DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	2/2/2023
1-Civil		
C-1	CIVIL PLAN	11/10/2022
C-2	DETAILS	11/10/2022
C-3	DETAILS	11/10/2022
C-4	EROSION CONTROL & DEMOLITION PLAN	11/10/2022
2-Landscape		
L-1	LANDSCAPE PLAN	2/2/2023
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	2/2/2023
A-021	FAR PLANS	2/2/2023
A-022	BIKE ACCESS DIAGRAM	2/2/2023
A-100	BASEMENT FLOOR PLAN	2/2/2023
A-101	1ST & 2ND FLOOR PLAN	2/2/2023
A-102	3RD & 4TH FLOOR PLAN	2/2/2023
A-103	ROOF PLAN	2/2/2023
A-300	ELEVATIONS	2/2/2023
A-304	PERSPECTIVES	2/2/2023
AV-1	EXISTING TO BE DEMOLISHED	2/2/2023
AV-2	STREET RENDERING	2/2/2023
AV-3	STREET RENDERING	2/2/2023
AV-4	SHADOW STUDY	2/2/2023

LOCUS MAP

SUBJECT PROPERTY

PROJECT:
18 PLEASANT ST, CAMBRIDGE MA

PROPOSED RESIDENTIAL DEVELOPMENT

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

OWNER
RYAN WITTIG
KIVARRA CAPITOL

CIVIL ENGINEER
SPRUHAN ENGINEERING, P.C.
ADDRESS:
80 JEWETTT ST, SUITE 1
NEWTON, MA 02458

LANDSCAPE ARCHITECT
VERDANT
ADDRESS:
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446

ZBA SET
2/2/2023

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

CONSULTANTS:

REGISTRATION

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	DM / ASB
Checked by	TC
Scale	

REVISIONS

No.	Description	Date

COVER SHEET

A-000

18 PLEASANT ST

LEGEND

D	PROPOSED DRAIN LINE
S	SEWER MANHOLE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
	CATCH BASIN
	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
D	DRAIN MANHOLE
	HYDRANT
	TREE

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 10/20/2021.

2. DEED REFERENCE: BOOK 78244 PAGE 568

MIDDLESEX 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 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.

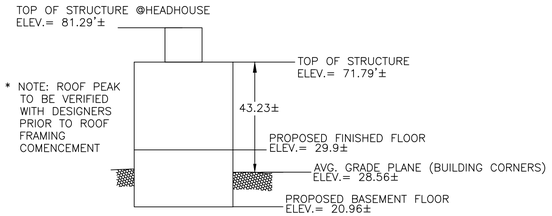
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

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 BASED ARE ON CITY OF CAMBRIDGE DATUM.

9.ZONING INFORMATION: BA–BUSINESS A



PROPOSED PROFILE
NOT TO SCALE

REFER TO ARCHITECTURAL PLANS FOR ALL ZONING RELATED INFORMATION

CONTRACTOR TO ENSURE NO INCREASE IN RUNOFF FROM ANY AREA OF THE LOT TO ABUTTING PROPERTIES.

PROPOSED FIRST FLOOR & BASEMENT FLOOR ELEVATIONS TO BE VERIFIED BY ARCHITECT PRIOR TO ANY CONCRETE BEING POURED.

SHELF FOUNDATION TO BE INCORPORATED WERE REQUIRED (TO BE CONFIRMED WITH ARCHITECT PRIOR TO CONCRETE BEING POURED.

DRAINAGE AREA SUMMARY

EXISTING ROOF (HOSE) = 1,840.7 S.F.
EXISTING PAVED DRIVEWAY = 513.9 S.F.
EXISTING IMPERVIOUS (STEPS & LANDINGS) = 229.3 S.F.
EXISTING BRICK AREA = 1,673.1 S.F.

PROPOSED ROOF = 1,538.9 S.F.
PROPOSED PAVED DRIVEWAY = 787.1 S.F.
PROPOSED IMPERVIOUS (STEPS/LANDINGS/WALKWAYS/RET.WALLS)=890.6 S.F.
PROPOSED PERMEABLE PAVERS (WALKWAY) = 252.0 S.F.
PROPOSED LANDSCAPE AREA = 788.4 S.F.

TOTAL EXISTING IMPERVIOUS AREA = 4,257.0 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 3,216.6 S.F.

TOTAL DECREASE IN IMPERVIOUS AREA = 1,040.4 S.F.

Calculations by: GP
Date: 10/31/2022

STORMWATER MANAGEMENT CALCULATIONS
SYSTEM #1

Design Criteria:
Roof = 1,538.9 SF
Paved driveway= 787.1 SF
Total = 2,326.0 SF

Design For **1"** Rainstorm

Storage Volume Required:

$V_R = (1"/12)$ (2,326.0 SF) = 193.8 CF

CAPACITY OF PROPOSED STORM TECH SYSTEM

Storage Capacity of single Storm Tech UNIT = 49 CF

Void Ratio =0.3

Total Volume= (7'x 11' x 4'$_{depth\ (2.5ft\ for\ Storm\ Tech\ unit)}$ x 2 UNIT) = 616 CF

Capacity for 2 UNIT = 98 CF

Storage Capacity in Crushed Stone = (Total Volume – Capacity of Units) x Void Ratio = (616 – 98) x 0.3 = 155.4 CF

Total Storage Provided = Capacity in Crushed Stone + Total Capacity in Units =
155.4 CF + 98 CF = 253.4 CF

Since Total Storage Provided (253.4 CF) > Total Storage Required (193.8 CF/D) **Therefore, utilize 2-Storm-Tech Chamber with 1 ft. of Crushed Stone Beneath to Contain 1" Storm Event**

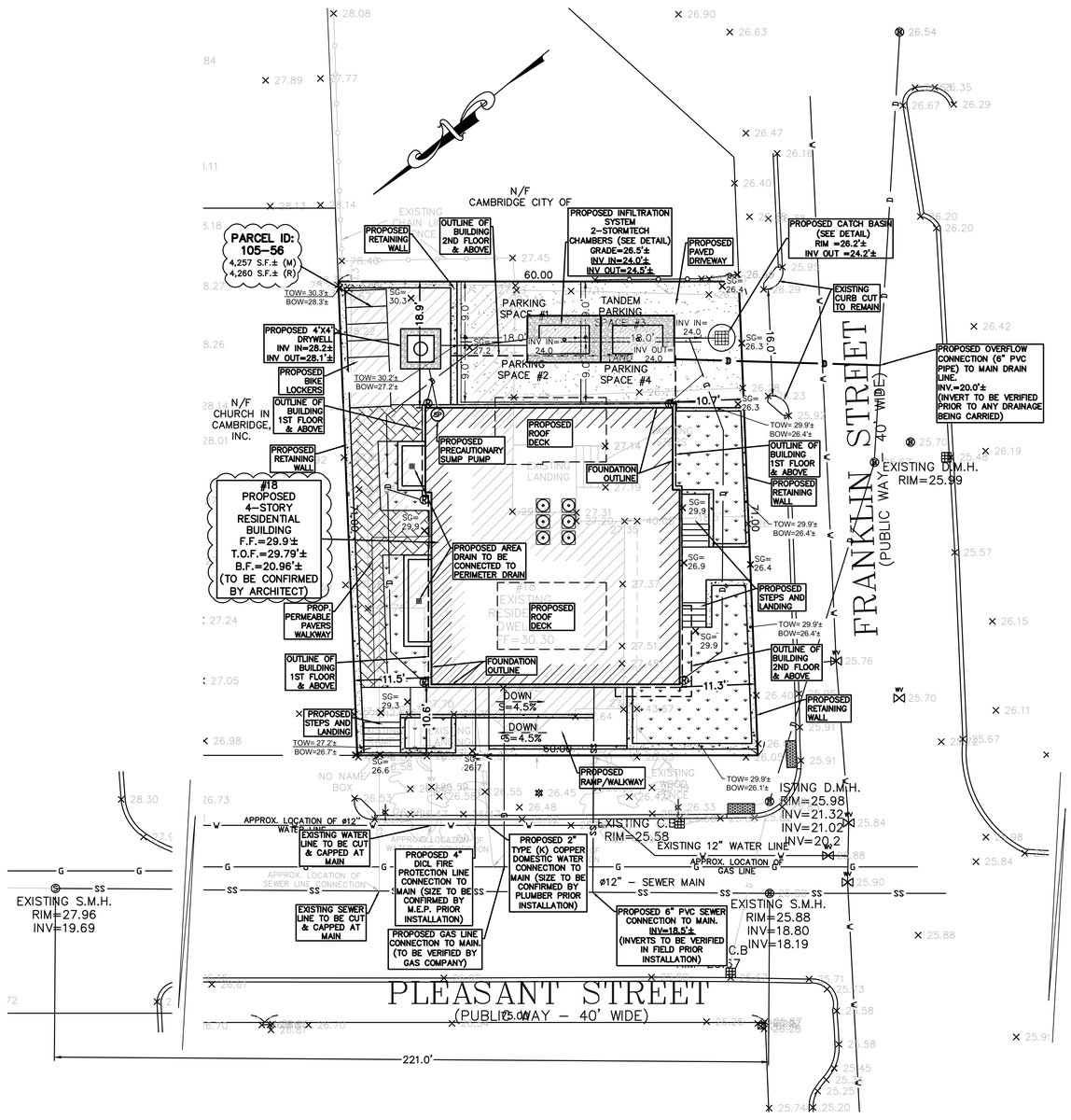
BACKFLOW PREVENTERS MUST BE INSTALLED IN ALL NEW BASEMENT FIXTURES.

INSTALL TREE AND OPEN TREE PIT/ROOT PROTECTION IN ADVANCE OF ANY SITE WORK.

AS BUILT PLAN OF ALL DRAINAGE SYSTEM COMPONENTS (PIPE LOCATION AND INVERT ELEVATIONS) MUST BE PROVIDED BY CONTRACTOR AFTER ALL DRAINAGE WORK IS COMPLETED.

POWER BACKUP AND BACKFLOW PREVENTER FOR SUMP PUMP MUST BE INSTALLED.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



GENERAL NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.

2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.

3. ALL WORK SHALL CONFORM TO CITY OF CAMBRIDGE GENERAL CONSTRUCTION STANDARDS.

4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR.

6. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1–800–322–4844.

7. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.

8. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE WATER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.

9. PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I–1.

10. BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M1.03.1, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB–BASE PRIOR TO PLACING BASE MATERIAL.

11. ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS. BUTT THE NEW PAVING INTO THE EXISTING PAVEMENT TO REMAIN.

12. ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF TWO–2" LIFTS OF BINDER BELOW A 2" TOP COURSE OF ASPHALT "SEE DETAIL".

13. THE CONTRACTOR SHALL APPLY FOR A STREET OPENING AND UTILITY CONNECTION PERMITS AND SIDEWALK CROSSING PERMIT WITH THE CITY OF CAMBRIDGE DPW.

14. CONTRACTOR TO ENSURE THAT ALL SURFACE WATER IS DIVERTED AWAY FROM BUILDING FOUNDATION DURING FINAL GRADING.

15. CONTRACTOR MUST AIR SPADE FOR ROOTS PRIOR TO EXCAVATION AND TUNNEL BENEATH ANY ROOTS TO INSTALL NEW DRAIN AND SEWER. CONTACT AND SCHEDULE DPW IN ADVANCE OF AIR SPADING.

16. CITY OF CAMBRIDGE DPW EXCAVATION PERMIT IS REQUIRED IN ADVANCE OF ALL ON SITE UTILITY WORK AND UTILITY WORK IN CITY'S RIGHT OF WAY.

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

18 PLEASANT ST, CAMBRIDGE, MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK

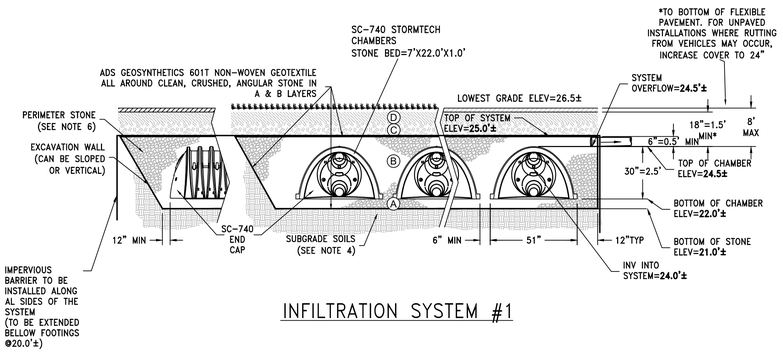
BY	DESCRIPTION	DATE
GP	REVISED AS PER ARCHITECT CHANGES	11/9/22

COMMONWEALTH OF MASSACHUSETTS
EDMOND J. SPRUHAN
CIVIL
25318
REGISTERED PROFESSIONAL ENGINEER

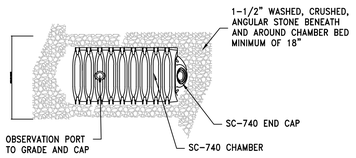
DATE:	2/7/2022
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	E.S

CIVIL PLAN

SHEET 1 OF 4



INFILTRATION SYSTEM #1



STORMTECH SC-740 CHAMBER SYSTEM PLAN VIEW DETAIL

N.T.S.

NOTES:

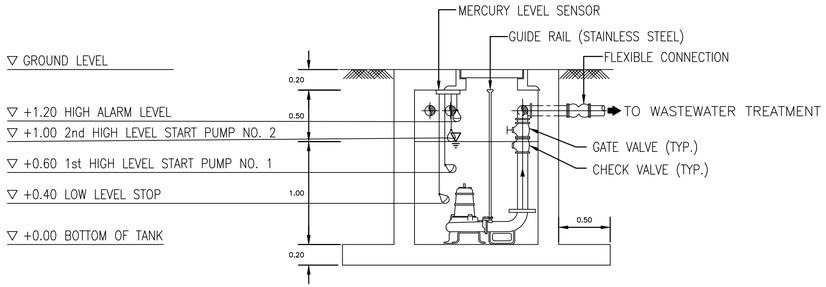
1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

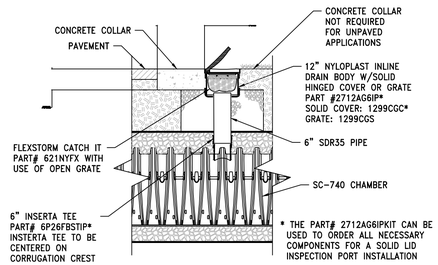
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145': A-1, A-2-4, A-3 OR AASHTO M43': 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43': 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43': 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

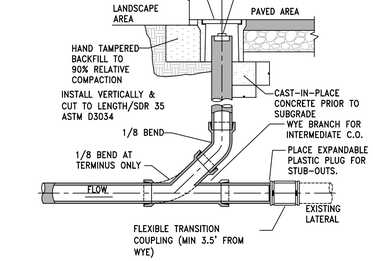


TYPICAL SUMP PUMP DETAIL



SC-740 6" INSPECTION PORT DETAIL

N.T.S.

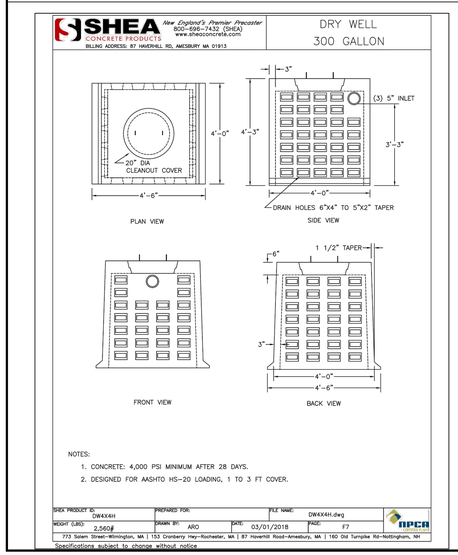


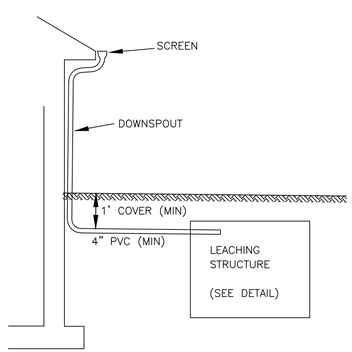
NOTES:

1. RECTANGULAR OR CIRCULAR BOXES ARE PERMITTED.
2. CONCRETE/FIBERLYTE LIDS ARE ACCEPTABLE IN NON-VEHICULAR AREAS. H-20 CAST IRON TRAFFIC LIDS AND BOXES IN VEHICULAR AREAS.
3. ALL CLEANOUT LIDS SHALL BE MARKED WITH AN "S" OR THE WORD "SEWER" FOR SANITARY SEWER CLEANOUTS
4. CLEANOUT PIPE SHALL BE THE SAME DIAMETER AS THE CONNECTED SITE PIPE.
5. TERMINATE C.O. AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

CLEANOUT TO GRADE

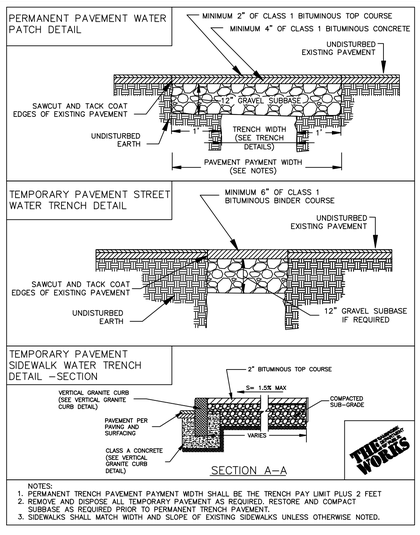
NTS





TYPICAL DOWNSPOUT DETAIL

N.T.S.



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

18 PLEASANT ST, CAMBRIDGE, MASSACHUSETTS

CIVIL PLAN

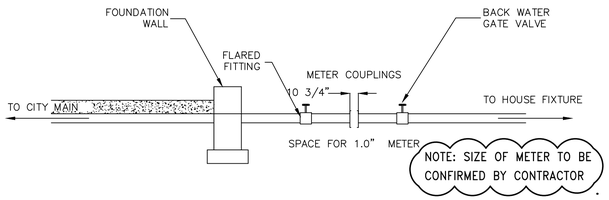
REVISION BLOCK

BY	DESCRIPTION	DATE
GP	REVISED AS PER ARCHITECT CHANGES	11/9/22

COMMONWEALTH OF MASSACHUSETTS EDMOND P. SPRUHAN JR. 33107 REGISTERED PROFESSIONAL ENGINEER

DATE:	2/7/2022
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	E.S

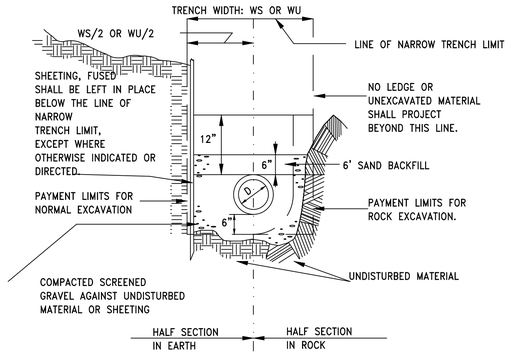
DETAILS



1.0" WATER METER DETAIL

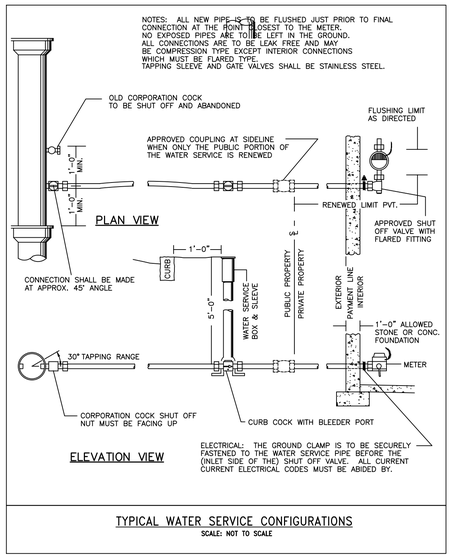
SCALE: NOT TO SCALE

TRENCH WIDTH WS OR WU		
DIAM. OF PIPE	WU UNSHEETED	WS SHEETED
12" AND SMALLER	3'-0"	4'-2"
15" AND LARGER	O.D.+20"	O.D.+36"



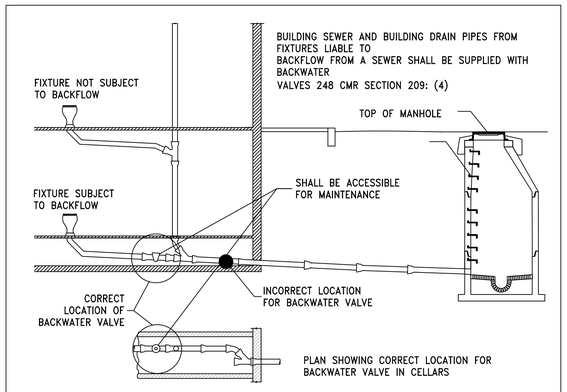
WATER TRENCH SECTION

NOT TO SCALE



TYPICAL WATER SERVICE CONFIGURATIONS

SCALE: NOT TO SCALE



NOTE:
ALL PLUMBING FIXTURES BELOW THE LEVEL OF THE TOP OF THE MANHOLE OF THE SEWER SERVICING THE FIXTURE(S) SHALL BE CONSIDERED AS BEING SUBJECT TO BACKFLOW AND SHALL BE SUPPLIED WITH BACKWATER VALVES.

LOCATION OF BACKWATER VALVES

SCALE: NOT TO SCALE

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

18 PLEASANT ST, CAMBRIDGE, MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK

BY	DESCRIPTION	DATE
GP	REVISED AS PER ARCHITECT CHANGES	11/9/22

DATE:	2/7/2022
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	E.S

CIVIL PLAN

SHEET 3 OF 4

EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
4. AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
5. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
6. ALL AREAS ON– AND OFF–SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
7. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON–SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
8. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF–SITE ARE IMPLEMENTED.
11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

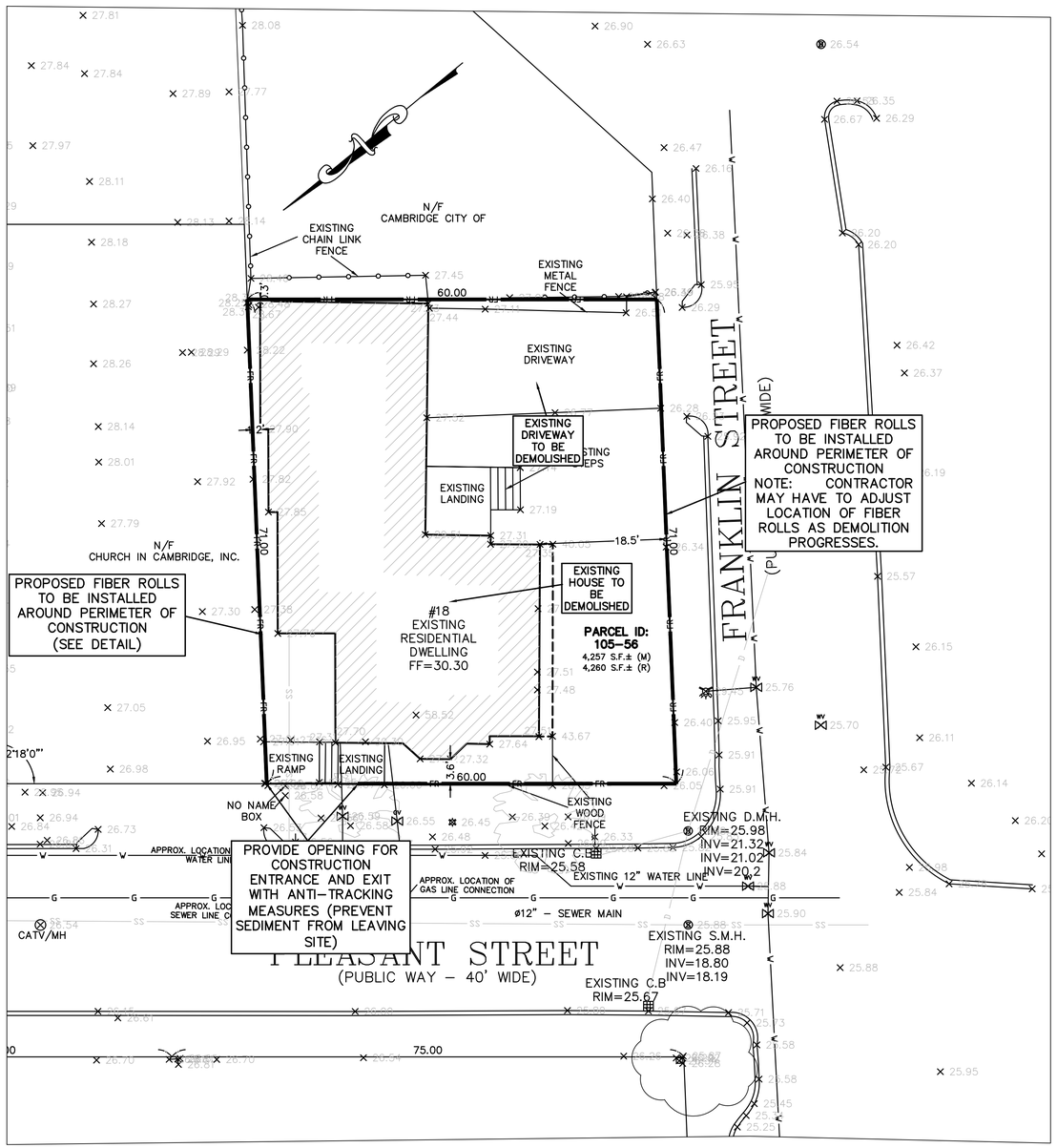
CONSTRUCTION MATERIALS

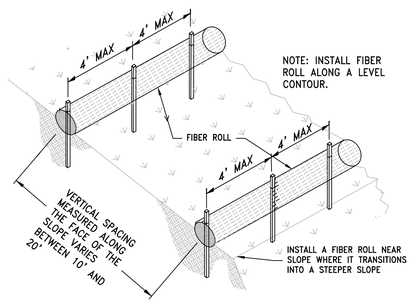
- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY–ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF–SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

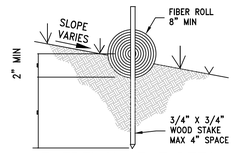
- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

  PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON–HAZARDOUS SPILLS SHALL BE IMPLEMENTED.EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.





TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

FIBER ROLLS

NTS

FIBER ROLL CONSTRUCTION SPECIFICATIONS

1. PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

FIBER ROLL INSTALLATION AND MAINTENANCE

8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

FR FIBER ROLLS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

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

18 PLEASANT ST, CAMBRIDGE, MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK

BY	DESCRIPTION	DATE
GP	REVISED AS PER ARCHITECT CHANGES	11/9/22

COMMONWEALTH OF MASSACHUSETTS
EDMOND SPRUHAN
No. 52316
REGISTERED PROFESSIONAL ENGINEER

DATE:	2/7/2022
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	E.S

EROSION CONTROL & DEMOLITION PLAN

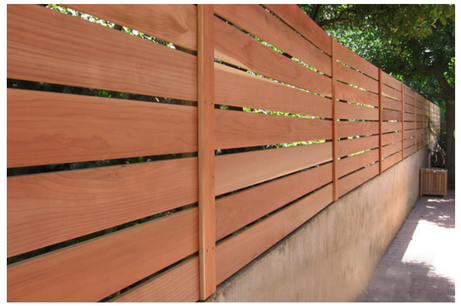
SHEET 4 OF 4

PROBABLE PLANT LIST | 18 PLEASANT STREET

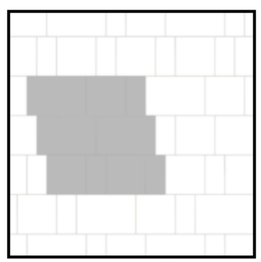
Deciduous Trees:					
CC	1	Carpinus caroliniana	Musclewood	2-2.5" cal.	B&B
LSS	1	Liquidambar styraciflua 'Slender Silhouette'	Fastigiate Sweetgum	2-2.5" cal.	B&B
Shrubs/Vines:					
CA	5	Clethra alnifolia	Summersweet	5 gal.	Pot
IG	4	Ilex glabra 'Densa'	Inkberry	24-30" ht.	Pot
LB	1	Lonicera brownii 'Dropmore Scarlet'	Honeysuckle Vine	5 gal.	Pot
RA	7	Rhus aromatica 'Low Gro'	Fragrant Sumac	3 gal.	Pot
VD	1	Viburnum dentatum	Arrowwood Viburnum	5 gal.	Pot
Perennial Blend Planting					
cp	103	Carex pensylvanica	Pennsylvania Sedge	1 qt.	space 12" o.c
hm	4	Hakonechloa macra 'All-Gold'	Japanese Forest Gras	1 gal.	

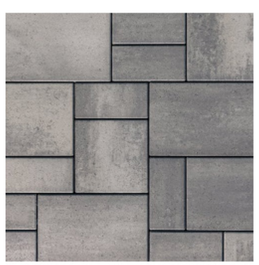
18 Pleasant Street Tree Tabulation	Caliper of Trees To Be Removed	Caliper of Trees To Be Preserved	Caliper of Proposed Trees
Elm #1 at Sidewalk		9	
Elm #2 at Sidewalk		7	
(1) Carpinus @ 2.5" cal.			2.5
(1) Sweetgum @ 2.5" cal.			2.5
Norway Maple Off Property	10		
Total Inches	10	16	21.0

Visitor Bike Parking



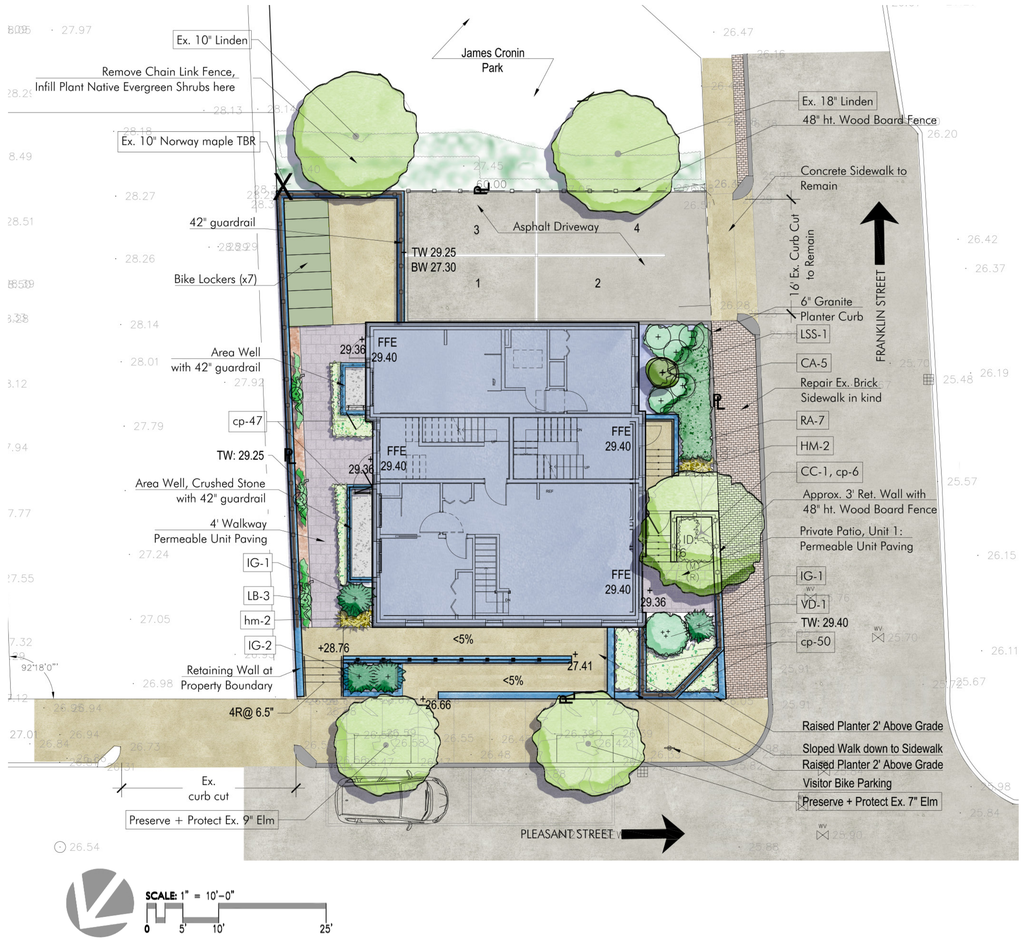
42" ht. Gaurdrail @ Top of walls, 48" ht. @ Southern PL





03 LINEAR PATTERN

Blu 60 Smooth Techo-block Permeable Pavers at Patio, and 4' Walkway
Color Shale Grey



VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

18 PLEASANT STREET
CAMBRIDGE, MA

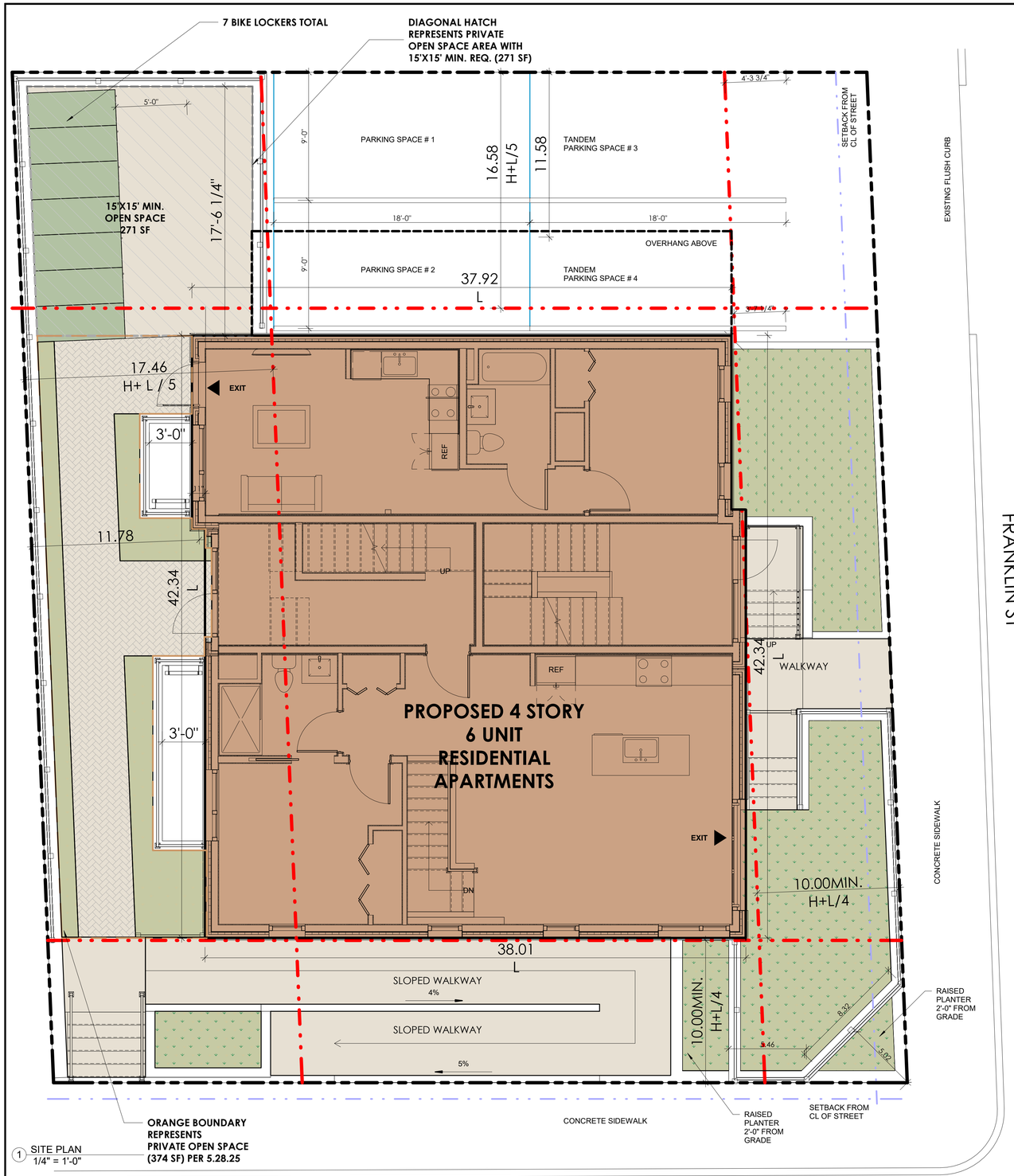
LANDSCAPE PLAN

Project #:	Date: 1/31/2023
Drawn by:	Reviewed: KP
Scale:	

Revisions:

L1

Y:\Pleasant St 18 Cambridge\CAD\PLEA18_BASE.dwg



1 SITE PLAN
1/4" = 1'-0"

ZONING CHART

	ALLOWABLE			PROPOSED	REMARKS
	ZONE : BA	ZONE : RC2B			
LOT AREA	N/A	5,000 SF		4,260 SF	COMPLIES
MIN S.F. / DU		600 SF		6 UNITS PROPOSED 7 UNITS ALLOWED	
MAX. FAR	1.75 [7,458.5 SF]			1.75 (7,455 SF)	COMPLIES*
				2.05 (8,753 SF) WITH BASEMENT SF	DOES NOT COMPLY
				*SP FOR 1,298 SF BASEMENT SPACE	
MIN. LOT WIDTH	50 FT	50 FT		60 FT	COMPLIES
BUILDING COVERAGE				43.8% [1867 sf]	COMPLIES
MAX HEIGHT	40 FT	45 FT		4 STORIES / 45'-0" FT	COMPLIES
MIN. FRONT YARD	10'-0"	10'-0" MIN. FROM CL OF ST. H+L / 4	**45.0' + 38.01'=20.75'** / **4** 10.0' MIN.	10.00'	COMPLIES
MIN. EXT SIDE YARD	10'-0"	10'-0" MIN. FROM CL OF ST. H+L / 4	**45.0' + 42.34'=21.83'** / **4** 10.0' MIN.	10.00'	COMPLIES
MIN SIDE YARD 1	H+ L / 5	H+ L / 5	**45.0' + 37.92'=16.58'** / **5**	11.58'	DOES NOT COMPLY
MIN SIDE YARD 2	H+ L / 5	H+ L / 5	**45.0' + 42.34'=17.46'** / **5**	11.78'	DOES NOT COMPLY
MIN. RATIO OF PRIVATE OPEN SPACE LANDSCAPED AREA	N/A	15% [639 SF]		15% [645 SF]	COMPLIES
PARKING	1.0 PARKING SPACE / DU	0.5 PARKING SPACE		2 SPACES + 2 TANDEM SPACES	DOES NOT COMPLY
		3 SPACES REQ.		SP FOR TANDEM ON FRONT SETBACK	
BICYCLE PARKING	1.0 / DU - LONG TERM .10 / DU - SHORT TERM	1.0 / DU - LONG TERM .10 / DU - SHORT TERM		1.0 / DU 6 LONG TERM 1 SHORT TERM 7 BIKE LOCKERS TOTAL	COMPLIES

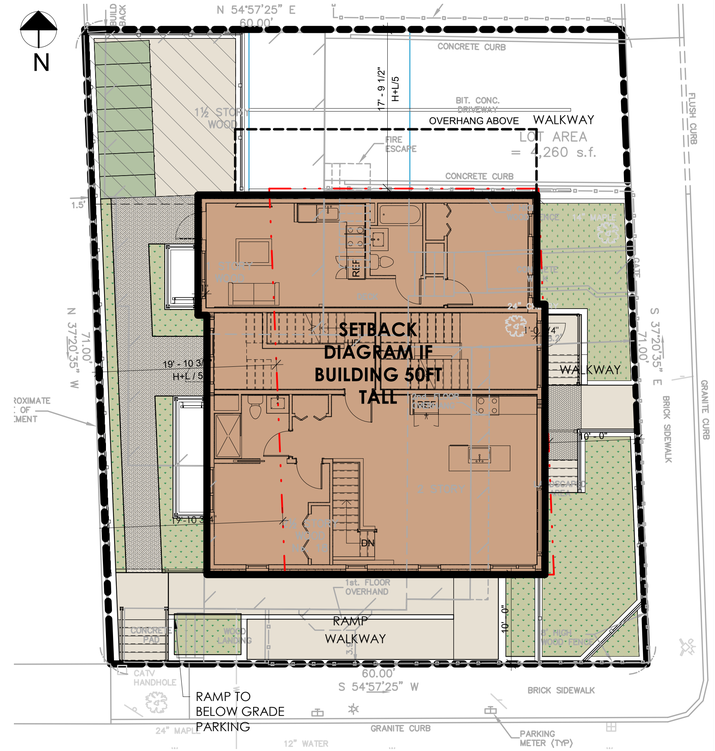
5.28.25Private Open Space Requirements.

The Private open space requirement shall be that required in the district in which the structure is located, except as modified herein.
The dimensional and locational limitations for Private open space set forth in Section 5.22 shall not apply; any combination of at-grade private open space and decks and balconies at other levels shall be permitted as shall walks intended for non vehicular use. However, in every case where those requirements of Section 5.22 waived by this Paragraph (a) are not met, all portions of the surface of the lot shall be Green Area as defined in Article 2.000 that are (1) not covered by the building or (2) devoted to the minimum area necessary to provide at grade, conforming parking spaces and the minimum necessary circulation and driveways for no more than one parking space per dwelling unit. The amount of Private open space required may be reduced by the Planning Board should the Board find that full compliance cannot reasonably be expected given the existing development of the lot and the provision of parking necessary to serve the dwelling units.

SITE PLAN LEGEND	NOTE:
PROPOSED BUILDING	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.
HARDSCAPE / PAVERS	
LANDSCAPE	
REQUIRED SETBACKS	

40' BLDG SETBACK CALC.

MIN. FRONT YARD	10'-0"	10'-0" MIN. FROM CL OF ST. H+L / 4	**40.0' + 38.01'=19.50'** / **4** 10.0' MIN.	10.00'	COMPLIES
MIN. EXT SIDE YARD	10'-0"	10'-0" MIN. FROM CL OF ST. H+L / 4	**40.0' + 42.34'=20.58'** / **4** 10.0' MIN.	10.00'	COMPLIES
MIN SIDE YARD 1	H+ L / 5	H+ L / 5	**40.0' + 37.92'=11.13'** / **5 + 2**	11.13'	COMPLIES
MIN SIDE YARD 2	H+ L / 5	H+ L / 5	**40.0' + 42.34'=11.76'** / **5 + 2**	11.76'	COMPLIES



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

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

Project number	21056
Date	2/2/2023
Drawn by	ASB / DM
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date

ARCHITECTURAL SITE PLAN

A-020

18 PLEASANT ST

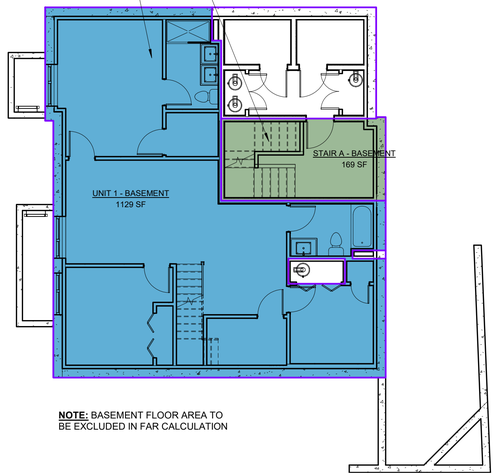
2/2/2023 9:57:29 AM
\\TKG-SERVER\Data\21\21056_Kinvarra Capitol_18 Pleasant St Cambridge\03 Drawings\00_ARCH_SD_DD\21056_18 Pleasant St Cambridge_SD_REV1_Chamfer Corner_1-27-2023.rvt

2.000 Definitions
Gross Floor Area shall not include:

(7) Elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;

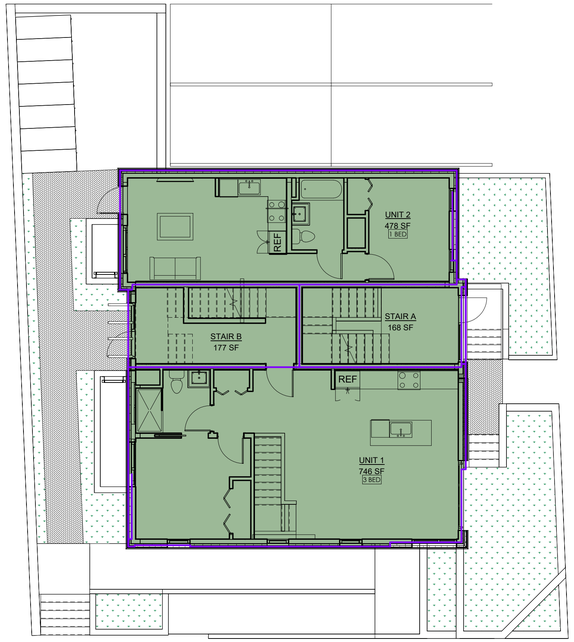
2.000 Definitions
Gross Floor Area shall not include:

(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.

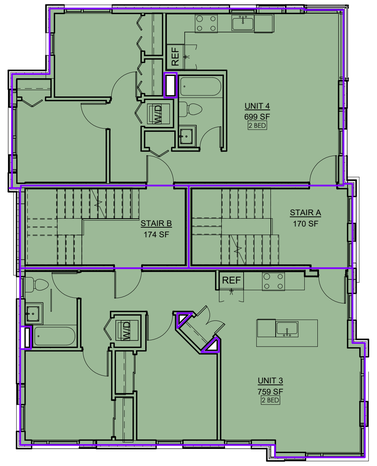


NOTE: BASEMENT FLOOR AREA TO BE EXCLUDED IN FAR CALCULATION

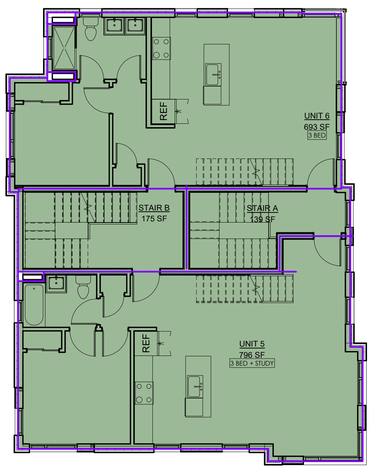
5 BASEMENT Copy 1
1/8" = 1'-0"



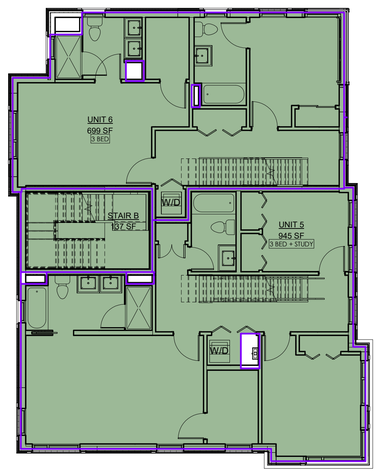
1 1-GROUND FLOOR
1/8" = 1'-0"



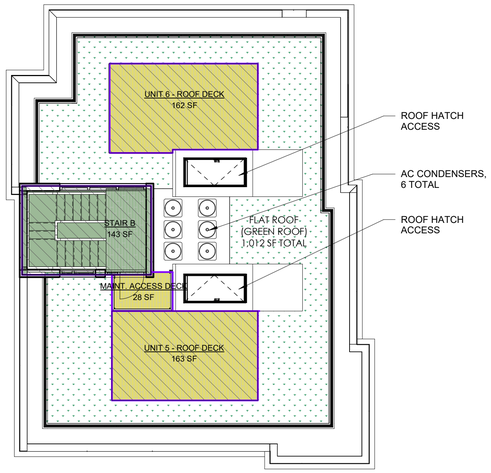
2 2-SECOND FLOOR
1/8" = 1'-0"



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



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



7 5-TOP OF ROOF
1/8" = 1'-0"

FAR CALCULATIONS

Name	Area
1-GROUND FLOOR	
UNIT 2	478 SF
UNIT 1	746 SF
STAIR A	168 SF
STAIR B	177 SF
	1570 SF
2-SECOND FLOOR	
UNIT 4	699 SF
UNIT 3	759 SF
STAIR B	174 SF
STAIR A	170 SF
	1802 SF
3-THIRD FLOOR	
UNIT 6	693 SF
UNIT 5	796 SF
STAIR B	175 SF
STAIR A	139 SF
	1803 SF
4-FOURTH FLOOR	
UNIT 6	699 SF
UNIT 5	945 SF
STAIR B	137 SF
	1782 SF
5-TOP OF ROOF	
STAIR B	143 SF
MAINT. ACCESS DECK	28 SF
UNIT 5 - ROOF DECK	163 SF
UNIT 6 - ROOF DECK	162 SF
	497 SF
	7455 SF

UNIT TYPE RATIO

Comments	Count
1 BED	1
2 BED	2
3 BED	2
3 BED + STUDY	1
	6

UNIT AREAS

Name	Area	Comments
UNIT 1	746 SF	3 BED
UNIT 1 - BASEMENT	1129 SF	
UNIT 2	478 SF	1 BED
UNIT 3	759 SF	2 BED
UNIT 4	699 SF	2 BED
UNIT 5	1741 SF	3 BED + STUDY
UNIT 6	1393 SF	3 BED
	6946 SF	

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	ASB / DM
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

FAR PLANS

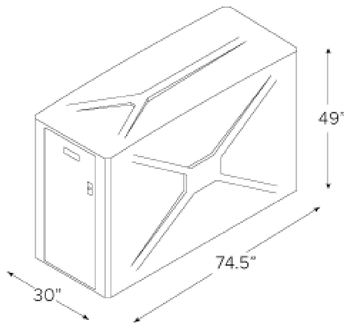
A-021

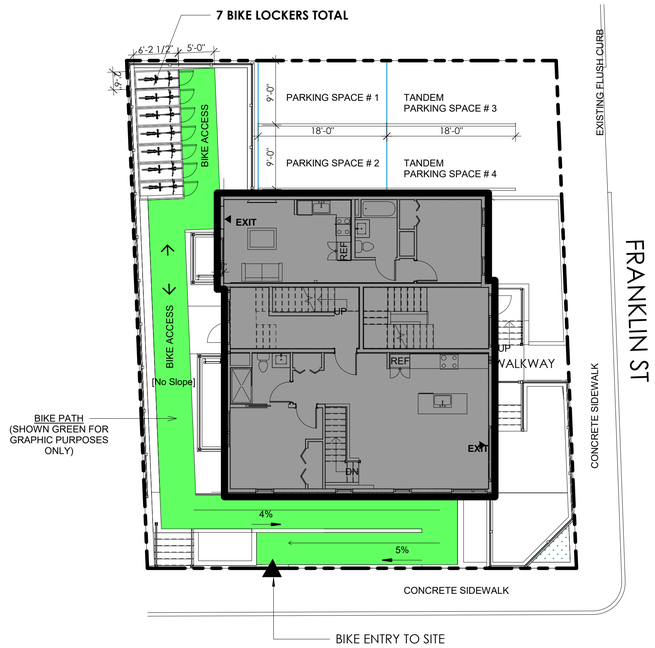
18 PLEASANT ST

DERO BIKE LOCKER 301 SERIES OR SIMILAR

- Manufactured with molded fiberglass reinforced plastic composite
- Long life in all weather conditions
- Finish Resistant to Scratches, UV Damage, Graffiti, will never need painting
- One piece with no external or internal frame – no assembly required
- 2 standard colors available – tan or medium gray
- No Common Walls – lockers are easily relocated
- Features zinc, chome, aluminum, and stainless steel parts – handle, locking, hinges, vents and door number plates
- Standard pop out T-handle lock (3 keys) recessed in door face
- Internal locking bar or padlock handle available
- Can be stacked with add-on adapter

301





1 Bike Parking Diagram
1" = 10'-0"

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
BOSTON
MA

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	TC
Checked by	TC
Scale	1" = 10'-0"

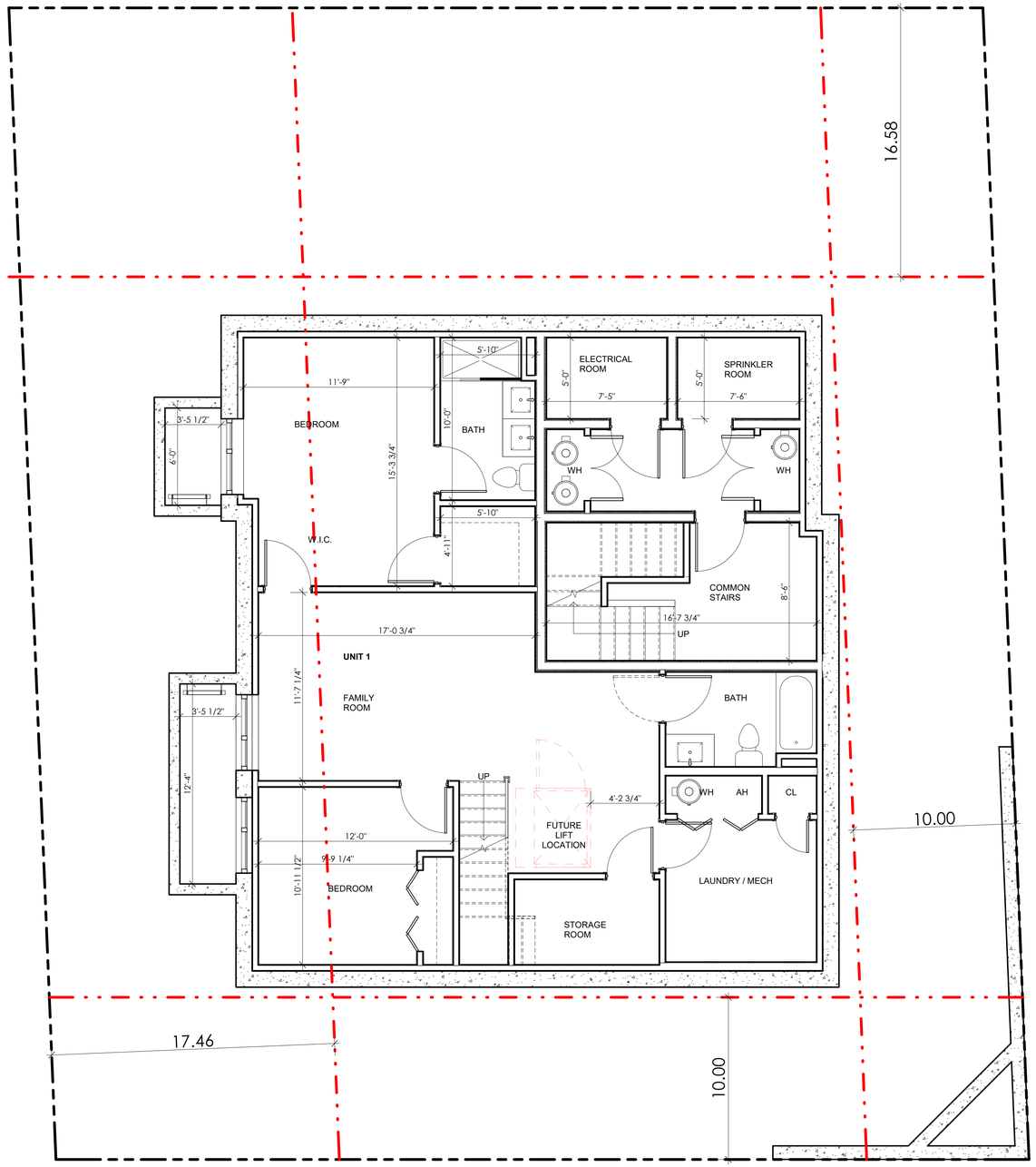
REVISIONS

No.	Description	Date

BIKE ACCESS DIAGRAM

A-022

18 PLEASANT ST



2 BASEMENT
1/4" = 1'-0"

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

KHALSA

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

CONSULTANTS:

REGISTRATION

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	ASB / DM
Checked by	TC
Scale	1/4" = 1'-0"

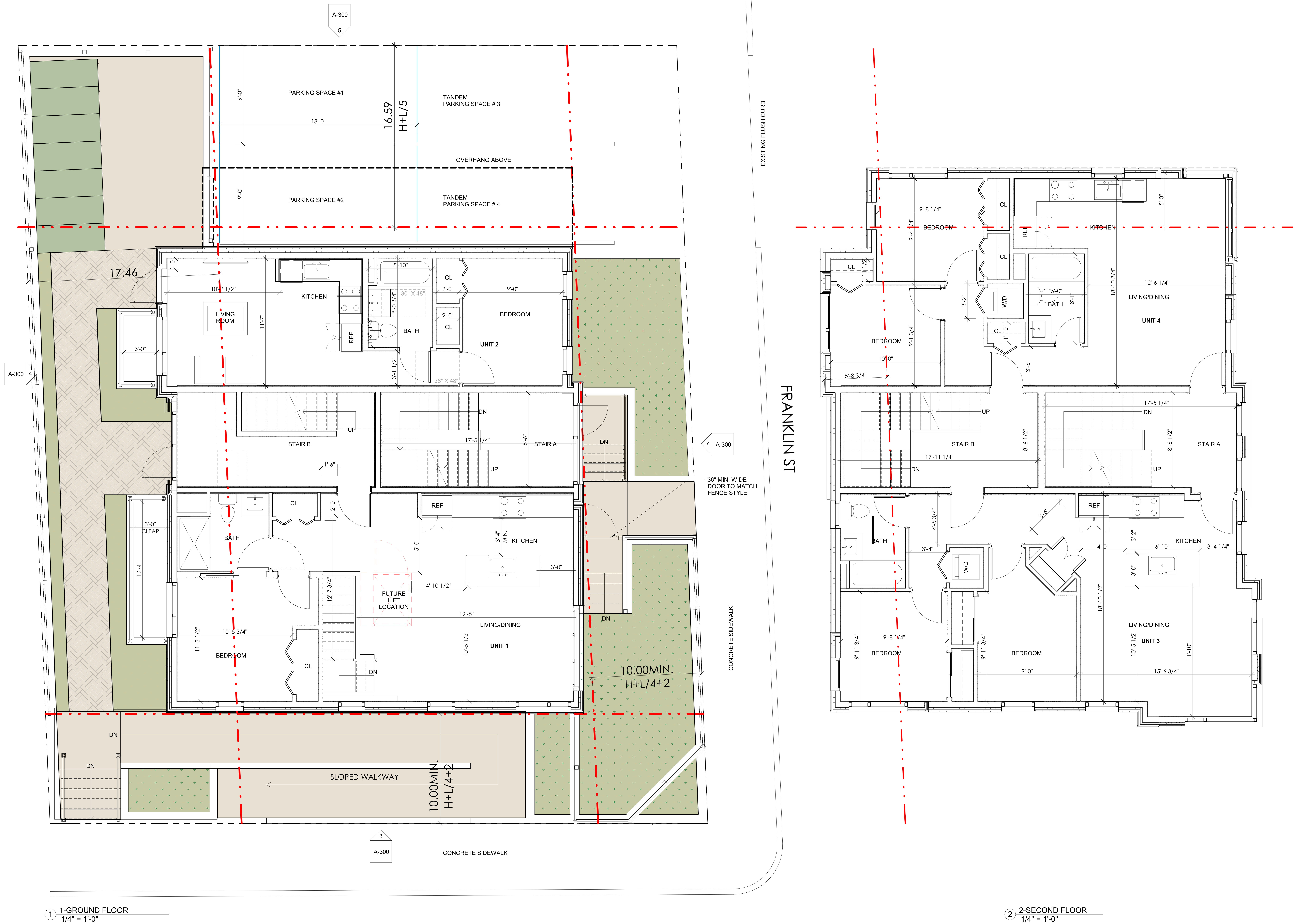
REVISIONS

No.	Description	Date

BASEMENT FLOOR PLAN

A-100

18 PLEASANT ST



PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	ASB / DM
Checked by	TC
Scale	1/4" = 1'-0"

REVISIONS

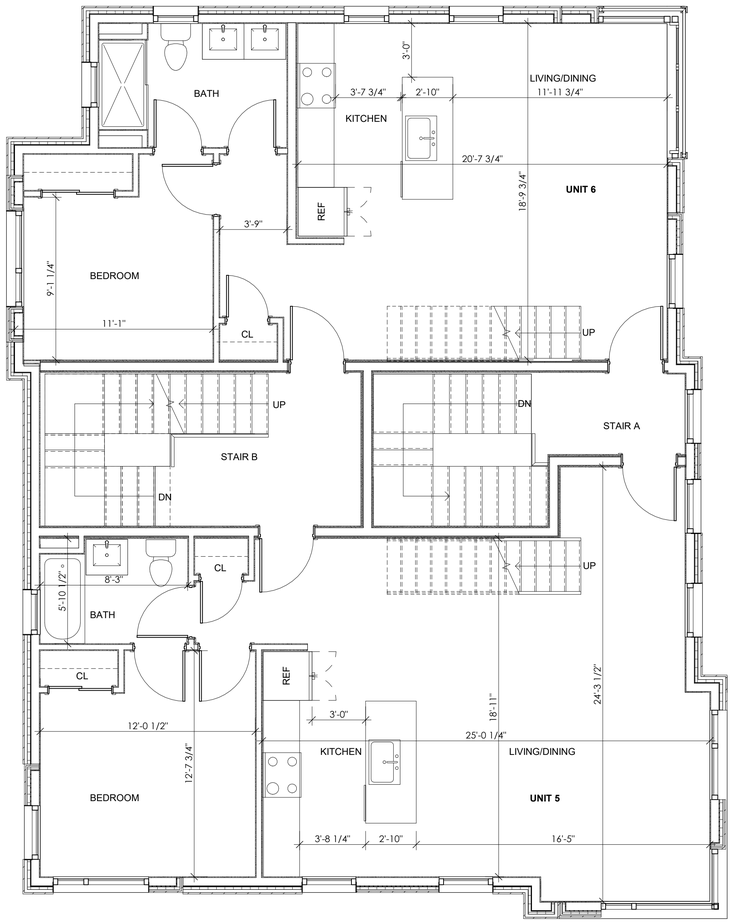
No.	Description	Date

1ST & 2ND FLOOR PLAN

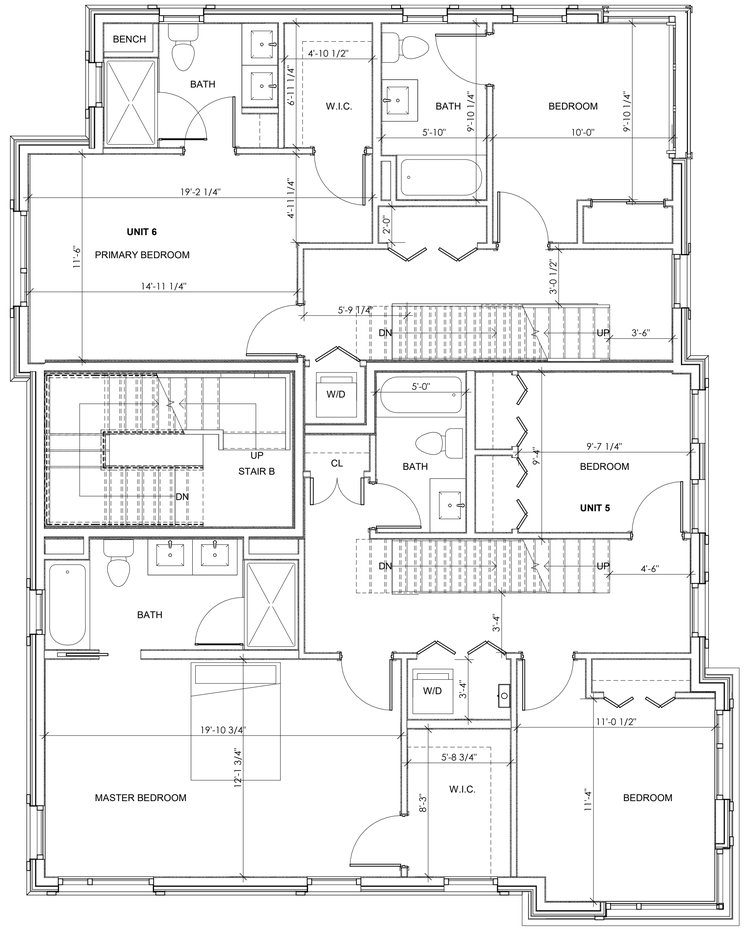
A-101

18 PLEASANT ST

2/2/2023 9:58:01 AM



3 3-THIRD FLOOR
1/4" = 1'-0"



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

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
CHRISTOPHER CARRIER
CAMBRIDGE
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	ASB / DM
Checked by	TC
Scale	1/4" = 1'-0"

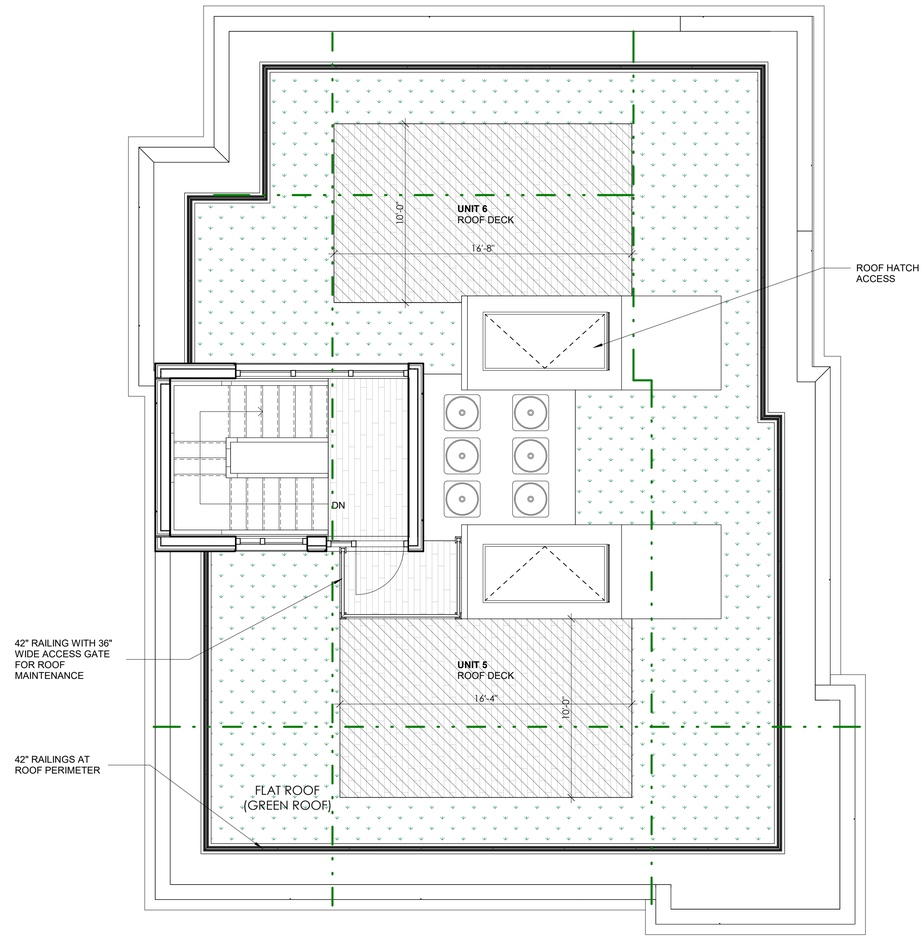
REVISIONS

No.	Description	Date

3RD & 4TH FLOOR PLAN

A-102

18 PLEASANT ST



2 5-TOP OF ROOF
1/4" = 1'-0"

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

KHALSA

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

CONSULTANTS:

REGISTRATION

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	ASB / DM
Checked by	TC
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

ROOF PLAN

A-103

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"

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	DM
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

ELEVATIONS

A-300

18 PLEASANT ST

2/2/2023 9:58:38 AM
\\TKG-SERVER\Data\2121056_Kinvarra Capitol_18 Pleasant St Cambridge\03 Drawings\00_ARCH_SD_DD\21056_18 Pleasant St Cambridge_SD_REV1_Chamfer Corner_1-27-2023.rvt

4 PERSPECTIVE IV

3 PERSPECTIVE III

2 PERSPECTIVE II

1 PERSPECTIVE I

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
TIMOTHY CARTER CHRISTOPHER
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	DM
Checked by	TC
Scale	

REVISIONS

No.	Description	Date

PERSPECTIVES

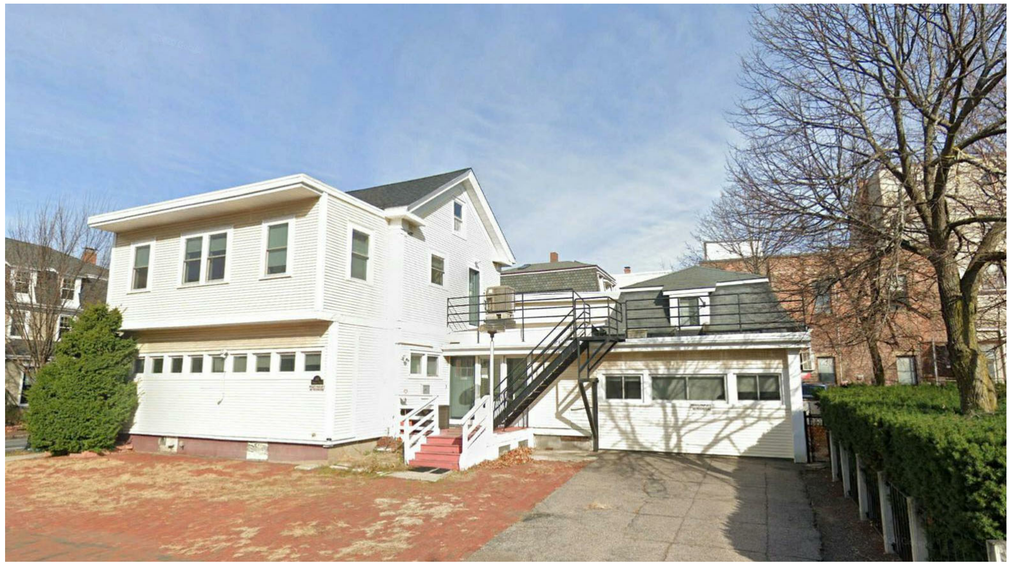
A-304

18 PLEASANT ST

\\TKG-SERVER\Data\21\21056_Kinvarra Capitol_18 Pleasant St Cambridge\03 Drawings\00_ARCH_SD_DD\21056_18 Pleasant St Cambridge_SD_REV1_Chamfer Corner_1-27-2023.rvt
2/2/2023 9:59:16 AM

1 VIEW AT INTERSECTION - FRANKLIN ST & PLEASANT ST

KEY MAP



2 VIEW AT FRANKLIN ST

3 VIEW AT PLESANT ST

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	DM
Checked by	TC
Scale	

REVISIONS

No.	Description	Date

EXISTING TO BE DEMOLISHED

AV-1

18 PLEASANT ST

2/2/2023 9:59:17 AM \\TKG-SERVER\Data\2121056_Kinvarra Capitol_18 Pleasant St Cambridge\03 Drawings\00_ARCH_SD_DD\21056_18 Pleasant St Cambridge_SD_REV1_Chamfer Corner_1-27-2023.rvt

VIEW AT PLEASANT ST & FRANKLIN ST

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
TIMOTHY CARRIER
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	MH
Checked by	TC
Scale	

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

CLIENT

RYAN WITTIG

ARCHITECT

KHALSA

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

CONSULTANTS:

REGISTRATION

NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	MH
Checked by	TC
Scale	

REVISIONS

No.	Description	Date

STREET RENDERING

AV-3

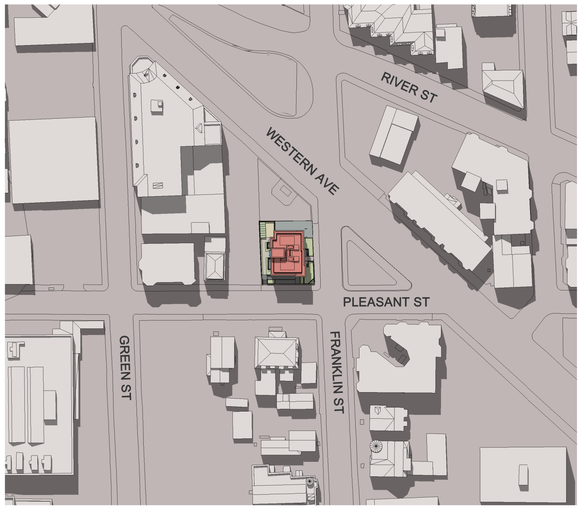
18 PLEASANT ST

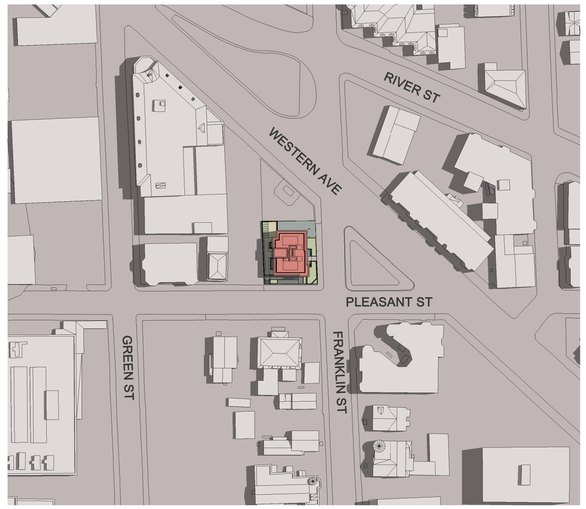
MORNING (9 AM - 10 AM)

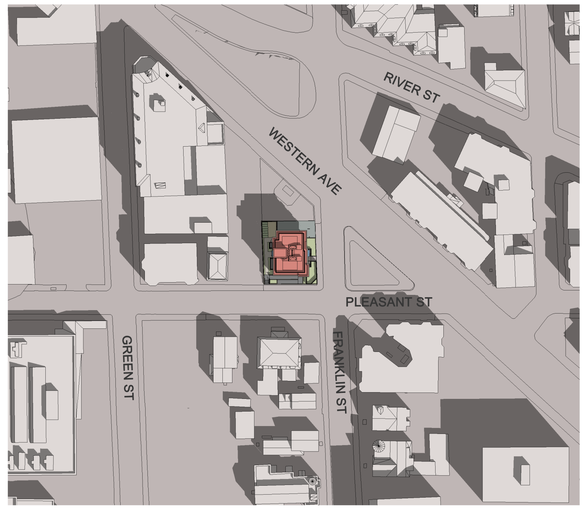
NOON (12 PM - 1 PM)

AFTERNOON (3 PM - 4 PM)

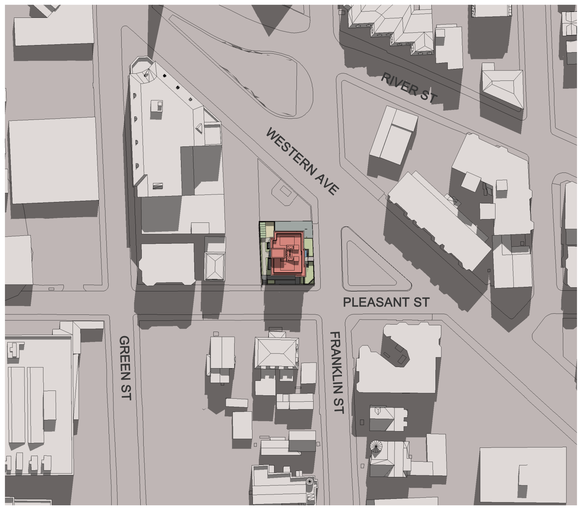
SUMMER SOLSTICE

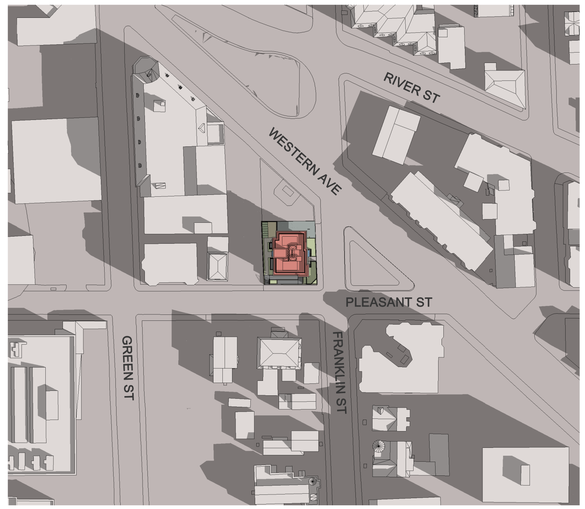




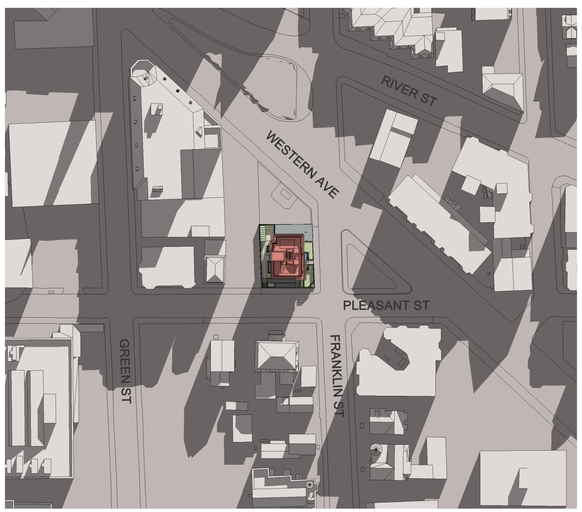


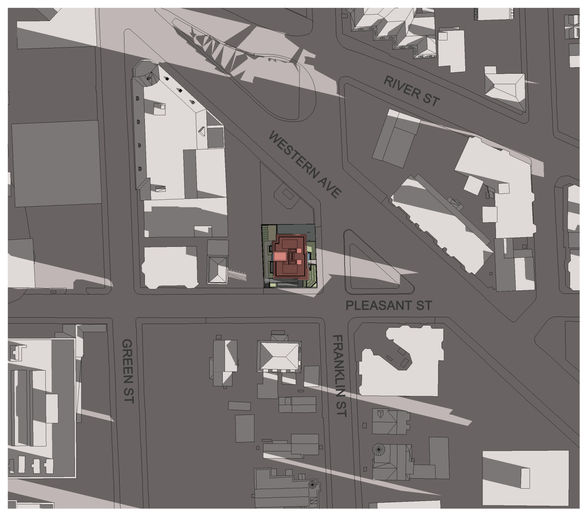
FALL/SPRING EQUINOX





WINTER SOLSTICE





N

0' 20' 40' 80' 160' 320'

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT

DESIGN
KHALSA

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

CONSULTANTS:

REGISTRATION

REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
NOT FOR CONSTRUCTION

Project number	21056
Date	2/2/2023
Drawn by	Author
Checked by	TC
Scale	1" = 80'-0"

REVISIONS

No.	Description	Date

SHADOW STUDY

AV-4

18 PLEASANT ST

2/2/2023 10:01:01 AM

\\TKG-SERVER\Data\2121056_Kinvarra Capitol_18 Pleasant St Cambridge\03 Drawings\00_ARCH_SD_DD\21056_18 Pleasant St Cambridge_SD_REV1_Chamfer Corner_1-27-2023.rvt