

ADAMS & RAFFERTY
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A Professional Association *
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Cambridge, MA 02139

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August 7, 2018

Liza Paden
Cambridge Community Development
344 Broadway
Cambridge MA 02139

Re: 178 Elm Street
Planning Board Case # 337

Dear Ms. Paden:

Delivered herewith, please find an updated plan set, dated June 14, 2018, in regards to the above-captioned Planning Board matter. I have also included a summary detailing the changes that were made to the plans in response to the Board's comments.

Please let me know if you have any questions about the changes made to the plans. Thank you for your attention to this matter.

Very truly yours,



James J. Rafferty

Cc: Nelson Oliveira, Nelson Group, LLC

**not a partnership*

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

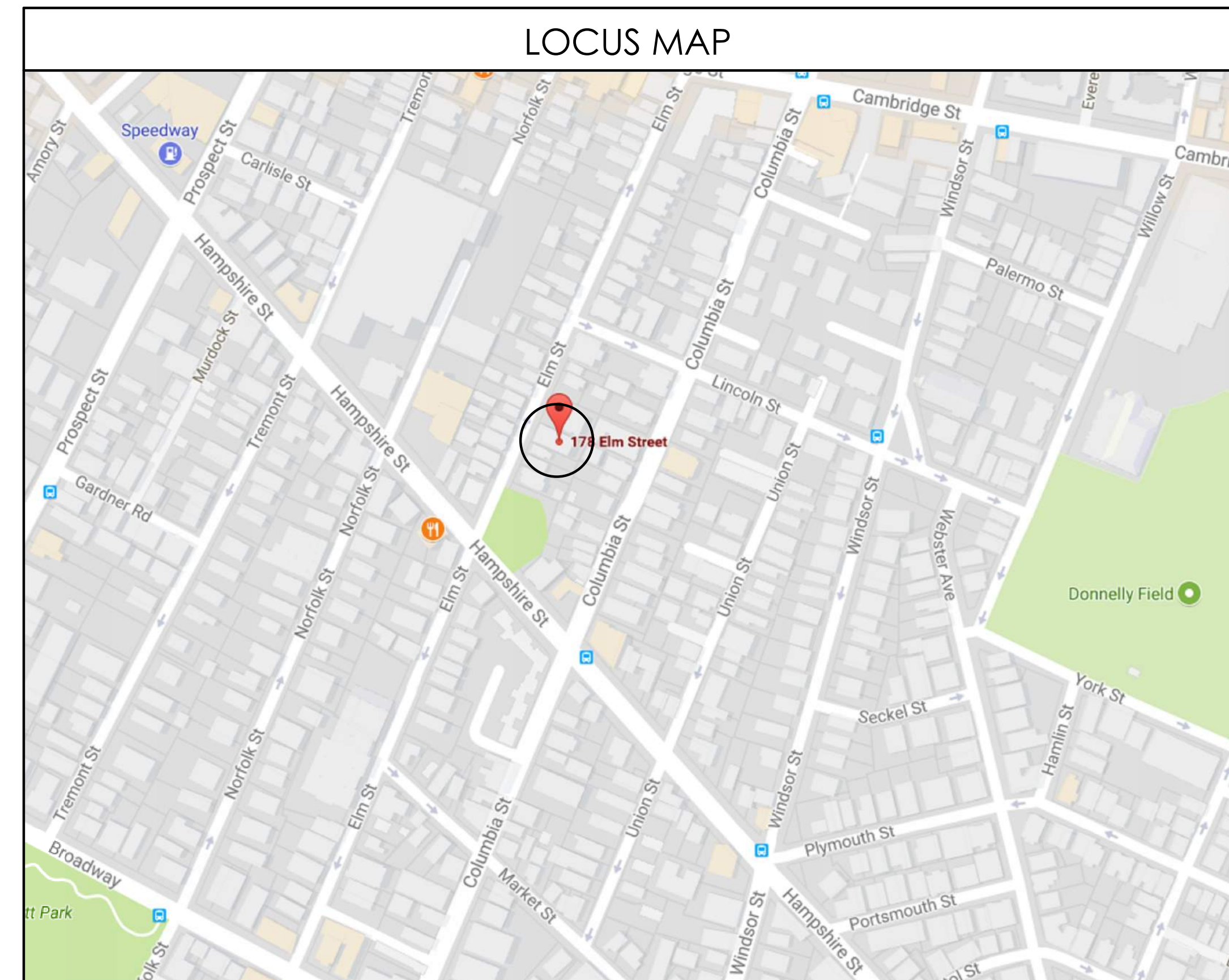
**SD SET
 07-19-2017**



PROPOSED

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

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-COVER		
A-000	COVER SHEET	07/19/18
1-CIVIL		
C1	LOT SURVEY PLAN	12/17/07
2-EXISTING CONDITIONS		
EX-100	EXISTING CONDITIONS	6/14/18
EX-300	EXISTING ELEVATIONS	6/14/18
3-ARCHITECTURAL		
A-020	ARCHITECTURAL SITE PLAN	07/19/18
A-101	FLOOR PLANS	07/19/18
A-300	PROPOSED ELEVATIONS	07/19/18
A-400	SCHEMATIC SECTION	07/19/18
AV-1	NEIGHBOURHOOD CONTEXT	6/14/18
AV-2	EXISTING PHOTOS	6/14/18



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

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REGISTRATION

Project number 17124
 Date 06/14/18
 Drawn by AB
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

COVER SHEET

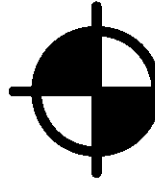
A-000

178 ELM ST. RESIDENCES

MORTGAGE INSPECTION PLAN

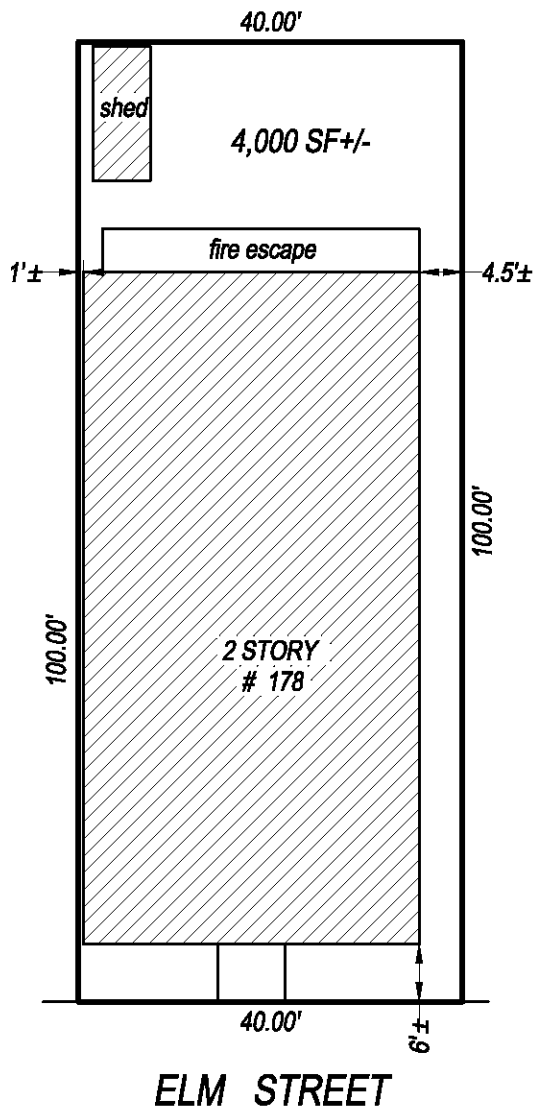
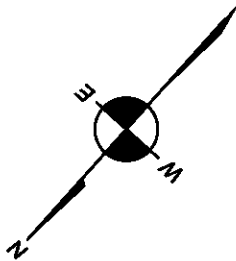
17-08465

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

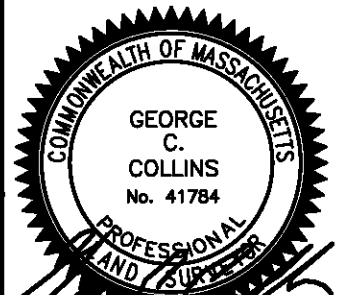
According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as

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

REFERENCES

DEED: 68761/497
 PLAN: ASSESSORS

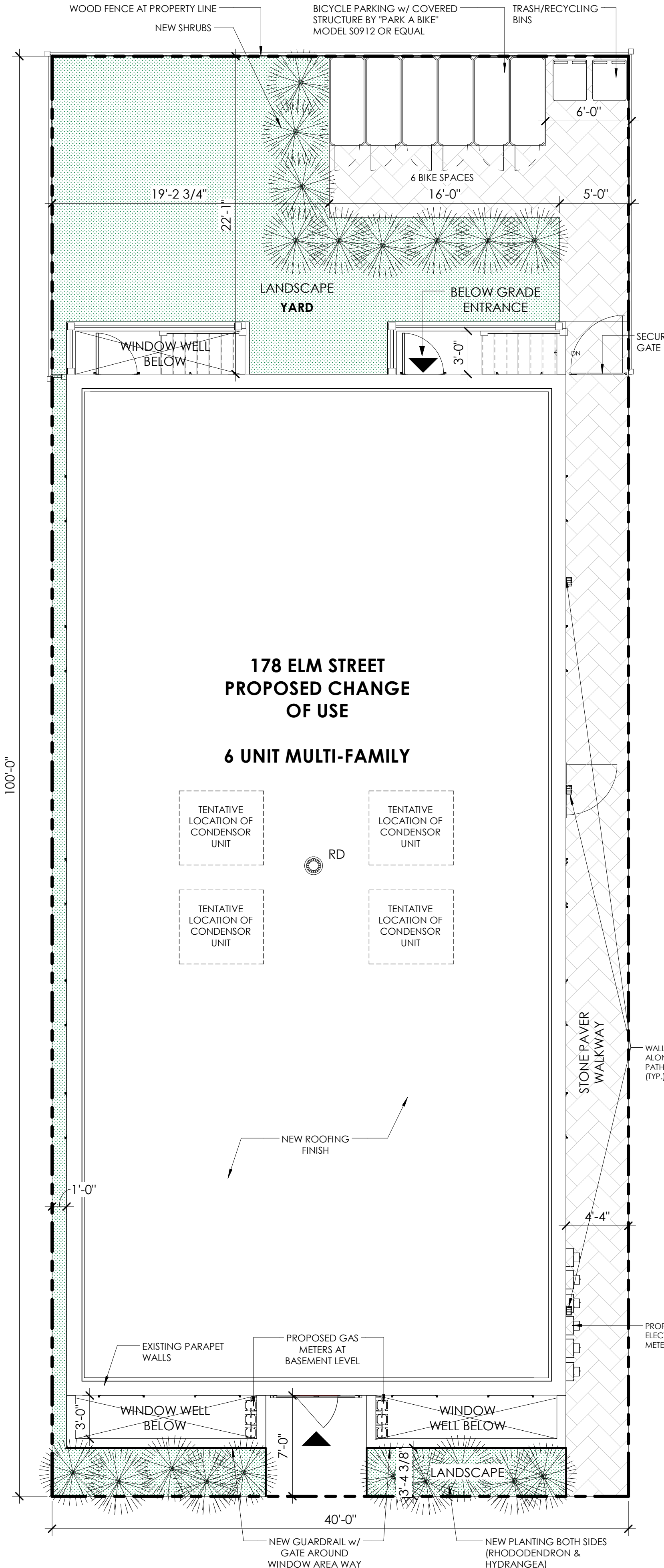
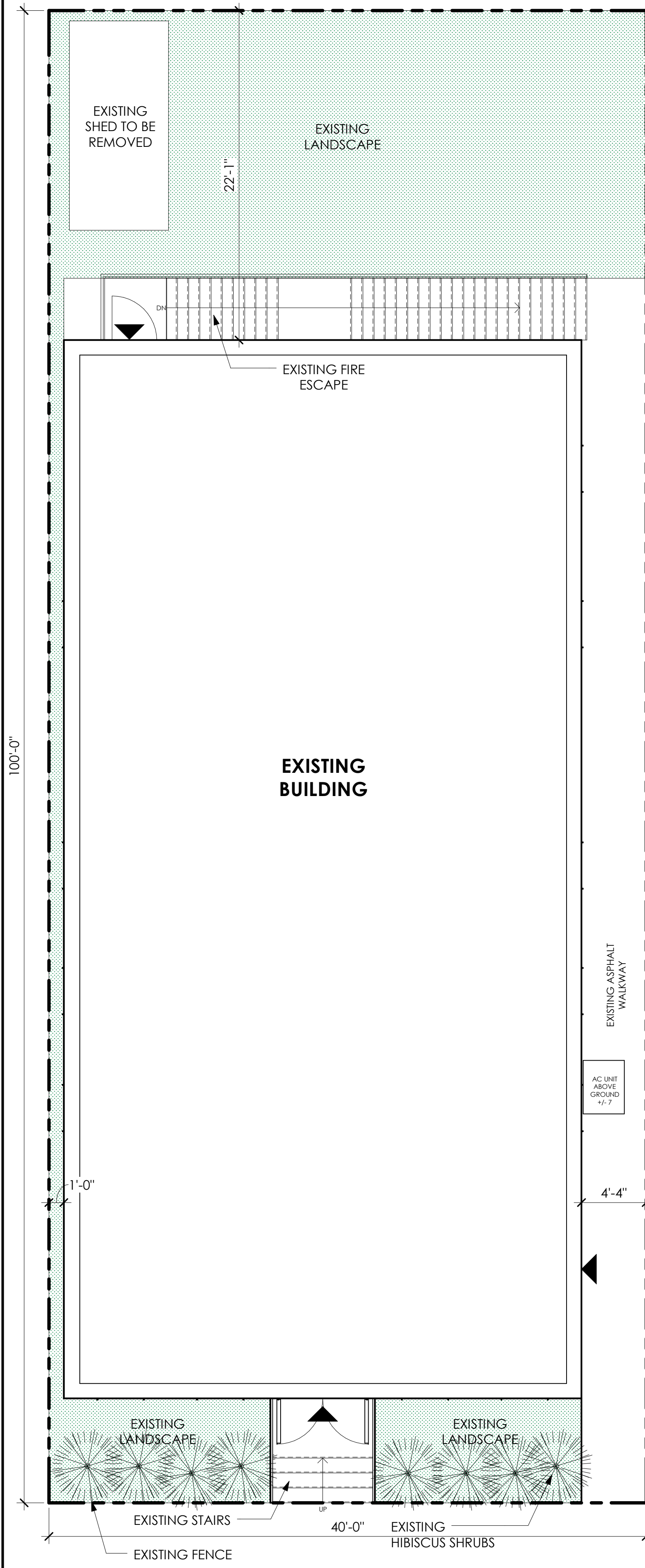
NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")



George C. Collins, PLS

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.



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.

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:

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

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

LANDSCAPE DETAILS

ALUMIN. GUARDRAIL WITH GATE

PERMEABLE PAVERS

HYDRANGEA SHRUBS

RHODODENDRON SHRUBS

BICYCLE RACKS

WOOD PRIVACY FENCE

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

GROSS FLOOR AREA - PROPOSED		
Level	Name	Area
1st Floor Level	UNIT 1	1121 SF
Basement Level	UNIT 1	1179 SF
		2300 SF
Basement Level	UNIT 2	1152 SF
1st Floor Level	UNIT 2	1094 SF
		2246 SF
New - 2nd Flr	UNIT 3	1142 SF
		1142 SF
New - 2nd Flr	UNIT 4	1140 SF
		1140 SF
New - 3rd Flr	UNIT 5	1172 SF
		1172 SF
New - 3rd Flr	UNIT 6	1166 SF
		1166 SF
		9166 SF

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REGISTRATION

Project number	17124
Date	06/14/18
Drawn by	AB
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.

GROSS FLOOR AREA - PROPOSED

Level	Name	Area
1st Floor Level	UNIT 1	1121 SF
Basement Level	UNIT 1	1179 SF
		2300 SF
Basement Level	UNIT 2	1152 SF
1st Floor Level	UNIT 2	1094 SF
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		1172 SF
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		1166 SF
		9166 SF

PROJECT NAME

178 ELM ST. RESIDENCES

PROJECT ADDRESS

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CLIENT

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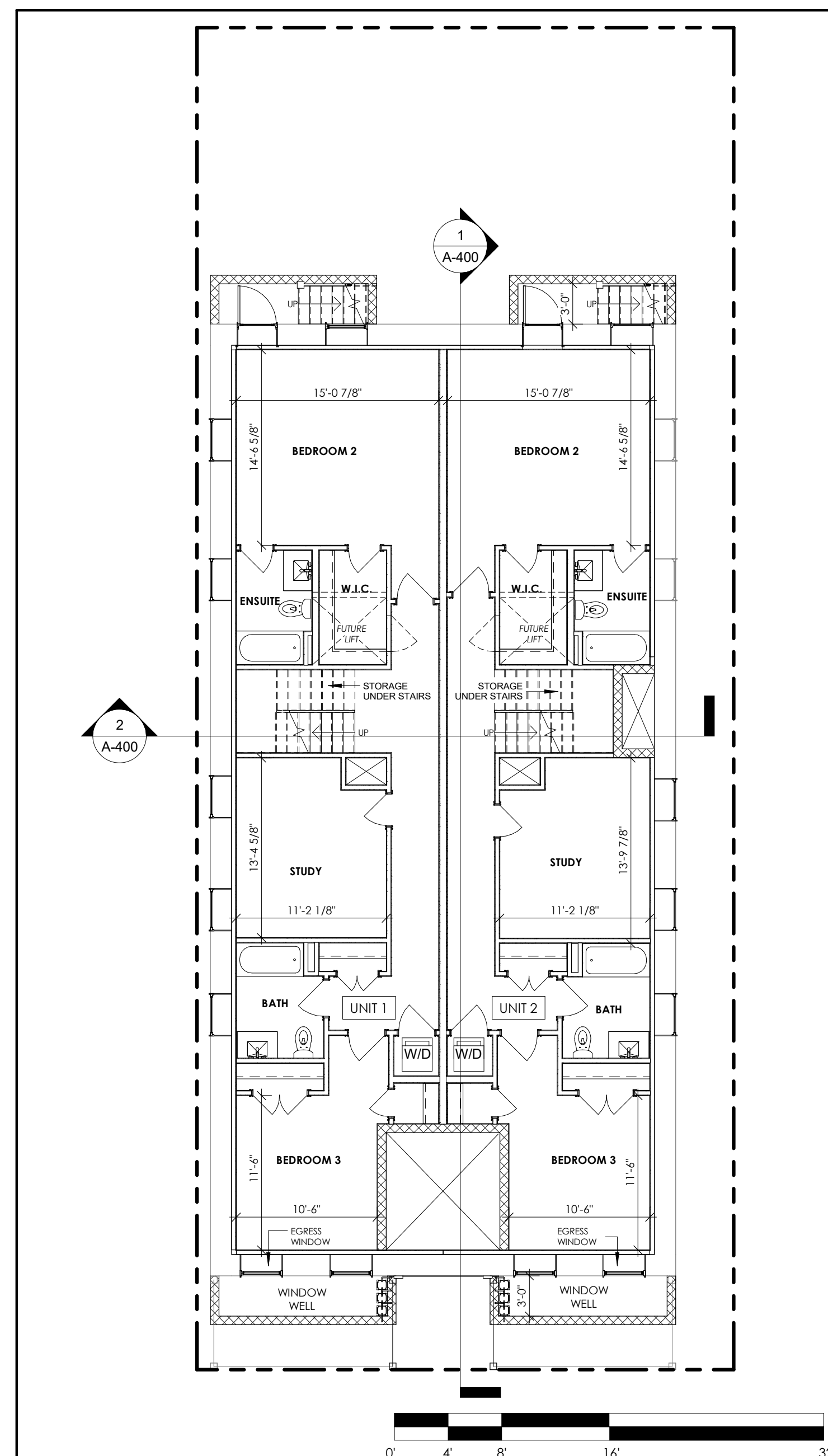
REVISIONS

No.	Description	Date

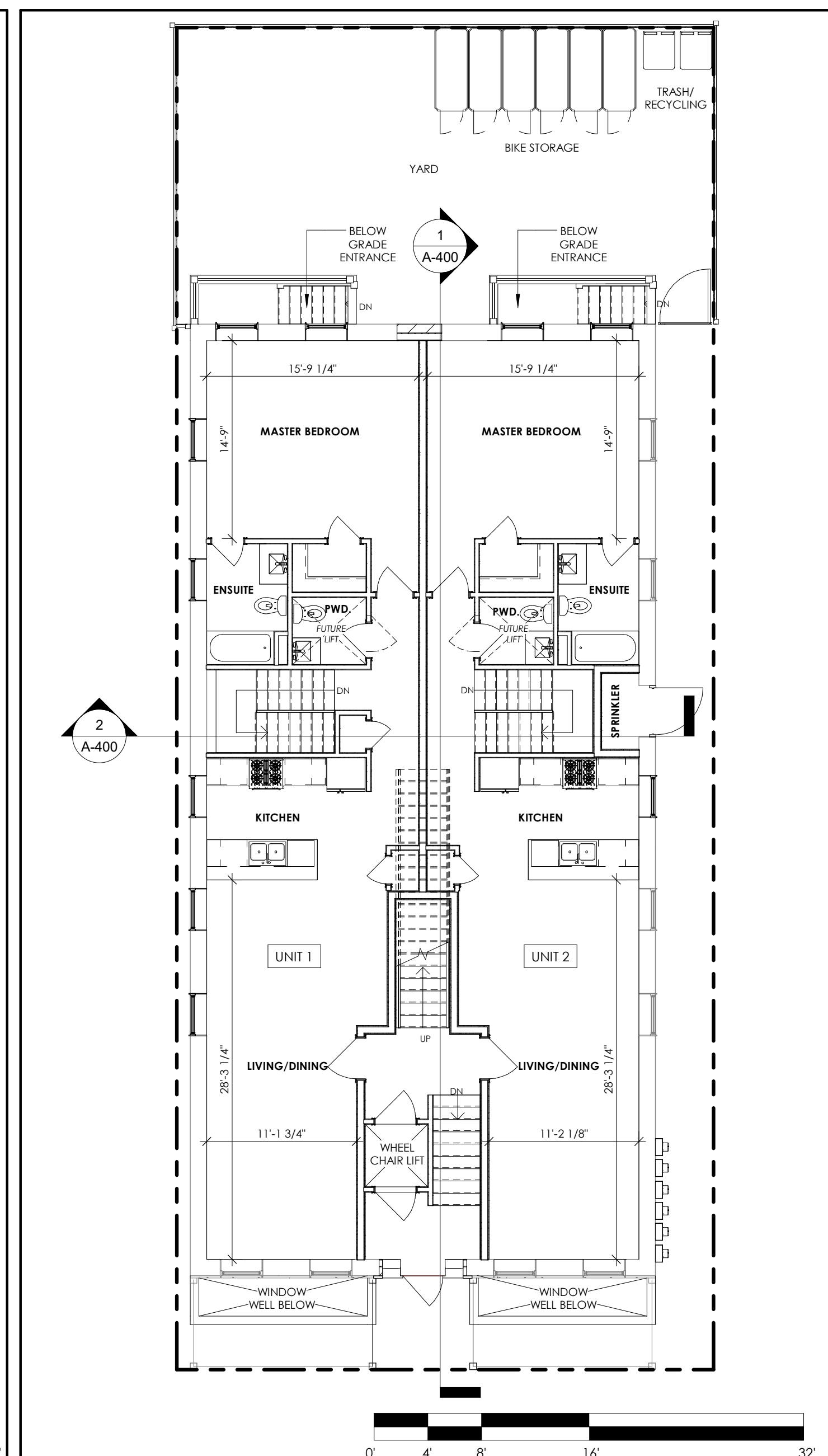
FLOOR PLANS

A-101

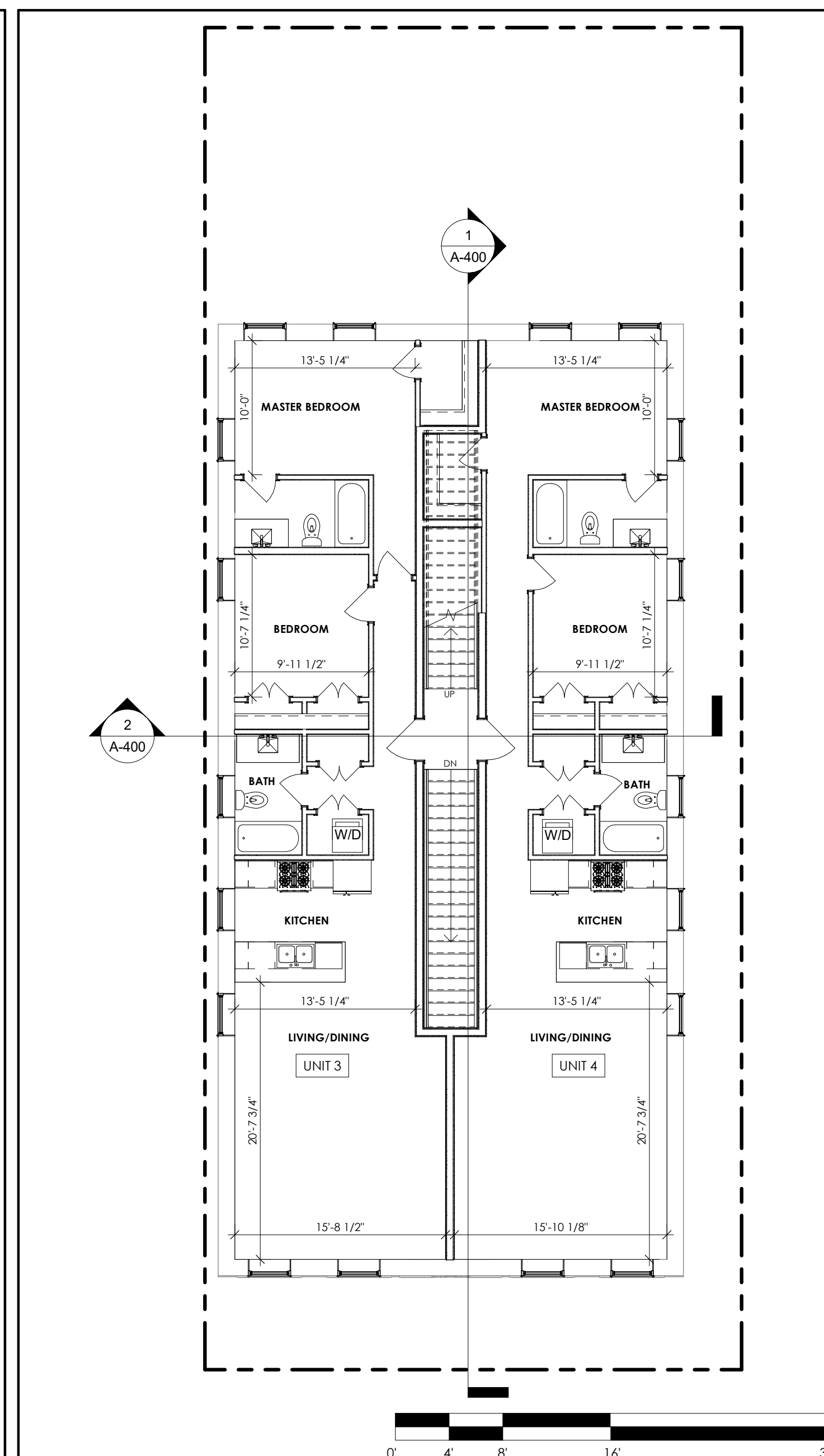
178 ELM ST. RESIDENCES



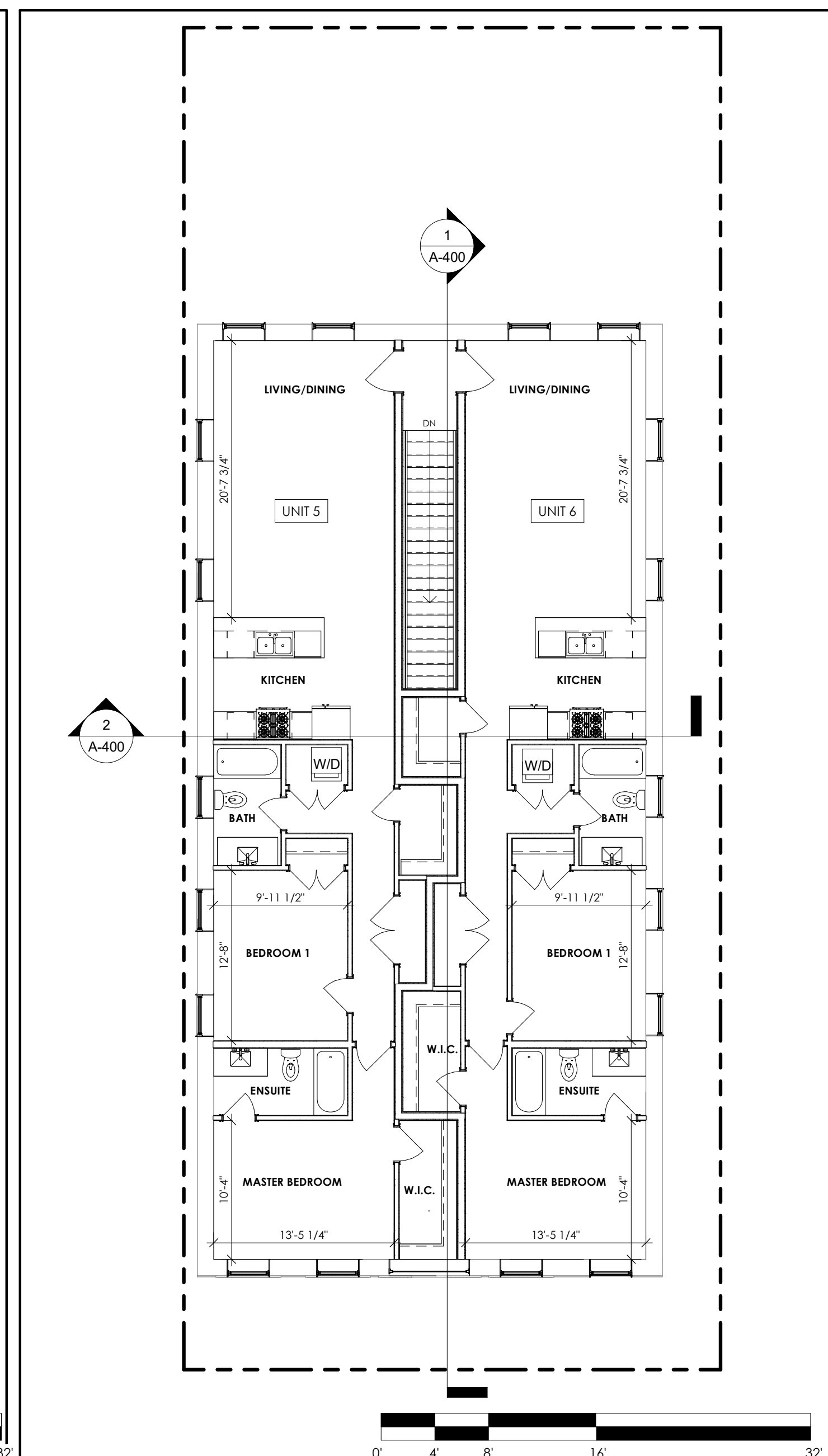
4 Basement Level
1/8" = 1'-0"



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

PROJECT NAME
178 ELM ST. RESIDENCES

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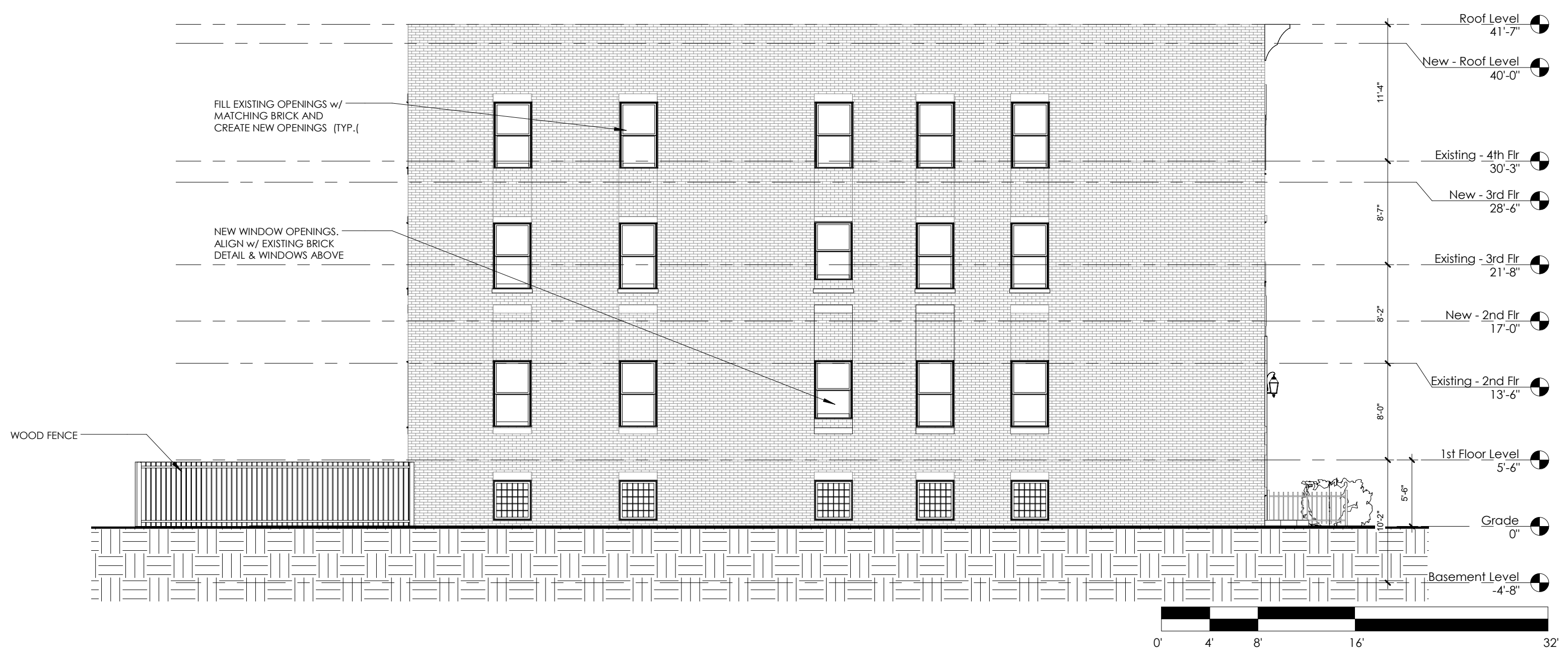
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 Date 06/14/18
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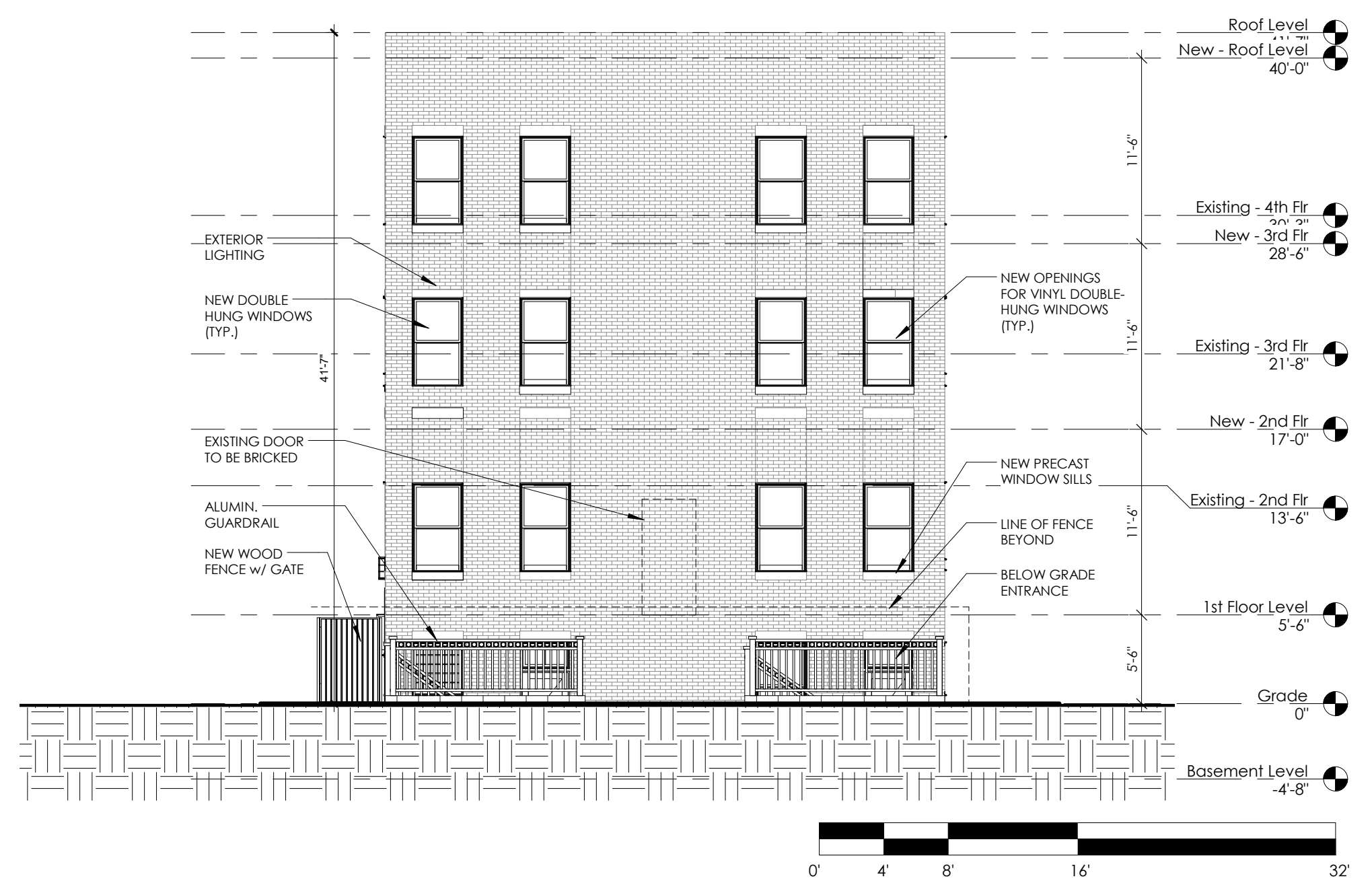
No.	Description	Date

PROPOSED ELEVATIONS

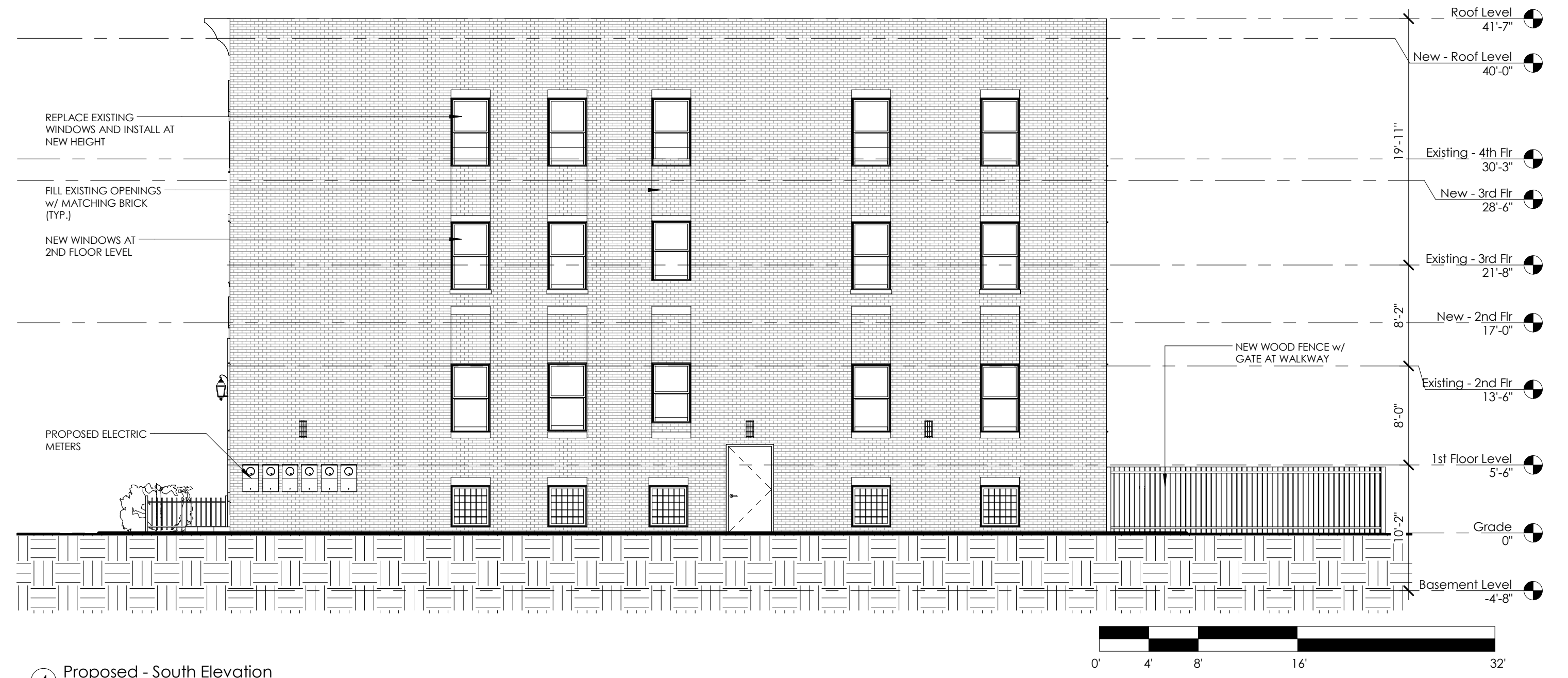
A-300
 178 ELM ST. RESIDENCES



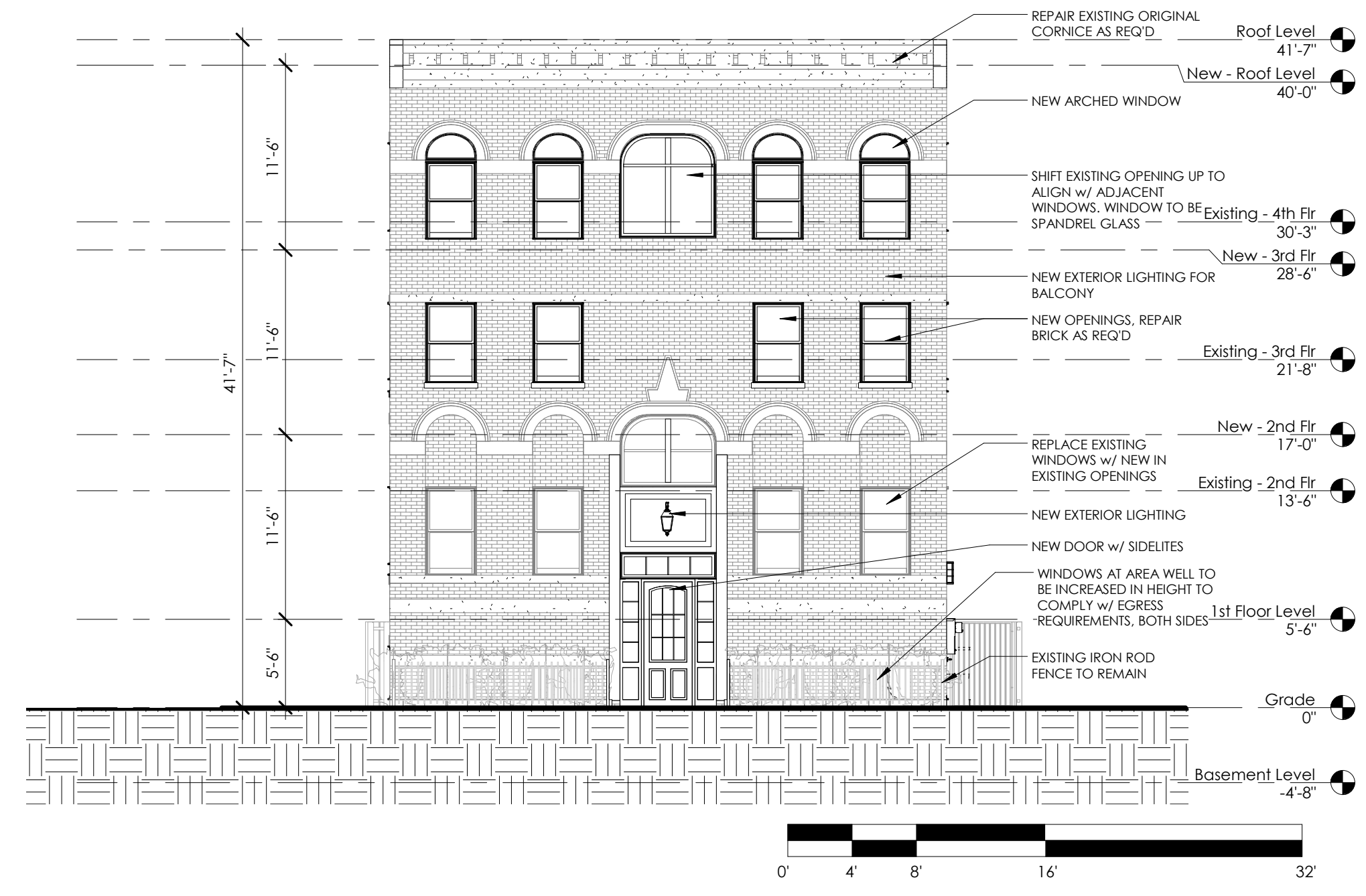
3 Proposed - North Elevation
 1/8" = 1'-0"



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



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



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

PROJECT NAME
**178 ELM ST.
 RESIDENCES**

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 CAMBRIDGE, MA

CLIENT
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Project number 17124
 Date 06/14/18
 Drawn by AB
 Checked by JSK
 Scale 1/8" = 1'-0"

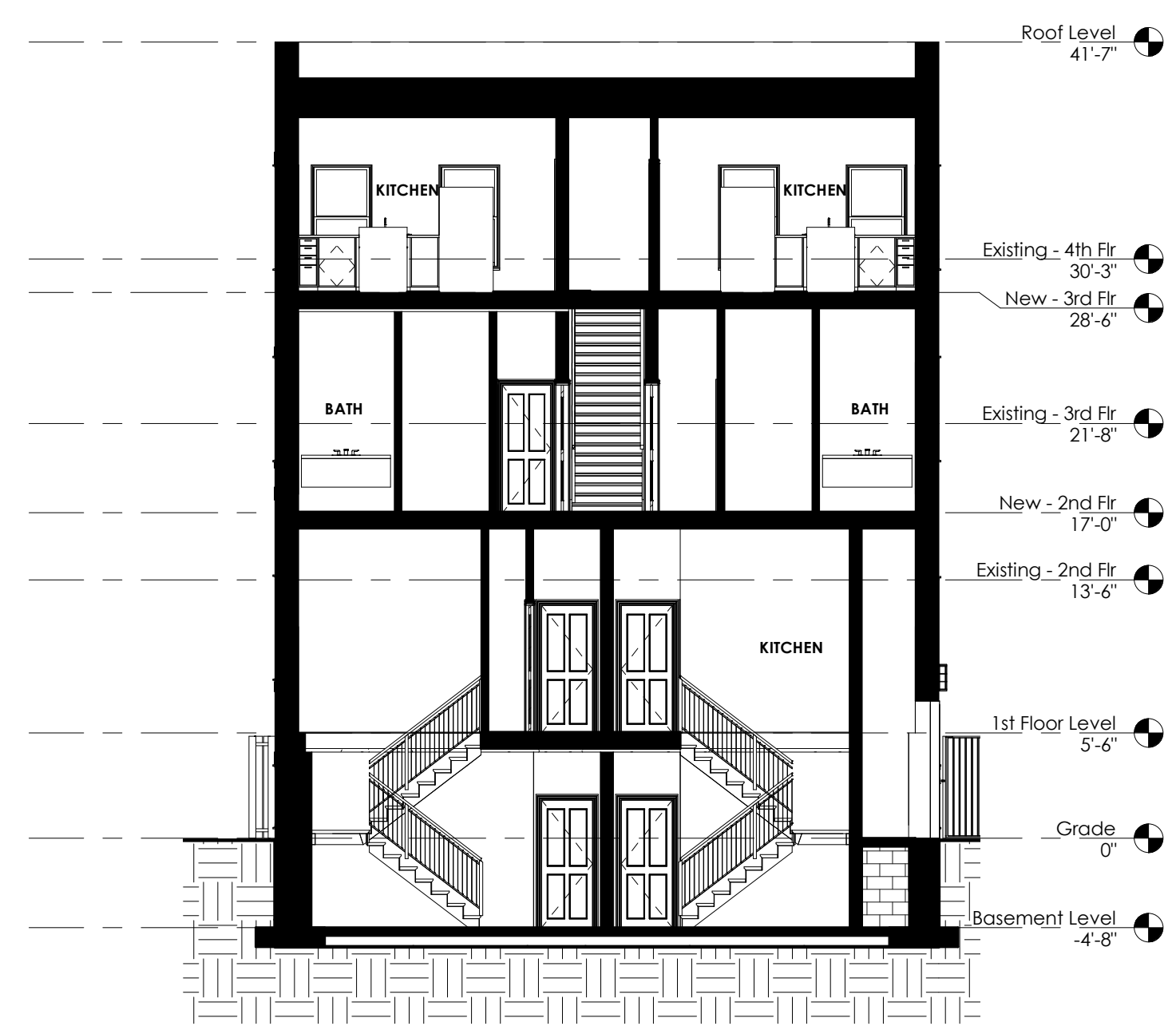
REVISIONS

No.	Description	Date

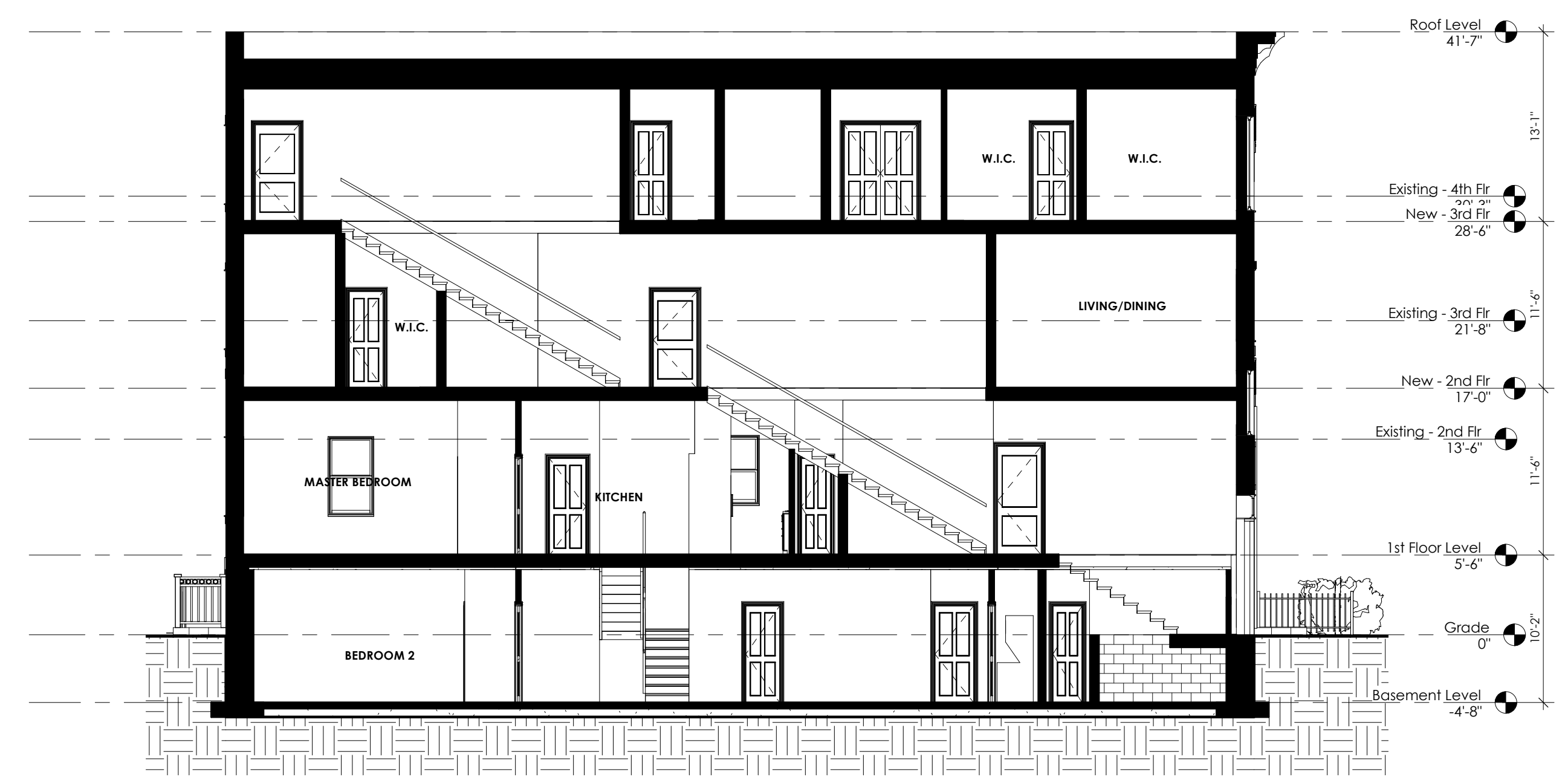
**SCHEMATIC
 SECTION**

A-400

178 ELM ST. RESIDENCES



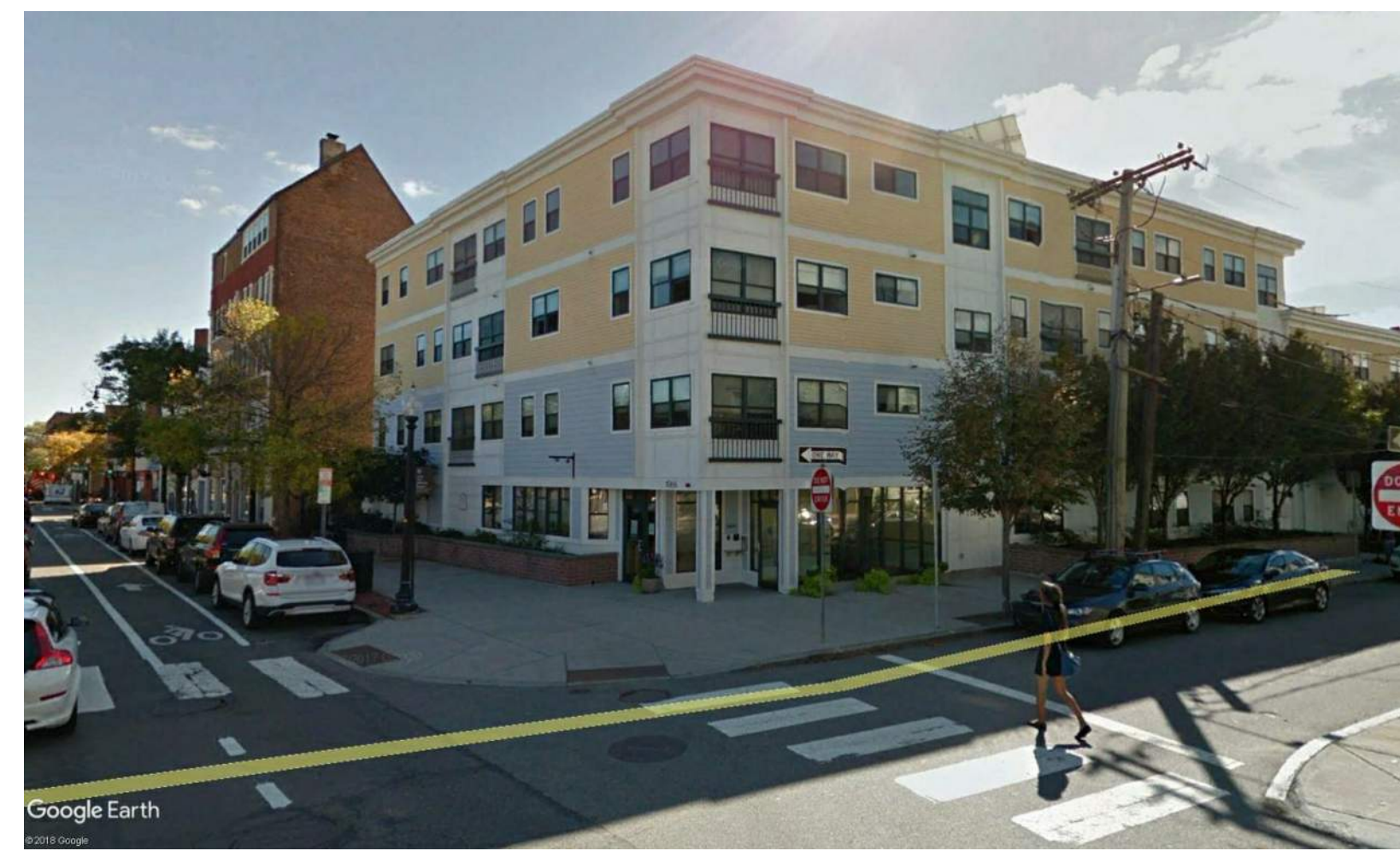
② Section 2
 1/8" = 1'-0"



① Section 1
 1/8" = 1'-0"



7 - STREET VIEW



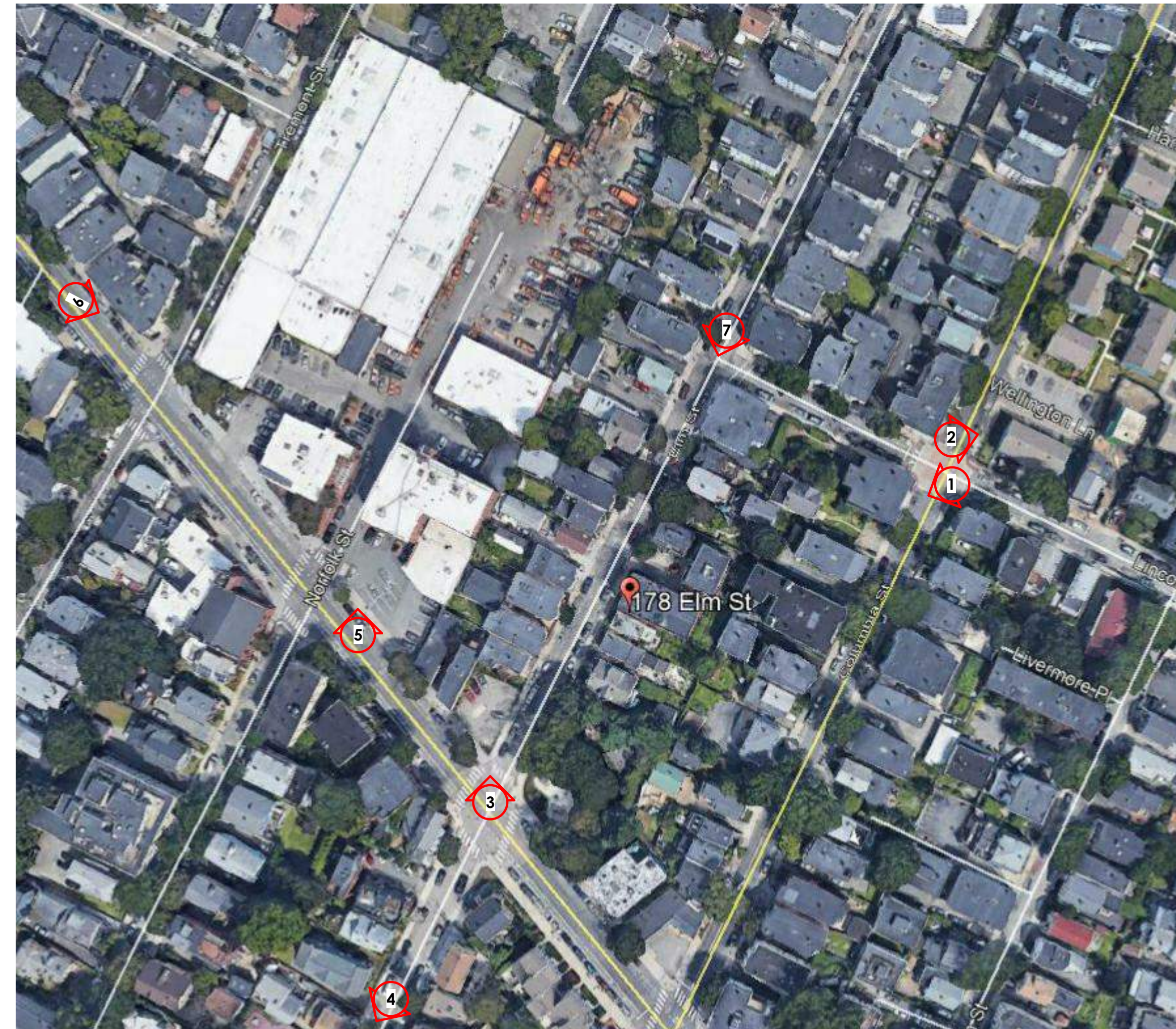
8 - STREET VIEW



1 - STREET VIEW



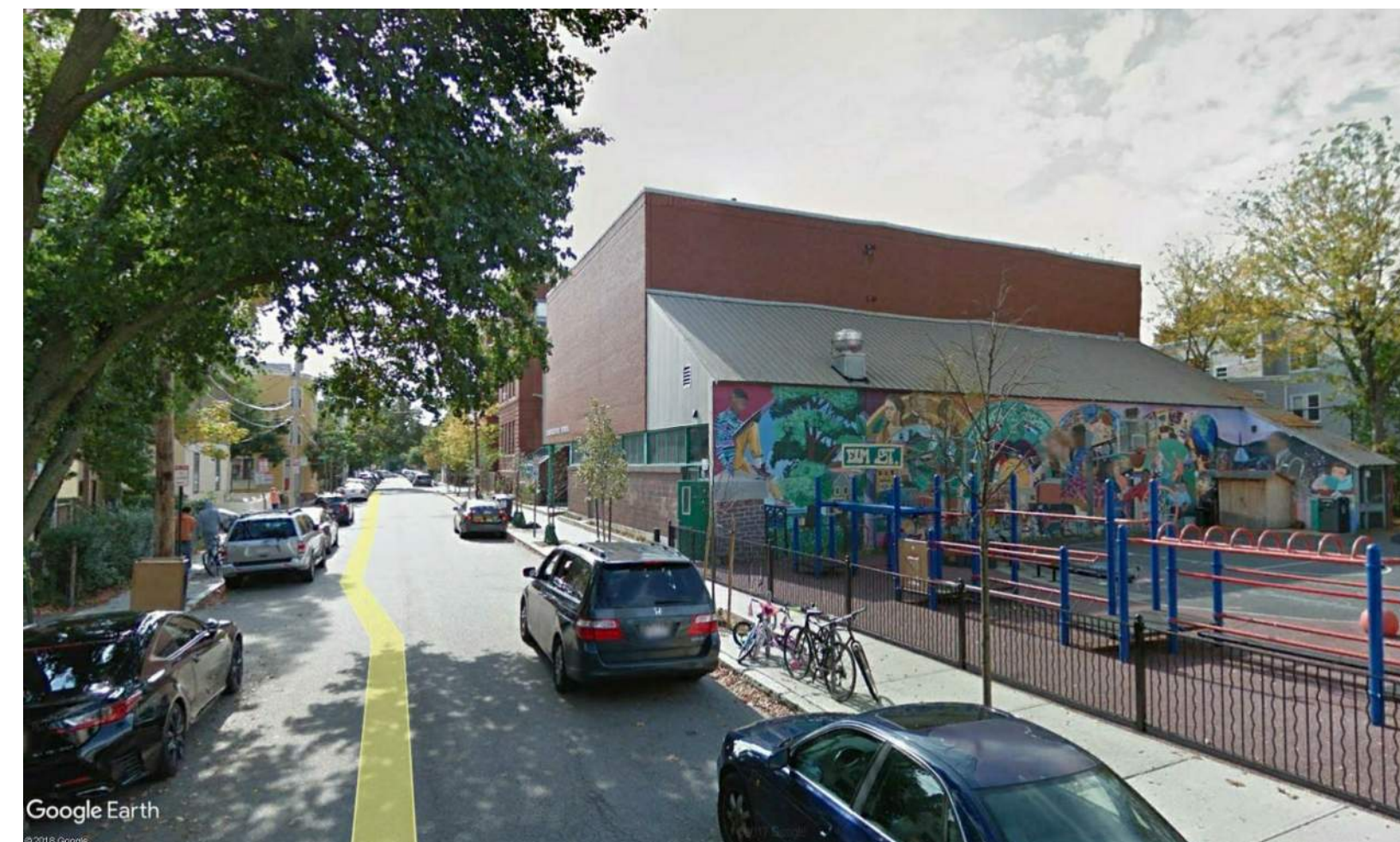
6 - STREET VIEW



2 - STREET VIEW



5 - STREET VIEW



4 - STREET VIEW



3 - STREET VIEW

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Project number	17124
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Drawn by	AB
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

NEIGHBOURHOOD
CONTEXT

AV-1

178 ELM ST. RESIDENCES



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**178 ELM ST.
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REGISTRATION

Project number	17124
Date	06/14/18
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

**EXISTING
PHOTOS**

AV-2
178 ELM ST. RESIDENCES

WINDOW OPENING CALCULATIONS				
WALL	WALL AREA	EXISTING OPENINGS	ORIGINAL OPENINGS	PROPOSED OPENINGS
FRONT FASCADA	1384 SF	199.04 SF	357.99 SF	332.73 SF
LEFT SIDE FASCADA	2847 SF	86.90 SF	353.65 SF	313.20 SF
RIGHT SIDE FASCADA	2847 SF	170.64 SF	353.65 SF	270.56 SF
REAR FASCADA	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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REGISTRATION

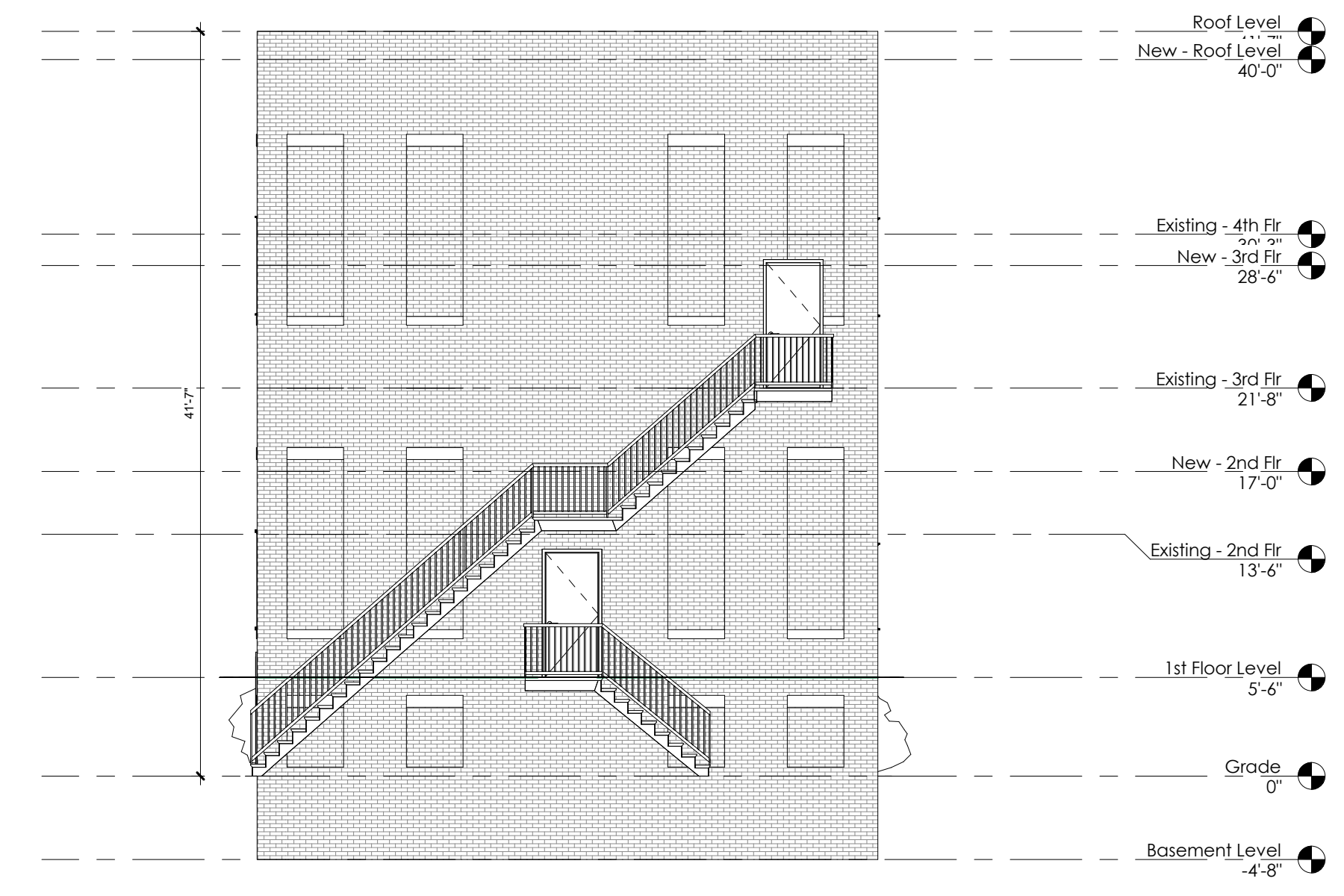
Project number 17124
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REVISIONS

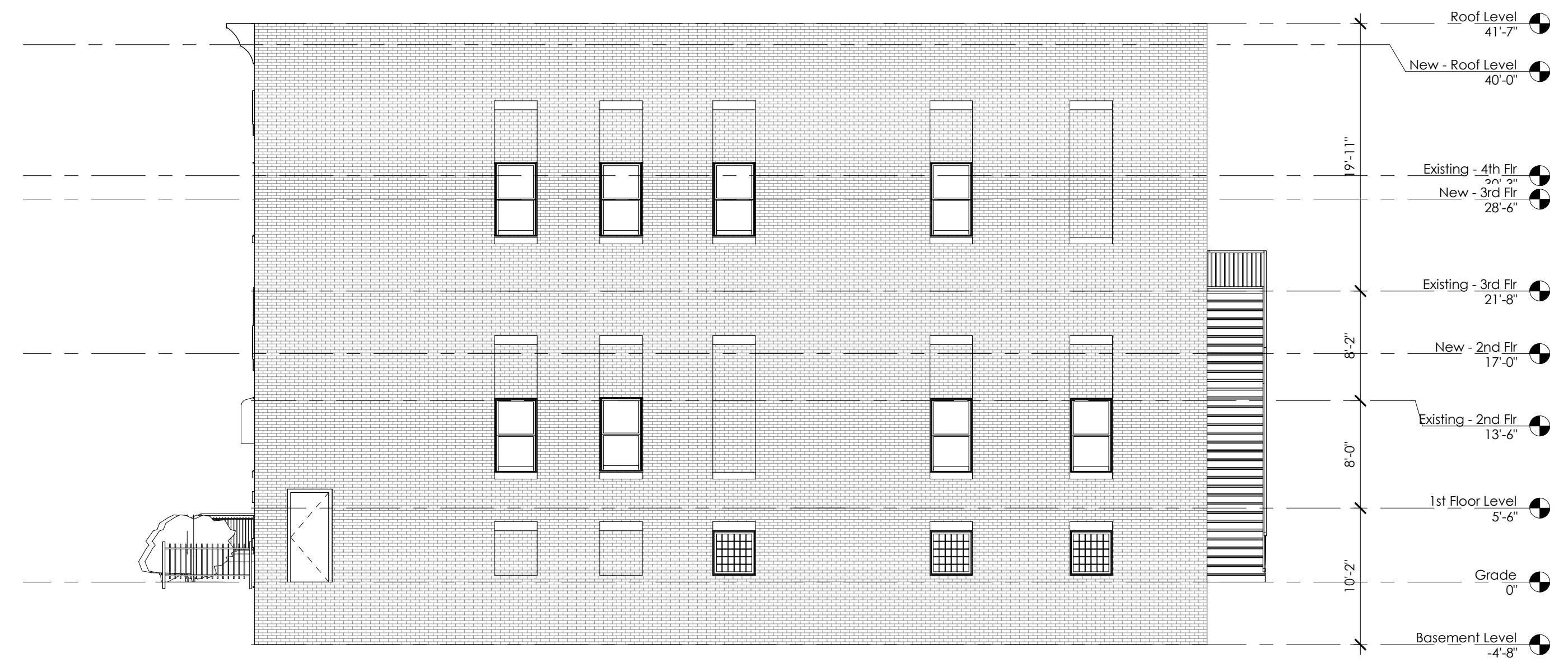
No.	Description	Date

EXISTING ELEVATIONS

EX-300
 178 ELM ST. RESIDENCES



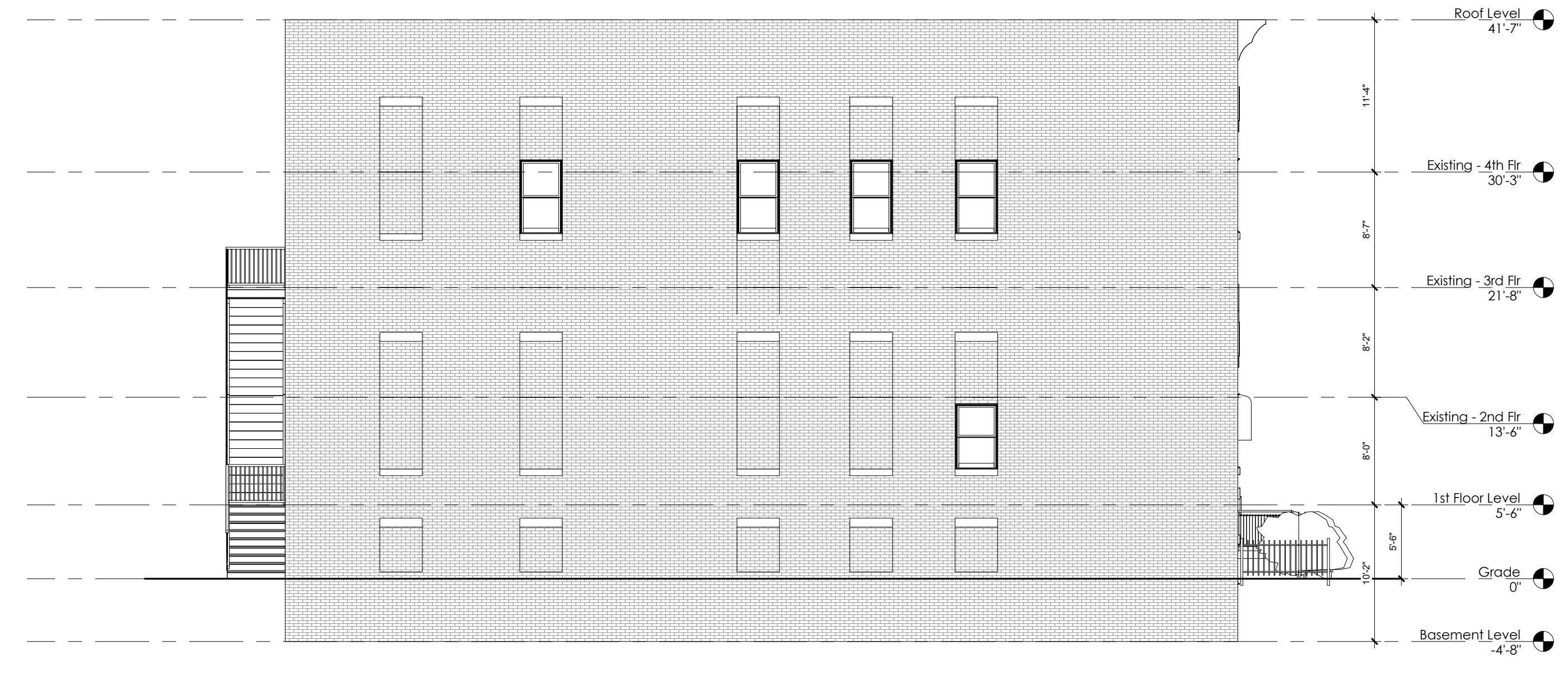
① East Elevation
 1/8" = 1'-0"



② South Elevation
 1/8" = 1'-0"



④ West Elevation
 1/8" = 1'-0"



③ North Elevation
 1/8" = 1'-0"



Nelson Group, LLC
178 Elm Street
Cambridge, Massachusetts

Architect
Khalsa Design, Inc.

Traffic Consultant
Vanasse & Associates, Inc.

Permitting Attorney
Adams & Rafferty

Response to the Comments of the Planning Board

Table of Contents

- *Unit Entry Modifications*
- *Window Changes*
- *Parking*

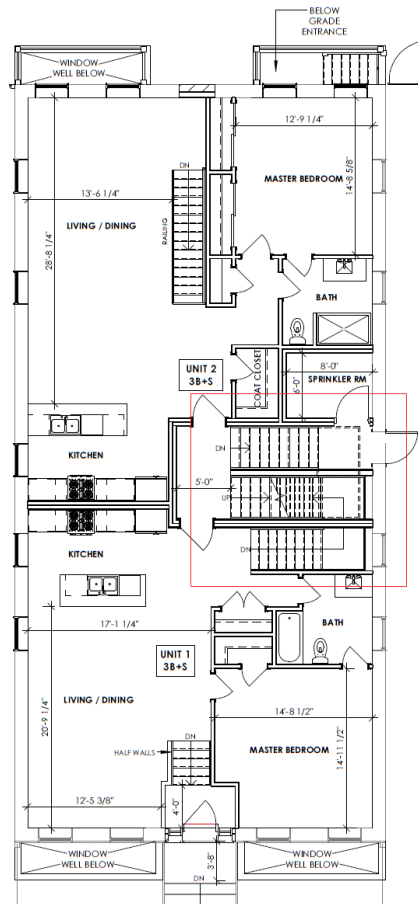
Entries

Unit entries previously sited on the right face of the building along the narrow corridor have been relocated to the front entrance on Elm Street. The modified proposal also incorporates a lift at the primary entry.

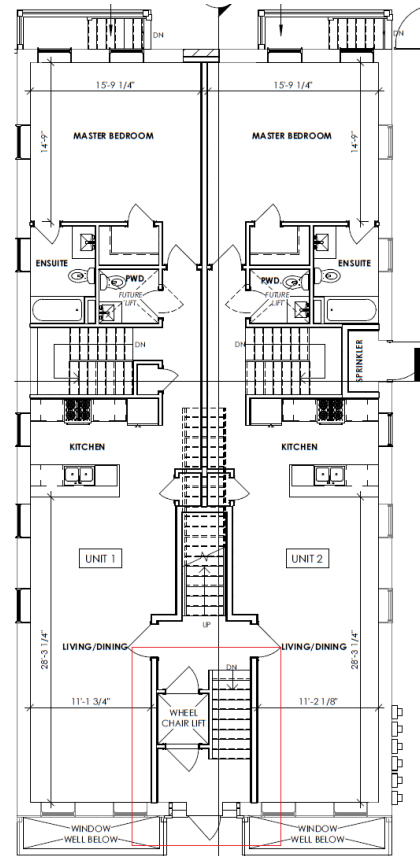
Those changes have been identified on the following pages:

- *Proposed Floor Plans (A-101)*
- *Proposed Elevations (A-300)*

Previous Design



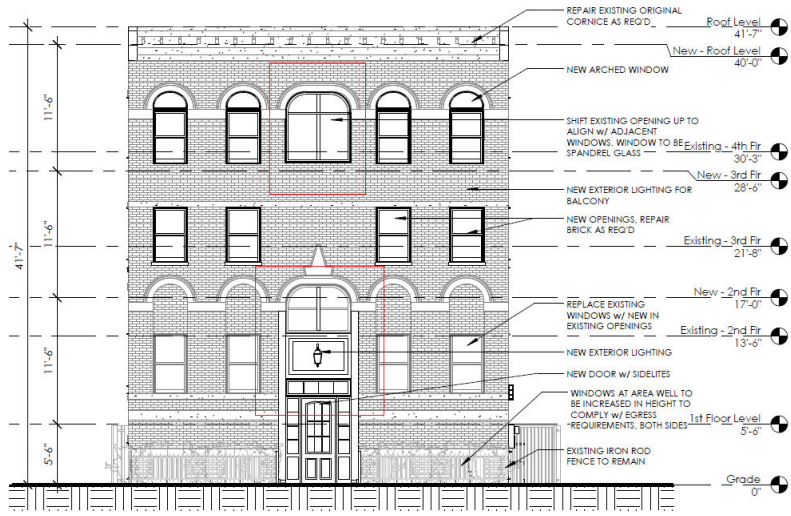
New Design



Windows

In response to comments from the Board that the window layout looked disorganized, additional bracing and framing has been added to the central windows to mirror those found to the left and right. Those changes have been identified in red on the following pages:

- *Proposed Elevations (A-300)*



Proposed

Initial Application

