

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: 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

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*

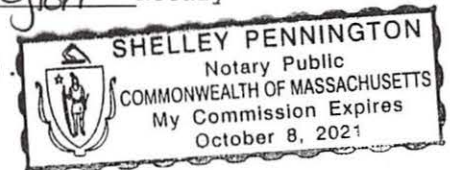
**Written evidence of Agent's standing to represent petitioner may be requested.*

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 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

DIMENSIONAL INFORMATION

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

LOCATION: 203 Concord Turnpike ZONE: Special District 4A

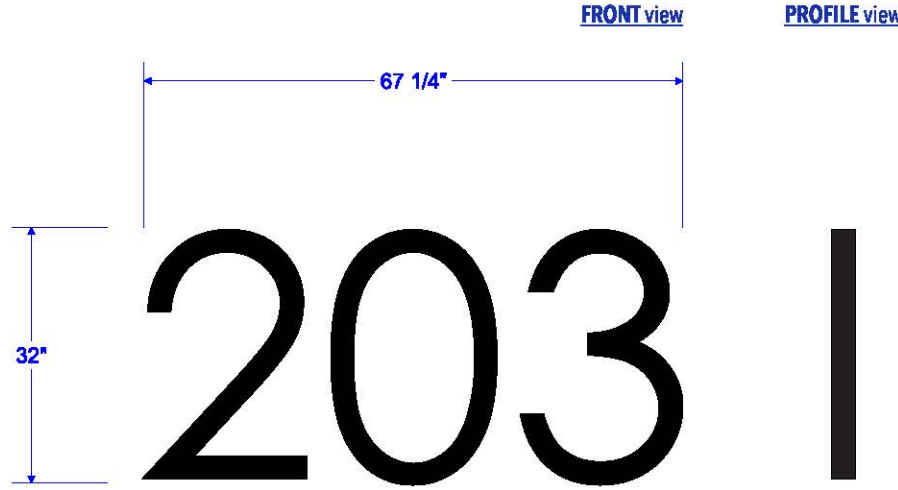
PHONE: 978-758-5014 REQUESTED USE/OCCUPANCY: No change of use requested

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>324,440</u>		(max.)
LOT AREA:	<u>166,468</u>		(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<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:			
FRONT	<u>25</u>		(min.)
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: ³			(min.)
NO. OF DWELLING UNITS:	<u>320</u>		(max.)
NO. OF PARKING SPACES:	<u>239</u>		(min./max)
NO. OF LOADING AREAS:			(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:			(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

● 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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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

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

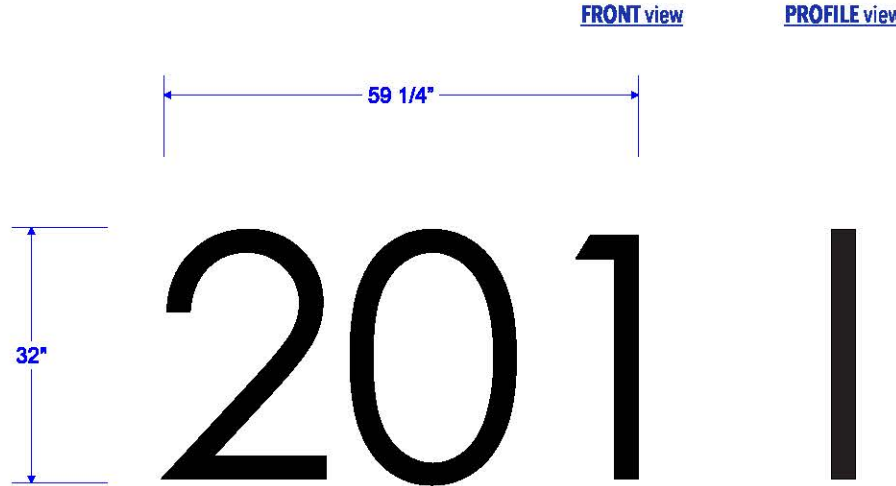
Customer Signature Required

Date Signed

Scale
1/2" = 1'

Sign Code **E05A**
Building ID

Qty
2



COLORS & FINISHES



Black



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Customer Signature Required

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
<u>FOR SUBDIVISION ALSO INCLUDE:</u> 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.

BZA APPLICATION FORM

GENERAL INFORMATION

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Special Permit: _____ Variance: X Appeal: _____

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

REASON FOR PETITION:

_____ Additions	_____ New Structure
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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'.

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(Petitioner(s)/Owner)

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Waltham, MA 02451

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A. Kaye

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

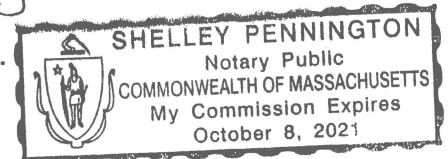
**Written evidence of Agent's standing to represent petitioner may be requested.*

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 REQUIREMENTS¹</u>
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BZA APPLICATION FORM

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Statement of Purpose

Project Summary

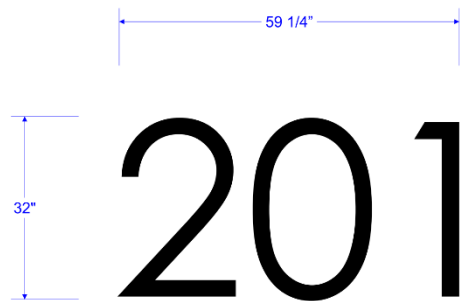
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Building 201 opened in December of 2019 and reached substantial completion in early March. The 139 units, a mix of both affordable and market rate, make up 43% of total unit count. Although the majority of the amenities are located in Building 203, 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.

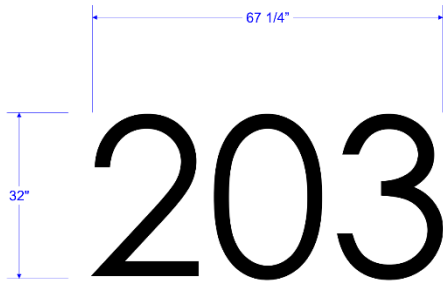
Proposed Signage

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.

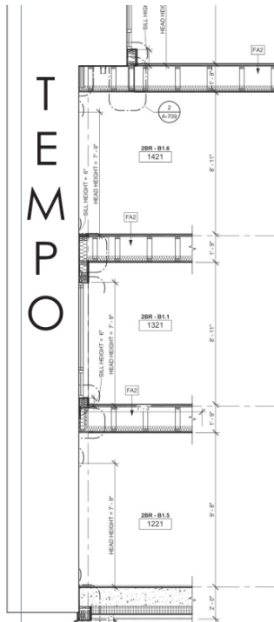


Building 203 is the larger and more prominent of the two buildings. The building itself wraps the main entry to the site, visitors entering from Route 2 are greeted by a large, two story overpass, leading them past the main entry towards building 201 and additional parking. It is the prominent location 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:

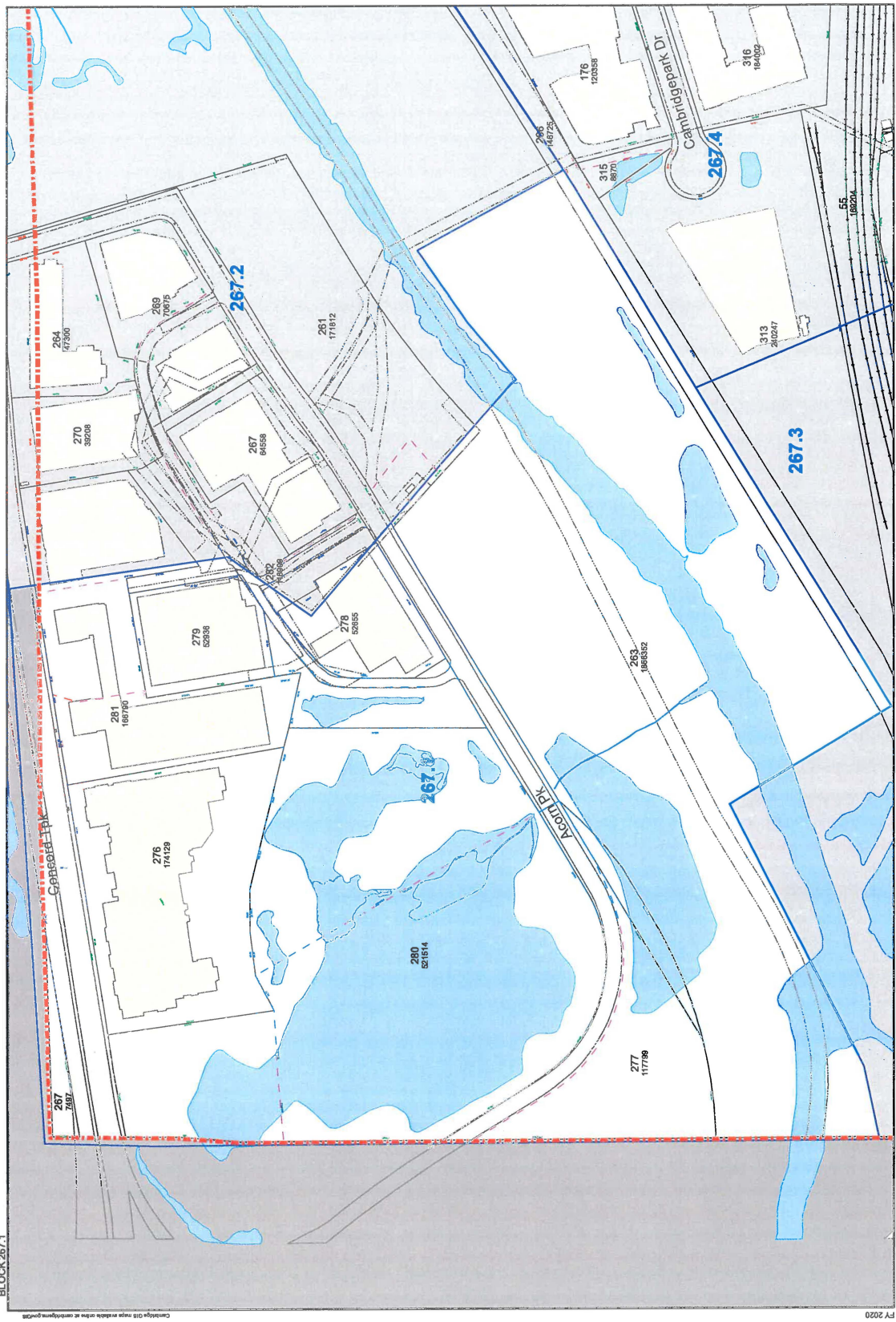
Not applicable. This is an application for a sign variance.

- 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





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

10 Lot Number
267.1 Block Number
44 D.C. Last Court Disposition
10 Street Number
65.0 Survey Dimensions
(125.0) Deed Dimension

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

0 45 90 180 Feet
1 inch = 190 feet

Parcel Block Map 267.1

Cambridge GIS maps are available online at www.cambridgema.gov/gis

THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT
ALEWIFE STATION, LLP

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KEY PLAN



2	02/02/2018	ADDENDUM 4
	06/29/2017	100% CD
	06/22/2017	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'



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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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MARK	DATE	DESCRIPTION

PROJECT NUMBER: 218040

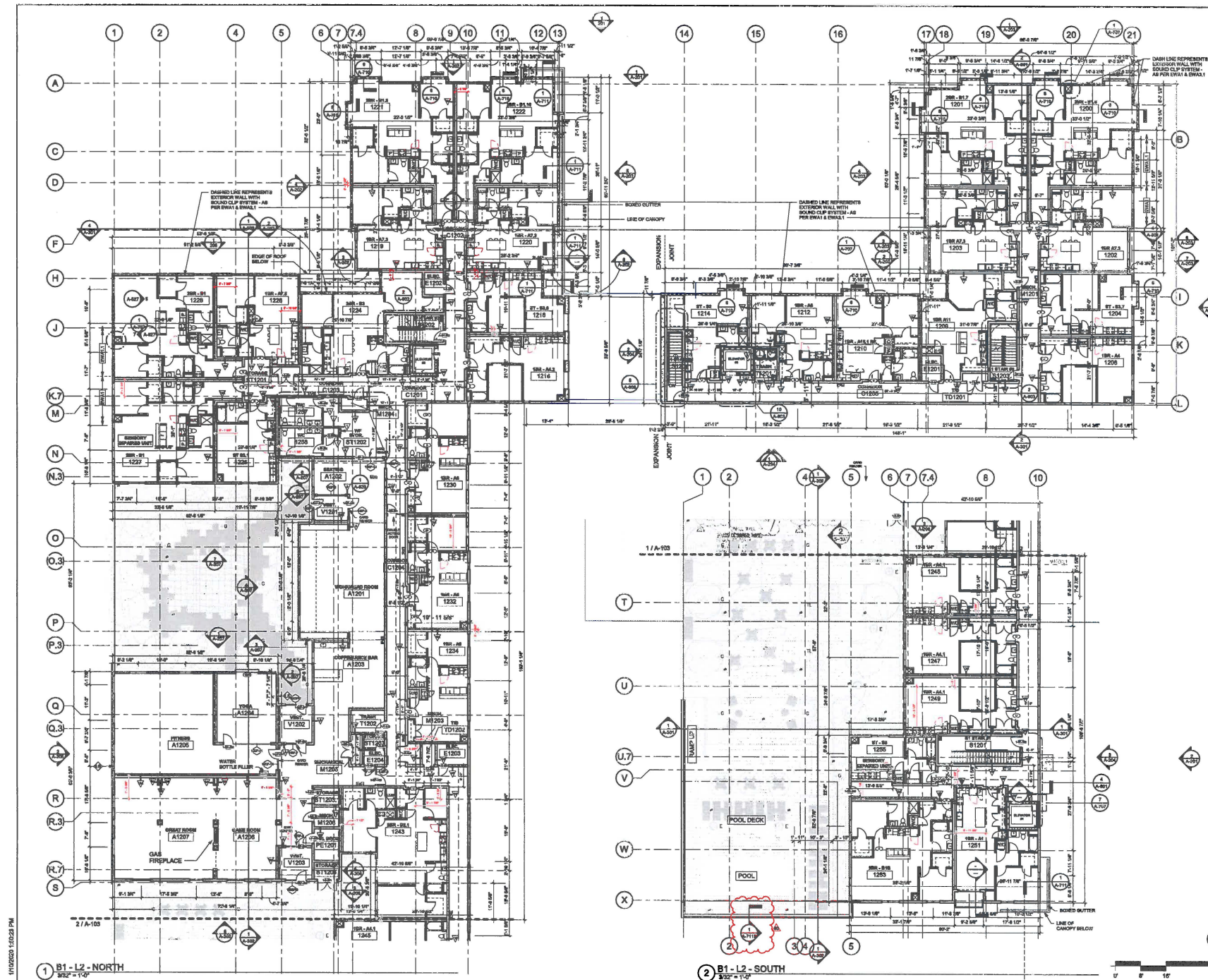
DRAWN BY: SP, CC, KD

CHECKED BY: WRM

SHEET TITLE

FLOOR PLAN -
BUILDING 1 - LEVEL 2

A-103



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KEY PLAN



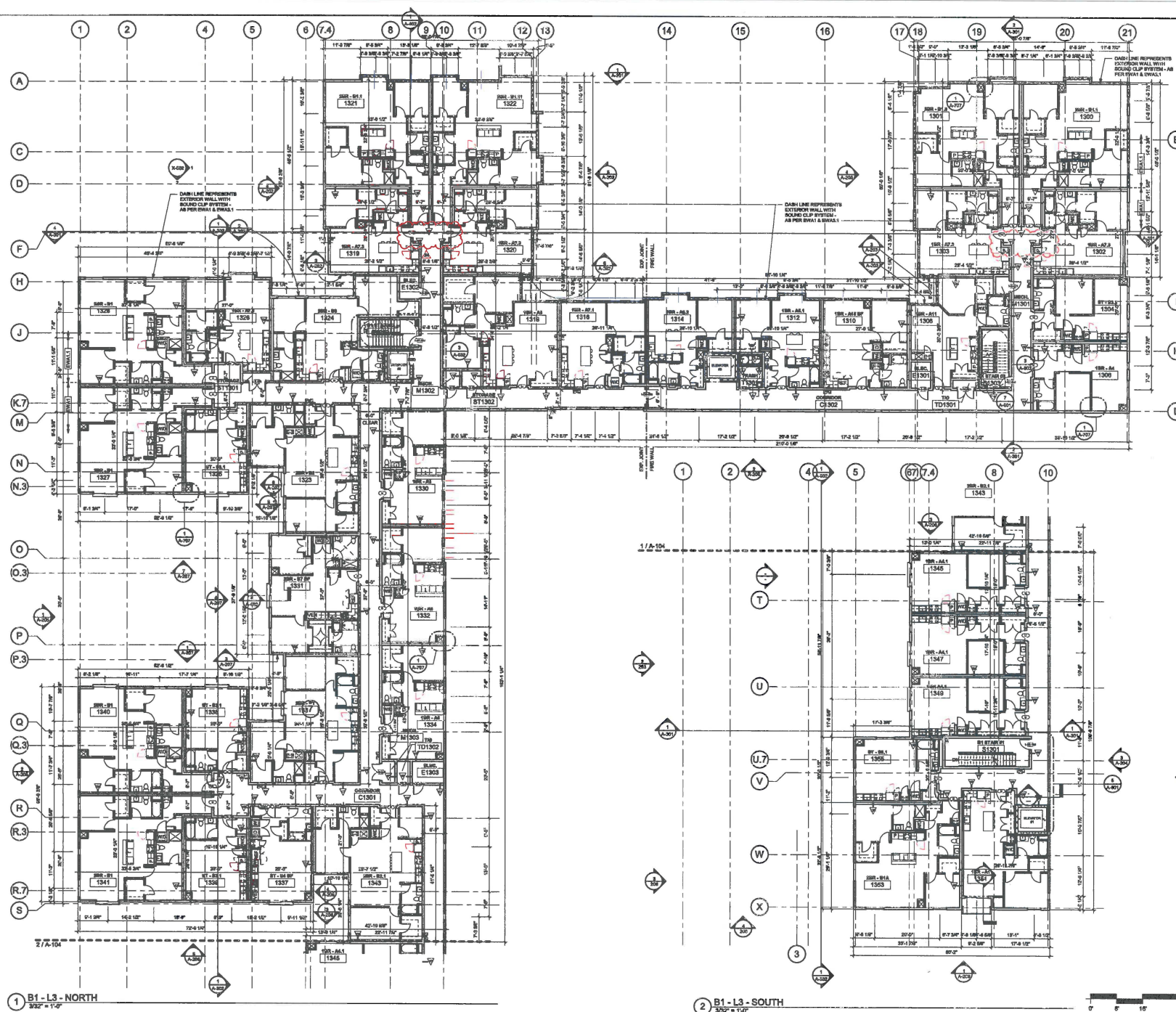
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	06/22/2017	PERMIT SET
	06/30/2017	DD SET
MARK	DATE	DESCRIPTION

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

SHEET TITLE

FLOOR PLAN -
BUILDING 1 - LEVEL 3

A-104



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KEY PLAN



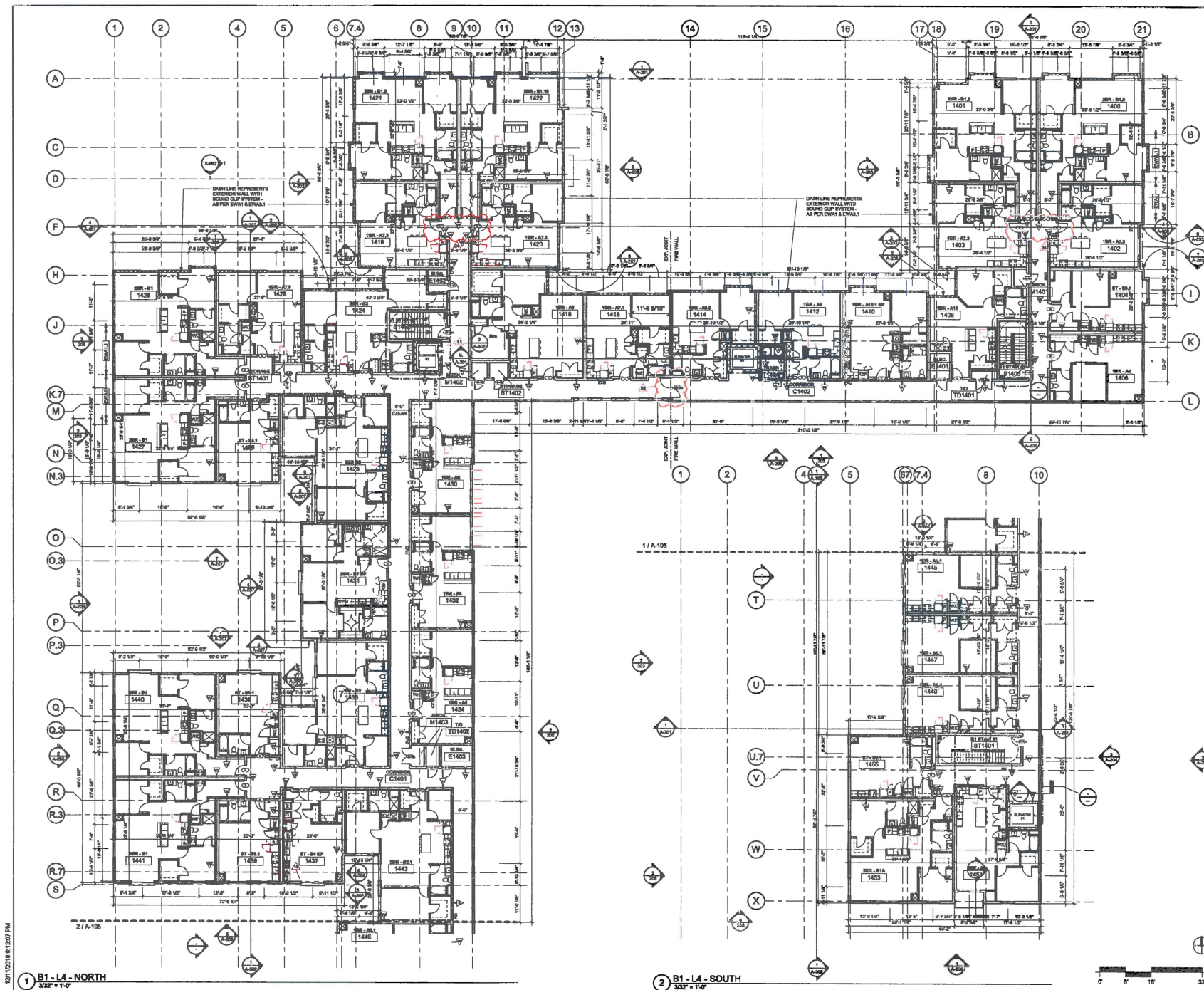
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5	02/02/2018	ADDENDUM 4
	06/28/2017	100% CD
	08/22/2017	PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 218040
DRAWN BY: SP, CC, KD
CHECKED BY: MPM

SHEET TITLE

FLOOR PLAN -
BUILDING 1 - LEVEL 4

A-105



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KEY PLAN



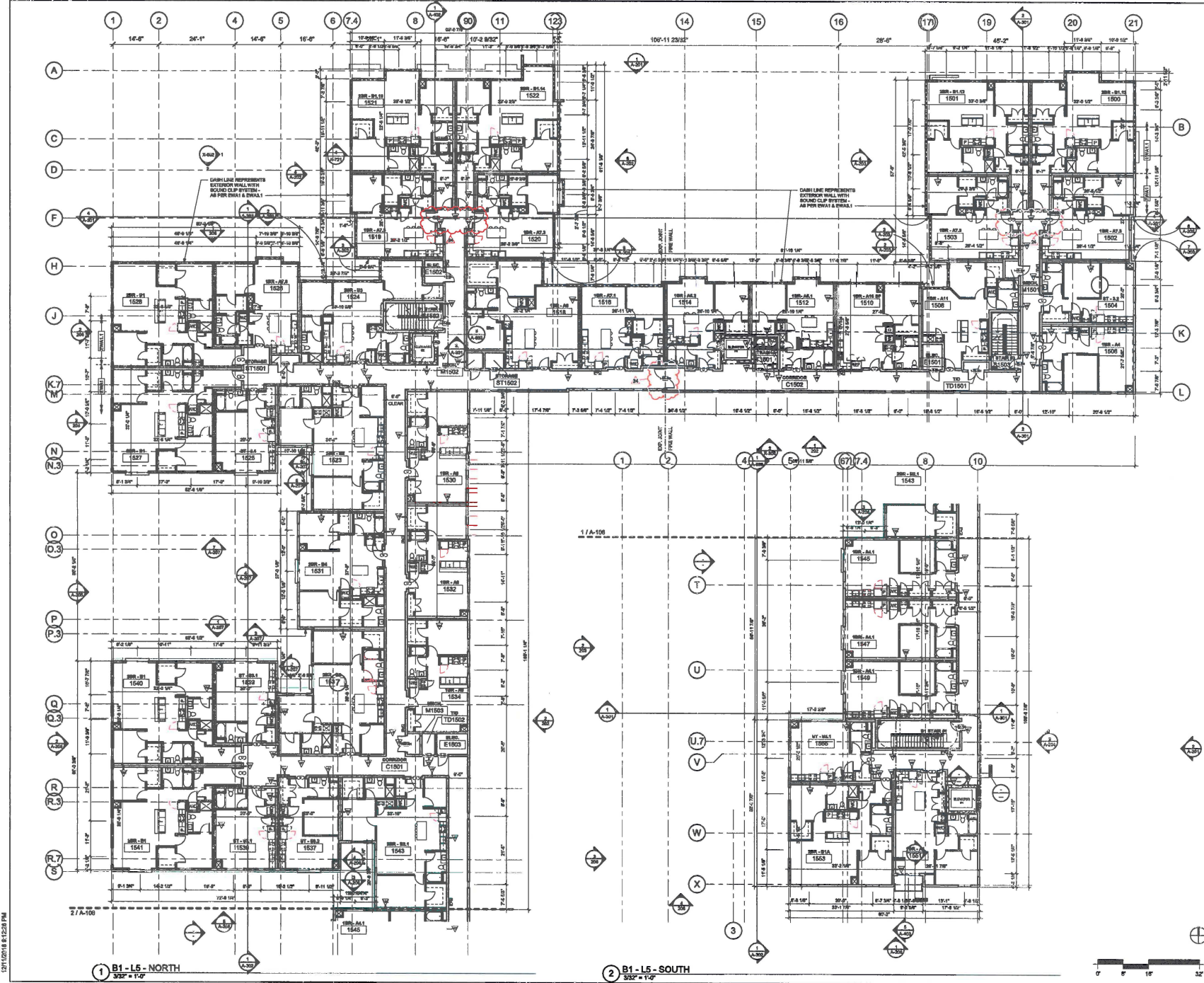
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	06/22/2017	PERMIT SET
	06/30/2017	DD SET

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

SHEET TITLE

FLOOR PLAN -
BUILDING 1 - LEVEL 5

A-106



12/11/2018 8:12:28 PM

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KEY PLAN



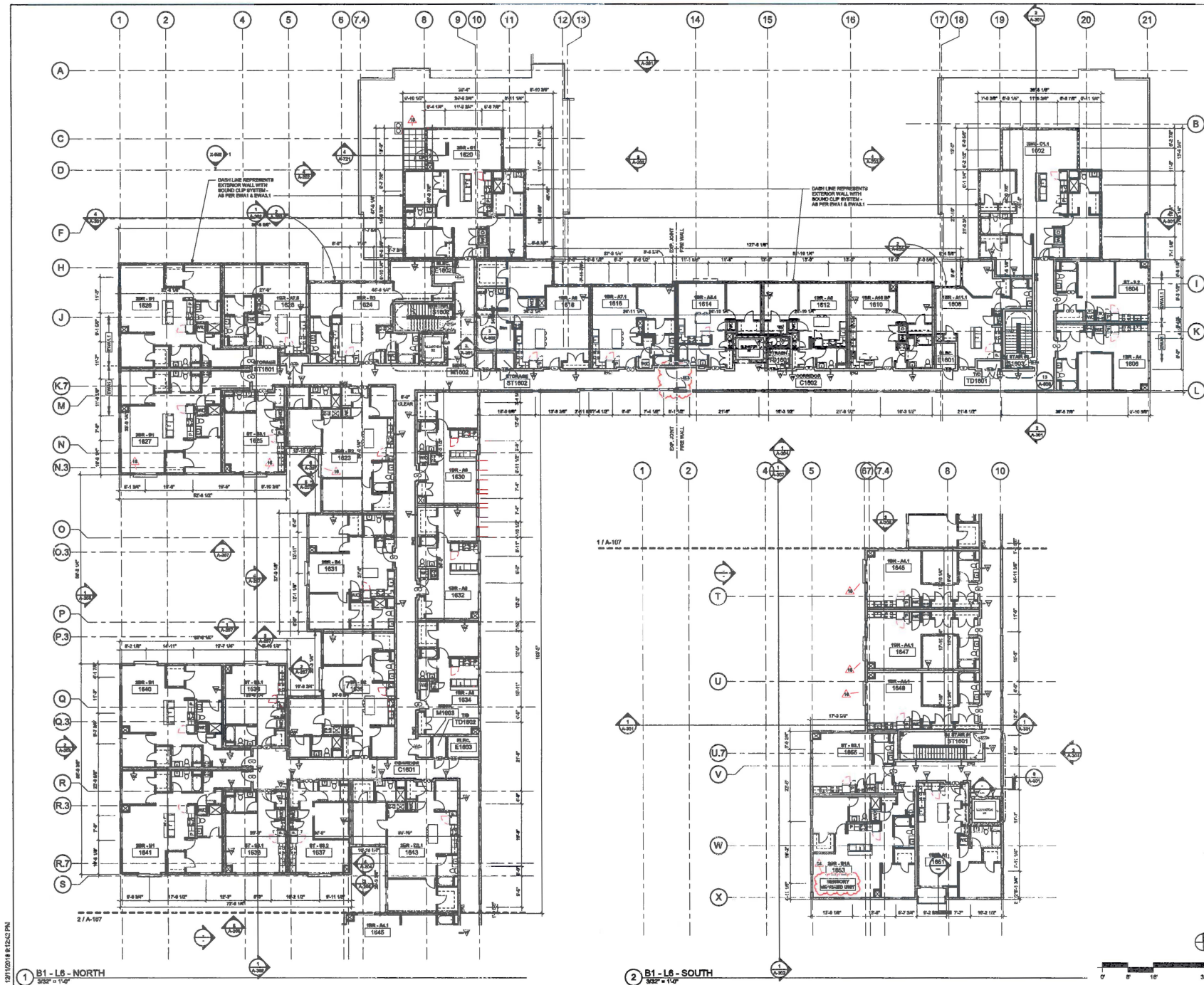
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27	02/02/2018	ADDENDUM 4

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

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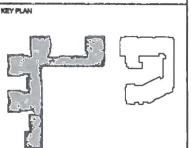
201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

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ARCHITECTURE
101 SUMMIT ST. BOSTON MA 02110

COORDINATOR

STAMP



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

MARK	DATE	DESCRIPTION
43	10/30/2018	BULLETIN SET
2	02/02/2018	ADDENDUM 4
	06/29/2017	100% CD
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	06/30/2017	DD SET

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DRAWN BY: SP, CG, RD
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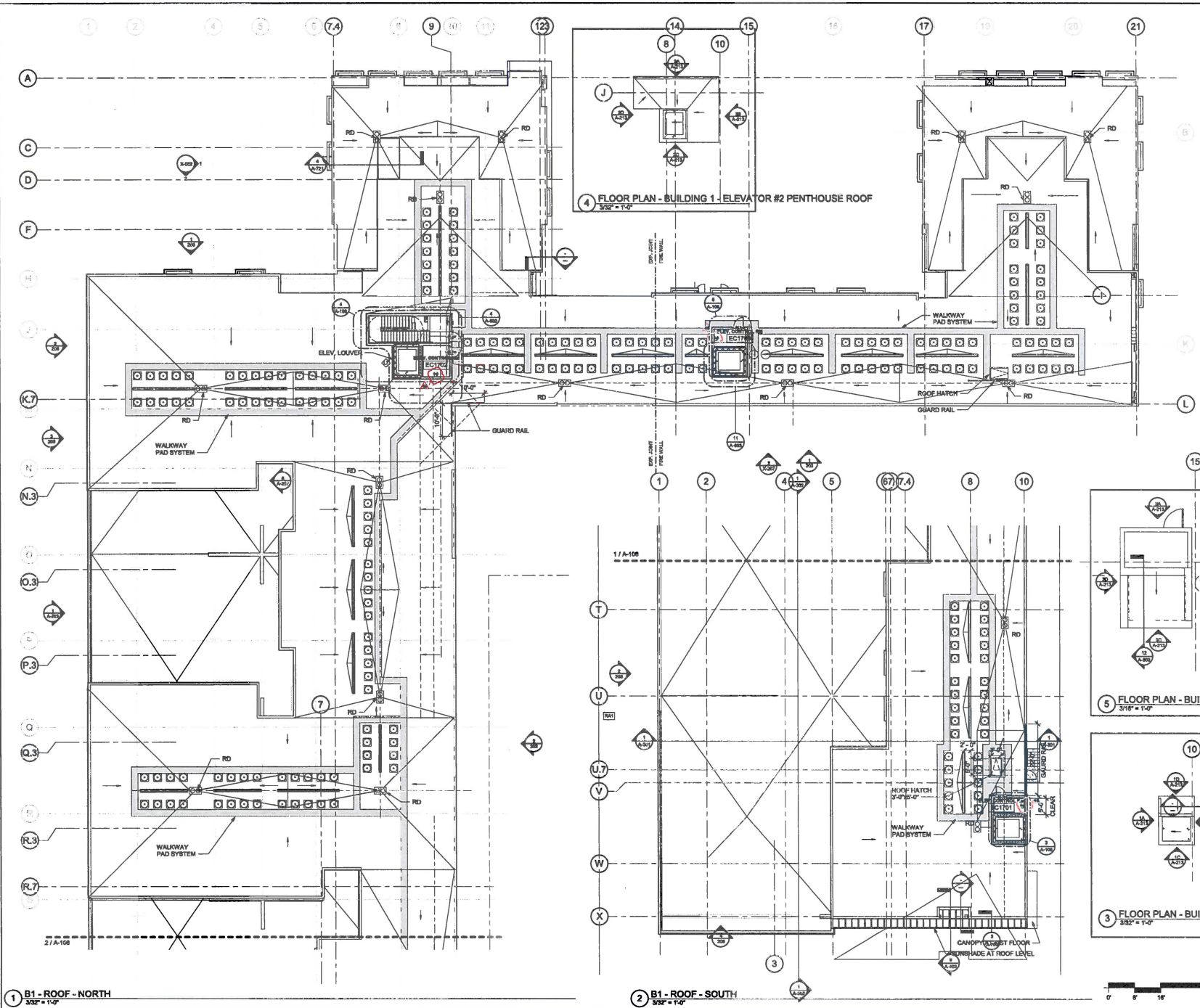
FLOOR PLAN - BUILDING 1 - ELEVATOR #4 PENTHOUSE ROOF

A-108

4 FLOOR PLAN - BUILDING 1 - ELEVATOR #2 PENTHOUSE ROOF

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

3 FLOOR PLAN - BUILDING 1 - ELEVATOR #4 PENTHOUSE ROOF



1 B1 - ROOF - NORTH

2 B1 - ROOF - SOUTH

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CONSULTANT

STAMP

KEY PLAN



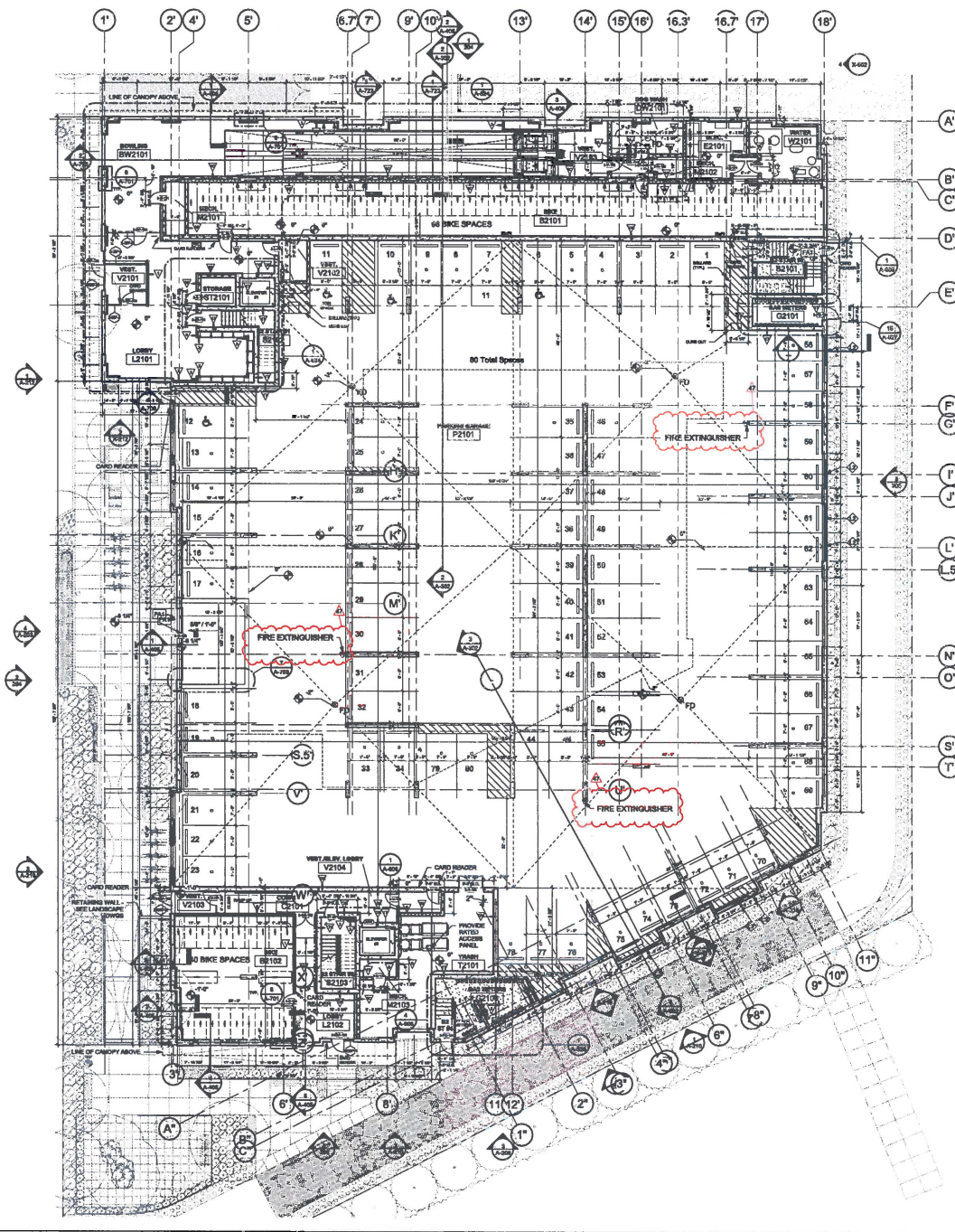
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16	8/20/2018	BULLETIN 16
11	7/2/2018	BULLETIN 9

MARK	DATE	DESCRIPTION
PROJECT NUMBER:	218540	
DRAWN BY:	SP, CG, RD	
CHECKED BY:	MEM	

SHEET TITLE

FLOOR PLAN -
BUILDING 2 - LEVEL 1

A-110



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CONTRACT

STAMP

KEY PLAN



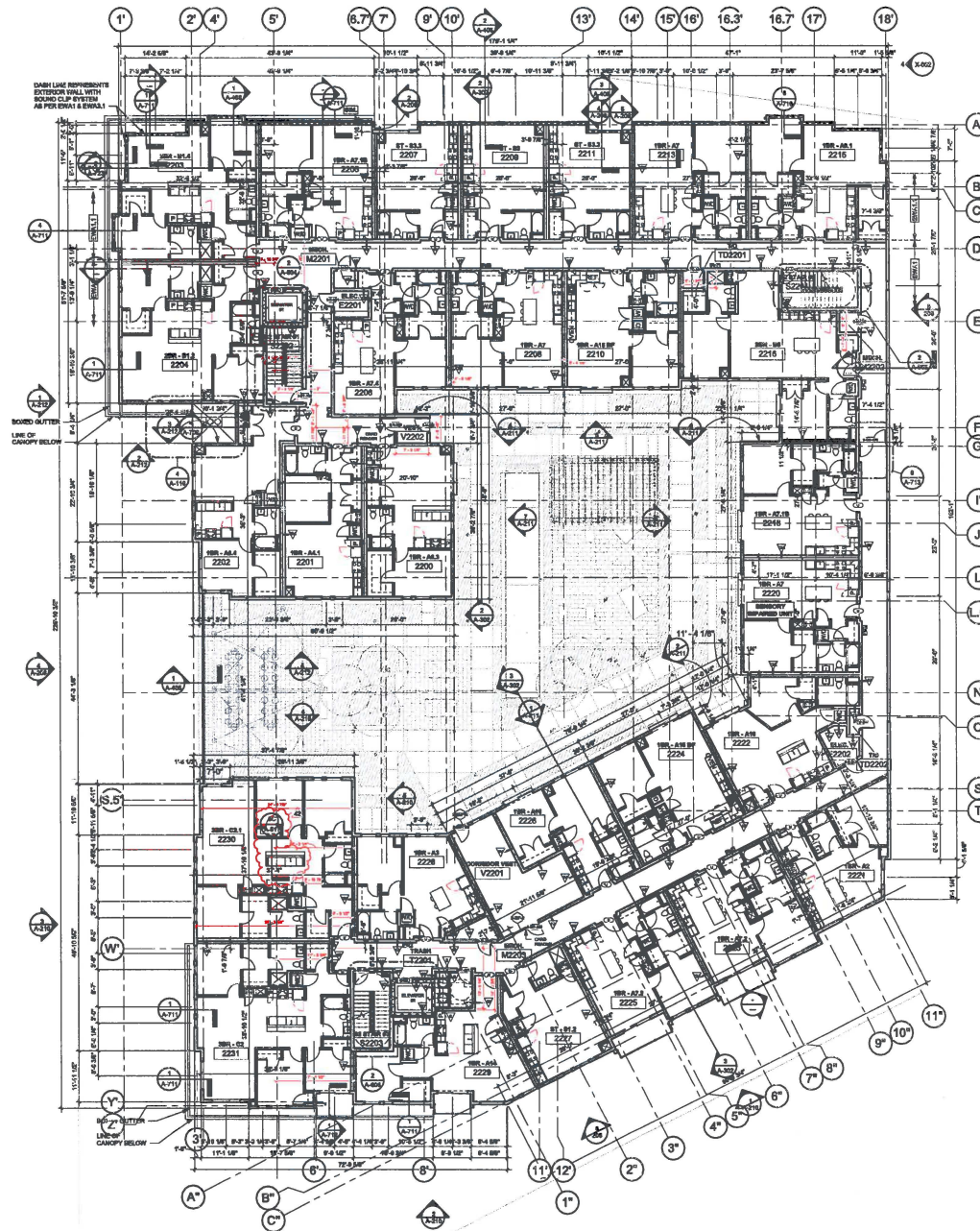
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2	02/02/2018	ADDENDUM 4
1	11/15/2017	ADDENDUM 2
	09/28/2017	100% CD
MARK	DATE	DESCRIPTION

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CHECKED BY: MPA

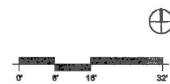
WINDY TITLE

FLOOR PLAN -
BUILDING 2 - LEVEL 2

A-111



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



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KEY PLAN



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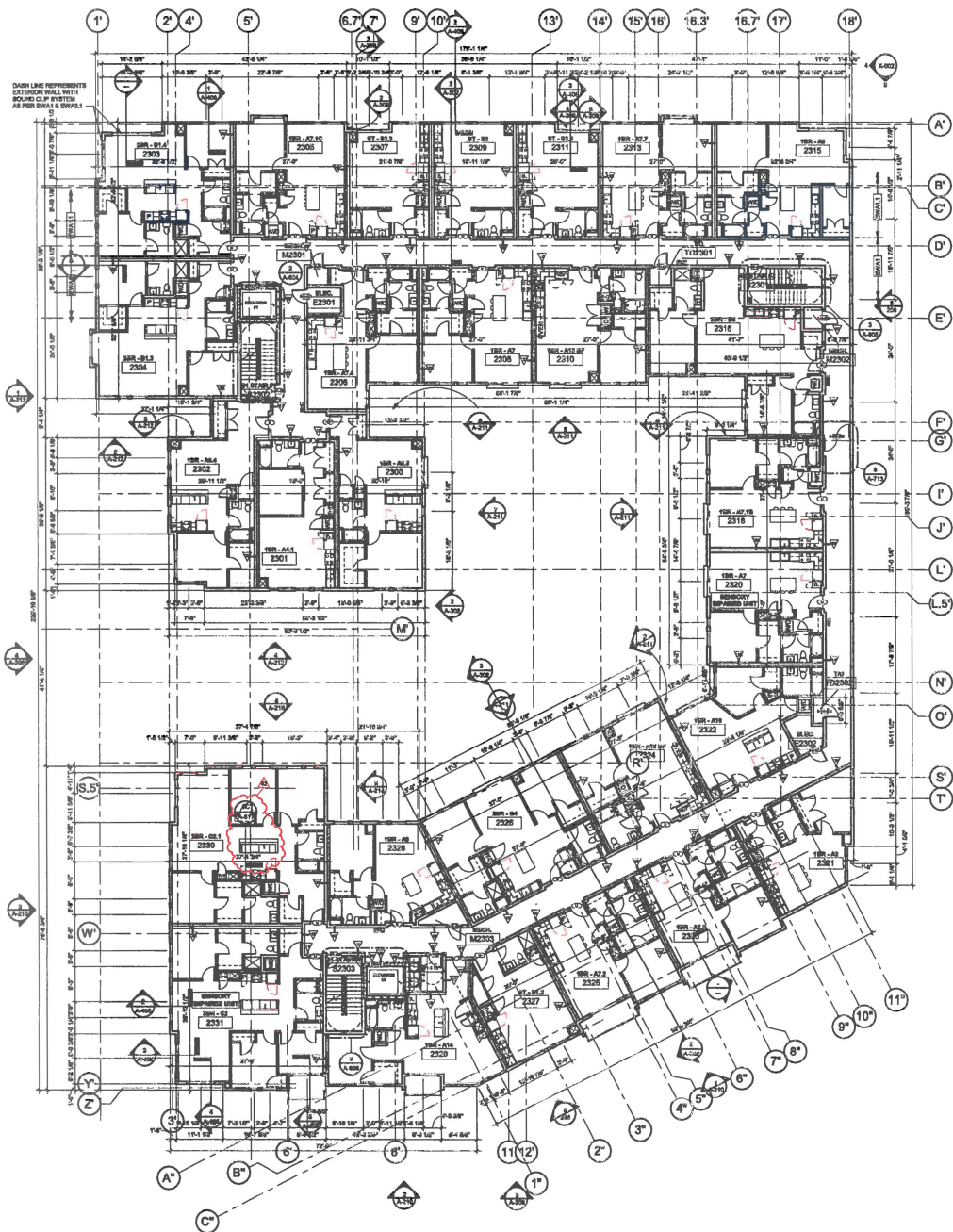
DRAWN BY: SP, CC, KD

CHECKED BY: NRM

SHEET TITLE

FLOOR PLAN -
BUILDING 2 - LEVEL 3

A-112



1 FLOOR PLAN - BUILDING 2 - LEVEL 3

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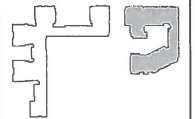
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E-ICON
ARCHITECTURE
101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



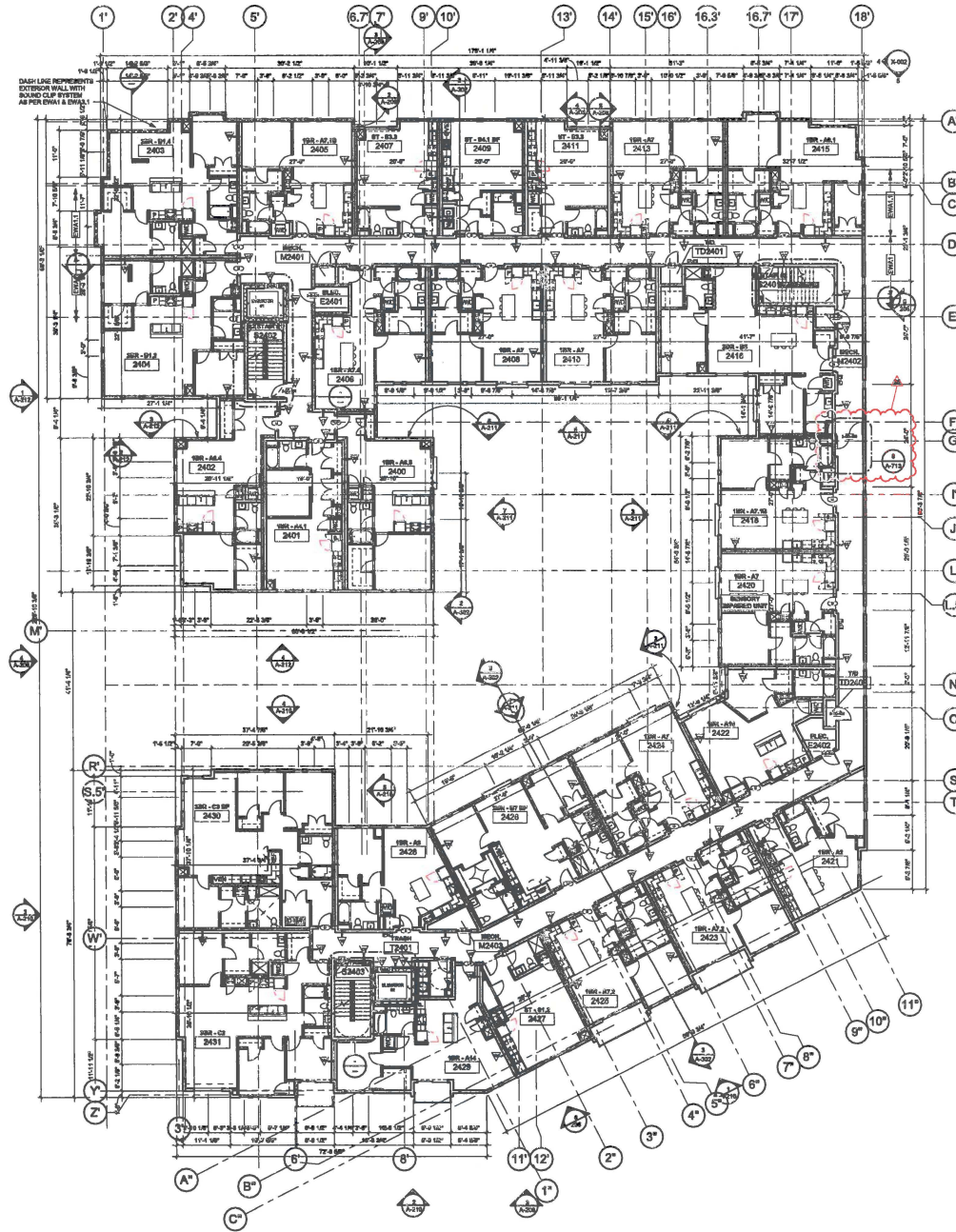
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1	11/18/2017	ADDENDUM 2
	08/29/2017	100% CD
	08/22/2017	PERMIT SET
MARK	DATE	DESCRIPTION

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

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ALEWIFE STATION, LLP

ARCHITECT

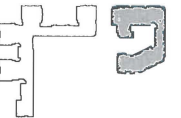
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101 SUMMER ST BOSTON, MA 02110

CONSULTANT

STAMP

KEY PLAN



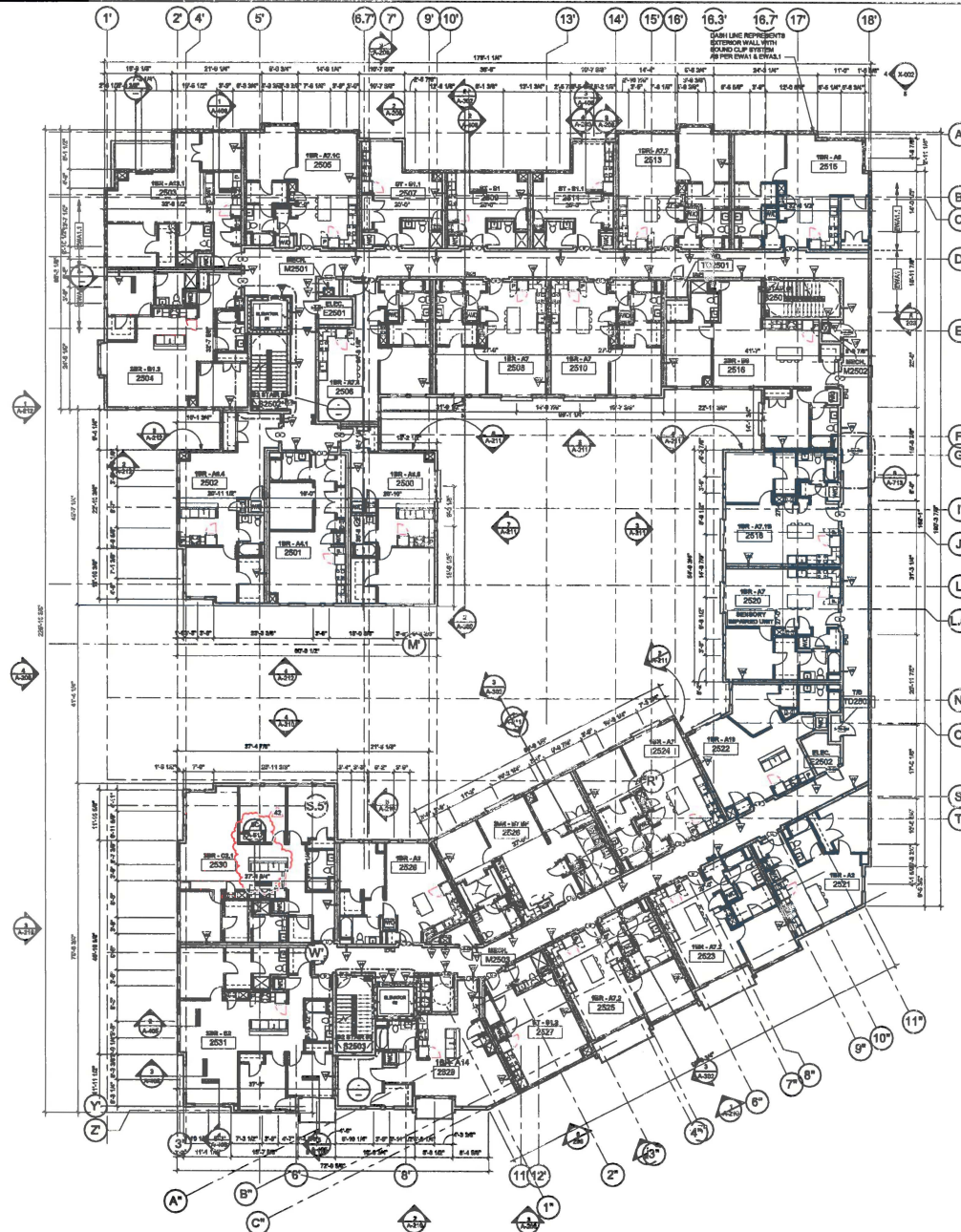
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15	07/20/2018	BULLETIN 18
15	02/20/2018	BULLETIN 15
2	02/02/2018	ADDENDUM 4
	09/28/2017	100% CD
MARK	DATE	DESCRIPTION

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

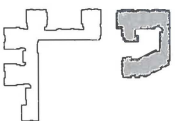
ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



42	00/6/2018	BULLETIN 38
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	09/28/2017	100% CD
	08/22/2017	PERMIT SET
MARK	DATE	DESCRIPTION

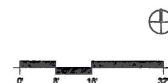
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DRAWN BY: SP, CC, KD
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WEEK TITLE

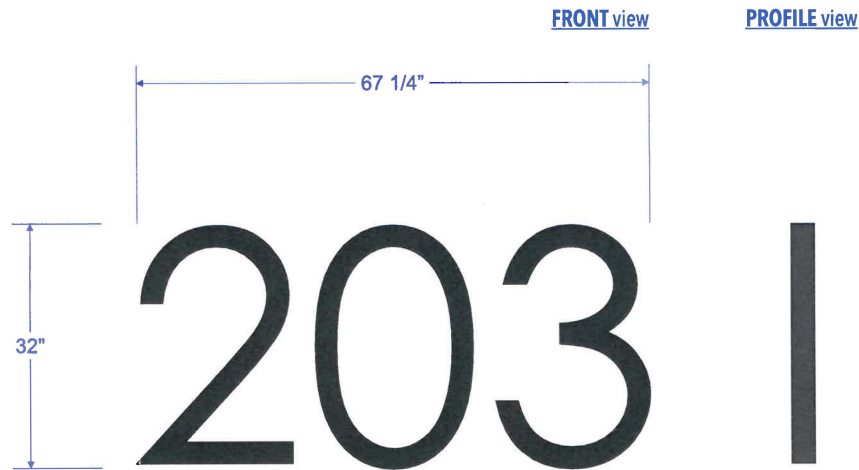
FLOOR PLAN -
BUILDING 2 - LEVEL 6

A-115

1 FLOOR PLAN - BUILDING 2 - LEVEL 6
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

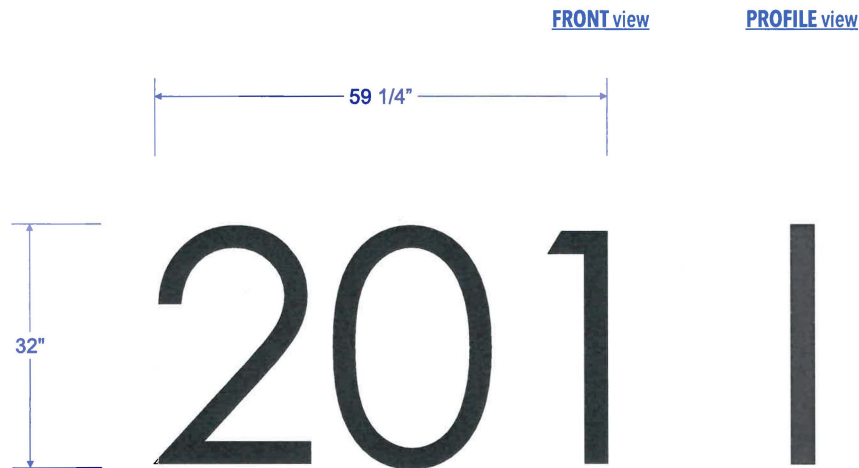
Customer Signature Required

Date Signed

Scale
1/2" = 1'

Sign Code E05A
Building ID

Qty
2



COLORS & FINISHES



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. 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
1/2" = 1'

Sign Code **E05B**
Building ID

Qty
2



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.

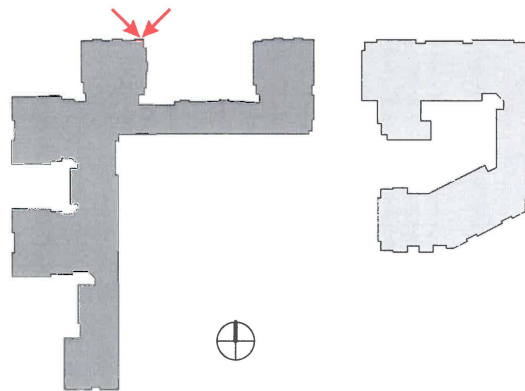
Return layout(s) directly to your Project Manager or info@MLGsigns.com

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

Customer Signature Required

Date Signed

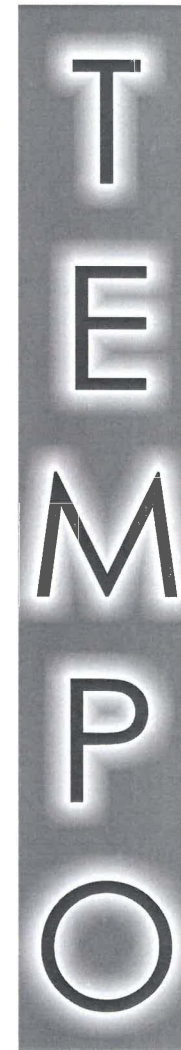
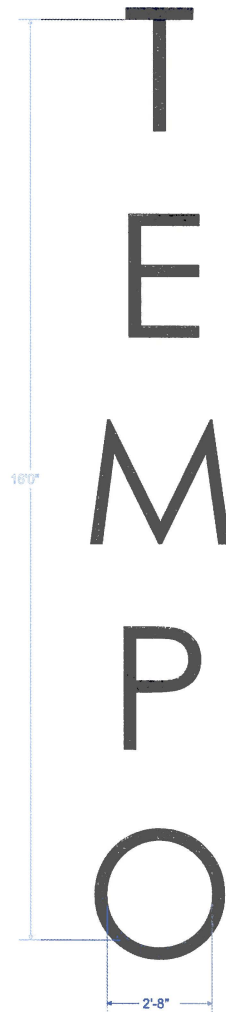
Sign Code **E05B**
Building ID



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.

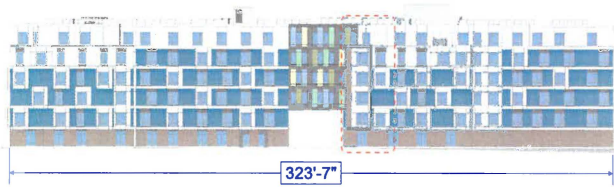
Please proof this layout carefully, check the appropriate box, sign and date.

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

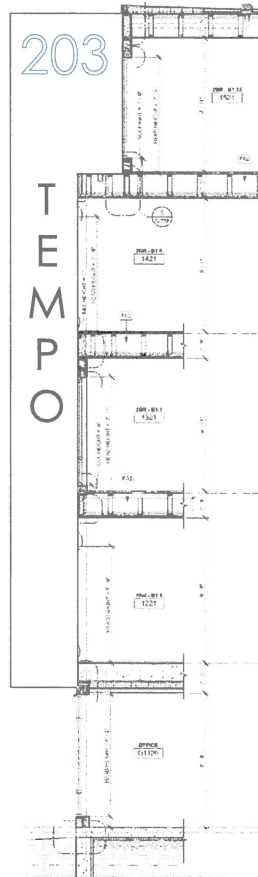
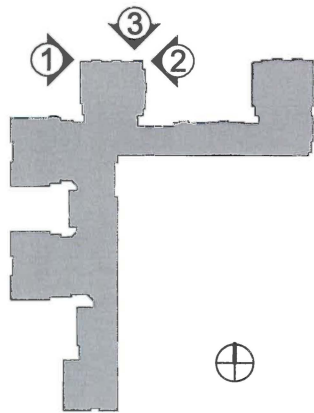
☐ Approved, as is
☐ Approved, with changes
☐ Requires New Layout
☐ Rejected

Customer Signature Required

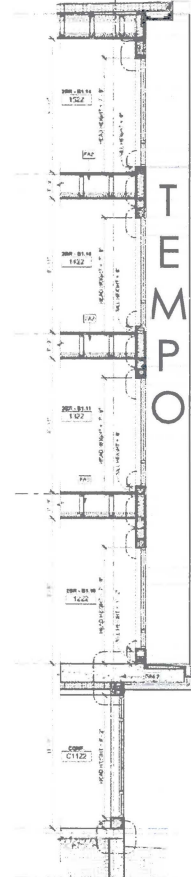
Date Signed



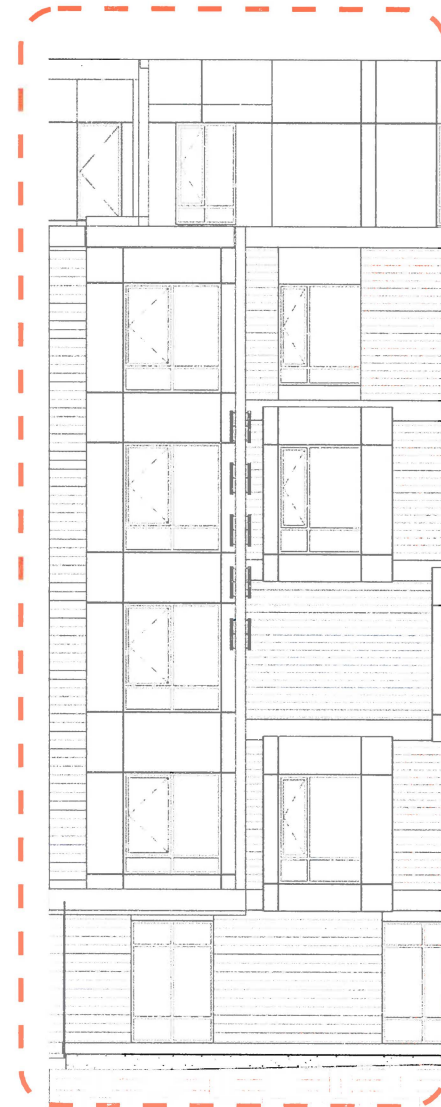
BUILDING 1 - NORTH ELEVATION
1/64" = 1'



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'



603.588.3177
MLGsigns.com
info@MLGsigns.com

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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
A. Leizure/R. Harrison

THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD TURNPIKE CAMBRIDGE, MA

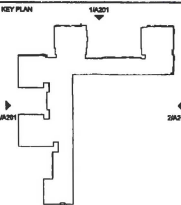
THE RESIDENCES AT ALEWIFE STATION, LLP

ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP



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 10
9	11/16/2017	ADDENDUM 9
8	09/26/2017	100% CD

MARK

DATE DESCRIPTION

PROJECT NUMBER: 218040

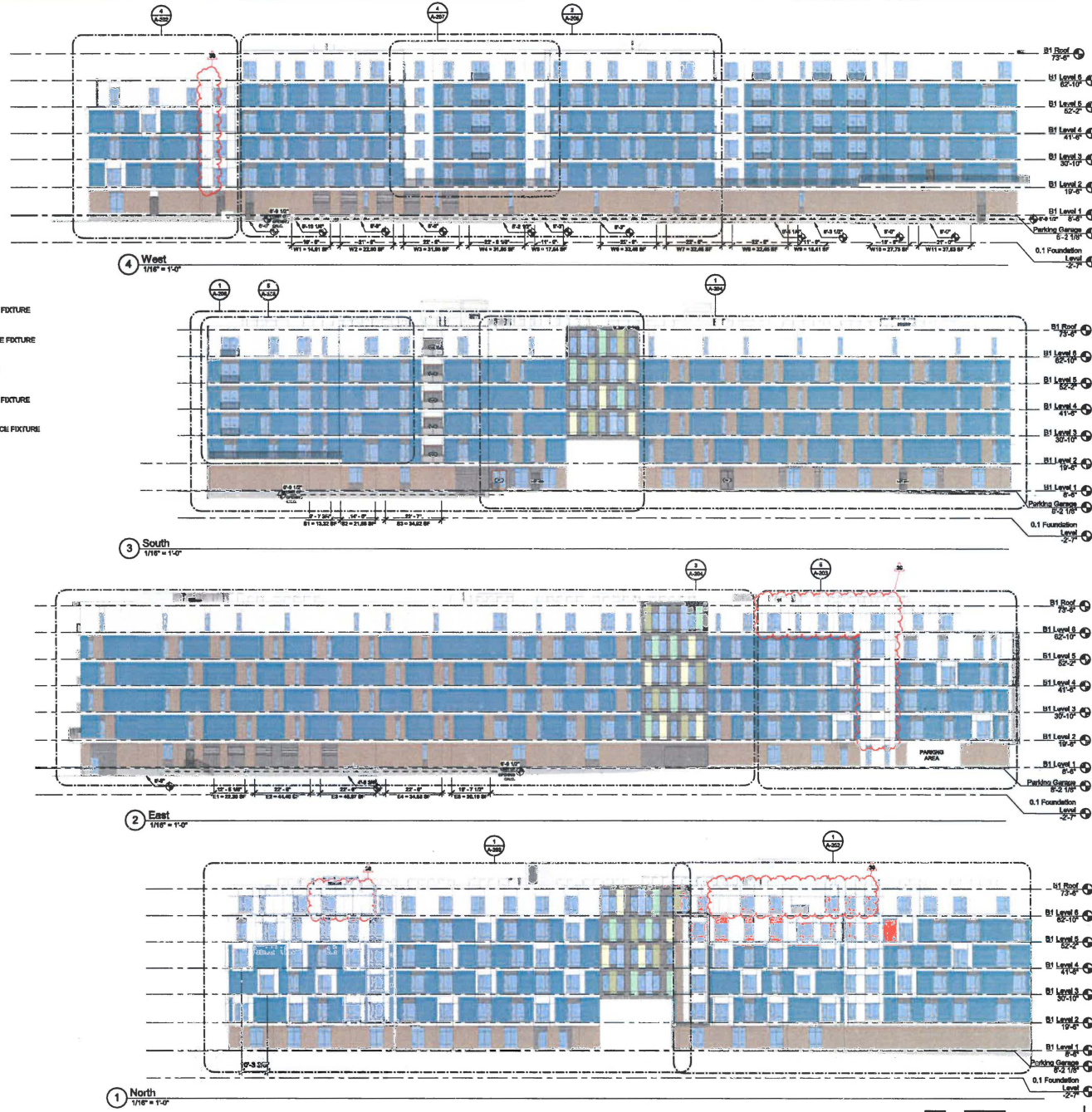
DRAWN BY: SP, JO, GR

CHECKED BY: MEM

SHEET TITLE

BUILDING 1 OVERALL ELEVATIONS

A-201



ELEVATION LEGEND

- SINGLE EXHAUST VENT FF BALCONY SCIENCE FIXTURE
- DOUBLE EXHAUST VENT FW4 ENTRANCE SCIENCE FIXTURE
- KNOX BOX UL UPDOWN FIXTURE
- RECESSED WINDOW LOCATION UL2 UPDOWN ACCENT FIXTURE
- GALVANIZED ALUMINUM SCREEN N DOWNLIGHT SCIENCE 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
1.8	Fiber Cement Panel	Classic Gray	5/16" depth; 4x8 panels
1.9	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

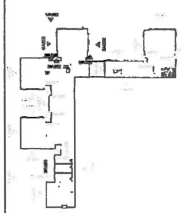
E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



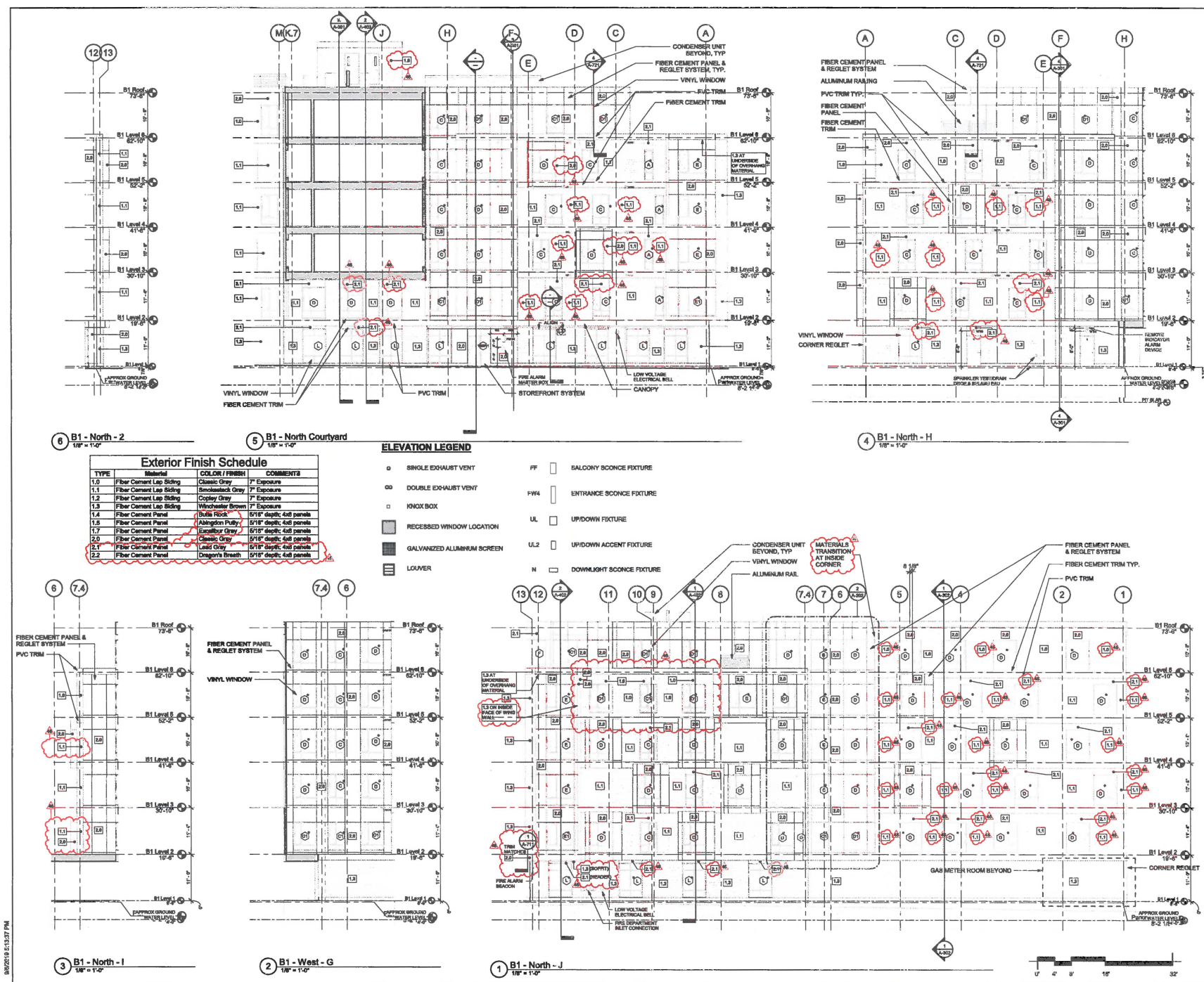
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46	08/08/2018	BULLETIN 52
43	06/11/2018	BULLETIN 41
38	03/28/2018	BULLETIN 36
33	02/14/2018	BULLETIN 29
24	12/04/2018	BULLETIN 25
18	07/2018	BULLETIN 18
16	8/20/2018	BULLETIN 16

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

CONSEIL D'ADMINISTRATION

1000

1000

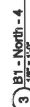
MARK	DATE	DESCRIPTION
3	06/09/2018	BULLETIN 52
3	06/11/2018	BULLETIN 41
3	03/28/2019	BULLETIN 35
3	02/14/2018	BULLETIN 29
4	12/04/2018	BULLETIN 25
2	7/10/2018	BULLETIN 10
	02/29/2018	ADDENDUM 5

PROJECT NUMBER: 218040

1

BUILDING 1 ELEVATIONS

A-203



	TYPE	MATERIAL	COLOR / FINISH	COMMENTS
	.0	Fiber Cement Laid Siding	Classic Gray	7" Exposure
	.1	Fiber Cement Laid Siding	Randomized Gray	7" Exposure
	.1	Fiber Cement Laid Siding	Weathered Gray	7" Exposure
	.2	Fiber Cement Laid Siding	Monotone	7" Exposure
	.3	Fiber Cement Panel	6-8" RFSO	6-8" depth, laid parallel
	.4	Fiber Cement Panel	Random Path	6-8" depth, laid parallel
	.5	Fiber Cement Panel	Embossing Gray	6-8" depth, laid parallel
	.6	Fiber Cement Panel	Embossing Gray	6-8" depth, laid parallel
	.7	Fiber Cement Panel	Classic Gray	6-8" depth, laid parallel
	.8	Fiber Cement Panel	Laid Gray	6-8" depth, laid parallel
	.9	Fiber Cement Panel	Dragon's Breath	6-8" depth, laid parallel

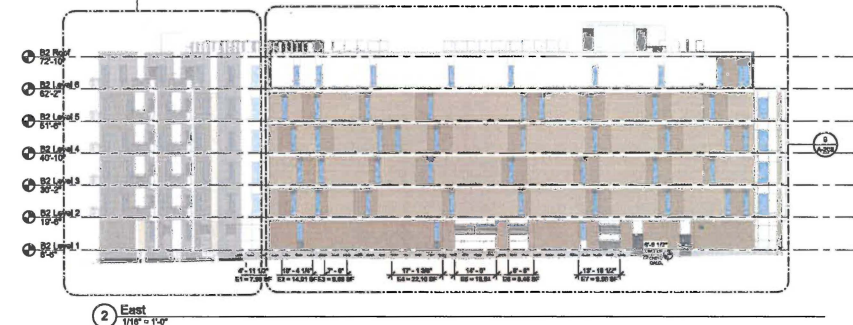
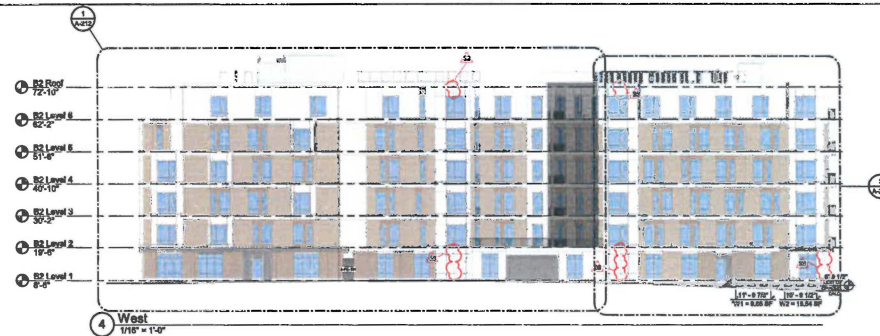
ELEVATION LEGEND

- | | | | |
|----|----------------------------|-----|--------------------------|
| 9 | SINGLE EXHAUST VENT | PM | BALCONY BOUNCE FEATURE |
| 10 | DOUBLE EXHAUST VENT | PM4 | ENTRANCE BOUNCE FEATURE |
| 11 | NOISE BOX | UL | UPDOWN FEATURE |
| 12 | RECESSED WINDOW LOCATION | UL2 | UPDOWN ACENT FEATURE |
| 13 | GALVANIZED ALUMINUM SCREEN | N | DOWNLIGHT BOUNCE FEATURE |
| 14 | LOWER | | |

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	03/28/2019	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



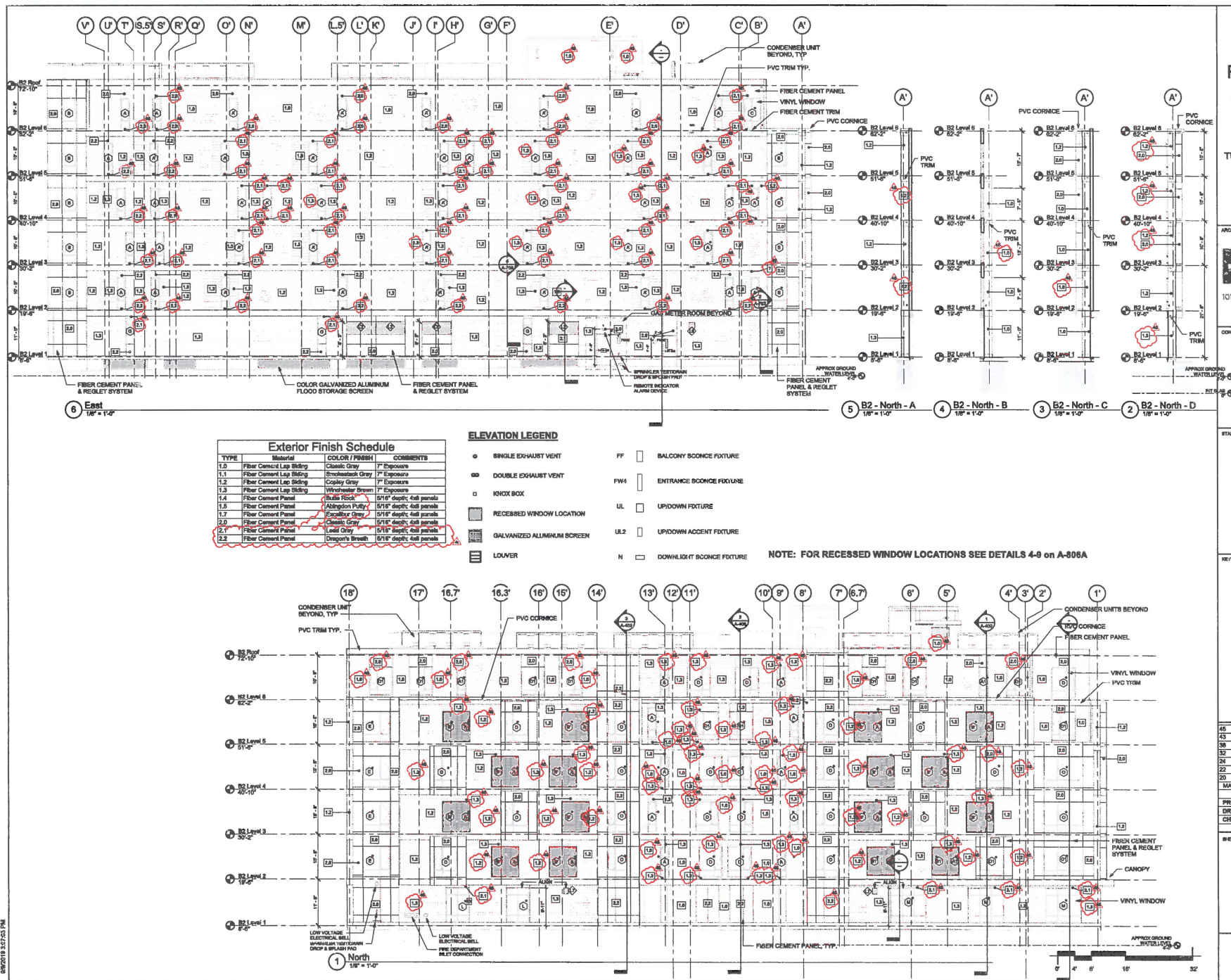
MARK	DATE	DESCRIPTION
45	09/09/2018	BULLETIN 32
43	06/11/2018	BULLETIN 41
38	03/28/2018	BULLETIN 35
32	07/25/2018	BULLETIN 29
24	12/04/2018	BULLETIN 25
22	11/01/2018	BULLETIN 22
20	10/04/2018	BULLETIN 20

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

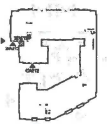
ARCHITECT

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

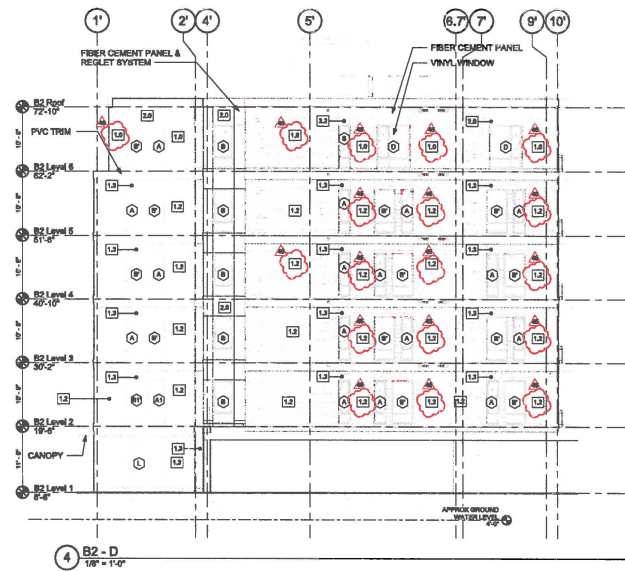
DRAWN BY: SP, JLD, CR

CHECKED BY: MRM

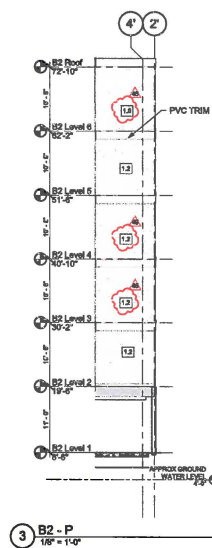
SHEET TITLE

BUILDING 2 ELEVATIONS

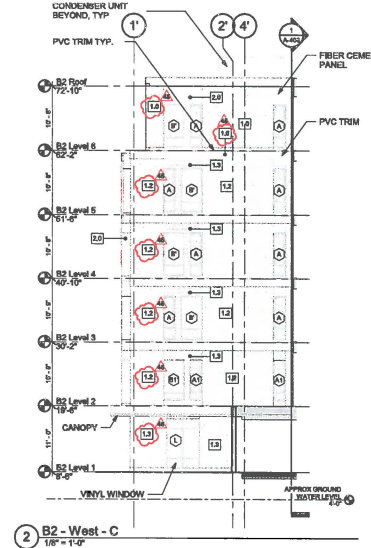
A-212



4 B2 - D
1/8" = 1'-0"



3 B2 - P
1/8" = 1'-0"



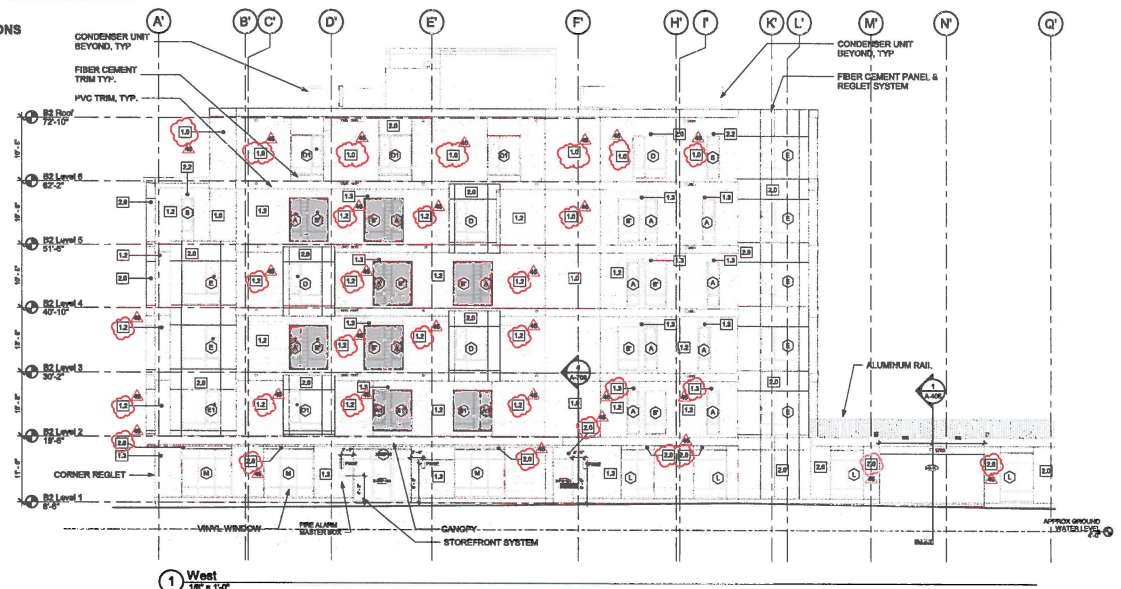
2 B2 - West - C
1/8" = 1'-0"

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

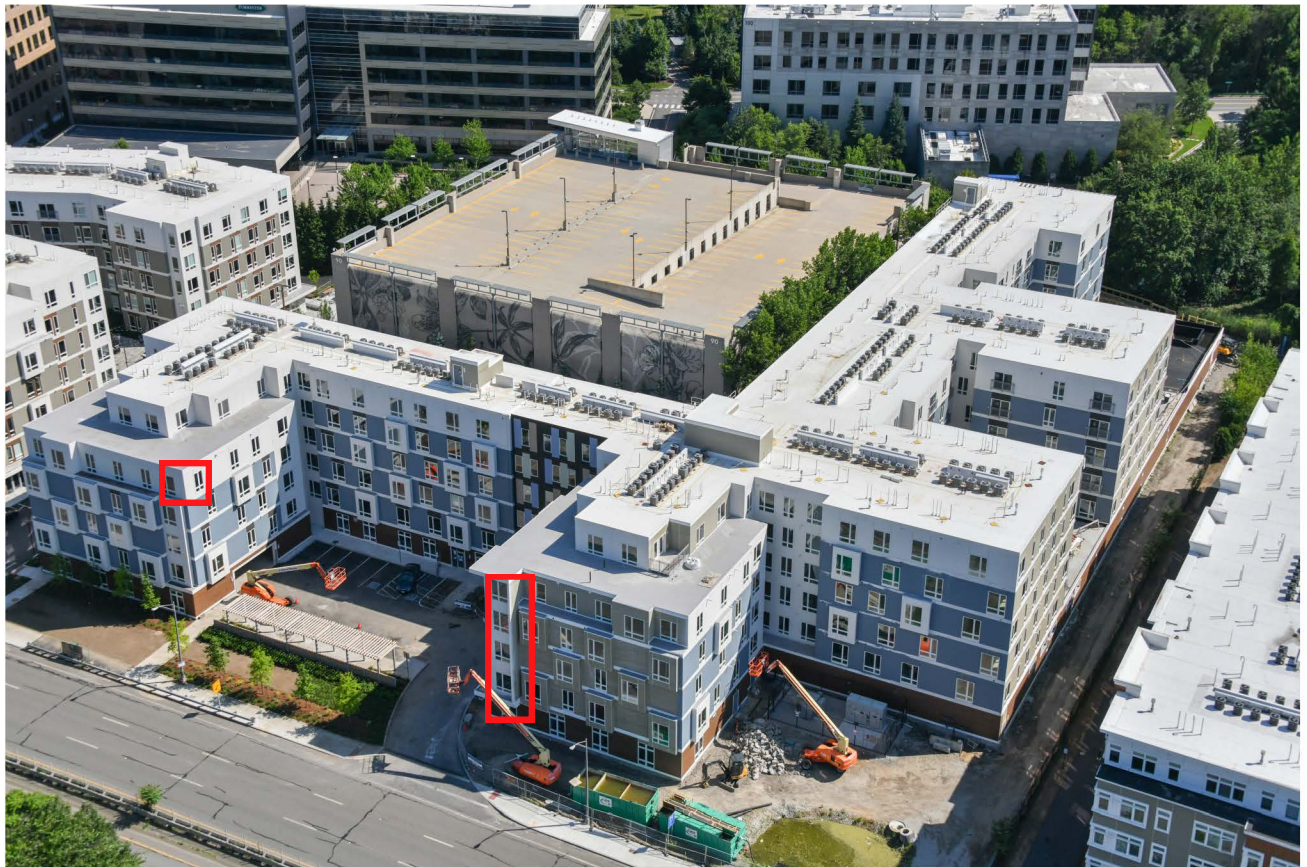
TYPE	MATERIAL	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Brookview Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Copple Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Whisper Brown	7" Exposure
1.4	Fiber Cement Panel	Stellar Rock™	5/16" depth,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



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

PICTURES: 201 & 203 Concord Turnpike (TEMPO)





Temporary address numbers installed at the request of the CFD.

1941-1942



Arlington map
201-203 Concord Ave



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



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

3 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: MICHAEL WYNKOOP Date: 8/26/2020
(Print)

Address: 201-203 Concord turnpike

Case No. BZA-017312-2020

Hearing Date: 9/10/20

Thank you,
Bza Members

Pacheco, Maria

From: Paden, Liza
Sent: Monday, August 31, 2020 12:17 PM
To: Pacheco, Maria
Subject: Corrected Sign Certification for 9/10/20 BZA agenda
Attachments: 201 tempo correction.pdf

I made a mistake in the sign certification, the halo lighting is not a variance, so it should be fine for the hearing, it does not require a variance as opposed to the other way round. Sorry about that.

Liza Paden (she/her)
Cambridge Community Development Department
344 Broadway, Cambridge, MA 02139
617/349-4647
www.cambridgema.gov/cdd

office hours:
Monday to Thursday 8:30 to 5 and Friday 8:30 to noon

CORRECTED

#326



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 CORRECTED 8/31/20

Sketch of sign enclosed: Yes x No _____ EM Paden

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 for further information.

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621
www.cambridgema.gov

Corrected Wall Sign "Tempo" 8/31/22
2 Signs 85.30 Total

Proposed WALL Sign

Area in Square feet: 42.67^{each} Dimensions: 16' x 2'8"

Illumination: Natural ☐ Internal ☐ External ☒ Halo illumination

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) 4970, behind windows (0.5 x a) 2485. Area of all existing signs on
the store front to remain (including any freestanding sign): . Area of additional signs
permitted: 411.75.

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

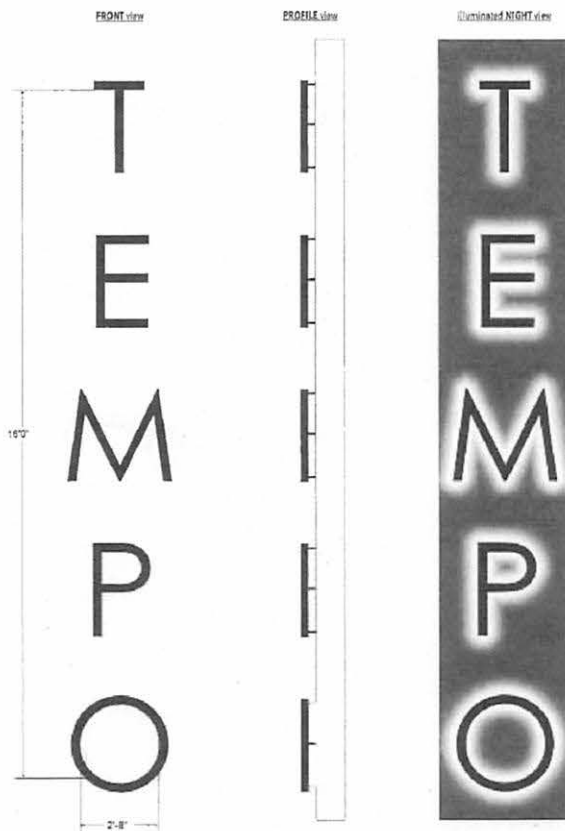
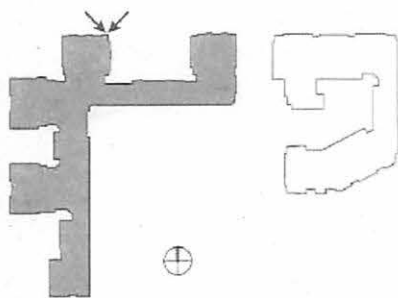
Sign conforms to requirements of Article 7.000: YES ☐ NO ☒

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

Relevant sections: section 7.16.22. Wall Sign

COMMENTS: exceeds height limit of 20 feet

Date: 8/31/22 CDD Representative [Signature]



(2)

REQUIRES ELECTRICAL
Client responsible for providing power and/or conduit.

Scale	Sign Area	Sign Code - R01	Qty
1/2" = 1'	15.3 Sq. Ft.	Building 1 Main ID	2

COLORS & FINISHES

Back

MLG
MAINELINE GRAPHICS
SIGNS + DESIGN
603.886.3177
MLGsigns.com
info@MLGsigns.com

SPECIFICATIONS

Dimensional Letters
2" Deep aluminum channel letter
Pyned face and square
Clear acrylic backs
Internal LED light
2" spacer
Mini illumination
Dimmer included
Power requirements
120V 20 amp dedicated circuit

INSTALLATION

Mount needed
Mounted with nuts and spacers adhesive
Each character will require one additional
hole drilled through wall for low voltage
wire
Remote power supply

PRODUCTION

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

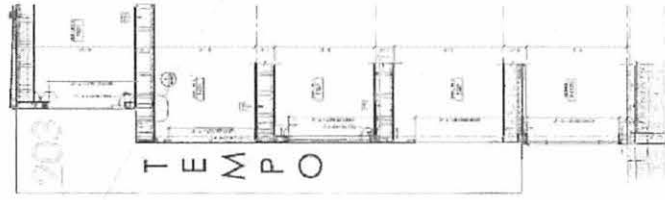
☐ Approved, as is
☐ Approved, with changes
☐ Requires New Layout
☐ Rejected

Customer Signature Required

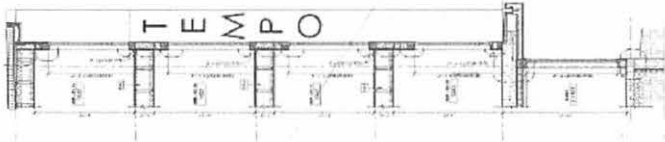
Date Signed



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



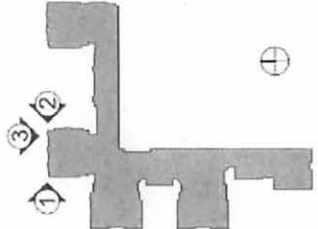
① BUILDING 1 - WALL SECTION 1 (WEST)
1/8" = 1'



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



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



Pacheco, Maria

From: Jack Englert <jenglert@criteriondp.com>
Sent: Tuesday, September 8, 2020 11:13 AM
To: Pacheco, Maria; Paden, Liza
Cc: Richard McKinnon; Al Ziedins; Michael Wynkoop
Subject: 201-203 Concord Turnpike

Maria. This email serves as formal confirmation that Criterion (The Residences at Alewife Station, LLP) seeks to withdraw its application for a sign variance with respect to 201-203 Concord Turnpike. Please let me know if anything else is needed to effectuate the withdrawal. We apologize for the confusion and appreciate your consideration and understanding.

Liza. With respect to tonight's Planning Board hearing, I would be happy to attend (via zoom) if helpful but hopefully the application will simply be pulled from the Planning Board's agenda as well.

Again, my apologies for the misunderstanding. Thank you.

Respectfully,
Jack Englert

John J. Englert
Principal
Criterion Development Partners
1601 Trapelo Road, Suite 174
Waltham, MA 02451

508.320.6800 (C)
781.890.5600 (W)

www.criteriondp.com

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



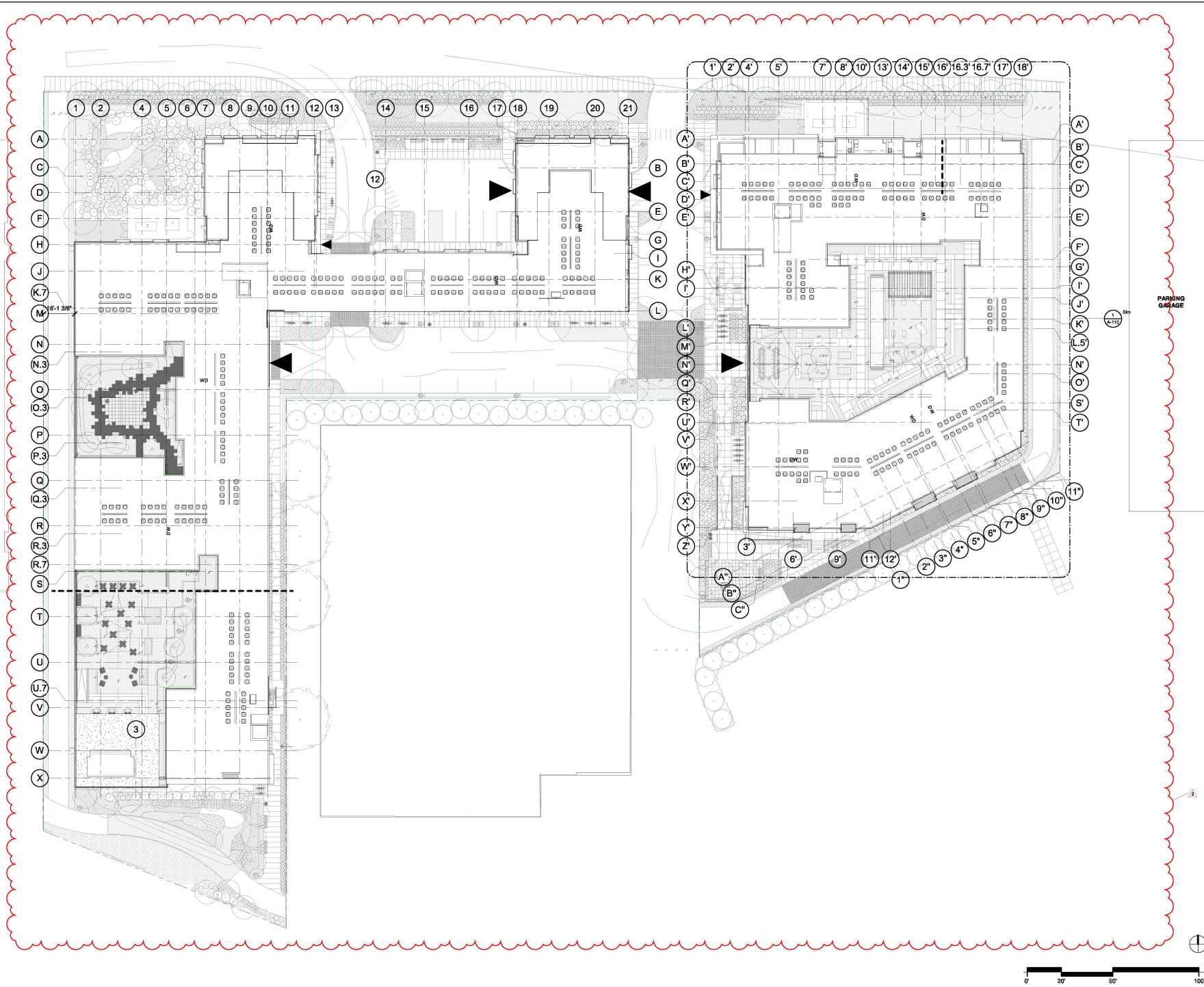
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	09/29/2017	100% CD
	08/22/2017	PERMIT SET
	06/30/2017	DO SET
MARK	DATE	DESCRIPTION

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

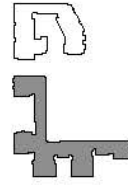
THE RESIDENCES AT
ALEWIFE STATION, LLP

E-ICON
ARCHITECTURE
101 SUMMIT ST. BOSTON MA 02110

CONSTRUCTION

DATE

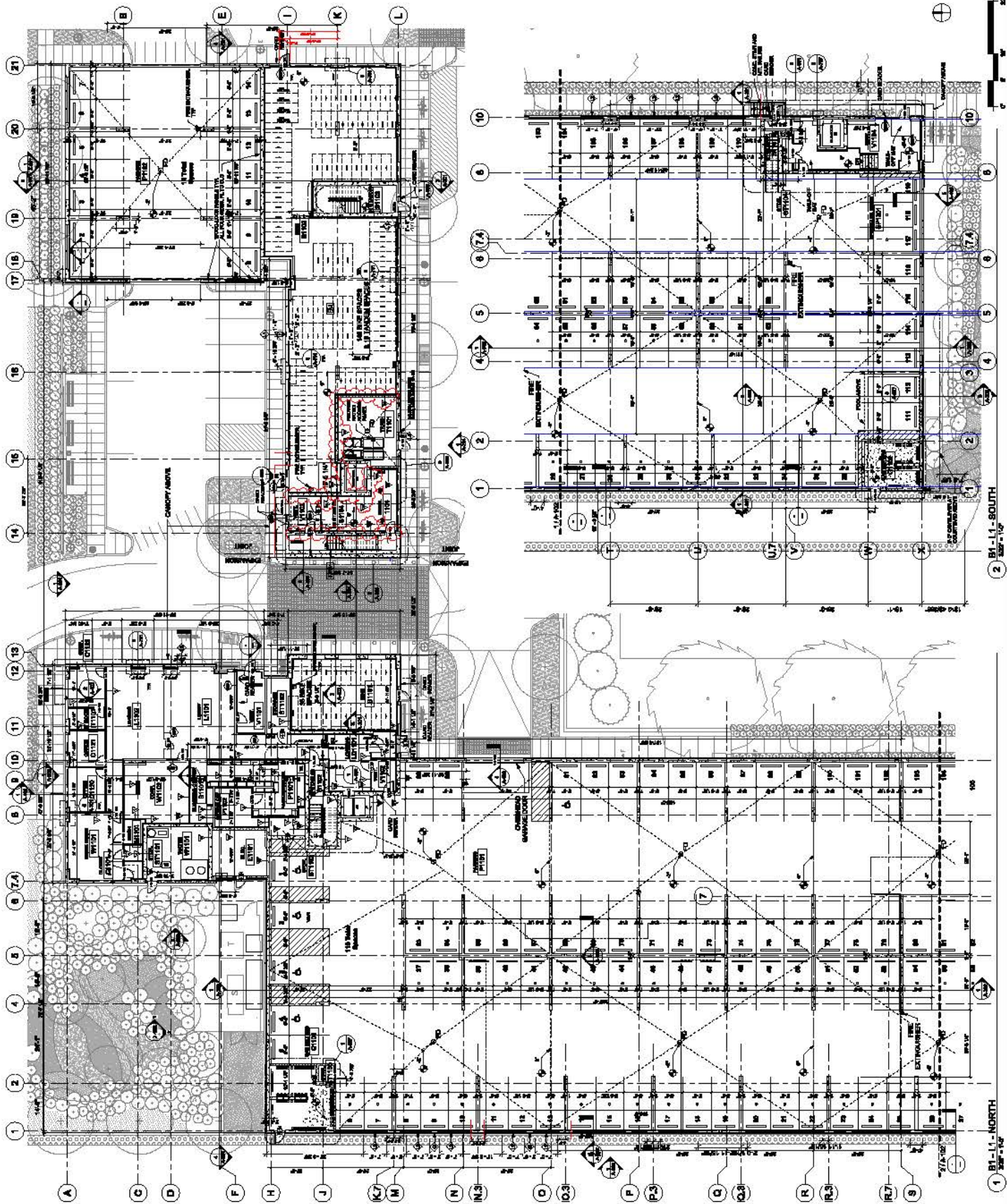
DATE



NO.	DESCRIPTION	DATE
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02	11/08/2010	11/08/2010
03	11/08/2010	11/08/2010
04	11/08/2010	11/08/2010
05	11/08/2010	11/08/2010
06	11/08/2010	11/08/2010
07	11/08/2010	11/08/2010
08	11/08/2010	11/08/2010
09	11/08/2010	11/08/2010
10	11/08/2010	11/08/2010
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12	11/08/2010	11/08/2010
13	11/08/2010	11/08/2010
14	11/08/2010	11/08/2010
15	11/08/2010	11/08/2010
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95	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



THE RESIDENCES AT
ALEWIFE STATION, LLP

ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



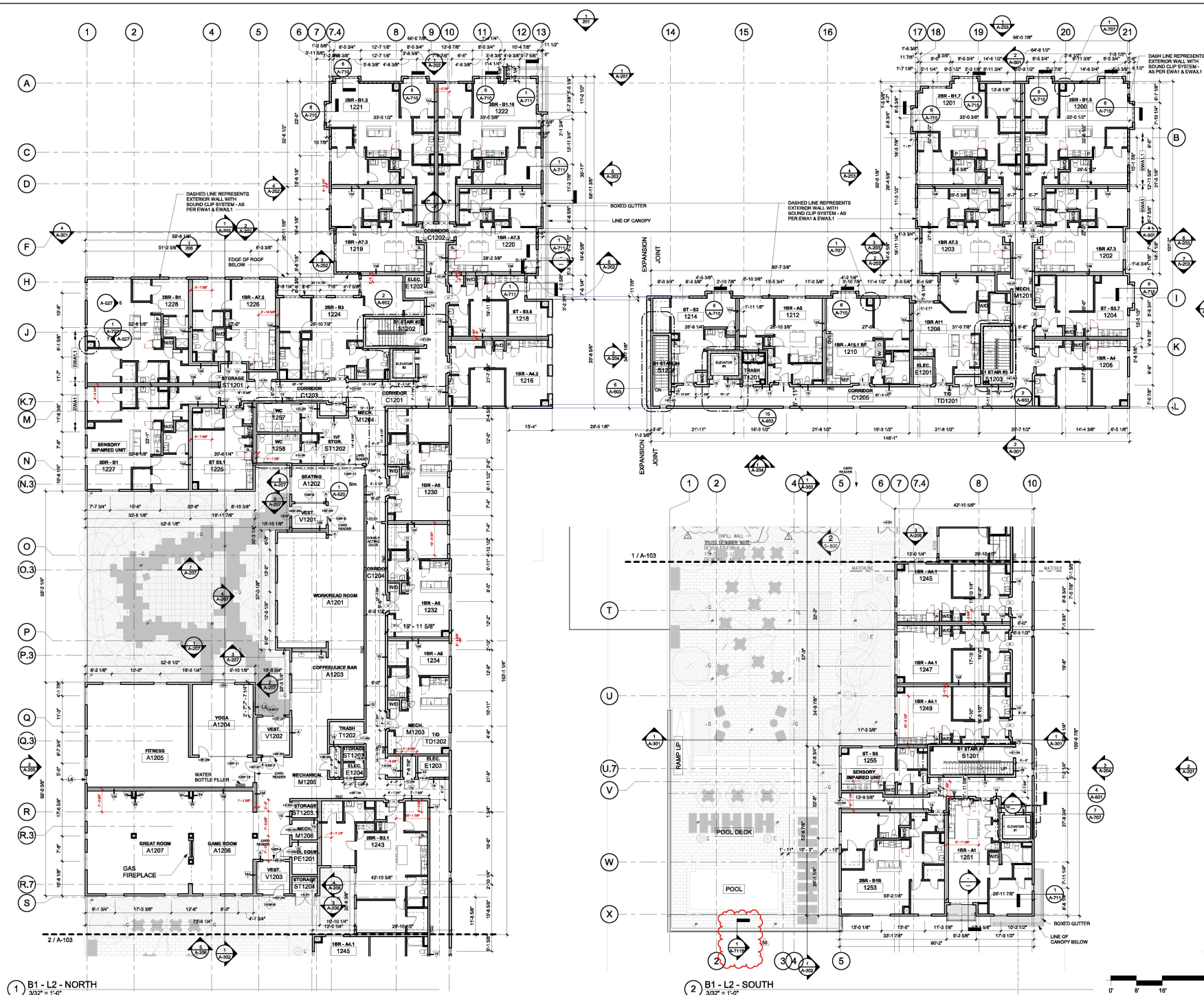
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47	10/17/2019	BULLETIN 55
43	06/11/2019	BULLETIN 41
40	X/XX/2019	BULLETIN 37
33	02/14/2019	BULLETIN 29
32	01/25/2019	BULLETIN 28
28	12/21/2018	BULLETIN 25-R2
MARK	DATE	DESCRIPTION

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

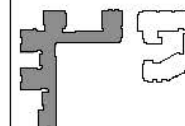
E-ICON
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

OWNER/DATE

REMARK

KEY PLAN



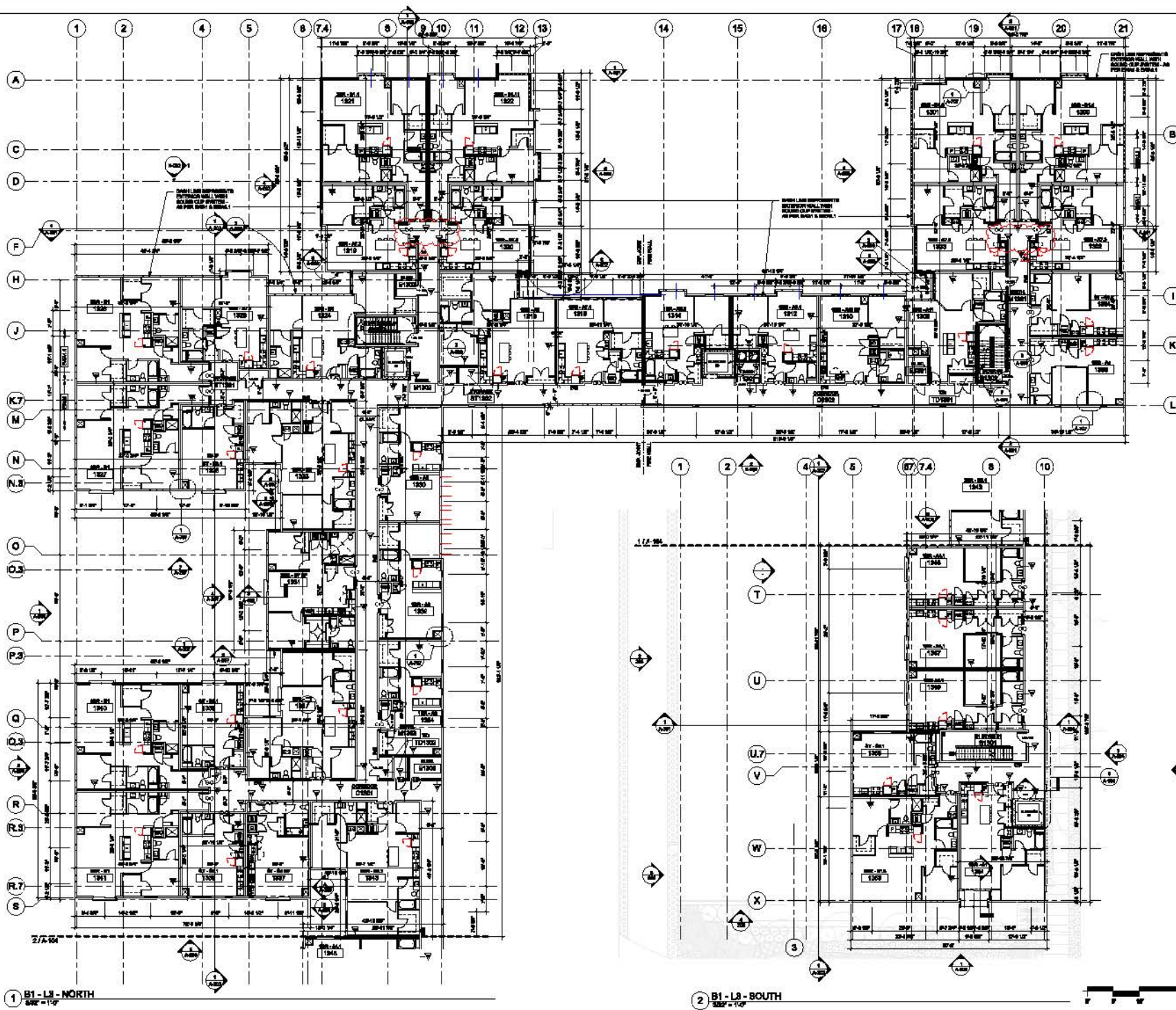
NO.	DATE	DESCRIPTION
1	12/04/2015	BULLETIN 26
2	04/16/2016	BULLETIN 08 R1
3	07/20/2016	ADDENDUM 8
4	12/02/2016	ADDENDUM 4
5	06/06/2017	50% CD
6	06/22/2017	PERMIT SET
7	08/05/2017	DO SET

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

REVISIONS

FLOOR PLAN -
BUILDING 1 - LEVEL 3

A-104

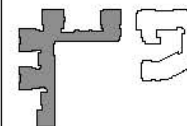


**THE RESIDENCES AT
ALEWIFE STATION, LLP**

453

E-ICON
ARCHITECTURE
101 SUMMER ST. BOSTON MA 02110

DATE: _____

**EXPLAN**

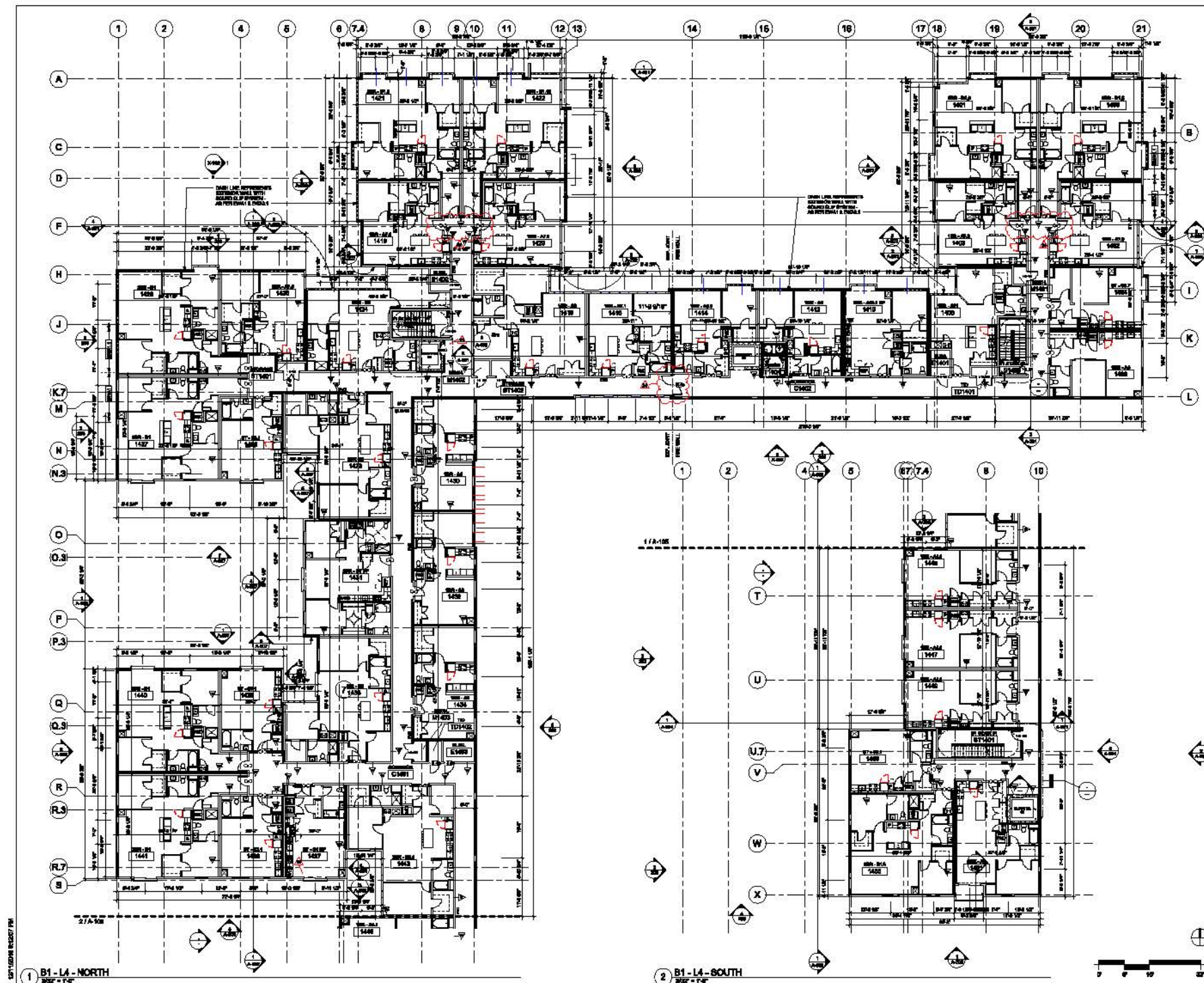
34	12/04/2015	BULLETIN 26
15	04/02/18	BULLETIN 54
11	7/2/2018	BULLETIN 08
8	04/16/2015	BULLETIN 08 PM
2	02/16/2015	ADDENDUM 4
	08/29/2017	100% CB
	08/02/2017	PERMIT SET
DATE	DATE	DESCRIPTION

PROJECT NUMBER: 2-10040
DURATION: 5P, 00, 00
CHARGED BY: N/A

WEST WIL

**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

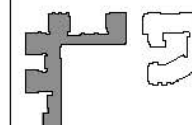
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ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

OWNER/DATE

REMARK

KEY PLAN



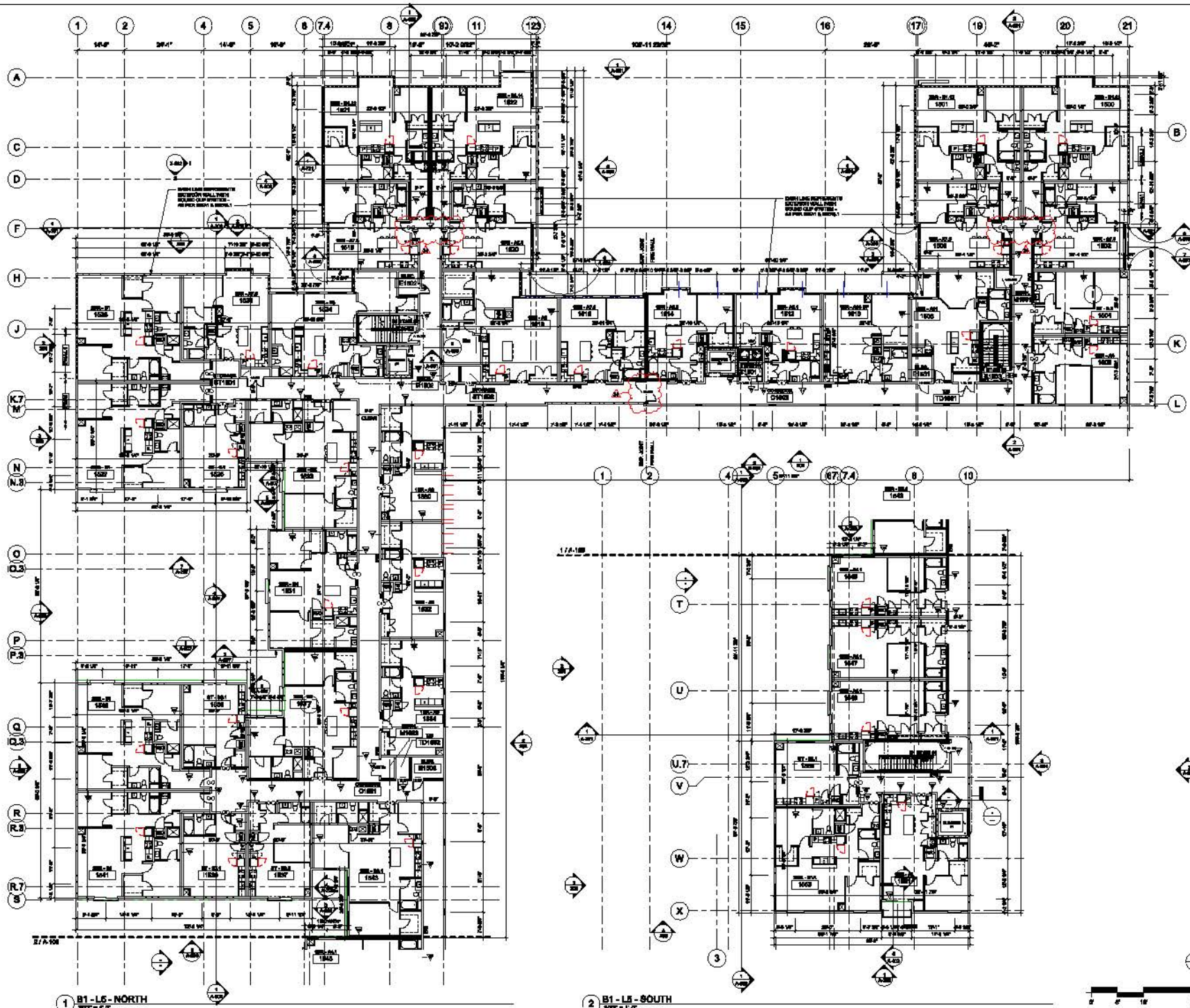
24	12/04/2016	BULLETIN 26
25	04/10/2016	BULLETIN 08 R1
26	02/02/2016	PERMITTING 4
27	06/06/2017	50% CD
28	06/22/2017	PERMIT SET
29	06/06/2017	DO SET
REV	DATE	DESCRIPTION

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

REVISION

FLOOR PLAN -
BUILDING 1 - LEVEL 5

A-106



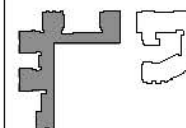
**THE RESIDENCES AT
ALEWIFE STATION, LLP**

453

E-ICON
ARCHITECTURE
101 SUMMER ST. BOSTON MA 02110

DATE: _____

11-42

EXPLAN

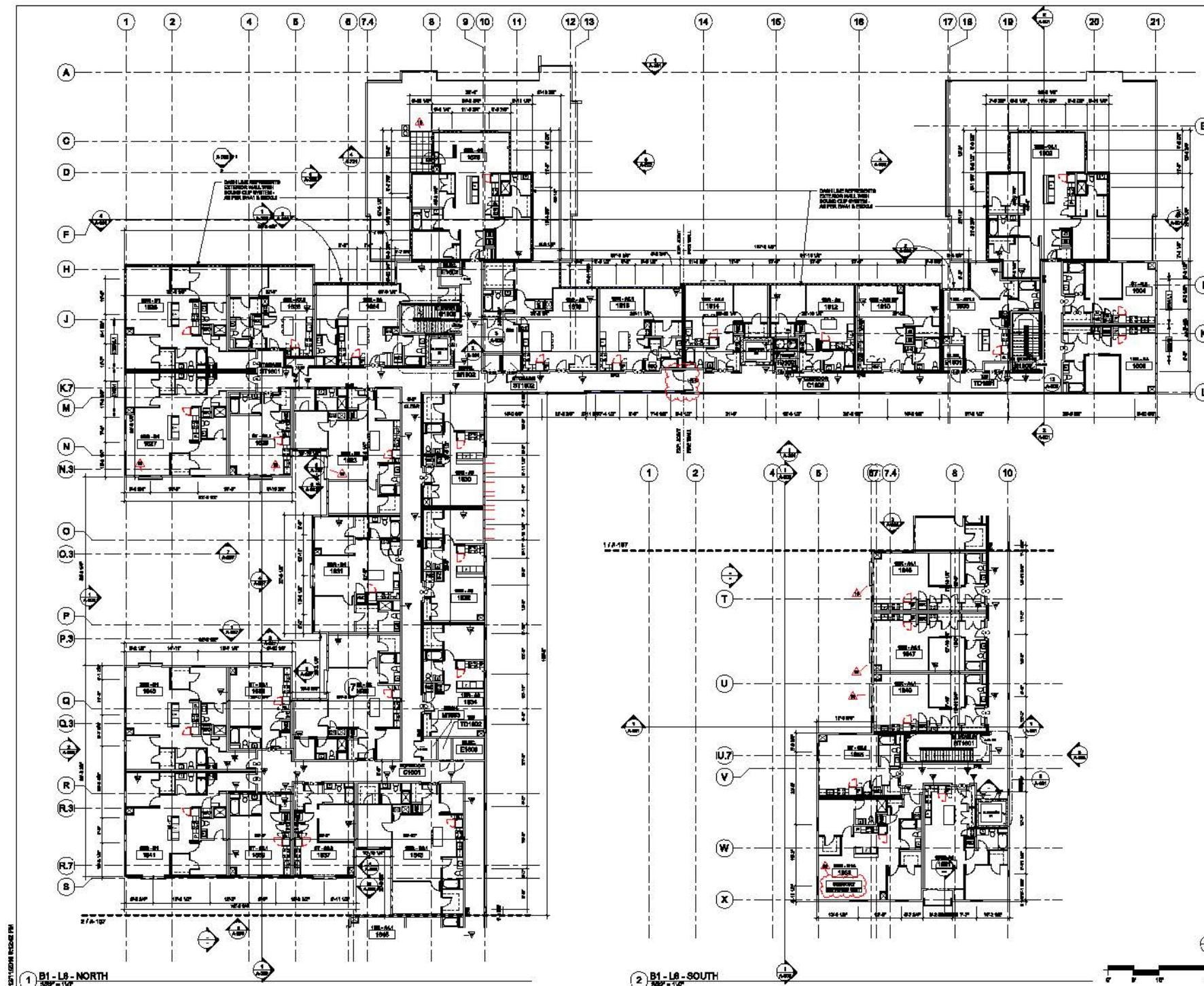
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05	07/20/18	BULLETIN 98
10	02/20/18	BULLETIN 99
15	09/20/18	BULLETIN 94
11	7/20/018	BULLETIN 08
9	04/16/2018	BULLETIN 09 RI
2	03/08/2015	ADDENDUM 4
DATE	DATE	DESCRIPTION

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

WEST VIRG

**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

DESCRIPTION

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THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT
ALEWIFE STATION, LLP

PROJECT

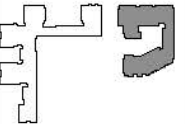
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ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

CONSULTANT

STAMP

KEY PLAN



47	10/17/2019	BULLETIN 06
48	09/10/2019	BULLETIN 41
49	10/02/2019	BULLETIN 57
50	02/14/2020	BULLETIN 28
51	04/02/2018	BULLETIN 17
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53	10/20/2018	BULLETIN 08

DATE DESCRIPTION

PROJECT NUMBER: 200040

DESIGN BY: SP, OC, KD

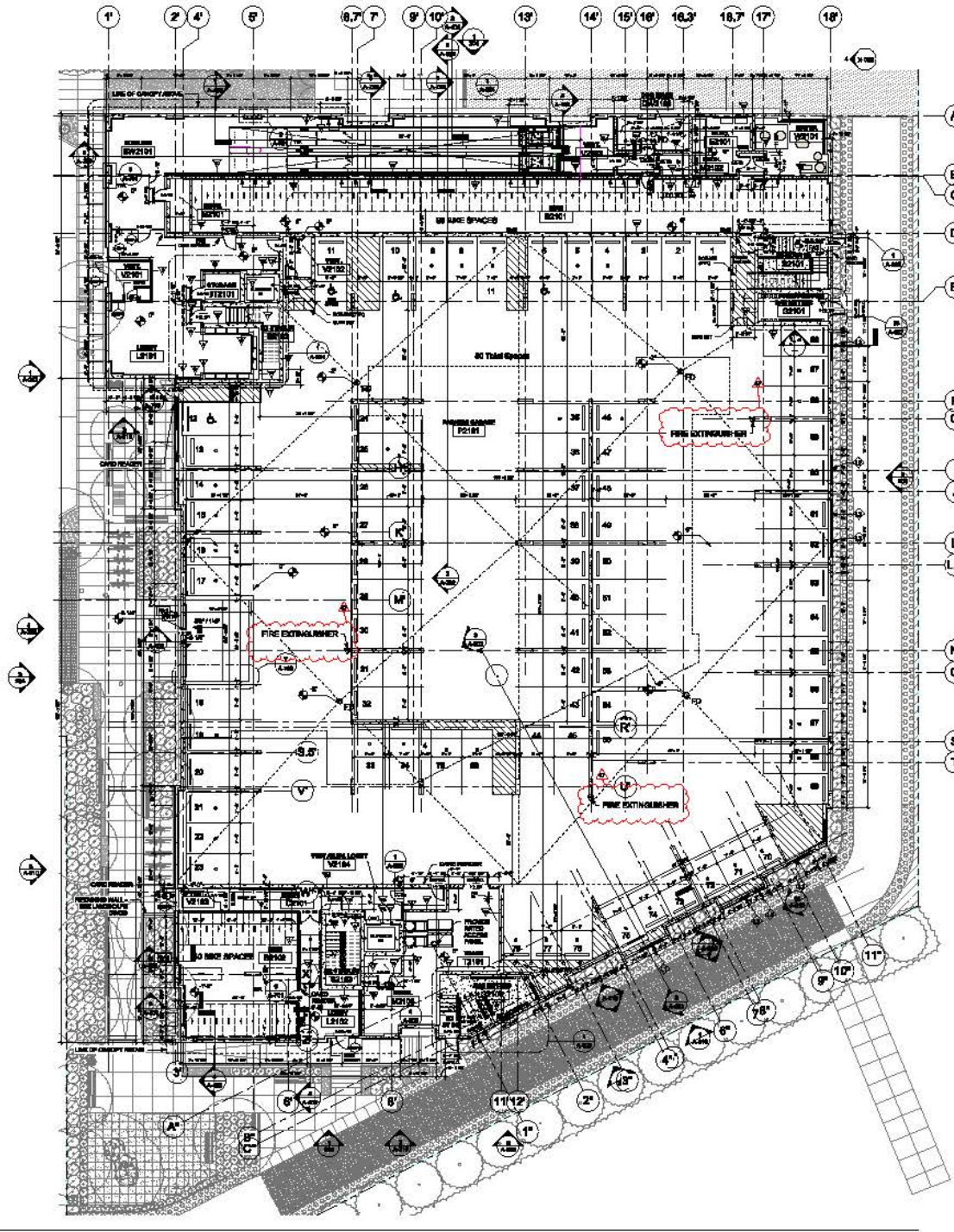
CHECKED BY: SP, KD

DATE: 10/17/2019

REVISIONS

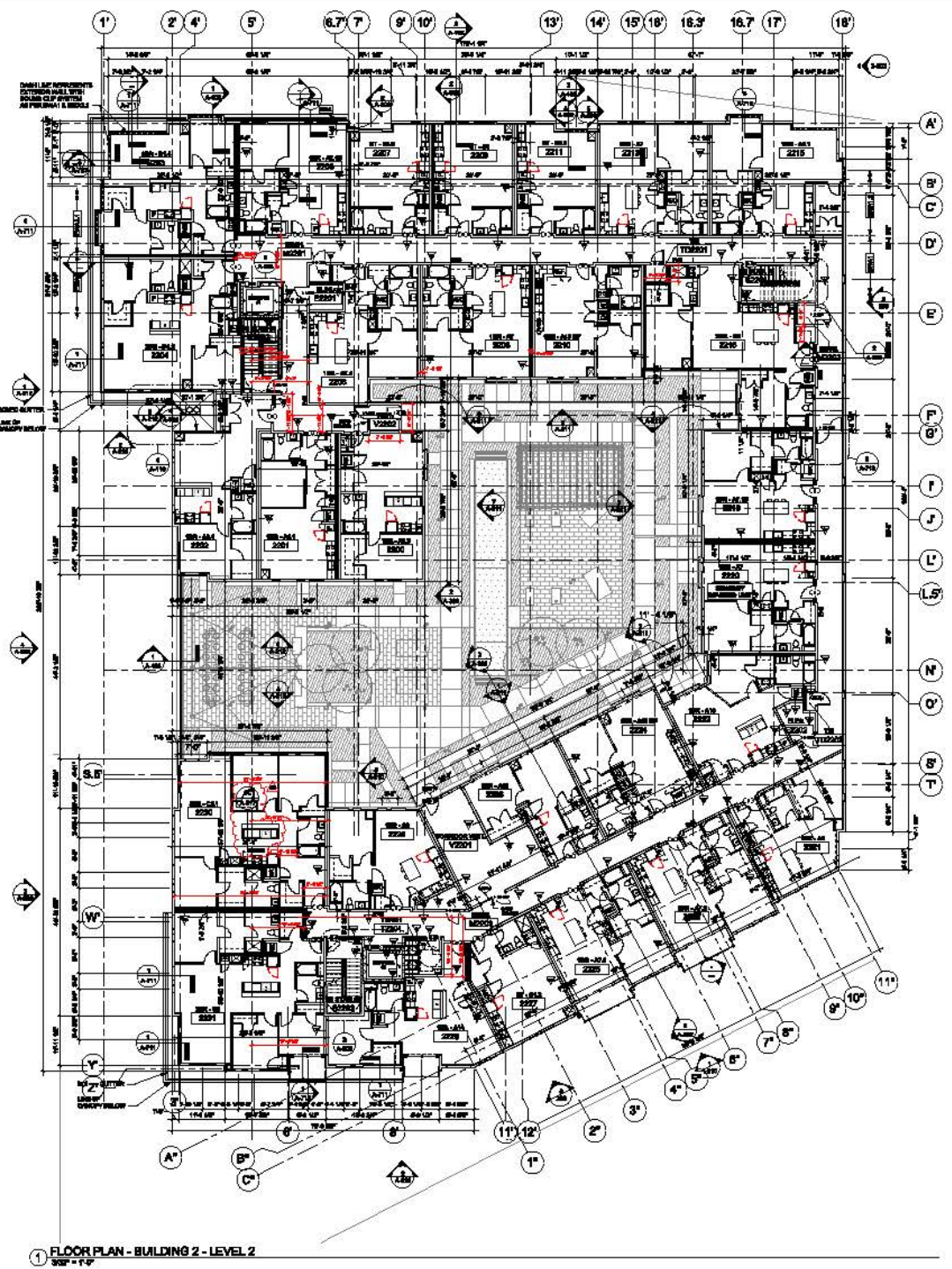
FLOOR PLAN -
BUILDING 2 - LEVEL 1

A-110



1 FLOOR PLAN - BUILDING 2 - LEVEL 1
3/20/2020





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

THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD
TURNPIKE CAMBRIDGE, MA

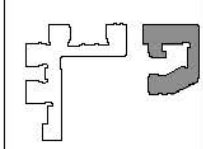
THE RESIDENCES AT
ALEWIFE STATION, LLP

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

CONTRACT

STAMP

KEY PLAN



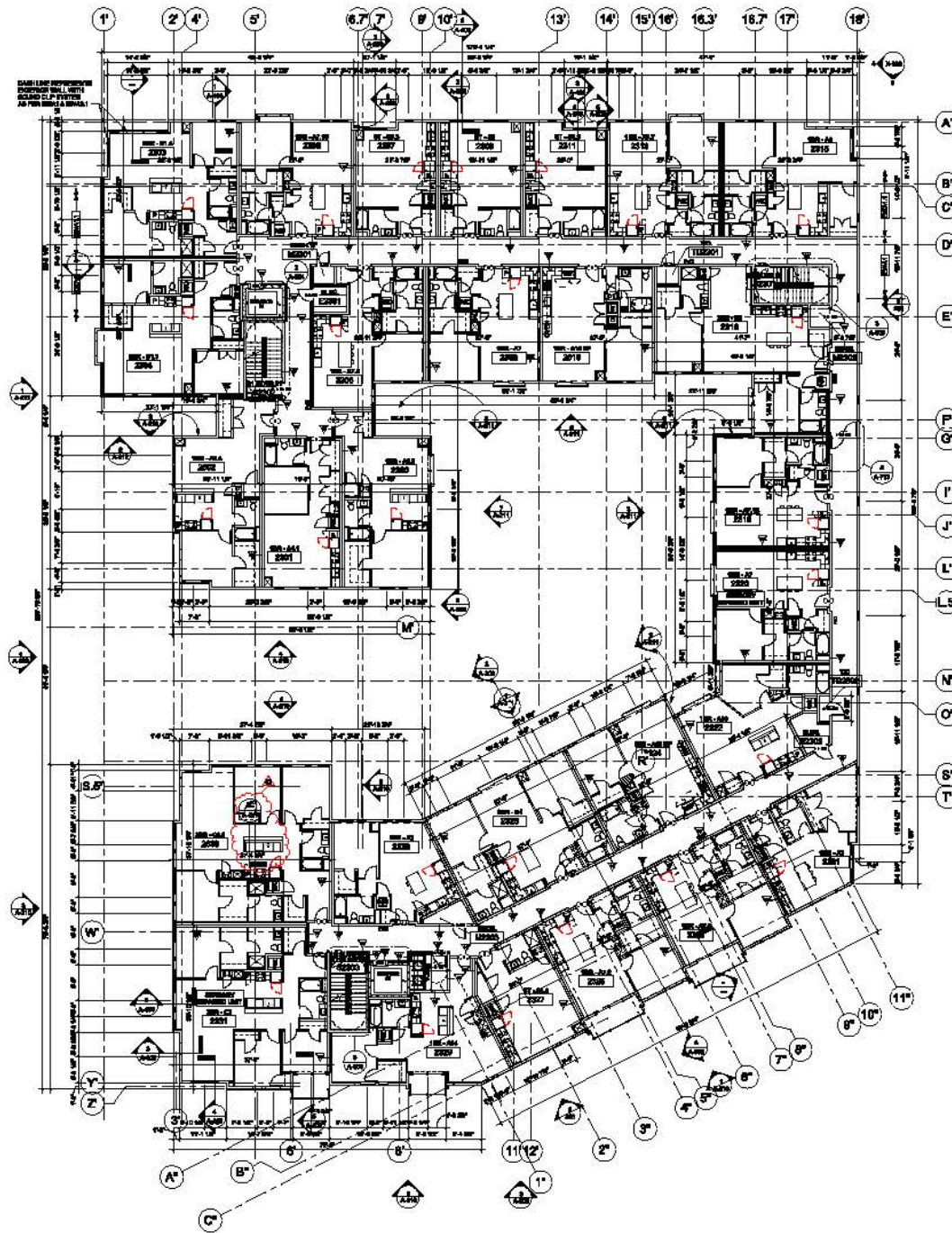
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9	09/03/2016	ADDENDUM 4
1	11/16/2017	ADDENDUM 2
	08/05/2017	100% CD
REV	DATE	DESCRIPTION

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

WEST WING

FLOOR PLAN -
BUILDING 2 - LEVEL 2

A-111



① FLOOR PLAN - BUILDING 2 - LEVEL 3
320' x 110'



THE RESIDENCES AT ALEWIFE STATION

201 & 203 CONCORD
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT
ALEWIFE STATION, LLP

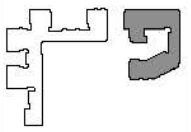
PROJECT

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

CONSULTANT

DATE

REVISED



42	09/10/2019	BULLETIN 26
36	03/13/2019	BULLETIN 25
34	12/04/2018	BULLETIN 24
18	05/02/19	BULLETIN 18
5	03/03/2018	ADDENDUM 4
1	02/28/2017	100% CD
	08/09/2017	PERMIT SET
DATE	DATE	DESCRIPTION

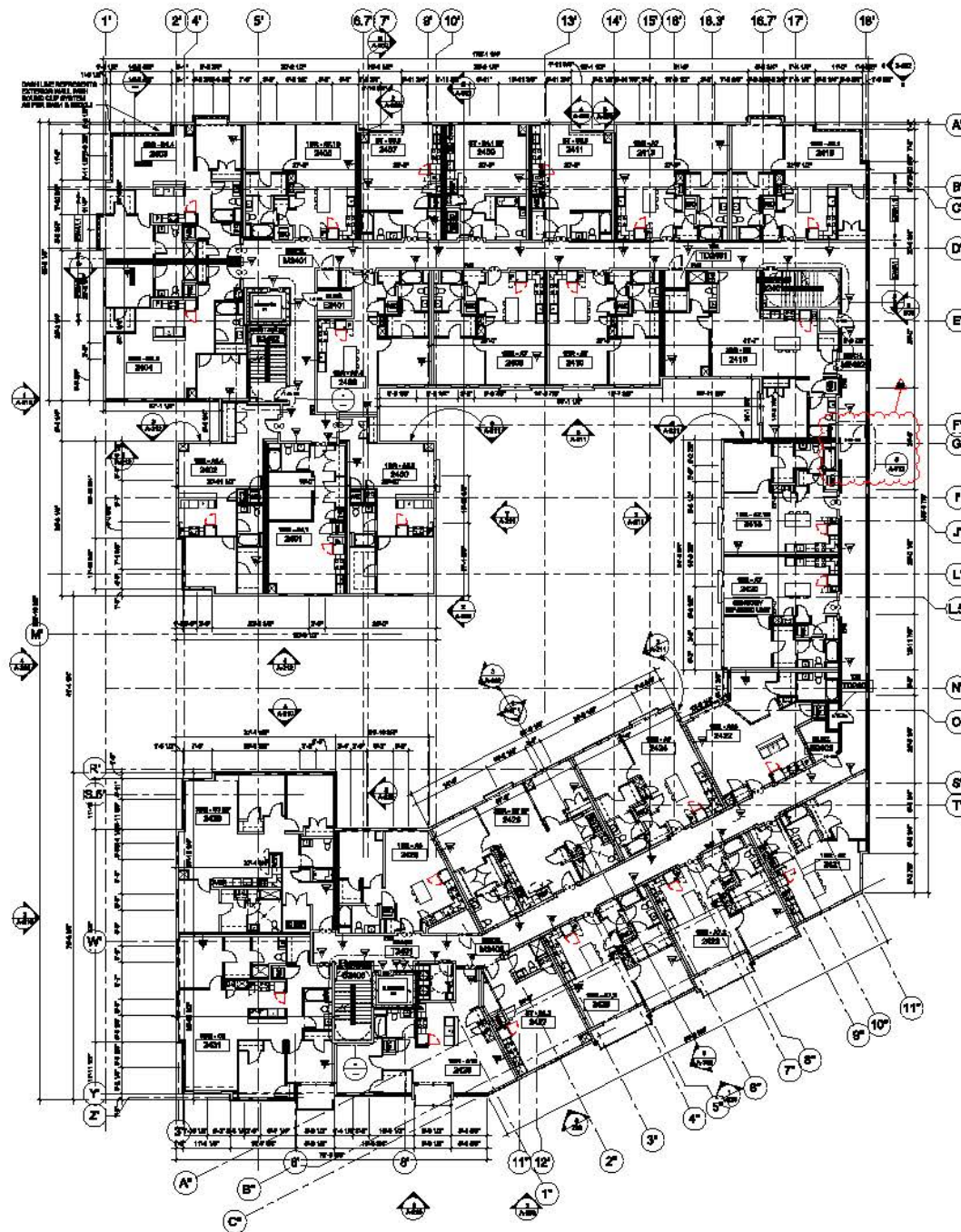
PROJECT MANAGER: P. MANN
DESIGNER: S. P. O. O. K.
CHECKED BY: S. P. O. K.

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"



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PROJECT

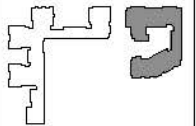
E-ICON
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

CONTRACT

STAMP

KEY PLAN



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

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

REVISIONS

FLOOR PLAN -
BUILDING 2 - LEVEL 4

A-113

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ARCHITECT

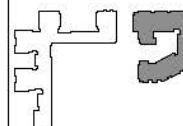
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ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

CONSULTANT

STAMP

KEY PLAN



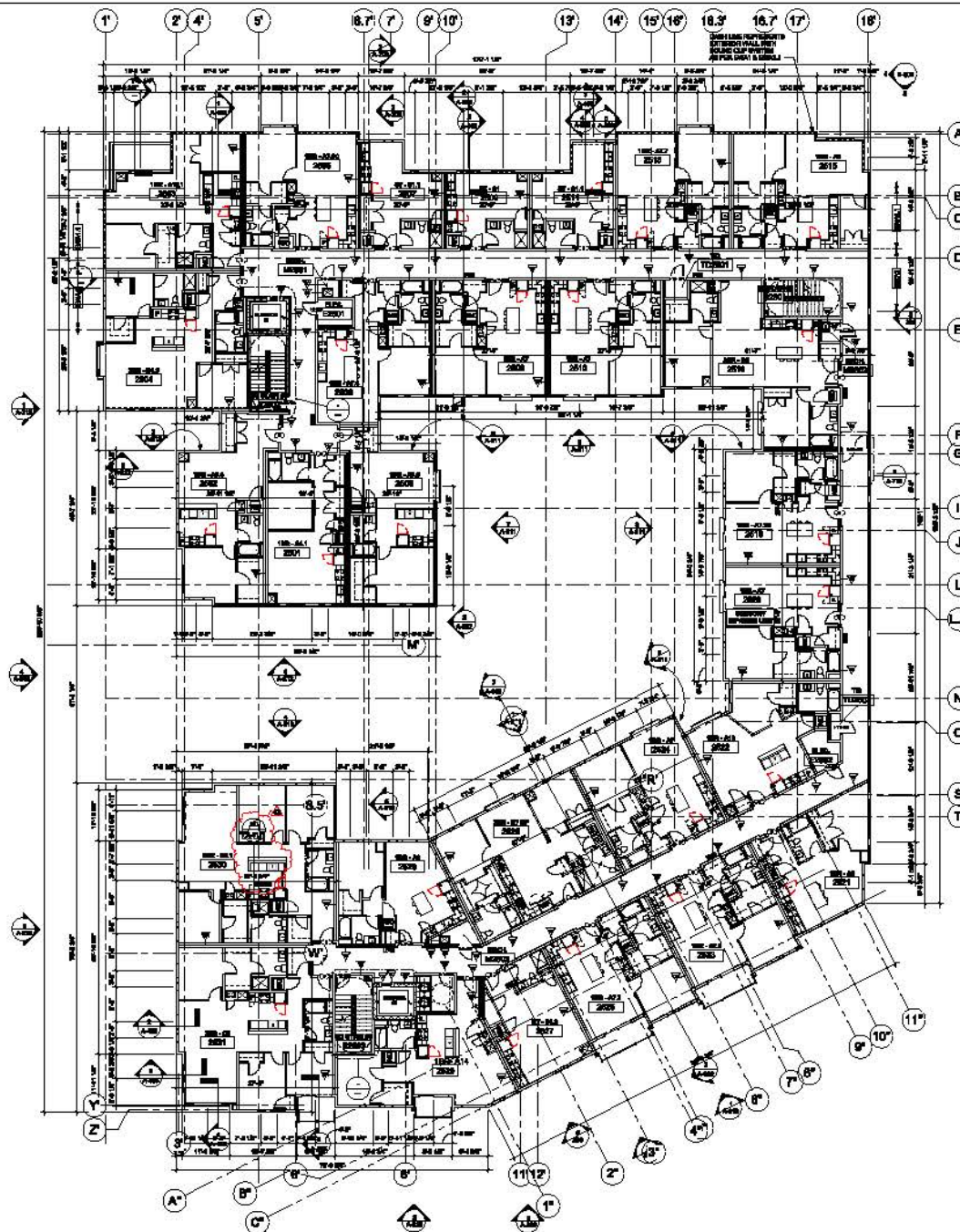
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36	09/13/2019	BULLETIN 32
34	10/04/2019	BULLETIN 28
18	07/20/19	BULLETIN 18
15	05/08/18	BULLETIN 16
2	02/02/2019	ADDENDUM 4
	08/05/2017	100% CD

MAPS	DATE	DESCRIPTION
PROJECT MANUAL: PM-000		
DESIGN 001	09, 02, 03	
CONSTRUCTION	07/15/2018	

WEEK 10/4

FLOOR PLAN -
BUILDING 2 -LEVEL 5

A-114



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



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PROJECT

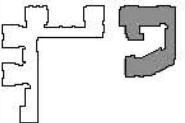
E-ICON
ARCHITECTURE

101 SUMMER ST. BOSTON MA. 02110

DATE

BY

REV



42	09/10/2019	BULLETIN 26
36	03/13/2019	BULLETIN 25
34	12/04/2018	BULLETIN 24
18	05/03/19	BULLETIN 18
5	09/03/2018	ADDENDUM 4
1	08/28/2017	100% CD
	08/09/2017	PERMIT SET

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

REVISION

FLOOR PLAN -
BUILDING 2 - LEVEL 6

A-115

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



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ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST. BOSTON MA 02110

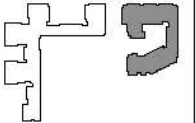
CONSULTANT

DATE: _____

BY: _____

REVISION: _____

KEY PLAN



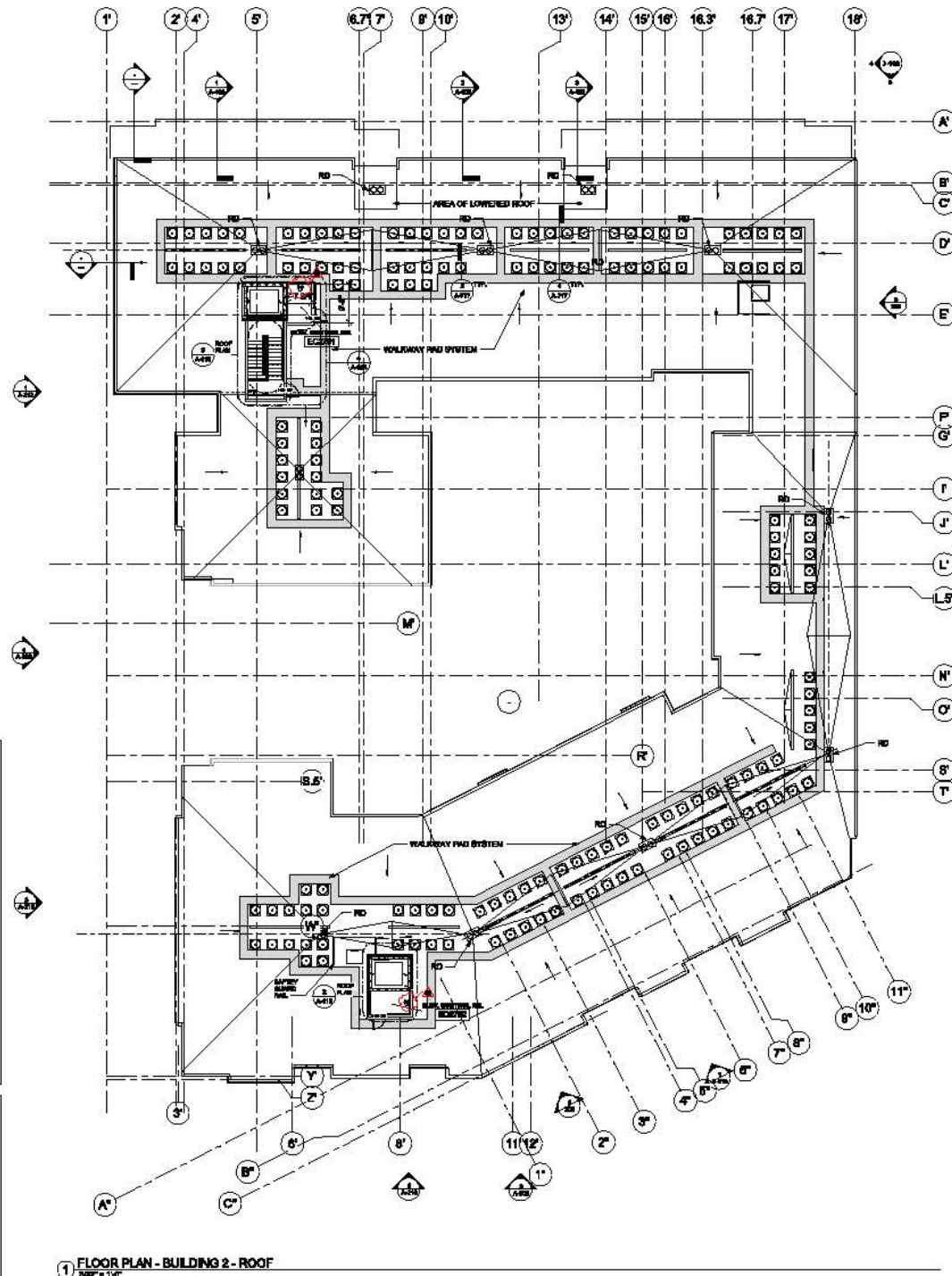
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47	07/02/19	BULLETIN 03
48	02/02/19	PERMIT 04
49	08/02/17	SOVA 05
50	08/02/17	PERMIT 06
51	08/02/17	DO NOT

PROJECT NUMBER: 20000
DESIGNED BY: E-ICON, INC.
CHECKED BY: E-ICON

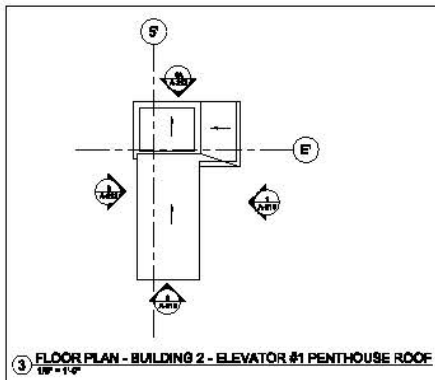
REVISIONS

FLOOR PLAN -
BUILDING 2 - ROOF

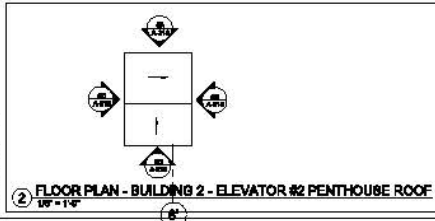
A-116



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



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



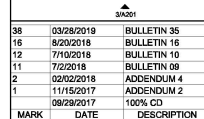
2 FLOOR PLAN - BUILDING 2 - ELEVATOR #2 PENTHOUSE ROOF
1/8" = 1'-0"

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



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Wiley



SHEET TITLE

A-201



○	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			

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		51/8" depth, 4x6 panels	
1.5	Fiber Cement Panel	Light Green	51/8" depth, 4x6 panels	
1.6	Fiber Cement Panel	Green	51/8" depth, 4x6 panels	
1.7	Fiber Cement Panel	Light Blue	51/8" depth, 4x6 panels	
2.0	Fiber Cement Panel	Classic Gray	51/8" depth, 4x6 panels	
2.1	Fiber Cement Panel	Yellow	51/8" depth, 4x6 panels	
2.2	Fiber Cement Panel	Midnight	51/8" depth, 4x6 panels	

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ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

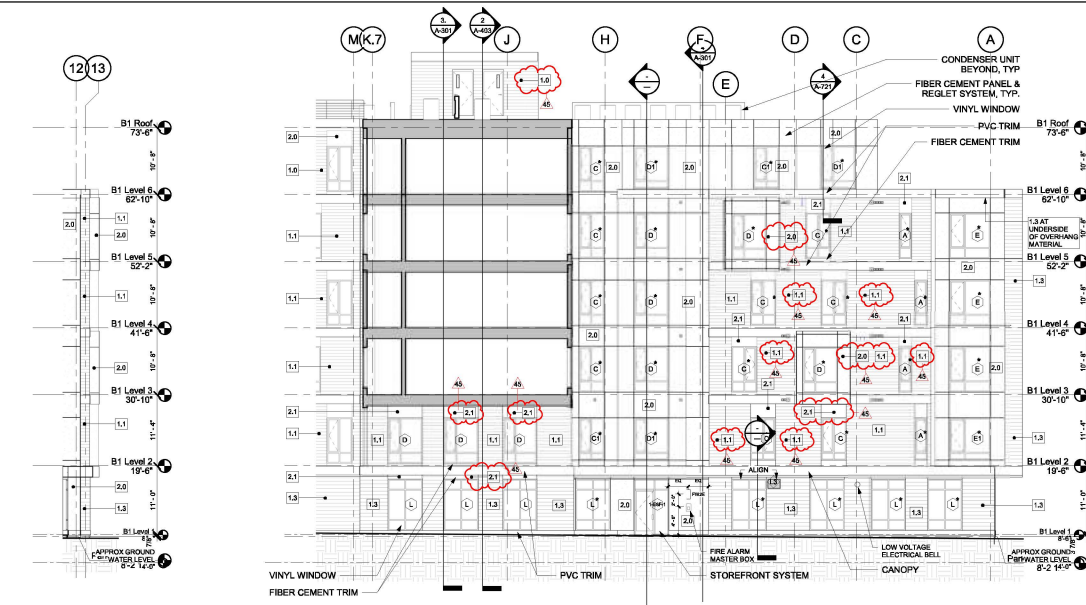
MARK	DATE	DESCRIPTION
46	09/09/2019	BULLETIN 52
43	06/11/2019	BULLETIN 41
38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25
18	9/7/2018	BULLETIN 18
16	8/20/2018	BULLETIN 16

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

SHEET TITLE

BUILDING 1
ELEVATIONS

A-202



6 B1 - North - 2
1/8" = 1'-0"

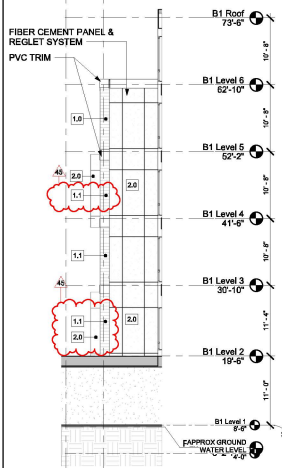
5 B1 - North Courtyard
1/8" = 1'-0"

ELEVATION LEGEND

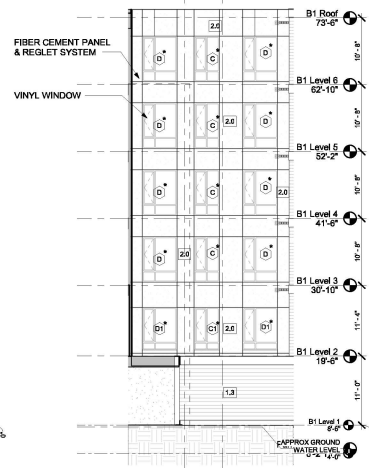
- SINGLE EXHAUST VENT
- ∞ DOUBLE EXHAUST VENT
- KNOX BOX
- RECESSED WINDOW LOCATION
- GALVANIZED ALUMINUM SCREEN
- LOUVER
- FF BALCONY SCENCE FIXTURE
- FW4 ENTRANCE SCENCE FIXTURE
- UL UPDOWN FIXTURE
- UL2 UPDOWN ACCENT FIXTURE
- N DOWNLIGHT SCENCE FIXTURE

6 7.4

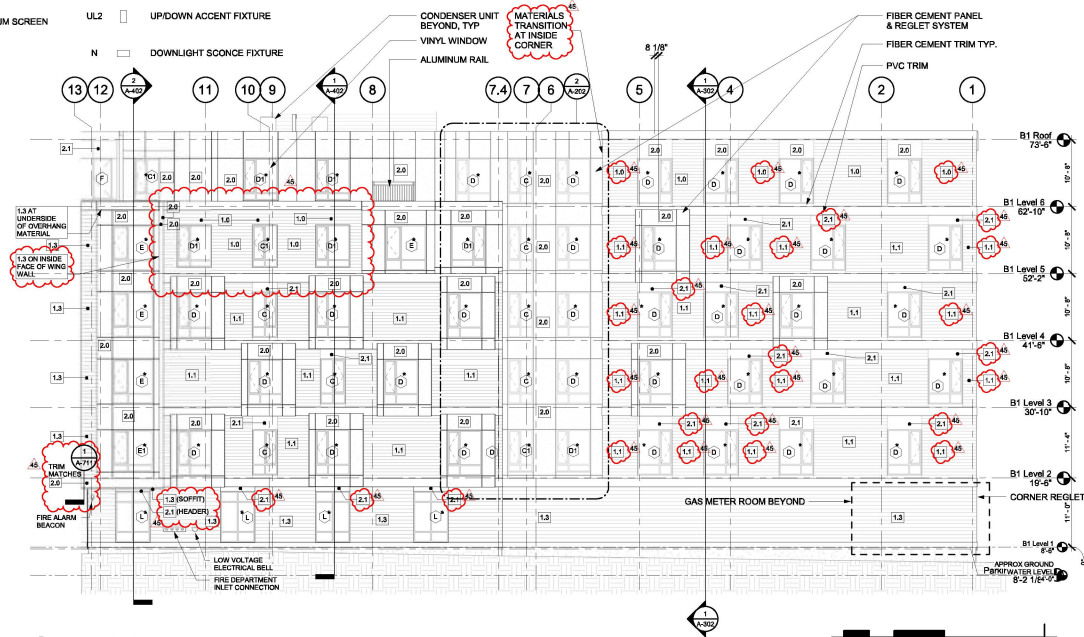
7.4 6



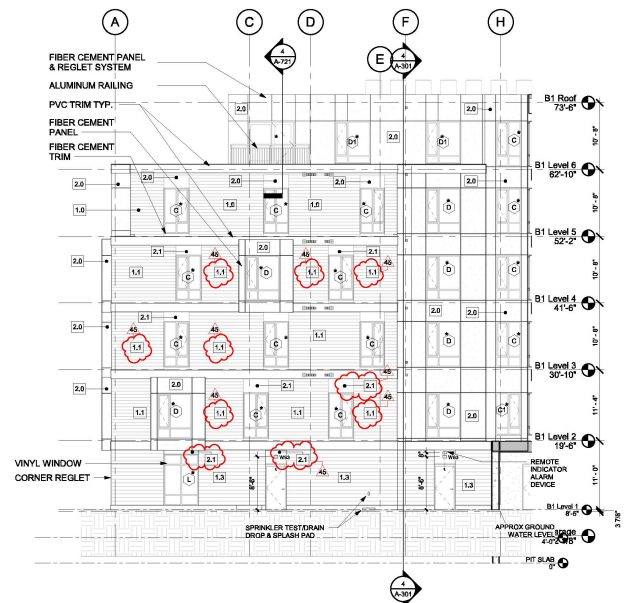
3 B1 - North - I
1/8" = 1'-0"



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



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



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

0' 4' 8' 16' 32'

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ARCHITECT

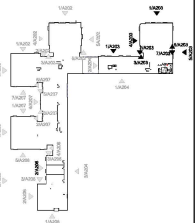
E-ICON
ARCHITECTURE

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CONSULTANT

STAMP

KEY PLAN



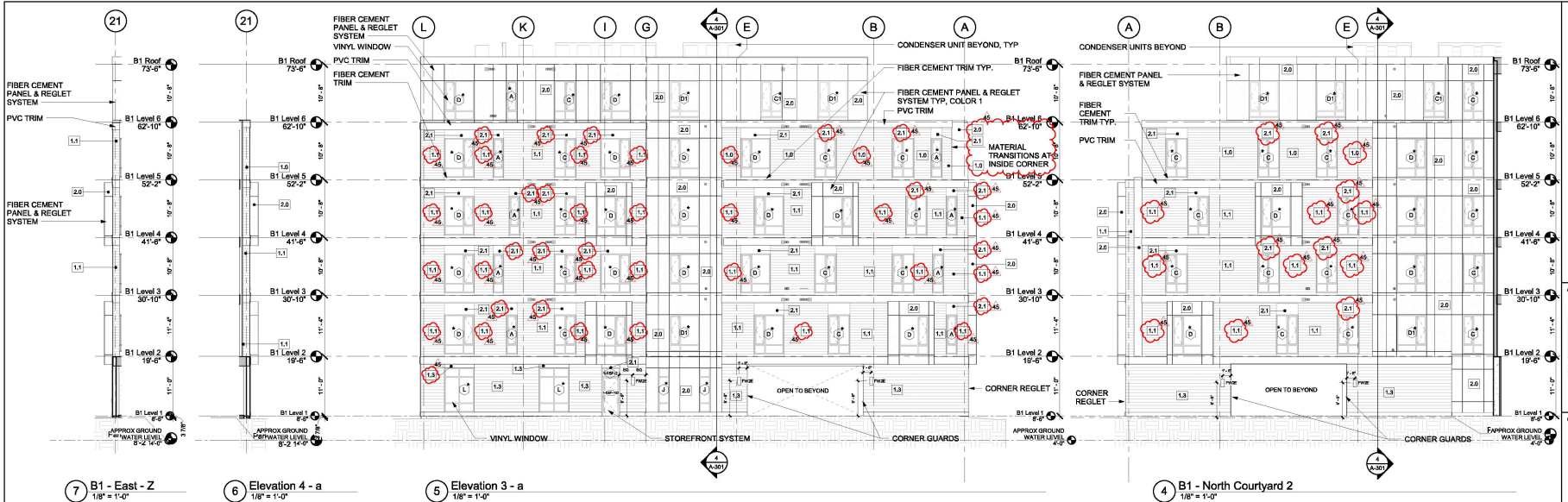
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38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25
12	7/10/2018	BULLETIN 10
3	02/26/2018	ADDENDUM 5

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

SHEET TITLE

BUILDING 1
ELEVATIONS

A-203



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	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	Lower 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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STAMP

KEY PLAN

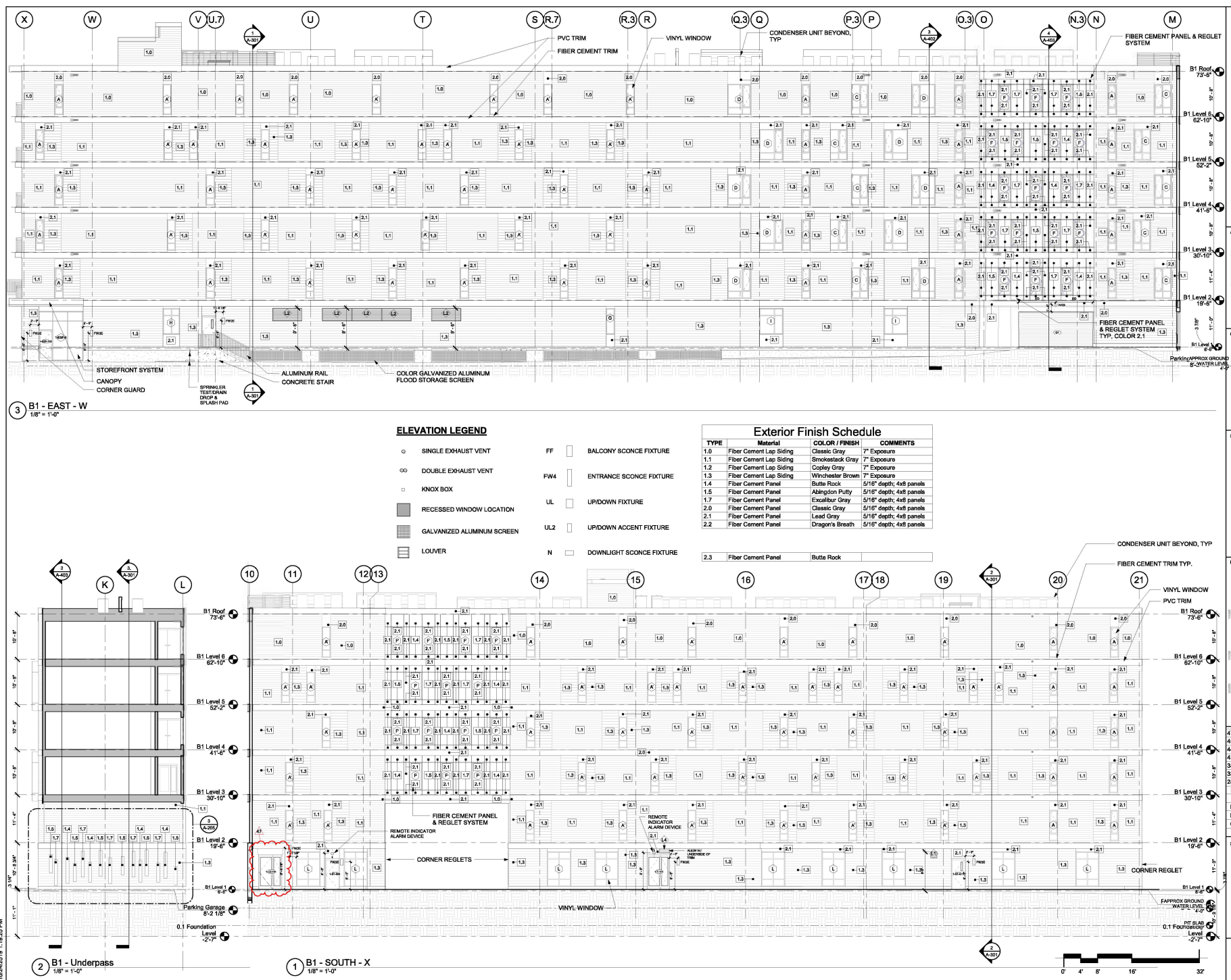
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44	08/15/2019	BULLETIN 48
43	06/11/2019	BULLETIN 41
38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25
MARK	DATE	DESCRIPTION

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

SHEET TITLE

BUILDING 1 ELEVATIONS

A-204



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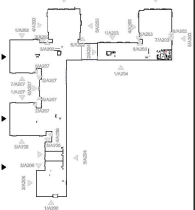
ARCHITECT

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ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

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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

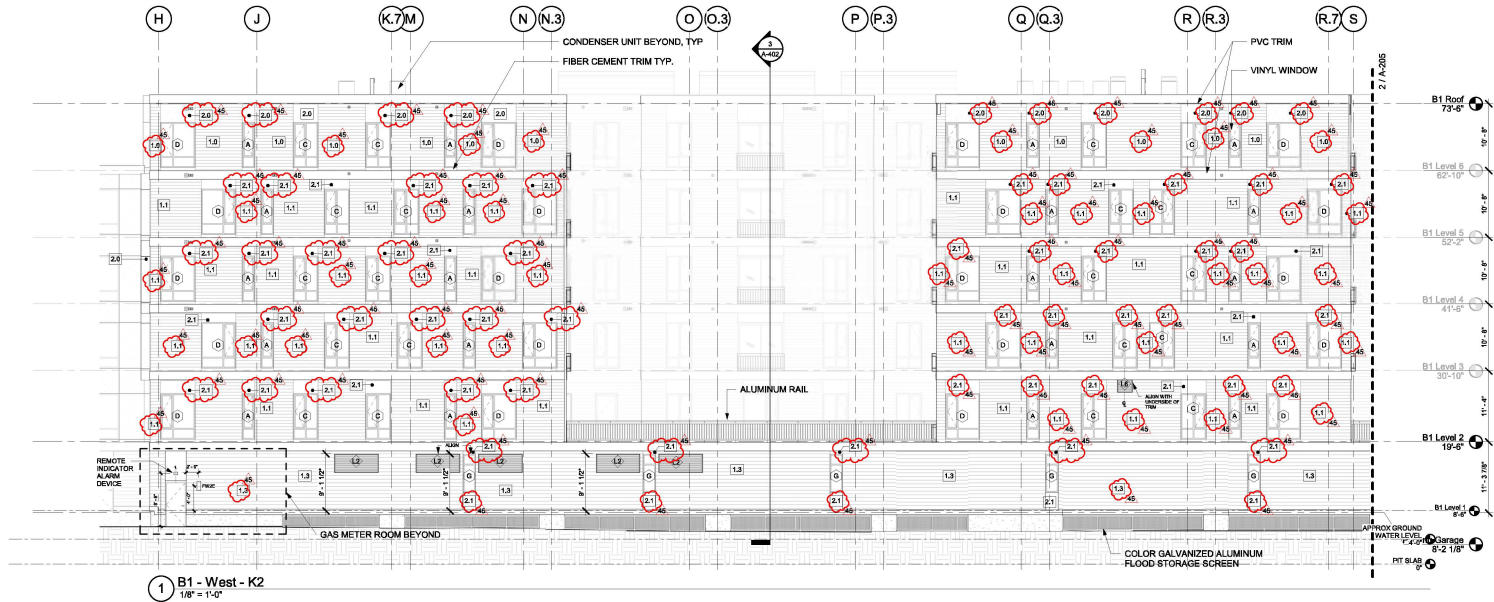
DRAWN BY: SP, KD, CR

CHECKED BY: MRM

SHEET TITLE

BUILDING 1 ELEVATIONS

A-205



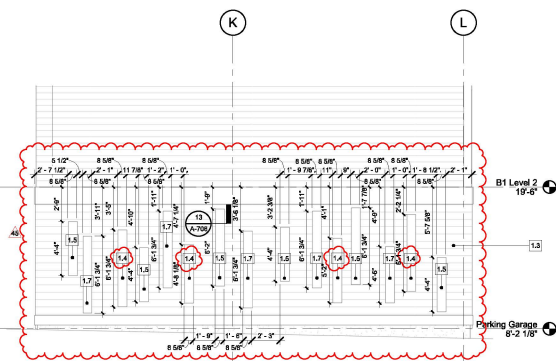
ELEVATION LEGEND

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

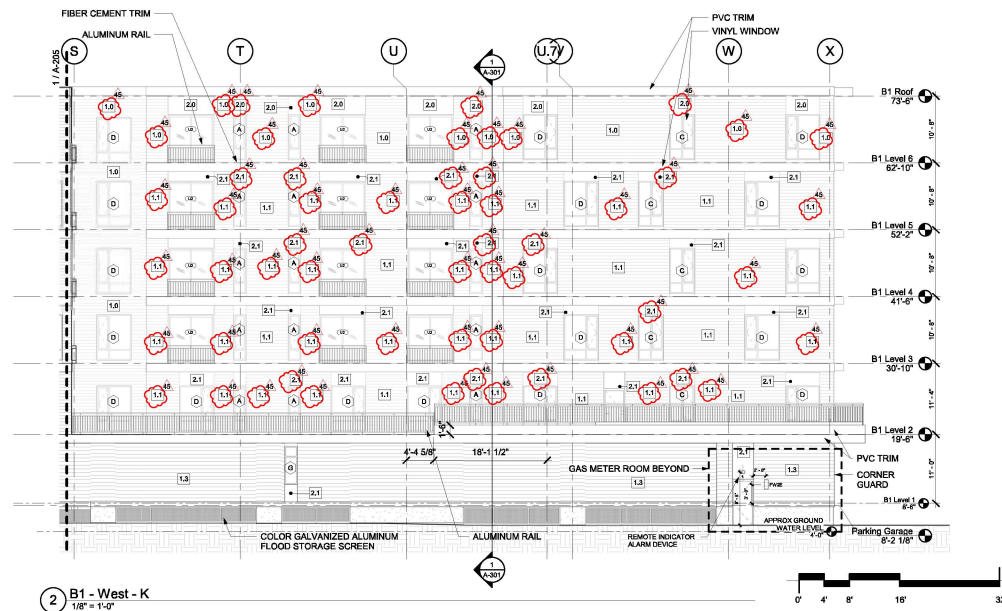
- FF BALCONY SCONCE FIXTURE
- FW4 ENTRANCE SCONCE FIXTURE
- UL UP/DOWN FIXTURE
- UL2 UP/DOWN ACCENT FIXTURE
- N DOWNLIGHT SCONCE FIXTURE

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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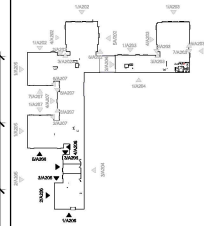
ARCHITECT

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ARCHITECTURE
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CONSULTANT

STAMP

KEY PLAN



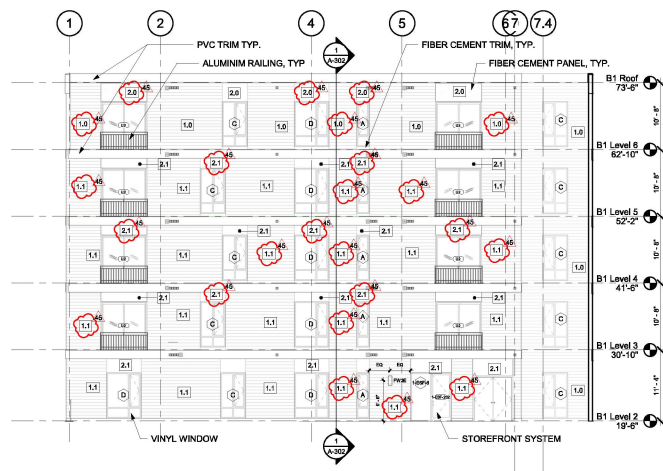
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33	02/14/2019	BULLETIN 29
16	9/20/2018	BULLETIN 15
12	7/10/2018	BULLETIN 10
7	04/23/2018	BULLETIN 04
3	02/26/2018	ADDENDUM 5

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

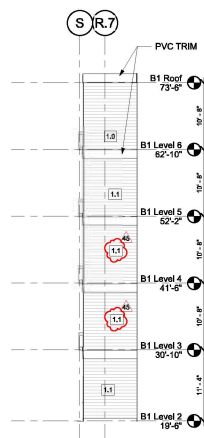
SHEET TITLE

BUILDING 1
ELEVATIONS

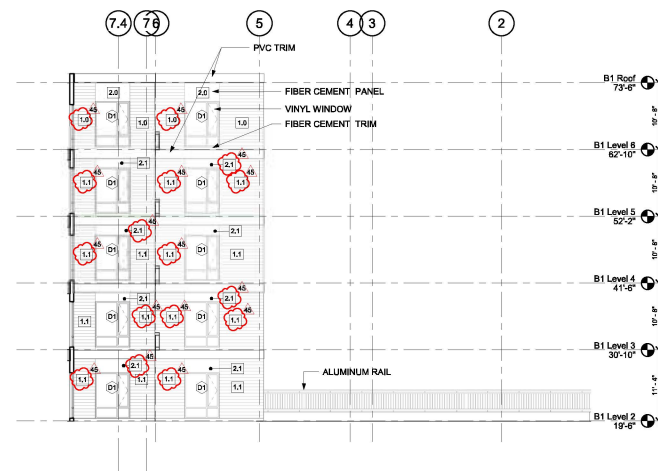
A-206



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 SCENCE FIXTURE
- FW4 ENTRANCE SCENCE FIXTURE
- UL UP/DOWN FIXTURE
- UL2 UP/DOWN ACCENT FIXTURE
- N DOWNLIGHT SCENCE 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"

THE RESIDENCES AT ALEWIFE STATION

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THE RESIDENCES AT ALEWIFE STATION, LLP

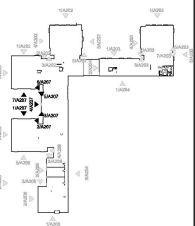
ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



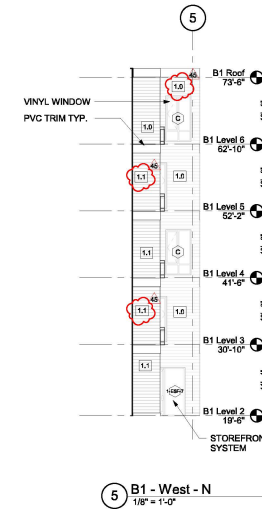
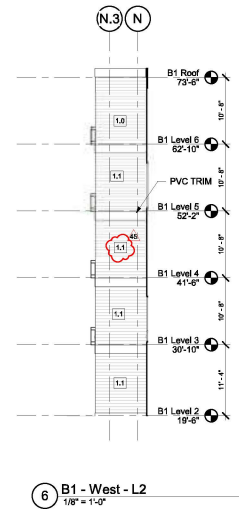
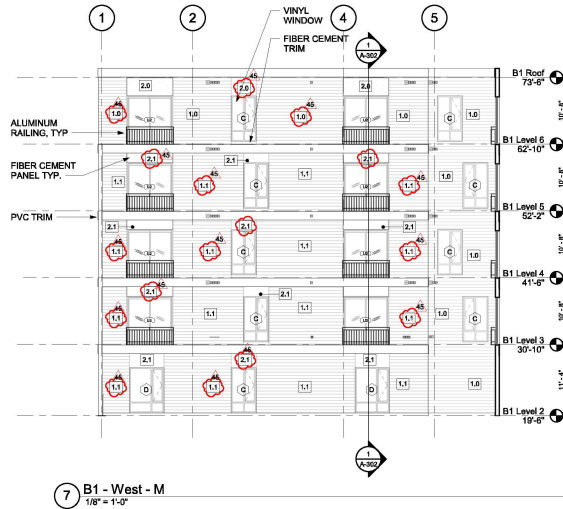
MARK	DATE	DESCRIPTION
46	09/09/2019	BULLETIN 52
43	06/11/2019	BULLETIN 41
38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25
16	8/20/2018	BULLETIN 16
12	7/10/2018	BULLETIN 10

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

SHEET TITLE

BUILDING 1 ELEVATIONS

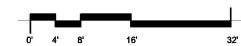
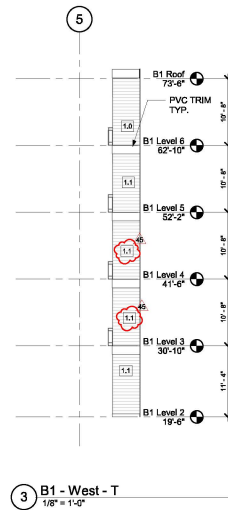
A-207



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		

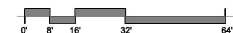
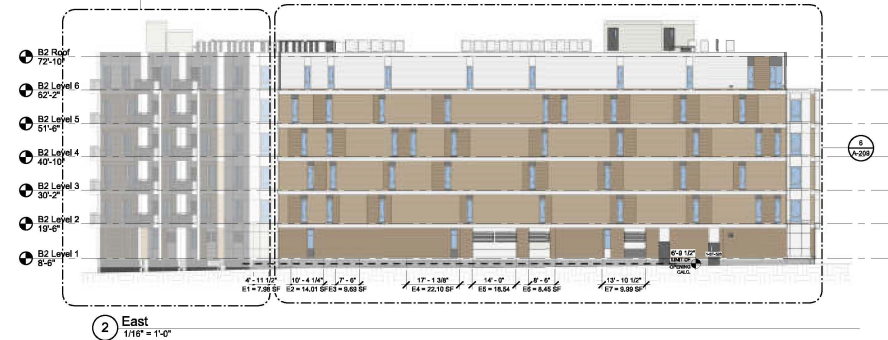
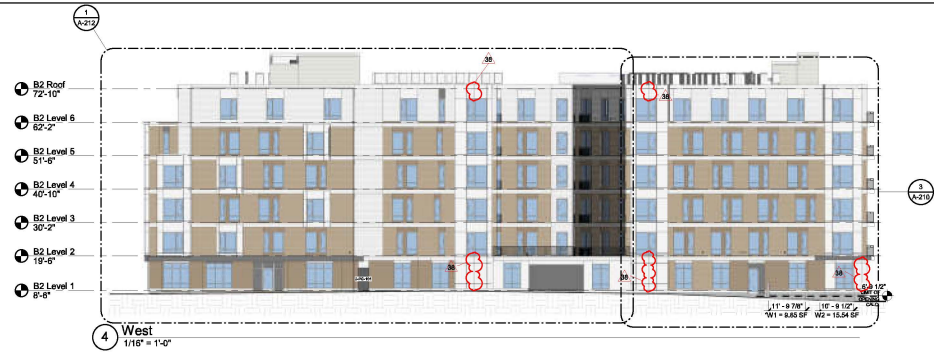
TYPE	Material	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Smokestack Gray	7" Exposure
1.2	Fiber Cement Lap Siding	Copley Gray	7" Exposure
1.3	Fiber Cement Lap Siding	Winchester Brown	7" Exposure
1.4	Fiber Cement Panel	Guthrie Rock	5/16" depth; 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 SCOFFE FIXTURE
⊖	DOUBLE EXHAUST VENT	FW4	ENTRANCE SCOFFE FIXTURE
□	KNOX BOX	UL	UP/DOWN FIXTURE
■	RECESSED WINDOW LOCATION	UL2	UP/DOWN ACCENT FIXTURE
▨	GALVANIZED ALUMINUM SCREEN	N	DOWNLIGHT SCOFFE 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	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

201 & 203 CONCORD
TURNPIKE CAMBRIDGE, MA

THE RESIDENCES AT
ALEWIFE STATION, LLP

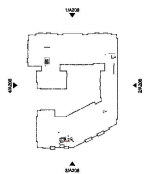
ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



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

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101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

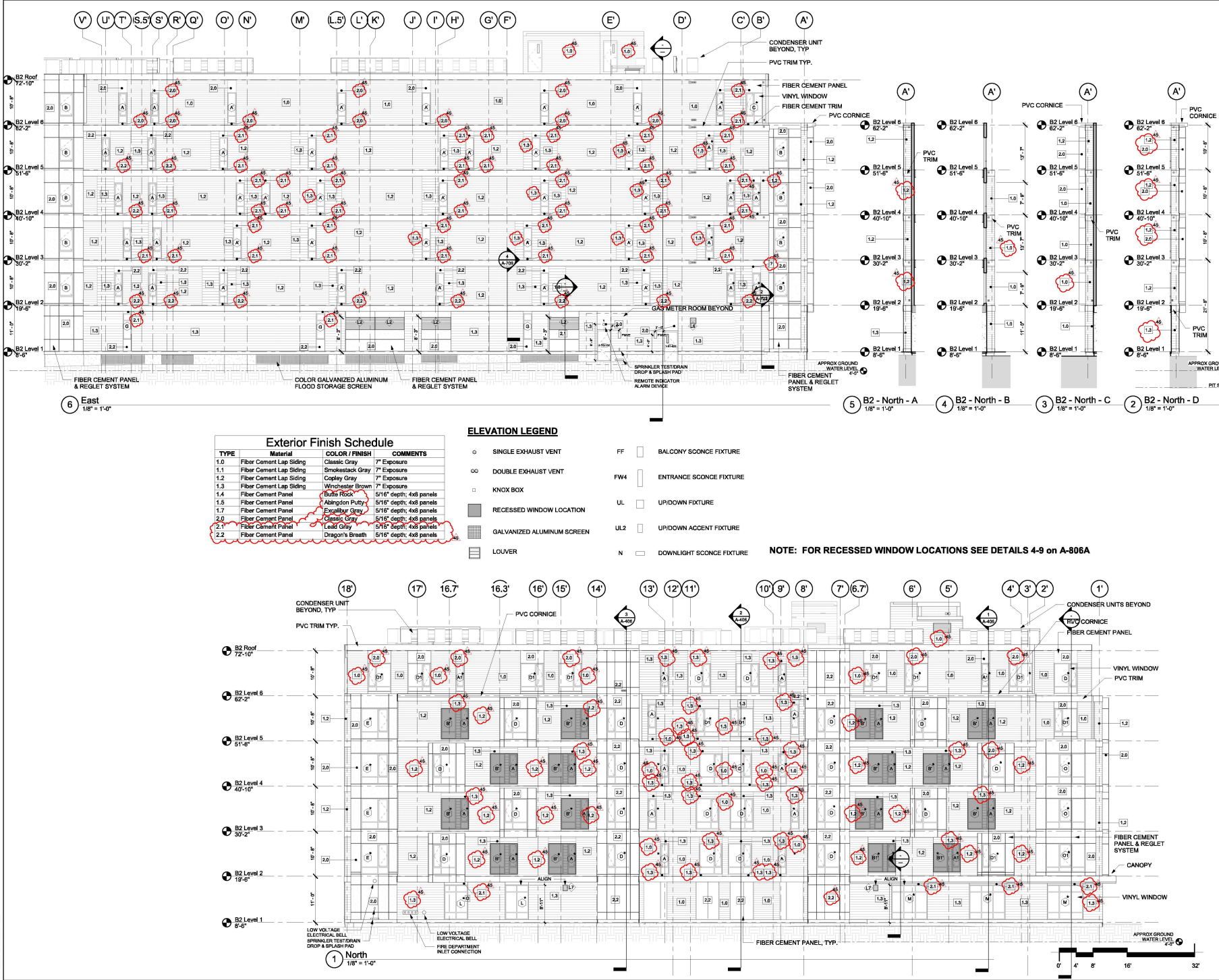
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43	06/11/2019	BULLETIN 41
38	03/28/2019	BULLETIN 35
32	01/25/2019	BULLETIN 28
24	12/04/2018	BULLETIN 25
22	11/01/2018	BULLETIN 22
20	10/04/2018	BULLETIN 20

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

SHEET TITLE

BUILDING 2
ELEVATIONS

A-209



8/9/2019 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



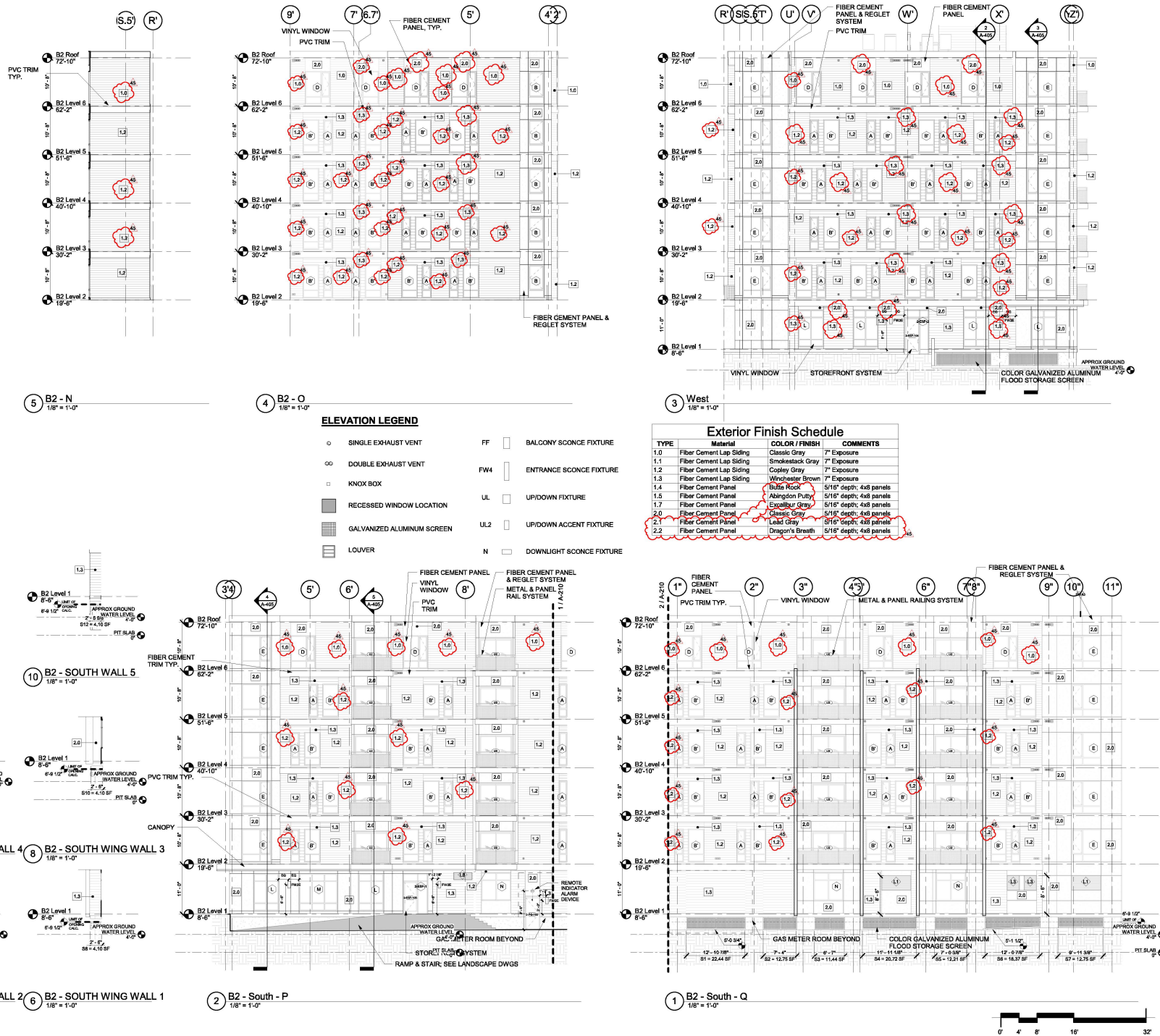
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45	09/09/2019	BULLETIN 52
38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
32	01/25/2019	BULLETIN 28
24	12/04/2018	BULLETIN 25
20	10/04/2018	BULLETIN 20
16	8/20/2018	BULLETIN 16

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



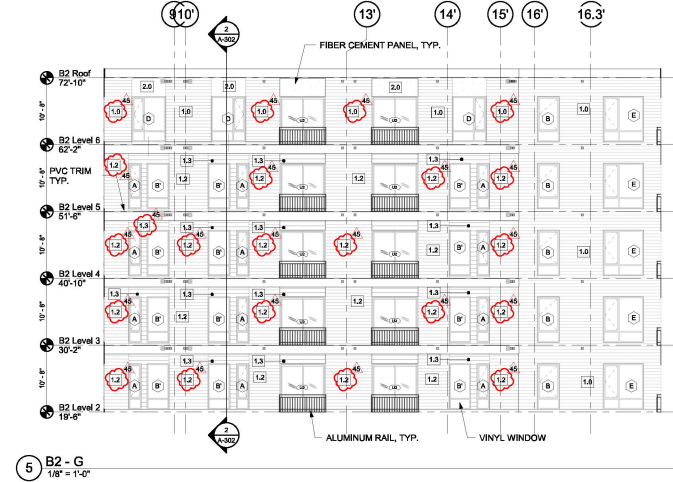
MARK	DATE	DESCRIPTION
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38	03/28/2019	BULLETIN 35
33	02/14/2019	BULLETIN 29
24	12/04/2018	BULLETIN 25
20	10/04/2018	BULLETIN 20
16	8/20/2018	BULLETIN 16
12	7/10/2018	BULLETIN 10

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

SHEET TITLE

BUILDING 2 ELEVATIONS

A-211

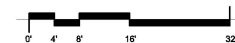
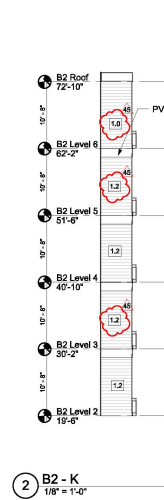
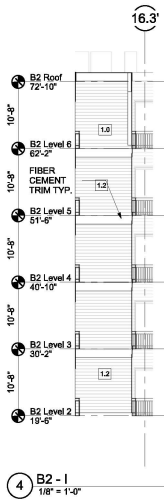


ELEVATION LEGEND

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



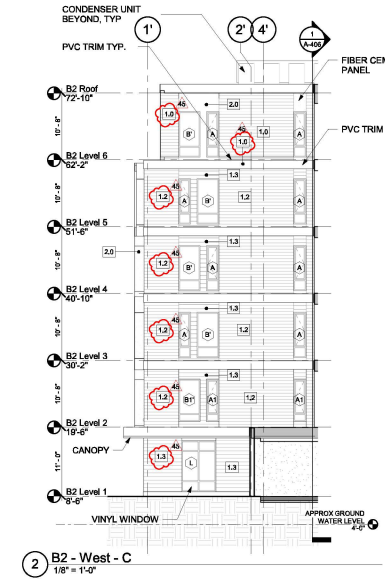
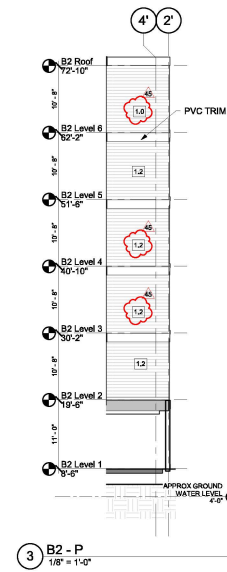
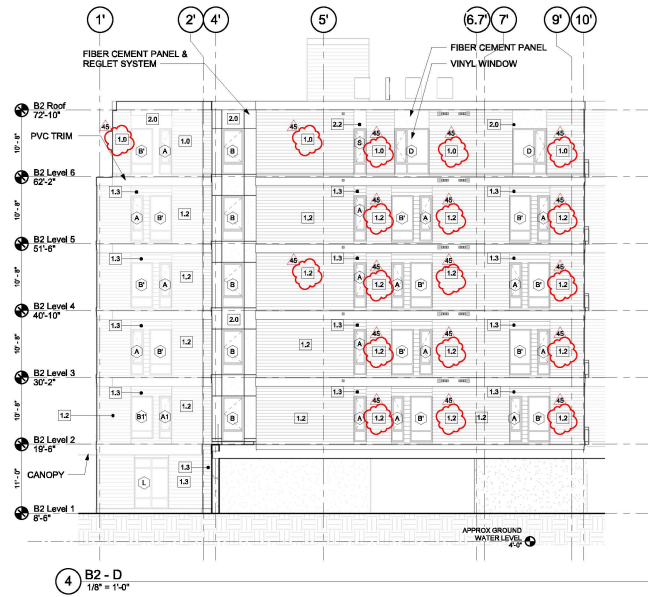
45	09/09/2019	BULLETIN 52
38	03/28/2019	BULLETIN 35
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24	12/04/2018	BULLETIN 25
20	10/04/2018	BULLETIN 20
12	7/10/2018	BULLETIN 10

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		

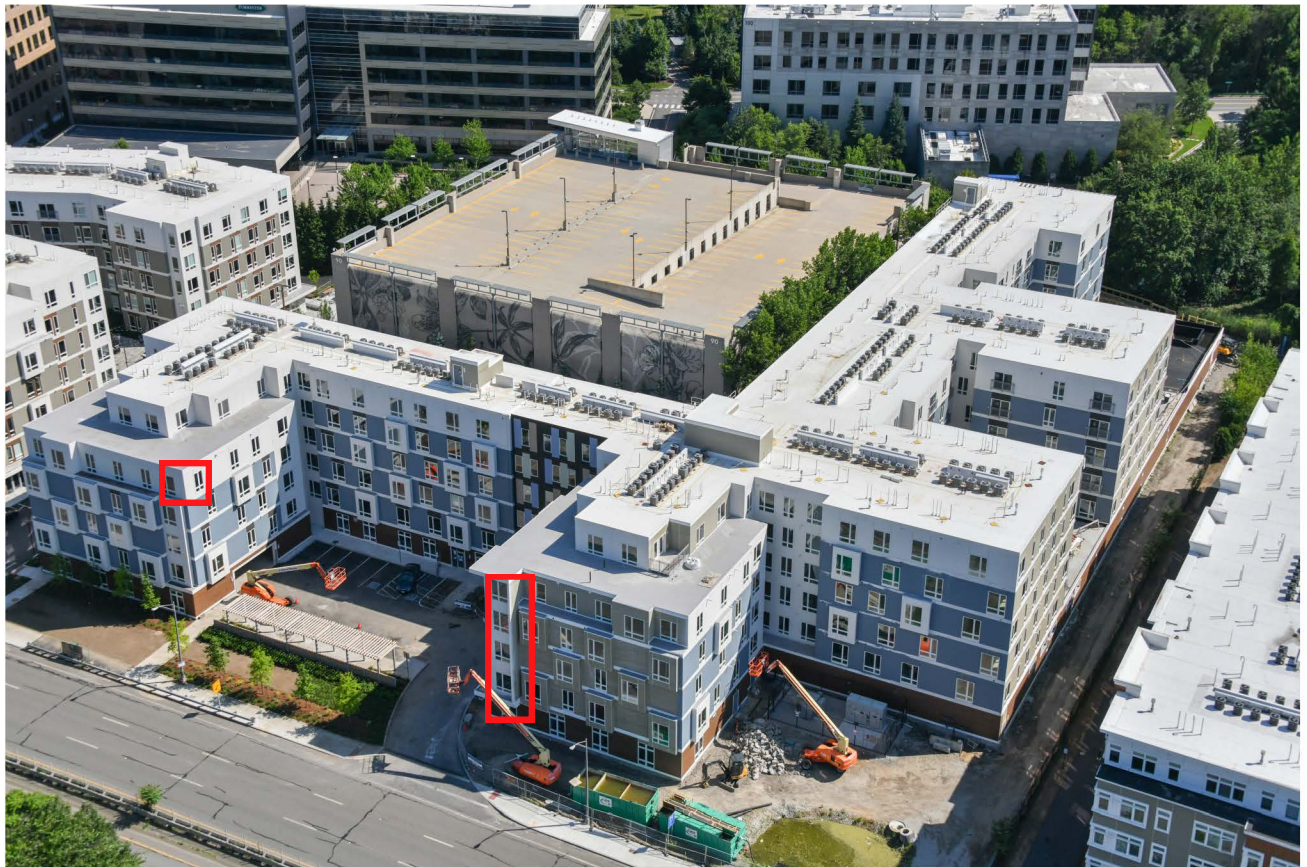
NOTE: FOR RECESSED WINDOW LOCATIONS
SEE DETAILS 4-9 ON A-806A

TYPE	MATERIAL	COLOR / FINISH	COMMENTS
1.0	Fiber Cement Lap Siding	Classic Gray	7" Exposure
1.1	Fiber Cement Lap Siding	Smoked Oak 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 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	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
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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

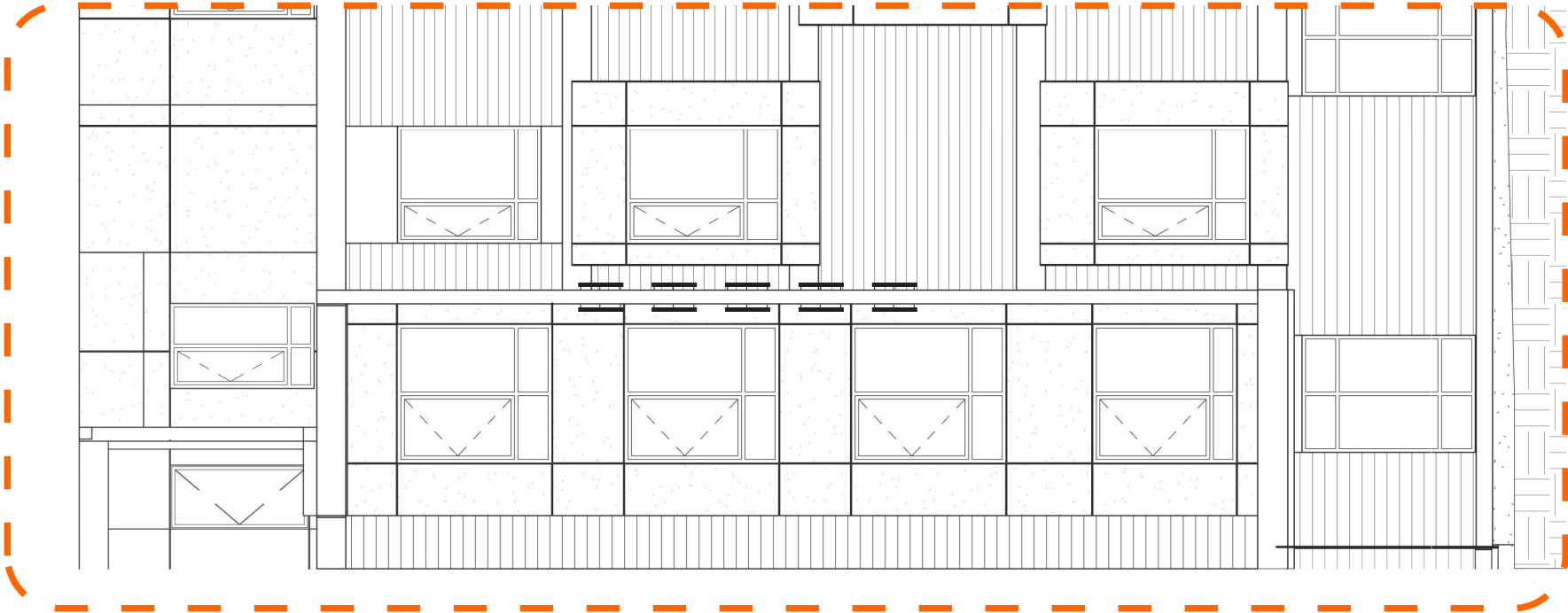
1/2" = 1' 15.3 Sq. Ft.

Sign Code **E01**

Building **1 Main ID**

Qty

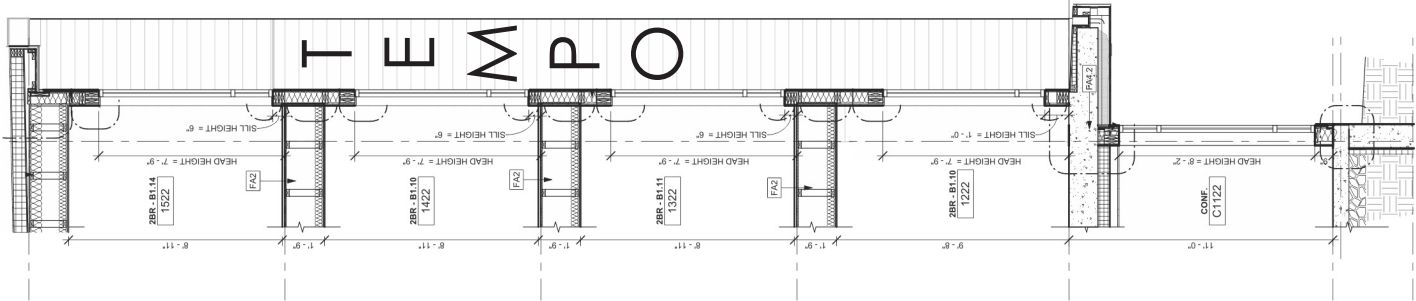
2



3

BUILDING 1 - NORTH ELEVATION

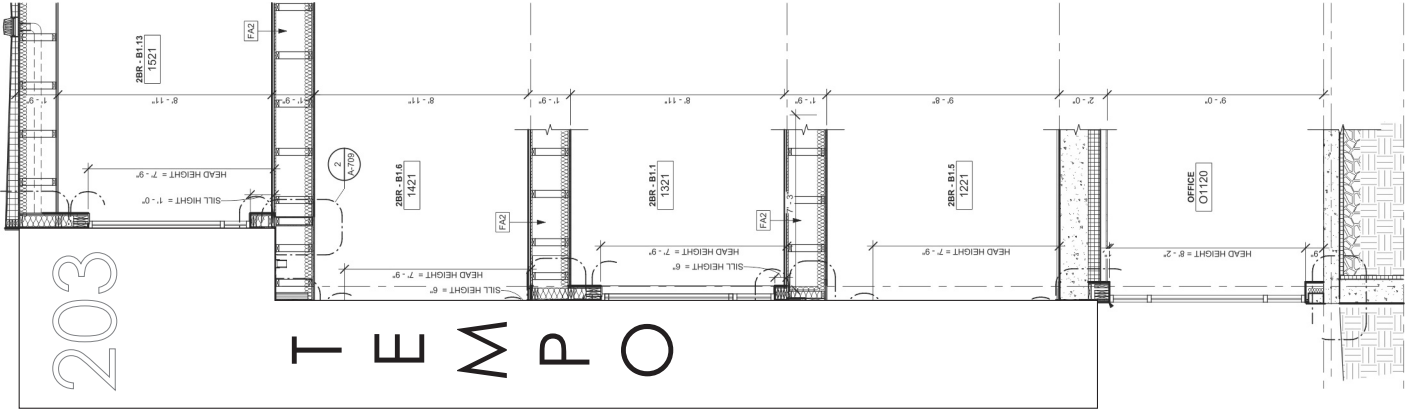
1/8" = 1'



2

BUILDING 1 - WALL SECTION 2 (EAST)

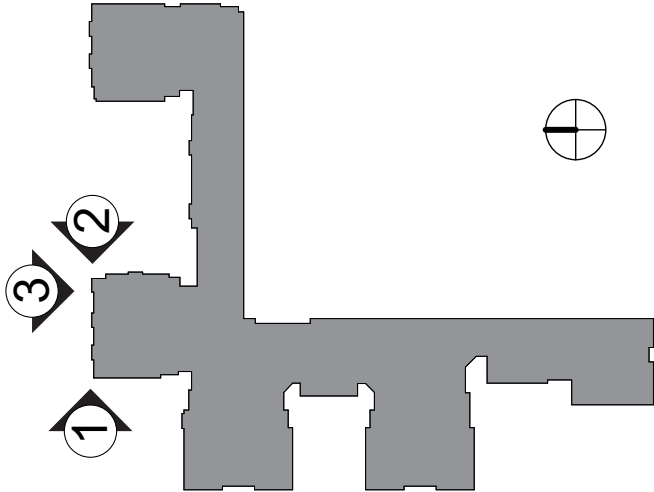
1/8" = 1'



1

BUILDING 1 - WALL SECTION 1 (WEST)

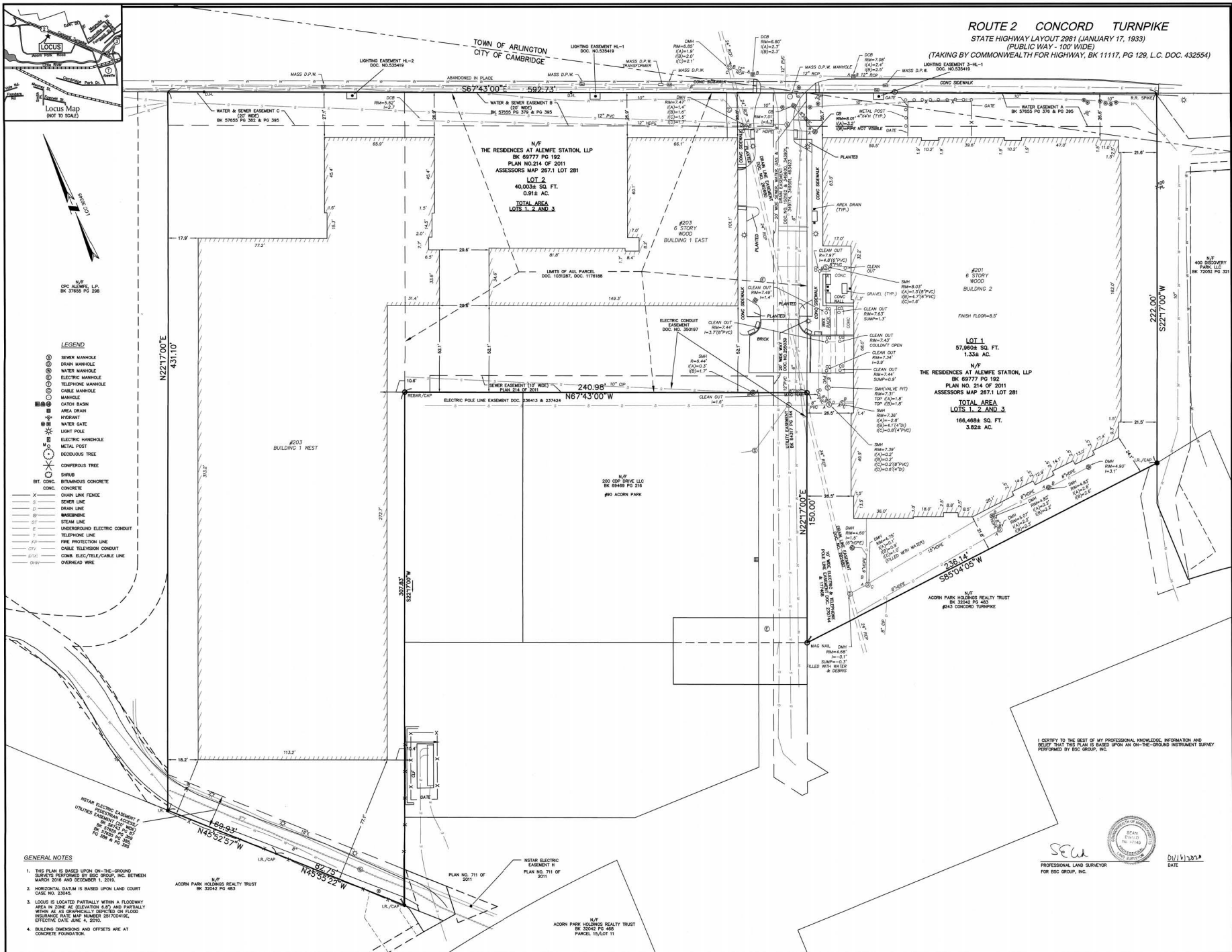
1/8" = 1'



323'-7"

BUILDING 1 - NORTH ELEVATION

1/64" = 1'



**PROGRESS
SITE
AS-BUILT
PLAN**

201 & 203 CONCORD
TURNPIKE (RTE 2)

IN
CAMBRIDGE
MASSACHUSETTS
(MIDDLESEX COUNTY)

THE RESIDENTS AT
ALEWIFE STATION

DECEMBER 5, 2019

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED UPON AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY BSC GROUP, INC.

SEAL
PROFESSIONAL LAND SURVEYOR
FOR BSC GROUP, INC.



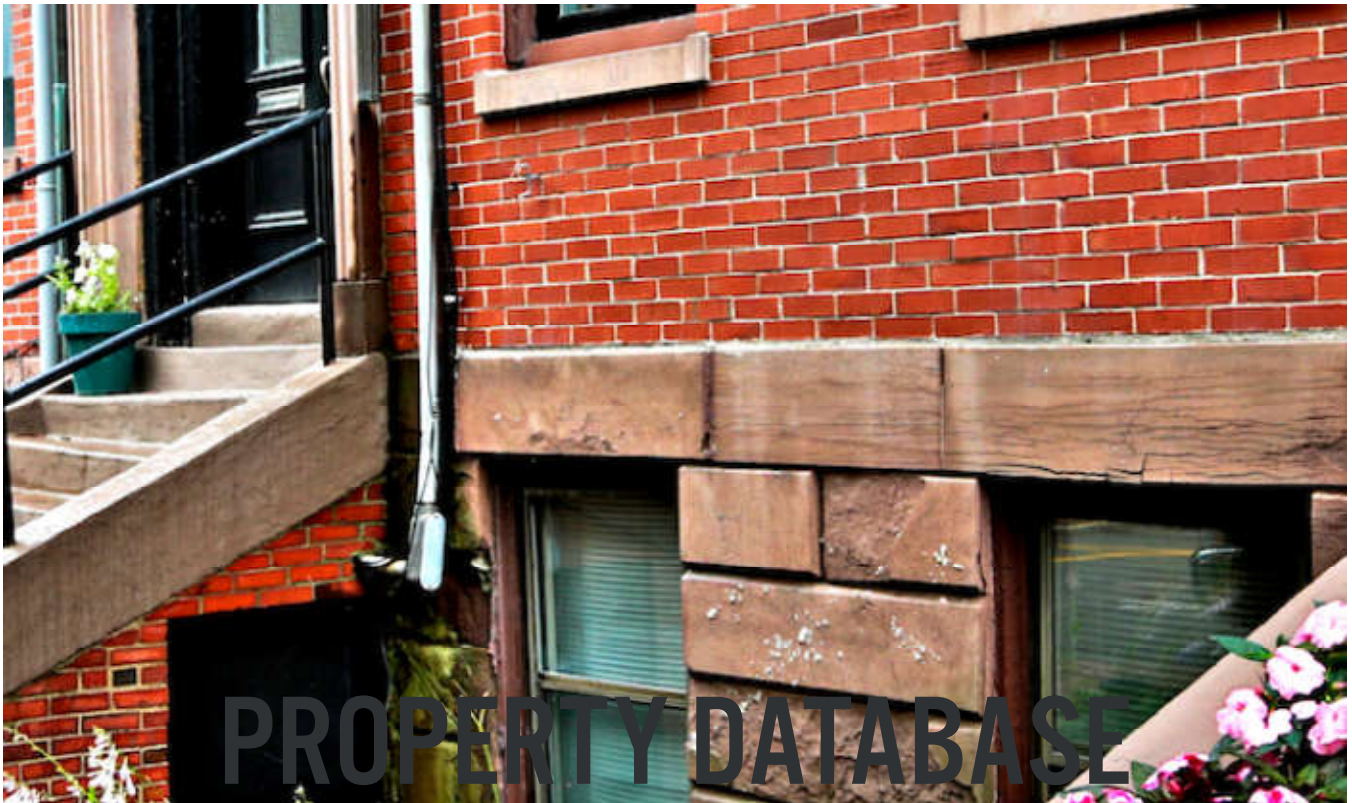
DATE

PREPARED FOR:
PLUMB HOUSE, INC.
10 COMMERCIAL WAY
MILFORD, MA 01757

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

© 2019 BSC Group, Inc.
SCALE: 1" = 20'
0 25 50 100
8 10 20 40 80
PROJ. MGR.: K. THOMPSON
FIELD: P. MOYER
CALC./DESIGN: L. VERSOY
DRAWN: A. STAMENKOVIC
CHECK: S. EWALD
FILE: P. 2326902 SURVEY DRAWINGS
DWG: 2326902AS.DWG
JOB: NO. 2-3269-02
SHEET
1 OF 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	\$297,174.98 This represents the total FY20 Real Estate Tax including the CPA Surcharge, but not including Residential Exemption or other Personal Exemptions deduction.

Sketches



Owner Information

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

Building Information

Commercial Building Number 1, Section 1

Exterior

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

Interior

Living Area (sq. ft.)	324,440
Number of Units	320

Systems

Heat Type	H.V.A.C.
Heat Fuel	Gas
Plumbing	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 for further information.

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621
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



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info@MLGsigns.com

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is permitted without written
consent. All other rights reserved.

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

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

Customer Signature Required

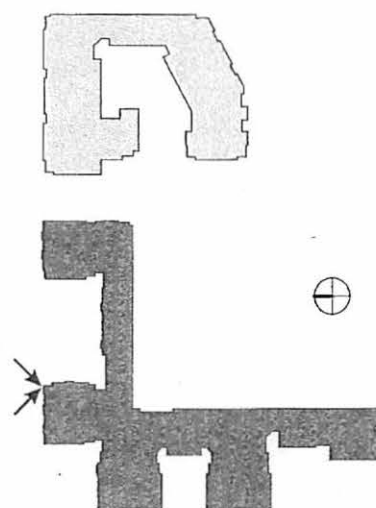
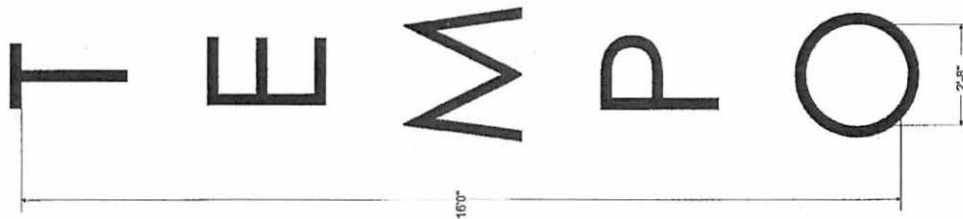
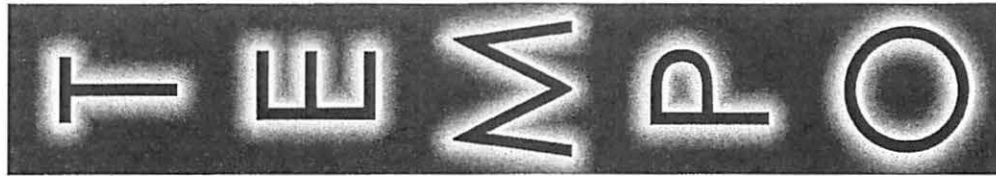
Date Signed

Colors & Finishes

Illuminated NIGHT view

PROFILE view

FRONT view



(2)

REQUIRES ELECTRICAL
Consult a professional electrician for power & sign
hardware.

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

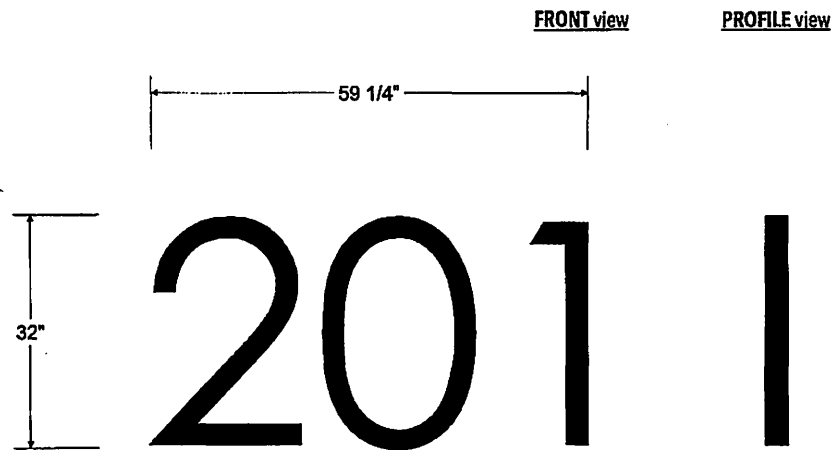
Sign conforms to requirements of Article 7.000: YES ☐ NO ☒

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



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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. 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

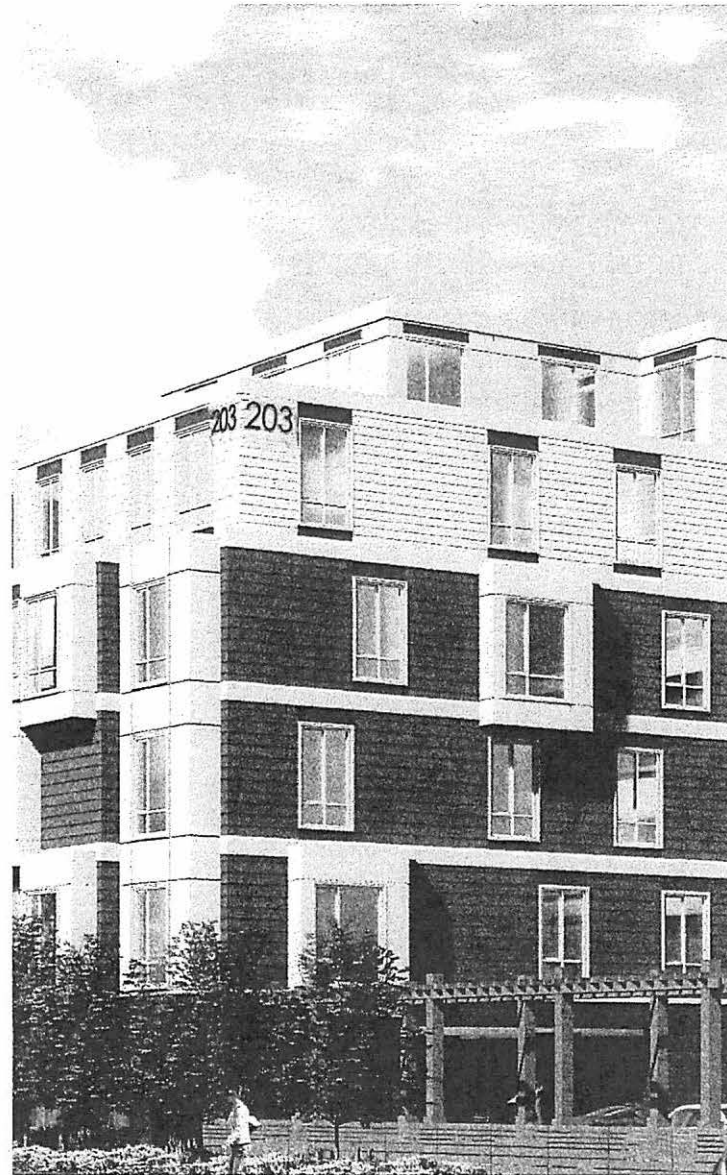
PHOTO

- ☐ 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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Criterion Development
Tempo

195 Concord Turnpike
Cambridge, MA 02140

Designer/Project Manager
A. Leisure/H. Hopkins

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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

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

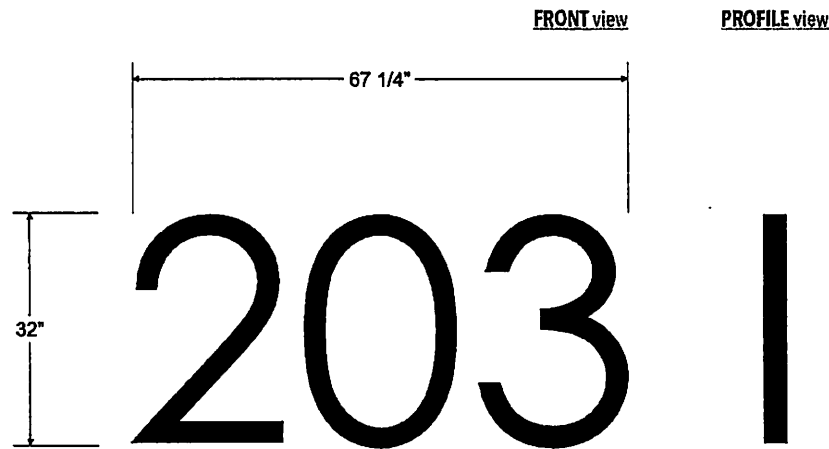
Sign conforms to requirements of Article 7.000: YES ☒ NO ☐

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



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

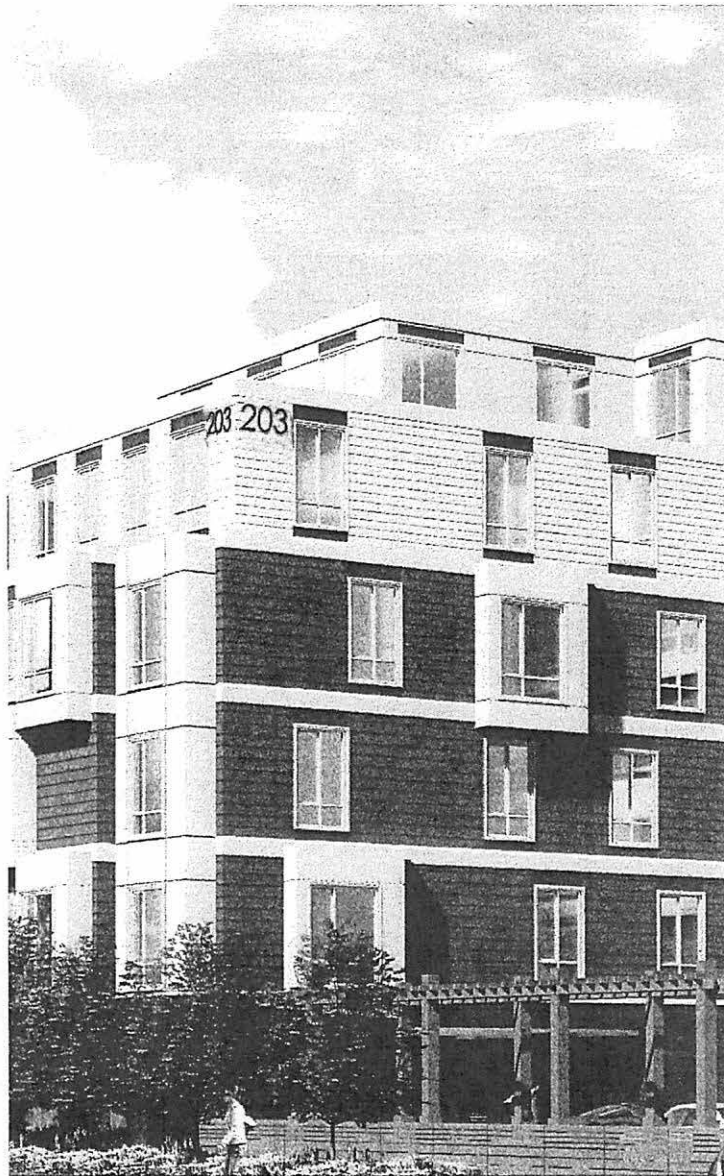
PHOTO

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

Customer Signature Required

Date Signed

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



603.588.3177
MLGsigns.com
info@MLGsigns.com

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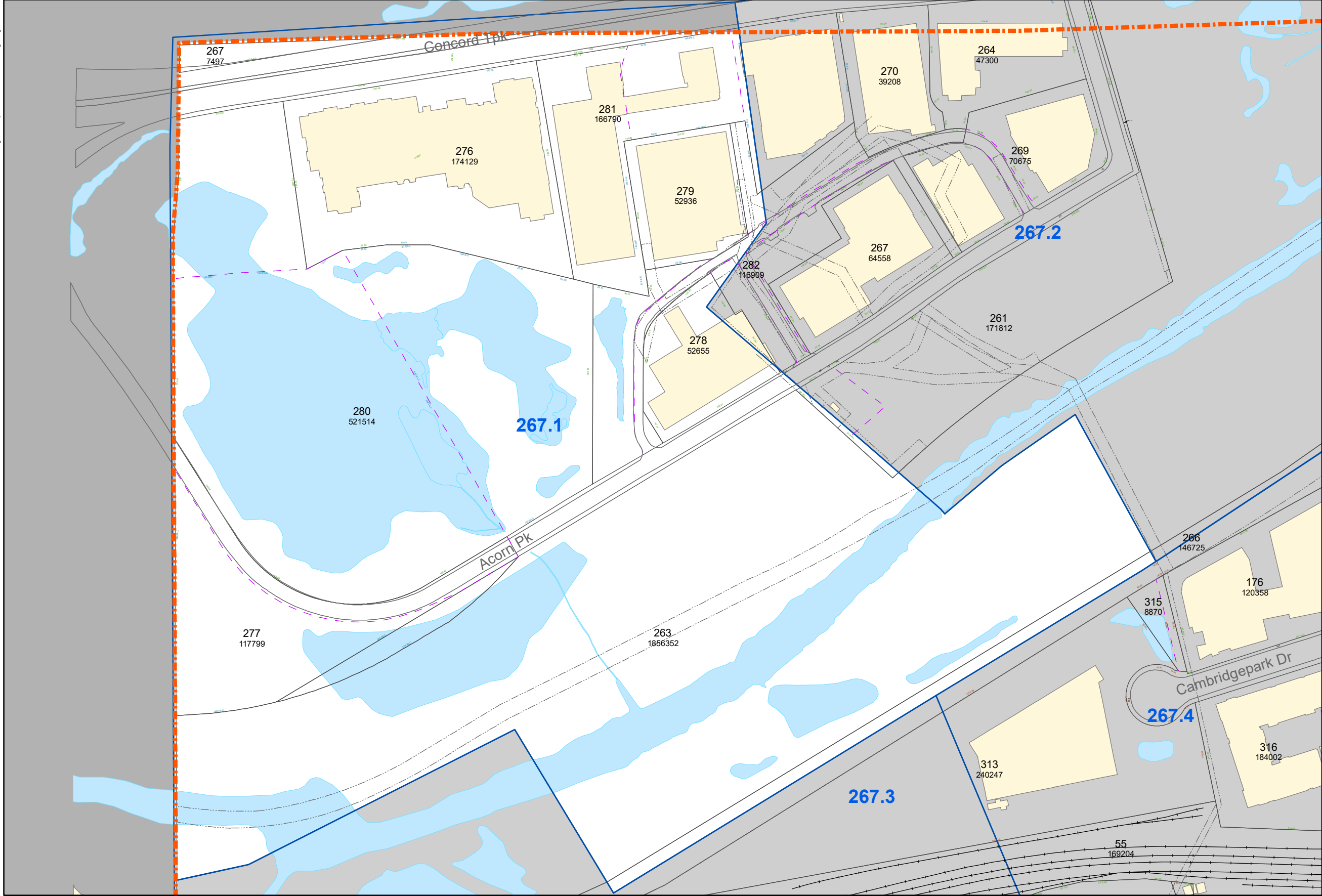
Return layout(s) directly to your Project Manager or info@MLGsigns.com

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

Customer Signature Required

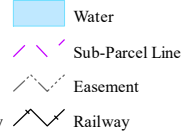
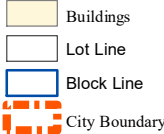
Date Signed

Sign Code **E05B**
Building ID



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

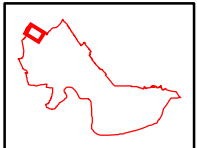


10	Lot Number	100	Parcel size in Sq. Ft.
267.1	Block Number	44.0LC	Land Court Dimension
10	Street Number	65.0	Survey Dimensions
(125.0)	Deed Dimension		

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