City of Cambridge, MA

July 30, 2026

Record No: 1212185

Curb Cut

Status: Active

Submitted On: 5/19/2026

Primary Location

61 Pleasant St
Cambridge, MA 02139

Owner

Pleasant place homes LLC
Ellsworth 17 Cambridge, MA
02139

Applicant

Matt Hayes
617-512-1362
matt.smvh@gmail.com
17 Ellsworth Avenue
cambridge, ma 02139

General Information

Frontage (in feet)*

56

Setback - distance from building to sidewalk (in feet)*

9.7

Distance from proposed driveway to surrounding structures and property line (in feet)*

7

Length of proposed driveway (in feet) *

29.2

Width of proposed driveway (in feet) *

17.1

Size of proposed driveway (square feet)

499.32

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway

No. 'Moving away from street tree

Attestation

Full Name*

matt Hayes

Date*

05/19/2026

Attachments

Certified Plot Plan (survey) REQUIRED
61 pleasant stamped survey.pdf
Uploaded by Matt Hayes on May 19, 2026 at 12:19 PM

Abutters Forms REQUIRED
Abutter form for curb cut 61 pleasant left.pdf
Uploaded by Matt Hayes on May 18, 2026 at 6:15 AM

Plan of Requested Conditions REQUIRED
61 Pleasant Street Cambridge Curb Cut 092325.pdf
Uploaded by Matt Hayes on May 18, 2026 at 6:14 AM

Photographs of the property REQUIRED
61 pleasant existing conditions.heic
Uploaded by Matt Hayes on May 18, 2026 at 6:25 AM

Abutter form curb cut 61 pleasant rear.pdf
Abutter form curb cut 61 pleasant rear.pdf
Uploaded by Matt Hayes on May 18, 2026 at 6:19 AM

Abutter form for curb cut 61 pleasant right.pdf
Abutter form for curb cut 61 pleasant right.pdf
Uploaded by Matt Hayes on May 18, 2026 at 6:20 AM

Abutter form curb cut 61 pleasant front.pdf
Abutter form curb cut 61 pleasant front.pdf
Uploaded by Matt Hayes on May 18, 2026 at 6:21 AM

Permit set, outdoor space, setbacks, parking
Open Open Pleasant-61 latest - Revised Structural Dwgs added to Permit Set.pdf 2.pdf
Uploaded by Matt Hayes on Jun 3, 2026 at 6:56 AM

Parking layout out of setback.pdf
Parking layout out of setback.pdf
Uploaded by Matt Hayes on Jun 3, 2026 at 9:58 AM

unsigned 61 Pleasant Street Neighborhood Association unsigned.pdf
unsigned 61 Pleasant Street Neighborhood Association unsigned.pdf
Uploaded by Lori Perez on Jun 3, 2026 at 12:37 PM

Record Activity

Matt Hayes started a draft Record	05/18/2026 at 6:04 am
Matt Hayes added file 61 Pleasant Street Cambridge Curb Cut 092325.pdf	05/18/2026 at 6:14 am
Matt Hayes added file Abutter form for curb cut 61 pleasant left.pdf	05/18/2026 at 6:15 am
Matt Hayes added file Abutter form curb cut 61 pleasant rear.pdf	05/18/2026 at 6:19 am
Matt Hayes added file Abutter form for curb cut 61 pleasant right.pdf	05/18/2026 at 6:20 am
Matt Hayes added file Abutter form curb cut 61 pleasant front.pdf	05/18/2026 at 6:21 am
Matt Hayes added file 61 pleasant existing conditions.heic	05/18/2026 at 6:25 am
Matt Hayes added file 61 pleasant stamped survey.pdf	05/19/2026 at 12:19 pm
Matt Hayes submitted Record 1212185	05/19/2026 at 12:20 pm
OpenGov system altered approval step Review for Completeness, changed status from Inactive to Active on Record 1212185	05/19/2026 at 12:20 pm
OpenGov system assigned approval step Review for Completeness to Stephen Natola on Record 1212185	05/19/2026 at 12:20 pm
Stephen Natola reassigned approval step Review for Completeness from Stephen Natola to Olivia Ratay on Record 1212185	05/26/2026 at 7:57 am
Stephen Natola assigned approval step Zoning Review to Stephen Natola on Record 1212185	05/26/2026 at 7:57 am
Stephen Natola altered approval step Zoning Review, changed status from Inactive to Active on Record 1212185	05/26/2026 at 7:57 am
Olivia Ratay approved approval step Review for Completeness on Record 1212185	05/27/2026 at 7:18 am

Matt Hayes added file Open Open Pleasant-61 latest - Revised Structural Dwgs added to Permit Set.pdf 2.pdf to Record 1212185	06/03/2026 at 6:56 am
Matt Hayes added file Parking layout out of setback.pdf to Record 1212185	06/03/2026 at 9:58 am
Stephen Natola approved approval step Zoning Review on Record 1212185	06/03/2026 at 10:04 am
OpenGov system altered approval step City Clerk Review, changed status from Inactive to Active on Record 1212185	06/03/2026 at 10:04 am
OpenGov system assigned approval step City Clerk Review to Lori Perez on Record 1212185	06/03/2026 at 10:04 am
Lori Perez added file unsigned 61 Pleasant Street Neighborhood Association unsigned.pdf to Record 1212185	06/03/2026 at 12:37 pm
Lori Perez approved approval step City Clerk Review on Record 1212185	06/03/2026 at 12:38 pm
OpenGov system altered approval step Department of Transportation Review, changed status from Inactive to Active on Record 1212185	06/03/2026 at 12:38 pm
OpenGov system assigned approval step Department of Transportation Review to Stephen Meuse on Record 1212185	06/03/2026 at 12:38 pm
Stephen Meuse approved approval step Department of Transportation Review on Record 1212185	06/03/2026 at 12:53 pm
OpenGov system altered approval step Department of Public Works Review, changed status from Inactive to Active on Record 1212185	06/03/2026 at 12:53 pm
OpenGov system assigned approval step Department of Public Works Review to TJ Shea on Record 1212185	06/03/2026 at 12:53 pm
TJ Shea approved approval step Department of Public Works Review on Record 1212185	06/04/2026 at 6:11 am
OpenGov system altered approval step City Clerk Review for City Council Agenda, changed status from Inactive to Active on Record 1212185	06/04/2026 at 6:11 am
OpenGov system assigned approval step City Clerk Review for City Council Agenda to Lori Perez on Record 1212185	06/04/2026 at 6:11 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Review for Completeness	5/19/2026, 12:20:09 PM	5/27/2026, 7:18:36 AM	Olivia Ratay	-	Completed
Zoning Review	5/26/2026, 7:57:31 AM	6/3/2026, 10:04:36 AM	Stephen Natola	-	Completed
City Clerk Review	6/3/2026, 10:04:36 AM	6/3/2026, 12:38:02 PM	Lori Perez	-	Completed
Department of Transportation Review	6/3/2026, 12:38:02 PM	6/3/2026, 12:53:44 PM	Stephen Meuse	-	Completed
Department of Public Works Review	6/3/2026, 12:53:45 PM	6/4/2026, 6:11:32 AM	TJ Shea	-	Completed
City Clerk Review for City Council Agenda	6/4/2026, 6:11:32 AM	-	Lori Perez	-	Active
City Council Approval	-	-	-	-	Inactive
Department of Public Works - Next Steps	-	-	-	-	Inactive

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-4269

PAULA M. CRANE
INTERIM CITY CLERK

June 1, 2026

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from:

Matt Hayes for a Curb Cut at the location of 61 Pleasant Street with a Frontage of 56', Setback 9.7', Distance from surrounding structures 7', Length 29.2', Width 17.1' and a total Square Footage of 499.32.

The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations for the locality where the curb cut would be made, so that the association may have an opportunity for review, prior to action by the City Council.

Please indicate by return mail your approval or disapproval of the petition within twenty-one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate your reply.

As soon as this office has received both the completed application and your neighborhood association response, I will place the petition on the agenda for the next City Council meeting. If I do not receive a response from your neighborhood organization by twenty-one days from the date of this letter, I will place the petition on the agenda for the next City Council meeting.

If your neighborhood association cannot complete its review by twenty-one days from today, you may extend the reply time another seven days by requesting an extension by letter to me with a copy to the petitioner. However, I urge you to make every effort to complete your review as soon as possible.

Thank you for your cooperation.

Sincerely yours,

Paula M. Crane
Interim City Clerk

All Neighborhood Associations

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 07/01/2025.

2. DEED REFERENCE: BOOK 14224, PAGE 433
PLAN REFERENCE: PLAN BOOK 1A, PAGE 16
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576F, IN COMMUNITY NUMBER: 250186, DATED 07/08/2025.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

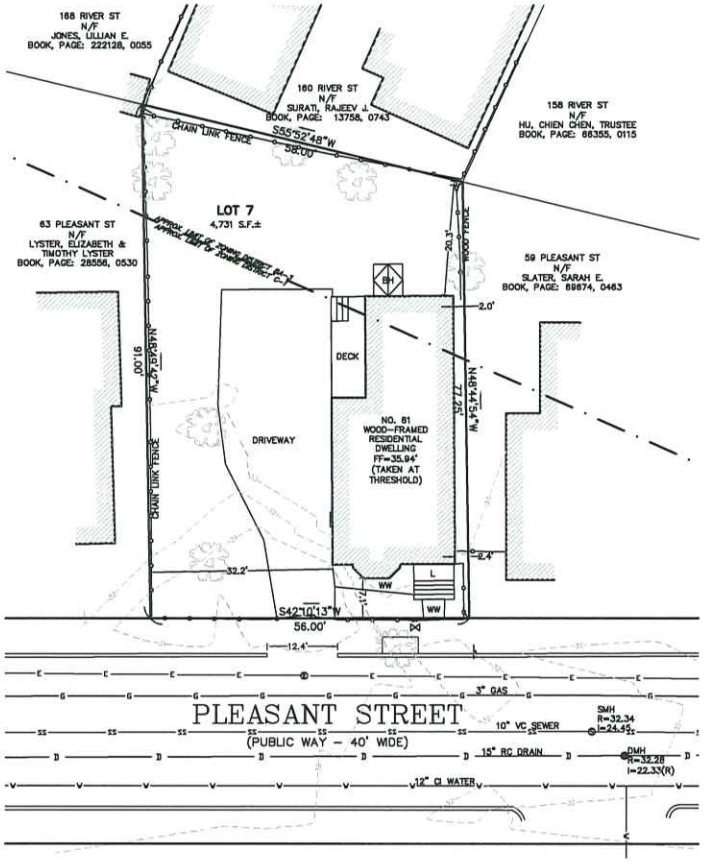
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.

9. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

LEGEND

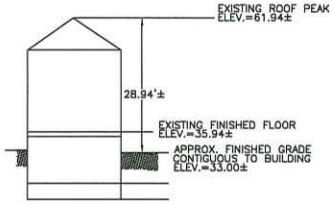
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)



Address: 61 Pleasant St

Ground Elevation Min:	30.3 ft-CCB
Ground Elevation Max:	32.4 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map-Lot: 125-76
Selected Address: 61 Pleasant St



EXISTING PROFILE
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

Spruhan Engineering, P.C.
60 JEWETT ST, (SUITE 1)
NEWTON, MA 02458
Tel: 617-816-0722
Email:admond@spruhaneng.com

61 PLEASANT STREET
CAMBRIDGE
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

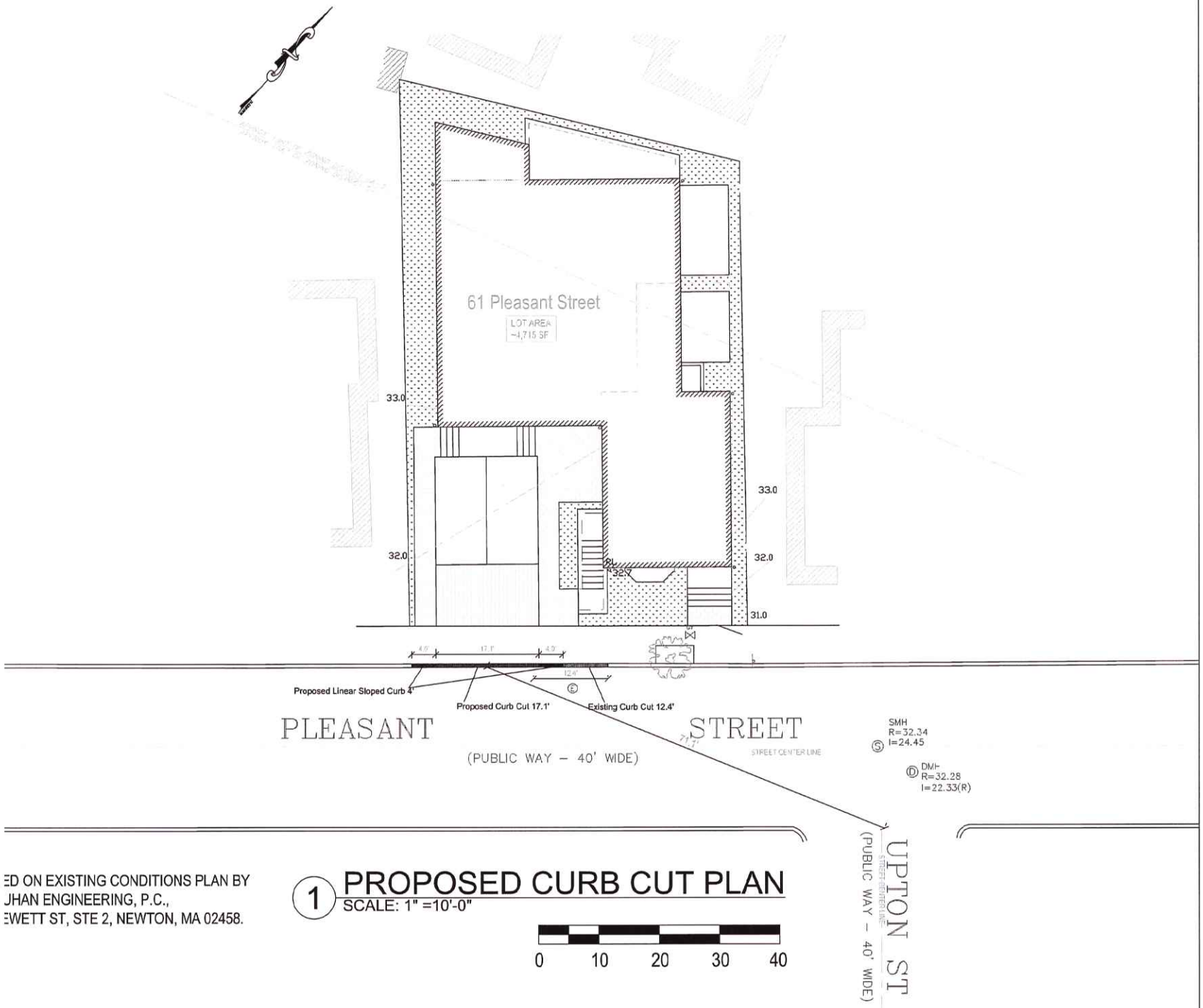
DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

DATE:	07/15/2025
DRAWN BY:	M.G.
CHECKED BY:	C.C.
APPROVED BY:	C.C.

EXISTING CONDITIONS

SHEET 1 OF 1



ED ON EXISTING CONDITIONS PLAN BY
JHAN ENGINEERING, P.C.,
EWETT ST, STE 2, NEWTON, MA 02458.

1 PROPOSED CURB CUT PLAN
SCALE: 1" =10'-0"

Engineer:
Fergal Brennock P.E.
71 Lovell Road
Watertown, MA 02472
617 828 0376
fergal@fergalbrennock.com

61 Pleasant Street
Cambridge MA

Proposed Plot Plan
Curb Cut Application

Scale: 1:10
Date: 09/23/25
Drawn By: FB

C0.1

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 160 river street, cambridge MA 02139,

Cambridge, Massachusetts, I do hereby declare [X] approval [ ] disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: Raj Surani Date: oct 26,2025

Address: 160 river street, cambridge MA 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 160 river street, cambridge MA 02139,

Cambridge, Massachusetts, I do hereby declare
- [x] approval
- [ ] disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: [signature] Date: oct 26,2025

Address: 160 river street, cambridge MA 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 63 Pleasant St, Cambridge MA 02139,

Cambridge, Massachusetts, I do hereby declare ☑ approval ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 61 Pleasant Street, Cambridge, MA

Signed: [signature] Date: April 17, 2026

Address: 63 Pleasant St, Cambridge MA 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 59 Pleasant Street, Cambridge, MA,

Cambridge, Massachusetts, I do hereby declare ☒ approval ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 61 Pleasant Street, Cambridge, MA

Signed: S. Henry MD Date: 11/17/2025

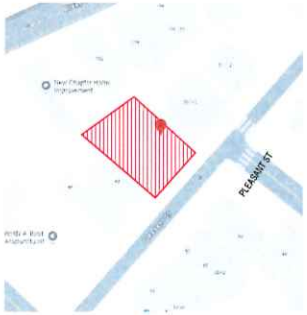
Address:

REDEVELOPMENT OF 61 PLEASANT ST.

CAMBRIDGE, MA 02139
A RESIDENTIAL PROJECT

PLEASANT STREET ELEVATION

LIST OF DRAWINGS		PERMIT SET 09 OCT 2025	REVISED SHEETS 05 NOV 2025
GENERAL			
T1.0	TITLE SHEET	X	X
	EXISTING CONDITIONS PLOT PLAN	X	
Z1.1	ZONING ANALYSIS	X	X
G1.0	GENERAL NOTES, ABBREVIATIONS & KEY SYMBOLS	X	
G1.1	PARTITION TYPES, PARTITION NOTES, FLOOR & CEILING ASSEMBLIES	X	
G1.2	CODE ANALYSIS	X	
G1.3	MULTIFAMILY MAAB/ADA/FHA COMPLIANCE DIAGRAMS	X	
CIVIL			
C1	CIVIL PERMIT SITE PLAN	X	
LANDSCAPE			
L1	TREE REMOVAL PLAN		X
L2	LANDSCAPE MATERIAL PLAN		X
L3	LANDSCAPE PLANTING PLAN		X
L4	COOL FACTOR		X
L5	TECHNICAL DATA BULLETIN		X
L6	SRI RESULTS		X
ARCHITECTURAL			
AS-1	ARCHITECTURAL SITE PLAN		X
A1.0	BASEMENT FLOOR PLAN	X	X
A1.1	FIRST FLOOR PLAN	X	X
A1.2	SECOND FLOOR PLAN	X	X
A1.3	THIRD FLOOR PLAN	X	X
A2.1	FRONT ELEVATION	X	
A2.2	RIGHT SIDE ELEVATION	X	
A2.3	REAR ELEVATION	X	
A2.4	LEFT SIDE ELEVATION	X	
A2.5	BUILDING SECTION	X	
A3.1	WALL SECTIONS	X	
A7.1	WINDOW SCHEDULE & DETAILS	X	
A7.3	DOOR & ROOM FINISH SCHEDULES & DOOR DETAILS	X	
STRUCTURAL			
S1.0	FOUNDATION PLAN & FIRST FLOOR FRAMING	X	
S2.0	SECOND & THIRD FLOOR FRAMING	X	
S3.0	ROOF FRAMING	X	
FIRE PROTECTION			
FP-1	PROPOSED NFPA 13R SPRINKLER SYSTEM	X	



LOCUS PLAN

PREPARED FOR:

UNISON DESIGN GROUP
17 ELLSWORTH AVE., CAMBRIDGE, MA 02139
PH (617) 512-1362

PREPARED BY:

ARCHITECT
PETER QUINN ARCHITECTS LLC
259 ELM ST, SUITE 301
SOMERVILLE, MA 02144
PH (617) 354-3989

SURVEYOR
SPRUHAN ENGINEERING, P.C.
80 JEWETT ST, SUITE 1
NEWTON, MA 02458
PH (617) 816-0722

CIVIL & STRUCTURAL ENGINEER
FERGAL BRENNOCK, PE
71 LOVELL RD,
WATERTOWN, MA 02135
PH (617) 828-0376

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE
318 HARVARD ST., STE 25
BROOKLINE, MA 02446
PH (617) 735.1180

SPRINKLER CONTRACTOR
A&A FIRE PROTECTION
5 RADDIN TERRACE,
SAUGUS, MA 01906
PH (781) 520-1718

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
PETER QUINN ARCHITECTS LLC
259 ELM ST, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT
61 PLEASANT STREET
61 PLEASANT ST.
CAMBRIDGE, MA 02139

PREPARED FOR
UNISON DESIGN GROUP
17 ELLSWORTH AVE.,
CAMBRIDGE, MA 02139

DRAWING TITLE
TITLE SHEET

SCALE AS NOTED

REVISION / ISSUE	DATE
REVISED PERMIT SET	7 JAN 2026
REVISED	5 NOV 2025
PERMIT SET	9 OCT 2025
DRAWN BY YC, AM, SB	REVIEWED BY PQ

SHEET
T1.0

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2. DEED REFERENCE: BOOK 14224, PAGE 433
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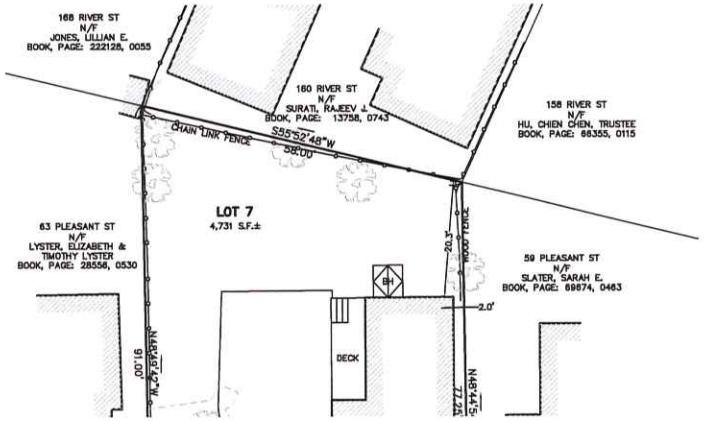
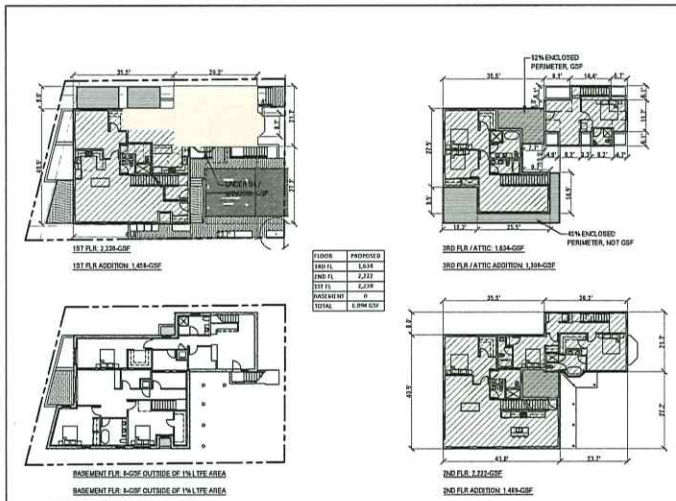
LEGEND

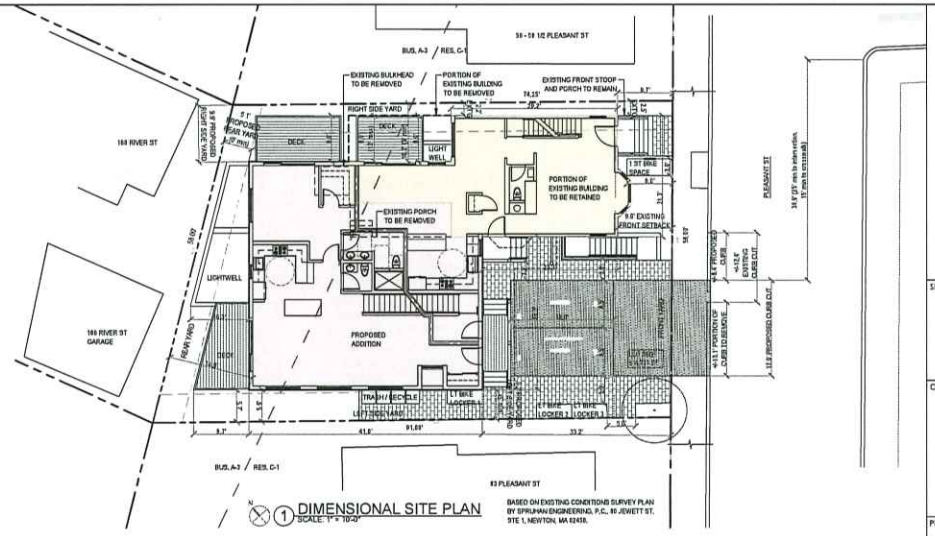
⊡	BOUND
O	IRON PIN/PIPE
⊙	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
o	BOLLARD
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
▦	CATCH BASIN



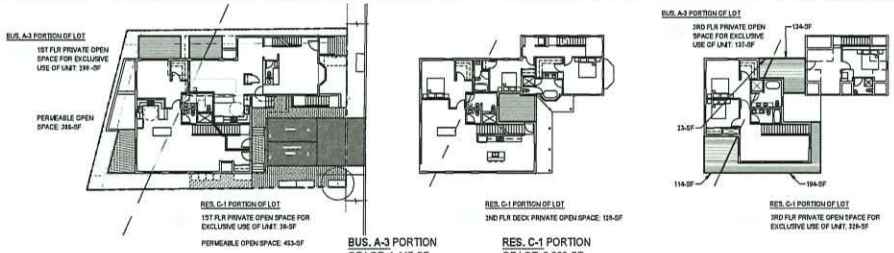


FLOOR	PROPOSED
3RD FL	1,834
2ND FL	2,222
1ST FL	2,238
BASEMENT	0
TOTAL	6,294 GSF

② GROSS FLOOR AREA
SCALE: 1" = 20'-0"



① DIMENSIONAL SITE PLAN
SCALE: 1" = 10'-0"



BUS. A-3 PORTION OF LOT: 1,447-SF

FLOOR	PRIVATE O.S.	PERMEABLE O.S.
3RD FL	137	0
2ND FL	0	0
1ST FL	298	0
ON GRADE	0	366
TOTAL	435 GSF	366 GSF
% OF LOT	30%	25%

RES. C-1 PORTION OF LOT: 3,288-SF

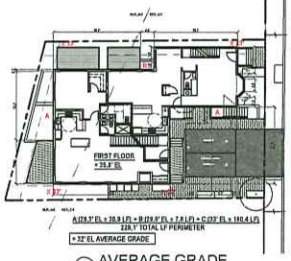
FLOOR	PRIVATE O.S.	PERMEABLE O.S.
3RD FL	328	0
2ND FL	128	0
1ST FL	38	0
ON GRADE	0	433
TOTAL	494 GSF	433 GSF
% OF LOT	34%	31%

③ OPEN SPACE
SCALE: 1" = 20'-0"

61 PLEASANT ST, Cambridge
DIMENSIONAL TABLE
Bus. A-3 and Res. C-1 Base Zoning Districts, No Overlay District

ZONING CRITERIA	ZONING REQUIREMENT Res. C-1, Residential Use REQUIRED / ALLOWED	PROPOSED	COMPLIANCE
PRINCIPAL USE	Per sec. 4.30	Multifamily Dwelling	COMPLIES
LOT AREA	None	4,731-sf (no change)	COMPLIES
NO. OF DWELLING UNITS	None	3	COMPLIES
GROSS FLOOR AREA	None	6,094-GFA	COMPLIES
OPEN SPACE RATIO	Bus. A-3: 30% min Res. C-1: 30% min consisting of: 15% min Privat Open Space + 15% min Permeable Open Space	Bus. A-3: 435-sf (30%) Private Open Space Res. C-1: 494-sf (34%) Private Open Space + 433-sf (31%) Permeable Open Space	COMPLIES
NO. OF STORIES ABOVE GRADE	Bus. A-3: 4 Res. C-1: 4	3	COMPLIES
BUILDING HEIGHT	Bus. A-3: 75' Res. C-1: 45'	36.9'	COMPLIES
FRONT YARD	Bus. A-3: n/a Res. C-1: 10'	Existing: 9.8' Addition: 33.2'	COMPLIES
SIDE YARD, LEFT	Bus. A-3: none Res. C-1: 5'	Bus. A-3: 5.6' Res. C-1: 5.2'	COMPLIES
SIDE YARD, RIGHT	Bus. A-3: none Res. C-1: 5'	Existing: 2.2' Addition Bus. A-3: 9.9' Addition Res. C-1: 10.2'	COMPLIES
REAR YARD	Bus. A-3: none Res. C-1: n/a	5.1'	COMPLIES
NO. OF PARKING	No min, No max	2	COMPLIES
NO. OF BIKE PARKING	LT: 1 per DU (1st 20 DU) + 1.25 per DU thereafter = 3 x 1 = 3 LT min Multifam ST: 0.1 per DU = 3 x 0.1 = 0.3 ST min (round to 1 ST min)	3 LT + 1 ST	COMPLIES

④ BUILDING HEIGHT
SCALE: 1" = 10'



⑤ AVERAGE GRADE
SCALE: 1" = 20'-0"

N

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DRAWING TITLE
ZONING ANALYSIS

SCALE AS NOTED

REVISION / ISSUE	DATE
PERMIT SET	9 OCT 2025

DRAWN BY	REVIEWED BY
MY	PQ

SHEET
Z1.1

GENERAL NOTES

1. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE FEDERAL BUILDING CODES. ALL LOCAL AND STATE HANDICAP AND FEDERAL ADA REGULATIONS, ANY FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND GENERAL CONDITIONS PER AIA DOCUMENT #A201 AND OWNER/CONTRACTOR AGREEMENT/DOCUMENT #A101 (OR APPLICABLE AGREEMENT).

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.

3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON HIS BEHALF FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLECT OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.

4. PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.

5. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR CLARIFICATION AND/OR SIMILAR DETAIL.

6. WORK WHICH IS OBVIOUSLY REQUIRED TO PROVIDE A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT ITEMS ARE DEFECT FREE, AND MATCH INVOICE. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNER'S VENDORS AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPEC. HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS, MATERIALS AND FINISHES WITHIN THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.

8. THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATCHING SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN OFFS.

10. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.

11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY WHICH MUST BE PROVIDED BY OTHERS, THAT ANY WORK RELATING TO THEM HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS OF SERVICES IN CEILINGS AND OF ANY REQUIRED BEAM PENETRATIONS WITH ENGINEERS AS NECESSARY.

13. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.

14. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.

15. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP THE ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO, OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS OR THEIR WORK.

16. CONTRACTOR SHALL ASSIST WITH DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.

17. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/ FINISHES FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL PROVIDE TIMELY AND COMPLETE DATA ON ANY DEVIATION/ SUBSTITUTION FROM. CONTRACT DOCUMENTS

18. CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTEES AND WARANTEES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH OWNER.

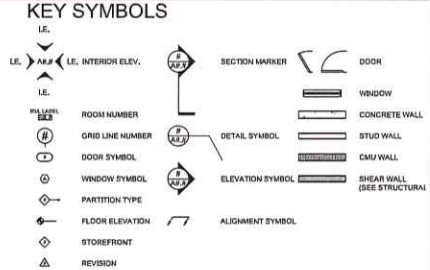
20. CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND S, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY. FREE OF DUST: WALL ALL FLOORS MUST BE MOPPED CLEAN.

21. CONTRACTOR TO PROVIDE 3 COPIES OF AS-BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTEES AND WARRANTIES.

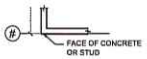
ABBREVIATIONS

A.B.	ANCHOR BOLT
A/C	AIR CONDITIONING
ABV	ABOVE
ACOUS	ACOUSTICAL
ADD	ADDENDUM(S)
ADD'L	ADDITIONAL
ADH	ADHERE(ED), ADHESIVE
ADJ	ADJUST(ABLE), ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE(S)
ALUM	ALUMINUM
AL.TH.	ALUMINUM THRESHOLD
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH'T	ARCHITECT
ASPH	ASPHALT(IC)
B.O.	BOTTOM OF
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BM	BEAM, BENCHMARK
BOT	BOTTOM
BR	BEDROOM
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BRZ	BRONZE
BSMT	BASEMENT
BTN	BATTEN
BTWN	BETWEEN
BUR	BUILT-UP ROOFING
BVL	BEVEL(ED)
CB	CATCH BASIN,CASING BEAD
CI	CAST IRON
CAB	CABINET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CHNL	CHANNEL
CL	CLOSET, CENTER LINE, COLUMN LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT(S)
CNTR	COUNTER
CO	CLEAN-OUT
COL	COLUMN
COMP	COMPRESS(ED),(ION)
CONC	CONCRETE
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
COOR	COORDINATE
CORR	CORRIDOR, CORRUGATED
CPR	COPPER
CPT	CARPET(ED)
CRS	COURSE(S)
CSMT	CASEMENT
CTSK	COUNTERSINK
CTR	CENTER
CW	COLD WATER
D	DEEP, DEPTH, DRYER
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DEP	DEPRESSED, DEPRESSION
DF	DOUG. FIR, DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL(LY)
DIM	DIMENSION(S)
DISP	DISPOSAL, DISPENSER
DL	DEAD LOAD
DN	DOWN
DMPR	DAMPER
DR	DOOR
DRN	DRAIN
DTL	DETAIL(S)
DUMP	DUMPSTER
DW	DISHWASHER
DWG	DRAWING(S)
DWR	DRAWER
E.B.	EXPANSION BOLT
EA	EACH
ELEV	ELEVATION (HEIGHT)
ELEC	ELECTRICAL
EL.PAN.	ELECTRICAL PANEL
ELIM	ELIMINATE
ELV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE, ENCLOSURE
E.O.	EDGE OF
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERIOR
F	FAHRENHEIT
F.B.O.	FURNISHED BY OTHERS
F.E.	FIRE EXTINGUISHER
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.T.	FACE OF TREAD
FAST	FASTEN(ER)
F.D.	FLOOR DRAIN
FIN	FINISH(ED)
F.F.	FINISHED FLOOR
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FPRF	FIREPROOF
FRM(G)	FRAME(D), FRAMING
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED, FURRING
G	GAS
G.C.	GENERAL CONTRACT(OR)
GI	GALVANIZED IRON
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR(S)
GL	GLASS, GLAZING
GRD	GRADE
GSKT	GASKET
GVL	GRAVEL
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDCP	HANDICAPPED
HDR	HEADER
HDRL	HANDRAIL
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HP	HEAT PUMP
HR	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER
HYD	HYDRANT
ID	INSIDE DIAMETER
IN	INCH(ES)
INCL	INCLUDE(D), INCLUDING
INSUL	INSULATE(D), INSULATING
INT	INTERIOR
INTERMED	INTERMEDIATE
INV	INVERT
ISO	ISOMETRIC
JST	JOIST(S)
JT	JOINT(S)
KIT	KITCHEN
L	LONG, LENGTH
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LF	LINEAR FOOT
LH	LEFT HAND
LL	LIVE LOAD
LR	LIVING ROOM
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
M.O.	MASONRY OPENING
MAS	MASONRY
MAX	MAXIMUM
MBR	MEMBER
M.C.	MEDICINE CABINET
MECH	MECHANICAL(LY)
MED	MEDIUM, MEDICINE
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MLD	MOLDING
MLWK	MILLWORK
MR	MOISTURE RESISTANT
M.TH.	MARBLE THRESHOLD
MTL	METAL
MUL	MULLION
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM	NOMINAL
NON-COMB	NON-COMBUSTIBLE
O.C.	ON CENTER
OD	OUTSIDE DIMENSION
O.F.O.S.	OUTSIDE FACE OF STUDS
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
P	PANTRY
PEN	PENETRATION
PERIM	PERIMETER
PKG	PARKING
PL	PLATE, PROPERTY LINE
PLAS	PLASTER, PLASTIC
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
PM	PRESSED METAL
PRCST	PRECAST
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PTN	PARTITION
PVMT	PAVEMENT
QT	QUARRY TILE
QTY	QUANTITY
R	RISER(S)
RA	RETURN AIR
RAD	RADIUS
RBT	RABBET(ED)
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFER(ERENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISED, REVISION
RFG	ROOFING
RH	RIGHT HAND
RL	RAILING
RM	ROOM
R.O.	ROUGH OPENING
RWL	RAIN WATER LEADER
SC	SOLID CORE
SCHED	SCHEDULE
SF	SQUARE FEET
SFGL	SAFETY GLASS
SHWR	SHOWER
SHT	SHEET(S)
SHTG	SHEATHING
SIM	SIMILAR
SLNT	SEALANT
SPEC	SPECIFICATION(S)
S.P.	STAND PIPE
SQ	SQUARE
SECT	SECTION
SSTL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
T	TREAD
TC	TRASH COMPACTOR
T&G	TONGUE & GROOVE
TB	TOWEL BAR
TBD	TO BE DETERMINED
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.CONC.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
TEL	TELEPHONE
TEMP	TEMPERED, TEMPORARY
TERM	TERMINATE, TERMINATION
TH	TOWNHOUSE
THK	THICK
TPD	TOILET PAPER DISPENSER
THRES	THRESHOLD
TRNSF	TRANSFORMER
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER, VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
V.I.F.	VERIFY IN FIELD
VNR	VENEER
VP	VENT PIPE
W	WIDTH, WATER, WASHER
W/	WITH
WO	WALL OVEN
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDO	WINDOW
WT	WOOD THRESHOLD
WH	WATER HEATER
WP	WATERPROOF
WWM	WELD WIRE MESH

KEY SYMBOLS



TYPICAL EXTERIOR DIMENSIONS



TYPICAL INTERIOR DIMENSIONS

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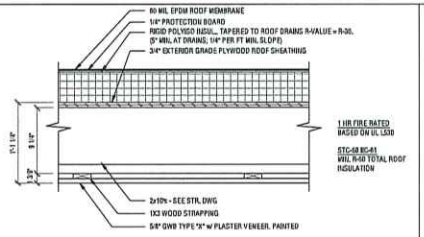
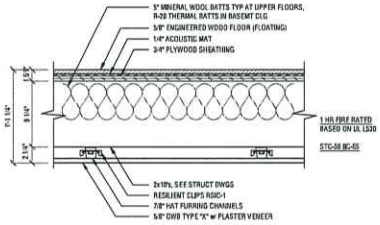
SHEET

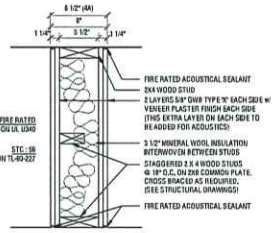
G1.0



11 TYP. ROOF ASSEMBLY - 1 HOUR
SCALE: 1-1/2" = 1'-0"



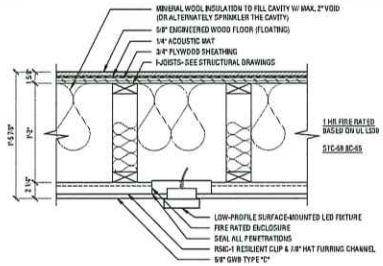
7 TYP. FLOOR/CLG ASSEMBLY BETWEEN UNITS
SCALE: 1-1/2" = 1'-0"



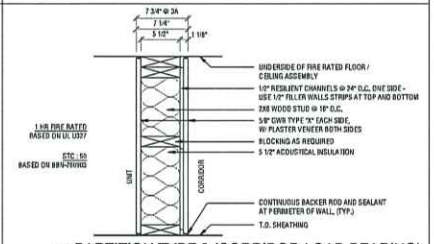
4 DEMISING WALL (BETWEEN UNITS)
SCALE: 1-1/2" = 1'-0"

4A AS 4 W/ 1/2" PLYWOOD SHEATHING (@ SHEAR WALLS)

4T AS 4, W/ TILE FINISH ON 1/2" DUROCK CEMENT BOARD ONE OR BOTH SIDES



10 ALTERNATE RECESSED LIGHT DETAIL
SCALE: 1-1/2" = 1'-0"

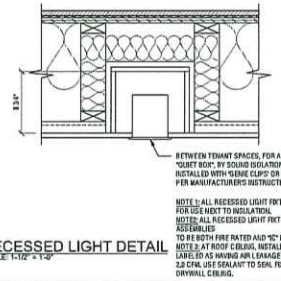


3 PARTITION TYPE 3 (CORRIDOR-LOAD BEARING)
SCALE: 1-1/2" = 1'-0"

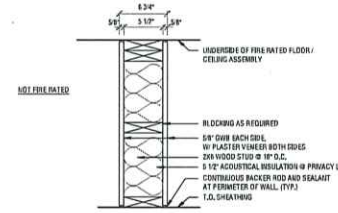
3A AS 3, BUT W/ 1/2" PLYWOOD SHEATHING ON ONE SIDE (@ SHEAR WALLS)

3B AS 3 BUT W/ 2x4 WOOD STUDS

3T AS 3, TILE FINISH W/ 1/2" CEMENT BOARD ON UNIT SIDE



9 RECESSED LIGHT DETAIL
SCALE: 1-1/2" = 1'-0"



2 PARTITION TYPE 2 (2x6)
SCALE: 1-1/2" = 1'-0"

2A AS 2, BUT W/ 1/2" PLYWOOD SHEATHING ON ONE SIDE (@ SHEAR WALLS)

2T AS 2, TILE FINISH W/ 1/2" CEMENT BOARD ON BATH SIDE

PARTITION NOTES

1) REFER TO G1.1 FOR DETAILS AT TOP OF WALLS.

2) ALL RATED ASSEMBLIES SHALL BE CONSTRUCTED PER DESIGNATED UL TESTED ASSEMBLY.

3) USE RATED DRYWALL THROUGHOUT AT RATED AND UN-RATED PARTITIONS. TYPE X, TYPE C, ETC. AS NOTED.

4) FOR ALL SOUND PARTITIONS USE ACOUSTICAL SEALANT AT TOP AND BOTTOM.

5) USE RATED SEALANT AT RATED PARTITIONS. USE RATED ACOUSTICAL SEALANT AT RATED ACOUSTICAL PARTITIONS.

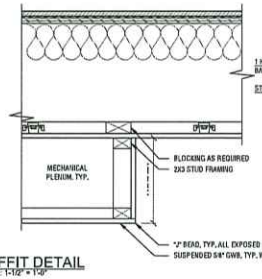
6) AT BATHROOMS, USE MOISTURE RESISTANT GYPSUM BOARD AT PAINTED SURFACES.

7) AT TILED WALLS USE 1/2" CEMENT BOARD ("DUROCK" OR APPROVED EQUAL) IN LIEU OF 5/8" FIRE CODE GYPSUM WALL BOARD, MAINTAINING REQUIRED FIRE RATING.

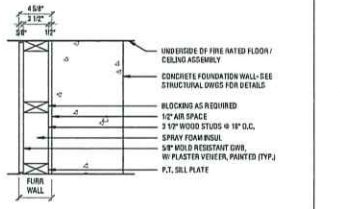
8) AT TUB/SHOWER LOCATIONS, 5/8" MR GWB TO EXTEND TO FLOOR.
1/2" CEMENT BOARD TO BE INSTALLED OVER THAT DOWN TO TUB. FOR TILE FINISH.

9) PROVIDE SOLID BLOCKING AS REQUIRED TO SUPPORT CABINETS AND TOILET ACCESSORIES- INCLUDING BLOCKING FOR FUTURE FIXTURES.

10) GWB LAYERS TO BE LAPPED AND JOINTED AS REQUIRED. TYPICAL LAP IS ONE STUD WIDTH. REFER TO THE SPECIFIED UL DESIGN FOR THE REQUIREMENTS OF EACH RATED CONSTRUCTION TYPE.

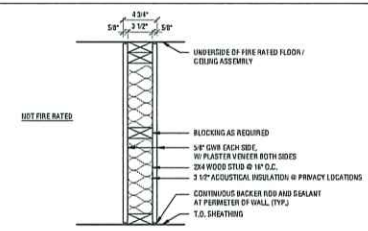


8 SOFFIT DETAIL
SCALE: 1-1/2" = 1'-0"



5 PARTITION TYPE 5 - FURRED OUT WALL
SCALE: 1 1/2"=1'-0"

5T AS 5, TILE FINISH W/ 1/2" CEMENT BOARD ONE SIDE



1 PARTITION TYPE 1 (2X4)
SCALE: 1-1/2" = 1'-0"

1A AS 1, BUT W/ 1/2" PLYWOOD SHEATHING ON ONE SIDE (@ SHEAR WALLS)

1T AS 1, TILE FINISH W/ 1/2" CEMENT BOARD ON UNIT SIDE

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UNISON DESIGN GROUP

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DRAWING TITLE

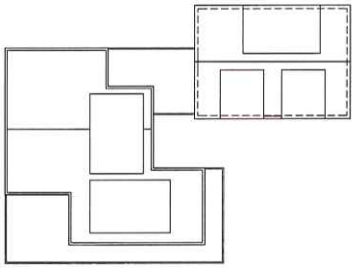
PARTITION TYPES, PARTITION NOTES, FLOOR & CEILING ASSEMBLIES

SCALE AS NOTED

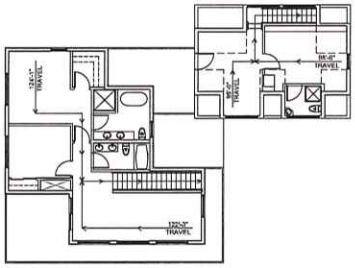
REVISION / ISSUE	DATE
PERMIT SET	9 OCT 2025
DRAWN BY: SB	REVIEWED BY: PQ

SHEET

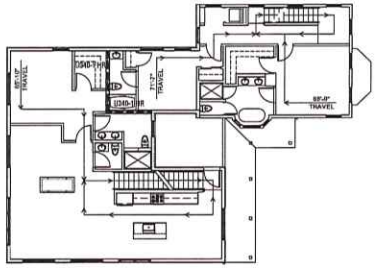
G1.1



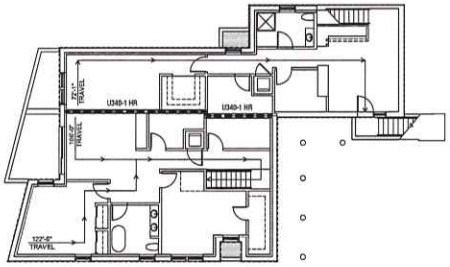
5 ROOF PLAN
SCALE: 3/32" = 1'-0"



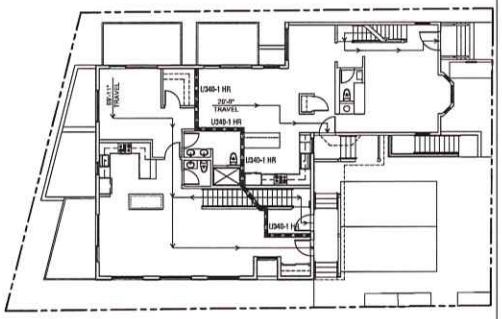
4 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"
1,815 GSF



3 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"
2,149 GSF



1 BASEMENT PLAN
SCALE: 3/32" = 1'-0"
1,317 GSF

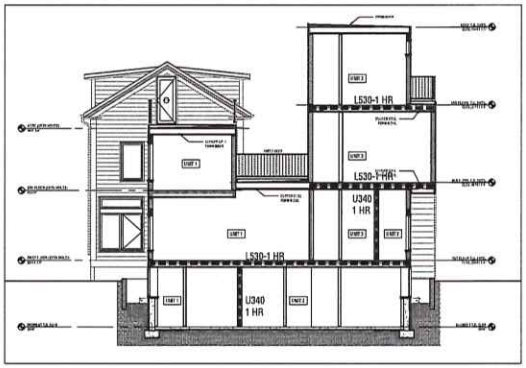


2 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
2,227 GSF

KEY

- 1 HR FIRE RATED PARTITION, UL U340
- 1 HR FIRE RATED FLR/CLG, L530
- 30'-0" TRAVEL — EXIT ACCESS TRAVEL DISTANCE

FIRE SEPARATION DIAGRAMS



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

BUILDING CODE REVIEW

2021 INTERNATIONAL BUILDING CODE (IBC),
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
w/ MA STATE BUILDING CODE 10th EDITION AMENDMENTS.

OCCUPANCY USE GROUP: R-2
TOTAL UNITS: 3 TOTAL - UNIT 1 IS IN THE EXISTING HOUSE AND ALSO OCCUPIES PART OF THE ADDITION
TOTAL GROSS FLOOR AREA: 7,508 GSF

ENERGY CODES = 2023 IECC AND 2024 MA STRETCH CODE AND SPECIALIZED CODE FOR LOW-RISE RESIDENTIAL.
NOTE: HERS RATING REVIEW AND COMPLIANT BLOWER DOOR TESTS ARE REQUIRED FOR EACH UNIT, SEE BELOW AND BUILDING SECTION SHEET A2.X.

TABLES 504.3, 504.4 AND 506.2:

NO	FLOOR	USE GROUP		TYPE OF CONSTR.	ALLOWED AREA (SF)	ALLOWED STORIES/ HEIGHT	PROVIDED AREA (SF)	PROVIDED STORIES/ HEIGHT	REMARKS
0	BASEMENT	*R-2/R-2	S1/MAGAZ/ RESIDENTIAL	1B	/ 7,000 *	4/ 60' **	1,317 SF***	1/ 9'-6 1/2"	* PER ALLOWABLE AREA IN TABLE 506.2, PROVIDE AUTO SPRINKLER SYSTEM PER NFPA 13 IN ACCORDANCE W SECTION 903.3.1.1, 13R SYSTEM PROVIDED.
1	FIRST	R-2	RESIDENTIAL	1B	7,000 *	4/ 60' **	2,247 SF	1/ 11'-0"	
2	SECOND	R-2	RESIDENTIAL	1B	7,000 *	4/ 60' **	2,149 SF	1/ 11'-0"	** PER ALLOWABLE BUILDING HEIGHT PER TABLE 504.3, AND ALLOWABLE NUMBER OF STORIES PER TABLE 504.4, PROVIDE AUTO. SPRINKLER SYSTEM PER NFPA 13R.
3	THIRD	R-2	RESIDENTIAL	1B	7,000 *	4/ 60' **	1,815 SF	1/ 11'-0"	*** PER AL BASEMENT HEIGHT PER TABLE 504.3
*** BASEMENT NOT COUNTED AS A STORY							7,508 SF	3/ 42'-0"**	
NOTE, NFPA 13 SPRINKLER SYSTEM TO BE PROVIDED.									

FIRE RESISTANCE OF BUILDING ELEMENTS, TABLE 601: (TYPE 5B CONSTRUCTION)

BUILDING ELEMENT		TYPE OF CONSTRUCTION REQUIRED	TYPE OF CONSTRUCTION PROVIDED	FIRE RATING FILE UL# (SEE PARTITION TYPES)
1. PRIMARY STRUCTURAL FRAME (TABLE 601)	TYPE 5B	0 HR	0 HR	N/A
2. BEARING WALLS-(BASED ON CONST TYPE) EXTERIOR: (IBC 704.10, 705.5, TABLE 601)	TYPE 5B	0 HR	0 HR	N/A
INTERIOR BEARING: (TABLE 601)	TYPE 5B	0 HR	0 HR (SEE 7.9.9.10)	N/A
3. NON-BEARING WALLS (BASED ON SEPARATION DISTANCE) EXTERIOR: (704.10, 705.5, TABLE 602)	10' or less TYPE 5B	N/A	N/A	N/A
	10' < 30' TYPE 5B	0 HR	0 HR	N/A
	>30' TYPE 5B	0HR	0 HR	N/A
4. INTERIOR NON-BEARING WALLS AND PARTITIONS- (TABLE 601)		0 HR	0 HR (SEE 7.9.9)	N/A
5. FLOOR CONSTRUCTION & SECONDARY MEMBERS: (TABLE 601) (INCLUDES SUPPORTING STRUCTURE)	TYPE 5B	0 HR	1 HR (BETWEEN UNITS)	L530 (BETWEEN UNITS)
6. ROOF CONSTRUCTION AND SECONDARY MEMBERS (TABLE 601) (INCLUDES SUPPORTING STRUCTURE)	TYPE 5B	0 HR	1 HR	L529
7. SHAFT ENCLOSURES IBC PAR. 713.4	LESS THAN 4 STORIES (STAIRS)	1 HR	1 HR	U527 - STAIRS
DOORS (TABLE 716.5):	@ 1HR STAIRS	45 MIN	45 MIN	-
8. FIRE SEPARATIONS BETWEEN DWELLING UNITS: -PARTITIONS (420.2, 708.3)		1HR	1HR	U340
-FLOOR / CEILING, (420.3, 711.2.1 and 711.2.1.3)		1HR	1HR	L530
9. CORRIDOR FIRE RESISTANCE RATING: PAR. 708.3, EXC. 1 AND TABLE 1020.1 DOORS IN 1 HR CORRIDORS: TABLE 716.5 DOOR VISION PANEL SIZE		,5HR 20 MIN MAX. 100 SQ. IN.	1HR 20 MIN <100 SQ. IN.	U527 "C" LABEL DOOR
10. MAXIMUM AREA of EXTERIOR WALL OPENINGS IBC TABLE 705.8 (unprotected, sprinklered) per floor	FRONT ELEVATION: RIGHT SIDE ELEVATION: REAR ELEVATION: LEFT SIDE ELEVATION:	10' TO <15': 45% MAX 15' TO <15': 45% MAX 30' OR > NO LIMIT 5' TO <15': 25% MAX	COMPLIES ↓	-
11. REQUIRED SEPARATION BETWEEN R-2 AND S-2 USES, INCLUDING SUPPORTING STRUCTURES. PER TABLE 508.4		25% MAX (5' TO <10') 15% MAX	1HR	L530

EGRESS CALCULATIONS: OCCUPANT LOAD: TABLE 1004.1.2:

#	FLOOR / USE GROUP		FLOOR AREA IN SQ. FT. PER OCCUPANT	OCCUPANT FLOOR
0	BASEMENT / RESIDENTIAL	R-2	— / 200 GROSS	x
1	FIRST / RESIDENTIAL	R-2	— / 200 GROSS	x
2	SECOND / RESIDENTIAL	R-2	— / 200 GROSS	x
3	ATTIC / RESIDENTIAL	R-2	— / 200 GROSS	x
	TOTAL		— / 200 GROSS	x

STAIR WIDTH
1005.3.1: OCCUPANT LOAD = GREATERT LOAD PER FLOOR
1005.3.1: WIDTH IN INCHES 0.3WIDTH 0.3/PERSON
1011.2: EXC.1. MIN STAIR WIDTH 36" FOR OCCUPANT LOAD < 50

STAIR	EGRESS CAPACITY 0.3 X OCCUPANTS	WIDTH PROVIDED
#1 EGRESS STAIRS	0.3* X 11 = 3.3*	44"
#2 & #3 INTERNAL STAIRS	0.3* X 11 = 3.3*	36"

OTHER EGRESS COMPONENTS
1005.1 WIDTH IN INCHES DOORS 0.20 / OCCUPANT

#	DOOR	EGRESS CAPACITY 0.2 X OCCUPANTS	WIDTH PROVIDED
1	DOOR ON ANY LEVEL	0.2 x 11 = 3*	36"
	CORRIDOR WIDTH TABLE 1020.2		
	AREAS SERVING OCC <50	36"	>36"

EXITS	REQUIRED	PROVIDED
EXIT SEPARATION DISTANCE (SECTION 1007.1.1, EXC. 2):	N/A	N/A
EXIT ACCESS TRAVEL DISTANCE (SECTION 1017. TABLE 1017.2)	125' MAX	<125', SEE PLAN FIRE SEPARATION DIAGRAMS
REQUIRED EXITS FROM EACH FLOOR LEVEL (SECTION 1022, TABLE 1006.3.1):	1	1
EXITS FROM DWELLING UNITS (PAR. 1006.2.1, EXC. 1)	1	2

MASSACHUSETTS STRETCH CODE AND SPECIALIZED CODE FOR LOW-RISE RESIDENTIAL:

BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE IECC 2021 AS AMENDED BY 225 CMR 22, MASSACHUSETTS STRETCH CODE AND SPECIALIZED CODE FOR LOW-RISE RESIDENTIAL.
THE BUILDING ENERGY COMPLIANCE IS BY PERFORMANCE METHOD, BUILDINGS ARE ALL ELECTRIC
HERS RATING LEVEL REQUIRED: 45, THE BUILDING HERS RATING WILL BE AT OR BELOW THIS LEVEL
BUILDINGS MUST BE PREWIRED FOR FUTURE SOLAR PANELS, EV CHARGER MUST BE INSTALLED IN ONE PARKING SPACE.
THE EXTERIOR ENVELOPE R-VALUE WILL EQUAL OR EXCEED THE MANDATORY REQUIREMENTS OF 2021 IECC

INSULATION AT HEATED SPACES: ROOFS: R-49, WALLS: R-20, FLOORS: R-30 REQUIRED & PROVIDED.
INSULATION WALLS BELOW GRADE: R-13 + R-5 REQUIRED & PROVIDED.
SEE DRAWINGS FOR MORE INFORMATION.

ACCESSIBILITY: FHA, MAAB, AND ADA REGULATIONS

BUILDING: 3 UNITS	REQUIRED	PROVIDED
FAIR HOUSING ACT (FHA) - APPLIED TO: GROUND FLOOR UNITS ONLY	ACCESSIBLE ROUTE THROUGH UNIT USEABLE BATHROOMS AND KITCHENS	YES YES
MAAB- 521 CMR 9.3 APPLIES TO: GROUND FLOOR UNITS ONLY,	GROUND FLOOR UNITS 1 & 2 TO BE GROUP 1	YES
MAAB- 521 CMR 26 APPLIES TO: GROUND FLOOR UNITS ONLY,	ALL ENTRY DOORS TO HAVE ACCESSIBLE THRESHOLD. ALL DOORS 32" CLEAR WIDTH.	YES

SOUND TRANSMISSION: MSBC SECTION 1207

BUILDING ELEMENT	STC RATINGS REQUIRED	STC RATINGS PROVIDED	UL NUMBER
1. AIRBORNE SOUND: (MSBC 1207.2): - FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS - PARTITIONS & CEILINGS BET. DWELLING UNITS AND COMMON AREA	STC: 50 STC: 50	STC: 54 STC: 56	U340/ L521
2. STRUCTURE BORNE SOUND: (MSBC 1207.3): - FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS - FLOOR/CEILING ASSEMBLIES BET DWELLING UNITS AND COMMON	IIC: 50 IIC: 50	IIC: 52 IIC: 52	

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DRAWING TITLE

CODE ANALYSIS

SCALE AS NOTED

REVISION / ISSUE	DATE

PERMIT SET	9 OCT 2025
DRAWN BY SB, AM	REVIEWED BY PQ

SHEET

G1.2

GENERAL NOTES
THIS SHEET FOR INFORMATION AND GUIDELINES ONLY- REFER TO MAAB / ADA / FHA CODES FOR COMPLETE CRITERIA

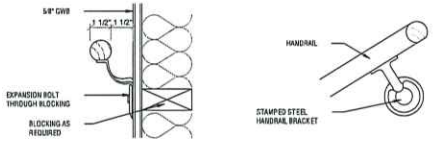
1. THESE LAYOUTS PROVIDED ARE JUST EXAMPLES. REFER TO FLOOR PLANS FOR ACTUAL BATHROOM, KITCHEN AND STAIR PLANS.
2. MINIMUM CLEAR WIDTH OF ACCESSIBLE ROUTE= 36"
3. 1-4" TO 1/2" CHANGES IN LEVEL REQUIRE EDGE TO BE BEVELLED WITH A SLOPE NO GREATER THAN 1:2
4. PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED ACCESSORIES
5. THE HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED NO HIGHER THAN 2'-1 1/2" AND NO LOWER THAN 1'-3 1/2" ABOVE FINISHED FLOOR. THESE REQUIREMENTS SHALL APPLY TO CONTROLS AND OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERABLE BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY AND MAY INCLUDE, BUT NOT LIMITED TO, THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING DEVICES, VENTILATORS AND ELECTRICAL OUTLETS.

STAIRS:
1. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND TREAD WIDTHS. MINIMUM TREAD DEPTH SHALL BE 11" UNLESS OTHERWISE NOTED, MEASURED FROM RISER TO RISER.
2. UNDERSIDE OF NOSINGS SHALL NOT BE ABRUPT. RADIUS OF CURVATURE AT LEADING TREAD EDGE SHALL NOT EXCEED 1/2." RISERS SHALL BE SLOPED OR UNDERSIDE OF NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60 DEGREES. NOSINGS SHALL PROJECT NO MORE THAN 1 1/2"
3. HANDRAILS ARE REQUIRED AT BOTH SIDES OF ALL STAIRS.
4. INSIDE RAIL AT SWITCHBACK STAIRS SHALL BE CONTINUOUS.
5. WHERE NOT CONTINUOUS, HANDRAIL EXTENSIONS SHALL BE PROVIDED AS FOLLOWED:
   TOP OF STAIR FLIGHTS: PARALLEL TO FLOOR, 12" MINIMUM BEYOND TOP RISER NOSING.
   BOTTOM OF STAIR FLIGHTS: CONTINUE SLOPING FOR ONE TREAD WIDTH BEYOND BOTTOM RISERS. PLUS 12" MINIMUM PARALLEL TO FLOOR.
6. HANDRAIL HEIGHT SHALL BE BETWEEN 34" AND 38" MAXIMUM MEASURED FROM STAIR NOSING.
7. CLEAR SPACE BETWEEN RAIL AND ANY WALL SHALL BE 1 1/2"
8. GRIPPING SURFACES SHALL BE UNINTERRUPTED BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
9. ENDS SHALL BE ROUNDED, OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
10. HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.
11. DIAMETER OR WIDTH OF GRIPPING SURFACE SHALL BE 1 1/4" TO 1 1/2" OR SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.

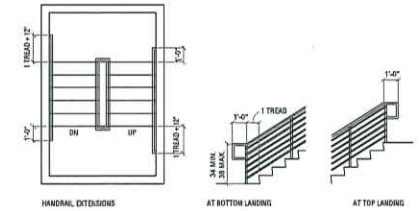
DOORS:
1. DOORWAY SHALL PROVIDE A CLEAR OPENING OF 32" MINIMUM WITH THE DOOR OPEN 90 DEGREES.
2. MAXIMUM THRESHOLD HEIGHT= 1/2"
3. DOOR HARDWARE:
   HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
4. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
5. HARDWARE REQUIRED FOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 47 1/2" ABOVE FINISH FLOOR.
6. DOOR CLOSER:
   IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
7. DOOR OPENING FORCE:
   THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
   a. EXTERIOR DOORS: 8lb
   b. INTERIOR HINGED DOORS: 5 lb
   c. SLIDING OR FOLDING DOORS: 5 lb
8. AUTOMATIC DOORS AND POWER-ASSISTED DOORS:
   IF AN AUTOMATIC DOOR IS USED, THEN IT SHALL COMPLY WITH ANSI/BHMA A156.10-1985. SLOWLY OPENING, LOW POWERED, AUTOMATIC DOORS SHALL COMPLY WITH ANSI A156.19-1984. SUCH DOORS SHALL NOT OPEN TO BACK CHECK FASTER THAN 3 SECONDS AND SHALL REQUIRE NOT MORE THAN 15lb TO STOP DOOR MOVEMENT. IF A POWER-ASSISTED DOOR IS USED, ITS DOOR OPENING FORCE SHALL COMPLY WITH FORCES LISTED ABOVE AND ITS CLOSING FORCE SHALL COMPLY WITH ANSI A156.19-1984

WATER CLOSETS:
1. WATER CLOSETS SHALL BE LOCATED 18" TO THE CENTER LINE FROM A SIDE WALL OR PARTITION.
2. THE HEIGHT TO THE TOP OF THE TOILET SEAT SHALL BE 17" TO 19" MAXIMUM.
3. FOR WATER CLOSETS LOCATED IN TOILET STALLS, THE FOLLOWING GRAB BARS SHALL BE PROVIDED. 36" ABOVE FINISH FLOOR.
   SIDE WALL: 42" LONG MINIMUM, 12" FROM BACK WALL.
   BACK WALL: 36" LONG MINIMUM, 12" FROM EACH SIDE OF WATER CLOSET CENTERLINE.
4. FLUSH CONTROLS SHALL BE 44" MAXIMUM ABOVE FINISH FLOOR.
5. TOILET PAPER DISPENSERS SHALL BE INSTALLED ON THE SIDE WALL, BELOW THE GRAB BAR, A MINIMUM OF 19" ABOVE FINISH FLOOR, AND A MAXIMUM OF 36" FROM THE REAR WALL.

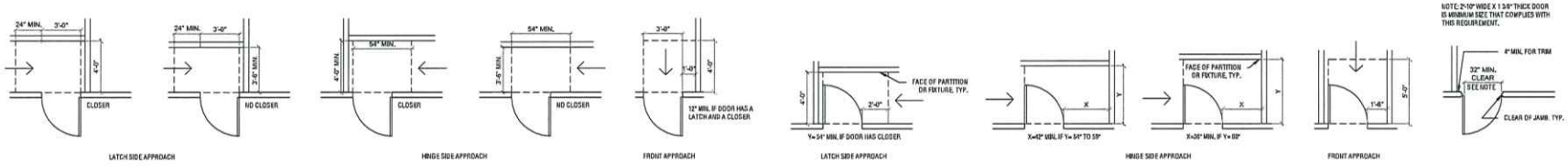
LAVATORIES AND MIRRORS:
1. LAVATORIES SHALL EXTEND 17" MINIMUM FROM THE WALL.
2. CLEARANCE OF 29" MINIMUM SHALL BE PROVIDED FROM FINISH FLOOR TO BOTTOM OF APRON.
3. KNEE CLEARANCE OF 27" MINIMUM SHALL EXTEND 8" MINIMUM UNDER THE EDGE OF THE LAVATORY.
4. TOE CLEARANCE OF 9" MINIMUM SHALL BE PROVIDED FOR THE FULL DEPTH OF THE LAVATORY.
5. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
6. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 1, 40" MAXIMUM ABOVE THE FINISH FLOOR.
7. IF MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 48 1/2" ABOVE FINISH FLOOR.
8. KNEE CLEARANCE OF 27" HIGH MINIMUM, 30" WIDE MINIMUM AND 19" DEEP MINIMUM SHALL BE PROVIDED UNDERNEATH SINKS.



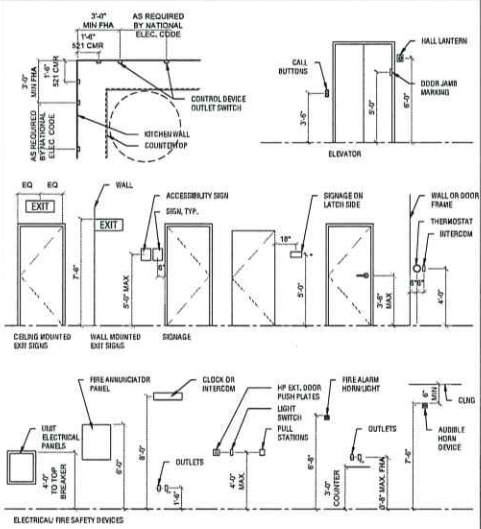
7 HANDRAIL DETAILS
SCALE: 3"=1'-0"



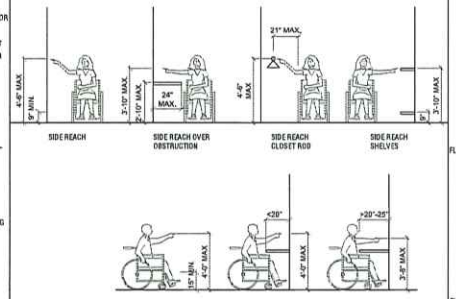
6 STAIR CLEARANCES
SCALE: 1/4"=1'-0"



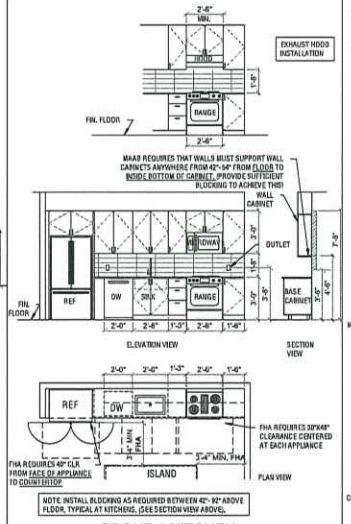
5 DOOR MANEUVERING CLEARANCES
SCALE: 1/4"=1'-0"



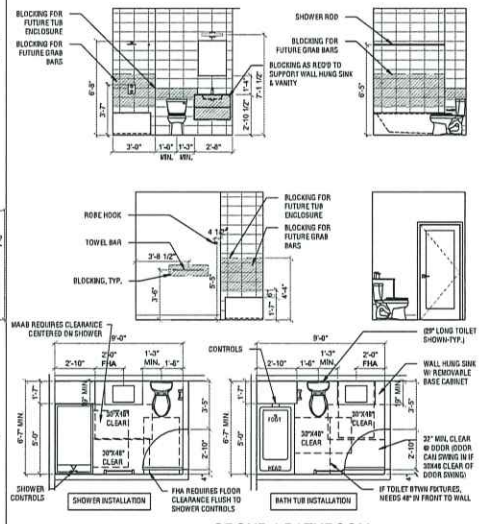
4 MOUNTING HEIGHTS
SCALE: 1/4"=1'-0"



3 REACH CLEARANCES
SCALE: 1/4"=1'-0"



2 GROUP 1 KITCHEN
SCALE: 1/4"=1'-0"



1 GROUP 1 BATHROOM
SCALE: 1/4"=1'-0"

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SHEET
G1.3

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Owner:
Pleasant Place Homes LLC

Revisions:

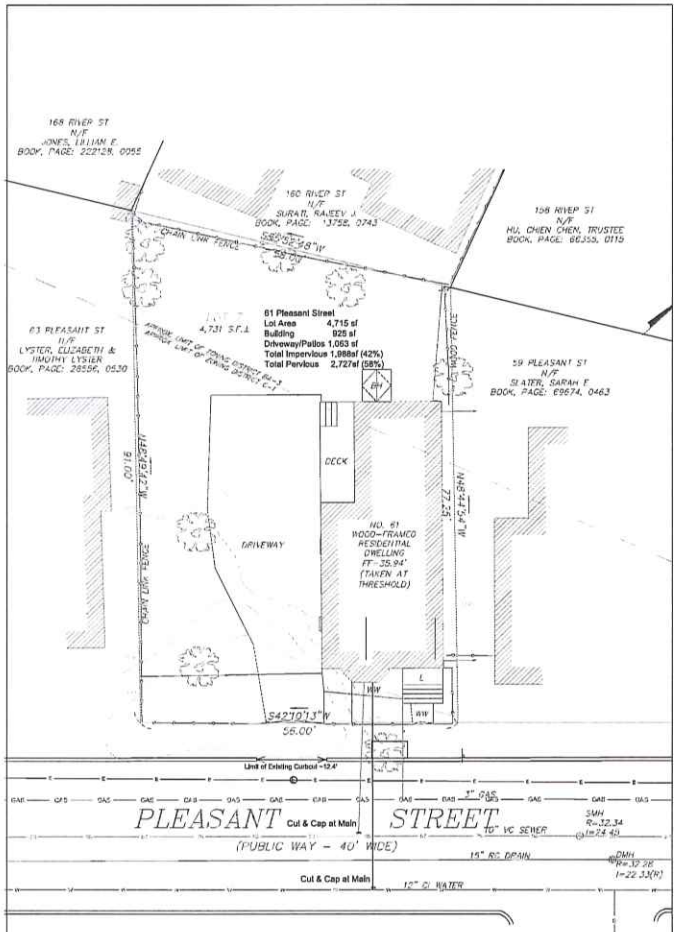
Title: Permit Site Plan

Scale: 1:10 Plan, Details NTS

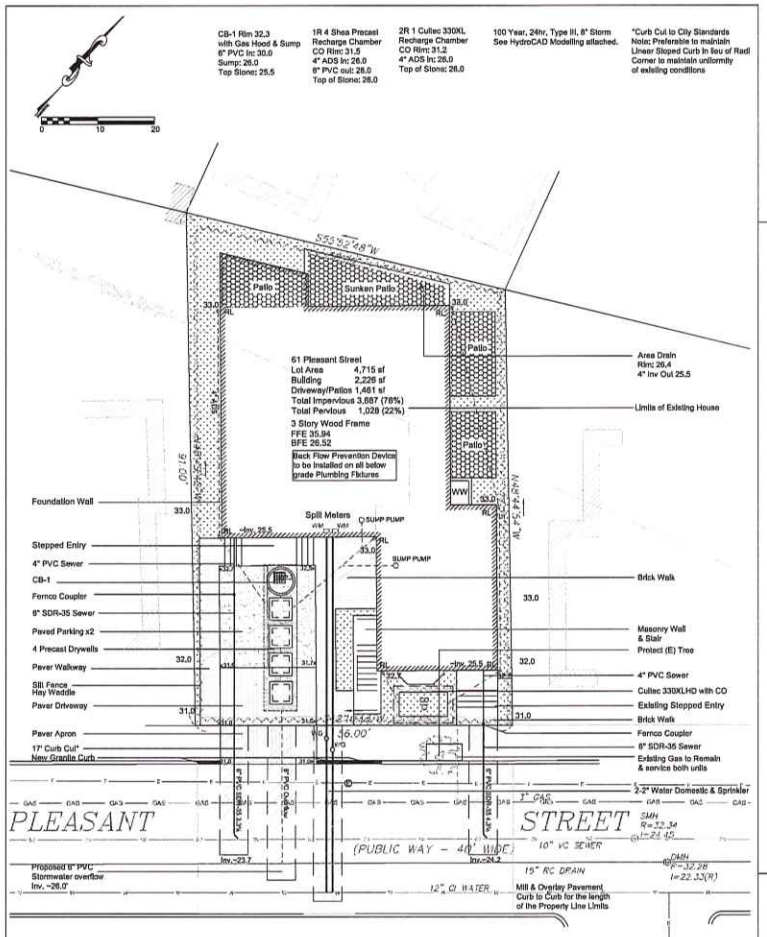
Date: September 23, 2025

Project: 61 Pleasant Street
Cambridge, MA

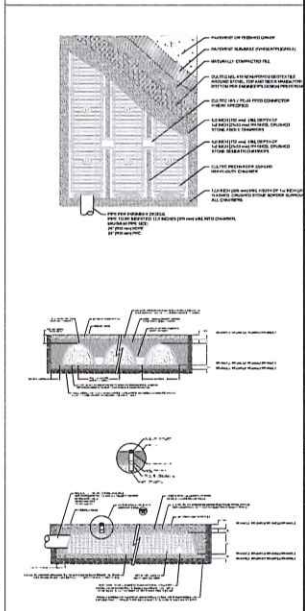
C1



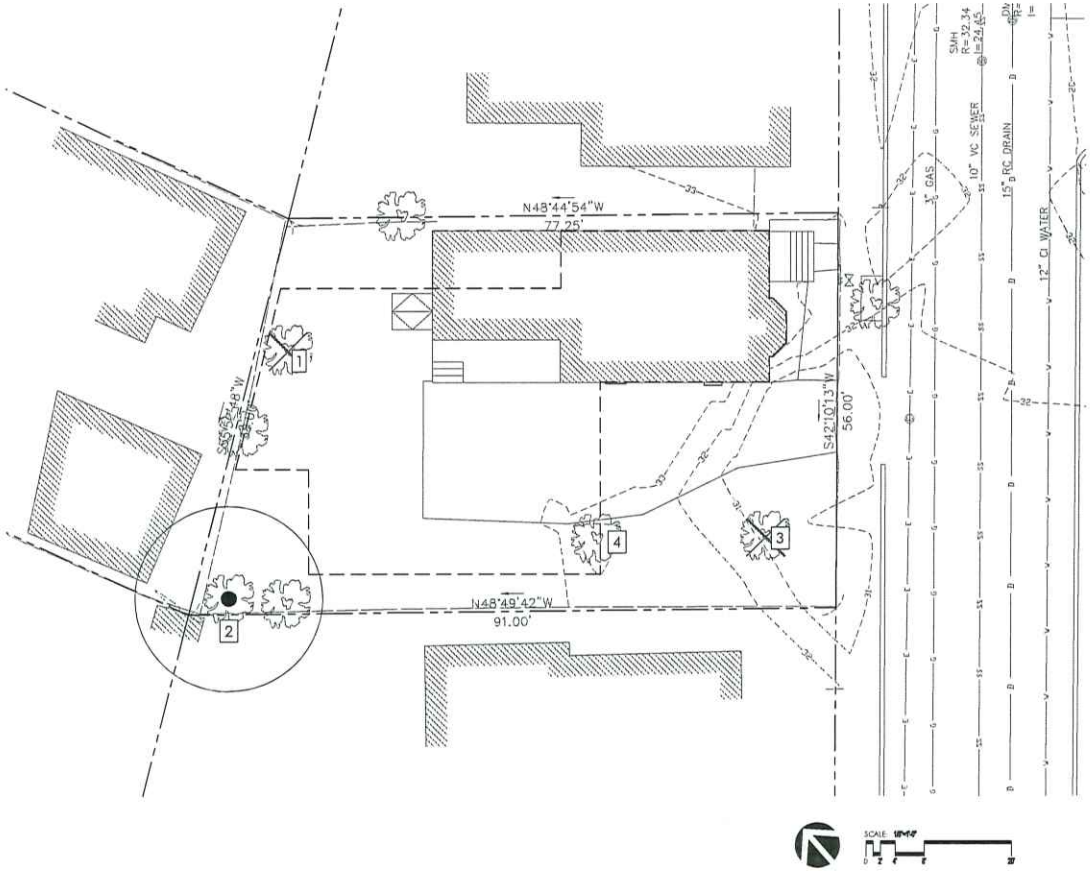
Existing Site Plan 1:10



Proposed Site Plan 1:10



Details nts



Tree Survey at 61 Pleasant					
Location	DBH (inches)	Species	Action	Status	Bylaw Applicable
1	5, 8	Flowering Dogwood	To Be Removed	Significant	Yes
2	16	American Elm	Protected	Significant	Yes
3	25	Norway Maple	To Be Removed	Significant	Yes
4	15	Stump			

Tree Mitigation		
	Caliper of Trees To Be Removed	Total Caliper of Proposed Trees
Existing Trees TBR (DBH)	38	
Proposed Trees		See Planting Plan

NOTES:

1. Trees on abutter's property likely to be affected by construction. A conversation with abutter's is recommended prior to construction.
2. Exact location of tree protection fence TBD by Landscape Architect.

DBH = Diameter at Breast Height = trunk diameter measured 4 ½ feet from the ground. For multiple trunk trees, DBH is the aggregate diameter
CAL = Caliper = trunk diameter measured 6" above the soil line on trees that measure 4" caliper or smaller. Over 4" caliper trees are measured 12" above the soil line.

LEGEND:

	TEMP. TREE PROTECTION FENCE TO BE REMOVED AFTER CONSTRUCTION SEE Tree Protection Detail L4.1
0	TREE TO REMAIN & BE PROTECTED
0	TREE TO BE REMOVED
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT

N

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PROJECT

61 PLEASANT STREET

61 PLEASANT ST.
CAMBRIDGE, MA 02139

PREPARED FOR

UNISON DESIGN GROUP

17 ELLSWORTH AVE.,
CAMBRIDGE, MA 02139

DRAWING TITLE

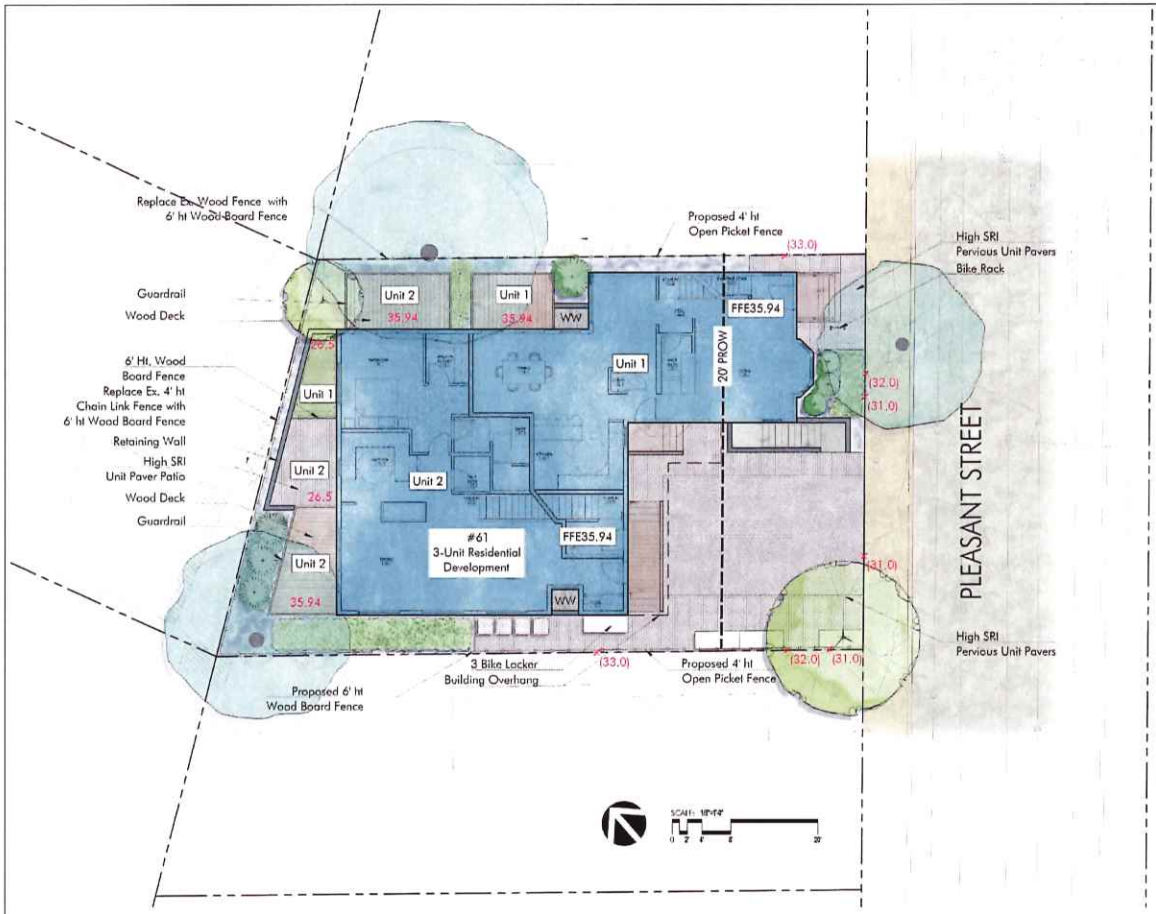
TREE REMOVAL PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
	11/5/2025
PERMIT SET	9 OCT 2025
DRAWN BY	REVIEWED BY PQ

SHEET

L1



Eco-priora Opal Blend by Unilock

6' Ht Wood Board Fence

4' Ht Wood Open Picket Fence

N

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DRAWING TITLE

LANDSCAPE MATERIAL PLAN

SCALE AS NOTED

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SHEET

L2

Red Maple (AR)

Green Pillar Pin Oak (QPp)

Mountain Laurel (KL)

Annabelle Hydrangea (HA)

Hicks Yew (TM)

Inkberry (IG)

PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES:					
AR	1	Acer rubrum	Red Maple	3" cal.	B&B
QPp	1	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	3" cal.	B&B
SHRUBS & VINES:					
HA	3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots space 4' o.c.
IG	3	Ilex glabra	Inkberry	5 gal.	Pots
KL	1	Kalmia latifolia 'Nipmuck'	Mountain Laurel	5 gal.	Pots
PERENNIALS:					
ck	3	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal.	Pots
cp	26	Carex pensylvanica	Sedge	1 qt.	Pots
dp	12	Dennstaetsia punctilobula	Hay Scented Fern	2 gal	Pots
gm	6	Geranium mac. 'Bevans Variety'	Bigroot Geranium	2 gal	Pots
hn	12	Heuchera 'Northern Exposure'	Coral Bells (Shade Variety)	1 gal.	Pots, 18" o.c.

N

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SCALE AS NOTED

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PERMIT SET	9 OCT 2025

DRAWN BY
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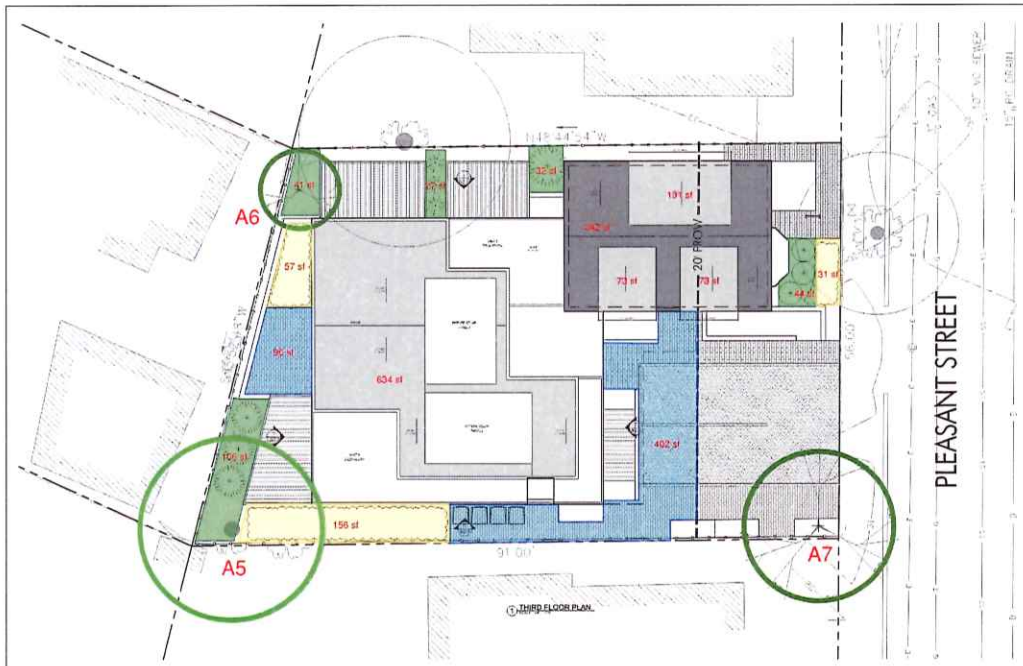
SHEET
L3



City of Cambridge — **Cool Score Sheet** — **3/1/2024**

61 Pleasant St	PB-XXX	4,715
Matt Hayes	000-000-0000	30%
Sample	matt.m@gmail.com	Residence C-1
7 unit multi-family residential development		Pass

Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

		Outside 20' of Street	Value Factor		Within 20' of Street	Value Factor	Contributing Area
Trees — Enter the number of trees in each category. Count each tree only once on this form.	**Preserved Existing Trees**						
	A1 Understory tree currently <10' canopy spread	0	0.04	=	0	0.06	-
	A2 Understory tree currently >10' canopy spread	0	1.00	=	0	2.00	-
	A3 Canopy tree currently <10' canopy spread	0	0.67	=	0	1.00	-
	A4 Canopy tree currently between 15' and 25' canopy spread	0	1.00	=	0	1.50	-
	A5 Canopy tree currently >25' canopy spread	1	1.50	=	0	2.25	840
	New or Transplanted Trees						
	A6 Understory tree	3	0.04	=	0	0.06	60
	A7 Canopy tree	0	0.56	=	3	1.40	980
Planting Areas — Enter area in square feet of each component in the box provided	B1 Lawn Area	0	0.05	=	0	0.05	-
	B2 Low Planting Area	213	0.47	=	21	0.89	110
	B3 High Planting Area	294	0.50	=	14	1.00	147
Green Roofs & Facades — For definitions, see reference document.	C1 Green Façade	0	0.05	=	0	0.24	-
	C2 Living Wall	0	0.08	=	0	0.29	-
	C3 Green Roof Area	0	0.03	=	0	0.04	-
	C4 Short Intensive Green Roof Area	0	0.10	=	0	1.00	-
	C5 Intensive Green Roof Area	0	0.05	=	0	1.25	-
Paving & Structures	D1 Low Slope Roof	911	0.1				
	D2 High-SRI Paving	498	0.1				50
	D3 Shaded Area	0	0.1	=	0	0.50	-

High-SRI Paving areas within 20' of a Street do not count towards the Cool Score.

When entering strategies that are within 20' of the street (including arborists), do not also enter them in column H.

Project Summary

Portion of lot area utilizing green strategies	46%
Portion of score from green strategies	54%
Portion of score from trees	88%
Portion of score contributing to public realm cooling	47%

Total Contributing Area	2,217
Total Area Goal	1,415
COOL FACTOR SCORE	1.57

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.

Legend: Trees And Plantings

Type	Color	Description/Size
A1	NA	Understory Tree, currently <10' Canopy
A2	NA	Understory Tree, currently >10' Canopy
A3	NA	Understory Tree, currently <15' Canopy
A4	NA	Canopy Tree, currently between 15' and 25' Canopy
A5	See Plan	Canopy Tree, currently >25' Canopy
A6	See Plan	Understory Tree
A7	See Plan	Canopy Tree
B1	NA	Lawn Area
B2		Low Planting Area, min. 12" Soil Depth, Mature Plant Height <2'
B3		High Planting Area, min. 18" Soil Depth, Mature Plant Height >2'

Type	Color	Description	SRI
C1	NA	Green Facade (15' x 10' Wide)	
C2	NA	Living Wall	
C3	NA	Green Roof	
C4	NA	Short Intensive Green Roof Area	
C5	NA	Intensive Green Roof Area	
D2		High SRI Paving	
D3	NA	Shaded Area	

Legend: Low Slope and Steep Slope Roof

Type	Color	Description	Area	SRI
D1		Low Slope Roof (<2:12)	911 SF	95
N/A		Steep Slope Roof (>2:12)	342 SF	<82

N

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REVIEWED BY PQ

SHEET
L4

TECHNICAL DATA BULLETIN

VersiGard® White Reinforced EPDM Membrane

Overview

Versico's VersiGard White polyester-reinforced EPDM roof membranes are 60 mils (1.52mm) thick and are available with and without 6" Quick-Applied Tape. VersiGard White Reinforced EPDM membrane is formulated with non-halogenated fire retardants to reduce the spread of flame and meets or exceeds UL Class A requirements for slope up to 2" (5.08cm), depending on the assembly.

Features and Benefits

- Internally reinforced sheets provide excellent dimensional stability to prevent tears and seams that can be caused by maintenance traffic and are backed by the industry's longest prorated warranty
- Rubber membrane provides greater traction for roofing maintenance personnel
- Quick-Applied Tape seams and Peel & Stick flashing accessories enhance water-tight quality
- Extruded manufacturing technology results in seamless sheets that are UL Classified and FM Approved
- EPDM is the most dimensionally stable, heat-resistant membrane and stays flexible even in extremely cold conditions
- Zero lateral growth in ASTM D21 test
- Low glare rating reduces glare while still being reflective
- Versico is manufacturer of all the major components of a typical roofing system including membranes, fastenings, tapes, adhesives, sealants, insulations, and insulating cover boards

VERSICO
ROOFING SYSTEMS

Sustainable Attributes

Versico Roofing Systems has always focused on innovation to solve problems, improve performance, reduce labor, and ensure all is done sustainably. Versico is committed to driving sustainable and efficient processes in the design and manufacturing of all products.

- Versico's VersiGard White EPDM formulation has 25 years of proven performance
- Industry-leading resistance to outdoor weathering with 25,200 kJ/m² total solar exposure without cracking or crazing
- White EPDM helps reduce air conditioning costs in warmer climates
  - Re-admitted heating penalty may outweigh the cooling benefit in central and northern climates
- Life Cycle Assessment using DAYLI TRACE model analyzed EPDM, TPO, PVC, and Modified Bitumen
  - EPDM has the lowest global warming potential
  - EPDM had the lowest acid rain impact
  - EPDM had the lowest contribution to smog

Versico's Quick-Applied Tape Seam Technology

With Versico's patented Quick-Applied Tape seam technology, most of the labor to create seams between membrane panels is completed in a quality-controlled, state-of-the-art environment. This process results in a reliable seam with no entrapped air bubbles. Consistent placement of the Quick-Applied Tape also minimizes the splice area, resulting in a high-quality seam.

Installation

VersiGard White Reinforced EPDM 60-mil (1.52mm) membranes are utilized in Design MFS (Mechanically Fastened), Design MR (Metal Retrofit), and Design A (Fully Adhered) roofing systems.

Design MFS (Mechanically Fastened) and Design MR (Metal Retrofit): Insulation is mechanically fastened to the roof deck and membrane is secured with seam fastening plates or bars and fasteners. To complete seams between two adjoining membrane panels, apply primer to the splice area in conjunction with Versico's Quick-Applied Tape or hand-applied Peel & Stick Seam Tape. Sheet butyl mastic may secure mechanically fastened systems.

Design A (Fully Adhered): Insulation is mechanically attached or adhered to the roof deck. The substrate and membrane are coated with the appropriate Versico bonding adhesive. The membrane is then rolled into place and brushed down. To complete seams between two adjoining membrane panels, apply primer to the splice area in conjunction with Versico's Quick-Applied Tape or hand-applied Peel & Stick Seam Tape.

BUILDING VALUE

TECHNICAL DATA BULLETIN

VersiGard White Reinforced EPDM Membrane

Follow these steps for splicing in temperatures below 40°F (4°C):

- Heat the primed area of the bottom membrane with a hot-air gun as the top sheet with Quick-Applied Tape is applied and pressed into place.
- Prior to rolling the splice area with a 2" wide steel hand roller, apply heat to the top side of the membrane with a hot-air gun. The heated surface should be hot to the touch, but careful not to burn or blister the membrane.

REVIEW CURRENT VERSICO SPECIFICATIONS AND DETAILS FOR SPECIFIC INSTALLATION REQUIREMENTS.

Precautions

- Sunglasses that filter out ultraviolet light are strongly recommended as the white surface intensifies sunlight through reflection.
- White surfaces reflect heat and may become slippery due to frost and ice buildup. Membranes are slippery when wet. Exercise extreme caution during rain or wet conditions to prevent falls.
- Use caution when walking close to a roof edge when surrounding area is snow-covered, as roof edge may not be clearly visible.
- Use proper stacking procedures for sufficient stability of materials.
- Maintenance with Quick-Applied Tape should not be exposed to prolonged jobsite storage temperatures in excess of 90°F (32°C); otherwise, the shelf life of the Quick-Applied Tape may be affected. Shade the tape end of the rolls until ready to use in warm, sunny weather.
- Shelf life for Quick-Applied Tape is 1 year.

VERSICO
ROOFING SYSTEMS

Radiative Properties for Cool Roof Rating Council (CRRC) and LEED®

Physical Property	Test Method	VersiGard White EPDM
CRRC – Initial solar reflectance	ASTM C1549	0.72
CRRC – Solar reflectance after 3 years	ASTM C1549 (benchmark)	0.66
CRRC – Initial thermal emittance	ASTM C1371	0.84
CRRC – Initial thermal emittance after 3 years	ASTM C1371 (benchmark)	0.87
SRI – (Solar Reflectance Index)	ASTM E1980 (vertical) 3 year aged	95 80

LEED Information

Pre-consumer Recycled Content	0.0
Post-consumer Recycled Content	0.0
Manufacturing Location	Carlisle, PA
Solar Reflectance Index	95
Component Sustainability Report	Yes

BUILDING VALUE

TECHNICAL DATA BULLETIN

VersiGard White Reinforced EPDM Membrane

Typical Properties and Characteristics

Physical Property	Test Method	SPEC. (PASS)	Typical
Tolerance on Nominal Thickness, %	ASTM D751	±10	±10
Thickness Over Scrim, min. in. (mm) .060	ASTM D4637 Annex	0.054 (0.137)	0.060 (0.152)
Weight, lb/ft² (kg/m²) .060			0.69 (2.3)
Breaking Strength, min. lbf (N) .060	ASTM D751 Grab Method CD	90 (400)	275 (1224)
Elongation, Ultimate, min. % .060	ASTM D412 Die C	200**	450**
Tearing Strength, min. lbf (N) .060	ASTM D751 B Tongue Tear	10 (45)	70 (311)
Brittleness Point, max. °F (°C)*	ASTM D7137	-40 (-45)	-40 (-45)
Resistance to Heat Aging* (Properties after 7 days @ 240°F (116°C)) Breaking Strength, min. lbf (N) Elongation, Ultimate, min. % Change in Dimensions, max. %	ASTM D573 ASTM D751 ASTM D412 Die C ASTM D1204	80 (356) 200** -2.0	250 (1,110) 250** -1.0
Ozone Resistance* Consistent after exposure to 100 pphm Ozone in air for 168 hours @ 104°F (40°C) Specimen wrapped around 3 in. mandrel	ASTM D1149	No Cracks	No Cracks
Resistance to Water Absorption* After 7 days immersion in 158°F (70°C) Change in mass, max. %	ASTM D471	-0.3 -3**	0.5**
Water Vapor Permeance* Max. perms	ASTM E96 (Proc. B to 73°F)	0.10	0.02
Fungi Resistance	ASTM G21	None	0 (No growth)
Specular Gloss at 85°C	ASTM D523	N/A	3
Resistance to Outdoor (Ultraviolet) Weathering* Accelerated total sunlight exposure of 8,200 W/m² maximum, 40°C black panel temperature	ASTM G155	No Cracks No Crazing 2,200 kJ/m² 1,000 hrs	No Cracks No Crazing 25,200 kJ/m² 10,000 hrs
At 0.35 W/m² irradiance, 60°C black panel temperature		1,000 hrs	25,000 hrs

*Not to rapidly exceed the test time requirement for the test to be conclusive. All testing can be accelerated beyond recommended test times provided that the integrity of the test is not compromised.

**Elongation is an physical test method rather than a performance requirement. Elongation is a minor factor in the overall performance of the product.

Typical properties and characteristics are based on samples being tested and not guaranteed for all samples of this product. For more information or assistance at a jobsite and does not meet the minimum requirements for any particular property, or test method.

Note: Only Carlisle Sales Manager and VERSICO Technical Staff are authorized to make the minimum requirements for sale by ASTM, FMCSA, or Typical Evaluated VERSICO single-ply roofing membranes.

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SHEET

L5

UNILOCK

SRI Results

Achieve an SR of 0.33 or greater
Achieve an SR of 0.28 - 0.32

2023-05-23

LEED V4 requires initial SR of 0.33 or greater OR 3 year old SR of 0.28 or greater
all values listed are initial, not aged

Date Tested	Plant	Finish	Color	Solar Reflectance	SRI	Description
5-6-10	ON	Belpasso	Cremo	0.43	49	
5-6-10	ON	Belpasso	Mediterano	0.35	38	
8-3-15	ON	Umbriano	Snow White	0.53	62	
8-3-15	ON	Umbriano	Cream	0.45	52	
05-28-15	NY	Umbriano	Grenada White	0.45	52	
2-11-11	ON	Umbriano	Summer Wheat	0.42	48	
5-22-07	ON	Umbriano	Winter Marvel	0.35	38	
5-22-07	ON	Umbriano	Autumn Sunset	0.30	32	
8-27-07	ON	Umbriano	Summer Rose	0.27	28	
03-15-19	NY	Umbriano	French Grey	0.18	17	
8-27-07	ON	Umbriano	Midnight Sky	0.17	15	
06-28-22	CH	Arcana	Avorio	0.58	66	
02-14-18	CH	Arcana	Lugano	0.46	53	
07-20-17	CH	Arcana	Modena	0.46	53	
02-14-18	CH	Arcana	Corvara	0.30	34	
07-20-17	CH	Arcana	Vivanto	0.18	16	
1-23-23	CH	Soreno	Toscana	0.64	77	
1-23-23	CH	Soreno	Light Granite	0.44	50	
05-25-23	ON	Elegance	Old Oak	0.37	41	
05-25-23	ON	Elegance	Burnt Clay	0.36	40	
05-25-23	ON	Elegance	Burgundy Red	0.35	38	
3-9-12	ON	Series	MI 018 Z	0.51	60	
3-9-12	ON	Series	MI 010 X	0.50	58	
7-1-16	CH	Series	SS0016	0.41	46	White with Tan
4-29-15	CH	Series	SS0025	0.42	48	Navy Pier lightest - White w black + w
4-29-15	CH	Series	Golden Tan	0.40	45	
5-22-07	CH	Series	Chardonnay Tan	0.39	44	
8-22-17	NY	Series	Peppered Granite	0.38	42	
4-29-15	CH	Series	SS0026	0.37	41	Navy P - White w chunky black + white
8-27-07	ON	Series	Coral Gem	0.37	41	
11-6-08	ON	Series	Ice Grey	0.35	38	
2-11-11	ON	Series	GT0426 E Buff	0.33	36	ACC Buff
3-9-12	ON	Series	GTO 427 F	0.31	33	
5-22-07	ON	Series	Mineral Ice	0.31	33	
12-17-05	CH	Series	SS0052	0.30	32	salt and pepper
3-9-12	ON	Series	GTO 426 X	0.29	31	
4-29-15	CH	Series	SS0032W2	0.28	29	Pier Grey - Light grey with black + whi
8-27-07		Series	Platinum Grey	0.28	29	
06-22-15	ON	Series	Mountain Mist	0.28	29	
7-1-16	CH	Series	SS0020	0.27	28	Buff Orange
8-27-07	ON	Series	Renaissance	0.27	28	
12-17-05	CH	Series	SS0034 - Arctic Grey	0.26	27	Grey with black + white aggregates
8-27-07	ON	Series	Crystal Rose	0.25	25	
8-27-07	CH	Series	Cabernet Red	0.25	25	
3-9-12	ON	Series	TS 105 Y	0.24	24	
2-11-11	ON	Series	GT0426 G Grey	0.17	15	ACC Grey
02-14-18	CH	Series	SS0035 - Nordic Star	0.14	10	dark grey - black
04-27-21	ON	Revela	Pewter	0.27	28	Blasted light grey
04-27-21	ON	Revela	Mica Grey	0.24	24	Blasted Granite Fusion
04-27-21	ON	Revela	Metallic Grey	0.19	18	Blasted Series finish
3-9-12	ON	Il Campo	Light Grey	0.22	22	
08-19-19	ON	Il Campo	Sandstone	0.2	19	
8-27-07	ON	Il Campo	Santa Fe	0.19	18	
5-22-07	CH	Il Campo	Prairie	0.17	15	
8-27-07	ON	Il Campo	Conestoga	0.16	14	
03-15-19	OH	Premier	Cream	0.49	57	
05-25-23	NY	Premier	Opal	0.48	56	
11-6-08	CH	Premier	TXA-White	0.46	53	
01-26-17	CH	Premier	SS0080	0.44	50	white - light grey (w white cement)
1-23-23	NY	Premier	Bavarian Blend	0.42	47	
05-28-15	NY	Premier	Tuscany Blend	0.39	44	
1-16-07	CH	Premier	Chamois	0.41	46	
10-24-22	NY	Premier	Red	0.4	44	
05-25-23	CH	Premier	Sable Blend	0.38	42	
10-24-22	NY	Premier	Heritage Brown	0.35	36	
8-3-15	ON	Premier	Opal	0.32	34	
01-30-20	BO	Premier	Steel Mountain	0.3	32	
08-19-19	ON	Premier	Tuscany Blend	0.3	32	
3-9-12	CH	Premier	Natural	0.29	31	
03-15-19	OH	Premier	Birch	0.28	30	
01-26-17	CH	Premier	SS0090	0.28	29	Tan
	NY	Premier	Aspen	0.28	29	
02-1418	CH	Premier	Granite Fusion	0.28	29	
01-26-17	CH	Premier	SS0088	0.26	27	Light Grey
11-6-08	CH	Premier	TXA-Sandstone	0.26	27	
01-30-20	BO	Premier	Almond Grove	0.25	25	
02-14-18	CH	Premier	Opal	0.24	24	
01-26-17	CH	Premier	SS0095	0.22	22	grey
03-15-19	MI	Premier	Fossil	0.22	21	
02-14-18	CH	Premier	River	0.2	19	
5-22-07	CH	Premier	Prairie	0.16	14	

N

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
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SEAL

CONSULTANT

VERDANT
Landscape Architecture
318 Harvard, Suite 25
Brookline, MA 02446
O: 617.735.1180
www.VerdantLA.com

PROJECT

61 PLEASANT STREET

61 PLEASANT ST.
CAMBRIDGE, MA 02139

PREPARED FOR

UNISON DESIGN GROUP

17 ELLSWORTH AVE.,
CAMBRIDGE, MA 02139

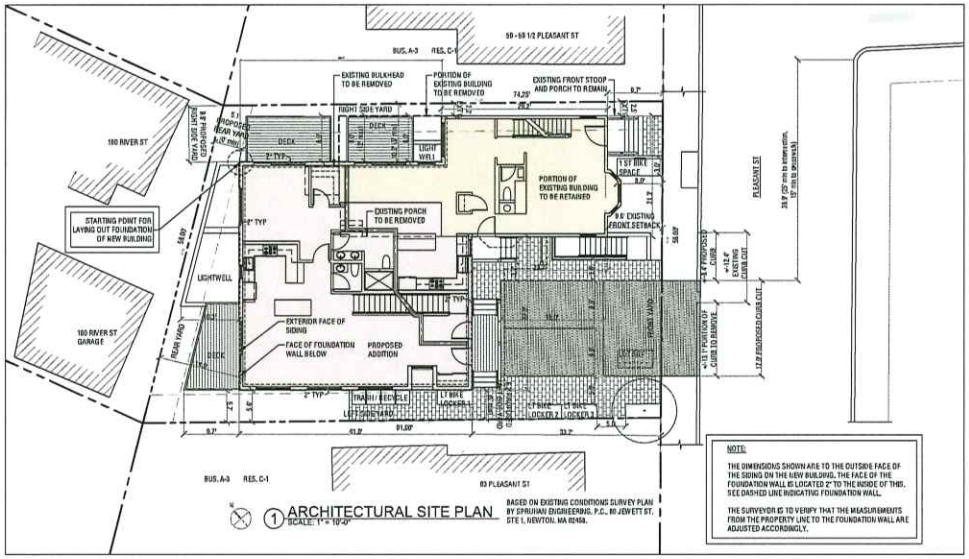
DRAWING TITLE

SCALE AS NOTED

REVISION / ISSUE	DATE
	11/5/2025
PERMIT SET	9 OCT 2025
DRAWN BY	REVIEWED BY PQ

SHEET

L6



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

NOTE:

THE DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF THE SIDING ON THE NEW BUILDING. THE FACE OF THE FOUNDATION WALL IS LOCATED 2" TO THE INSIDE OF THIS. SEE DASHED LINE INDICATING FOUNDATION WALL.

THE SURVEYOR IS TO VERIFY THAT THE MEASUREMENTS FROM THE PROPERTY LINE TO THE FOUNDATION WALL ARE ADJUSTED ACCORDINGLY.

N

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PROJECT
61 PLEASANT STREET

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CAMBRIDGE, MA 02139

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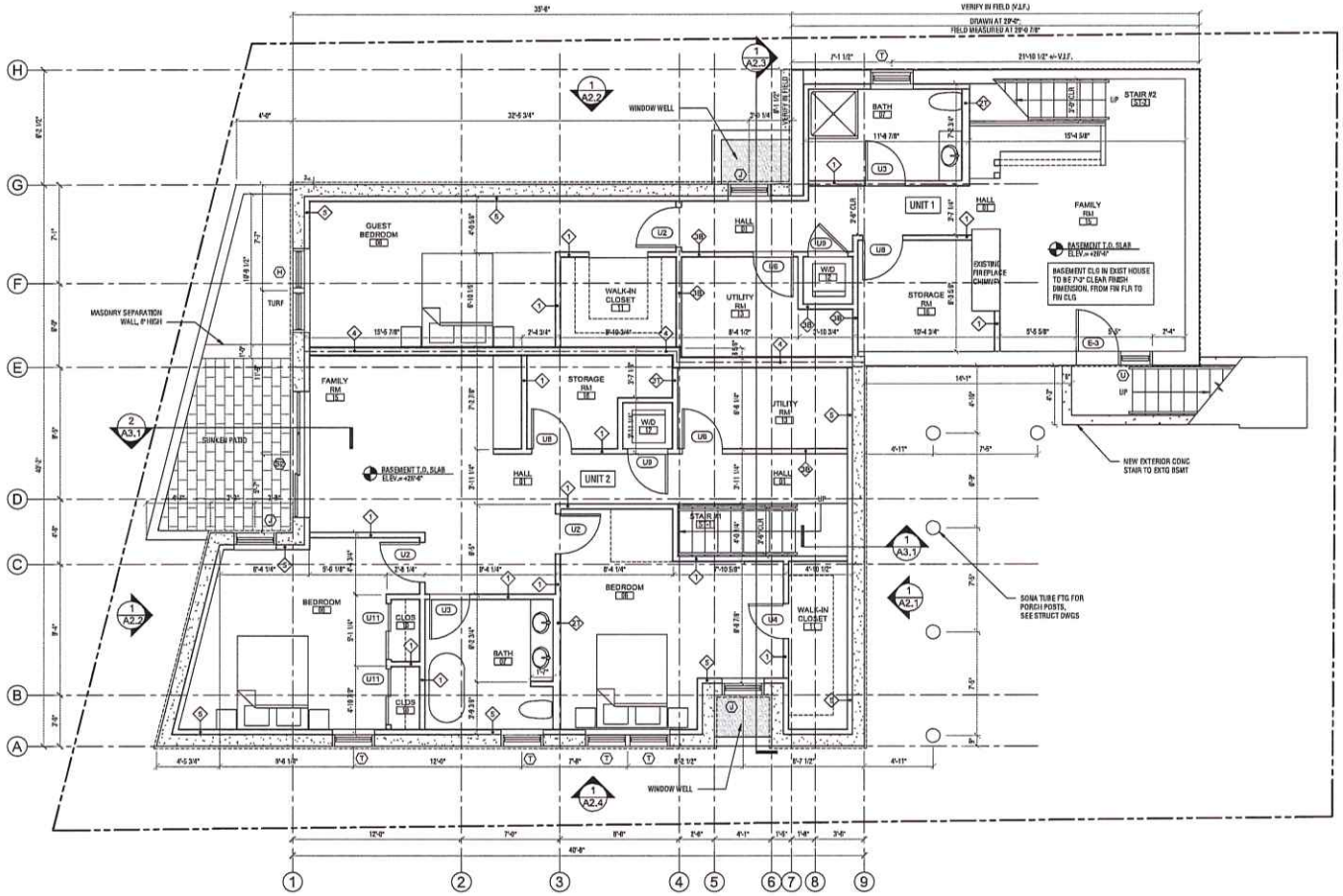
CAMBRIDGE, MA 02139

DRAWING TITLE
ARCHITECTURAL SITE PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
PERMIT SET DWG	5 NOV 2025
PERMIT SET	9 OCT 2025
DRAWN BY MY, SB	REVIEWED BY PQ

SHEET
AS-1



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

N

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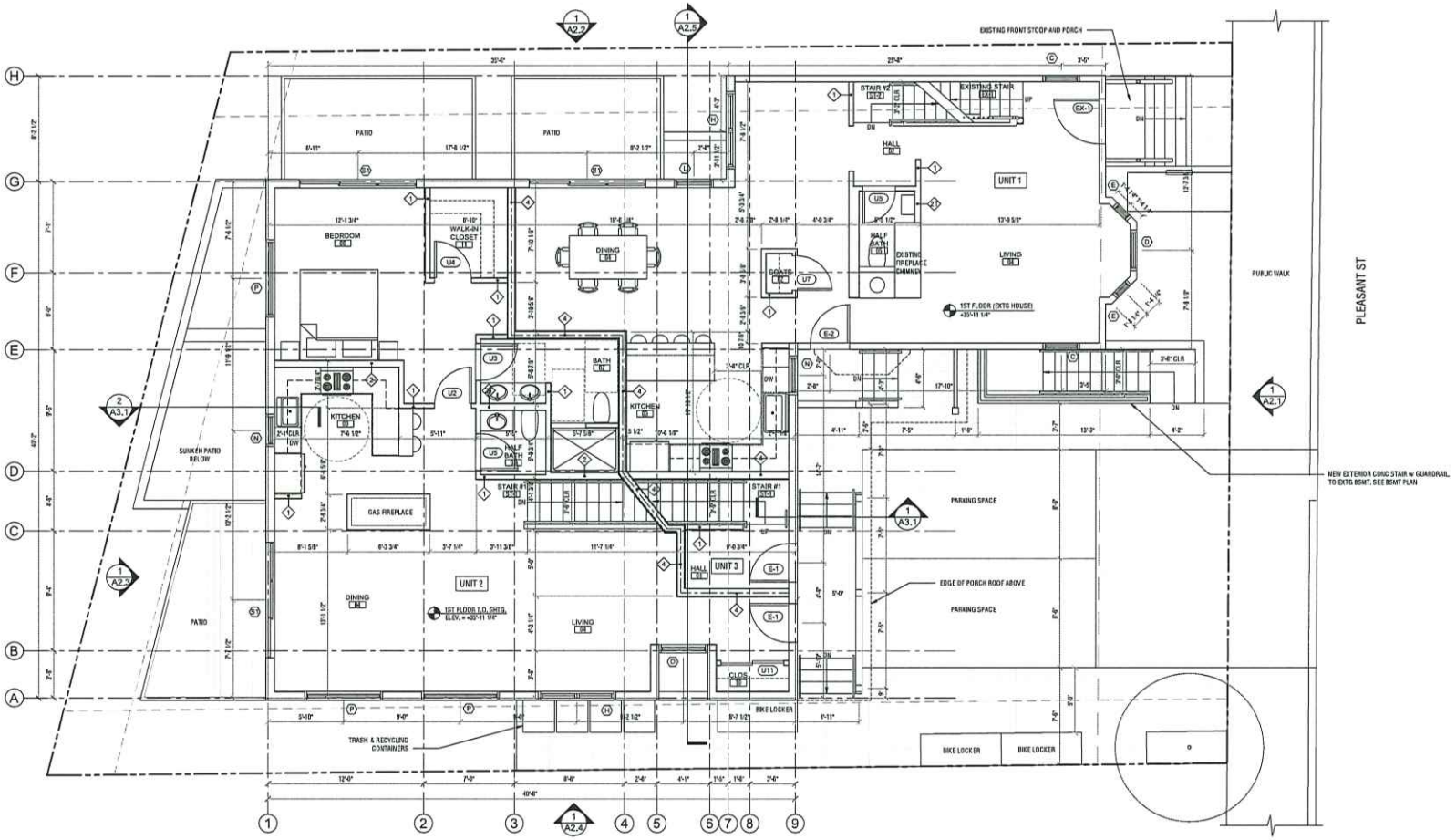
DRAWING TITLE
BASEMENT PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
REVISED	5 NOV 2025
UPDATED	20 OCT 2025
PERMIT SET	9 OCT 2025
DRAWN BY AM,SB	REVIEWED BY PQ

SHEET
A1.0



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

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61 PLEASANT STREET

61 PLEASANT ST.
CAMBRIDGE, MA 02139

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17 ELLSWORTH AVE.,
CAMBRIDGE, MA 02139

DRAWING TITLE
FIRST FLOOR PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
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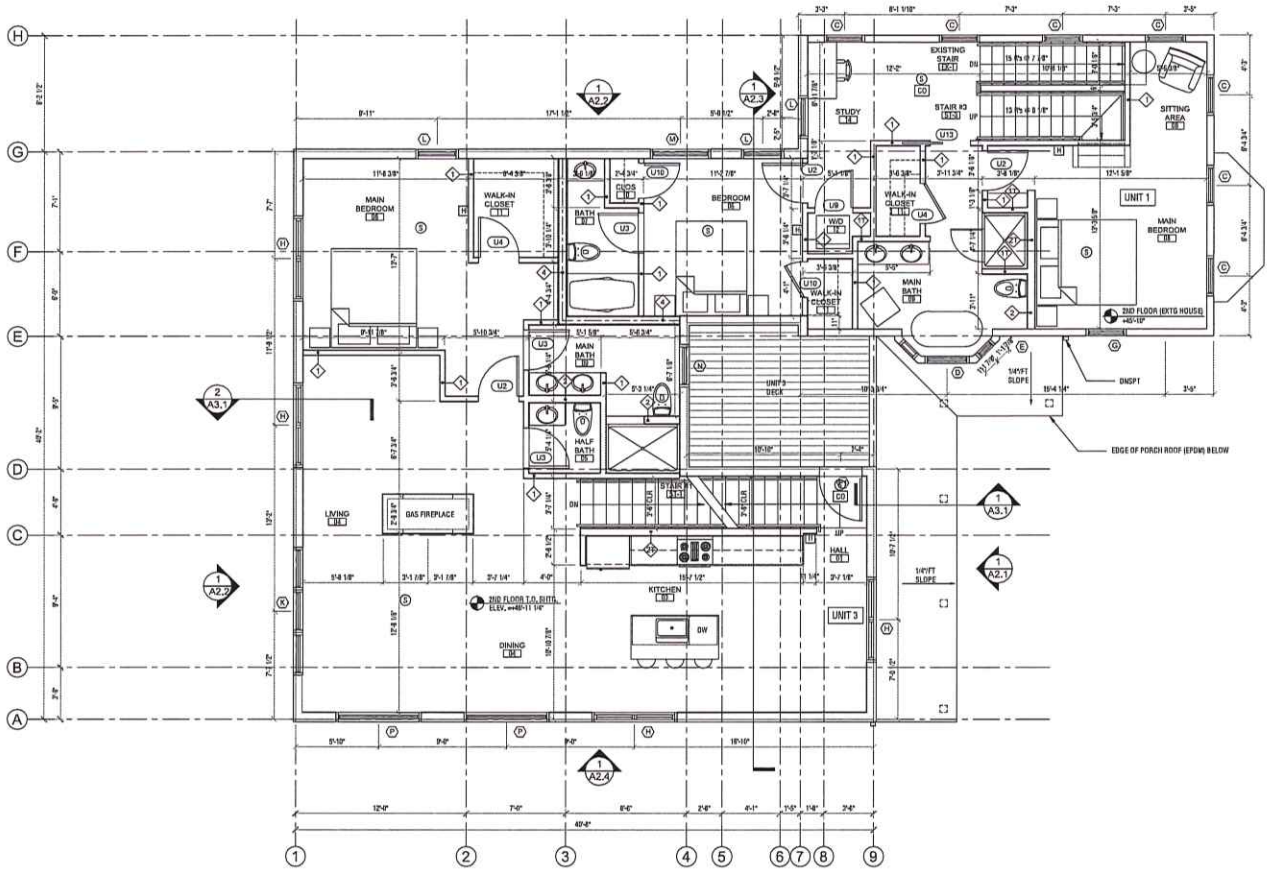
DRAWN BY AM,SB	REVIEWED BY PQ

SHEET
A1.1



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

N

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61 PLEASANT STREET

61 PLEASANT ST.
CAMBRIDGE, MA 02139

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DRAWING TITLE

SECOND FLOOR PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
REVISED	5 NOV 2025
PERMIT SET	9 OCT 2025
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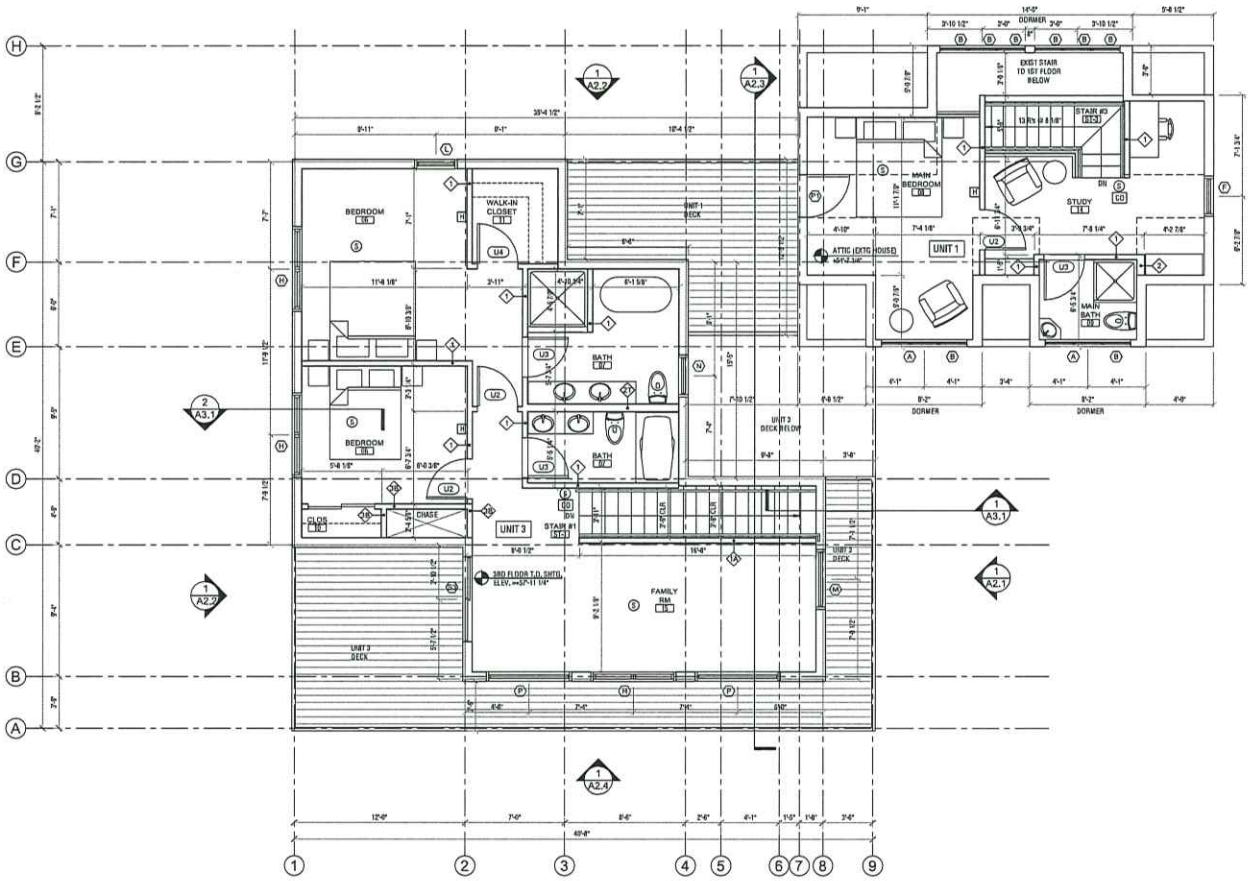
SHEET

A1.2



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

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INTERIOR DESIGN

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DRAWING TITLE
THIRD FLOOR PLAN

SCALE AS NOTED

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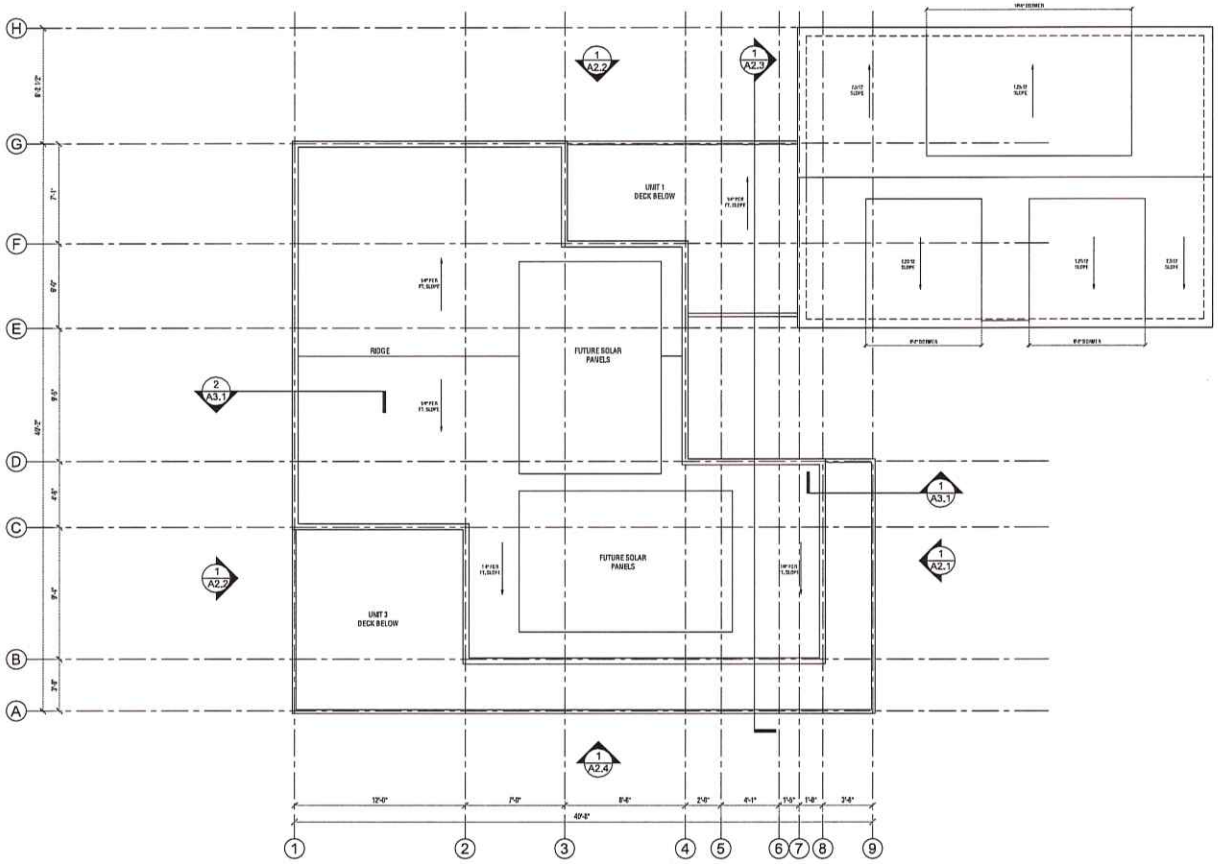
SHEET
A1.3



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

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INTERIOR DESIGN

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61 PLEASANT STREET

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DRAWING TITLE
ROOF PLAN

SCALE AS NOTED

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SHEET
A1.4

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
PETER CARROLL QUINN
No. 7510
CAMBRIDGE
COMMONWEALTH OF MASSACHUSETTS

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61 PLEASANT STREET

61 PLEASANT ST.
CAMBRIDGE, MA 02139

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FRONT ELEVATION

SCALE AS NOTED

REVISION / ISSUE	DATE
UPDATED	24 OCT 2025
PERMIT SET	9 OCT 2025
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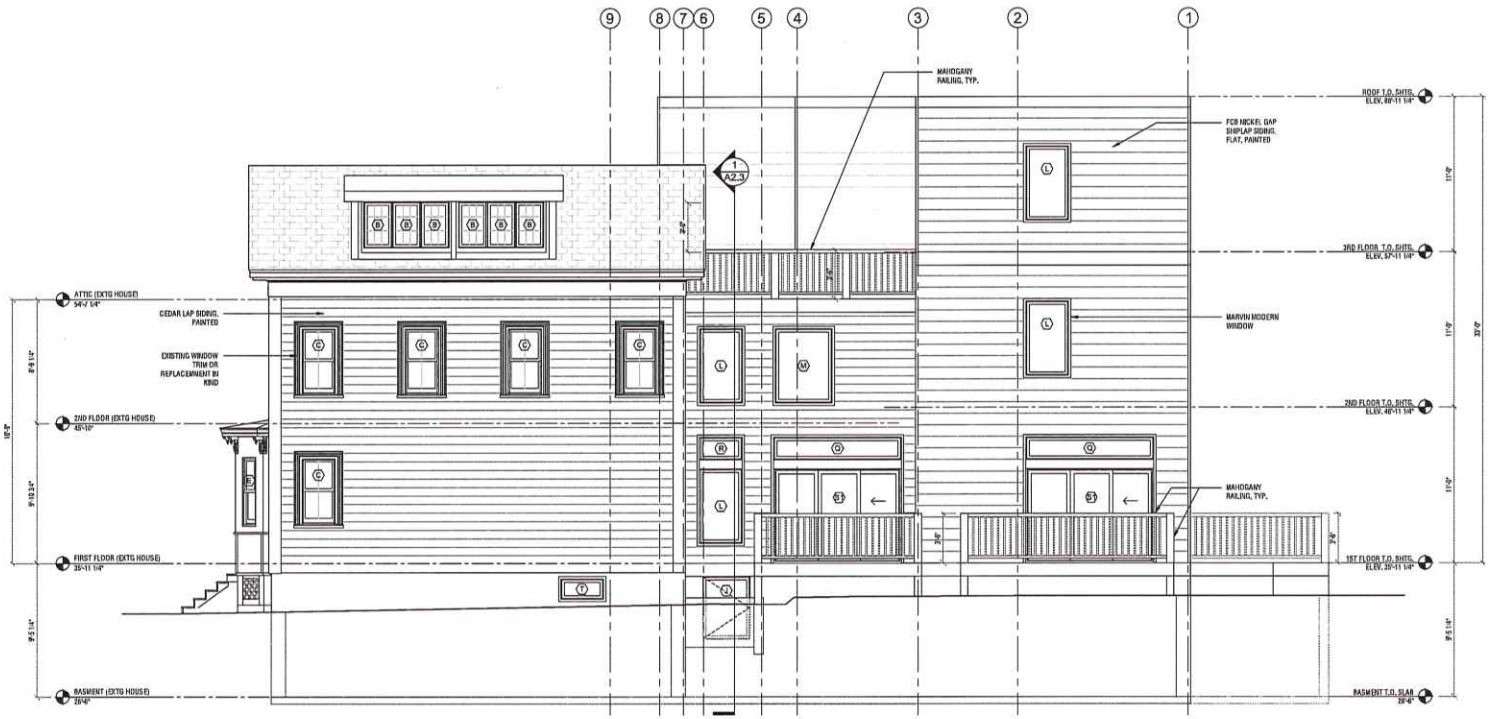
SHEET

A2.1



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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CONSULTANT

PROJECT
61 PLEASANT STREET

61 PLEASANT ST.
CAMBRIDGE, MA 02139

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DRAWING TITLE
RIGHT SIDE ELEVATION

SCALE AS NOTED

REVISION / ISSUE	DATE
PERMIT SET	9 OCT 2025

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AM, SB	PQ

SHEET
A2.2

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

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REGISTERED ARCHITECT
PETER QUINN, OWNER
No. 7510
CAMBRIDGE
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

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61 PLEASANT STREET

61 PLEASANT ST.
CAMBRIDGE, MA 02139

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DRAWING TITLE
REAR ELEVATION

SCALE AS NOTED

REVISION / ISSUE	DATE
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SHEET
A2.3

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

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DRAWING TITLE
LEFT SIDE ELEVATION

SCALE AS NOTED

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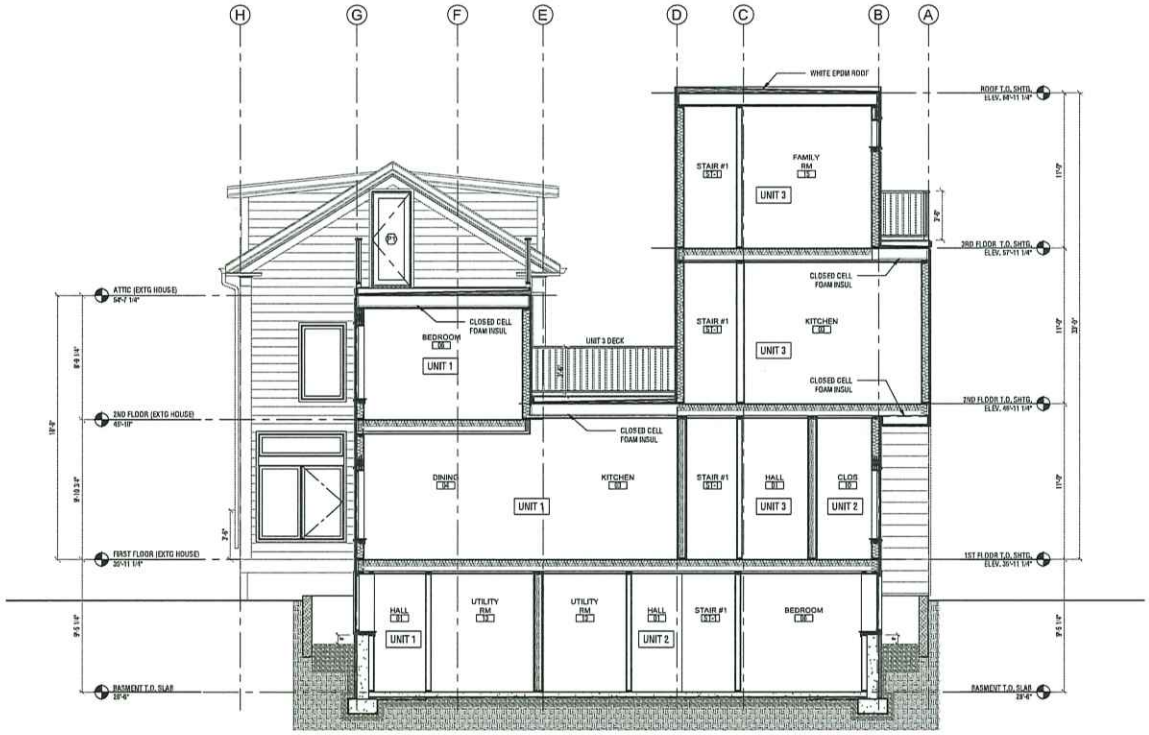
SHEET
A2.4



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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SEAL

REGISTERED ARCHITECT PETER QUINN No. 7510 CAMBRIDGE COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

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61 PLEASANT STREET

61 PLEASANT ST.
CAMBRIDGE, MA 02139

PREPARED FOR
UNISON DESIGN GROUP

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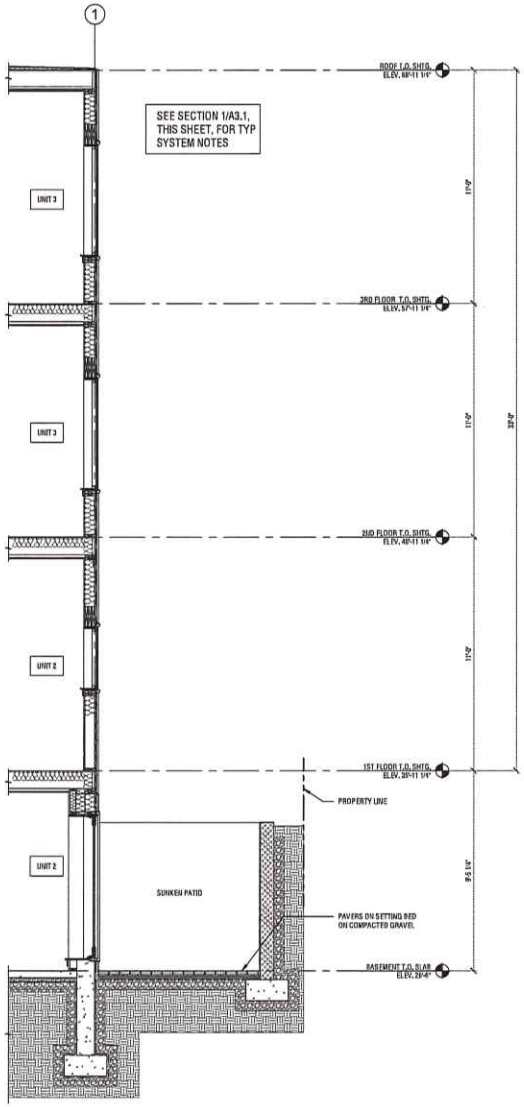
CAMBRIDGE, MA 02139

DRAWING TITLE
BUILDING SECTION

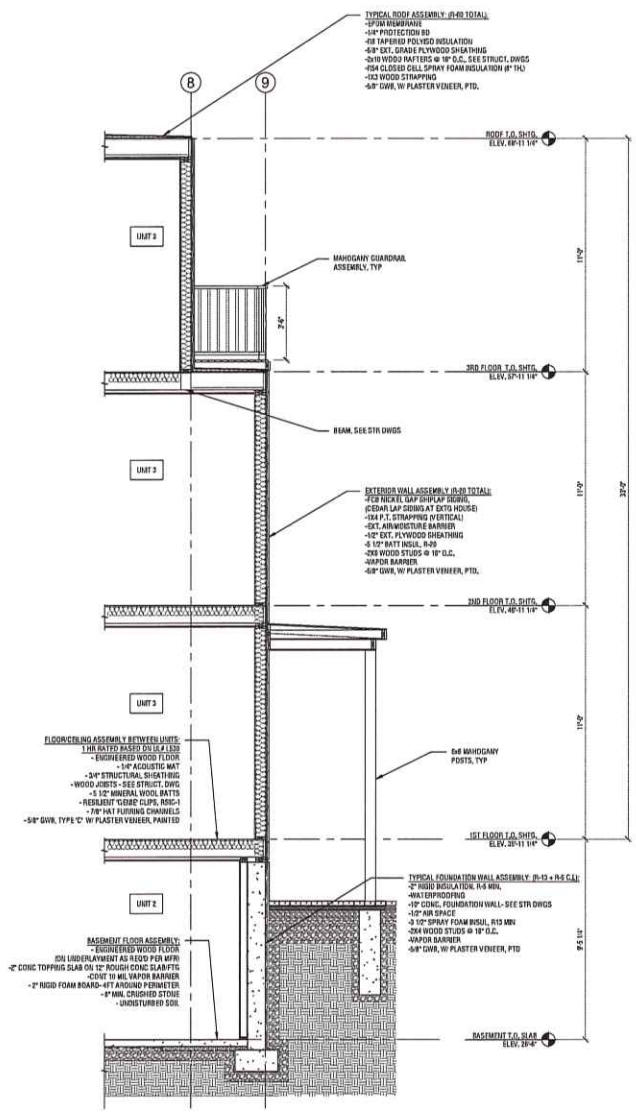
SCALE AS NOTED

REVISION / ISSUE	DATE
UPDATED	24 OCT 2025
PERMIT SET	9 OCT 2025
DRAWN BY AM	REVIEWED BY PQ

SHEET
A2.5



2 WALL SECTION
SCALE: 3/8" = 1'-0"



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

PETER QUINN ARCHITECTS

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INTERIOR DESIGN

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61 PLEASANT STREET

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17 ELLSWORTH AVE.,
CAMBRIDGE, MA 02139

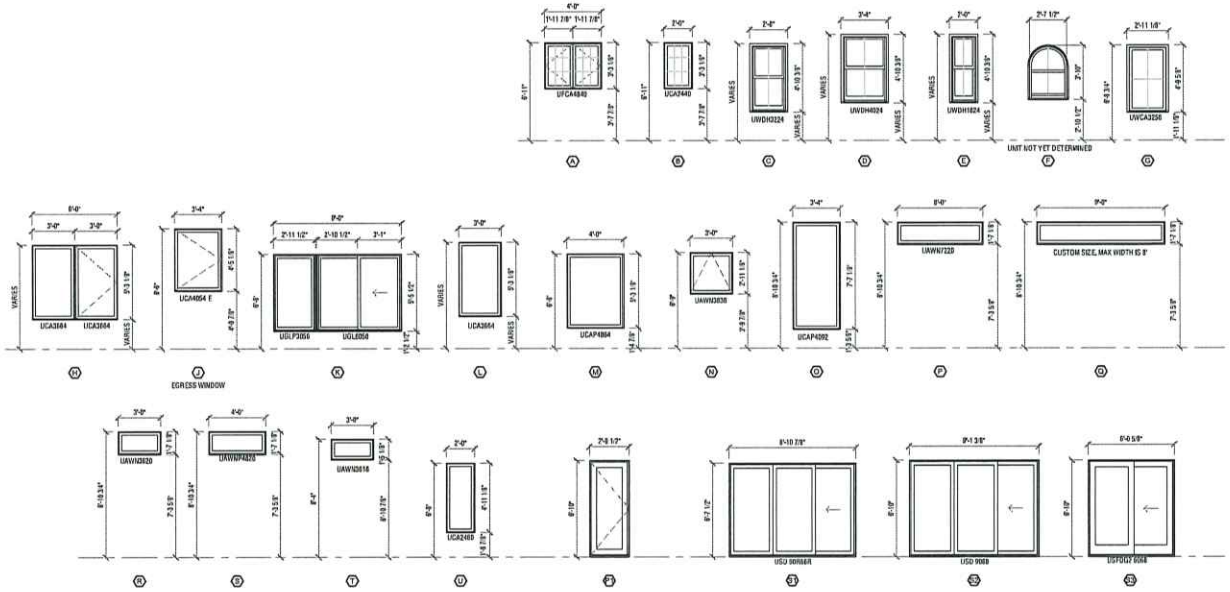
DRAWING TITLE
WALL SECTIONS

SCALE AS NOTED

REVISION / ISSUE	DATE
PERMIT SET	9 OCT 2025

DRAWN BY	REVIEWED BY
AM	PQ

SHEET
A3.1



WINDOW GENERAL NOTES:

1) PRODUCT:
ALL WINDOWS TO BE THE MARVIN ULTIMATE SERIES. PATIO DOORS TO BE BY MARVIN ULTIMATE SERIES. BLACK EXTERIOR CLADDING. PRIMED WHITE INTERIOR FINISH. SATIN NICKEL HARDWARE FINISH. G.C. TO VERIFY WITH OWNER PRIOR TO ORDERING.

2) EGRESS WINDOWS ARE NOTED ON PLAN. TEMPERED GLAZING FOR WINDOWS IS NOTED ON ELEVATIONS.

3) SIZING PER ARCHITECTURAL DRAWINGS. DIMENSIONS INDICATE UNIT FRAME SIZE ONLY. G.C. IS RESPONSIBLE TO VERIFY DIMENSIONS WITH MANUFACTURER AND VERIFY ALL R.O. DIMENSIONS IN THE FIELD.

4) ALL WINDOWS AND DOORS TO MEET MASS. STRETCH ENERGY CODE AND 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) REQUIREMENTS.

5) ALL EXPOSED GYPSUM CORNERS TO HAVE GYPSUM ACCESSORIES.

6) ALL WINDOWS TO HAVE FULL INSECT SCREEN FROM SAME MANUFACTURER AS WINDOWS.

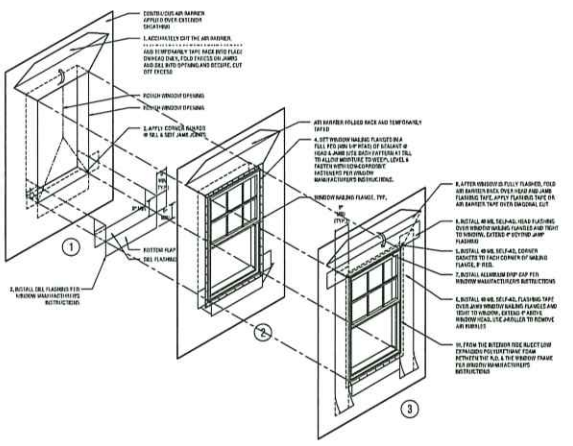
7) ALL WINDOWS INTERIOR TRIM CASING TO BE SELECTED BY OWNER.

8) SEE DETAIL 7 ON THIS SHEET (A7.1) FOR WINDOW FLASHING DETAIL.

9) INSTALL OPENING CONTROL AND FALL PREVENTION DEVICES AT WINDOWS WHERE TOP OF SILL OF OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FIN. FLOOR AND GREATER THAN 72" ABOVE FIN. GRADE AT THE EXTERIOR OF THE BUILDING. PER 2021 INTERNATIONAL BUILDING CODE (IBC).

10) INSTALL SAFETY GLAZING AS REQUIRED BY THE 2021 INTERNATIONAL BUILDING CODE (IBC).

1 WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"



NOTE: THE NAILING FLANGE IS NOT INTENDED TO BE A BREAKTHROUGH FLASHING.

7 WINDOW FLASHING DETAILS
SCALE: N.T.S.

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PETER QUINN
No. 7510
CAMBRIDGE
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT
61 PLEASANT STREET

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CAMBRIDGE, MA 02139

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UNISON DESIGN GROUP

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CAMBRIDGE, MA 02139

DRAWING TITLE
WINDOW SCHEDULE & DETAILS

SCALE AS NOTED

REVISION / ISSUE	DATE
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AM	PQ

SHEET
A7.1

ROOM FINISH SCHEDULE

	ROOM NO.	ROOM NAME	FLOOR		BASE		WALL		CEILING		REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
	ST-1	STAIR #1	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	ST-2	STAIR #2	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	EX-ST	EXISTING STAIR									
UNITS	01	HALL	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	02	COATS	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	03	KITCHEN	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	04	LIVING/DINING	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	05	HALF BATH	PORC. TILE		PORC. TILE		MR. GWB	PAINT	MR. GWB	PAINT	
	06	BEDROOM & GUEST BR	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	07	BATH & GUEST BATH	PORC. TILE		PORC. TILE		MR. GWB	PAINT	MR. GWB	PAINT	TILE AT TUB/SHOWER
	08	MAIN BEDROOM	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	09	MAIN BATH	PORC. TILE		PORC. TILE		MR. GWB	PAINT	MR. GWB	PAINT	TILE AT TUB/SHOWER
	10	CLOSET	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	11	WALK-IN CLOSET	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	12	W/D	PORC. TILE		PORC. TILE		MR. GWB	PAINT	MR. GWB	PAINT	
	13	UTILITY ROOM	UNFINISHED	CLEAR	VINYL		GWB	PAINT	GWB	PAINT	
	14	STUDY	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	15	FAMILY ROOM	ENG. WOOD	CLEAR	WOOD	PAINT	GWB	PAINT	GWB	PAINT	
	16	STORAGE ROOM	LINOLEUM		VINYL		GWB	PAINT	GWB	PAINT	

DOOR SCHEDULE

	AREA/ROOM	DOOR MARK	NOTES: OPENING SIZE	INTERIOR (I) / EXTERIOR (E)	2 TYPE	3 CONSTRUCTION	4 FACING & FINISH	5 GLASS	6 RATING	7 FRAME	8 THRESHOLD	HEADJAMB METAL	REMARKS
EXTERIOR	EXTERIOR ENTRY DOOR	E-1	3'-0" X 8'-10"	EXT.	A	SC	P				4	5	AL. TH.
	EXTERIOR ENTRY DOOR	E-2	3'-0" X 8'-10"	EXT.	A-1	SC	P				4	5	AL. TH.
	EXTERIOR ENTRY DOOR w/ SIDELITE	E-3	3'-0" X 8'-10"	EXT.		SC	P				4	5	AL. TH. SEE WINDOW SCHEDULE FOR SIDELITE
	EXISTING EXTERIOR DOOR	EX-1											PROVIDE NEW HARDWARE & WEATHERSTRIPPS
INTERIOR	UNIT ENTRY	U1	3'-0" X 8'-0"	INT.	D	SC	P			1	4	5	AL. TH.
	BEDROOMS	U2	2'-10" X 6'-8"	INT.	B	HC	P			1	2	3	
	BATHS	U3	2'-10" X 6'-8"	INT.	B	HC	P			1	2	3	MB. TH.
	WALK-IN CLOSET	U4	2'-10" X 6'-8"	INT.	B	HC	P			1	1	3	
	HALF BATHS	U5	2'-4" X 6'-8"	INT.	B	HC	P			1		3	MB. TH.
	UTILITY ROOM	U6	2'-10" X 6'-8"	INT.	C	SC	P			1		3	
	COATS	U7	2'-4" X 6'-8"	INT.	B	HC	P			2	1	3	
	STORAGE	U8	2'-10" X 6'-8"	INT.	E	HC	P			2	1	3	
	WASHER-DRYER (W/D)	U9	2'-4" X 6'-8"	INT.	B	HC	P			1		3	
	CLOSET	U10	2'-4" X 6'-8"	INT.	B	HC	P			2	1	3	
	CLOSET (SLIDING DRS)	U11	(2) VARIES X 6'-8"	INT.	C	HC	P			2	1	3	SLIDING DOORS
	MISCELLANEOUS DOORS	U12	VARIES X 6'-8"	INT.	B	HC	P			1	2	3	

GENERAL DOOR NOTES

1) CONFIRM ALL DOOR SWINGS AND SIZE WITH OWNER PRIOR TO ORDERING.
2) *VERIFY THICKNESS W/ MANUFACTURER.
3) PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
5) ALL GLASS DOORS TO BE TEMPERED SAFETY GLASS.
6) ALL PROPOSED INTERIOR DOORS TO USE 2" FRAME SHOWN IN DOOR FRAME TYPES.
9) SIZING PER ARCHITECTURAL DRAWINGS. DIMENSIONS INDICATE UNIT / FRAME SIZE ONLY. G.C. IS RESPONSIBLE TO VERIFY DIMENSIONS WITH MANUFACTURER AND VERIFY ALL R.O. DIMENSIONS IN THE FIELD.
10) ALL DOORS TO MEET STRETCH ENERGY CODE REQUIREMENTS.
12) FOR HEAD AND JAMB DETAILS VERIFY THICKNESS OF WALL PER WALL PARTITIONS

THRESHOLD TYPE

MB. TH. = MARBLE THRESHOLD
W. TH. = WOOD THRESHOLD
AL. TH. = ALUMINUM THRESHOLD
ALL EXTERIOR DOORS & STAIR DOORS TO HAVE ALUMINUM THRESHOLDS.
ALL BATHROOMS TO HAVE MARBLE THRESHOLDS.
ALL UNIT ENTRY DOORS TO HAVE WOOD THRESHOLDS.

DOOR CONSTRUCTION

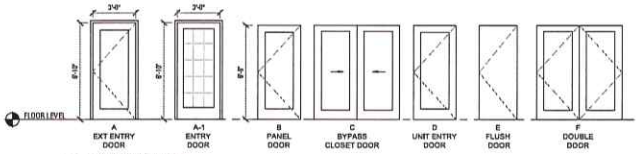
HC = HOLLOW CORE
HM = HOLLOW METAL
SC = SOLID CORE
AL = ALUMINUM

FACING FINISH

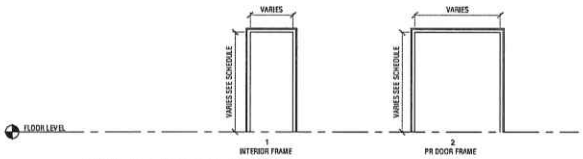
P = PAINTED
FF = FACTORY FINISH

GLASS

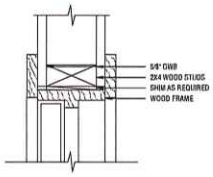
TG = TEMPERED AND INSULATED GLASS
FG = FIRE RATED GLASS



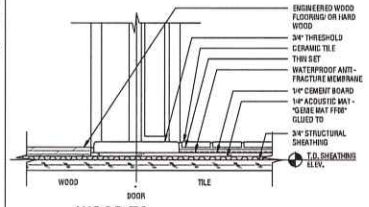
DOOR TYPES
SCALE 1/4" = 1'-0"



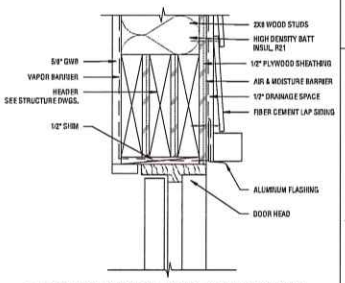
INTERIOR DOOR FRAMES
SCALE 1/4" = 1'-0"



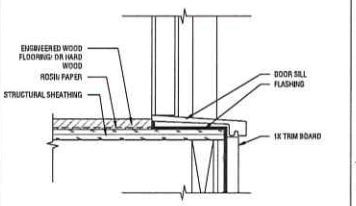
TYPICAL UNIT HEAD/JAMB DETAIL
3 SCALE 3" = 1'-0"



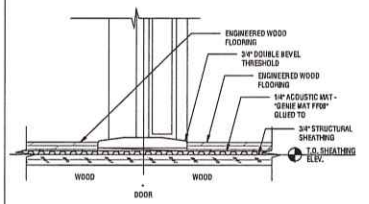
WOOD TO TILE FLOOR TRANSITION
2 SCALE 3" = 1'-0"



TYP. EXTERIOR HEAD / JAMB DETAIL
5 SCALE 3" = 1'-0"



TYP. EXTERIOR SILL DETAIL
4 SCALE 3" = 1'-0"



TYPICAL THRESHOLD CONDITION
1 SCALE 3" = 1'-0"

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM ST, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT
61 PLEASANT STREET

61 PLEASANT ST.
CAMBRIDGE, MA 02139

PREPARED FOR
UNISON DESIGN GROUP

17 ELLSWORTH AVE.,
CAMBRIDGE, MA 02139

DRAWING TITLE
DOOR & ROOM FINISH SCHEDULE & DOOR DETAILS

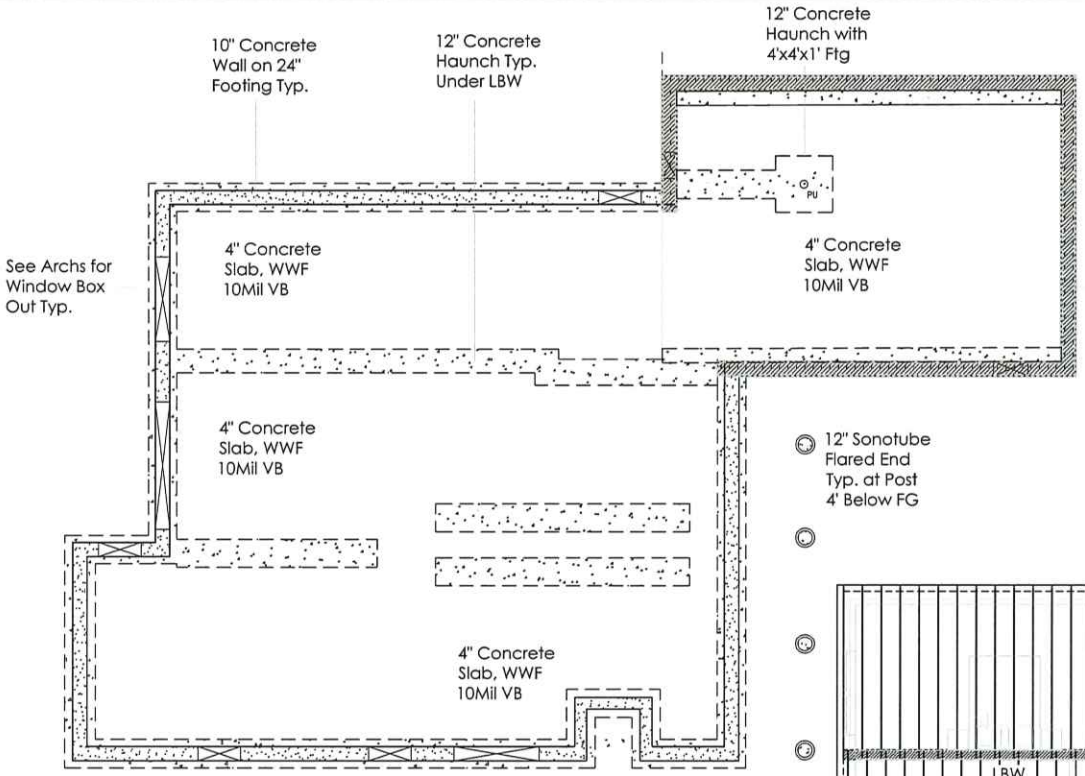
SCALE AS NOTED

REVISION / ISSUE	DATE
PERMIT SET	9 OCT 2025
DRAWN BY AM,SB	REVIEWED BY PQ

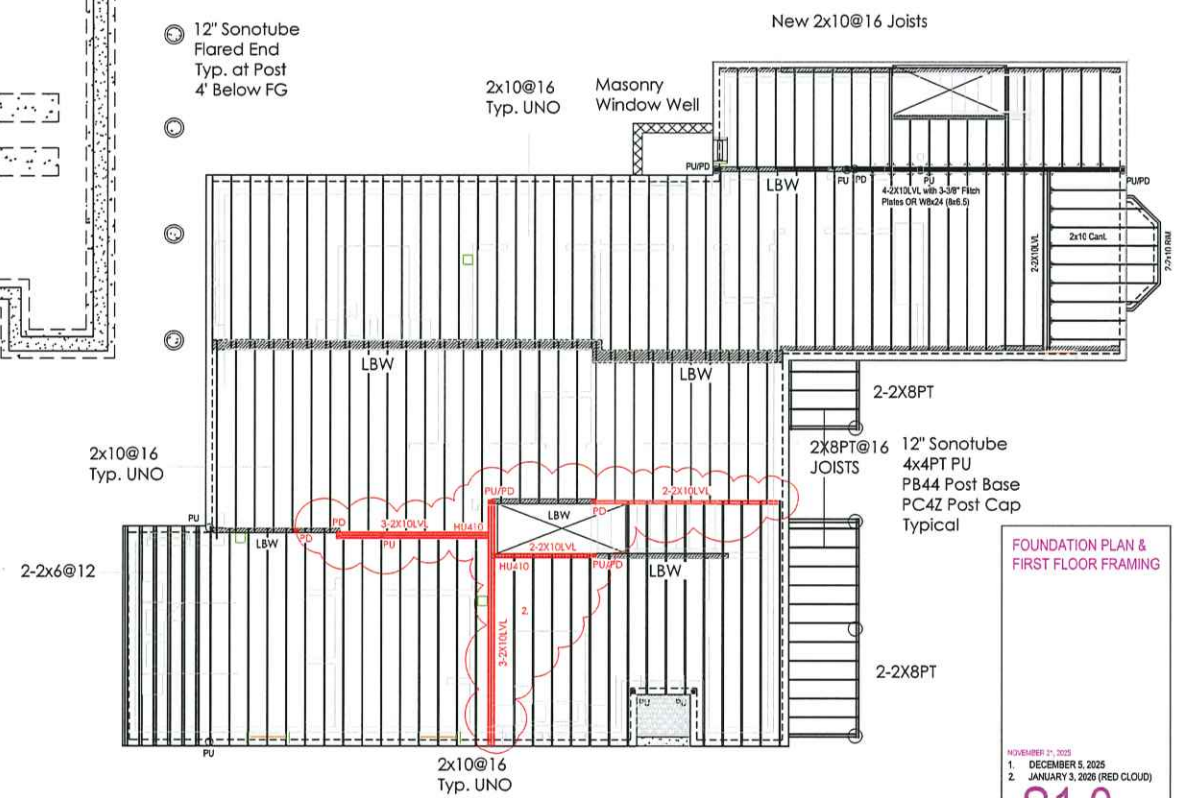
SHEET
A7.3

Fergal Brennock PE
71 Lovell Road
Watertown MA
617 828 0376
fergal@fergalbrennock.com

61 Pleasant Street
Cambridge MA



0 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN & FIRST FLOOR FRAMING

NOVEMBER 21, 2025
1. DECEMBER 5, 2025
2. JANUARY 3, 2026 (RED CLOUD)

S1.0

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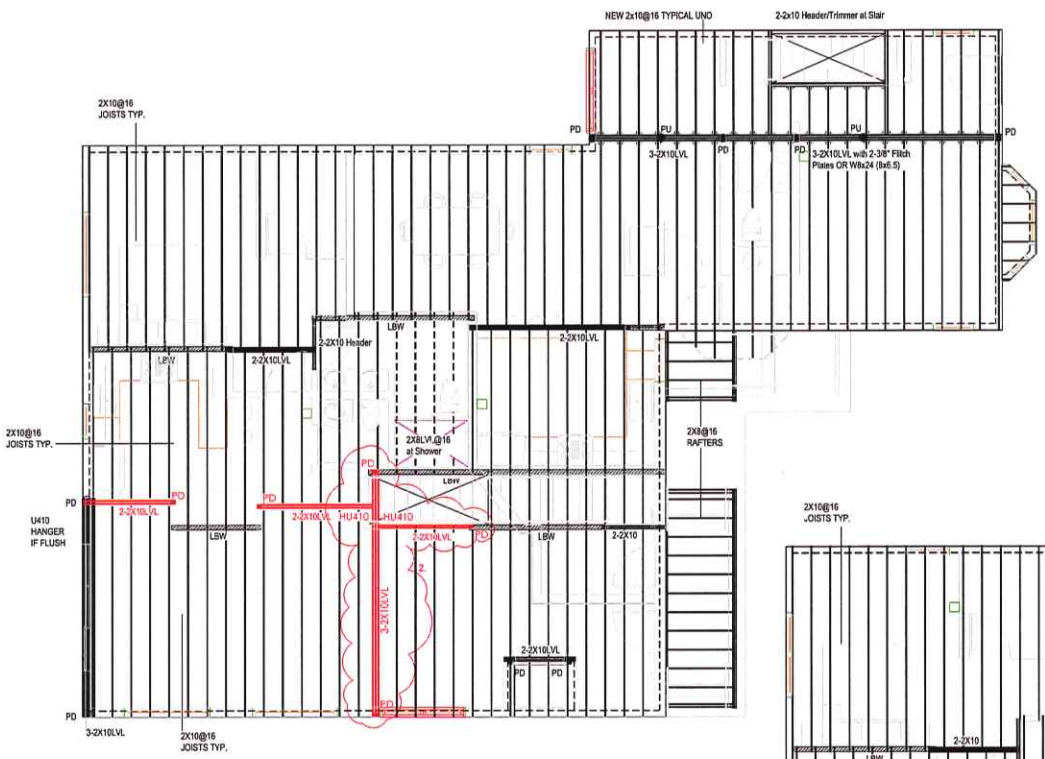
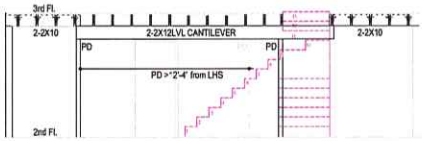
71 Lovell Road
Watertown MA
617 828 0376
fergal@fergalbrennock.com

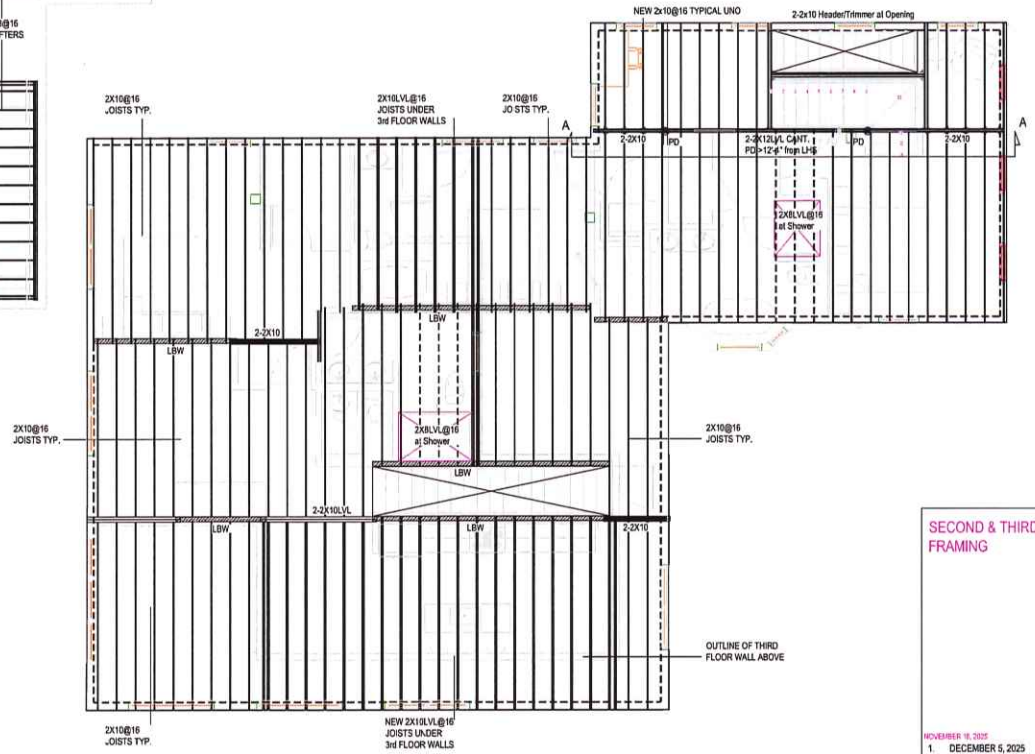
61 Pleasant Street
Cambridge MA



2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



SECTION A-A



3 THIRD FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

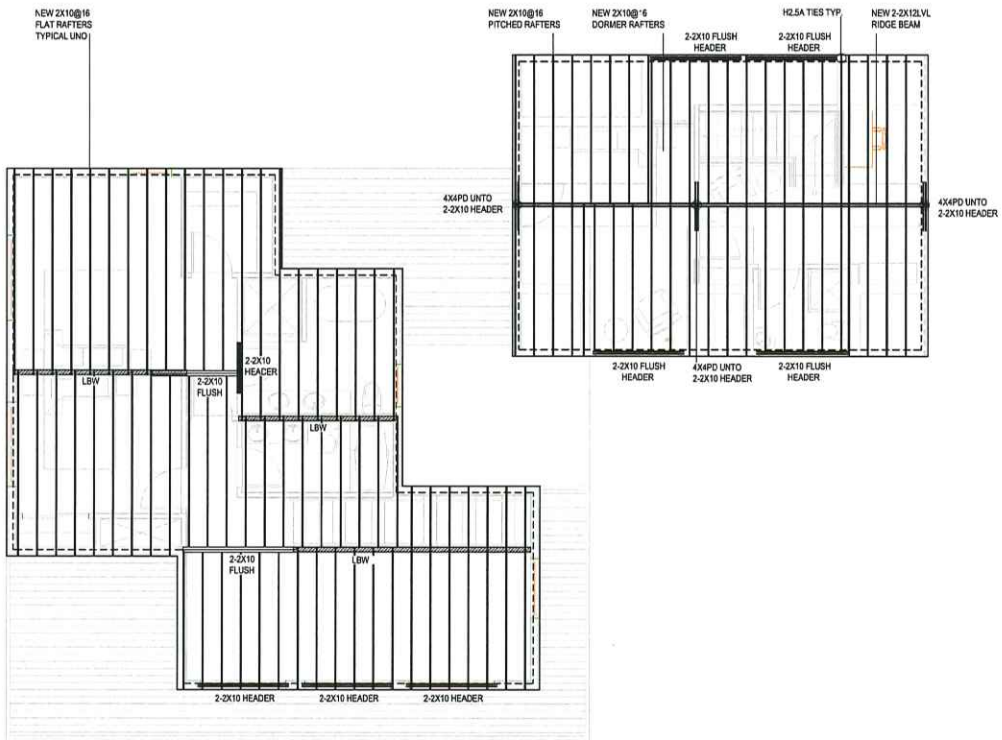
SECOND & THIRD FLOOR FRAMING

NOVEMBER 18, 2025
1. DECEMBER 5, 2025
2. JANUARY 3, 2026 (RED CLOUD)

S2.0

Fergal Brennock PE
71 Lovell Road
Watertown MA
617 828 0376
fergal@fergalbrennock.com

61 Pleasant Street
Cambridge MA



4 ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTES:
1. Structural drawing for permit purposes only and to be read in conjunction with all other permit documents.
2. Dimensions and conditions to be field verified.
3. Refer to Architecturals for Dimensions and Elevations
4. All work to IRC 2021, 10th Edition Mass Building Code

Loading:
1. Roof - Snow Loading Zone 2: 50psf
2. Floors - 40psf (Bedroom 30psf)
3. Deck - 40psf
4. Dead Load - 10psf
5. Wind - Zone 3, Exposure B, Vult 127mph
6. Seismic Wood Framed - Group II, Category C
7. Basic Structural System - Loadbearing Wall System

Concrete:
1. Per ACI Standards, Min 4000 PSI
2. Reinforcement per ASTM A615 Grade 60 (deformed)
3. Footings: 3-#5 Long, #4@18" Short with #4 Wall Dowels 16"x48"
4. Walls: #4@18" Horizontal & Vertical to match Dowels

Lumber:
1. UNO all timber joists, rafters, studs, lintels and plates to be S.P.F. No.1/No.2 or better with Fb=875psi, Fv=135psi, E=1,400,000psi
2. Framing exposed to weather: min Southern Pine PT #2
3. Provide min double jack studs and one full height studs under all headers or beams
4. Double 2x8 Headers over all openings up to 6'
5. Double 2x10 Headers over all openings up to 7'-6"
6. All flush connections to have beam or joist hangers All Joist Hangers to be LU28 Unless Noted Otherwise
7. LVL's, min of Fb=2800psi, Fv=285psi, E=2,000,000psi
8. Boise Cascade Versa Lam(VL) composite beams or equiv. Floor Joists 2x10@16" o/c UNO, bridging at spans >8'
9. 1/2" Plywood sheathing at exterior walls for bracing with 2x6 blocking at horizontal joints
10. ¾" Plywood sheathing on roof.
11. Double top and bottom plate on loadbearing walls (LBW)
12. PD (Post Down & PU (Post Up) to be 4x4 posts typical
13. Exterior walls 2x6 Framing typical

ROOF FRAMING
& NOTES

NOVEMBER 18, 2025
1. DECEMBER 5, 2025
2. JANUARY 3, 2026 (NO REVISION)

S3.0

Job: PROPOSED SPRINKLER SYSTEM (3-UNIT RESIDENTIAL BLDG)

Address:	61 PLEASANT ST		
City:	CAMBRIDGE	State: MA	Zip/Postal Code: 02139
Contract #:	5365	Date:	9/23/2025
Contractor:	A&A FIRE PROTECTION	Designer:	JFP SOLUTIONS, INC.
Address:	5 RAGON TERRACE		
City:	SAUGUS	State: MA	Zip/Postal Code: 01906
Phone: (781) 520-1718	Fax:	Email:	
Approving Authority:	CAMBRIDGE FD		

Design Defaults		Standards:	NFPA 13R
Default Sprig Size:	1	Default Drop Size:	1
Default Sprig Material:	40	Default Drop Material:	40
Default Sprig Elevation:	0	Default Drop Elevation:	0

FIRE PROTECTION NOTES:

THE PURPOSE OF THIS FIRE PROTECTION DRAWING, HYDRAULIC CALCULATIONS AND THE ASSOCIATED FIRE PROTECTION DESIGN NARRATIVE IS TO INDICATE THE PROPOSED RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED WITHIN THE EXISTING SINGLE-FAMILY WITH NEW ADDITION AT 61 PLEASANT STREET IN CAMBRIDGE, MASSACHUSETTS.

THIS BUILDING WILL UNDERGO A COMPLETE RENOVATION AND NEW ADDITION TO CREATE THREE RESIDENTIAL DWELLING UNITS AS INDICATED ON THE ASSOCIATED ARCHITECTURAL DRAWINGS. UNIT 1 WILL OCCUPY SPACE ON THE BASEMENT, FIRST, SECOND AND THIRD FLOORS WHILE UNIT 2 WILL OCCUPY SPACE IN THE NEW BASEMENT AND GROUND LEVEL AND UNIT 3 WILL OCCUPY THE NEW SECOND AND THIRD LEVELS AS INDICATED.

THE RESIDENTIAL SPRINKLER SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R (2019 EDITION) FOR A RESIDENTIAL BUILDING UP TO 4 STORIES IN HEIGHT AND NOT EXCEEDING 12,000 GROSS SF.

THE SPRINKLER CONTRACTOR SHALL FOLLOW THE LATEST REQUIREMENTS OF NFPA 13R (2019 EDITION), MASSACHUSETTS STATE BUILDING CODE (780 CMR, 10TH EDITION) AND THE CAMBRIDGE FIRE DEPARTMENT REQUIREMENTS.

THE SPRINKLER SYSTEM WILL BE SUPPLIED BY A SINGLE 2" COPPER FIRE SERVICE WHICH WILL ENTER THE NEW UTILITY ROOM LOCATED IN THE BASEMENT LEVEL OF UNIT 2. BECAUSE THERE IS NO COMMON SPACE, EACH UNIT WILL HAVE AN INDEPENDENT ZONE CONTROL ASSEMBLY AS INDICATED. THE 2" FIRE SERVICE WILL BE TAPPED OFF THE EXISTING WATER MAIN ON PLEASANT STREET AND WILL BE DESIGNED, INSTALLED, FLUSHED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 24 BY A LICENSED UNDERGROUND CONTRACTOR.

SPRINKLER PROTECTION WITHIN EACH UNIT WILL BE FROM ITS RESPECTIVE CONTROL VALVE ASSEMBLY CONSISTING OF A MONITORED SHUTOFF VALVE, FLOW SWITCH, PRESSURE GAUGE AND COMBINATION TEST & DRAIN PIPED TO THE BUILDING EXTERIOR. A SINGLE-INLET FIRE DEPARTMENT CONNECTION WILL BE LOCATED ON THE FACE OF THE NEW ADDITION AS INDICATED, INSTALLING SPRINKLER CONTRACTOR SHALL VERIFY THE TYPE AND LOCATION OF THE FDC WITH CAMBRIDGE FIRE DEPARTMENT PRIOR TO INSTALLATION.

THIS SPRINKLER SYSTEM HAS BEEN HYDRAULICALLY CALCULATED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R, INCLUDING THE FOUR HYDRAULICALLY MOST DEMANDING HEADS IN A SINGLE COMPARTMENT BASED ON THE REQUIREMENTS OF THE SPECIFIC SPRINKLER HEAD AND THE SPACING USED IN THIS DESIGN (16'x16' REQUIRING A MINIMUM OF 13 GPM @ 7.8 AND 18'x18' REQUIRING 17 GPM @ 12.0 PSI). REMOTE AREAS, DENSITIES AND HOSE STREAM ALLOWANCES ARE INDICATED ON THIS DRAWING ALONG WITH SYSTEM DEMANDS AT CONNECTION TO STREET. CALCULATION RESULTS HAVE BEEN COMPARED TO RECENT HYDRANT FLOW TEST INFORMATION OBTAINED AT THE PROJECT SITE. CALCULATIONS HAVE BEEN SUBMITTED WITH THIS DRAWING TO THE CAMBRIDGE FIRE DEPARTMENT FOR REVIEW.

INSTALLATION NOTES:

ALL WORK SHALL BE PERFORMED BY A MASSACHUSETTS LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER CONTRACTOR SHALL FOLLOW THE LATEST REQUIREMENTS OF NFPA 13R (2019 EDITION), MASSACHUSETTS STATE BUILDING CODE (2015 EDITION, CHAPTER 9) AND THE CAMBRIDGE FIRE DEPARTMENT.

THE ARCHITECTURAL BACKGROUND OF BUILDING MAY DIFFER SLIGHTLY FROM ACTUAL LAYOUT. DRAWINGS ARE NOT INTENDED TO SHOW ALL OFFSETS AND PIPING ELEVATION CHANGES. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS PRIOR TO FABRICATION.

CONTRACTOR SHALL HYDROSTATICALLY TEST ALL SPRINKLER PIPING AT 200 PSI FOR 2 HOURS AND IS RESPONSIBLE FOR THE COMPLETION OF ALL ABOVE GROUND TEST CERTIFICATES, SUPPLIED TO THE OWNER.

ALL PIPING SHALL BE UL LISTED CPVC SPRINKLER PIPING AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13R (2019 EDITION) AND ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS. ALL PIPING SHALL BE PITCHED TO DRAIN WITH LOW-POINT DRAINS AT SECTIONS OF PIPING SUBJECT TO WATER TRAPPING. SPRINKLER CONTRACTOR SHALL PROVIDE PROTECTIVE PLATES WHERE CPVC PIPING IS RUN THROUGH STUDS TO PREVENT PUNCTURING OF THE SPRINKLER PIPING DURING DRYWALL INSTALLATION AS REQUIRED BY NFPA STANDARDS.

ALL SPRINKLER HEADS SHALL BE RESIDENTIAL PENDENT AND SIDEWALL SPRINKLERS AS INDICATED. ALL HEADS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND THE REQUIREMENTS OF NFPA 13R (2019 EDITION).

BUILDING OWNER IS RESPONSIBLE FOR MAINTAINING THIS SPRINKLER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 25, INCLUDING THE PROVISION OF HEAT IN ALL AREAS CONTAINING SPRINKLER PIPING AND HEADS TO PREVENT PIPE FROM FREEZING. THE GARAGES ARE TO BE HEATED AND BUILDING OCCUPANTS ARE TO BE MADE AWARE THAT LEAVING THE GARAGE DOORS OPEN DURING FREEZING TEMPERATURES COULD LEAD TO FREEZE-UPS. JFP SOLUTIONS, INC., THE ENGINEER OF RECORD AND THE INSTALLING SPRINKLER CONTRACTOR TAKE NO RESPONSIBILITY FOR ANY DAMAGES CAUSED BY FREEZE UPS.

NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR IT'S SUBCONTRACTORS TO SUFFICIENTLY INSULATE AREAS OF THE BUILDING CONTAINING WATER-FILLED SPRINKLER PIPING IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND REGULATIONS TO PREVENT FREEZE-UPS. JFP SOLUTIONS, INC. AND THE ENGINEER OF RECORD TAKE NO RESPONSIBILITY FOR DAMAGES CAUSED BY FREEZE-UPS ON THIS SPRINKLER SYSTEM DUE TO LACK OF HEAT OR IMPROPERLY INSULATED AREAS IN THIS BUILDING.

NOTE: AT THE TIME OF THIS SPRINKLER SYSTEM DESIGN, THE RCP AND LIGHTING SELECTION HAD NOT BEEN COMPLETED. SPRINKLER HEADS HAVE BEEN POSITIONED IN ACCORDANCE WITH CODE REQUIREMENTS AND HAVE NOT BEEN COORDINATED WITH LIGHTING OR OTHER SURFACE-MOUNTED FIXTURES. ANY LIGHTS OR OTHER FIXTURES THAT CAUSE OBSTRUCTIONS TO SPRINKLER HEAD SPRAY PATTERNS WILL REQUIRE ADDITIONAL SPRINKLER HEADS AT AN ADDITIONAL COST TO THE BUILDING OWNER.

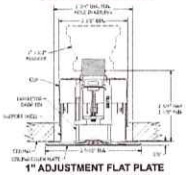
Table D

Model NFGR Sprinkler Hydraulic Design Criteria

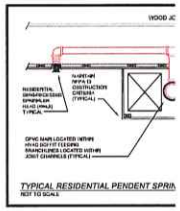
Max. Coverage Area B. x L. (m. x m.)	Minimum Flow and Residual Pressure Flow gpm (l/min)	Pressure psi (bar)
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

RESIDENTIAL
FLAT PLATE CONCEALED PENDENT

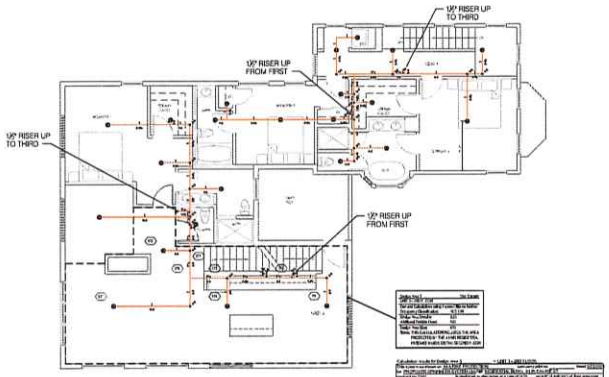
CROSS SECTION



1" ADJUSTMENT FLAT PLATE CONCEALED PENDENT

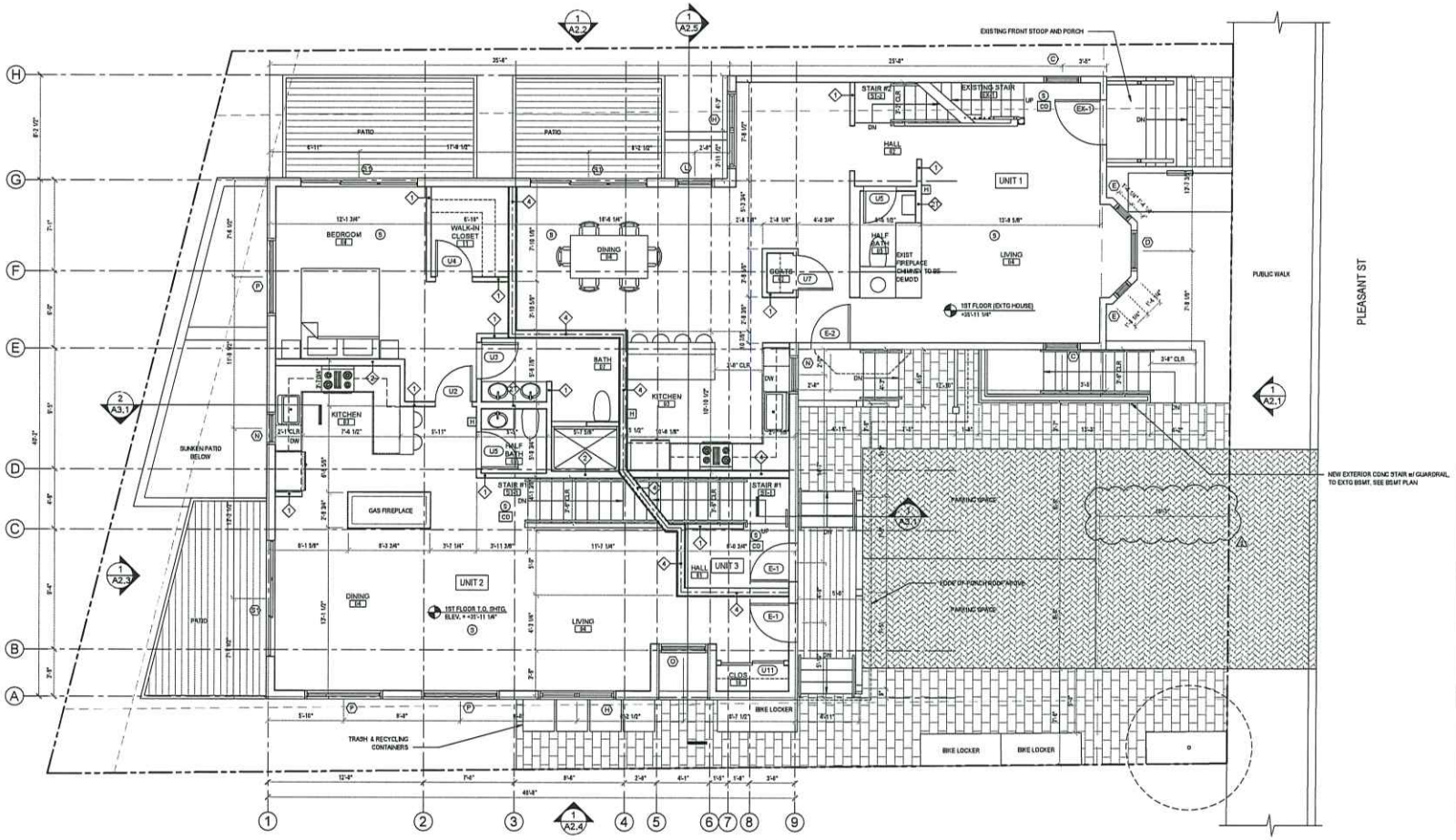


TYPICAL RESIDENTIAL PENDENT SPRIN
REF TO SCALE



SECOND LEVEL - SPRINKLER LAYOUT
SCALE: 1/4"=1'-0"

FLOW TEST DATA (W1)



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

N

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM ST, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3789

SEAL

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61 PLEASANT STREET

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PREPARED FOR
UNISON DESIGN GROUP

17 ELLSWORTH AVE.,
CAMBRIDGE, MA 02139

DRAWING TITLE
FIRST FLOOR PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
REVISION 2	3 JUNE 2026
REVISION 1	5 NOV 2025
UPDATED	20 OCT 2025
PERMIT SET	9 OCT 2025
DRAWN BY AM,SB	REVIEWED BY PQ

SHEET
A1.1

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-4269

PAULA M. CRANE
INTERIM CITY CLERK

June 1, 2026

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from:
Matt Hayes for a Curb Cut at the location of 61 Pleasant Street with a Frontage of 56', Setback 9.7', Distance from surrounding structures 7', Length 29.2', Width 17.1' and a total Square Footage of 499.32.

The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations for the locality where the curb cut would be made, so that the association may have an opportunity for review, prior to action by the City Council.

Please indicate by return mail your approval or disapproval of the petition within twenty-one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate your reply.

As soon as this office has received both the completed application and your neighborhood association response, I will place the petition on the agenda for the next City Council meeting. If I do not receive a response from your neighborhood organization by twenty-one days from the date of this letter, I will place the petition on the agenda for the next City Council meeting.

If your neighborhood association cannot complete its review by twenty-one days from today, you may extend the reply time another seven days by requesting an extension by letter to me with a copy to the petitioner. However, I urge you to make every effort to complete your review as soon as possible.

Thank you for your cooperation.

Sincerely yours,

Paula M. Crane
Interim City Clerk

All Neighborhood Associations

hereby x_____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner

RESET PRINT