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C0	Existing Topographic Site Plan	5/31/2019	
C1	Topographic Site Plan	11/24/2021	



PROJECT:
BISHOP ALLEN @ DOUGLASS RESIDENCES

PROJECT ADDRESS:
50 BISHOP ALLEN DRIVE
CAMBRIDGE, MA

ARCHITECT:
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
617-591-8682

LEGAL:
HOPE LEGAL LAW OFFICES
907 MASSACHUSETTS AVENUE, SUITE 300
CAMBRIDGE, MA 02139

CLIENT:
FIRST CAMBRIDGE REALTY CORP
907 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
T. 617-547-6559

LANDSCAPE:
VERDANT LANDSCAPE ARCHTIECTURE
318 HARVARD STREET SUITE 25
BROOKLINE, MA 02446

CIVIL:
VTP ASSOCIATES, INC
132 ADAMS STREET, 2ND FLOOR SUITE 3
NEWTON, MA 02458

SPECIAL PERMIT GRAPHICS
07/29/2022

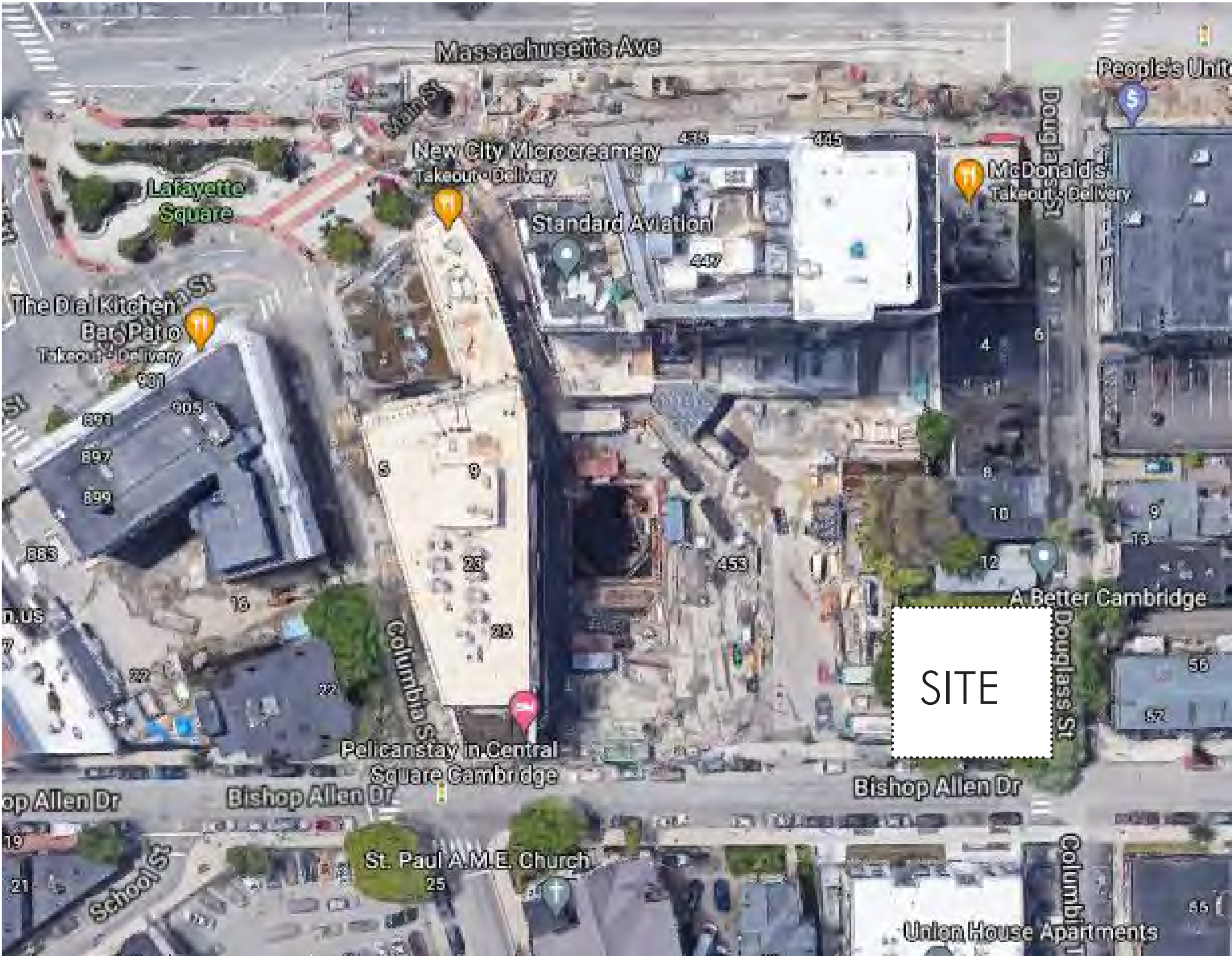
Project number	18132	Drawn by	ERS
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		Scale	

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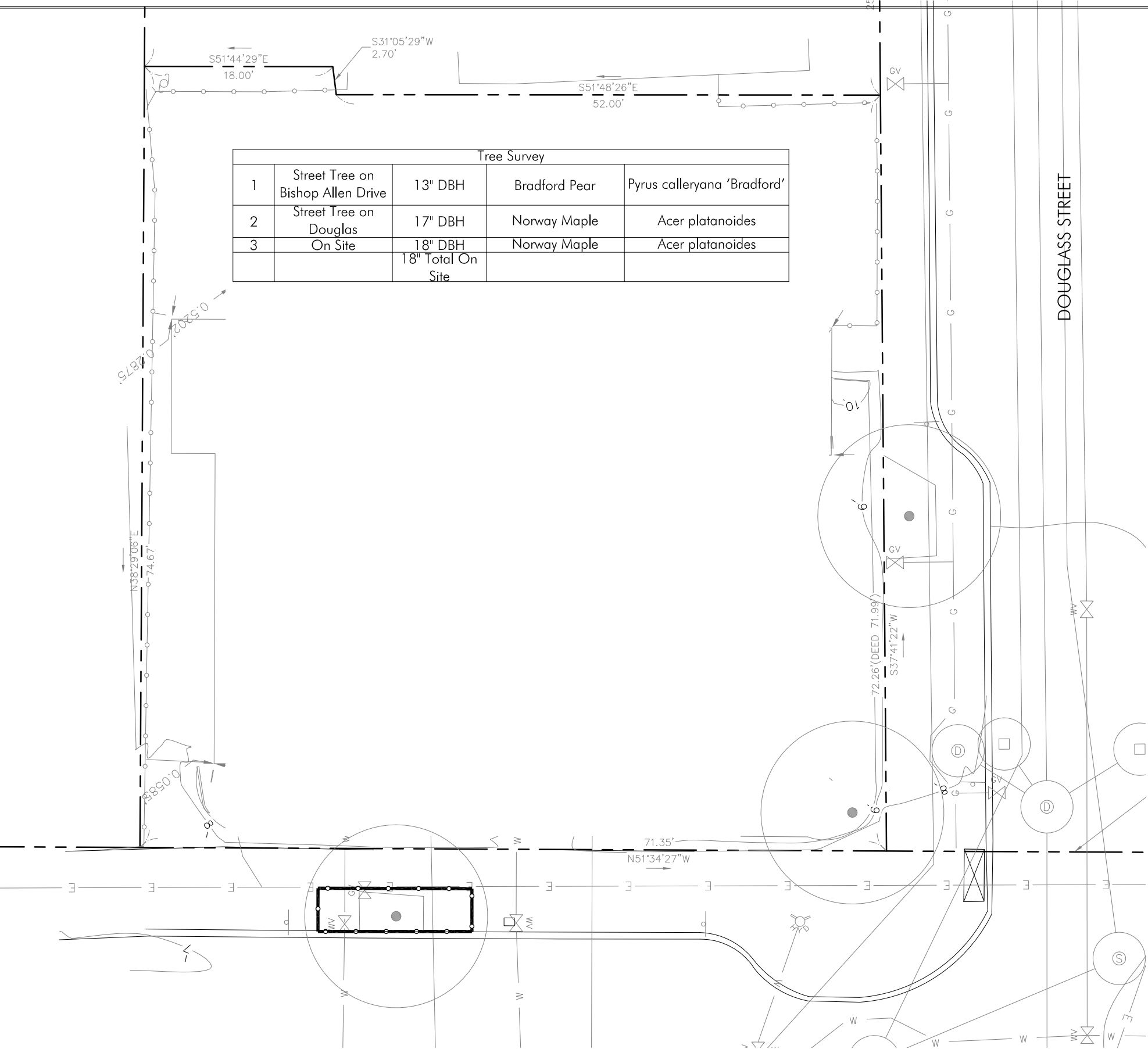
Bishop Allen @ Douglass



Locus

Bishop Allen @ Douglass

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Tree Survey				
1	Street Tree on Bishop Allen Drive	13" DBH	Bradford Pear	Pyrus calleryana 'Bradford'
2	Street Tree on Douglas	17" DBH	Norway Maple	Acer platanoides
3	On Site	18" DBH	Norway Maple	Acer platanoides
		18" Total On Site		

Tree Survey

Existing Trees on the Project Site subject to Ordinance:
At the corner of Bishop Allen Drive and Douglass Street there is an existing 18" DBH Acer platanoides/Norway Maple which must be removed for the development. Acer platanoides are undesirable invasive trees and will be replacement by desirable species.
Total 18" DBH total inches

Existing Street Trees Adjacent to the Project Site:
There is one street tree on Bishop Allen Drive:
▪ A 13" Pyrus calleryana "Bradford"/Bradford Pear that will need to be pruned back from the building edge. Tree protection measures as described below will be implemented.
There is one street tree on Douglass Street:
▪ A 17" Acer platanoides/ Norway Maple



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TREE SURVEY | LANDSCAPE SERIES L2



Pervious Pavers
by Belden Pavers



Pervious Pavers, typ.

6' ht. Horizontal Close
Board Fence, typ.



Concrete Paving



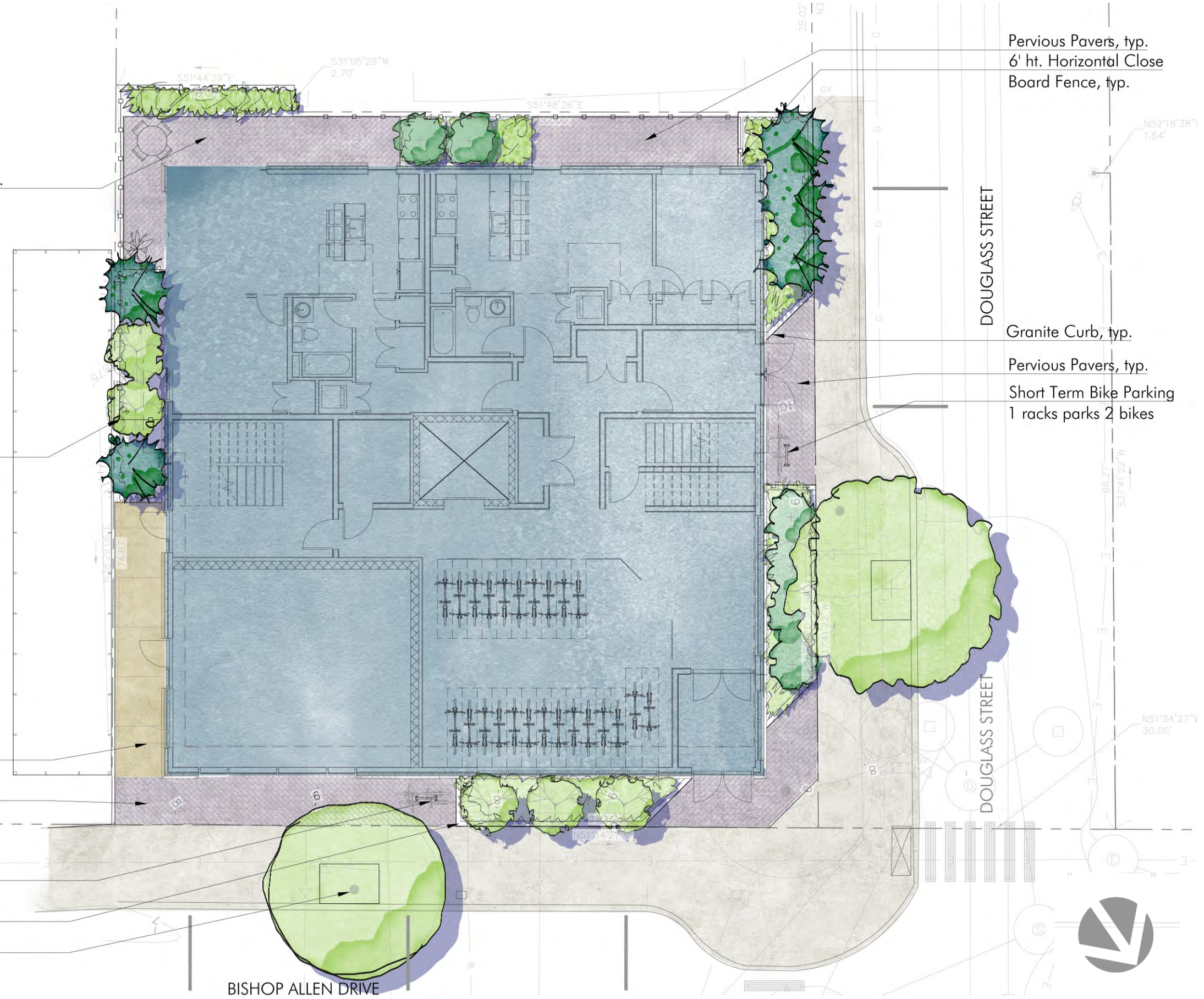
Bike Rack | Hoop by Dero

Concrete Paving

Pervious Pavers, typ.

Short Term Bike Parking
1 racks parks 2 bikes
Granite Curb, typ.

Street Tree ETR
with Tree Protection

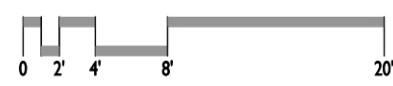


Pervious Pavers, typ.
6' ht. Horizontal Close
Board Fence, typ.

Granite Curb, typ.
Pervious Pavers, typ.
Short Term Bike Parking
1 racks parks 2 bikes



Project number	Drawn by
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MATERIALS | LANDSCAPE SERIES L3



Bishop Allen @ Douglass

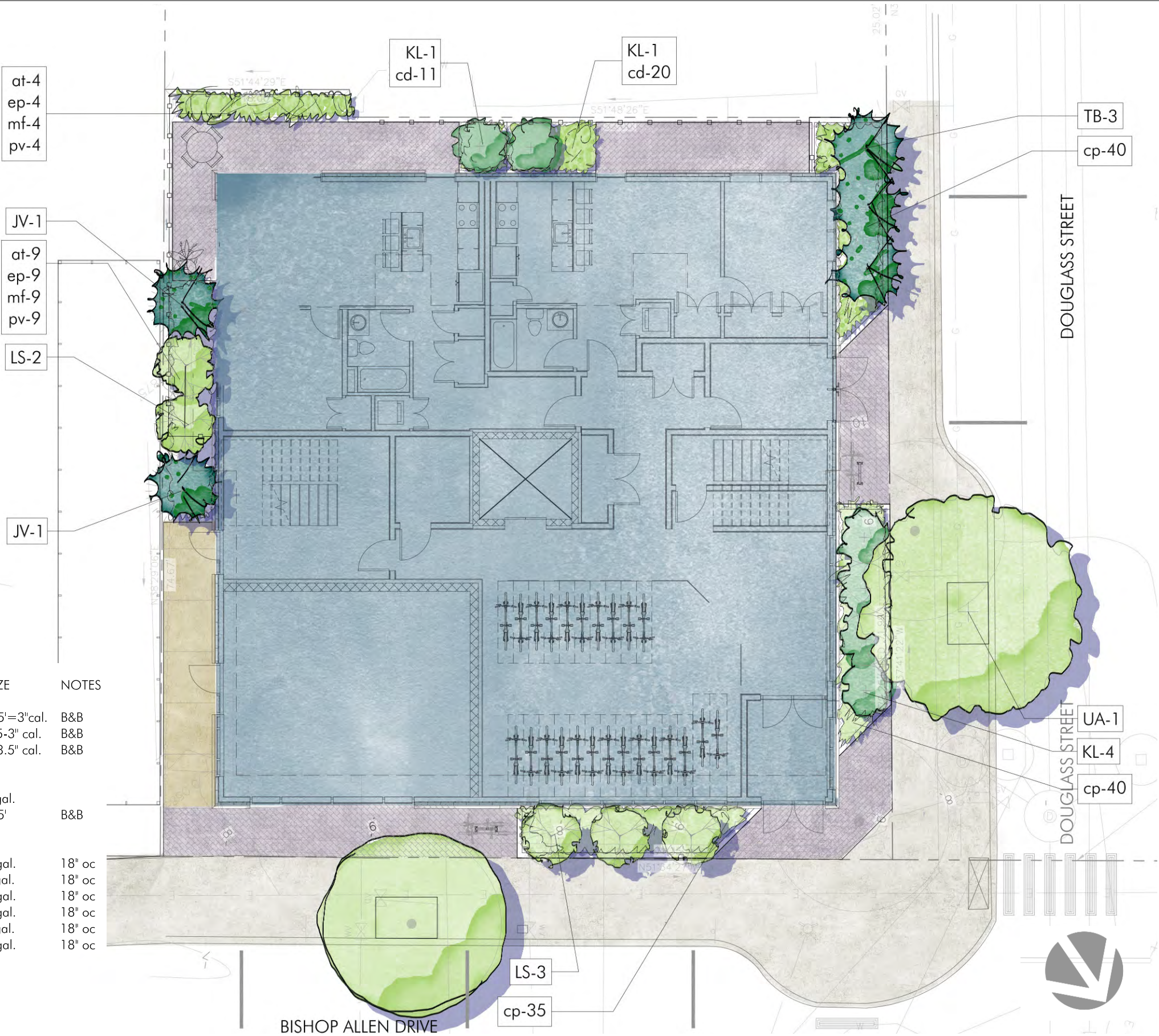
CONCEPT
PLANTINGS FOR URBAN CONDITIONS
Support Biodiversity, Sustainability
and Water Management Using wildlife friendly plantings & practices with
a range of trees, shrubs, perennials and groundcovers, helps support
biodiversity in the neighborhood

Tree Mitigation		
	Caliper of Trees To Be Removed	Total Caliper of Proposed Trees
Existing Acer platanoides (DBH)	18"	
Juniperus virginiana 'Taylor'		6"
Liquidambar styraciflua		15"
Total	18	21"

DBH = Diameter at Breast Height = trunk diameter measured 4 ½ feet from the ground
CAL = Caliper = Diameter at Breast Height = trunk diameter measured 4 ½ feet from ground

BISHOP ALLEN @ DOUGLASS PLANT LIST

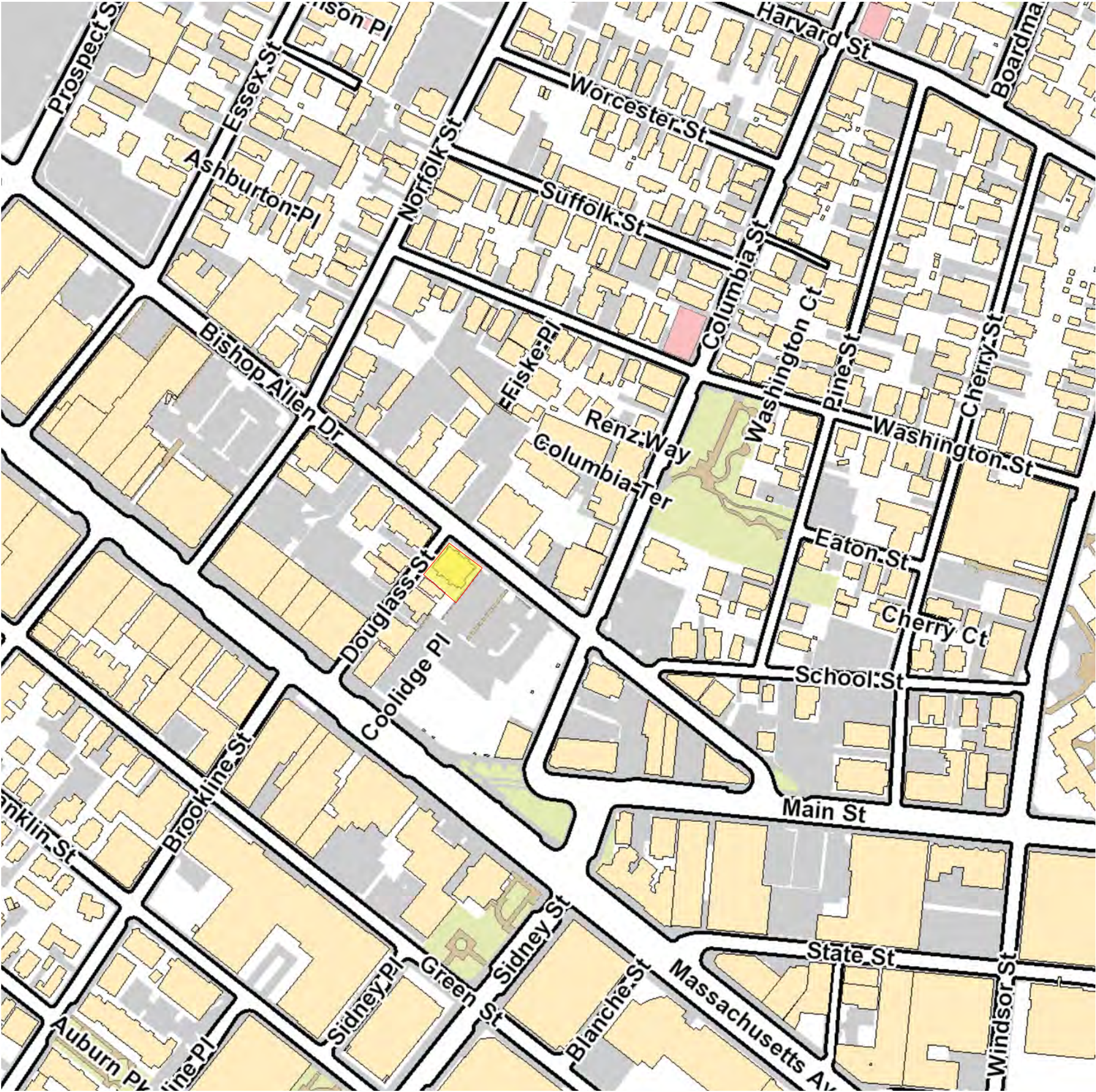
KEY	QTY	BOT. NAME	COMMON NAME	MIN. SIZE	NOTES
Trees:					
JV	2	Juniperus virginiana 'Taylor'	Taylor Eastern Red Cedar	4/5'=3" cal.	B&B
LS	5	Liquidambar styraciflua	Slender Silhouette Sweetgum	2.5-3" cal.	B&B
UA	1	Ulmus americana 'Valley Forge'	American Elm	3-3.5" cal.	B&B
Shrubs:					
KL	4	Kalmia latifolia	Mountain Laurel	7 gal.	
TB	3	Taxus baccata 'Erecta'	Columnar English Yew	4/5'	B&B
Perennials:					
at	13	Asclepias tuberosa	Butterfly Weed	2 gal.	18" oc
cp	115	Carex pensylvanica	Oak Sedge	1 gal.	18" oc
cd	31	Carex dolichostachya 'Kaga Nishiki'	Gold Fountains Sedge	2 gal.	18" oc
ep	13	Echinacea purpurea	Purple Coneflower	2 gal.	18" oc
mf	13	Monarda fistulosa	Wild Bergamont	1 gal.	18" oc
pv	13	Panicum virgatum	Switchgrass	2 gal.	18" oc



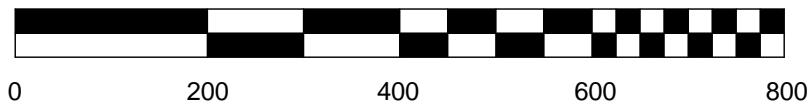
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	Scale



PLANTING | LANDSCAPE SERIES L4



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		Scale	1" = 200'-0"



LOCUS PLAN

A1



Bishop Allen @ Douglass



FRONT OF 50 BISHOP ALLEN DRIVE





RIGHT SIDE OF BUILDING (DOUGLASS ST)



FRONT LEFT SIDE OF BUILDING
(BISHOP ALLEN DRIVE)



FRONT RIGHT SIDE OF BUILDING
(BISHOP ALLEN DRIVE)

-  LANDSCAPED AREA
-  PRIVATE OPEN SPACE (15' DIM)



1 Existing Site Plan
3/32" = 1'-0"

Existing Conditions / Context Plan

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		Scale	3/32" = 1'-0"

A2



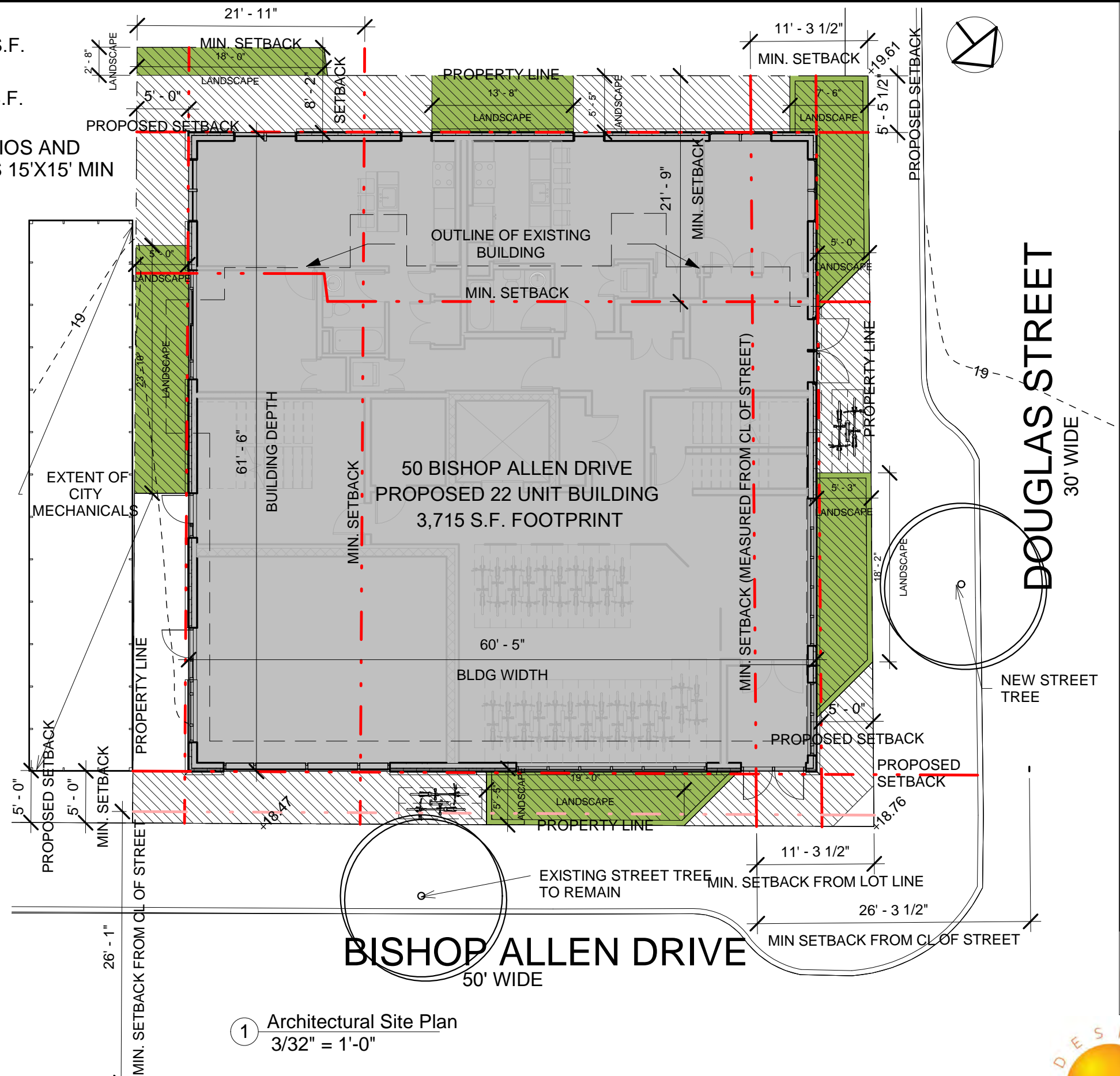
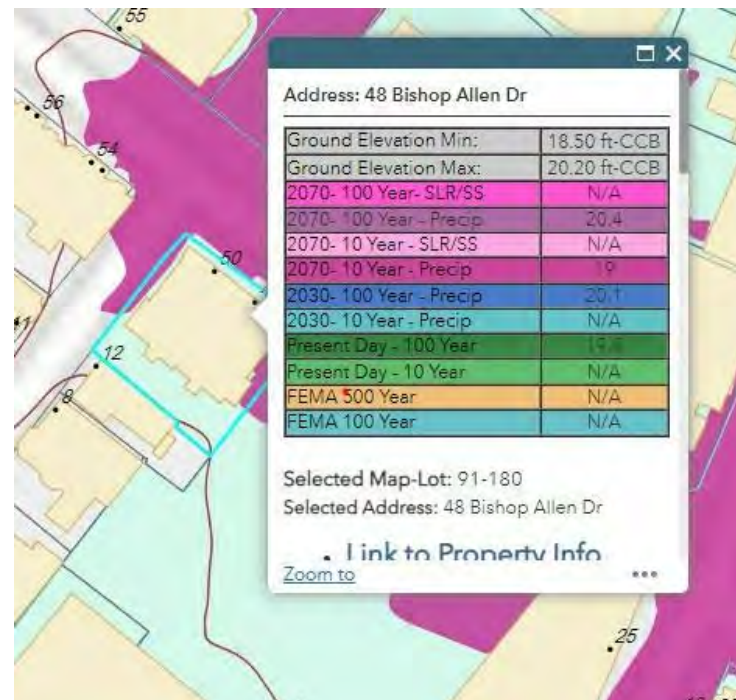
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DOUGLASS ST

BISHOP ALLEN DRIVE

LANDSCAPED AREA 585 S.F.
 PERMEABLE AREA 1,244 S.F.

OPEN SPACE: 1,858 S.F. AT PATIOS AND
 BALCONIES (36%) - 0 S.F. MEETS 15'X15' MIN



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		Scale	As indicated



Architectural Site Plan

A20



Bishop Allen @ Douglass

ZONING CHART

BB ZONE 5,150 SF SITE	REQUIRED IN BASE ZONE (BB)	CENTRAL SQUARE OVERLAY (SUPERSEDES BB) REFER TO 20.300	EXISTING	PROPOSED	REMARKS
FAR	3.0 / 15,450 S.F.	4.0 / 20,600 SEE NOTES BELOW +15% INCLUSIONARY BONUS <u>+15% INCENTIVE</u> 26,780 (5.52)	1.1 / 6,093 PER DATABASE	4.68 / 24,123 SF	COMPLIES
MIN. LOT SIZE	NO RESTRICTION	N/A	5,150 SF	5,150 SF	COMPLIES
LOT AREA/DU	300 SF / DU (17 DU) 15% INCLUSIONARY HOUSING <u>+15% INCENTIVE</u> 22 DU	N/A	643 SF / DU (8 DUs)	303 S.F. / DU (17 DU) BASE + 5 DU INCLUSIONARY & INCENTIVE BONUSES	COMPLIES
MIN. LOT WIDTH	NO RESTRICTION	N/A	71.35'	71.35'	COMPLIES
MIN. FRONT SETBACK BISHOP ALLEN DRIVE DOUGLAS STREET	RES IN BB ZONE = RES C-3 (H+L)/5=(60.5+70)/5=130.5/5=26.1 5' MIN. (H+L)/5=(61.5+70)/5=131.5/5=26.3 5' MIN.	20.304.4 (BELOW) 20.304.4 (BELOW)	+/-8' +/-6.7'	5' (30' FROM CL OF STREET) 5' (20' FROM CL OF STREET)	COMPLIES SPECIAL PERMIT
MIN. SIDE SETBACK (LEFT)	(H+L)/6=(61.5+70)/6=131.5/6=21.9	20.304.4 (BELOW)	+/-2.7'	5'	SPECIAL PERMIT
MIN. SIDE SETBACK (RIGHT)	(H+L)/6=(60.5+70)/6=130.5/6=21.75	20.304.4 (BELOW)	+/-13.2'	5'	SPECIAL PERMIT
MAX HEIGHT (IN FEET)	80'	SEE NOTES BELOW:	+/-36' (3 STORIES)	69'-11" (7 STORIES W/ BULK CONTROL PLANE)	COMPLIES
MIN. RATIO OF PRIVATE OPEN SPACE TO LOT AREA	RES IN BB ZONE = RES C-3 10% (515 S.F.)	PER BASE ZONING	+/-1,002 S.F. (19%)	1,858 S.F. AT PATIOS AND BALCONIES (36%) NO S.F. MEETS 15'X15' MIN	SPECIAL PERMIT
PARKING	1/DU (22 REQUIRED)	0.75/DU (17 SPACES) (SEE NOTES BELOW)	0 SPACES	0 SPACES	SPECIAL PERMIT
BICYCLE PARKING	LONG TERM: 1/DU FOR 1ST 20 DU + 1.05 FOR ADD DU (23 REQUIRED) SHORT TERM: 0.10 / DU (3 REQUIRED)	PER BASE ZONING	0 SPACES	24 LONG TERM SPACES + 4 SHORT TERM SPACES	COMPLIES

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		Scale	1/4" = 1'-0"

Architectural Zoning Chart

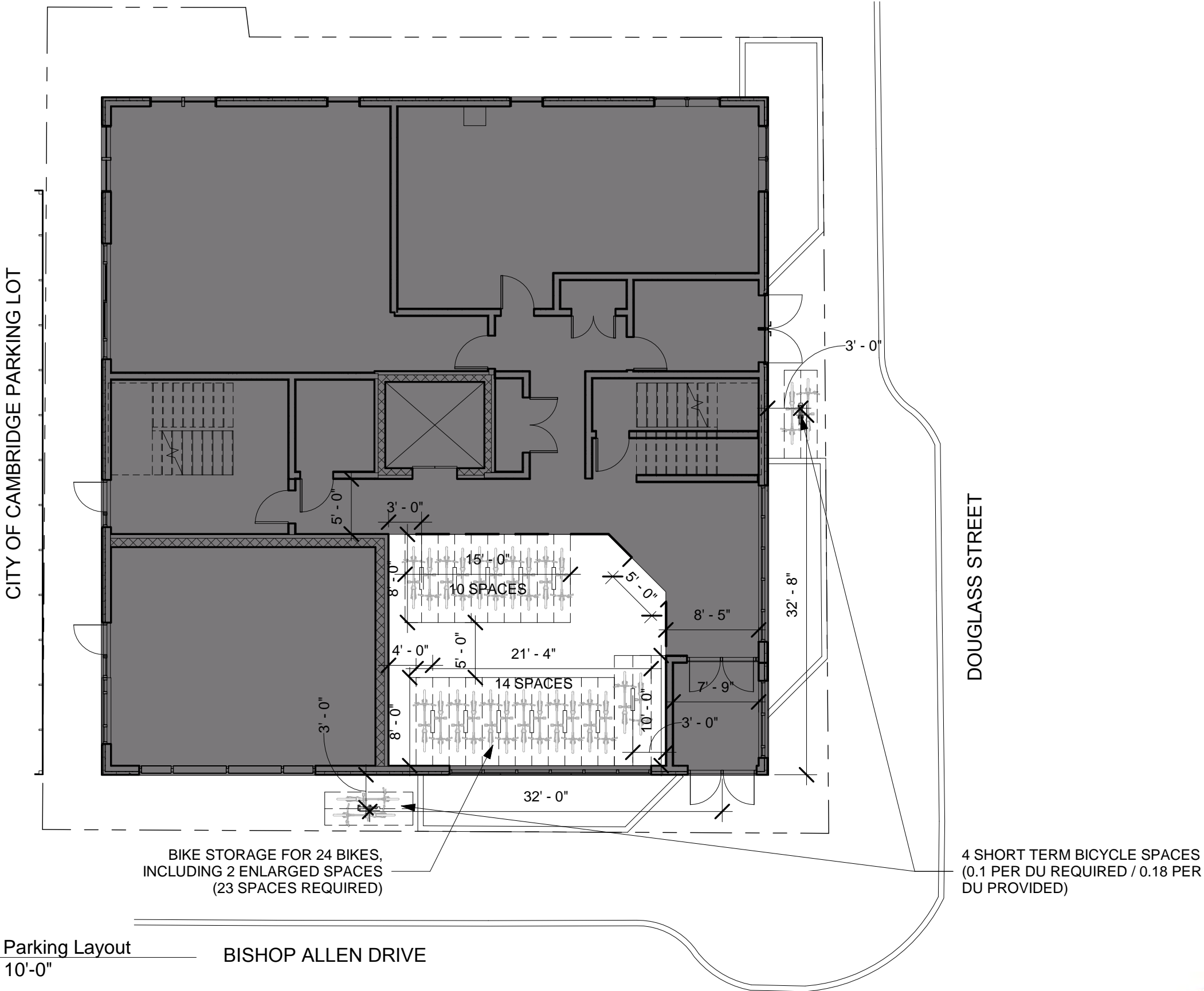
A21



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PROPOSED BIKE RACK STYLE



1 Bike Parking Layout
1" = 10'-0"

BISHOP ALLEN DRIVE

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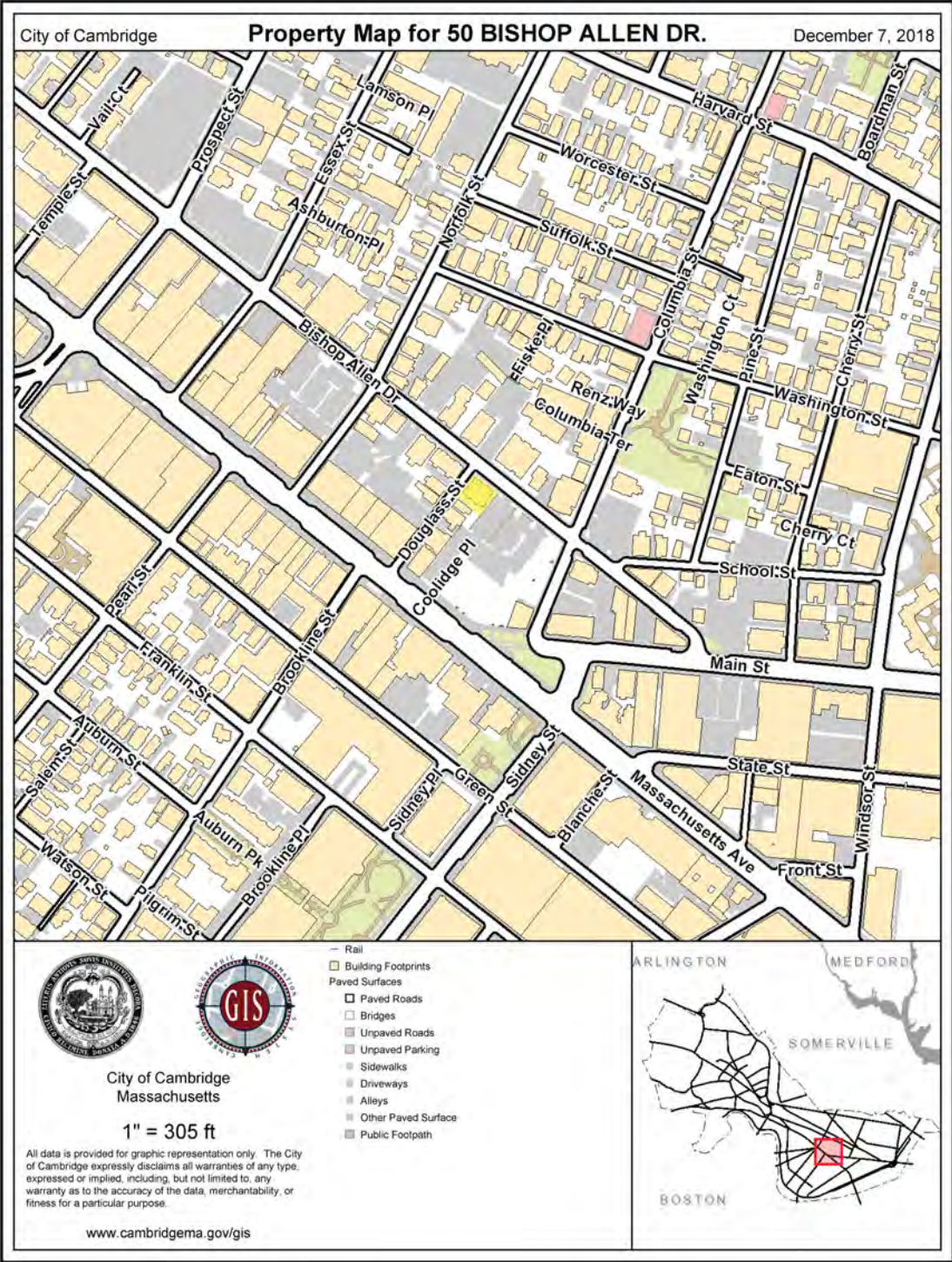
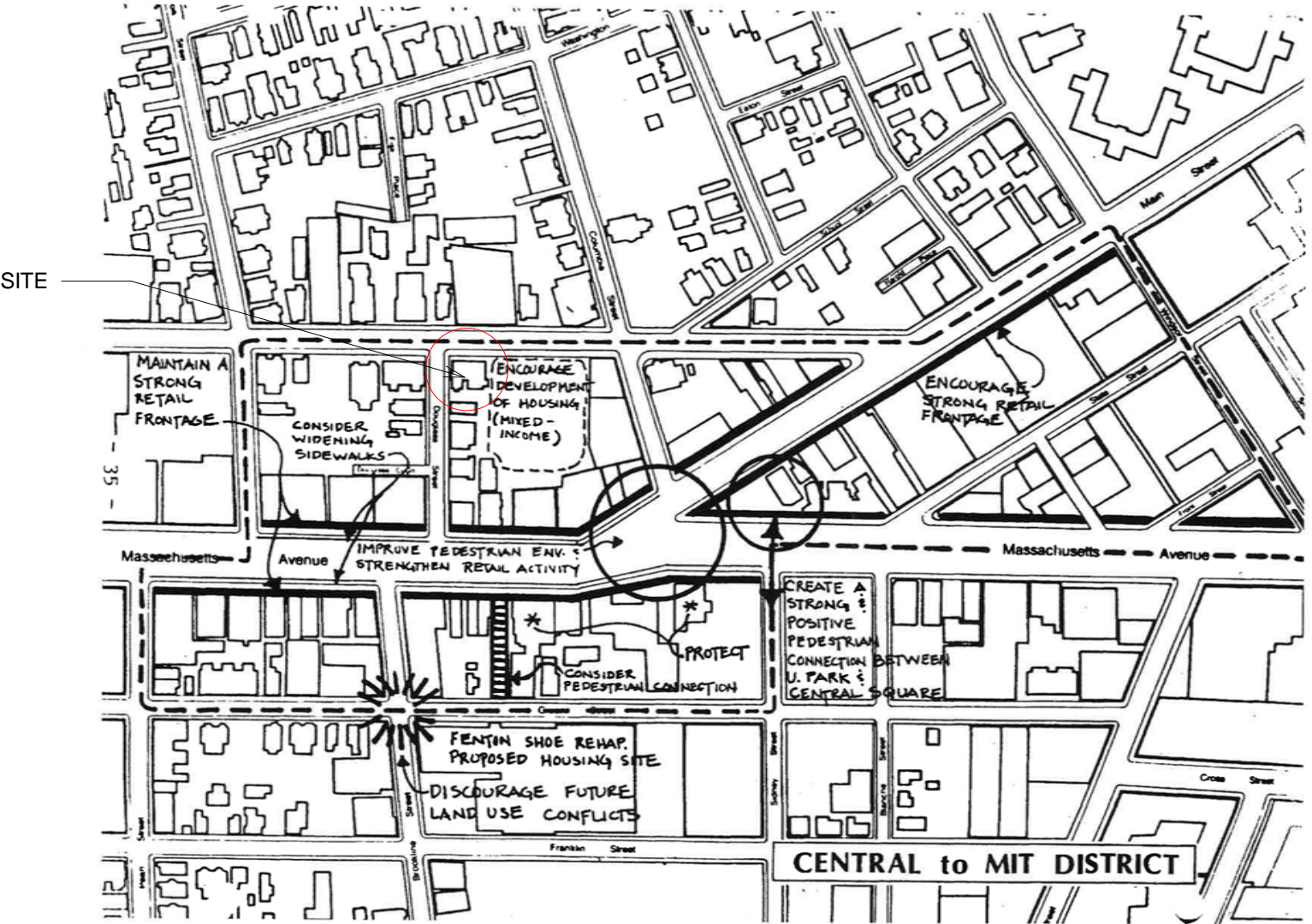
Bicycle Parking Plan

A22



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CENTRAL SQUARE ACTION PLAN: "CENTRAL TO MIT" DISTRICT



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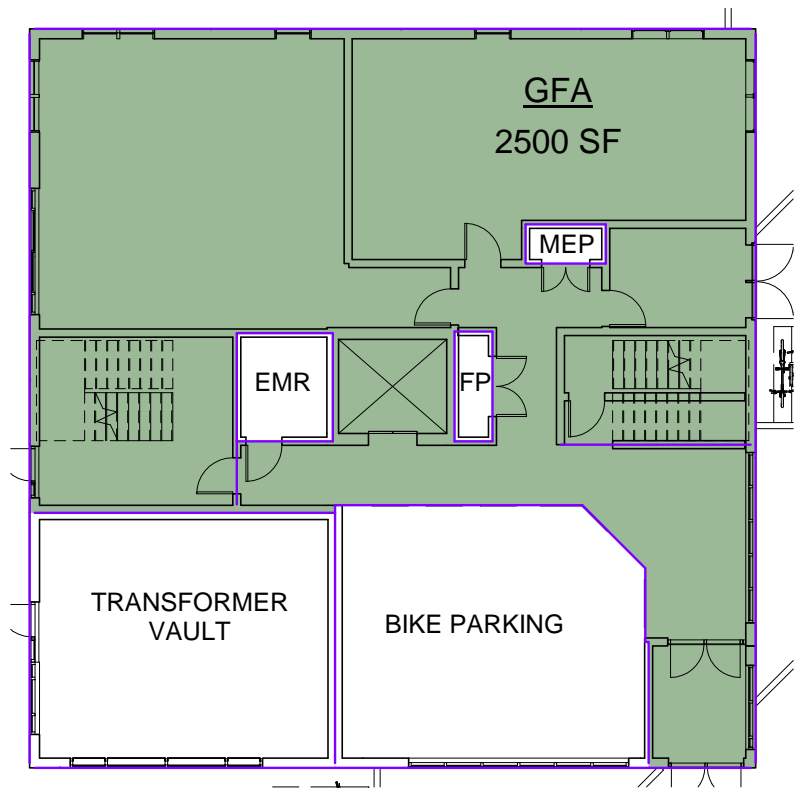
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		Scale	

Zoning Maps

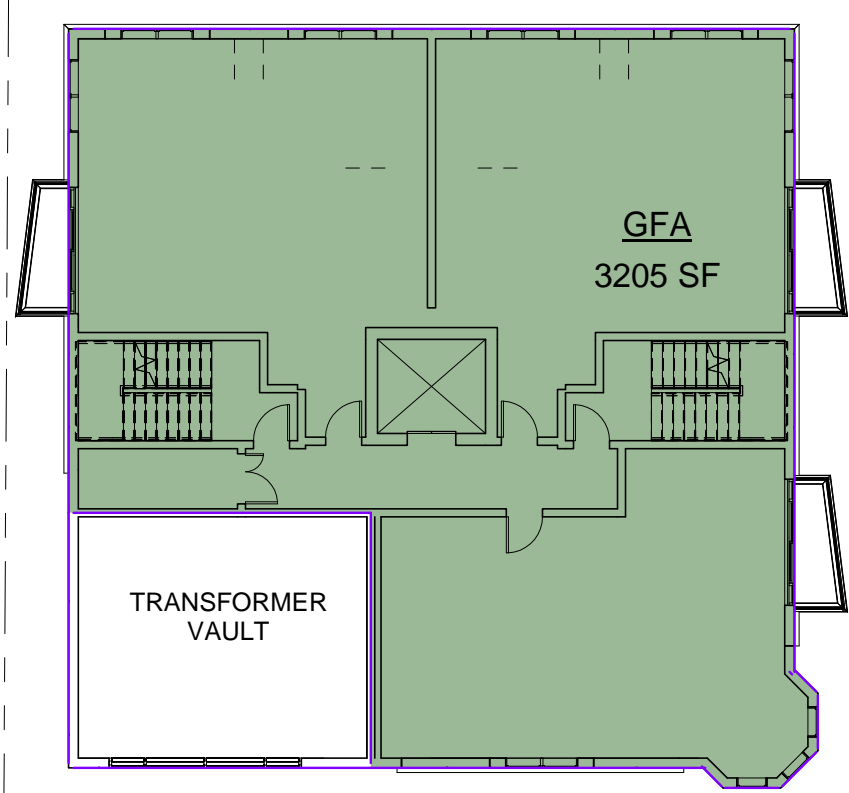
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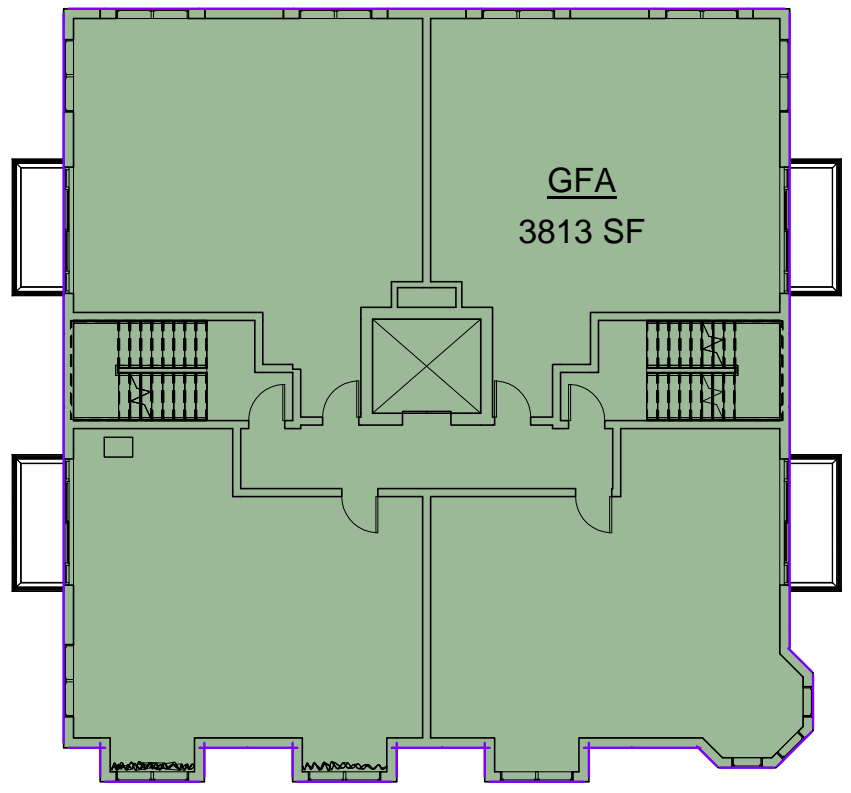
GROSS FLOOR AREA (PER ZONING)



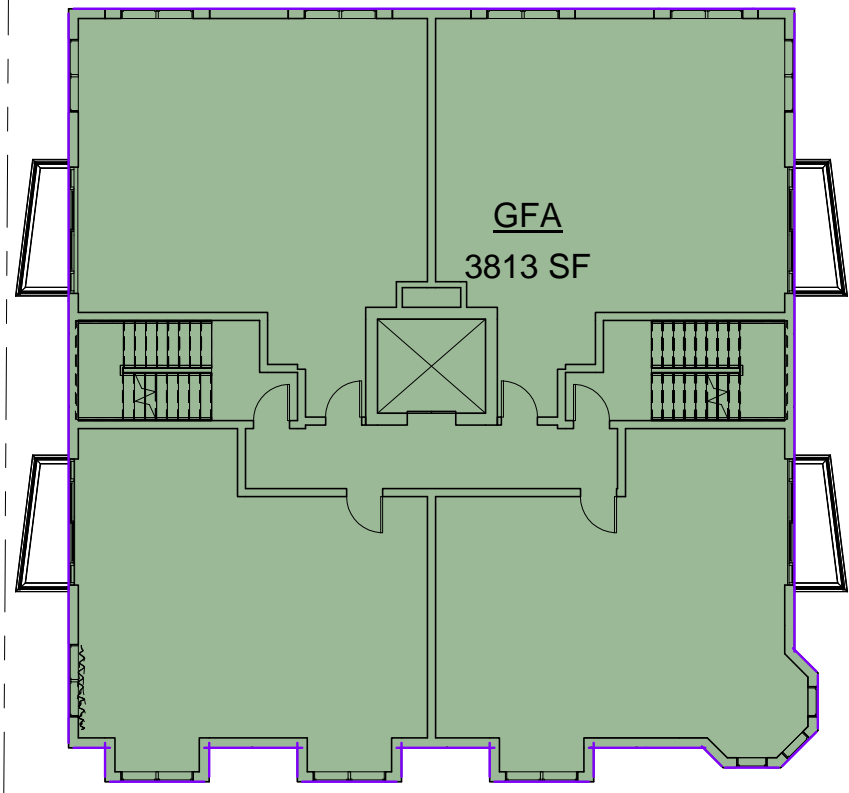
① 1st Floor Level
1/16" = 1'-0"



② 2nd Floor
1/16" = 1'-0"



③ 3rd Floor
1/16" = 1'-0"



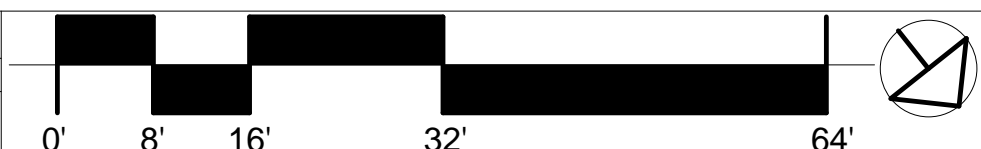
④ 4th Floor
1/16" = 1'-0"

Gross Floor Area (Per Zoning)		
Area	Name	Level

2500 SF	GFA	1st Floor Level
3205 SF	GFA	2nd Floor
3813 SF	GFA	3rd Floor
3813 SF	GFA	4th Floor
3813 SF	GFA	5th Floor
3529 SF	GFA	6th Floor
2931 SF	GFA	7th Floor

23603 SF
GROSS FLOOR AREA CALCULATED PER THE CITY OF CAMBRIDGE ZONING CODE

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		Scale	As indicated

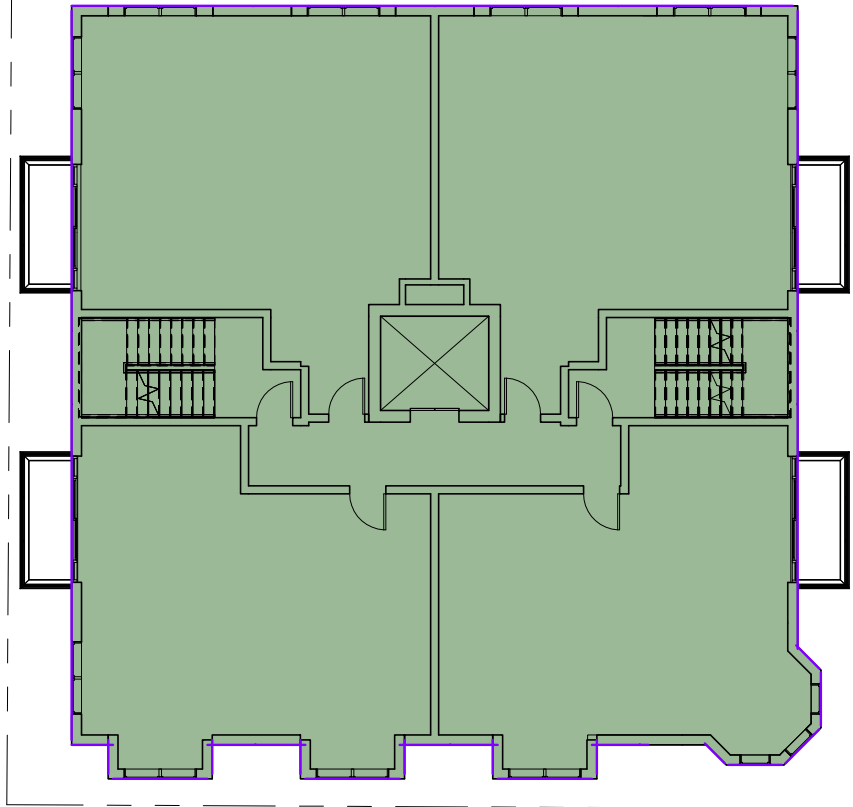


GFA (Zoning) Diagrams

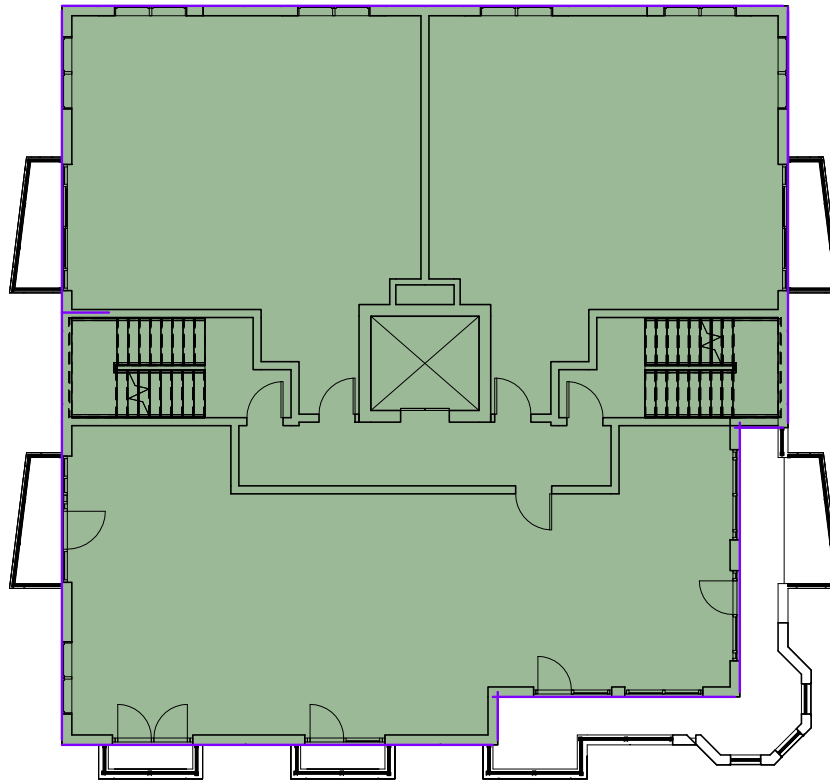
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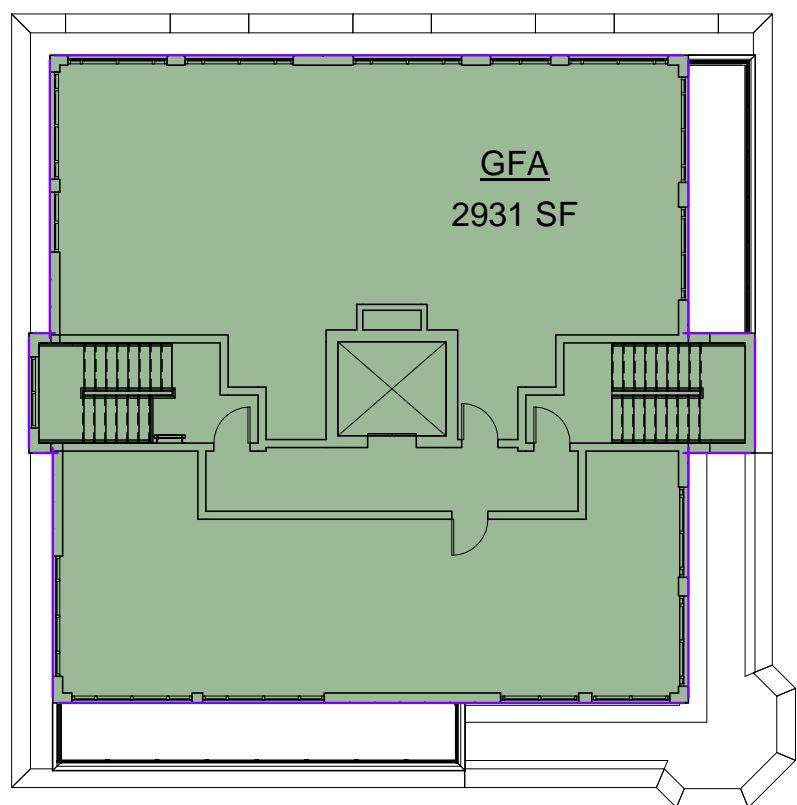
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① 5th Floor
1/16" = 1'-0"



② 6th Floor
1/16" = 1'-0"



③ 7th Floor
1/16" = 1'-0"

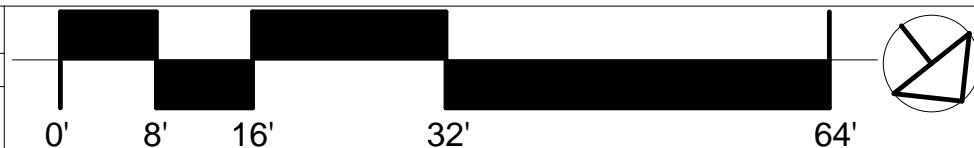
Gross Floor Area (Per Zoning)		
Area	Name	Level

2500 SF	GFA	1st Floor Level
3205 SF	GFA	2nd Floor
3813 SF	GFA	3rd Floor
3813 SF	GFA	4th Floor
3813 SF	GFA	5th Floor
3529 SF	GFA	6th Floor
2931 SF	GFA	7th Floor

23603 SF

GROSS FLOOR AREA CALCULATED PER THE CITY OF
CAMBRIDGE ZONING CODE

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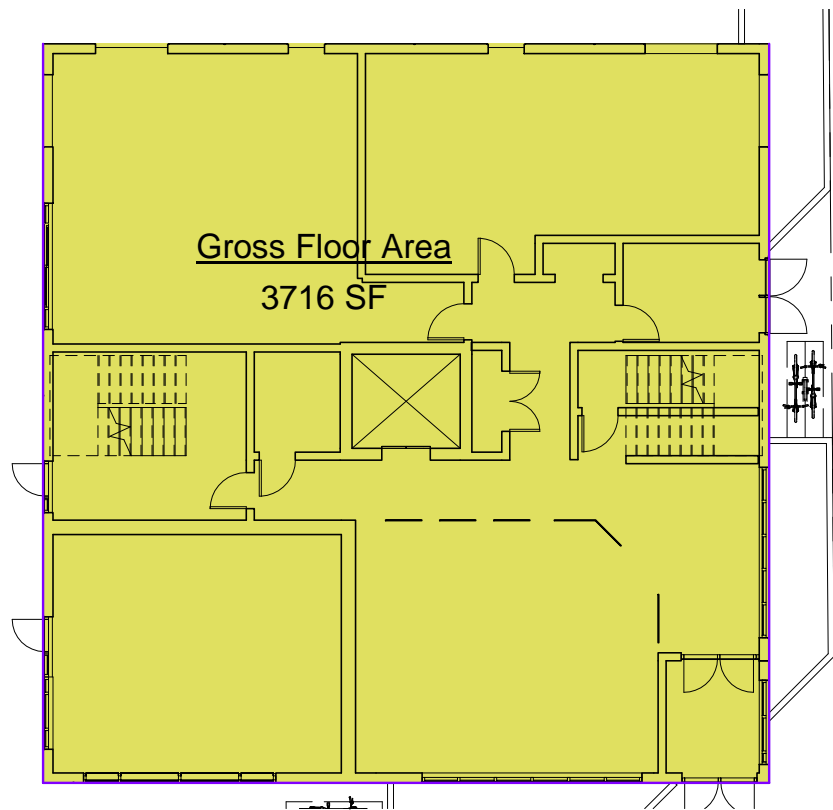


GFA (Zoning) Diagrams

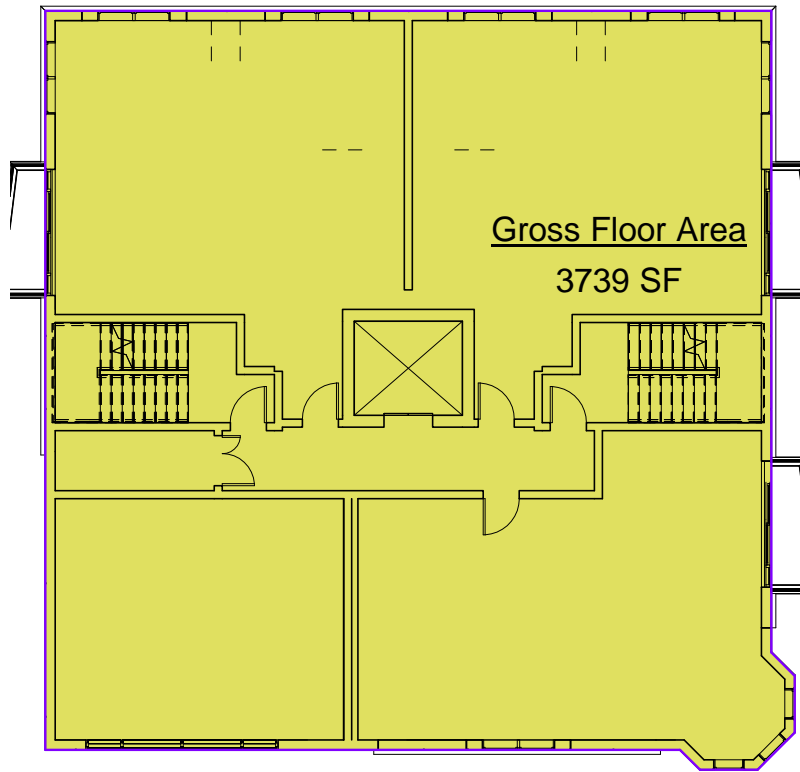
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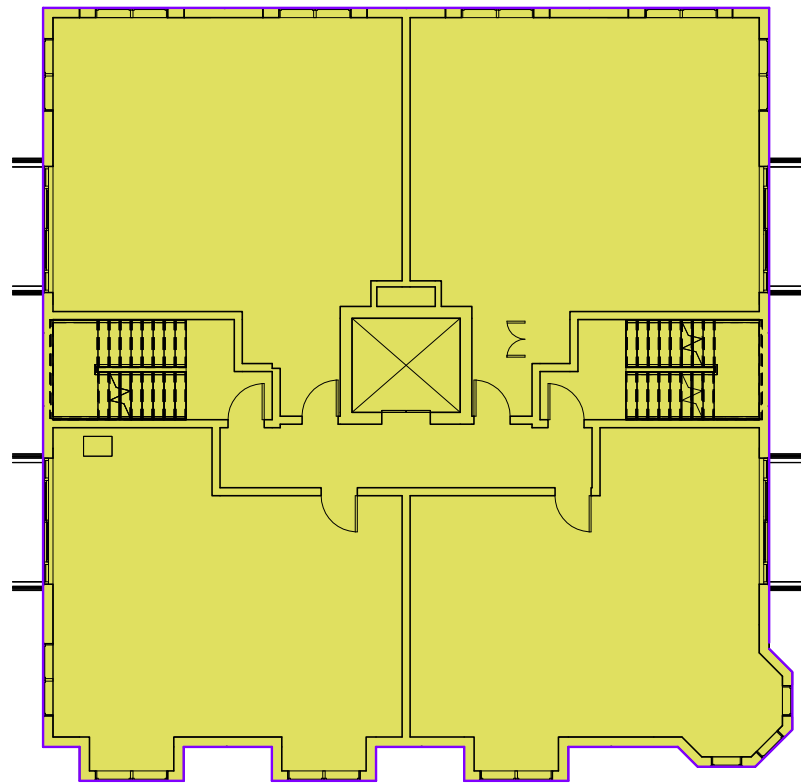
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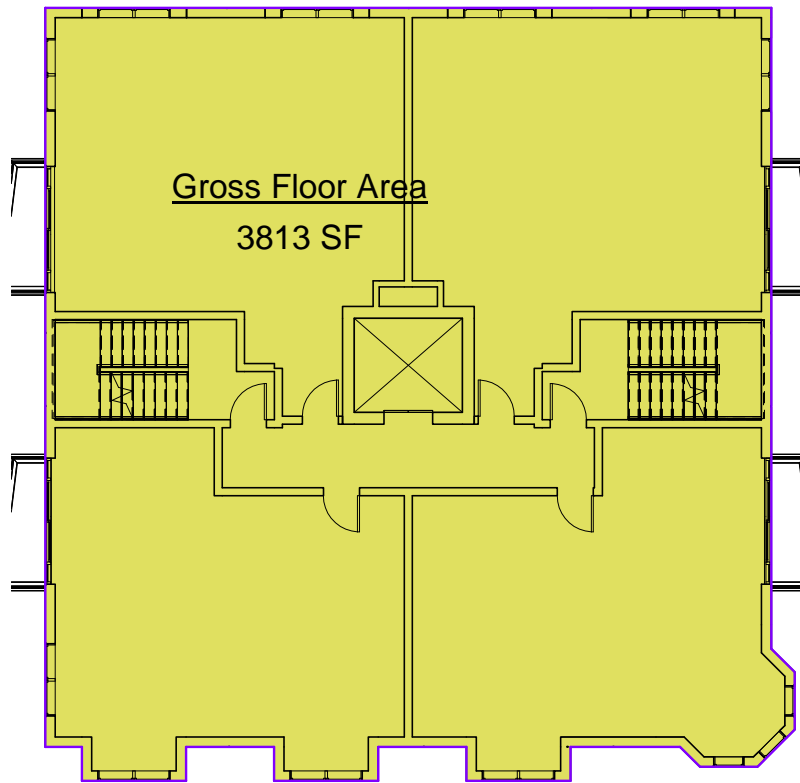
① 1st Floor Level
1/16" = 1'-0"



② 2nd Floor
1/16" = 1'-0"



③ 3rd Floor
1/16" = 1'-0"



④ 4th Floor
1/16" = 1'-0"

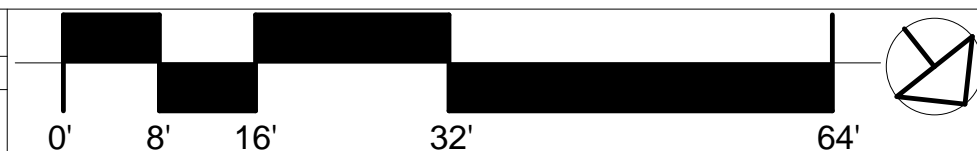
GROSS FLOOR AREA PER IBC		
Area	Name	Level

3716 SF	Gross Floor Area	1st Floor Level
3739 SF	Gross Floor Area	2nd Floor
3813 SF	Gross Floor Area	3rd Floor
3813 SF	Gross Floor Area	4th Floor
3813 SF	Gross Floor Area	5th Floor
3529 SF	Gross Floor Area	6th Floor
2930 SF	Gross Floor Area	7th Floor

25352 SF

TOTAL AREA OF ALL FLOORS WITH NO EXCLUSIONS

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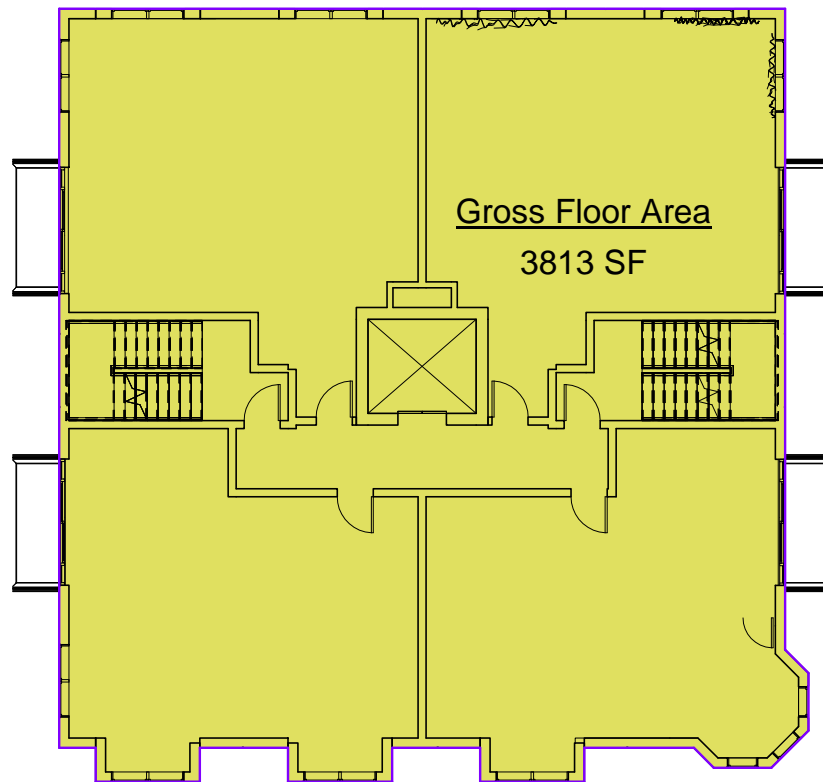


GFA (IBC) Diagrams

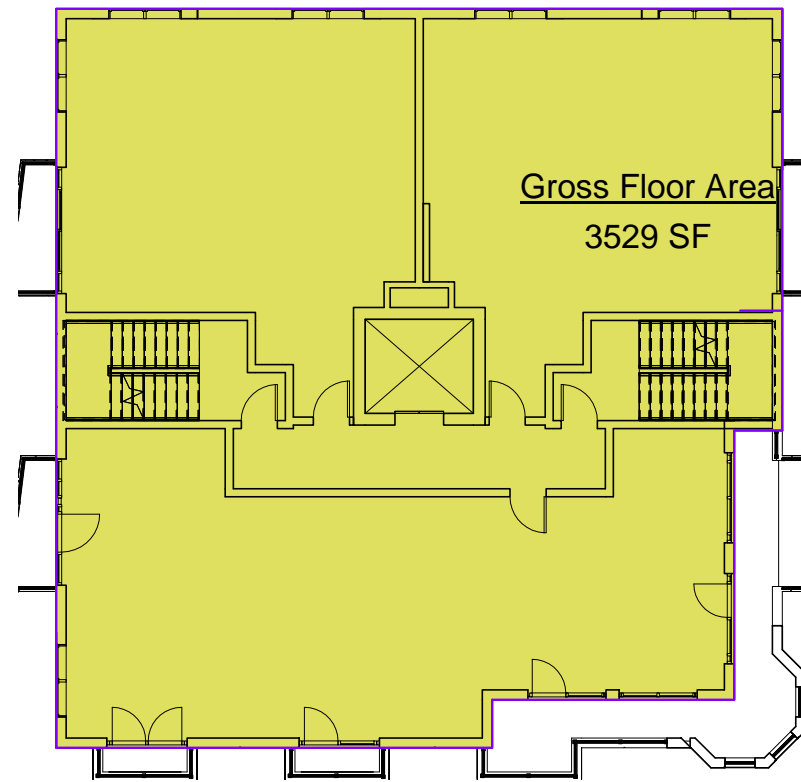
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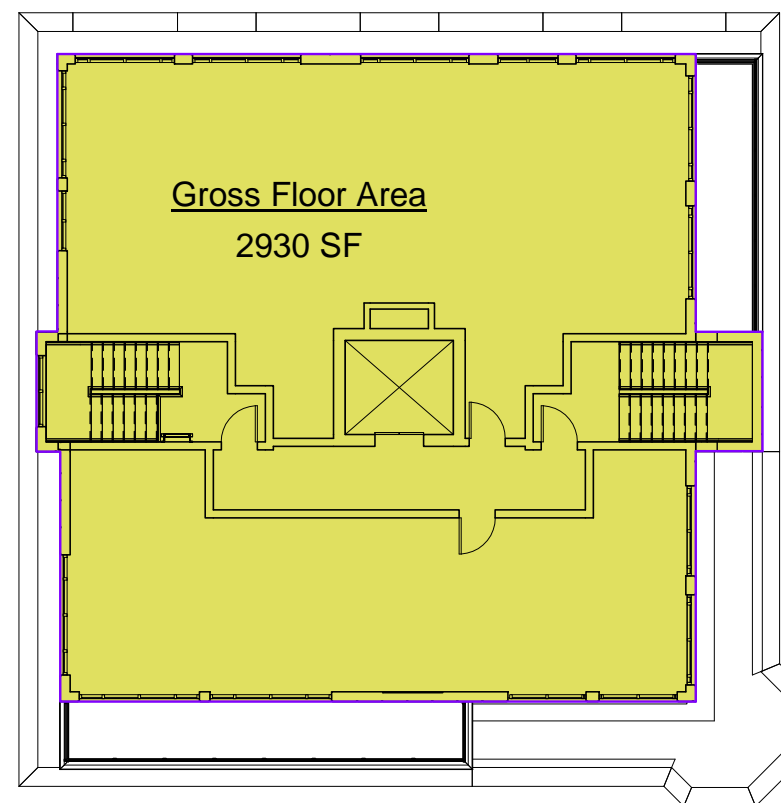
Bishop Allen @ Douglass



① 5th Floor
1/16" = 1'-0"



② 6th Floor
1/16" = 1'-0"



③ 7th Floor
1/16" = 1'-0"

GROSS FLOOR AREA PER IBC

Area	Name	Level
3716 SF	Gross Floor Area	1st Floor Level
3739 SF	Gross Floor Area	2nd Floor
3813 SF	Gross Floor Area	3rd Floor
3813 SF	Gross Floor Area	4th Floor
3813 SF	Gross Floor Area	5th Floor
3529 SF	Gross Floor Area	6th Floor
2930 SF	Gross Floor Area	7th Floor

25352 SF

TOTAL AREA OF ALL FLOORS WITH NO EXCLUSIONS

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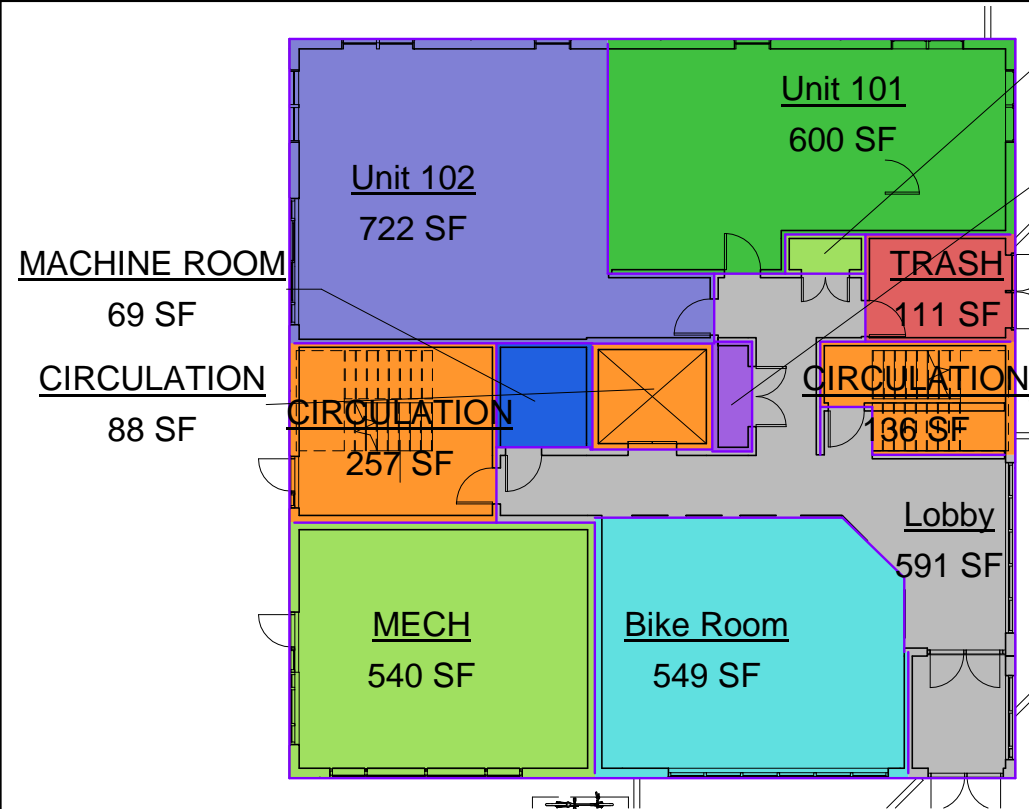


GFA (IBC) Diagrams

A27



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① 1st Floor Level
1/16" = 1'-0"

Unit Areas 1-3		
Area	Name	Level

1st Floor Level

549 SF	Bike Room	1st Floor Level
481 SF	CIRCULATION	1st Floor Level
591 SF	Lobby	1st Floor Level
69 SF	MACHINE ROOM	1st Floor Level
562 SF	MECH	1st Floor Level
30 SF	SPRINKLER	1st Floor Level
111 SF	TRASH	1st Floor Level

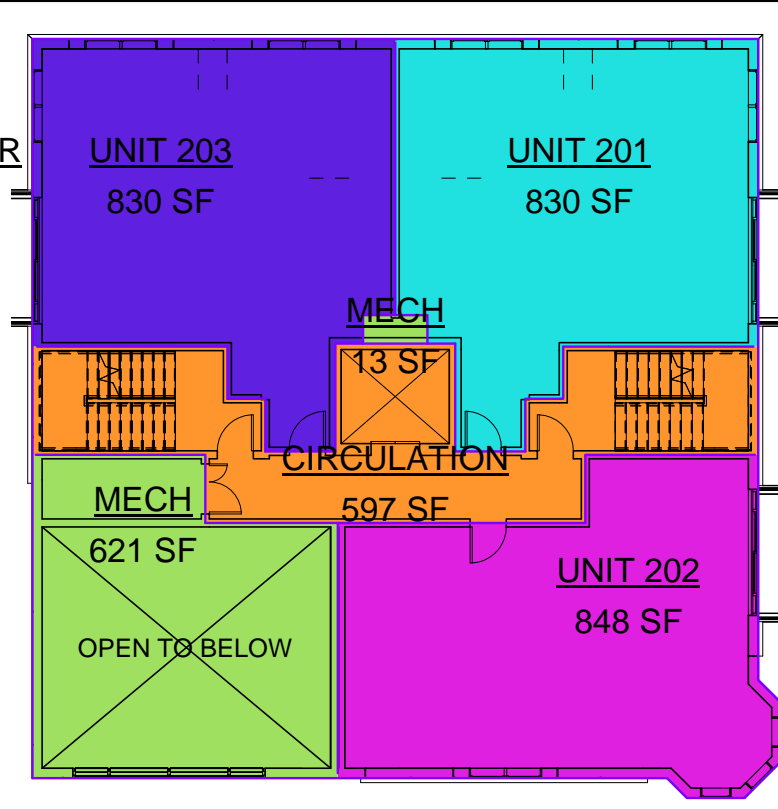
2393 SF TOTAL 1ST FLOOR COMMON AREA

Unit Areas 1-3		
Area	Name	Level

1st Floor Level

600 SF	Unit 101	1st Floor Level
722 SF	Unit 102	1st Floor Level

1322 SF TOTAL 1ST FLOOR LEASABLE AREA



② 2nd Floor
1/16" = 1'-0"

Unit Areas 1-3		
Area	Name	Level

2nd Floor

597 SF	CIRCULATION	2nd Floor
634 SF	MECH	2nd Floor

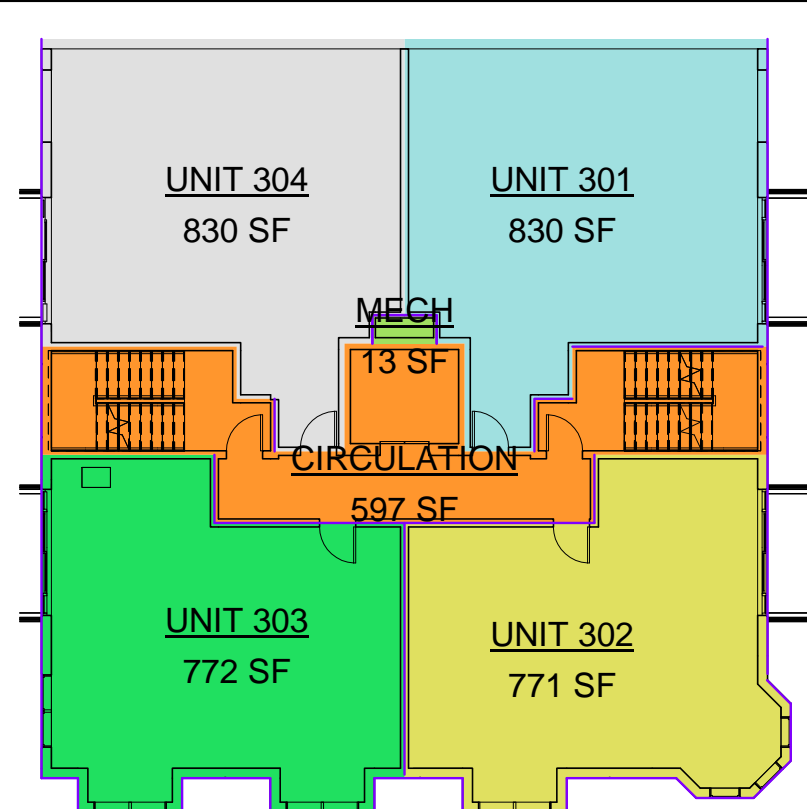
1231 SF TOTAL 2ND FLOOR COMMON AREA

Unit Areas 1-3		
Area	Name	Level

2nd Floor

830 SF	UNIT 201	2nd Floor
848 SF	UNIT 202	2nd Floor
830 SF	UNIT 203	2nd Floor

2509 SF TOTAL 2ND FLOOR LEASABLE AREA



③ 3rd Floor
1/16" = 1'-0"

Unit Areas 1-3		
Area	Name	Level

3rd Floor

597 SF	CIRCULATION	3rd Floor
13 SF	MECH	3rd Floor

610 SF TOTAL 3RD FLOOR COMMON AREA

4234 SFTOTAL COMMON AREA FLOORS 1-3

Unit Areas 1-3		
Area	Name	Level

3rd Floor

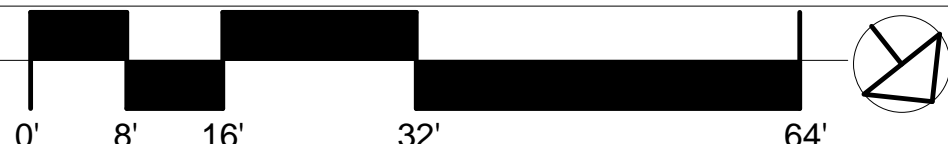
830 SF	UNIT 301	3rd Floor
771 SF	UNIT 302	3rd Floor
772 SF	UNIT 303	3rd Floor
830 SF	UNIT 304	3rd Floor

3203 SF TOTAL 3RD FLOOR LEASABLE AREA

7034 SF TOTAL LEASABLE AREA FLOORS 1-3

11267 SF TOTAL AREA FLOORS 1-3

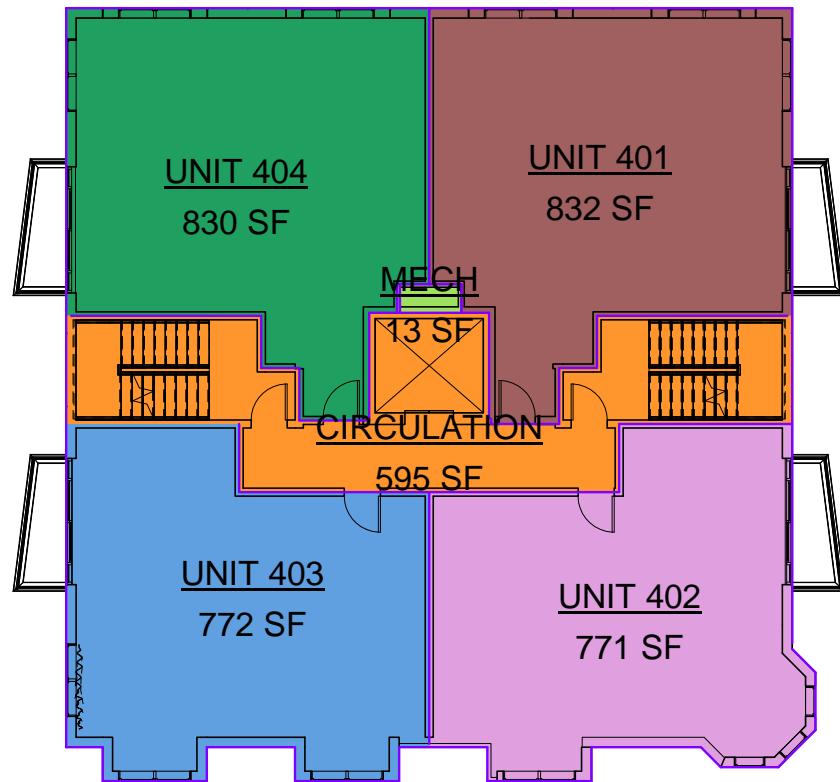
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Unit & Common Areas

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① 4th Floor
1/16" = 1'-0"

Unit Areas 4-6		
Area	Name	Level

4th Floor

595 SF	CIRCULATION	4th Floor
13 SF	MECH	4th Floor

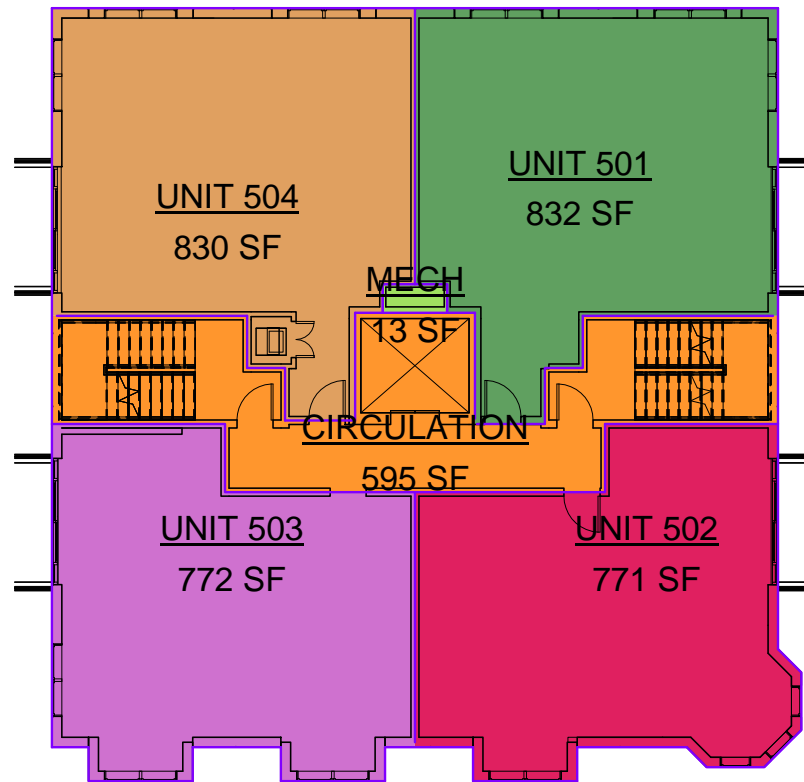
608 SF TOTAL 4TH FLOOR COMMON AREA

Unit Areas 4-6		
Area	Name	Level

4th Floor

832 SF	UNIT 401	4th Floor
771 SF	UNIT 402	4th Floor
772 SF	UNIT 403	4th Floor
830 SF	UNIT 404	4th Floor

3205 SF TOTAL 4TH FLOOR LEASABLE AREA



② 5th Floor
1/16" = 1'-0"

Unit Areas 4-6		
Area	Name	Level

5th Floor

595 SF	CIRCULATION	5th Floor
13 SF	MECH	5th Floor

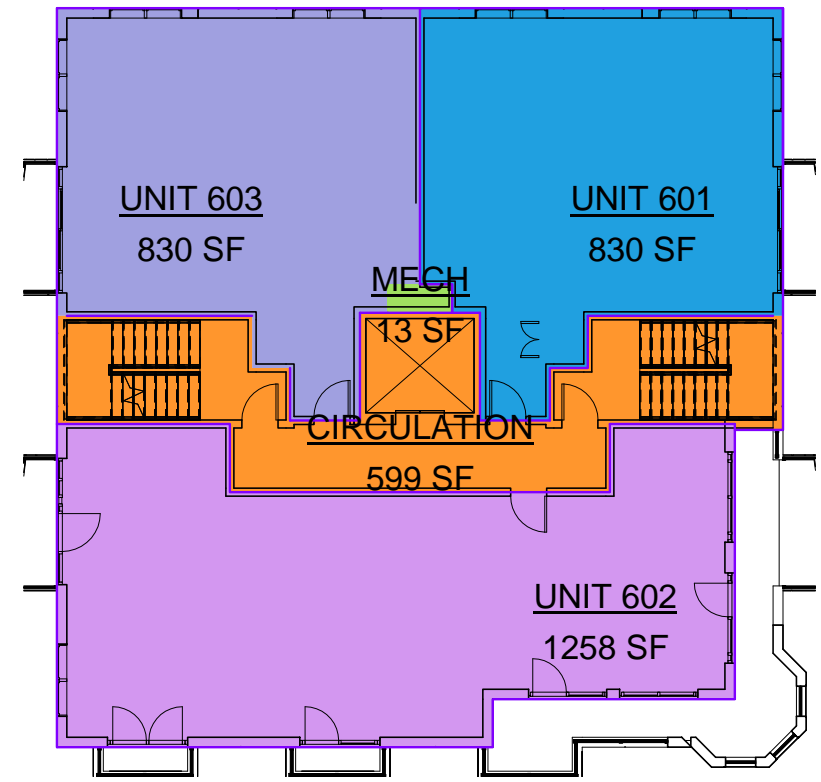
608 SF TOTAL 5TH FLOOR COMMON AREA

Unit Areas 4-6		
Area	Name	Level

5th Floor

832 SF	UNIT 501	5th Floor
771 SF	UNIT 502	5th Floor
772 SF	UNIT 503	5th Floor
830 SF	UNIT 504	5th Floor

3205 SF TOTAL 5TH FLOOR LEASABLE AREA



③ 6th Floor
1/16" = 1'-0"

Unit Areas 4-6		
Area	Name	Level

6th Floor

599 SF	CIRCULATION	6th Floor
13 SF	MECH	6th Floor

611 SF TOTAL 6TH FLOOR COMMON AREA

1827 SF TOTAL COMMON AREA FLOORS 4-6

Unit Areas 4-6		
Area	Name	Level

6th Floor

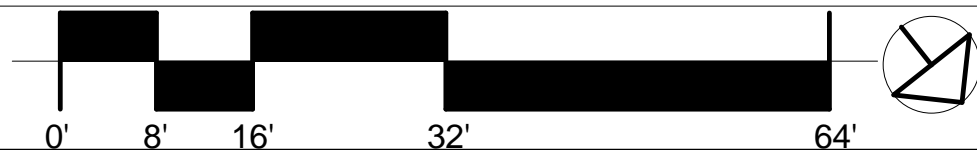
830 SF	UNIT 601	6th Floor
1258 SF	UNIT 602	6th Floor
830 SF	UNIT 603	6th Floor

2918 SF TOTAL 6TH FLOOR LEASABLE AREA

9328 SF TOTAL LEASABLE AREA FLOORS 4-6

11155 SF TOTAL AREA FLOORS 4-6

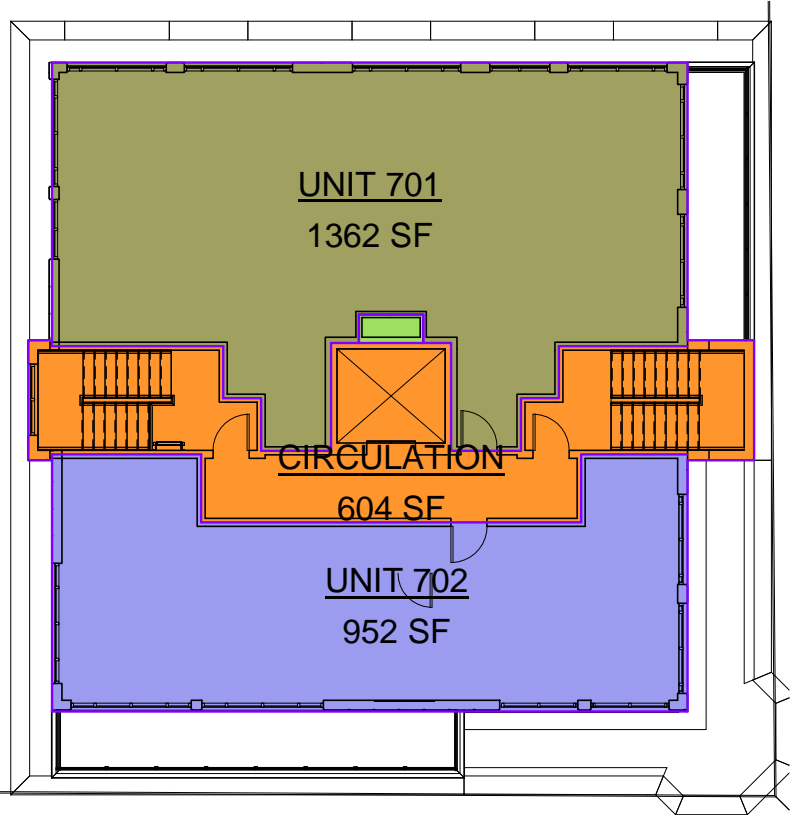
Project number	18132	Drawn by	Author
Date	2/18/2022	Checked by	Checker
		Scale	As indicated



Unit & Common Areas

A29





Unit Areas 7		
Area	Name	Level

7th Floor		
604 SF	CIRCULATION	7th Floor
13 SF	MECH	7th Floor

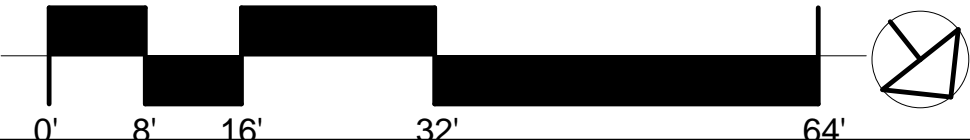
617 SF TOTAL 7TH FLOOR COMMON AREA

7th Floor		
1362 SF	UNIT 701	7th Floor
952 SF	UNIT 702	7th Floor

2314 SF TOTAL 7TH FLOOR LEASABLE AREA

2931 SF TOTAL 7TH FLOOR AREA

Project number	18132	Drawn by	Author
Date	2/18/2022	Checked by	Checker
		Scale	As indicated



Unit & Common Areas

A30



September 6, 2018

**Requirements for Customer Alcove
Containing Eversource Distribution Equipment**

Alcove to be located on an outside wall of the customer building that is exposed to natural air circulation, and will continue to be exposed to natural air circulation after construction is complete. Alcove to be located such that any future customer construction or adjacent property construction will not restrict access or reduce the amount of natural air circulation.

Alcove size is dependent upon the number, type, and layout of equipment housed. All minimum clearances for unobstructed work space around equipment shall be maintained. A minimum unobstructed ceiling height of 15-feet is required. These minimum clearances may require increasing for adequate equipment cooling and access.

Padmount equipment shall be positioned within the alcove such that removal of any one piece of equipment will not require disturbing, relocating or removing another piece of equipment.

Padmount transformers and transducers to be set on a poured concrete housekeeping pad with the top surface 4-inches above the floor. Padmount switches, and primary metering enclosures to be set on the appropriate fiberglass base also installed with the top surface 4-inches above the floor.

Poured concrete floor and ceiling, with poured concrete or cement block walls, all having a 3 hour fire rating. Floors pitched to drain storm water out and away from the alcove. Floors to be even with finished grade level.

One metal 36-inch wide, 80-inch tall, three hinge passage door that provides egress directly to the outside at finished grade level. Door to open out or away from the alcove, have interior panic opening hardware and exterior lock keyed to Eversource "M" standard.

Locking overhead metal "screen" roll up door(s) or hinged metal gate(s) that provide access directly to the outside at finished grade level. Door(s) and gate(s) must be sized and located to allow unrestricted installation, maintenance, and removal of equipment without altering any building structure or trim, and provide adequate natural ventilation. **The minimum door or gate opening height is 15-feet, and minimum opening width is 10-feet.**

Interior lighting required, with control switch(es) located inside the alcove adjacent to and accessible from the passage door when open.

No foreign systems, or storage of any type allowed within the alcove.

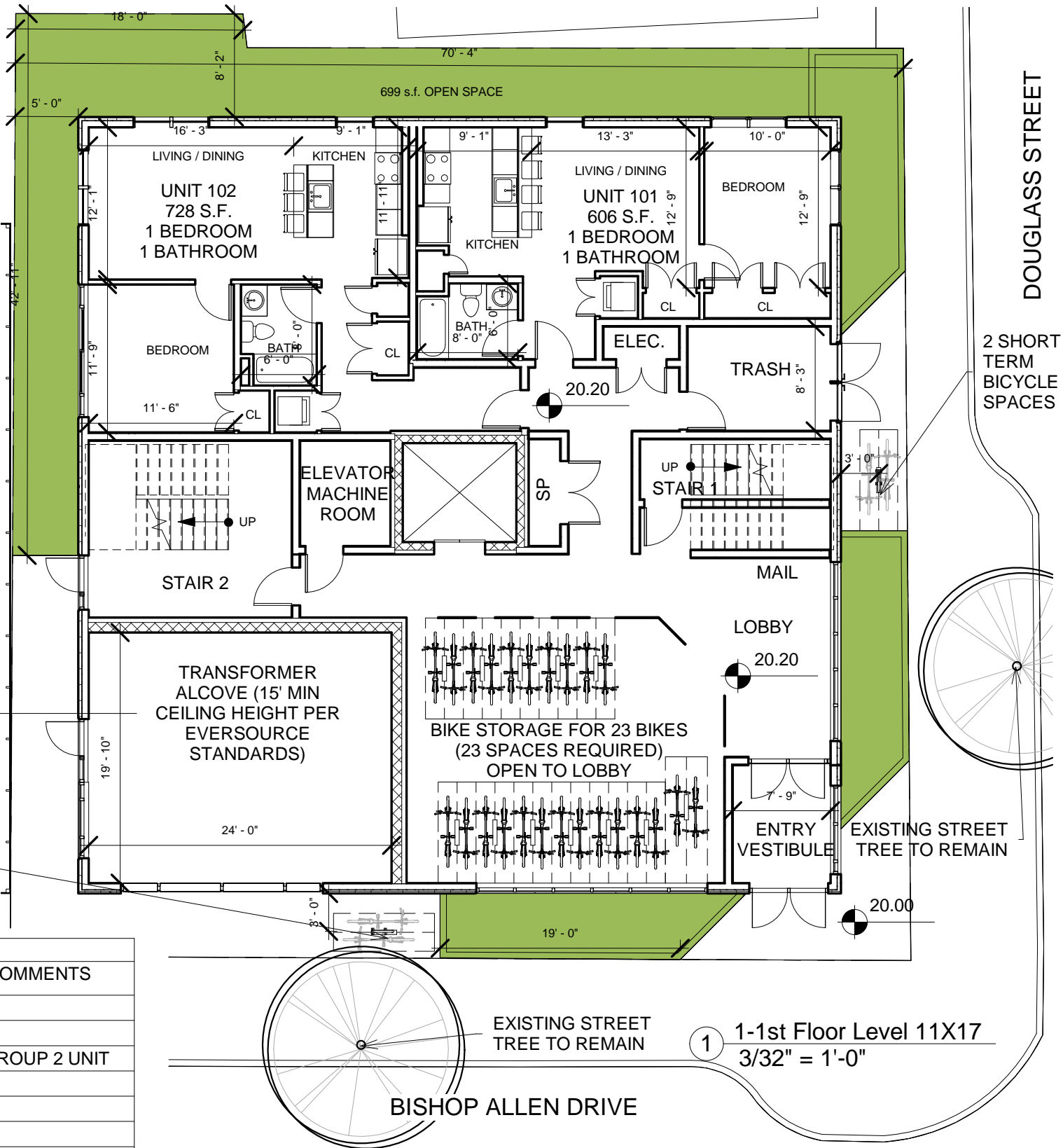
Customer to own, clean, re-lamp and maintain the alcove, and the associated lighting and its electric source and control, passage and equipment doors and gates and their related locking, opening and operating systems.

Customer to provide Eversource a scale drawing of alcove for approval **prior to construction**. Drawing to include dimensions, clearances, lighting, door and gate openings, and the footprint(s) and orientation(s) of all required distribution equipment housed.

UNIT BREAKDOWN BY FLOOR							COMMENTS
FLOOR	1 BED / 1 BATH	2 BED / 1 BATH	2 + BED / 2 BATH	2 BED / 2 BATH	3 BED / 2 BATH	TOTAL UNITS	
1	2	0	0	0	0	2	1 GROUP 2 UNIT
2	0	2	1	0	0	3	
3	0	4	0	0	0	4	
4	0	4	0	0	0	4	
5	0	4	0	0	0	4	
6	0	2	0	0	1	3	
7	0	0	0	1	1	2	
TOTAL	2	16	1	1	2	22	
TOTAL 1 BED		TOTAL 2 BED		TOTAL 3 BED			
2		18		2			

2 SHORT TERM
BICYCLE SPACES

CITY OF CAMBRIDGE PARKING LOT



DOUGLASS STREET

2 SHORT
TERM
BICYCLE
SPACES

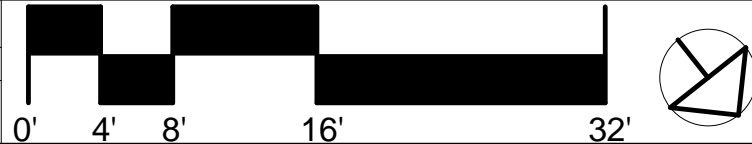
EXISTING STREET
TREE TO REMAIN

EXISTING STREET
TREE TO REMAIN

BISHOP ALLEN DRIVE

1 1-1st Floor Level 11X17
3/32" = 1'-0"

Project number 18132
Date 2/18/2022
Drawn by Author
Checked by Checker
Scale As indicated

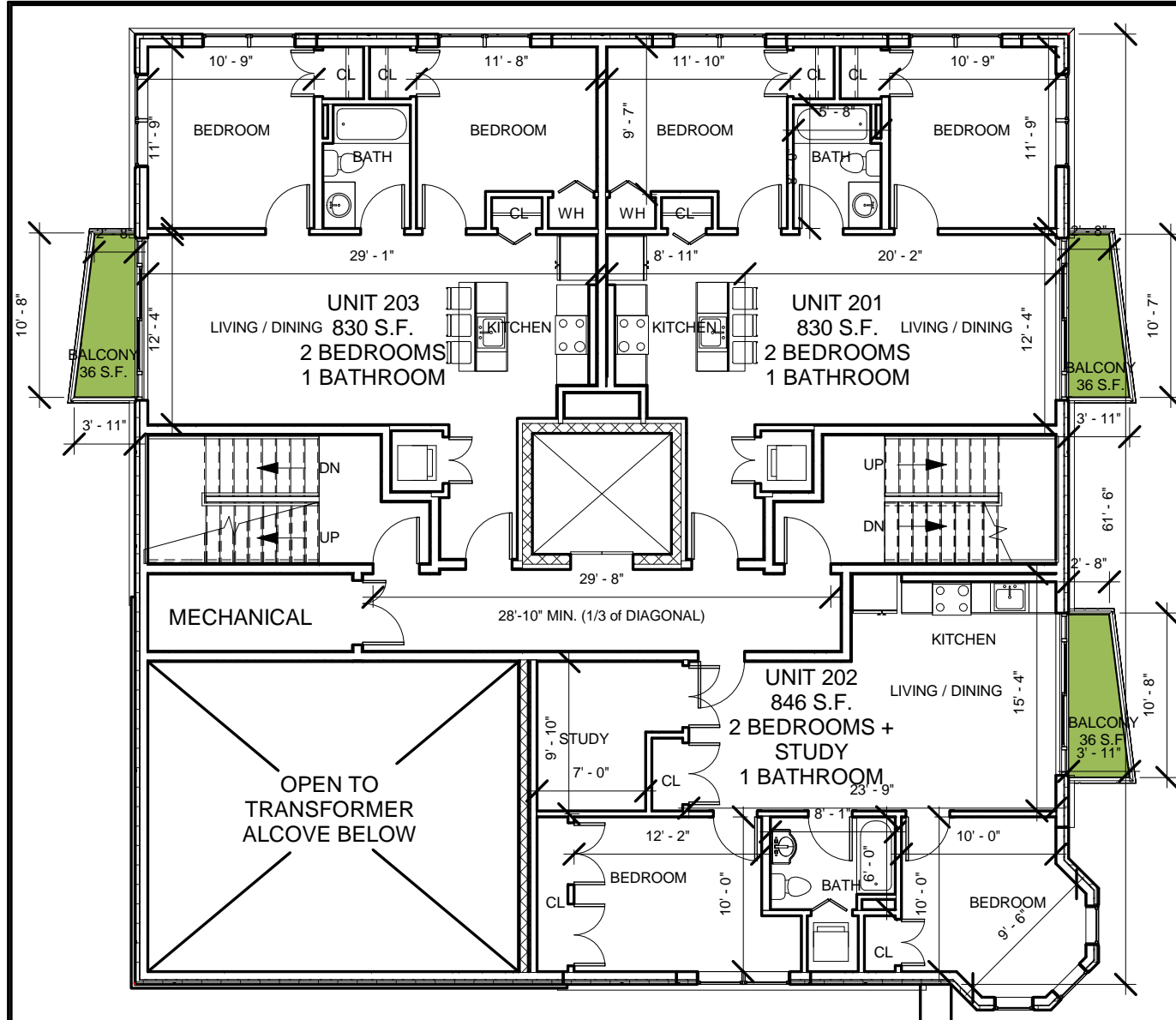


1st Floor Plan

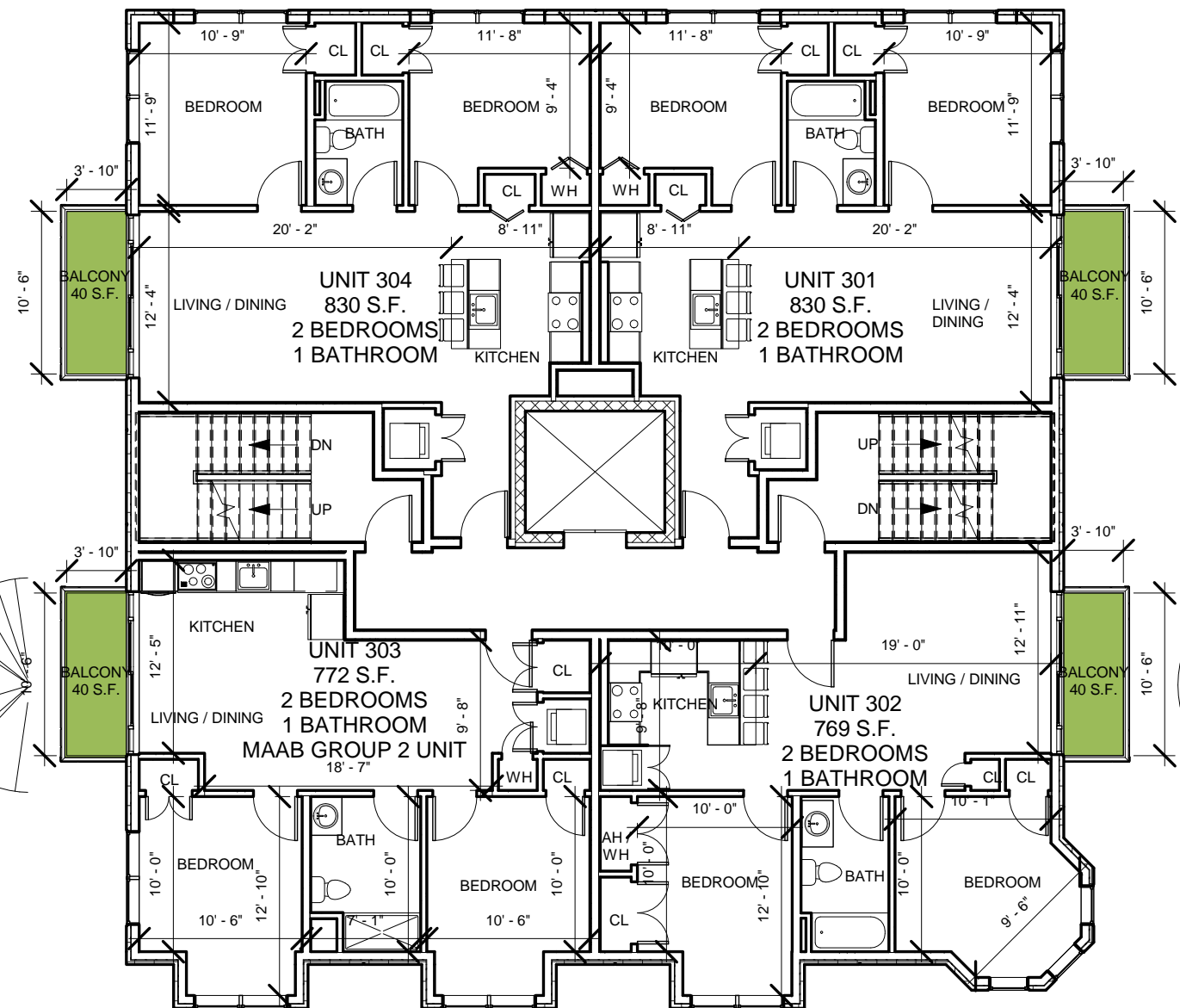
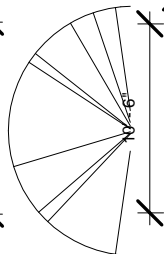
A100



Bishop Allen @ Douglass



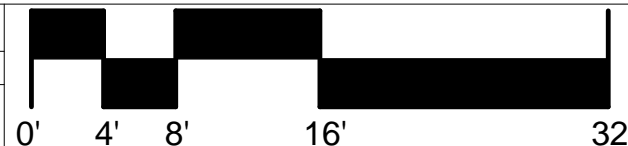
1 2nd Floor
3/32" = 1'-0"



2 3-3rd Floor Level 11X17
3/32" = 1'-0"

UNIT BREAKDOWN BY FLOOR							COMMENTS
FLOOR	1 BED / 1 BATH	2 BED / 1 BATH	2 + BED / 2 BATH	2 BED / 2 BATH	3 BED / 2 BATH	TOTAL UNITS	
1	2	0	0	0	0	2	1 GROUP 2 UNIT
2	0	2	1	0	0	3	
3	0	4	0	0	0	4	
4	0	4	0	0	0	4	
5	0	4	0	0	0	4	
6	0	2	0	0	1	3	
7	0	0	0	1	1	2	
TOTAL	2	16	1	1	2	22	
TOTAL 1 BED		TOTAL 2 BED			TOTAL 3 BED		
2		18			2		

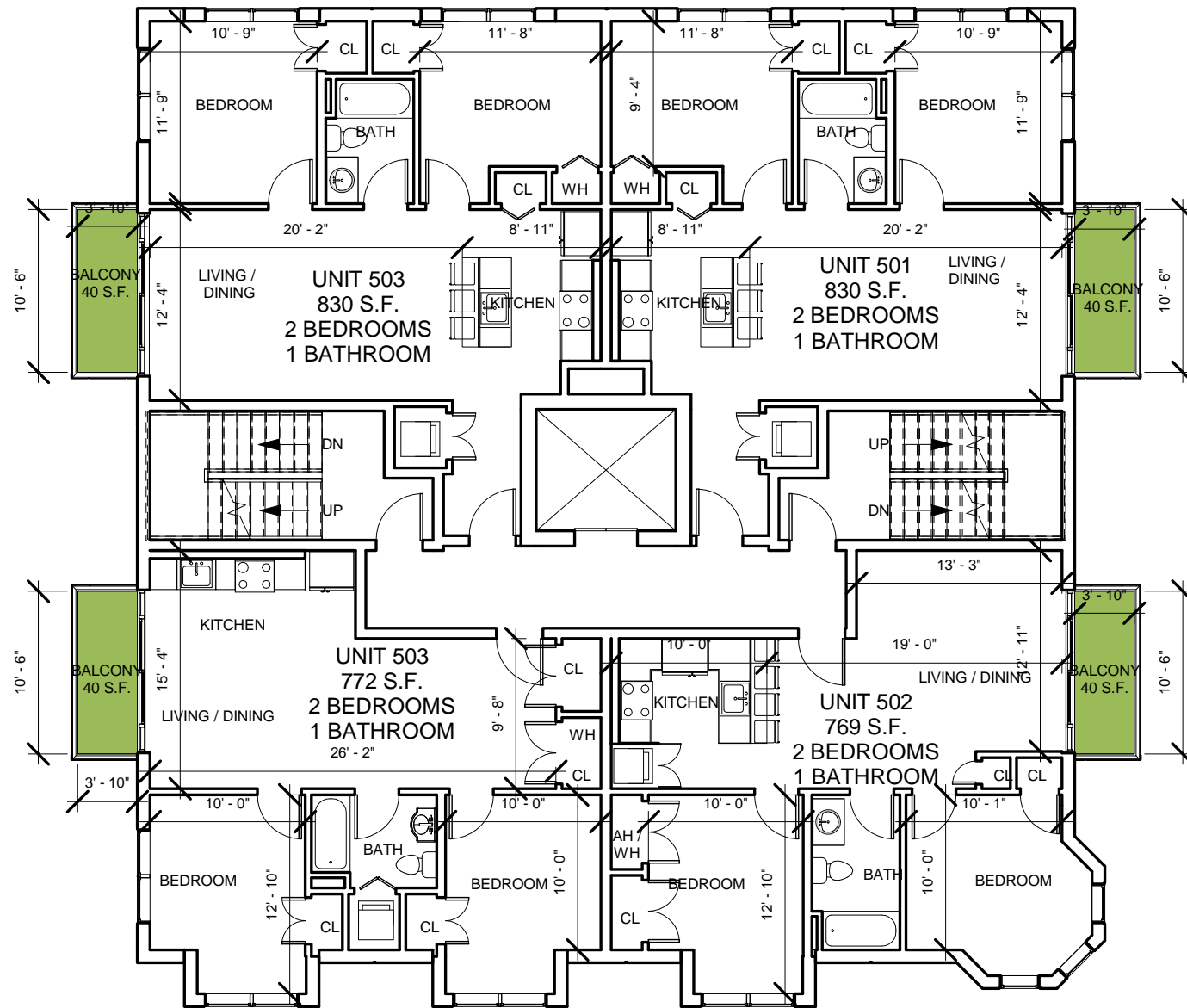
Project number	18132	Drawn by	Author
Date	2/18/2022	Checked by	Checker
		Scale	As indicated



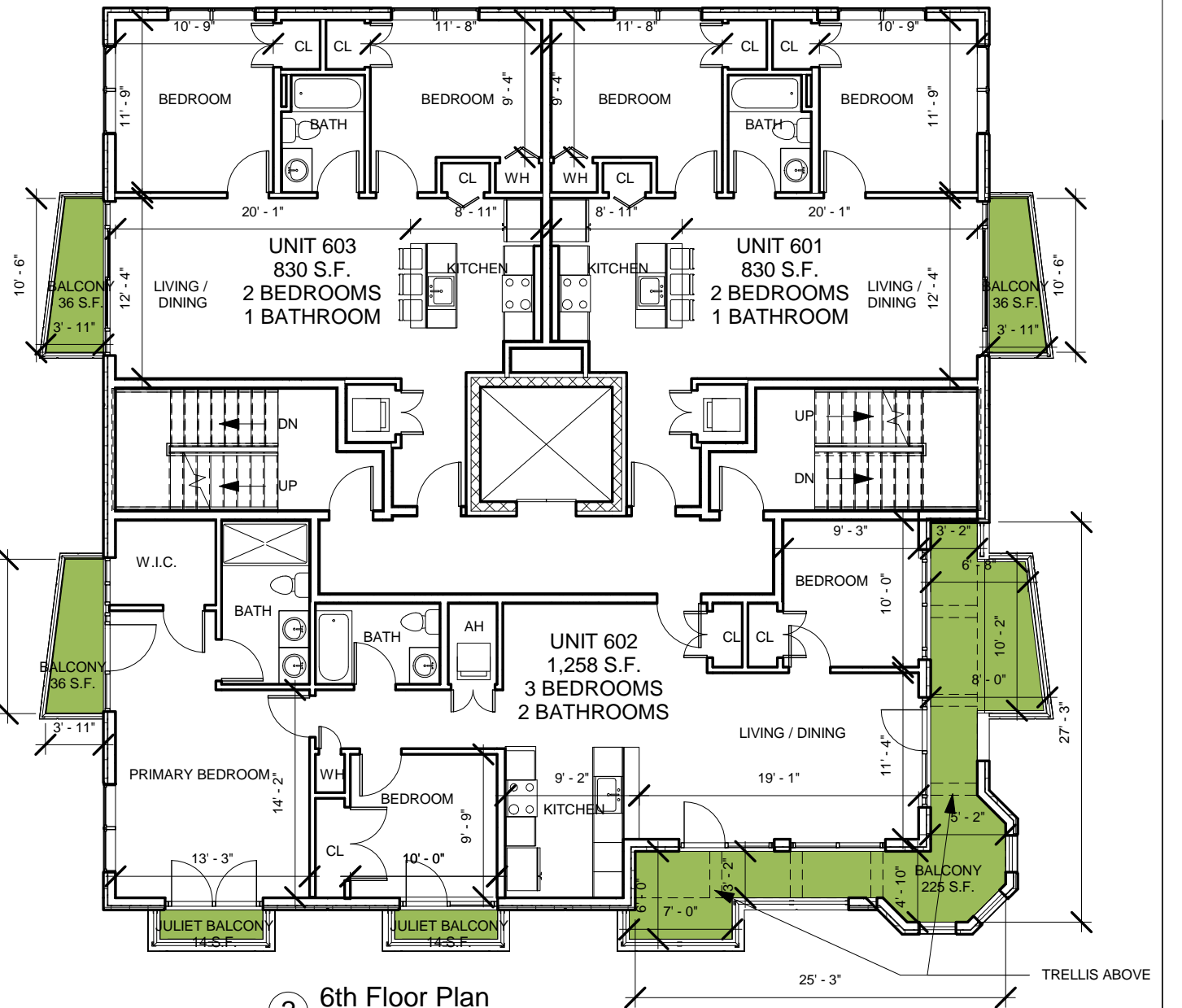
2nd & 3rd Floor Plans

A101





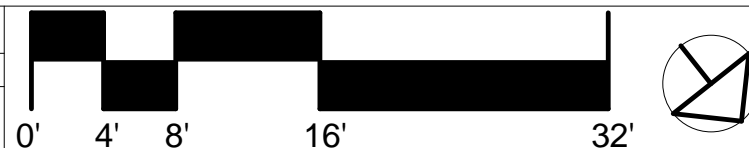
1 4th & 5th Floor Plans
3/32" = 1'-0"



2 6th Floor Plan
3/32" = 1'-0"

UNIT BREAKDOWN BY FLOOR							COMMENTS
FLOOR	1 BED / 1 BATH	2 BED / 1 BATH	2 + BED / 2 BATH	2 BED / 2 BATH	3 BED / 2 BATH	TOTAL UNITS	
1	2	0	0	0	0	2	1 GROUP 2 UNIT
2	0	2	1	0	0	3	
3	0	4	0	0	0	4	
4	0	4	0	0	0	4	
5	0	4	0	0	0	4	
6	0	2	0	0	1	3	
7	0	0	0	1	1	2	
TOTAL	2	16	1	1	2	22	
TOTAL 1 BED		TOTAL 2 BED			TOTAL 3 BED		
2		18			2		

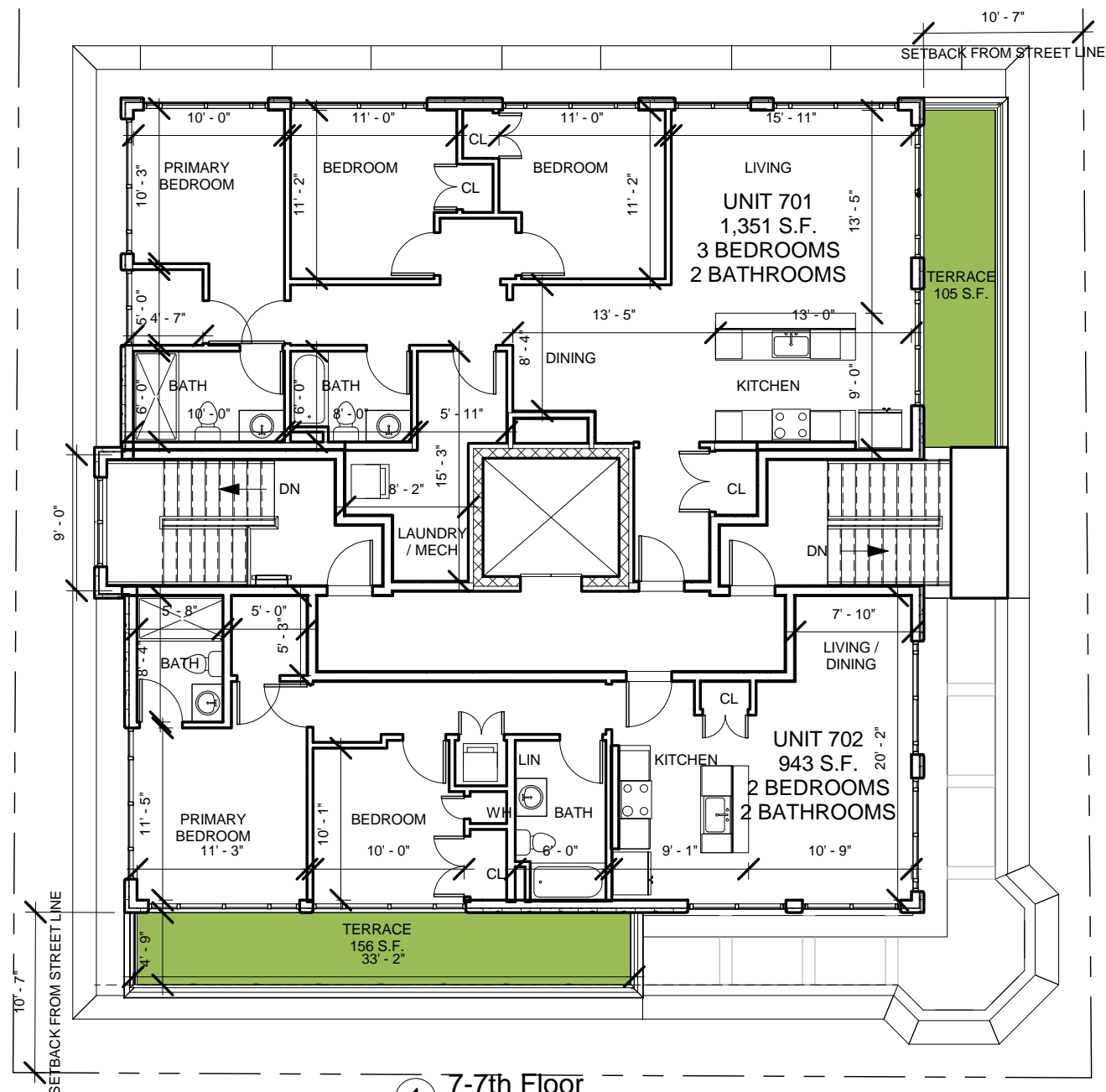
Project number 18132
Date 2/18/2022
Drawn by
Checked by
Scale As indicated
Author
Checker



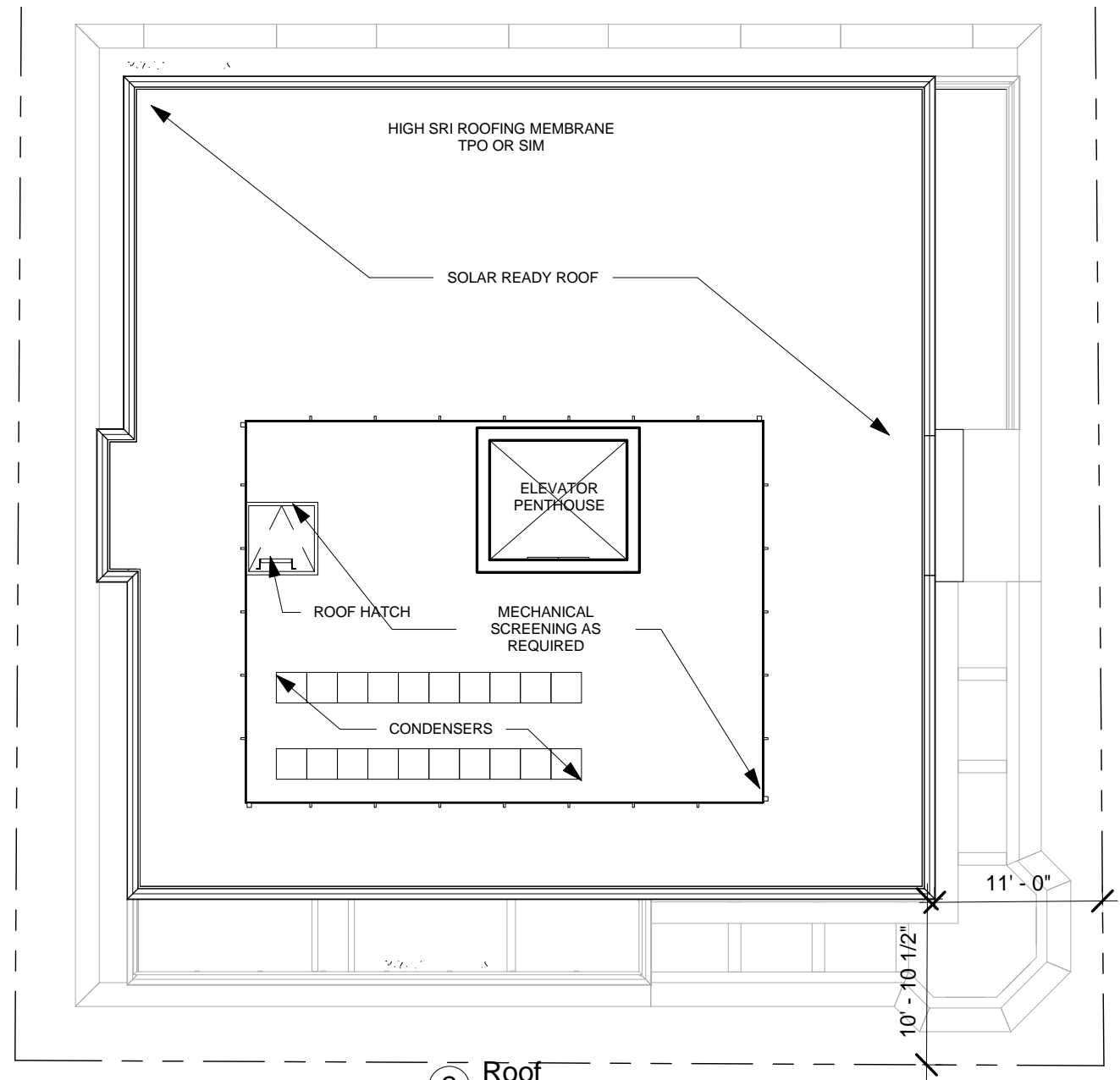
4th-6th Floor Plans

A102





① 7-7th Floor
3/32" = 1'-0"

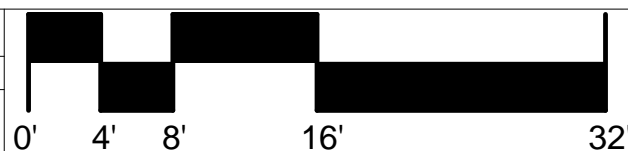


② Roof
3/32" = 1'-0"

UNIT BREAKDOWN BY FLOOR

FLOOR	1 BED / 1 BATH	2 BED / 1 BATH	2 + BED / 2 BATH	2 BED / 2 BATH	3 BED / 2 BATH	TOTAL UNITS	COMMENTS
1	2	0	0	0	0	2	
2	0	2	1	0	0	3	
3	0	4	0	0	0	4	1 GROUP 2 UNIT
4	0	4	0	0	0	4	
5	0	4	0	0	0	4	
6	0	2	0	0	1	3	
7	0	0	0	1	1	2	
TOTAL	2	16	1	1	2	22	
TOTAL 1 BED		TOTAL 2 BED			TOTAL 3 BED		
2		18			2		

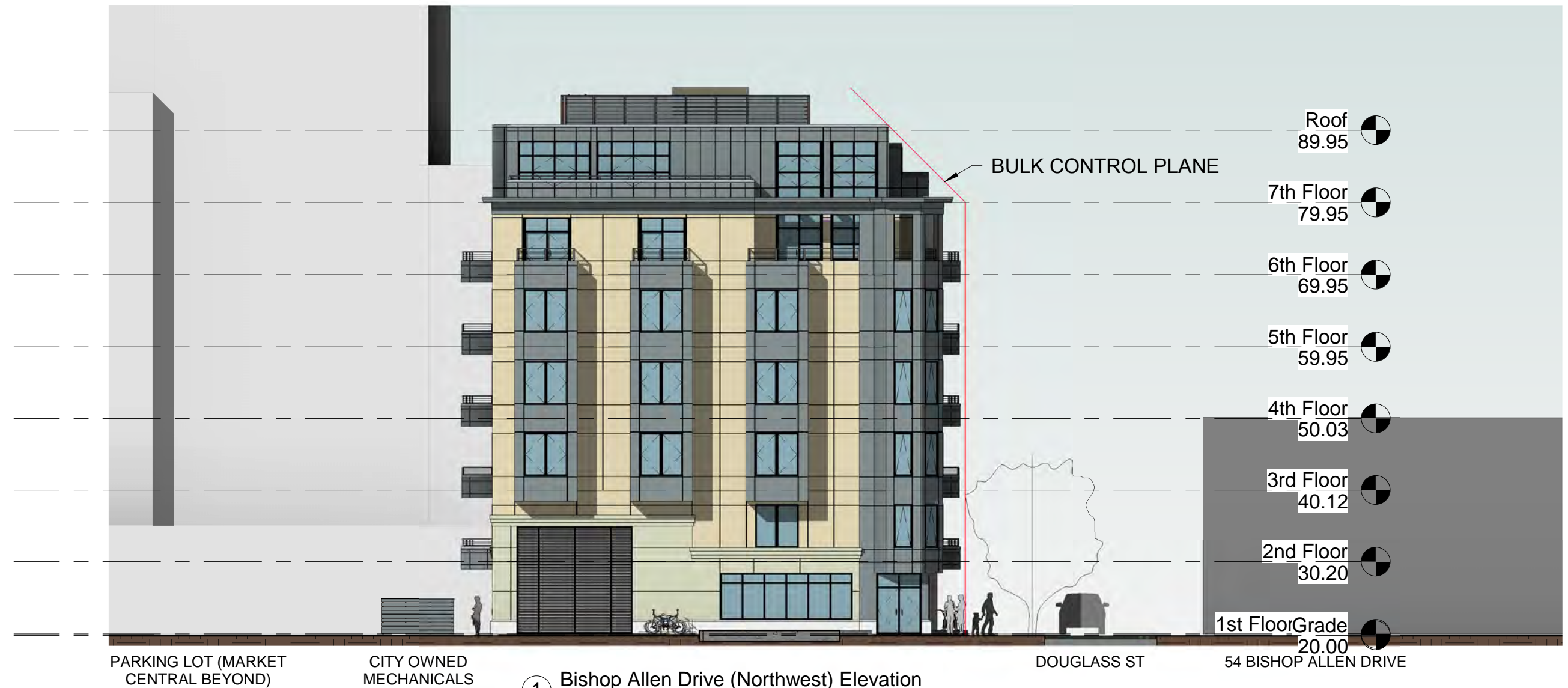
Project number 18132
Date 2/18/2022
Drawn by
Checked by
Scale
Author
Checker
As indicated



7th Floor & Roof Plan

A103





① Bishop Allen Drive (Northwest) Elevation
1/16" = 1'-0"

Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	As indicated

Bishop Allen Drive Elevation

A300





1 Douglass Street (Northwest) Elevation
1/16" = 1'-0"



Project number	18132	Drawn by	Author
Date	2/18/2022	Checked by	Checker
		Scale	As indicated

Douglass Street Elevation

A301



Bishop Allen @ Douglass



① Right Side (Southwest) Elevation
1/16" = 1'-0"



Project number	18132	Drawn by	Author
Date	2/18/2022	Checked by	Checker
		Scale	As indicated

Southwest Elevation

A302



Bishop Allen @ Douglass



① Left Side (Southeast) Elevation
1/16" = 1'-0"



Project number	18132	Drawn by	Author
Date	2/18/2022	Checked by	Checker
		Scale	As indicated

Southeast Elevation

A303

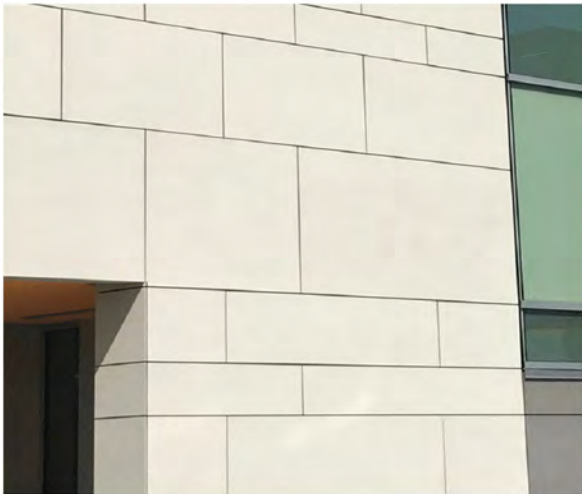


Bishop Allen @ Douglass

WINDOW PERFORMANCE AT ALL LEVELS
(BASED OFF INTUS SUPERA AW WINDOWS)
U VALUE: 0.18-0.29
SHGC: 0.11-0.42
VT: 0.20-0.54
AIR INFILTRATION: <0.1 CFM/FT2
WATER PENETRATION: 12.11 PSF
DESIGN PRESSURE: ±70.18 PSF



1. CEMENTICIOUS PANELS WITH REGLETS
CEMBRIT (8mm) OR SIM; COLOR: FLINT
USED AT BISHOP ALLEN/DOUGLASS CORNER
PENTHOUSE LEVEL & ALL BALCONIES



2. CEMENTICIOUS PANEL RAINSCREEN
W/ CONCEALED FASTENERS
CEMBRIT (8mm) OR SIM; COLOR: SAHARA



6. ROOFTOP ACOUSTICAL SCREENING

1. CEMENTICIOUS PANELS WITH REGLETS
CEMBRIT OR SIM; COLOR: FLINT



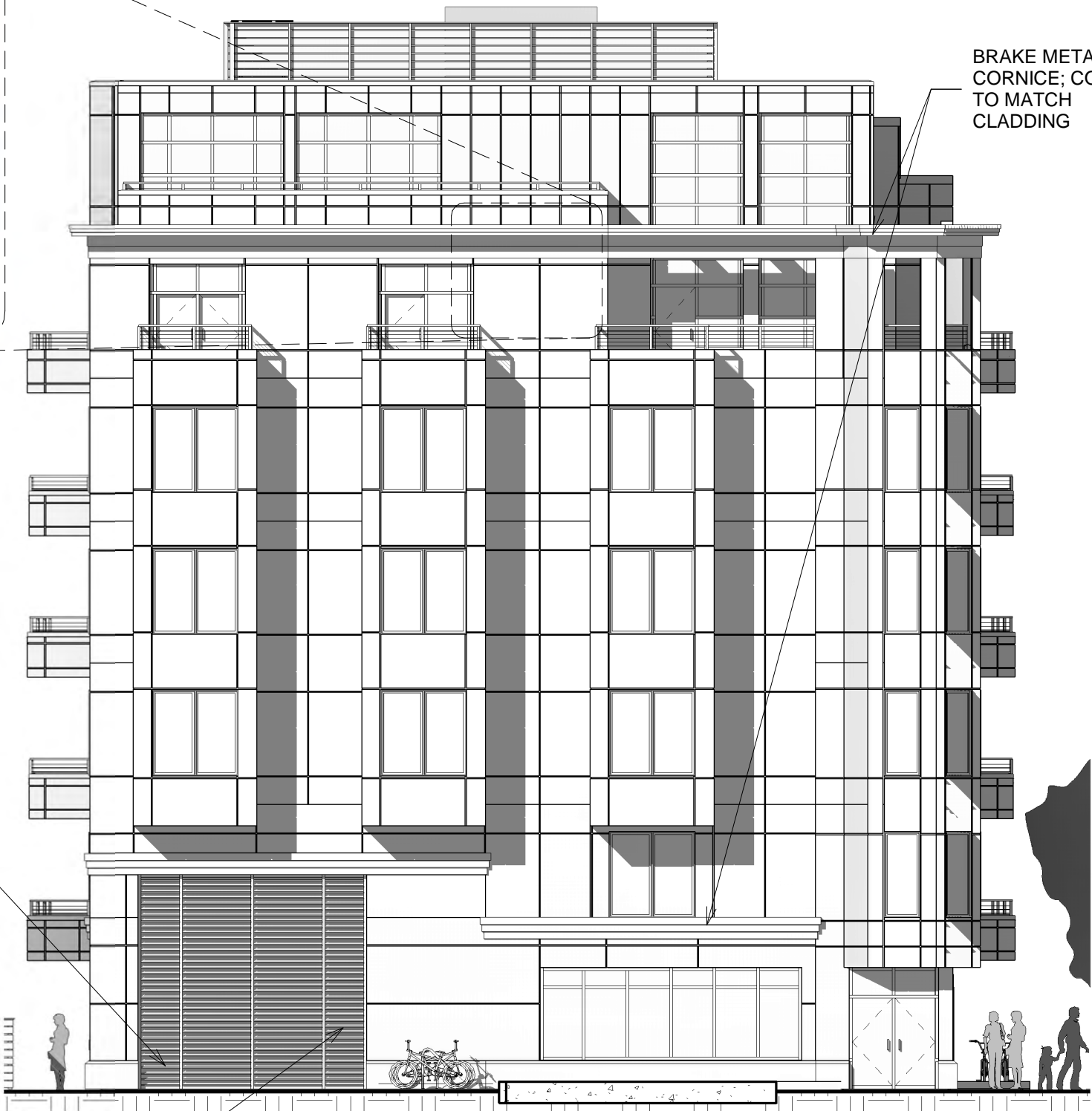
2. CEMENTICIOUS PANEL RAINSCREEN
W/ CONCEALED FASTENERS
CEMBRIT OR SIM; COLOR: SAHARA



3. CAST STONE VENEER



5. LOUVERED MECHANICAL SCREENING



BRAKE METAL
CORNICE; COLOR
TO MATCH
CLADDING

1 Bishop Allen Drive Elevation Copy 1
1" = 10'-0"

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	As indicated

Building Materials

A320



Bishop Allen @ Douglass



FRONT LEFT SIDE OF BUILDING (BISHOP ALLEN DRIVE)



FRONT OF 50 BISHOP ALLEN DRIVE



RIGHT SIDE OF BUILDING (DOUGLASS ST)

Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	

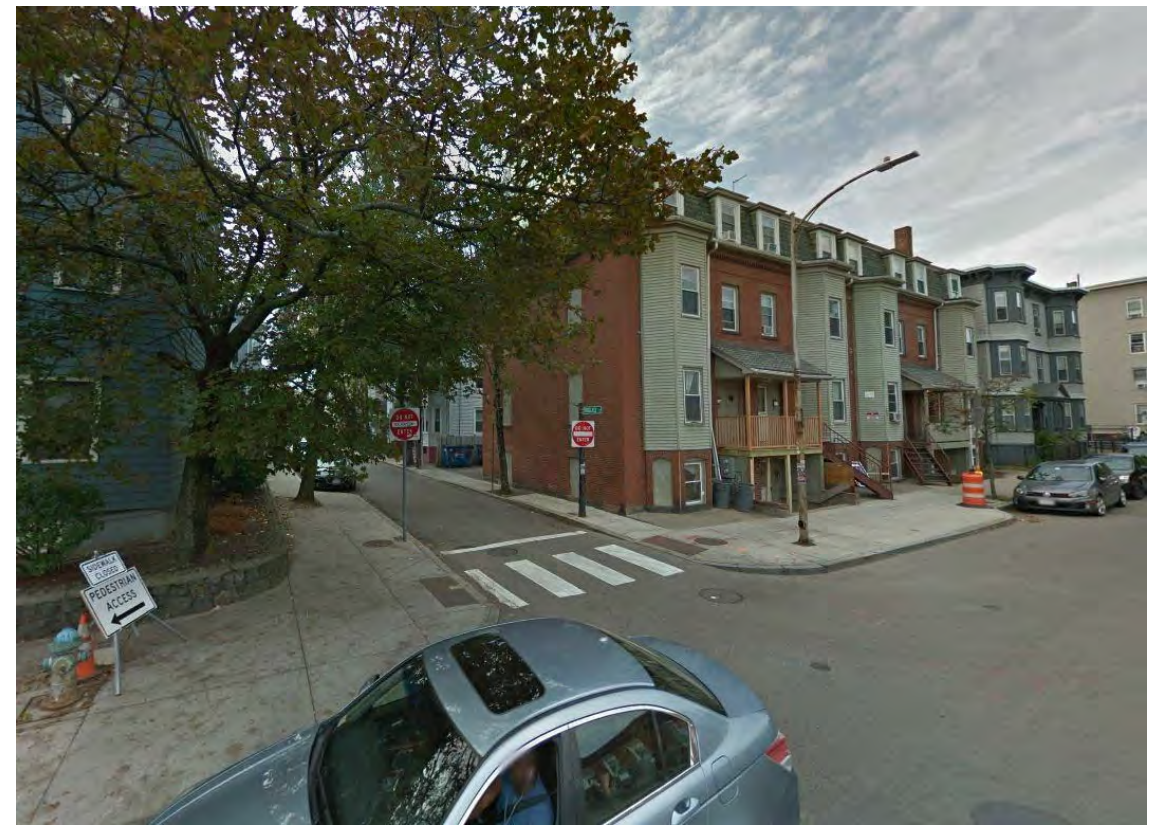
Neighborhood Photos

AV1A





1. VIEW OF SITE



2. VIEW TO RIGHT OF SITE



4. VIEW UP BISHOP ALLEN DRIVE (BETWEEN DOUGLASS & NORFOLK STREETS)



5. VIEW UP DOUGLASS ST (TOWARD BISHOP ALLEN DR)

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	

Neighborhood Photos

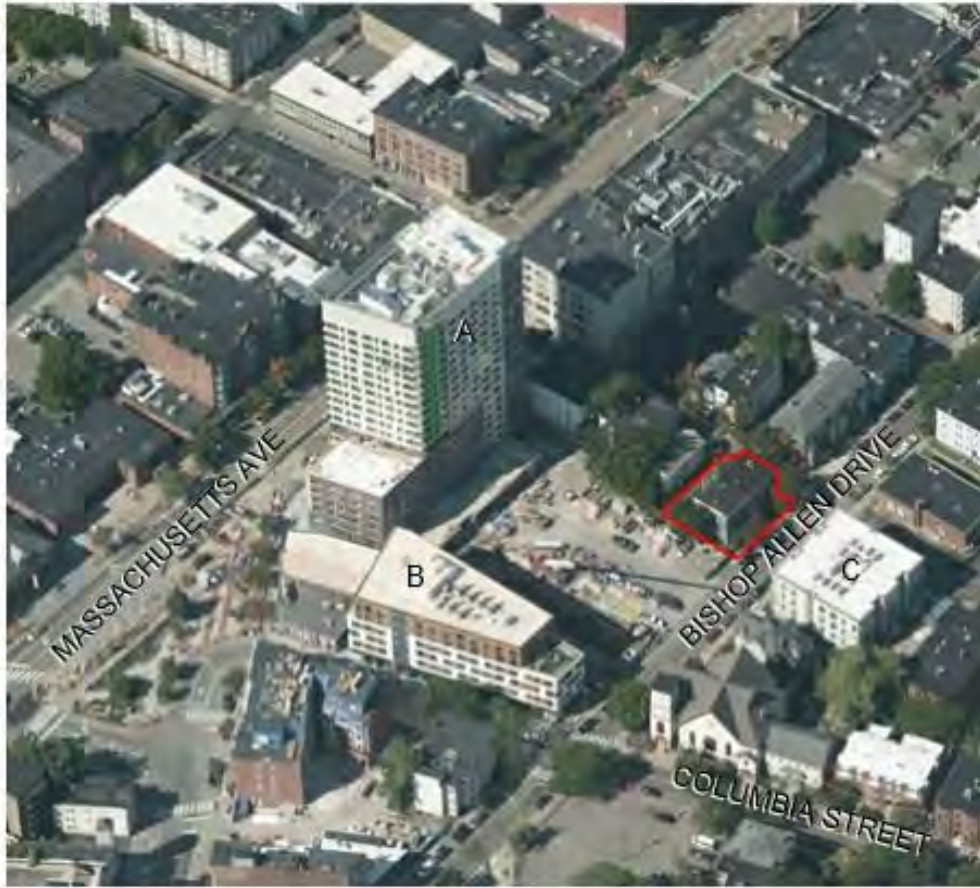
AV1B



A:
PRIMARY MARKET CENTRAL STRUCTURE: 195'

B:
(CORNER OF BISHOP ALLEN DRIVE &
COLUMBIA STREET): 70'

C: 47 BISHOP ALLEN DRIVE
AKA UNION HOUSE APARTMENTS: 45'



Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	

Neighborhood Photos

AV1C



Bishop Allen @ Douglass



47 BISHOP ALLEN DRIVE



NEW BUILDING ON OPPOSITE CORNER

SITE

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	

Neighborhood Photos

AV1D





MARKET CENTRAL PROJECT FROM MASSACHUSETTS AVENUE AT SIDNEY ST



MARKET CENTRAL PROJECT FROM MASSACHUSETTS AVENUE AT BROOKLINE ST



MARKET CENTRAL PROJECT FROM BISHOP ALLEN DRIVE



10 ESSEX ST

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	

Neighborhood Photos

AV1E



Bishop Allen @ Douglass



1. VIEW LOOKING UP BISHOP ALLEN DRIVE



2. VIEW OPPOSITE LEFT OF SITE LOOKING TOWARD DOUGLASS ST



3. VIEW TOWARD DOUGLASS ST FACADE



4. VIEW FROM MASSACHUSETTS AVENUE LOOKING TOWARDS BISHOP ALLEN DR

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	

Perspectives

AV2



Bishop Allen @ Douglass



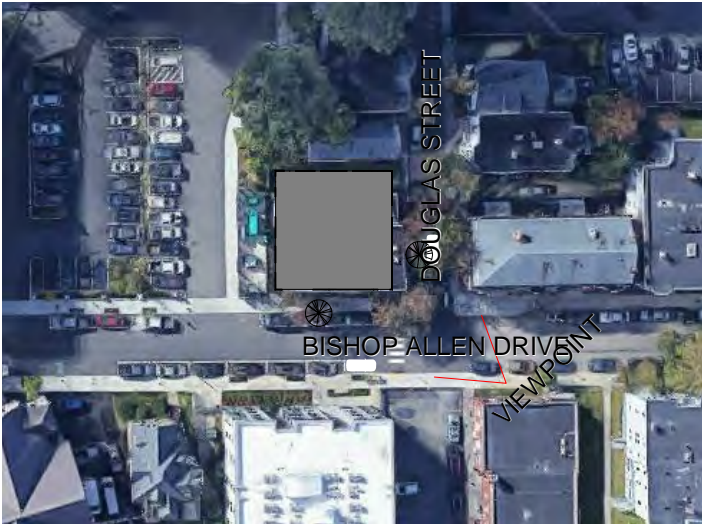
Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	1" = 100'-0"

Rendering 1

AV3





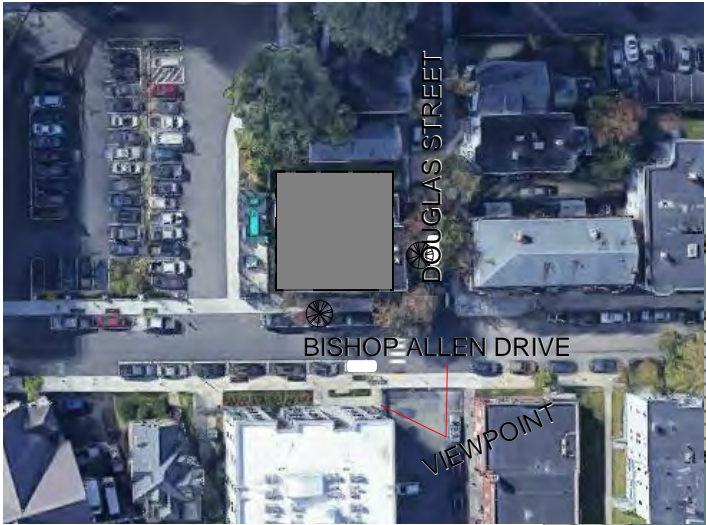
Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	1" = 100'-0"

Rendering 1 - Existing

AV3A





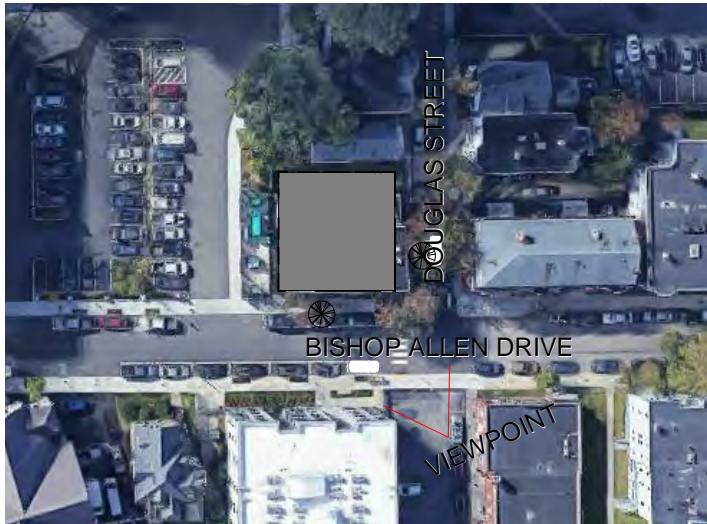
Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	1" = 100'-0"

Rendering 2

AV4





Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	1" = 100'-0"

Rendering 2 - Existing

AV4A





Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	1" = 100'-0"





Bishop Allen @ Douglass

Project number	18132	Drawn by	ERS
Date	2/18/2022	Checked by	JSK
		Scale	1" = 100'-0"

Rendering 3 - Existing

AV5A



DEED DESCRIPTION 48-50 BISHOP ALLEN DRIVE

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN CAMBRIDGE, BEING NOW NUMBERED 44 1/2-50 INCLUSIVE AUSTIN STREET AND BEING SHOWN AS LOT B ON A PLAN ENTITLED 'SUBDIVISION OF LAND IN CAMBRIDGE BELONGING TO LUCY A. KAULBACK' DATED DECEMBER 17, 1946, BY DONALD J. REARDON, SURVEYOR, RECORDED BOOK 7080, PAGE 467, BEING BOUNDED AND DESCRIBED S FOLLOW:

NORTHEASTERLY: BY SAID AUSTIN STREET, SEVENTY-ONE AND $\frac{1}{16}$ (71.35) FEET;
NORTHWESTERLY: BY DOUGLAS STREET, SEVENTY-ONE AND $\frac{1}{16}$ (71.99) FEET;
SOUTHWESTERLY: BY LOT a ON SAID PLAN, FIFTY-TWO (52) FEET;
NORTHWESTERLY: AGAIN BY SAID LOT A, TWO AND $\frac{1}{16}$ (2.7) FEET;
SOUTHWESTERLY: AGAIN BY LOT A, EIGHTEEN (18) FEET; AND
SOUTHEASTERLY: BY LAND OF OWNERS UNKNOWN, SEVENTY FOUR AND $\frac{1}{16}$ (74.67) FEET.
CONTAINING 5150 SQUARE FEET OF LAND.

FOR TITLE SEE DEED OF GEORGE ROTHMAN AND JAMES M. CURRAN DATED DECEMBER 27, 1995 RECORDED WITH MIDDLESEX SOUTH REGISTRY OF DEEDS IN BOOK 16669, PAGE 560.

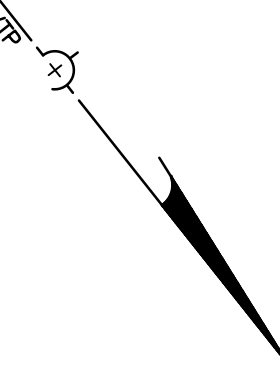
SURVEYOR'S DESCRIPTION 48-50 BISHOP ALLEN DRIVE

NORTHWESTERLY: BY BISHOP ALLEN DRIVE, SEVENTY-ONE AND $\frac{1}{16}$ (71.35) FEET;
SOUTHWESTERLY: BY DOUGLAS STREET, SEVENTY-TWO AND $\frac{1}{16}$ (72.26) FEET;
SOUTHEASTERLY: BY LAND NOW OR FORMERLY FULLER AND MCAVINNEY, FIFTY-TWO (52) FEET;
SOUTHEASTERLY: AGAIN BY LAND NOW OR FORMERLY FULLER AND MCAVINNEY, TWO AND $\frac{1}{16}$ (2.7) FEET;
SOUTHWESTERLY: AGAIN BY LAND NOW OR FORMERLY FULLER AND MCAVINNEY, EIGHTEEN (18) FEET; AND
NORTHEASTERLY: BY LAND NOW OR FORMERLY CITY OF CAMBRIDGE, SEVENTY FOUR AND $\frac{1}{16}$ (74.67) FEET.
CONTAINING 5158 SQUARE FEET OF LAND.

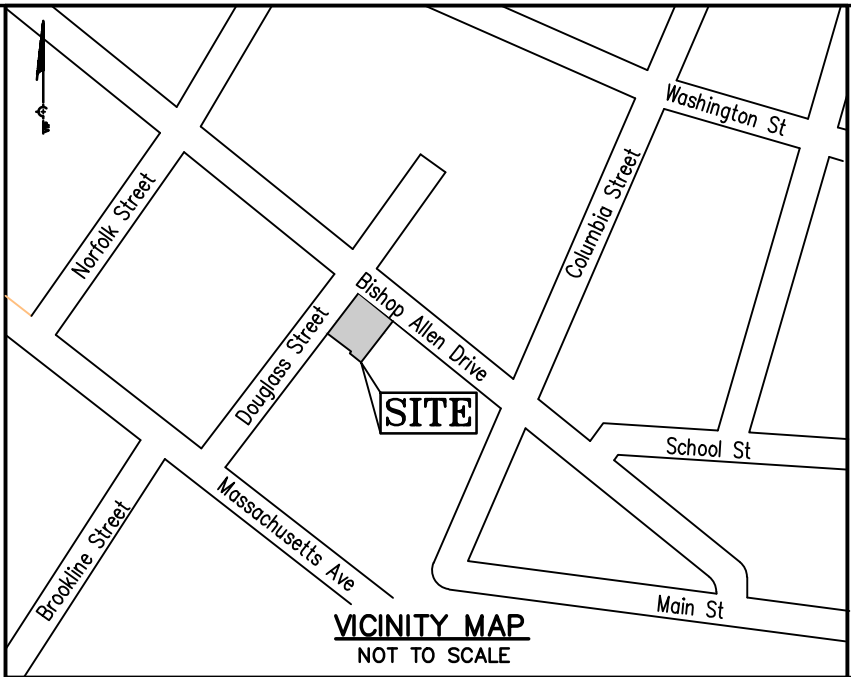
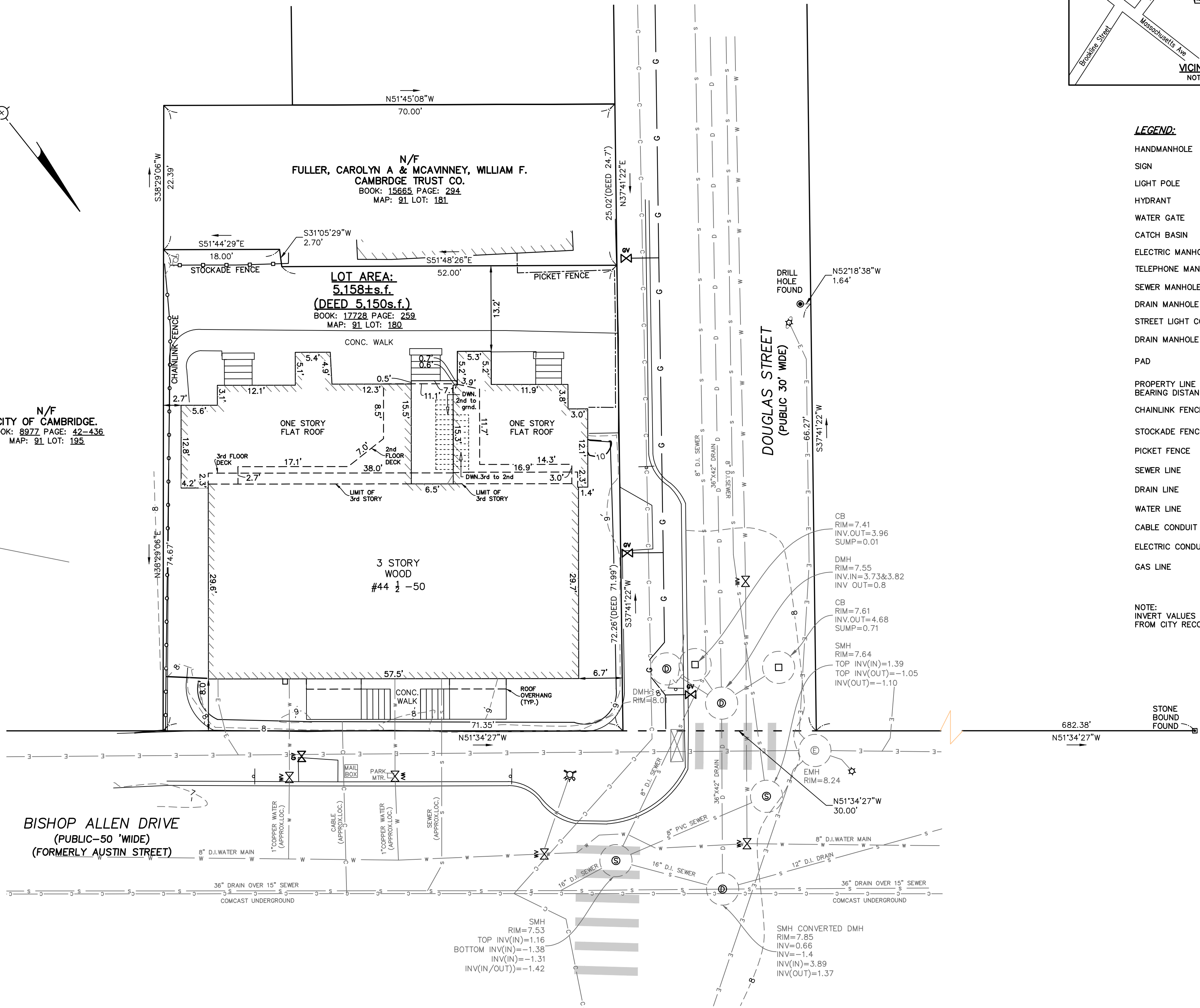
GENERAL NOTE:

- NO EVIDENCE OF CEMETERIES.
- LEGAL DESCRIPTION FORMS MATHEMATICALLY CLOSED FIGURE WITH OUT GAPS, GORES OR OVERLAPS.
- THE PROPERTY HAS DIRECT ACCESS FROM THE NORTH, TO BISHOP ALLEN DRIVE A DEDICATED PUBLIC STREET AND THE WEST TO DOUGLAS STREET A DEDICATED PUBLIC STREET.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SIDE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- BENCHMARK: CITY OF CAMBRIDGE DATUM
- PARCEL ID MAP 91-LOT 180

EASEMENTS:



N/F
CITY OF CAMBRIDGE.
BOOK: 8972 PAGE: 42-436
MAP: 91 LOT: 180



RESERVED FOR REGISTRY USE

LEGEND:

HANDMANHOLE	HH
SIGN	—
LIGHT POLE	☆
HYDRANT	⊗
WATER GATE	⊗
CATCH BASIN	□
ELECTRIC MANHOLE	⊙
TELEPHONE MANHOLE	⊙
SEWER MANHOLE	⊙
DRAIN MANHOLE	⊙
STREET LIGHT CONTROL BOX	⊙
DRAIN MANHOLE	⊙
PAD	⊗
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CHAINLINK FENCE	—
STOCKADE FENCE	—
PICKET FENCE	—
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
CABLE CONDUIT	C
ELECTRIC CONDUIT	E
GAS LINE	G

NOTE:
INVERT VALUES ARE
FROM CITY RECORDS

PLAN REFERENCE:

PLAN BOOK: 7080 PAGE: 467

PARCEL BLOCK MAP: 91

DEED REFERENCE:

BOOK: 17728 PAGE: 259

ZONING REQUIREMENTS:

BB- BUSINESS B

	Required
Lot Size	300/DU*
Lot Width	None
Max. F.A.R.	2.75/3.0
Max. Height Stories	80'
Min. Usable Open space	None
Min. Front Setback	None
Min. Side Yard	None
Min. Rear Yard	None

*Lot Size-min area/DU-minimum allowed ratio of parcels lot area, expressed in feet, divided by the number of dwelling units on that parcel

TOPOGRAPHIC SITE PLAN

44 1/2 -50 BISHOP ALLEN DRIVE
CAMBRIDGE, MASSACHUSETTS

OWNER: GEORGE ROTHMAN & STUART J. ROTHMAN,
TRUSTEES OF STU-LIN FAMILY TRUST
CAMBRIDGE, MASSACHUSETTS

DATE: 09/27/2018
REVISED: 05/31/2019
SCALE: 1"=10'
PROJECT: 218169
SHEET: 1 OF 1

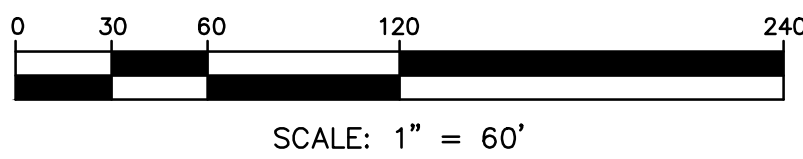
VTP ASSOCIATES, INC.
LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA. 02458
(617) 332-8271 FAX: (617) 969-2330

FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" DETERMINED FROM F.E.M.A. ON FLOOD INSURANCE RATE MAP No. 25017C0576E, EFFECTIVE JUNE 4, 2010.

UTILITY NOTE:

UNDERGROUND LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.



LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	- - - 70 - - -
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	- - - S - - -
DRAIN LINE	- - - D - - -
WATER LINE	- - - W - - -
GAS LINE	- - - G - - -
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	

PROPOSED FIXTURE COUNT													SUB-TOTAL	
KITCHEN SINK		DISH WASHER		LAUNDRY		BATH SINK		TOILET		BATH TUB		SHOWER		
HOT	COLD	HOT	COLD	HOT	COLD	HOT	COLD	HOT	COLD	HOT	COLD	HOT		COLD
LEVEL ONE													SUB-TOTAL	
UNIT 101	2	2	2	2	1	1	2	0						10
UNIT 102	2	2	2	2	1	1	2	0						10
LEVEL TWO													SUB-TOTAL	
UNIT 201	2	2	2	2	1	1	2	0						10
UNIT 202	2	2	2	2	1	1	2	0						10
UNIT 203	2	2	2	2	1	1	2	0					10	
UNIT 204	2	2	2	2	1	1	2	0					10	
LEVEL THREE													SUB-TOTAL	
UNIT 301	2	2	2	2	1	1	2	0						10
UNIT 302	2	2	2	2	1	1	2	0						10
UNIT 303	2	2	2	2	1	1	2	0					10	
UNIT 304	2	2	2	2	1	1	2	0					10	
LEVEL FOUR													SUB-TOTAL	
UNIT 401	2	2	2	2	1	1	2	0						10
UNIT 402	2	2	2	2	1	1	2	0						10
UNIT 403	2	2	2	2	1	1	2	0					10	
UNIT 404	2	2	2	2	1	1	2	0					10	
LEVEL FIVE													SUB-TOTAL	
UNIT 501	2	2	2	2	1	1	2	0						10
UNIT 502	2	2	2	2	1	1	2	0						10
UNIT 503	2	2	2	2	1	1	2	0					10	
UNIT 504	2	2	2	2	1	1	2	0					10	
LEVEL SIX													SUB-TOTAL	
UNIT 601	2	2	2	2	1	1	2	0						10
UNIT 602	2	2	2	2	3	2	2	2						15
UNIT 603	2	2	2	2	1	1	2	0					10	
LEVEL SEVEN													SUB-TOTAL	
UNIT 701	2	2	2	2	2	2	2	2						14
UNIT 702	2	2	2	2	2	2	2	2						14
TOTAL FACTOR VALUE													243	
Multi-residential Coefficient													0.35	
Capacity Value													85.05	
Q (gpm)													40.00	
Ø (in)													2.00	

EXISTING FIXTURE COUNT													SUB-TOTAL	
KITCHEN SINK		DISH WASHER		LAUNDRY		BATH SINK		TOILET		BATH TUB		SHOWER		
HOT	COLD	HOT	COLD	HOT	COLD	HOT	COLD	HOT	COLD	HOT	COLD	HOT		COLD
LEVEL ONE														SUB-TOTAL
EX-BUILDING	14		4		8		8		8		16		58	
TOTAL FACTOR VALUE														58
Multi-residential Coefficient														0.35
Capacity Value														20.30
Q (gpm)														18.00
Ø (in)														1.00

DIG SAFE

EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE
CENTER TO PREVENT DAMAGE TO TELEPHONE,
GAS OR ELECTRIC UNDERGROUND FACILITIES
OF MEMBER UTILITIES, CALL TOLL FREE
1-888-DIG-SAFE. MASSACHUSETTS STATE
LAW REQUIRES NOTIFICATION AT LEAST THREE
BUSINESS DAYS BEFORE YOU START DIGGING
OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



SCALE: 1" = 10'

SEWER DESIGN FLOWS:

PROPOSED SEWER FLOW: 44 BEDROOMS @ 110 GALLONS/DAY/BEDROOM=4,840 GALLONS/DAY
EXISTING SEWER FLOW: 12 BEDROOMS @ 110 GALLONS/DAY/BEDROOM=1,320 GALLONS/DAY
INCREASE IN FLOW=3,520 GALLON/DAY

NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
- THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASE ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.

INSPECTION SIGN-OFF SCHEDULE				
SERVICE CONNECTIONS				
TO BE SUBMITTED WITH PROPOSED PLANS		TO BE SUBMITTED WITH AS-BUILT PLANS		
#	DESCRIPTION OF SERVICE	CAMBRIDGE INSPECTOR	DATE	COMMENTS
1	SEWER DYE TEST			
2	SEWER INSERT-A-TREE			
3	2" MAIN DOMESTIC WATER SERVICE			
4	4" FIRE PROTECTION LINE SERVICE			
6	MINI-DRAIN MANHOLE			
7	6" DRAIN LINE			
8	INFILTRATION SYSTEM #1			
9	INFILTRATION SYSTEM #2			
11	INFILTRATION SYSTEM OVERFLOW			

GENERAL NOTES:

- IF PLUMBING FIXTURES ARE TO BE INSTALLED IN THE BASEMENT A BACKWATER VALVE IS REQUIRED.
- A DYE TEST SHALL BE PERFORMED BY A CAMBRIDGE INSPECTOR PRIOR TO THE ISSUANCE OF AN OCCUPANCY CERTIFICATE.
- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATION OF THE CAMBRIDGE WATER AND SEWER COMMISSION AND THE CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS.
- A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE CAMBRIDGE WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF CAMBRIDGE INSPECTIONAL SERVICE DEPARTMENT.

AVERAGE GRADE CALCULATION
(20.0+20.0+20.0+20.0)/4=20.0

PROPOSED BUILDING HEIGHT
NOT TO SCALE

OWNER: GEORGE ROTHMAN & STUART ROTHMAN
TRUSTEES OF STU-LIN FAMILY TRUST
907 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
PHONE: (617)547-6559

DEED REFERENCE: BOOK 17728 PAGE 259
PLAN REFERENCE: BOOK 7080 PAGE 467
PARCEL ID MAP 91-LOT 180

INFORMATION REFERENCES:

WATER:	}	- CAMBRIDGE W+S NOTES
SEWER:		
BENCHMARK:		BENCHMARK: NGVD1929 DATUM

FLOOD ELEVATIONS:

REFERENCE CITY OF CAMBRIDGE FLOOD VIEWER	
2070-10 YEAR PRECIPITATION	19.0
2070-100 YEAR PRECIPITATION	20.4

ZONING CHART

WATERTOWN, MASSACHUSETTS			
ZONE: BB-BUSINESS B		SUBMISSION: PROPOSED	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	300s.f./DU*	8,040±s.f.	N/C
LOT WIDTH	NONE	60.0'	N/C
FRONT SETBACK	NONE	16.1'	1.3'
SIDE SETBACK	NONE	3.0'*	4.6'
REAR SETBACK	NONE	61.4'	5.3'
BUILDING HEIGHT	80.0'(MAX.)	32.24'	69.9
AVERAGE GRADE	—	—	19.8
USABLE OPEN SPACE	NONE	78.9%	0.0%