

HDSARCHITECTURE

9 & 25 BIRCH STREET & 30 - 36 BAY STATE ROAD

SPECIAL PERMIT APPLICATION REVISED GRAPHIC VOLUME | SEPTEMBER 18, 2026

Applicant:

BSR Birch, LLC

Collaborating Consultants:

Landscape Architect: MDLA

Civil Engineer: Hancock Associates

Transportation: Vanasse & Associates

Sustainability: enviENERGY Studio



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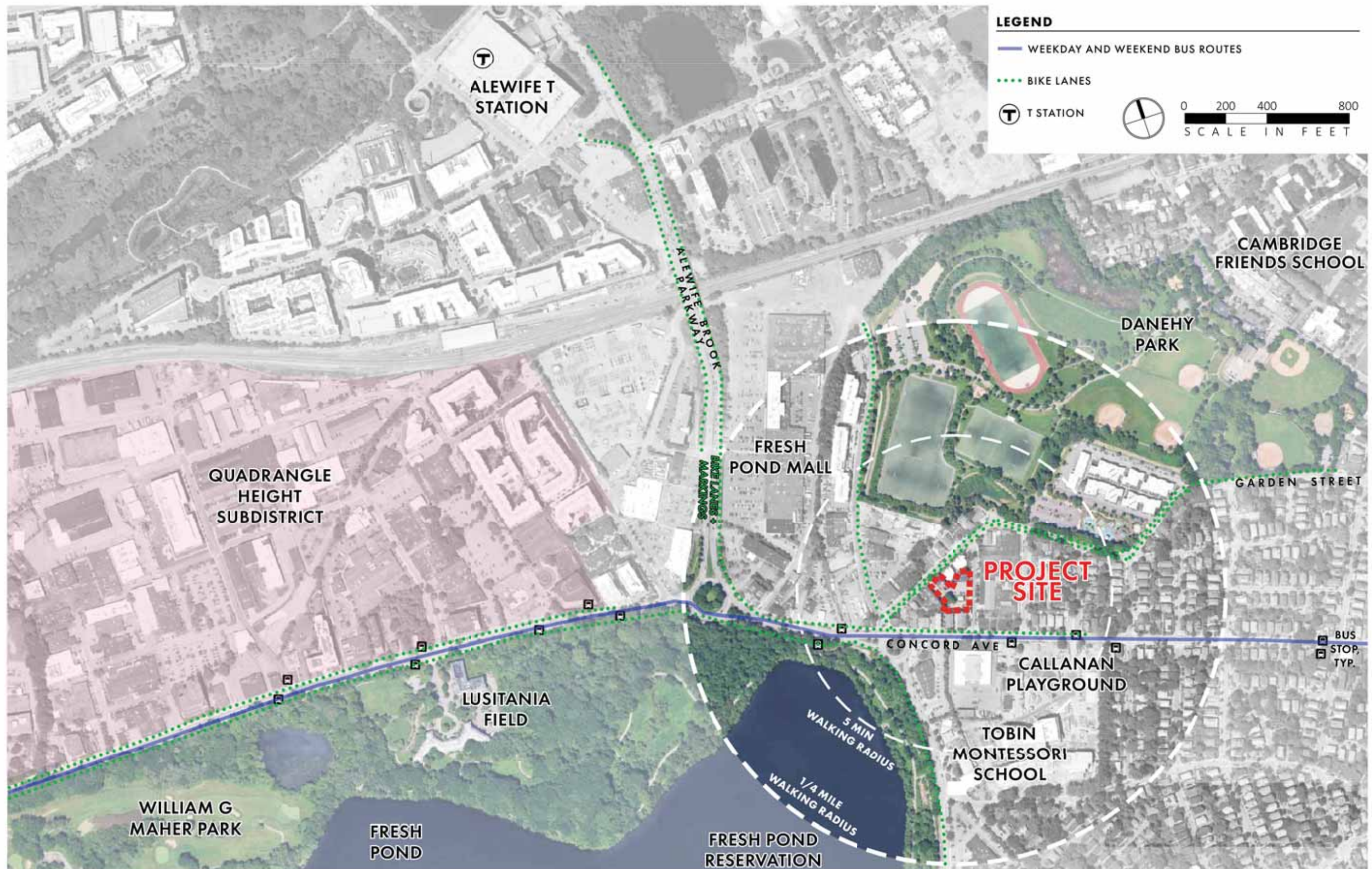
Existing Conditions

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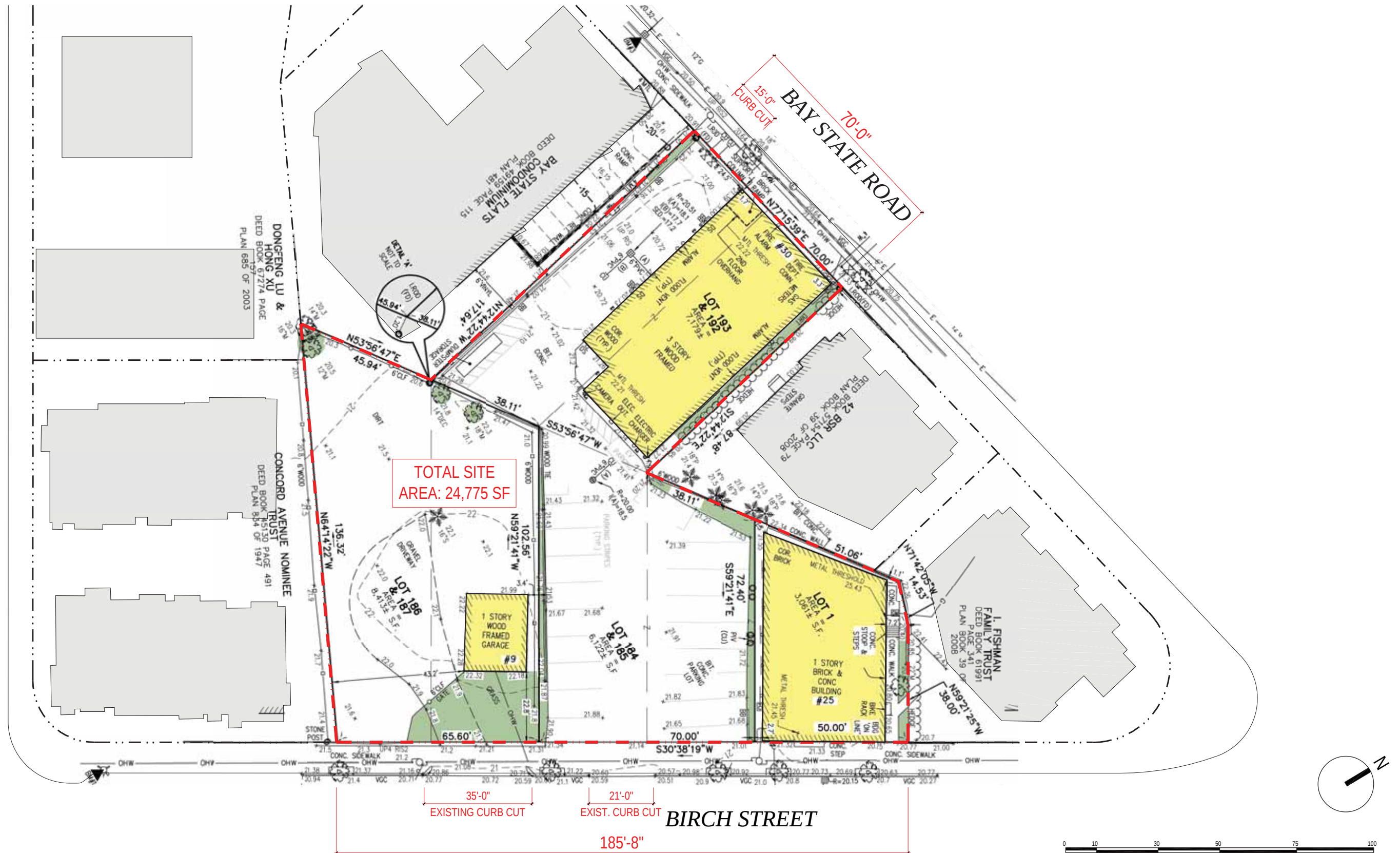


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Site Locus Plan

CONCORD AVENUE



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Existing Site Survey
1/32" = 1'-0"

HANCOCK
ASSOCIATES

MDLA

HDS
ARCHITECTURE
625 Mount Auburn Street, Cambridge, MA 02138
www.hdsarchitecture.com | 617.714.5870



BIRCH STREET (SOUTH EAST)



BIRCH STREET (NORTH WEST)



BAY STATE ROAD (NORTH)



BAY STATE ROAD (SOUTH)



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Existing Site Photos

$$\overline{1/32'' = 1'-0''}$$



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Proposed Site Plan

Building Stats:

Gross Floor Area: 91,585 SF
Dwelling Unit Net Floor Area: 59,680 SF

Vehicle Parking: 15
Bicycle Parking: 89

Studio:	18
1-Bedroom:	49
2-Bedroom:	14
3-Bedroom:	3
Total Units:	84 units



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First Floor Plan



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Fifth Floor Plan



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Sixth Floor Plan



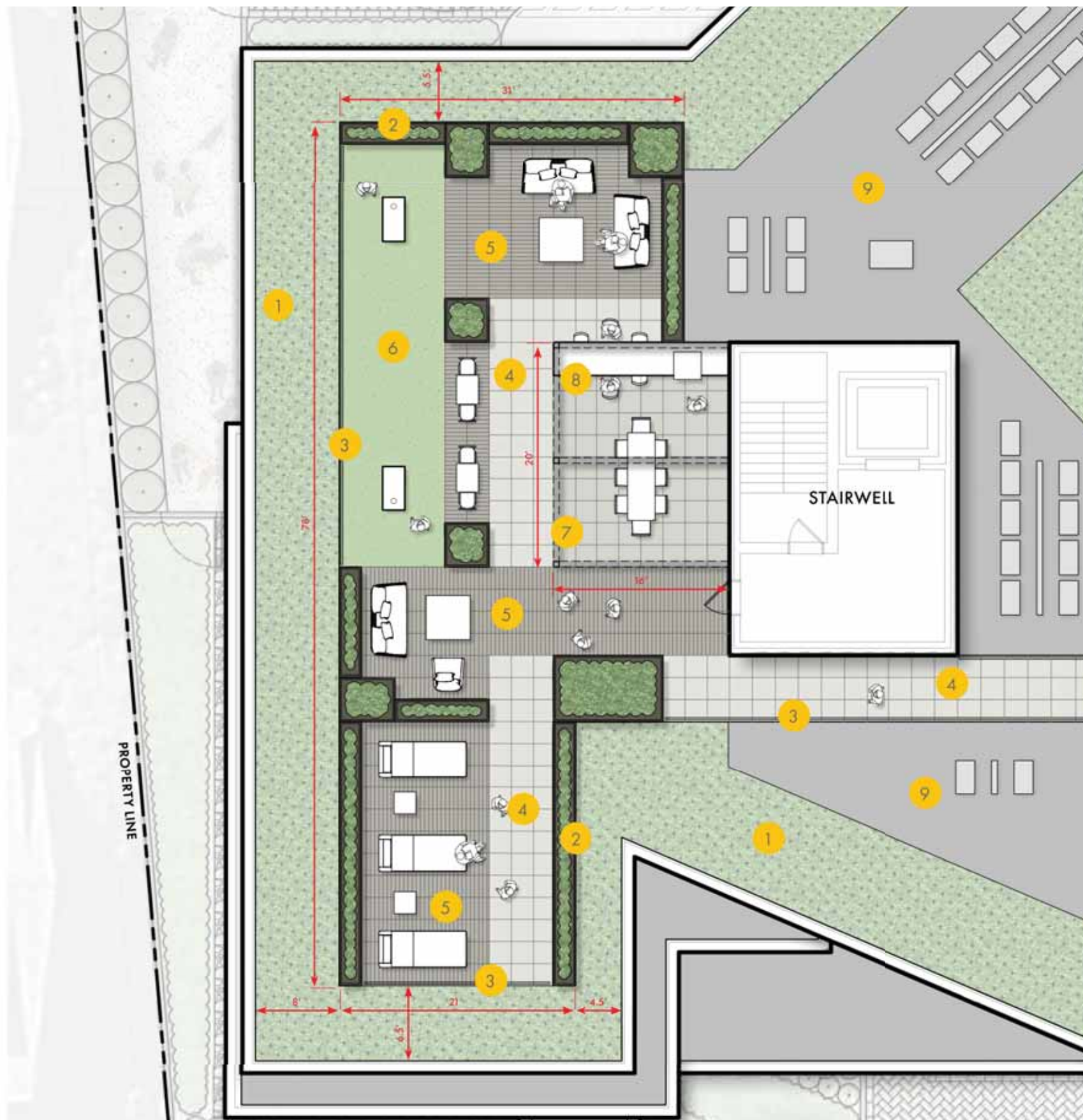
LEGEND

- 1 NON-INTENSIVE GREEN ROOF SYSTEM
- 2 42" DECORATIVE GUARDRAIL
- 3 2X2 PRECAST CONCRETE PAVERS ON PEDESTAL PAVERS
- 4 ROOFTOP MECHANICAL EQUIPMENT



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Roof Plan



LEGEND

- 1 NON INTENSIVE GREEN ROOF SYSTEM
- 2 42" TALL DECORATIVE ALUMINUM PLANTERS
- 3 42" DECORATIVE GUARDRAIL
- 4 2X2 PRECAST CONCRETE PAVERS ON PEDESTAL PAVERS
- 5 2X2 WOOD DECK TILES ON PEDESTAL PAVERS
- 6 SYNTHETIC TURF SYSTEM ON PEDESTAL PAVERS
- 7 STEEL FRAMED PERGOLA WITH STATIC IPE LOUVERS
- 8 OUTDOOR KITCHEN
- 9 ROOFTOP MECHANICAL EQUIPMENT

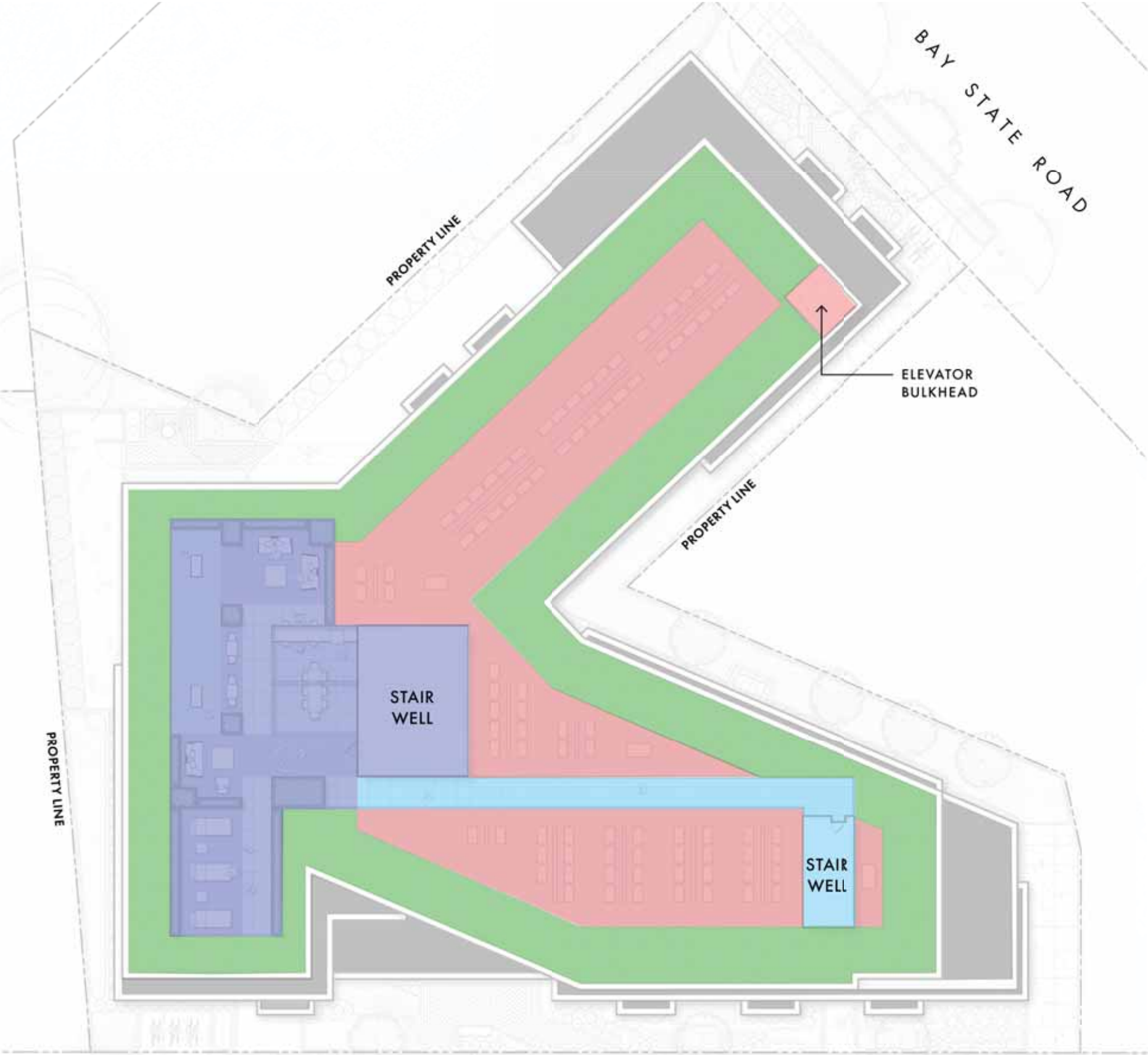


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Amenity Roof Deck

ARTICLE 22, SECTION 22.30 COMPLIANCE

TOTAL ROOF AREA	15,660 SF
ACCESS PATHWAYS (EXEMPT)	788 SF
OCCUPIED TERRACES (EXEMPT)	2,937 SF
MECHANICAL EQUIPMENT & CLEARANCES (EXEMPT)	5,466 SF
NON EXEMPT ROOF AREA	6,469 SF
GREEN ROOF AREA REQUIREMENT (80% OF NON EXEMPT ROOF AREA)	5,176 SF
PROPOSED NON INTENSIVE GREEN ROOF AREA	5,301 SF (81.9%)





NON-INTENSIVE GREEN ROOF



STEEL FRAMED PERGOLA W/ WOOD SLAT LOUVERS



OUTDOOR KITCHEN



PRECAST PAVERS ON PEDESTALS



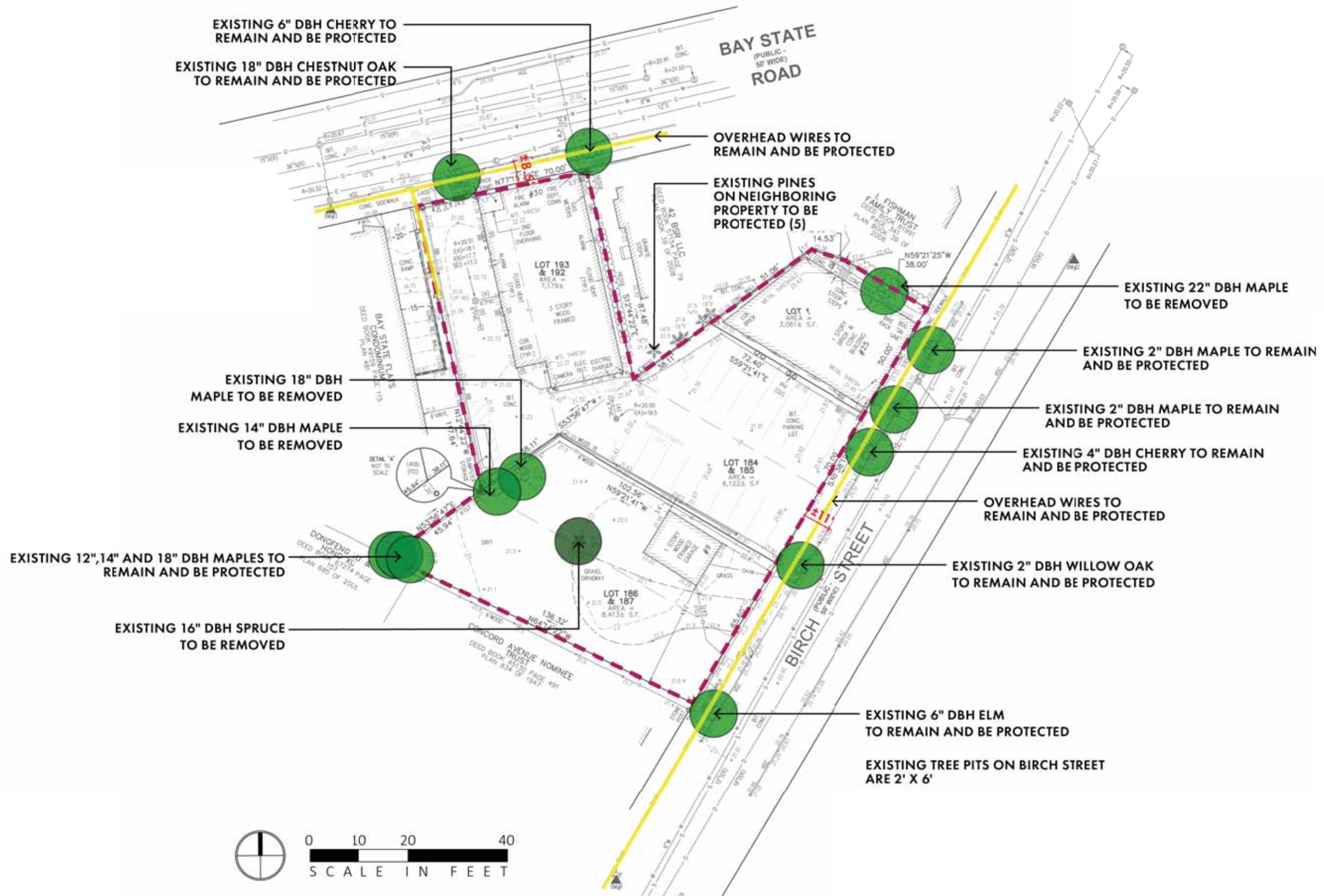
DECORATIVE ALUMINUM PLANTERS



IPE DECK TILES ON PEDESTALS



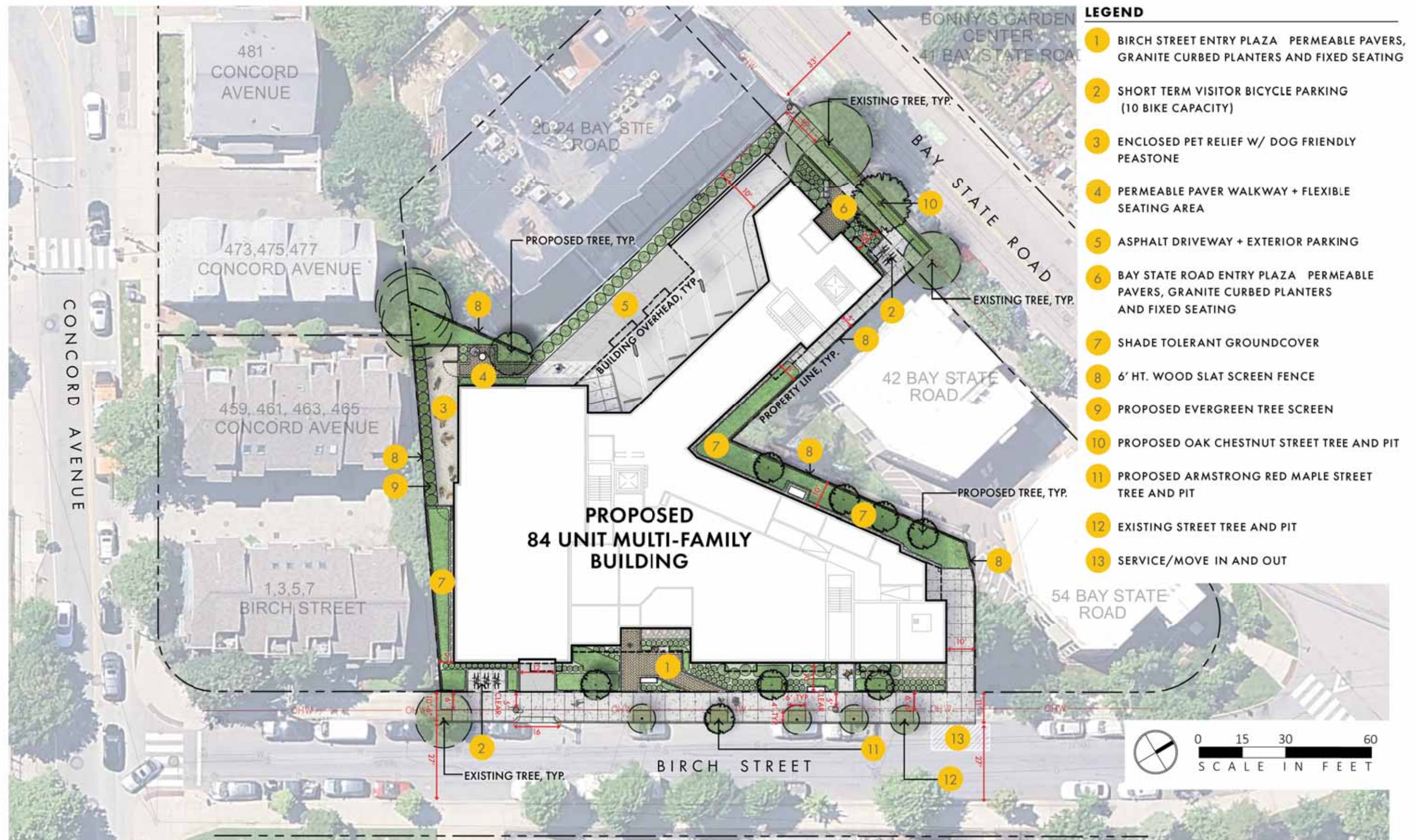
SYNTHETIC TURF



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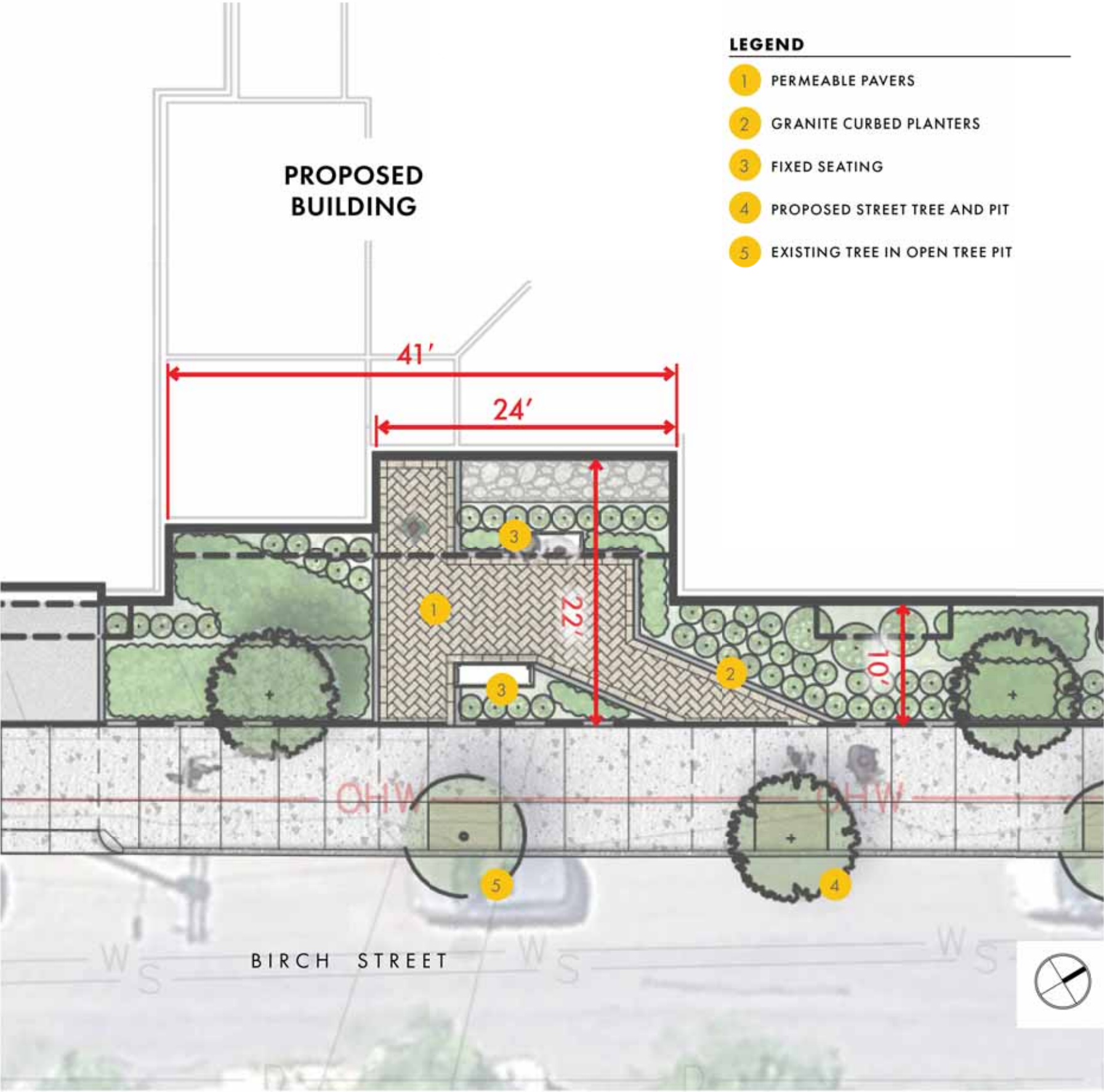
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Tree Plan



9 & 25 Birch Street & 30 - 36 Bay State Road Proposed Landscape Plan

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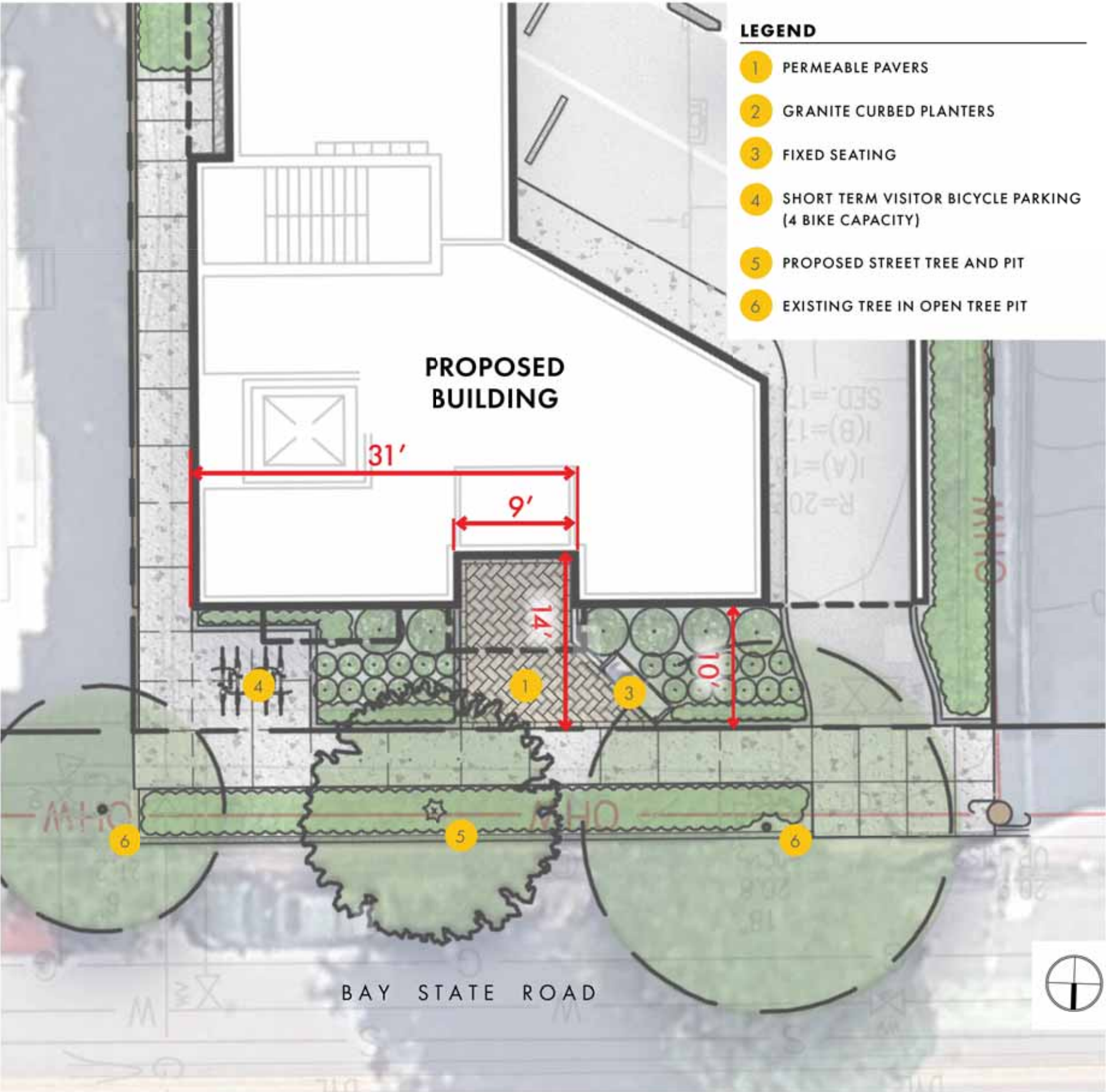




PERMEABLE PAVERS



GRANITE CURBED PLANTERS



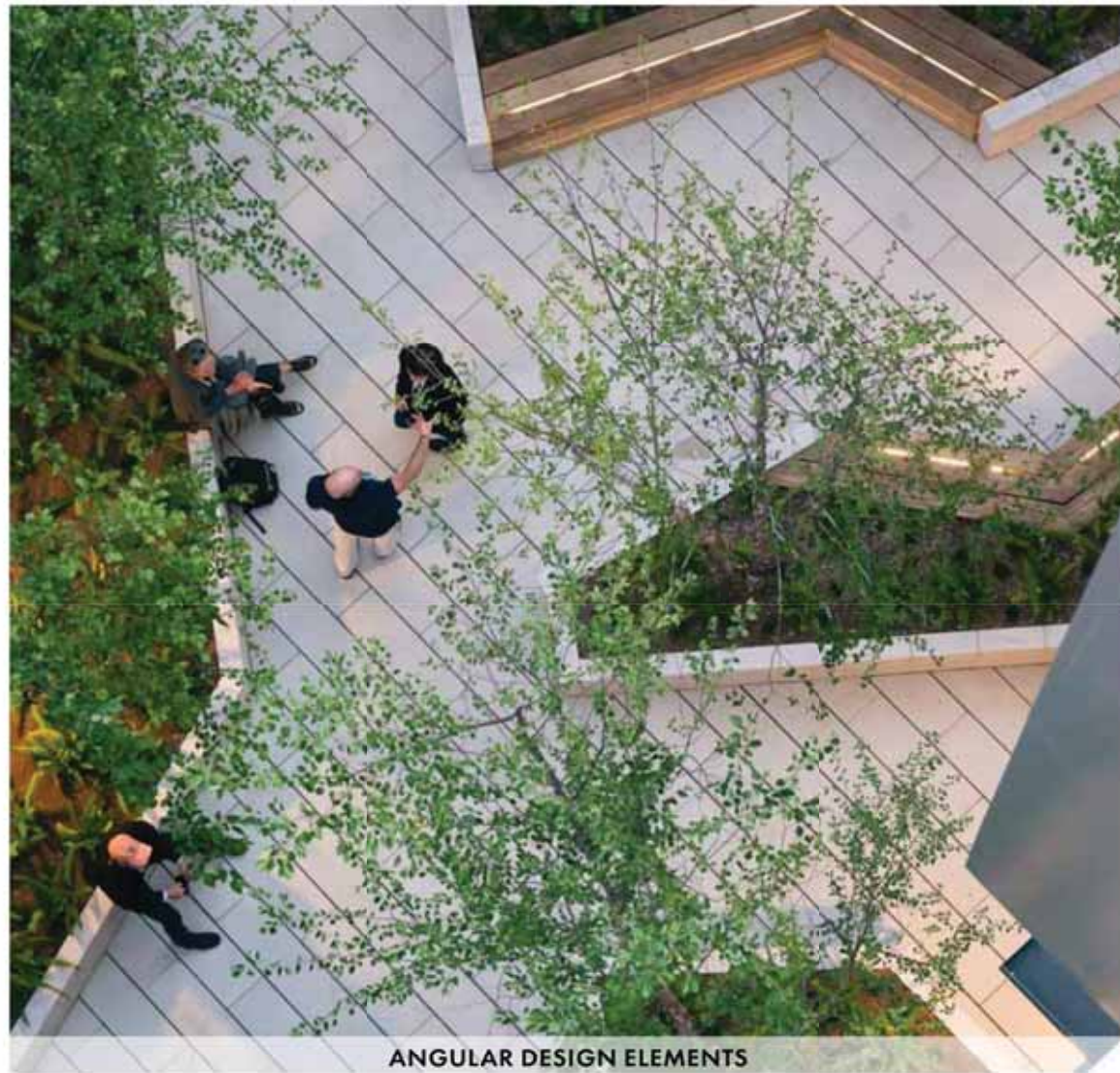


WOOD SLATS SCREEN FENCE



PEASTONE SURFACE





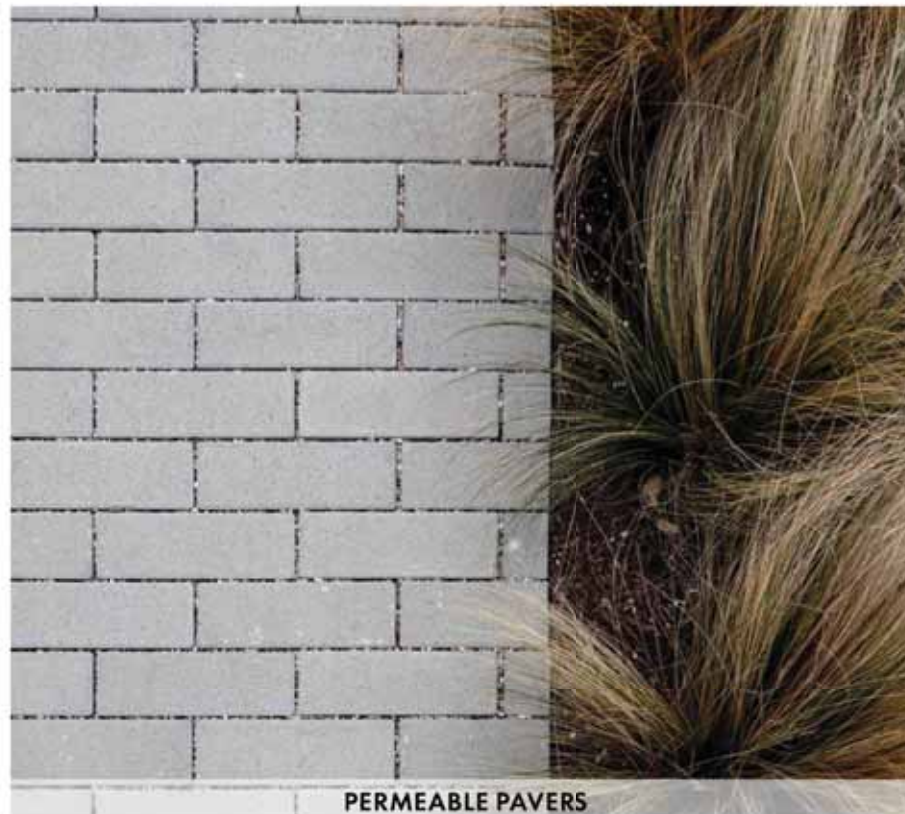
ANGULAR DESIGN ELEMENTS



LOW PLANTING + ORNAMENTAL TREE



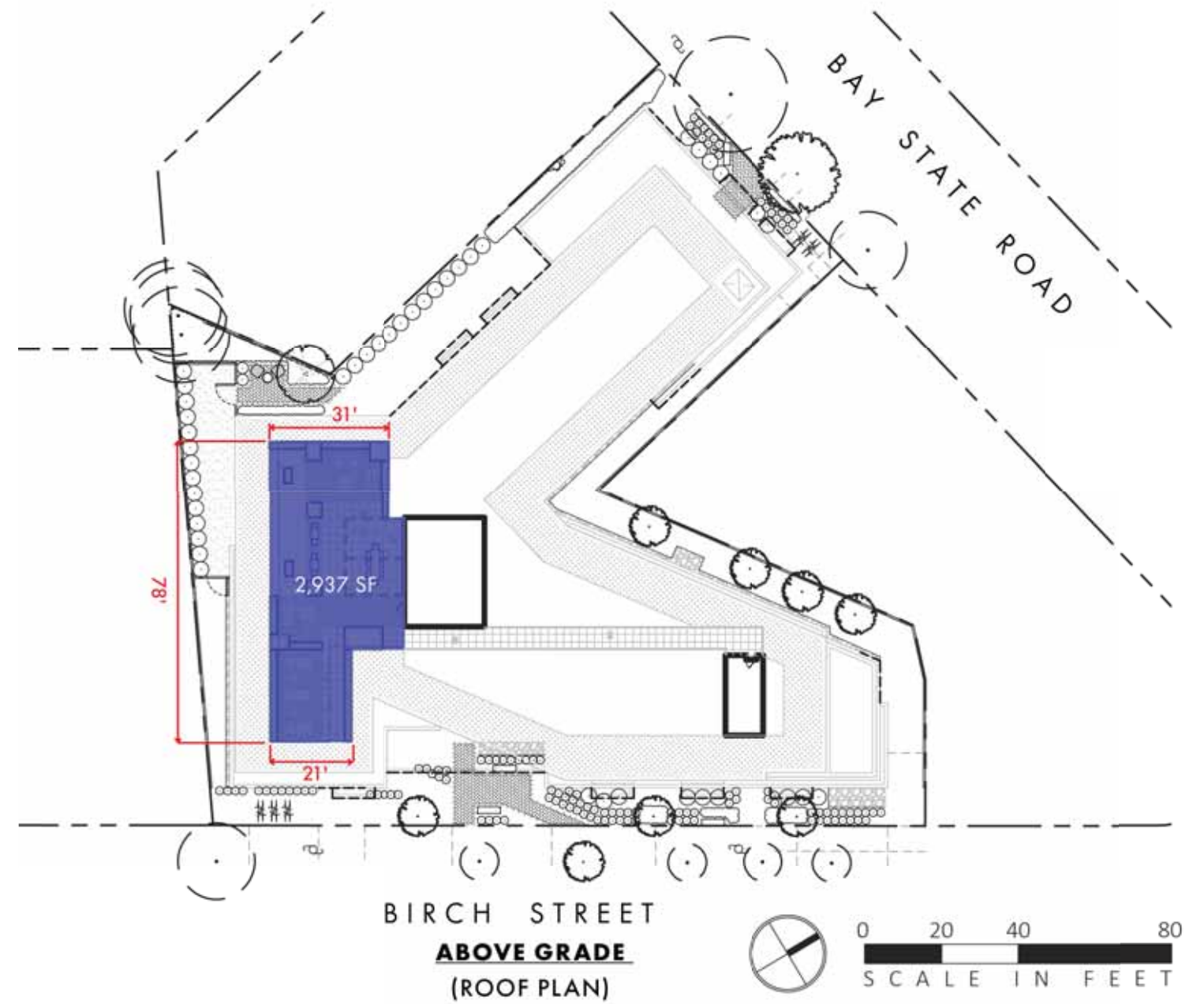
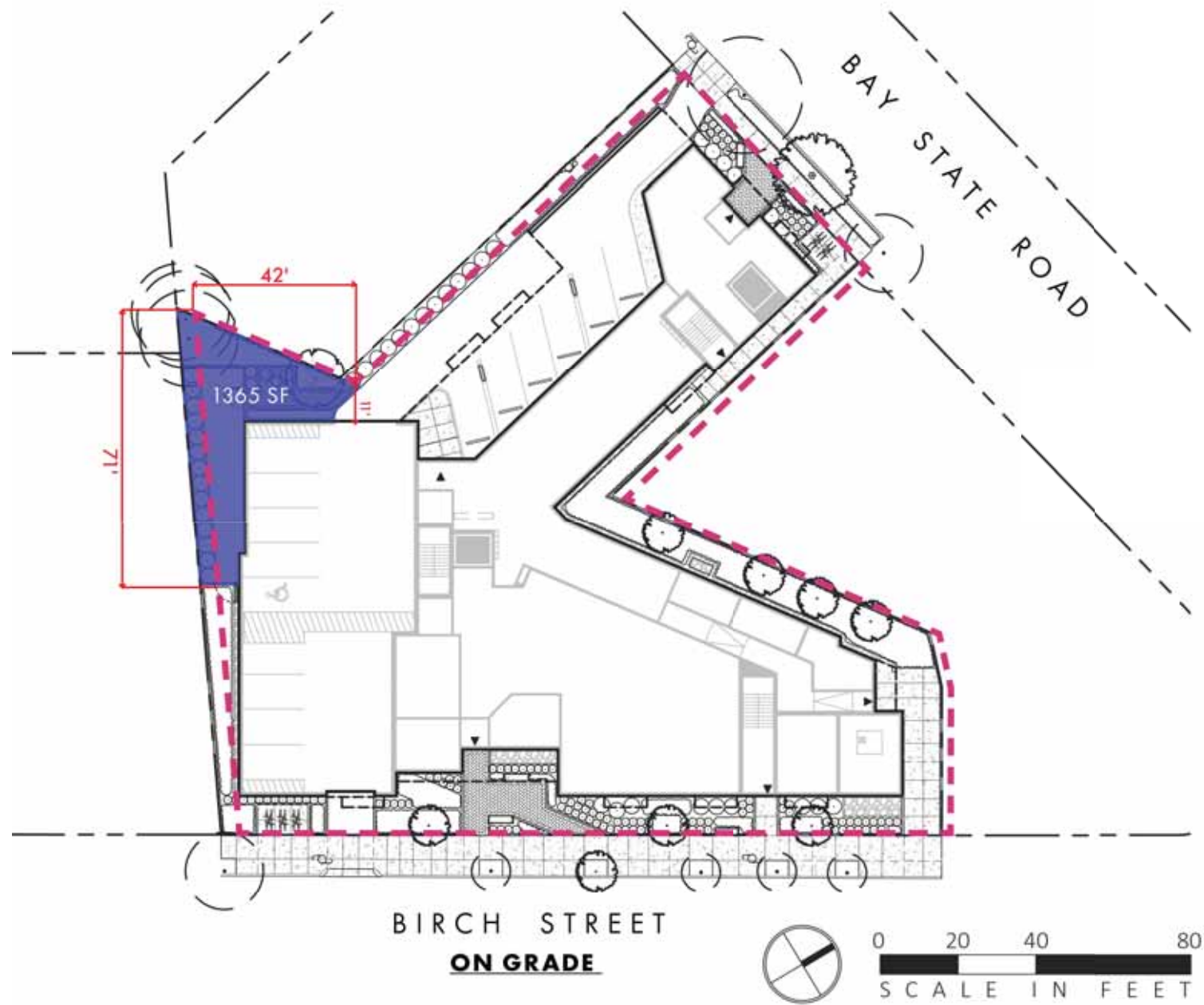
CUSTOM FURNISHINGS



PERMEABLE PAVERS



ORNAMENTAL GRASSES, FASTIGIATE TREES + RESILIENT PLANTING



PRIVATE OPEN SPACE

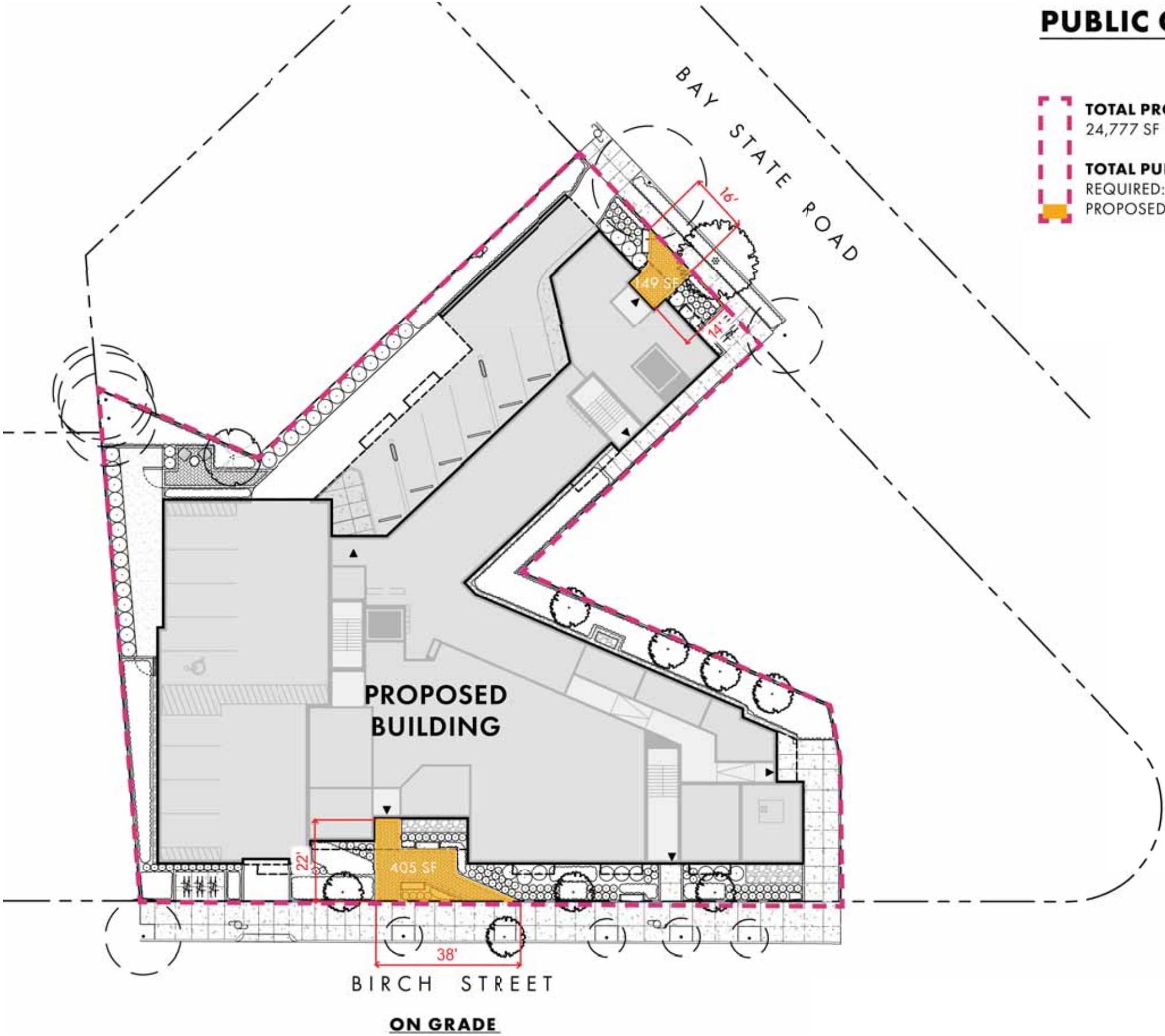
	TOTAL PROJECT SITE	
	24,777 SF	
	TOTAL PRIVATE SPACE	
	REQUIRED: N/A% / N/A SF PROPOSED: 17.36% / 4,302 SF	
	ON GRADE PRIVATE OPEN SPACE	
	REQUIRED: N/A% / N/A SF PROPOSED: 5.5% / 1,365 SF	
	ABOVE GRADE PRIVATE-OPEN SPACE	
	REQUIRED: N/A% / N/A SF PROPOSED: 6.37% / 2,937 SF	

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Private Open Space

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PUBLIC OPEN SPACE



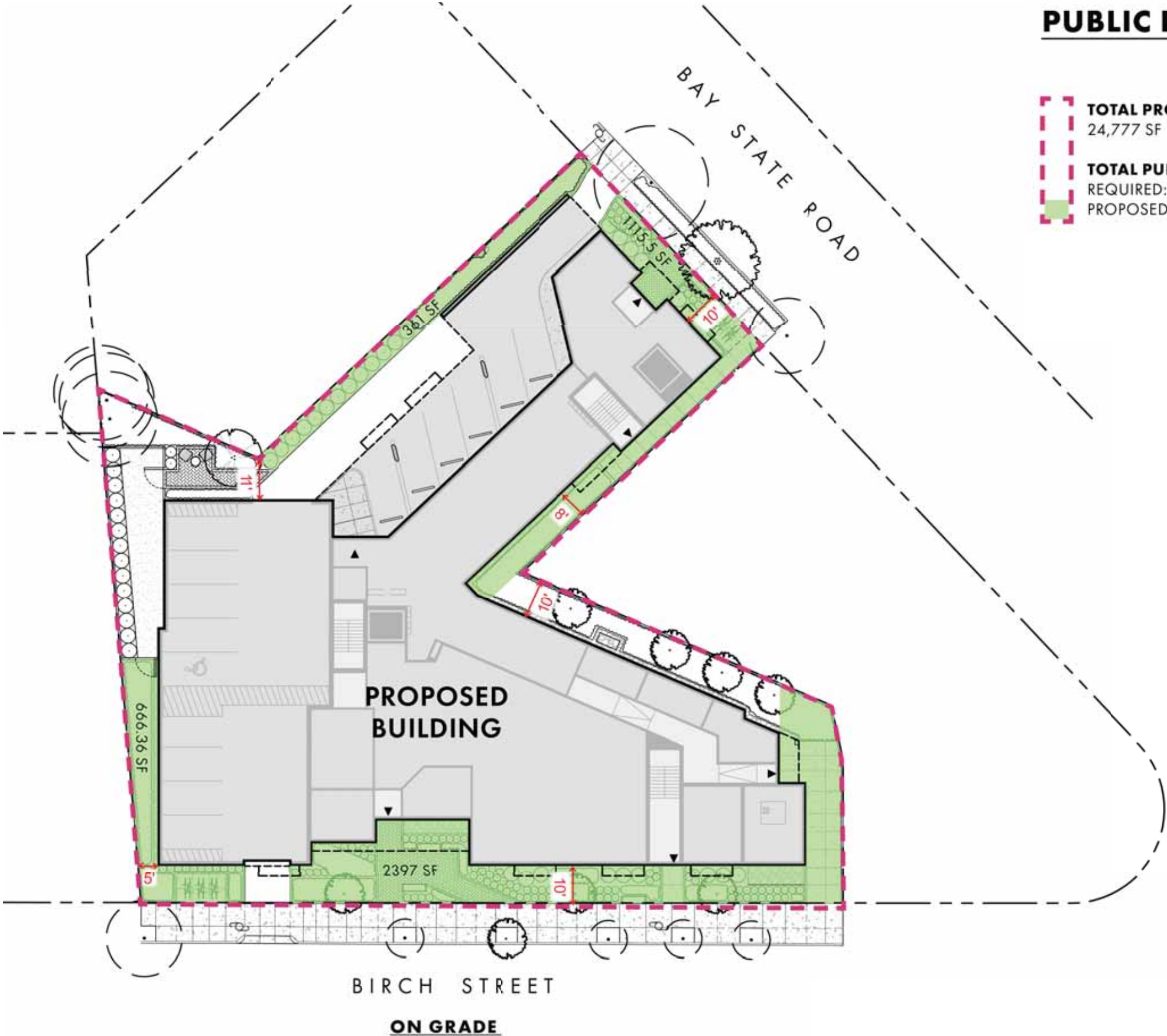
TOTAL PROJECT SITE
24,777 SF

TOTAL PUBLIC OPEN SPACE
REQUIRED: N/A% / N/A SF
PROPOSED: 2.23% / 554 SF

ON GRADE PUBLIC OPEN SPACE
REQUIRED: N/A% / N/A SF
PROPOSED: 2.23% / 554 SF



PUBLIC BENEFICIAL OPEN SPACE



TOTAL PROJECT SITE
24,777 SF

TOTAL PUBLIC BENEFICIAL OPEN SPACE
REQUIRED: N/A% / N/A SF
PROPOSED: 18.32% / 4,539.86 SF

ON GRADE PUBLIC BENEFICIAL OPEN SPACE
REQUIRED: N/A% / N/A SF
PROPOSED: 18.32% / 4,539.86 SF

GREEN AREA OPEN SPACE



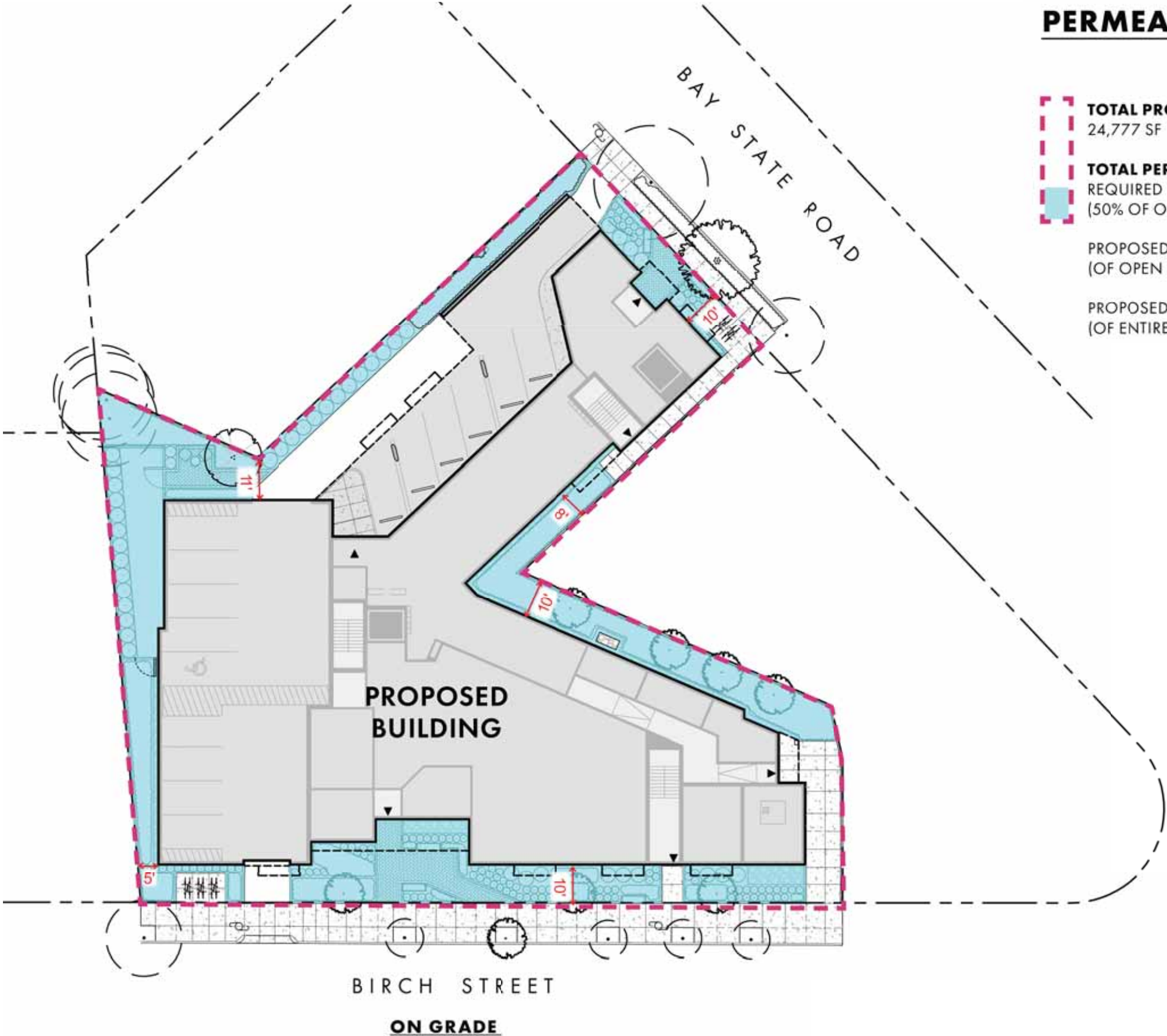
TOTAL PROJECT SITE
24,777 SF

TOTAL GREEN AREA OPEN SPACE
REQUIRED: N/A% / N/A SF
PROPOSED: 16.5% / 4,100.5 SF

ON GRADE GREEN AREA OPEN SPACE
REQUIRED: N/A% / N/A SF
PROPOSED: 16.5% / 4,100.5 SF



PERMEABLE OPEN SPACE



TOTAL PROJECT SITE
24,777 SF

TOTAL PERMEABLE OPEN SPACE
REQUIRED PERMEABLE AREA
(50% OF OPEN SPACE) : 50% / 3,605 SF

PROPOSED PERMEABLE AREA
(OF OPEN SPACE) : 82.65% / 5,965.5 SF

PROPOSED PERMEABLE AREA
(OF ENTIRE SITE): 24.07% / 5,965.5 SF

ON GRADE PERMEABLE OPEN SPACE
REQUIRED: 15% / 3,716 SF
PROPOSED: 24.07% / 5,965.5 SF





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Birch Street View 1



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Birch Street View 2



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Birch Street View 3



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Bay State Road View 1



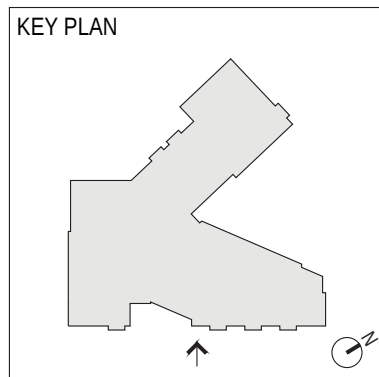
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Bay State Road View 2



9 & 25 Birch Street & 30 - 36 Bay State Road
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Bay State Road View 3



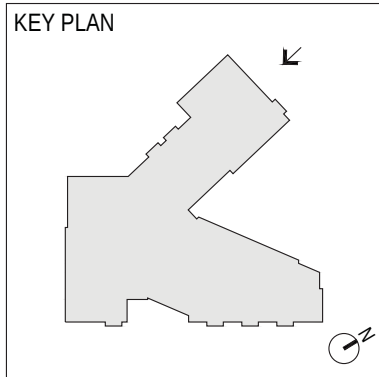
MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, TERRA-COTTA COLOR	MP-3-B	METAL PANEL, TYPE 3, COLOR B SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER COLOR	MP-3-C	METAL PANEL, TYPE 3, COLOR C SMOOTH / FLAT METAL PANEL, CHAMPAGNE COLOR

NOTE: COLORS AS ILLUSTRATED IN ELEVATION ARE INTENTIONALLY LIGHTENED TO PRESERVE BUILDING DETAILING. REFER TO DESCRIPTIONS ABOVE FOR MATERIAL DESIGN INTENT AND 3D RENDERING FOR ACCURATE COLOR REPRESENTATIONS



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Birch Street Elevation
1/16" = 1'-0"



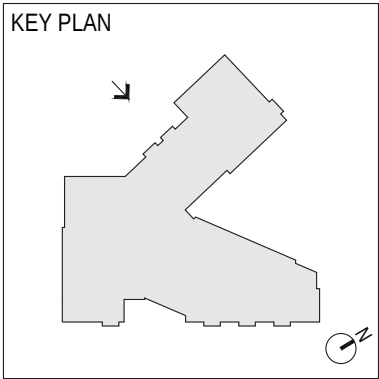
MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A	MP-3-B	METAL PANEL, TYPE 3, COLOR B
	HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, TERRA-COTTA COLOR		SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B	MP-3-C	METAL PANEL, TYPE 3, COLOR C
	VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER COLOR		SMOOTH / FLAT METAL PANEL, CHAMPAGNE COLOR

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9 & 25 Birch Street & 30 - 36 Bay State Road
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Bay State Rd Elevation
1/16" = 1'-0"



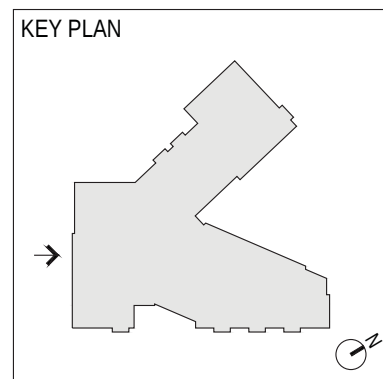
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MP-1-A	METAL PANEL, TYPE 1, COLOR A	MP-3-B	METAL PANEL, TYPE 3, COLOR B
	HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, TERRA-COTTA COLOR		SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B	MP-3-C	METAL PANEL, TYPE 3, COLOR C
	VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER COLOR		SMOOTH / FLAT METAL PANEL, CHAMPAGNE COLOR

NOTE: COLORS AS ILLUSTRATED IN ELEVATION ARE INTENTIONALLY LIGHTENED TO PRESERVE BUILDING DETAILING. REFER TO DESCRIPTIONS ABOVE FOR MATERIAL DESIGN INTENT AND 3D RENDERING FOR ACCURATE COLOR REPRESENTATIONS



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Partial West Elevation
1/16" = 1'-0"



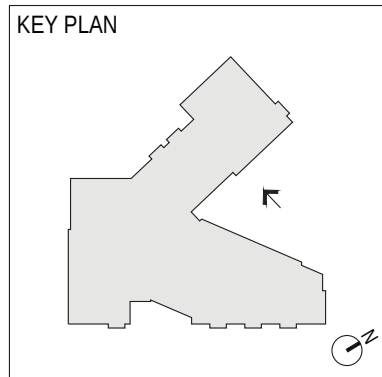
MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, TERRA-COTTA COLOR	MP-3-B	METAL PANEL, TYPE 3, COLOR B SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER COLOR	MP-3-C	METAL PANEL, TYPE 3, COLOR C SMOOTH / FLAT METAL PANEL, CHAMPAGNE COLOR

NOTE: COLORS AS ILLUSTRATED IN ELEVATION ARE INTENTIONALLY LIGHTENED TO PRESERVE BUILDING DETAILING. REFER TO DESCRIPTIONS ABOVE FOR MATERIAL DESIGN INTENT AND 3D RENDERING FOR ACCURATE COLOR REPRESENTATIONS



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Partial West Elevation
1/16" = 1'-0"



MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A	MP-3-B	METAL PANEL, TYPE 3, COLOR B
	HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, TERRA-COTTA COLOR		SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B	MP-3-C	METAL PANEL, TYPE 3, COLOR C
	VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER COLOR		SMOOTH / FLAT METAL PANEL, CHAMPAGNE COLOR

NOTE: COLORS AS ILLUSTRATED IN ELEVATION ARE INTENTIONALLY LIGHTENED TO PRESERVE BUILDING DETAILING. REFER TO DESCRIPTIONS ABOVE FOR MATERIAL DESIGN INTENT AND 3D RENDERING FOR ACCURATE COLOR REPRESENTATIONS



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Partial East Elevation
1/16" = 1'-0"

METAL WALL PANEL SYSTEM (MP-2-B)
VERTICAL MATRIX METAL PANEL,
VARIED EXPOSURE WIDTHS, WARM
PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-B)
SMOOTH / FLAT METAL PANEL
WARM PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-C)
SMOOTH / FLAT METAL PANEL
CHAMPAGNE COLOR

METAL WALL PANEL SYSTEM (MP-1-A)
HORIZONTAL METAL PANEL
8" EXPOSURE HEIGHT
BROWN / BRONZE COLOR

ROLL-UP GARAGE DOOR
ART MURAL TO EXTEND OVER DOOR

ART WALL MURAL
FIBER CEMENT WALL PANEL SYSTEM

METAL WALL PANEL SYSTEM (MP-2-B)
VERTICAL MATRIX METAL PANEL,
VARIED EXPOSURE WIDTHS, WARM
PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-B)
SMOOTH / FLAT METAL PANEL
WARM PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-C)
SMOOTH / FLAT METAL PANEL
CHAMPAGNE COLOR

METAL WALL PANEL SYSTEM (MP-1-A)
HORIZONTAL METAL PANEL
8" EXPOSURE HEIGHT
BROWN / BRONZE COLOR

METAL CANOPY

MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, TERRA-COTTA COLOR	MP-3-B	METAL PANEL, TYPE 3, COLOR B SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER COLOR	MP-3-C	METAL PANEL, TYPE 3, COLOR C SMOOTH / FLAT METAL PANEL, CHAMPAGNE COLOR

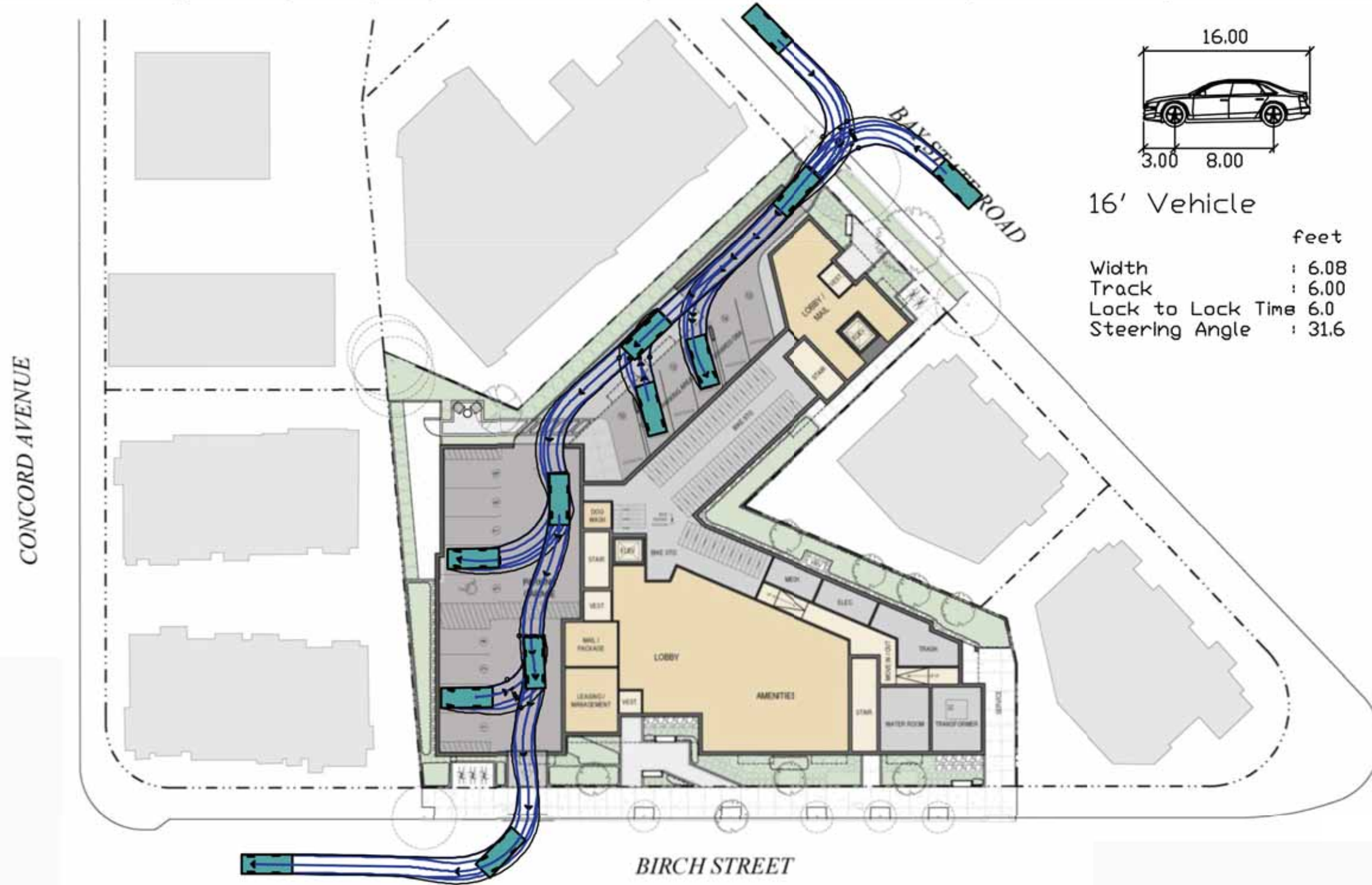
NOTE: FACADE MATERIALS NOTED IN VIGNETTE TYPICAL FOR WHOLE BUILDING. REFER TO BUILDING ELEVATIONS FOR APPLICATION / LOCATION OF FACADE MATERIALS. COLORS OF ACTUAL MATERIALS MAY VARY DEPENDING ON MANUFACTURER OF CHOICE / PRODUCT AVAILABILITY. REFER TO MATERIAL DESCRIPTIONS FOR COLOR INTENT.

METAL WALL PANEL SYSTEM (MP-3-C)
SMOOTH / FLAT METAL PANEL
CHAMPAGNE COLOR

ALUMINUM STOREFRONT SYSTEM
TYPICAL @ GROUND LEVEL
COMMON AREAS

STONE
STONE FACADE @ BUILDING
ENTRANCES

STONE
STONE @ BASE OF BUILDING
& UNDER WINDOWS



Source: HDS Architecture.

0 25 50 Scale in Feet

Figure C.2