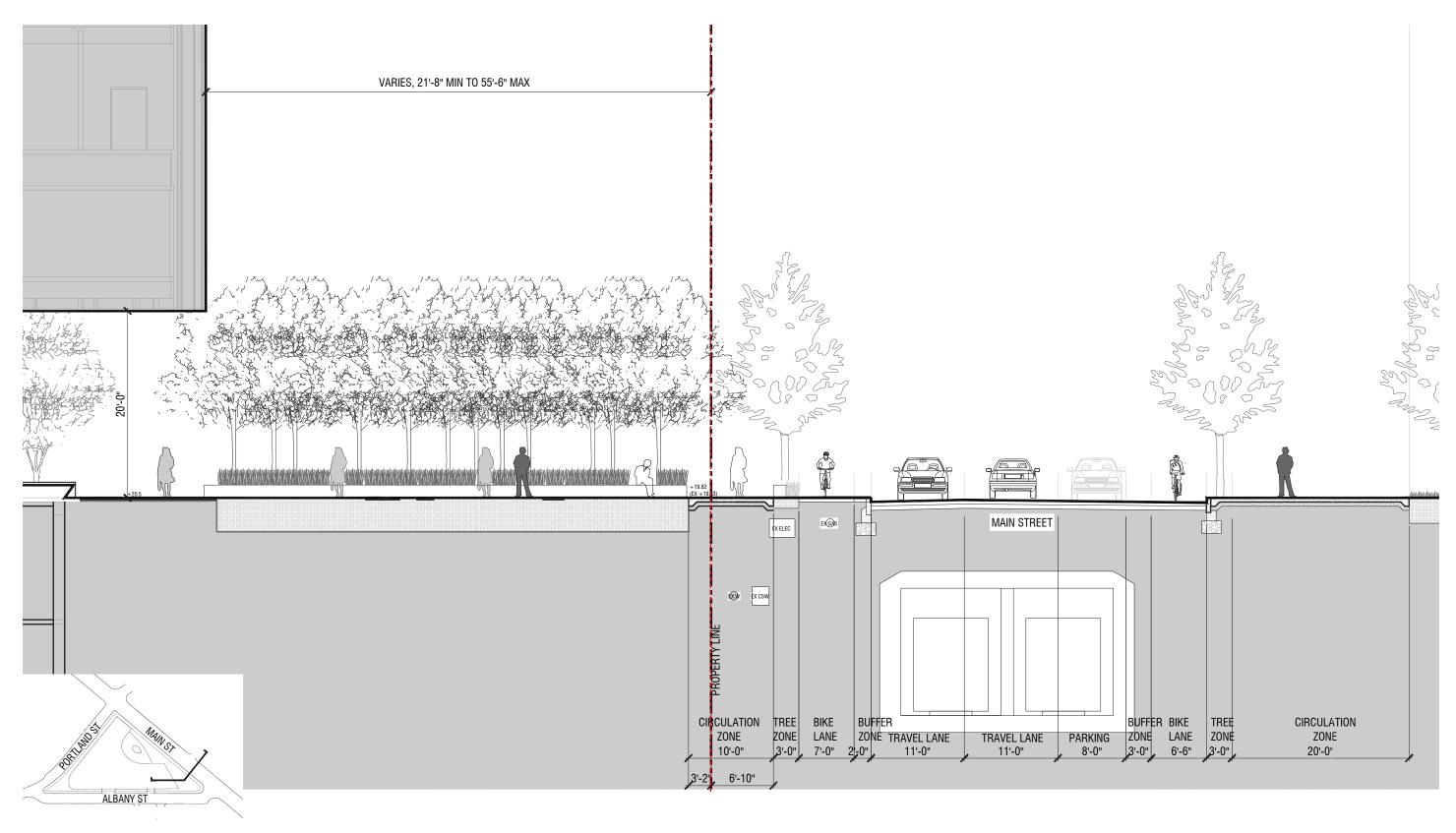
MAIN STREET SECTION AT SEMINAR GARDEN (EXISTING)





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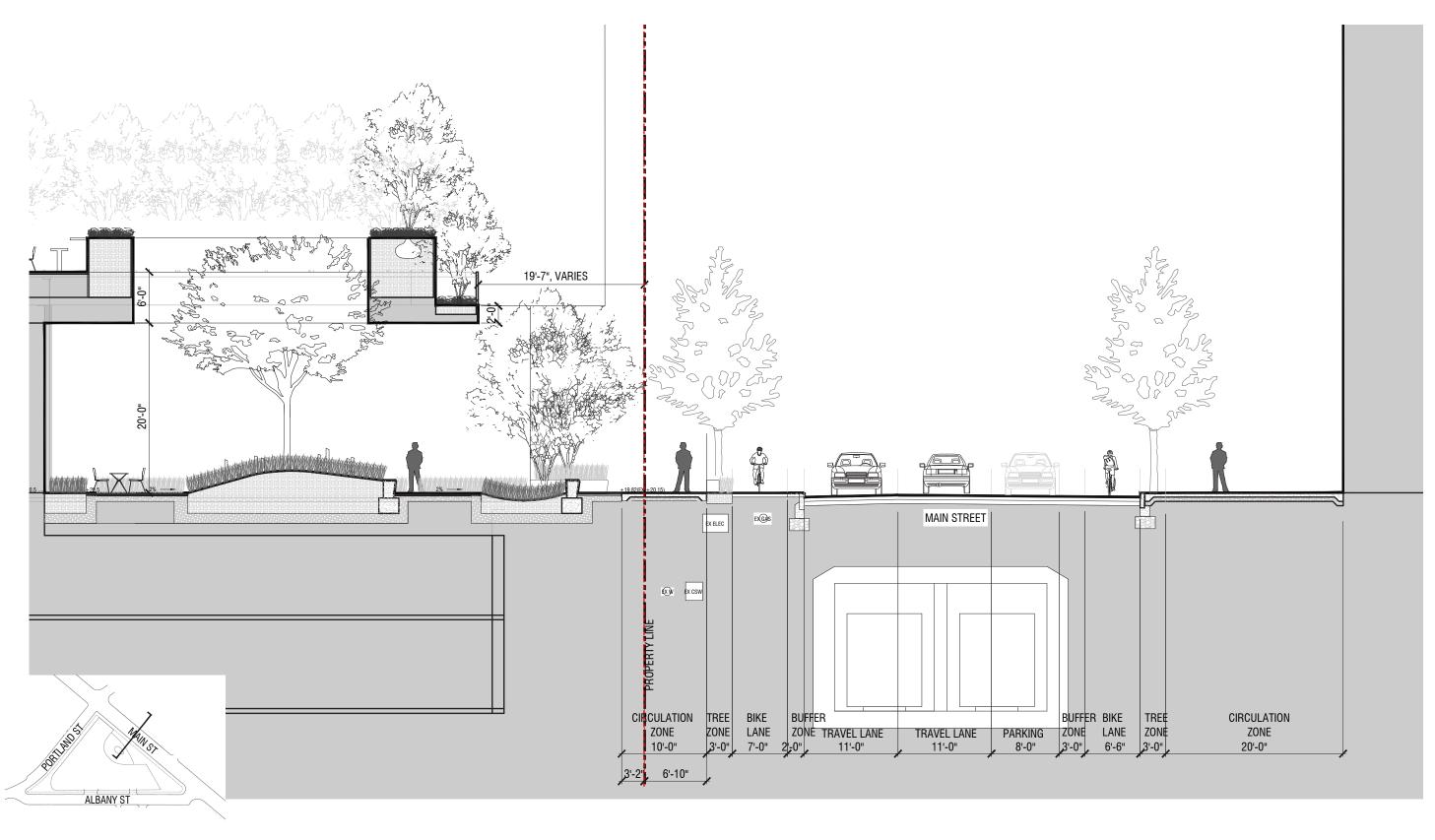
MAIN STREET SECTION AT SEMINAR GARDEN (PROPOSED)





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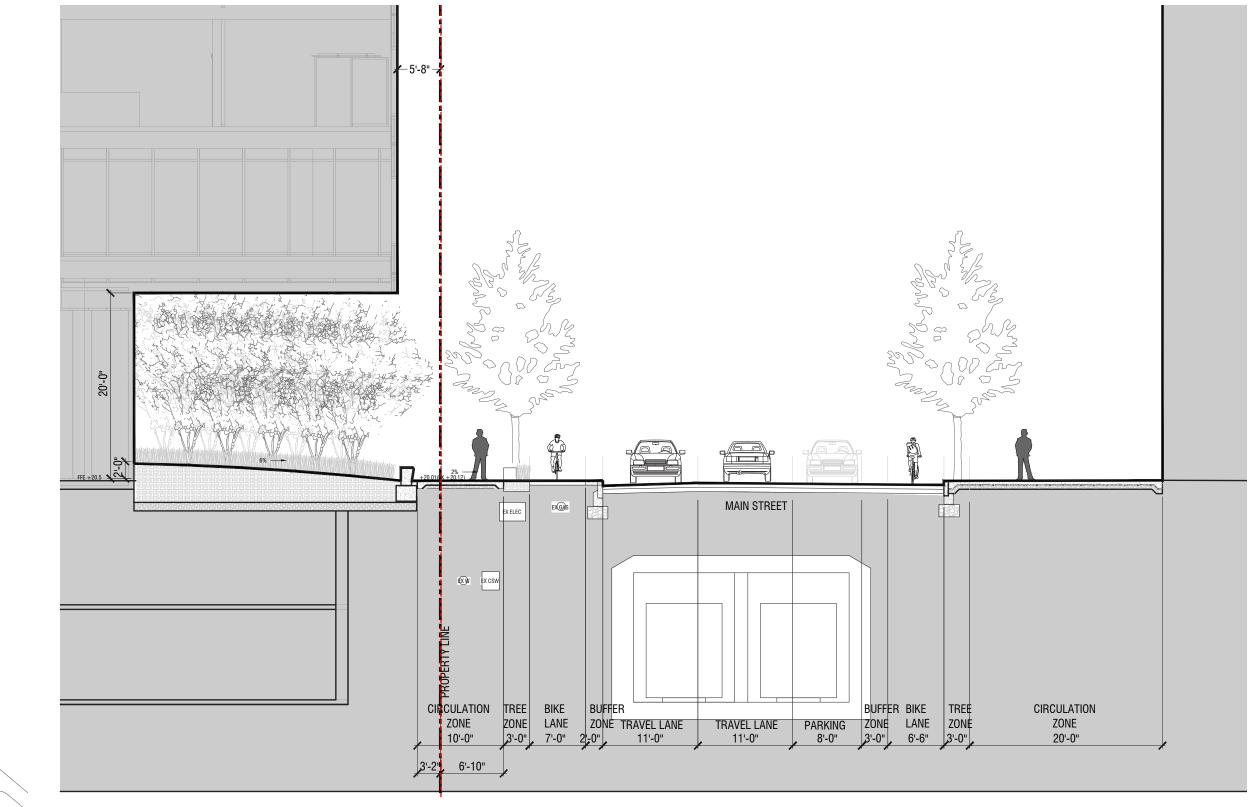
MAIN STREET SECTION AT OCULUS

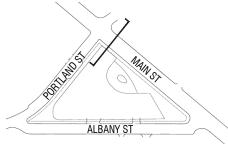




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MAIN STREET SECTION AT COLLOQUIUM ROOM

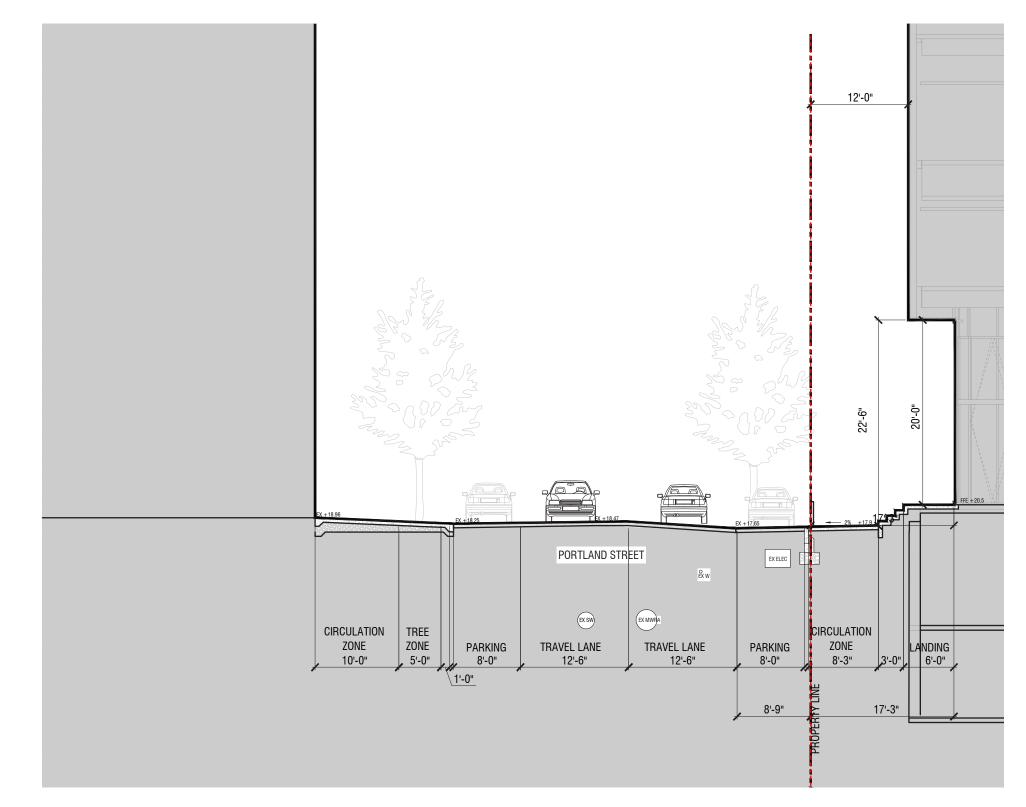


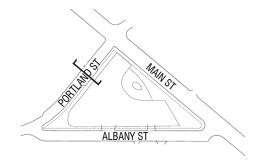






PORTLAND STREET SECTION AT BUILDING ENTRANCE

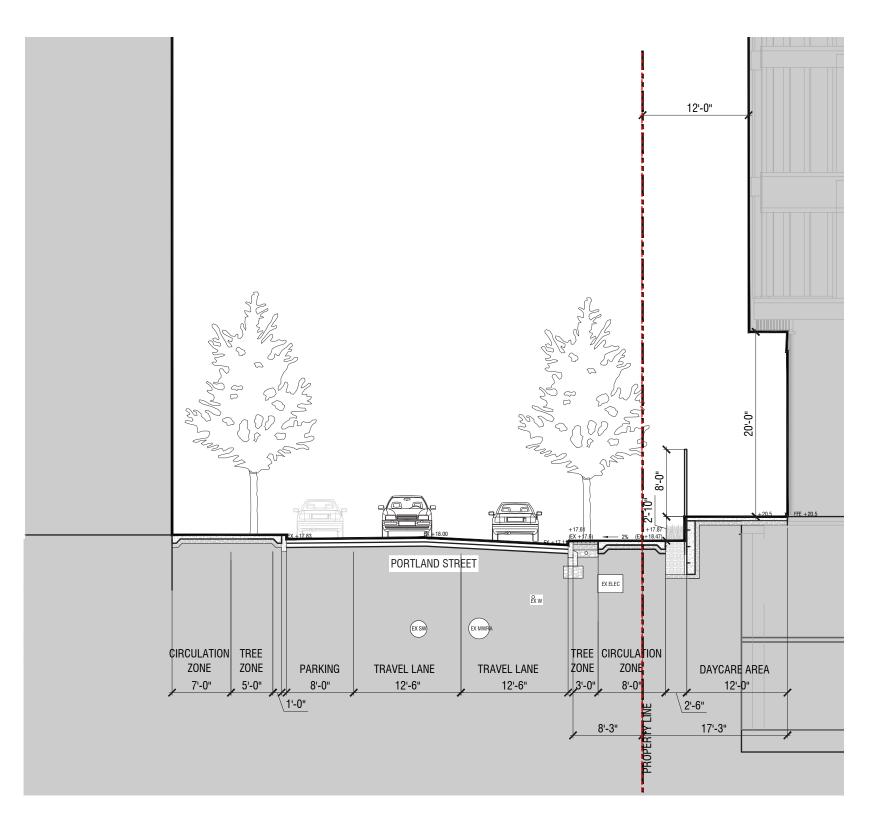


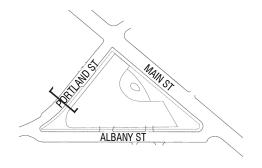






PORTLAND STREET SECTION AT DAY CARE GARDEN

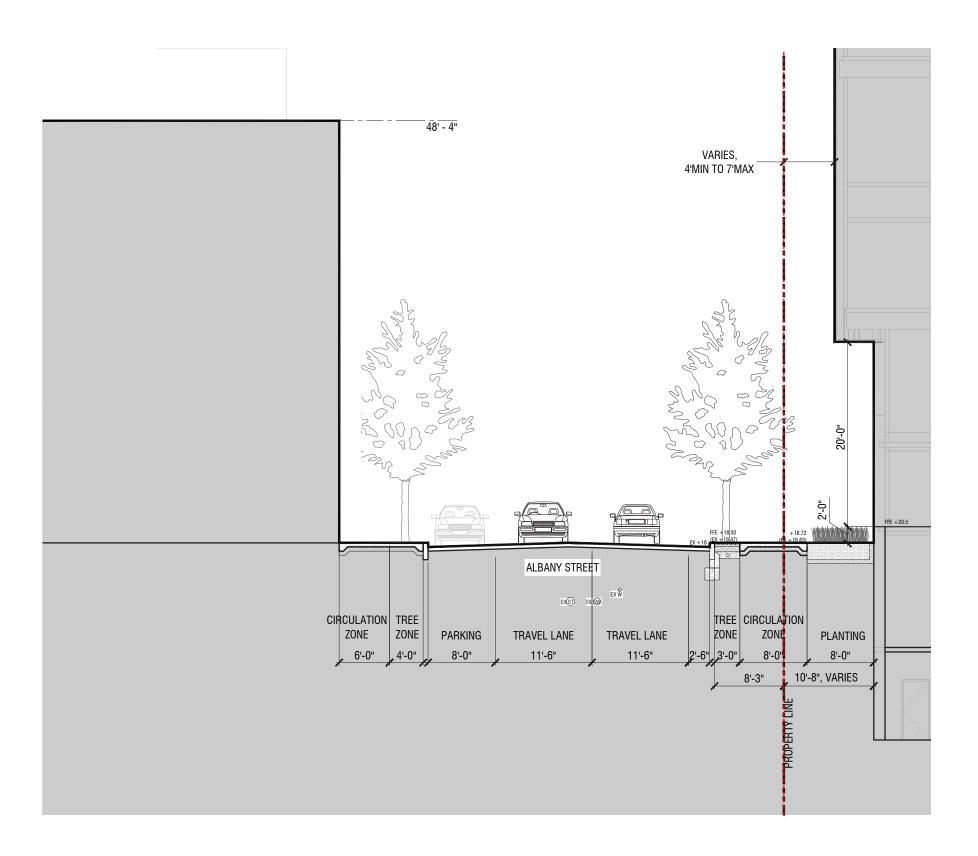


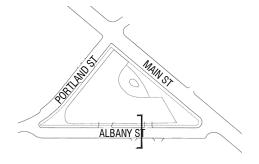






TYPICAL ALBANY STREET SECTION



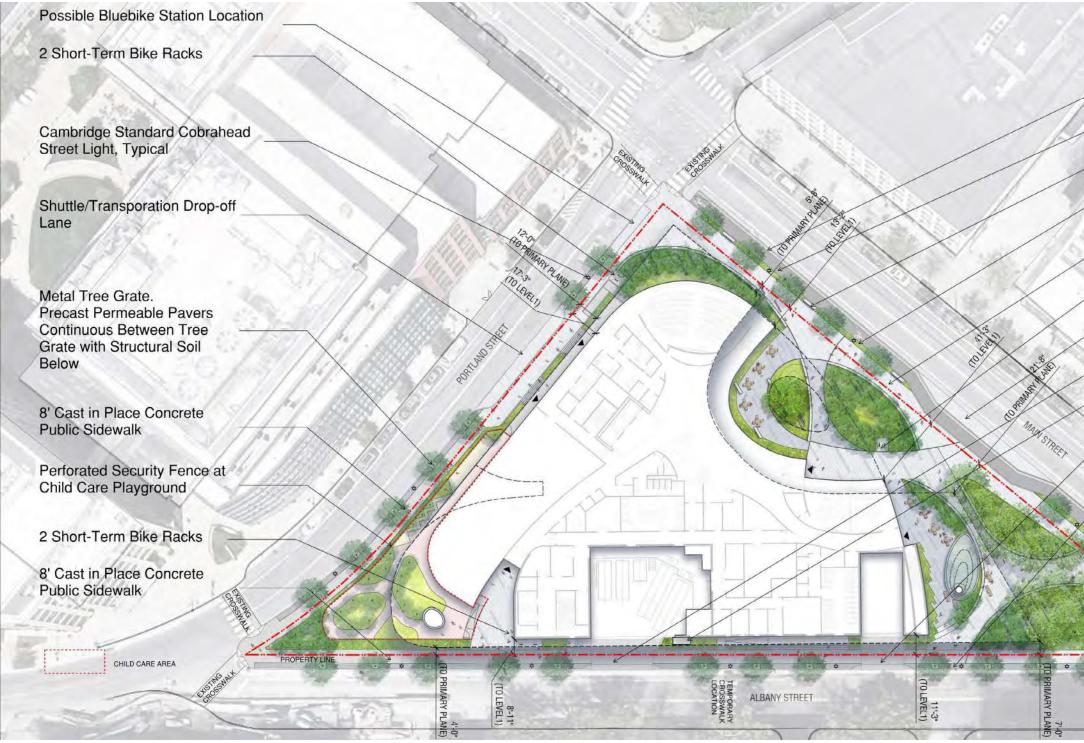








OVERALL SITE PLAN



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

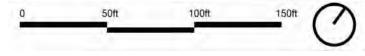
2 Lane Garage Access Drive

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

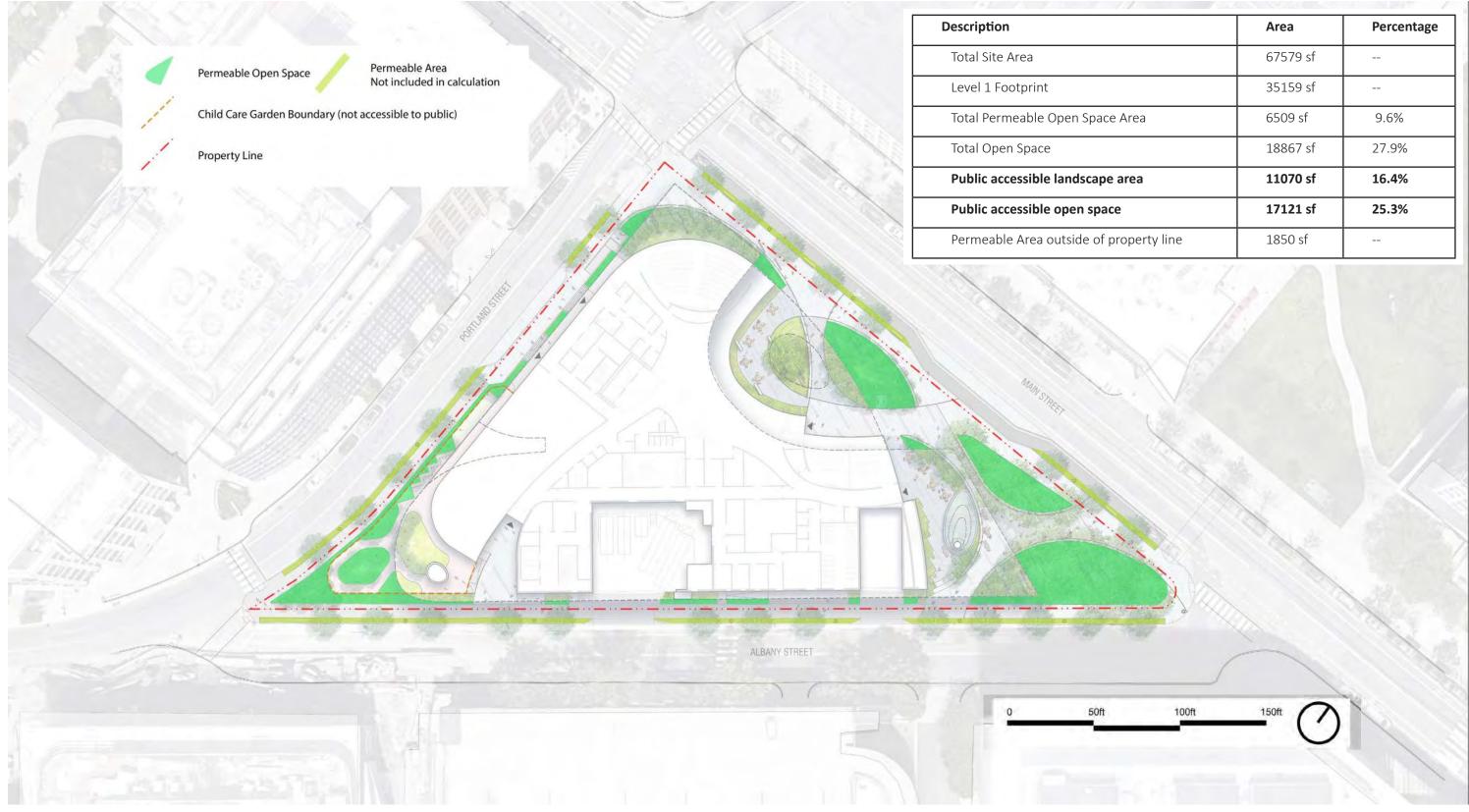






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OPEN SPACE / PERMEABLE SPACE PLAN

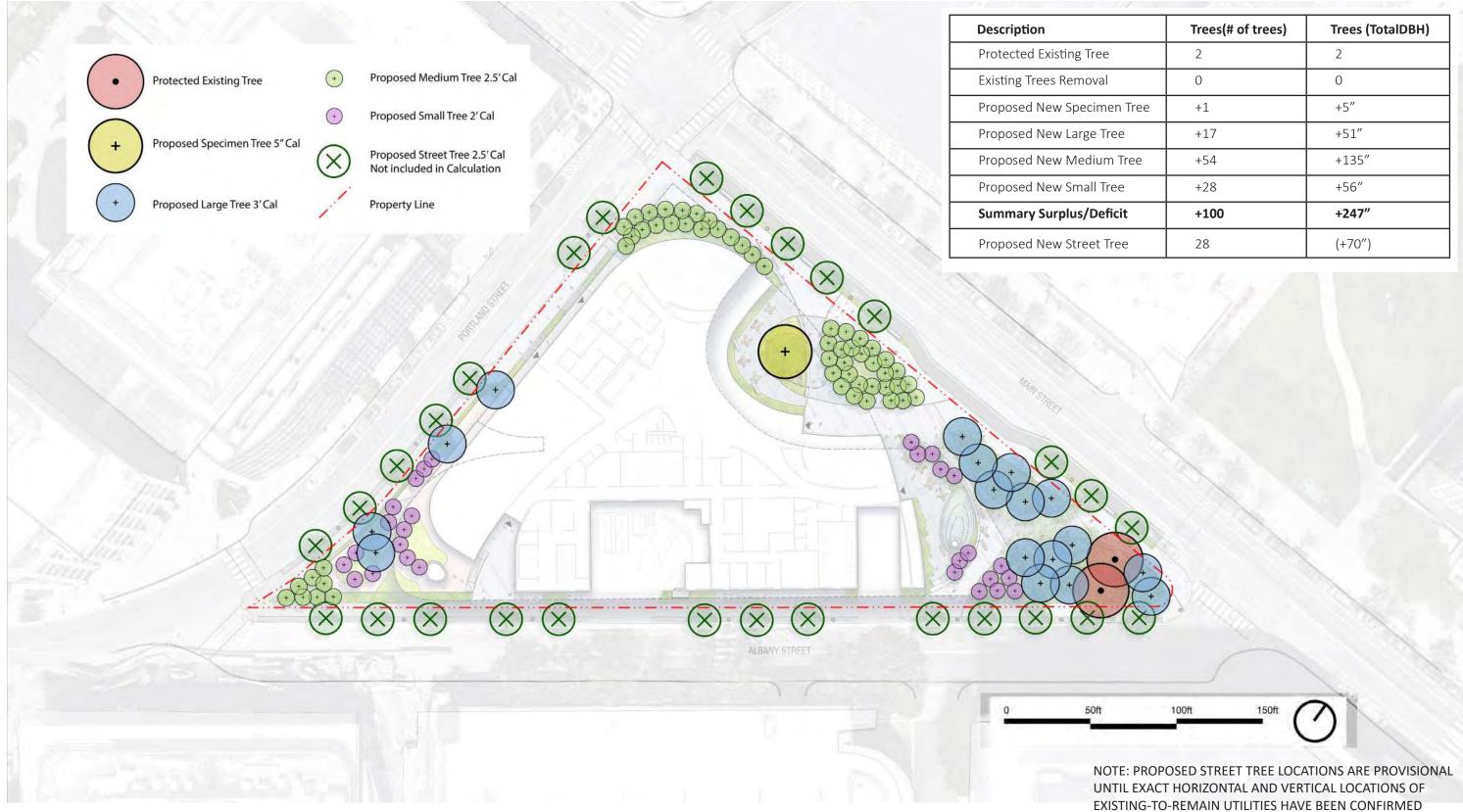






	Area	Percentage
	67579 sf	
	35159 sf	
pace Area	6509 sf	9.6%
	18867 sf	27.9%
cape area	11070 sf	16.4%
space	17121 sf	25.3%
of property line	1850 sf	

OVERALL TREE PLAN

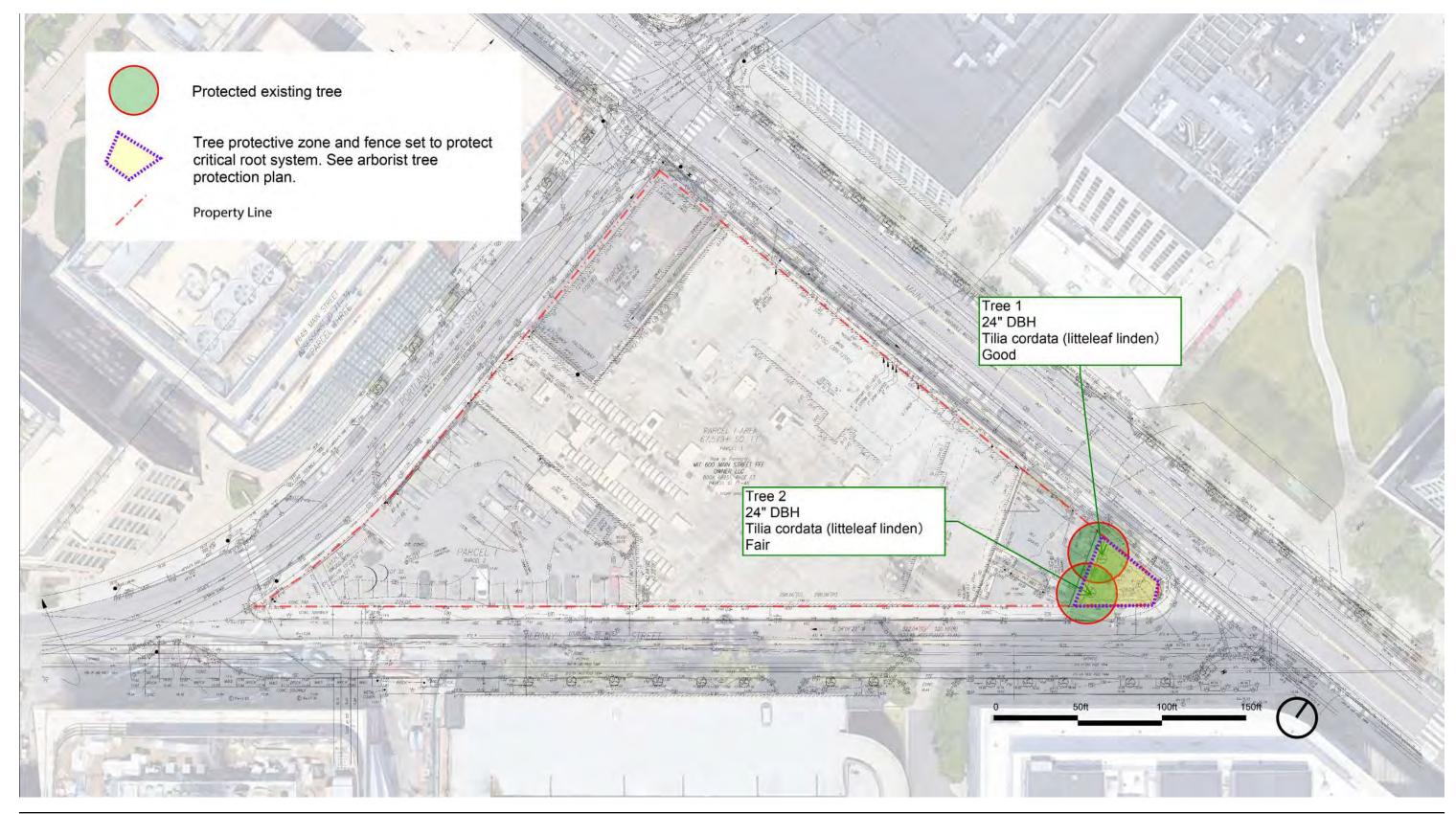




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	Trees(# of trees)	Trees (TotalDBH)
Tree	2	2
oval	0	0
ecimen Tree	+1	+5″
ge Tree	+17	+51"
dium Tree	+54	+135"
all Tree	+28	+56"
/Deficit	+100	+247"
eet Tree	28	(+70")

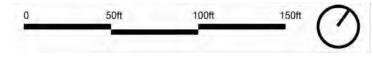
TREE PROTECTION PLAN



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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

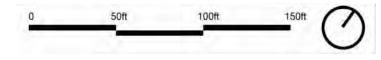
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Precast Permeable Paver Over Structural Soil

Cast in Place Concrete Sidewalk Over

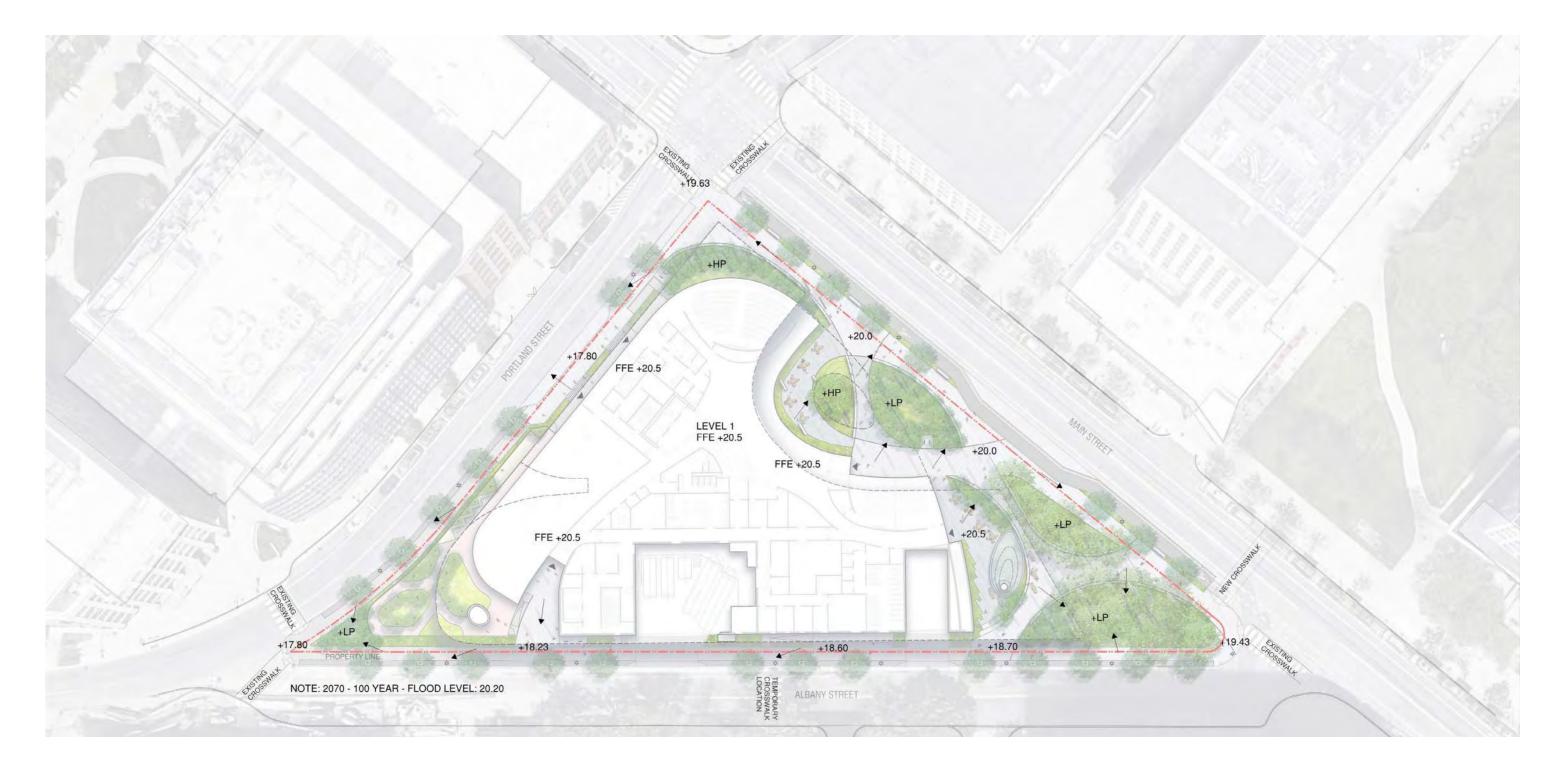
OVERALL LAYOUT PLAN

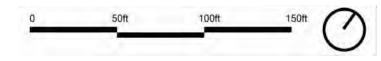






OVERALL GRADING PLAN



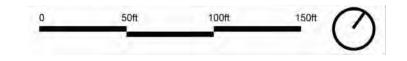




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OVERALL PLANTING PLAN









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