

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: The Residences at Alewife Station, LP

PETITIONER'S ADDRESS: 1601 Trapelo Road, Suite 174, Waltham, MA 02451

LOCATION OF PROPERTY: <sup>201-</sup>203 Concord Turnpike, Cambridge, MA 02140

TYPE OF OCCUPANCY: Multifamily ZONING DISTRICT: Special District 4A

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	<u>X</u> Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

The applicant is seeking relief from Chapter 7 of the Zoning Ordinance in order to install two projecting signs on a permanent canopy structure, and at an elevation greater than 20'. The applicant is also seeking relief to install four sets of building address numbers at a height greater than 20'.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7 Section 7.16.22 - B

Article 7 Section 7.16.22 - C

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

M Wynkoop  
(Petitioner(s)/Owner)

The Residences at Alewife Station, LP. c/o Michael Wynkoop  
(Print Name)

Address: 1601 Trapelo Rd, Suite 174  
Waltham, MA 02451

Tel. No.: 978-758-5014

E-Mail Address: mwynkoop@criteriondp.com

Date: 7/23/2020

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

*To be completed by OWNER, signed before a notary and returned to  
The Secretary of the Board of Zoning Appeals.*

I/We The Residences at Alewife Station, LP, c/o Andrew Kaye  
(OWNER)

Address: 1601 Trapelo Rd, Suite 174, Waltham, MA 02451

State that I/We own the property located at 203 Cocord Turnpike / 201 CONCORD TURNPIKE  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
The Residences at Alewife Station, LP

\*Pursuant to a deed of duly recorded in the date 8/15/2017, Middlesex South  
County Registry of Deeds at Book 6977, Page 192 & 194; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.



SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

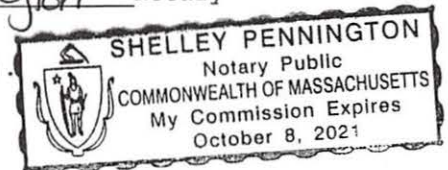
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Andrew Kaye personally appeared before me,  
this 22 of July, 2020, and made oath that the above statement is true.

Shelley Pennington Notary

My commission expires 10/8/21 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.





SHIRLEY T. FENNINGTON  
County Public  
COMMISSIONER OF MASSACHUSETTS  
My Commission Expires  
October 8, 2021

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

See the attached, Supporting Statement.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

See the attached, Supporting Statement.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

See the attached, Supporting Statement.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

See the attached, Supporting Statement.

- \*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

## Statement of Purpose

### Project Summary

TEMPO is a new residential community located at 201 & 203 Concord Turnpike. Developed by Criterion Development Partners, the community will consist of 320 residential apartment units, spread throughout two buildings, each over podium level parking. Construction started in December of 2017 with completion expected by the end of October 2020.

Building 201 opened in December of 2019 and reached substantial completion in early March. The 139 units, a mix of both affordable and market rate, make up 43% of total unit count. Although the majority of the amenities are located in Building 203, this building does contain a Pet wash, large outdoor courtyard and a two-lane bowling alley.

Building 203 is still currently under construction and has experienced significant delays due to COVID-19. The first TCO for this building is expected in early September with a final CO in October. This building will contain the remaining 181 units, as well as, the leasing office, fitness center, a pool and other amenities.

### Proposed Signage

Building 201, due to site configuration, is located along the exit driveway and not ideal for the main ID signage. The current proposal for 201 Concord TPKE calls for two large, non-illuminated building address numbers. The total width of each sign is 59.25" and the height of the sign is 32". The sign will be installed over the existing fiber cement siding at the Northwest corner of the building. One set of numbers will be on the north elevation, which is visible to both westbound and eastbound drivers; the other will face westward and will be visible to drivers driving eastbound on Route 2. The top of the numbers will be positioned 43 feet above the ground. Detailed drawings are included as part of this application.



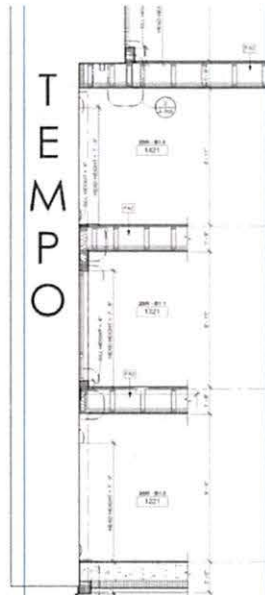
Building 203 is the larger and more prominent of the two buildings. The building itself wraps the main entry to the site, visitors entering from Route 2 are greeted by a large, two story overpass, leading them past the main entry towards building 201 and additional parking. It is the prominent location at the site's main entry and visibility along Route 2 which makes Building 203 the most desirable location for the main ID signage. In addition to the Main ID, two sets of building address numbers ("203") will be installed on both a north and west facing elevation at the height of 54'6". Each set of numbers will 67.25"W x 32"H, approximately 42.67 SF. These numbers will not be illuminated. Additional details are provided on the plans included with this application.



## Statement of Purpose



The proposed Main ID is a wall-mounted sign which is to be located on both the East and West sides of a prominent vertical canopy near the main entry of the site. The sign will be made up of simple, elegant lettering that reads 'TEMPO.' The letters will be made from Aluminum and painted a dark color. Each letter will be illuminated using a halo lighting, an external lighting technique that reflects light off the wall behind each individual letter. There will be no direct light shining into unit windows or onto Route 2. The lights also come with a dimming capability so brightness levels can be adjusted for safety. A drawing of the night view is included with the detailed design plan.



## Statement of Purpose

### Petitioner Request

In accordance with section 7.16.22 of the zoning ordinance, the total area of signage permitted on the lot is 497 SF.

Building #	201	203	Total
Maximum Area of Signage	179	318	497 SF

The total square footage of all proposed signage is 98.89 sf, a building by building breakdown is below:

Building #	201	203	Total
Proposed Sign Area	26.33	115.22	141.56

Although the proposed square footage is well below the permitted area, certain details of the proposal do not meet the requirements set forth in the City ordinance. To install the sign package as proposed, Criterion, in conjunction with TEMPO, is requesting relief on three key details.

1. Relief from Section 7.16.22-C to hang two wall signs on Building 201 that read '201' at a height at 43'.

According Section 7.16.22-C of the city ordinance, the height of a wall sign is limited to "20', provided it is below the sill line of the second-floor windows or the lowest point of the roof, whichever is less." The top of the sign will be at a height of 43'. As a requirement for a Certificate of Occupancy, the Fire Department requested the building numbers be placed as high as possible to improve visibility for emergency vehicles driving on Route 2.

2. Relief from Section 7.16.22-C to hang two wall signs on Building 203 that read '203' at a height of 54'6".

According Section 7.16.22-C of the city ordinance, the height of the wall sign is limited to "20'., provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less." The top of the sign will be at a height of 54'6". As a requirement for a Certificate of Occupancy, the Fire Department requested the building numbers be placed as high as possible to improve visibility for emergency vehicles driving on Route 2.

3. Relief from Section 7.16.22-B to hang two matching projecting signs that will display the community name of 'TEMPO' with a total area of 85.33 SF (42.67 SF/sign); and, also, to hang those signs at a height of 44'.

The proposed sign is to be located on both sides of a vertical canopy wall. Section 7.16.22-B of the city ordinance classifies signs located on a canopy as projecting signs. This classification limits the area of the sign to 13 sf. The vertical canopy on which this sign will be installed is not located over any public/private driveways or walkways, as projecting signs often do. Projecting signs are often used for ground floor establishments, as well as identifying public entrances to

## Statement of Purpose

establishments on upper floors. In this case, the two 'TEMPO' signs identify the entire property, both buildings, 201 & 203, and all floors.

Section 7.16.22-B also restricts the height at which a projecting sign may be installed, "20', provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less.". If allowed to install at the higher elevation, the sign will be in a driver's line of vision when approaching the site from the west, as well as those passing by heading west. If a driver is visiting the site, they have a better chance of identifying the property earlier-on during the approach and will be able to take the necessary time to slow and safely enter the site.

### Supporting Statement Questions

- A. A literal enforcement of the provisions of this ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:*

TEMPO, being a newly constructed community, has recently obtained a TCO for Building 201 and is currently on track to receive a TCO for building 203 in early September. As a requirement of our final Certificate of Occupancy, the Cambridge Fire Department had requested that we install building address numbers as high on the building as possible so that the site is easily identified by emergency vehicles needing to locate the site. This relief is being requested in order to comply with the Fire Department's request and the signage is required to receive our CO.

- B. The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:*

The TEMPO community is located on the eastbound side of Route 2 (Concord TPKE). The stretch of road in front of the property has three eastbound lanes and two westbound lanes. In between the eastbound and westbound lanes is a screened fence. The fence prevents westbound drivers, and potential site visitors, from seeing any signage located below the second-floor sill; the limit set forth in chapter 7 of the city ordinance. Placing the building address and main ID signage at a height set forth in the ordinance will prevent drivers, and, potentially, emergency vehicles, from quickly identifying the buildings from a fair and safe distance.

### **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- C1. Substantial detriment to the public good for the following reasons:*

The increased height and size of the building address and ID signage will not cause detriment to the public good due to the site's location along Route 2 (Concord TPKE). Larger numbers and lettering will allow drivers to identify the site from a farther distance, lowering the number of drivers who might turn their head as they pass the property, looking for an at-grade monument sign or street address.

No signs will extend more than 5" from the building façade. And no sign, classified as a projecting sign, will or be located above public or private walkways and driveways.



## Statement of Purpose

***C2. Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:***

In addition to keeping up with local aesthetics, ordinances are often passed in response to a public safety issue. It is understood that size and location of signage can play a role in keeping pedestrians, drivers and residents safe. In this specific case, installing the building numbers and ID signage at an increased height would have greater visibility from a farther distance. This allows emergency vehicles, as well as visitors, to easily identify the buildings, and provide ample time to prepare to enter the property at a fair speed, as drivers on Route 2 can often speed when approaching the Alewife Station exit.

The 'TEMPO' lettering, although technically considered a projecting sign due to its location on a vertical canopy, is not located above any public/private driveway or walkway, and appears more as a wall sign than a projecting sign, therefore not nullifying or derogating the intent of the ordinance.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: The Residences at Alewife Station, LP PRESENT USE/OCCUPANCY: Multifamily

LOCATION: 203 Concord Turnpike ZONE: Special District 4A

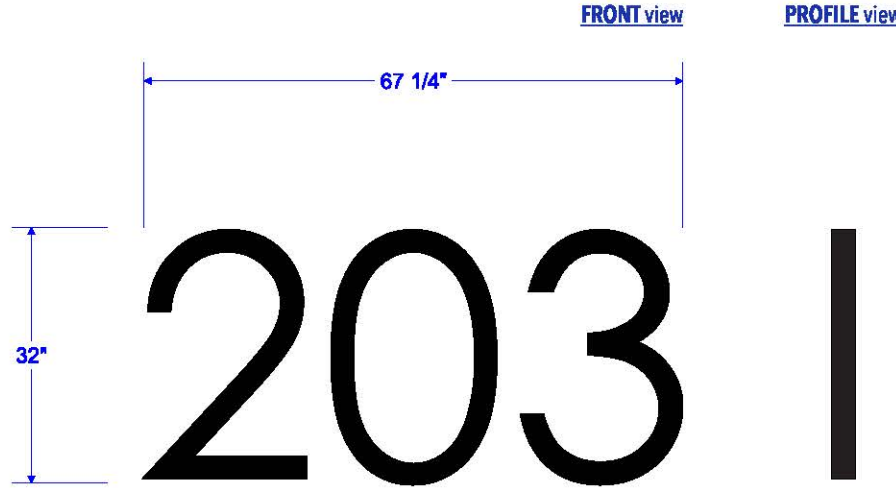
PHONE: 978-758-5014 REQUESTED USE/OCCUPANCY: No change of use requested

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>324,440</u>		(max.)
<u>LOT AREA:</u>	<u>166,468</u>		(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>	<u>1.95</u>		(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>520</u>		(min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>592.73'</u>		(min.)
<u>Setbacks in</u> <u>FRONT</u>	<u>25</u>		(min.)
<u>Feet:</u>			
	<u>21</u>		(min.)
	<u>10</u>		(min.)
	<u>10</u>		(min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>69</u>		(max.)
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>			(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>320</u>		(max.)
<u>NO. OF PARKING SPACES:</u>	<u>239</u>		(min./max)
<u>NO. OF LOADING AREAS:</u>			(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>			(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Not applicable. This is an application for a sign variance.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



# COLORS & FINISHES



# SPECIFICATIONS

**Dimensional Letters**  
3" Deep aluminum channel letter  
Painted face and returns  
Open backs

colors shown are representation only

# INSTALLATION

**Mount method**  
Mounted with studs and silicone adhesive

**Mount surface**

**Mount height**

**Notes for Install Team**

# PHOTO



603.588.3177  
MLGsigns.com  
info@MLGsigns.com

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**Criterion Development**  
**Tempo**

195 Concord Turnpike  
Cambridge, MA 02140

**Designer/Project Manager**  
**A. Leizure/H. Hopkins**

**Production will not begin without a signed and checked approval on all final layouts.**

**Please proof this layout carefully, check the appropriate box, sign and date.**

**Return layout(s) directly to your Project Manager or info@MLGsigns.com**

- ☐ **Approved, as is**  
☐ **Approved, with changes**  
☐ **Requires New Layout**  
☐ **Rejected**

Customer Signature Required

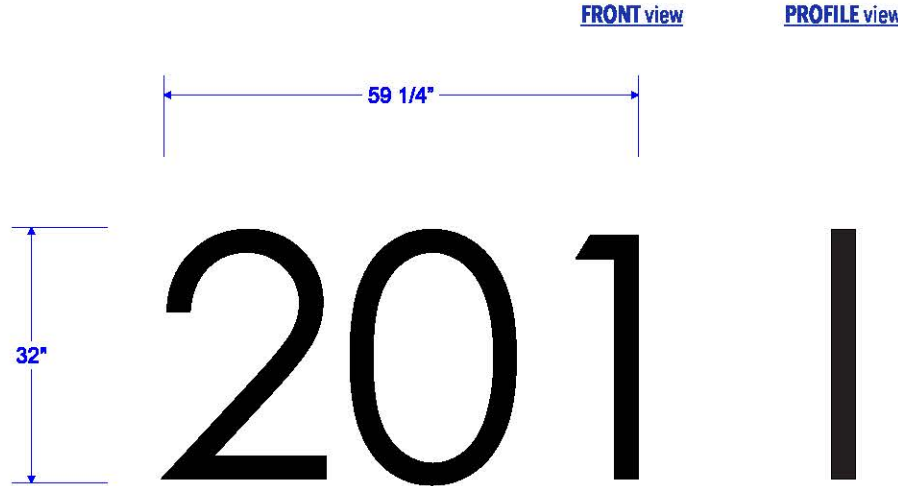
Date Signed

**Scale**  
1/2" = 1'

**Sign Code** E05A  
**Building ID**

**Qty**  
2





# COLORS & FINISHES

● Black



603.588.3177  
MLGsigns.com  
info@MLGsigns.com

colors shown are representation only

# SPECIFICATIONS

**Dimensional Letters**  
3" Deep aluminum channel letter  
Painted face and returns  
Open backs

© Copyright 2020  
All original artwork and design is the sole property of Mainline Graphics, LLC, and all rights are reserved until services rendered to client are paid in full.

**Criterion Development**  
**Tempo**

195 Concord Turnpike  
Cambridge, MA 02140

Designer/Project Manager  
**A. Leizure/H. Hopkins**

# INSTALLATION

**Mount method**  
Mounted with studs and silicone adhesive  
  
**Mount surface**  
  
**Mount height**

Notes for Install Team

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# PHOTO

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Date Signed

**Scale**  
1/2" = 1'

Sign Code **E05B**  
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**Qty**  
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**Tempo**

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Date Signed

**BZA APPLICATION FORM**

**CHECK LIST**

PROPERTY LOCATION: 201 & 203 Concord TPKE DATE: 7/23/2020  
PETITIONER OR REPRESENTATIVE: The Residences at Alewife Station, LP c/o Michael Wynkoop  
ADDRESS & PHONE: 1601 Trapelo Rd, Suite 174, Waltham, MA 02140; 978-758-5014  
BLOCK: 267.1 LOT: 81

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION.  
ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	_____	_____ ✓
3 Forms with Original Signatures	_____	_____ ✓
Supporting Statements - Scanned & 1 set to Zoning	_____	_____ ✓
Application Fee (You will receive invoice online)	_____	_____ ✓
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	_____	_____ ✓
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	_____	_____ ✓
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	_____	_____ ✓
Floor Plans - Scanned & 1 set to Zoning	_____	_____ ✓
Elevations - Scanned & 1 set to Zoning	_____	_____ ✓
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	_____	_____ ✓
Photographs of Property - Scanned & 1 set to Zoning	_____	_____ ✓
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	_____	_____ N/A
<b><u>FOR SUBDIVISION ALSO INCLUDE:</u></b> Scanned & 1 set to Zoning		
Proposed Deeds	_____	_____ N/A
Evidence of Separate Utilities **	_____	_____ N/A
Proposed Subdivision Plan	_____	_____ N/A

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.  
**It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.**

\* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

\*\* Can be submitted after subdivision has been approved.



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_____ Additions	_____ New Structure
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Article \_\_\_\_\_ Section \_\_\_\_\_

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Original Signature(s):

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(Petitioner(s)/Owner)

The Residences at Alewife Station, LP. c/o Michael Wynkoop  
(Print Name)

Address: 1601 Trapelo Rd, Suite 174

Waltham, MA 02451

Tel. No.: 978-758-5014

E-Mail Address: mwynkoop@criteriondp.com

Date: 7/23/2020

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Book \_\_\_\_\_ Page \_\_\_\_\_.

AS Kaye

SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

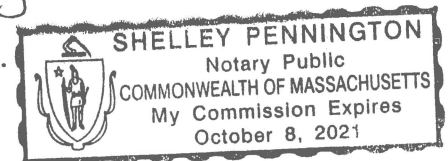
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Andrew Kaye personally appeared before me,  
this 22 of July, 2020, and made oath that the above statement is true.

Shelley Pennington Notary

My commission expires 10/8/21 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: The Residences at Alewife Station, LP PRESENT USE/OCCUPANCY: Multifamily

LOCATION: 203 Concord Turnpike ZONE: Special District 4A

PHONE: 978-758-5014 REQUESTED USE/OCCUPANCY: No change of use requested

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
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LOT AREA:	<u>166,468</u>	_____	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>1.95</u>	_____	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>520</u>	_____	_____ (min.)
SIZE OF LOT:			
WIDTH	<u>592.73'</u>	_____	_____ (min.)
DEPTH		_____	
Setbacks in Feet:			
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REAR	<u>21</u>	_____	_____ (min.)
LEFT SIDE	<u>10</u>	_____	_____ (min.)
RIGHT SIDE	<u>10</u>	_____	_____ (min.)
SIZE OF BLDG.:			
HEIGHT	<u>69</u>	_____	_____ (max.)
LENGTH		_____	
WIDTH		_____	
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>		_____	_____ (min.)
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**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

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- 1)** Substantial detriment to the public good for the following reasons:

See the attached, Supporting Statement.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

See the attached, Supporting Statement.

- \*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

## Statement of Purpose

### Project Summary

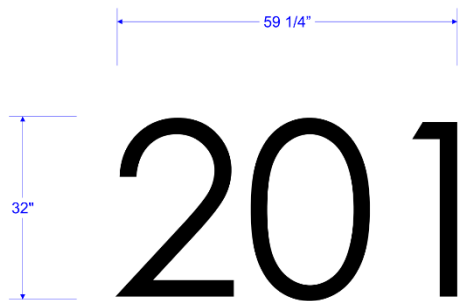
TEMPO is a new residential community located at 201 & 203 Concord Turnpike. Developed by Criterion Development Partners, the community will consist of 320 residential apartment units, spread throughout two buildings, each over podium level parking. Construction started in December of 2017 with completion expected by the end of October 2020.

Building 201 opened in December of 2019 and reached substantial completion in early March. The 139 units, a mix of both affordable and market rate, make up 43% of total unit count. Although the majority of the amenities are located in Building 203, this building does contain a Pet wash, large outdoor courtyard and a two-lane bowling alley.

Building 203 is still currently under construction and has experienced significant delays due to COVID-19. The first TCO for this building is expected in early September with a final CO in October. This building will contain the remaining 181 units, as well as, the leasing office, fitness center, a pool and other amenities.

### Proposed Signage

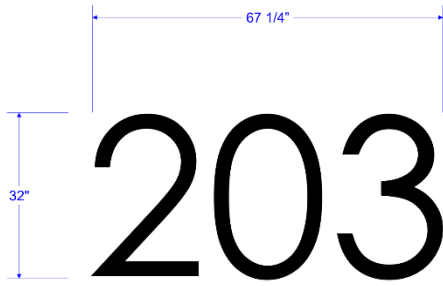
Building 201, due to site configuration, is located along the exit driveway and not ideal for the main ID signage. The current proposal for 201 Concord TPKE calls for two large, non-illuminated building address numbers. The total width of each sign is 59.25" and the height of the sign is 32". The sign will be installed over the existing fiber cement siding at the Northwest corner of the building. One set of numbers will be on the north elevation, which is visible to both westbound and eastbound drivers; the other will face westward and will be visible to drivers driving eastbound on Route 2. The top of the numbers will be positioned 43 feet above the ground. Detailed drawings are included as part of this application.



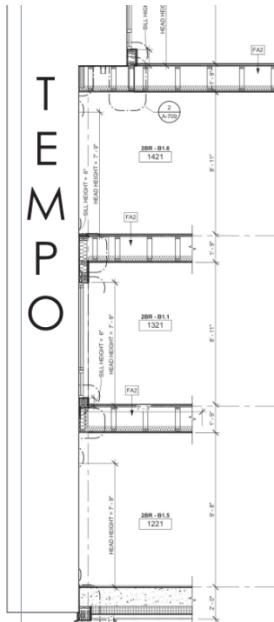
Building 203 is the larger and more prominent of the two buildings. The building itself wraps the main entry to the site, visitors entering from Route 2 are greeted by a large, two story overpass, leading them past the main entry towards building 201 and additional parking. It is the prominent location at the site's main entry and visibility along Route 2 which makes Building 203 the most desirable location for the main ID signage. In addition to the Main ID, two sets of building address numbers ("203") will be installed on both a north and west facing elevation at the height of 54'6". Each set of numbers will 67.25"W x 32"H, approximately 42.67 SF. These numbers will not be illuminated. Additional details are provided on the plans included with this application.



## Statement of Purpose



The proposed Main ID is a wall-mounted sign which is to be located on both the East and West sides of a prominent vertical canopy near the main entry of the site. The sign will be made up of simple, elegant lettering that reads 'TEMPO.' The letters will be made from Aluminum and painted a dark color. Each letter will be illuminated using a halo lighting, an external lighting technique that reflects light off the wall behind each individual letter. There will be no direct light shining into unit windows or onto Route 2. The lights also come with a dimming capability so brightness levels can be adjusted for safety. A drawing of the night view is included with the detailed design plan.



## Statement of Purpose

### Petitioner Request

In accordance with section 7.16.22 of the zoning ordinance, the total area of signage permitted on the lot is 497 SF.

Building #	201	203	Total
Maximum Area of Signage	179	318	497 SF

The total square footage of all proposed signage is 98.89 sf, a building by building breakdown is below:

Building #	201	203	Total
Proposed Sign Area	26.33	115.22	141.56

Although the proposed square footage is well below the permitted area, certain details of the proposal do not meet the requirements set forth in the City ordinance. To install the sign package as proposed, Criterion, in conjunction with TEMPO, is requesting relief on three key details.

1. Relief from Section 7.16.22-C to hang two wall signs on Building 201 that read '201' at a height at 43'.

According Section 7.16.22-C of the city ordinance, the height of a wall sign is limited to "20', provided it is below the sill line of the second-floor windows or the lowest point of the roof, whichever is less." The top of the sign will be at a height of 43'. As a requirement for a Certificate of Occupancy, the Fire Department requested the building numbers be placed as high as possible to improve visibility for emergency vehicles driving on Route 2.

2. Relief from Section 7.16.22-C to hang two wall signs on Building 203 that read '203' at a height of 54'6".

According Section 7.16.22-C of the city ordinance, the height of the wall sign is limited to "20'., provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less." The top of the sign will be at a height of 54'6". As a requirement for a Certificate of Occupancy, the Fire Department requested the building numbers be placed as high as possible to improve visibility for emergency vehicles driving on Route 2.

3. Relief from Section 7.16.22-B to hang two matching projecting signs that will display the community name of 'TEMPO' with a total area of 85.33 SF (42.67 SF/sign); and, also, to hang those signs at a height of 44'.

The proposed sign is to be located on both sides of a vertical canopy wall. Section 7.16.22-B of the city ordinance classifies signs located on a canopy as projecting signs. This classification limits the area of the sign to 13 sf. The vertical canopy on which this sign will be installed is not located over any public/private driveways or walkways, as projecting signs often do. Projecting signs are often used for ground floor establishments, as well as identifying public entrances to

## Statement of Purpose

establishments on upper floors. In this case, the two 'TEMPO' signs identify the entire property, both buildings, 201 & 203, and all floors.

Section 7.16.22-B also restricts the height at which a projecting sign may be installed, "20', provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less.". If allowed to install at the higher elevation, the sign will be in a driver's line of vision when approaching the site from the west, as well as those passing by heading west. If a driver is visiting the site, they have a better chance of identifying the property earlier-on during the approach and will be able to take the necessary time to slow and safely enter the site.

### Supporting Statement Questions

- A. A literal enforcement of the provisions of this ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:*

TEMPO, being a newly constructed community, has recently obtained a TCO for Building 201 and is currently on track to receive a TCO for building 203 in early September. As a requirement of our final Certificate of Occupancy, the Cambridge Fire Department had requested that we install building address numbers as high on the building as possible so that the site is easily identified by emergency vehicles needing to locate the site. This relief is being requested in order to comply with the Fire Department's request and the signage is required to receive our CO.

- B. The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:*

The TEMPO community is located on the eastbound side of Route 2 (Concord TPKE). The stretch of road in front of the property has three eastbound lanes and two westbound lanes. In between the eastbound and westbound lanes is a screened fence. The fence prevents westbound drivers, and potential site visitors, from seeing any signage located below the second-floor sill; the limit set forth in chapter 7 of the city ordinance. Placing the building address and main ID signage at a height set forth in the ordinance will prevent drivers, and, potentially, emergency vehicles, from quickly identifying the buildings from a fair and safe distance.

### *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:*

- C1. Substantial detriment to the public good for the following reasons:*

The increased height and size of the building address and ID signage will not cause detriment to the public good due to the site's location along Route 2 (Concord TPKE). Larger numbers and lettering will allow drivers to identify the site from a farther distance, lowering the number of drivers who might turn their head as they pass the property, looking for an at-grade monument sign or street address.

No signs will extend more than 5" from the building façade. And no sign, classified as a projecting sign, will or be located above public or private walkways and driveways.

## Statement of Purpose

*C2. Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:*

In addition to keeping up with local aesthetics, ordinances are often passed in response to a public safety issue. It is understood that size and location of signage can play a role in keeping pedestrians, drivers and residents safe. In this specific case, installing the building numbers and ID signage at an increased height would have greater visibility from a farther distance. This allows allow emergency vehicles, as well as visitors, to easily identify the buildings, and provide ample time to prepare to enter the property at a fair speed, as drivers on Route 2 can often speed when approaching the Alewife Station exit.

The 'TEMPO' lettering, although technically considered a projecting sign due to its location on a vertical canopy, is not located above any public/private driveway or walkway, and appears more as a wall sign than a projecting sign, therefore not nullifying or derogating the intent of the ordinance.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for \_\_\_\_\_ (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:

Not applicable. This is an application for a sign variance.

- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Not applicable. This is an application for a sign variance.

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

Not applicable. This is an application for a sign variance.

- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Not applicable. This is an application for a sign variance.

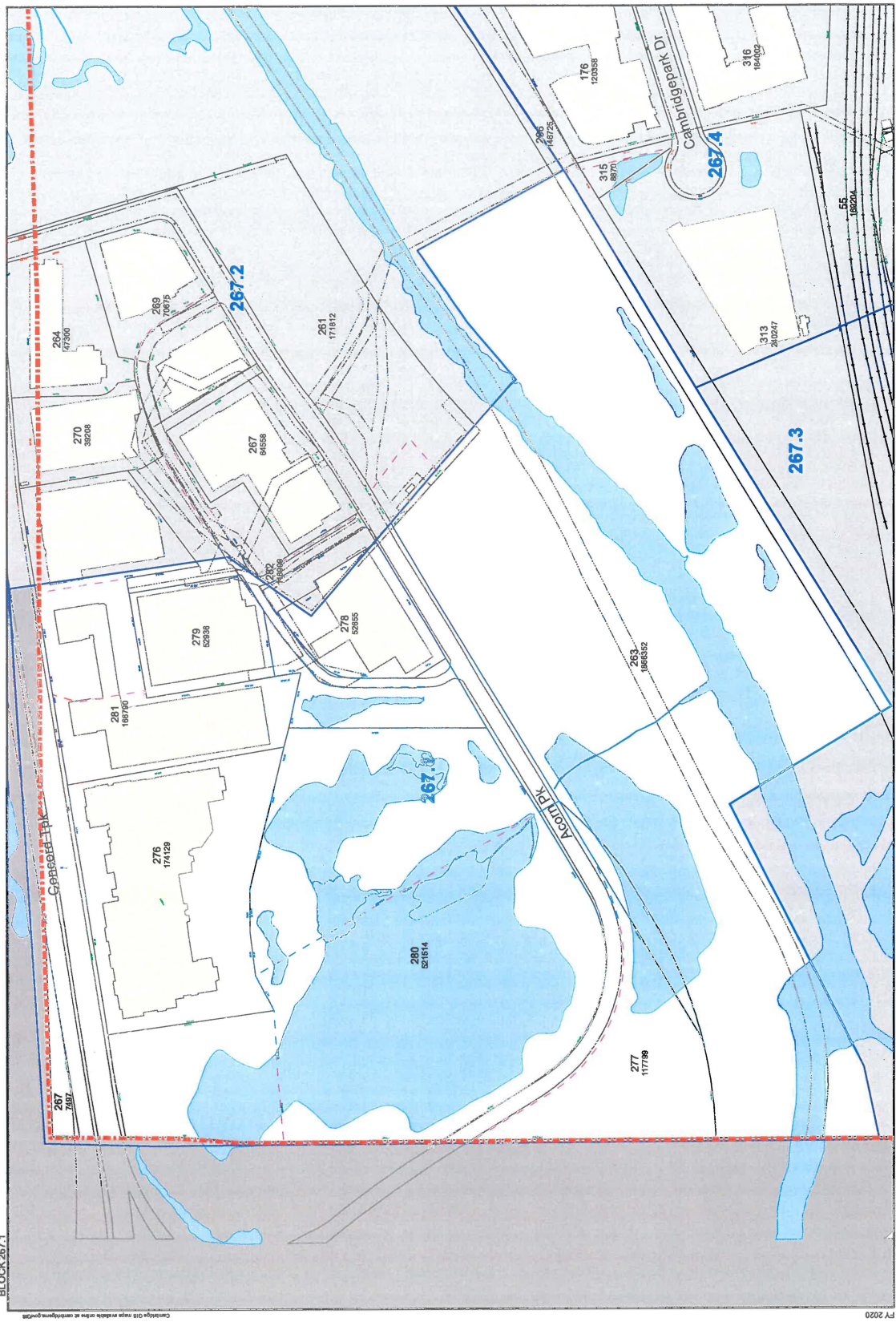
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:


Not applicable. This is an application for a sign variance.



BLOCK 267.1

Cambridge GIS maps are available online at [www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)





**City of Cambridge**  
**Assessing Department**  
795 Massachusetts Ave.  
Cambridge, MA 02139

100 Parcel size in Sq. Ft.  
44 D.C. Last Court Dimension  
65.0 Survey Dimensions  
100 Parcel size in Sq. Ft.  
44 D.C. Last Court Dimension  
65.0 Survey Dimensions

10 Lot Number  
267.1 Block Number  
10 Street Number  
(125.0) Dead Dimension

Water  
Sub-Parcel Line  
Examined  
Railway

Buildings  
Lot Line  
Block Line  
City Boundary

0 45 90 180 Feet  
1 inch = 190 feet

Parcel Block Map  
**267.1**

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267.2  
267.3  
267.4

Cambridgepark Dr

Acorn Pk

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# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP



KEY PLAN



2	02/02/2018	ADDENDUM 4
	06/29/2017	100% CD
	08/22/2017	PERMIT SET
	06/30/2017	DO SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 21804  
DRAWN BY: SP, KD, CC  
CHECKED BY: MFM

SHEET TITLE

SITE PLAN

A-100

PARKING GARAGE

0' 20' 40' 100'



THE RESIDENCES AT  
ALEWIFE STATION, LLP

**ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON, MA 02110

[illegible]

1

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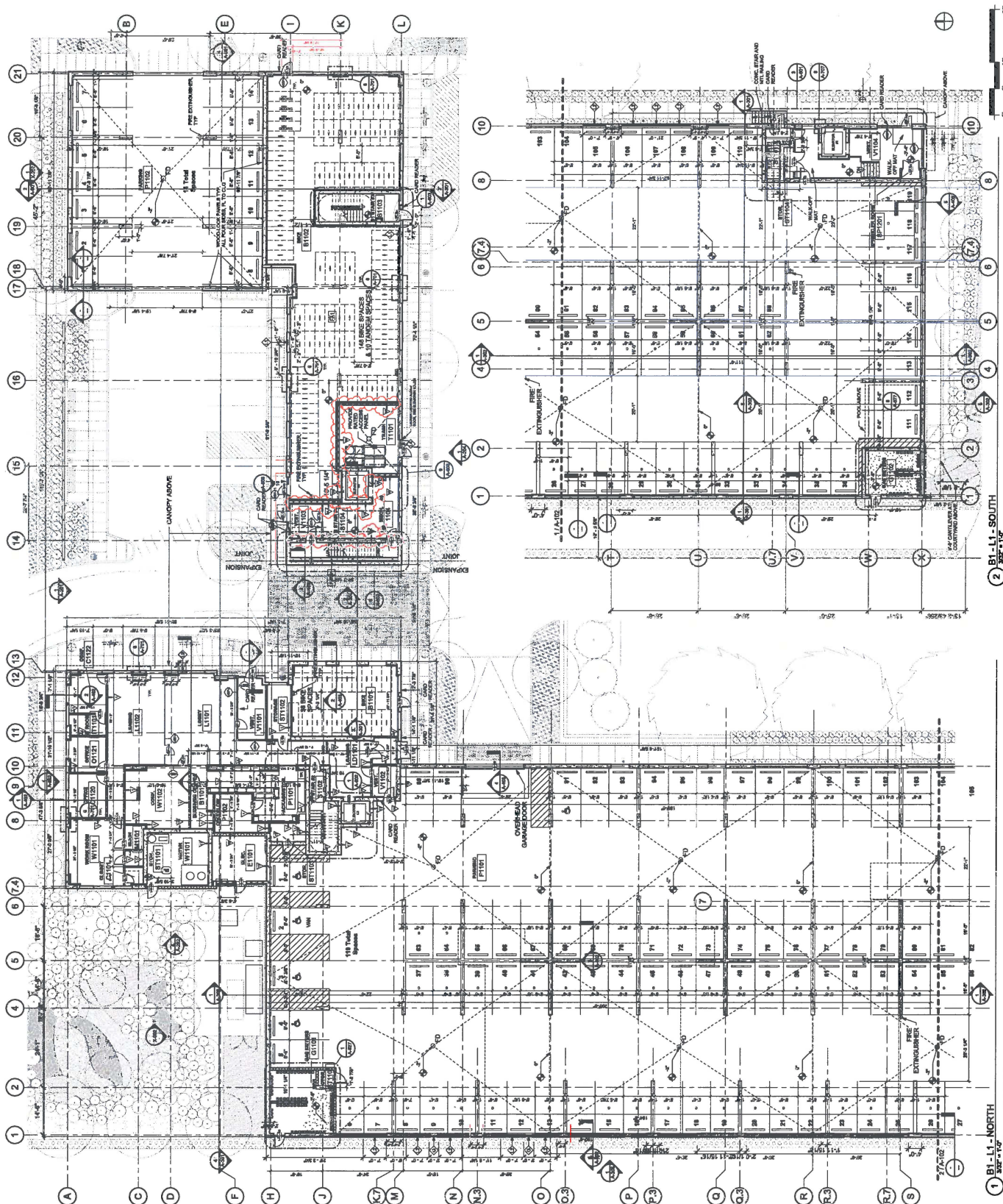
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BULLETIN 25-R2	12/21/2018	
BULLETIN 25	12/04/2018	
BULLETIN 19	10/01/2018	

PROJECT NUMBER: 215040  
DRAWN BY: SP, CC, KD  
REVIEWED BY: LKDM

1

FLOOR PLAN -  
BUILDING 1 - LEVEL 1

A-102





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

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ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



00	01/10/2020	BULLETIN 58
47	10/17/2019	BULLETIN 55
43	09/11/2019	BULLETIN 41
40	03/02/2019	BULLETIN 37
30	10/14/2018	BULLETIN 26
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PROJECT NUMBER: 218040

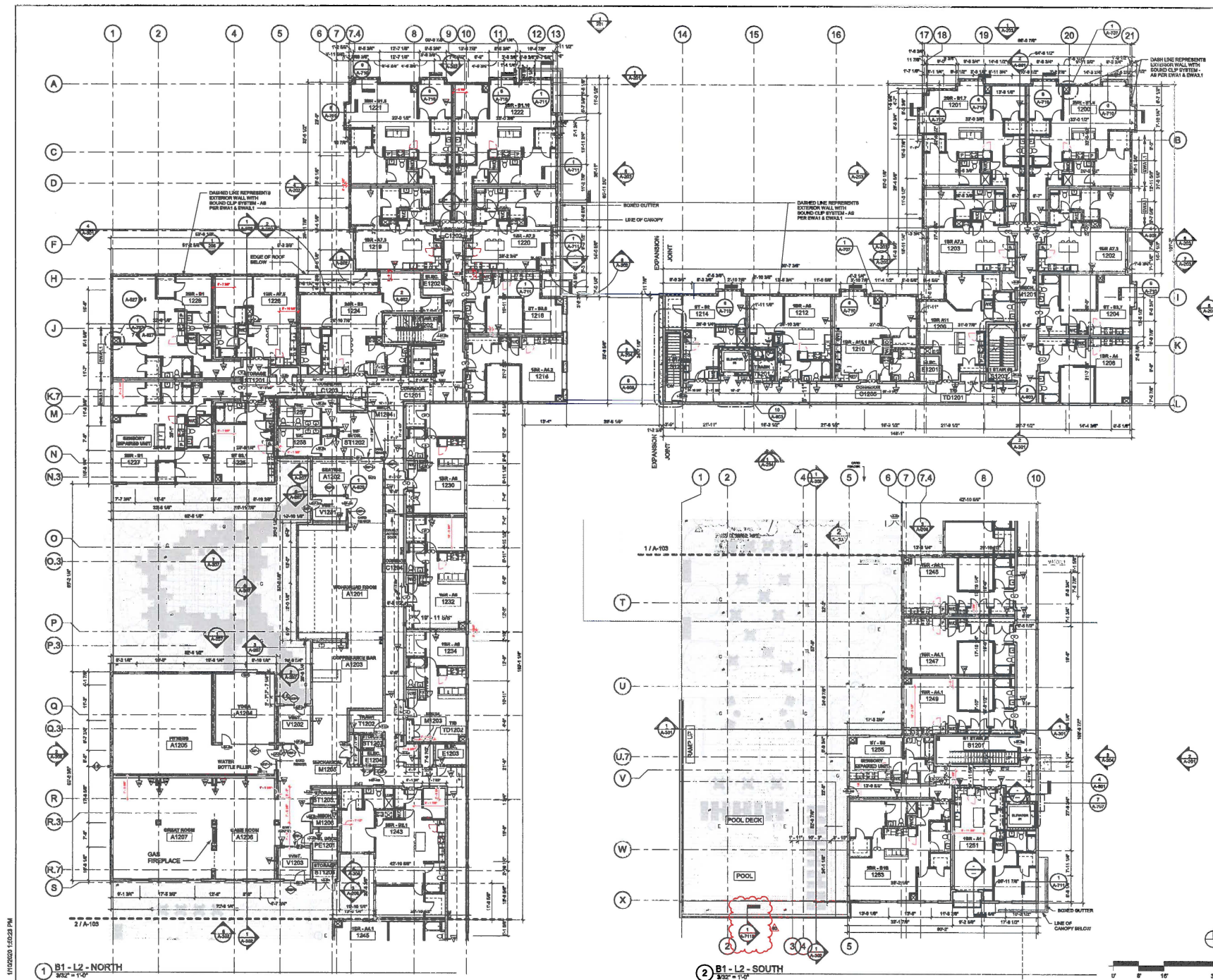
DRAWN BY: SP, CC, KD

CHECKED BY: WHM

SHEET TITLE

FLOOR PLAN -  
BUILDING 1 - LEVEL 2

**A-103**



201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

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ARCHITECTURE  
101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

### KEY PLAN



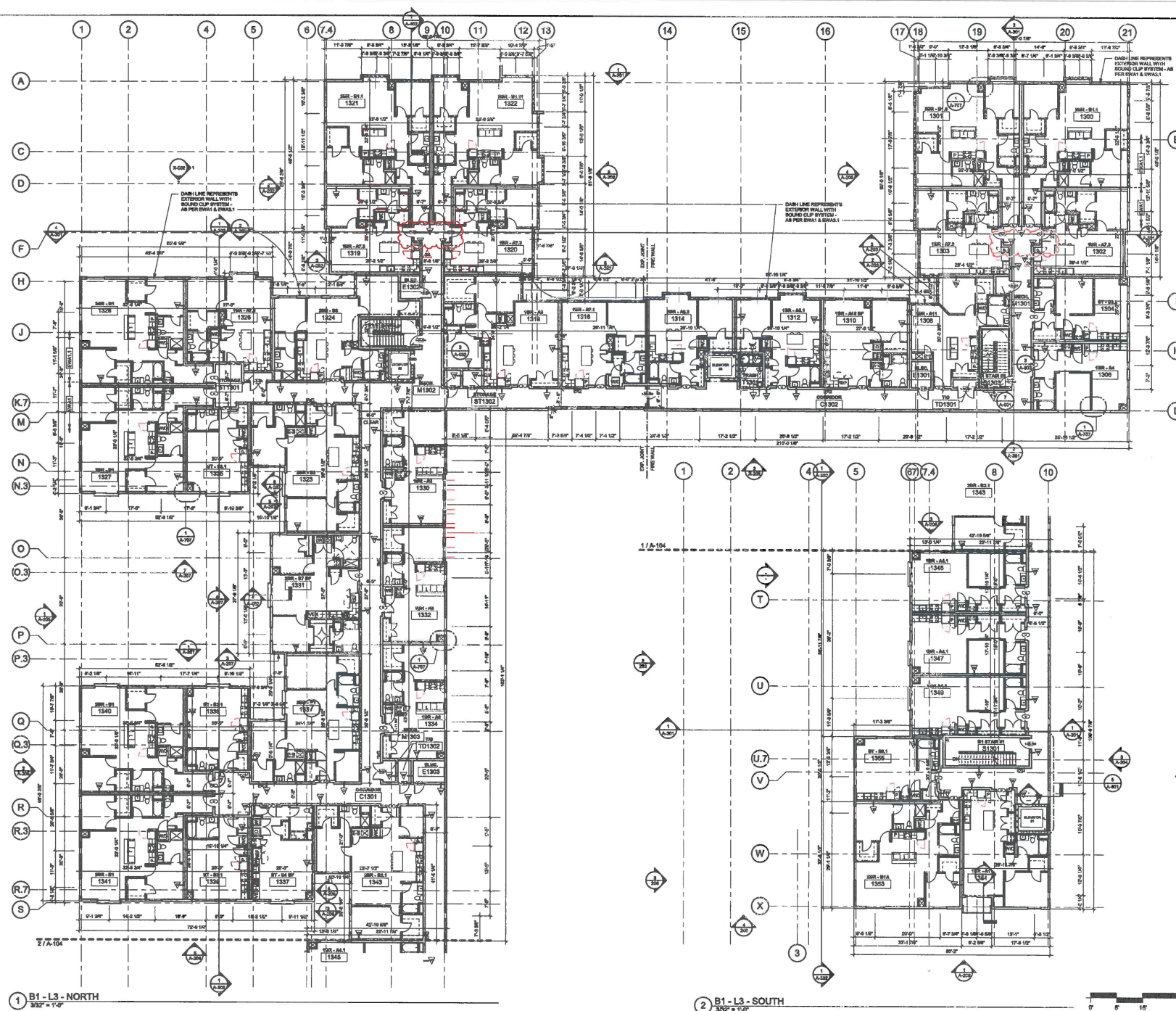
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3	02/28/2018	ADDENDUM 5
2	02/02/2018	ADDENDUM 4
	06/29/2017	100% CD
	06/22/2017	PERMIT SET
	06/30/2017	DD SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 215040
DRAWN BY: SP, CC, KD
CHECKED BY: MRM

SHEET TITLE

FLOOR PLAN -  
BUILDING 1 - LEVEL 3

A-104





201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON MA 02110

CONSTANT

STAMP

### KEY PLAN



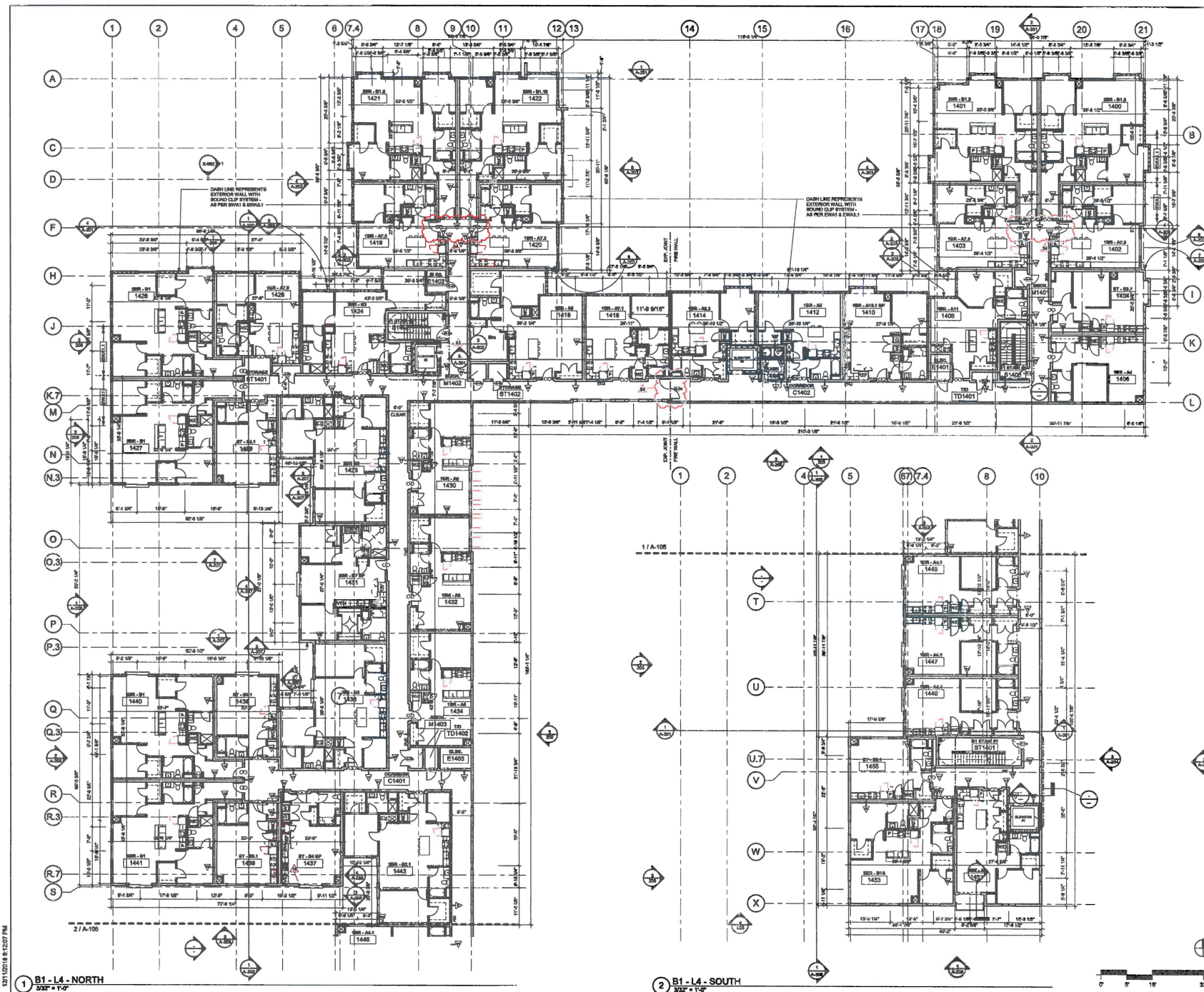
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MARK	DATE	DESCRIPTION

PROJECT NUMBER: 215040
DRAWN BY: SP, CC, KD
CHECKED BY: MFM

SHEET TITLE

FLOOR PLAN -  
BUILDING 1 - LEVEL 4

A-105



12/11/2010 8:12:07 PM

# THE RESIDENCES AT ALEWIFE STATION

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ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON, MA 02110

CONSULTANT

STAMP

KEY PLAN



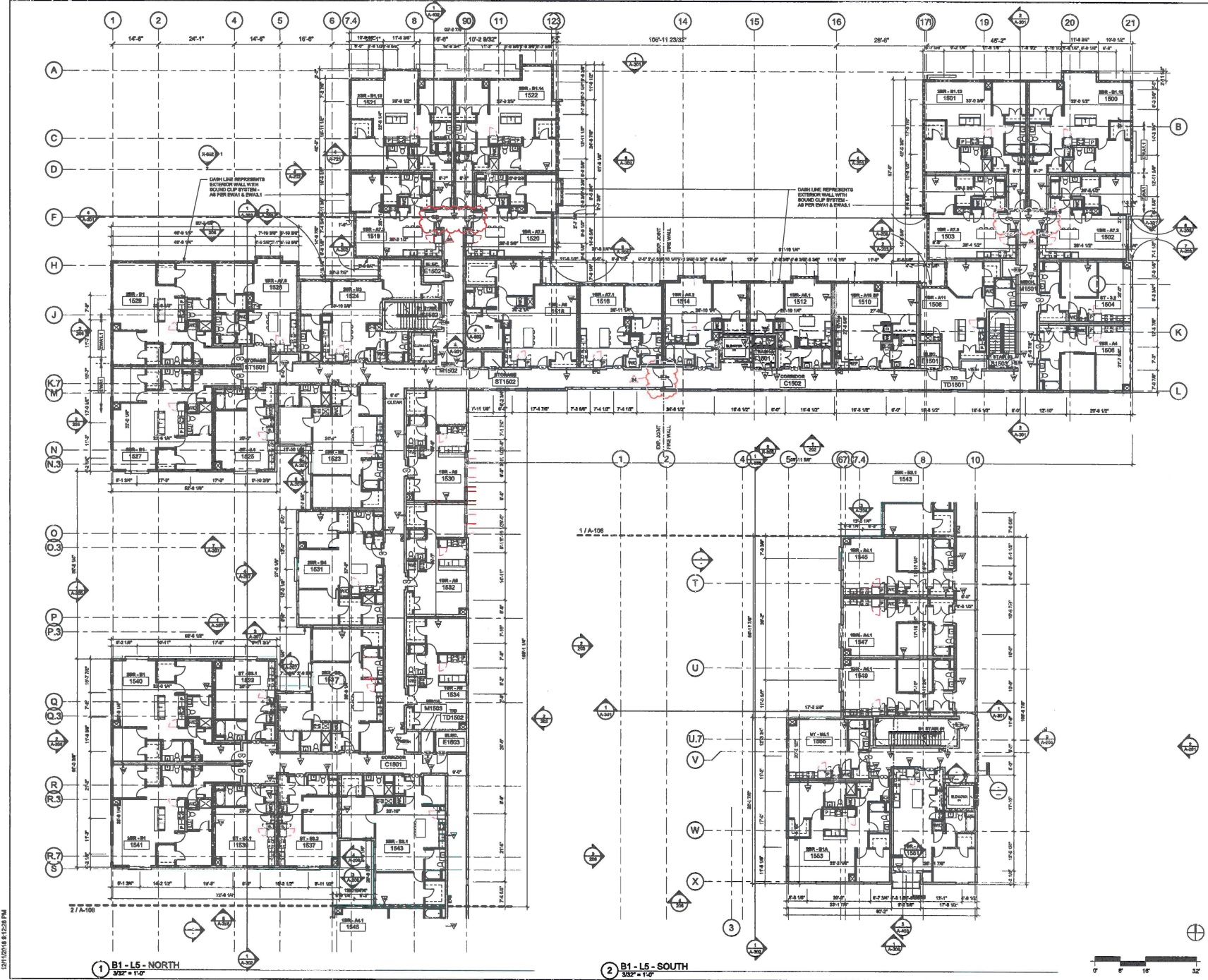
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	09/29/2017	100% CD
	06/22/2017	PERMIT SET
	06/30/2017	DD SET

PROJECT NUMBER: 215040  
DRAWN BY: SP, CC, KD  
CHECKED BY: MFM

SHEET TITLE

FLOOR PLAN -  
BUILDING 1 - LEVEL 5

**A-106**





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



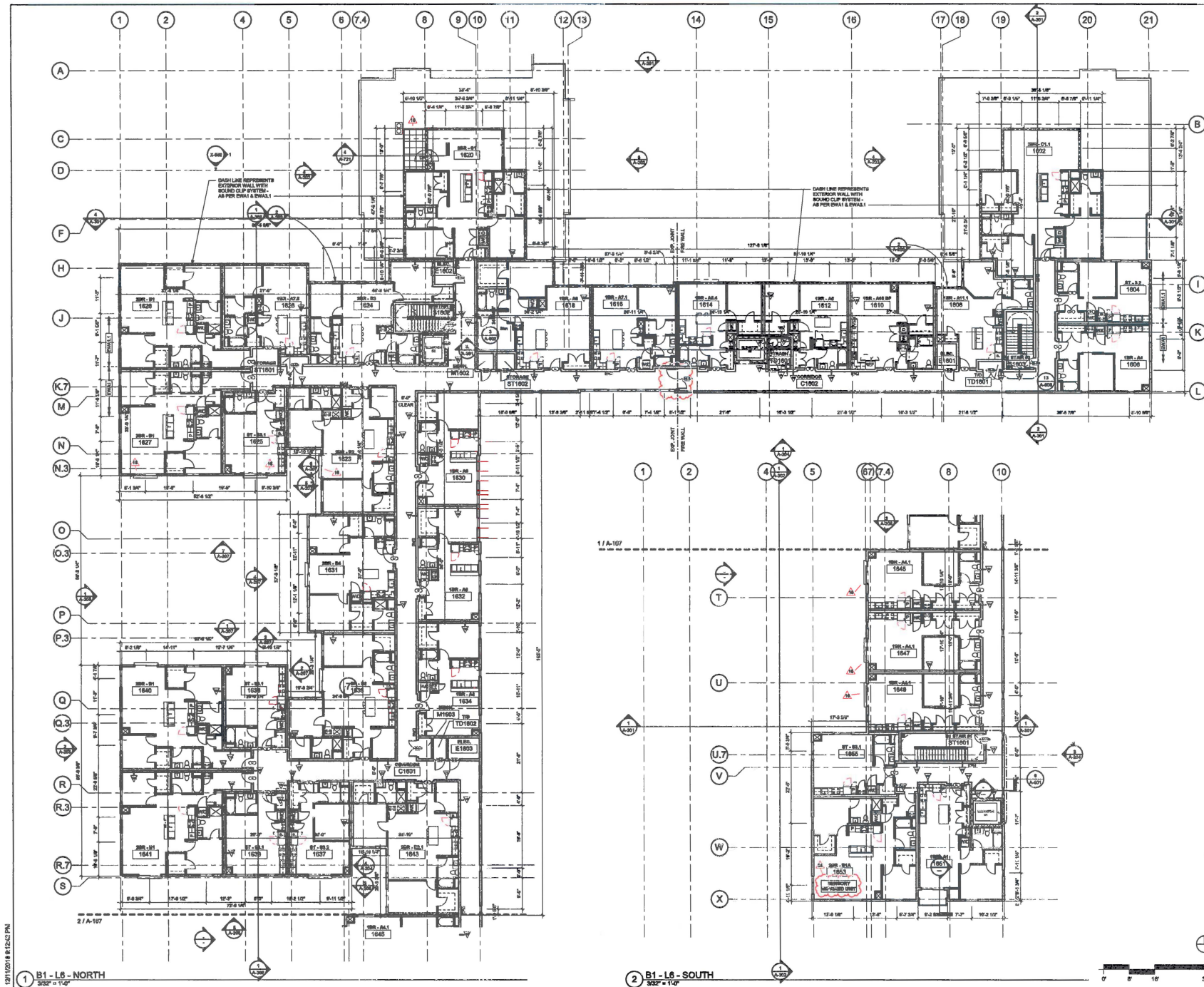
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11	07/22/2018	BULLETIN 06
8	04/18/2018	BULLETIN 03 R1
27	02/02/2018	ADDENDUM 4

PROJECT NUMBER: 215040  
DRAWN BY: SP, CC, TD  
CHECKED BY: MRM

SHEET TITLE

FLOOR PLAN -  
BUILDING 1 - LEVEL 6

A-107



12/11/2018 8:12:43 PM

# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMIT ST. BOSTON MA 02110

COORDINATOR

STAMP

KEY PLAN



5 FLOOR PLAN - BUILDING 1 - ELEVATOR #3 PENTHOUSE ROOF

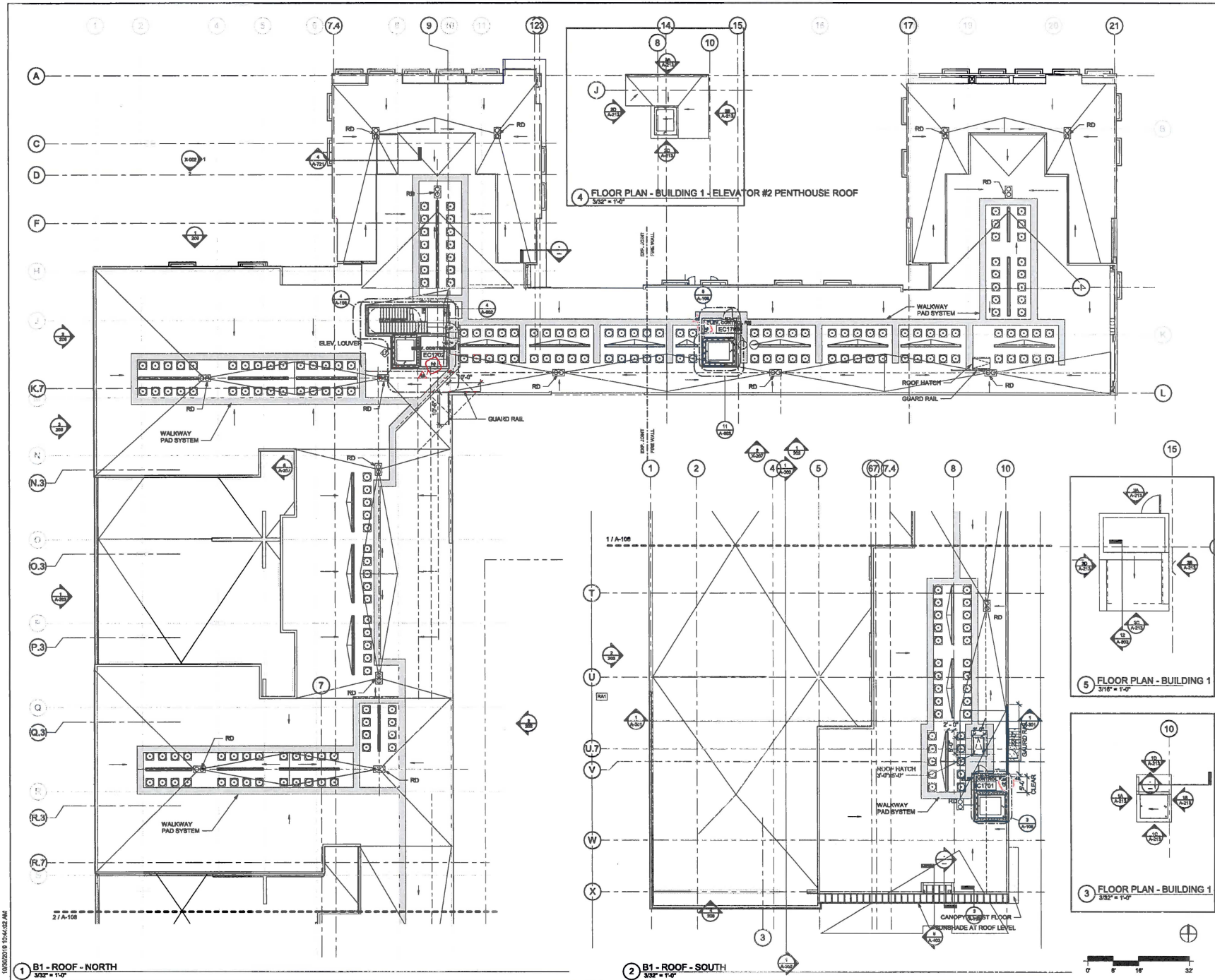
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	06/30/2017	DD SET

PROJECT NUMBER: 218040  
DRAWN BY: SP, CG, RD  
CHECKED BY: MPM

SHEET TITLE

FLOOR PLAN - BUILDING 1 - ELEVATOR #3 PENTHOUSE ROOF

A-108



1 B1 - ROOF - NORTH  
3'0" x 1'-0"

2 B1 - ROOF - SOUTH  
3'0" x 1'-0"



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

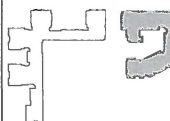
ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

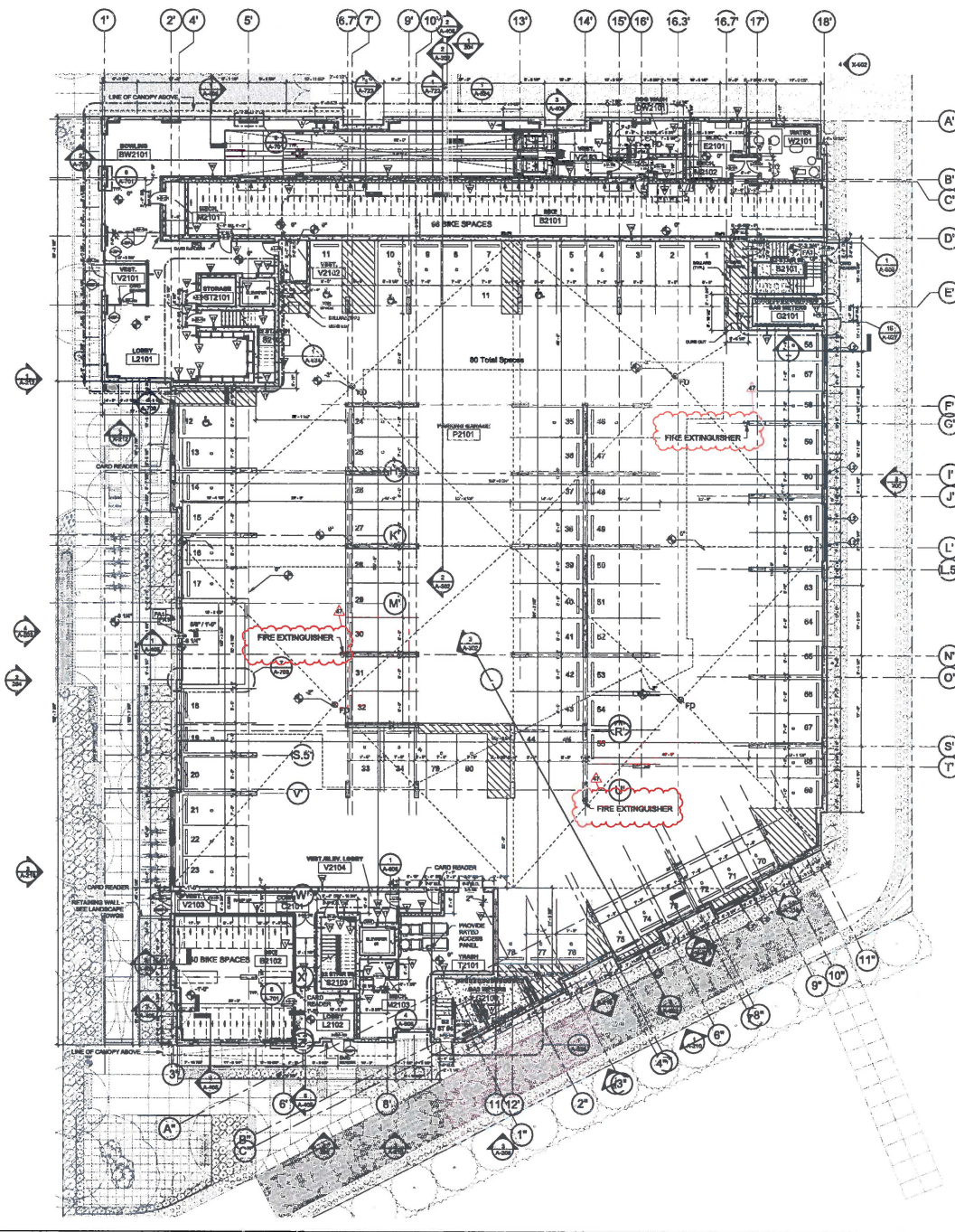


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16	8/20/2018	BULLETIN 16
11	7/2/2018	BULLETIN 9
MARK	DATE	DESCRIPTION
PROJECT NUMBER: 218540		
DRAWN BY: SP, CG, RD		
CHECKED BY: MEM		

SHEET TITLE

FLOOR PLAN -  
BUILDING 2 - LEVEL 1

A-110



1 FLOOR PLAN - BUILDING 2 - LEVEL 1  
3/32" = 1'-0"



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT  
**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON MA 02110

CONTRACT NO.

STAMP

KEY PLAN



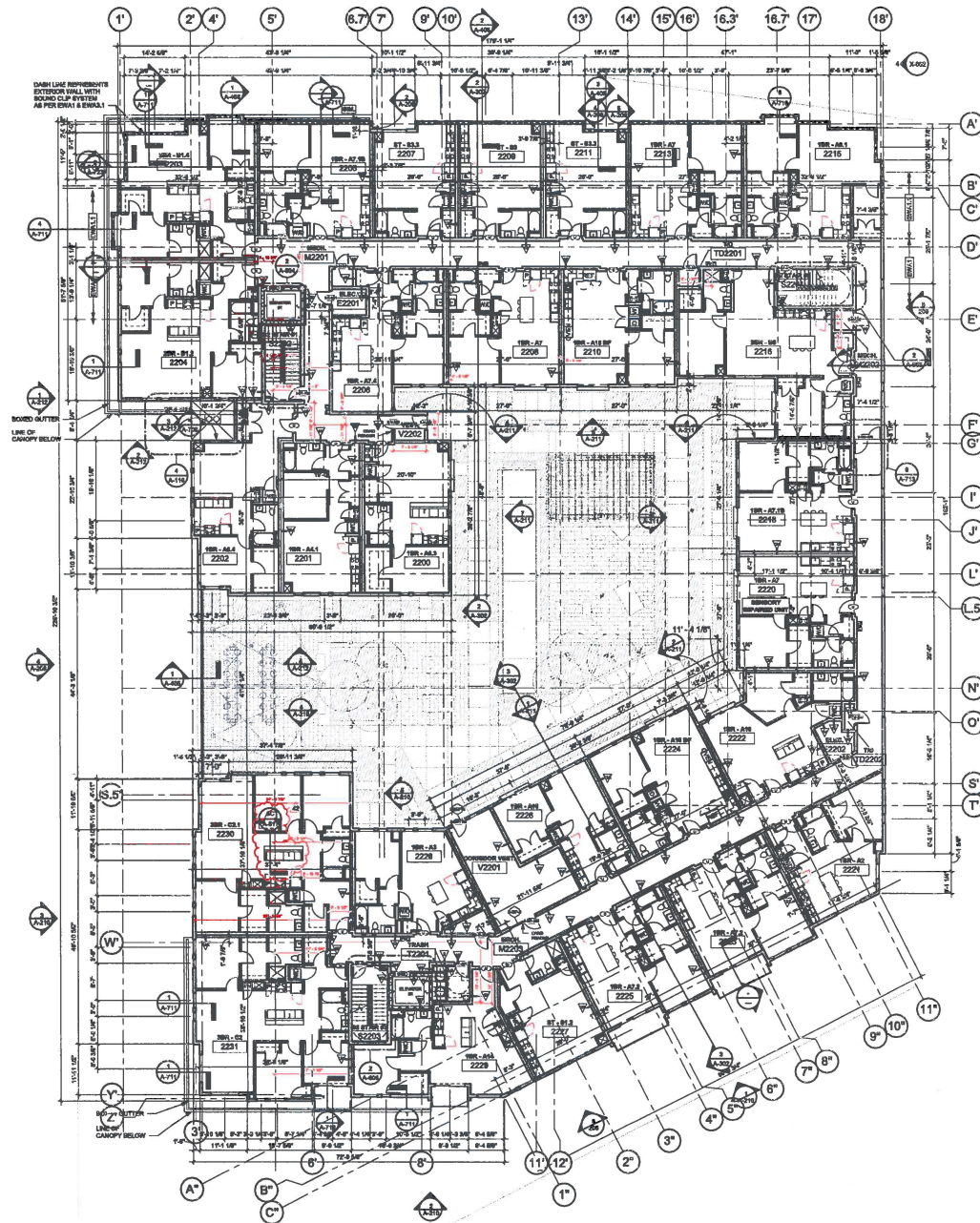
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1	11/15/2017	ADDENDUM 2
	09/28/2017	100% CD
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 218040  
DRAWN BY: SP, CG, KD  
CHECKED BY: MPA

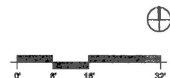
WINDY TITLE

FLOOR PLAN -  
BUILDING 2 - LEVEL 2

A-111



1 FLOOR PLAN - BUILDING 2 - LEVEL 2  
352' x 174'



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



42	05/16/2019	BULLETIN 30
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18	02/02/2018	BULLETIN 18
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2	06/28/2017	100% CD
MARK	DATE	PERMIT SET

PROJECT NUMBER: 215040

DRAWN BY: SP, CC, KD

CHECKED BY: NRM

SHEET TITLE

FLOOR PLAN -  
BUILDING 2 - LEVEL 3

**A-112**



1 FLOOR PLAN - BUILDING 2 - LEVEL 3



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

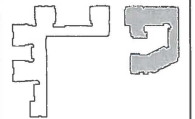
ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



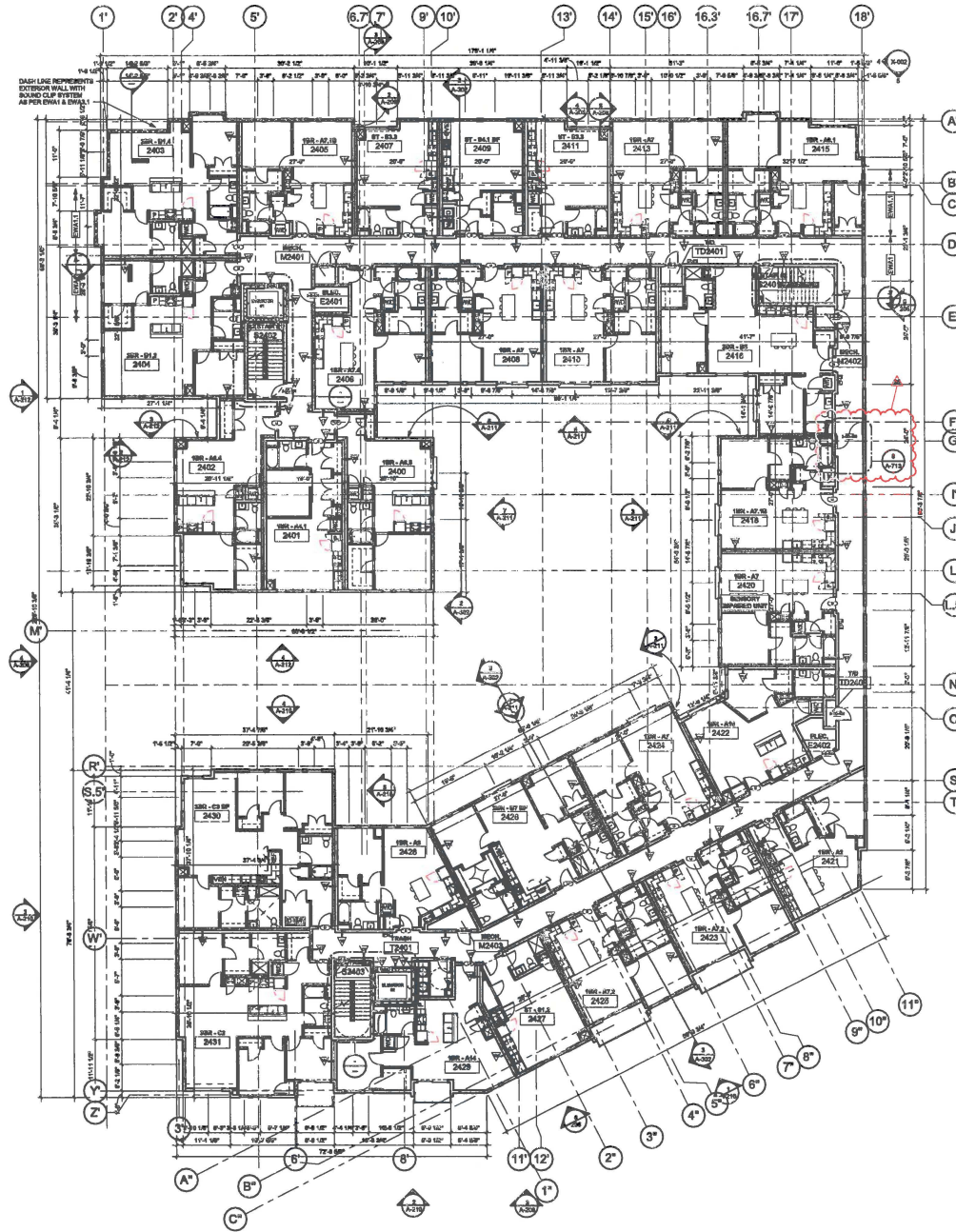
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	08/29/2017	100% CD
	08/22/2017	PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 219040  
DRAWN BY: SP, CG, RD  
CHECKED BY: NWM

UNBET TITLE

FLOOR PLAN -  
BUILDING 2 - LEVEL 4

A-113



1 FLOOR PLAN - BUILDING 2 - LEVEL 4  
200' = 1" = 0'



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE GARDEN, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

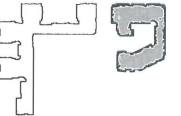
**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON, MA 02110

CONSULTANT

STAMP

KEY PLAN



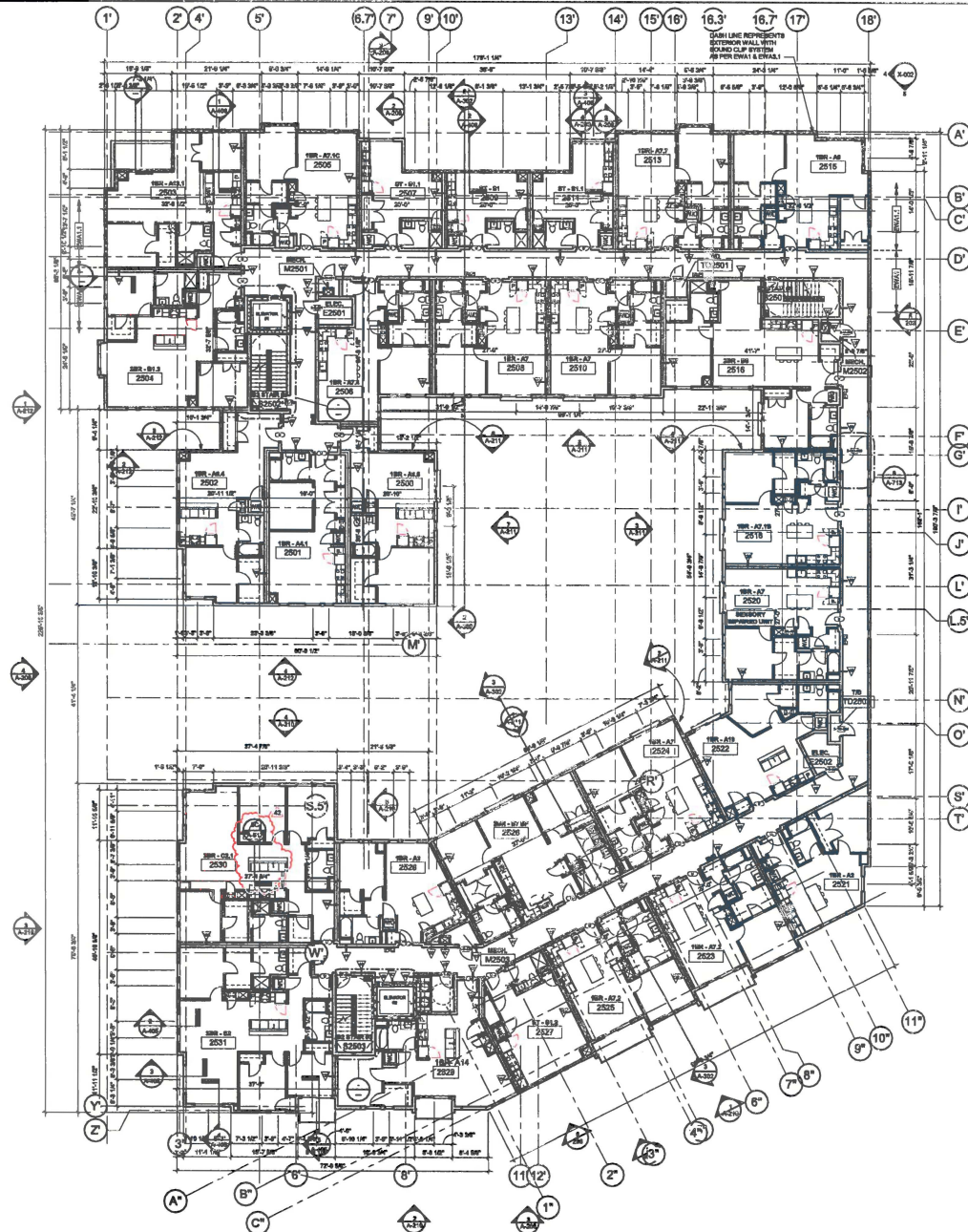
42	01/16/2019	BULLETIN 36
36	03/13/2019	BULLETIN 32
24	12/04/2018	BULLETIN 25
15	07/20/2018	BULLETIN 18
15	02/20/2018	BULLETIN 15
2	02/02/2018	ADDENDUM 4
	09/28/2017	100% CD
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 215040  
DRAWN BY: SP, CC, KD  
CHECKED BY: MFM

WHEET TITLE

FLOOR PLAN -  
BUILDING 2 -LEVEL 5

A-114



① FLOOR PLAN - BUILDING 2 -LEVEL 5  
3/22' x 1/4"





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

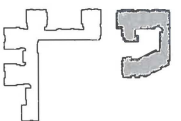
ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



42	00/16/2018	BULLETIN 38
36	03/13/2019	BULLETIN 32
34	12/04/2018	BULLETIN 26
13	8/22/2018	BULLETIN 18
2	02/02/2018	ADDENDUM 4
	09/28/2017	100% CD
	08/22/2017	PERMIT SET

MARK DATE DESCRIPTION

PROJECT NUMBER: 215040  
DRAWN BY: SP, CC, KD  
CHECKED BY: MKM

WEEK TITLE

FLOOR PLAN -  
BUILDING 2 - LEVEL 6

A-115

1 FLOOR PLAN - BUILDING 2 - LEVEL 6  
3/32" = 1'-0"



**THE RESIDENCES AT  
ALEWIFE STATION, LLP**

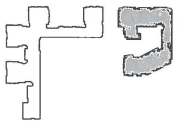
ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

## KEY PLAN



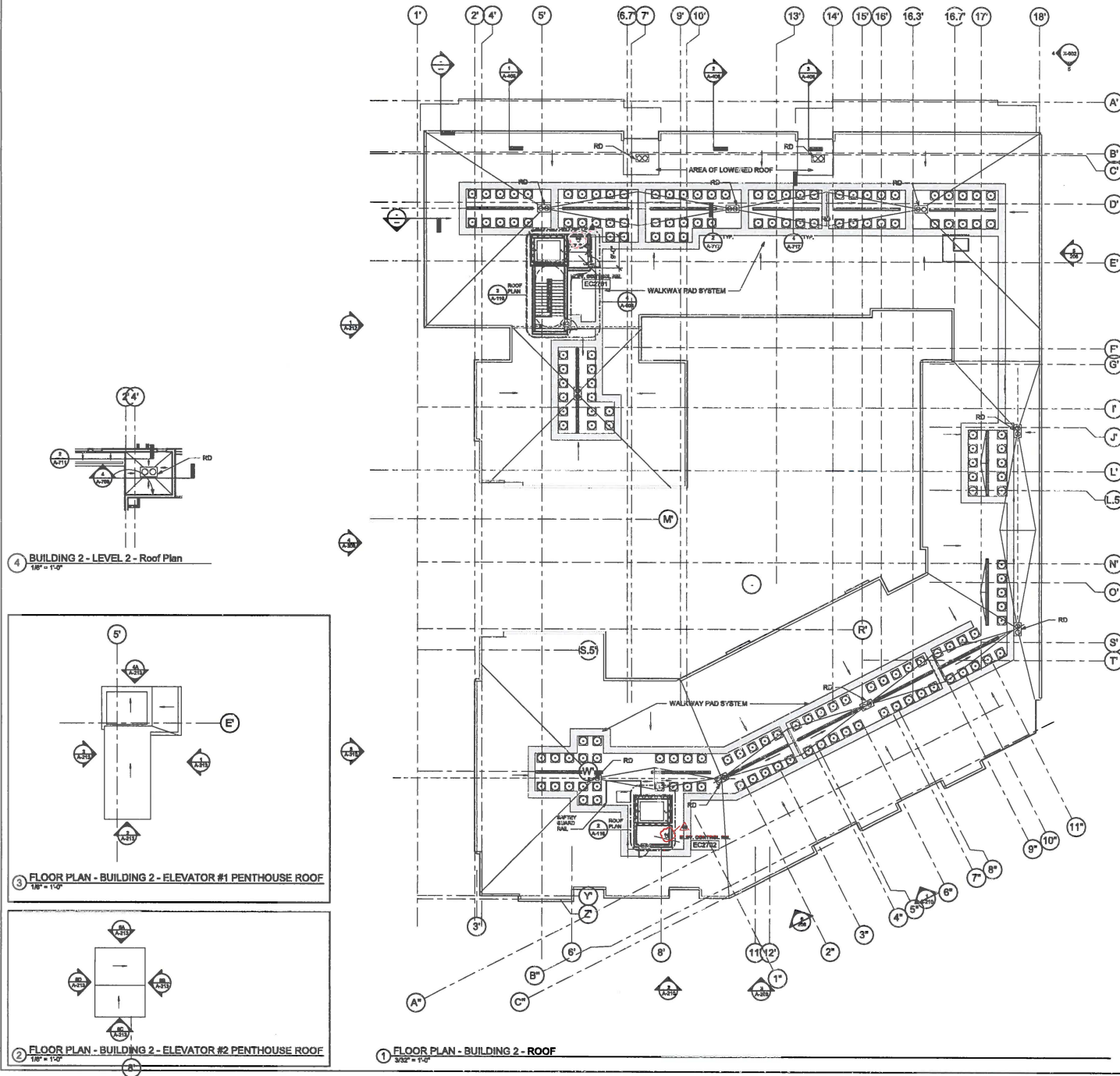
8	10/30/2019	BULLETIN 55R1
4	8/1/2018	BULLETIN 13
2	7/10/2018	BULLETIN 10
2	02/02/2016	ADDENDUM 4
	08/29/2017	100% CD
	08/22/2017	PERMIT SET
	08/30/2017	DD SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 215040  
DRAWN BY: SP, CC, KD  
CHECKED BY: MRM

**SHEET TITLE**

FLOOR PLAN -  
BUILDING 2 - ROOF

A-116



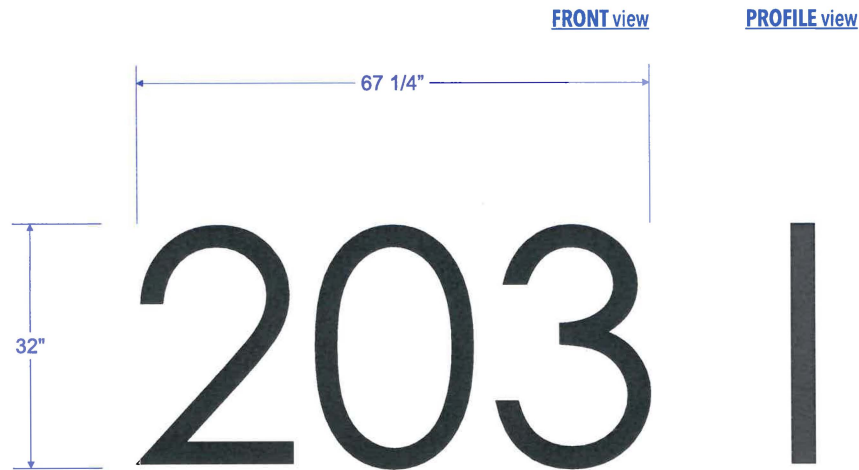
**4 BUILDING 2 - LEVEL 2 - Roof Plan**  
1/8" = 1'-0"

③ FLOOR PLAN - BUILDING 2 - ELEVATOR #1 PENTHOUSE ROOF  
1/8" = 1'-0"

② FLOOR PLAN - BUILDING 2 - ELEVATOR #2 PENTHOUSE ROOF  
1/8" = 1'-0"

① FLOOR PLAN - BUILDING 2 - ROOF  
3/32" = 1'-0"





# COLORS & FINISHES



Black



603.588.3177  
MLGsigns.com  
info@MLGsigns.com

colors shown are representation only

# SPECIFICATIONS

**Dimensional Letters**  
3" Deep aluminum channel letter  
Painted face and returns  
Open backs

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Criterion Development  
**Tempo**

195 Concord Turnpike  
Cambridge, MA 02140

Designer/Project Manager  
**A. Leizure/H. Hopkins**

# INSTALLATION

**Mount method**  
Mounted with studs and silicone adhesive

**Mount surface**

**Mount height**

**Notes for Install Team**

**Production will not begin without a signed and checked approval on all final layouts.**

Please proof this layout carefully, check the appropriate box, sign and date.

Return layout(s) directly to your Project Manager or info@MLGsigns.com

# PHOTO

- ☐ Approved, as is  
☐ Approved, with changes  
☐ Requires New Layout  
☐ Rejected

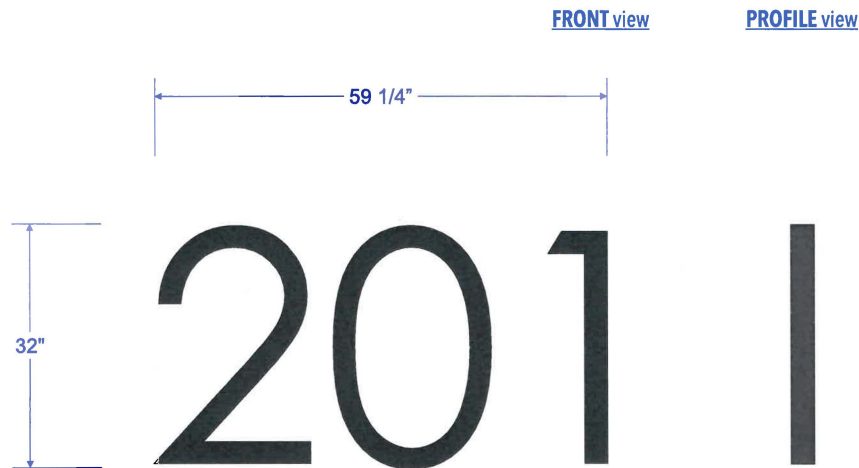
Customer Signature Required

Date Signed

**Scale**  
1/2" = 1'

**Sign Code E05A**  
**Building ID**

**Qty**  
**2**



# COLORS & FINISHES



603.588.3177  
MLGsigns.com  
info@MLGsigns.com

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# SPECIFICATIONS

## Dimensional Letters

3" Deep aluminum channel letter  
Painted face and returns  
Open backs

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Criterion Development  
**Tempo**

195 Concord Turnpike  
Cambridge, MA 02140

Designer/Project Manager  
**A. Leizure/H. Hopkins**

# INSTALLATION

## Mount method

Mounted with studs and silicone adhesive

## Mount surface

## Mount height

## Notes for Install Team

**Production will not begin without a signed and checked approval on all final layouts.**

Please proof this layout carefully, check the appropriate box, sign and date.

Return layout(s) directly to your Project Manager or info@MLGsigns.com

# PHOTO

- ☐ Approved, as is  
☐ Approved, with changes  
☐ Requires New Layout  
☐ Rejected

Customer Signature Required

Date Signed

Scale  
1/2" = 1'

Sign Code **E05B**  
Building ID

Qty  
2



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info@MLGsigns.com

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Criterion Development  
**Tempo**

195 Concord Turnpike  
Cambridge, MA 02140

Designer/Project Manager  
**A. Leizure/H. Hopkins**

**Production will not begin without a signed and checked approval on all final layouts.**

Please proof this layout carefully, check the appropriate box, sign and date.

Return layout(s) directly to your Project Manager or info@MLGsigns.com

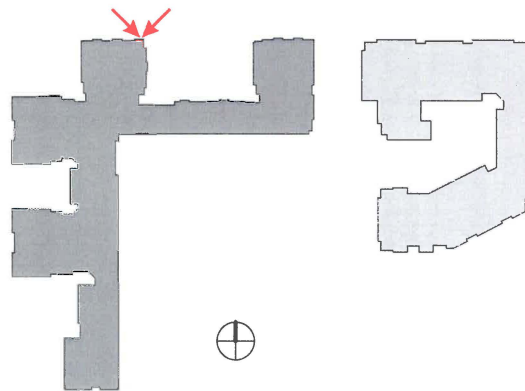
- ☐ Approved, as is
- ☐ Approved, with changes
- ☐ Requires New Layout
- ☐ Rejected

Customer Signature Required

Date Signed

Sign Code **E05B**  
Building ID

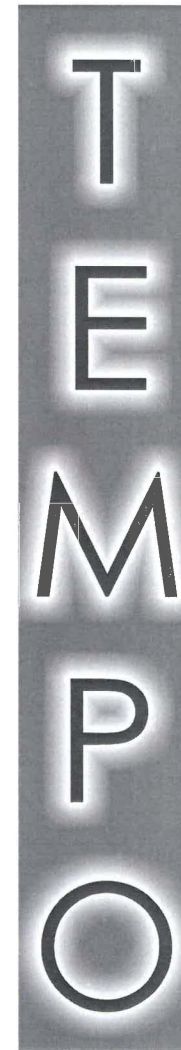
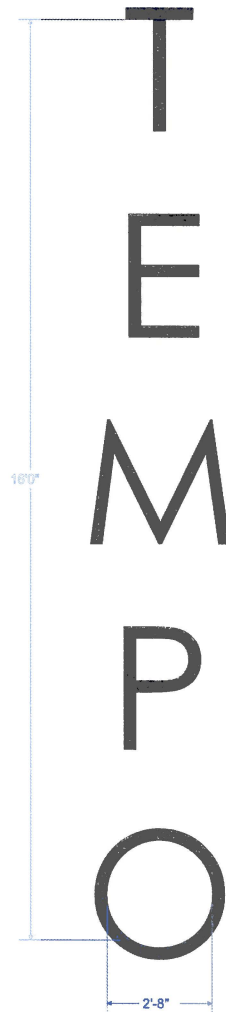




FRONT view

PROFILE view

illuminated NIGHT view



(2)

**REQUIRES ELECTRICAL**  
Client is responsible for supplying power at sign location.

Scale	Sign Area	Sign Code	Qty
1/2" = 1'	15.3 Sq. Ft.	E01 Building 1 Main ID	2

COLORS & FINISHES



603.588.3177  
MLGsigns.com  
info@MLGsigns.com

colors shown are representation only

SPECIFICATIONS

Dimensional Letters  
2" deep aluminum channel letter  
Painted face and returns  
Clear acrylic backs  
Internal LED lights  
2" spacers  
Halo illumination  
Dimmer included  
Power requirements  
120V, 20 amp dedicated circuit

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Criterion Development  
Tempo

195 Concord Turnpike  
Cambridge, MA 02140

Designer  
A. Leizure/R. Harrison

INSTALLATION

Mount method  
Mounted with studs and silicone adhesive  
Each character will require one additional hole drilled through wall for low voltage wire  
Remote power supply

Production will not begin without a signed and checked approval on all final layouts.

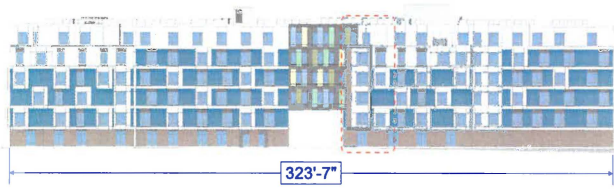
Please proof this layout carefully, check the appropriate box, sign and date.

Return layout(s) directly to your Project Manager or info@MLGsigns.com

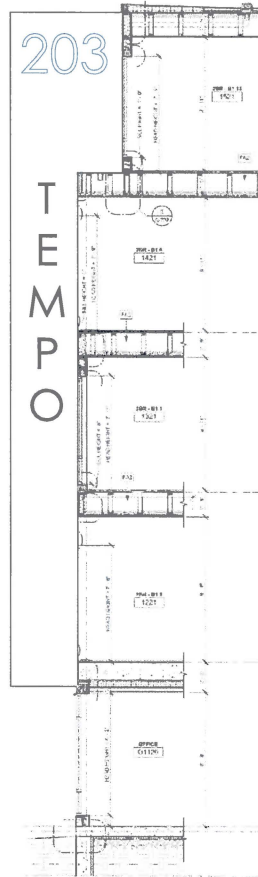
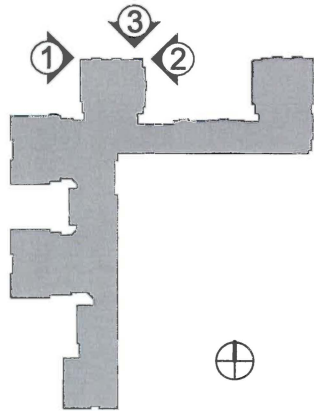
☐ Approved, as is  
☐ Approved, with changes  
☐ Requires New Layout  
☐ Rejected

Customer Signature Required

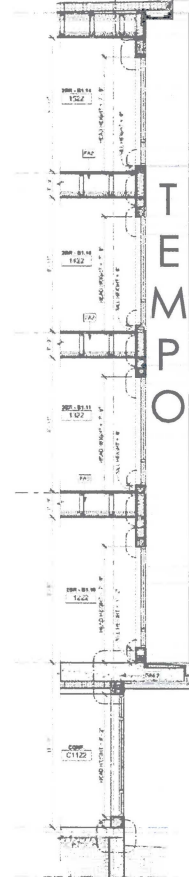
Date Signed



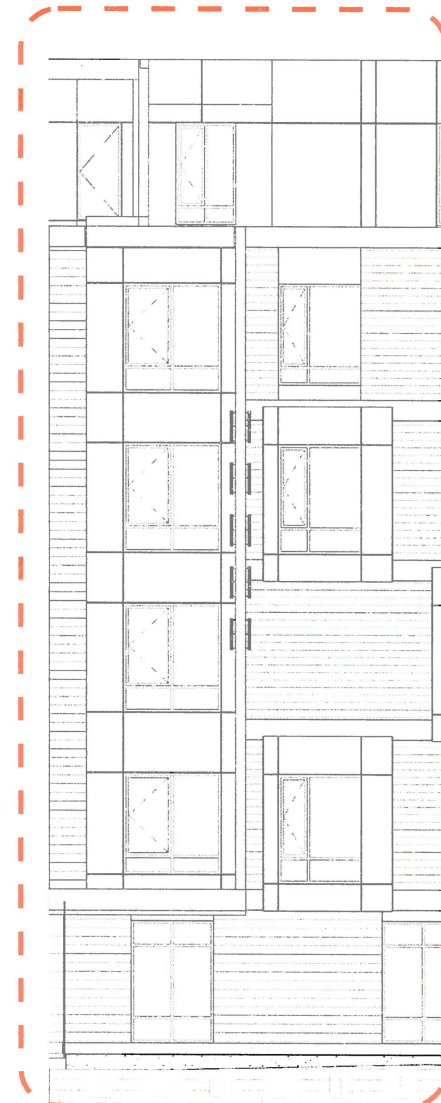
BUILDING 1 - NORTH ELEVATION  
1/64" = 1'



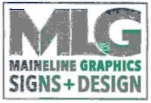
① BUILDING 1 - WALL SECTION 1 (WEST)  
1/8" = 1'



② BUILDING 1 - WALL SECTION 2 (EAST)  
1/8" = 1'



③ BUILDING 1 - NORTH ELEVATION  
1/8" = 1'



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Criterion Development  
**Tempo**

195 Concord Turnpike  
Cambridge, MA 02140

Designer  
A. Leizure/R. Harrison

# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

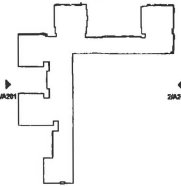
ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



NO.	DATE	DESCRIPTION
35	03/28/2019	BULLETIN 35
15	02/20/2018	BULLETIN 15
12	11/10/2016	BULLETIN 12
11	11/22/2016	BULLETIN 11
10	02/02/2016	ADDENDUM 4
9	11/16/2017	ADDENDUM 2
8	09/26/2017	100% CD
MARK	DATE	DESCRIPTION
PROJECT NUMBER:	218040	
DRAWN BY:	SP, JO, GR	
CHECKED BY:	MEM	

SHEET TITLE

BUILDING 1 OVERALL ELEVATIONS

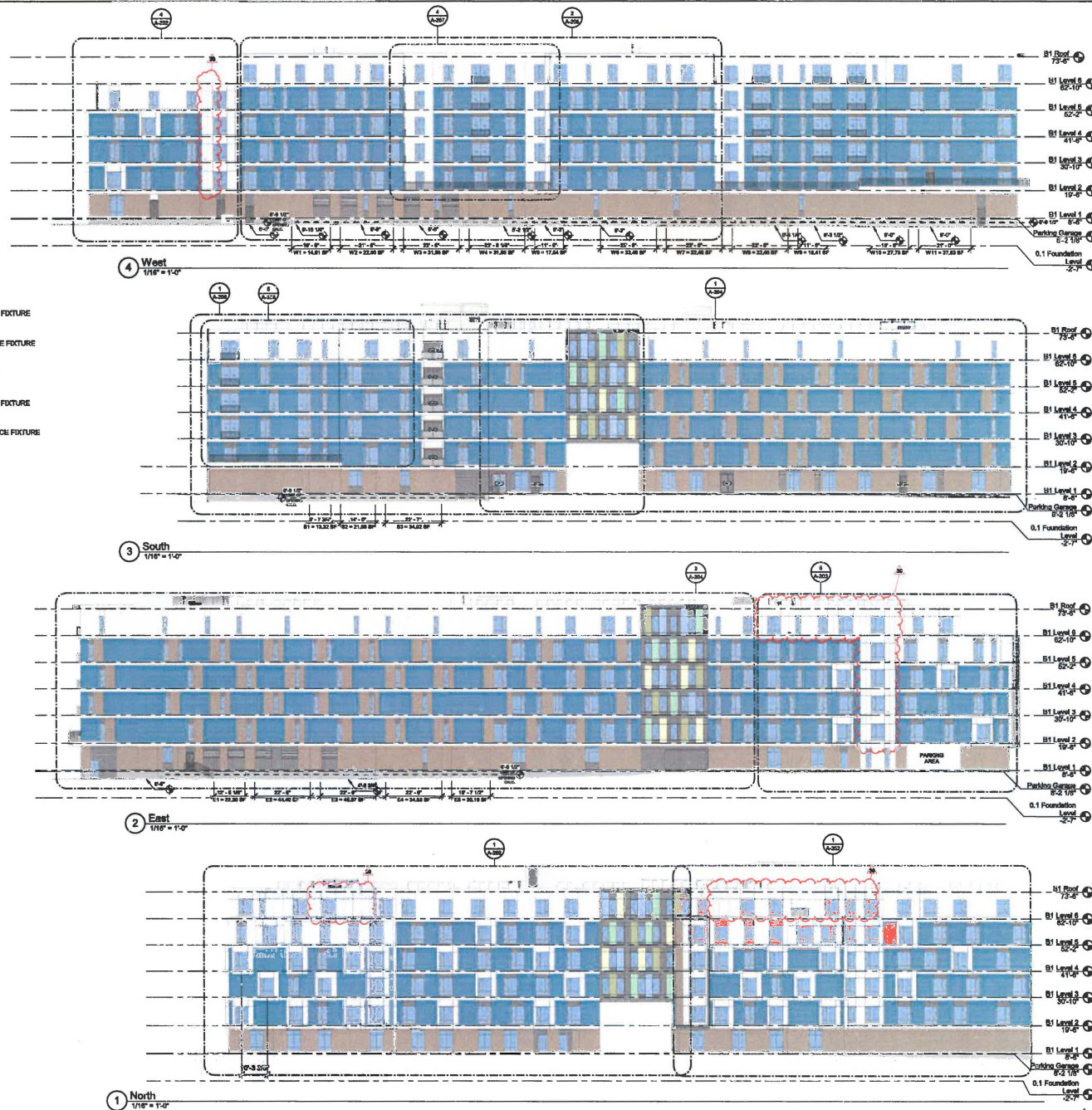
A-201

## ELEVATION LEGEND

- SINGLE EXHAUST VENT FF BALCONY SCONCE FIXTURE
- DOUBLE EXHAUST VENT FW4 ENTRANCE SCONCE FIXTURE
- KNOX BOX UL UPDOWN FIXTURE
- RECESSED WINDOW LOCATION UL2 UPDOWN ACCENT FIXTURE
- GALVANIZED ALUMINUM SCREEN N DOWNLIGHT SCONCE FIXTURE
- LOUVER

## Exterior Finish Schedule

TYPE	Material	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Coppley Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Coppley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Whisper Brown	7" Exposure
1.4	Fiber Cement Panel	Yellow	5/16" depth; 4x8 panels
1.5	Fiber Cement Panel	Light Green	5/16" depth; 4x8 panels
1.6	Fiber Cement Panel	Green	5/16" depth; 4x8 panels
1.7	Fiber Cement Panel	Light Blue	5/16" depth; 4x8 panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
2.1	Fiber Cement Panel	Midnight	5/16" depth; 4x8 panels





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

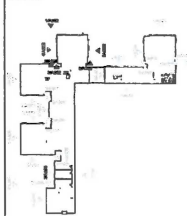
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ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



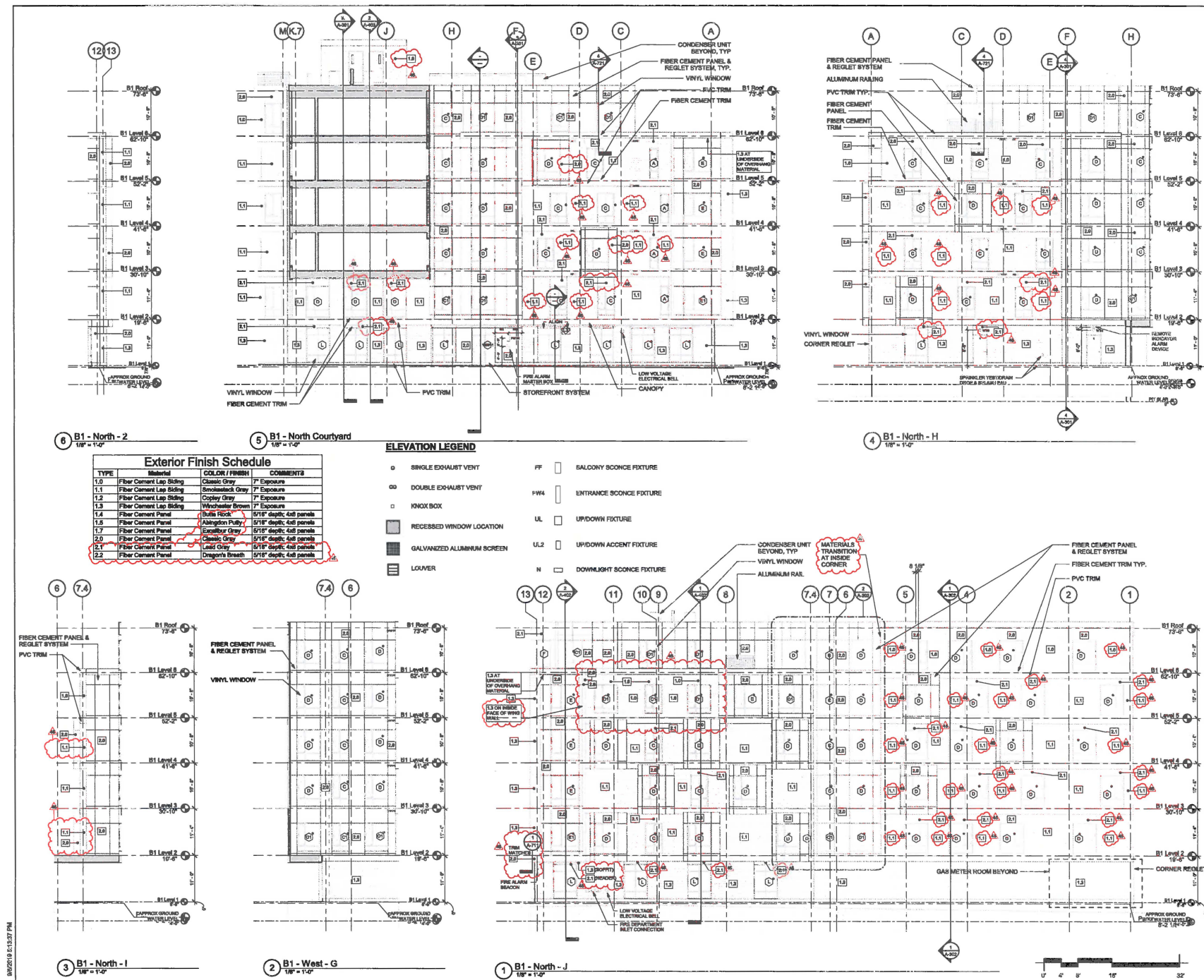
MARK	DATE	DESCRIPTION
46	08/06/2018	BULLETIN 52
43	06/11/2018	BULLETIN 41
38	03/28/2018	BULLETIN 36
33	02/14/2018	BULLETIN 29
24	12/04/2018	BULLETIN 25
18	07/2018	BULLETIN 18
16	8/20/2018	BULLETIN 16

PROJECT NUMBER: 218040  
DRAWN BY: SP, KD, CR  
CHECKED BY: NRM

SHEET TITLE

BUILDING 1  
ELEVATIONS

A-202



8/20/2018 5:13:37 PM

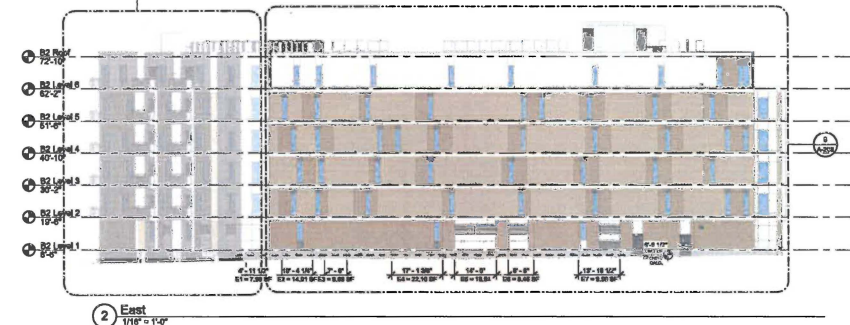
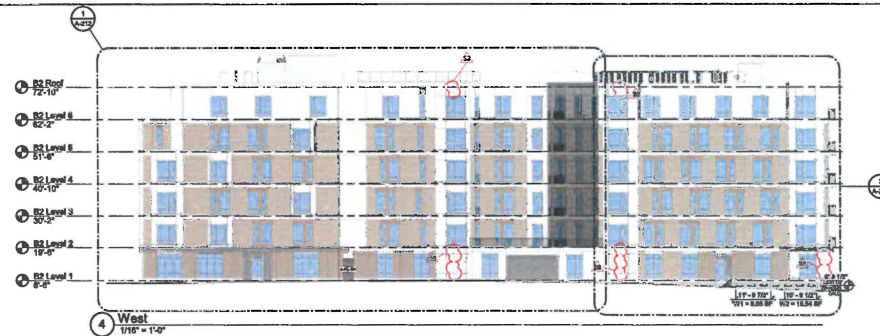




# ELEVATION LEGEND

- SINGLE EXHAUST VENT
- ∞ DOUBLE EXHAUST VENT
- KNOX BOX
- RECESSED WINDOW LOCATION
- GALVANIZED ALUMINUM SCREEN
- ≡ LOUVER
- FF BALCONY SCIENCE FIXTURE
- PW4 ENTRANCE SCIENCE FIXTURE
- UL UPDOWN FIXTURE
- UL2 UPDOWN ACCENT FIXTURE
- N DOWNLIGHT SCIENCE FIXTURE

Exterior Finish Schedule			
TYPE	MATERIAL	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	7" Exposure	
1.2	Fiber Cement Lap Siding	Coppley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Yellow	5/16" depth, 4x8 panels
1.5	Fiber Cement Panel	Light Green	5/16" depth, 4x8 panels
1.6	Fiber Cement Panel	Green	5/16" depth, 4x8 panels
1.7	Fiber Cement Panel	Light Blue	5/16" depth, 4x8 panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth, 4x8 panels
2.1	Fiber Cement Panel	Midnight	5/16" depth, 4x8 panels



## THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

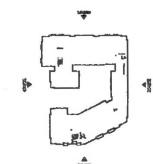
**E-ICON**  
ARCHITECTURE

101 SUMMER ST BOSTON MA 02109

CONSULTANT

STAMP

KEY PLAN



38	03/28/2018	BULLETIN 38
18	02/20/2018	BULLETIN 18
12	07/10/2018	BULLETIN 12
2	02/22/2018	ADDENDUM 4
1	11/16/2017	ADDENDUM 2
	06/28/2017	100% CD
	06/22/2017	PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 215040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

BUILDING 2 OVERALL ELEVATIONS

A-208

# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



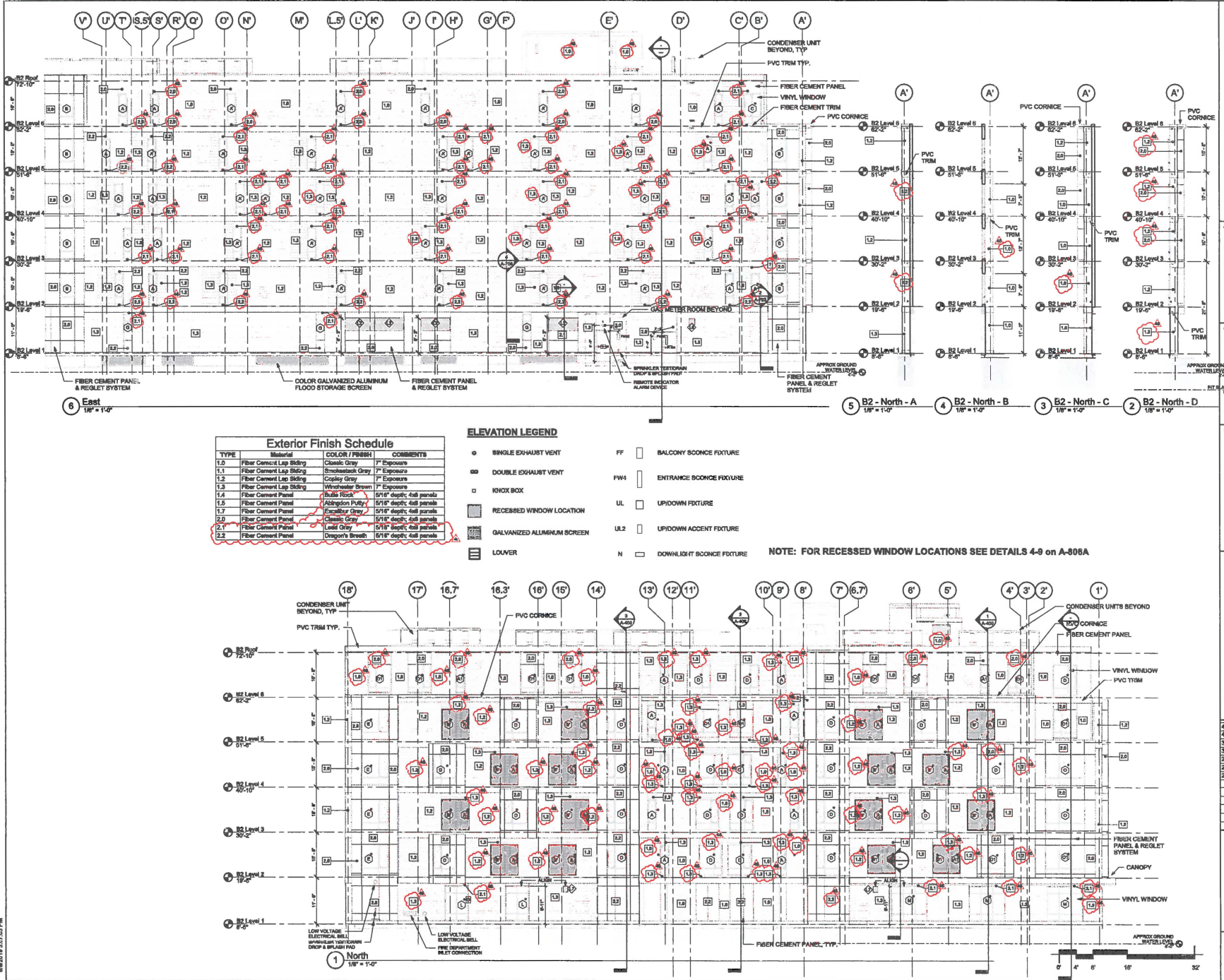
MARK	DATE	DESCRIPTION
45	09/09/2018	BULLETIN 32
43	06/11/2018	BULLETIN 41
38	03/28/2018	BULLETIN 36
32	07/25/2018	BULLETIN 29
24	12/04/2018	BULLETIN 25
22	11/01/2018	BULLETIN 22
20	10/04/2018	BULLETIN 20

PROJECT NUMBER: 218040  
DRAWN BY: SP/KO/CR  
CHECKED BY: NEM

SHEET TITLE

BUILDING 2 ELEVATIONS

A-209





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



46	08/09/2018	BULLETIN 02
38	03/28/2018	BULLETIN 35
33	02/14/2018	BULLETIN 29
32	01/26/2018	BULLETIN 28
24	12/04/2018	BULLETIN 25
20	10/04/2018	BULLETIN 20
19	07/10/2018	BULLETIN 19

MARK DATE DESCRIPTION

PROJECT NUMBER: 218040

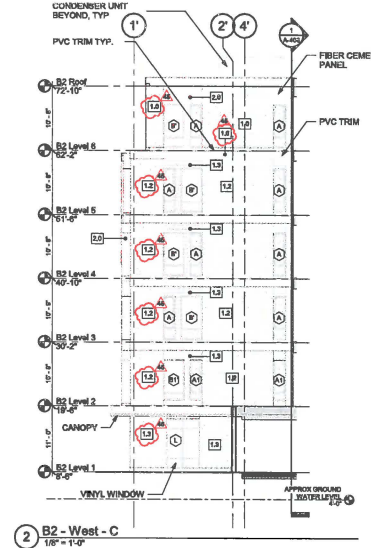
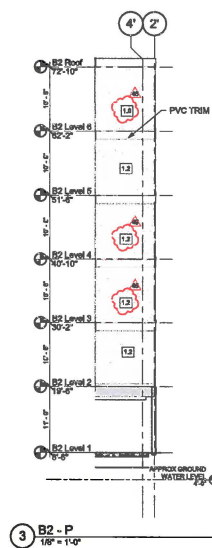
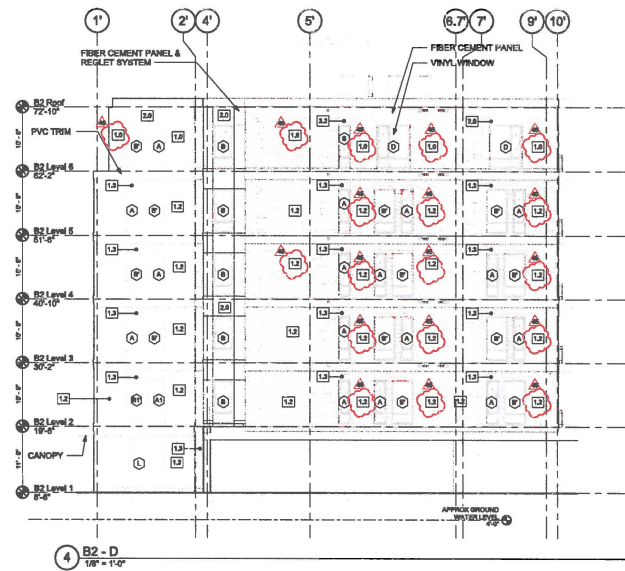
DRAWN BY: SP, JLD, CR

CHECKED BY: MRM

SHEET TITLE

BUILDING 2 ELEVATIONS

A-212

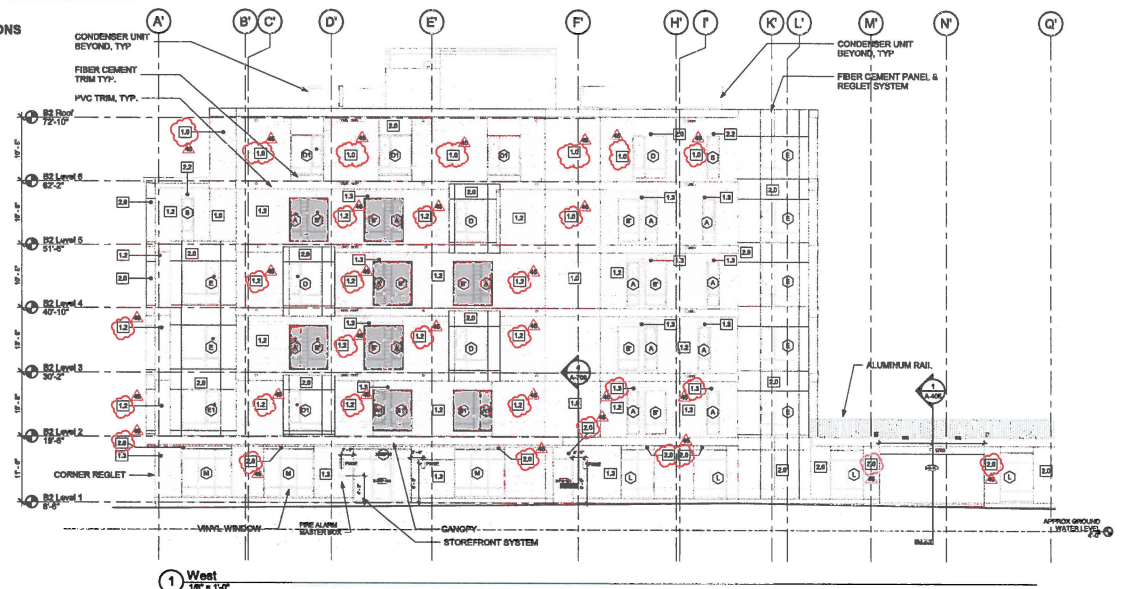


## ELEVATION LEGEND

- SINGLE EXHAUST VENT
- DOUBLE EXHAUST VENT
- KNOX BOX
- RECESSED WINDOW LOCATION
- GALVANIZED ALUMINUM SCREEN
- LOUVER
- FF BALCONY SCIENCE FIXTURE
- FW4 ENTRANCE SCIENCE FIXTURE
- UL UPDOWN FIXTURE
- UL2 UPDOWN ACCENT FIXTURE
- N DOWNLIGHT SCIENCE FIXTURE

NOTE: FOR RECESSED WINDOW LOCATIONS SEE DETAILS 4-9 ON A-808A

Exterior Finish Schedule			
TYPE	MATERIAL	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Brookview Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Croftley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Whisper Brown	7" Exposure
1.4	Fiber Cement Panel	Stellar Rock™	5/16" depth, full panels
1.5	Fiber Cement Panel	Abandon Putty	5/16" depth, full panels
1.6	Fiber Cement Panel	Espresso Gray	5/16" depth, full panels
1.7	Fiber Cement Panel	Espresso Gray	5/16" depth, full panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth, full panels
2.1	Fiber Cement Panel	Land Gray	5/16" depth, full panels
2.2	Fiber Cement Panel	Dragon's Breath	5/16" depth, full panels



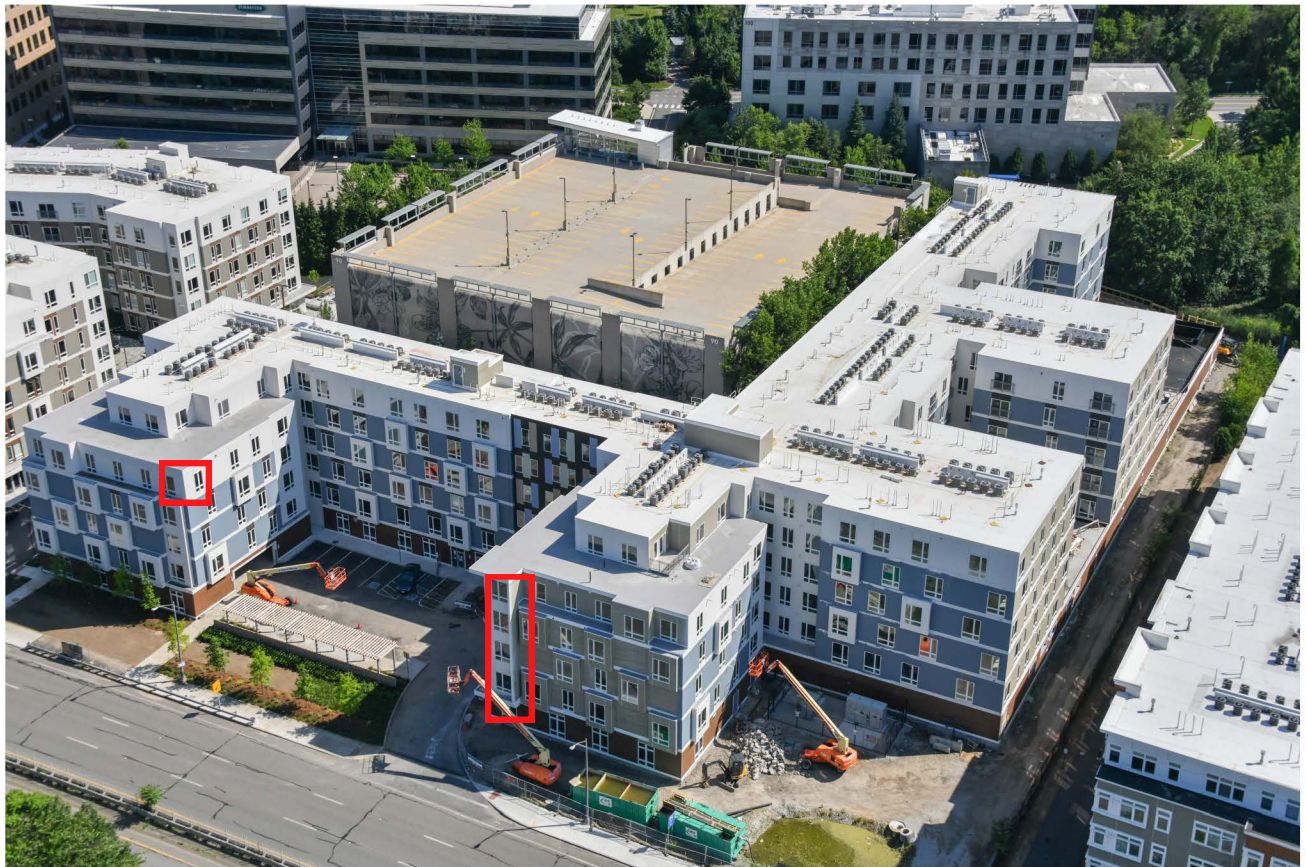




PICTURES: 201 & 203 Concord Turnpike (TEMPO)



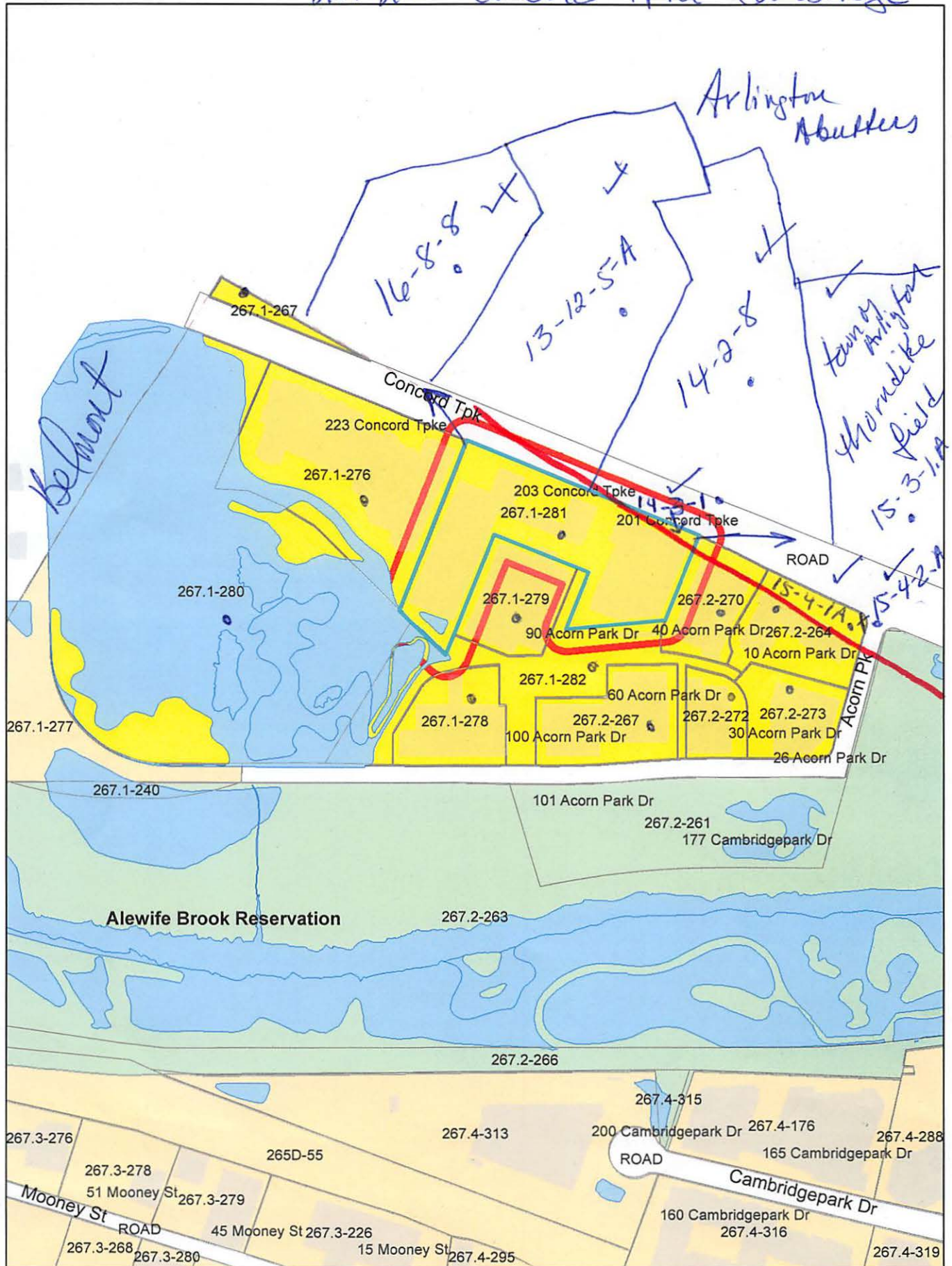




Temporary address numbers installed at the request of the CFD.



# 201-203 Concord Tpke - Cambridge



1941-1942





*Arlington map*  
*201-203 Concord Ave*



- Places by Category**
- Police Station
  - Fire Station
  - School
  - Library
  - Public Works
- Poles (For Base Maps - H)**
- Traffic Signal Pole
  - Pedestrian Signal Pole
  - Street Light
- Buildings**
- Recreation - Facilities
  - Recreation - Fields Courts
  - Recreation - Fields Courts
  - Open Space - Conservation
  - Open Space - Minuteman Trail
  - Open Space - Labels
  - Open Space - Town, State, or Private
  - Other Town Owned
- MA Highways**
- Interstate
  - US Highway
  - Numbered Routes
- Abutting Towns**
- Town Boundary**
- Cemetery - Roads**
- Road 1
  - Road 2
  - Road 3
  - Road 4
- Pavement Markings**
- Impervious Surface - For B**
- Street
  - Sidewalk
  - Street Island
  - Driveway
  - Parking Lot
  - Bike Path
- Roads - For Large Scale (H)**
- Major Road
  - Local Road
- Roads - For Small Scale (H)**
- Major Road
  - Local Road
- Master Plan Base Map - M**
- Water Line**
- Water Body**

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0 400 800 ft

Printed on 07/29/2020 at 11:49 AM

Town of Arlington, MA



201-203 Concord Tpke

Petitioner

267.1-267  
MASSACHUSETTS COMMONWEALTH OF  
STATE HOUSE  
BOSTON, MA 02133

267.1-281  
THE RESIDENCES AT ALEWIFE STATION, LLP  
14160 NORTH DALLAS PARKWAY - SUITE 750  
DALLAS, TX 75254

CRITERION DEVELOPMENT PARTNERS  
C/O MICHAEL WYNKOOP  
1601 TRAPELO ROAD – SUITE 174  
WALTHAM, MA 02451

267.2-264  
SXC ALEWIFE HOTEL LLC  
1359 HOOKSETT ROAD  
HOOKSETT, NH 03106

267.2-270-272-273  
AP CAMBRIDGE PARTNERS, LLC  
TR. ACORN PARK HOLDING REALTY TRUST  
C/O DAVIS MALM & D'AGOSTINE  
ONE BOSTON PLACE  
BOSTON, MA 02108

267.1-280-182  
AP CAMBRIDGE PARTNERS, LLC.  
TR. ACORN PARK HOLDINGS REALTY TRUST  
250 FIRST AVE., SUITE 200  
NEEDHAM, MA 02494

267.1-278  
100 DISCOVERY PARK DE, LLC  
116 HUNGTINTON AVE, SUITE 600  
BOSTON, MA 02116

267.2-267/267.1-279  
200 DISCOVERY PARK DE, LLC  
116 HUNTINGTON AVE STE #600  
BOSTON, MA 02116

267.1-276  
CPC ALEWIFE, L.P  
P.O. BOX 4900  
SCOTTSDALE, AZ 85261

15-4-1. A + 15-4-2. A  
BHX LLC/TRUSTEE  
116 HUNTINGTON AVENUE – SUITE 600  
BOSTON, MA 02116

14-3-1  
MARTIGNETTI CA & DA, ET ALL  
195 CONCORD TPKE  
CAMBRIDGE, MA 02140

15-3-1-A  
TOWN OF ARLINGTON  
RE: THORNDIKE FIELD  
730 MASS AVENUE  
ARLINGTON, MA 02476

14-2-8 + 13-12-5-A + 16-8-8  
ARLINGTON LAND REALTY  
222 BERKELEY STREET – SUITE 1450  
BOSTON, MA 02116

BZA APPLICATION FORM

GENERAL INFORMATION

2020 AUG -5 PM 3:24

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_ Variance: X

Appeal: \_\_\_\_\_

PETITIONER: The Residences at Alewife Station, LP

PETITIONER'S ADDRESS: 1601 Trapelo Road, Suite 174, Waltham, MA 02451

LOCATION OF PROPERTY: 201- 203 Concord Turnpike, Cambridge, MA 02140

TYPE OF OCCUPANCY: Multifamily ZONING DISTRICT: Special District 4A

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	<u>X</u> Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

The applicant is seeking relief from Chapter 7 of the Zoning Ordinance in order to install two projecting signs on a permanent canopy structure, and at an elevation greater than 20'. The applicant is also seeking relief to install four sets of building address numbers at a height greater than 20'.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7 Section 7.16.22 - B

Article 7 Section 7.16.22 - C

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

M. Wynkoop  
(Petitioner(s)/Owner)

The Residences at Alewife Station, LP. c/o Michael Wynkoop  
(Print Name)

Address: 1601 Trapelo Rd, Suite 174  
Waltham, MA 02451

Tel. No.: 978-758-5014

E-Mail Address: mwynkoop@criteriondp.com

Date: 7/23/2020

# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP



KEY PLAN



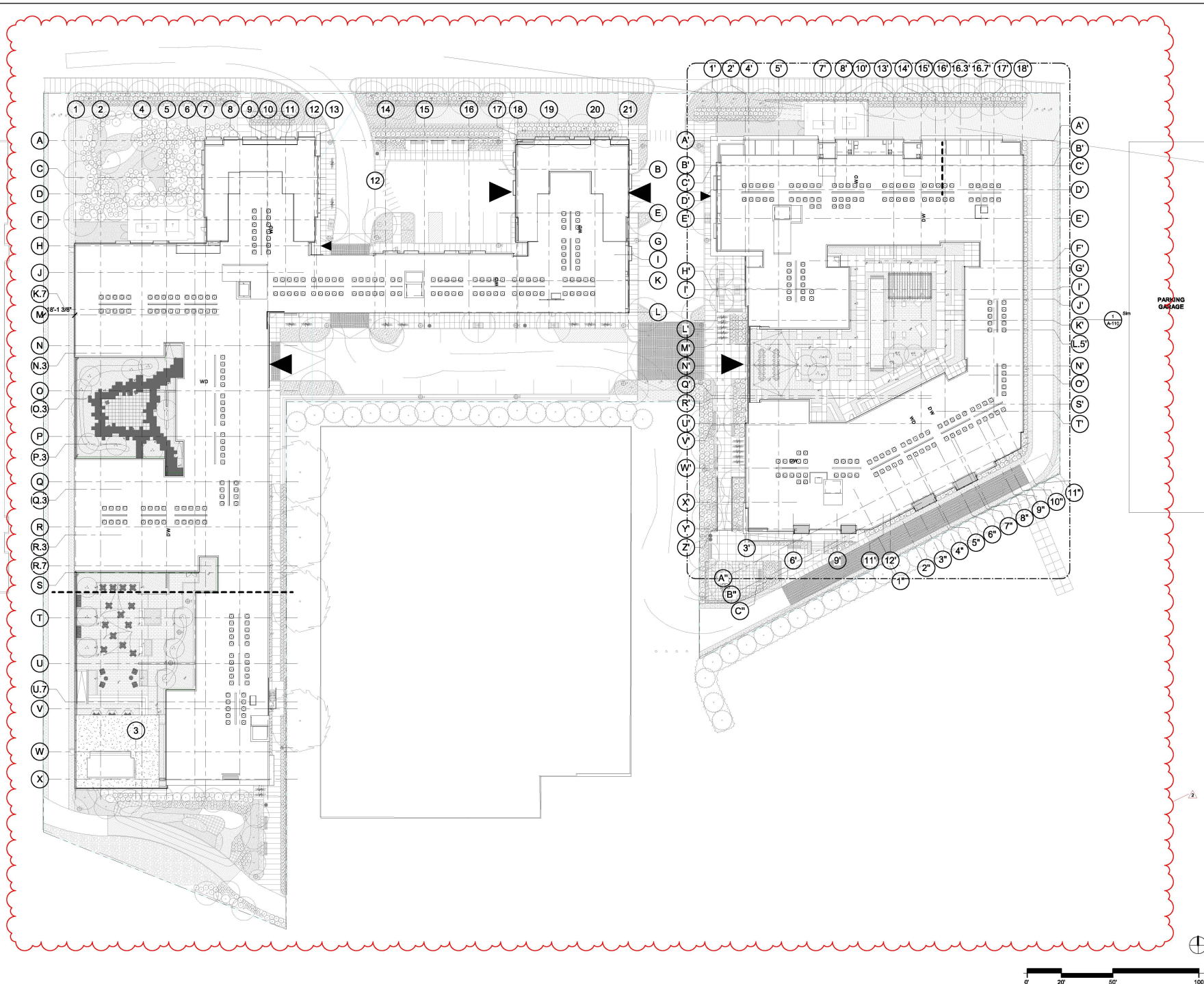
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	09/29/2017	100% CD
	08/22/2017	PERMIT SET
	06/30/2017	DO SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 215040  
DRAWN BY: SP, KD, CC  
CHECKED BY: MRN

SHEET TITLE

SITE PLAN

A-100





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

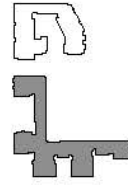
THE RESIDENCES AT  
ALEWIFE STATION, LLP

**E-ICON**  
ARCHITECTURE  
101 SUMMIT ST. BOSTON MA 02110

CONSTRUCTION

DATE

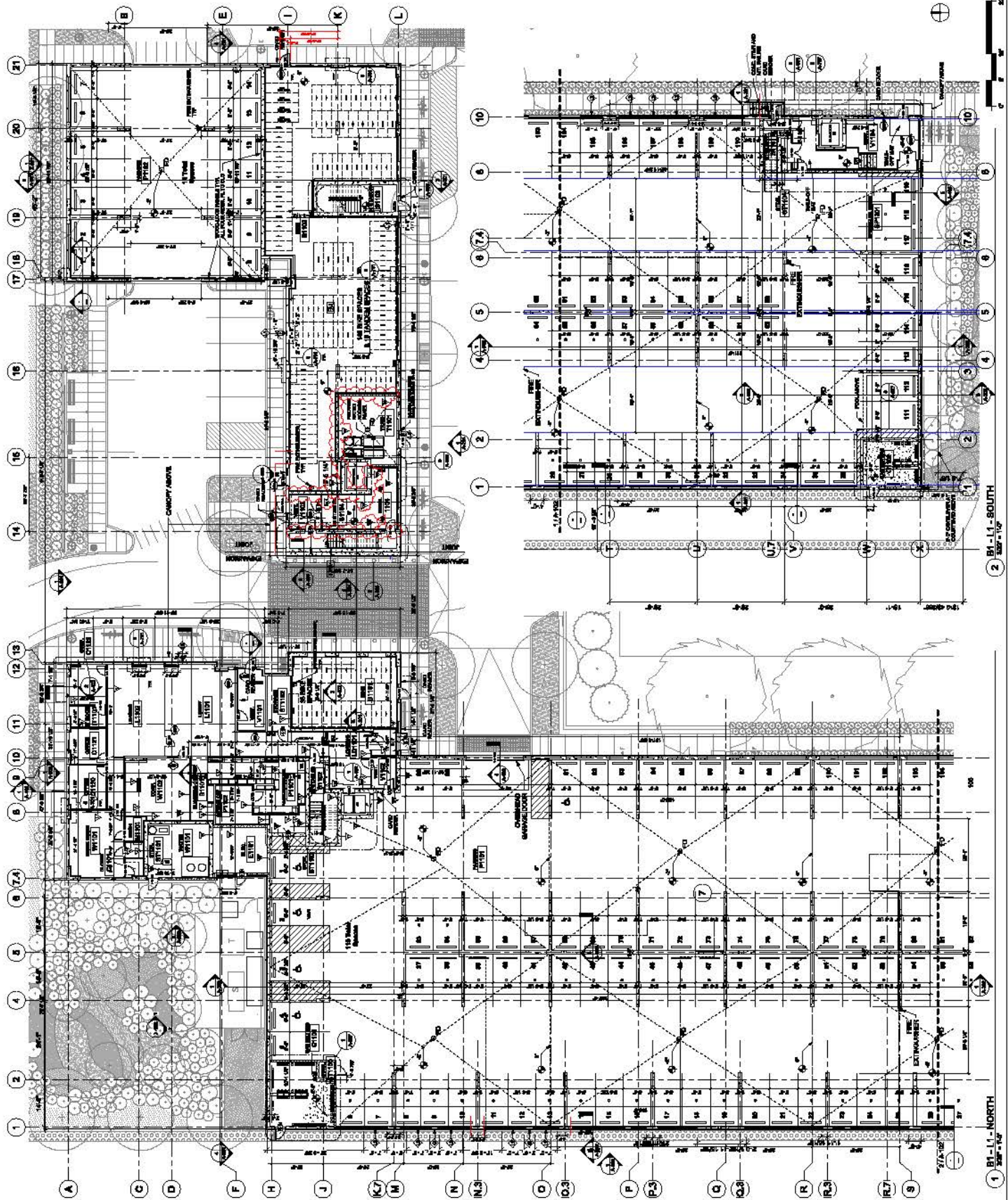
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06	11/08/2010	11/08/2010
07	11/08/2010	11/08/2010
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97	11/08/2010	11/08/2010
98	11/08/2010	11/08/2010
99	11/08/2010	11/08/2010
100	11/08/2010	11/08/2010

FLOOR PLAN -  
BUILDING 1 - LEVEL 1

A-102





201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



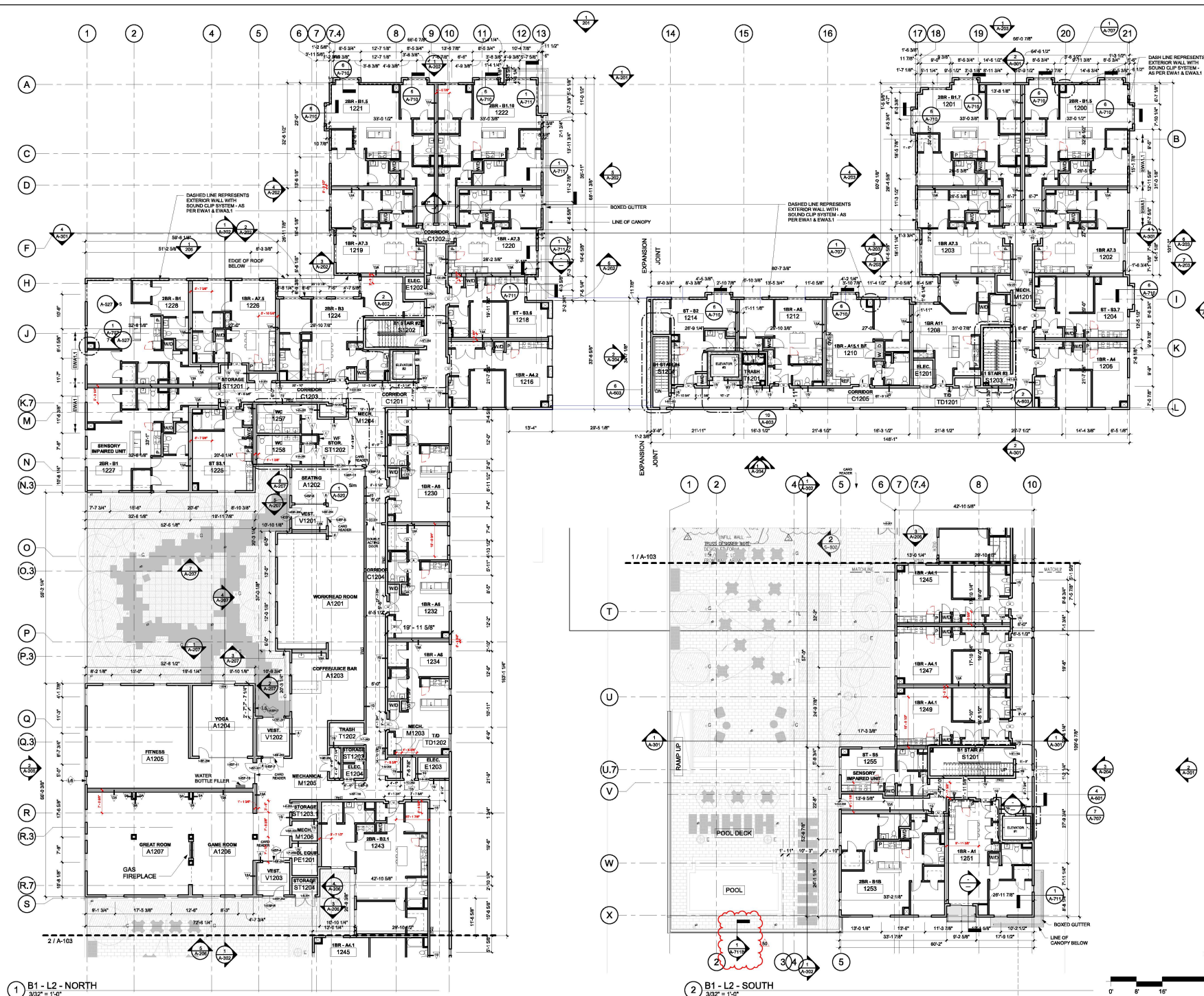
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43	06/11/2019	BULLETIN 41
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33	02/14/2019	BULLETIN 29
32	01/25/2019	BULLETIN 28
28	12/21/2018	BULLETIN 25-R2
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 215040
DRAWN BY: SP, CC, KD
CHECKED BY: MRM

SHEET TITLE

FLOOR PLAN -  
BUILDING 1 - LEVEL 2

**A-103**



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

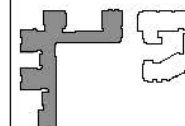
**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

OWNER/DATE

REMARK

KEY PLAN



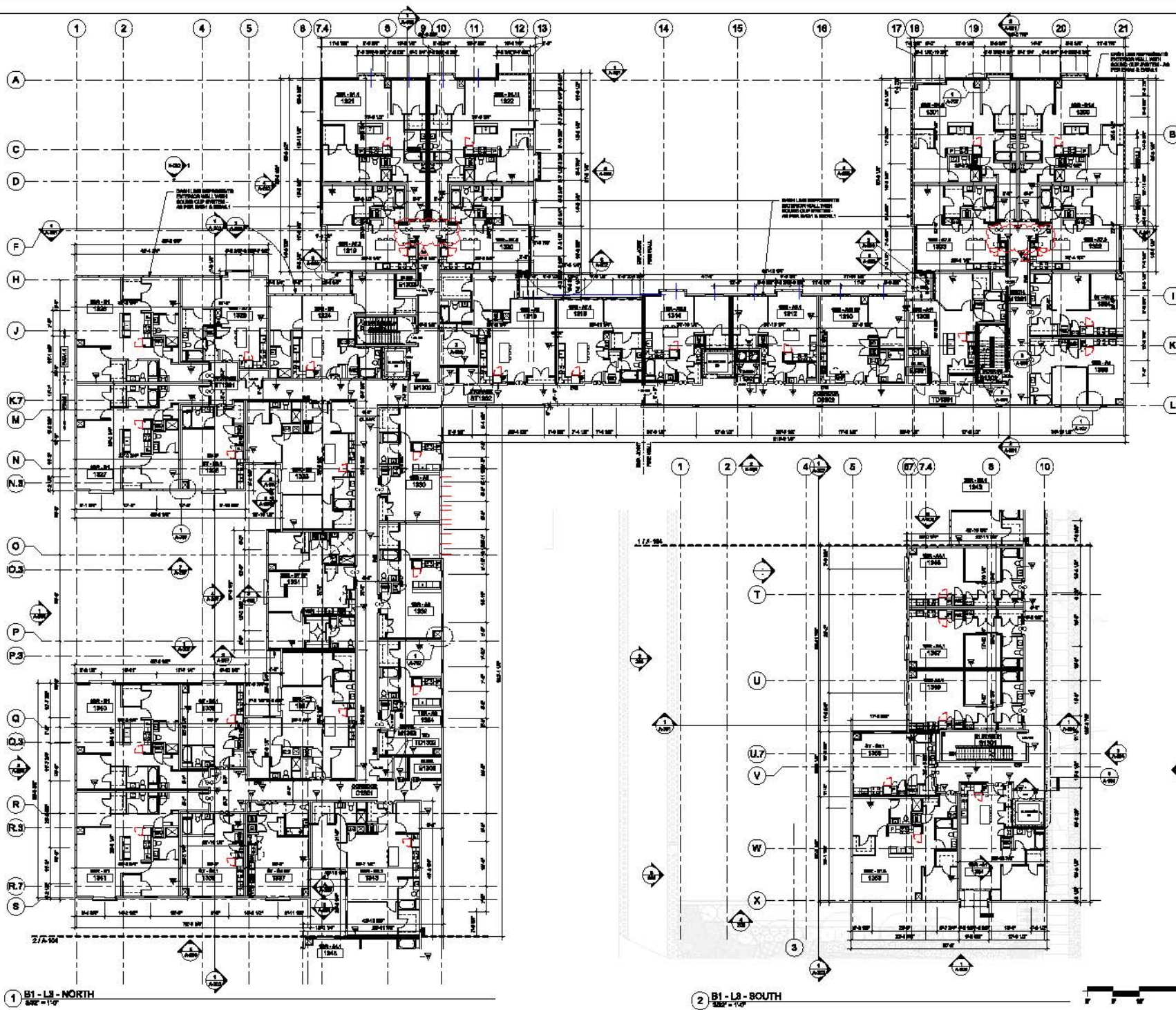
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2	04/16/2016	BULLETIN 08 R1
3	07/20/2016	ADDENDUM 8
4	12/02/2016	ADDENDUM 4
5	06/06/2017	50% CD
6	06/22/2017	PERMIT SET
7	06/20/2017	DO SET

PROJECT NUMBER: 20040  
DRAWN BY: SP, OC, KD  
CHECKED BY: SP, KD

REVISIONS

FLOOR PLAN -  
BUILDING 1 - LEVEL 3

A-104





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

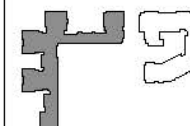
ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON MA. 02110

OWNER/DATE

REMARK

KEY PLAN



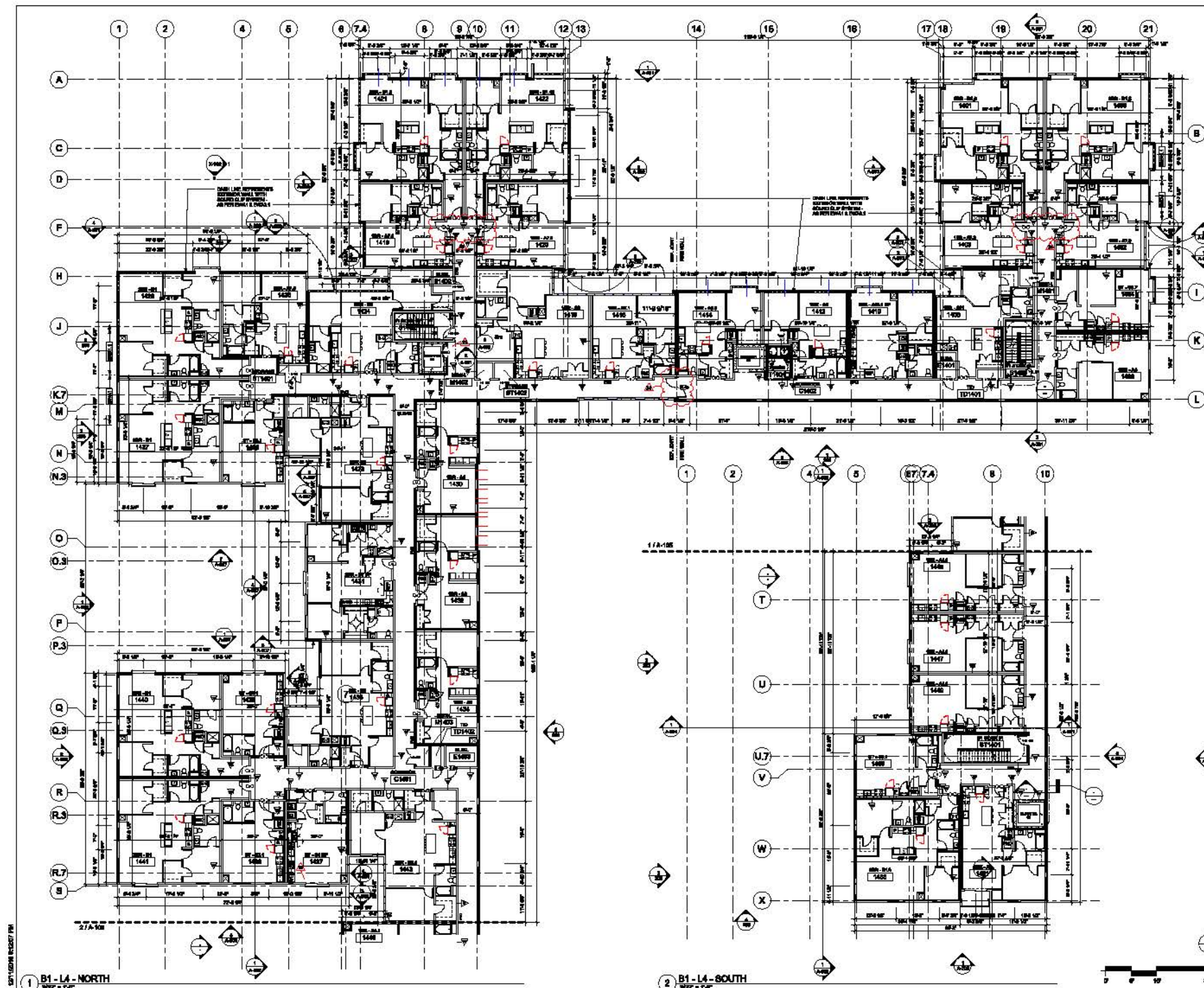
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03	02/28/2017	100% CD
04	06/09/2017	PERMIT SET
REV	DATE	DESCRIPTION

PROJECT NUMBER: 20040  
DRAWN BY: SP, OC, KD  
CHECKED BY: SP, KD

REVISIONS

FLOOR PLAN -  
BUILDING 1 - LEVEL 4

A-105





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

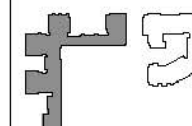
**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

OWNER/DATE

REMARK

KEY PLAN



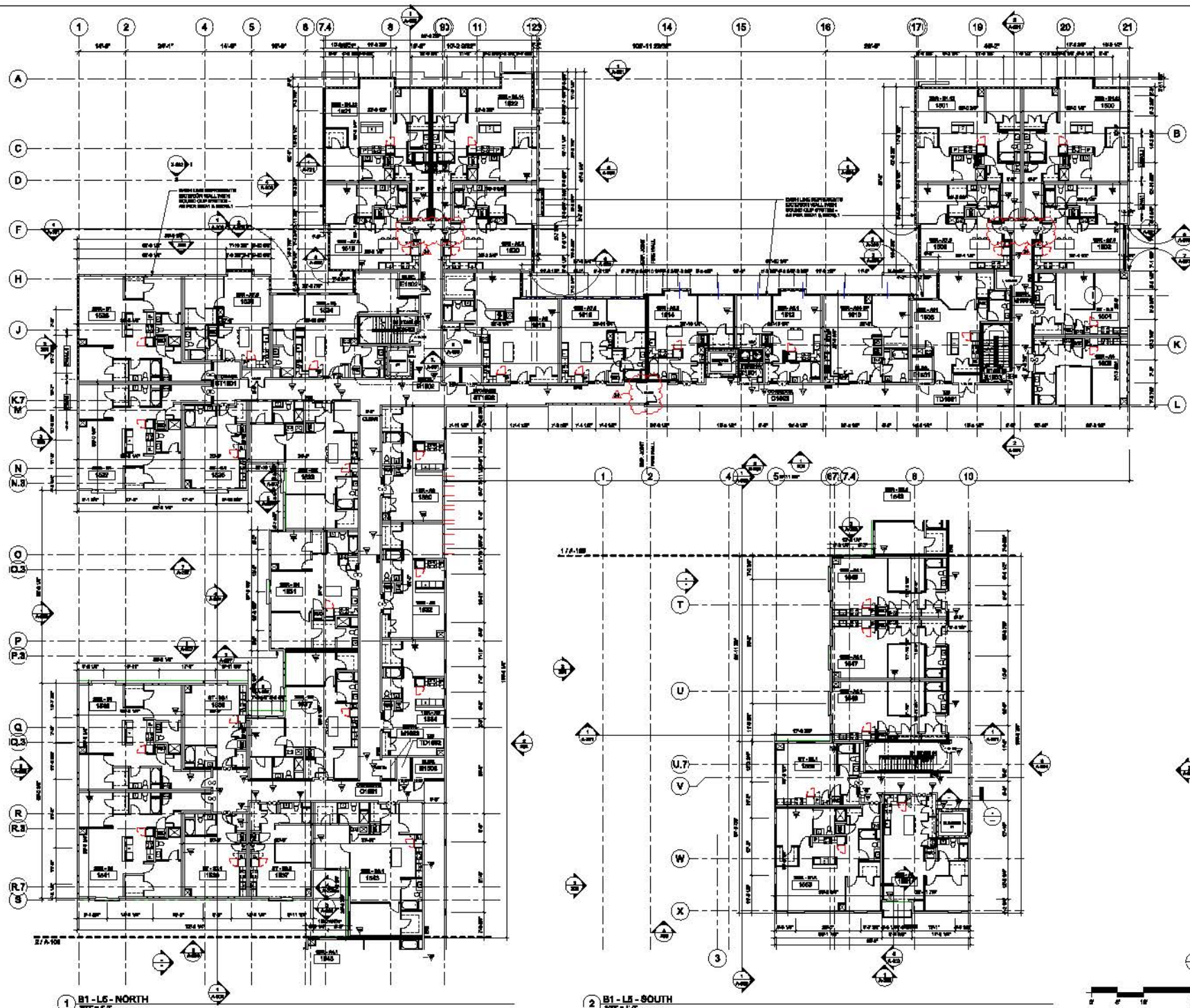
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28	06/22/2017	PERMIT SET
29	06/06/2017	DO SET
NOV	DATE	DESCRIPTION

PROJECT NUMBER: 20040  
DRAWN BY: SP, OC, KD  
CHECKED BY: SP, KD

REVISION

FLOOR PLAN -  
BUILDING 1 - LEVEL 5

A-106



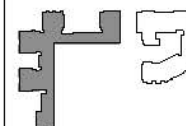
**THE RESIDENCES AT  
ALEWIFE STATION, LLP**

453

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON MA 02110

DATE: \_\_\_\_\_

11-40

**EXPLAN**

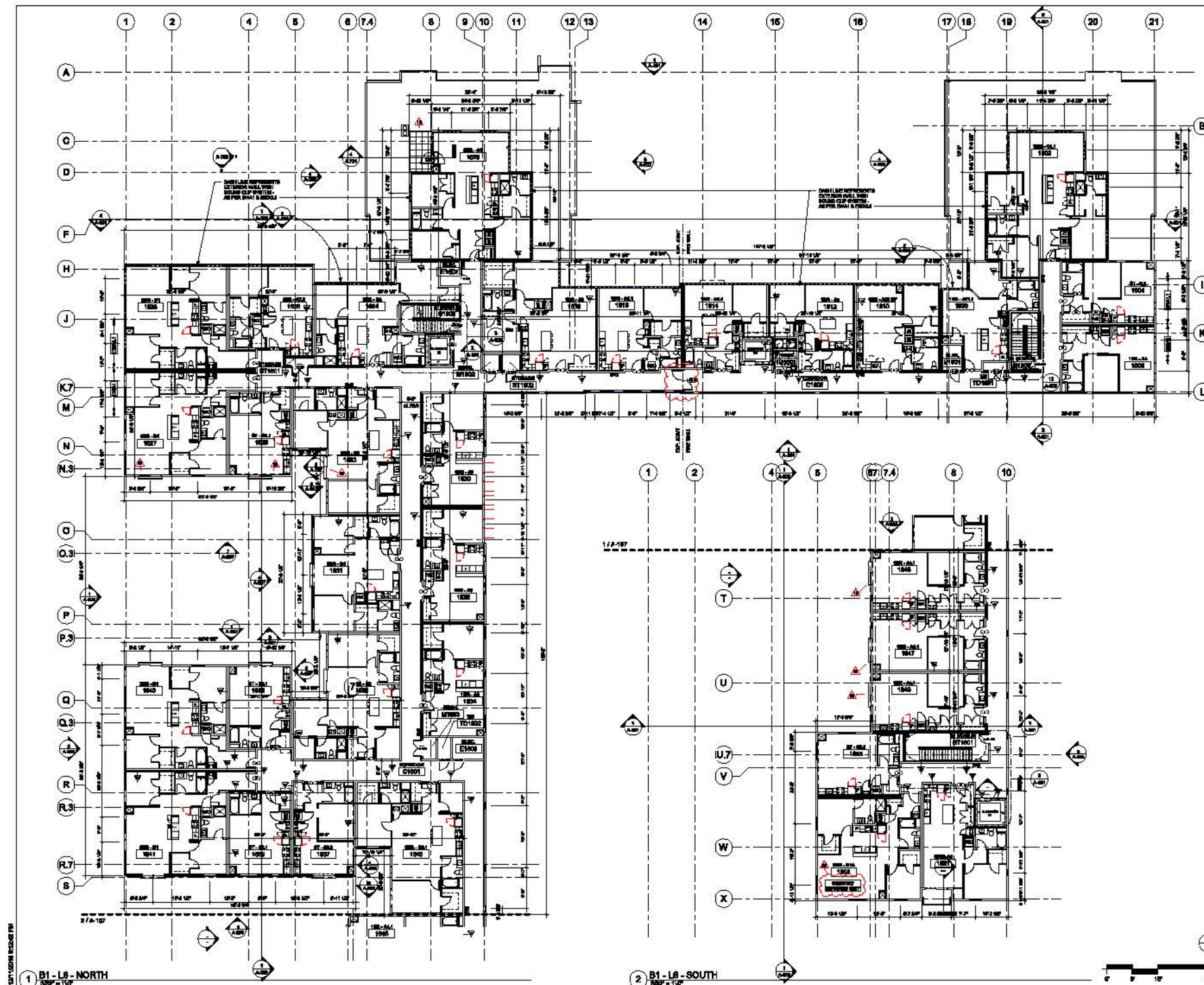
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8	04/12/2018	BULLETIN 08 R1
2	03/08/2018	ADDENDUM 4
MPRS	DATE	DESCRIPTION

PROJECT NUMBER: 210040
DRAWN BY: SP, OC, KD
CHECKED BY: MFM

WEST WILM

**FLOOR PLAN -  
BUILDING 1 - LEVEL 6**

**A-107**





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

CONSULTANT

DATE

BY

REVISION

NO.

DATE

BY

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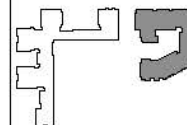
**THE RESIDENCES AT  
ALEWIFE STATION, LLP**

452

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST. BOSTON MA 02110

**DESIGN & TEAM**

11-2

**EXPLAN**

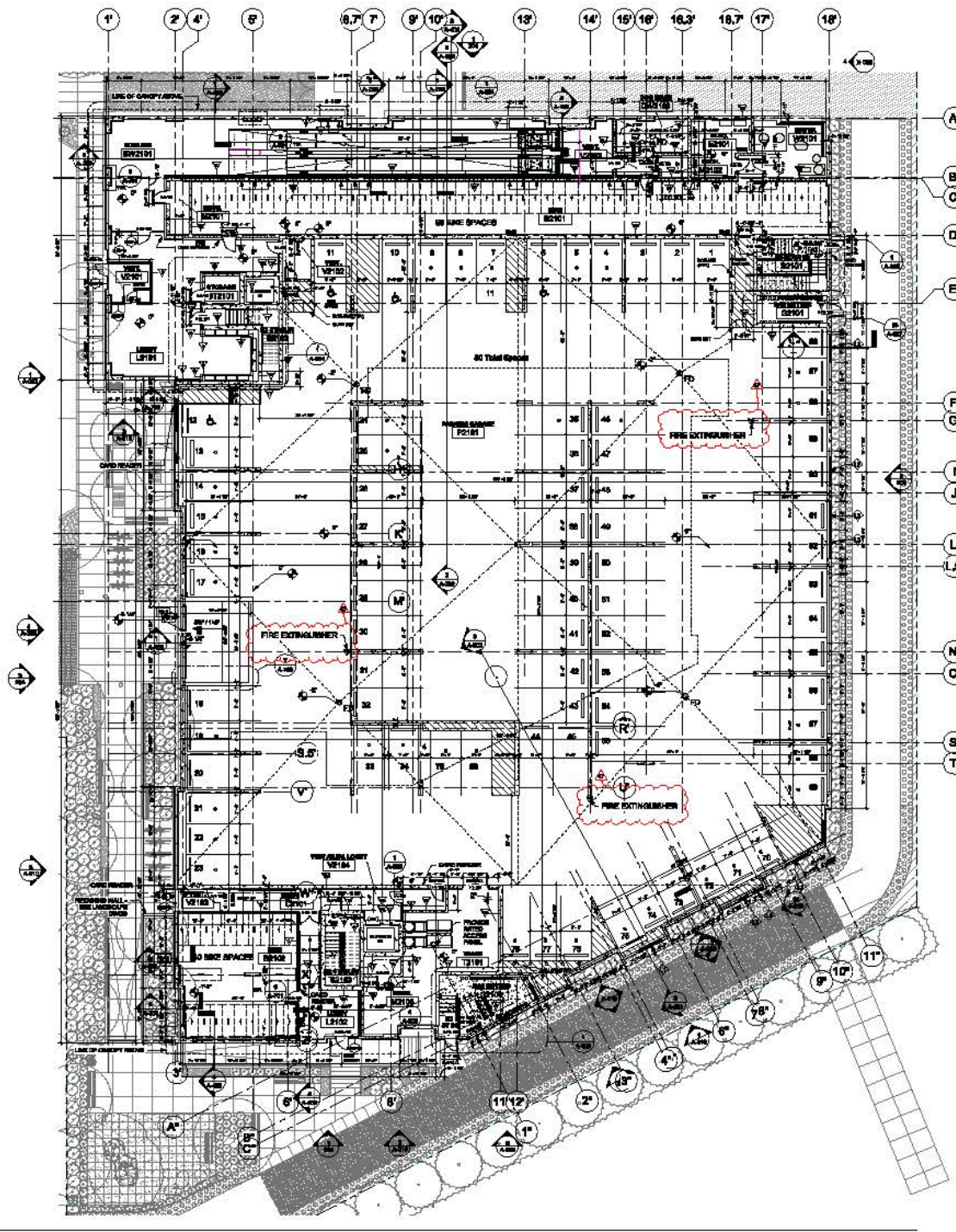
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17	0302019	BULLETIN 17
19	0502019	BULLETIN 16
11	7228019	BULLETIN 08
INDEX	DATE	DESCRIPTION

PROJECT NUMBER: 210040
DRAWING BY: SP, OC, KD
CHECKED BY: MFM

**WEST WIL**

**FLOOR PLAN -  
BUILDING 2 - LEVEL 1**

**A-110**



**1 FLOOR PLAN - BUILDING 2 - LEVEL 1**





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

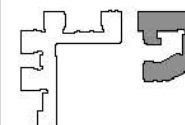
**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

CONSULTANT

STAMP

KEY PLAN



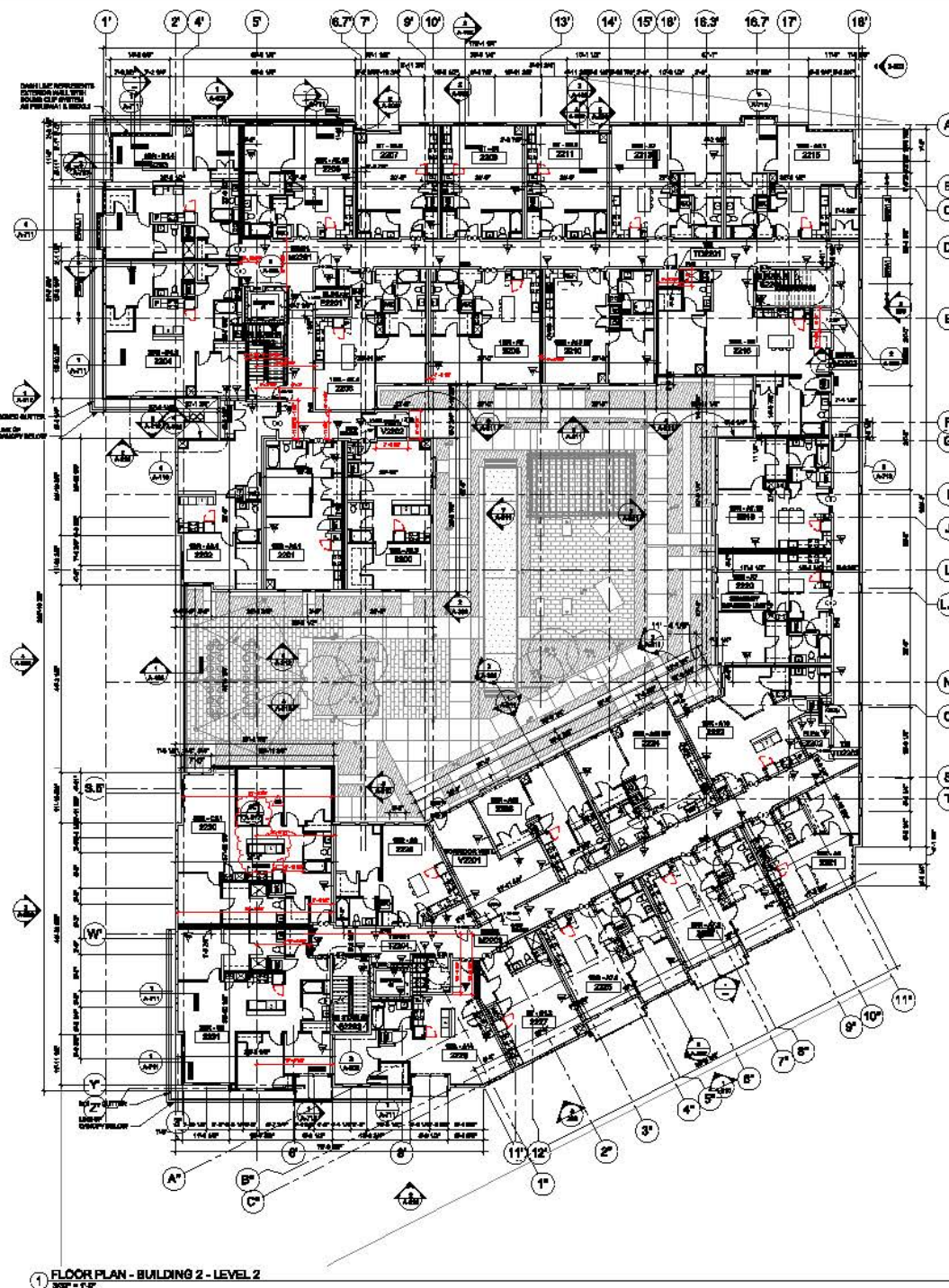
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1	11/16/2017	ADDENDUM 2
	08/05/2017	100% CD

NO.	DATE	DESCRIPTION
PROJECT MANAGER	PM/NO	
DESIGNER	DR/NO	
CHECKED BY	CHK/NO	

WEST WING

FLOOR PLAN -  
BUILDING 2 - LEVEL 2

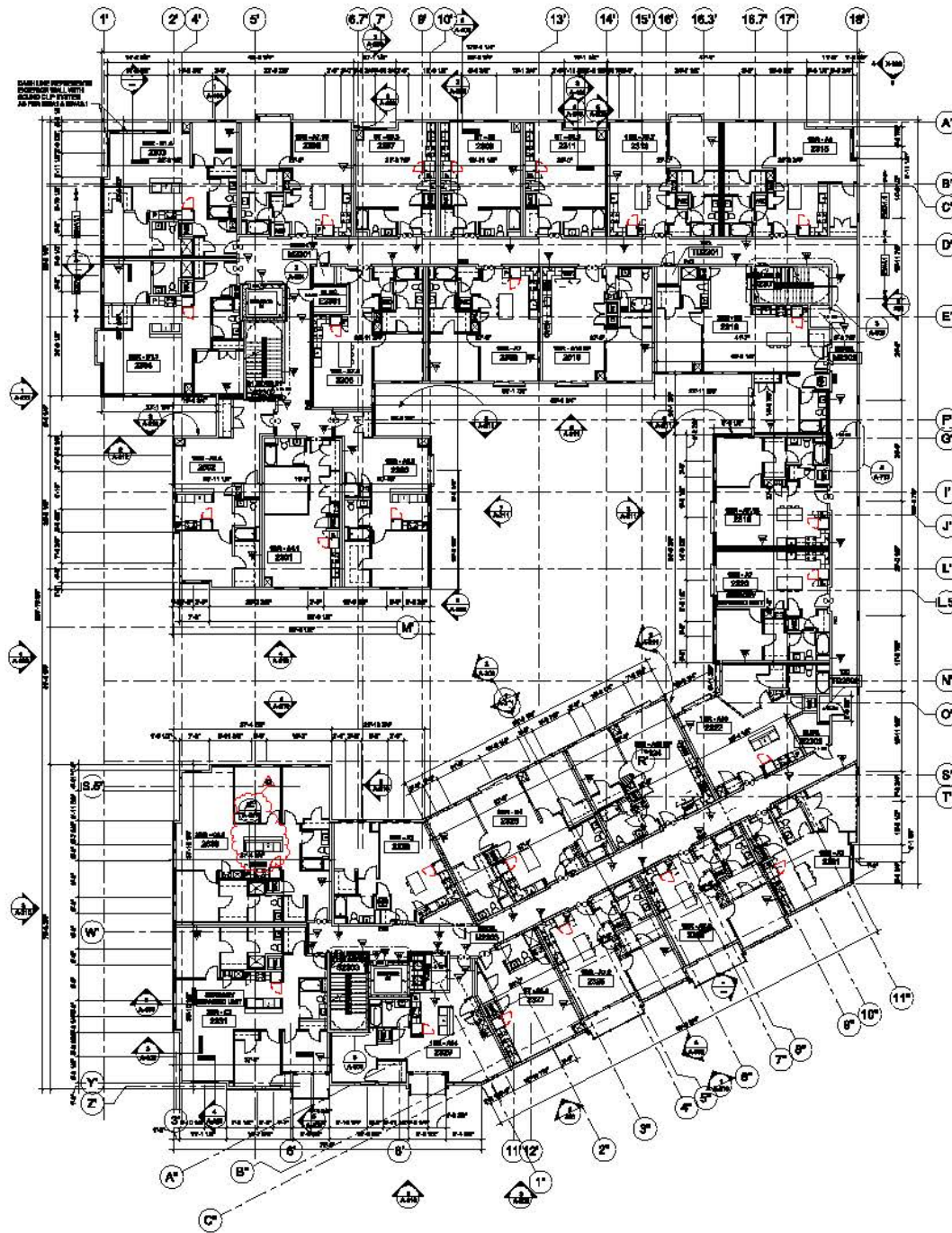
A-111



1 FLOOR PLAN - BUILDING 2 - LEVEL 2  
SHEET 1 OF 2







1 FLOOR PLAN - BUILDING 2 - LEVEL 3  
 1/2" = 1'-0"



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
 TURNPIKE CAMBRIDGE, MA

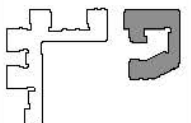
THE RESIDENCES AT  
 ALEWIFE STATION, LLP

ARCHITECT  
**E-ICON**  
 ARCHITECTURE  
 101 SUMMER ST. BOSTON MA, 02110

CONSULTANT

STAMP

KEY PLAN



42	09/10/2019	BULLETIN 26
36	03/13/2019	BULLETIN 25
34	12/04/2018	BULLETIN 24
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	08/09/2017	PERMIT SET
DATE	DATE	DESCRIPTION

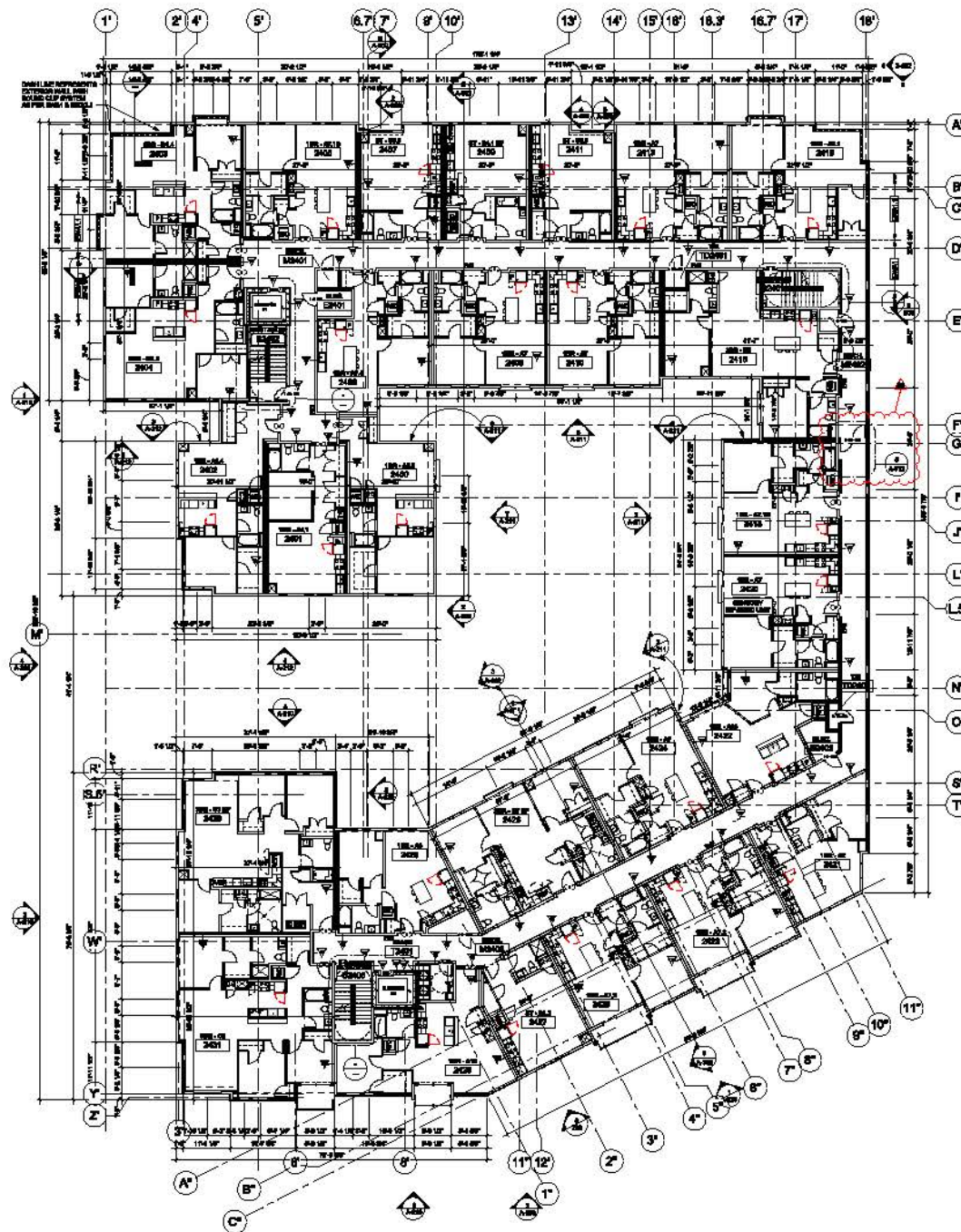
PROJECT MANAGER: P. M. M. M.  
 DESIGNER: P. M. M. M.  
 CHECKED BY: P. M. M. M.

REVISIONS

FLOOR PLAN -  
 BUILDING 2 - LEVEL 3

A-112

2024.09.11 11:55 AM



1 FLOOR PLAN - BUILDING 2 - LEVEL 4  
1/8" = 1'-0"



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

PROJECT

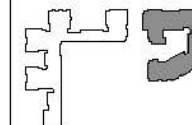
**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

DATE/REV

REVISION

REVISION



30	07/20/2019	BULLETIN 01
24	12/04/2019	BULLETIN 20
19	05/05/2018	BULLETIN 10
17	02/25/2018	ADDENDUM 4
1	11/14/2017	ADDENDUM 2
	08/28/2017	100% CD
	08/09/2017	PERMIT SET

PROJECT MANAGER: P. M. M. M.  
DESIGNER: P. M. M. M.  
CHECKED BY: P. M. M. M.

REVISION

FLOOR PLAN -  
BUILDING 2 - LEVEL 4

A-113



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

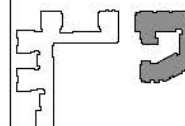
**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

CONSULTANT

STAMP

KEY PLAN



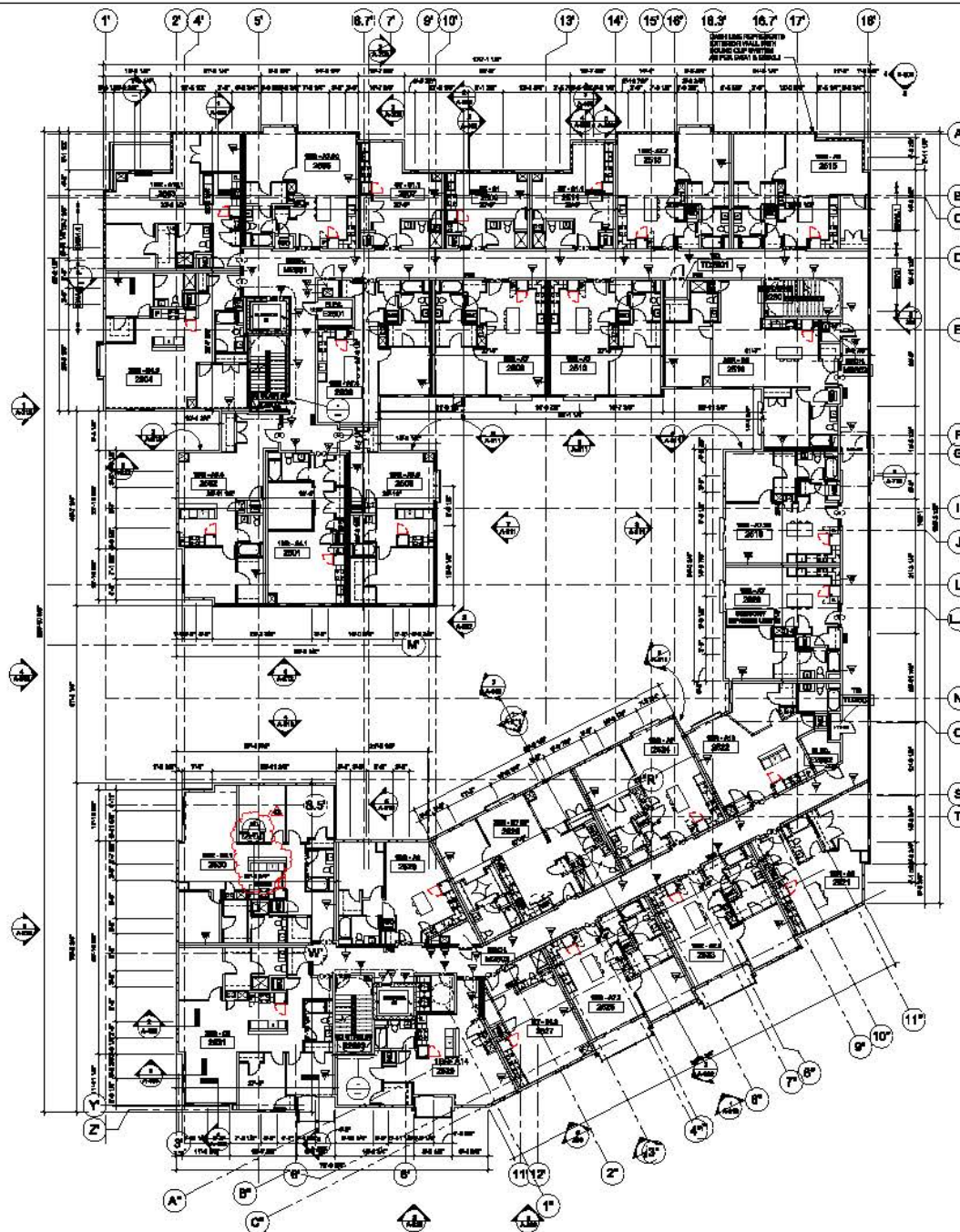
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18	07/20/19	BULLETIN 18
15	05/08/18	BULLETIN 16
2	02/08/2018	ADDENDUM 4
	08/05/2017	100% CD

MAPS	DATE	DESCRIPTION
PROJECT MANUAL: 20000		
DESIGN 001	09, 02, 03	
CONSTRUCTION 01	09/08/18	

WEEK 10/18

FLOOR PLAN -  
BUILDING 2 -LEVEL 5

A-114



1 FLOOR PLAN - BUILDING 2 -LEVEL 5  
3/20" = 1'-0"



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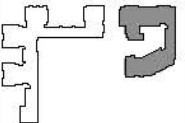
**E-ICON**  
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

CONSULTANT

STAMP

KEY PLAN



42	09/10/2019	BULLETIN 26
36	03/13/2019	BULLETIN 22
34	12/04/2018	BULLETIN 20
18	05/03/19	BULLETIN 18
5	09/03/2018	ADDENDUM 4
	08/28/2017	100% CD
	08/09/2017	PERMIT SET

NO.	DATE	DESCRIPTION
PROJECT NUMBER: 20040		
DRAWN BY: SP, OC, KD		
CHECKED BY: SP, KD		

WEEK 10/16

FLOOR PLAN -  
BUILDING 2 - LEVEL 6

A-115

1 FLOOR PLAN - BUILDING 2 - LEVEL 6  
SCALE: 1/8" = 1'-0"





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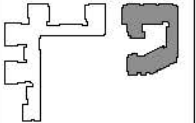
CONSULTANT

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

REVISION: \_\_\_\_\_

KEY PLAN



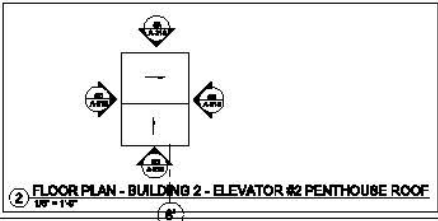
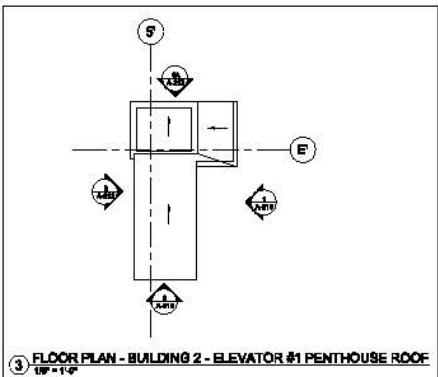
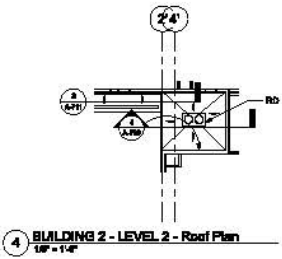
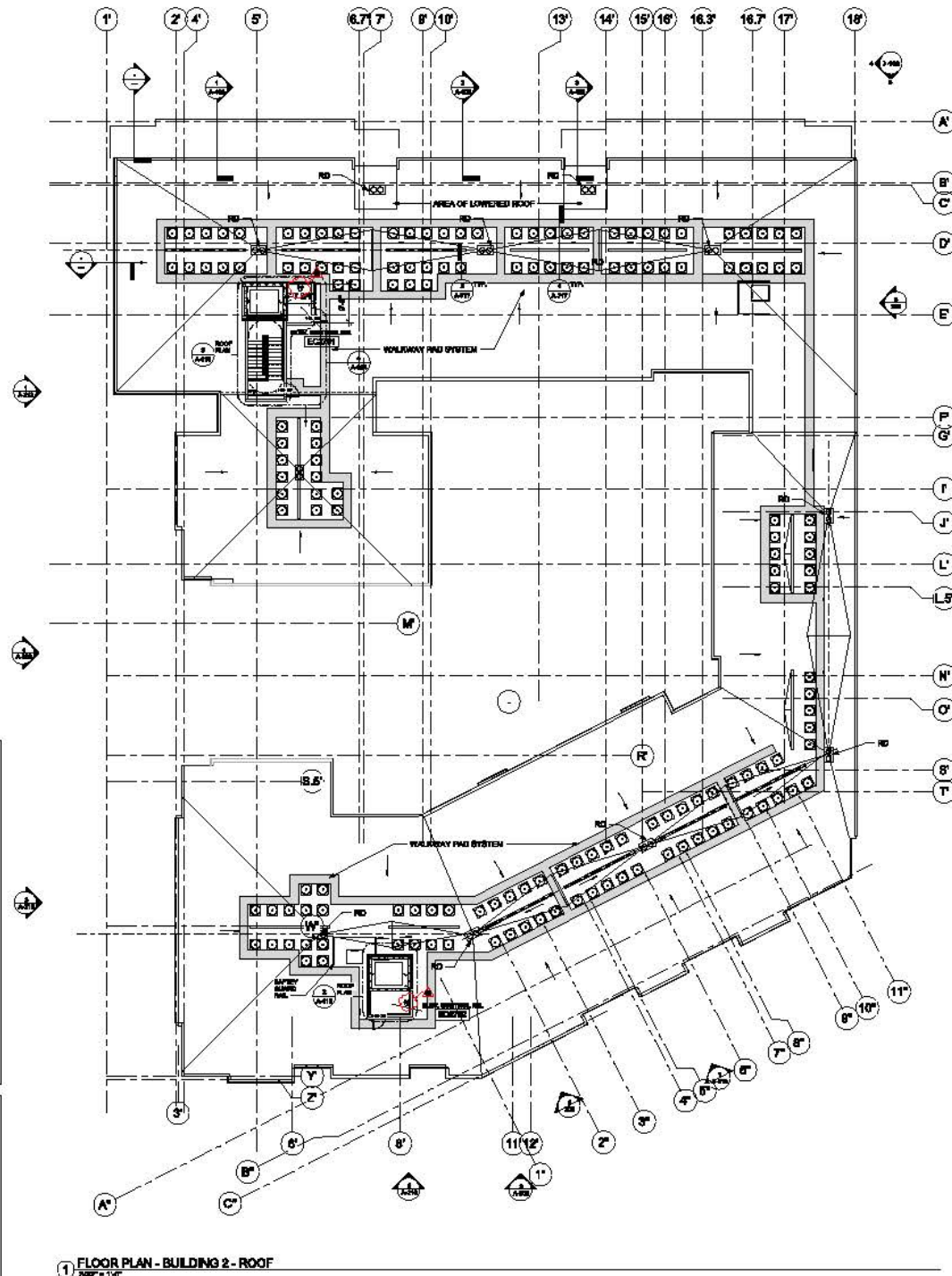
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47	07/02/19	BULLETIN 03
48	02/02/19	PERMIT 04
49	08/02/17	PERMIT 05
50	08/02/17	DO NOT

PROJECT NUMBER: 20000  
DESIGNED BY: E-ICON  
CHECKED BY: E-ICON

REVISION

FLOOR PLAN - BUILDING 2 - ROOF

A-116



DATE: 10/02/19

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MARK	DATE	DESCRIPTION
38	03/28/2019	BULLETIN 35
16	8/20/2018	BULLETIN 16
12	7/10/2018	BULLETIN 10
11	7/2/2018	BULLETIN 08
2	02/02/2018	ADDENDUM 4
1	11/15/2017	ADDENDUM 2
	09/28/2017	100% CD

PROJECT NUMBER: 215040  
DRAWN BY: SP,KD,CR  
CHECKED BY: MRM

SHEET TITLE

BUILDING 1 OVERALL ELEVATIONS

A-201



## ELEVATION LEGEND

- SINGLE EXHAUST VENT
- DOUBLE EXHAUST VENT
- KNOX BOX
- RECESSED WINDOW LOCATION
- GALVANIZED ALUMINUM SCREEN
- LOUVER
- BALCONY SCENCE FIXTURE
- ENTRANCE SCENCE FIXTURE
- UP/DOWN FIXTURE
- UP/DOWN ACCENT FIXTURE
- DOWNLIGHT SCENCE FIXTURE

## Exterior Finish Schedule

TYPE	Material	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	7" Exposure	
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Yellow	5/16" depth; 4x8 panels
1.5	Fiber Cement Panel	Light Green	5/16" depth; 4x8 panels
1.6	Fiber Cement Panel	Green	5/16" depth; 4x8 panels
1.7	Fiber Cement Panel	Light Blue	5/16" depth; 4x8 panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
2.1	Fiber Cement Panel	Midnight	5/16" depth; 4x8 panels



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CONSULTANT

STAMP

KEY PLAN

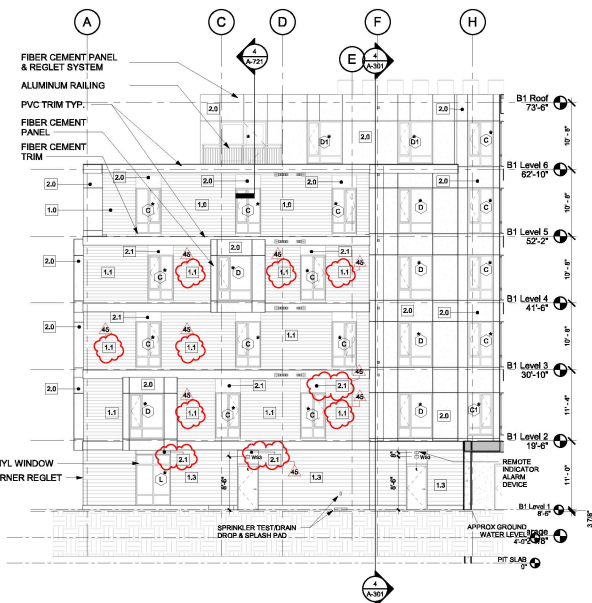
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38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25
18	9/7/2018	BULLETIN 18
16	8/20/2018	BULLETIN 16

PROJECT NUMBER: 215040  
DRAWN BY: SP,KD,CR  
CHECKED BY: MRM

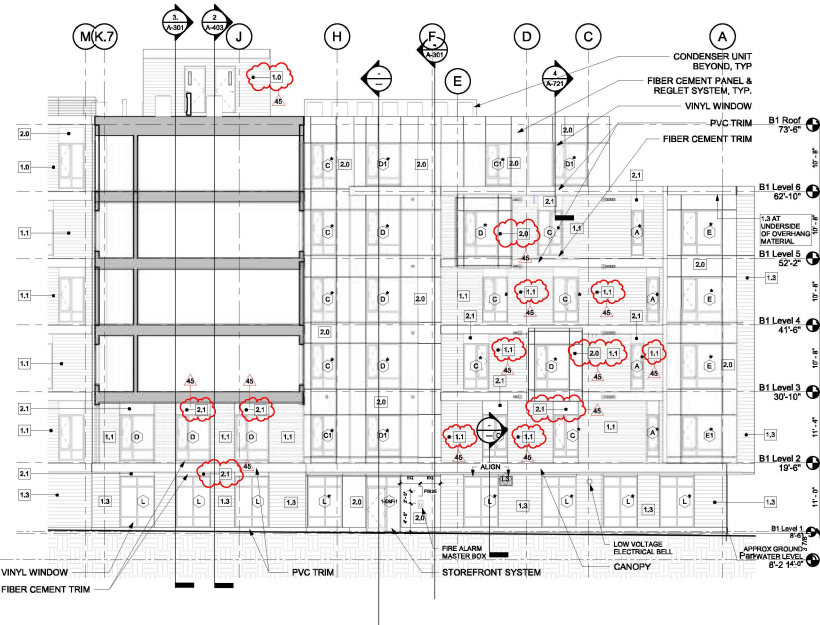
SHEET TITLE

BUILDING 1  
ELEVATIONS

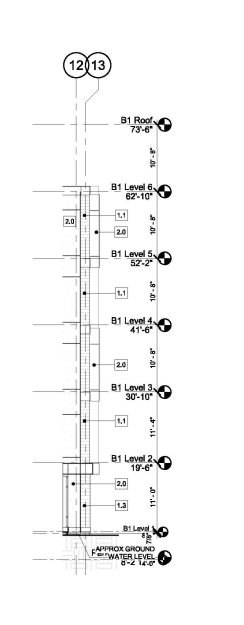
A-202



4 B1 - North - H  
1/8" = 1'-0"



5 B1 - North - J  
1/8" = 1'-0"



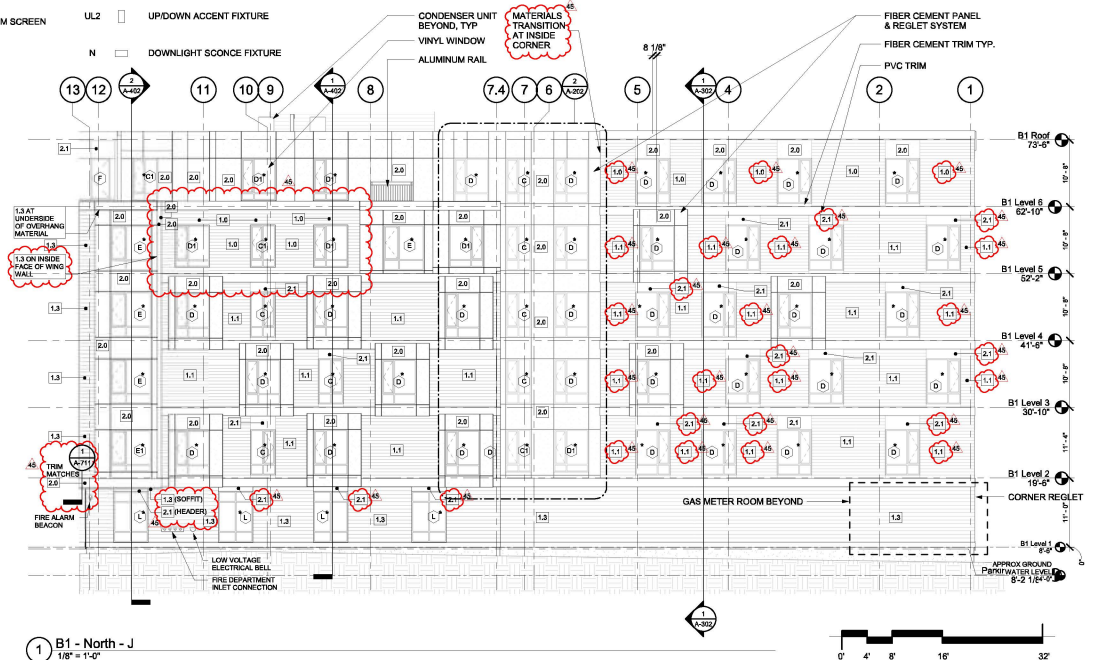
6 B1 - North - I  
1/8" = 1'-0"

## ELEVATION LEGEND

- SINGLE EXHAUST VENT
- DOUBLE EXHAUST VENT
- KNOX BOX
- RECESSED WINDOW LOCATION
- GALVANIZED ALUMINUM SCREEN
- LOUVER
- BALCONY SCENCE FIXTURE
- FW4 □ ENTRANCE SCENCE FIXTURE
- UL □ UPDOWN FIXTURE
- UL2 □ UPDOWN ACCENT FIXTURE
- N □ DOWNLIGHT SCENCE FIXTURE

## Exterior Finish Schedule

TYPE	MATERIAL	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Smokestack Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Bulls Rock	5/16" depth; 4x8 panels
1.5	Fiber Cement Panel	Abington Putty	5/16" depth; 4x8 panels
1.6	Fiber Cement Panel	Excalibur Gray	5/16" depth; 4x8 panels
1.7	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
1.8	Fiber Cement Panel	Lead Gray	5/16" depth; 4x8 panels
1.9	Fiber Cement Panel	Dragon's Breath	5/16" depth; 4x8 panels



1 B1 - North - J  
1/8" = 1'-0"

2 B1 - West - G  
1/8" = 1'-0"

3 B1 - North - I  
1/8" = 1'-0"

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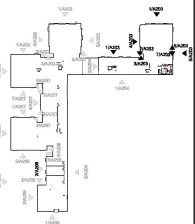
**E-ICON**  
ARCHITECTURE

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STAMP

KEY PLAN



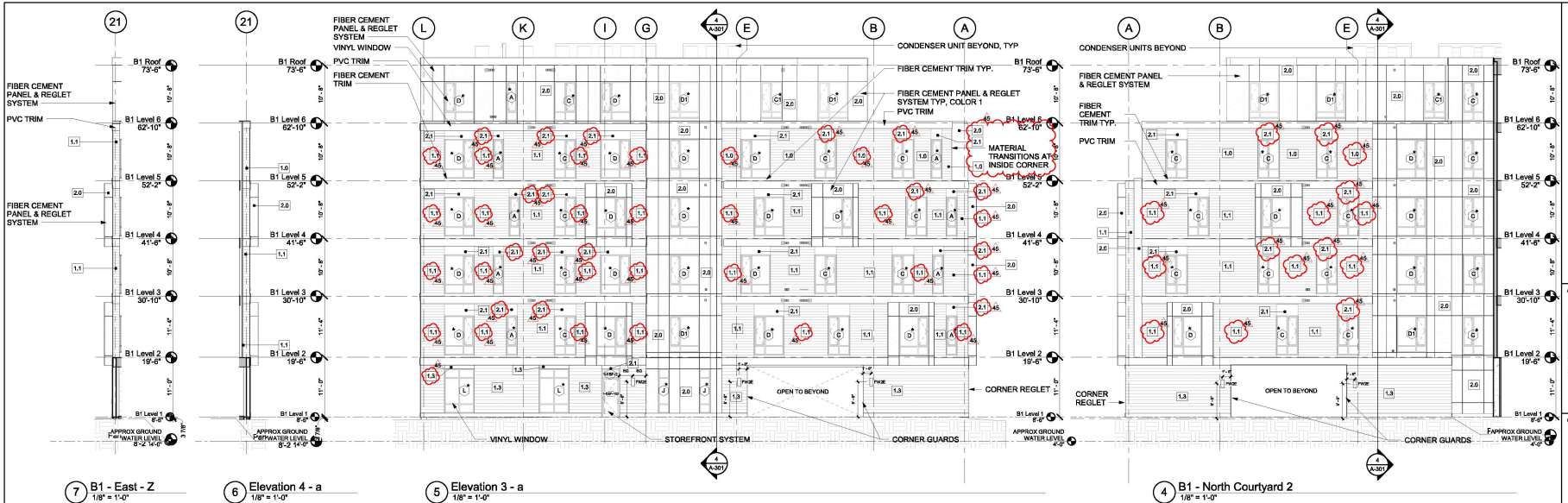
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43	06/11/2019	BULLETIN 41
38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25
12	7/10/2018	BULLETIN 10
3	02/26/2018	ADDENDUM 5

PROJECT NUMBER: 215040  
DRAWN BY: SP,KD,CR  
CHECKED BY: MRM

SHEET TITLE

BUILDING 1 ELEVATIONS

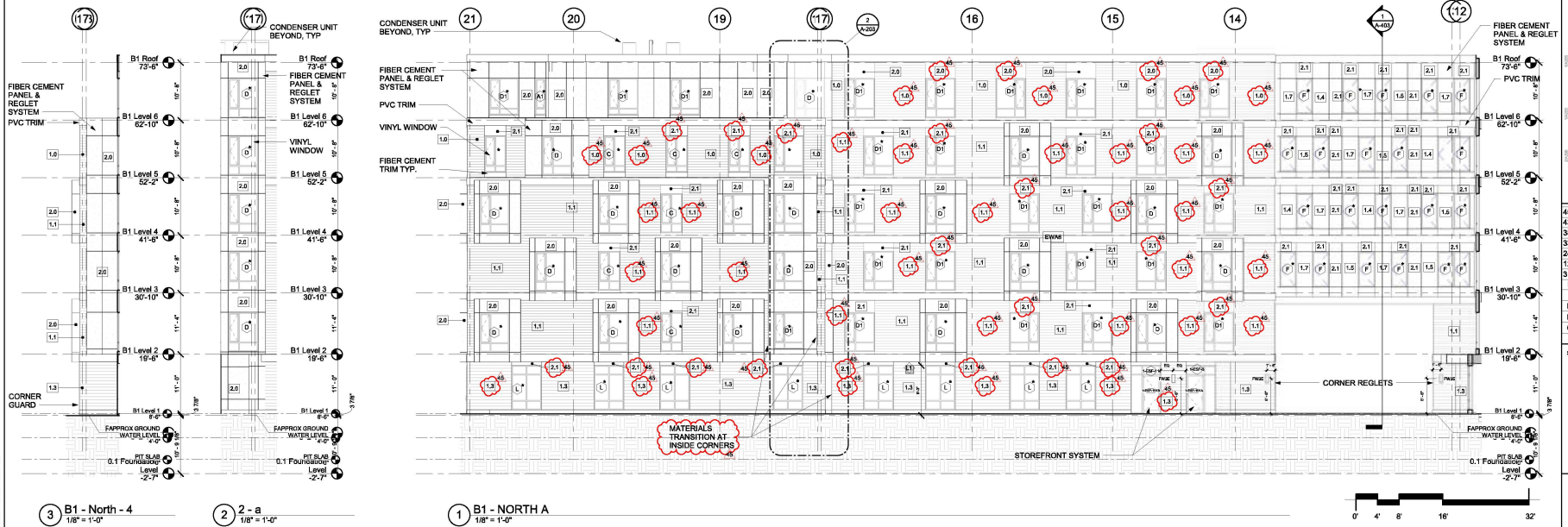
A-203



Exterior Finish Schedule			
TYPE	MATERIAL	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Smoketank Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Abington Plutty	5/16" depth; 4x8 panels
1.5	Fiber Cement Panel	Excelsior Gray	5/16" depth; 4x8 panels
1.6	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
2.1	Fiber Cement Panel	Low Gray	5/16" depth; 4x8 panels
2.2	Fiber Cement Panel	Dragon's Breath	5/16" depth; 4x8 panels

## ELEVATION LEGEND

- SINGLE EXHAUST VENT
- ∞ DOUBLE EXHAUST VENT
- KNOX BOX
- RECESSED WINDOW LOCATION
- ▨ GALVANIZED ALUMINUM SCREEN
- ▤ LOUVER
- FF BALCONY SCONCE FIXTURE
- FW4 ENTRANCE SCONCE FIXTURE
- UL UP/DOWN FIXTURE
- UL2 UP/DOWN ACCENT FIXTURE
- N DOWNLIGHT SCONCE FIXTURE





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CONSULTANT

STAMP

KEY PLAN

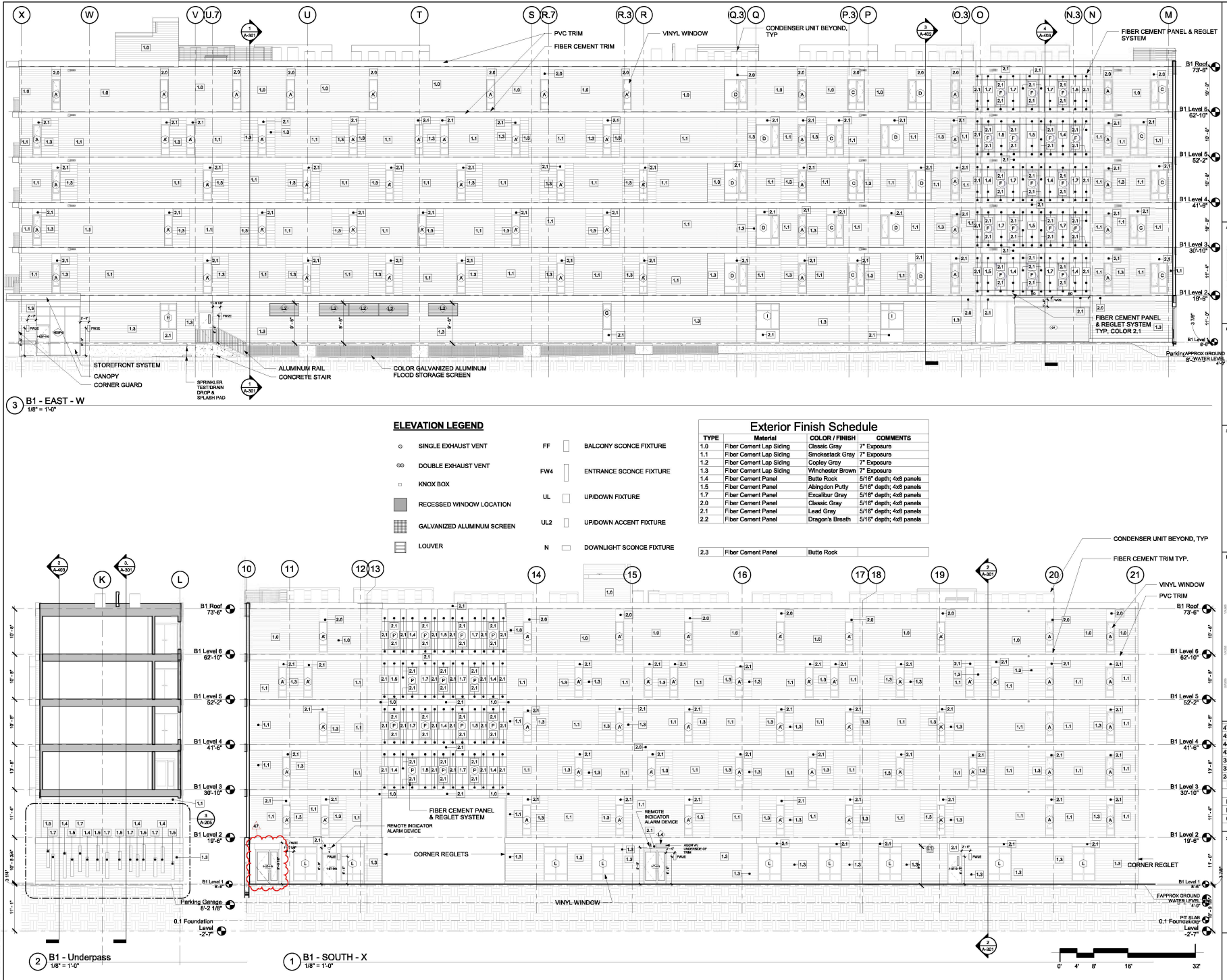
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38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25

PROJECT NUMBER: 215040  
DRAWN BY: SP,KD,CR  
CHECKED BY: MRM

SHEET TITLE

BUILDING 1  
ELEVATIONS

A-204



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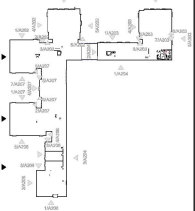
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**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



MARK	DATE	DESCRIPTION
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44	08/15/2019	BULLETIN 48
43	06/11/2019	BULLETIN 41
41	05/09/2019	BULLETIN 38
38	03/28/2019	BULLETIN 35
24	12/04/2018	BULLETIN 25
18	07/2018	BULLETIN 18

PROJECT NUMBER: 215040  
DRAWN BY: SP, KD, CR  
CHECKED BY: MRM

SHEET TITLE

BUILDING 1 ELEVATIONS

A-205



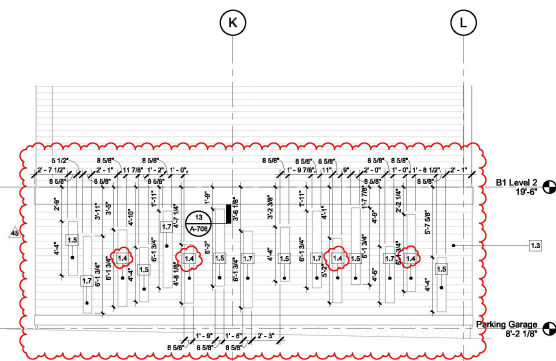
## ELEVATION LEGEND

- SINGLE EXHAUST VENT
- ⊗ DOUBLE EXHAUST VENT
- KNOX BOX
- RECESSED WINDOW LOCATION
- ▨ GALVANIZED ALUMINUM SCREEN
- ▨ LOUVER

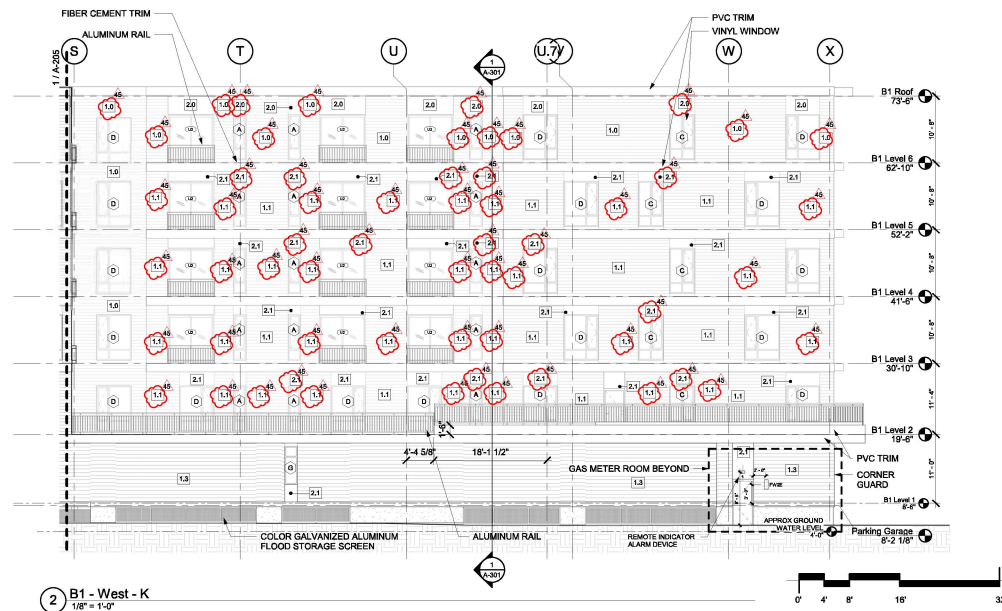
- FF BALCONY SCONCE FIXTURE
- FW4 ENTRANCE SCONCE FIXTURE
- UL UP/DOWN FIXTURE
- UL2 UP/DOWN ACCENT FIXTURE
- N DOWNLIGHT SCONCE FIXTURE

## Exterior Finish Schedule

TYPE	Material	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Smokestack Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Butte Rock	5/16" depth, 4x8 panels
1.5	Fiber Cement Panel	Abington Putty	5/16" depth, 4x8 panels
1.7	Fiber Cement Panel	Excelsior Gray	5/16" depth, 4x8 panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth, 4x8 panels
2.1	Fiber Cement Panel	Leads Gray	5/16" depth, 4x8 panels
2.2	Fiber Cement Panel	Dragon's Breath	5/16" depth, 4x8 panels



3 ENLARGED ELEVATION @ UNDERPASS  
1/4" = 1'-0"



2 B1 - West - K  
1/8" = 1'-0"



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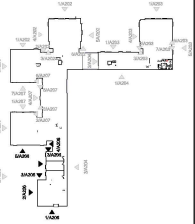
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CONSULTANT

STAMP

KEY PLAN



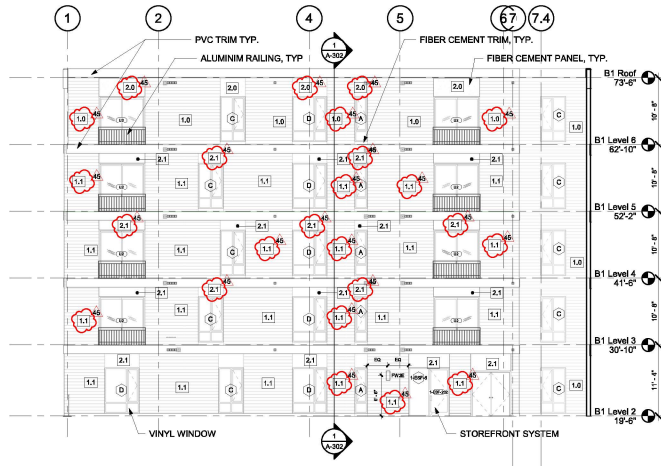
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16	9/20/2018	BULLETIN 15
12	7/10/2018	BULLETIN 10
7	04/23/2018	BULLETIN 04
3	02/26/2018	ADDENDUM 5

PROJECT NUMBER: 215040  
DRAWN BY: SP,KD,CR  
CHECKED BY: MRM

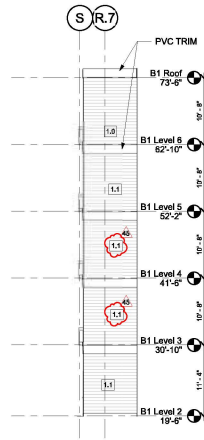
SHEET TITLE

BUILDING 1  
ELEVATIONS

A-206



5 B1 - West - P  
1/8" = 1'-0"



4 B1 - West - Q  
1/8" = 1'-0"



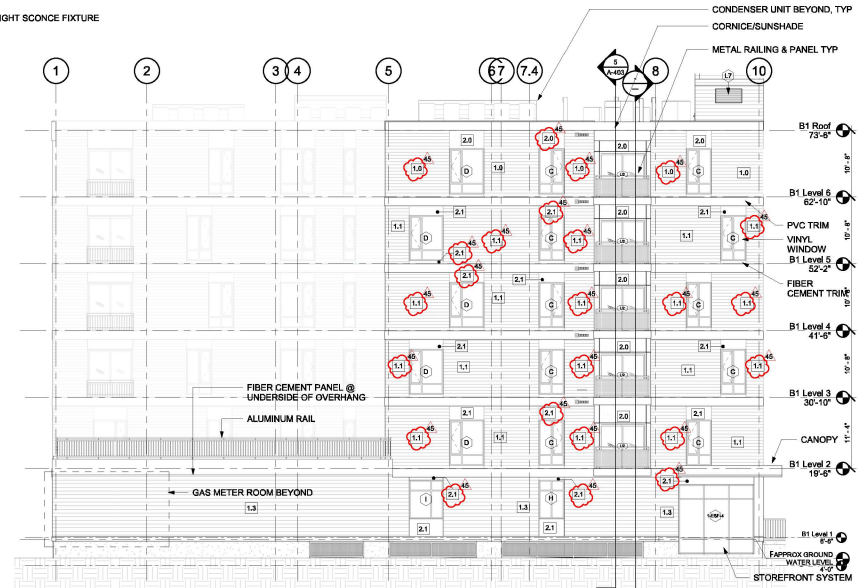
3 B1 - West - U  
1/8" = 1'-0"

## ELEVATION LEGEND

- SINGLE EXHAUST VENT
- ⊞ DOUBLE EXHAUST VENT
- KNOX BOX
- RECESSED WINDOW LOCATION
- ▨ GALVANIZED ALUMINUM SCREEN
- ▤ LOUVER

- FF BALCONY SCONCE FIXTURE
- FW4 ENTRANCE SCONCE FIXTURE
- UL UP/DOWN FIXTURE
- UL2 UP/DOWN ACCENT FIXTURE
- N DOWNLIGHT SCONCE FIXTURE

TYPE	Material	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Smokestack Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Bulls Rock	5/16" depth; 4x8 panels
1.5	Fiber Cement Panel	Abington Putty	5/16" depth; 4x8 panels
1.7	Fiber Cement Panel	Essexbury Gray	5/16" depth; 4x8 panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
2.1	Fiber Cement Panel	Lead Gray	5/16" depth; 4x8 panels
2.2	Fiber Cement Panel	Dragon's Breath	5/16" depth; 4x8 panels



1 B1 - West - V  
1/8" = 1'-0"

0' 4' 8' 16' 32'

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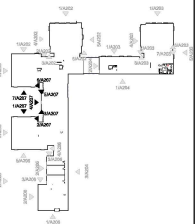
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**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



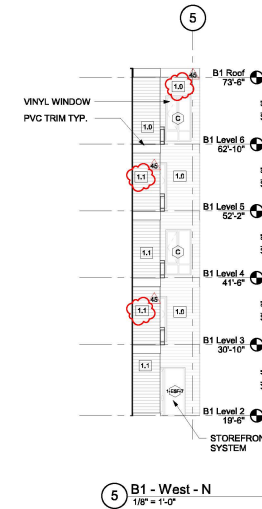
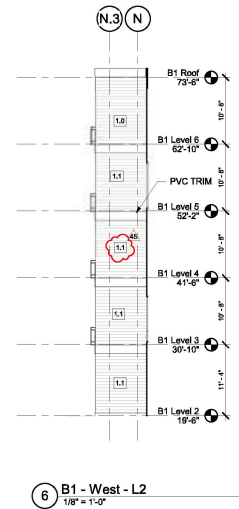
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33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25
16	8/20/2018	BULLETIN 16
12	7/10/2018	BULLETIN 10

PROJECT NUMBER: 215040  
DRAWN BY: SP,KD,CR  
CHECKED BY: MRM

SHEET TITLE

BUILDING 1 ELEVATIONS

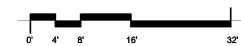
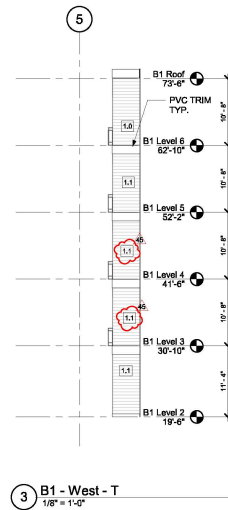
A-207



## ELEVATION LEGEND

○	SINGLE EXHAUST VENT	FF	BALCONY SCONCE FIXTURE
○○	DOUBLE EXHAUST VENT	FW4	ENTRANCE SCONCE FIXTURE
□	KNOX BOX	UL	UP/DOWN FIXTURE
■	RECESSED WINDOW LOCATION	UL2	UP/DOWN ACCENT FIXTURE
■	GALVANIZED ALUMINUM SCREEN	N	DOWNLIGHT SCONCE FIXTURE
■	LOUVER		

TYPE	Material	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Smokestack Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Guthrie Rock	5/16" depth; 4x8 panels
1.5	Fiber Cement Panel	Abington Putty	5/16" depth; 4x8 panels
1.7	Fiber Cement Panel	Essex Gray	5/16" depth; 4x8 panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
2.1	Fiber Cement Panel	Lead Gray	5/16" depth; 4x8 panels
2.2	Fiber Cement Panel	Dragon's Breath	5/16" depth; 4x8 panels

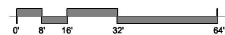
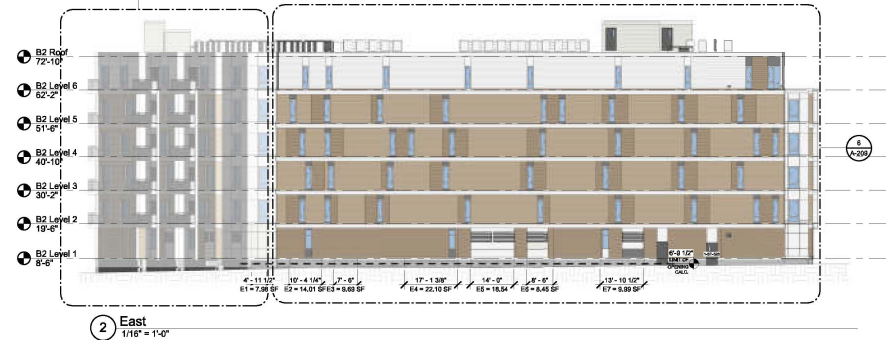
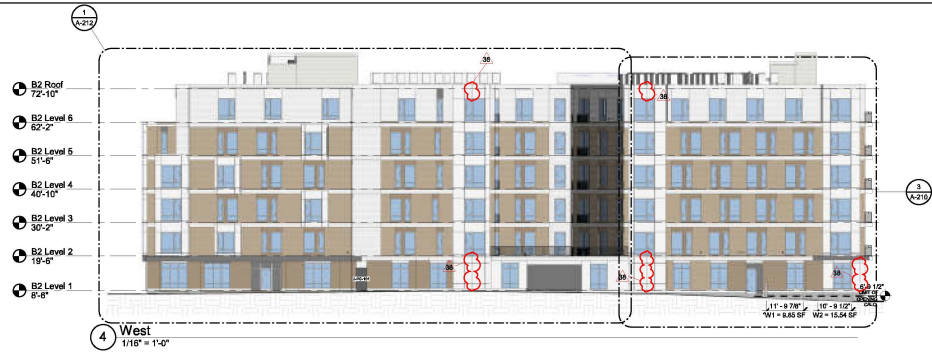




**ELEVATION LEGEND**

○	SINGLE EXHAUST VENT	FF	BALCONY SCOFF FIXTURE
⊙	DOUBLE EXHAUST VENT	FW4	ENTRANCE SCOFF FIXTURE
□	KNOX BOX	UL	UP/DOWN FIXTURE
■	RECESSED WINDOW LOCATION	UL2	UP/DOWN ACCENT FIXTURE
▨	GALVANIZED ALUMINUM SCREEN	N	DOWNLIGHT SCOFF FIXTURE
▩	LOUVER		

Exterior Finish Schedule			
TYPE	Material	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Yellow	7" Exposure
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Yellow	5/16" depth; 4x8 panels
1.5	Fiber Cement Panel	Light Green	5/16" depth; 4x8 panels
1.6	Fiber Cement Panel	Green	5/16" depth; 4x8 panels
1.7	Fiber Cement Panel	Light Blue	5/16" depth; 4x8 panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
2.1	Fiber Cement Panel	Midnight	5/16" depth; 4x8 panels



# THE RESIDENCES AT ALEWIFE STATION

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TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

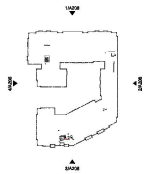
ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



38	03/28/2019	BULLETIN 35
16	8/20/2018	BULLETIN 16
12	7/10/2018	BULLETIN 10
2	02/02/2018	ADDENDUM 4
1	11/15/2017	ADDENDUM 2
	09/28/2017	100% CD
	08/22/2017	PERMIT SET

PROJECT NUMBER: 215040  
DRAWN BY: Author  
CHECKED BY: Checker

SHEET TITLE

BUILDING 2 OVERALL  
ELEVATIONS

A-208

THE  
RESIDENCES  
AT ALEWIFE  
STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
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STAMP

KEY PLAN

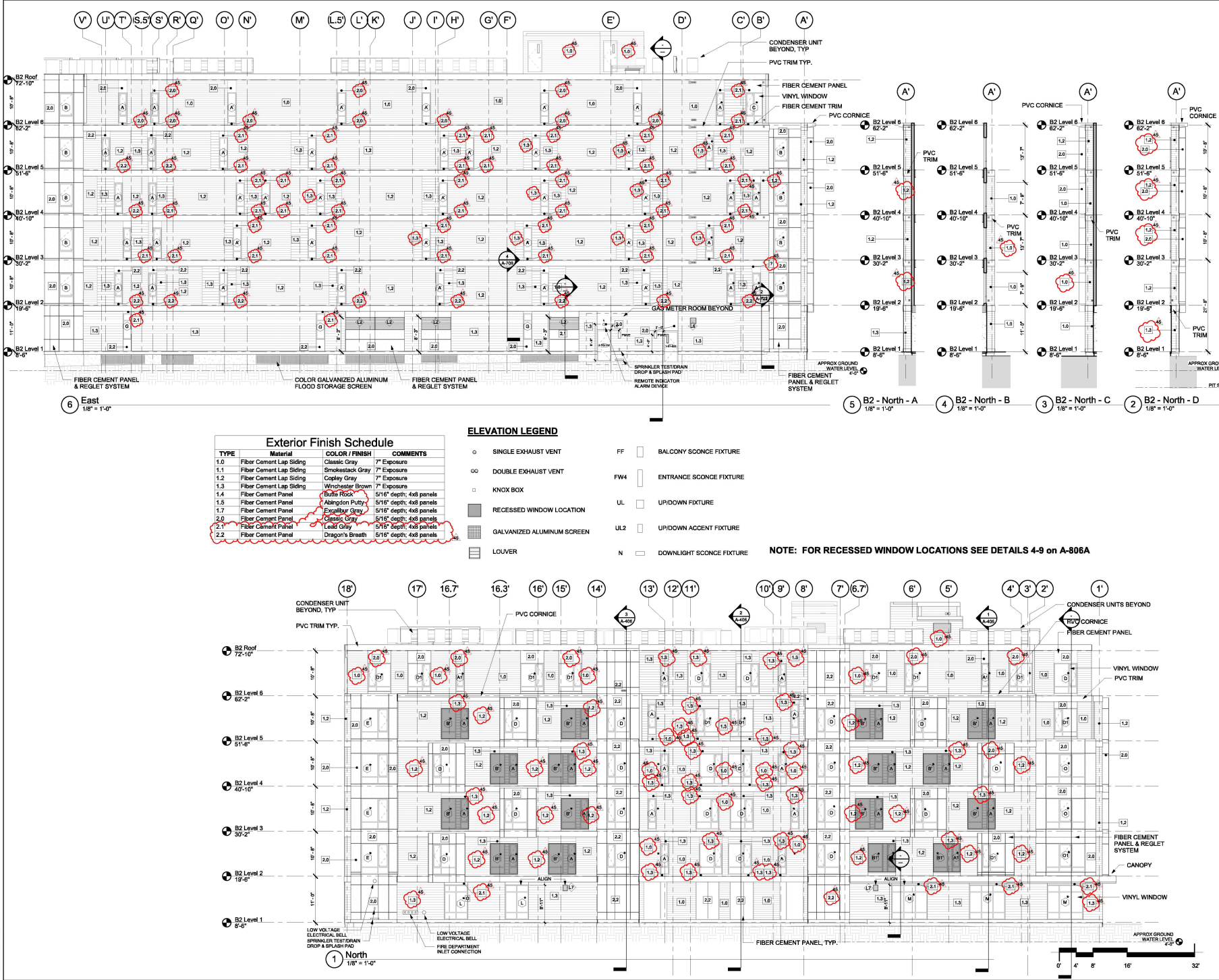
46	09/09/2019	BULLETIN 52
43	06/11/2019	BULLETIN 41
38	03/28/2019	BULLETIN 35
32	01/25/2019	BULLETIN 28
24	12/04/2018	BULLETIN 25
22	11/01/2018	BULLETIN 22
20	10/04/2018	BULLETIN 20

PROJECT NUMBER: 215040  
DRAWN BY: SP, KD, CR  
CHECKED BY: MRM

SHEET TITLE

BUILDING 2  
ELEVATIONS

A-209



B9/2019 3:57:03 PM



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

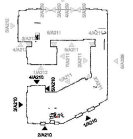
ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



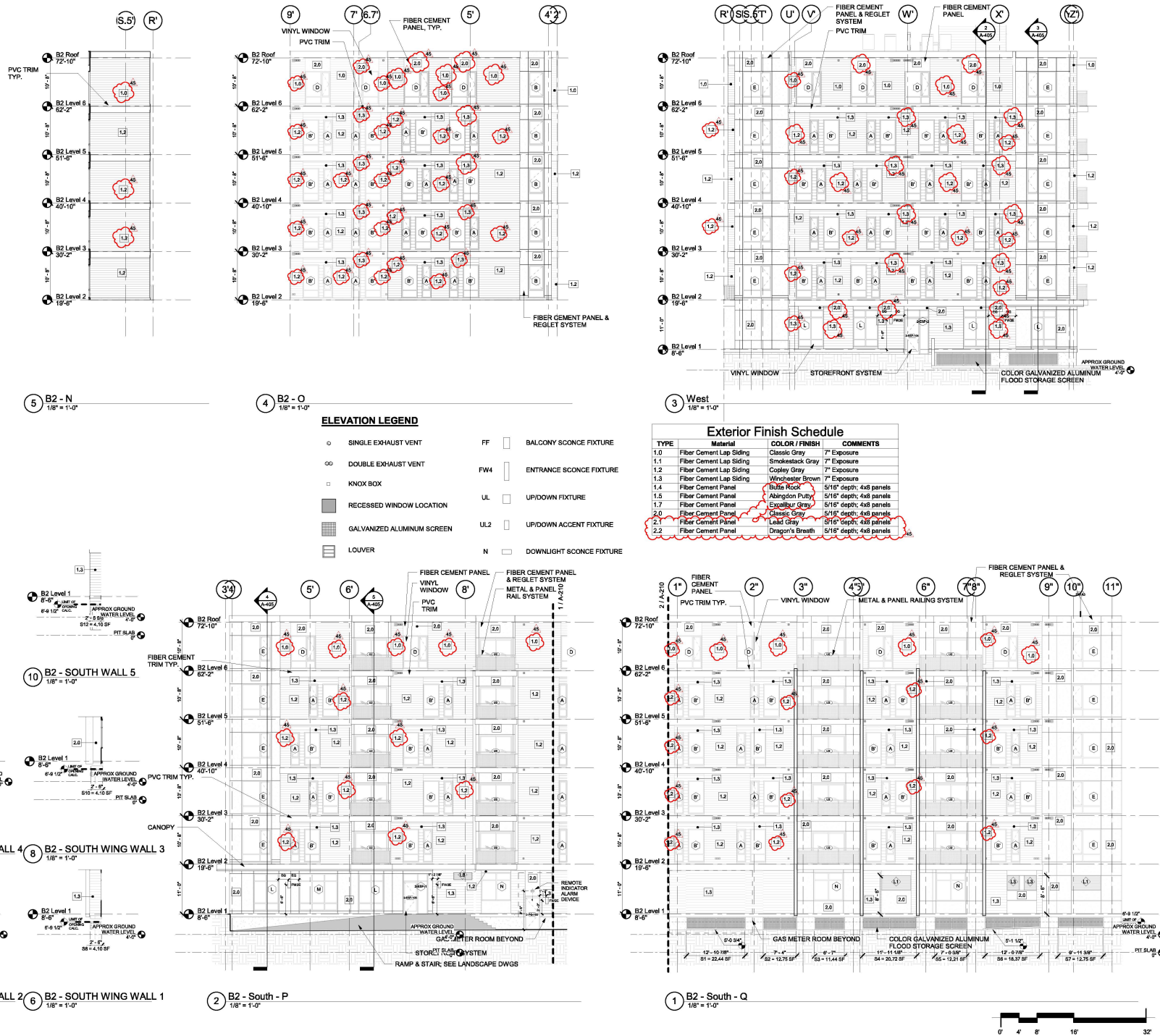
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38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
32	01/25/2019	BULLETIN 28
24	12/04/2018	BULLETIN 25
20	10/04/2018	BULLETIN 20
16	8/20/2018	BULLETIN 16

PROJECT NUMBER: 215040  
DRAWN BY: SP,KD,CR  
CHECKED BY: MRM

SHEET TITLE

BUILDING 2  
ELEVATIONS

A-210



# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



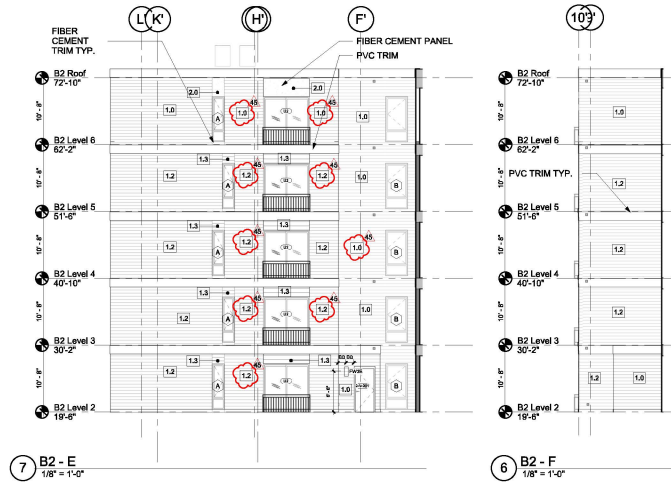
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38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25
20	10/04/2018	BULLETIN 20
16	8/20/2018	BULLETIN 16
12	7/10/2018	BULLETIN 10

PROJECT NUMBER: 215040  
DRAWN BY: SP,KD,CR  
CHECKED BY: MRM

SHEET TITLE

BUILDING 2 ELEVATIONS

A-211



## ELEVATION LEGEND

- SINGLE EXHAUST VENT
- DOUBLE EXHAUST VENT
- KNOX BOX
- RECESSED WINDOW LOCATION
- ▨ GALVANIZED ALUMINUM SCREEN
- ▤ LOUVER
- FF BALCONY SCONCE FIXTURE
- FW4 ENTRANCE SCONCE FIXTURE
- UL UP/DOWN FIXTURE
- UL2 UP/DOWN ACCENT FIXTURE
- N DOWNLIGHT SCONCE FIXTURE

## Exterior Finish Schedule

TYPE	Material	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Smokestack Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Windsor Brown	7" Exposure
1.4	Fiber Cement Panel	Butter Rock	5/16" depth; 4x8 panels
1.5	Fiber Cement Panel	Abington Putty	5/16" depth; 4x8 panels
1.7	Fiber Cement Panel	Essex Gray	5/16" depth; 4x8 panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
2.1	Fiber Cement Panel	Lead Gray	5/16" depth; 4x8 panels
2.2	Fiber Cement Panel	Dragon's Breath	5/16" depth; 4x8 panels





# THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD  
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT  
ALEWIFE STATION, LLP

ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



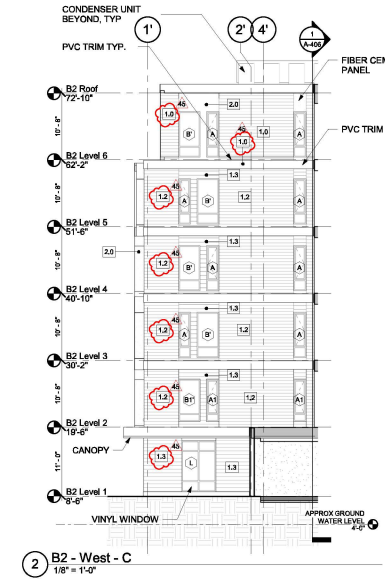
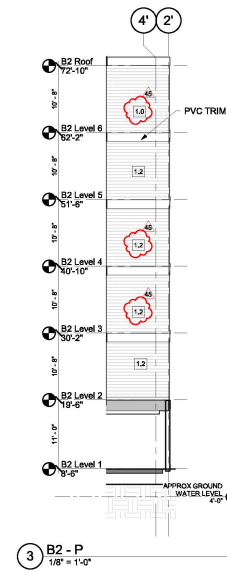
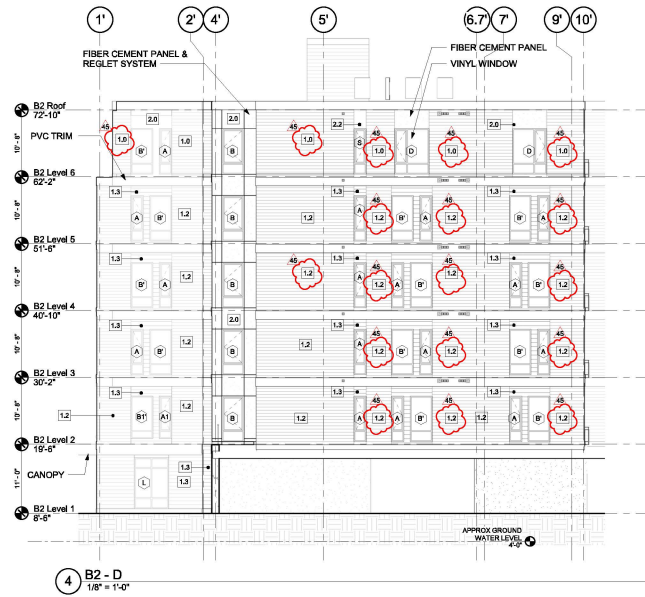
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20	10/04/2018	BULLETIN 20
12	7/10/2018	BULLETIN 10

PROJECT NUMBER: 215040  
DRAWN BY: SP,KD,CR  
CHECKED BY: MRM

SHEET TITLE

BUILDING 2  
ELEVATIONS

A-212



## ELEVATION LEGEND

○ SINGLE EXHAUST VENT	FF	BALCONY SCONCE FIXTURE
∞ DOUBLE EXHAUST VENT	FW4	ENTRANCE SCONCE FIXTURE
□ KNOX BOX	UL	UP/DOWN FIXTURE
■ RECESSED WINDOW LOCATION	UL2	UP/DOWN ACCENT FIXTURE
▨ GALVANIZED ALUMINUM SCREEN	N	DOWNLIGHT SCONCE FIXTURE
▨ LOUVER		

NOTE: FOR RECESSED WINDOW LOCATIONS  
SEE DETAILS 4-9 ON A-806A

TYPE	MATERIAL	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Smokedstack Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Butte Rock	5/16" depth; 4x8 panels
1.5	Fiber Cement Panel	Ardington Puty	5/16" depth; 4x8 panels
1.7	Fiber Cement Panel	Excelsior Gray	5/16" depth; 4x8 panels
2.0	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
2.1	Fiber Cement Panel	Lead Gray	5/16" depth; 4x8 panels
2.2	Fiber Cement Panel	Dragon's Breath	5/16" depth; 4x8 panels

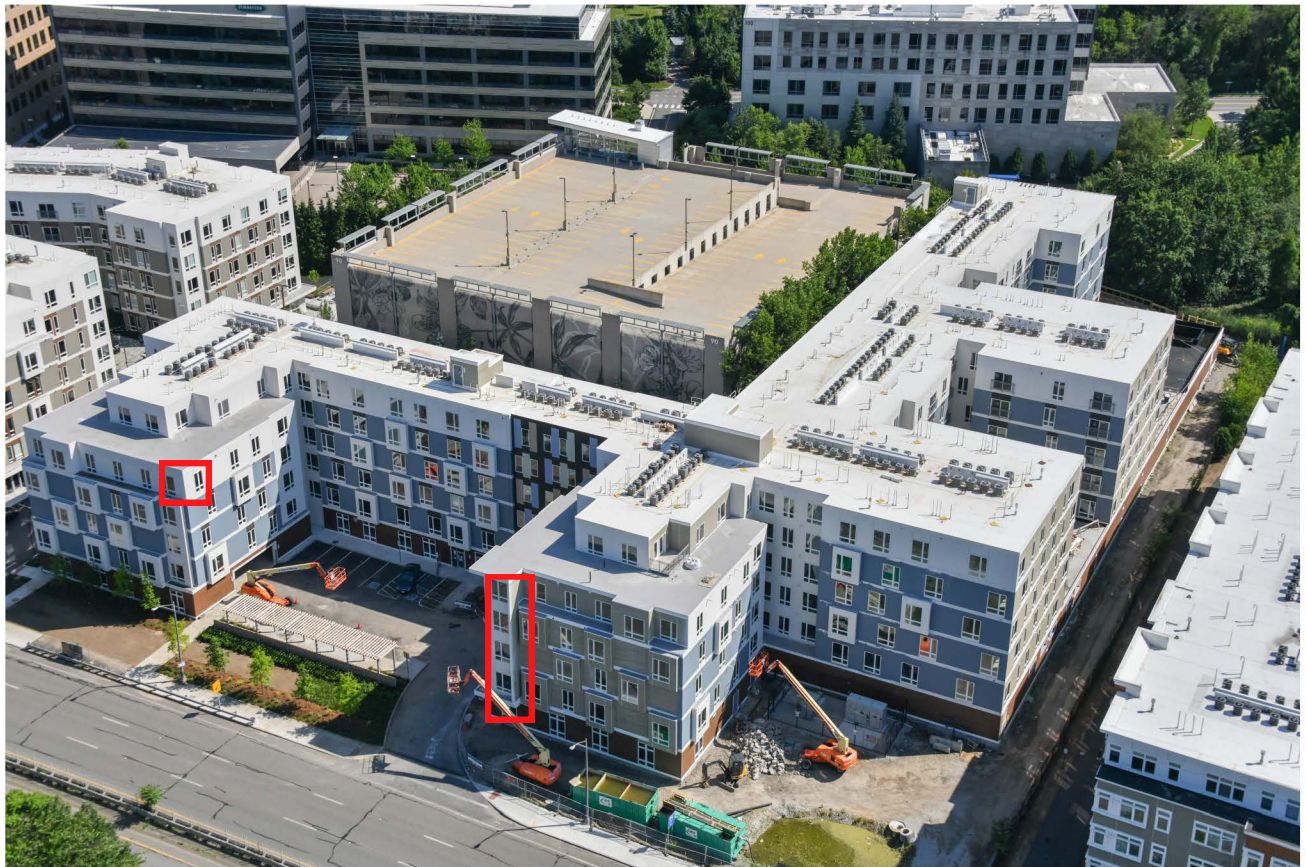




PICTURES: 201 & 203 Concord Turnpike (TEMPO)







Temporary address numbers installed at the request of the CFD.



603.588.3177  
MLGsigns.com  
info@MLGsigns.com



COLORS & FINISHES

[illuminated NIGHT view](#)

[PROFILE view](#)

[FRONT view](#)



colors shown are representation only

#### Dimensional Letters

- 2" deep aluminum channel letter
- Painted face and returns
- Clear acrylic backs
- Internal LED lights
- 2" spacers
- Halo illumination
- Dimmer included

#### Power requirements

120V, 20 amp dedicated circuit

#### Criterion Development

Tempo

195 Contord Turnpike  
Cambridge, MA 02140

#### Designer

A. Leizure/R. Harrison

#### Mount method

Mounted with studs and silicone adhesive  
Each character will require one additional  
hole drilled through wall for low voltage  
wire

Remote power supply

#### INSTALLATION

Production will not begin  
without a signed and  
checked approval on all  
final layouts.

Please proof this layout  
carefully, check the  
appropriate box, sign  
and date.

Return layout(s) directly  
to your Project Manager  
or info@MLGsigns.com

- ☐ Approved, as is
- ☐ Approved, with changes
- ☐ Requires New Layout
- ☐ Rejected

Customer Signature Required

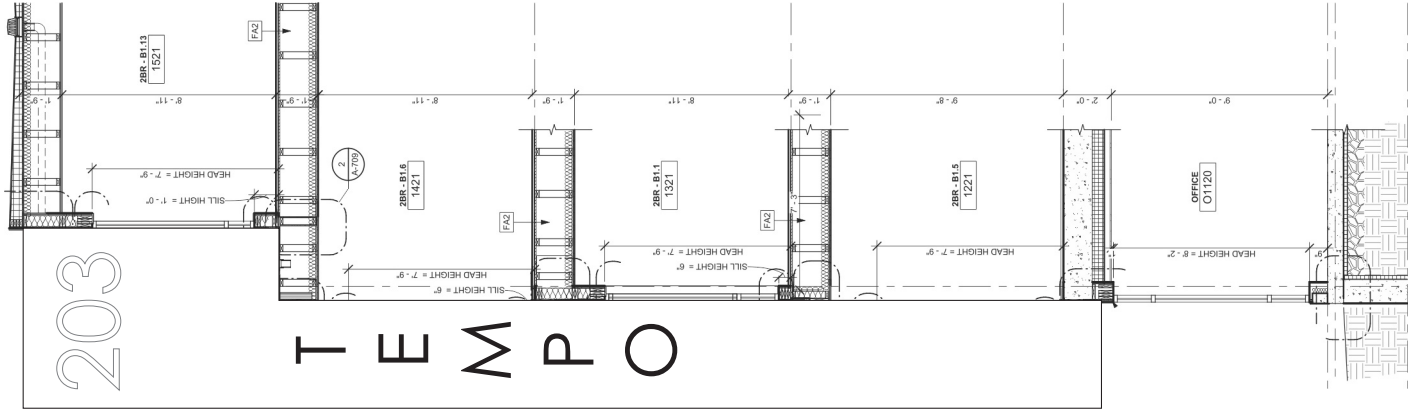
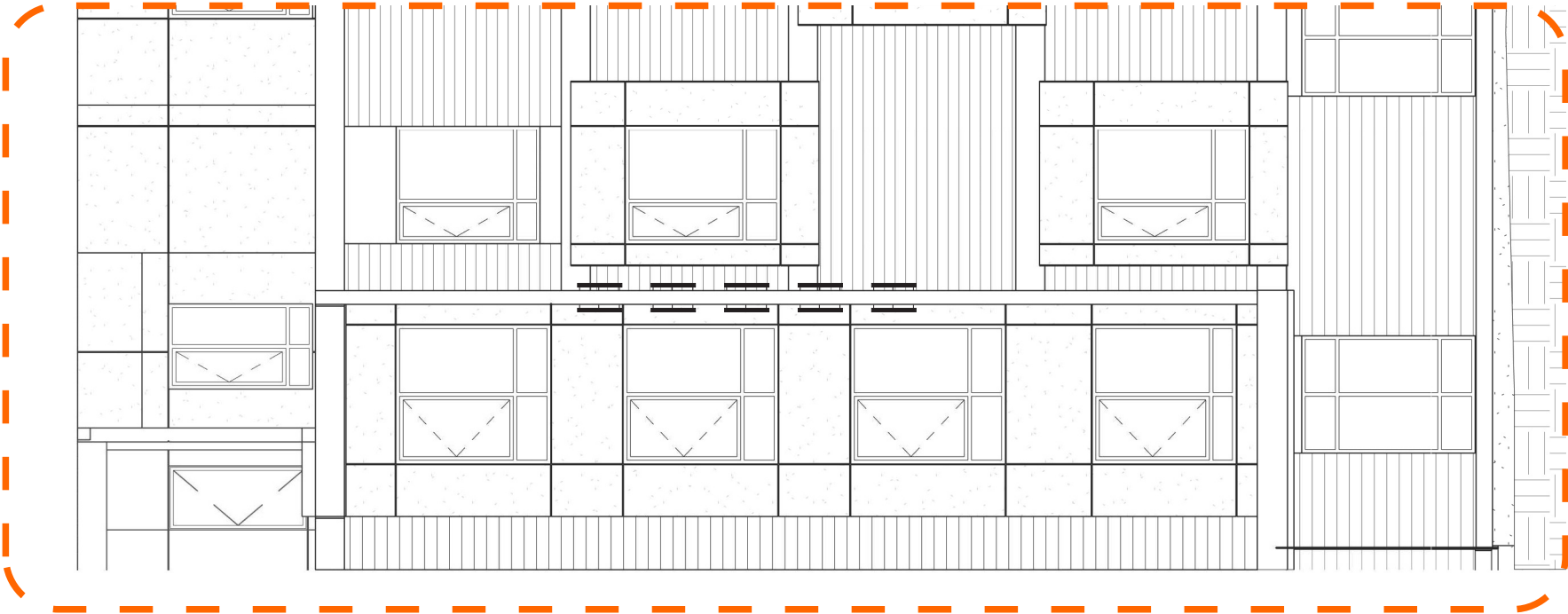
Date Signed

**REQUIRES ELECTRICAL**  
Client is responsible for supplying power at sign location.

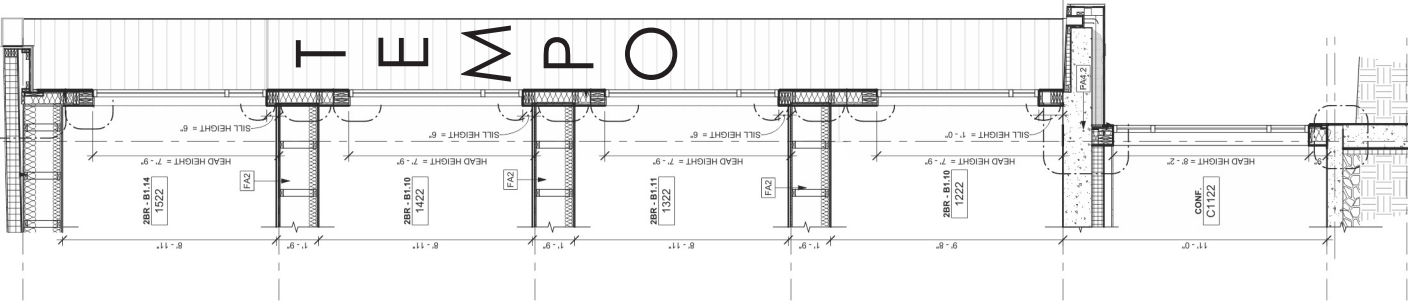
Scale	Sign Area
1/2" = 1'	15.3 Sq. Ft.

Sign Code	Qty
E01 Building 1 Main ID	2

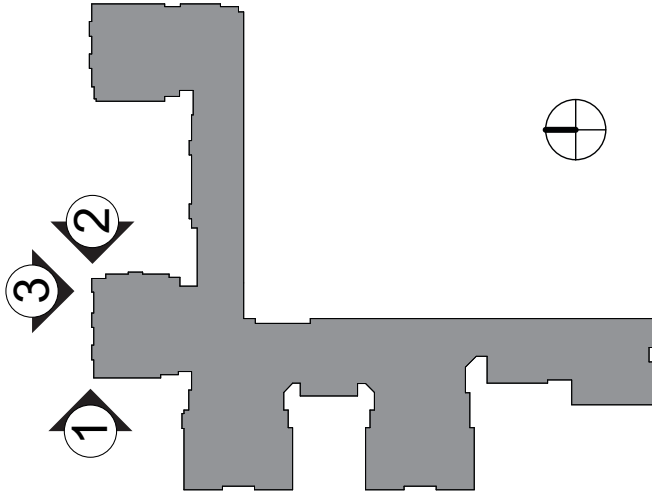




1 BUILDING 1 - WALL SECTION 1 (WEST)  
1/8" = 1'



2 BUILDING 1 - WALL SECTION 2 (EAST)  
1/8" = 1'

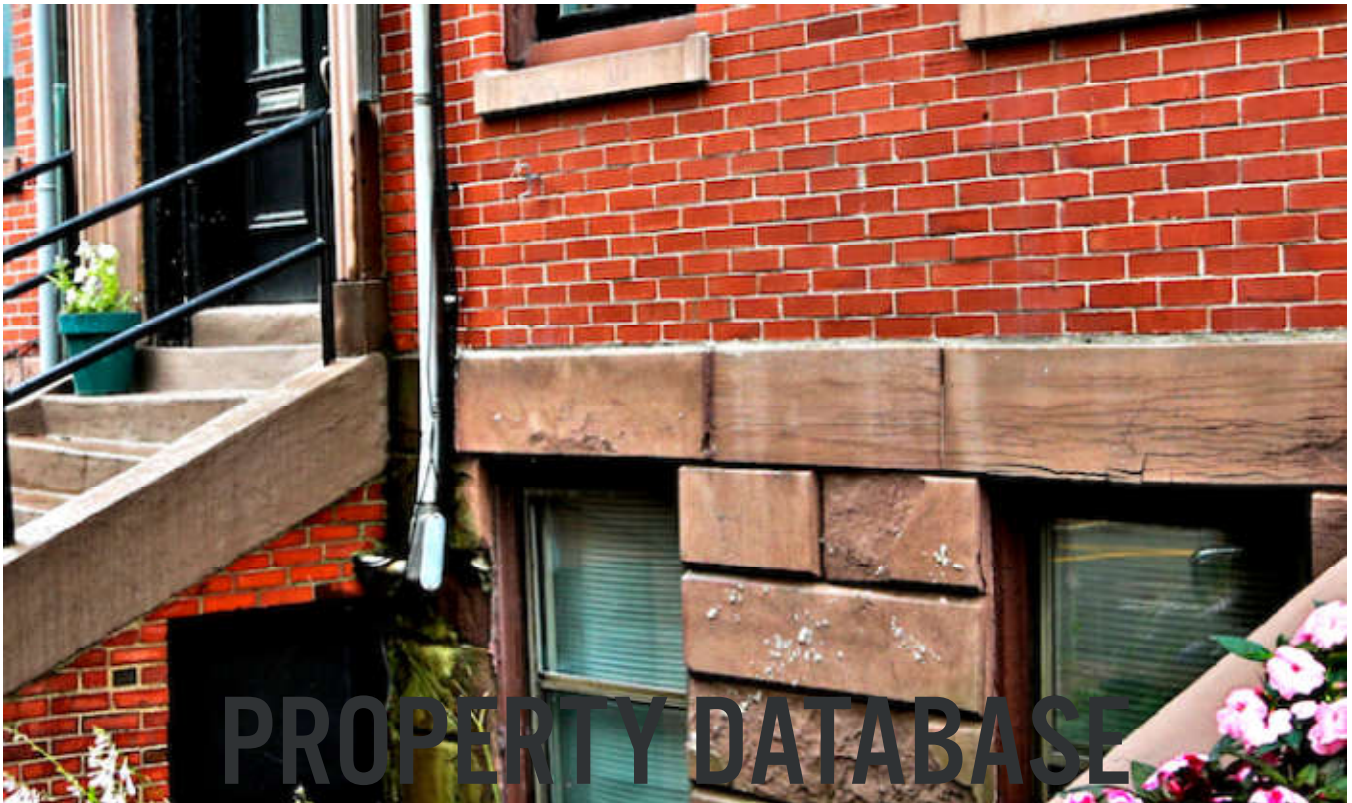


3 BUILDING 1 - NORTH ELEVATION  
1/8" = 1'





## INFORMATIONAL ALERT | Coronavirus Updates



### 201-203 Concord Tpke

#### Property Information

Property Class	>8-UNIT-APT
State Class Code	112
Zoning (Unofficial)	SD-4A
Map/Lot	267.1-281
Land Area (sq. ft)	166,790

### Photos



Property Value

Year of Assessment	2020
Tax District	C10
Residential Exemption	No
Building Value	\$7,249,000
Land Value	\$42,931,200
Assessed Value	\$50,180,200
Sale Price	\$14,000,000
Book/Page	69777/194
Sale Date	August 15, 2017
Previous Assessed Value	\$37,339,100
Property Tax Amount	<div>\$297,174.98</div> <div>This represents the total FY20 Real Estate Tax including the CPA Surcharge, but not including Residential Exemption or other Personal Exemptions deduction.</div>

Sketches





#### Owner Information

<b>Owner(s)</b>	THE RESIDENCES AT ALEWIFE STATION, LLP 14160 NORTH DALLAS PARKWAY SUITE 750 DALLAS, TX 75254
-----------------	--

#### Building Information

*Commercial Building Number 1, Section 1*

#### Exterior

<b>Style</b>	APARTMENTS
<b>Occupancy</b>	>8-UNIT-APT
<b>Number of Stories</b>	5
<b>Exterior Wall Type</b>	FRAME-CLAPBD
<b>Roof Material</b>	RUBBER-MEMBRAN
<b>Wall Height</b>	12
<b>Partitions</b>	AVERAGE

#### Interior

<b>Living Area (sq. ft.)</b>	324,440
<b>Number of Units</b>	320

#### Systems

<b>Heat Type</b>	H.V.A.C.
<b>Heat Fuel</b>	Gas
<b>Plumbing</b>	GOOD

Condition & Grade

Year Built	2019
Overall Condition	Excellent
Overall Grade	Good

Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	64,888	64,888
F_4	Upper Finish 4 Stry	64,888	259,552
FGR	Garage	64,888	0
Total:		194,664	324,440





**CITY OF CAMBRIDGE**  
Community Development Department

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SIGN CERTIFICATION FORM  
COVER SHEET**

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

Sign Text: "TEMPO" (x2); "201" (x2); "203" (x2)

Location of Sign: TEMPO: 201 & 203 Concord Turnpike

Applicant: The Residences at Alewife Station, LP  
c/o Michael Wynkoop

Zoning District: Special District 4 Overlay District:

Area of Special Planning Concern: (Sec. 19.46 & 19.42.1)

Application Date: 7/30/2020

Sketch of sign enclosed: Yes ☒ No ☐

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department Certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including City Council approval, if necessary for signs in the public way\*.

\* Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk.

The Sign Ordinance is available online under Article 7.000 at  
<https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>

Contact Liza Paden at 617 349 4647 or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov) for further information.

344 Broadway  
Cambridge, MA 02139  
Voice: 617 349-4600  
Fax: 617 349-4669  
TTY: 617 349-4621  
[www.cambridgema.gov](http://www.cambridgema.gov)

2 Signs 85.30 of signage

Tempo

**Proposed WALL Sign**

Area in Square feet: 42.67 Dimensions: 16' x 2'8"

Illumination: Natural ☐ Internal ☐ External ☒ Halo lit

Height (from ground to the top of the sign): 44 ft

**1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE**

Length in feet of store front facing street: (a) 497 ft. Area of signs allowed accessory to store: outside (1 x a) 497, behind windows (0.5 x a) 248. Area of all existing signs on the store front to remain (including any freestanding sign):                     . Area of additional signs permitted: 411.7.

**2. COMPLETE FOR ANY OTHER SIGN**

Length in feet of building facade facing street: (a)                     . Area of signs allowed accessory to the building facade: outside (1 x a)                     , behind windows (0.5 x a)                     . Area of all existing signs on the building facade to remain (including any freestanding sign):                     . Area of additional signs permitted:                     .

**SUMMARY OF LIMITATIONS FOR WALL SIGNS** (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

**AREA:** 60 square feet maximum. **HEIGHT ABOVE THE GROUND:** 20 feet but below the sills of second floor windows. **ILLUMINATION:** Natural or external, or internal illumination with significant limitations. **NUMBER:** No limit.

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION**

Sign conforms to requirements of Article 7.000: YES ☐ NO ☒

Sign requires a variance from the Board of Zoning Appeal: YES ☒

Relevant sections: section 7.16.22, C Wall Signs

COMMENTS: Exceeds the 20 height limit of 20 feet  
and external illumination exceeds 30"  
dimension.

Date: 7/30/20 CDD Representative Eggen Pro



603.688.3177  
MLGsigns.com  
info@MLGsigns.com

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No claim are paid on full.

Citation Development  
Tempo

195 Concord Turnpike  
Cambridge, MA 02140

Designer  
A. Leizure/R. Harrison

Production will not begin  
without a signed and  
checked approval on all  
final layouts.

Please proof this layout  
carefully, check the  
appropriate box, sign  
and date.

Return layout(s) directly  
to your Project Manager  
or info@MLGsigns.com

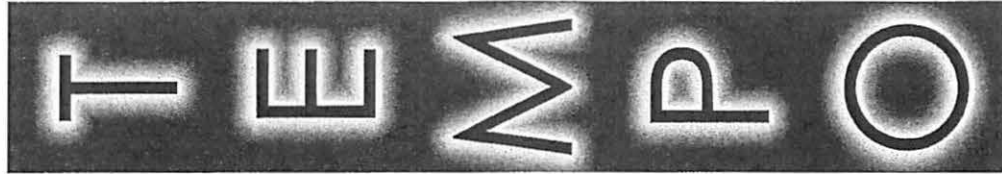
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- ☐ Approved, with changes
- ☐ Requires New Layout
- ☐ Rejected

Customer Signature Required

Date Signed

Colors & Finishes

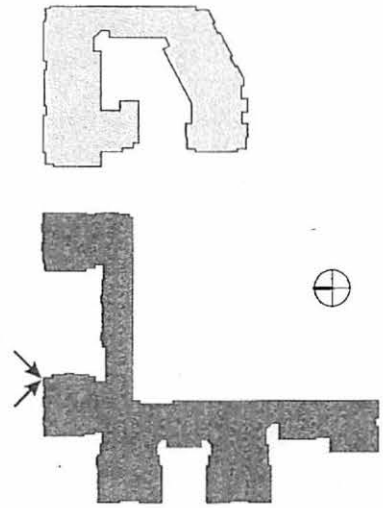
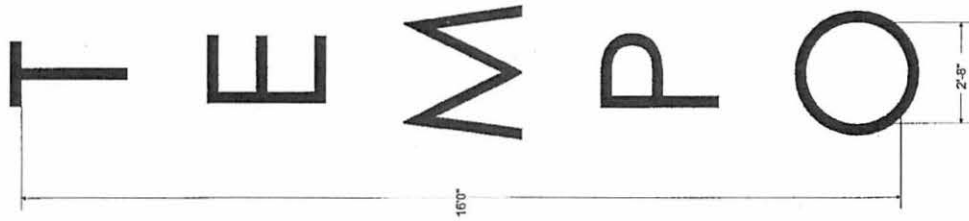
Illuminated NIGHT view



PROFILE view



FRONT view



(2)

**REQUIRES ELECTRICAL**  
Consult a professional electrician for proper wiring and power supply.

Scale	Sign Area	Sign Code E01	Qty
1/2" = 1'	15.3 Sq. Ft.	Building 1 Main ID	2



2 signs at 26.34¢ #201 wall sign

Proposed WALL Sign

Area in Square feet: 13.1¢ Dimensions: 59.25" x 32"

Illumination: Natural ☒ Internal ☐ External ☐

Height (from ground to the top of the sign): 43 feet

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) 497 ft. Area of signs allowed accessory to store: outside (1 x a) 497¢, behind windows (0.5 x a)                     . Area of all existing signs on the store front to remain (including any freestanding sign): 85.3¢. Area of additional signs permitted: 385¢.

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a)                     . Area of signs allowed accessory to the building facade: outside (1 x a)                     , behind windows (0.5 x a)                     . Area of all existing signs on the building facade to remain (including any freestanding sign):                     . Area of additional signs permitted:                     .

**SUMMARY OF LIMITATIONS FOR WALL SIGNS** (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

**AREA:** 60 square feet maximum. **HEIGHT ABOVE THE GROUND:** 20 feet but below the sills of second floor windows. **ILLUMINATION:** Natural or external, or internal illumination with significant limitations. **NUMBER:** No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

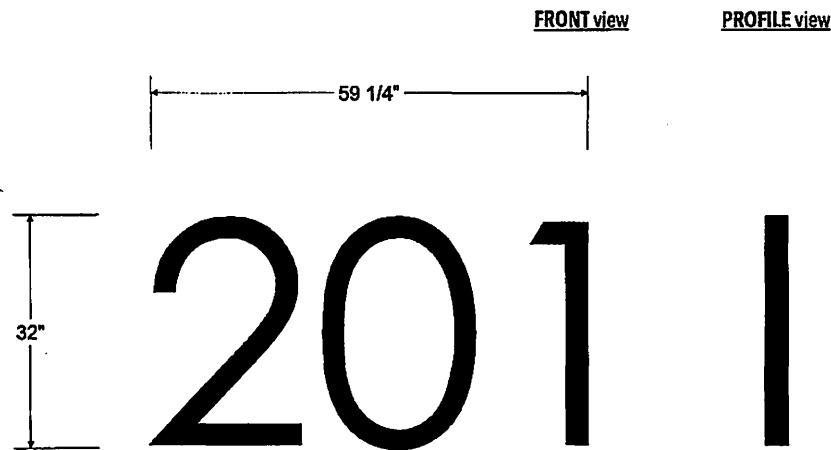
Sign conforms to requirements of Article 7.000: YES                      NO ☒

Sign requires a variance from the Board of Zoning Appeal: YES ☒

Relevant sections: Section 7.16.22.C. Wall Signs

COMMENTS: exceeds the 20 foot height limit

Date: 7/30/20 CDD Representative Eg. M. Pider



# COLORS & FINISHES



603.588.3177  
MLGsigns.com  
info@MLGsigns.com

colors shown are representation only

# SPECIFICATIONS

Dimensional Letters  
3" Deep aluminum channel letter  
Painted face and returns  
Open backs

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Criterion Development  
Tempo

195 Concord Turnpike  
Cambridge, MA 02140

Designer/Project Manager  
A. Leazure/H. Hopkins

# INSTALLATION

Mount method  
Mounted with studs and silicone adhesive

Mount surface

Mount height

Notes for Install Team

Production will not begin without a signed and checked approval on all final layouts.

Please proof this layout carefully, check the appropriate box, sign and date.

Return layout(s) directly to your Project Manager or info@MLGsigns.com

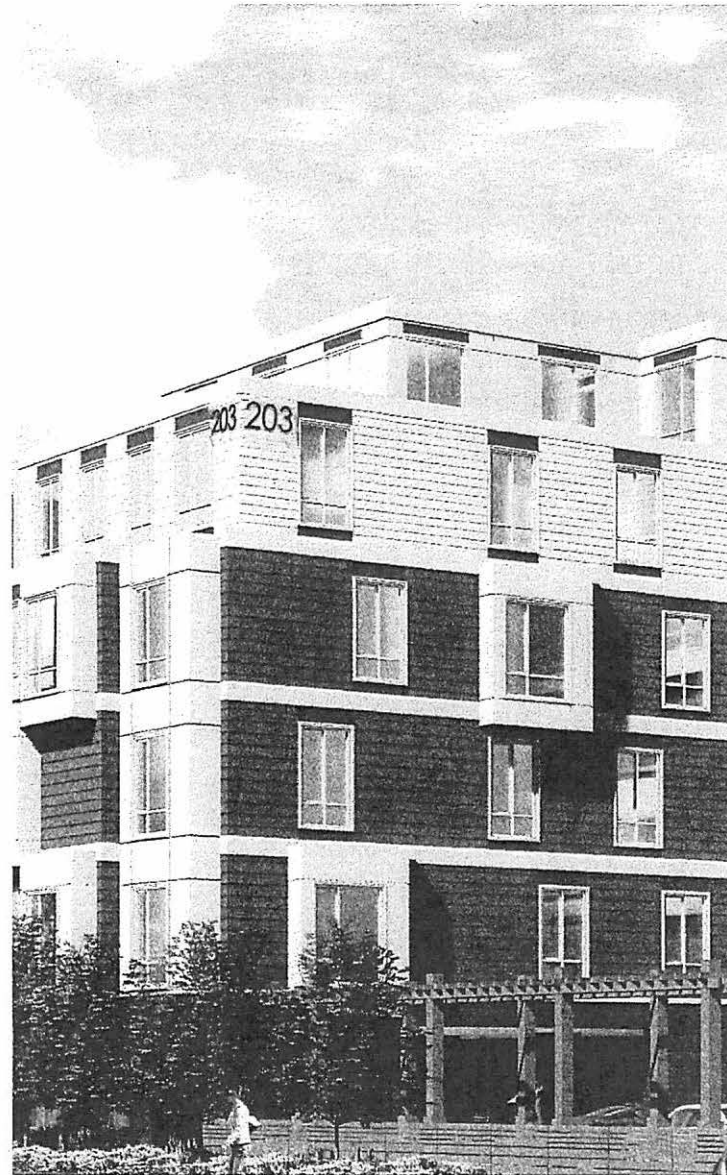
# PHOTO

- ☐ Approved, as is  
☐ Approved, with changes  
☐ Requires New Layout  
☐ Rejected

Customer Signature Required

Date Signed

Scale	Sign Code	Qty
1/2" = 1'	E05B Building ID	2



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info@MLGsigns.com

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Tempo

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Cambridge, MA 02140

Designer/Project Manager  
A. Leisure/H. Hopkins

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- ☐ Approved, as is  
☐ Approved, with changes  
☐ Requires New Layout  
☐ Rejected

Customer Signature Required

Date Signed

Sign Code **E05B**

Building ID



2 signs - 30 ft

### Proposed WALL Sign

Area in Square feet: 150 Dimensions: 67.25" x 32"

Illumination: Natural ☐ Internal ☐ External ☐

Height (from ground to the top of the sign): 56'6"

#### 1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) 497 ft. Area of signs allowed accessory to store: outside (1 x a) 497 ft, behind windows (0.5 x a)                     . Area of all existing signs on the store front to remain (including any freestanding sign): 111,640. Area of additional signs permitted: 355,360

#### 2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a)                     . Area of signs allowed accessory to the building facade: outside (1 x a)                     , behind windows (0.5 x a)                     . Area of all existing signs on the building facade to remain (including any freestanding sign):                     . Area of additional signs permitted:                     .

**SUMMARY OF LIMITATIONS FOR WALL SIGNS** (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

**AREA:** 60 square feet maximum. **HEIGHT ABOVE THE GROUND:** 20 feet but below the sills of second floor windows. **ILLUMINATION:** Natural or external, or internal illumination with significant limitations. **NUMBER:** No limit.

#### COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

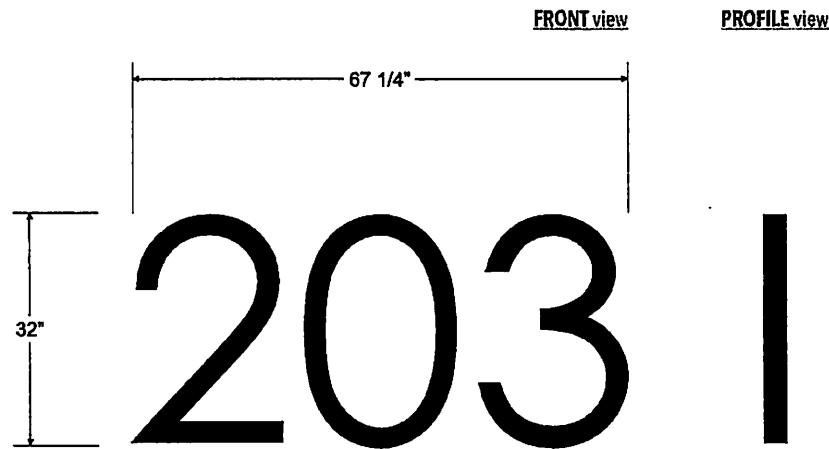
Sign conforms to requirements of Article 7.000: YES ☒ NO ☐

Sign requires a variance from the Board of Zoning Appeal: YES ☒

Relevant sections: Section 7.16.22. c. Wall Signs

COMMENTS: exceeds the 20 foot height limit

Date: 7/30/20 CDD Representative Sign M. Peden



# COLORS & FINISHES



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MLGsigns.com  
info@MLGsigns.com

colors shown are representation only

# SPECIFICATIONS

Dimensional Letters  
3" Deep aluminum channel letter  
Painted face and returns  
Open backs

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Criterion Development  
Tempo

195 Concord Turnpike  
Cambridge, MA 02140

Designer/Project Manager  
A. Leizure/H. Hopkins

# INSTALLATION

Mount method  
Mounted with studs and silicone adhesive

Mount surface

Mount height

Notes for Install Team

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Please proof this layout carefully, check the appropriate box, sign and date.

Return layout(s) directly to your Project Manager or info@MLGsigns.com

# PHOTO

- ☐ Approved, as is  
☐ Approved, with changes  
☐ Requires New Layout  
☐ Rejected

Customer Signature Required

Date Signed

Scale	Sign Code	Qty
1/2" = 1'	E05A	2
	Building ID	



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info@MLGsigns.com

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Criterion Development  
Tempo

195 Concord Turnpike  
Cambridge, MA 02140

Designer/Project Manager  
A. Leisure/H. Hopkins

Production will not begin without a signed and checked approval on all final layouts.

Please proof this layout carefully, check the appropriate box, sign and date.

Return layout(s) directly to your Project Manager or info@MLGsigns.com

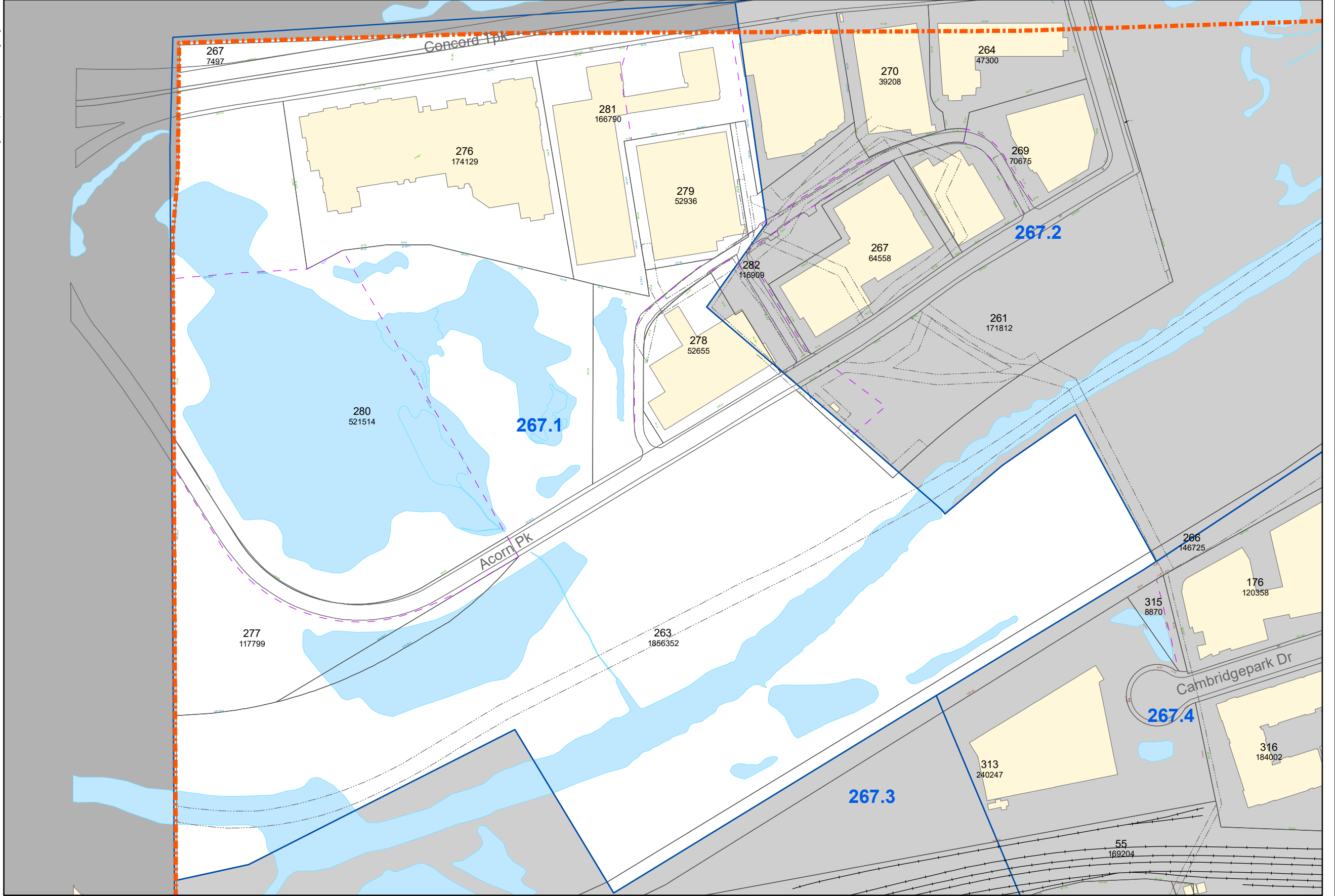
- ☐ Approved, as is
- ☐ Approved, with changes
- ☐ Requires New Layout
- ☐ Rejected

Customer Signature Required

Date Signed

Sign Code **E05B**  
Building ID





City of Cambridge  
Assessing Department  
  
795 Massachusetts Ave.  
Cambridge, MA 02139

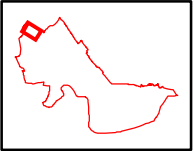
- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number  
267.1 Block Number  
10 Street Number  
(125.0) Deed Dimension  
100 Parcel size in Sq. Ft.  
44.0LC Land Court Dimension  
65.0 Survey Dimensions

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2019 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 45 90 180 Feet  
1 inch = 190 feet



Parcel Block Map

267.1