

122-132 WESTERN AVE: HISTORIC REVIEW

CAMBRIDGE, MA, 02139



Project: 2510
Drawing: COVER SHEET
Date: 2025.08.27
Scale: 1/2" = 1'-0"

AndersonPorter Design

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

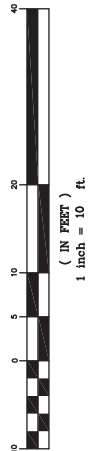
G0.1

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 4/7/2025.
 - DEED REFERENCE: 124 WESTERN AVE., BOOK 46010, PAGE 245. DEED REFERENCE: 132 WESTERN AVE., BOOK 46010, PAGE 259. MIDDLESEX SOUTH REGISTRY OF DEEDS
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 2501700576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. REASONABLE AND DILIGENT SEARCHES OF PUBLIC RECORDS AND FIELD INVESTIGATIONS HAVE BEEN MADE AND HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 - NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS PROVIDED FOR INFORMATION AND SHOULD BE VERIFIED BY THE CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 - THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.
 - ZONING DISTRICT RESIDENCE C1
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

LEGEND

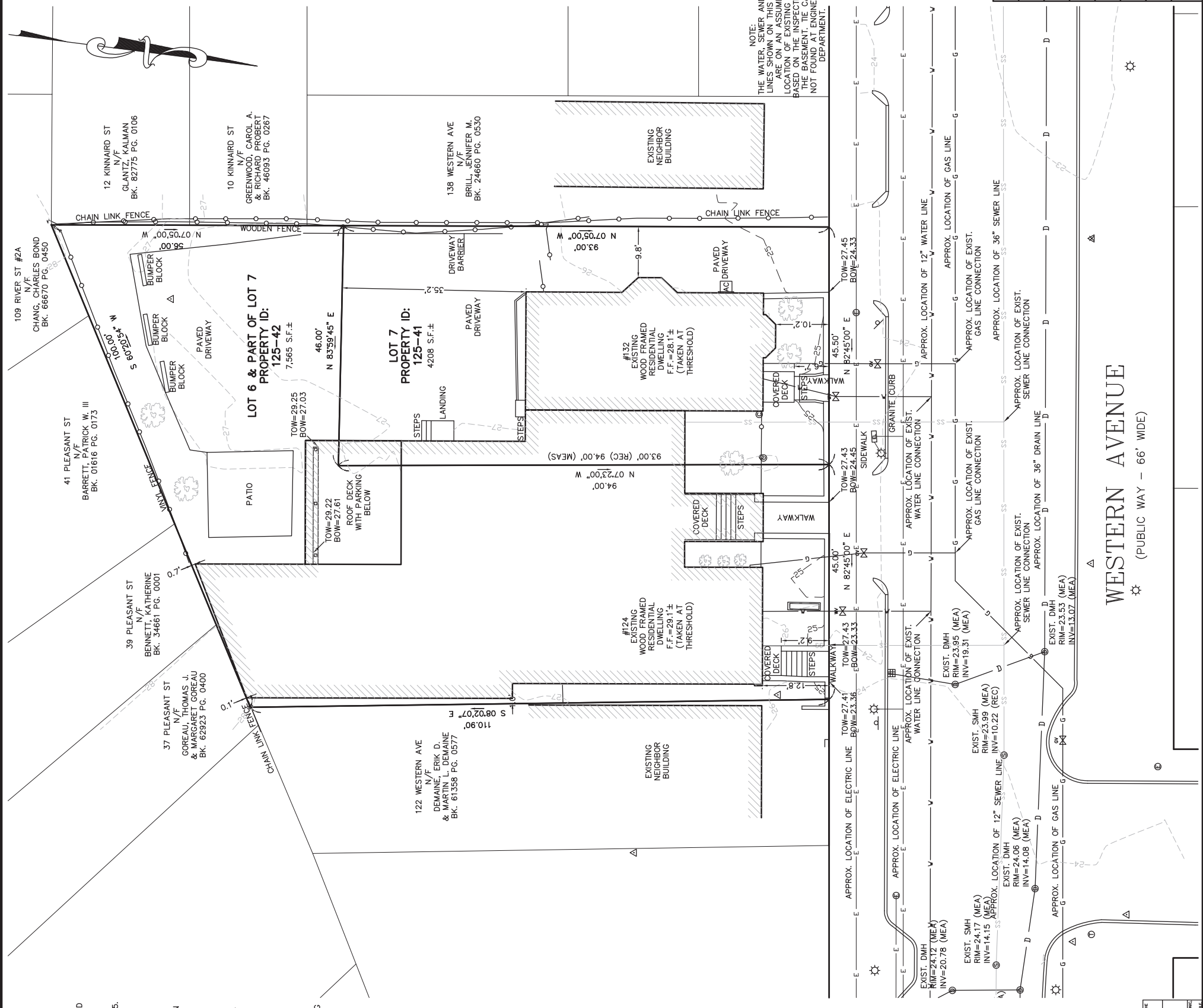
□	BOUND
○	IRON PIN/PIPE
○	STONE POST
⊕	TREE
⊕	TREE STUMP
⊕	SHRUBS/FLOWERS
⊕	SIGN
○	BOLLARD
⊕	SEWER MANHOLE
⊕	DRAIN MANHOLE
⊕	CATCH BASIN
⊕	CLEANOUT PLUMBING
⊕	WATER MANHOLE
⊕	WATER VALVE
⊕	HYDRANT
⊕	GAS VALVE
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC HANDHOLE
⊕	UTILITY POLE
⊕	LIGHT POLE
⊕	MANHOLE
X 48.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
▨	FENCE
▨	TREE LINE
▨	SEWER LINE
▨	DRAIN LINE
▨	WATER LINE
▨	GAS LINE
▨	UNDERGROUND ELECTRIC LINE
▨	OVERHEAD WIRES
▨	CONTOUR LINE (MJR)
▨	CONTOUR LINE (MNR)

GRAPHIC SCALE



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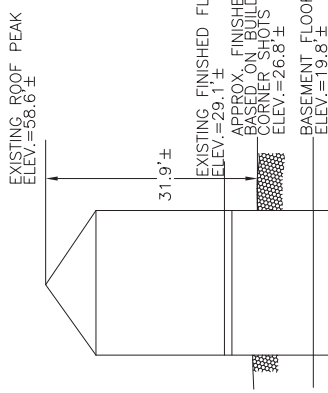
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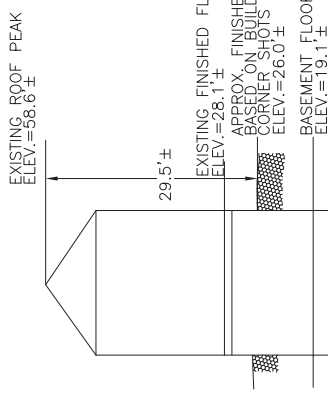
Address: 124 Western Ave		Address: 132 Western Ave	
Ground Elevation Mini:	24.9 ft-CCB	Ground Elevation Mini:	24.7 ft-CCB
Ground Elevation Max:	28.9 ft-CCB	Ground Elevation Max:	27.8 ft-CCB
2070 - 1% - SLR/SS:	N/A	2070 - 1% - SLR/SS:	N/A
2070 - 1% - Precip:	N/A	2070 - 1% - Precip:	N/A
2070 - 10% - SLR/SS:	N/A	2070 - 10% - SLR/SS:	N/A
2070 - 10% - Precip:	N/A	2070 - 10% - Precip:	N/A
2030 - 1% - Precip:	N/A	2030 - 1% - Precip:	N/A
2030 - 10% - Precip:	N/A	2030 - 10% - Precip:	N/A
Present Day 1% - Precip:	N/A	Present Day 1% - Precip:	N/A
FEMA 500-Year:	N/A	FEMA 500-Year:	N/A
FEMA 100-Year:	N/A	FEMA 100-Year:	N/A
1% - LTFE:	N/A	1% - LTFE:	N/A

Selected Map-Lot: 125-42
Selected Address: 124 Western Ave

Selected Map-Lot: 125-41
Selected Address: 132 Western Ave



EXISTING PROFILE
NOT TO SCALE
124 WESTERN AVE.



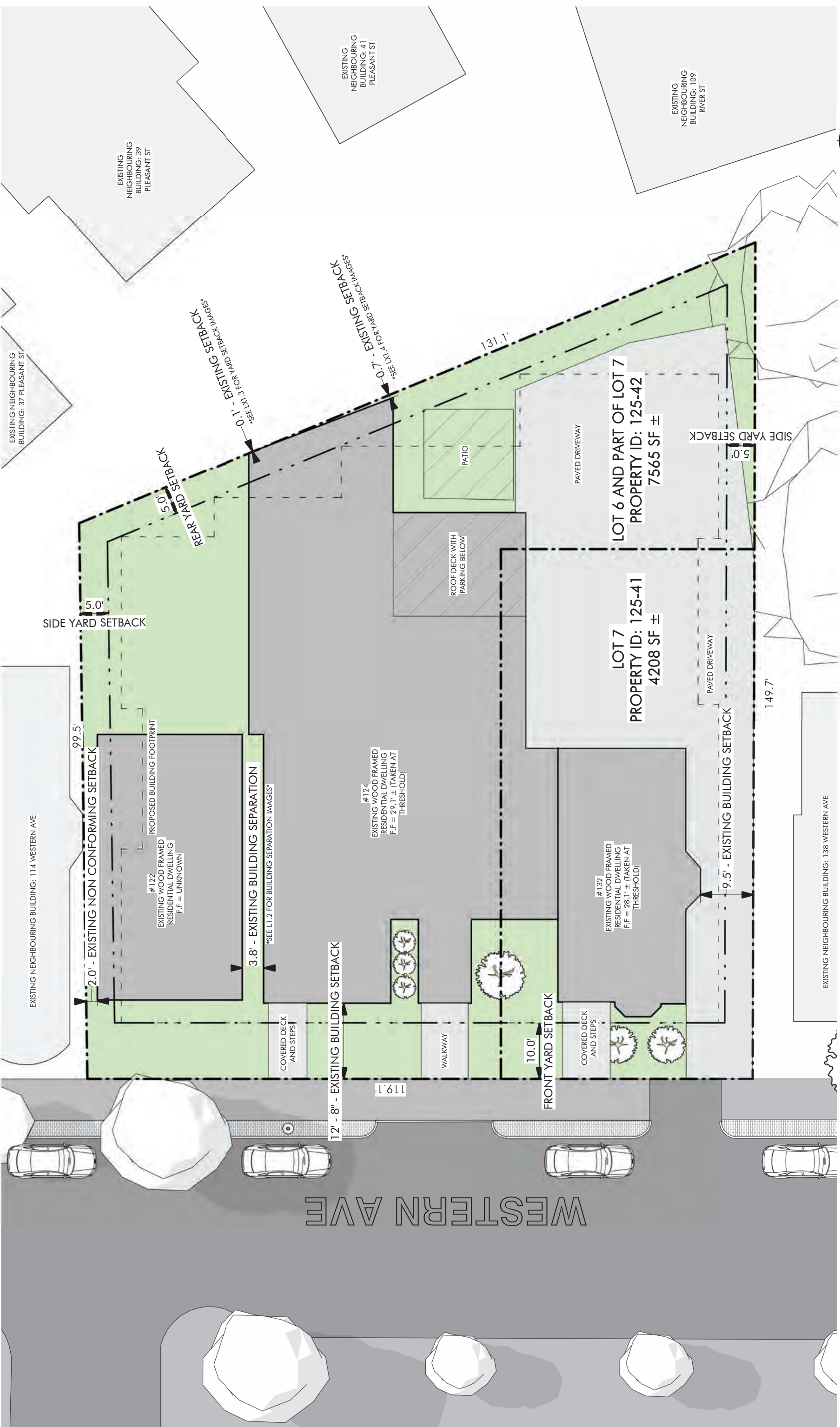
EXISTING PROFILE
NOT TO SCALE
132 WESTERN AVE.

NOTE:
THE WATER, SEWER AND GAS LINES SHOWN ON THIS PLAN ARE ON AN ASSUMED LOCATION OF EXISTING LINES BASED ON THE INSPECTION OF EXISTING LINES. THIS IS NOT FOUND AT ENGINEERING DEPARTMENT.


SCALE	1"=10'		
DATE	4/18/2025		
SHEET	1 OF 1		
PLAN NO.	124-132 WESTERN AVENUE CAMBRIDGE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS PLAN		
DRAWN BY	GL		
CHKD BY	PJN		
APPD BY	PJN		
REV	DATE	REVISION	BY

WESTERN AVENUE
(PUBLIC WAY - 66' WIDE)

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT ST, SUITE 1, NEWTON, MA 02458
PHONE: 857 891 7478/617 782 1533
EMAIL: pnolan@pnasurveyors.com



N



LX1.1

Project: 2510
 Drawing: EXISTING SITE PLAN
 Date: 2025.08.27
 Scale: 1/16" = 1'-0"

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Project: 2510
Drawing: EXISTING SITE PHOTOS
Date: 2025.08.18
Scale:

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LX1.2



Project: 2510
Drawing: EXISTING SITE PHOTOS
Date: 2025.08.18
Scale:

LX1.3

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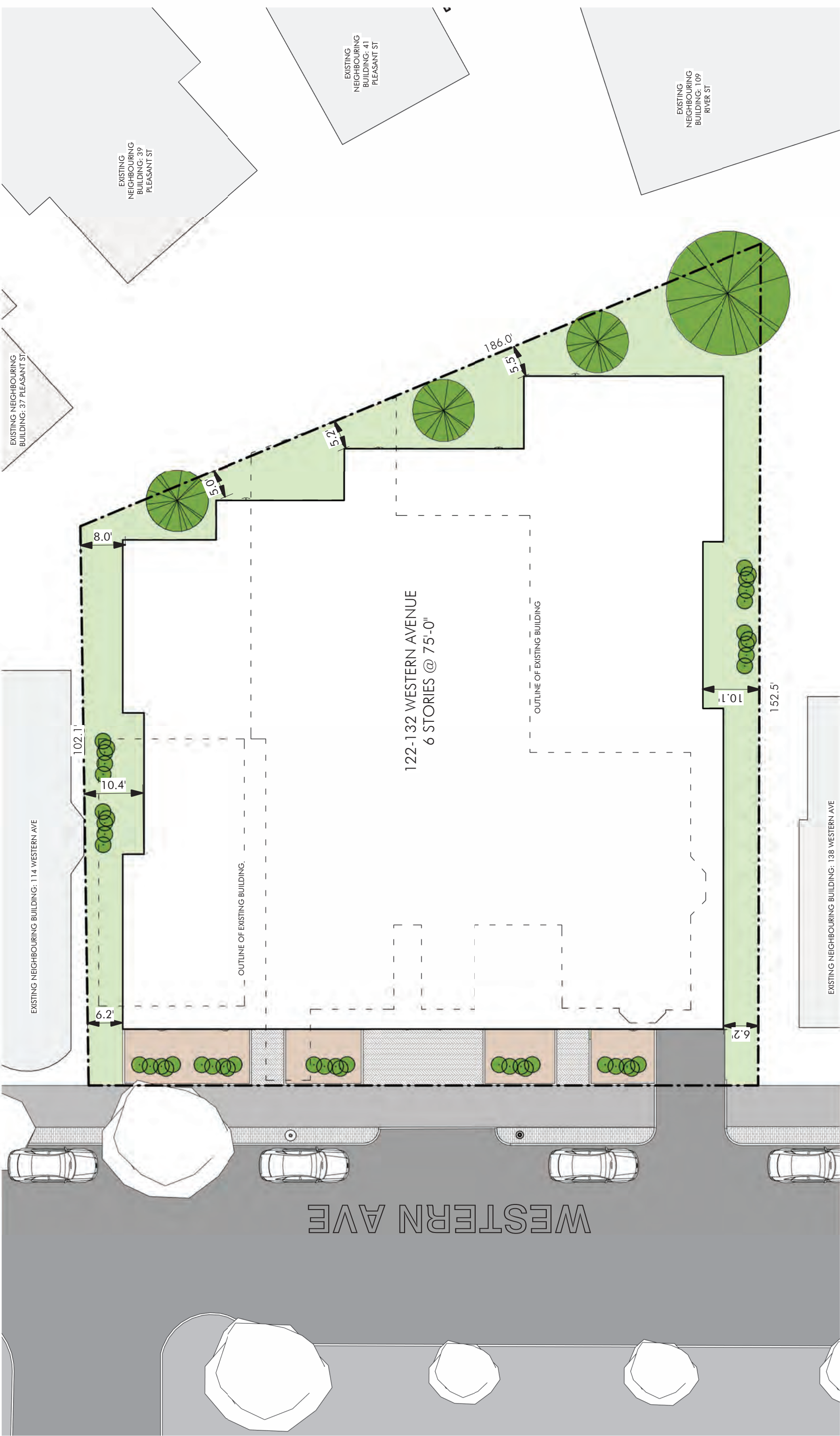
Project: 2510
Drawing: EXISTING SITE PHOTOS
Date: 2025.08.18
Scale:

LX1.4

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Project: 2510
 Drawing: EXISTING NORTH ELEVATION
 Date: 2025.08.27
 Scale: 1/16" = 1'-0"



Project: 2510
 Drawing: PROPOSED SITE PLAN
 Date: 2025.08.27
 Scale: 1/16" = 1'-0"

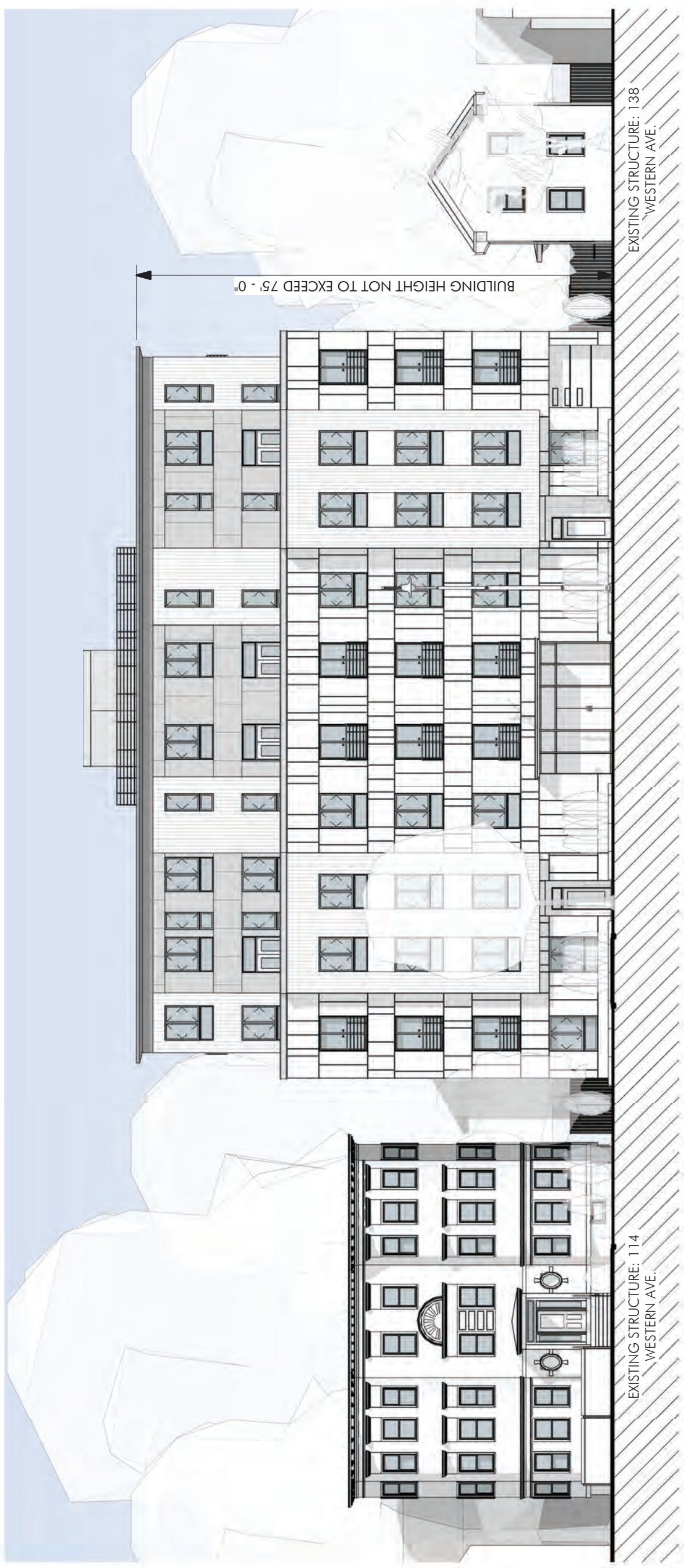
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L1.1





Project: 2510
 Drawing: PROPOSED NORTH ELEVATION
 Date: 2025.08.27
 Scale: 1/16" = 1'-0"

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A2.1B

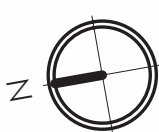


SUMMER SOLSTICE - 8 AM


 OUTLINE OF ADDITIONAL SHADOW
 CAUSED BY PROPOSED DESIGN

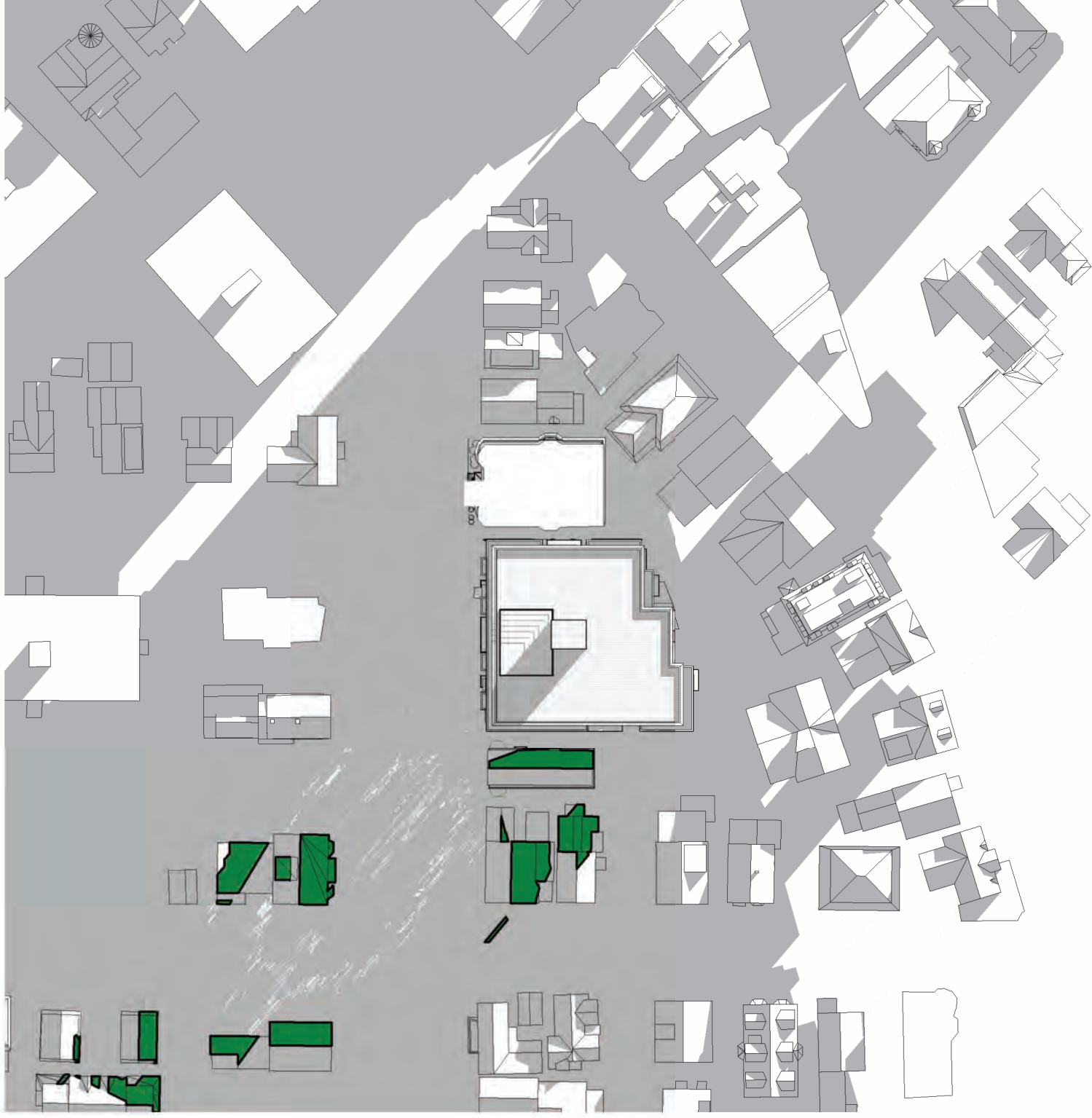


SUMMER SOLSTICE - 6 PM



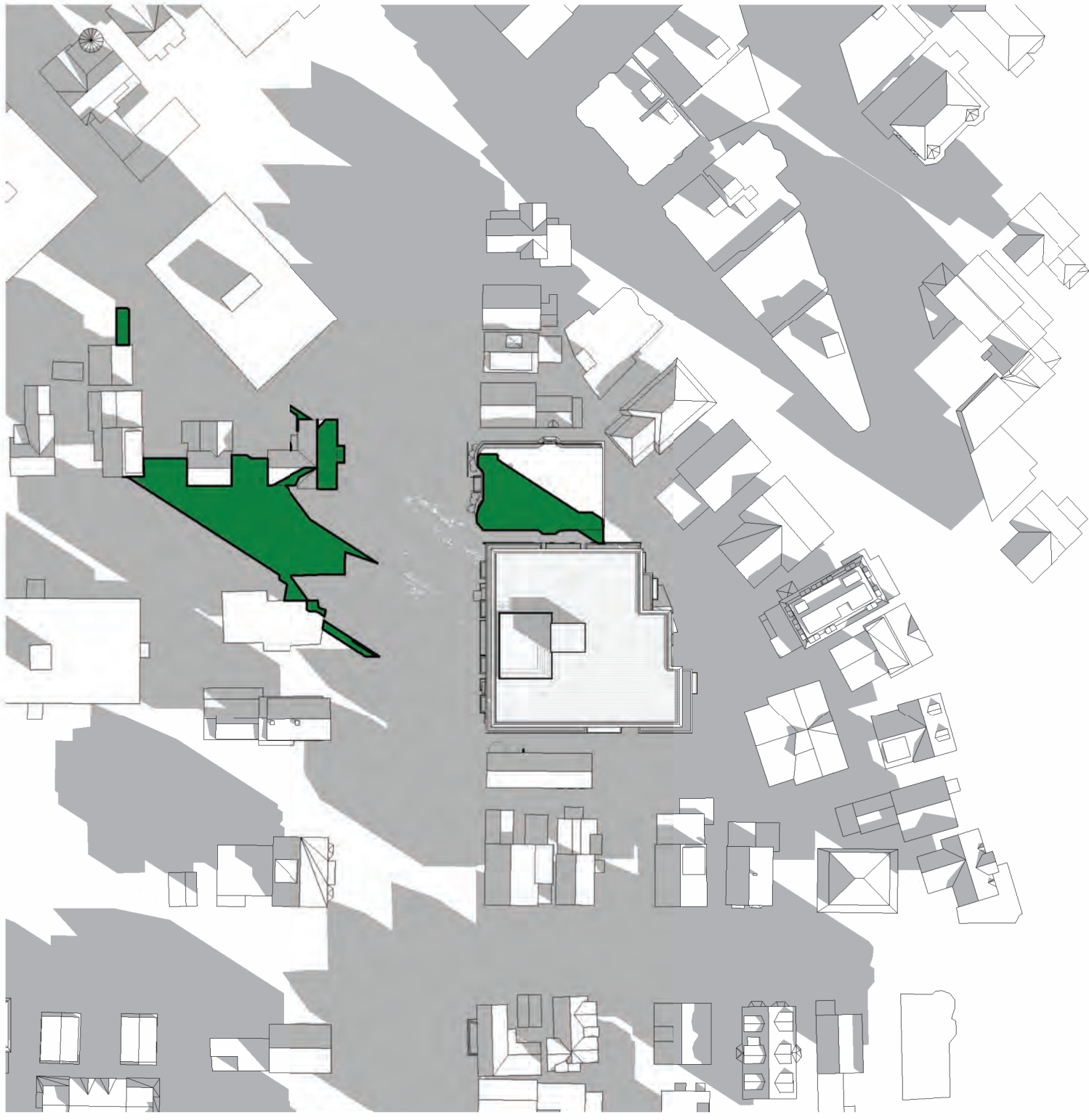
Project: 2510
 Drawing: PROPOSED SUN STUDY - SUMMER
 Date: 2025.08.18
 Scale: As indicated

L1.2

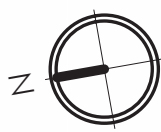


WINTER SOLSTICE - 8 AM

■ OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN



WINTER SOLSTICE - 2 PM



Project: 2510
 Drawing: PROPOSED SUN STUDY - WINTER
 Date: 2025.08.18
 Scale: As indicated

L1.3



SEPTEMBER EQUINOX - 2 PM

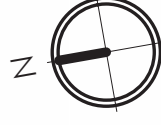


MARCH EQUINOX - 11 AM

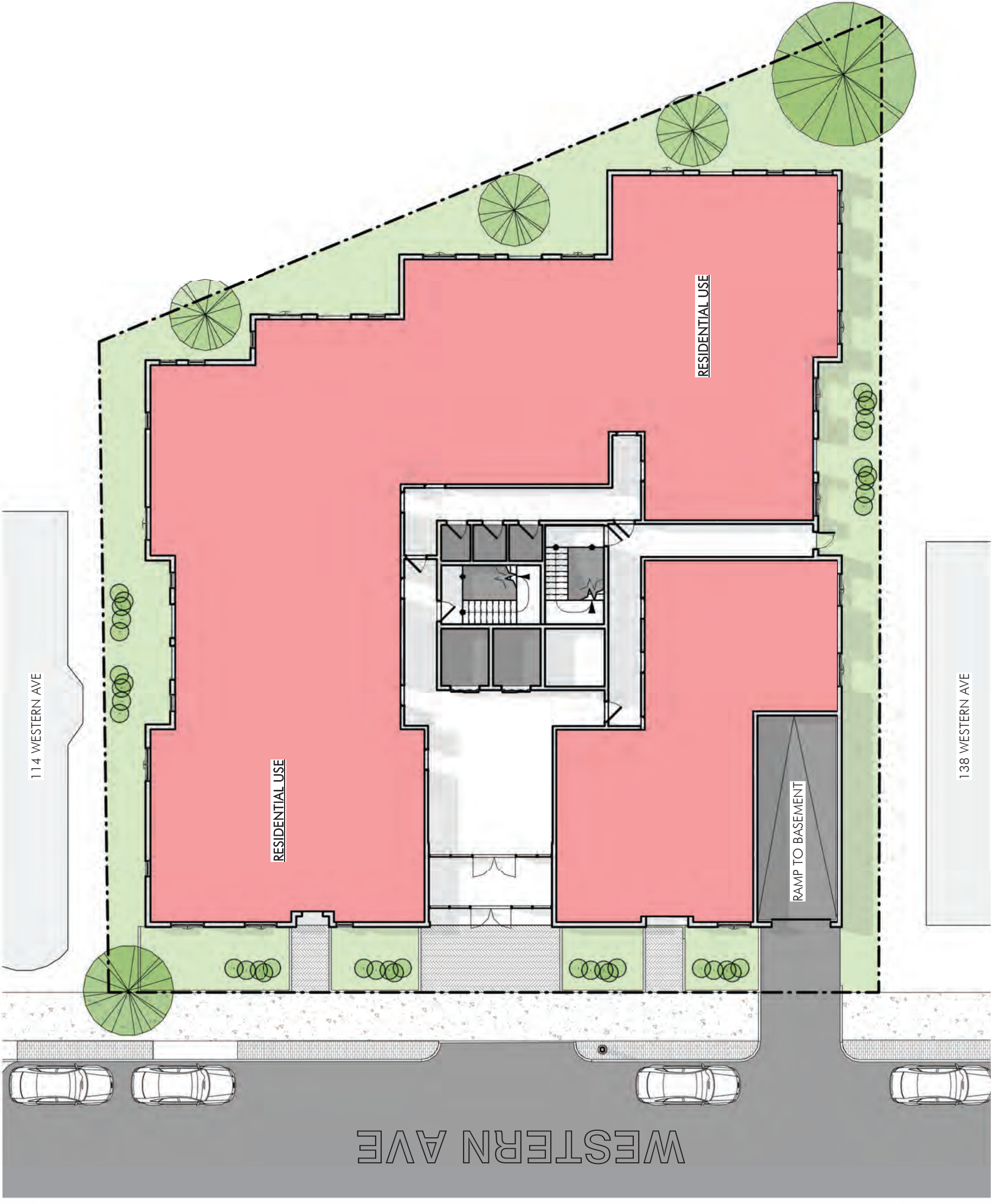
OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN



Project: 2510
 Drawing: PROPOSED SUN STUDY - EQUINOX
 Date: 2025.08.18
 Scale: As indicated



L1.4



Project: 2510
 Drawing: PROPOSED LEVEL 1
 Date: 2025.08.27
 Scale: 1/16" = 1'-0"



A1.1

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WESTERN AVE

114 WESTERN AVE

138 WESTERN AVE

RESIDENTIAL USE

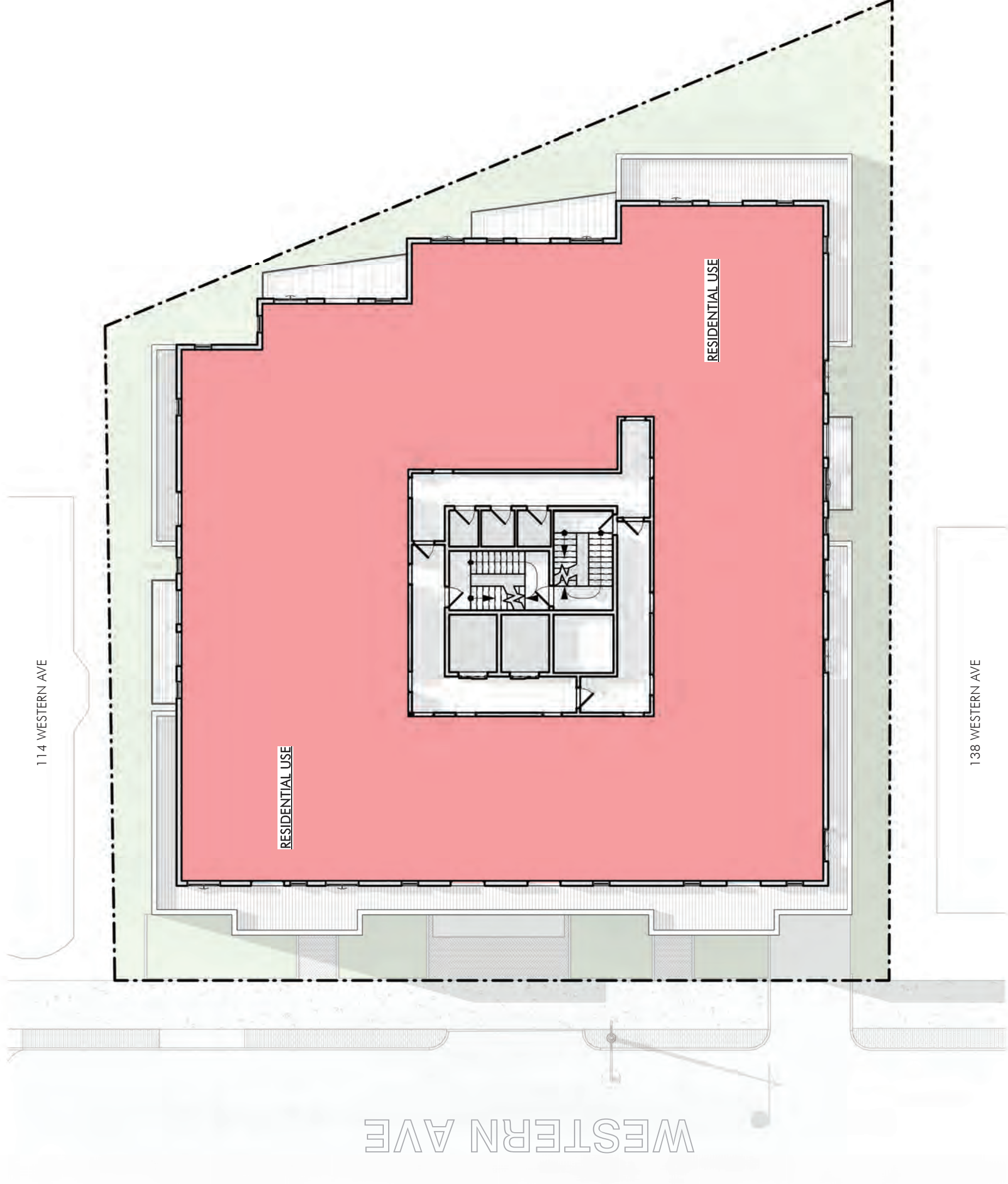
RESIDENTIAL USE

Project: 2510
Drawing: PROPOSED LEVEL 2
Date: 2025.08.27
Scale: 1/16" = 1'-0"



A1.2

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114 WESTERN AVE

RESIDENTIAL USE

RESIDENTIAL USE

138 WESTERN AVE

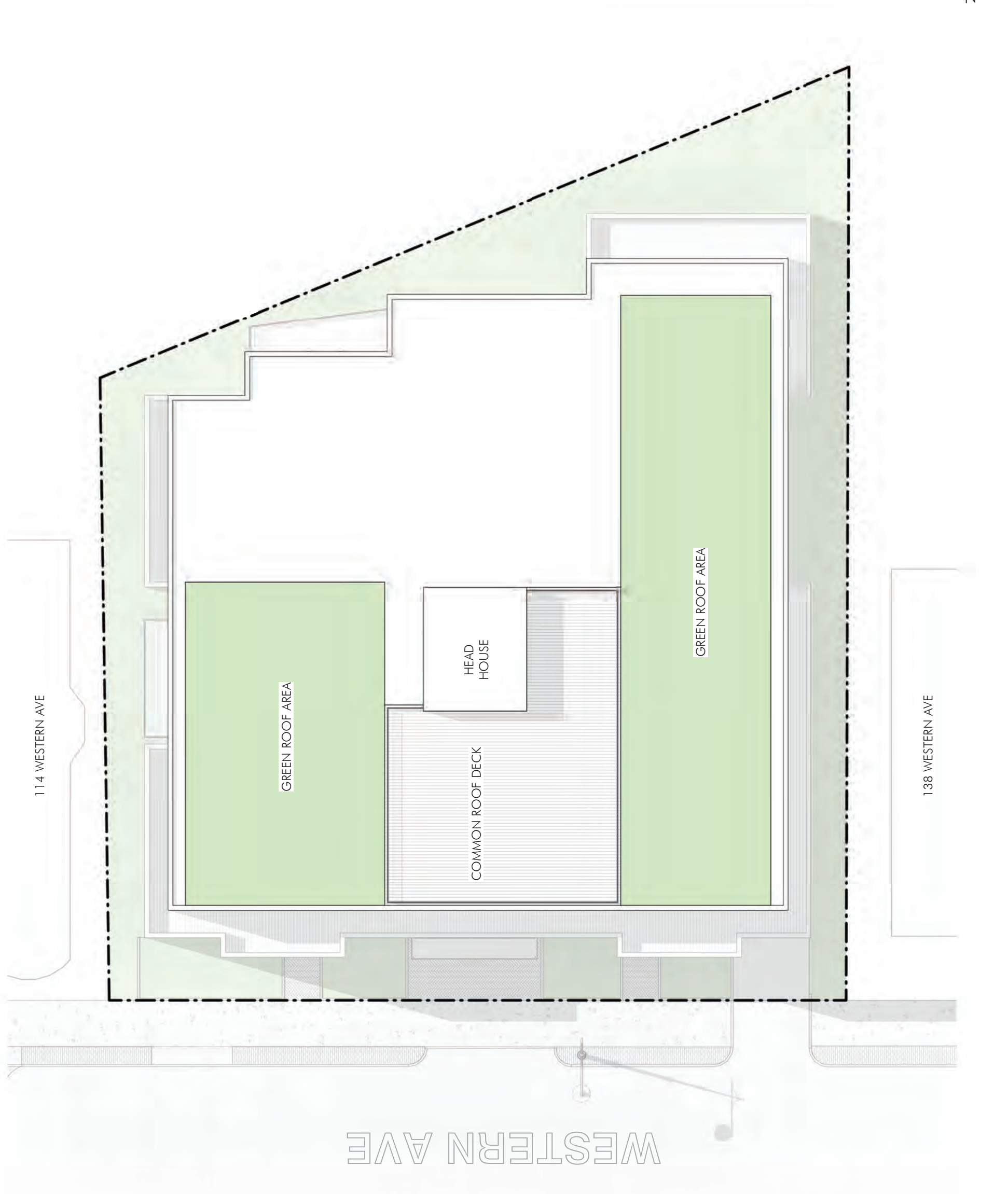
WESTERN AVE

Project: 2510
 Drawing: PROPOSED LEVEL 5
 Date: 2025.08.27
 Scale: 1/16" = 1'-0"



A1.5

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114 WESTERN AVE

138 WESTERN AVE

GREEN ROOF AREA

COMMON ROOF DECK

HEAD HOUSE

GREEN ROOF AREA

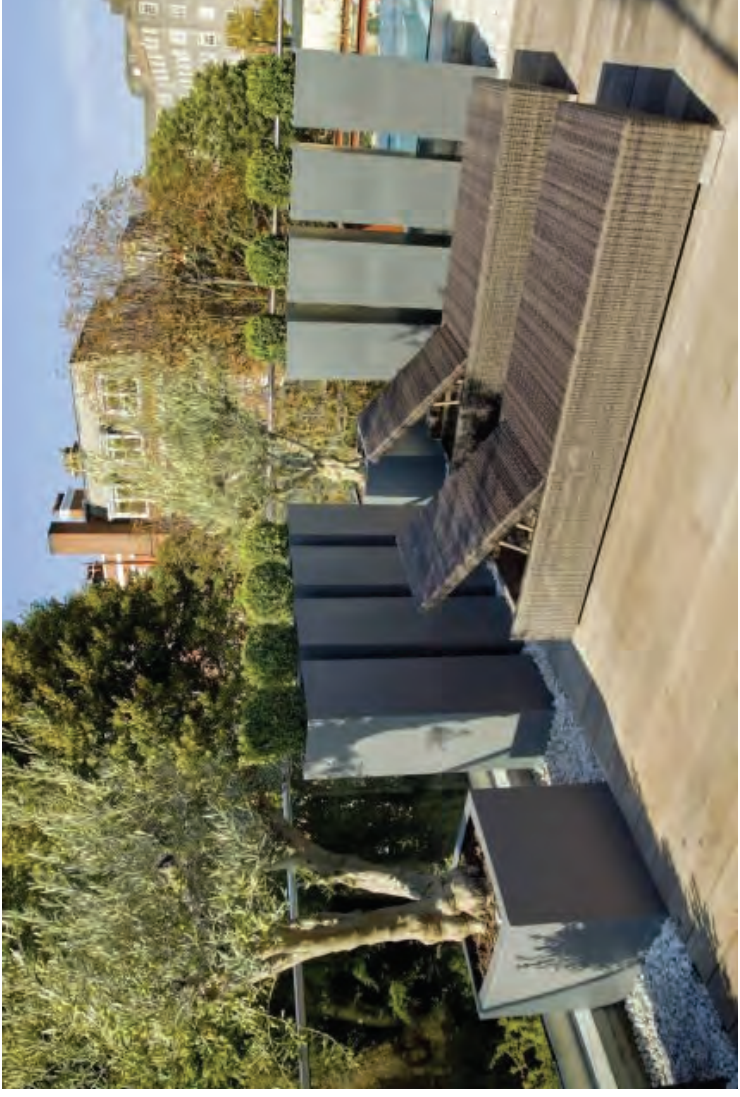
WESTERN AVE

Project: 2510
 Drawing: PROPOSED ROOF PLAN
 Date: 2025.08.27
 Scale: 1/16" = 1'-0"



A1.7

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Project: 2510
Drawing: PROPOSED ROOF DECK CONCEPT
Date: 2025.08.18
Scale:

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A1.7B



NATURAL STONE FACADE SYSTEM

LARGE FORMAT CEMENTITIOUS PANELS

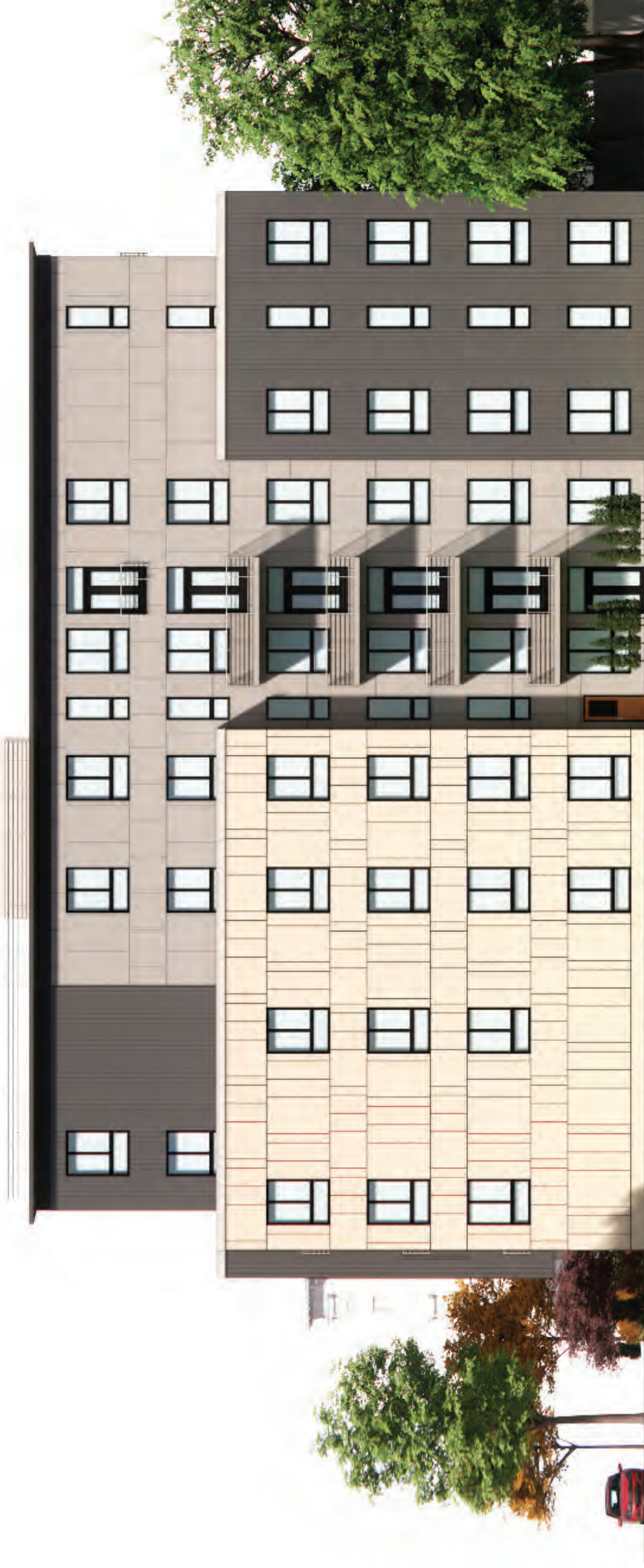
STANDING SEAM METAL PANELS

Project: 2510
Drawing: PROPOSED NORTH ELEVATIONS
Date: 2025.08.27
Scale: 3/32" = 1'-0"

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A2.1



Project: 2510
Drawing: PROPOSED WEST ELEVATIONS
Date: 2025.08.27
Scale: 3/32" = 1'-0"

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A2.2



Drawing: PROPOSED SOUTH ELEVATIONS

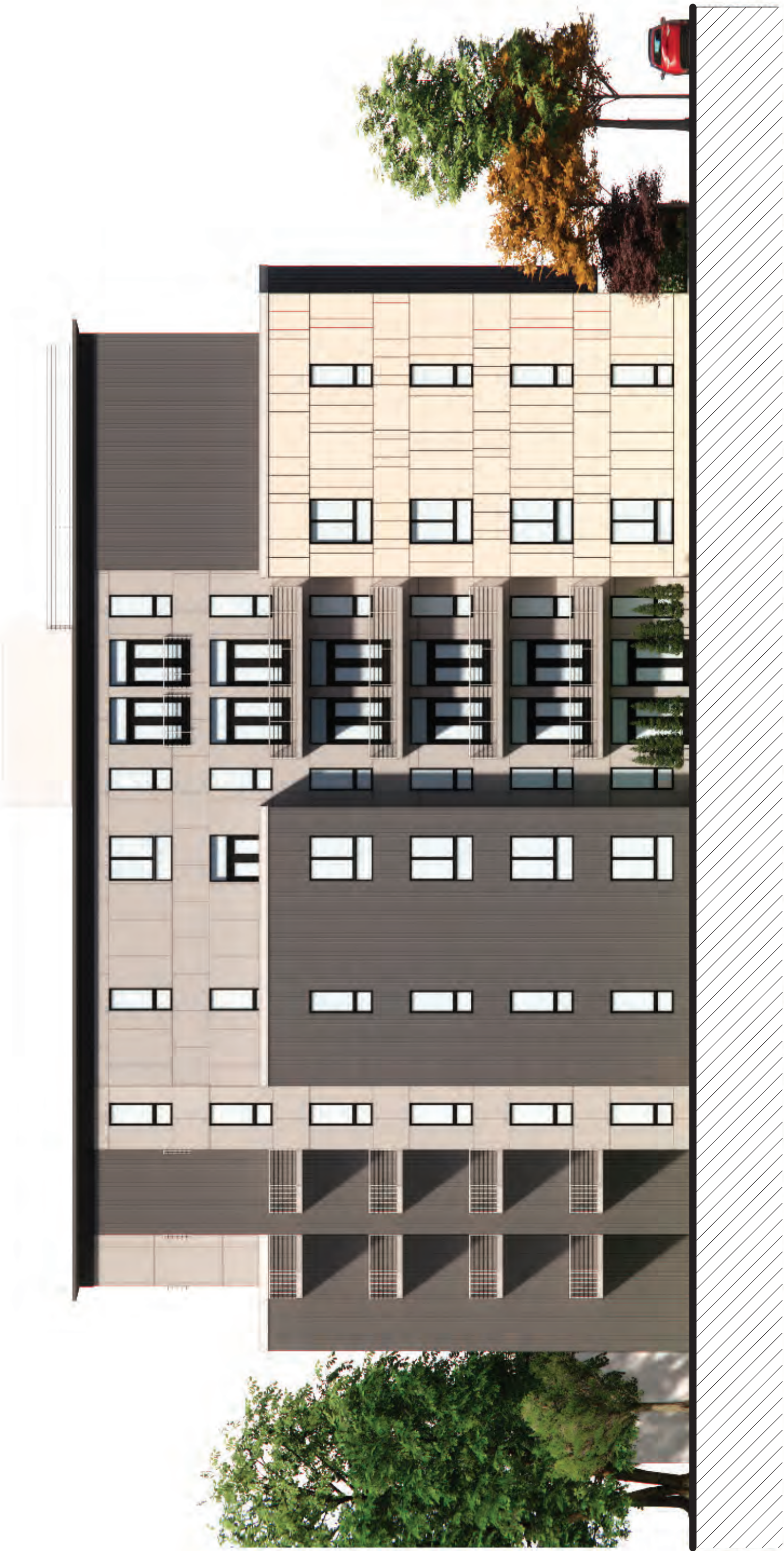
Date: 2025.08.27

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

A2.3

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Project: 2510
Drawing: PROPOSED EAST ELEVATIONS
Date: 2025.08.27
Scale: 3/32" = 1'-0"

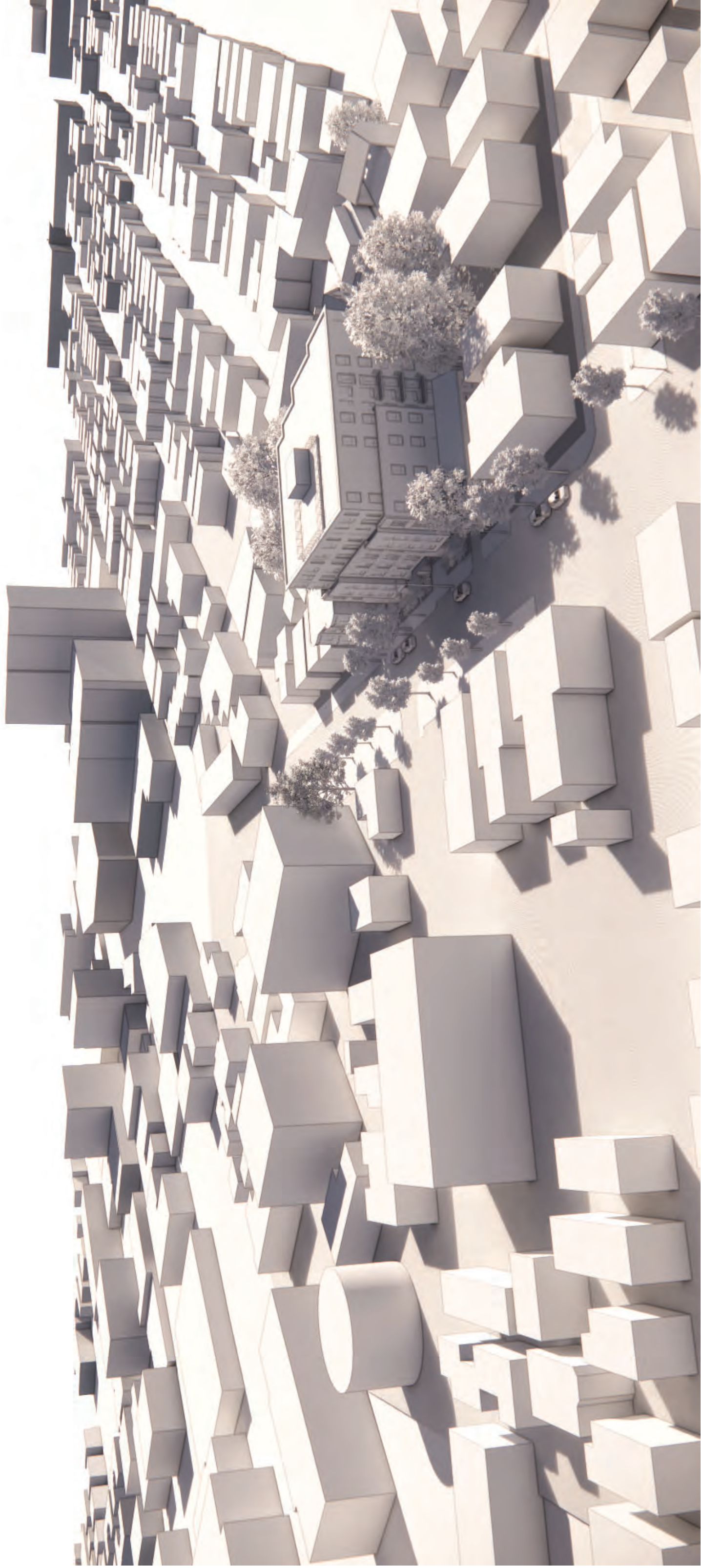
A2.4

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Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale:



Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale: 1/2" = 1'-0"



Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale:

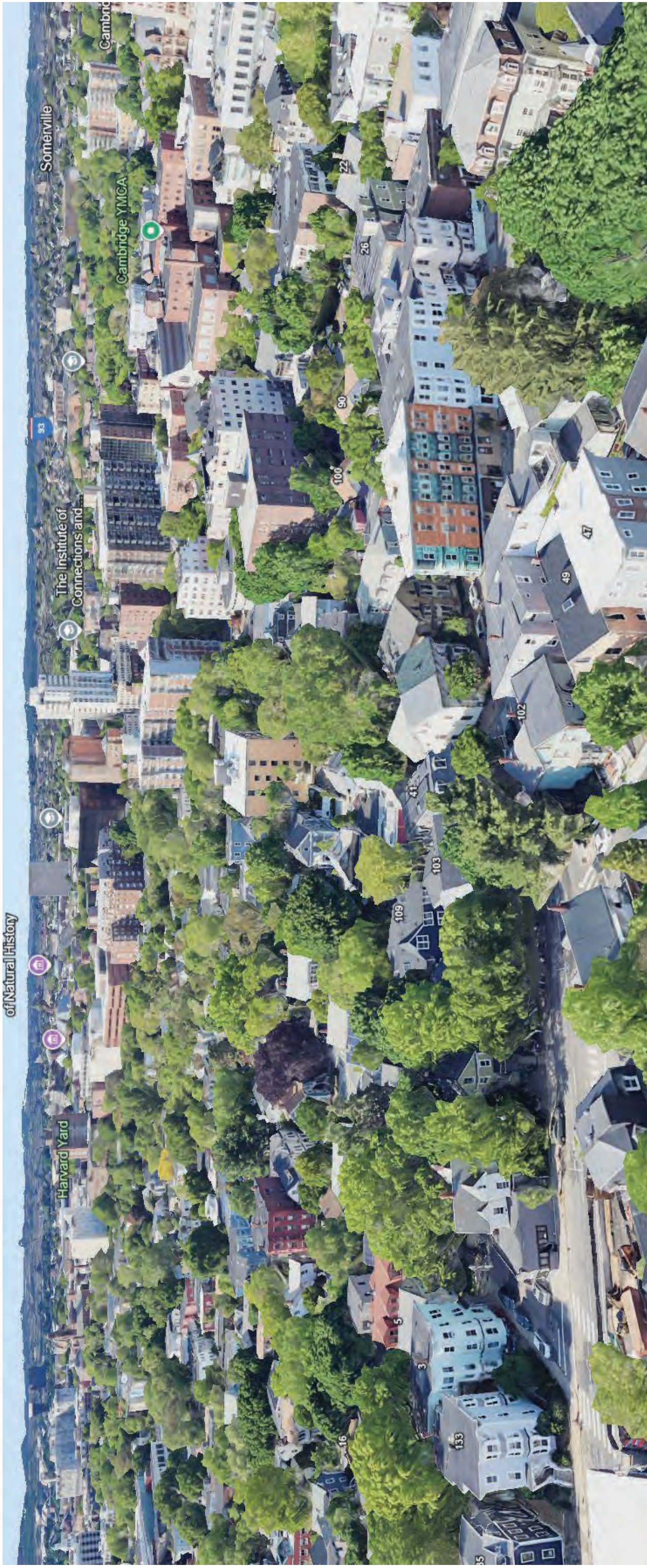


Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale: 1/2" = 1'-0"

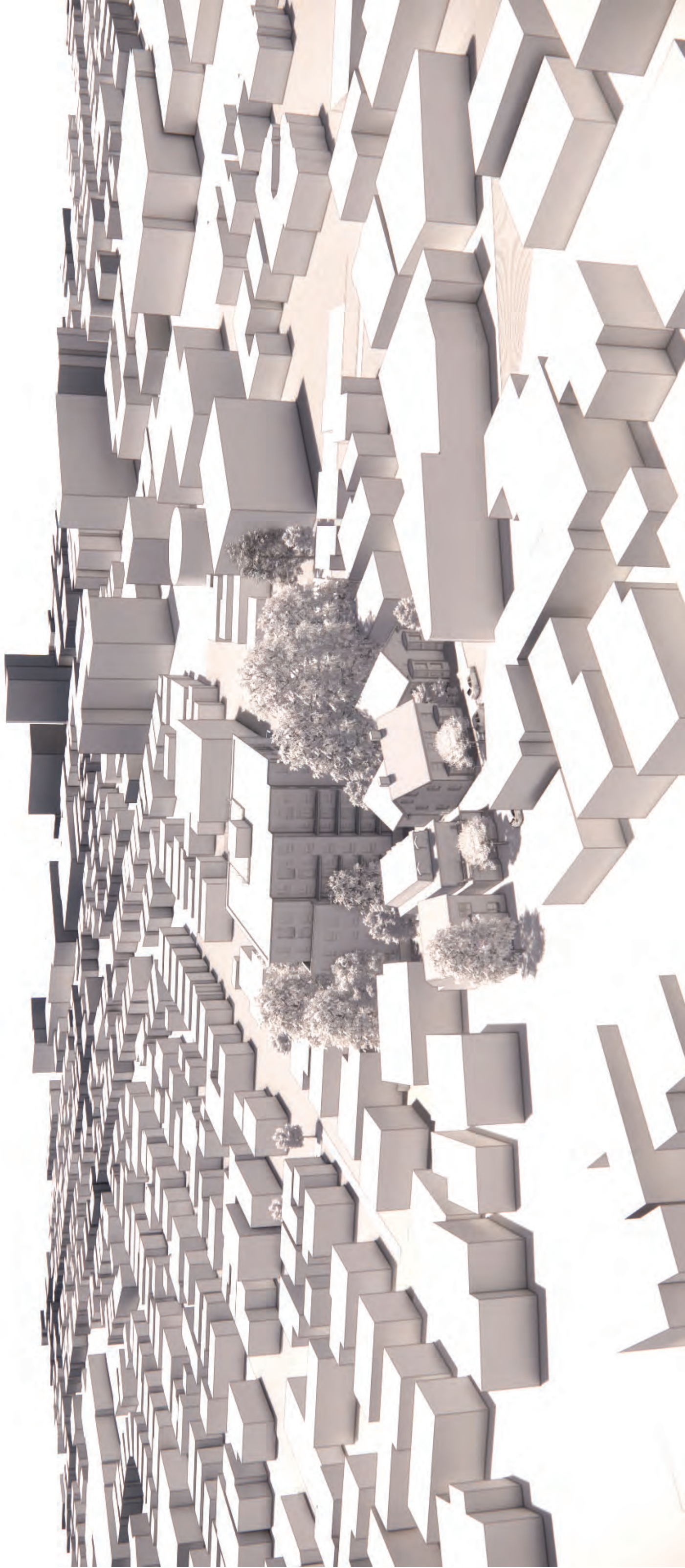
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A9.4



Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale:



Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale: 1/2" = 1'-0"

A9.6

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Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale: 1/2" = 1'-0"



Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale: 1/2" = 1'-0"



Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale: 1/2" = 1'-0"

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A9.9



Project: 2510
Drawing: 3D VIEWS
Date: 2025.08.27
Scale: 1/2" = 1'-0"

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A9.10