



35 CAMBRIDGE PARK DRIVE SPECIAL PERMIT SUPPLEMENTAL GRAPHIC SUBMISSION | 11.08.16

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VHB *Vanasse Hangen Brustlin, Inc.*

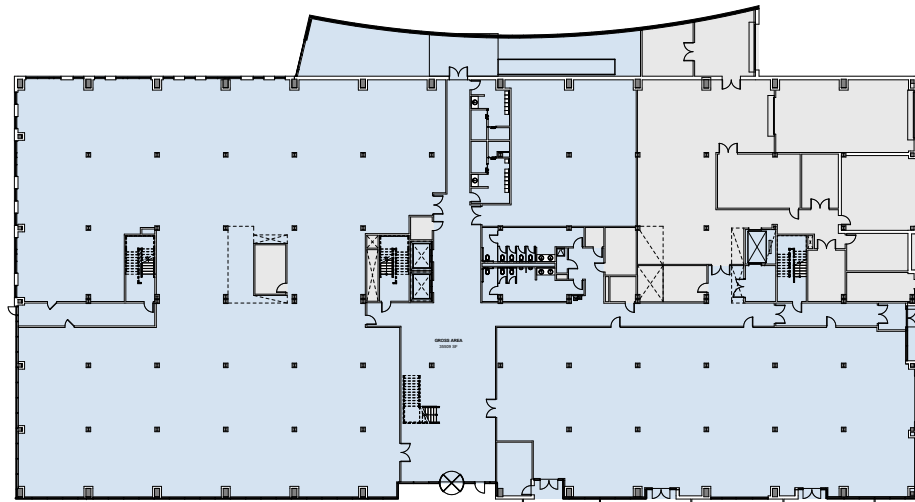


ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

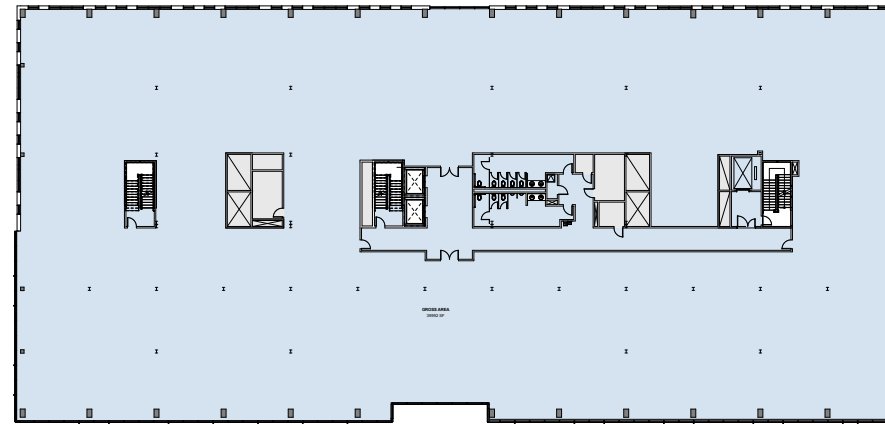
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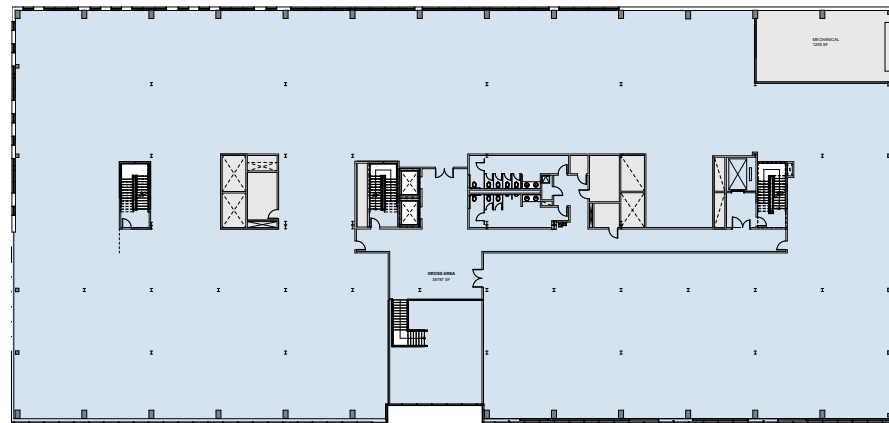
GFA DIAGRAMS



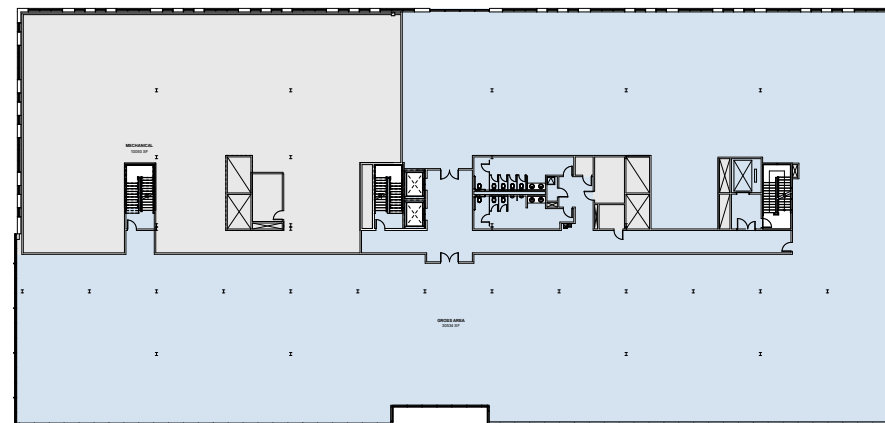
LEVEL 1



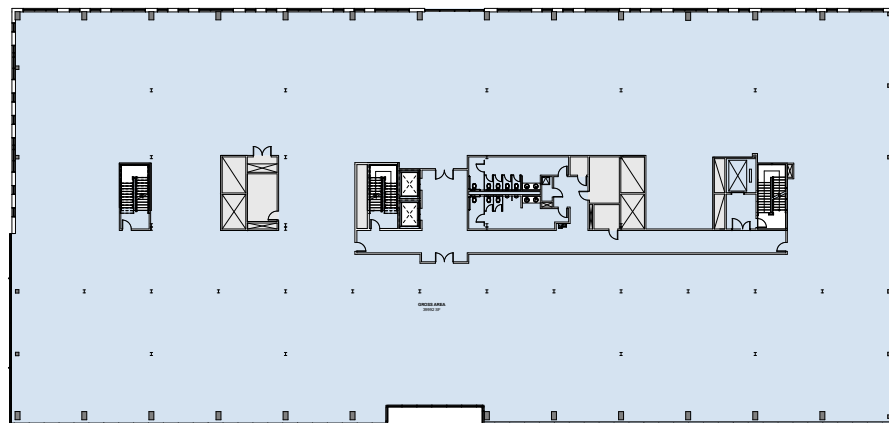
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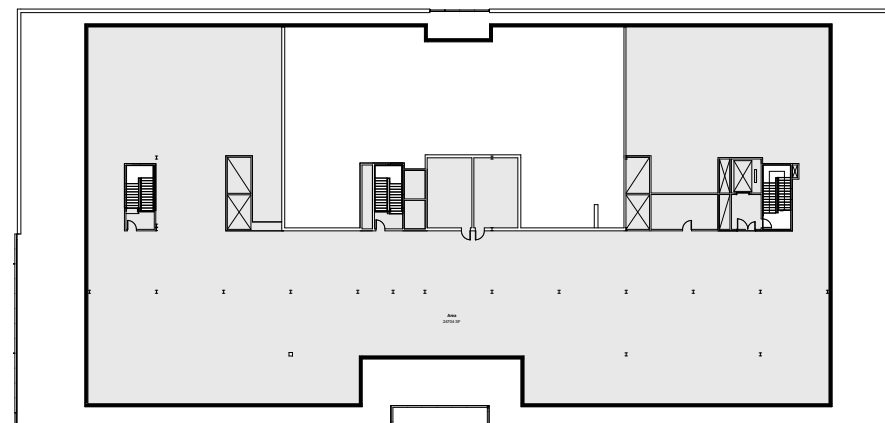
LEVEL 2



LEVEL 5



LEVEL 3



MECHANICAL PENTHOUSE

| FLOOR | EXISTING | NEW | DIFF +/- |
|----------------------|----------------|----------------|---------------|
| LEVEL 1 | 48,723 | 35,509 | -13,214 |
| LEVEL 2 | 47,462 | 38,787 | -8,675 |
| LEVEL 3 | 41,450 | 39,992 | -1,458 |
| LEVEL 4 | 0 | 39,992 | 39,992 |
| LEVEL 5 | 0 | 30,534 | 30,534 |
| MECHANICAL PENTHOUSE | 0 | 0 | 0 |
| TOTALS | 137,635 | 184,814 | 47,179 |

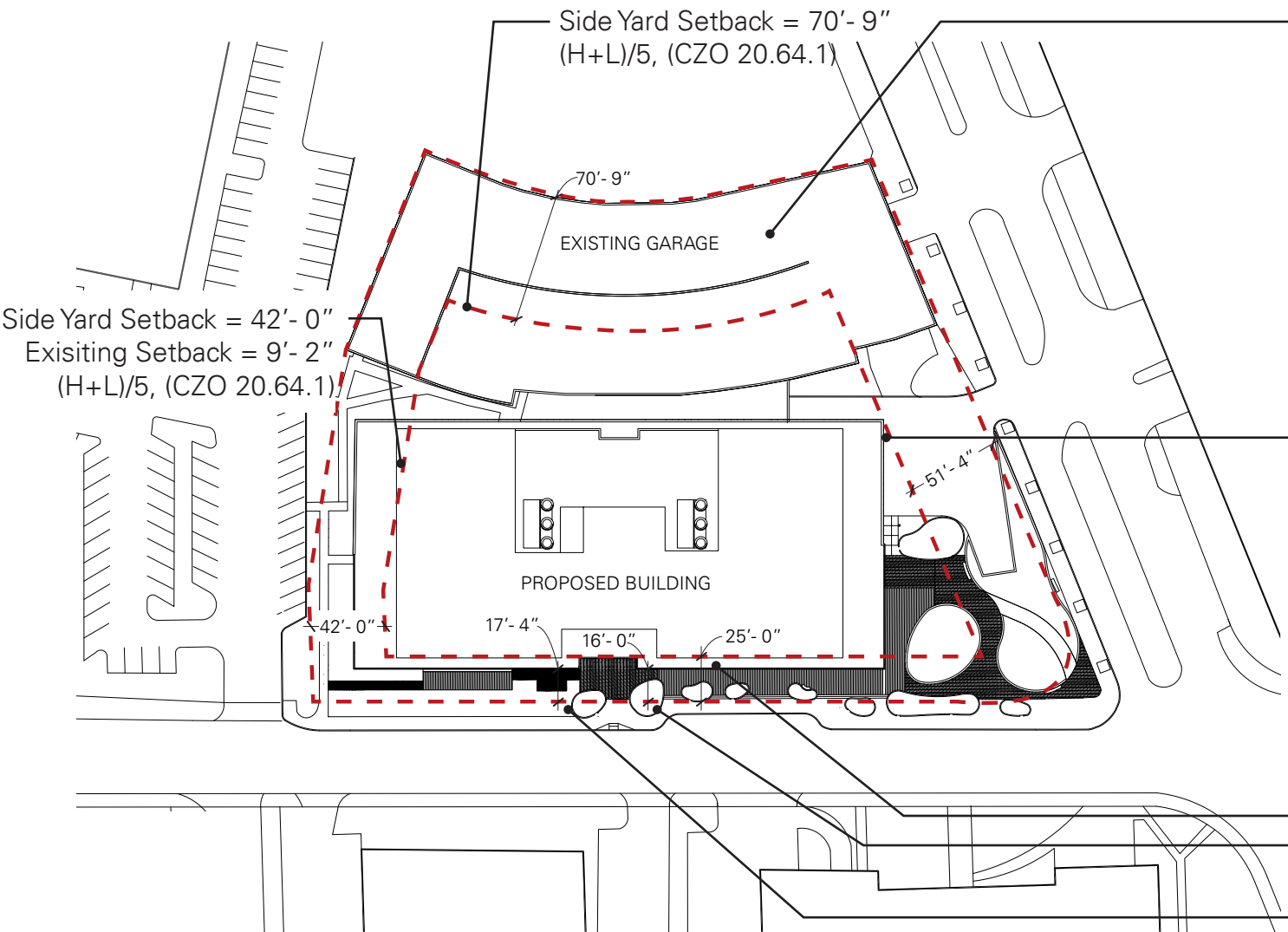
| FLOOR | EXISTING | NEW | DIFF +/- |
|---------------|----------------|----------------|---------------|
| TOTALS | 137,635 | 184,814 | 47,179 |

KEY

- GFA | GROSS FLOOR AREA
- EXCLUDED



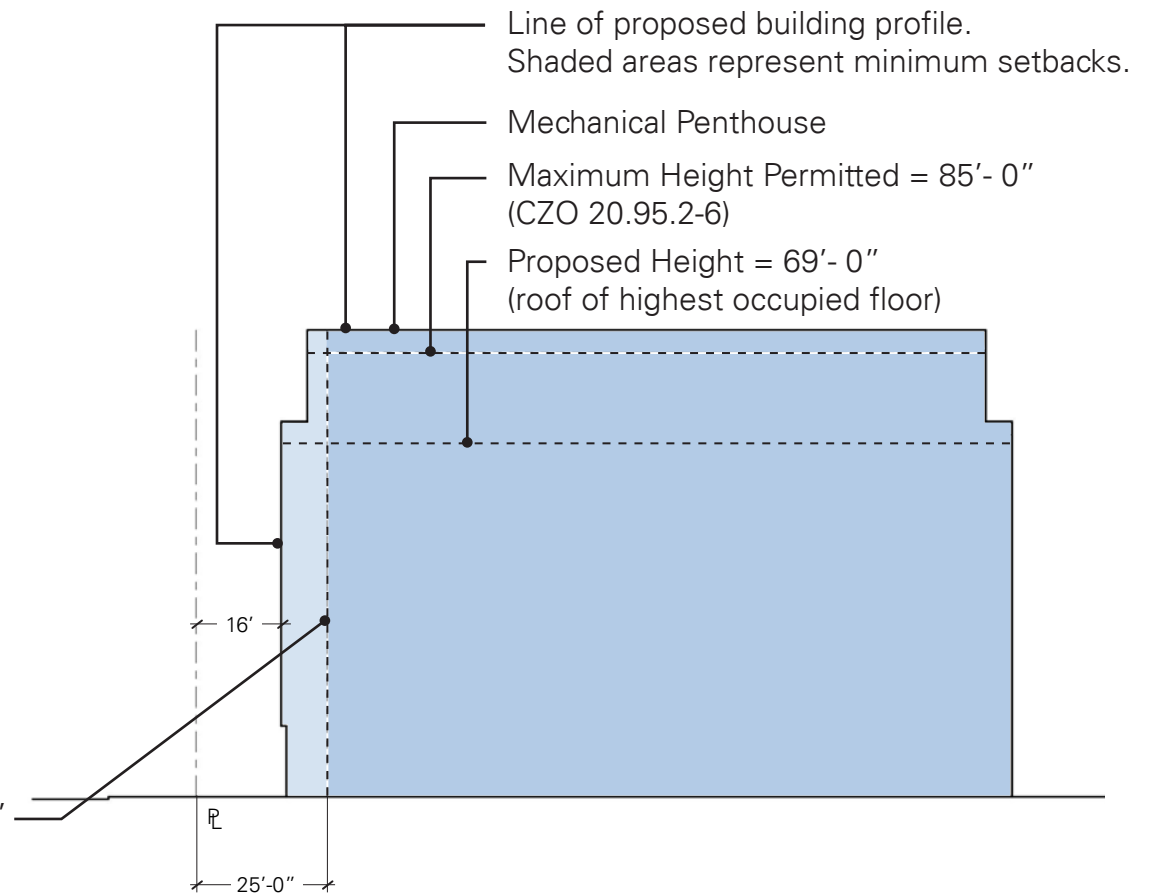
ZONING + SETBACKS DIAGRAM



Existing Parking Garage not included in FAR; it is in a 100 year flood plain and was built prior to Sept 15, 2015. (CZO 5.25.42)

Front Yard Setback (corner lot, 2nd street) = 57'-2" Proposed Setback = 51'-4" (H + L)/4, (CZO 20.64.1) Existing Setback = 16'-1"

Front Yard Setback Permitted = 25' Proposed Setback = 16'-0" (CZO 20.95.3, CZO 20.64.1) Existing Setback = 17'-4"



PROPOSED SETBACK SITE PLAN

*Max. Floor Area Ratio Permitted = 1.75 (CZO) 20.95.1)
FAR Proposed = 1.75

PROPOSED BUILDING SECTION



AERIAL PERSPECTIVE



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SOUTHEAST DAY VIEW



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SOUTHEAST NIGHT VIEW



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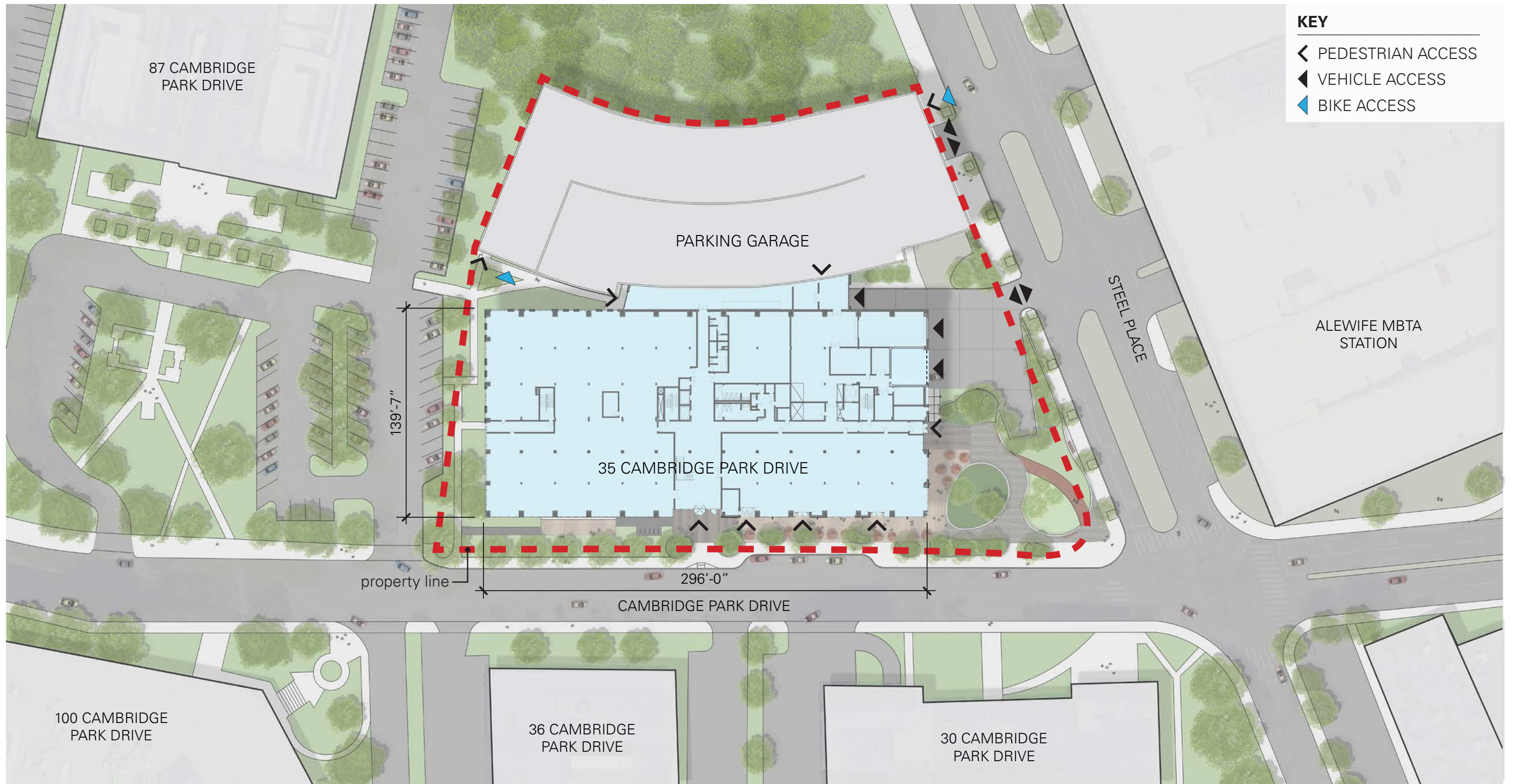
SOUTHWEST DAY VIEW



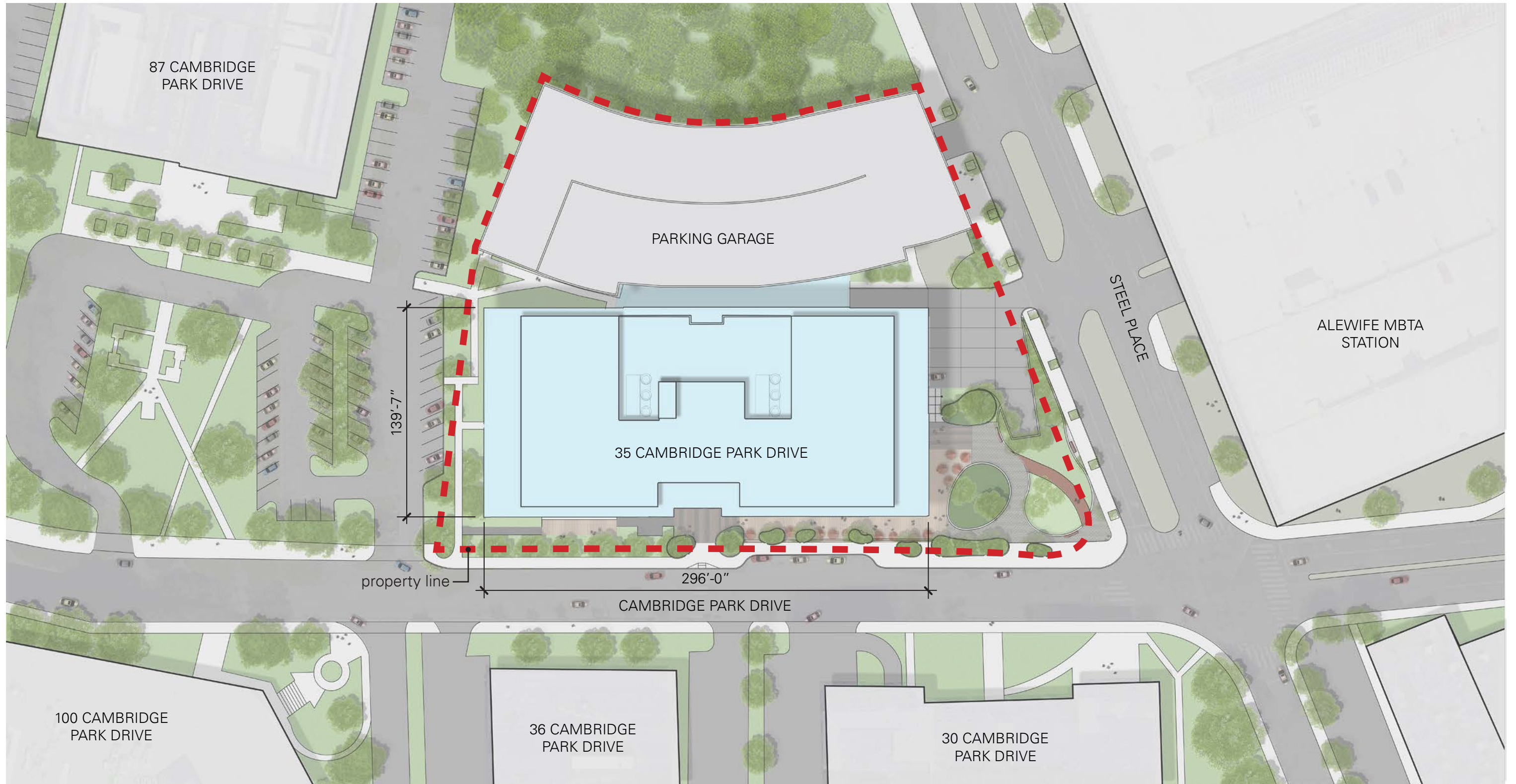
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PROPOSED SITE PLAN



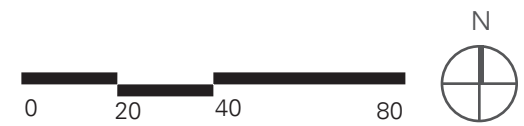
PROPOSED ROOF PLAN



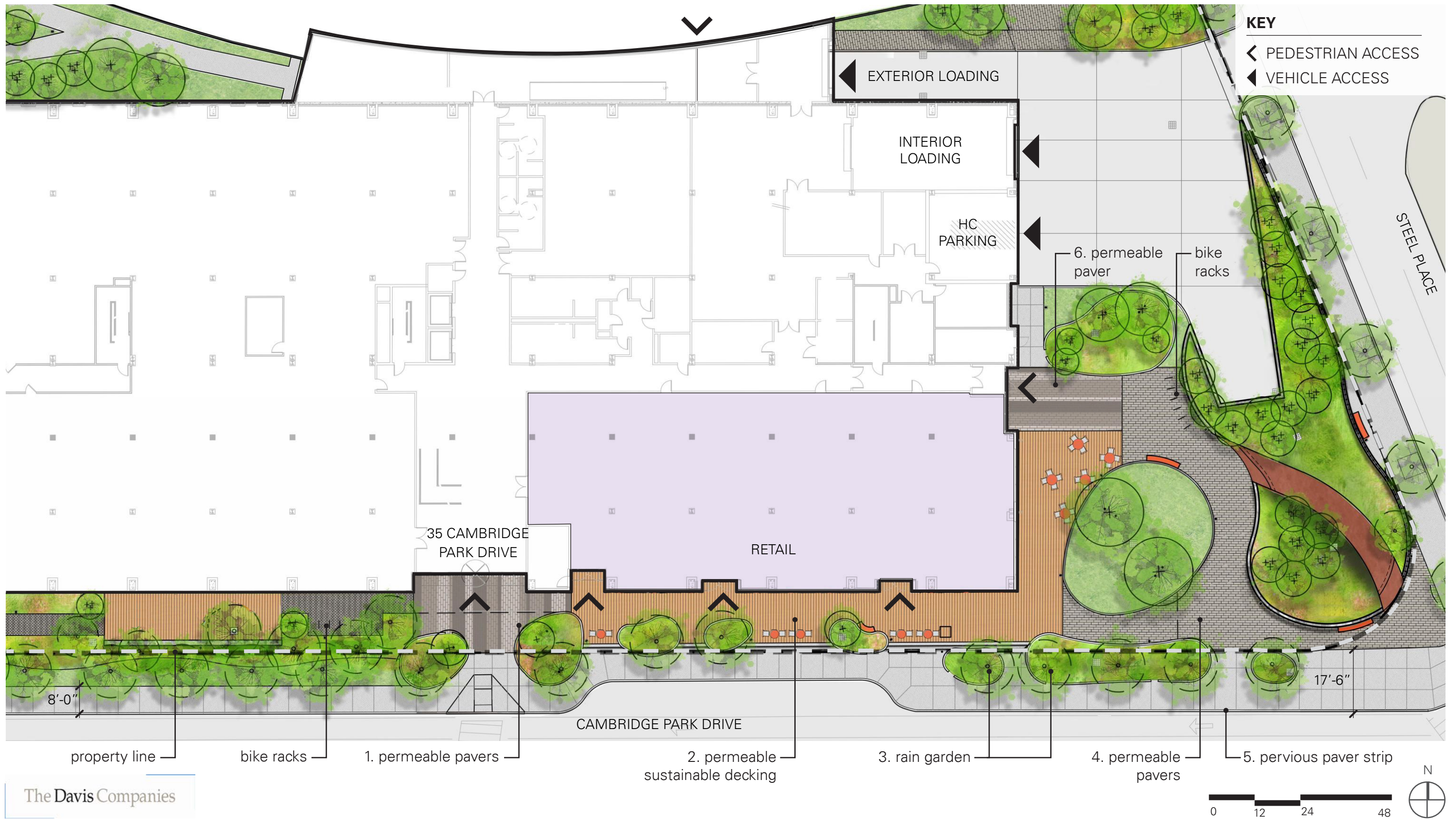
LANDSCAPE PLAN



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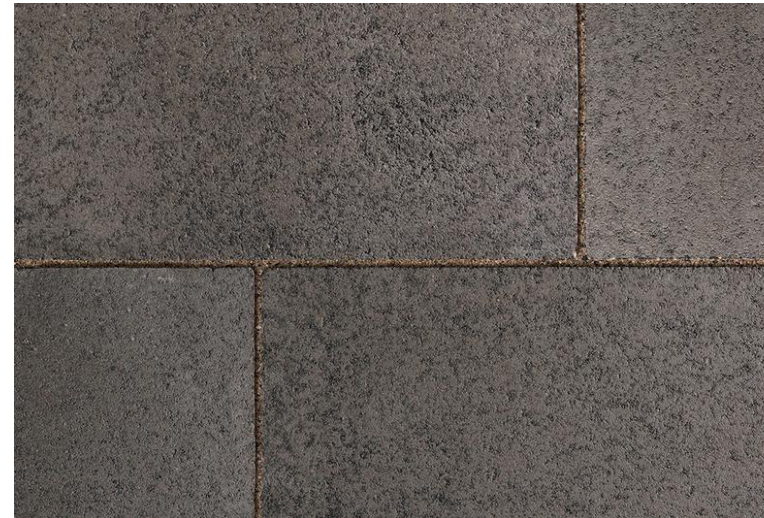
ENLARGED LANDSCAPE PLAN



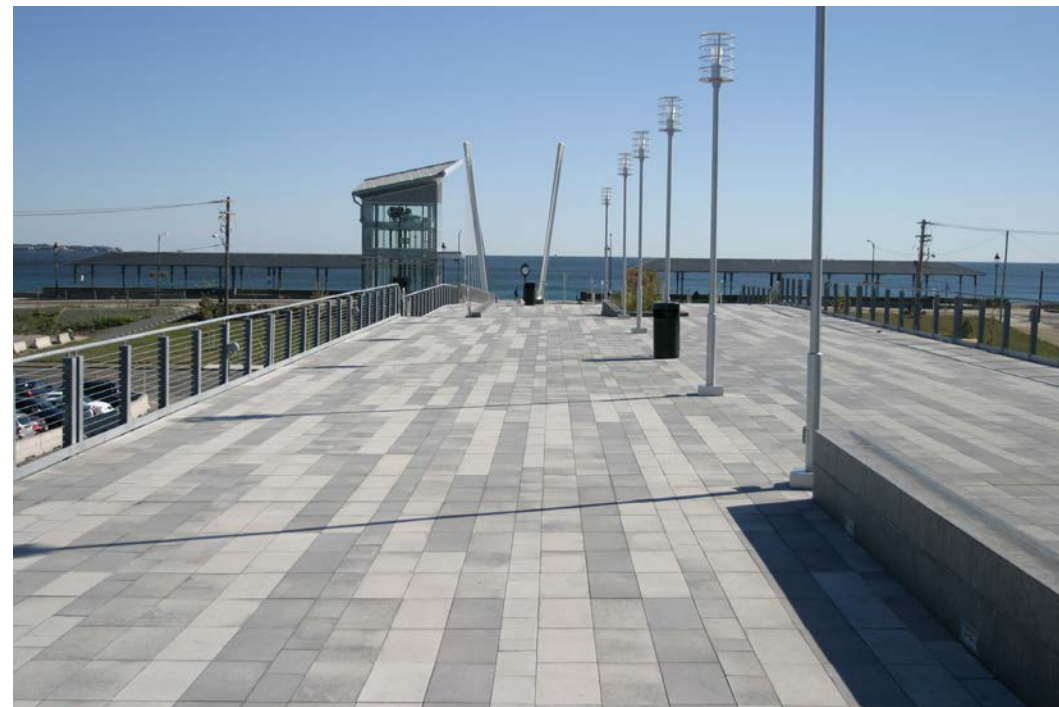
LANDSCAPE MATERIALS



PAVER TYPES



WOOD DECKING

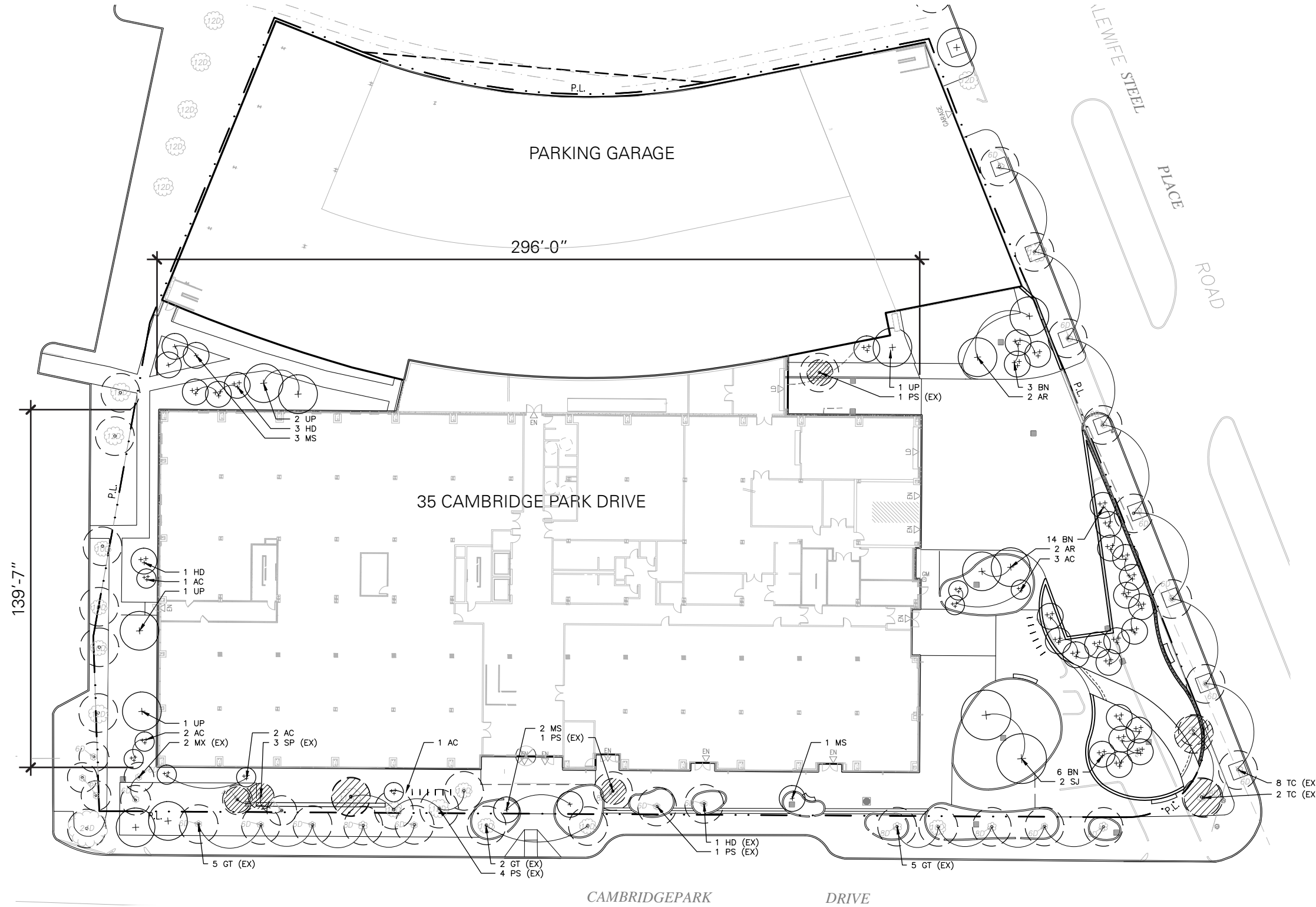


PAVER TYPES



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TREE SPECIES PLAN



PLANTING LEGEND

- ORNAMENTAL TREE
- FLOOD TOLERANT TREE
- PROPOSED TREE
- EXISTING TREE
- TREE PROPOSED FOR REMOVAL
- LAWN ON LOAM

PLANT LIST

| Symbol | Scientific Name | Common Name | Size | Comments |
|--------------|------------------------------------|-------------------------|-----------|--------------|
| Trees | | | | |
| AC | <i>Amelanchier canadensis</i> | Shadblow Serviceberry | 6'-8' ht. | Multi-stem |
| AR | <i>Acer rubrum 'October Glory'</i> | Red Maple | 3.5" cal. | B&B Matched |
| BN | <i>Betula nigra 'Little King'</i> | Little King River Birch | 10' ht. | Multi-stem |
| HD | <i>Halesia diptera</i> | Silverbell | 6'-8' ht. | Multi-stem |
| MS | <i>Magnolia stewartia</i> | Magnolia Tree | 6'-8' ht. | Single-stem |
| SJ | <i>Sophora japonica 'Regent'</i> | Pagoda Tree | 6" cal. | B&B Specimen |
| UP | <i>Ulmus parvifolia</i> | Lacebark Elm | 3.5" cal. | B&B |

| Symbol | Scientific Name | Common Name | Size | Comments |
|---------------|---|--------------------------|--------|----------|
| Shrubs | | | | |
| CS | <i>Cornus stolonifera</i> | Arctic Fire Dogwood | 3 gal. | 24" o.c. |
| CP | <i>Chamaecyparis pisifera 'Golden Map'</i> | False Cypress | 3 gal. | 24" o.c. |
| HM | <i>Hydrangea macrophylla 'Endless Summer'</i> | Endless Summer Hydrangea | 3 gal. | 24" o.c. |
| IG | <i>Ilex glabra</i> | Inkberry | 3 gal. | 24" o.c. |
| PJ | <i>Pieris japonica 'Mountain Fire'</i> | Andromeda | 5 gal. | 48" o.c. |
| RA | <i>Rhododendron 'Anna Hall'</i> | Anna Hall Rhododendron | 5 gal. | 48" o.c. |
| SJ | <i>Spirea japonica 'Gold Mound'</i> | Japanese Spirea | 3 gal. | 24" o.c. |
| TH | <i>Taxus hicksii</i> | Hicks Yew | 5 gal. | 48" o.c. |

| Symbol | Scientific Name | Common Name | Size | Comments |
|--|---|----------------------|--------|----------|
| Perennials, grasses, vines and Groundcovers | | | | |
| AH | <i>Amsonia hubrichtii</i> | Blue Star Flower | 2 gal. | 18" o.c. |
| HP | <i>Heuchera 'Plum Pudding'</i> | Coral Bells | 1 gal. | 12" o.c. |
| CG | <i>Coreopsis verticillata 'Grandiflora'</i> | Tickseed | 2 gal. | 18" o.c. |
| HMA | <i>Hakonechloa macro 'Aureola'</i> | Hakone Grass | 1 gal. | 10" o.c. |
| NR | <i>Nepeta racemosa 'Walker's Low'</i> | Catmint | 2 gal. | 10" o.c. |
| PA | <i>Pennisetum alopecuroides 'Hameln'</i> | Dwarf Fountain Grass | 2 gal. | 18" o.c. |

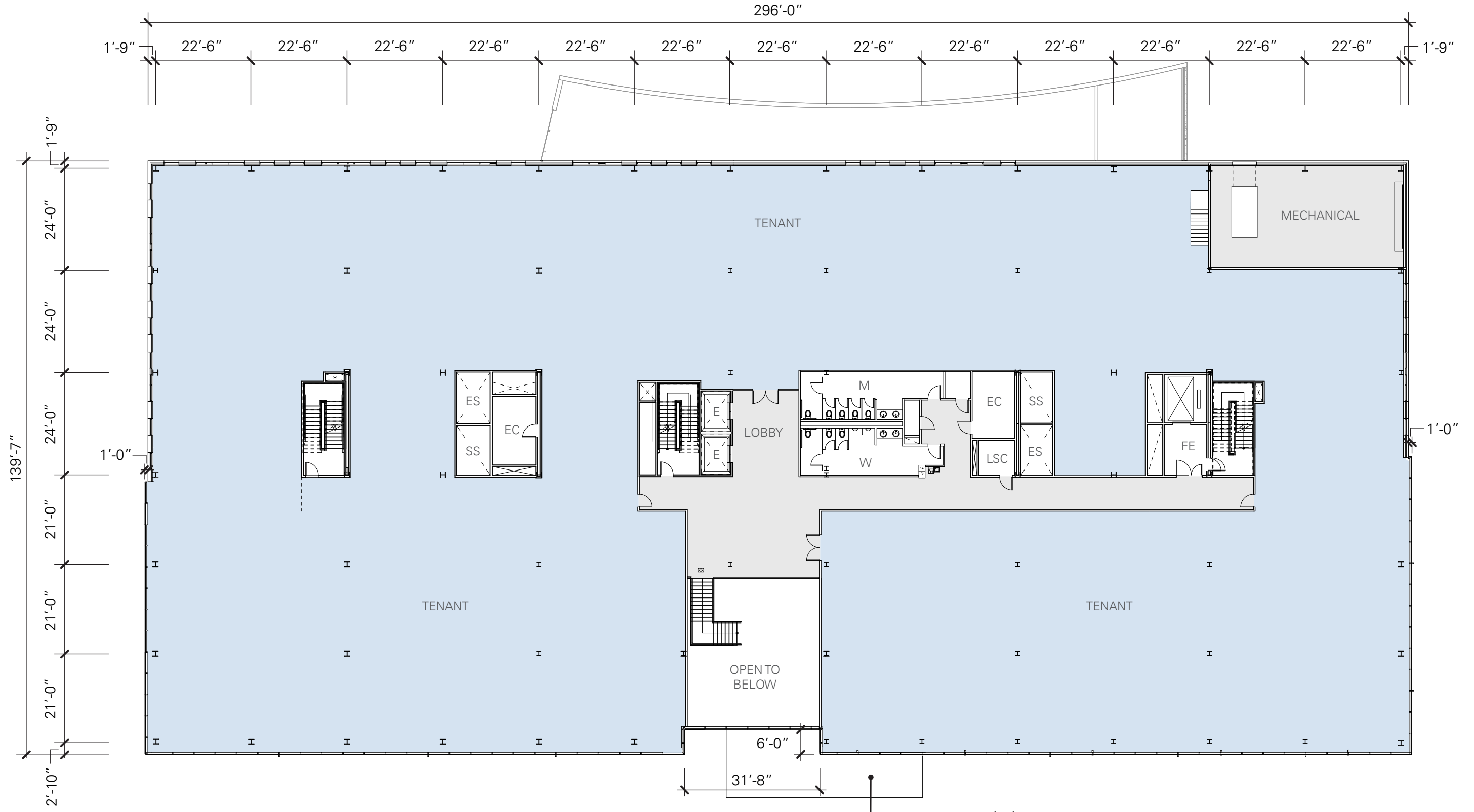
| Symbol | Scientific Name | Common Name | Size | Comments |
|---------------------------|--|---------------------|---------|----------|
| Rain Garden Plants | | | | |
| AI | <i>Asclepias incarnata</i> | Swamp Milkweed | 2 gal. | 24" o.c. |
| AF | <i>Agastache foeniculum 'Blue Fortune'</i> | Fragrant Hyssop | 2 gal. | 15" o.c. |
| AT | <i>Asclepias tuberosa</i> | Butterfly Weed | 2 gal. | 24" o.c. |
| BG | <i>Bouteloua gracilis</i> | Blue Grama | 2 gal. | 15" o.c. |
| BK | <i>Bromus kalmii</i> | Kalm's Brome | 2 gal. | 18" o.c. |
| CM | <i>Carex pensylvanica</i> | Sedge | 1 gal. | 8" o.c. |
| CD | <i>Cornus sericea</i> | Red Twig Dogwood | 3 gal. | 24" o.c. |
| CT | <i>Carex stricta</i> | Tussock Sedge | 2 gal. | 18" o.c. |
| IV | <i>Iris versicolor</i> | Blue Flag Iris | 2 gal. | 18" o.c. |
| JE | <i>Juncus effusus</i> | Soft Rush | 2 gal. | 24" o.c. |
| LC | <i>Lobelia cardinalis</i> | Cardinal Flower | 2 gal. | 18" o.c. |
| LP | <i>Liatris pycnostachya</i> | Prarie Blazing Star | 2 gal. | 18" o.c. |
| PV | <i>Panicum virgatum 'Rehbraun'</i> | Switchgrass | 2 gal. | 24" o.c. |
| SL | <i>Sagittaria latifolia</i> | Broadleaf Arrowhead | 2 gal. | 18" o.c. |
| RF | <i>Rudbeckia fulgida</i> | Black-Eyed Susan | 2 gal. | 18" o.c. |
| VT | <i>Viburnum trilobum</i> | Highbush Cranberry | 5' gal. | 48" o.c. |

| Symbol | Scientific Name | Common Name | Condition | Age |
|--------|---------------------------------|----------------------|-----------|-------------|
| GT | <i>Gleditsia triacanthos</i> | Honeylocust | Good | Semi-Mature |
| HD | <i>Halesia diptera</i> | Silverbell | Poor | Young |
| MX | <i>Magnolia soulangiana</i> | Saucer Magnolia Tree | Fair | Young |
| PS | <i>Prunus serrulata</i> | Cherry Tree | Fair | Mature |
| SP | <i>Stewartia pseudocamellia</i> | Japanese Stewartia | Poor | Young |
| TC | <i>Tilia cordata</i> | Littleleaf Linden | Fair | Young |

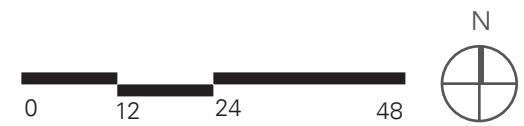
FLOOR PLAN | LEVEL 1



FLOOR PLAN | LEVEL 2



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TYPICAL FLOOR PLAN | LEVEL 3-4

