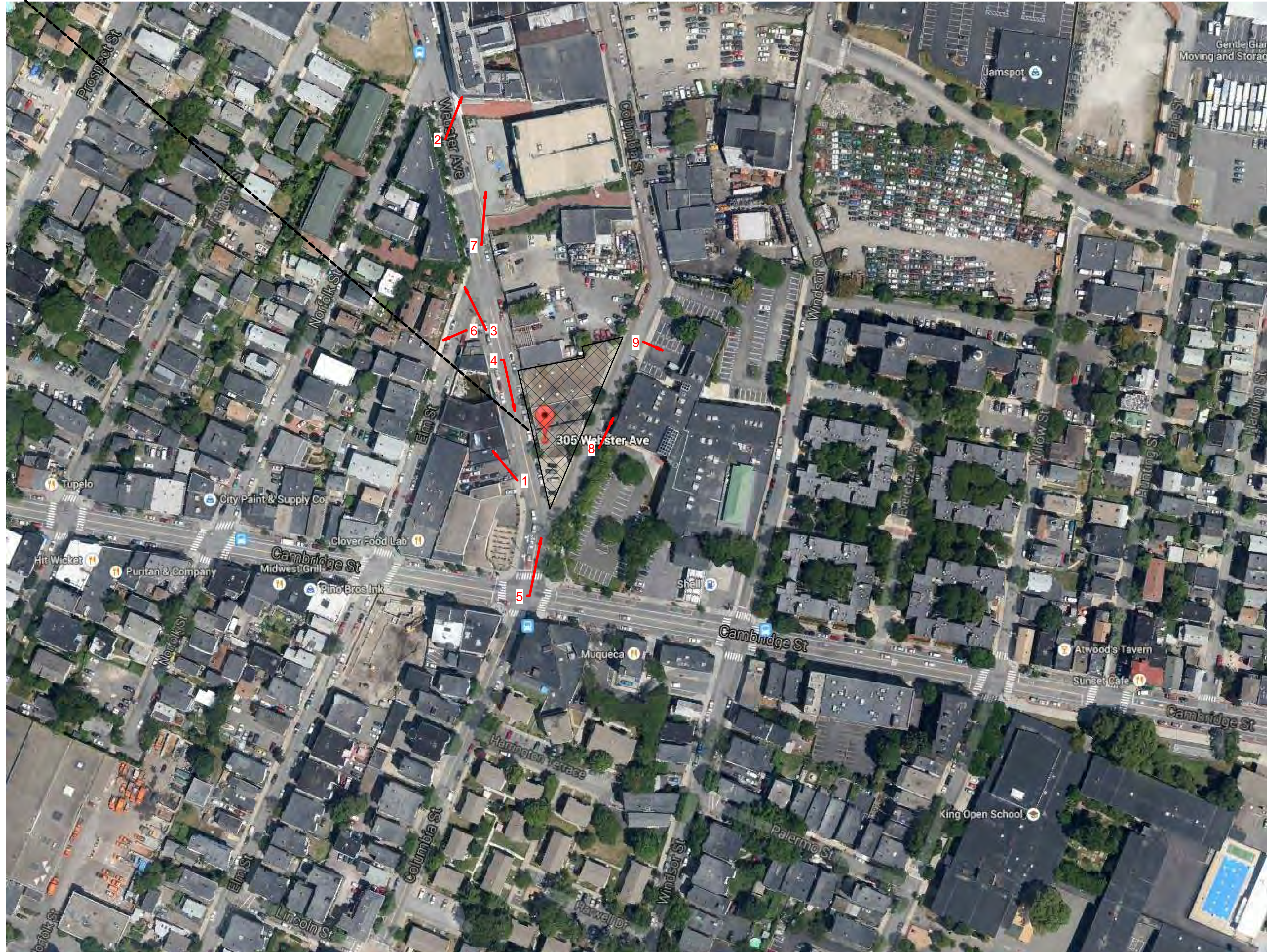


305 WEBSTER AVE

MAP OF CAMBRIDGE



MAP OF 305 WEBSTER AVE

PROJECT NAME

**Webster Ave Residences**

PROJECT ADDRESS

305 Webster Ave

CLIENT

**M&H Realty Trust**

ARCHITECT

**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	13003
Date	11-21-14
Drawn by	MT
Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date

Site Context

**Z-004**

Webster Ave Residences





1



2



3



4



5



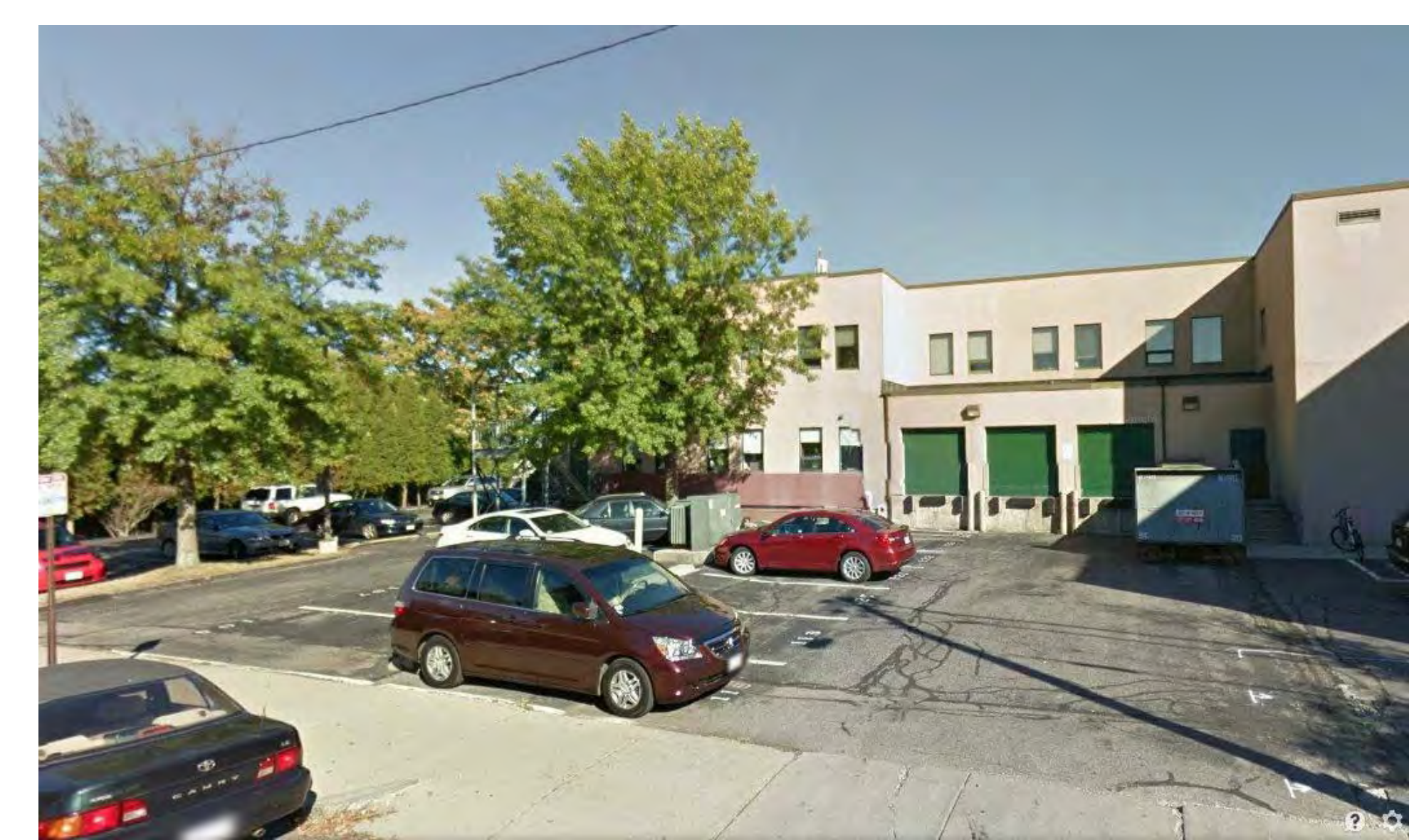
6



7



8



9

PROJECT NAME  
**Webster Ave Residences**

PROJECT ADDRESS  
 305 Webster Ave

CLIENT  
**M&H Realty Trust**

ARCHITECT  
**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	13003
Date	11-21-14
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

Site Context

**Z-005**  
 Webster Ave Residences



# 305 Webster Avenue

Wellington-Harrington, Cambridge, 02141

## Walker's Paradise

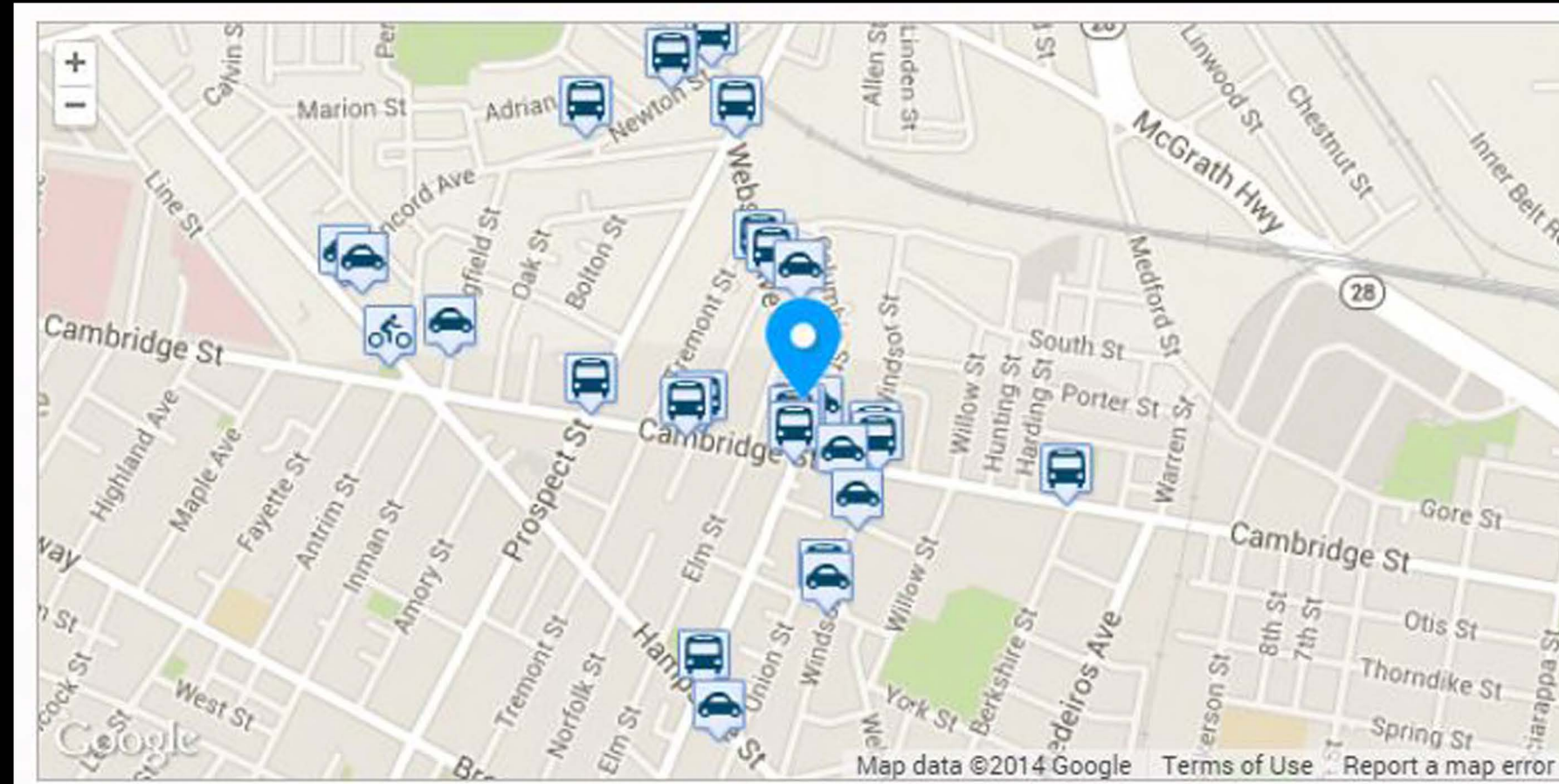
Walk Score  
**94**

Daily errands do not require a car.

## Very Bikeable

Bike Score  
**88**

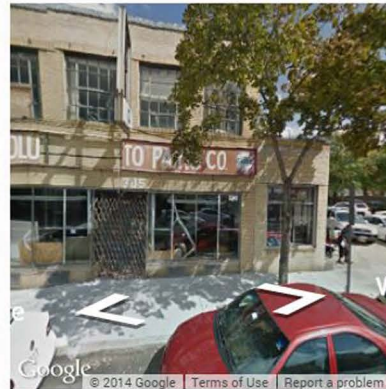
Flat as a pancake, good bike lanes.



Rail Lines:			
Red Line	0.7 mi	Green Line	0.9 mi
Orange Line	1.1 mi		
Bus Lines:			
85	0.0 mi	CT2	0.0 mi
69	0.1 mi	91	0.3 mi
Car shares:			
Zipcar: Cambridge St/Colum...	0.0 mi	Zipcar: Windsor St/Cambrid...	0.1 mi
Zipcar: Inman Sq East	0.1 mi	RelayRides: 2012 Chevrolet ...	0.1 mi
RelayRides: 1997 Nissan Alt...	0.2 mi	RelayRides: 2007 Toyota Prius	0.3 mi
Zipcar: Inman Sq/Springfield	0.3 mi	Zipcar: 17 Beacon St	0.4 mi
Zipcar: Beacon St/Concord ...	0.4 mi	Zipcar: Union Sq/Barristers ...	0.4 mi
Bike shares:			
Hubway: Cambridge St - at ...	0.0 mi	Hubway: Inman Square at V...	0.4 mi
Hubway: Union Square - So...	0.4 mi	Hubway: One Kendall Squar...	0.5 mi
Hubway: Beacon St at Wash...	0.7 mi	Hubway: Central Square at ...	0.7 mi
Hubway: Lafayette Square a...	0.8 mi	Hubway: MIT Stata Center a...	0.8 mi
Hubway: Cambridge Main L...	0.9 mi	Hubway: Somerville City Hall	0.9 mi

[Less ▲](#)

## About this Location



305 Webster Avenue has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

305 Webster Avenue is a 17 minute walk from the Red Line at the Central Sq - Outbound stop.

This location is in the Wellington-Harrington neighborhood in Cambridge. Nearby parks include Elm-Hampshire Park, Donnelly Field and Gannett-Warren Pals Park.

Nearby schools include King Open School, Cambridgeport Fletcher School and Cambridgeport School.

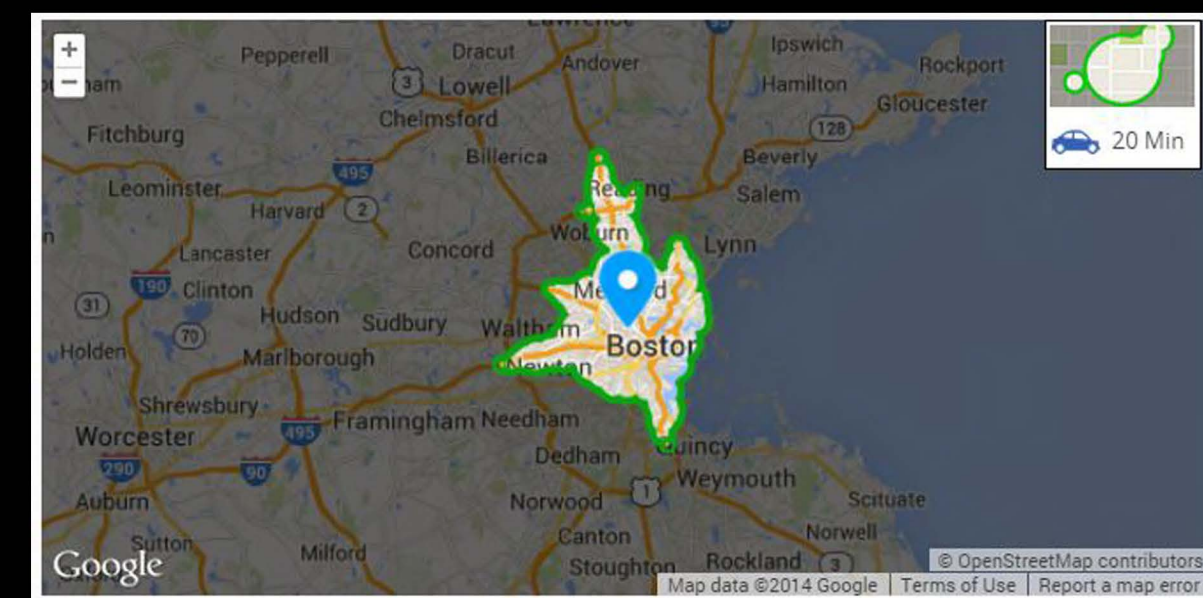
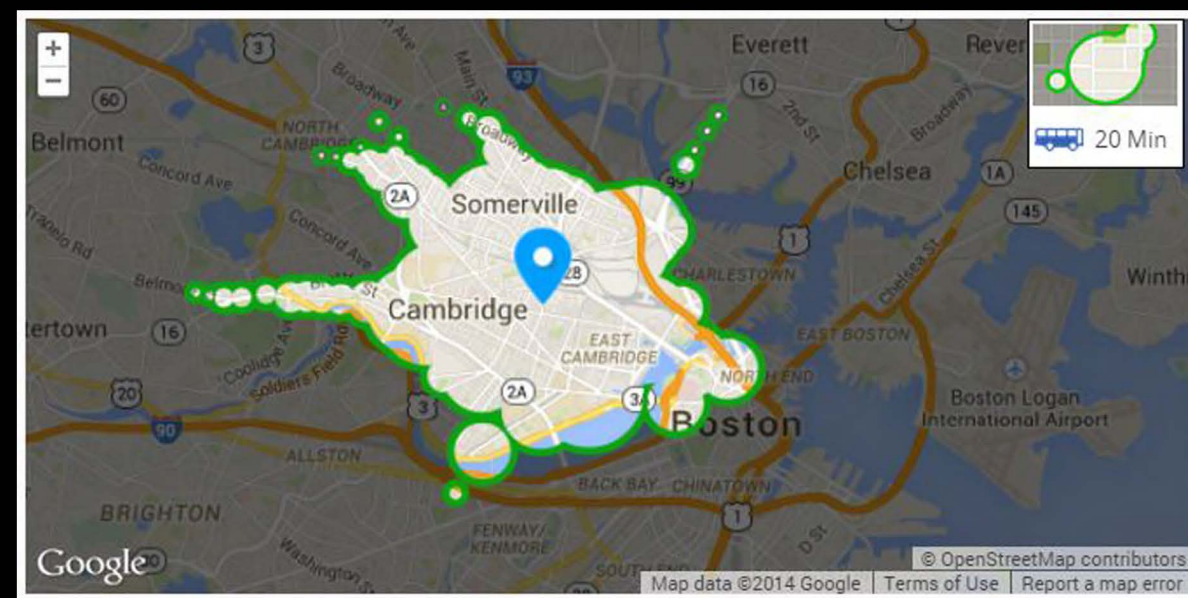
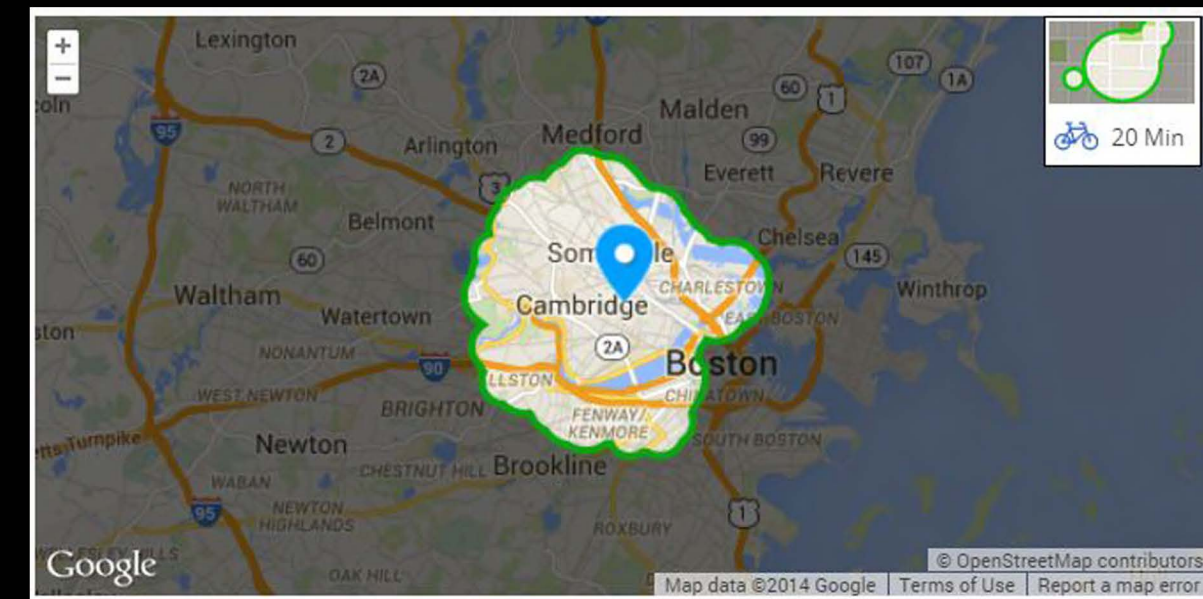
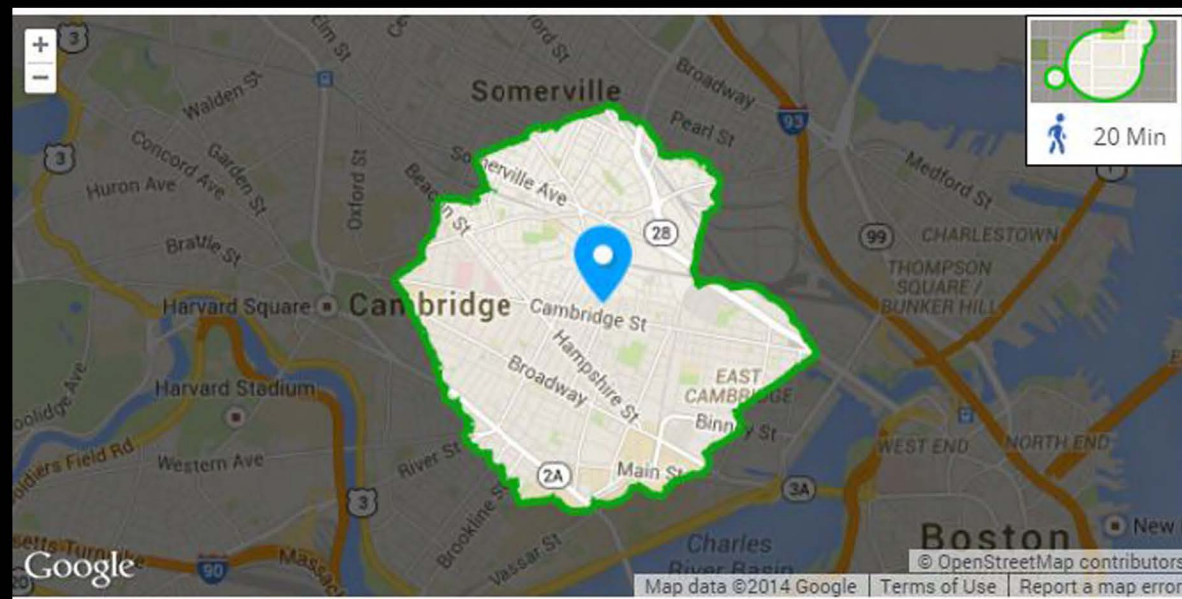
The closest grocery stores are Martin Brothers Liquors, Alhoda Market and Hampshire Market.

Nearby coffee shops include Dunkin' Donuts, Starbucks and 1369 Coffee House. Nearby restaurants include Clover Food Lab, Muqueca Restaurant and Midwest Grill.

305 Webster Avenue is near Elm-Hampshire Park, Donnelly Field and Squirrel Brand Park.

There are good bike lanes and the terrain is flat as a pancake. 305 Webster Avenue is very bikeable, biking is convenient for most trips. Bike sharing is available from Hubway.

[Less ▲](#)











PROJECT NAME  
**Webster Ave Residences**

PROJECT ADDRESS  
 305 Webster Ave

CLIENT  
**M&H Realty Trust**

ARCHITECT  
**KHALSA DESIGN INC.**

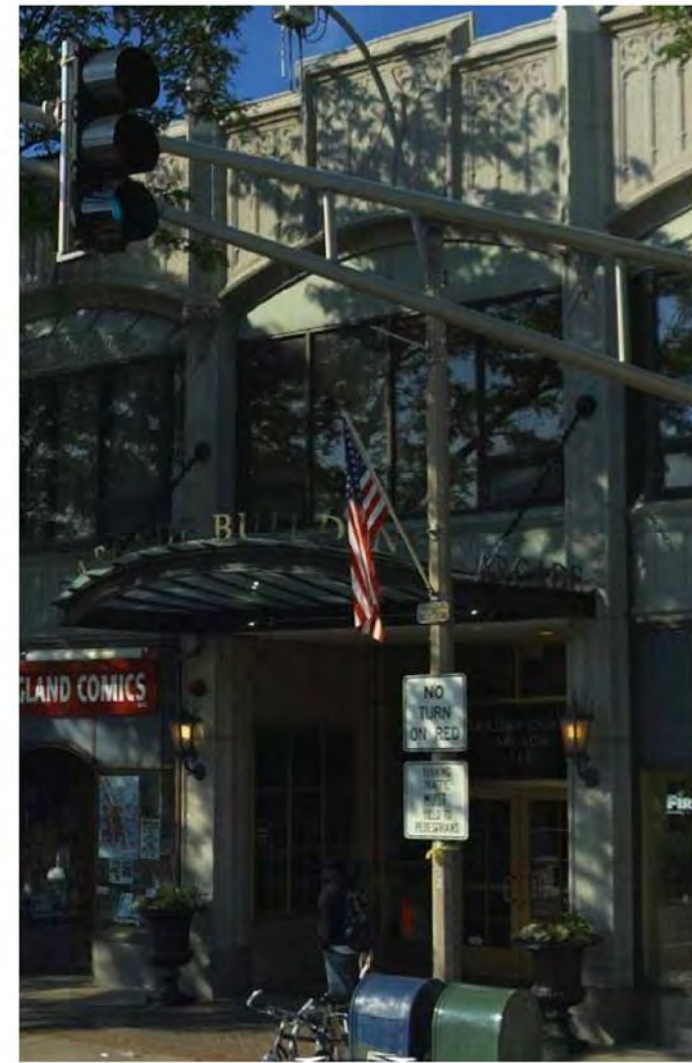


17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



**EXISTING**



EXAMPLE ART DECO AWNING



**WEBSTER STREET FACADE**

① South  
 1/8" = 1'-0"

**PROPOSED**

**REGISTRATION**

Project number 13003  
 Date 11-21-14  
 Drawn by MT  
 Checked by KDI  
 Scale 1/8" = 1'-0"

**REVISIONS**

No.	Description	Date

Elevations

**A-301**

Webster Ave Residences







PROJECT NAME  
**Webster Ave Residences**

PROJECT ADDRESS  
 305 Webster Ave

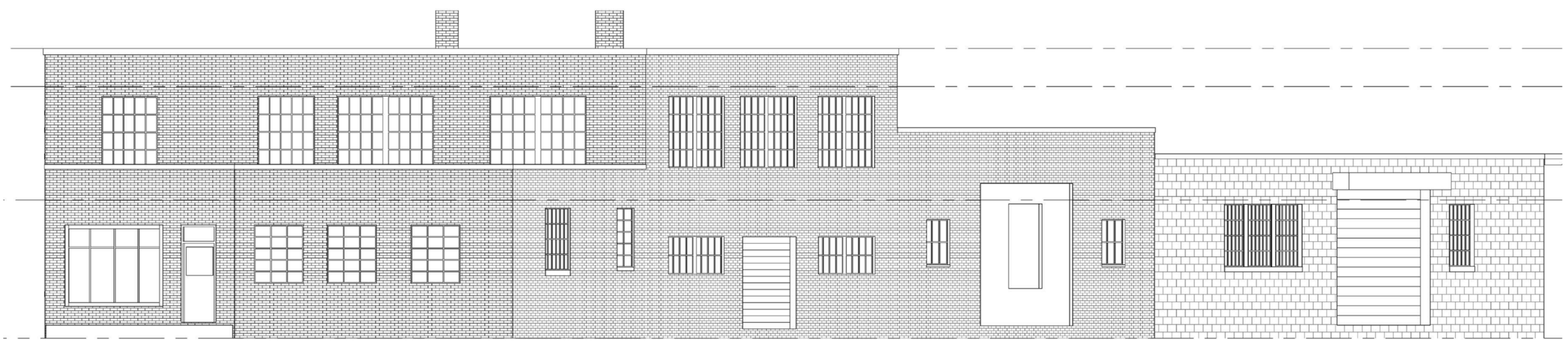
CLIENT  
**M&H Realty Trust**

ARCHITECT  
**KHALSA DESIGN INC.**

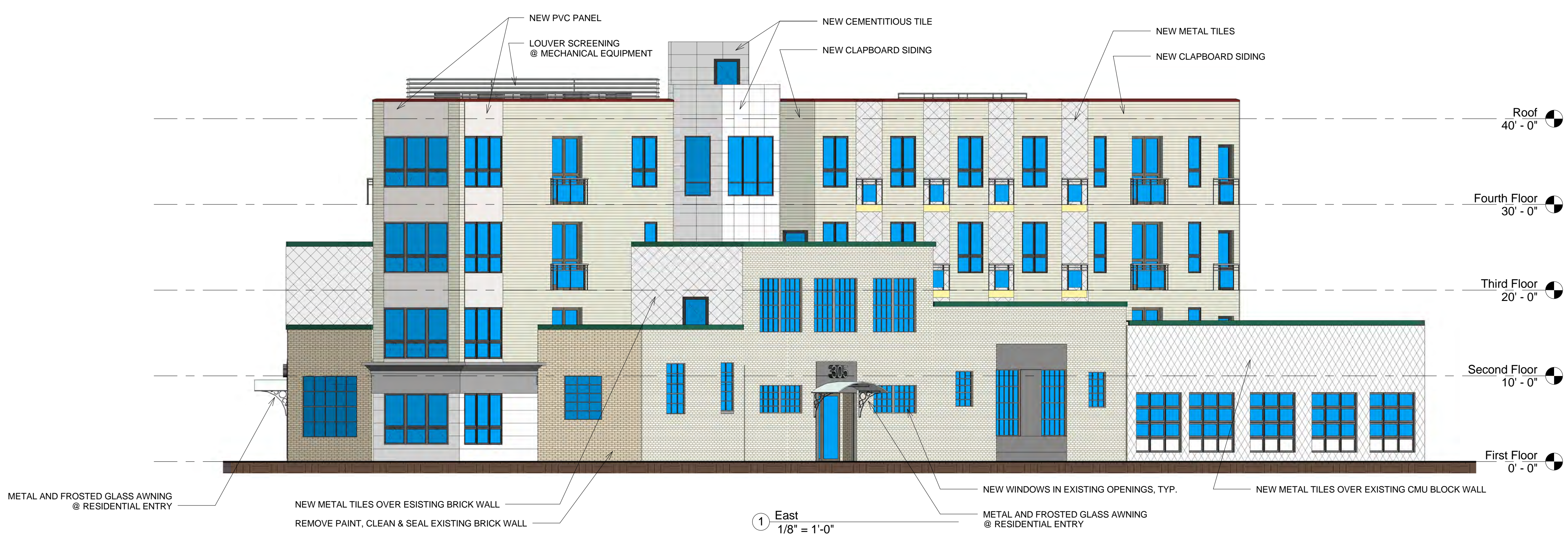


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 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



**EXISTING**



**PROPOSED**

REGISTRATION

Project number	13003
Date	11-21-14
Drawn by	MT
Checked by	KDI
Scale	1/8" = 1'-0"

REVISIONS

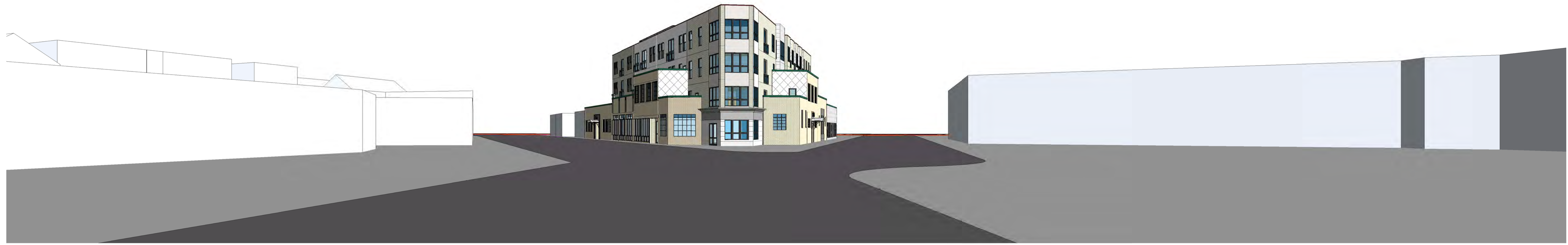
No.	Description	Date

Elevations

**A-303**

Webster Ave Residences

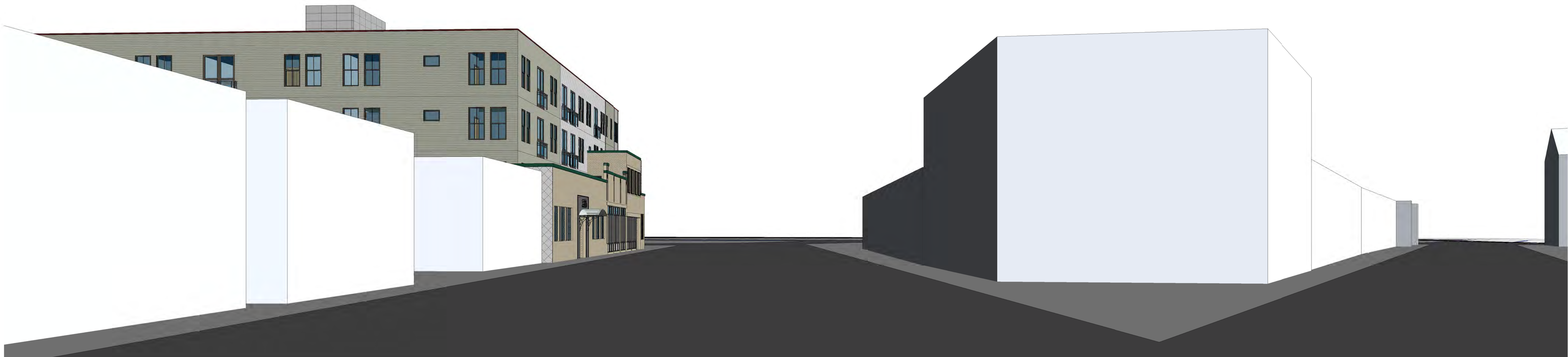




① VIEW FROM CAMBRIDGE STREET



② VIEW FROM COLUMBIA STREET TWARD  
CAMBRIDGE ST



③ VIEW FROM WEBSTER AVE TWARD  
CAMBRIDGE ST

PROJECT NAME

**Webster Ave  
Residences**

PROJECT ADDRESS

305 Webster Ave

CLIENT

**M & H Realty Trust**

ARCHITECT

**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

**REGISTRATION**

Project number	12031
Date	11-21-2014
Drawn by	MT, WC
Checked by	KDI
Scale	

**REVISIONS**

No.	Description	Date

Street View &  
Perspectives

**A-303**

Webster Ave Residences





① Zoning Perspective

EXISTING BUILDING TO REMAIN

NEW BUILDING, SEE Z-001 FOR ADDITIONAL NOTES



② Copy of Zoning Perspective

PROJECT NAME

**Webster Ave Residences**

PROJECT ADDRESS

305 Webster Ave

CLIENT

**M&H Realty Trust**

ARCHITECT

**KHALSA DESIGN INC.**



17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	13003
Date	11-21-14
Drawn by	MT
Checked by	KDI
Scale	

REVISIONS

No.	Description	Date

Zoning Perspective

**Z-003**

Webster Ave Residences

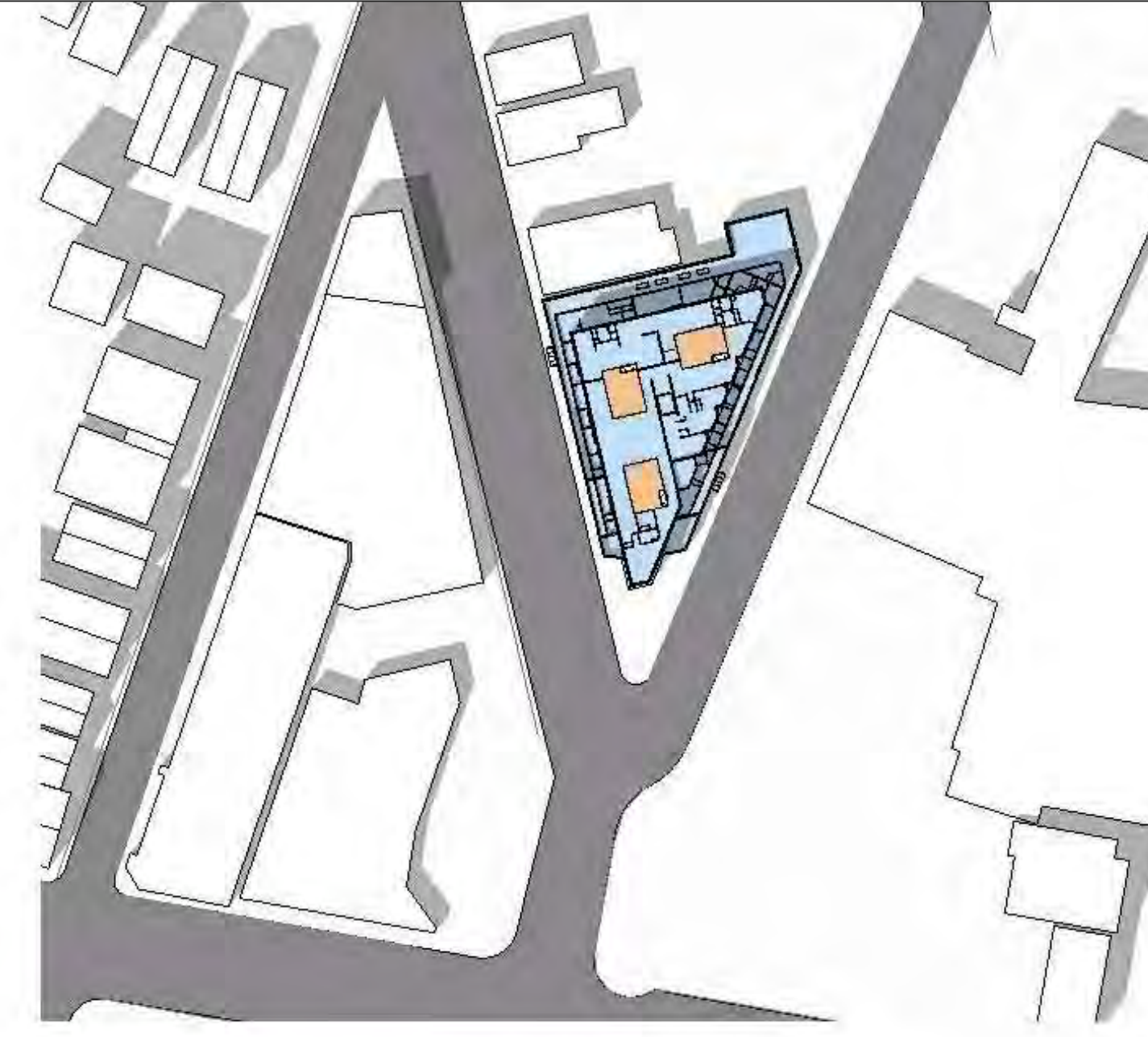
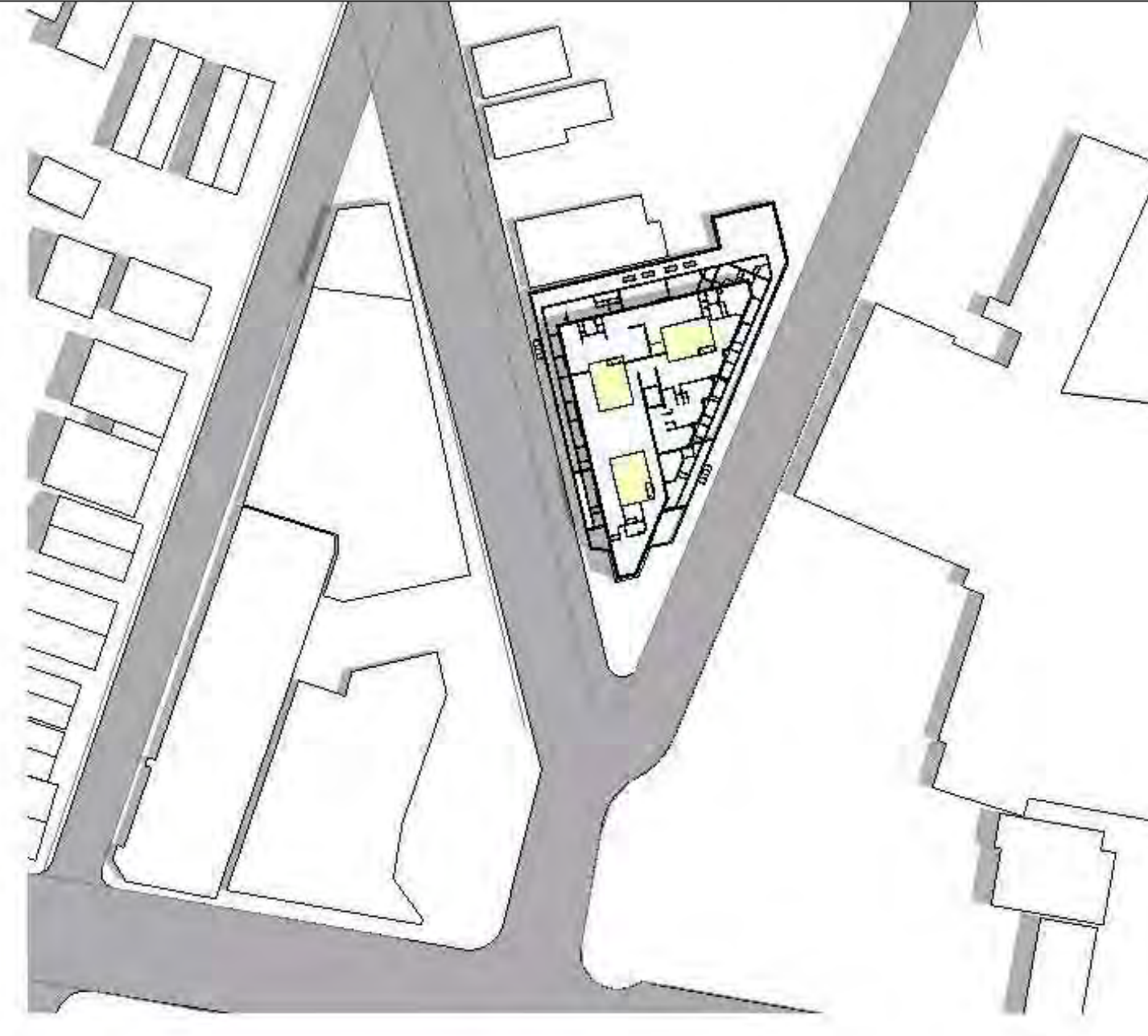


# MORNING (9-10 AM)

# NOON (12 AM-1 PM)

# AFTERNOON (3-4 PM)

SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



PROJECT NAME  
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CONSULTANTS:

REGISTRATION

Project number	12031
Date	11-21-2014
Drawn by	WC
Checked by	JSK
Scale	12" = 1'-0"

REVISIONS

No.	Description	Date

SHADOW STUDY

**SHD**

Webster Ave Residences