



50 CambridgePark Drive Residences
 Cambridge, MA / Special Permit Application: Volume II Revised / August 6, 2018



Developer



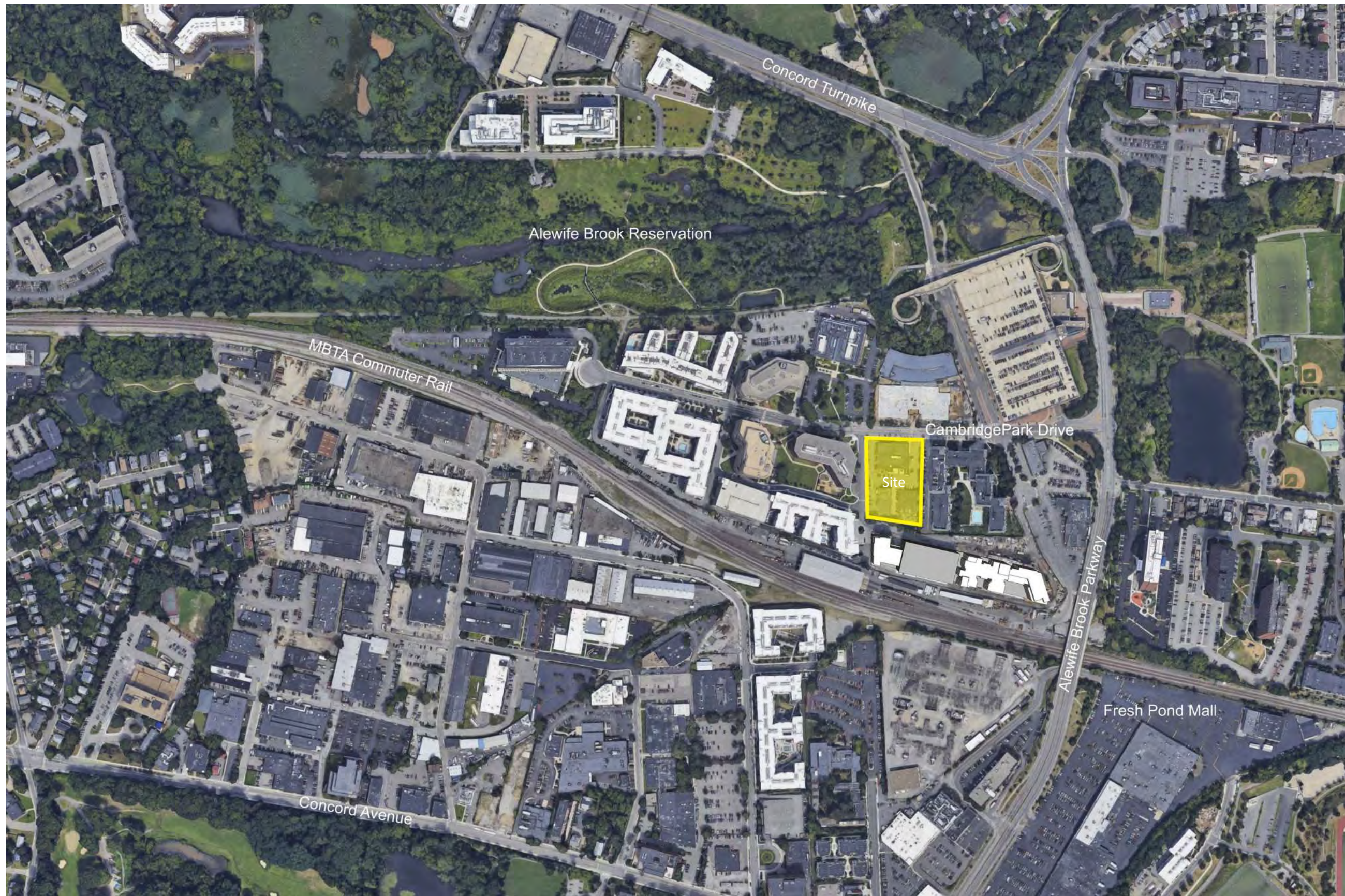
on behalf of

Owner



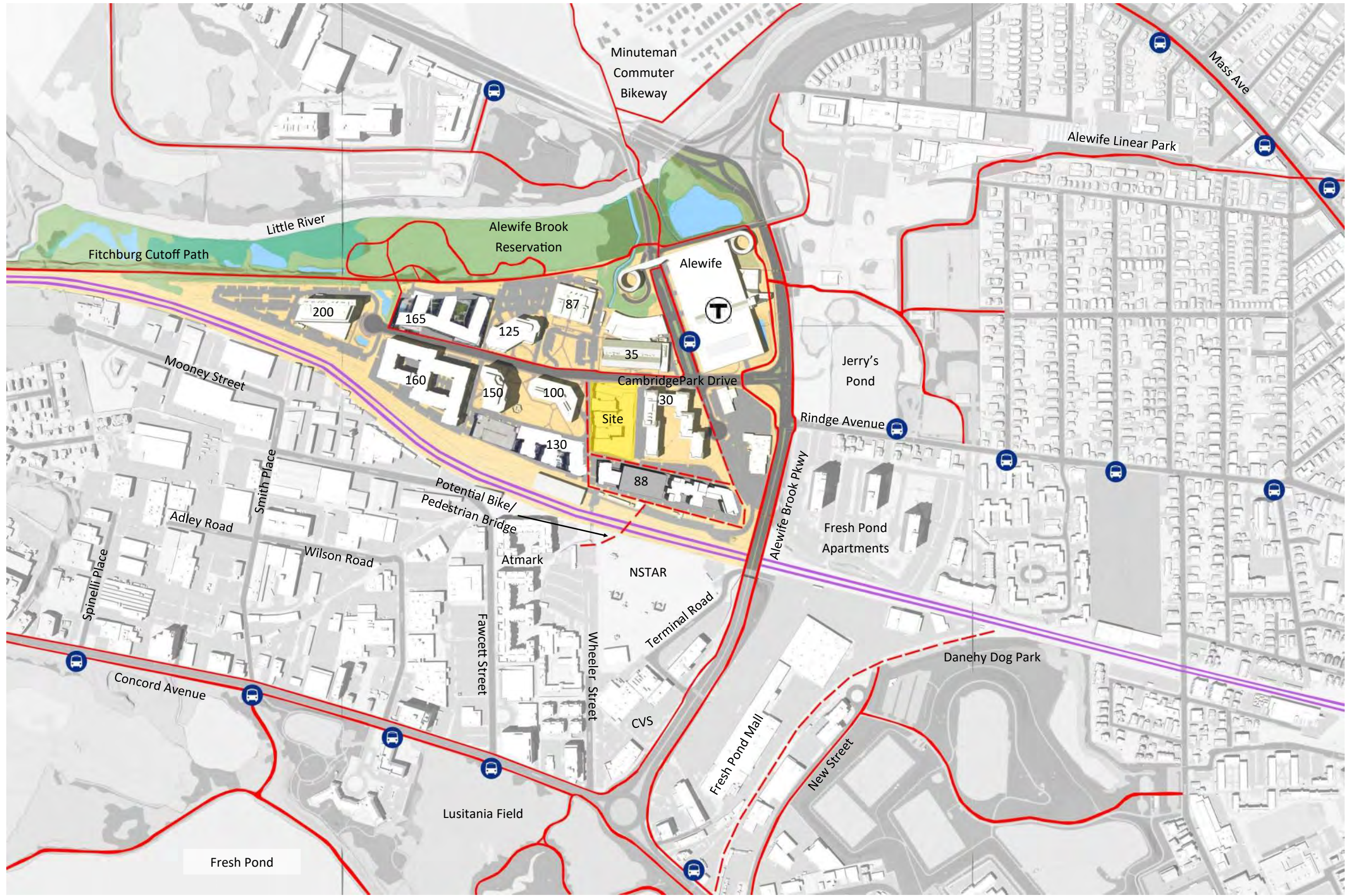
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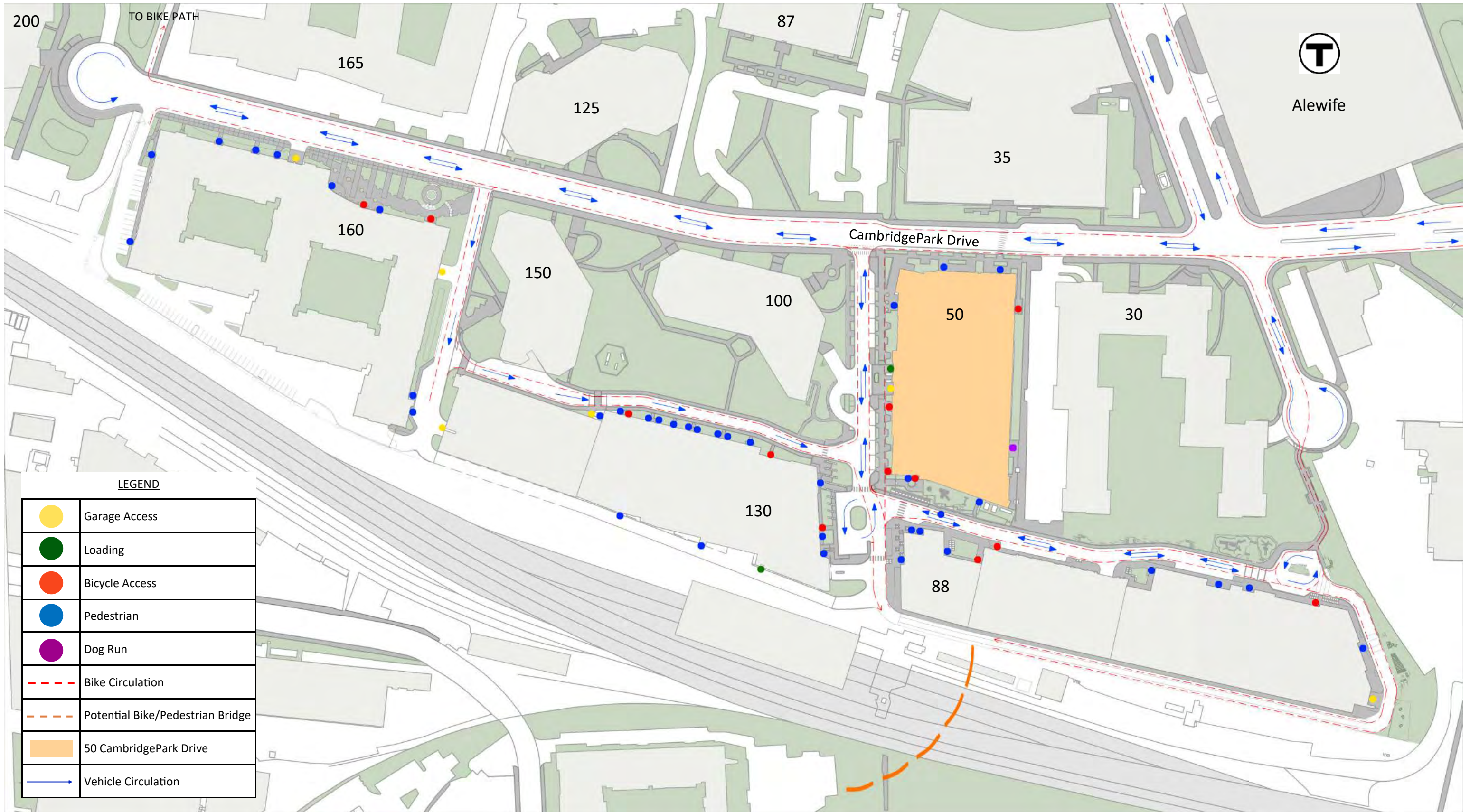
The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts





LEGEND

	Existing Bike Circulation
	Proposed Bike Circulation
	Alewife Station
	MBTA Commuter Rail
	Bus Stop
	50 CambridgePark Drive





RECORD OWNER
 PROPERTIES AT CAMBRIDGE PARK, LLC
 BOOK 8895, PAGE 378 (LOT 5)
 BOOK 8895, PAGE 445 (LOT 6)
 BOOK 8897, PAGE 295 (LOT 8 AND LOT 9)

PARKING COUNT
 REGULAR PARKING SPACES: 75
 HANDICAP PARKING SPACES: 2
 TOTAL: 77

LEGEND

⊕	SEWER MANHOLE	⊕	DOWN SPOUT
⊕	RAIN MANHOLE	⊕	POST
⊕	WATER MANHOLE	⊕	METAL FOOT
⊕	ELECTRIC MANHOLE	⊕	HANDICAP PARKING SPACE
⊕	TELEPHONE MANHOLE	⊕	MONITORING WELL
⊕	CABLE MANHOLE	⊕	DECOMMISSIONED TREE
⊕	MANHOLE	⊕	CONCRETE TREE
⊕	CATCH BASIN	⊕	CONCRETE TREE
⊕	AREA DRAIN	⊕	BT CONC
⊕	HYDRANT	⊕	BT CONC
⊕	WATER TAP	⊕	BT CONC
⊕	WATER STAPORSE	⊕	BT CONC
⊕	GAS GATE	⊕	BT CONC
⊕	GAS METER	⊕	BT CONC
⊕	UTILITY POLE	⊕	BT CONC
⊕	TRAFFIC LIGHT	⊕	BT CONC
⊕	LIGHT POLE	⊕	BT CONC
⊕	LAMP	⊕	BT CONC
⊕	ELECTRIC HANDHOLE	⊕	BT CONC
⊕	CABLE HANDHOLE	⊕	BT CONC
⊕	PROPAGATION CONTROL VALVE	⊕	BT CONC
⊕	MAIL BOX	⊕	BT CONC
⊕	SEWER LINE	⊕	BT CONC
⊕	DRAIN LINE	⊕	BT CONC
⊕	WATER LINE	⊕	BT CONC
⊕	GAS LINE	⊕	BT CONC
⊕	UNDERGROUND ELECTRIC LAYOUT	⊕	BT CONC
⊕	TELEPHONE LINE	⊕	BT CONC
⊕	CABLE TELEVISION (CMT)	⊕	BT CONC
⊕	OVERHEAD WIRE	⊕	BT CONC
⊕	CHAIN LINK FENCE	⊕	BT CONC
⊕	STEEL GUARDRAIL	⊕	BT CONC
⊕	PIPELINE	⊕	BT CONC

UTILITY NOTE
 EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERTY LOCATING AND COORDINATING ANY UTILITY ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM RECORDS. DIG-SAFE SHALL BE NOTIFIED PER THE COMMERCIAL OR MASSACHUSETTS STATUTE CHAPTER 12, SECTION 24A, AT 1-800-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND DEPTHS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

GENERAL NOTES
 1. THIS PLAN IS BASED UPON THE GROUND INSTRUMENT SURVEYS PERFORMED BY BSC GROUP, INC. BETWEEN FEBRUARY 2013 AND OCTOBER 3, 2017.
 2. EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 3. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE. AS SHOWN ON FLOOD HAZARD MAP FOR THE CITY OF CAMBRIDGE, MASSACHUSETTS, COMMUNITY PANEL NO. 2807C D418, EFFECTIVE DATE, JUNE 4, 2016.

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.

PROFESSIONAL ENGINEER (DATE)

NOTICE OF INTENT PLAN SET

THE RESIDENCES AT 50 CAMBRIDGE PARK DRIVE

32, 34, 36
 CAMBRIDGE PARK DRIVE
 IN
 CAMBRIDGE MASSACHUSETTS (MIDDLESEX COUNTY)

EXISTING CONDITIONS PLAN

FEBRUARY 7, 2018

REVISIONS

NO.	DATE	DESC.

PREPARED FOR:

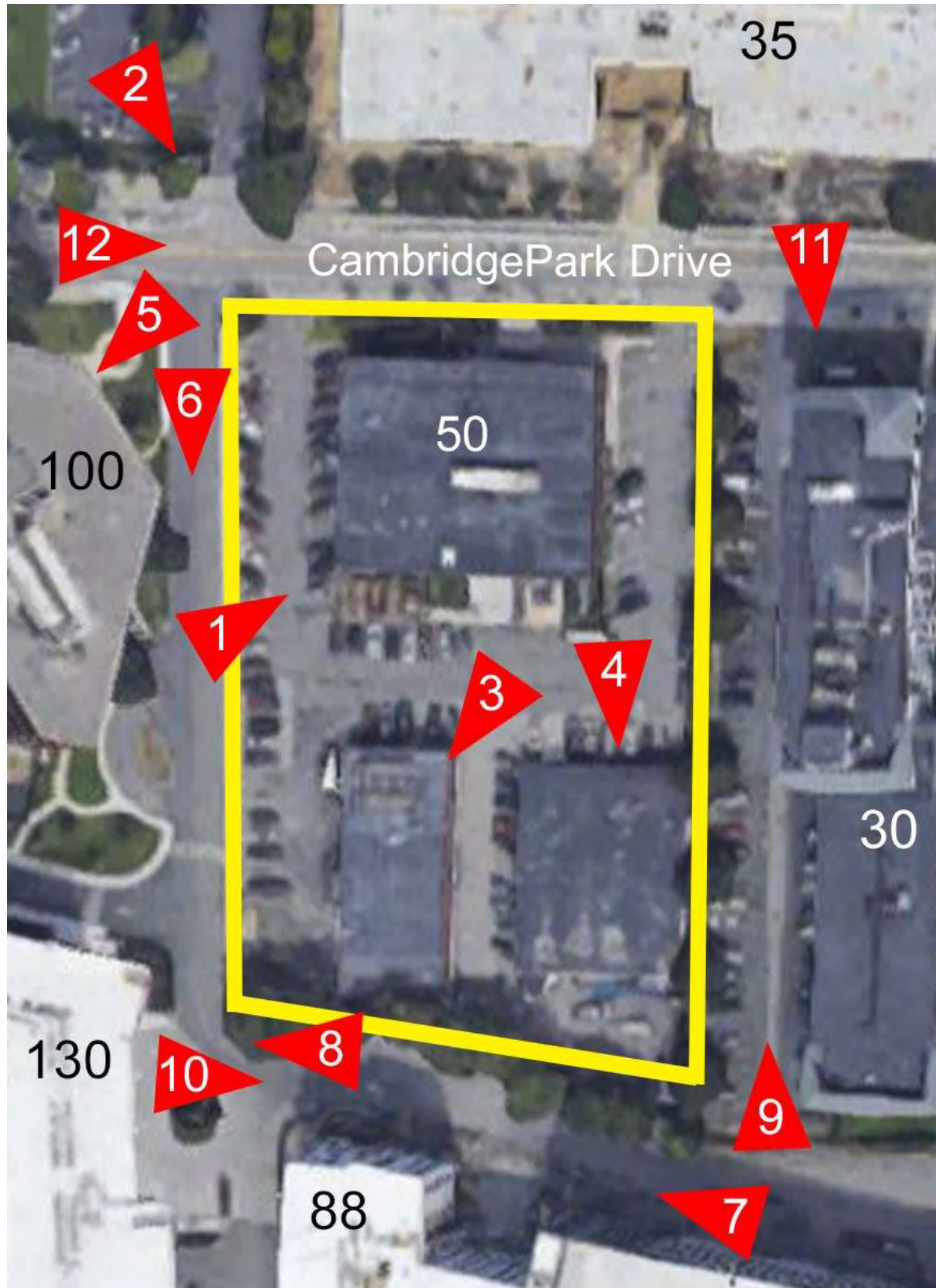
THE HANOVER COMPANY
 2 SEAPORT LANE
 BOSTON, MA 02210

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

SCALE: 1" = 20'

FILE: 18P12317529-CivilDrawings
 DWG: DWG
 JOB NO: 2-3475.20 SHEET: V-100

ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION



36 CambridgePark Drive—Rear



36 CambridgePark Drive



34 CambridgePark Drive



32 CambridgePark Drive



100 CambridgePark Drive



100 CambridgePark Drive

The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts





88 CambridgePark Drive



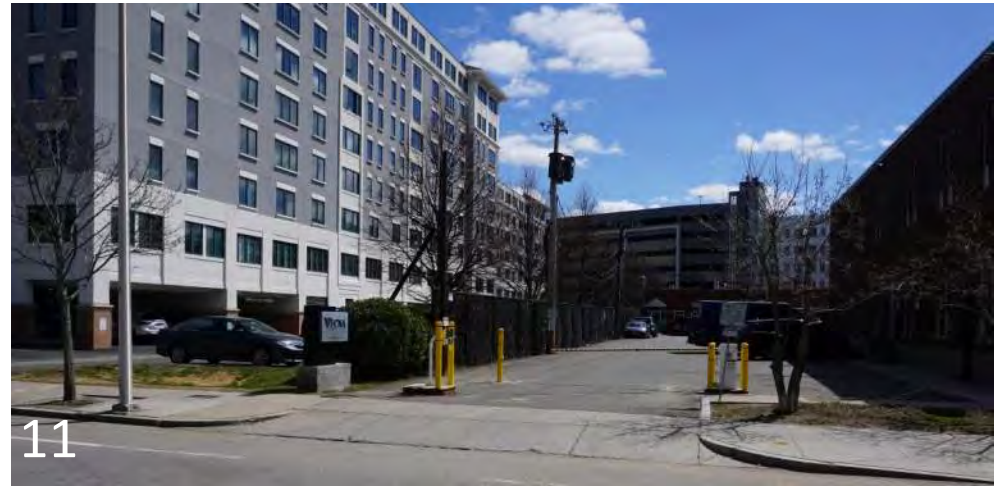
130 CambridgePark Drive



88 and 30 CambridgePark Drive



30 CambridgePark Drive



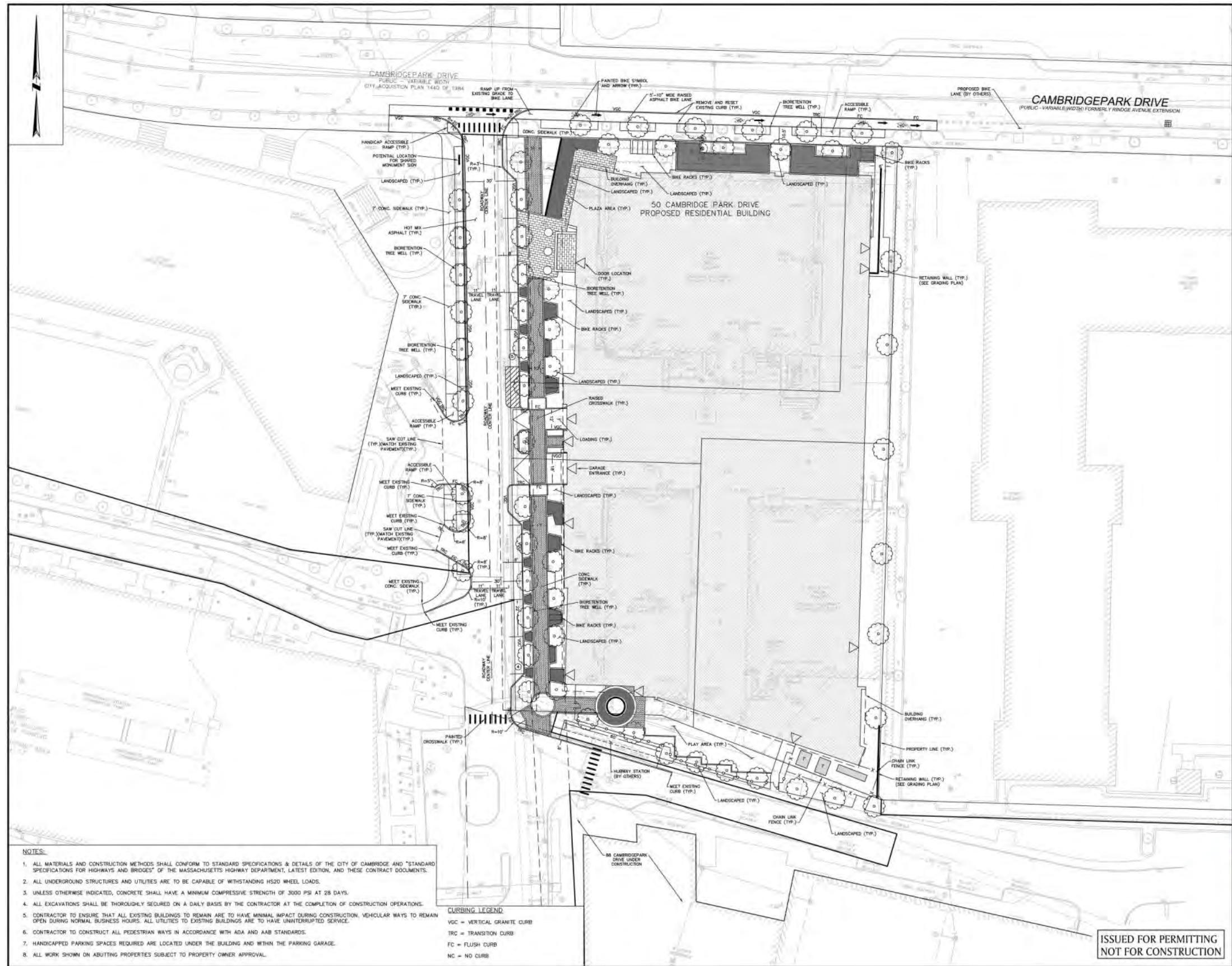
30 CambridgePark Drive



35 and 36 CambridgePark Drive



The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts



PROFESSIONAL ENGINEER DATE

THE RESIDENCES AT 50 CAMBRIDGE PARK DRIVE

32, 34, 36
CAMBRIDGE PARK DRIVE
IN
CAMBRIDGE MASSACHUSETTS
(MIDDLESEX COUNTY)

LAYOUT & MATERIALS PLAN

FEBRUARY 7, 2018

NO.	DATE	DESC.

PREPARED FOR:
THE HANOVER COMPANY
2 SEAPORT LANE
BOSTON, MA 02210

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127 617.896.4300

SCALE: 1" = 20'
0 10 20 40 feet

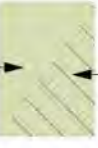


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DWG: CWS
JOB NO: 2-3175-20 SHEET C-102



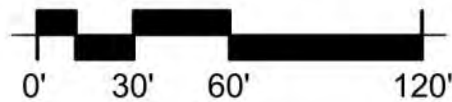
The Residences at 50 Cambridge Park Drive
Cambridge, Massachusetts





AT GRADE OPEN SPACE AND PERMEABLE AREA			
KEY	AREA	% LOT	
GREEN AREA 	8,936 SF	11.27 %	
	PERMEABLE AREA 8,936 SF PERMEABLE		
PUBLICLY BENEFICIAL 	9,861 SF	12.43 %	
	PERMEABLE AREA 7,814 SF PERMEABLE		
PRIVATE 	1,292 SF	1.63 %	
	PERMEABLE AREA 1,292 SF PERMEABLE		
CALCULATIONS			
LOT AREA = 79,321 SF			
AT GRADE OPEN SPACE	AREA	% LOT	
REQUIRED 15% OF 79,321 SF =	11,898 SF	15%	
PROVIDED GREEN AREA + PUBLICLY BENEFICIAL + PRIVATE OPEN SPACE =	20,089 SF	25.33 %	
PERMEABLE AREA	AREA	% LOT	
REQUIRED 25% OF 79,321 SF =	19,830 SF	25 %	
PROVIDED PERMEABLE GREEN + PUBLICLY BENEFICIAL + PRIVATE OPEN SPACE =	18,042 SF	22.75 %	
PERMEABLE AREA INCLUDING STORMWATER DETENTION			% LOT
STORMWATER DETENTION	7,040 SF	8 %	
PERMEABLE GREEN + PUBLICLY BENEFICIAL + PRIVATE OPEN SPACE =	18,042 SF	22.75 %	
TOTAL PERMEABLE GREEN + PUBLICLY BENEFICIAL + PRIVATE OPEN SPACE + STORMWATER DETENTION =	25,082 SF	31.62 %	


SCALE: 1" = 60'



The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts



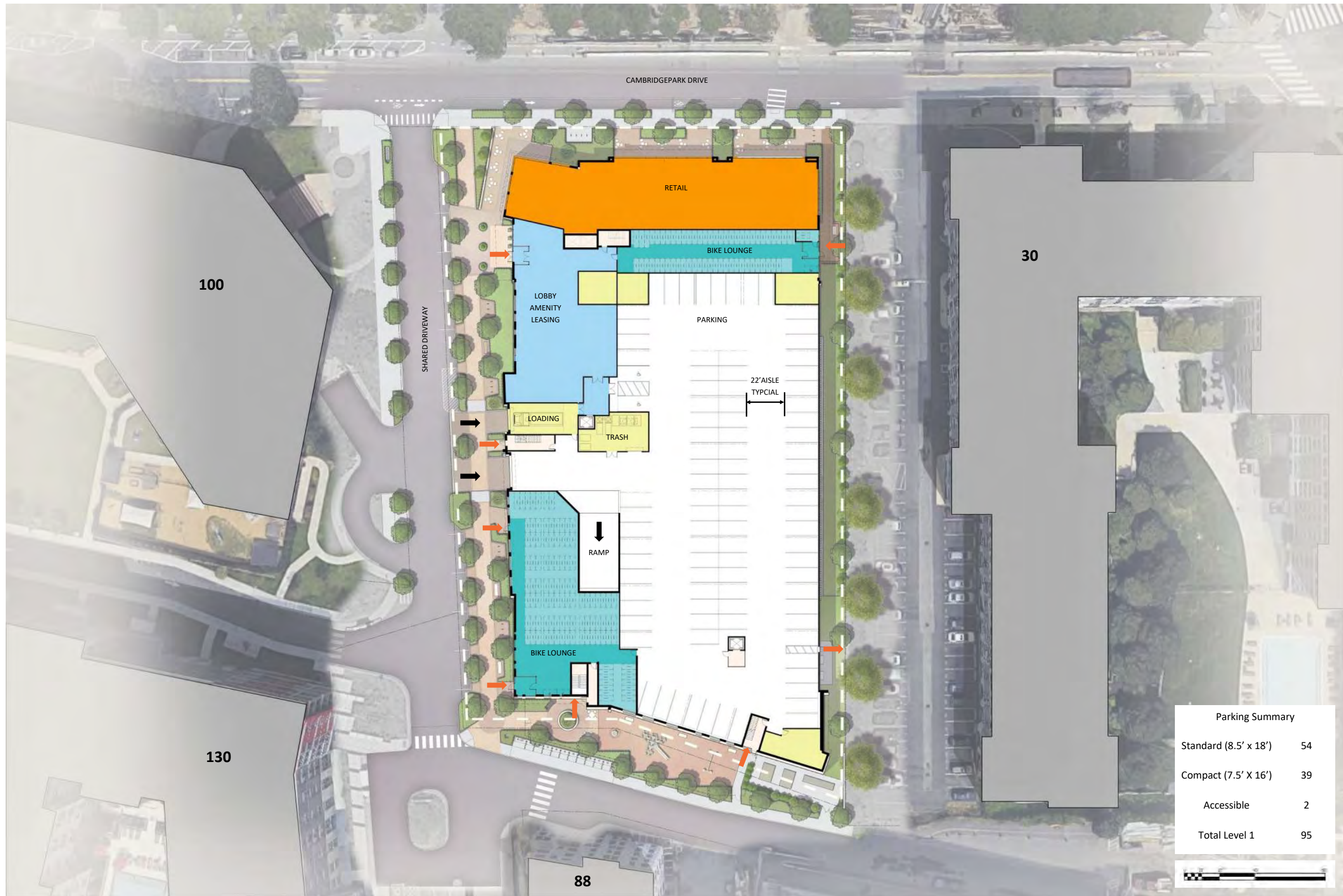


PRIVATE OPEN SPACE		
KEY	AREA	% LOT
PRIVATE 	14,524 SF	18.31 %
CALCULATIONS		
LOT AREA = 79,321 SF		
PRIVATE OPEN SPACE PROVIDED	AREA	% LOT
DOG RUN (AT GRADE)	1,296	
COURTYARD - NORTH	6,017	
COURTYARD - SOUTH	6,097	
BALCONIES - 4TH	994	
BALCONIES - 5TH	994	
BALCONIES - 6TH	994	
BALCONIES - 7TH	994	
BALCONIES - 8TH	787	
TOTAL PROVIDED =	18,173 SF	22.91 %



The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts





Parking Summary	
Standard (8.5' x 18')	54
Compact (7.5' X 16')	39
Accessible	2
Total Level 1	95

The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts





Parking Summary

Standard (8.5' x 18')	44
Compact (7.5' X 16')	36
Accessible	4
Total Level 2	84

Key	Unit Type	Quantity
	Studio	2
	1 Bed	5
	2 Bed	4
	3 Bed	1



The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts





Key	Unit Type	Quantity
	Studio	6
	1 Bed	24
	2 Bed	9
	3 Bed	2



The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts



Key	Unit Type	Quantity
	Studio	6
	1 Bed	29
	2 Bed	11
	3 Bed	3

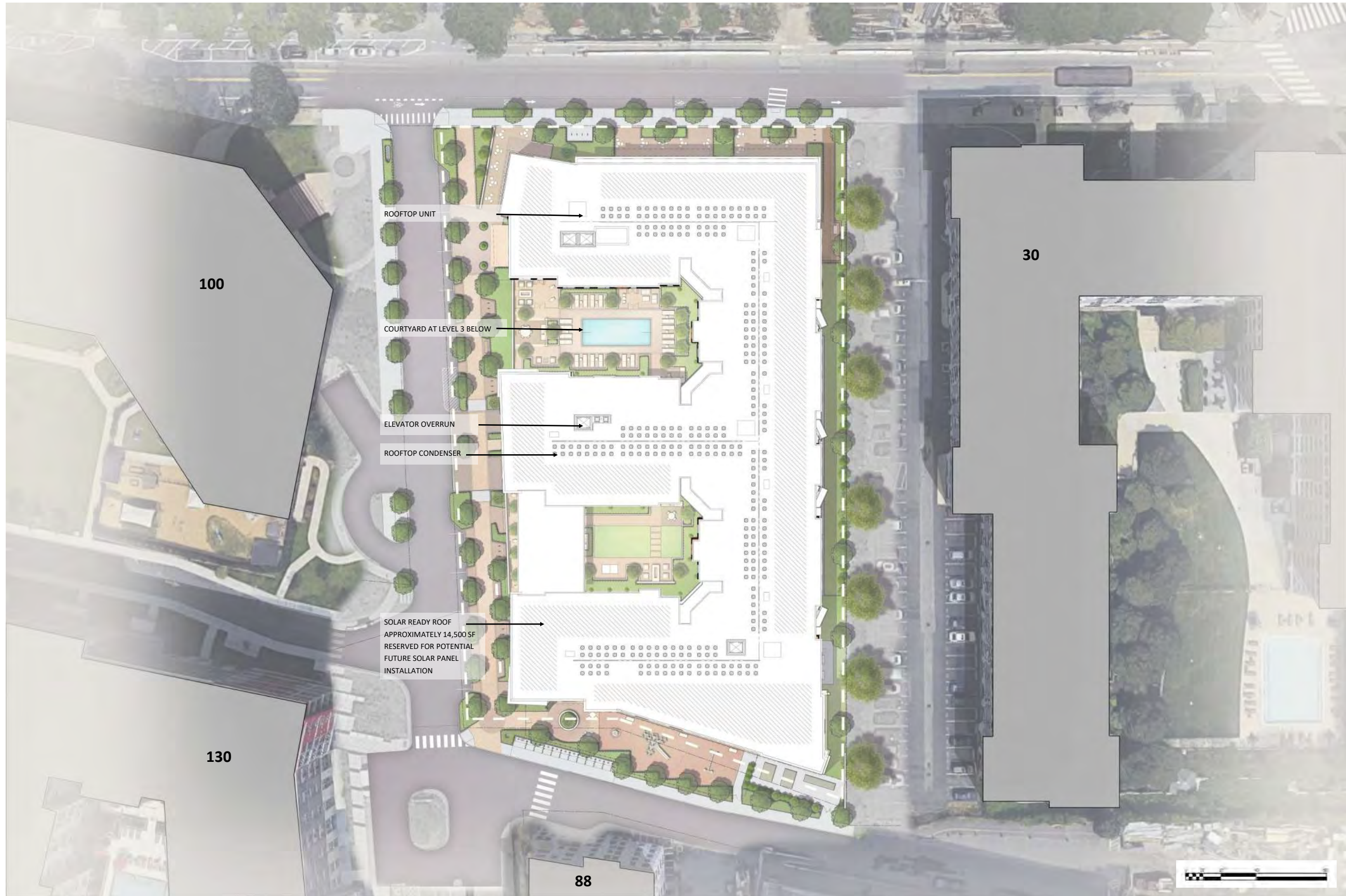




Key	Unit Type	Quantity
	Studio	6
	1 Bed	26
	2 Bed	12
	3 Bed	3

The Residences at 50 Cambridge Park Drive
Cambridge, Massachusetts





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The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts

Note: These are representative pictures from other Hanover projects. Final selections and finish will vary.



Dero Bike Hitch (Cambridge City Standard)



Typical Bench



Permeable Pavers



Decorative Planter with Annual Color



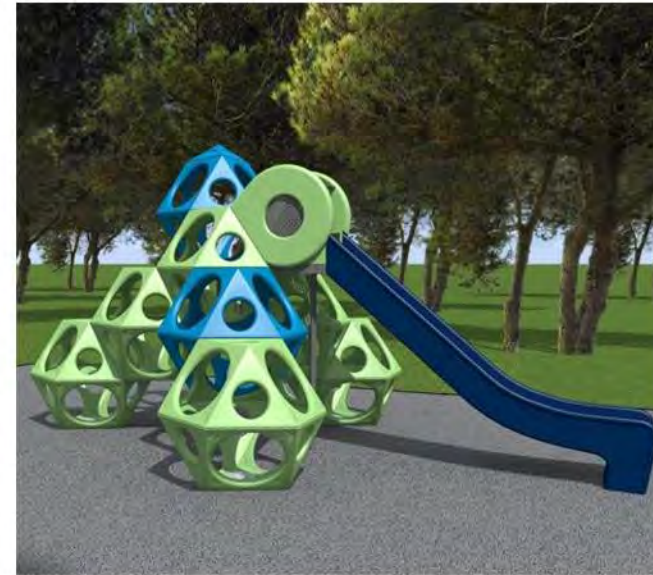
Decorative Planter with Annual Color



Note: These are representative pictures from other Hanover projects. Final selections and finish will vary.



Playground Equipment



Playground Equipment



Playground Equipment



Typical Dog Run with Artificial Turf



Hubway Bike Share Station





Typical Street Trees



Street Tree Fall Color



Typical Ornamental Trees



Typical Ornamental Trees



Partial Concept Plant List

Trees

- | | |
|------------------------------------|------------------------------|
| Quercus borealis rubra | Northern Red Oak |
| Carpinus betulus 'Fastigata' | Pyramidal European Hornbeam |
| Pinus Strobus | White Pine |
| Picea pungens 'Fat Albert' | Fat Albert Colorado Spruce |
| Picea glauca | White Spruce |
| Betula nigra | River Birch |
| Acer palmatum var. dissectum | Crimson Queen Japanese Maple |
| Juniperus chinensis 'Iowa' | Iowa Upright Juniper |
| Thuja occidentalis 'Emerald Green' | Emerald Green Arborvitae |

Shrubs

- | | |
|------------------------------------|-----------------------------|
| Chamaecyparis obtusa | Compact Hinoki Falsecypress |
| Miscanthus sinensis 'Yaku Jima' | Dwarf Miscanthus |
| Taxus media 'Hicksii' | Hicks Yew |
| Rhododendron catawbiense | Catawba Rhododendron |
| Rhododendron PJM | PJM Rhododendron |
| Juniperus chinensis 'Sea Green' | Sea Green Juniper |
| Hydrangea quercifolia 'Alison' | Oakleaf Hydrangea |
| Cornus sericea 'Arctic Fire' | Red Twig Dogwood |
| Prunus depressa | Sand Cherry |
| Buxus microphylla 'Green Mountain' | Green Mtn. Boxwood |

Groundcovers

- | | |
|---------------------------------|------------------|
| Taxus media 'Densifomis' | Dense Yew |
| Juniperus virginiana 'Grey Owl' | Grey Owl Juniper |
| Juniperus horizontalis | Andorra Juniper |
| Parthenocissus tricuspidata | Boston Ivy |
| Pachysandra terminalis | Pachysandra |
| Hosta 'Big Mama' | Big Mama' Hosta |



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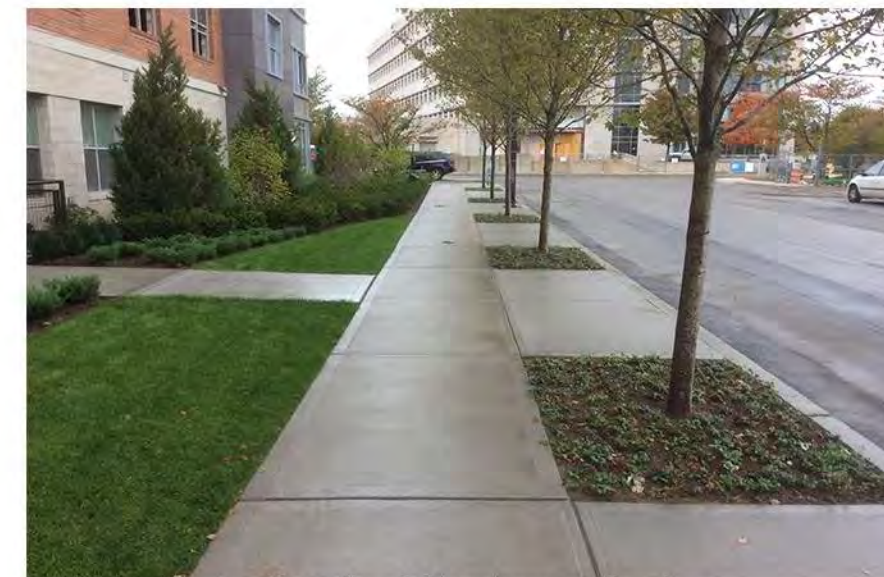
Note: These are representative pictures from other Hanover projects. Final selections and finish will vary.



Evergreen Screening at Utility Meters



Evergreen Screening at Electrical Transformers



Typical Hanover Density of Streetscape Planting

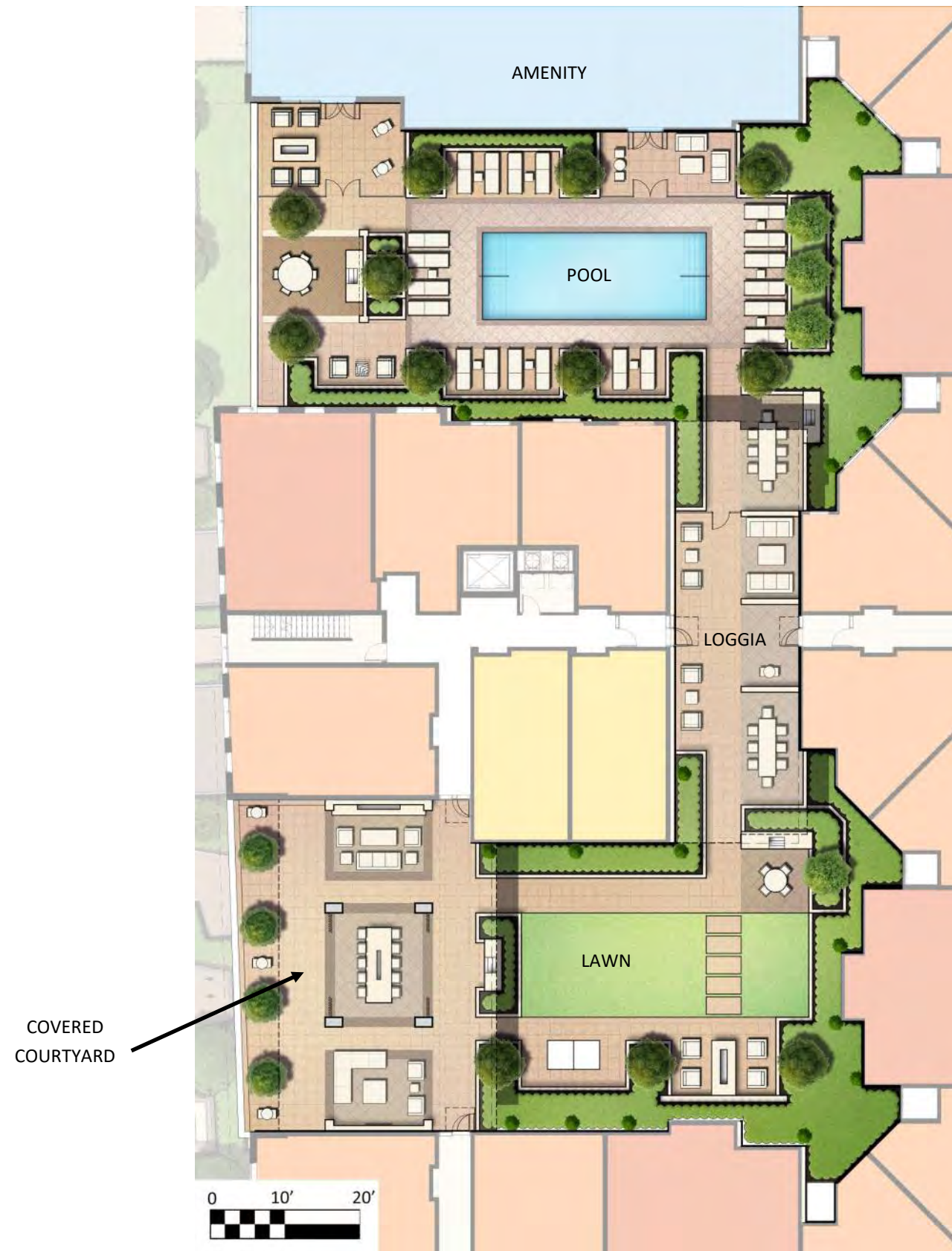


Typical Hanover Density of Streetscape Planting





The Residences at 50 CambridgePark Drive
Cambridge, Massachusetts



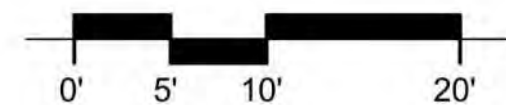
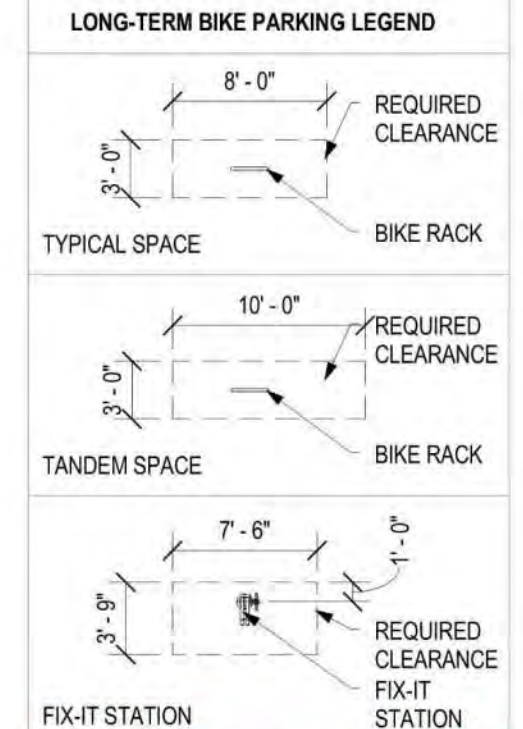
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Cambridge, Massachusetts

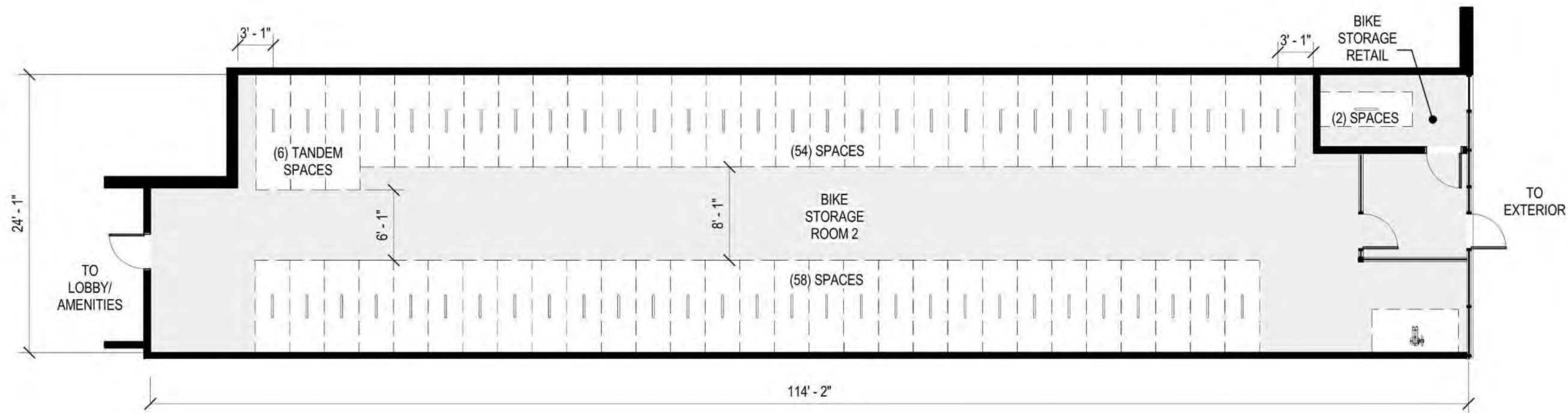
Long-Term Bike Parking Room 1 (South)



RESIDENTIAL LONG-TERM BIKE PARKING		
BIKE STORAGE ROOM 1	TYPICAL SPACES	196
	TANDEM	14
	TOTAL ROOM 1	210
BIKE STORAGE ROOM 2	TYPICAL SPACES	112
	TANDEM	6
	TOTAL ROOM 2	118
TOTAL SPACES PROVIDED		328

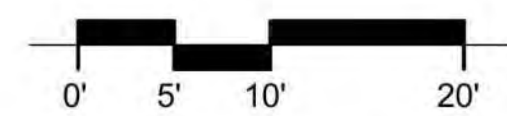
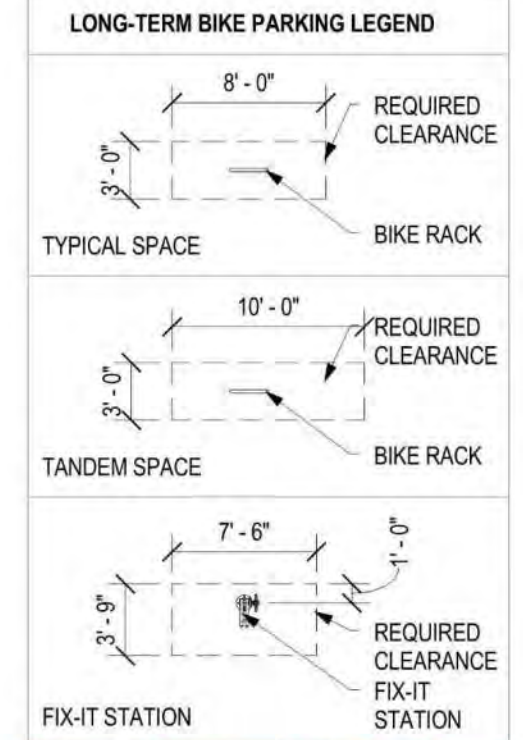
RETAIL LONG-TERM BIKE PARKING		
BIKE STORAGE RETAIL	TYPICAL SPACES	2



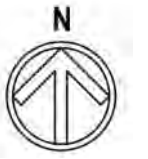


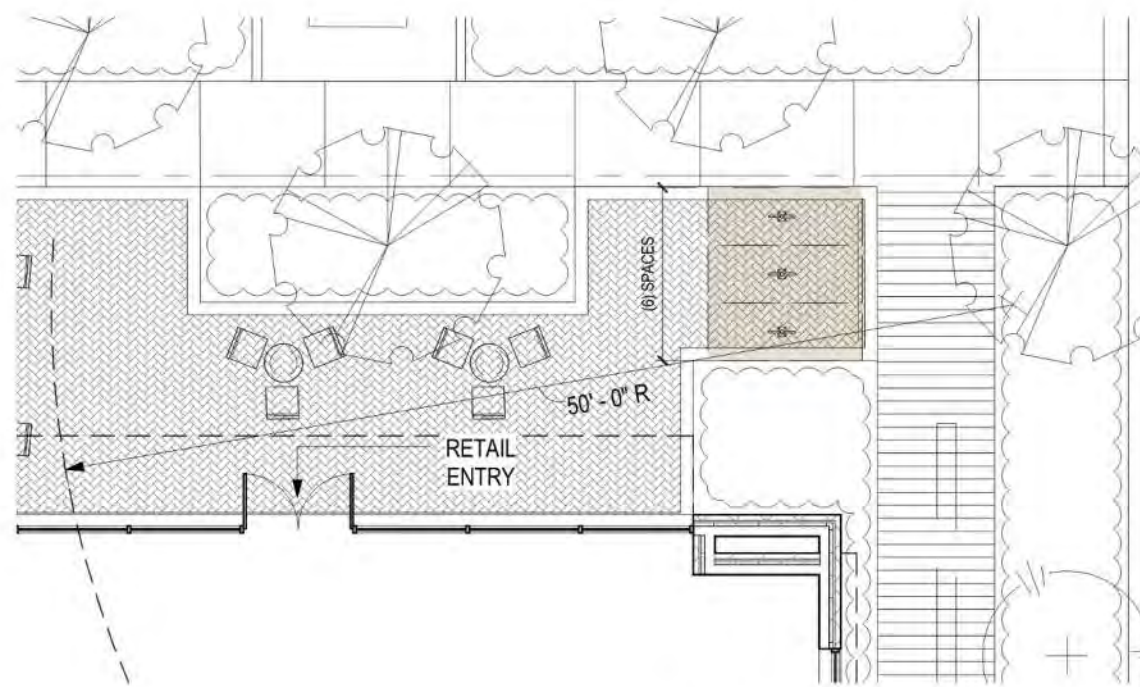
RESIDENTIAL LONG-TERM BIKE PARKING		
BIKE STORAGE ROOM 1	TYPICAL SPACES	196
	TANDEM	14
	TOTAL ROOM 1	210
BIKE STORAGE ROOM 2	TYPICAL SPACES	112
	TANDEM	6
	TOTAL ROOM 1	118
TOTAL SPACES PROVIDED		328

RETAIL LONG-TERM BIKE PARKING		
BIKE STORAGE RETAIL	TYPICAL SPACES	2

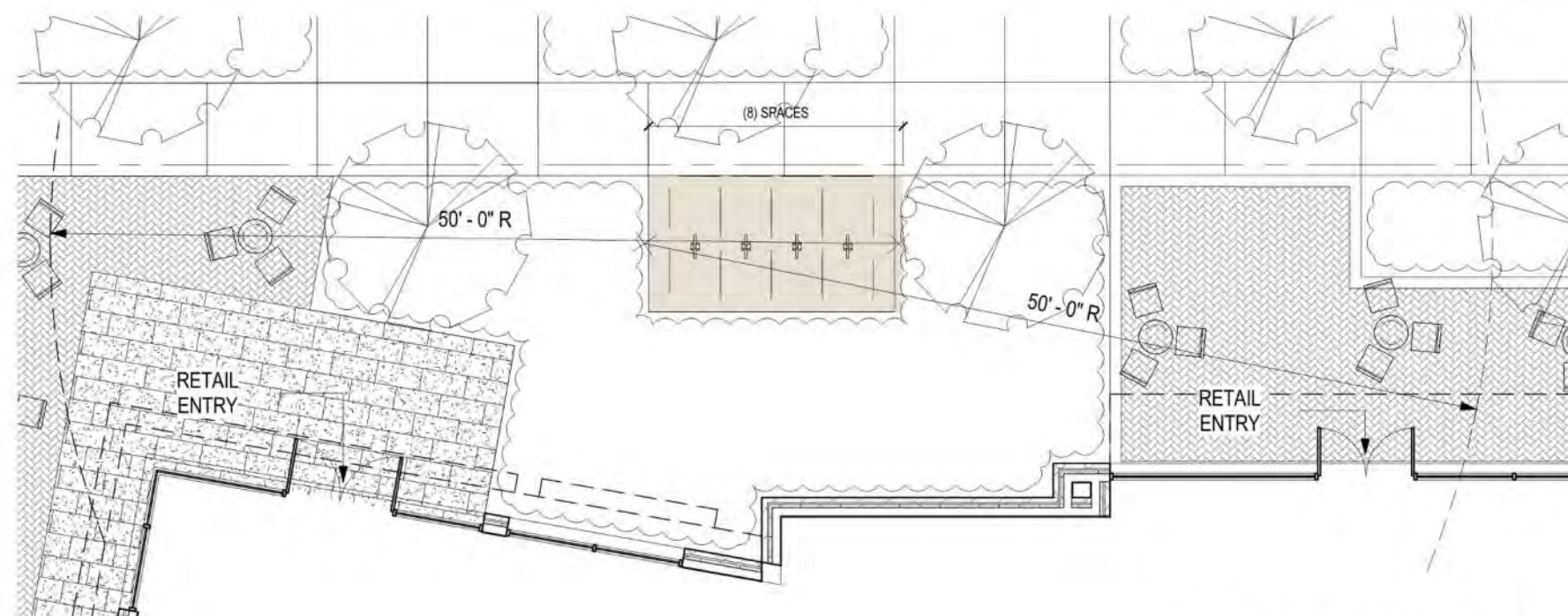


The Residences at 50 CambridgePark Drive
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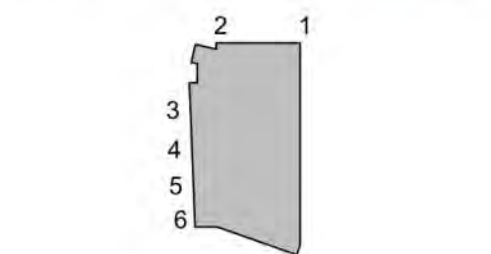
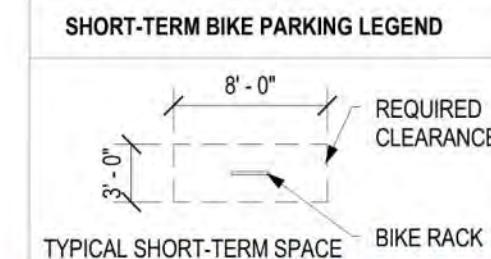


TEMPORARY BIKE PARKING AREA 1

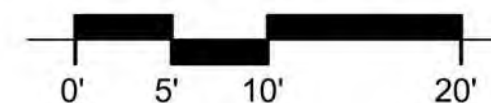


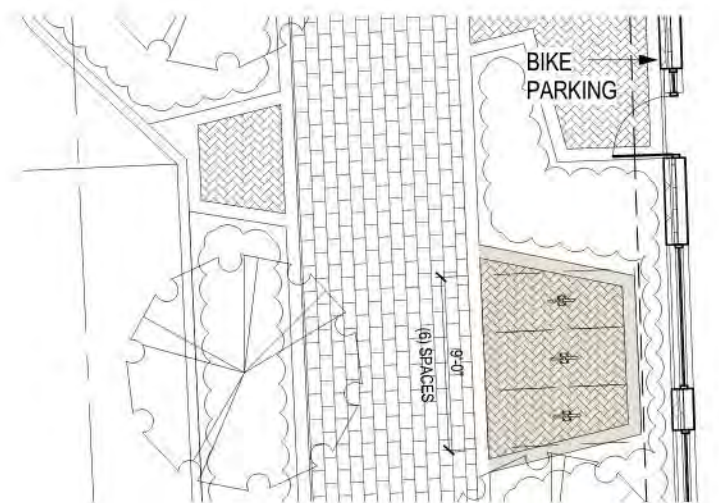
TEMPORARY BIKE PARKING AREA 2

SHORT-TERM BIKE PARKING	
AREA	# OF SPACES
1	6
2	8
3	6
4	6
5	6
6	6
TOTAL SPACES PROVIDED	38
RETAIL SPACES REQUIRED	7
RESIDENTIAL SPACES REQUIRED	30
TOTAL SPACES REQUIRED	37

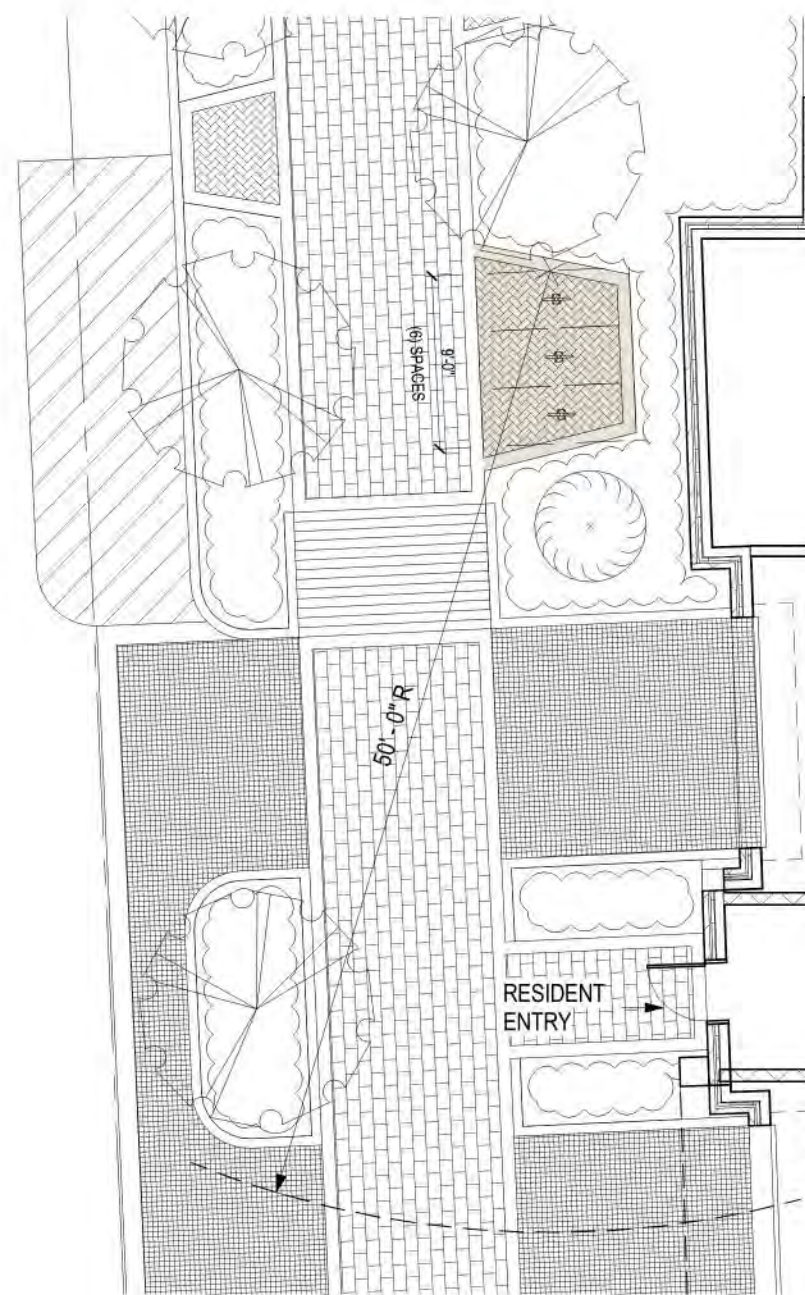


SCALE: 1" = 10'-0"

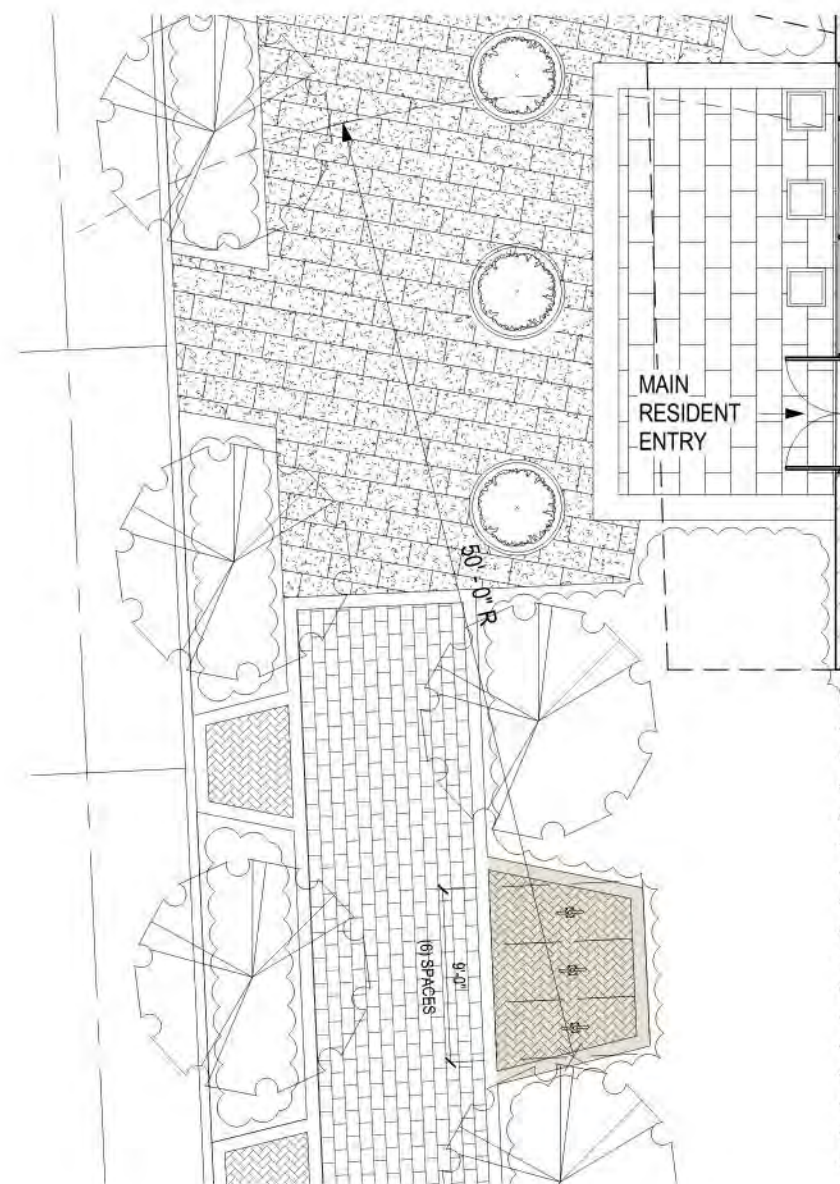




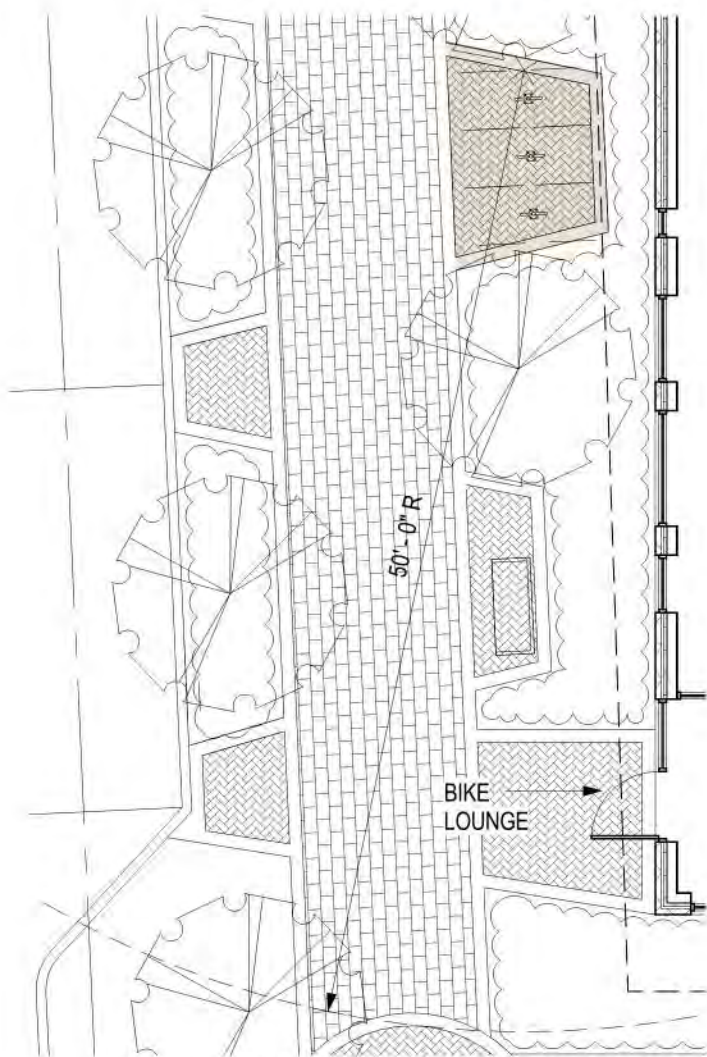
TEMPORARY BIKE PARKING AREA 5



TEMPORARY BIKE PARKING AREA 4

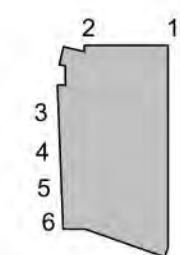
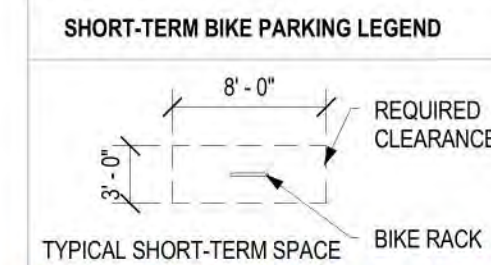


TEMPORARY BIKE PARKING AREA 3

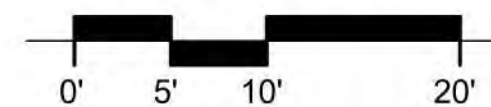


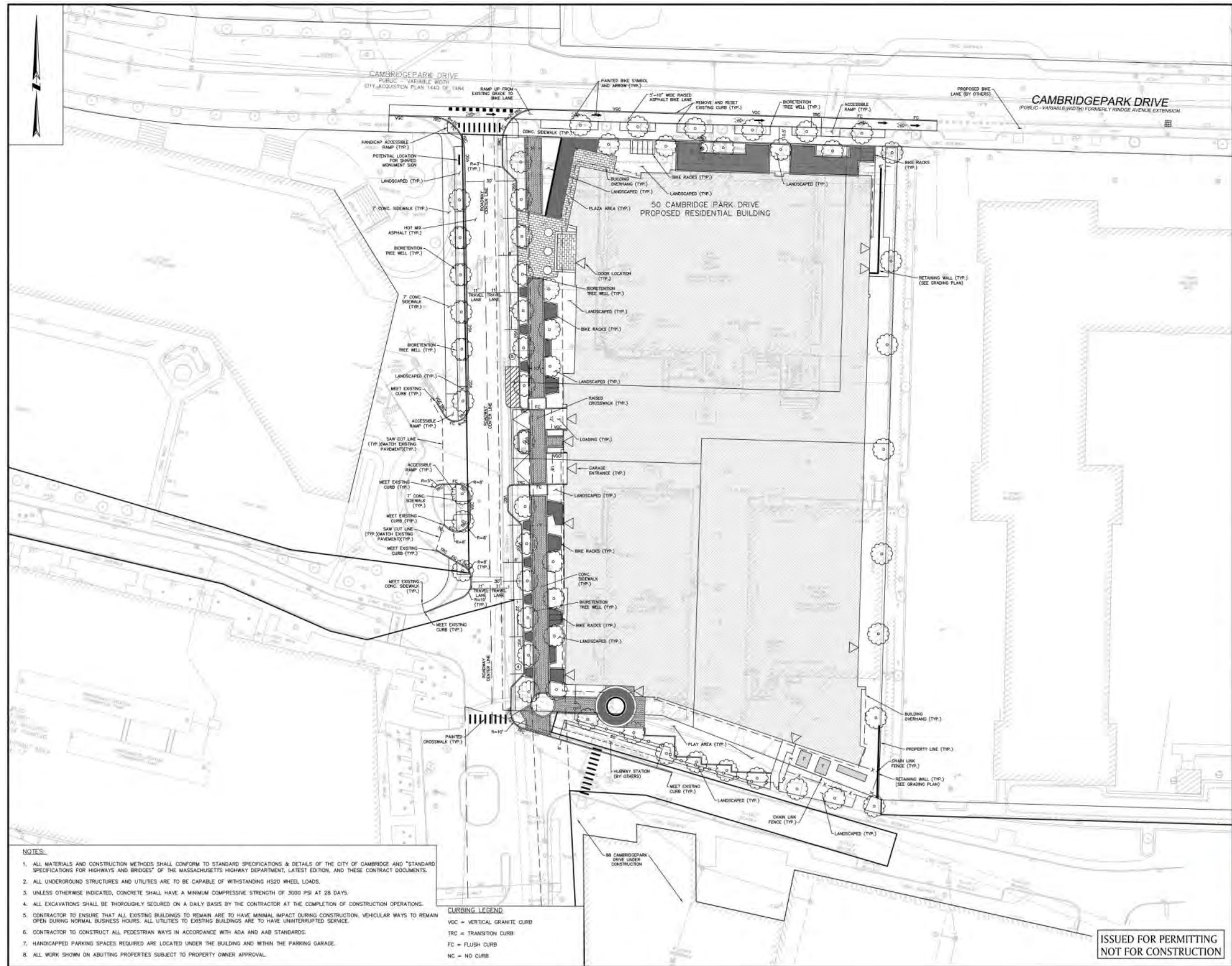
TEMPORARY BIKE PARKING AREA 6

SHORT-TERM BIKE PARKING	
AREA	# OF SPACES
1	6
2	8
3	6
4	6
5	6
6	6
TOTAL SPACES PROVIDED	38
RETAIL SPACES REQUIRED	7
RESIDENTIAL SPACES REQUIRED	30
TOTAL SPACES REQUIRED	37



SCALE: 1" = 10'-0"





NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE CITY OF CAMBRIDGE AND "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" OF THE MASSACHUSETTS HIGHWAY DEPARTMENT, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
2. ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING HS20 WHEEL LOADS.
3. UNLESS OTHERWISE INDICATED, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
4. ALL EXCAVATIONS SHALL BE THOROUGHLY SEQUENCED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
5. CONTRACTOR TO ENSURE THAT ALL EXISTING BUILDINGS TO REMAIN ARE TO HAVE MINIMAL IMPACT DURING CONSTRUCTION. VEHICULAR WAYS TO REMAIN OPEN DURING NORMAL BUSINESS HOURS. ALL UTILITIES TO EXISTING BUILDINGS ARE TO HAVE UNINTERRUPTED SERVICE.
6. CONTRACTOR TO CONSTRUCT ALL PEDESTRIAN WAYS IN ACCORDANCE WITH ADA AND AAB STANDARDS.
7. HANDICAPPED PARKING SPACES REQUIRED ARE LOCATED UNDER THE BUILDING AND WITHIN THE PARKING GARAGE.
8. ALL WORK SHOWN ON ADJACENT PROPERTIES SUBJECT TO PROPERTY OWNER APPROVAL.

CURBING LEGEND

VGC = VERTICAL GRANITE CURB
 TRC = TRANSITION CURB
 FC = FLUSH CURB
 NC = NO CURB

PROFESSIONAL ENGINEER _____ DATE _____

THE RESIDENCES AT 50 CAMBRIDGE PARK DRIVE

32, 34, 36
CAMBRIDGE PARK DRIVE
IN
CAMBRIDGE MASSACHUSETTS
(MIDDLESEX COUNTY)

LAYOUT & MATERIALS PLAN

FEBRUARY 7, 2018

NO.	DATE	DESC.

PREPARED FOR:
THE HANOVER COMPANY
 2 SEAPORT LANE
 BOSTON, MA 02210

BSC GROUP
 803 Summer Street
 Boston, Massachusetts
 02127 617.896.4300

SCALE: 1" = 20'
 0 10 20 40 feet

FILE: P:\2317520\Civil\Drawings
 DWG: CWS
 JOB NO: 2-3175-20 SHEET C-102

ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION



- LEGEND**
- Existing Deciduous Tree to be Preserved
 - Existing Evergreen Tree to be Preserved
 - Proposed Tree

MITIGATION SUMMARY: ON SITE

Total On Site Significant DBH To be Removed (See L1.TD): 19 Inches
 Total On Site New Street Trees to Be Planted (5" Caliper Red Oak): 27
 Total Other On Site Trees to Be Planted (Mixed Species & Caliper)* = 91
 Total Inches Replaced = 135 (Street Trees) + 263 = 398 Inches
 * Refer to Landscape Plan for full extent of site plantings and layout.

MITIGATION SUMMARY: CAMBRIDGE PARK DRIVE ROW

Total Cambridge Park Drive ROW Significant DBH To be Removed (See L1.TD): 24 Inches
 Total Cambridge Park Drive ROW New Street Trees to Be Planted (5" Caliper Red Oak): 6
 Total Inches Replaced 5' Cal. x 6 Trees = 30 Inches

MITIGATION SUMMARY: OFF SITE (Near 88 CPD and 100 CPD)

Total Off Site Significant DBH To be Removed (See L1.TD): 102 Inches
 Total Off Site New Street Trees to Be Planted (5" Caliper Red Oak): 18
 Total Inches Replaced 5' Cal. x 18 Trees = 90 Inches

MITIGATION SUMMARY: TOTALS

Total Significant DBH To be Removed (See L1.TD): 145 Inches
 Total Inches Replaced (See above) = 518 Inches (142 trees)

NOTE:
 SIGNIFICANT TREES AS DEFINED IN THE CITY OF CAMBRIDGE CODE OF ORDINANCES, SECTION 8.66.030, ARE "ANY TREE, OR TREES LARGER THAN 8" DBH WHICH ARE ON A LOT OR WHICH HAVE BEEN REMOVED FROM THE LOT WITHIN ONE YEAR PRIOR TO THE SUBMISSION OF A TREE STUDY TO THE CITY ARBORIST"

MITIGATION TREE REPLACEMENT

50 CPD
 50 CAMBRIDGE PARK Drive
 Cambridge, MA 02140

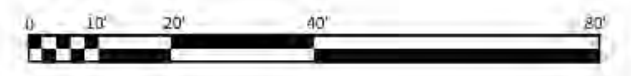
TREE MITIGATION 04042018

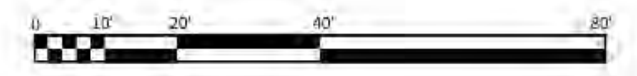
GWH
 LANDSCAPE ARCHITECTS

THE HANOVER COMPANY
 3625 SAN ANTONIO BLVD 3000
 HOUSTON, TEXAS 77057
 713.267.2100 FAX 713.267.2145

DESIGNER	GWH
PROJECT	50
DATE	06-04-18
SHEET NUMBER	L1.TM









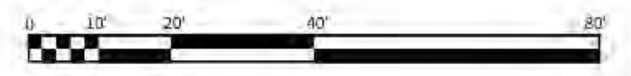
SELECTED BRICK APPEARANCE: OVERALL



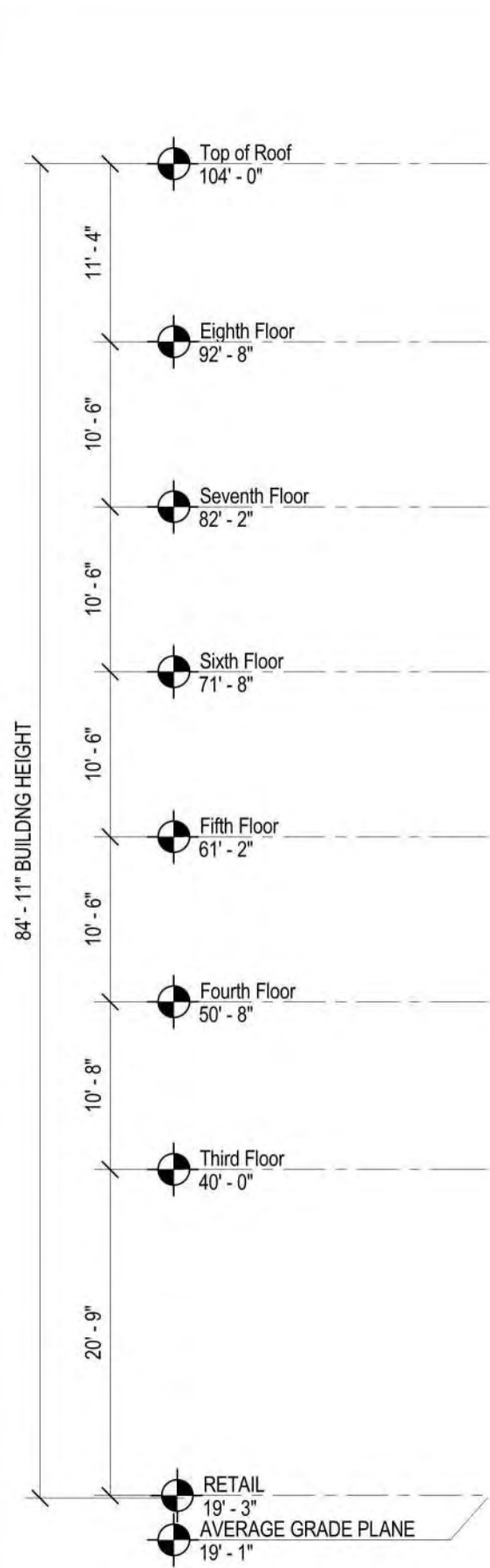
SELECTED BRICK APPEARANCE: DETAIL

SCALE: 3/32" = 1'-0"

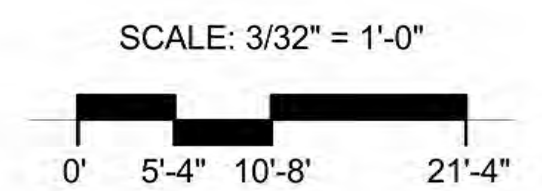
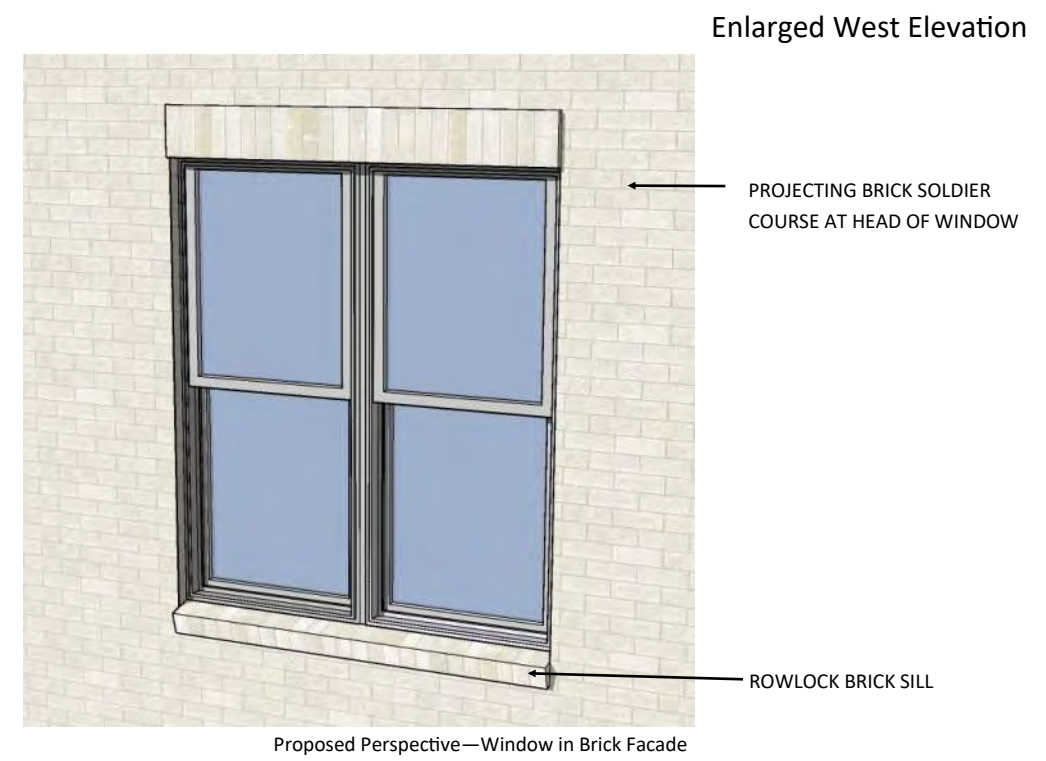




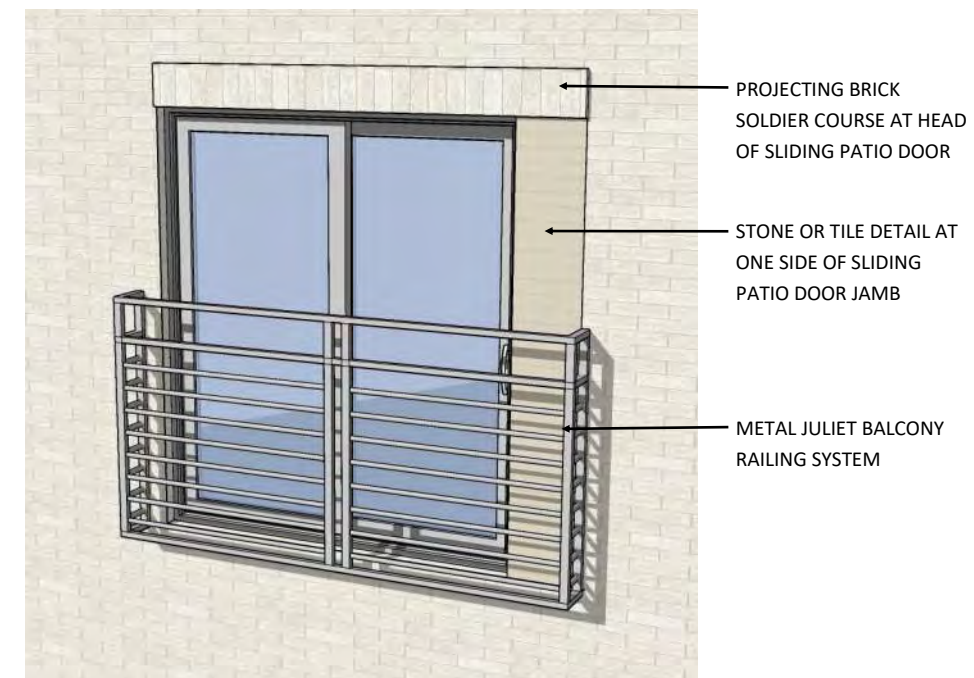




- BRICK
- VINYL WINDOW
- FIBER CEMENT LAP SIDING
- METAL PANEL EYEBROW
- COURTYARD BEYOND
- ALUMINUM AND GLASS STOREFRONT SYSTEM
- BRICK WITH RECESSED DETAIL. (1) COURSE RECESSED 1" EVERY (8) COURSES
- METAL AND GLASS COURTYARD RAILING SYSTEM
- METAL PANEL EYEBROW
- BRICK
- ALUMINUM AND GLASS STOREFRONT SYSTEM



Enlarged South Elevation

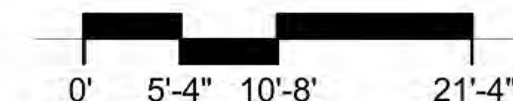


Proposed Perspective—Juliet Balcony in Brick Facade

Proposed Porcelain Ceramic Tile



SCALE: 3/32" = 1'-0"







50 CPD

30 CPD

