

# 87-101 Blanchard Road Cambridge

May 1, 2024 | Volume 2: Graphics

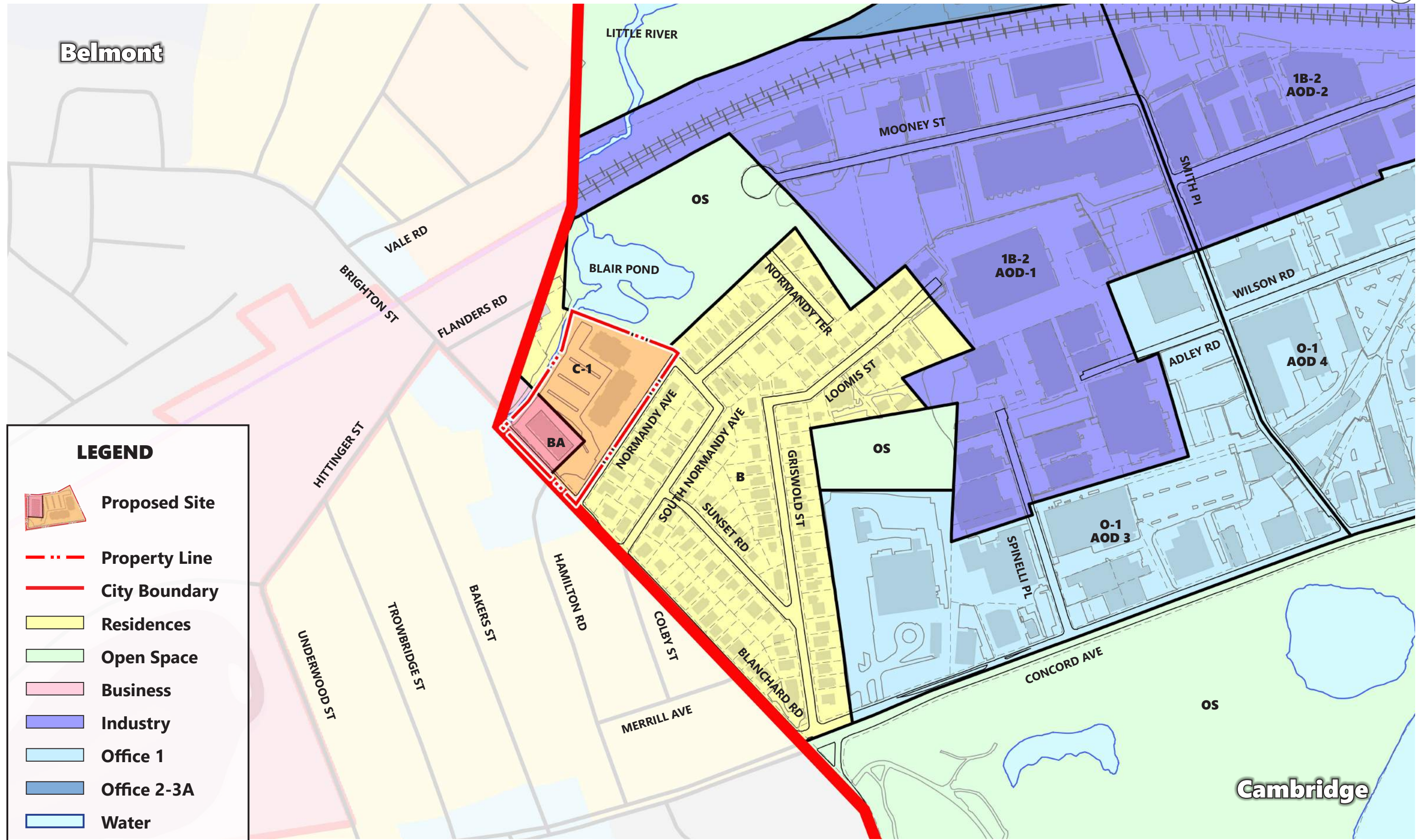


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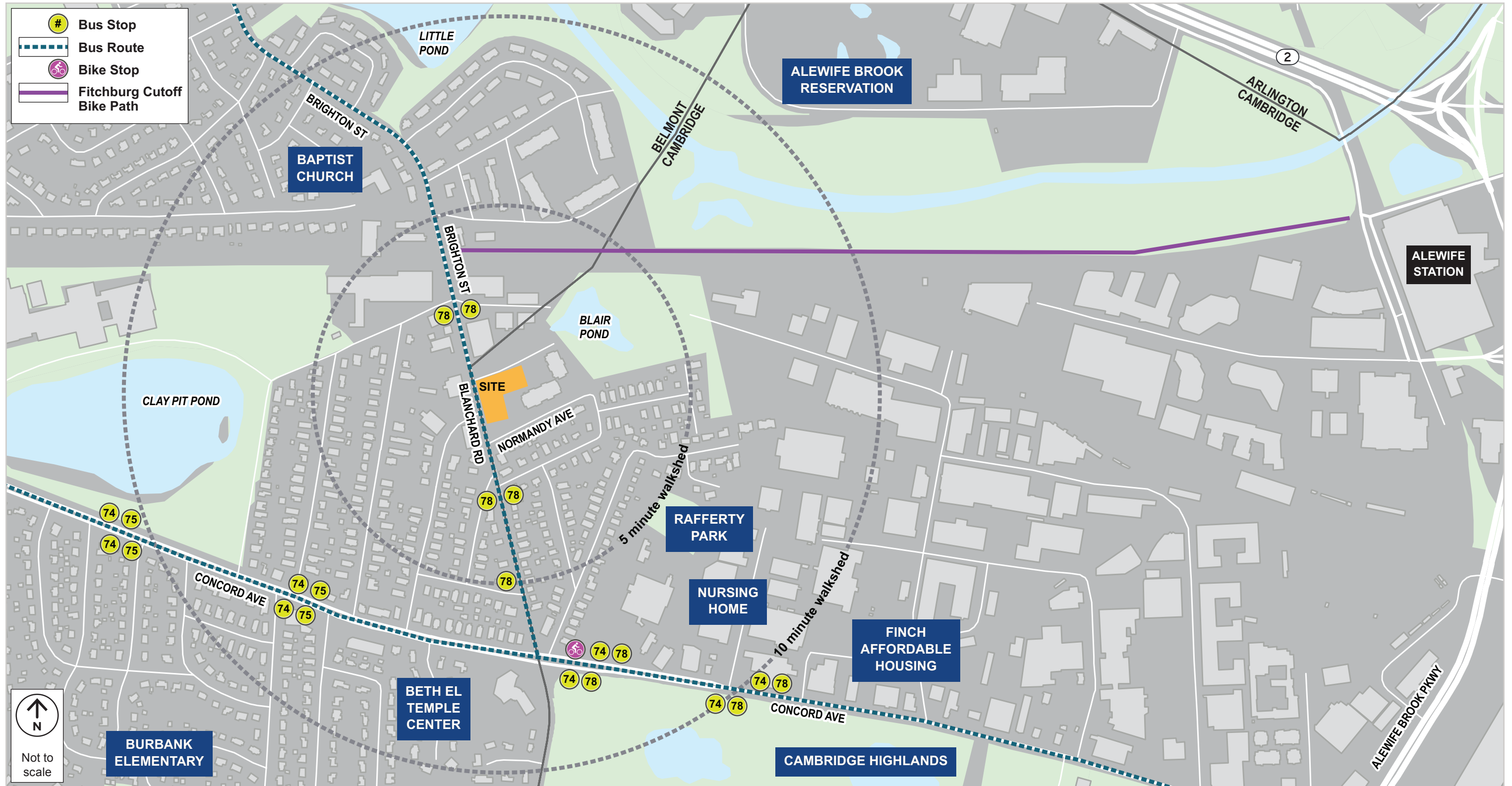
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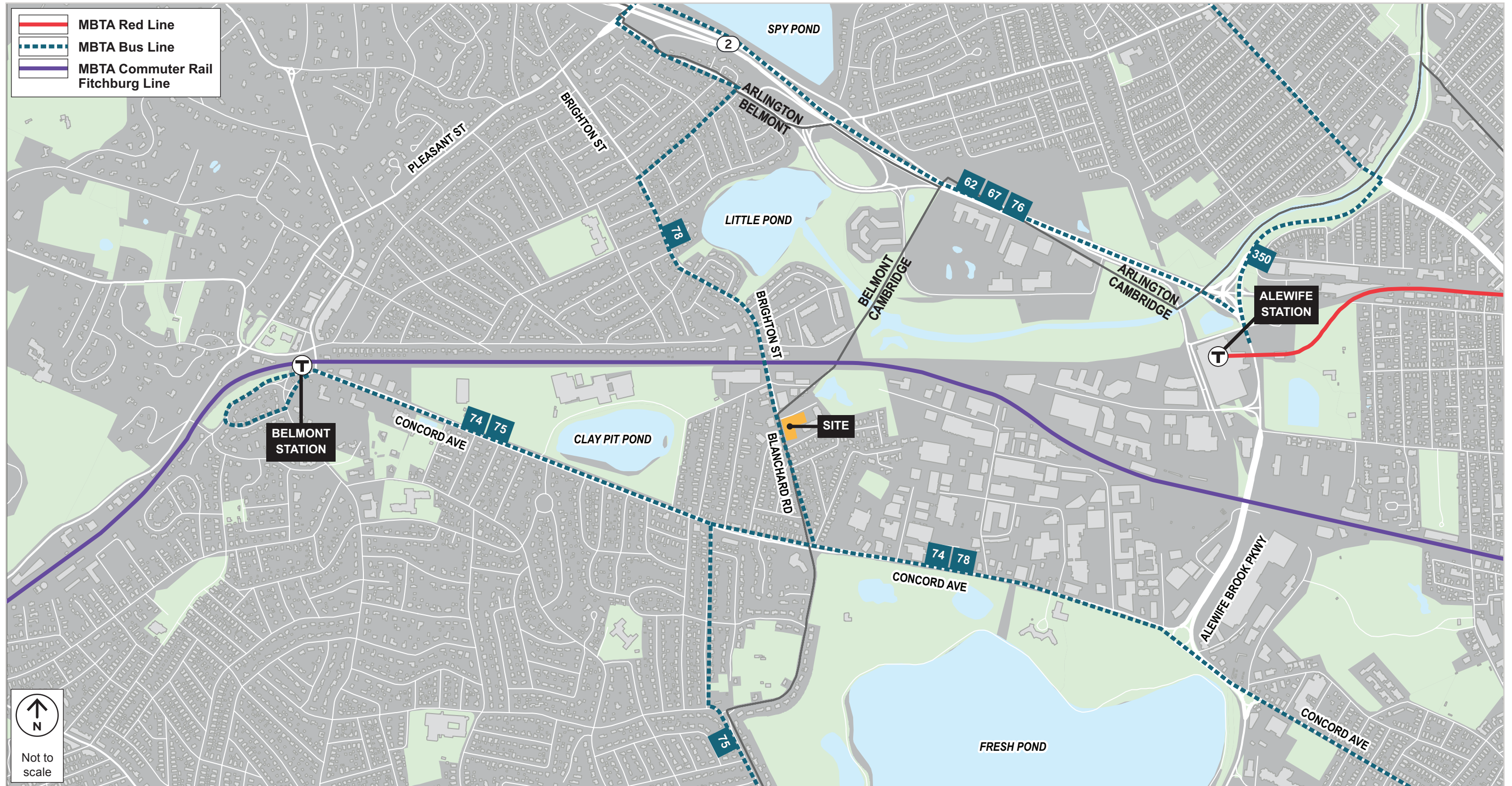




# Locus Map



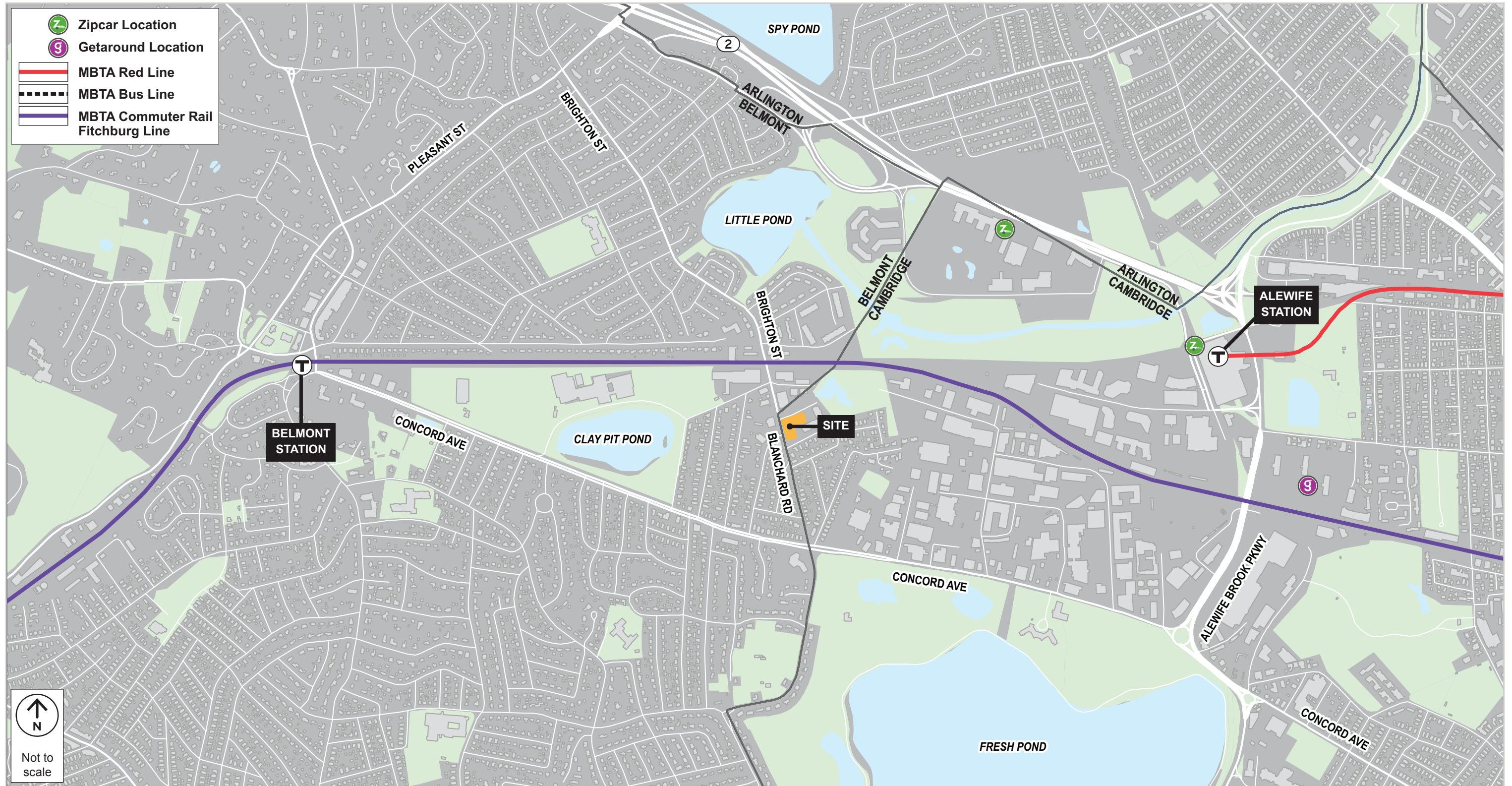
# Public Transportation



## 87-101 Blanchard Road, Cambridge

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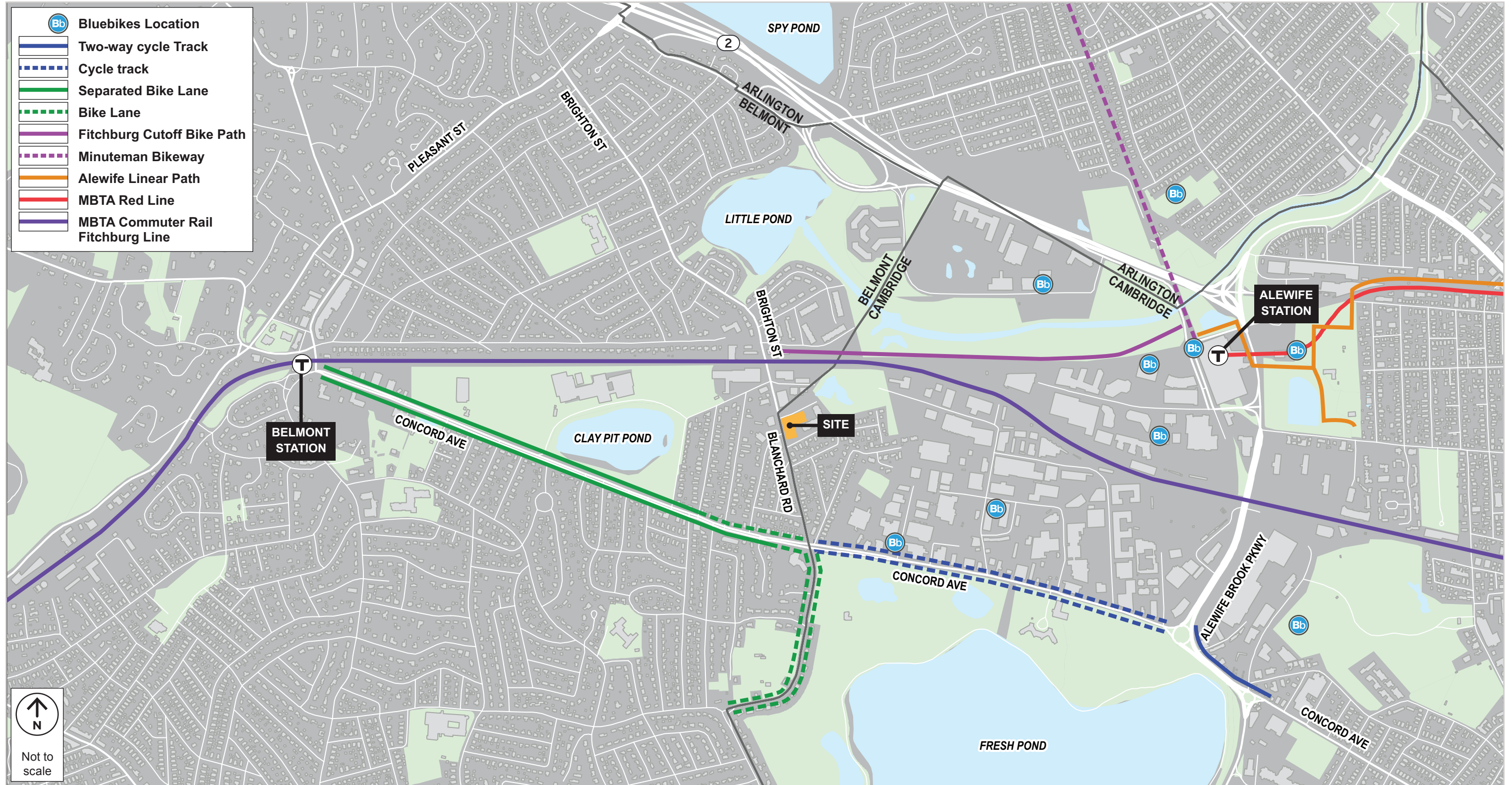
# Car-Share Locations



## 87-101 Blanchard Road, Cambridge

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# Bicycle Facilities





## ZONING SCHEDULE 2-29-24

89 Blanchard Road - Cambridge, MA

	Existing	District Zoning Standards		AHO Zoning Standards	Proposed
<b>Base Zoning District(s)</b>	Residence C-1 (C-1) Business A (BA)				
<b>Overlay Zoning District(s)</b>	Affordable Housing Overlay (AHO)				
		C-1	BA		
<b>Min. Lot Area in Square Feet (SF)</b>	138,844± SF	5,000 SF	No Minimum	No Minimum	138,844± SF
<b>Min. Lot Width in Feet (FT)</b>	288.1± FT	50 FT	No Minimum	No Minimum	288.1± FT
<b>Number of Buildings</b>	3	N/A	N/A	N/A	3
Existing to be Demolished					1 Business Bldg.
New Construction					1 Residential Bldg.
<b>Min. Front Yard Setback</b>	31.6± FT	10 FT	No Minimum	0 FT (C-1) 0 FT (BA)	15.6± FT
<b>Min. Side Yard Setback in Feet</b>	23.9± FT	7.5 FT	No Minimum	0 FT (C-1) 0 FT (BA)	23.9± FT
<b>Min. Rear Yard Setback in Feet</b>	N/A (Corner Lot)	N/A	N/A	N/A	N/A – Corner Lot
<b>Gross Floor Area</b>	15,306± SF (Comm) 85,588± SF (Res) 100,894± SF Total	-----	-----	-----	103,917± SF Prop. AHO Bldg. 189,505± SF Total
<b>Max. Floor Area Ratio (FAR)</b>	0.73	0.75	1.75	2.0 (C-1) None (BA)	1.36 Total
<b>Maximum Height in Feet</b>	33.9± FT/3.5 Stories	35 FT	45 FT	45/50 FT (C-1) 100 FT (BA)	70 FT
<b>Dwelling Units (DU)</b>	80	71	53	No Maximum	110 new 190 total
<b>Minimum Lot Area per DU in Square Feet</b>	1,735.5± SF	1,500 SF	600 SF	No Minimum	730.75± SF
<b>Total Open Space in SF</b>	36.1± % (50,219± S.F.)	30%	15%	30% (C-1) 30% (BA)	37.8± % (52,481± S.F.) Overall Site Open Space
Private Open Space	36.1± % (50,219± S.F.)	30%	15%	30%	37.8± % (52,481± S.F.)
Permeable Open Space	36.1± % (50,219± S.F.)	30%	15%	30%	37.8± % (52,481± S.F.)
Open Space above Ground Level	-----	No Minimum	No Minimum	No Minimum	-----
<b>Total Off-Street Parking Spaces</b>	118	80	30	No Minimum	110
Provided On-Site	118	80	30	No Minimum	110
Provided Off-Site	0	0	0	0	0
<b>Long-Term Bicycle Parking Spaces</b>	0	67			72 Interior 16 Exterior
<b>Short-Term Bicycle Parking Spaces</b>	0	20 covered 11 uncovered			14 uncovered
Provided On-Site	0	20 covered 11 uncovered			14 uncovered
Fund Contribution	0	0	0	0	0
<b>Public Bicycle Sharing Stations</b>	0	0	0	19	19
Provided On-Site	0	0	0	19	19
Provided Off-Site	0	0	0	0	0
<b>Loading Bays</b>	0	N/A	0	N/A	0

**NOTES:**

- Existing front yard setback is measured from Normandy Avenue to existing 48-unit residential building.
- Existing side yard setback is the right side yard from Normandy Avenue to existing 32-unit residential building.
- Existing lot width is measured perpendicular to the mean direction of the side lot lines from Blanchard Road.
- District standard dwelling unit values are based on the area of the lot within the Residence C-1 and Business A Zones.
- Existing and proposed open space calculations are provided for the entire parcel, not by Zoning District.
- Reduction of 28 bicycle parking spaces with provision of providing a 19-dock Blue Bike station.





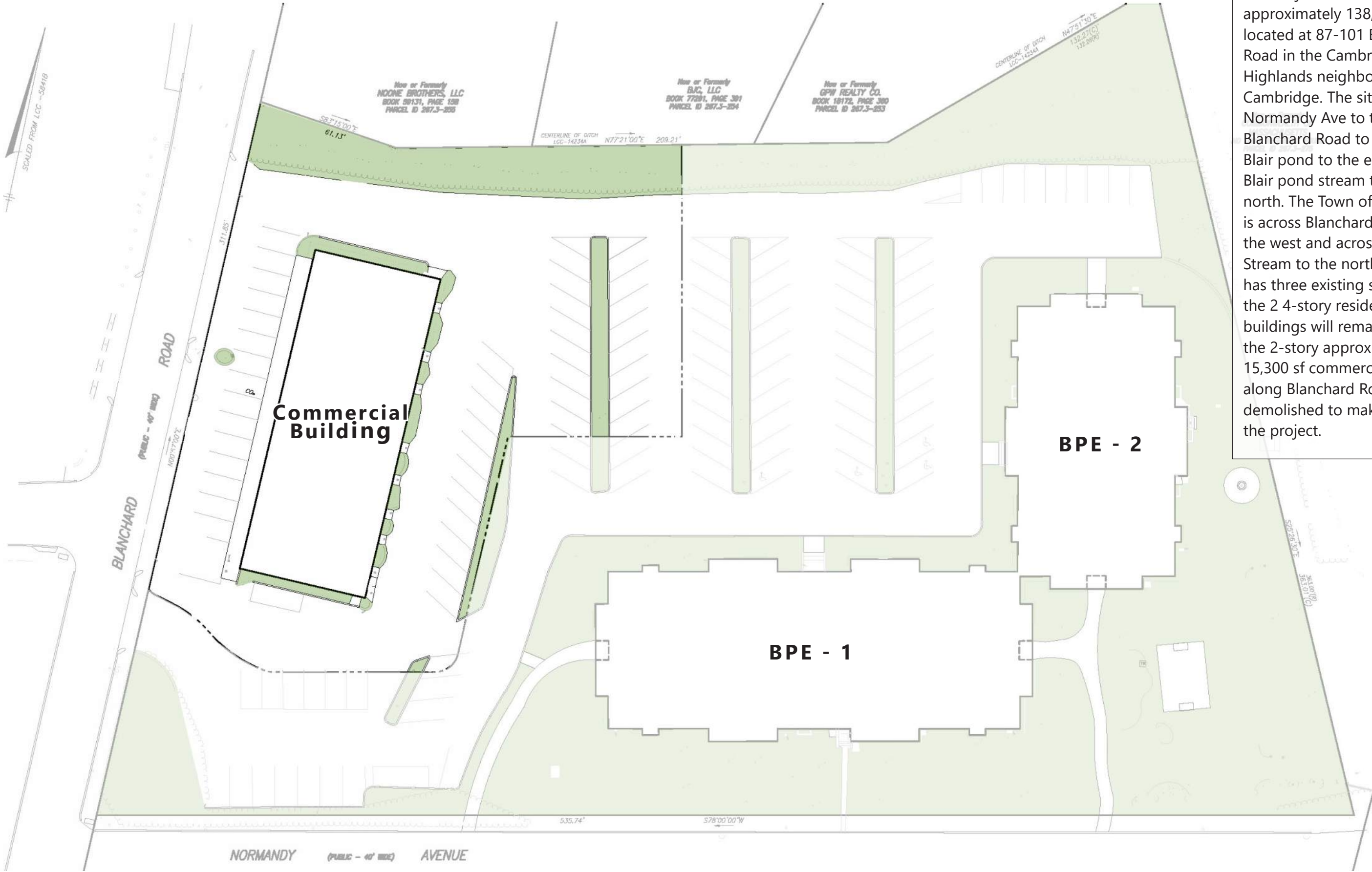
**LEGEND**

- Property Line
- Limits of Proposed Project

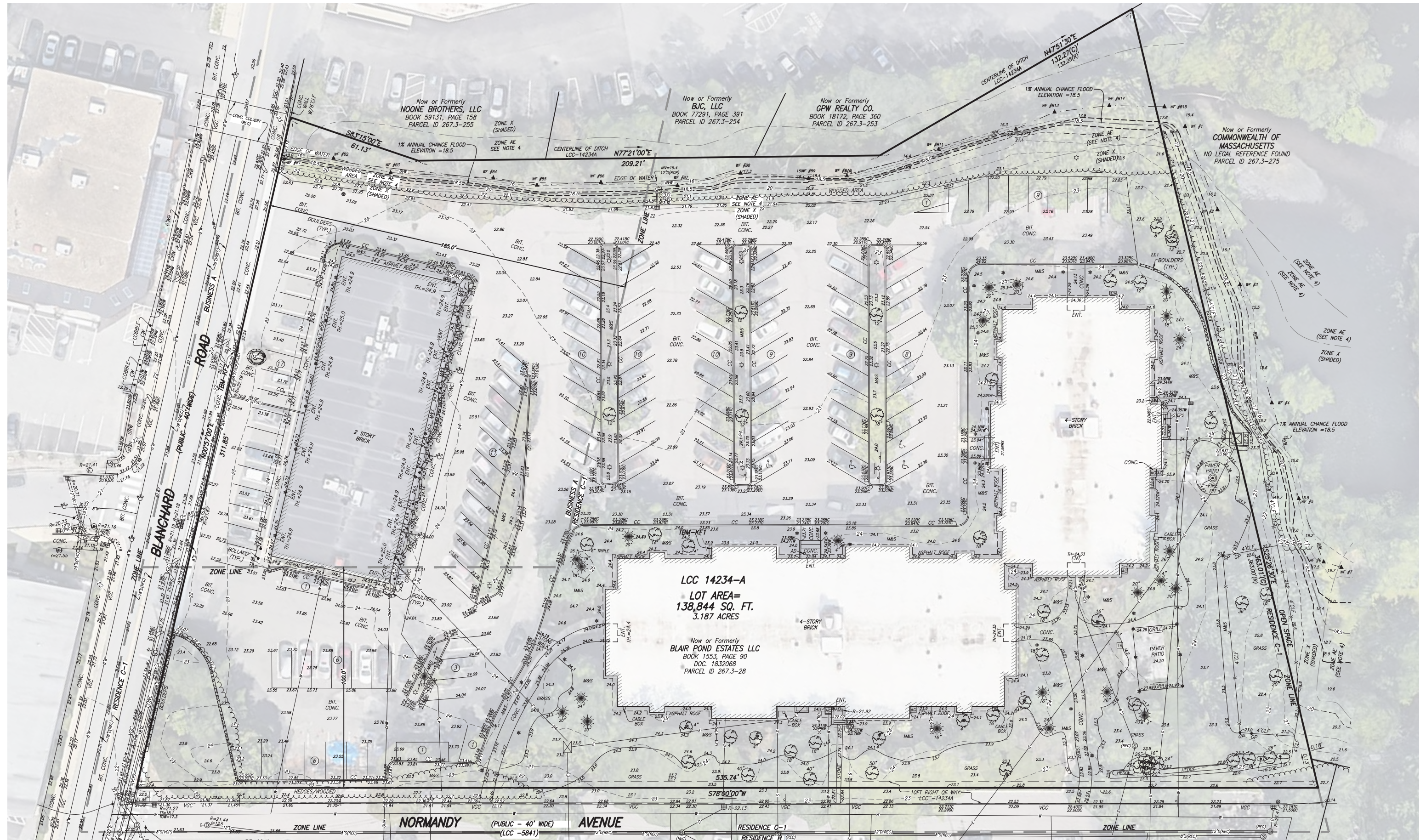


**LEGEND**

- Property Line
- Limits of Proposed Project



The Project Site is approximately 138,844 sf. located at 87-101 Blanchard Road in the Cambridge Highlands neighborhood of Cambridge. The site abuts Normandy Ave to the south, Blanchard Road to the west, Blair pond to the east and Blair pond stream to the north. The Town of Belmont is across Blanchard Road to the west and across Blair Pond Stream to the north. The site has three existing structures, the 2 4-story residential buildings will remain and the 2-story approximately 15,300 sf commercial building along Blanchard Road will be demolished to make way for the project.



# Existing Conditions



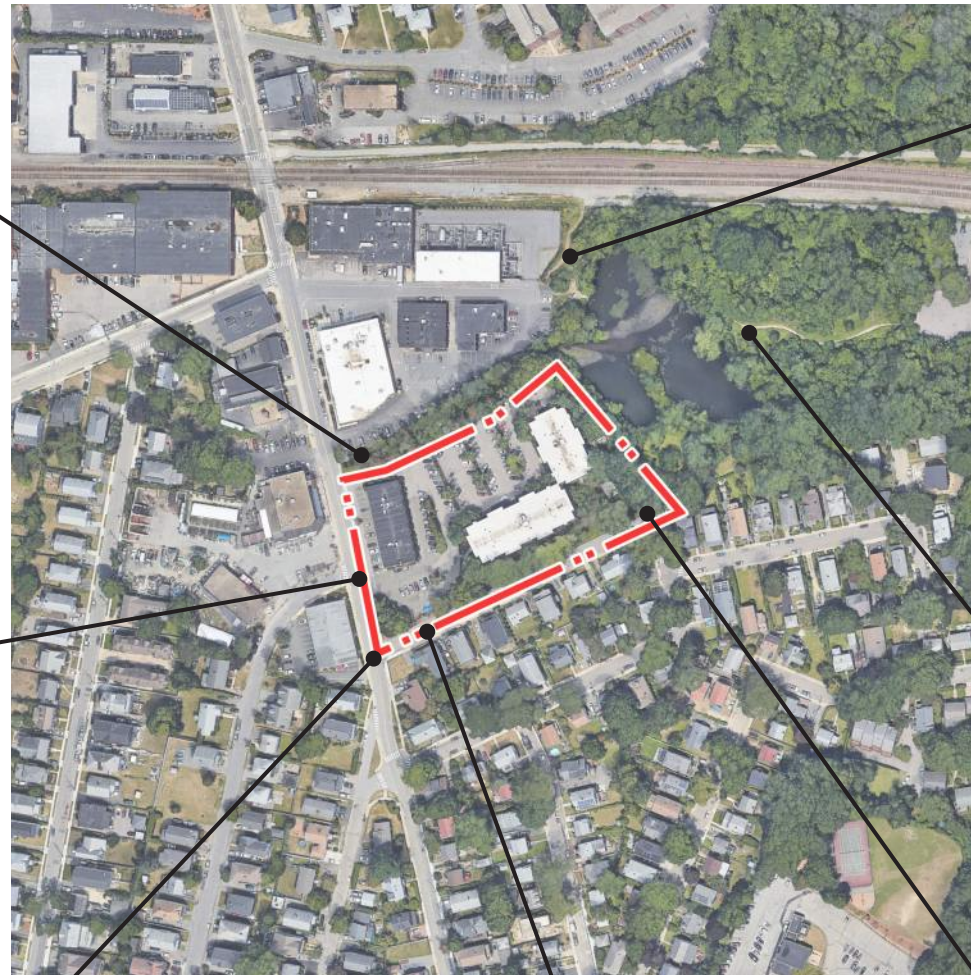
Looking at the parking lot at the North East of the site from Blanchard Road.



Photo of Existing Building Looking North



Looking at the corner of Blanchard Road and Normandy Ave. from Blanchard Rd.



Dead or dying trees along Normandy Avenue.



Blair Pond access via Flanders Road, Belmont



Blair Pond access via Mooney Street



Blair Pond access via Normandy Avenue

## Design Statement

The Project will bring new vitality to the neighborhood, introducing 110 units of age restricted senior housing, and returning Blanchard Read to a pedestrian-oriented street

The design will create an experience that is universally accessible, and populated with numerous interior and exterior amenity spaces to enrich the lives of the residents. The architecture is reflective of the unique conditions of the site - drawing from the history of Blair Pond and the Cambridge Highlands to create a building that is well suited for the site, in the language of a contemporary and high-performing envelope.

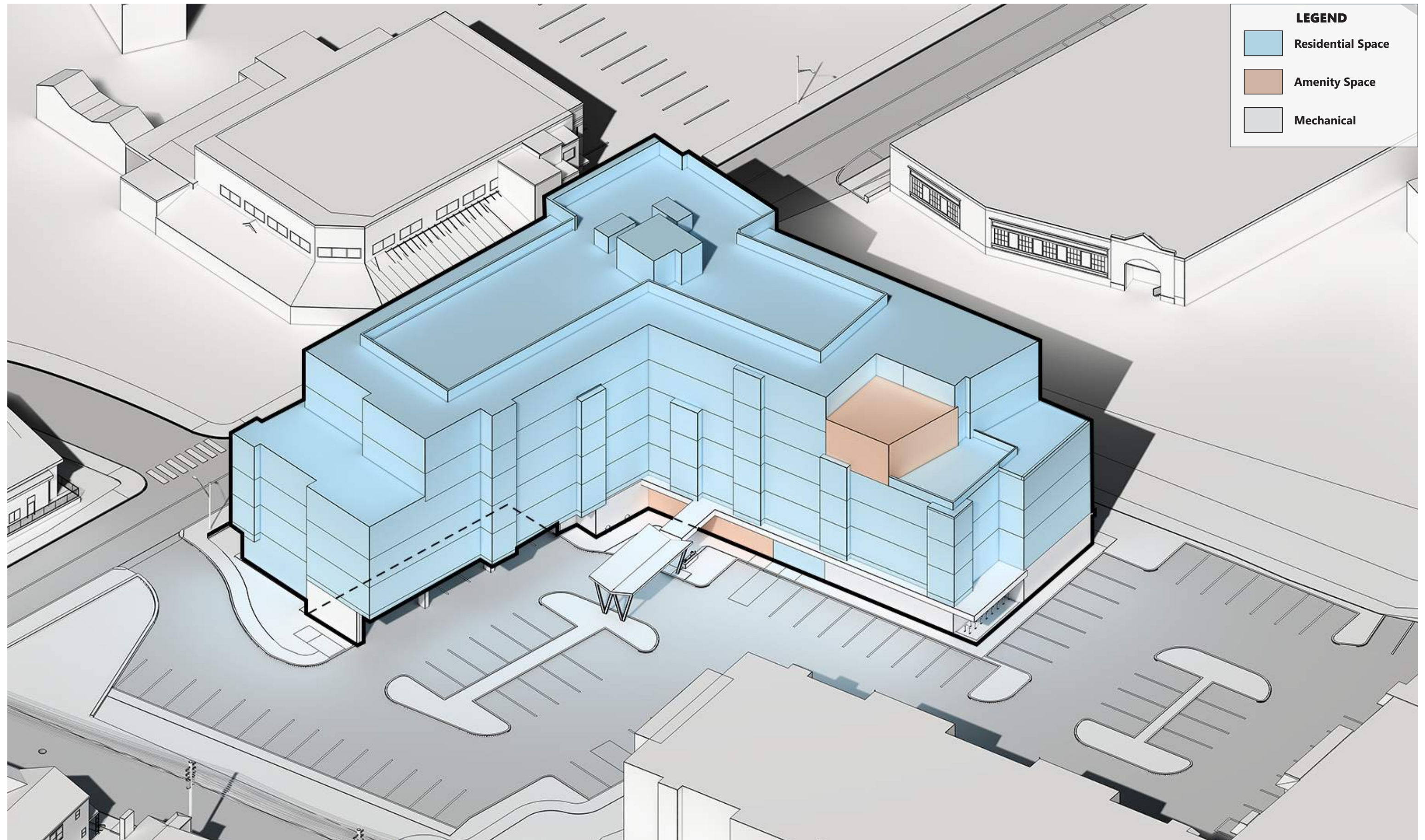
The site currently has three existing structures. The two 4-story residential structure will remain and the existing 2-story commercial building will be demolished. The Project is proposed as a 6-story new construction building of approximately 98,000 sf. There will be no basement. The project will contain 110 residential units and associated amenity space. The Ground Level will consist of 5 residential units, 8,500 sf associated with amenities including an enclosed bike room for 72 bikes and approximately 1,800 sf of utility and storage space. Other amenity spaces proposed are a fitness center, community room, mail room, management offices, case worker offices, and a library. There is also a proposed solarium at level 5 associated with an east facing roof deck to take advantage of views to Blair Pond. Ground Level open space will primarily be associated with Blair Pond Stream and line the northern edge of the amenity space with a mix of indoor and outdoor spaces.

The project will be developed under the Cambridge Affordable Housing Overlay (AHO) guidelines and will comply with MA Department of Housing and Community Development (DHCD) regulation. The building will also be built in accordance with City of Cambridge Article 22 Green Building Requirement with City of Cambridge Article 22 Green Building Requirement and City of Cambridge Article 22 Green Building Requirement and is pursuing passive House institute (PHI) certification.





# Program Division Diagram



**87-101 Blanchard Road, Cambridge**

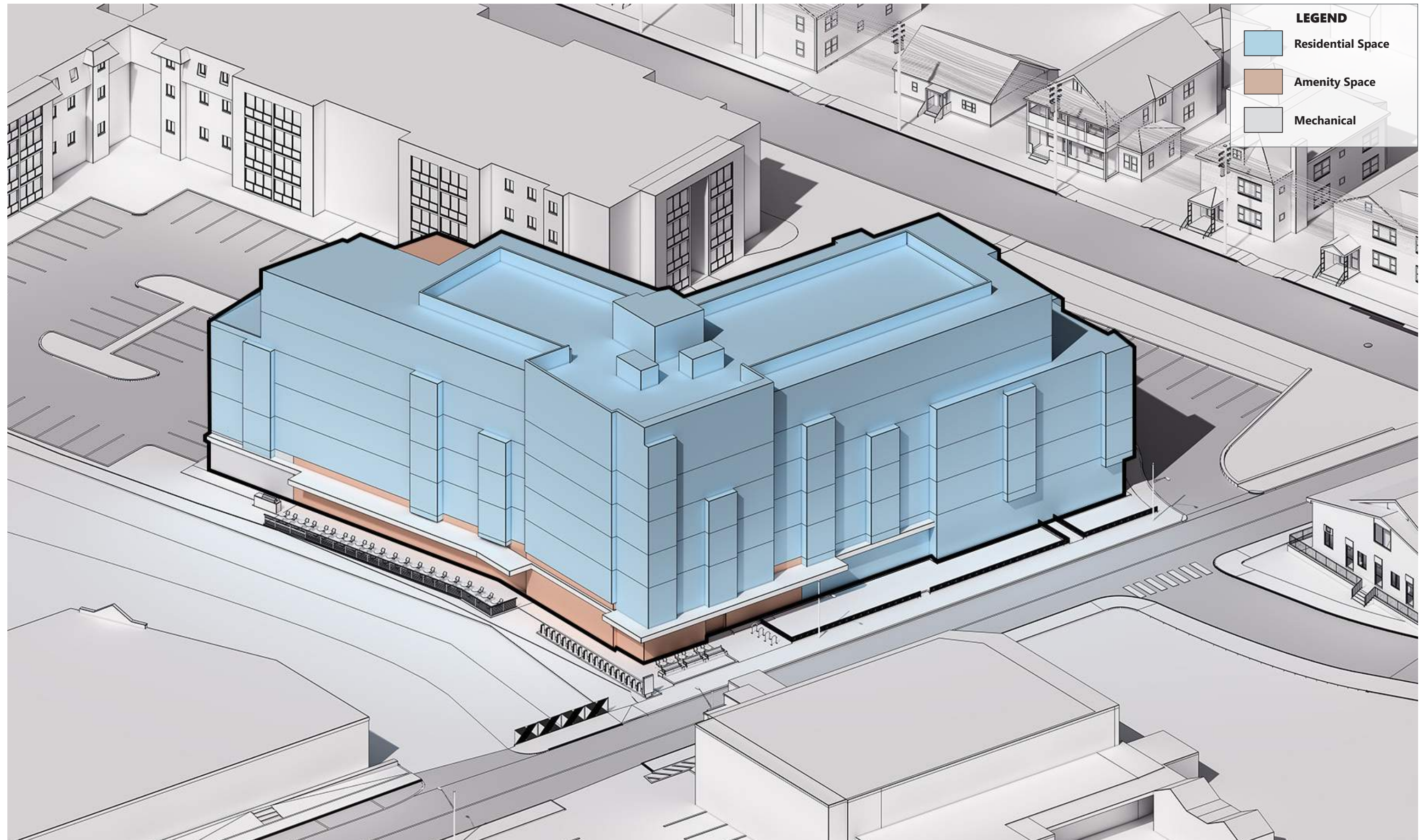
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 B'NAI B'RITH HOUSING

**HANCOCK**  
ASSOCIATES  
Surveyors | Engineers | Scientists

**ground** *tat*

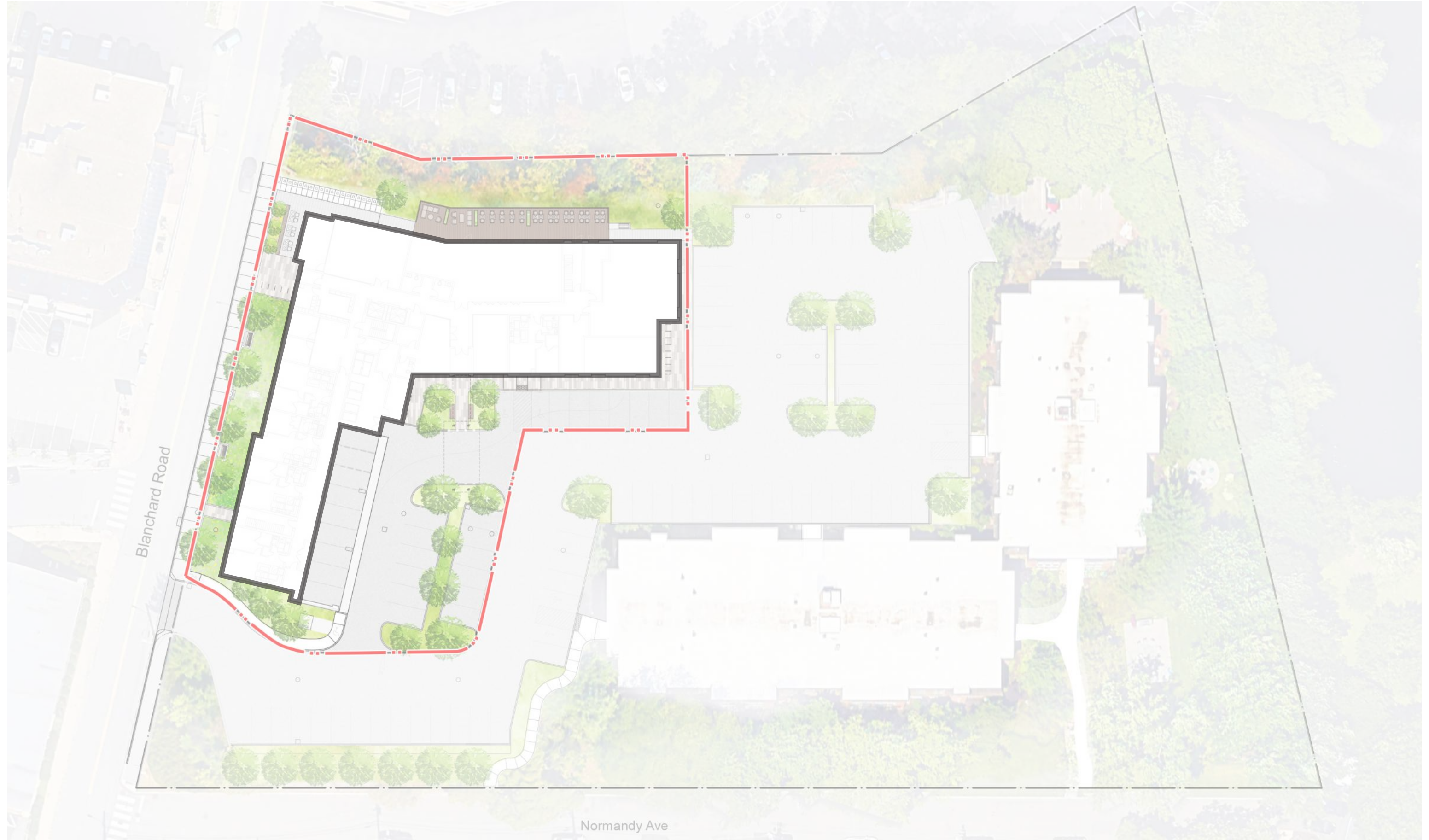
# Program Division Diagram



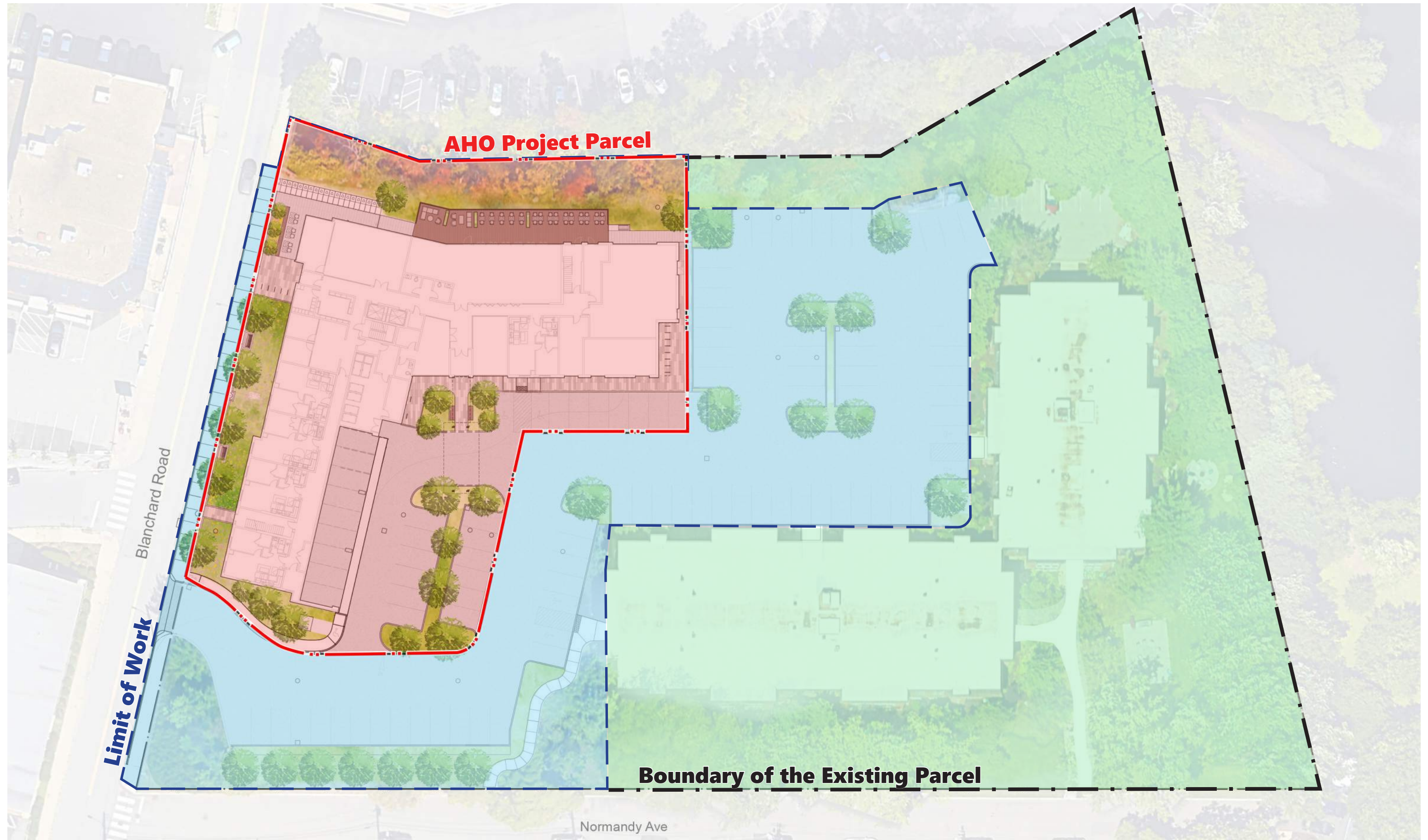
- LEGEND**
- Residential Space
  - Amenity Space
  - Mechanical



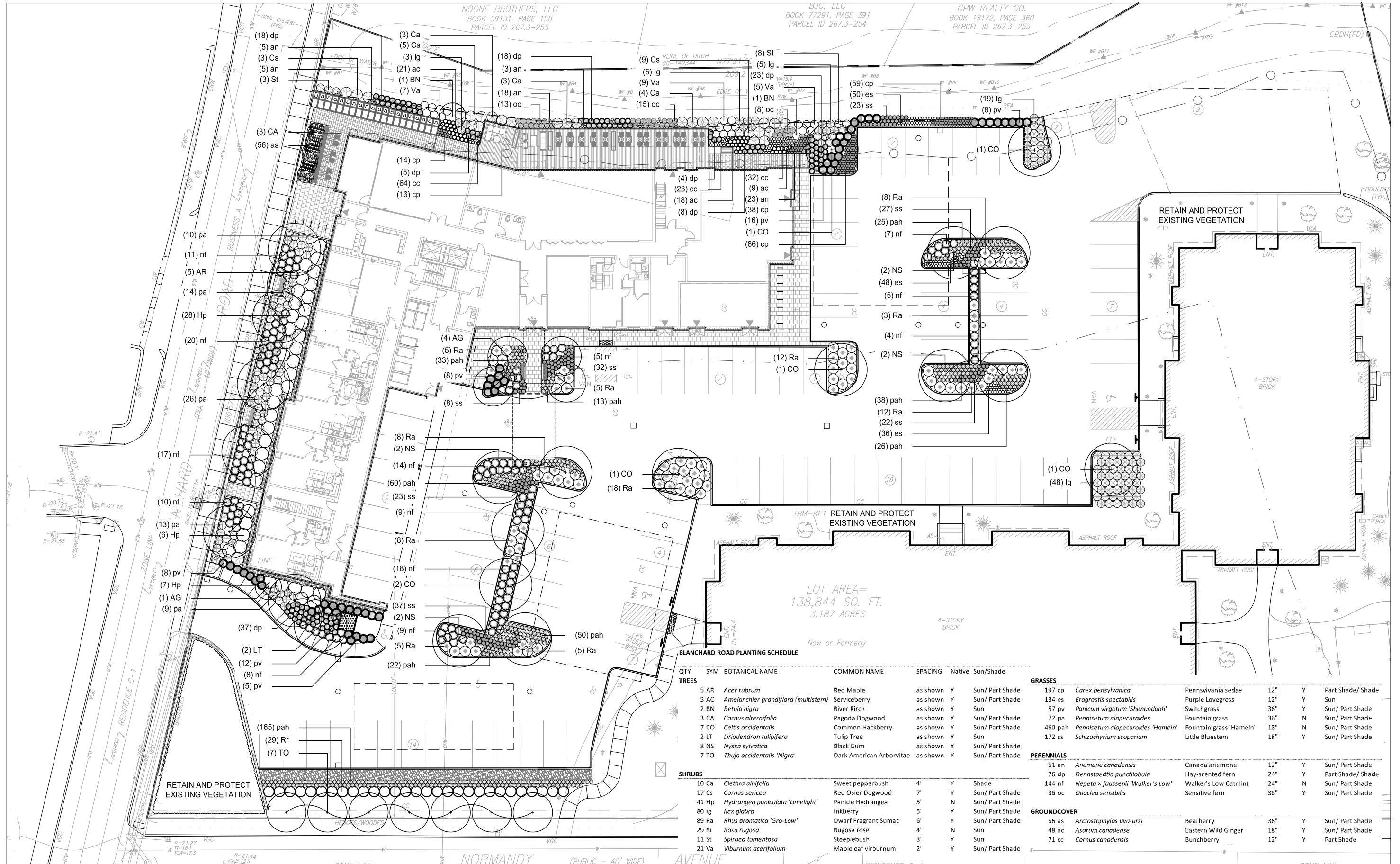




# Parcels & Proposed Limit of Work



# Proposed Landscape Plan



**BLANCHARD ROAD PLANTING SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SPACING	Native	Sun/Shade
5	AR	<i>Acer rubrum</i>	Red Maple	as shown	Y	Sun/ Part Shade
5	AC	<i>Amelanchier grandiflora (multistem)</i>	Serviceberry	as shown	Y	Sun/ Part Shade
2	BN	<i>Betula nigra</i>	River Birch	as shown	Y	Sun
3	CA	<i>Cornus alternifolia</i>	Pagoda Dogwood	as shown	Y	Sun/ Part Shade
7	CO	<i>Celtis occidentalis</i>	Common Hackberry	as shown	Y	Sun/ Part Shade
2	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	as shown	Y	Sun
8	NS	<i>Nyssa sylvatica</i>	Black Gum	as shown	Y	Sun/ Part Shade
7	TO	<i>Thuja occidentalis 'Nigra'</i>	Dark American Arborvitae	as shown	Y	Sun/ Part Shade

QTY	SYM	BOTANICAL NAME	COMMON NAME	SPACING	Native	Sun/Shade
10	Ca	<i>Clethra alnifolia</i>	Sweet pepperbush	4'	Y	Shade
17	Cs	<i>Cornus sericea</i>	Red Osier Dogwood	7'	Y	Sun/ Part Shade
41	Hp	<i>Hydrangea paniculata 'Limelight'</i>	Panicle Hydrangea	5'	N	Sun/ Part Shade
80	Ig	<i>Ilex glabra</i>	Inkberry	5'	Y	Sun/ Part Shade
89	Ra	<i>Rhus aromatica 'Gro-Low'</i>	Dwarf Fragrant Sumac	6'	Y	Sun/ Part Shade
29	Rr	<i>Rosa rugosa</i>	Rugosa rose	4'	N	Sun
11	St	<i>Spiraea tomentosa</i>	Steeplebush	3'	Y	Sun
21	Va	<i>Viburnum acerifolium</i>	Mapleleaf viburnum	2'	Y	Sun/ Part Shade

QTY	SYM	BOTANICAL NAME	COMMON NAME	SPACING	Native	Sun/Shade
197	cp	<i>Carex pensylvanica</i>	Pennsylvania sedge	12"	Y	Part Shade/ Shade
134	es	<i>Eragrostis spectabilis</i>	Purple Lovegrass	12"	Y	Sun
57	pv	<i>Panicum virgatum 'Shenandoah'</i>	Switchgrass	36"	Y	Sun/ Part Shade
72	pa	<i>Pennisetum alopecuroides</i>	Fountain grass	36"	N	Sun/ Part Shade
460	pah	<i>Pennisetum alopecuroides 'Hameln'</i>	Fountain grass 'Hameln'	18"	N	Sun/ Part Shade
172	ss	<i>Schizachyrium scoparium</i>	Little Bluestem	18"	Y	Sun/ Part Shade

QTY	SYM	BOTANICAL NAME	COMMON NAME	SPACING	Native	Sun/Shade
51	an	<i>Anemone canadensis</i>	Canada anemone	12"	Y	Sun/ Part Shade
76	dp	<i>Demnstaedia punctilobula</i>	Hay-scented fern	24"	Y	Part Shade/ Shade
144	nf	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	24"	N	Sun/ Part Shade
36	oc	<i>Onoclea sensibilis</i>	Sensitive fern	36"	Y	Sun/ Part Shade

QTY	SYM	BOTANICAL NAME	COMMON NAME	SPACING	Native	Sun/Shade
56	as	<i>Arctostaphylos uva-ursi</i>	Bearberry	36"	Y	Sun/ Part Shade
48	ac	<i>Asarum canadense</i>	Eastern Wild Ginger	18"	Y	Sun/ Part Shade
71	cc	<i>Cornus canadensis</i>	Bunchberry	12"	Y	Part Shade

# Ground Floor Plan | Scale 1" = 20'-0"

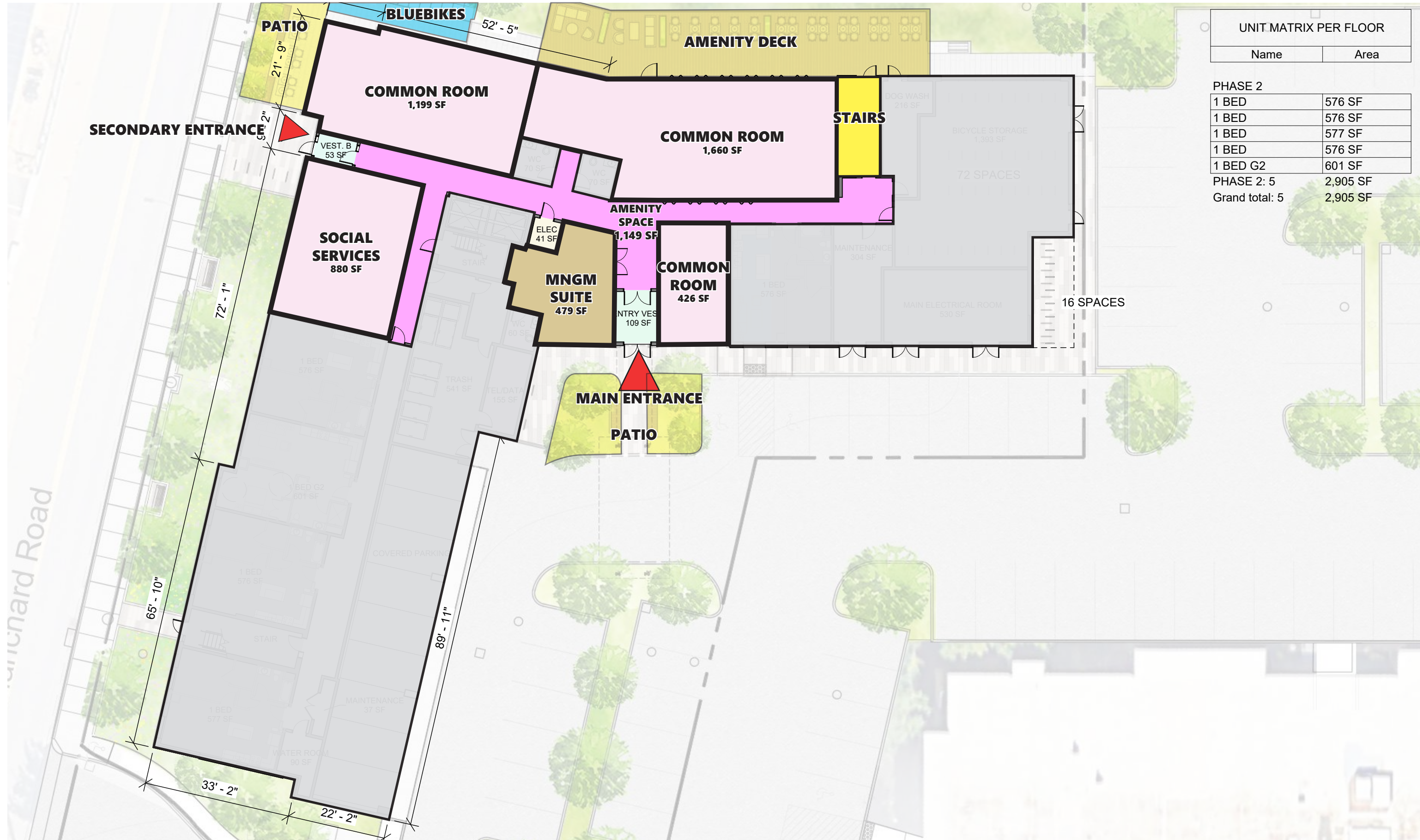


Retail Frontage Existing as of 10/24/22	120 LF
Proposed Social Services Frontage	63 LF
Percentage	53%

UNIT MATRIX PER FLOOR	
Name	Area
<b>PHASE 2</b>	
1 BED	576 SF
1 BED	576 SF
1 BED	577 SF
1 BED	576 SF
1 BED G2	601 SF
PHASE 2: 5	2,905 SF
Grand total: 5	2,905 SF







UNIT MATRIX PER FLOOR	
Name	Area
PHASE 2	
1 BED	576 SF
1 BED	576 SF
1 BED	577 SF
1 BED	576 SF
1 BED G2	601 SF
PHASE 2: 5	2,905 SF
Grand total: 5	2,905 SF



UNIT MATRIX PER FLOOR	
Name	Area

PHASE 1	
1 BED	596 SF
1 BED	594 SF
1 BED	558 SF
1 BED	626 SF
1 BED	576 SF
1 BED	569 SF
1 BED	574 SF
1 BED	599 SF
1 BED	576 SF
1 BED	593 SF
1 BED	575 SF
1 BED	575 SF
1 BED	593 SF
1 BED	591 SF
<b>PHASE 1: 14</b>	<b>8,196 SF</b>

PHASE 2	
1 BED	576 SF
1 BED	594 SF
1 BED	594 SF
1 BED	601 SF
1 BED	576 SF
1 BED	681 SF
1 BED	612 SF
1 BED	576 SF
1 BED G2	596 SF
<b>PHASE 2: 9</b>	<b>5,404 SF</b>

**Grand total: 23      13,600 SF**

# Third Floor Plan | Scale 1" = 20'-0"



UNIT MATRIX PER FLOOR	
Name	Area
<b>PHASE 1</b>	
1 BED	596 SF
1 BED	594 SF
1 BED	558 SF
1 BED	591 SF
1 BED	626 SF
1 BED	582 SF
1 BED	574 SF
1 BED	599 SF
1 BED	576 SF
1 BED	593 SF
1 BED	575 SF
1 BED	576 SF
1 BED	575 SF
1 BED	575 SF
1 BED G2	593 SF
<b>PHASE 1: 14</b>	<b>8,208 SF</b>
<b>PHASE 2</b>	
1 BED	576 SF
1 BED	594 SF
1 BED	596 SF
1 BED	594 SF
1 BED	601 SF
1 BED	576 SF
1 BED	681 SF
1 BED	612 SF
1 BED	576 SF
<b>PHASE 2: 9</b>	<b>5,404 SF</b>
<b>Grand total: 23</b>	<b>13,613 SF</b>



**UNIT MATRIX PER FLOOR**

Name	Area
------	------

**PHASE 1**

1 BED	596 SF
1 BED	558 SF
1 BED	626 SF
1 BED	582 SF
1 BED	574 SF
1 BED	599 SF
1 BED	576 SF
1 BED	576 SF
1 BED	593 SF
1 BED	575 SF
1 BED	575 SF
1 BED	593 SF
1 BED	591 SF
1 BED G2	594 SF
<b>PHASE 1: 14</b>	<b>8,208 SF</b>

**PHASE 2**

1 BED	576 SF
1 BED	594 SF
1 BED	596 SF
1 BED	594 SF
1 BED	601 SF
1 BED	576 SF
1 BED	681 SF
1 BED	612 SF
1 BED	576 SF
<b>PHASE 2: 9</b>	<b>5,404 SF</b>
<b>Grand total: 23</b>	<b>13,613 SF</b>

# Fifth Floor Plan | Scale 1" = 20'-0"

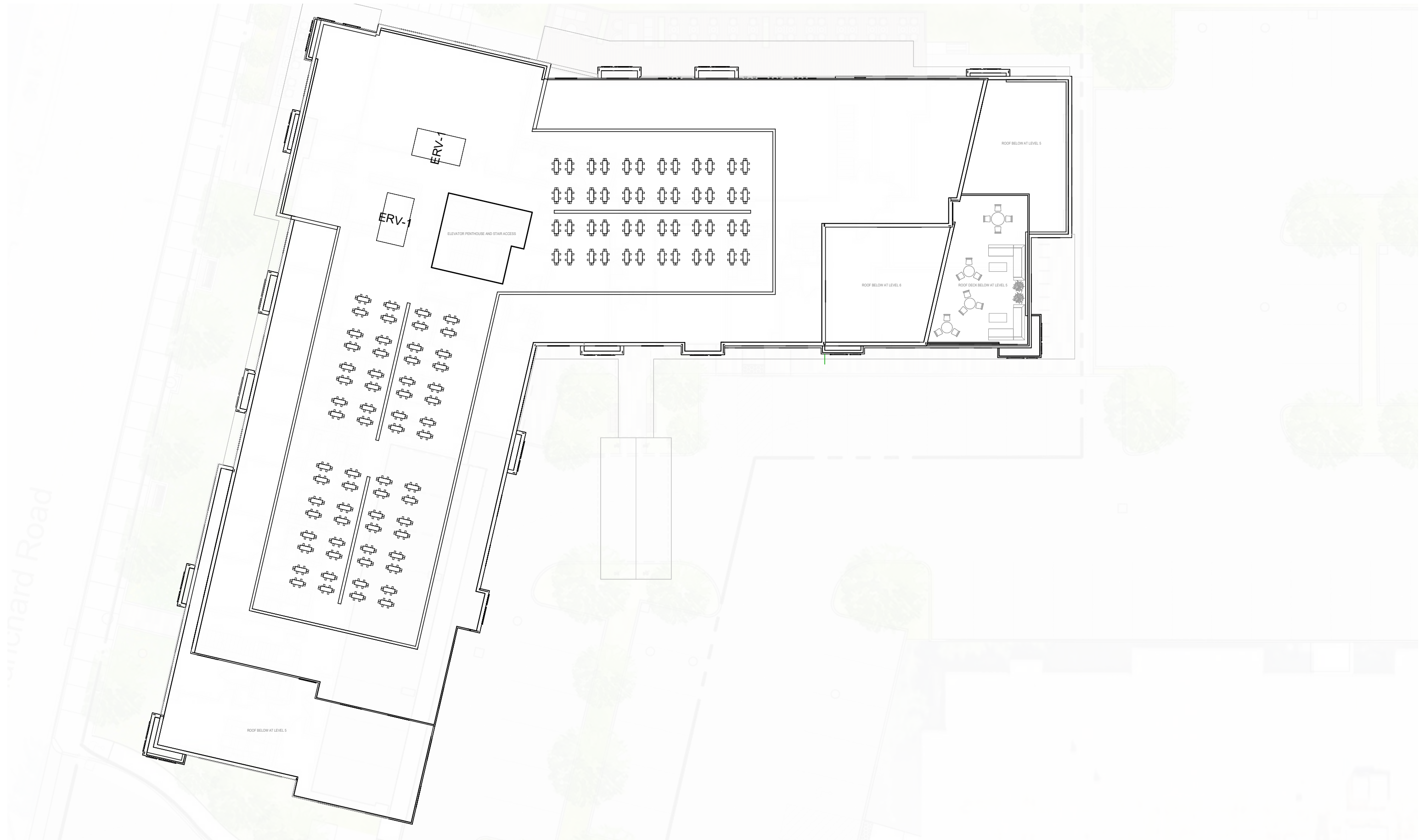


UNIT MATRIX PER FLOOR	
Name	Area
<b>PHASE 1</b>	
1 BED	596 SF
1 BED	576 SF
1 BED	542 SF
1 BED	592 SF
1 BED	576 SF
1 BED	576 SF
1 BED	593 SF
1 BED	575 SF
1 BED	575 SF
1 BED	593 SF
1 BED G2	598 SF
<b>PHASE 1: 11</b>	<b>6,392 SF</b>
<b>PHASE 2</b>	
1 BED	576 SF
1 BED	594 SF
1 BED	576 SF
1 BED	594 SF
1 BED	576 SF
1 BED	576 SF
1 BED	571 SF
<b>PHASE 2: 7</b>	<b>4,062 SF</b>
<b>Grand total: 18</b>	<b>10,454 SF</b>

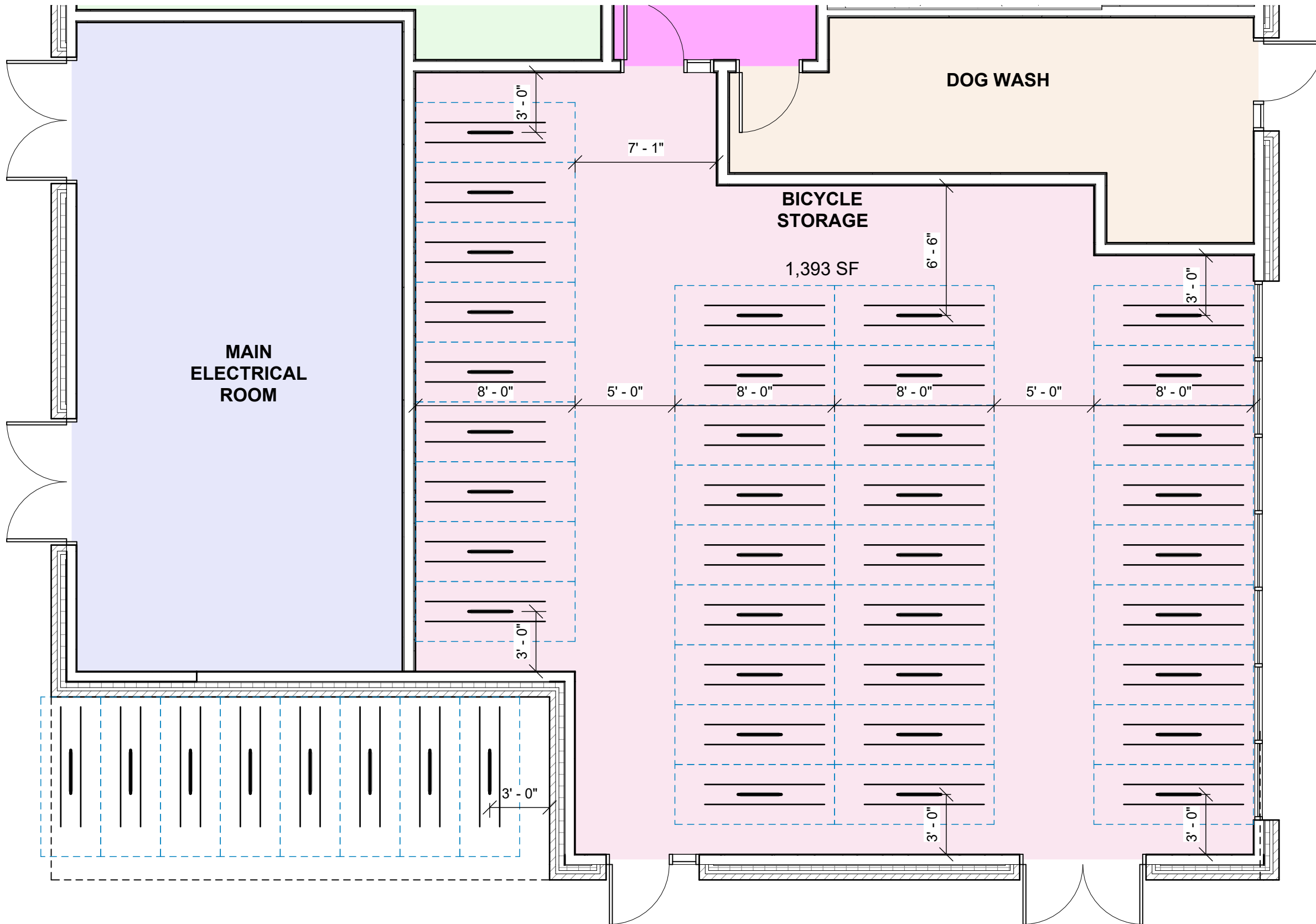


UNIT MATRIX PER FLOOR	
Name	Area

PHASE 1	
1 BED	576 SF
1 BED	576 SF
1 BED	542 SF
1 BED	592 SF
1 BED	599 SF
1 BED	576 SF
1 BED	576 SF
1 BED	593 SF
1 BED	555 SF
1 BED	575 SF
1 BED	593 SF
PHASE 1: 11	6,352 SF
PHASE 2	
1 BED	576 SF
1 BED	576 SF
1 BED	576 SF
1 BED	576 SF
1 BED	576 SF
1 BED	571 SF
1 BED G2	594 SF
PHASE 2: 7	4,045 SF
Grand total: 18	10,397 SF

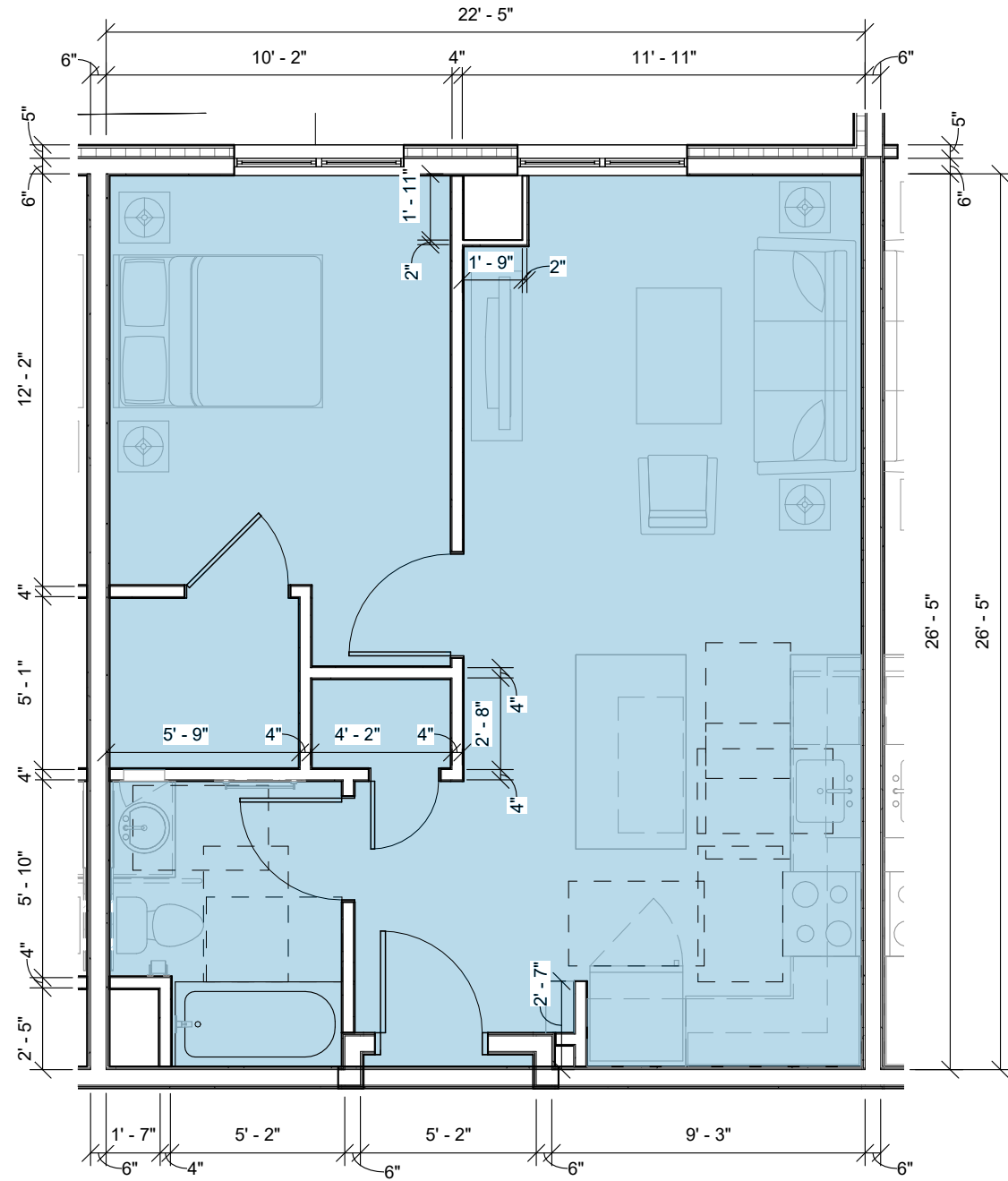


# Interior Bike Room

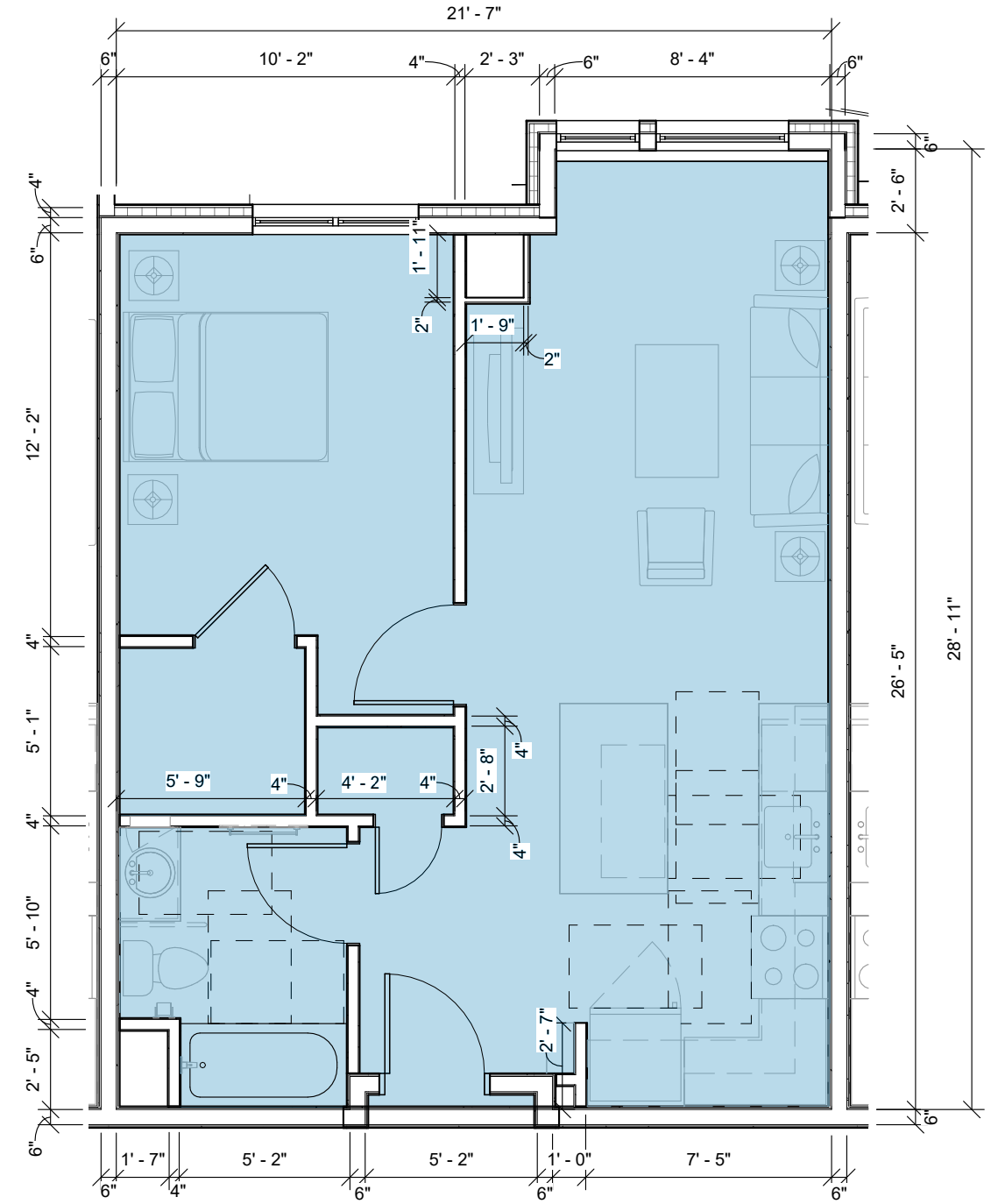




# Typical 1 Bedroom Unit Plan

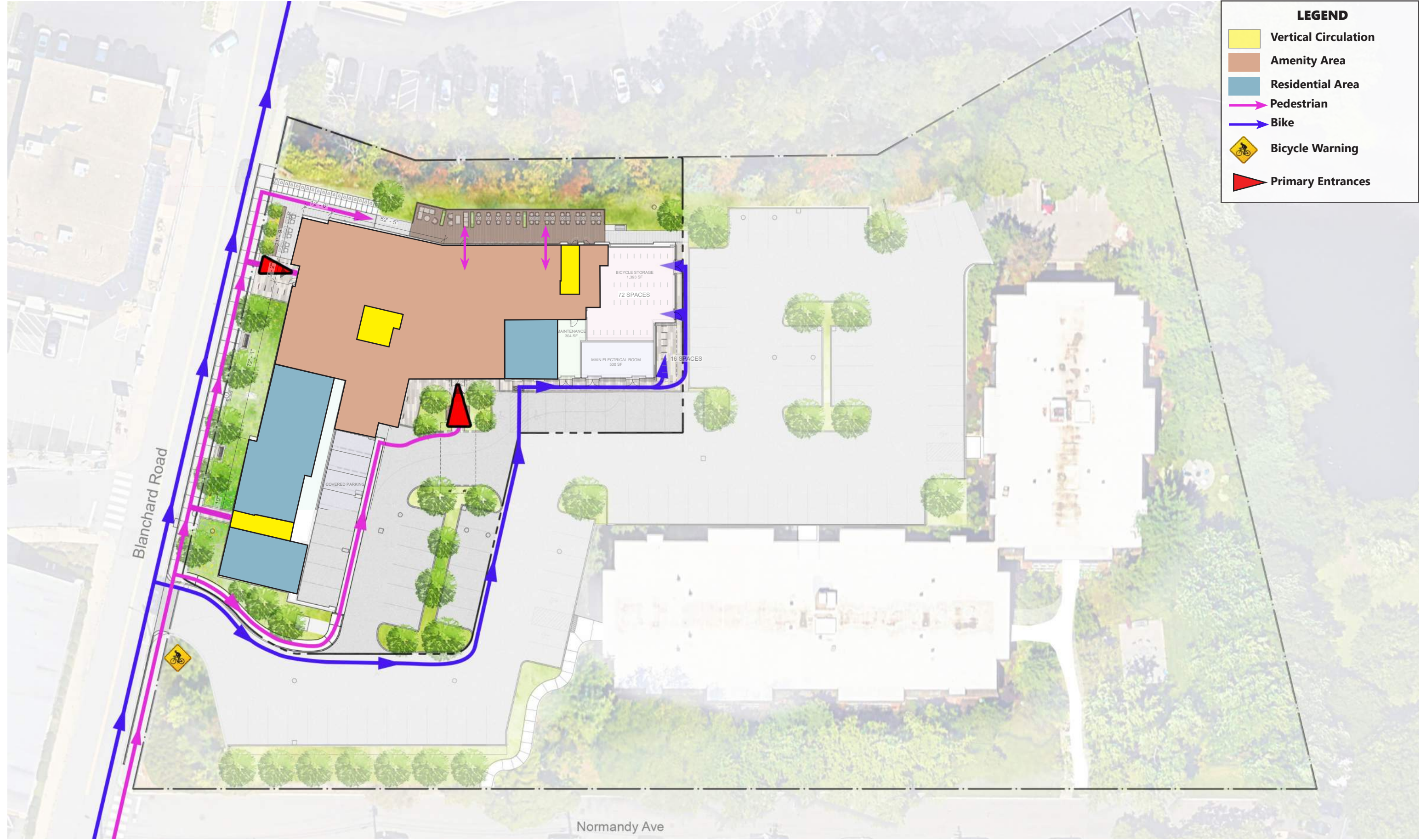


**A** UNIT TYPE A  
Scale: 1/4" = 1'-0"



**B** UNIT TYPE B  
Scale: 1/4" = 1'-0"



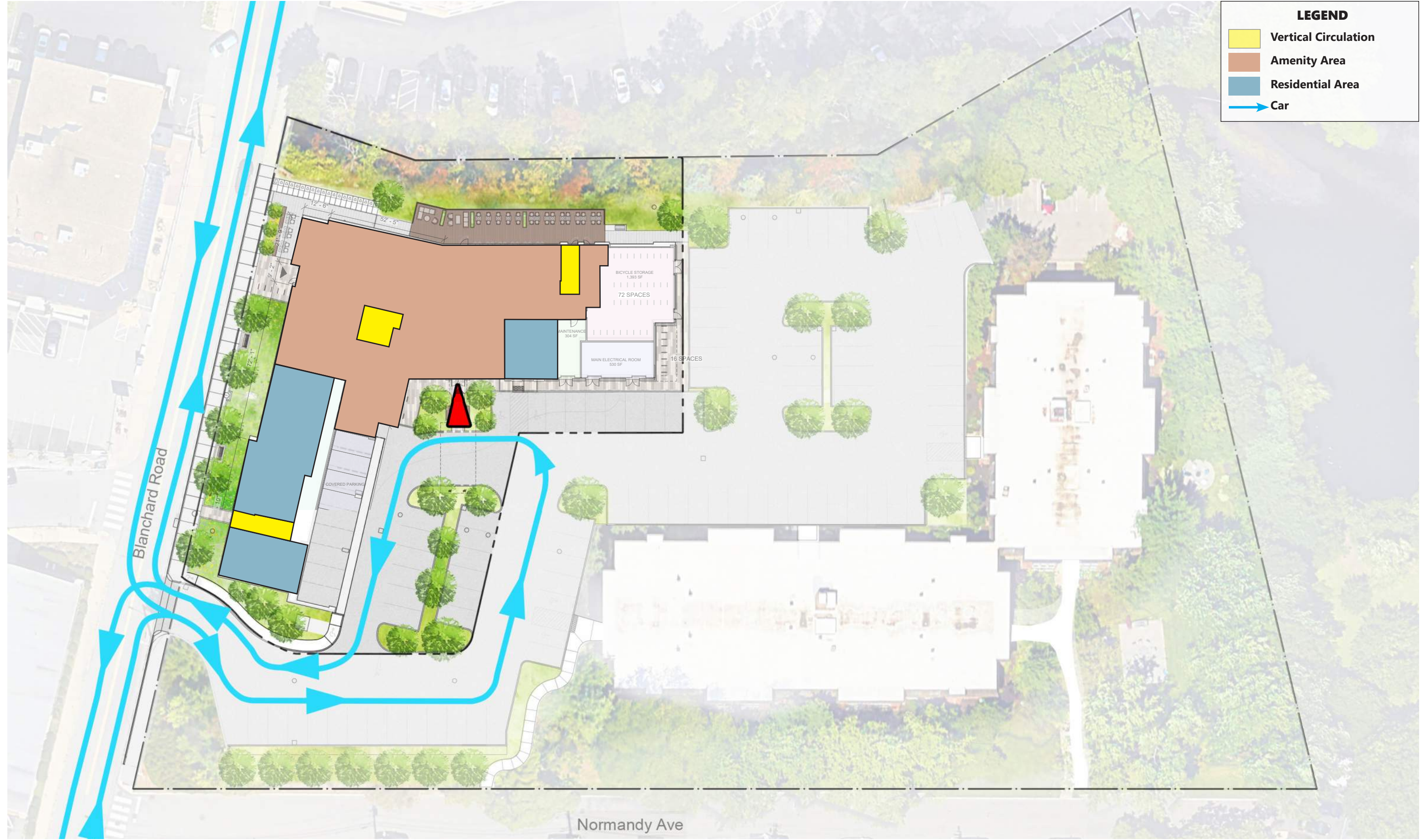


**LEGEND**

- Vertical Circulation
- Amenity Area
- Residential Area
- Pedestrian
- Bike
- 🚲 Bicycle Warning
- Primary Entrances

**LEGEND**

- Vertical Circulation
- Amenity Area
- Residential Area
- Car

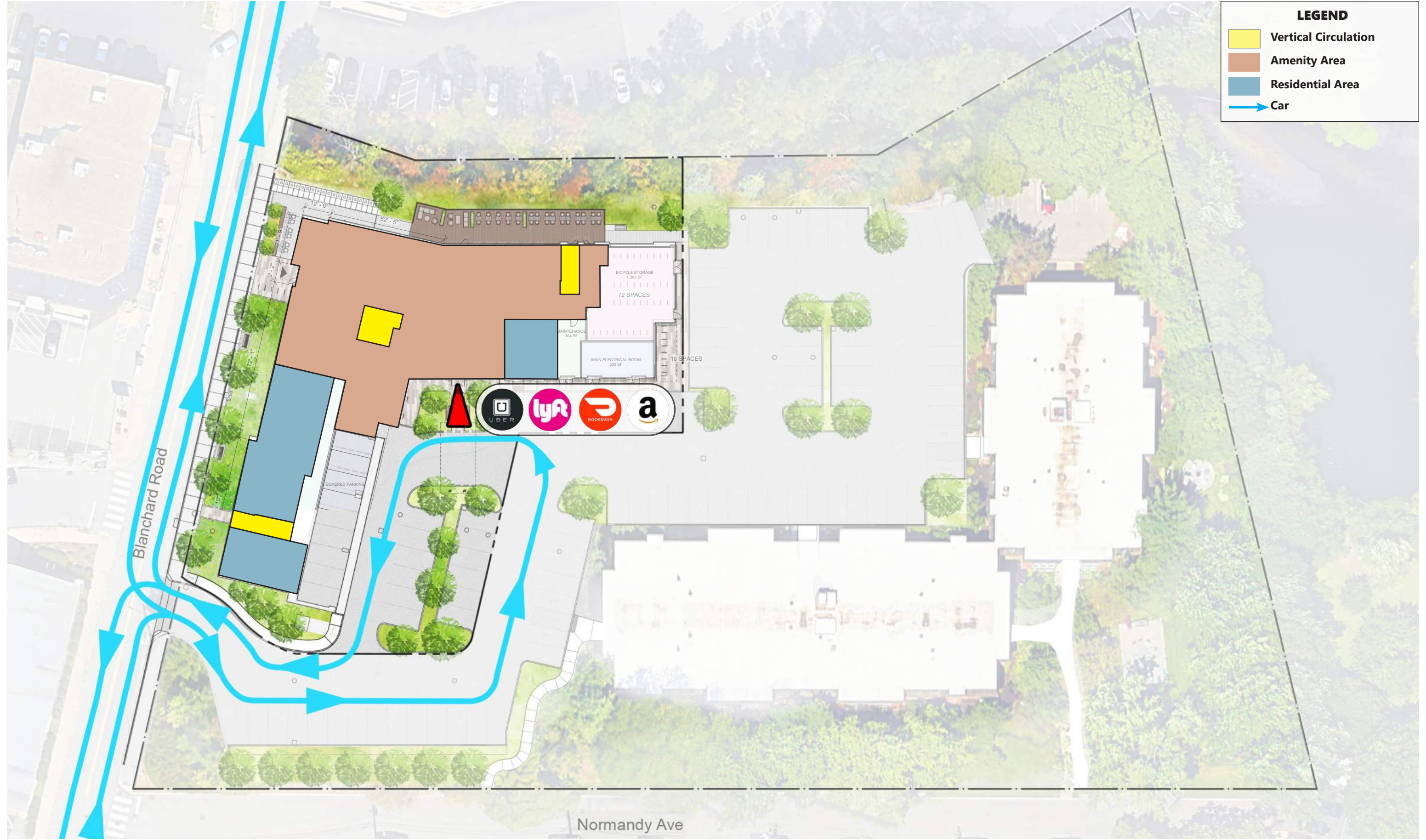


# Circulation Plan | Delivery, Loading, Drop-Off & Pick-Up Access + Circulation



**LEGEND**

- Vertical Circulation
- Amenity Area
- Residential Area
- Car

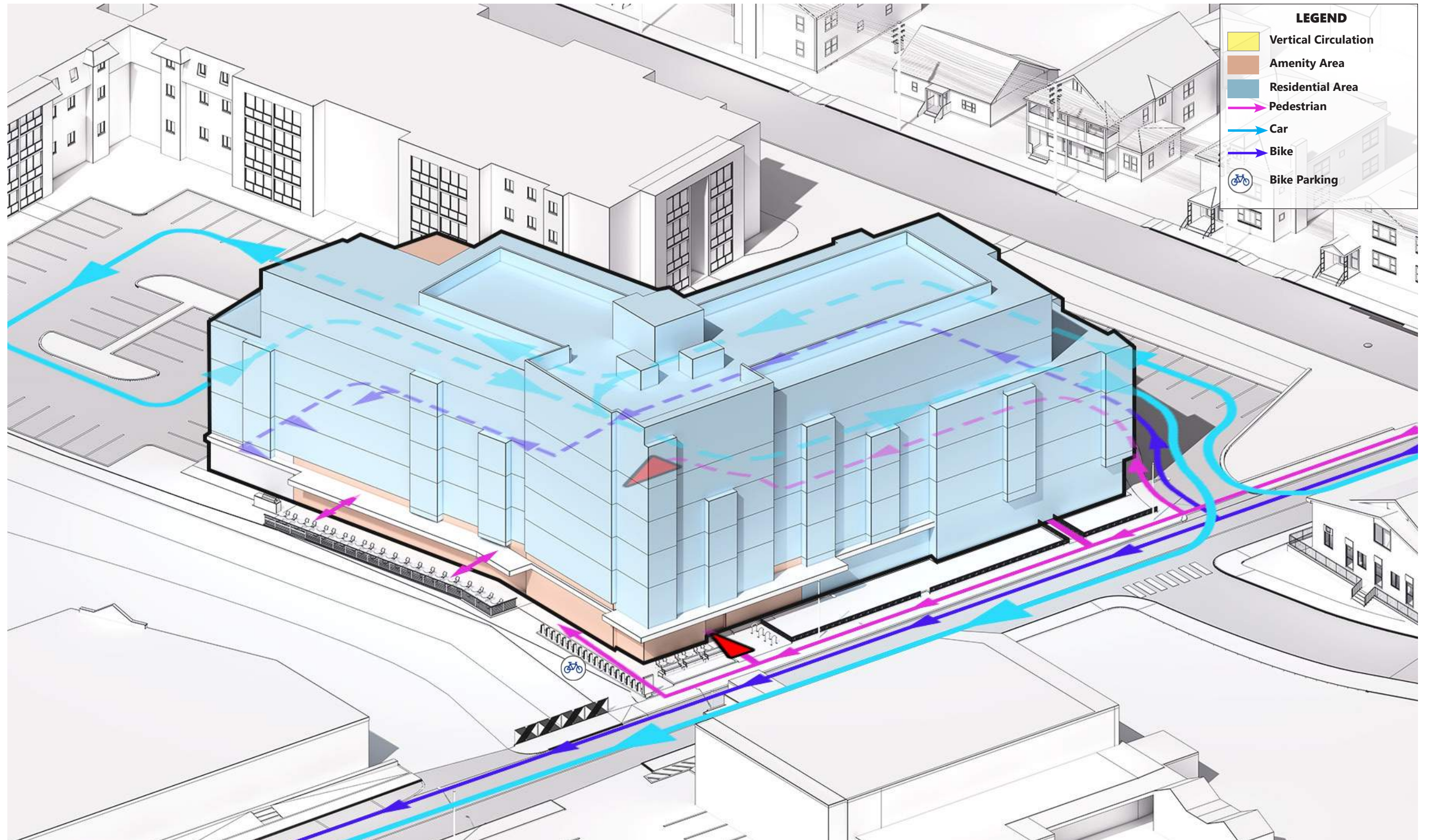


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# Circulation Diagram



**87-101 Blanchard Road, Cambridge**

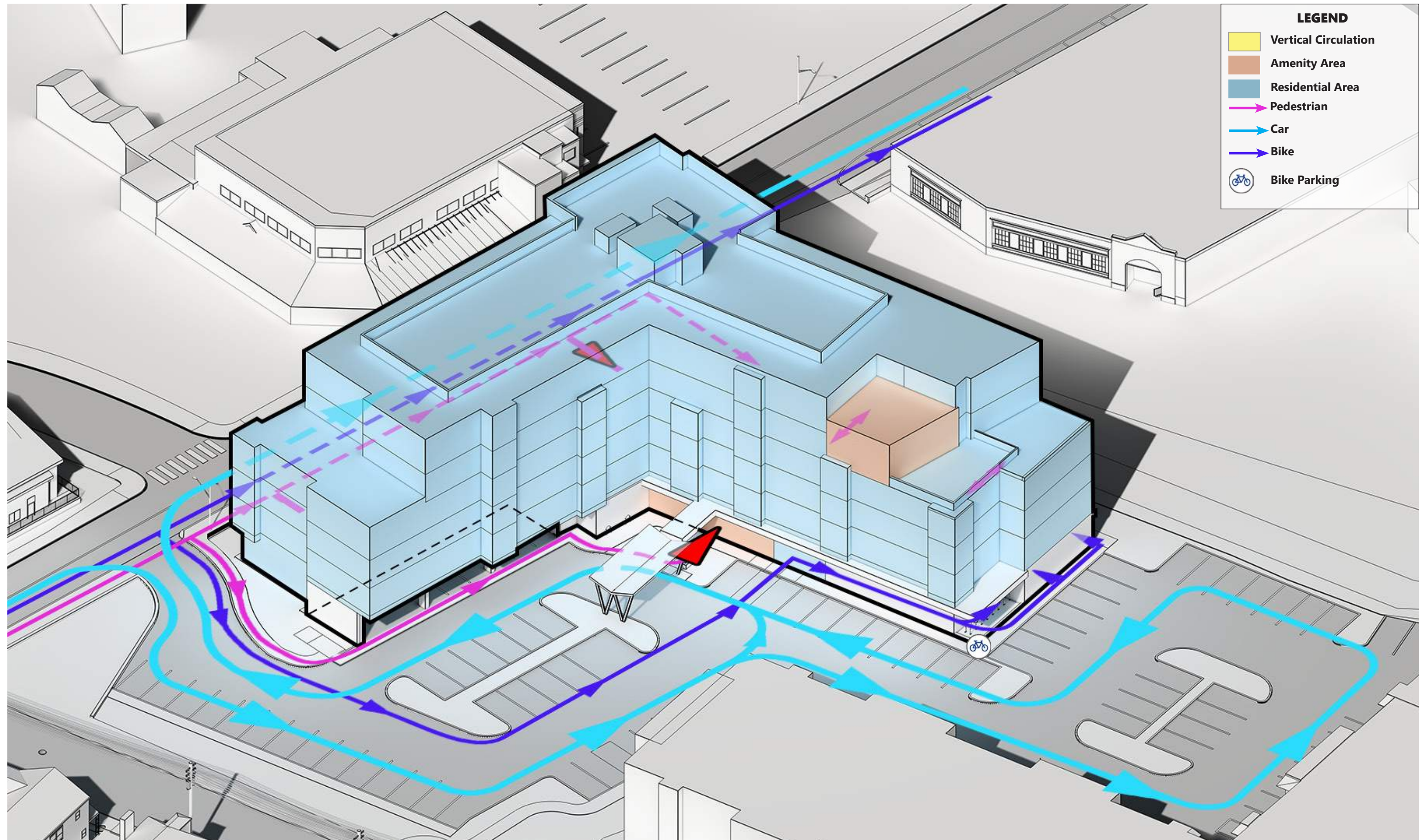
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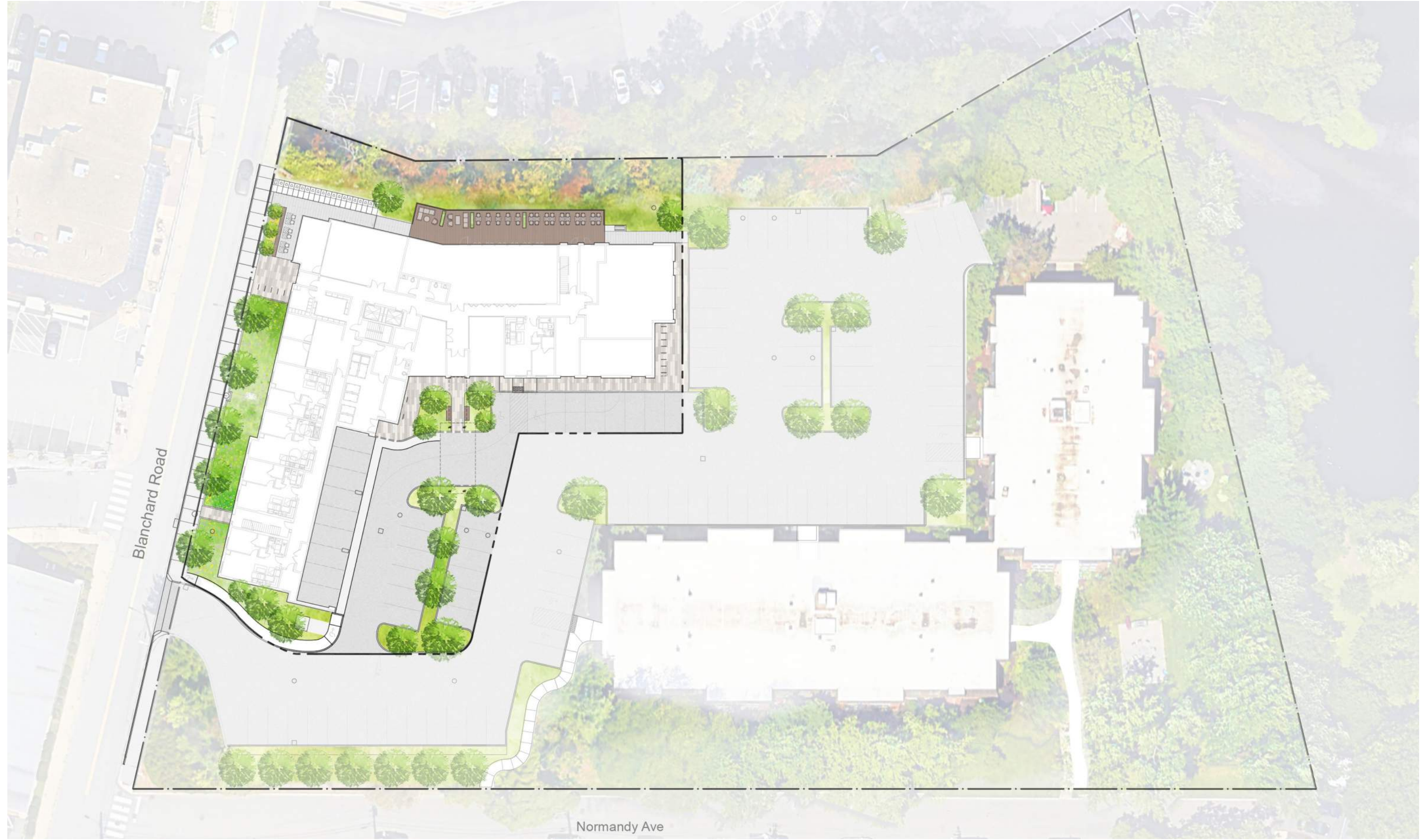
**B'NAI B'RITH HOUSING**

**HANCOCK ASSOCIATES**  
Surveyors | Engineers | Scientists

**ground tat**

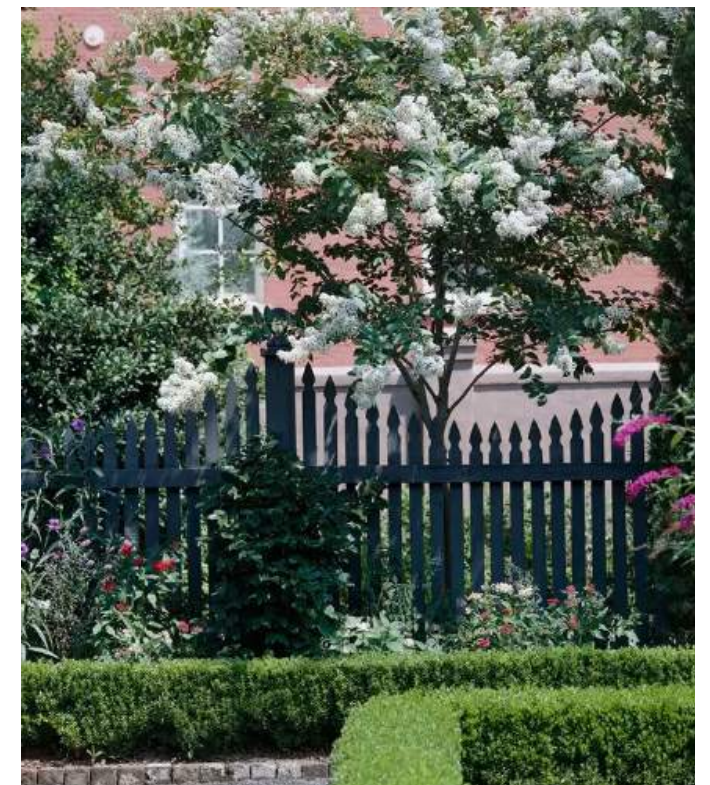
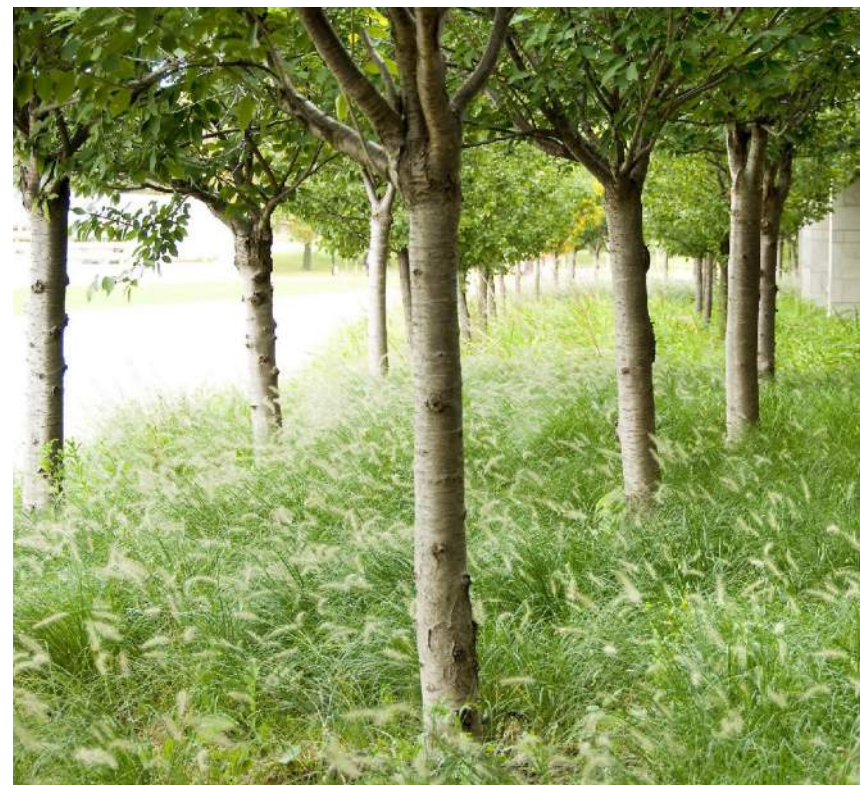
# Circulation Diagram







Front Garden | Clean, Simple Palette, Iron Fence, Hedges



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B'NAI B'RITH HOUSING

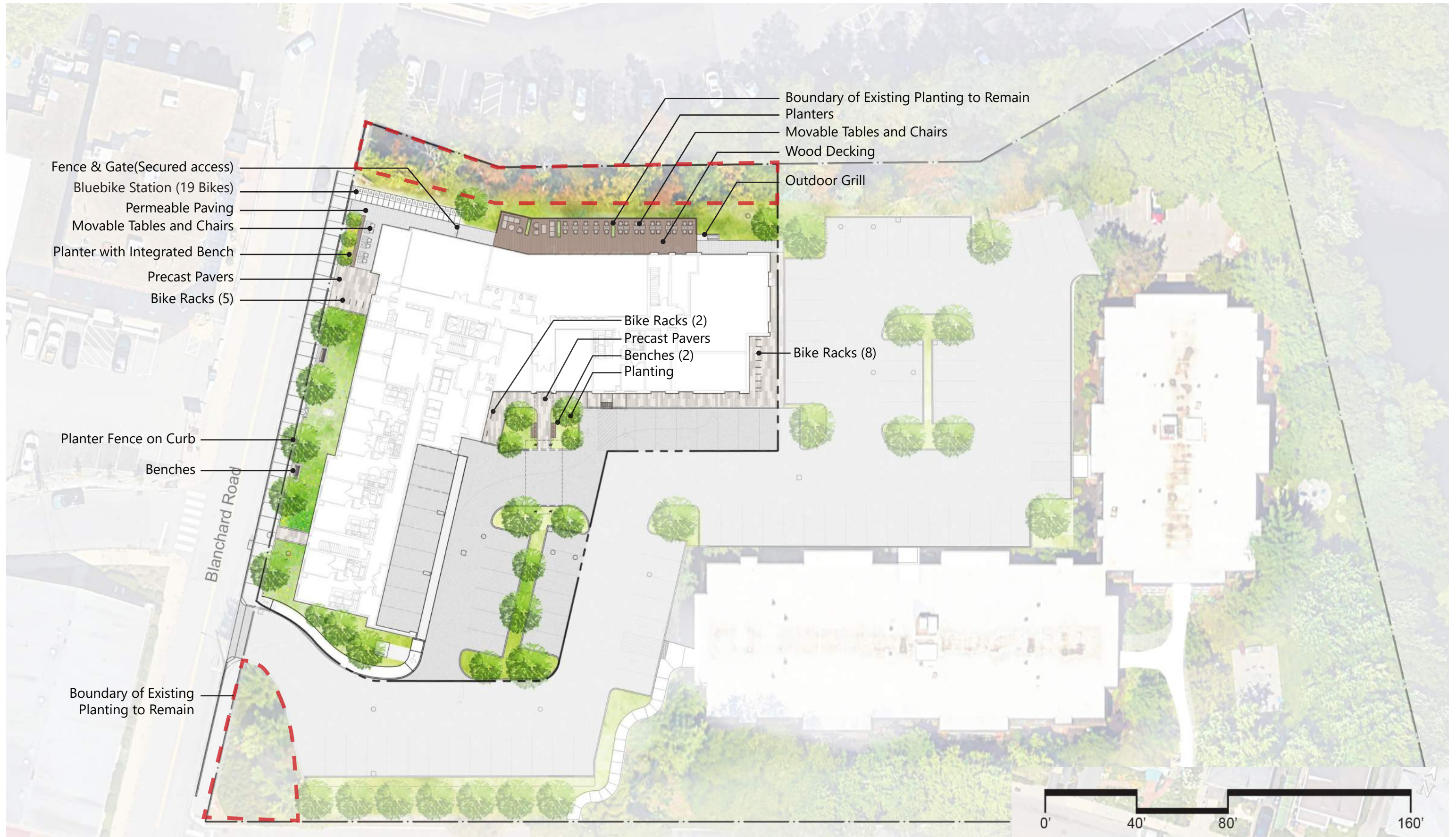
HANCOCK ASSOCIATES  
Surveyors | Engineers | Scientists

ground tat

# Side | Outdoor Amenity Space



# Materials Plan



# Products and Materials Palette



Bike Rack



Planter Fence



Wooden Backed Bench with Arms



Movable Tables and Chairs



Permeable Pavers



Precast Concrete Pavers



Wood Decking



Outdoor Grill

# Wetland Planting Palette



Sweetpepper Bush (Ca)



Sensitive Fern (oc)



Mapleleaf Viburnum (Va)



Bunchberry (cc)



Pennsylvania Sedge (cp)



Red Osier Dogwood (Cs)



Steeplebush (St)



Anemone (an)



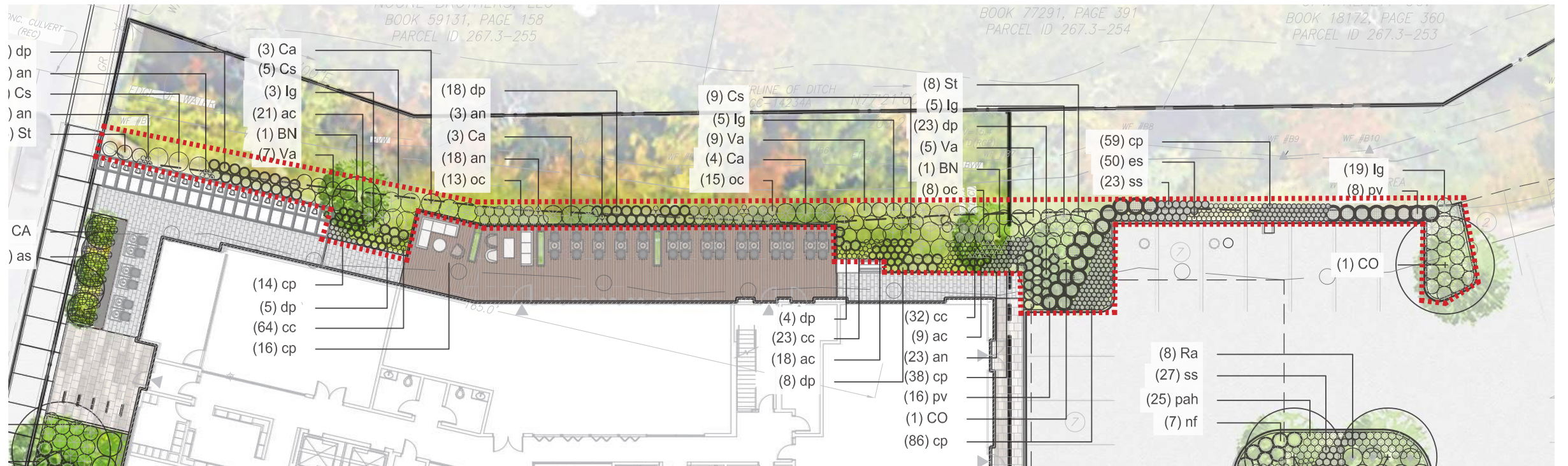
Hayscented Fern (dp)



Eastern Wild Ginger (ac)



River Birch (BN)



# Blanchard Road Planting Palette



Fountain Grass (pa)



Panicle Hydrangea (Hp)



Walkers Low Catmint (nf)



Pagoda Dogwood (CA)



Red Maple (AR)



# Blanchard Road Planting Palette



Fountain Grass



Switch Grass



Grow Low Sumac



Walkers Low Catmint



Black Gum



Hackberry



Tulip Tree



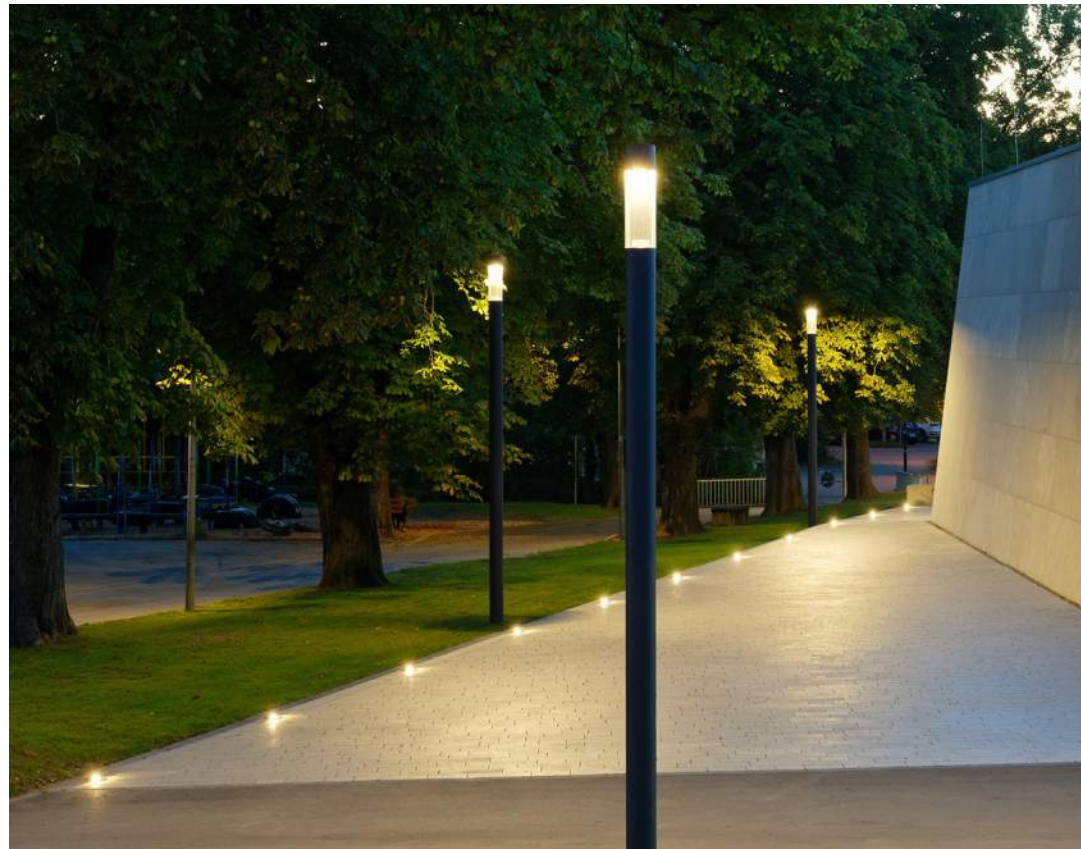
Little Bluestem



Purple Lovegrass



# Precedent Lighting Imagery



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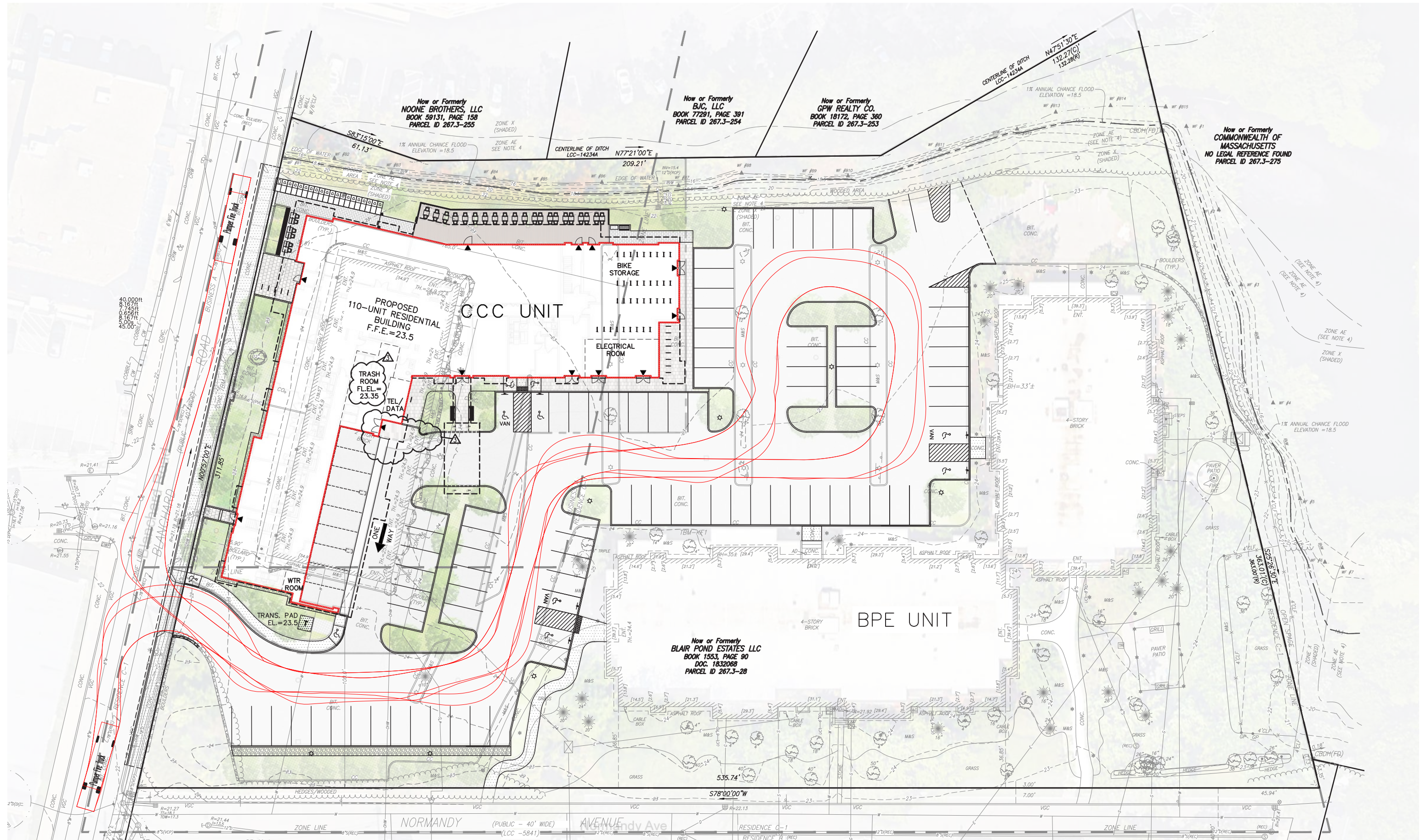
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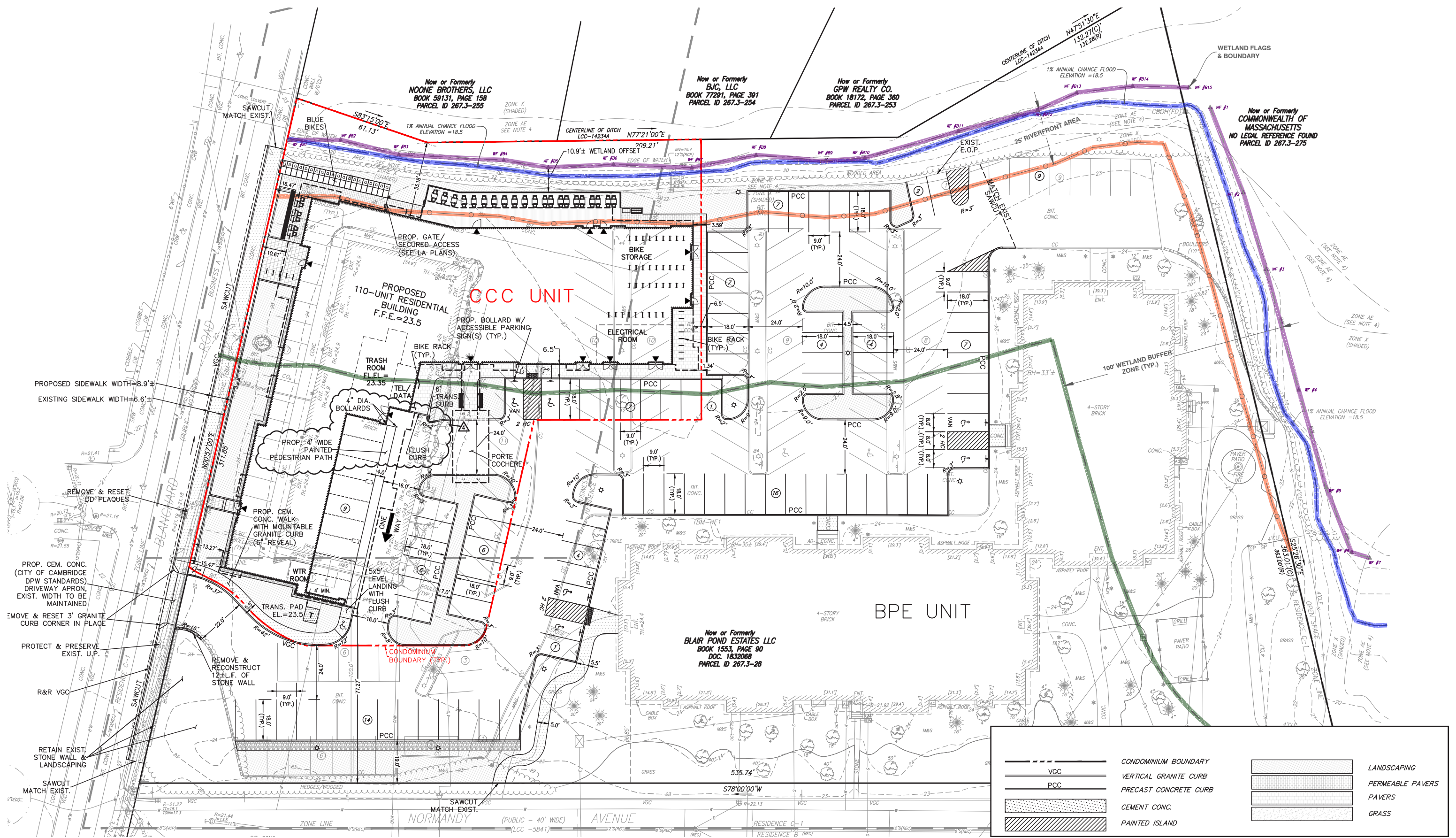
 B'NAI B'RITH HOUSING

**HANCOCK**  
ASSOCIATES  
Surveyors | Engineers | Scientists

**ground** **tat**







	CONDOMINIUM BOUNDARY		LANDSCAPING
	VGC		PERMEABLE PAVERS
	PCC		PAVERS
	CEMENT CONC.		GRASS
	PAINTED ISLAND		

