



**PROPOSED 305 WEBSTER AVE
RESIDENCES**

08-17-2016 PLANNING BOARD APPLICATION

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 08-17-16
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000

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 08-17-16
 Drawn by MT
 Checked by KDI
 Scale 1" = 10'-0"

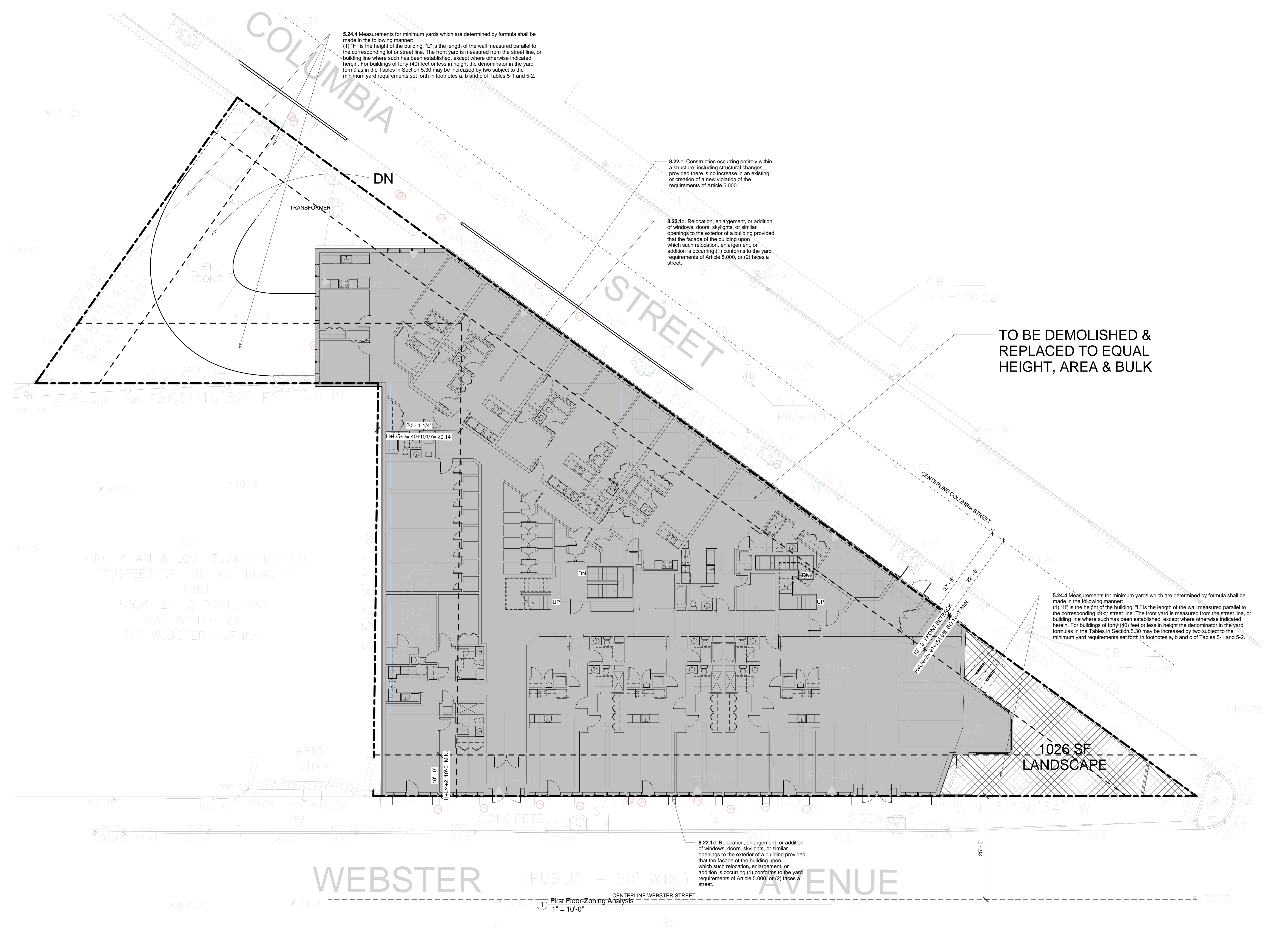
REVISIONS

No.	Description	Date

First Floor Zoning Plans

Z-001

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.

1 First Floor-Zoning Analysis
 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	08-17-16
Drawn by	MT
Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date

Typical Upper
Zoning Plan

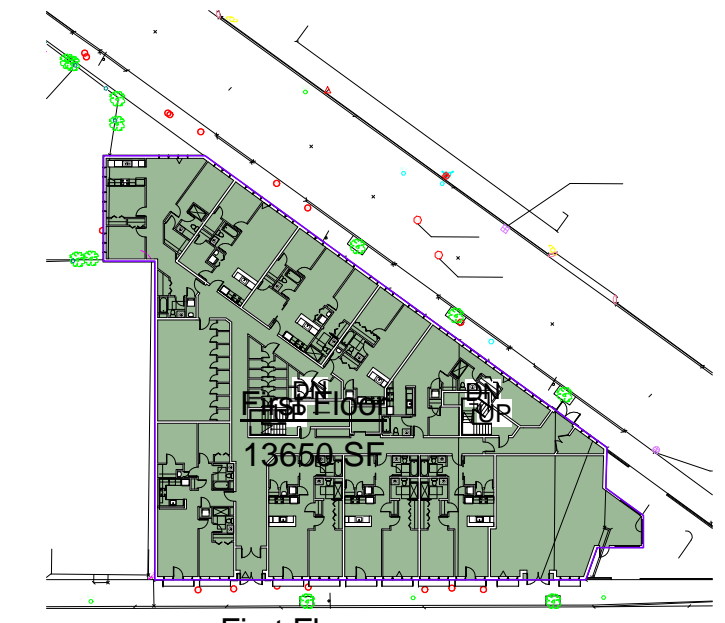
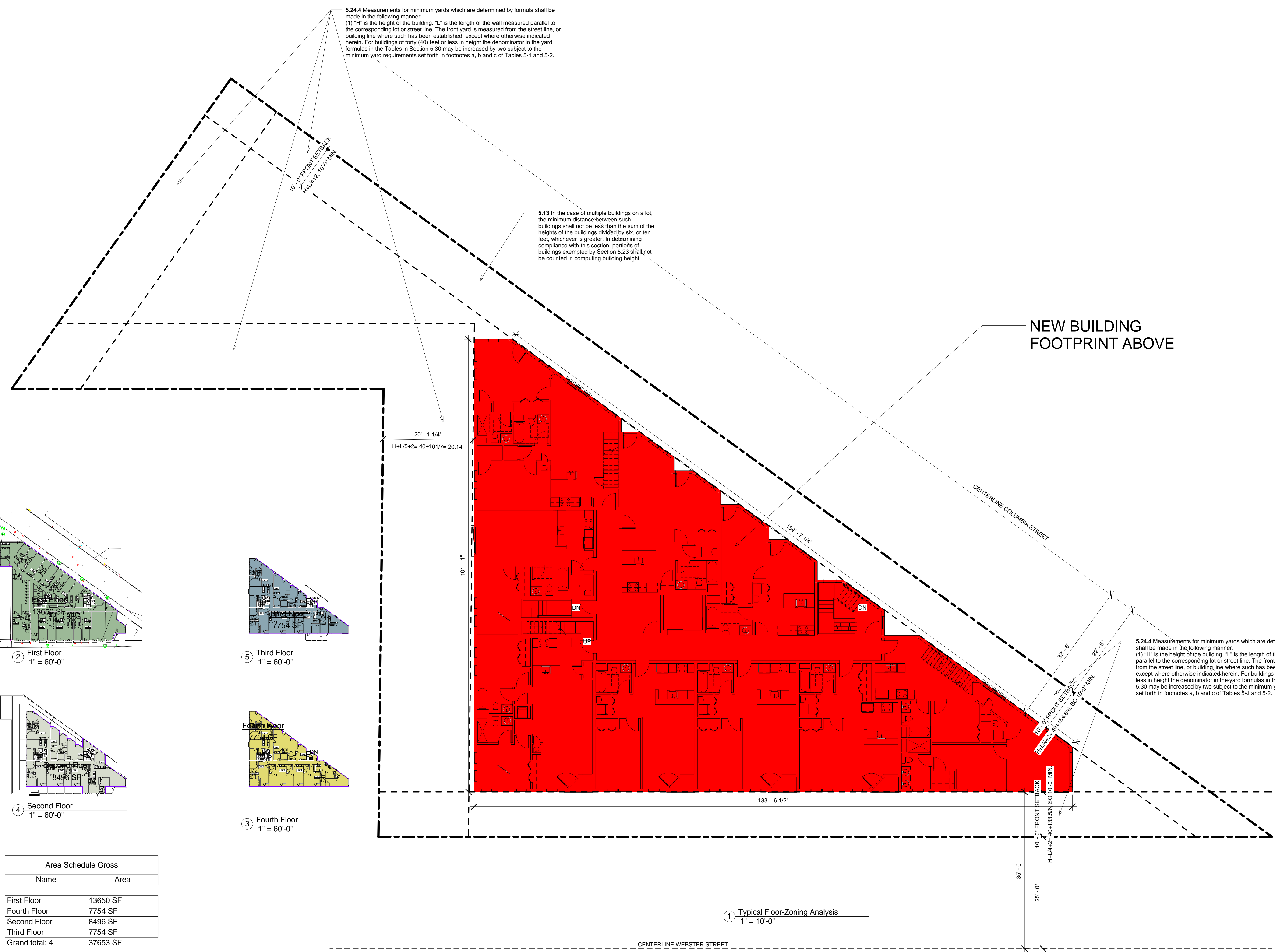
Z-002

Webster Ave Residences

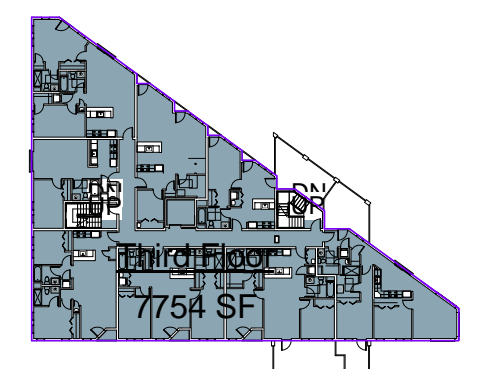
5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line 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.

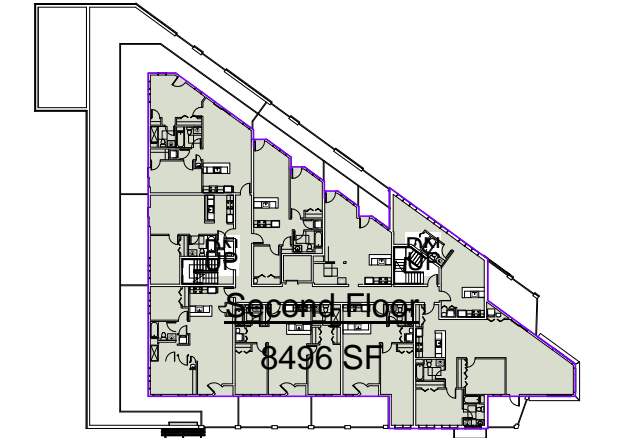
5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line 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.



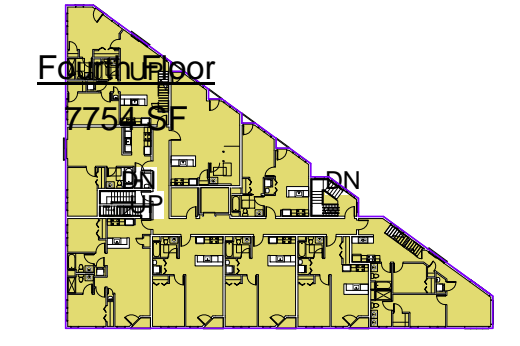
2 First Floor
1" = 60'-0"



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: 4	37653 SF

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



① Zoning Perspective

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	08-17-16
Drawn by	MT
Checked by	KDI
Scale	

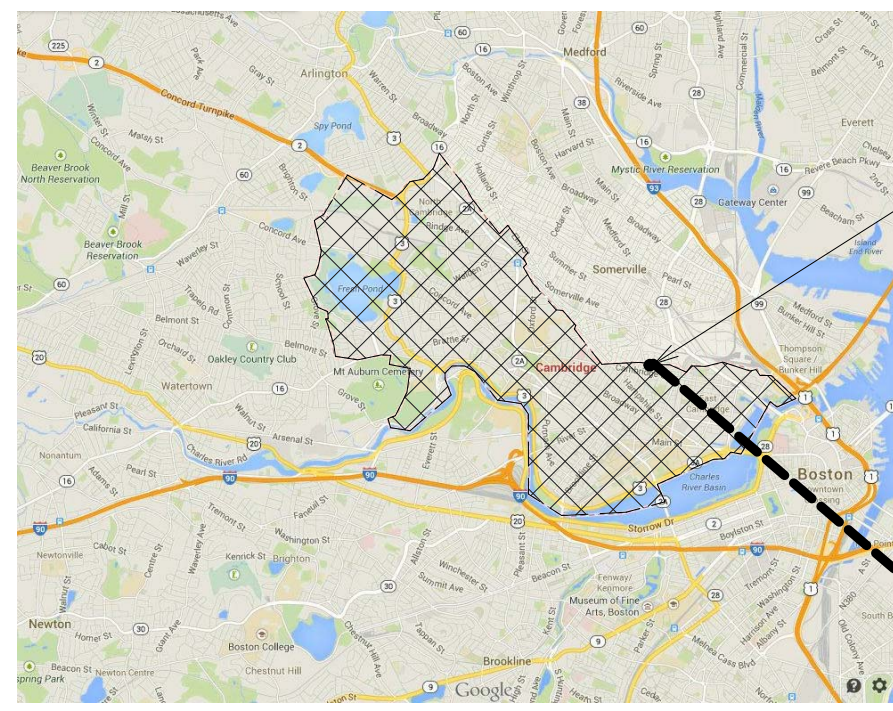
REVISIONS

No.	Description	Date

Zoning Perspective

Z-003

Webster Ave Residences



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	08-17-16
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



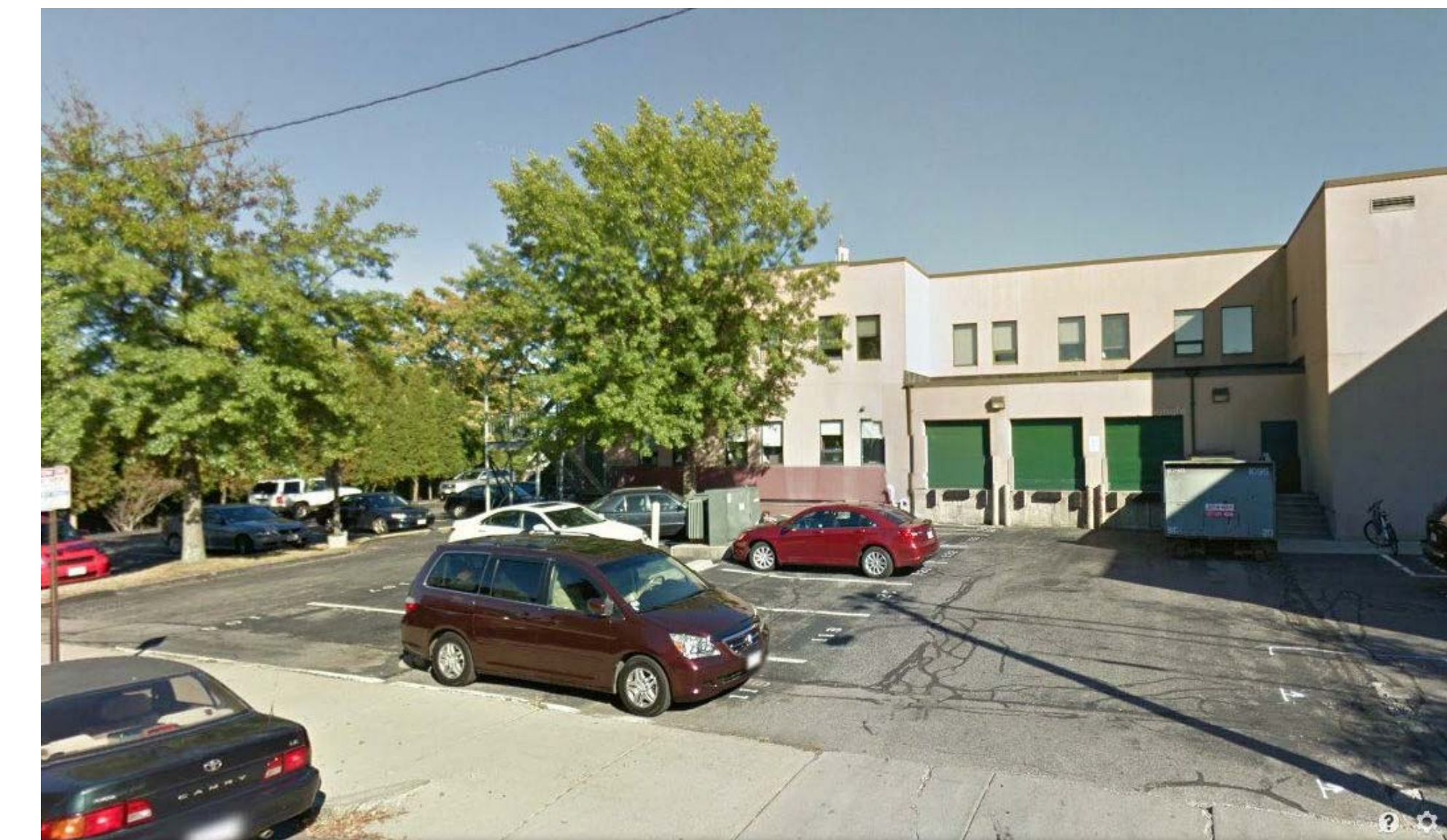
6



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 08-17-16
 Drawn by MT
 Checked by KDI
 Scale

REVISIONS

No.	Description	Date

Site Context

Z-005

Webster Ave Residences



VIEW FROM WEBSTER AVE
LOOKING TOWARDS CAMBRIDGE ST



VIEW FROM THE CORNER OF
WEBSTER AVE AND COLUMBIA ST



VIEW FROM THE CORNER OF
WEBSTER AVE AND COLUMBIA ST



VIEW FROM COLUMBIA ST LOOKING
TOWARDS 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 13003
Date 08-17-16
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

Existing Conditions

Z-006

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	08-17-16
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 08-17-16
 Drawn by MT
 Checked by KDI
 Scale

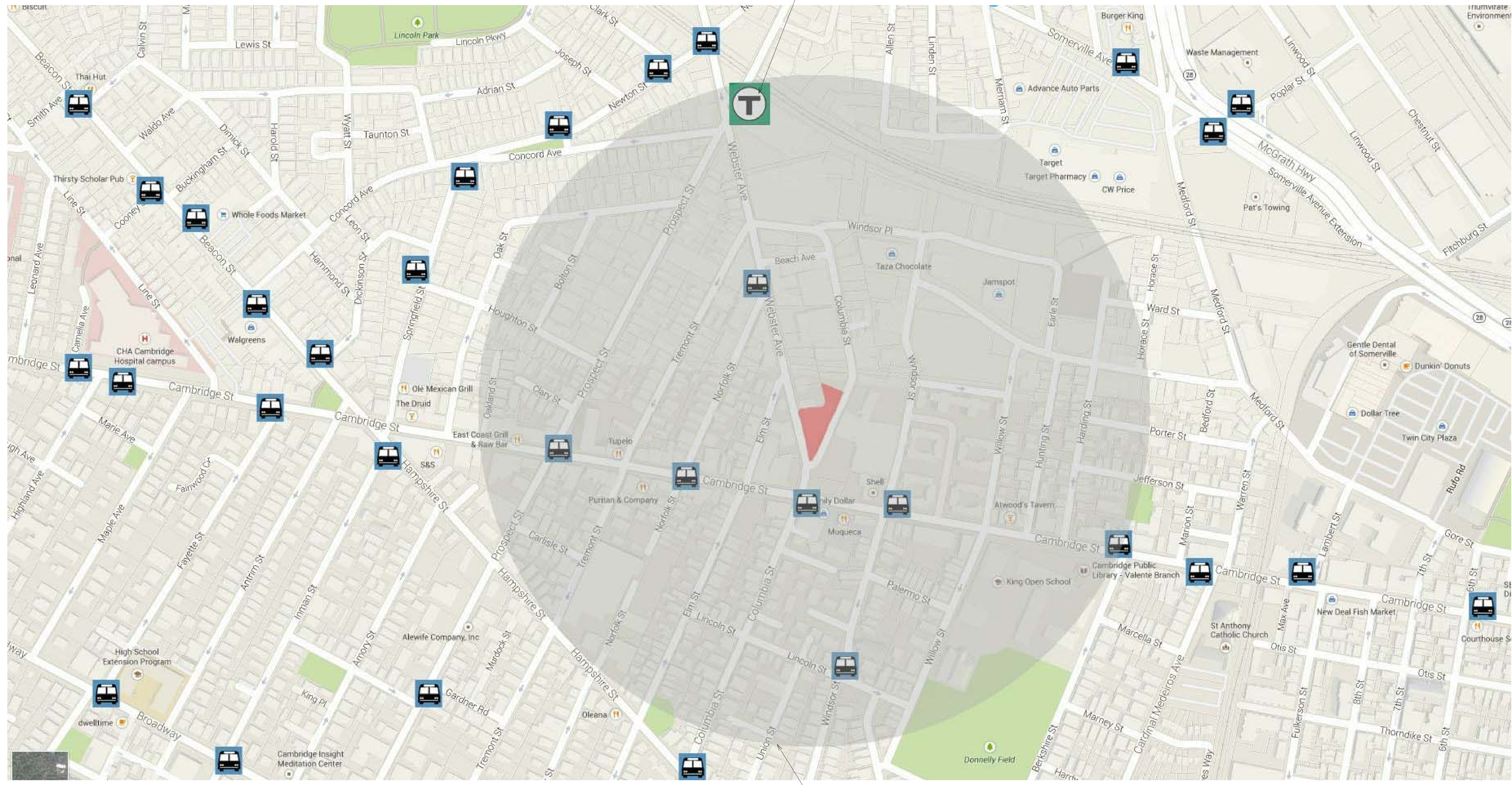
REVISIONS

No.	Description	Date

Transportation
 Analysis

Z-008
 Webster Ave Residences

FUTURE UNION SQUARE T STATION



1/4 MILE RADIUS AROUND SITE

\\g-server\Draw\1313003_Glasman_305 Webster Ave\03 Drawings\01_ARCH\02_CDWEBSTER AVE & 11.16.rvt

8/17/2016 2:47:47 PM



© 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	08-17-16
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 08-17-16
 Drawn by MT
 Checked by KDI
 Scale 1" = 10'-0"

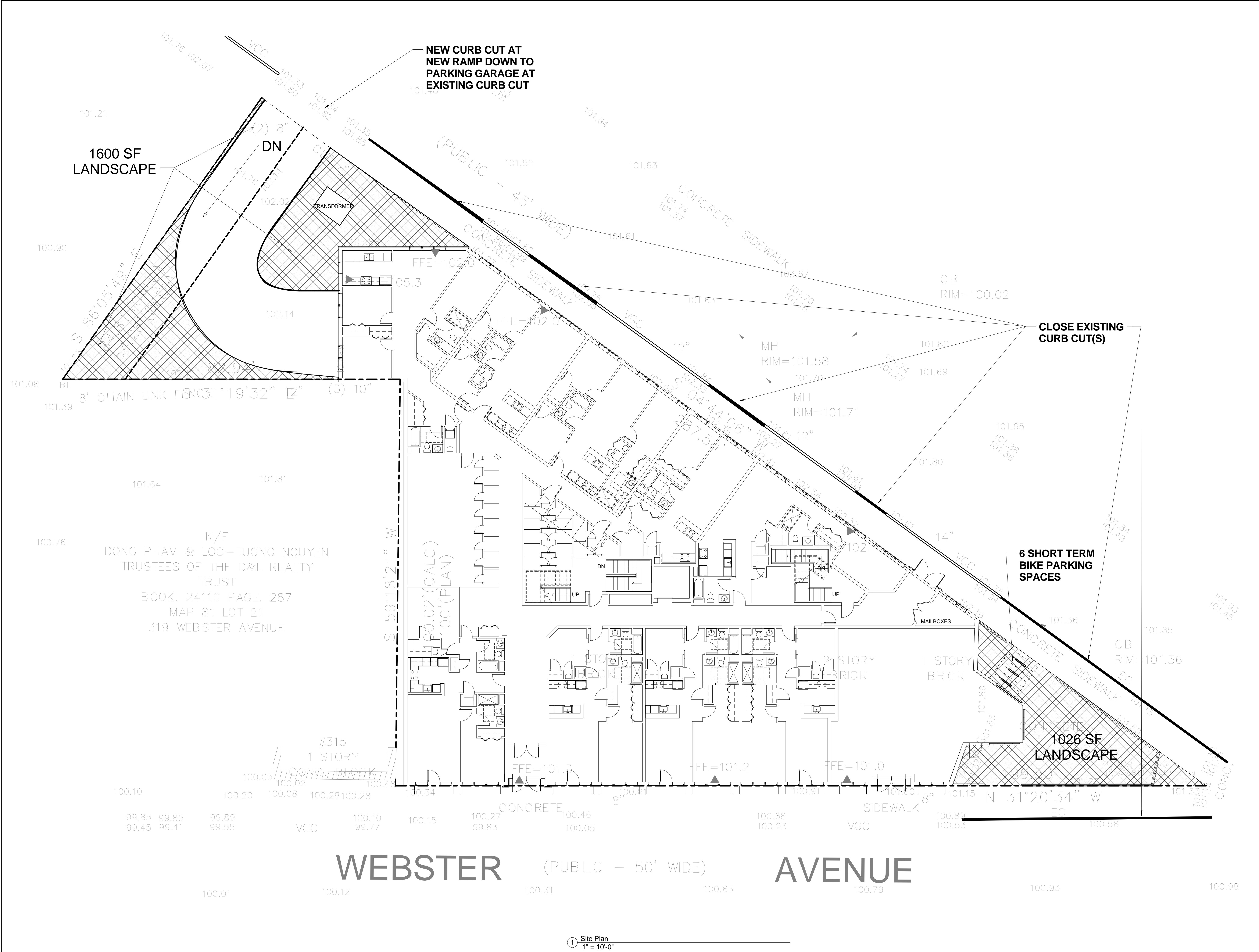
REVISIONS

No.	Description	Date

Site Plan

A-010

Webster Ave Residences



1 Site Plan
 1" = 10'-0"

I:\gs-server\Draws\1313003_Glassman_305 Webster\03 Drawings\01_ARCH\102_CDWEBSTER.AVE & 11.16.16.rvt 8/17/2016 2:45:43 PM