

ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	COVER SHEET	10/01/21
A-011	EXISTING CONDITIONS & DEMO PLAN	10/01/21
A-020	ARCHITECTURAL SITE PLAN	10/01/21
A-021	GROSS AREA PLANS	10/01/21
A-022	UNIT AREAS	10/01/21
A-100	FLOOR PLANS	10/01/21
A-300	EAST & SOUTH ELEVATIONS	10/01/21
A-301	NORTH & WEST ELEVATIONS	10/01/21
AV-1	PERSPECTIVES	10/01/21
AV-2	MILTON & MASS AVE CORNER RENDERING	10/01/21
AV-3	MASS AVE RENDERING	10/01/21
AV-4	SHADOW STUDY	10/01/21
AV-5	SHADOW STUDY	10/01/21
AV-6	SHADOW STUDY	10/01/21



# PROJECT: 2161 MASS AVE. RESIDENCES

**PROJECT ADDRESS:**  
2161 MASSACHUSETTS AVE.  
CAMBRIDGE MASSACHUSETTS

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

**OWNER**  
NELSON GROUP COMPANIES  
ADDRESS:  
264 SALEM ST.  
MEDFORD, MA 02155

RECEIVED  
OCT 13 2021  
CAMBRIDGE HISTORICAL  
COMMISSION

**SD SET**  
**10/01/2021**

**PROJECT NAME**  
2161 MASS AVE  
RESIDENCES

**PROJECT ADDRESS**  
2161 MASS AVE  
CAMBRIDGE, MA

**CLIENT**  
NELSON OLIVEIRA

**ARCHITECT**



**KHALSA**

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

**CONSULTANTS:**

COPYRIGHT KDI © 2021  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



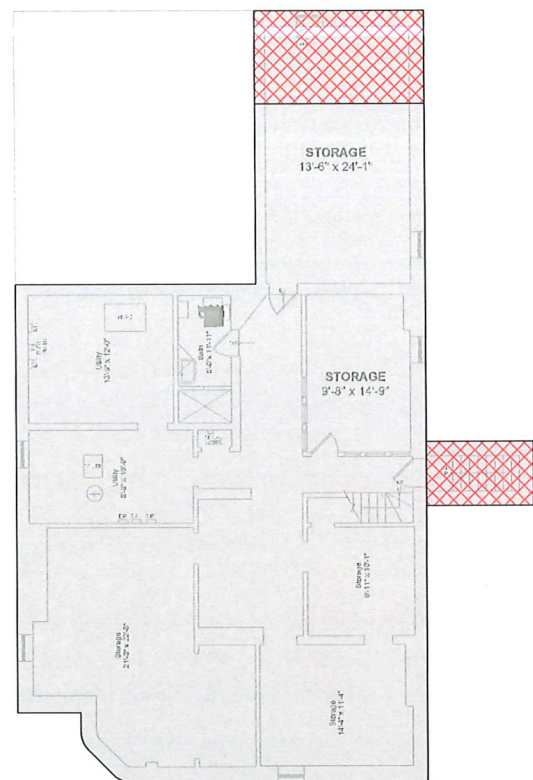
Project number 20089  
Date 10/1/2021  
Drawn by NB  
Checked by JSK  
Scale

REVISIONS		
No.	Description	Date

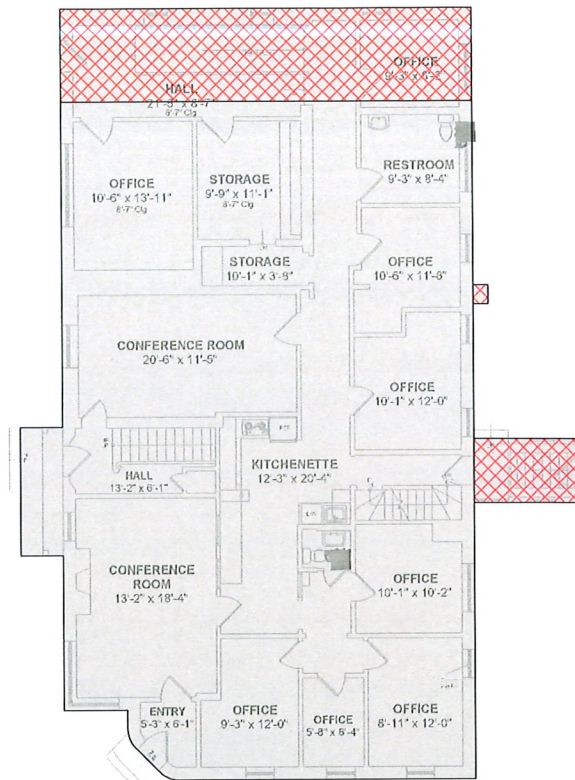
COVER SHEET

**A-000**  
2161 MASS AVE RESIDENCES

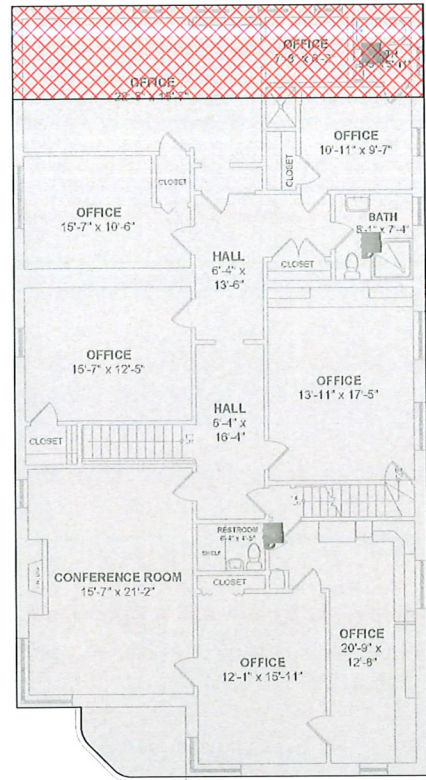




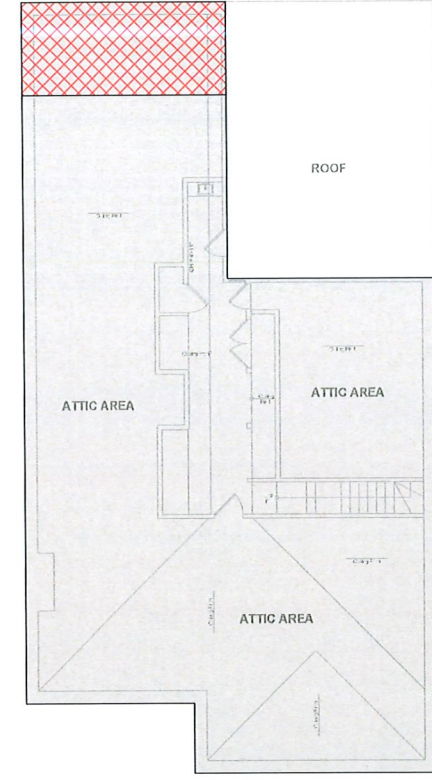
**BASEMENT PLAN**  
Ceiling Height = 7'-7"  
**AREA 2,226 SF**



**FIRST FLOOR PLAN**  
Ceiling Height = 7'-10"  
**AREA 2,858 SF**

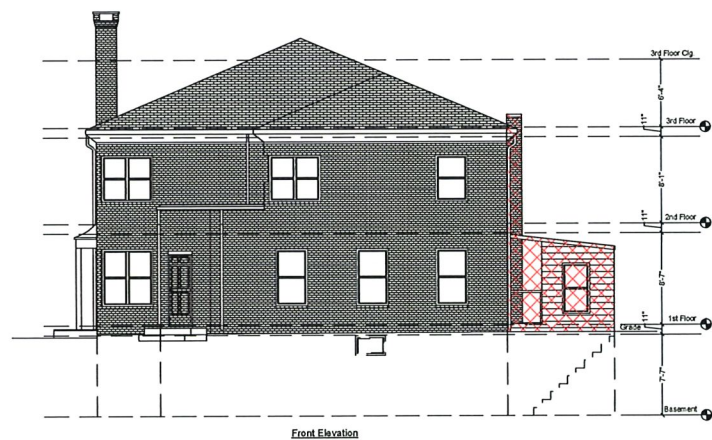


**SECOND FLOOR PLAN**  
Ceiling Height = 8'-1"  
**AREA 2,749 SF**



**THIRD FLOOR PLAN**  
Ceiling Height = 6'-4"  
**AREA 154 SF**

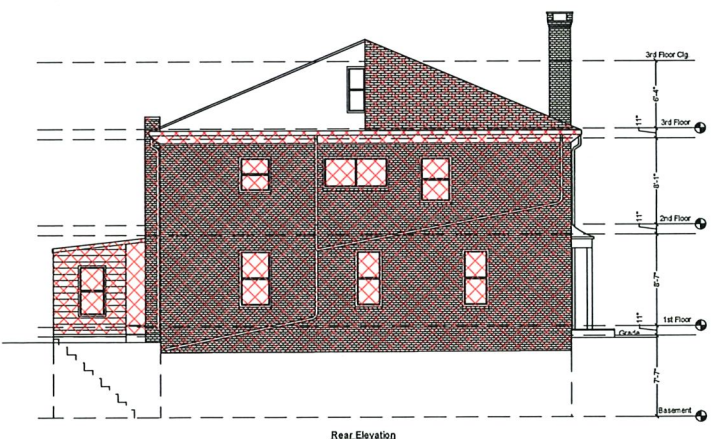
① Existing Plans  
1/8" = 1'-0"



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

EXISTING GROSS AREA: 10,016 SF  
 AREA TO DEMOLISH: 1,112 SF  
 MAX TO DEMOLISH 25% = 2,504 SF  
 PROPOSED DEMOLITION = 11% (1,112 SF)  
 THEREFORE COMPLIES

② Existing Elevations  
1/8" = 1'-0"

**PROJECT NAME**  
2161 MASS AVE RESIDENCES

**PROJECT ADDRESS**  
2161 MASS AVE  
CAMBRIDGE, MA

**CLIENT**  
NELSON OLIVEIRA

**ARCHITECT**

DESIGN  
  
KHALSA

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8882

**CONSULTANTS:**  
MEASURED AND DRAWN BY  
NATIONAL FLOOR PLANS

COPYRIGHT KDI © 2021  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



**REGISTRATION**

Project number 20089  
Date 10/1/2021  
Drawn by NB  
Checked by JSK  
Scale 1/8" = 1'-0"

**REVISIONS**

No.	Description	Date

**EXISTING  
CONDITIONS &  
DEMO PLAN**

A-011

2161 MASS AVE RESIDENCES



# ZONING CHART

BA-2=8,900  
RES-B =613  
TOTAL: 7,613

Lot Contains Identified Historic Structure	REQUIRED	PROPOSED	REMARKS
ZONE : BUS A-2 MASS AVE. OVERLAY DISTRICT	NONE	NONE	NONE
LOT AREA, MIN S.F. / DU	600 S.F. / DU 6,900 SF/600 SF= 11 DU ALLOWED	9 DU's	COMPLIES
MAX. FAR (See 5.30.11 & 5.30.12 BELOW)	1.75 FOR RESIDENTIAL LOT AREA: BA-2: 6,900 SF MAX RESIDENTIAL FAR = 12.075 SF	9,125 SF	COMPLIES
MIN. LOT WIDTH	NONE	NONE	NONE
MIN. FRONT YARD	5'-0" (FOOTNOTE M)	5'-0" @ MILTON ST. 5'-0" MASS AVE.	COMPLIES
MIN. SIDE YARDS	10'-0" (FOOTNOTE I) 20'-0" ON RES-B SIDE	LEFT (MILTON ST.): 40'-2" RIGHT (MASS AVE.): 10'-0"	COMPLIES
MIN REAR YARD	23'-4" (FOOTNOTE J)	N/A (CORNER LOT)	NONE
MAX HEIGHT	35'-0" (FOOTNOTE K) 60'-0" MASS AVE OVERLAY	29'-6"	COMPLIES
OPEN SPACE (% of lot area)	BA-2: NONE RES-B: 40%		
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	NONE	NONE	NONE
VEHICLE-PARKING	RESIDENTIAL= 1 SPACE/ DU (9)	7 PROVIDED	DOES NOT COMPLY
BICYCLE PARKING	RESIDENTIAL: LONG TERM= 1 SPACE/ DU = 9 SHORT TERM= 0.10 SPACE / DU = 1 SPACE	RESIDENTIAL: LONG-TERM: 9 LOCKERS SHORT-TERM: 1	COMPLIES

GROSS BUILDING - EXISTING	
NAME	AREA
BASEMENT	2,226 SF
1ST FLOOR	2,857 SF
2ND FLOOR	2,749 SF
ATTIC	2,184 SF
TOTAL:	10,016 SF

EXISTING FAR	
NAME	AREA
BASEMENT	2,226 SF
1ST FLOOR	2,857 SF
2ND FLOOR	2,749 SF
ATTIC	154 SF
TOTAL:	7,986 SF

GROSS BUILDING - PROPOSED	
Level	Area
0 BASEMENT	901 SF
1ST FLOOR	3254 SF
2ND FLOOR	3195 SF
3RD FLOOR	1775 SF
	9125 SF

UNIT AREAS	
Name	Area
UNIT 101	1015 SF
UNIT 102	835 SF
UNIT 103	1886 SF
UNIT 201	780 SF
UNIT 202	678 SF
UNIT 203	673 SF
UNIT 204	763 SF
UNIT 301	790 SF
UNIT 302	853 SF
	8274 SF

**BA2 NOTES:**  
(1) However, for the side yard of any lot abutting another lot where that lot does not abut Massachusetts Avenue and where all or a majority of it is located in a residential district no building shall be set back more than twenty feet to (1) either the residence/business A-2 zoning district line or the lot line located in the BA-2 District or (2) the side lot line if all of the lot is located in the residential district. Nevertheless, the provisions of the following paragraph shall continue to apply.  
(2) If a building hereafter erected on a lot adjacent to a building having a height greater than thirty-five (35) feet shall be set back from the side lot line and extending to that point on the rear lot line most distant from the side lot line, the rear setback shall be provided in the case of any portion of a side wall of the existing building which is set back from the property line, then a building hereafter erected on the lot adjacent to such an existing building shall be set back from the side lot line as required.  
(3) On lots (2) of the height of the rear wall whichever is greater, however, in the Business C and Business C-1 districts no rear yard shall be required where the rear lot line abuts a lot all of which lies in a business or industrial district.  
(4) Provided however that any portion of a building having a height greater than thirty-five (35) feet shall be set back of a bulk control plane ranging at an angle of forty-five (45) degrees from the plane of the principal front wall and rear wall planes beginning at a height of thirty-five (35) feet. Where the parcel has frontage on two or more streets, the setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line. In addition to the above provision, that portion of a building located within fifty (50) feet of a residential zoning district line shall be limited to thirty-five (35) feet where the maximum height permitted in the residential district is thirty-five (35) feet or less.  
(5) On the setback of the principal front wall plane of any adjacent building facing the same street, whichever is less.  
**RES-B NOTES:**  
(1) No lot shall be a building be set back from the rear lot line more than twenty (20) feet in Residence C-1, C-2, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be set back from the rear lot line more than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no 5-15 building may be set back from the rear lot line more than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty (30) feet. For purposes of the Footnote C, the lot depth shall be the distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.  
(2) The total number of dwelling units allowed shall be provided in each district, determined by adding the lot area in each district divided by the minimum lot area per dwelling unit for each district.  
**MAX # dwelling units = Lot Area in district / Minimum lot area per dwelling unit for each district.**  
Where the computation of the total number of dwelling units allowed in each district results in a fractional number and where the sum of the resulting remainders from both districts equals or exceeds one, an additional unit shall be permitted.  
**RES-B FAR:**  
(1) The maximum gross floor area shall be the sum of the total allowed gross floor area in each district, determined by adding the lot area in each district multiplied by the maximum allowed floor area ratio (FAR) for each district. Maximum Gross Floor Area = (Lot area in district 1 x district 1 FAR) + (Lot area in district 2 x district 2 FAR)  
**24.104.3 Manufacture to the Definition of Gross Floor Area:** Notwithstanding the definition of Gross Floor Area contained in Article 20.00 - Definitions, the following shall not be included as part of the gross floor area of any building in the Overlay District:  
1. Enclosed bays and other small projections from the principal wall plane of a building normally included as gross floor area, provided they are three (3) feet or less in depth and further provided that the following conditions are met:  
a. The maximum width of the projection does not exceed six (6) feet in length.  
b. It is no more than fifty (50) percent of the area of each principal wall plane covered with such projection.  
2. The maximum width of the projection does not exceed six (6) feet in length.  
**5.2.1 Private open space shall be provided on every lot used for residential purposes except for lots in the Cambridge 842 District, and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building, not less than one-half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas of other built, such as balconies, decks, and roofs, of garages and buildings, which are not used as walkways or courtyards, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.  
**5.2.2 Special Requirements in Residence A-1, A-2, B, C, and C-1:** At least fifty (50) percent of the required Private open space in these districts shall meet all the requirements of Section 5.2.1 above. At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.2.1, as applied to Private open space.  
**5.30.11 ZONE DISTRICTS:**  
Where two numbers appear in Column (1), Maximum Ratio of Floor Area to Lot Area and Column (2) Minimum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Use, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 (k) (7), both of which shall be governed by the second number.  
**5.30.12 Calculation of Permitted Gross Floor Area on a Lot:**  
Where two numbers appear in Column (1), Maximum Ratio of Floor Area to Lot Area and Column (2) Minimum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Use, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 (k) (7), both of which shall be governed by the second number.  
Where A equals the percentage of Gross Floor Area in the building to be used for nonresidential use(s), and Where B equals the percentage of Gross Floor Area in the building to be used for residential and dormitory use(s), and  
Where A + B = 100% (or 1.0) or less, and FAR2 equals permitted FAR for residential uses, and FAR1 equals permitted FAR for nonresidential uses, and FAR2 equals permitted FAR for residential and dormitory uses.  
**6.34 Parking Space Size Allocation:** In all parking facilities required to have five (5) or more spaces, a combination of regular and compact spaces may be provided; however, no more than fifty (50) percent of the required spaces shall be designed for compact cars (as specified in Subsection 6.42). All off-street parking facilities shall contain spaces designed for handicapped access. The number of such spaces shall be determined by the requirements of the currently applicable Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts.  
**6.47 Screening requirements may be waived in the following cases (all said parking facility is already effectively screened by an existing building, wall, fence, or hedge on an adjoining lot and within five feet of the common property line, screening shall not be required so long as such adjoining screening is maintained):** (a) said parking facility is already effectively screened by a natural feature, raised back, or change in grade (all said parking facility abuts another parking facility under different use or ownership, a landscaped parking strip at least five (5) feet in width may be used in lieu of screening along the common property line.  
**Gross Floor Area shall include:**  
(1) Finished porches and balconies whether enclosed or unenclosed.  
(2) Unfinished porches and balconies above third floor, with the exception of porches and balconies associated with Functional Green Roof Area. In accordance with the regulations in Section 22.30 of the Zoning Ordinance.  
(3) Elevator shafts and stairwells on each floor, not included in (5) below.  
(4) Gable space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not included in (5) below.  
(5) Attic, mezzanine, and penthouses.  
(6) Decks.  
(7) Areas of parking facilities in structures except as excluded in (2) below, and  
(8) Any accessory parking spaces not in above ground structures if it is in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.  
**Gross Floor Area shall not include:**  
(1) Areas used for off-street loading purposes.  
(2) Areas of parking facilities in structures located underground and the area of on-grade open parking spaces outside the building footprint or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30.  
(3) Basement and cellar areas devoted to the operation and maintenance of the building such as heating and cooling equipment, electric and telephone facilities, and fuel storage.  
(4) Open and below-grade basements.  
(5) Unfinished porches and balconies no higher than the third floor.  
(6) Attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators.  
(7) Elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area.  
(8) Attic space not otherwise included in (5) above.  
(9) Basement and cellar spaces with area that exceed (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet in center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code.  
(10) Bicycle parking, whether or exceeding the requirements of Article 6.03, which shall include all areas occupied by bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.51. In other cases, bicycle parking facilities shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.51.  
(11) Functional Green Roof Area, in accordance with the regulations in Section 22.30 of the Zoning Ordinance.  
(12) Carport or spaces within Double-Drive Driveways and additional exterior wall thickness to accommodate parking, in accordance with the regulations in Section 22.40 of the Zoning Ordinance, and  
(13) Space directly beneath overhangs, eaves, awnings, pergolas, awnings, balconies or other sun-shading devices, in accordance with the regulations in Section 22.50 of the Zoning Ordinance.  
(14) Multiple Bicycle-Sharing Stations.  
(15) Any basement or cellar living space in any single-family or two-family home.  
(16) Any basement or cellar living space in any other type of structure with the issuance of a special permit. In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located.**

**SITE PLAN LEGEND**

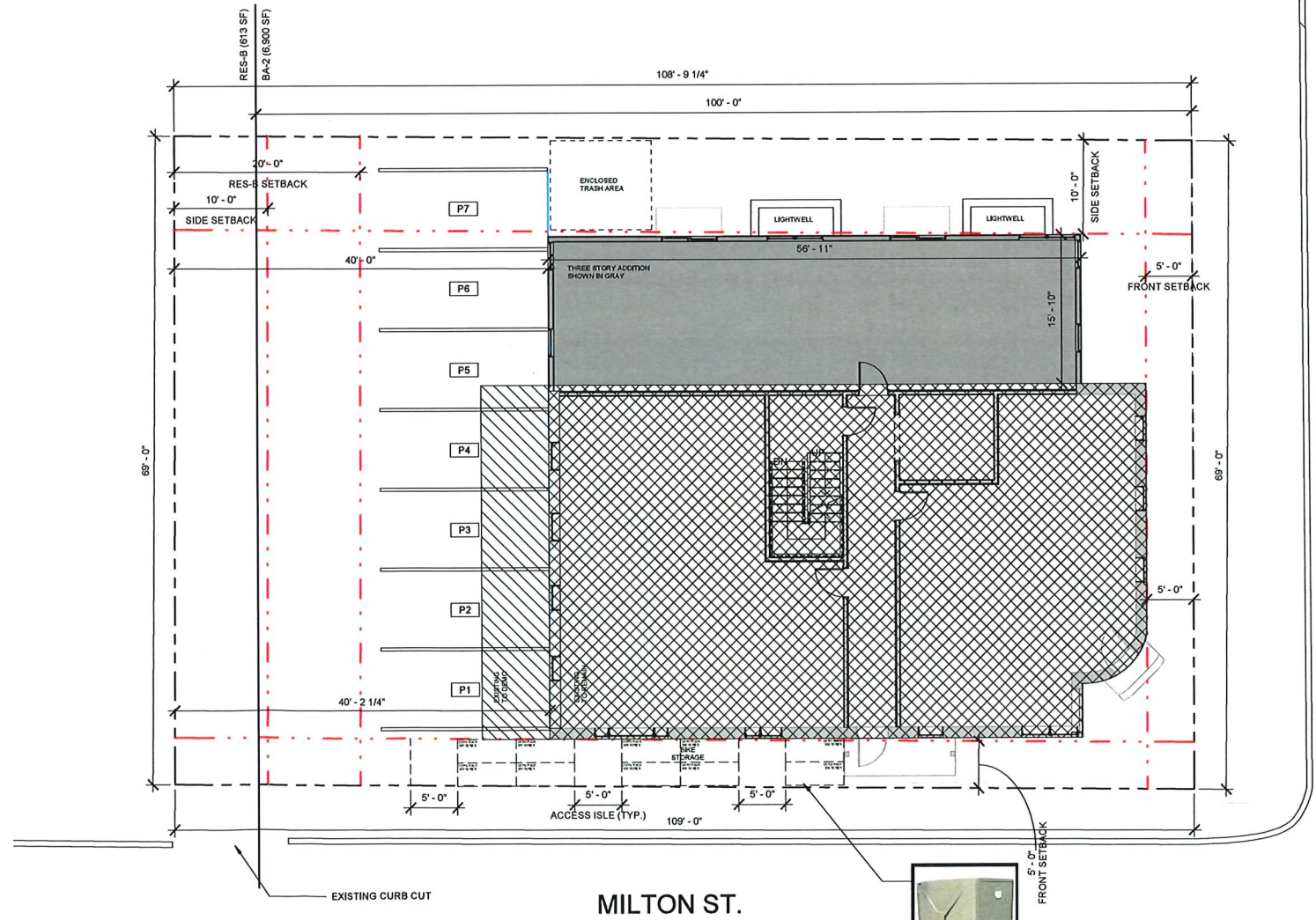
- PROPOSED BUILDING
- EXISTING TO REMAIN
- EXISTING TO DEMO
- LANDSCAPE
- REQUIRED SETBACKS

**NOTE:**  
THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.

**LOT SIZE:**  
+/- 7,513 SF



THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLAN PLAN.



**PROJECT NAME**  
2161 MASS AVE RESIDENCES

**PROJECT ADDRESS**  
2161 MASS AVE  
CAMBRIDGE, MA

**CLIENT**  
NELSON OLIVEIRA

**ARCHITECT**

**KHALSA**

17IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-6882

**CONSULTANTS:**

COPYRIGHT KDI © 2020  
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

**REGISTRATION**

Project number	20089
Date	10/1/2021
Drawn by	NB
Checked by	JSK
Scale	As indicated

**REVISIONS**

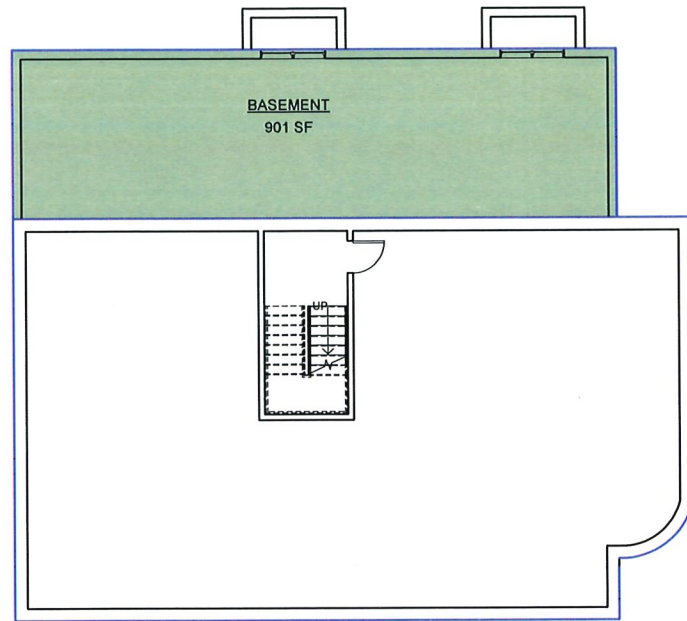
No.	Description	Date

**ARCHITECTURAL SITE PLAN**

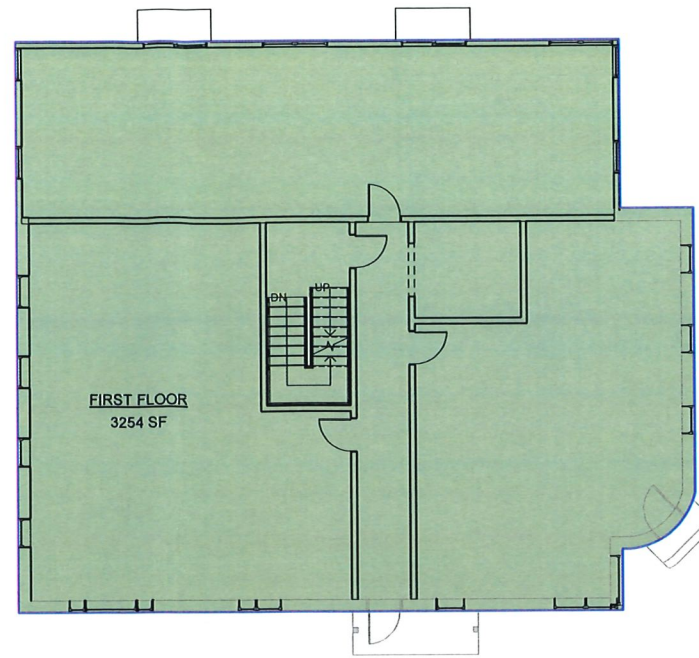
**A-020**

2161 MASS AVE RESIDENCES

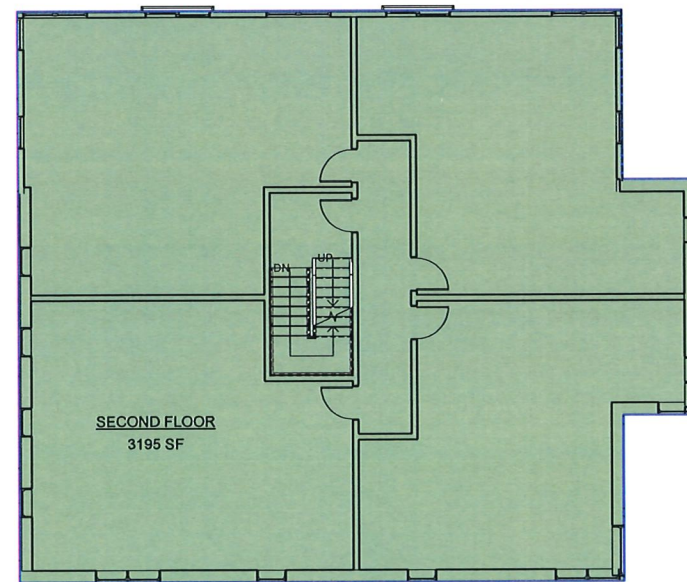




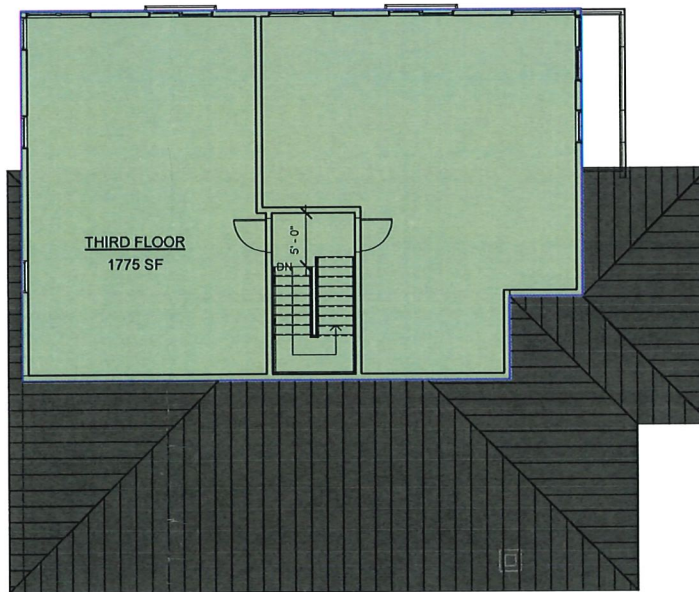
① 0 BASEMENT  
1/8" = 1'-0"



② 1ST FLOOR  
1/8" = 1'-0"



③ 2ND FLOOR  
1/8" = 1'-0"



④ 3RD FLOOR  
1/8" = 1'-0"

GROSS BUILDING - PROPOSED	
Level	Area
0 BASEMENT	901 SF
1ST FLOOR	3254 SF
2ND FLOOR	3195 SF
3RD FLOOR	1775 SF
	9125 SF

**PROJECT NAME**  
2161 MASS AVE  
RESIDENCES

**PROJECT ADDRESS**  
2161 MASS AVE  
CAMBRIDGE, MA

**CLIENT**  
NELSON OLIVEIRA

**ARCHITECT**

DESIGN  
KHALSA

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-6682

**CONSULTANTS:**

COPYRIGHT KDI © 2020  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



**REGISTRATION**

Project number 20089  
Date 10/1/2021  
Drawn by Author  
Checked by Checker  
Scale 1/8" = 1'-0"

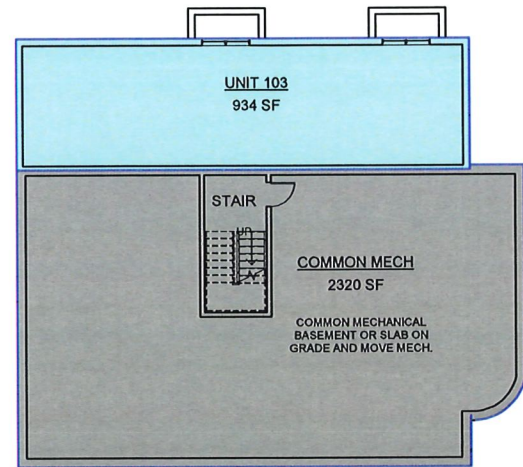
**REVISIONS**

No.	Description	Date

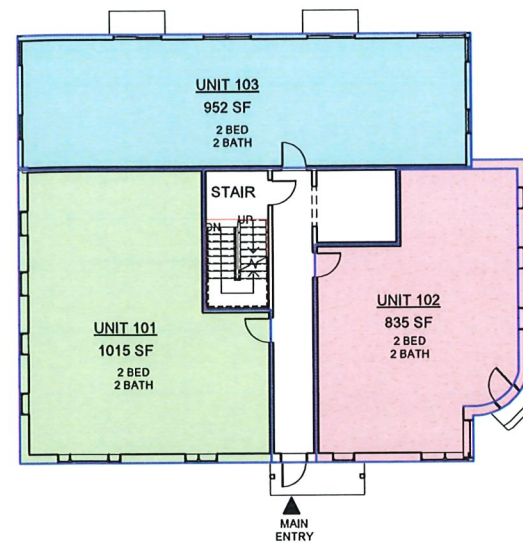
**GROSS AREA  
PLANS**

**A-021**  
2161 MASS AVE RESIDENCES

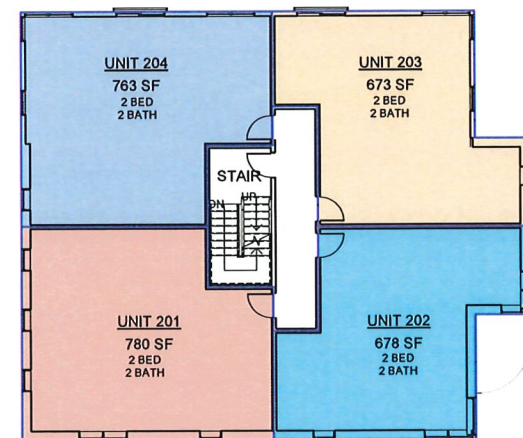




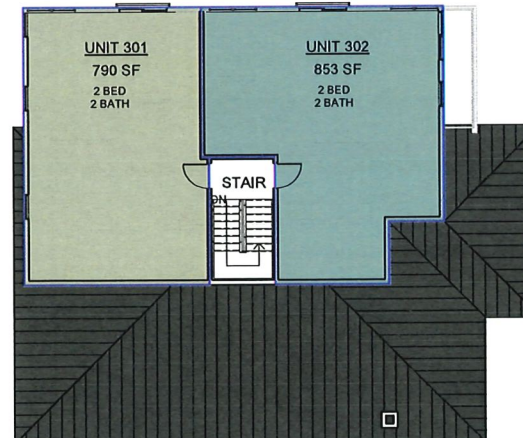
① 0 BASEMENT  
3/32" = 1'-0"



② 1ST FLOOR  
3/32" = 1'-0"



③ 2ND FLOOR  
3/32" = 1'-0"



④ 3RD FLOOR  
3/32" = 1'-0"

UNIT AREAS	
Name	Area

UNIT 101	1015 SF
UNIT 102	835 SF
UNIT 103	1886 SF
UNIT 201	780 SF
UNIT 202	678 SF
UNIT 203	673 SF
UNIT 204	763 SF
UNIT 301	790 SF
UNIT 302	853 SF
	8274 SF

**PROJECT NAME**  
2161 MASS AVE RESIDENCES

**PROJECT ADDRESS**  
2161 MASS AVE  
CAMBRIDGE, MA

**CLIENT**  
NELSON OLIVEIRA

**ARCHITECT**

**DESIGN**

**KHALSA**

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

**CONSULTANTS:**

COPYRIGHT KDI © 2020  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



**REGISTRATION**

Project number 20089  
Date 10/1/2021  
Drawn by Author  
Checked by Checker  
Scale 3/32" = 1'-0"

**REVISIONS**

No.	Description	Date

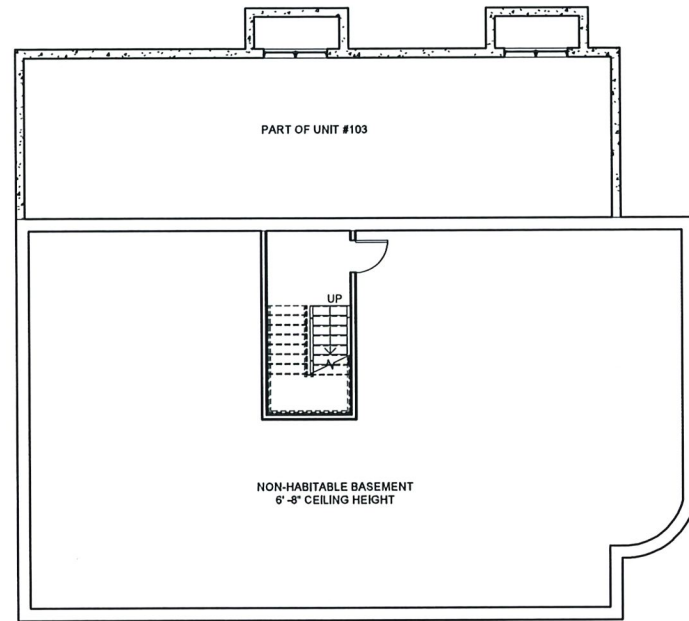
**UNIT AREAS**

**A-022**

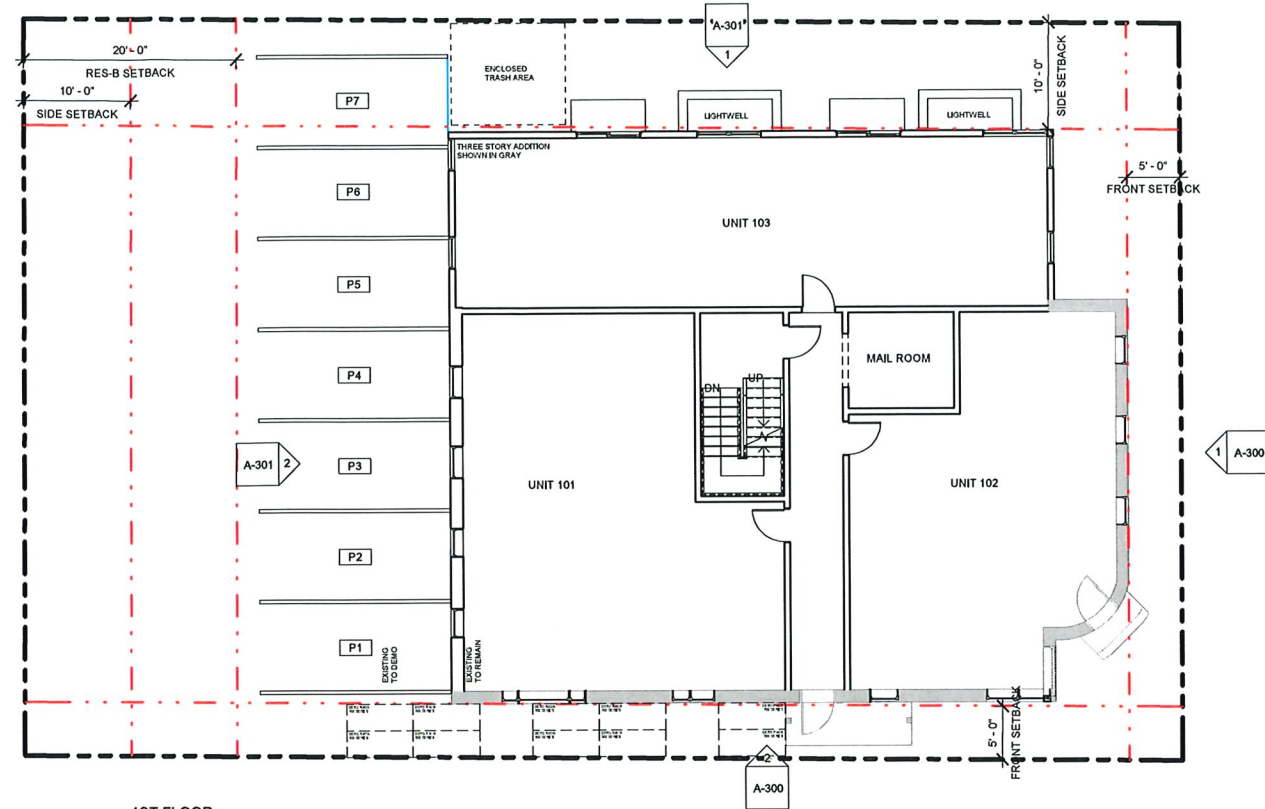
2161 MASS AVE RESIDENCES



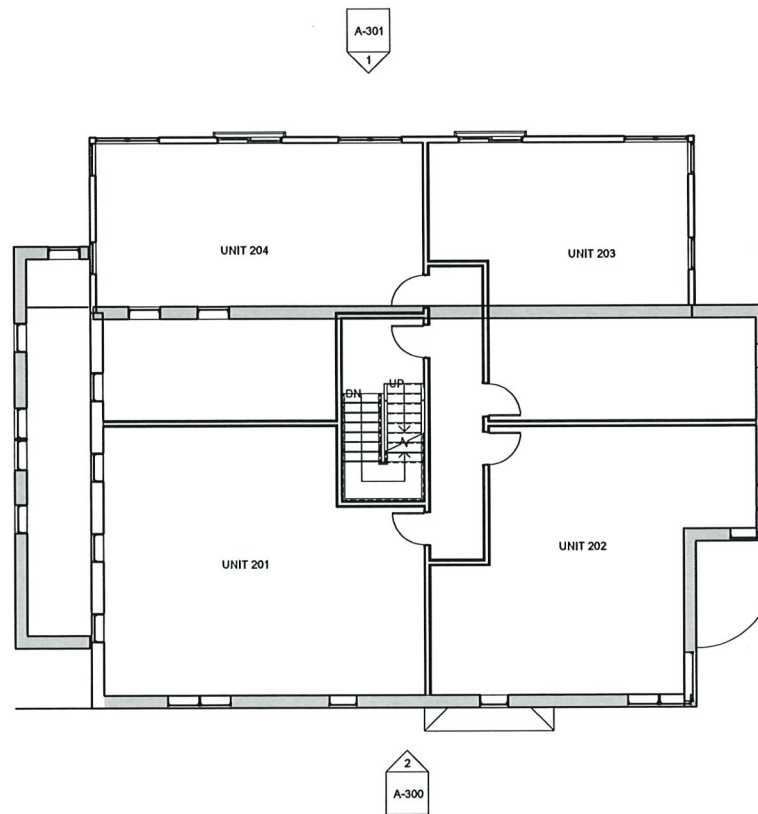
UNIT AREAS	
Name	Area
UNIT 101	1015 SF
UNIT 102	835 SF
UNIT 103	1886 SF
UNIT 201	780 SF
UNIT 202	678 SF
UNIT 203	673 SF
UNIT 204	763 SF
UNIT 301	790 SF
UNIT 302	853 SF
8274 SF	



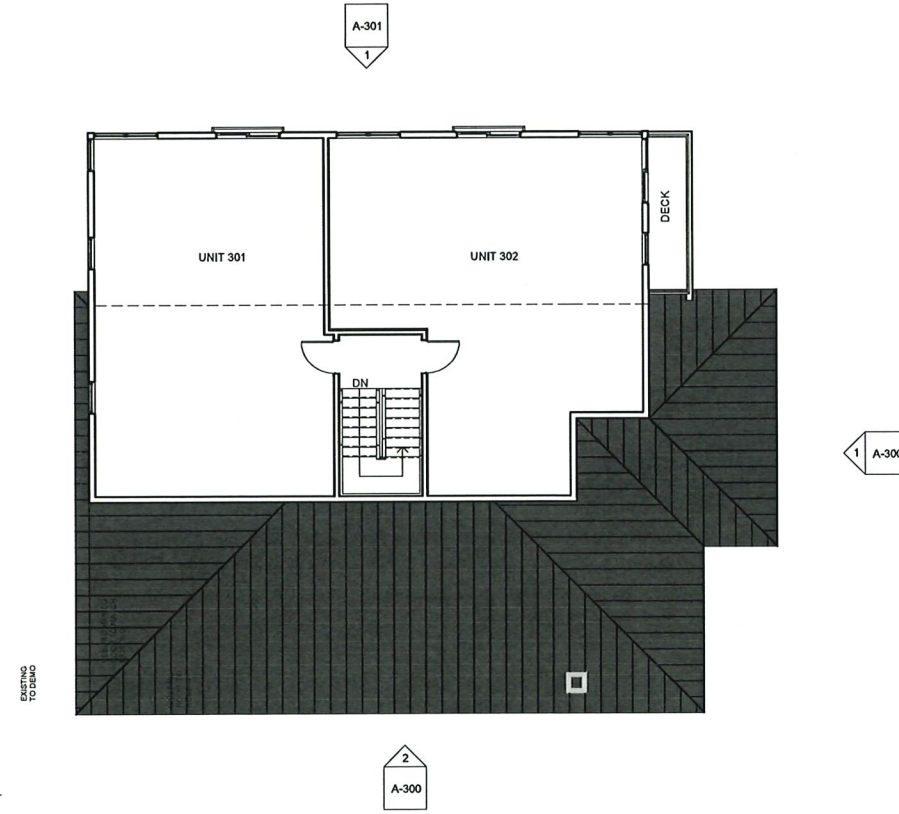
① 0 BASEMENT  
1/8" = 1'-0"



② 1ST FLOOR  
1/8" = 1'-0"



③ 2ND FLOOR  
1/8" = 1'-0"



④ 3RD FLOOR  
1/8" = 1'-0"

PROJECT NAME  
**2161 MASS AVE RESIDENCES**

PROJECT ADDRESS  
2161 MASS AVE  
CAMBRIDGE, MA

CLIENT  
**NELSON OLIVEIRA**

ARCHITECT  
**DESIGN**  
  
**KHALSA**

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

CONSULTANTS:

COPYRIGHT KDI © 2020  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



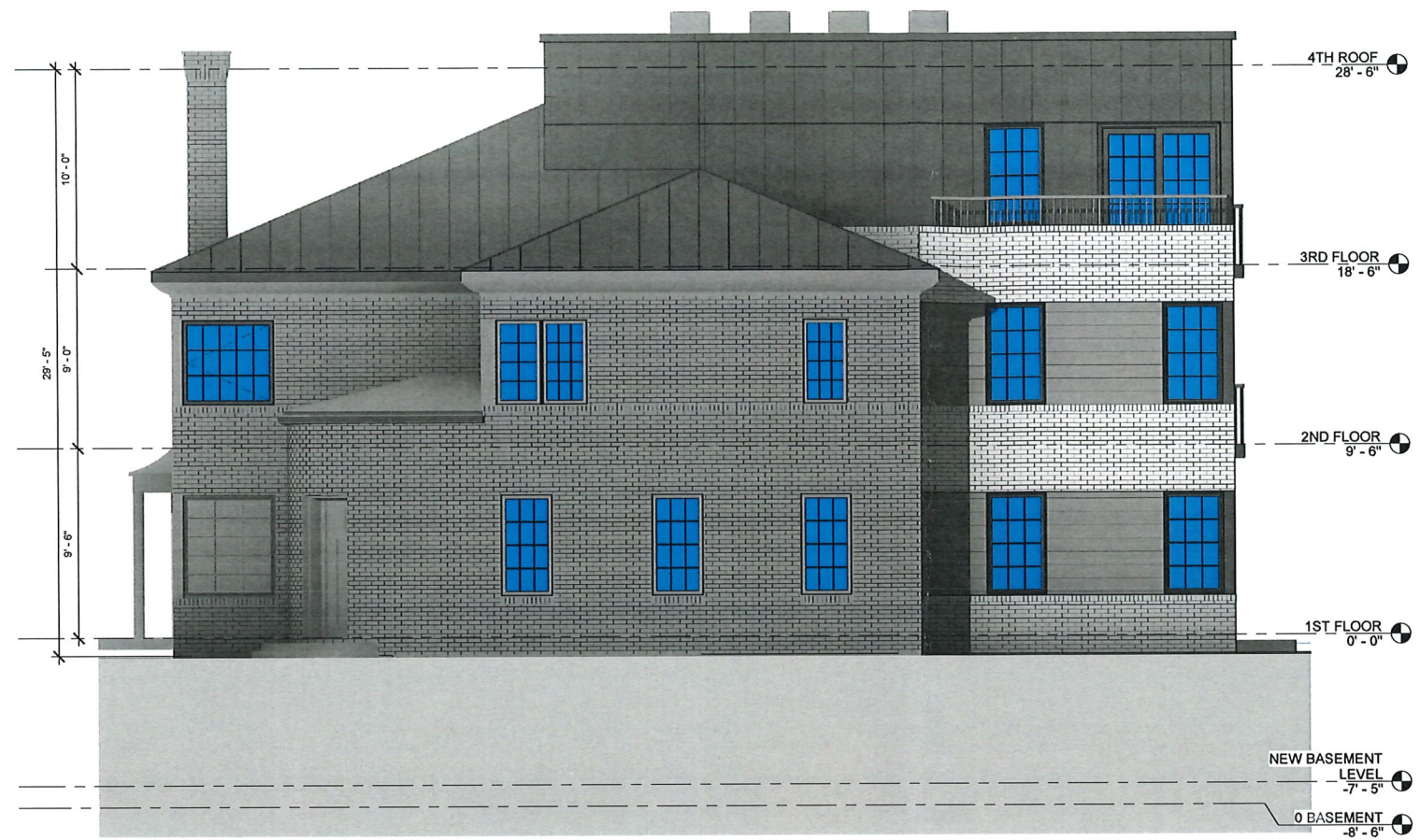
REGISTRATION

Project number 20089  
Date 10/1/2021  
Drawn by TC  
Checked by JSK  
Scale 1/8" = 1'-0"

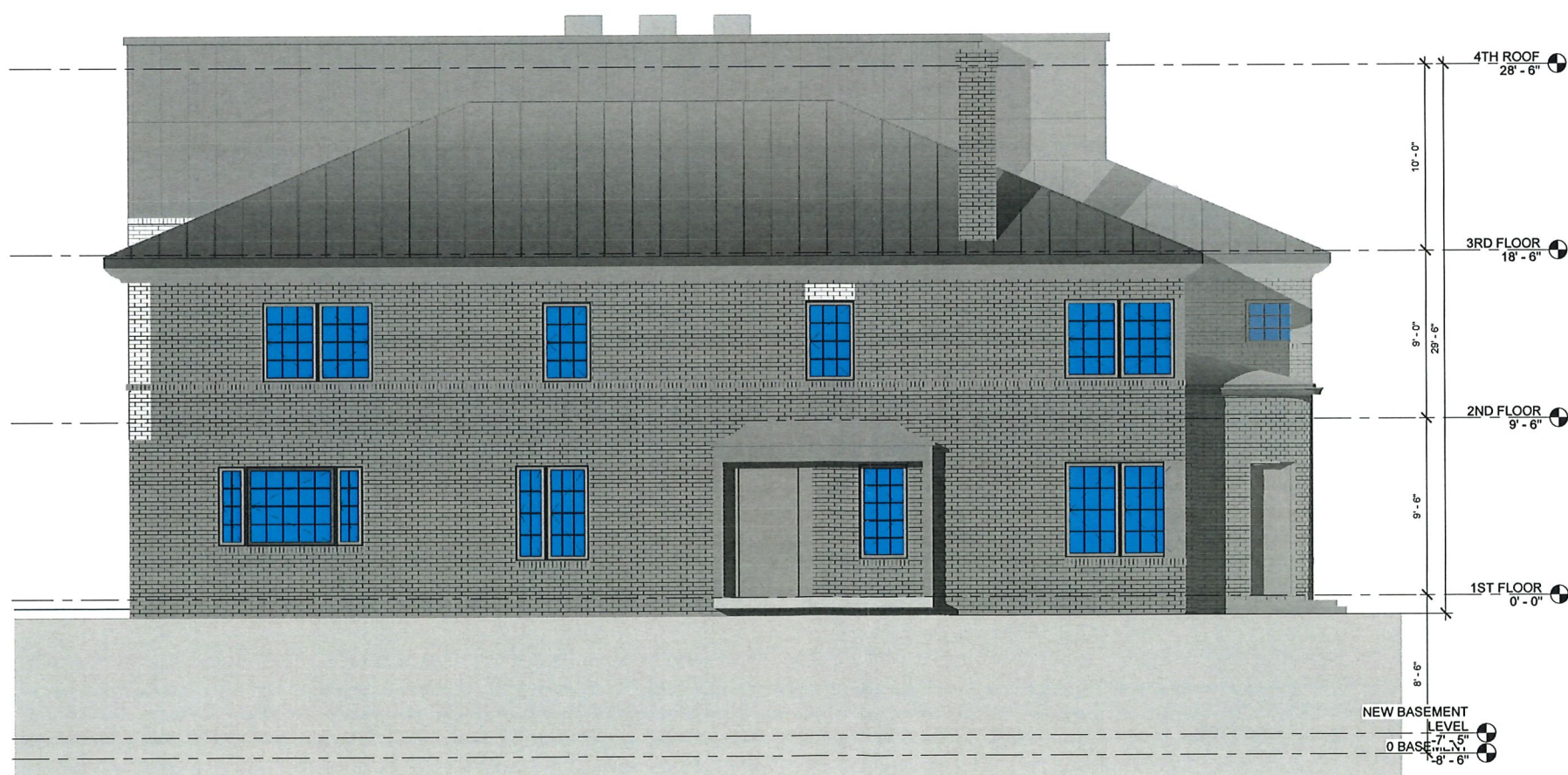
REVISIONS		
No.	Description	Date

FLOOR PLANS  
**A-100**  
2161 MASS AVE RESIDENCES





① SOUTH WEST ELEVATION  
1/4" = 1'-0"



② NORTH WEST ELEVATION  
1/4" = 1'-0"

**PROJECT NAME**  
2161 MASS AVE RESIDENCES

**PROJECT ADDRESS**  
2161 MASS AVE  
CAMBRIDGE, MA

**CLIENT**  
NELSON OLIVEIRA

**ARCHITECT**

**DESIGN**

**KHALSA**

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

**CONSULTANTS:**

COPYRIGHT KDI © 2021  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



**REGISTRATION**

Project number 20089  
Date 10/1/2021  
Drawn by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

**REVISIONS**

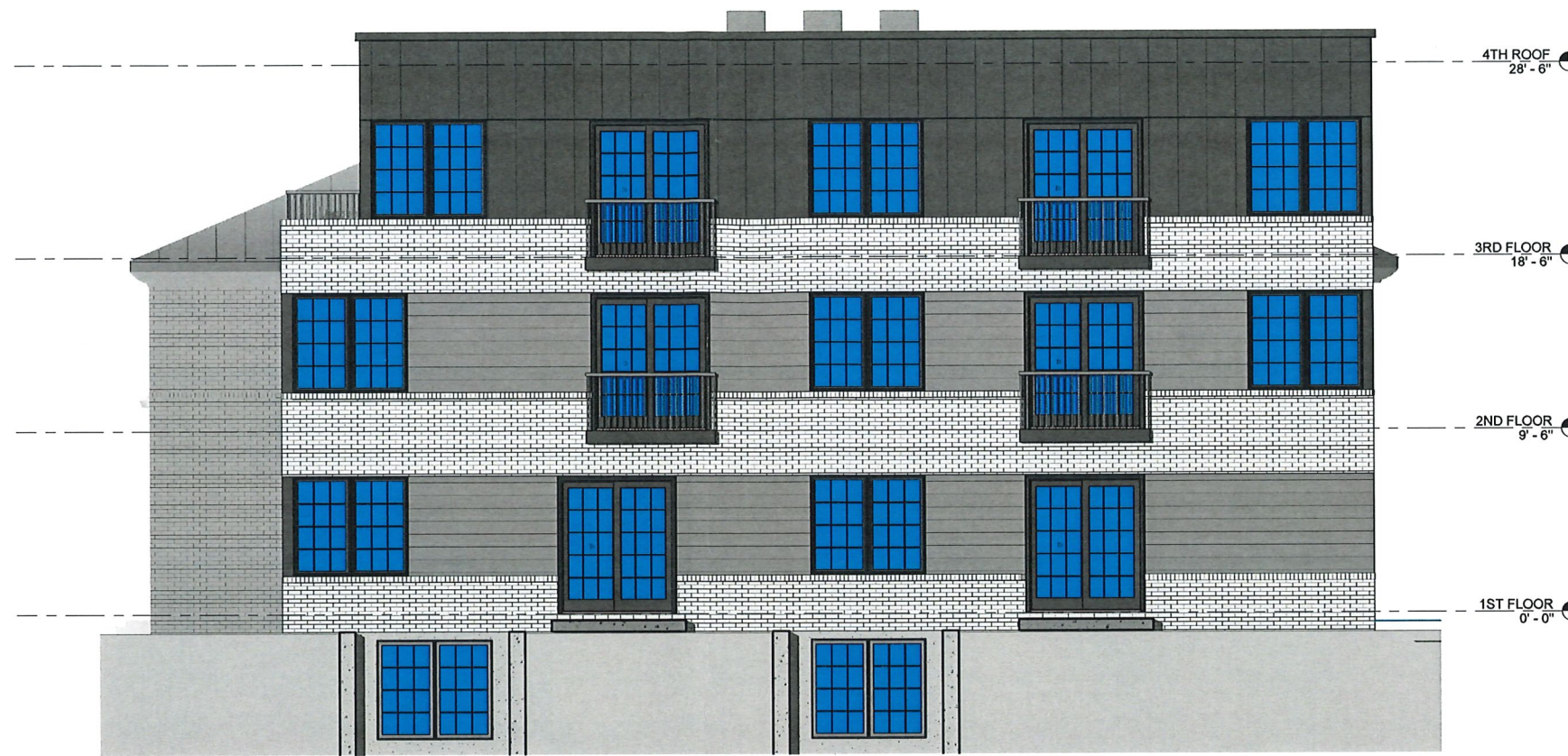
No.	Description	Date

**EAST & SOUTH ELEVATIONS**

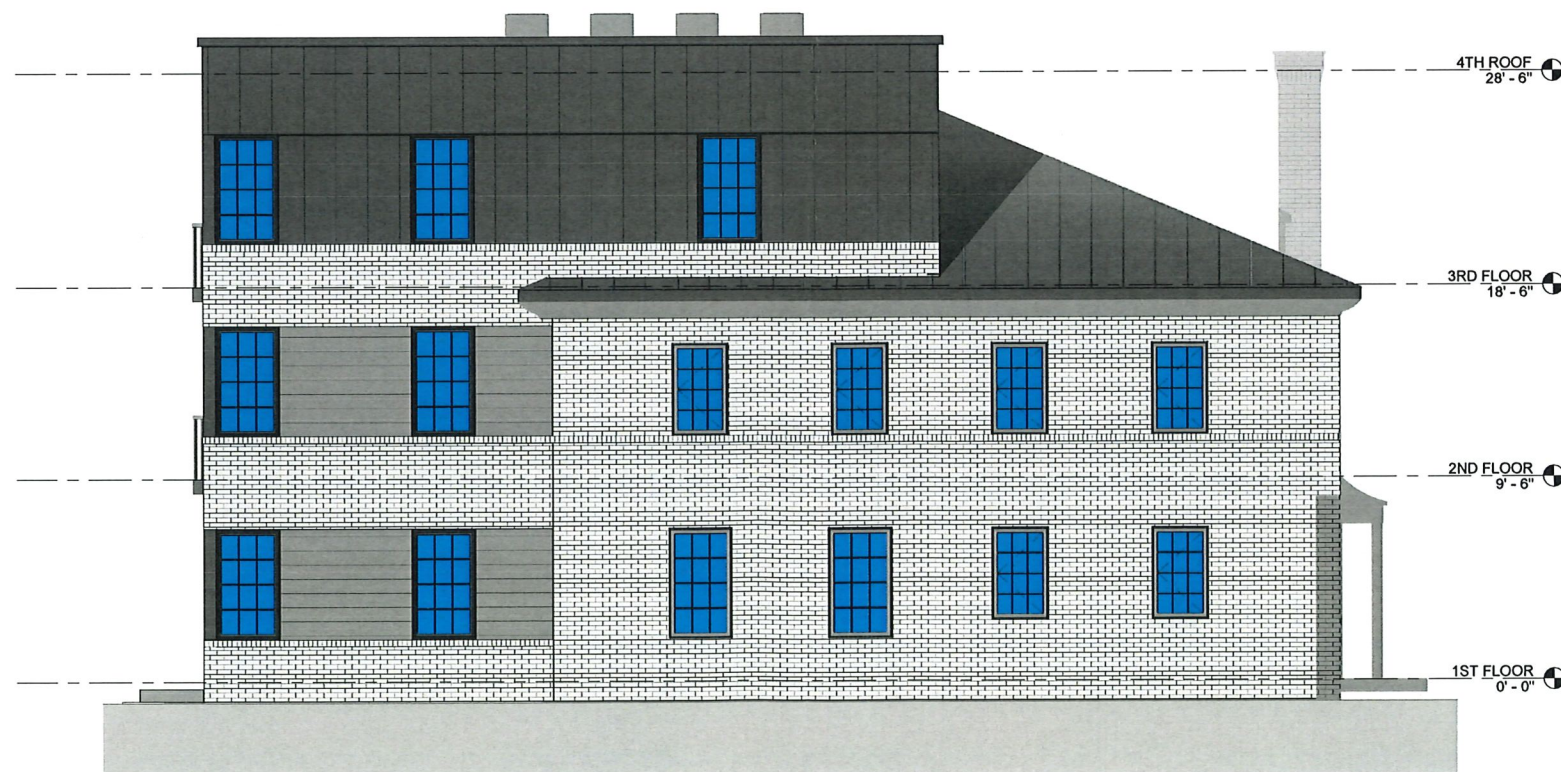
**A-300**

2161 MASS AVE RESIDENCES





① SOUTH EAST ELEVATION  
1/4" = 1'-0"



② NORTH EAST ELEVATION  
1/4" = 1'-0"

PROJECT NAME  
**2161 MASS AVE RESIDENCES**

PROJECT ADDRESS  
2161 MASS AVE  
CAMBRIDGE, MA

CLIENT  
**NELSON OLIVEIRA**

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2020  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



Project number 20089  
Date 10/1/2021  
Drawn by NB  
Checked by JSK  
Scale 1/4" = 1'-0"

REVISIONS

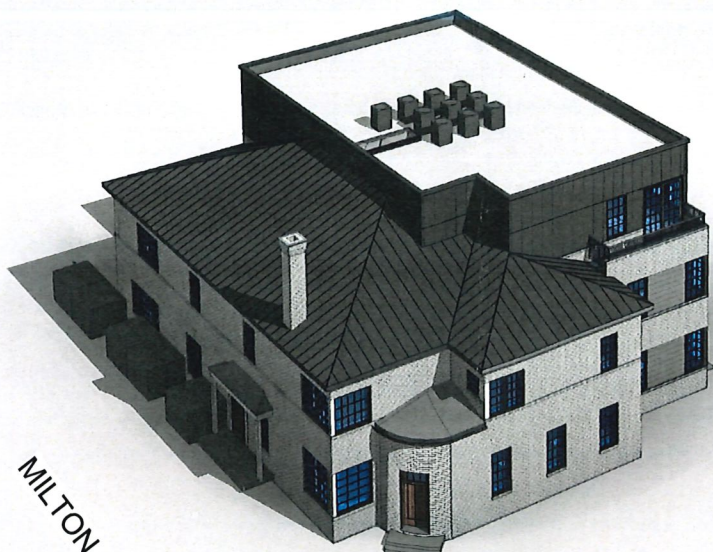
No.	Description	Date

**NORTH & WEST ELEVATIONS**

**A-301**

2161 MASS AVE RESIDENCES





MILTON ST.

MASS AVE

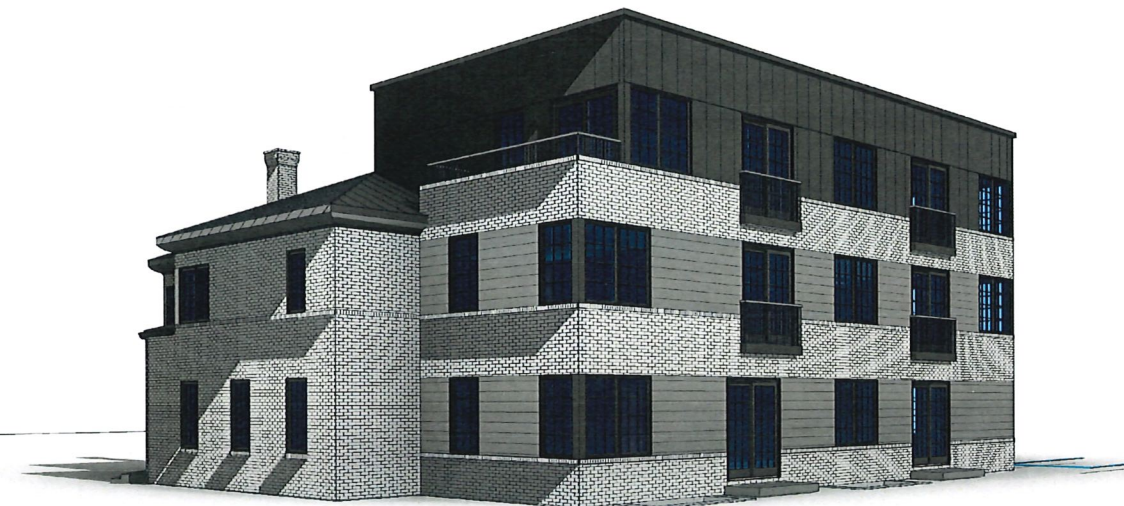
5 Birds Eye



MILTON ST.

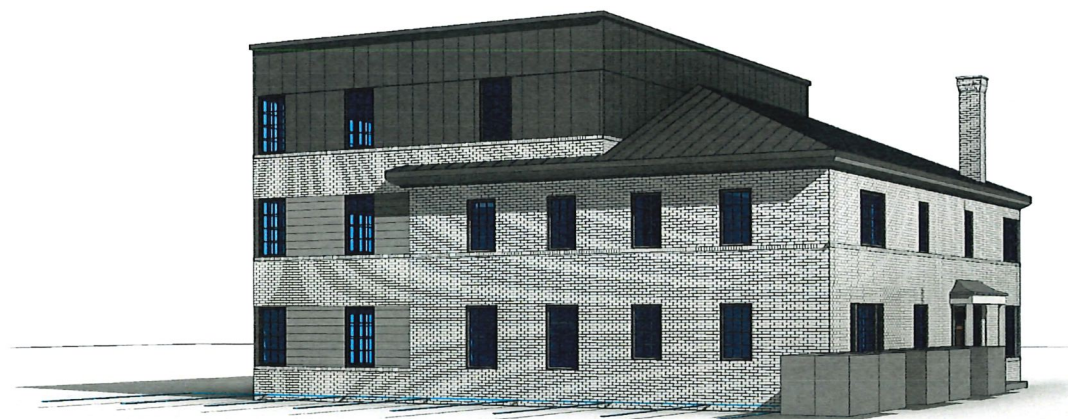
MASS AVE

1 Mass Ave & Milton St. View



MASS AVE

2 Mass Ave. View



MILTON ST.

3 Milton St. View



4 Rear View

PROJECT NAME

**2161 MASS AVE  
RESIDENCES**

PROJECT ADDRESS

2161 MASS AVE  
CAMBRIDGE, MA

CLIENT

**NELSON OLIVEIRA**

ARCHITECT



**KHALSA**

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

CONSULTANTS:

COPYRIGHT KDI © 2020  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 20089  
Date 10/1/2021  
Drawn by Author  
Checked by Checker  
Scale

REVISIONS

No.	Description	Date

**PERSPECTIVES**

**AV-1**

2161 MASS AVE RESIDENCES





**PROJECT NAME**  
**2161 MASS AVE RESIDENCES**

**PROJECT ADDRESS**  
 2161 MASS AVE  
 CAMBRIDGE, MA

**CLIENT**  
**NELSON OLIVEIRA**

**ARCHITECT**

**DESIGN**

**KHALSA**

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

**CONSULTANTS:**

COPYRIGHT KDI © 2020  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT  
 OF PROSECUTION UNDER LAW



**REGISTRATION**

Project number 20089  
 Date 10/1/2021  
 Drawn by Author  
 Checked by Checker  
 Scale

**REVISIONS**

No.	Description	Date

**MILTON & MASS AVE CORNER RENDERING**

**AV-2**

2161 MASS AVE RESIDENCES





**PROJECT NAME**  
**2161 MASS AVE RESIDENCES**

**PROJECT ADDRESS**  
 2161 MASS AVE  
 CAMBRIDGE, MA

**CLIENT**  
**NELSON OLIVEIRA**

**ARCHITECT**

**DESIGN**



**KHALSA**

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

**CONSULTANTS:**

COPYRIGHT KDI © 2020  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT  
 OF PROSECUTION UNDER LAW



**REGISTRATION**

Project number 20089  
 Date 10/1/2021  
 Drawn by Author  
 Checked by Checker  
 Scale

**REVISIONS**

No.	Description	Date

**MASS AVE.  
 RENDERING**

**AV-3**

2161 MASS AVE RESIDENCES



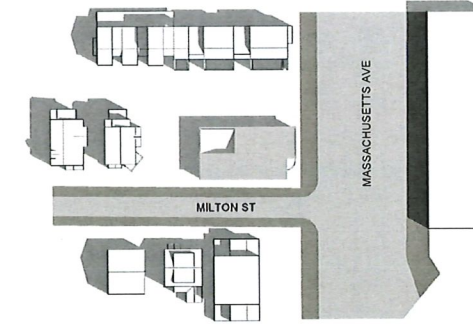
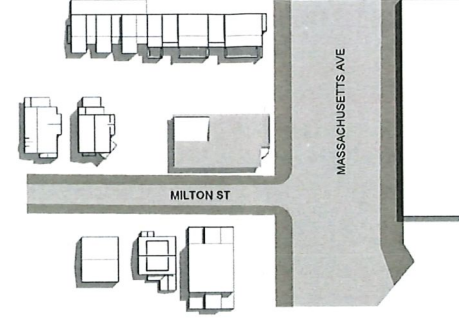
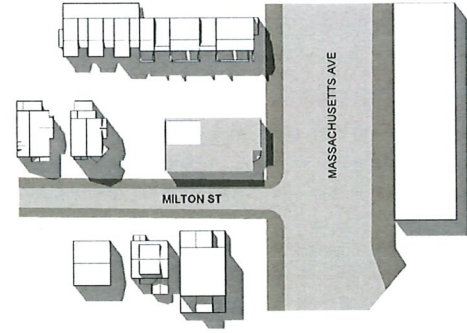


**MORNING (9 AM - 10 AM)**

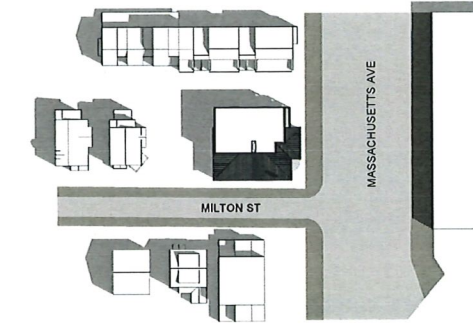
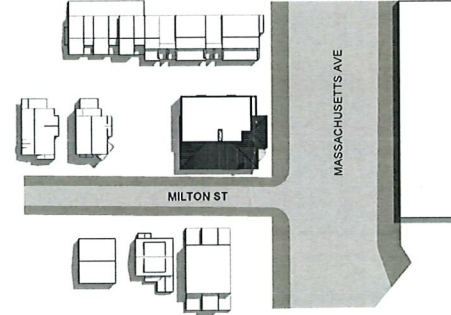
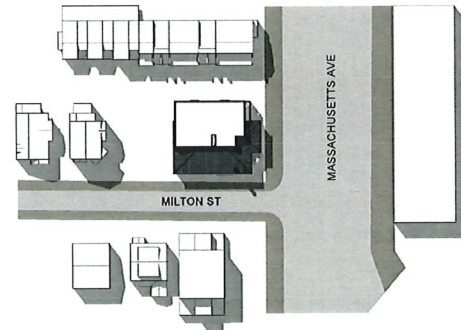
**NOON (12 PM - 1 PM)**

**AFTERNOON (3PM - 4 PM)**

**EXISTING CONDITION**



**PROPOSED CONDITION**



**SUMMER SOLSTICE**

**PROJECT NAME**  
2161 MASS AVE RESIDENCES

**PROJECT ADDRESS**  
2161 MASS AVE  
CAMBRIDGE, MA

**CLIENT**  
**NELSON OLIVEIRA**

**ARCHITECT**

**DESIGN**



**KHALSA**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-6682

**CONSULTANTS:**

COPYRIGHT KDI © 2020  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



Project number 20089  
Date 10/1/2021  
Drawn by Author  
Checked by Checker  
Scale 1/8" = 1'-0"

**REVISIONS**

No.	Description	Date

**SHADOW STUDY**

**AV-4**  
2161 MASS AVE RESIDENCES



**SPRING / FALL EQUINOX**

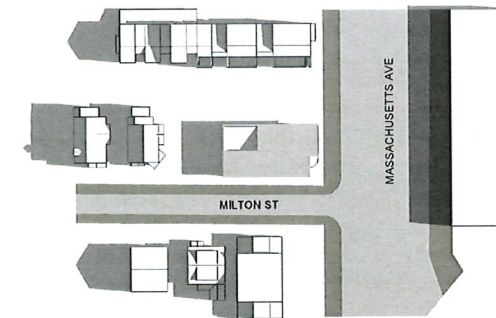
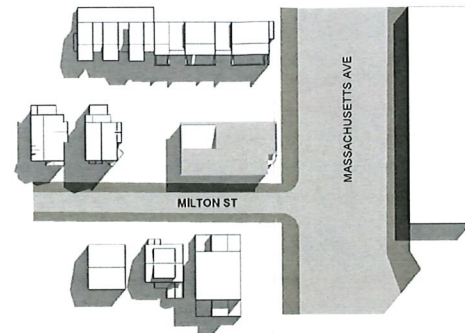
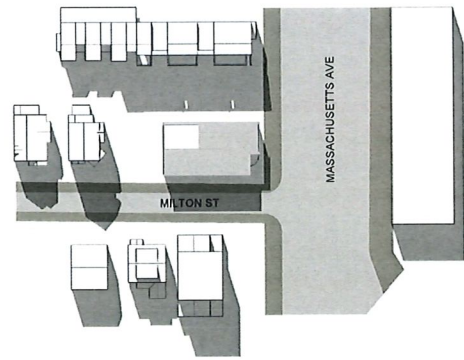


**MORNING (9 AM - 10 AM)**

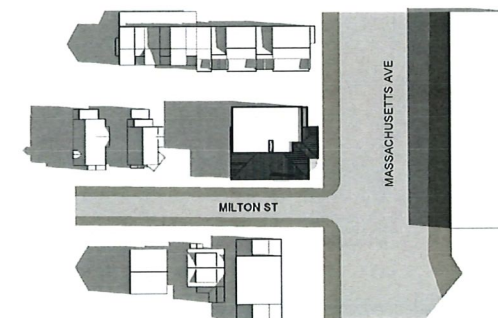
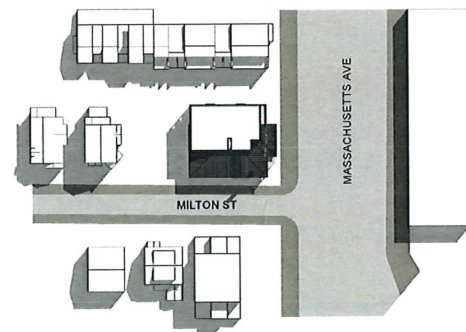
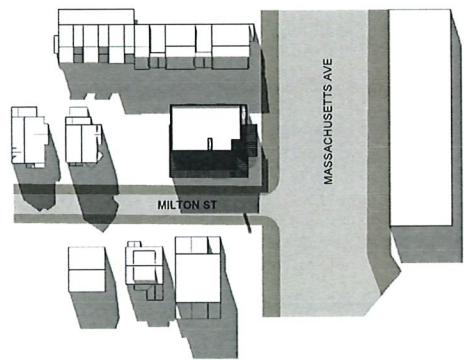
**NOON (12 PM - 1 PM)**

**AFTERNOON (3PM - 4 PM)**

**EXISTING CONDITION**



**PROPOSED CONDITION**



PROJECT NAME  
**2161 MASS AVE RESIDENCES**

PROJECT ADDRESS  
2161 MASS AVE  
CAMBRIDGE, MA

CLIENT  
**NELSON OLIVEIRA**

ARCHITECT  
**DESIGN**  
  
**KHALSA**

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

CONSULTANTS:

COPYRIGHT KDI © 2020  
THESE DRAWINGS ARE NOW AND DO  
REMAIN THE SOLE PROPERTY OF KHALSA  
DESIGN INC. USE OF THESE PLANS OR ANY  
FORM OF REPRODUCTION OF THIS DESIGN  
IN WHOLE OR IN PART WITHOUT EXPRESS  
WRITTEN CONSENT IS PROHIBITED AND  
SHALL RESULT IN THE FULLEST EXTENT  
OF PROSECUTION UNDER LAW



Project number **20089**  
Date **10/1/2021**  
Drawn by **Author**  
Checked by **Checker**  
Scale **1/64" = 1'-0"**

**REVISIONS**

No.	Description	Date

**SHADOW STUDY**

**AV-5**

2161 MASS AVE RESIDENCES





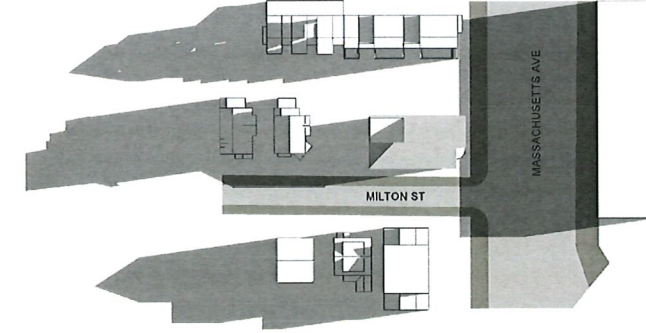
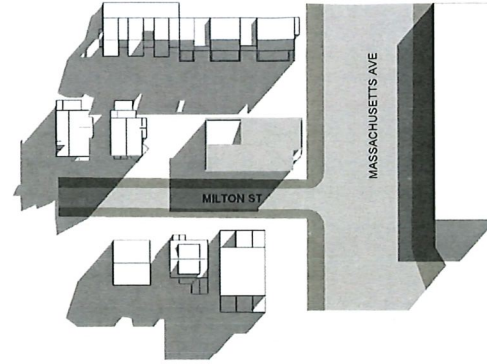
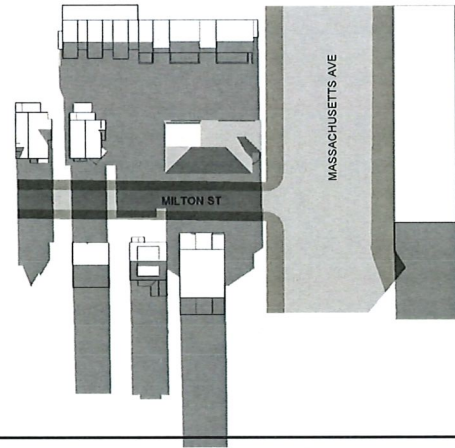
**MORNING (9 AM - 10 AM)**

**NOON (12 PM - 1 PM)**

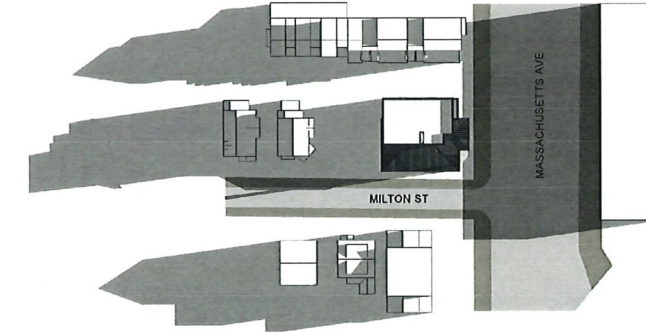
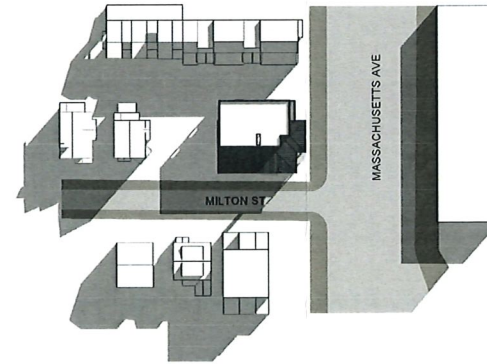
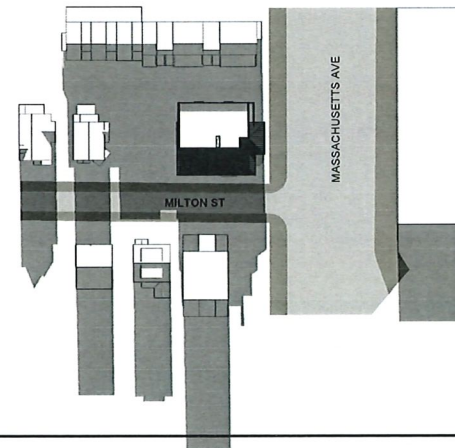
**AFTERNOON (3PM - 4 PM)**

**WINTER SOLSTICE**

**EXISTING CONDITION**



**PROPOSED CONDITION**



PROJECT NAME  
**2161 MASS AVE RESIDENCES**

PROJECT ADDRESS  
 2161 MASS AVE  
 CAMBRIDGE, MA

CLIENT  
**NELSON OLIVEIRA**

ARCHITECT



17 IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE: 617-991-8682

CONSULTANTS:

COPYRIGHT KDI © 2020  
 THESE DRAWINGS ARE NOW AND DO  
 REMAIN THE SOLE PROPERTY OF KHALSA  
 DESIGN INC. USE OF THESE PLANS OR ANY  
 FORM OF REPRODUCTION OF THIS DESIGN  
 IN WHOLE OR IN PART WITHOUT EXPRESS  
 WRITTEN CONSENT IS PROHIBITED AND  
 SHALL RESULT IN THE FULLEST EXTENT  
 OF PROSECUTION UNDER LAW



Project number 20089  
 Date 10/1/2021  
 Drawn by Author  
 Checked by Checker  
 Scale 1/64" = 1'-0"

**REVISIONS**

No.	Description	Date

SHADOW STUDY

**AV-6**  
 2161 MASS AVE RESIDENCES