



Project: 55 Wheeler Street
Cambridge, Massachusetts

WESTBROOK PARTNERS

REDGATE

Residential Building
Supplement to the Special Permit Application
Volume 2: Updated Plan Set
October 6, 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

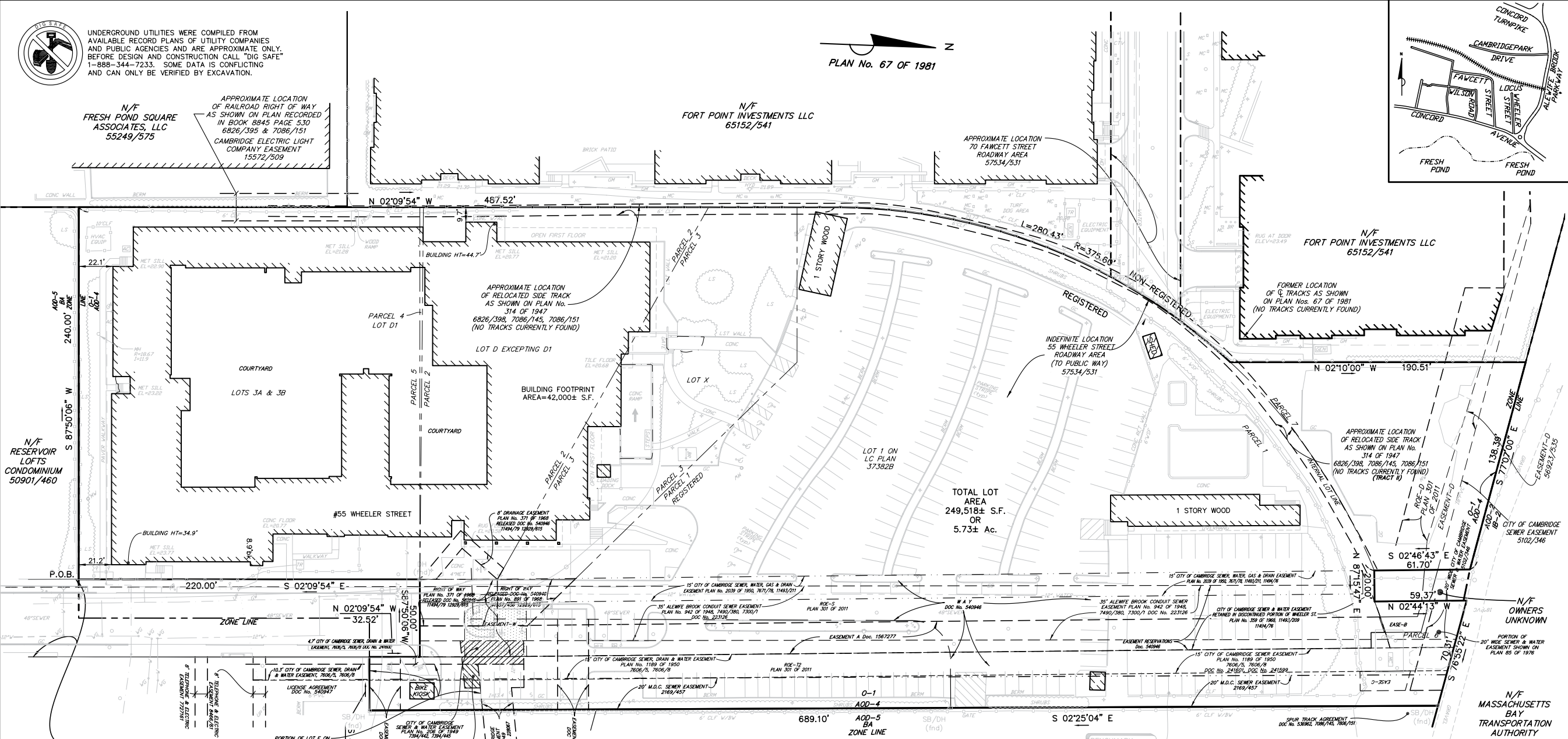
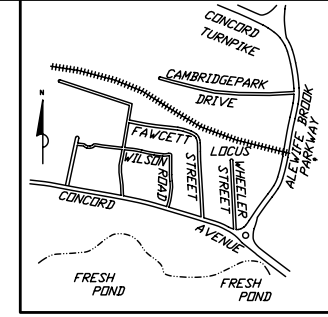
MEP Engineer:
CES Consulting Engineering Services



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



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
- 1) 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.
 - 2) 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.
 - 3) OWNER: ONA II WHEELER LLC ASSESSOR'S MAP 267F-286
 - 4) 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



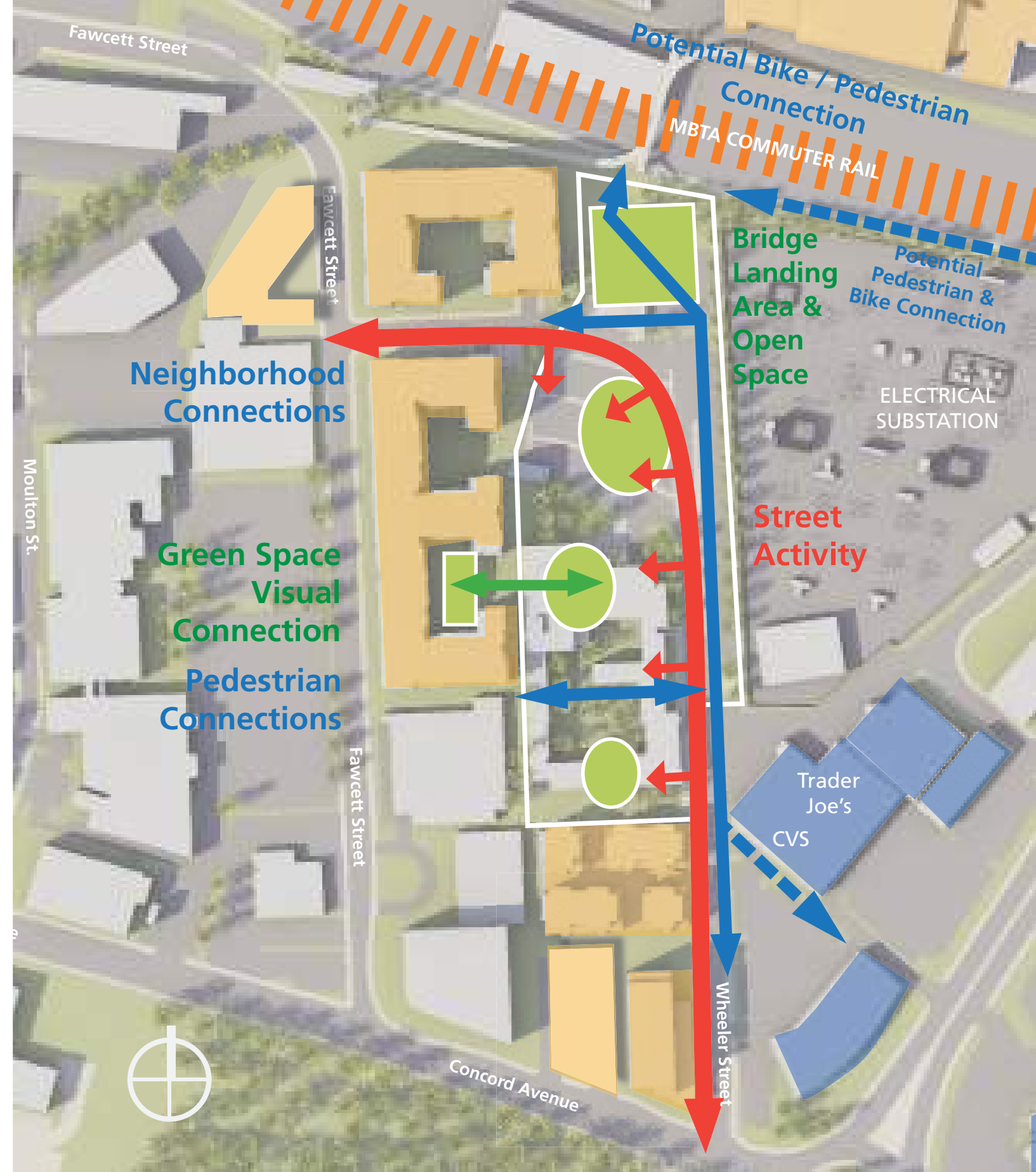
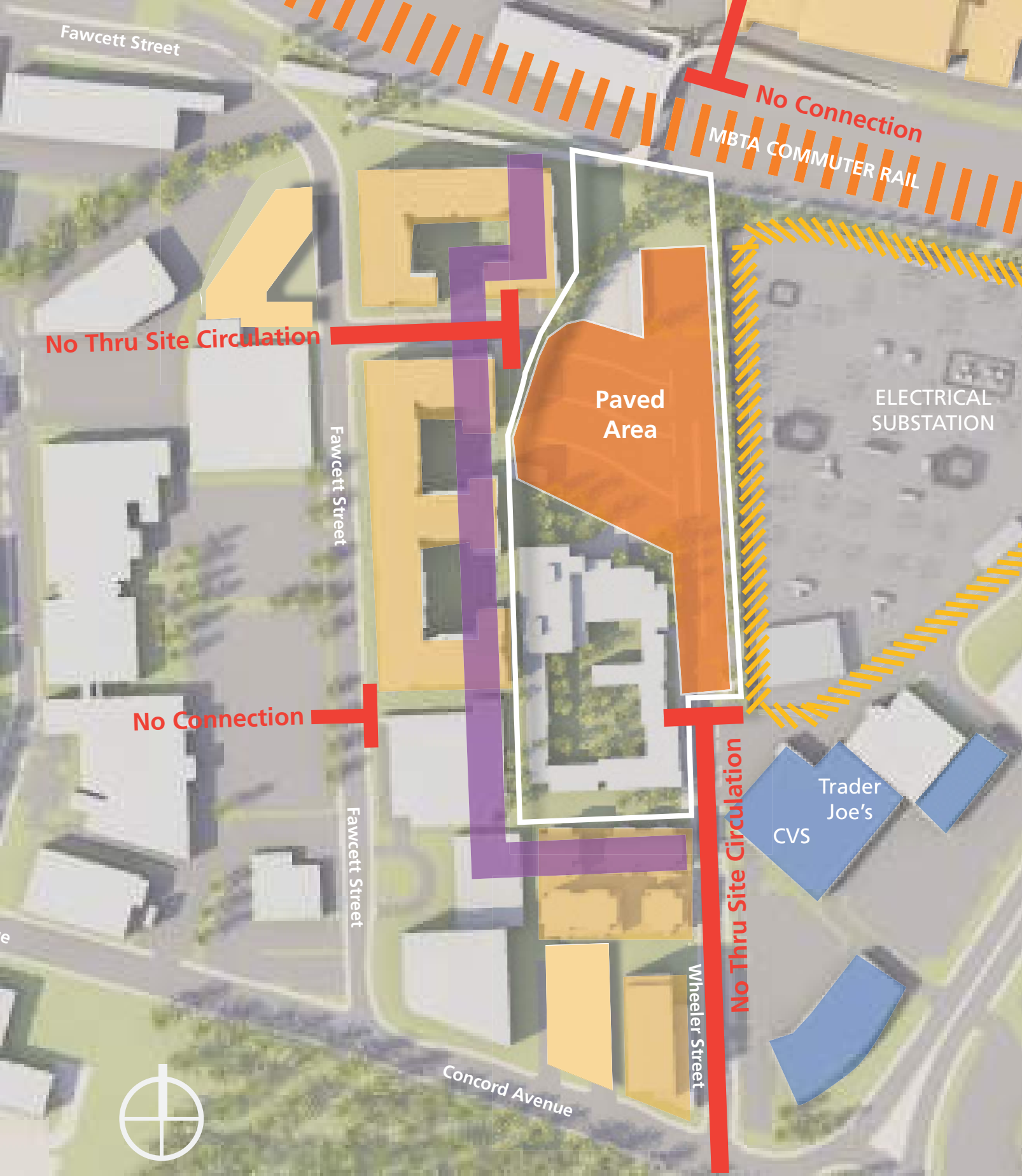
West Property Line Looking North

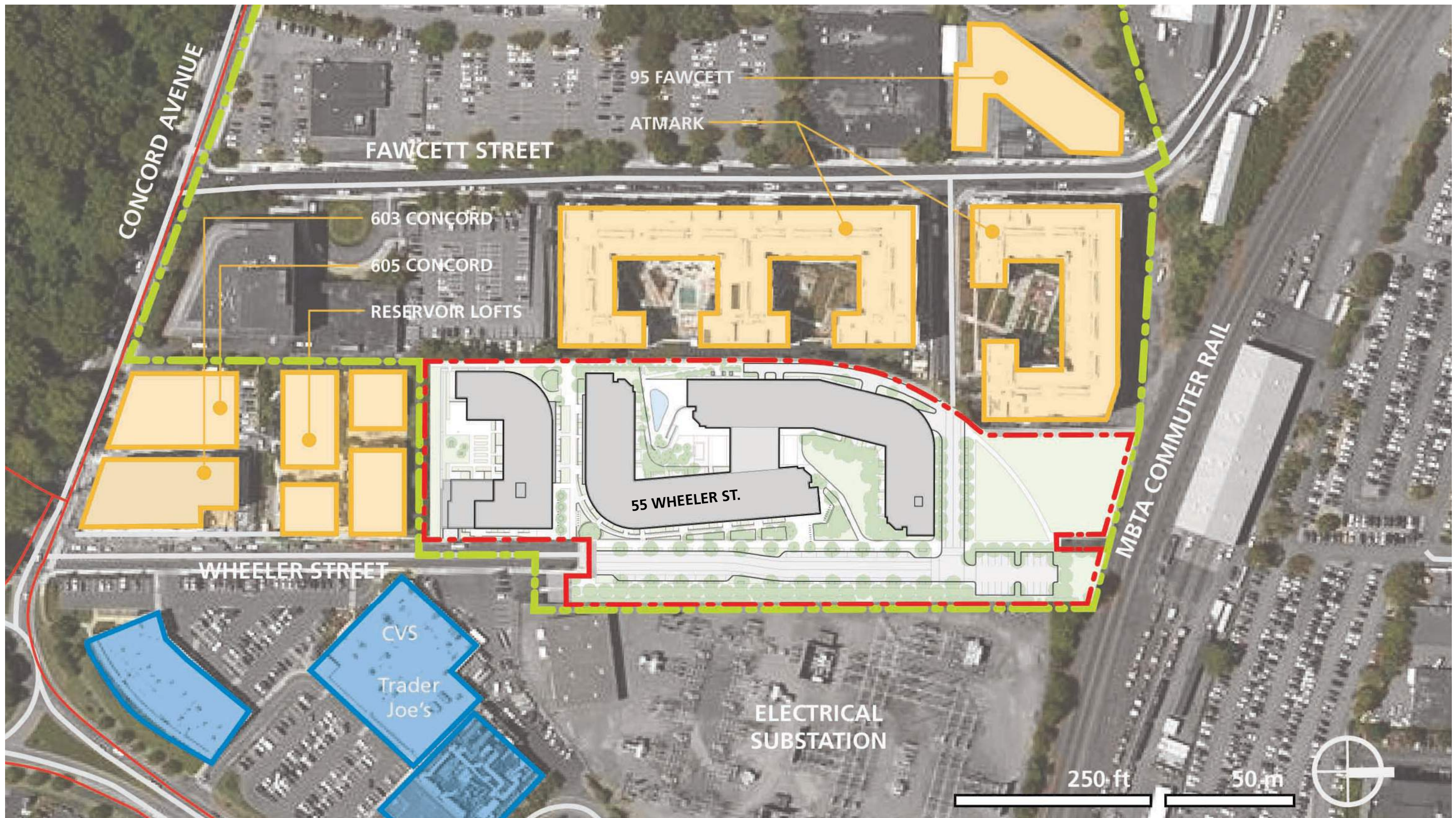


West Property Line Looking South

55 WHEELER STREET

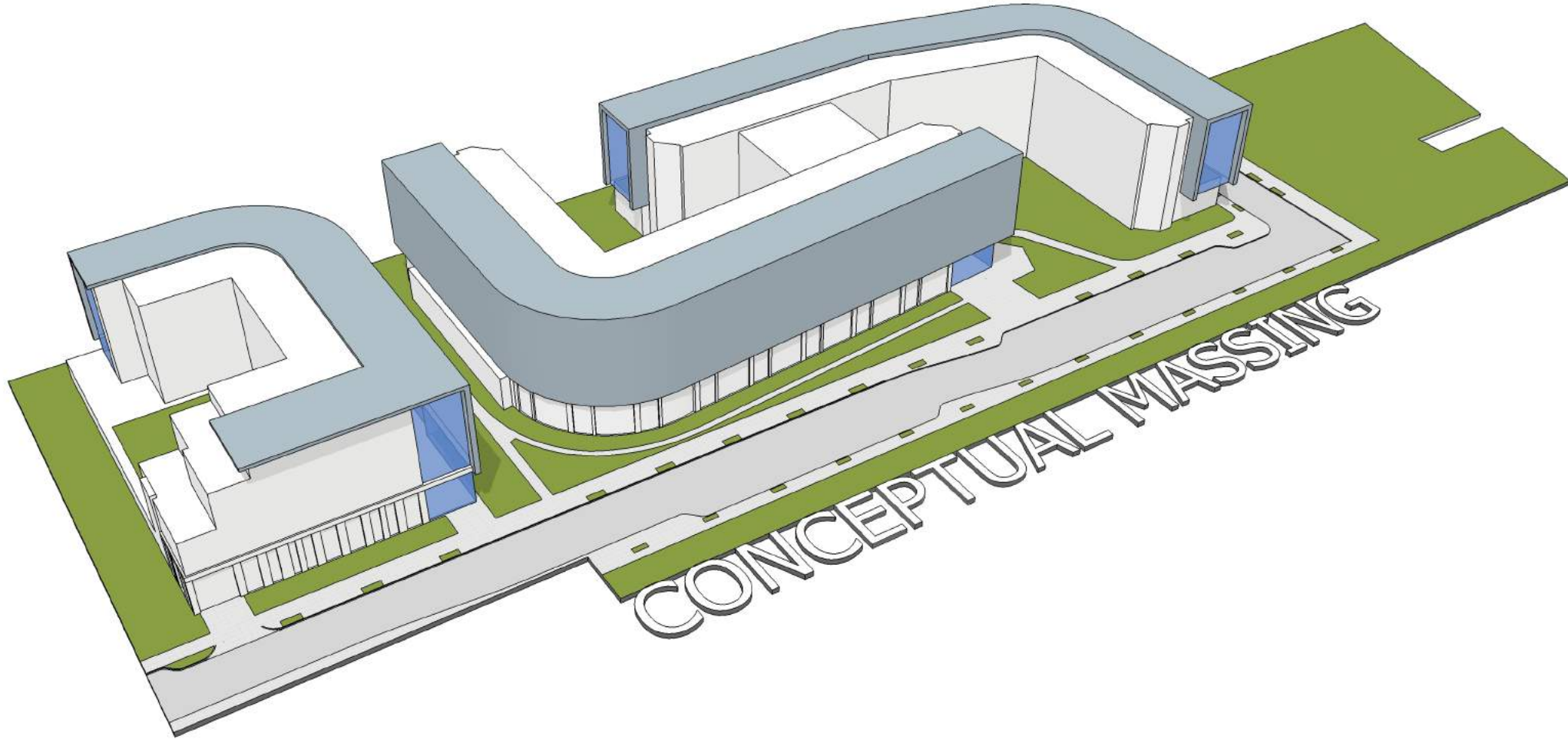
EXISTING SITE CONDITIONS PHOTOS





55 WHEELER STREET

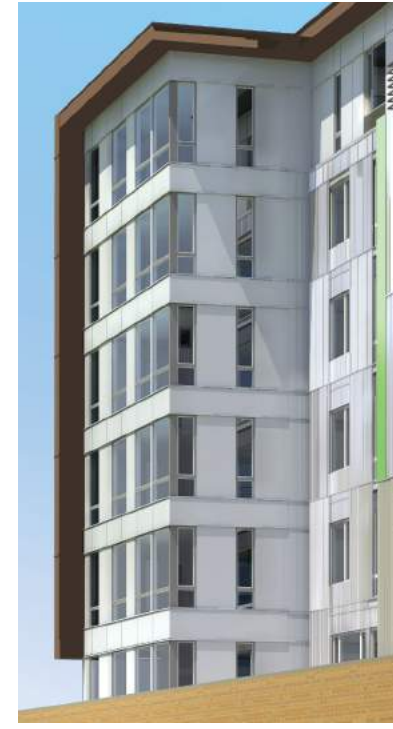
CONTEXT SITE PLAN

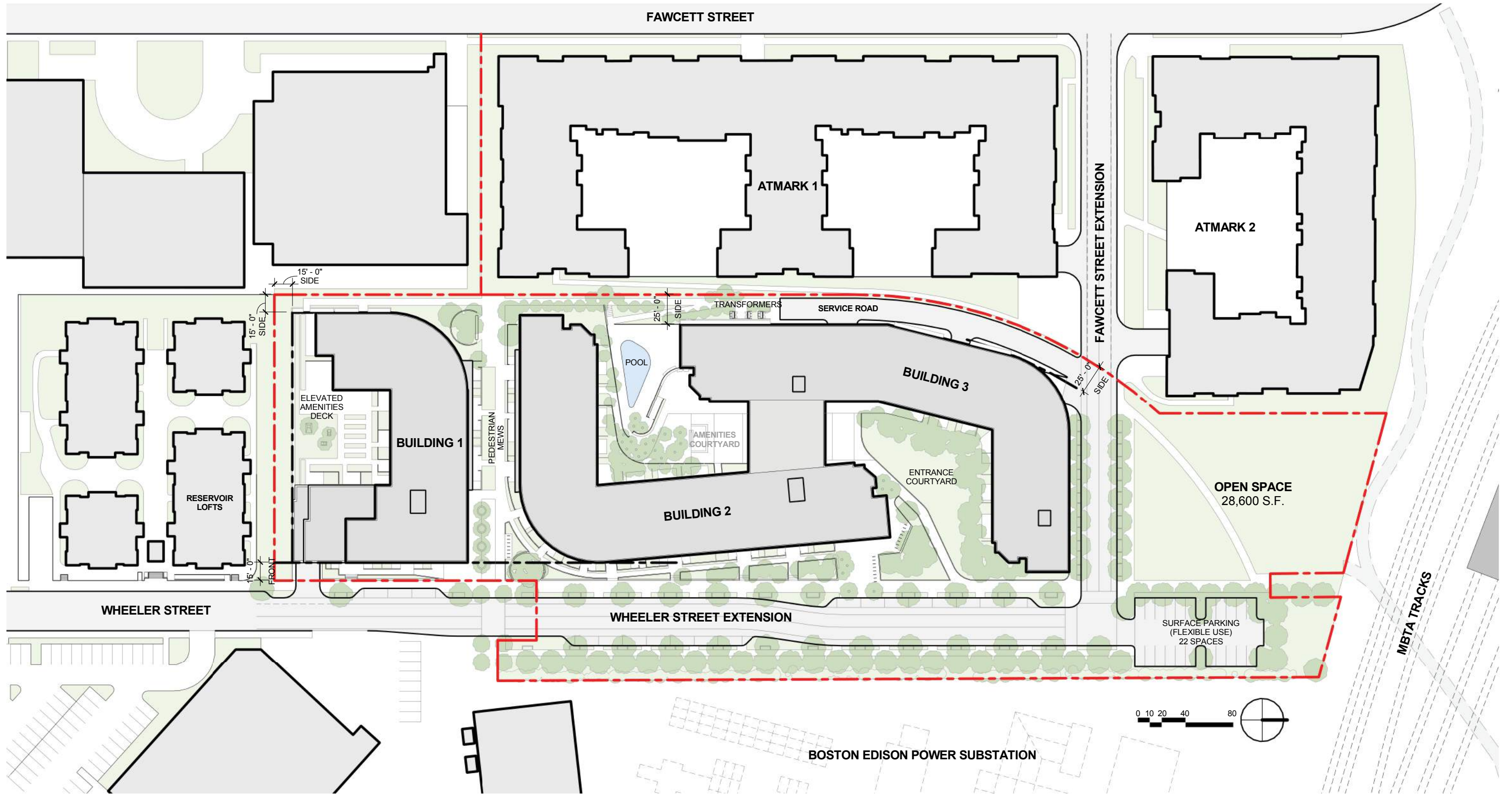


SUBTRACTIVE CORNERS



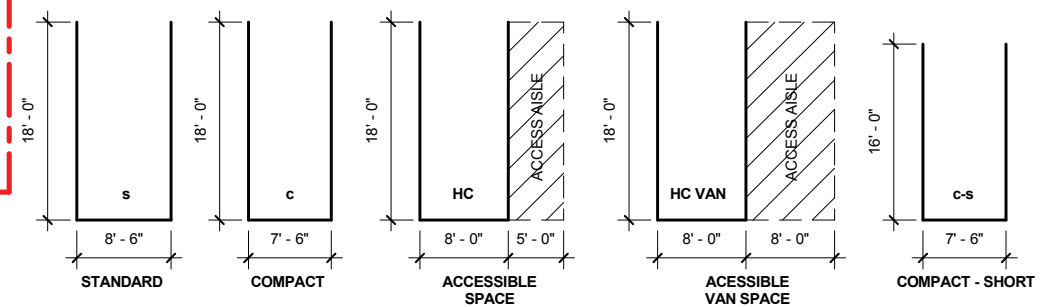
ARCHITECTURAL VARIETY AND COHERENCE

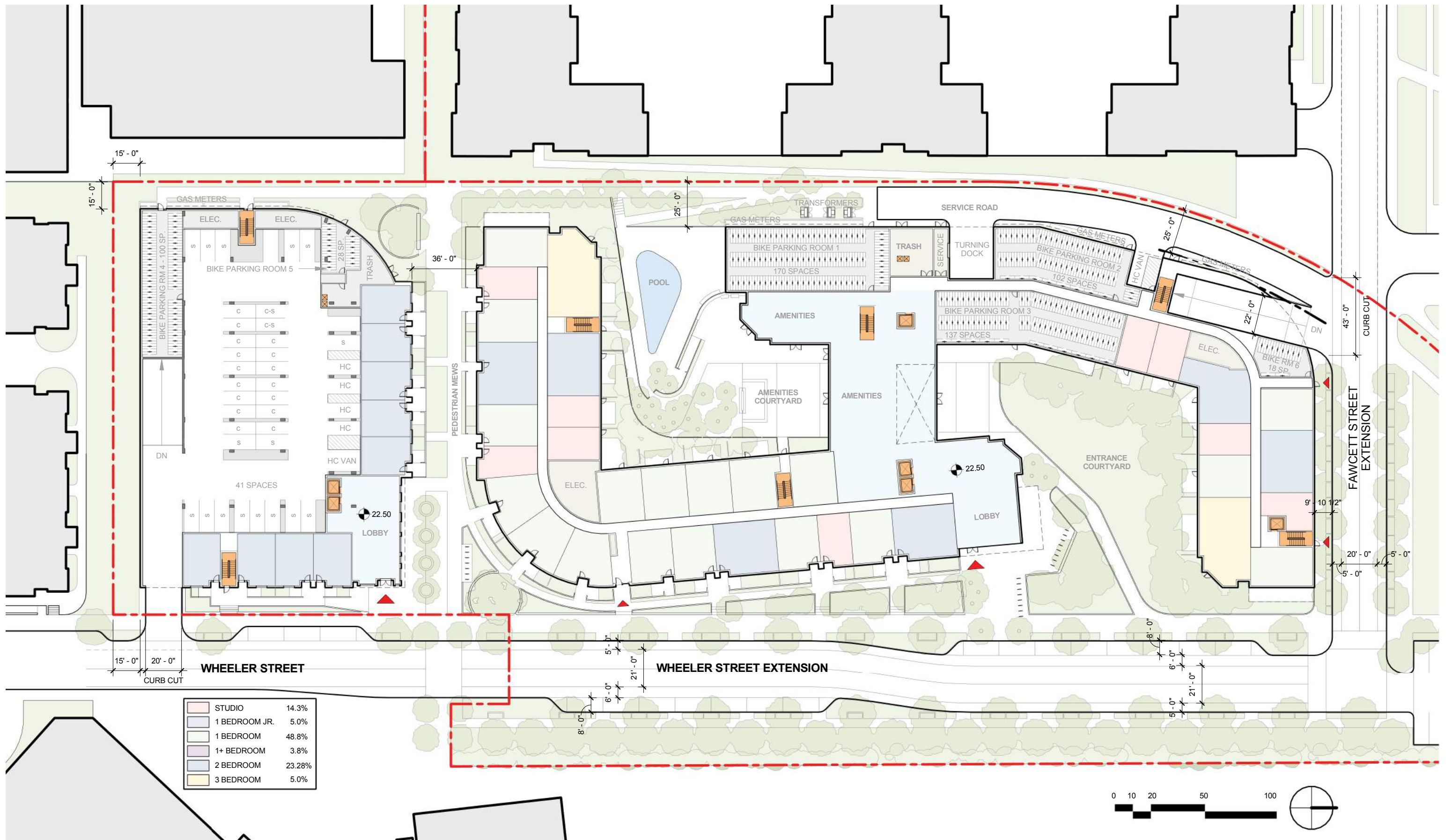






PARKING		
L0	384	(162 Compact)
L1	42	(18 Compact)
Site	22	
TOTAL	448	(180 Compact)
RATIO	.85	





STUDIO	14.3%
1 BEDROOM JR.	5.0%
1 BEDROOM	48.8%
1+ BEDROOM	3.8%
2 BEDROOM	23.28%
3 BEDROOM	5.0%

