

Changes to the Project since the March 31, 2015 Planning Board Hearing

We have had multiple meetings with City Staff and Abutter(s) since the last Planning Board hearing on March 31. The following is a list of changes and site improvements to the project that have occurred as a result of those meetings.

Building Design Changes:

- Create cut out balconies on the Webster Avenue side of building in same language as Columbia St side.
- Adjusted material and color schemes of exterior of the building.
- Replace metal tile on first floor of Columbia Street side to stucco.
- Adjust colors of trim and clapboards to be complementary to existing brick color.
- Change style of metal panel from diamond to rectangle shape .

Columbia Street Entrance:

- Relocated the Columbia Street entrance South towards Cambridge Street by 23'-0" to accommodate adjacent property's concerns regarding vehicular access/egress to their property and clear two-way traffic on Columbia. As a result the adjacent commercial space will be reduced from 1,780 SF to 1,546 SF. Moving the entrance North of the original entrance location would have resulted in the loss of a three (3) bedroom unit which was added to the project at the request of the community.
- Will install signs at both entrances to encourage deliveries to be located on Webster Avenue only.
- Columbia Street entrance shall be limited to resident key card only access.
- Only the Webster Avenue entrance will have an unlocked access to a vestibule.
- Applicant and adjacent property owner of 1035 Cambridge Street have agree to coordinate with the Cambridge Traffic and Parking Department to select the appropriate location for metered parking and loading zones on Columbia Street to reduce potential vehicular congestion.

Landscaping

- Adjusted/clarified the railing type at the green space located at the front corner Apex of the site.



**PROPOSED 305 WEBSTER AVE
RESIDENCES**

05-12-2015 SUBMISSION

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 05-12-15
Drawn by MT
Checked by KDI
Scale

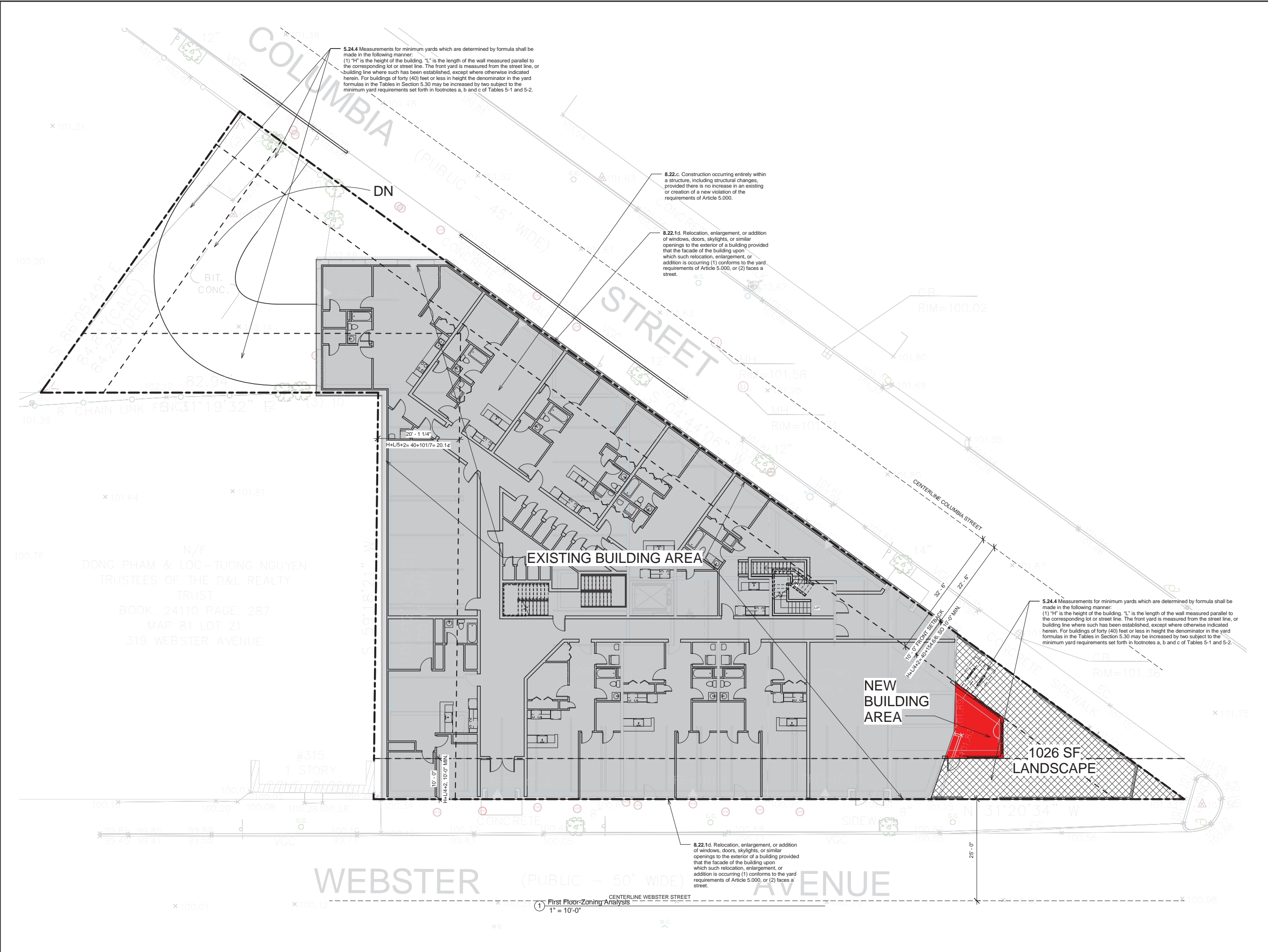
REVISIONS

No.	Description	Date

Cover Sheet

A-000

Webster Ave Residences



5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
 (1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

8.22.c. Construction occurring entirely within a structure, including structural changes, provided there is no increase in an existing or creation of a new violation of the requirements of Article 5.000.

8.22.1d. Relocation, enlargement, or addition of windows, doors, skylights, or similar openings to the exterior of a building provided that the facade of the building upon which such relocation, enlargement, or addition is occurring (1) conforms to the yard requirements of Article 5.000, or (2) faces a street.

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
 (1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

8.22.1d. Relocation, enlargement, or addition of windows, doors, skylights, or similar openings to the exterior of a building provided that the facade of the building upon which such relocation, enlargement, or addition is occurring (1) conforms to the yard requirements of Article 5.000, or (2) faces a street.

N/F
 DONG PHAM & LOC-TUONG NGUYEN
 TRUSTEES OF THE D&L REALTY
 TRUST
 BOOK, 24110 PAGE, 287
 MAP 81 LOT 21
 319 WEBSTER AVENUE

EXISTING BUILDING AREA

NEW BUILDING AREA

1026 SF LANDSCAPE

CENTERLINE WEBSTER STREET
 1" = 10'-0"

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	05-12-15
Drawn by	MT
Checked by	KDI
Scale	1" = 10'-0"

REVISIONS

No.	Description	Date

First Floor Zoning Plans
Z-001
 Webster Ave Residences

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 05-12-15
Drawn by MT
Checked by KDI
Scale As indicated

REVISIONS		
No.	Description	Date

Typical Upper Zoning Plan

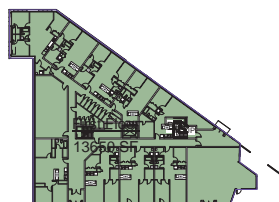
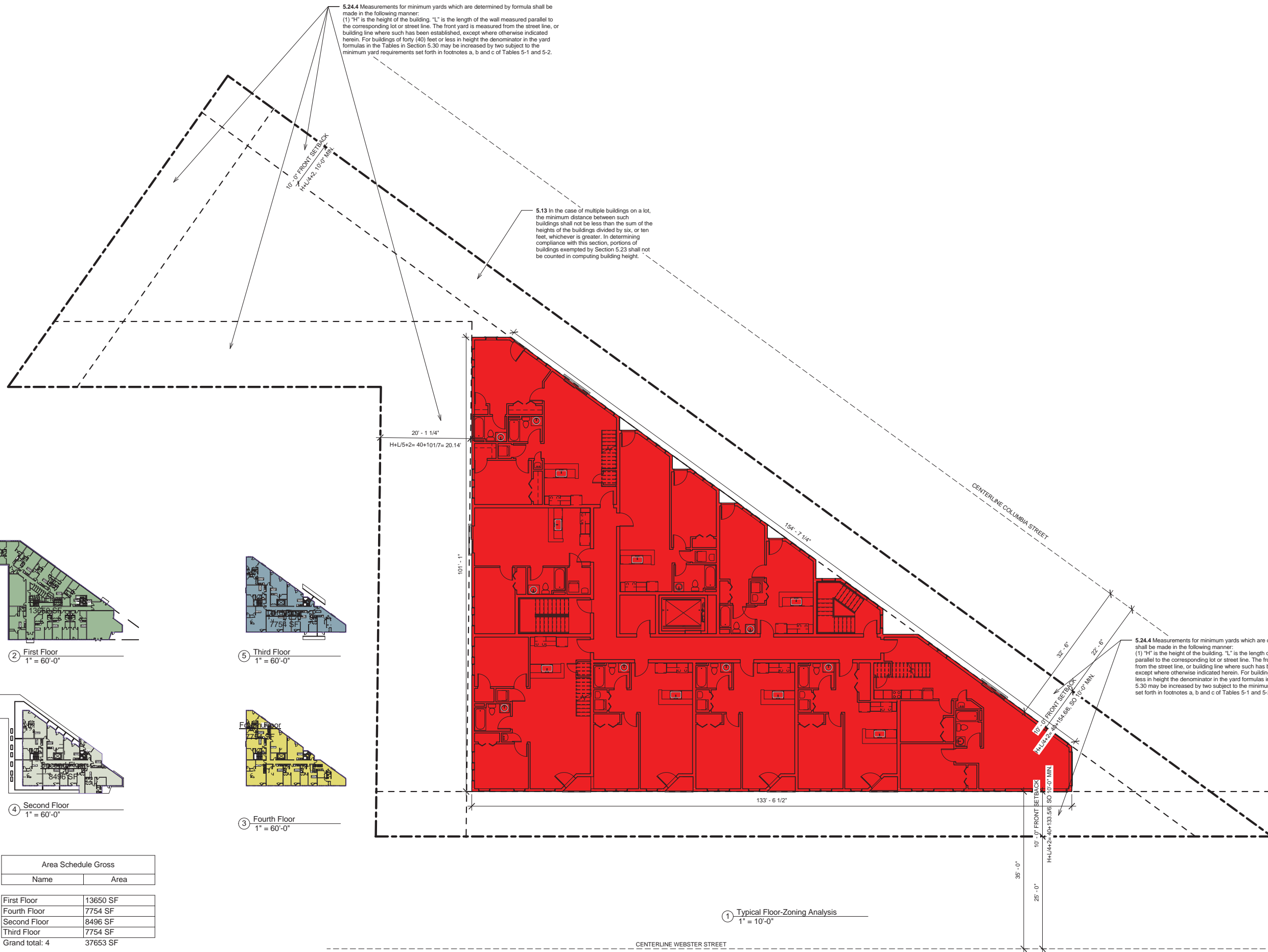
Z-002

Webster Ave Residences

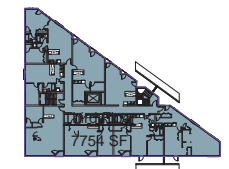
5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

5.13 In the case of multiple buildings on a lot, the minimum distance between such buildings shall not be less than the sum of the heights of the buildings divided by six, or ten feet, whichever is greater. In determining compliance with this section, portions of buildings exempted by Section 5.23 shall not be counted in computing building height.

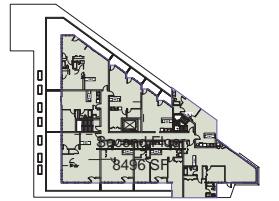
5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.



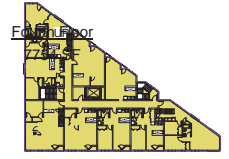
2 First Floor
1" = 60'-0"



5 Third Floor
1" = 60'-0"



4 Second Floor
1" = 60'-0"



3 Fourth Floor
1" = 60'-0"

Area Schedule Gross	
Name	Area
First Floor	13650 SF
Fourth Floor	7754 SF
Second Floor	8496 SF
Third Floor	7754 SF
Grand total:	37653 SF

1 Typical Floor-Zoning Analysis
1" = 10'-0"

CENTERLINE WEBSTER STREET

CENTERLINE COLUMBIA STREET



① Zoning Perspective

NEW BUILDING,
SEE Z-001 FOR
ADDITIONAL
NOTES

EXISTING BUILDING
TO REMAIN



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 05-12-15
Drawn by MT
Checked by KDI
Scale

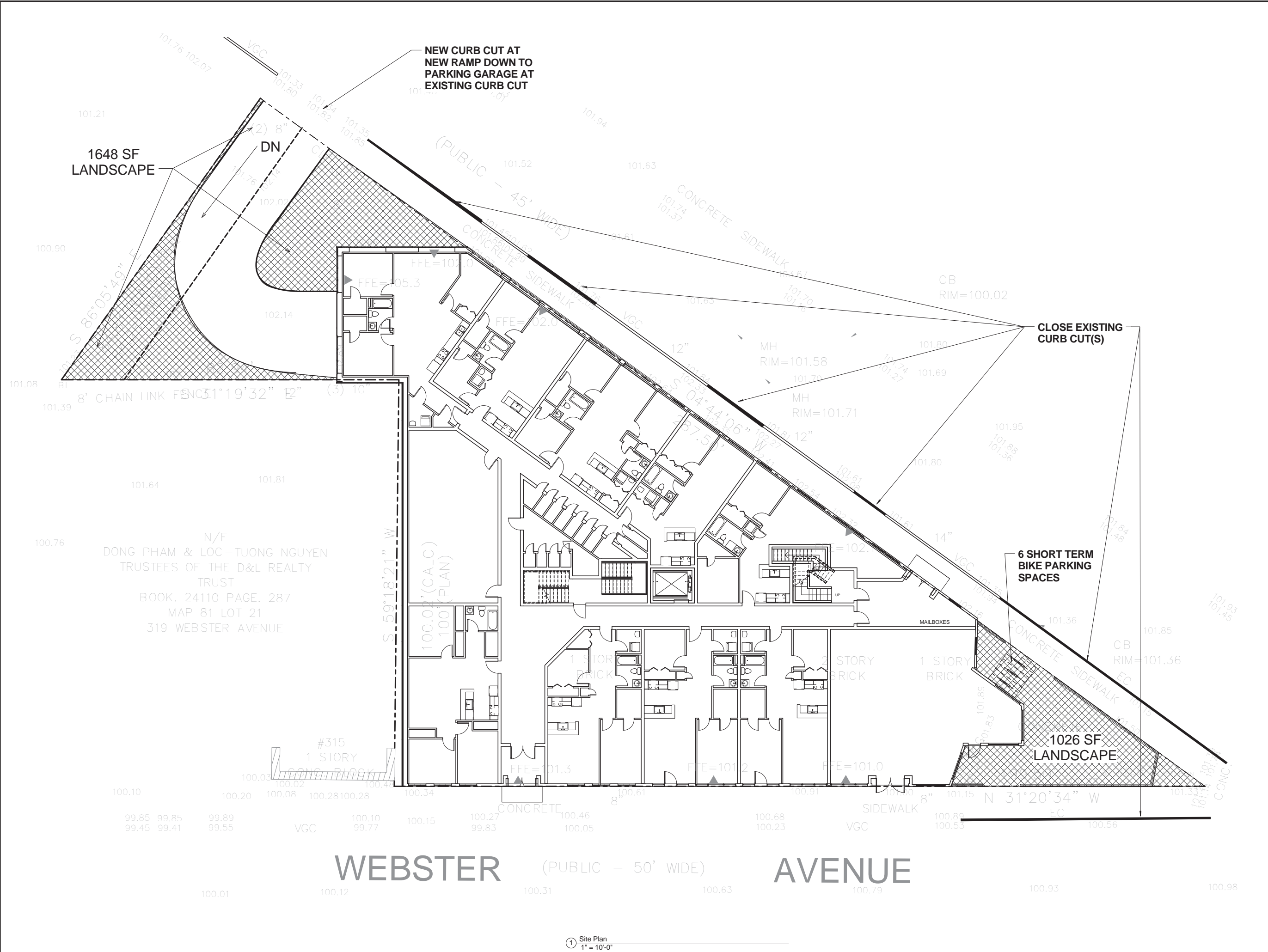
REVISIONS

No.	Description	Date

Zoning Perspective

Z-003

Webster Ave Residences



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 05-12-15
 Drawn by MT
 Checked by KDI
 Scale 1" = 10'-0"

REVISIONS

No.	Description	Date

Site Plan

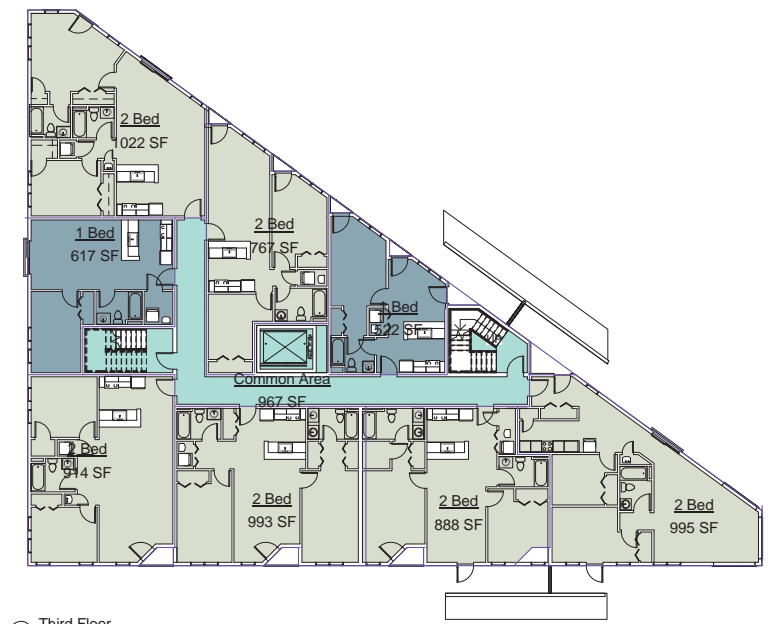
A-010

Webster Ave Residences

1 Site Plan
 1" = 10'-0"

5/13/2015 9:15:02 AM
 G:\13\13003_Glasman_305 Webster\03 Drawings\01_ARCH\13003_Glasman_305 Webster_SD_DD_04-17-15.rvt

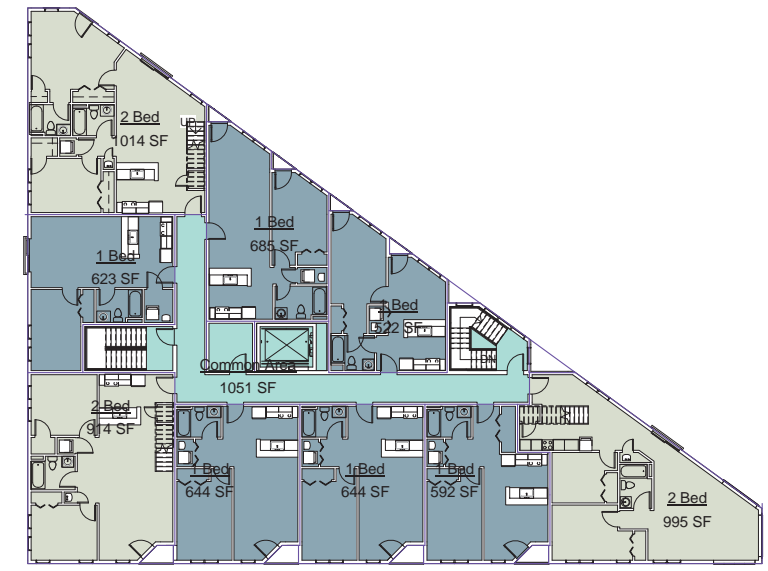
Area Schedule (Gross Building)		
Name	Level	Area
1 Bed	First Floor	686 SF
2 Bed	First Floor	884 SF
2 Bed	First Floor	785 SF
2 Bed	First Floor	919 SF
3 Bed	First Floor	1065 SF
3 Bed	First Floor	1242 SF
3 Bed	First Floor	987 SF
Common Area	First Floor	2378 SF
Community Room	First Floor	984 SF
LIVE/WORK	First Floor	928 SF
LIVE/WORK	First Floor	864 SF
RETAIL	First Floor	1546 SF
Storage	First Floor	385 SF
First Floor: 13		13653 SF
1 Bed	Second Floor	617 SF
1 Bed	Second Floor	644 SF
1 Bed	Second Floor	523 SF
1 Bed	Second Floor	573 SF
2 Bed	Second Floor	914 SF
2 Bed	Second Floor	1045 SF
2 Bed	Second Floor	1381 SF
2 Bed	Second Floor	767 SF
2 Bed	Second Floor	1022 SF
Common Area	Second Floor	836 SF
Second Floor: 10		8319 SF
1 Bed	Third Floor	617 SF
1 Bed	Third Floor	522 SF
2 Bed	Third Floor	914 SF
2 Bed	Third Floor	993 SF
2 Bed	Third Floor	888 SF
2 Bed	Third Floor	995 SF
2 Bed	Third Floor	767 SF
2 Bed	Third Floor	1022 SF
Common Area	Third Floor	967 SF
Third Floor: 9		7685 SF
1 Bed	Fourth Floor	623 SF
1 Bed	Fourth Floor	644 SF
1 Bed	Fourth Floor	644 SF
1 Bed	Fourth Floor	592 SF
1 Bed	Fourth Floor	685 SF
1 Bed	Fourth Floor	522 SF
2 Bed	Fourth Floor	914 SF
2 Bed	Fourth Floor	995 SF
2 Bed	Fourth Floor	1014 SF
Common Area	Fourth Floor	1051 SF
Fourth Floor: 10		7685 SF
Grand total: 42		37341 SF



⑤ Third Floor
1/16" = 1'-0"



② First Floor
1/16" = 1'-0"



⑥ Fourth Floor
1/16" = 1'-0"



④ Second Floor
1/16" = 1'-0"

13 1 BEDROOM UNITS
19 2 BEDROOM UNITS
3 3 BEDROOM UNITS
35 UNITS TOTAL

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	05-12-15
Drawn by	MT
Checked by	KDI
Scale	1/16" = 1'-0"

REVISIONS

No.	Description	Date

Area Plans

A-011

Webster Ave Residences

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 05-12-15
Drawn by MT
Checked by KDI
Scale 1/8" = 1'-0"

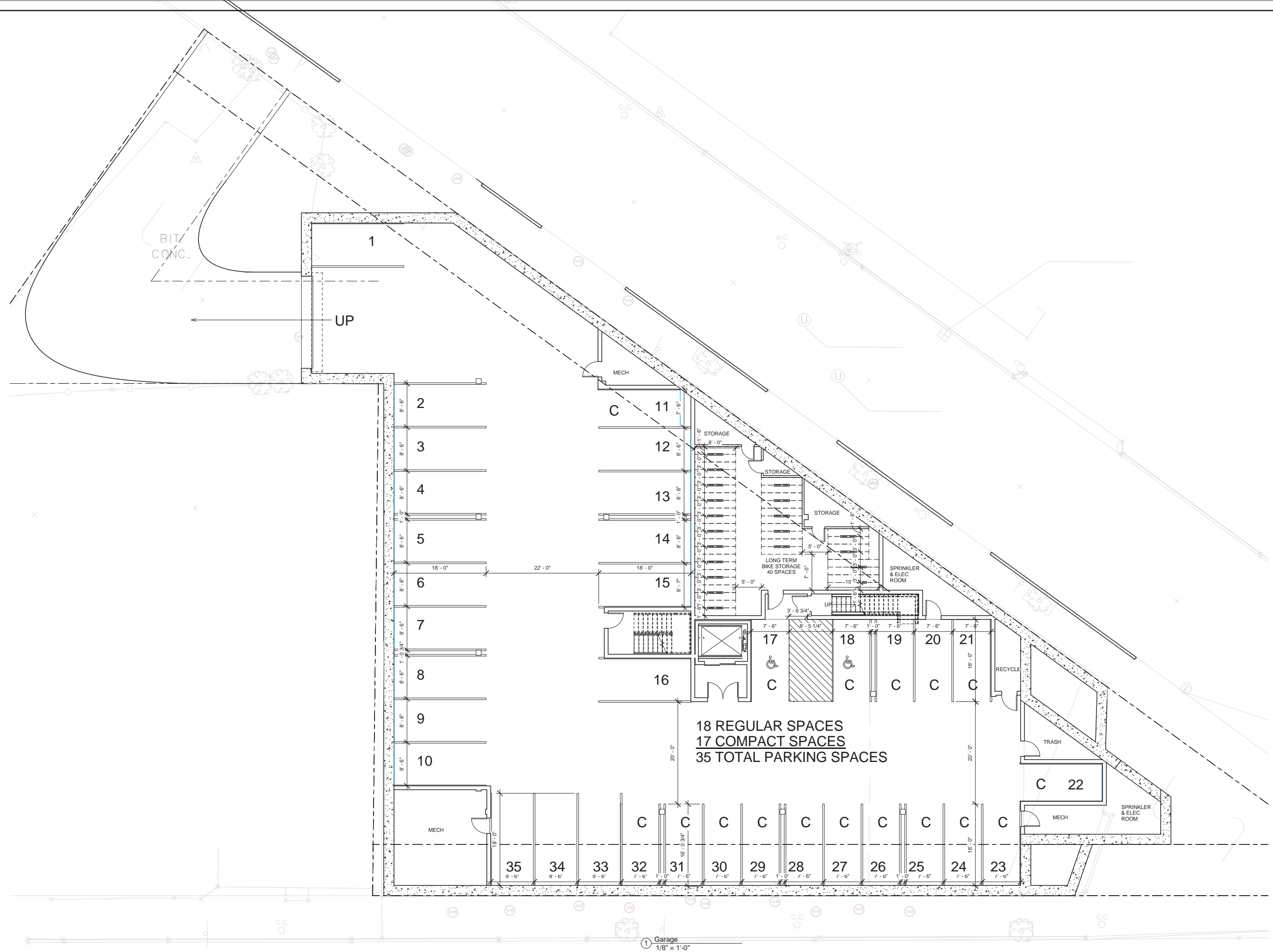
REVISIONS

No.	Description	Date

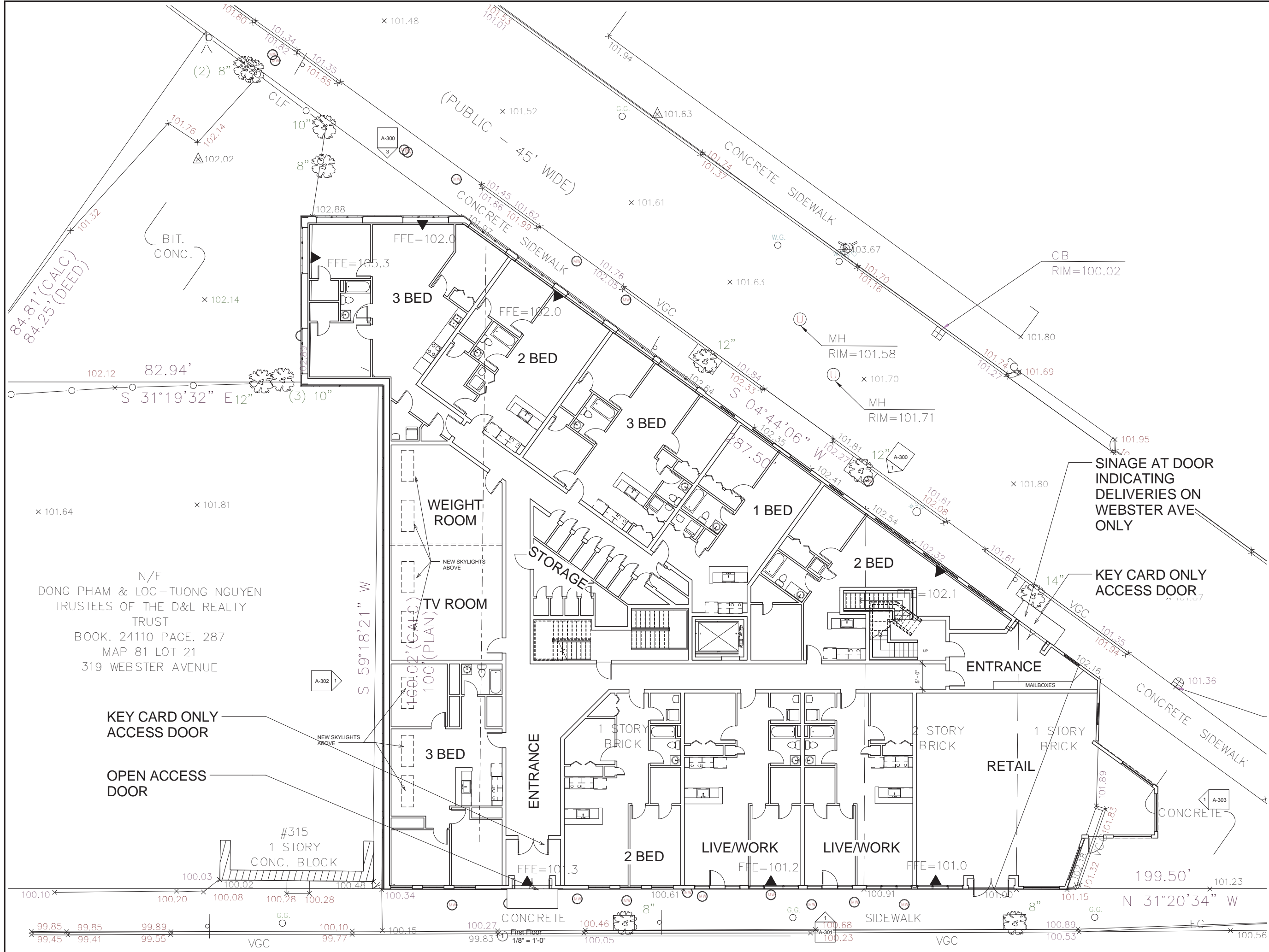
Garage Plan

A-020

Webster Ave Residences



G:\13\13003_Glasman_305 Webster\03 Drawings\01_ARCH\13003_Glasman_305 Webster_SD_DD_04-17-15.rvt 5/12/2015 9:15:15 AM



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	05-12-15
Drawn by	MT
Checked by	KDI
Scale	1/8" = 1'-0"

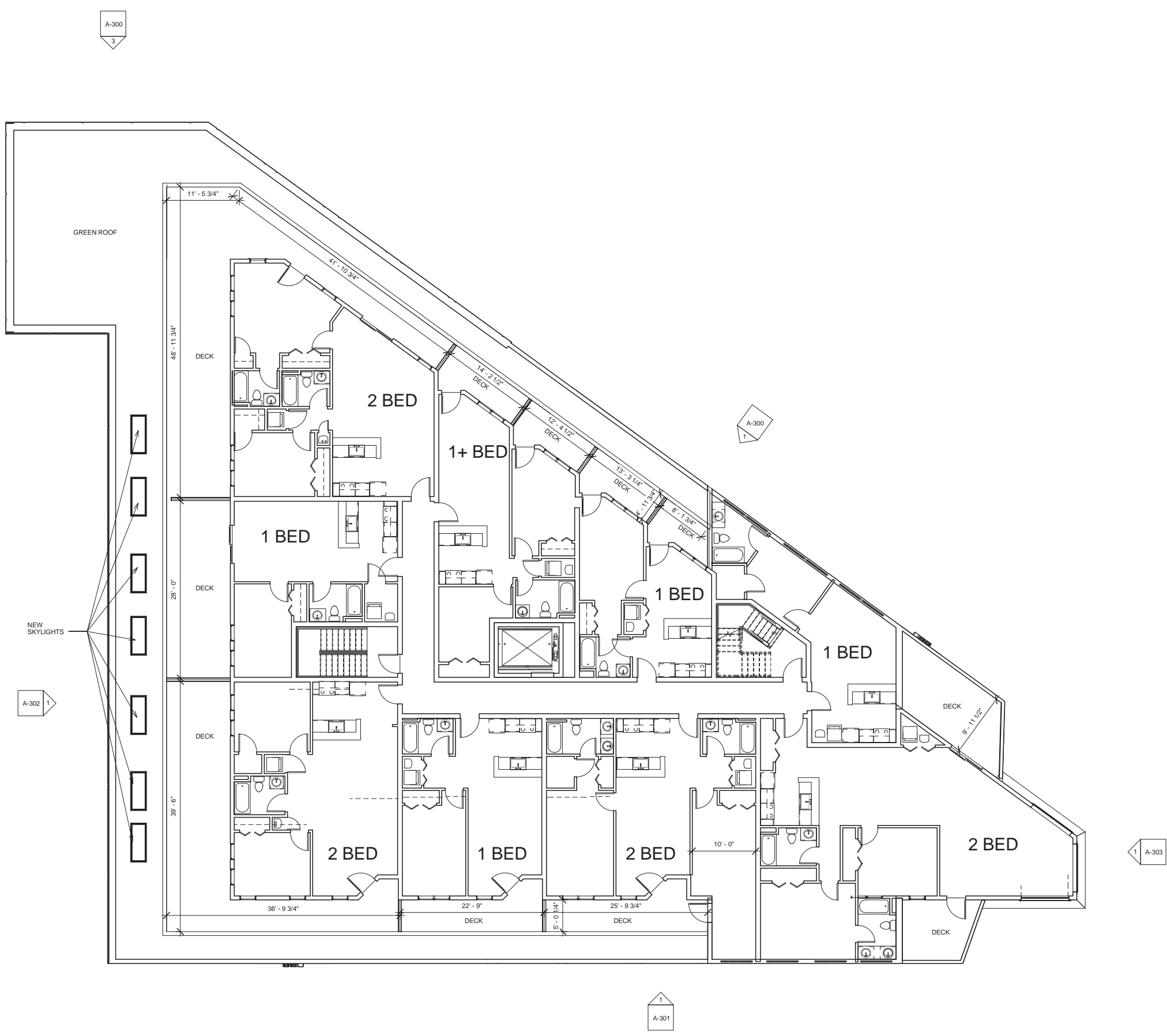
REVISIONS

No.	Description	Date

First Floor Plans

A-100
 Webster Ave Residences

5/12/2015 10:26:06 AM G:\13\13003_Glasman_305 Webster\03 Drawings\01_ARCH\13003_Glasman_305 Webster_SD_DD_04-17-15.rvt



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 05-12-15
Drawn by MT
Checked by KDI
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Second Floor Plan

A-101

Webster Ave Residences

1 Second Floor
1/8" = 1'-0"

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	05-12-15
Drawn by	MT
Checked by	KDI
Scale	1/8" = 1'-0"

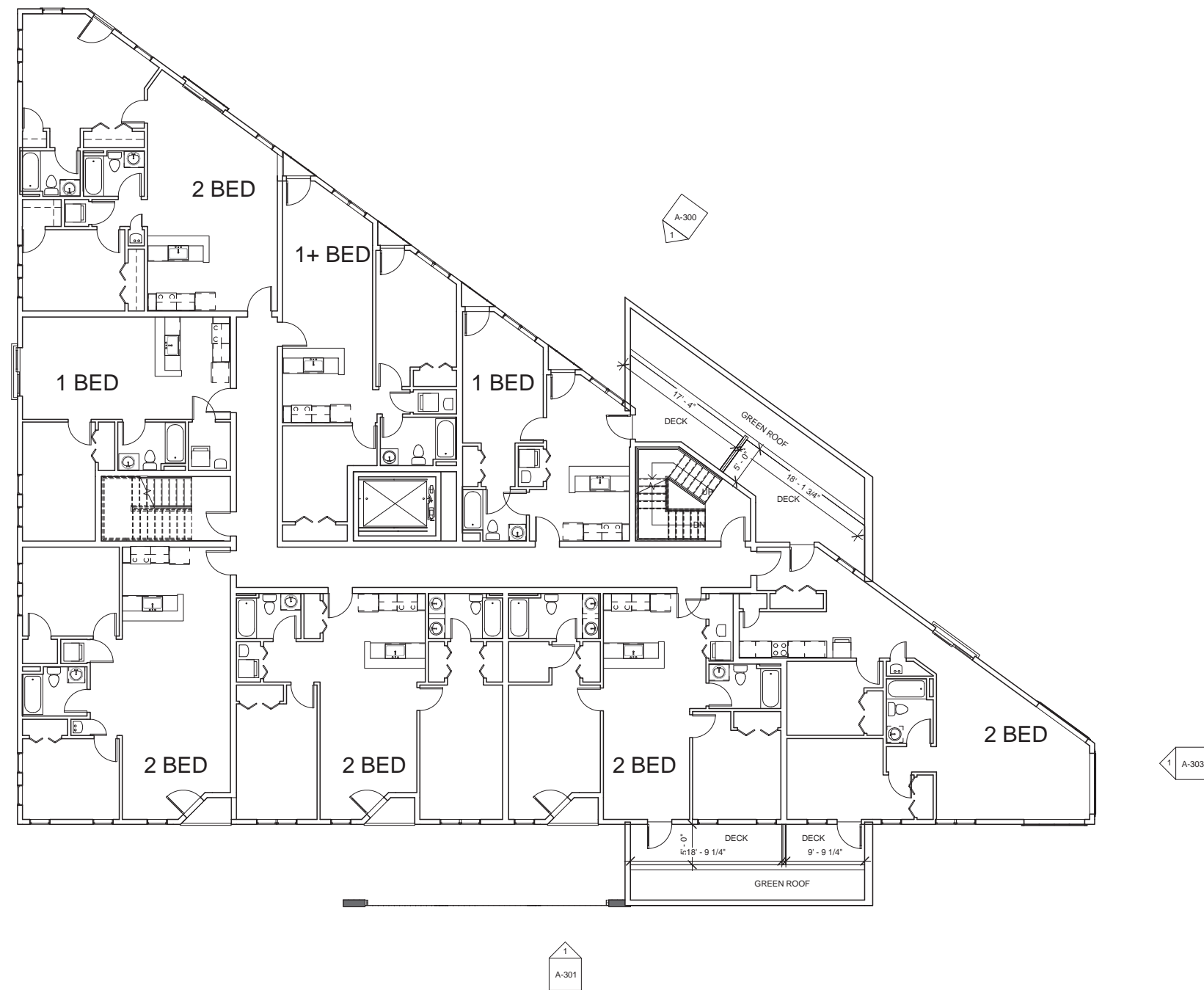
REVISIONS

No.	Description	Date

Third Floor

A-102

Webster Ave Residences



1 Third Floor
1/8" = 1'-0"

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 05-12-15
Drawn by MT
Checked by KDI
Scale 1/8" = 1'-0"

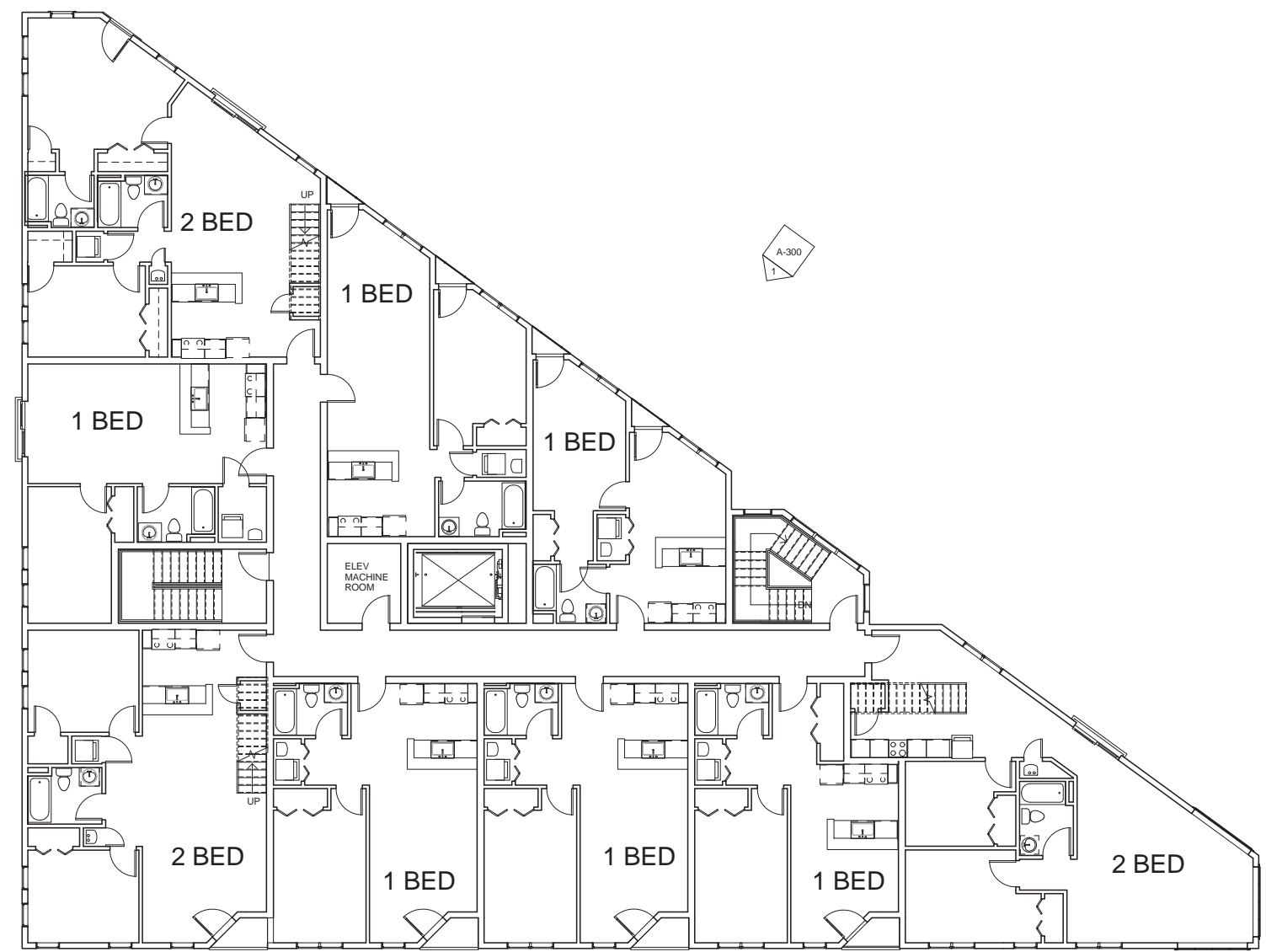
REVISIONS

No.	Description	Date

Fourth Floor Plan

A-103

Webster Ave Residences



① Fourth Floor
1/8" = 1'-0"

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 05-12-15
Drawn by MT
Checked by KDI
Scale 1/8" = 1'-0"

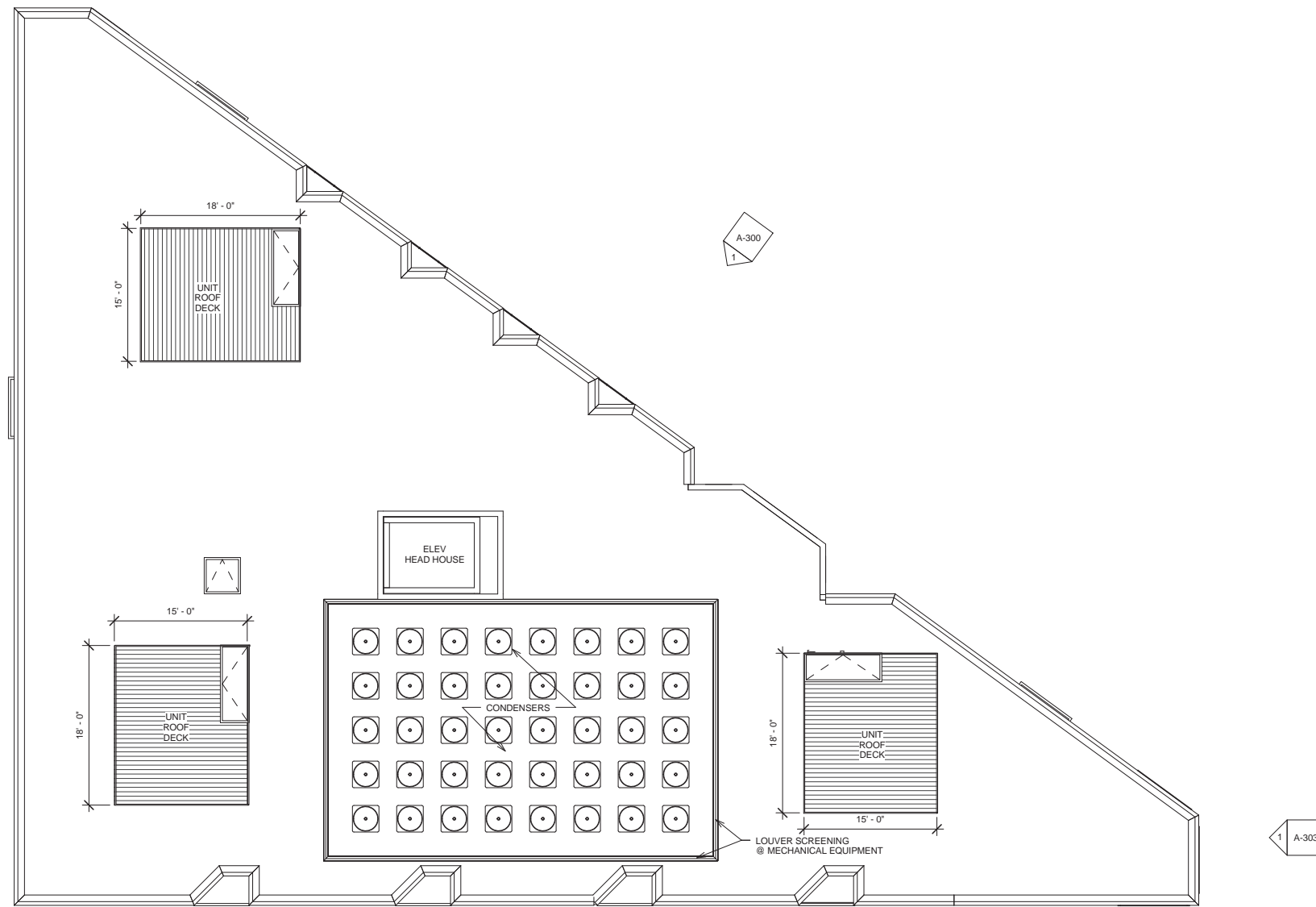
REVISIONS

No.	Description	Date

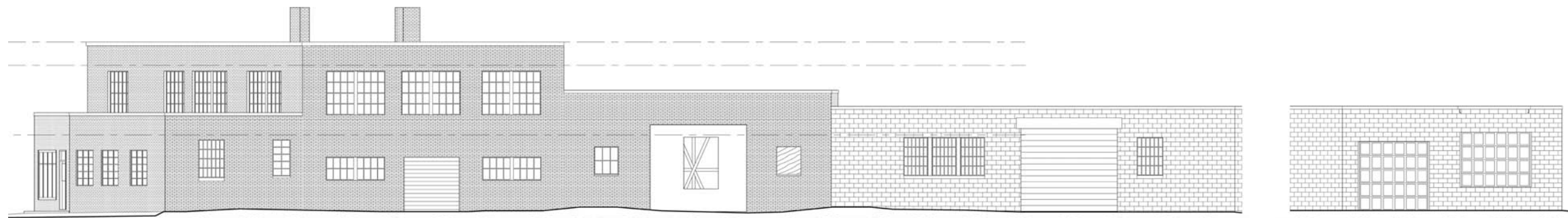
Roof Plan

A-104

Webster Ave Residences



1 Roof
1/8" = 1'-0"



EXISTING



COLUMBIA STREET FACADE

① Elevation 4 - a
1/8" = 1'-0"

③ Elevation 3 - a
1/8" = 1'-0"

PROPOSED

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 05-12-15
Drawn by MT
Checked by KDI
Scale 1/8" = 1'-0"

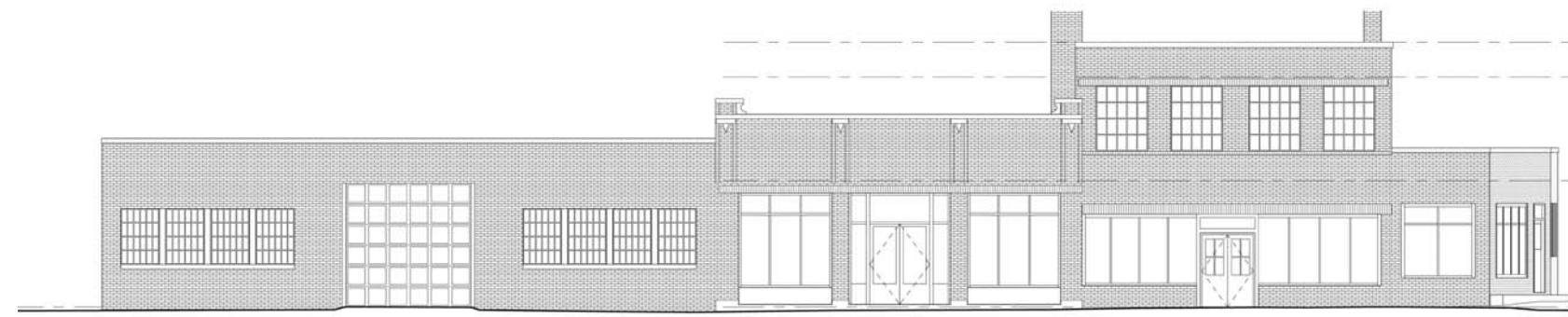
REVISIONS

No.	Description	Date

Elevations

A-300

Webster Ave Residences



EXISTING



WEBSTER STREET FACADE

① South
1/8" = 1'-0"
PROPOSED



EXAMPLE ART DECO AWNING

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 05-12-15
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.



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

CONSULTANTS:

REGISTRATION

Project number 13003
Date 05-12-15
Drawn by MT
Checked by KDI
Scale 1/8" = 1'-0"

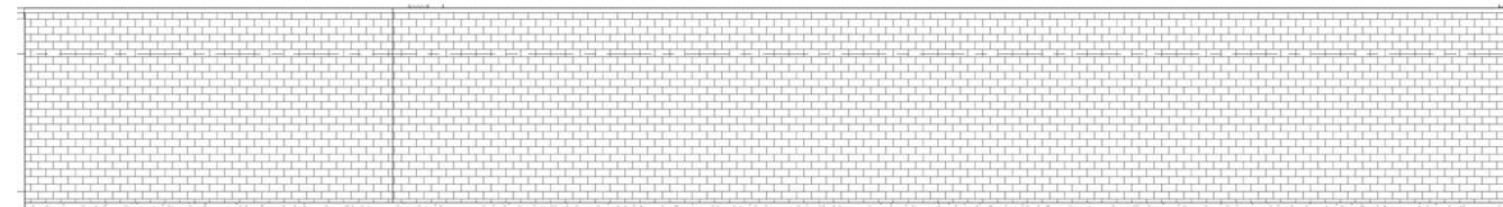
REVISIONS

No.	Description	Date

Elevations

A-302

Webster Ave Residences



EXISTING



① West
1/8" = 1'-0"

PROPOSED

PROJECT NAME

Webster Ave Residences

PROJECT ADDRESS

305 Webster Ave

CLIENT

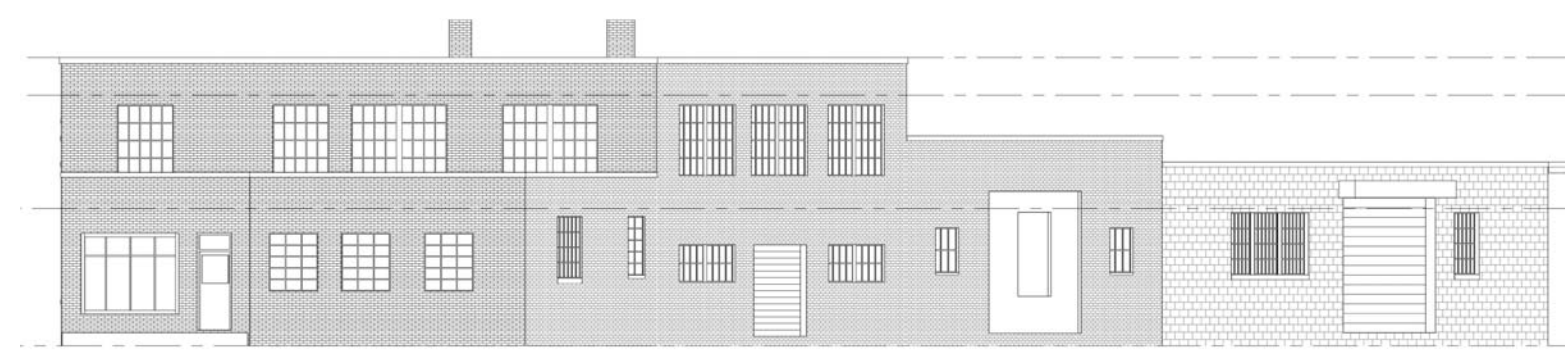
M&H Realty Trust

ARCHITECT
KHALSA DESIGN INC.

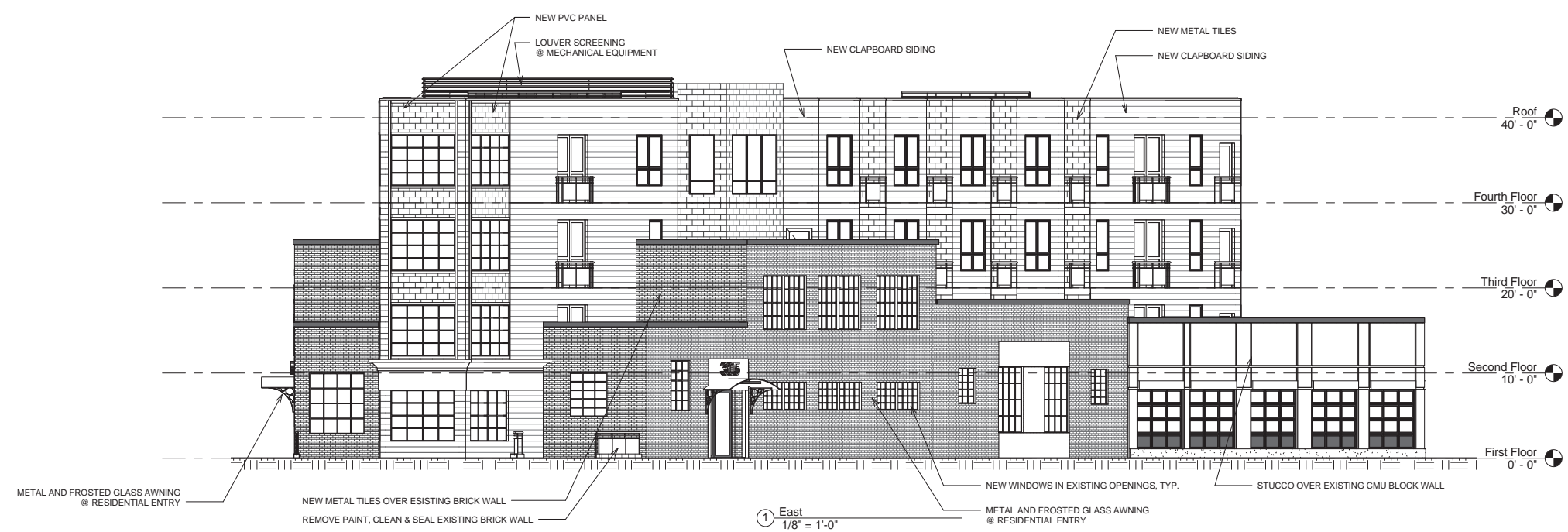


17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



EXISTING



PROPOSED

REGISTRATION

Project number 13003
Date 05-12-15
Drawn by MT
Checked by KDI
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Elevations

A-303

Webster Ave Residences



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 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Existing Conditions

Z-007
Webster Ave Residences



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	05-12-15
Drawn by	MT
Checked by	KDI
Scale	

REVISIONS

No.	Description	Date

Rendering

A-305

Webster Ave Residences



© 2015 Google. Image Date: September 2014

Report a problem

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 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Existing Conditions

Z-009

Webster Ave Residences



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 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Rendering

A-306

Webster Ave Residences



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 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Rendering

A-307

Webster Ave Residences



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 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Rendering

A-308

Webster Ave Residences



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 05-12-15
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Rendering

A-309

Webster Ave Residences



Image Date: July 2014

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	05-12-15
Drawn by	MT
Checked by	KDI
Scale	

REVISIONS

No.	Description	Date

Existing Conditions

Z-011

Webster Ave Residences