

ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	3/30/22
1-Civil		
C-1	PLOT PLAN	11/5/2021
2-Landscape		
L-1	LANDSCAPE PLAN	11/5/2021
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	3/30/22
A-021	FAR PLANS	3/30/22
A-100	BASEMENT FLOOR PLAN	3/30/22
A-102	3RD & 4TH FLOOR PLAN	3/30/22
A-103	ROOF PLAN	3/30/22
A-300	ELEVATIONS	3/30/22
AV-1	EXISTING TO BE DEMOLISHED	3/30/22
AV-2	STREET RENDERING	3/30/22
AV-3	STREET RENDERING	3/30/22
AV-4	NEIGHBORHOOD CONTEXT DIAGRAM	3/30/22



## PROJECT: 18 PLEASANT ST, CAMBRIDGE MA

## LOCUS MAP



SUBJECT PROPERTY

## PROPOSED RESIDENTIAL DEVELOPMENT

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

**OWNER**  
RYAN WITTIG  
KIVARRA CAPITOL

**SD SET  
3-30-2021**

PROJECT NAME

**18 PLEASANT ST**

PROJECT ADDRESS

**18 PLEASANT ST.  
CAMBRIDGE, MA**

CLIENT

**RYAN WITTIG**

ARCHITECT



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

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Project number 21056  
Date 3/30/2022  
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Scale

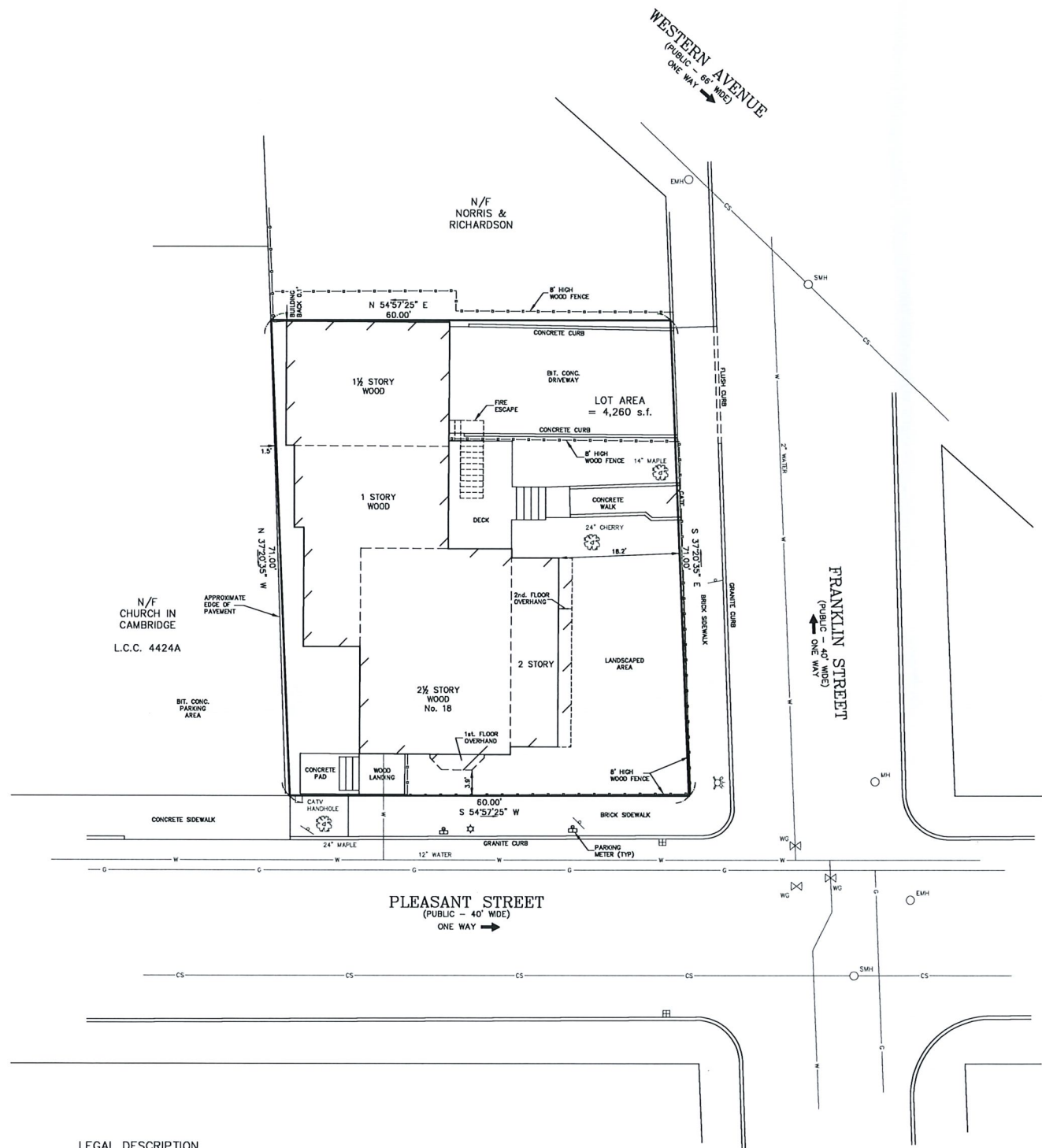
REVISIONS

No.	Description	Date

COVER SHEET

**A-000**

18 PLEASANT ST



- LEGEND
- S — SEWER
  - G — GAS
  - W — WATER
  - UP — UTILITY POLE
  - WG — WATER GATE
  - WS — WATER SHUTOFF
  - GG — GAS GATE
  - — SIGN
  - DT — DECIDUOUS TREE
  - SMH — SEWER MANHOLE
  - EMH — ELECTRIC MANHOLE

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

NOTE:  
 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, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.  
 ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.  
 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
 I HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA ACCORDING TO FIRM OF COMMUNITY No. 250186 DATED JULY 5, 1982.  
 I CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY AND STANCORP MORTGAGE INVESTORS, L.L.C. THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS, OR RIGHTS OF WAYS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO ENCROACHMENTS ON ADJOINING PREMISES, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

THOMAS M. KILLION, P.L.S. DATE:

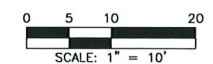
LEGAL DESCRIPTION  
 BEGINNING AT A POINT AT THE INTERSECTION ON THE NORTHERLY STREET LINE OF FRANKLIN STREET AND THE EASTERLY STREET LINE OF PLEASANT STREET, THENCE;  
 S 37°20'35" E BY THE NORTHERLY STREET LINE OF FRANKLIN STREET, A DISTANCE OF SEVENTY ONE AND NO HUNDREDTHS (71.00) FEET TO A POINT, THENCE;  
 N 54°57'25" E BY LAND NOW OR FORMERLY OF NORRIS AND RICHARDSON, A DISTANCE OF SIXTY AND NO HUNDREDTHS (60.00) FEET TO A POINT, THENCE  
 N 37°20'35" W BY LAND NOW OF FORMERLY OF THE CHURCH IN CAMBRIDGE, A DISTANCE OF SEVENTY ONE HUNDREDTHS (71.00) FEET TO A POINT ON THE EASTERLY STREET LINE OF PLEASANT STREET, THENCE;  
 S 54°57'25" W BY THE EASTERLY STREET LINE OF PLEASANT STREET, A DISTANCE OF SIXTY AND NO HUNDREDTHS (60.00) FEET TO A POINT TO THE POINT OF BEGINNING.

FOR REGISTRY USE ONLY

TITLE REF: BK. 25076 PG. 381

ALTA  
 LAND TITLE SURVEY  
 LOCATED IN  
 CAMBRIDGE, MASS.  
 (MIDDLESEX COUNTY)

PREPARED BY:  
 MEDFORD ENGINEERING & SURVEY  
 15 HALL ST. MEDFORD, MA. 02155  
 ANGELO B. VENEZIANO - PE & PLS  
 781-396-4466 fax: 781-396-8052



FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
					15148

PROBABLE PLANT LIST | 18 PLEASANT STREET

<b>Deciduous Trees:</b>			
CC 1	Carpinus caroliniana	Musclewood	2-2.5" cal. B&B
UA 1	Ulmus americana 'Homestead'	Homestead Elm	3-3.5" cal B&B
<b>Evergreen Trees:</b>			
TO 4	Thuja occ. 'Emerald Green'	Emerald Green Arborvitae	6-7' ht. B&B
<b>Shrubs/Vines:</b>			
CA 7	Clethra alnifolia	Summersweet	5 gal. Pot
IG 1	Ilex glabra 'Densa'	Inkberry	1 qt. space 12" o.c. Pot
LB 1	Lonicera brownii 'Dropmore Scarlet'	Honeysuckle Vine	5 gal. Pot
<b>Perennial Blend Planting</b>			
am 125	Alchemilla mollis	Lady's Mantel	1 qt. space 12" o.c.
aj 42	Ajuga reptans 'Burgandy Glow' or 'Catlins Giant'	Bugleweed	1 qt. space 12" o.c.
cp 211	Carex pensylvanica	Pennsylvania Sedge	1 qt. space 12" o.c.
pa 15	Polystichum acrostichoides	Christmas Fern	1 gal. space 24" o.c.

18 Pleasant Street Tree Tabulation	Caliper of Trees To Be Removed	Caliper of Trees To Be Preserved	Caliper of Proposed Trees
Elm #1 at Sidewalk	9		
Elm #2 at Sidewalk		7	
(1) Elm @ 3.5" cal.			3.5
(1) Carpinus @ 2.5" cal.			2.5
(4) Emerald Green Arborvitae @ 4" cal.			16
Norway Maple Off Property	10		
<b>Total Inches</b>	<b>19</b>	<b>7</b>	<b>22.0</b>



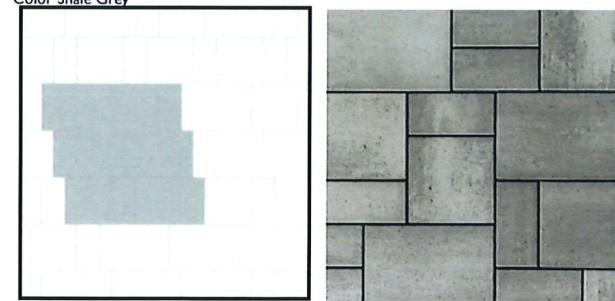
Bike Rack | Parking Meter



48" Horizontal Board Fence



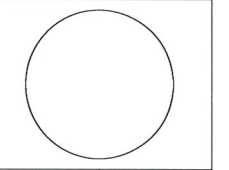
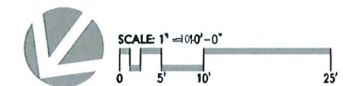
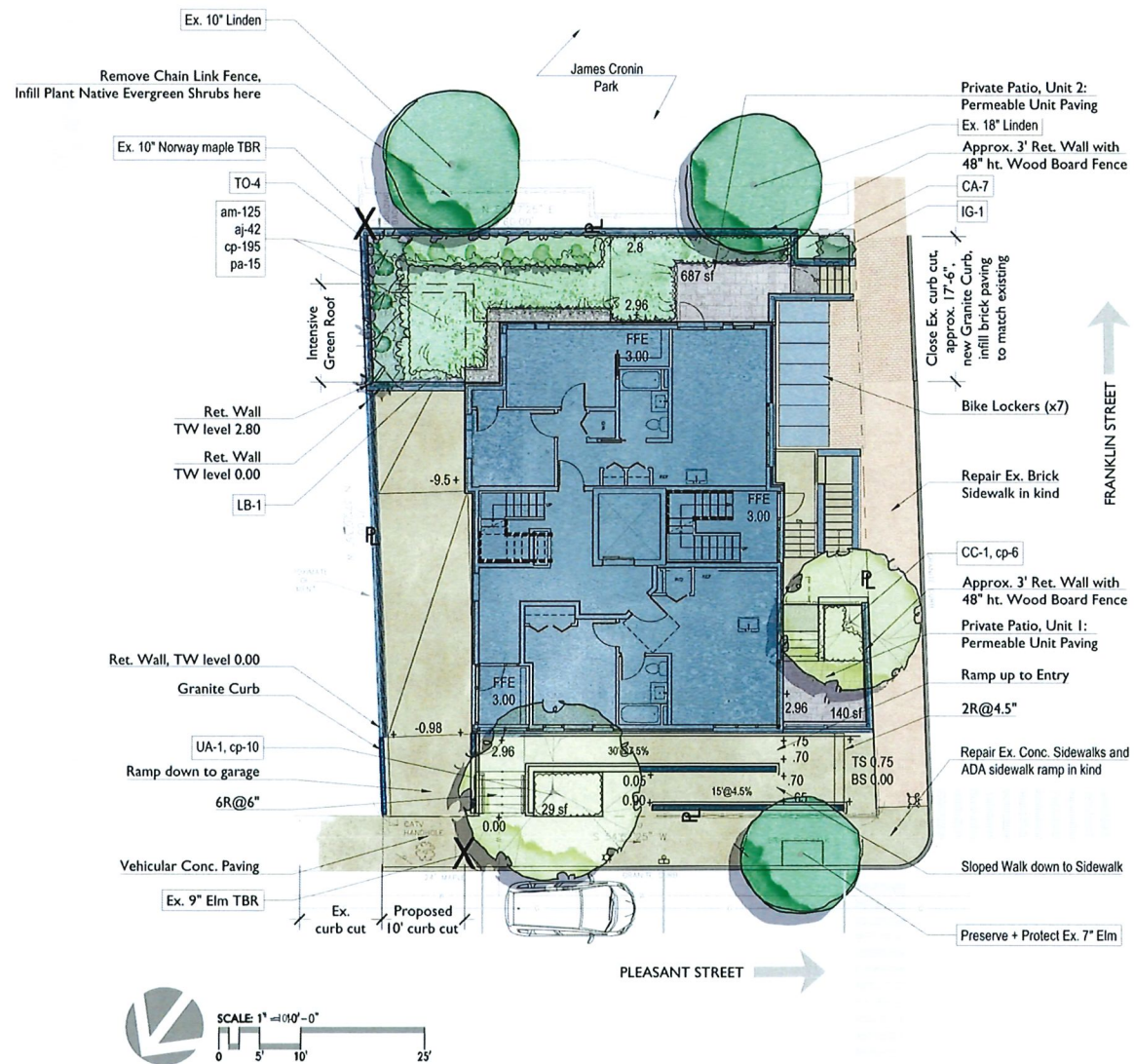
Blu 60 Smooth Techo-block Pervious Pavers at Patios Color Shale Grey



03 LINEAR PATTERN



LOCUS PLAN



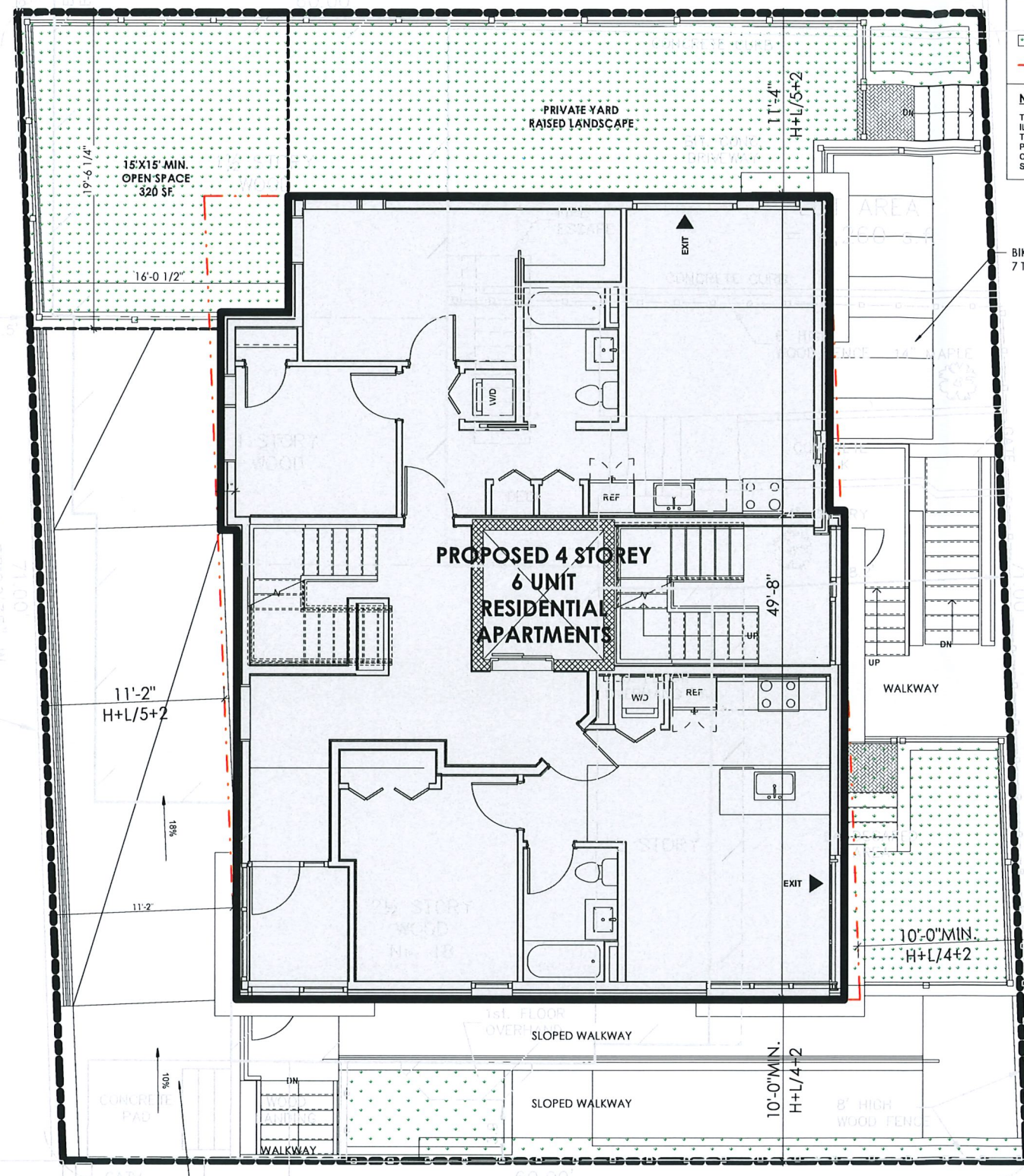
18 PLEASANT STREET  
CAMBRIDGE, MA

LANDSCAPE PLAN

Project #:	Date: 10/15/21
Drawn by:	Reviewed: KP
Scale: 1" = 10'-0"	

Revisions:





**SITE PLAN LEGEND**

- PROPOSED BUILDING
- LANDSCAPE
- REQUIRED SETBACKS

**NOTE:**  
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**ZONING CHART**

	ALLOWABLE	ZONE : RC2B	PROPOSED	REMARKS
LOT AREA	N/A	5,000 SF	4260 SF	COMPLIES
MIN S.F. / DU		600 SF	6 UNITS PROPOSED 7 UNITS ALLOWED	
MAX. FAR	1.75 [7458.5 SF]		1.75 (7,458 SF)	COMPLIES
MIN. LOT WIDTH	50 FT	50 FT	60 FT	COMPLIES
BUILDING COVERAGE			43.8% [1867 sf]	COMPLIES
MAX HEIGHT	40 FT	65 FT	4 STORIES / 40'-0" FT	COMPLIES
MIN. FRONT YARD	10'-0"	10'-0" MIN. FROM CL OF ST. H+L / 4+2	10'-0"	COMPLIES
MIN. EXT SIDE YARD	10'-0"	10'-0" MIN. FROM CL OF ST. H+L / 4+2	10'-0"	COMPLIES
MIN SIDE YARD 1	H+ L / 5+2	H+ L / 5+2	11'-4"	COMPLIES
MIN SIDE YARD 2	H+ L / 5+2	H+ L / 5+2	11'-2"	COMPLIES
LANDSCAPED AREA	N/A	15% [639 SF]	18% [773 SF]	COMPLIES
PARKING	1.0 PARKING SPACE	0.5 PARKING SPACE	3 SPACES	COMPLIES

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**PROJECT ADDRESS**  
**18 PLEASANT ST.  
CAMBRIDGE, MA**

**CLIENT**  
**RYAN WITTIG**

**ARCHITECT**

**DESIGN**

**KHALSA**

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Scale As indicated

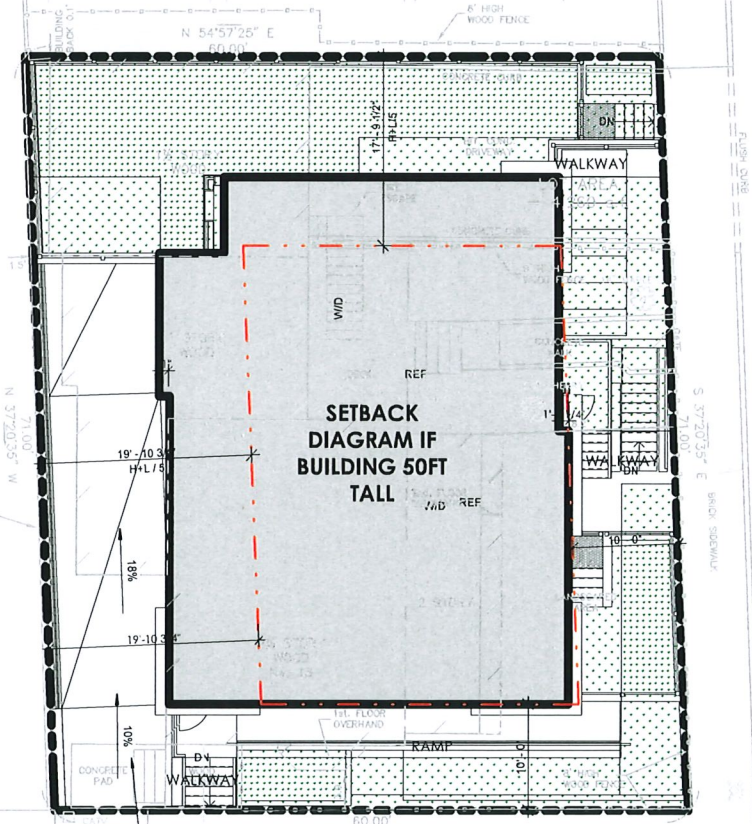
**REVISIONS**

No.	Description	Date

**ARCHITECTURAL SITE PLAN**

**A-020**

18 PLEASANT ST



① SITE PLAN  
1/4" = 1'-0"

② SITE DIAGRAM FOR 50FT TALL BUILDING  
1/8" = 1'-0"


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No.	Description	Date

FAR PLANS  
**A-021**  
 18 PLEASANT ST

FAR CALCULATIONS	
Name	Area
BASEMENT	
ELEV.	71 SF
LOBBY	116 SF
STAIR A	76 SF
	263 SF

1-GROUND FLOOR	
UNIT 2	717 SF
UNIT 1	528 SF
CORRIDOR	154 SF
ELEV.	76 SF
STAIR B	132 SF
STAIR A	131 SF
VEST.	55 SF
	1792 SF

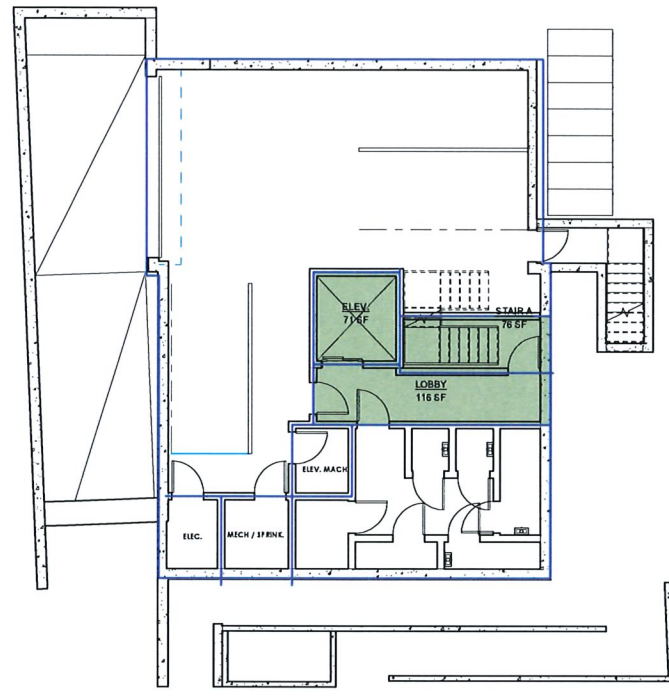
2-SECOND FLOOR	
UNIT 4	724 SF
UNIT 3	743 SF
STAIR B	139 SF
STAIR A	133 SF
ELEV.	76 SF
	1814 SF

3-THIRD FLOOR	
UNIT 4	714 SF
UNIT 5	270 SF
ELEV.	76 SF
STAIR B	140 SF
STAIR A	107 SF
	1809 SF

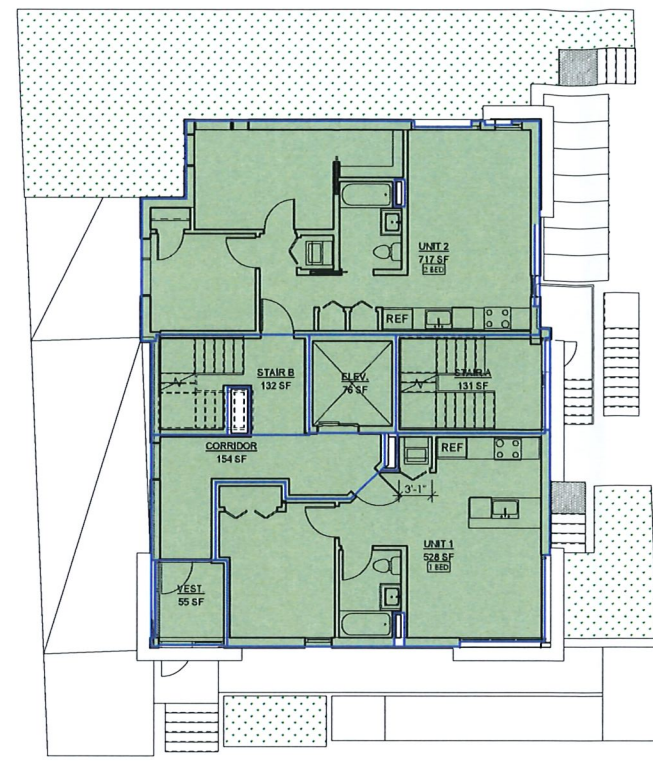
4-FOURTH FLOOR	
UNIT 6	697 SF
UNIT 5	863 SF
ELEV.	76 SF
STAIR B	140 SF
	1777 SF
	7455 SF

UNIT TYPE RATIO	
Comments	Count
1 BED	1
2 BED	3
3 BED	1
3 BED + STUDY	1
	6

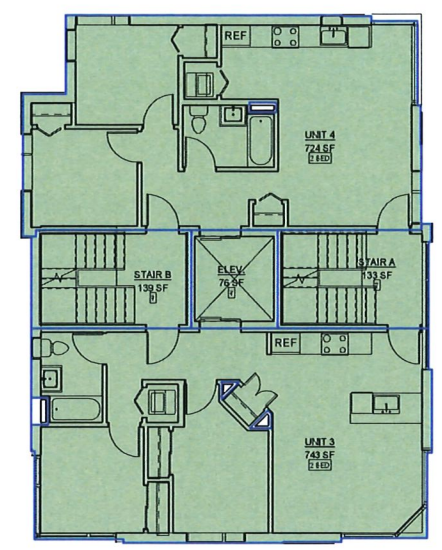
UNIT AREAS		
Name	Area	Comments
UNIT 1	528 SF	1 BED
UNIT 2	717 SF	2 BED
UNIT 3	743 SF	2 BED
UNIT 4	724 SF	2 BED
UNIT 5	1634 SF	3 BED + STUDY
UNIT 6	1412 SF	3 BED
	5756 SF	



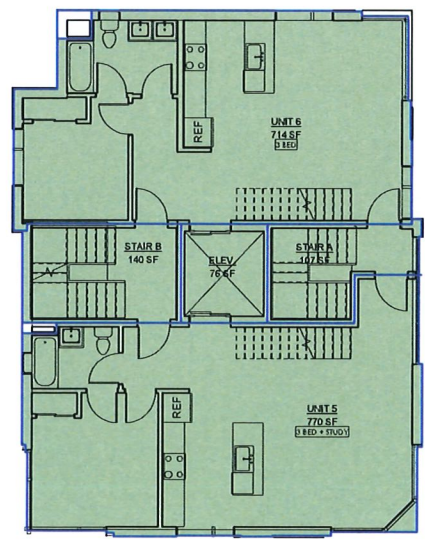
5 BASEMENT Copy 1  
 1/8" = 1'-0"



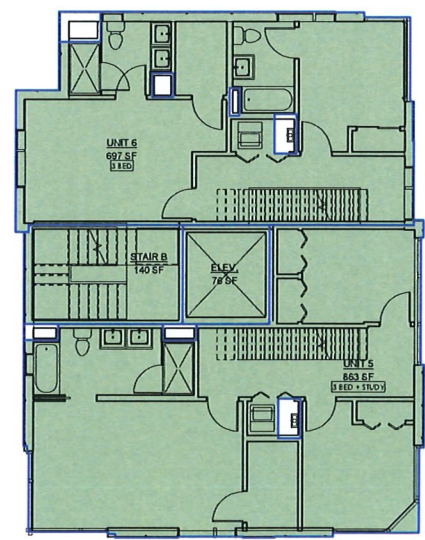
1 1-GROUND FLOOR  
 1/8" = 1'-0"



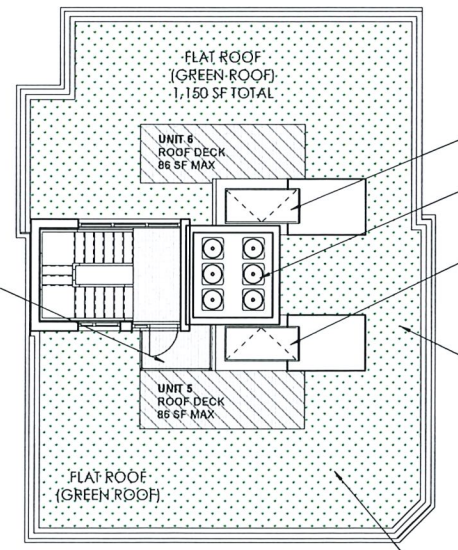
2 2-SECOND FLOOR  
 1/8" = 1'-0"



3 3-THIRD FLOOR  
 1/8" = 1'-0"



4 4-FOURTH FLOOR  
 1/8" = 1'-0"



5 5-TOP OF ROOF  
 1/8" = 1'-0"

26 SF AREA  
 DESIGNATED  
 FOR MAINTENANCE  
 ACCESS ONLY  
 NOT INCLUDED  
 IN FAR

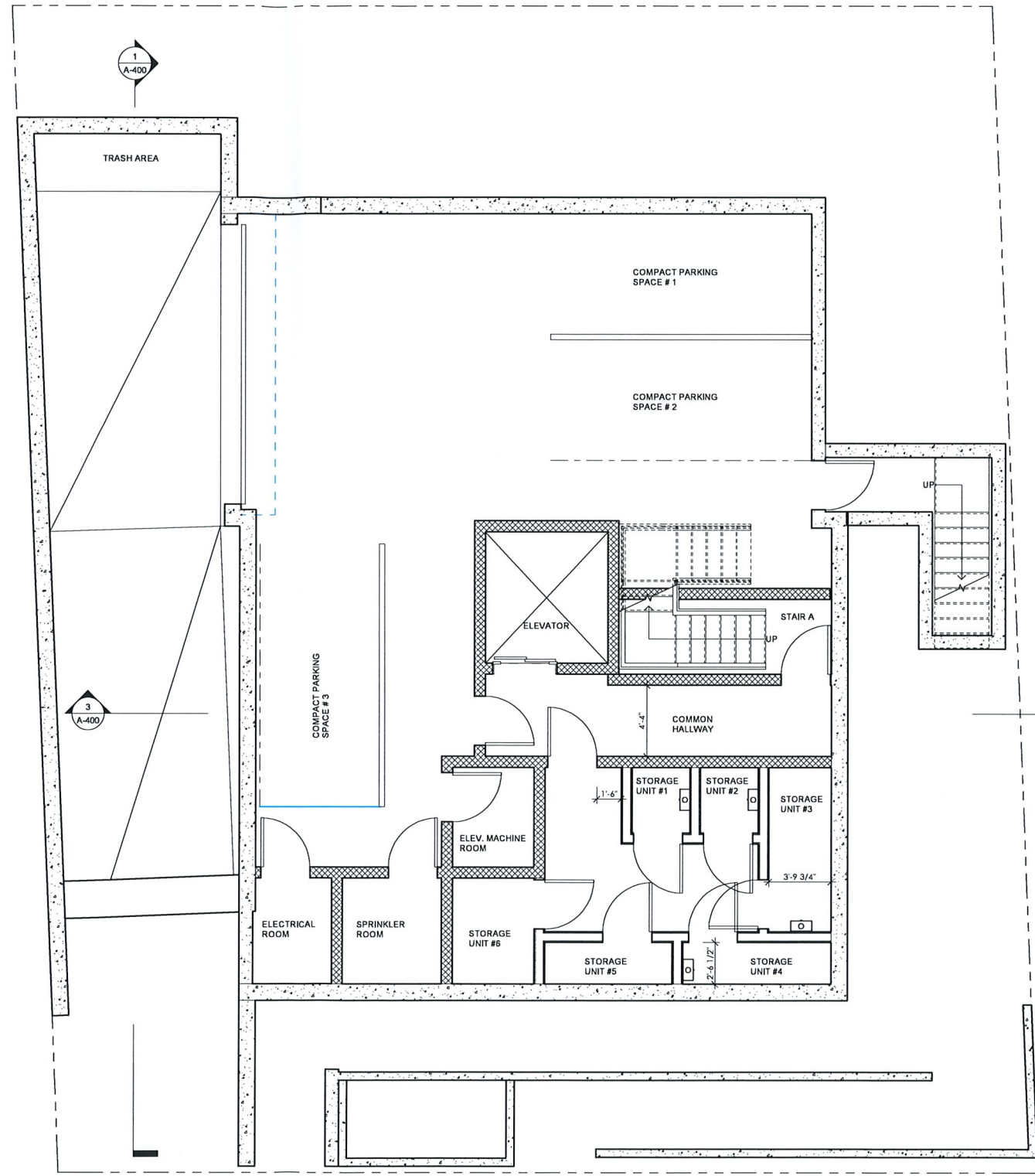
ROOF HATCH  
 ACCESS  
 AC CONDENSERS,  
 6 TOTAL  
 ROOF HATCH  
 ACCESS

22.32 Functional Green Roof Area shall be defined as area atop a roof surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of soil and planted material shall be at least two (2) inches to be considered Functional Green Roof Area. For the purposes of maintaining the plant material, Functional Green Roof Area may be accessible by means of a roof entrance.

22.34 Floor Area Exemptions for Patios or Decks Adjacent to Functional Green Roof Area.

22.34.1 In non-residential zoning districts and in Residence C-1A, C-2, C-2A, C-2B, C-3, C-3A, and C-3B zoning districts, where a rooftop surface above the third floor includes Functional Green Roof Area as defined in Section 22.32 above, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck, shall be exempted from the calculation of Gross Floor Area of the building, provided that the total space exempted in such a manner shall not exceed fifteen percent (15%) of the amount of Functional Green Roof Area on the building and that all such usable outdoor space shall be set back at least ten (10) feet from all outer roof edges.

FUNCTIONAL GREEN ROOF AREA= 1,150 SF  
 TOTAL DECK AREA= 172 SF  
 172 / 1,150 = 0.149  
 TOTAL DECK AREA IS 14.9% OF  
 TOTAL FUNCTIONAL GREEN ROOF AREA



② BASEMENT  
1/4" = 1'-0"

PROJECT NAME  
**18 PLEASANT ST**

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CAMBRIDGE, MA**

CLIENT  
**RYAN WITTIG**

ARCHITECT

**KHALSA**

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TELEPHONE: 617-591-8882

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REVISIONS

No.	Description	Date

**BASEMENT  
FLOOR PLAN**

**A-100**

18 PLEASANT ST




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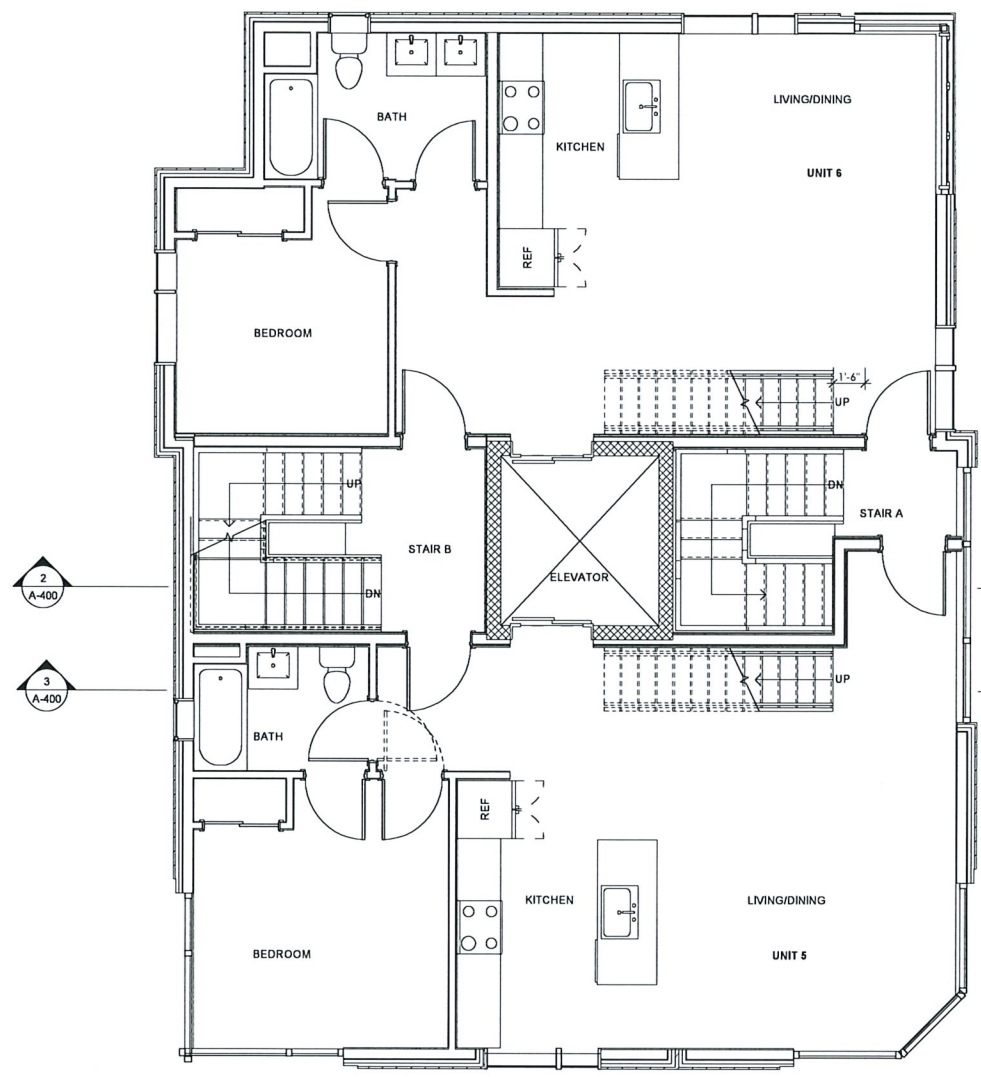
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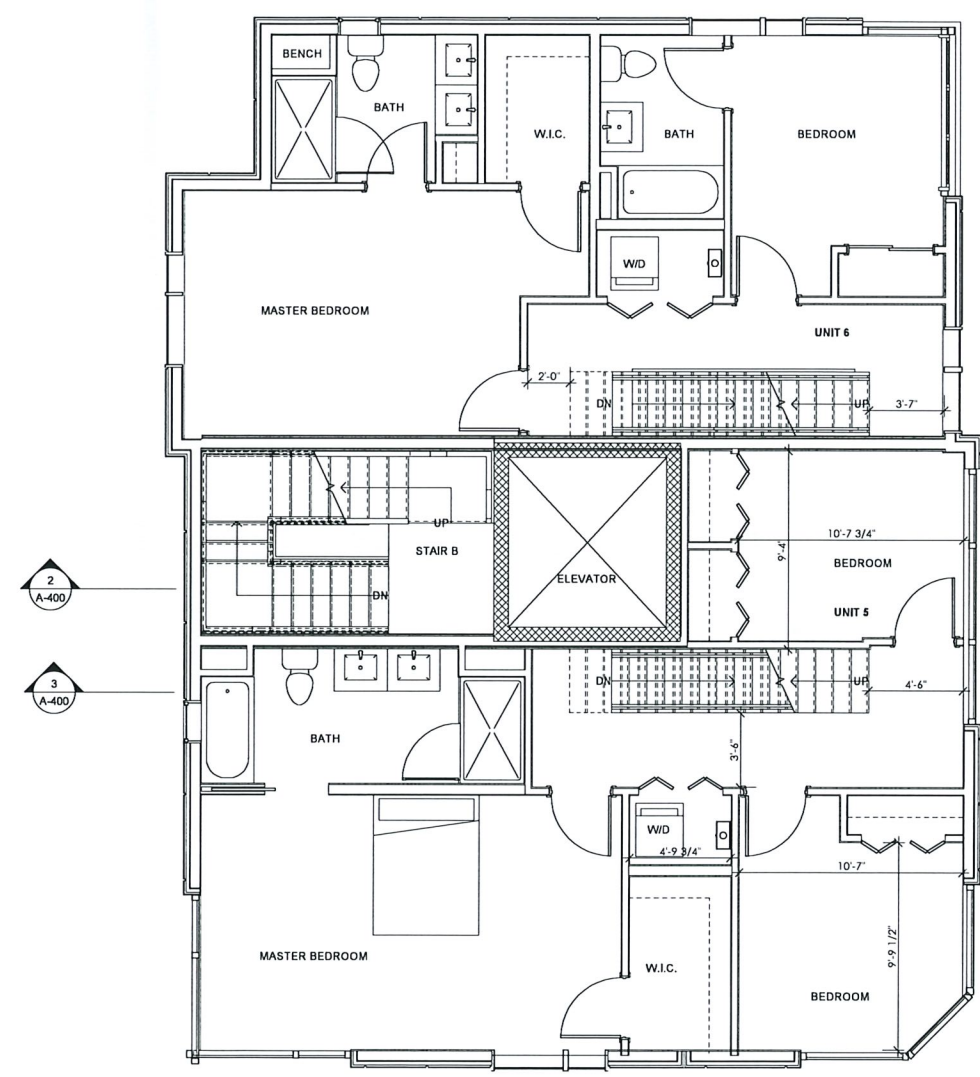
3RD & 4TH  
 FLOOR PLAN

**A-102**

18 PLEASANT ST



③ 3-THIRD FLOOR  
 1/4" = 1'-0"



④ 4-FOURTH FLOOR  
 1/4" = 1'-0"




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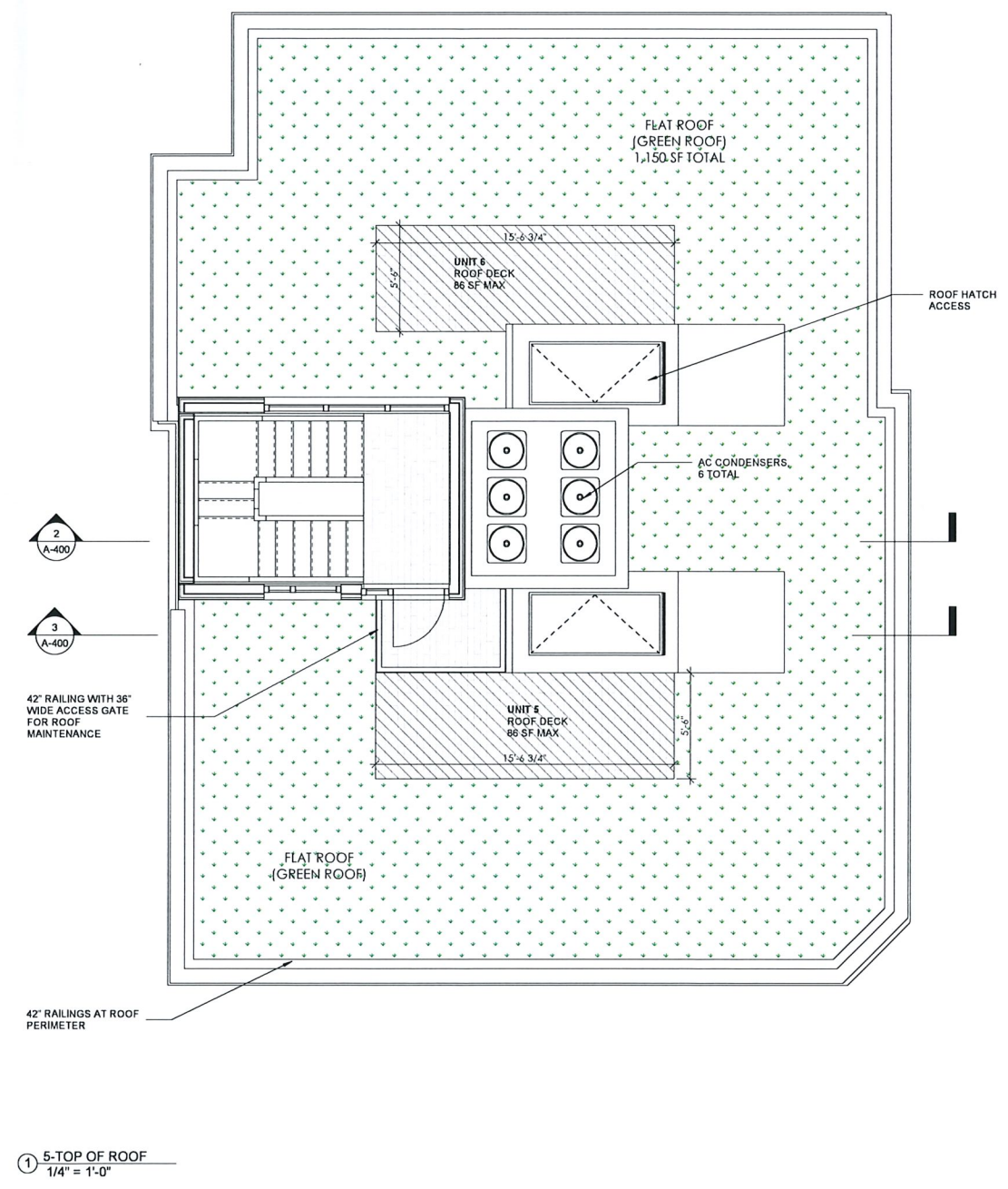
REVISIONS

No.	Description	Date

**ROOF PLAN**

**A-103**

18 PLEASANT ST



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ELEVATIONS

**A-300**

18 PLEASANT ST



④ WEST ELEVATION  
 1/8" = 1'-0"



③ SOUTH ELEVATION  
 1/8" = 1'-0"



⑦ EAST ELEVATION  
 1/8" = 1'-0"



⑤ NORTH ELEVATION  
 1/8" = 1'-0"

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① PERSPECTIVE IV



⑤ PERSPECTIVE II



③ PERSPECTIVE I



④ PERSPECTIVE III

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REGISTRATION



Project number 21056  
Date 3/30/2022  
Drawn by ASB / DM  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

**A-304**

18 PLEASANT ST

\\TKG-SERVER\DATA\21121056\_Khalsa\Capitol\_18 Pleasant St Cambridge\03 Drawings\00\_ARCH\_SD\_DD121056\_18 Pleasant St Cambridge\_3-15-2022.rvt  
3/30/2022 10:22:49 AM



1 VIEW AT INTERSECTION - FRANKLIN ST & PLEASANT ST



KEY MAP



2 VIEW AT FRANKLIN ST



3 VIEW AT PLEASANT ST

PROJECT NAME

**18 PLEASANT ST**

PROJECT ADDRESS

**18 PLEASANT ST.  
CAMBRIDGE, MA**

CLIENT

**RYAN WITTIG**

ARCHITECT



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REVISIONS

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**EXISTING TO BE  
DEMOLISHED**

**AV-1**

18 PLEASANT ST



VIEW AT PLEASANT ST & FRANKLIN ST

PROJECT NAME

**18 PLEASANT ST**

PROJECT ADDRESS

**18 PLEASANT ST.  
CAMBRIDGE, MA**

CLIENT

**RYAN WITTIG**

ARCHITECT



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REVISIONS

No.	Description	Date

**STREET  
RENDERING**

**AV-2**

18 PLEASANT ST



VIEW AT WESTERN AVENUE

PROJECT NAME

**18 PLEASANT ST**

PROJECT ADDRESS

18 PLEASANT ST.  
CAMBRIDGE, MA

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REVISIONS

No.	Description	Date

**STREET  
RENDERING**

**AV-3**

18 PLEASANT ST

RENDERING AT FRANKLIN & PLEASANT STREET



(A)



JAMES CRONIN PARK

(B)



McELROY PARK AT INTERSECTION



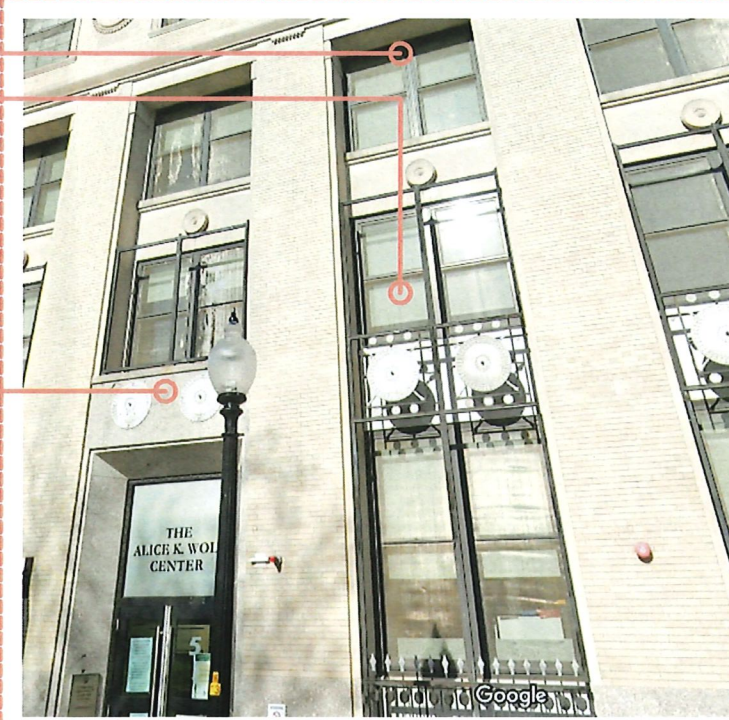
SITE CONTEXT LOCUS PLAN

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CORNICE AND WINDOW DETAILS



WINDOWS AND BANDING DETAILING



ANGLED BAY WINDOW



CAMBRIDGE CLC



- PRONOUNCED WINDOW TRIMS AT TOP FLOOR
- MATCHING SIDING COLOR
- DEFINING CORNICE AT 3RD FLOOR TO SPLIT UP MASSING

- LARGE SQUARE WINDOWS
- FLAT TRIM BAND BETWEEN WINDOWS

- 45 DEGREE WINDOW AT BAY CORNER
- DOUBLE CORNICE AT TOP LEVEL

PROJECT NAME  
**18 PLEASANT ST**

PROJECT ADDRESS  
18 PLEASANT ST.  
CAMBRIDGE, MA

CLIENT  
**RYAN WITTIG**

ARCHITECT

DESIGN

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No.	Description	Date

NEIGHBORHOOD  
CONTEXT  
DIAGRAM

**AV-4**

18 PLEASANT ST