



The Residences at 130 Cambridge Park Drive
Volume 2: Special Permit Application

The McKinnon Company *on behalf of* BRE/CPD, LLC // Cambridge, MA // 21 February 2013



ARROW STREET

Architecture
Urban Design
Planning
Graphics and Interiors

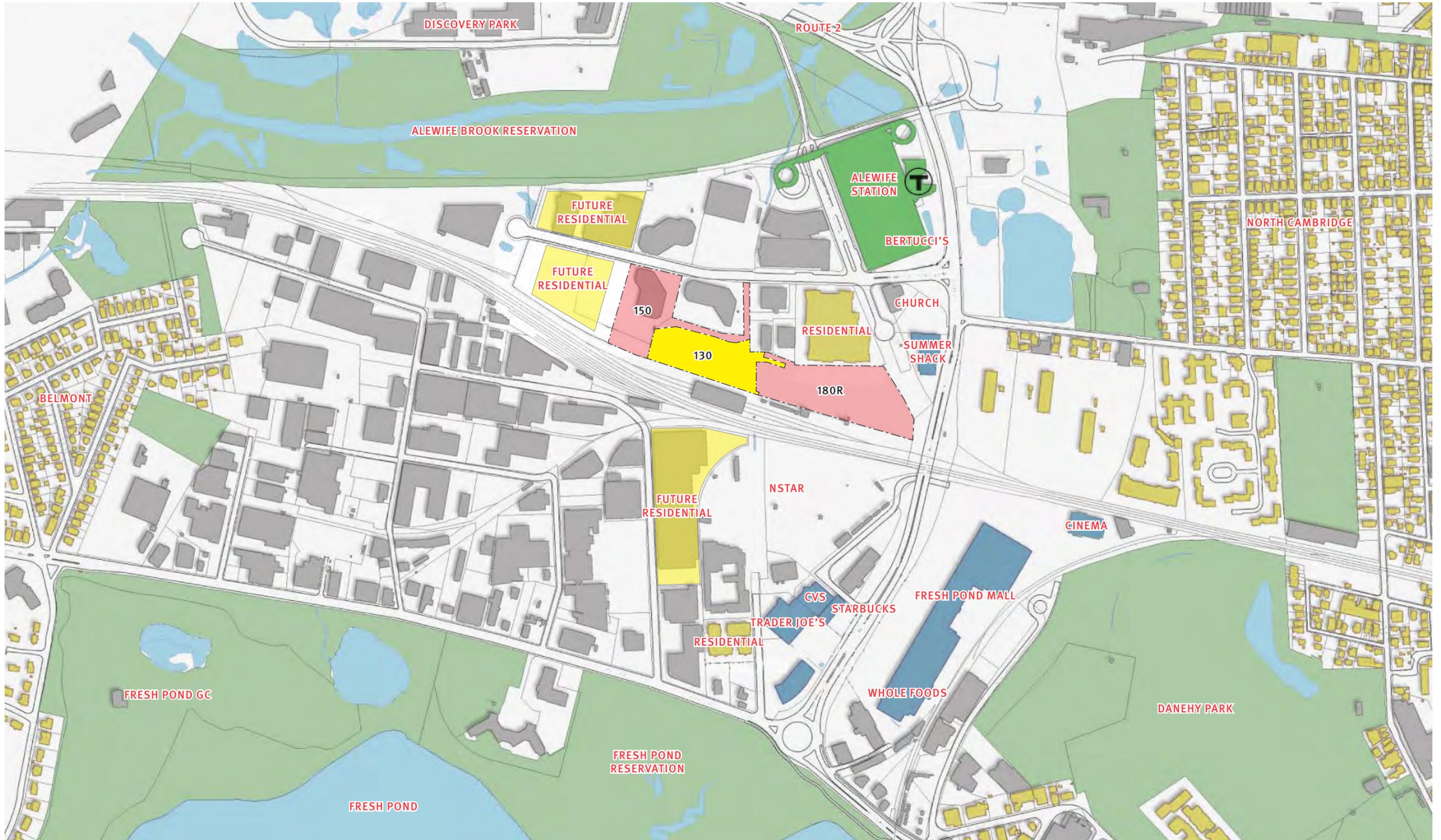
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CBA | Landscape Architects LLC

SITE CONTEXT MAP	4
VICINITY MAP	5
EXISTING CONDITIONS PHOTOGRAPHS	6
EXISTING CONDITIONS PHOTOGRAPHS	7
CURRENT VIEW FROM CAMBRIDGEPARK DRIVE	8
PROPOSED VIEW FROM CAMBRIDGEPARK DRIVE	9
RENDERING FROM NORTHEAST	10
RENDERING FROM EAST	11
RENDERING FROM SOUTH	12
RENDERING FROM NORTH EAST	13
RENDERING FROM NORTH WEST	14
RENDERING FROM NORTH WEST	15
LANDSCAPE PLAN	16
LANDSCAPE TREE LIST	17
PARTIAL CONCEPT PLANT LIST	18
PARTIAL CONCEPT PLANT LIST	19
EXISTING CONDITIONS PLAN	20
OPEN SPACE PLAN	21
SITE PLAN	22
SUBDIVISION PLAN	23
SITE PLAN	24
GROUND FLOOR PLAN	25
FLOOR PLAN 02	26
FLOOR PLAN 03 & 04	27
FLOOR PLAN 05 & 06	28
ROOF PLAN	29
ELEVATIONS	30
ELEVATION & AERIAL VIEWS	31
ENLARGED ELEVATIONS WITH MATERIALS	32
ENLARGED ELEVATIONS WITH MATERIALS	33
GARAGE PLANS	34
GARAGE ELEVATIONS & AERIAL	35







01

02

130 CPD, FUTURE RESIDENTIAL



03

160 CPD, UNDER CONSTRUCTION



04

150 CPD, EXISTING OFFICE



05

150 CPD, EXISTING OFFICE



06

07

130 CPD, FUTURE RESIDENTIAL



08

130 CPD, FUTURE RESIDENTIAL



09

VIEW FROM CAMBRIDGEPARK DRIVE



10

APPROACH FROM CPD



11

LOOKING WEST TOWARDS 150 CPD



12

13

VIEW FROM DAYCARE ENTRY



14

VIEW OF SERVICE BUILDING



15

LOOKING WEST TOWARD FUTURE ACCESS ROAD



16

LOOKING SOUTH ACROSS RAILROAD TRACKS

















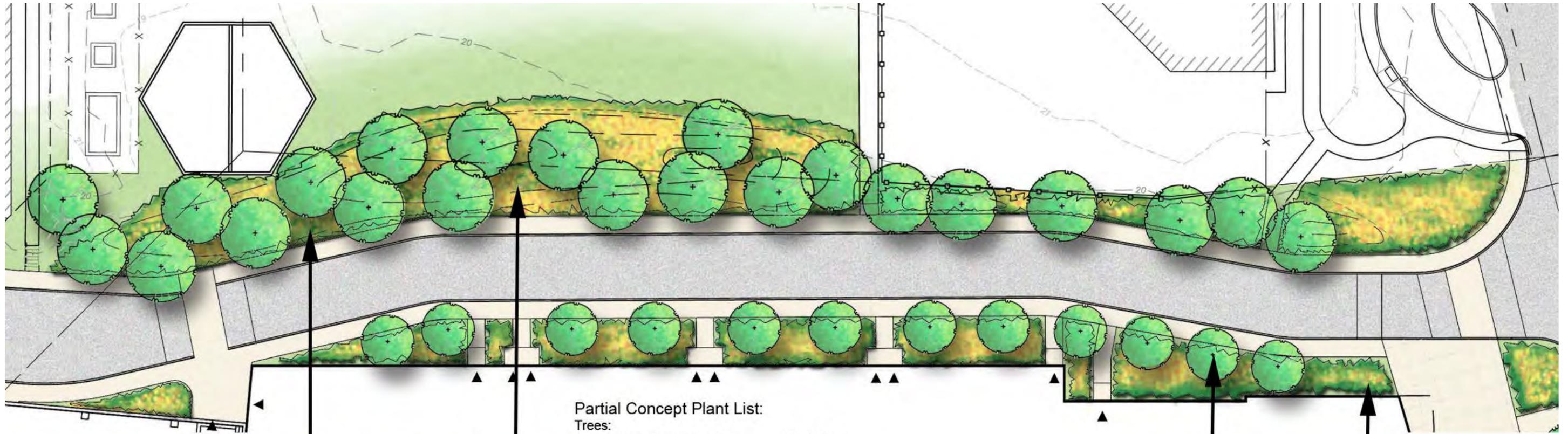




PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
12	AR	Acer rubrum	Red Maple	3.5-4" Cal.	
4	AC	Acer rubrum 'Columnare'	Columnar Red Maple	2.5-3" Cal.	
15	BN	Betula nigra "Heritage"	River Birch	3-3.5" Cal.	Single-stem
32	CC	Carpinus caroliniana 'Fastigiata'	Columnar Hornbeam	2-2.5" Cal.	
7	GT	Gleditsia triacanthos "Shademaster"	Honey Locust	4-4.5" Cal.	
3	GD	Gymnocladus dioicus	Kentucky Coffee Tree	4-4.5" Cal.	
9	LS	Liquidambar styraciflua	Sweetgum	3.5-4" Cal.	
9	NS	Nyssa sylvatica	Tupelo	3.5-4" Cal.	
8	QP	Quercus palustris	Pin Oak	3.5-4" Cal.	





Partial Concept Plant List:

Trees:

- Acer rubrum 'Red Sunset'
- Betula nigra "Heritage"
- Liquidambar styraciflua
- Nyssa sylvatica
- Quercus palustris

- Red Maple
- 'Heritage' River Birch
- American Sweetgum
- Tupelo
- Pin Oak

Shrubs:

- Amelanchier canadensis
- Cornus sericea 'Kelsyi'
- Hamamelis virginiana
- Ilex glabra 'Shamrock'
- Leucothoe axillaris

- American Serviceberry
- Redtwig Dogwood
- Witchhazel
- Inkberry Holly
- Coast Leucothoe

Perennials on Berm:

- Field Grass Mix
- Coreopsis grandiflora
- 'Early Sunrise'
- Echinacea purpurea
- Liatris spicata
- Rudbeckia fulgida var. 'Goldsturm'

- Tickseed
- Purple Coneflower
- Blazingstar
- Blackeyed Susan

Perennials by Building:

- Astilbe sp.
- Athyrium felix-femina
- Carex plantaginea
- Dicentra eximia
- Epimedium grandiflorum
- Hosta sp.
- Polygonatum odoratum variegatum

- Perennial Spirea
- Lady Fern
- Seersucker Sedge (Grass)
- Fringed Bleeding Heart
- Bishop's Cap
- Hosta
- Solomon's Seal



Partial Concept Plant List:

Trees:

- Acer rubrum 'Red Sunset' Red Maple
- Betula nigra "Heritage" 'Heritage' River Birch

Shrubs:

- Amelanchier canadensis American Serviceberry
- Clethra alnifolia 'Hummingbird' Summersweet
- Hydrangea quercifolia Oakleaf Hydrangea
- Ilex verticillata 'Sparkleberry' Winterberry Holly
- Itea virginica Sweetspire

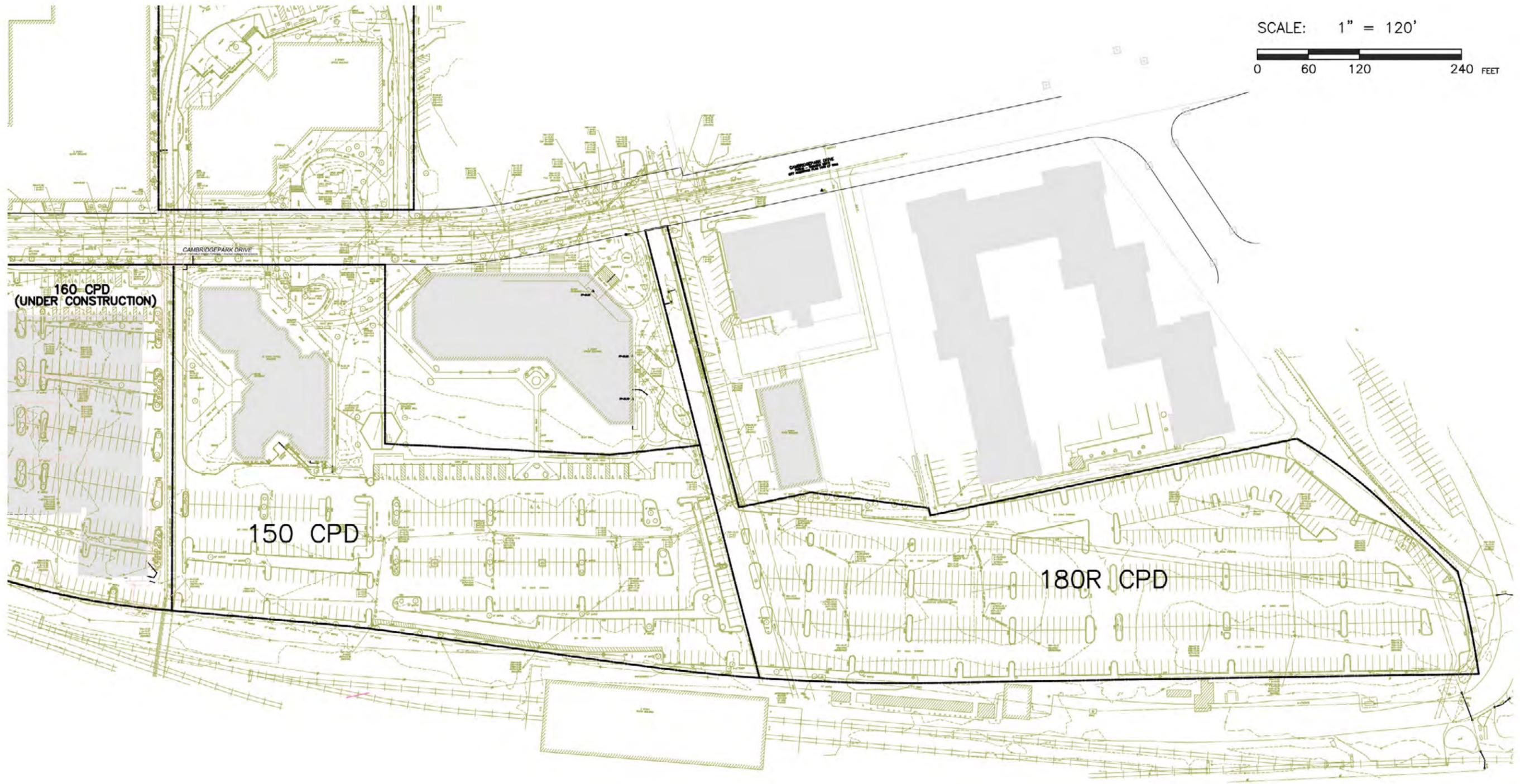
Field Grass/Perennials Mix:

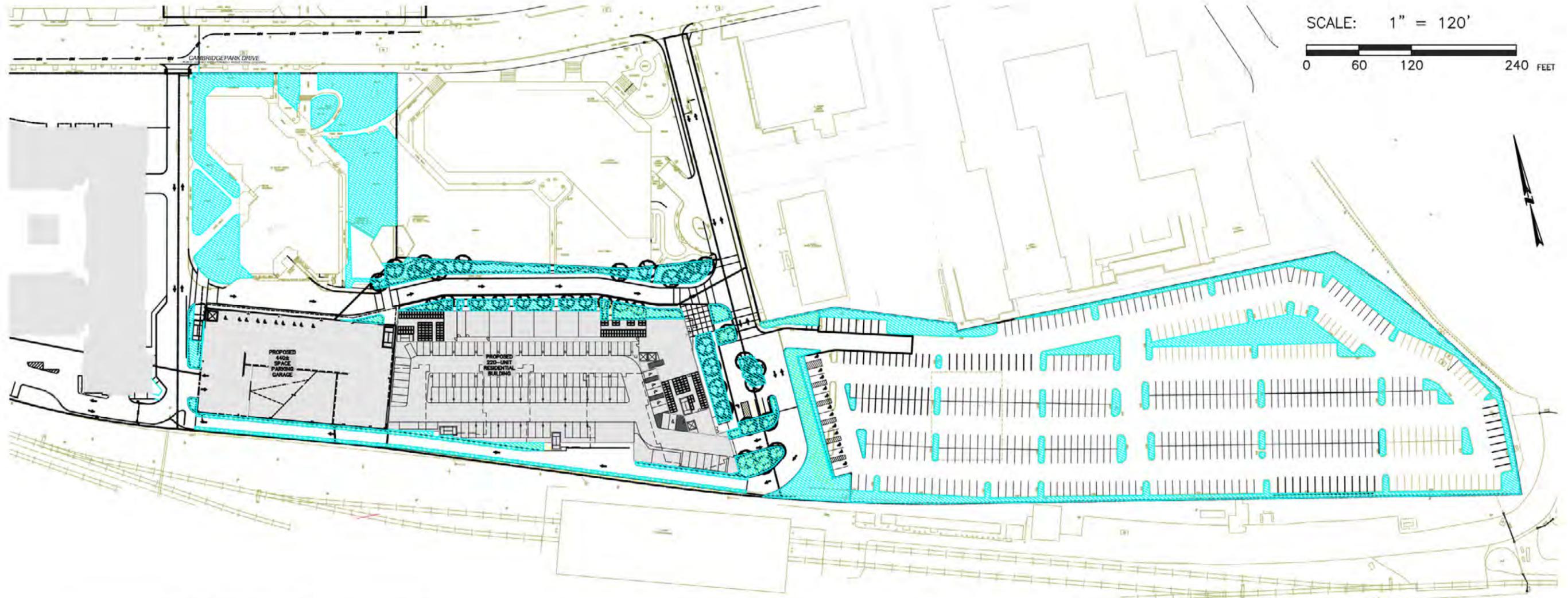
- Field Grass
- Coreopsis grandiflora Tickseed
- 'Early Sunrise'
- Echinacea purpurea Purple Coneflower
- Liatris spicata Blazingstar
- Rudbeckia fulgida var. 'Goldsturm' Blackeyed Susan

Grasses by Building/Island:

- Carex plantaginea Seersucker Sedge (Grass)
- Chasmanthium latifolia Northern Sea Oats
- Deschampsia cespitosa Tufted Hair Grass
- Panicum virgatum 'Squaw' Switch Grass







OPEN SPACE KEY 150 CPD:

PERMEABLE OPEN SPACE

OPEN SPACE CALCULATIONS:

	EXISTING	PROPOSED	% OF TOTAL LOT AREA
TOTAL PERMEABLE OPEN SPACE	NA	29,020± S.F.	23.2%
TOTAL OPEN SPACE	NA	29,020± S.F.	23.2%

LOT AREA = 125,089± S.F.

OPEN SPACE KEY 130 CPD:

PERMEABLE OPEN SPACE

OPEN SPACE CALCULATIONS:

	EXISTING	PROPOSED	% OF TOTAL LOT AREA
TOTAL PERMEABLE OPEN SPACE	NA	17,680± S.F.	17.3%
TOTAL OPEN SPACE	NA	17,680± S.F.	17.3%

LOT AREA = 102,013 S.F.

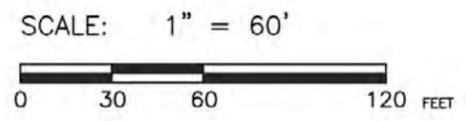
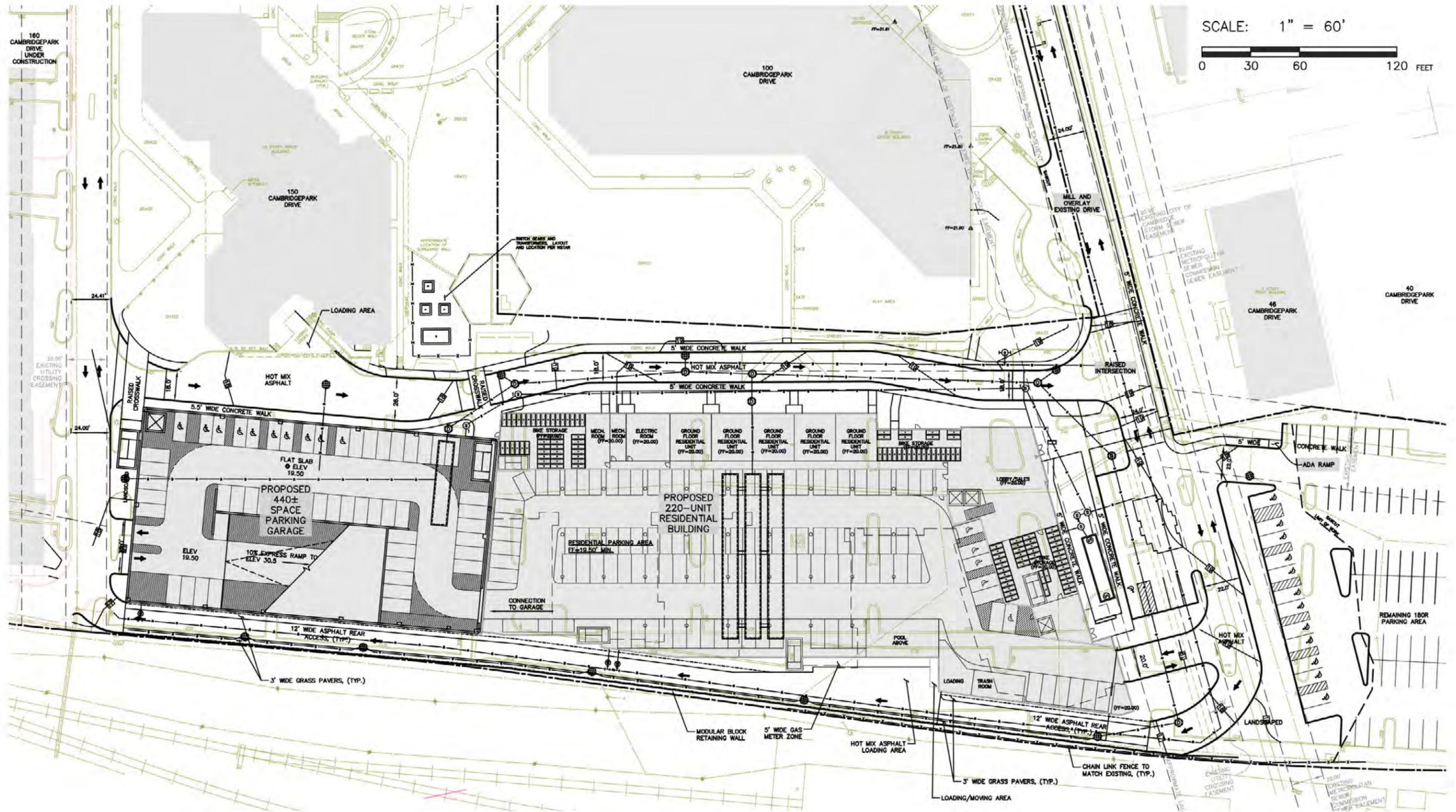
OPEN SPACE KEY 180 CPD:

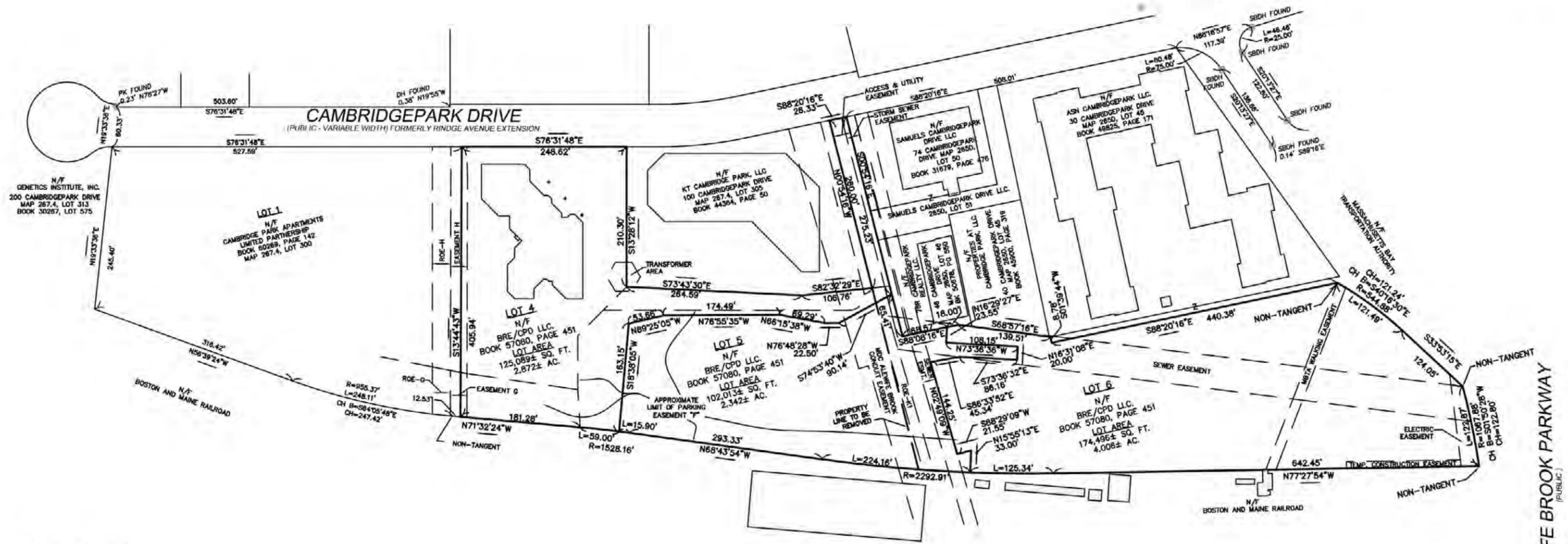
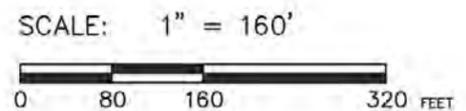
PERMEABLE OPEN SPACE

OPEN SPACE CALCULATIONS:

	EXISTING	PROPOSED	% OF TOTAL LOT AREA
TOTAL PERMEABLE OPEN SPACE	NA	26,180± S.F.	15.0%
TOTAL OPEN SPACE	NA	26,180± S.F.	15.0%

LOT AREA = 174,496 S.F.

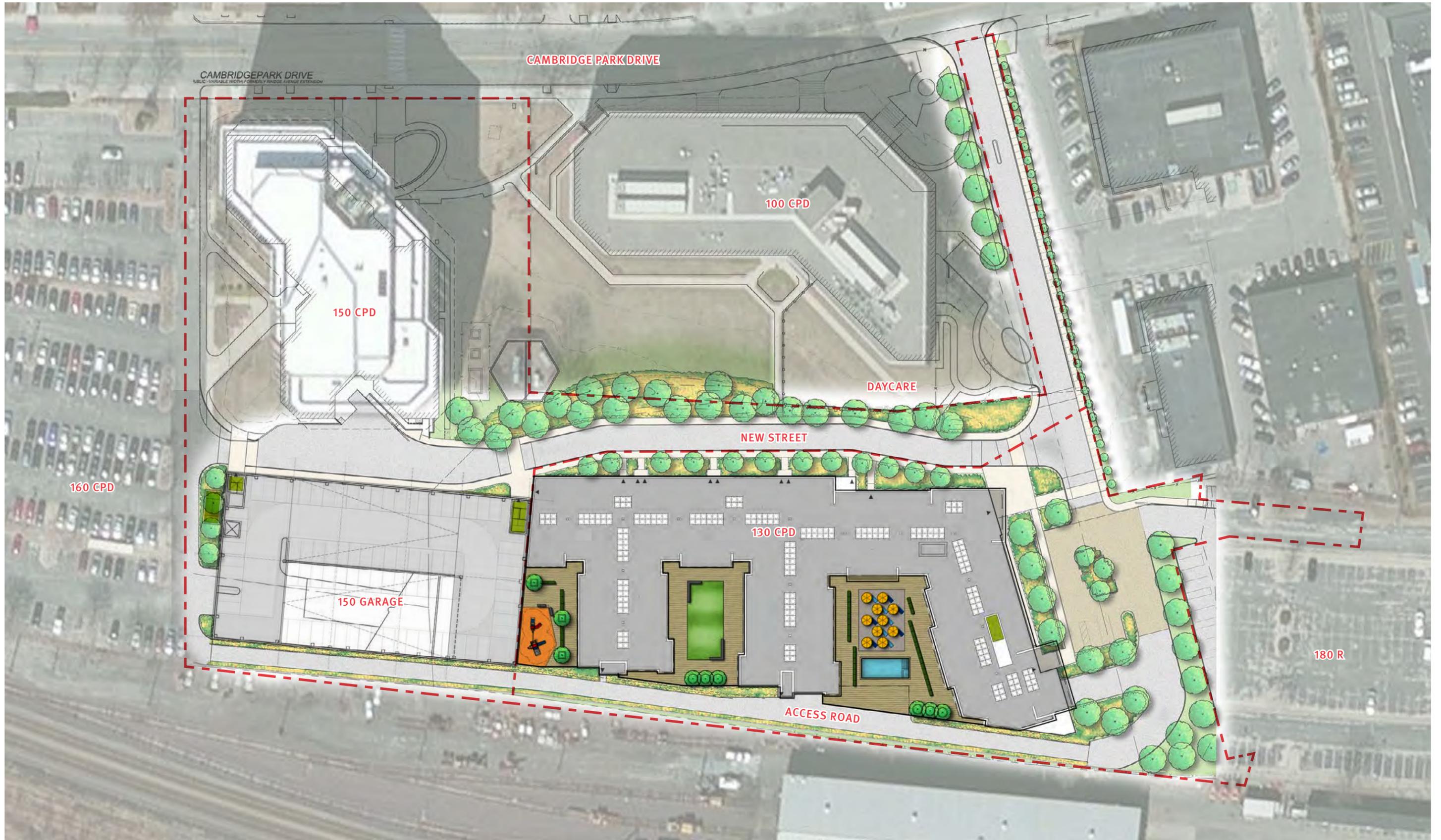


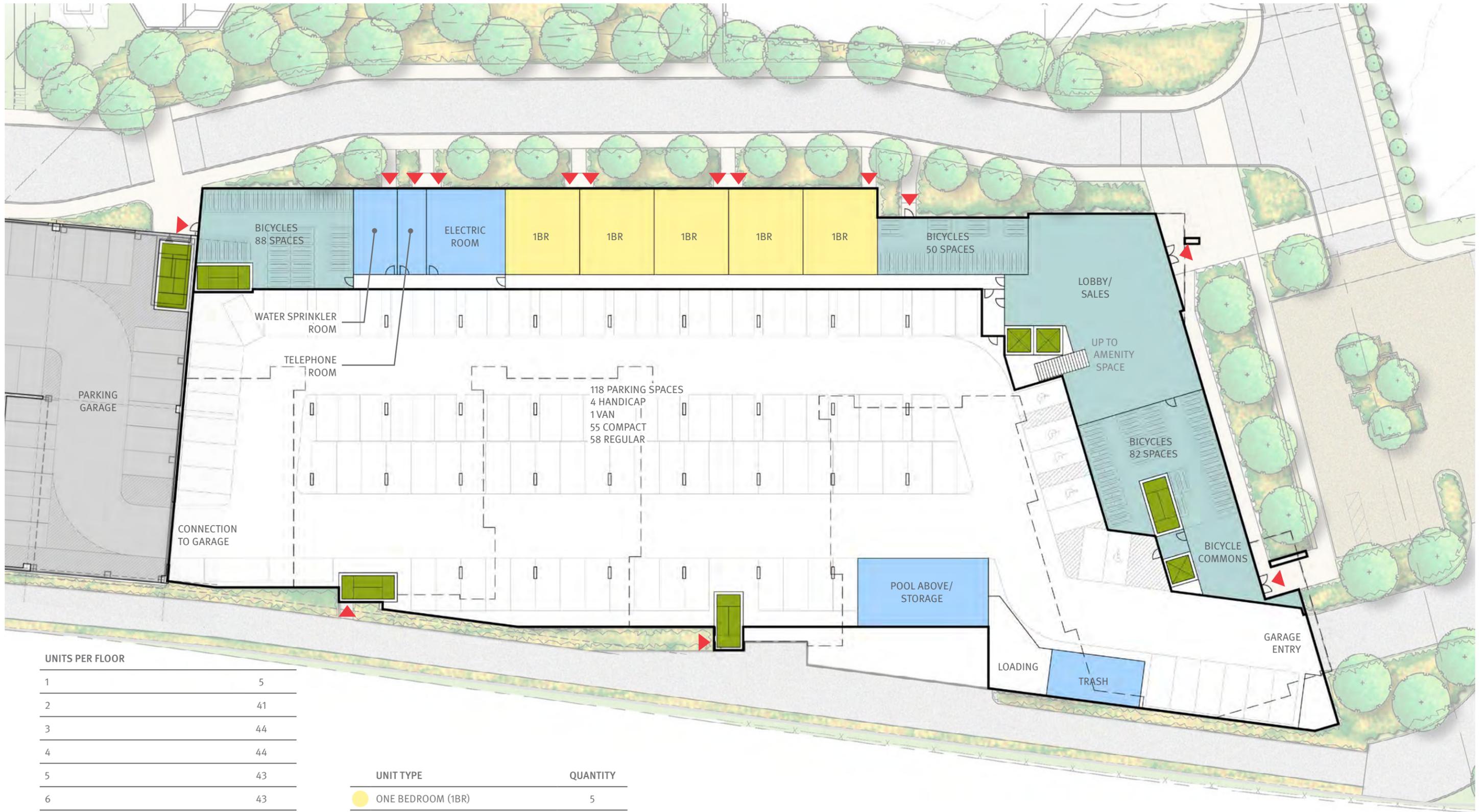


GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LAND COMPRISING LOTS 2 & 3 AS SHOWN ON A PLAN RECORDED WITH MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 732 OF 2012.
2. LOTS 2 & 3 ARE SHOWN AS LOTS 306, 300, AND 299 ON CITY OF CAMBRIDGE ASSESSOR'S MAP 267.4.
3. THIS PLAN IS THE RESULT OF ON THE GROUND SURVEYS PERFORMED BY BSC GROUP, INC. IN FEBRUARY, 2012.
4. EASEMENTS ARE APPROXIMATE AS SHOWN ON 2011 ALTA/ACSM LAND TITLE SURVEY.
5. EXISTING CONDITIONS SHOWN ARE BASED ON CAD FILE RECEIVED FROM CLIENT AND PARTIAL FIELD UPDATE BY BSC GROUP INC. IN FEBRUARY 2012.

RECORD OWNER	REFERENCES:
BRE/CPD LLC	PLAN NO. 063 OF 2000
BK 57080 PG 451	PLAN NO. 33 OF 1999
	PLAN NO. 1440 OF 1984
	PLAN NO. 1069 OF 1984
	PLAN NO. 560 OF 1984
	PLAN NO. 624 OF 1983





UNITS PER FLOOR

1	5
2	41
3	44
4	44
5	43
6	43
TOTAL UNITS	220

UNIT TYPE	QUANTITY
● ONE BEDROOM (1BR)	5
TOTAL FIRST FLOOR	5



UNIT TYPE	QUANTITY
MICRO (M)	3
STUDIO (ST)	9
ONE BEDROOM (1BR)	14
ONE BEDROOM + DEN (1BR+D)	4
TWO BEDROOM (2BR)	11
TOTAL SECOND FLOOR	41

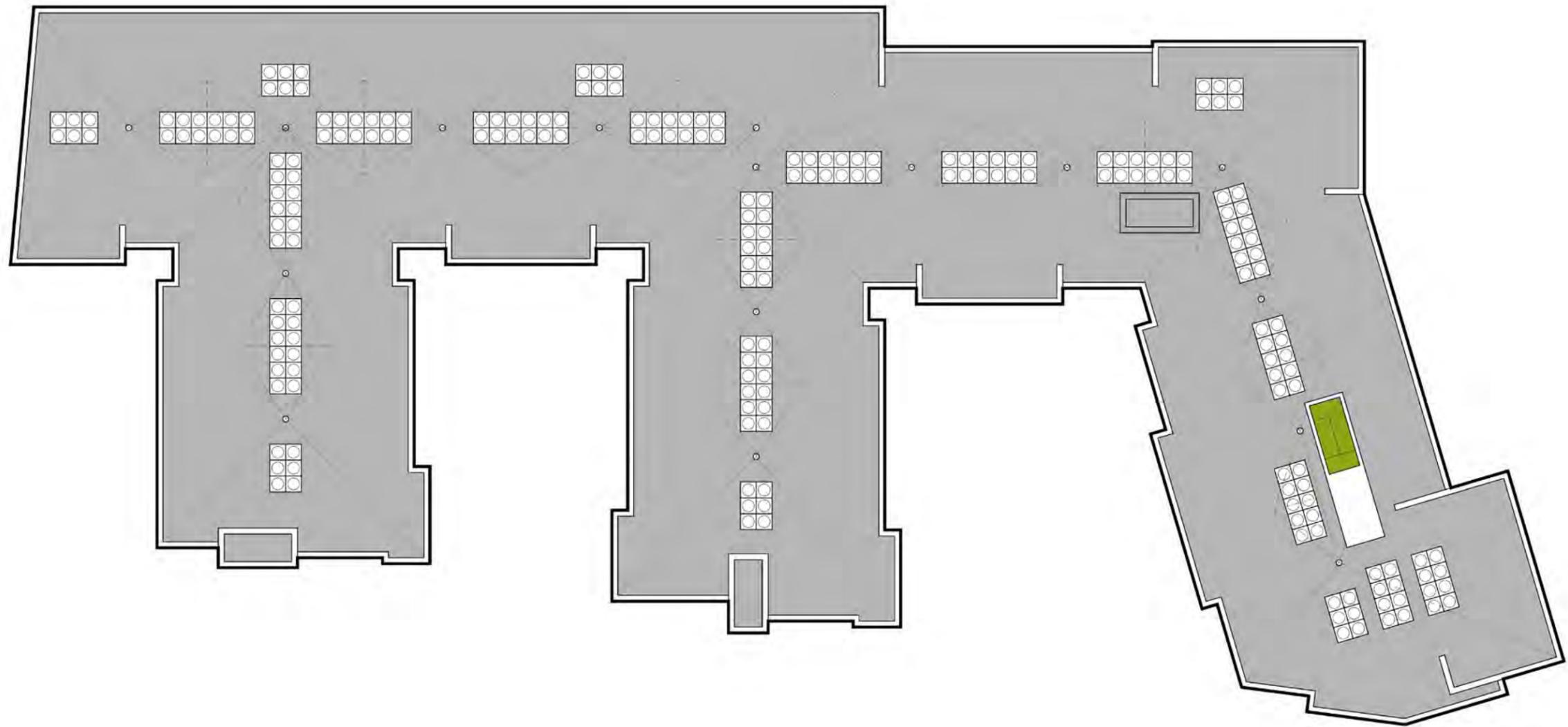


UNIT TYPE	QUANTITY
MICRO (M)	4
STUDIO (ST)	9
ONE BEDROOM (1BR)	16
ONE BEDROOM + DEN (1BR+D)	4
TWO BEDROOM (2BR)	11
TOTAL FLOOR 03 & 04	44





UNIT TYPE	QUANTITY
MICRO (M)	3
STUDIO (ST)	9
ONE BEDROOM (1BR)	15
ONE BEDROOM + DEN (1BR+D)	4
TWO BEDROOM (2BR)	12
TOTAL FLOOR 05 & 06	43





WEST ELEVATION



EAST ELEVATION



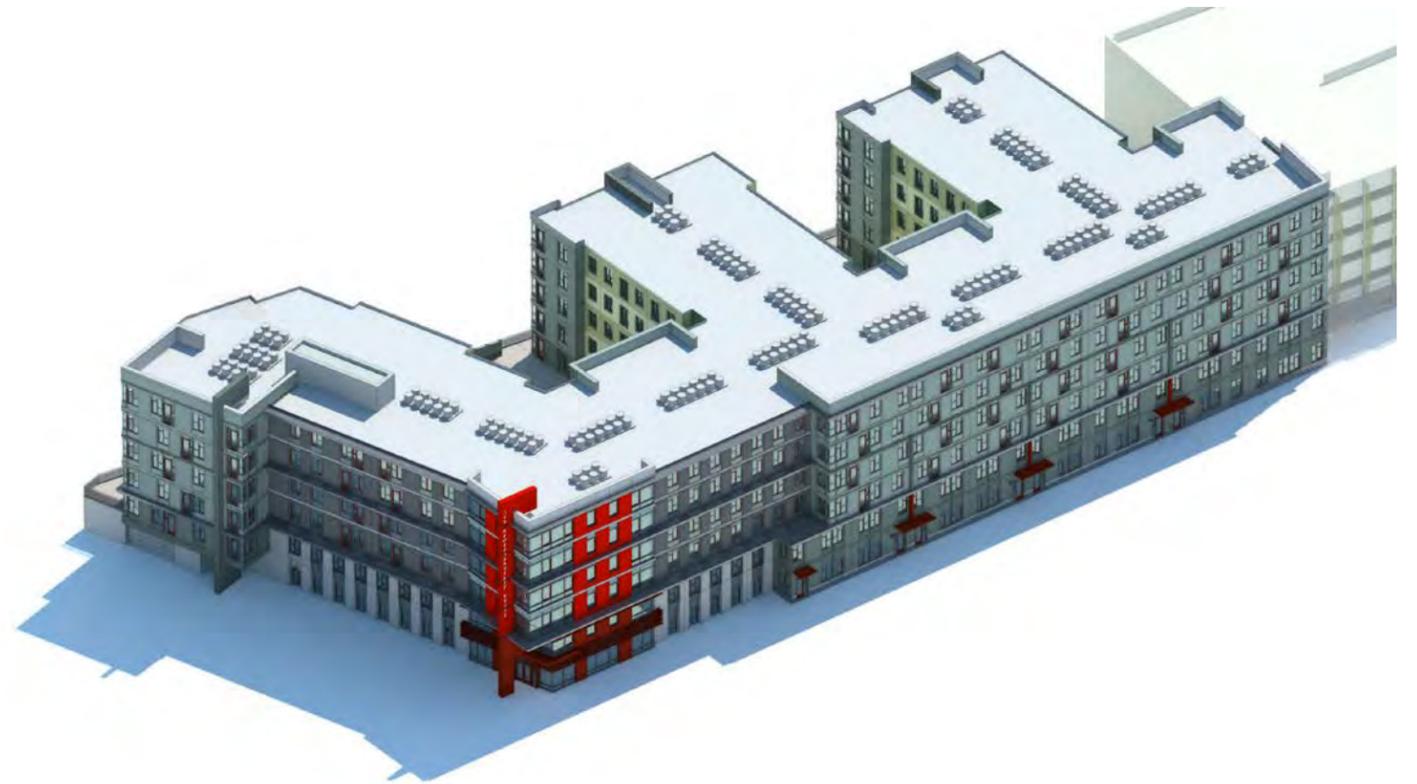
NORTH ELEVATION



SOUTH ELEVATION



AERIAL FROM SOUTH WEST



AERIAL FROM NORTH EAST



ALUMINUM WINDOWS W/
OPERABLE SASH

FIBER -CEMENT TRIM

FIBER -CEMENT SIDING

ALUMINUM PANEL SYSTEM

FIBER -CEMENT PANEL

UNIT MASONRY



ALUMINUM PANEL SYSTEM

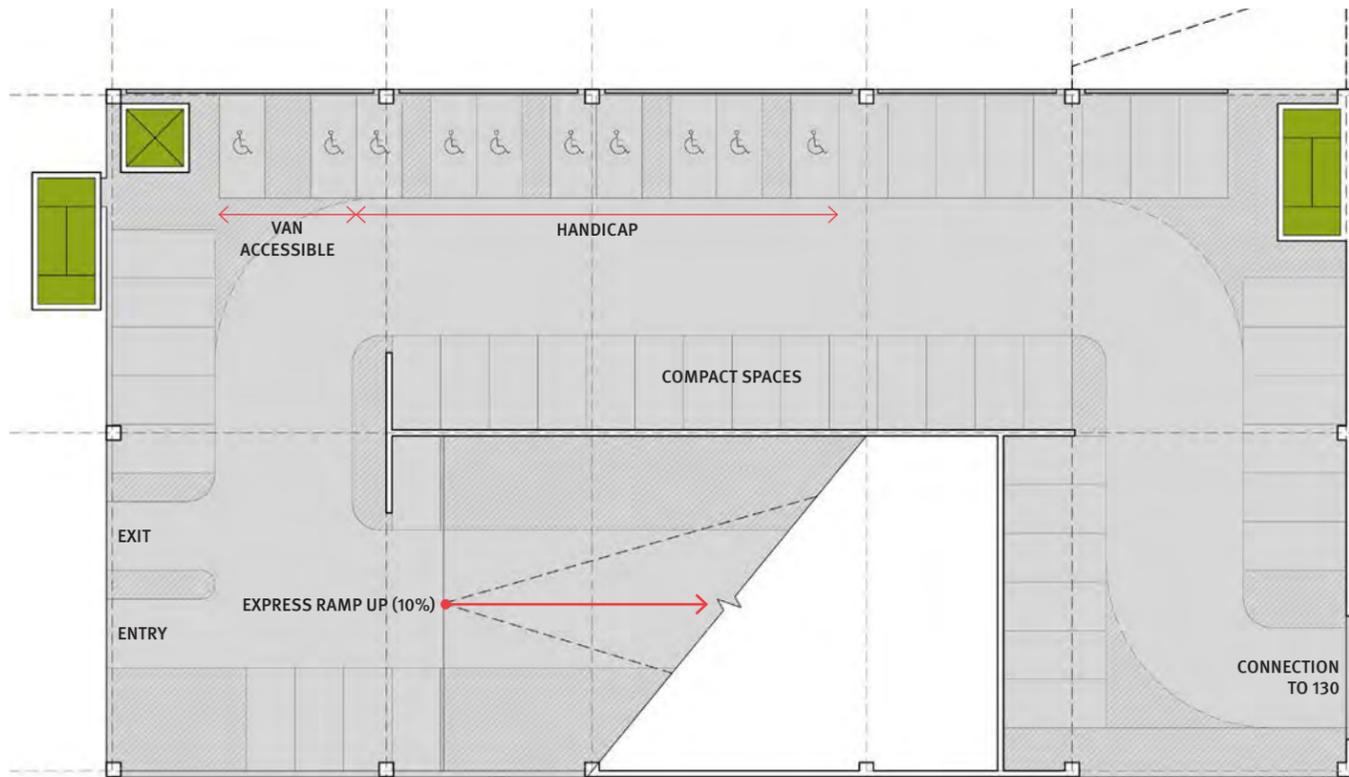
FIBER-CEMENT PANELING

ALUMINUM DOOR/
JULIETTE BALCONY

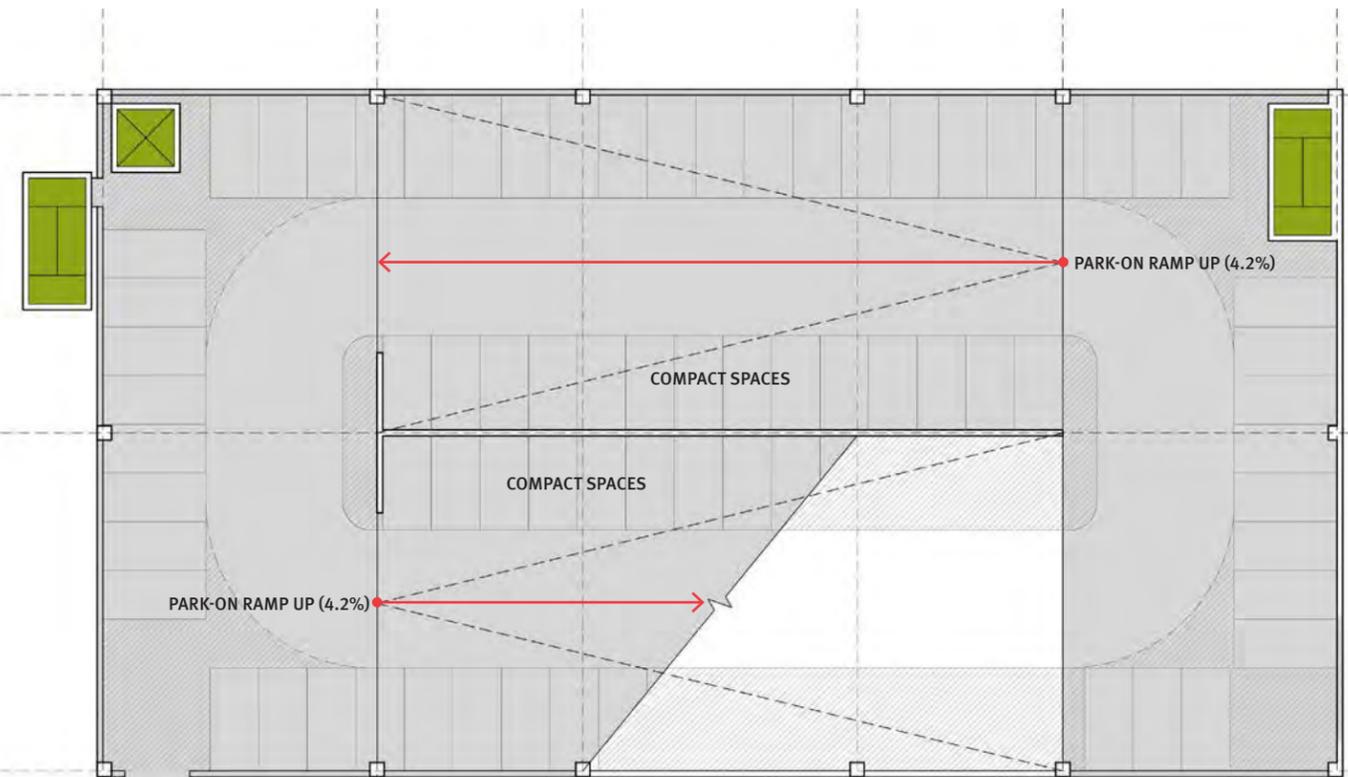
ALUMINUM WINDOWS W/
OPERABLE SASH

UNIT MASONRY

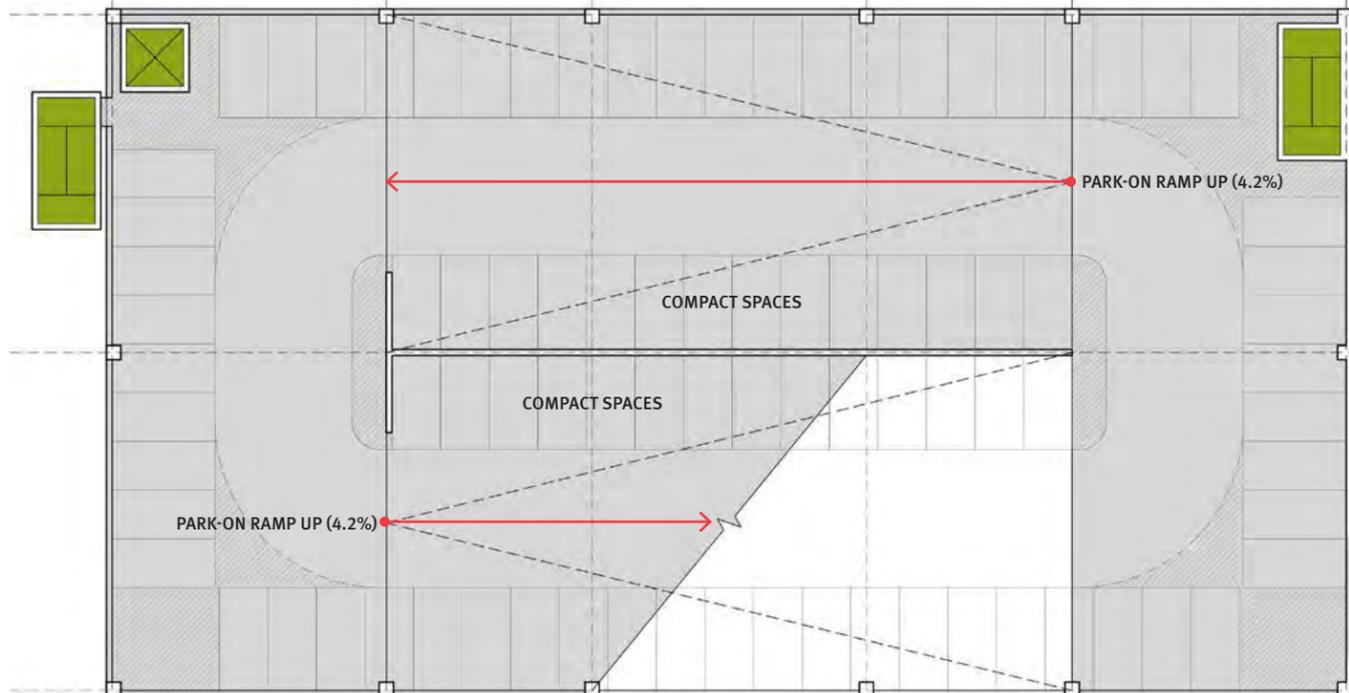




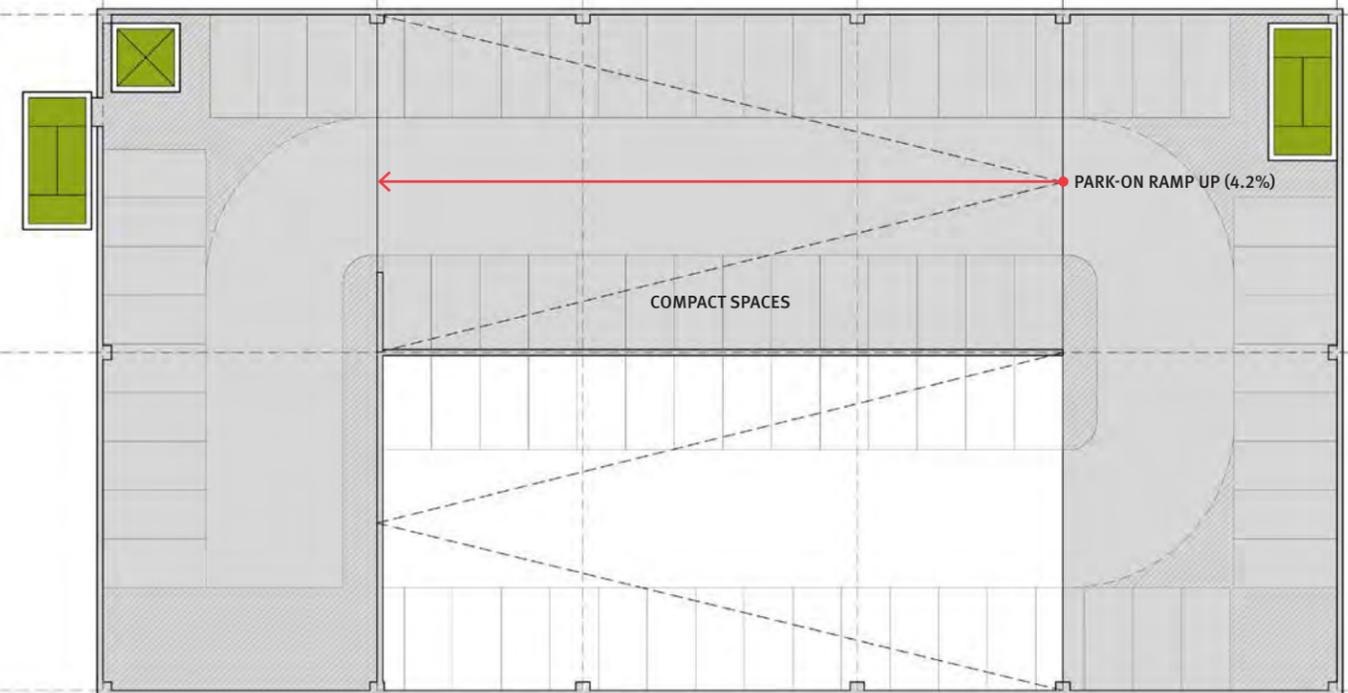
GROUND LEVEL PLAN // 54 SPACES TOTAL / 15 COMPACT SPACES / 7 HANDICAP SPACES / 2 VAN ACCESSIBLE SPACES



LEVEL 02 PLAN // 58 SPACES TOTAL / 14 COMPACT SPACES



LEVEL 03, 04, & 05 PLAN // 87 SPACES TOTAL / 28 COMPACT SPACES



ROOF LEVEL 06 PLAN // 83 SPACES TOTAL / 28 COMPACT SPACES



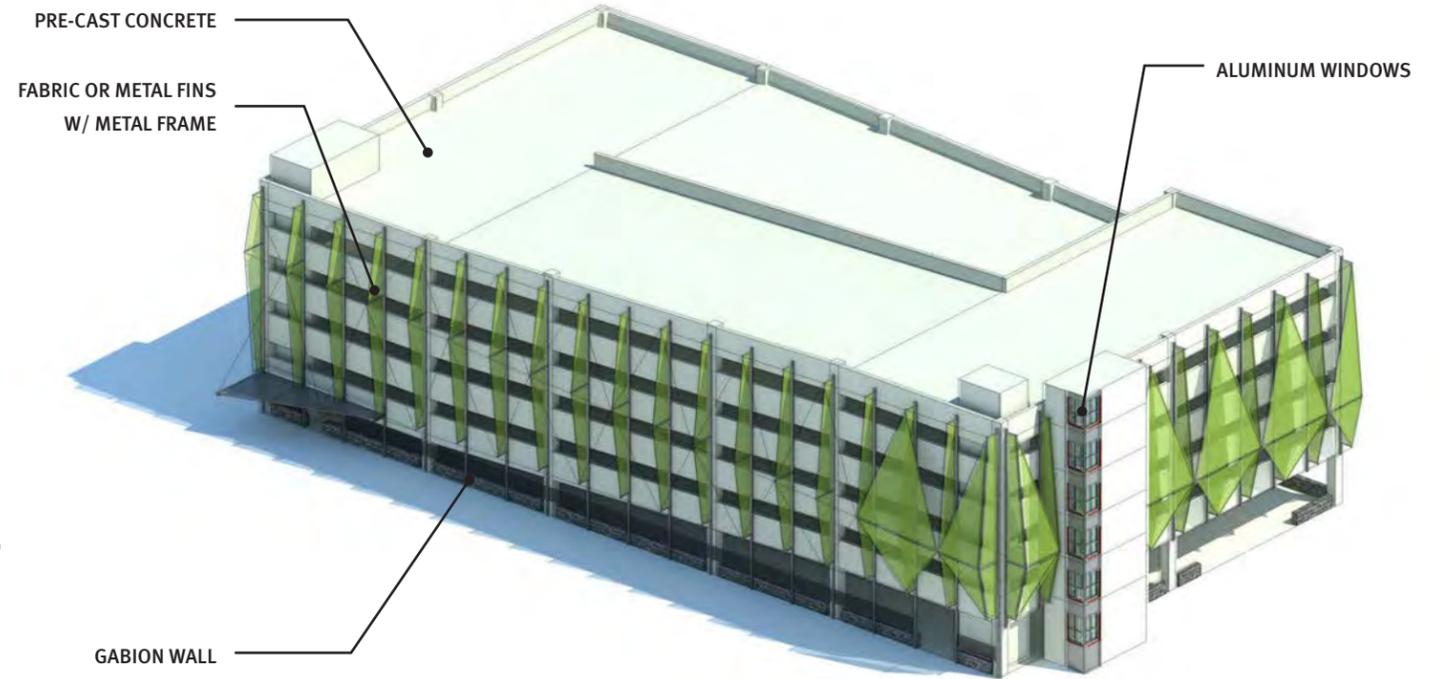
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



AERIAL FROM NORTH WEST