

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
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AD-101	Demolition Plans	09/30/16
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AEX-102	Existing Elevations & Section	10/24/16
AV-2	Perspectives	8/29/17



PROJECT NAME
**64 PEARL ST.
 (Front)**

PROJECT ADDRESS
 64 Pearl St.
 Cambridge, MA

CLIENT
64 Pearl St. LLC

ARCHITECT

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

LOCUS MAP



PROJECT: 64 Pearl St. (Front)

PROJECT ADDRESS:
 64 PEARL ST.
 CAMBRIDGE, MASSACHUSETTS

ARCHITECT
 KHALSA DESIGN INC.
 ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143

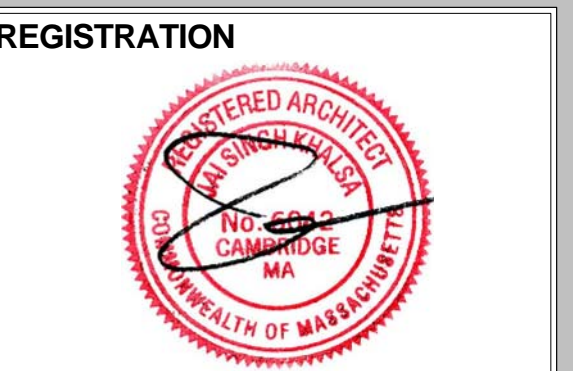
CLIENT
 64 PEARL ST. LLC
 ADDRESS:

CIVIL
 DESIGN CONSULTANTS, INC.
 ADDRESS:
 265 MEDFORD ST.
 SOMERVILLE, MA 02143
 TELEPHONE:
 (617) 776-3350

STRUCTURAL
 ADDRESS:

**SD SET
 8-29-2017**

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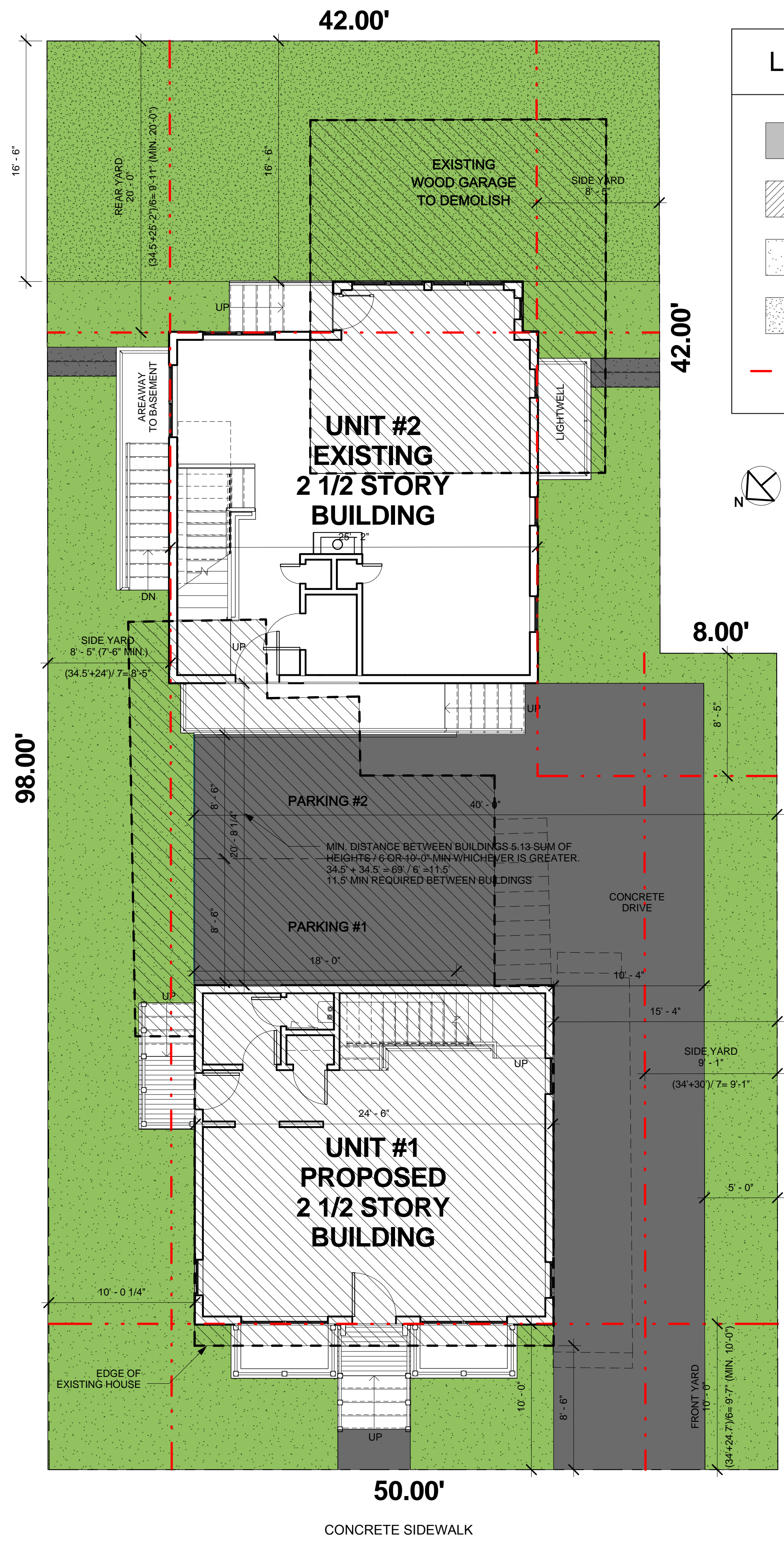
Project number	16104
Date	8-29-2017
Drawn by	NB
Checked by	JSK
Scale	1" = 80'-0"

No.	Description	Date

Cover Sheet

A-000

64 PEARL ST. (Front)



LEGEND

- PROPOSED BUILDING AREA
- EXISTING BUILDING TO DEMOLISH
- OPEN SPACE UNDER 15'X15'
- OPEN SPACE OVER 15'X15'
- REQUIRED YARD SETBACK

LOT AREA: 4,564 SF

OPEN SPACE

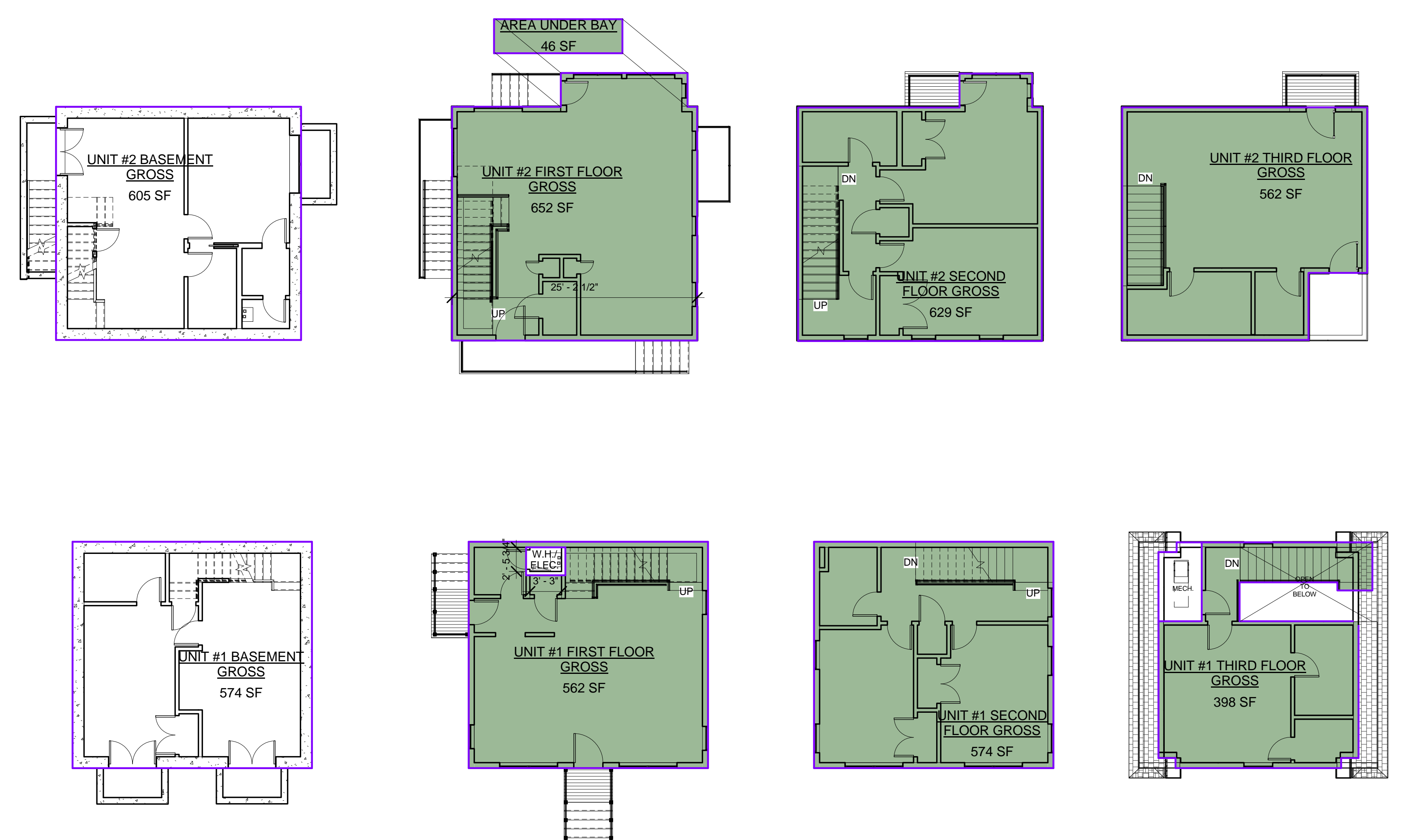
PRIVATE OPEN SPACE W/ MIN. 15'X15'	693 SF
OPEN SPACE W/O MIN. 15'X15'	1,324 SF
TOTAL OPEN SPACE	2,017 SF

ZONING CHART

ZONE : C-1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN S.F.	5,000 S.F.	4,564 S.F.	4,564 SF	COMPLIES
LOT AREA, MIN S.F. / DU	1,500 S.F. / DU= 2 DU	1 DU	XXX S.F. / DU = 2 DU PROPOSED	COMPLIES
MAX. FAR	0.75 (3,423 S.F. MAX)	0.384 (1,920 S.F.)	1,534SF(FRONT)+1,889SF(REAR)=3,423 SF	COMPLIES
MIN. LOT WIDTH	50' - 0"		50'-0"	COMPLIES
MIN. FRONT YARD	H+L (a) / 4+2; MIN. 10'-0" (a) MEASURED FROM CENTERLINE OF STREET (34.5+24.6)/6= 9'-10" (MIN. 10'-0")	8'-6"	10' - 0" +/- 30'-0" FROM CENTER OF PEARL ST.	COMPLIES
MIN SIDE YARDS	H+L / 5+2 (n) 7' - 6" MINIMUM (34.5+24.9)/7= 8'-6"(FRONT) (34.5+24)/7=8'-5"(REAR)	5'-6"	FRONT UNIT (10'-0") LEFT (15'-4") RIGHT REAR UNIT (8'-5") LEFT (8'-5") RIGHT	COMPLIES COMPLIES / EXISTING COMPLIES COMPLIES
MIN REAR YARD	H+L (c) / 4+2; MIN. 20'-0" (34.5+20)/6= 9'-1" (MIN. 20'-0")	39'-8"	20'-0"	COMPLIES
MAX HEIGHT	35'-0"		34'-6"	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (1,369 S.F.) 50 % AREA REQ. TO BE PRIVATE OPEN SPACE (BELOW)= 685 SF		44% (2,017 SF) 693 SF OF REQUIRED OPEN SPACE MEETS REQUIREMENTS FOR PRIVATE OPEN SPACE	COMPLIES COMPLIES
PARKING	1 SPACE/DU= 2 SPACES		2 SPACES	COMPLIES

SECTION 5.22: PRIVATE OPEN SPACE:
An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.
(b) Measured from the centerline of the street, but in no case may a building be nearer the street line than five (5) feet.
(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.



③ 0 Basement Level 1/8" = 1'-0"
④ 1st Floor Level 1/8" = 1'-0"
⑤ 2nd Floor Level 1/8" = 1'-0"
⑥ 2 1/2 Floor Level 1/8" = 1'-0"

F.A.R. CALCULATION

	FRONT	REAR	
BAYS @ GRADE	0 SF	46 SF	
FIRST FLOOR	562 SF	652 SF	
SECOND FLOOR	574 SF	629 SF	
ATTIC FLOOR	398 SF	562 SF	UNITS TOTAL
TOTAL	1,534 SF	1,889 SF	3423 SF
3,420 SF / 4,564 SF = 0.75			
MAX ALLOWABLE FAR 3,423 SF, PROPOSED 3423 SF - COMPLIES			

PEARL STREET
PUBLIC - 40' WIDE

① Site Plan
3/16" = 1'-0"

PROJECT NAME
64 PEARL ST. (Front)

PROJECT ADDRESS
64 Pearl St.
Cambridge, MA

CLIENT
64 Pearl St. LLC

ARCHITECT

KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

Project number	16104
Date	8-29-2017
Drawn by	NB
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date

Architectural Site
Plan & FAR
Calculations

A-021

64 PEARL ST. (Front)

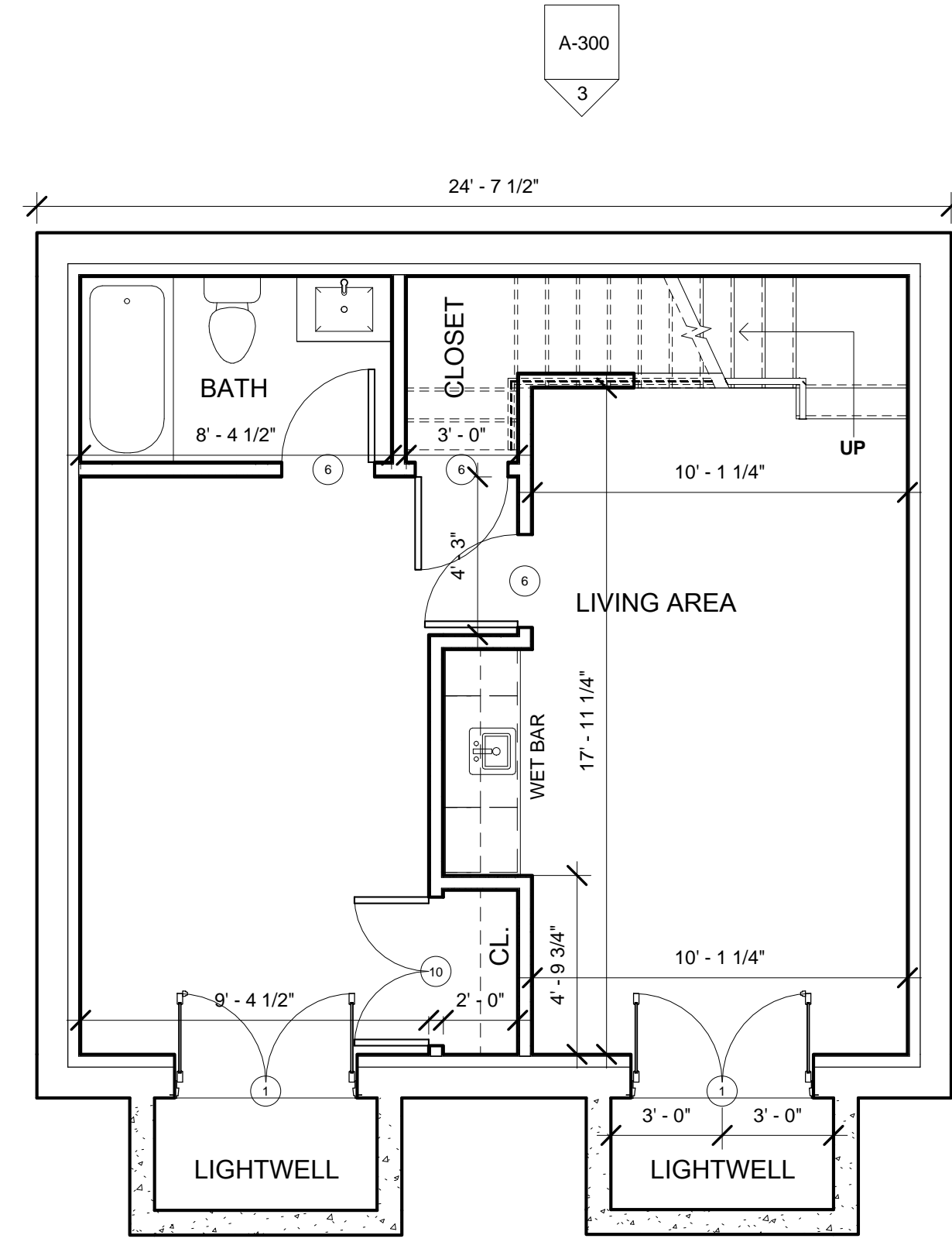
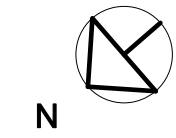
\\TKG-Server\Drawn\1616104_MF64-Pearl03 Drawings\00_ARCH_SD_DD\64 Pearl St. - Front\16104_MF64-Pearl_FRONT - SD-COMPLIANT-FINAL_1.rvt 8/29/2017 1:27:53 PM

LEGEND

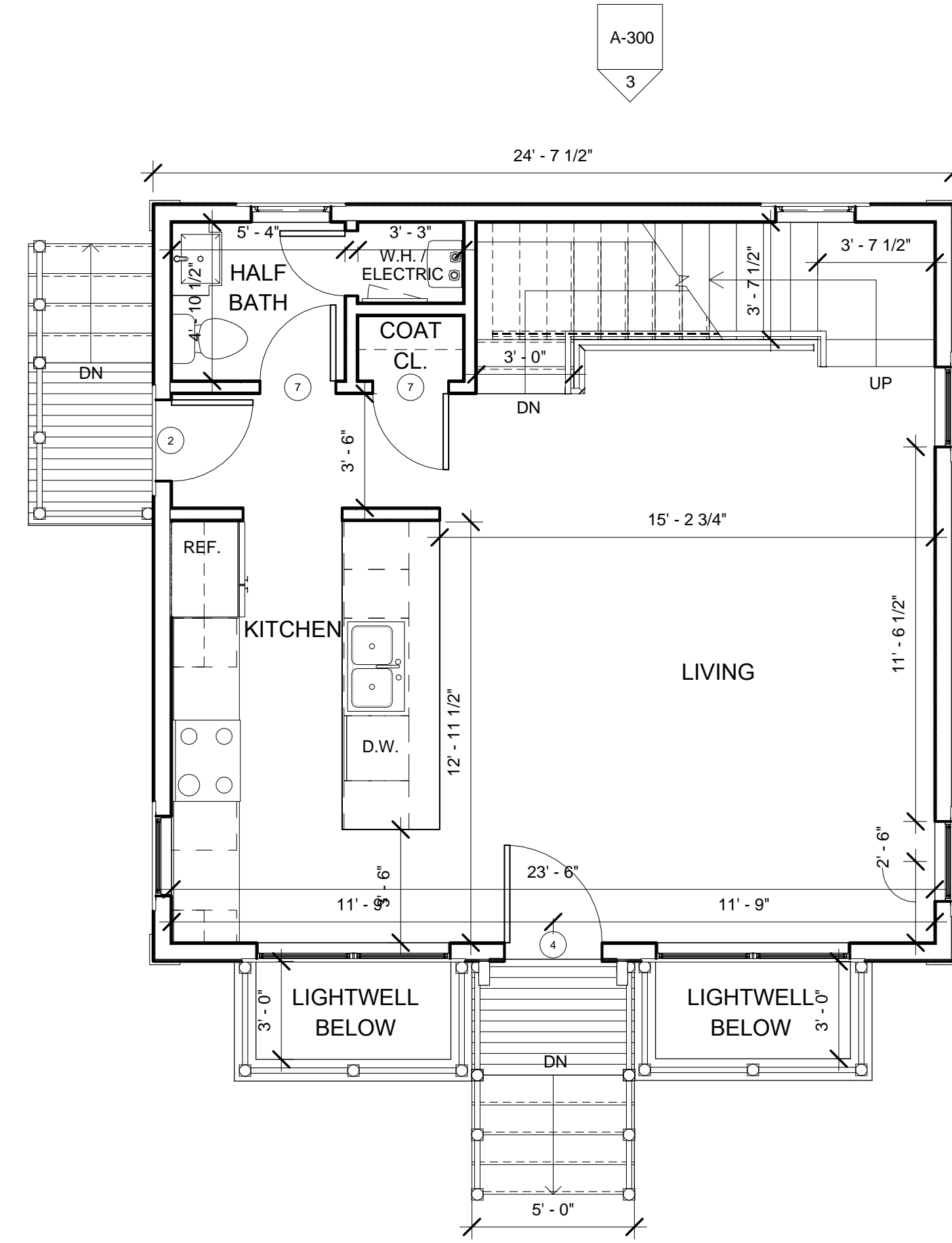
- NEW WALL
- EXISTING TO REMAIN
- WALL TYPE
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR

GENERAL FLOOR PLAN NOTES

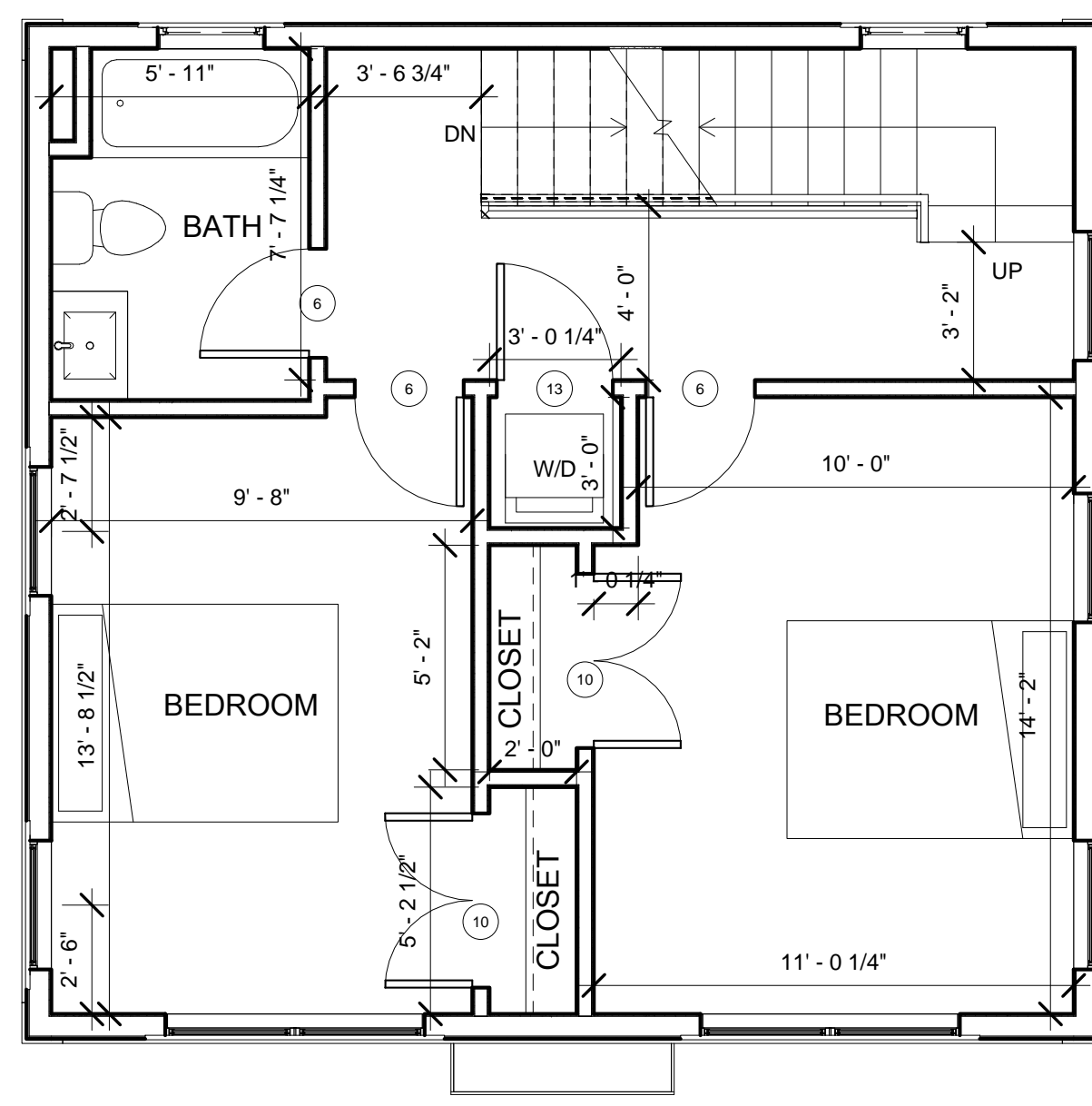
1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "2"
5. SEE A-800 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
9. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
10. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
11. CONTRACTOR TO COORDINATE DESIGN-BUILD DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
12. EXISTING WINDOWS TO BE REPLACED IN EXISTING OPENINGS UNLESS OTHERWISE NOTED.
13. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
14. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
15. CONTRACTOR TO SUBMIT DOOR & WINDOW SCHEDULE TO BE REVIEWED & APPROVED BY ARCHITECT PRIOR TO ORDERING AND CONSTRUCTION.
16. UNLESS OTHERWISE NOTED ALL EXTERIOR WALLS SHALL BE TYPE "1"



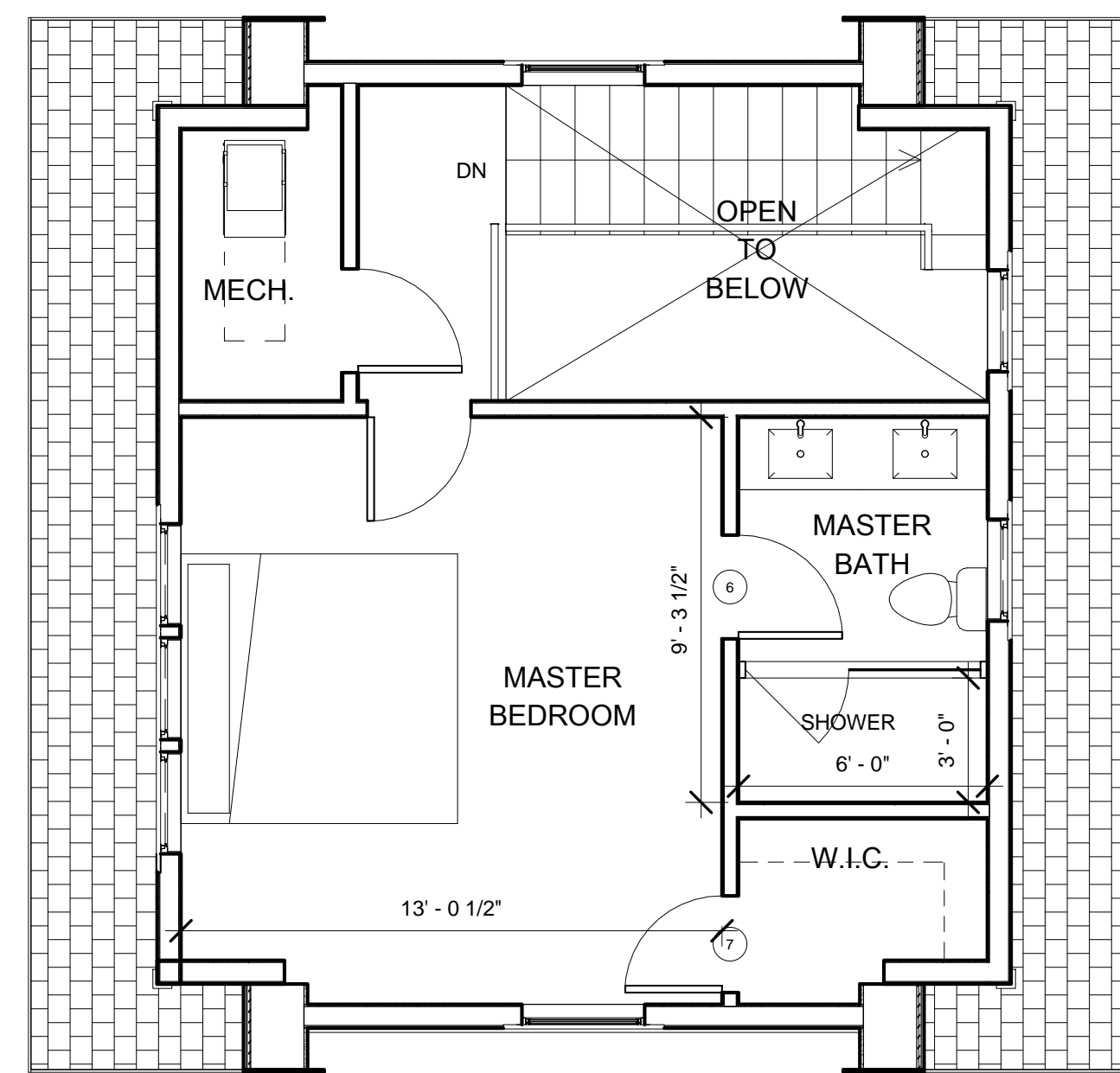
1 0 Basement Level
1/4" = 1'-0"



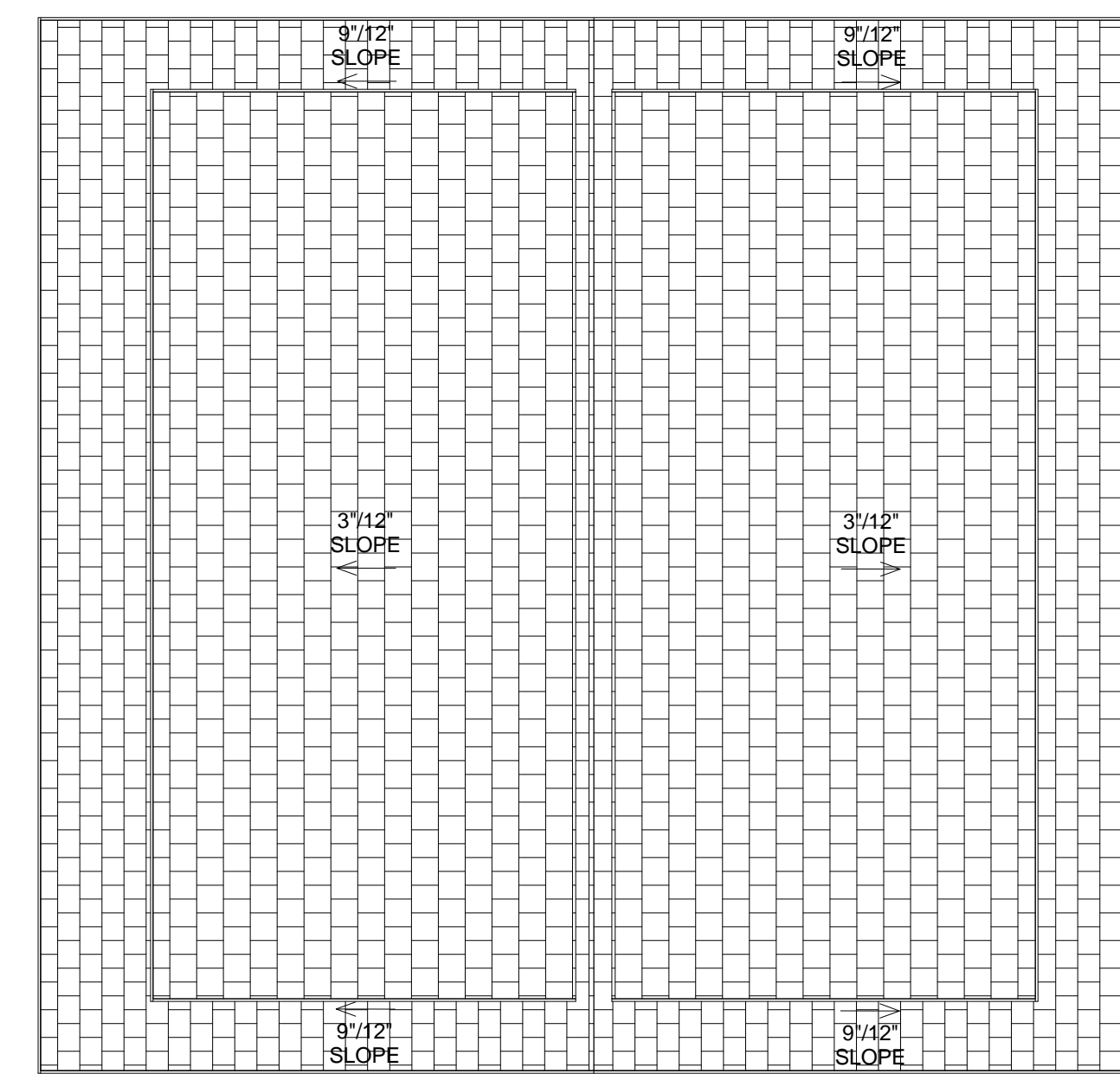
2 1st Floor Level
1/4" = 1'-0"



3 2nd Floor Level
1/4" = 1'-0"



4 2 1/2 Floor Level
1/4" = 1'-0"



5 3 Roof Top - Unit #1 (Front Building)
1/4" = 1'-0"

PROJECT NAME
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(Front)**

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17 IVALOO STREET SUITE 400
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Project number	16104
Date	8-29-2017
Drawn by	NB
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Floor Plans

A-100

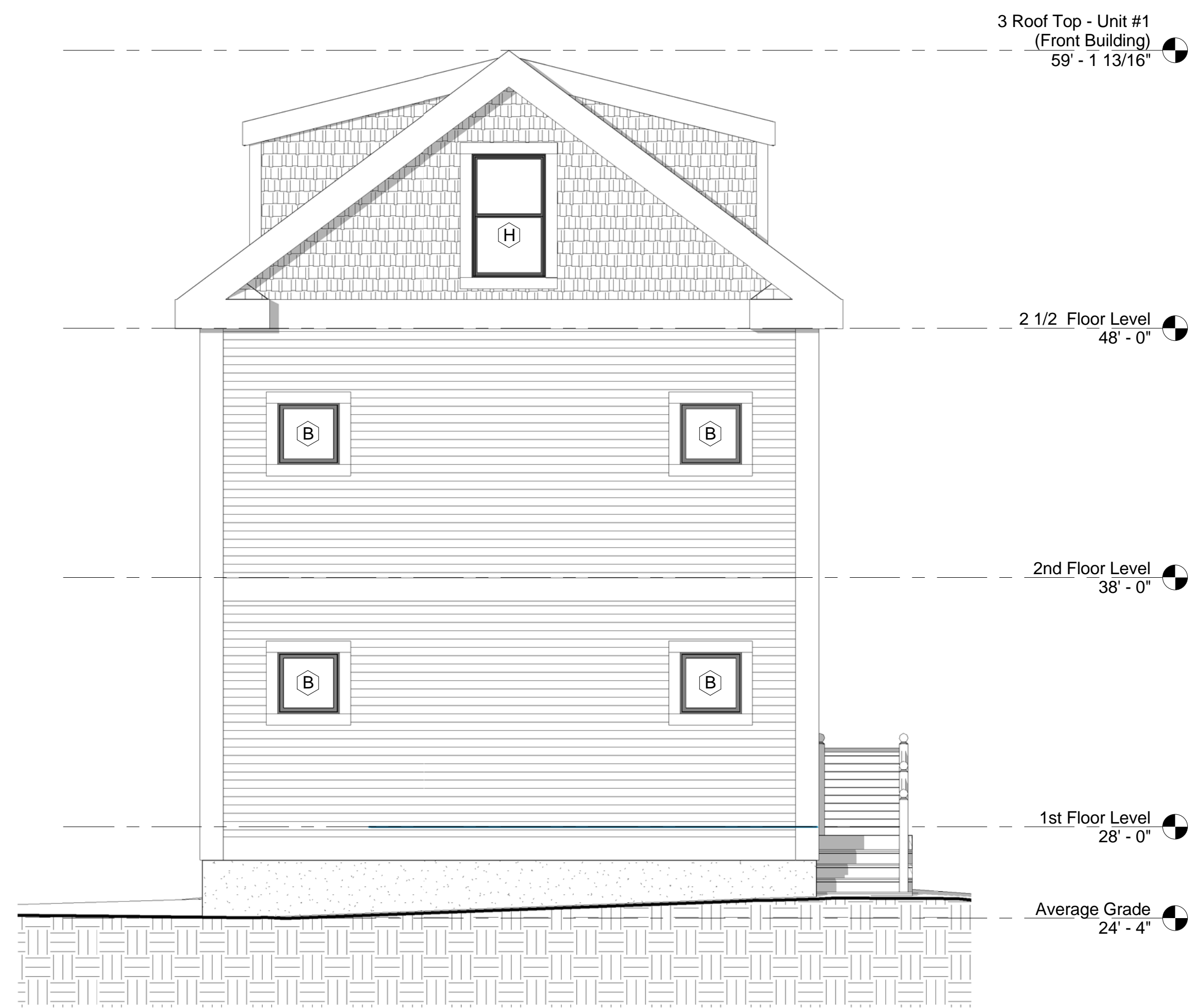
64 PEARL ST. (Front)



① East Elevation
1/4" = 1'-0"



② North Elevation
1/4" = 1'-0"



③ South Elevation
1/4" = 1'-0"



④ West Elevation
1/4" = 1'-0"

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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Elevations

A-300

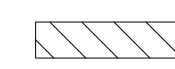


64 PEARL ST. (Front)

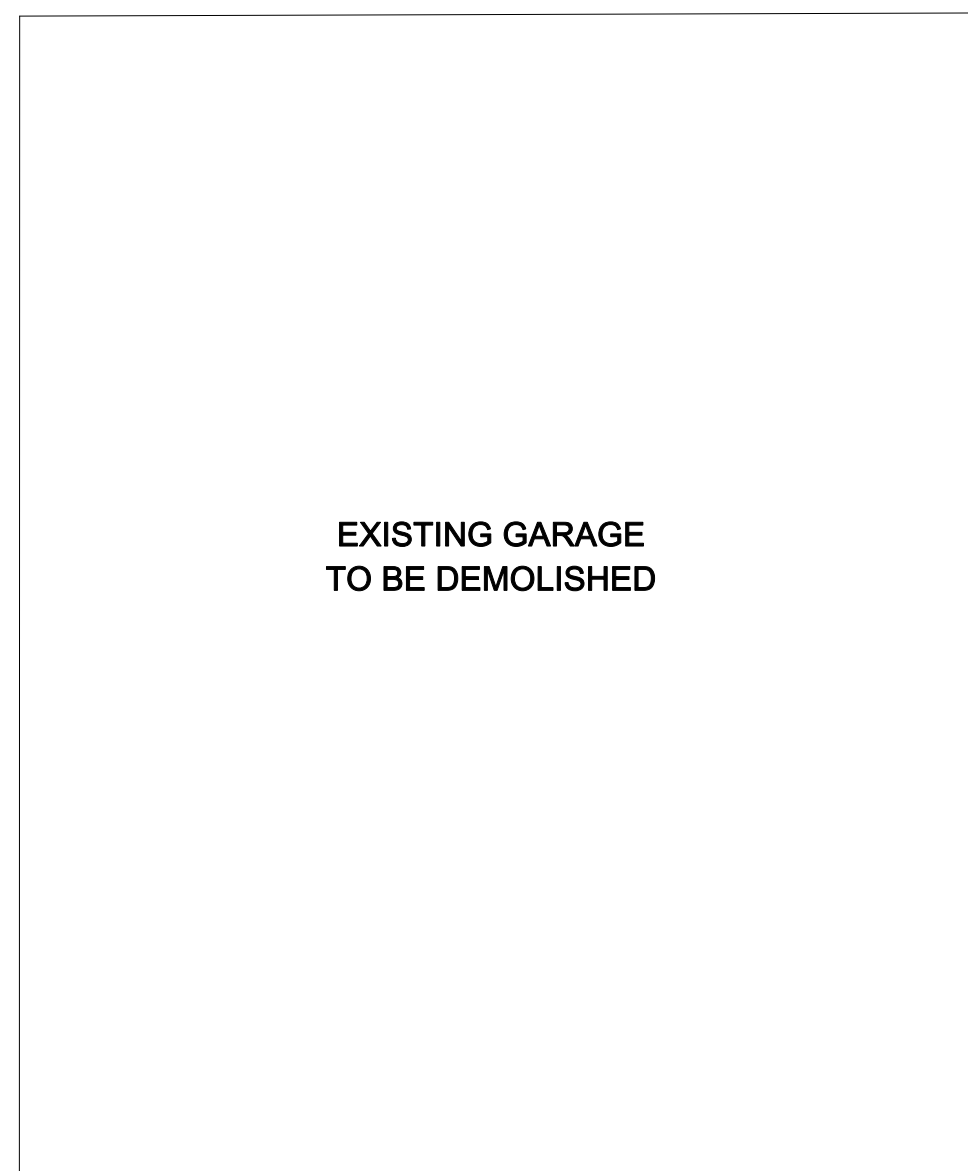
SF	BASEMENT	1ST FLOOR	2ND FLOOR	TOTAL
GROSS	1,117	1,274	1,307	3,698
DEMOLISED	195	515	195	905
PROPOSED	604	604	604	1,812

TOTAL ALLOWED FOR DEMOLITION 25% OF GROSS = 3,698SF X 0.25 = 924SF > 905SF - COMPLIES

GENERAL DEMOLITION NOTES:

- 1) PROTECT ALL EXISTING STRUCTURAL COLUMNS NOT INDICATED FOR REMOVAL.
- 2) REMOVE & DISPOSE OF ALL EXISTING MECH. PIPING, WHERE REQUIRED AND CAP AND SEAL ALL PIPING AT FLOOR LEVEL.
- 3) REMOVE ALL EXIST WINDOWS AND FRAMES AND REPLACE WITH NEW WINDOW AND FRAMES, SEE ELEV.
- 4) REMOVE EXIST. FLOOR; REFER TO SECTIONS AND STRUCTURAL DRAWINGS FOR NEW FLOOR HEIGHTS AND CONSTRUCTION MATERIALS.
- 5) REMOVE EXIST. WD. PANELING & STORE; PATCH AND REPAIR WALL UNDER PANELING OR REPLACE WHERE NECESSARY
- 6) STRIP ALL REMAINING BEARING COLUMNS TO STEEL; ADD REINFORCEMENT AND 3" CONCRETE, REFER TO STRUCT. DWG.

-  EXISTING BUILDING GROSS
-  AREA TO DEMOLISH
-  PROPOSED FLOOR AREA




**DEMOLITION AS APPROVED:
PERMIT #: DEMO-054987-2017
3/27/2017**

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(Front)**

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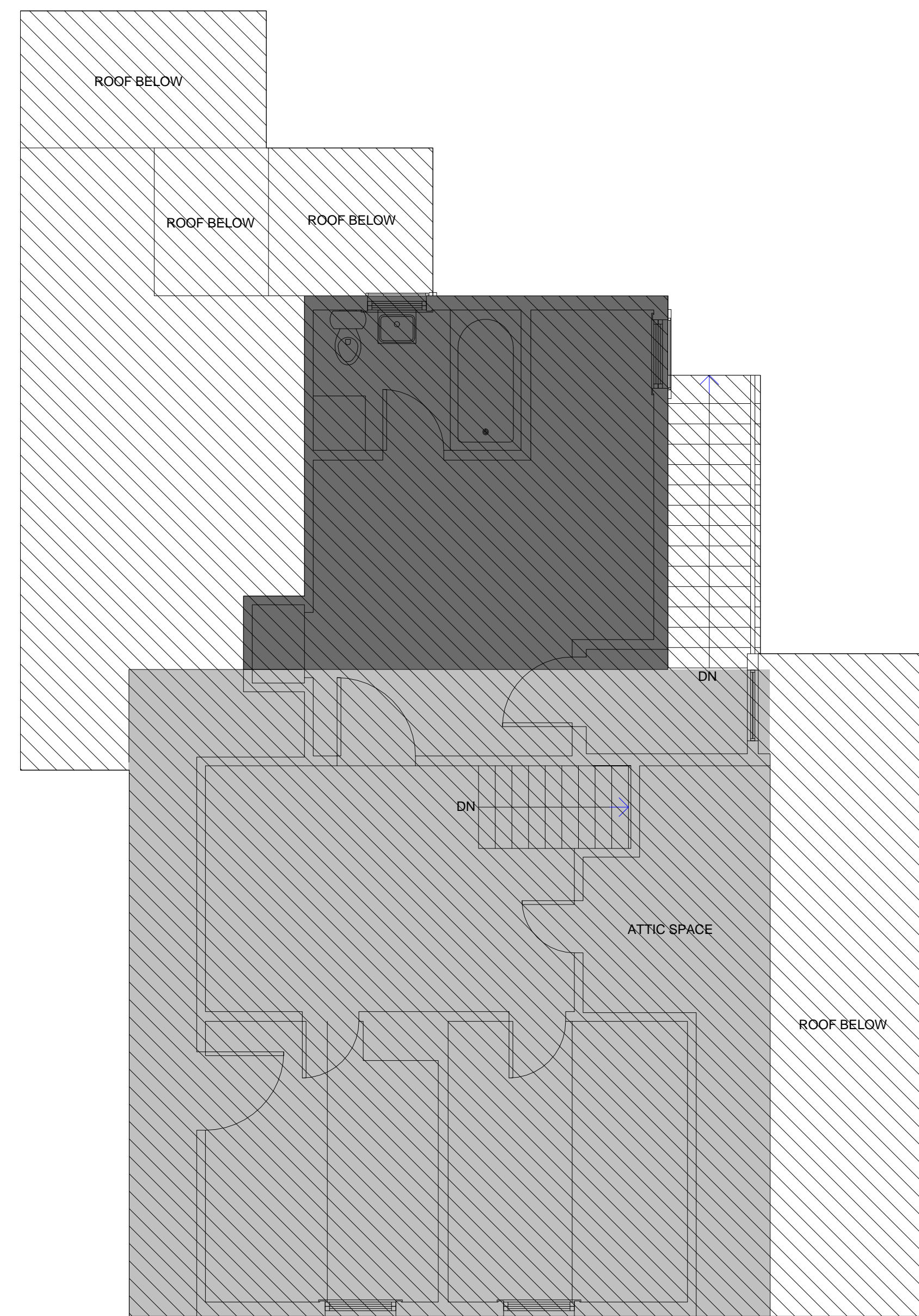
Project number	16104
Date	8-29-2017
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REVISIONS

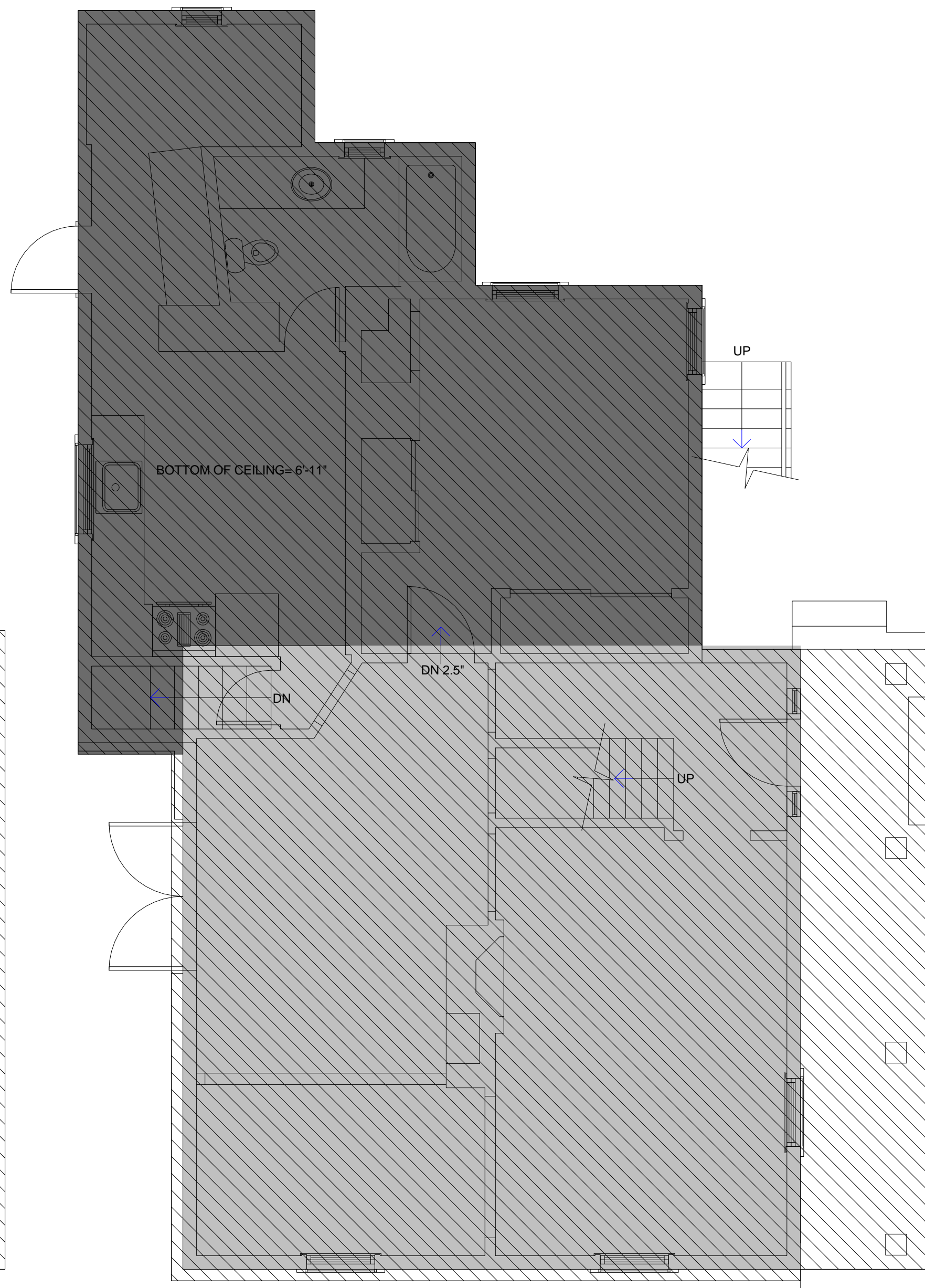
No.	Description	Date

Demolition Plans

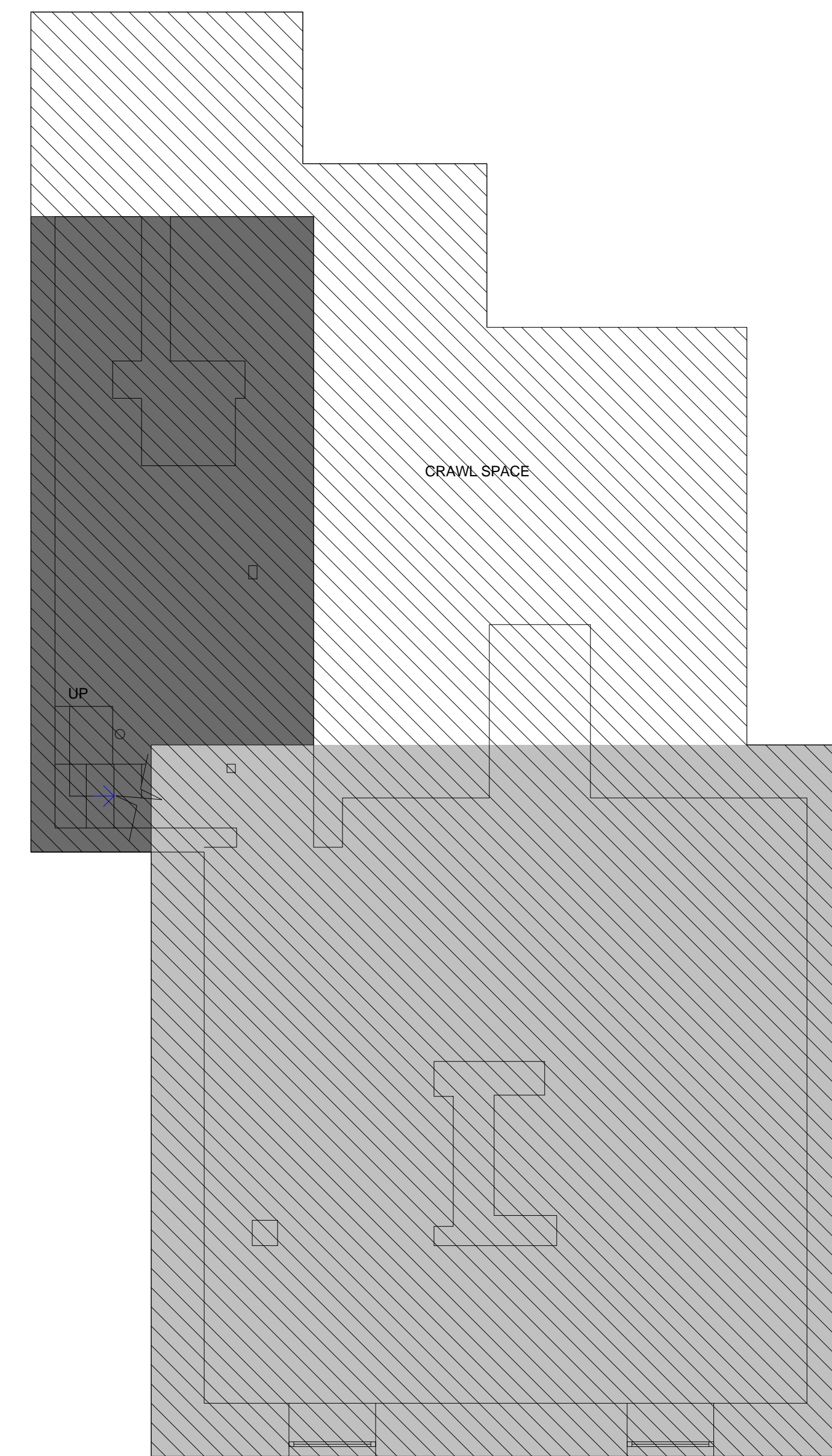
AD-101
64 PEARL ST. (Front)



EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING BASEMENT PLAN
Scale: 1/4" = 1'-0"



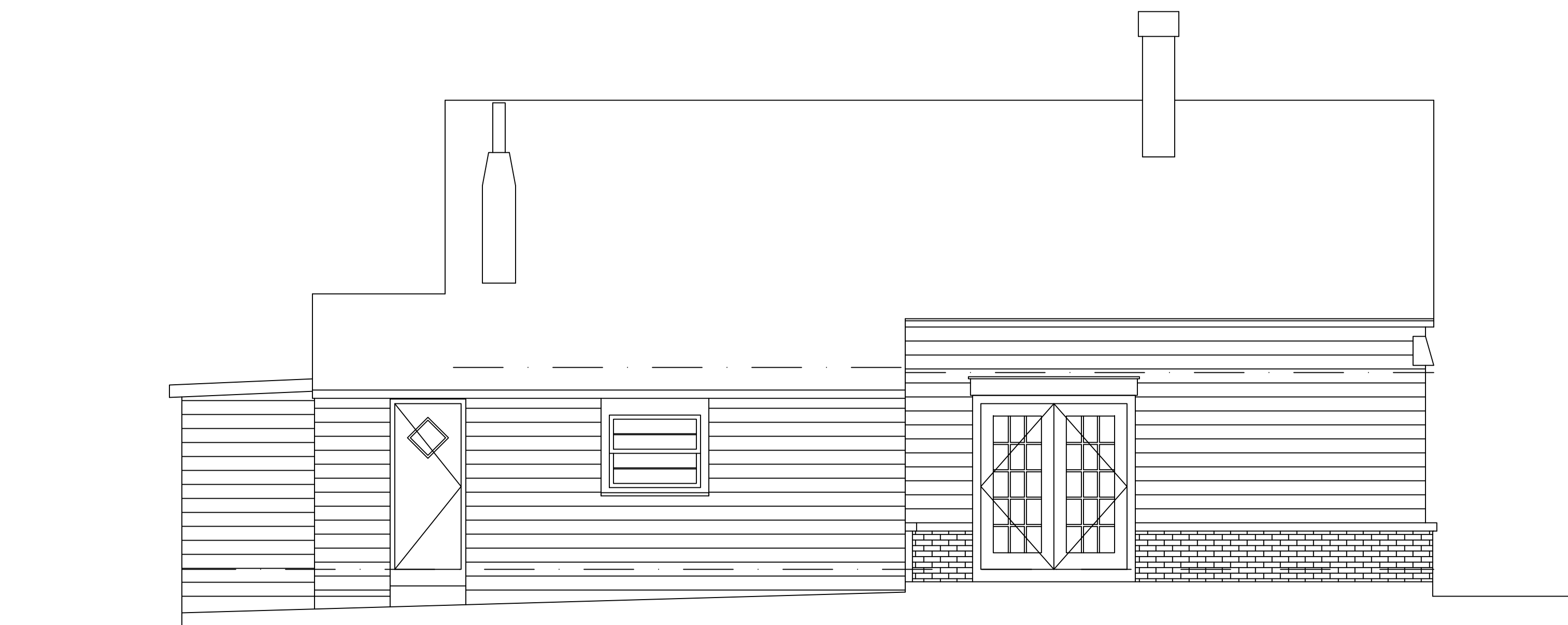
1 EXISTING FRONT ELEVATION



2 EXISTING SIDE ELEVATION



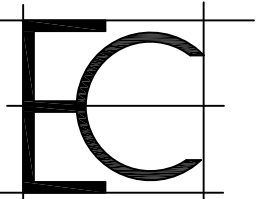
3 EXISTING REAR ELEVATION



4 EXISTING SIDE ELEVATION

64 Pearl Street
Cambridge, MA.

Existing
Exterior Elevations



Existing Conditions Surveys Inc.

398 Columbus Avenue #334
Boston, MA 02116 USA

T 617.247.9161
F 617.249.0746
E info@existingconditions.com

The Most Accurate
Existing Conditions Surveys and
As-Built Surveys

No.	Date	Revision	By

No.	Date	Issued to	By

Title exterior elevations

Date 10.25.2005
Scale 1"=4'-0"
Job No. 1232
Drawn By KJY

EX-2



① Pearl Street View



② Building Driveway Side View



③ Building Rear Yard View

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(Front)**

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CLIENT

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ARCHITECT



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Project number 16104
Date 8-29-2017
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Checked by JSK
Scale

REVISIONS

No.	Description	Date

Perspectives

AV-2

64 PEARL ST. (Front)

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PROJECT NAME
**64 PEARL ST.
 (Front)**

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 64 Pearl St.
 Cambridge, MA

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KHALSA

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Scale	1/2" = 1'-0"

REVISIONS

No.	Description	Date

FACADE

SD
 64 PEARL ST. (Front)

3 Roof Top - Unit #1
 (Front Building)
 59' - 1 13/16"

2 1/2 Floor Level
 48' - 0"

2nd Floor Level
 38' - 0"

1st Floor Level
 28' - 0"

Average Grade
 24' - 4"



① North Elevation Option-A
 1/2" = 1'-0"

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