



THORNDIKE APARTMENTS
3D VISUALIZATION
DOROTHY ROAD LOOKING WEST
JANUARY 26, 2021



THORNDIKE PLACE
3D VISUALIZATION
DOROTHY ROAD LOOKING WEST
FEBRUARY 16, 2021



THORNDIKE PLACE
3D VISUALIZATION ENTRY COURTYARD
FEBRUARY 16, 2021



THORNDIKE PLACE
3D VISUALIZATION
LITTLEJOHN STREET LOOKING SOUTHEAST
FEBRUARY 16, 2021

green
STAXX



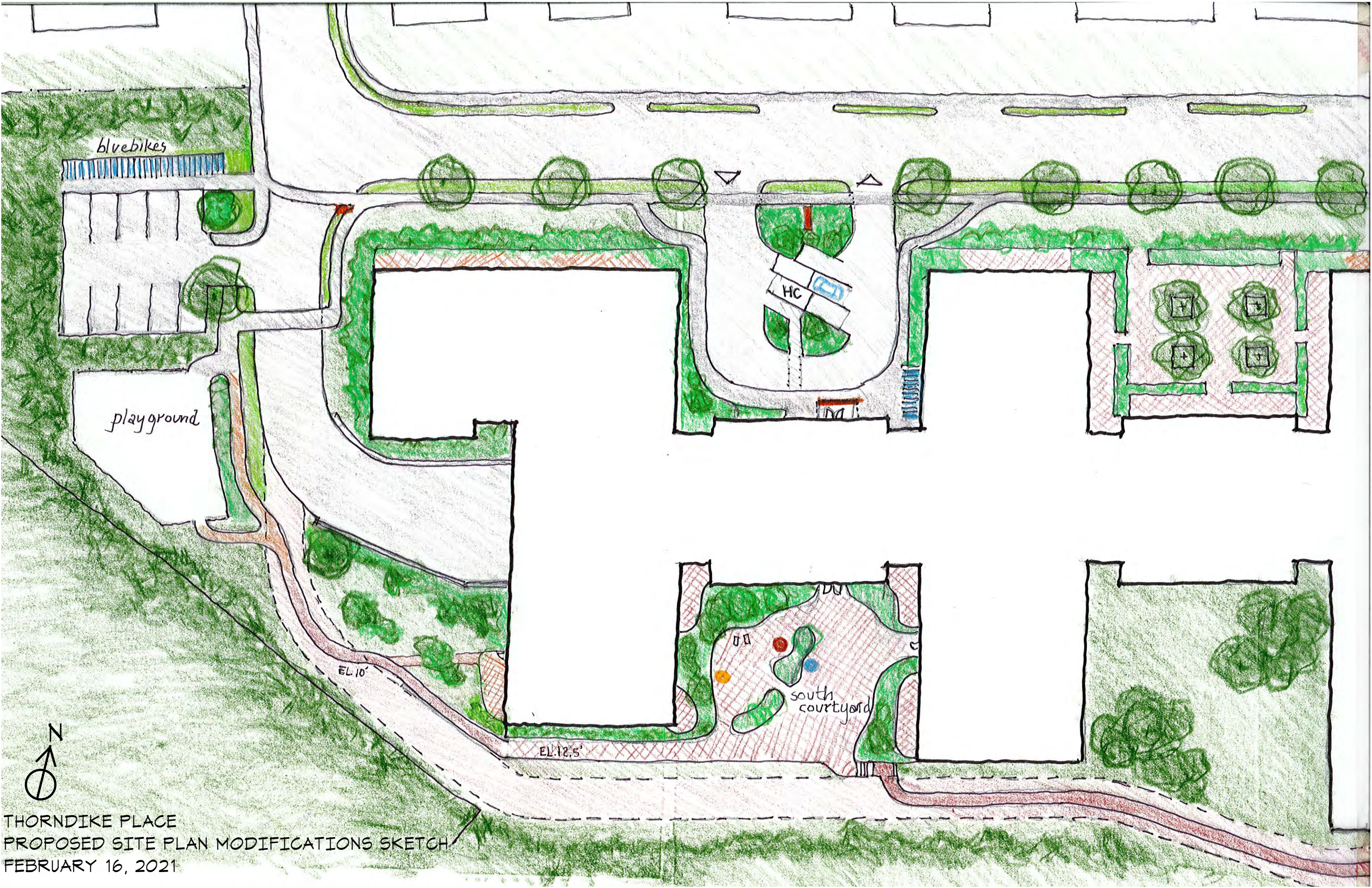
BRUCE
RONAYNE
HAMILTON
ARCHITECTS



**WETLAND EXHIBIT
LEGEND**

- WETLAND
- 25' WETLAND BUFFER
- 100' WETLAND BUFFER
- FLOODPLAIN / FLOODWAY

ILLUSTRATIVE LANDSCAPE PLAN
THORNDIKE PLACE
DORTHY ROAD IN ARLINGTON MASSACHUSETTS
December, 2020



bluebikes

playground

HC

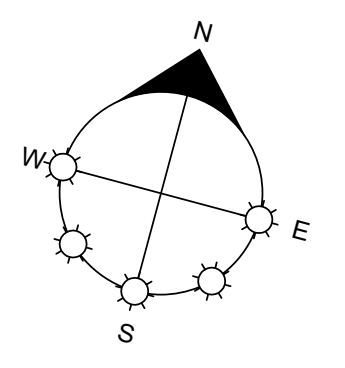
south courtyard

EL. 10'

EL. 12.5'

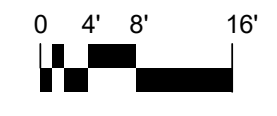


THORNDIKE PLACE
PROPOSED SITE PLAN MODIFICATIONS SKETCH
FEBRUARY 16, 2021



172 TOTAL UNITS
GROUND FLOOR: 51,497 SF

GROUND FLOOR PLAN



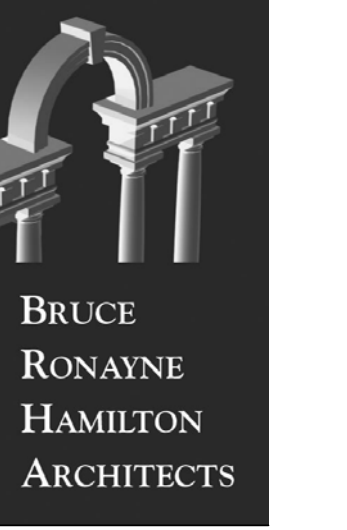
THORNDIKE PLACE

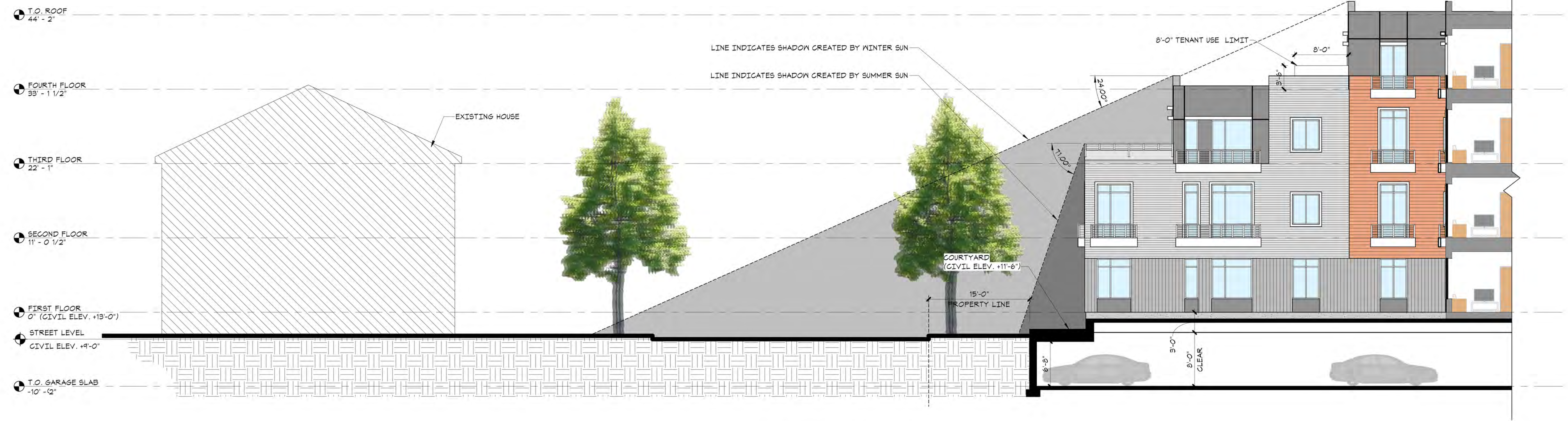
ARLINGTON, MA.
2/16/21

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

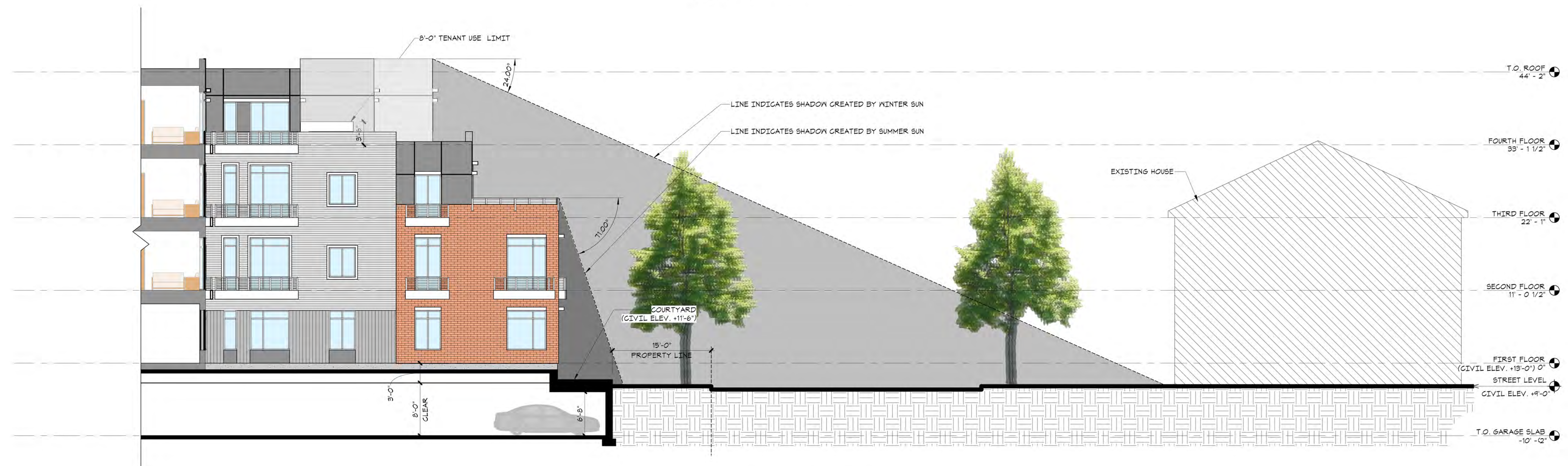
833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071

green
STAXX



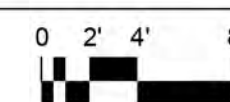


SHADOW DIAGRAM AT
DOROTHY ROAD
1/8" = 1'-0"



SHADOW DIAGRAM AT
LITTLEJOHN STREET
1/8" = 1'-0"

SHADOW/SOLAR DIAGRAMS



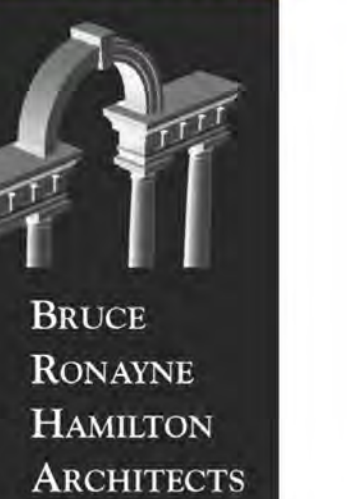
THORNDIKE PLACE

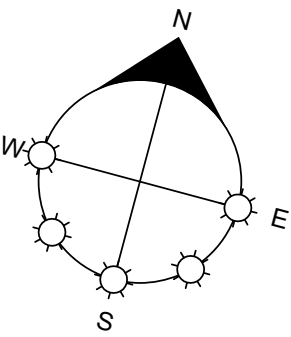
ARLINGTON, MA.
2/16/21

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071

green
STAXX

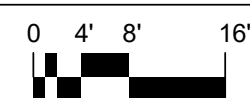




172 TOTAL UNITS
2ND FLOOR: 51,497 SF

PROJECT KEY & UNIT COUNTS		
UNIT KEY	QUANTITY	AVG. SQ. FT.
ONE BEDROOM	88	779 FT ²
TWO BEDROOM	55	1044 FT ²
THREE BEDROOM	18	1085 FT ²
STUDIO	11	505 FT ²
TOTAL =	172	

SECOND FLOOR PLAN



THORNDIKE PLACE

ARLINGTON, MA.
2/16/21

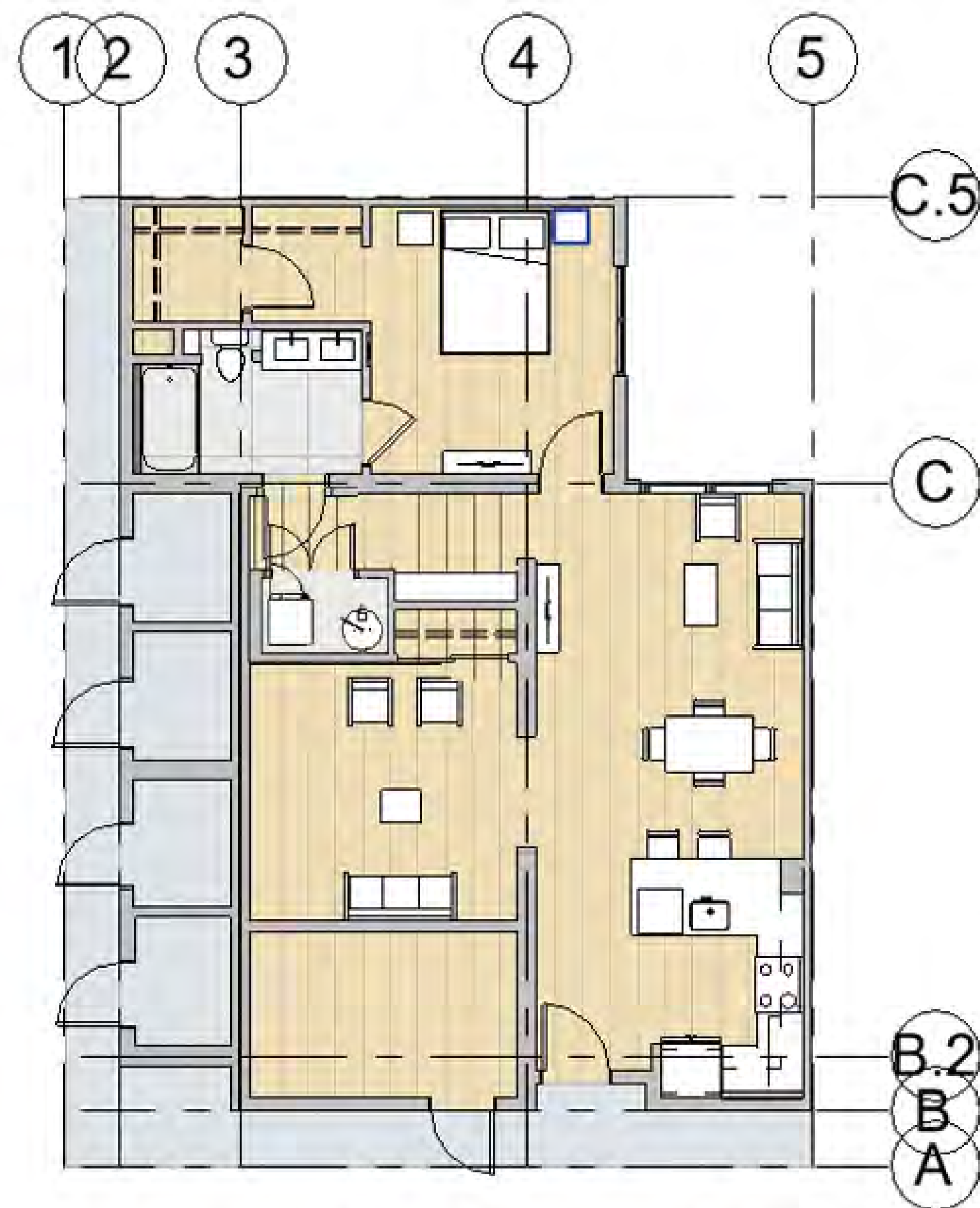
ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071

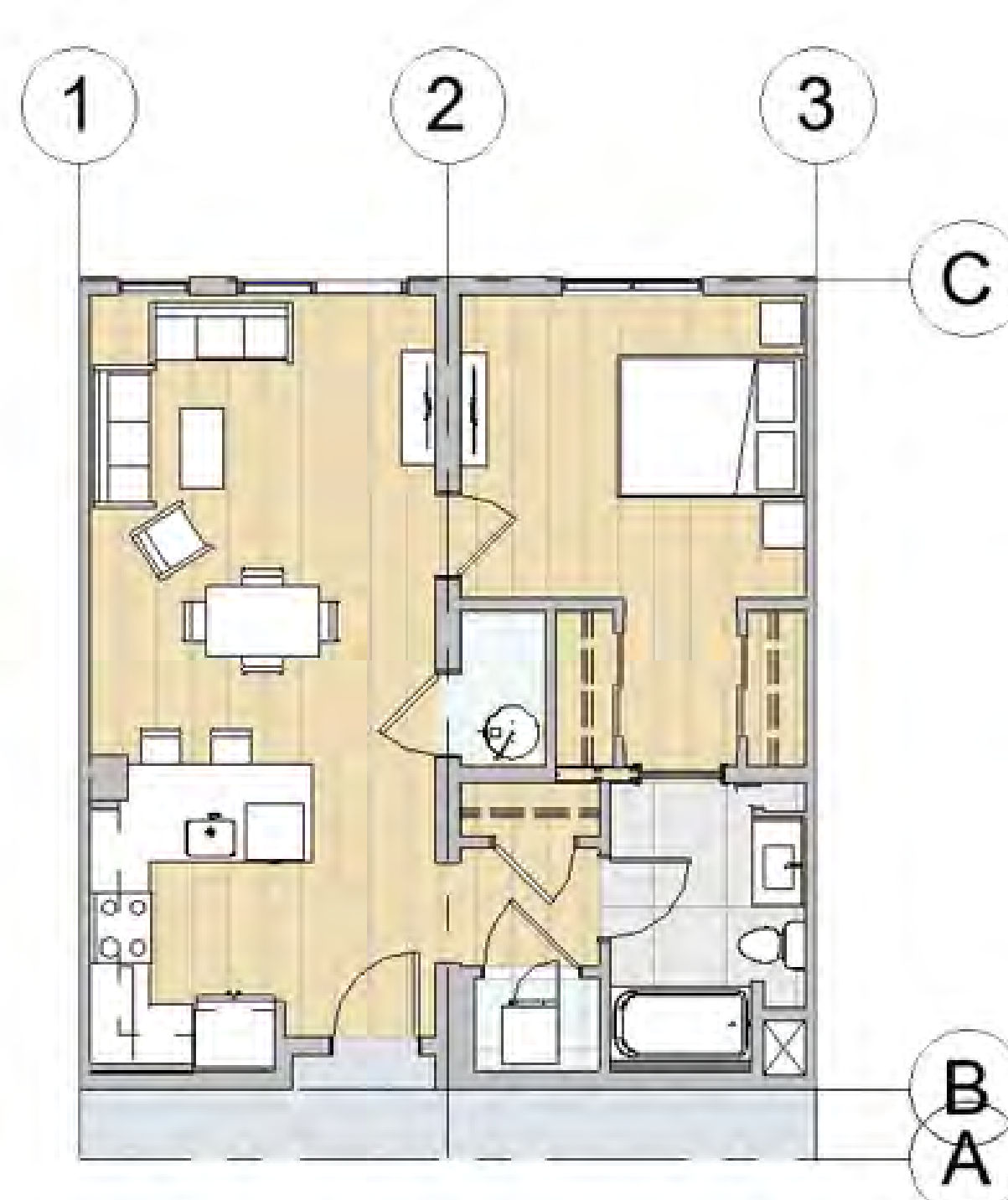
green
STAXX



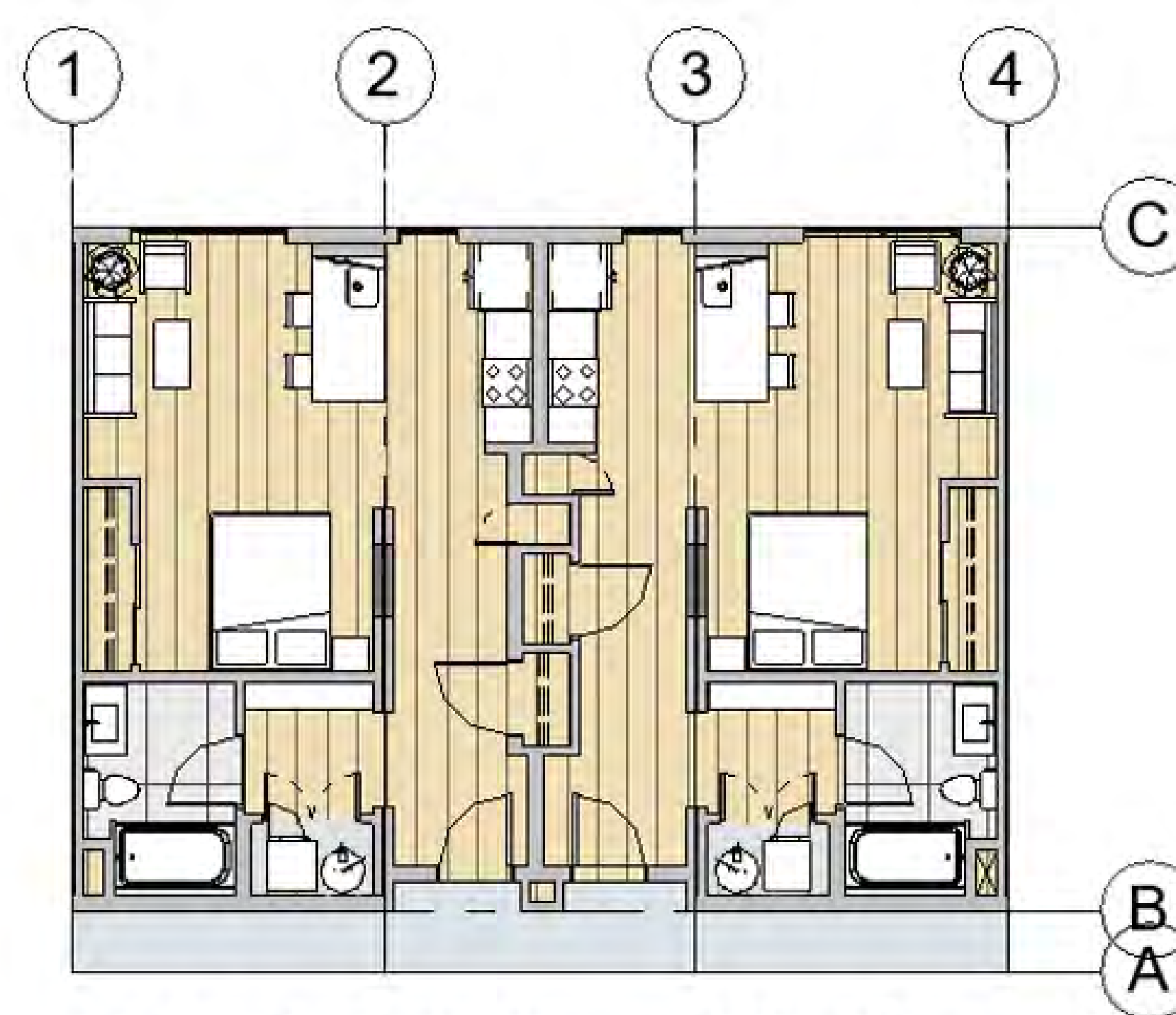
BRUCE
RONAYNE
HAMILTON
ARCHITECTS



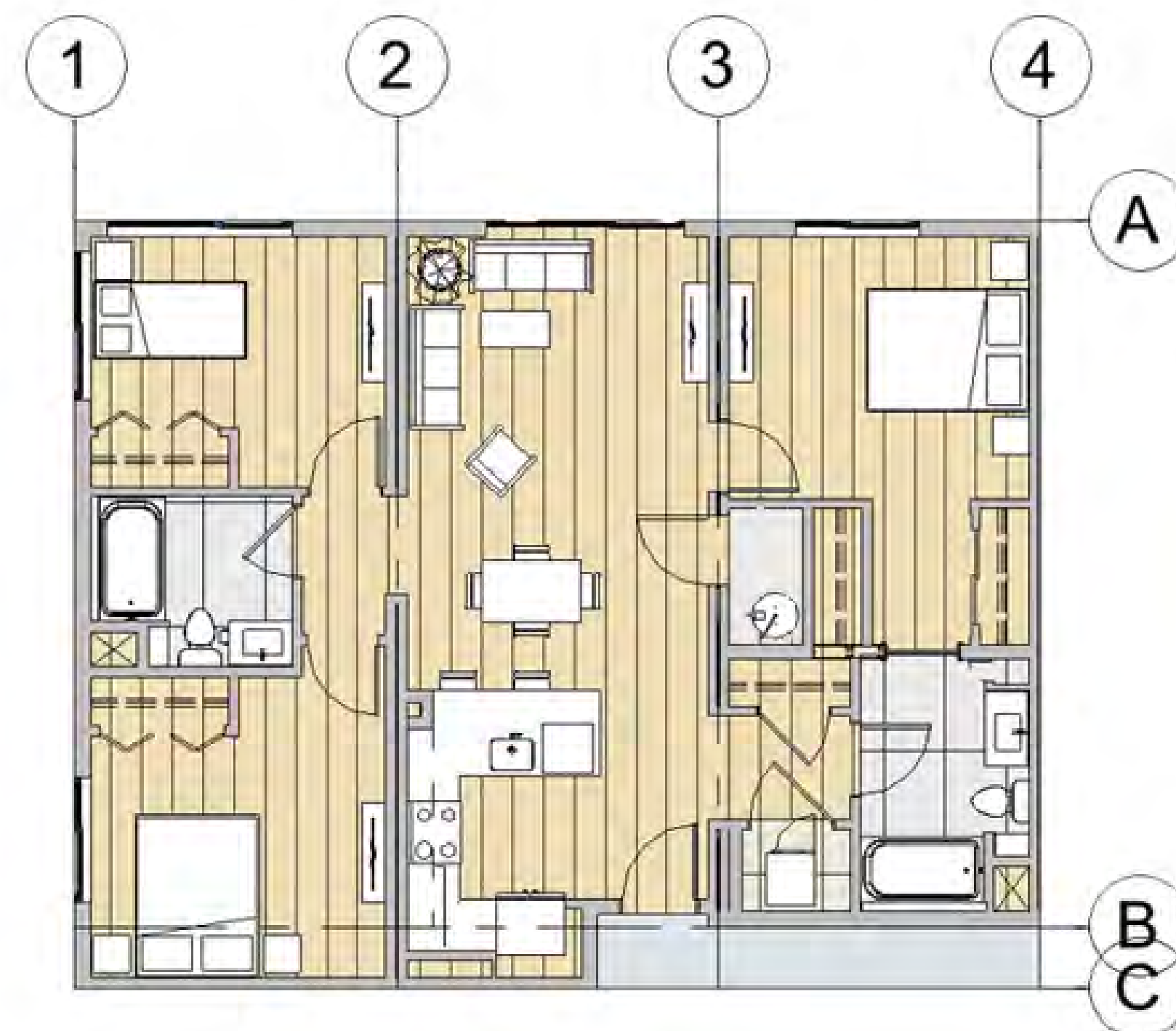
IC-101 (a) 865sf



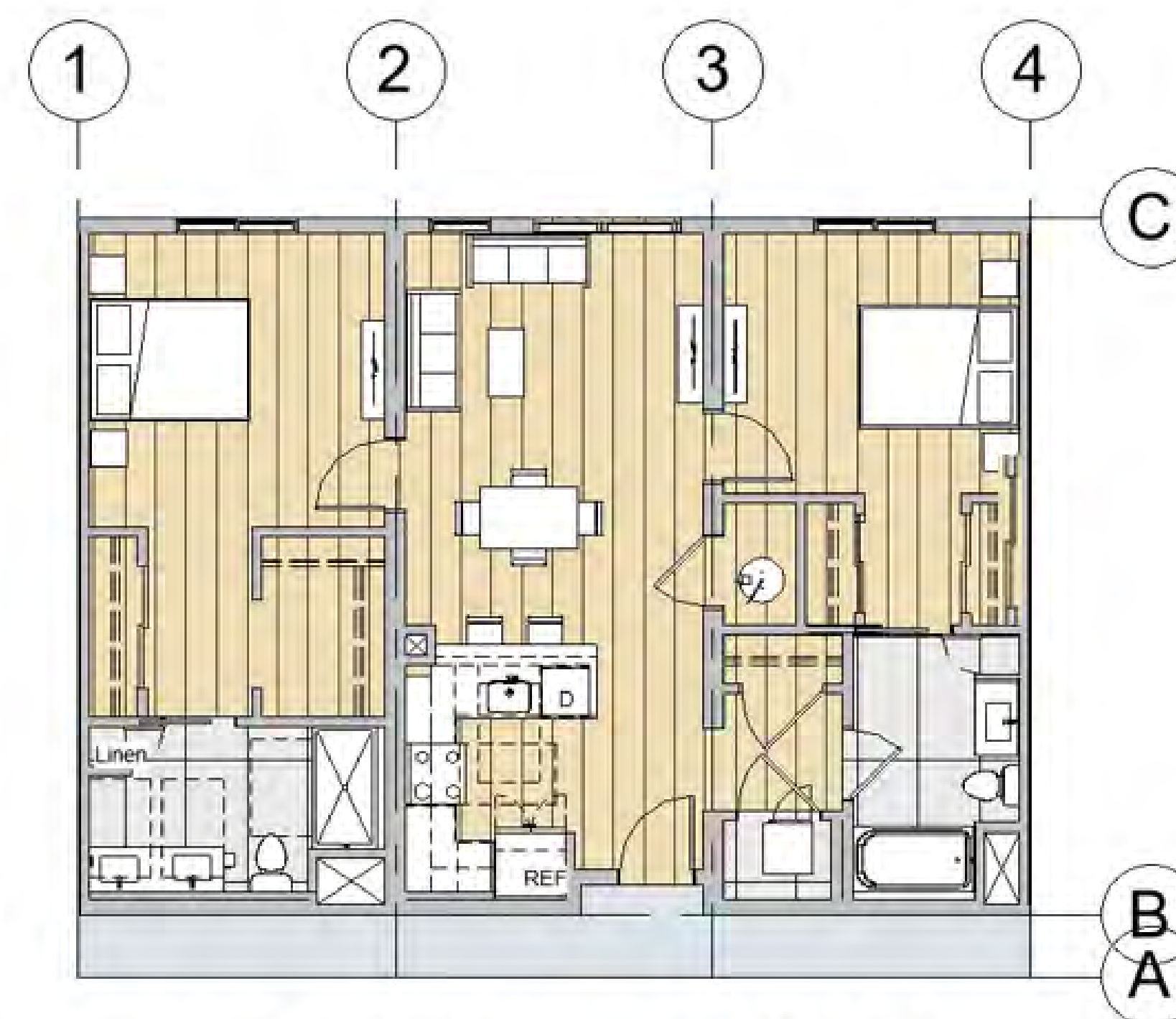
CR-101 (a) 693sf
Standard



CR-001 (a) 505sf each

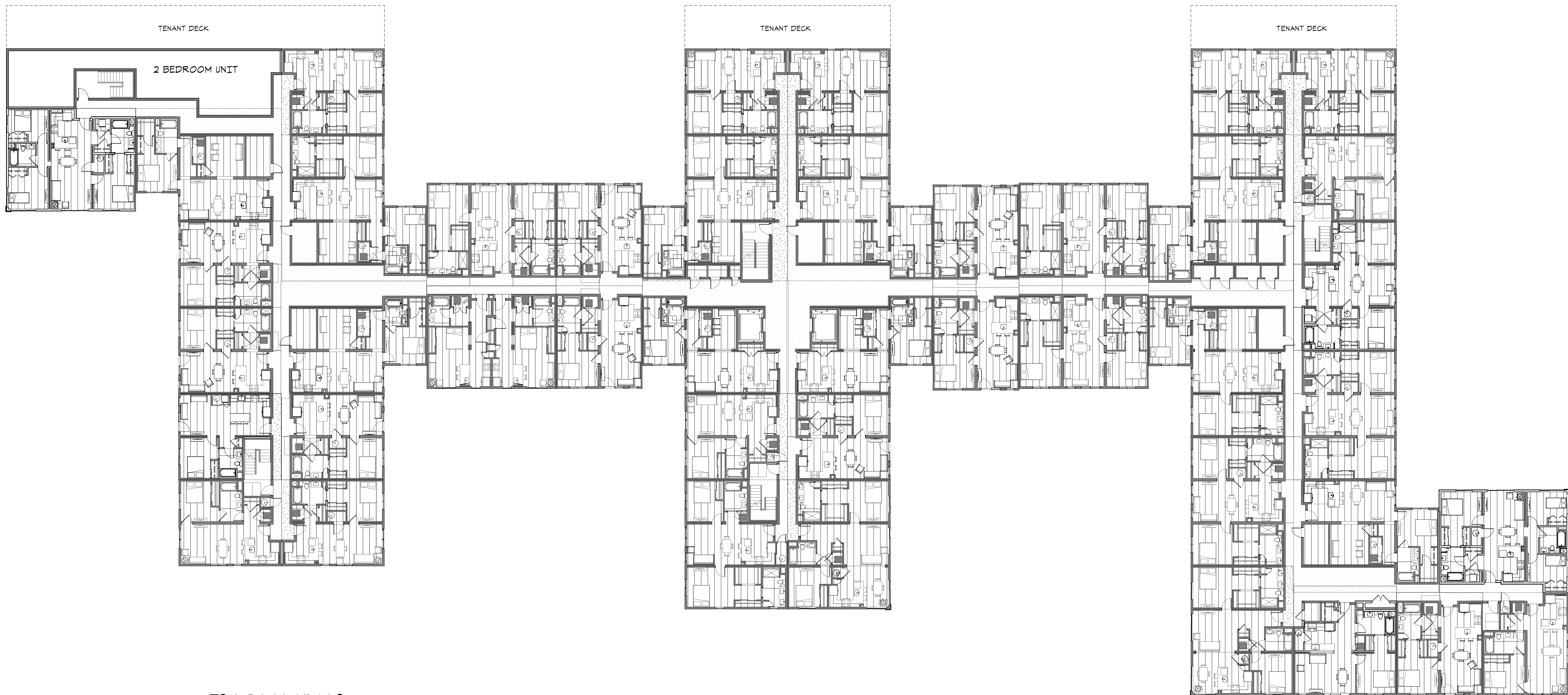


OC-301 1,085sf
Standard



CR-201 (a) 1044sf
Standard

TYPICAL UNIT EXAMPLE PLANS



172 TOTAL UNITS
3RD FLOOR: 48,403 SF

THIRD FLOOR PLAN



THORNDIKE PLACE

ARLINGTON, MA.
2/16/21

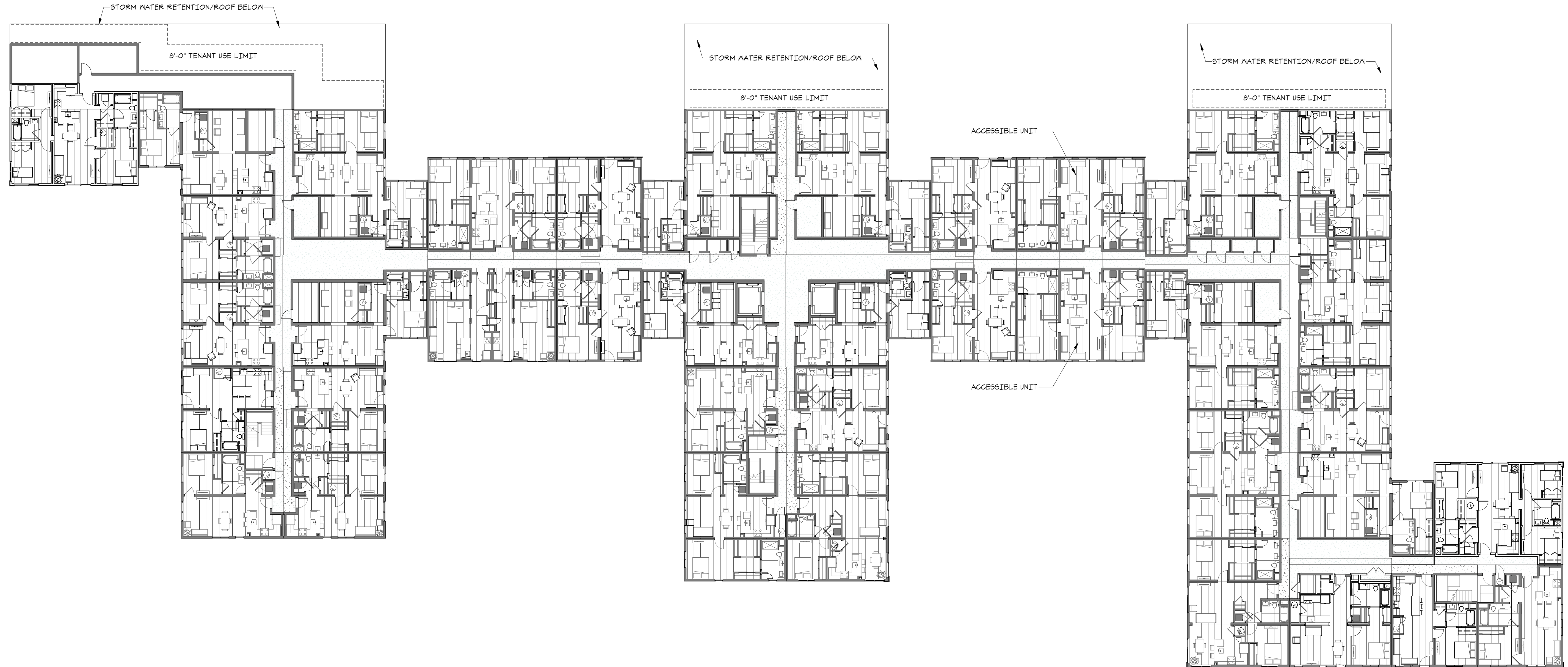
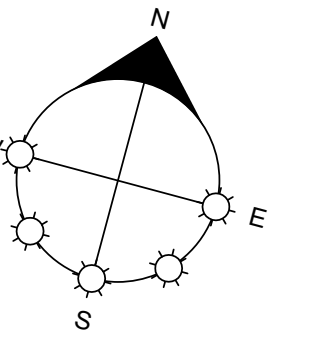
ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071

green
STAXX

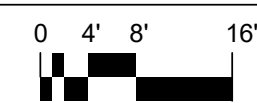


BRUCE
RONAYNE
HAMILTON
ARCHITECTS



172 TOTAL UNITS
FOURTH FLOOR: 43,518 SF

FOURTH FLOOR PLAN



THORNDIKE PLACE

ARLINGTON, MA.
2/16/21

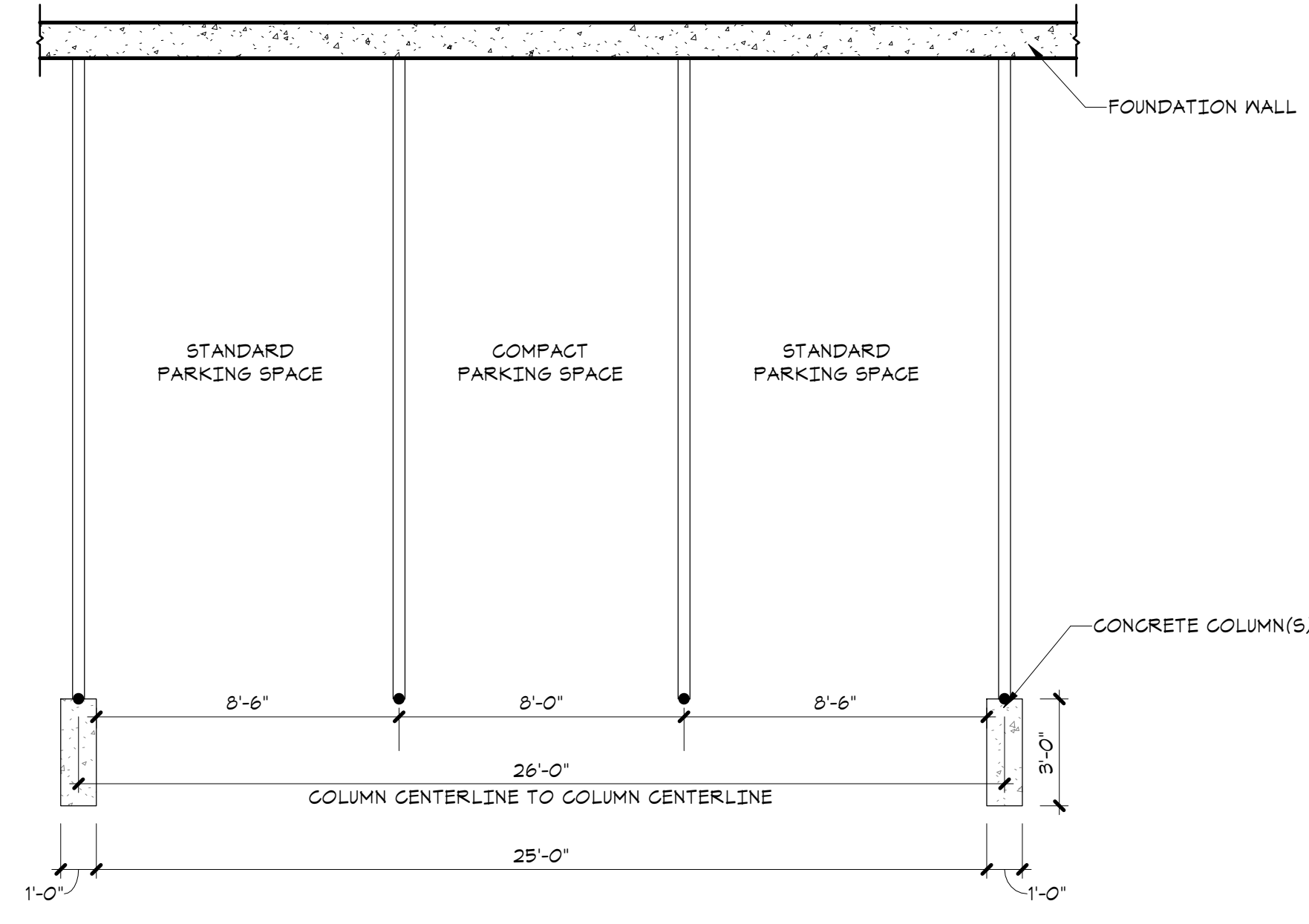
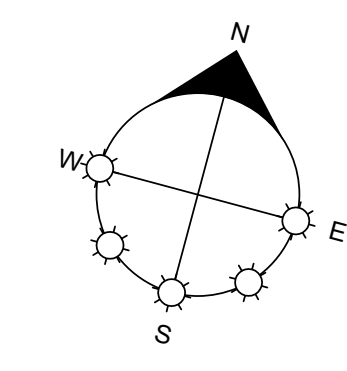
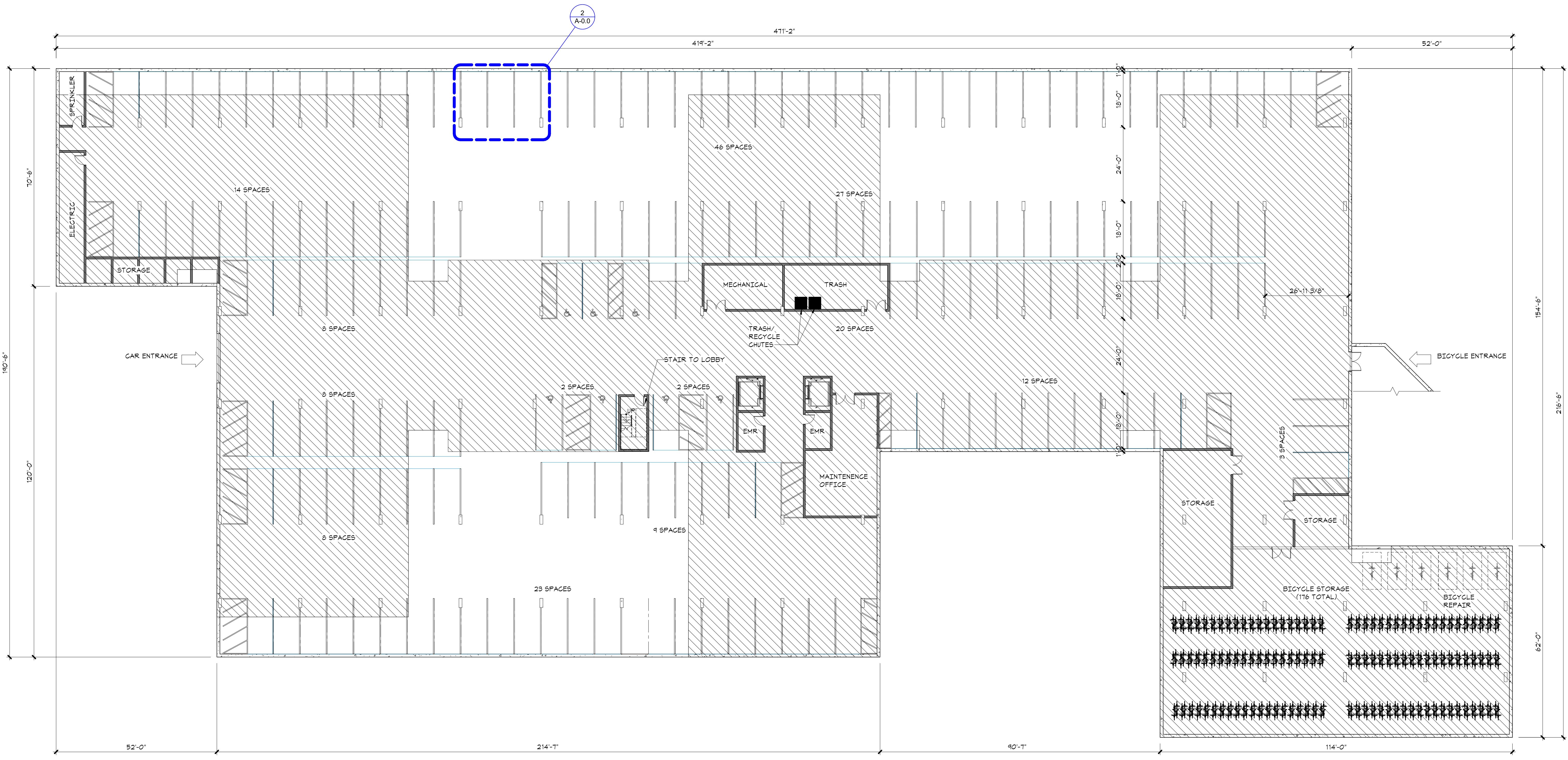
ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071

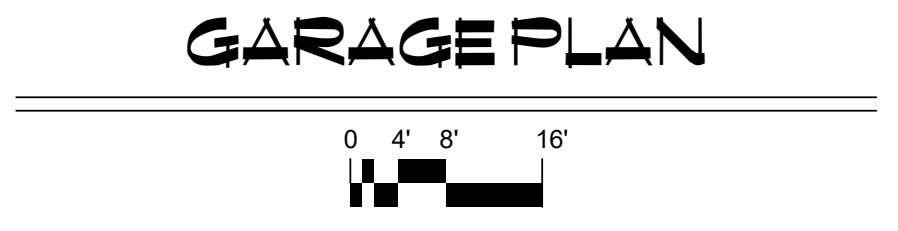
green
STAXX



BRUCE
RONAYNE
HAMILTON
ARCHITECTS



ENLARGED PARKING
CONFIGURATION
1/4" = 1'-0"



TOTAL: 179 SPACES
GARAGE: 72,428 SF

THORNDIKE PLACE

ARLINGTON, MA.
2/16/21

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071

green
STAXX

BRUCE
RONAYNE
HAMILTON
ARCHITECTS



**NORTH ELEVATION - WEST
END**
1/8" = 1'-0"



**NORTH ELEVATION - EAST
END**
1/8" = 1'-0"

MATERIAL LEGEND

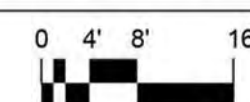
A1	CEMENTITIOUS HORIZONTAL SIDING, COLOR BY ARCHITECT	C	COMPOSITE TRIMS, COLOR BY ARCHITECT
A2	CEMENTITIOUS HORIZONTAL ACCENT SIDING, COLOR BY ARCHITECT	D	INSULATED WINDOW & DOOR UNIT, WITH OPERABLE PANELS AS INDICATED
A3	CEMENTITIOUS HORIZONTAL ENTRY ACCENT SIDING, COLOR BY ARCHITECT	E	JULIET BALCONY
B1	CEMENTITIOUS PANEL ACCENT SIDING, COLOR BY ARCHITECT	F	CONCRETE FOUNDATION WALL W/ FARGE COATING STUCCO FINISH, COLOR BY ARCHITECT
B2	CEMENTITIOUS PANEL ACCENT SIDING, COLOR BY ARCHITECT	G	VERTICAL BATTEN SIDING, COLOR BY ARCHITECT
B3	PANEL ACCENT SIDING, COLOR BY ARCHITECT	H	CEMENTITIOUS BRICK SIDING, COLOR BY ARCHITECT
B4	PANEL JOINT	J	AWNING WITH CABLE ROD SUPPORTS
		K	OVERHEAD DOOR

NOTE: BUILDING CONSTRUCTION TYPE

1-STORY UNDERGROUND PARKING
PER IBC 2015, SECTION 510.2 "HORIZONTAL BUILDING SEPARATION ALLOWABLE", A BUILDING OF USE TYPE S-1(PARKING GARAGE PER) AND TYPE 1A CONSTRUCTION AND PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM AND SEPARATED FROM CONSTRUCTION ABOVE BY A HORIZONTAL ASSEMBLY WITH A 3 HOUR FIRE RESISTANCE RATING IS ALLOWED TO BE CONSIDERED A SEPARATE BUILDING.

4-STORY RESIDENTIAL APARTMENTS
PER IBC 2015, TABLE 504.4 "ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE", A BUILDING OF USE TYPE R-2 AND TYPE 5A CONSTRUCTION AND PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM IS ALLOWED TO BE 4 STORIES.
PER TABLE 504.4 "ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE", A BUILDING OF USE TYPE R-2 AND TYPE 5A CONSTRUCTION AND PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM IS ALLOWED TO BE 4 STORIES.

NORTH ELEVATION



THORNDIKE PLACE

ARLINGTON, MA.
2/16/21

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071

green
STAXX



BRUCE
RONAYNE
HAMILTON
ARCHITECTS



WEST ELEVATION
1/8" = 1'-0"

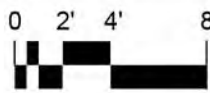


EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

A1	CEMENTITIOUS HORIZONTAL SIDING, COLOR BY ARCHITECT	C	COMPOSITE TRIMS, COLOR BY ARCHITECT
A2	CEMENTITIOUS HORIZONTAL ACCENT SIDING, COLOR BY ARCHITECT	D	INSULATED WINDOW & DOOR UNIT, WITH OPERABLE PANELS AS INDICATED
A3	CEMENTITIOUS HORIZONTAL ENTRY ACCENT SIDING, COLOR BY ARCHITECT	E	JULIET BALCONY
B1	CEMENTITIOUS PANEL ACCENT SIDING, COLOR BY ARCHITECT	F	CONCRETE FOUNDATION WALL W/ PARGE COATING STUCCO FINISH, COLOR BY ARCHITECT
B2	CEMENTITIOUS PANEL ACCENT SIDING, COLOR BY ARCHITECT	G	VERTICAL BATTEN SIDING, COLOR BY ARCHITECT
B3	PANEL ACCENT SIDING, COLOR BY ARCHITECT	H	CEMENTITIOUS BRICK SIDING, COLOR BY ARCHITECT
B4	PANEL JOINT	J	ANNING WITH CABLE ROD SUPPORTS
		K	OVERHEAD DOOR

EAST / WEST ELEVATION



NOTE: BUILDING CONSTRUCTION TYPE

1-STORY UNDERGROUND PARKING
PER IBC 2015, SECTION 510.2 "HORIZONTAL BUILDING SEPARATION ALLOWABLE", A BUILDING OF USE TYPE S-1(PARKING GARAGE PER) AND TYPE 1A CONSTRUCTION AND PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM AND SEPARATED FROM CONSTRUCTION ABOVE BY A HORIZONTAL ASSEMBLY WITH A 3 HOUR FIRE RESISTANCE RATING IS ALLOWED TO BE CONSIDERED A SEPARATE BUILDING.

4-STORY RESIDENTIAL APARTMENTS
PER IBC 2015, TABLE 504.4 "ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE", A BUILDING OF USE TYPE R-2 AND TYPE 5A CONSTRUCTION AND PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM IS ALLOWED TO BE 4 STORIES.
PER TABLE 504.4 "ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE", A BUILDING OF USE TYPE R-2 AND TYPE 5A CONSTRUCTION AND PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM IS ALLOWED TO BE 4 STORIES.

THORNDIKE PLACE

ARLINGTON, MA.
2/16/21

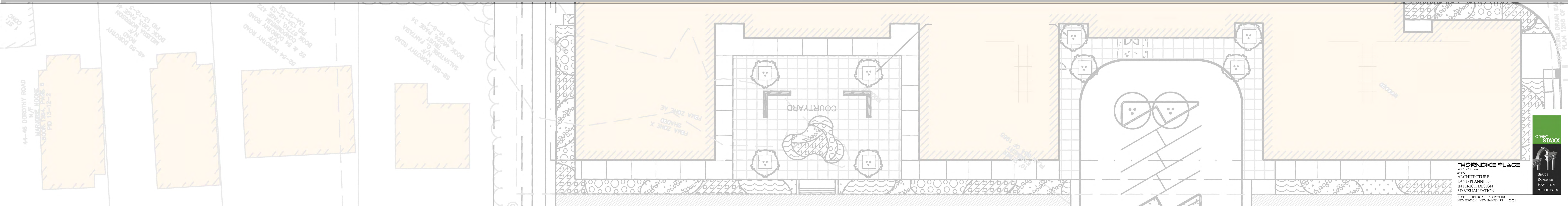
ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071





STREETSCAPE ELEVATION - DOROTHY ROAD



THORNDIKE PLACE
ARLINGTON, MA
2/16/21
ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

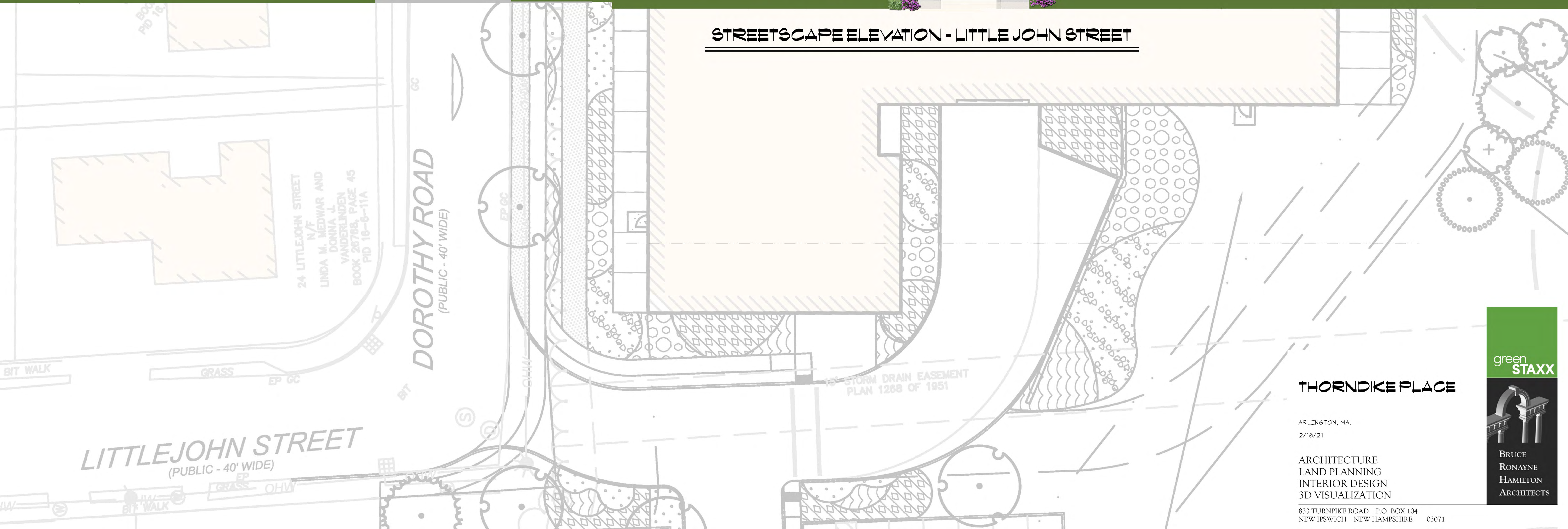
833 TURNPIKE ROAD P.O. BOX 104
NEW ISWICH NEW HAMPSHIRE 03071



**BRUCE
ROMANSE
HAMILTON
ARCHITECTS**



STREETSCAPE ELEVATION - LITTLE JOHN STREET



THORNDIKE PLACE

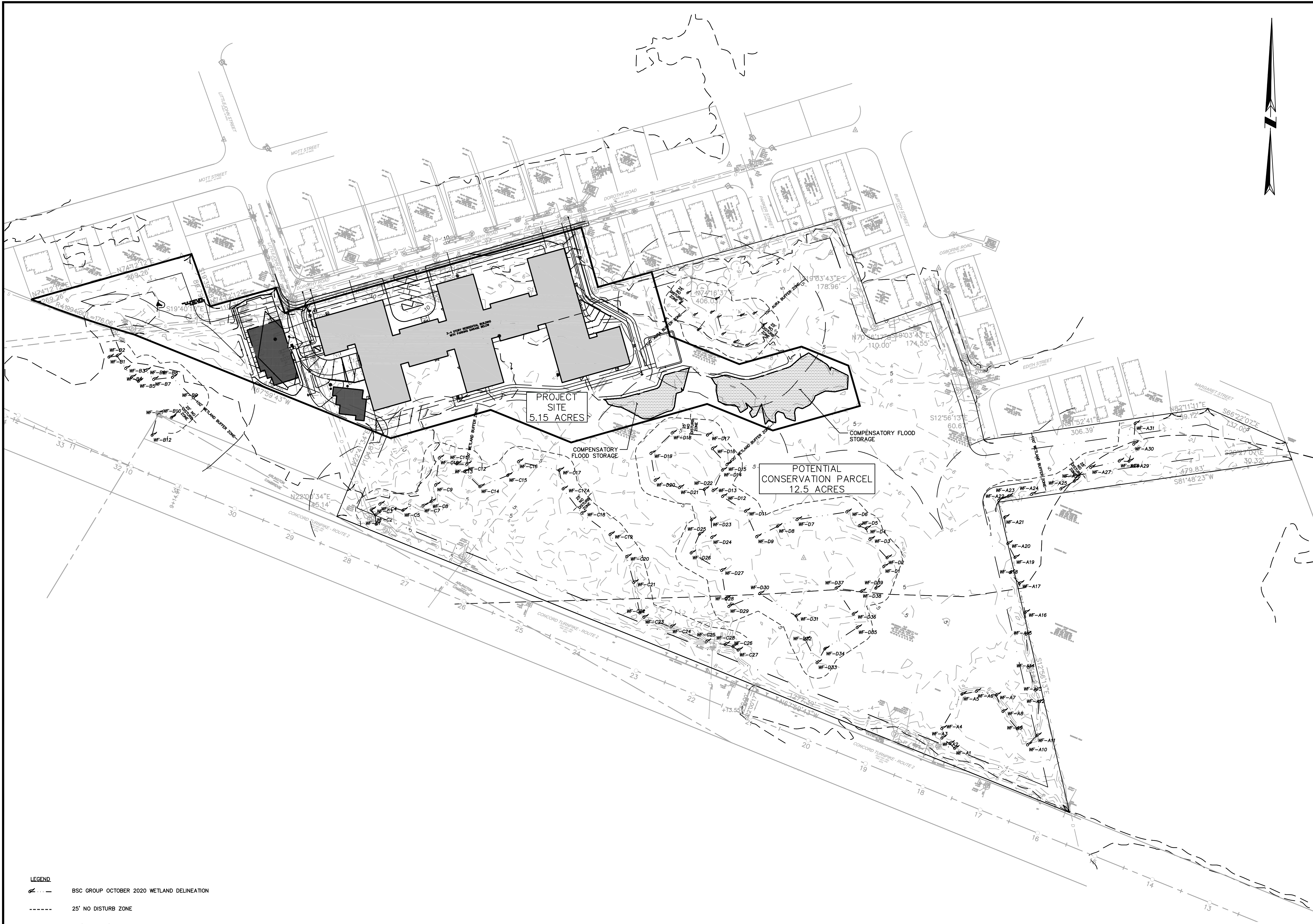
ARLINGTON, MA.
2/16/21

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104
NEW IPSWICH NEW HAMPSHIRE 03071



BRUCE
RONAYNE
HAMILTON
ARCHITECTS



- LEGEND
- BSC GROUP OCTOBER 2020 WETLAND DELINEATION
 - 25' NO DISTURB ZONE
 - 100' BUFFER/AURA
 - FLOODPLAIN - ZONE AE (EL. 6.8)

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

DATE
PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

POTENTIAL
CONSERVATION PARCEL

FEBRUARY 16, 2021

REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
ARLINGTON LAND REALTY, LLC
84 SHERMAN STREET, 2ND FLOOR
CAMBRIDGE, MA 02140

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

© 2020 BSC Group, Inc.
SCALE: 1" = 70'
0 35 70 140 FEET
FILE: 2340700\C\2340700-SP
DWG.:
JOB. NO: 23407.00 SHEET