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**CITY OF CAMBRIDGE**  
Community Development Department

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**IRAM FAROOQ**

*Assistant City Manager for  
Community Development*

**SANDRA CLARKE**

*Deputy Director  
Chief of Administration*

August 30, 2017

To: The Planning Board

From: Liza Paden

RE: PB 320 – 47 Bishop Allen Drive

Attached are the updated plans submitted by the developer as part of the Building Permit Certification of Special Permit conditions. CDD staff is requesting that the Planning Board review and approve the plans dated 8/29/17 at the September 5, 2017 public meeting during General Business.

**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects

Figure 1.9a  
South Building Elevation

47 Bishop Allen Drive  
Cambridge, Massachusetts



UPDATED 12/22/2016

**NOTE:** 4th floor corner unit's top windows shown in living space not possible due to 45' building height and roof/ceiling thickness of assembly

**AFTER: (as submitted for building permit August 2017)**



**SUMMARY OF REVISIONS**

- No entry doors to units and patios facing Bishop Allen Drive. A green buffer provided to enhance privacy and better define public/private edge.
- First floor slab raised slightly to further provide privacy to units facing the street and meet DPW 2030 flood elevation requirement at 19.50 CCB.
- Combined two narrow windows units into one larger unit but w/custom thicker center mullion for ease of construction and detailing given Energy Star's requirement of continuous rigid insulation.
- Substitute better performance clad wood window for vinyl window.
- Entry vestibule and doors adjusted to work with entry sloped surface and updated program at ground floor



**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects  
 Figure 1.9d  
 East Building Elevation  
 47 Bishop Allen Drive  
 Cambridge, Massachusetts

**NOTE:** 4th floor corner unit's top windows shown in living space not possible due to 45' building height and roof/ceiling thickness of assembly

**AFTER: (as submitted for building permit August 2017)**



**SUMMARY OF REVISIONS**

- First floor slab raised slightly to further provide privacy to units facing the street and meet DPW 2030 flood elevation requirement at 19.50 CCB.
- Combined two narrow windows units into one larger unit but w/custom thicker center mullion for ease of construction and detailing given Energy Star's requirement of continuous rigid insulation.
- Substitute better performance clad wood window for vinyl window.
- Removed 'eyebrow' facing rear yard to differentiate front and back facades.
- Stopped raised parapet + cornice at mid-point of facade to differentiate front facade articulation from side and rear facades.



**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects

Figure 1.9c  
North Building Elevation

47 Bishop Allen Drive  
Cambridge, Massachusetts

**NOTE:** 4th floor corner unit's top windows shown in living space not possible due to 45' building height and roof/ceiling thickness of assembly

**AFTER: (as submitted for building permit August 2017)**



**SUMMARY OF REVISIONS**

- First floor slab raised slightly to further provide privacy to units facing the street and meet DPW 2030 flood elevation requirement at 19.50 CCB.
- Combined two narrow windows units into one larger unit but w/custom thicker center mullion for ease of construction and detailing given Energy Star's requirement of continuous rigid insulation.
- Substitute better performance clad wood window for vinyl window.
- Removed 'eyebrow' facing rear yard to differentiate front and back facades.
- Stopped raised parapet + cornice at mid-point of facade to differentiate front facade articulation from side and rear facades.
- Simplified facade treatment.



**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects

Figure 1.9b  
West Building Elevation

47 Bishop Allen Drive  
Cambridge, Massachusetts

**NOTE:** 4th floor corner unit's top windows shown in living space not possible due to 45' building height and roof/ceiling thickness of assembly

**AFTER: (as submitted for building permit August 2017)**

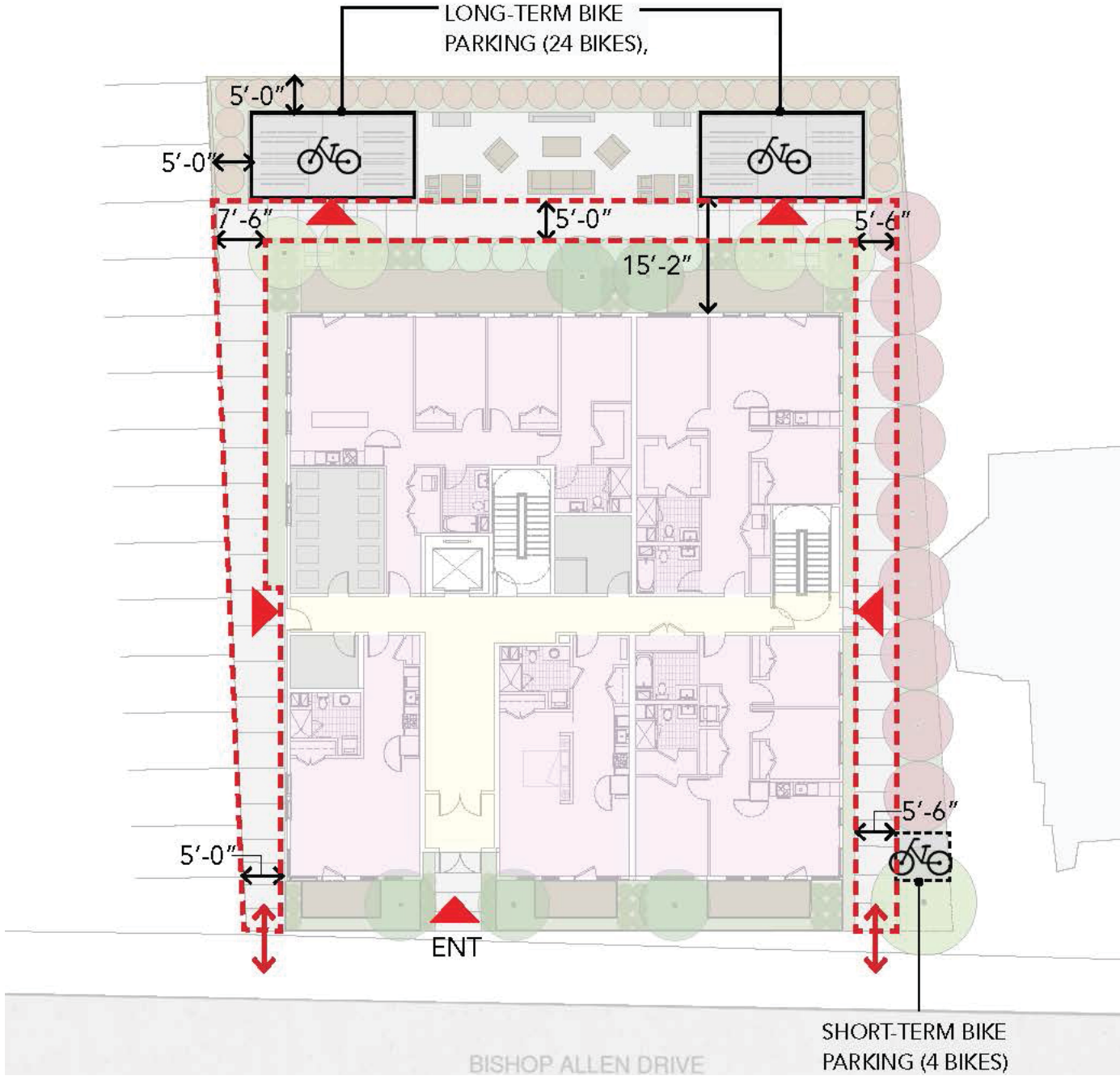


**SUMMARY OF REVISIONS**

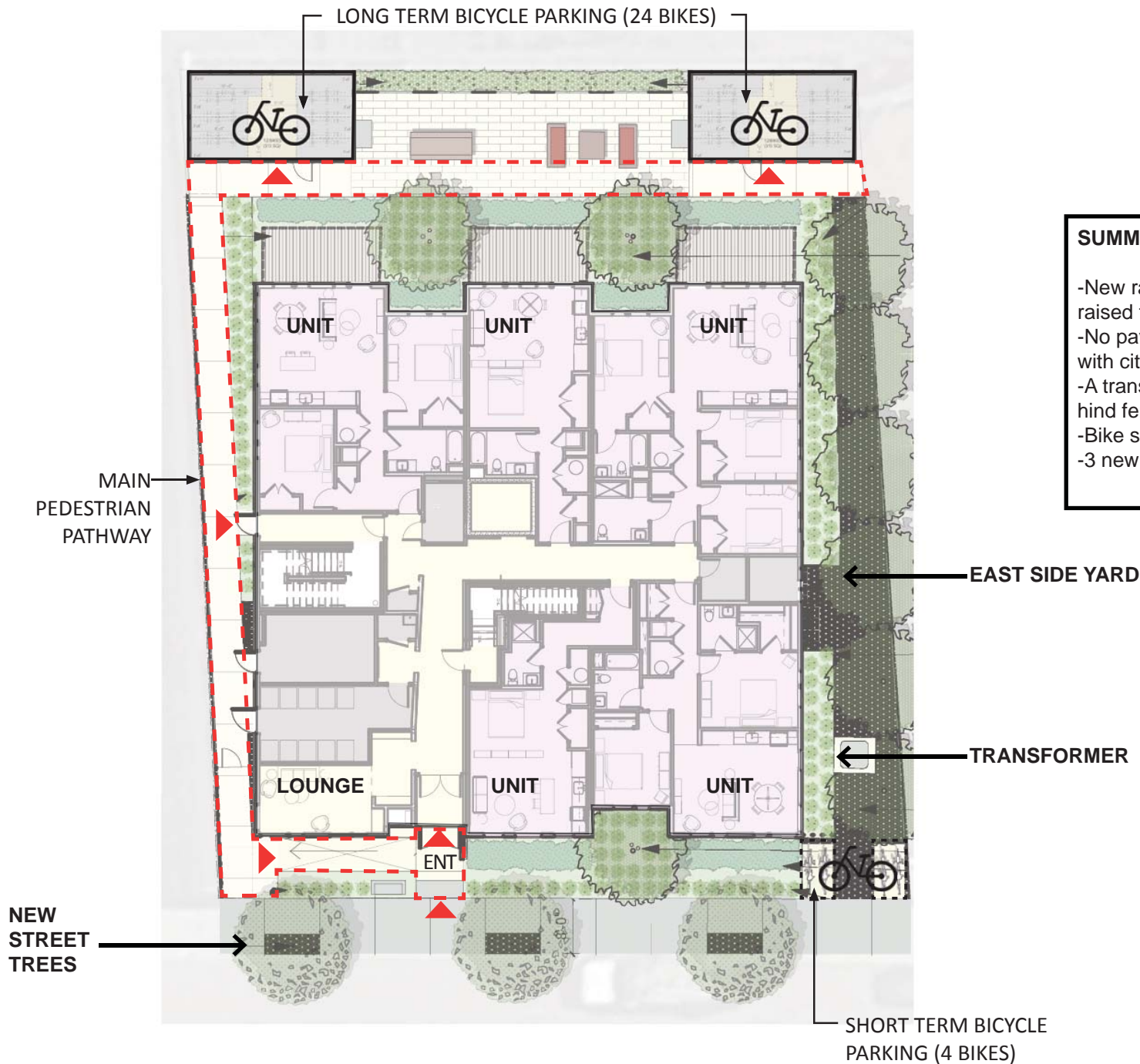
- No entry doors to units and patios facing Bishop Allen Drive. A green buffer provided to enhance privacy and better define public/private edge.
- First floor slab raised slightly to further provide privacy to units facing the street and meet DPW 2030 flood elevation requirement at 19.50 CCB.
- Combined two narrow windows units into one larger unit but w/custom thicker center mullion for ease of construction and detailing given Energy Star's requirement of continuous rigid insulation.
- Substitute better performance clad wood window for vinyl window.
- Entry vestibule and doors adjusted to work with entry sloped surface and updated program at ground floor



**BEFORE: (as submitted for special permit 2/18/17)**



**AFTER: (as submitted for building permit August 2017)**



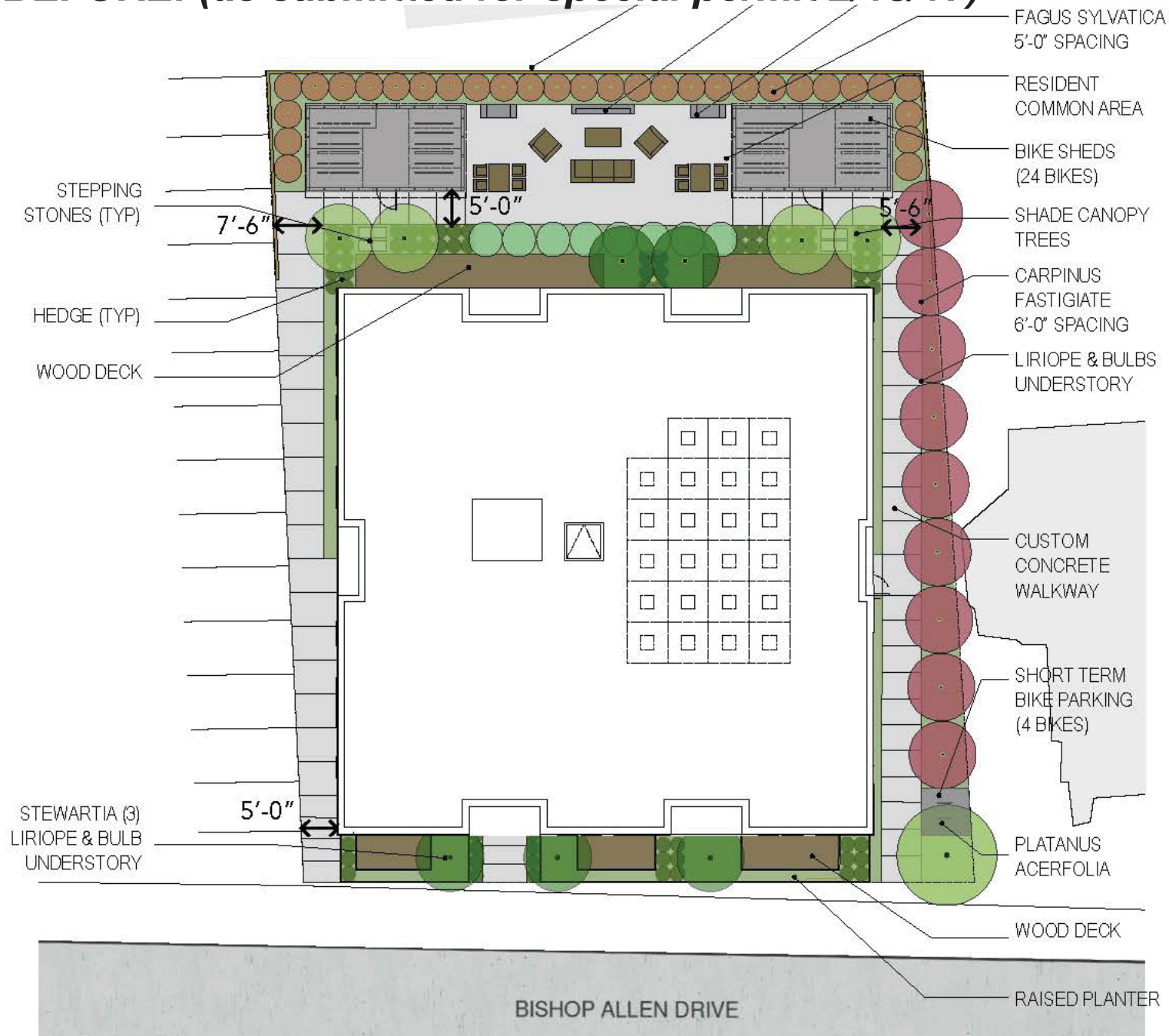
**SUMMARY OF REVISIONS**

- New ramp to provide compliant access to raised first floor slab.
- No paved access on east side to comply with city's green side yard requirement.
- A transformer (if needed) is placed behind fencing in east side yard.
- Bike sheds are located at rear corners
- 3 new street trees at sidewalk

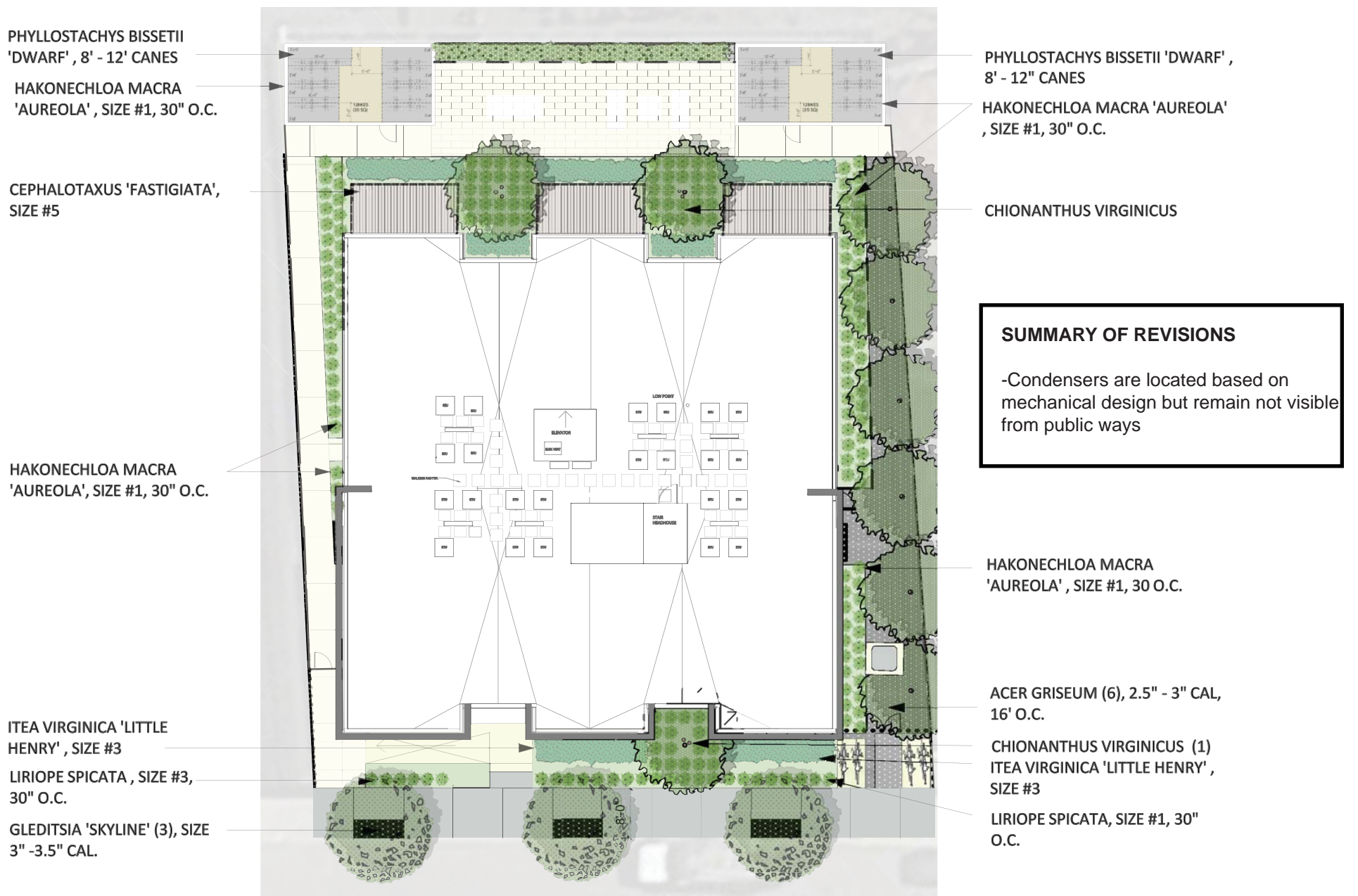
**PEDESTRIAN/BIKE ACCESS ROUTE**



**BEFORE: (as submitted for special permit 2/18/17)**



**AFTER: (as submitted for building permit August 2017)**

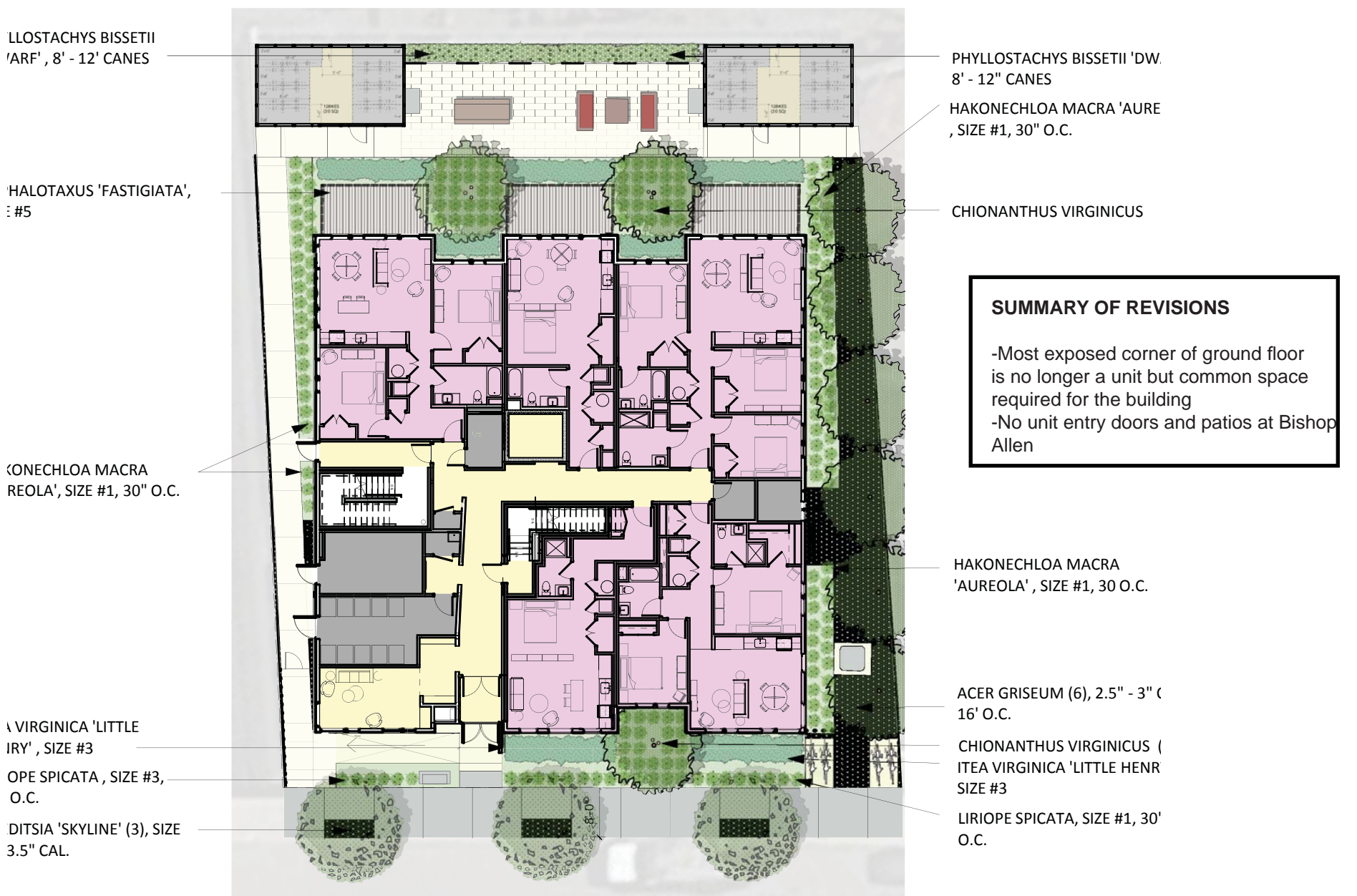




**BEFORE: (as submitted for special permit 2/18/17)**

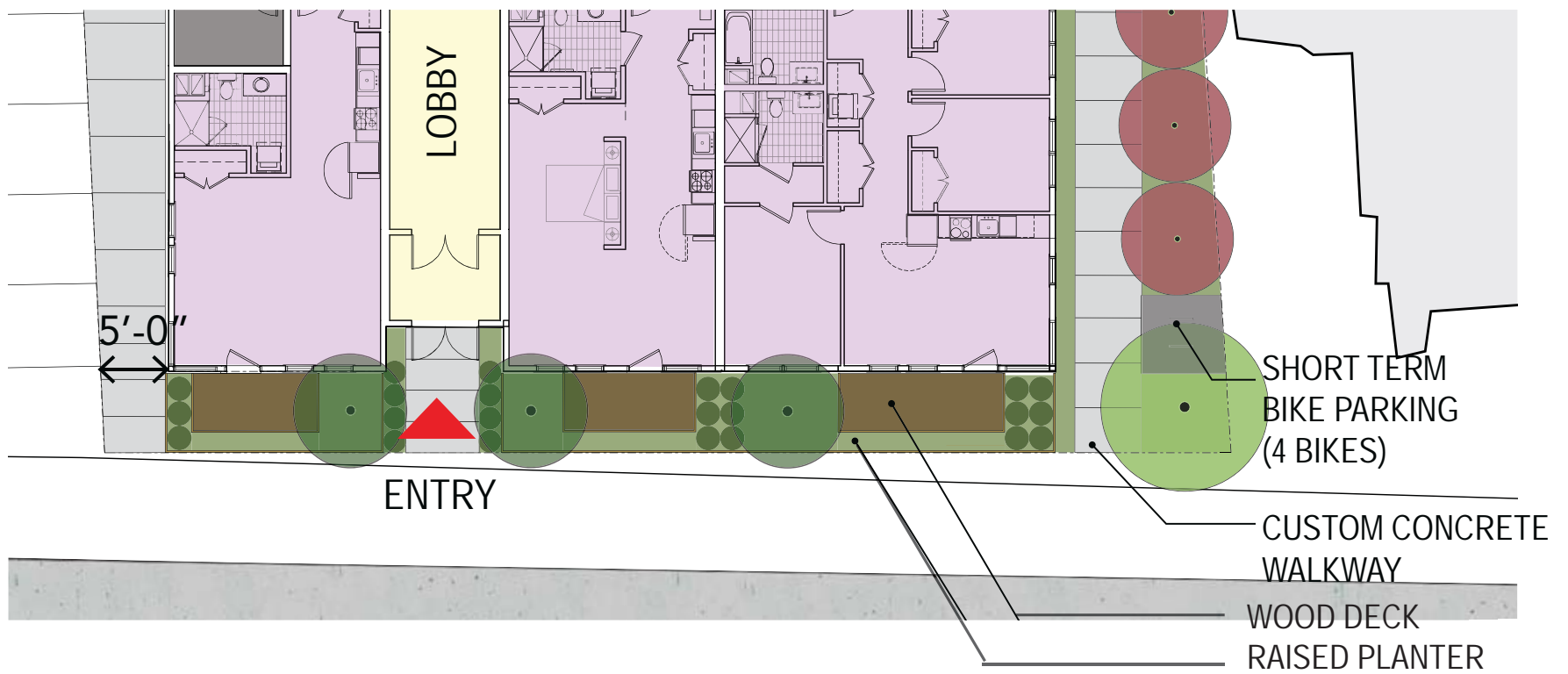


**AFTER: (as submitted for building permit August 2017)**

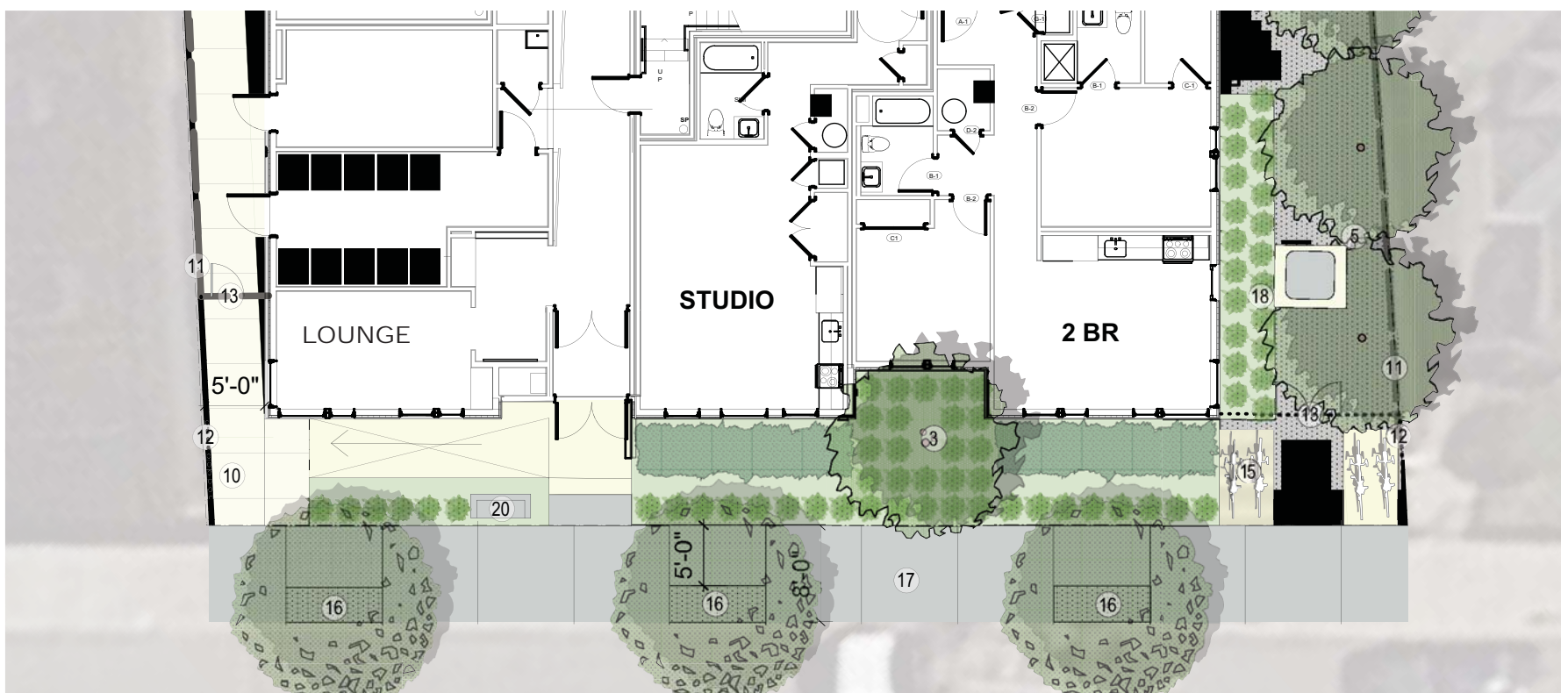




**BEFORE: (as submitted for special permit 2/18/17)**



**AFTER: (as submitted for building permit August 2017)**



**LEGEND**

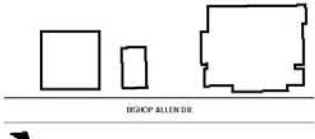
- |   |  |
|---|--|
| ① LOW SHRUB PLANTING - 1 GAL. 18 O.C.                       | ⑪ FENCE A - 6' HIGH HORIZONTAL BOARD FENCE             |
| ② SHRUB PLANTING - 5 GAL. 24" O.C.                          | ⑫ FENCE B - 3' HIGH METAL FENCE                        |
| 2A BAMBOO PLANTING - 15 GAL. 24" O.C.                       | ⑬ GATE TO MATCH FENCE                                  |
| ③ MULTI-STEM TREE - 12' TALL                                | ⑭ LONG TERM BIKE SHELTER- 13' X 24'                    |
| ④ SPECIMEN STANDARD TREE - 3" CALIPER                       | ⑮ TEMPORARY BIKE PARKING - 4 METAL BIKE BOLLARDS       |
| ⑤ 3/4" DECORATIVE CRUSHED STONE - PERMEABLE W/ WEED BARRIER | ⑯ PROPOSED STREET TREE - 3" CALIPER                    |
| ⑥ OUTDOOR LOUNGE SET  | ⑰ PROPOSED NEW SIDEWALK, 4" PIP CONCRETE, BROOM FINISH |
| ⑦ LARGE PICNIC TABLE  | ⑱ PIP CONCRETE PATIO WITH RAILING, BROOM FINISH        |
| ⑧ BBQ   | ⑲ 1/4" STEEL EDGE - 150 L.F.                           |
| ⑨ PERMEABLE CONCRETE PAVERS OVER COMPACTED SUBGRADE OR LAWN | ⑳ BENCH  |

**SUMMARY OF REVISIONS**

- New ramp provide to provide compliant access to raised first floor slab.
- No entry doors to units and patios facing Bishop Allen Drive. A green buffer provided to enhance privacy and better define public/private edge.
- No paved access on east side to comply with city's green side yard requirement.
- A transformer (if needed) is placed behind fencing in east side yard.
- Temporary bike parking at corner to minimize view from Unit windows (at most private wall)
- 3 new street trees at sidewalk



**BEFORE: (as submitted for special permit 2/18/17)**



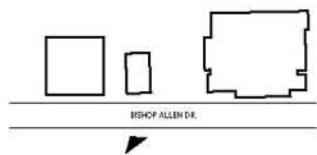
Prepared By: CBT Architects  
Figure 1.10a  
Bishop Allen Drive View  
47 Bishop Allen Drive

**AFTER: (as submitted for building permit August 2017)**





**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects

Figure 1.10b

City Parking Lot View

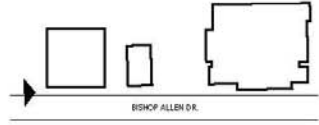
47 Bishop Allen Drive  
Cambridge, Massachusetts

**AFTER: (as submitted for building permit August 2017)**





**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBF Architects  
Figure 1.10c  
Street View looking East  
47 Bishop Allen Drive  
Cambridge, Massachusetts

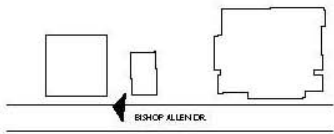
UPDATED 12/22/2014

**AFTER: (as submitted for building permit August 2017)**





**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects

Figure 1.10d

Street View looking West

47 Bishop Allen Drive  
Cambridge, Massachusetts

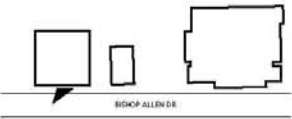
ED 12/22/2016

**AFTER: (as submitted for building permit August 2017)**





**BEFORE: (as submitted for special permit 2/18/17)**



Prepared By: CBT Architects

Figure 1.10e  
Entrance View

47 Bishop Allen Drive  
Cambridge, Massachusetts

UPDATED 12/22/2016

**AFTER: (as submitted for building permit August 2017)**

