

Provide a lighting study / lighting details

- Include rear of building and ramp to parking garage
 - See updated plans
- Include info on lighting in tandem parking area
 - No lighting on the back of the building. Please reference plans for the light fixtures on other parts of the building.

Facade / exterior

- Provide more detail on elevations
 - Include context -- abutting properties on Mass Ave, Lake, Chandler
 - We have included both existing conditions as well as the new proposed building in context with the surrounding area
 - Note louvers for air intake and exhaust on elevations
 - See updated plans
- Eliminate the arch / clock tower
 - Yes, updated
- Look at pilaster height given that there is no longer a balcony at that location
 - Updated on plans
- Reduce brick parapets on 4th floor
 - Updated on plans
- Consider granite base
 - Updated on the plans to now reflect the use of granite base
- Storefront opening up to courtyard from the restaurant
 - Updated on plans
- Adjust the building coloration with regard to the heaviness of gray facade and cornice detailing
 - Updated on plans
- Provide material samples
 - Providing
- Find a way to use more modern design/lines on the canopy over the residential entrance
 - Updated on plans
- Provide an additional rendering showing the view for someone traveling north on Chandler St.
 - Yes, provided

Necessary roof details

- Center the mechanical on the roof, or at least move it away from the edge of the roof (maybe between the stairwell and elevator?)
 - Yes, corrected.
- Show mechanical details on renderings and elevations
 - The mechanicals do now show up on the renderings from the street because they are not visible in the current location
- Need solar dimensions and roof dimensions
 - Updated on plans
- Add restaurant venting details on roof
 - Updated on plans

Clean up GFA and FAR calculations

- Include the math to show how you get to the numbers
 - Shown on the cover sheet
 - Clarify if the basement meets the definition of the basement based on the Zoning Bylaw for the purposes of calculating FAR / GFA
 - Per the Definition for a basement in the by-law:
 - A portion of a building partly below grade which has more than one half of its height measured from the finished floor to the finished ceiling above the finished grade of the ground adjoining the building.
 - A basement is not a story unless its ceiling is four feet six inches above the average finished grade.
 - We then get to calculating FAR which is defined as follows:
 - The sum of the gross horizontal areas of all floors including basements as measured from the exterior faces of the exterior walls including basements except as excluded in 2 below.
 - That section excludes, from the calculation, accessory parking and our parking is an accessory to the residential units in the building and is not a separate garage which would be rented to individuals not related to the residential units.

Parking and garage details

- Provide dimensions of parking spaces
 - Updated on plans
- Provide details on driveway slope
 - Updated on plans
- Add screening to the parking area
 - Updated on plans
- Provide more bike parking -- 45 long-term spaces are required for residential; if provided in the garage by moving the utility closet, please try to do so without reducing the commercial area
 - Correct on the plans. We have moved most bike parking upstairs, for ease and convenience, and have more than the required amount.
- Need ceiling heights for the basement and a section of the building at the parking ramp
 - Yes, provided on the plans.
- Use inverted U bike racks or pole and hoop racks for exterior
 - Yes, provided (A&M: this is shown on Sheet C-502, detail #6 on civil plans)
- Details on garage door -- will there be audible warning signals?
 - Quiet rolling door, no audible signals, lights or sirens. Visible in the renderings and also set back off the street.
- Consider removing one row of the tandem parking and giving it back to the retail space (and potentially adding another retail space)
 - Evaluate the tradeoff between utility, bike parking, and retail
 - We removed all tandem spaces and gave some back to retail, some for bike parking, and some for trash removal.
 - Tenant space "B" now has a total space size of 1,819 SF, which is an increase of 277 SF as a result of getting rid of the tandem parking spaces and re-working the overall layout.
 - Tenant space "A" is now 3,032 SF, which is an increase of 302 SF

■ Total commercial space increase is **579 SF**

- Flip van access clearance area with the parking space access to the stair
 - Yes, corrected and shown on plans

Site

- Provide a calculation for the required rear yard setback so the board can determine if a waiver should be provided
 - Because there is a front yard on both Chandler and Lake Street, that would imply that the rear of the property would be a side yard.
- Provide a narrative related to the trash removal process
 - We have moved the trash upstairs as part of getting rid of the tandem parking. The trash removal service would wheel out the bins from the room.
- Detail the process for loading and unloading commercial tenants / moving trucks for residents
 - On the property there is room for trucks or residents to temporarily block the 4 surface parking spots. Realistically, I think people would load from Chandler, since it is one-way and 24' wide. We propose to work with the planning department as well as the select board to try and make one side of the street a loading zone, even if for limited hours. There is plenty of room for it and would solve loading issues both for the commercial and residential tenants. If this was a two way street it may be more difficult, but since it is a one way street it is a very logical and feasible solution. Currently from our property all the way up to Mass Ave there are signs prohibiting parking.
- Can the transformer be moved somewhere other than the rear yard setback?
 - We have re-studied this and truly this is the only practical place for it. We have provided extra screening and landscaping.
- Trees being planted by the proponent -- will irrigation system be provided?
 - No irrigation, by hand as necessary
- Alleyway -- is buffer a fence or stockade fence or all plantings
 - Yes, please see updated rendering in context looking at the rear of the property (A&M: the rendering shows a brick base to the fence. Is this what is proposed or just PVC screen fence).

Submit a TDM plan along with the request for a reduction in parking

- Unbundle parking from rent
- Add additional hanging bike racks above cars on the wall
- We would like to propose for the last portion of the TDM plan that we work administratively with the planning department. Our 3rd option we would like to gear towards our commercial tenants such as subsidized public transportation for employees or something along those lines, however, it is more helpful for us as well as the tenant to work through that once we have someone moving in to make sure whatever we do propose is helpful and desirable for their business.

Consider providing a green roof at the step back

- Provided