



**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
	03/21/2017	SUPPLEMENT
	01/17/2017	SPECIAL PERMIT

PROJECT NUMBER: 215040
DRAWN BY:
CHECKED BY:

SHEET TITLE

VOLUME 2

G-000

**VOLUME 2
REVISION FOR THE SUPPLEMENT TO THE SPECIAL PERMIT
03/21/2017**

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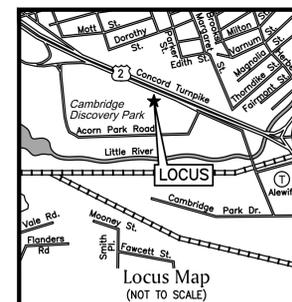


803 Summer Street
Boston, Massachusetts
02127

617 896 4300

STAMP

KEY PLAN



LEGEND

- ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - ⊙ WATER MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ CABLE MANHOLE
 - ⊙ MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ HYDRANT
 - ⊙ WATER GATE
 - ⊙ GAS GATE
 - ⊙ UTILITY POLE
 - ⊙ UTILITY POLE W/LIGHT
 - ⊙ UTILITY POLE W/TRANSFORMER
 - ⊙ GUY POLE
 - ⊙ GUY ANCHOR
 - ⊙ LIGHT POLE
 - ⊙ LAMP
 - ⊙ ELECTRIC HANDHOLE
 - ⊙ HANDHOLE
 - ⊙ TRAFFIC CONTROL BOX
 - ⊙ UTILITY ACCESS PANEL
 - ⊙ SIGN
 - ⊙ MAIL BOX
 - ⊙ METAL POST
 - ⊙ WOOD POST
 - ⊙ HANDICAP PARKING SPACE
 - ⊙ MONITORING WELL
 - ⊙ WETLANDS FLAG
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
- Z FEE HOOK (INDICATES COMMON OWNERSHIP)
 - IRON ROD
 - DRILL HOLE
 - RAILROAD SPIKE
 - LANDSCAPE AREA
 - PVC PIPE
 - CAST IRON PIPE
 - REINFORCED CONCRETE PIPE
 - BIT CONC
 - BITUMINOUS CONCRETE
 - CONC
 - CONCRETE
 - INVERT
 - (R) RECORD INFORMATION
 - VGC VERTICAL GRANITE CURB
 - CC CONCRETE CURBING
- S SEWER LINE
 - D DRAIN LINE
 - W WATER LINE
 - G GAS LINE
 - E UNDERGROUND ELECTRIC CONDUIT
 - dw TELEPHONE LINE
 - X CHAIN LINK FENCE
 - WOOD GUARDRAIL
 - STEEL GUARDRAIL
 - STEEL/CABLE GUARDRAIL
 - BRUSHLINE

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

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EXISTING
CONDITIONS
PLAN

V-100

ROUTE 2 CONCORD TURNPIKE

TOWN OF ARLINGTON
CITY OF CAMBRIDGE

STATE HIGHWAY LAYOUT 2001 (JANUARY 17, 1933)
(PUBLIC WAY - 100' WIDE)
(TAKING BY COMMONWEALTH FOR HIGHWAY, BK 11117, PG 129, L.C. DOC. 432554)

LOT 4
173,904± SQ. FT.
3.992± AC.

LOT 3
68,505± SQ. FT.
1.57± AC.
N/F
CAM CAMBRIDGE VENTURES, II LLC &
CAM CAMBRIDGE VENTURES, I LLC
BK 56743 PG 79 & 83
PLAN NO.214 OF 2011

LOT 2
40,003± SQ. FT.
0.91± AC.

TOTAL AREA
LOTS 1, 2 AND 3
166,468± SQ. FT.
3.82± AC.

#195
"LANES & GAMES"
2 STORY CONCRETE BLOCK
BUILDING HEIGHT = 35.5±
BUILDING FOOTPRINT AREA
22,847± S.F.
LOT 1
57,960± SQ. FT.
1.33± AC.
N/F
CAM 195 CONCORD TURNPIKE LLC &
DAM 195 CONCORD TURNPIKE LLC
BK 56743 PG 240
BK 56743 PG 250
PLAN NO.214 OF 2011

#211
"CAMBRIDGE"
GATEWAY INN"
2 STORY BRICK
BUILDING HEIGHT = 20.6±
BUILDING FOOTPRINT AREA
16,786± S.F.

5 STORY PARKING STRUCTURE

N/F
ACORN PARK HOLDINGS REALTY TRUST
BK 32042 PG 483
ASSESSORS MAP 267.1 LOT 272

N/F
ACORN PARK HOLDINGS REALTY TRUST
BK 32042 PG 483
ASSESSORS MAP 267.2 LOT 262

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.



PROFESSIONAL LAND SURVEYOR
FOR BSC GROUP, INC.

DATE: 01/17/17

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E-ICON ARCHITECTURE

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CONSULTANT



Copley Wolff Design Group
Landscape Architects & Planners
160 Boylston Street
Boston, MA 02116
T: 617-654-9000
www.copley-wolff.com

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KEY PLAN

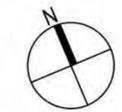
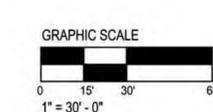
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	01/17/2017	SPECIAL PERMIT

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

SHEET TITLE

PROPOSED SITE AND LANDSCAPING PLAN

L-101



1/13/2017 4:43:25 PM

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CONTEXT PLAN

G-100



LEGEND

- FUTURE DEVELOPMENT
- PEDESTRIAN PATHS

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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

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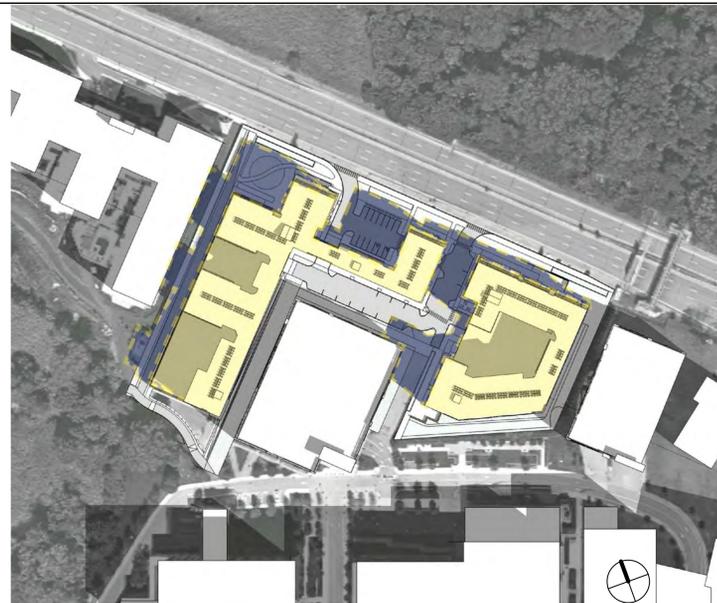
SHADOW STUDY

G-102

SPRING EQUINOX

SUMMER SOLSTICE

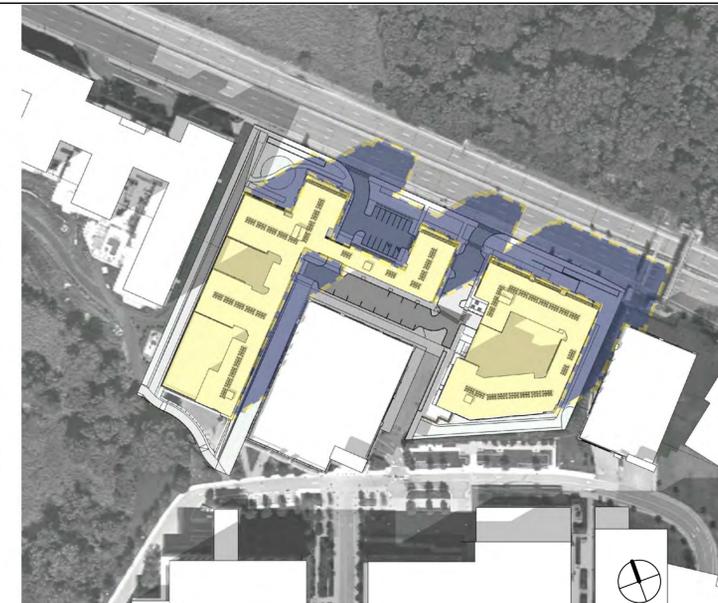
WINTER SOLSTICE



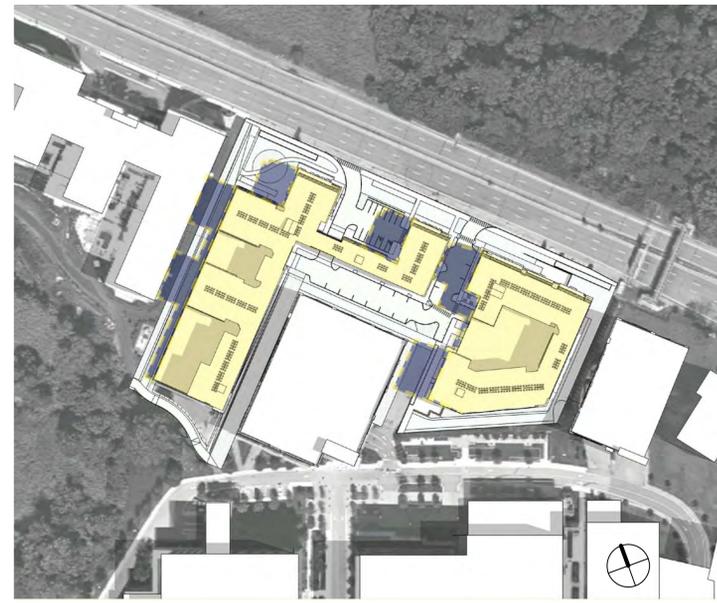
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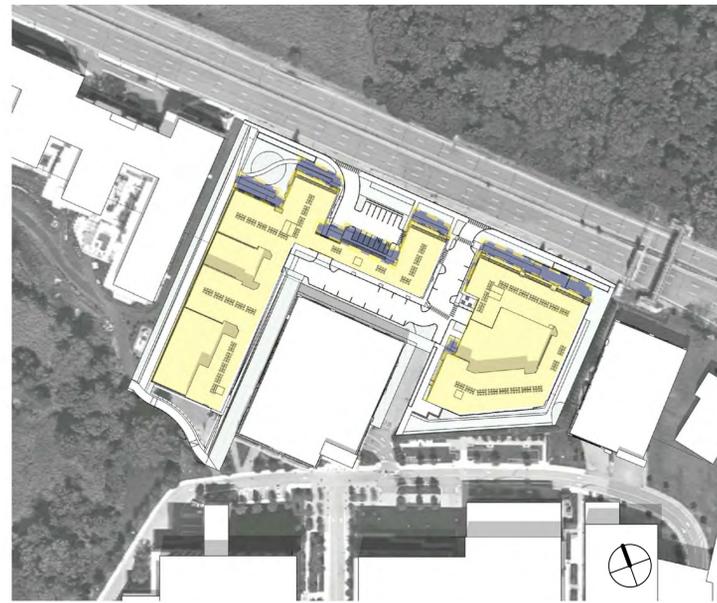
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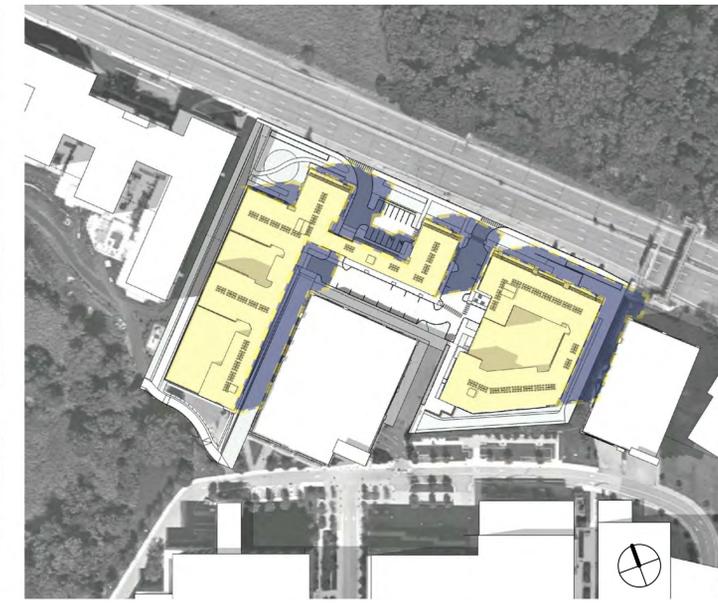
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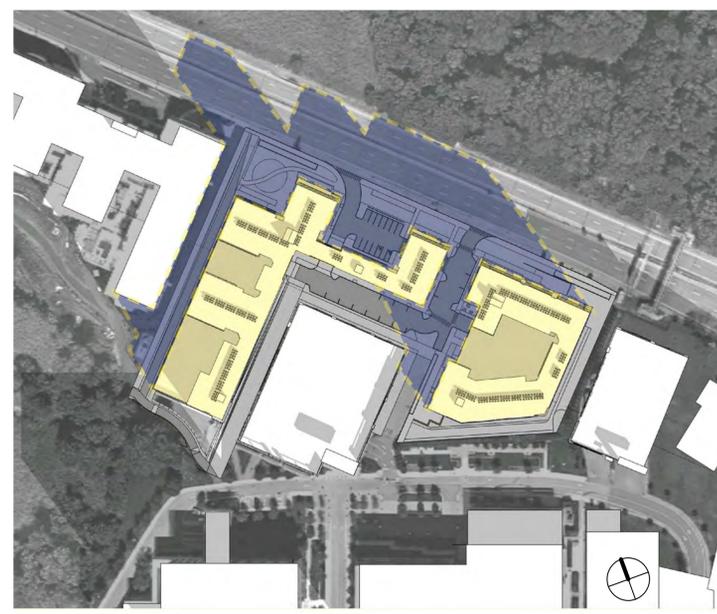
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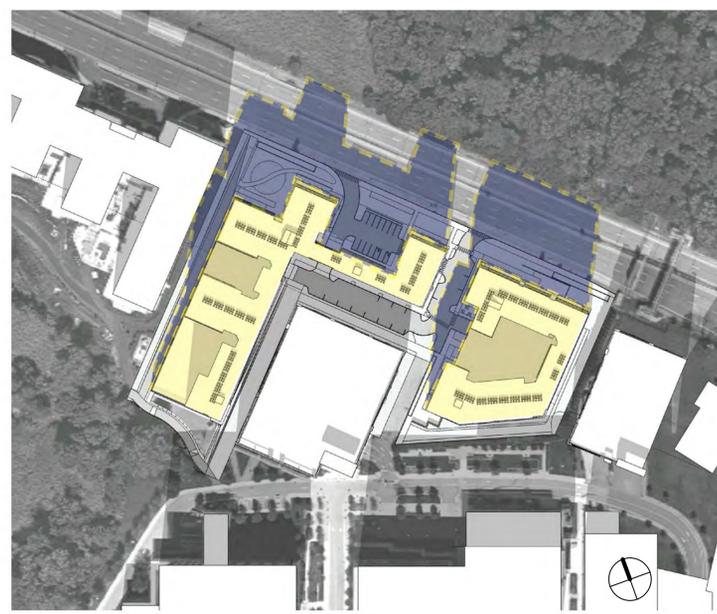
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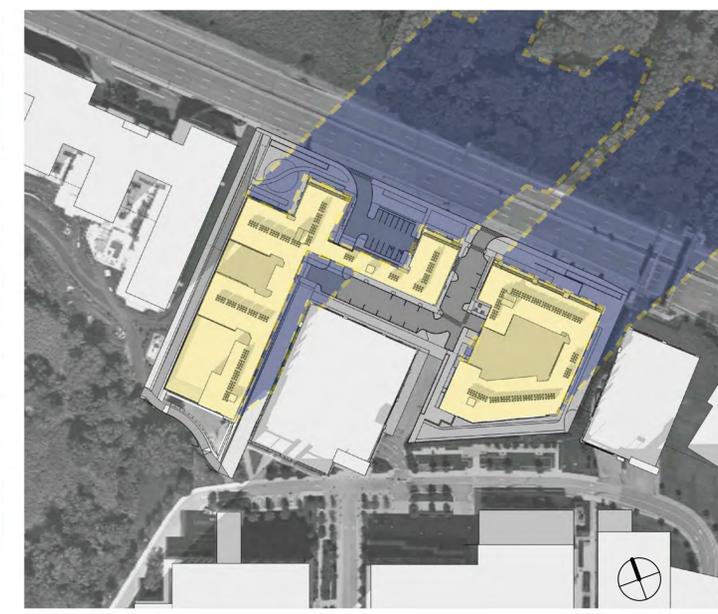
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DECEMBER 21 9AM



DECEMBER 21 12PM



DECEMBER 21 3PM

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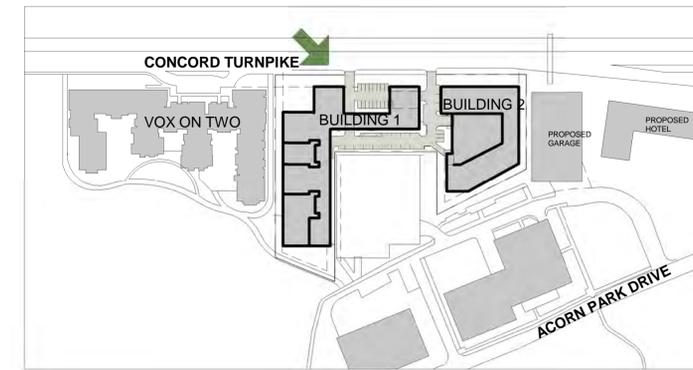
SHEET TITLE

AERIAL VIEW

G-103



1 Aerial View of Site



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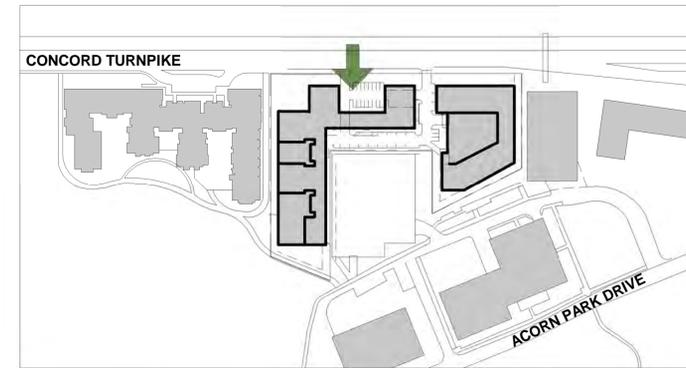
PERSPECTIVE VIEW

G-104



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① Building 1 Perspective



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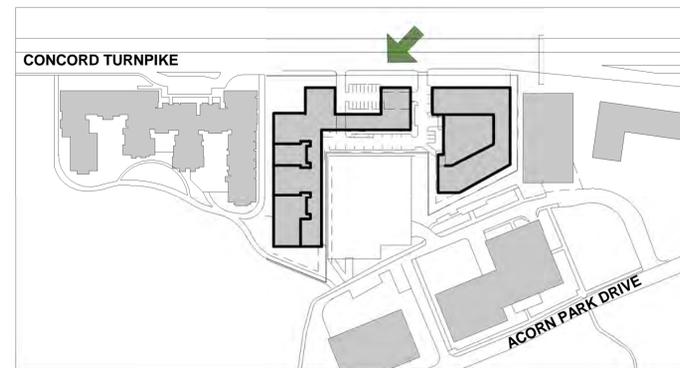
PERSPECTIVE VIEW

G-105



3/21/2017 1:22:28 PM

3 Building 1 Bridge & Site Entry



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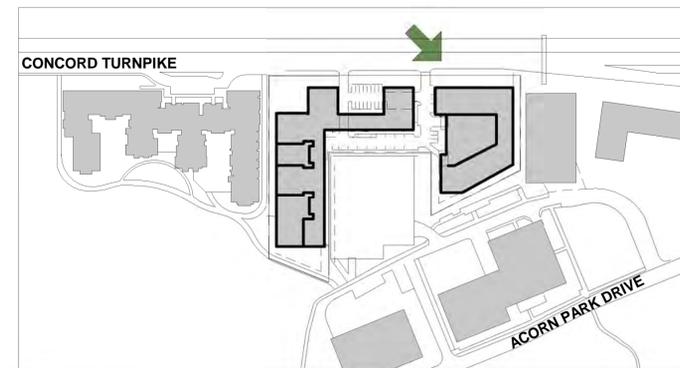
SHEET TITLE

PERSPECTIVE VIEW

G-106



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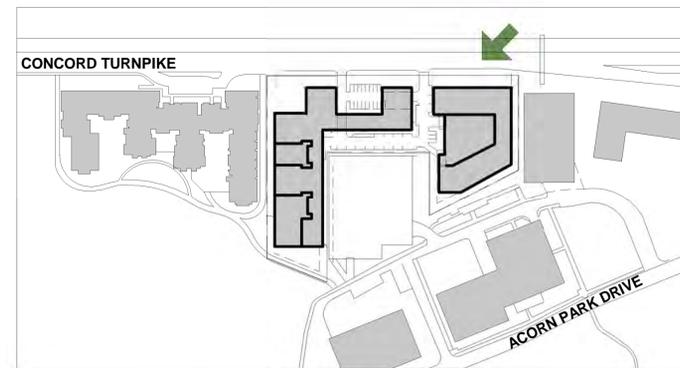
SHEET TITLE

PERSPECTIVE VIEW

G-107



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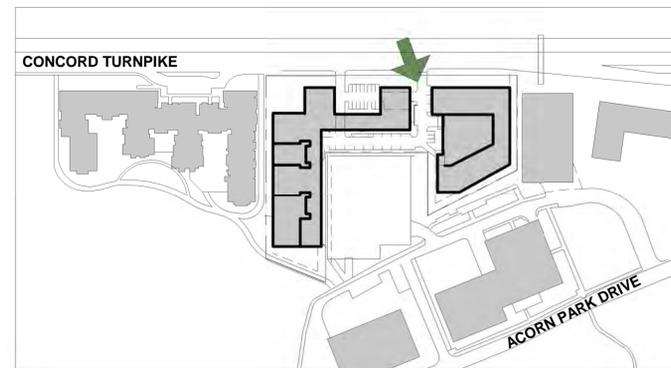
PERSPECTIVE VIEW

G-108



3/21/2017 1:22:36 PM

4 Building 2 Looking West



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SHEET TITLE

PERSPECTIVE VIEW

G-109



3/21/2017 1:22:38 PM

② Building 2 Entry & Site Exit