

Drawing List		
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L-1	LANDSCAPE PLAN	02/27/2026
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SS-7	SHADOW STUDY - EXISTING- WINTER SOLSTICE	07/08/2026
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PROJECT: 6 WHEATLAND ST. RESIDENCES

PROJECT ADDRESS:
851 CAMBRIDGE ST, CAMBRIDGE MA

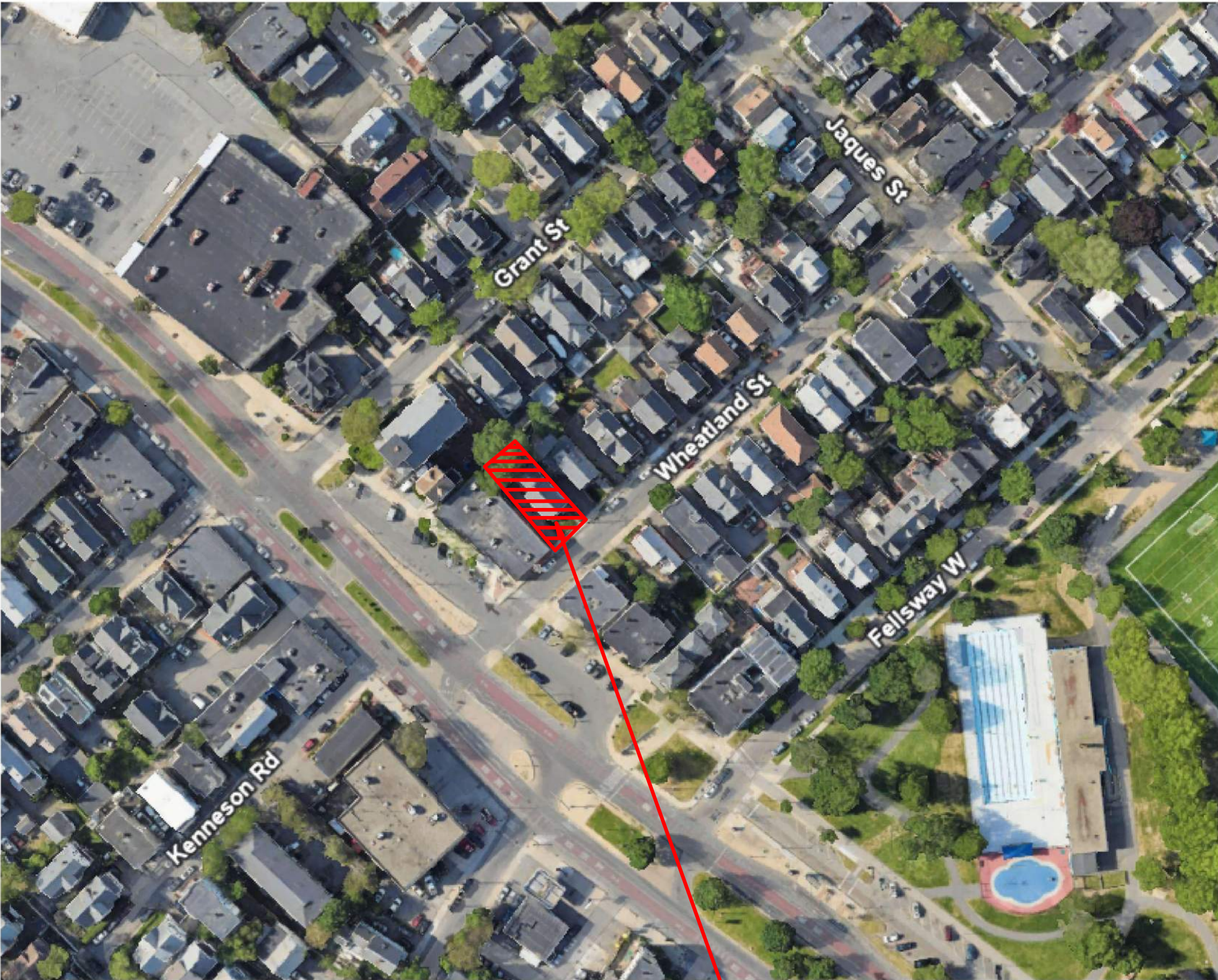
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ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
617-591-8682

SURVEYOR
NELSON GROUP
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264 SALEM ST.
MEDFORD, MA 02155

CLIENT
NELSON GROUP
ADDRESS
264 SALEM ST.
MEDFORD, MA 02155

LANDSCAPE ARCHITECT
NELSON GROUP
ADDRESS
264 SALEM ST.
MEDFORD, MA 02155

LOCUS MAP



PROJECT
LOCATION

SCHEMATIC DESIGN
07/08/2026

PROJECT NAME
6 Wheatland St. Residences

PROJECT ADDRESS
6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



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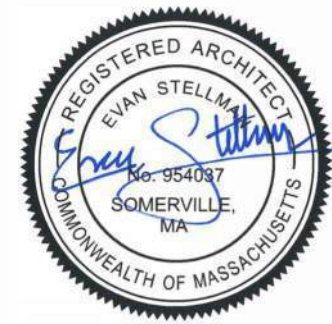
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REGISTRATION



Project number	25009
Date	07/08/2026
Drawn by	RR
Checked by	ES
Scale	

REVISIONS

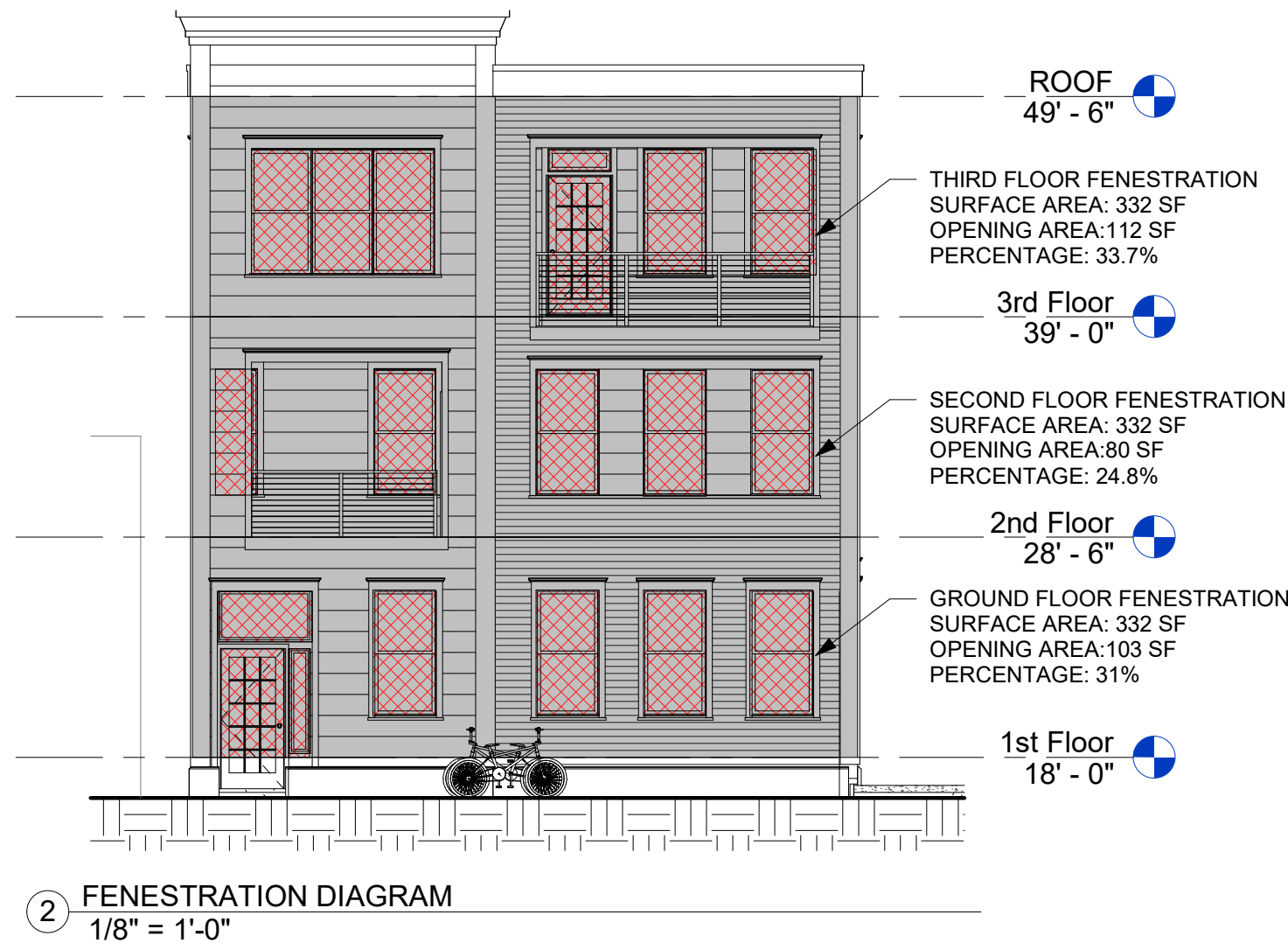
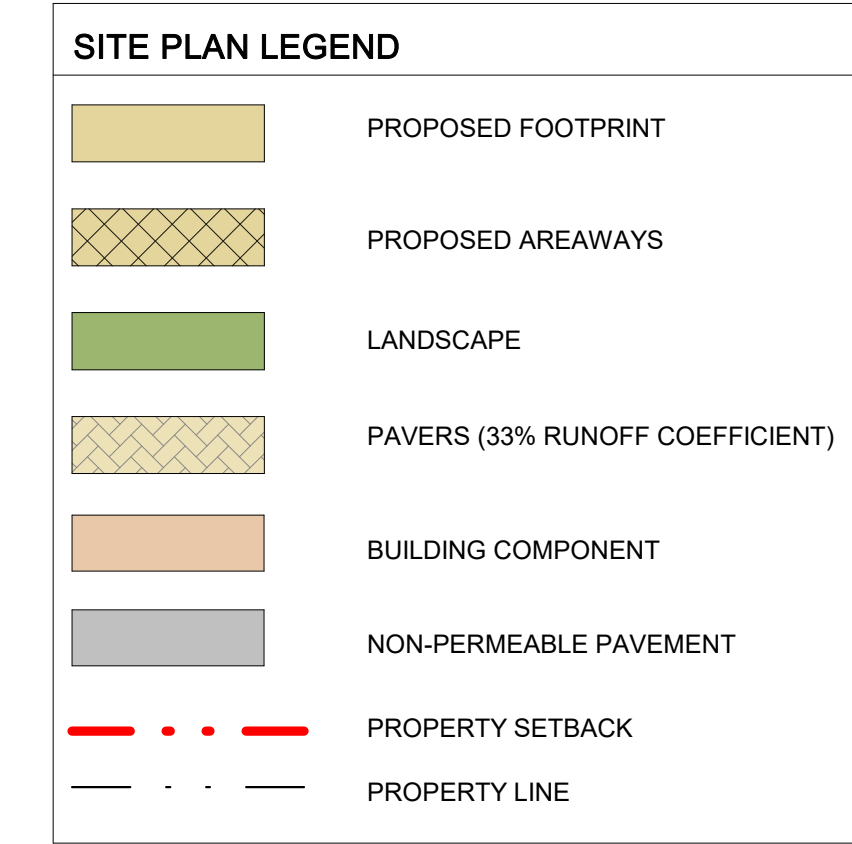
No.	Description	Date

Cover Sheet

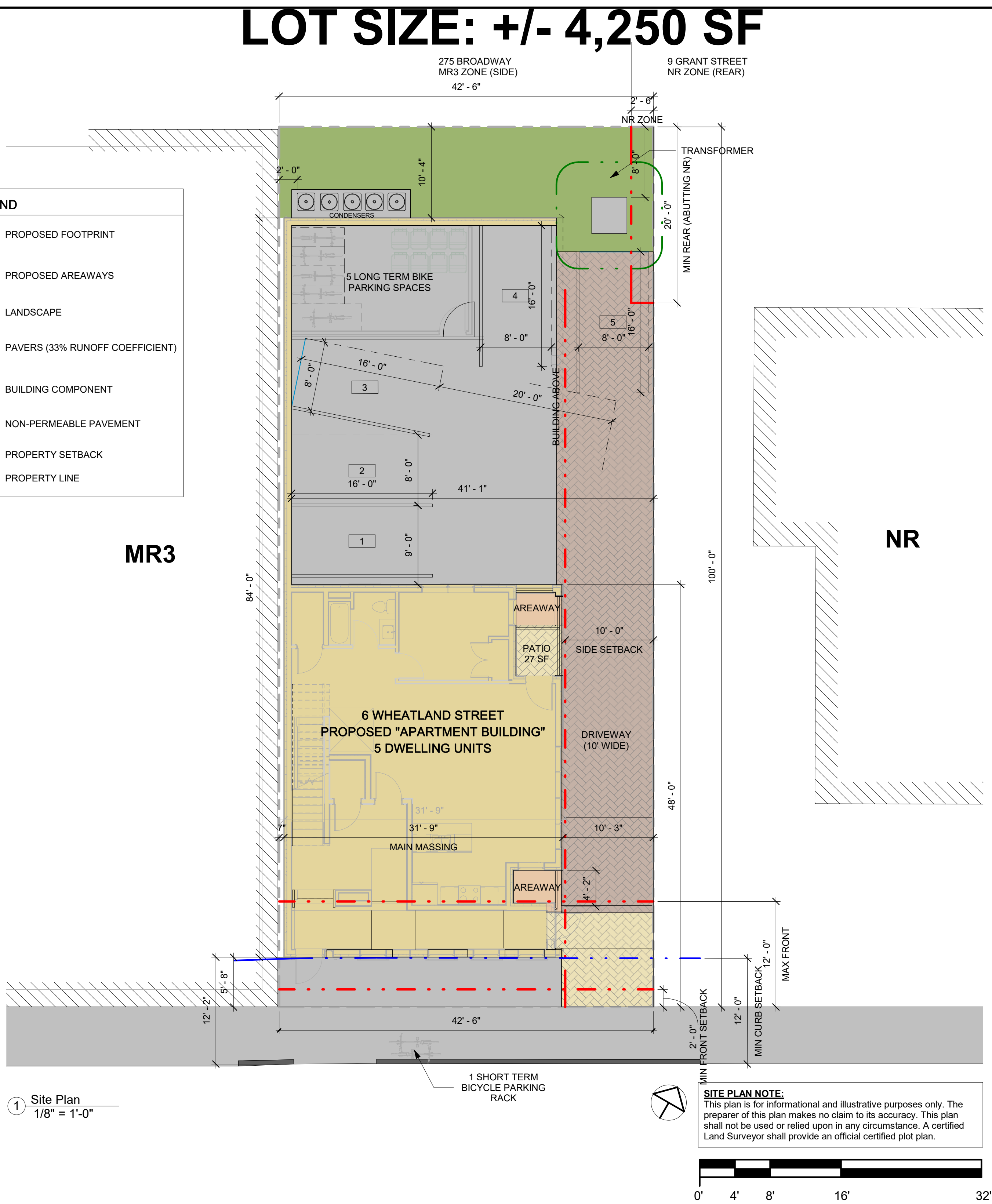
A-000

6 Wheatland St. Residences

ZONING DIMENSIONAL TABLE			
ZONE: MR3 ZONE	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
LOT SIZE		4,250 SF ±	
BUILDING TYPE			
	APARTMENT BUILDING	APARTMENT BUILDING	COMPLIES
LOT DIMENSIONS			
LOT WIDTH (MIN.)	30 FT	+/- 42.5'	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	90% (3,825 SF)	±87.1% (3,704 SF)	COMPLIES
GREEN SCORE			
MINIMUM	0.25		COMPLIES
IDEAL	0.30		SEE LANDSCAPE ARCH SET
OPEN SPACE (MIN.)	15% = 637 SF	56.2% (2,390 SF)	COMPLIES
BUILDING SETBACKS			
CURB SETBACK (MIN.)	12 FT	12'	COMPLIES
PRIMARY FRONT (MIN./ MAX.)	2 FT / 12 FT	5'-8"	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	2 FT / 12 FT	N/A	COMPLIES
SIDE SETBACK (MIN.)			
ABUTTING ANY NON-NR OR -LDH	0 FT	0.5 (LEFT) 10' (275 BROADWAY)	COMPLIES
ABUTTING ANY NR OR -LDH	10 FT	10 FT (RIGHT)	
REAR SETBACK (MIN.)			
ALLEY OR R-ROW	0 FT		
NO ALLEY	10 FT	N/A (275 BROADWAY - SIDE)	COMPLIES
NO ALLEY & ABUTTING NR OR LDH	20 FT	N/A (9 GRANT ST)	
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	30 FT	48 FT	COMPLIES
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	COMPLIES
MAIN MASSING			
BUILDING WIDTH (MAX.)	200 FT	48 FT	COMPLIES
FACADE BUILD OUT (MIN.)			
PRIMARY FRONT	80% / 34 FT	74.7% (31' -9")	DOES NOT COMPLY
SECONDARY FRONT	65% / 27.5 FT	N/A	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	1,605 SF	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	2 FT	COMPLIES
STORY HEIGHT (MIN.)	10 FT	10 FT	COMPLIES
NUMBER OF STORIES (MIN./MAX.)	2 STORIES / 3 STORIES	3 STORIES	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	38 FT	33.5 FT	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	GROUND FL.: 26%	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	2ND FL.: 24% 3RD FL.: 31%	COMPLIES
BLANK WALL (MAX.)	20 FT		
USE & OCCUPANCY			
DENSITY FACTOR (MIN.)			
LOT AREA <5,000 SF	1,500 = 5 UNITS	1,507 SF / DU	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	COMPLIES
OPEN SPACE	15% (637 SF)	±56% (2,447 SF)	COMPLIES
ROOF-MOUNTED MECHANICALS			
MECHANICAL EQUIPMENT, SCREENING, PENTHOUSE HEIGHT (MAX)	10 FT MAX		COMPLIES
REQUIRED ADU'S			
0 TO 3 UNITS	NONE		
4 OR MORE	20% OF UNITS		
PARKING REQUIREMENTS (WITHIN A TRANSIT ZONE)			
BICYCLE			
SHORT-TERM	0.1/DU		COMPLIES
LONG -TERM	1.0/ DU		COMPLIES
MOTOR VEHICLE			
WITHIN TRANSIT AREA	1.0/ DU MAX.	1.0/ DU MIN	COMPLIES
OUTSIDE OF TRANSIT AREA	1.0/ DU MIN.		
LANDSCAPE BUFFER			
	6'	0'	DOES NOT COMPLY



1 Site Plan
1/8" = 1'-0"



PROJECT NAME

6 Wheatland St. Residences

PROJECT ADDRESS

6 Wheatland Street, Somerville, MA

CLIENT

Nelson Group

ARCHITECT



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ARCHITECTURE

HALSA DESIGN, INC.
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REGISTRATION



Project number

25009

Date

07/08/2026

Drawn by

ES, RR

Checked by

ES

Scale

As indicated

REVISIONS

No.	Description	Date
1		

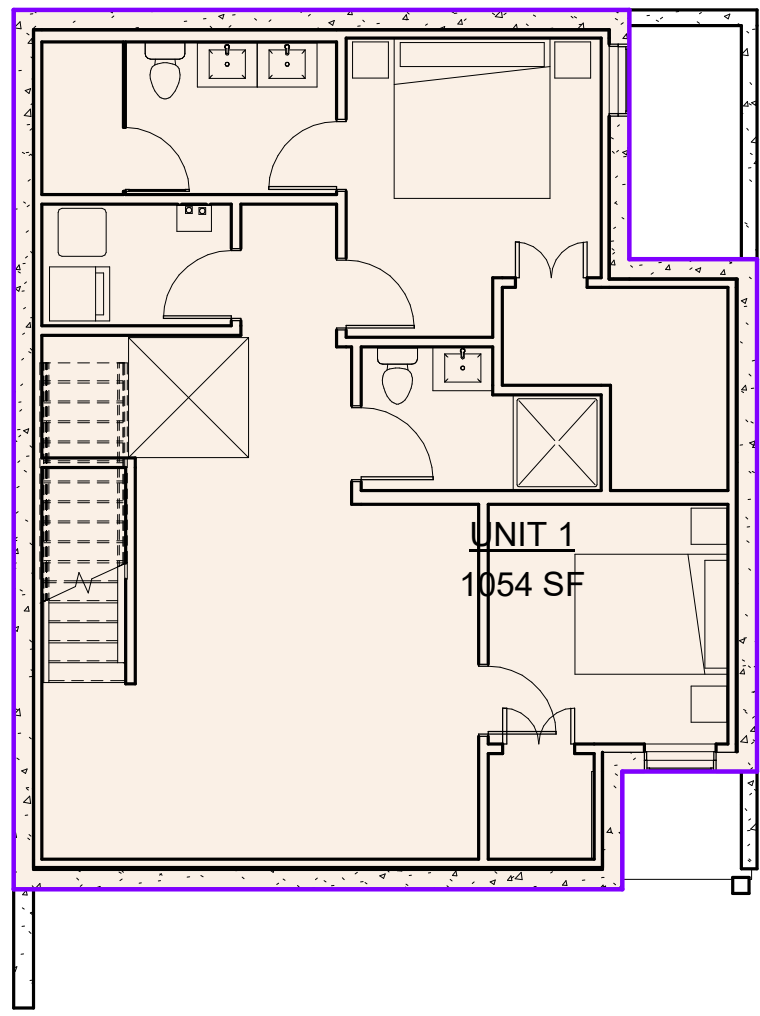
Architectural Site Plan

A-020

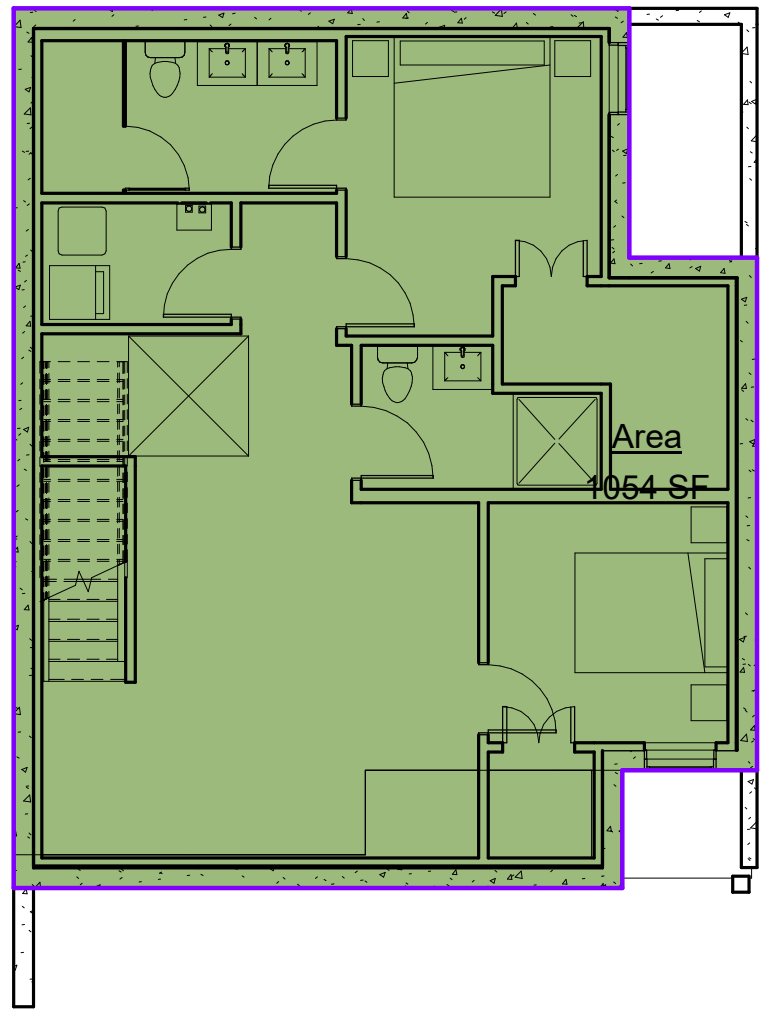
6 Wheatland St. Residences

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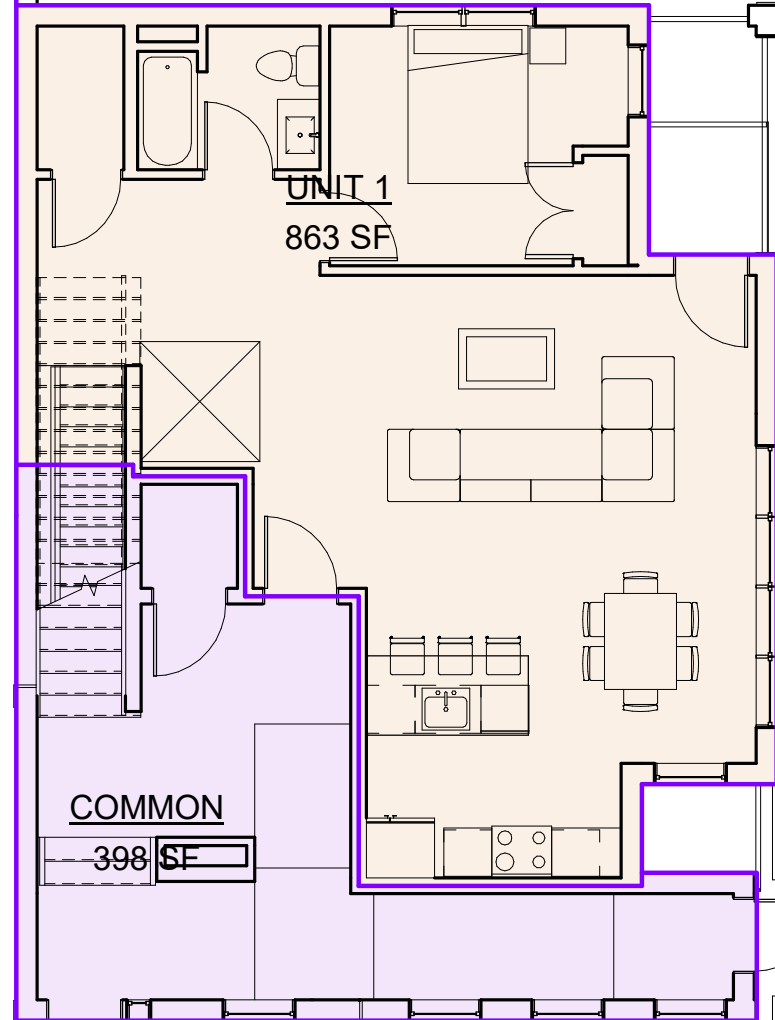
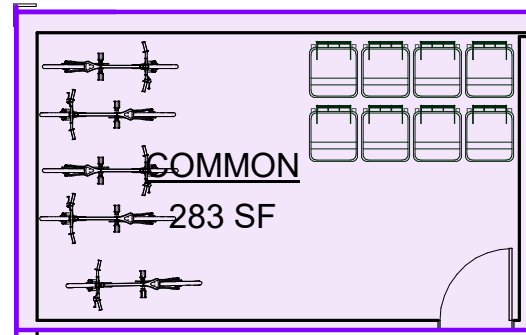
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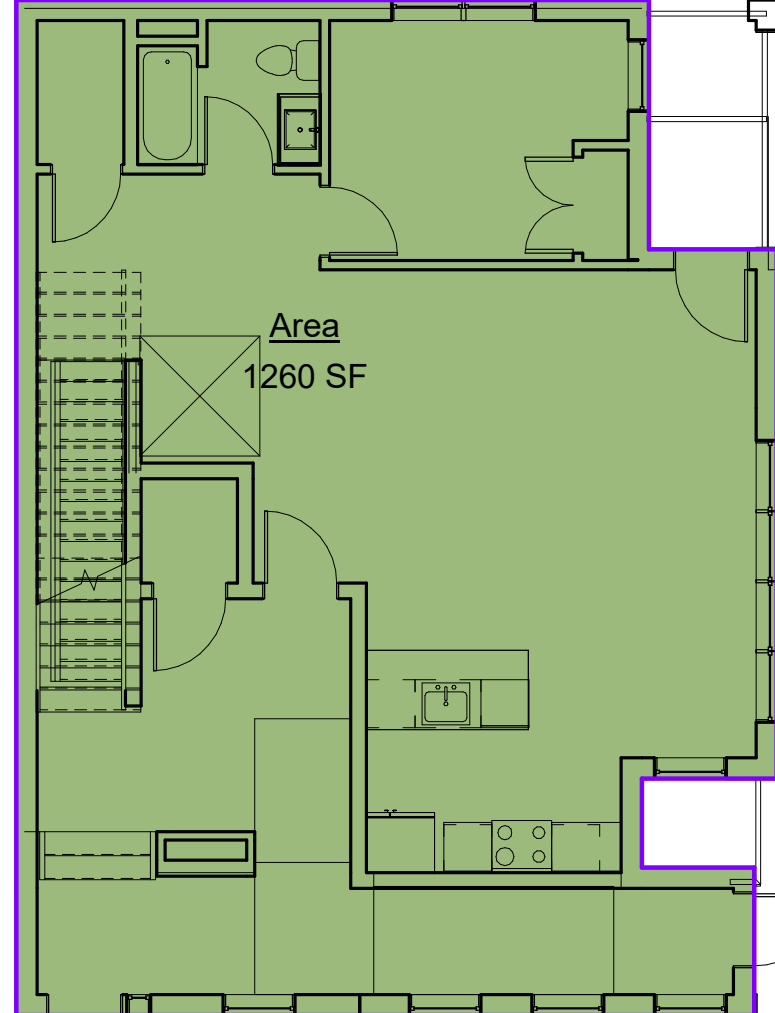
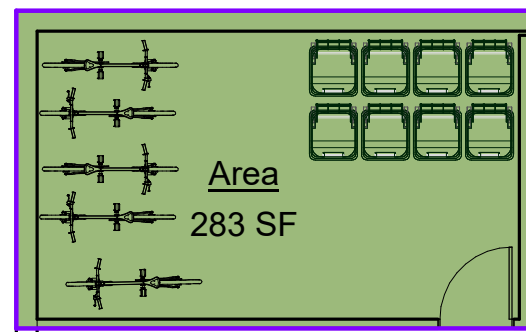
① Basement
1/8" = 1'-0"



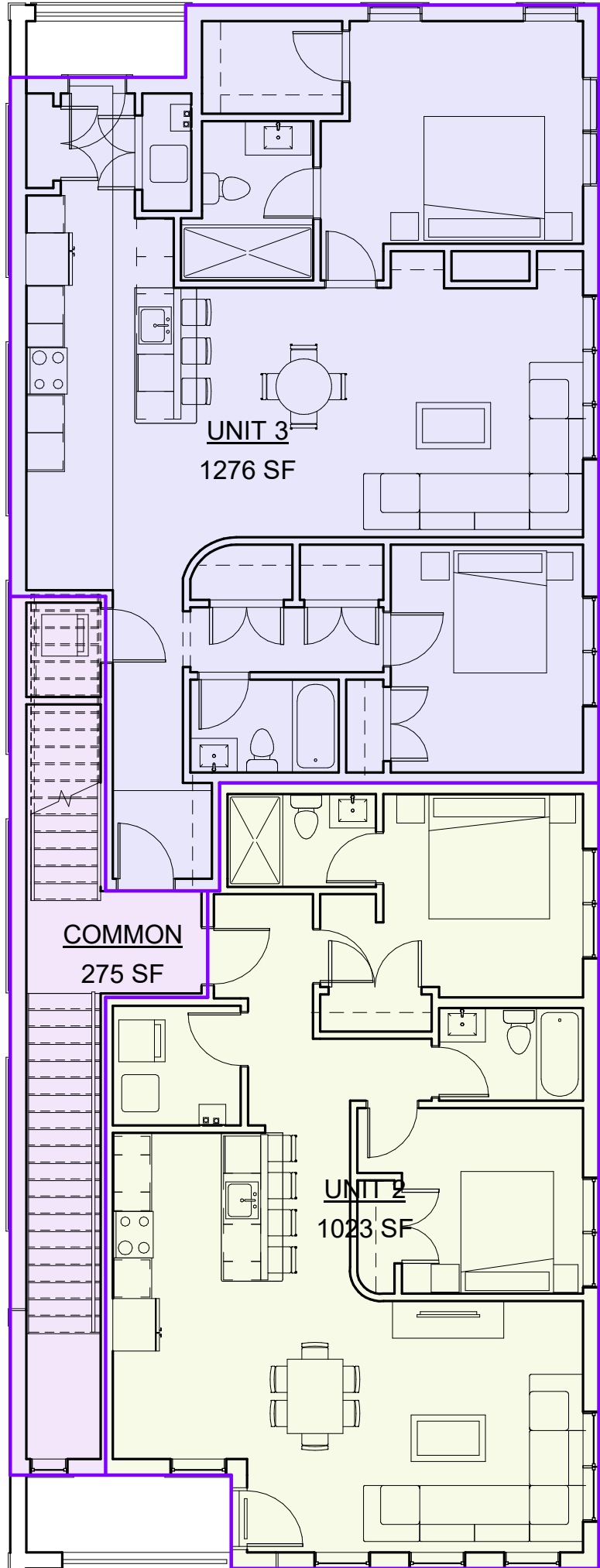
⑤ Basement
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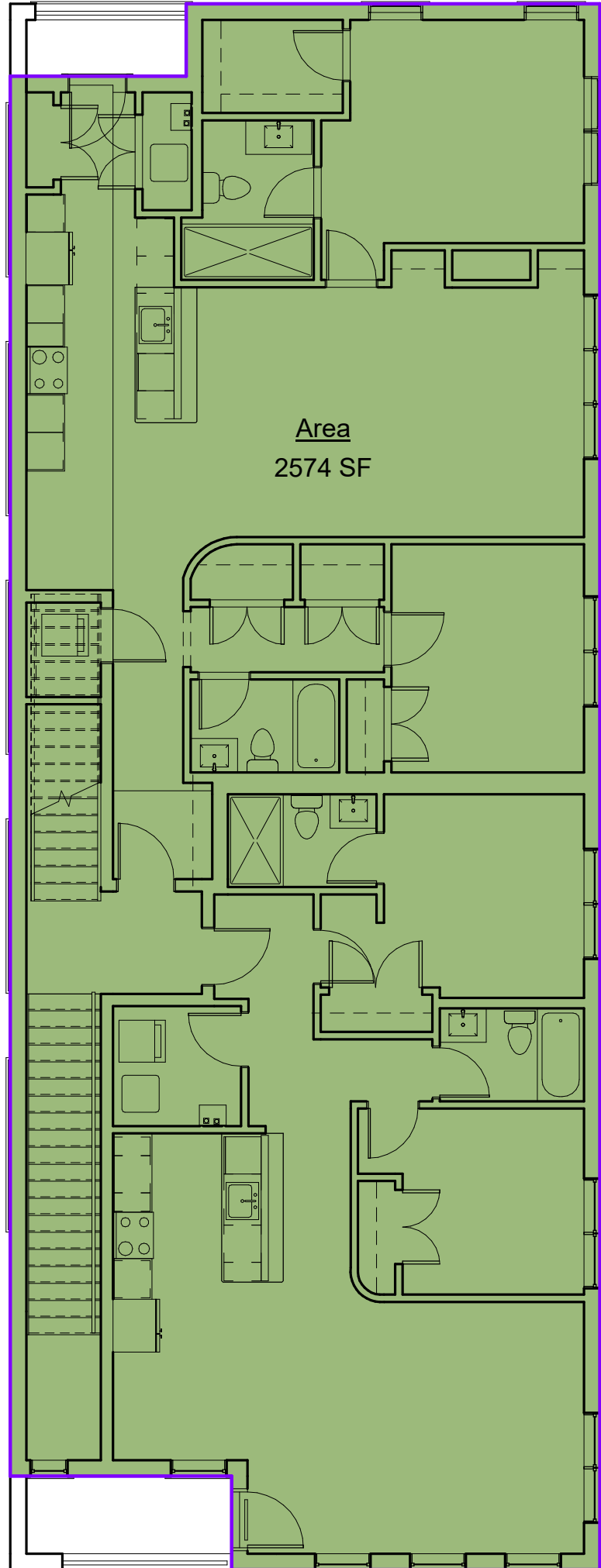
② 1st Floor
1/8" = 1'-0"



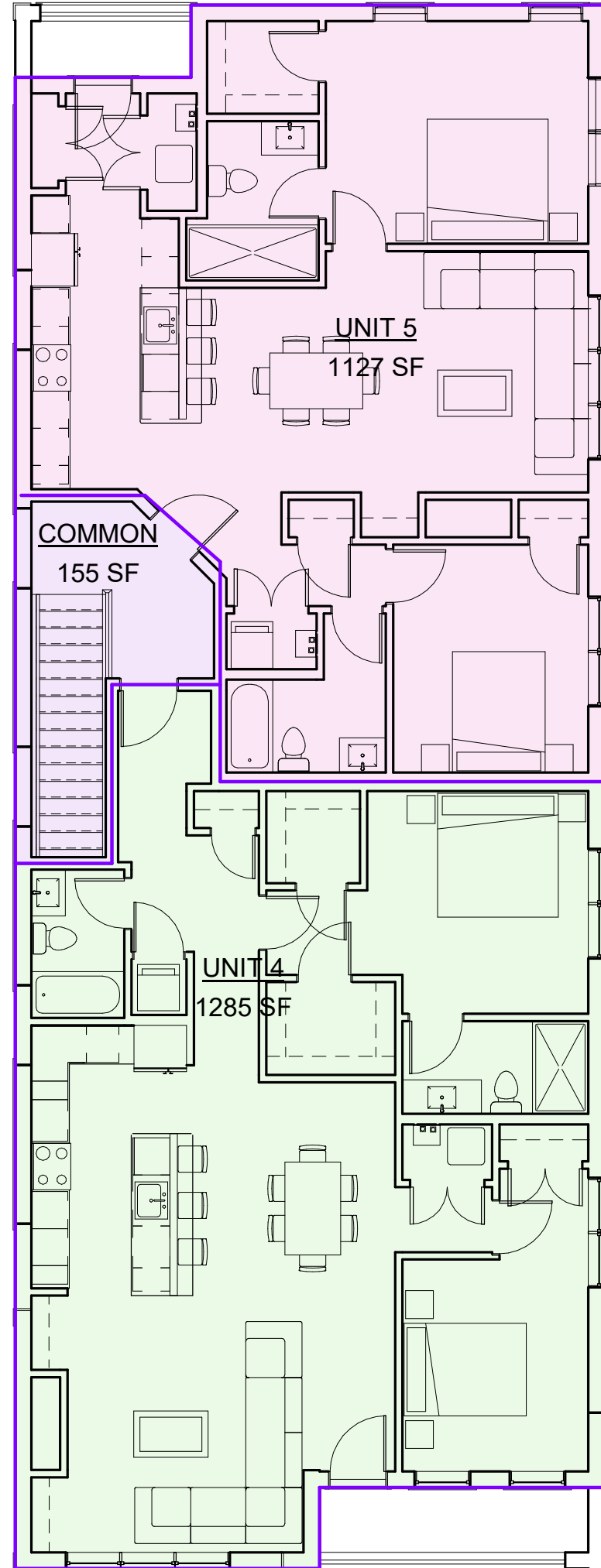
⑥ 1st Floor
1/8" = 1'-0"



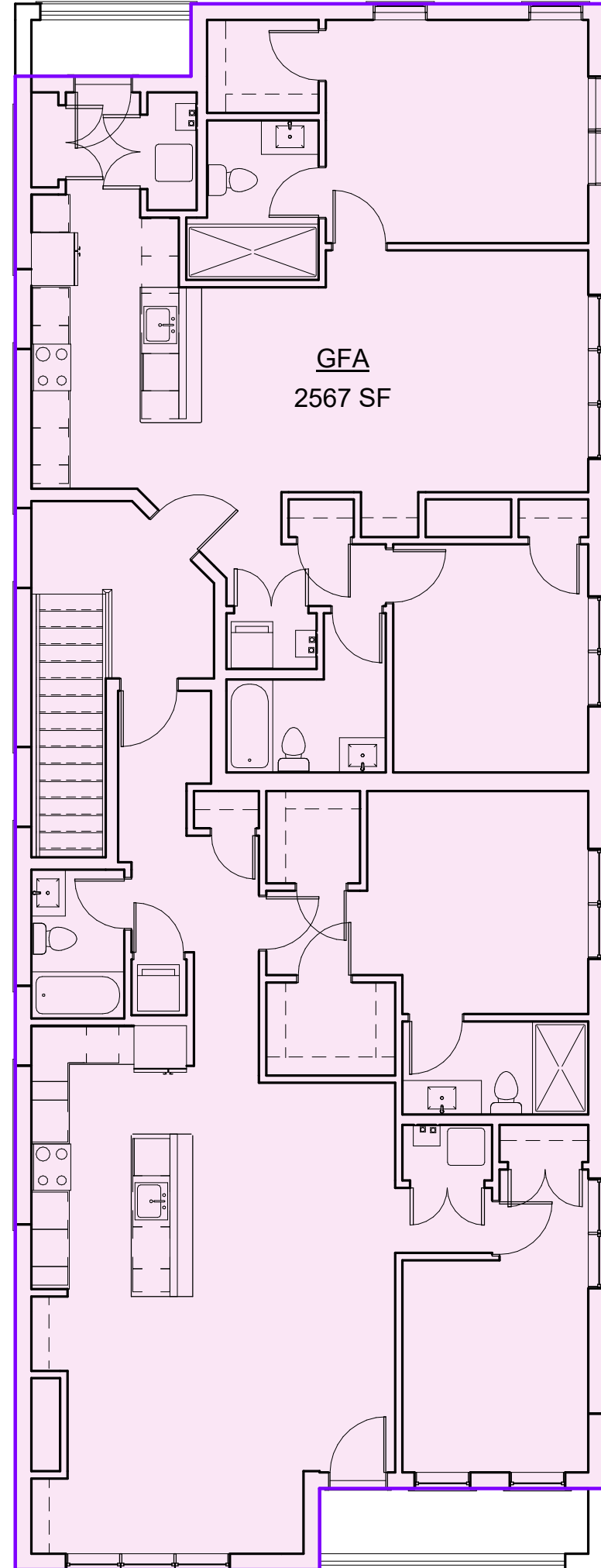
③ 2nd Floor
1/8" = 1'-0"



⑦ 2nd Floor
1/8" = 1'-0"



④ 3rd Floor
1/8" = 1'-0"



⑧ 3rd Floor
1/8" = 1'-0"

Units Sizes		
Name	Level	Area
COMMON	1st Floor	682 SF
COMMON	2nd Floor	275 SF
COMMON	3rd Floor	155 SF
		1112 SF
UNIT 1	Basement	1054 SF
UNIT 1	1st Floor	863 SF
		1916 SF
UNIT 2	2nd Floor	1023 SF
		1023 SF
UNIT 3	2nd Floor	1276 SF
		1276 SF
UNIT 4	3rd Floor	1285 SF
		1285 SF
UNIT 5	3rd Floor	1127 SF
		1127 SF
		7739 SF

Area Schedule (Gross Building)	
Level	Area
Basement	1054 SF
1st Floor	1260 SF
2nd Floor	2574 SF
3rd Floor	2567 SF
1st Floor	283 SF
7738 SF	

PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

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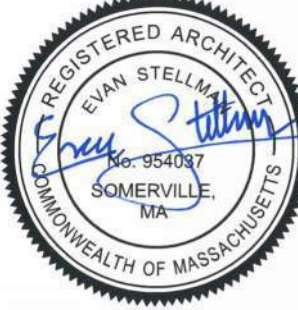
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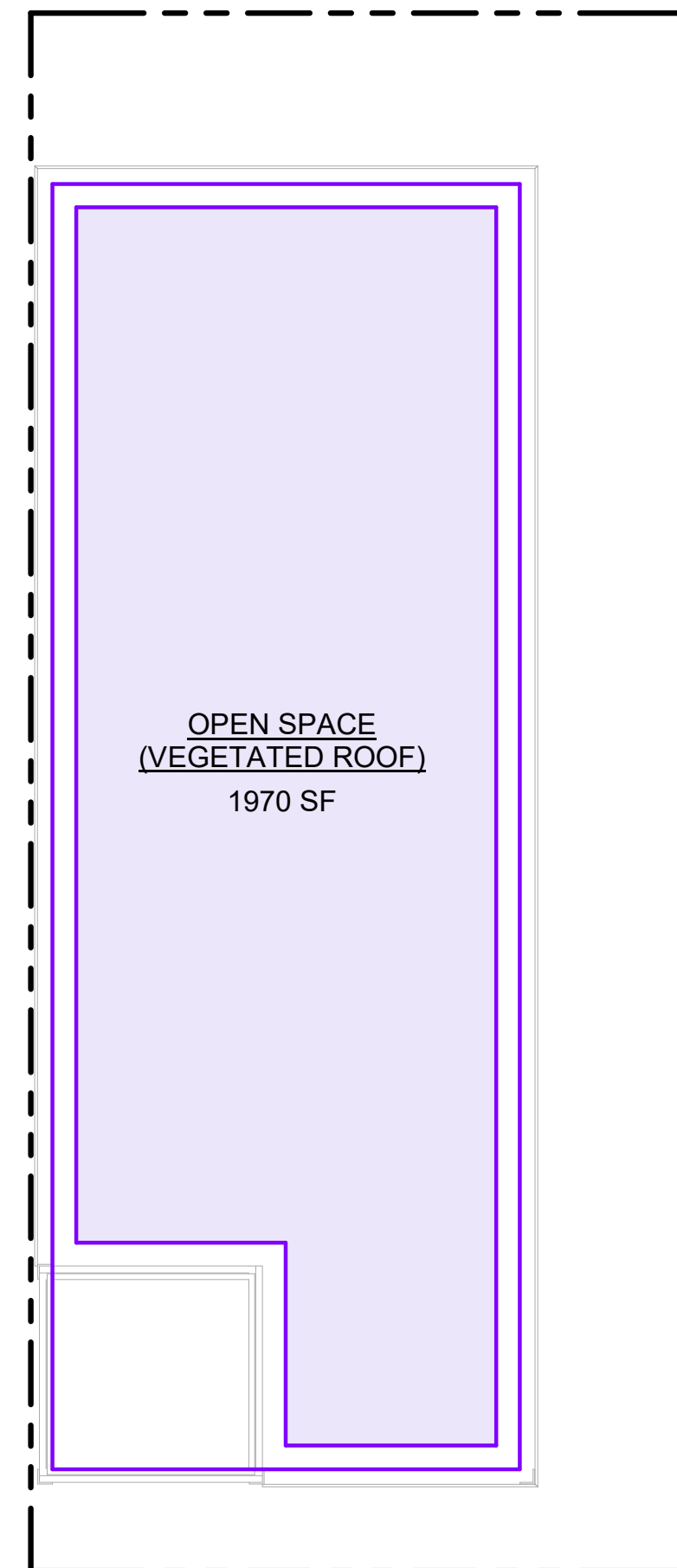
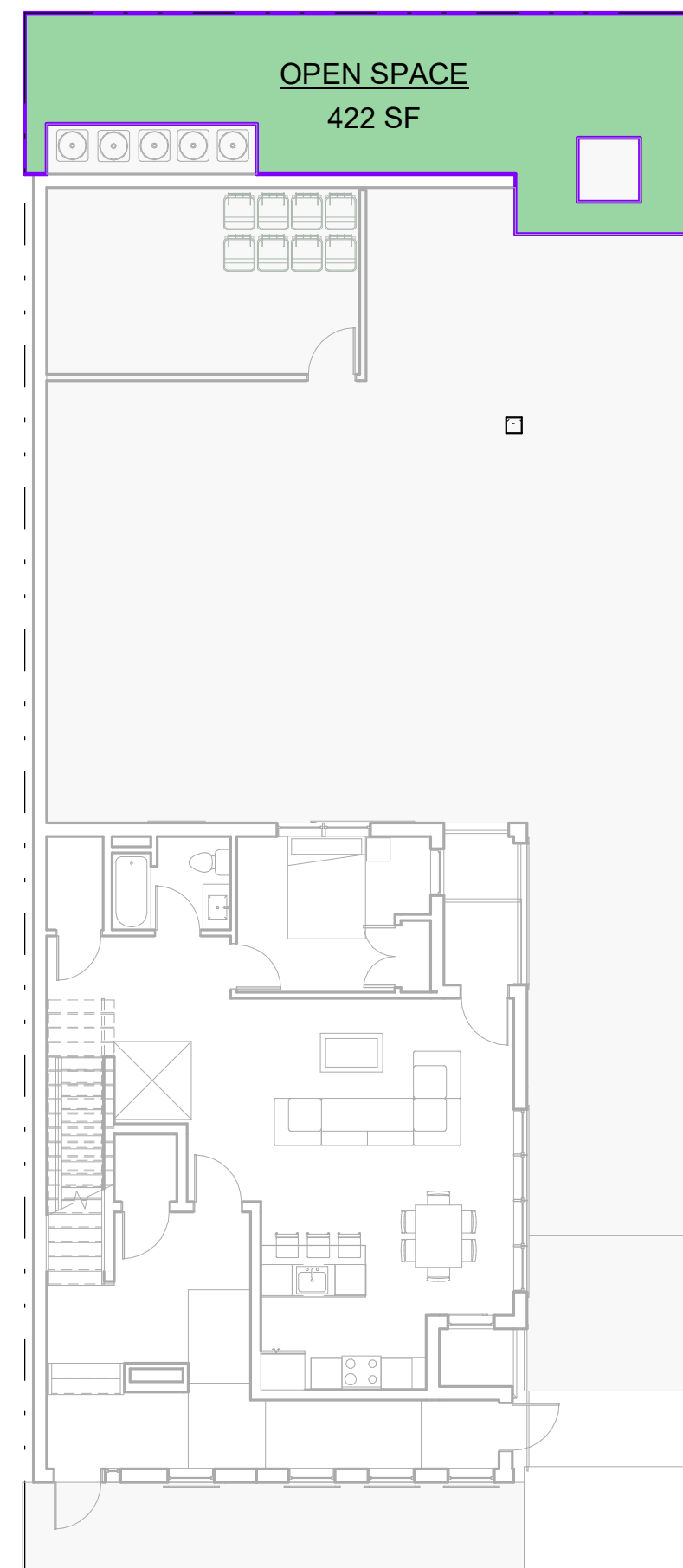
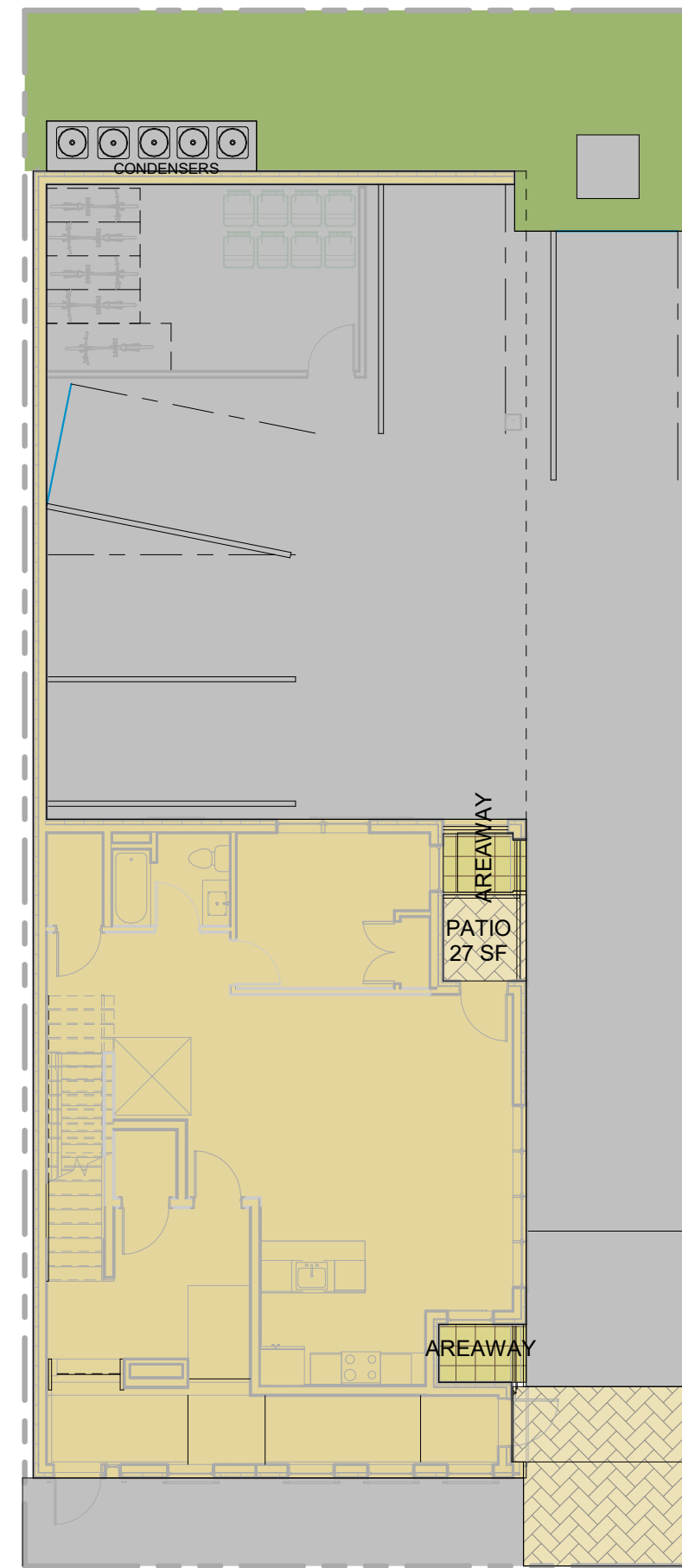
REVISIONS

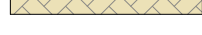
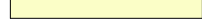
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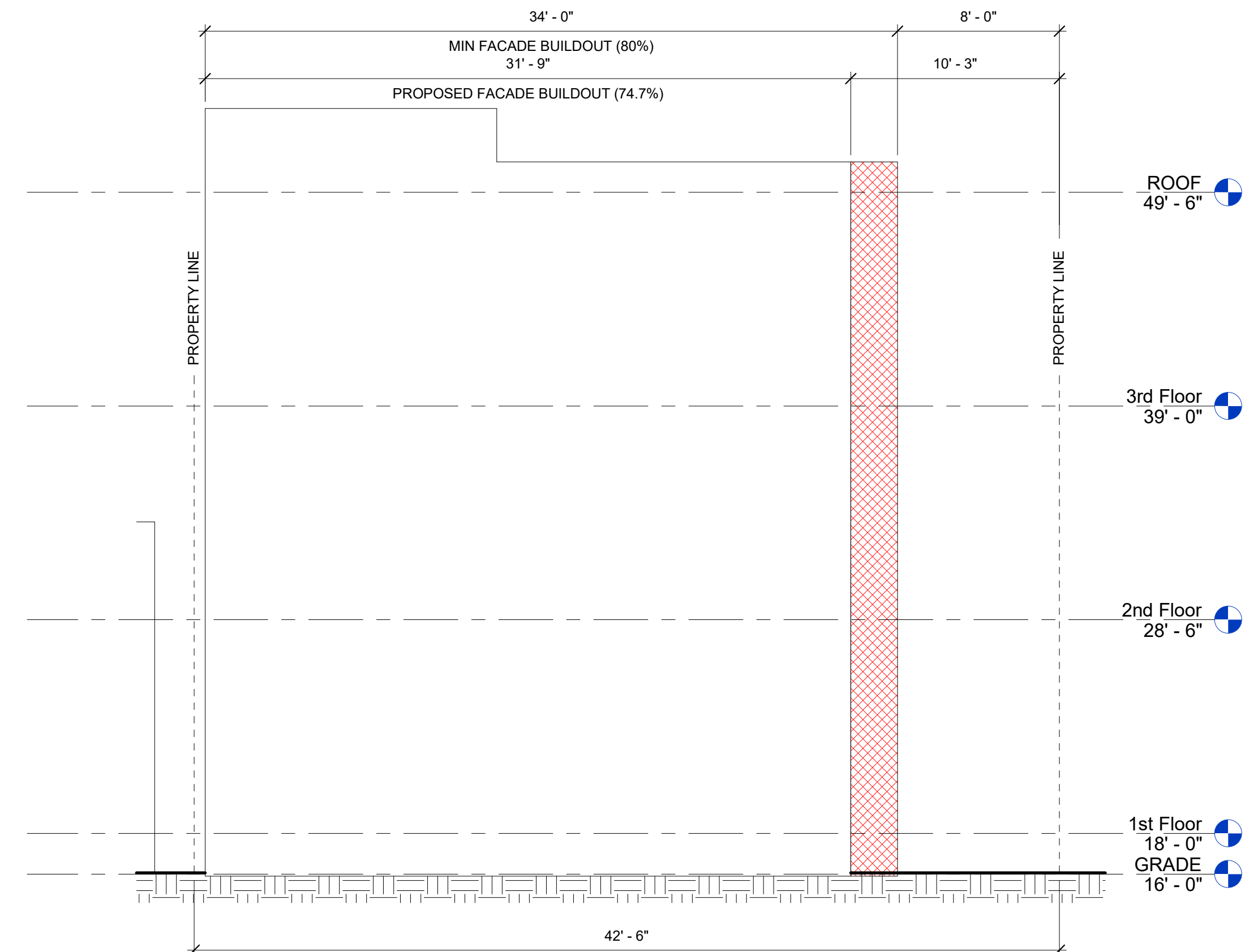
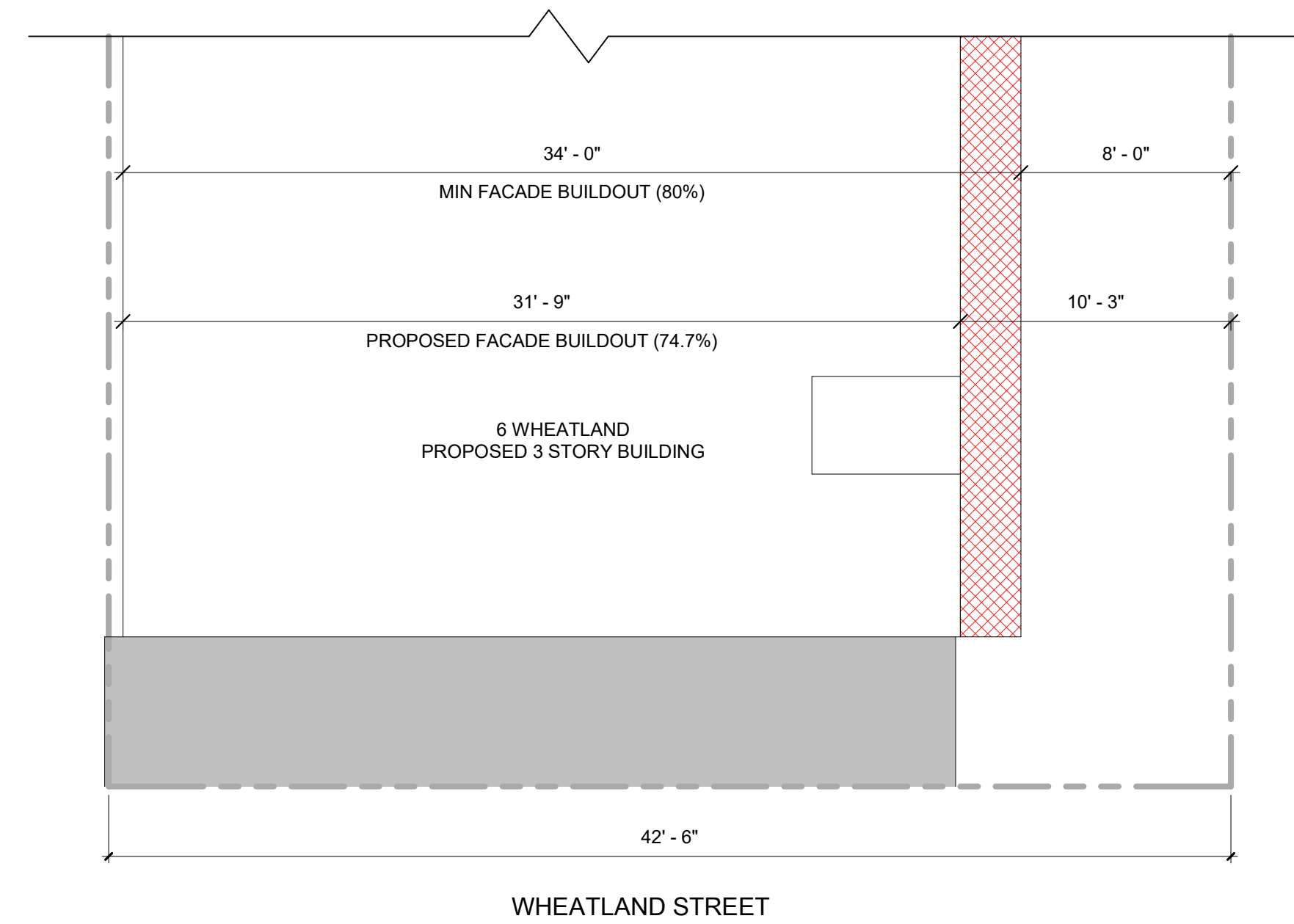
Area Plans

A-021

6 Wheatland St. Residences



LEGEND		GROUND COVERAGE
	PROPOSED FOOTPRINT	1362 SF
	PAVERS (33% RUNOFF COEFFICIENT)	41 SF (123 0% RUNOFF COEFFICIENT)
	IMPERVIOUS PAVING	2,260 SF
	PORCHES & PORTICOS	0 SF
	AREAWAYS & CURBS	41 SF
	LANDSCAPE	
		3704 SF TOTAL
		<u>4250 / SF SITE</u>
		87.1% LOT COVERAGE



OPEN SPACE	
Area	Name
422 SF	OPEN SPACE
1970 SF	OPEN SPACE (VEGETATED ROOF)
2391 SF	

PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

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Nelson Group

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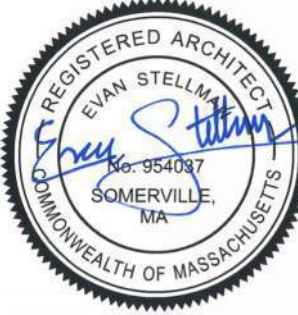
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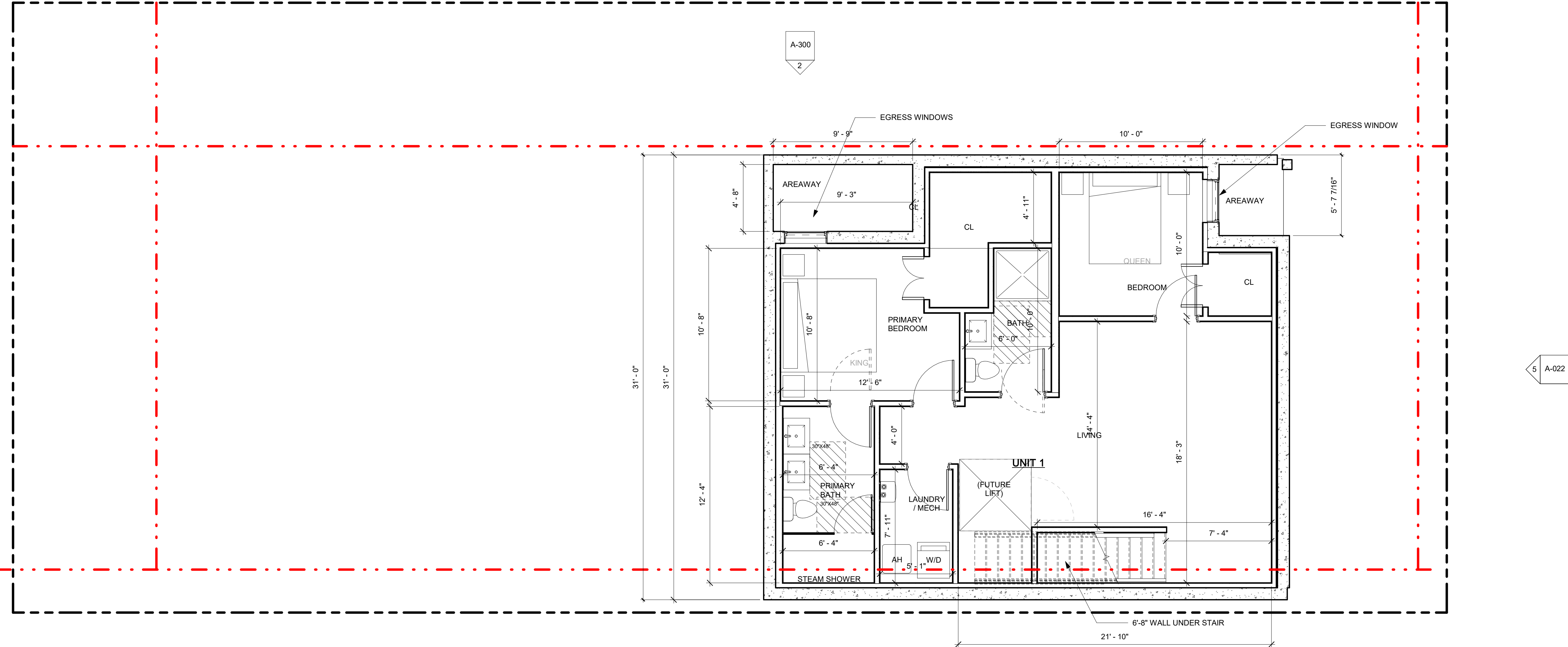
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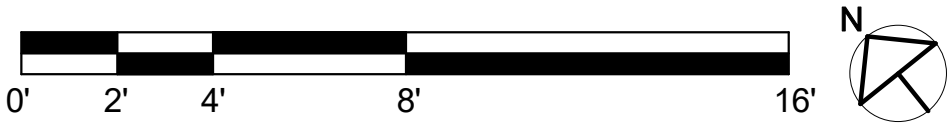
Basement Plan

A-100

6 Wheatland St. Residences



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



PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

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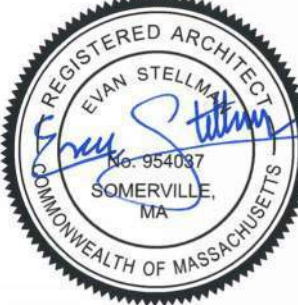
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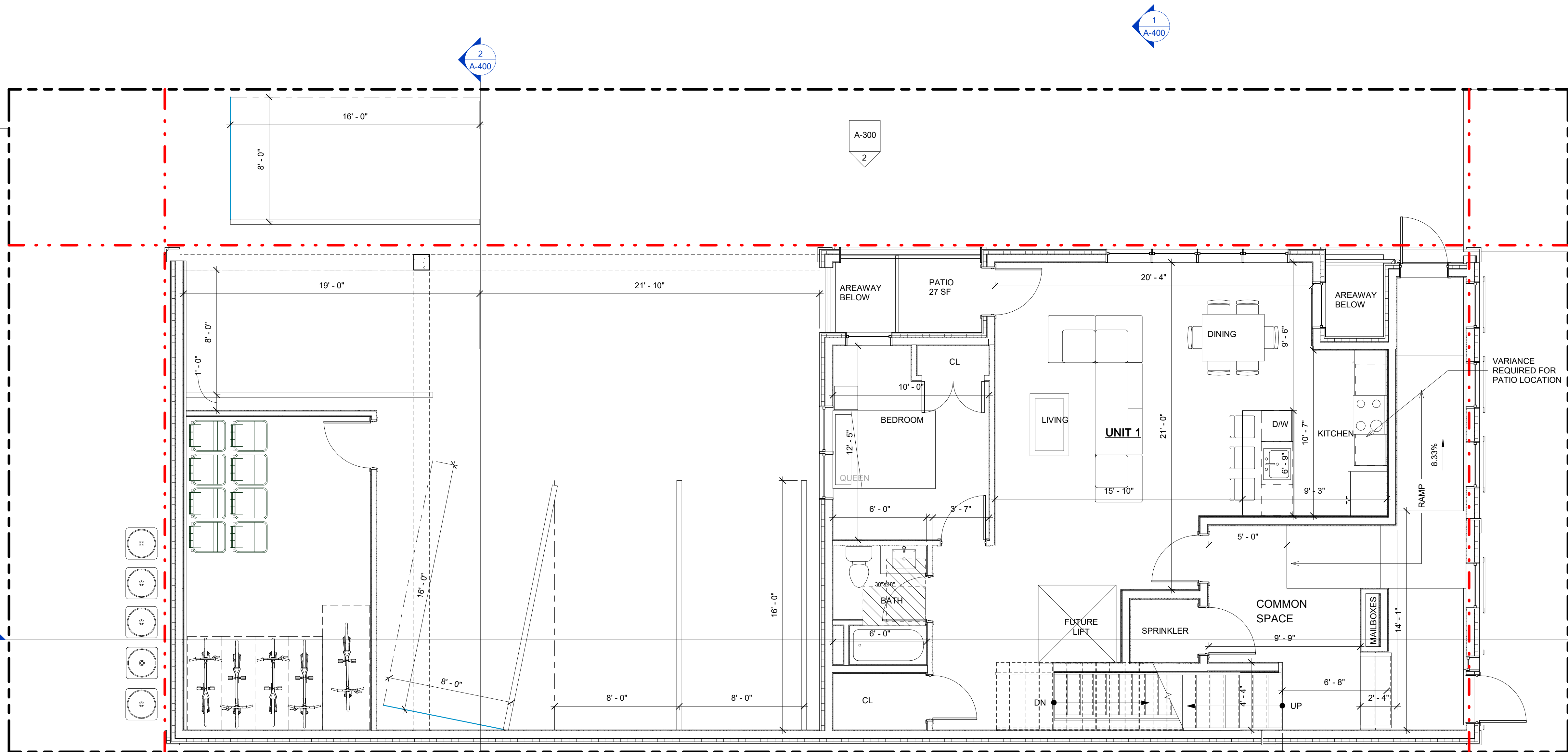
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No.	Description	Date
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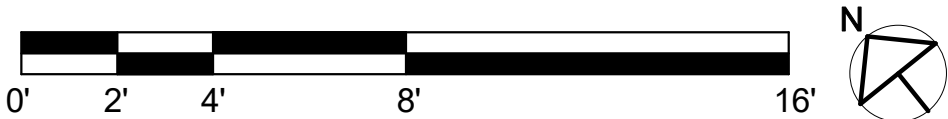
1st Floor Plan

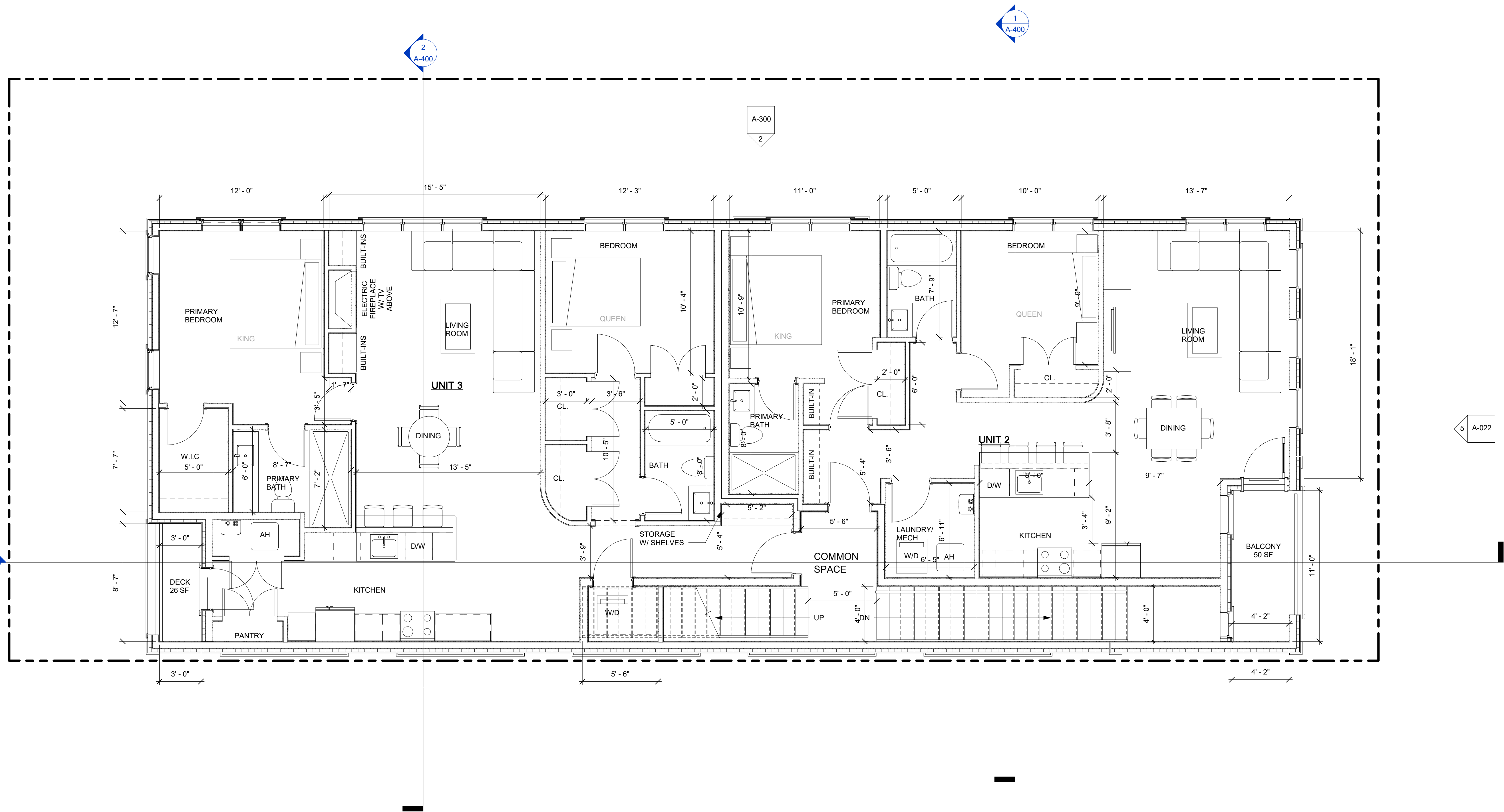
A-101

6 Wheatland St. Residences



1 1st Floor
1/4" = 1'-0"





PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

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Project number 25009
Date 07/08/2026
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Checked by ES
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

2nd Floor Plan

A-102

6 Wheatland St. Residences

PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

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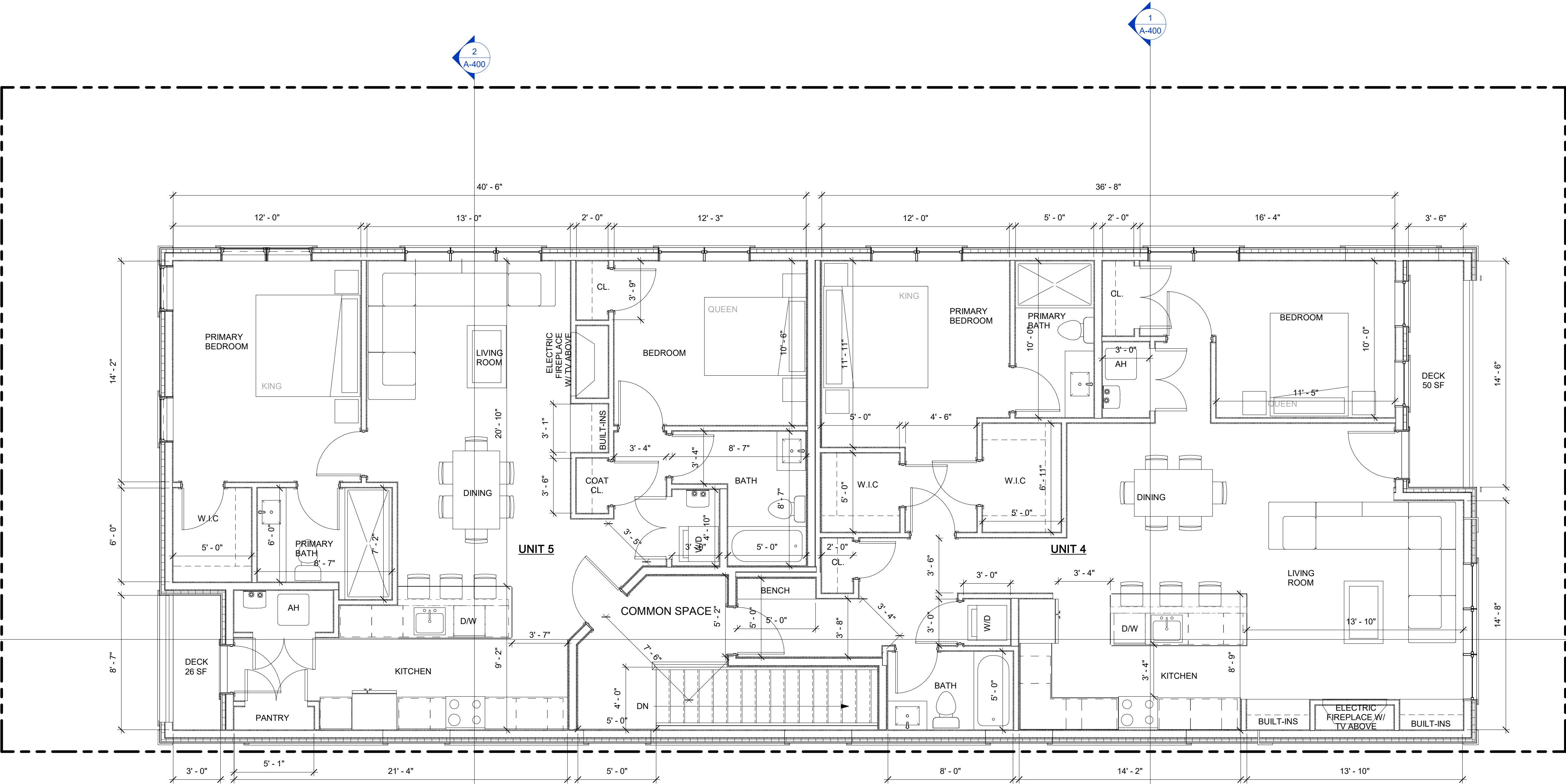
REVISIONS

No.	Description	Date
1		

3rd Floor Plan

A-103

6 Wheatland St. Residences



① 3rd Floor
1/4" = 1'-0"



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7/8/2026 2:30:45 PM



① FRONT ELEVATION-A
1/4" = 1'-0"



② RIGHT ELEVATION-A
1/4" = 1'-0"

PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



ARCHITECTURE

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Project number 25009
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REVISIONS

No.	Description	Date

Front & Right
Building Elevations

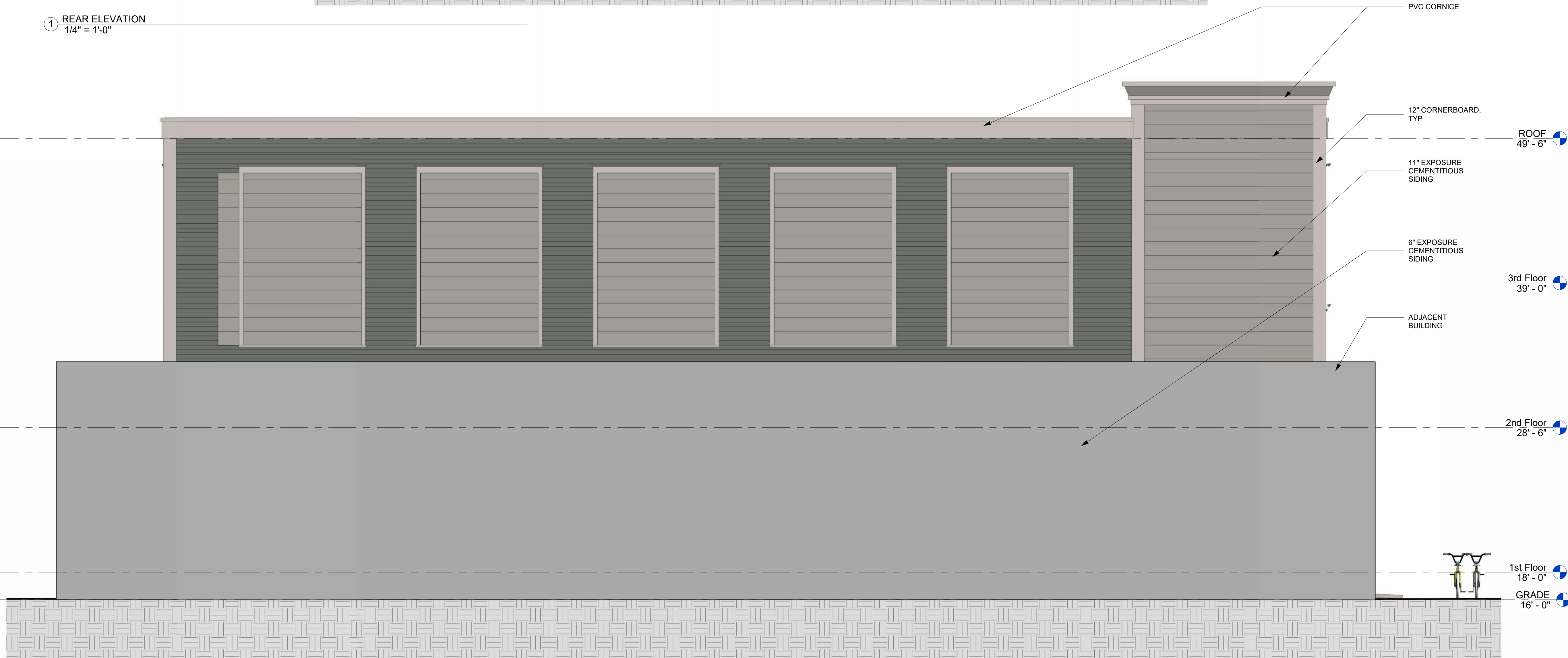
A-300

6 Wheatland St. Residences

1 REAR ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



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REVISIONS

No.	Description	Date

Rear & Left
Building Elevations

A-301

6 Wheatland St. Residences



PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

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REGISTRATION



Project number	25009
Date	07/08/2026
Drawn by	RR
Checked by	ES
Scale	

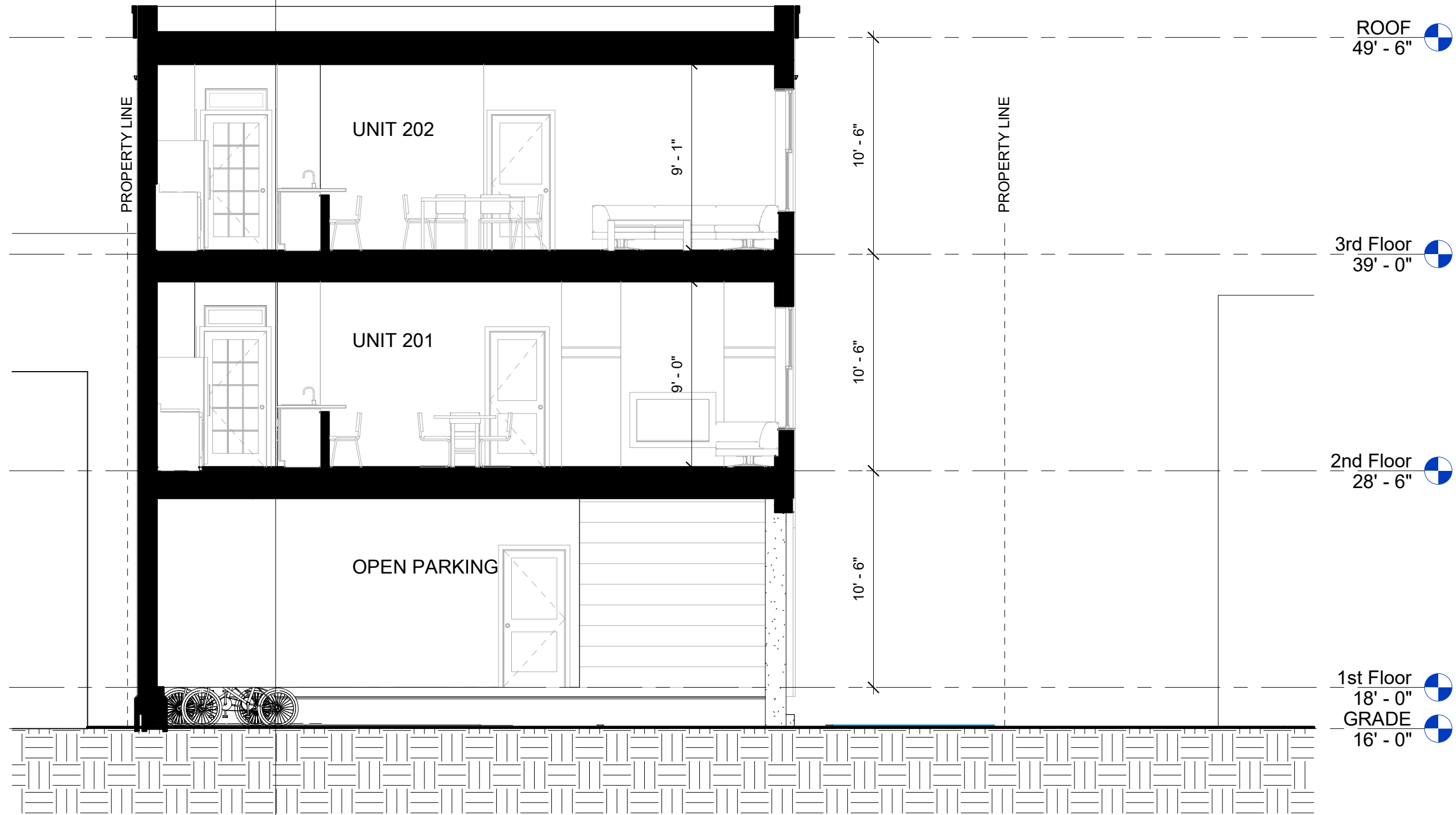
REVISIONS

No.	Description	Date

Perspectives

AV-1

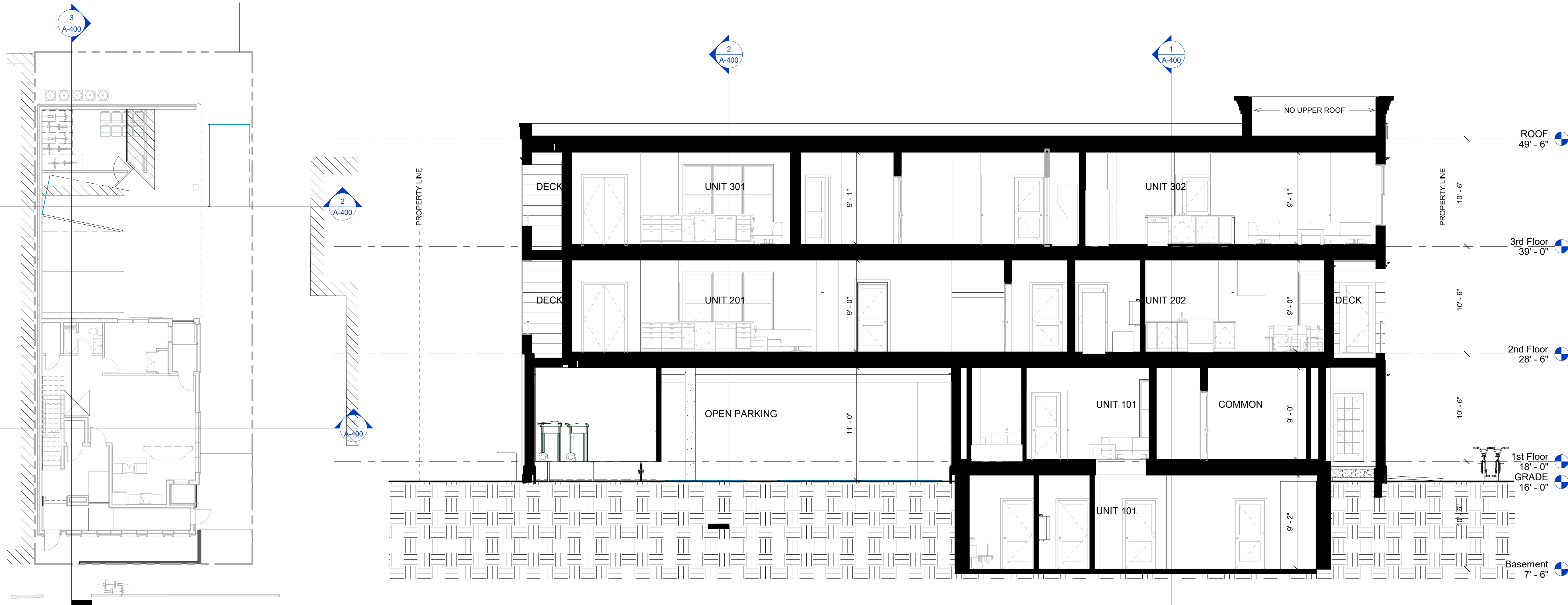
6 Wheatland St. Residences



2 DIAGRAMATIC SECTION 2
3/16" = 1'-0"



1 DIAGRAMATIC SECTION 1
3/16" = 1'-0"



3 DIAGRAMATIC SECTION 3
3/16" = 1'-0"

PROJECT NAME

6 Wheatland St.
Residences

PROJECT ADDRESS

6 Wheatland Street,
Somerville, MA

CLIENT

Nelson Group

ARCHITECT



KHALSA DESIGN, INC.
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CONSULTANTS:

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REGISTRATION



Project number 25009
Date 07/08/2026
Drawn by Author
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Scale As indicated

REVISIONS

No.	Description	Date

Sections

A-400

6 Wheatland St. Residences