

## CONCORD - WHEELER

563/603 Concord Avenue + 19 Wheeler St., Cambridge, MA

Special Permit Application  
9 March 2012

set prepared by:  
AbodeZ Development

### in association with:

Piatt Associates  
Casner & Edwards  
Hope Legal Law Offices  
Stephenson Design Group  
VHB  
VS Land Data  
Greenscape Inc.

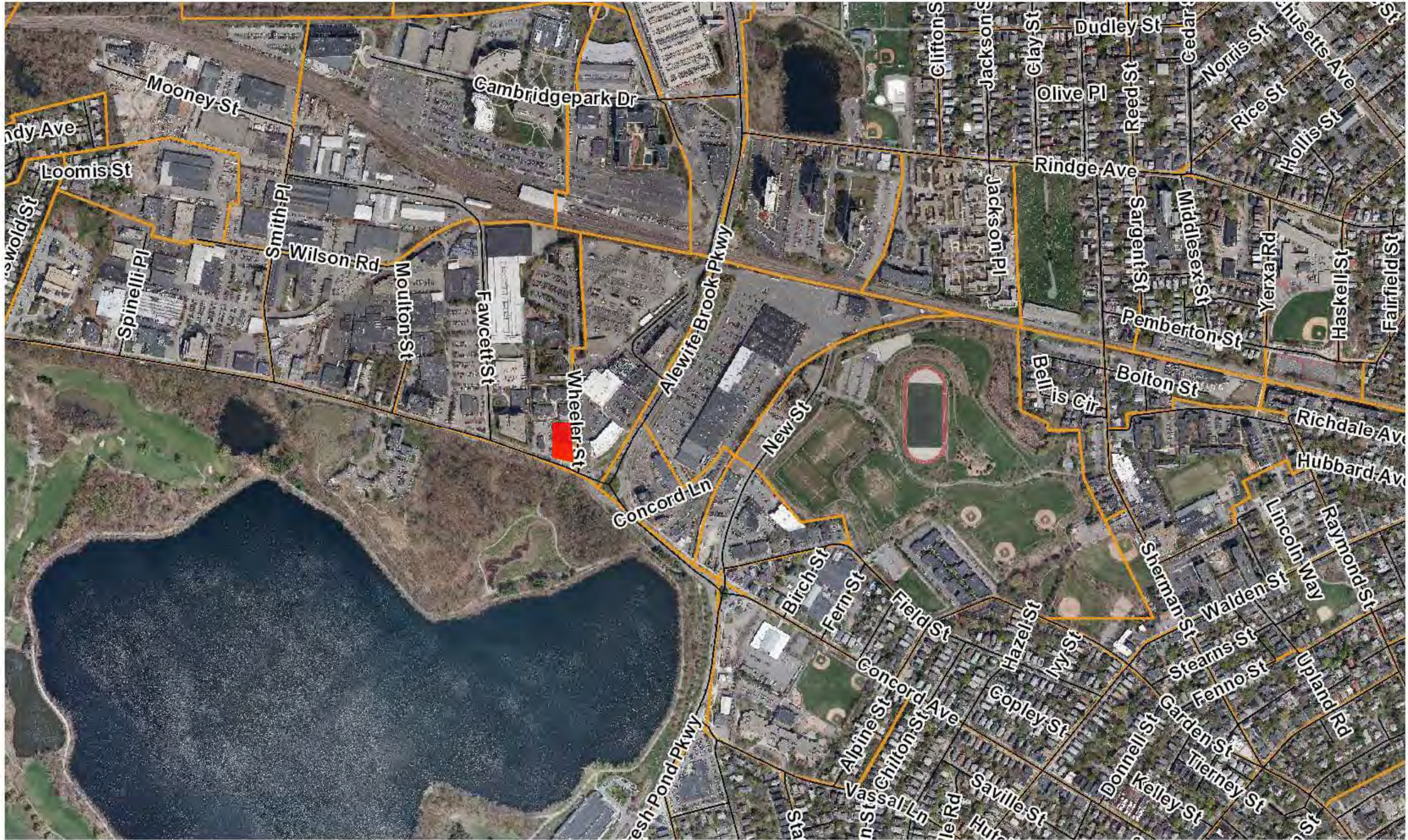


### drawing list:

1. Aerial Photograph
2. Site Context Map
3. Bird's Eye Photograph
4. Existing Conditions Survey and Tree Survey
5. Existing Conditions Photographs
6. Site Plan
7. Utility Plan
8. Landscape Plan- Ground Floor
9. Landscape Plan- Roof
10. Basement Plan
11. Ground Level Plan
12. Level 2 Plan
13. Levels 3 and 4 Plan
14. Level 5 Plan
15. Level 6 Plan
16. Bike Parking - Garage Level
17. Bike Parking - Ground Level
18. Street Elevation - Concord Ave.
19. Street Elevation - Wheeler Street
20. East Elevation
21. South and North Elevations
22. West Elevation
23. Perspective View from Southwest
24. Page Not Used
25. Perspective View from Southeast
26. Sidewalk Section - Concord Avenue
27. Sidewalk Section - Wheeler Street
28. Shadow Studies
29. Shadow Studies - March/September
30. Shadow Studies - June
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32. Photometric Plan
33. Setback Diagram- East Elevation
34. Setback Diagram- South Elevation
35. Setback Diagram- North Elevation
36. Setback Diagram- West Elevation







**CONCORD - WHEELER**  
Cambridge, MA

AERIAL VIEW  
PHOTOGRAPH



DATE: 9 MAR 12  
PROJECT No: 10006  
DRAWN BY: KL  
SCALE: NTS





Source: City of Cambridge

**CONCORD - WHEELER** | **SITE CONTEXT**  
 Cambridge, MA | **MAP**

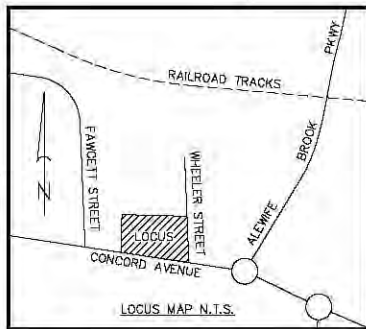


DATE	9 MAR 12
PROJECT No.	10008
DRAWN BY:	JL
SCALE	NTS









**Title Notes**

- Commitment for Title Insurance, Schedule B, Section II - Exceptions**  
 Exceptions not listed below are not survey related
- Standard Exceptions**
3. Shown on plan.
- Special Exceptions**
4. Railroad right of way shown on Plan No. 381 of 1835, as set forth in deed recorded in Book 6825, Page 395. - NOT PLOTTABLE
  5. Agreement regarding sidewalk recorded in Book 6828, Page 398 and amended in Book 7088, Page 145 & 151. - NOT PLOTTABLE
  6. Order of Taking by City of Cambridge for layout of Wheeler Street as a public way, recorded in Book 7352, Page 143. - SHOWN ON PLAN
  7. Utility Easement recorded in Book 10895, Page 324. - SHOWN ON PLAN
  9. Notice of Activity and Use Limitation recorded in Book 28436, Page 340, amended in Book 35787, Page 68. - AREA SHOWN ON PLAN

**Notes**

1. Based On Field Work Performed 06/28/11-07/11/11.
  2. Coordinate System: MA State Plane.
  3. Control: Established With Global Positioning Systems.
  4. Horizontal Datum: NAD83, a 0°36'18" rotation from the record bearing system of Plan 744 of 1966.
  5. Vertical Datum: NAVD83, Conversion to Cambridge City Base +11.68.
  6. Flood zone classification: Other Flood Area Zone X as shown on FIRM Map No. 25017C0419E, Community No. 250186, Panel 419 of 856.
  7. Zoning classification: BA in AOD-5
  8. Max. ratio of floor area to Lot area: 1.01:1
  9. Min. yard in feet: Front-Side-rear: Rear-Side, min of 20
  10. Max. height in feet: 35/45 to 65
  11. The exterior footprint of all buildings is 3,893 Square Feet.
  12. Exact locations of underground features cannot be accurately, completely and reliably depicted.
- References:
- 10.1. Deeds BK. 38719 PG. 477 & BK. 22782 PG. 514
  - 10.2. Plan number 744 of 1966

**Record Description**

**579 Concord Avenue**

**Parcel 1**  
 A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, shown as Lot 18 on plan entitled "Subdivision of Land in Cambridge, Mass., Scale 1 in. = 40 ft., May 19, 1966, Fred A. Joyce, Surveyor, Belmont, Mass.", recorded as Plan No. 744 of 1966 at Book 11142, Page 137 in the Middlesex South Registry of Deeds, and bounded and described as follows:

Beginning at the Southwesterly corner of Lot 18, as shown on said plan, at a point on the Northerly line of Concord Avenue, thence running

**NORTHERLY:** along the dividing line between Lot 18 and Lot 1C as shown on said plan, One Hundred Seventy and Twenty-Eight hundredths (170.28) feet; thence turning and running

**EASTERLY:** Ninety-nine and No Hundredths (99.00) feet to a point at the northeasterly corner of said Lot 18; thence turning and running

**SOUTHERLY:** along the dividing line between Lot 18, and Lots C and D as shown on said plan, for a distance of Two Hundred Ten and Eleven Hundredths (210.11) feet; thence turning and running

**WESTERLY:** by said Concord Avenue along the Northerly line of said Concord Avenue, One Hundred Six and Seventy-One Hundredths (106.71) feet to the point of beginning.

Containing 18,829 square feet, more or less, according to said plan.

**Parcel 2**  
 A certain parcel of land situated in Cambridge, Middlesex County, Massachusetts, shown as Lot 1C on said plan entitled "Subdivision of Land in Cambridge, Mass., Scale 1 in. = 40 ft., May 19, 1966, Fred A. Joyce, Surveyor, Belmont, Mass.", recorded as Plan No. 744 of 1966 at Book 11142, Page 137 in the Middlesex South Registry of Deeds, and bounded and described as follows:

Beginning at the Southeastery corner of said Lot 1C, as shown on said plan, at a point on the northerly line of Concord Avenue, thence turning and running

**WESTERLY:** along the Northerly line of Concord Avenue, Eighteen and Thirty-Three Hundredths (18.33) feet; thence turning and running

**NORTHERLY:** One Hundred Sixty-Three and Forty-Four Hundredths (163.44) feet; thence turning and running

**EASTERLY:** Seventeen and No Hundredths (17.00) feet to a point at the Northeastern corner of said Lot 1C; thence turning and running

**SOUTHERLY:** along the dividing line between Lot 1C and Lot 18 as shown on said plan One Hundred Seventy and Twenty-Eight Hundredths (170.28) feet to the point of beginning.

Containing 2,837 square feet, more or less according to said plan.

**Record Description**

**603 Concord Avenue and 19 Wheeler Street**

**Parcel 1**  
 A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, shown as Lot D on a plan entitled "Subdivision of Land in Cambridge, Mass., Scale 1 in. = 40 ft., May 19, 1966, Fred A. Joyce, Surveyor, Belmont, Mass.", recorded as Plan No. 744 of 1966 at Book 11142, Page 137 in said Deeds, and bounded and described as follows:

Beginning at the Southwesterly corner of Lot D, as shown on said plan, at a point on the Northerly line of Concord Avenue, thence running

**NORTHERLY:** along the dividing line between Lot D and Lot 1B as shown on said plan, One Hundred Thirteen and Fifty-four hundredths (113.54) feet; thence turning and running

**EASTERLY:** along the dividing line between Lot C and Lot D on said plan for a distance of One Hundred Thirty-three and Sixty-six Hundredths (133.66) feet to Wheeler Street; thence turning and running

**SOUTHERLY:** by Wheeler Street for a distance of Ninety-one and Thirty-four Hundredths (91.34) feet; thence turning and running

**SOUTHWESTERLY:** on a curving line by the junction of Concord Avenue and Wheeler Street, Twenty-nine and Thirty-One Hundredths (29.31) feet to a point in the said Northerly line of said Concord Avenue; thence turning and running

**WESTERLY:** by said Concord Avenue along the Northerly line of said Concord Avenue, One Hundred Eleven and Forty-six Hundredths (111.46) feet to the point of beginning.

Containing 13,968 square feet, more or less, according to said plan.

**Parcel 2**  
 A certain parcel of land situated in Cambridge, Middlesex County, Massachusetts, shown as Lot C on said plan entitled "Subdivision of Land in Cambridge, Mass., Scale 1 in. = 40 ft., May 19, 1966, Fred A. Joyce, Surveyor, Belmont, Mass.", recorded as Plan No. 744 of 1966 at Book 11142, Page 137 in the Middlesex South District Registry of Deeds, and bounded and described as follows:

Beginning at the Southeastery corner of said Lot C, as shown on said plan, at a point on the westerly line of Wheeler Street, thence turning and running

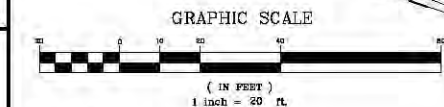
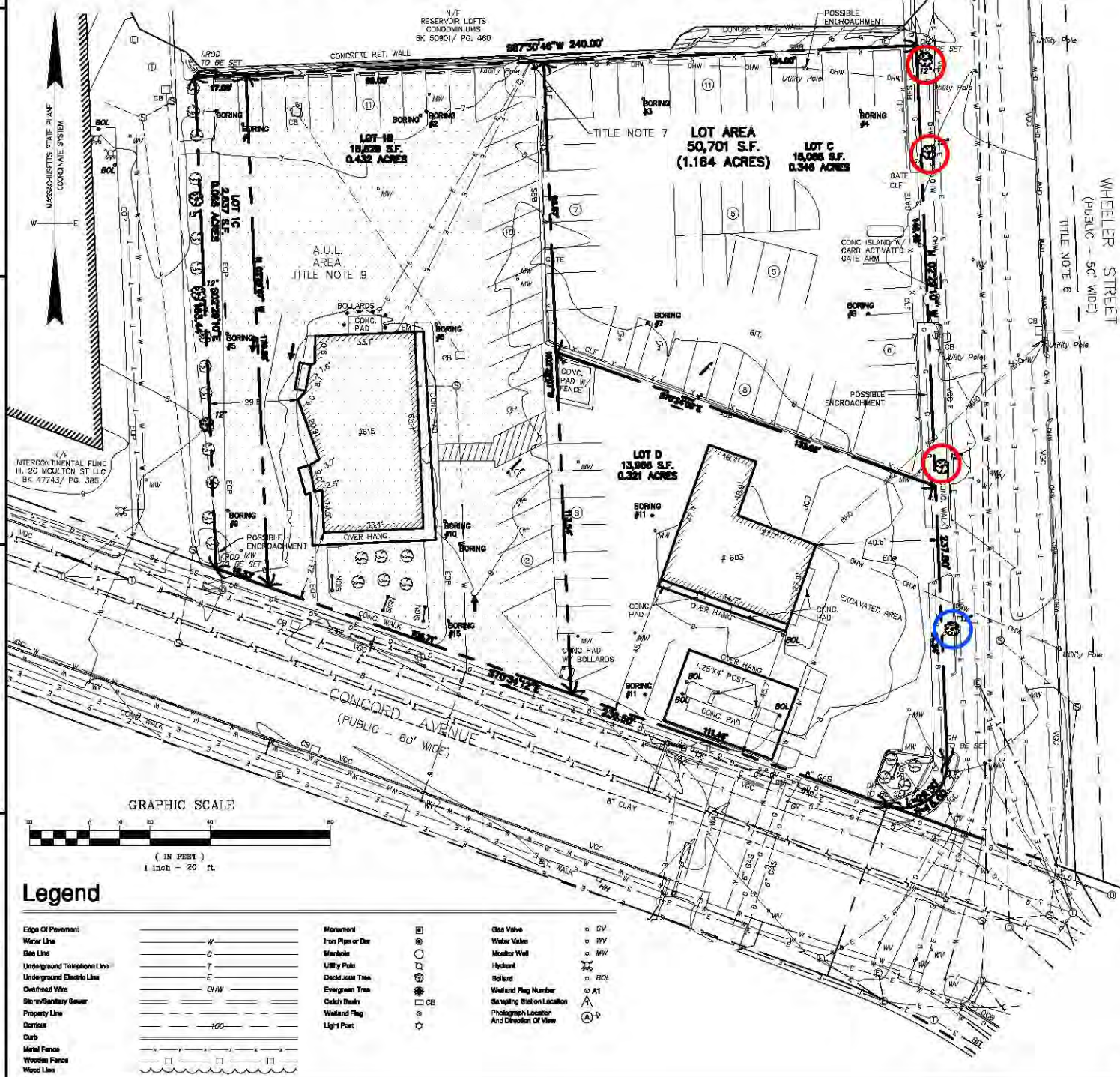
**WESTERLY:** along the dividing line between Lot C and Lot D as shown on said plan, One Hundred Thirty-Three and Sixty-Six Hundredths (133.66) feet; thence turning and running

**NORTHERLY:** along the dividing line between Lot C and Lot 1B as shown on said plan, Ninety-Six and Fifty-Seven Hundredths (96.57) feet; thence turning and running

**EASTERLY:** One Hundred Twenty-Four and No Hundredths (124.00) feet to a point on the westerly line of Wheeler Street; thence running

**SOUTHERLY:** by Wheeler Street One Hundred Forty-Six and Forty-Six Hundredths (148.46) feet to the point of beginning.

Containing 15,068 square feet, according to said plan.



**Legend**

Edge Of Pavement	W	Monument	□	Gas Valve	○ GV
Water Line	W	Iron Pipe or Bar	⊗	Water Valve	○ WV
Gas Line	C	Manhole	⊙	Motor Well	○ MW
Underground Telephone Line	T	Utility Pole	⊕	Hydrant	⊗
Underground Electric Line	E	Deciduous Tree	⊗	Boiler	○ BO
Overhead Wire	OHW	Evergreen Tree	⊗	Welland Flag Number	○ A1
Storm/Sanitary Sewer	SS	Catch Basin	⊗	Surveying Station Location	⊕
Property Line	---	Welland Flag	⊗	Photograph Location	⊕
Corner	---	Light Post	☆	And Direction Of View	⊕
Ditch	---				
Metal Fence	---				
Wooden Fence	---				
Wood Line	---				

**Certification**

To Fidelity National Title Company, AbodeZ LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7a, 7b, 8, 9, 11a, 11b, 13, 14, 17 and 20a of Table A thereof. The field work was completed on July 7, 2011.

**EXISTING TREES**

○ LINDEN TREE (10" CALIPER)

○ MAPLE TREE (10" CALIPER)

40" TOTAL CALIPER

Professional Land Surveyor \_\_\_\_\_ Date \_\_\_\_\_

579-603 CONCORD AVENUE  
 19 WHEELER STREET  
 MAP 267F  
 LOTS 297,298,299  
 CAMBRIDGE  
 MIDDLESEX  
 MASSACHUSETTS



**VS LAND DATA**

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SCALE

1" = 20'

SUBMITTALS	

DRAWN BY: IWS

APPROVED BY: BGP

CHECKED BY: BGP

DATE: 08/28/2011

TITLE

ALTA/ACSM  
 LAND TITLE SURVEY

VS PROJECT NO. 11322

S - 1

SHEET NO. 1



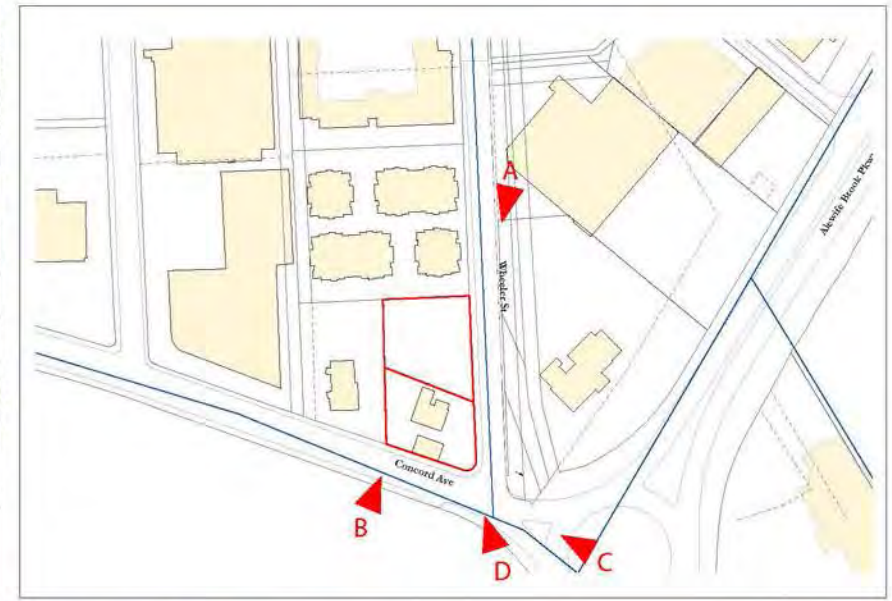


view from lot to shopping plaza at wheeler street



A

view from wheeler street northeast corner of lot



view toward alewife brook parkway



B

view from fresh pond park at concord ave



C

view from rotary to southeast corner



area amenity: fresh pond park



area amenity: fresh pond park



area amenity: bikebath



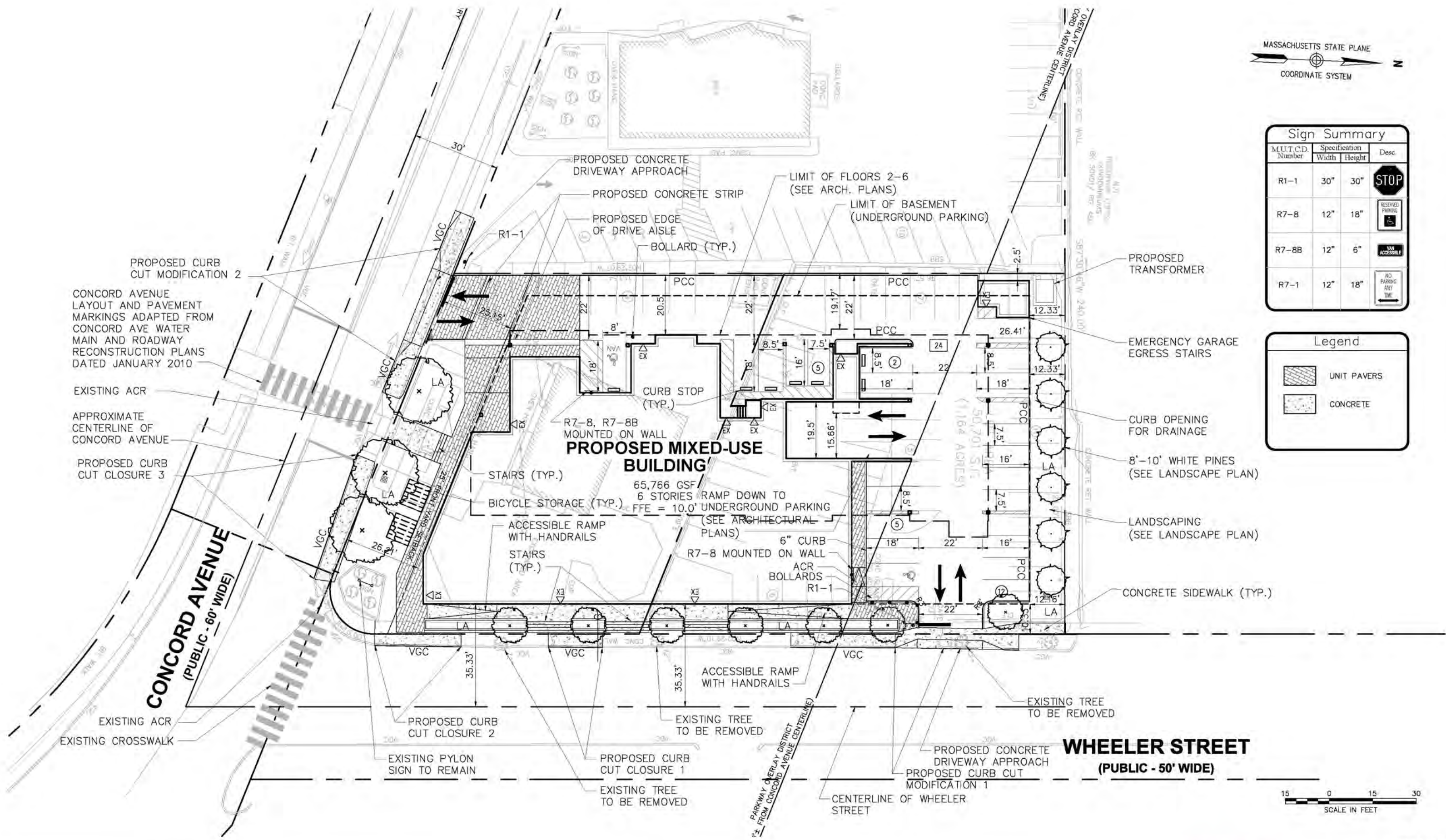
D

view to southeast corner

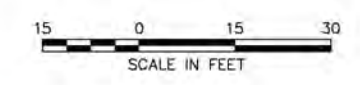
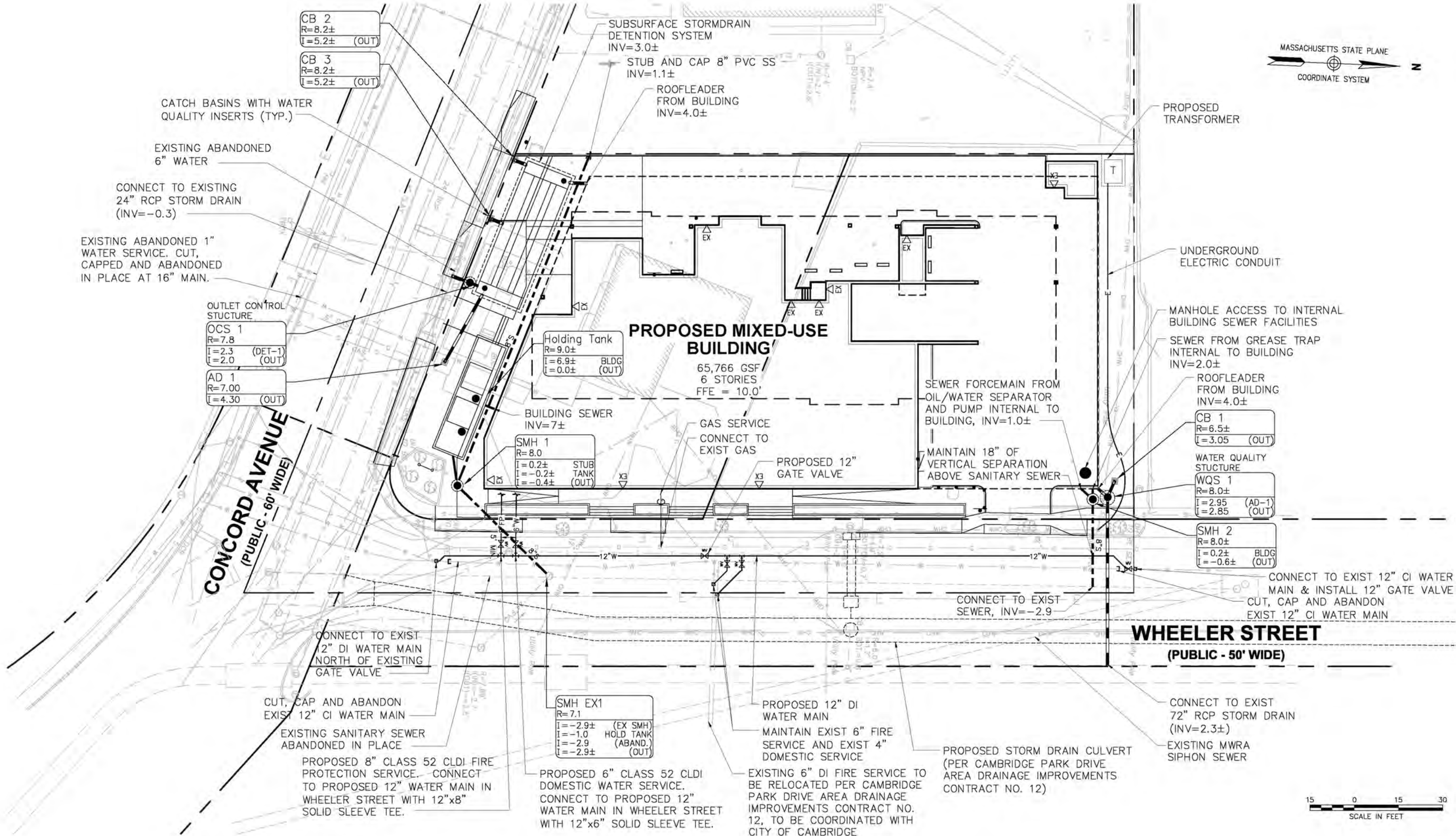


Sign Summary			
M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8B	12"	6"	VAN ACCESSIBLE
R7-1	12"	18"	NO PARKING ANY TIME

Legend	
	UNIT PAVERS
	CONCRETE









REF.	BOTANICAL NAME	COMMON NAME	H	W	CAL.	QTY	TOTAL CAL.
<b>TREES</b>							
PS	PINUS STROBUS	EASTERN WHITE PINE	8-10'	8'	5"	6	30"
GB	GINGKO BILOBA (MALE ONLY)	AUTUMN GOLD	15'	4'	3"	6	15"
AJ	ACER JAPONICA	BLOODGOOD	8-10'	7'	3"	1	3"
AR	ACER RUBRUM	RED MAPLE	15'	5'	3"	4	6"
<b>SHRUBS/ GROUNDCOVER</b>							
CS	CORNUS STOLONIFERA	RED TWIG DOGWOOD	3'	2'	N/A	15	N/A
AZ	AZALEA EXBURY GIBALTAR	EXBURY AZALEA	2'	2'	N/A	11	N/A
HQ	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	3'	3'	N/A	15	N/A
RD	RHODODENDRON BOULE DE NEIGE	WHITE RHODODENDRON	2'	2'	N/A	22	N/A
EF	EUNONYMUS FORTUNEI EMERALD GAIETY	WINTERCREEPER	12"	18"	N/A	37	N/A
BF	FESTUCA GLAUCA 'SELECT'	BLUE FESCUE	4-8"		N/A		N/A
JC	SEDUM SPURIUM 'JOHN CREECH'	JOHN CREECH	2"		N/A		N/A



EASTERN WHITE PINE



AUTUMN GOLD



BLOOD GOOD



RED MAPLE



RED TWIG DOGWOOD



AZALEA



HYDRANGEA



RHODODENDRON



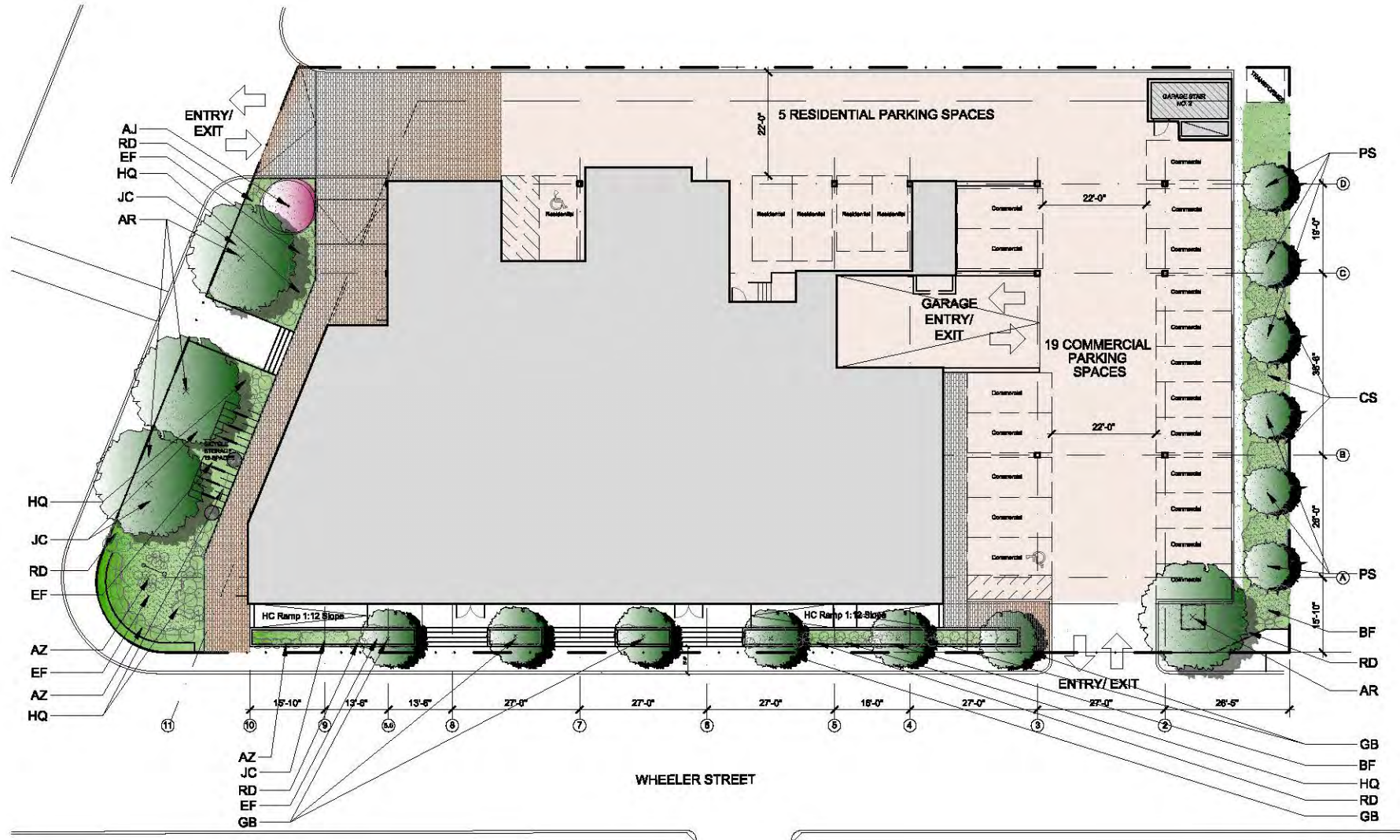
WINTERCREEPER



ROCKSPRAY



JOHN CREECH



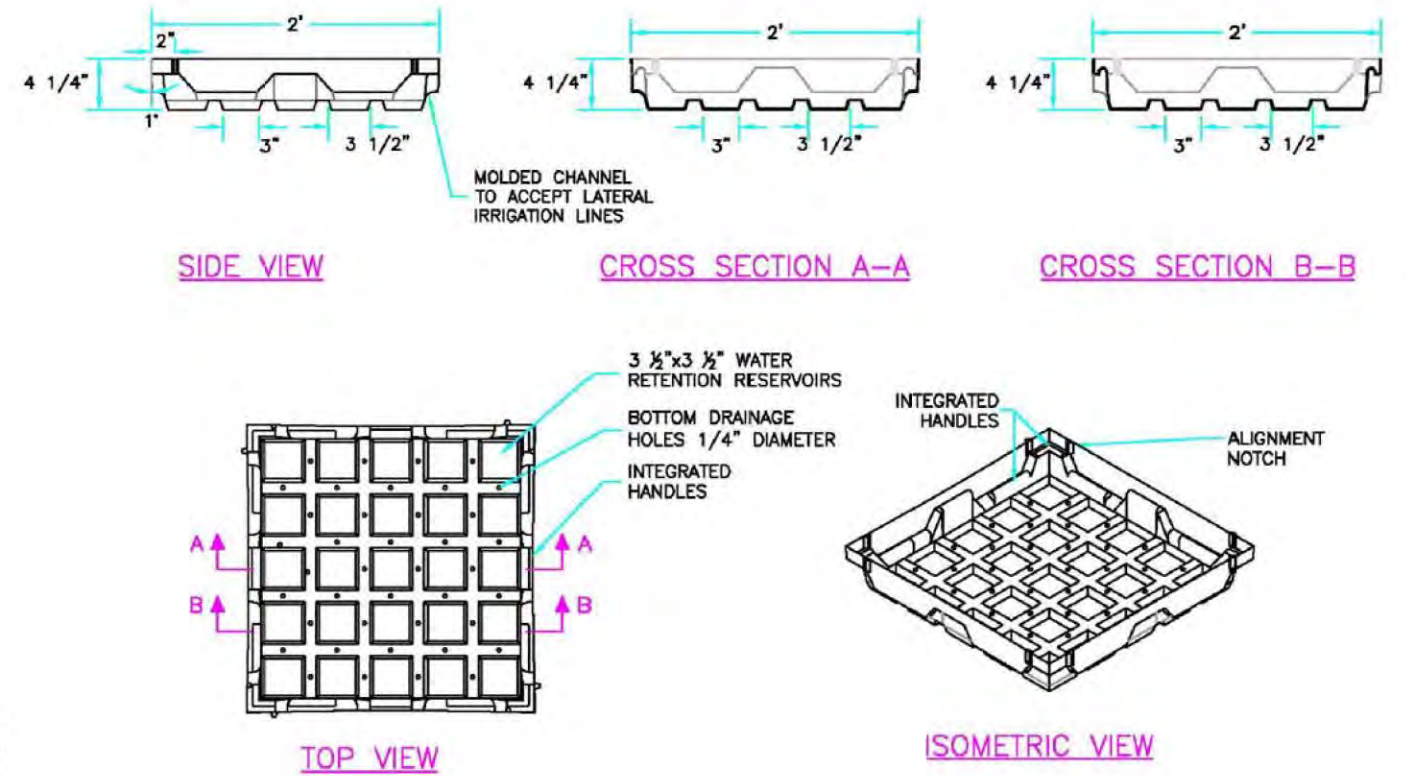
**CONCORD - WHEELER** | LANDSCAPE PLAN  
Cambridge, MA | GROUND LEVEL



DATE: 9 MAR 12  
PROJECT No: 10008  
DRAWN BY: KL  
SCALE: NTS



REF.	BOTANICAL NAME	COMMON NAME	H	W	FLOWER COLOUR	FOLIAGE COLOUR	IN BLOOM
<b>GREENROOF PLANTS</b>							
GM	SEDUM ACRE 'AUREUM'	GOLDMOSS STONECROP	3-6"	8-12"	YELLOW-GREEN	YELLOW	APRIL-MAY
FC	ALLIUM SCHOENOPRASUM	FORESCATE CHIVES	12-18"	18-24"	PURPLE	BLUE-GREEN	MAY
WS	SEDUM ALBUM	WHITE STONECROP	3-6"	6-8"	WHITE	GREEN	JUNE-JULY
CC	SEDUM ALBUM 'CORAL CARPET'	CORAL CARPET	2-3"	6-8"	WHITE	GREEN-RED	JUNE-JULY
BG	SEDUM FLORIFERUM	BAILEY'S GOLD	3-6"	12-18"	YELLOW	GREEN	JUNE-AUG
RC	SEDUM SPURIUM 'RED CARPET'	RED CARPET STONECROP	3-6"	12-18"	RED	RED	AUG-SEPT



GOLDMOSS STONECROP



FORESCATE CHIVES



WHITE STONECROP



CORAL CARPET STONECROP

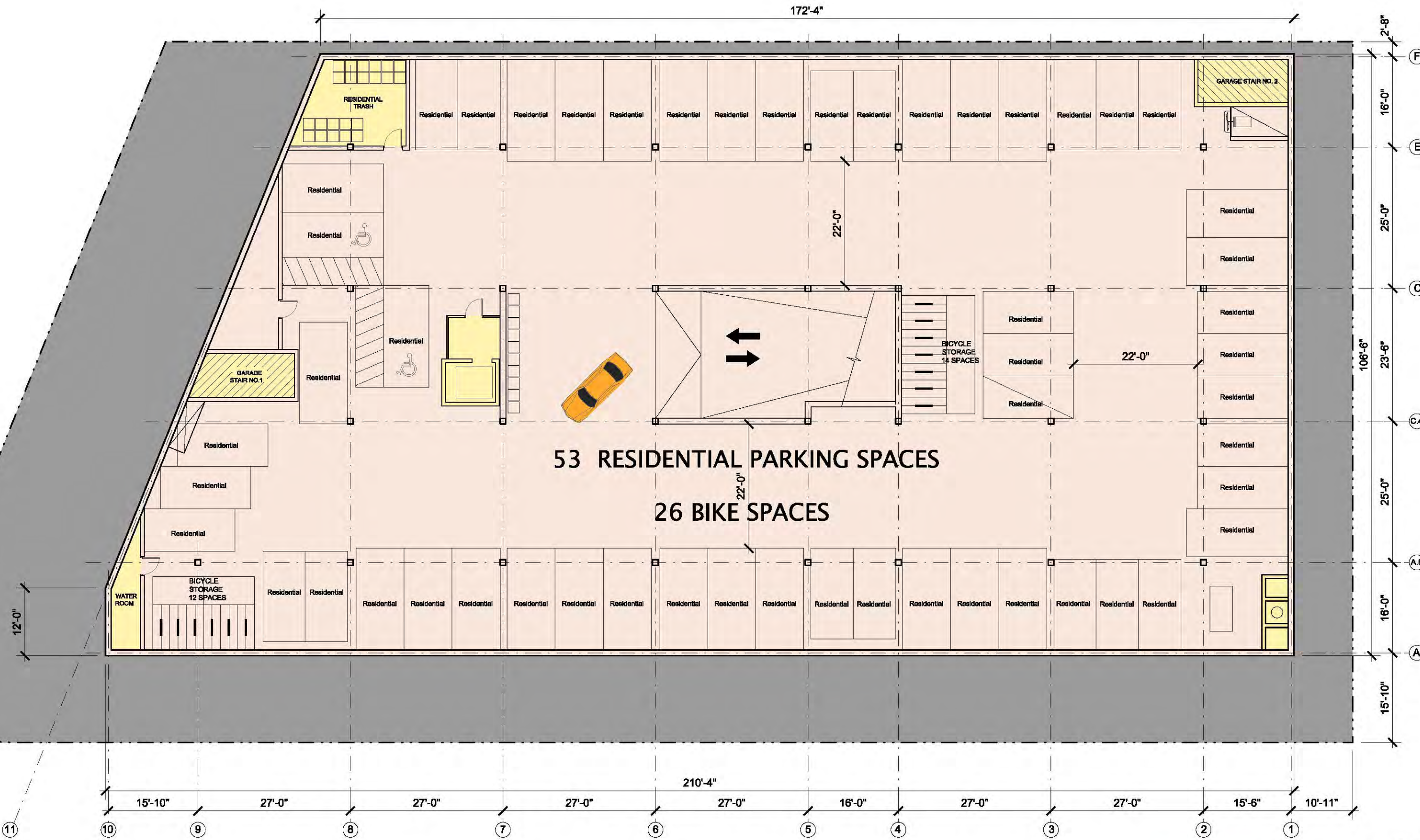


BAILEY'S GOLD

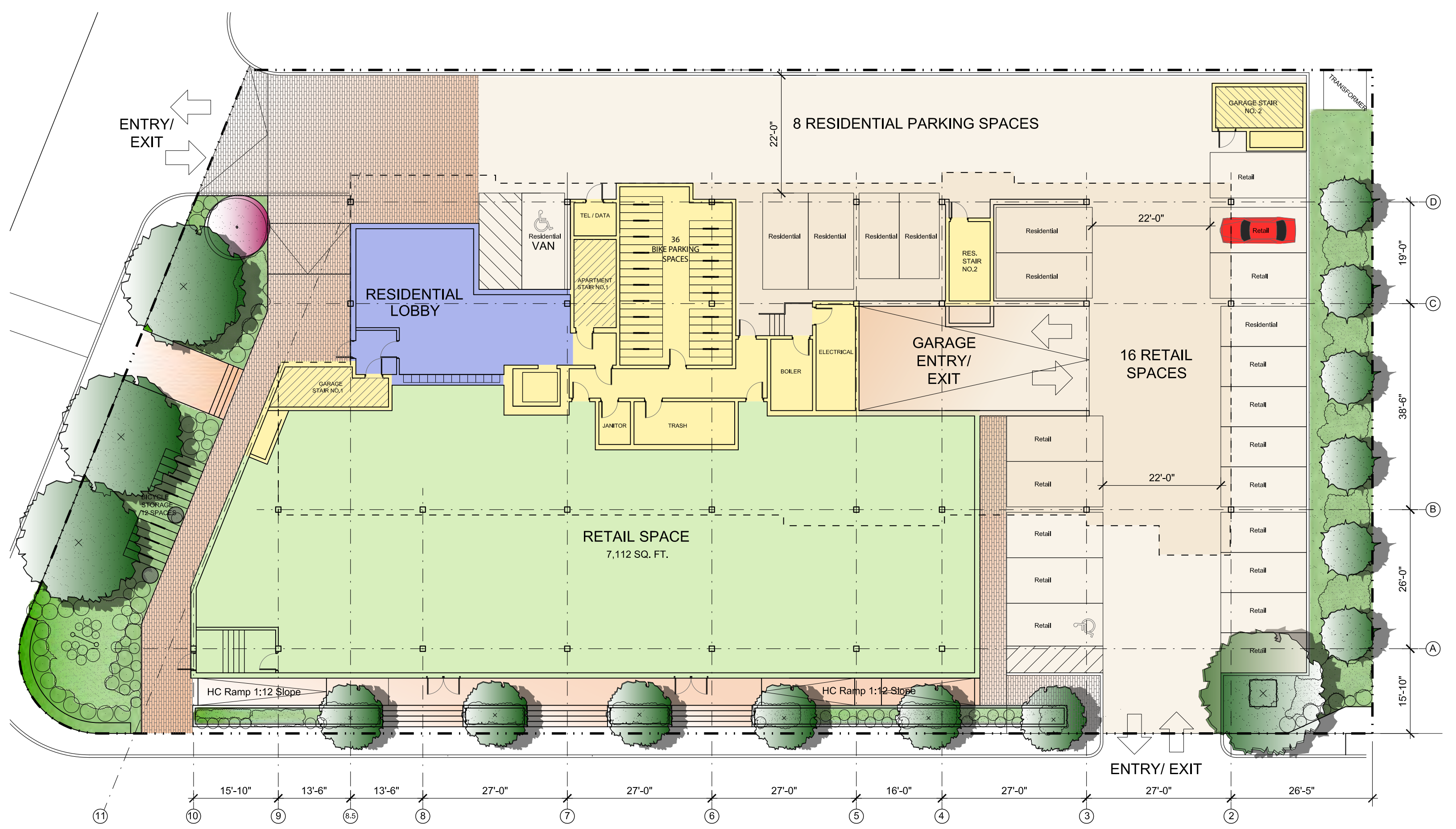


RED CARPET STONECROP









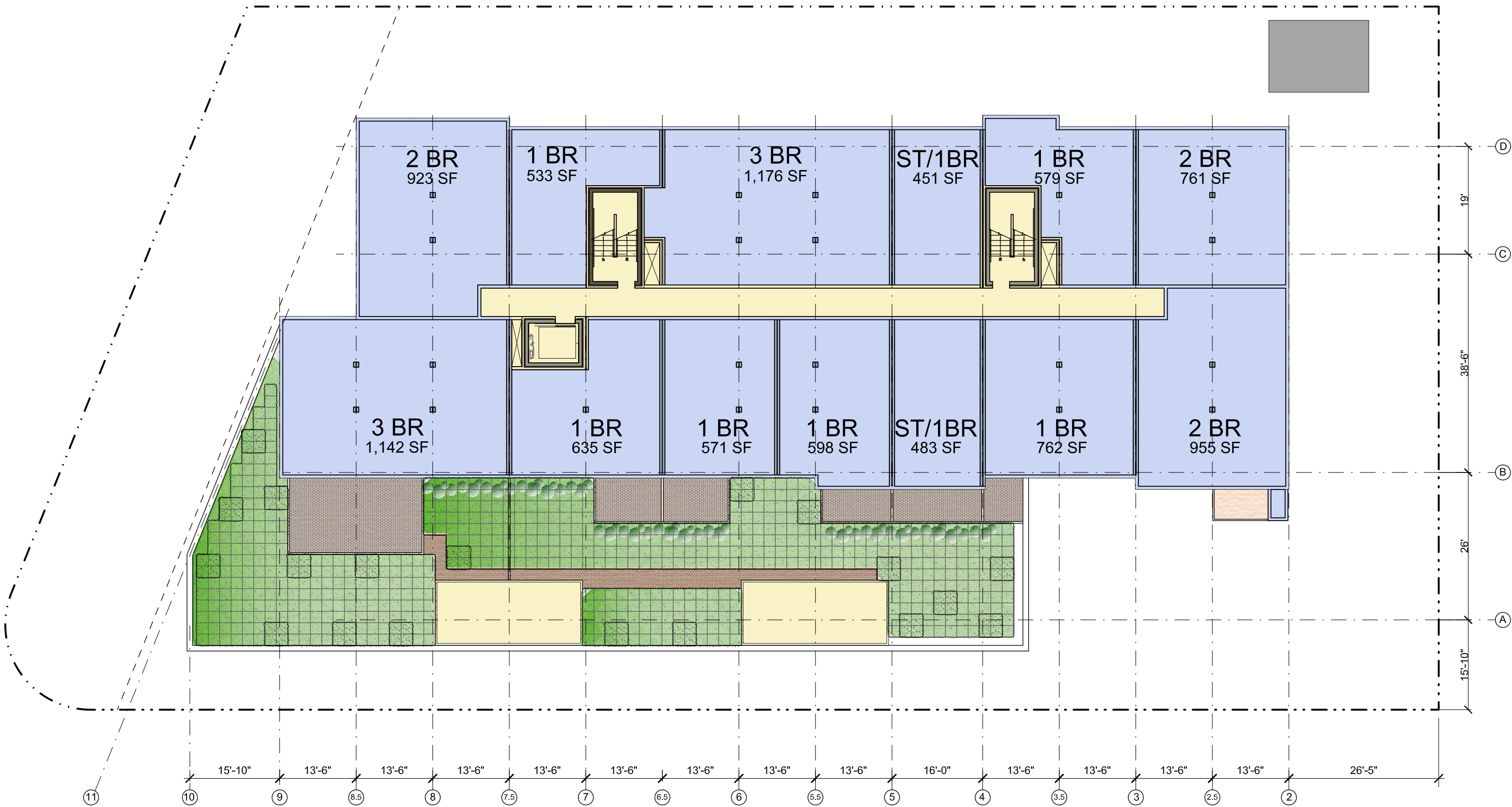
**CONCORD - WHEELER**  
Cambridge, MA

**GROUND FLOOR  
PLAN**



DATE: 9 MAR 12  
PROJECT No: 10008  
DRAWN BY: KL  
SCALE: 1/16" = 1'





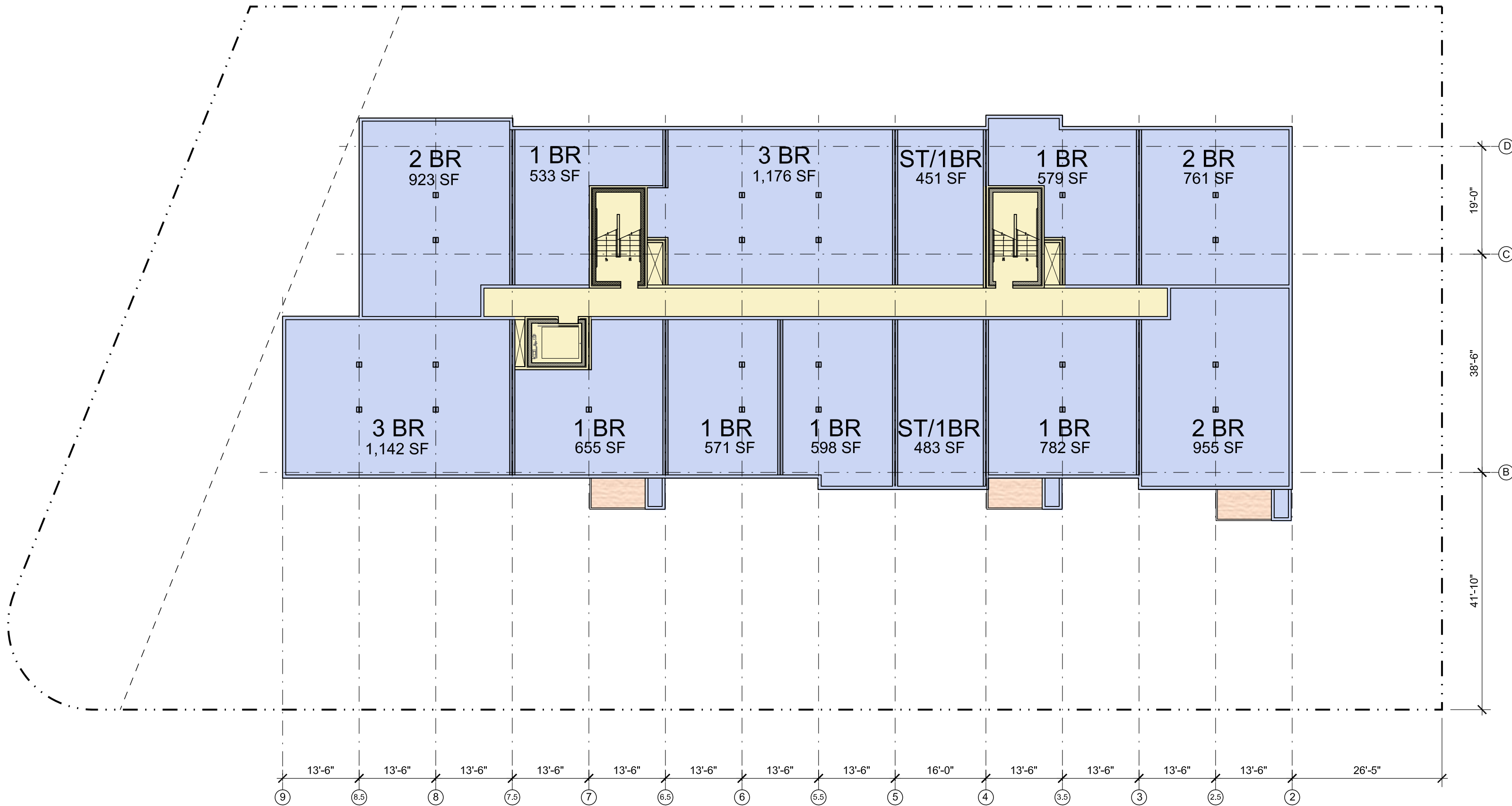
**CONCORD - WHEELER**  
Cambridge, MA

LEVEL 2  
FLOOR PLAN



DATE: 9 MAR 12  
PROJECT No: 10008  
DRAWN BY: KL/PT/KR  
SCALE: 1/16"=1'





**CONCORD - WHEELER**  
Cambridge, MA

LEVEL 3-4  
FLOOR PLAN



DATE: 9 MAR 12  
 PROJECT No: 10008  
 DRAWN BY: KL/PT/KR  
 SCALE: 1/16"=1'





**CONCORD - WHEELER**  
Cambridge, MA

LEVEL 5  
FLOOR PLAN



DATE: 9 MAR 12  
 PROJECT No: 10008  
 DRAWN BY: KL/PT/KR  
 SCALE: 1/16"=1'



