



Hines



Project: 165 Cambridgepark Drive
Cambridge, Massachusetts

Residential Building
Planning Board Special Permit Submission
Volume 2 August 15 2012

**DiMella
Shaffer**
Architecture | Interior Design | Planning

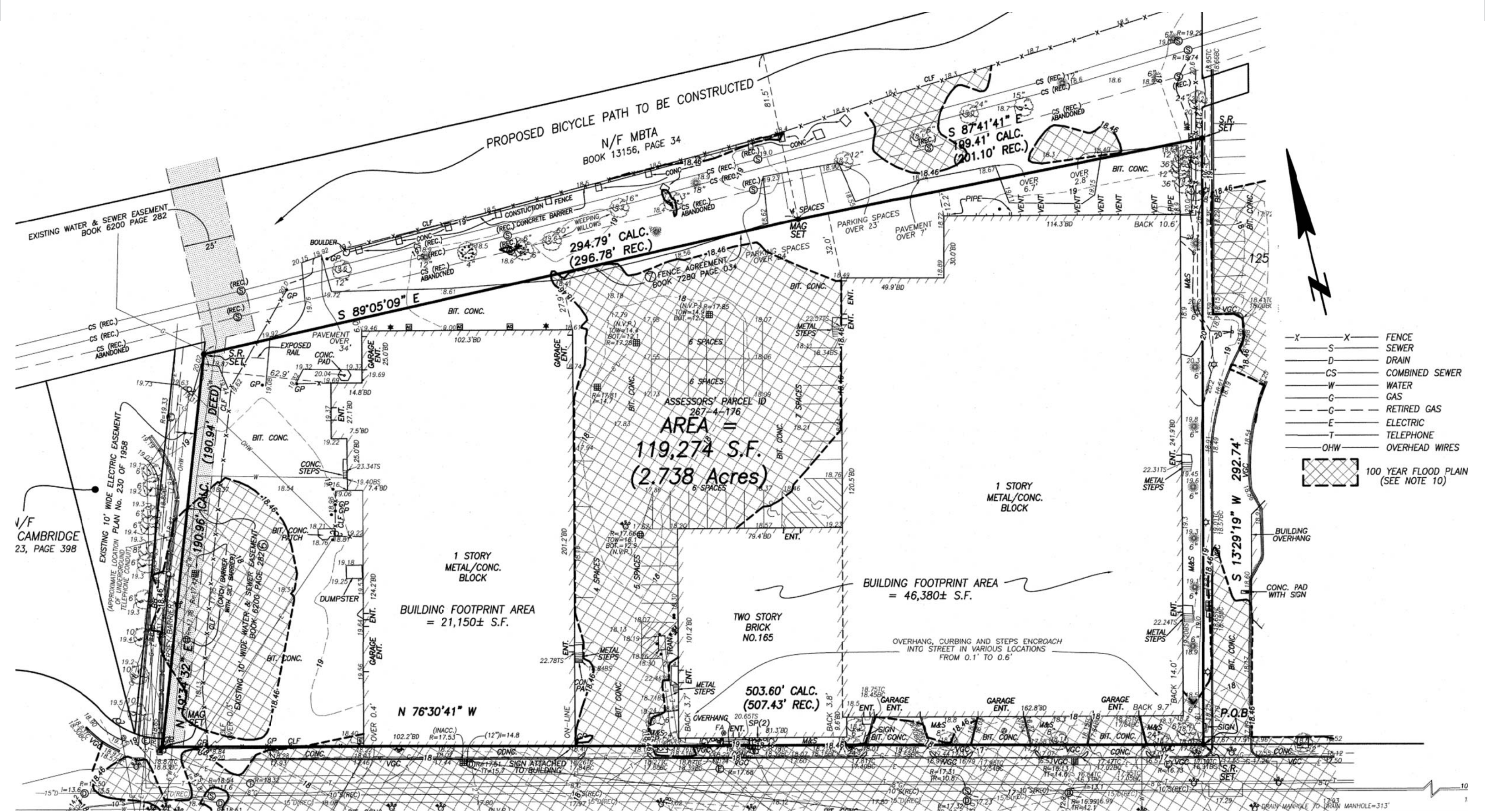
Landscape Architect:
Halvorson Design Partnership, Inc.

Civil and Environmental Engineer:
Horsley Witten Group, Inc

Traffic Engineer:
Vanasse & Associates, Inc.

Structural Engineer:
L.A. Fuess Partners, Inc.

MEP Engineer:
Wozny/Barbar & Associates, Inc.

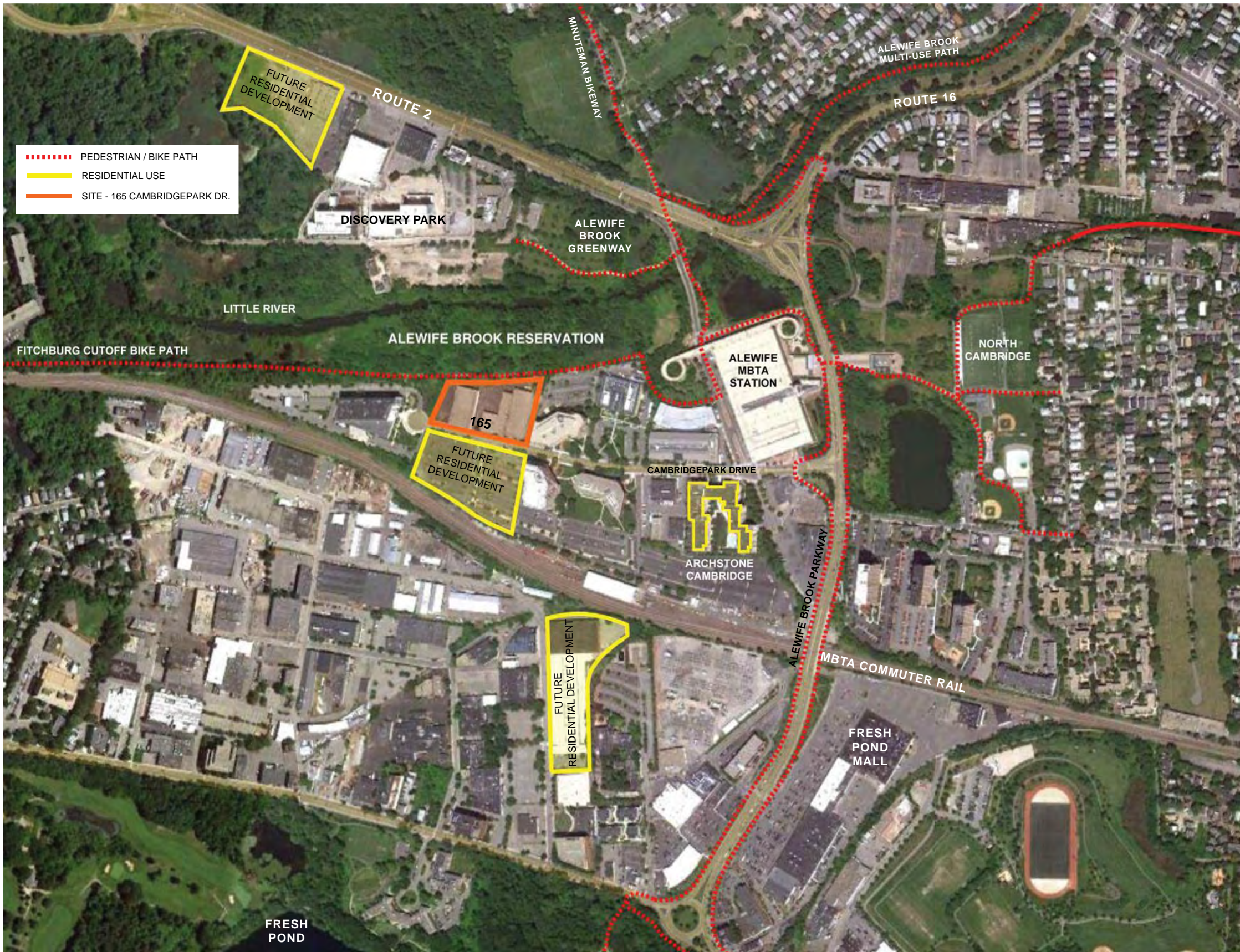


165 CAMBRIDGE PARK DRIVE SURVEY

August 15, 2012

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EAST ON CAMBRIDGEPARK DRIVE



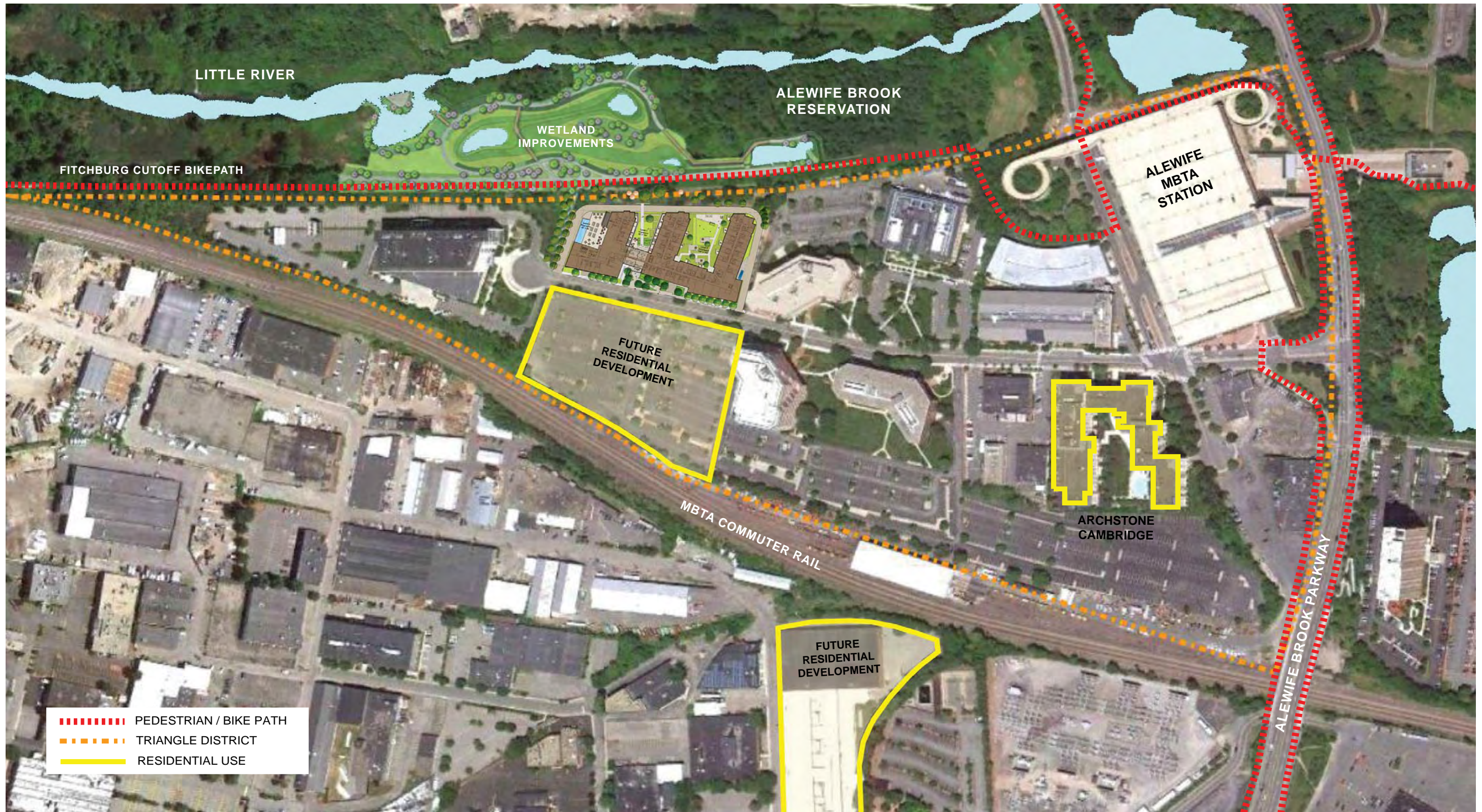
165 CAMBRIDGEPARK DRIVE



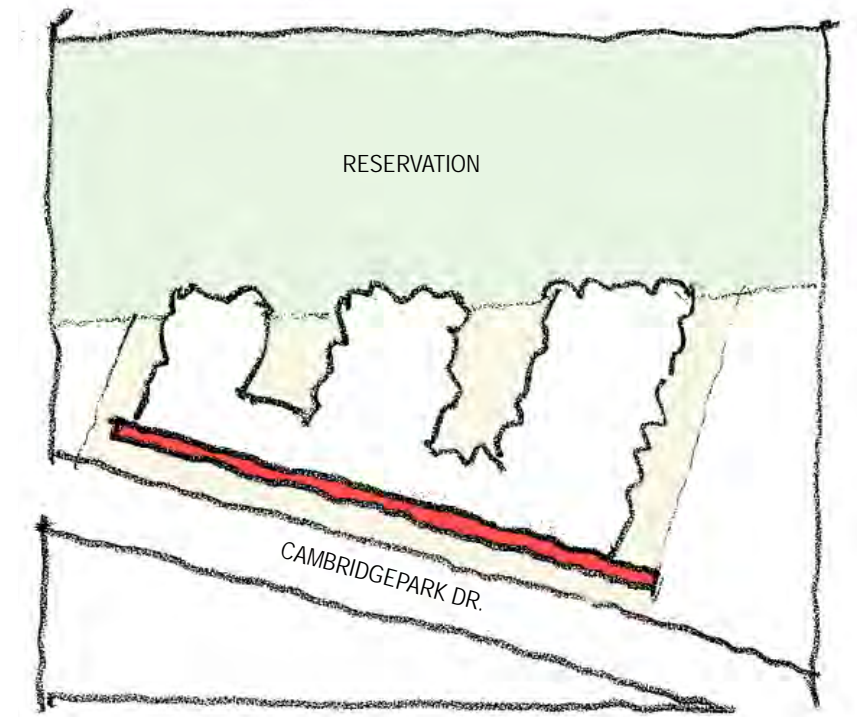
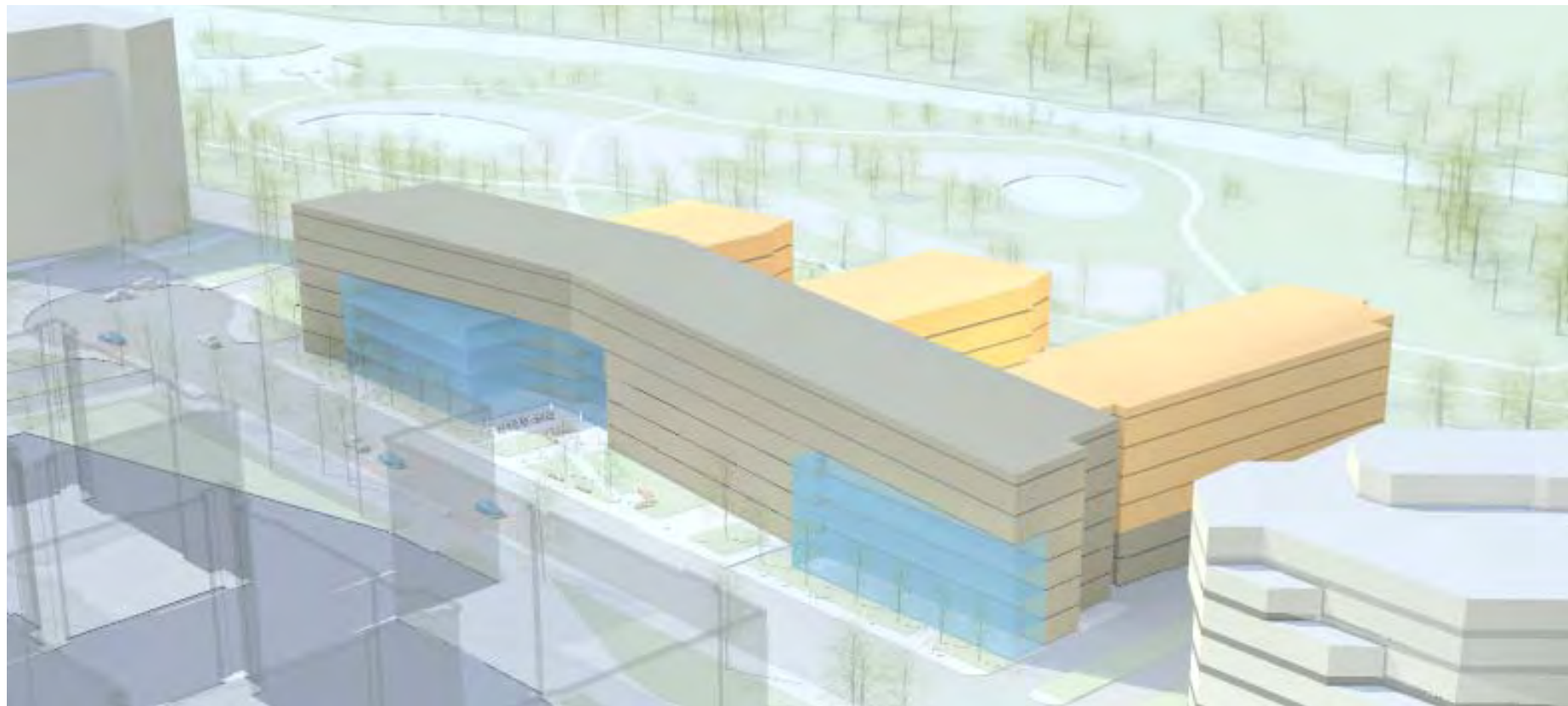
EXISTING WILLOWS

WEST ON CAMBRIDGEPARK DRIVE

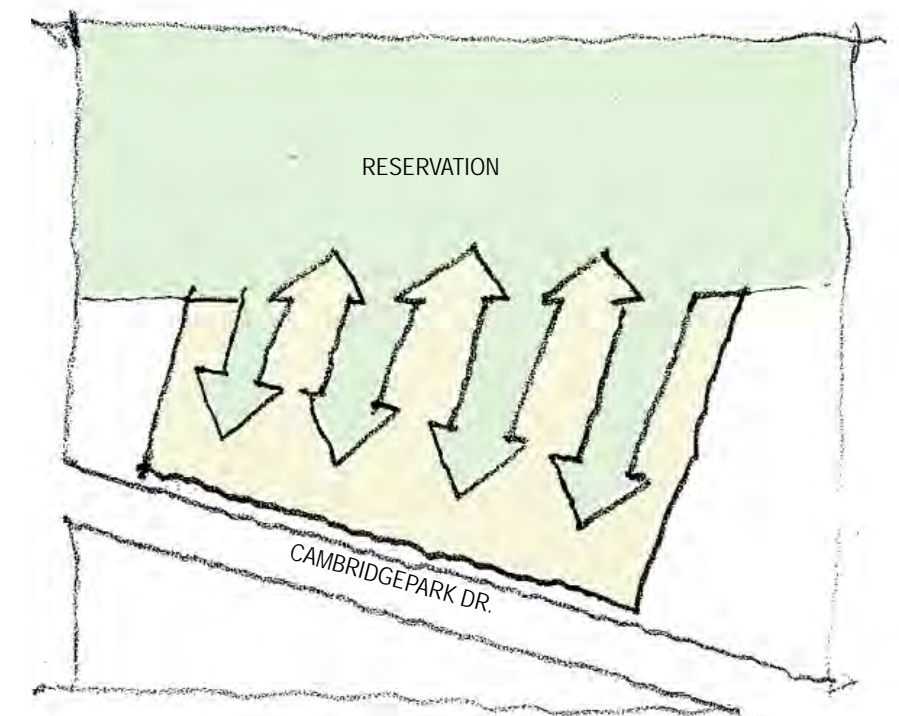
165 CAMBRIDGEPARK DRIVE EXISTING CONDITIONS



165 CAMBRIDGEPARK DRIVE CONTEXT PLAN

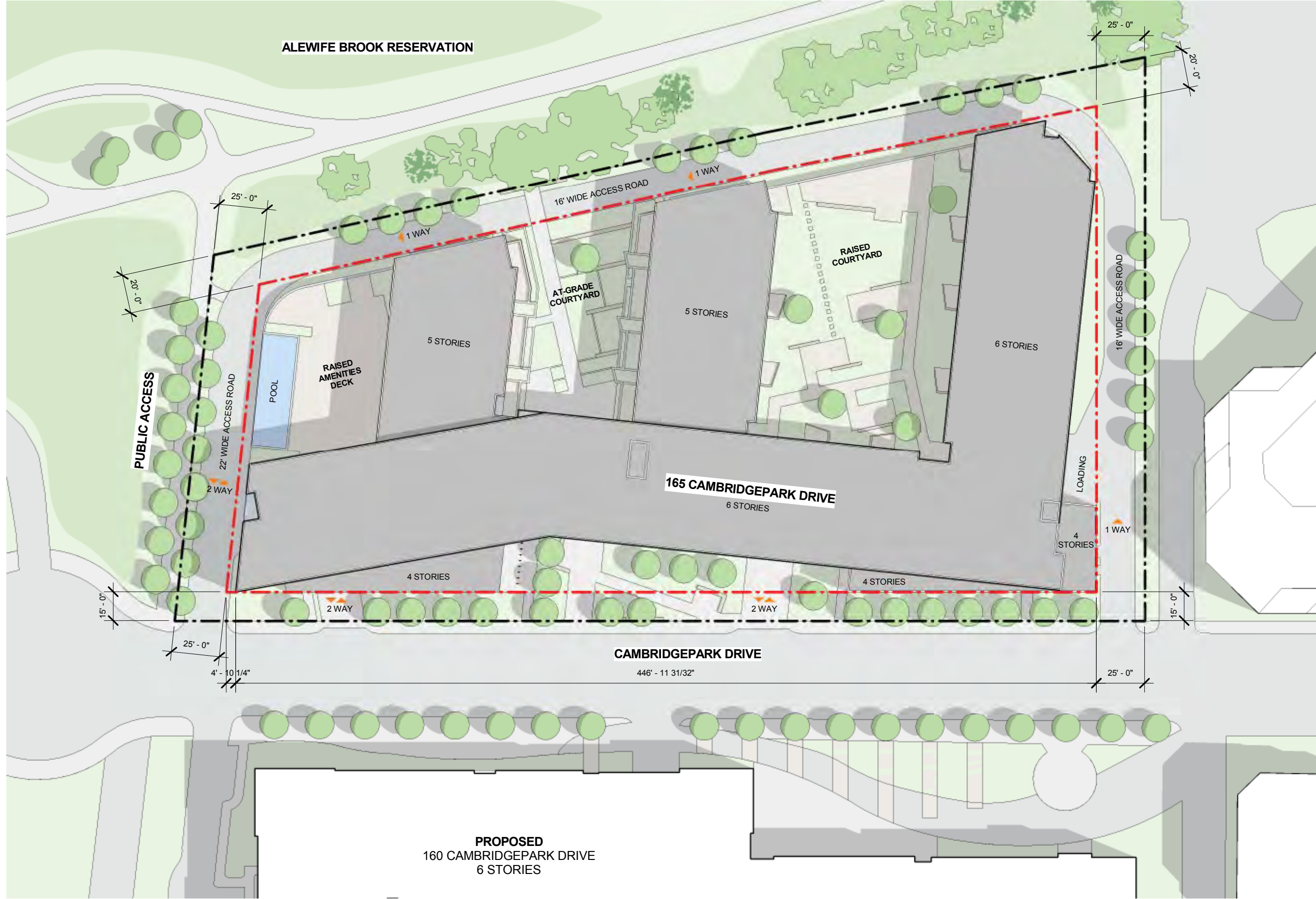


EDGES



INTEGRATION

165 CAMBRIDGEPARK DRIVE CONCEPT AND DIAGRAMS



165 CAMBRIDGEPARK DRIVE

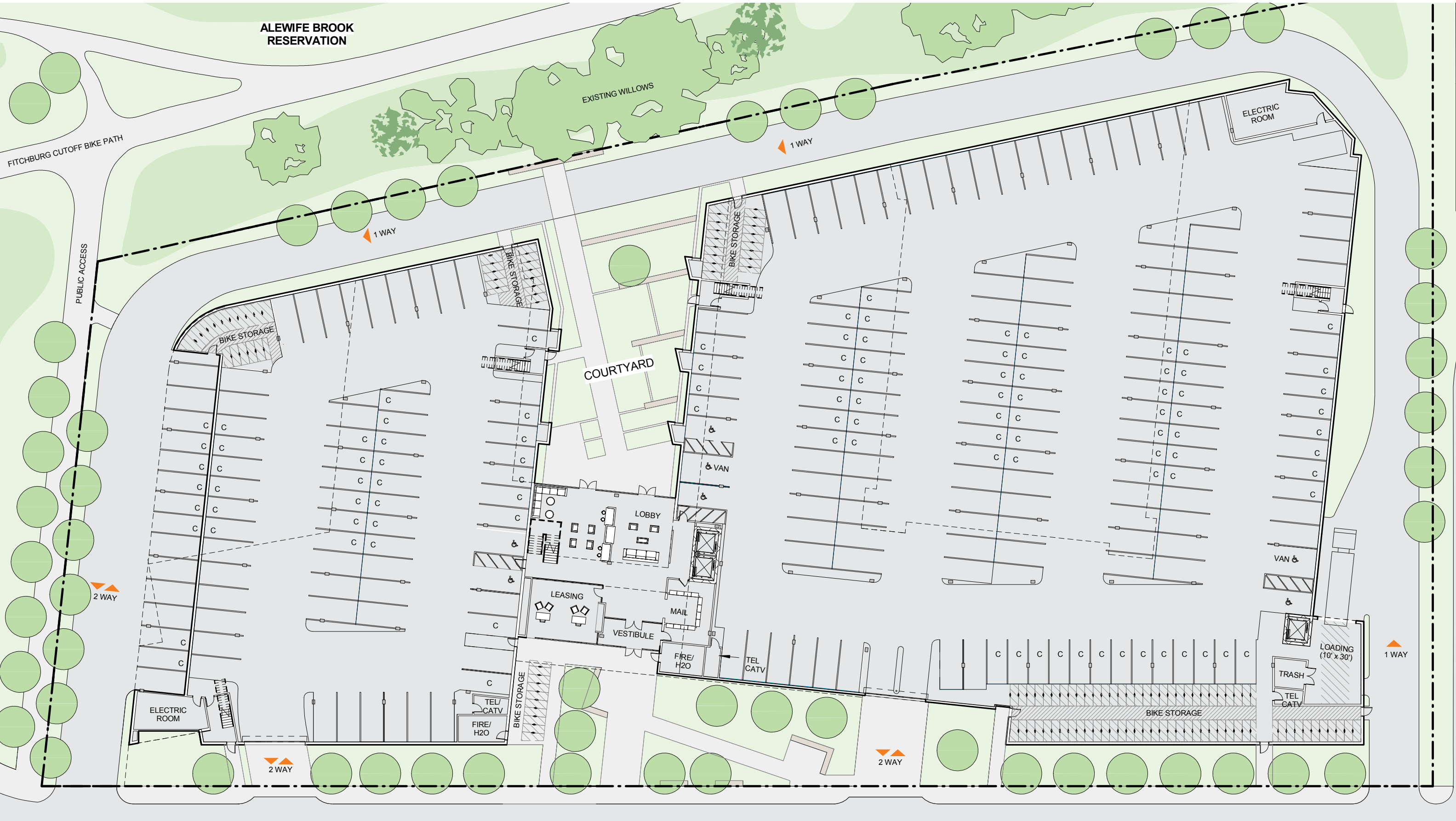
SITE PLAN

ALEWIFE BROOK RESERVATION

EXISTING WILLOWS

FITCHBURG CUTOFF BIKE PATH

PUBLIC ACCESS



165 CAMBRIDGEPARK DRIVE

GROUND LEVEL

0' 16' 32' 64' 128'

August 15, 2012

UNIT TYPE LEGEND

- 1 + BEDROOM UNIT
- 1 BEDROOM JR. UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- STUDIO UNIT



0' 16' 32' 64' 128'

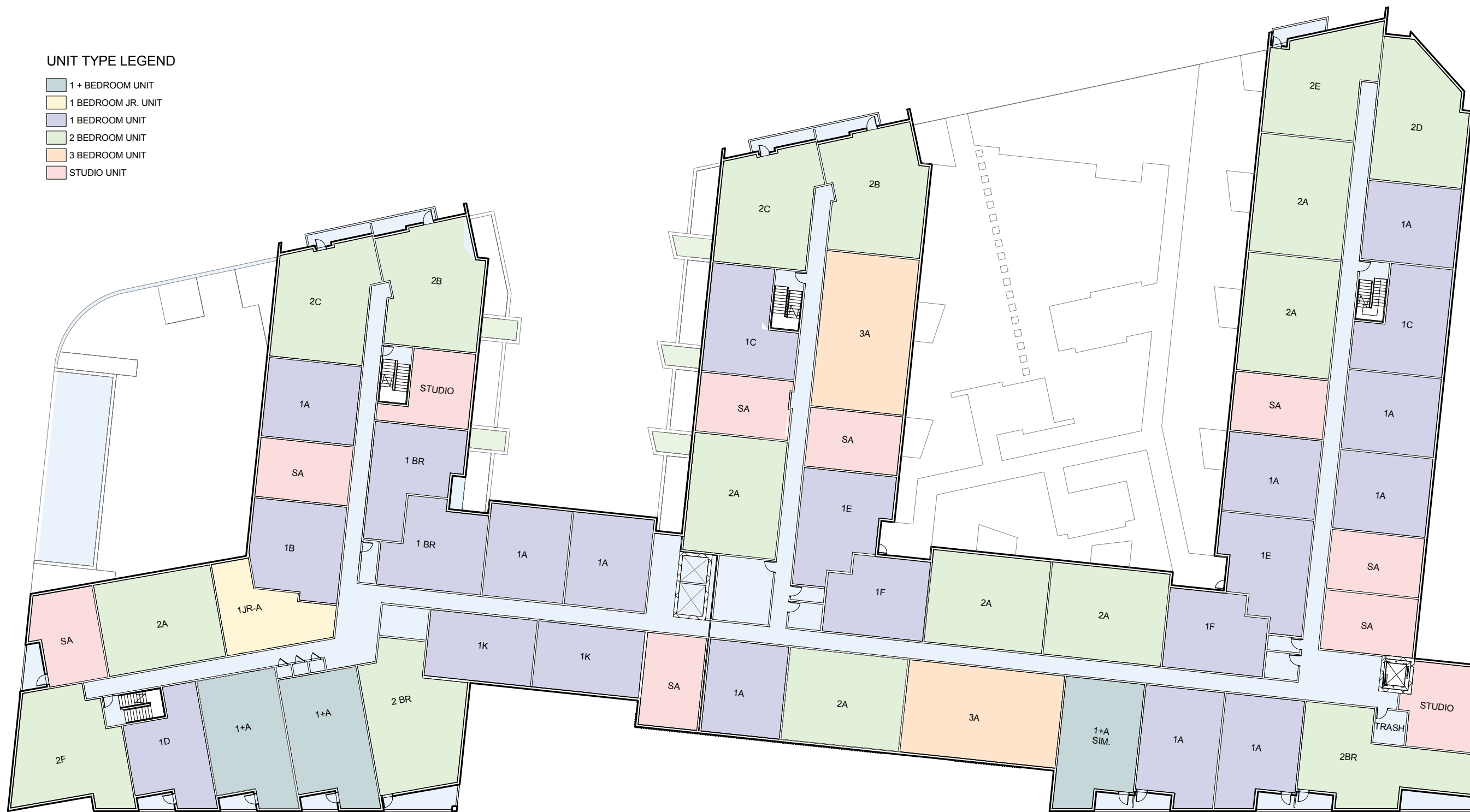
165 CAMBRIDGEPARK DRIVE

LEVEL 2 FLOOR PLAN

August 15, 2012

UNIT TYPE LEGEND

- 1 + BEDROOM UNIT
- 1 BEDROOM JR. UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- STUDIO UNIT



0' 16' 32' 64' 128'

165 CAMBRIDGEPARK DRIVE

LEVELS 3 & 4 FLOOR PLAN

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UNIT TYPE LEGEND

- 1 + BEDROOM UNIT
- 1 BEDROOM JR. UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- STUDIO UNIT



0' 16' 32' 64' 128'

165 CAMBRIDGE PARK DRIVE

LEVEL 5 FLOOR PLAN

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UNIT TYPE LEGEND

- 1 + BEDROOM UNIT
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- STUDIO UNIT



0' 16' 32' 64' 128'

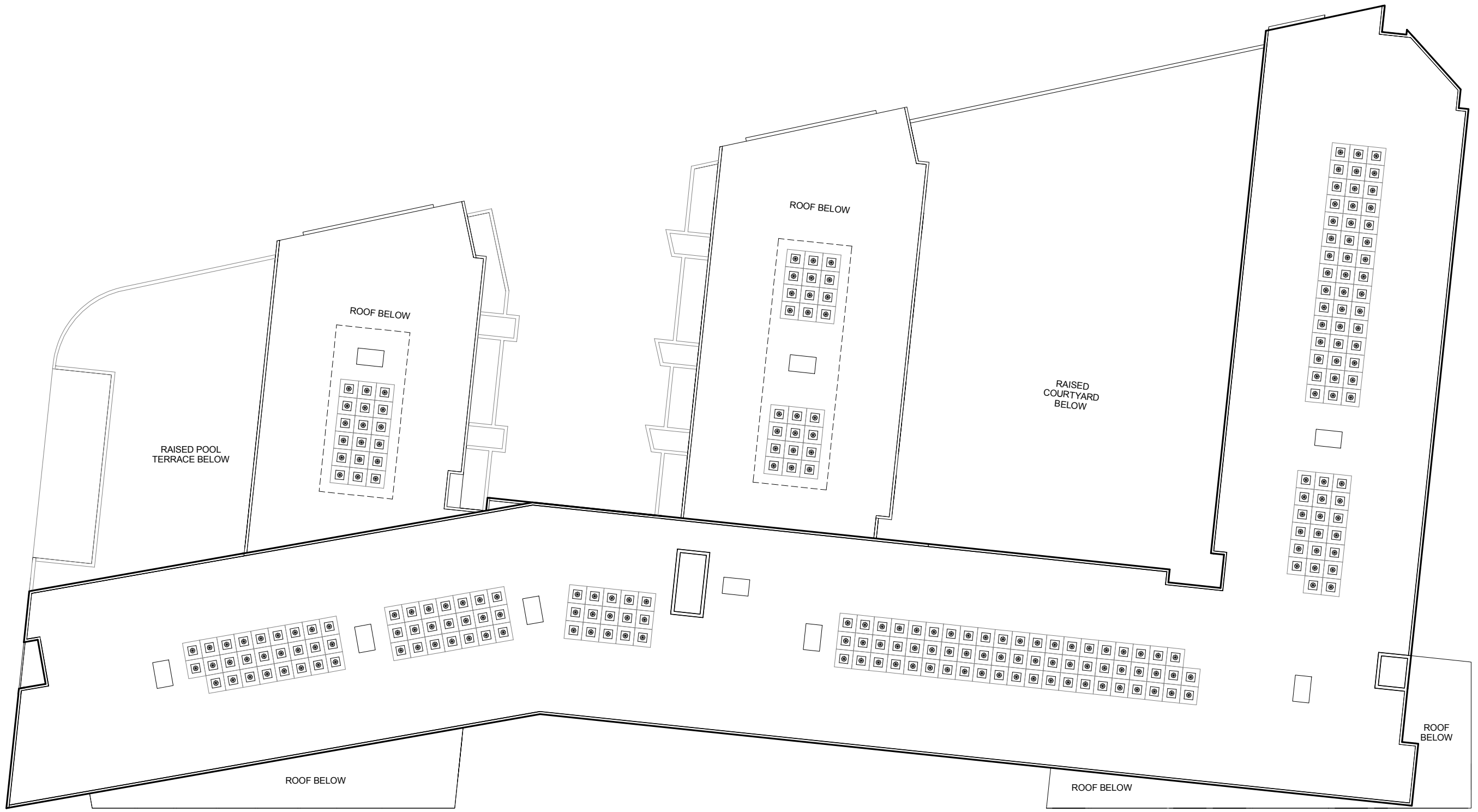
165 CAMBRIDGEPARK DRIVE

LEVEL 6 FLOOR PLAN

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0' 16' 32' 64' 128'



165 CAMBRIDGEPARK DRIVE

ROOF PLAN

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165 CAMBRIDGEPARK DRIVE PERSPECTIVE VIEW



165 CAMBRIDGE PARK DRIVE PERSPECTIVE VIEWS



165 CAMBRIDGE PARK DRIVE PERSPECTIVE VIEW



165 CAMBRIDGEPARK DRIVE PERSPECTIVE VIEW



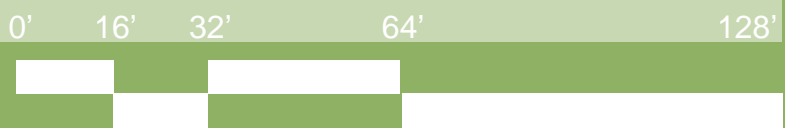
165 CAMBRIDGEPARK DRIVE CONTEXT ELEVATION



SOUTH (CAMBRIDGEPARK DRIVE) ELEVATION



NORTH (RESERVATION) ELEVATION



165 CAMBRIDGEPARK DRIVE ELEVATIONS

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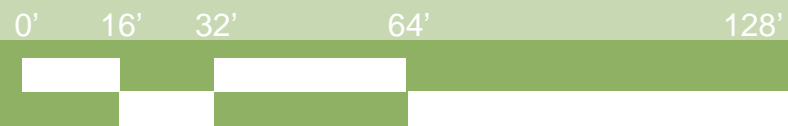


EAST ELEVATION



WEST ELEVATION

165 CAMBRIDGE PARK DRIVE ELEVATIONS



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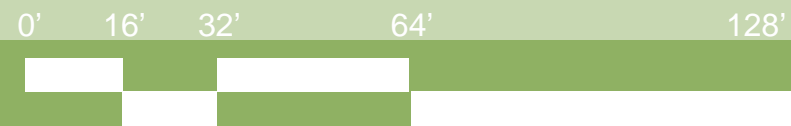
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SECTION THRU LOBBY LOOKING WEST



SECTION THRU LOBBY LOOKING EAST



165 CAMBRIDGE PARK DRIVE

SECTION AND COURTYARD ELEVATIONS

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PARTIAL ELEVATION AT FRONT ENTRANCE



PARTIAL ELEVATION AT SOUTHEAST CORNER

- ← PTD. MTL. CORNICE →
- ← PHENOLIC RESIN ACCENT PANEL →
- ← FIBER CEMENT SIDING →
- ← MULLED WINDOW SYSTEM WITH OPERABLE CASEMENT →
- ← FIBER CEMENT PANEL →
- ← CURTAIN WALL GLAZING →
- ← BALCONY RAILING →
- ← STOREFRONT GLAZING AND ENTRY W/ TRANSLUCENT GLASS →

165 CAMBRIDGE PARK DRIVE

PARTIAL ENLARGED SOUTH ELEVATIONS



PTD. MTL. CORNICE

FIBER CEMENT SIDING

PHENOLIC RESIN ACCENT PANEL

MULLED WINDOW SYSTEM WITH OPERABLE CASEMENT




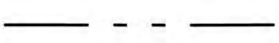
FIBER CEMENT PANEL

BALCONY RAILING

VERTICAL FIN SCREENING

PARTIAL NORTH ELEVATION

165 CAMBRIDGE PARK DRIVE
PARTIAL ENLARGED NORTH ELEVATION

-  EXISTING TREE 8" DBH OR GREATER TO BE REMOVED
-  PROPOSED TREE 4" - 4 1/2" DBH
-  EXISTING TREE LESS THAN 8" DBH TO BE REMOVED
-  PROPERTY LINE/LIMIT OF CONSTRUCTION



165 CAMBRIDGEPARK DRIVE

TREE STUDY

Alewife Brook Reservation



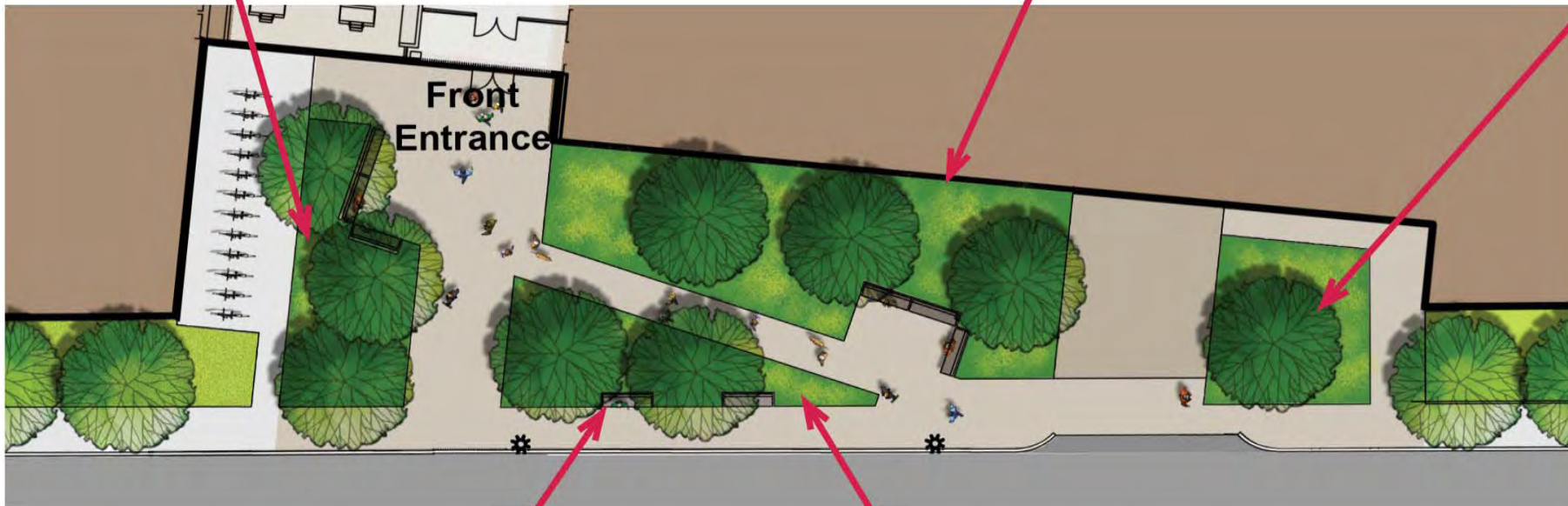
0' 16' 32' 64' 128'

165 CAMBRIDGEPARK DRIVE LANDSCAPE PLAN

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Partial Concept Plant List

Trees

Patriot Elm Ulmus 'Patriot'

Shrubs

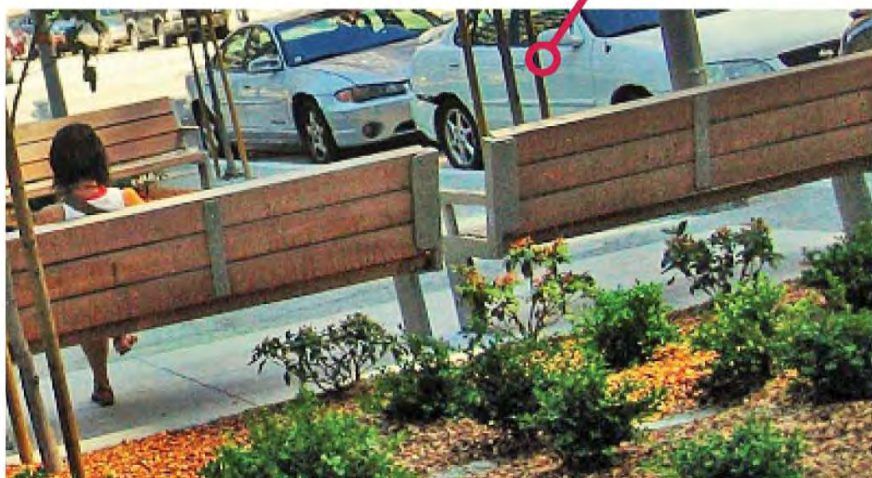
Ivory Halo Tartarian Dogwood Cornus alba 'Ivory Halo'
 Shamrock Ink Berry Ilex glabra 'Shamrock'
 Mellow Yellow Spirea Spirea thunbergii 'Ogon'
 St. Johnswort Hypericum hidcote

Grasses

Overdam Feather Reed Grass Calamagrostis x acutiflora 'Overdam'
 Burgandy Bunny Fountain Grass Pennisetum alopecuroides 'Burgandy Bunny'
 All Gold Hakone Grass Hakonechloa macra 'All Gold'
 Heavy Metal Switch Grass Panicum virgatum 'Heavy Metal'

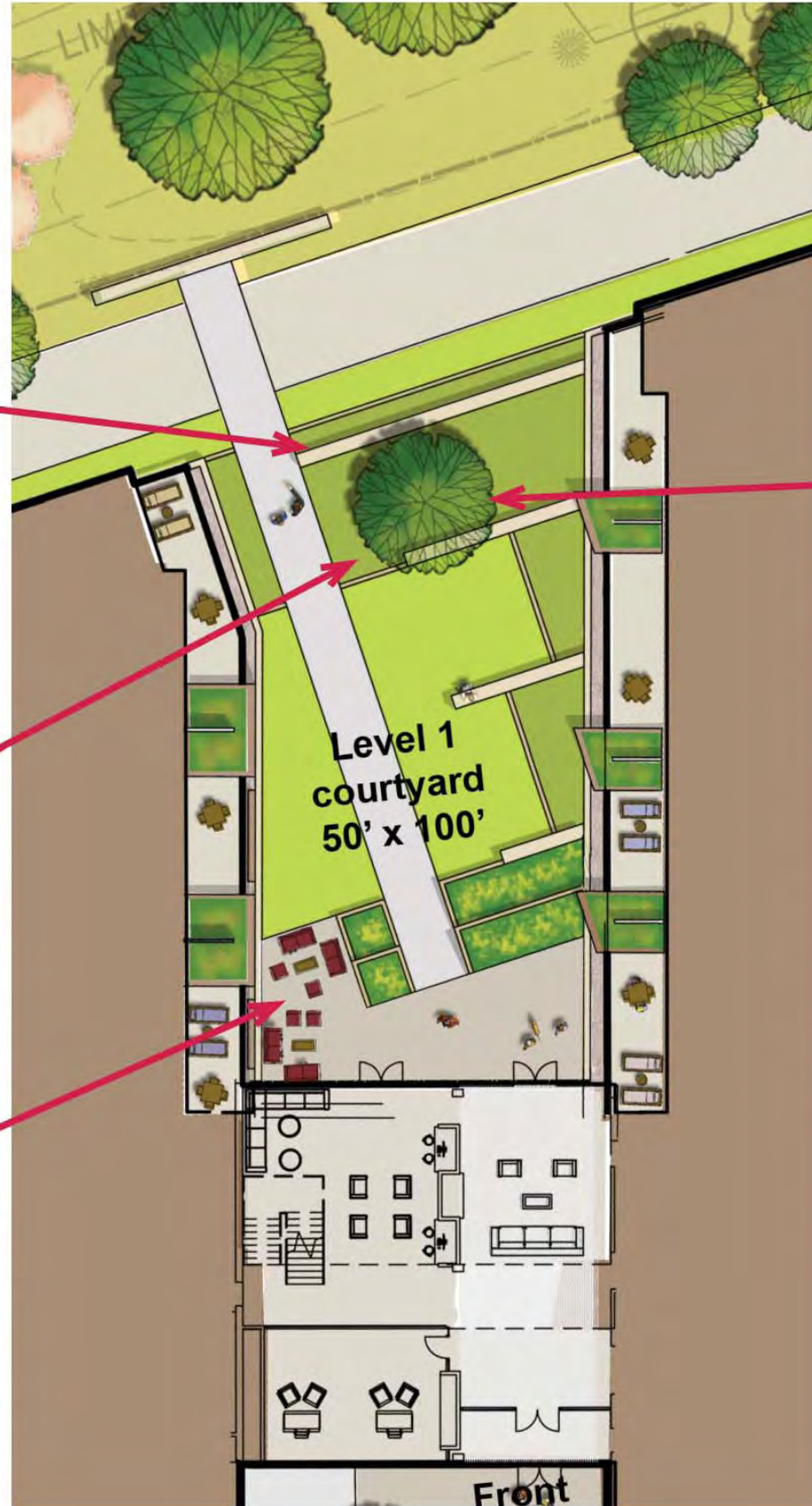
Perennials

Ruby Star Coneflower Echinacea purpurea 'Ruby Star'
 Black Eyed Susan Rudbeckia fulgida 'Goldsturm'
 Terra Cotta Yarrow Achillea millefolium 'Terra Cotta'
 Prairie Sage Salvia azurea



Halvorson Design Partnership, Inc.

**165 CAMBRIDGEPARK DRIVE
FRONT COURTYARD PLANTING PLAN**



Yellowwood

Partial Concept Plant List

Trees

Yellowwood

Cladrastis kentukea

Shrubs

Ivory Halo Tartarian Dogwood
Climbing Hydrangea
Oakleaf Hydrangea
Shamrock Ink Berry

Cornus alba 'Ivory Halo'
Hydrangea anomala petiolaris
Hydrangea quercifolia
Ilex glabra 'Shemrock'

Grasses

Overdam Feather Reed Grass
Vernal Sedge
Blue Sedge
Varigated Japanese Silver Grass

Calamagrostis x acutiflora 'Overdam'
Carax caryophylla
Carax flacca
Miscanthus sinensis 'Veriegatus'

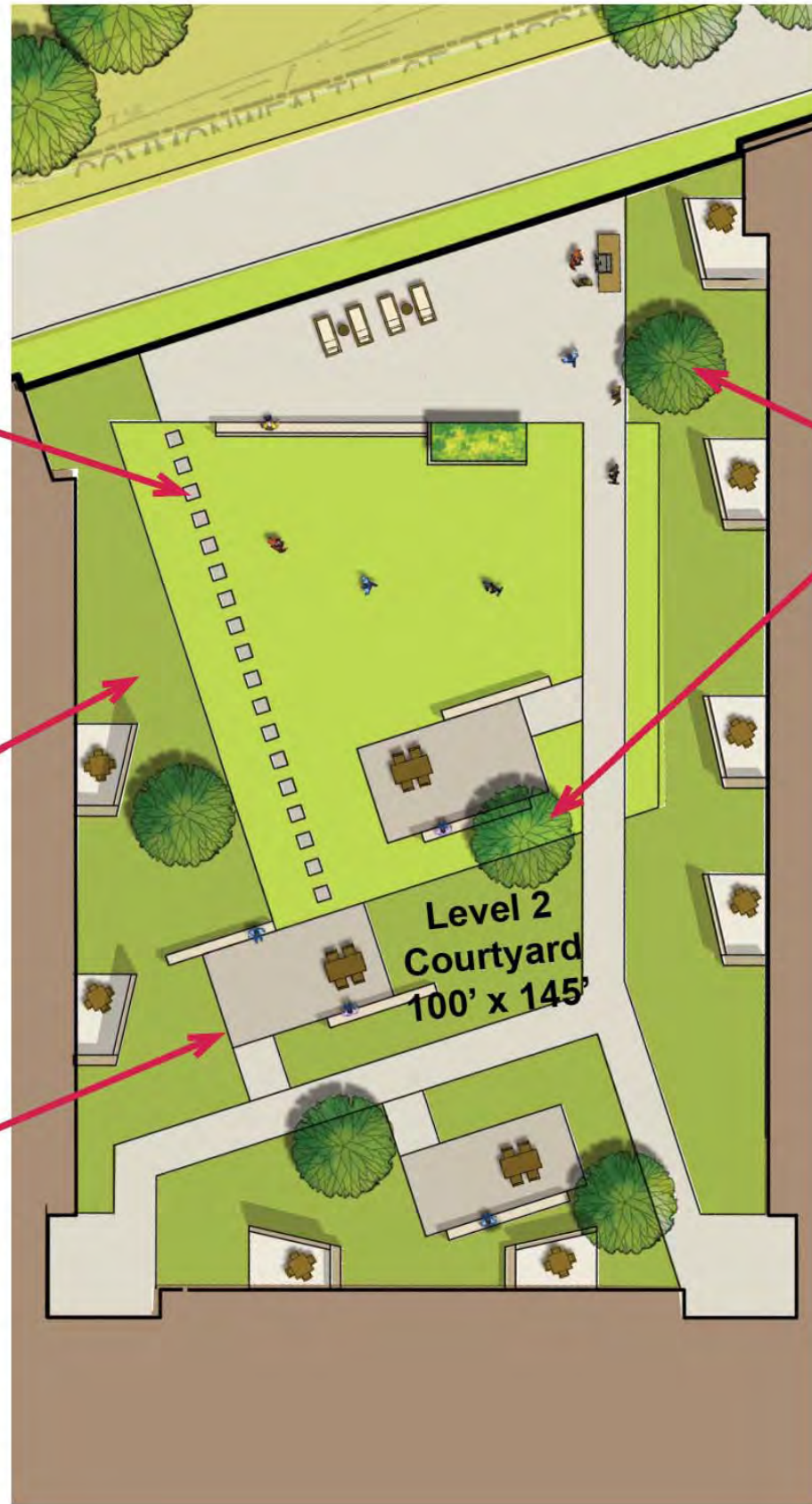
Perennials

Lady's Mantle
Misty Lace Goat's Beard
Ruby Star Echinacea
Firetail Fleeceflower

Alchemilla mollis
Aruncus 'Misty Lace'
Echinacea purpurea 'Rubinstern'
Persicaria amplexicaulis 'Firetail'

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**165 CAMBRIDGEPARK DRIVE
AT-GRADE COURTYARD PLANTING PLAN**



Serviceberry

Partial Concept Plant List

Trees

Serviceberry

Amelanchier canadensis

Shrubs

Ivory Halo Tartarian Dogwood

Cornus alba 'Ivory Halo'

Climbing Hydrangea

Hydrangea anomala petiolaris

Oakleaf Hydrangea

Hydrangea quercifolia

Shamrock Ink Berry

Ilex glabra 'Shemrock'

Grasses

Overdam Feather Reed Grass

Calamagrostis x acutiflora 'Overdam'

Vernal Sedge

Carax caryophylla

Blue Sedge

Carax flacca

Variegated Japanese Silver Grass

Miscanthus sinensis 'Veriegatus'

Perennials

Lady's Mantle

Alchemilla mollis

Misty Lace Goat's Beard

Aruncus 'Misty Lace'

Ruby Star Echinacea

Echinacea purpurea 'Rubinstern'

Firetail Fleeceflower

Persicaria amplexicaulis 'Firetail'

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165 CAMBRIDGEPARK DRIVE
UPPER COURTYARD PLANTING PLAN



June 9am



June 3pm



June 12pm

165 CAMBRIDGE PARK DRIVE

Shadow Study: June



September 9am



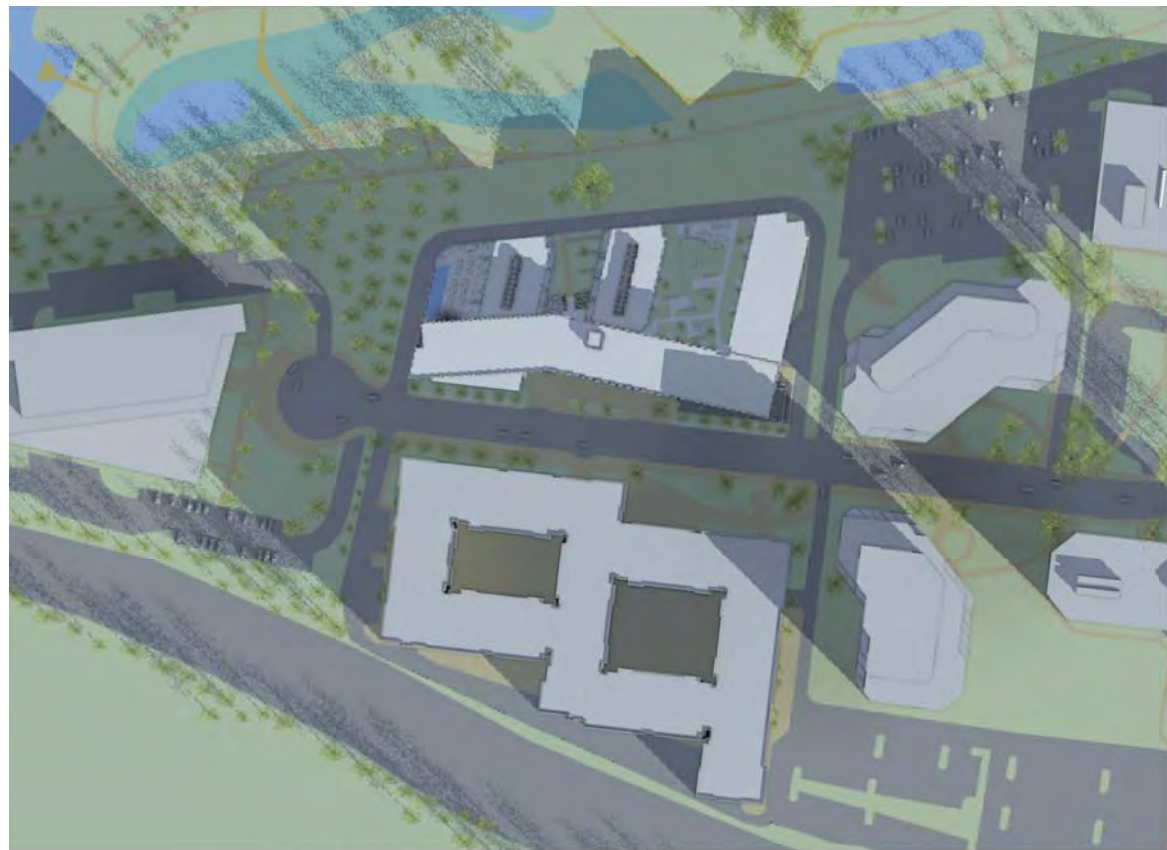
September 3pm



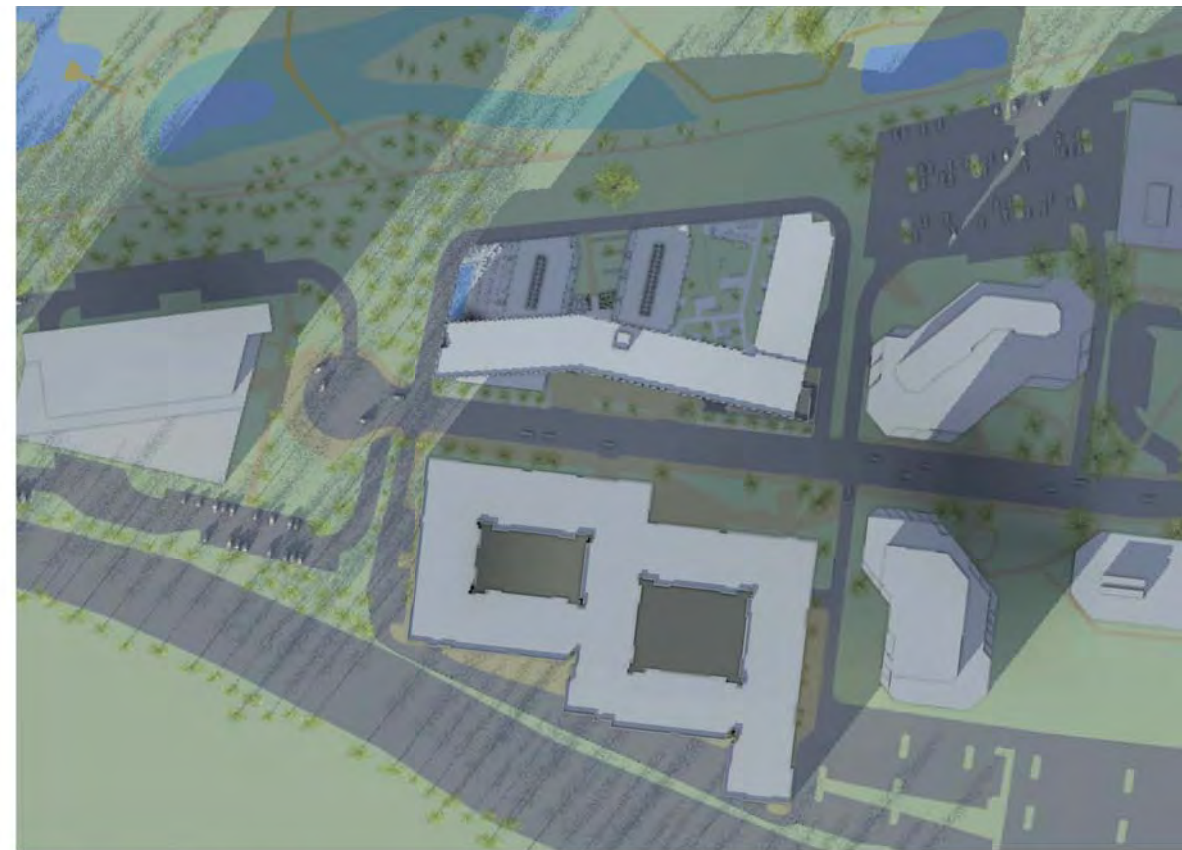
September 12pm

165 CAMBRIDGEPARK DRIVE

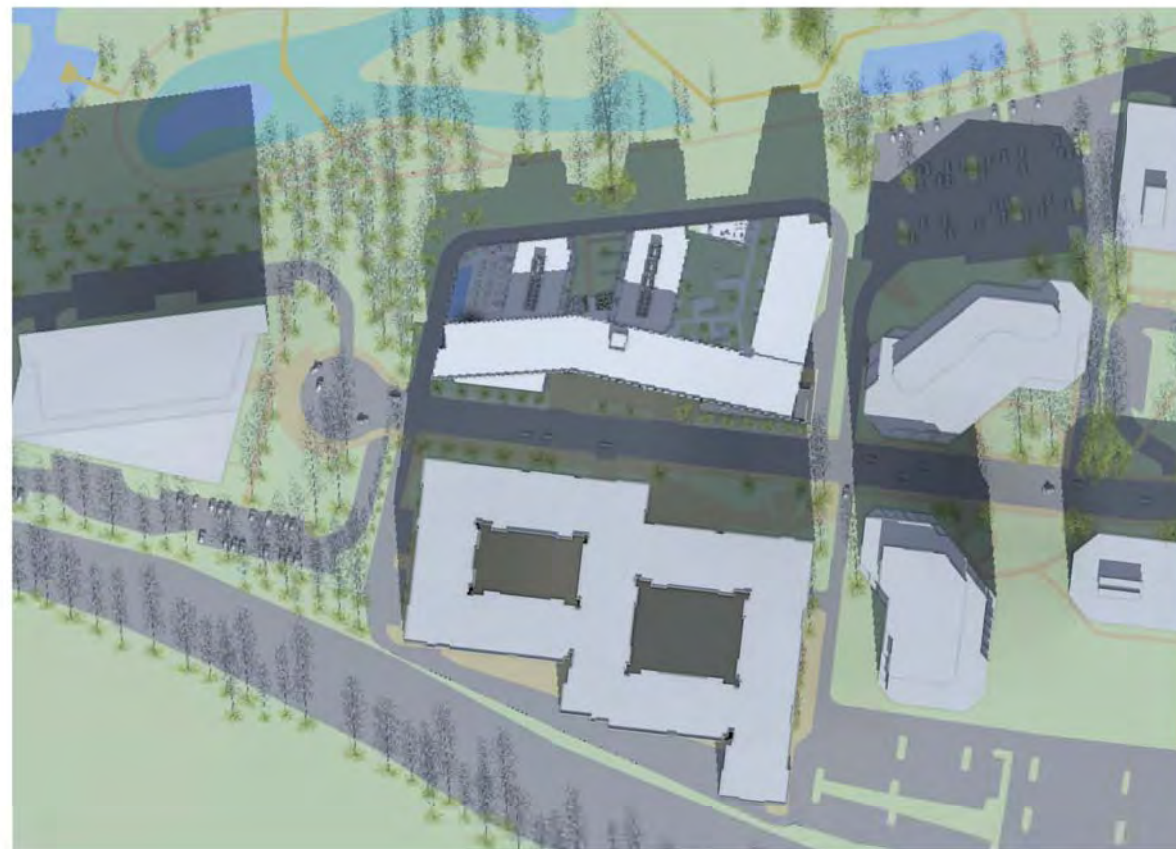
Shadow Study: September / March



December 9am



December v3pm



December 12pm

165 CAMBRIDGEPARK DRIVE

Shadow Study: December