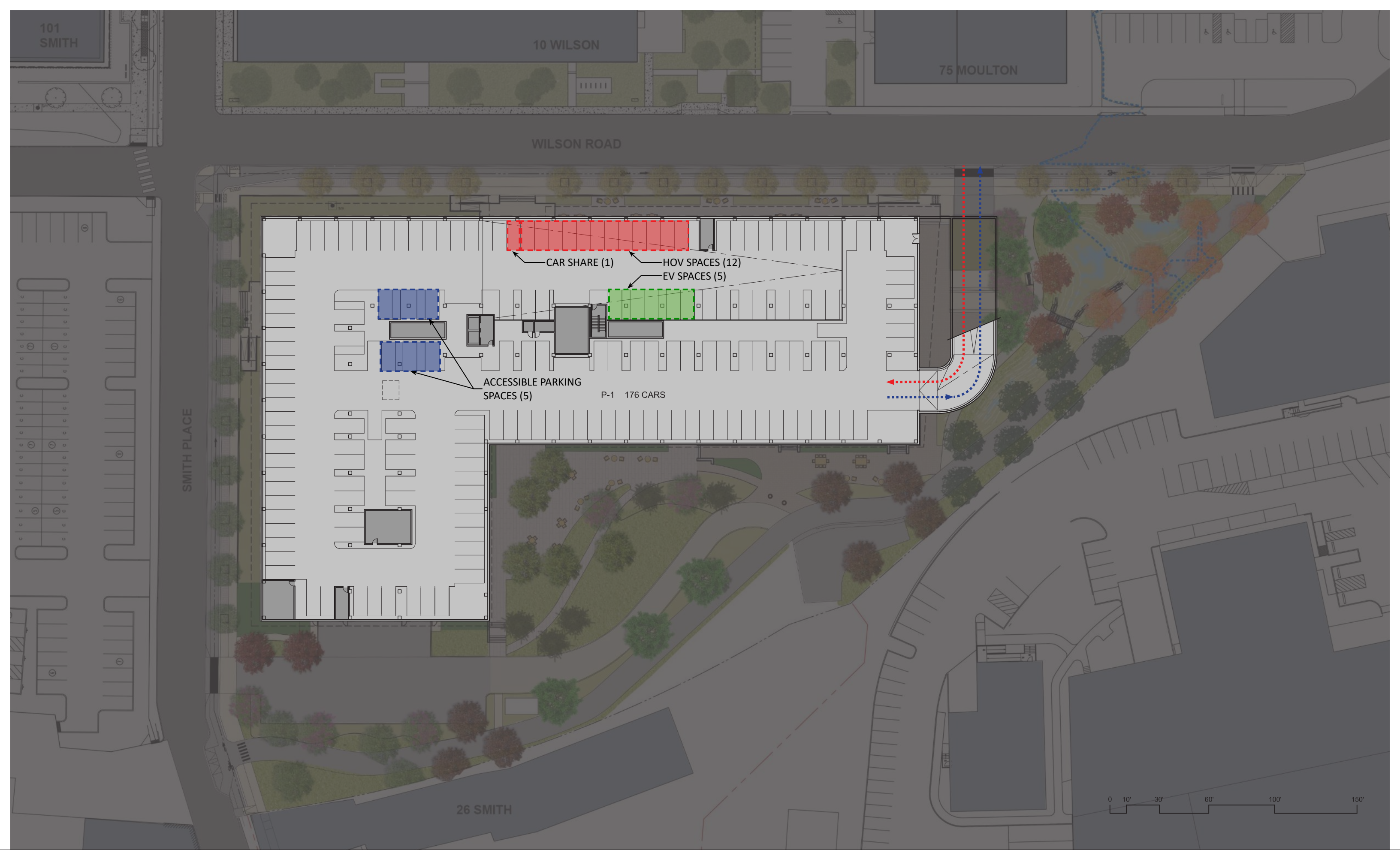


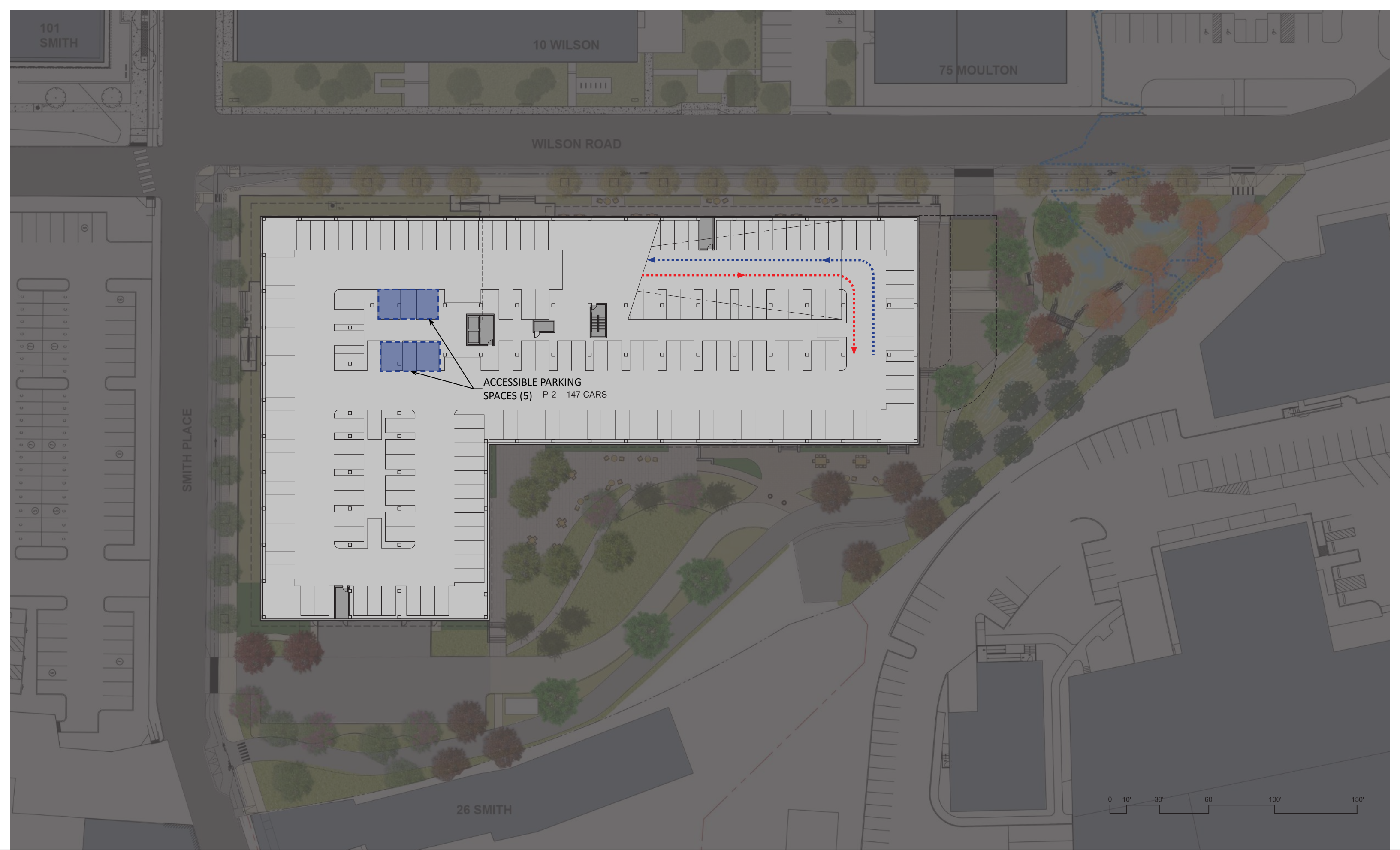
15 WILSON ROAD
FRESH POND, CAMBRIDGE

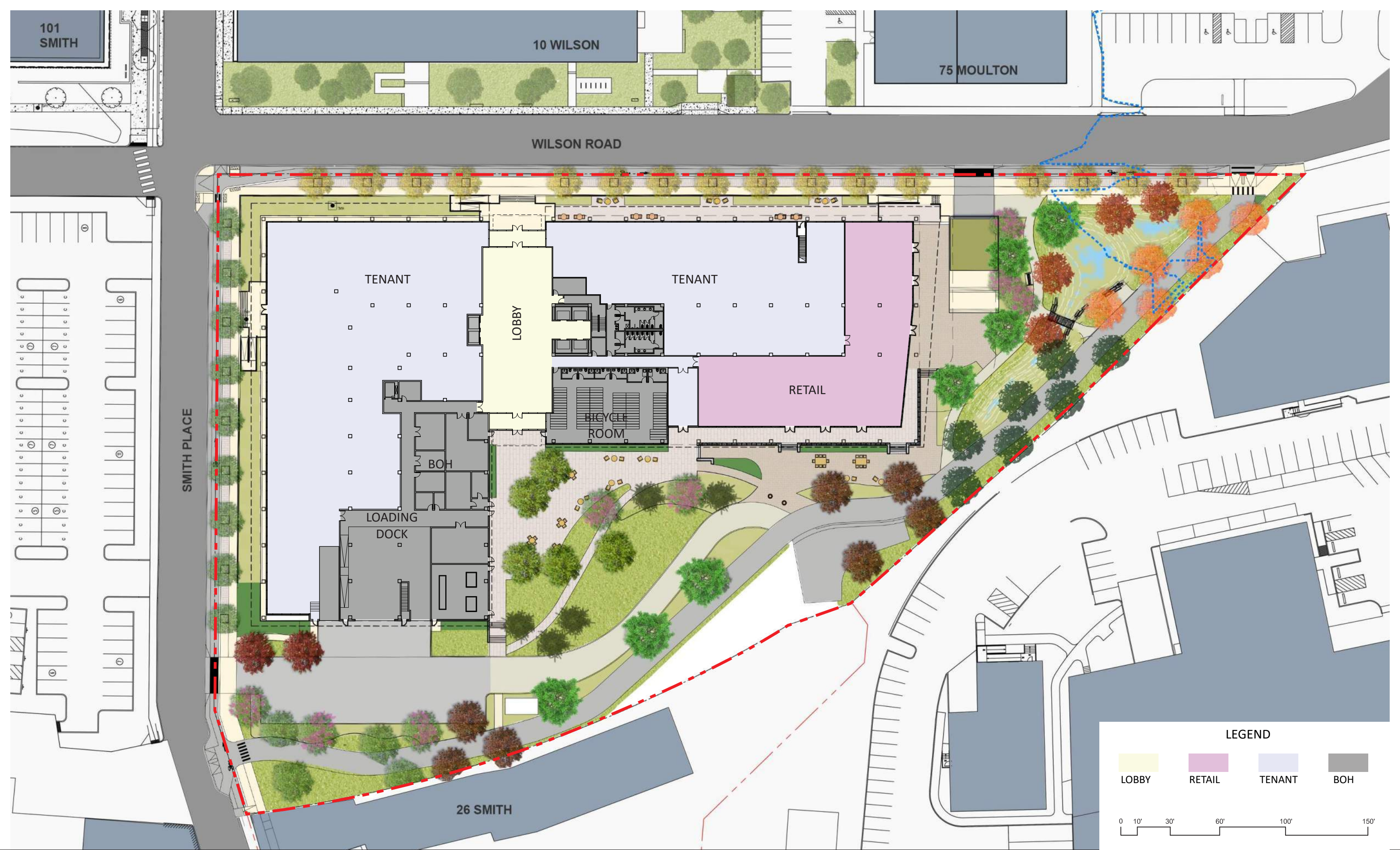
NORTH



PUBLIC SPACES & PATHWAYS





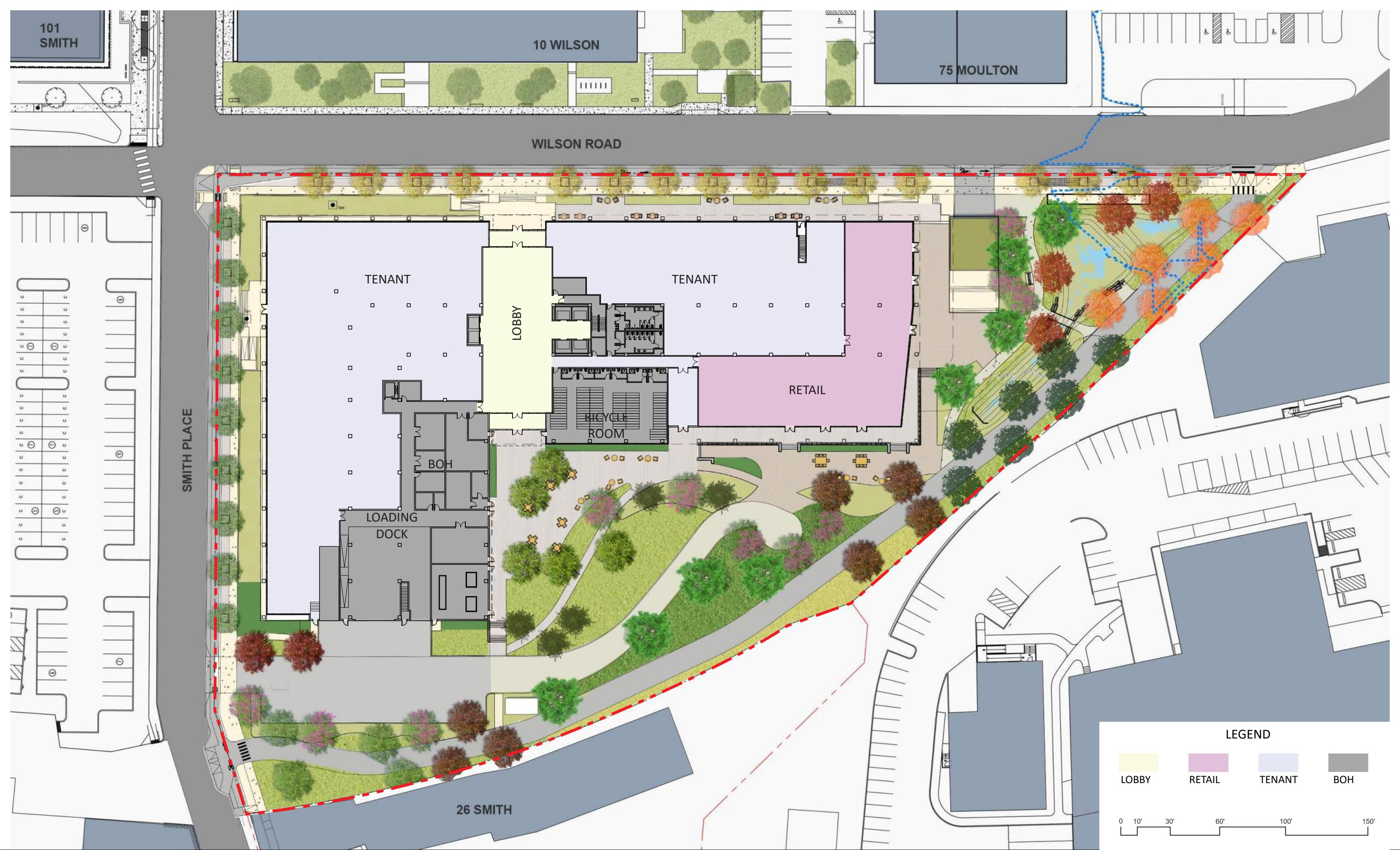


15 WILSON ROAD
FRESH POND, CAMBRIDGE

NORTH



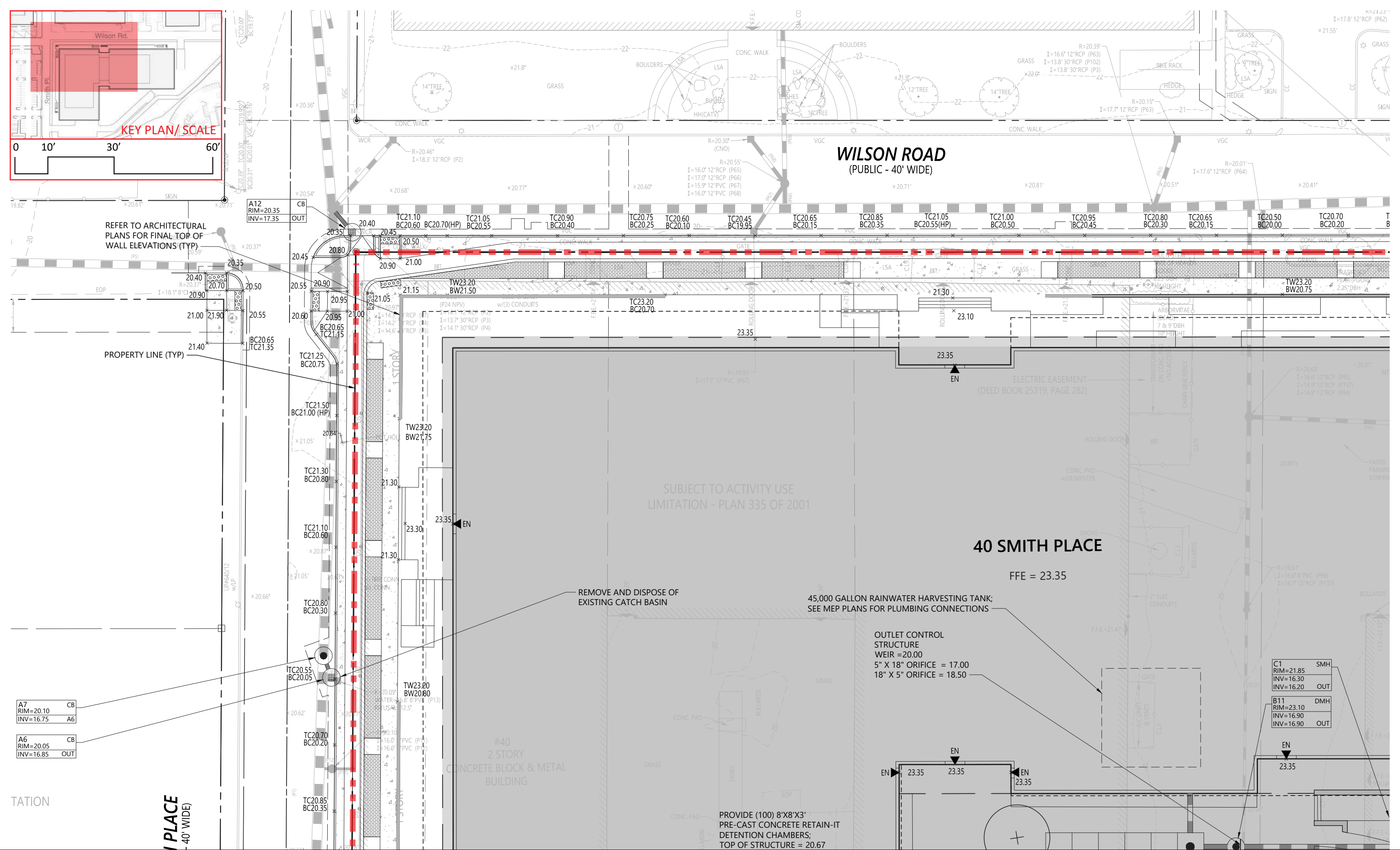
FLOOR PLAN LEVEL 1 & SITE - DAY 1
 Special Permit Application - Vol 2 24



15 WILSON ROAD
FRESH POND, CAMBRIDGE

NORTH





KEY PLAN / SCALE

0 10' 30' 60'

WILSON ROAD
(PUBLIC - 40' WIDE)

40 SMITH PLACE

15 WILSON ROAD
FRESH POND, CAMBRIDGE

GRADING AND DRAINAGE PLAN
Special Permit Application - Vol 2 26

A7	RIM=20.10	CB
	INV=16.75	A6
A6	RIM=20.05	CB
	INV=16.85	OUT

C1	RIM=21.85	SMH
	INV=16.30	OUT
B11	RIM=23.10	DMH
	INV=16.90	OUT

REMOVE AND DISPOSE OF EXISTING CATCH BASIN

45,000 GALLON RAINWATER HARVESTING TANK;
SEE MEP PLANS FOR PLUMBING CONNECTIONS

OUTLET CONTROL STRUCTURE
WEIR = 20.00
5" X 18" ORIFICE = 17.00
18" X 5" ORIFICE = 18.50

PROVIDE (100) 8'X8'X3' PRE-CAST CONCRETE RETAIN-IT DETENTION CHAMBERS;
TOP OF STRUCTURE = 20.67

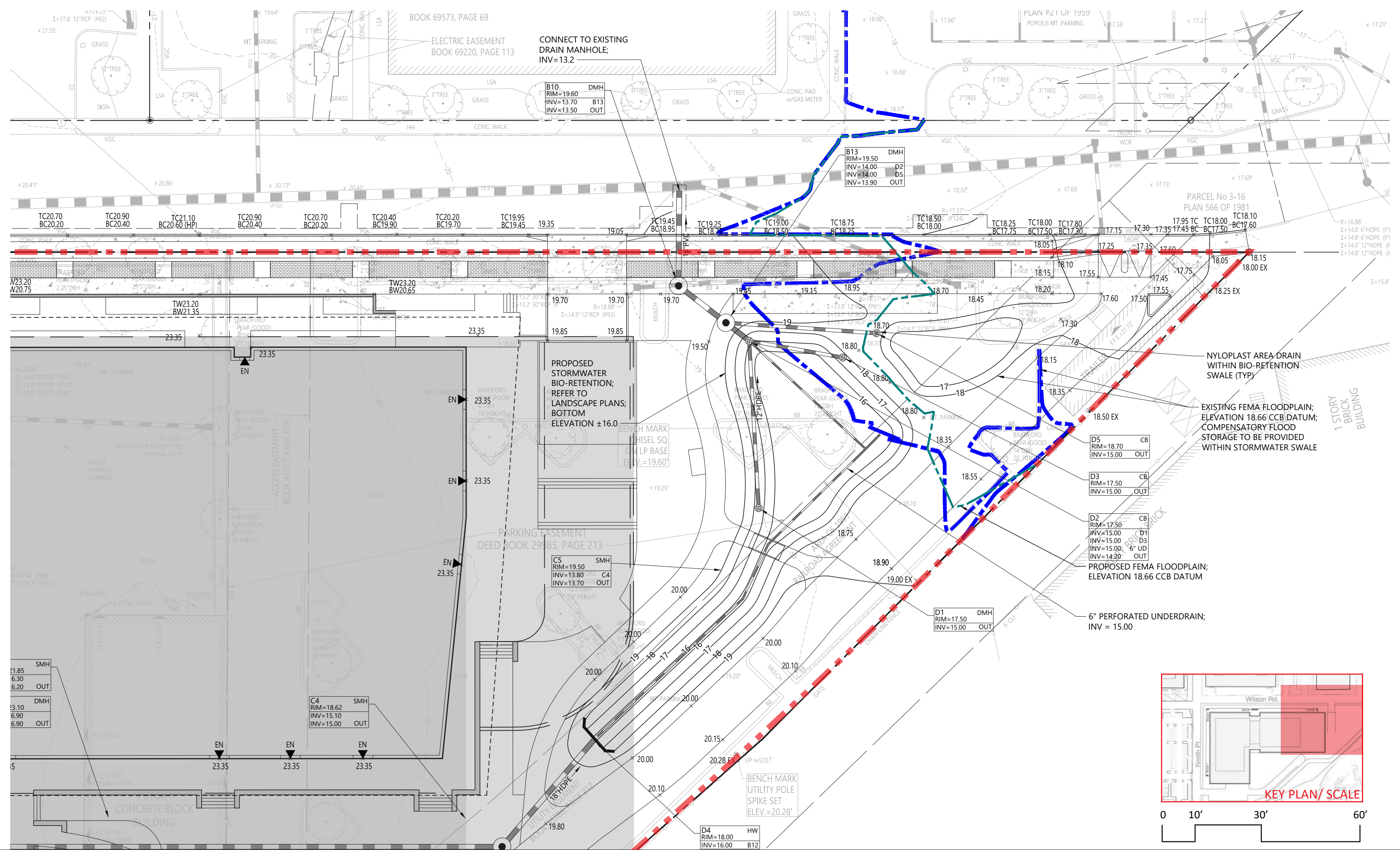
ELECTRIC EASEMENT
(DEED BOOK 25319, PAGE 282)

SUBJECT TO ACTIVITY USE LIMITATION - PLAN 335 OF 2001

#40
2 STORY
CONCRETE BLOCK & METAL BUILDING

REFER TO ARCHITECTURAL PLANS FOR FINAL TOP OF WALL ELEVATIONS (TYP)

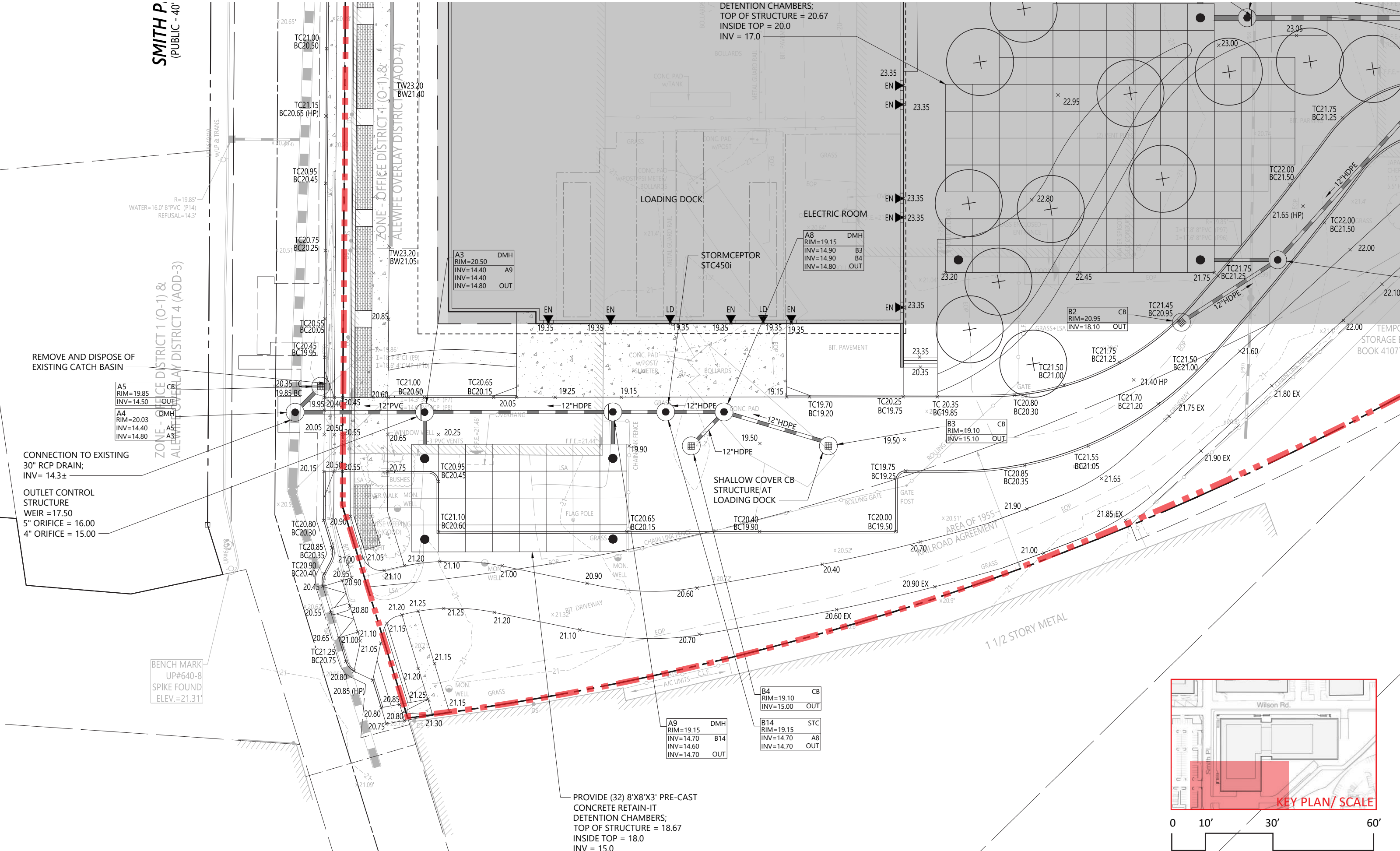
PROPERTY LINE (TYP)



SMITH PI
(PUBLIC - 40')

ZONE - OFFICE DISTRICT 1 (O-1) &
ALEWIFE OVERLAY DISTRICT 4 (AOD-3)

ZONE - OFFICE DISTRICT 4 (O-1) &
ALEWIFE OVERLAY DISTRICT 4 (AOD-4)



REMOVE AND DISPOSE OF
EXISTING CATCH BASIN

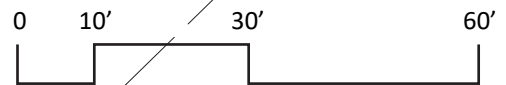
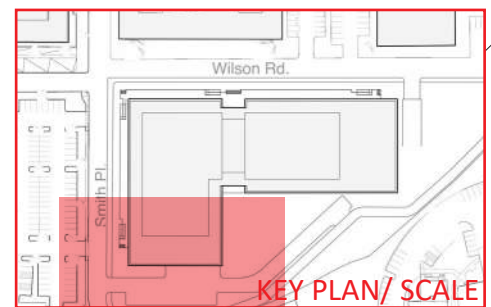
A5	RIM=19.85	DMH
A4	RIM=20.03	DMH
A3	RIM=19.85	DMH
A2	RIM=19.85	DMH
A1	RIM=19.85	DMH

CONNECTION TO EXISTING
30" RCP DRAIN;
INV = 14.3±

OUTLET CONTROL
STRUCTURE
WEIR = 17.50
5" ORIFICE = 16.00
4" ORIFICE = 15.00

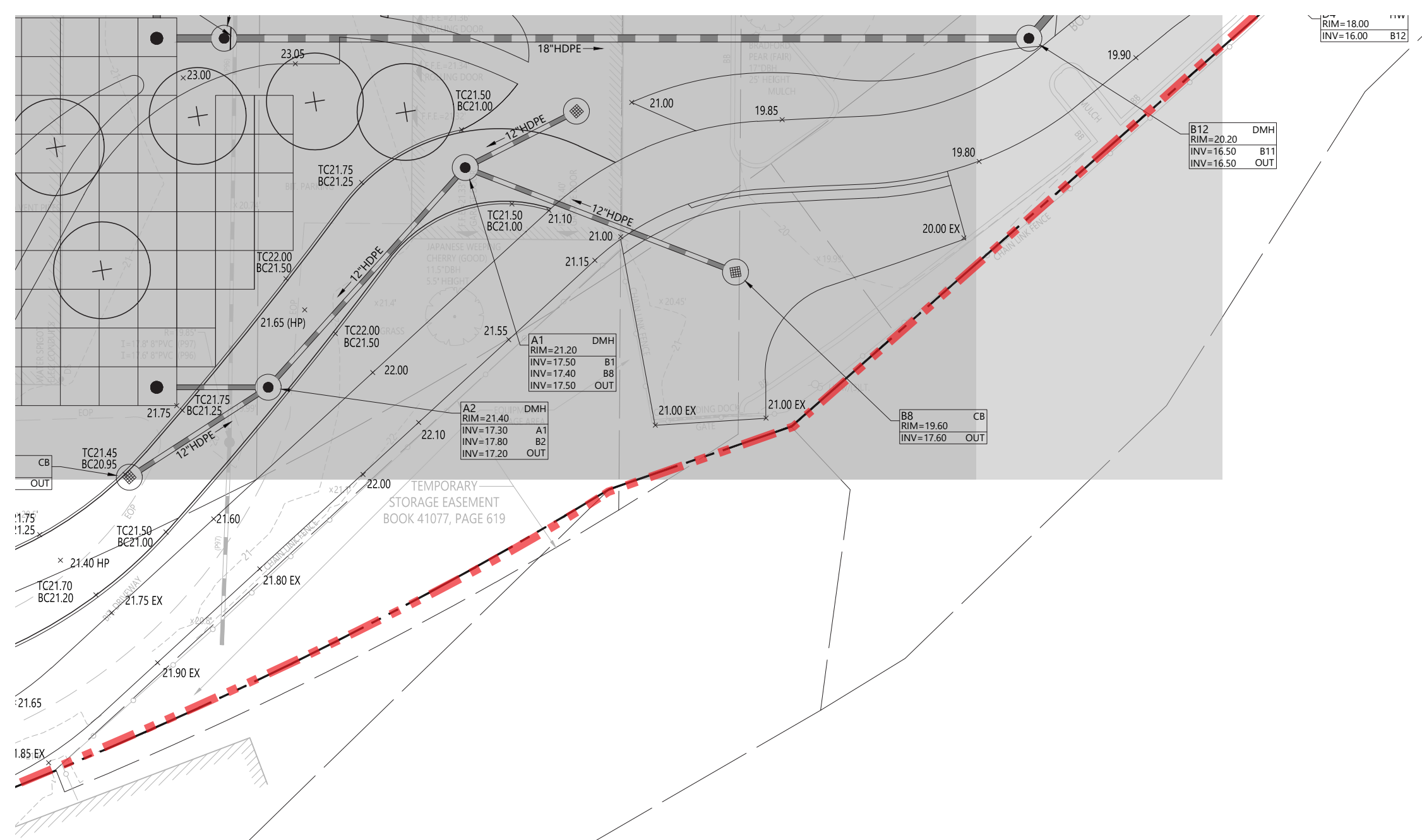
BENCH MARK
UP#640-8
SPIKE FOUND
ELEV.=21.31'

PROVIDE (32) 8'X8'X3' PRE-CAST
CONCRETE RETAIN-IT
DETENTION CHAMBERS;
TOP OF STRUCTURE = 18.67
INSIDE TOP = 18.0
INV = 15.0



15 WILSON ROAD
FRESH POND, CAMBRIDGE

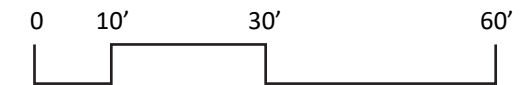
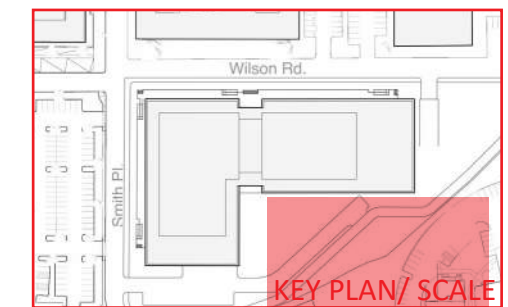




COMPENSATORY FLOOD STORAGE ANALYSIS

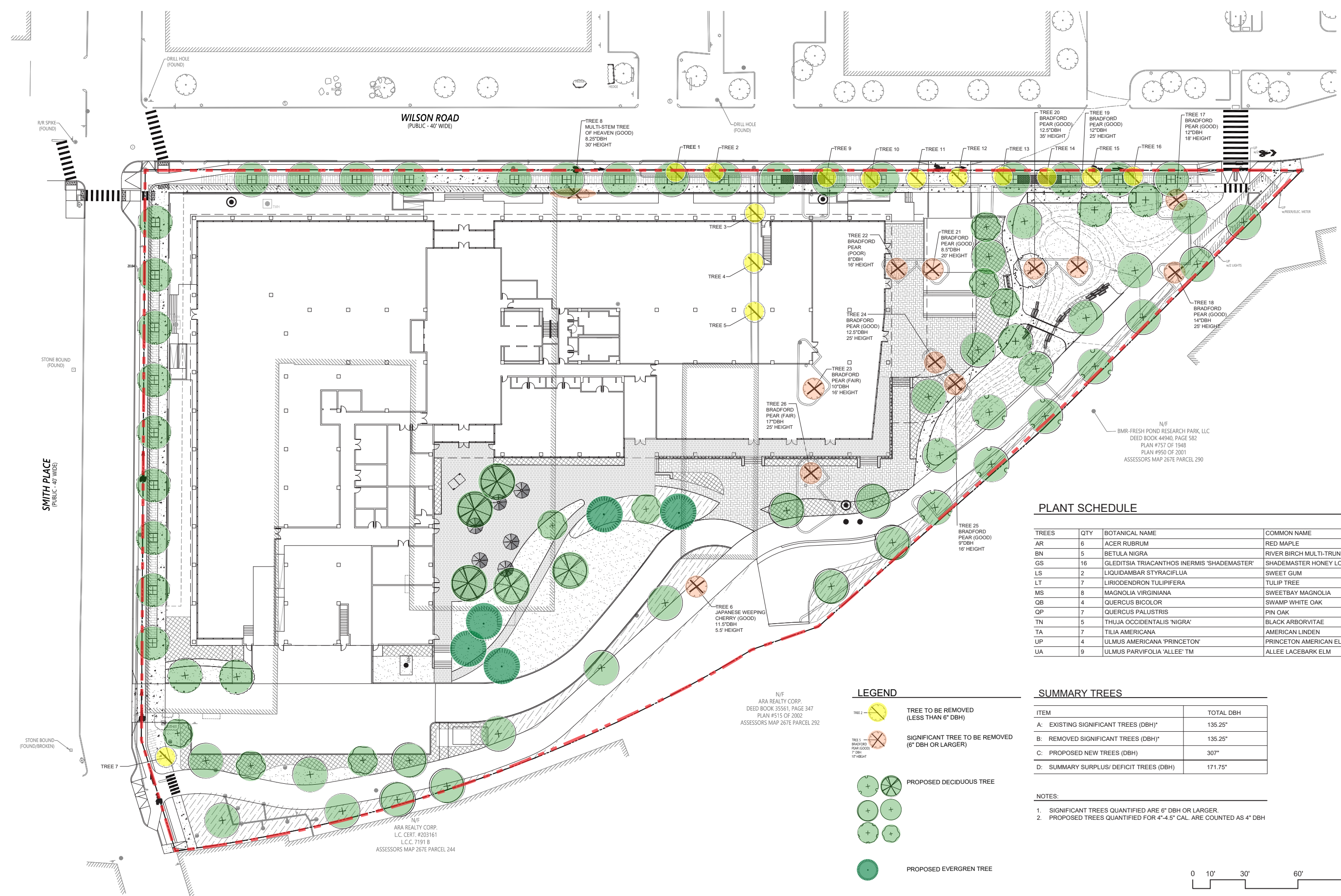
EXISTING			
TOTAL STORAGE PER FOOT (CF)			
	RIGHT OF WAY	SITE	SUMMARY
18.66-17.66	193	58	251
17.66-16.66	18	0	18
16.66-15.66	0	0	0
15.66-14.66	0	0	0
TOTAL STORAGE (CF): 269			

PROPOSED			
TOTAL STORAGE PER FOOT (CF)			
	RIGHT OF WAY	SITE	SUMMARY
18.66-17.66	212	124	336
17.66-16.66	19	18	37
16.66-15.66	0	0	0
15.66-14.66	0	0	0
TOTAL STORAGE (CF): 373			





15 WILSON ROAD
FRESH POND, CAMBRIDGE



R/R SPIKE (FOUND)

STONE BOUND (FOUND)

SMITH PLACE (PUBLIC - 40' WIDE)

STONE BOUND (FOUND/BROKEN)

WILSON ROAD (PUBLIC - 40' WIDE)

N/F
ARA REALTY CORP.
L.C. CERT. #203161
L.C.C. 7191 B
ASSESSORS MAP 267E PARCEL 244

N/F
ARA REALTY CORP.
DEED BOOK 35561, PAGE 347
PLAN #515 OF 2002
ASSESSORS MAP 267E PARCEL 292

N/F
BMR-FRESH POND RESEARCH PARK, LLC
DEED BOOK 44940, PAGE 582
PLAN #757 OF 1948
PLAN #950 OF 2001
ASSESSORS MAP 267E PARCEL 290

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AR	6	ACER RUBRUM	RED MAPLE	B & B	4"-4.5" CAL.	
BN	5	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	4"-4.5" CAL.	
GS	16	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	4"-4.5" CAL.	
LS	2	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	B & B	4"-4.5" CAL.	
LT	7	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	4"-4.5" CAL.	
MS	8	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B & B	3" CAL	
QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	4"-4.5" CAL.	
QP	7	QUERCUS PALUSTRIS	PIN OAK	B & B	4"-4.5" CAL.	
TN	5	THUJA OCCIDENTALIS 'NIGRA'	BLACK ARBORVITAE	B & B	3" CAL	8'-10'
TA	7	TILIA AMERICANA	AMERICAN LINDEN	B & B	4"-4.5" CAL.	
UP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	4"-4.5" CAL.	
UA	9	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	B & B	4"-4.5" CAL.	

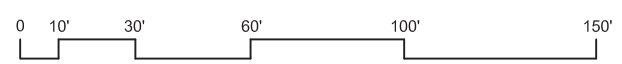
LEGEND

- TREE TO BE REMOVED (LESS THAN 6" DBH)
- SIGNIFICANT TREE TO BE REMOVED (6" DBH OR LARGER)
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE

SUMMARY TREES

ITEM	TOTAL DBH
A: EXISTING SIGNIFICANT TREES (DBH)*	135.25"
B: REMOVED SIGNIFICANT TREES (DBH)*	135.25"
C: PROPOSED NEW TREES (DBH)	307"
D: SUMMARY SURPLUS/ DEFICIT TREES (DBH)	171.75"

- NOTES:**
- SIGNIFICANT TREES QUANTIFIED ARE 6" DBH OR LARGER.
 - PROPOSED TREES QUANTIFIED FOR 4"-4.5" CAL. ARE COUNTED AS 4" DBH





PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AR	6	ACER RUBRUM	RED MAPLE	B & B	4"-4.5" CAL.	
BN	5	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	4"-4.5" CAL.	
GS	16	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	4"-4.5" CAL.	
LS	2	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	B & B	4"-4.5" CAL.	
LT	7	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	4"-4.5" CAL.	
MS	8	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B & B	3" CAL	
QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	4"-4.5" CAL.	
QP	7	QUERCUS PALUSTRIS	PIN OAK	B & B	4"-4.5" CAL.	
TN	5	THUJA OCCIDENTALIS 'NIGRA'	BLACK ARBORVITAE	B & B	3" CAL	8'-10'
TA	7	TILIA AMERICANA	AMERICAN LINDEN	B & B	4"-4.5" CAL.	
UP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	4"-4.5" CAL.	
UA	9	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	B & B	4"-4.5" CAL.	





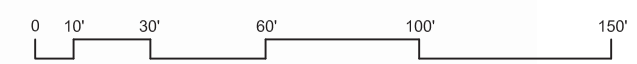
PLANT SCHEDULE

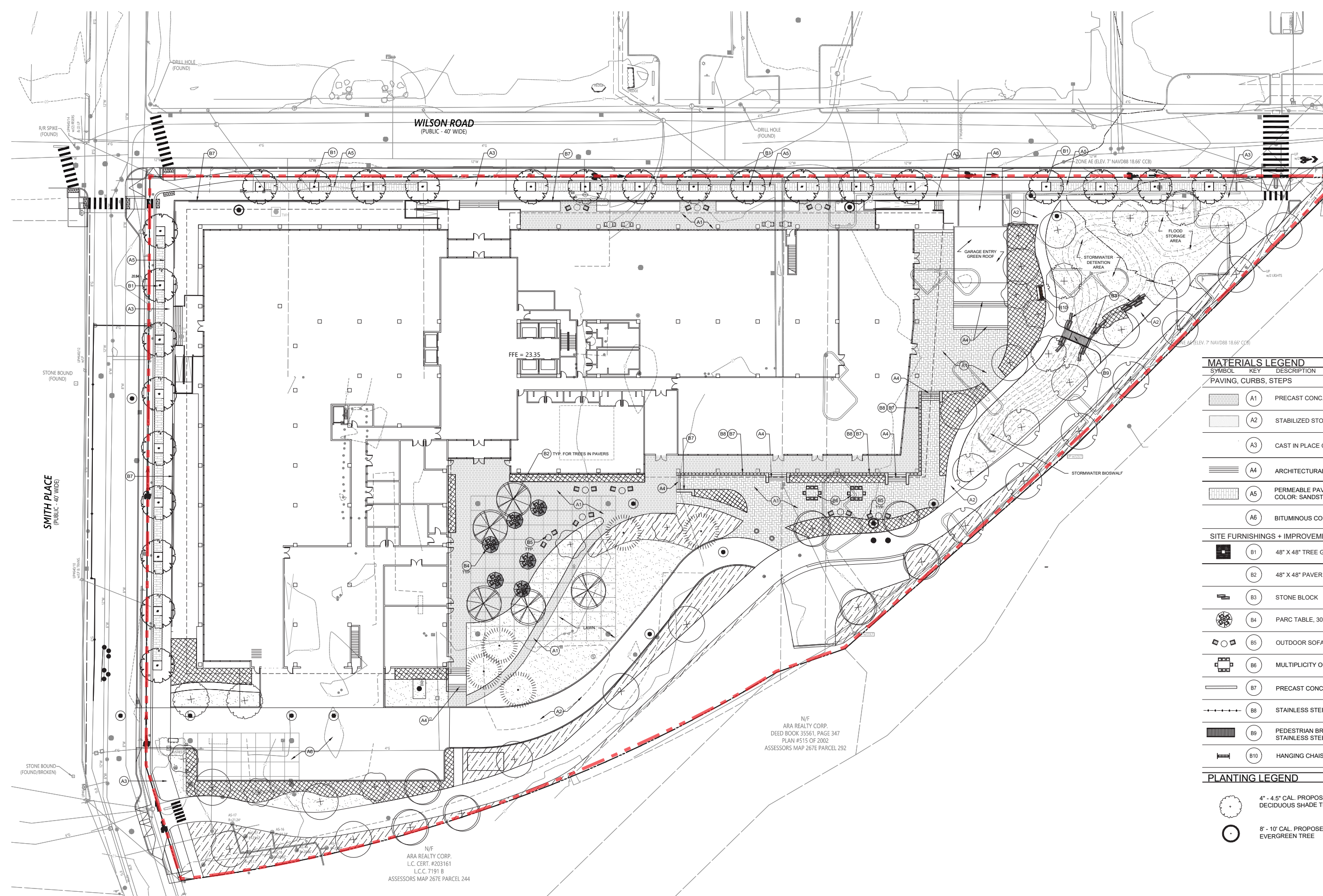
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AR	6	ACER RUBRUM	RED MAPLE	B & B	4"-4.5" CAL.	
BN	5	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	4"-4.5" CAL.	
GS	16	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	4"-4.5" CAL.	
LS	2	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	B & B	4"-4.5" CAL.	
LT	9	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	4"-4.5" CAL.	
MS	10	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B & B	3" CAL	
QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	4"-4.5" CAL.	
QP	7	QUERCUS PALUSTRIS	PIN OAK	B & B	4"-4.5" CAL.	
TN	5	THUJA OCCIDENTALIS 'NIGRA'	BLACK ARBORVITAE	B & B	3" CAL	8'-10'
TA	7	TILIA AMERICANA	AMERICAN LINDEN	B & B	4"-4.5" CAL.	
UP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	4"-4.5" CAL.	
UA	9	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	B & B	4"-4.5" CAL.	





- ◆ Pole Light at Multi-use Path
- ◆ Path Light at Walkway





WILSON ROAD
(PUBLIC - 40' WIDE)

SMITH PLACE
(PUBLIC - 40' WIDE)

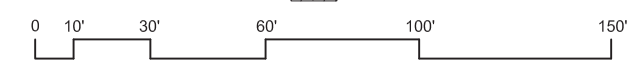
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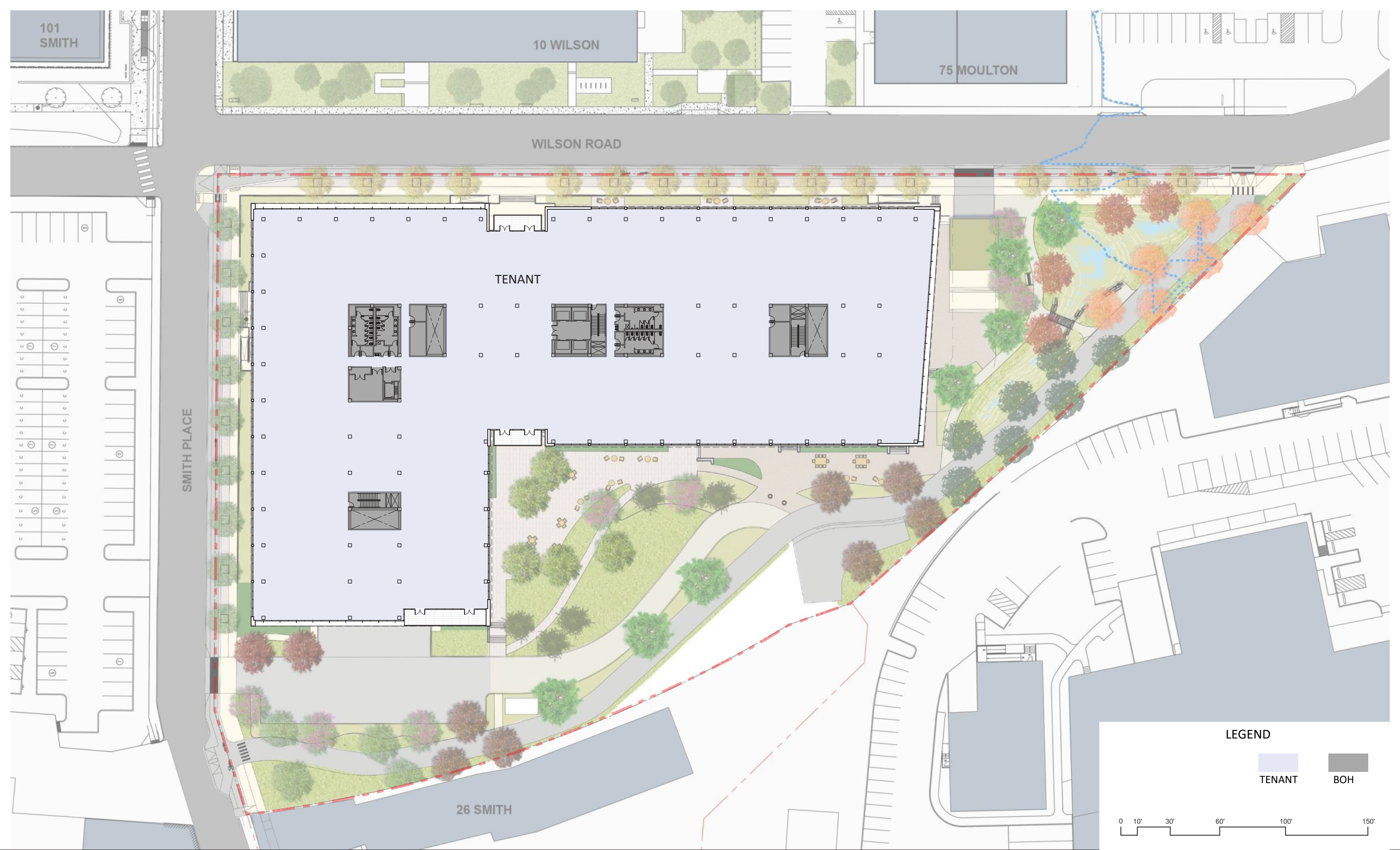
N/F
ARA REALTY CORP.
DEED BOOK 35561, PAGE 347
PLAN #515 OF 2002
ASSESSORS MAP 267E PARCEL 292

N/F
ARA REALTY CORP.
L.C. CERT. #203161
L.C.C. 7191 B
ASSESSORS MAP 267E PARCEL 244

MATERIALS LEGEND		
SYMBOL	KEY	DESCRIPTION
PAVING, CURBS, STEPS		
	A1	PRECAST CONC. PAVERS; COLOR: TBD
	A2	STABILIZED STONE DUST
	A3	CAST IN PLACE CONCRETE PAVING
	A4	ARCHITECTURAL PRECAST CONCRETE STEPS; COLOR: TBD
	A5	PERMEABLE PAVERS AT PLANTING BEDS ALONG SIDEWALKS COLOR: SANDSTONE
	A6	BITUMINOUS CONC. PAVING
SITE FURNISHINGS + IMPROVEMENTS		
	B1	48" X 48" TREE GRATE
	B2	48" X 48" PAVER GRATE
	B3	STONE BLOCK
	B4	PARC TABLE, 30" ROUND, TRAVERSE CHAIRS + EQUINOX UMBRELLA
	B5	OUTDOOR SOFA AND LOUNGE CHAIR WITH COFFEE TABLE
	B6	MULTIPLICITY OUTDOOR DINING TABLE AND CHAIRS
	B7	PRECAST CONC. RETAINING WALL WITH LED STRIP LIGHTS
	B8	STAINLESS STEEL RAIL AND POST WITH GLASS PANELS
	B9	PEDESTRIAN BRIDGE WITH FSC HARDWOOD DECK AND STAINLESS STEEL BALUSTRADE BY STREETLIFE
	B10	HANGING CHAISE LOUNGE SWING

PLANTING LEGEND			
	4" - 4.5" CAL. PROPOSED DECIDUOUS SHADE TREE		3" CAL. PROPOSED ORNAMENTAL FLOWERING TREE
	8" - 10" CAL. PROPOSED EVERGREEN TREE		DECIDUOUS & EVERGREEN SHRUB
			LOW GROW LAWN
			POLLINATOR MEADOW

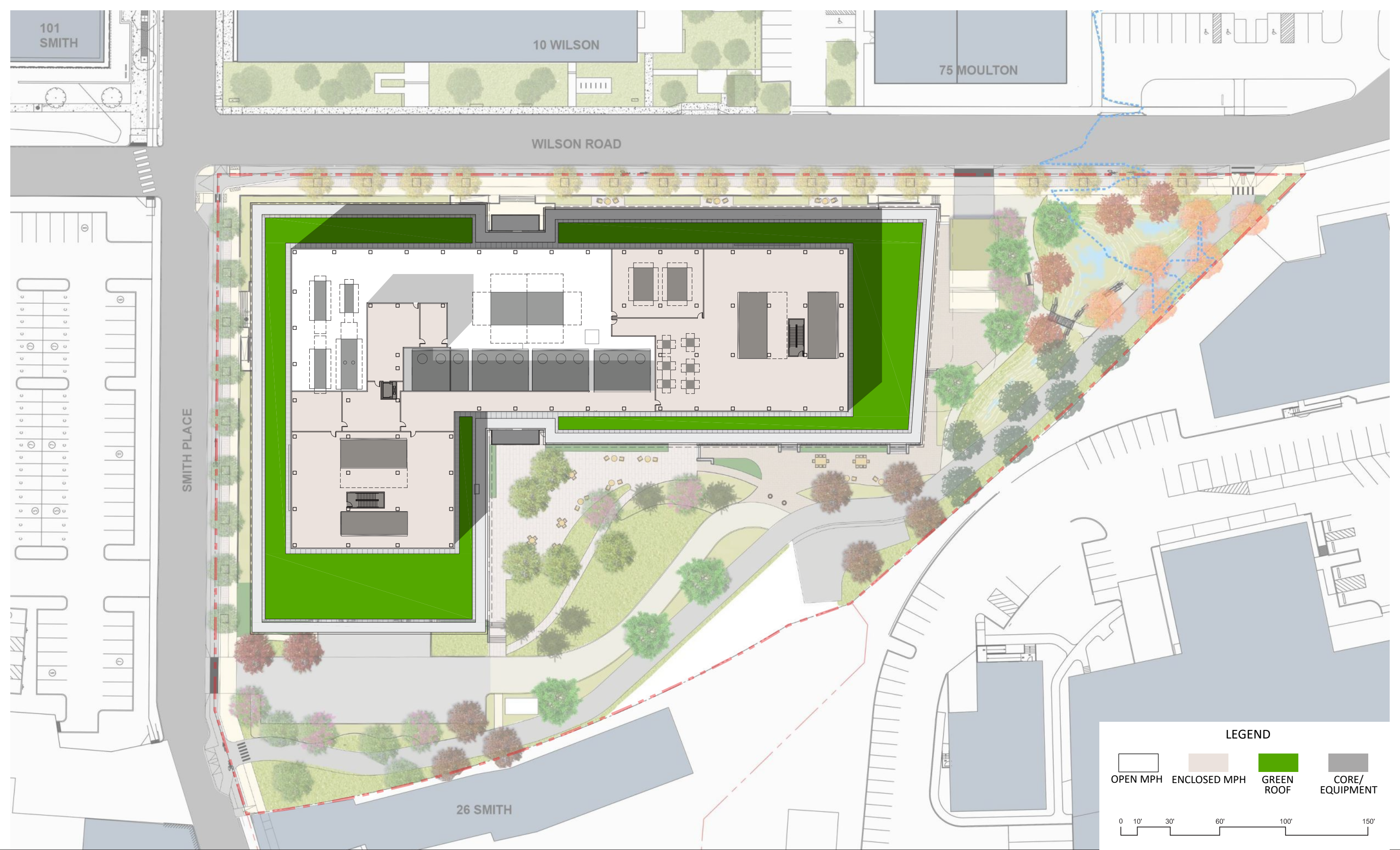




15 WILSON ROAD
FRESH POND, CAMBRIDGE

NORTH





15 WILSON ROAD
FRESH POND, CAMBRIDGE

NORTH



FLOOR PLAN PENTHOUSE

