

Hines

Project: 165 Cambridgepark Drive
Cambridge, Massachusetts

Residential Building
Planning Board Special Permit Submission
October 30, 2012

**DiMella
Shaffer**
Architecture | Interior Design | Planning

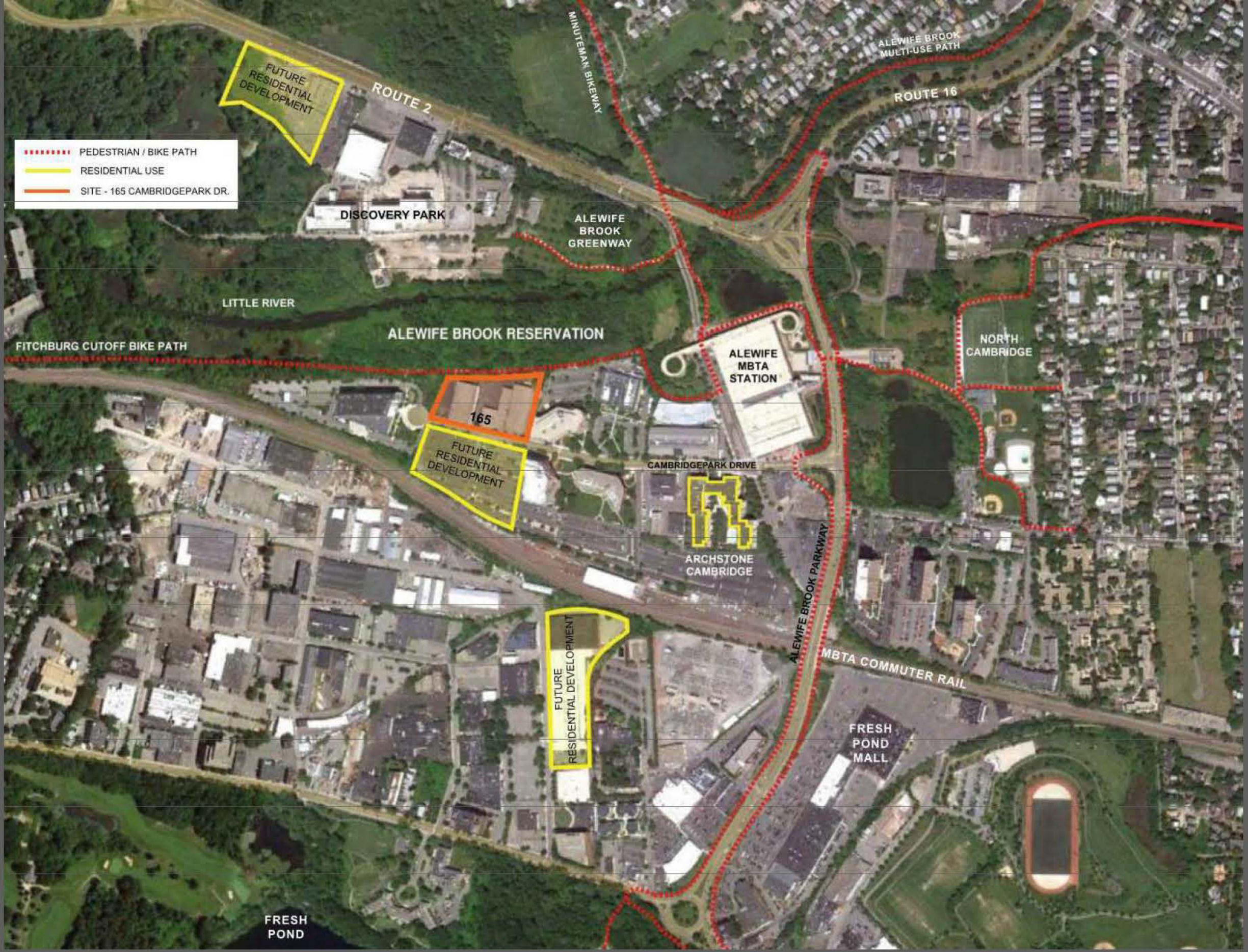
Landscape Architect:
Halvorson Design Partnership, Inc.

Civil and Environmental Engineer:
Horsley Witten Group, Inc

Traffic Engineer:
Vanasse & Associates, Inc.

Structural Engineer:
L.A. Fuess Partners, Inc.

MEP Engineer:
Wozny/Barbar & Associates, Inc.



165 CAMBRIDGEPARK DRIVE VICINITY PLAN

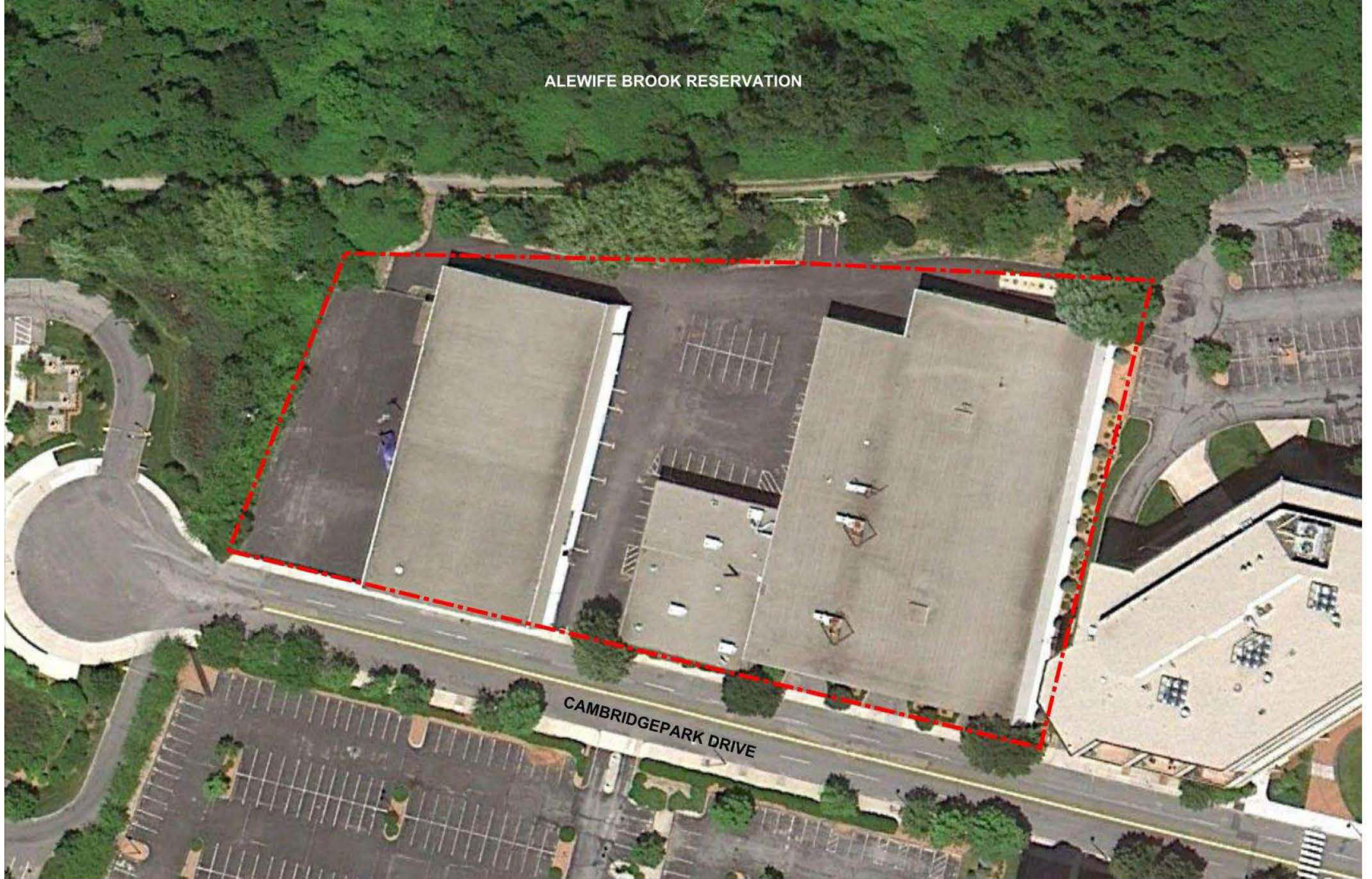
October 30, 2012



165 CAMBRIDGEPARK DRIVE CONTEXT PLAN

October 30, 2012

ALEWIFE BROOK RESERVATION



165 CAMBRIDGEPARK DRIVE
CONTEXT SITE PLAN

October 30, 2012



CAMBRIDGEPARK DRIVE LOOKING EAST



VIEW TOWARD RESERVATION



CAMBRIDGEPARK DRIVE LOOKING WEST



165 CAMBRIDGEPARK DRIVE
EXISTING CONDITIONS: SITE STRUCTURES

October 30, 2012



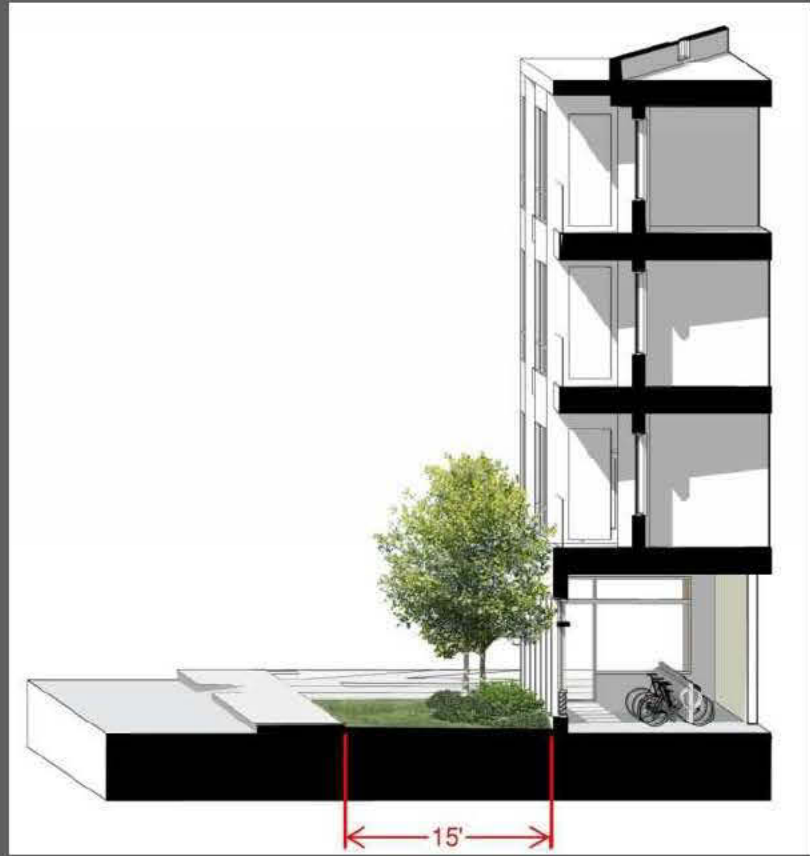
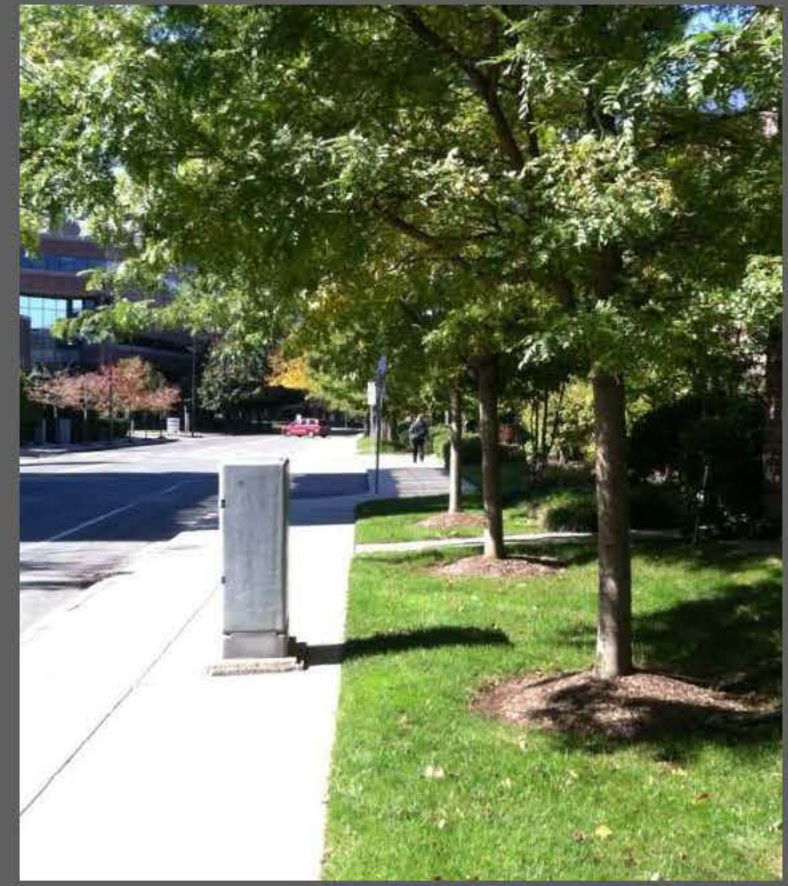
165 CAMBRIDGEPARK DRIVE
EXISTING CONDITIONS: SITE STRUCTURES

October 30, 2012



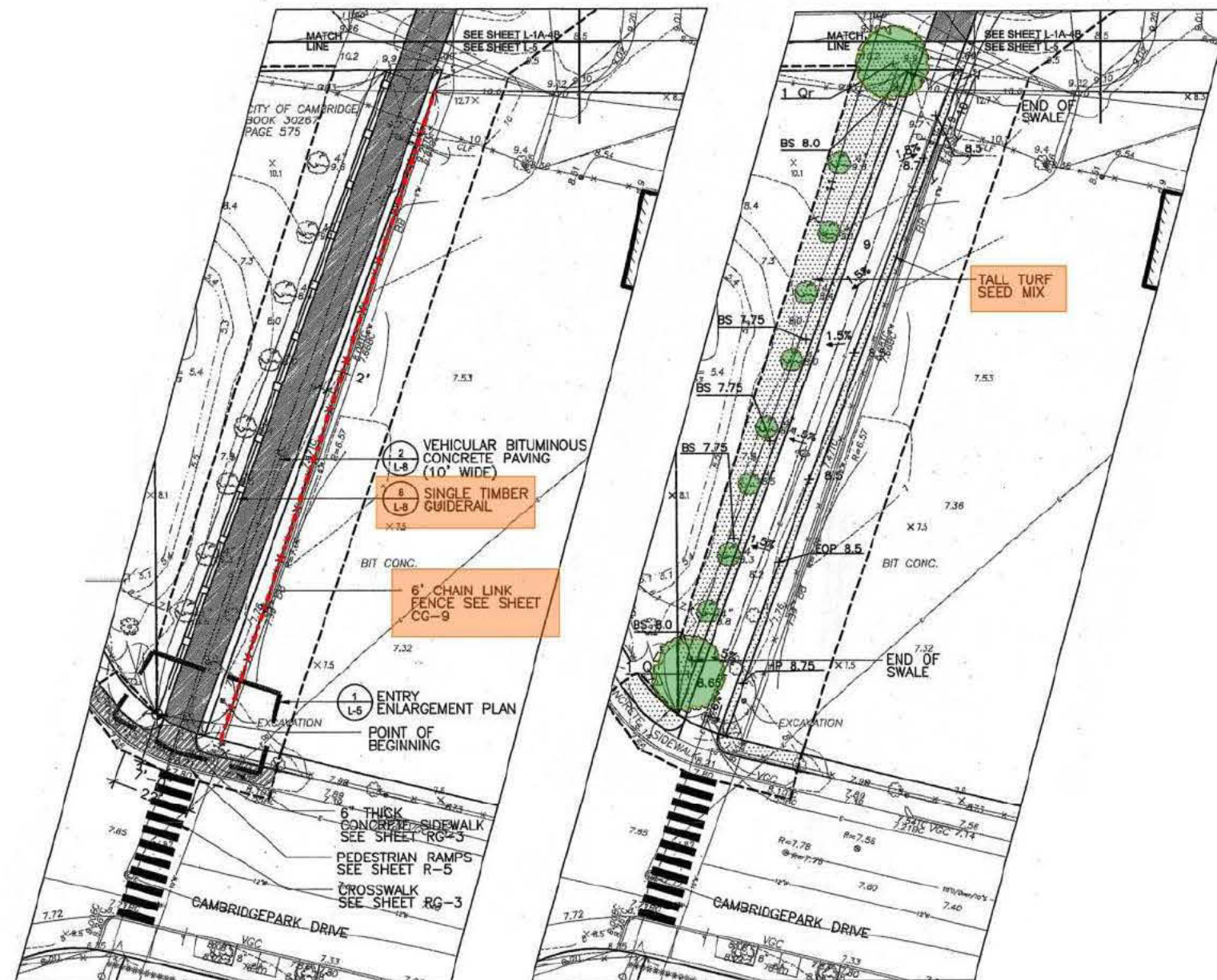
165 CAMBRIDGE PARK DRIVE
RESERVATION IMPROVEMENTS

October 30, 2012



165 CAMBRIDGEPARK DRIVE SIDEWALK CONDITIONS

October 30, 2012

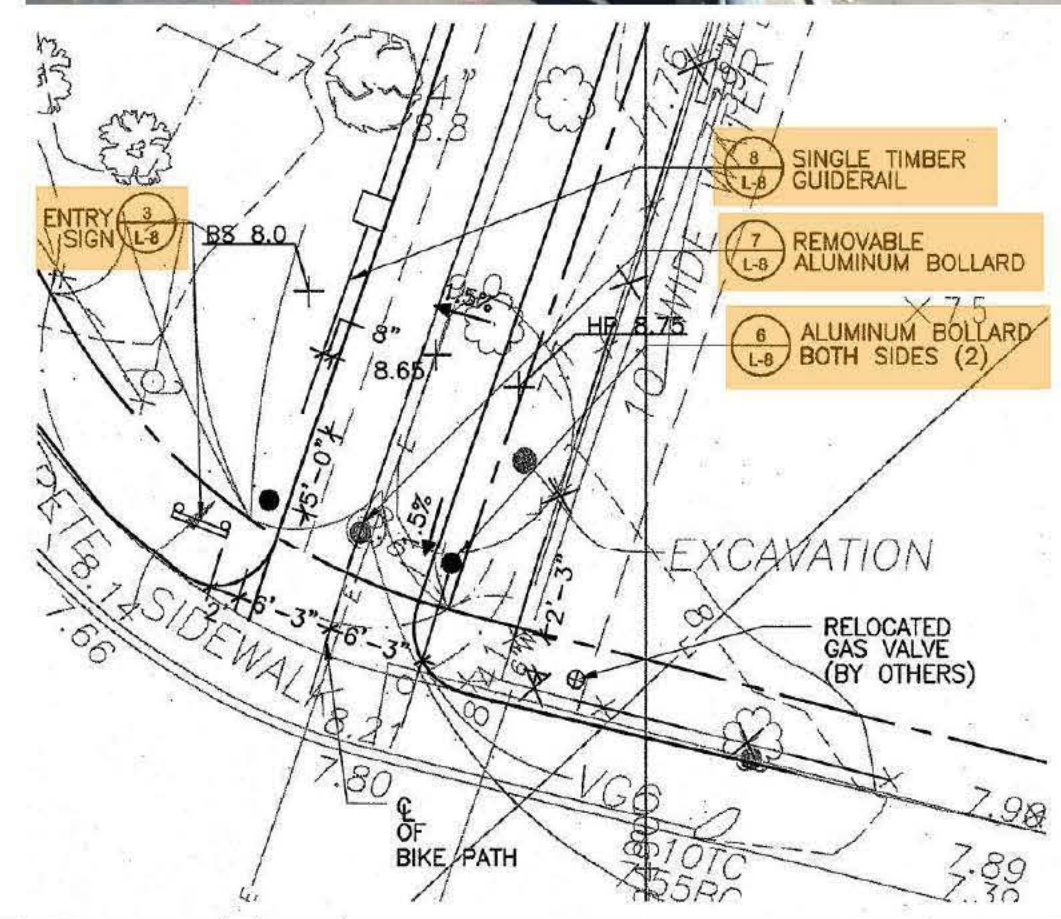


LEGEND

---	PROPERTY LINE
- - -	LIMIT OF WORK
—o—o—o—	SINGLE TIMBER GUIDERAIL
-x-x-x-	6' HT CHAIN LINK FENCE
▨	VEHICULAR BITUMINOUS CONCRETE PAVEMENT
▩	CONCRETE SIDEWALK
+	POINT OF BEGINNING

LEGEND

---	PROPERTY LINE	+LP 1.8	LOW POINT
- - -	LIMIT OF WORK	TR	TOP OF RAMP
—o—o—o—	PROPOSED MAJOR CONTOUR	+BR 1.8	BOTTOM OF RAMP
—o—o—o—	PROPOSED MINOR CONTOUR	▨	TALL TURF SEED MIX
—o—o—o—	EXISTING CONTOUR	○	SPECIMEN TREE
+4.5	SPOT ELEVATION		
+HP 3.4	HIGH POINT		
+EOP 2.5	EOP (EDGE OF PAVEMENT)		
+BS 2.5	BOTTOM OF SWALE		
2.5%	SLOPE		



LAYOUT AND MATERIALS PLAN

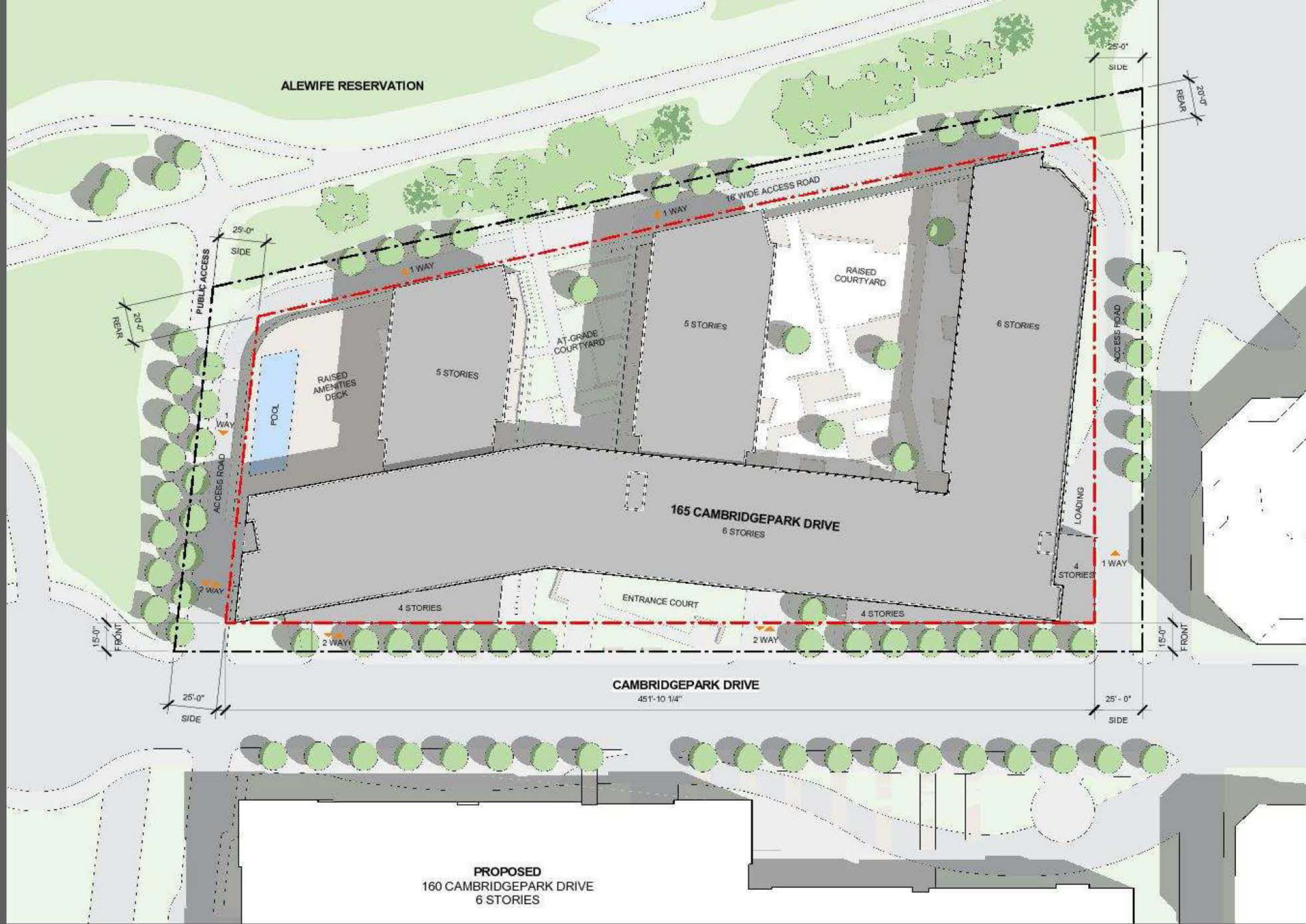
GRADING AND PLANTING PLAN

ENTRY ENLARGEMENT PLAN

165 CAMBRIDGEPARK DRIVE IMPROVEMENTS TO RESERVATION ACCESS

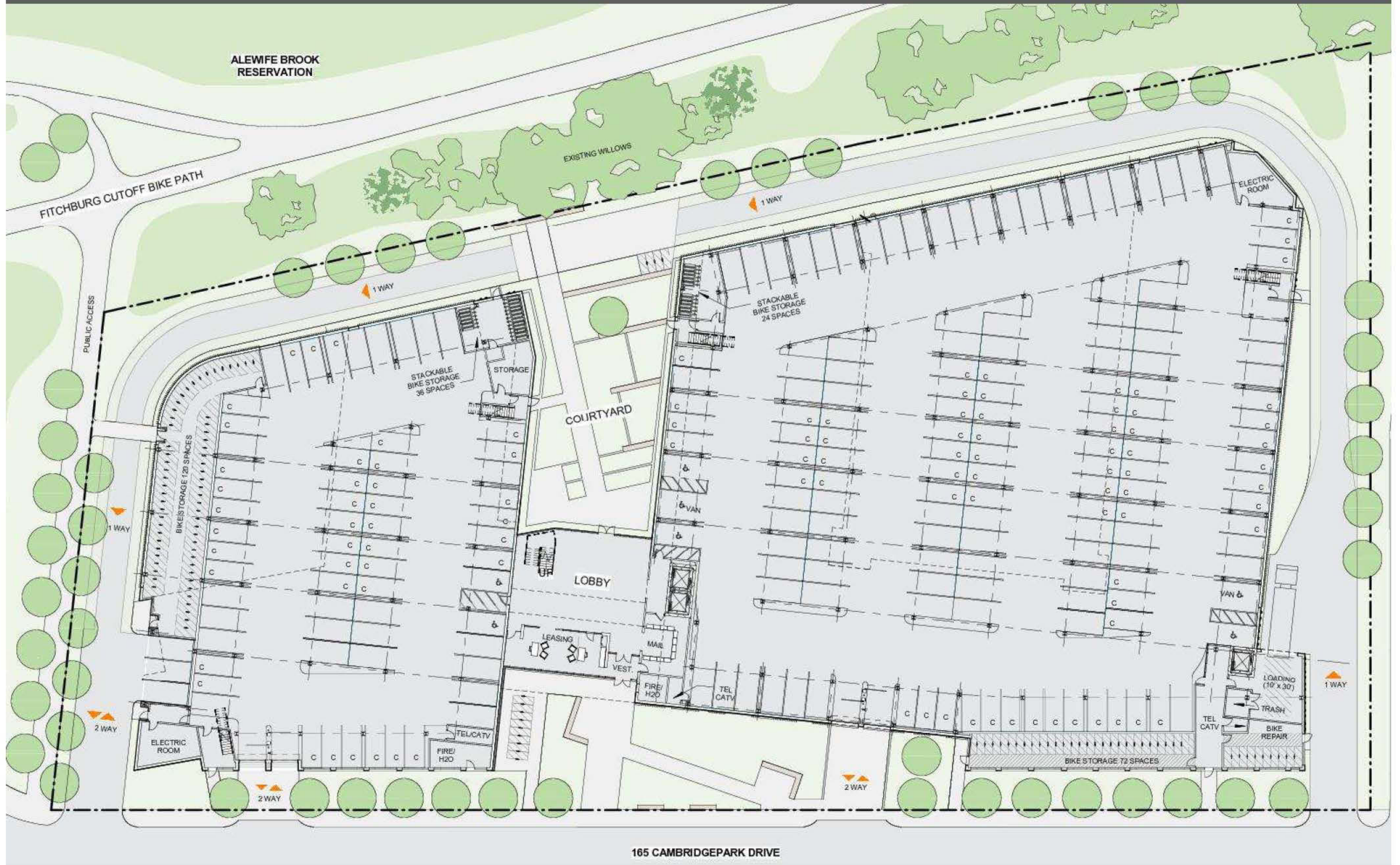
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165 CAMBRIDGEPARK DRIVE SITE PLAN

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165 CAMBRIDGEPARK DRIVE

165 CAMBRIDGEPARK DRIVE GROUND LEVEL PLAN

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165 CAMBRIDGEPARK DRIVE SECOND FLOOR PLAN

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165 CAMBRIDGEPARK DRIVE
EXISTING CONDITIONS

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FIBER CEMENT SIDING

ACCENT PANEL

MULLED WINDOW SYSTEM WITH OPERABLE CASEMENT

FIBER CEMENT PANEL

CURTAIN WALL GLAZING

DISPLAY CASE

PTD. METAL CORNICE

WOOD PATTERNED PANEL

VERTICAL FIN BATTENS



165 CAMBRIDGE PARK DRIVE
PARTIAL ENLARGED SOUTH ELEVATION

October 30, 2012



PTD. METAL CORNICE

FIBER CEMENT SIDING

ACCENT PANEL

MULLED WINDOW SYSTEM WITH OPERABLE CASEMENT

FIBER CEMENT PANEL

BALCONY RAILING

CLEAR TRANSOM GLAZING

STOREFRONT GLAZING WITH FRIT PATTERN

CLEAR STOREFRONT ENTRY GLAZING

ALUMINUM AND TRANSLUCENT GLASS GARAGE DOOR

165 CAMBRIDGEPARK DRIVE PARTIAL ENLARGED SOUTH ELEVATION



PTD. METAL CORNICE

FIBER CEMENT SIDING

ACCENT PANEL

MULLED WINDOW SYSTEM WITH OPERABLE CASEMENT

FIBER CEMENT PANEL

BALCONY RAILING

FIBER CEMENT PANEL

VERTICAL FIN SCREENING

165 CAMBRIDGE PARK DRIVE PARTIAL ENLARGED NORTH ELEVATION

October 30, 2012

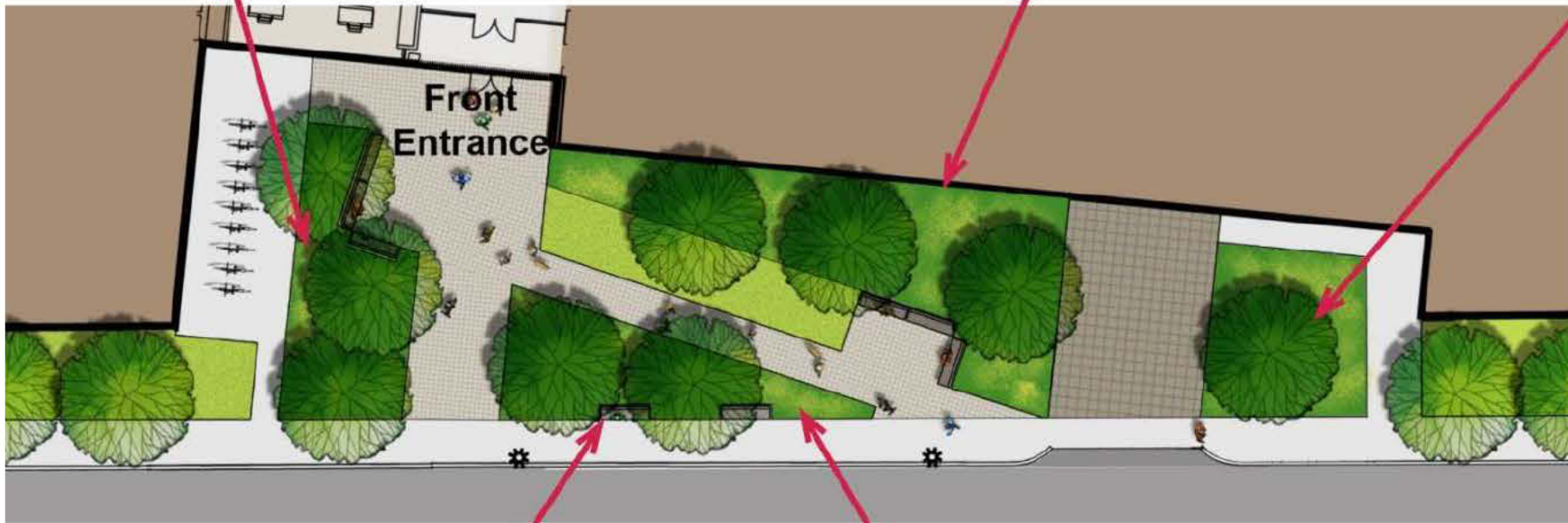
Alewife Brook Reservation



Cambridgepark Drive

165 CAMBRIDGEPARK DRIVE LANDSCAPE SITE PLAN

October 30, 2012



Partial Concept Plant List

Trees

Patriot Elm

Ulmus 'Patriot'

Shrubs

Ivory Halo Tartarian Dogwood
Shamrock Ink Berry
Mellow Yellow Spirea
St. Johnswort

Cornus alba 'Ivory Halo'
Ilex glabra 'Shamrock'
Spirea thunbergii 'Ogon'
Hypericum hidcote

Grasses

Overdam Feather Reed Grass
Burgandy Bunny Fountain Grass
Bunny'
All Gold Hakone Grass
Heavy Metal Switch Grass

Calamagrostis x acutiflora 'Overdam'
Pennisetum alopecuroides 'Burgandy'
Hakonechloa macra 'All Gold'
Panicum virgatum 'Heavy Metal'

Perennials

Ruby Star Coneflower
Black Eyed Susan
Terra Cotta Yarrow
Prairie Sage

Echinacea purpurea 'Ruby Star'
Rudbeckia fulgida 'Goldsturm'
Achillea millefolium 'Terra Cotta'
Salvia azurea



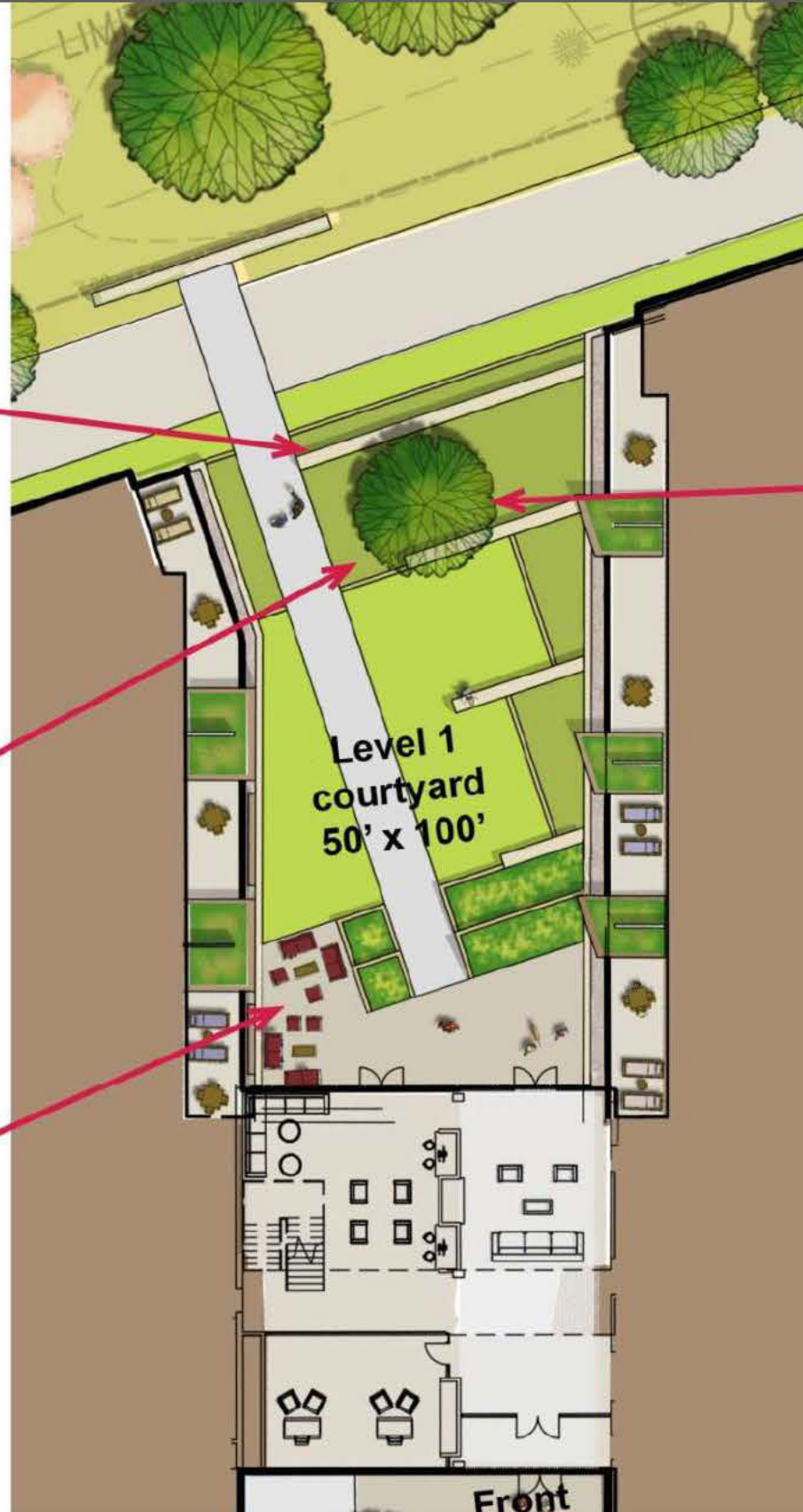
Entry Courtyard Planting Concept

Halvorson Design Partnership, Inc.

165 CAMBRIDGE PARK DRIVE ENTRY COURTYARD PLANTING CONCEPT

October 30, 2012





Serviceberry

Partial Concept Plant List

Trees

Yellowwood

Cladrastis kentukea

Shrubs

Ivory Halo Tartarian Dogwood

Cornus alba 'Ivory Halo'

Climbing Hydrangea

Hydrangea anomala petiolaris

Oakleaf Hydrangea

Hydrangea quercifolia

Shamrock Ink Berry

Ilex glabra 'Shemrock'

Grasses

Overdam Feather Reed Grass

Calamagrostis x acutiflora 'Overdam'

Vernal Sedge

Carax caryophylla

Blue Sedge

Carax flacca

Varigated Japanese Silver Grass

Miscanthus sinensis 'Veriegatus'

Perennials

Lady's Mantle

Alchemilla mollis

Misty Lace Goat's Beard

Aruncus 'Misty Lace'

Ruby Star Echinacea

Echinacea purpurea 'Rubinstern'

Firetail Fleecflower

Persicaria amplexicaulis 'Firetail'

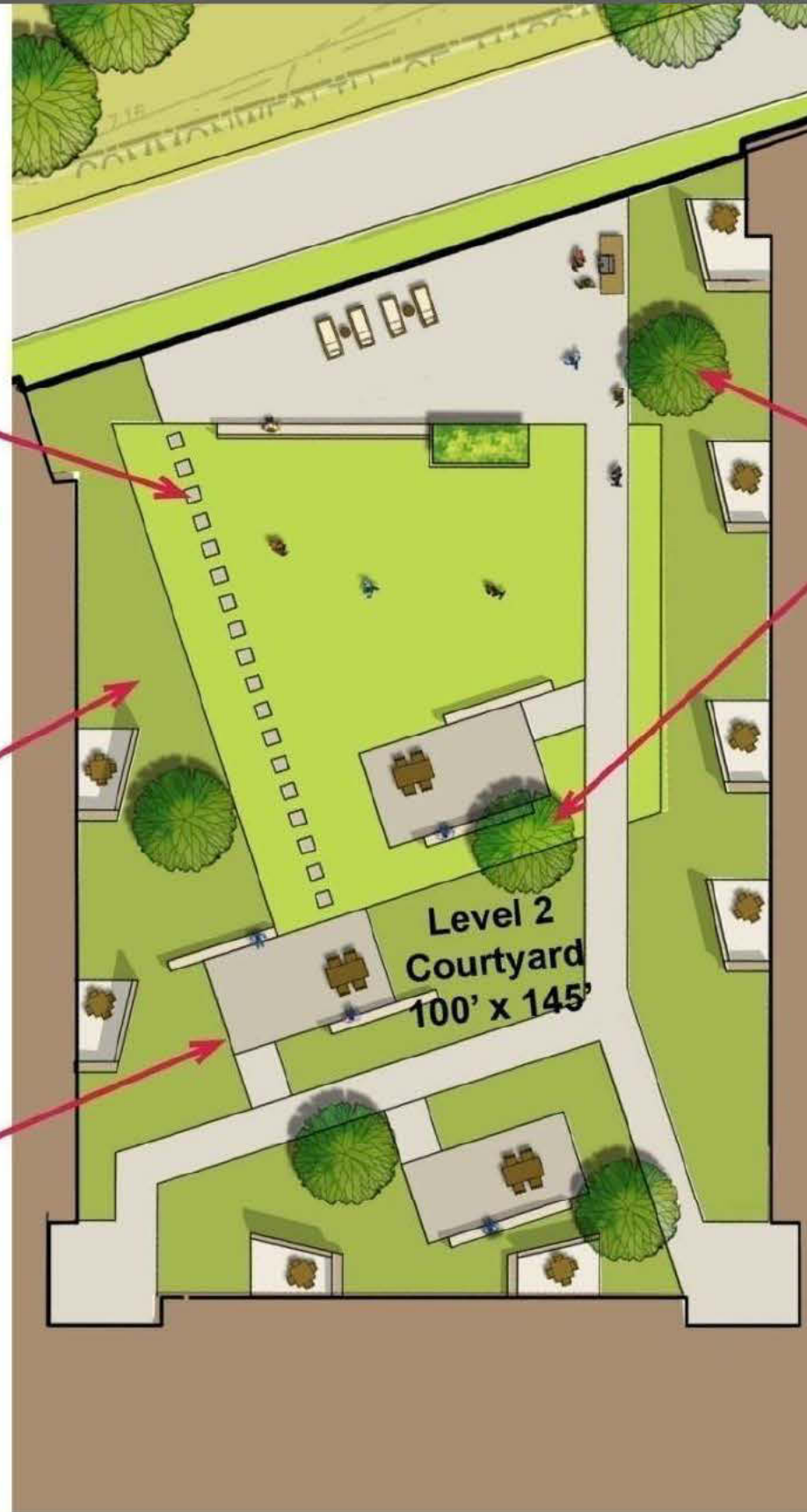
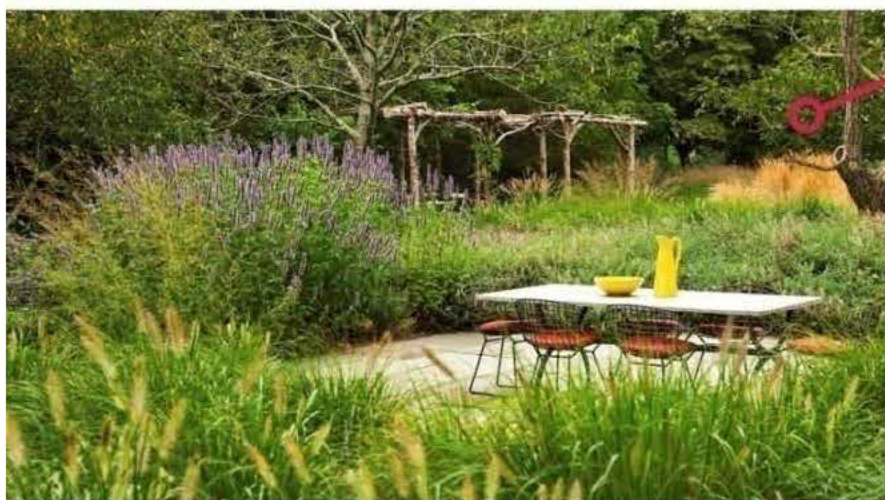
Level 1 Courtyard Planting Concept

Halvorson Design Partnership, Inc.

165 CAMBRIDGEPARK DRIVE
LEVEL 1 COURTYARD PLANTING CONCEPT

October 30, 2012





Serviceberry

Partial Concept Plant List

Trees

- Serviceberry
- Amelanchier canadensis

Shrubs

- Ivory Halo Tartarian Dogwood
- Cornus alba 'Ivory Halo'
- Climbing Hydrangea
- Hydrangea anomala petiolaris
- Oakleaf Hydrangea
- Hydrangea quercifolia
- Shamrock Ink Berry
- Ilex glabra 'Shemrock'

Grasses

- Overdam Feather Reed Grass
- Calamagrostis x acutiflora 'Overdam'
- Vernal Sedge
- Carax caryophylla
- Blue Sedge
- Carax flacca
- Varigated Japanese Silver Grass
- Miscanthus sinensis 'Veriegatus'

Perennials

- Lady's Mantle
- Alchemilla mollis
- Misty Lace Goat's Beard
- Aruncus 'Misty Lace'
- Ruby Star Echinacea
- Echinacea purpurea 'Rubinstern'
- Firetail Fleecflower
- Persicaria amplexicaulis 'Firetail'

Upper Courtyard Planting Concept

Halvorson Design Partnership, Inc.



165 CAMBRIDGEPARK DRIVE

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