

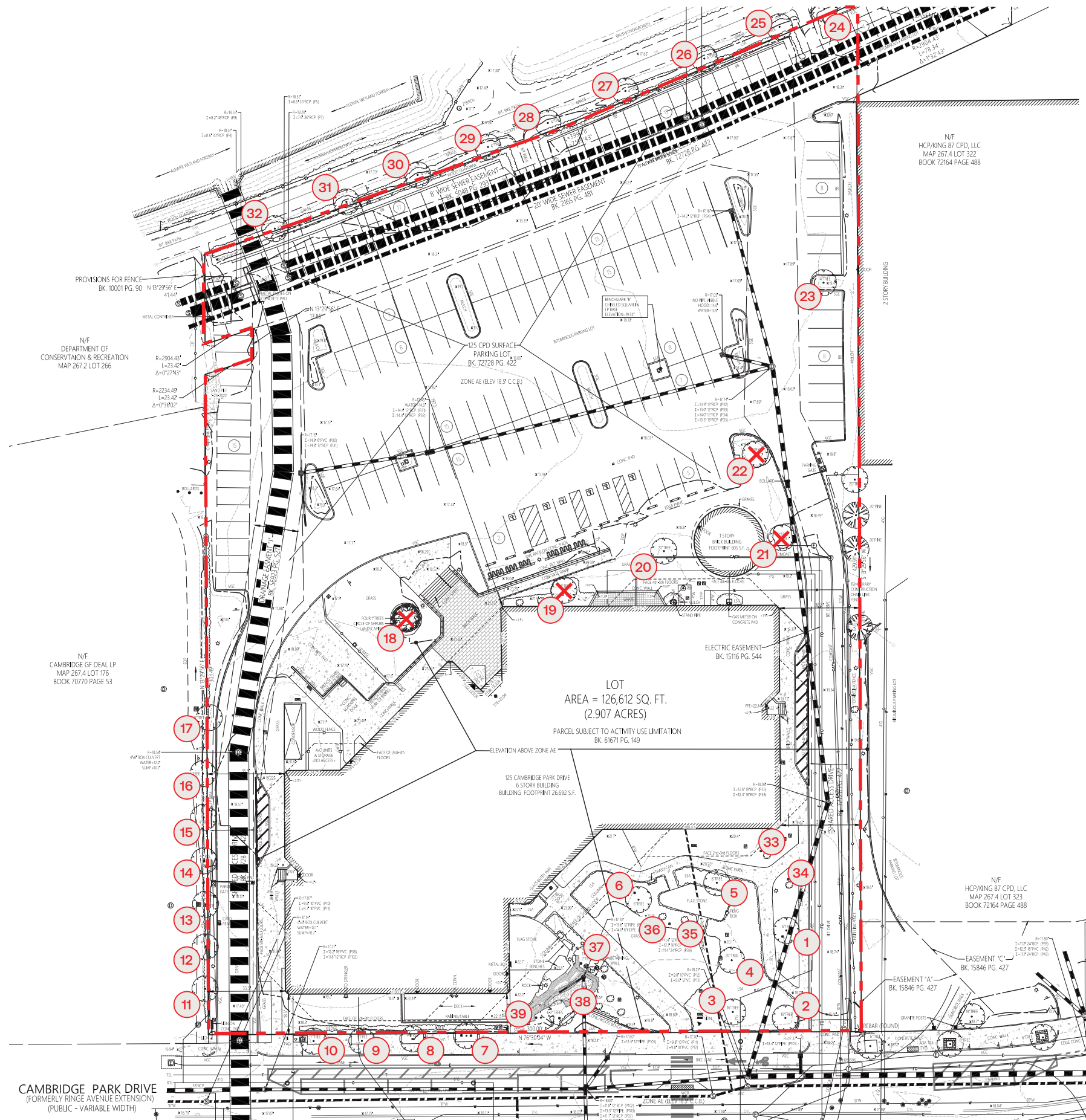
SECTION 7

APPENDIX

7A. Tree Study

EXISTING

125 CPD Proposed Trees to Remain and be Removed						
Tree ID	Common Name	Genus	Species	DBH to Remain	DBH to Remove	Condition Class
1	Oak-Pin	Quercus	palustris	5		Good
2	Honeylocust	Gleditsia	triacanthos var. inermis	16		Fair
3	Honeylocust	Gleditsia	triacanthos var. inermis	18		Fair
4	Honeylocust	Gleditsia	triacanthos var. inermis	20		Good
5	Oak-Pin	Quercus	palustris	6		Good
6	Oak-Pin	Quercus	palustris	5		Good
7	Honeylocust	Gleditsia	triacanthos var. inermis	4		Good
8	Linden-littleleaf	Tilia	cordata	14		Fair
9	Honeylocust	Gleditsia	triacanthos var. inermis	6		Good
10	Honeylocust	Gleditsia	triacanthos var. inermis	7		Good
11	Elm-American	Ulmus	americana	10		Good
12	Elm-American	Ulmus	americana	9		Good
13	Elm-American	Ulmus	americana	8		Good
14	Elm-American	Ulmus	americana	9		Good
15	Elm-American	Ulmus	americana	9		Good
16	Elm-American	Ulmus	americana	9		Good
17	Mulberry-Red	Morus	rubra	10		Good
18	Birch-River	Betula	nigra		3	Good
19	Maple-Norway	Acer	platanooides		18	Good
20	Maple-Norway	Acer	platanooides	21		Good
21	Maple-Norway	Acer	platanooides		19	Fair
22	Maple-Norway	Acer	platanooides		16	Good
23	Maple-Norway	Acer	platanooides	16		Fair
24	Maple-Red	Acer	rubrum	4		Fair
25	Maple-Red	Acer	rubrum	4		Good
26	Maple-Red	Acer	rubrum	4		Good
27	Maple-Red	Acer	rubrum	4		Fair
28	Maple-Red	Acer	rubrum	4		Fair
29	Maple-Red	Acer	rubrum	4		Fair
30	Maple-Red	Acer	rubrum	4		Good
31	Maple-Red	Acer	rubrum	4		Fair
32	Maple-Red	Acer	rubrum	4		Good
33	Serviceberry	Amelanchier	canadensis	2		Good
34	Serviceberry	Amelanchier	canadensis	2		Good
35	Serviceberry	Amelanchier	canadensis	2		Good
36	Serviceberry	Amelanchier	canadensis	3		Good
37	Birch-River	Betula	nigra	2		Good
38	Birch-River	Betula	nigra	2		Good
39	Birch-River	Betula	nigra	2		Good
TOTAL TREE CALIPER INCHES PROPOSED TO REMAIN AND BE REMOVED:				253	56	



- Notes:
- Information provided above is based on the 125 Cambridge Park Drive Inventory, Dated March 2022 by Bartlett Tree Experts.
 - The Trees proposed to be removed are due to the Building Expansion on the Northwest side of 125 Cambridge Park Drive and the reconstruction of the Electrical yard on the NorthEast side of 125 Cambridge Park Drive.

7A. Tree Study

PROPOSED

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	FORM	QTY
	AA	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY	BALL & BURLAP	-	8-10'	MULTISTEM, STANDARD	15
	AS	ACER SACCHARUM / SUGAR MAPLE	BALL & BURLAP	4" MIN.	-	STANDARD	5
	BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	BALL & BURLAP	-	10-12'	MULTISTEM, STANDARD	26
	HI	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' / ARNOLD PROMISE HYBRID WITCH HAZEL	BALL & BURLAP	-	6-8'	MULTISTEM, STANDARD	10
	IM	ILEX X MESERVEAE 'BLUE MAID' TM / BLUE MAID HOLLY	BALL & BURLAP	-	6-8'	STANDARD	22
	PO	PICEA OMORIKA / SERBIAN SPRUCE	BALL & BURLAP	-	12-14'	STANDARD	11
	QB	QUERCUS BICOLOR / SWAMP WHITE OAK	BALL & BURLAP	4" MIN.	-	STANDARD	12
	RT	RHUS TYPHINA / STAGHORN SUMA	BALL & BURLAP	-	6-8'	MULTISTEM, STANDARD	49
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONTAINER	SPACING	HEIGHT	FORM	AREA
	PM1	PLANT MIX 1 (PART SHADE/SHADE)	50% 4" POTS, 30% 1 GAL. POTS, 16% 3 GAL. POTS, 4% 5 GAL.	VARIES	VARIES	VARIES	8,143 SF
	PM2	PLANT MIX 1 (PART SUN/SUN)	50% 4" POTS, 30% 1 GAL. POTS, 15% 3 GAL. POTS, 5% 5 GAL.	VARIES	VARIES	VARIES	3,641 SF
TOTAL MITIGATION (TREE CALIPER INCHES PROPOSED)				68" TOTAL			

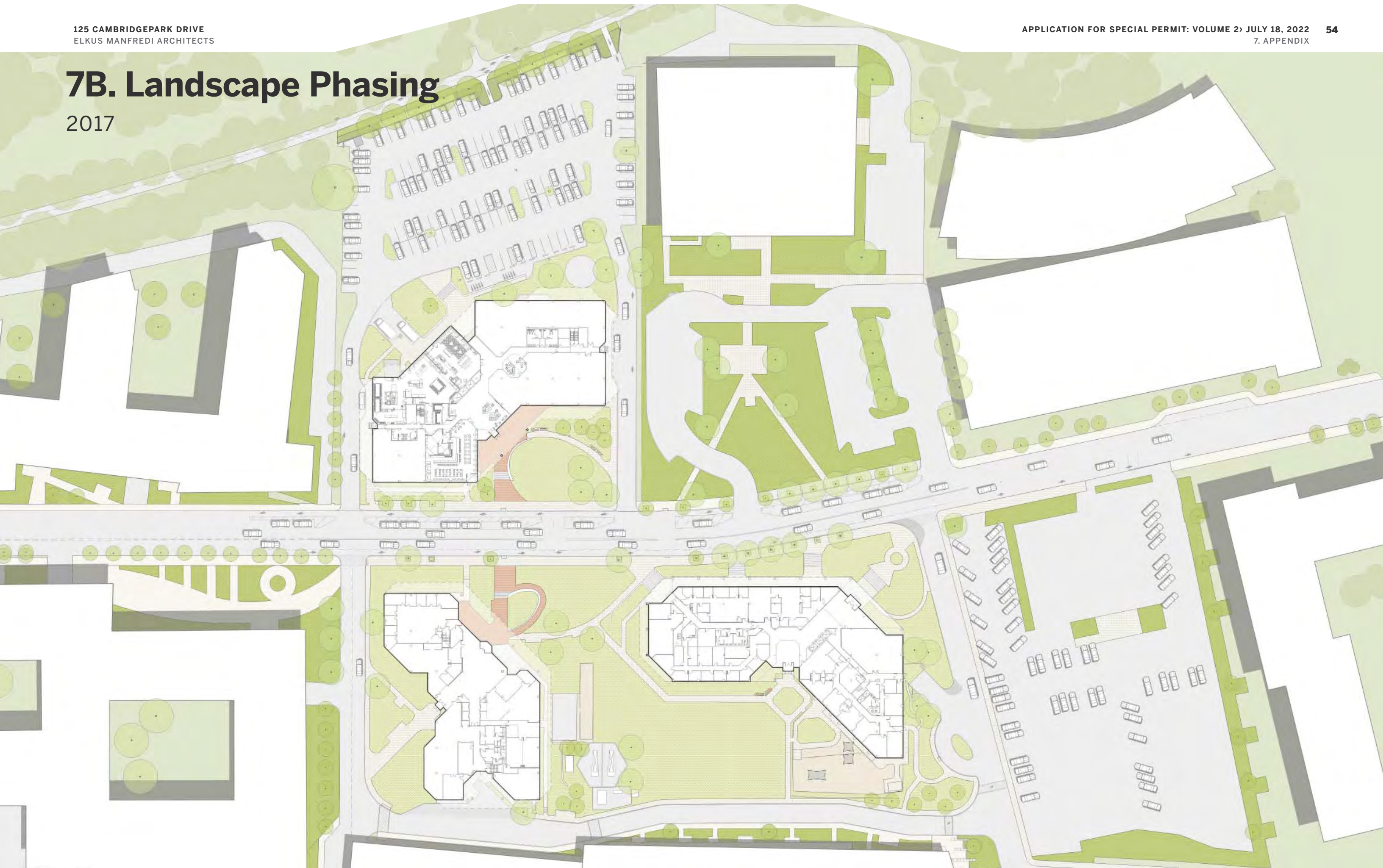
Notes:

1. The above Plant Schedule represents the proposed species that are to be specified on site. These tree species have been installed in Phases I & II. The actual tree species/locations are to be studied further and updated as the design progresses.
2. At a minimum, the proposed landscape plan intends to provide seventeen (17) canopy/shade trees at 4" caliper. This equates to a total of **68 caliper inches**, which exceeds the proposed tree removal inches by 12.
3. Additional canopy and multi-stem trees are also proposed, within the landscape plan, and would be above and beyond the caliper inches proposed in Note 2.



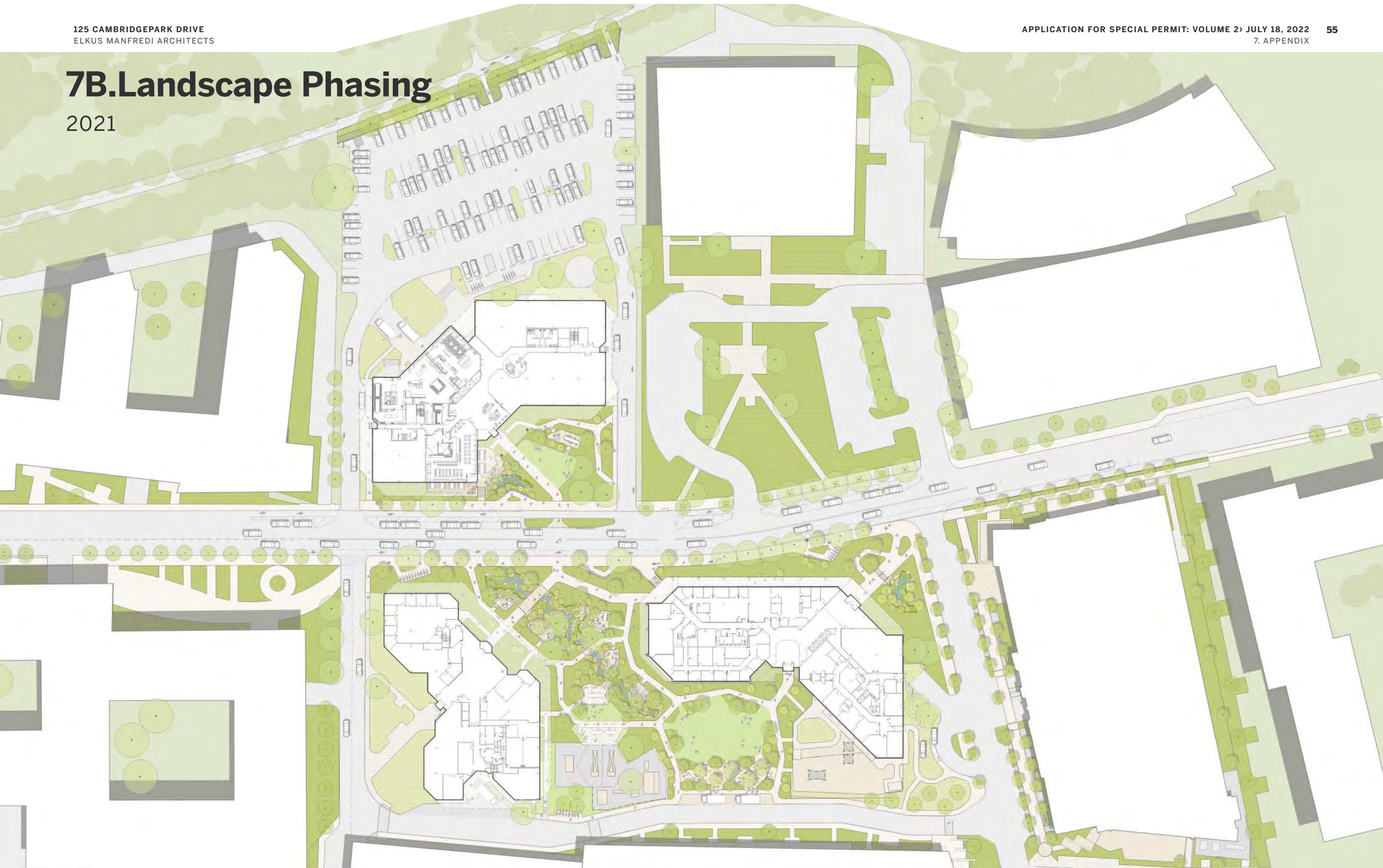
7B. Landscape Phasing

2017



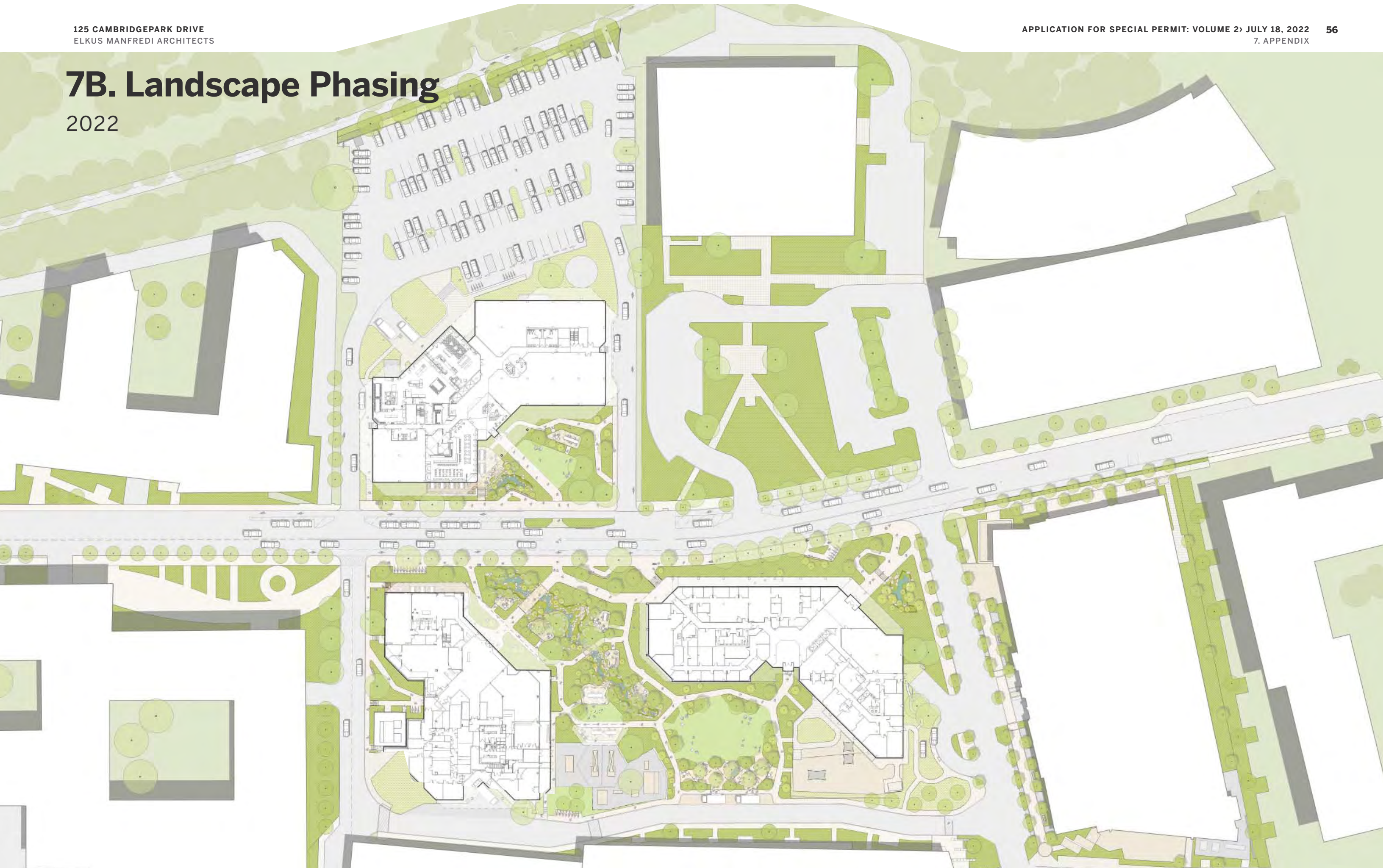
7B.Landscape Phasing

2021



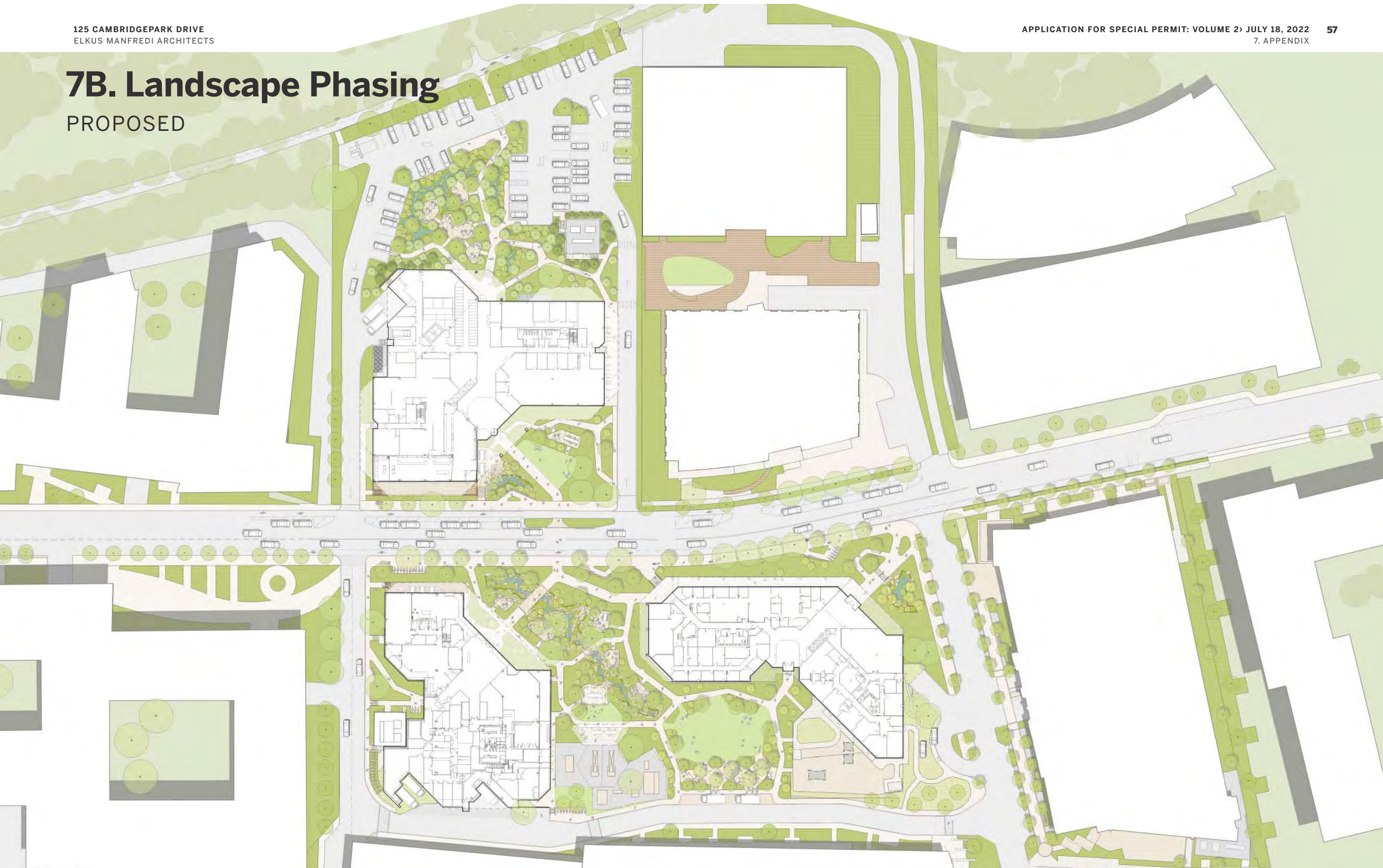
7B. Landscape Phasing

2022



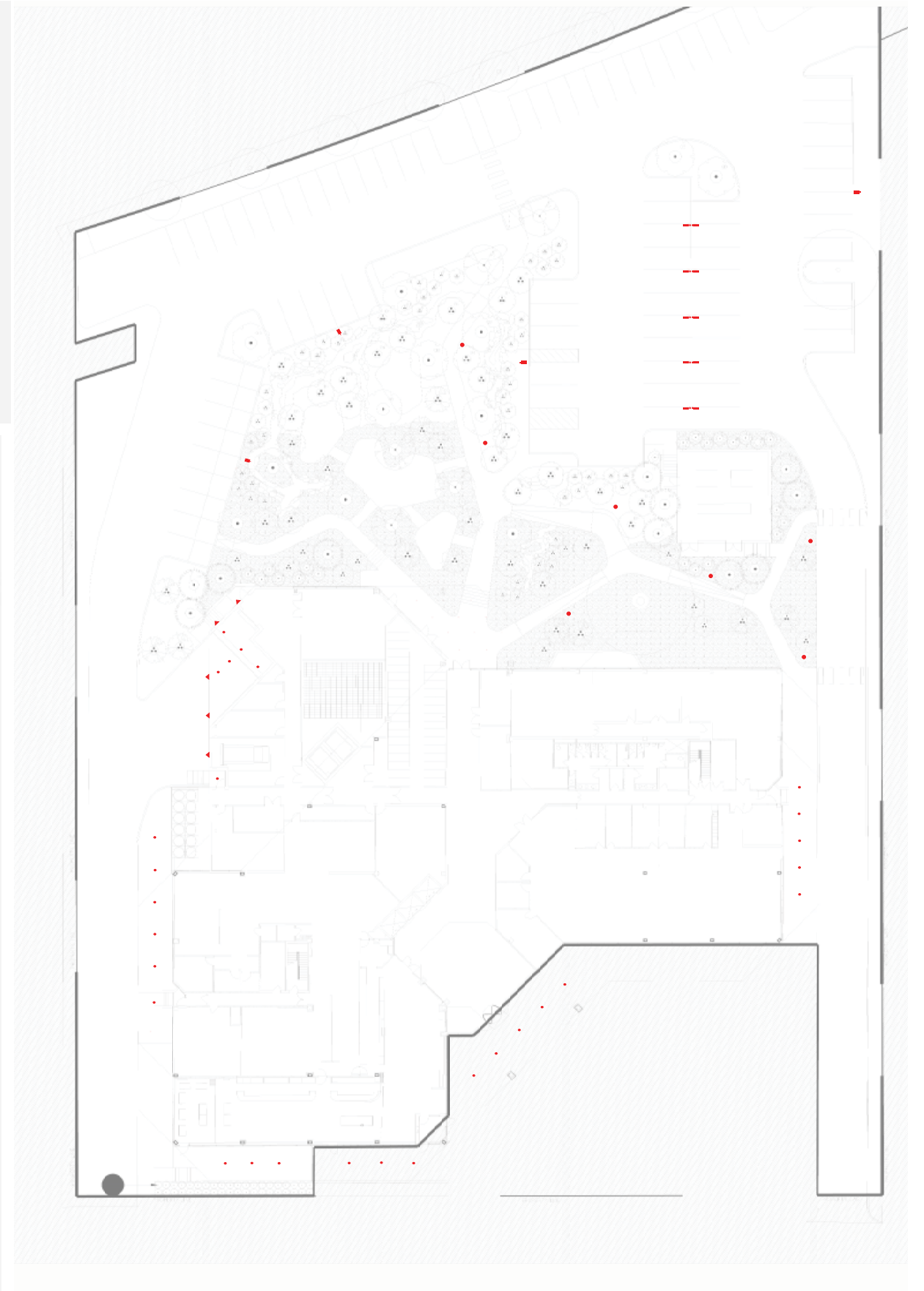
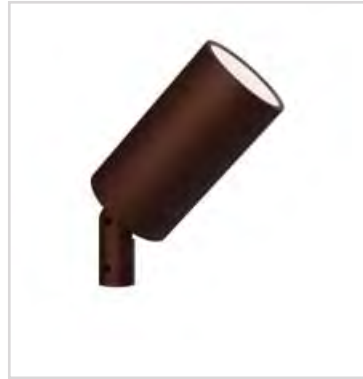
7B. Landscape Phasing

PROPOSED



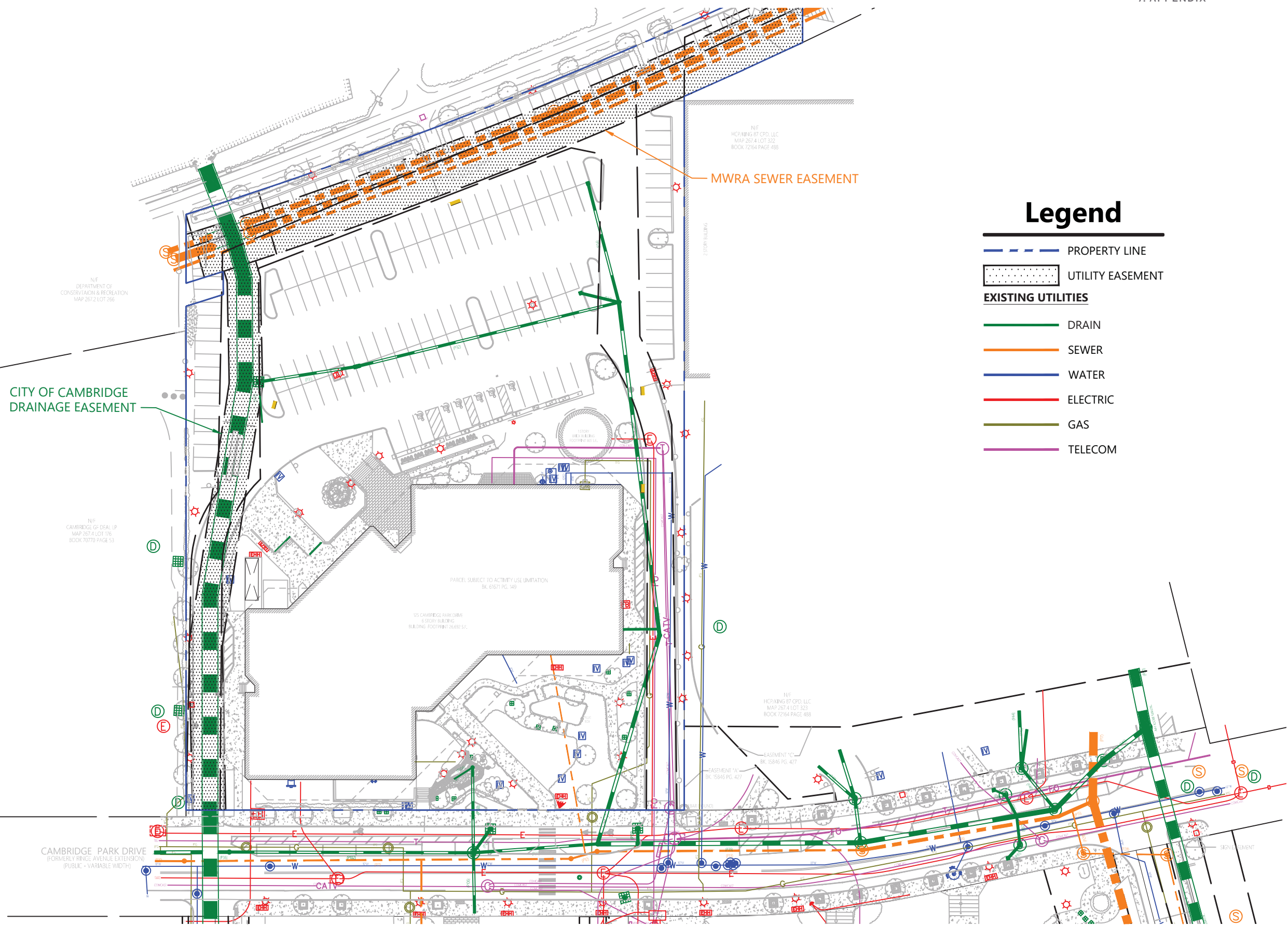
7C. Site Lighting

PROPOSED



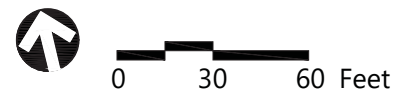
7D. Utilities

EXISTING



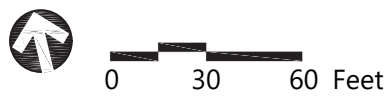
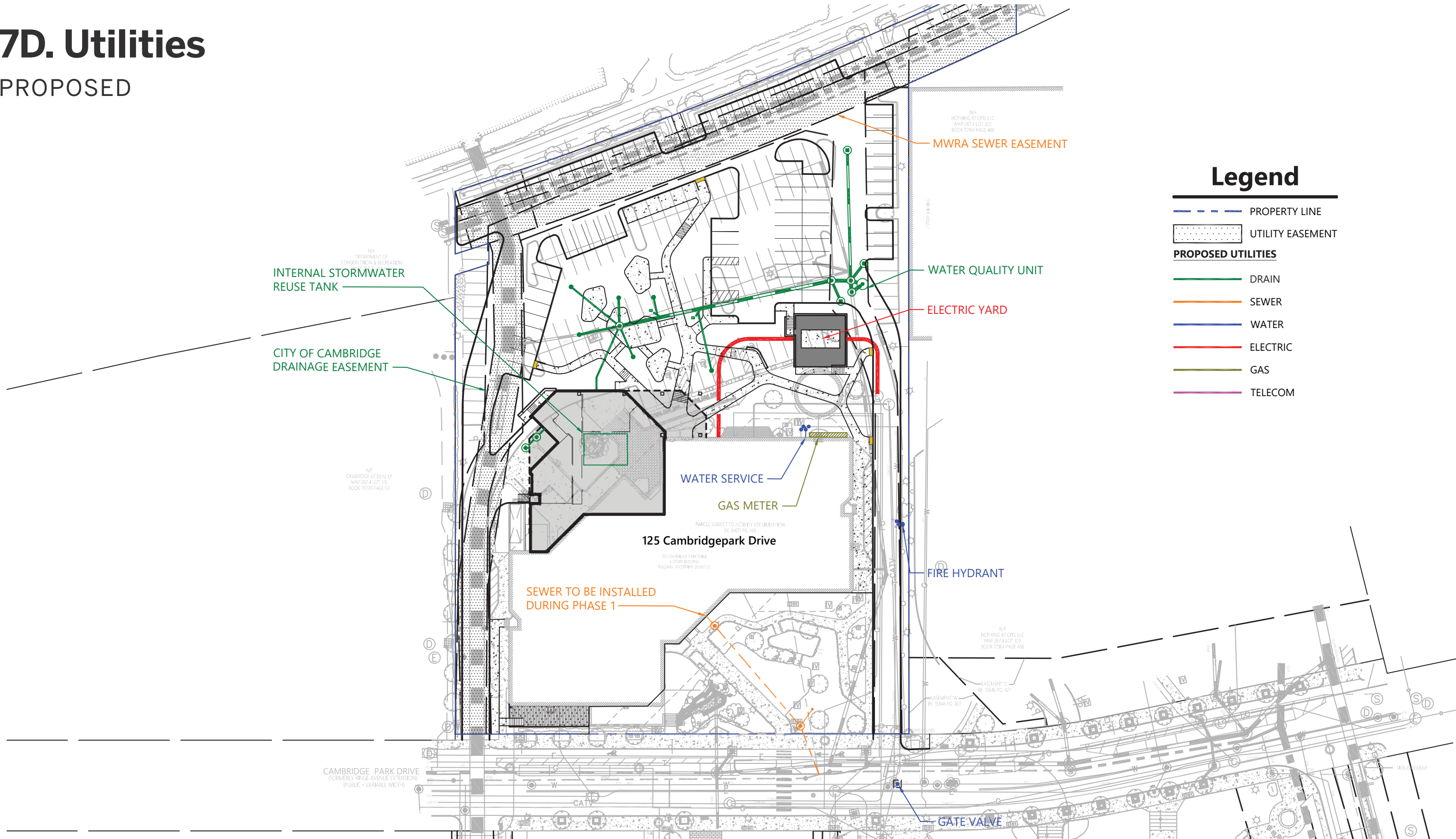
Legend

- PROPERTY LINE
- UTILITY EASEMENT
- EXISTING UTILITIES**
- DRAIN
- SEWER
- WATER
- ELECTRIC
- GAS
- TELECOM



7D. Utilities

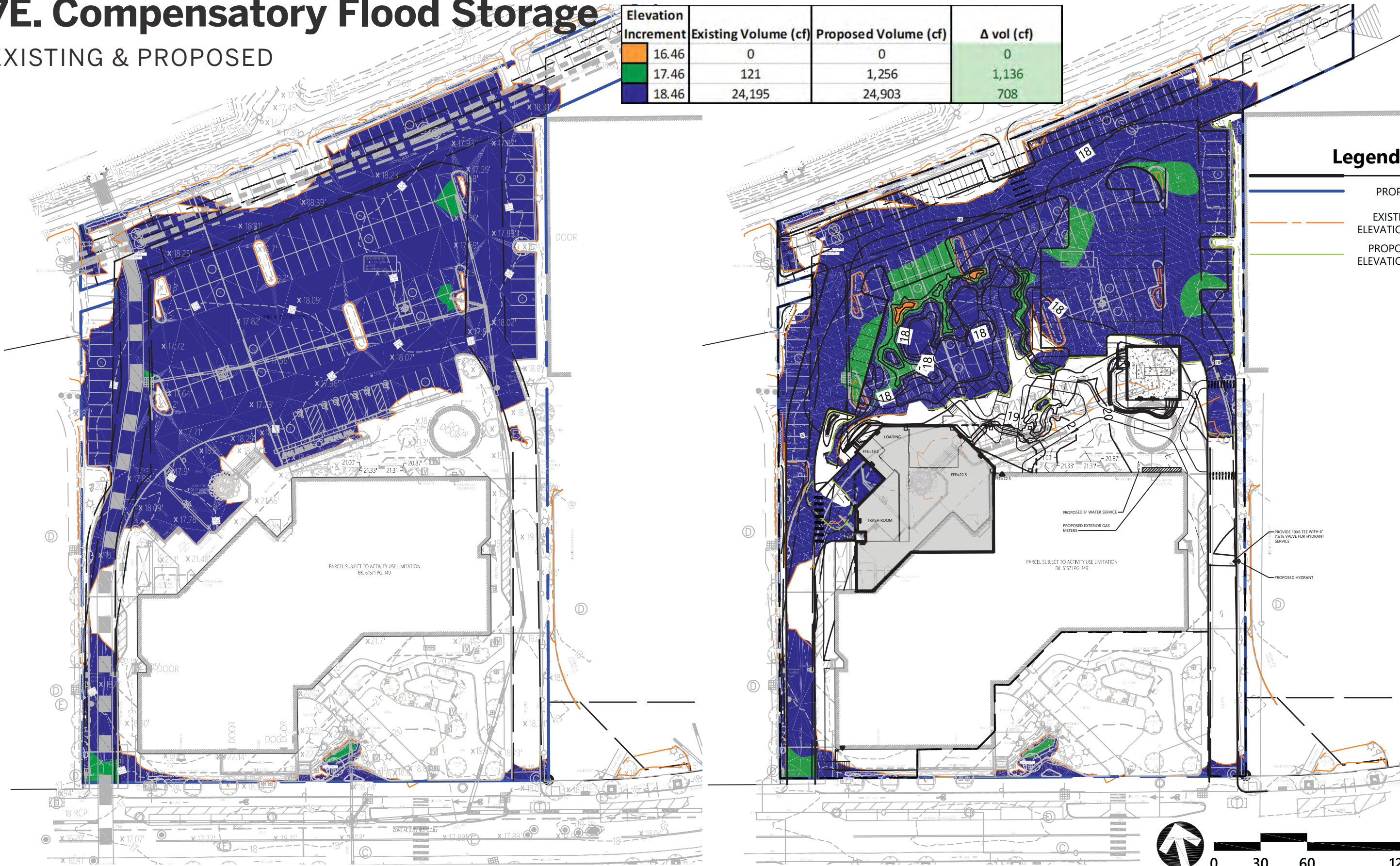
PROPOSED



7E. Compensatory Flood Storage

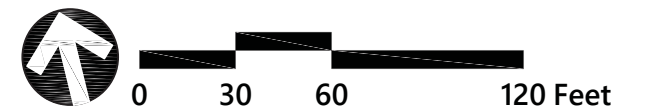
EXISTING & PROPOSED

Elevation Increment	Existing Volume (cf)	Proposed Volume (cf)	Δ vol (cf)
16.46	0	0	0
17.46	121	1,256	1,136
18.46	24,195	24,903	708



Legend

- PROPERTY LINE
- - - EXISTING FLOOD ELEVATION - 18.46 CCB
- PROPOSED FLOOD ELEVATION - 18.46 CCB



7F. Truck Turning

WB-40, SU-30, TRASH COMPACTOR

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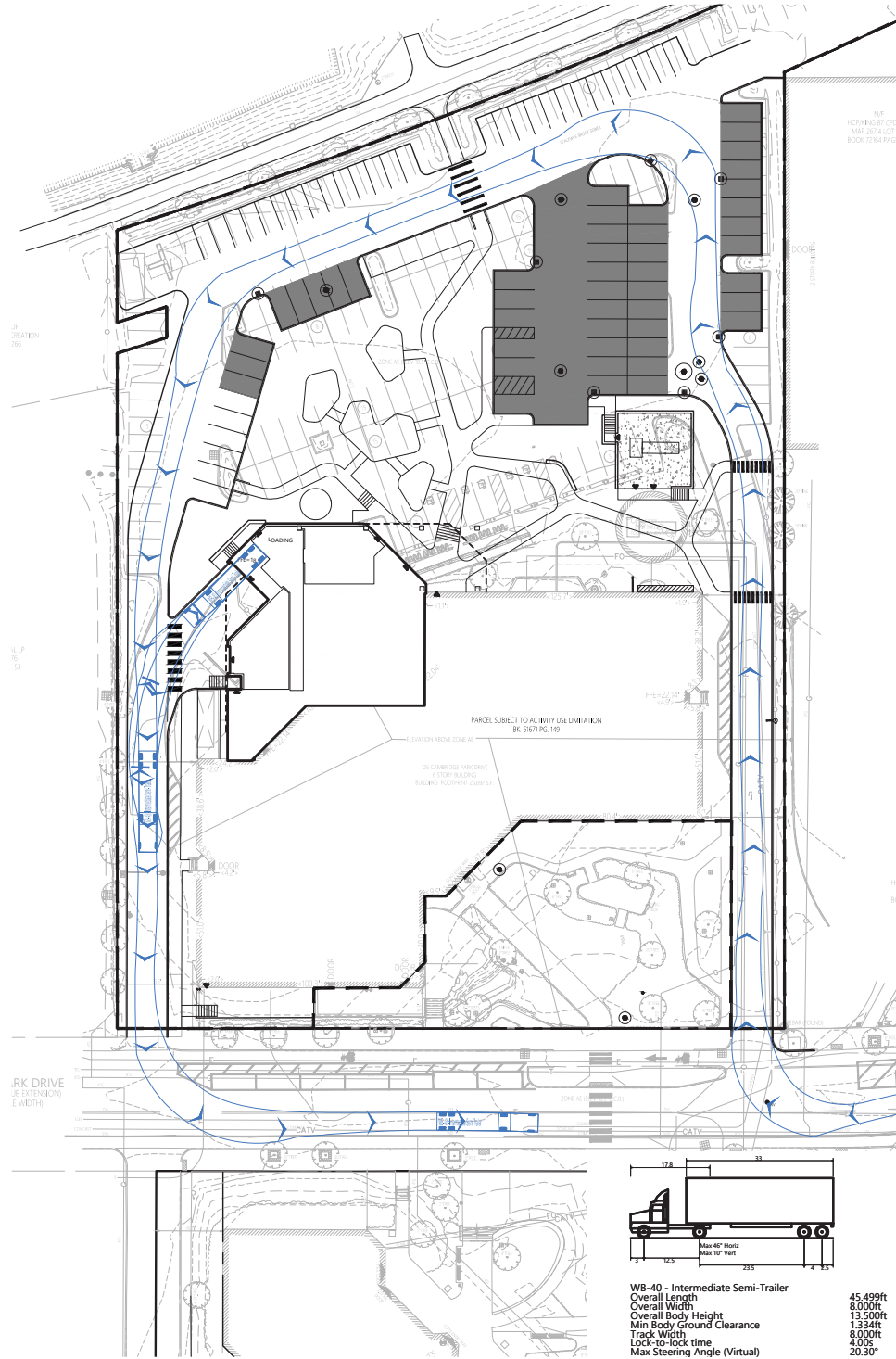


Figure 3
Loading Dock Truck Turns
Compactor Pick-up Circulation
125 Cambridge Park Drive
Cambridge, MA 02140
04/27/2022

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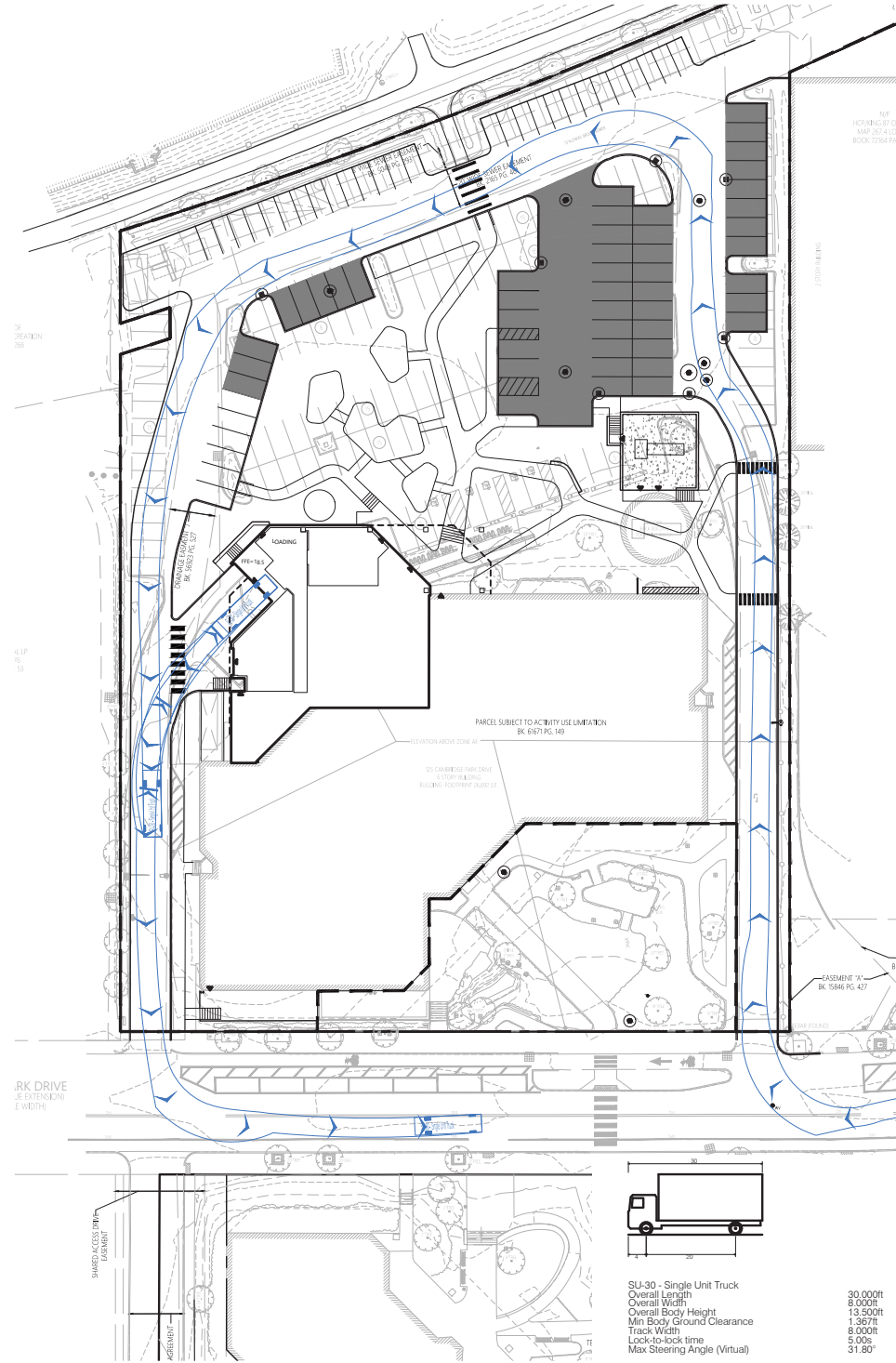


Figure 2
Loading Dock Truck Turns
SU-30 Circulation
125 Cambridge Park Drive
Cambridge, MA 02140
04/27/2022

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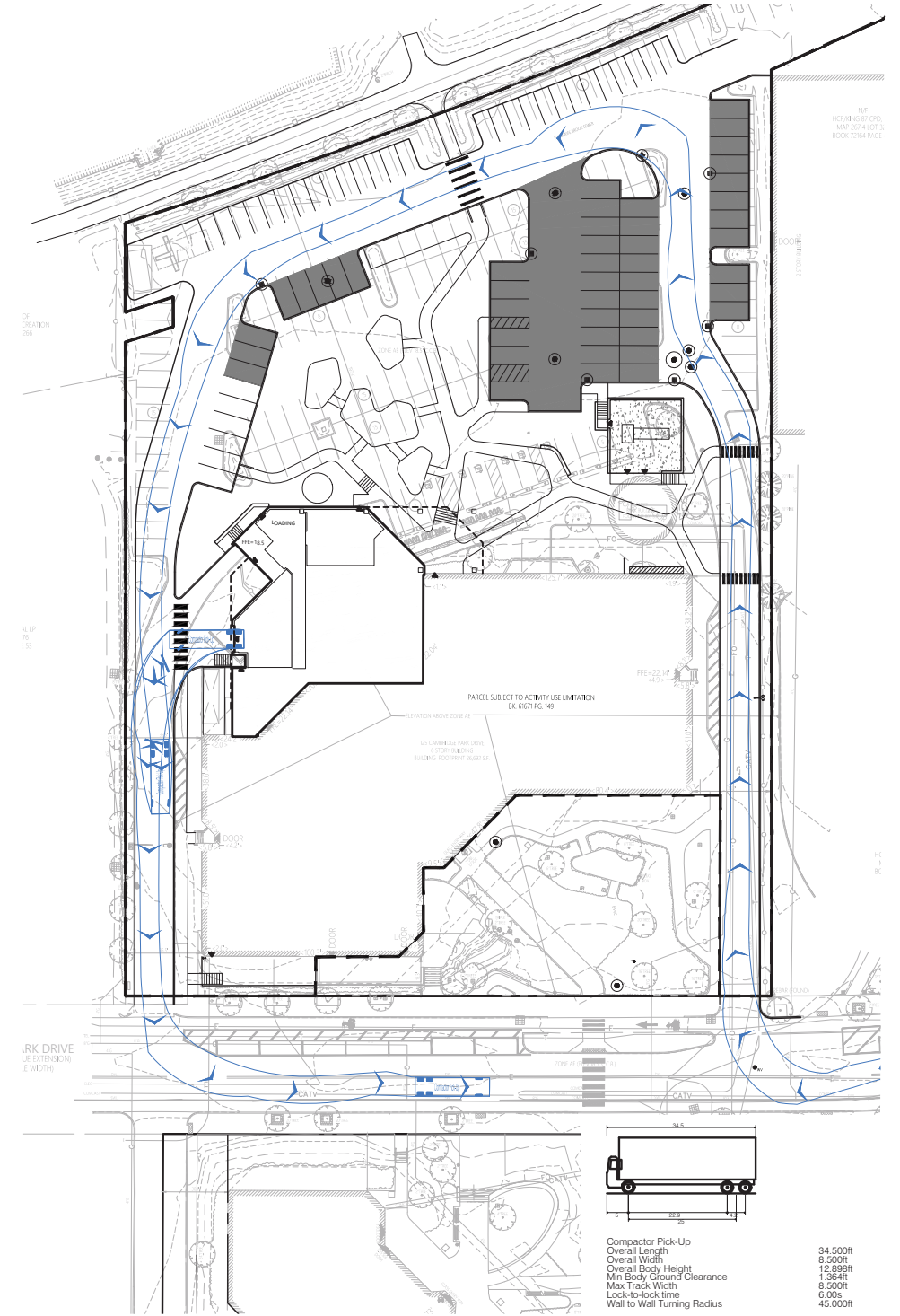
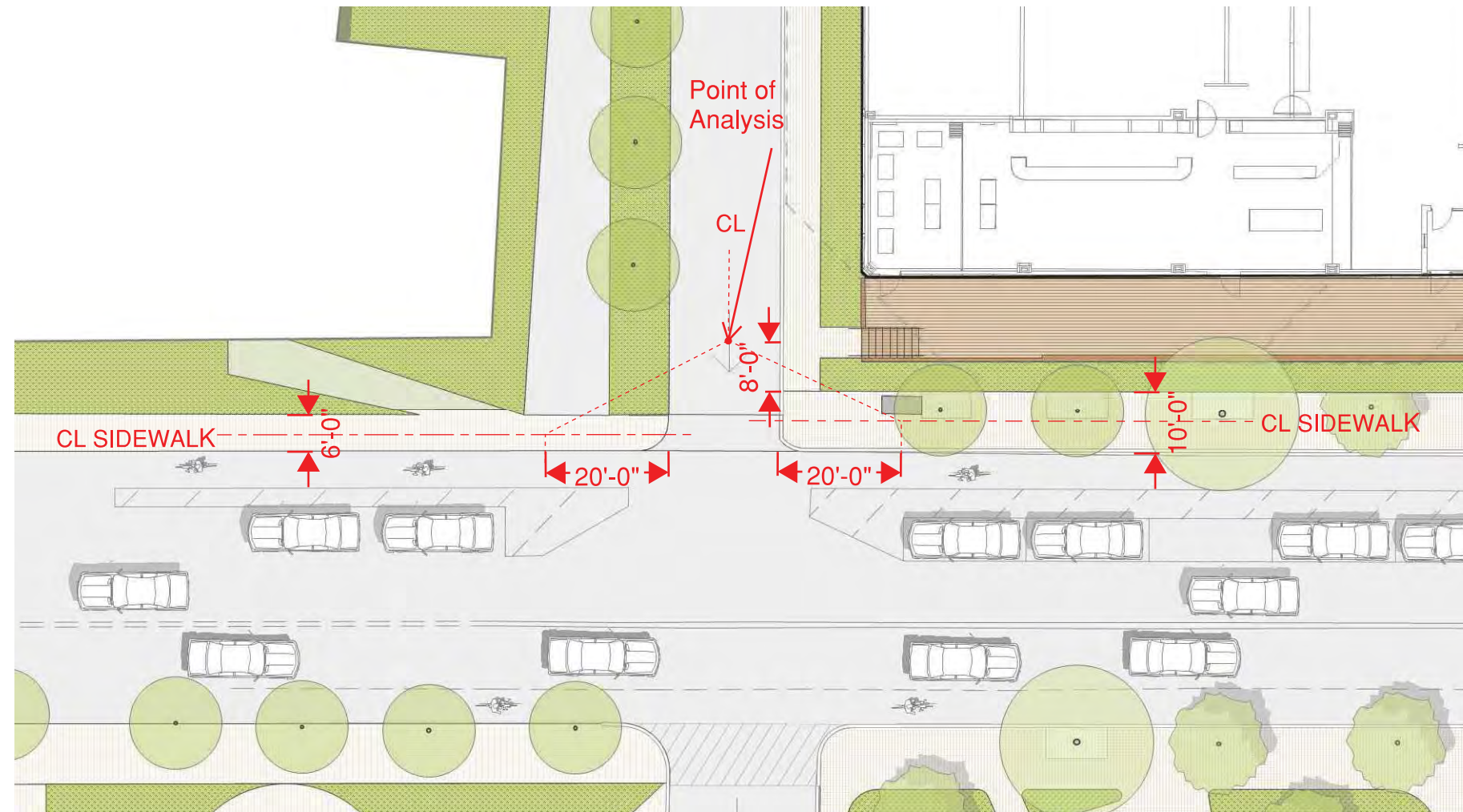


Figure 3
Loading Dock Truck Turns
Compactor Pick-up Circulation
125 Cambridge Park Drive
Cambridge, MA 02140
04/27/2022

7G. Sight Line Analysis

SERVICE DRIVES

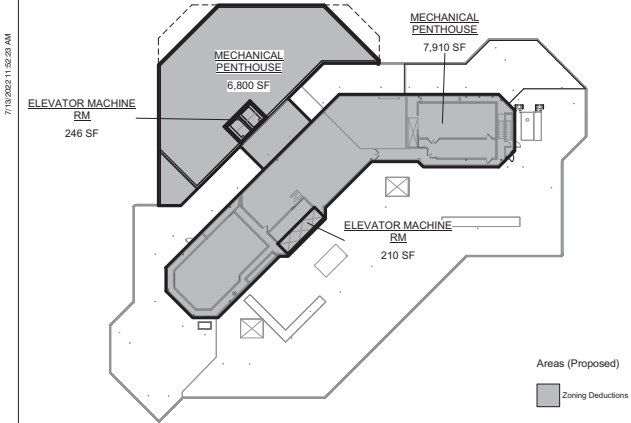


7H. Area Plans

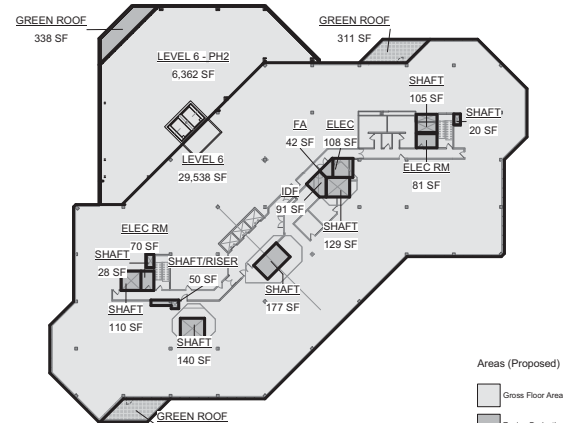
PROPOSED

CONTRIBUTING ROOF AREA TO STORMWATER = 6,800 SF + 646 SF = 7,446 SF

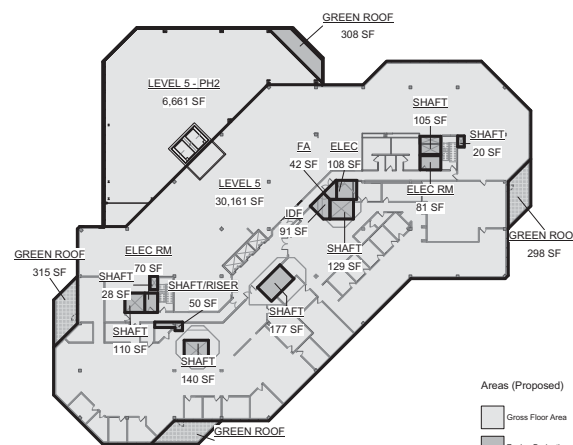
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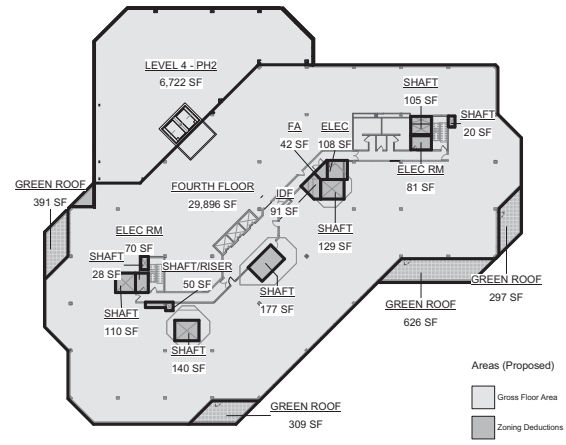
8 MECHANICAL LEVEL
SCALE: 1/32" = 1'-0"



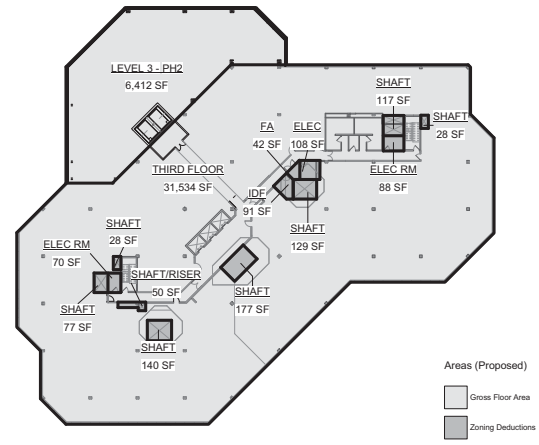
7 LEVEL 6
SCALE: 1/32" = 1'-0"



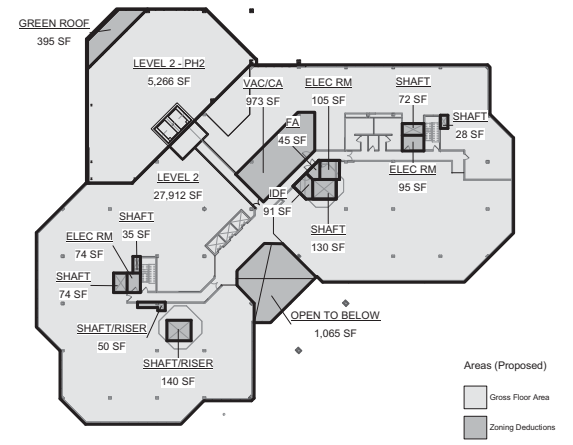
6 LEVEL 5
SCALE: 1/32" = 1'-0"



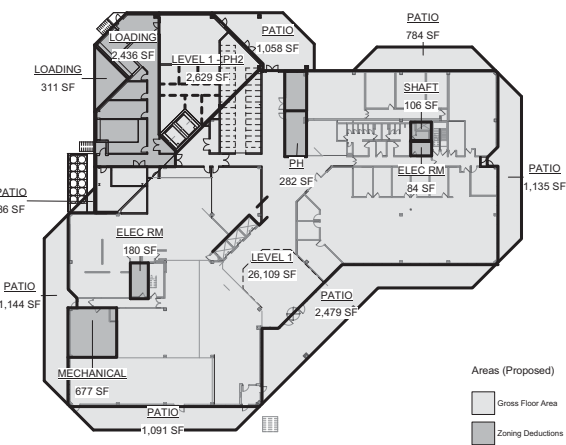
5 LEVEL 4
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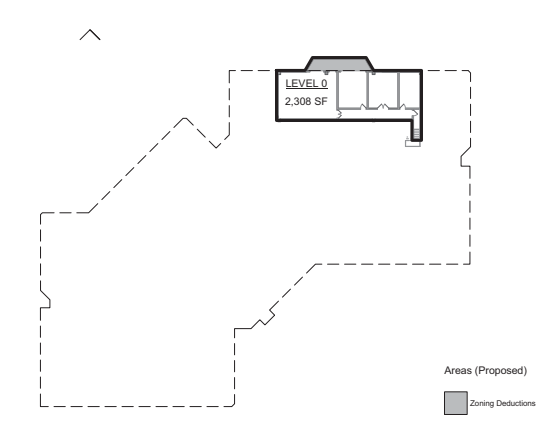
4 LEVEL 3
SCALE: 1/32" = 1'-0"



3 LEVEL 2
SCALE: 1/32" = 1'-0"



2 LEVEL 1
SCALE: 1/32" = 1'-0"



1 LEVEL 0
SCALE: 1/32" = 1'-0"

EXISTING			
LEVEL	GROSS BUILDING AREA	ZONING DEDUCTIONS	GROSS FLOOR AREA
LEVEL 0	2,308 SF	2,308 SF	
LEVEL 1	34,088 SF	984 SF	33,104 SF
LEVEL 2	30,440 SF	1,798 SF	28,642 SF
LEVEL 3	32,663 SF	1,643 SF	31,020 SF
LEVEL 4	32,669 SF	1,674 SF	30,995 SF
LEVEL 5	32,227 SF	1,672 SF	30,555 SF
LEVEL 6	31,301 SF	1,672 SF	29,629 SF
MECHANICAL LEVEL	8,122 SF	8,122 SF	
TOTAL	203,819 SF	19,873 SF	183,946 SF

SITE AREA - 126,595, Existing GFA 184,000 SF

PROPOSED			
LEVEL	GROSS BUILDING AREA	ZONING DEDUCTIONS	GROSS FLOOR AREA
Not Placed	0 SF	0 SF	
LEVEL 0	2,308 SF	2,308 SF	36,515 SF
LEVEL 1	40,835 SF	4,320 SF	33,178 SF
LEVEL 2	36,548 SF	3,372 SF	37,947 SF
LEVEL 3	39,093 SF	1,146 SF	36,618 SF
LEVEL 4	39,395 SF	2,776 SF	36,822 SF
LEVEL 5	39,205 SF	2,383 SF	35,900 SF
LEVEL 6	38,016 SF	2,116 SF	
MECHANICAL LEVEL	15,166 SF	15,166 SF	216,981 SF
TOTAL	250,567 SF	33,588 SF	ALLOWABLE: 221,541 SF

NOTE: THE GREEN ROOF AREA IS INCLUDED IN ZONING DEDUCTION. THE TOTAL GREEN ROOF AREA IS 4,204 GSF. UP TO 15% OF GREEN ROOFS TO BE USED FOR PRIVATE OPEN SPACE, APPROXIMATELY 646 SF.

ELKUS | MANFREDI
ARCHITECTS

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PARK DRIVE

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Code Red Consultants
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Building Envelope Consultant
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Waltham / MA / 02451
781.907.9213

SPECIAL PERMIT

PROJECT NUMBER: 20102.000

DATE: 07.13.22

- REVISIONS:
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SCALE: 1/32" = 1'-0"

DRAWING NAME:

PROPOSED GROSS
FLOOR AREA PLANS -
PHASE 2

DRAWING NUMBER:

A051.2

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7I. Open Space

PROPOSED

Lot Coverage Calculations

Description	Existing	Proposed	Change
IMPERVIOUS AREA	101,596 SF	90,401 SF	-11,195 SF
OPEN SPACE*	25,016 SF	36,211 SF	+11,195 SF
TOTAL AREA	126,612 SF	126,612 SF	126,612 SF
TOTAL OPEN SPACE	19.8%	28.6%	8.8%

* OPEN SPACE, GREEN AREA AS DEFINED BY CAMBRIDGE ZONING ORDINANCE ARTICLE 2 SHALL CONSIST ENTIRELY OF LIVING TREES, GRASS, GROUND COVER, BUSHES, SHRUBS, AND/OR SIMILAR VEGETATION, AS WELL AS WATER AND OTHER NATURAL FEATURES OF THE SITE EXCEPT AS PROVIDED BELOW...IN NO CASE SHALL HARD SURFACED WALKS AND TERRACES OR PERVIOUS GROUND COVERS LIKE GRAVEL, STONE & WOOD CHIPS NOT BEING USED AS MULCH BENEATH VEGETATION, EXCEED TWENTY-FIVE (25) PERCENT OF THE TOTAL REQUIRED GREEN OPEN SPACE AREA.



Legend

- BUILDING
- PAVEMENT
- SIDEWALK/CONCRETE
- GREENSPACE
- PROPERTY LINE

