

HDSARCHITECTURE

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

SPECIAL PERMIT APPLICATION GRAPHIC VOLUME | JUNE 05, 2026

Applicant:

BSR Birch, LLC

Collaborating Consultants:

Landscape Architect: MDLA

Civil Engineer: Hancock Associates

Transportation: Vanasse & Associates

Sustainability: enviENERGY Studio



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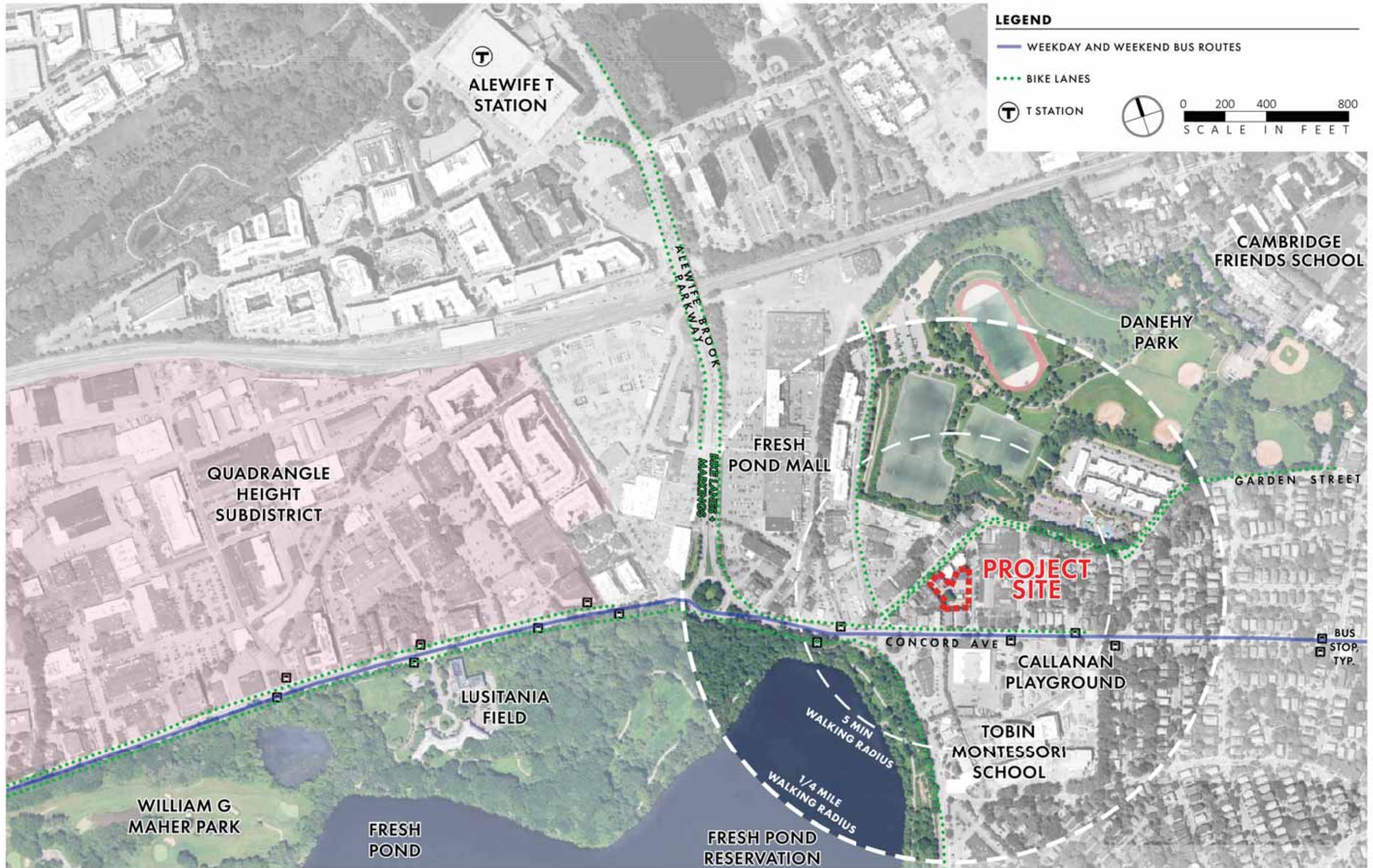
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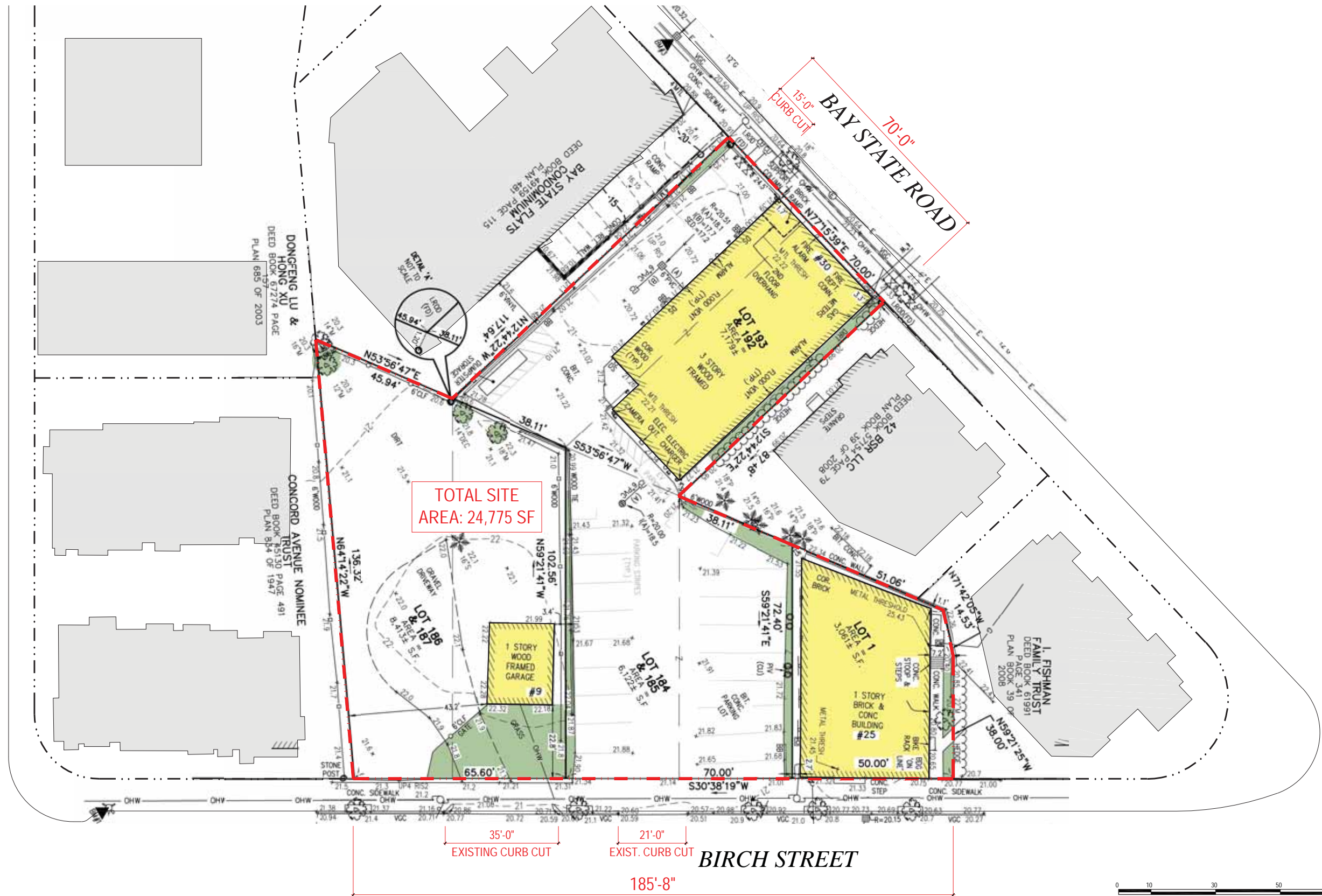
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Site Locus Plan

CONCORD AVENUE



TOTAL SITE AREA: 24,775 SF

35'-0" EXISTING CURB CUT

21'-0" EXIST. CURB CUT

185'-8"

BIRCH STREET



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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)



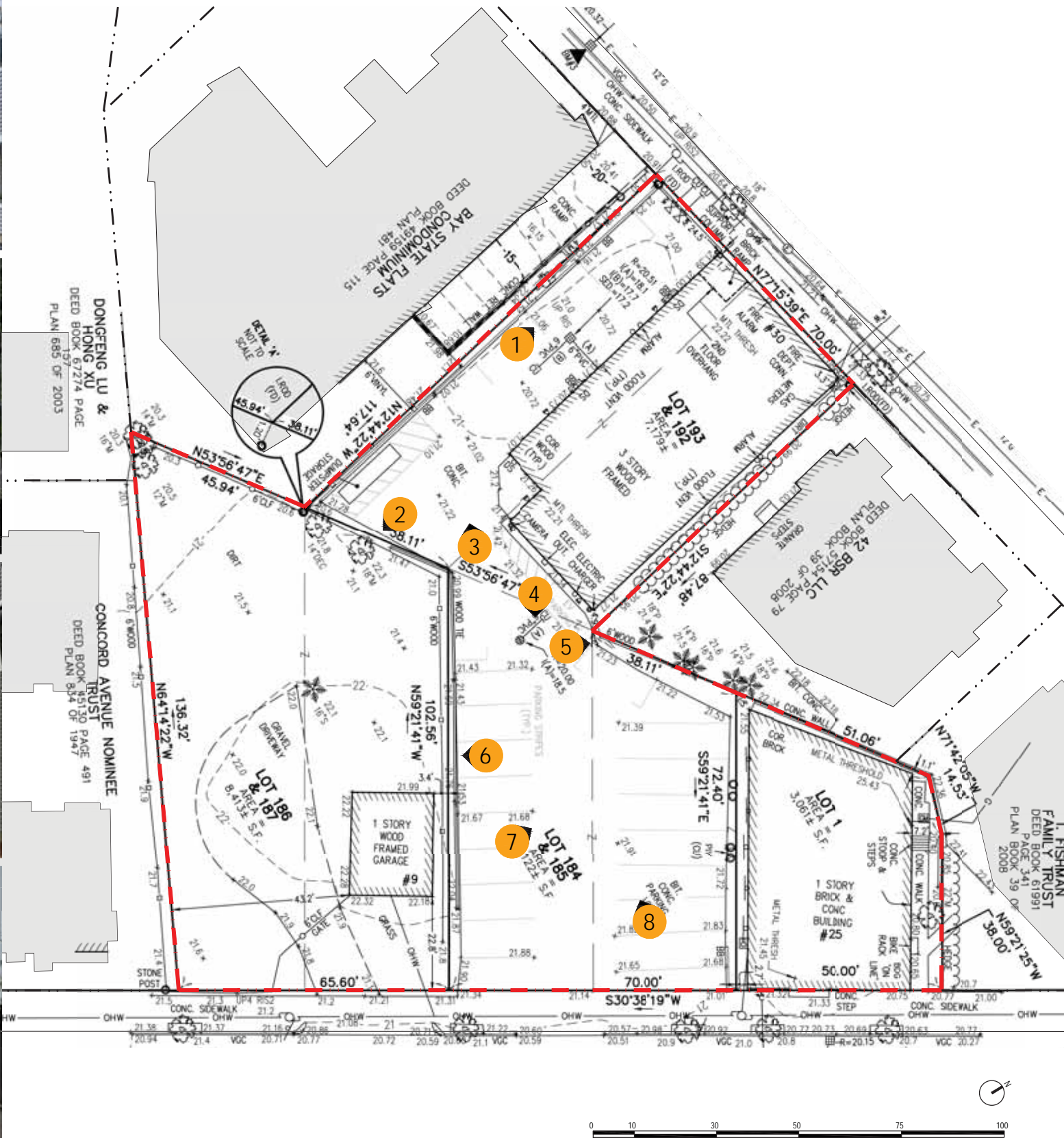
BIRCH STREET (NORTH WEST)



BAY STATE ROAD (NORTH)



BAY STATE ROAD (SOUTH)



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

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625 Mount Auburn Street, Cambridge, MA 02138
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Proposed Site Plan



Building Stats:

Gross Floor Area: 91,585 SF
 Net Rentable Area: 59,920 SF

Vehicle Parking: 15
 Bicycle Parking: 89

Studio:	19 (22%)
1-Bedroom:	49 (58%)
2-Bedroom:	15 (18%)
3-Bedroom:	2 (2%)
Total Units:	85 units

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First Floor Plan



Building Stats:

Gross Floor Area: 91,585 SF
 Net Rentable Area: 59,920 SF

Vehicle Parking: 15
 Bicycle Parking: 89

Studio:	19 (22%)
1-Bedroom:	49 (58%)
2-Bedroom:	15 (18%)
3-Bedroom:	2 (2%)
Total Units:	85 units

9 & 25 Birch Street & 30 - 36 Bay State Road
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Second Floor Plan

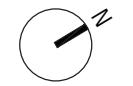


Building Stats:

Gross Floor Area: 91,585 SF
 Net Rentable Area: 59,920 SF

Vehicle Parking: 15
 Bicycle Parking: 89

Studio:	19 (22%)
1-Bedroom:	49 (58%)
2-Bedroom:	15 (18%)
3-Bedroom:	2 (2%)
Total Units:	85 units



9 & 25 Birch Street & 30 - 36 Bay State Road Third & Fourth Floor Plan
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Building Stats:

Gross Floor Area: 91,585 SF
 Net Rentable Area: 59,920 SF

Vehicle Parking: 15
 Bicycle Parking: 89

Studio:	19 (22%)
1-Bedroom:	49 (58%)
2-Bedroom:	15 (18%)
3-Bedroom:	2 (2%)
Total Units:	85 units

9 & 25 Birch Street & 30 - 36 Bay State Road
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Fifth Floor Plan



Building Stats:

Gross Floor Area: 91,585 SF
 Net Rentable Area: 59,920 SF

Vehicle Parking: 15
 Bicycle Parking: 89

Studio:	19 (22%)
1-Bedroom:	49 (58%)
2-Bedroom:	15 (18%)
3-Bedroom:	2 (2%)
Total Units:	85 units

9 & 25 Birch Street & 30 - 36 Bay State Road
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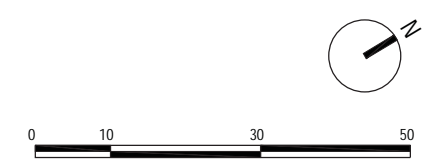
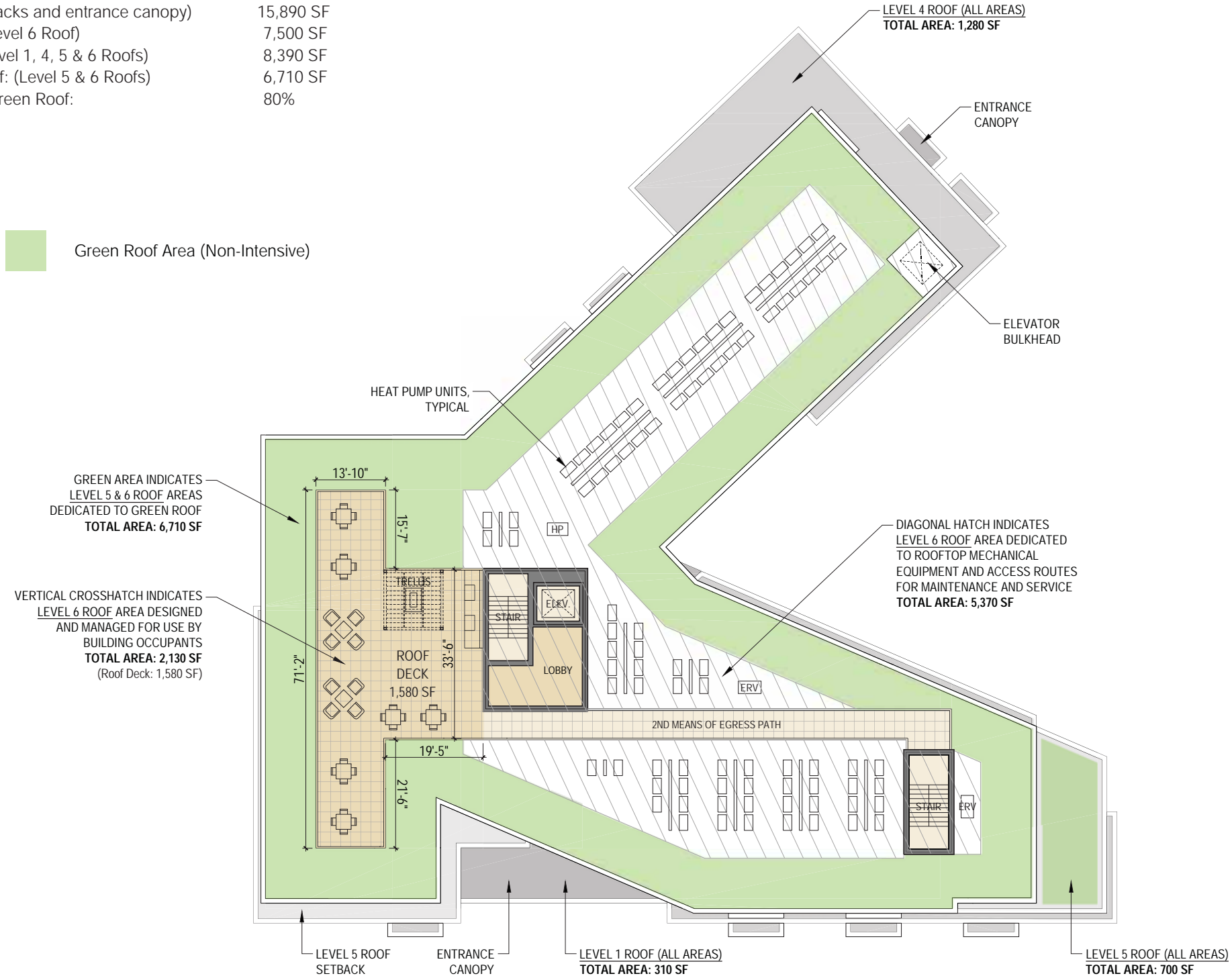
Sixth Floor Plan

Article 22, Section 22.30 Compliance:

Total Roof Area: (including low roofs at setbacks and entrance canopy)	15,890 SF
Total Roof Area Excluded per Ordinance: (Level 6 Roof)	7,500 SF
Total Roof Area Included per Ordinance: (Level 1, 4, 5 & 6 Roofs)	8,390 SF
Total Included Area Dedicated to Green Roof: (Level 5 & 6 Roofs)	6,710 SF
Percentage of Included Area Dedicated to Green Roof:	80%

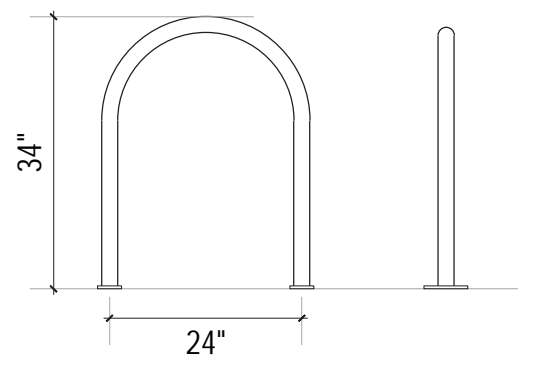
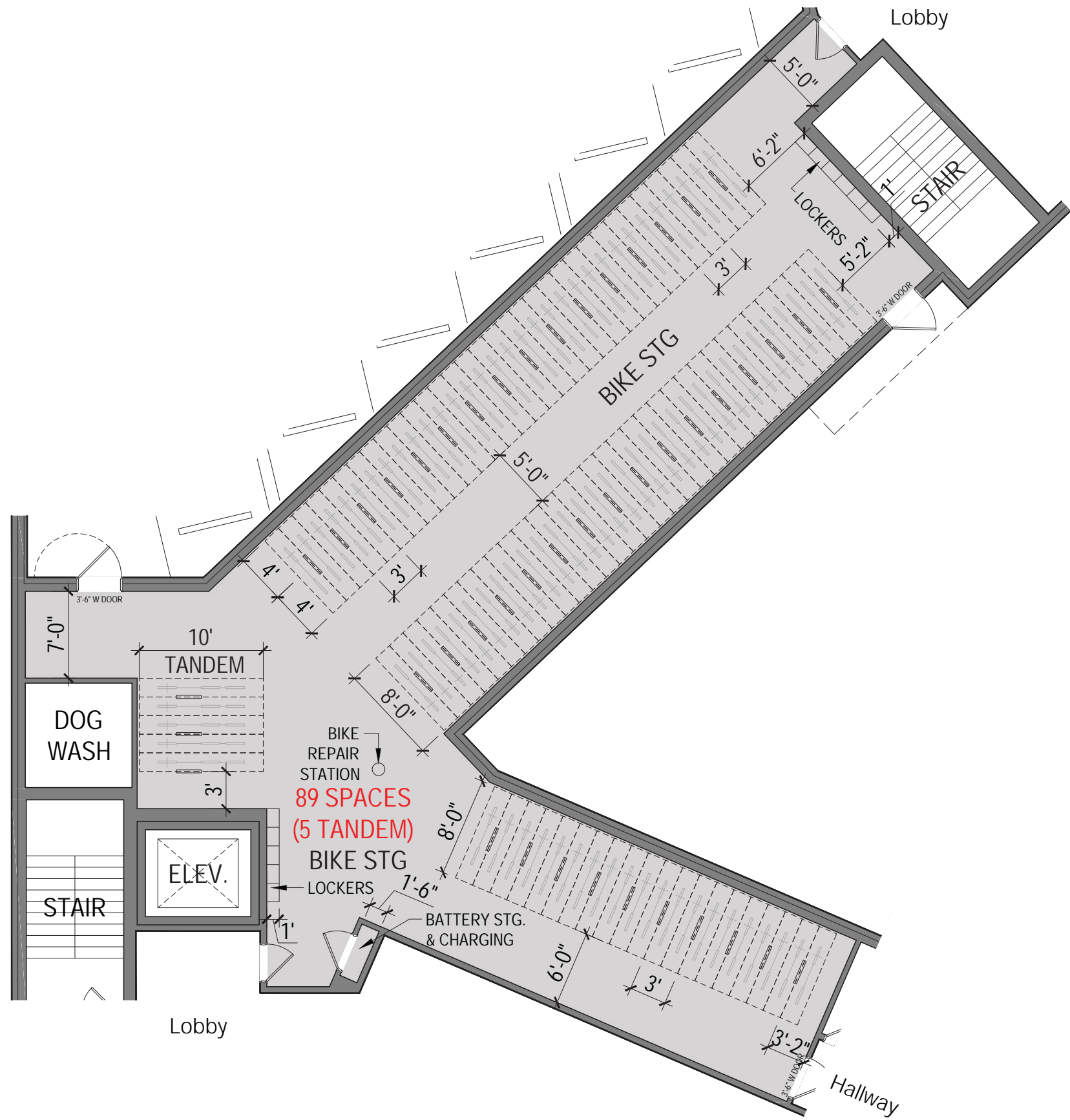
- Level 1 Roofs
- Level 4 Roofs
- Level 5 Roofs
- Level 6 Roofs

Green Roof Area (Non-Intensive)

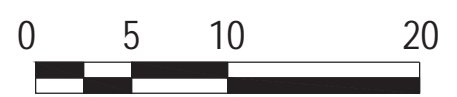
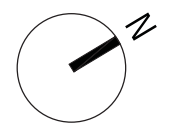
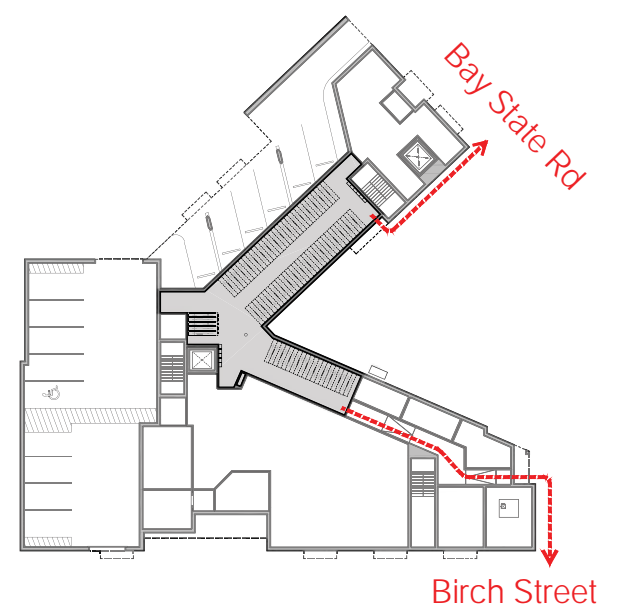


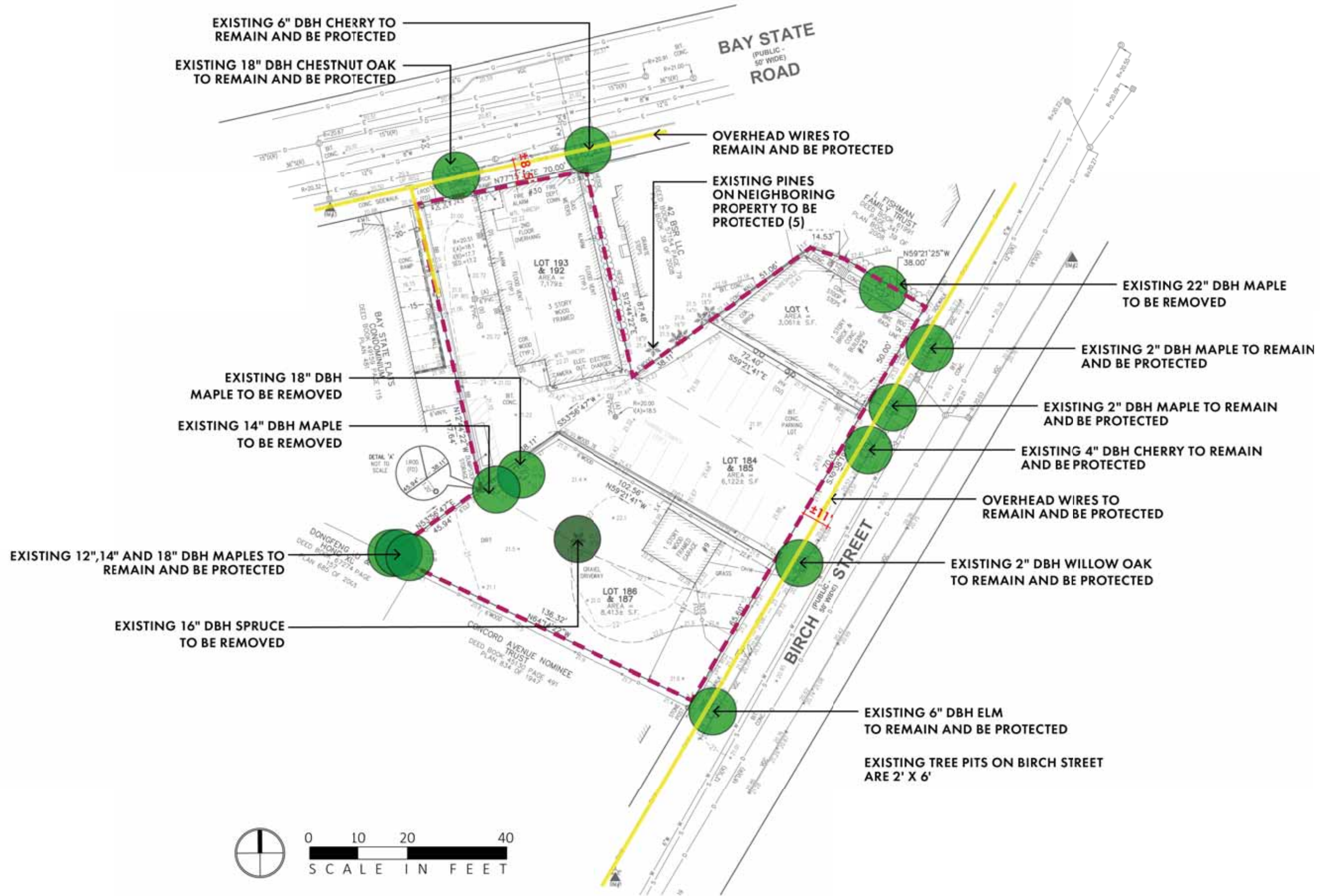
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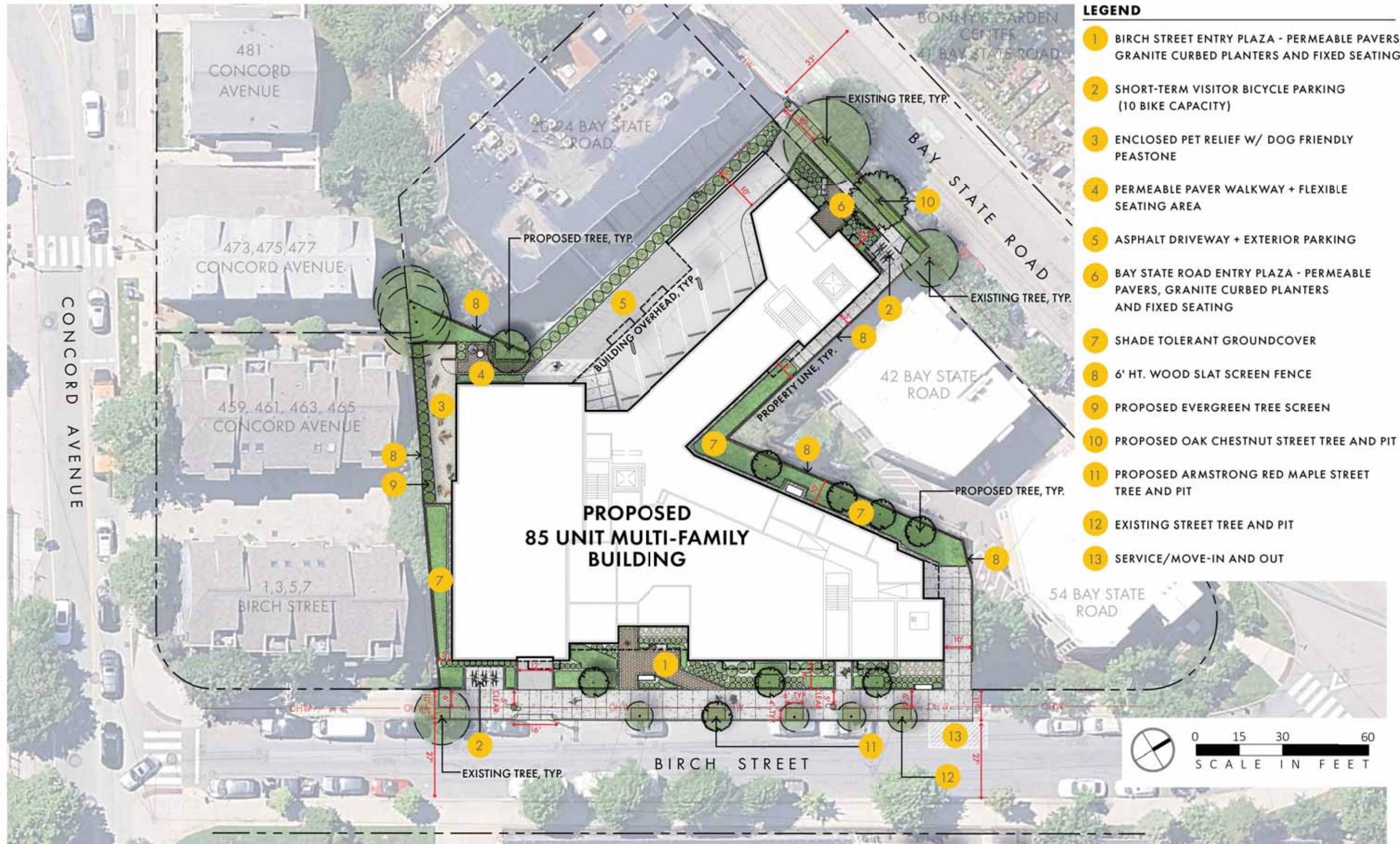
Roof Plan



Typical Bike Rack
Dero Hoop Rack
2 Bike Capacity, In-Ground Mount







- LEGEND**
- 1 BIRCH STREET ENTRY PLAZA - PERMEABLE PAVERS, GRANITE CURBED PLANTERS AND FIXED SEATING
 - 2 SHORT-TERM VISITOR BICYCLE PARKING (10 BIKE CAPACITY)
 - 3 ENCLOSED PET RELIEF W/ DOG FRIENDLY PEASTONE
 - 4 PERMEABLE PAVER WALKWAY + FLEXIBLE SEATING AREA
 - 5 ASPHALT DRIVEWAY + EXTERIOR PARKING
 - 6 BAY STATE ROAD ENTRY PLAZA - PERMEABLE PAVERS, GRANITE CURBED PLANTERS AND FIXED SEATING
 - 7 SHADE TOLERANT GROUNDCOVER
 - 8 6' HT. WOOD SLAT SCREEN FENCE
 - 9 PROPOSED EVERGREEN TREE SCREEN
 - 10 PROPOSED OAK CHESTNUT STREET TREE AND PIT
 - 11 PROPOSED ARMSTRONG RED MAPLE STREET TREE AND PIT
 - 12 EXISTING STREET TREE AND PIT
 - 13 SERVICE/MOVE-IN AND OUT

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

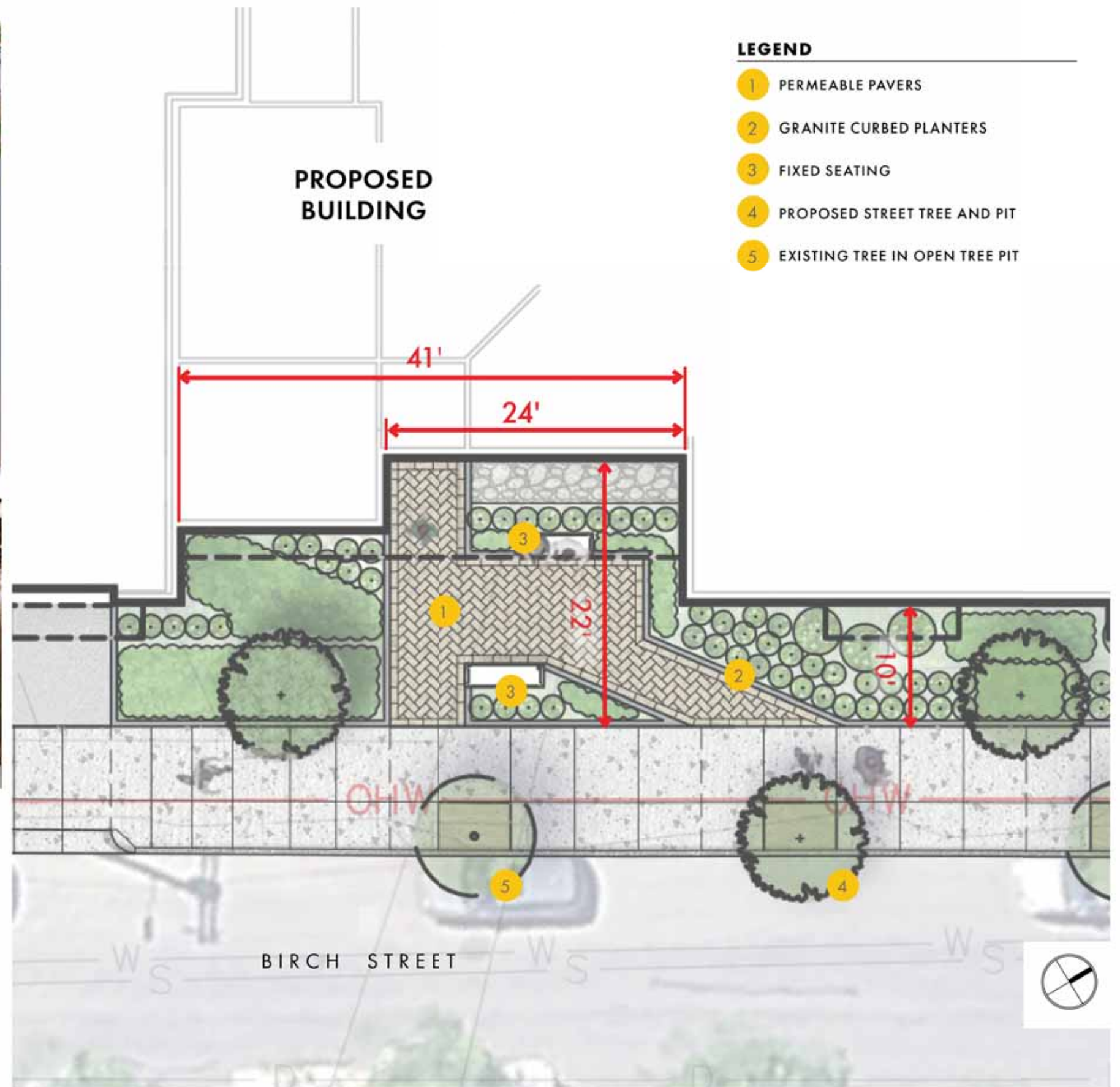
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ANGULAR DESIGN ELEMENTS

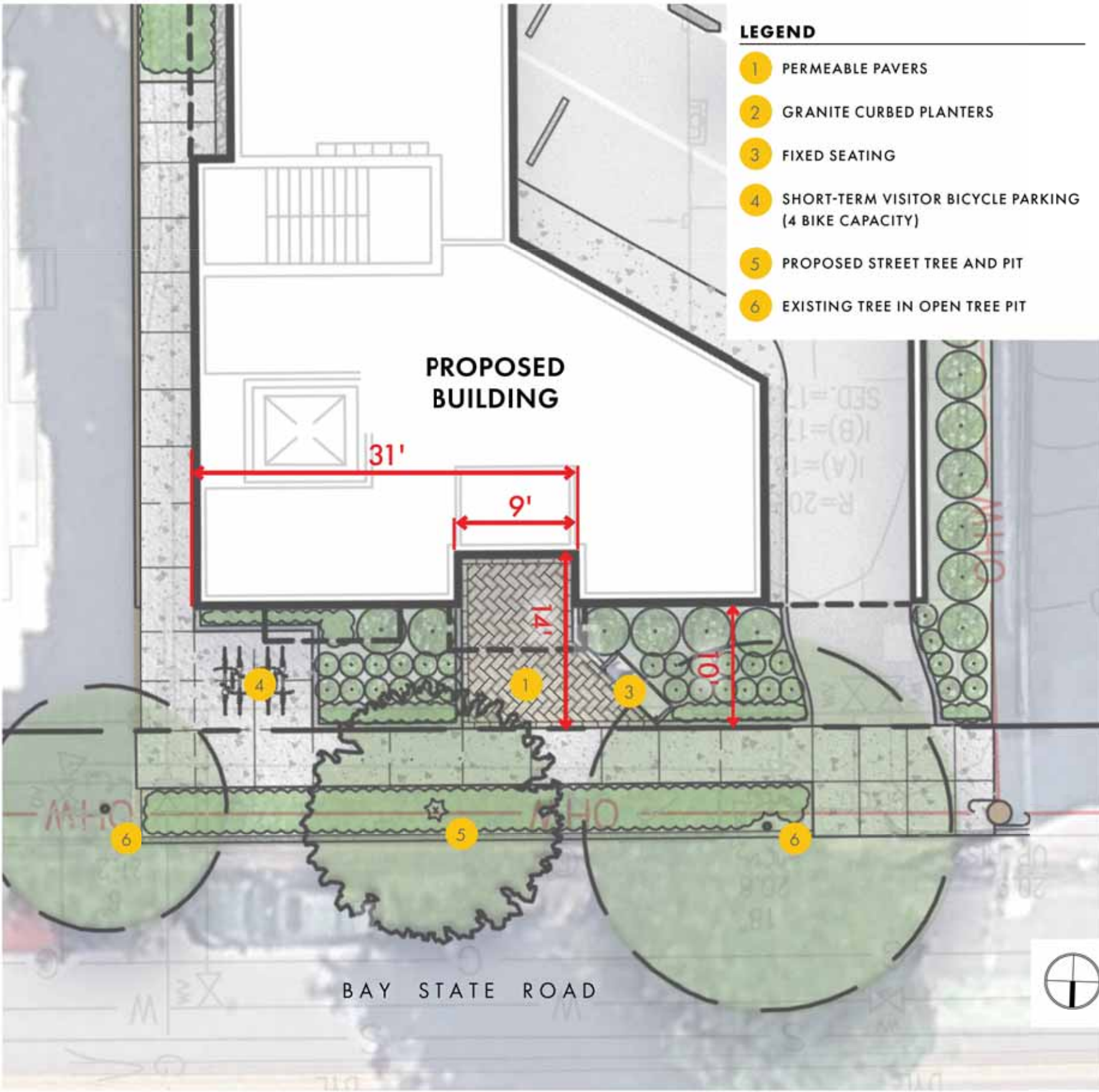


CUSTOM FURNISHINGS



LEGEND

- 1 PERMEABLE PAVERS
- 2 GRANITE CURBED PLANTERS
- 3 FIXED SEATING
- 4 PROPOSED STREET TREE AND PIT
- 5 EXISTING TREE IN OPEN TREE PIT



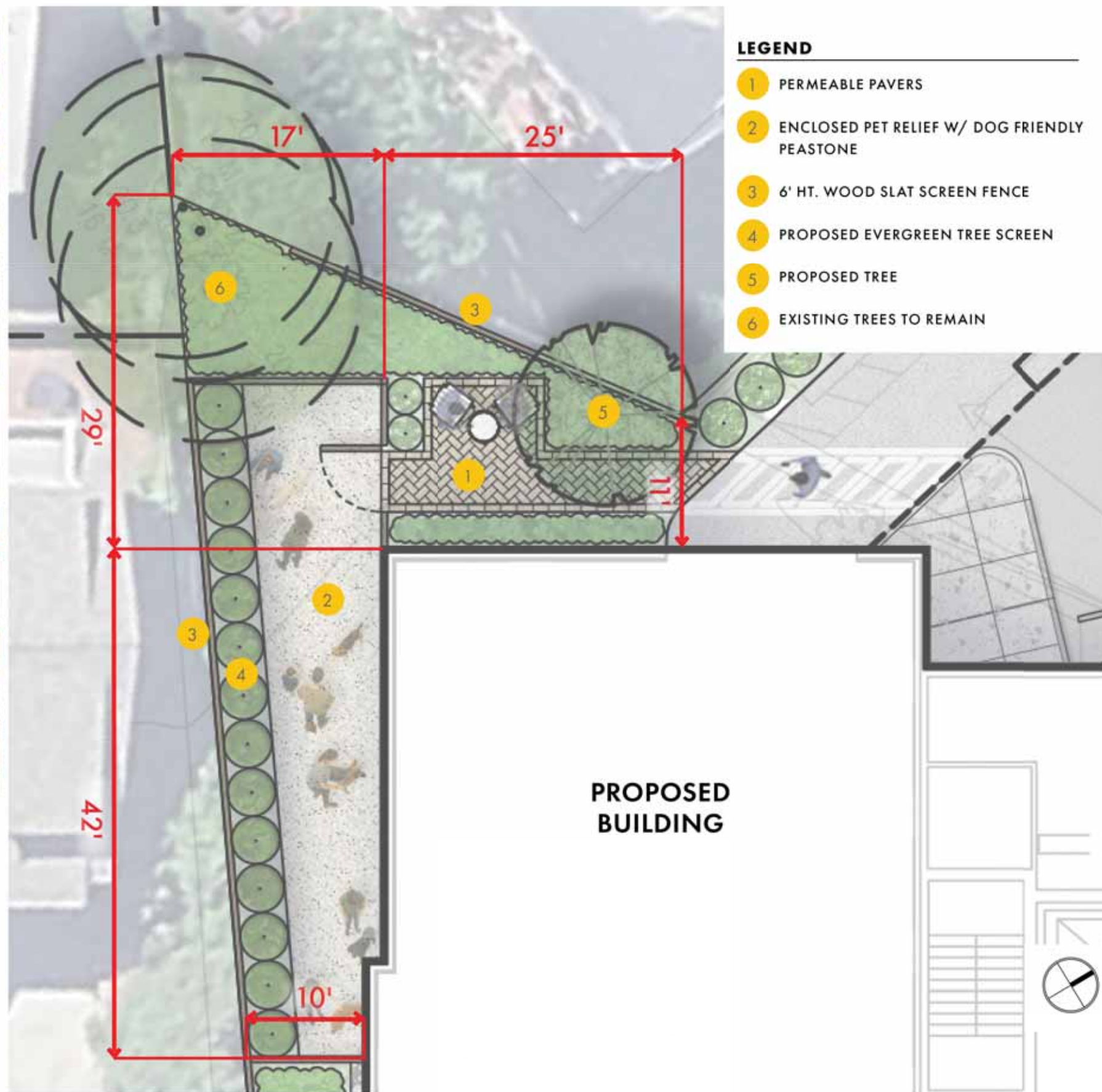
9 & 25 Birch Street & 30 - 36 Bay State Road Bay State Road Entry Plaza
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WOOD SLATS SCREEN FENCE



PEASTONE SURFACE





ANGULAR DESIGN ELEMENTS



LOW PLANTING + ORNAMENTAL TREE



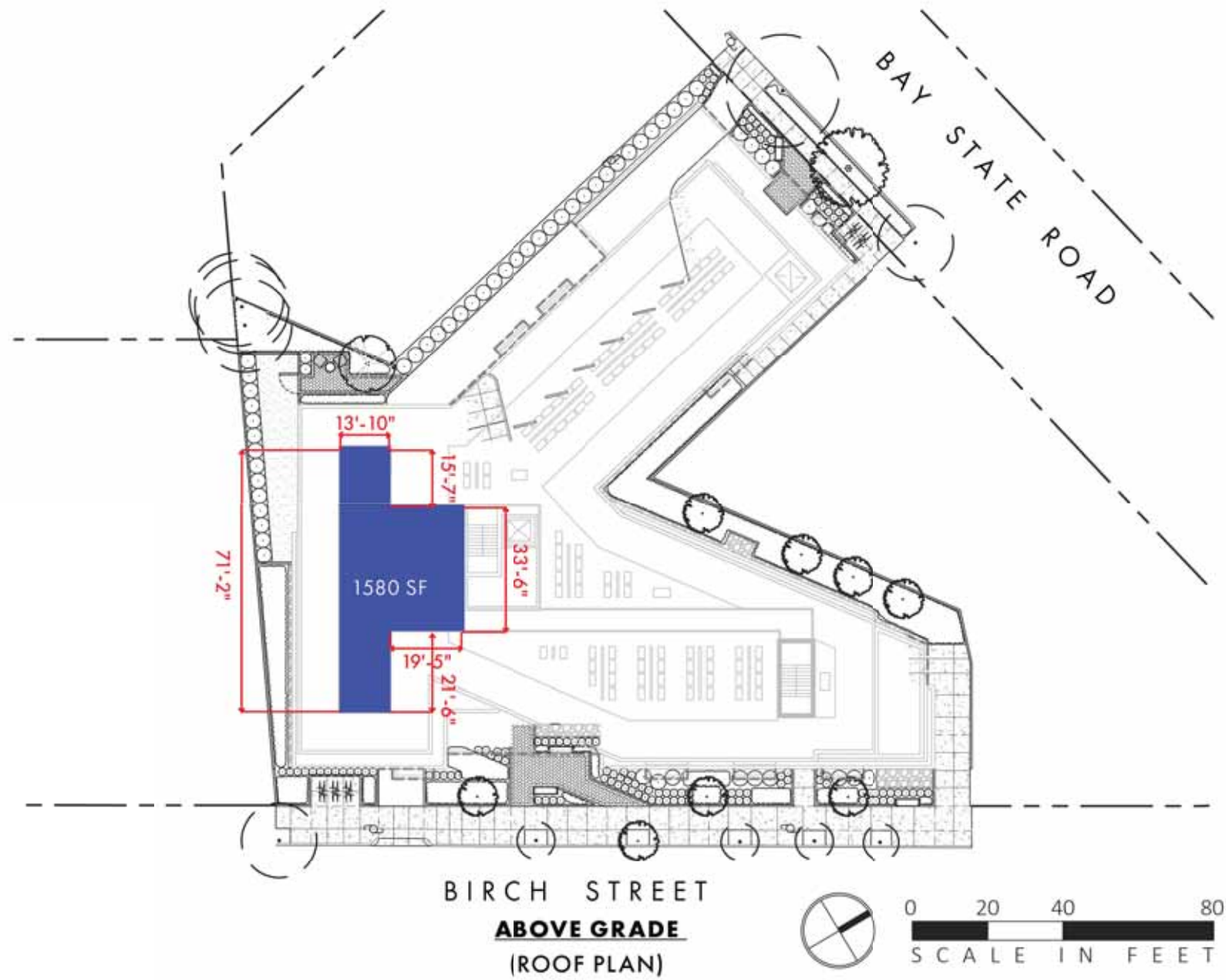
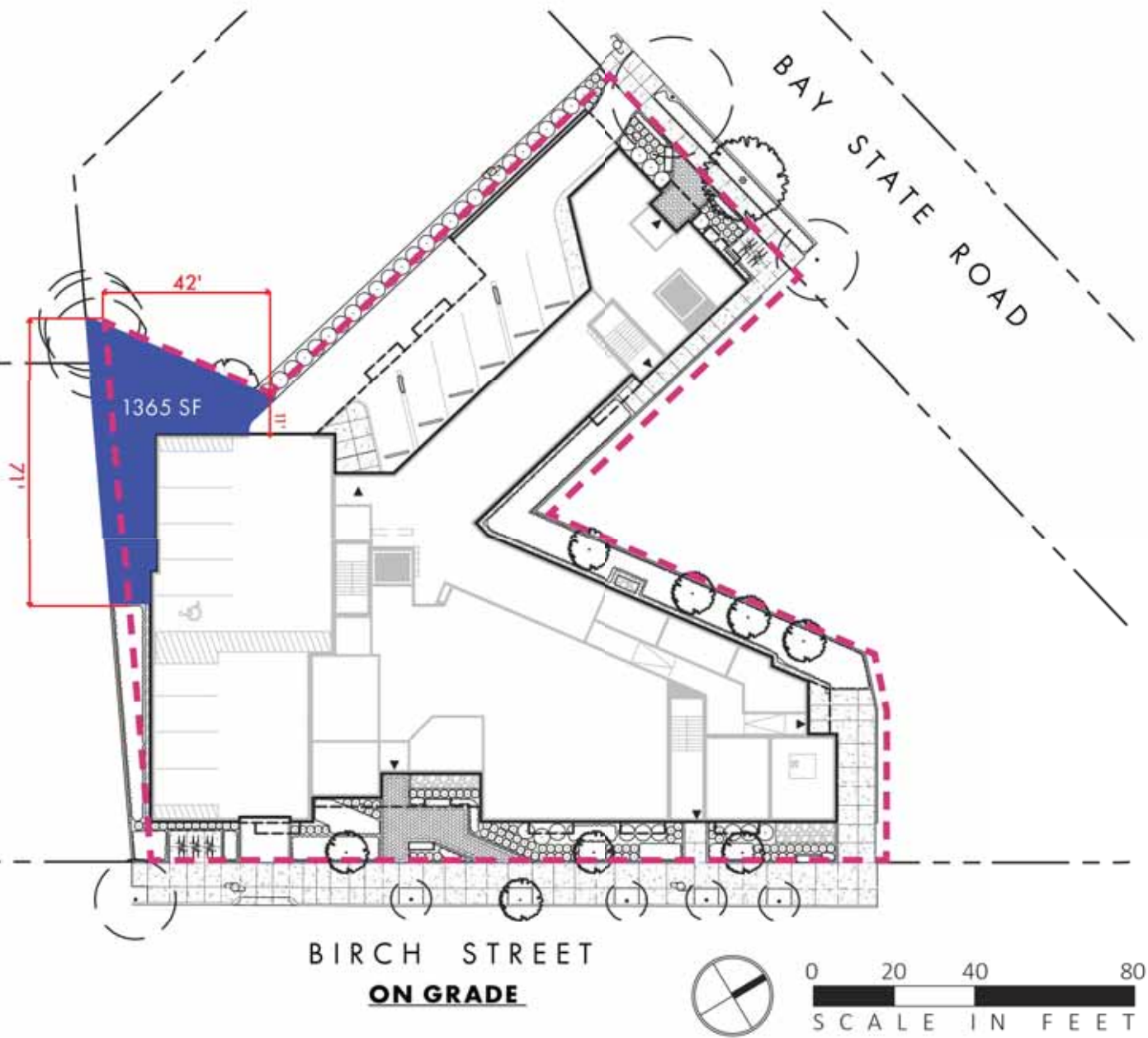
CUSTOM FURNISHINGS



PERMEABLE PAVERS



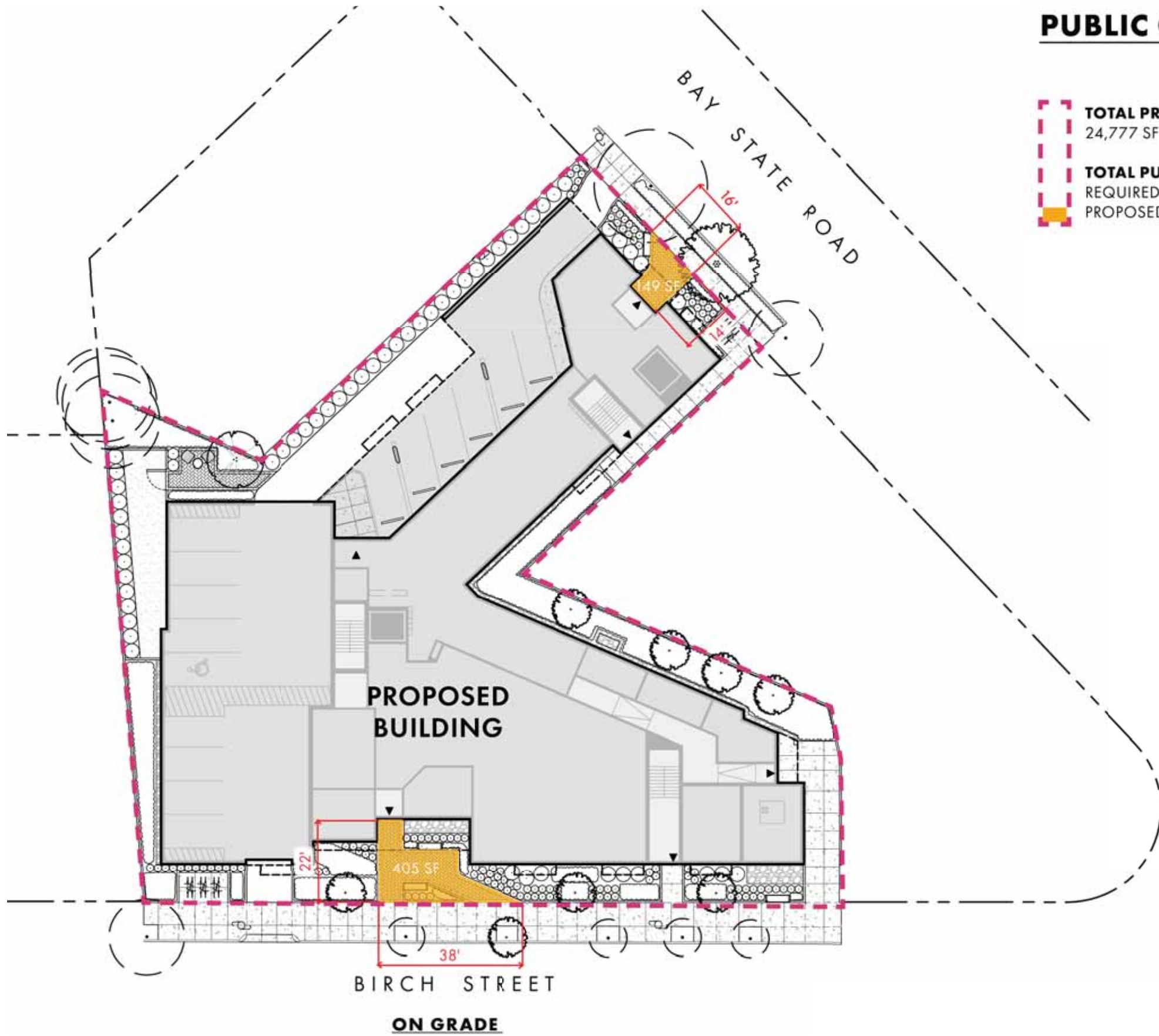
ORNAMENTAL GRASSES, FASTIGIATE TREES + RESILIENT PLANTING



PRIVATE OPEN SPACE

<p>TOTAL PROJECT SITE 24,777 SF</p> <p>TOTAL PRIVATE SPACE REQUIRED: N/A% / N/A SF PROPOSED: 11.87% / 2,945 SF</p>	<p>ON GRADE PRIVATE OPEN SPACE REQUIRED: N/A% / N/A SF PROPOSED: 5.5% / 1,365 SF</p> <p>ABOVE GRADE PRIVATE-OPEN SPACE REQUIRED: N/A% / N/A SF PROPOSED: 6.37% / 1580 SF</p>
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PUBLIC OPEN SPACE



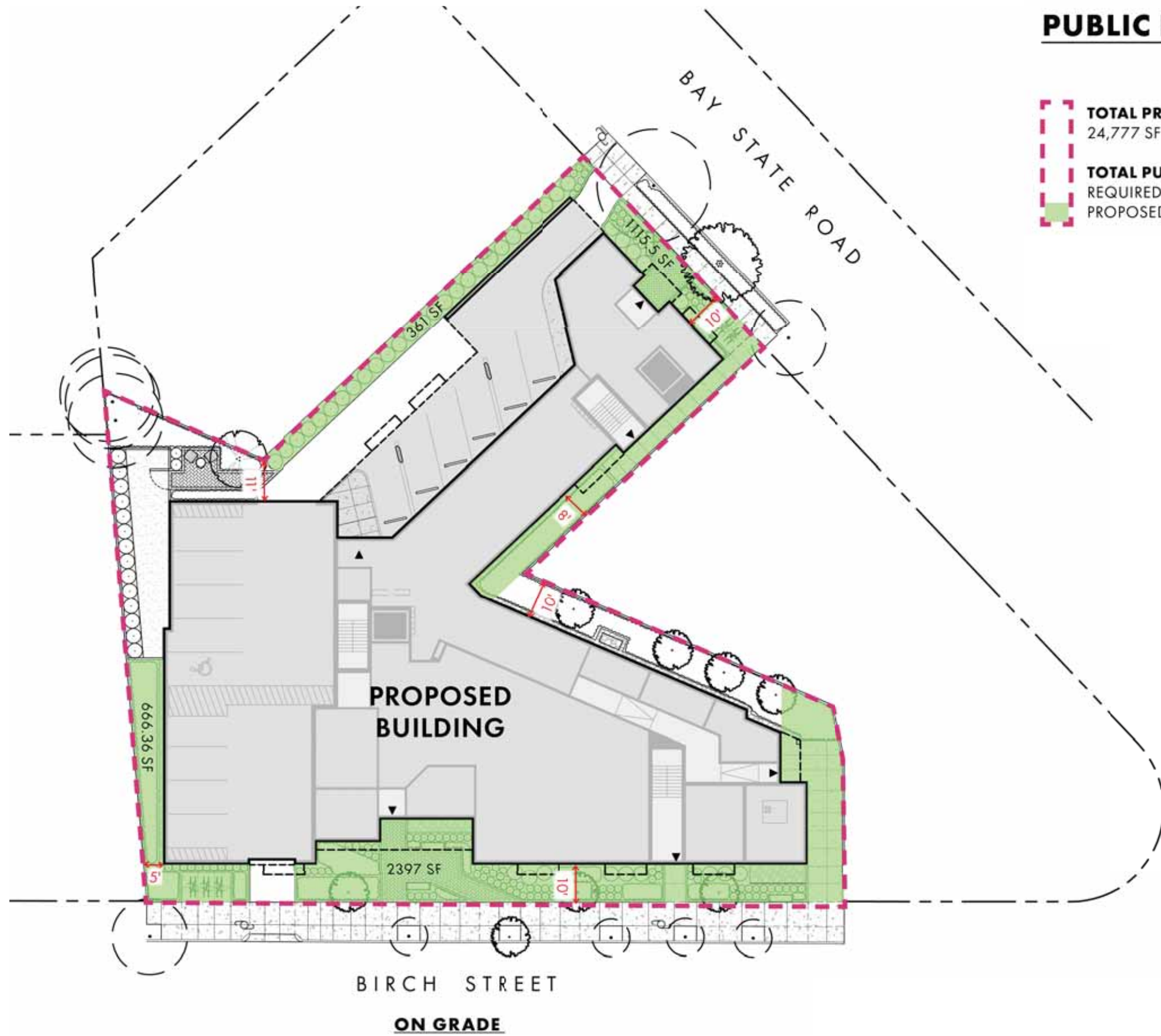
TOTAL PROJECT SITE
24,777 SF

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

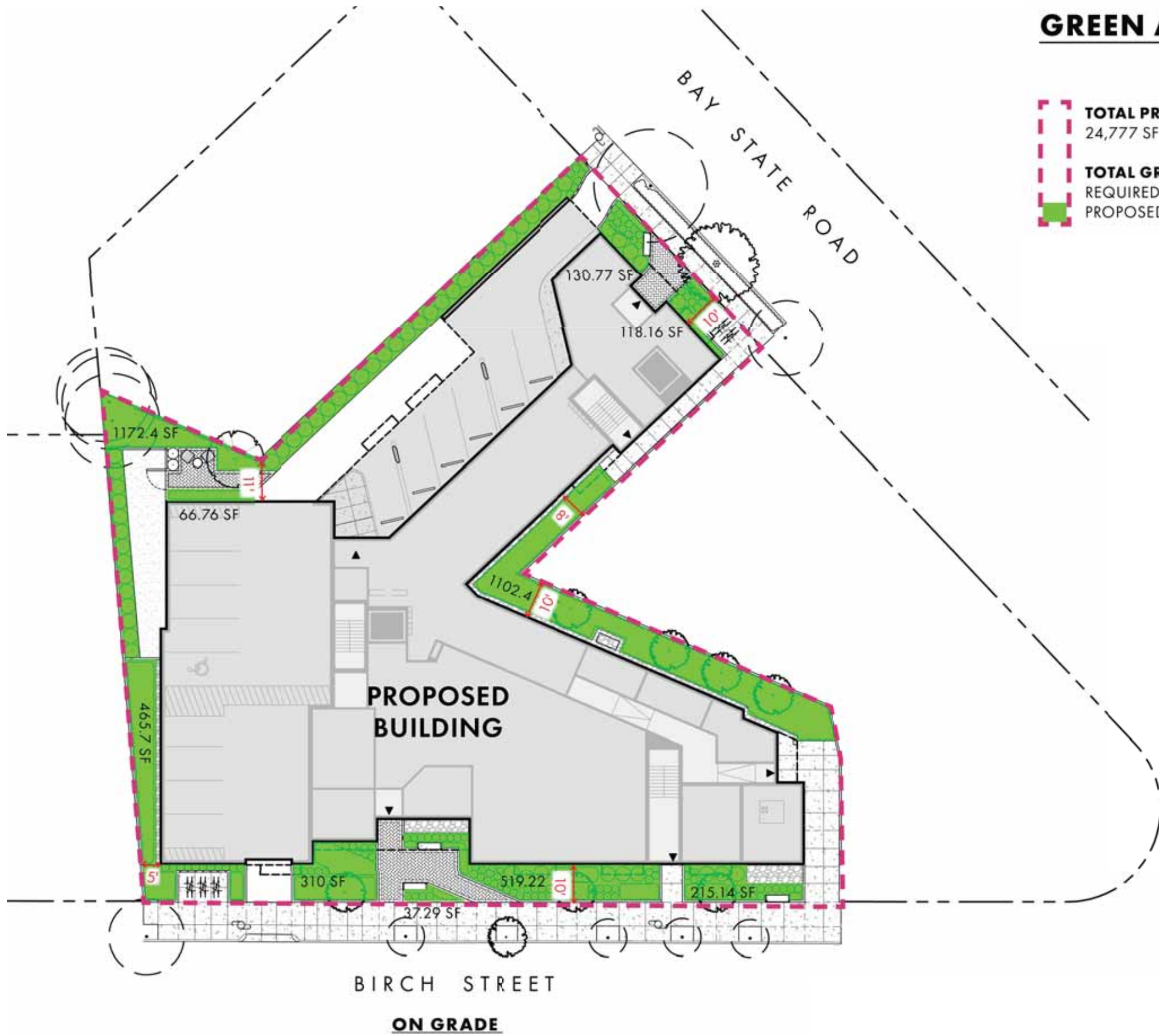


TOTAL PROJECT SITE
24,777 SF

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

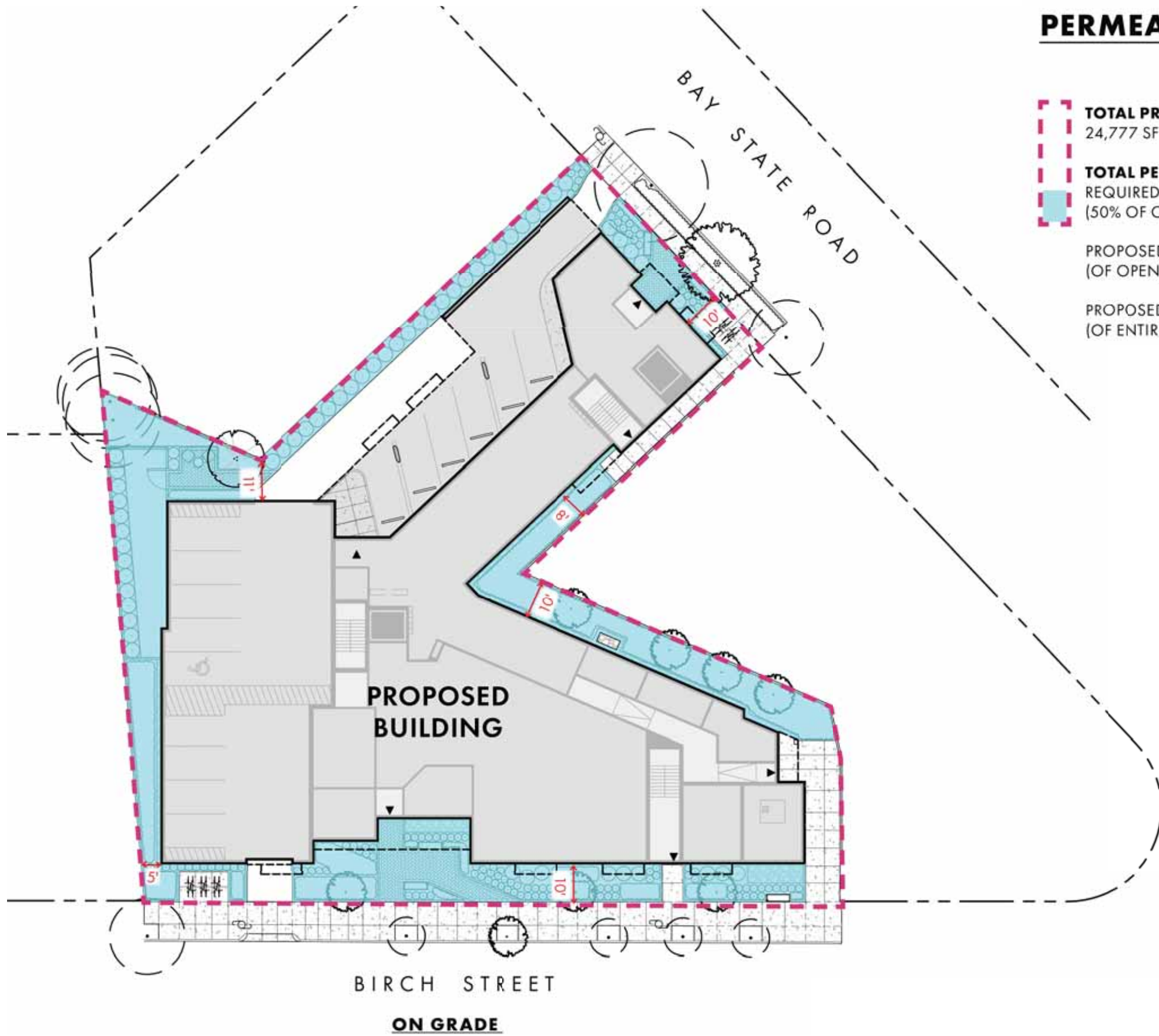
TOTAL GREEN AREA OPEN SPACE
REQUIRED: N/A% / N/A SF
PROPOSED: 16.5% / 4,100.5 SF

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



9 & 25 Birch Street & 30 - 36 Bay State Road Green Area Open Space
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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



9 & 25 Birch Street & 30 - 36 Bay State Road
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Birch Street View 2



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



9 & 25 Birch Street & 30 - 36 Bay State Road
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Bay State Road View 1



HDSArchitecture

9 & 25 Birch Street & 30 - 36 Bay State Road
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Bay State Road View 2

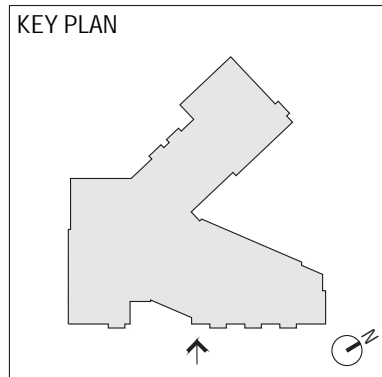


9 & 25 Birch Street & 30 - 36 Bay State Road
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Bay State Road View 3



GUEST BICYCLE PARKING
ART WALL MURAL
ROLL-UP GARAGE DOOR
CONCEALED BY MURAL
PRIMARY RESIDENTIAL
ENTRANCE
PROJECTING CANOPY
ALUMINUM STOREFRONT
WINDOW SYSTEM @ 1ST
FLOOR AMENITY SPACES
PROJECTING BAY W/
WINDOWS @ SIDES
ALUMINUM STOREFRONT
ENTRY SYSTEM
TRANSFORMER DOORS
W/ VERTICAL SLATS



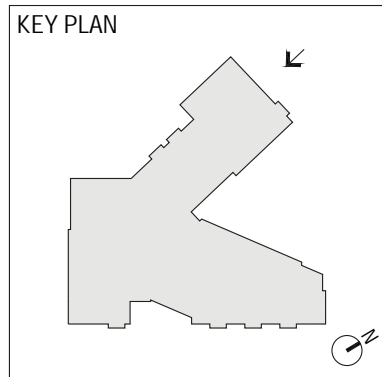
MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, BROWN / BRONZE COLOR	MP-3-B	METAL PANEL, TYPE 3, COLOR B SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER 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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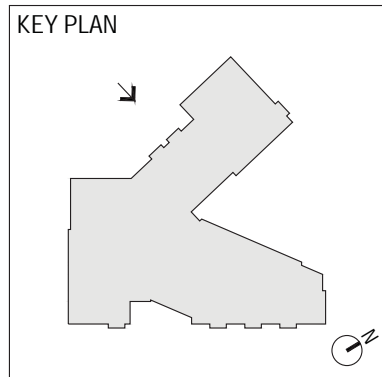
Birch Street Elevation
1/16" = 1'-0"



MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, BROWN / BRONZE 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





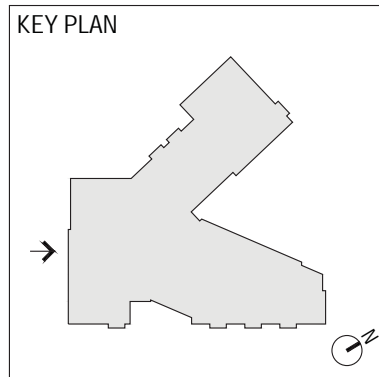
MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, BROWN / BRONZE COLOR	MP-3-B	METAL PANEL, TYPE 3, COLOR B SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER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



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



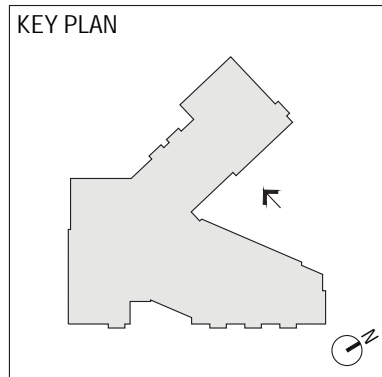
MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A	MP-3-B	METAL PANEL, TYPE 3, COLOR B
	HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, BROWN / BRONZE COLOR		SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B	MP-3-C	METAL PANEL, TYPE 3, COLOR C
	VERTICAL MATRIX METAL PANEL, 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



9 & 25 Birch Street & 30 - 36 Bay State Road
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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, BROWN / BRONZE 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



9 & 25 Birch Street & 30 - 36 Bay State Road
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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-3-C)
 SMOOTH / FLAT METAL PANEL
 CHAMPAGNE COLOR

ALUMINUM STOREFRONT SYSTEM
 TYPICAL @ GROUND LEVEL
 COMMON AREAS

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

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

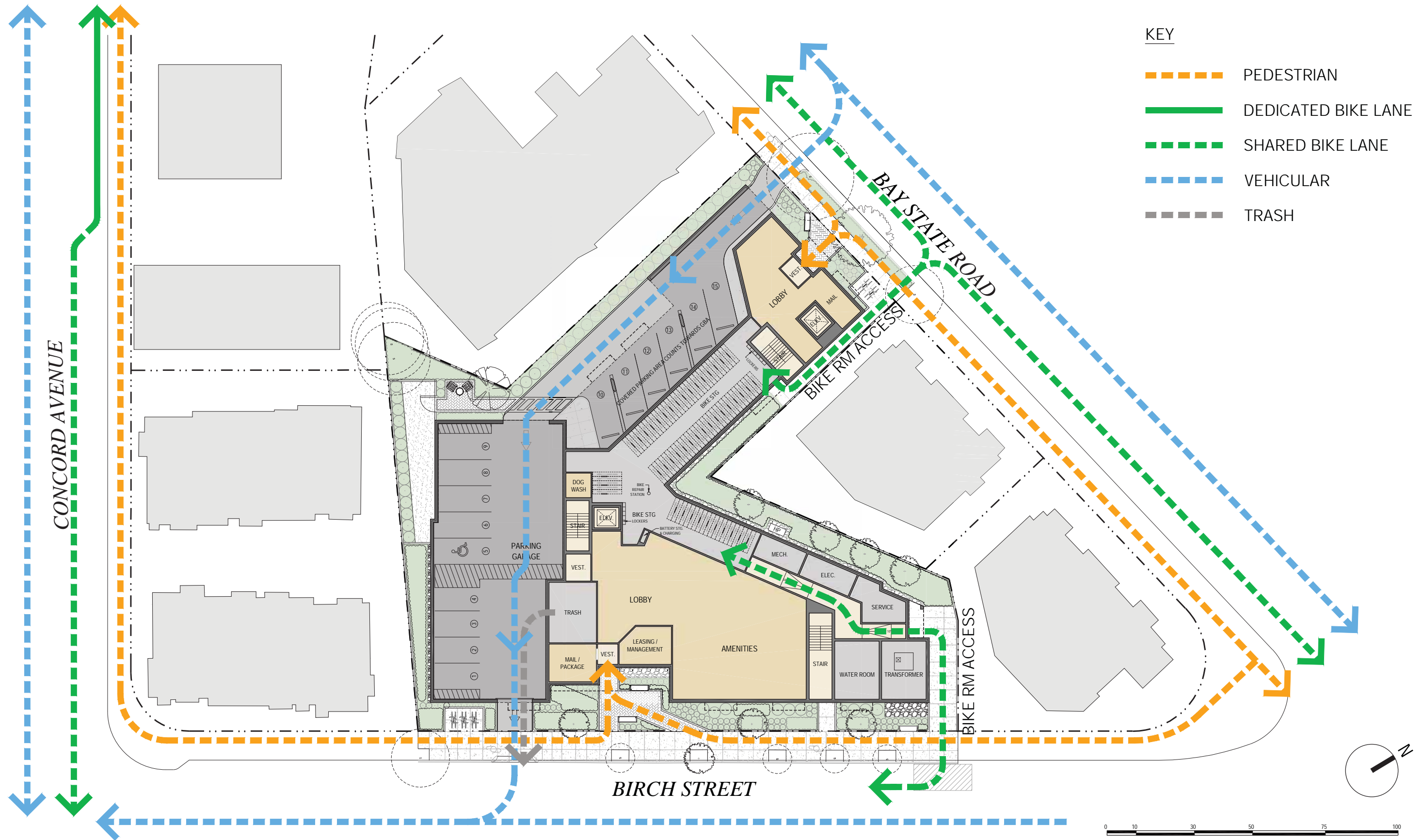
METAL WALL PANEL SYSTEM (MP-3-C)
 SMOOTH / FLAT METAL PANEL
 CHAMPAGNE COLOR

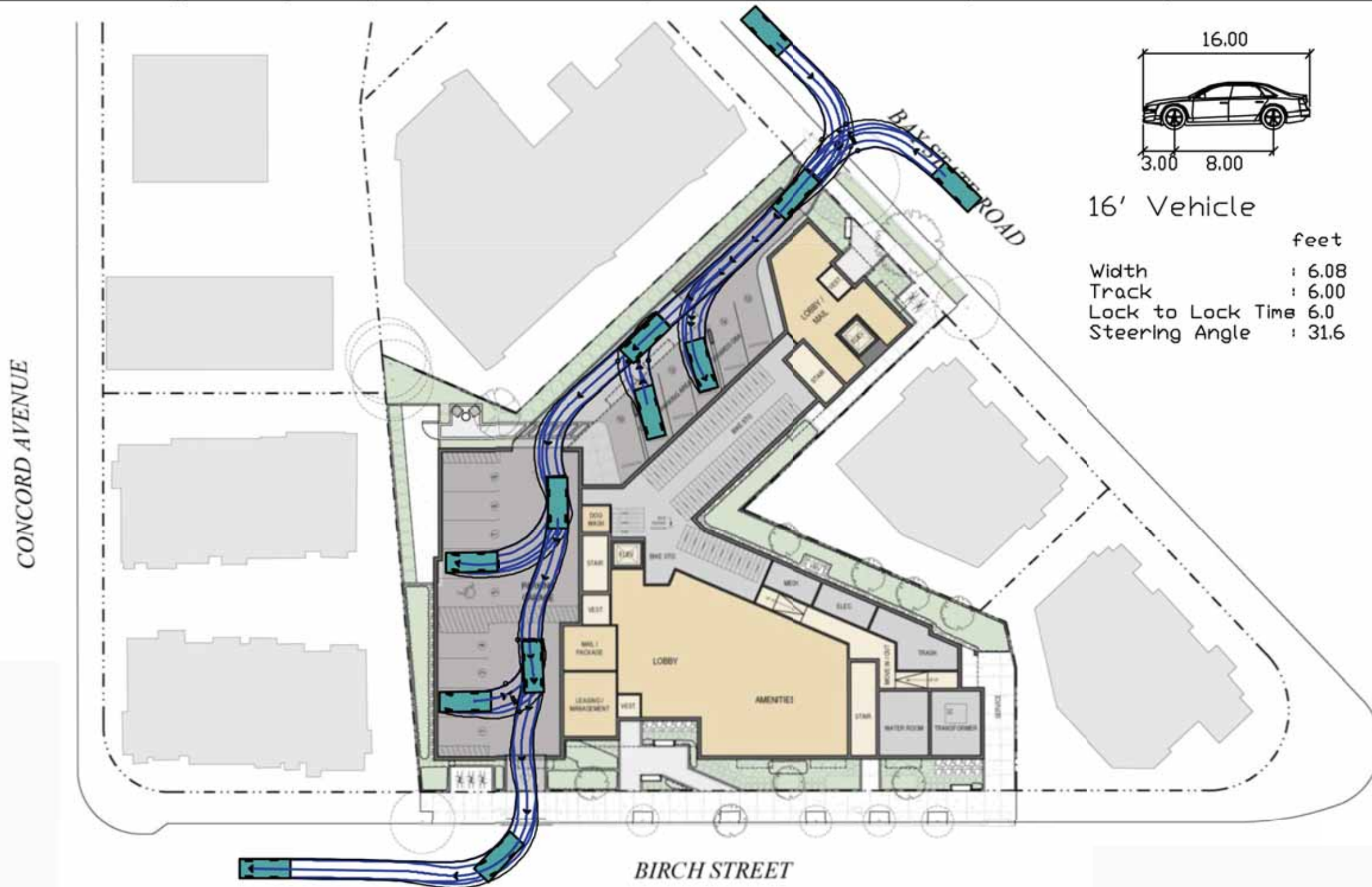
METAL WALL PANEL SYSTEM (MP-1-A)
 HORIZONTAL METAL PANEL
 8" EXPOSURE HEIGHT
 BROWN / BRONZE COLOR

METAL CANOPY

MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, BROWN / BRONZE 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.





Source: HDS Architecture.
 0 25 50 Scale in Feet

Figure C.2