

**Mahoney, Lenore**

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**From:** Lynne Sweet <ldsweet@ldsconsultinggroup.com>  
**Sent:** Tuesday, August 6, 2019 3:14 PM  
**To:** Mahoney, Lenore; Cliff Boehmer  
**Cc:** Dennis M. Di Schino (dennis@equitypartners.us); Christopher Heep; Ivria Fried; Randy Becker; Neil Dixon; Jesse Hilgenberg  
**Subject:** RE: Cedar Place Development - Architectural Responses - revised  
**Attachments:** Dixon Salo Responses to ZBA 080119.doc

My apologies, we have updated item 8.

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**From:** Lynne Sweet  
**Sent:** Tuesday, August 6, 2019 11:18 AM  
**To:** Mahoney, Lenore <lmahoney@wellesleyma.gov>; Cliff Boehmer <CBoehmer@davissquarearchitects.com>  
**Cc:** Dennis M. Di Schino (dennis@equitypartners.us) <dennis@equitypartners.us>; Christopher Heep <cheep@miyares-harrington.com>; Ivria Fried <ifried@miyares-harrington.com>; Randy Becker <jrbecker60@comcast.net>; Neil Dixon <Ndixon@dixonsaloarchitects.com>; Jesse Hilgenberg <Jhilgenberg@dixonsaloarchitects.com>  
**Subject:** RE: Cedar Place Development - Architectural Responses

Good Morning:  
I have attached a one page document responding to the concerns raised at the last meeting on Architectural matters. I should have a revised plan in the next week.  
If there is time, I would like to quickly run through them and show the rendering tonight.  
Thank you very much.  
Lynne



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August 6, 2019

**Cedar Place: Meeting Responses Wellesley ZBA**

- 1) Discussion that all first-floor units need to be group 1 accessible.  
Response: all first-floor units will be Group 1 Accessible.
- 2) Discussion on location of affordable units  
Response: DSA will move one second floor two-bedroom unit from facing route 9 to project parking lot side.
- 3) Garage  
Response: DSA will add (2) windows to break up visual
- 4) Walkway from new building across drive to old and street. What can be done to make that more visible?  
Response: stamp pavement like brick and paint is advisable
- 5) Outside bicycle storage – can it be covered for winter use?  
Response: G+H will add to plan at the recreation area. Unlikely that AAB will allow a variance for non-accessible bicycle storage in the basement.
- 6) Management office  
Response: The Applicant has decided not to add the office and will keep the space as residential space. I will be labeled “entertainment space” so the whole building and garage will comprise one rental unit.
- 7) Group 2 Unit not required  
Response: this was shown in error. There are no Group 2 units in the building.
- 8) Does existing home need to be sprinklered?  
Response: Yes. Placing the offices in this building triggers the need for sprinklers (13R-system at minimum). Per the 2015 IBC, any building with a R-use fire area requires fire protection.
- 9) Comment on building architecture, needs more movement, too symmetrical  
Response: A colored rendering has been provided. New overhangs at the entrances and exterior stairs were added for increased façade depth.
- 10) Comment on fire code matters related to location of both buildings
  - a. For the new building, no firewalls are needed. The building is Use Group R-2, VB construction and it is allowed to be up to 3 stories high and up to 21,000 GSF/Floor.
  - b. For the new building, of type VB construction, any wall over 10' away requires 0-hour fire rating (T602 of the 2015 IBC), so no exterior walls need to be fire rated.
  - c. For the existing building, we are maintaining a single-family residence, and doing an addition/alteration. The exception of SR313.2 of the 2015 IRC specifically allows one and two family dwelling units undergoing addition or alteration without sprinkler systems to remain that way. In addition, the house is not sufficiently large (14,400 GSF) for the requirement of a sprinkler system.