



101 CAMBRIDGE PARK DRIVE
PLANNING BOARD SPECIAL PERMIT SUBMISSION
VOLUME 2

KSP

**King
Street
Properties**

Placemaking. For Science.

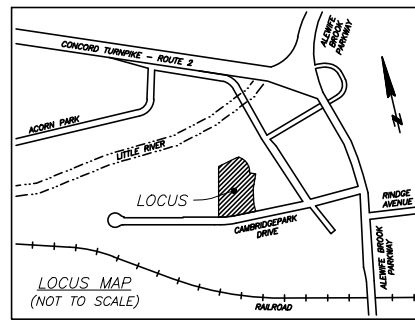
**DIMELLA
SHAFFER**

June 28, 2019
Revised October 4, 2019

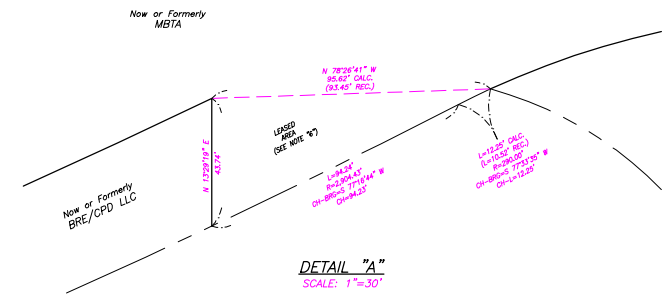
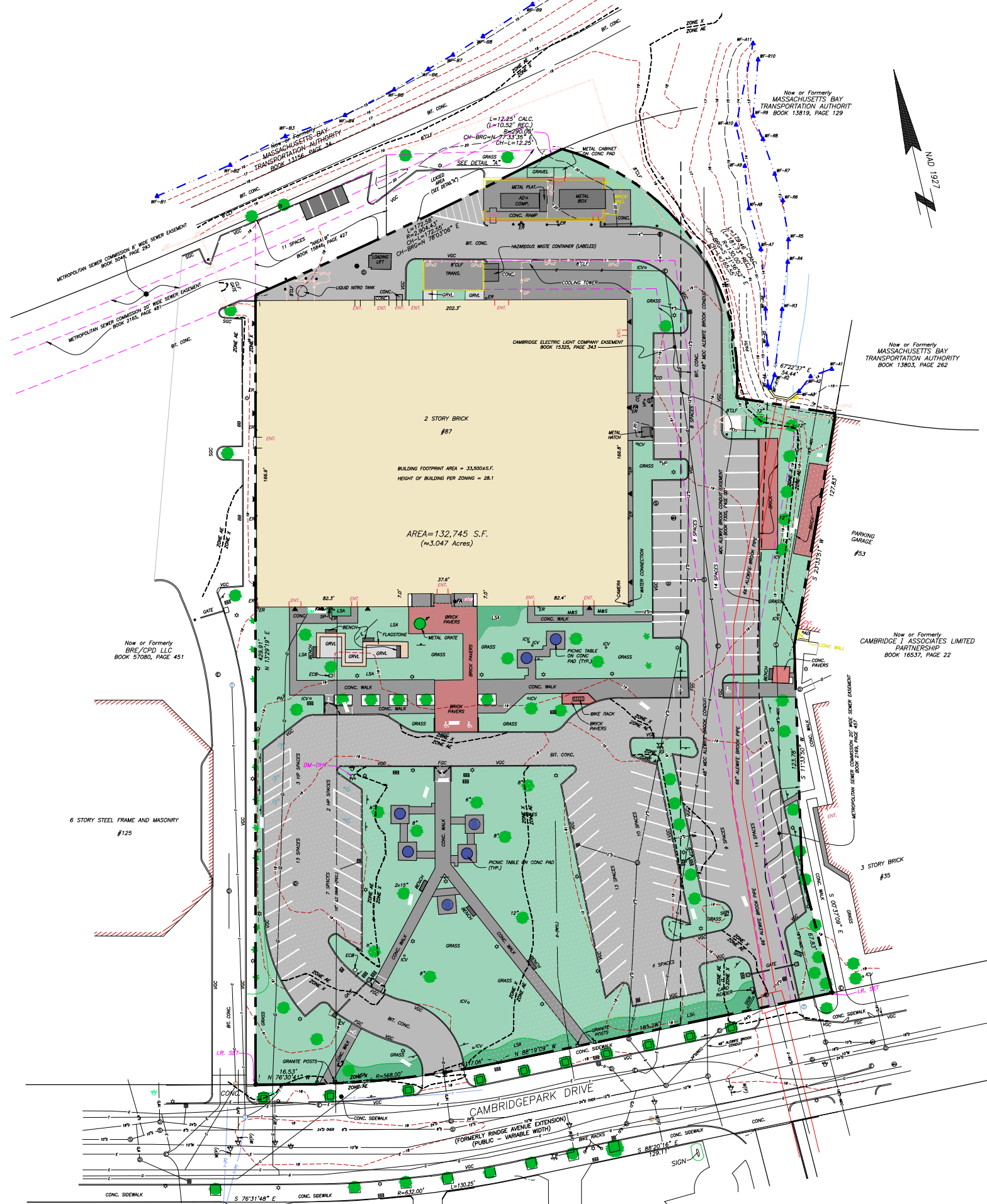
EXISTING CONDITIONS PLAN	3
SITE CONTEXT MAP	4
EXISTING CONDITIONS PHOTOS	5 - 9
ZONING ANALYSIS	10
LANDSCAPE SITE PLAN	11
ENLARGED SITE PLAN	12
LEVEL 1	13
SECOND / THIRD FLOOR PLAN	14
FOURTH / FIFTH FLOOR PLAN	15
PENTHOUSE PLAN	16
ROOF PLAN	17
PARKING LEVELS 1 AND 2 PLAN	18
PARKING LEVEL 3 PLAN	19
SECTION LOOKING WEST	20
SECTION LOOKING NORTH	21
STREET ELEVATIONS	22
SOUTH ELEVATION	23
EAST ELEVATION	24
NORTH ELEVATION	25
WEST ELEVATION	26
MATERIALS	27
VIEW ALONG CPD	28
VIEW LOOKING NORTH	29
CPD LOOKING WEST	30
SE CORNER ALONG CPD	31 - 32
MAIN ENTRY ALONG CPD	33
CPD LOOKING EAST	34
VIEW LOOKING WEST	35
COURTYARD LOOKING SW	36 - 37
COURTYARD LOOKING SE	38
COURTYARD LOOKING EAST	39
GRADING AND DRAINAGE PLAN	40
UTILITY PLAN	41
FLOOD RESILIENCY PLAN 100-YEAR PASSIVE DEPLOY	42
TRUCK TURNING LOADING DOCKS	43
TRUCK TURNING TRASH DOCK & GARAGE	44
EXISTING LANDSCAPE SITE PLAN PROPOSED TREE REMOVAL	45
EXISTING LANDSCAPE SITE PLAN POTENTIAL FOR TRANSPLANT	46
EXISTING LANDSCAPE SITE PLAN OVERLAY OF ALL TREES	47
OPEN SPACE / PERMEABLE PLAN	48
LANDSCAPE PRECEDENT IMAGES	49
PLANTING IMAGES	50
PLANTING PLAN	51
BICYCLE PARKING	52
LONG TERM BIKE PARKING @ 87	53
SHORT TERM BIKE PARKING @ 87	54
LONG TERM BIKE PARKING @ 101	55
SHORT TERM BIKE PARKING @ 101	56
SHADOW STUDIES	57

TABLE OF CONTENTS

101 Cambridgepark Drive / 10/04/19



- LEGEND**
- ⊙ SEWER MANHOLE
 - ⊖ DRAIN MANHOLE
 - ⊕ ELECTRIC MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ CABLE TV MANHOLE
 - ⊙ MANHOLE
 - ⊙ HYDRANT
 - ⊙ WATER SHUT OFF
 - ⊙ CATCH BASIN
 - ⊙ GUY WIRE
 - ⊙ UTILITY POLE
 - ☆ LIGHT POLE
 - ⊙ ELECTRIC HANDHOLE
 - ⊙ SO SHUT OFF (UNKNOWN)
 - ⊙ ER ELECTRIC RISER
 - ⊙ VP VENT PIPE
 - BOLLARD
 - ⊙ SECURITY CAMERA
 - ⊙ SIGN
 - ⊙ AD AREA DRAIN
 - ⊙ ICV IRRIGATION CONTROL VALVE
 - ⊙ FA FIRE ALARM
 - ⊙ PIV POST INDICATOR VALVE
 - ⊙ GP GATE POST
 - FLOW DIRECTION
 - ⊙ OBSERVATION WELL
 - ⊙ TRASH RECEPTACLE
 - ⊙ STAND PIPE/SIAMESE CONNECTION
 - ⊙ FLOODLIGHT
 - ⊙ HANDICAP PARKING SPACE
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ HANDICAP RAMP
 - ⊙ WETLANDS
 - BIT BITUMINOUS
 - BB BIT. CONC. BERM
 - BC BOTTOM OF CURB
 - BOC BOTTOM OF CHAMBER
 - BOT BOTTOM
 - CALC CALCULATED
 - CLF CHAIN LINK FENCE
 - CH-L CHORD LENGTH
 - CH-BRG CHORD BEARING
 - COMP. COMPACTOR
 - CONC CONCRETE
 - CHW CONCRETE HEADWALL
 - ECB EMERGENCY CALL BOX
 - ENT ENTRANCE
 - FCC FLUSH GRANITE CURB
 - GM GAS METER
 - GRVL GRAVEL
 - I INVERT
 - I.R. IRON ROD
 - LSA LANDSCAPED AREA
 - M&S MULCH & SHRUBS
 - MDC METROPOLITAN DISTRICT COMMISSION
 - NVP NO VISIBLE PIPE
 - PIV POST INDICATOR VALVE
 - REC RECORD
 - S.F. SQUARE FEET
 - SGC SLOPED GRANITE CURB
 - TC TOP OF CURB
 - TOW TOP OF WATER
 - TRANS. TRANSFORMER
 - TT TOP OF TRAP
 - TYP TYPICAL
 - VGC VERTICAL GRANITE CURB
 - C— CHAIN LINK FENCE
 - G— GAS
 - E— ELECTRIC
 - S— SEWER
 - T— TELEPHONE
 - W— WATER
 - 1B— CONTOUR
 - 18.65— FLOOD ELEVATION CONTOUR



ZONING INFORMATION PER PZR REPORT PREPARED BY THE PLANNING AND ZONING RESOURCE CORPORATION, DATED 10/23/2013

ZONING DESIGNATION: OFFICE 2-A; ALEWIFE OVERLAY DISTRICT 6 AND FLOODPLAIN OVERLAY DISTRICT

OFFICE 2A DIMENSIONAL REQUIREMENTS	EXISTING (PER PZR)
MINIMUM FRONT YARD: $H+L/4 = 36+290/4 = 326/4 = 81.5$ FEET	260 FEET
MINIMUM SIDE YARD: $H+L/5 = 36+166.9/5 = 202.9/5 = 40.5$ FEET	0 FEET (WEST SIDE) / 47.5 FEET (EAST SIDE)
MINIMUM REAR YARD: $H+L/4 = 36+202.3/4 = 238.3/4 = 59.57$ FEET	3.1 FEET
MAXIMUM HEIGHT: 60'/70'	2 STORY
MINIMUM LOT SIZE: 5,000 SQ.FT.	132,745 SQ.FT.
MINIMUM LOT WIDTH: 50'	302.34 FEET
MINIMUM RATIO OF PRIVATE OPEN SPACE TO LOT AREA: 15%	53%
MAXIMUM FLOOR AREA RATIO:	1.25/1.5 0.50
PARKING SPACES REQUIRED:	84 106

- NOTES:**
- BENCH MARK INFORMATION:
 BENCH MARK USED:
 TBM-DH1: RIGHT FRONT BOLT ON HYDRANT 110 FEET FROM THE MAIN ENTRANCE OF THE BUILDING, AND BY THE HANDICAP PARKING SPACES, AS SHOWN HEREON. ELEVATION = 20.57
 TEMPORARY BENCH MARKS SET:
 TBM-A: CHISEL SQUARE SET IN THE NORTHEASTERLY CORNER OF A LIGHT POLE BASE, AS SHOWN HEREON. ELEVATION = 21.69
 TBM-B: CHISEL SQUARE SET IN THE NORTHEASTERLY CORNER OF A LIGHT POLE BASE, AS SHOWN HEREON. ELEVATION = 21.35
 - ELEVATIONS REFER TO CITY OF CAMBRIDGE CITY BASE
 - CONTOUR INTERVAL EQUALS ONE (1) FOOT.
 - BY ELEVATION, THE PARCEL SHOWN HEREON LIES PARTLY WITHIN A ZONE "X" AND PARTLY WITHIN A ZONE "AE" (BASE FLOOD ELEVATION 6.8 NAVD 88 PER LETTER OF MAP REVISION 15-01-2142P = ELEVATION 18.4 CAMBRIDGE CITY BASE). REFER TO FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0419E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0419E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
 - UTILITY INFORMATION SHOWN IS BASED ON FIELD SURVEY OF OBSERVABLE STRUCTURES. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE NOT BEEN DETERMINED AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID PLAN, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.
 - THE LEASED AREA SHOWN HEREON ABUTTING THE NORTHERLY BOUNDARY OF LOCUS, WITHIN LAND NOW OR FORMERLY OF THE MBTA, IS SHOWN ON EXHIBIT A OF AN UNRECORDED USE AND OCCUPANCY AGREEMENT ENTITLED "MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, USE AND OCCUPANCY AGREEMENT, RAILROAD PURPOSES, GENETICS INSTITUTE, INC., CAMBRIDGE, MASSACHUSETTS" DATED APRIL 1, 2001, EXECUTED JANUARY 8, 2002.
 - WETLANDS FLAGS SHOWN HEREON WERE SET BY ECOTEC, INC. ON SEPTEMBER 29, 2015.





RESIDENTIAL
OFFICES

MBTA
101 CPD

EDUCATION/HOUSE OF
WORSHIP/RETAIL
REGISTERED SOLAR SYSTEMS

BIKE TRAILS
LOCAL ROADWAYS
AOD - 6 DISTRICT







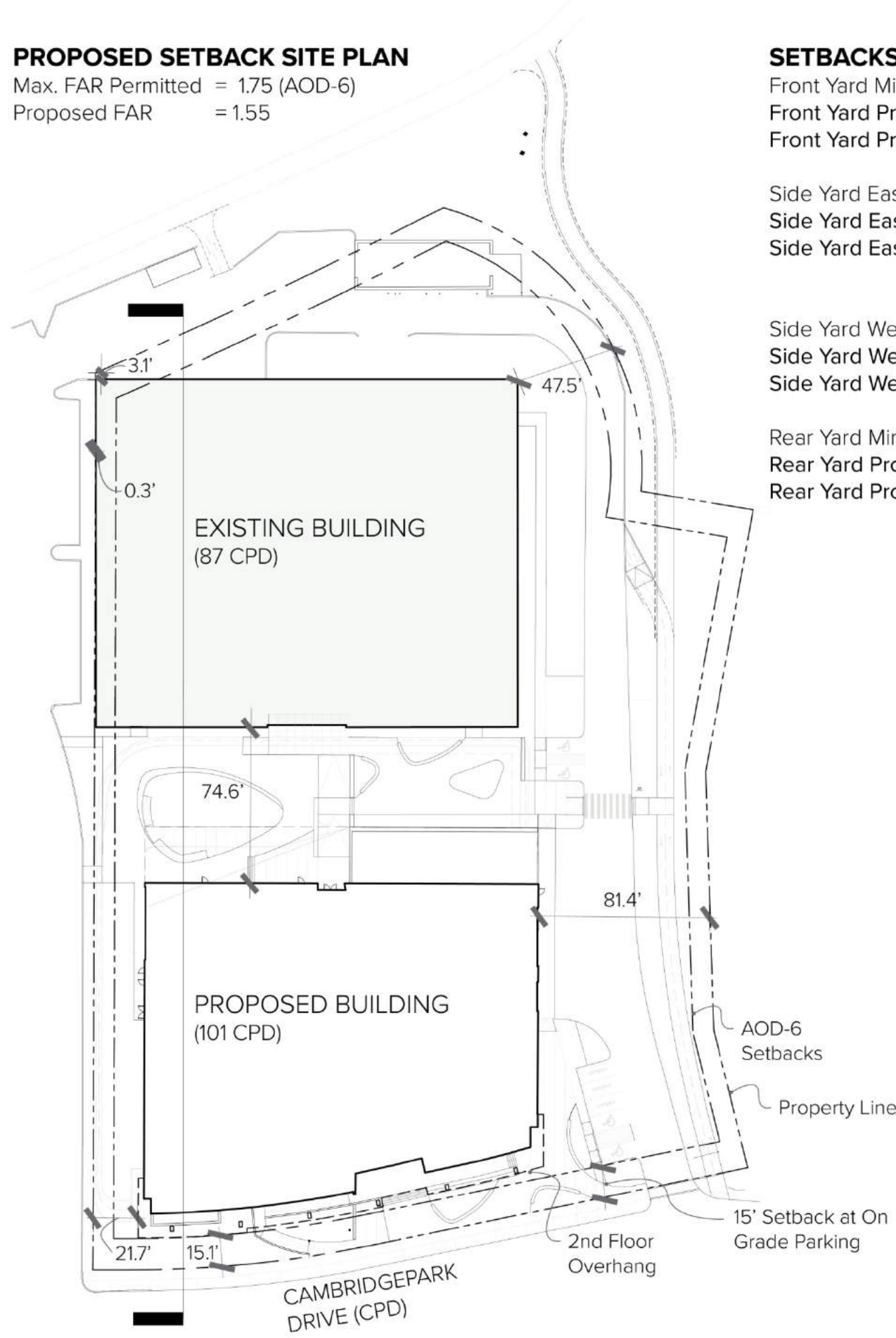






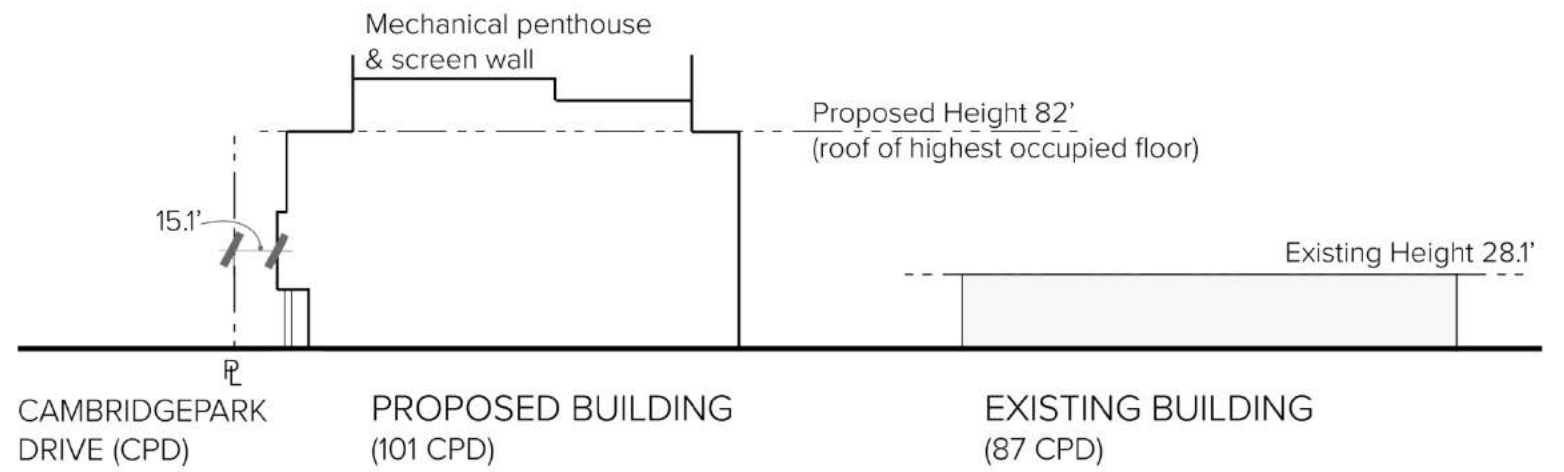
PROPOSED SETBACK SITE PLAN

Max. FAR Permitted = 1.75 (AOD-6)
 Proposed FAR = 1.55

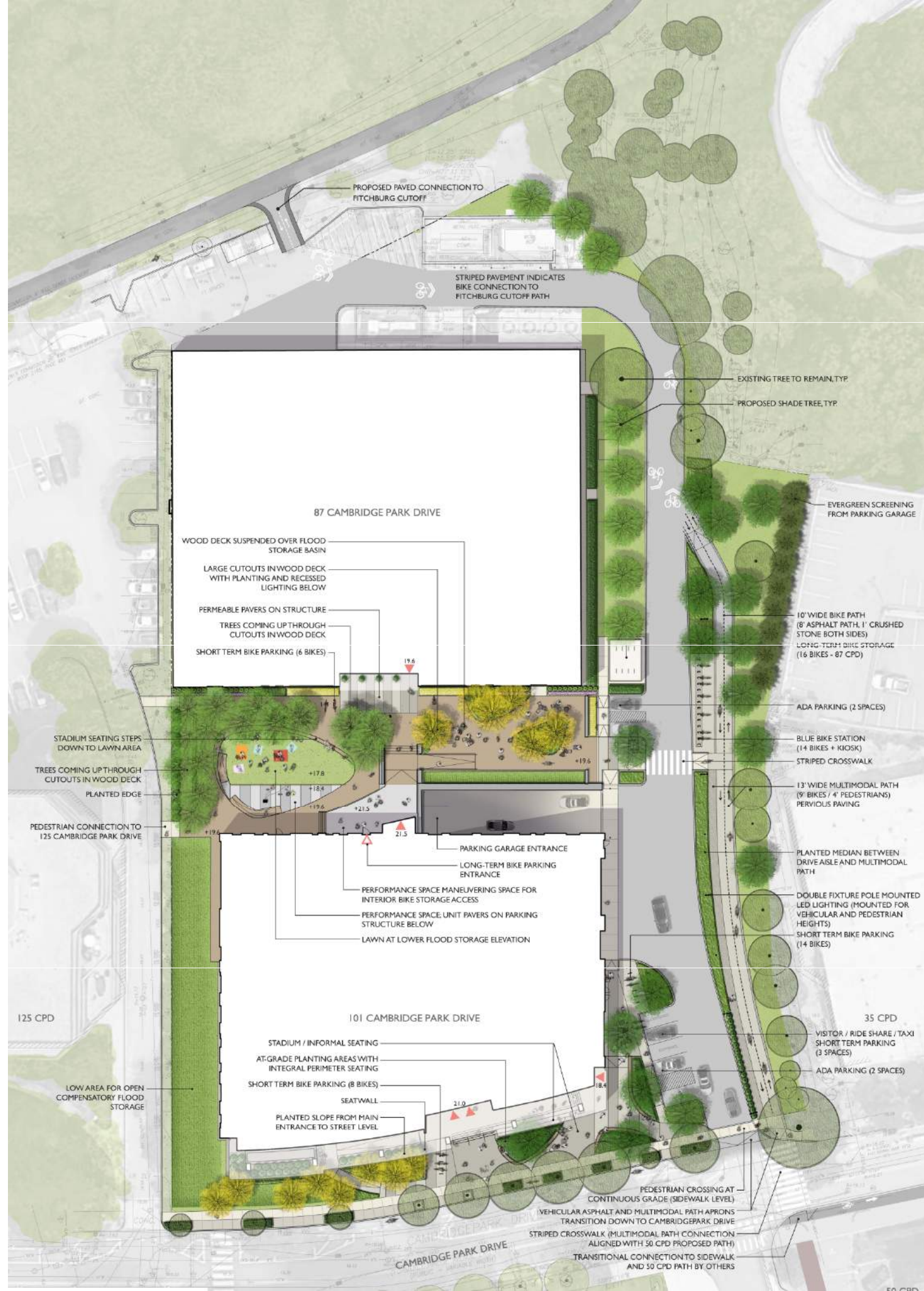


SETBACKS

Front Yard Min. Allowed	= 15' (AOD-6)
Front Yard Proposed (101 CPD Only)	=15.1'
Front Yard Proposed (Overall Site)	=15.1' (proposed at 101 CPD)
Side Yard East Min. Allowed	=10' (AOD-6)
Side Yard East Proposed (101 CPD Only)	=81.4'
Side Yard East Proposed (Overall Site)	=47.5' (existing at 87 CPD)
Side Yard West Min. Allowed	=10' (AOD-6)
Side Yard West Proposed (101 CPD Only)	=21.7'
Side Yard West Proposed (Overall Site)	=0.3' (existing at 87 CPD)
Rear Yard Min. Allowed	=15'(AOD-6)
Rear Yard Proposed (101 CPD Only)	=74.6' (bldg-bldg)
Rear Yard Proposed (Overall Site)	=3.1' (existing at 87 CPD)



PROPOSED BUILDING SECTION



ALTERNATE BIKE PATH ALIGNMENT THROUGH MBTA EASEMENT

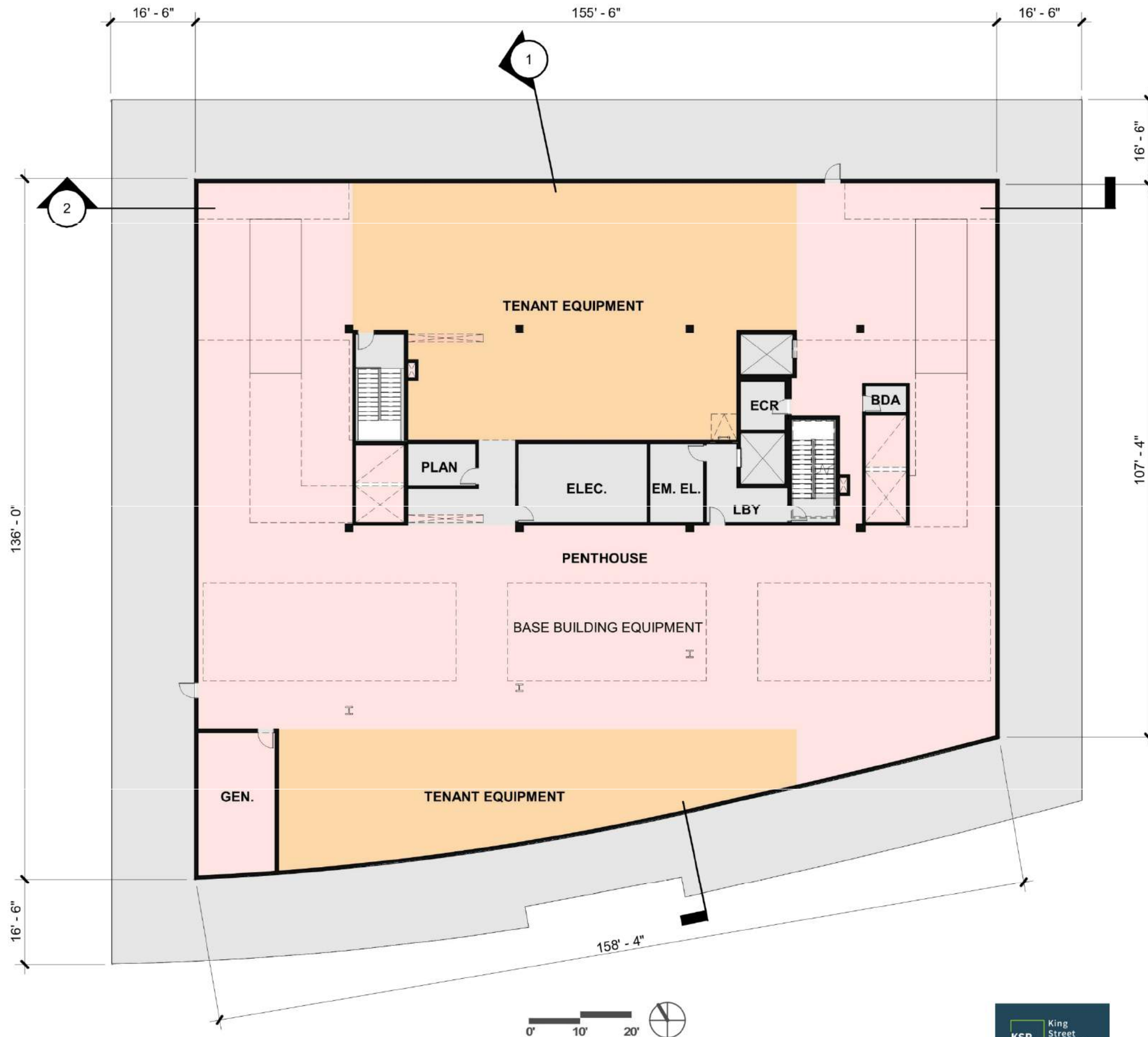


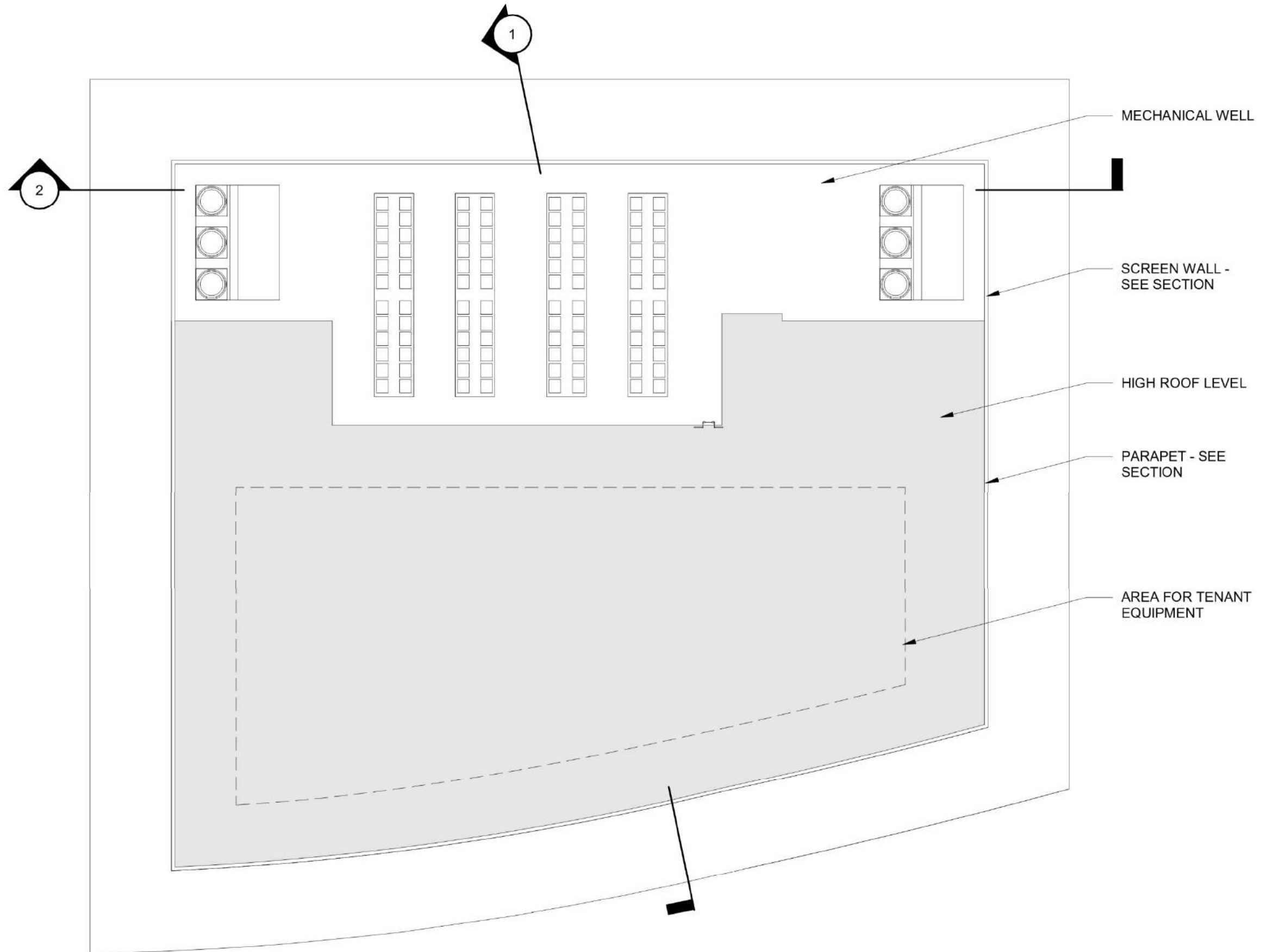












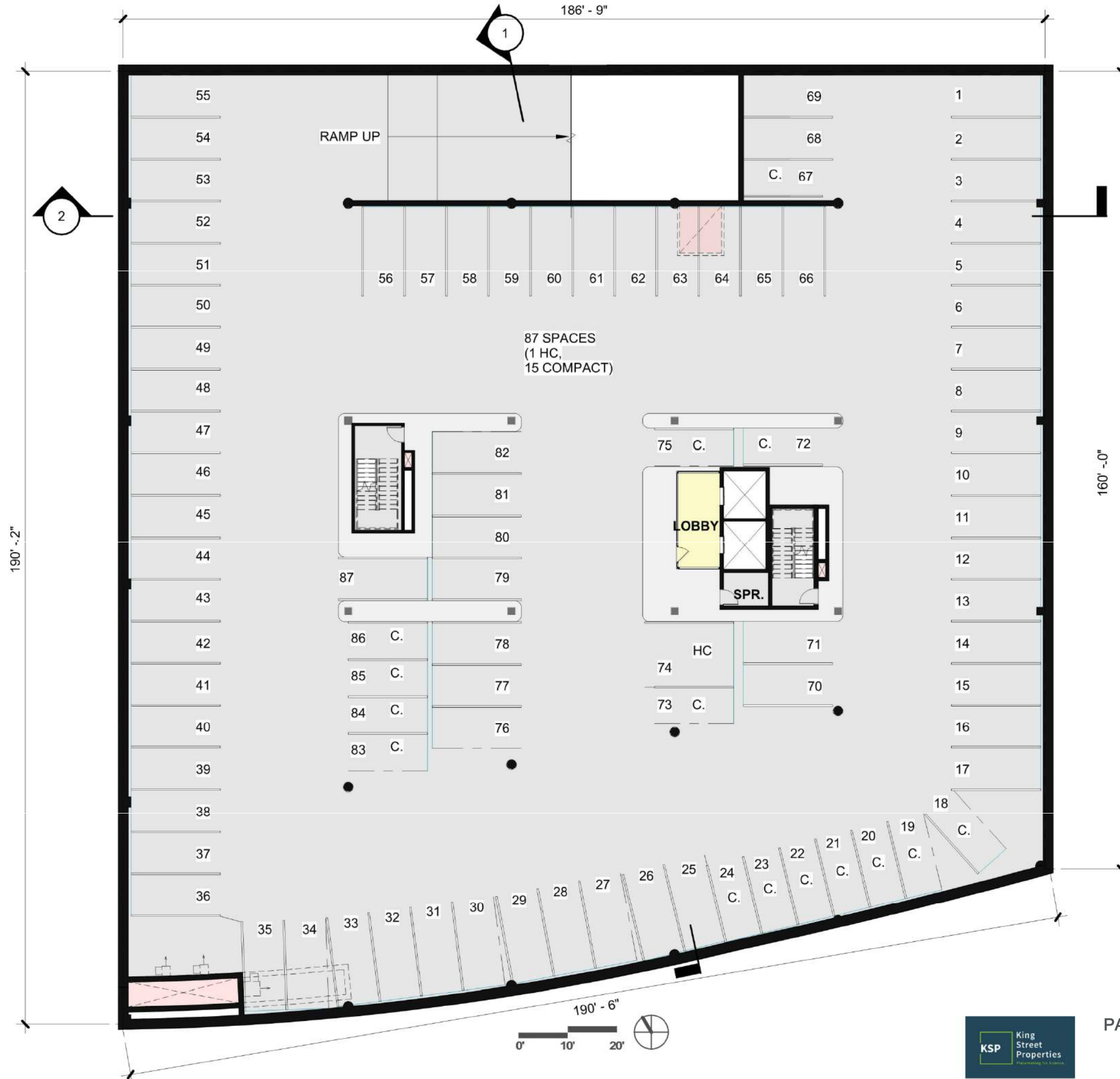
MECHANICAL WELL

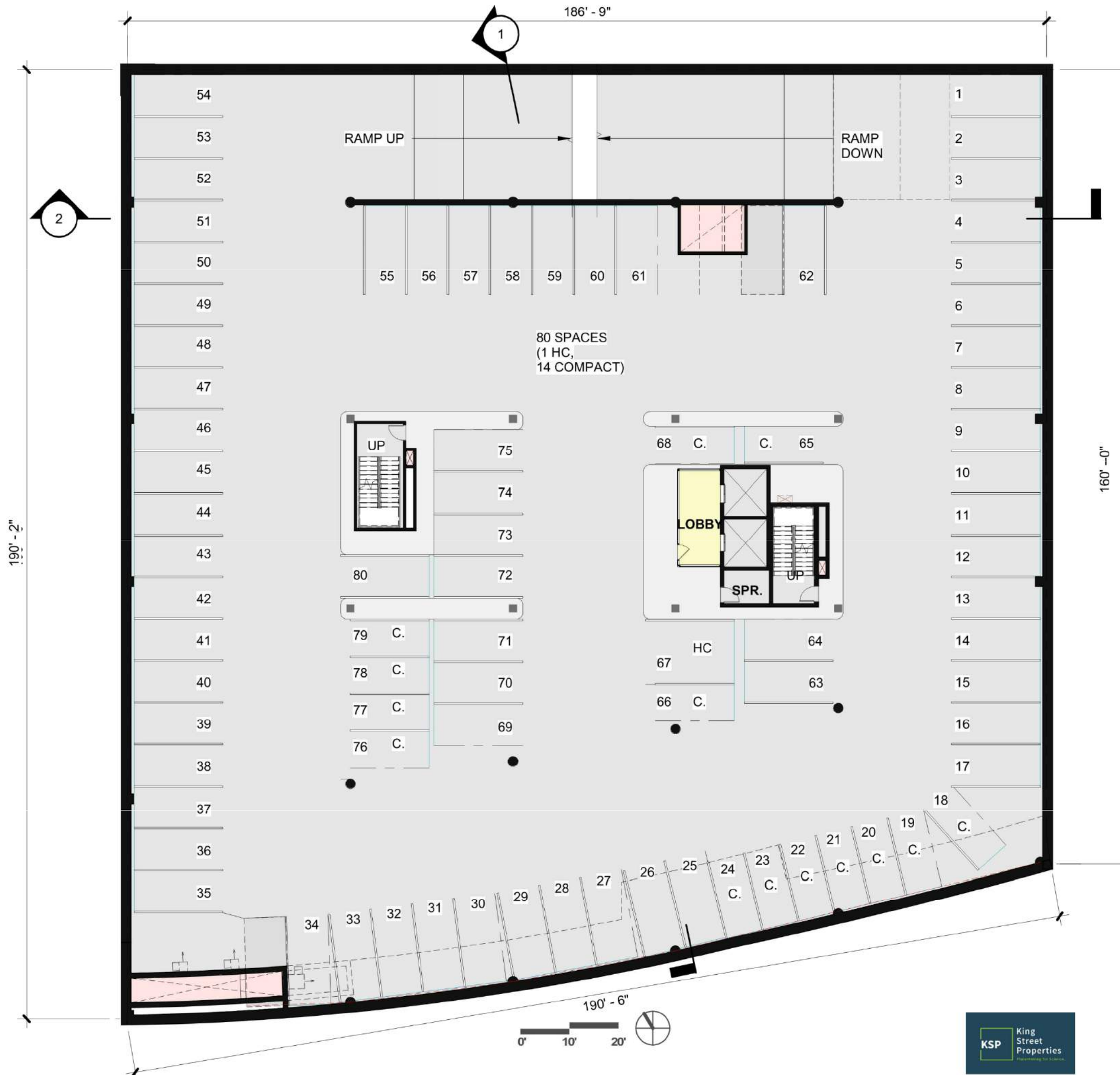
SCREEN WALL -
SEE SECTION

HIGH ROOF LEVEL

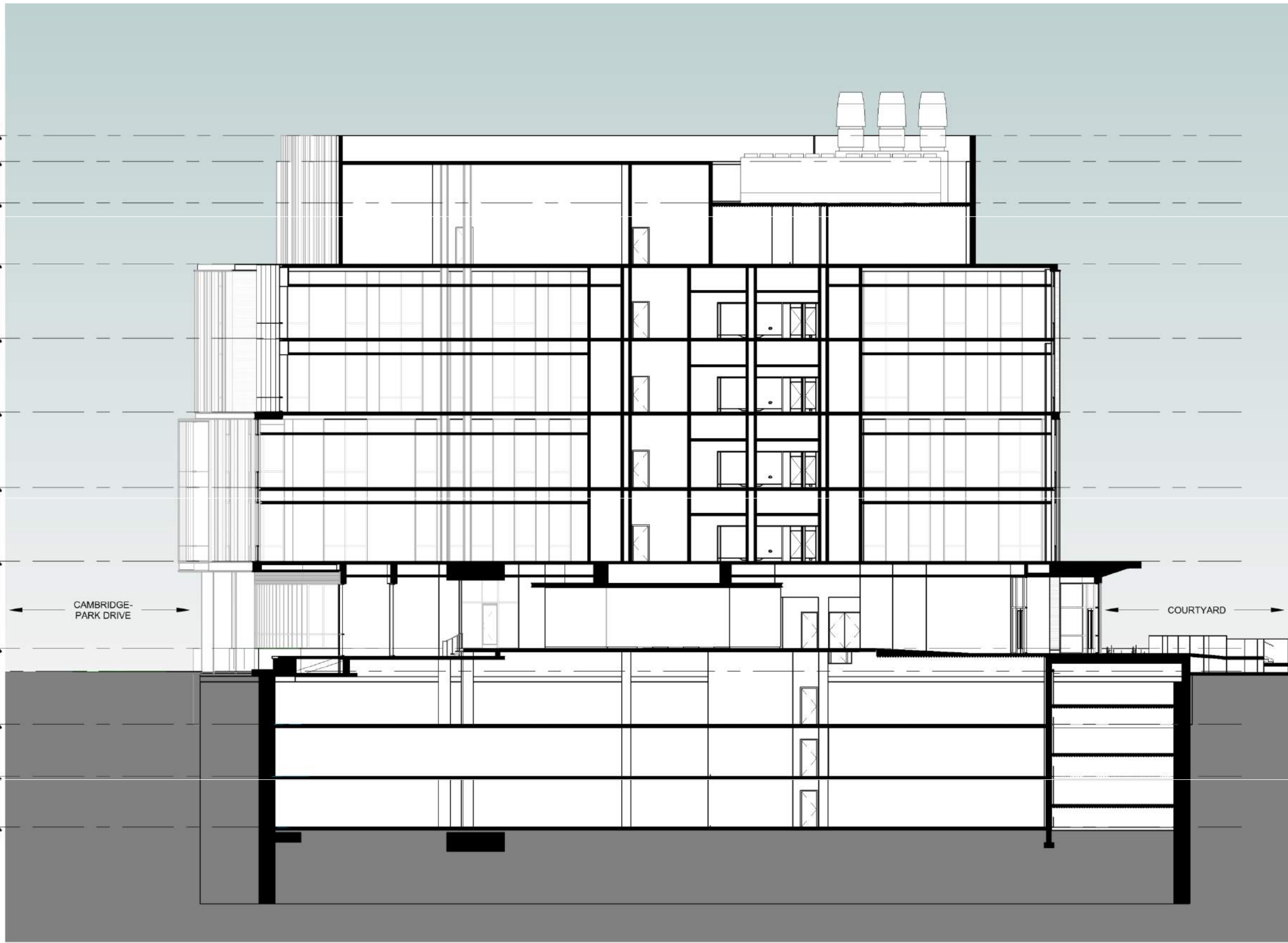
PARAPET - SEE
SECTION

AREA FOR TENANT
EQUIPMENT





- T.O. PARAPET
122' - 6"
- ROOF
117' - 6"
- LOW ROOF
109' - 6"
- LEVEL MECH
97' - 6"
- LEVEL 5
83' - 0"
- LEVEL 4
68' - 6"
- LEVEL 3
54' - 0"
- LEVEL 2
39' - 6"
- LEVEL 1
22' - 6"
- SW GRADE
18' - 0"
- PARKING L1
7' - 8"
- PARKING L2
-2' - 4"
- PARKING L3
-12' - 4"

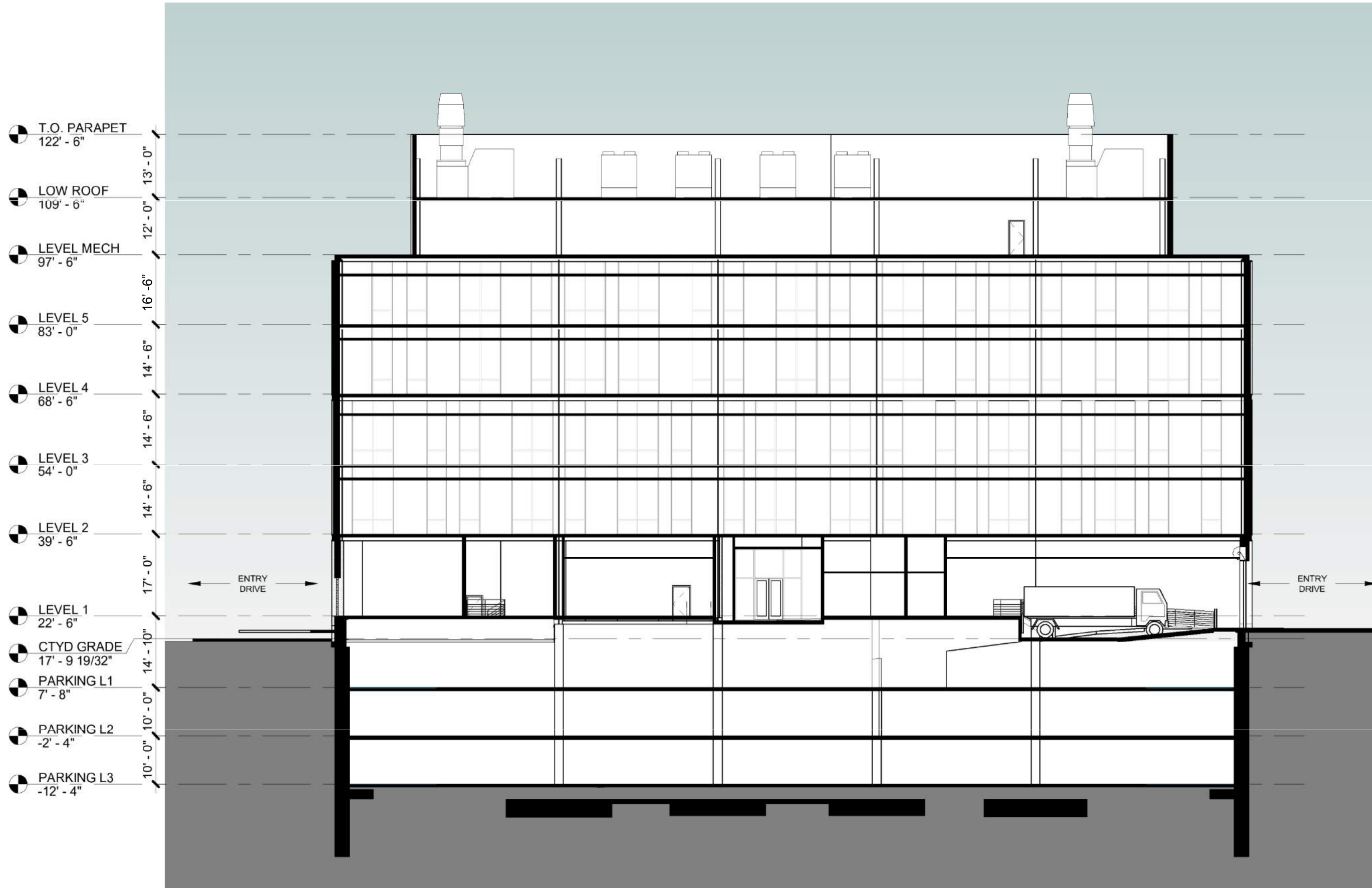


CAMBRIDGE-PARK DRIVE

COURTYARD

FLOOR TO FLOOR HEIGHTS:

PARKING L2 + L3:	10'-0"
PARKING L1:	14'-10"
LEVEL 1:	17'-0"
UPPER FLOORS:	14'-6"
LOW PENTHOUSE:	12'-0"
FULL PENTHOUSE:	25'-0"



FLOOR TO FLOOR HEIGHTS:

PARKING L2 + L3:	10'-0"
PARKING L1:	14'-10"
LEVEL 1:	17'-0"
UPPER FLOORS:	14'-6"
LOW PENTHOUSE:	12'-0"
FULL PENTHOUSE:	25'-0"



Cambridgepark Drive - South Elevation



Access road - East Elevation







