



PROJECT NAME

**Residences at
1699 Mass. Ave**

PROJECT ADDRESS
1699 Massachusetts
Avenue
Cambridge, Ma 02138

CLIENT

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

REGISTRATION

Project number 11008
Date 03-31-2015
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000

Residences at 1699 Mass. Ave

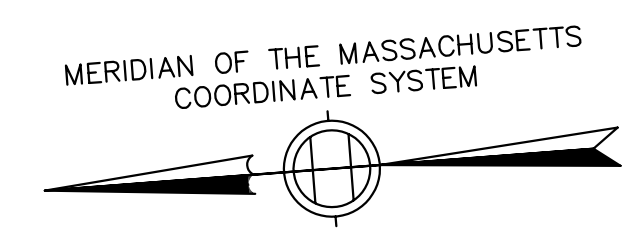
Sheet List	
Sheet Number	Sheet Name
A-009	ZONING REVIEW
A-400	BUILDING SECTIONS
A-000	Cover Sheet
EC-001	Existing Conditions
L-01	Landscape Plan
A-002	Area Plans
A-011	Site Plan
A-100	Garage Floor Plan
A-101	1st Floor Plan
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A-103	3rd Floor Plan
A-104	4th Floor Plan
A-105	Roof Level Plan
A-300	Building Elevations
A-301	Building Elevations
A-302	Building Elevations
A-V4	Rendering

**PROJECT:
1699 MASS AVE RESIDENCES**

PROJECT ADDRESS:
1699 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS

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

CLIENT
LOTUS HARVARD ENTERPRISE
ADDRESS:
27 GOODMAN'S HILL ROAD
SUDBURY MA 01776



LEGEND

- CLF — CHAIN LINK FENCE
- S — SANITARY SEWER
- CS — COMBINED SEWER & DRAIN
- D — DRAIN LINE
- W — WATER LINE
- E — ELECTRIC LINE
- G — GAS LINE
- ⊙ — SANITARY SEWER MANHOLE
- ⊕ — DRAIN MANHOLE
- ⊗ — UNKNOWN MANHOLE
- ⊙ — ELECTRIC MANHOLE
- ⊠ — HAND HOLE
- ⊛ — LIGHT POLE
- ⊛ — FIRE HYDRANT
- W.G. — WATER GATE
- G.G. — GAS GATE
- ⊙ P.M. — PARKING METER
- ⊙ T.S. — TRAFFIC SIGNAL POLE
- ⊙ — DECIDUOUS TREE
- × 23.70 — SPOT ELEVATION

NOTES

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN FEBRUARY 23 & MARCH 28, 2011, BY DESIGN CONSULTANTS, INC.

P.L.S. _____
EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

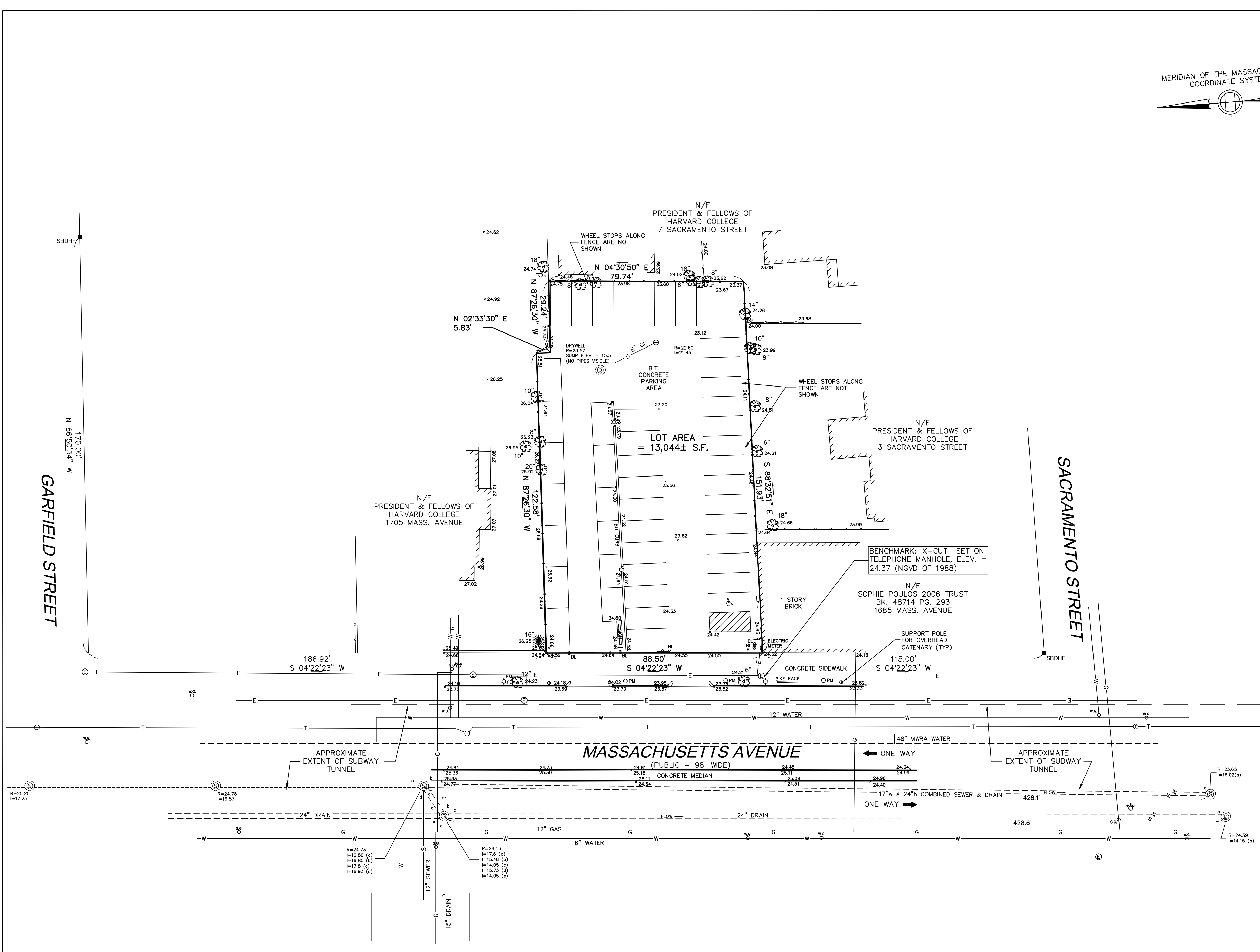
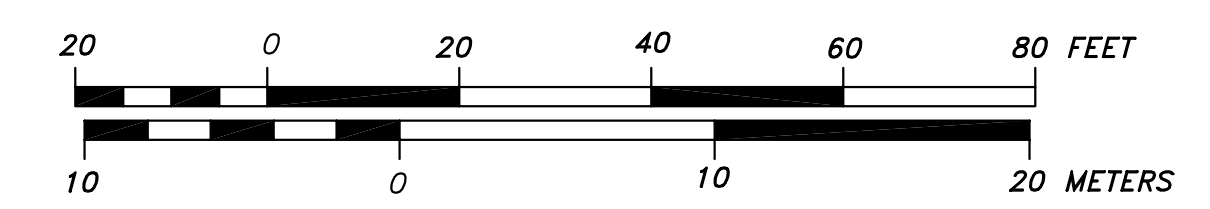
DATE _____

PLAN REFERENCES

PLAN BK. 365 PLAN 3
PLAN No. 572 OF 1978
L.C.C. 17879A
L.C.C. 41575A

LOCUS TITLE INFORMATION

1699 MASSACHUSETTS AVENUE
OWNER: LOTUS HARVARD ENTERPRISE, LLC
DEED REFERENCE: BK. 48833 PG. 336
ASSESSORS: MAP 155 LOT 32



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P:\2011 Projects\2011-009 1699 Mass Ave Cambridge\dwg_SURVEYING\11-009ex.dwg 3/25/2011 2:18:03 PM EDT

Design Consultants, Inc.
Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-778-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1" = 20'
VERT: _____

NO.	DATE	BY	REVISIONS

FIELD: LJC
CALCS: ML
CHECKED: EJC
APPROVED: EJC

EXISTING CONDITIONS PLAN
1699 MASSACHUSETTS AVENUE

PLAN OF LAND IN
CAMBRIDGE, MASSACHUSETTS
SURVEYED FOR
TOBY SETO

PROJECT NO.
2011-009
DATE: MAR. 30, 2011
SHEET NO.
1 OF 1

Project Address:
1699 Massachusetts Ave.
Cambridge, MA 02138

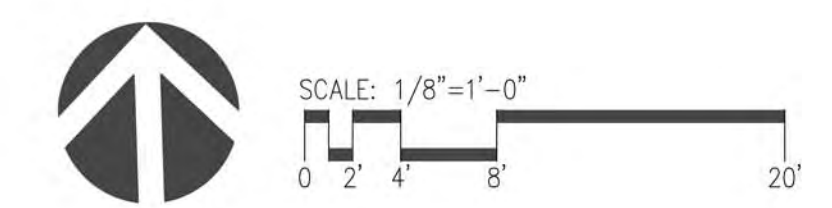
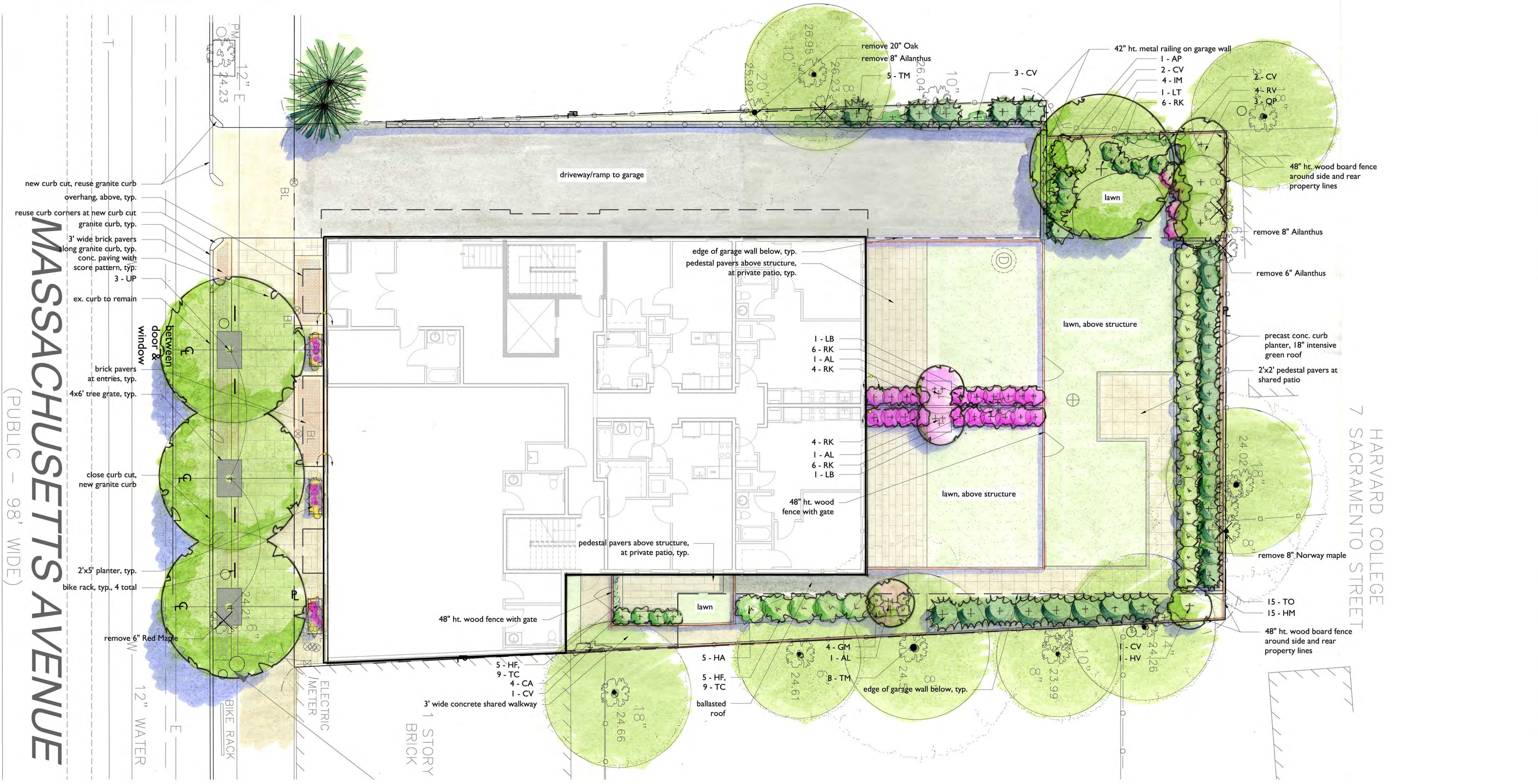
RESIDENCES at
1699 MASSACHUSETTS AVE. CAMBRIDGE MA

ILLUSTRATIVE LANDSCAPE PLAN

Project #: Date: 3/13/2015
Drawn by: KP Reviewed: BH
Scale: 1/8" = 1'-0"

Revisions:

PROPOSED PLANT LIST					
SYMB	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AL	3	Amelanchier laevis	Alligehny Serviceberry	1 1/2" cal.	multi-stem/b&b
HV	1	Hammamelis virginiana	Witchhazel	10-12' ht.	b&b
LT	1	Liriodendron tulipifera	Tulip Tree	3-3.5' cal.	b&b
QP	3	Quercus palustris 'Green Pillar'	Fastigate Pin Oak	3-3.5' cal.	b&b
TO	15	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6-7' ht.	b&b
UP	3	Ulmus parviflora	Lacebark Elm	3-3.5' cal.	b&b
SHRUBS					
AP	1	Aesculus parviflora	Bottlebrush Buckeye	48" ht.	b&b
CA	4	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	30" ht.	b&b
HA	5	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30" ht./5 gal.	pot
HM	15	Hydrangea macrophylla	Mophead Hydrangea	30" ht./5 gal.	pot
IM	4	Ilex meserveae 'China Girl'	China Girl Holly	36" ht.	1 shall be male
RK	24	Rosa 'Knock Out'	Knock Out Rose Varieties	5 gal.	pot
RV	5	Rhododendron vaseyi	Pinkshell Azalea	5 gal.	pot
TM	13	Taxus media 'Hicksii'	Hicks Yew	36" ht.	b&b
VINES					
LB	2	Lonicera sempervirens	Coral Trumpet Honeysuckle	2 gal.	#2 Pot
CV	9	Clematis virginiana	Virgin Bowers Vine	#3 Pot	#3 Pot
HERBACEOUS					
GM	4	Geranium macrorrhizum 'Bevan's Variety'	Bigroot Geranium	#2 Pot	#2 Pot
HF	10	Hosta 'Giacinole'	Giacinole Hosta	#2 Pot	#2 Pot
TC	18	Tiarella cordifolia 'Running Tapestry'	Foamflower	#1 Pot	#1 Pot



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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	11008
Date	03-31-2015
Drawn by	Author
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Scale	3/32" = 1'-0"

REVISIONS

No.	Description	Date

Area Plans

A-002

Residences at 1699 Mass. Ave

Area Schedule (Rentable)			
Name	Area	Level	Comments

Basement Level			
Bike Parking	536 SF	Basement Level	
COMMON AREA	237 SF	Basement Level	STAIR/ELEV.
MECH	1186 SF	Basement Level	
MECH	476 SF	Basement Level	
PARKING	6644 SF	Basement Level	
	9079 SF		

1st Street Level			
COMMON AREA	480 SF	1st Street Level	LOBBY
COMMON AREA	150 SF	1st Street Level	STAIR 2
COMMON AREA	157 SF	1st Street Level	STAIR 1
COMMON AREA	80 SF	1st Street Level	ELEV
COMMON AREA	359 SF	1st Street Level	CORRIDOR
JAN.	31 SF	1st Street Level	
OFFICE	206 SF	1st Street Level	
RETAIL	1613 SF	1st Street Level	
UNIT 1	524 SF	1st Street Level	1BR
UNIT 2	547 SF	1st Street Level	1BR
UNIT 3	548 SF	1st Street Level	1BR
UNIT 4	527 SF	1st Street Level	1BR
	5223 SF		

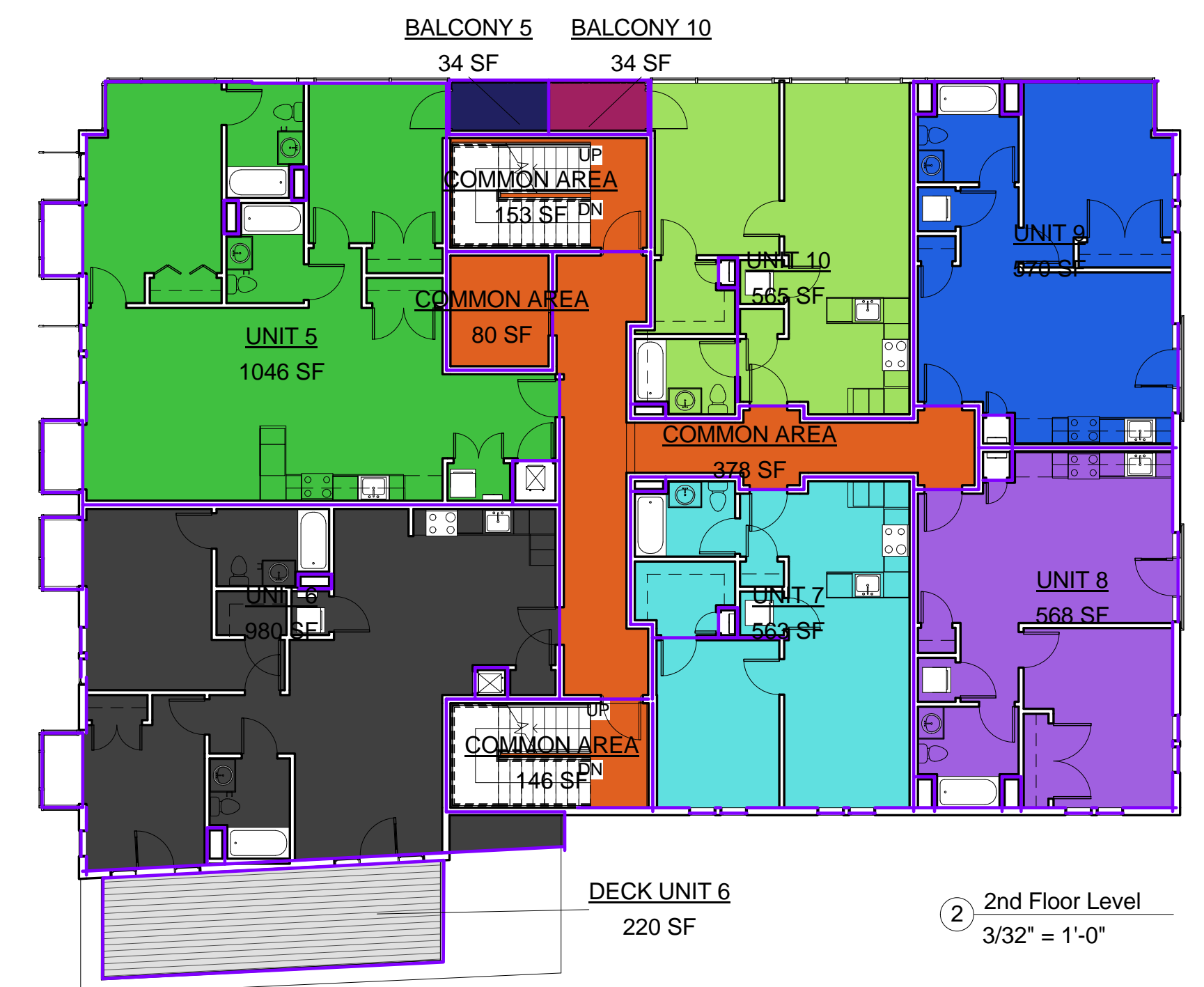
2nd Floor Level			
BALCONY 5	34 SF	2nd Floor Level	
BALCONY 10	34 SF	2nd Floor Level	
COMMON AREA	146 SF	2nd Floor Level	STAIR 2
COMMON AREA	80 SF	2nd Floor Level	ELEV
COMMON AREA	153 SF	2nd Floor Level	STAIR 1
COMMON AREA	378 SF	2nd Floor Level	CORRIDOR
DECK UNIT 6	220 SF	2nd Floor Level	
UNIT 5	1046 SF	2nd Floor Level	2BR
UNIT 6	980 SF	2nd Floor Level	2BR
UNIT 7	563 SF	2nd Floor Level	1BR
UNIT 8	568 SF	2nd Floor Level	1BR
UNIT 9	570 SF	2nd Floor Level	1BR
UNIT 10	565 SF	2nd Floor Level	1BR
	5339 SF		

3rd Floor Level			
BALCONY 11	30 SF	3rd Floor Level	
BALCONY 16	31 SF	3rd Floor Level	
COMMON AREA	157 SF	3rd Floor Level	STAIR 1
COMMON AREA	80 SF	3rd Floor Level	ELEV
COMMON AREA	378 SF	3rd Floor Level	CORRIDOR
COMMON AREA	152 SF	3rd Floor Level	STAIR 2
UNIT 11	1050 SF	3rd Floor Level	2BR
UNIT 12	957 SF	3rd Floor Level	2BR
UNIT 13	571 SF	3rd Floor Level	1BR
UNIT 14	594 SF	3rd Floor Level	1BR
UNIT 15	586 SF	3rd Floor Level	1BR
UNIT 16	565 SF	3rd Floor Level	1BR
	5150 SF		

4th Floor Level			
COMMON AREA	148 SF	4th Floor Level	
COMMON AREA	80 SF	4th Floor Level	
COMMON AREA	148 SF	4th Floor Level	
COMMON AREA	228 SF	4th Floor Level	CORRIDOR
DECK UNIT 17	97 SF	4th Floor Level	
DECK UNIT 18	98 SF	4th Floor Level	ELEV
UNIT 17	690 SF	4th Floor Level	2BR
UNIT 18	714 SF	4th Floor Level	2BR
UNIT 19	1113 SF	4th Floor Level	3BR
UNIT 20	1140 SF	4th Floor Level	3BR
	4456 SF		
	29247 SF		

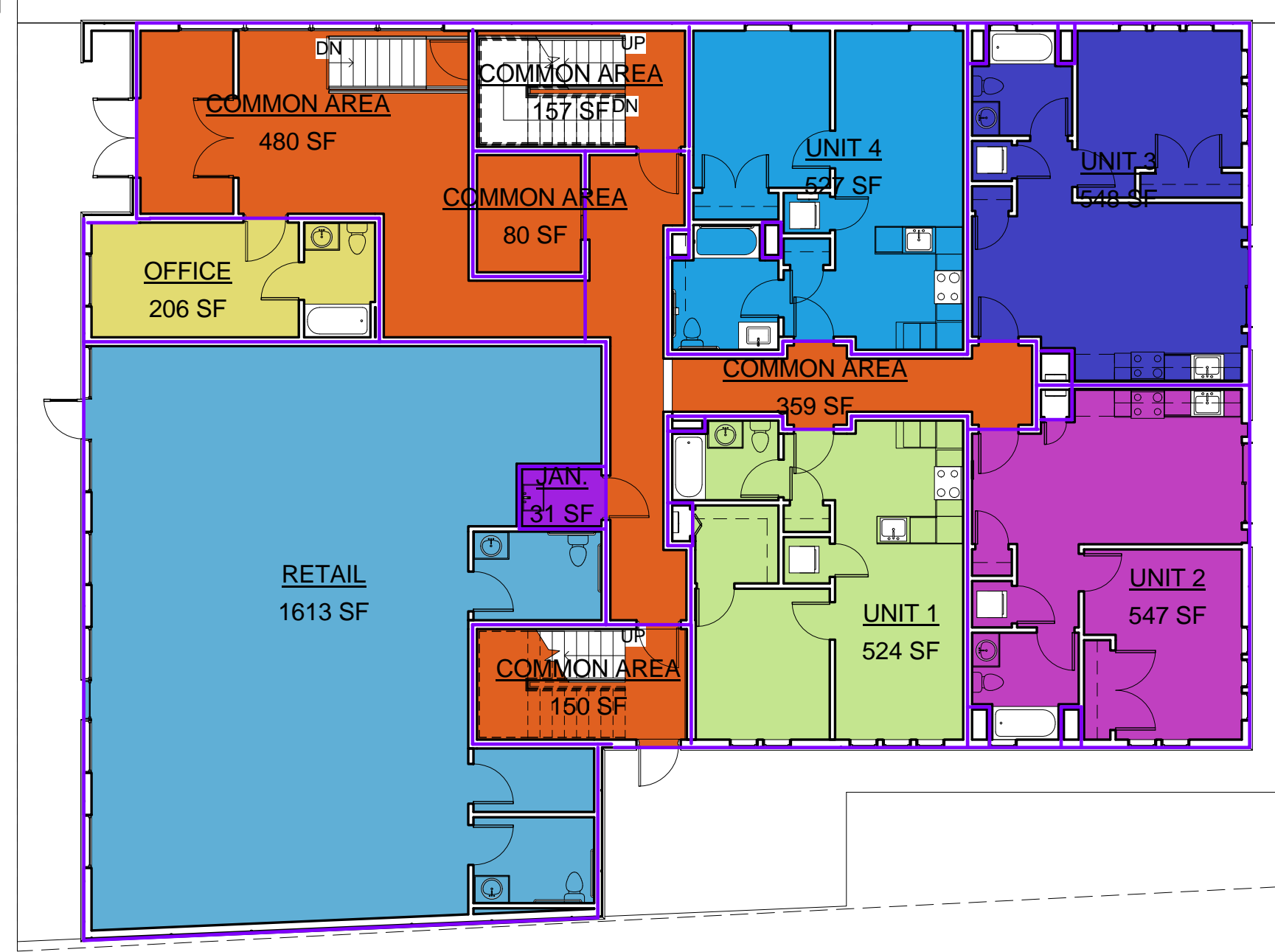
Rentable Area Legend

- Bike Parking
- COMMON AREA
- MECH
- PARKING



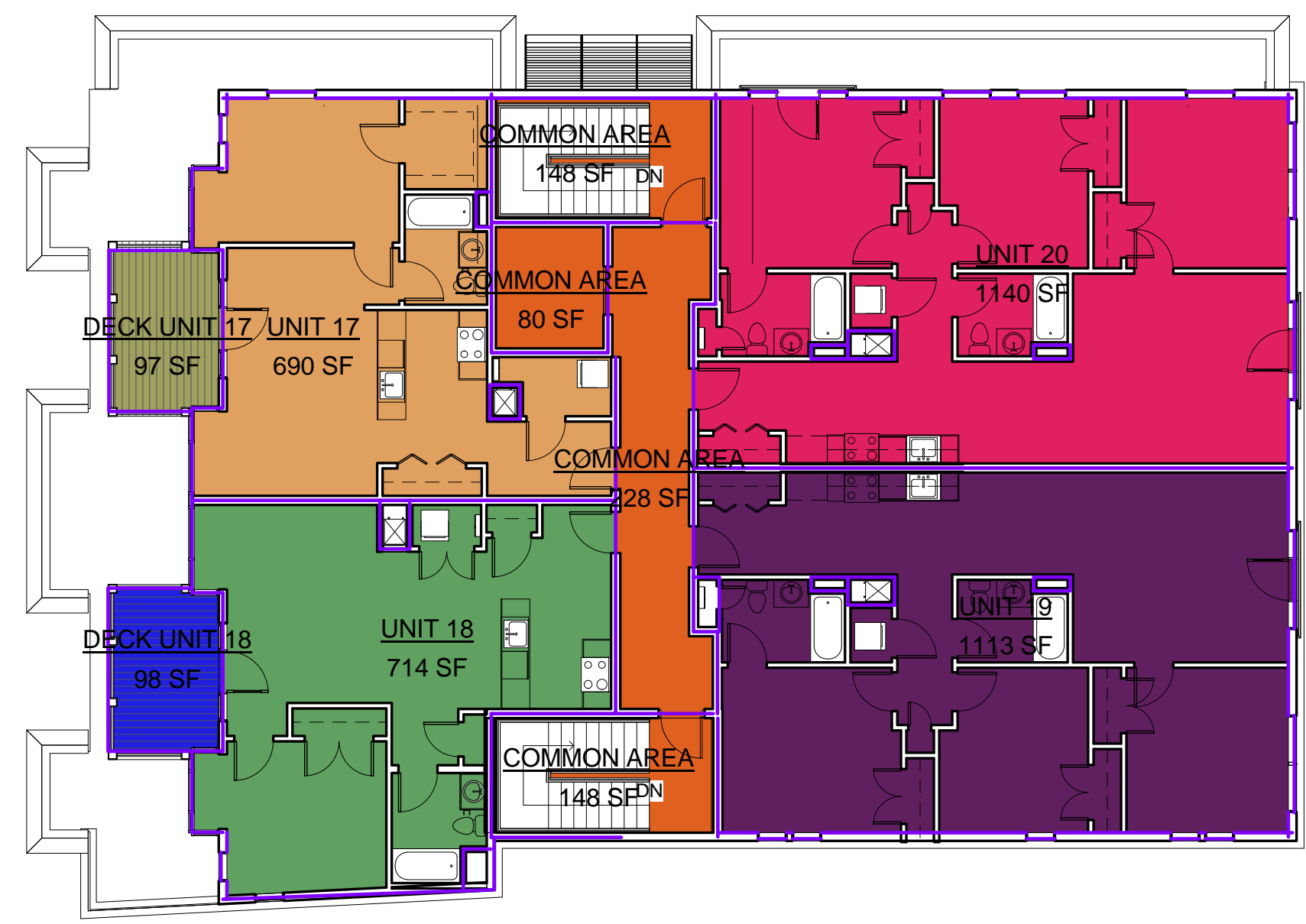
Rentable Area Legend

- BALCONY 5
- BALCONY 10
- COMMON AREA
- DECK UNIT 6
- UNIT 5
- UNIT 6
- UNIT 7
- UNIT 8
- UNIT 9
- UNIT 10



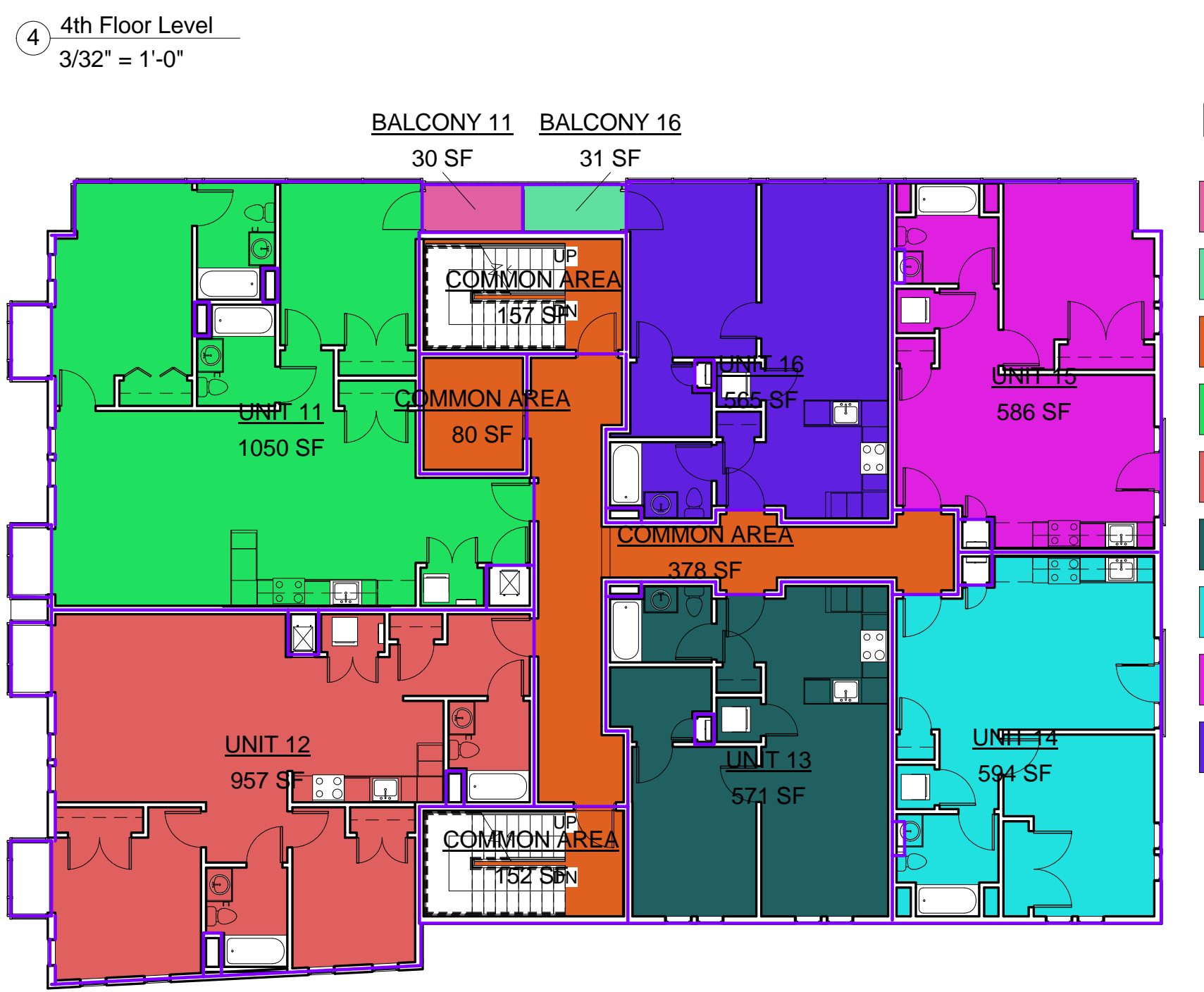
Rentable Area Legend

- COMMON AREA
- JAN.
- OFFICE
- RETAIL
- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4



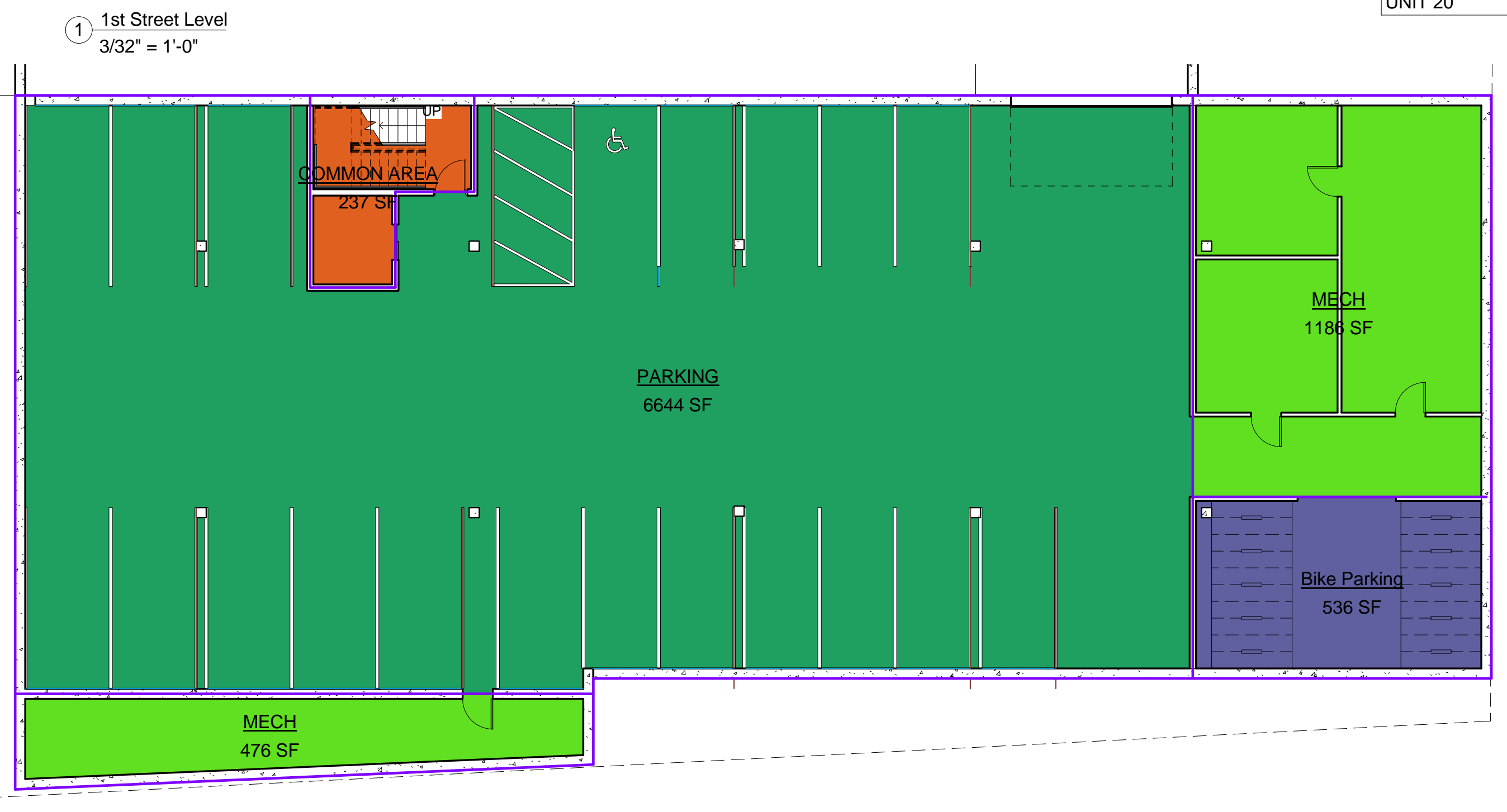
Rentable Area Legend

- COMMON AREA
- DECK UNIT 17
- DECK UNIT 18
- UNIT 17
- UNIT 18
- UNIT 19
- UNIT 20



Rentable Area Legend

- BALCONY 11
- BALCONY 16
- COMMON AREA
- UNIT 11
- UNIT 12
- UNIT 13
- UNIT 14
- UNIT 15
- UNIT 16



Rentable Area Legend

- Bike Parking
- COMMON AREA
- MECH
- PARKING

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PROJECT NAME

**Residences at
1699 Mass. Ave**

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1699 Massachusetts
Avenue
Cambridge, Ma 02138

CLIENT

ARCHITECT

KHALSA DESIGN INC.



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

CONSULTANTS:

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REVISIONS

No.	Description	Date

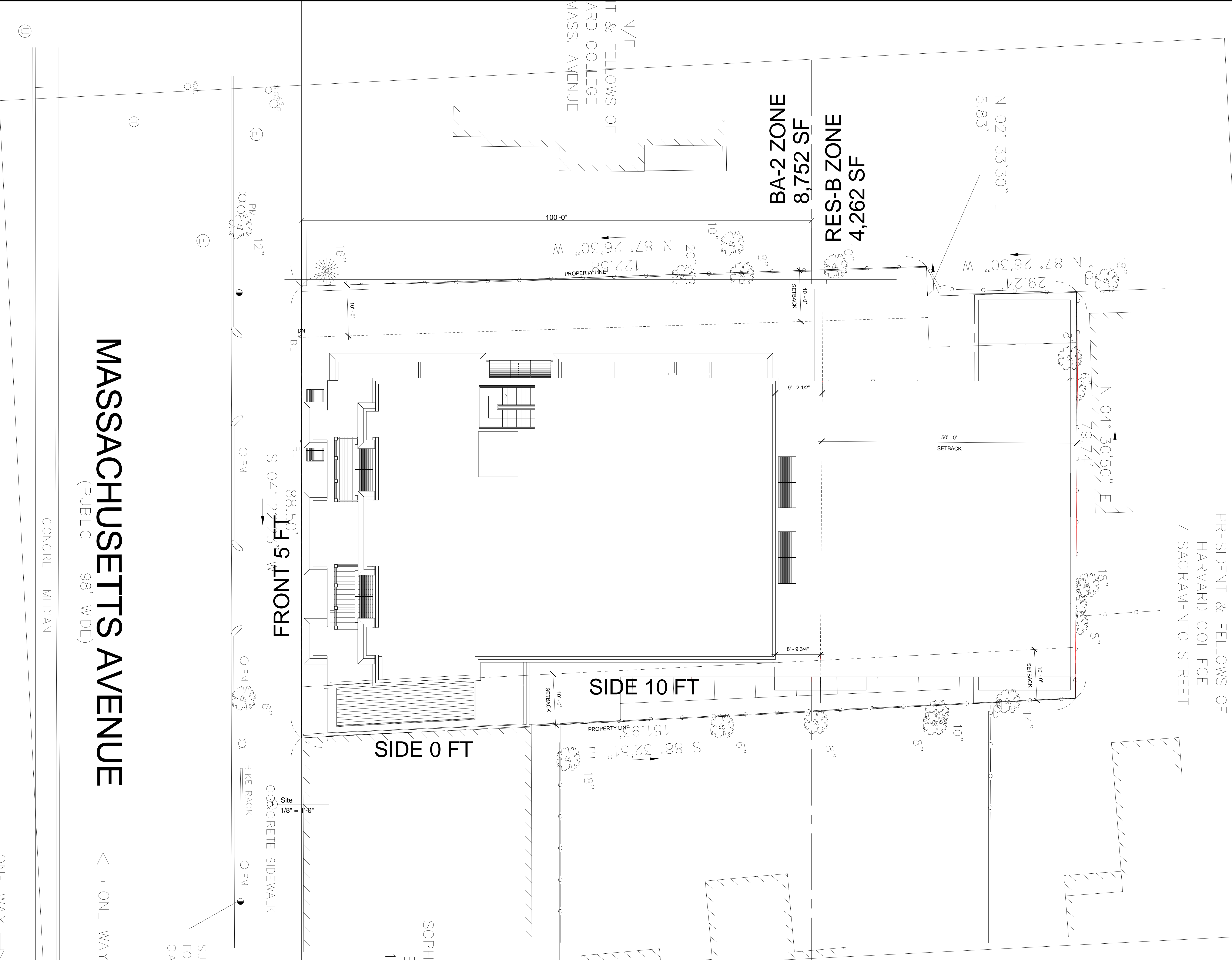
Site Plan

A-011

Residences at 1699 Mass. Ave

N/F
PRESIDENT & FELLOWS OF
HARVARD COLLEGE
7 SACRAMENTO STREET

**BA-2 ZONE
8,752 SF**
**RES-B ZONE
4,262 SF**



MASSACHUSETTS AVENUE
(PUBLIC - 98' WIDE)

CONCRETE MEDIAN

ONE WAY

ONE WAY

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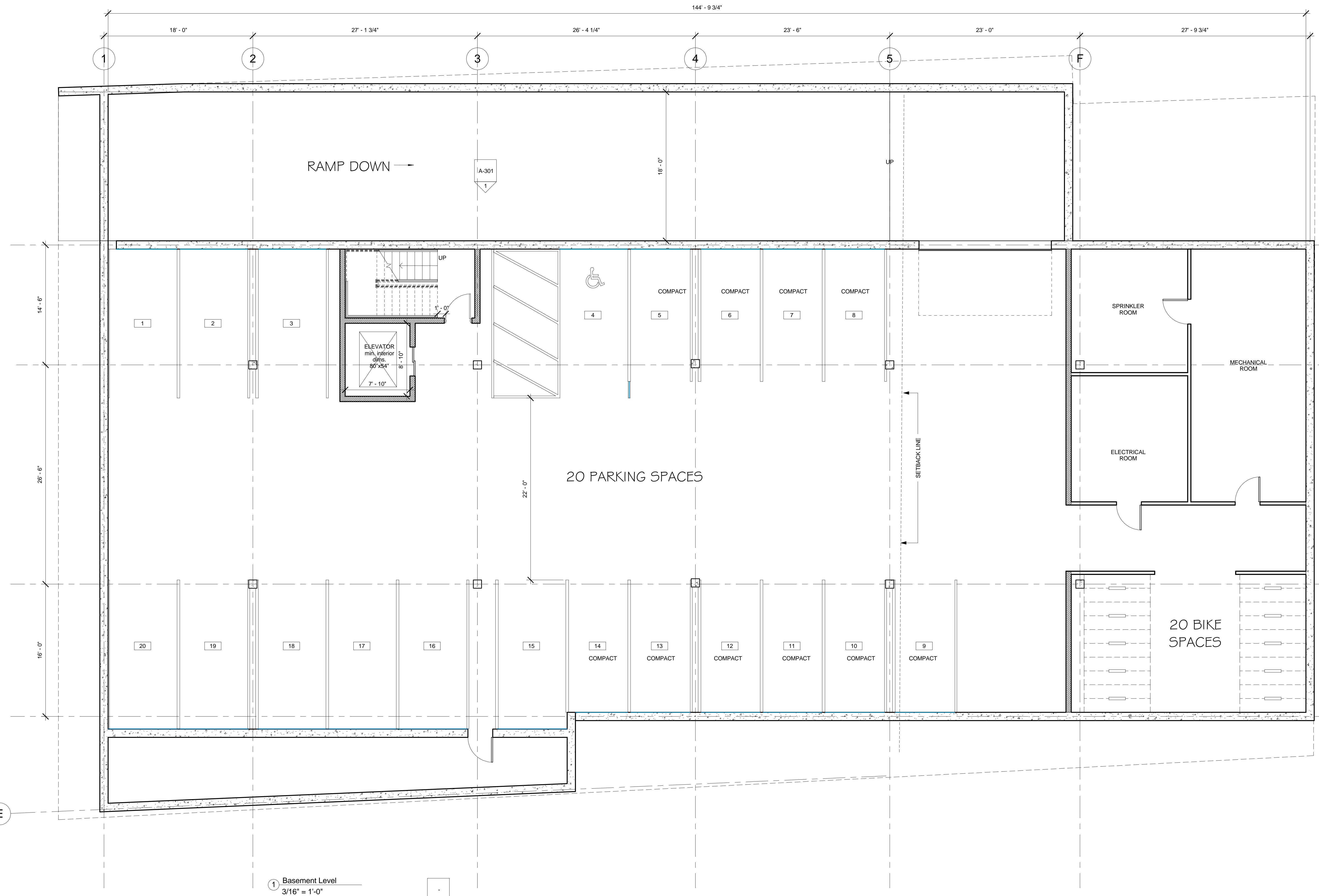
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 Date 03-31-2015
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 Checked by JSK
 Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

Garage Floor Plan

A-100
 Residences at 1699 Mass. Ave



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Residences at 1699 Mass. Ave

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Project number	11008
Date	03-31-2015
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Scale	1/4" = 1'-0"

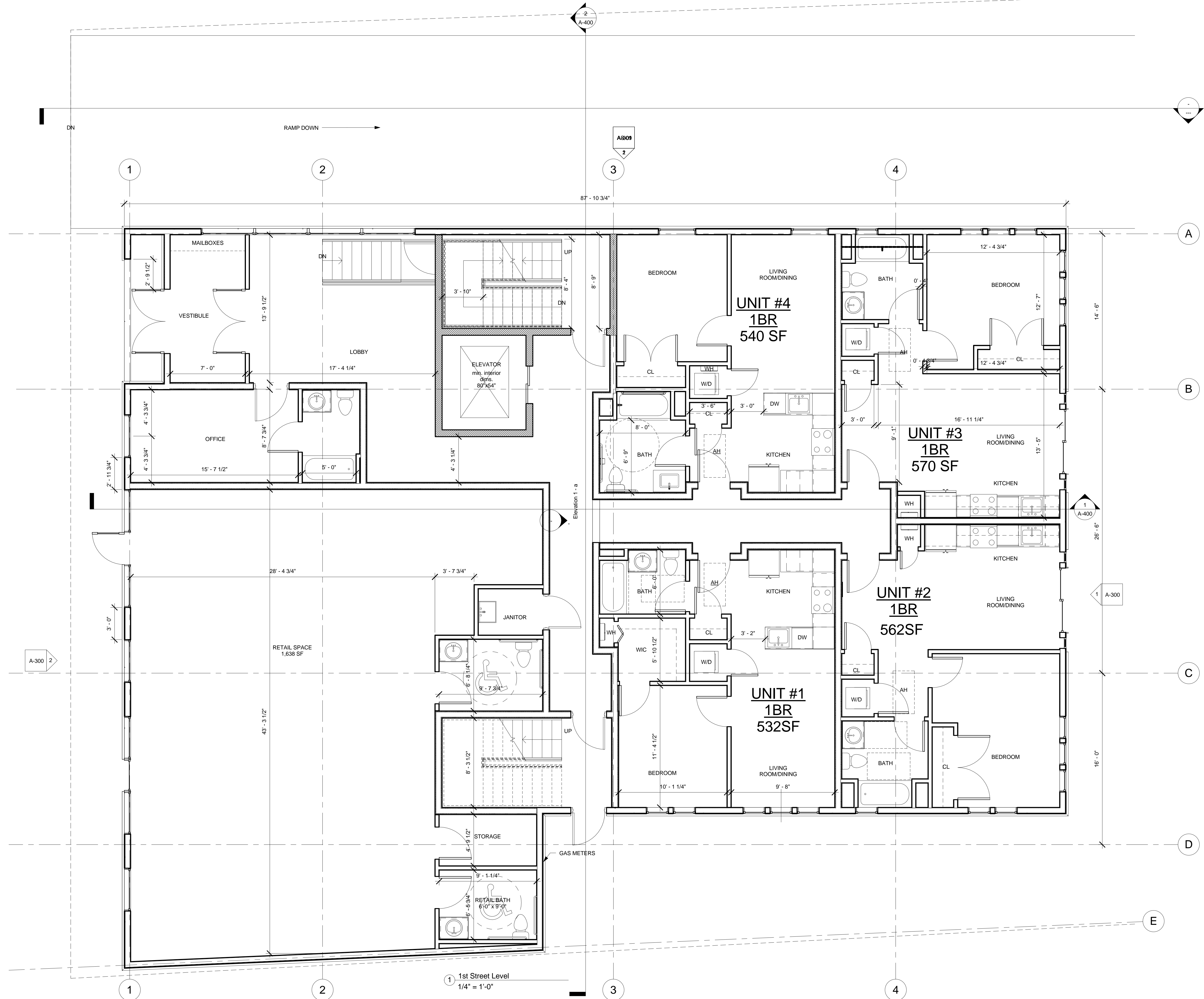
REVISIONS

No.	Description	Date

1st Floor Plan

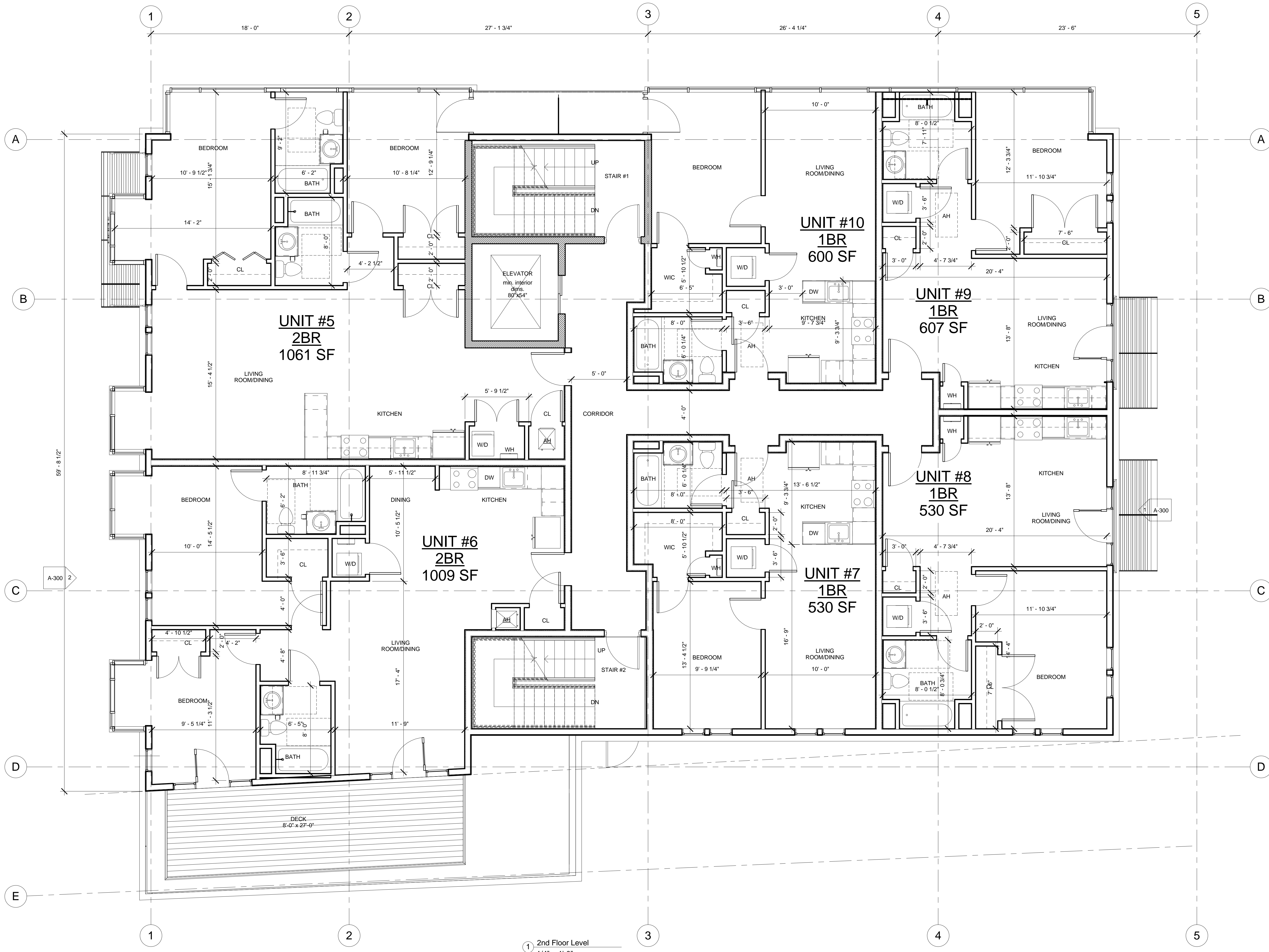
A-101

Residences at 1699 Mass. Ave



1st Street Level
1/4" = 1'-0"

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

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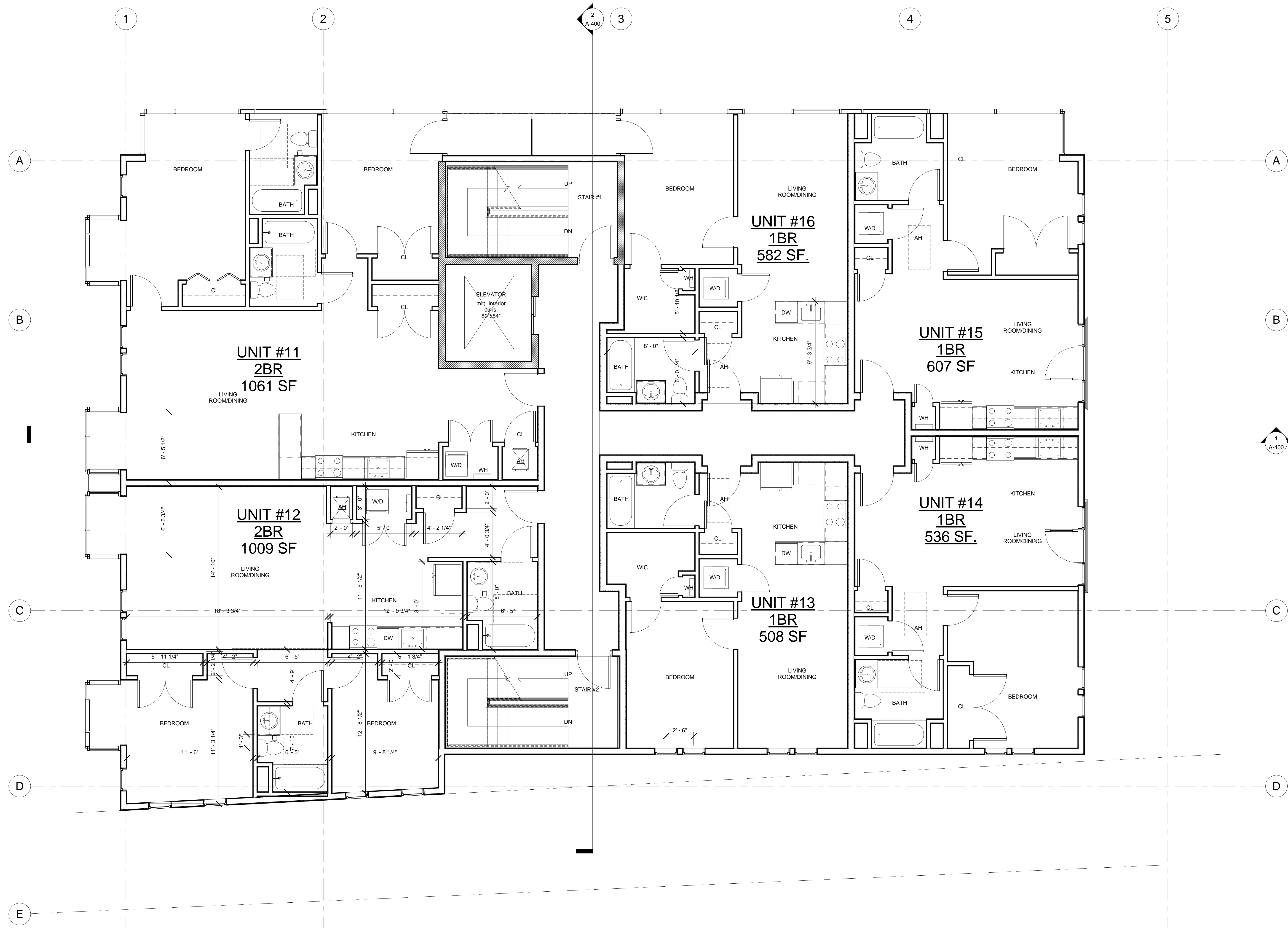
Project number	11008
Date	03-31-2015
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Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

2nd Floor Plan

A-102
Residences at 1699 Mass. Ave



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Residences at 1699 Mass. Ave

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 Cambridge, Ma 02138

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REVISIONS

No.	Description	Date

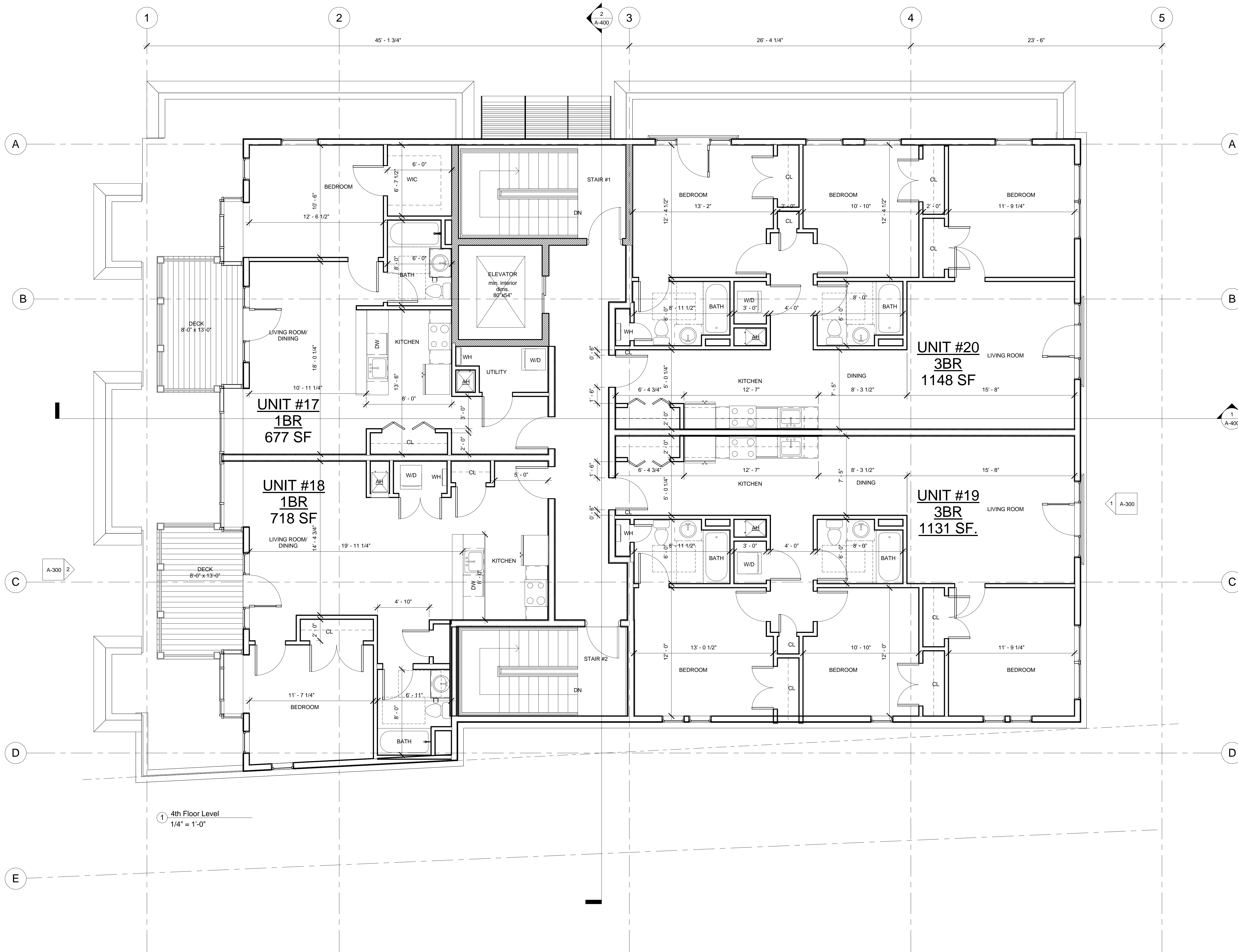
3rd Floor Plan

A-103

Residences at 1699 Mass. Ave

① 3rd Floor Level
 1/4" = 1'-0"

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

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Project number 11008
Date 03-31-2015
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Checked by Checker
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

4th Floor Plan

A-104
Residences at 1699 Mass. Ave

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PROJECT NAME

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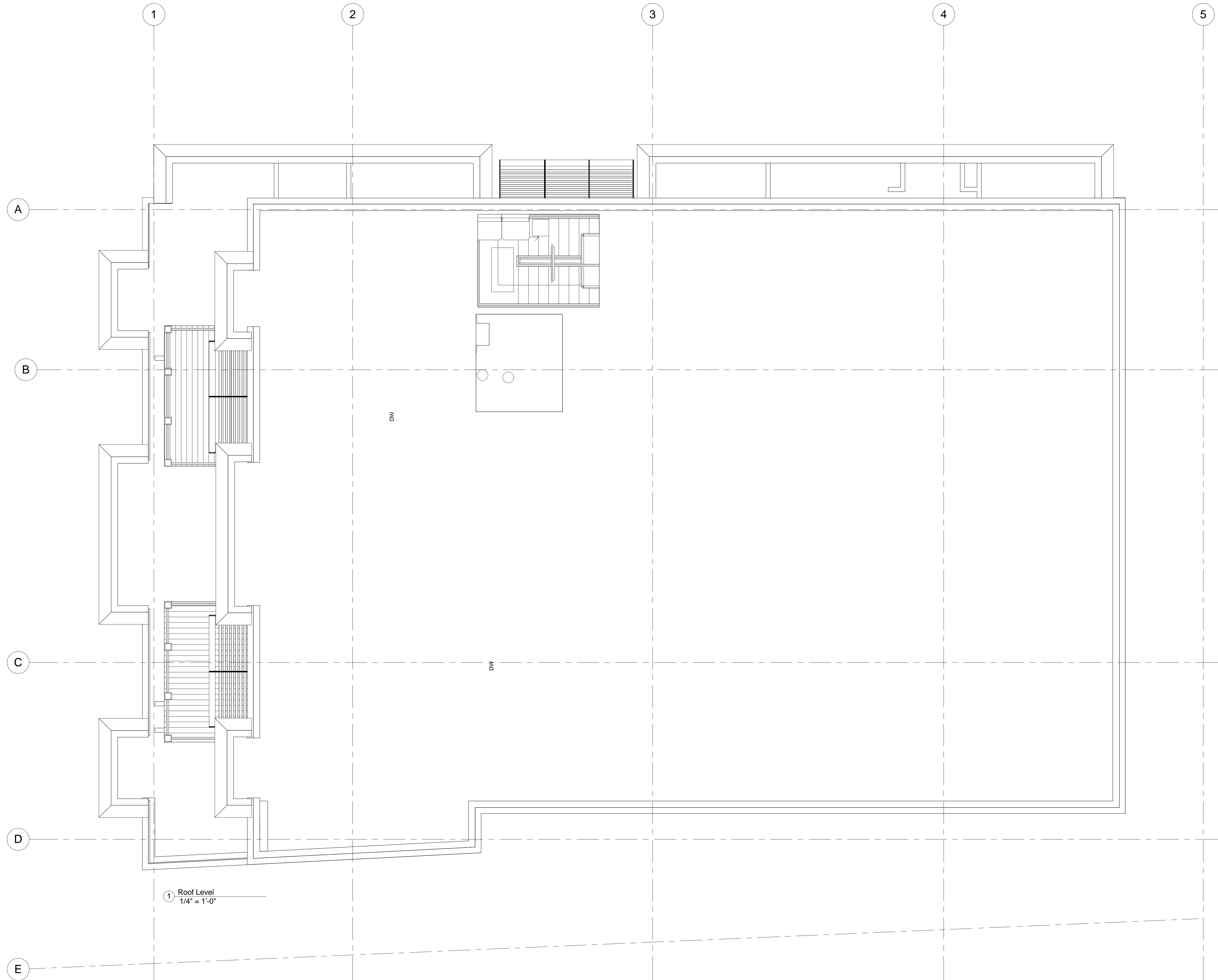
REVISIONS

No.	Description	Date

Roof Level Plan

A-105

Residences at 1699 Mass. Ave





② West Elevation
1/4" = 1'-0"



① East Elevation
1/4" = 1'-0"

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REVISIONS

No.	Description	Date

Building Elevations

A-300

Residences at 1699 Mass. Ave

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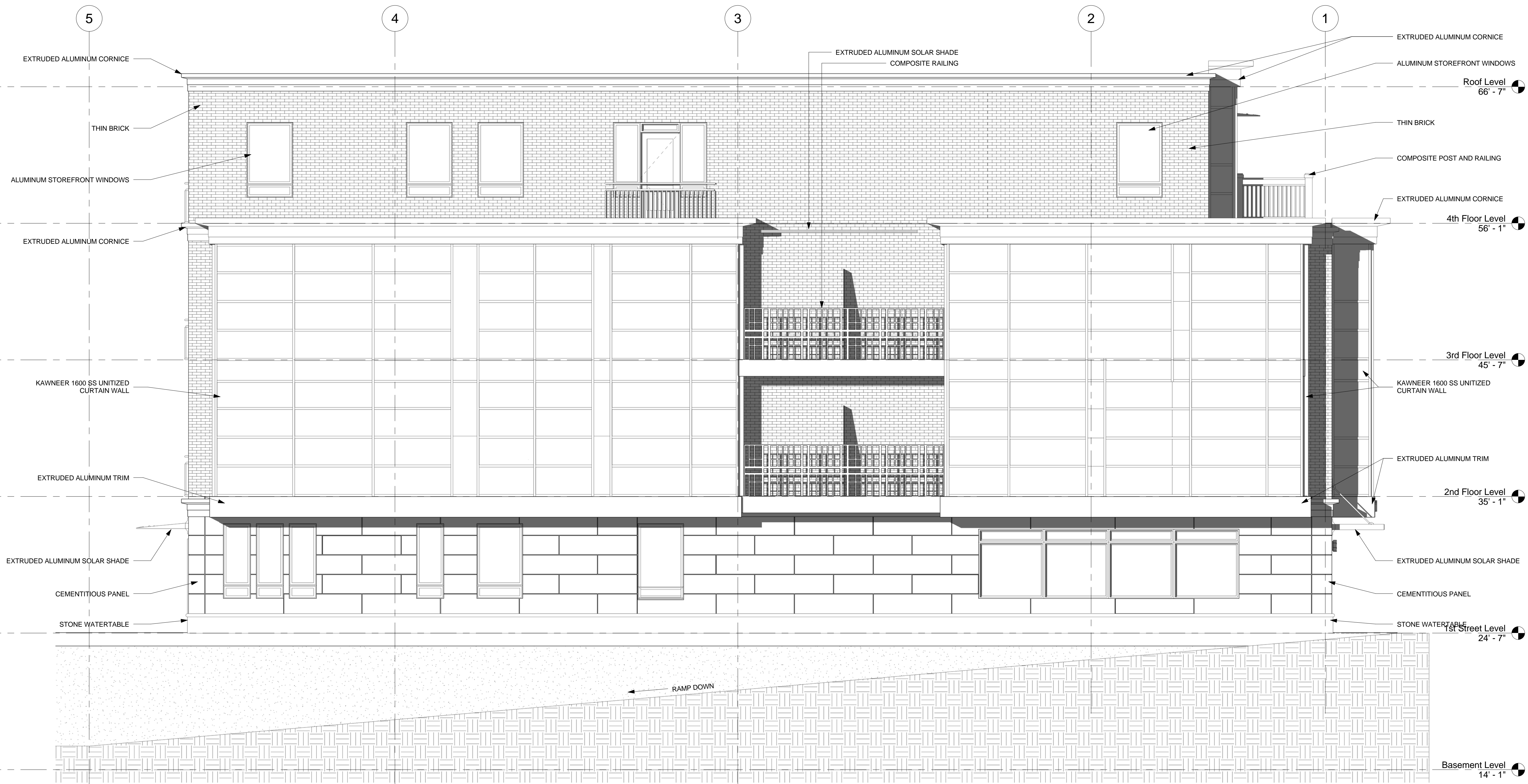
REVISIONS

No.	Description	Date

Building Elevations

A-301

Residences at 1699 Mass. Ave



1 North Elevation
1/4" = 1'-0"

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Building Elevations

A-302

Residences at 1699 Mass. Ave



1 South Elevation
1/4" = 1'-0"

G:\1111008_SET0_1699 Massachusetts Ave\3 Drawings\00_ARCH_SD\011699 Mass Ave.Main Central - 030915 OPTION 6.rvt 7/17/2015 9:32:45 AM



⑤ perspective 1a
12" = 1'-0"



① perspective 2
12" = 1'-0"



② perspective 3
12" = 1'-0"



③ perspective 4
12" = 1'-0"

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REVISIONS

No.	Description	Date

Rendering

A-V4

Residences at 1699 Mass. Ave