

# The Residences at Alewife Station

195 & 211 Concord Turnpike

Cambridge, MA



## Special Permit Application

Volume 2

Criterion Development Partners

1601 Trapelo Road

Waltham, MA 02451

781.890.5600



# The Residences at Alewife Station

195 & 211 Concord Turnpike

Cambridge, MA

Special Permit Application

Volume 2



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**Proposed Perspective Renderings**



# Existing Conditions Photographs





# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
CAMBRIDGE, MA

CPC-T HOLDINGS, LLC

ARCHITECT



101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

MARK	01/17/2017	SPECIAL PERMIT
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 215040

DRAWN BY:

CHECKED BY:

SHEET TITLE

EXISTING  
CONDITIONS

G-101



EXISTING INN ON PROPERTY - TO BE DEMOLISHED



EXISTING PARKING GARAGE - BEHIND THE PROPOSED DEVELOPMENT



VOX ON TWO - EAST OF PROPERTY



EXISTING BOWLING ALLEY ON PROPERTY - TO BE DEMOLISHED



PANORAMIC VIEW OF SITE - LOOKING SOUTH



# Existing Conditions Plan



# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
CAMBRIDGE, MA

CPC-T HOLDINGS, LLC

ARCHITECT

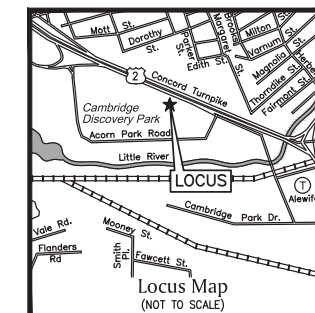
**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

**BSC GROUP**  
803 Summer Street  
Boston, Massachusetts  
02127 617 896 4300

STAMP

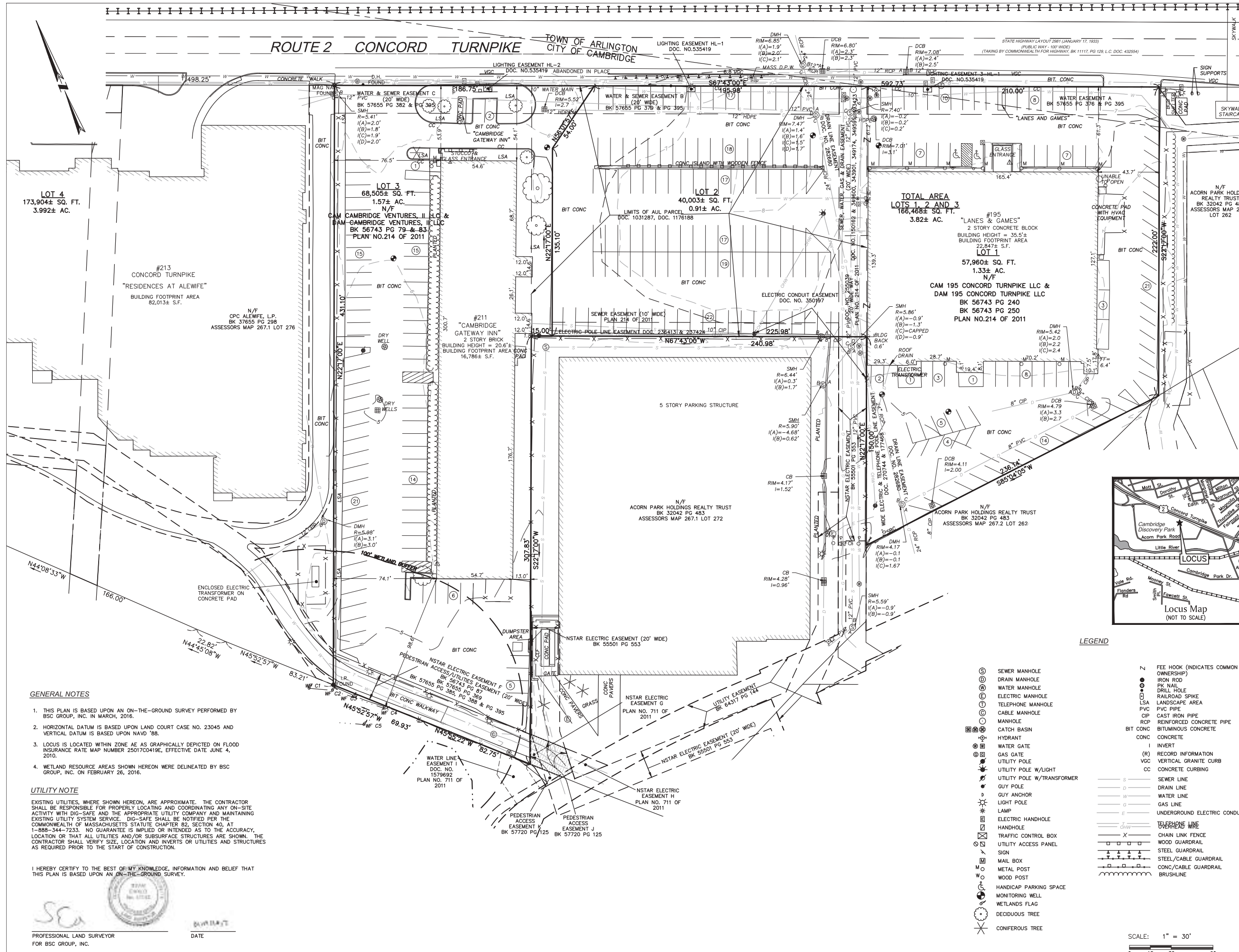
KEY PLAN



## LEGEND

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>⊙ SEWER MANHOLE</li> <li>⊕ DRAIN MANHOLE</li> <li>⊖ WATER MANHOLE</li> <li>⊗ ELECTRIC MANHOLE</li> <li>⊘ TELEPHONE MANHOLE</li> <li>⊙ MANHOLE</li> <li>⊕ CATCH BASIN</li> <li>⊖ HYDRANT</li> <li>⊗ WATER GATE</li> <li>⊘ GAS GATE</li> <li>⊙ UTILITY POLE</li> <li>⊕ UTILITY POLE W/LIGHT</li> <li>⊖ GUY POLE</li> <li>⊗ GUY ANCHOR</li> <li>⊘ LIGHT POLE</li> <li>⊙ LAMP</li> <li>⊕ ELECTRIC HANDHOLE</li> <li>⊖ HANDHOLE</li> <li>⊗ TRAFFIC CONTROL BOX</li> <li>⊘ UTILITY ACCESS PANEL</li> <li>⊙ SIGN</li> <li>⊕ MAIL BOX</li> <li>⊖ METAL POST</li> <li>⊗ WOOD POST</li> <li>⊘ HANDICAP PARKING SPACE</li> <li>⊙ MONITORING WELL</li> <li>⊕ WETLANDS FLAG</li> <li>⊖ DECIDUOUS TREE</li> <li>⊗ CONIFEROUS TREE</li> </ul> | <ul style="list-style-type: none"> <li>N FEE HOOK (INDICATES COMMON OWNERSHIP)</li> <li>⊕ IRON ROD</li> <li>⊖ PX NAIL</li> <li>⊗ DRILL HOLE</li> <li>⊘ RAILROAD SPIKE</li> <li>LSA LANDSCAPE AREA</li> <li>PVC PVC PIPE</li> <li>RCP CAST IRON PIPE</li> <li>BIT CONC REINFORCED CONCRETE</li> <li>CONC BITUMINOUS CONCRETE</li> <li>CONC CONCRETE</li> <li>I INVERT</li> <li>(R) RECORD INFORMATION</li> <li>VGC VERTICAL GRANITE CURB</li> <li>CC CONCRETE CURBING</li> <li>S SEWER LINE</li> <li>D DRAIN LINE</li> <li>W WATER LINE</li> <li>G GAS LINE</li> <li>E UNDERGROUND ELECTRIC CONDUIT</li> <li>DMH OVERHEAD WIRE</li> <li>X CHAIN LINK FENCE</li> <li>WOOD GUARDRAIL</li> <li>STEEL GUARDRAIL</li> <li>STEEL/CABLE GUARDRAIL</li> <li>BRUSHLINE</li> </ul> |
|---|---|

SCALE: 1" = 30'  
0 15 30 60 FEET



**GENERAL NOTES**

- THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY BSC GROUP, INC. IN MARCH, 2016.
- HORIZONTAL DATUM IS BASED UPON LAND COURT CASE NO. 23045 AND VERTICAL DATUM IS BASED UPON NAVD '88.
- LOCUS IS LOCATED WITHIN ZONE AE AS GRAPHICALLY DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 25017C0419E, EFFECTIVE DATE JUNE 4, 2010.
- WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY BSC GROUP, INC. ON FEBRUARY 26, 2016.

**UTILITY NOTE**

EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY.

SEAN WALSH  
PROFESSIONAL LAND SURVEYOR  
FOR BSC GROUP, INC.

DATE

## EXISTING CONDITIONS PLAN

# V-100



# Site Context Map





# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
CAMBRIDGE, MA

CPC-T HOLDINGS, LLC

ARCHITECT



101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

MARK	DATE	DESCRIPTION
	01/17/2017	SPECIAL PERMIT
PROJECT NUMBER: 215040		
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SHEET TITLE

CONTEXT PLAN

G-100



**LEGEND**

- █ FUTURE DEVELOPMENT
- █ PEDESTRIAN PATHS



# Proposed Site & Floor Plans



# THE RESIDENCES AT ALEWIFE STATION

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**E-ICON**  
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

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	01/17/2017	SPECIAL PERMIT

PROJECT NUMBER: 215040

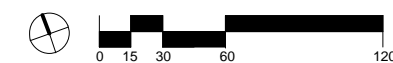
DRAWN BY:

CHECKED BY:

SHEET TITLE

LEVEL 1

**A-101**



SCALE: 1" = 30'-0"



# THE RESIDENCES AT ALEWIFE STATION

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CONSULTANT

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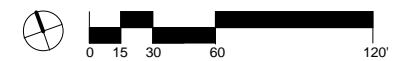
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MARK	DATE	DESCRIPTION
	01/17/2017	SPECIAL PERMIT
PROJECT NUMBER: 215040		
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CHECKED BY:		

SHEET TITLE

LEVEL 2

A-102



SCALE: 1" = 30'-0"





# THE RESIDENCES AT ALEWIFE STATION

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CAMBRIDGE, MA

CPC-T HOLDINGS, LLC

ARCHITECT



CONSULTANT

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KEY PLAN

MARK	DATE	DESCRIPTION
	01/17/2017	SPECIAL PERMIT

PROJECT NUMBER: 215040

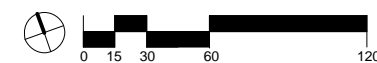
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CHECKED BY:

SHEET TITLE

LEVEL 3

## A-103



SCALE: 1" = 30'-0"

1/19/2017 11:02:18 AM



# THE RESIDENCES AT ALEWIFE STATION

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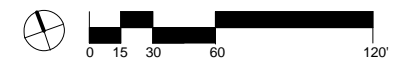
KEY PLAN

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	01/17/2017	SPECIAL PERMIT
PROJECT NUMBER: 215040		
DRAWN BY:		
CHECKED BY:		

SHEET TITLE

LEVELS 4 - 5

A-104



SCALE: 1" = 30'-0"



# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
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CPC-T HOLDINGS, LLC

ARCHITECT



CONSULTANT

STAMP

KEY PLAN

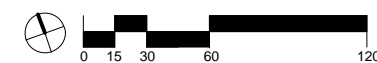
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	01/17/2017	SPECIAL PERMIT

PROJECT NUMBER: 215040  
DRAWN BY:  
CHECKED BY:

SHEET TITLE

LEVEL 6

A-106



SCALE: 1" = 30'-0"



# THE RESIDENCES AT ALEWIFE STATION

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CAMBRIDGE, MA

CPC-T HOLDINGS, LLC

ARCHITECT



CONSULTANT

STAMP

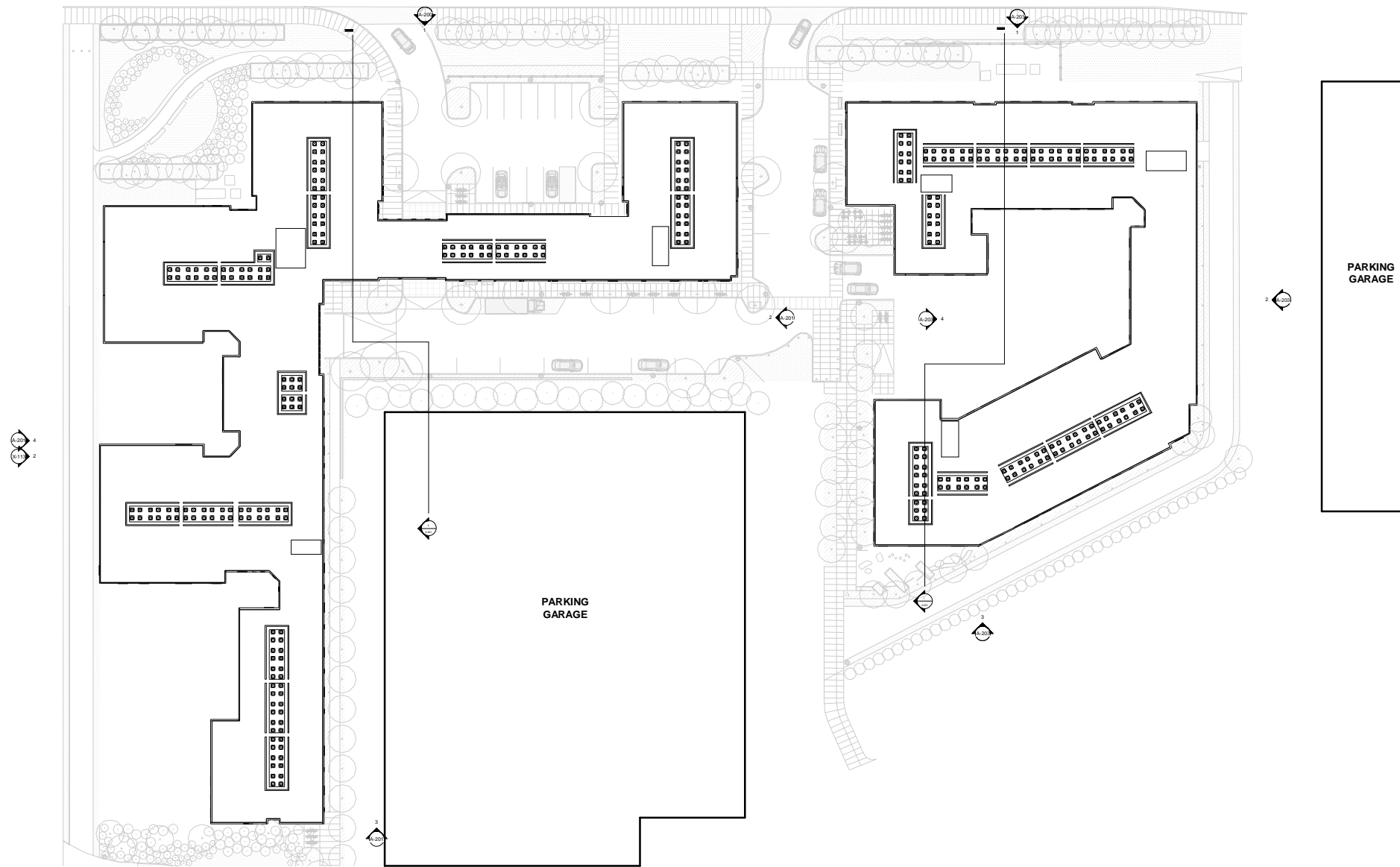
KEY PLAN

MARK	DATE	DESCRIPTION
	01/17/2017	SPECIAL PERMIT
PROJECT NUMBER: 215040		
DRAWN BY:		
CHECKED BY:		

SHEET TITLE

ROOF

## A-107



SCALE: 1" = 30'-0"





# Proposed Landscaping Plan



# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
CAMBRIDGE, MA

CPC-T HOLDINGS, LLC

ARCHITECT  
**E-ICON**  
ARCHITECTURE  
101 SUMMER ST 305 CAM MA 02110

CONSULTANT  
**CW**  
**DG**

STAMP

KEY PLAN

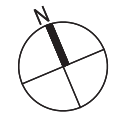
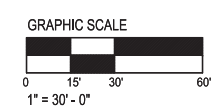
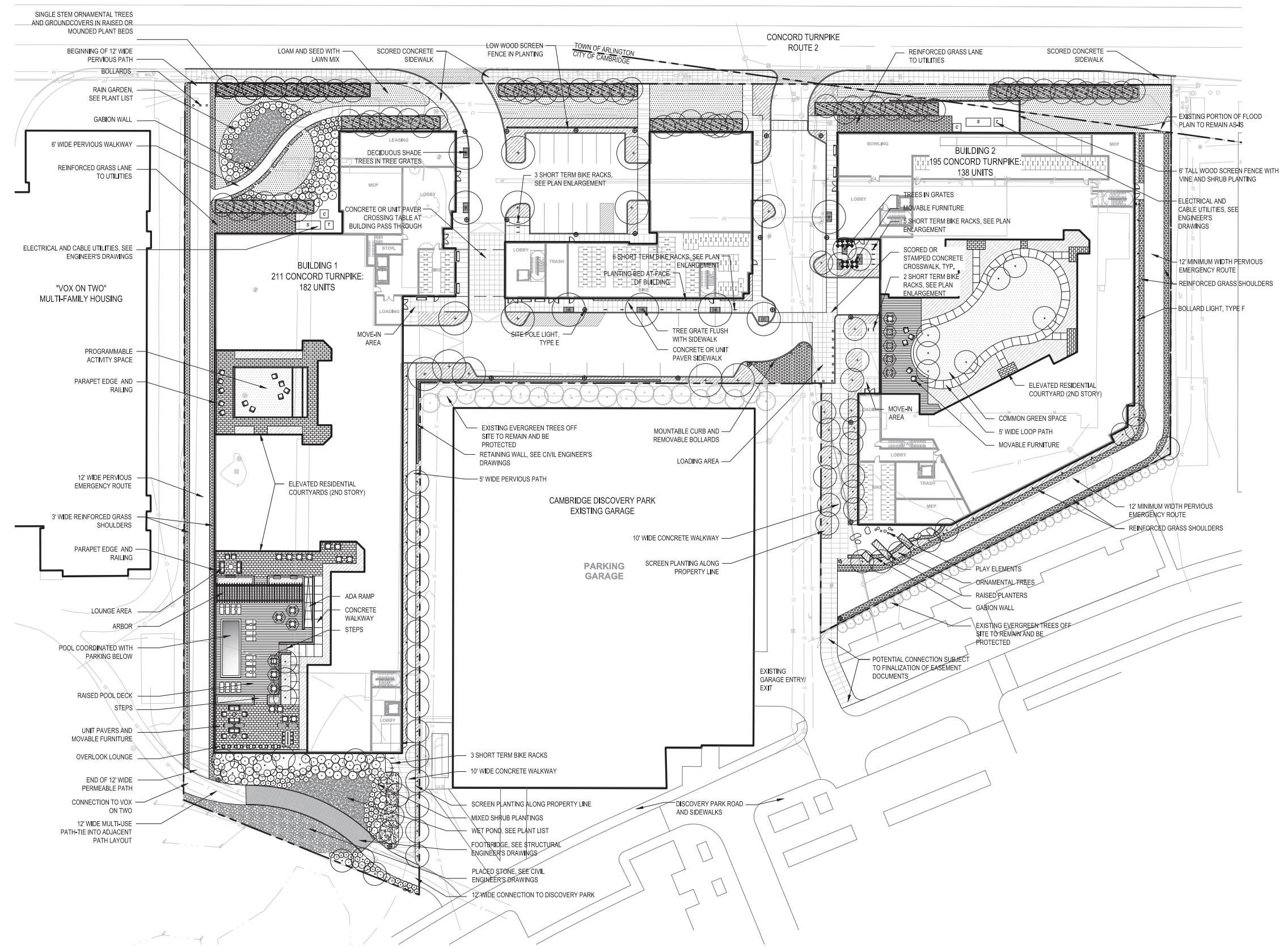

MARK	DATE	DESCRIPTION
	01/17/2017	SPECIAL PERMIT

PROJECT NUMBER: 1623.000  
DRAWN BY: IR/CW  
CHECKED BY: IR

SHEET TITLE

PROPOSED SITE AND  
LANDSCAPING PLAN

## L-100





# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
CAMBRIDGE, MA

CPC-T HOLDINGS, LLC

ARCHITECT

## E-ICON ARCHITECTURE

101 SUMMER ST. BOSTON, MA 02110

LANDSCAPE ARCHITECT



Cape Well Design Group  
Landscape Architecture  
125 Beacon Street  
Boston, MA 02116  
(617) 552-1100  
www.capewell.com

STAMP

REVIEWS


MARK	DATE	SPECIAL PERMIT DESCRIPTION

PROJECT NUMBER: 1823.000  
DRAWN BY: PCW  
CHECKED BY: R

FAST TITLE

PROPOSED  
LANDSCAPE MATERIALS

# L-200



Roof Deck Outdoor Kitchen



Roof Deck TV Lounge



Raised Deck



Pool Deck with TV and Pergola



Roof Deck Arbor



Raised Pool Deck



Roof Deck Amenity Space



Movable Seating



Movable Seating



Benches



Footbridge @ Wet Pond



Gabion Retaining Walls



Raised Planters



Accessible Roof Courtyards



Programmable Activity Space





# Proposed Elevations





# THE RESIDENCES AT ALEWIFE STATION

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ARCHITECT



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KEY PLAN


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PROJECT NUMBER: 215040  
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SHEET TITLE

STREET ELEVATION

A-200



① Concord Turnpike Street Elevation  
1" = 50'-0"



# THE RESIDENCES AT ALEWIFE STATION

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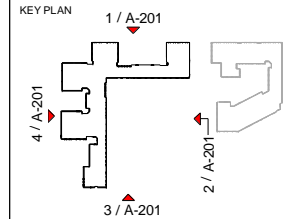


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KEY PLAN



MARK	DATE	DESCRIPTION
	01/17/2017	SPECIAL PERMIT

PROJECT NUMBER: 215040

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SHEET TITLE

BUILDING 1 OVERALL ELEVATIONS

## A-201



④ B1 West Elevation  
1/16" = 1'-0"



③ B1 South Elevation  
1/16" = 1'-0"



② B1 East Elevation  
1/16" = 1'-0"



① B1 North Elevation  
1/16" = 1'-0"



# THE RESIDENCES AT ALEWIFE STATION

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CPC-T HOLDINGS, LLC

ARCHITECT

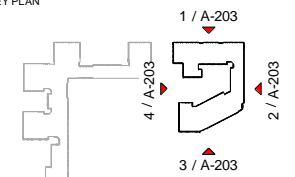


101 SUMMER ST BOSTON MA 02110

CONSULTANT

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KEY PLAN



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	01/17/2017	SPECIAL PERMIT

PROJECT NUMBER: 215040

DRAWN BY:

CHECKED BY:

SHEET TITLE

BUILDING 2 OVERALL ELEVATIONS

## A-203



④ B2 West Elevation  
1/16" = 1'-0"



③ B2 South Elevation  
1/16" = 1'-0"



② East Elevation  
1/16" = 1'-0"



① North Elevation  
1/16" = 1'-0"



# Proposed Perspective Renderings







MARCH 21 9AM



MARCH 21 12PM



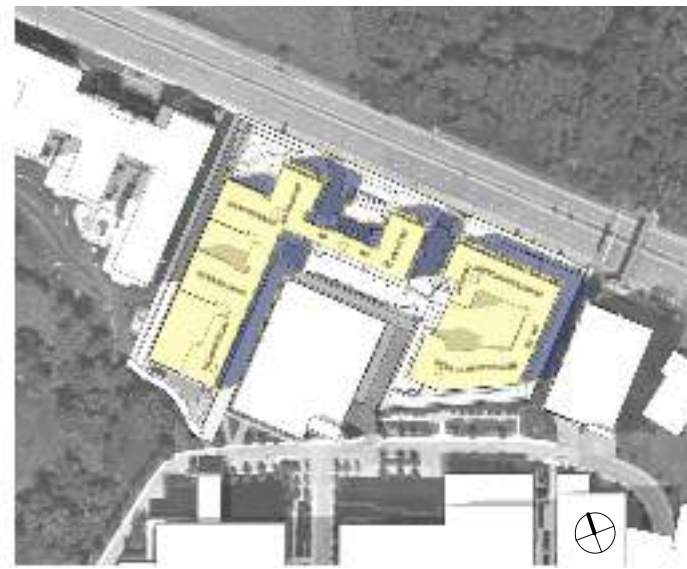
MARCH 21 3PM



JUNE 21 9AM



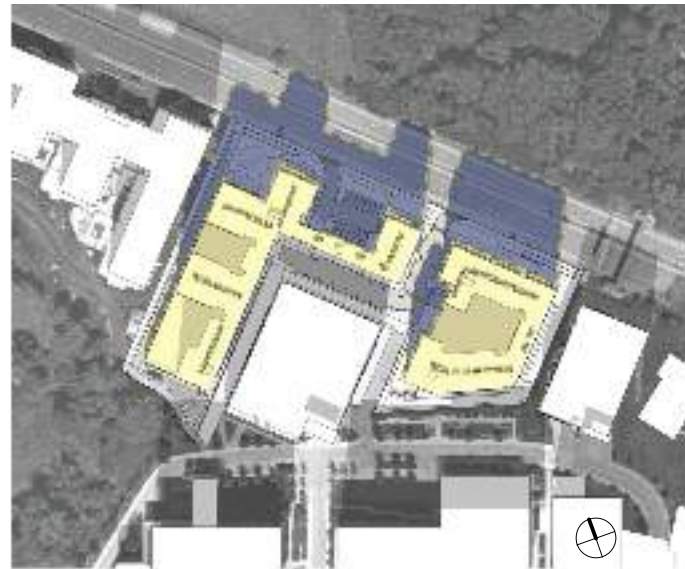
JUNE 21 12PM



JUNE 21 3PM



DECEMBER 21 9AM



DECEMBER 21 12PM



DECEMBER 21 3PM

SPRING EQUINOX

SUMMER SOLSTICE

WINTER SOLSTICE

# THE RESIDENCES AT ALEWIFE STATION

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CAMBRIDGE, MA

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PROJECT NUMBER: 215040  
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SHEET TITLE

SHADOW STUDY

## G-102



# THE RESIDENCES AT ALEWIFE STATION

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TURNPIKE  
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KEY PLAN

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CHECKED BY:

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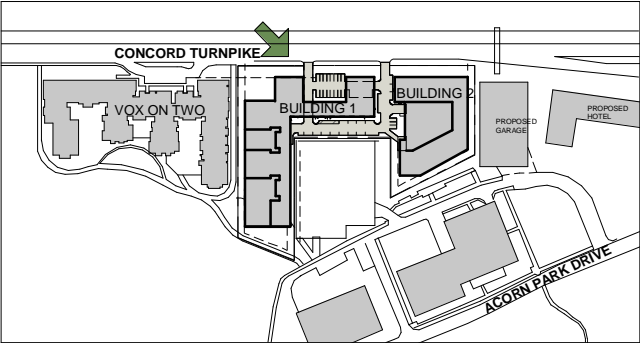
AERIAL VIEW

## G-103



1 Aerial View of Site





# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
CAMBRIDGE, MA

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PERSPECTIVE VIEW

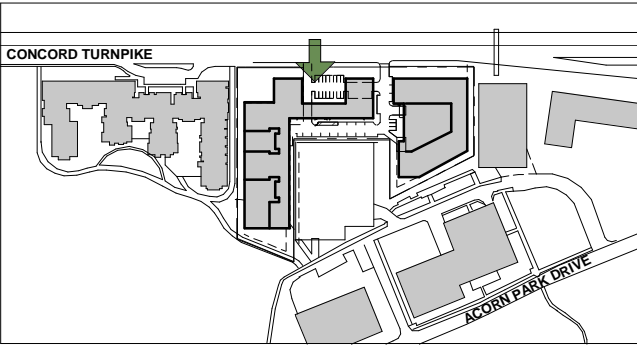
G-104



1/19/2017 11:02:32 AM

① Building 1 Perspective





# THE RESIDENCES AT ALEWIFE STATION

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PERSPECTIVE VIEW

## G-105

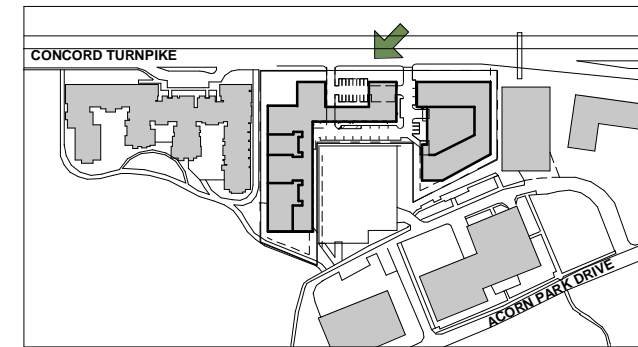


1/19/2017 11:02:32 AM

3 Building 1 Bridge & Site Entry







# THE RESIDENCES AT ALEWIFE STATION

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CHECKED BY:		

SHEET TITLE

PERSPECTIVE VIEW

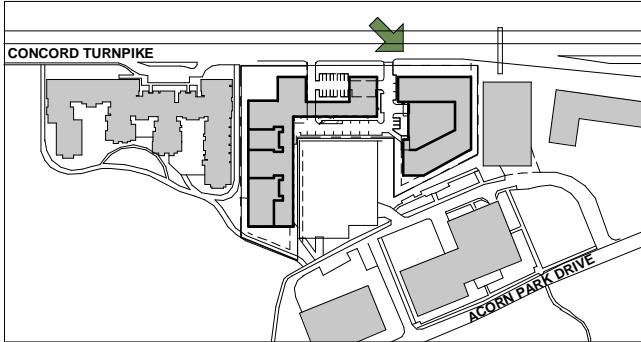
## G-106



1/19/2017 11:02:32 AM

④ Building 1 Parking Court





# THE RESIDENCES AT ALEWIFE STATION

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CAMBRIDGE, MA

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SHEET TITLE

PERSPECTIVE VIEW

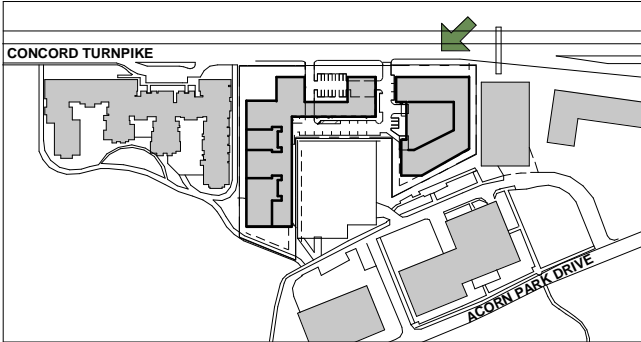
G-107



1/19/2017 11:02:33 AM

② Building 2 Perspective





# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
CAMBRIDGE, MA

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SHEET TITLE

PERSPECTIVE VIEW

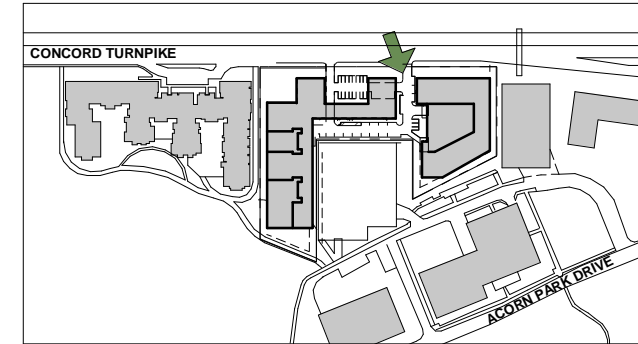
# G-108



1/19/2017 11:02:33 AM

④ Building 2 Looking West





# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
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SHEET TITLE

PERSPECTIVE VIEW

## G-109

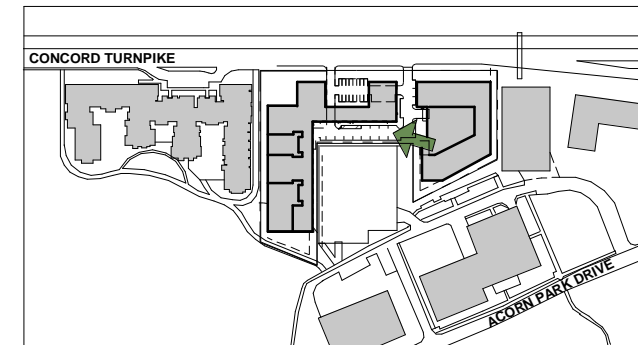


1/19/2017 11:02:33 AM

② Building 2 Entry & Site Exit







# THE RESIDENCES AT ALEWIFE STATION

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PERSPECTIVE VIEW

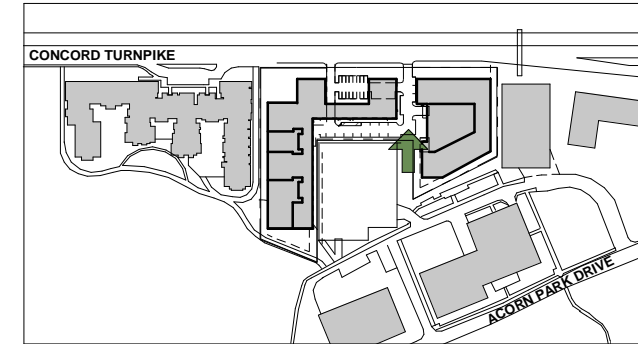
## G-110



1/19/2017 11:02:34 AM

② Access Drive Looking West





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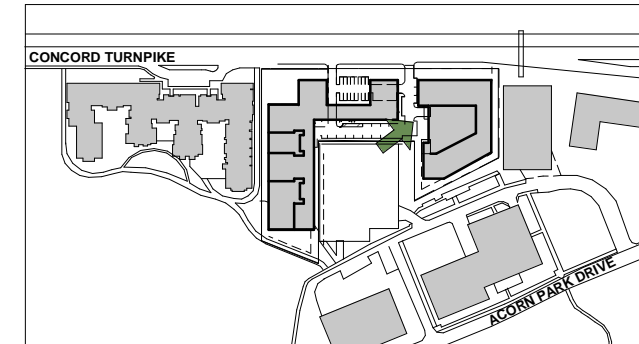
## G-111



3 Access Drive Looking North

1/19/2017 11:02:34 AM





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CAMBRIDGE, MA

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ARCHITECT



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SHEET TITLE

PERSPECTIVE VIEW

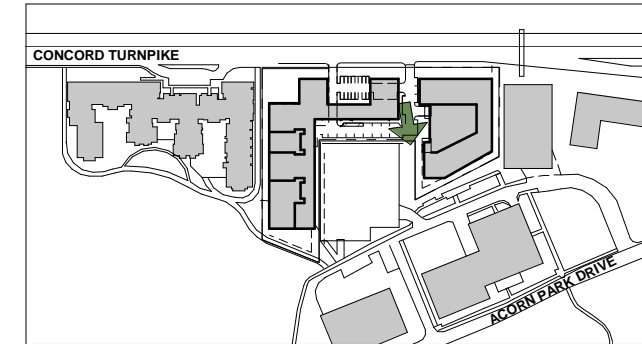
## G-112



1/19/2017 11:02:34 AM

① Building 2 Courtyard





# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
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ARCHITECT



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CONSULTANT

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DRAWN BY:

CHECKED BY:

SHEET TITLE

PERSPECTIVE VIEW

## G-113

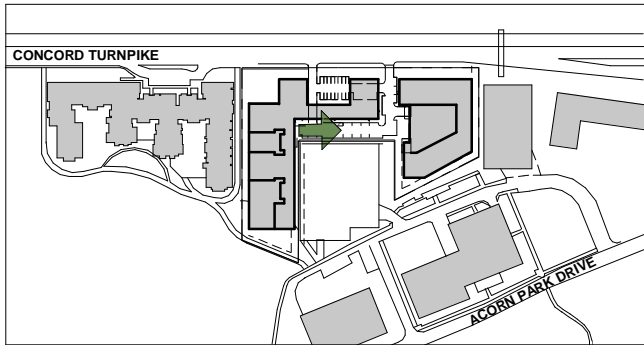


1/19/2017 11:02:35 AM

① Secondary Lobby at Building 2







# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
CAMBRIDGE, MA

CPC-T HOLDINGS, LLC

ARCHITECT



101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

MARK	DATE	DESCRIPTION
	01/17/2017	SPECIAL PERMIT

PROJECT NUMBER: 215040

DRAWN BY:

CHECKED BY:

SHEET TITLE

PERSPECTIVE VIEW

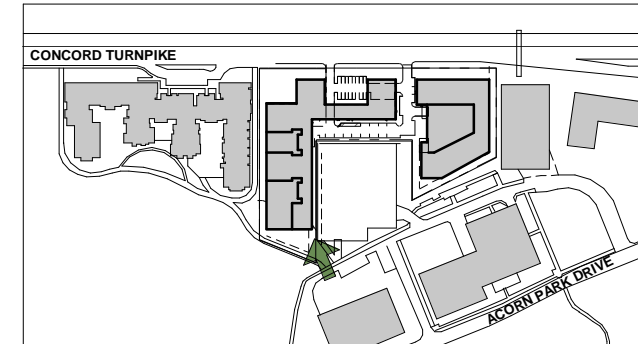
# G-114



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① Access Drive Looking East





# THE RESIDENCES AT ALEWIFE STATION

195 & 211 CONCORD TURNPIKE  
CAMBRIDGE, MA

CPC-T HOLDINGS, LLC

ARCHITECT



101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

MARK	DATE	DESCRIPTION
	01/17/2017	SPECIAL PERMIT

PROJECT NUMBER: 215040

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SHEET TITLE

PERSPECTIVE VIEW

## G-115



1/19/2017 11:02:35 AM

1 Secondary Lobby at Building 1

