



RAGON INSTITUTE 2.0

600-624 Main St, Cambridge MA 02139

**APPLICATION FOR
PROJECT REVIEW SPECIAL PERMIT**

April 20, 2021

VOLUME TWO - PART B

Graphic Materials

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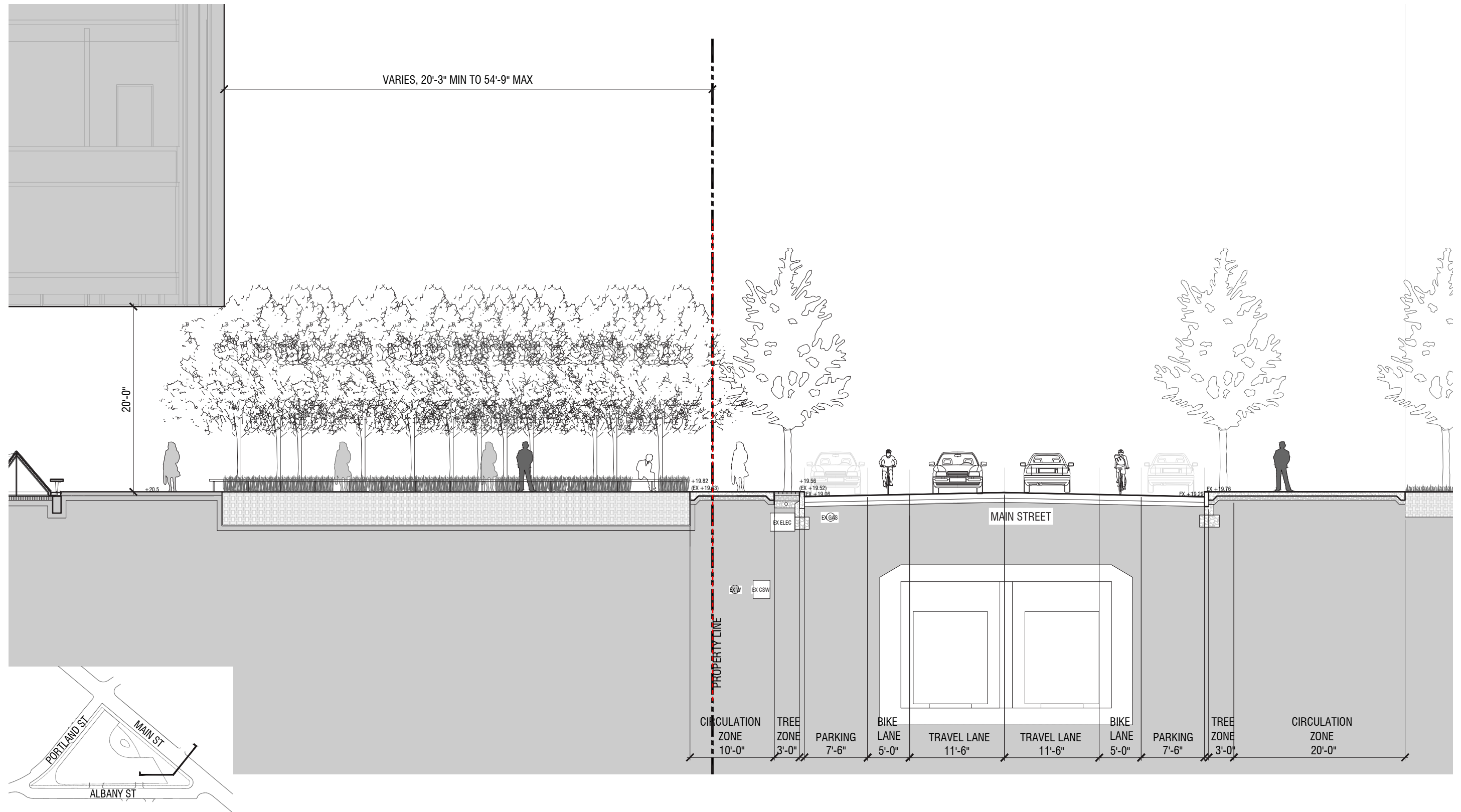
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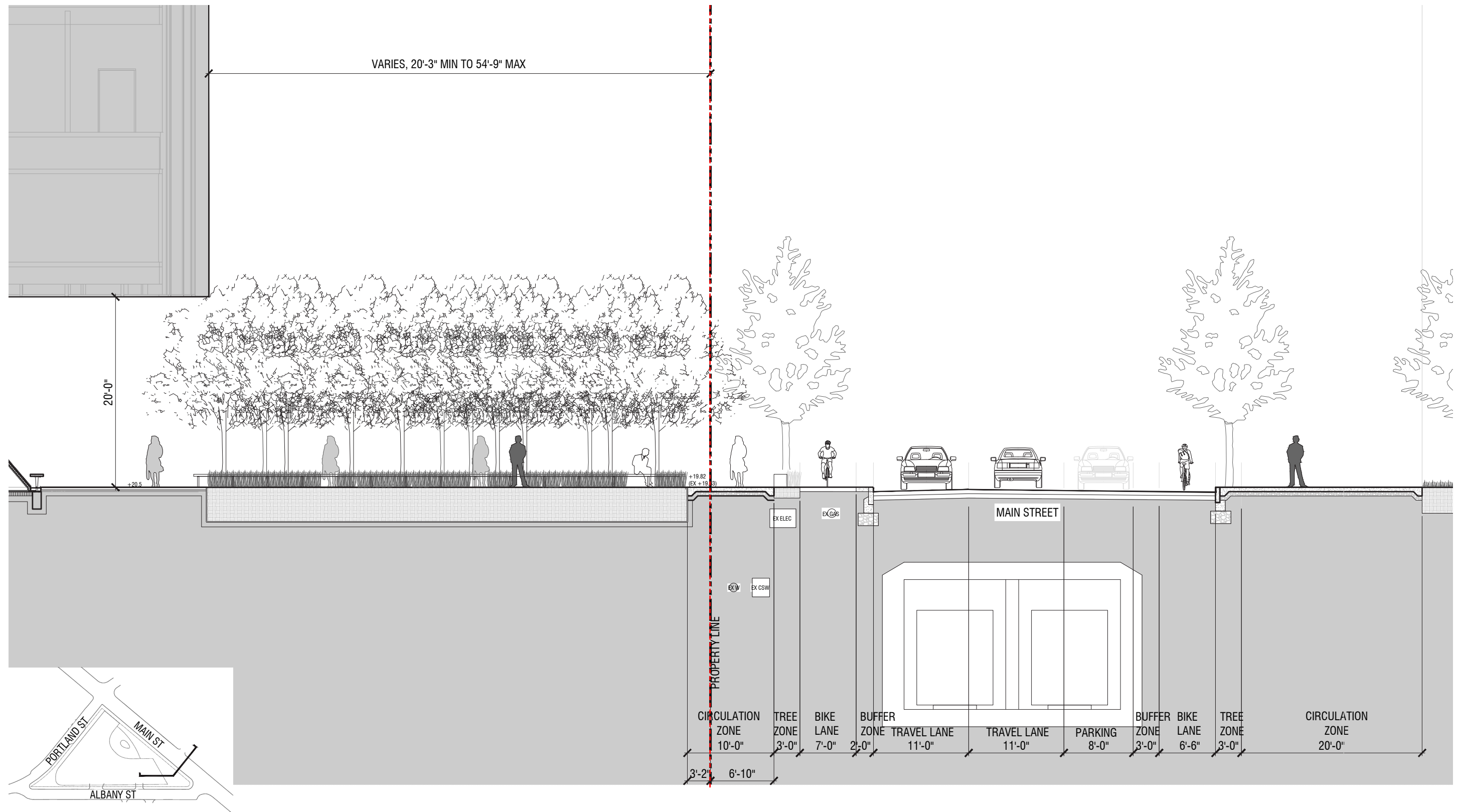
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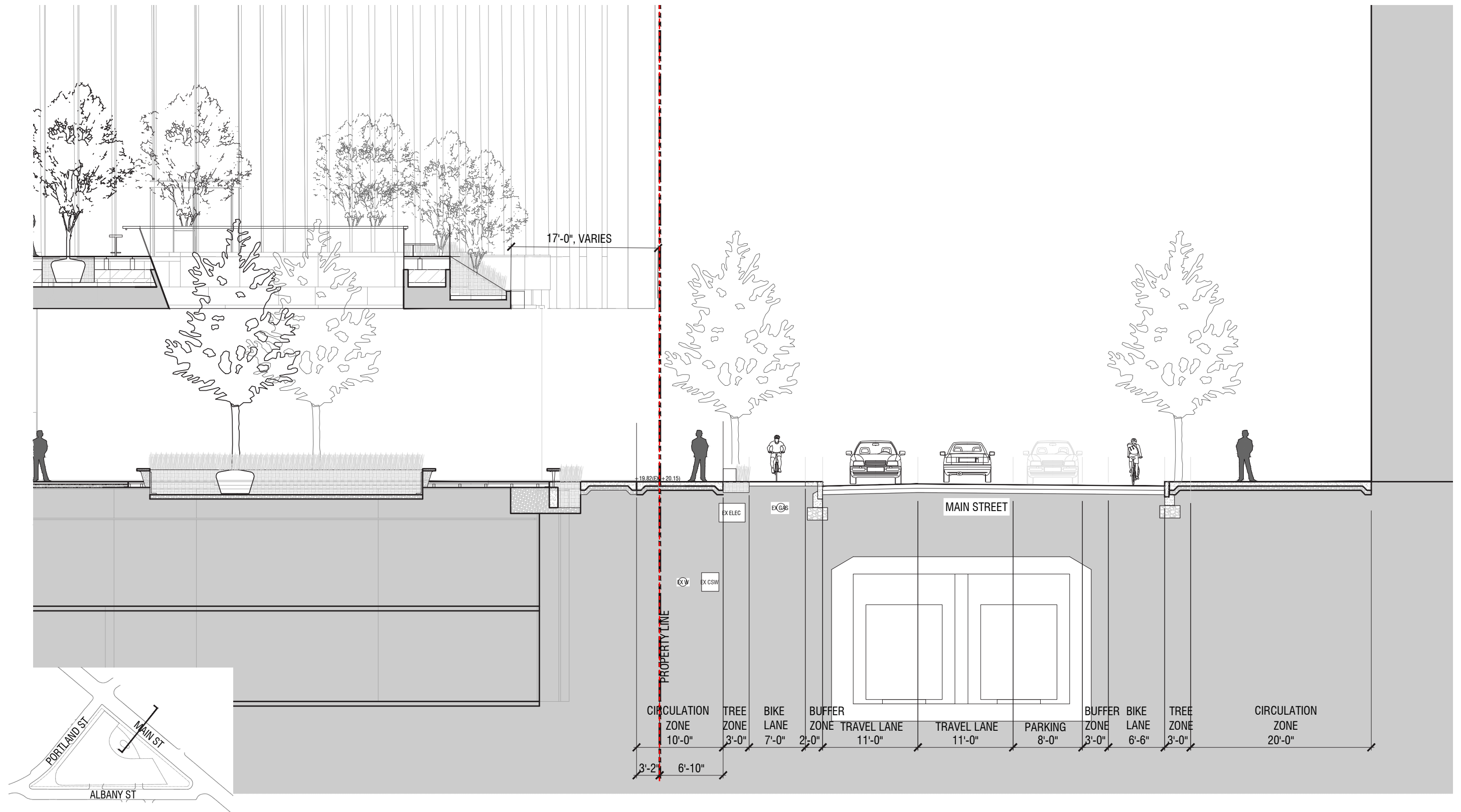
MAIN STREET SECTION AT SEMINAR GARDEN (EXISTING)



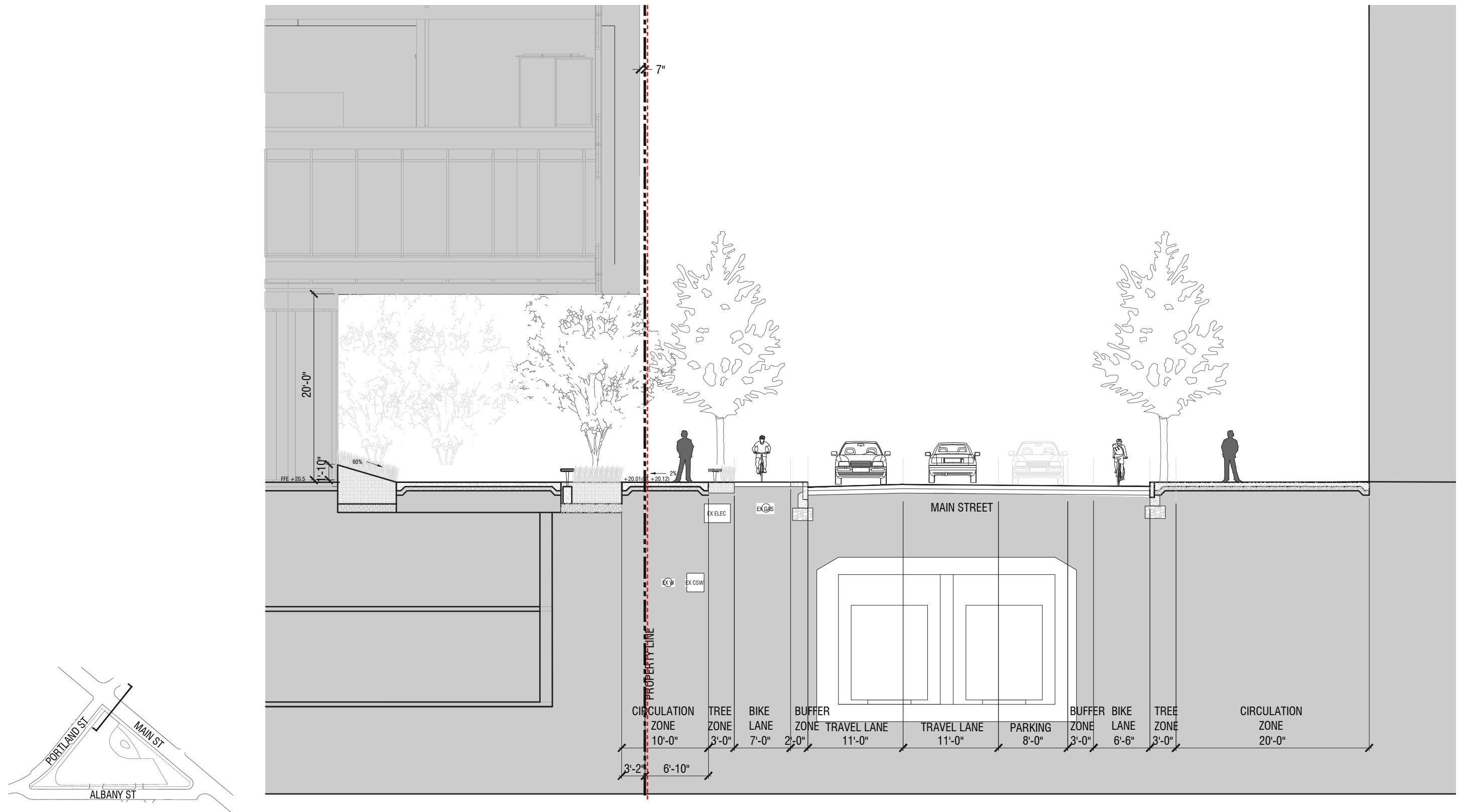
MAIN STREET SECTION AT SEMINAR GARDEN (PROPOSED)



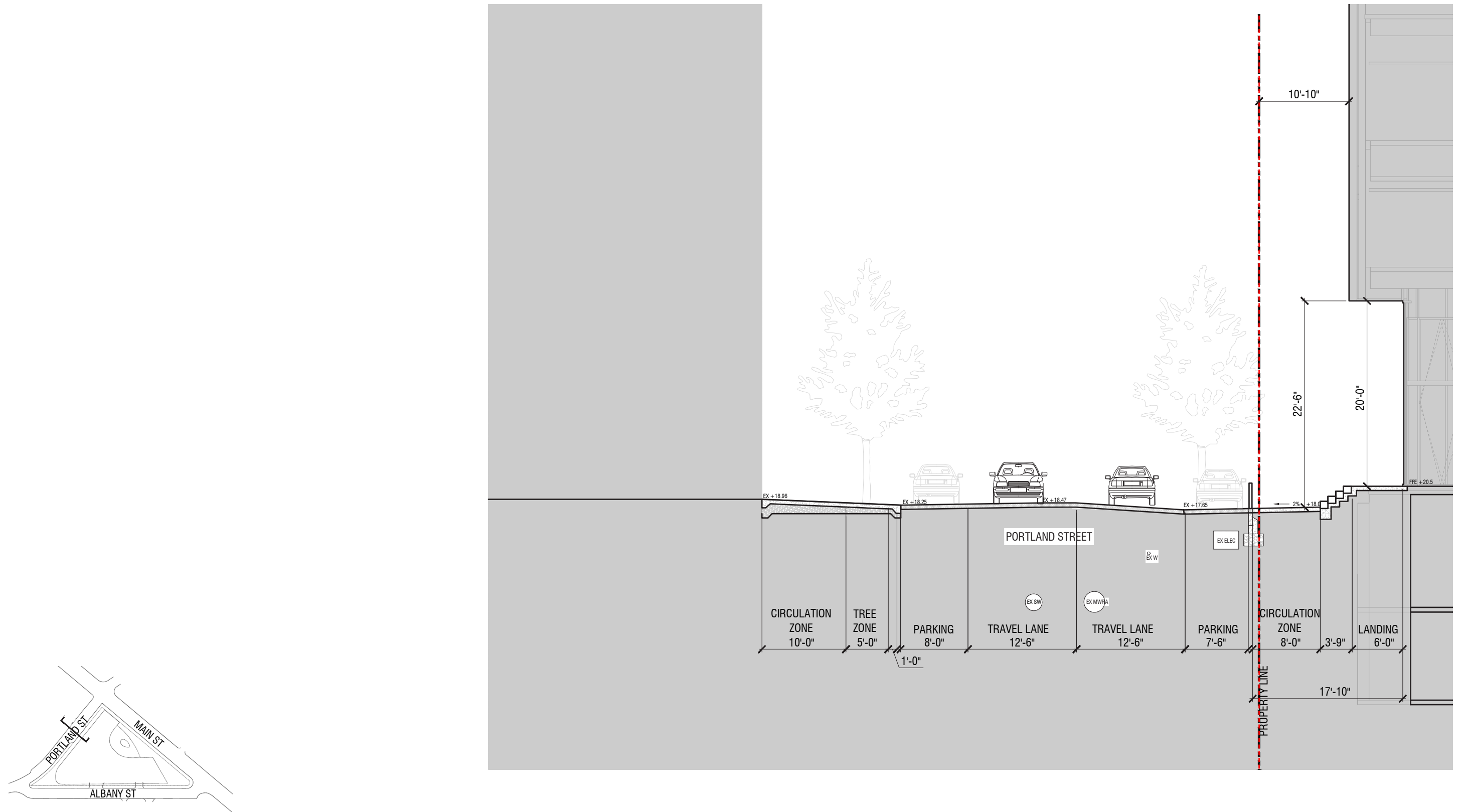
MAIN STREET SECTION AT OCULUS



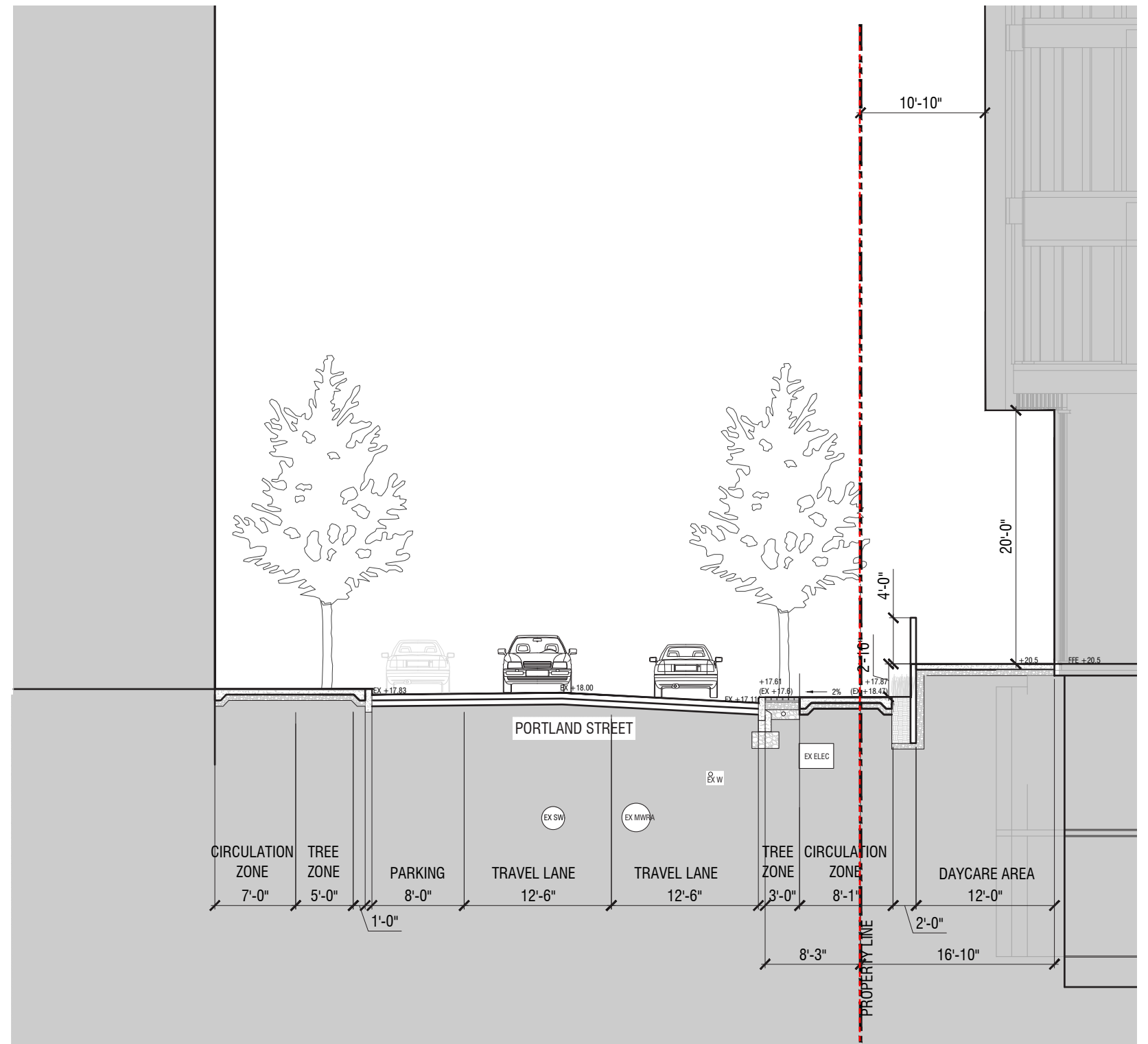
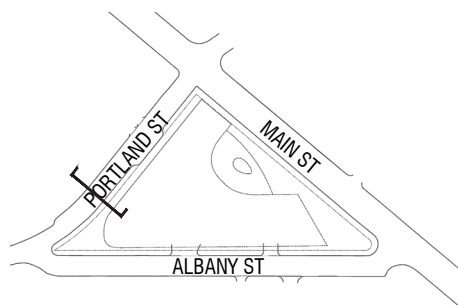
MAIN STREET SECTION AT COLLOQUIUM ROOM



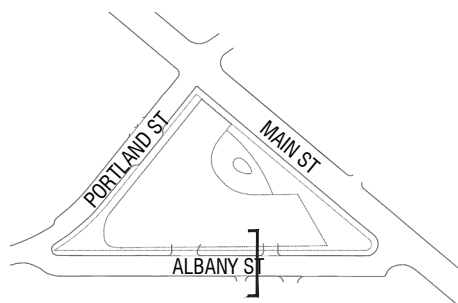
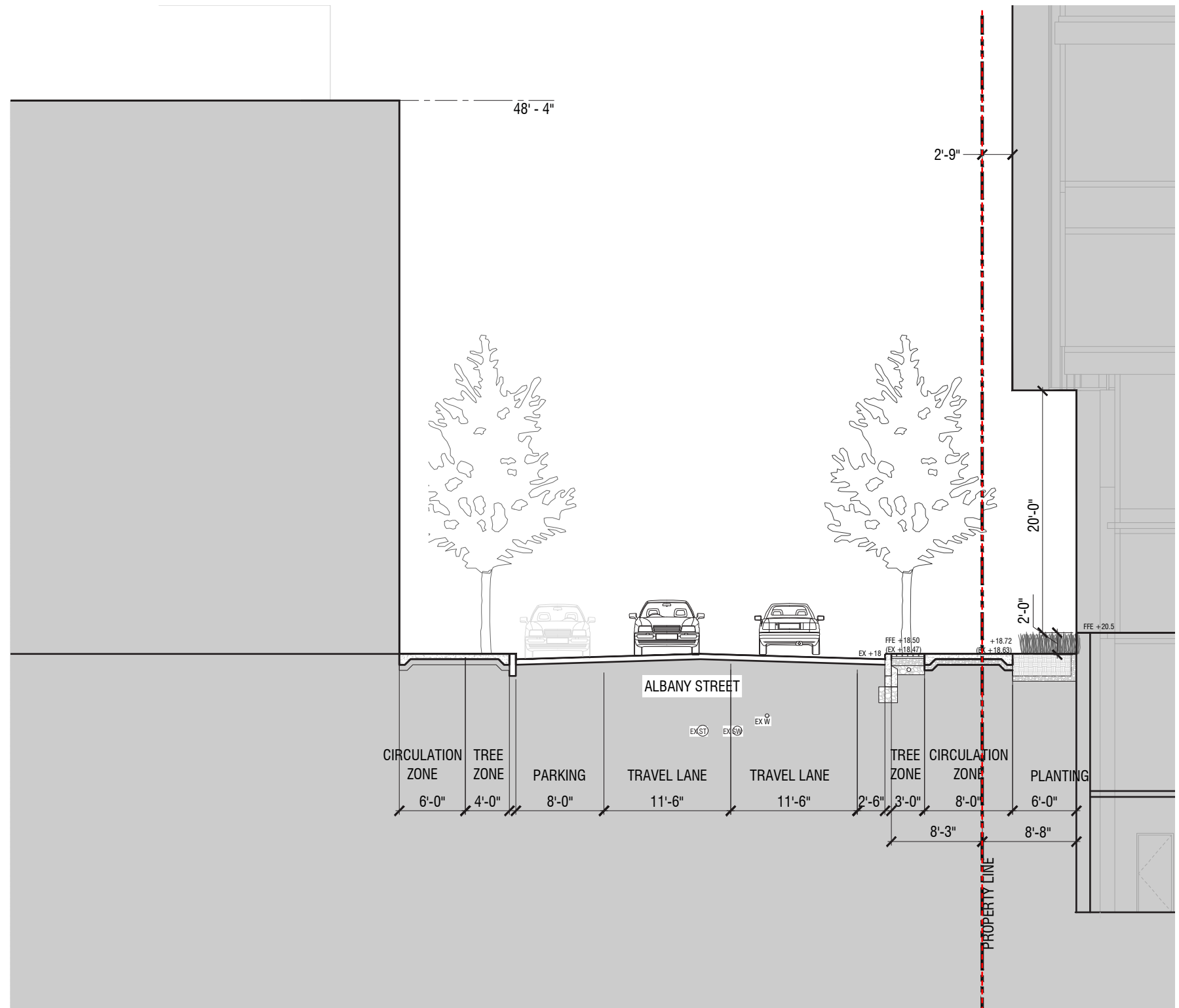
PORTLAND STREET SECTION AT BUILDING ENTRANCE



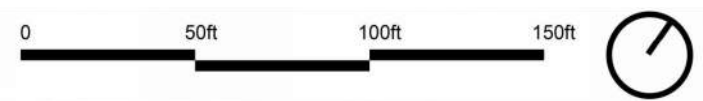
PORTLAND STREET SECTION AT DAY CARE GARDEN



TYPICAL ALBANY STREET SECTION

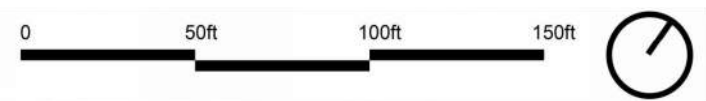


OVERALL SITE PLAN

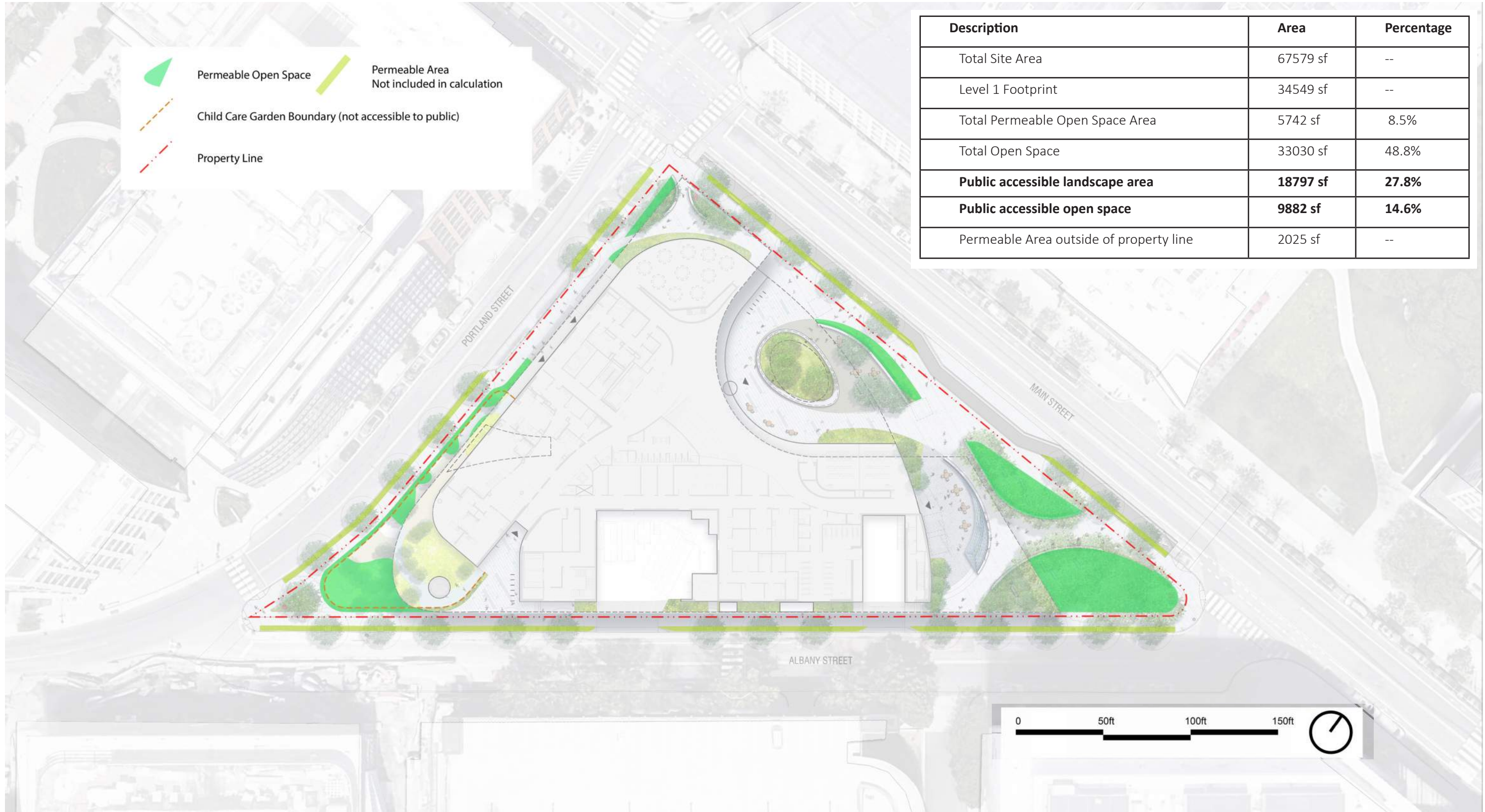


NOTE: PROPOSED STREET TREE LOCATIONS ARE PROVISIONAL UNTIL EXACT HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING-TO-REMAIN UTILITIES HAVE BEEN CONFIRMED

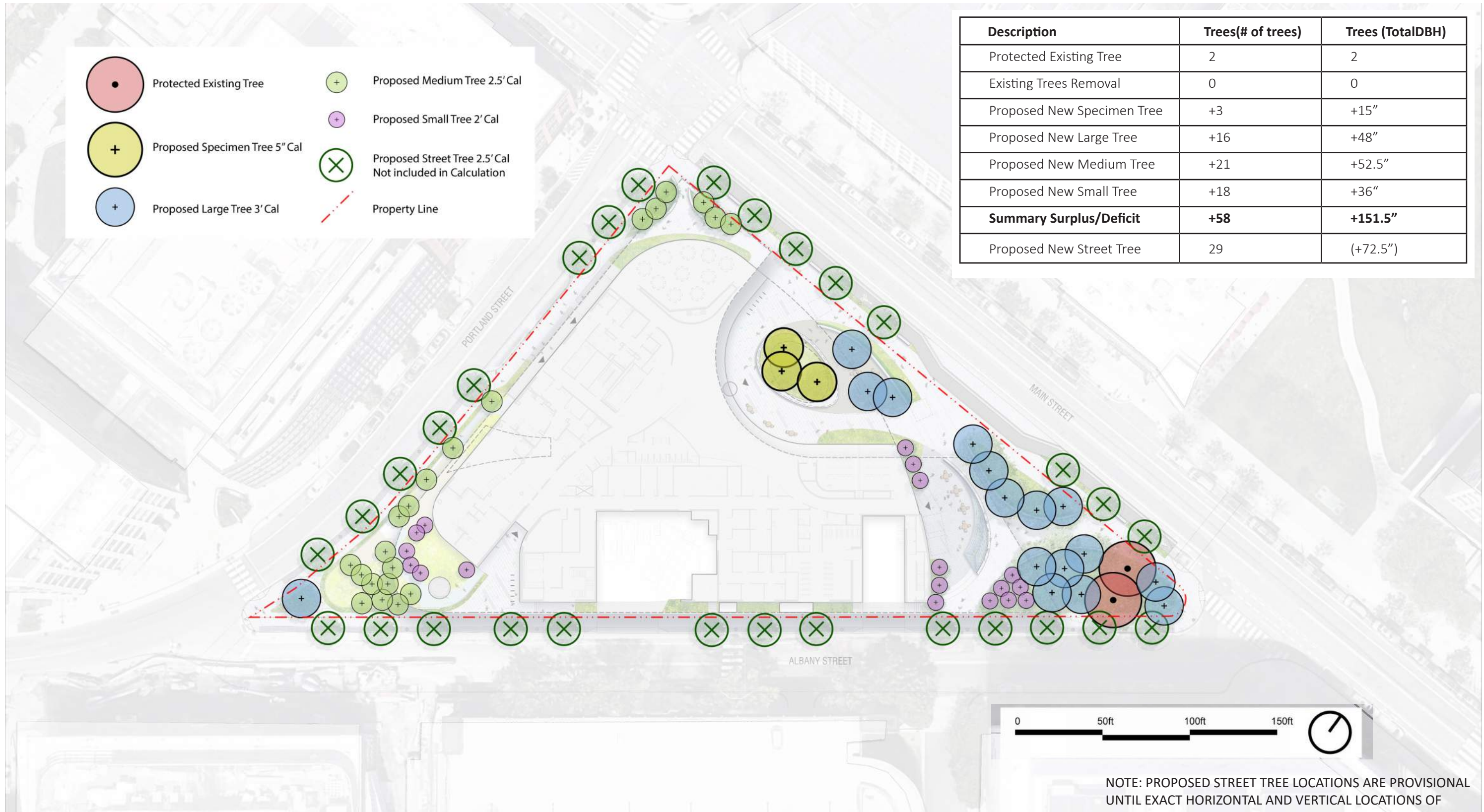
PROPOSED CURB CUTS



OPEN SPACE / PERMEABLE SPACE PLAN

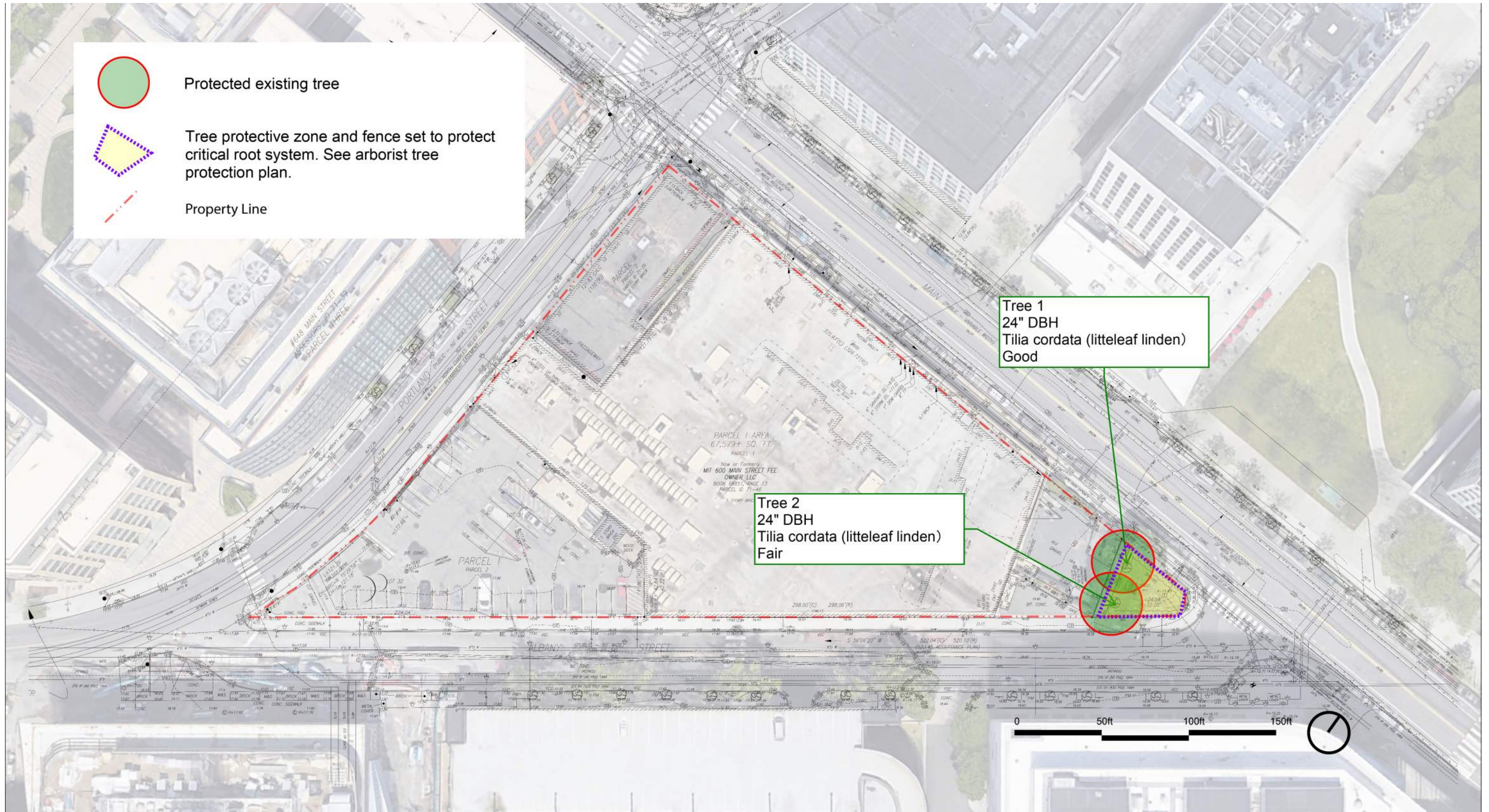


OVERALL TREE PLAN

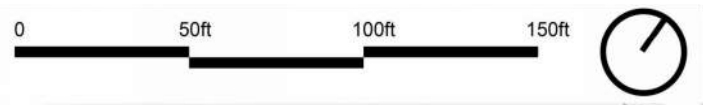


NOTE: PROPOSED STREET TREE LOCATIONS ARE PROVISIONAL UNTIL EXACT HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING-TO-REMAIN UTILITIES HAVE BEEN CONFIRMED

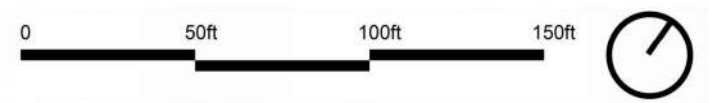
TREE PROTECTION PLAN



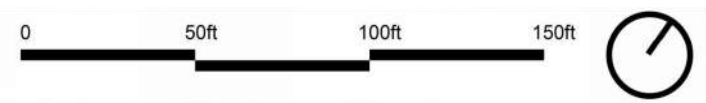
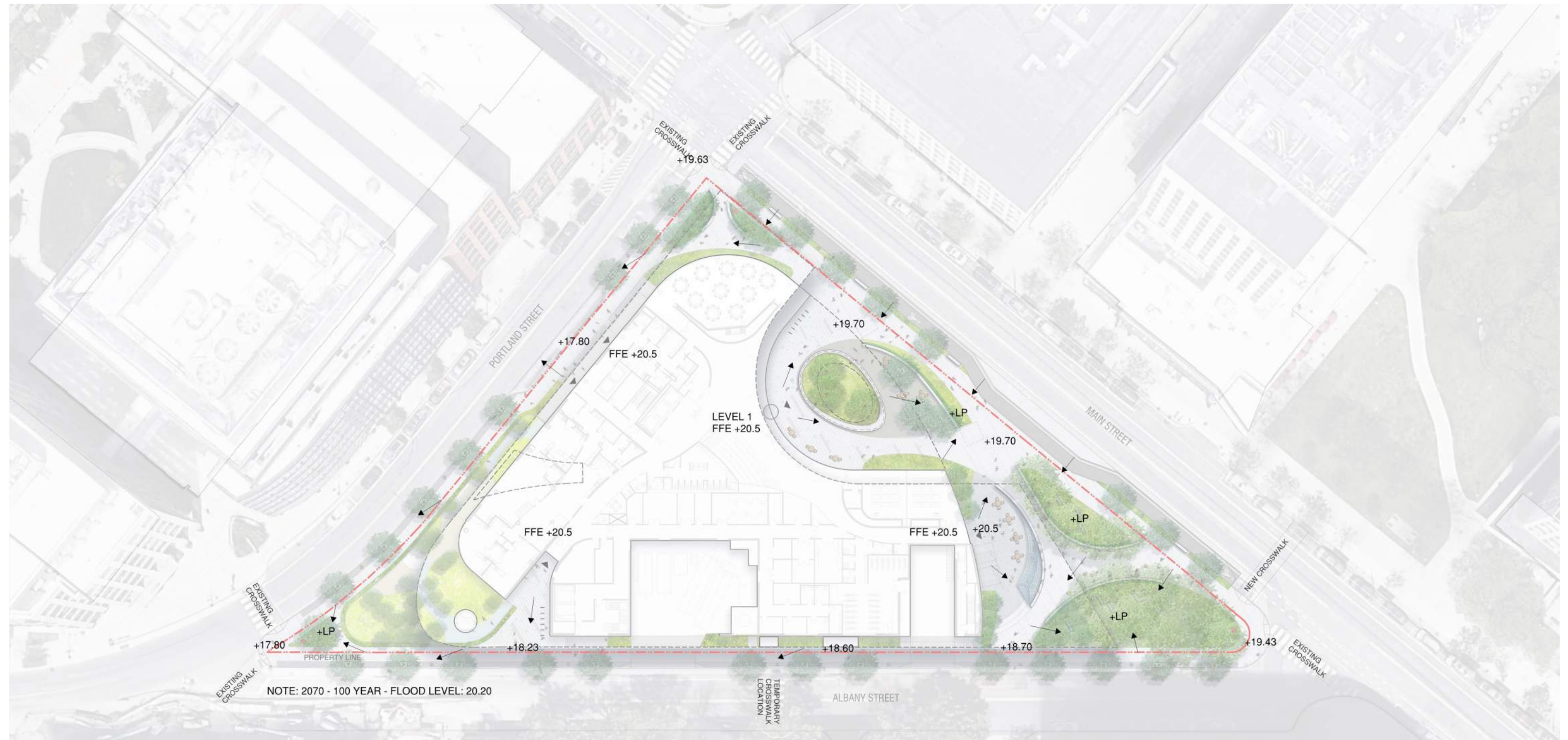
OVERALL MATERIALS PLAN



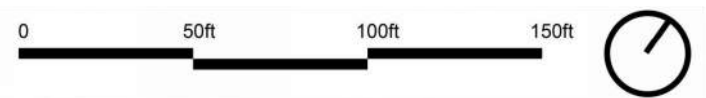
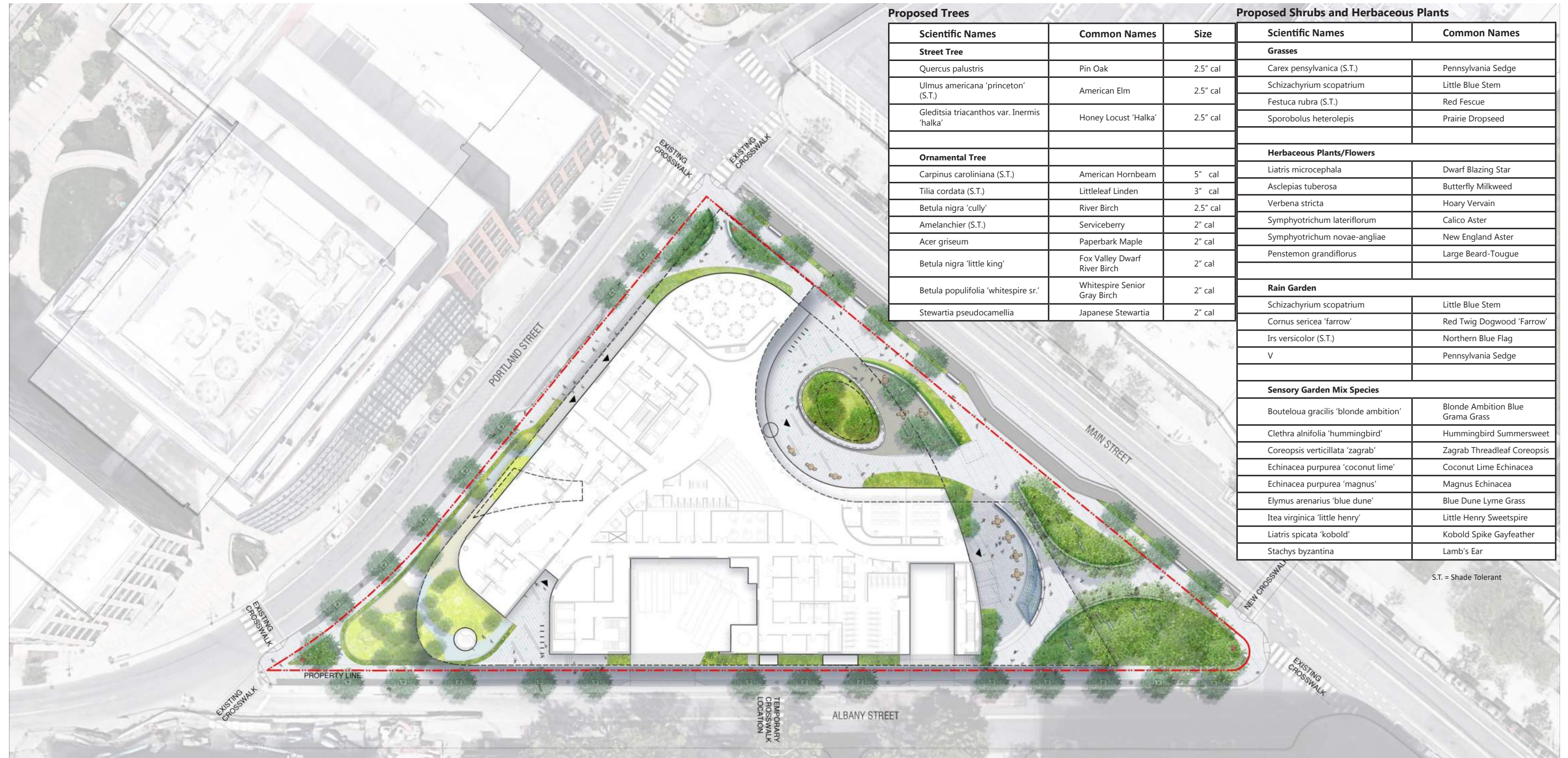
OVERALL LAYOUT PLAN



OVERALL GRADING PLAN



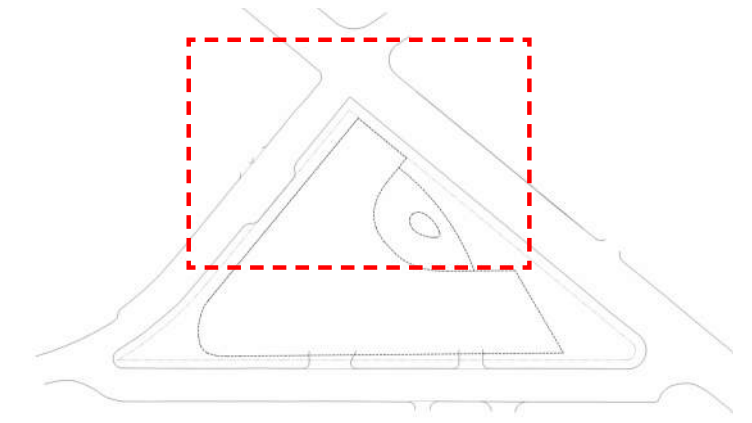
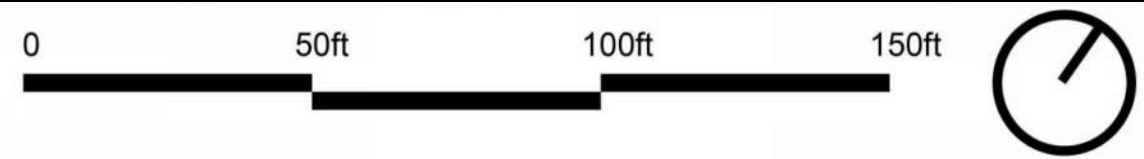
OVERALL PLANTING PLAN



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

LINEAR PARK / OCULUS PLAZA

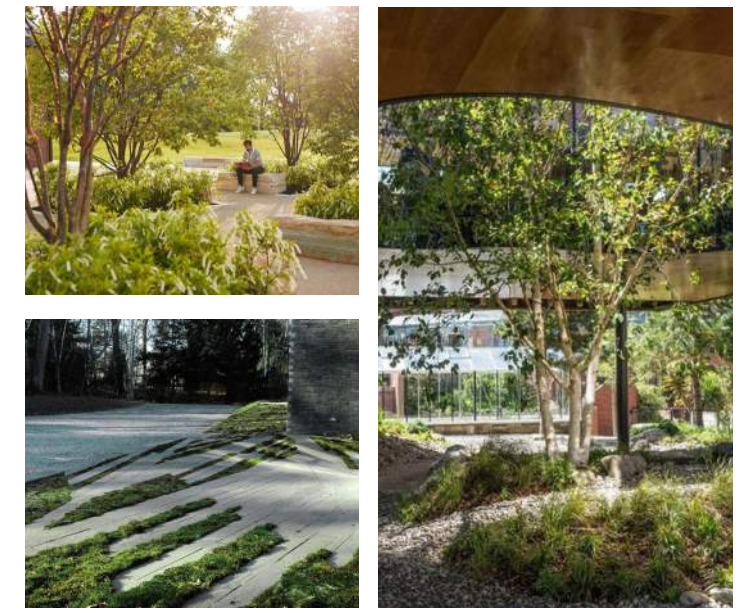
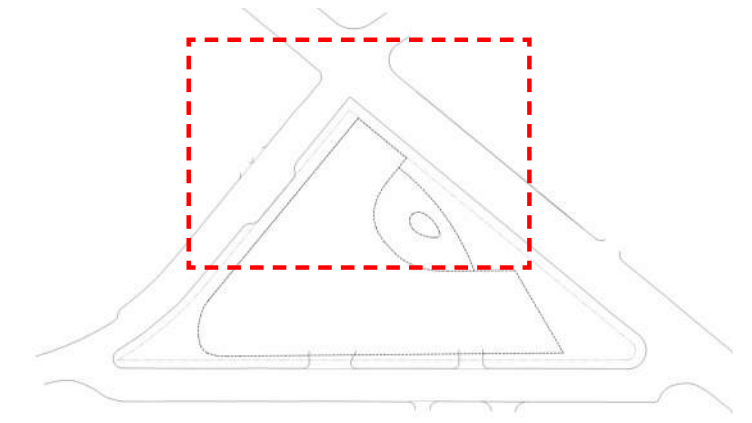
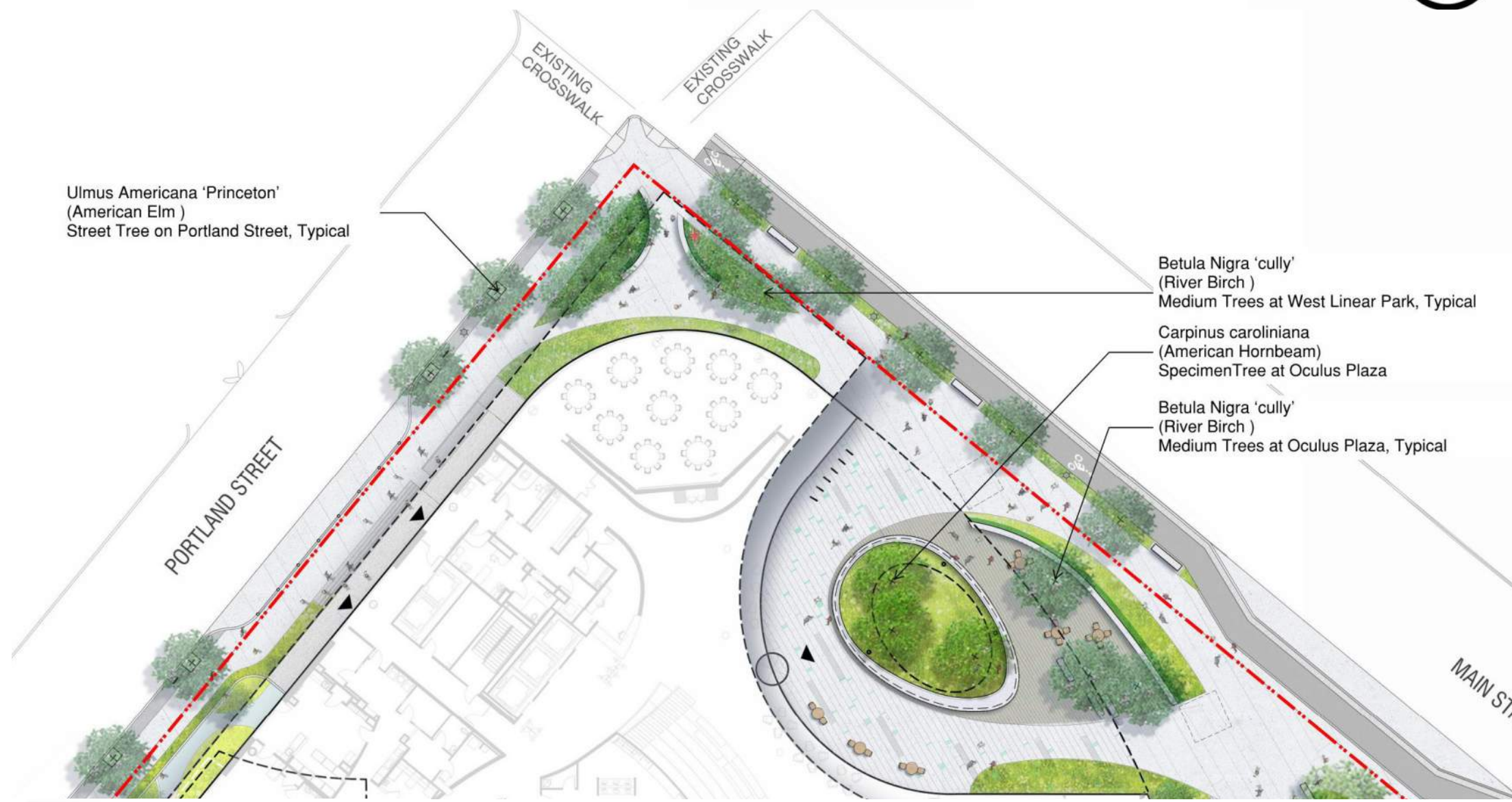
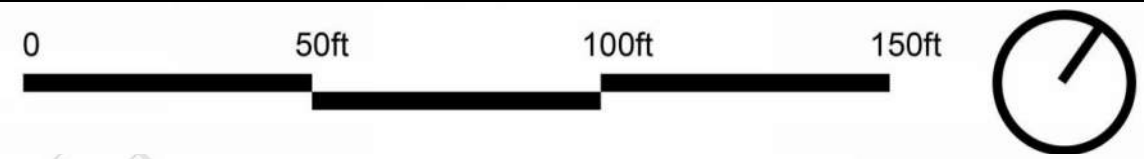
MATERIALS PLAN



MATERIALS LEGEND

- | | | | |
|----------------------|--|--|------------------|
| BITUMINOUS PAVING | STAIRS W/ S.S. HANDRAILS W/ LED LIGHTING | CUSTOMIZED SCULPTURAL STONE BENCH | METAL TREE GRATE |
| PRECAST PAVER TYPE A | RAMP | CUSTOMIZED PRECAST CONCRETE BENCH W/ INTEGRATED LED LIGHTING | LED UPLIGHT |
| PRECAST PAVER TYPE B | CURB RAMP | METAL EDGING | LED BOLLARD |
| WOOD PAVING | FLUSH CURB W/ DETECTABLE WARNING STRIP | CAFE TABLE AND CHAIRS | EXISTING TREE |
| CIP CONCRETE PAVING | S.S. BIKE RACK | PROPOSED TREE | |
| PERMEABLE PAVER | | | |

LINEAR PARK / OCULUS PLAZA PLANTING PLAN



Ulmus Americana 'Princeton'
(American Elm)
Street Tree on Portland Street, Typical

Betula Nigra 'cully'
(River Birch)
Medium Trees at West Linear Park, Typical

Carpinus caroliniana
(American Hornbeam)
Specimen Tree at Oculus Plaza

Betula Nigra 'cully'
(River Birch)
Medium Trees at Oculus Plaza, Typical

MATERIALS LEGEND

- | | | | |
|----------------------|--|--|------------------|
| BITUMINOUS PAVING | STAIRS W/ S.S. HANDRAILS W/ LED LIGHTING | CUSTOMIZED SCULPTURAL STONE BENCH | METAL TREE GRATE |
| PRECAST PAVER TYPE A | RAMP | CUSTOMIZED PRECAST CONCRETE BENCH W/ INTEGRATED LED LIGHTING | LED UPLIGHT |
| PRECAST PAVER TYPE B | CURB RAMP | METAL EDGING | LED BOLLARD |
| WOOD PAVING | FLUSH CURB W/ DETECTABLE WARNING STRIP | CAFE TABLE AND CHAIRS | EXISTING TREE |
| CIP CONCRETE PAVING | S.S. BIKE RACK | PROPOSED TREE | |
| PERMEABLE PAVER | | | |

RENDERING OF LINEAR PARK



BIKE LANE (BITUMINOUS PAVING)

CAST IN PLACE CONCRETE
SEATING AREA WITH PRECAST
CONCRETE BENCH

CAST IN PLACE CONCRETE
SIDEWALK

HISTORIC / COMMUNITY MARKER

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING
PERMEABLE PAVEMENT

RENDERING OF OCULUS PLAZA

BIKE LANE (BITUMINOUS PAVING)

CAST IN PLACE CONCRETE
SIDEWALK

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING

PUBLIC PERFORMANCE SPACE

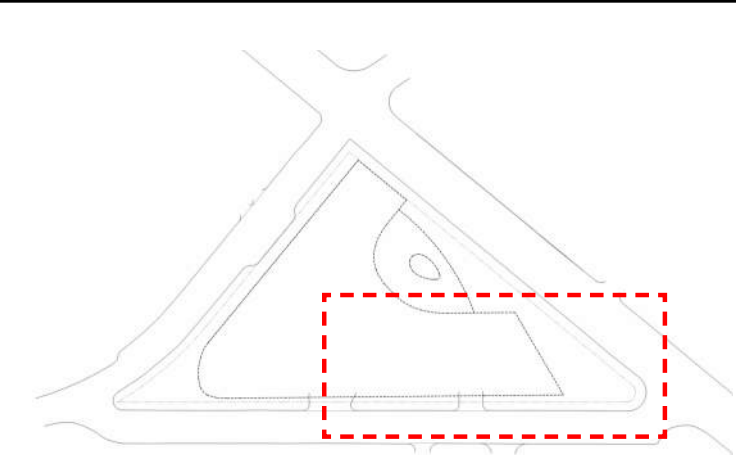
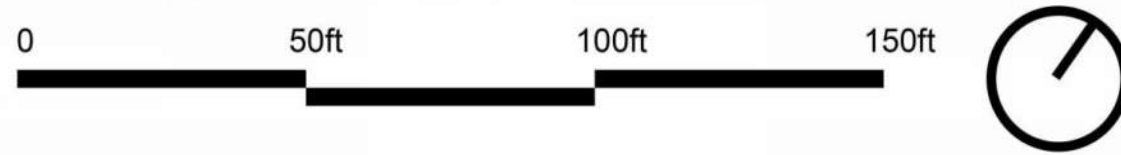
PRECAST CONCRETE PLANTER
WITH INTEGRATED LED LIGHTING

PRECAST CONCRETE PAVER



RAGON PLAZA / URBAN GROVE

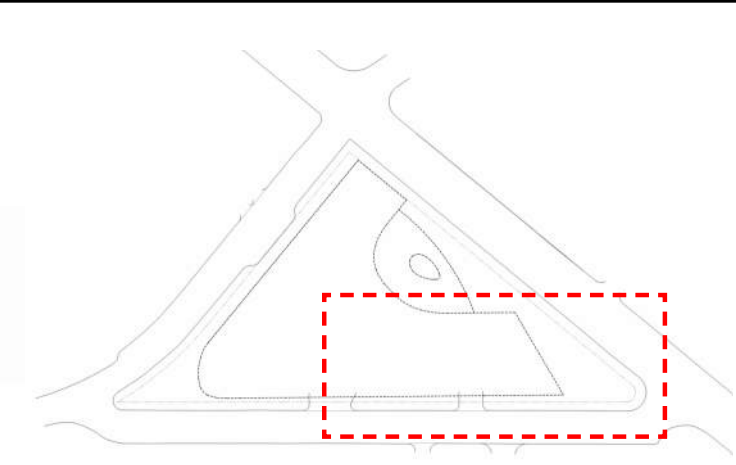
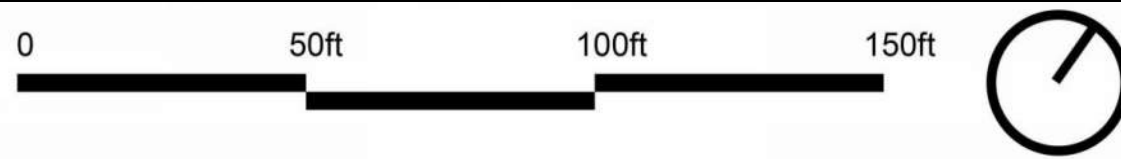
MATERIALS PLAN



MATERIALS LEGEND

- | | | | |
|----------------------|--|--|------------------|
| BITUMINOUS PAVING | STAIRS W/ S.S. HANDRAILS W/ LED LIGHTING | CUSTOMIZED SCULPTURAL STONE BENCH | METAL TREE GRATE |
| PRECAST PAVER TYPE A | RAMP | CUSTOMIZED PRECAST CONCRETE BENCH W/ INTEGRATED LED LIGHTING | LED UPLIGHT |
| PRECAST PAVER TYPE B | CURB RAMP | METAL EDGING | LED BOLLARD |
| WOOD PAVING | FLUSH CURB W/ DETECTABLE WARNING STRIP | CAFE TABLE AND CHAIRS | EXISTING TREE |
| CIP CONCRETE PAVING | S.S. BIKE RACK | PROPOSED TREE | |
| PERMEABLE PAVER | | | |

RAGON PLAZA / URBAN PLAZA PLANTING PLAN



MATERIALS LEGEND

- | | | | |
|----------------------|--|--|------------------|
| BITUMINOUS PAVING | STAIRS W/ S.S. HANDRAILS W/ LED LIGHTING | CUSTOMIZED SCULPTURAL STONE BENCH | METAL TREE GRATE |
| PRECAST PAVER TYPE A | RAMP | CUSTOMIZED PRECAST CONCRETE BENCH W/ INTEGRATED LED LIGHTING | LED UPLIGHT |
| PRECAST PAVER TYPE B | CURB RAMP | METAL EDGING | LED BOLLARD |
| WOOD PAVING | FLUSH CURB W/ DETECTABLE WARNING STRIP | CAFE TABLE AND CHAIRS | EXISTING TREE |
| CIP CONCRETE PAVING | S.S. BIKE RACK | PROPOSED TREE | |
| PERMEABLE PAVER | | | |

RENDERING OF URBAN GROVE



- CUSTOMIZED SCULPTURAL STONE BENCH
- WATER FEATURE
- CHESS TABLE AND MOVABLE CHAIRS
- COMMUNITY VENDOR AREA
- CAST IN PLACE CONCRETE PAVING
- PRECAST CONCRETE BENCH WITH INTEGRATED LED LIGHTING
- CAST IN PLACE CONCRETE PAVING



RENDERING OF RAGON PLAZA



PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING

COMMUNITY VENDOR AREA

WATER FEATURE

CAST IN PLACE CONCRETE PAVING

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING



EVENING RENDERING OF RAGON PLAZA



PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING

COMMUNITY VENDOR AREA

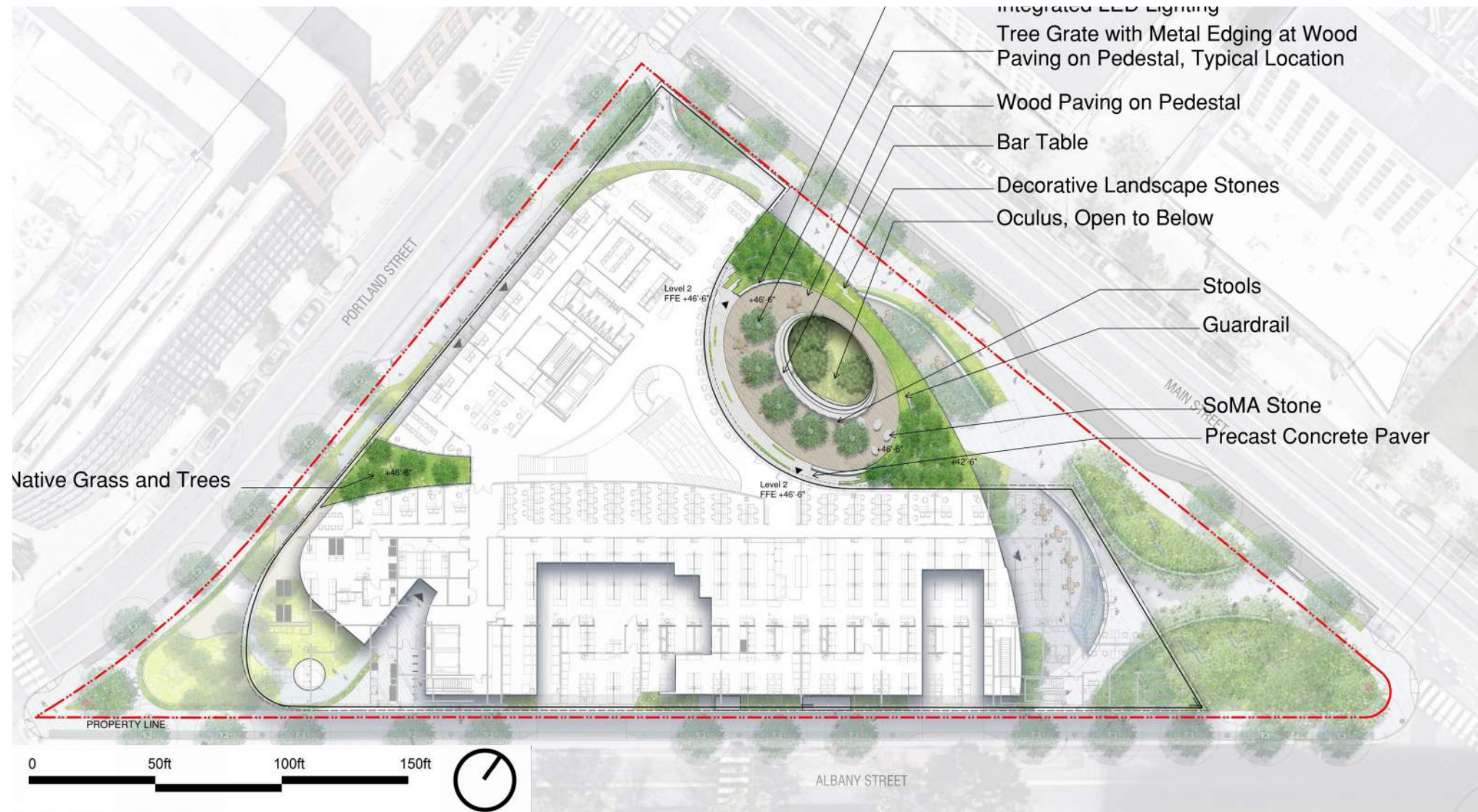
WATER FEATURE

CAST IN PLACE CONCRETE PAVING

PRECAST CONCRETE BENCH
WITH INTEGRATED LED LIGHTING

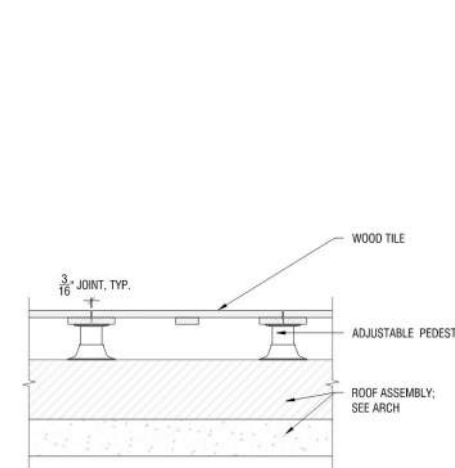


SECOND LEVEL TERRACE GARDEN PLAN

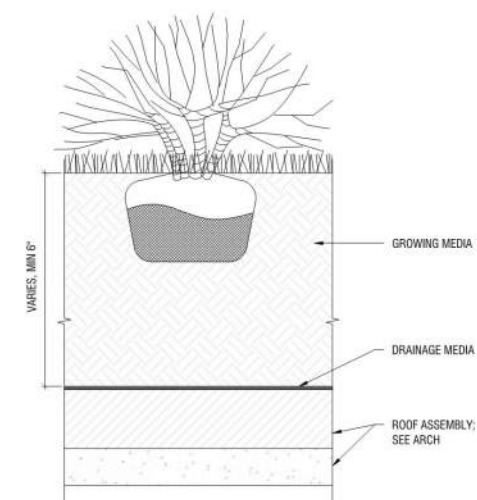


PLANT MATERIALS LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES / SHRUBS / PERENNIALS					
	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	4" CAL	B&B
	10	BETULA NIGRA 'CULLY'	RIVER BIRCH	3" CAL	B&B
	12	ILEX x MESERVEAE	MESERVE HOLLY	2" CAL	B&B
GROUND COVER/GRASS					
	3,128 SF	NATIVE GRASS MIX		24-30" HT	CONT.

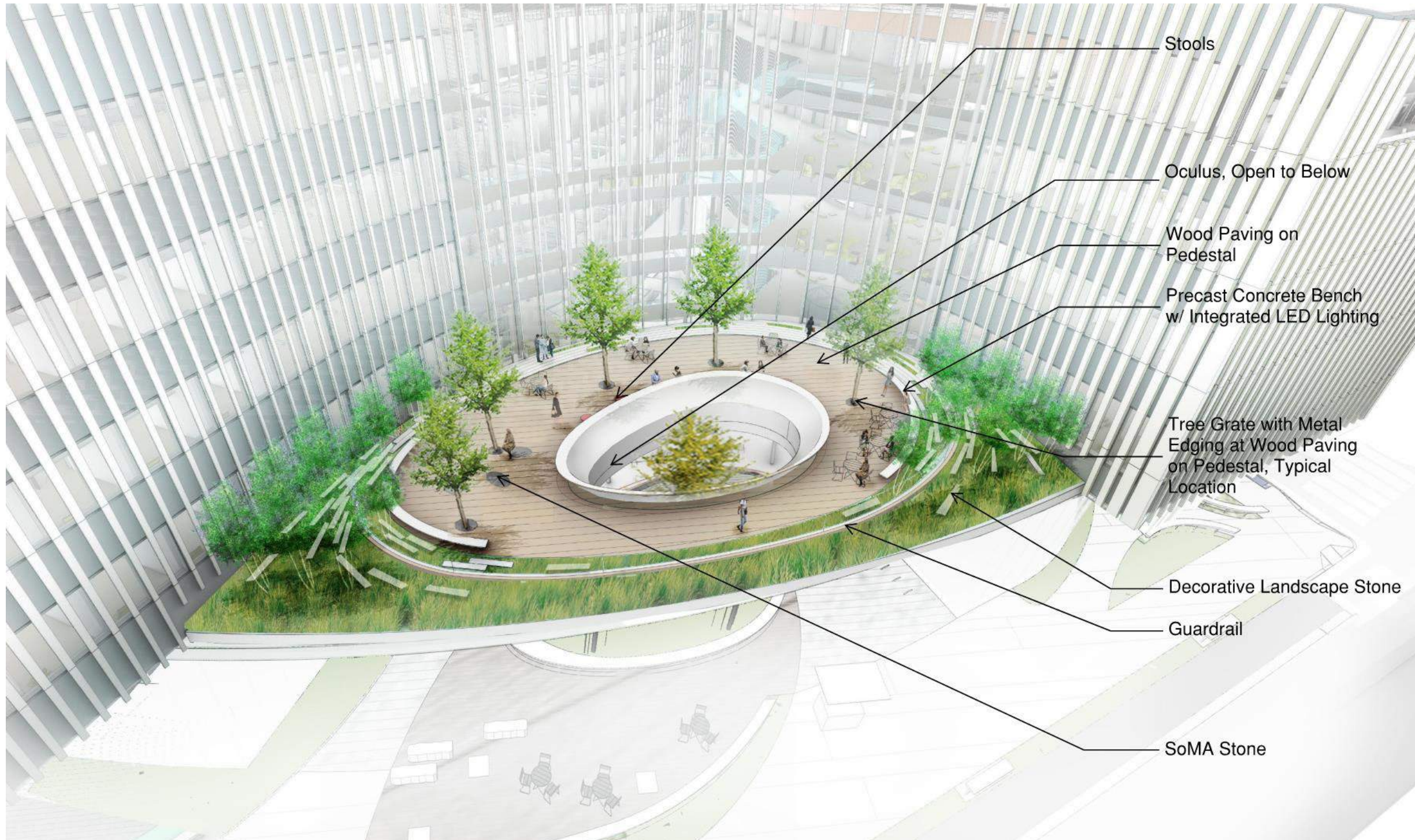


WOOD PAVING ON PEDESTAL DETAIL



GROW MEDIA OVER STRUCTURE DETAIL

SECOND LEVEL TERRACE GARDEN PLAN RENDERING



ROOF LEVEL GREEN ROOF PLAN

Following further analysis by the design team, the previously proposed green roof has been eliminated in favor of maximizing the capacity of the rainwater harvesting system, which will minimize the amount of potable water required for toilet flushing in the building.

PLAYGROUND SITE CONTEXT

CHILDCARE CENTER

CHILDCARE PLAYGROUND

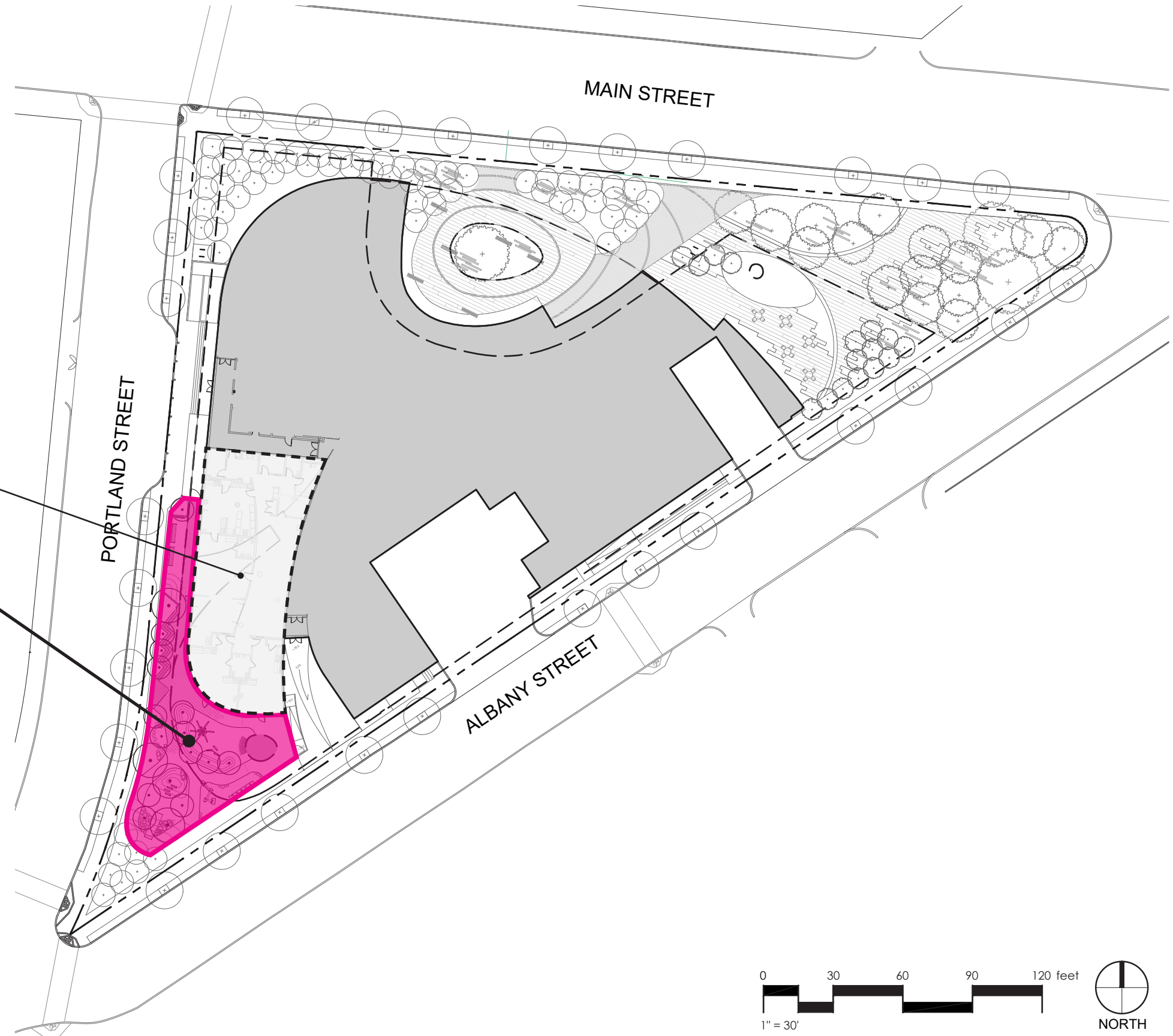
REQUIRED AREA: 3,375 SF

INFANT: 525 SF

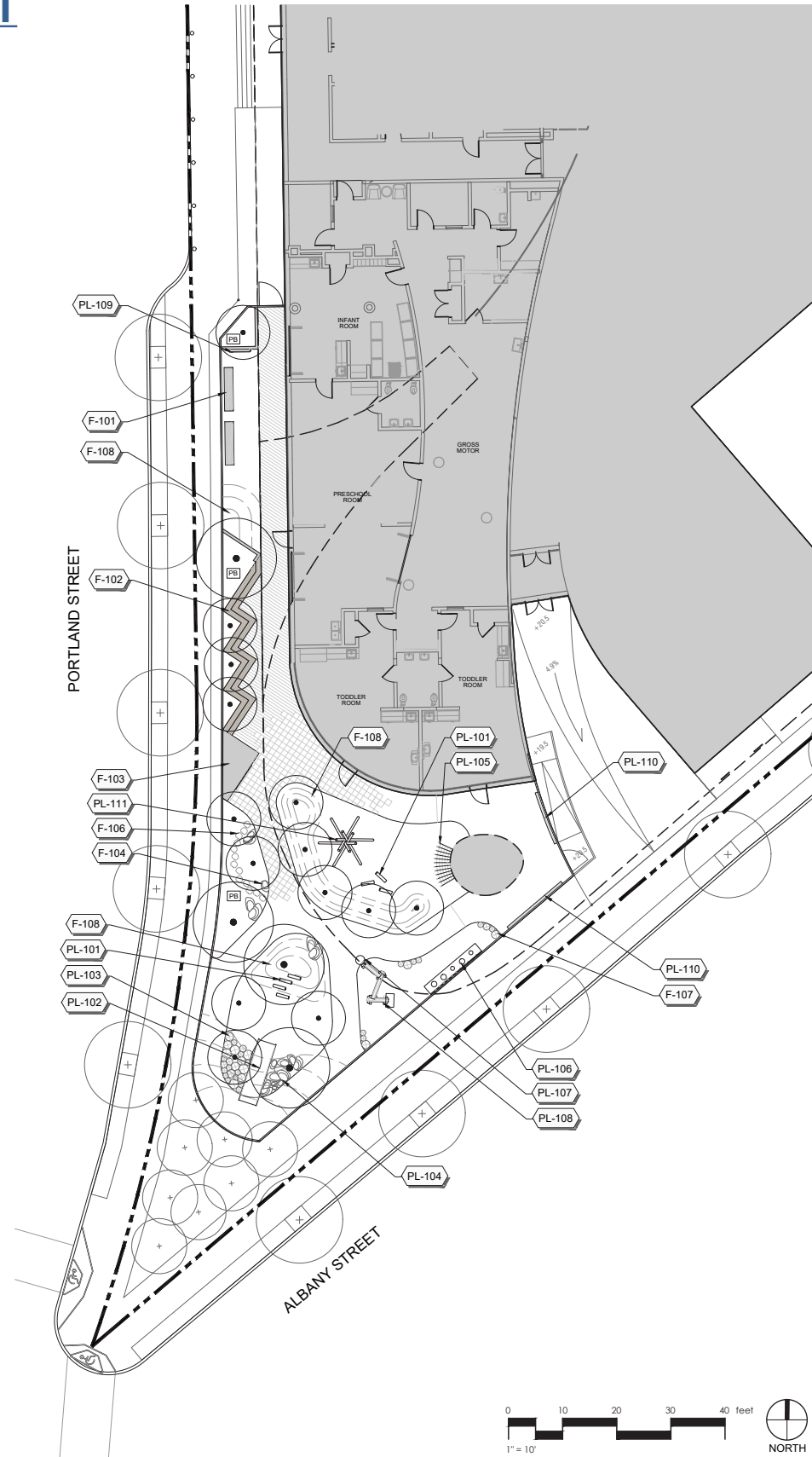
TODDLER: 1,350 SF

PRESCHOOL: 1,500 SF

PROVIDED AREA: 4,018 SF



PLAYGROUND EQUIPMENT



HIGHLIGHTED EQUIPMENT:



(PL-102) EMBANKMENT SLIDE



(PL-104) BOULDER CLIMB



(PL-105) COLUMN NET CLIMBER



(PL-108) WATER TROUGH



(PL-109) PULL-UP BAR



(PL-111) WOODLAND HUT

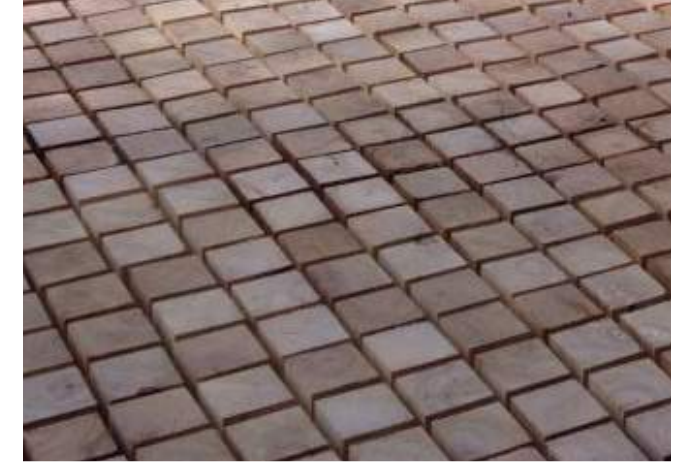
PLAYGROUND SURFACING



SURFACING:



IPE WOOD DECKING



WOOD PAVERS



SAND PLAY



ARTIFICIAL TURF

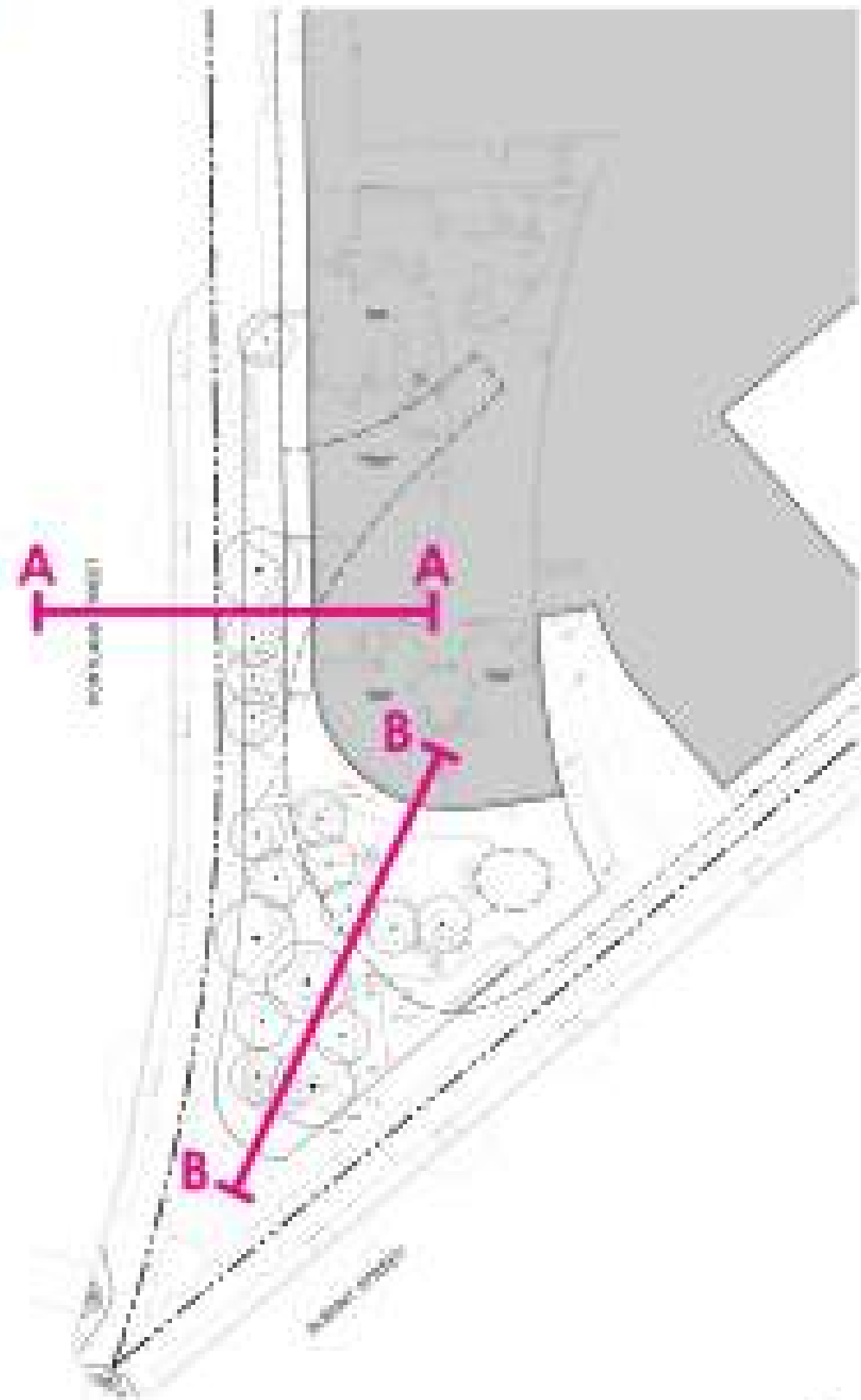


POUR-IN-PLACE RUBBER

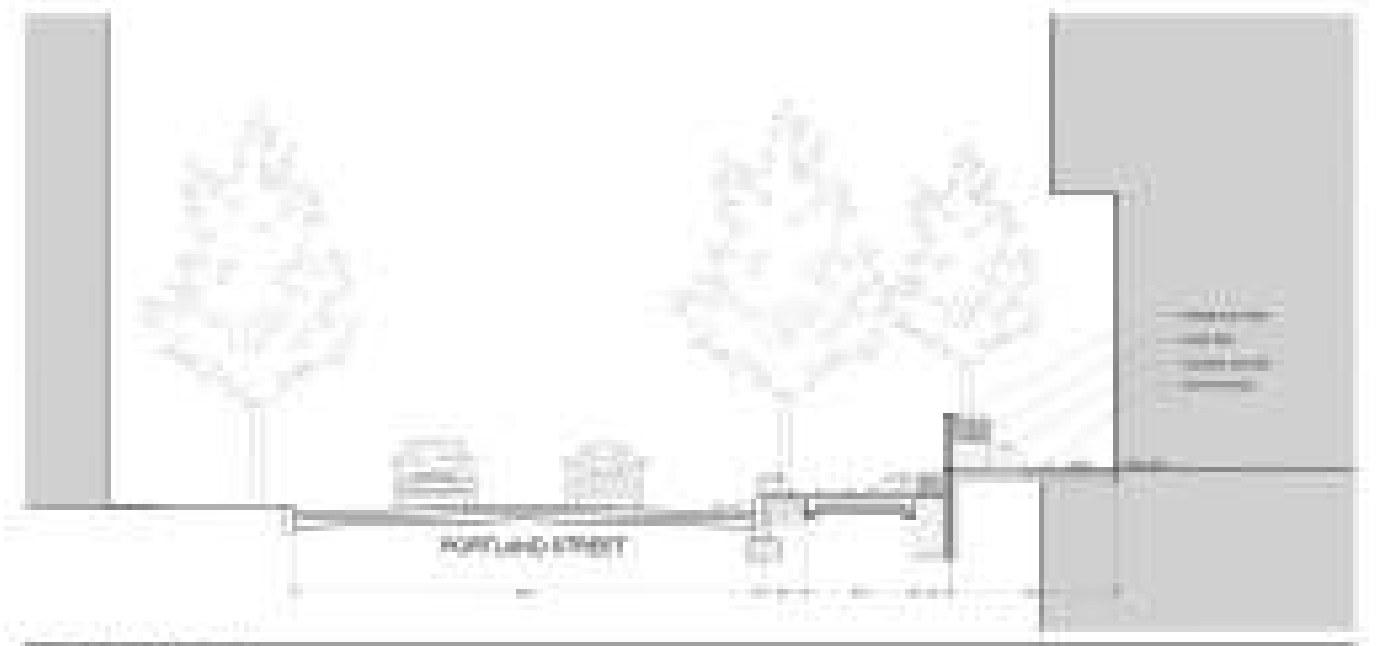


CONCRETE WALK

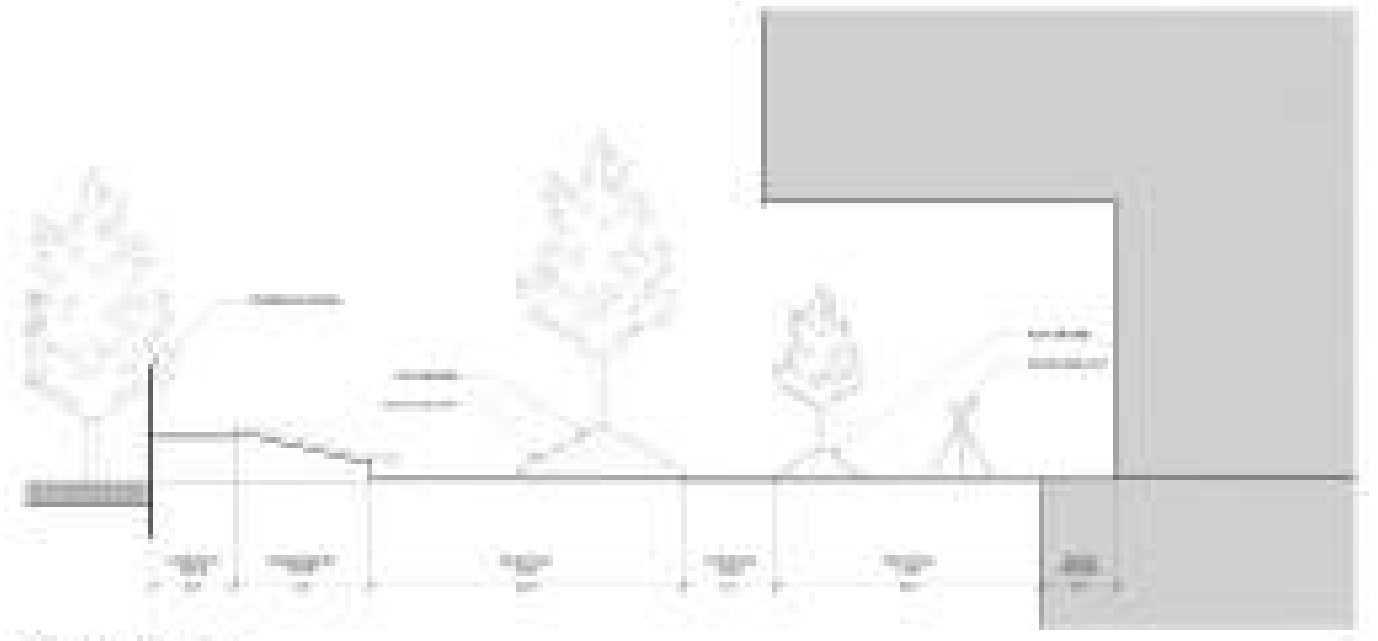
PLAYGROUND GRADING



SECTIONS:



SECTION A-A



SECTION B-B

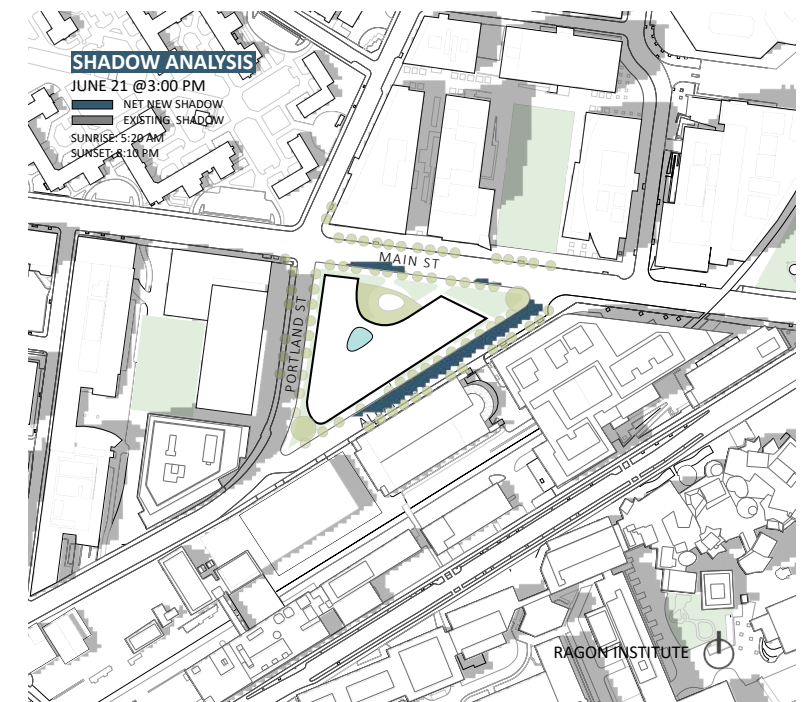
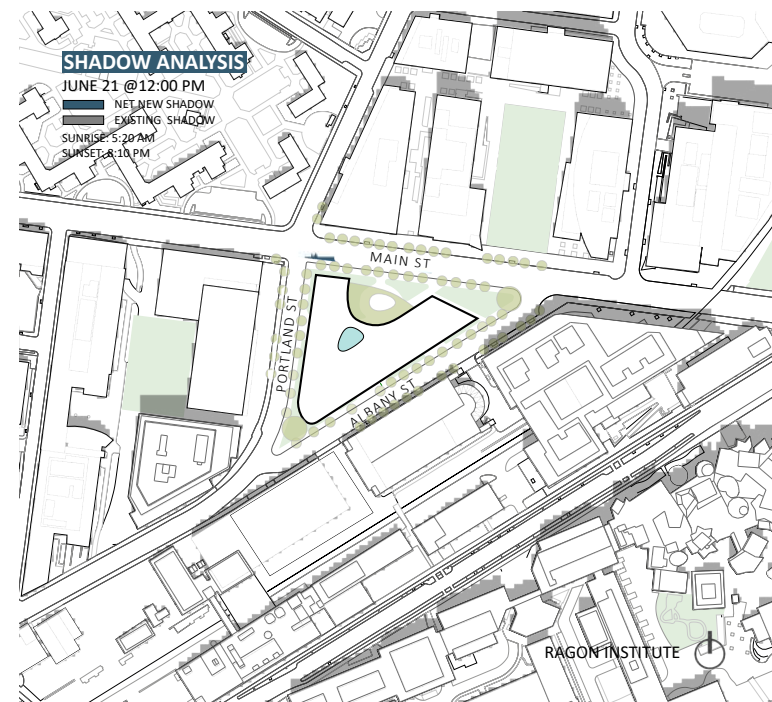
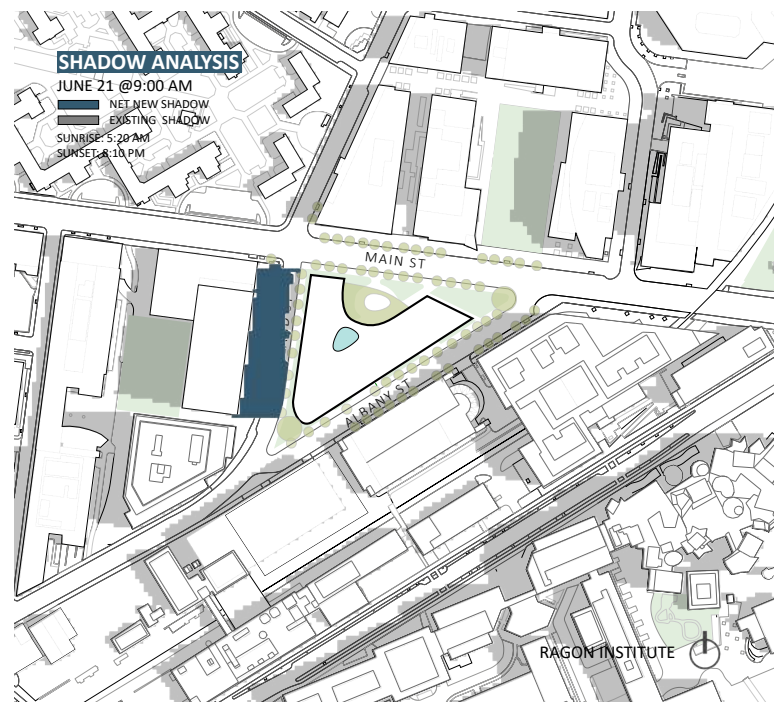
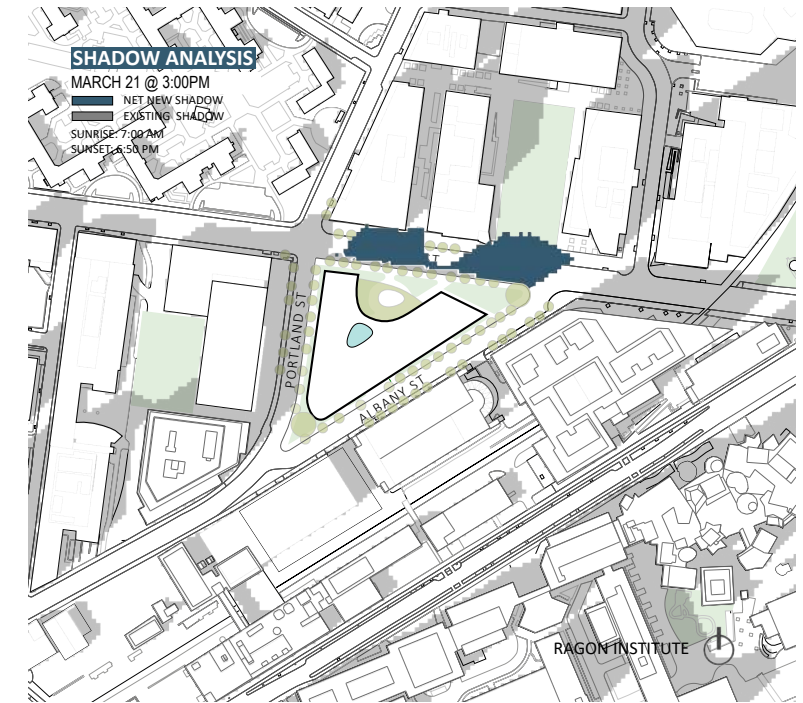
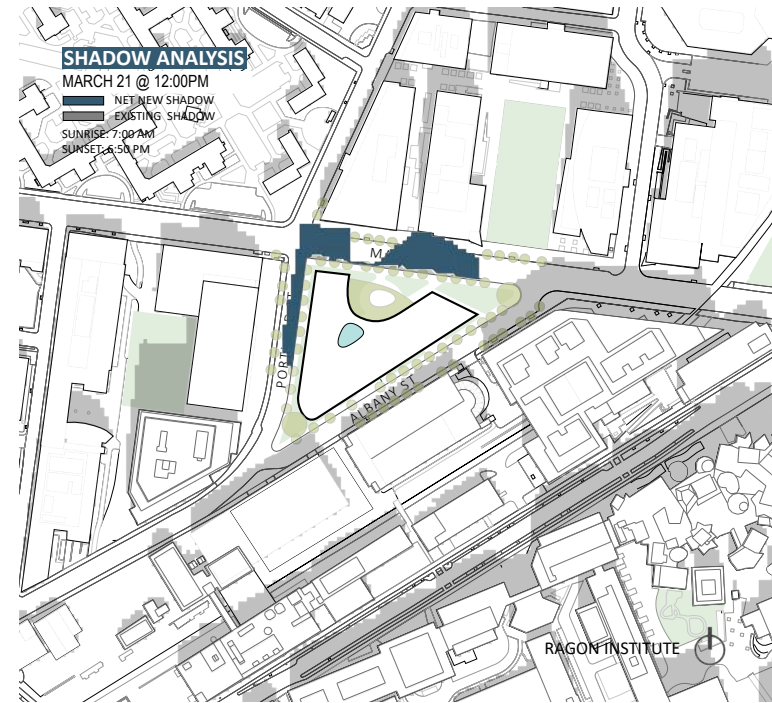
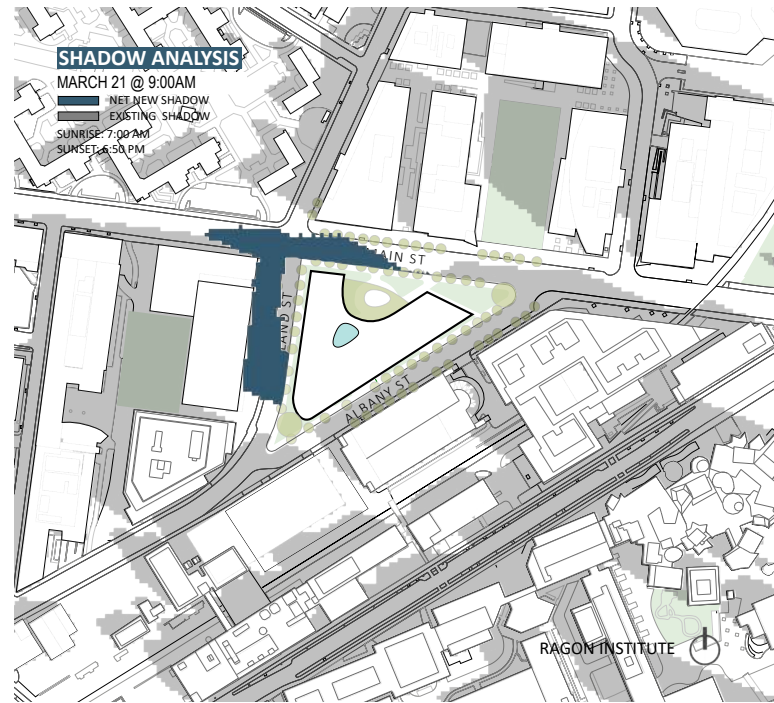
PLAYGROUND PLANTING



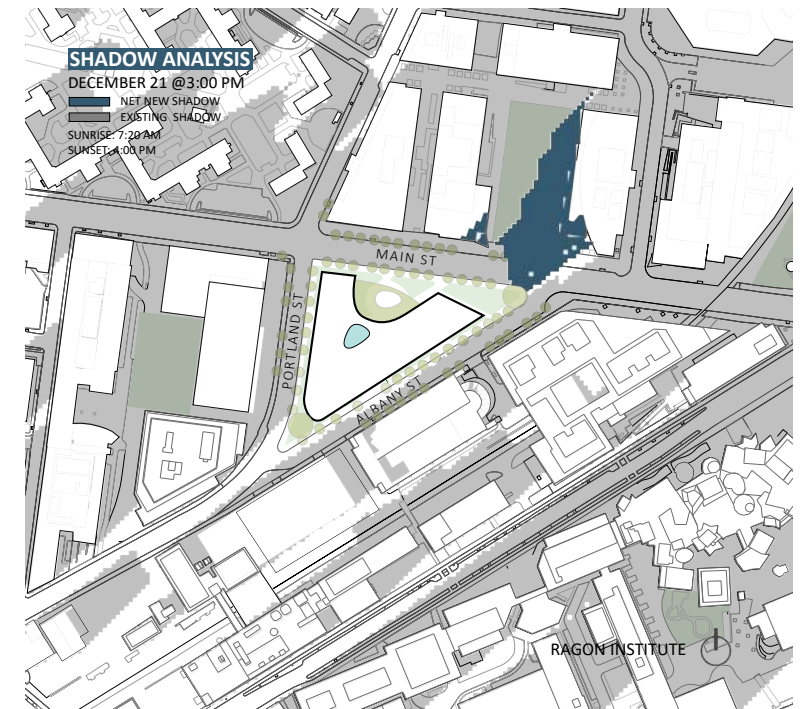
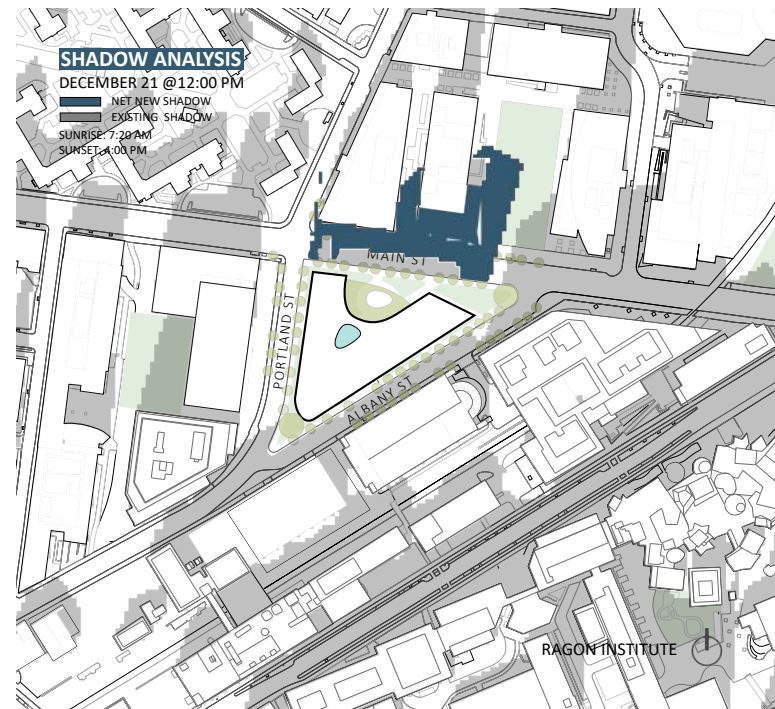
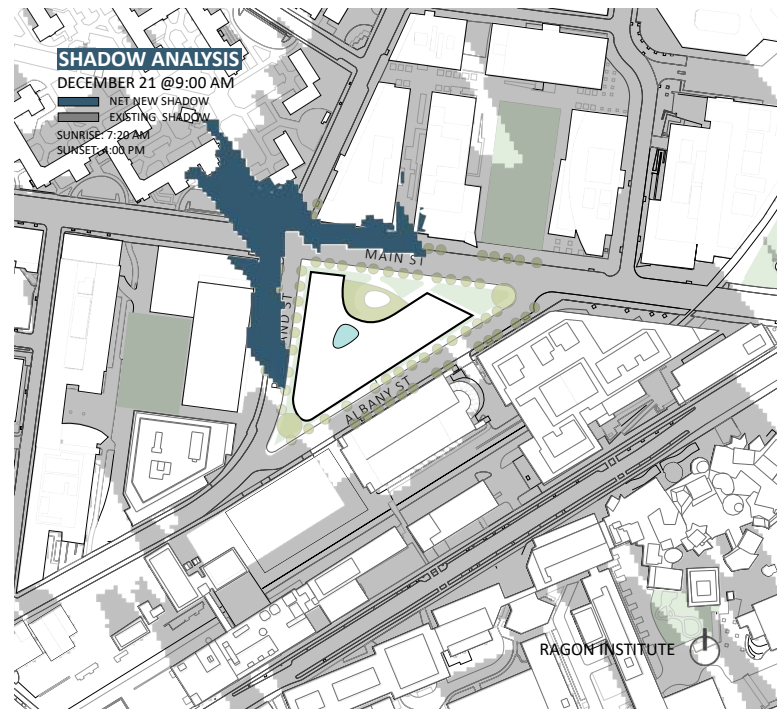
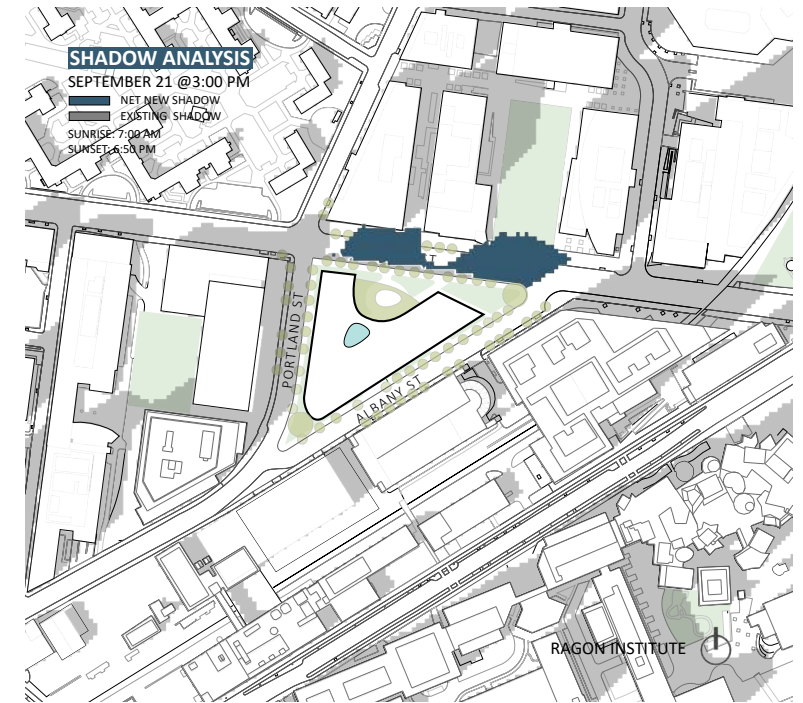
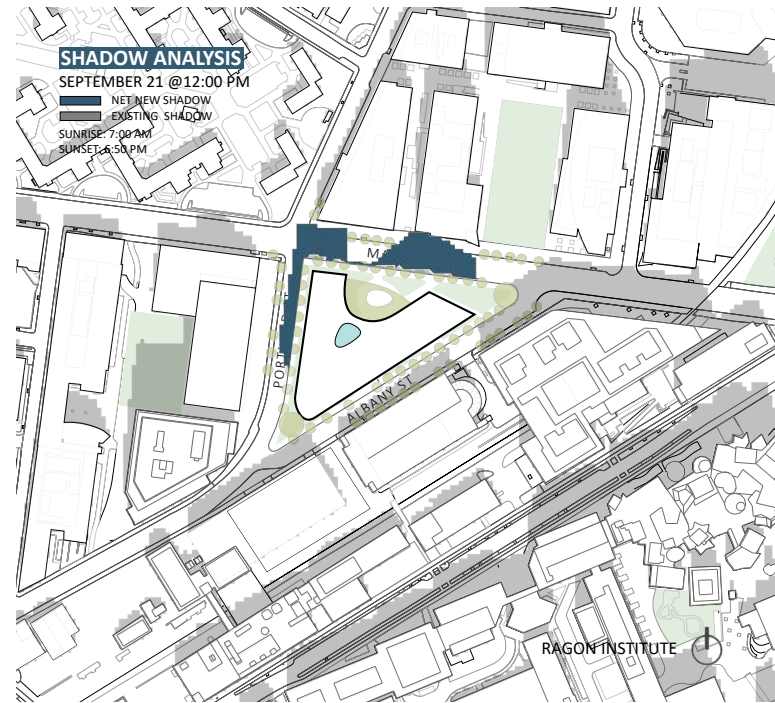
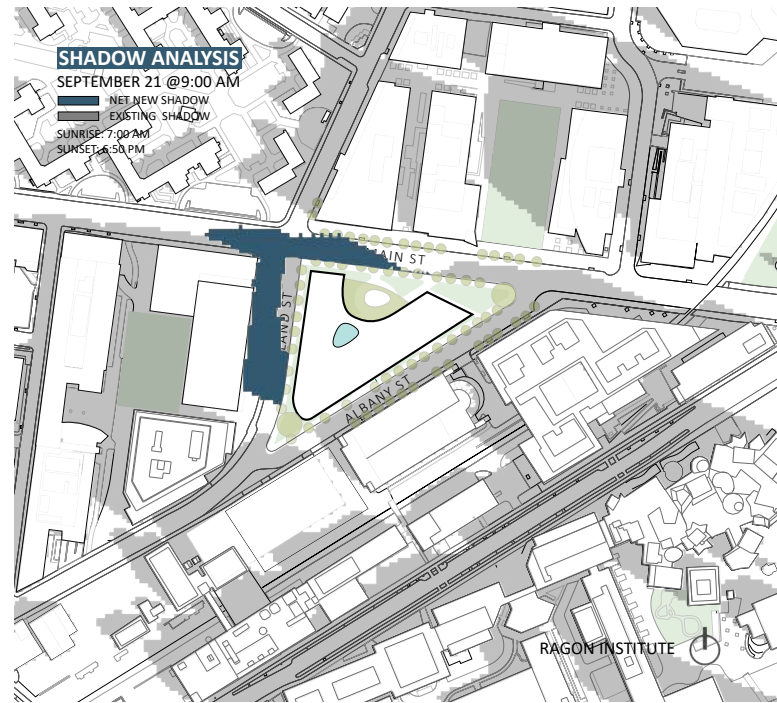
HIGHLIGHTED SPECIES:



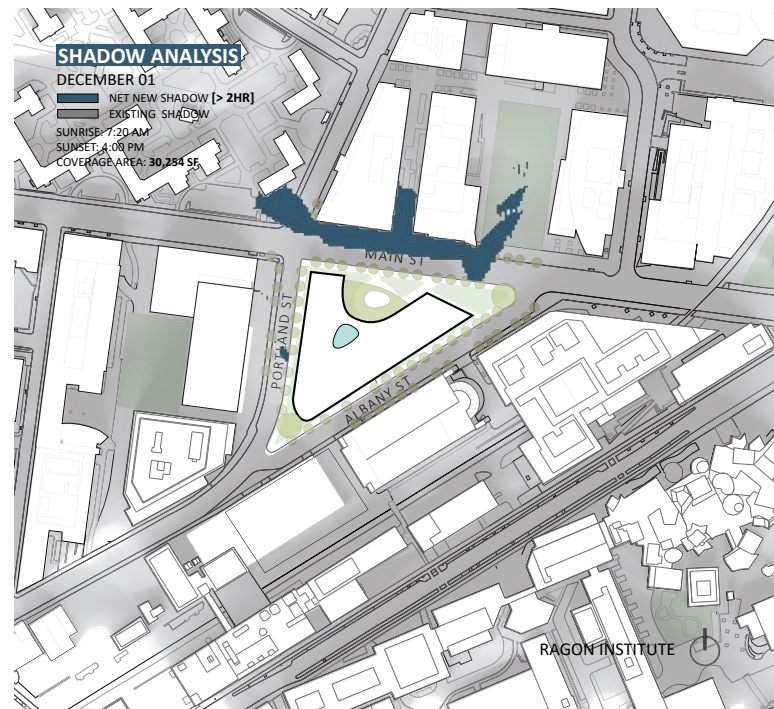
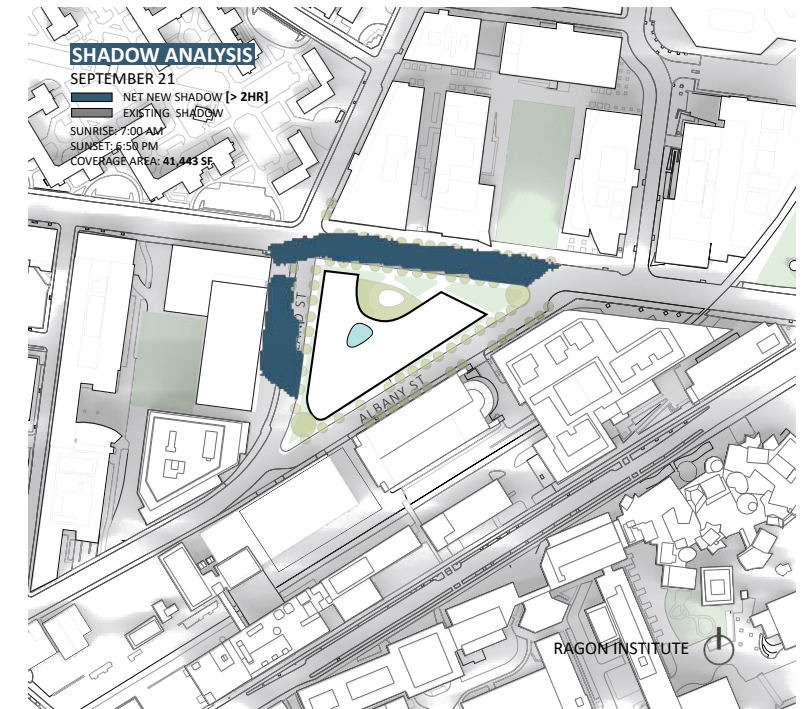
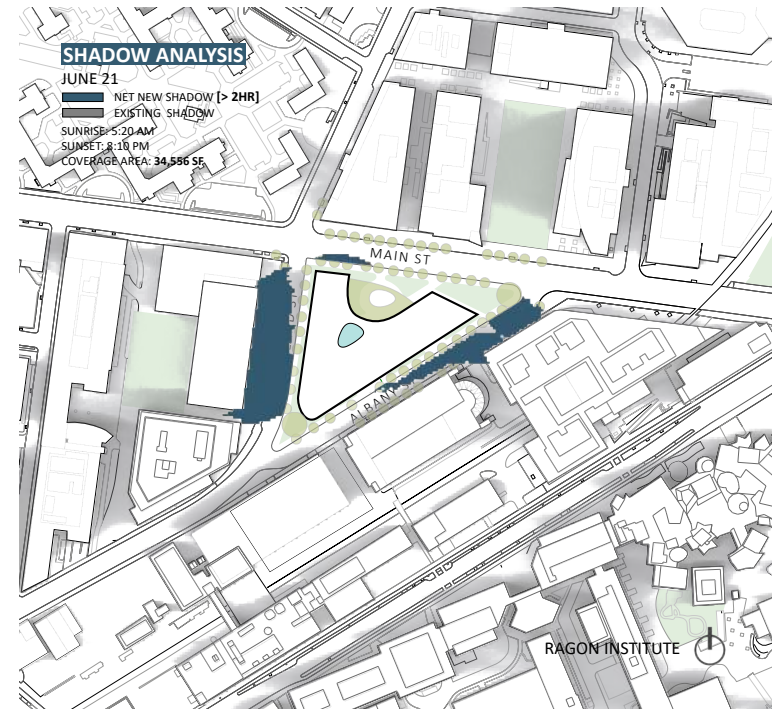
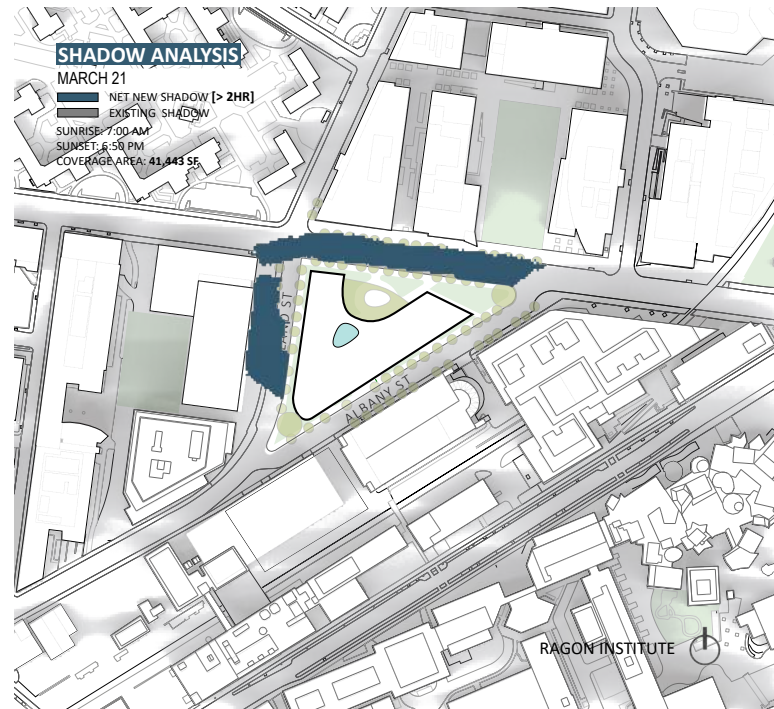
SHADOW STUDIES - MARCH & JUNE



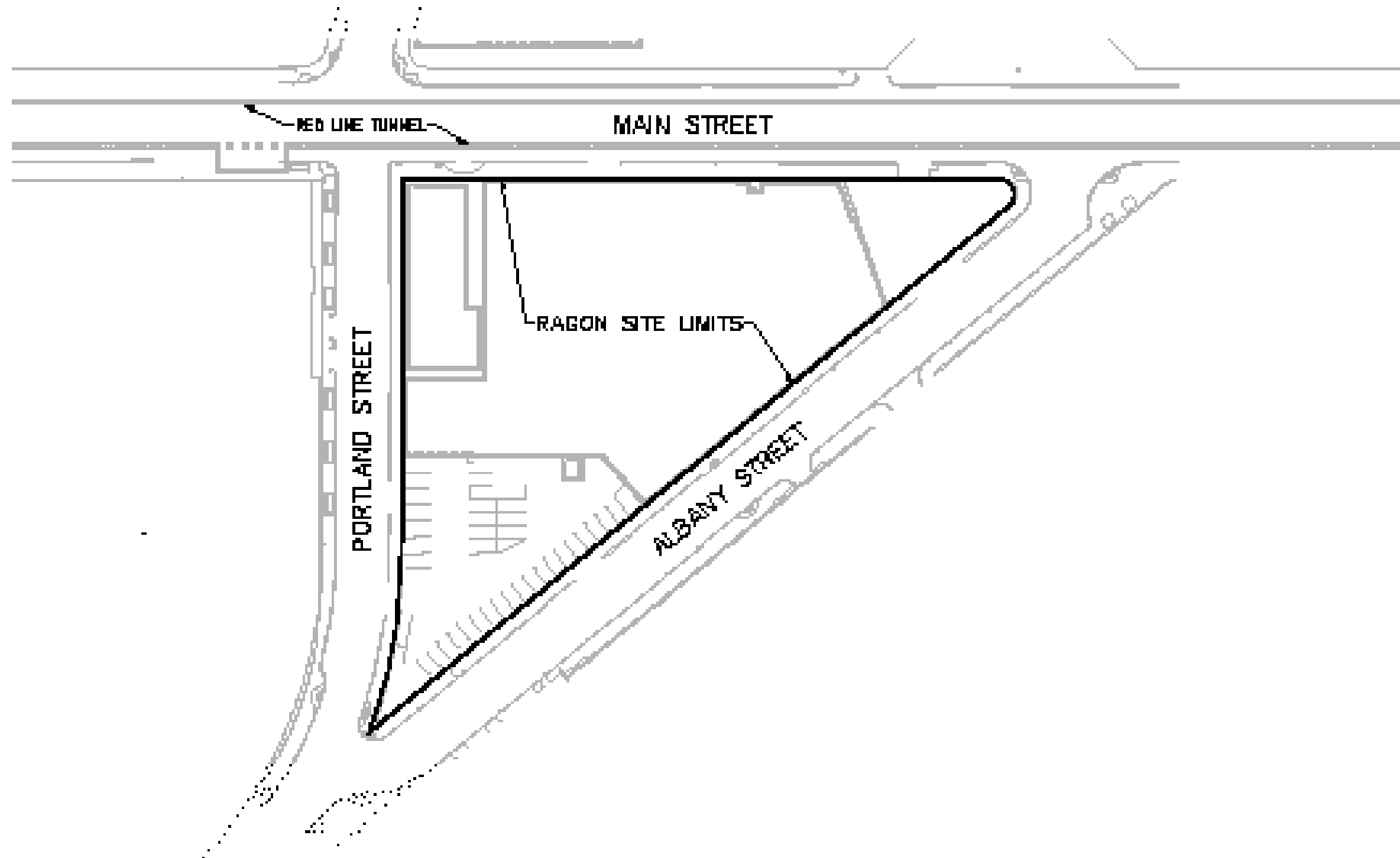
SHADOW STUDIES - SEPTEMBER & DECEMBER



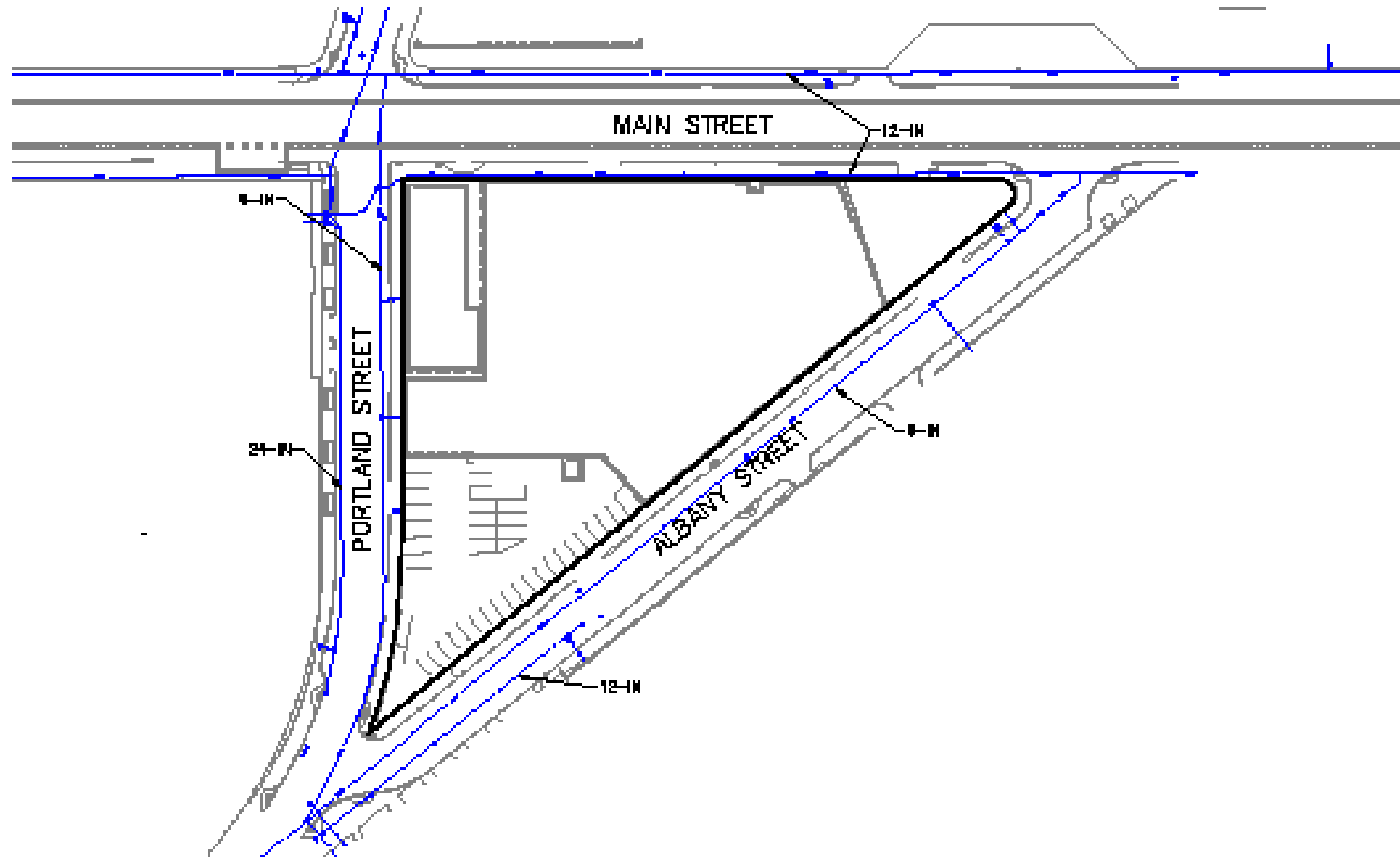
SHADOW STUDIES - NET NEW SHADOWS LASTING LONGER THAN 2 HOURS



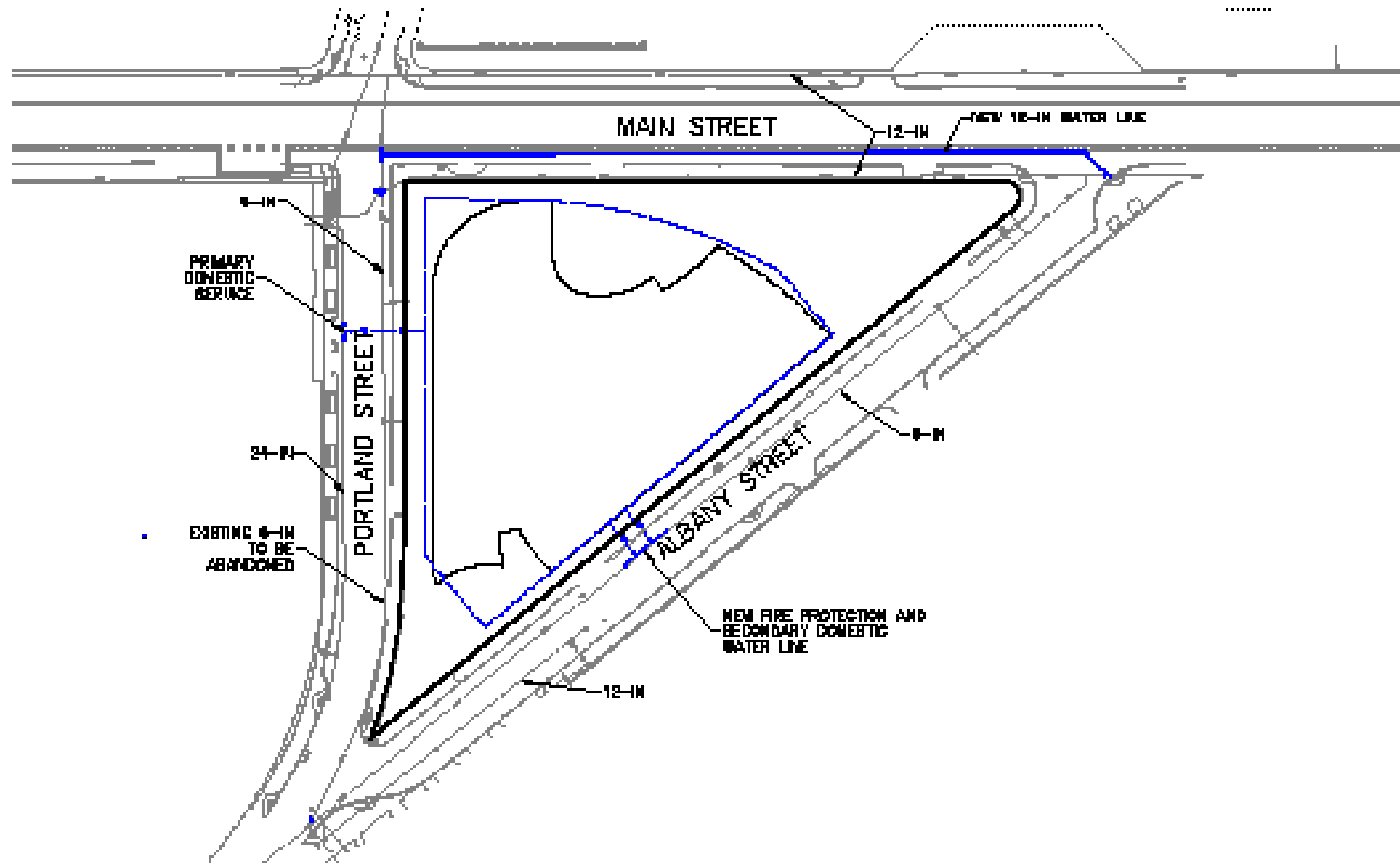
EXISTING CONDITIONS



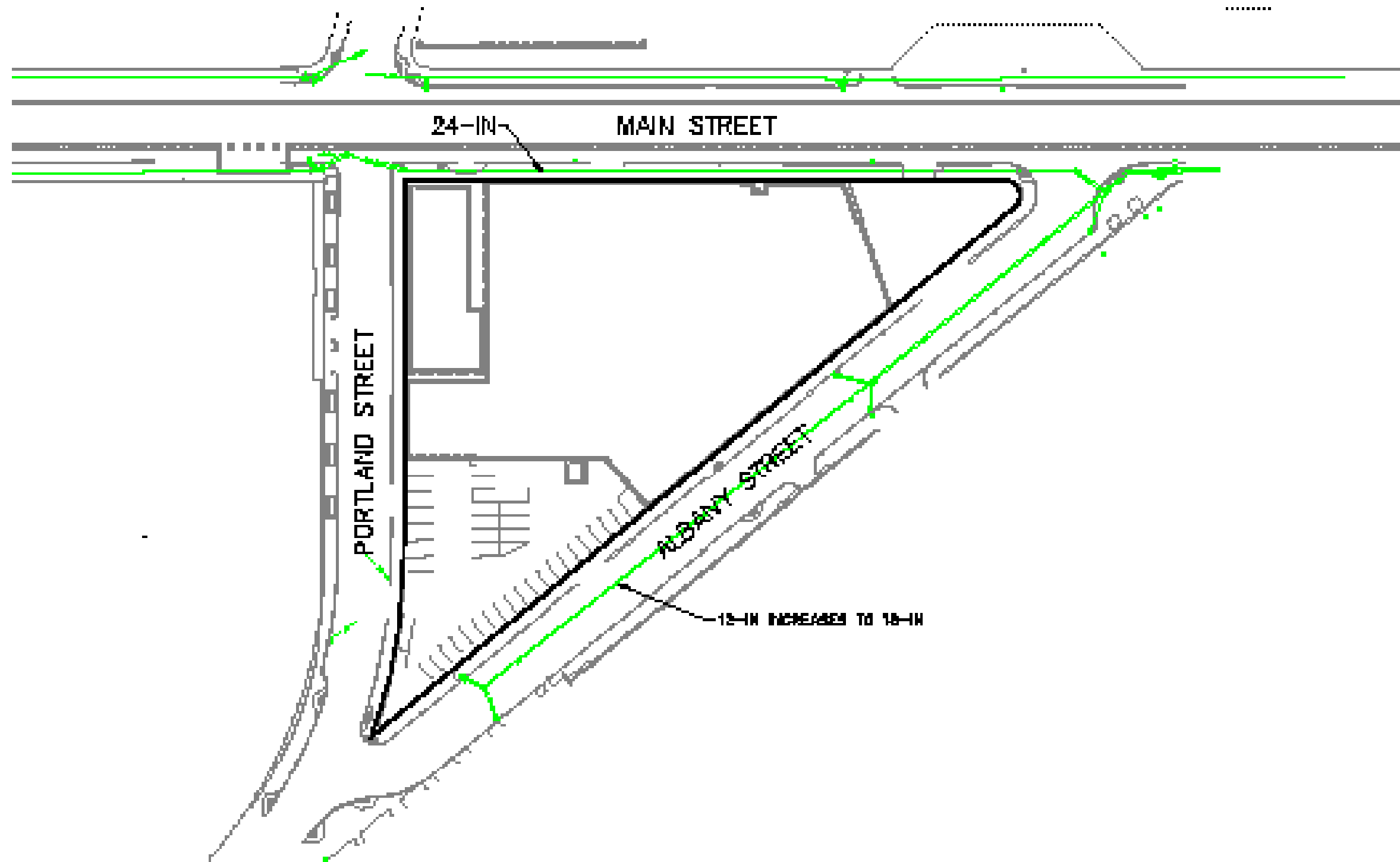
EXISTING DOMESTIC WATER PLAN



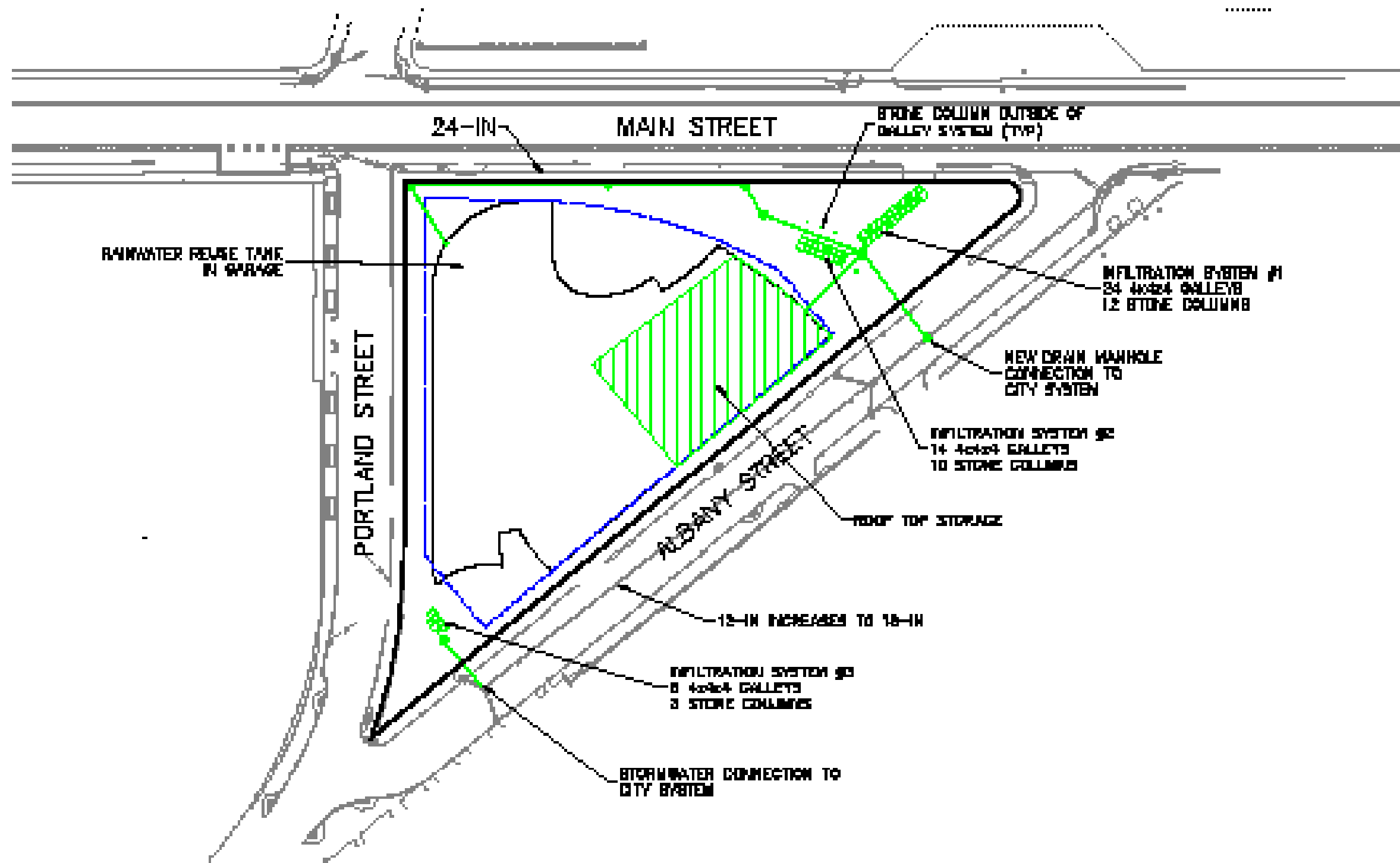
PROPOSED DOMESTIC WATER PLAN



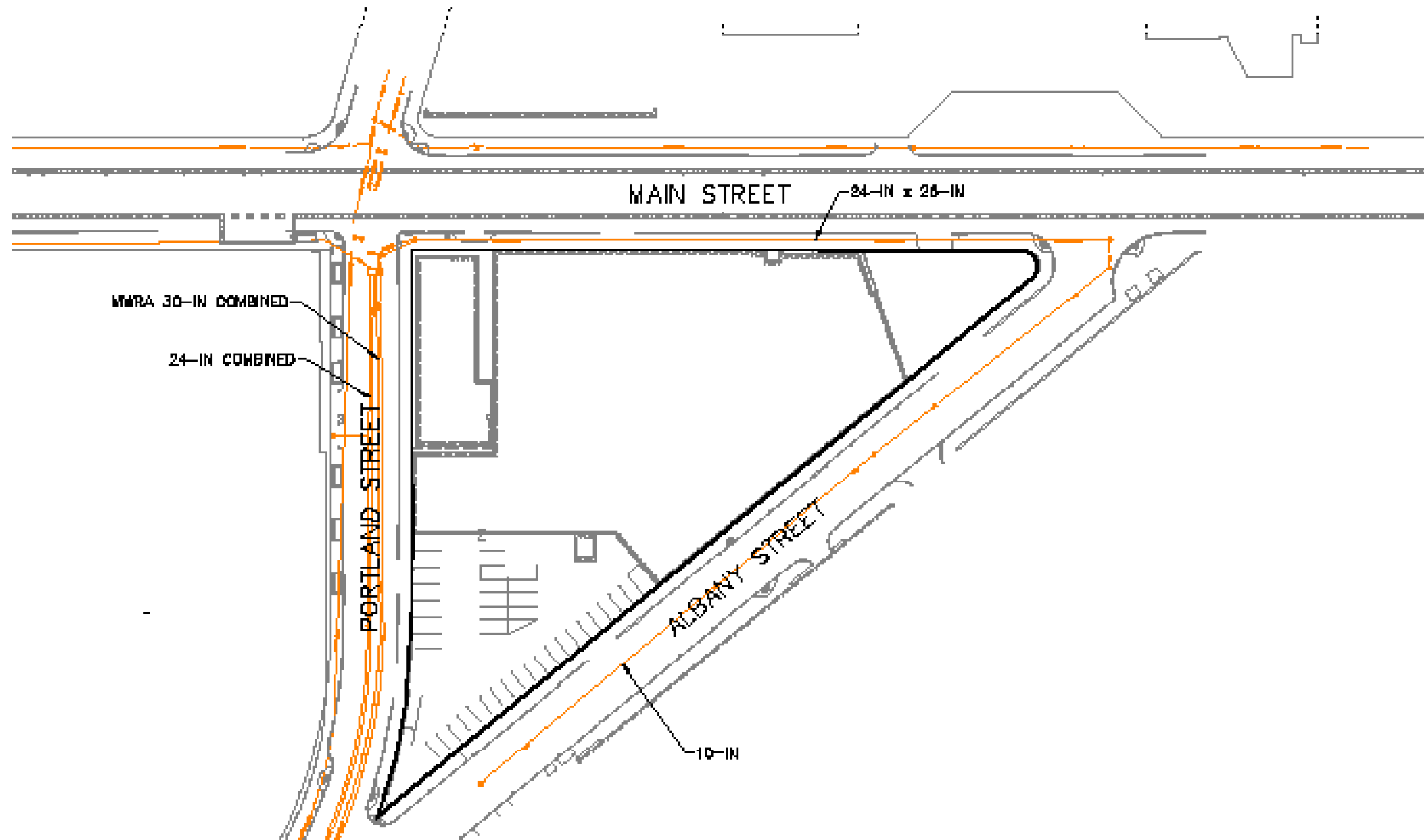
EXISTING STORM DRAIN PLAN



PROPOSED STORM DRAIN PLAN



EXISTING SEWER PLAN



PROPOSED SEWER PLAN

