



Project: 55 Wheeler Street  
Cambridge, Massachusetts

WESTBROOK PARTNERS  
**REDGATE**

Residential Building  
Planning Board Special Permit Submission  
Volume 2 June 29, 2017

**DiMella  
Shaffer**  
Architecture | Interior Design | Planning

Landscape Architect:  
Landworks Studio

Civil and Environmental Engineer:  
WSP USA

Traffic Engineer:  
Vanasse Hangen Brustlin

Structural Engineer:  
L.A. Fuess Partners

MEP Engineer:  
CES Consulting Engineering Services



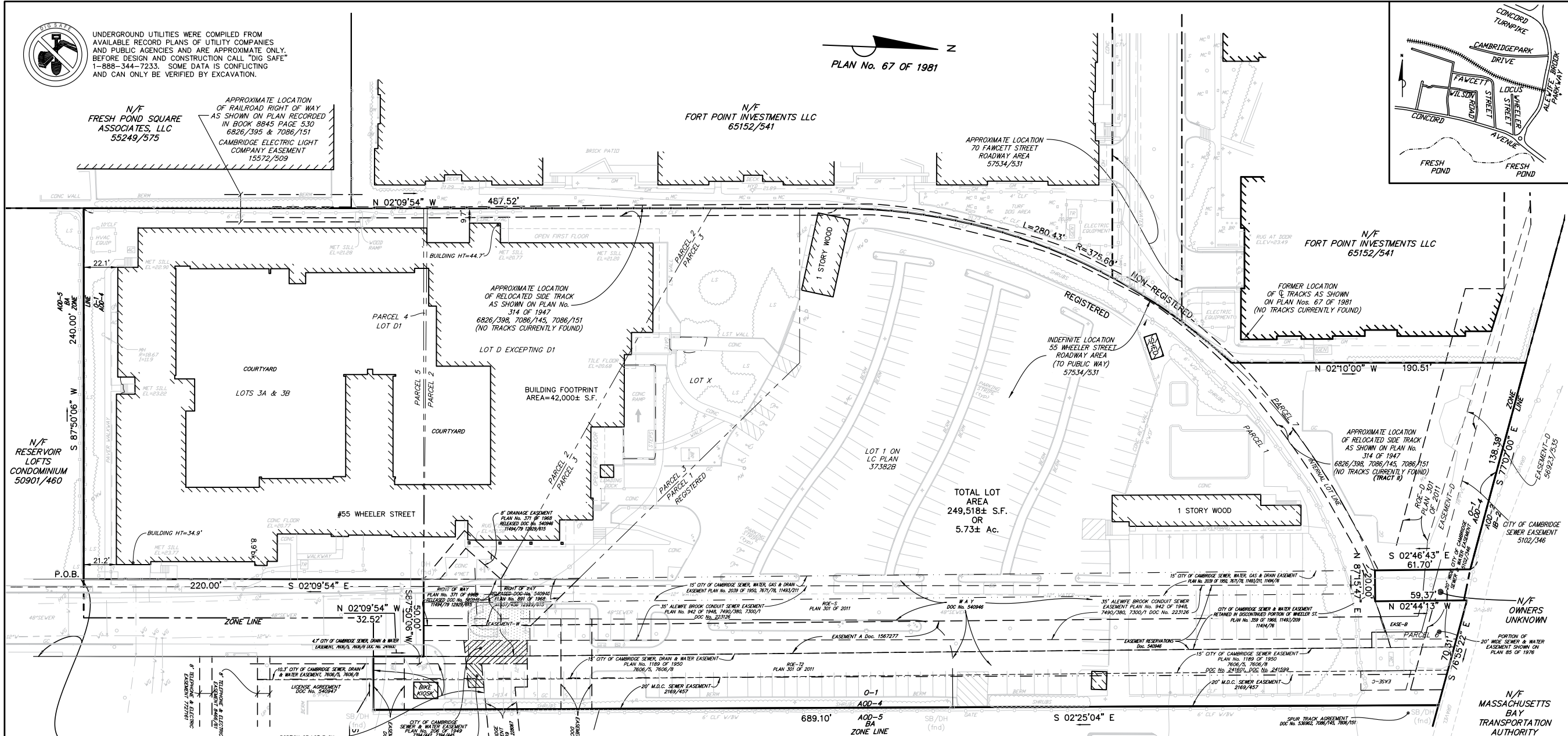
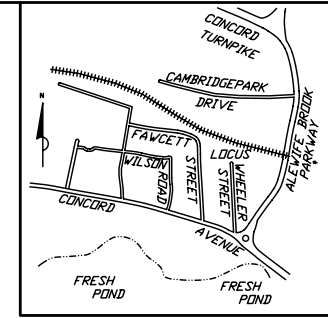
UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

N/F FRESH POND SQUARE ASSOCIATES, LLC 55249/575

APPROXIMATE LOCATION OF RAILROAD RIGHT OF WAY AS SHOWN ON PLAN RECORDED IN BOOK 8845 PAGE 530 6826/395 & 7086/151 CAMBRIDGE ELECTRIC LIGHT COMPANY EASEMENT 15572/509

N/F FORT POINT INVESTMENTS LLC 65152/541

PLAN No. 67 OF 1981



**WHEELER STREET**  
(PUBLIC - 50' WIDE)

N/F CAMBRIDGE ELECTRIC LIGHT COMPANY L.C. CERT #160674

N/F BOSTON EDISON COMPANY L.C. CERT #147384

REFERENCES  
MIDDLESEX COUNTY REGISTRY OFF DEEDS  
DEED BOOK 50909 PAGE 529 (LOCUS DEED)  
57531 41

PLAN No. 648 OF 2011	301	2011
"	67	1981
"	85	1976
"	1389	1968
"	891	1968
"	371	1968
"	370	1968
"	359	1968
"	844	1950
"	430	1952
"	496	1951
"	2039	1950
"	1189	1950
"	1033	1949
"	206	1949
"	942	1948
"	757	1948
"	314	1947
"	35	1947
"	42	1945
LAND COURT PLAN No. 37382 A, B AND C		
LAND COURT PLAN No. 12025D		
CAMBRIDGE DEPARTMENT OF PUBLIC WORKS		
"WHEELER STREET FOR ACCEPTANCE" DATED		
AUGUST 20, 1948, VOLUME 20 PAGE 32,		
"EXISTING CONDITIONS PLAN, WHEELER STREET, CAMBRIDGE,		
MA," BY PERKINS ENGINEERING, AUGUST 20, 1987.		

LEGEND:

AC	AIR CONDITIONER
BERM	BITUMINOUS CONCRETE BERM
BIT CONC	BITUMINOUS CONCRETE
BR	BIKE RACK
CB	CATCH BASIN
CLF	CLF
CONC	CONC
DMH	DMH
EMH	EMH
GC	GRANITE CURB
GG	GAS GATE
GM	GAS METER
GR	GUARD RAIL
GW	GLY WIRE
HYD	HYDRANT
LP	LIGHT POLE
LS	LANDSCAPING
LST	LANDSCAPE TIMBER
MC	METAL COVER
MH	MANHOLE
MW	MONITORING WELL
P	P
S	SIGN
SMH	SEWER MANHOLE
UP	UTILITY POLE
V	VENT
WG	WATER GATE
WSF	WOOD STOCKADE FENCE
12" T	12" TREE
⊕	HANDICAPPED PARKING

- NOTES
- THE ELEVATIONS SHOWN HEREON REFER TO THE CITY OF CAMBRIDGE DATUM. BENCHMARK USED: DA-3, CHISELED SQUARE ON CONCRETE SIGN BASE, NORTH CAMBRIDGE, AT SHOPPING CENTER AT CONCORD AVE AND FRESH POND PARKWAY; IN CENTER OF THE NOW CVS SIGN BASE. ELEVATION = 22.24(CAMBRIDGE) TO CONVERT TO NAVD 1929 SUBTRACT 10.84 FROM EACH ELEVATION SHOWN. TO CONVERT TO NAVD 1988 SUBTRACT 11.66 FROM EACH ELEVATION SHOWN.
  - THE PARCEL SHOWN HEREON IS LOCATED IN ZONE AE AND ZONE X (SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 419 OF 646, COMMUNITY PANEL NUMBER 250186 0419 E, EFFECTIVE DATE JUNE 4, 2010.
  - OWNER: ONA II WHEELER LLC ASSESSOR'S MAP 267F-286
  - EASEMENTS AND INTERNAL PARCEL LINES ARE NOT SHOWN ON SHEET 1 OF 2 FOR CLARITY PURPOSES. SEE SHEET 2 OF 2 FOR EASEMENTS AND INTERNAL PARCEL LINES.

#55 WHEELER STREET  
EXISTING CONDITIONS PLAN  
IN  
CAMBRIDGE, MA  
(MIDDLESEX COUNTY)  
SCALE: 1" = 30' DATE: NOVEMBER 18, 2016

Precision Land Surveying, Inc.  
32 Turnpike Road  
Southborough, Massachusetts 01772  
TELE NO: (508) 460-1789 FAX NO: (508) 970-0096  
409103EC1.DWG SHEET 2 OF 2



# 55 WHEELER STREET

## AREA CONTEXT



# 55 WHEELER STREET

## SITE CONTEXT PHOTOS



Wheeler Street Looking North



Abutter's Side Yard



Existing Building



Existing Parking Area Looking North



Existing Parking Area Looking West



Existing Parking Area Looking South



Fawcett Street Extension Looking East



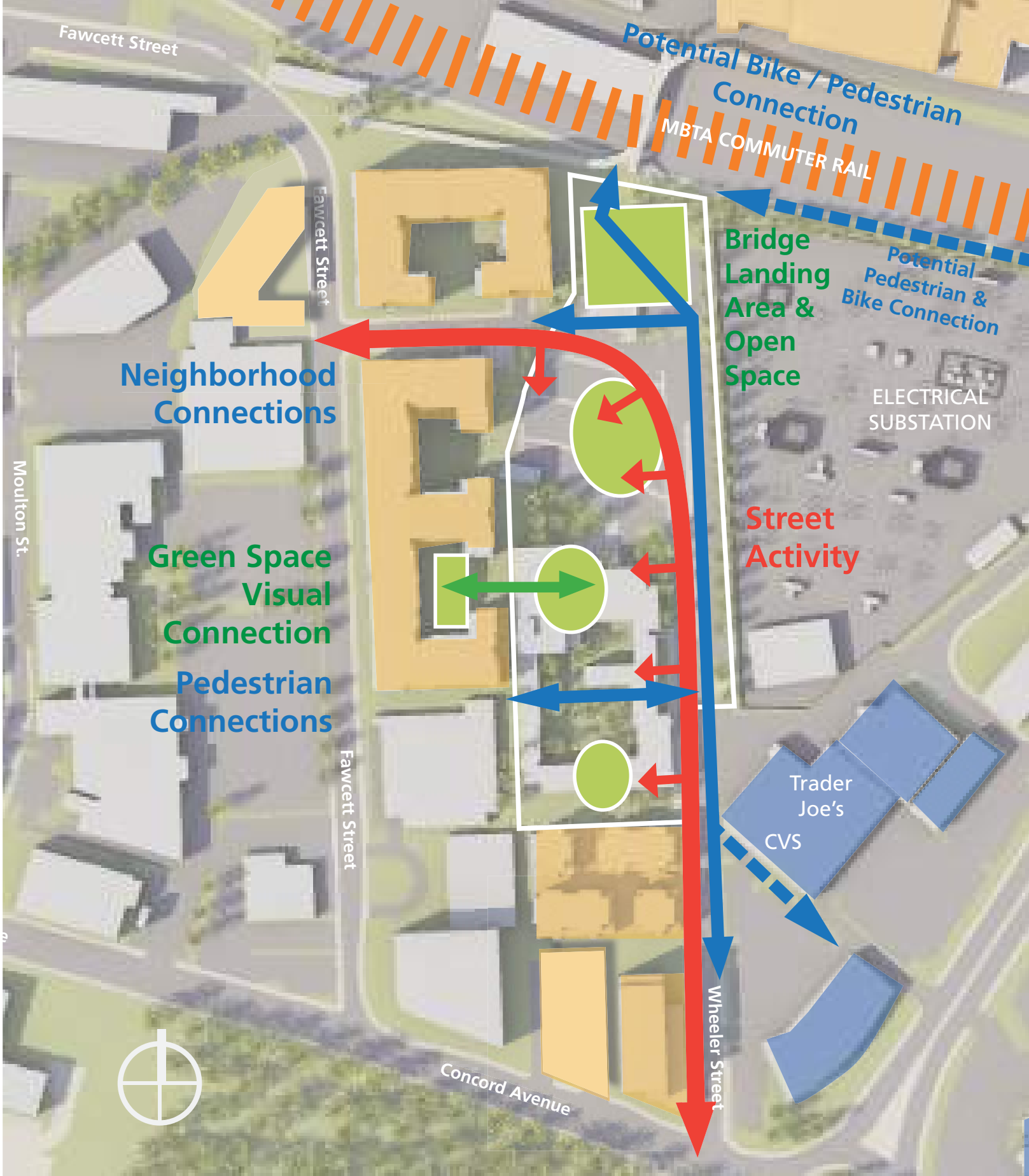
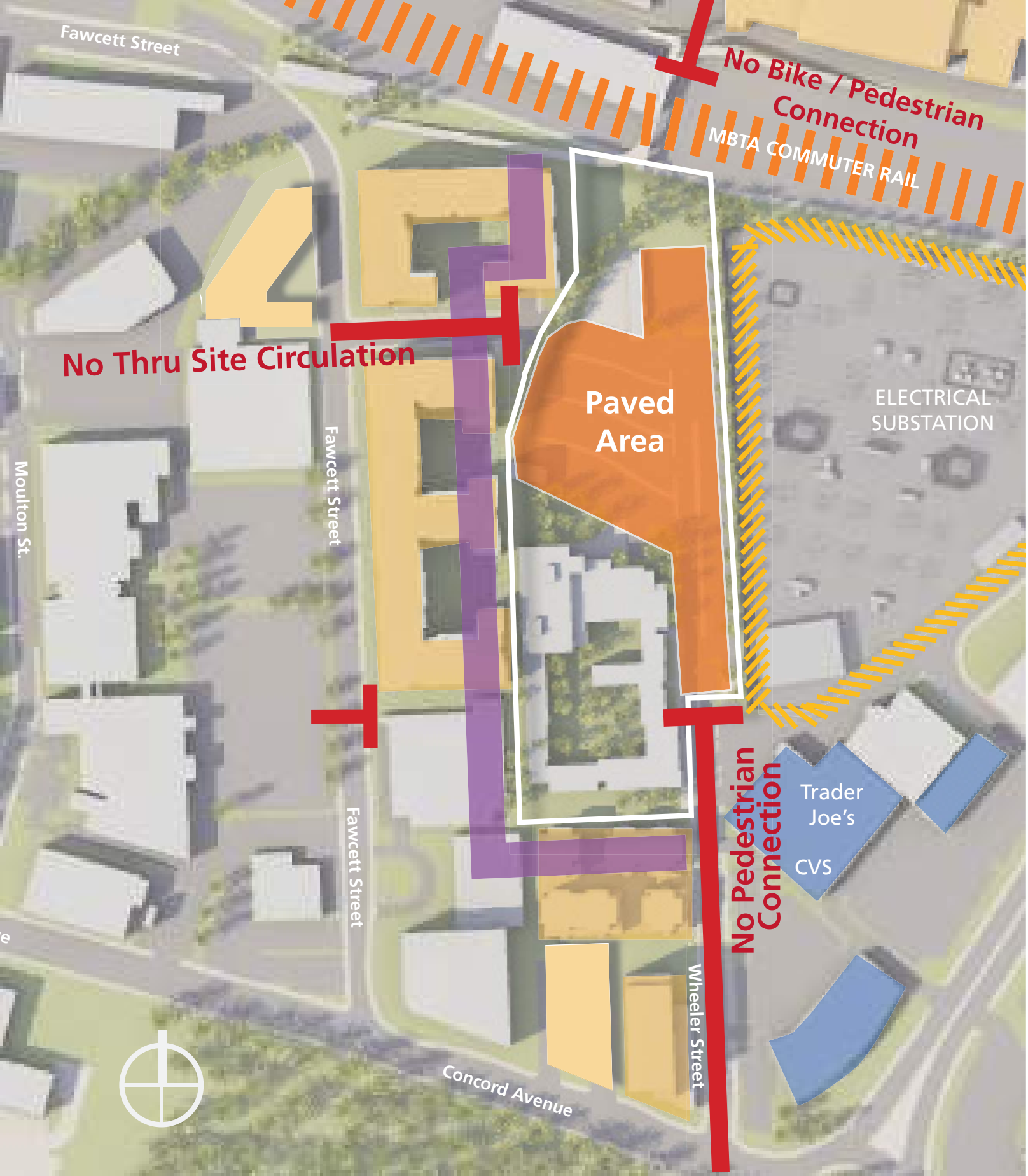
West Property Line Looking North

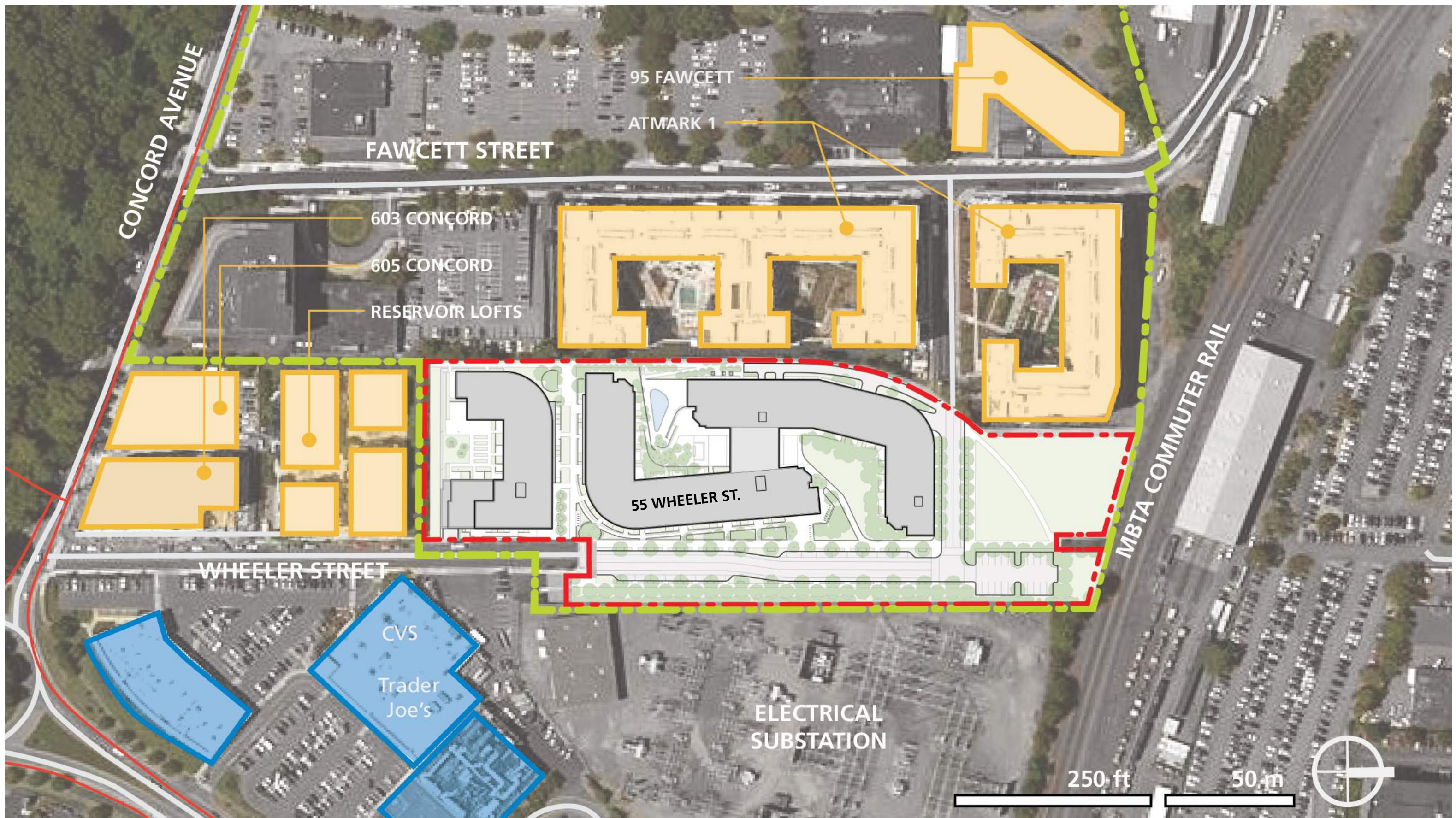


West Property Line Looking South

# 55 WHEELER STREET

## EXISTING SITE CONDITIONS PHOTOS

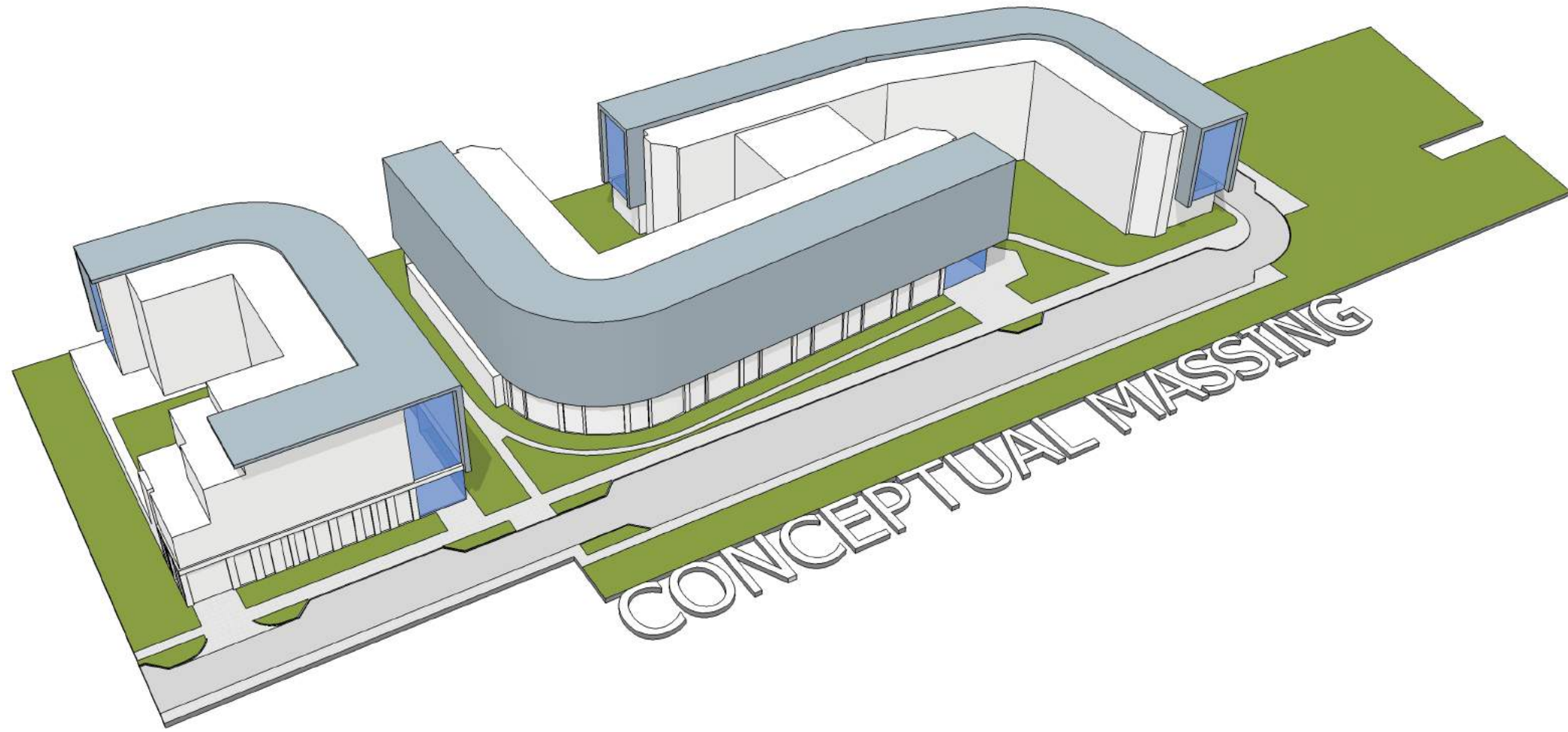




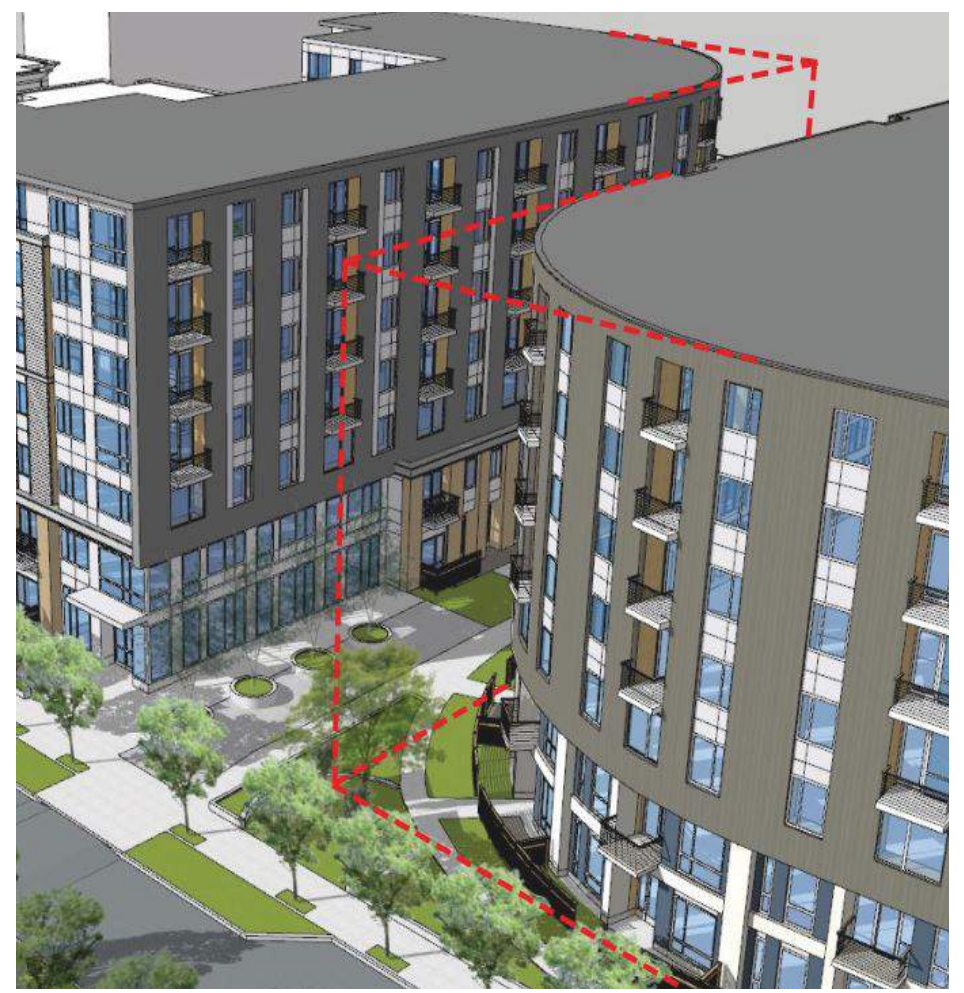
# 55 WHEELER STREET

## CONTEXT SITE PLAN

ARCHITECTURAL  
VARIETY AND COHERENCE



SUBTRACTIVE CORNERS



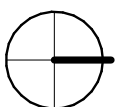
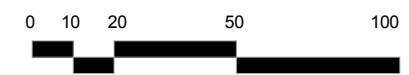
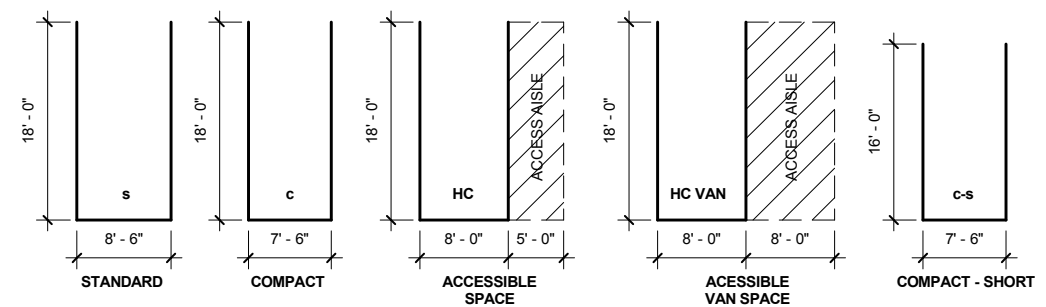








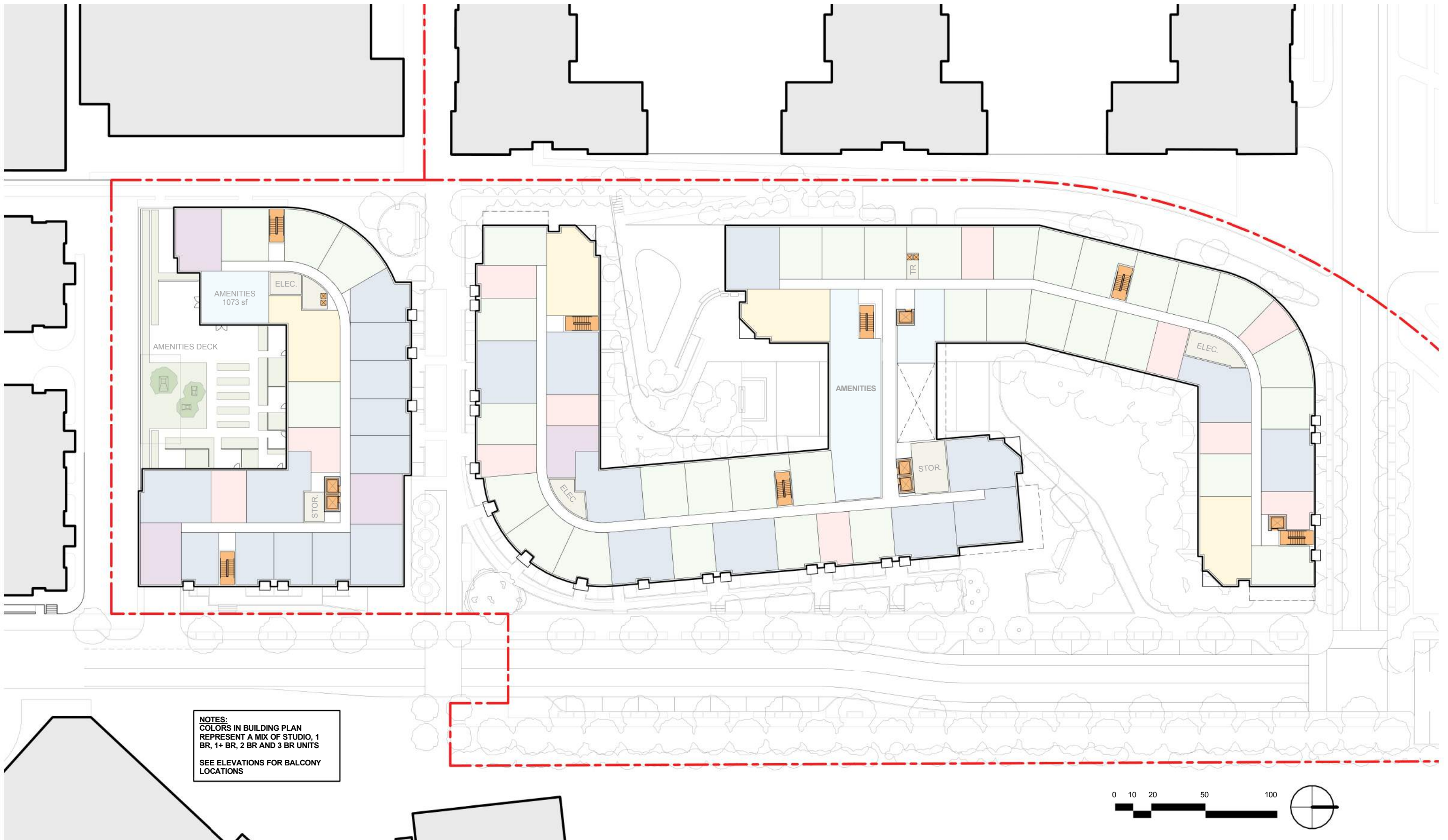
PARKING		
L0	384	(162 Compact)
L1	42	(18 Compact)
Site	22	
<b>TOTAL</b>	<b>448</b>	<b>(180 Compact)</b>
<b>RATIO</b>	<b>.85</b>	





NOTES:  
 COLORS IN BUILDING PLAN  
 REPRESENT A MIX OF STUDIO, 1  
 BR, 1+ BR, 2 BR AND 3 BR UNITS





NOTES:  
 COLORS IN BUILDING PLAN  
 REPRESENT A MIX OF STUDIO, 1  
 BR, 1+ BR, 2 BR AND 3 BR UNITS  
 SEE ELEVATIONS FOR BALCONY  
 LOCATIONS



**NOTES:**  
 COLORS IN BUILDING PLAN  
 REPRESENT A MIX OF STUDIO, 1  
 BR, 1+ BR, 2 BR AND 3 BR UNITS  
  
 SEE ELEVATIONS FOR BALCONY  
 LOCATIONS

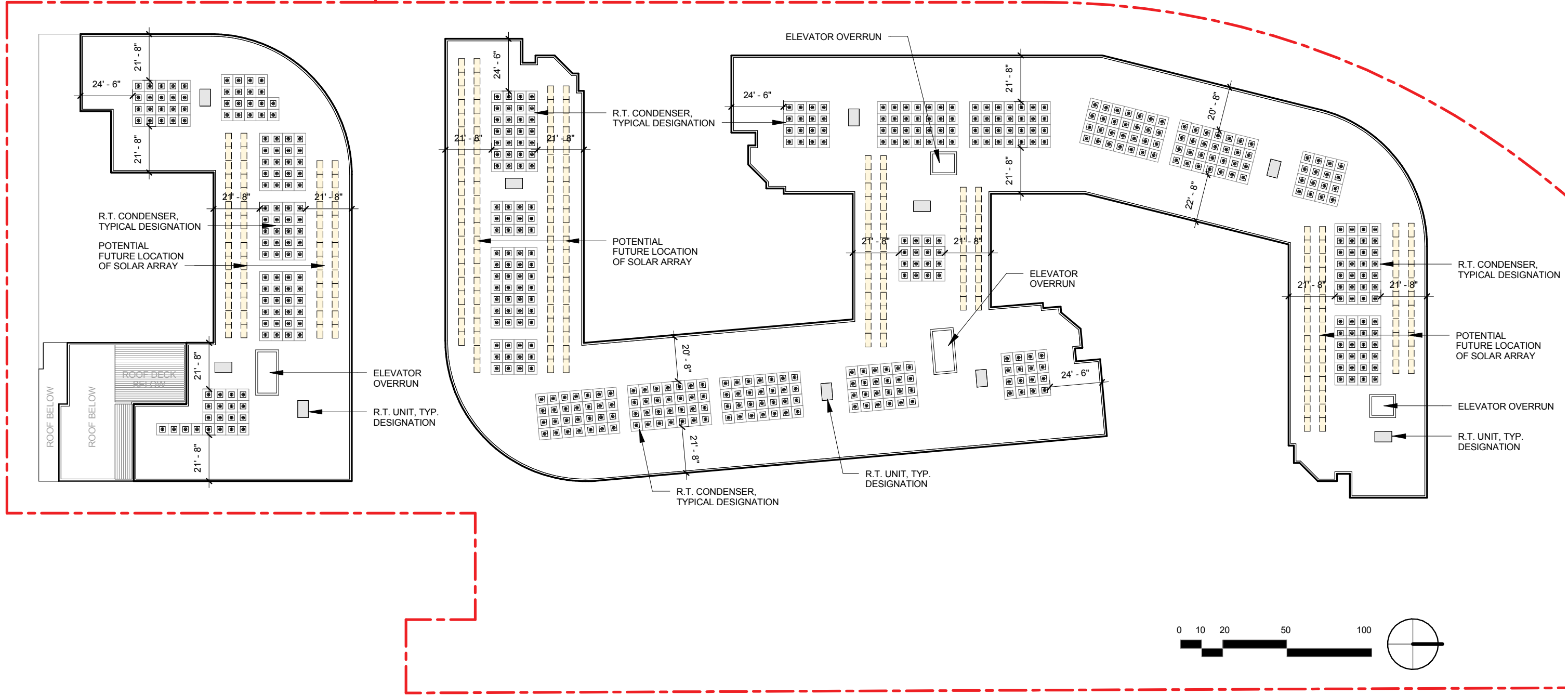
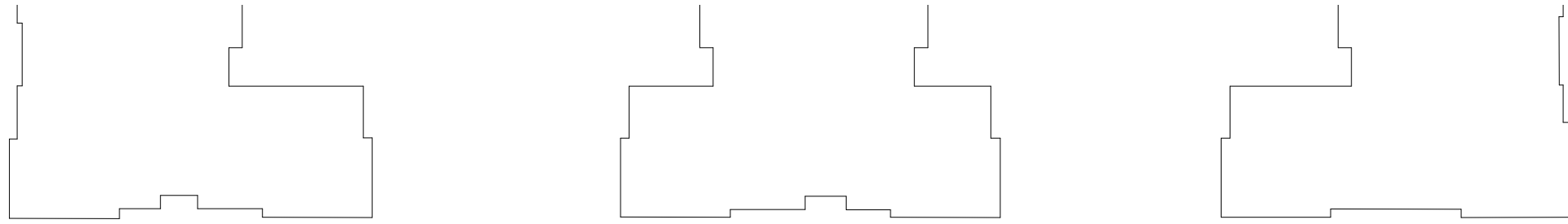


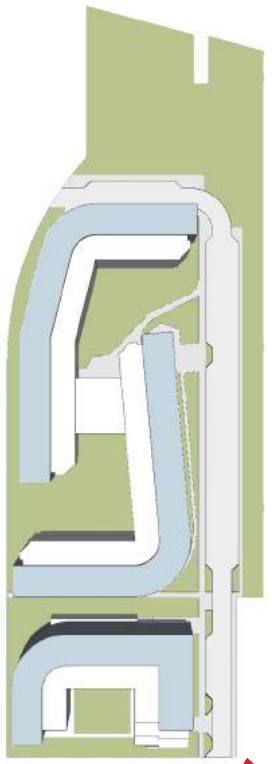
**NOTES:**  
 COLORS IN BUILDING PLAN  
 REPRESENT A MIX OF STUDIO, 1  
 BR, 1+ BR, 2 BR AND 3 BR UNITS  
 SEE ELEVATIONS FOR BALCONY  
 LOCATIONS



NOTES:  
 COLORS IN BUILDING PLAN  
 REPRESENT A MIX OF STUDIO, 1  
 BR, 1+ BR, 2 BR AND 3 BR UNITS  
 SEE ELEVATIONS FOR BALCONY  
 LOCATIONS

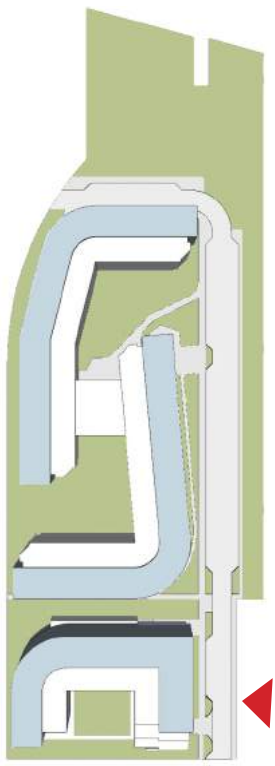






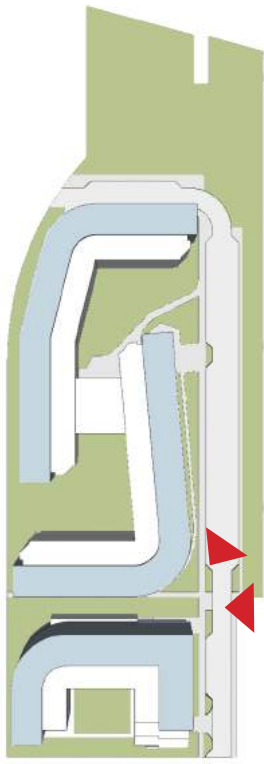
Rendering for architectural and landscape design reference only. Please see detailed Civil, Site, and Landscape plans for roadway and curb cut design detail.





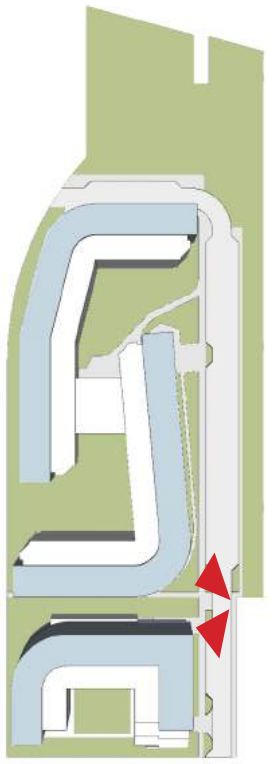
Rendering for architectural and landscape design reference only. Please see detailed Civil, Site, and Landscape plans for roadway and curb cut design detail.

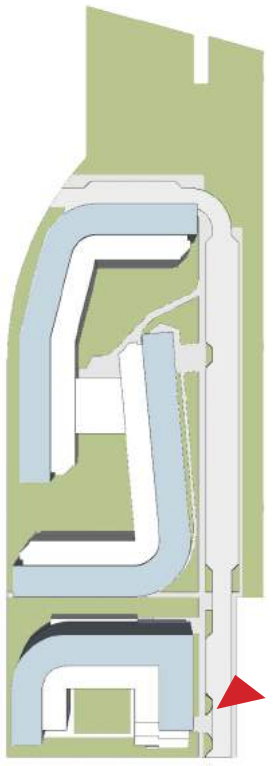




Rendering for architectural and landscape design reference only. Please see detailed Civil, Site, and Landscape plans for roadway and curb cut design detail.

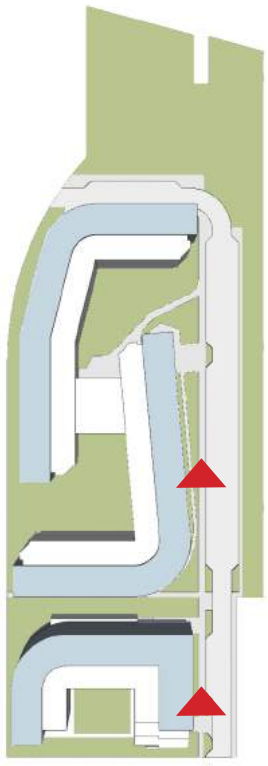






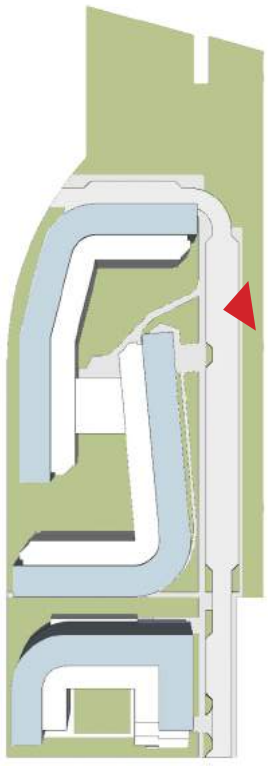
Rendering for architectural and landscape design reference only. Please see detailed Civil, Site, and Landscape plans for roadway and curb cut design detail.





Rendering for architectural and landscape design reference only. Please see detailed Civil, Site, and Landscape plans for roadway and curb cut design detail.

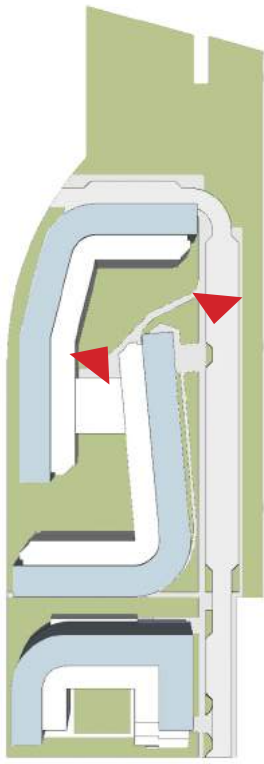




Rendering for architectural and landscape design reference only. Please see detailed Civil, Site, and Landscape plans for roadway and curb cut design detail.

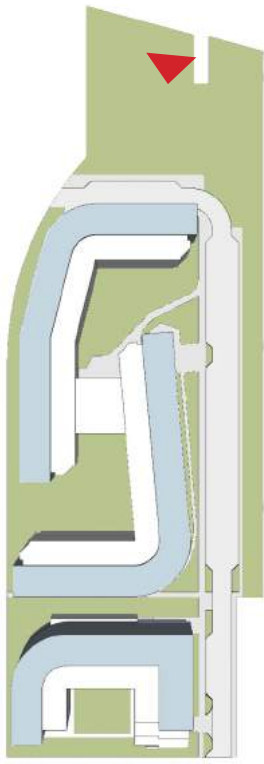






Rendering for architectural and landscape design reference only. Please see detailed Civil, Site, and Landscape plans for roadway and curb cut design detail.





## 55 WHEELER STREET

BUILDING 3 FROM OPEN SPACE

WESTBROOK PARTNERS

REDGATE

DiMella  
Shaffer  
Architecture | Interior Design | Planning

landworks > studio inc