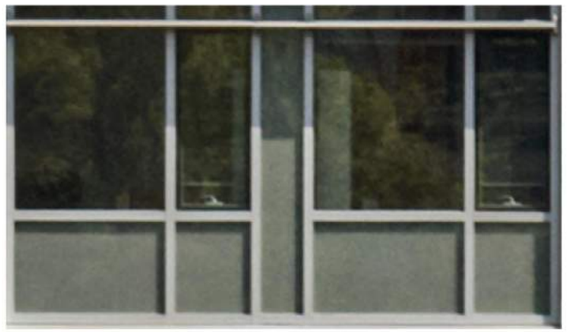
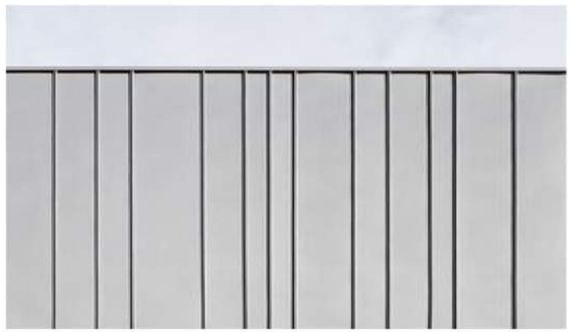
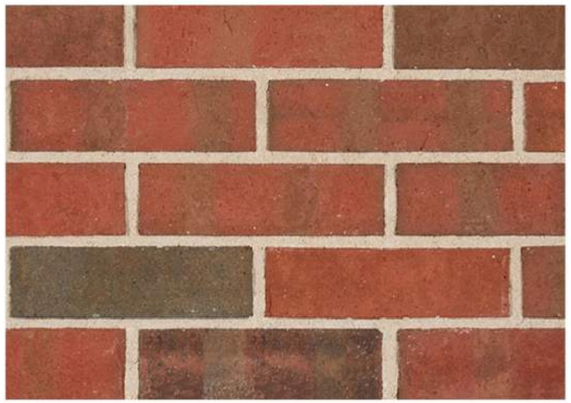


SPANDREL GLAZING



METAL PANEL AT PENTHOUSE

GLAZING: ULTRA LOW IRON GLASS
(VITRO STARPHIRE W/ SOLARBAN CTG. OR SIM.,
VISIBLE LIGHT % TRANSMITTANCE: 74
VISIBLE LIGHT % REFLECTANCE: 11)



BRICK

METAL BANDING

STONE BASE

DIMELLA SHAFFER

KSP King Street Properties

VIEW ALONG CPD

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

VIEW LOOKING NORTH

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

CPD LOOKING WEST

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

SE CORNER ALONG CPD

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

SE CORNER ALONG CPD

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

MAIN ENTRY ALONG CPD

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

CPD LOOKING EAST

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

VIEW LOOKING WEST

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

COURTYARD LOOKING SW

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

COURTYARD LOOKING SW

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

COURTYARD LOOKING SE

101 Cambridgepark Drive / 06/28/19

DIMELLA SHAFFER

KSP King Street Properties

COURTYARD LOOKING EAST

101 Cambridgepark Drive / 06/28/19

SITE GRADING, DRAINAGE AND UTILITY NOTES

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2. ALL SEWER PIPES SHALL BE 8-INCH DIAMETER SDR 35 POLYVINYL CHLORIDE UNLESS OTHERWISE INDICATED.
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4. ALL CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE WITH HOODS AND 6' DEEP SUMPS PER CAMBRIDGE REQUIREMENTS.
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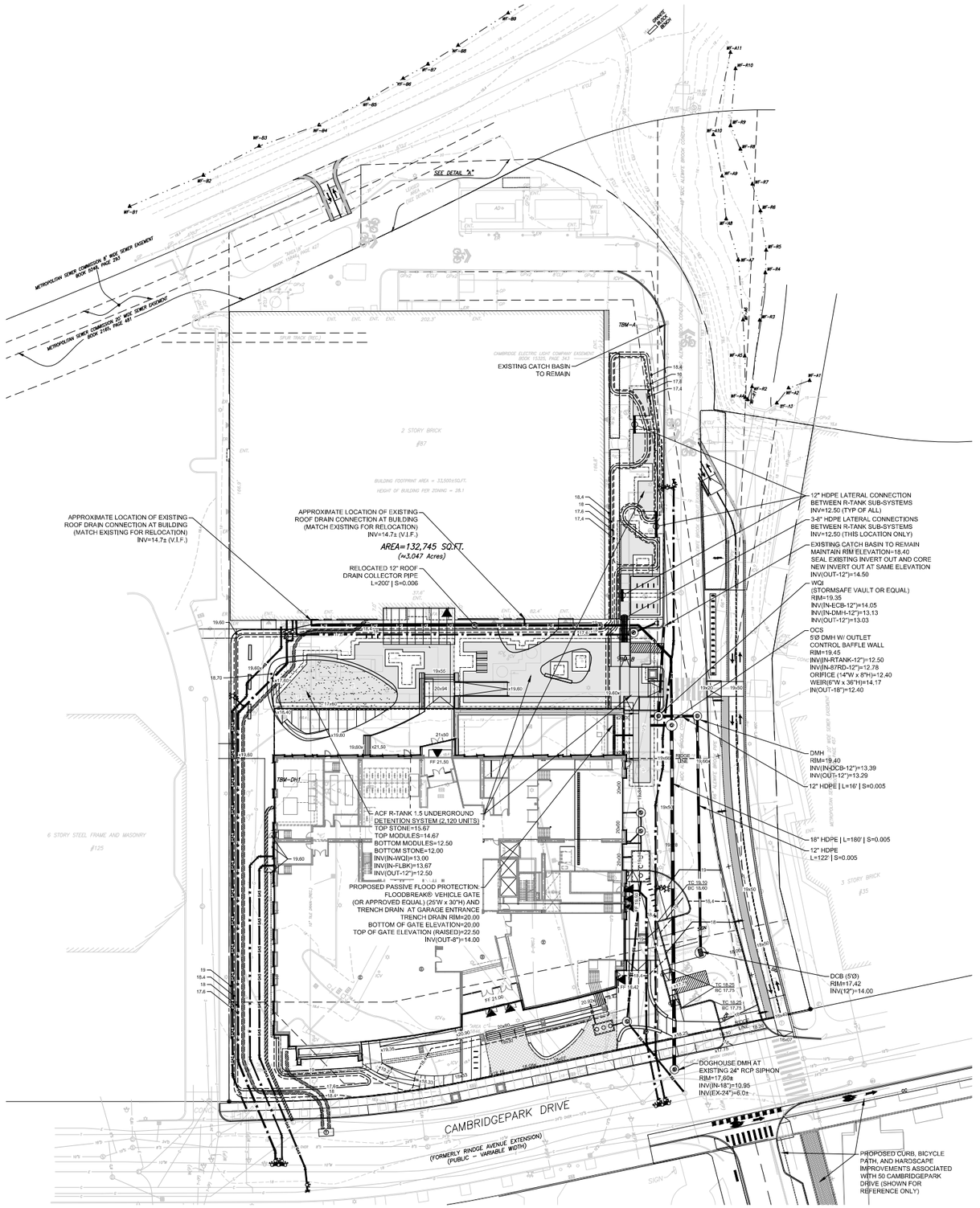
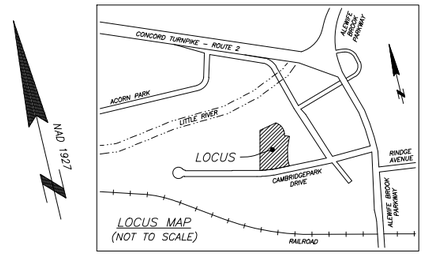
20. WATER GATE VALVES SHALL MEET AWWA C-509, 200 PSI MINIMUM WORKING PRESSURE, RESILIENT SEATED, AND OPEN CLOCKWISE.
21. THRUST BLOCKS SHALL BE 3,000 PSI MINIMUM, 1-1/2, 470 CEMENT CONCRETE MASONRY.





BASIS OF DESIGN

1. STORMWATER MANAGEMENT

1. RETAIN AND CONTROL RUNOFF VOLUME INCREASE BETWEEN EXISTING 2-YR/24 HR RAINFALL AND PROPOSED 25-YR/24 HR RAINFALL USING 2030 NOAA RAINFALL VOLUMES
2. CONTROL / MITIGATE PEAK RATE OF RUNOFF FOR 2014 NOAA 100-YR RAINFALL EVENT
3. PROVIDE LOW IMPACT DEVELOPMENT (LID) TECHNIQUES WHERE POSSIBLE

A. RAINFALL SUMMARY

STORM EVENT	RAINFALL
2014 NOAA 2-YEAR STORM	3.16 INCHES
2014 NOAA 25-YEAR STORM	6.03 INCHES
2014 NOAA 100-YEAR STORM	8.62 INCHES
2030 NOAA 2-YEAR STORM	3.34 INCHES
2030 NOAA 25-YEAR STORM	7.25 INCHES

B. RUNOFF VOLUME IMPACT

NET INCREASE IN IMPERVIOUS AREA:	2,510 SF
2030 NOAA 2-YR PRE-DEVELOPMENT RUNOFF VOLUME:	**0.337 AF**
2030 NOAA 25-YR POST-DEVELOPMENT RUNOFF VOLUME:	**0.964 AF**
RUNOFF VOLUME INCREASE:	**0.627 AF = 27,312 CF**

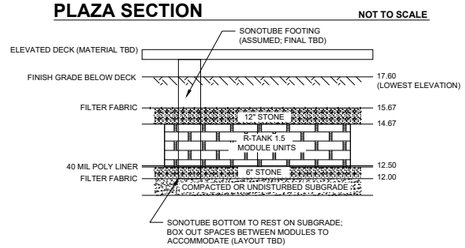
C. MITIGATION

- INSTALL STORMWATER DETENTION WITHIN PLAZA
- INSTALL 2,120 R-TANK[MC] 1.5 (SINGLE MINI) MODULES

- 2014 NOAA 2-YR PRE-DEVELOPMENT PEAK OUTFLOW RATE:	4.36 CFS
- 2014 NOAA 25-YR POST-DEVELOPMENT PEAK OUTFLOW RATE:	3.87 CFS
- 2014 NOAA PEAK OUTFLOW REDUCTION (2-YR PRE VS. 25-YR POST):	-0.49 CFS
- 2014 NOAA 2-YR PEAK STORAGE ELEVATION:	13.02 FT (1.65 FT FREEBOARD)
- 2014 NOAA 25-YR PEAK STORAGE ELEVATION:	13.81 FT (0.86 FT FREEBOARD)
- 2014 NOAA 100-YR PEAK STORAGE ELEVATION:	14.49 FT (0.18 FT FREEBOARD)
- 2030 NOAA 2-YR PRE-DEVELOPMENT PEAK OUTFLOW RATE:	4.73 CFS
- 2030 NOAA 25-YR POST-DEVELOPMENT PEAK OUTFLOW RATE:	4.53 CFS
- 2030 NOAA PEAK OUTFLOW REDUCTION (2-YR PRE VS. 25-YR POST):	0.20 CFS
- 2030 NOAA 2-YR PEAK STORAGE ELEVATION:	13.07 FT (1.60 FT FREEBOARD)
- 2030 NOAA 25-YR PEAK STORAGE ELEVATION:	14.19 FT (0.48 FT FREEBOARD)

PLAZA SECTION

NOT TO SCALE



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KSP King Street Properties

GRADING AND DRAINAGE PLAN

101 Cambridgepark Drive / 10/4/19

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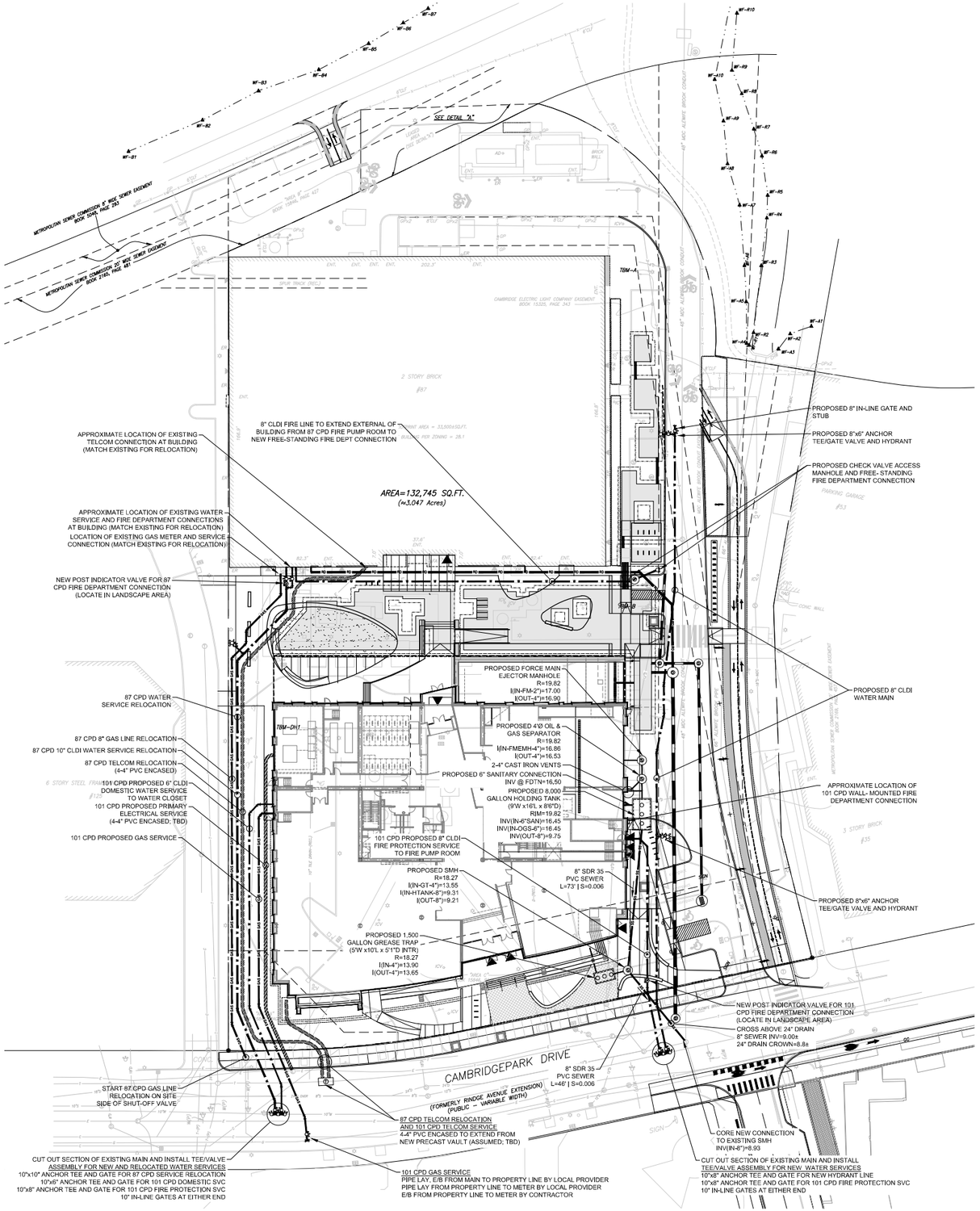

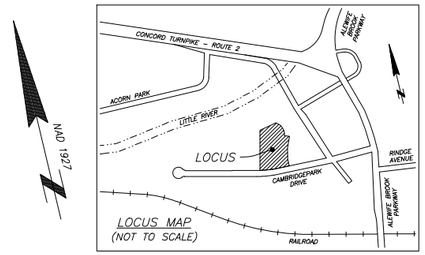

SEWAGE MITIGATION

1. STORE SANITARY FLOW FOR A PERIOD OF 8 HOURS WITH A FACTOR OF SAFETY OF 1.5

SEWAGE DISCHARGE ESTIMATE

OFFICE/LAB:	(139,134 SF) x (75 GPD / 1,000 GSF)	= 10,435 GPD
RETAIL:	(2,700 SF) x (50 GPD / 1,000 GSF)	= 135 GPD
RESTAURANT:	(100 SEATS) x (35 GPD / SEAT)	= 3,500 GPD
PARKING GARAGE:	(123,375 SF) x (0.5 GPD / 1,000 GSF)	= 62 GPD
TOTAL:		= 14,132 GPD

(14,132 GPD) x (1 DAY / 24 HRS) x (8 HRS) = 4,711 GPD (8 HRS FLOW / STORAGE)

(4,711 GPD) x (1.5 FOS) = **7,067 GPD** (1.5 FACTOR OF SAFETY)

INSTALL 8,000 GALLON SEWAGE HOLDING TANK (9'x16' OLDCASTLE PRECAST CST-8000 OR APPROVED EQUAL) WITH DUCK - BILLED BACKWATER VALVE IN BOTTOM OF TANK OUTLET.

GREASE TRAP SIZING

RESTAURANT: (100 SEATS) x (15 GPD / SEAT) = 1,500 GPD

INSTALL 1,500 GALLON GREASE TRAP (5'x10' OLDCASTLE PRECAST GT-1500 OR APPROVED EQUAL)

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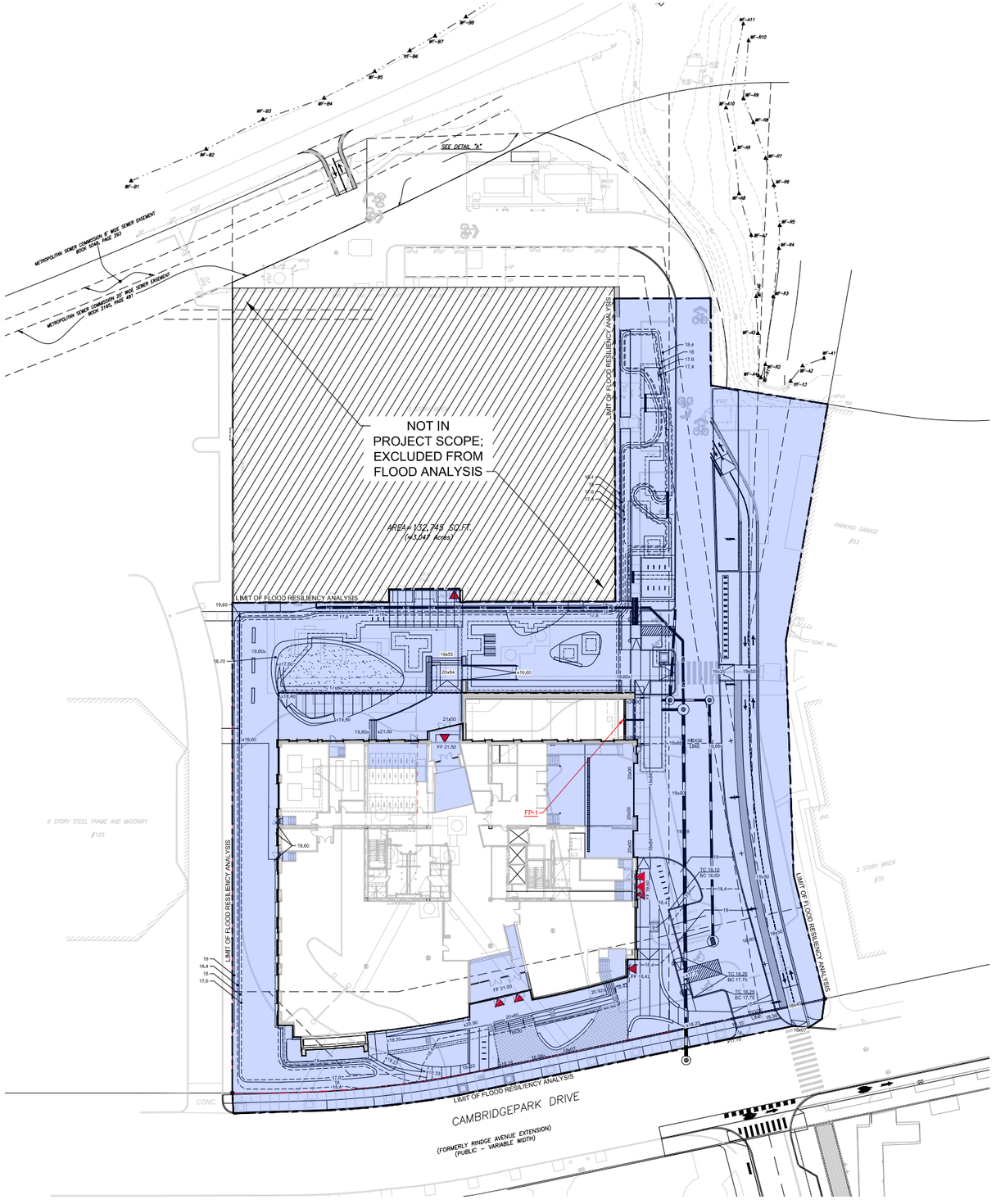
KSP King Street Properties

UTILITY PLAN

101 Cambridgepark Drive / 10/4/19



FLOODING SCENARIO SUMMARY

GROUND ELEVATION (MINIMUM)	= 11.8 ft-CCB
GROUND ELEVATION (MAXIMUM)	= 20.4 ft-CCB
2070: 100 Year SLR/SS	= 22.5 ft
2070: 100 Year Precipitation	= 20 ft
2070: 10 Year SLR/SS	= 22 ft
2030: 100 Year Precipitation	= 19.4 ft
2030: 10 Year Precipitation	= 19.4 ft
Present Day: 100 Year	= 19.4 ft
Present Day: 10 Year	= 18.8 ft
FEMA 500 Year	= 22.4 ft
FEMA 100 Year	= 18.4 ft

(Source: Cambridge FloodViewer Pilot mapping)

FLOOD RESILIENCY SUMMARY

FP-1
PROPOSED PASSIVE FLOOD PROTECTION:
FLOODBREAK® VEHICLE GATE
(OR APPROVED EQUAL) (25'W x 30"H) AND
TRENCH DRAIN AT GARAGE ENTRANCE
TRENCH DRAIN RIM=20.00
BOTTOM OF GATE ELEVATION=20.00
TOP OF GATE ELEVATION (RAISED)=22.50

NOTES:
1. ALL PAD-MOUNTED ELECTRICAL EQUIPMENT WITHIN BUILDING SHALL BE MOUNTED ON STRUCTURAL CONCRETE PADS WITH TOP OF PAD ELEVATION SET ABOVE ELEVATION 22.50. PAD DIMENSIONS AND LOCATIONS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND ARE NOT FINAL.
2. EXISTING 87 CAMBRIDGEPARK DRIVE BUILDING IS EXCLUDED FROM FLOOD RESILIENCY ANALYSIS.

30 0 15 30 60 120
GRAPHIC SCALE 1 inch = 30 ft.

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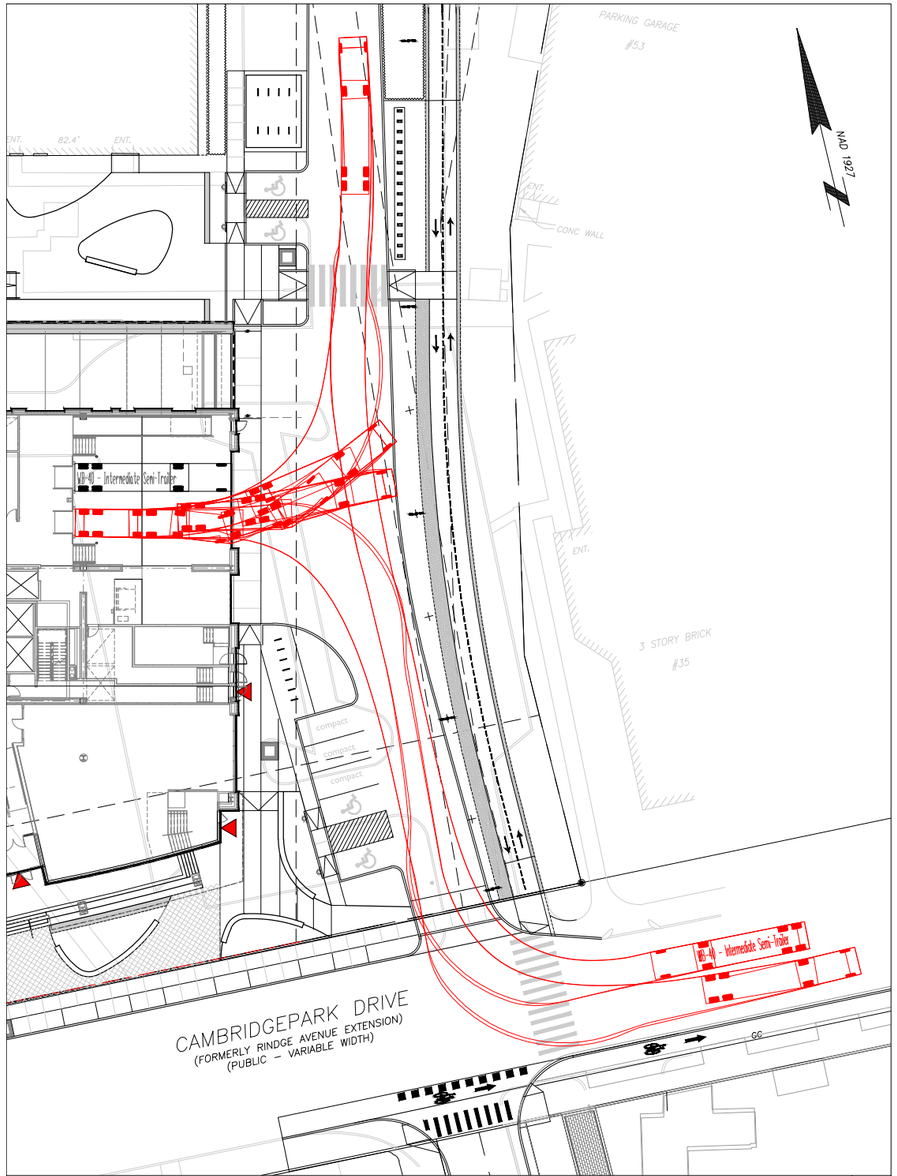
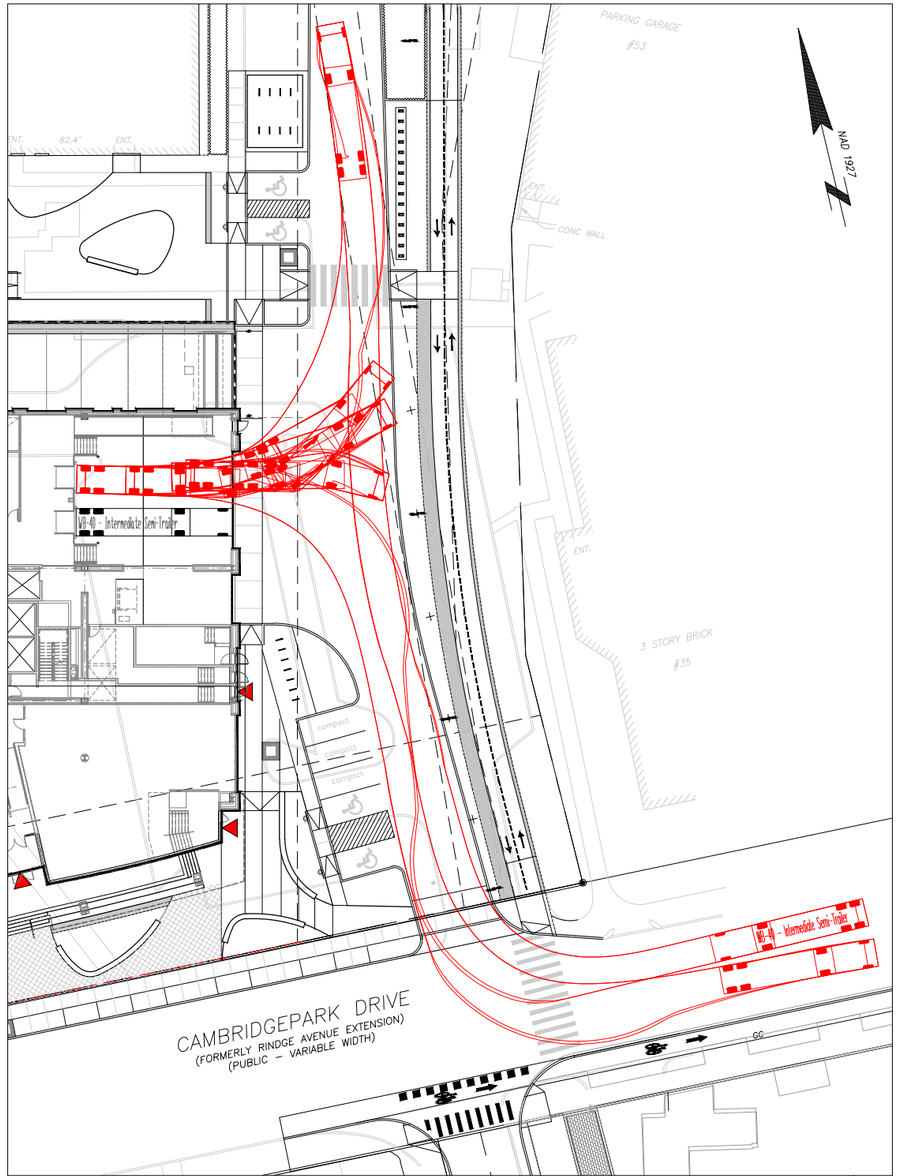
FLOOD RESILIENCY PLAN
101 Cambridgepark Drive / 10/4/19
2070 100-YEAR SLR/SS PASSIVE DEPLOY



WB-40 SEMITRAILER | SOUTH DOCK ACCESS WHILE NORTH DOCK OCCUPIED
1" = 20'



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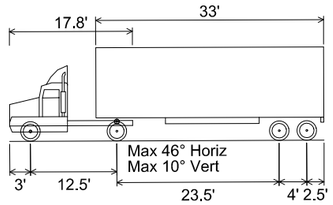
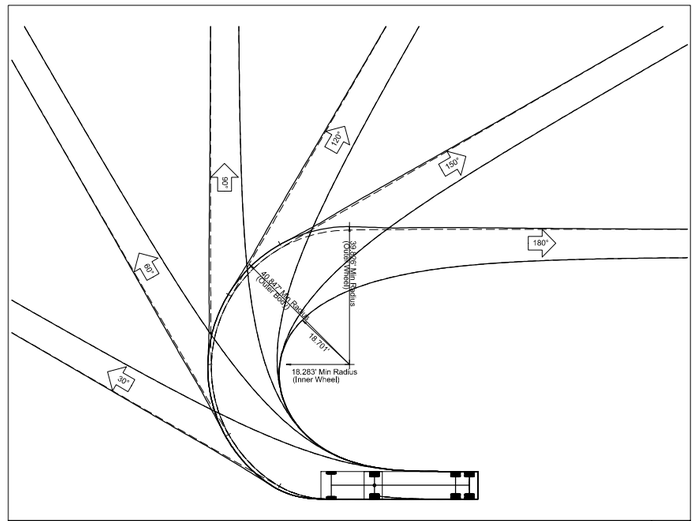


WB-40 - Intermediate Semi-Trailer

Overall Length	45.499'
Overall Width	8.000'
Overall Body Height	13.500'
Min Body Ground Clearance	1.334'
Track Width	8.000'
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

WB-40 SEMITRAILER PROFILE
1" = 10'



WB-40 SEMITRAILER TURNING TEMPLATE
1" = 10'

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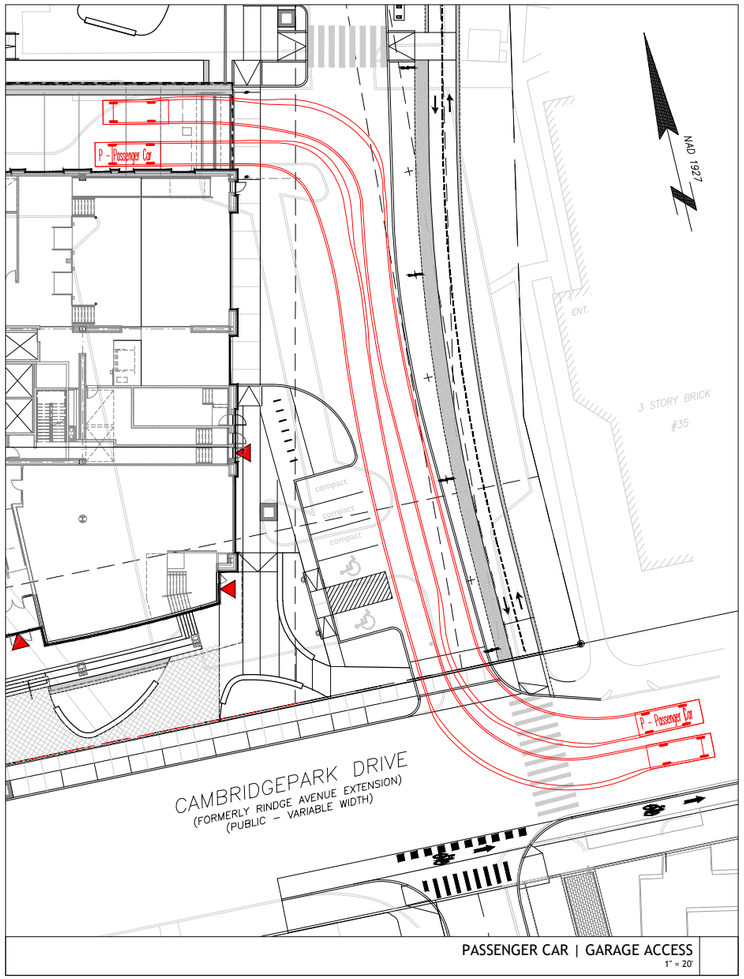
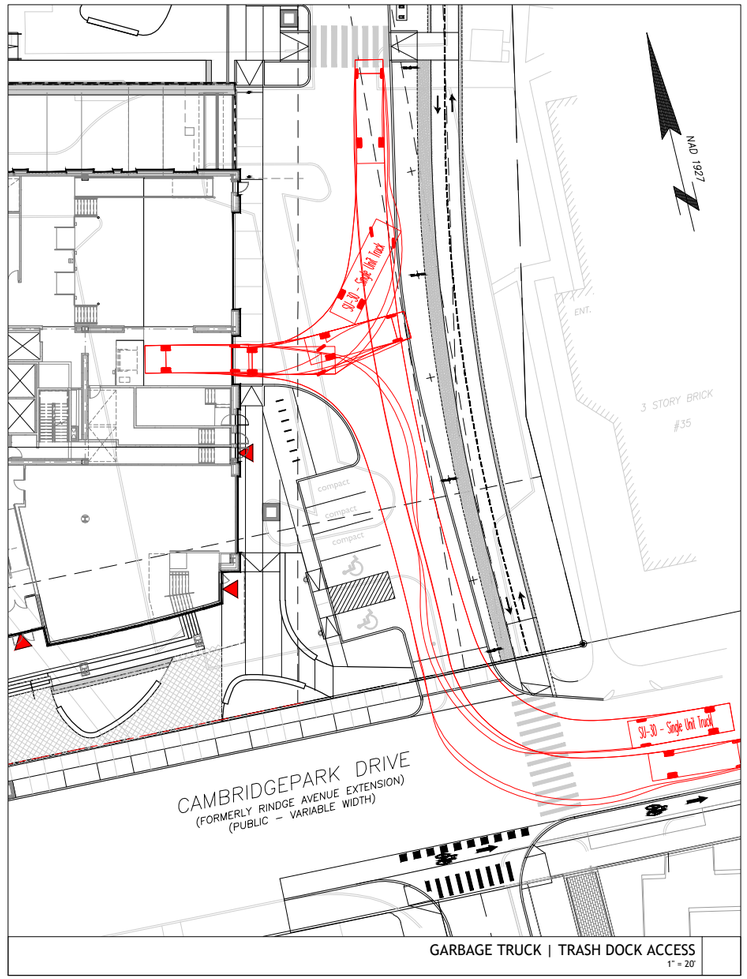
TURNING STUDY | LOADING DOCKS

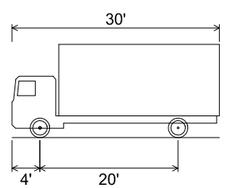
101 Cambridgepark Drive / 10/4/19



PASSENGER CAR | GARAGE ACCESS
1" = 20'



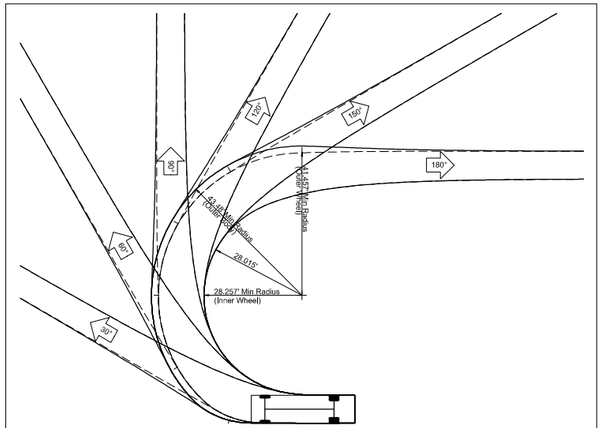
GARBAGE TRUCK | TRASH DOCK ACCESS
1" = 20'



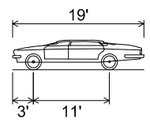
SU-30 - Single Unit Truck

Overall Length	30.000'
Overall Width	8.000'
Overall Body Height	13.500'
Min Body Ground Clearance	1.367'
Track Width	8.000'
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

SINGLE UNIT TRUCK PROFILE
1" = 10'



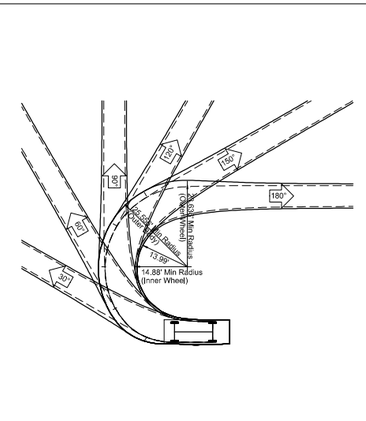
SINGLE UNIT TRUCK TURNING TEMPLATE
1" = 10'



P - Passenger Car

Overall Length	19.000'
Overall Width	7.000'
Overall Body Height	4.300'
Min Body Ground Clearance	1.115'
Track Width	6.000'
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

PASSENGER CAR PROFILE
1" = 10'



SINGLE UNIT TRUCK TURNING TEMPLATE
1" = 10'

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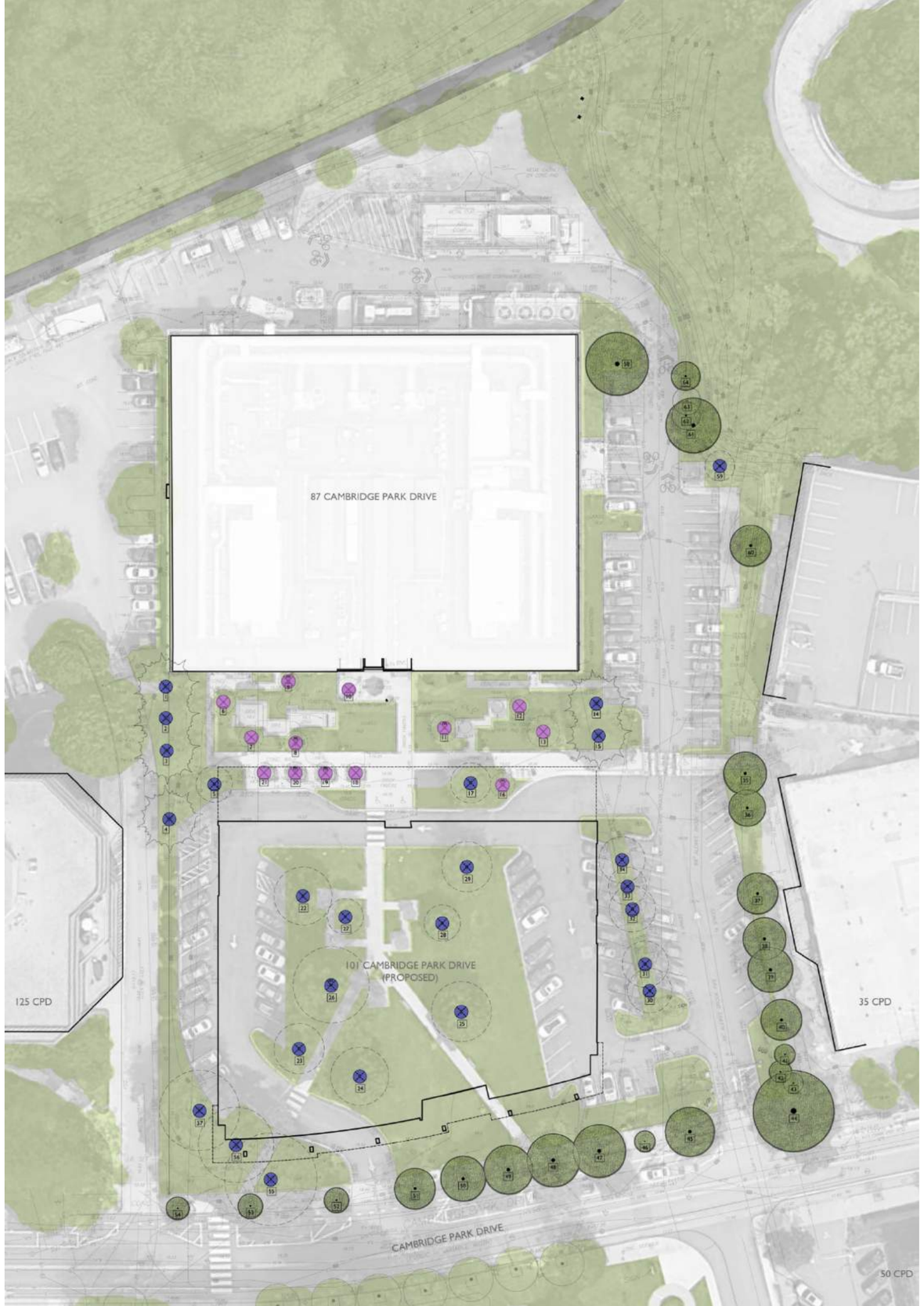
HIGHPOINT

KSP King Street Properties

TURNING STUDY | TRASH DOCK & GARAGE

101 Cambridgepark Drive / 10/4/19



EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE REMOVED (INSIGNIFICANT)

20 0 20 40
SCALE OF FEET

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WAGNERHODGSON
LANDSCAPE ARCHITECTURE
VT802.864.0010 NY518.567.1791 wagnerhodgson.com

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EXISTING LANDSCAPE SITE PLAN

101 Cambridgepark Drive / 06/28/19

PROPOSED TREE REMOVAL

EXISTING TREE - POTENTIAL FOR TRANSPLANT

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE REMOVED (INSIGNIFICANT)

20 0 20 40
SCALE OF FEET

DIMELLA SHAFFER

WAGNERHODGSON
LANDSCAPE ARCHITECTURE
VT802.864.0010 NY518.567.1791 wagnerhodgson.com

KSP King Street Properties

EXISTING LANDSCAPE SITE PLAN

101 Cambridgepark Drive / 06/28/19

POTENTIAL FOR TRANSPLANT

TREE REPLACEMENT CALCULATIONS		
DESCRIPTION	TREES (# OF TREES)	TREE CALIPER (INCHES)
TOTAL REMOVED	19	381
TOTAL ADDED	61	263
NET CHANGE	+ 42	- 118
NET CHANGE %	+ 221%	- 31%

EXISTING TREE - POTENTIAL FOR TRANSPLANT
EXISTING TREE TO BE REMOVED
EXISTING TREE TO BE REMOVED (INSIGNIFICANT)

20 0 20 40
SCALE OF FEET

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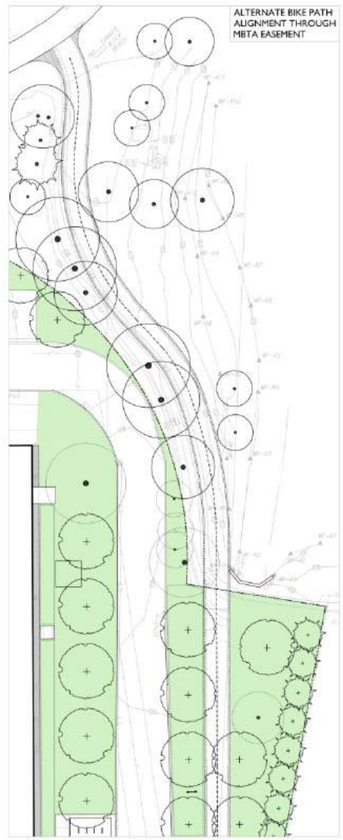
KSP King Street Properties

EXISTING LANDSCAPE SITE PLAN

101 Cambridgepark Drive / 06/28/19

OVERLAY OF ALL TREES



Landscape Open Space and Permeable Paving Calculations

PERVIOUS AREA TAKEOFFS:

GREEN AREA:	25,216 SF
PERMEABLE PAVING:	7,612 SF
GRAVEL DRIP STRIP:	836 SF

TOTAL PERVIOUS OPEN SPACE: **33,664 SF**

TOTAL SITE AREA: 132,745 SF

% PERVIOUS AREA (TOTAL SITE): 25.4%

20 0 20 40
SCALE OF FEET

DIMELLA SHAFFER

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KSP King Street Properties

OPEN SPACE / PERMEABLE PLAN

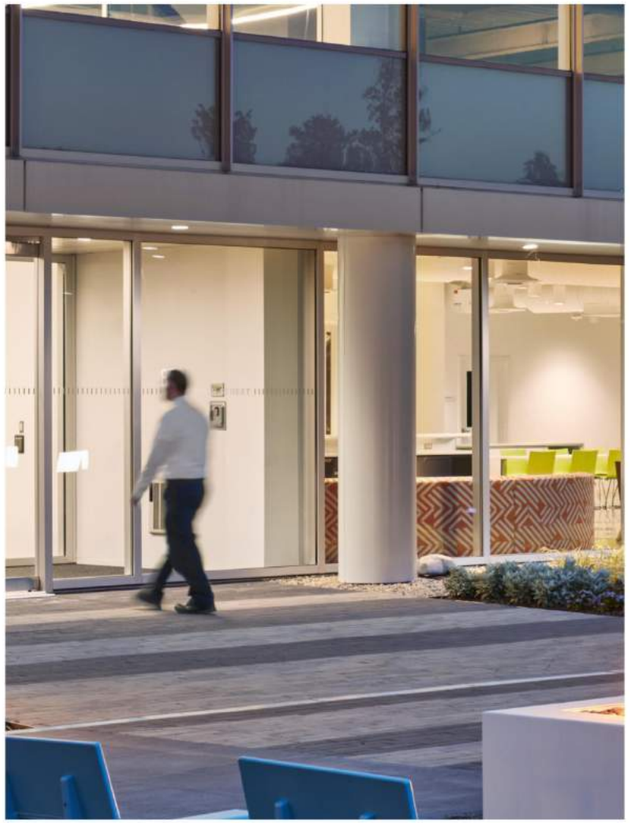
101 Cambridgepark Drive 10/04/19

CURVING SEATWALLS WITH INTEGRATED PLANTING (STREETSCAPE)

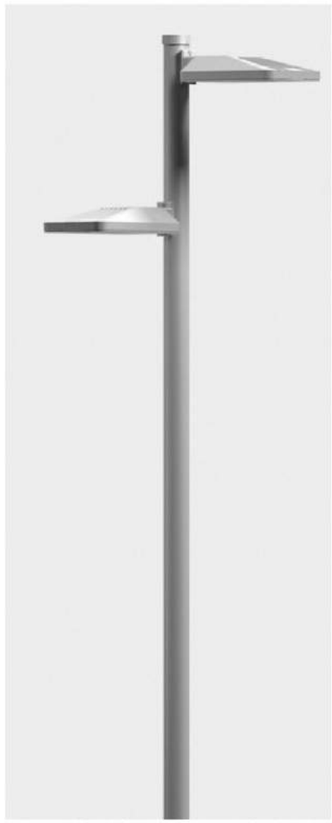
CURVING BENCH WITH ADJACENT PLAZA (STREETSCAPE)

FLEXIBLE SEATING ON PLAZA DECK ABOVE CALMING PLANTED AREAS

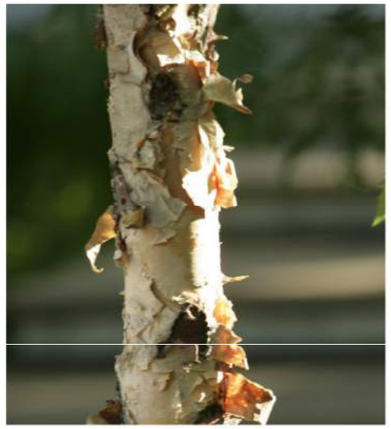
BIKE SHELTER (WOOD SLAT SIDES WITH SIDE AND ROOF WEATHER PROTECTION, SLOPING ROOF, LOCKABLE AND FULLY ENCLOSED FOR 16 BIKES)



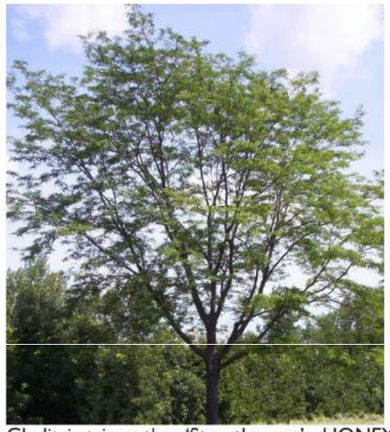
PAVING BANDS @ BUILDING ENTRIES



EXTERIOR POLE LIGHTING - DIFFERING POLE MOUNTING HEIGHTS FOR PEDESTRIAN AND VEHICULAR TRAFFIC ALONG MULTIMODAL PATH

Betula nigra 'Dura Heat' RIVER BIRCH
(ALL TREES IN LARGE DECK OPENINGS)




Gleditsia triacanthos 'Streetkeeper' HONEYLOCUST
(ALL STREET TREES and ALL TREES GROWING THROUGH DECK)


Rhus aromatica 'Gro Low' GRO LOW SUMAC
(HEIGHT 30-36" tall)


Taxus x media 'Tauntonii' YEW
(HEIGHT 30-36" tall)

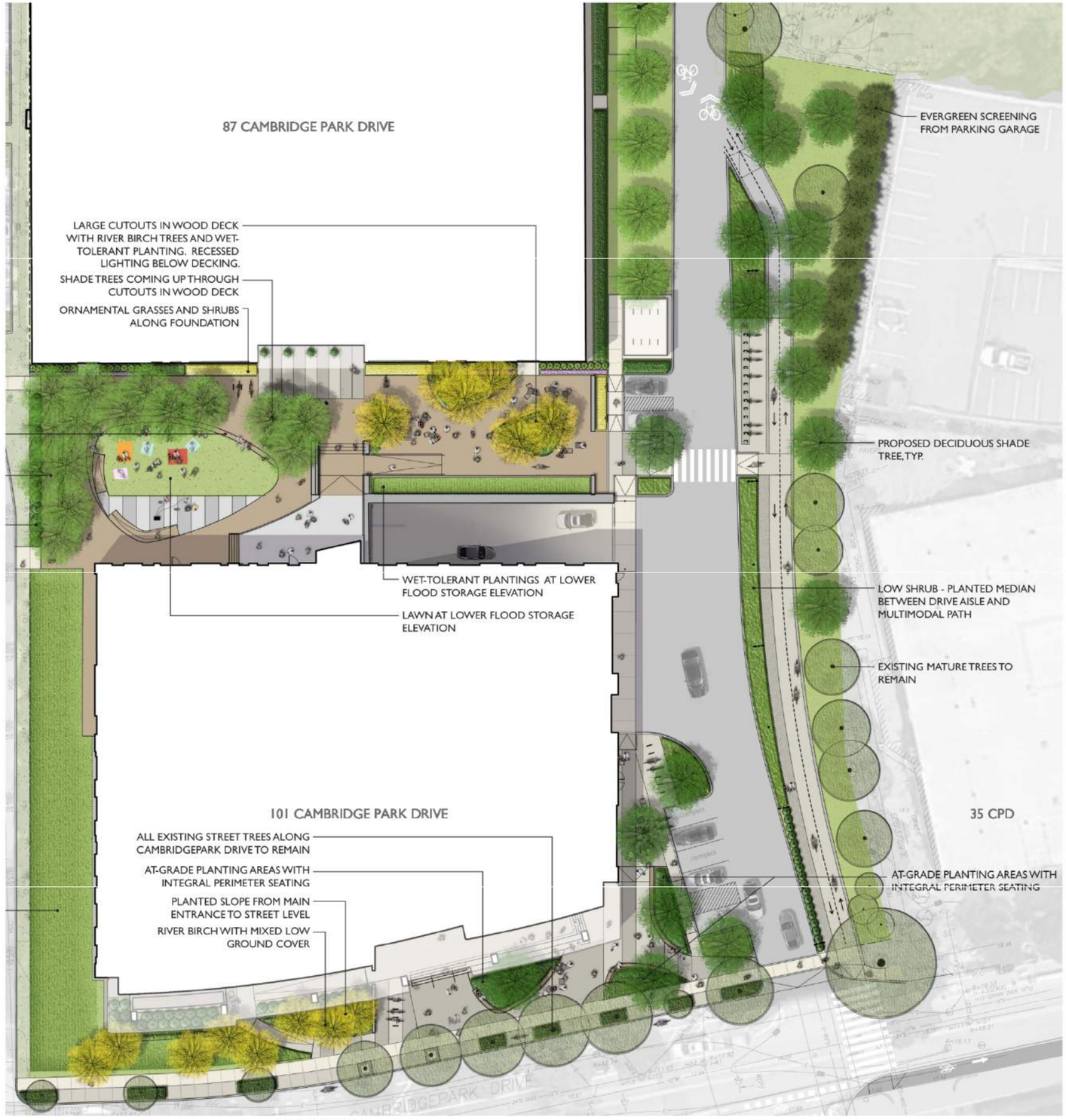

Liriope muscari 'Big Blue' LILYTURF
(HEIGHT 18" tall)


Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS
(HEIGHT 36-42" tall)


Miscanthus sinensis 'Purpurascens' FLAME GRASS
(HEIGHT 60" tall)


Cornus sericea 'Alleman's Compact' REDTWIG DOGWOOD
(IN LARGE DECK OPENINGS - HEIGHT 60" tall, at least 18" above deck)


Matteuccia struthiopteris OSTRICH FERN
(IN LARGE DECK OPENINGS - HEIGHT 30-36" tall, at least 18" above deck)



PLANTING SCHEDULE

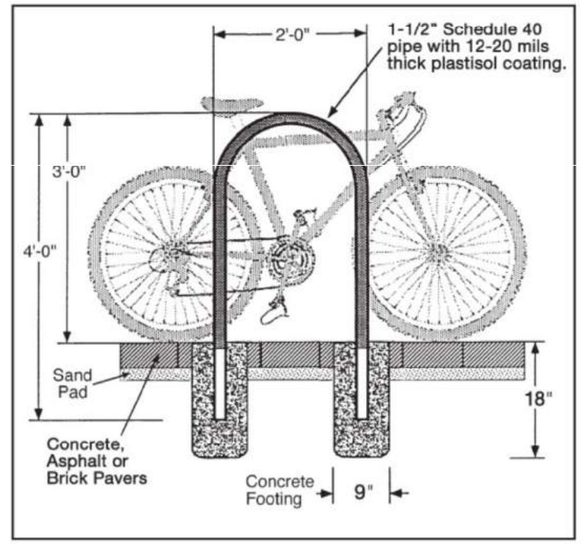
PROPOSED TREES

Symbol	SCIENTIFIC NAME	COMMON NAME	SIZE
AR	Acer x freemanii 'Autumn Blaze'	AUTUMN BLAZE MAPLE	4.5" cal.
BN	Betula nigra 'BNMTF' DuraHeat single stem	DURA HEAT RIVER BIRCH	4" cal.
GS	Gleditsia triacanthos 'Street Keeper'	STREETKEEPER HONEYLOCUST	4.5" cal.
GT	Gleditsia triacanthos 'Shademaster'	SHADEMASTER HONEYLOCUST	4.5" cal.
JV	Juniperus virginiana	EASTERN RED CEDAR	4.0 (6-7' ht)
PA	Platanus x acerifolia	LONDON PLANETREE	4.5" cal.
UA	Ulmus americana 'Valley Forge'	VALLEY FORGE AMERICAN ELM	4.5" cal.
ZS	Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA	4.5" cal.

PROPOSED SHRUBS/GRASSES/GROUND COVER

Symbol	SCIENTIFIC NAME	COMMON NAME	SIZE
CK	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#3
CS	Cornus sericea 'Alleman's Compact'	REDTWIG DOGWOOD	#3
LM	Liriope muscari 'Big Blue'	LILYTURF	#2
MS	Matteuccia struthiopteris	OSTRICH FERN	#2
MP	Miscanthus sinensis 'Purpurascens'	FLAME GRASS	#2
RA	Rhus aromatica 'Gro Low'	GRO LOW SUMAC	#3
TM	Taxus x media 'Tauntonii'	TAUNTON YEW	#3

INVERTED - U RACKS FOR ALL EXTERIOR BICYCLE PARKING



DETAIL A: LONG-TERM BICYCLE PARKING (87 CPD) - 16 BICYCLES (FULLY COVERED AND PROTECTED FROM WEATHER)

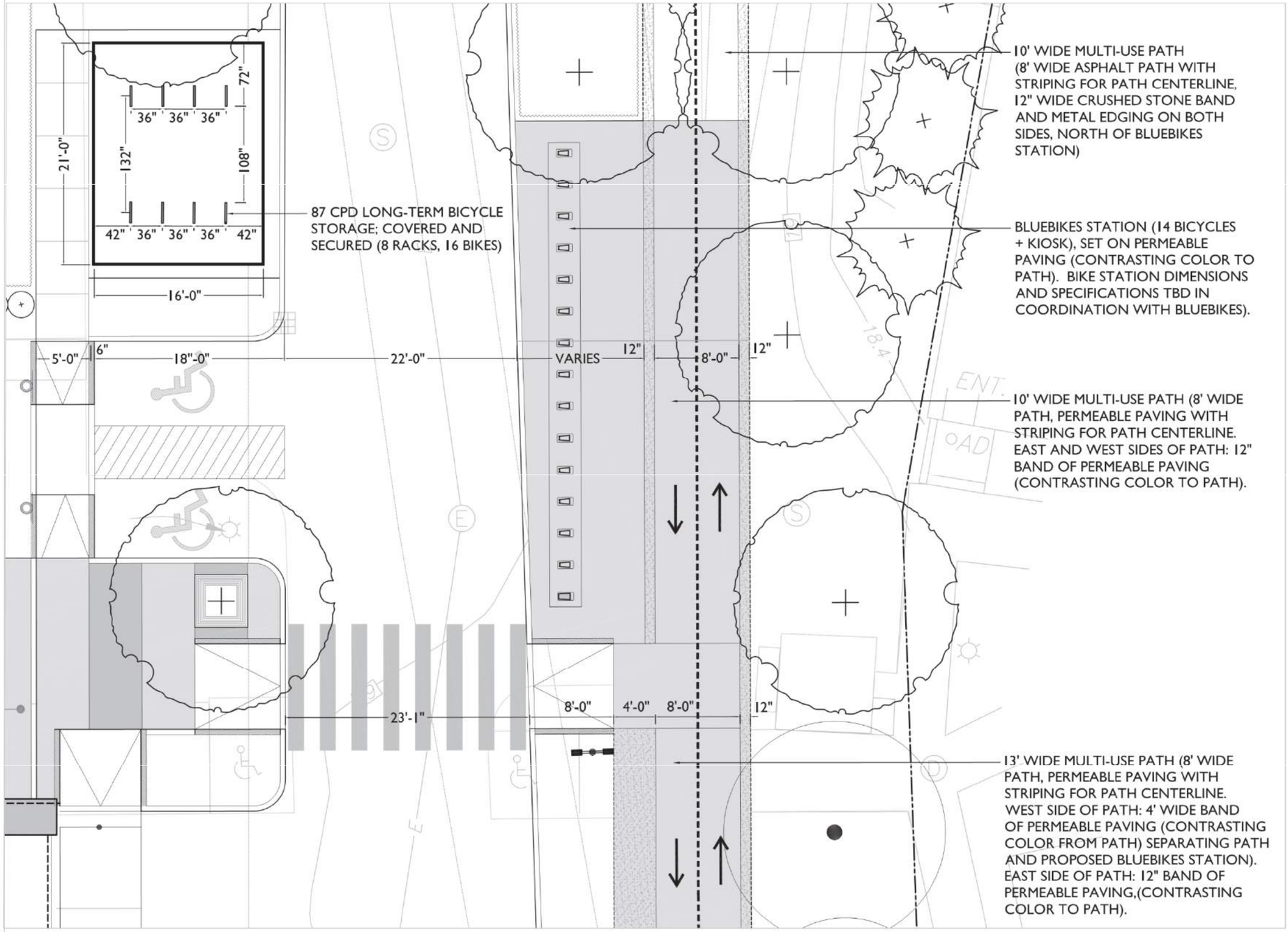
DETAIL B: SHORT-TERM BICYCLE PARKING (87 CPD) - 6 BICYCLES

DETAIL C: LONG-TERM BICYCLE PARKING (101 CPD) - 48 BICYCLES (SEE ARCHITECTURAL DWGS)

DETAIL D: SHORT-TERM BICYCLE PARKING (101 CPD) - 14 BICYCLES

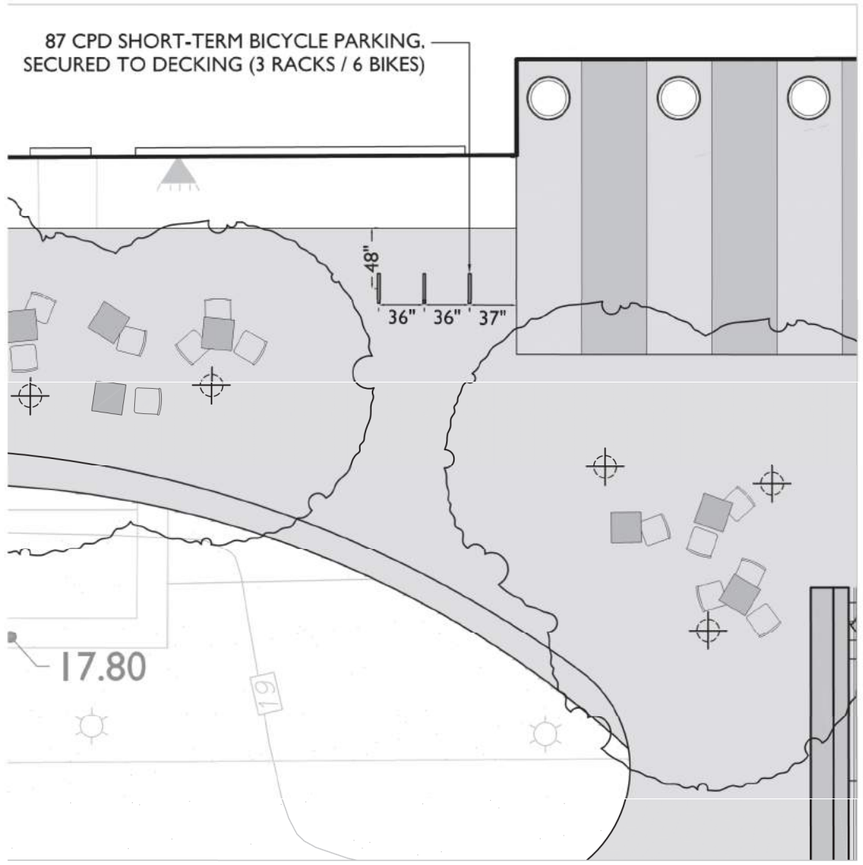
DETAIL E: SHORT-TERM BICYCLE PARKING (101 CPD) - 8 BICYCLES

DETAIL A
MULTI-USE PATH PLAN / 87 CPD LONG-TERM BICYCLE PARKING



scale: 1"=10'

DETAIL B
87 CPD SHORT-TERM BICYCLE PARKING



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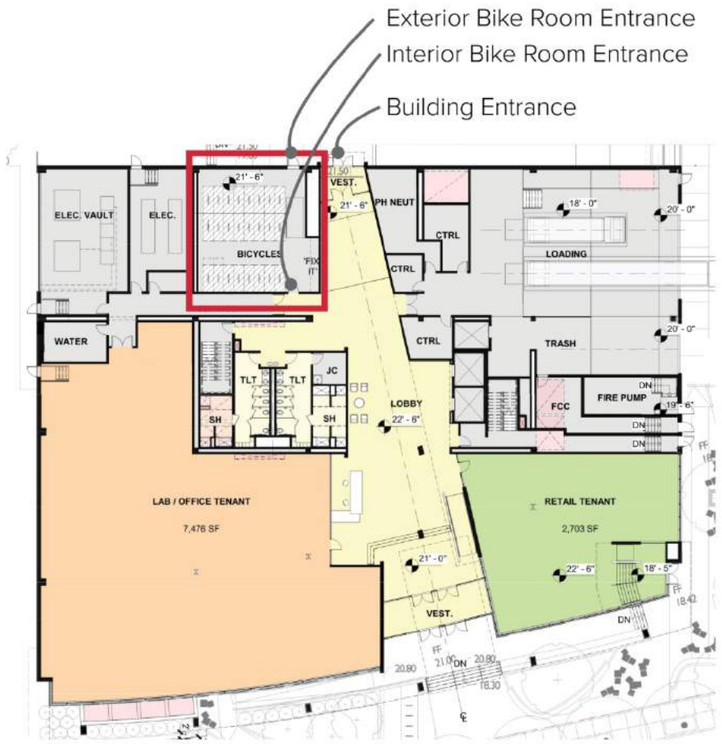
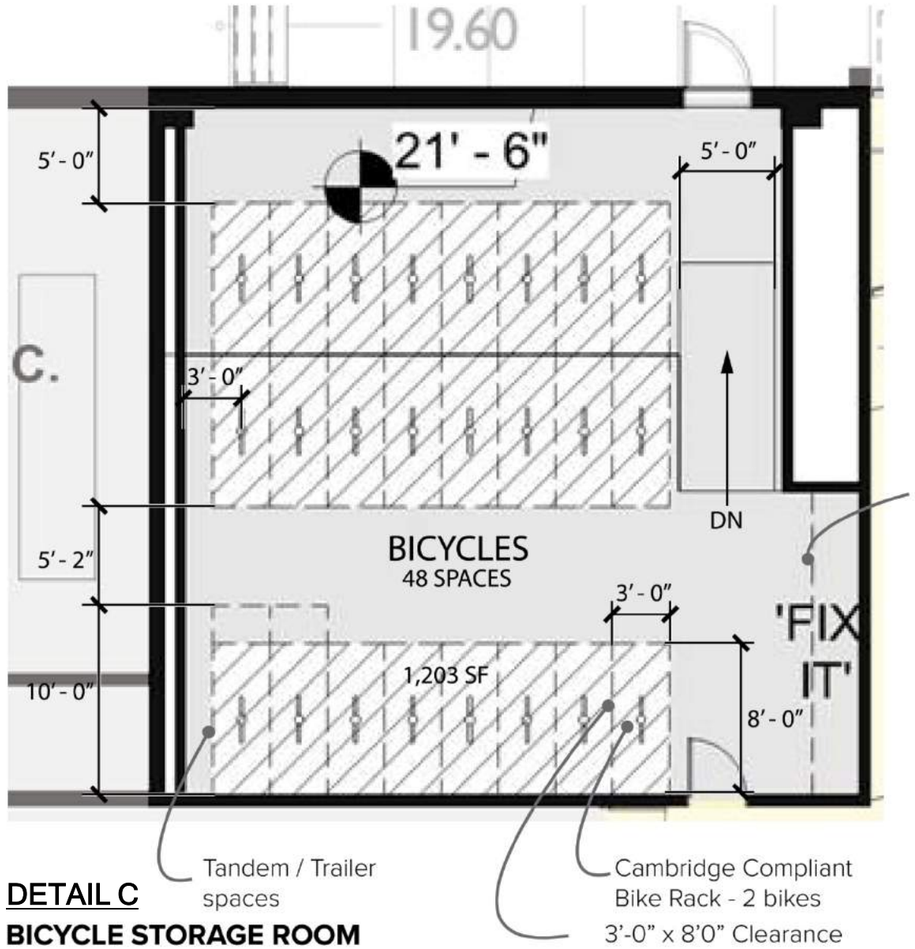
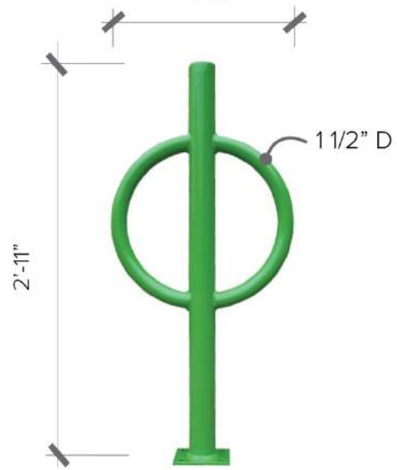


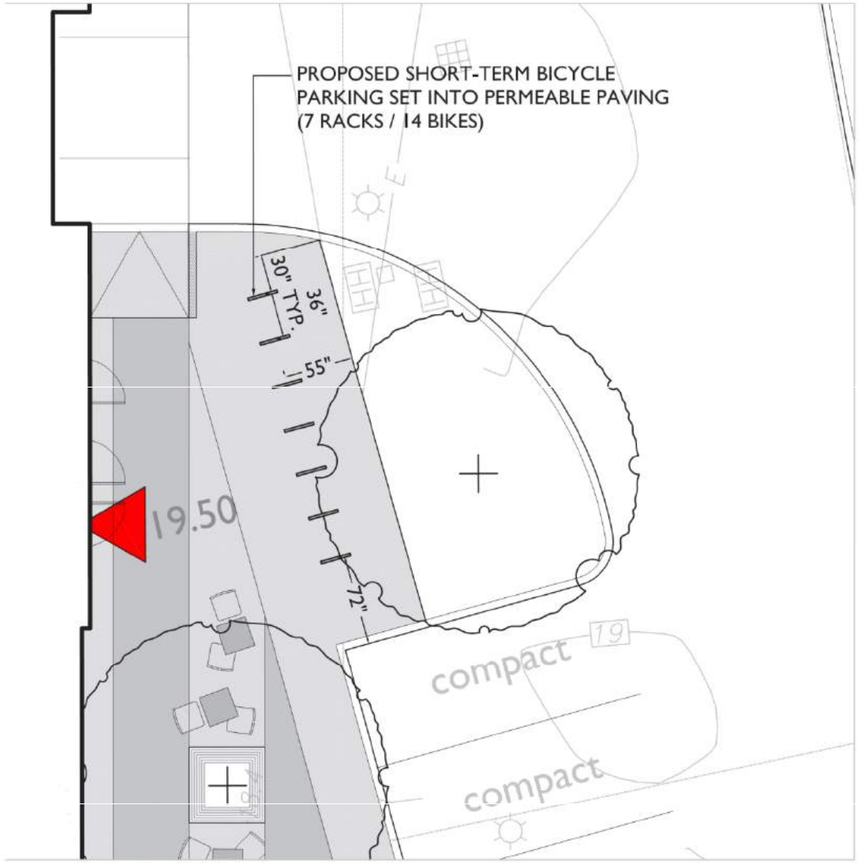
LEVEL ONE PLAN





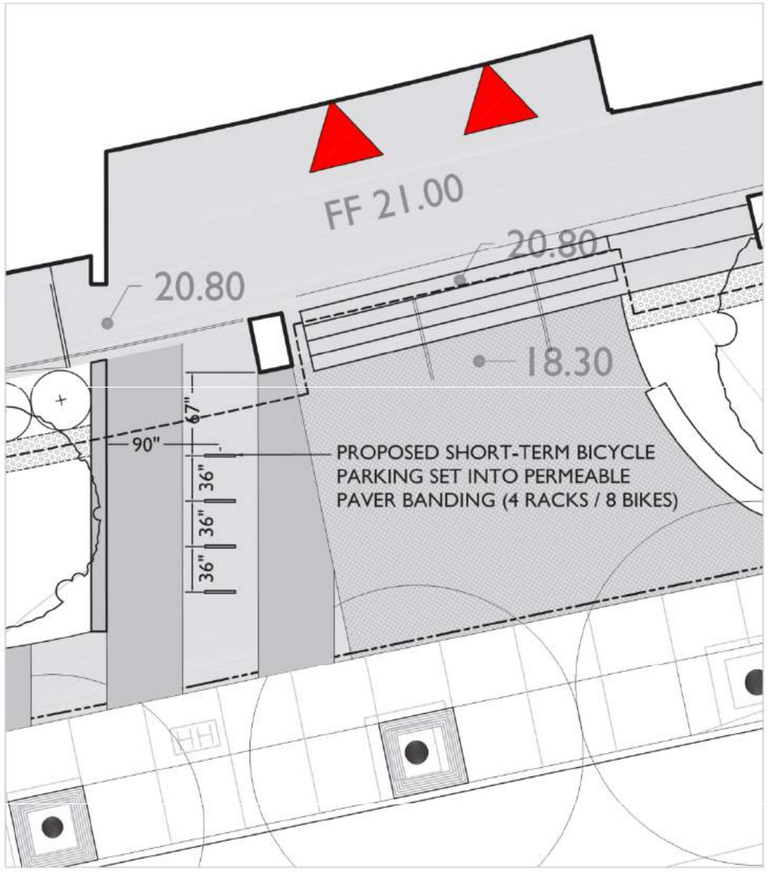
DETAIL C
BICYCLE STORAGE ROOM ENLARGED PLAN

DETAIL D
101 CPD SHORT-TERM BICYCLE PARKING



scale: 1"=10'

DETAIL E
101 CPD SHORT-TERM BICYCLE PARKING



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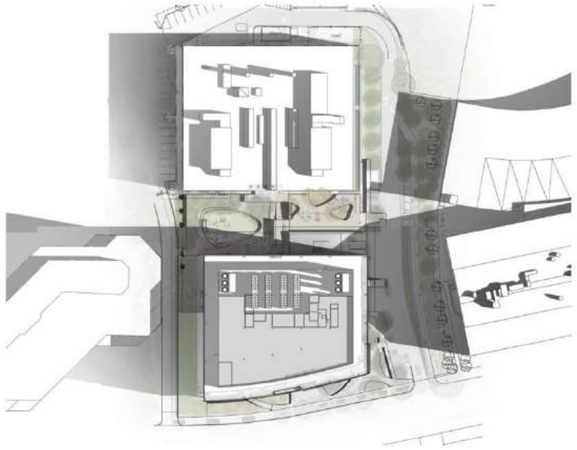
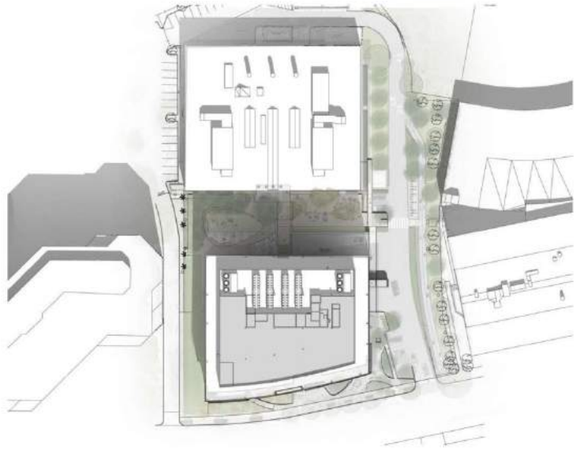
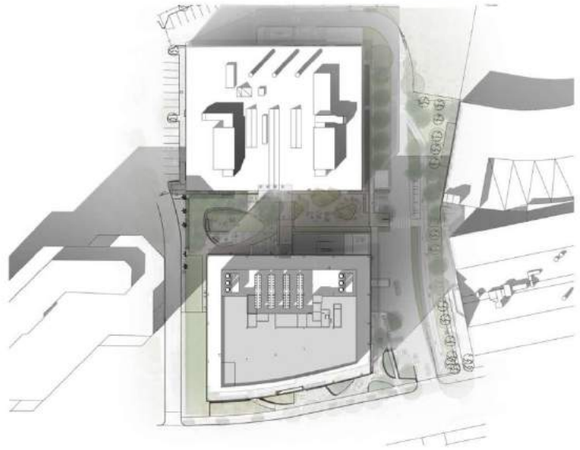


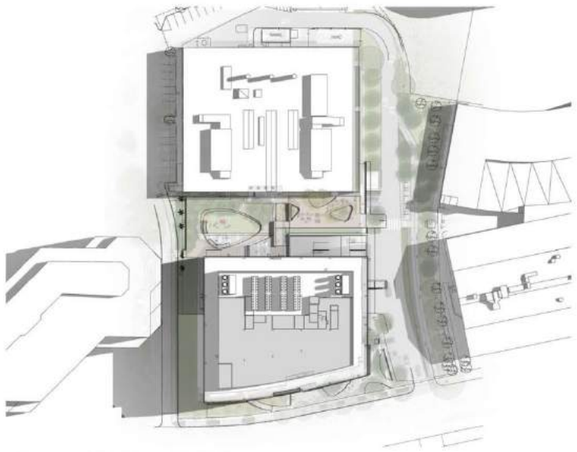
1 Shadow Studies - 03-20 8am
1/64" = 1'-0"



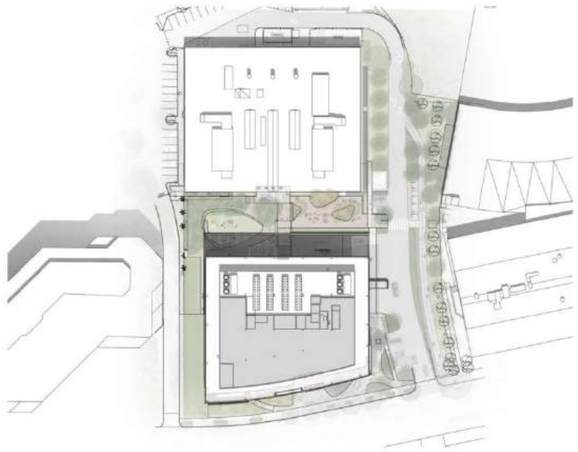
2 Shadow Studies - 03-20 12pm
1/64" = 1'-0"



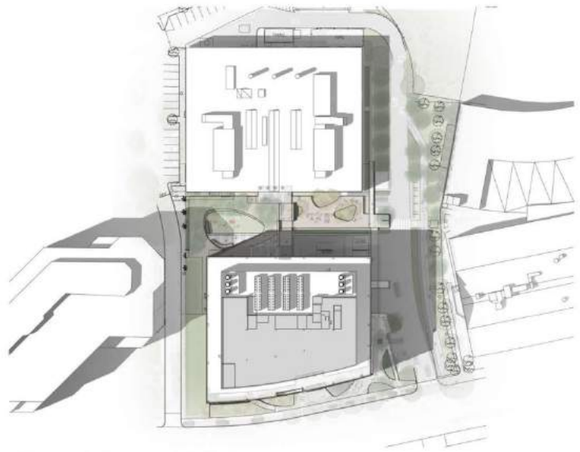
3 Shadow Studies - 03-20 3pm
1/64" = 1'-0"



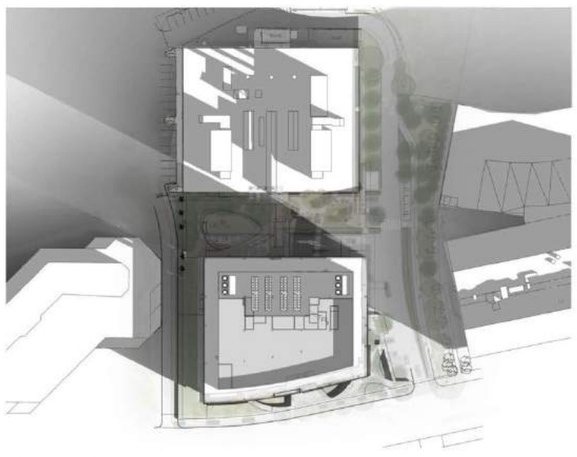
4 Shadow Studies - 06-21 8am
1/64" = 1'-0"



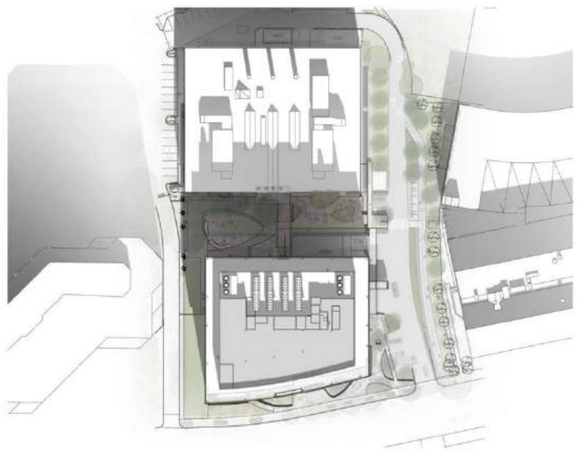
5 Shadow Studies - 06-21 12 pm
1/64" = 1'-0"



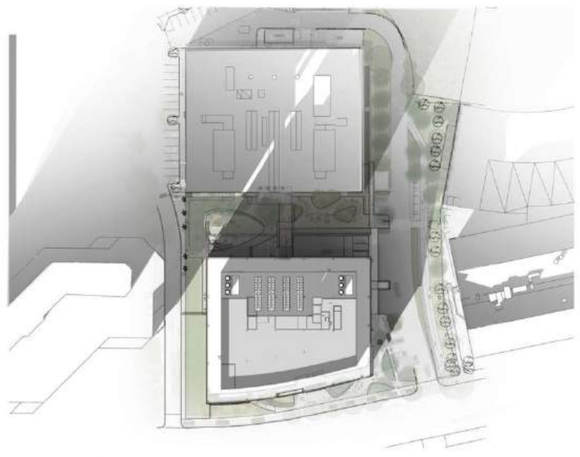
6 Shadow Studies - 06-21 3 pm
1/64" = 1'-0"



7 Shadow Studies - 12-21 8am
1/64" = 1'-0"



8 Shadow Studies - 12-21 12 pm
1/64" = 1'-0"



9 Shadow Studies - 12-21 3pm
1/64" = 1'-0"