

Mahoney, Lenore

From: Lynne Sweet <ldsweet@ldsconsultinggroup.com>
Sent: Thursday, August 15, 2019 4:30 PM
To: Mahoney, Lenore; Saraceno, George; Hickey, David
Cc: Dennis M. Di Schino (dennis@equitypartners.us); Christopher Heep; Ivria Fried; Randy Becker; Jesse Hilgenberg; Cliff Boehmer
Subject: RE: Cedar Place Development - Updated Architectural Plans
Attachments: 3 Burke Lane Update 080619.pdf

Good Afternoon:

As mentioned at the last hearing, the architect has updated the plans to respond the your comments as follows:

- 1) First Floor units are now group 1 accessible due to ramps
- 2) Affordable unit has been moved on section floor to face parking lot
- 3) Garage has had two windows added
- 4) Walkway from new building to street will have stamped pavement like brick and paint to make more visible
- 5) The management office has been removed and will be an entertainment center
- 6) The reference to Group 2 unit has been removed
The architect is still of the opinion that there is no code issue with the locations of the buildings: In my opinion, the building code is pretty clear on this. We are proposing a new Fully-Sprinklered 3-story Type VB, Use Group R-2 building that is compliant with the height and area restrictions set forth in T506.2 and T506.1. The existing single family residence is staying with an alteration/addition, and is type VB construction, and is less than the required area to require sprinklers (i.e. none required). The separation distance is over 10' but less than 30', and therefore T602 requires a 0-hour rating (i.e. none). We are exempt from NFPA 245 as we are under 4 stories.
- 7) Outside bicycle storage, there are covered shed type structures that can be purchased. The developer would like this to be a request and not a requirement. If residents ask for it, he can always put it up but we would prefer to leave the outdoor space open and unencumbered at this time.
- 8) Colored rendering – delivered previously

We will be happy to provide full size copies and/or final copies upon request.

Thank you.

Lynne



Lynne D. Sweet

Principal

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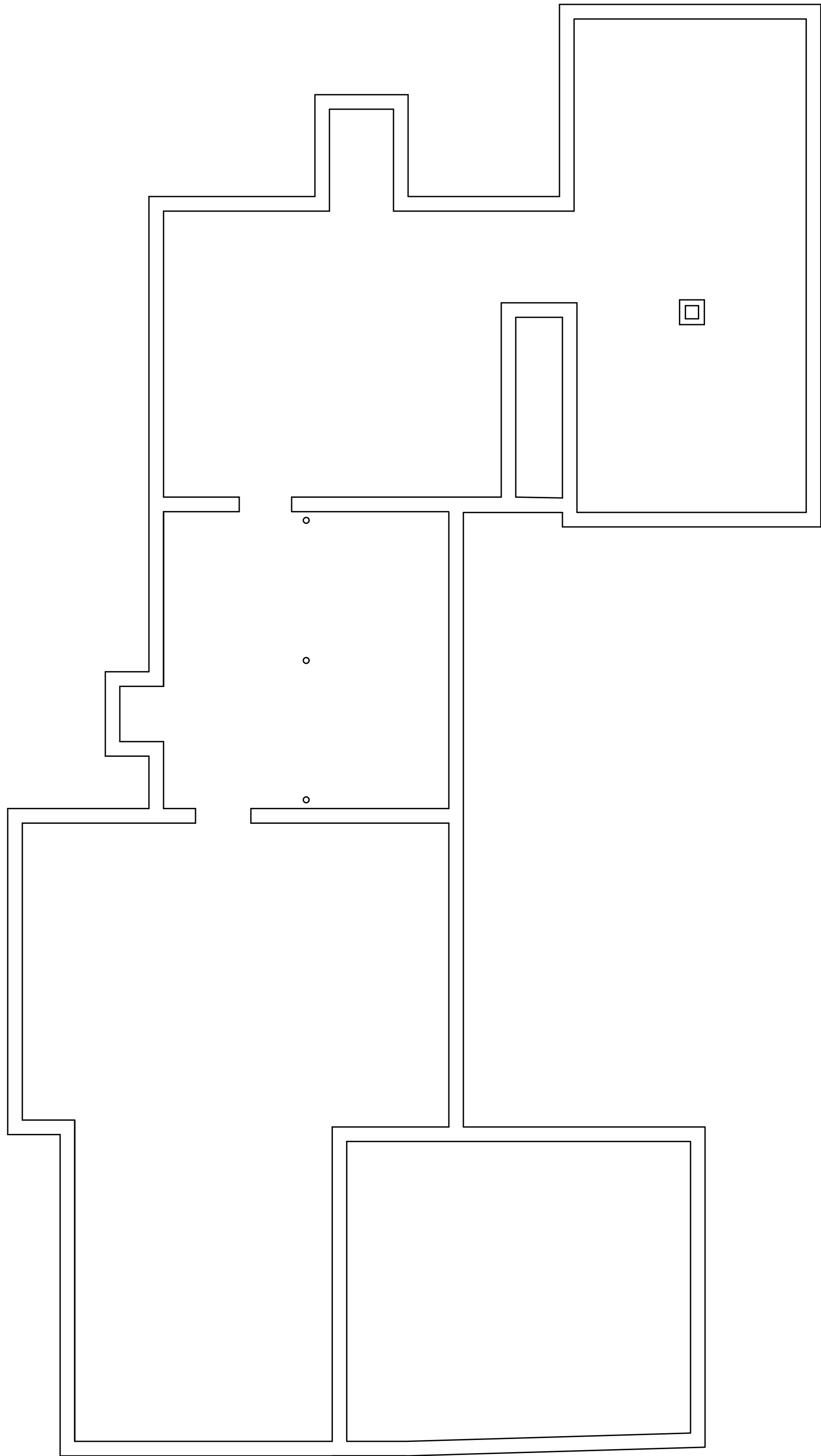
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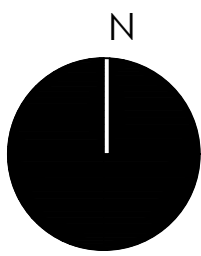
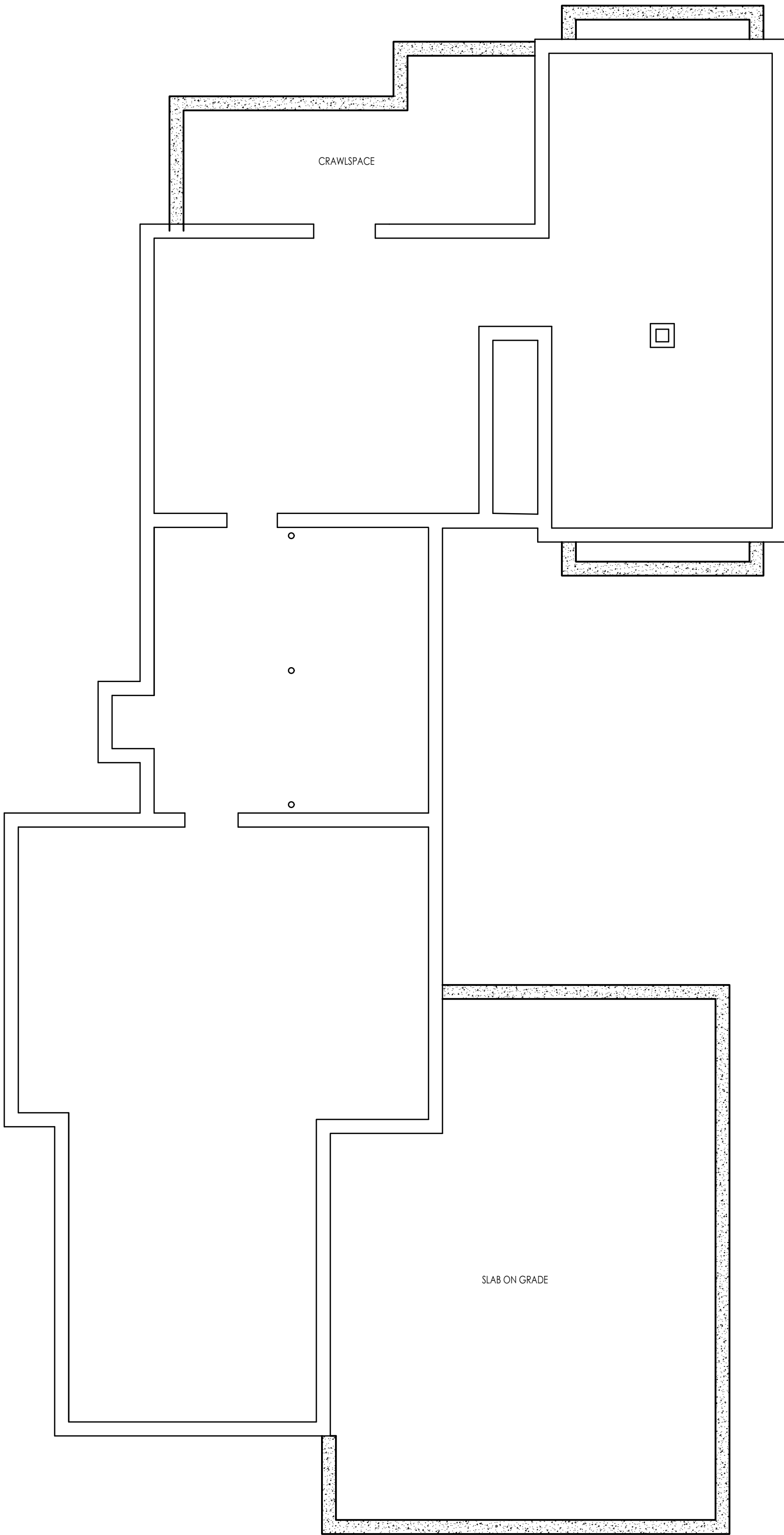
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EXISTING BASEMENT PLAN 1
SCALE: 3/16" = 1'-0" EX-1.0



PROPOSED BASEMENT PLAN 2
SCALE: 3/16" = 1'-0" EX-1.0

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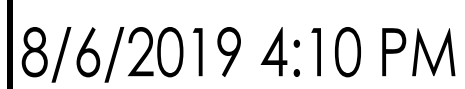
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RESIDENTIAL STRUCTURE
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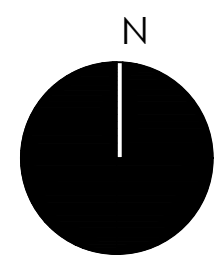
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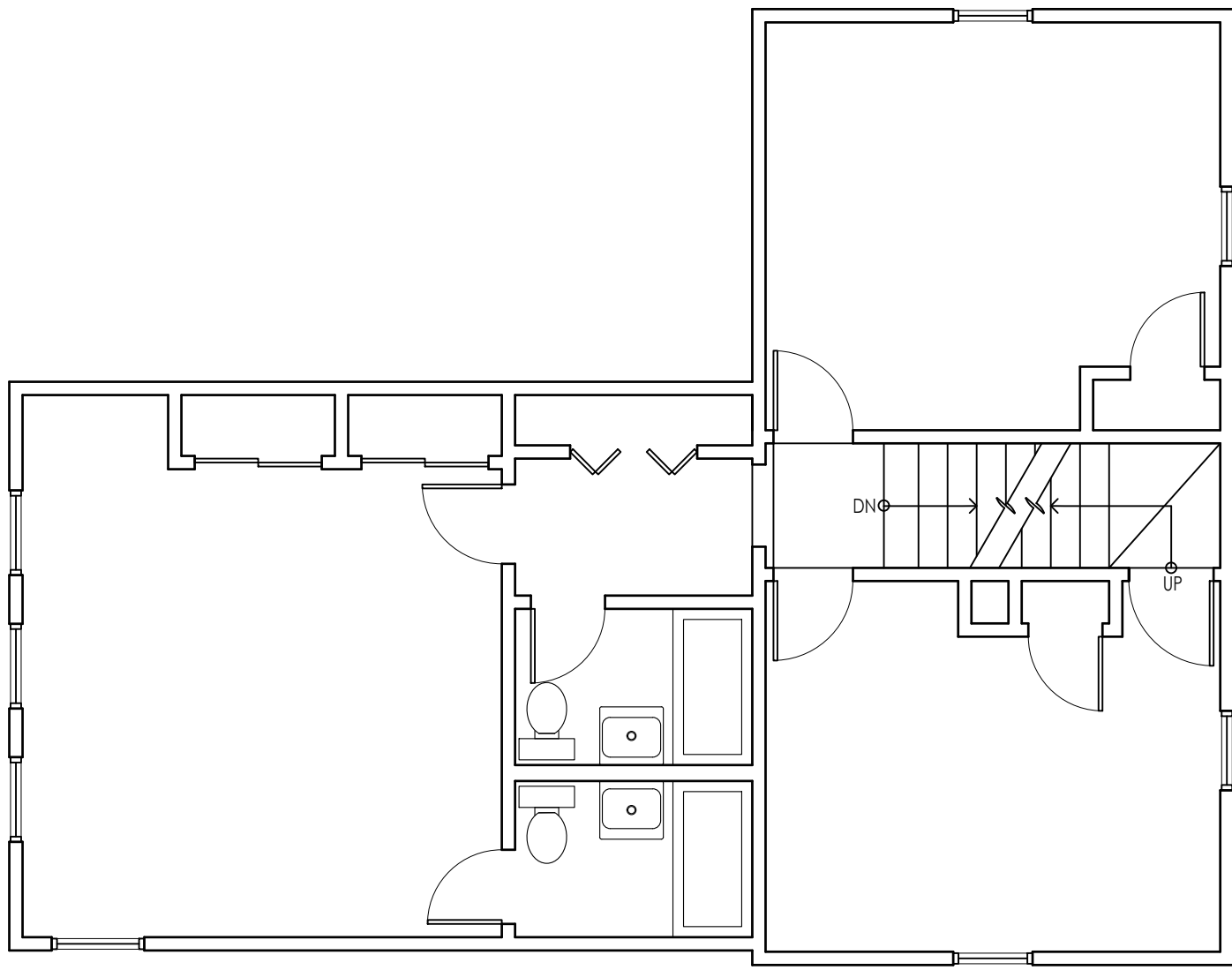
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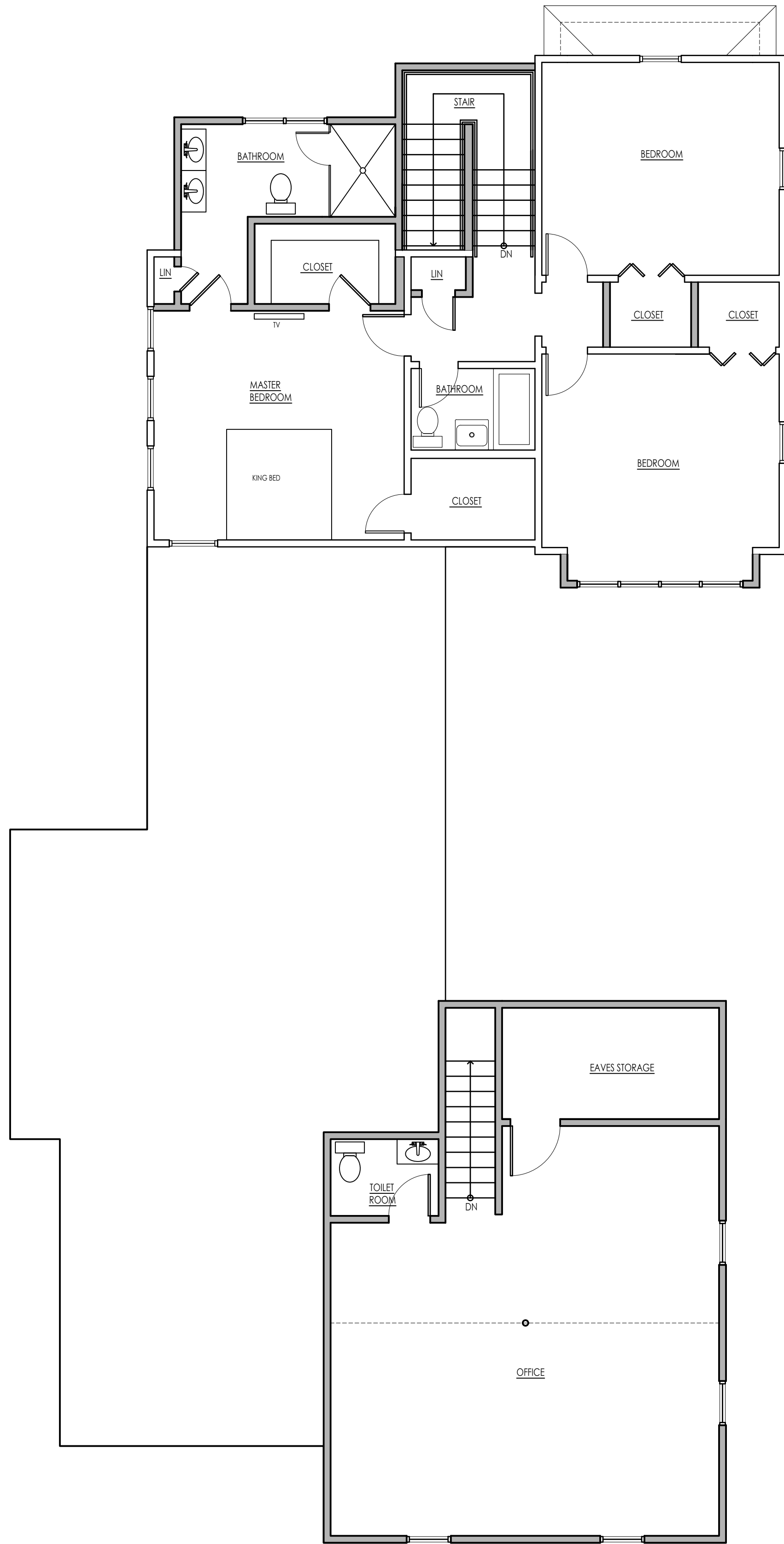
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EX-1.1



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EX-1.1



EXISTING SECOND FLOOR PLAN 1
SCALE: 3/16" = 1'-0" EX-1.2



PROPOSED SECOND FLOOR PLAN 2
SCALE: 3/16" = 1'-0" EX-1.2

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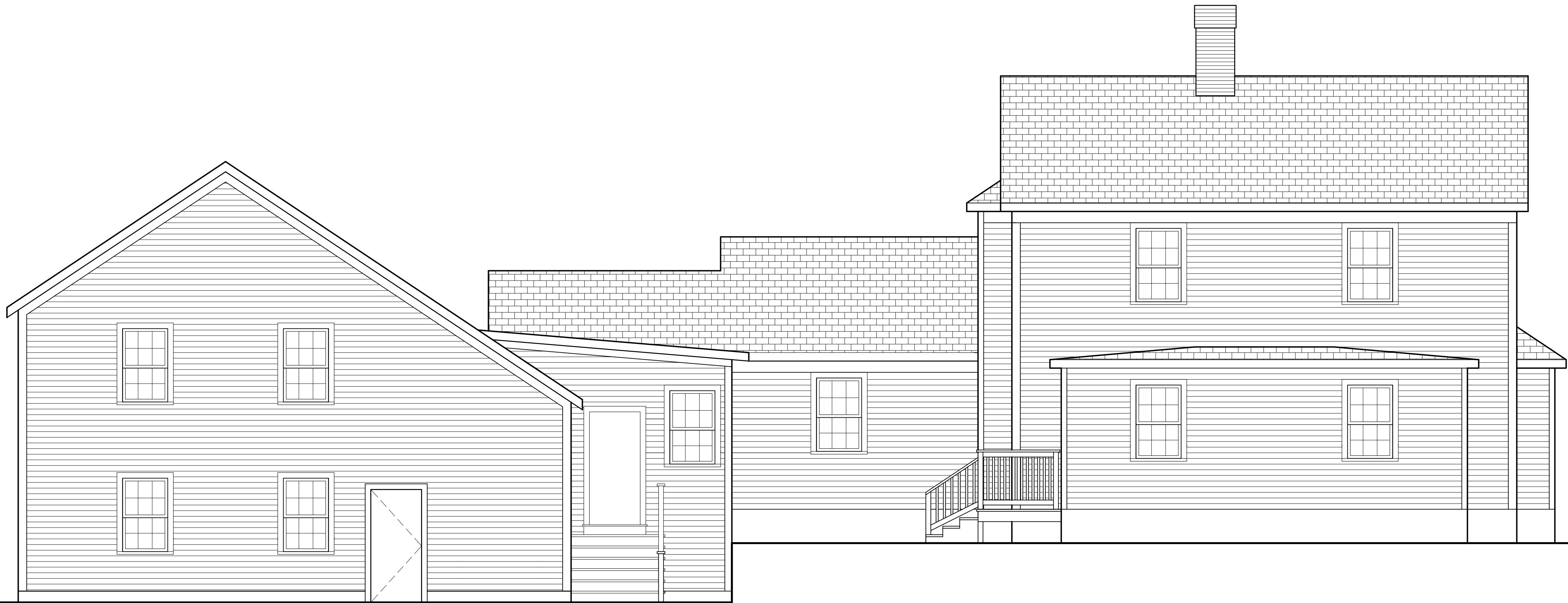
EXISTING & PROPOSED SECOND FLOOR
PLAN

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EX-1.2



EXISTING BUILDING ELEVATION 1
SCALE: 1/4" = 1'-0" EX-2.1



PROPOSED BUILDING ELEVATION 2
SCALE: 1/4" = 1'-0" EX-2.1

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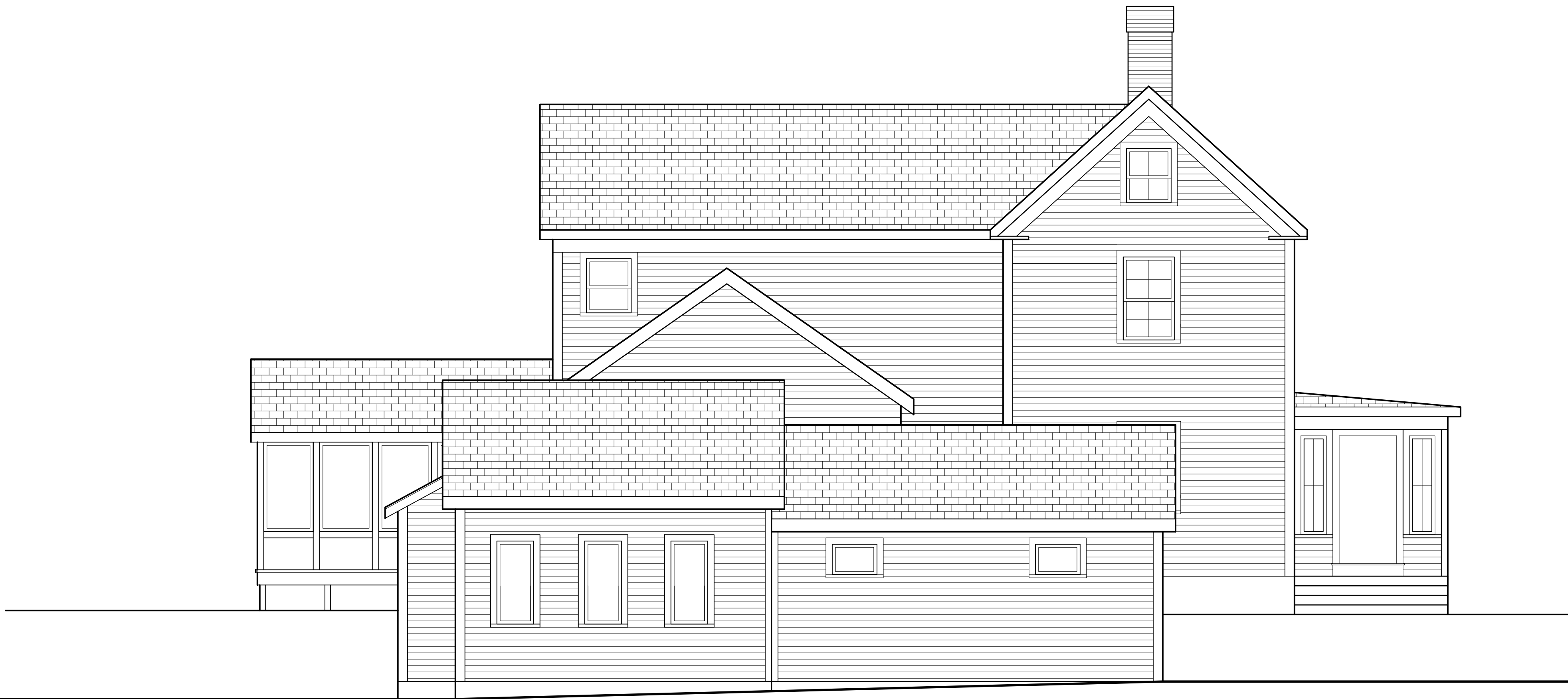
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EXISTING & PROPOSED ELEVATIONS

SHEET NUMBER:

EX-2.1



EXISTING BUILDING ELEVATION ¹
SCALE: 1/4" = 1'-0" EX-2.2



PROPOSED BUILDING ELEVATION ²
SCALE: 1/4" = 1'-0" EX-2.2

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SHEET TITLE: EXISTING & PROPOSED ELEVATIONS	
SHEET NUMBER: EX-2.2	



EXISTING BUILDING ELEVATION 1
SCALE: 1/4" = 1'-0" EX-2.3



PROPOSED BUILDING ELEVATION 2
SCALE: 1/4" = 1'-0" EX-2.3

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EXISTING & PROPOSED ELEVATIONS

SHEET NUMBER:

EX-2.3



EXISTING BUILDING ELEVATION 1
SCALE: 1/4" = 1'-0" EX-2.4



PROPOSED BUILDING ELEVATION 2
SCALE: 1/4" = 1'-0" EX-2.4

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SHEET TITLE: EXISTING & PROPOSED ELEVATIONS	
SHEET NUMBER: EX-2.4	



EXISTING BUILDING ELEVATION 1
SCALE: 1/4" = 1'-0" EX-2.5



PROPOSED BUILDING ELEVATION 2
SCALE: 1/4" = 1'-0" EX-2.5

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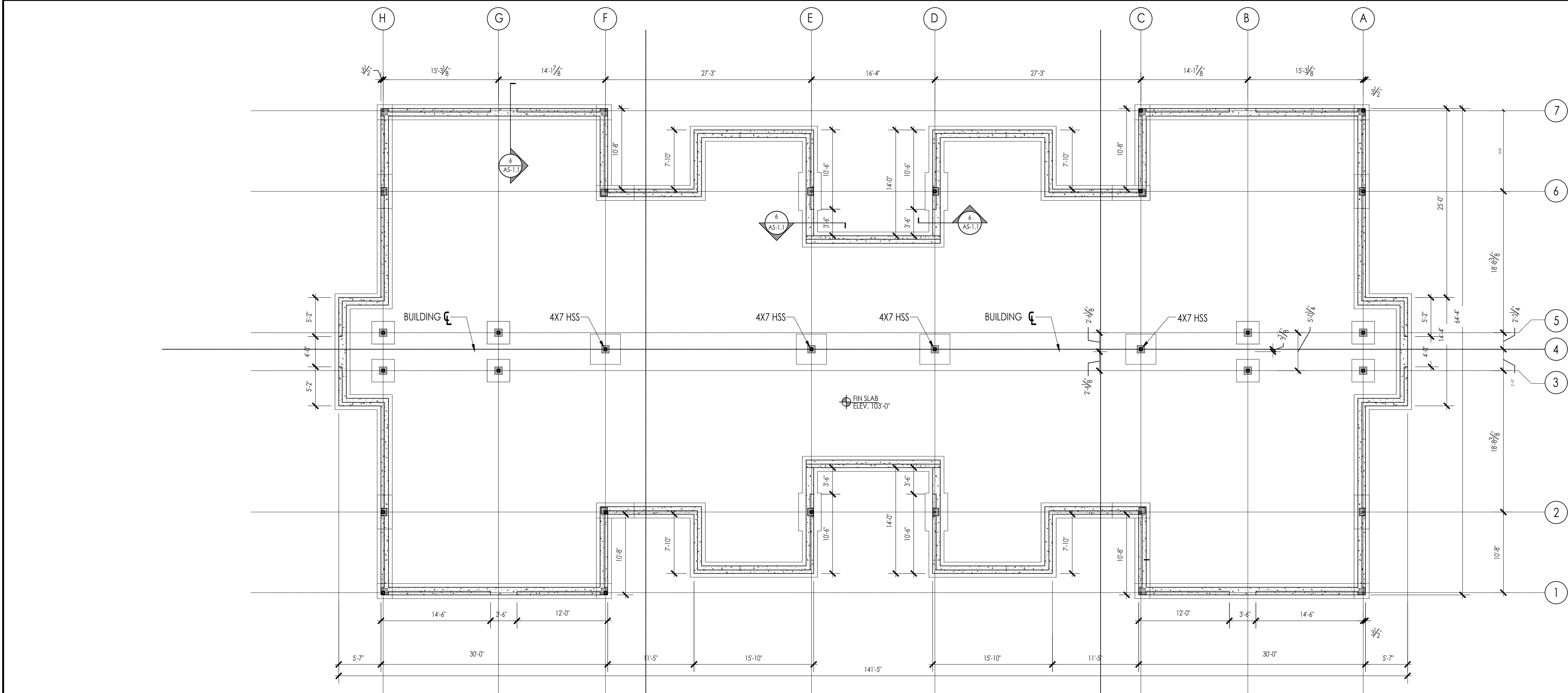
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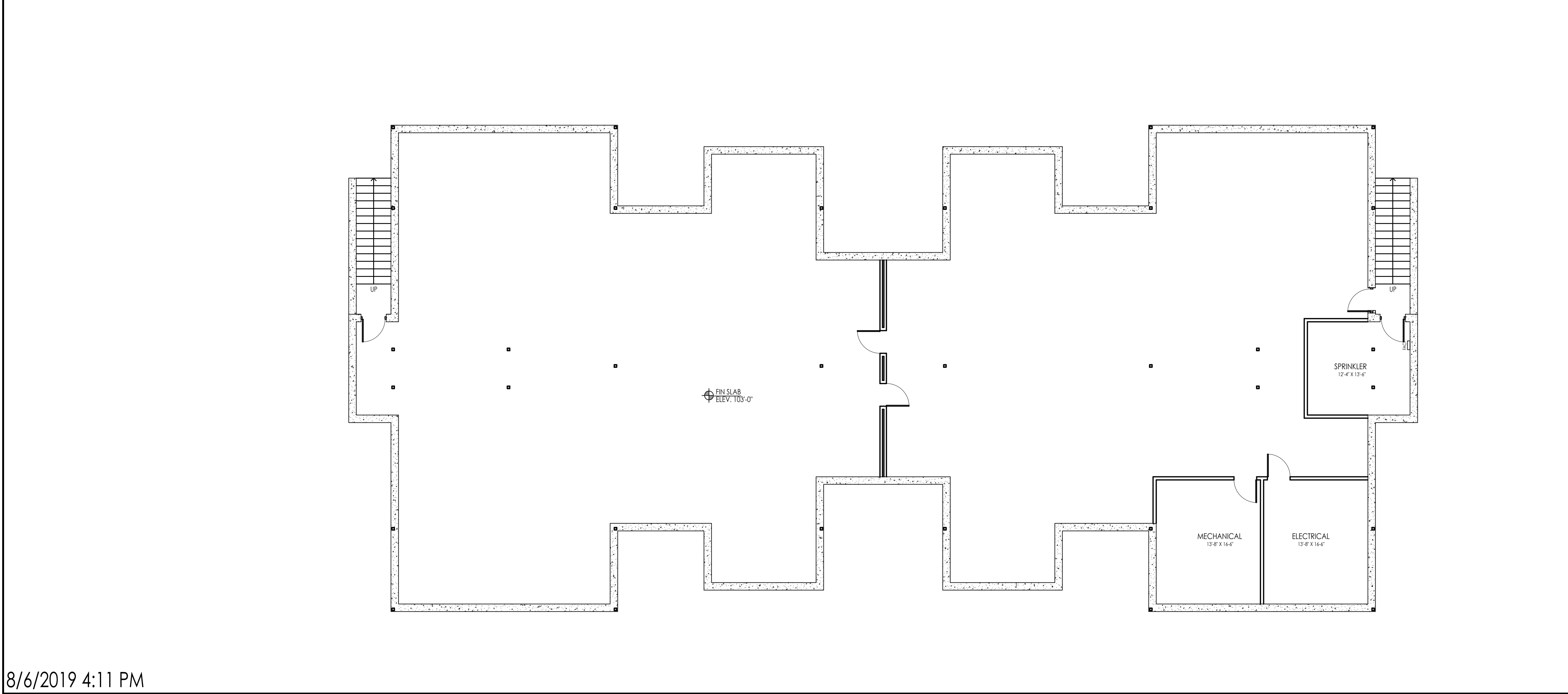
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SHEET TITLE:
EXISTING & PROPOSED ELEVATIONS
SHEET NUMBER:

EX-2.5



PROPOSED FOUNDATION PLAN
SCALE: 1/8" = 1'-0" A-1.0



PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0" A-1.0

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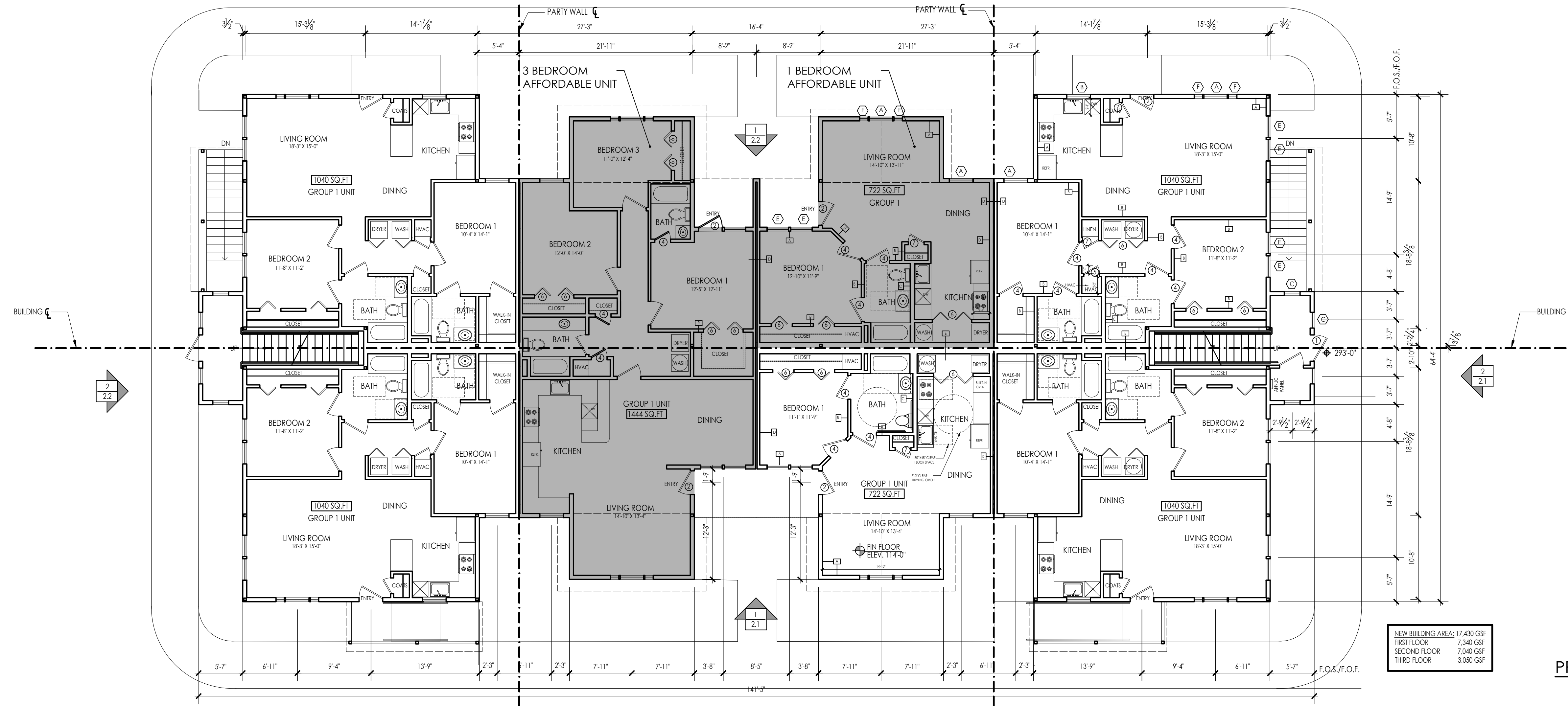
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PROJECT TITLE:	RESIDENTIAL STRUCTURE 3 BURKE LANE WELLESLEY, MA 02481
SHEET TITLE:	PROPOSED FOUNDATION & BASEMENT PLANS
SHEET NUMBER:	A-1.0



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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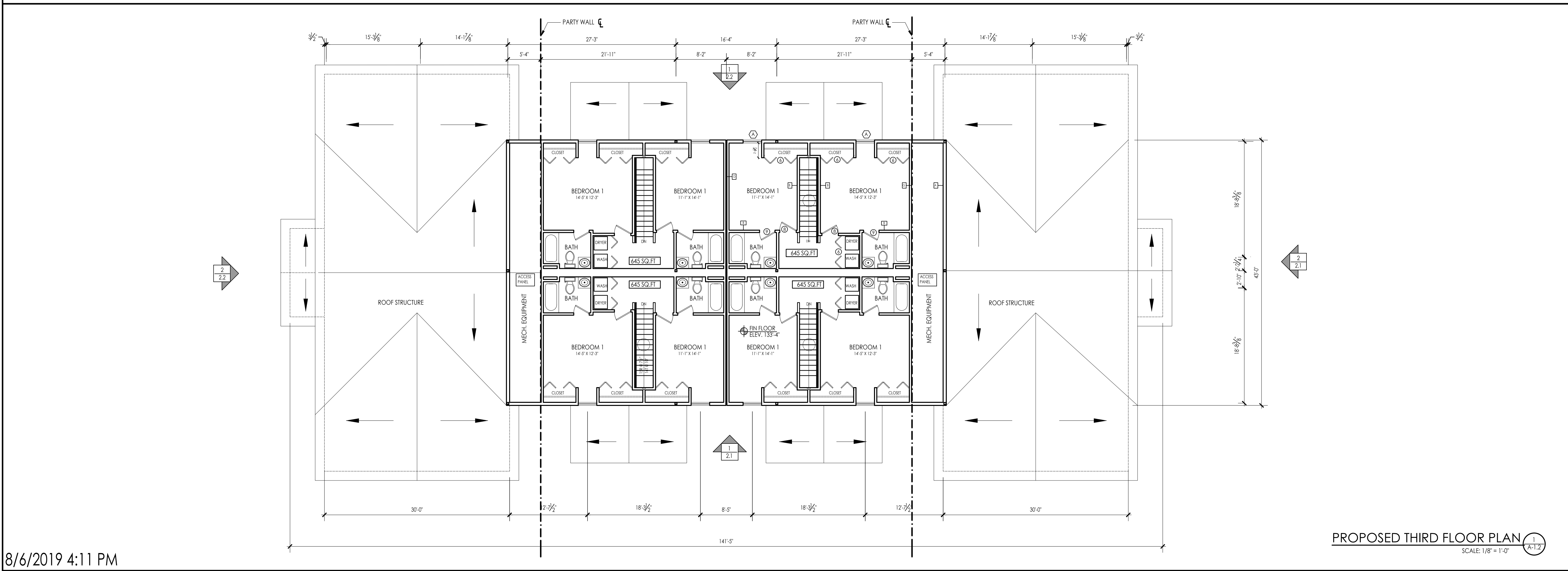
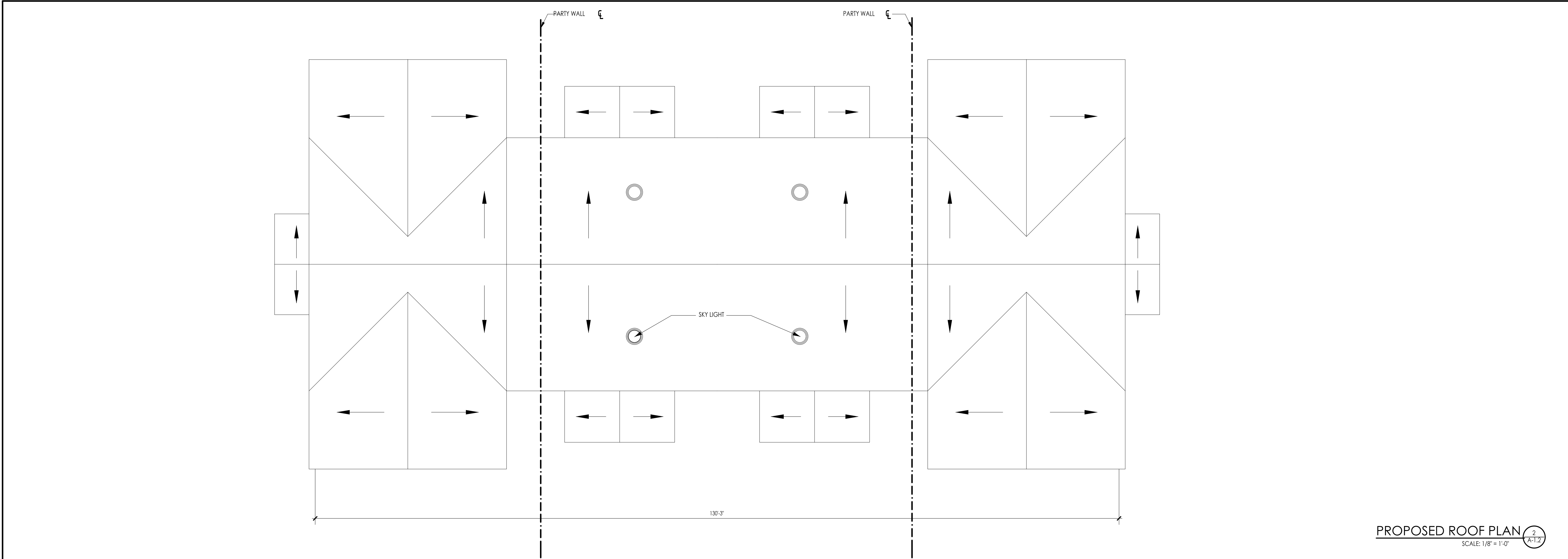
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SHEET TITLE:
PROPOSED FIRST & SECOND FLOOR PLANS

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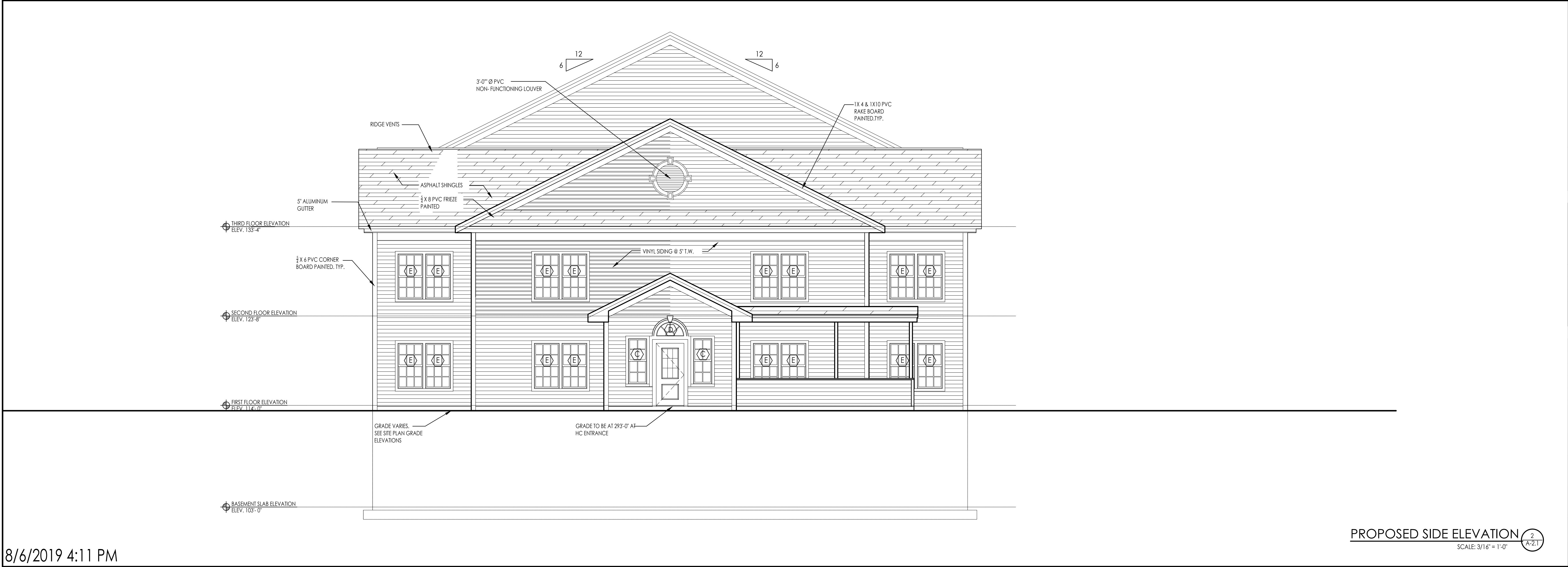
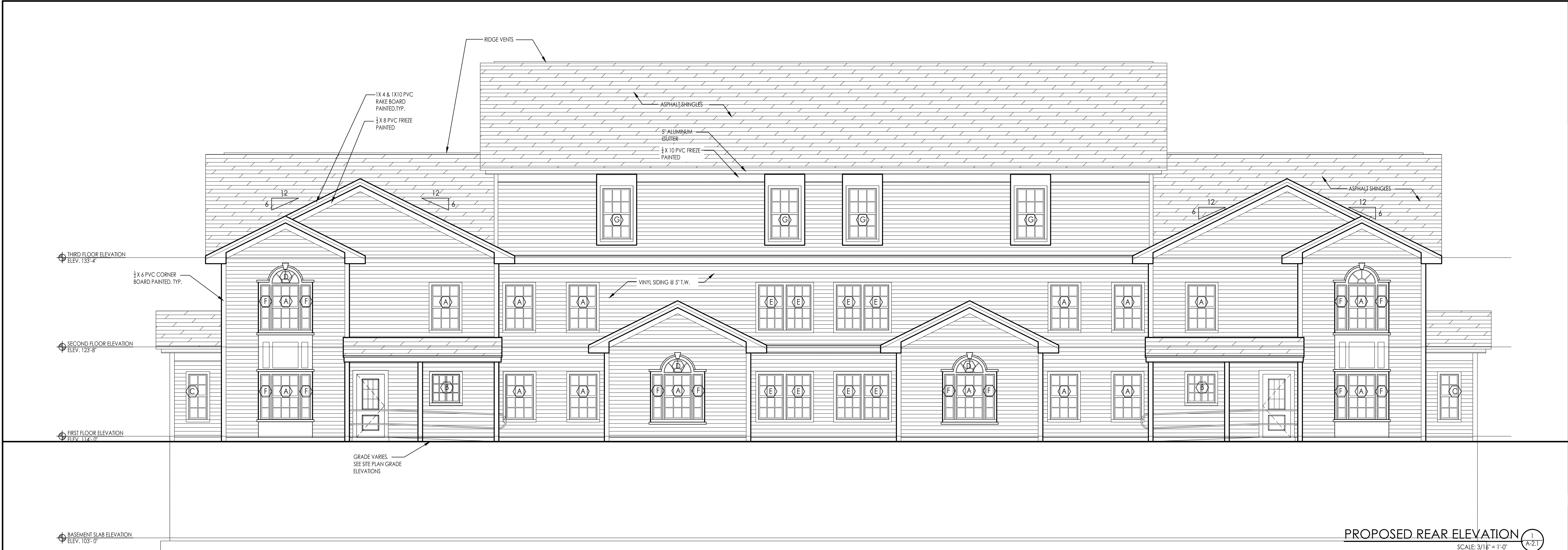
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SHEET TITLE:
PROPOSED THIRD FLOOR & ROOF PLAN
SHEET NUMBER:

A-1.2



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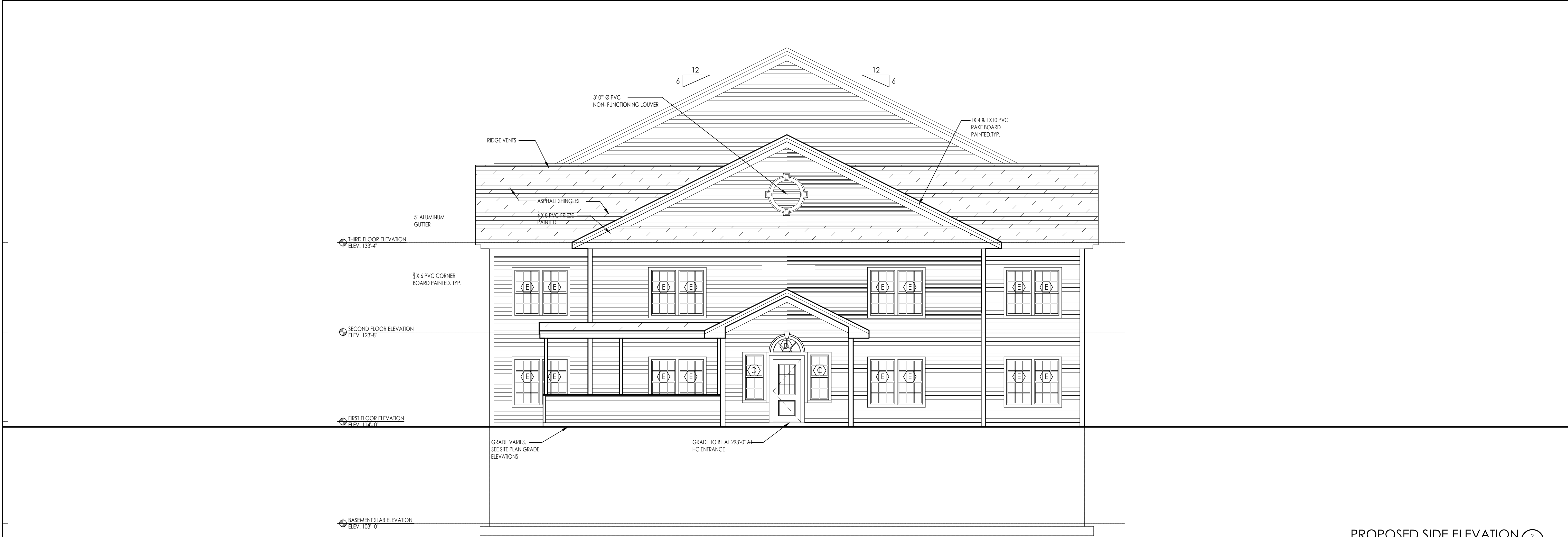
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SHEET TITLE:
PROPOSED BUILDING ELEVATIONS

SHEET NUMBER:
A-2.1



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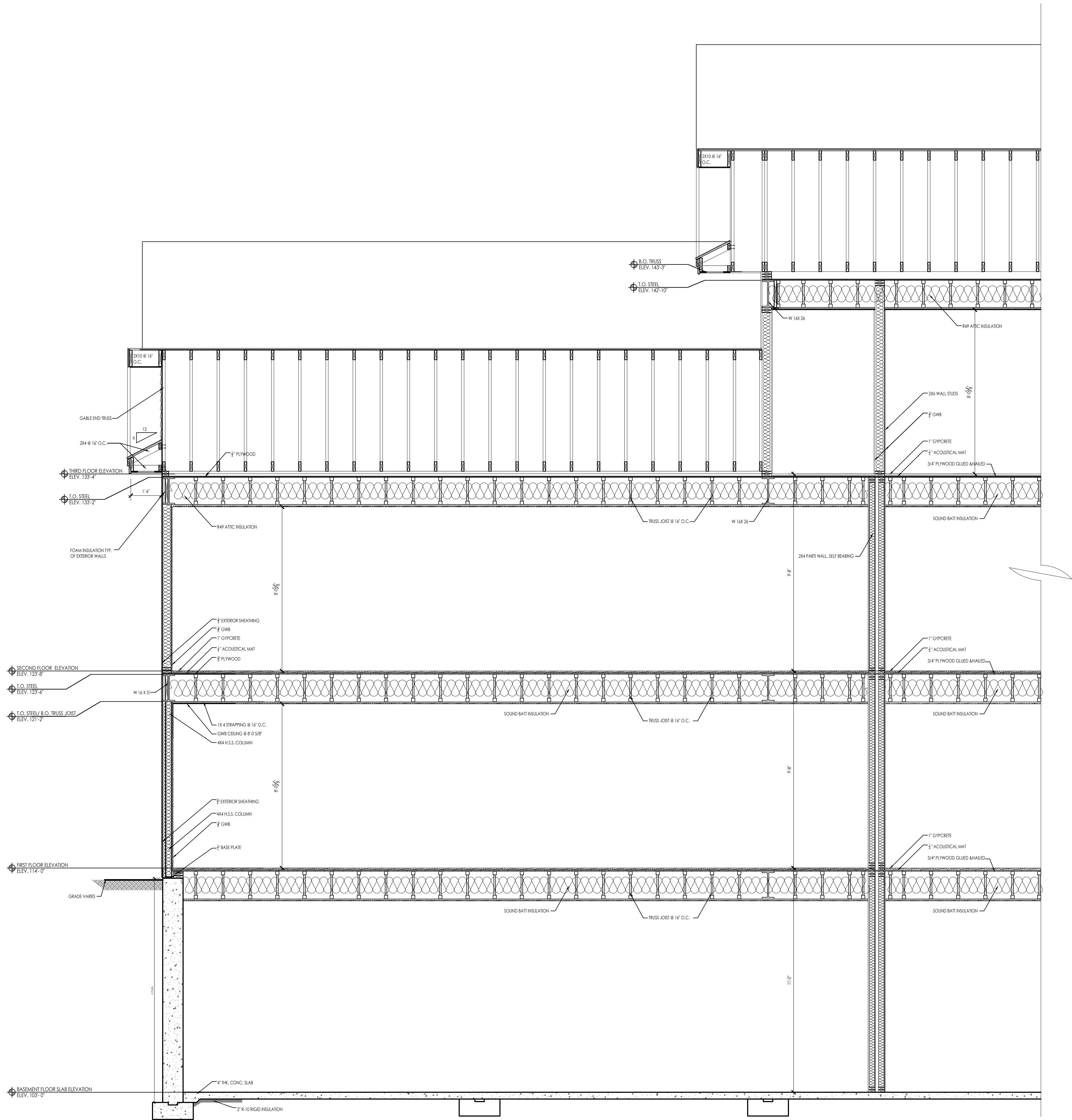
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PROPOSED BUILDING SECTION
SCALE: 3/8" = 1'-0"

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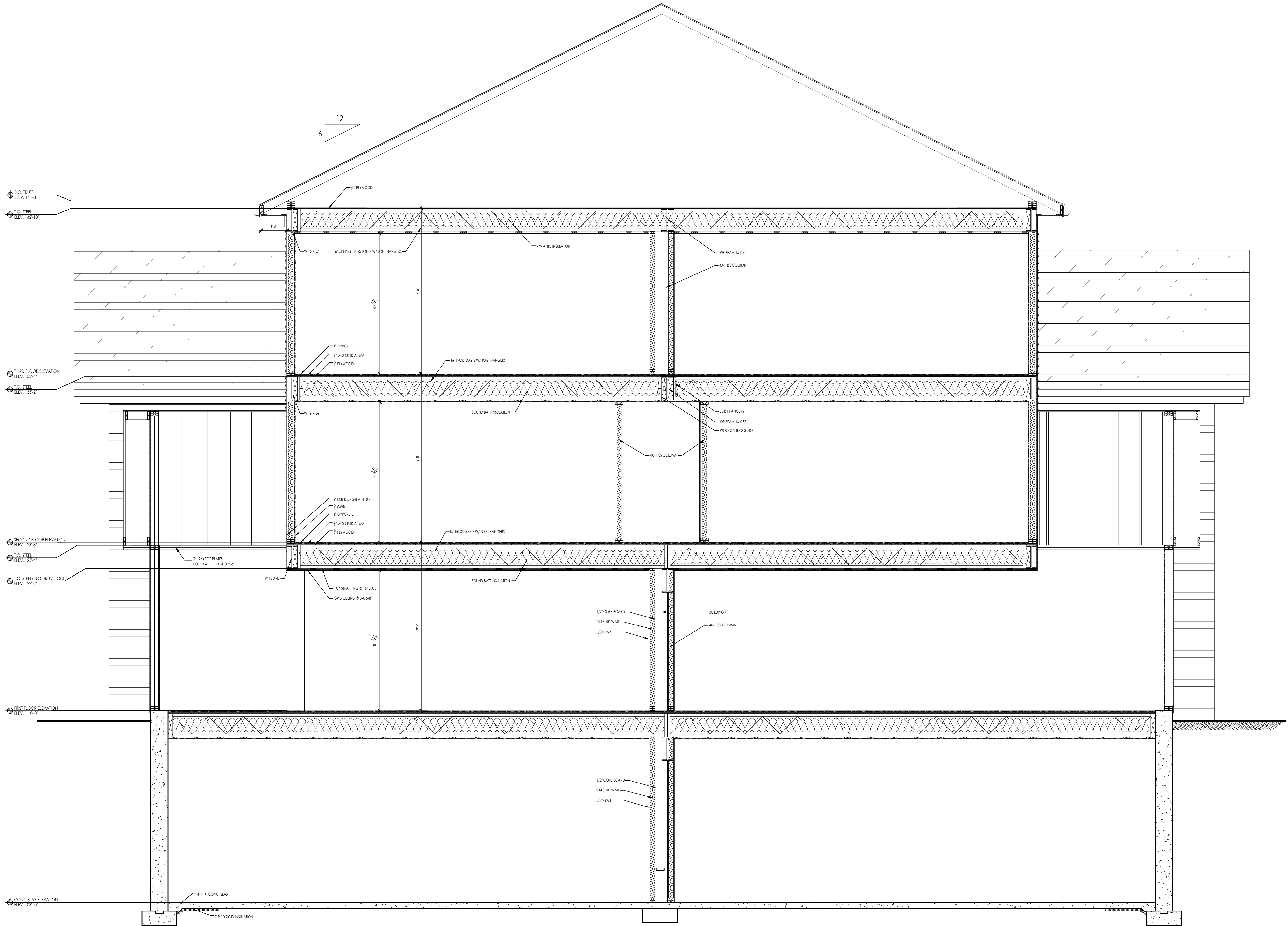
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PROPOSED BUILDING SECTION
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PROPOSED BUILDING SECTION
SCALE: 3/8" = 1'-0"

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SHEET TITLE:
PROPOSED BUILDING SECTION

SHEET NUMBER:

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