Olinger Architects
AIA, NCARB, LEED AP

June 30, 2017

PB#316:
305 Webster Avenue Condominiums
305 Webster Avenue
Cambridge, MA 02139

ATTN: H. Theodore Cohen
City of Cambridge, Massachusetts
Planning Board
City Hall Annex
344 Broadway
Cambridge, MA 02139

Dear Mr. H Theodore Cohen,

We would like to thank the Planning Board for their responsiveness to our Builder's Permit Application. Our team is excited to be a part of this transformational moment in Cambridge's urban life, and we hope that our design speaks to the history of the site, while adding new residential life to a once sleepy corner of the city.

This letter is to certify that there has been no dimensional deviation from the dimensional building form approved under the September 27, 2016 Planning Board PB #316 Review – Appendix I: Approved Dimensional Chart. The project also continues to be in accordance with the Urban Design Objectives set forth in Sections 19.20 & 19.30 in the Planning Board's Decision.

Kind Regards,

Jeffrey Olinger AIA

Olinger Architects
216 Prospect St. #2
Cambridge, MA 02139

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Dear Planning Board,

We are excited to present our updated design to the Planning Board, and we would like to provide you with a summary of the design changes that have occurred after the September 27th, 2016 Planning Board Review.

We have made minor changes to the building plan, but have largely retained the same layout that was presented in September 2016. Our design continues to provide (4) units of inclusionary housing. And we are optimistic that the sustainable design features included in the design will achieve a LEED Gold rating.

This design update is intended to provide the Planning Board with an overview of our design intentions. The goal of our design revisions is to create an architectural expression that speaks to the history of the neighborhood, and creates a distinctive building form that provides a welcoming new building form for the area. Our team would like to use naturally weathering materials where possible, and to provide an up-scale feel for the building at ground level. Please see below for an item-by -item update on our design changes.

Design Changes from the September 27th 2016 Planning Approval Presentation:

1. Corten Steel Cornice Added
    a. The Corten Steel Cornice is made of Corten steel plate and Corten steel channel sections. The design is intended to mark the prominent South Corner of the building with a distinctive architectural form, that is both visually light in its thinness, and eye catching in its silhouette.
    b. The September 27th, 2016 presentation did not include a cornice feature in its presentation.
2. Corten Steel Channel Façade
    a. The Corten Steel Channel Façade is made of Architecturally Exposed Structural Steel MC8x9 channels, which are assembled into a rain-screen façade at the South Corner of the building. The channel façade is a play on the area's history of light industry and scrap yards, and uses the raw structural steel channels as an homage to the site's history.

   b. The September 27th, 2016 presentation included a generic zinc metal shingle in its presentation.
3. Corten Steel Retail Canopy
   a. The Corten Steel Retail Canopy is a continuation of the Corten design aesthetic featured in the metal channel façade and cornice. The steel plates in the canopy also continue the theme of mass and lightness explored in the Corten Steel Cornice (item #1)
   b. The September 27th, 2016 presentation included a generic fiberglass cornice in its presentation.
4. Corten Steel Wall Panel
   a. We have updated the cut-out balconies to show a Corten break-form wall panel at the balconies and building trim. This Corten panel is intended to continue the material theme explored at the South Corner of the building
   b. The September 27th, 2016 presentation included a generic zinc metal shingle in its presentation.
5. Grey Fiber Cement Siding
   a. We have selected a charcoal grey fiber cement panel for the building's siding. This change was made to harmonize the building pallet, and allow the building form of the lower brick levels to be highlighted against a darker background.
   b. The September 27th, 2016 presentation included a green fiber cement siding in its presentation.
6. Picket Railing
   a. We have selected a wrought iron picket railing for use at the balconies. This change was made to help tie the trim work of the windows and copings into a single visual layer in the façade.
   b. The September 27th, 2016 presentation included a metal mesh screen railing in its presentation.
7. Parapet Screen
   a. The parapet screen will be made of painted metal angles with a staggered-slot perforated metal panel, also painted black. The Parapet Screen enables our building to lower the parapet height of the street wall. The Parapet Screen also provides a clean continuous element that helps to visually trim the building's massing.
   b. The September 27th, 2016 presentation included a series of brick piers and infill metal panels in its presentation.
8. Roman Brick
   a. The team has selected a Roman Brick for the exterior brick walls of the project. This change was made to provide a more up-scale feel to the ground level of the building. The longer aspect ratio of the Roman Brick also helps to provide a more linear horizontal reading of the brick coursing.
   b. The September 27th, 2016 presentation included a standard yellow brick in its presentation.
9. Wood & Glass Canopy
   a. The team has included an architectural glass, steel, and wood canopy along the length of the Webster Avenue storefront. The new canopy serves several purposes, first, is the weather sheltering that the canopy will provide for the

entrances along Webster Avenue, second, the canopy will create a shadow play of light along the ground level, and third, the continuous canopy will help to provide a scalar transition from the street level to the upper levels of the building.

b. The September 27th, 2016 presentation included a fabric awning in its presentation.

10. Dark Window Frames
    a. The dark window frames were selected to compliment the post-industrial aesthetic of the building. The divided light windows at the south corner, the storefront, and double hung windows all have dark exterior frames.
    b. The September 27th, 2016 presentation included sliver aluminum window frames in its presentation.

Our hope is that the above list captures the scope of significant design changes relevant to the Planning Board's review. In addition to these changes, we have also made minor changes, such as increasing the amount vision glazing at the street level to comply with Cambridge's design guidelines. We hope that these revisions find you well, and we look forward to discussing the design in detail during our review.

Kind Regards,

Jeffrey Olinger AIA

Olinger Architects
216 Prospect St. #2
Cambridge, MA 02139

City of Cambridge Planning Board

305 Webster Avenue Condominiums
Building Permit Application Review
June 30th 2017

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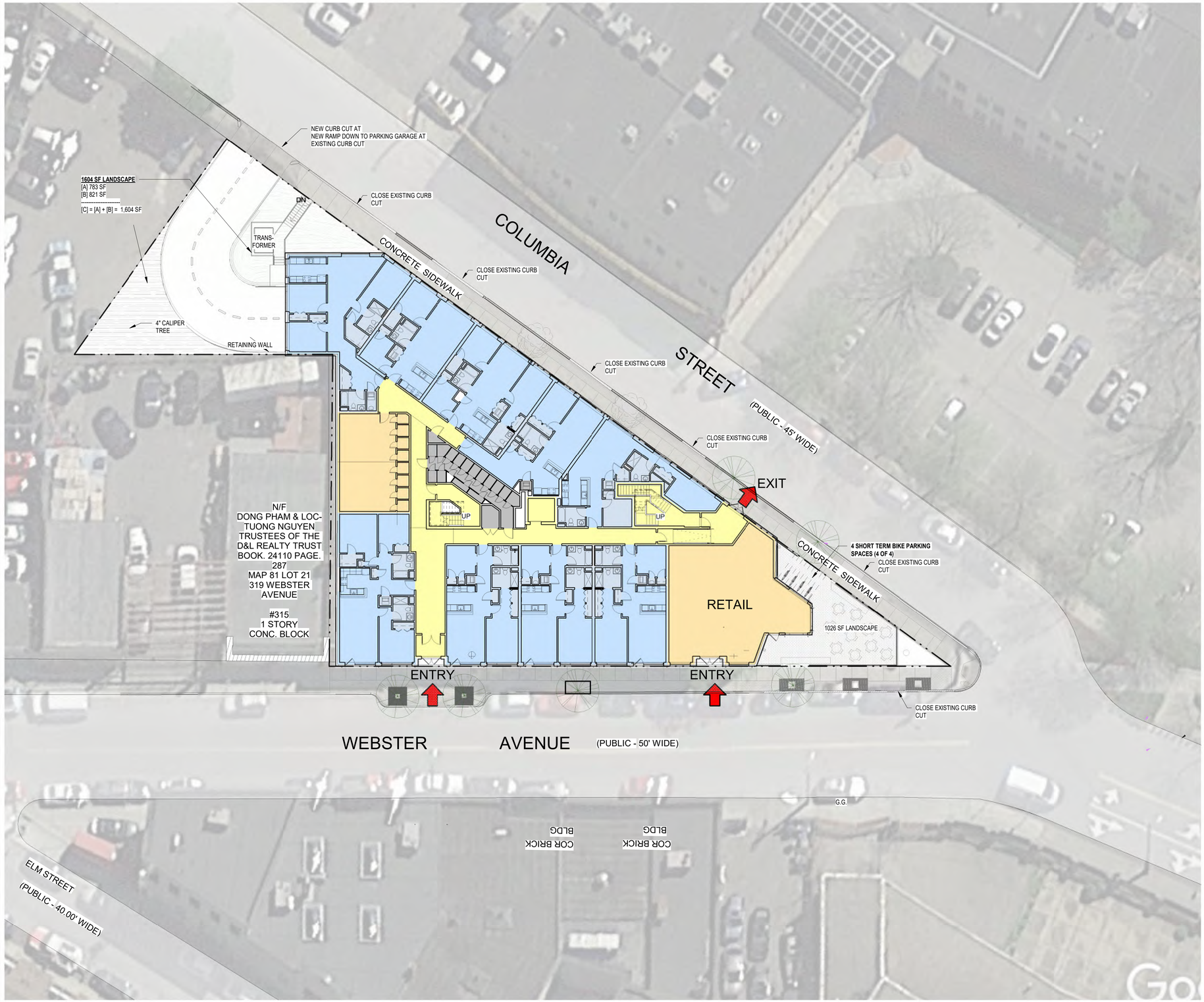
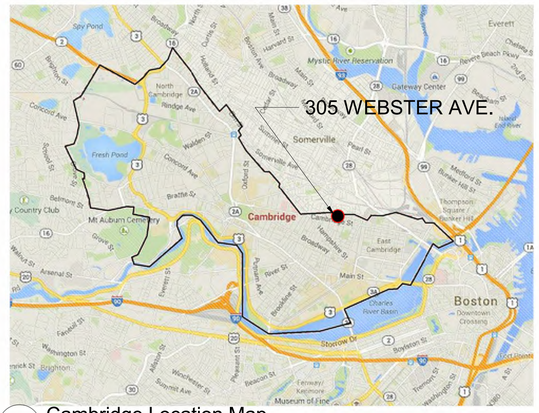
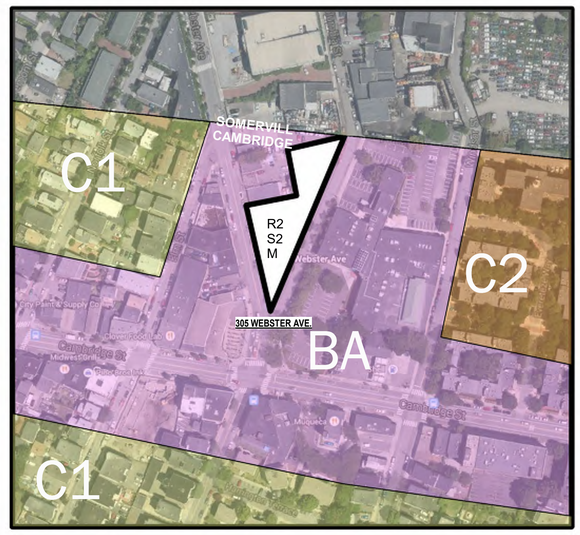
Site Plan



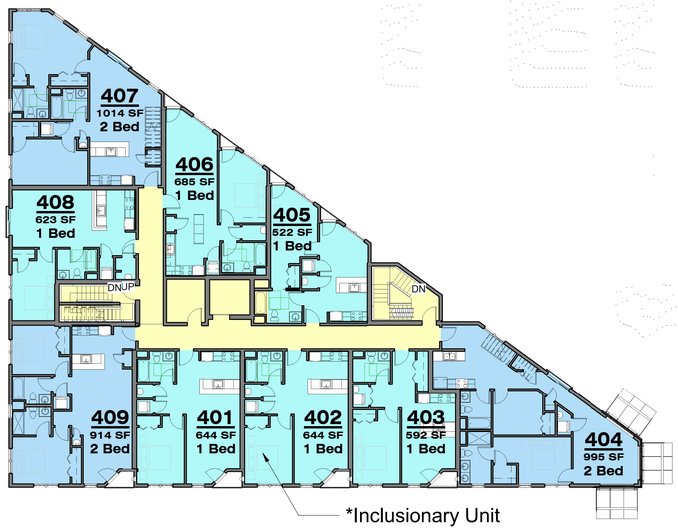


1 Cambridge Location Map
1" = 1'-0"

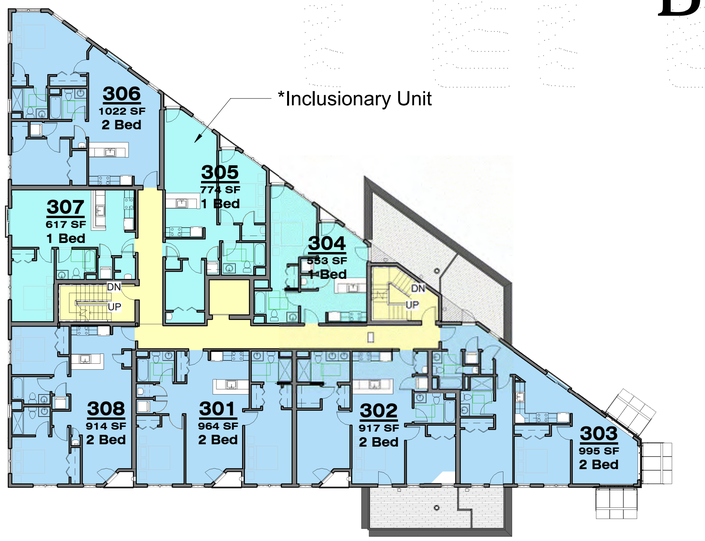


2 305 Webster Ave. Neighborhood Plan
1/2" = 1'-0"

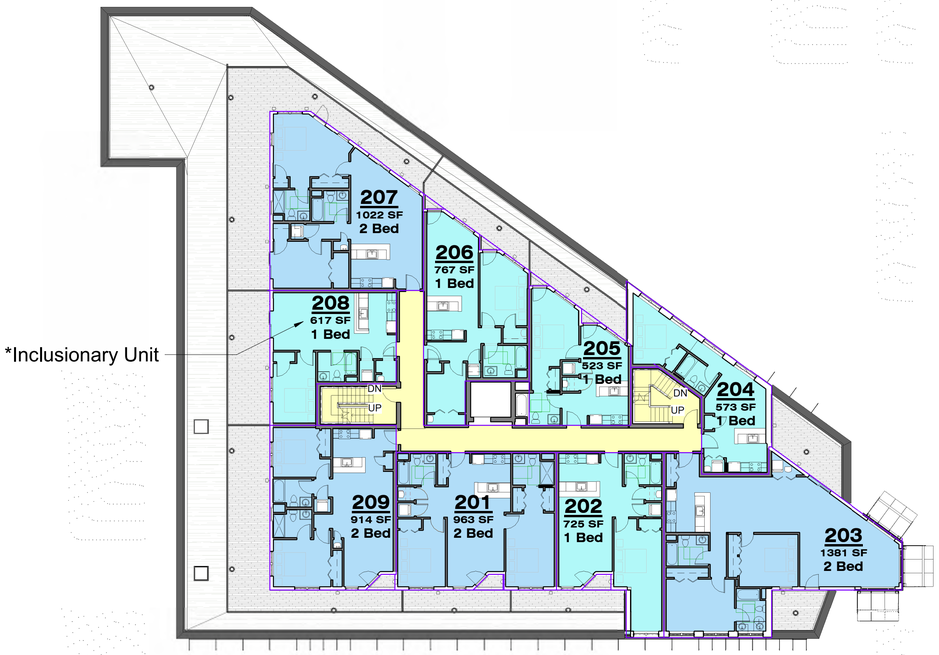
Building Plans



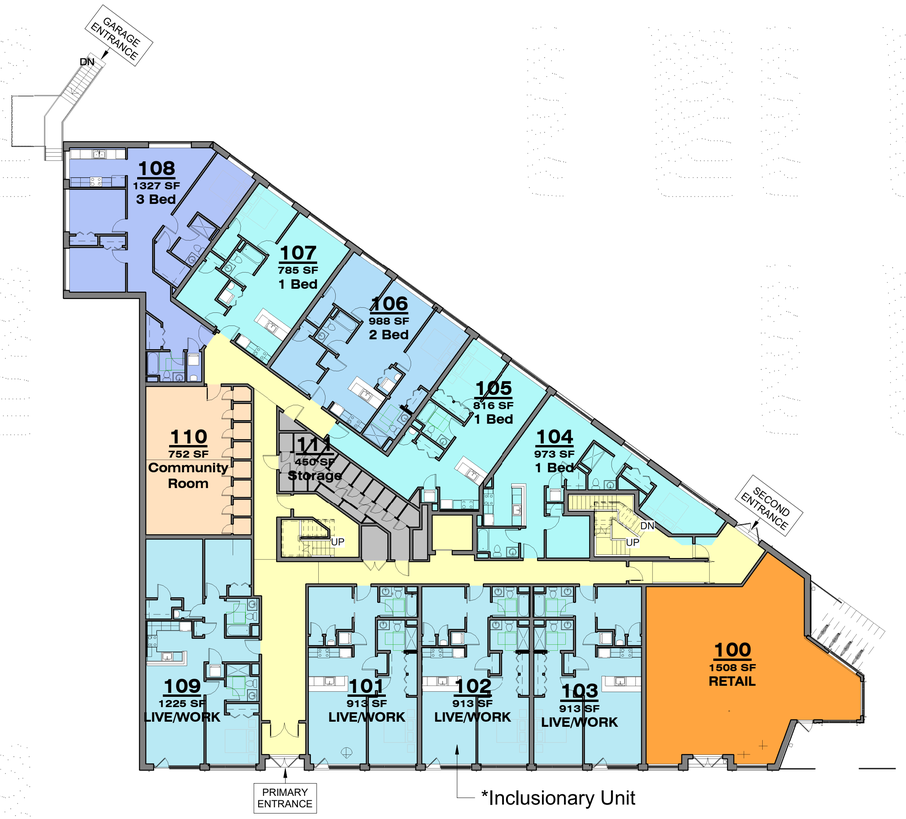
4 Level 04 Area Plan
1/16" = 1'-0"



3 Level 03 Area Plan
1/16" = 1'-0"



2 Level 02 Area Plan
1/16" = 1'-0"



1 Level 01 Area Plan
1/16" = 1'-0"

LEVEL 01

	100	RETAIL	1508 SF
	101	LIVE/WORK	913 SF
*	102	LIVE/WORK	913 SF
	103	LIVE/WORK	913 SF
	104	1 Bed	973 SF
	105	1 Bed	816 SF
	106	2 Bed	988 SF
	107	1 Bed	785 SF
	108	3 Bed	1327 SF
	109	LIVE/WORK	1225 SF
	110	Community Room	752 SF
	111	Storage	450 SF
	117	Common Area	1960 SF

LEVEL 02

	201	2 Bed	963 SF
	202	1 Bed	725 SF
	203	2 Bed	1381 SF
	204	1 Bed	573 SF
	205	1 Bed	523 SF
	206	1 Bed	767 SF
	207	2 Bed	1022 SF
*	208	1 Bed	617 SF
	209	2 Bed	914 SF
	210	Common Area	836 SF

LEVEL 03

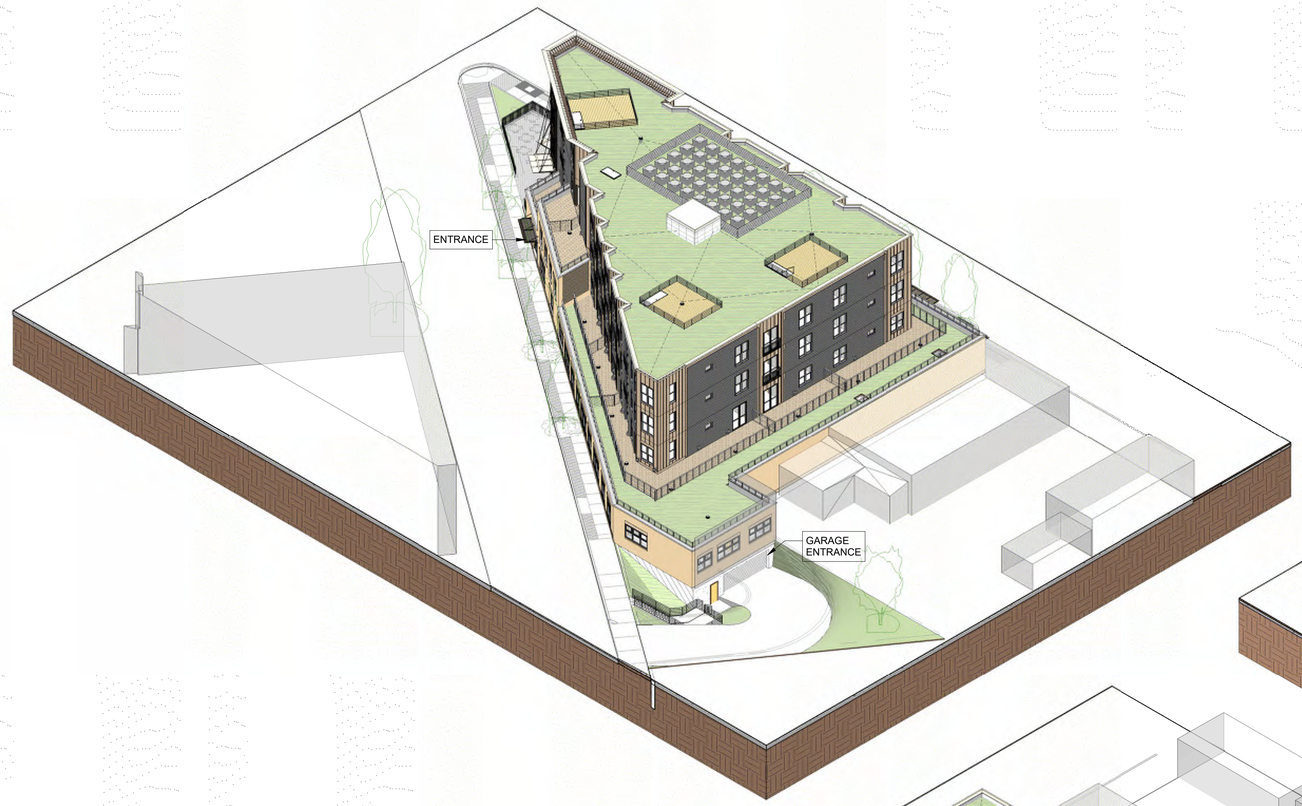
	301	2 Bed	964 SF
	302	2 Bed	917 SF
	303	2 Bed	995 SF
	304	1 Bed	553 SF
*	305	1 Bed	774 SF
	306	2 Bed	1022 SF
	307	1 Bed	617 SF
	308	2 Bed	914 SF
	310	Common Area	929 SF

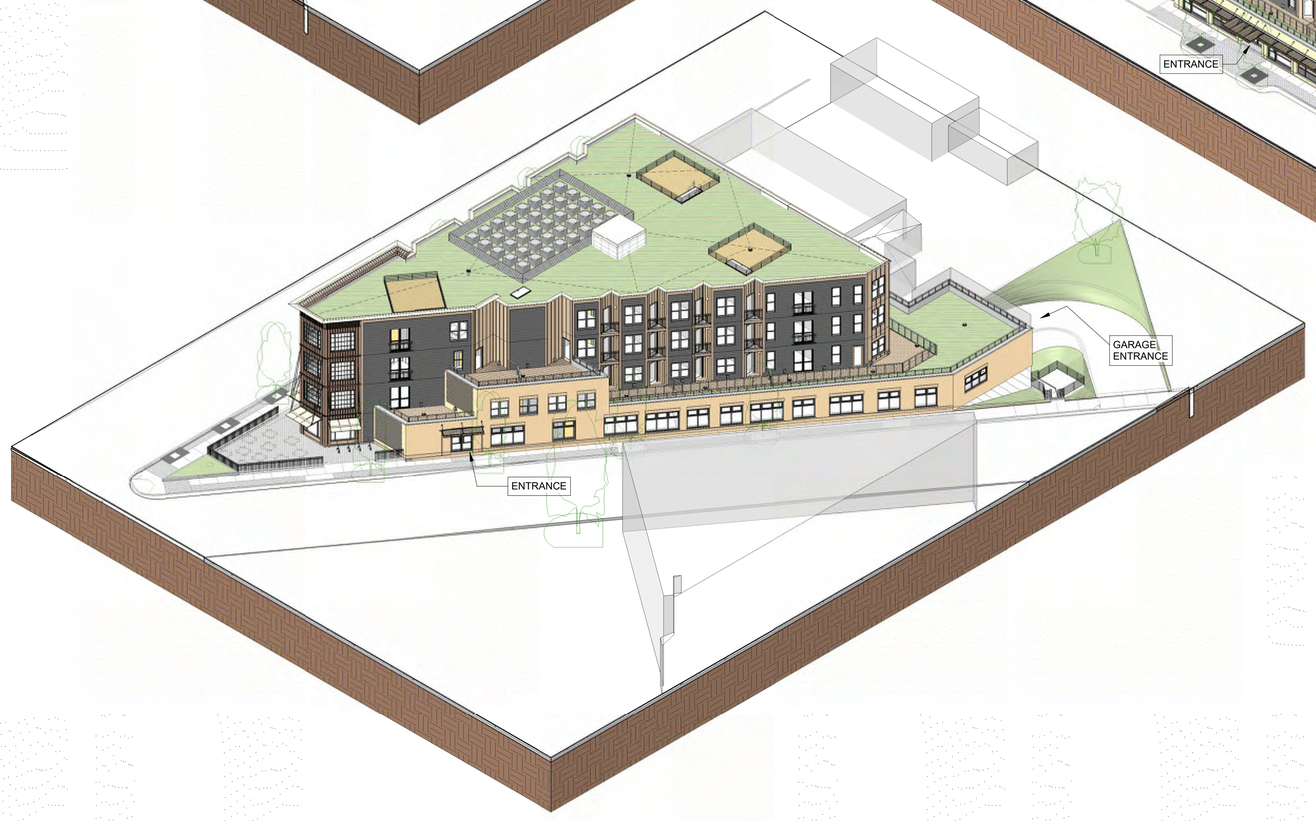
LEVEL 04

	401	1 Bed	644 SF
*	402	1 Bed	644 SF
	403	1 Bed	592 SF
	404	2 Bed	995 SF
	405	1 Bed	522 SF
	406	1 Bed	685 SF
	407	2 Bed	1014 SF
	408	1 Bed	623 SF
	409	2 Bed	914 SF
	410	Common Area	1051 SF

* Inclusionary Housing Unit

Project Views





Design Update - Design Changes

View from Webster Avenue Crossing - June 30th, 2017 Proposed Design

View from Webster Avenue Crossing - September 27th, 2016 Approved Design

View from Webster Avenue Residential - September 27th, 2016 Approved Design

View from Webster Avenue Residential - June 30th, 2017 Proposed Design

View from Webster Avenue Store Front - September 27th, 2016 Approved Design

View from Webster Avenue Storefront - June 30th, 2017 Proposed Design

Design Update - Webster Avenue Elevation

2 September 27th, 2016 Approved Webster Avenue Elevation
1/8" = 1'-0"

1 June 30th, 2017 Proposed Webster Avenue Elevation
1/8" = 1'-0"

Design Update - North Lot-Line Elevation

2 September 27th, 2016 Approved Morth Lot Line Elevation
1/8" = 1'-0"

1 June 30th, 2017 Proposed North Lot Line Elevation
1/8" = 1'-0"

Design Update - Columbia Street Elevation

1 September 27th, 2016 Approved Columbia Street Elevation
1/8" = 1'-0"

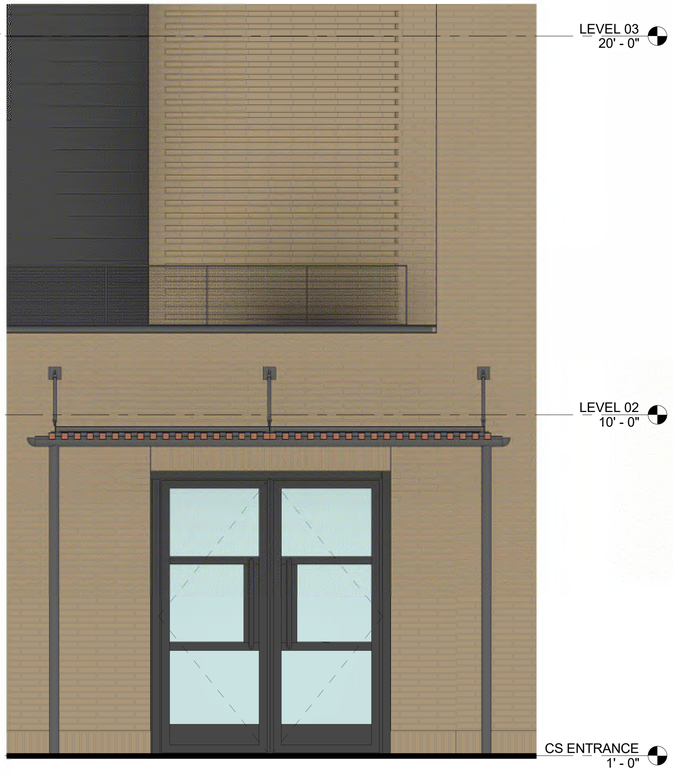
2 June 30th, 2017 Proposed Columbia Street Elevation
1/8" = 1'-0"

Design Update - South Corner Elevation

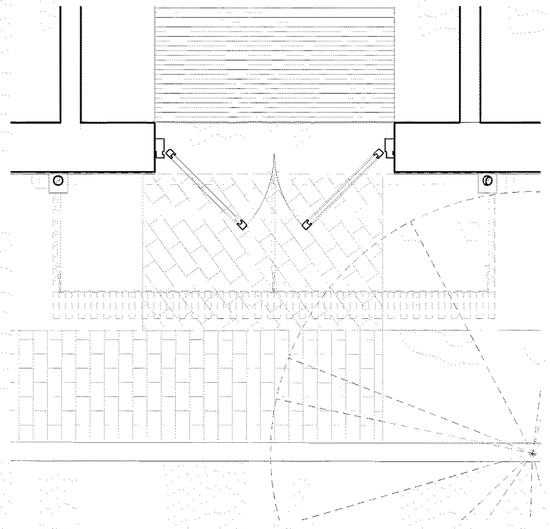
2 September 27th, 2016 Approved South Corner Elevation
1/8" = 1'-0"

1 June 30th, 2017 Proposed South Corner Elevation
1/8" = 1'-0"

Building Entrances

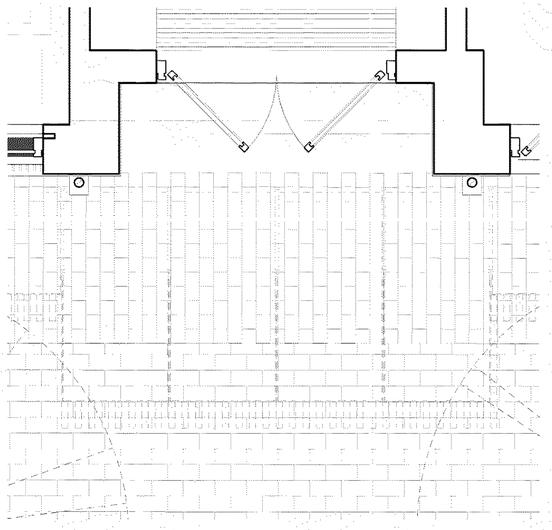


4 June 30th, 2017 Proposed Columbia Street Entrance
1/2" = 1'-0"



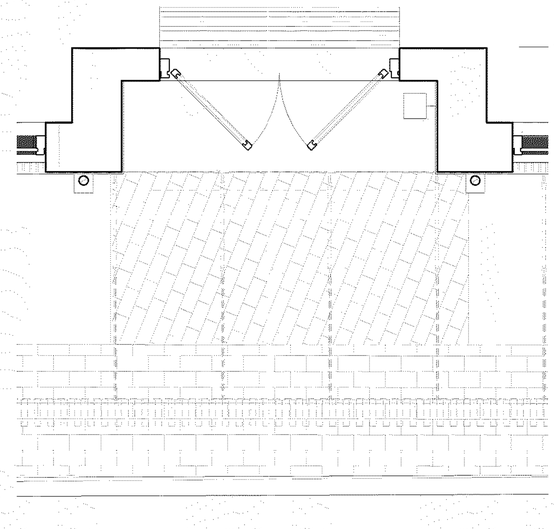
1 June 30th, 2017 Proposed Columbia Street Entrance
1/2" = 1'-0"

5 June 30th, 2017 Proposed Webster Avenue Entrance
1/2" = 1'-0"



2 June 30th, 2017 Proposed Webster Avenue Entrance
1/2" = 1'-0"

6 June 30th, 2017 Proposed Webster Avenue Retail Entrance
1/2" = 1'-0"



3 June 30th, 2017 Proposed Webster Avenue Retail Entrance
1/2" = 1'-0"

Columbia Crossing

Webster Crossing

Webster Avenue

Columbia Street

Landscape Plan

Planter Schedule at Cafe Space

Qty.	Key	Type	Product #	Company	Material	Weight	Other Notes
1		Custom Size	The Standard	Planterworx*	Corten, natural finish		24"ht.x16'w.x24"d.
1		Custom Size	The Standard	Planterworx*	Corten, natural finish		24"ht.x14'wx24"d.

*all Planterworx planters shall include 1" rigid insulation on the interior

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. Existing conditions information is from a survey performed by Other and taken from an existing conditions plan by Other
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Provide expansion joints in concrete walks at 20' o.c. and control joints at 5' o.c. as per specifications, unless otherwise noted on drawings.
8. All concrete pads at exterior doors shall be pinned to building foundation and provide expansion joint, refer to structural drawings.
9. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
10. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
11. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
12. Coordination with Civil Engineer Plans for layout and grading required. Report any questions or discrepancies to Landscape Architect for resolution prior to proceeding with work.

IRRIGATION NOTES

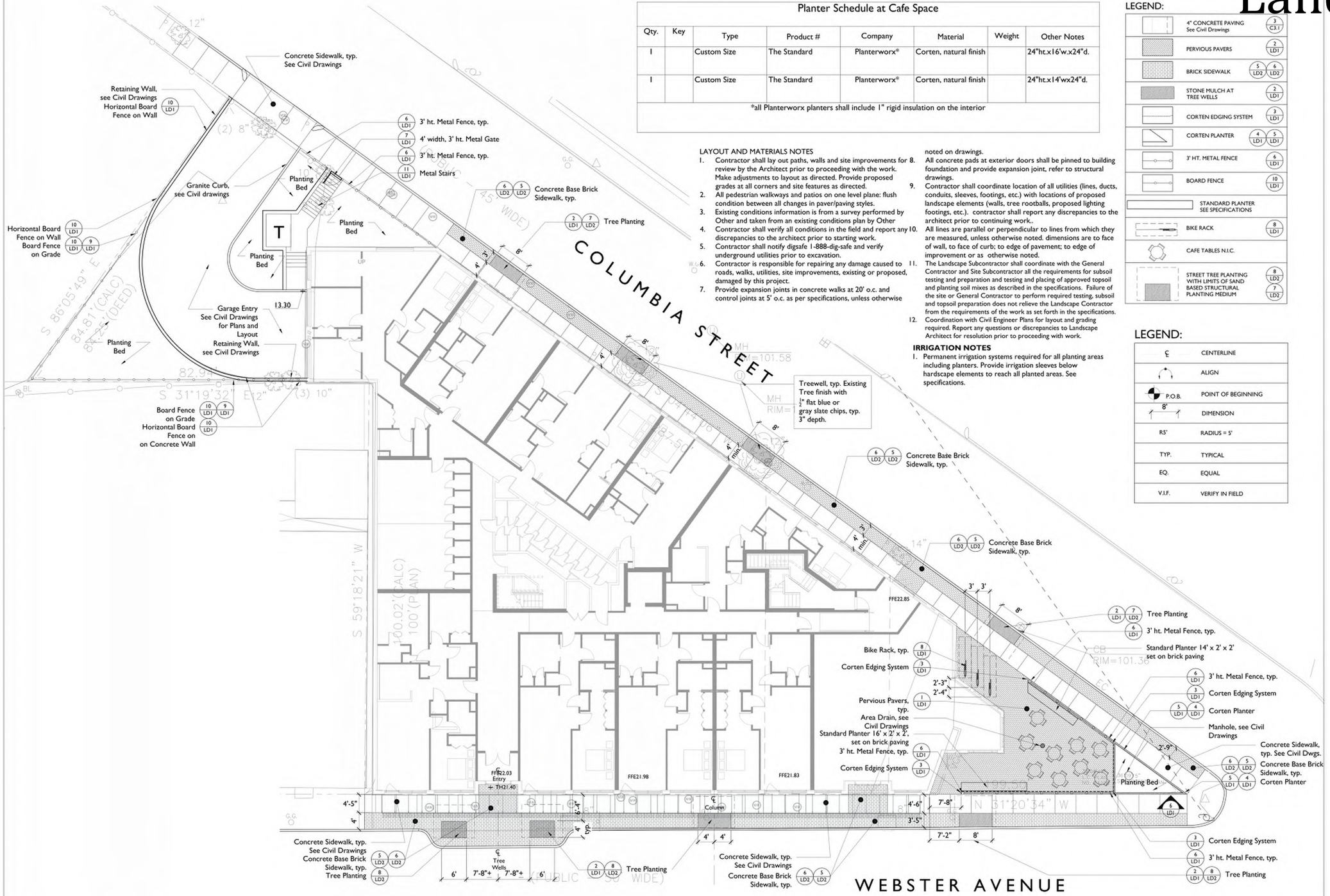
1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND:

- 4" CONCRETE PAVING See Civil Drawings — 3 C3.1
- PERVIOUS PAVERS — 2 LD1
- BRICK SIDEWALK — 5 LD2, 6 LD2
- STONE MULCH AT TREE WELLS — 2 LD1
- CORTEN EDGING SYSTEM — 3 LD1
- CORTEN PLANTER — 4 LD1, 5 LD1
- 3' HT. METAL FENCE — 6 LD1
- BOARD FENCE — 10 LD1
- STANDARD PLANTER SEE SPECIFICATIONS
- BIKE RACK — 8 LD1
- CAFE TABLES N.I.C.
- STREET TREE PLANTING WITH LIMITS OF SAND BASED STRUCTURAL PLANTING MEDIUM — 8 LD2, 7 LD2

LEGEND:

℄	CENTERLINE
	ALIGN
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD



1 MATERIALS AT GRADE
SCALE: NTS

SCALE: 1" = 10'-0"