

SHEET LIST			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
A0	Table of Contents	04/11/2023	
L1	Locus	07/27/2022	
L2	Tree Survey	07/27/2022	
L3	Materials	07/27/2022	
L4	Planting	07/27/2022	
A1	Locus Plan	04/11/2023	
A2	Existing Conditions / Context Plan	04/11/2023	
A20	Architectural Site Plan	04/11/2023	
A21	Site Setback Plan	04/11/2023	
A22	Architectural Zoning Chart	04/11/2023	
A23	Bicycle Parking Plan	04/11/2023	
A24	Zoning Maps	04/11/2023	
A25	GFA (Zoning) Diagrams	04/11/2023	
A26	GFA (Zoning) Diagrams	04/11/2023	
A27	GFA (IBC) Diagrams	04/11/2023	
A28	GFA (IBC) Diagrams	04/11/2023	
A29	Unit & Common Areas	04/11/2023	
A30	Unit & Common Areas	04/11/2023	
A31	Unit & Common Areas	04/11/2023	
A100	1st Floor Plan	04/11/2023	
A101	2nd & 3rd Floor Plans	04/11/2023	
A102	4th-6th Floor Plans	04/11/2023	
A103	7th Floor & Roof Plan	04/11/2023	
A300	Bishop Allen Drive Elevation	04/11/2023	
A301	Douglass Street Elevation	04/11/2023	
A302	Southwest Elevation	04/11/2023	
A303	Southeast Elevation	04/11/2023	
A320	Building Materials	04/11/2023	
A321	Building Materials	04/11/2023	
AV1A	Neighborhood Photos	04/11/2023	
AV1B	Neighborhood Photos	04/11/2023	
AV1C	Neighborhood Photos	04/11/2023	
AV1D	Neighborhood Photos	04/11/2023	
AV1E	Neighborhood Photos	04/11/2023	
AV2A	Perspectives	04/11/2023	
AV2B	Perspectives	04/11/2023	
AV3	Rendering 1	04/11/2023	
AV3A	Rendering 1 - Existing	04/11/2023	
AV4	Rendering 2	04/11/2023	
AV4A	Rendering 2 - Existing	04/11/2023	
AV5	Rendering 3	04/11/2023	
AV5A	Rendering 3 - Existing	04/11/2023	
C0	Existing Topographic Site Plan	5/31/2019	
C1	Topographic Site Plan	11/24/2021	



PROJECT: BISHOP ALLEN @ DOUGLASS RESIDENCES

PROJECT ADDRESS:
50 BISHOP ALLEN DRIVE
CAMBRIDGE, MA

ARCHITECT:
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
617-591-8682

LEGAL:
HOPE LEGAL LAW OFFICES
907 MASSACHUSETTS AVENUE, SUITE 300
CAMBRIDGE, MA 02139

CLIENT:
FIRST CAMBRIDGE REALTY CORP
907 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
T. 617-547-6559

LANDSCAPE:
VERDANT LANDSCAPE ARCHITECTURE
318 HARVARD STREET SUITE 25
BROOKLINE, MA 02446

CIVIL:
VTP ASSOCIATES, INC
132 ADAMS STREET, 2ND FLOOR SUITE 3
NEWTON, MA 02458

SPECIAL PERMIT GRAPHICS 04/11/2023

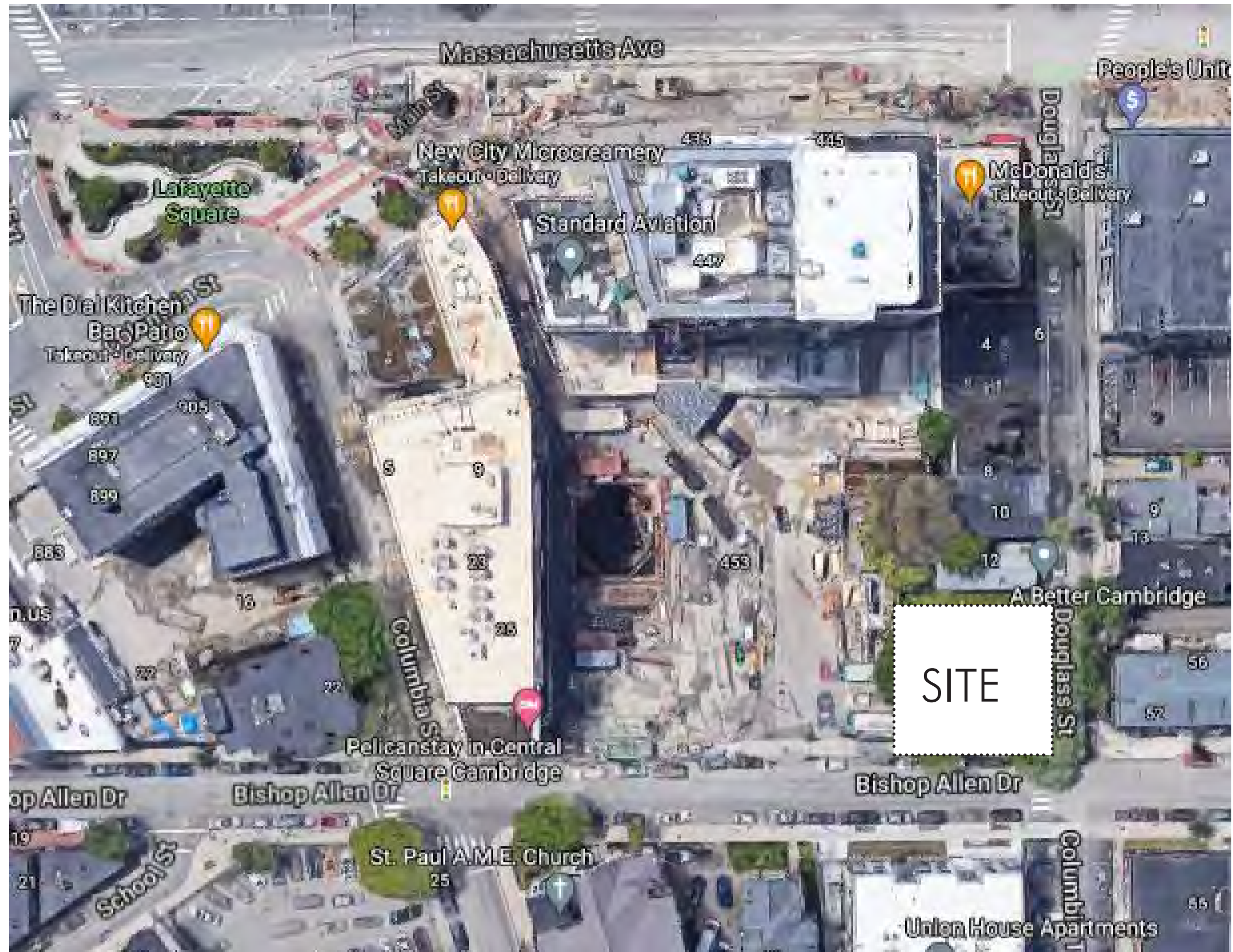
Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	

A0

Table of Contents



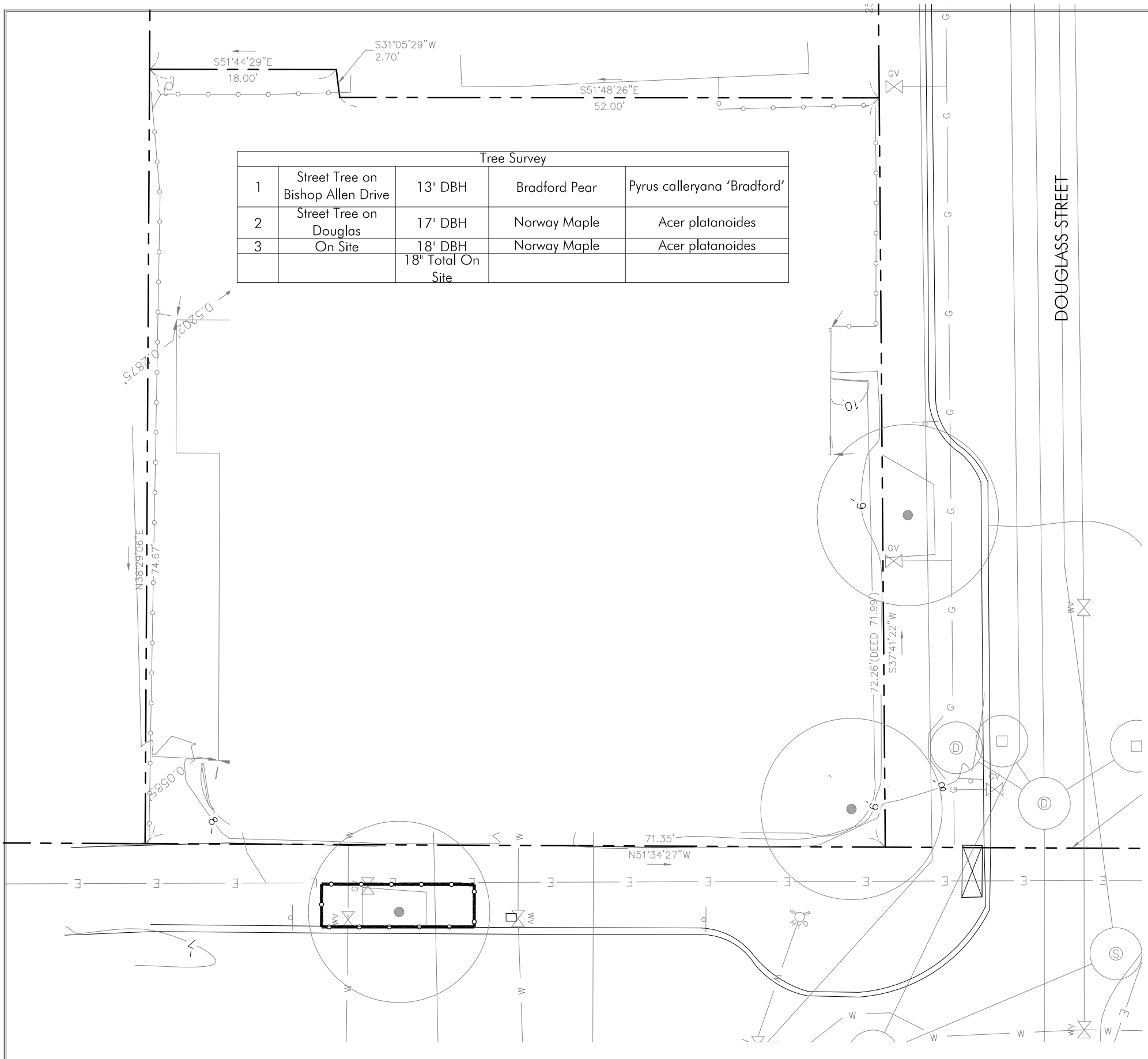
Bishop Allen @ Douglass



Locus

Bishop Allen @ Douglass

Project number	Drawn by
Date 4.11.2023.	Checked by
	Scale



Tree Survey				
1	Street Tree on Bishop Allen Drive	13" DBH	Bradford Pear	Pyrus calleryana 'Bradford'
2	Street Tree on Douglas	17" DBH	Norway Maple	Acer platanoides
3	On Site	18" DBH	Norway Maple	Acer platanoides
		18" Total On Site		

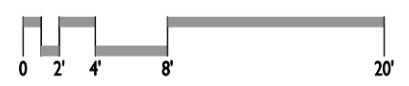
Tree Survey

Existing Trees on the Project Site subject to Ordinance:
 At the corner of Bishop Allen Drive and Douglass Street there is an existing 18" DBH Acer platanoides/Norway Maple which must be removed for the development. Acer platanoides are undesirable invasive trees and will be replacement by desirable species.
 Total 18" DBH total inches

Existing Street Trees Adjacent to the Project Site:
 There is one street tree on Bishop Allen Drive:
 ■ A 13" Pyrus calleryana "Bradford"/Bradford Pear that will need to be pruned back from the building edge. Tree protection measures as described below will be implemented.
 There is one street tree on Douglass Street:
 ■ A 17" Acer platanoides/ Norway Maple

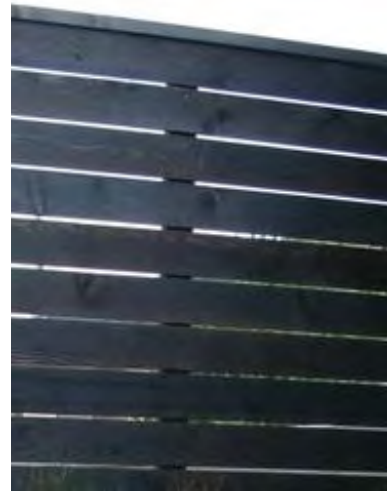


Project number	Drawn by
Date 4.11.2023.	Checked by
	Scale





Pervious Pavers by Belden Pavers



6' ht. Horizontal Close Board Fence, typ.



Concrete Paving



Bike Rack | Hoop by Dero

Pervious Pavers, typ.

6' ht. Horizontal Close Board Fence, typ.

Concrete Paving

Pervious Pavers, typ.

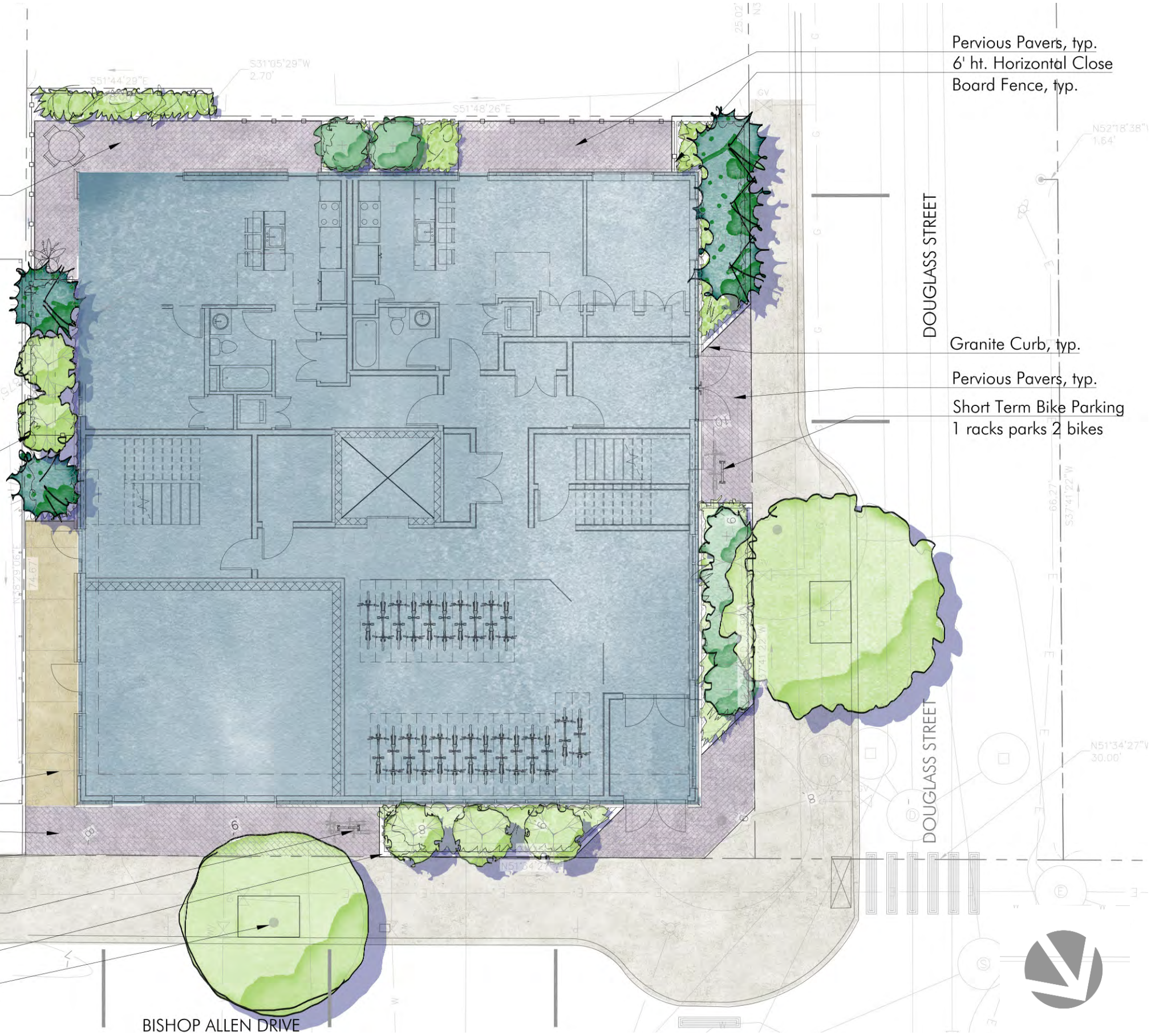
Short Term Bike Parking

1 racks parks 2 bikes

Granite Curb, typ.

Street Tree ETR

with Tree Protection



Pervious Pavers, typ.
6' ht. Horizontal Close Board Fence, typ.

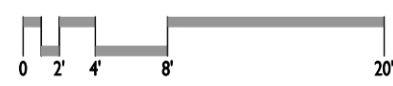
Granite Curb, typ.

Pervious Pavers, typ.
Short Term Bike Parking
1 racks parks 2 bikes



Project number	Drawn by
Date 4.11.2023.	Checked by
	Scale

Project number	Drawn by
Date 4.11.2023.	Checked by
	Scale



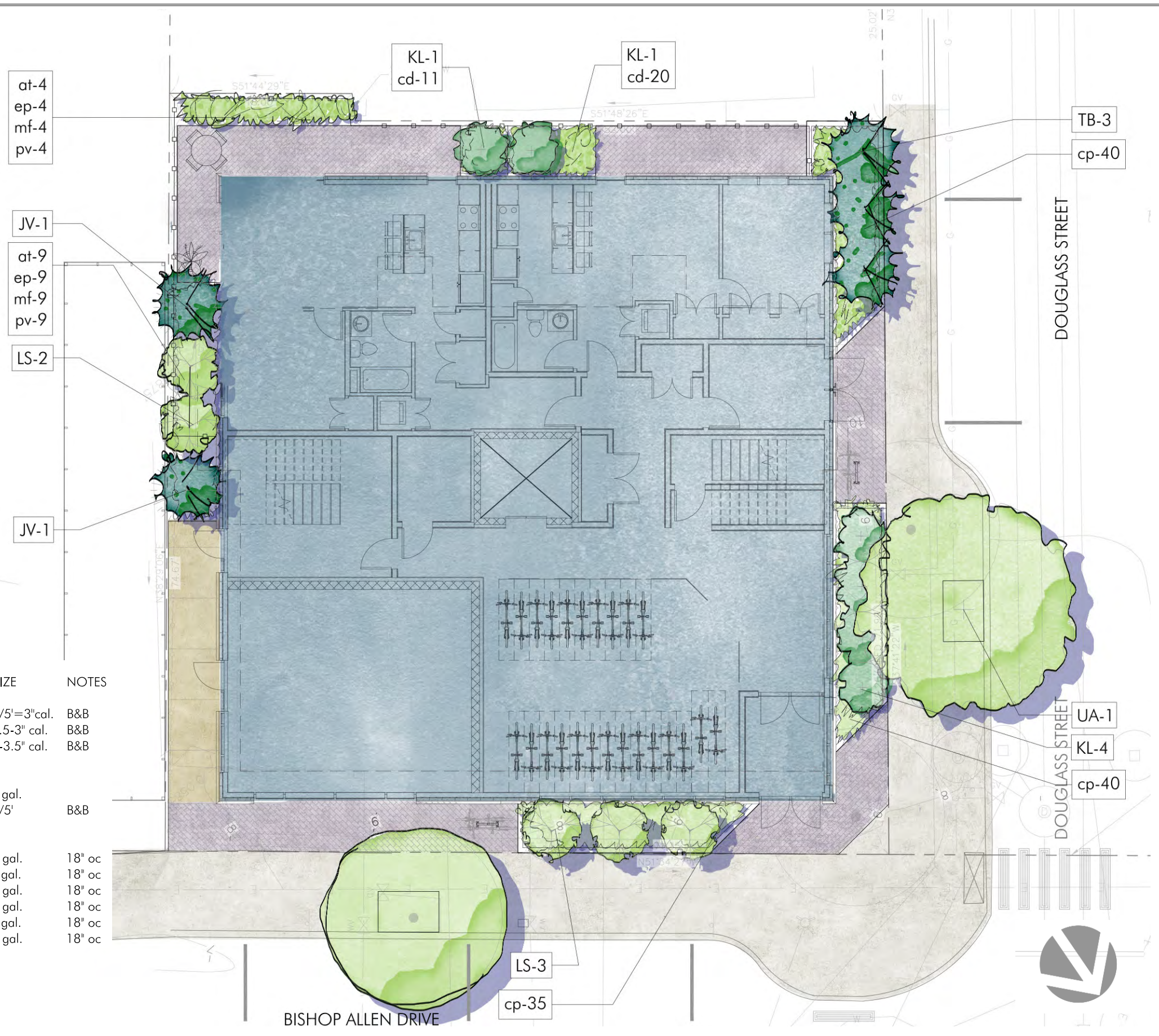
CONCEPT
PLANTINGS FOR URBAN CONDITIONS
 Support Biodiversity, Sustainability and Water Management Using wildlife friendly plantings & practices with a range of trees, shrubs, perennials and groundcovers, helps support biodiversity in the neighborhood

Tree Mitigation		
	Caliper of Trees To Be Removed	Total Caliper of Proposed Trees
Existing Acer platanoides (DBH)	18"	
Juniperus virginiana 'Taylor'		6"
Liquidambar styraciflua		15"
Total	18	21"

DBH = Diameter at Breast Height = trunk diameter measured 4 1/2 feet from the ground
 CAL = Caliper = Diameter at Breast Height = trunk diameter measured 4 1/2 feet from ground

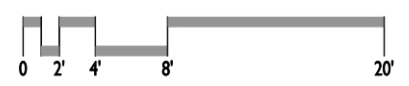
BISHOP ALLEN @ DOUGLASS PLANT LIST

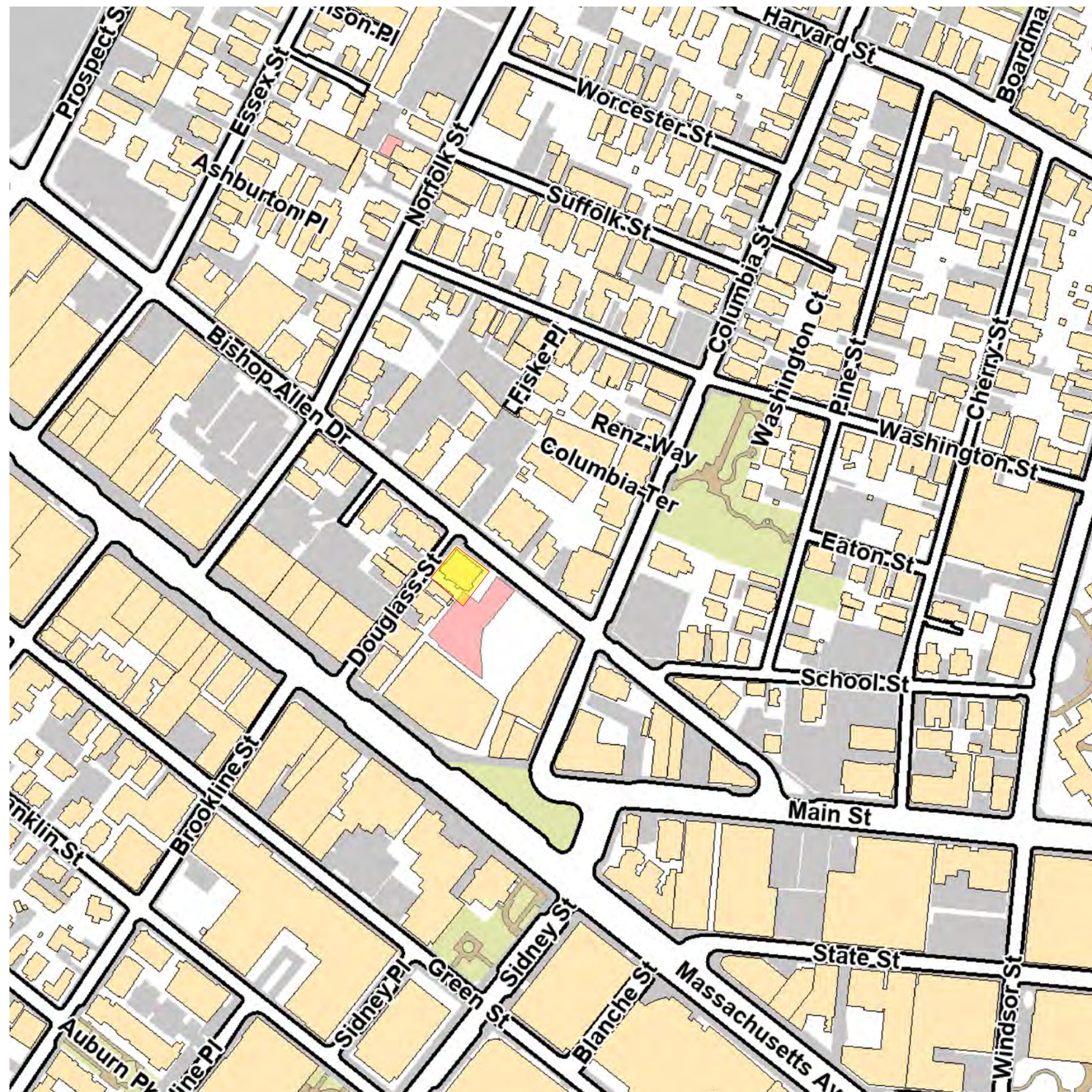
KEY	QTY	BOT. NAME	COMMON NAME	MIN. SIZE	NOTES
Trees:					
JV	2	Juniperus virginiana 'Taylor'	Taylor Eastern Red Cedar	4/5'=3" cal.	B&B
LS	5	Liquidambar styraciflua	Slender Silhouette Sweetgum	2.5-3" cal.	B&B
UA	1	Ulmus americana 'Valley Forge'	American Elm	3-3.5" cal.	B&B
Shrubs:					
KL	4	Kalmia latifolia	Mountain Laurel	7 gal.	
TB	3	Taxus baccata 'Erecta'	Columnar English Yew	4/5'	B&B
Perennials:					
at	13	Asclepias tuberosa	Butterfly Weed	2 gal.	18" oc
cp	115	Carex pensylvanica	Oak Sedge	1 gal.	18" oc
cd	31	Carex dolichostachya 'Kaga Nishiki'	Gold Fountains Sedge	2 gal.	18" oc
ep	13	Echinacea purpurea	Purple Coneflower	2 gal.	18" oc
mf	13	Monarda fistulosa	Wild Bergamont	1 gal.	18" oc
pv	13	Panicum virgatum	Switchgrass	2 gal.	18" oc



Bishop Allen @ Douglass

Project number	Drawn by
Date 4.11.2023.	Checked by
	Scale





Bishop Allen @ Douglass

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
Scale	1" = 200'-0"		

A1



Locus Plan





FRONT OF 50 BISHOP ALLEN DRIVE



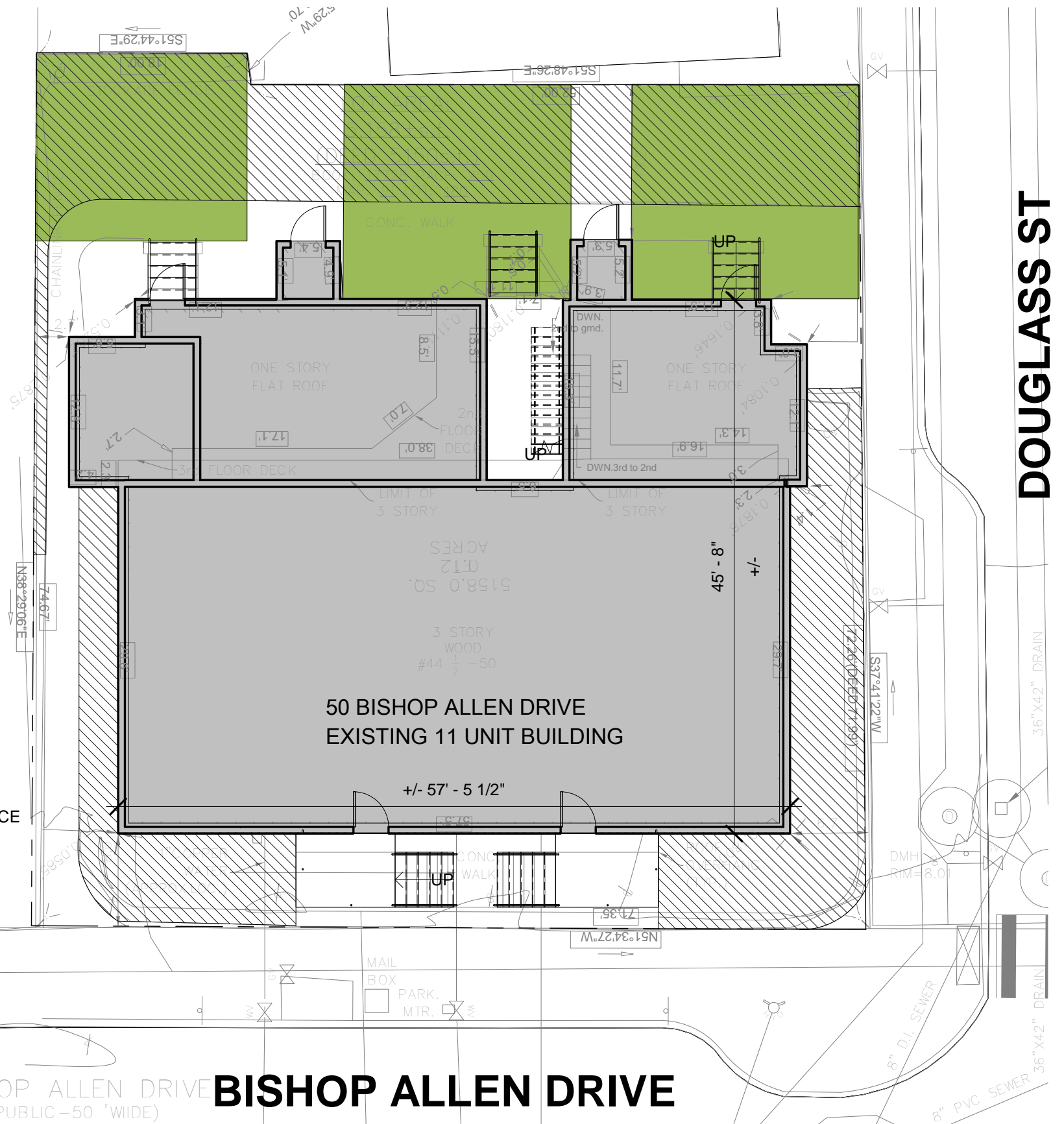
RIGHT SIDE OF BUILDING (DOUGLASS ST)



FRONT LEFT SIDE OF BUILDING (BISHOP ALLEN DRIVE)




FRONT RIGHT SIDE OF BUILDING (BISHOP ALLEN DRIVE)



DOUGLASS ST

BISHOP ALLEN DRIVE

-  LANDSCAPED AREA
-  PRIVATE OPEN SPACE (15' DIM)

1 Existing Site Plan
3/32" = 1'-0"



Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	3/32" = 1'-0"

A2

Existing Conditions / Context Plan



Bishop Allen @ Douglass

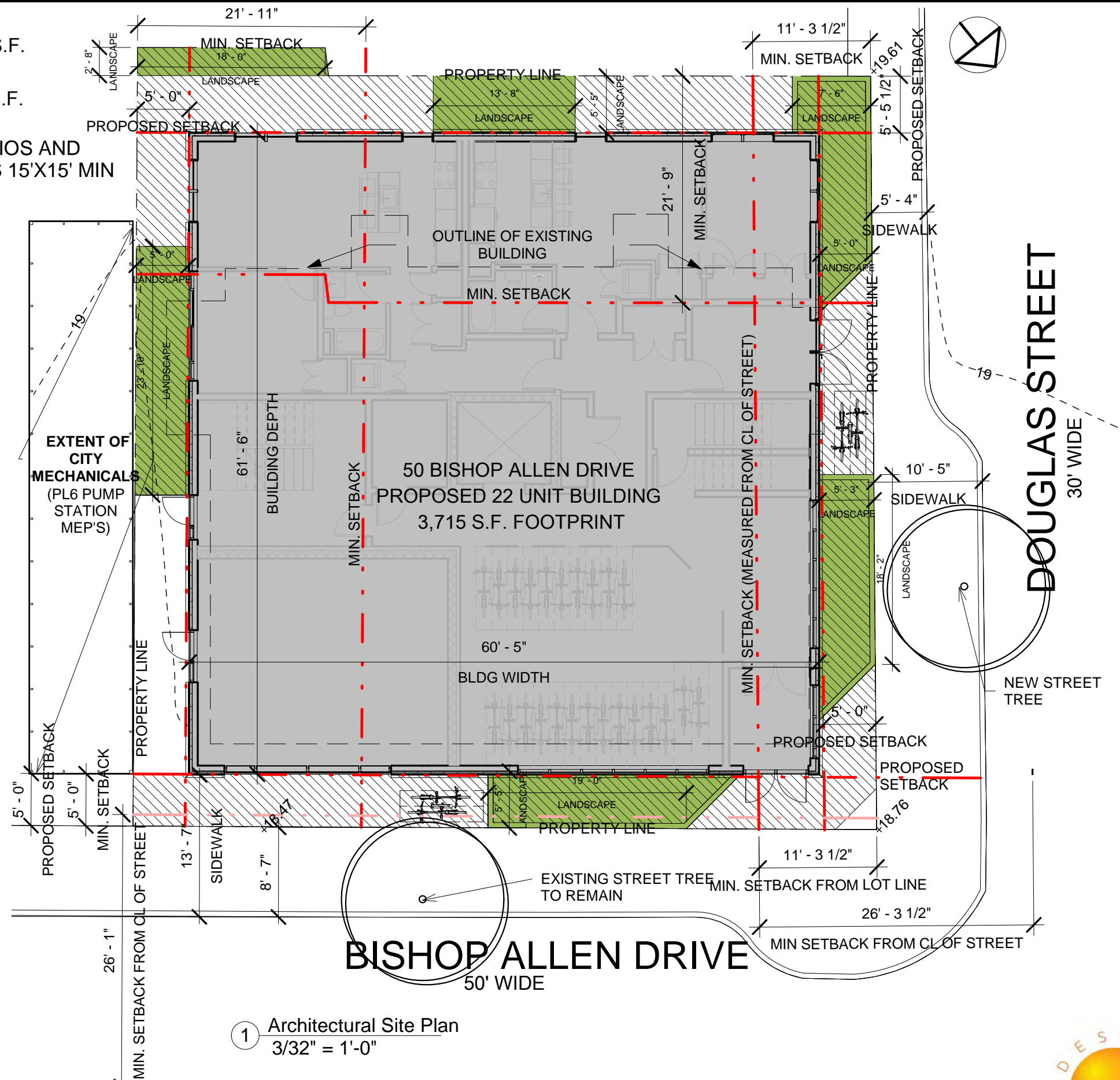
-  LANDSCAPED AREA 585 S.F.
-  PERMEABLE AREA 1,244 S.F.

OPEN SPACE: 1,858 S.F. AT PATIOS AND BALCONIES (36%) - 0 S.F. MEETS 15'X15' MIN



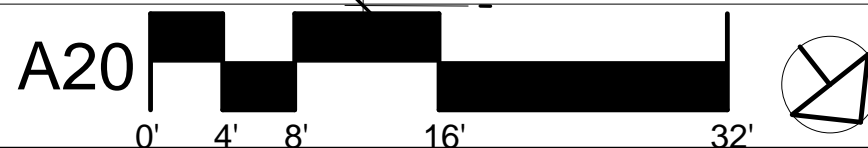
Address: 48 Bishop Allen Dr	
Ground Elevation Min:	18.50 ft-CCB
Ground Elevation Max:	20.20 ft-CCB
2070- 100 Year - SLR/SS	N/A
2070- 100 Year - Precip	20.4
2070- 10 Year - SLR/SS	N/A
2070- 10 Year - Precip	19
2030- 100 Year - Precip	20.1
2030- 10 Year - Precip	N/A
Present Day - 100 Year	19.8
Present Day - 10 Year	N/A
FEMA 500 Year	N/A
FEMA 100 Year	N/A

Selected Map-Lot: 91-180
Selected Address: 48 Bishop Allen Dr
[Link to Property Info](#)
[Zoom to](#)



1 Architectural Site Plan
3/32" = 1'-0"

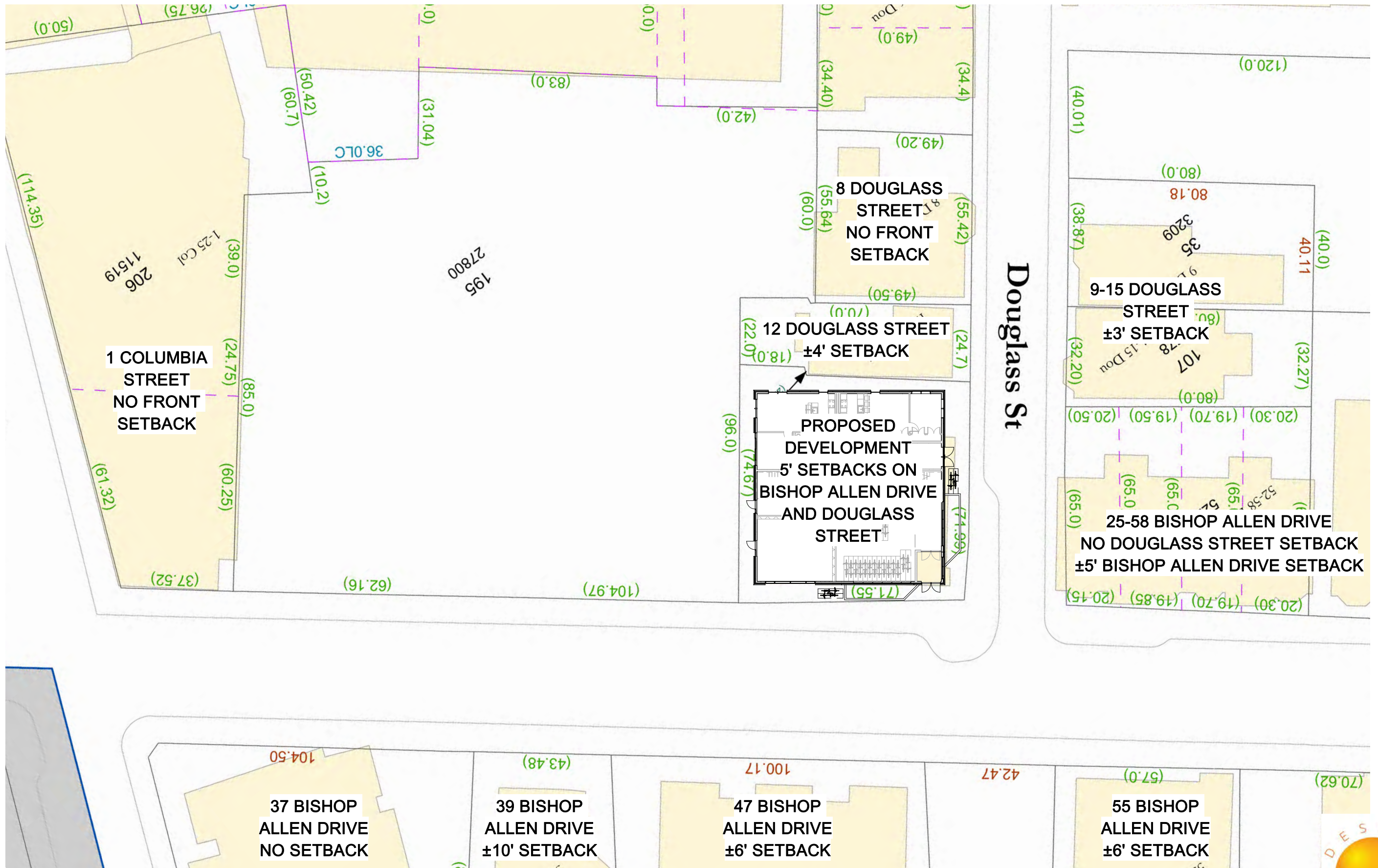
Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated



Architectural Site Plan



Bishop Allen @ Douglass



Bishop Allen @ Douglas

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	1" = 30'-0"

A21

Site Setback Plan



ZONING CHART

BB ZONE 5,150 SF SITE	REQUIRED IN BASE ZONE (BB)	CENTRAL SQUARE OVERLAY (SUPERSEDES BB) REFER TO 20.300	EXISTING	PROPOSED	REMARKS
FAR	3.0 / 15,450 S.F.	4.0 / 20,600 SEE NOTES BELOW <u>+30% INCLUSIONARY BONUS</u> 26,780 (5.52)	1.1 / 6,093 PER DATABASE	4.56 / 23,533 SF	COMPLIES
MIN. LOT SIZE	NO RESTRICTION	N/A	5,150 SF	5,150 SF	COMPLIES
LOT AREA/DU	300 SF / DU (17 DU) <u>+30% INCLUSIONARY BONUS (5 DU)</u> 22 DU	N/A	643 SF / DU (8 DUs)	303 S.F. / DU (17 DU) BASE + 5 DU INCLUSIONARY BONUS	COMPLIES
MIN. LOT WIDTH	NO RESTRICTION	N/A	71.35'	71.35'	COMPLIES
MIN. FRONT SETBACK	RES IN BB ZONE = RES C-3				
BISHOP ALLEN DRIVE	$(H+L)/5=(60.5+70)/5=130.5/5=26.1$ 5' MIN.	20.304.4 (BELOW)	+/-8'	5' (30' FROM CL OF STREET)	COMPLIES
DOUGLAS STREET	$(H+L)/5=(61.5+70)/5=131.5/5=26.3$ 5' MIN.	20.304.4 (BELOW)	+/-6.7'	5' (20' FROM CL OF STREET)	SPECIAL PERMIT
MIN. SIDE SETBACK (LEFT)	$(H+L)/6=(61.5+70)/6=131.5/6=21.9$	20.304.4 (BELOW)	+/-2.7'	5'	SPECIAL PERMIT
MIN. SIDE SETBACK (RIGHT)	$(H+L)/6=(60.5+70)/6=130.5/6=21.75$	20.304.4 (BELOW)	+/-13.2'	5'	SPECIAL PERMIT
MAX HEIGHT (IN FEET)	80'	SEE NOTES BELOW:	+/-36' (3 STORIES)	69'-11" (7 STORIES W/ BULK CONTROL PLANE)	COMPLIES
MIN. RATIO OF PRIVATE OPEN SPACE TO LOT AREA	RES IN BB ZONE = RES C-3 10% (515 S.F.)	PER BASE ZONING	+/-1,002 S.F. (19%)	1,858 S.F. AT PATIOS AND BALCONIES (36%) NO S.F. MEETS 15'X15' MIN	SPECIAL PERMIT
PARKING	NONE REQUIRED	0.75/DU (17 SPACES) (SEE NOTES BELOW)	0 SPACES	0 SPACES	COMPLIES
BICYCLE PARKING	LONG TERM: 1/DU FOR 1ST 20 DU + 1.05 FOR ADD DU (23 REQUIRED) SHORT TERM: 0.10 / DU (3 REQUIRED)	PER BASE ZONING	0 SPACES	24 LONG TERM SPACES + 4 SHORT TERM SPACES	COMPLIES

Bishop Allen @ Douglass

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	1/4" = 1'-0"

A22

Architectural Zoning Chart





PROPOSED BIKE RACK STYLE

BIKE STORAGE FOR 24 BIKES,
INCLUDING 2 ENLARGED SPACES
(23 SPACES REQUIRED)

CITY OF CAMBRIDGE PARKING LOT



DOUGLASS STREET

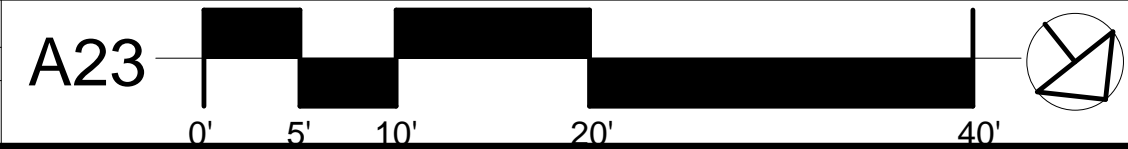
BISHOP ALLEN DRIVE

4 SHORT TERM BICYCLE SPACES
(0.1 PER DU REQUIRED / 0.18 PER
DU PROVIDED)

1 Bike Parking Layout
1" = 10'-0"

Bishop Allen @ Douglass

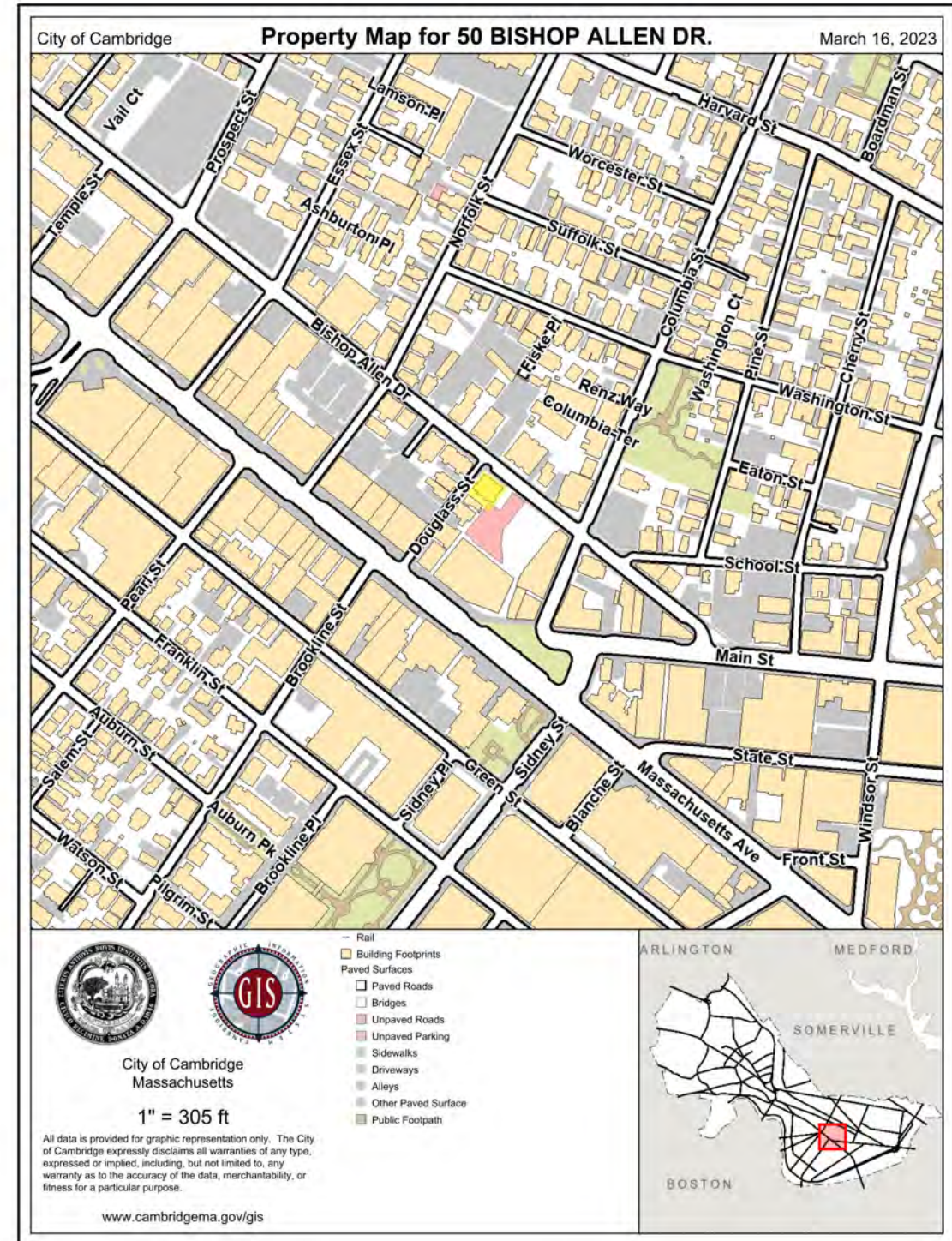
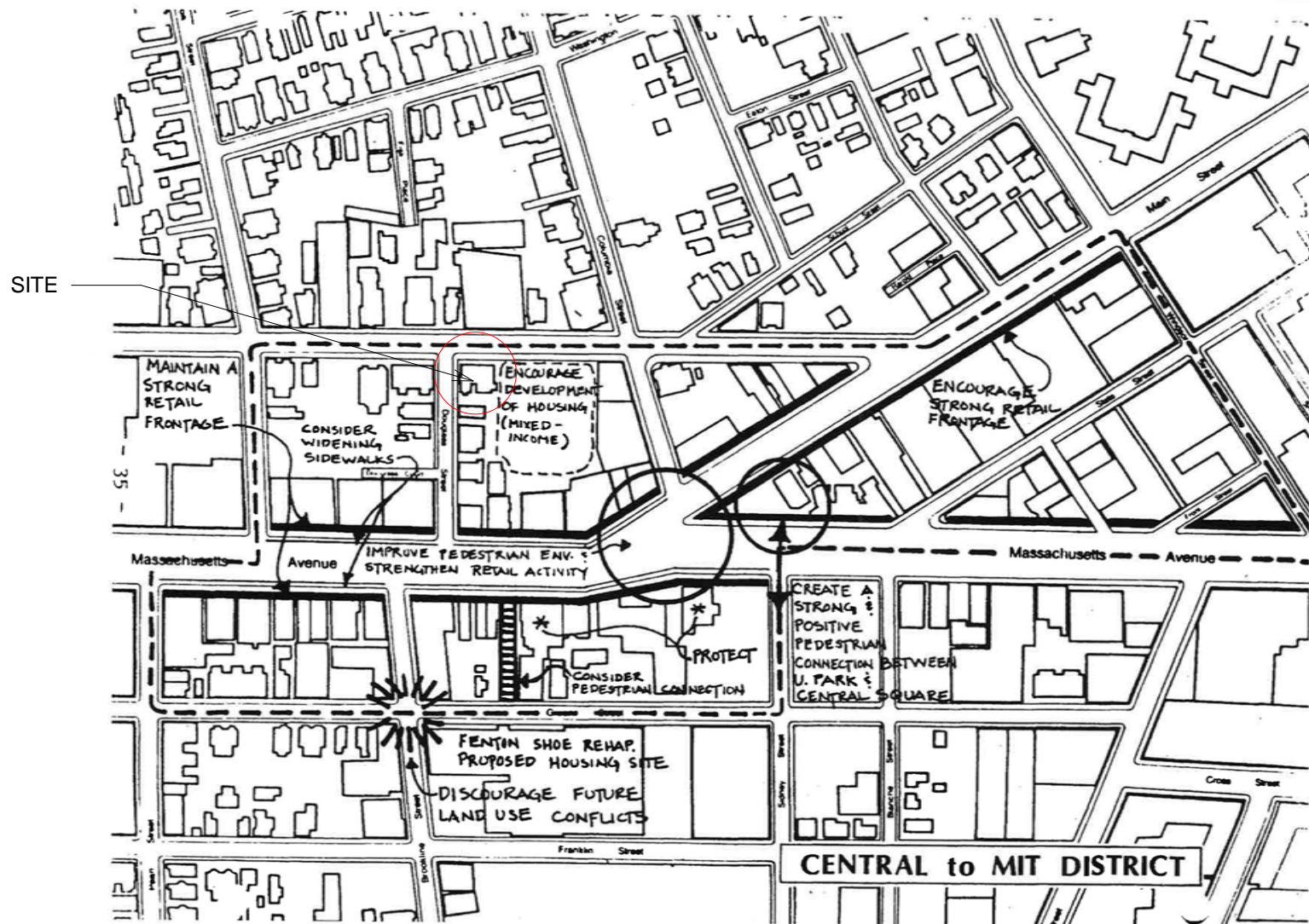
Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated



Bicycle Parking Plan



CENTRAL SQUARE ACTION PLAN: "CENTRAL TO MIT" DISTRICT



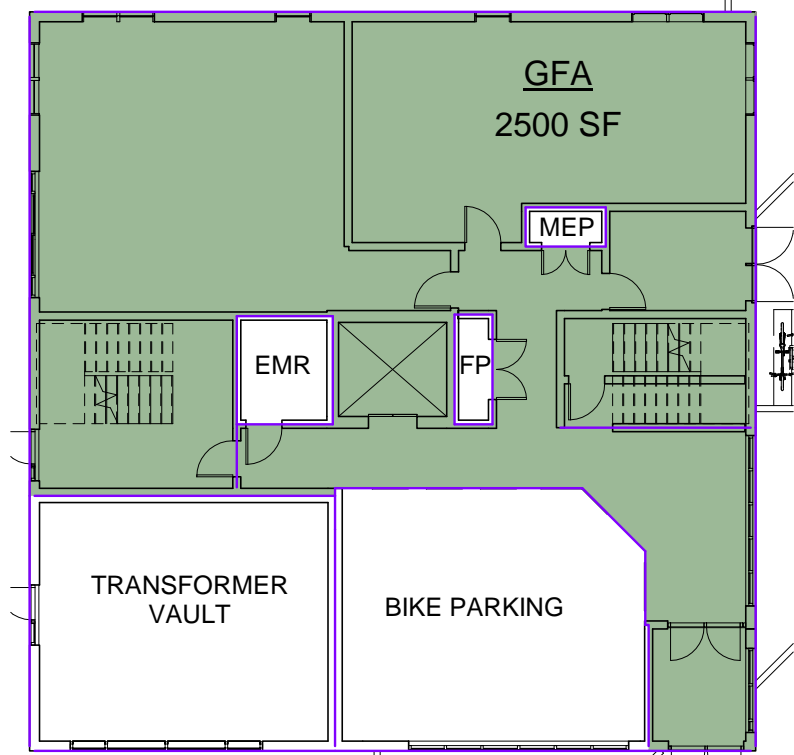
Bishop Allen @ Douglass

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	

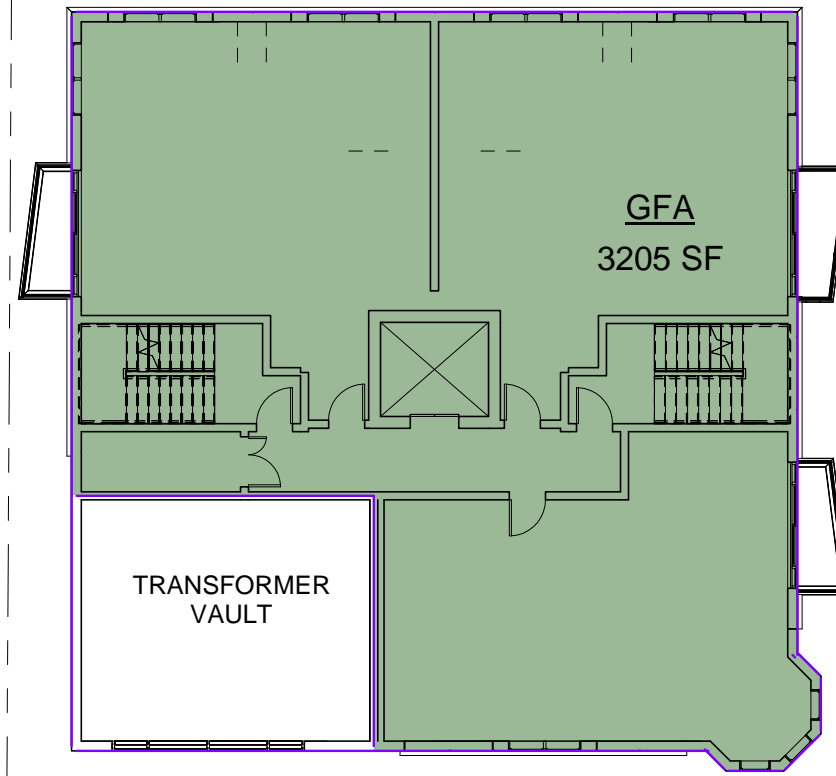
A24

Zoning Maps

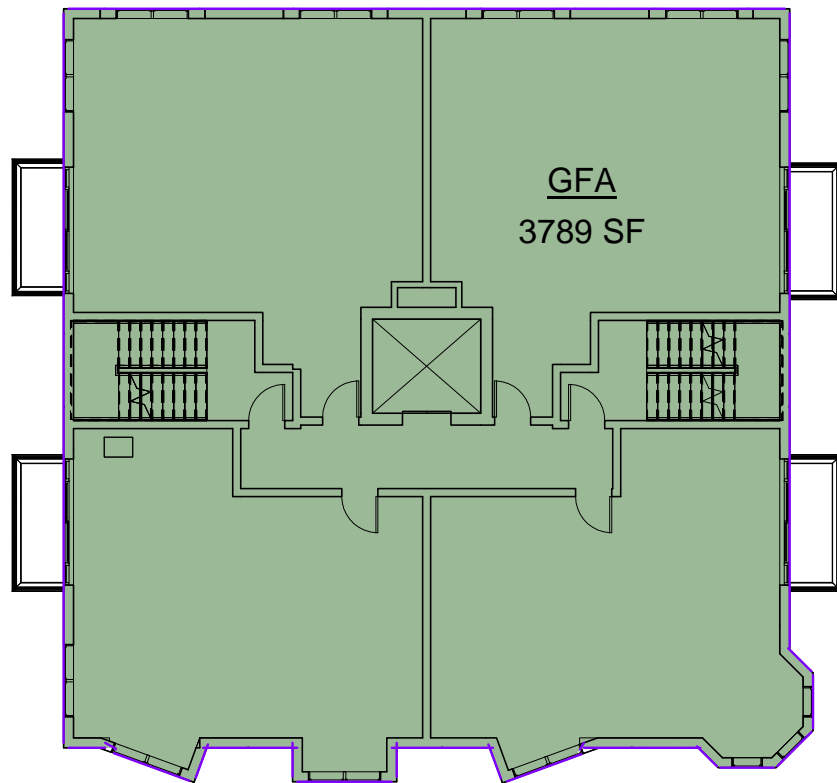




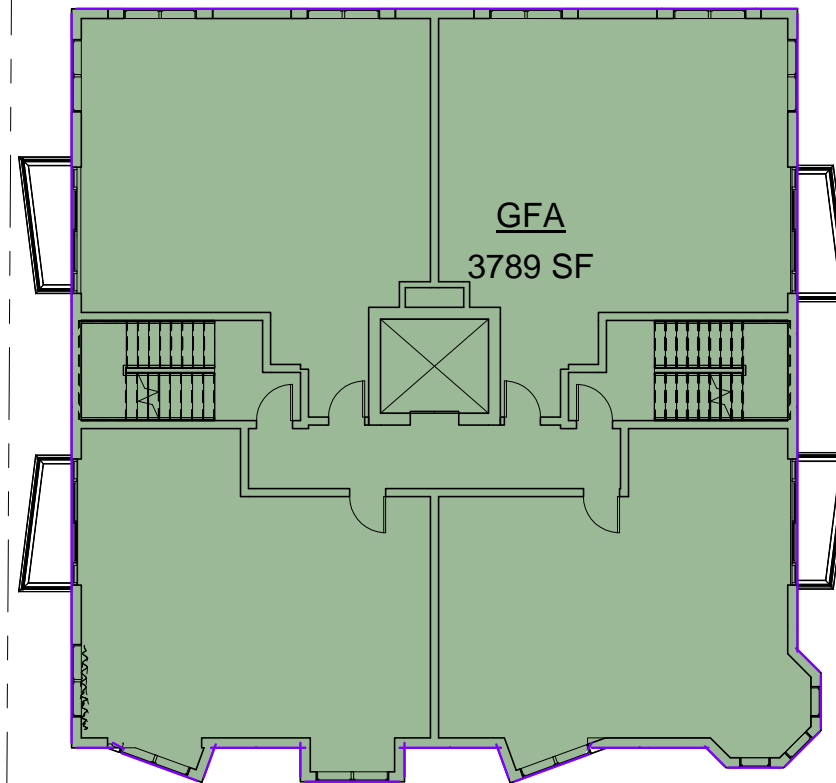
① 1st Floor Level
1/16" = 1'-0"



② 2nd Floor
1/16" = 1'-0"



③ 3rd Floor
1/16" = 1'-0"



④ 4th Floor
1/16" = 1'-0"

Gross Floor Area (Per Zoning)		
Area	Name	Level

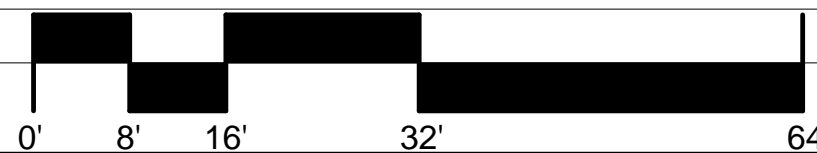
2500 SF	GFA	1st Floor Level
3205 SF	GFA	2nd Floor
3789 SF	GFA	3rd Floor
3789 SF	GFA	4th Floor
3789 SF	GFA	5th Floor
3529 SF	GFA	6th Floor
2931 SF	GFA	7th Floor

23533 SF

GROSS FLOOR AREA CALCULATED PER THE CITY OF CAMBRIDGE ZONING CODE

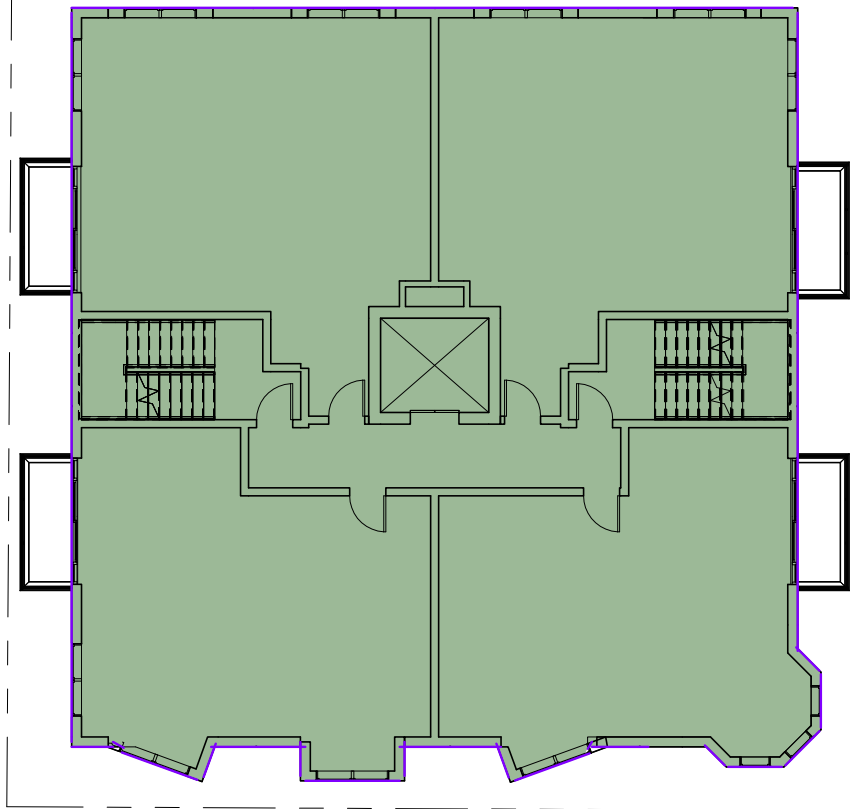
Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

A25

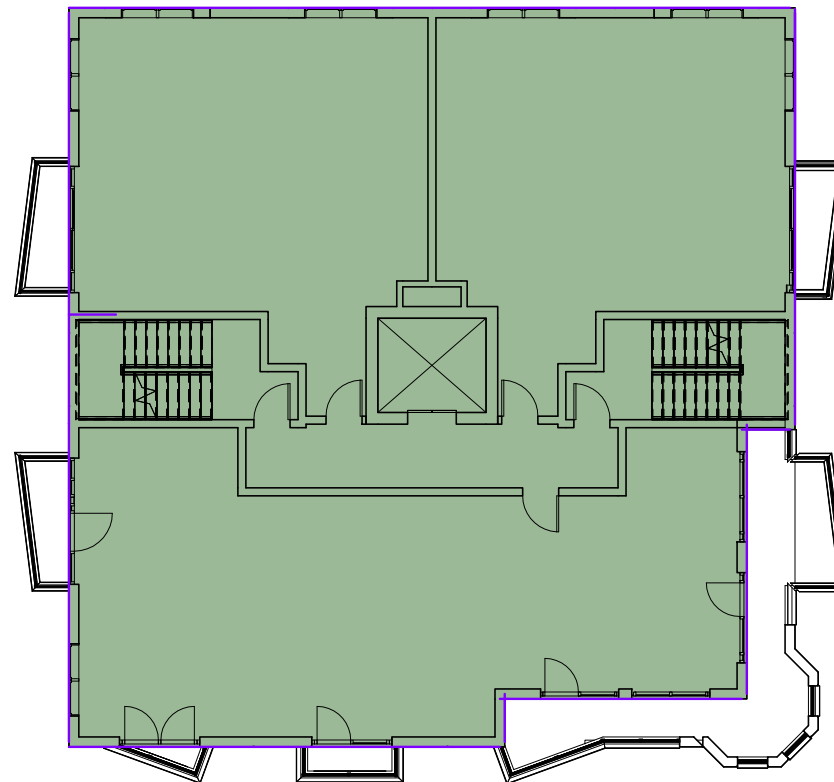


GFA (Zoning) Diagrams

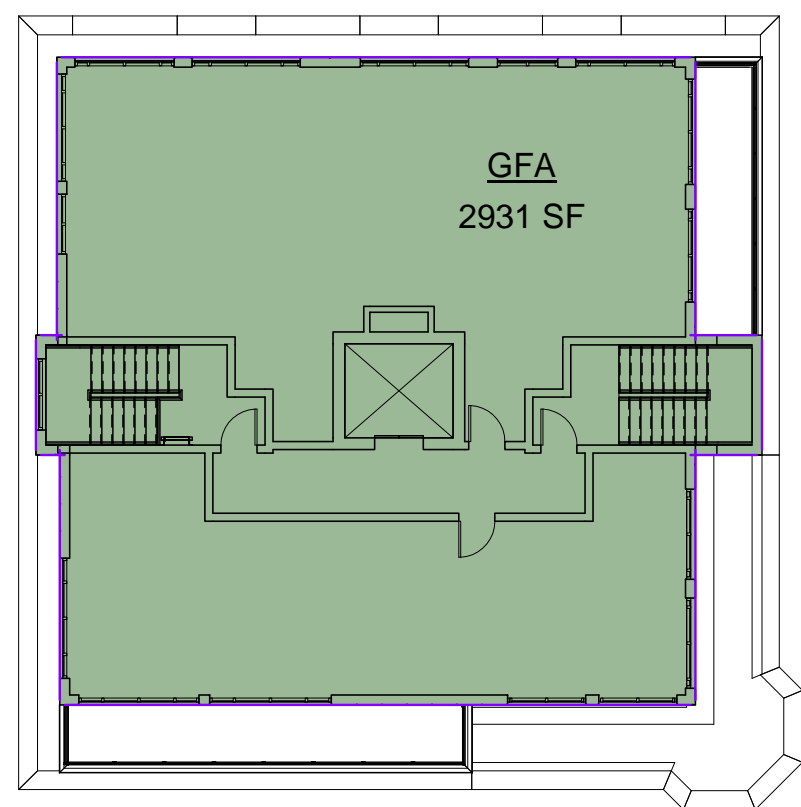




① 5th Floor
1/16" = 1'-0"



② 6th Floor
1/16" = 1'-0"



③ 7th Floor
1/16" = 1'-0"

Gross Floor Area (Per Zoning)		
Area	Name	Level

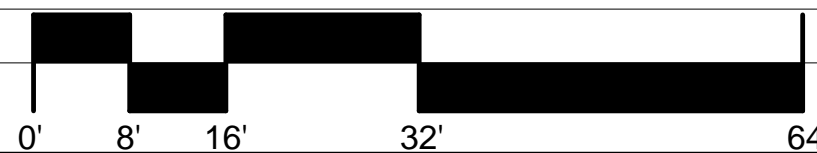
2500 SF	GFA	1st Floor Level
3205 SF	GFA	2nd Floor
3789 SF	GFA	3rd Floor
3789 SF	GFA	4th Floor
3789 SF	GFA	5th Floor
3529 SF	GFA	6th Floor
2931 SF	GFA	7th Floor

23533 SF

GROSS FLOOR AREA CALCULATED PER THE CITY OF CAMBRIDGE ZONING CODE

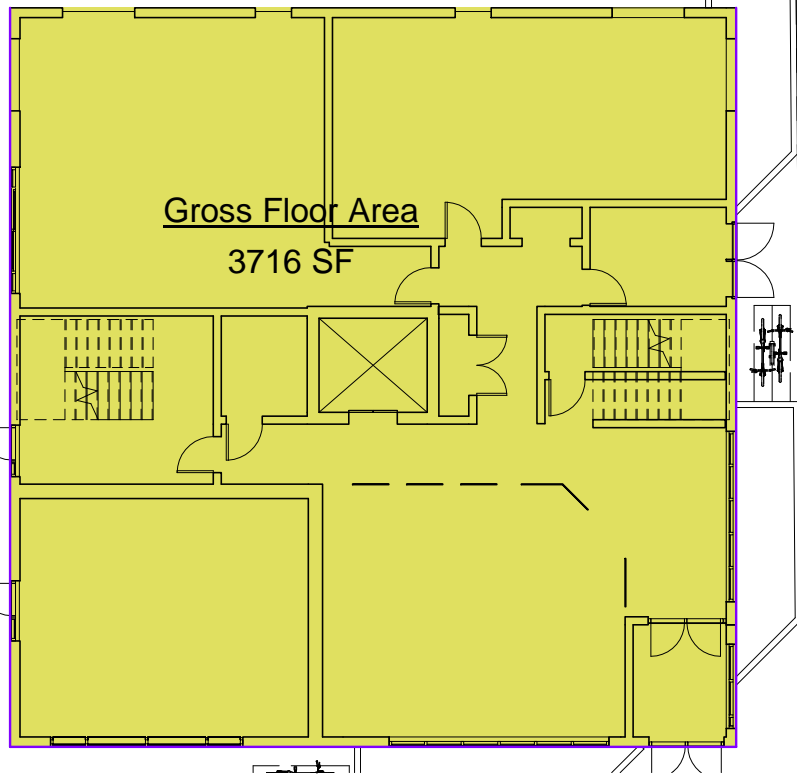
Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

A26

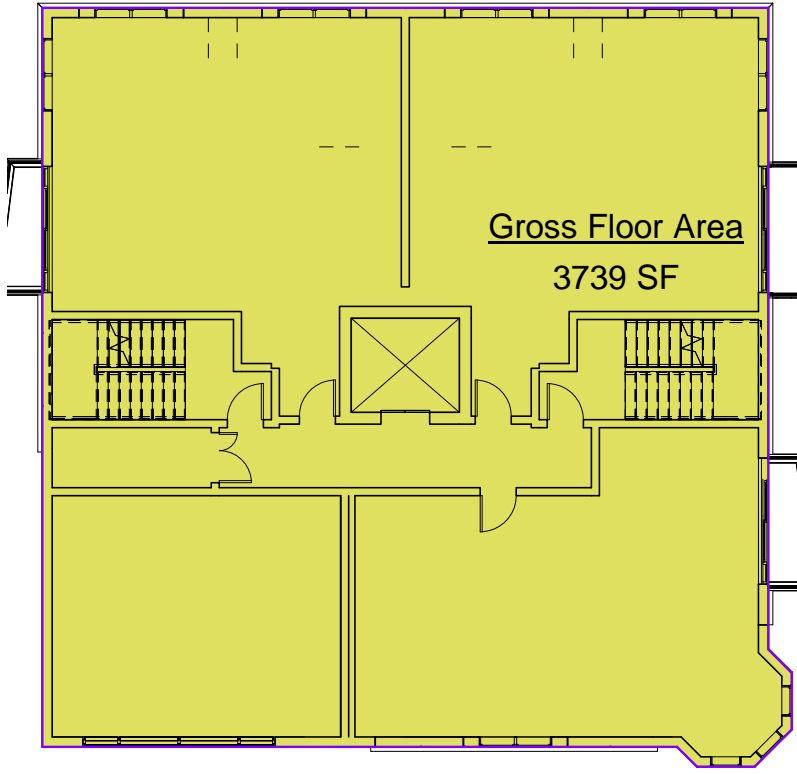


GFA (Zoning) Diagrams

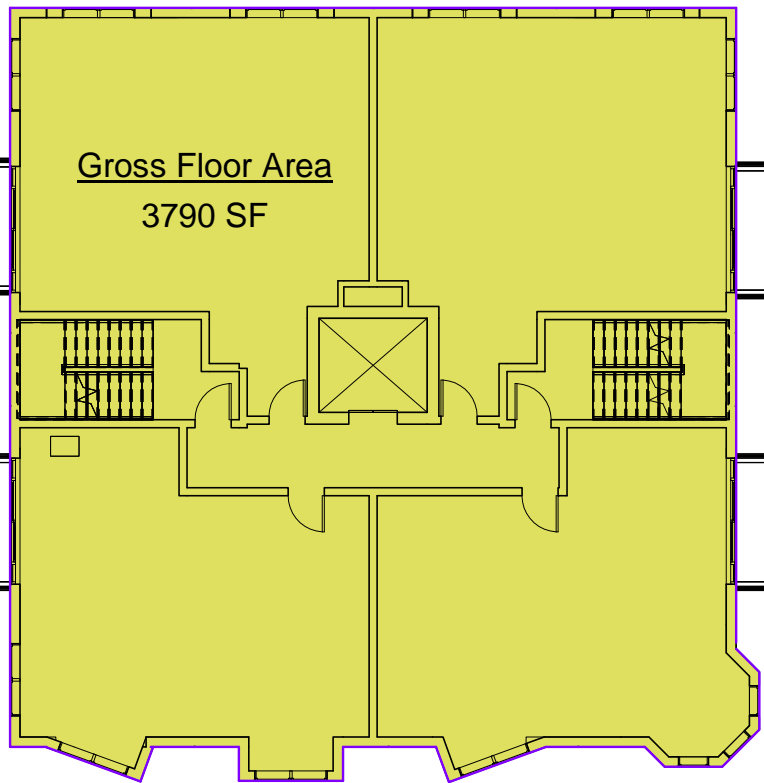




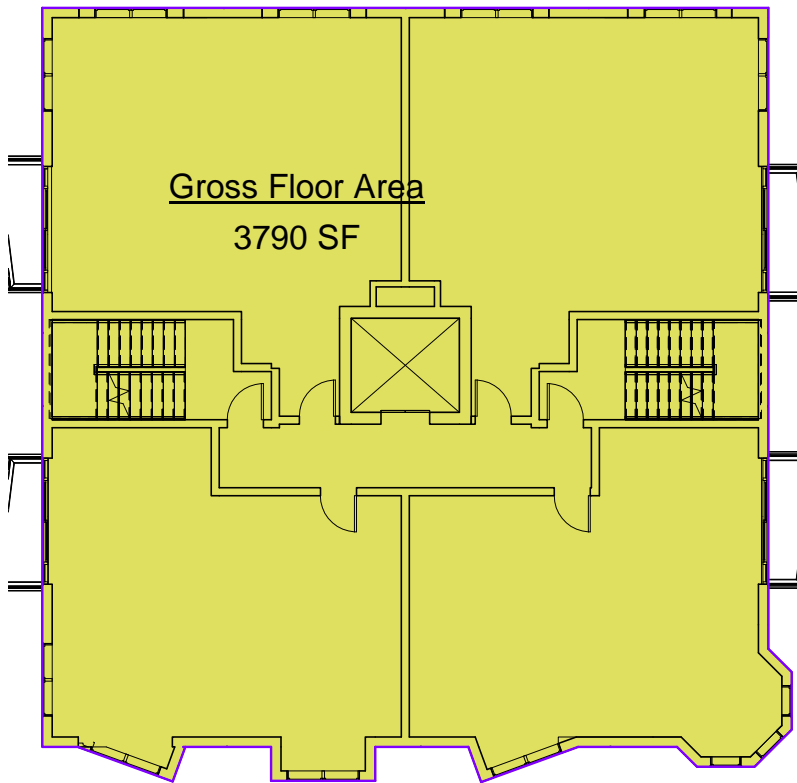
① 1st Floor Level
1/16" = 1'-0"



② 2nd Floor
1/16" = 1'-0"



③ 3rd Floor
1/16" = 1'-0"



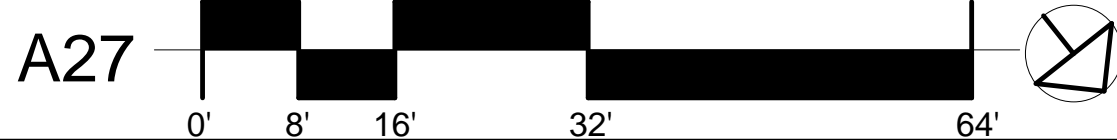
④ 4th Floor
1/16" = 1'-0"

GROSS FLOOR AREA PER IBC		
Area	Name	Level

3716 SF	Gross Floor Area	1st Floor Level
3739 SF	Gross Floor Area	2nd Floor
3790 SF	Gross Floor Area	3rd Floor
3790 SF	Gross Floor Area	4th Floor
3790 SF	Gross Floor Area	5th Floor
3529 SF	Gross Floor Area	6th Floor
2930 SF	Gross Floor Area	7th Floor

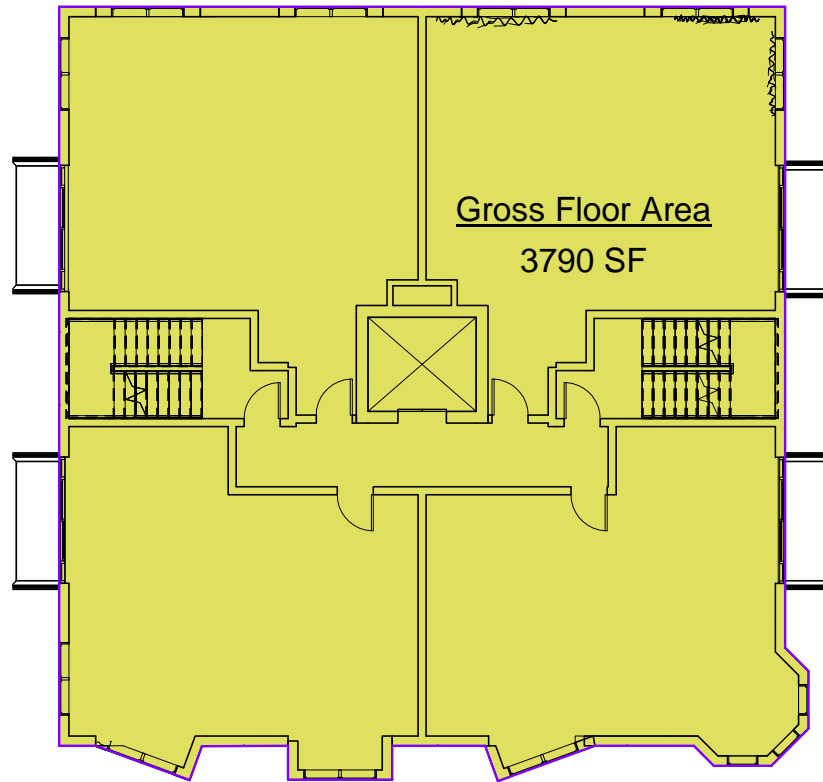
25285 SF
TOTAL AREA OF ALL FLOORS WITH NO EXCLUSIONS

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

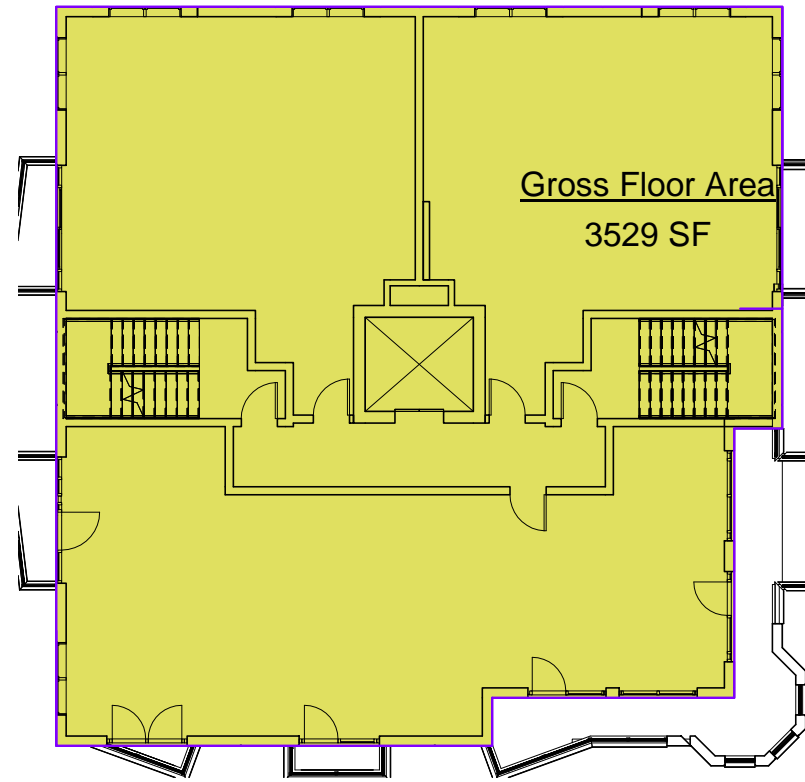


GFA (IBC) Diagrams

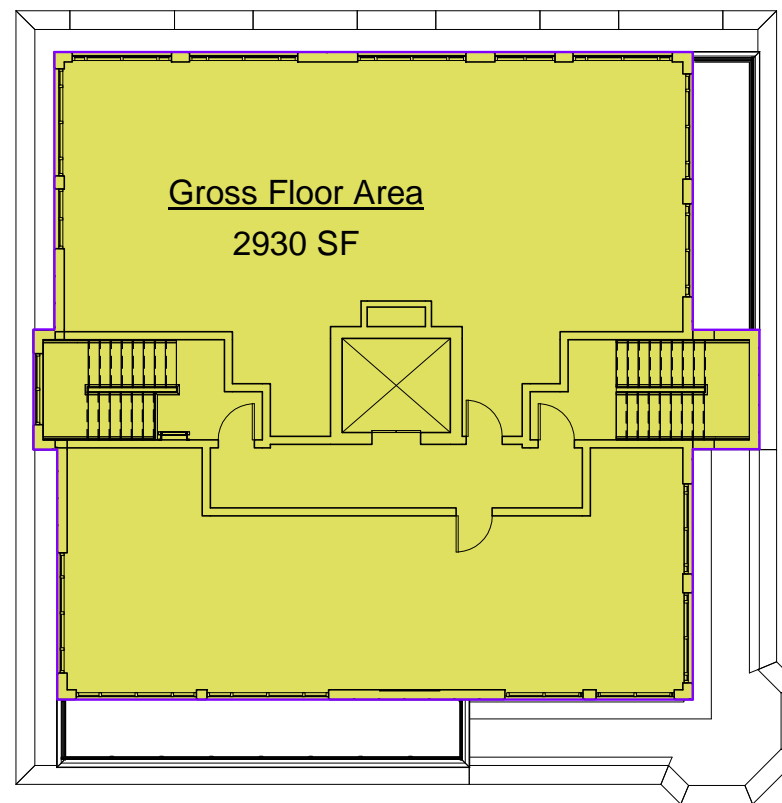




① 5th Floor
1/16" = 1'-0"



② 6th Floor
1/16" = 1'-0"



③ 7th Floor
1/16" = 1'-0"

GROSS FLOOR AREA PER IBC

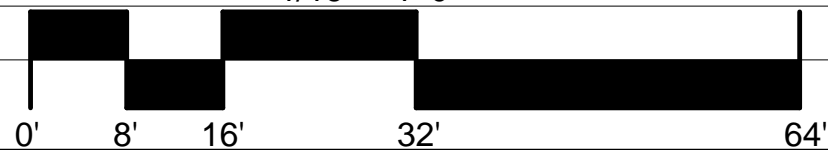
Area	Name	Level
3716 SF	Gross Floor Area	1st Floor Level
3739 SF	Gross Floor Area	2nd Floor
3790 SF	Gross Floor Area	3rd Floor
3790 SF	Gross Floor Area	4th Floor
3790 SF	Gross Floor Area	5th Floor
3529 SF	Gross Floor Area	6th Floor
2930 SF	Gross Floor Area	7th Floor

25285 SF

TOTAL AREA OF ALL FLOORS WITH NO EXCLUSIONS

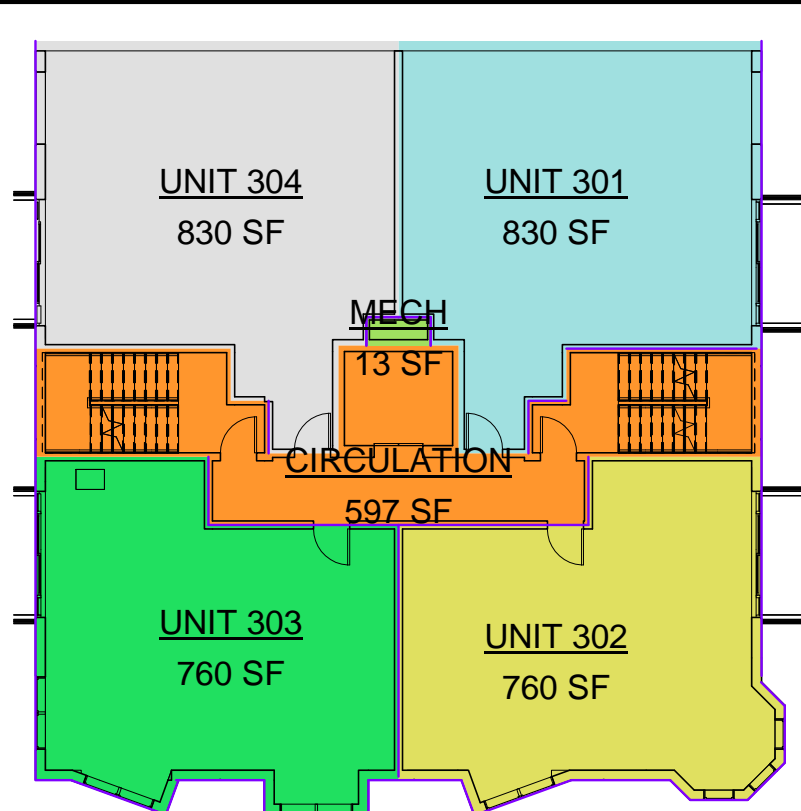
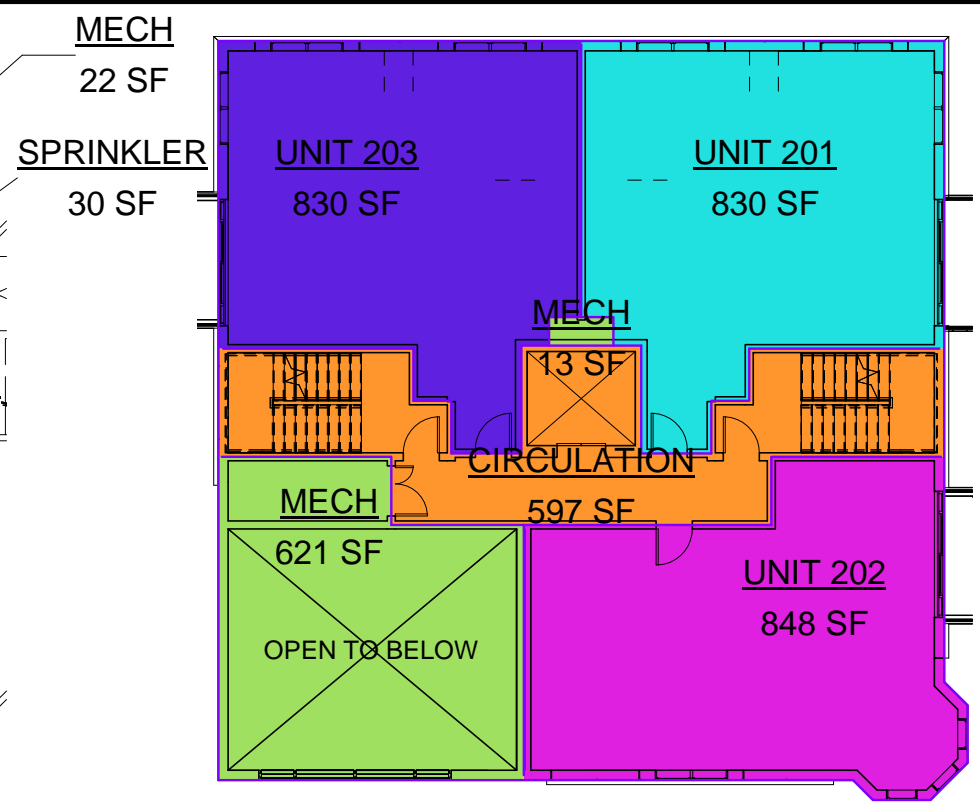
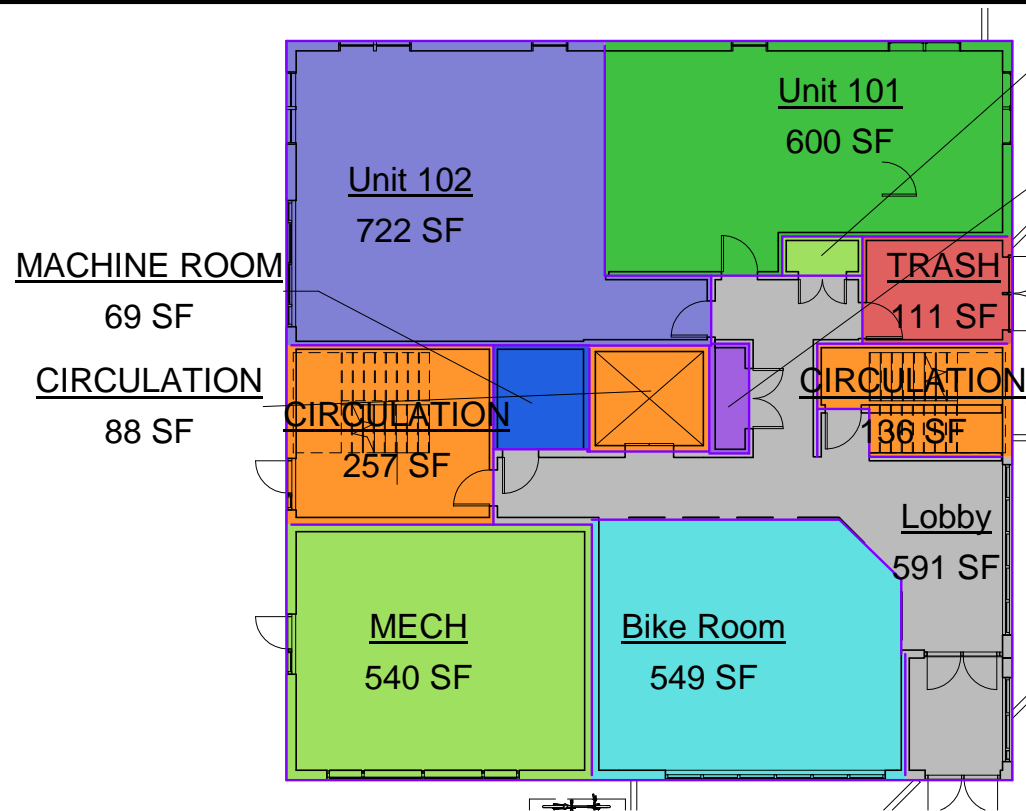
Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

A28



GFA (IBC) Diagrams





① 1st Floor Level
1/16" = 1'-0"

Unit Areas 1-3		
Area	Name	Level

1st Floor Level

549 SF	Bike Room	1st Floor Level
481 SF	CIRCULATION	1st Floor Level
591 SF	Lobby	1st Floor Level
69 SF	MACHINE ROOM	1st Floor Level
562 SF	MECH	1st Floor Level
30 SF	SPRINKLER	1st Floor Level
111 SF	TRASH	1st Floor Level

2393 SF TOTAL 1ST FLOOR COMMON AREA

Unit Areas 1-3		
Area	Name	Level

1st Floor Level

600 SF	Unit 101	1st Floor Level
722 SF	Unit 102	1st Floor Level

1322 SF TOTAL 1ST FLOOR LEASABLE AREA

② 2nd Floor
1/16" = 1'-0"

Unit Areas 1-3		
Area	Name	Level

2nd Floor

597 SF	CIRCULATION	2nd Floor
634 SF	MECH	2nd Floor

1231 SF TOTAL 2ND FLOOR COMMON AREA

Unit Areas 1-3		
Area	Name	Level

2nd Floor

830 SF	UNIT 201	2nd Floor
848 SF	UNIT 202	2nd Floor
830 SF	UNIT 203	2nd Floor

2509 SF TOTAL 2ND FLOOR LEASABLE AREA

③ 3rd Floor
1/16" = 1'-0"

Unit Areas 1-3		
Area	Name	Level

3rd Floor

597 SF	CIRCULATION	3rd Floor
13 SF	MECH	3rd Floor

610 SF TOTAL 3RD FLOOR COMMON AREA
4234 SFTOTAL COMMON AREA FLOORS 1-3

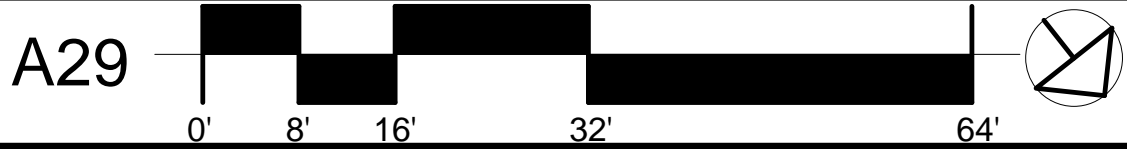
Unit Areas 1-3		
Area	Name	Level

3rd Floor

830 SF	UNIT 301	3rd Floor
760 SF	UNIT 302	3rd Floor
760 SF	UNIT 303	3rd Floor
830 SF	UNIT 304	3rd Floor

3180 SF TOTAL 3RD FLOOR LEASABLE AREA
7011 SF TOTAL LEASABLE AREA FLOORS 1-3
11245 SF TOTAL AREA FLOORS 1-3

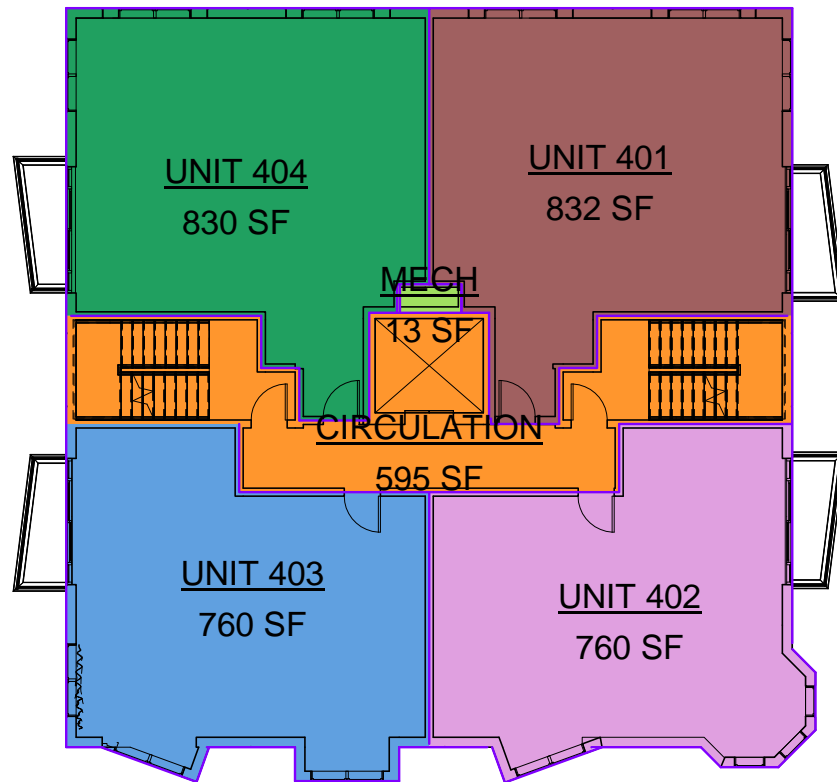
Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated



Unit & Common Areas



Bishop Allen @ Douglass



① 4th Floor
1/16" = 1'-0"

Unit Areas 4-6		
Area	Name	Level

4th Floor

595 SF	CIRCULATION	4th Floor
13 SF	MECH	4th Floor

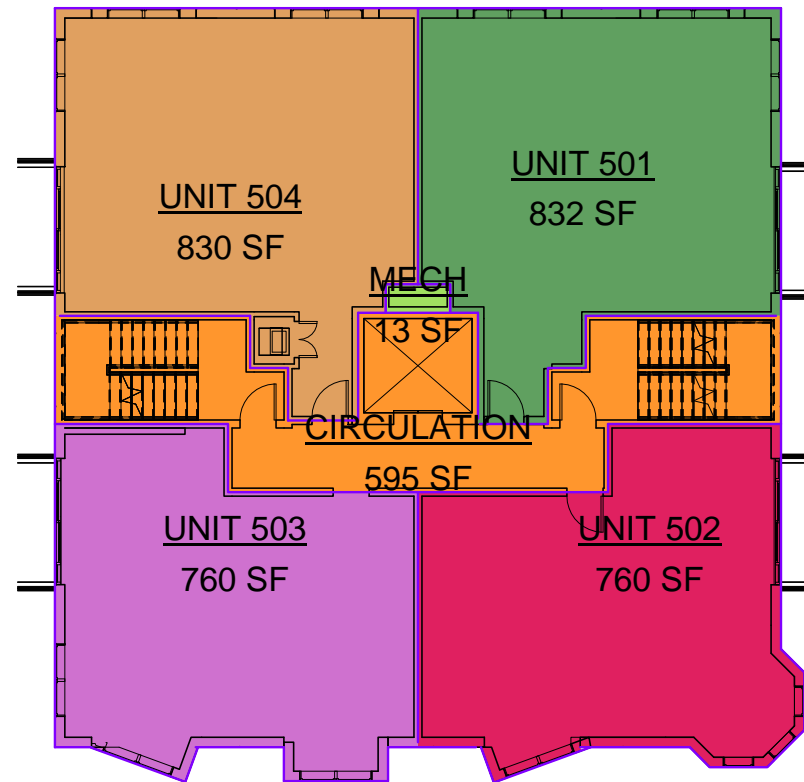
608 SF TOTAL 4TH FLOOR COMMON AREA

Unit Areas 4-6		
Area	Name	Level

4th Floor

832 SF	UNIT 401	4th Floor
760 SF	UNIT 402	4th Floor
760 SF	UNIT 403	4th Floor
830 SF	UNIT 404	4th Floor

3182 SF TOTAL 4TH FLOOR LEASABLE AREA



② 5th Floor
1/16" = 1'-0"

Unit Areas 4-6		
Area	Name	Level

5th Floor

595 SF	CIRCULATION	5th Floor
13 SF	MECH	5th Floor

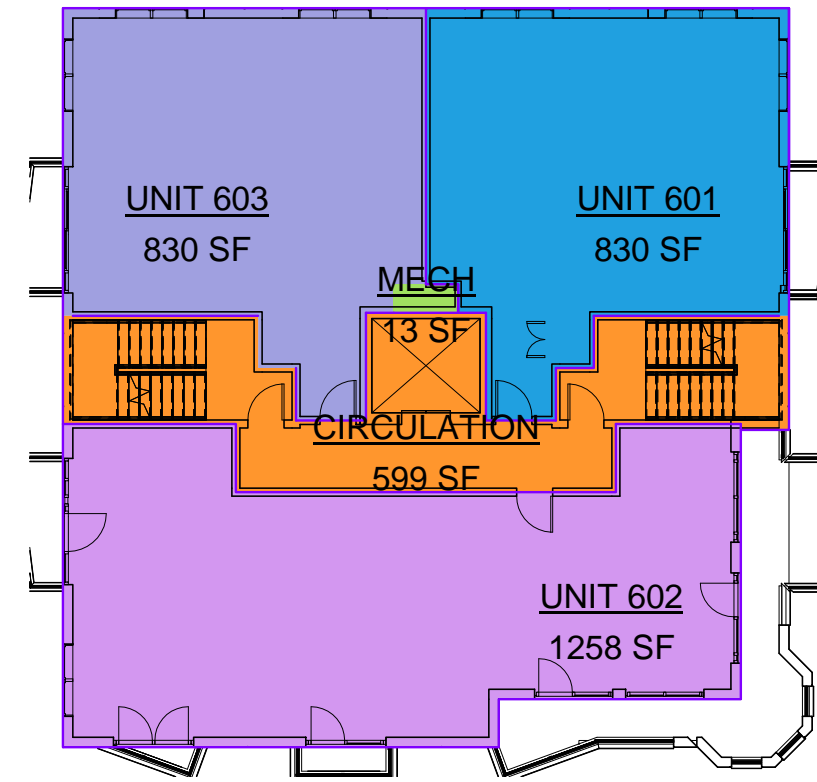
608 SF TOTAL 5TH FLOOR COMMON AREA

Unit Areas 4-6		
Area	Name	Level

5th Floor

832 SF	UNIT 501	5th Floor
760 SF	UNIT 502	5th Floor
760 SF	UNIT 503	5th Floor
830 SF	UNIT 504	5th Floor

3182 SF TOTAL 5TH FLOOR LEASABLE AREA



③ 6th Floor
1/16" = 1'-0"

Unit Areas 4-6		
Area	Name	Level

6th Floor

599 SF	CIRCULATION	6th Floor
13 SF	MECH	6th Floor

611 SF TOTAL 6TH FLOOR COMMON AREA

1827 SF TOTAL COMMON AREA FLOORS 4-6

Unit Areas 4-6		
Area	Name	Level

6th Floor

830 SF	UNIT 601	6th Floor
1258 SF	UNIT 602	6th Floor
830 SF	UNIT 603	6th Floor

2918 SF TOTAL 6TH FLOOR LEASABLE AREA

9282 SF TOTAL LEASABLE AREA FLOORS 4-6

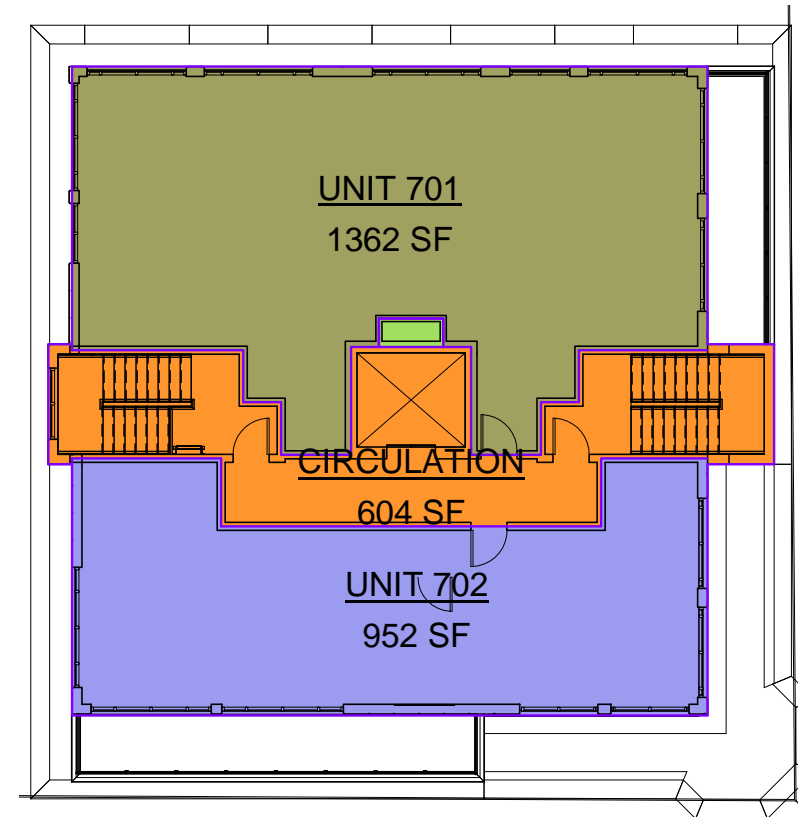
11109 SF TOTAL AREA FLOORS 4-6

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated



Unit & Common Areas





Unit Areas 7		
Area	Name	Level

7th Floor

604 SF	CIRCULATION	7th Floor
13 SF	MECH	7th Floor

617 SF TOTAL 7TH FLOOR COMMON AREA

7th Floor

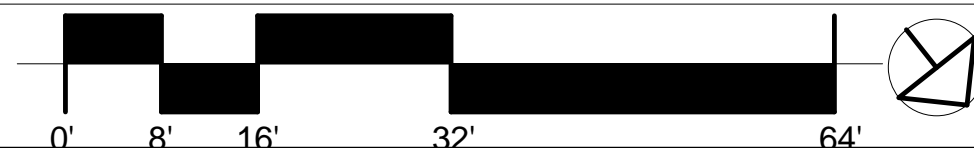
1362 SF	UNIT 701	7th Floor
952 SF	UNIT 702	7th Floor

2314 SF TOTAL 7TH FLOOR LEASABLE AREA

2931 SF TOTAL 7TH FLOOR AREA

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

A31



Unit & Common Areas



September 6, 2018

Requirements for Customer Alcove Containing Eversource Distribution Equipment

Alcove to be located on an outside wall of the customer building that is exposed to natural air circulation, and will continue to be exposed to natural air circulation after construction is complete. Alcove to be located such that any future customer construction or adjacent property construction will not restrict access or reduce the amount of natural air circulation.

Alcove size is dependent upon the number, type, and layout of equipment housed. All minimum clearances for unobstructed work space around equipment shall be maintained. A minimum unobstructed ceiling height of 15-feet is required. These minimum clearances may require increasing for adequate equipment cooling and access.

Padmount equipment shall be positioned within the alcove such that removal of any one piece of equipment will not require disturbing, relocating or removing another piece of equipment.

Padmount transformers and transducers to be set on a poured concrete housekeeping pad with the top surface 4-inches above the floor. Padmount switches, and primary metering enclosures to be set on the appropriate fiberglass base also installed with the top surface 4-inches above the floor.

Poured concrete floor and ceiling, with poured concrete or cement block walls, all having a 3 hour fire rating. Floors pitched to drain storm water out and away from the alcove. Floors to be even with finished grade level.

One metal 36-inch wide, 80-inch tall, three hinge passage door that provides egress directly to the outside at finished grade level. Door to open out or away from the alcove, have interior panic opening hardware and exterior lock keyed to Eversource "M" standard.

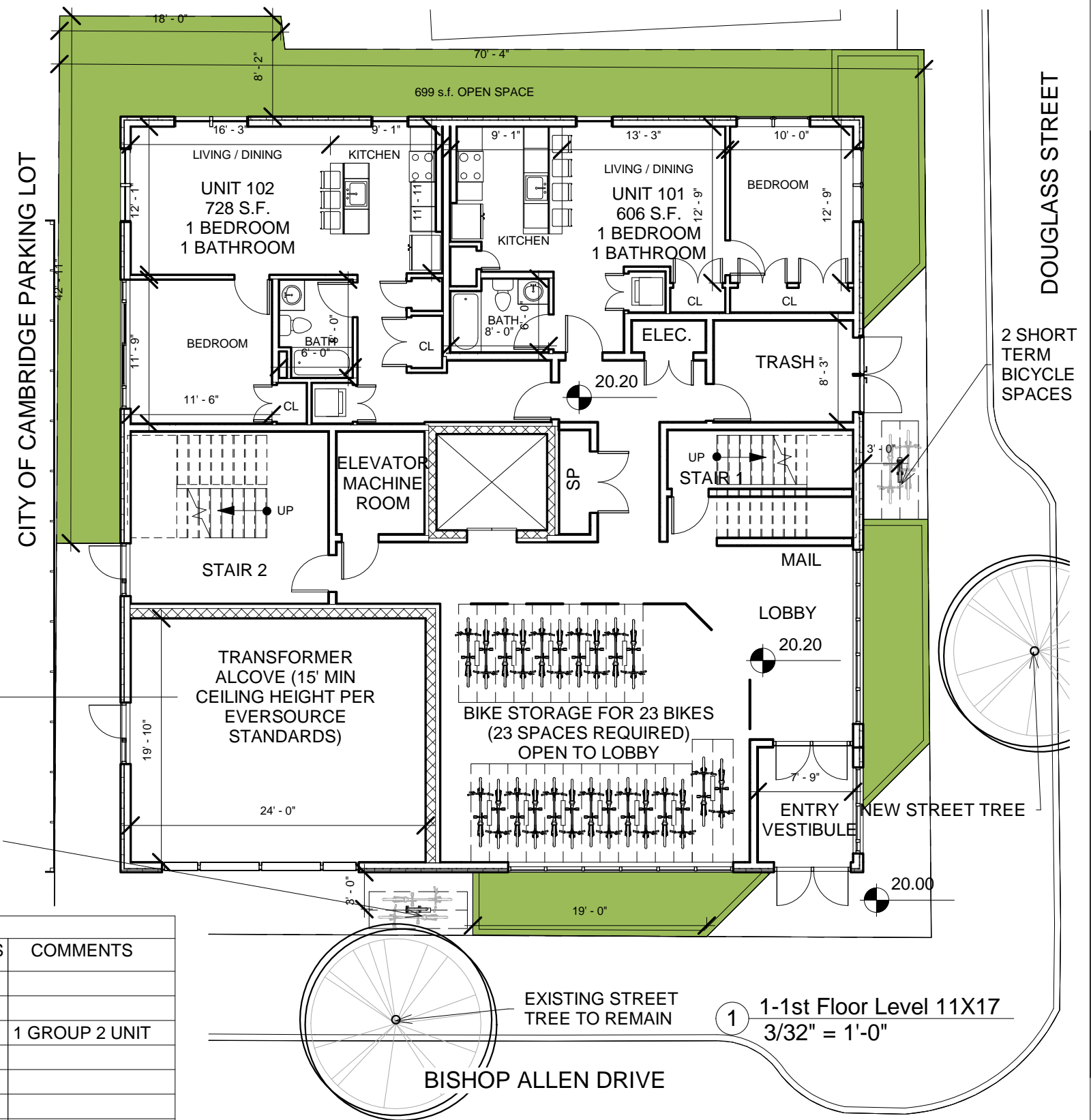
Locking overhead metal "screen" roll up door(s) or hinged metal gate(s) that provide access directly to the outside at finished grade level. Door(s) and gate(s) must be sized and located to allow unrestricted installation, maintenance, and removal of equipment without altering any building structure or trim, and provide adequate natural ventilation. **The minimum door or gate opening height is 15-feet, and minimum opening width is 10-feet.**

Interior lighting required, with control switch(es) located inside the alcove adjacent to and accessible from the passage door when open.

No foreign systems, or storage of any type allowed within the alcove.

Customer to own, clean, re-lamp and maintain the alcove, and the associated lighting and its electric source and control, passage and equipment doors and gates and their related locking, opening and operating systems.

Customer to provide Eversource a scale drawing of alcove for approval **prior to construction**. Drawing to include dimensions, clearances, lighting, door and gate openings, and the footprint(s) and orientation(s) of all required distribution equipment housed.



2 SHORT TERM BICYCLE SPACES

DOUGLASS STREET

2 SHORT TERM BICYCLE SPACES

BISHOP ALLEN DRIVE

1-1st Floor Level 11X17
3/32" = 1'-0"

UNIT BREAKDOWN BY FLOOR							
FLOOR	1 BED / 1 BATH	2 BED / 1 BATH	2 + BED / 2 BATH	2 BED / 2 BATH	3 BED / 2 BATH	TOTAL UNITS	COMMENTS
1	2	0	0	0	0	2	
2	0	2	1	0	0	3	
3	0	4	0	0	0	4	1 GROUP 2 UNIT
4	0	4	0	0	0	4	
5	0	4	0	0	0	4	
6	0	2	0	0	1	3	
7	0	0	0	1	1	2	
TOTAL	2	16	1	1	2	22	
	TOTAL 1 BED	TOTAL 2 BED		TOTAL 3 BED			
	2	18		2			

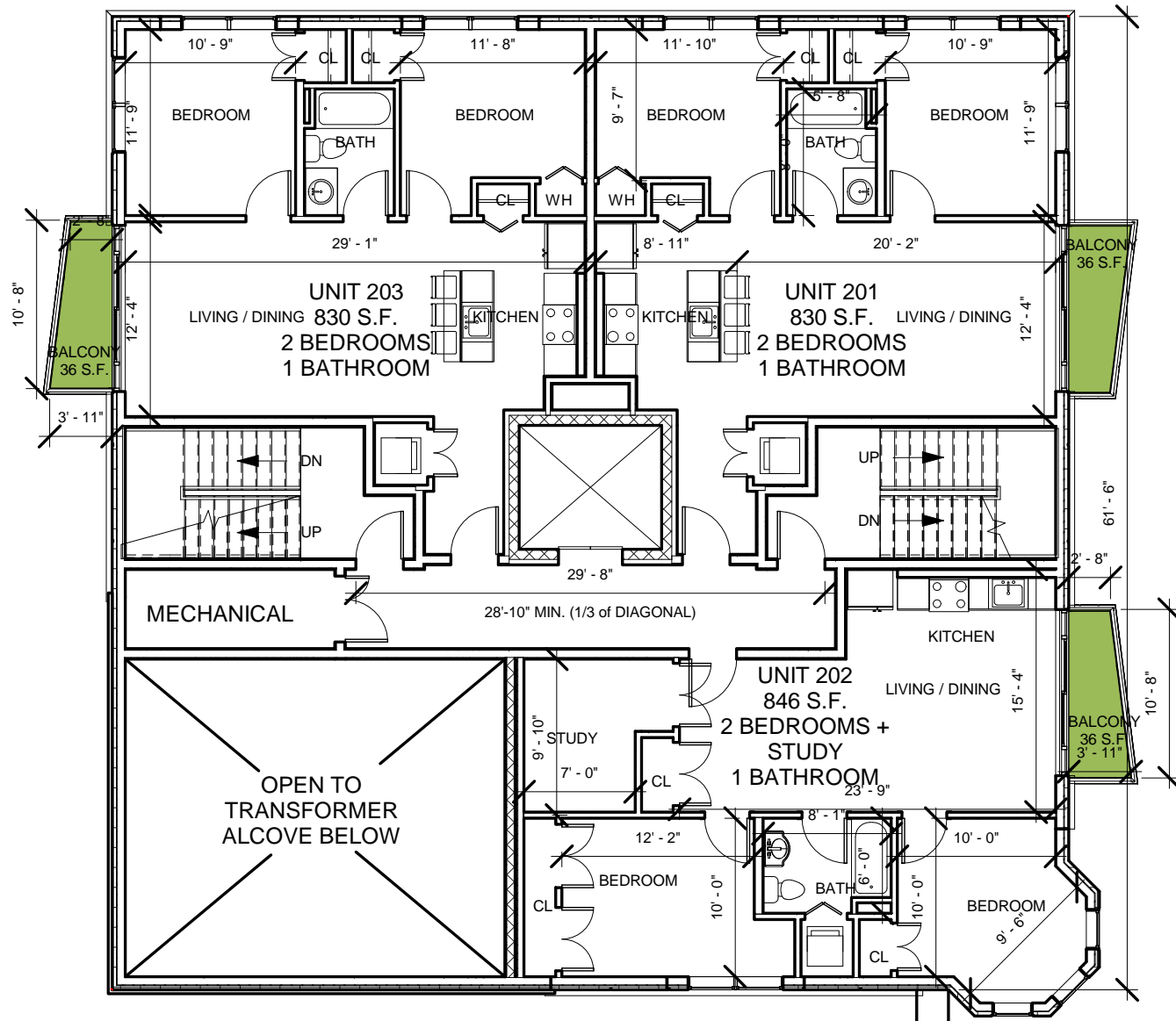
Project number 18132
Date 04/11/2023
Drawn by ES
Checked by TC
Scale As indicated



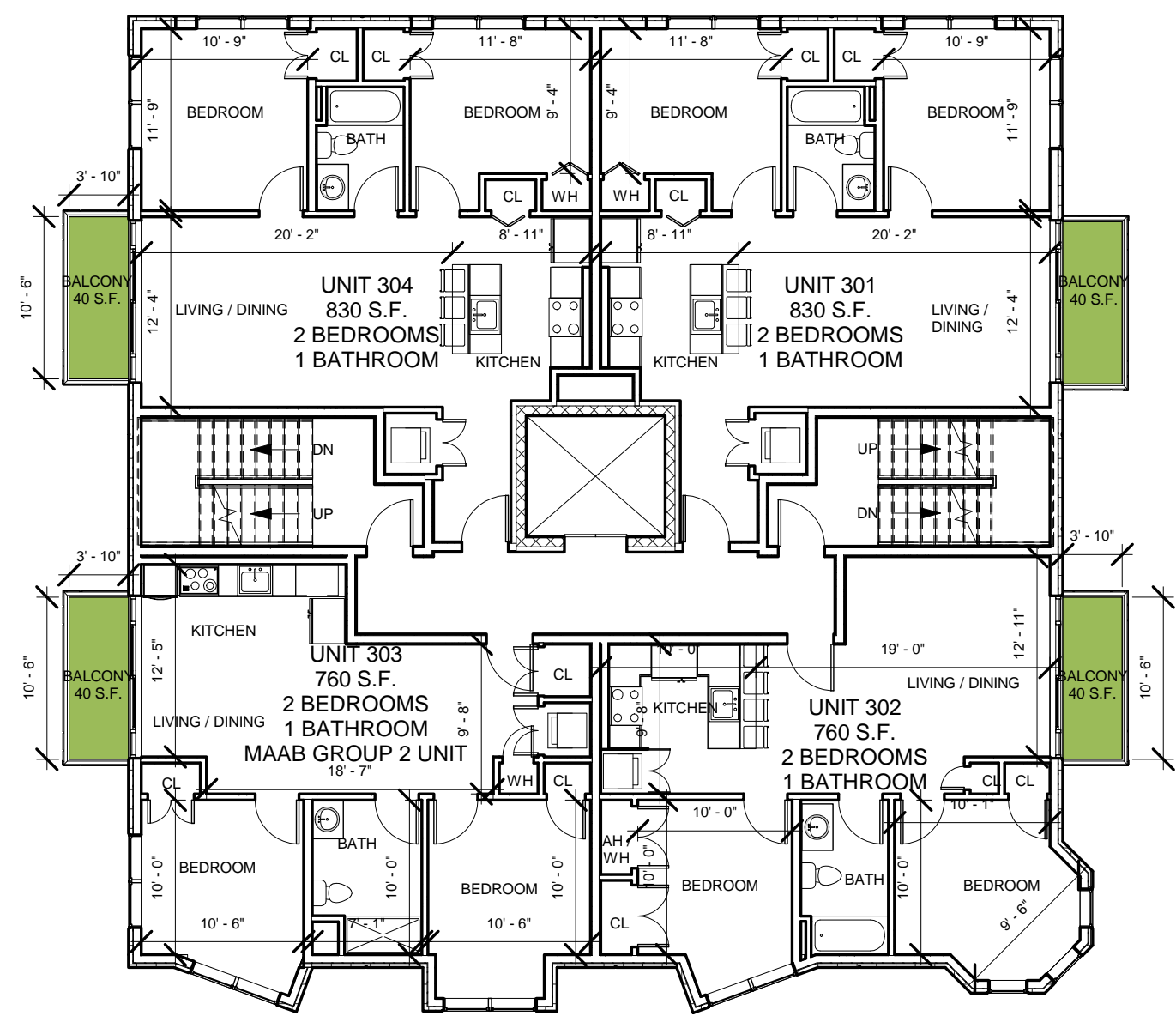
1st Floor Plan



Bishop Allen @ Douglass



1 2nd Floor
3/32" = 1'-0"



2 3-3rd Floor Level 11X17
3/32" = 1'-0"

UNIT BREAKDOWN BY FLOOR							COMMENTS
FLOOR	1 BED / 1 BATH	2 BED / 1 BATH	2 + BED / 2 BATH	2 BED / 2 BATH	3 BED / 2 BATH	TOTAL UNITS	
1	2	0	0	0	0	2	
2	0	2	1	0	0	3	
3	0	4	0	0	0	4	1 GROUP 2 UNIT
4	0	4	0	0	0	4	
5	0	4	0	0	0	4	
6	0	2	0	0	1	3	
7	0	0	0	1	1	2	
TOTAL	2	16	1	1	2	22	
	TOTAL 1 BED		TOTAL 2 BED		TOTAL 3 BED		
	2		18		2		

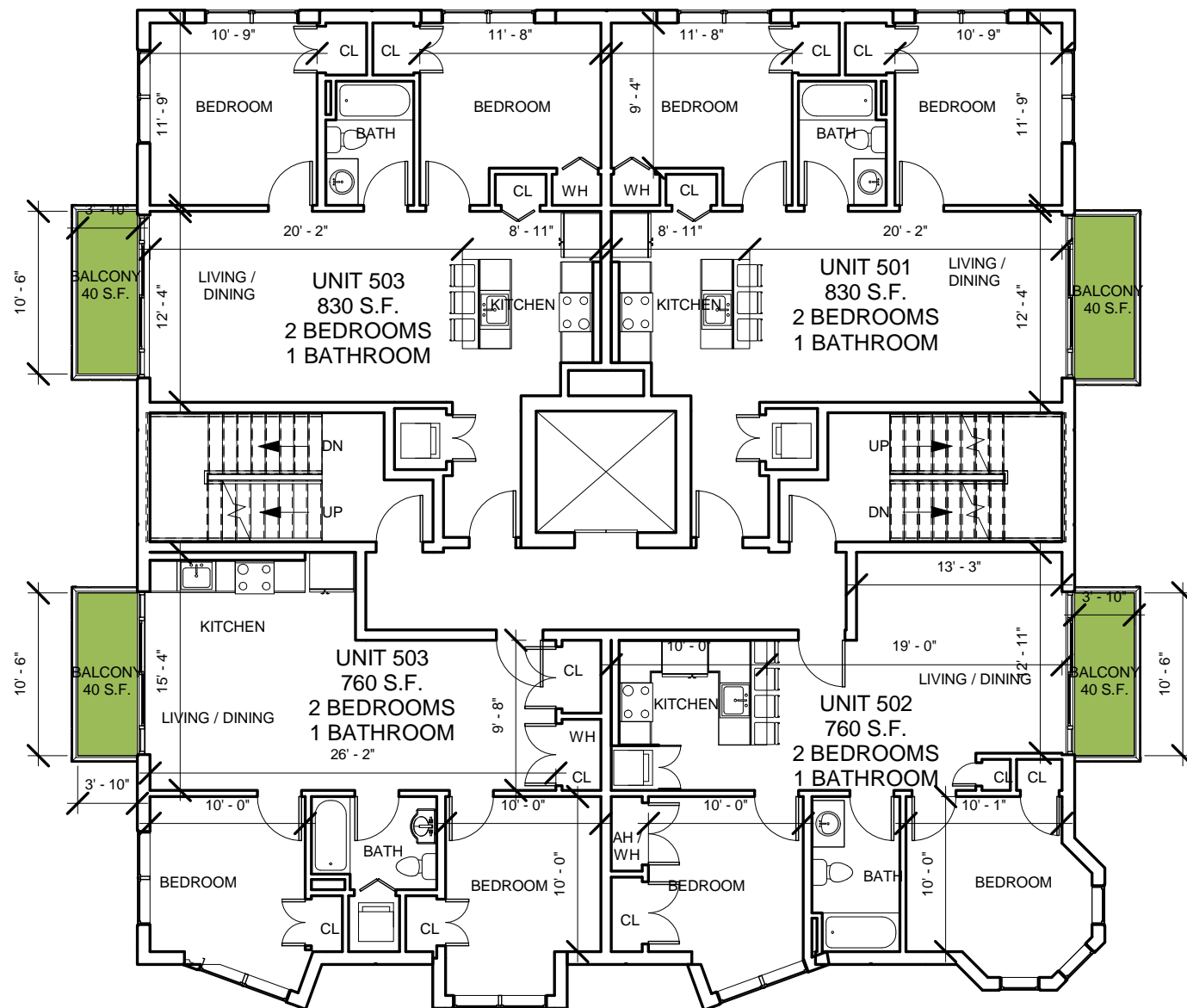
Project number 18132
Date 04/11/2023
Drawn by ES
Checked by TC
Scale As indicated



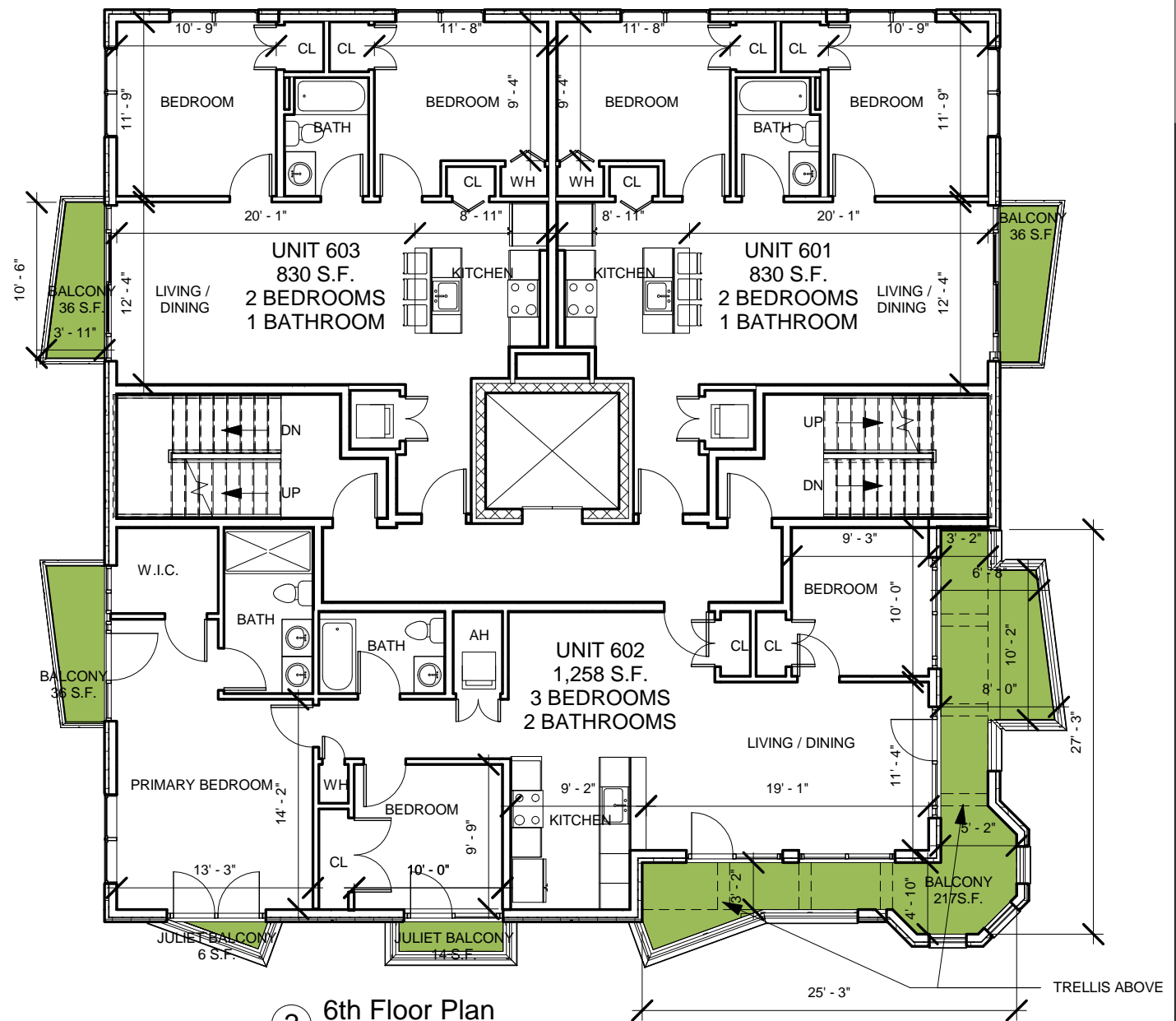
2nd & 3rd Floor Plans



Bishop Allen @ Douglass



1 4th & 5th Floor Plans
3/32" = 1'-0"



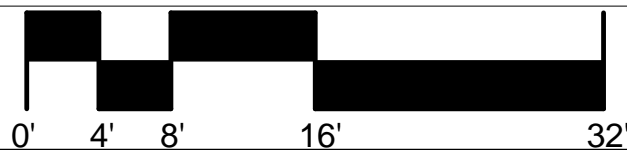
2 6th Floor Plan
3/32" = 1'-0"

UNIT BREAKDOWN BY FLOOR

FLOOR	1 BED / 1 BATH	2 BED / 1 BATH	2 + BED / 2 BATH	2 BED / 2 BATH	3 BED / 2 BATH	TOTAL UNITS	COMMENTS
1	2	0	0	0	0	2	
2	0	2	1	0	0	3	
3	0	4	0	0	0	4	1 GROUP 2 UNIT
4	0	4	0	0	0	4	
5	0	4	0	0	0	4	
6	0	2	0	0	1	3	
7	0	0	0	1	1	2	
TOTAL	2	16	1	1	2	22	
	TOTAL 1 BED	TOTAL 2 BED		TOTAL 3 BED			
	2	18		2			

Project number 18132
Date 04/11/2023
Drawn by ES
Checked by TC
Scale As indicated

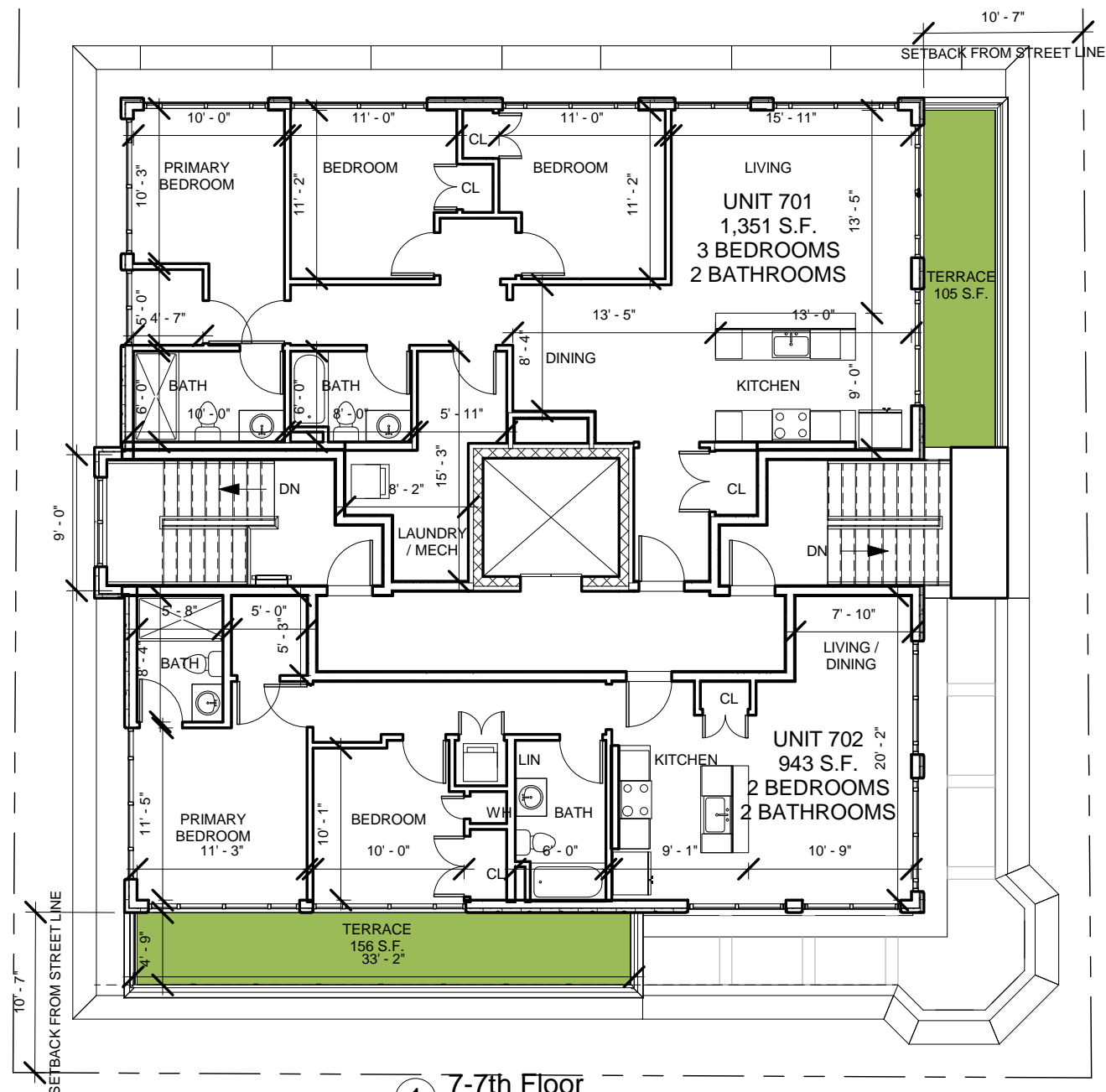
A102



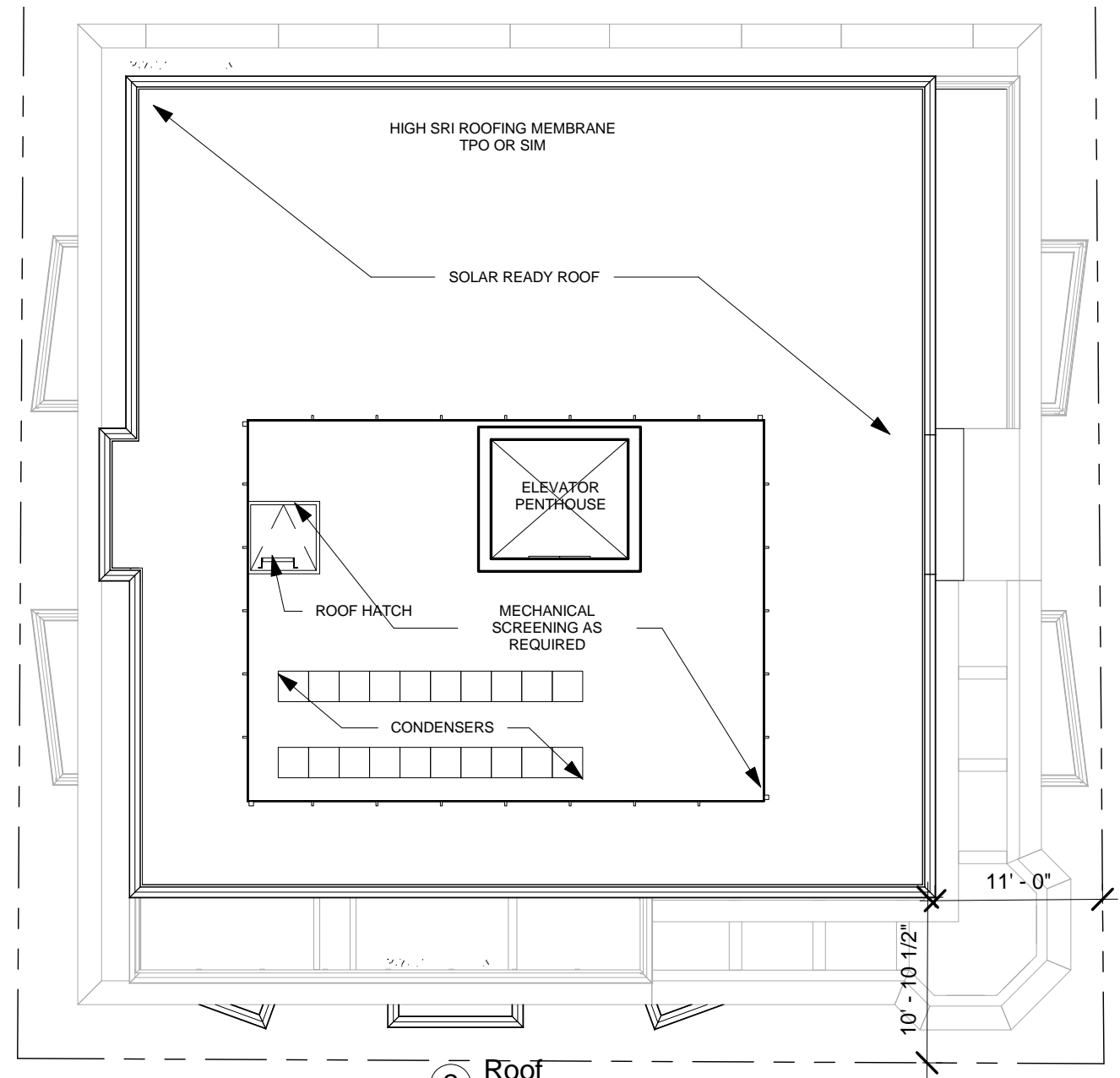
4th-6th Floor Plans



Bishop Allen @ Douglass



1 7-7th Floor
3/32" = 1'-0"



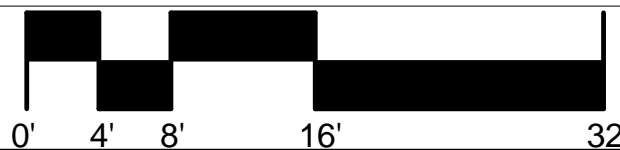
2 Roof
3/32" = 1'-0"

UNIT BREAKDOWN BY FLOOR

FLOOR	1 BED / 1 BATH	2 BED / 1 BATH	2 + BED / 2 BATH	2 BED / 2 BATH	3 BED / 2 BATH	TOTAL UNITS	COMMENTS
1	2	0	0	0	0	2	
2	0	2	1	0	0	3	
3	0	4	0	0	0	4	1 GROUP 2 UNIT
4	0	4	0	0	0	4	
5	0	4	0	0	0	4	
6	0	2	0	0	1	3	
7	0	0	0	1	1	2	
TOTAL	2	16	1	1	2	22	
	TOTAL 1 BED		TOTAL 2 BED		TOTAL 3 BED		
	2		18		2		

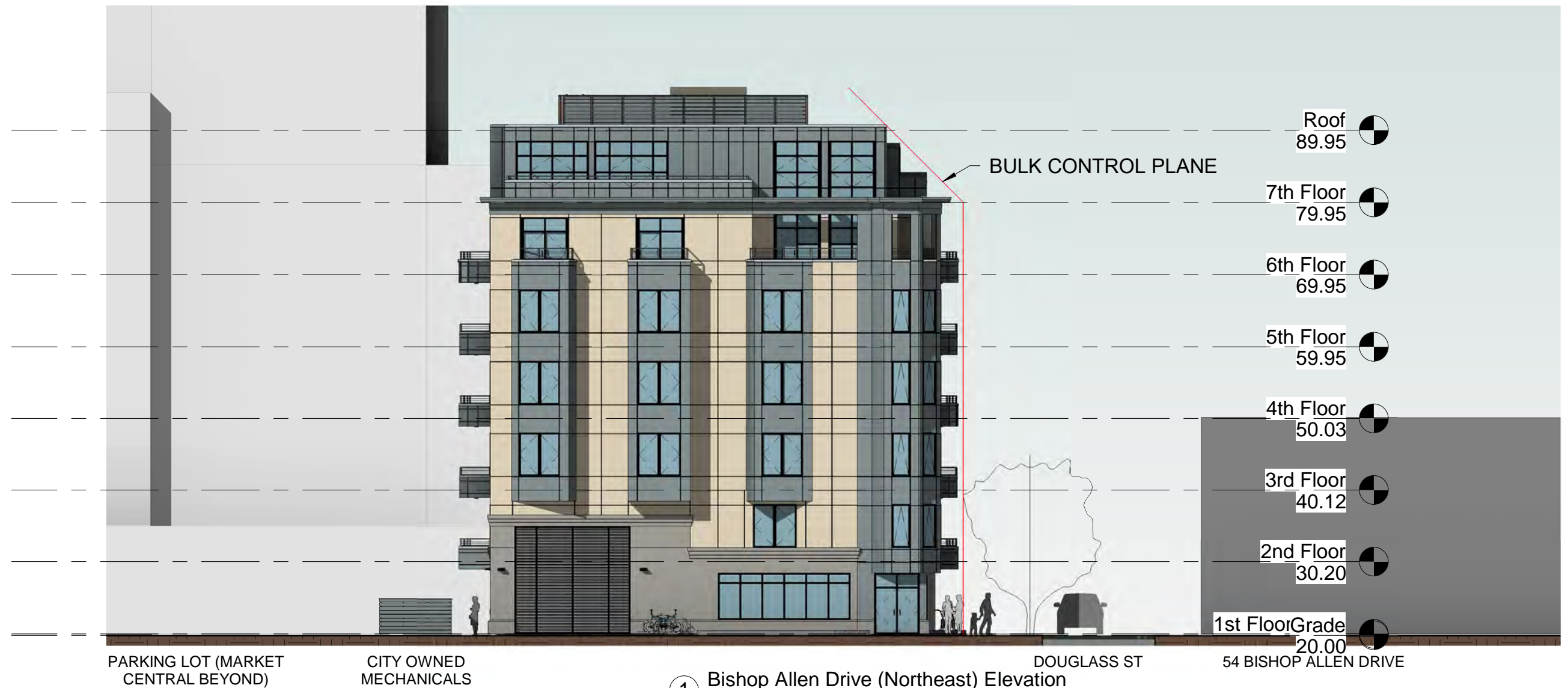
Project number 18132 Drawn by ES
 Date 04/11/2023 Checked by TC
 Scale As indicated

A103

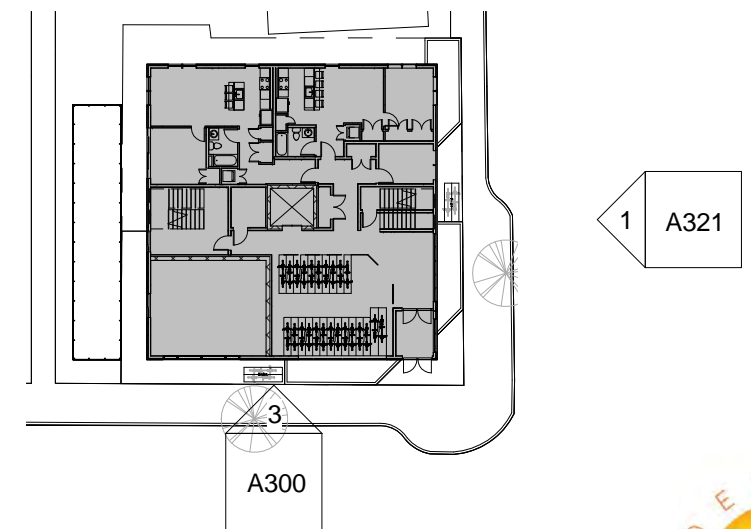
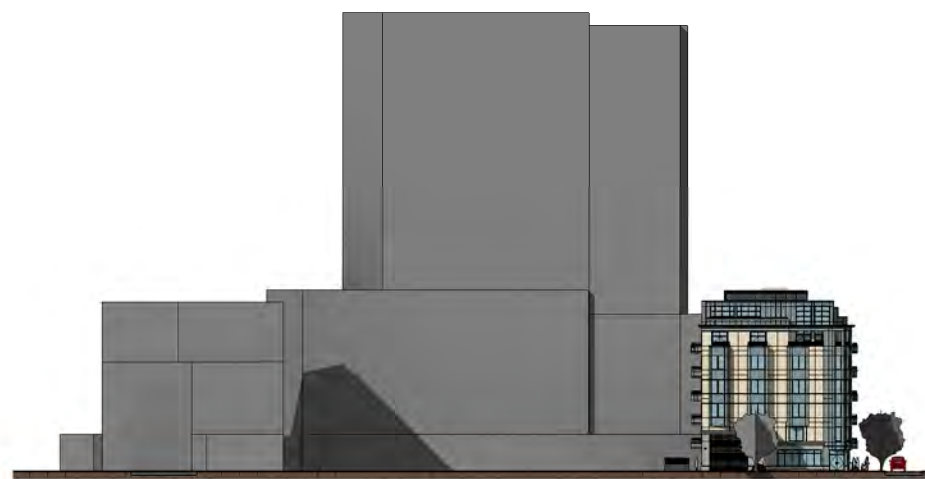


7th Floor & Roof Plan





① Bishop Allen Drive (Northeast) Elevation
1/16" = 1'-0"



Bishop Allen @ Douglass

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

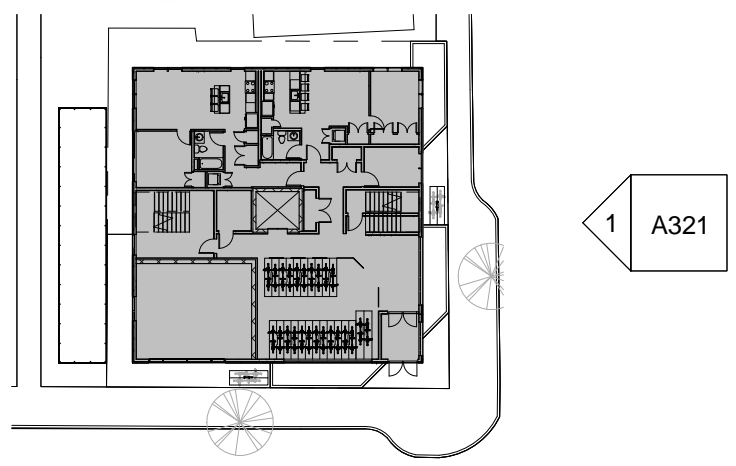
A300

Bishop Allen Drive Elevation





1 Douglass Street (Northwest) Elevation
1/16" = 1'-0"



Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

A301

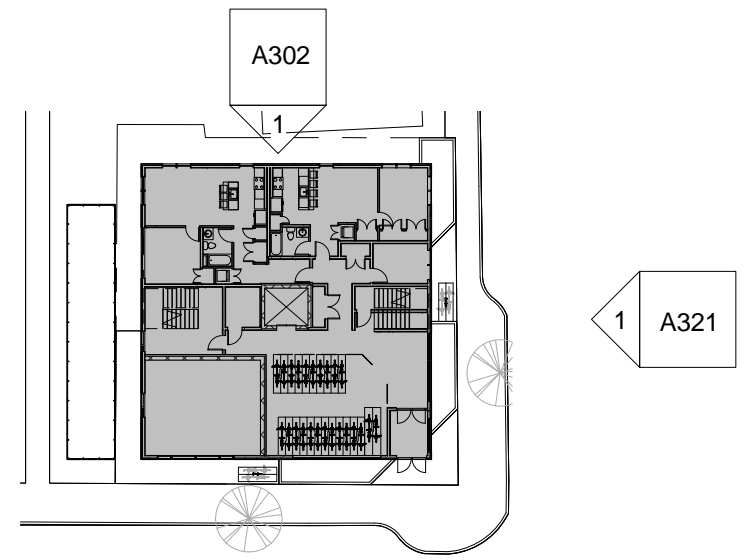
Douglass Street Elevation



Bishop Allen @ Douglass



① Right Side (Southwest) Elevation
1/16" = 1'-0"



Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

A302

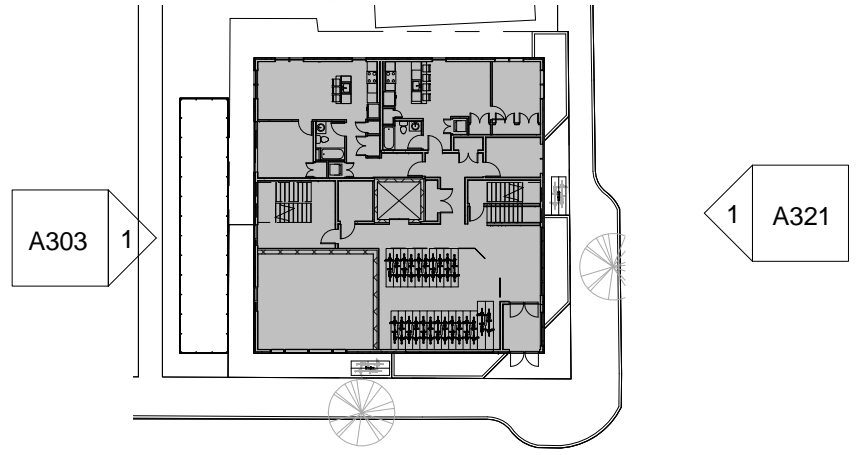
Southwest Elevation



Bishop Allen @ Douglass



① Left Side (Southeast) Elevation
1/16" = 1'-0"



Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

A303

Southeast Elevation



Bishop Allen @ Douglass

WINDOW PERFORMANCE AT ALL LEVELS
(BASED OFF INTUS SUPERA AW WINDOWS)
U VALUE: 0.18-0.29
SHGC: 0.11-0.42
VLT: 0.55
VLR: 0.30
AIR INFILTRATION: <0.1 CFM/FT2
WATER PENETRATION: 12.11 PSF
DESIGN PRESSURE: ±70.18 PSF

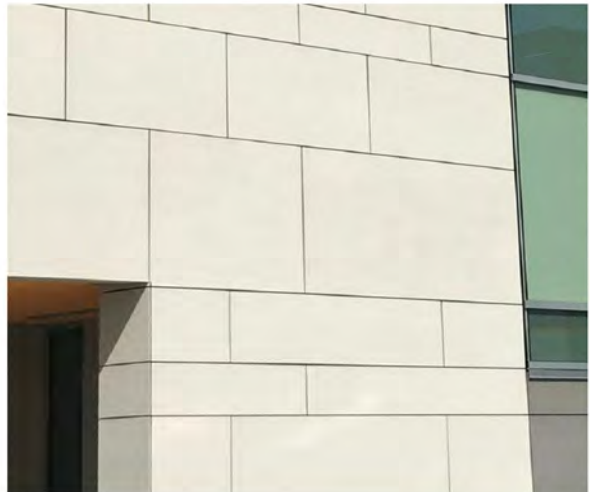


1. CEMENTICIOUS PANELS WITH REGLETS
CEMBRIT (8mm) OR SIM; COLOR: FLINT
USED AT BISHOP ALLEN/DOUGLASS CORNER
PENTHOUSE LEVEL & ALL BALCONIES

1. CEMENTICIOUS PANELS WITH REGLETS
CEMBRIT OR SIM; COLOR: FLINT



2. CEMENTICIOUS PANEL RAINSCREEN
W/ CONCEALED FASTENERS
CEMBRIT OR SIM; COLOR: SAHARA



2. CEMENTICIOUS PANEL RAINSCREEN
W/ CONCEALED FASTENERS
CEMBRIT (8mm) OR SIM; COLOR: SAHARA

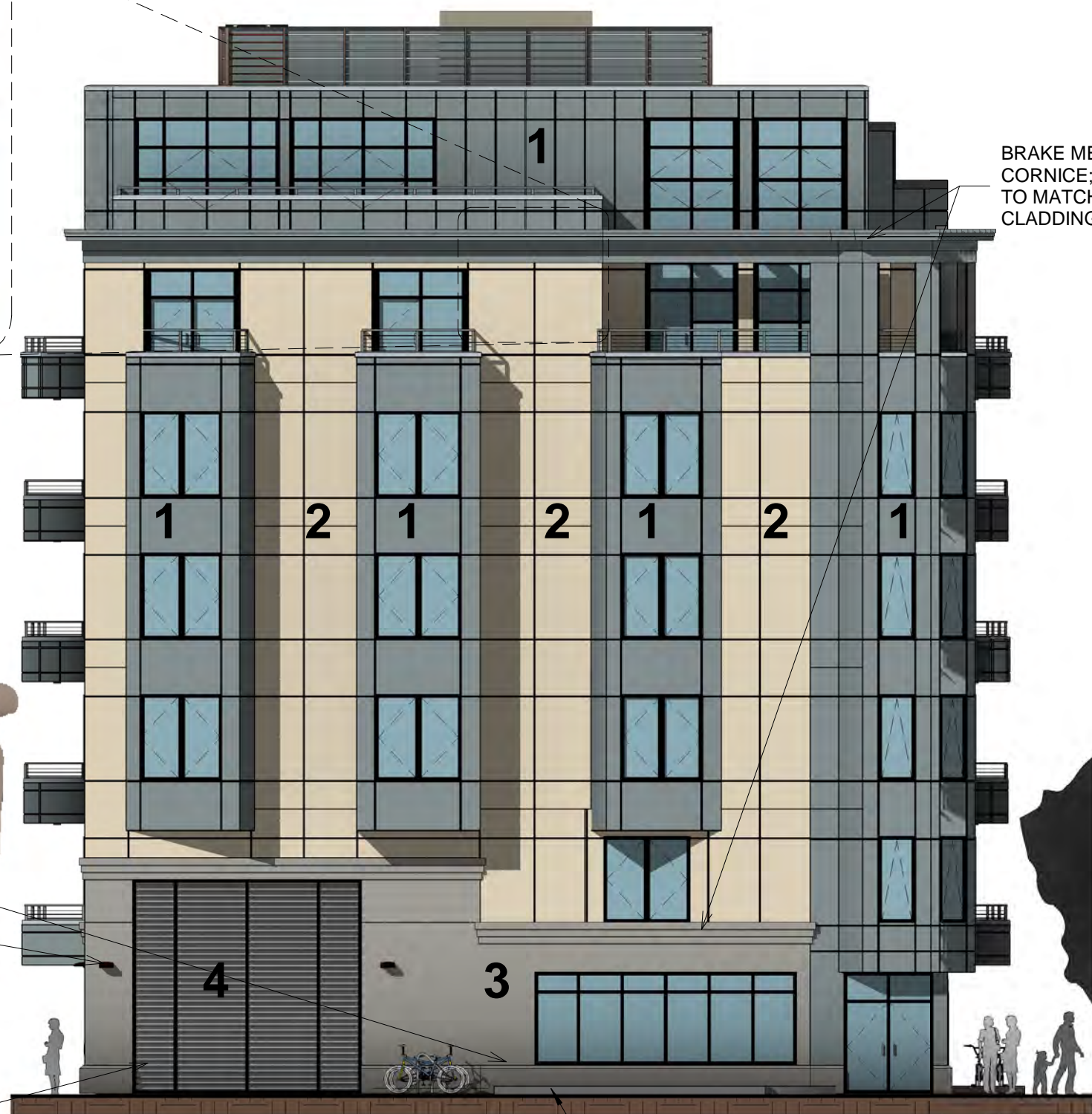


3. CAST STONE VENEER
W/ WATERTABLE



4. LOUVERED MECHANICAL SCREENING

5. DOWNLIGHTING @
PUBLIC AREAS



BRAKE METAL
CORNICE; COLOR
TO MATCH
CLADDING

1 Bishop Allen Drive Elevation Copy 1
1" = 10'-0"

GRANITE CURB PER LANDSCAPE
(6" ABOVE GRADE; WATER
TABLE IS 24" ABOVE GRADE)

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	As indicated

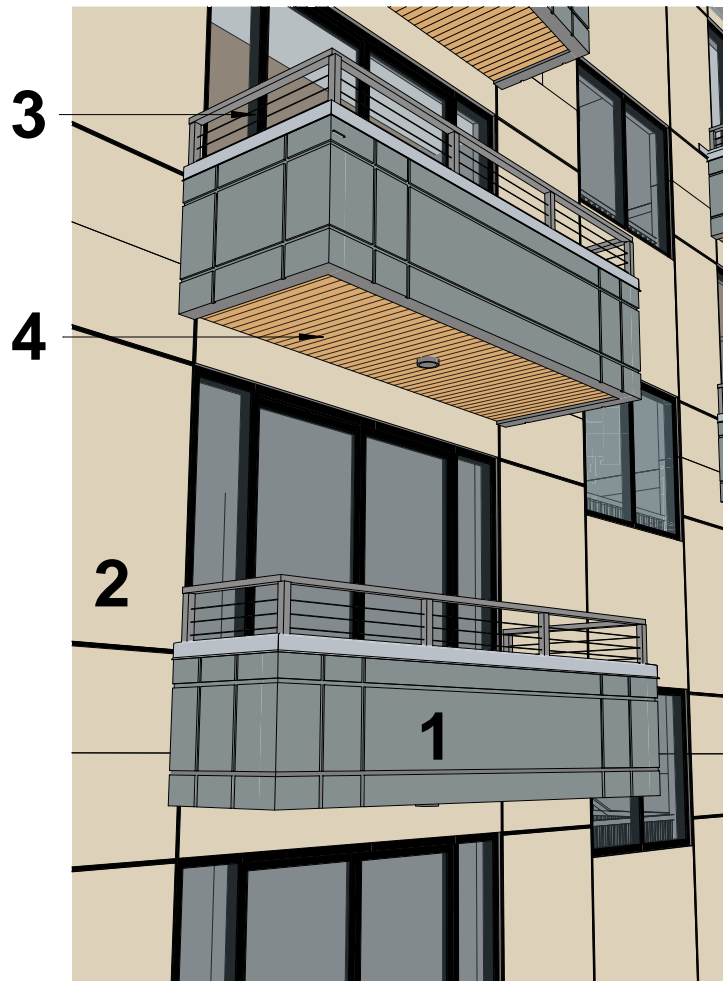
A320

Building Materials



Bishop Allen @ Douglass

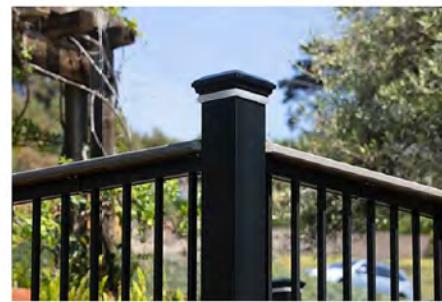
KHALSA



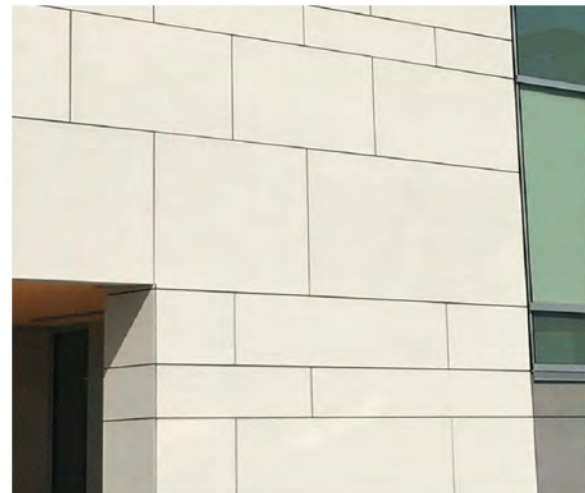
2 Balcony Perspective



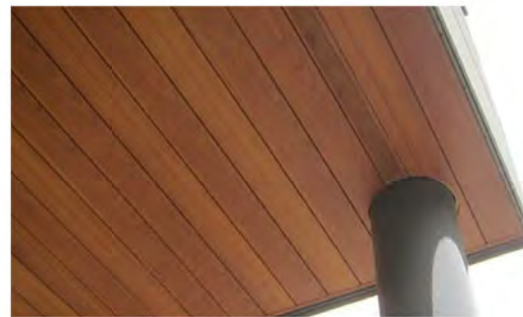
1. CEMENTICIOUS PANELS WITH REGLETS
CEMBRIT (8mm) OR SIM; COLOR: FLINT
USED AT BISHOP ALLEN/DOUGLASS CORNER
PENTHOUSE LEVEL & ALL BALCONIES



3. ALUMINUM TOP RAIL



2. CEMENTICIOUS PANEL RAINSCREEN
W/ CONCEALED FASTENERS
CEMBRIT (8mm) OR SIM; COLOR: SAHARA



4. FAUX WOOD SOFFIT W/ RECESSED
CAN LIGHTS



5. ROOFTOP ACOUSTICAL SCREENING



1 Douglass Street (Northwest) Elevation
1/16" = 1'-0"

Bishop Allen @ Douglass

Project number	18132	Drawn by	ES
Date	04/11/2023	Checked by	TC
		Scale	1/16" = 1'-0"

A321

Building Materials





FRONT LEFT SIDE OF BUILDING (BISHOP ALLEN DRIVE)



FRONT OF 50 BISHOP ALLEN DRIVE



RIGHT SIDE OF BUILDING (DOUGLASS ST)

Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	04/11/2023	Checked by	JSK
		Scale	

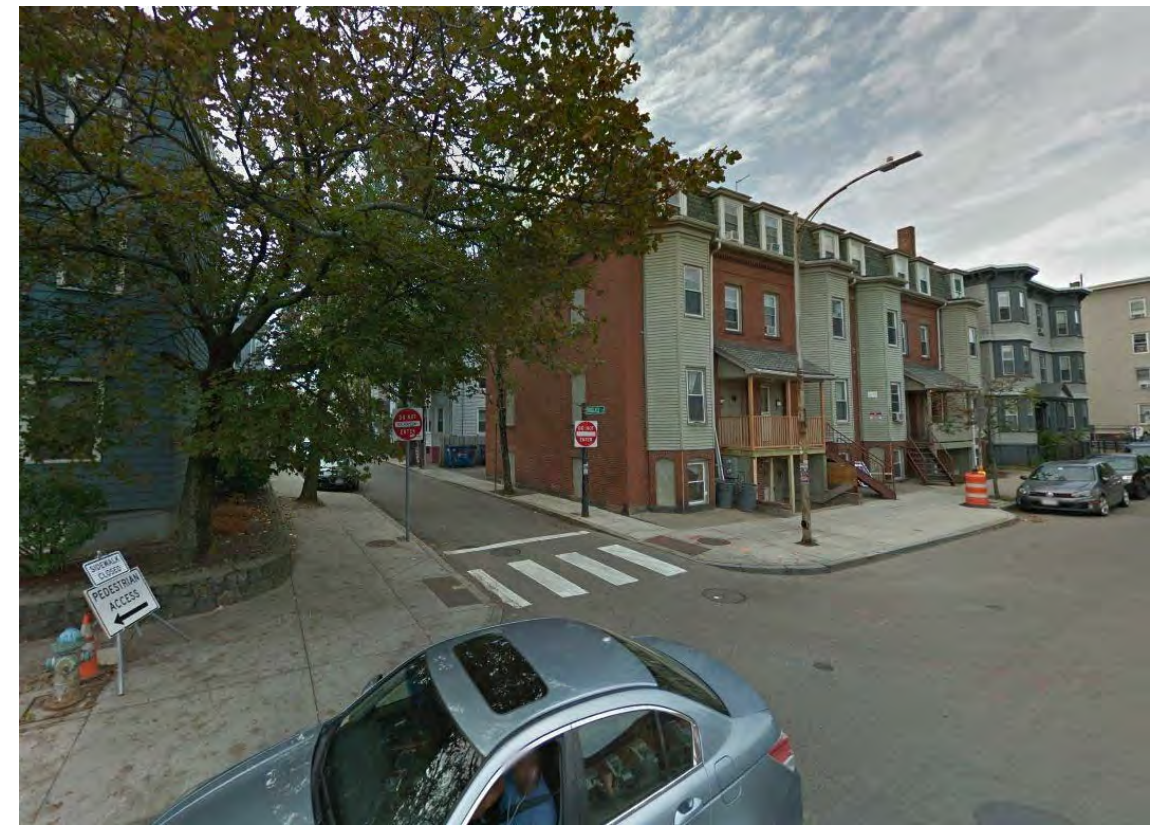
AV1A

Neighborhood Photos





1. VIEW OF SITE



2. VIEW TO RIGHT OF SITE



4. VIEW UP BISHOP ALLEN DRIVE (BETWEEN DOUGLASS & NORFOLK STREETS)



5. VIEW UP DOUGLASS ST (TOWARD BISHOP ALLEN DR)

Project number	18132	Drawn by	ERS
Date	04/11/2023	Checked by	JSK
		Scale	

AV1B

Neighborhood Photos



Bishop Allen @ Douglass

A:
PRIMARY MARKET CENTRAL STRUCTURE: 195'

B:
(CORNER OF BISHOP ALLEN DRIVE &
COLUMBIA STREET): 70'

C: 47 BISHOP ALLEN DRIVE
AKA UNION HOUSE APARTMENTS: 45'



Project number	18132	Drawn by	ERS
Date	04/11/2023	Checked by	JSK
		Scale	

AV1C

Neighborhood Photos



Bishop Allen @ Douglass



47 BISHOP ALLEN DRIVE



NEW BUILDING ON OPPOSITE CORNER

SITE

Project number	18132	Drawn by	ERS
Date	04/11/2023	Checked by	JSK
		Scale	

AV1D

Neighborhood Photos





MARKET CENTRAL PROJECT FROM MASSACHUSETTS AVENUE AT SIDNEY ST



MARKET CENTRAL PROJECT FROM MASSACHUSETTS AVENUE AT BROOKLINE ST



MARKET CENTRAL PROJECT FROM BISHOP ALLEN DRIVE



10 ESSEX ST

Project number	18132	Drawn by	ERS
Date	04/11/2023	Checked by	JSK
		Scale	

AV1E

Neighborhood Photos



Bishop Allen @ Douglass



1. VIEW LOOKING UP BISHOP ALLEN DRIVE



2. VIEW OPPOSITE LEFT OF SITE LOOKING TOWARD DOUGLASS ST

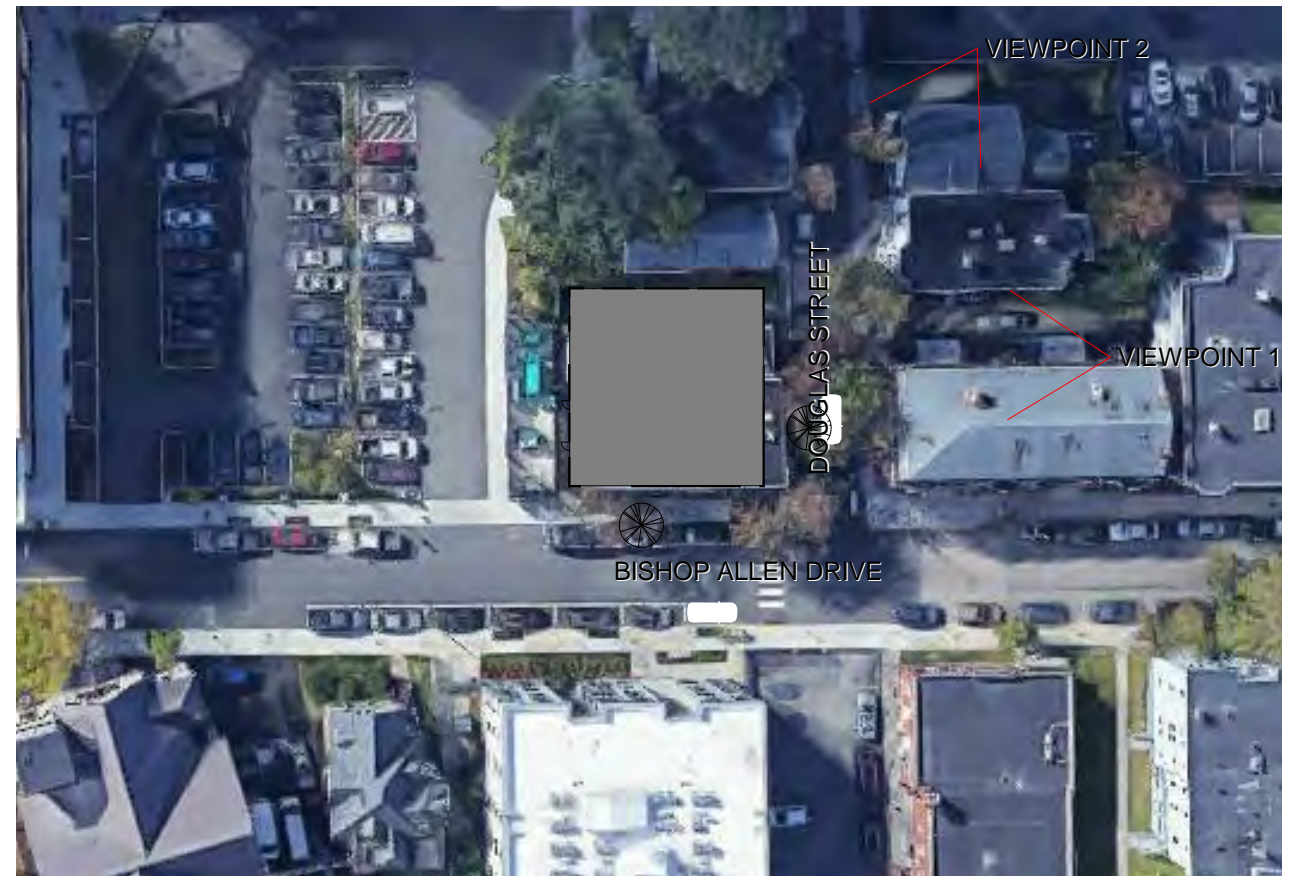
Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	04/11/2023	Checked by	TC
		Scale	1" = 60'-0"

AV2A

Perspectives





1. VIEW TOWARD DOUGLASS ST FACADE



2. VIEW FROM MASSACHUSETTS AVENUE LOOKING TOWARDS BISHOP ALLEN DR

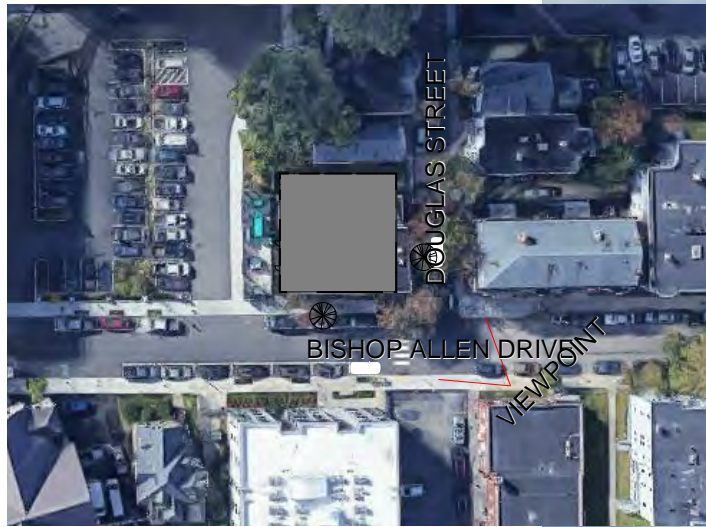
Bishop Allen @ Douglass

Project number	18132	Drawn by	Author
Date	04/11/2023	Checked by	Checker
		Scale	1" = 60'-0"

AV2B

Perspectives





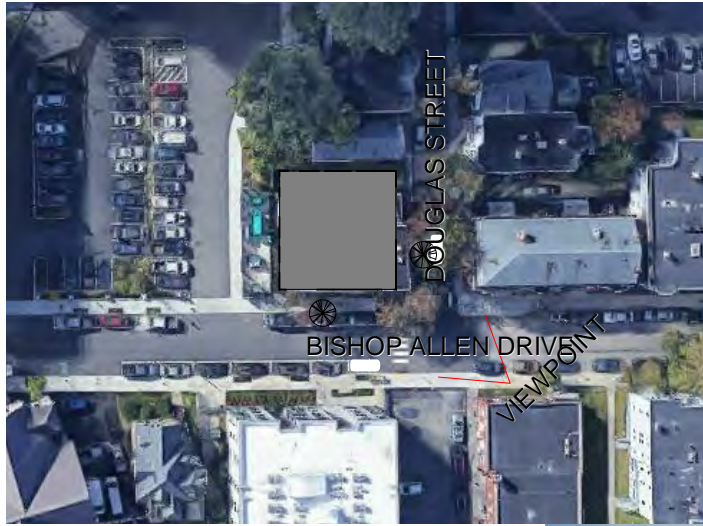
Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	04/11/2023	Checked by	JSK
		Scale	1" = 100'-0"

AV3

Rendering 1





Bishop Allen @ Douglass

Project number 18132
 Date 04/11/2023

Drawn by ERS
 Checked by JSK
 Scale 1" = 100'-0"

AV3A

Rendering 1 - Existing





Bishop Allen @ Douglass

Project number 18132
Date 04/11/2023

Drawn by ERS
Checked by JSK
Scale 1" = 100'-0"

AV4

Rendering 2





Bishop Allen @ Douglass

Project number 18132
Date 04/11/2023

Drawn by ERS
Checked by JSK
Scale 1" = 100'-0"

AV4A

Rendering 2 - Existing





Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	04/11/2023	Checked by	JSK
		Scale	1" = 100'-0"

AV5

Rendering 3





Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	04/11/2023	Checked by	JSK
		Scale	1" = 100'-0"

AV5A

Rendering 3 - Existing



DEED DESCRIPTION 48-50 BISHOP ALLEN DRIVE

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN CAMBRIDGE, BEING NOW NUMBERED 44 1/2-50 INCLUSIVE AUSTIN STREET AND BEING SHOWN AS LOT B ON A PLAN ENTITLED "SUBDIVISION OF LAND IN CAMBRIDGE BELONGING TO LUCY A. KAULBACK" DATED DECEMBER 17, 1946, BY DONALD J. REARDON, SURVEYOR, RECORDED BOOK 7080, PAGE 467, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY: BY SAID AUSTIN STREET, SEVENTY-ONE AND 1/10 (71.35) FEET;
NORTHWESTERLY: BY DOUGLAS STREET, SEVENTY-ONE AND 1/10 (71.99) FEET;
SOUTHWESTERLY: BY LOT A ON SAID PLAN, FIFTY-TWO (52) FEET;
NORTHWESTERLY: AGAIN BY SAID LOT A, TWO AND 1/10 (2.7) FEET;
SOUTHWESTERLY: AGAIN BY LOT A, EIGHTEEN (18) FEET; AND
SOUTHEASTERLY: BY LAND OF OWNERS UNKNOWN, SEVENTY FOUR AND 1/10 (74.67) FEET.
CONTAINING 5150 SQUARE FEET OF LAND.

FOR TITLE SEE DEED OF GEORGE ROTHMAN AND JAMES M. CURRAN DATED DECEMBER 27, 1995 RECORDED WITH MIDDLESEX SOUTH REGISTRY OF DEEDS IN BOOK 16669, PAGE 560.

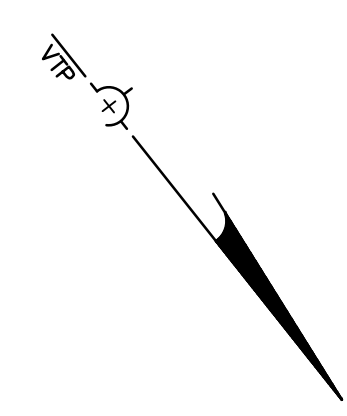
SURVEYOR'S DESCRIPTION 48-50 BISHOP ALLEN DRIVE

NORTHWESTERLY: BY BISHOP ALLEN DRIVE, SEVENTY-ONE AND 1/10 (71.35) FEET;
SOUTHWESTERLY: BY DOUGLAS STREET, SEVENTY-TWO AND 1/10 (72.26) FEET;
SOUTHEASTERLY: BY LAND NOW OR FORMERLY FULLER AND MCAVINNEY, FIFTY-TWO (52) FEET;
SOUTHEASTERLY: AGAIN BY LAND NOW OR FORMERLY FULLER AND MCAVINNEY, TWO AND 1/10 (2.7) FEET;
SOUTHWESTERLY: AGAIN BY LAND NOW OR FORMERLY FULLER AND MCAVINNEY, EIGHTEEN (18) FEET; AND
NORTHEASTERLY: BY LAND NOW OR FORMERLY CITY OF CAMBRIDGE, SEVENTY FOUR AND 1/10 (74.67) FEET.
CONTAINING 5158 SQUARE FEET OF LAND.

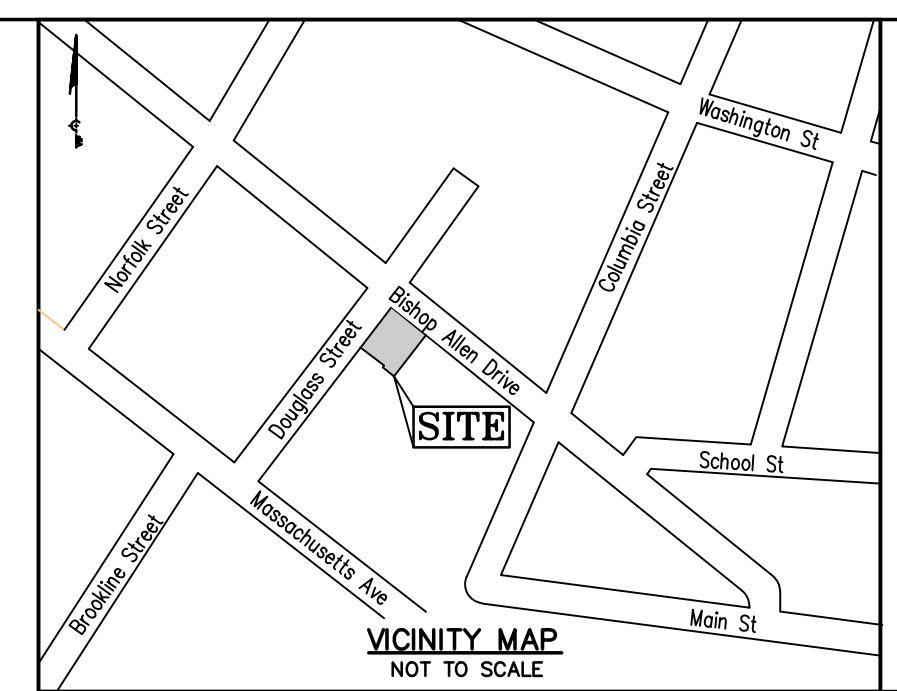
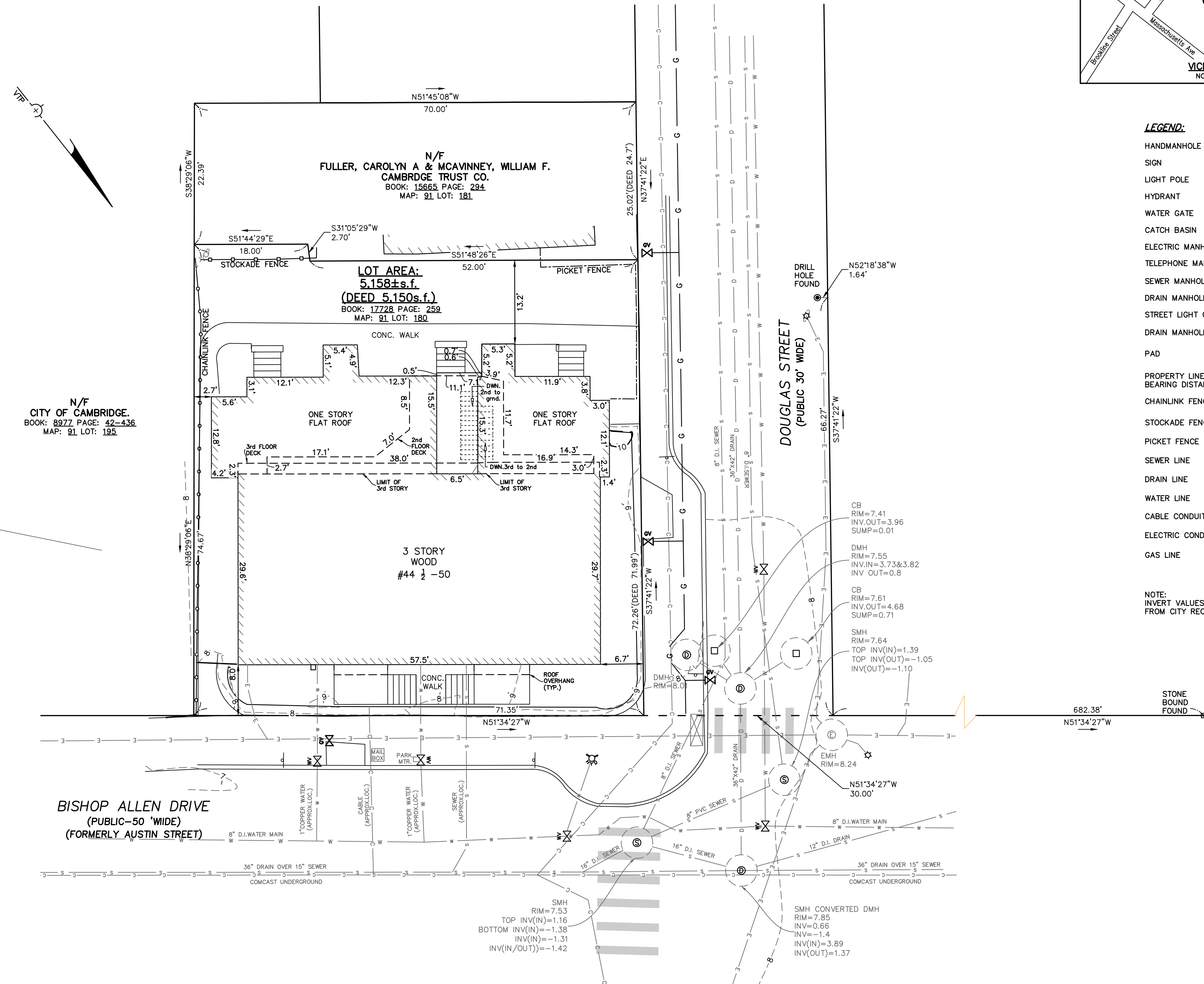
GENERAL NOTE:

- NO EVIDENCE OF CEMETERIES.
- LEGAL DESCRIPTION FORMS MATHEMATICALLY CLOSED FIGURE WITH OUT GAPS, GORES OR OVERLAPS.
- THE PROPERTY HAS DIRECT ACCESS FROM THE NORTH, TO BISHOP ALLEN DRIVE A DEDICATED PUBLIC STREET AND THE WEST TO DOUGLAS STREET A DEDICATED PUBLIC STREET.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SIDE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- BENCHMARK: CITY OF CAMBRIDGE DATUM
- PARCEL ID MAP 91-LOT 180

EASEMENTS:



N/F
CITY OF CAMBRIDGE.
BOOK: 8977 PAGE: 42-436
MAP: 91 LOT: 180



RESERVED FOR REGISTRY USE

LEGEND:

- HANDMANHOLE HH
- SIGN
- LIGHT POLE
- HYDRANT
- WATER GATE
- CATCH BASIN
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- STREET LIGHT CONTROL BOX
- DRAIN MANHOLE
- PAD
- PROPERTY LINE W/ BEARING DISTANCE
- CHAINLINK FENCE
- STOCKADE FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- CABLE CONDUIT
- ELECTRIC CONDUIT
- GAS LINE

PLAN REFERENCE:

PLAN BOOK: 7080 PAGE: 467

PARCEL BLOCK MAP: 91

DEED REFERENCE:

BOOK: 17728 PAGE: 259

ZONING REQUIREMENTS:

BB- BUSINESS B

	Required
Lot Size	300/DU*
Lot Width	None
Max. F.A.R.	2.75/3.0
Max. Height Stories	80'
Min. Usable Open space	None
Min. Front Setback	None
Min. Side Yard	None
Min. Rear Yard	None

*Lot Size-min area/DU-minimum allowed ratio of parcels lot area, expressed in feet, divided by the number of dwelling units on that parcel

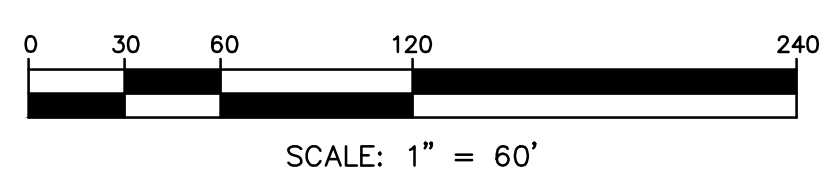
NOTE:
INVERT VALUES ARE FROM CITY RECORDS

FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" DETERMINED FROM F.E.M.A. ON FLOOD INSURANCE RATE MAP No. 25017C0576E, EFFECTIVE JUNE 4, 2010.

UTILITY NOTE:

UNDERGROUND LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.



TOPOGRAPHIC SITE PLAN

**44 1/2 -50 BISHOP ALLEN DRIVE
CAMBRIDGE, MASSACHUSETTS**

OWNER: GEORGE ROTHMAN & STUART J. ROTHMAN,
TRUSTEES OF STU-LIN FAMILY TRUST
CAMBRIDGE, MASSACHUSETTS

DATE: 09/27/2018
REVISED: 05/31/2019
SCALE: 1"=10'
PROJECT: 218169
SHEET: 1 OF 1

VTP ASSOCIATES, INC.
LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA. 02458
(617) 332-8271 FAX: (617) 969-2330

218169.dwg (2/20/21)

LEGEND

- BUILDING
PROPERTY LINE W/ BEARING DISTANCE
CONTOUR
STOCKADE FENCE
CHAINLINK FENCE
PICKET FENCE
SEWER LINE
DRAIN LINE
WATER LINE
GAS LINE
GAS VALVE
WATER VALVE
DRAIN MANHOLE
SEWER MANHOLE
CATCH BASIN
UTILITY POLE
LIGHT POLE
DECIDUOUS TREE
CONIFEROUS TREE
HYDRANT

PROPOSED FIXTURE COUNT table with columns for Kitchen Sink, Dish Washer, Laundry, Bath Sink, Toilet, Bath Tub, Shower and rows for Level One through Level Seven.

TOTAL FACTOR VALUE 243
Multi-residential Coefficient 0.35
Capacity Value 85.05
Q (gpm) 40.00
Ø (in) 2.00

EXISTING FIXTURE COUNT table with columns for Kitchen Sink, Dish Washer, Laundry, Bath Sink, Toilet, Bath Tub, Shower and rows for Level One.

TOTAL FACTOR VALUE 58
Multi-residential Coefficient 0.35
Capacity Value 20.30
Q (gpm) 18.00
Ø (in) 1.00

DIG SAFE

EXCAVATORS BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES, CALL TOLL FREE 1-888-DIG-SAFE.



SCALE: 1" = 10'

SEWER DESIGN FLOWS:

PROPOSED SEWER FLOW: 44 BEDROOMS @ 110 GALLONS/DAY/BEDROOM=4,840 GALLONS/DAY
EXISTING SEWER FLOW: 12 BEDROOMS @ 110 GALLONS/DAY/BEDROOM=1,320 GALLONS/DAY
INCREASE IN FLOW=3,520 GALLON/DAY

NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASE ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.

INSPECTION SIGN-OFF SCHEDULE table with columns for #, Description of Service, Cambridge Inspector, Date, and Comments. Includes items like Sewer Dye Test, Sewer Insert-A-tee, 2" Main Domestic Water Service, etc.

GENERAL NOTES:

- 1. IF PLUMBING FIXTURES ARE TO BE INSTALLED IN THE BASEMENT A BACKWATER VALVE IS REQUIRED.
2. A DYE TEST SHALL BE PERFORMED BY A CAMBRIDGE INSPECTOR PRIOR TO THE ISSUANCE OF AN OCCUPANCY CERTIFICATE.
3. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATION OF THE CAMBRIDGE WATER AND SEWER COMMISSION AND THE CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS.
4. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE CAMBRIDGE WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF CAMBRIDGE INSPECTIONAL SERVICE DEPARTMENT.

AVERAGE GRADE CALCULATION
(20.0+20.0+20.0+20.0)/4=20.0

PROPOSED BUILDING HEIGHT
NOT TO SCALE

OWNER: GEORGE ROTHMAN & STUART ROTHMAN
TRUSTEES OF STU-LIN FAMILY TRUST
907 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
PHONE: (617)547-6559
DEED REFERENCE: BOOK 17728 PAGE 259
PLAN REFERENCE: BOOK 7080 PAGE 467
PARCEL ID MAP 91-LOT 180

INFORMATION REFERENCES:

WATER: CAMBRIDGE W+S NOTES
SEWER: CAMBRIDGE W+S NOTES
BENCHMARK: BENCHMARK: NGVD1929 DATUM

FLOOD ELEVATIONS:

Table with columns for Reference City of Cambridge Flood Viewer, 2070-10 Year Precipitation (19.0), and 2070-100 Year Precipitation (20.4).

ZONING CHART

Table with columns for Regulation, Required, Existing, and Proposed. Rows include Lot Area, Lot Width, Front Setback, Side Setback, Rear Setback, Building Height, Average Grade, and Usable Open Space.

* NON-CONFORMING

*LOT SIZE-MIN AREA/DU-MINIMUM ALLOWED RATIO OF PARCELS LOT AREA, EXPRESSED IN FEET, DIVIDED BY THE NUMBER OF DWELLING UNITS ON THAT PARCEL

TOPOGRAPHIC SITE PLAN
CAMBRIDGE, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#44 1/2 -50 BISHOP ALLEN DRIVE

SCALE: 1in.=10ft. DATE: NOVEMBER 26, 2019
REVISED: MARCH 31, 2021; JUNE 25, 2021;
NOVEMBER 24, 2021

PROJECT: 218169

VTP ASSOCIATES INC.

LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 3

© 2019 VTP ASSOCIATES, INC.