

CLIENT
NELSON GROUP INVESTMENTS LLC
 ADDRESS:
 CAMBRIDGE MA 02138

ARCHITECT
KHALSA DESIGN INC.
 ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143

SURVEYOR
BOSTON SURVEYING INC.
 ADDRESS:
 CHARLESTOWN, MA 02129



EXISTING

**SD SET
 05-18-2017**



PROPOSED

**PROJECT:
 178 ELM SREET
 PROJECT ADDRESS:
 178 ELM STREET
 CAMBRIDGE MASSACHUSETTS**

PROJECT NAME
**178 ELM ST.
 RESIDENCES**

PROJECT ADDRESS
 178 ELM. STREET
 CAMBRIDGE, MA

CLIENT
NELSON OILVERO

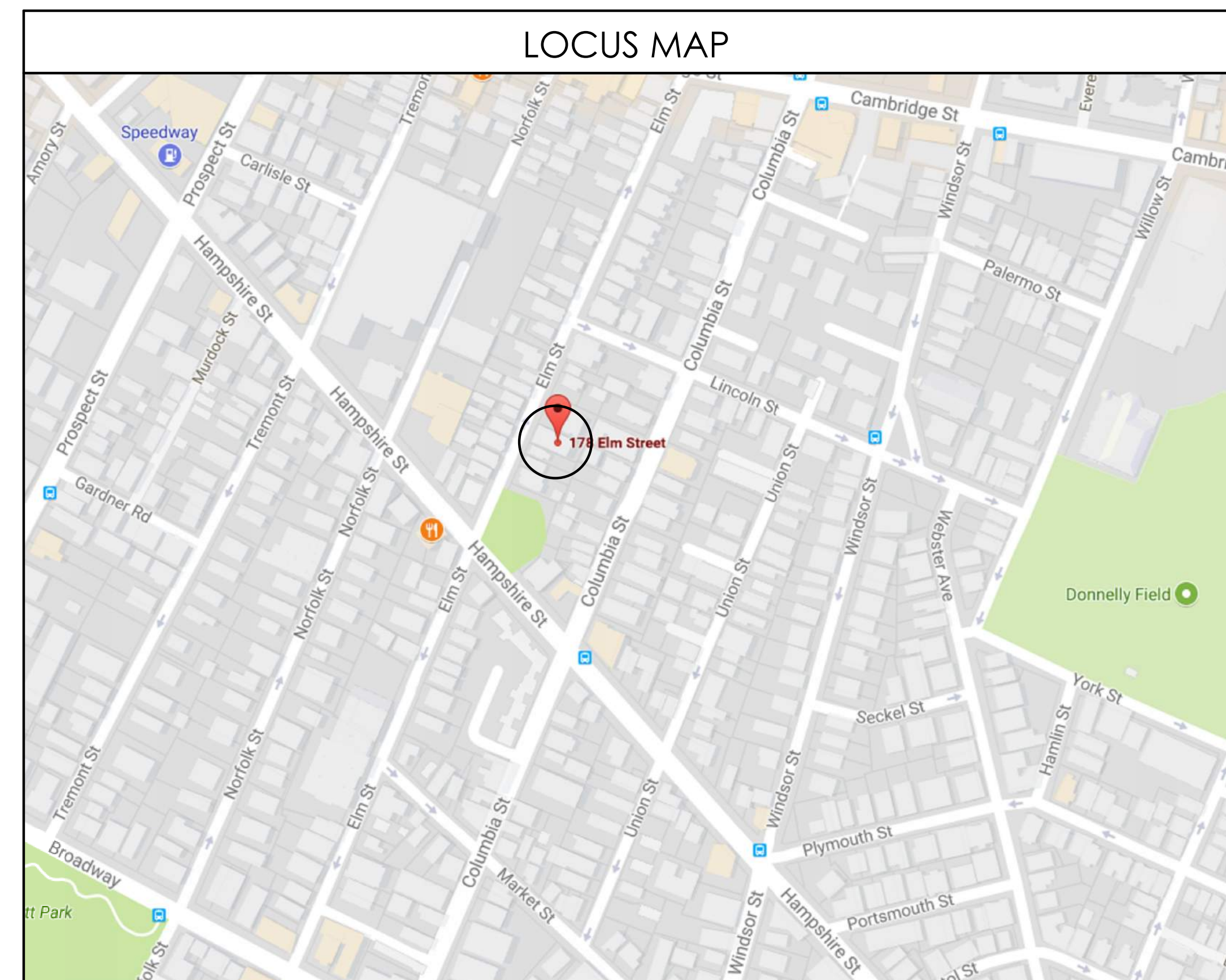
ARCHITECT
KHALSA DESIGN INC.



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

CONSULTANTS:

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-COVER		
A-000	COVER SHEET	05/18/18
1-CIVIL		
C1	LOT SURVEY PLAN	12/17/07
2-EXISTING CONDITIONS		
EX-100	EXISTING CONDITIONS	04/18/18
EX-300	EXISTING ELEVATIONS	04/18/18
3-ARCHITECTURAL		
A-020	ARCHITECTURAL SITE PLAN	05/18/18
A-101	FLOOR PLANS	05/18/18
A-400	PROPOSED ELEVATIONS	05/18/18
AV-1	NEIGHBOURHOOD CONTEXT	04/19/18
AV-2	EXISTING PHOTOS	05/18/18



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REGISTRATION

Project number 17124
 Date 05/18/18
 Drawn by AB
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

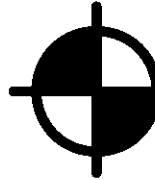
COVER SHEET

A-000
 178 ELM ST. RESIDENCES

MORTGAGE INSPECTION PLAN

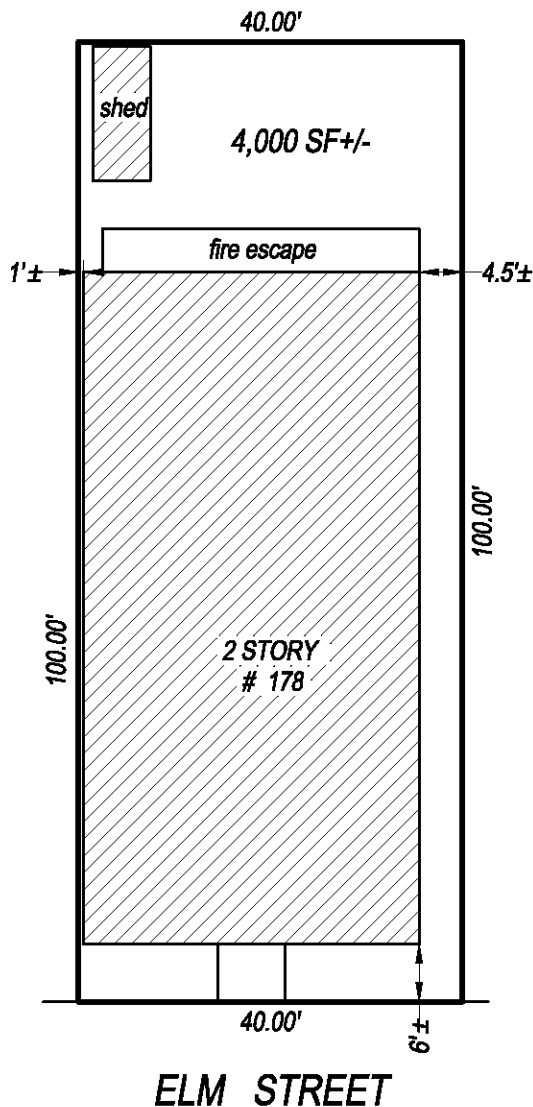
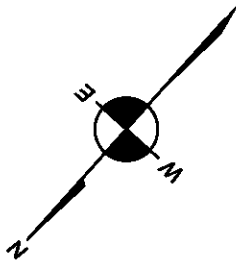
17-08465

LOCATION: 178 ELM STREET
 CITY, STATE: CAMBRIDGE, MA
 APPLICANT: NELSON GROUP INVESTMENTS LLC
 CERTIFIED TO:
 DATE: 10-11-2017



BOSTON
SURVEY, INC.
 P.O. BOX 290220
 CHARLESTOWN, MA 02129
 T (617) 242-1313; F (617) 242-1616
 WWW.BOSTONSURVEYINC.COM

LOT CONFIGURATION WAS BASED
 FROM ASSESSORS MAP
 INSTRUMENT SURVEY IS RECOMMENDED



SCALE : 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as

ZONE: X
 COMMUNITY PANEL No. 25017C0576E
 EFFECTIVE DATE: 6/4/2010

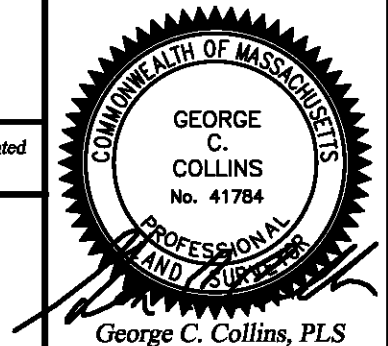
REFERENCES

DEED: 68761/497
 PLAN: ASSESSORS

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

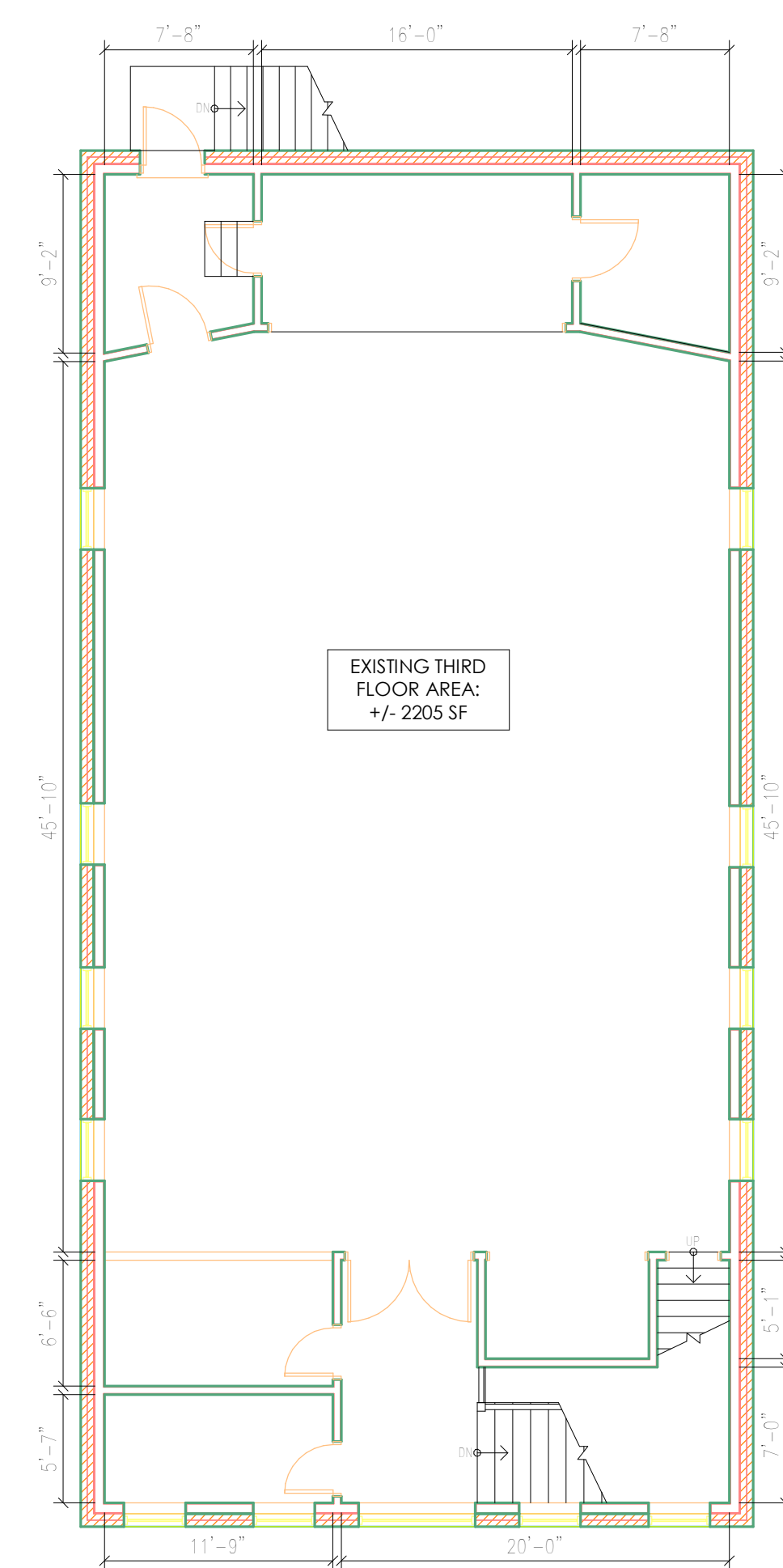
The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.

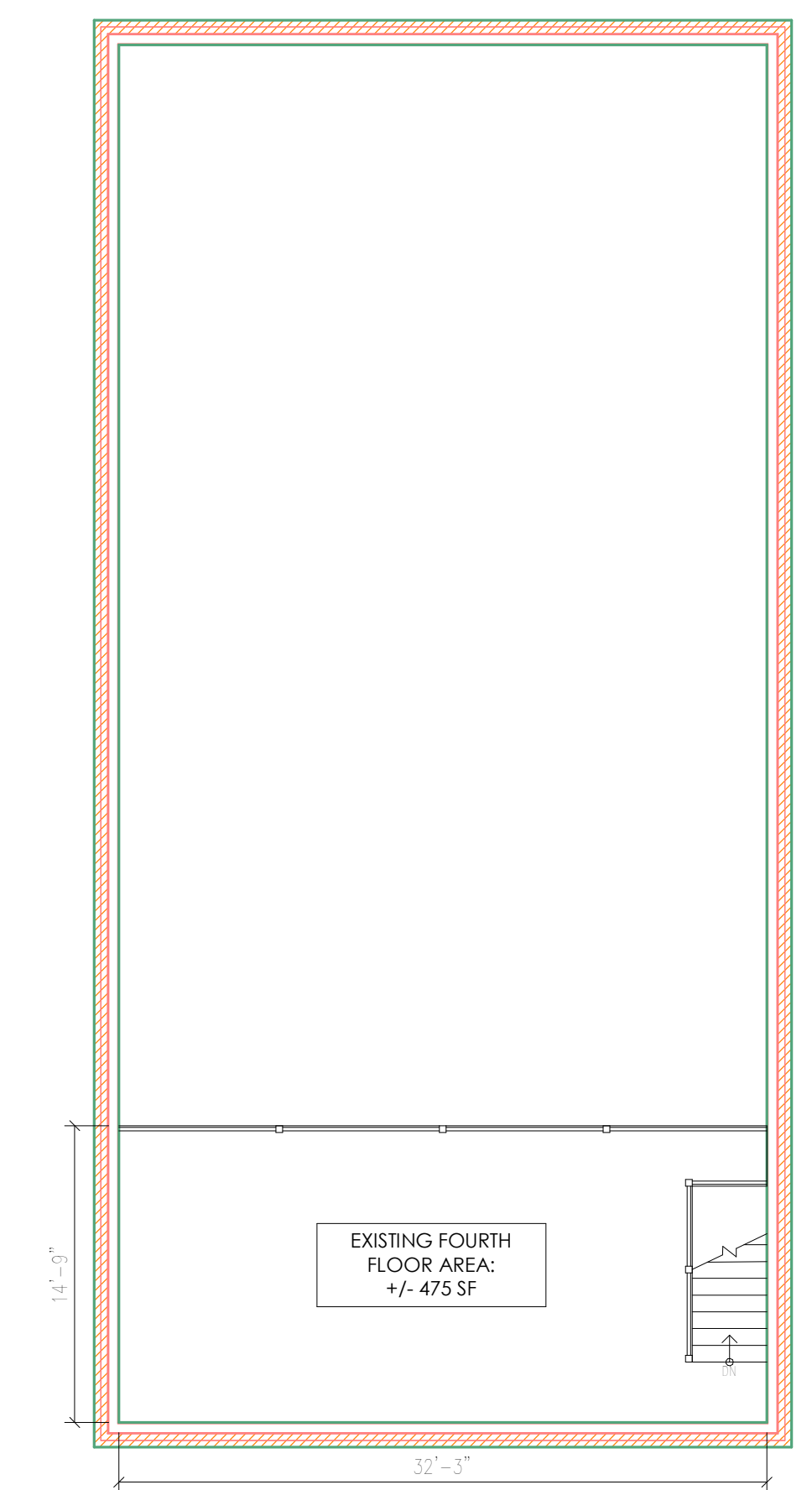


George C. Collins, PLS

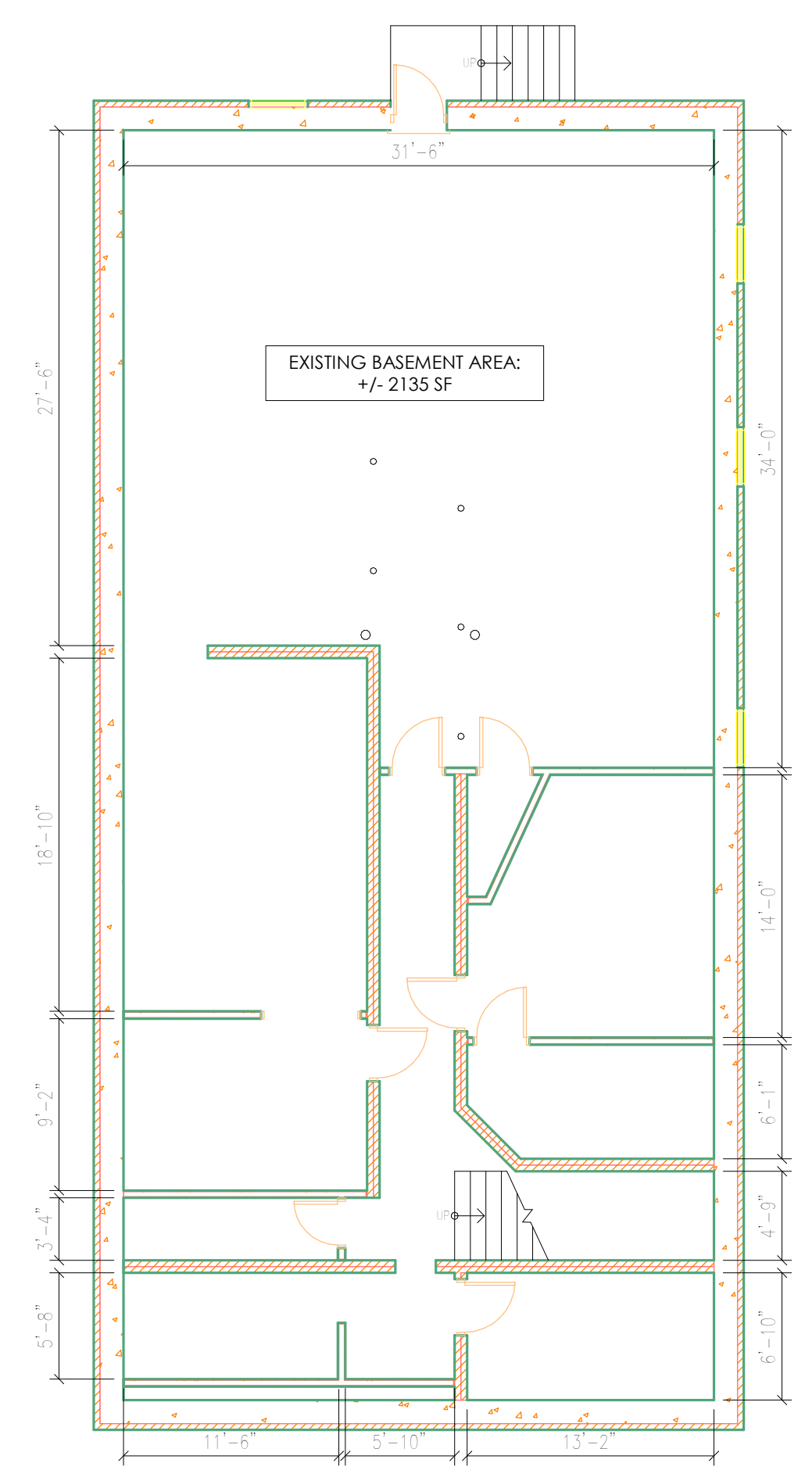
AREA SCHEDULE - EXISTING	
NAME	AREA
BASEMENT	2135 SF
1ST FLOOR	2205 SF
2ND FLOOR	380 SF
3RD FLOOR	2205 SF
4TH FLOOR	475 SF
	7400 SF



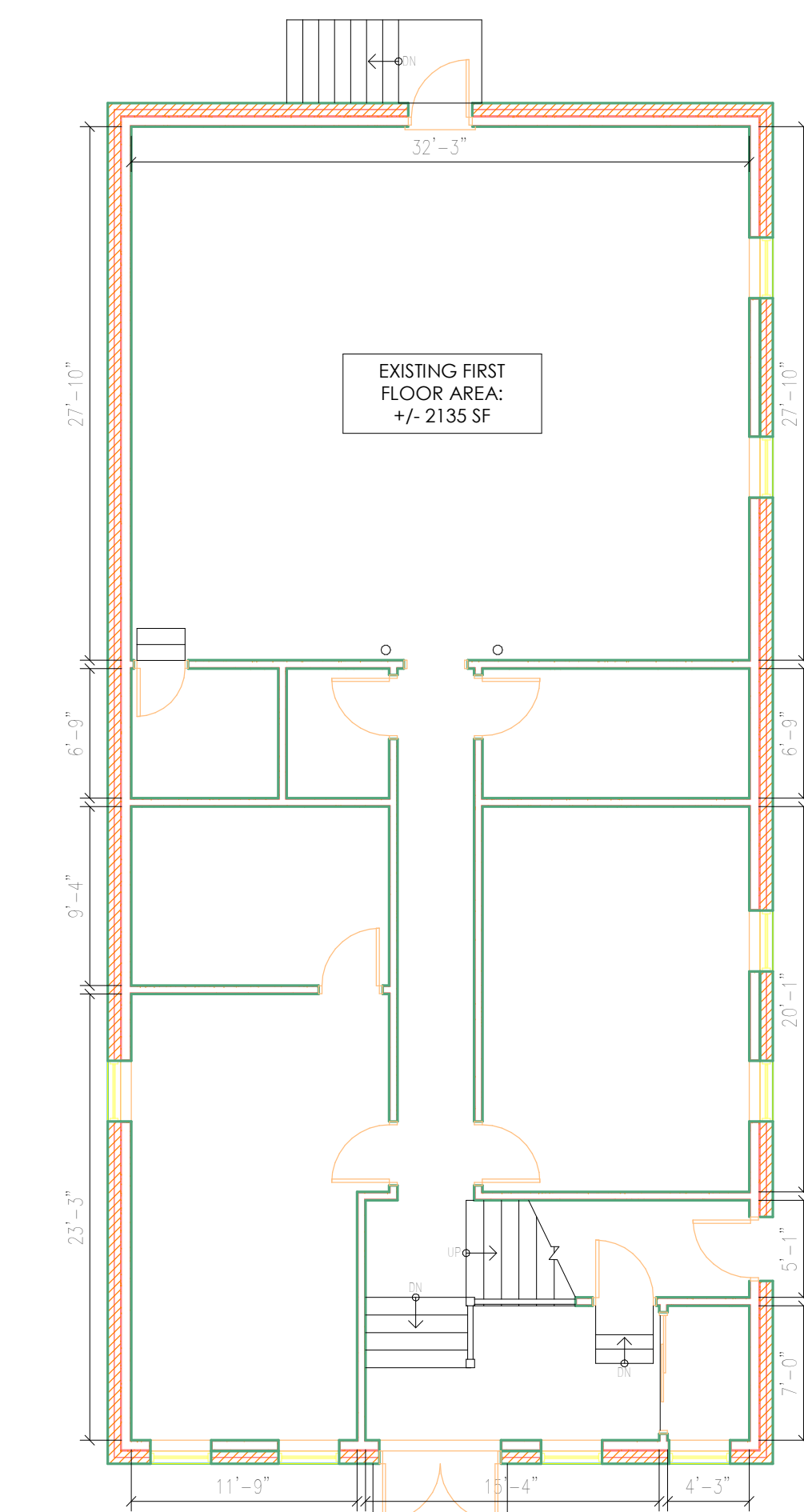
THIRD FLOOR PLAN



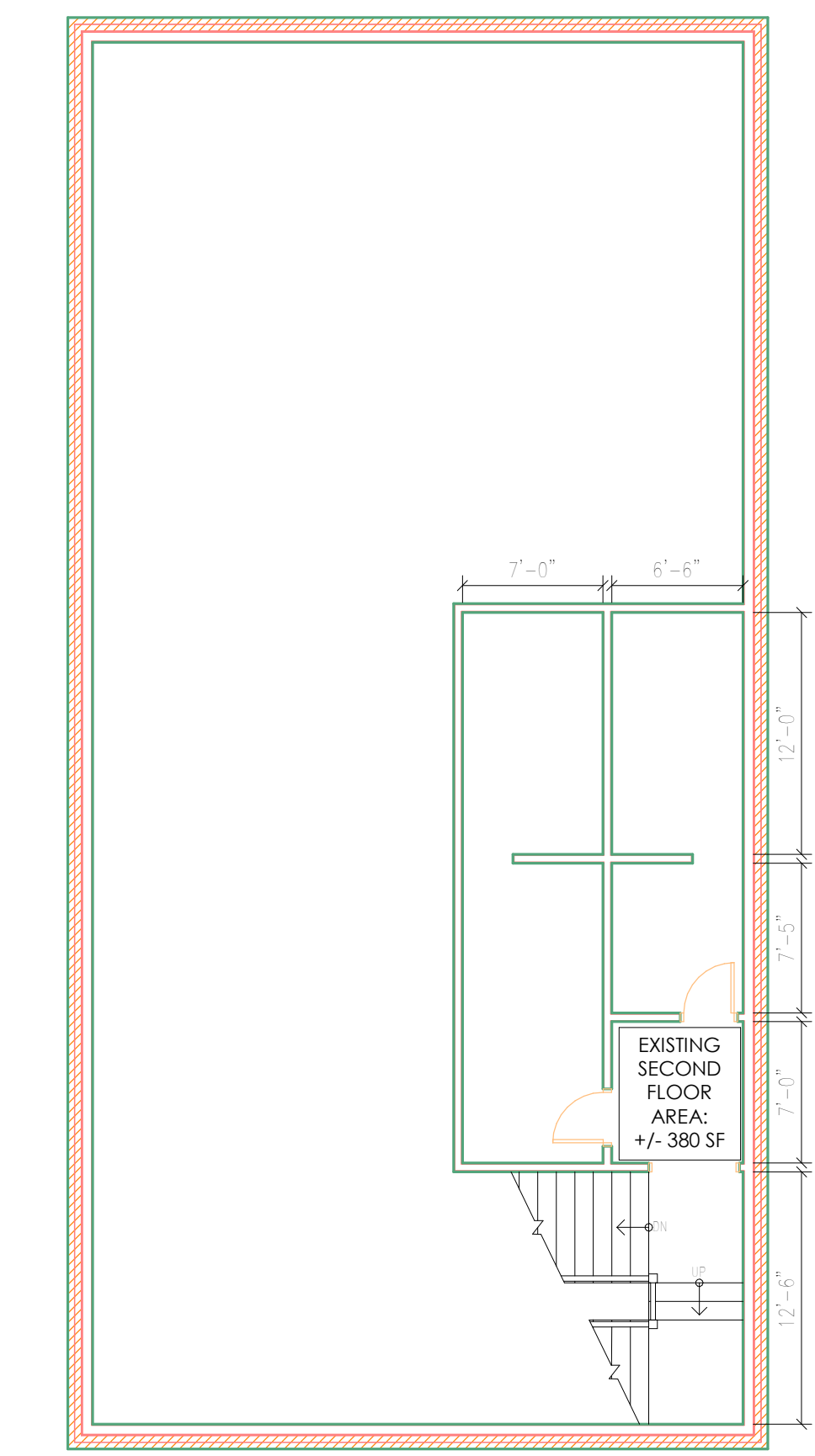
FOURTH PLAN



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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KHALSA

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REGISTRATION

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 Checked by JSK
 Scale As indicated

REVISIONS

No.	Description	Date

EXISTING CONDITIONS

EX-100

178 ELM ST. RESIDENCES

WINDOW OPENING CALCULATIONS				
WALL	WALL AREA	EXISTING OPENINGS	ORIGINAL OPENINGS	PROPOSED OPENINGS
FRONT FASCADE	1384 SF	199.04 SF	357.99 SF	332.73 SF
LEFT SIDE FASCADE	2847 SF	86.90 SF	353.65 SF	313.20 SF
RIGHT SIDE FASCADE	2847 SF	170.64 SF	353.65 SF	270.56 SF
REAR FASCADE	1384 SF	0 SF	282.84 SF	208.56 SF
TOTAL	8462 SF	456.58 SF	1348.13 SF	1125.05 SF

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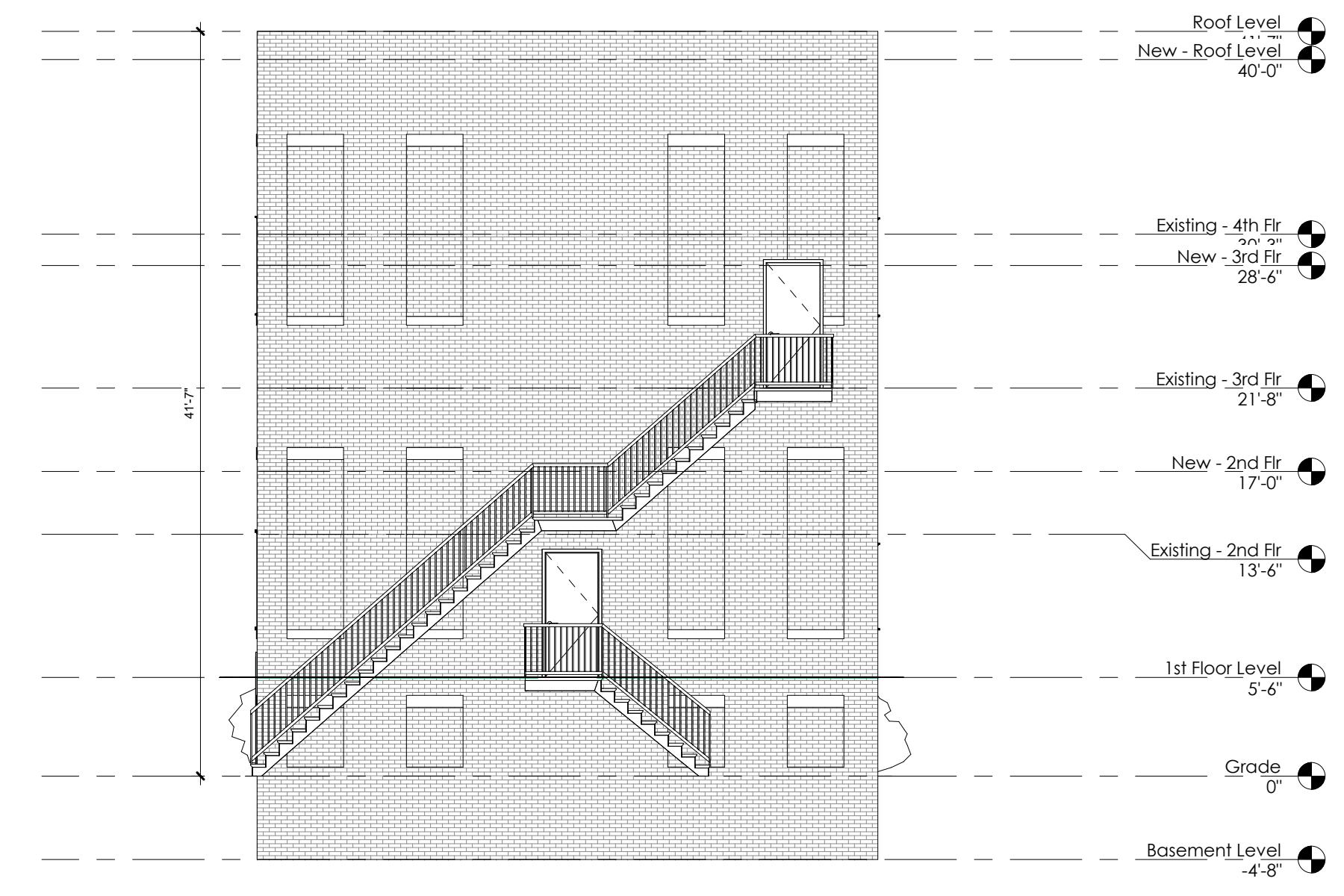
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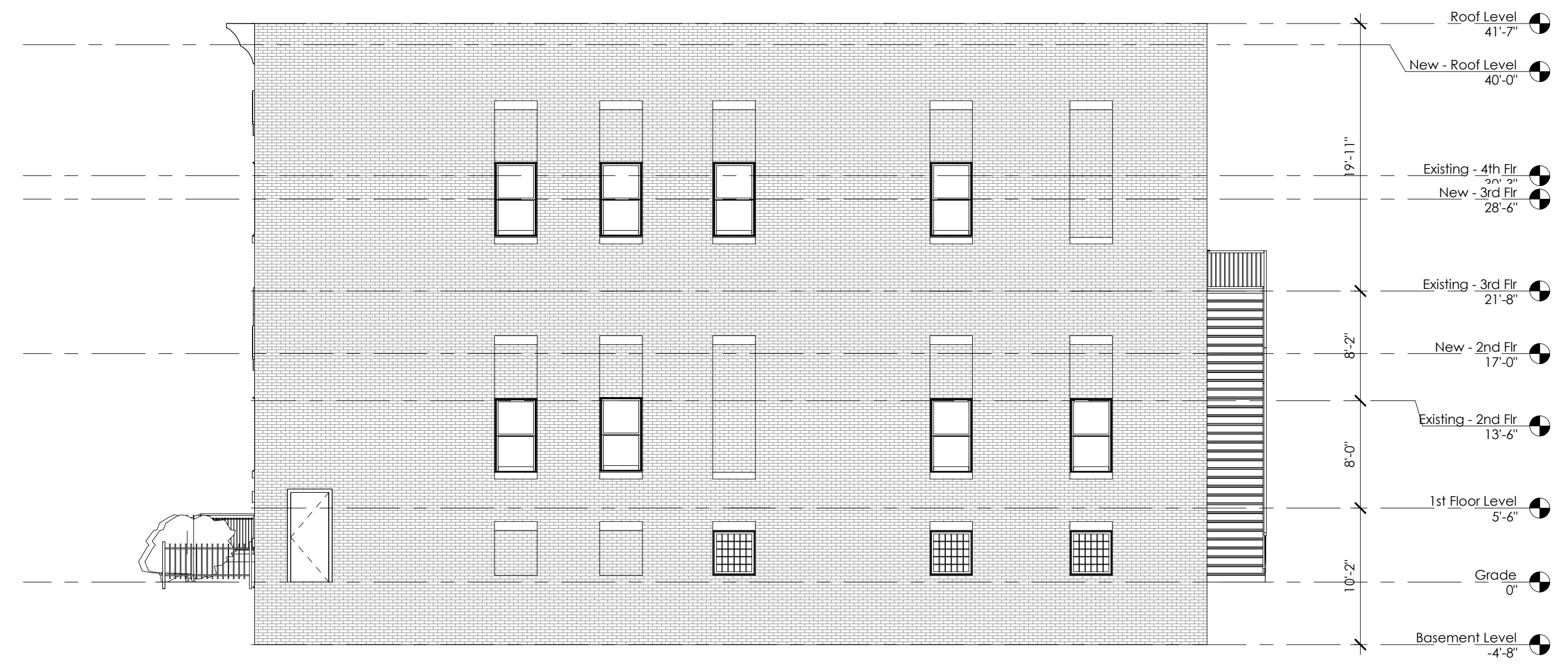
No.	Description	Date

EXISTING ELEVATIONS

EX-300
 178 ELM ST. RESIDENCES



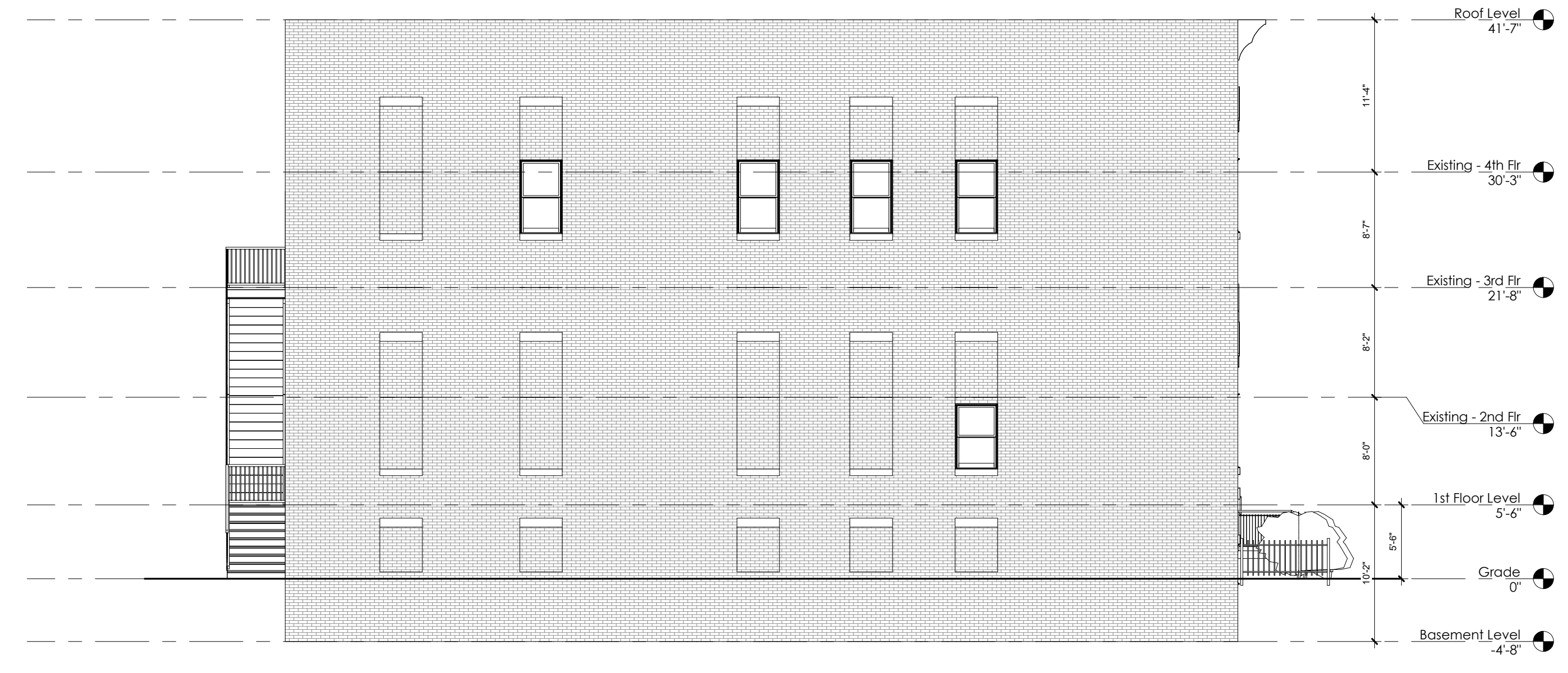
① North Elevation
 1/8" = 1'-0"



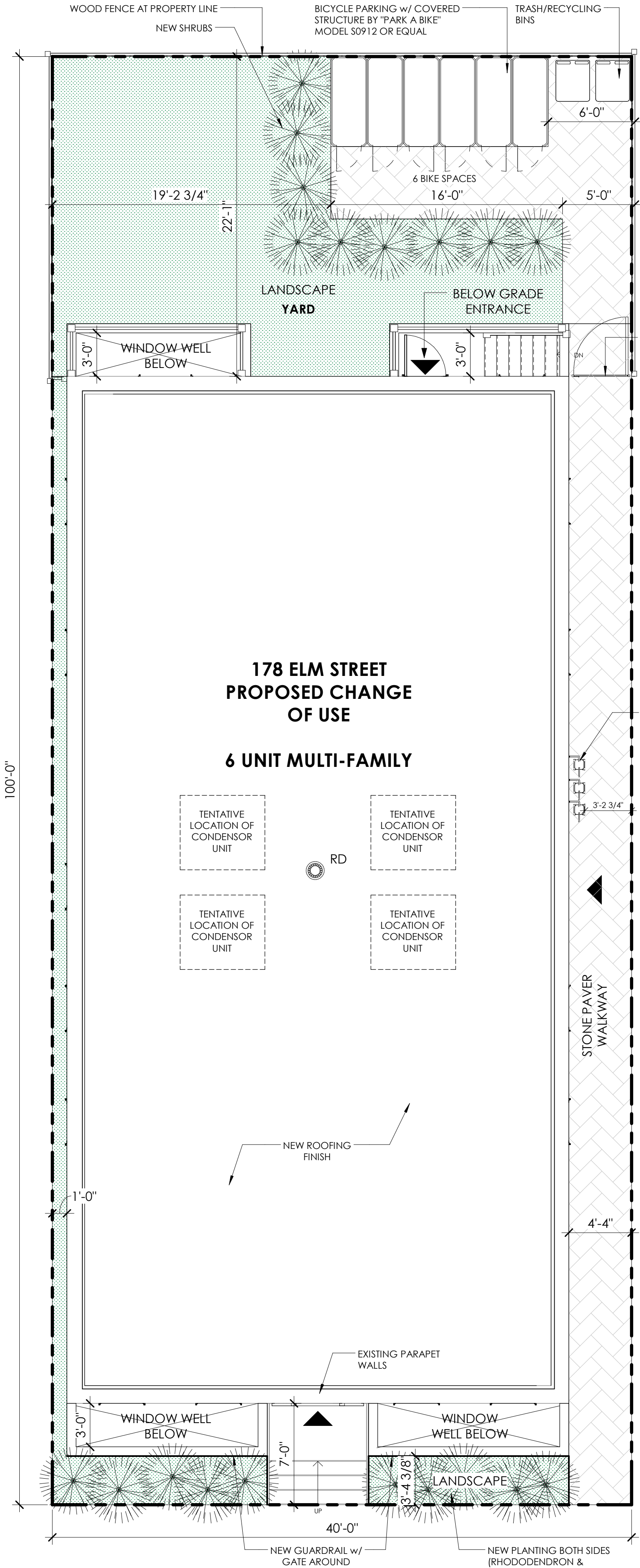
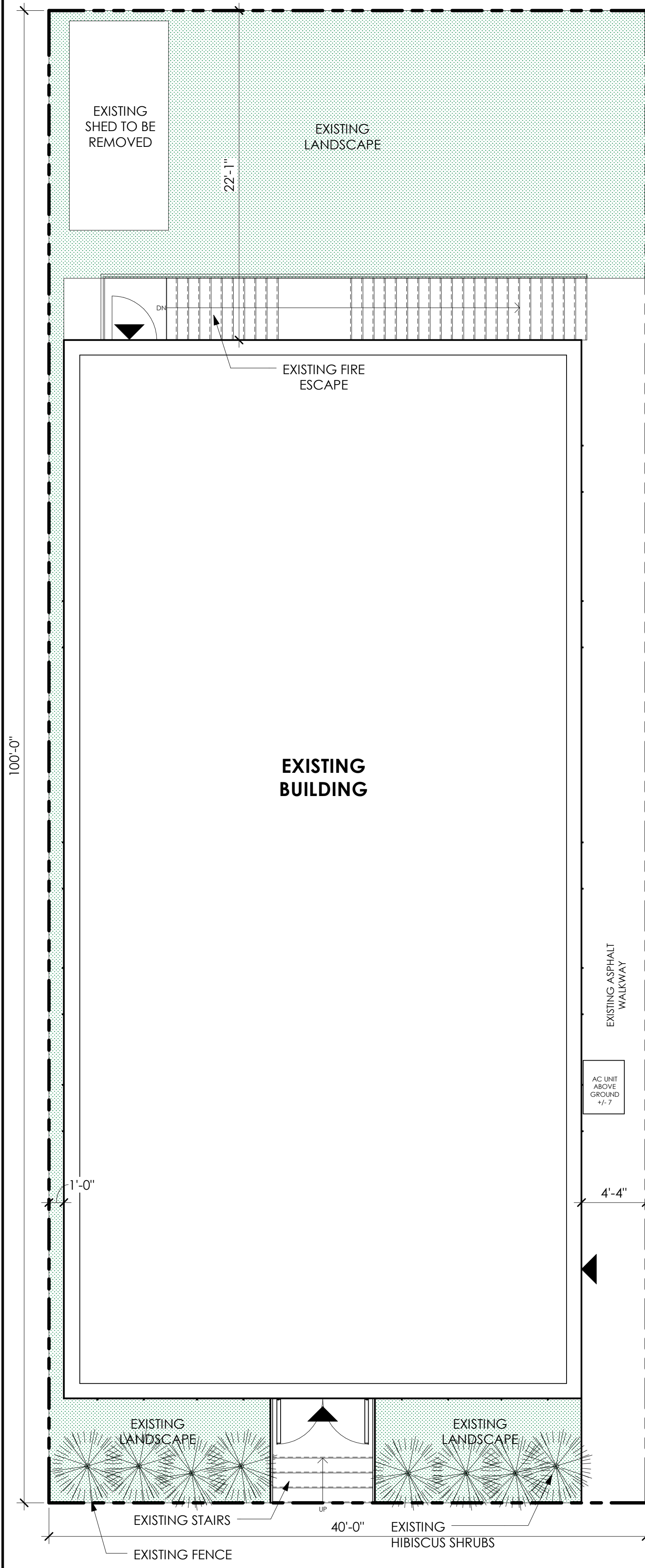
② East Elevation
 1/8" = 1'-0"



④ South Elevation
 1/8" = 1'-0"



③ West Elevation
 1/8" = 1'-0"



ZONING DIMENSIONAL TABLE:				
CITY OF CAMBRIDGE, MA	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE:	RESIDENCE C1 DISTRICT	C1	C1	
USE	MULTIFAMILY DWELLING	PRIVATE CLUB	MULTIFAMILY DWELLING	COMPLIES
MIN LOT SIZE	5000 SF	4000 SF +/-	4000 SF +/-	PRE-EXIST./ NO CHANGE
MIN LOT WIDTH	50' - 0"	35.4'	35.4'	PRE-EXIST./ NO CHANGE
MAX GROUND COVERAGE	N/A	61.4% [2458.44]	61.4% [2458.44]	PRE-EXIST./ NO CHANGE
LANDSCAPE AREA	30%	22.51% [900.55 SF]	29.86% [1194.33 SF]	COMPLIES
PRIVATE OPEN SPACE			[679.99 SF]	
OPEN SPACE, PERMEABLE			[514.43 SF]	
MAX FLOOR AREA RATIO (FAR)	0.75	1.85 [7400 sf]	2.28	SPECIAL PERMIT
MAX BUILDING HEIGHT	35'-0"	40' - 0" / 3 STORIES	40' - 0" / 3 STORIES	PRE-EXIST./ NO CHANGE
MIN. YARD SETBACKS				
FRONT	$\frac{H+L}{4}$ (a)	21.25' FROM CL OF STREET	+/- 6'	PRE-EXIST./ NO CHANGE
LEFT SIDES	$\frac{H+L}{4}$ (n)		+/- 1'	PRE-EXIST./ NO CHANGE
RIGHT SIDES	$\frac{H+L}{4}$ (n)		+/- 4.5'	PRE-EXIST./ NO CHANGE
REAR	$\frac{H+L}{4}$ (c)		+/- 24'	PRE-EXIST./ NO CHANGE
MIN. LOT AREA PER DU (SQ.FT)	1,500 SF	N/A	SEE UNIT AREA CHART	PRE-EXIST./ NO CHANGE
VEHICULAR PARKING REQUIREMENTS	1 PER DU	0 SPACES	0 SPACES	SPECIAL PERMIT
BICYCLE PARKING REQUIREMENTS	LONG TERM = 1 PER DU SHORT TERM = 0.1 PER DU	0 SPACES	6 SPACES	COMPLIES

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.

(c) In no case may a building be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.

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

CONSULTANTS:

3 EXISTING SITE PLAN
 3/16" = 1'-0"

1 PROPOSED SITE PLAN
 3/16" = 1'-0"

LANDSCAPE DETAILS

AREA SCHEDULE - EXISTING	
NAME	AREA
BASEMENT	2135 SF
1ST FLOOR	2205 SF
2ND FLOOR	380 SF
3RD FLOOR	2205 SF
4TH FLOOR	475 SF
	7400 SF

AREA SCHEDULE GFA			
Level	Name	Area	
Basement Level	UNIT 1	1180 SF	
1st Floor Level	UNIT 1	1058 SF	2238 SF
Basement Level	UNIT 2	1220 SF	
1st Floor Level	UNIT 2	1146 SF	2365 SF
New - 2nd Flr	UNIT 3	1086 SF	1086 SF
New - 2nd Flr	UNIT 4	1184 SF	1184 SF
New - 3rd Flr	UNIT 5	1086 SF	1086 SF
New - 3rd Flr	UNIT 6	1184 SF	1184 SF
		1184 SF	9142 SF

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Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date

**ARCHITECTURAL
 SITE PLAN**

A-020
 178 ELM ST. RESIDENCES

GENERAL NOTES

1. ALL VENTS TO VENT THRU THE ROOF
2. ALL EGRESS BASEMENT WINDOWS TO COMPLY W/ SECTION 1030 OF THE INTERNATIONAL BUILDING CODE 2015.

AREA SCHEDULE GFA

Level	Name	Area
Basement Level	UNIT 1	1180 SF
1st Floor Level	UNIT 1	1058 SF 2238 SF
Basement Level	UNIT 2	1220 SF
1st Floor Level	UNIT 2	1146 SF 2365 SF
New - 2nd Flr	UNIT 3	1086 SF 1086 SF
New - 2nd Flr	UNIT 4	1184 SF 1184 SF
New - 3rd Flr	UNIT 5	1086 SF 1086 SF
New - 3rd Flr	UNIT 6	1184 SF 1184 SF 9142 SF

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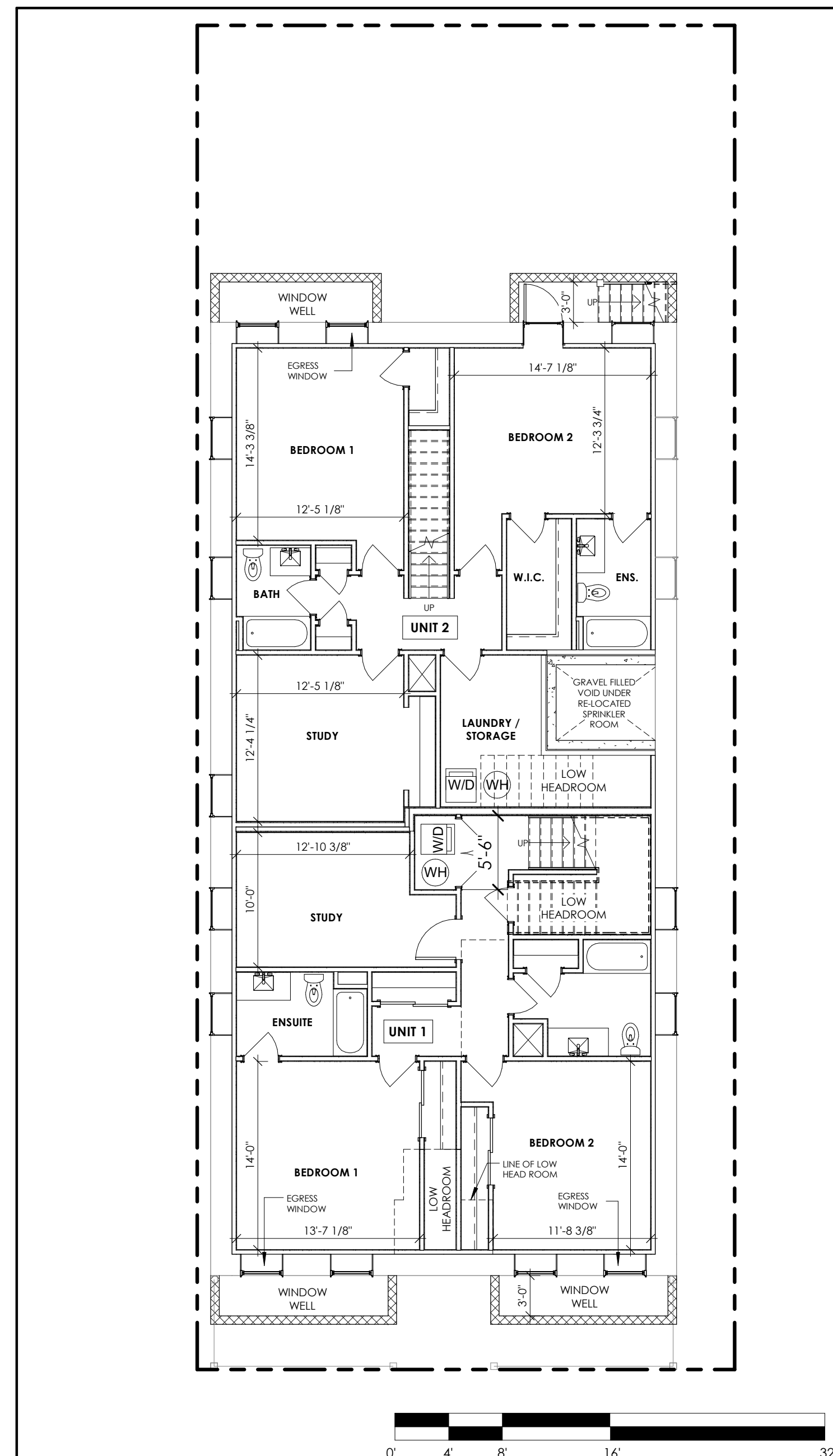
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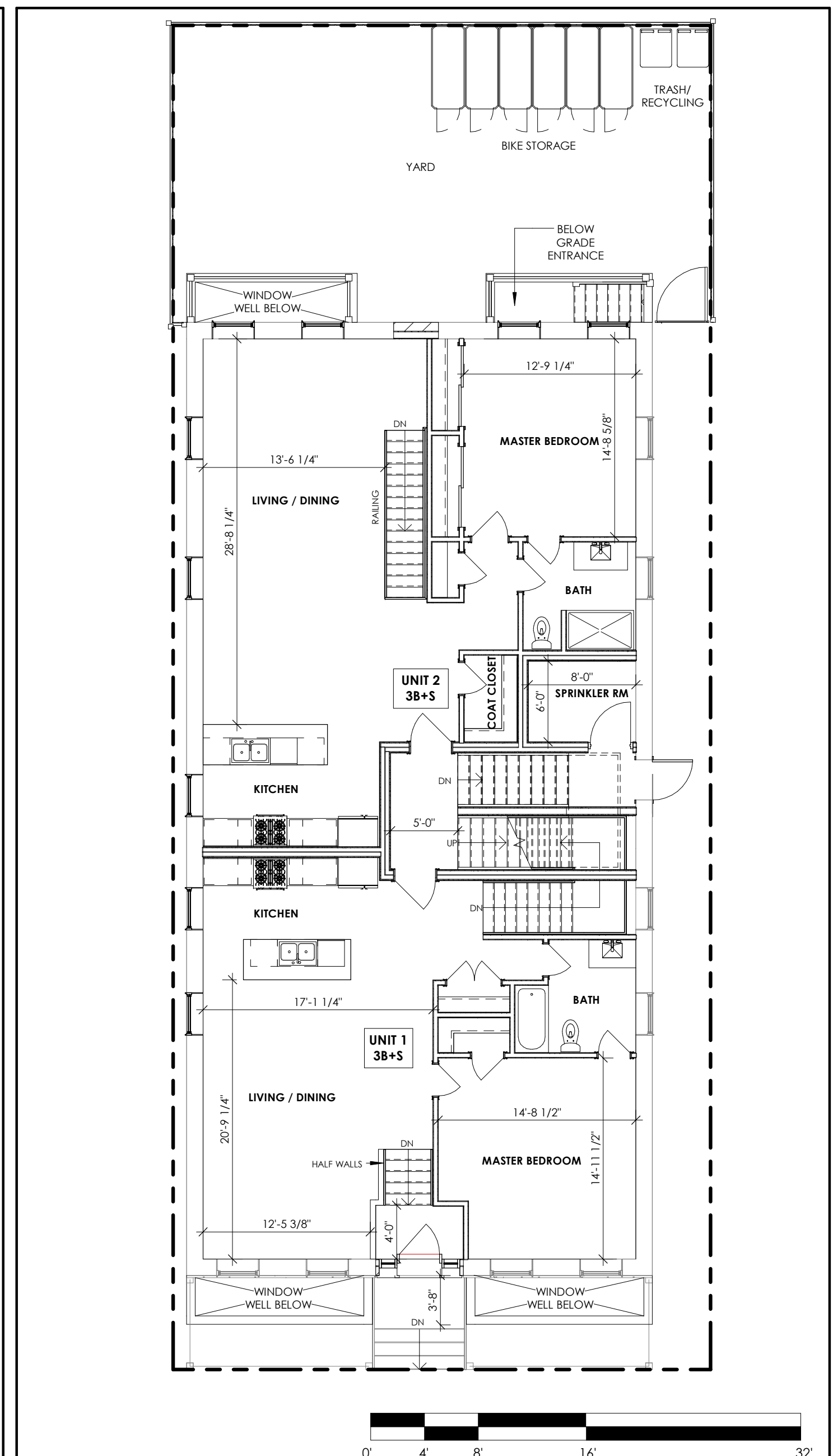
FLOOR PLANS

A-101

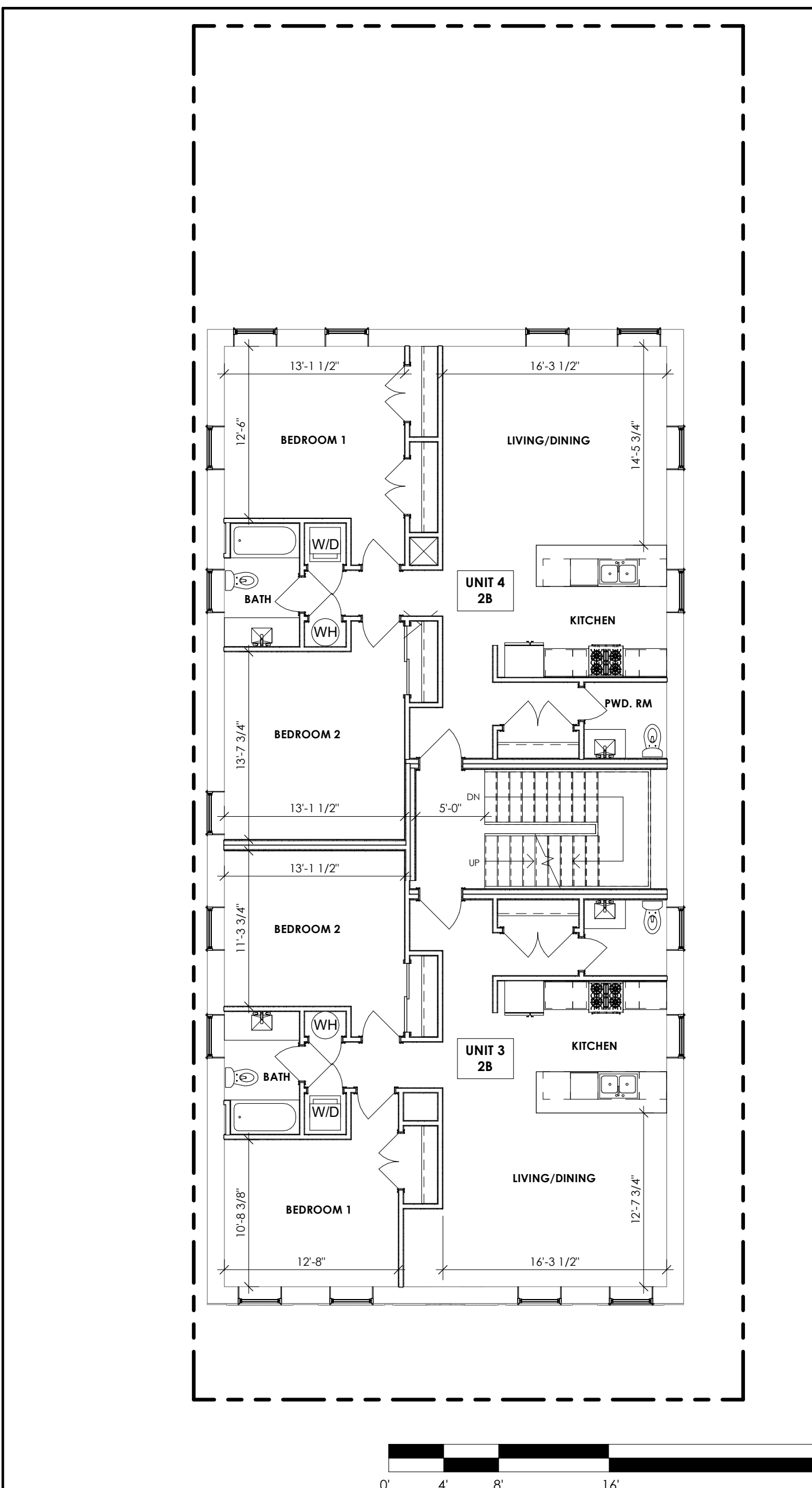
178 ELM ST. RESIDENCES



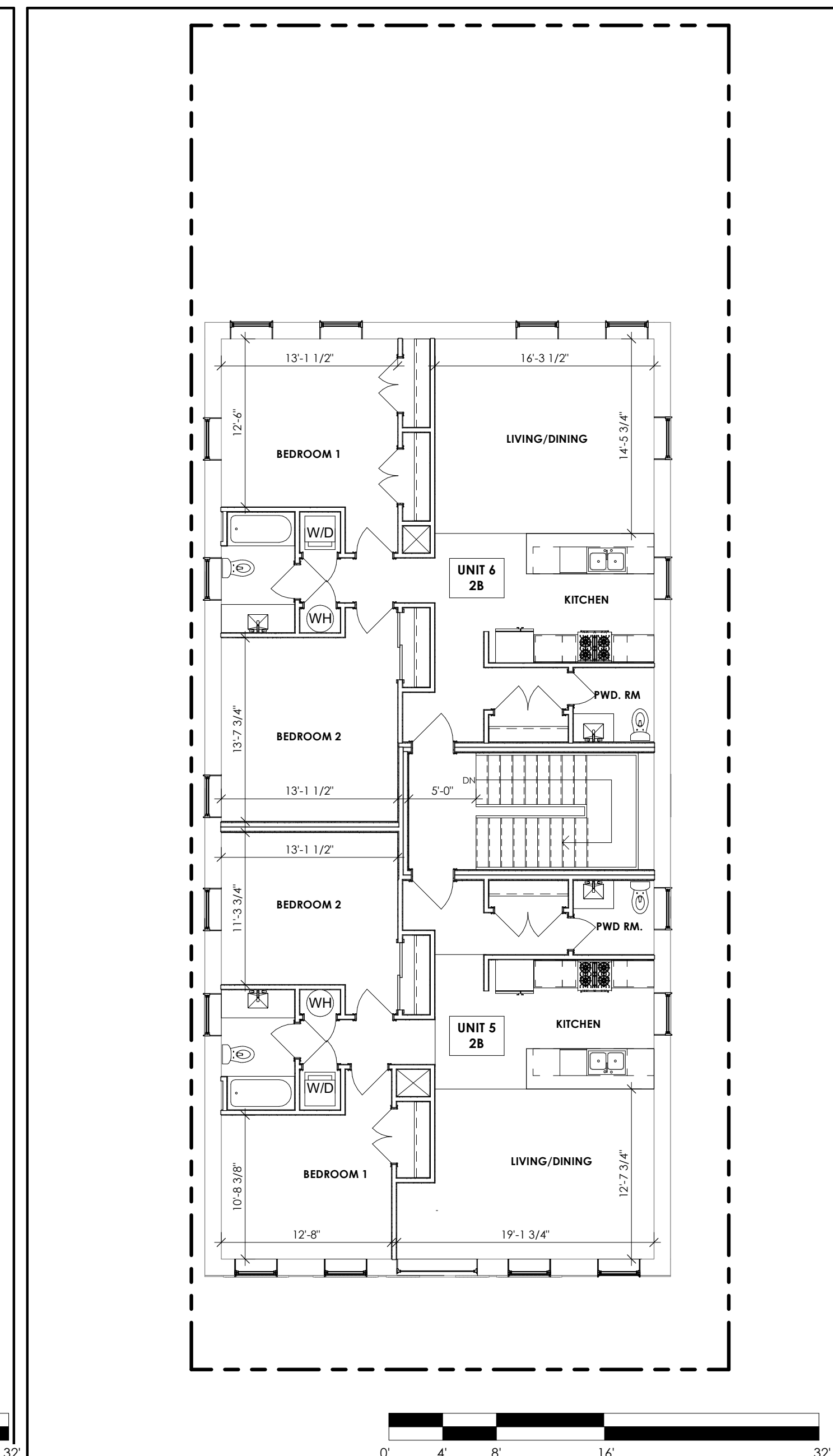
4 Basement Level
1/8" = 1'-0"



1 1st Floor Level
1/8" = 1'-0"



2 New - 2nd Flr
1/8" = 1'-0"



3 New - 3rd Flr
1/8" = 1'-0"

WINDOW OPENING CALCULATIONS				
WALL	WALL AREA	EXISTING OPENINGS	ORIGINAL OPENINGS	PROPOSED OPENINGS
FRONT FASCAD	1384 SF	199.04 SF	357.99 SF	332.73 SF
LEFT SIDE FASCAD	2847 SF	86.90 SF	353.65 SF	313.20 SF
RIGHT SIDE FASCAD	2847 SF	170.64 SF	353.65 SF	270.56 SF
REAR FASCAD	1384 SF	0 SF	282.84 SF	208.56 SF
TOTAL	8462 SF	456.58 SF	1348.13 SF	1125.05 SF

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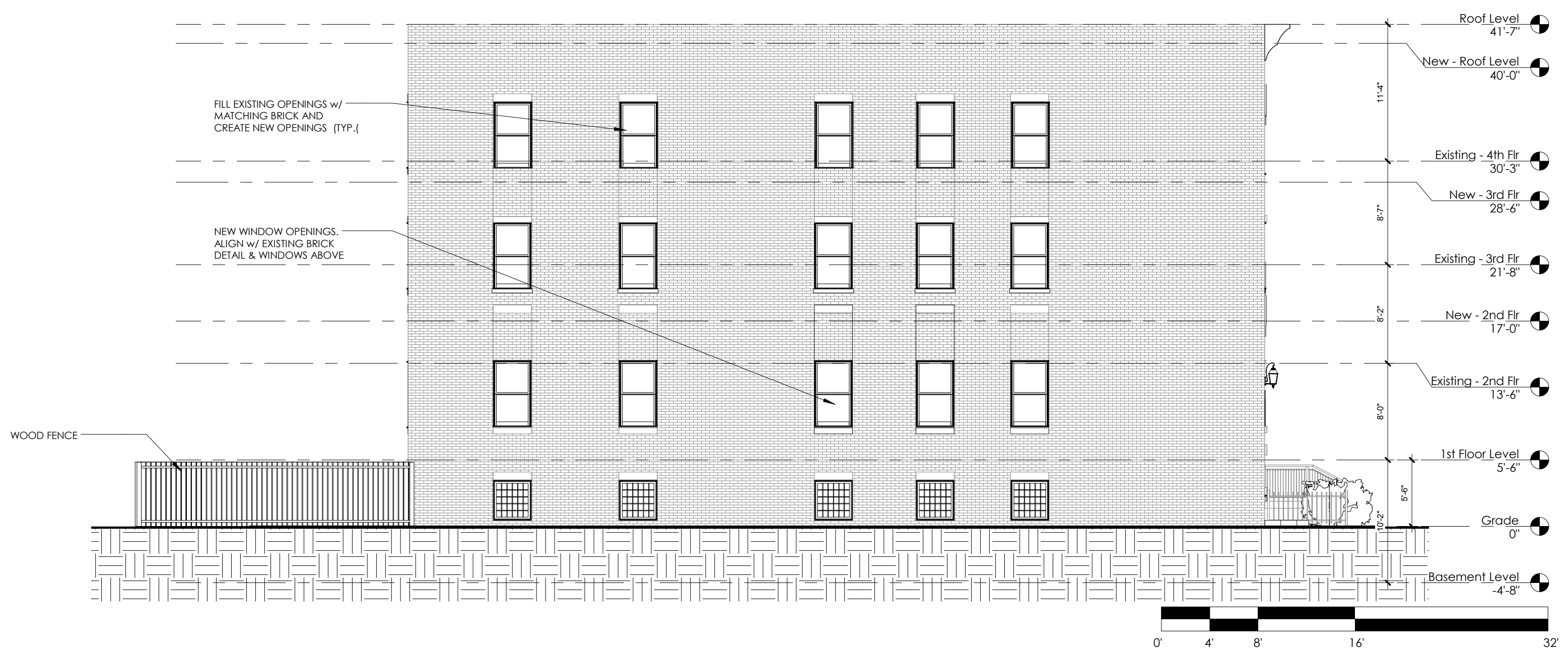
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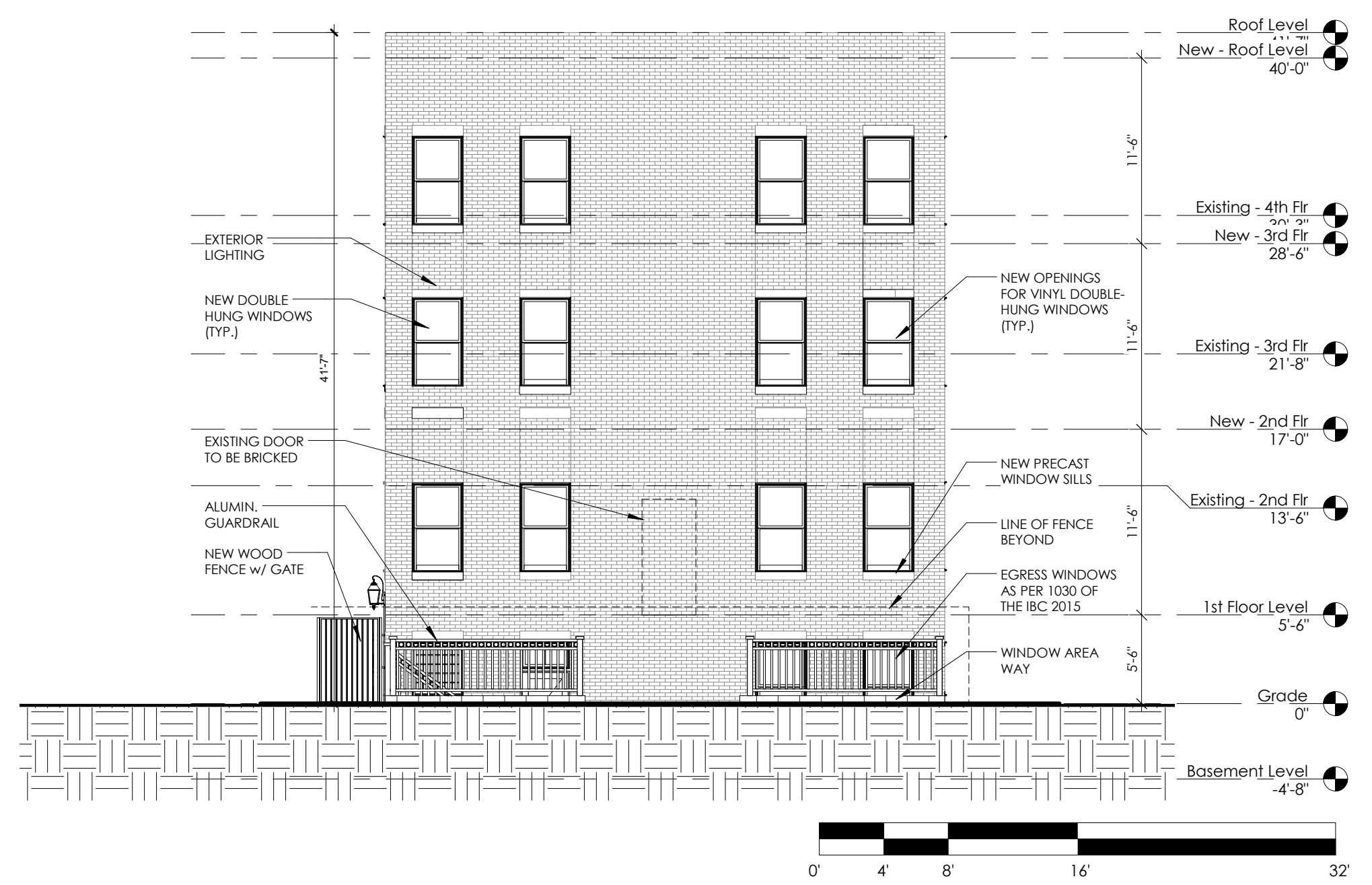
PROPOSED ELEVATIONS

A-400

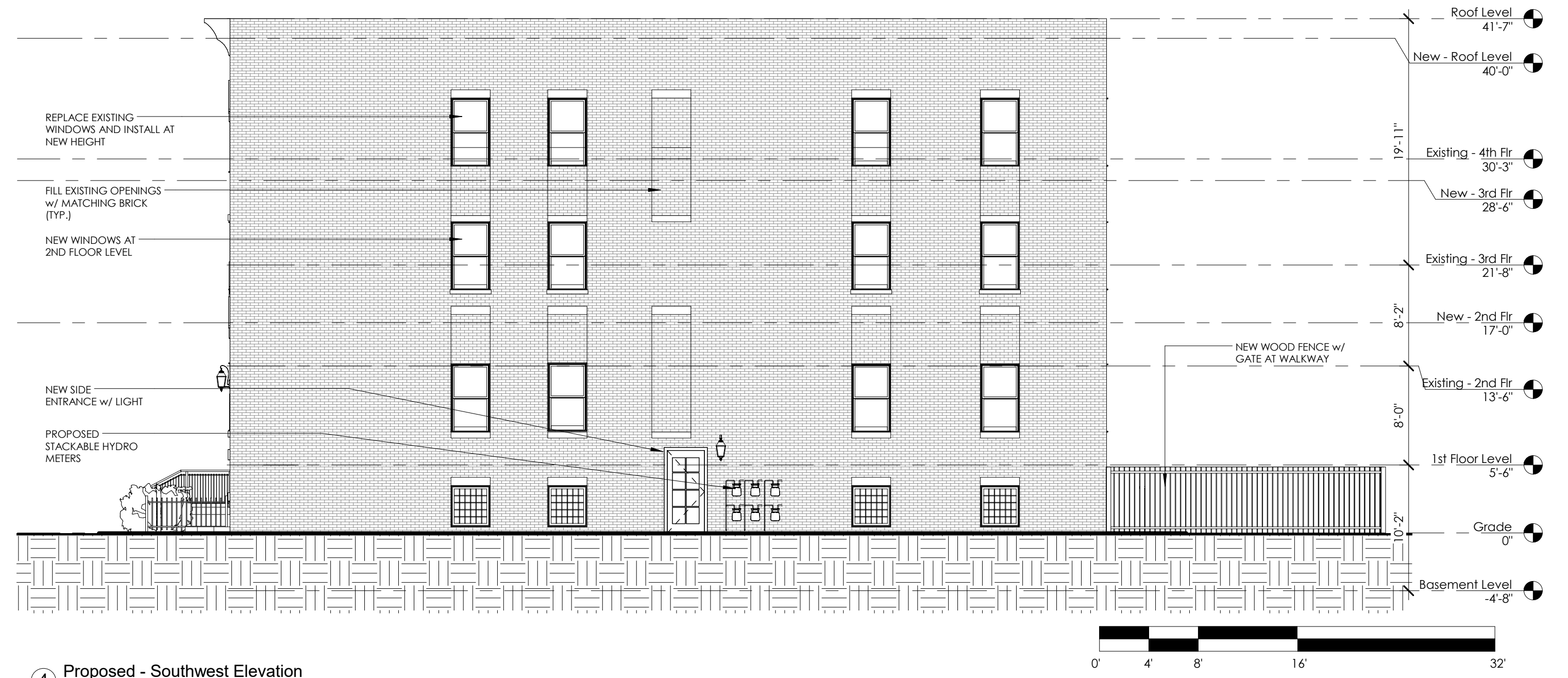
178 ELM ST. RESIDENCES



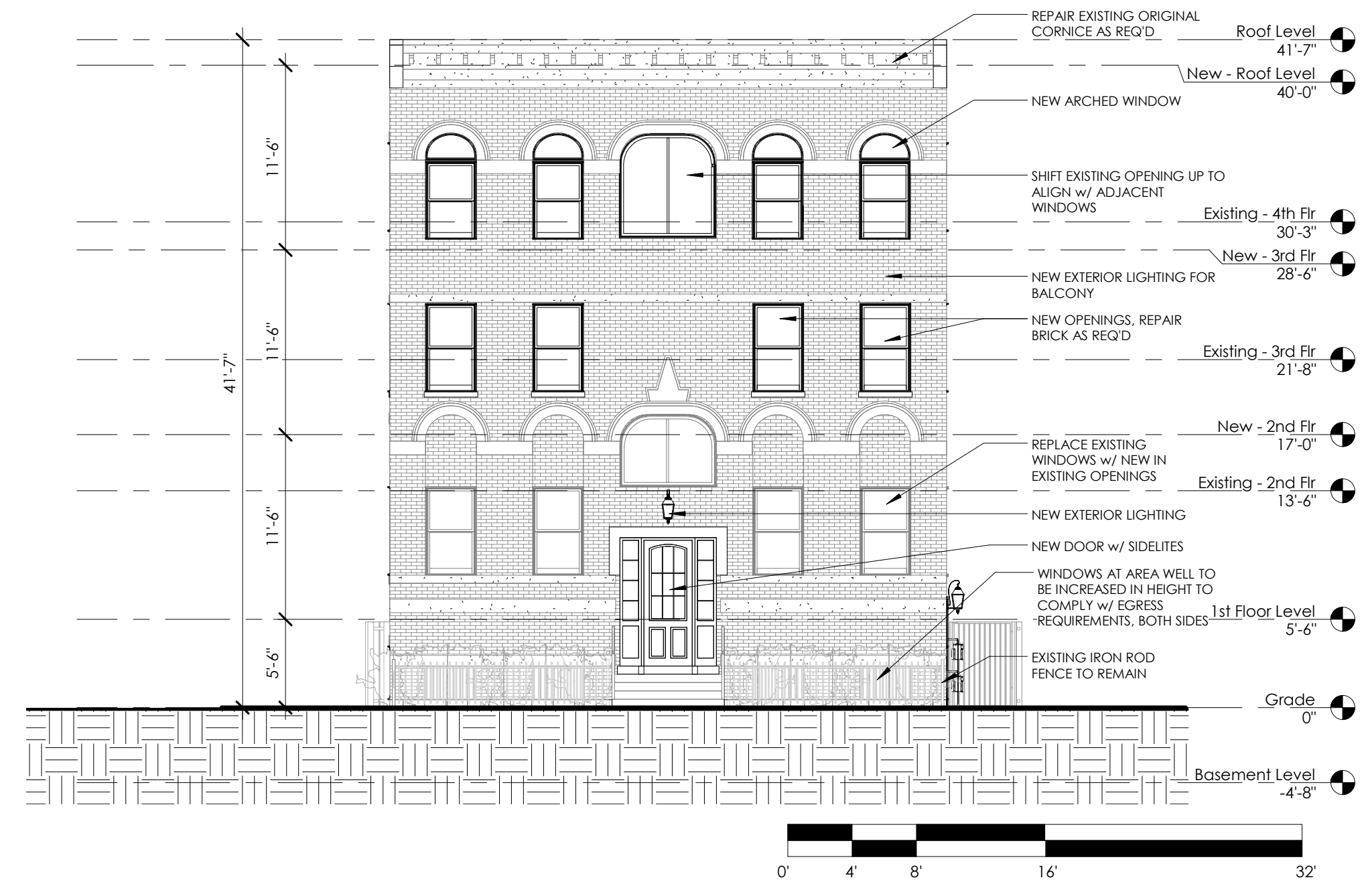
3 Proposed - Northeast Elevation
 1/8" = 1'-0"



1 Proposed - Northwest Elevation
 1/8" = 1'-0"



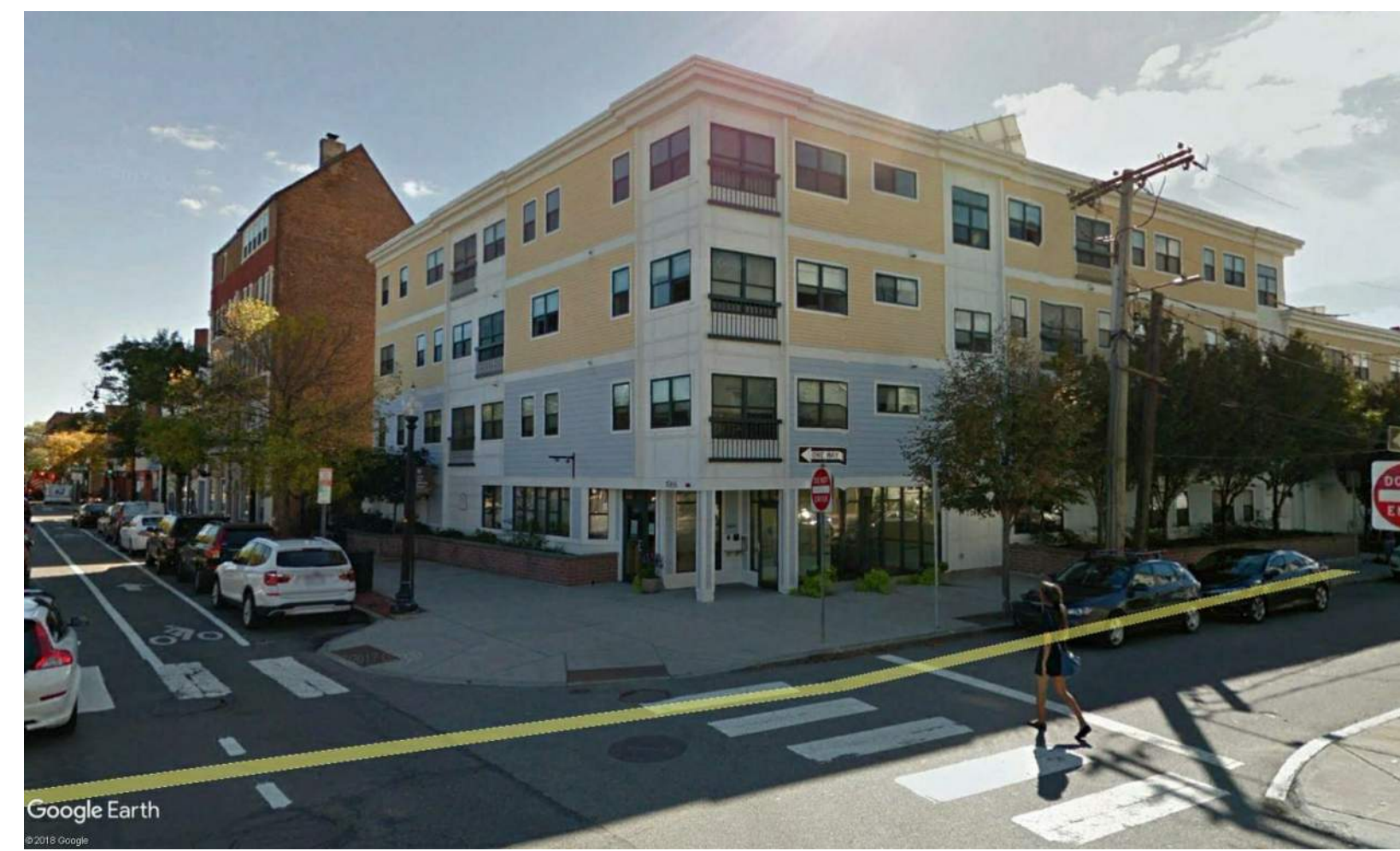
4 Proposed - Southwest Elevation
 1/8" = 1'-0"



2 Proposed Southeast Elevation
 1/8" = 1'-0"



7 - STREET VIEW



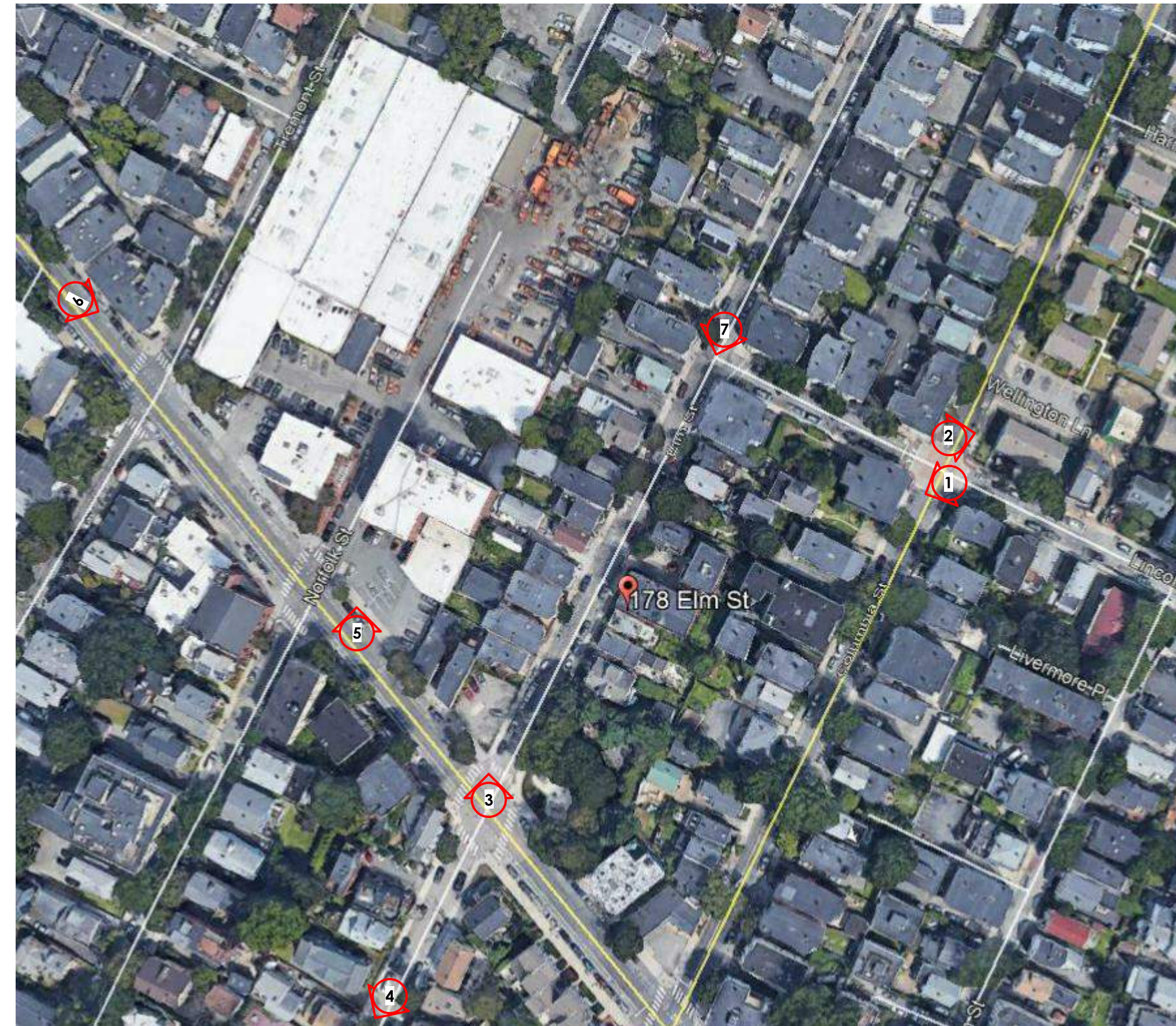
8 - STREET VIEW



1 - STREET VIEW



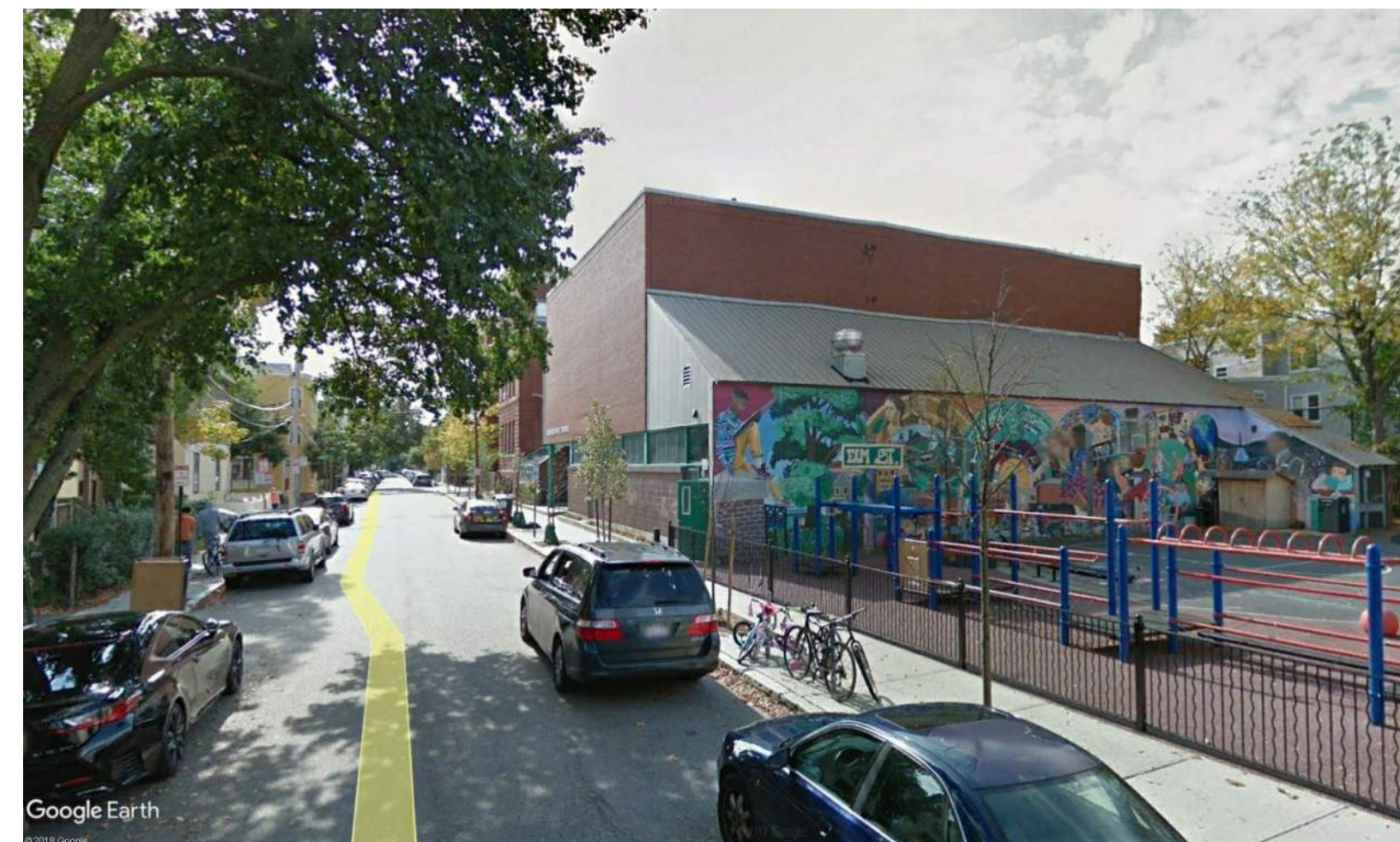
6 - STREET VIEW



2 - STREET VIEW



5 - STREET VIEW



4 - STREET VIEW



3 - STREET VIEW

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NEIGHBOURHOOD
CONTEXT

AV-1

178 ELM ST. RESIDENCES



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Checked by	Checker
Scale	

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**EXISTING
PHOTOS**

AV-2
178 ELM ST. RESIDENCES



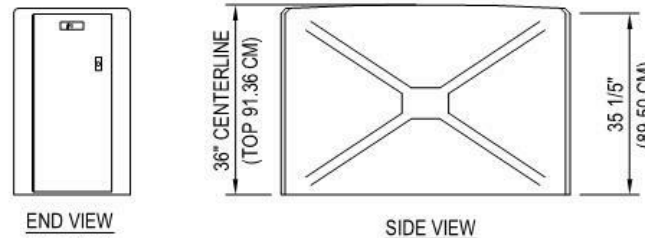
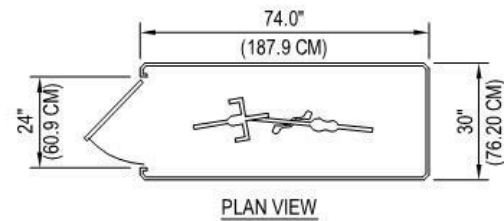
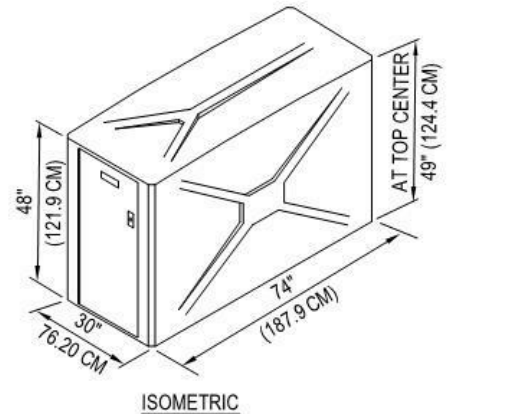
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 P.O. BOX 7359
 VENTURA, CA 93006
 TOLL FREE: 1-800-245-3723
 PHONE: (805) 933-3688
 FAX: (805) 933-1865
 www.ameribike.com

SELECT DESIRED COLOR:

- TAN
- MEDIUM GREY

SELECT DESIRED LOCK:

- FORT LOCK 7 PIN TUMBLER POP OUT "T" HANDLE**
 LOCKS WITH THREE KEYS AND REMOVABLE LOCK CYLINDERS. INTERNAL LOCKING HARDWARE CONSISTS OF THREE PLATED HARDENED STEEL CAMS CONTROLLING AN EXTRUDED ALUMINUM LOCKING BAR WHICH ENGAGES THE DOOR FRAME OVER THREE FOOT SPAN.
- HEAVY DUTY STAINLESS STEEL PADLOCK HANDLE**
 WILL ACCOMMODATE HIGH SECURITY PADLOCKS. PADLOCK NOT INCLUDED.



SPECIFICATIONS

CAPACITY: 1 DOOR/1 BIKE
DOOR WIDTH: 24"(60.9 CM)
SETBACK: PLEASE ALLOW 5FT CLEARANCE FOR DOOR.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
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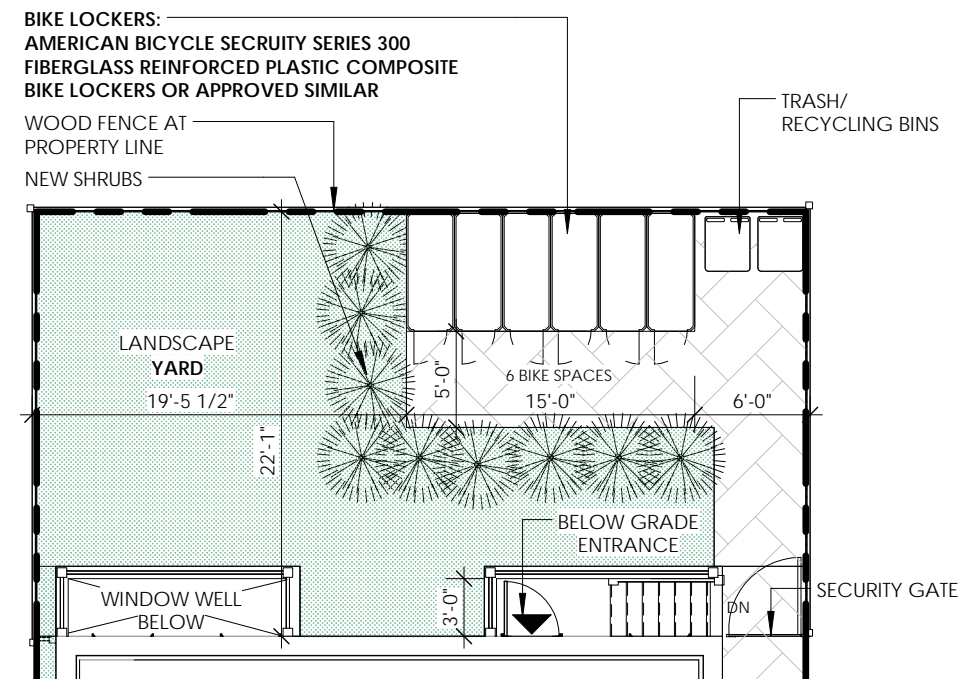


270-004

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REVISION DATE 09/15/2014

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1 ENLARGED BICYCLE AREA PLAN
 1" = 10'-0"

PROJECT NAME
 178 ELM ST. RESIDENCES

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REGISTRATION

Project number 17124
 Date 05/18/18
 Drawn by AB
 Checked by JSK
 Scale 1" = 10'-0"

REVISIONS

No.	Description	Date

BICYCLE PARKING PLAN

SK-A1

178 ELM ST. RESIDENCES