



50 ROGERS STREET | PLANNING BOARD SPECIAL PERMIT #243 | DESIGN REVIEW GRAPHIC MATERIAL | 03.13.2018



ALEXANDRIA

DIMELLA  
SHAFFER



# Alexandria Real Estate Equities, Inc.

**Architect**

DiMella Shaffer

**Civil Engineering**

Kleinfelder

**Landscape Architect**

Bohler Engineering

**Structural Engineering**

L.A. Fuess Partners

**Mechanical, Electrical, Plumbing and Fire Protection**

Consulting Engineering Services

**Geotechnical Engineers**

Haley & Aldrich, Inc.

**Code Consultant**

Howe Engineers, Inc.

**LEED Consultant**

New Ecology

**Acoustical Consultant**

Acentech

**Legal**

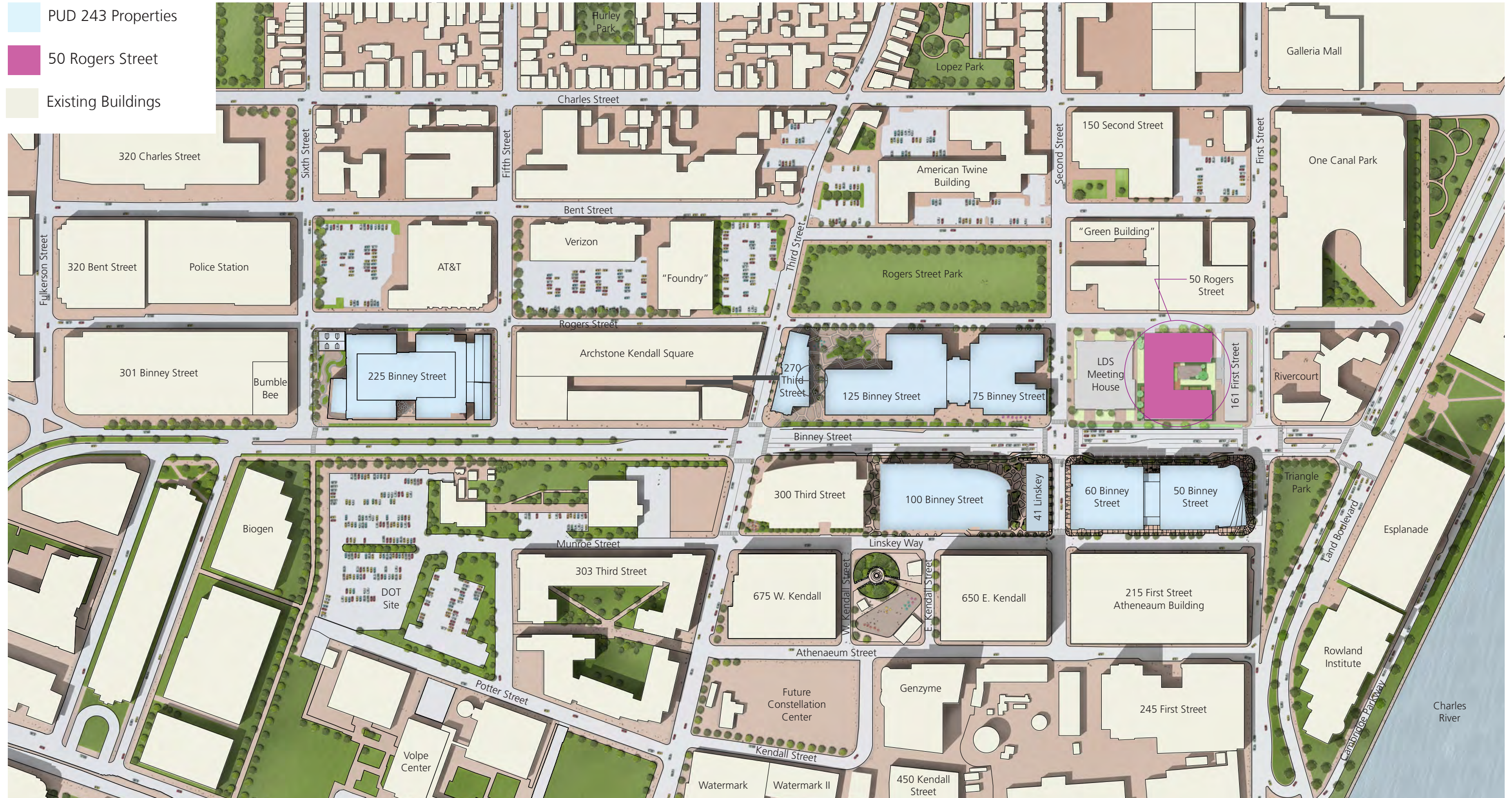
Adams & Rafferty

Wilmer Hale

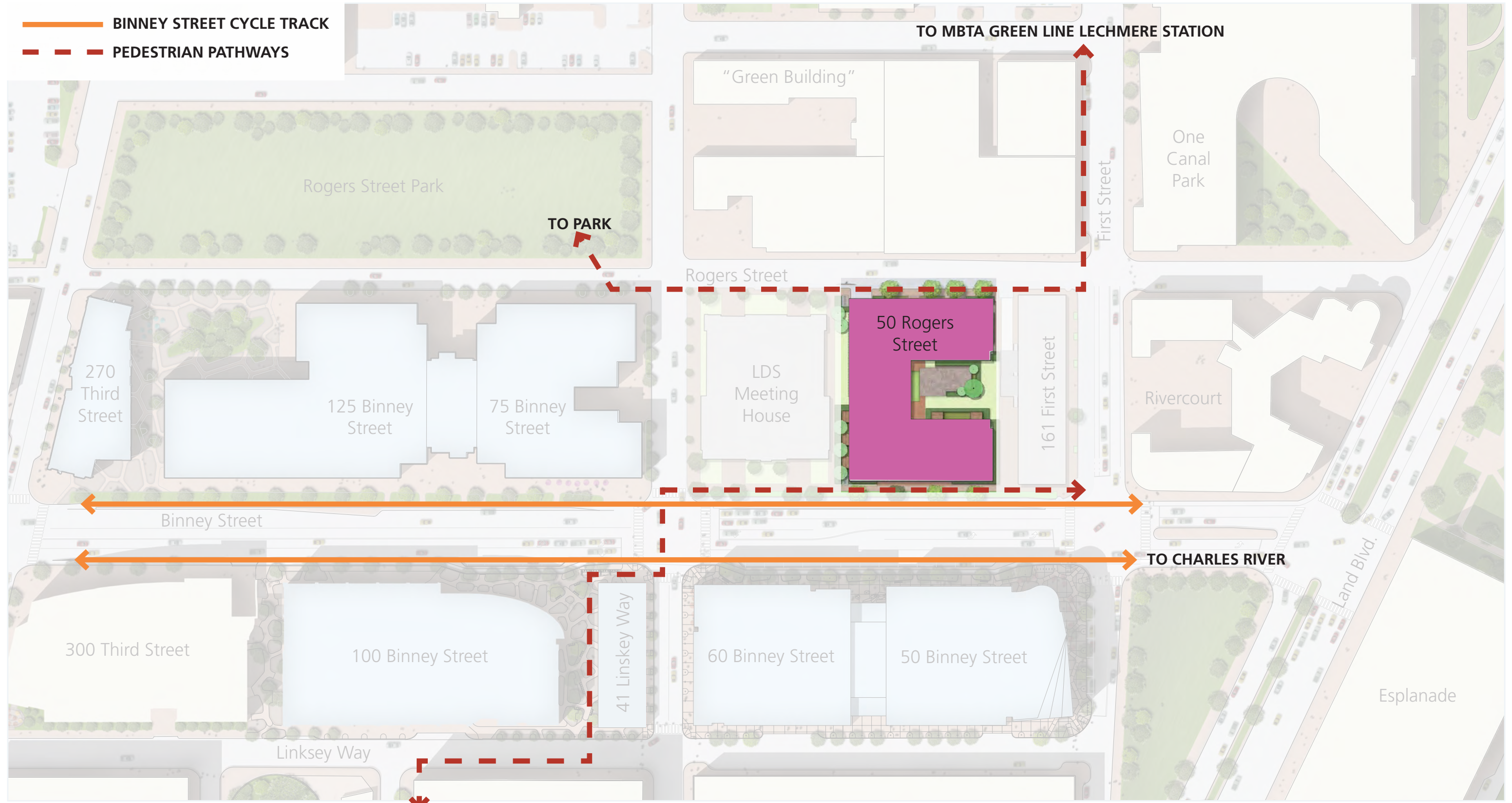
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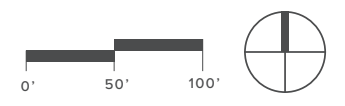


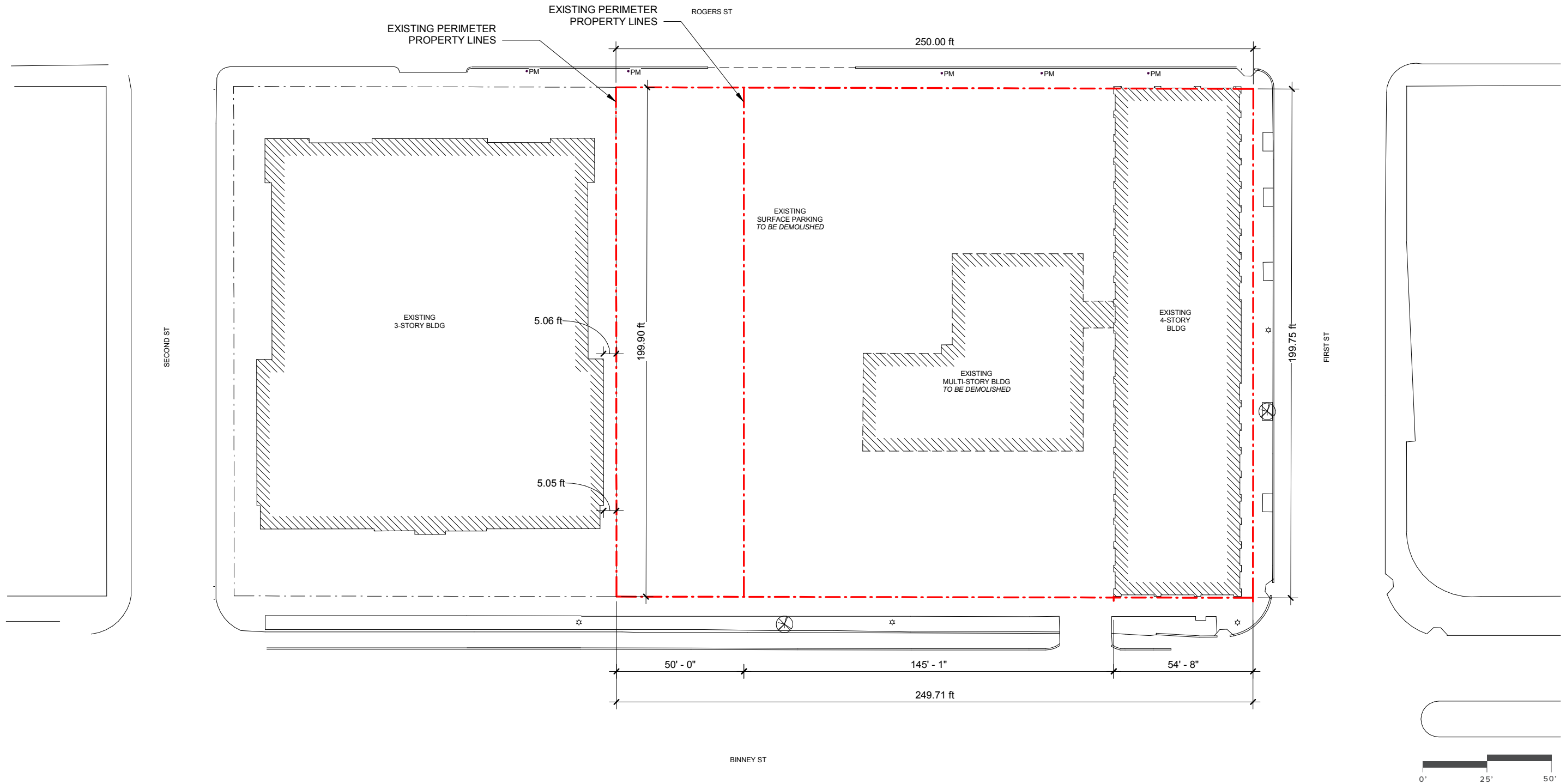




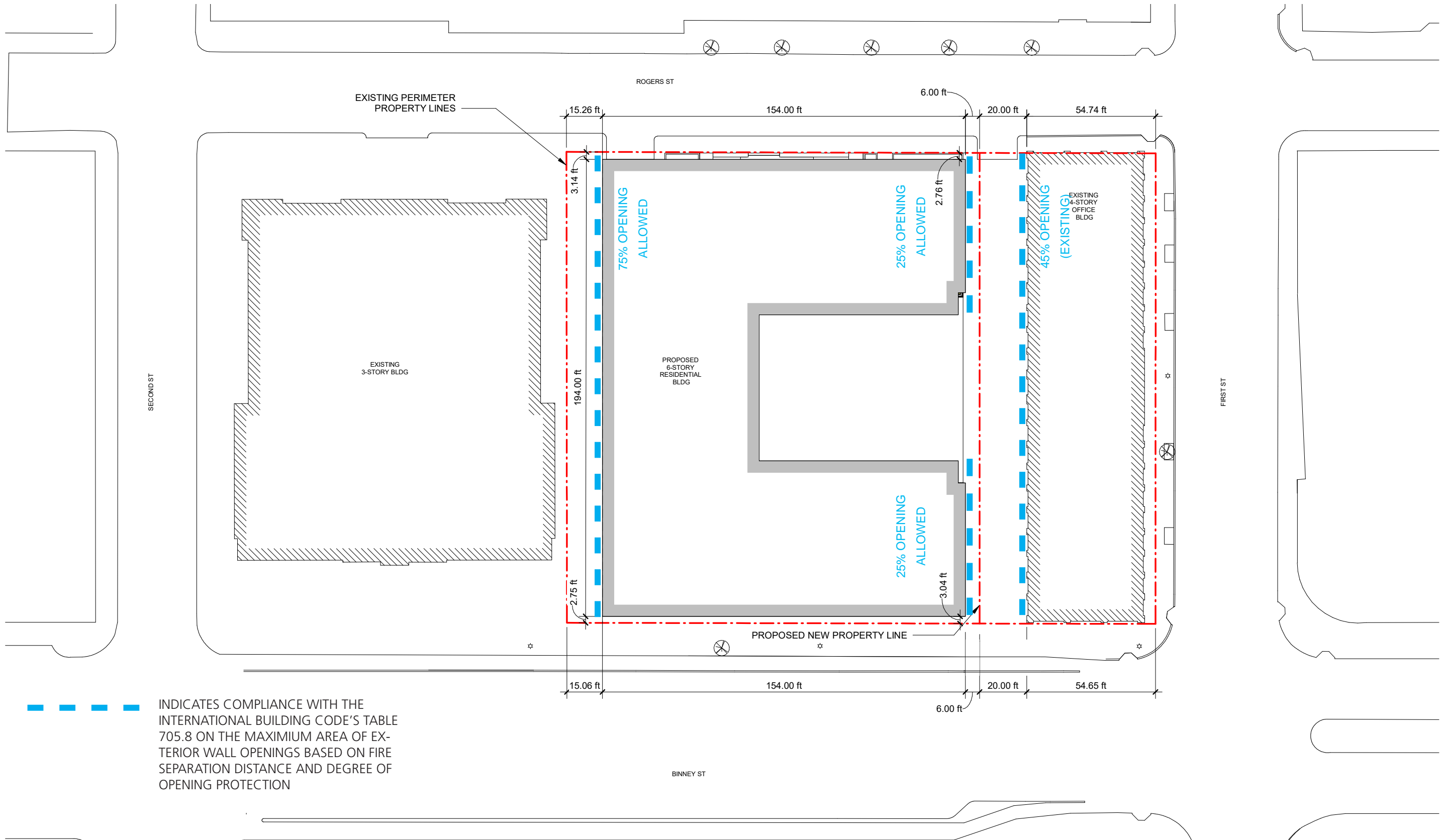


- BINNEY STREET CYCLE TRACK
- PEDESTRIAN PATHWAYS







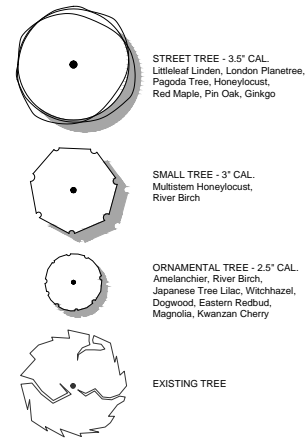


— — — — — INDICATES COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE'S TABLE 705.8 ON THE MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION



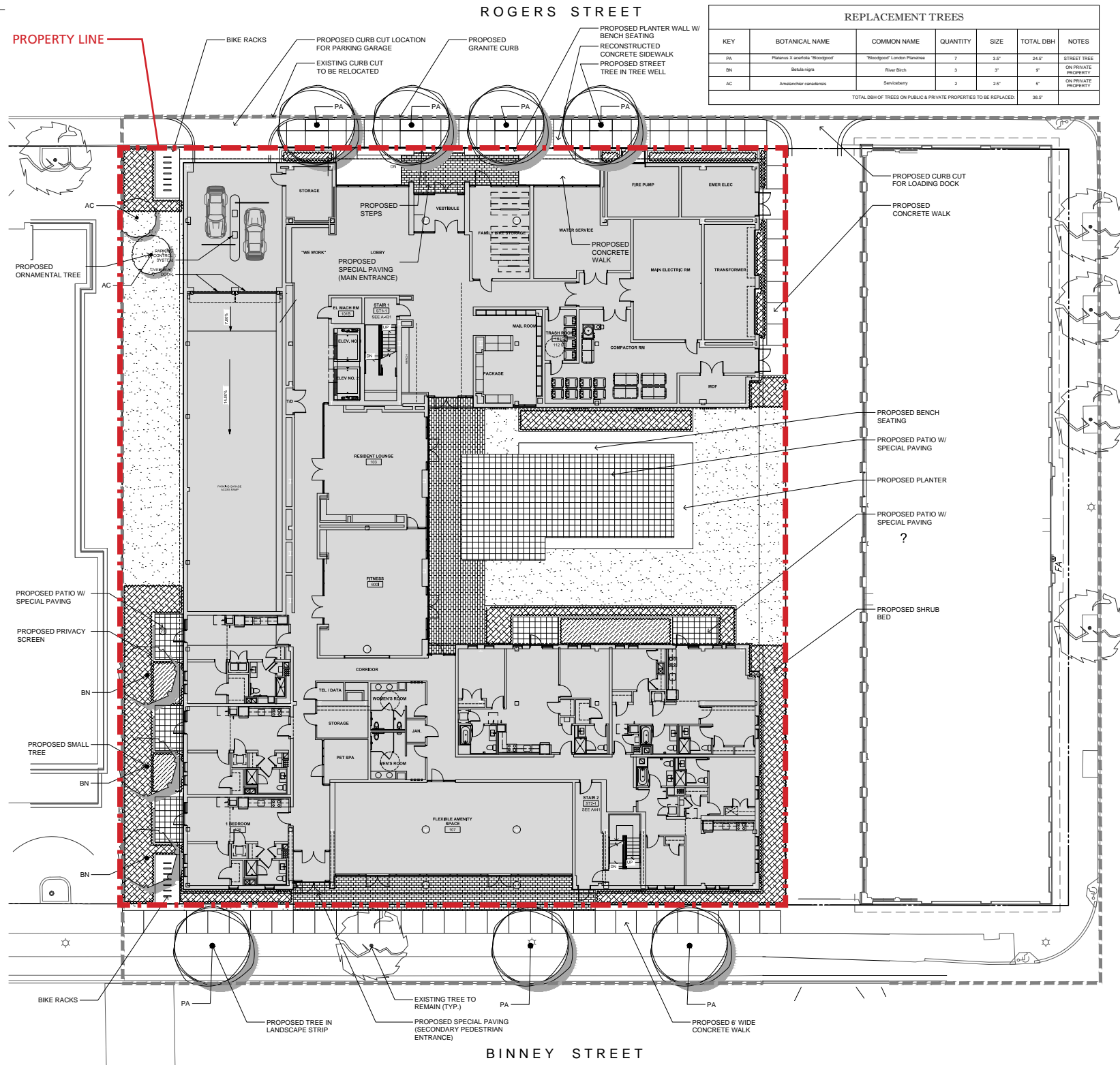


LEGEND



NOTES:

1. EXISTING SIGNIFICANT TREES ARE TO BE REMOVED FOR THE FOLLOWING REASONS:
  - 1.1. LOCATED ON FOOTPRINT OF PROPOSED BUILDING
  - 1.2. LOCATED IN AREA TO BE REGRADED



REPLACEMENT TREES						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	TOTAL DBH	NOTES
PA	<i>Platanus x acerifolia</i> "Bloodgood"	"Bloodgood" London Planetree	7	3.5"	24.5'	STREET TREE
BN	<i>Betula nigra</i>	River Birch	3	3"	9'	ON PRIVATE PROPERTY
AC	<i>Amelanchier canadensis</i>	Servicberry	2	2.5"	6'	ON PRIVATE PROPERTY
TOTAL DBH OF TREES ON PUBLIC & PRIVATE PROPERTIES TO BE REPLACED:					38.0'	



- Client**  
Alexandria Real Estate Equities Inc.
- MEP / FP Engineer**  
Consulting Engineering Services  
Tel: 617.261.7161
- Structural Engineer**  
L.A. Fuess Partners  
Tel: 617.948.5700
- Civil Engineer**  
Kleinfelder Inc.  
Tel: 617.497.7800
- Landscape Architect**  
Bohler Engineering  
Tel: 508.480.9900
- Code Consultant**  
Howe Engineers  
Tel: 781.878.3500
- Geotechnical Engineer**  
Haley Aldrich  
Tel: 617.886.7400
- Environmental / LEED**  
New Ecology Inc.  
Tel: 617.557.1700
- Civil / Permitting**  
Bristol Engineering  
Tel: 617.682.7303
- Specifications**  
Putnam Associates  
Tel: 617.285.3274

DESIGN DEVELOPMENT

Issue Description	Date

PROGRESS DESIGN DEVELOPMENT 02/26/2018  
DRAFT DD LANDSCAPE PLAN 01/04/2018

Scale: 1" = 10'-0"  
Drawn By: GMW Checked By: MJM Reviewed By: MJM

Project No. W171027

50 Rogers Street

50 Rogers St  
Cambridge, MA 02142

TREE REPLACEMENT MITIGATION PLAN

L02







STREET TREE LONDON PLANE TREE



COURTYARD TREE SERVICEBERRY



TYPICAL SHRUB BIGLEAF HYDRANGEA



WHITE RHODODENDRON



LILYTURF



KNOCKOUT ROSE



FOUNTAIN GRASS



NARROW-LEAVED HOSTA  
PLANTING SELECTION



BLACK-EYED SUSAN



PERIWINKLE



SUNBEAM COREOPSIS



DECKING



BRICK PAVERS



FENCING



PLANTERS



SHADOW STUDIES

ALEXANDRIA CENTER AT KENDALL SQUARE



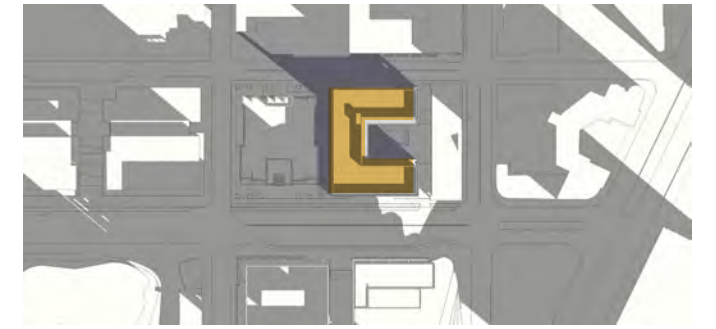
9 AM



9 AM



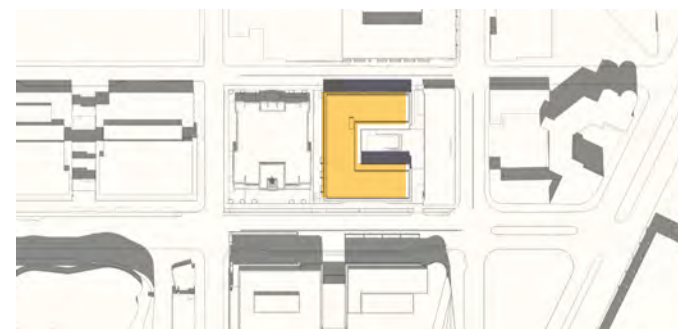
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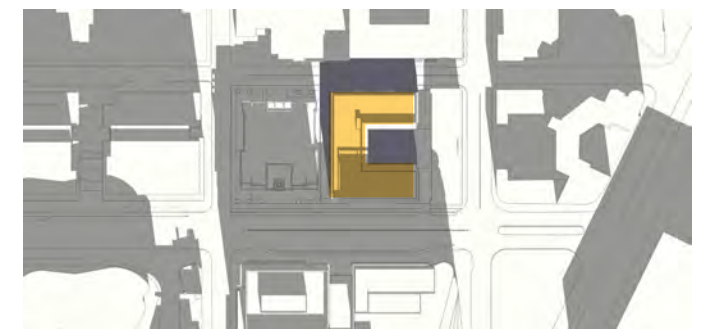
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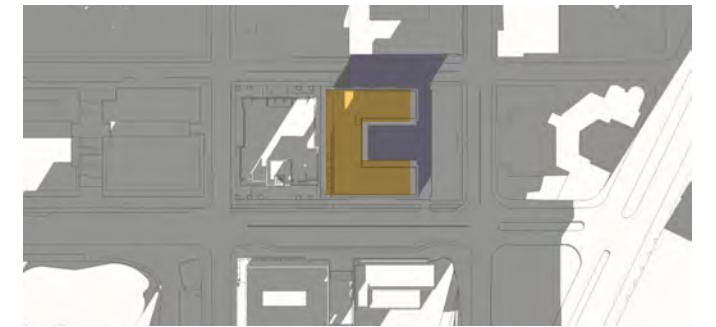
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SHADOW STUDIES, MARCH 21ST

SHADOW STUDIES, JUNE 21ST

SHADOW STUDIES, SEPTEMBER 22ND

SHADOW STUDIES, DECEMBER 21ST



PROPOSED BUILDING

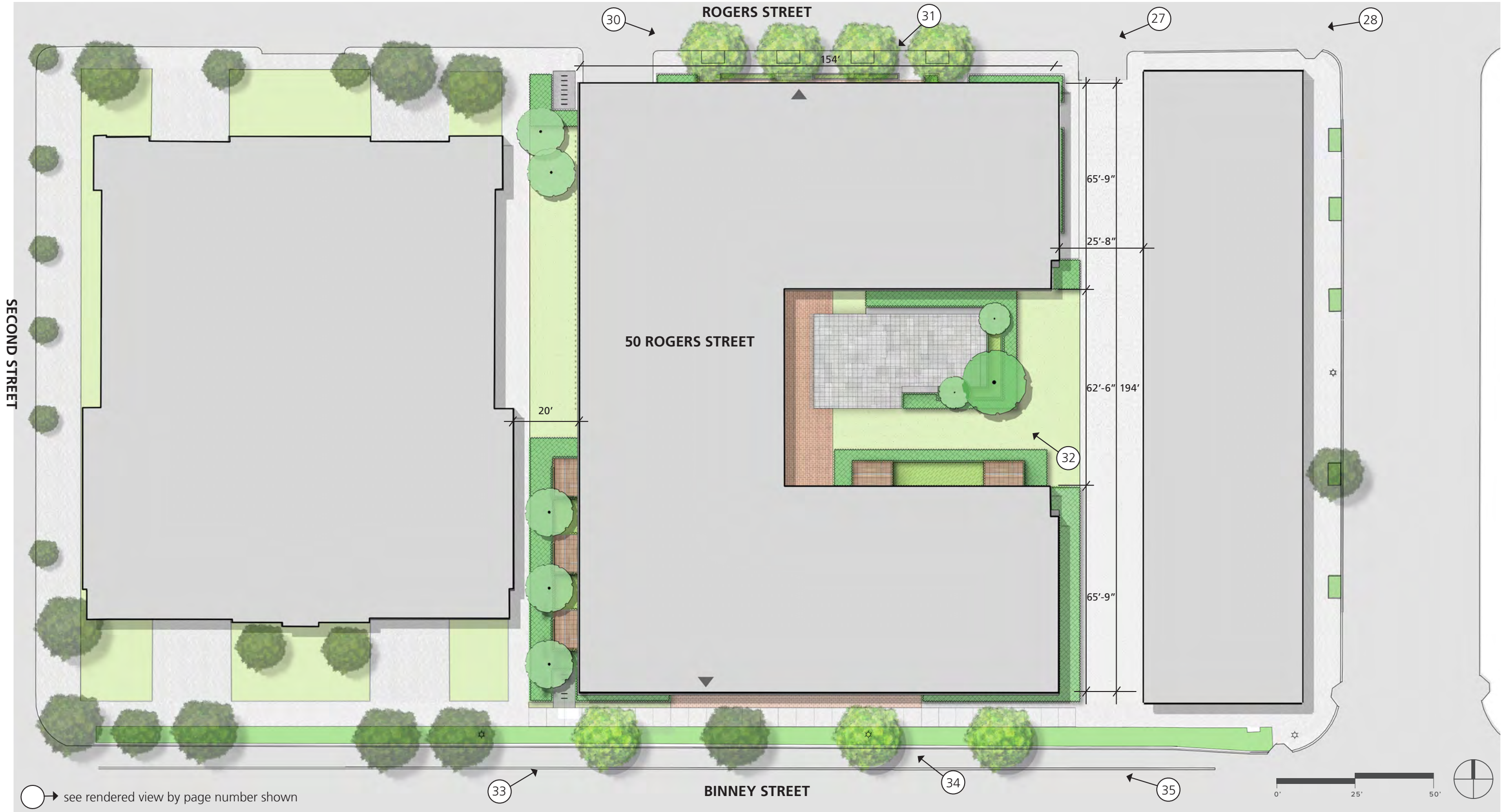


EXISTING SHADOW



NEW SHADOW





○ → see rendered view by page number shown





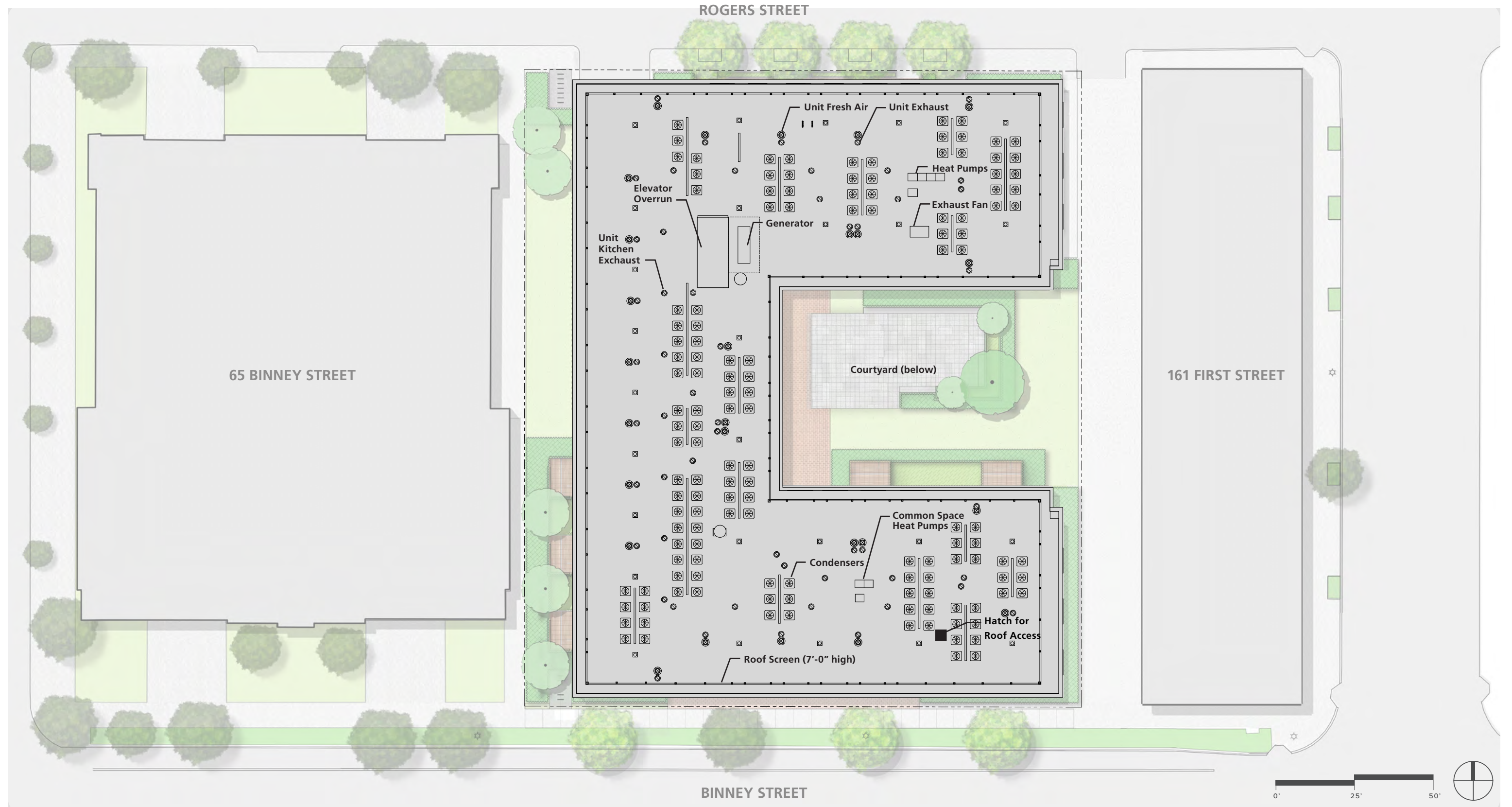
BICYCLE PARKING*	CAR PARKING
10 GROUND FLOOR	40 BASEMENT
132 BASEMENT	62 SUB-BASEMENT
<b>142 TOTAL</b>	<b>102 TOTAL</b>

\* 14 OUTDOOR SHORT TERM BICYCLE PARKING SPACES THIS LEVEL

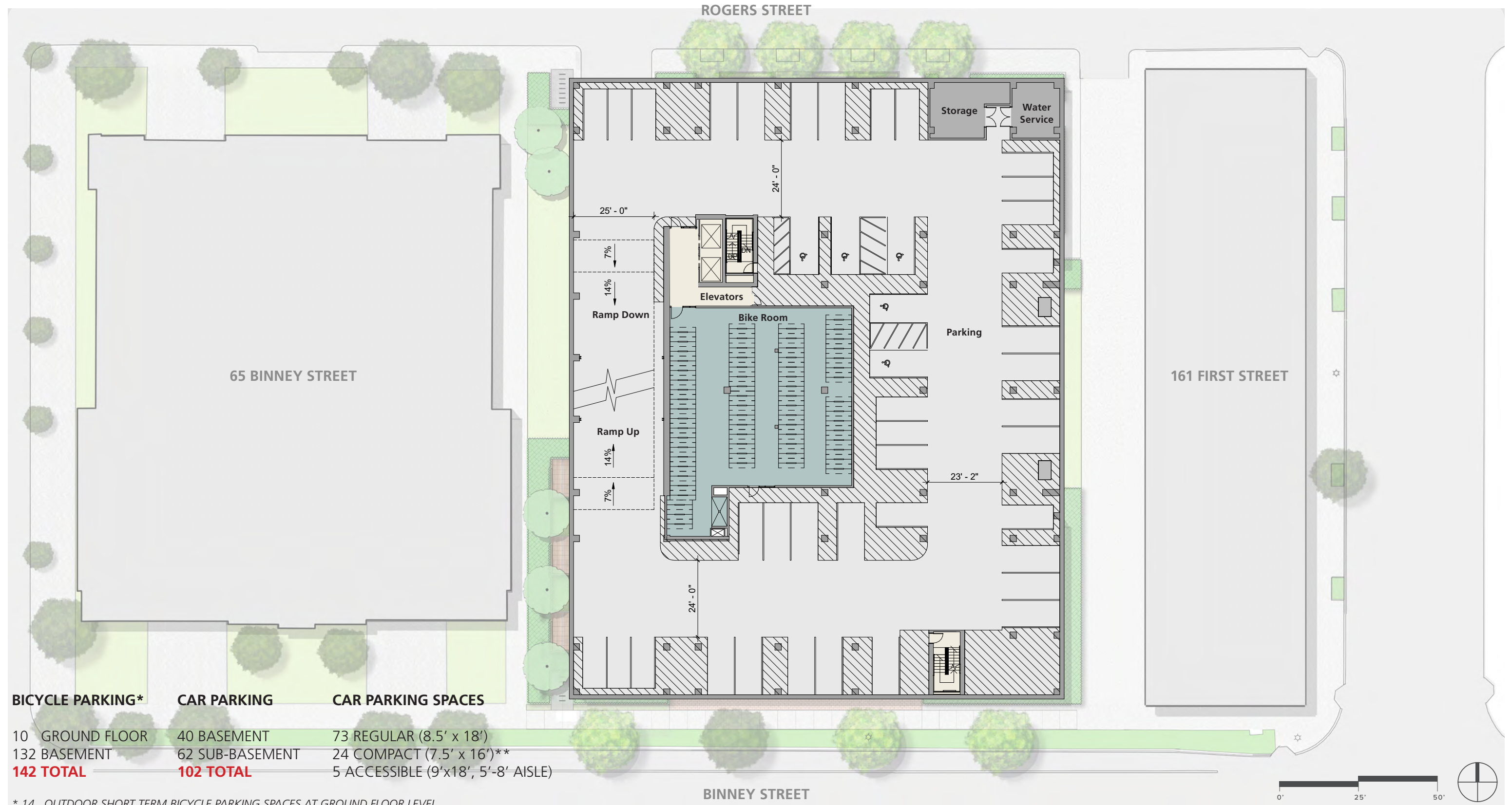












BICYCLE PARKING*	CAR PARKING	CAR PARKING SPACES
10 GROUND FLOOR	40 BASEMENT	73 REGULAR (8.5' x 18')
132 BASEMENT	62 SUB-BASEMENT	24 COMPACT (7.5' x 16')**
<b>142 TOTAL</b>	<b>102 TOTAL</b>	5 ACCESSIBLE (9'x18', 5'-8' AISLE)

\* 14 OUTDOOR SHORT TERM BICYCLE PARKING SPACES AT GROUND FLOOR LEVEL  
 \*\* LESS THAN 50% OF PARKING SPACES WILL BE FOR COMPACT CARS





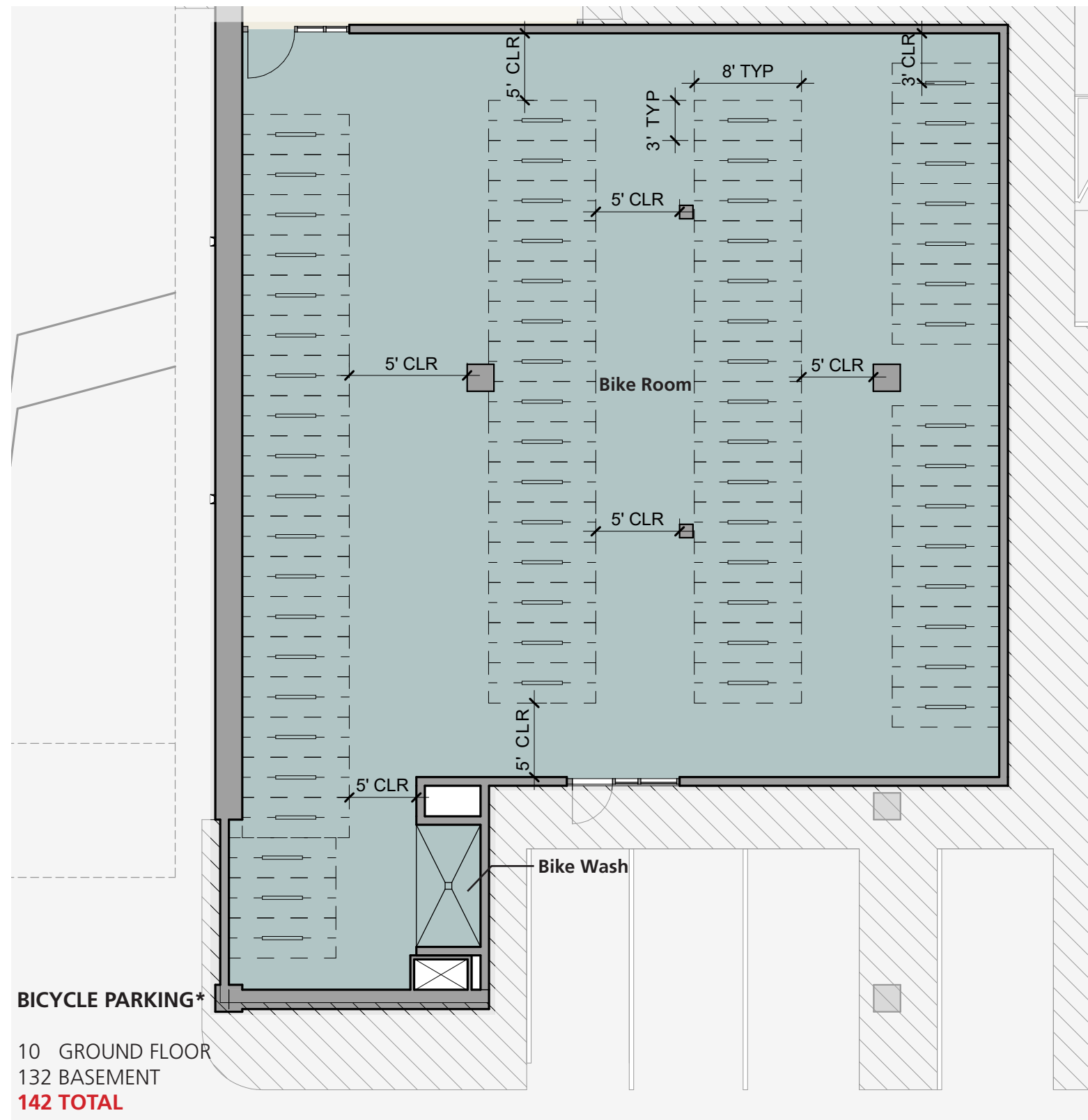
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\*\* LESS THAN 50% OF PARKING SPACES WILL BE FOR COMPACT CARS



**BIKE PARKING**



\* 14 OUTDOOR SHORT TERM BICYCLE PARKING SPACES AT GROUND FLOOR LEVEL

**BASEMENT BICYCLE ROOM**

