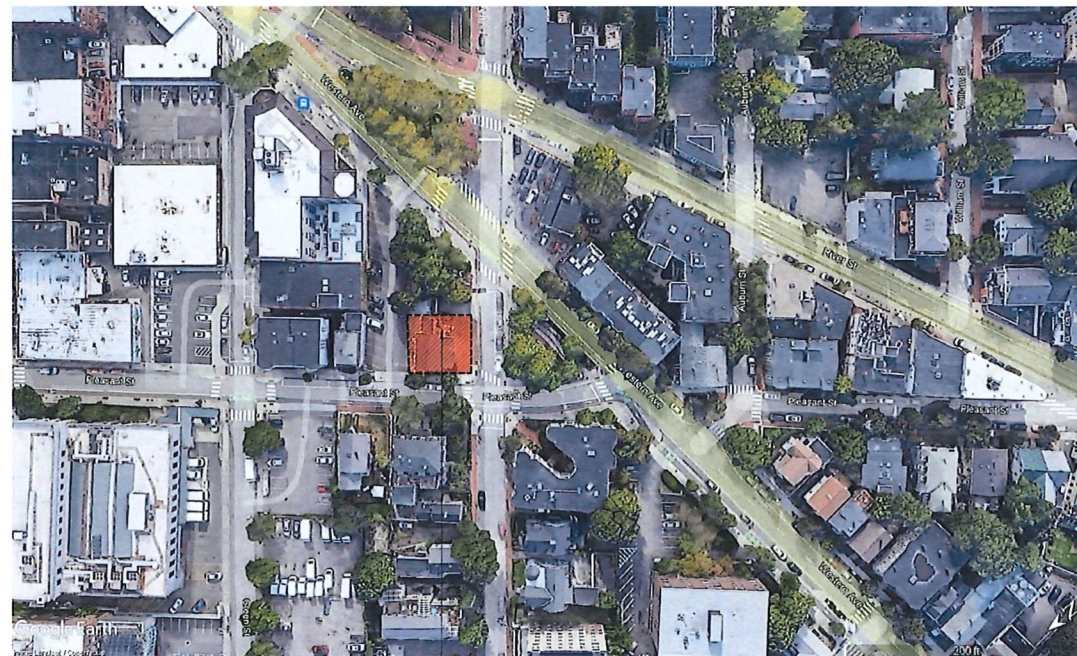


ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	4/28/2022
1-Civil		
C-1	CIVIL PLAN	12/14/2021
C-2	DETAILS	12/14/2021
C-3	DETAILS	12/14/2021
C-4	EROSION CONTROL & DEMOLITION PLAN	12/14/2021
2-Landscape		
L-1	LANDSCAPE PLAN	11/5/2021
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	4/28/2022
A-021	FAR PLANS	4/28/2022
A-100	BASEMENT FLOOR PLAN	4/28/2022
A-102	3RD & 4TH FLOOR PLAN	4/28/2022
A-103	ROOF PLAN	4/28/2022
A-300	ELEVATIONS	4/28/2022
AV-1	EXISTING TO BE DEMOLISHED	4/28/2022
AV-2	STREET RENDERING	4/28/2022
AV-3	STREET RENDERING	4/28/2022
AV-4	DESIGN CONTEXT DIAGRAM	4/28/2022
AV-5	NEIGHBORHOOD CONTEXT DIAGRAMS	4/28/2022
AV-6	SHADOW STUDY	4/28/2022
AV-7	DESIGN SCHEME COMPARISON	4/28/2022
AV-8	DESIGN SCHEME COMPARISON	4/28/2022
AV-9	DESIGN SCHEME COMPARISON	4/28/2022



## 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

**SD SET  
4-28-2022**

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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**NOT FOR  
CONSTRUCTION**

Project number 21056  
Date 4/28/2022  
Drawn by DM / ASB  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date

COVER SHEET

**A-000**

18 PLEASANT ST









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	24-30" ht. 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>



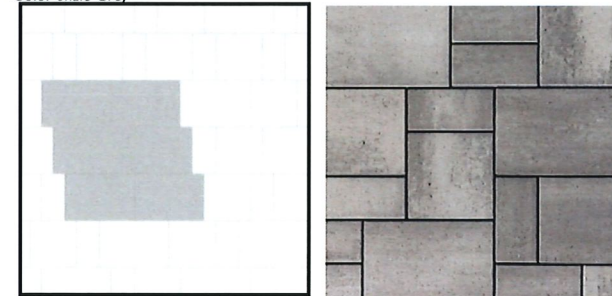
Bike Rack | Parking Meter



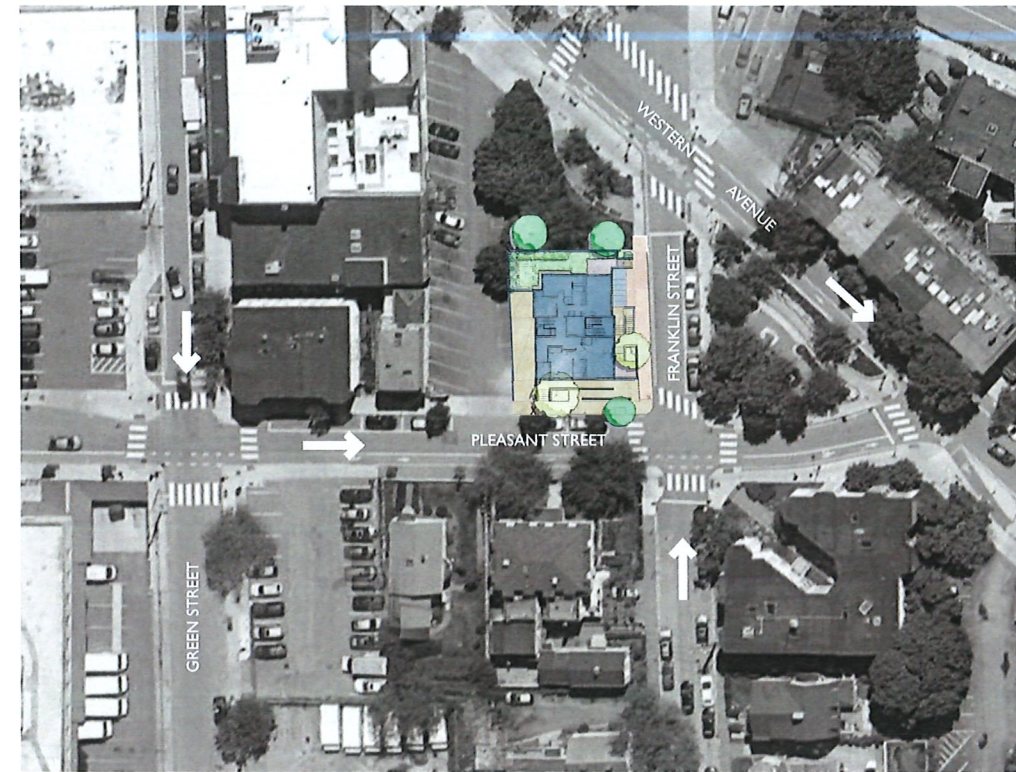
48" Horizontal Board Fence



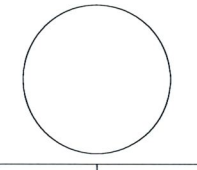
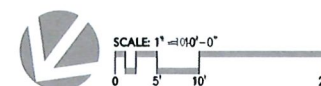
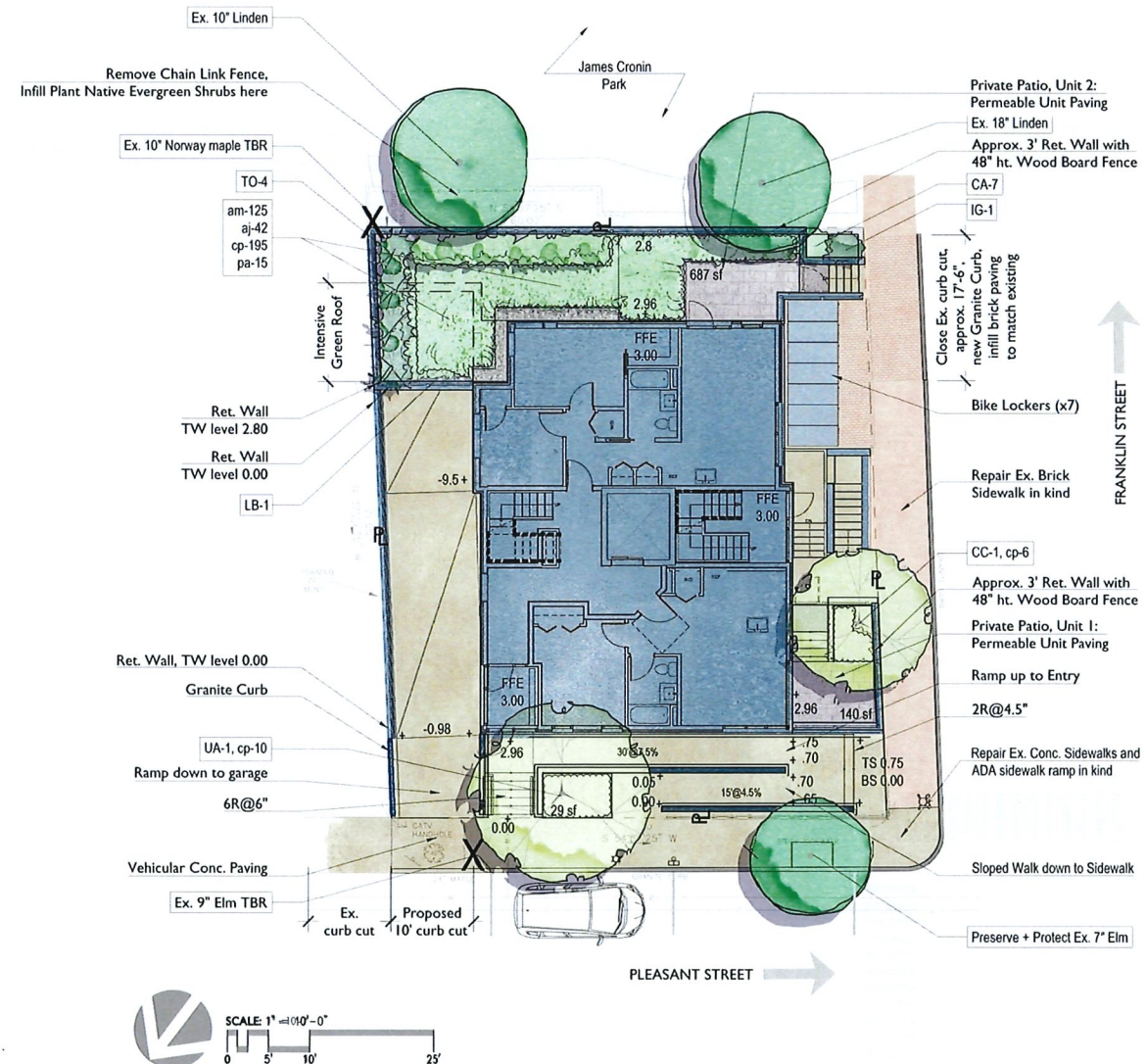
Blu 60 Smooth Techo-block Pervious Pavers at Patios Color Shale Grey



03 LINEAR PATTERN



LOCUS PLAN

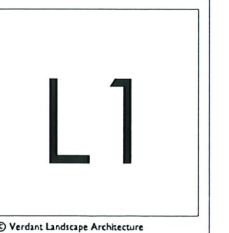


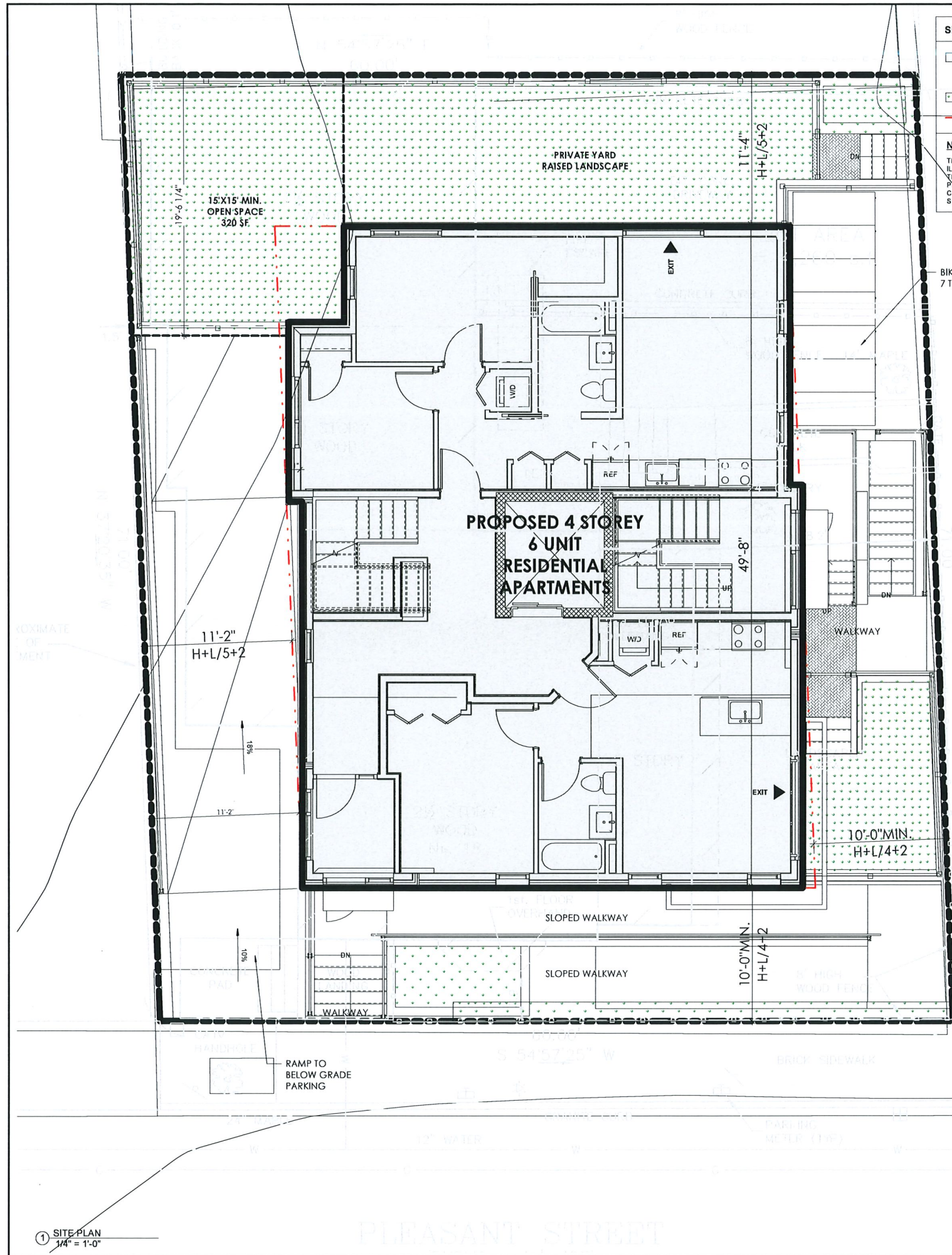
18 PLEASANT STREET  
CAMBRIDGE, MA

LANDSCAPE PLAN

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

Revisions:





**SITE PLAN LEGEND**

- PROPOSED BUILDING
- LANDSCAPE
- REQUIRED SETBACKS

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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 (7,434 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

**PROJECT NAME**  
**18 PLEASANT ST**

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

**CLIENT**  
**RYAN WITTIG**

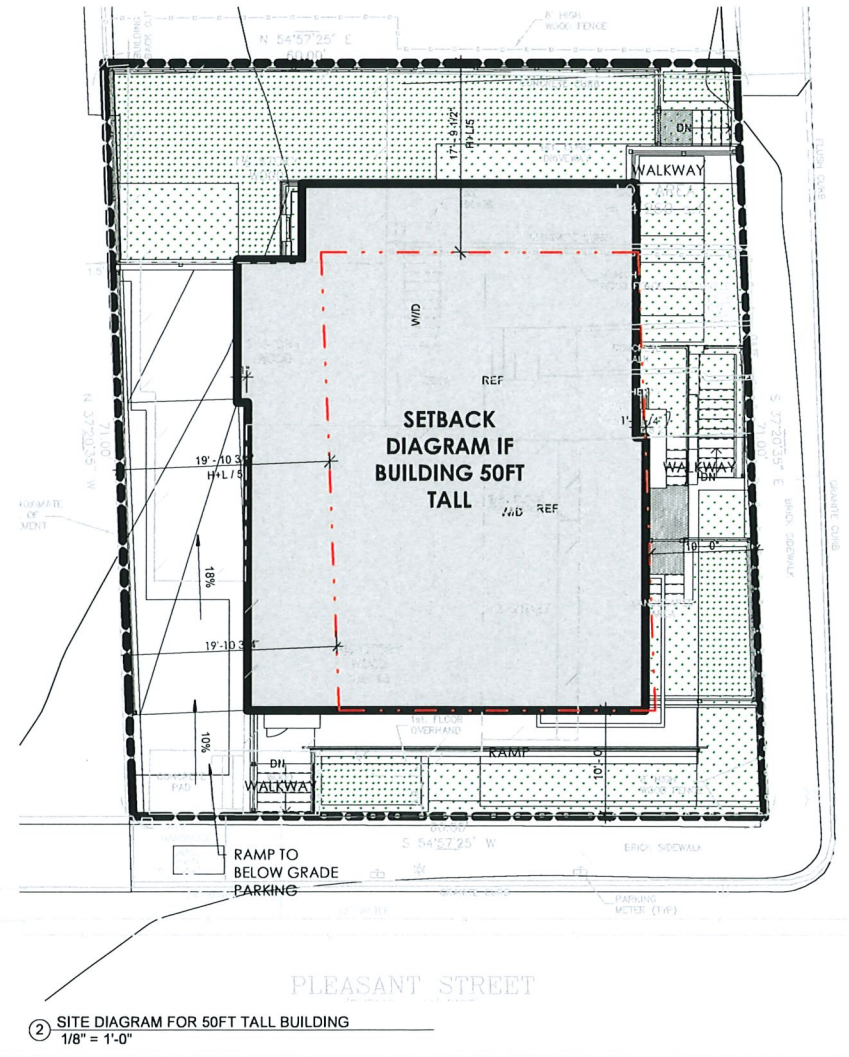
**ARCHITECT**

**DESIGN**

**KHALSA**

17 VALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-6662

**CONSULTANTS:**



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Checked by: JSK  
Scale: As indicated

**REVISIONS**

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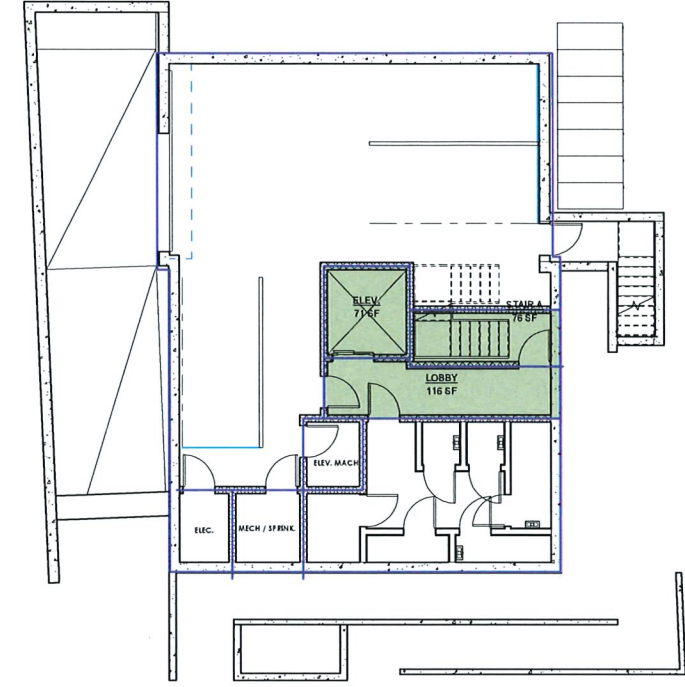
**ARCHITECTURAL SITE PLAN**

**A-020**

18 PLEASANT ST

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

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



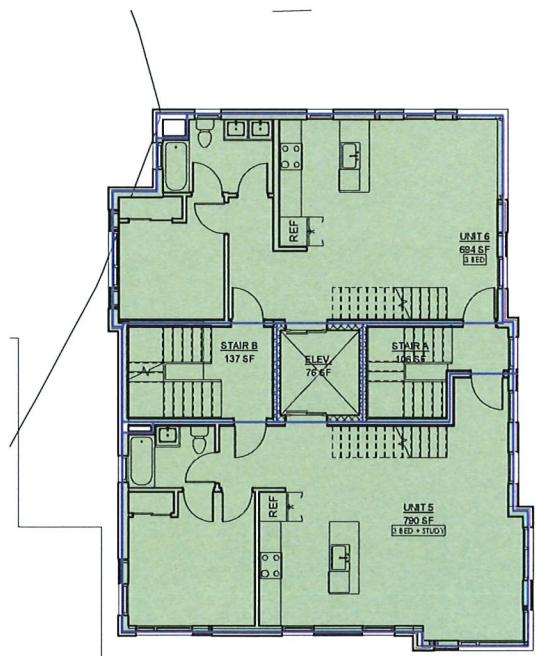
5 BASEMENT Copy 1  
1/8" = 1'-0"



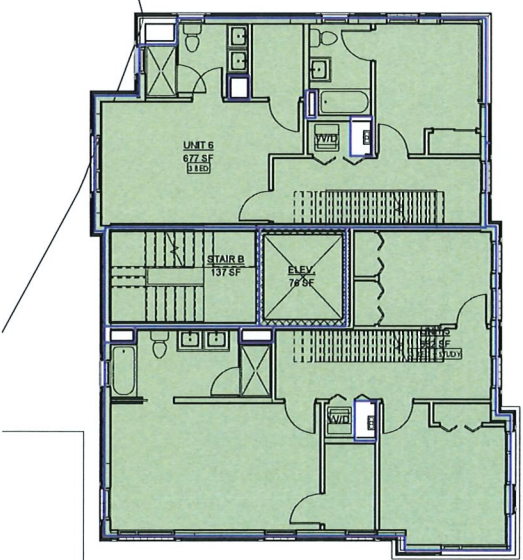
1 1-GROUND FLOOR  
1/8" = 1'-0"



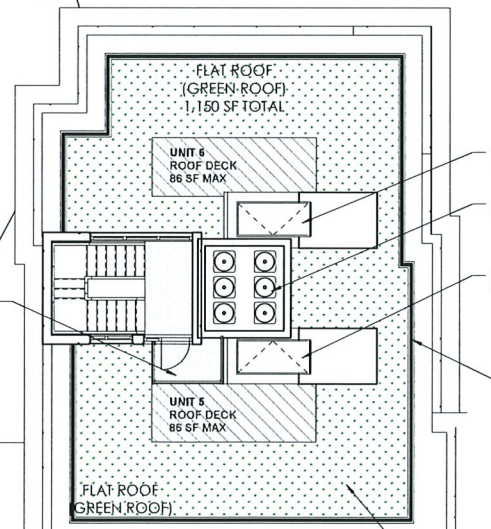
2 2-SECOND FLOOR  
1/8" = 1'-0"



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



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



6 5-TOP OF ROOF  
1/8" = 1'-0"

FAR CALCULATIONS

Name	Area
<b>BASEMENT</b>	
ELEV.	71 SF
LOBBY	116 SF
STAIR A	76 SF
	263 SF
<b>1-GROUND FLOOR</b>	
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
<b>2-SECOND FLOOR</b>	
UNIT 4	701 SF
UNIT 3	759 SF
STAIR B	136 SF
STAIR A	132 SF
ELEV.	76 SF
	1804 SF
<b>3-THIRD FLOOR</b>	
UNIT 6	694 SF
UNIT 5	790 SF
ELEV.	76 SF
STAIR B	137 SF
STAIR A	106 SF
	1803 SF
<b>4-FOURTH FLOOR</b>	
UNIT 6	677 SF
UNIT 5	882 SF
ELEV.	76 SF
STAIR B	137 SF
STAIR A	1773 SF
	7434 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	759 SF	2 BED
UNIT 4	701 SF	2 BED
UNIT 5	1671 SF	3 BED + STUDY
UNIT 6	1371 SF	3 BED
	5747 SF	

PROJECT NAME  
**18 PLEASANT ST**

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

CLIENT  
**RYAN WITTIG**

ARCHITECT  
**DESIGN**  
  
**KHALSA**

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

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REVISIONS

No.	Description	Date

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

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 material 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

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

ROOF HATCH  
ACCESS

AC CONDENSERS,  
6 TOTAL

ROOF HATCH  
ACCESS





PROJECT NAME

18 PLEASANT ST

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CAMBRIDGE, MA

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RYAN WITTIG

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KHALSA

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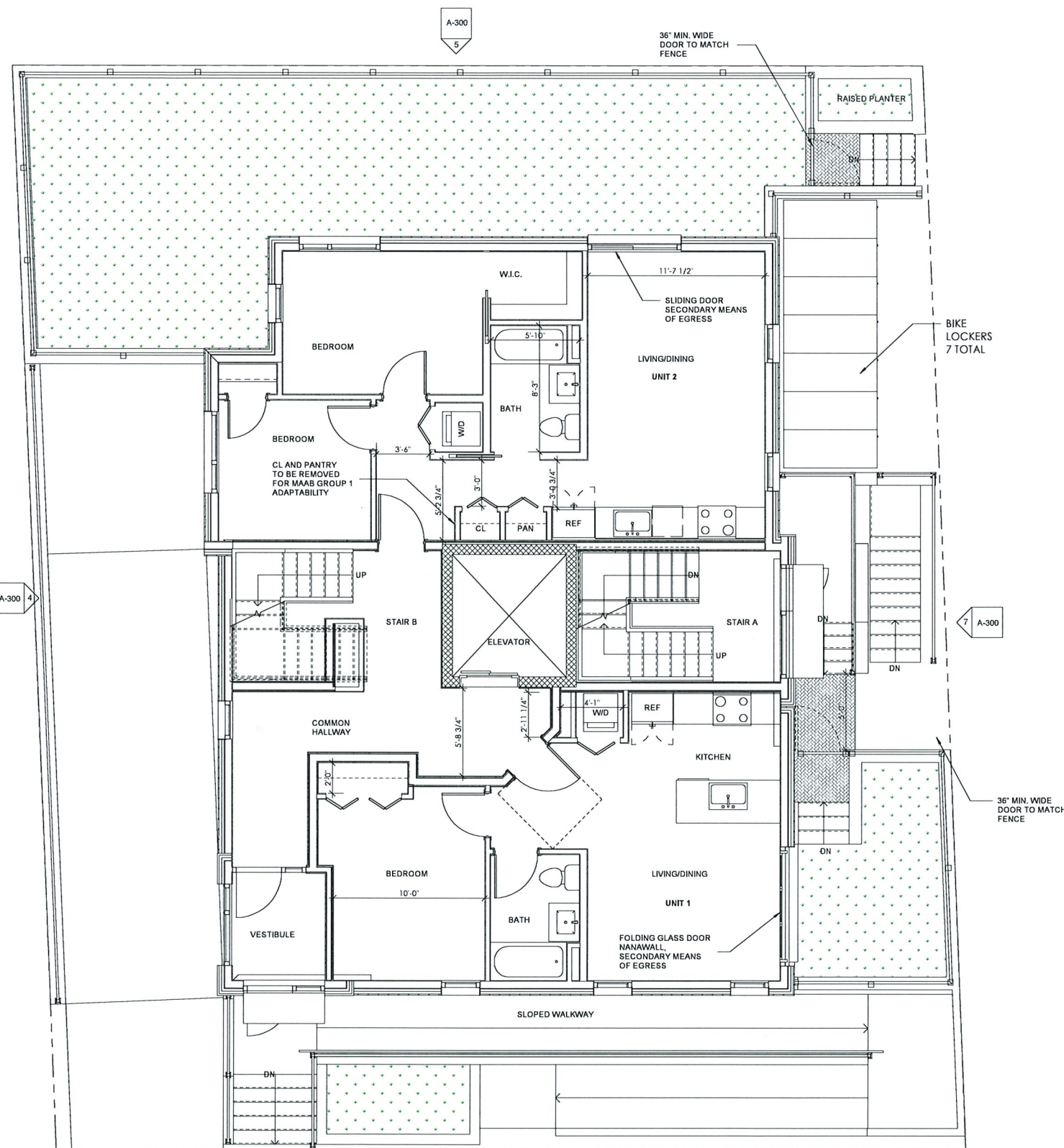
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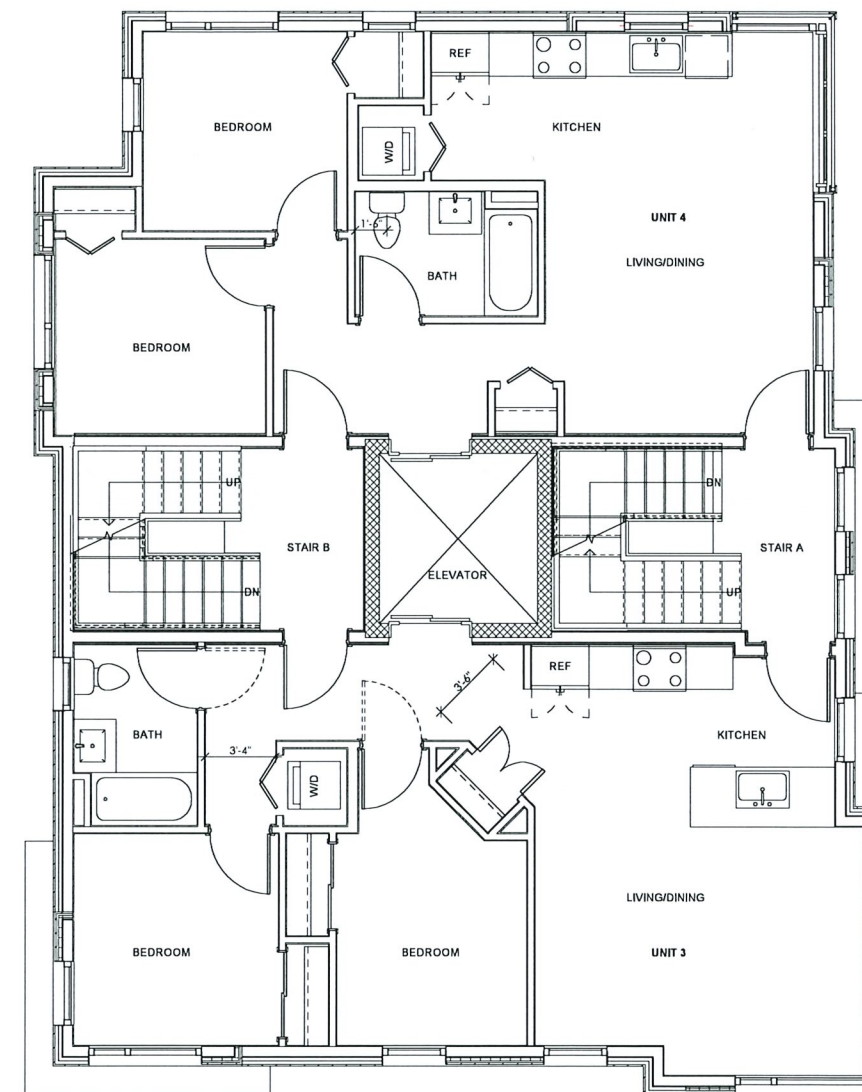
1ST & 2ND  
FLOOR PLAN

A-101

18 PLEASANT ST



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



2 2-SECOND FLOOR  
1/4" = 1'-0"



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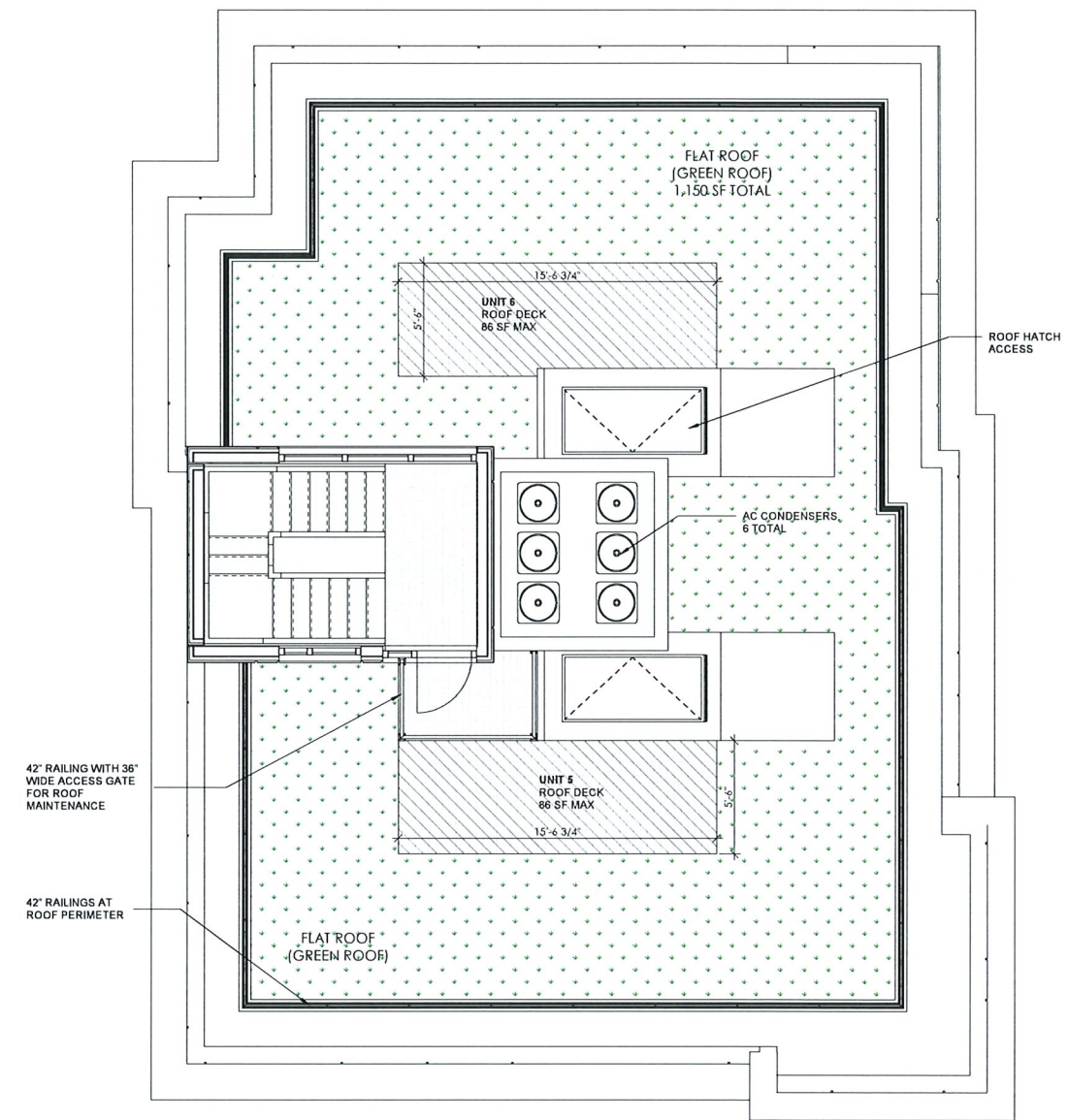
No.	Description	Date

ROOF PLAN

A-103

18 PLEASANT ST

① 5-TOP OF ROOF  
1/4" = 1'-0"



PROJECT NAME

18 PLEASANT ST

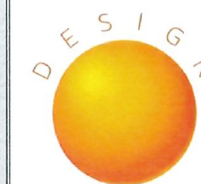
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CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



**KHALSA**

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SOMERVILLE, MA 02143  
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REVISIONS

No.	Description	Date

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"



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



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SOMERVILLE, MA 02143  
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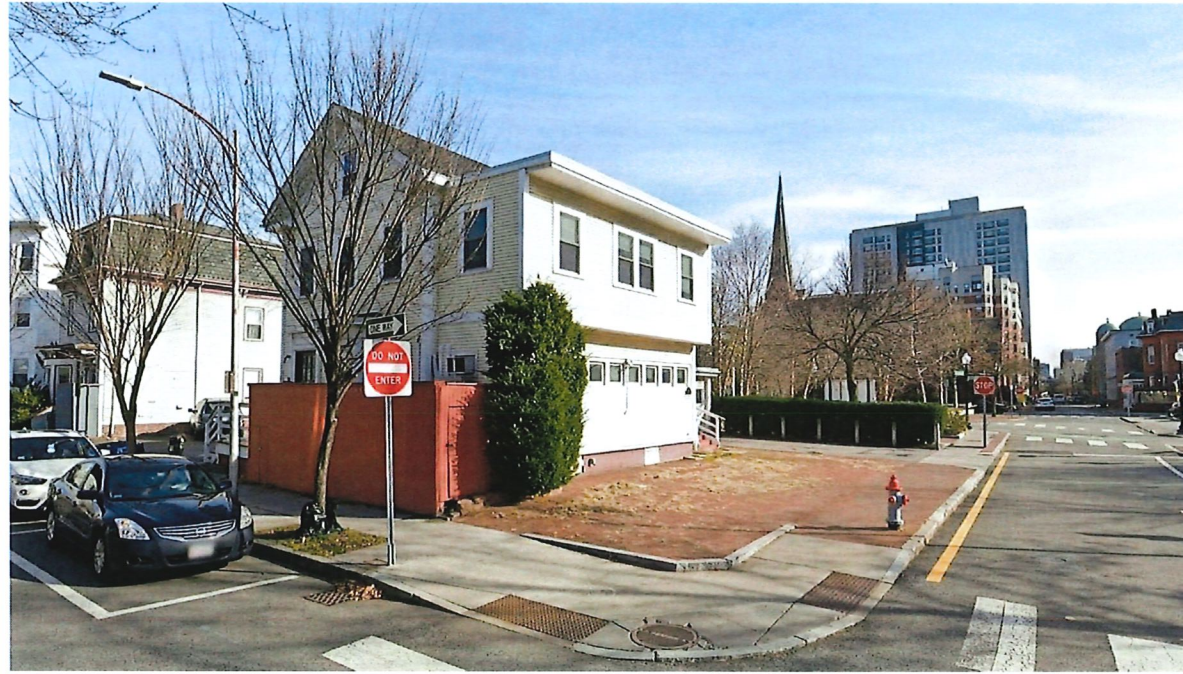
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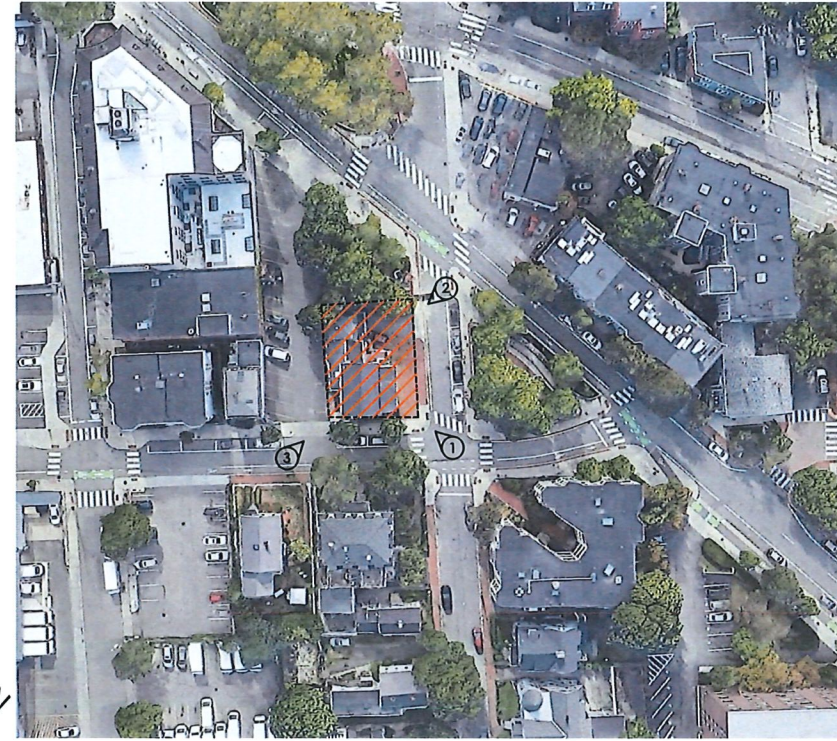
PERSPECTIVES

**A-304**

18 PLEASANT ST



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

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ARCHITECT



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Scale

REVISIONS

No.	Description	Date

**EXISTING TO BE  
DEMOLISHED**

**AV-1**

18 PLEASANT ST



VIEW AT PLEASANT ST & FRANKLIN ST

PROJECT NAME

**18 PLEASANT ST**

PROJECT ADDRESS

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CAMBRIDGE, MA**

CLIENT

**RYAN WITTIG**

ARCHITECT



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SOMERVILLE, MA 02143  
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Date 4/28/2022  
Drawn by MH  
Checked by Checker  
Scale

REVISIONS

No.	Description	Date

**STREET  
RENDERING**

**AV-2**

18 PLEASANT ST





VIEW AT WESTERN AVENUE

PROJECT NAME

**18 PLEASANT ST**

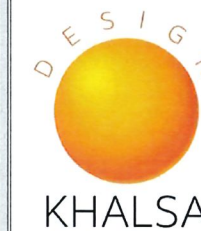
PROJECT ADDRESS

**18 PLEASANT ST.  
CAMBRIDGE, MA**

CLIENT

**RYAN WITTIG**

ARCHITECT



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REVISIONS

No.	Description	Date

**STREET  
RENDERING**

**AV-3**

18 PLEASANT ST

**RENDERING AT FRANKLIN & PLEASANT STREET**



**JAMES CRONIN PARK**



**McELROY PARK AT INTERSECTION**



**SITE CONTEXT LOCUS PLAN**

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1. SEASHELL COLOR BRICK
2. SUBTLE CAST STONE CORNICE AT BASE AND 3RD FLOOR
3. RECESSED WINDOWS
4. PUNCH STYLE WINDOWS
5. LARGE WINDOWS AT PROMINENT LOCATIONS
6. COMPLEMENTARY COLOURED HARDI PANEL, SMOOTH TRANSITIONAL MATERIAL AT TOP FLOOR, COLOR: COBBLE STONE
7. CONTEMPORARY HARDSCAPE BASE TO REFLECT BRICK BASE ON NEIGHBORHOOD BUILDINGS
8. EXTRUDED BRICK COURSE DETAILING
9. PICTURE FRAME CAST STONE WINDOW TRIMS AT TOP FLOOR
10. PROMINENT TOP FLOOR TERMINATION CORNICE
11. BAY ELEMENT TO ENGAGE CORNER INTERSECTION

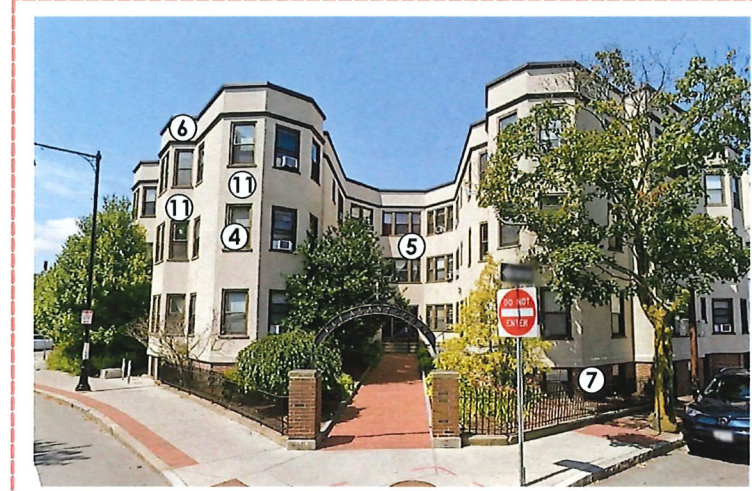
**CORNICE AND WINDOW DETAILS**



**WINDOWS AND BANDING DETAILING**



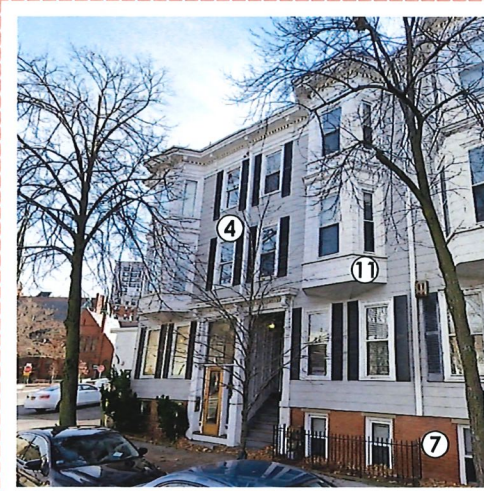
**BAY & RESIDENTIAL ELEMENTS**



**CAMBRIDGE CLC**



**EXTRUDED BRICK DETAIL EXAMPLE**



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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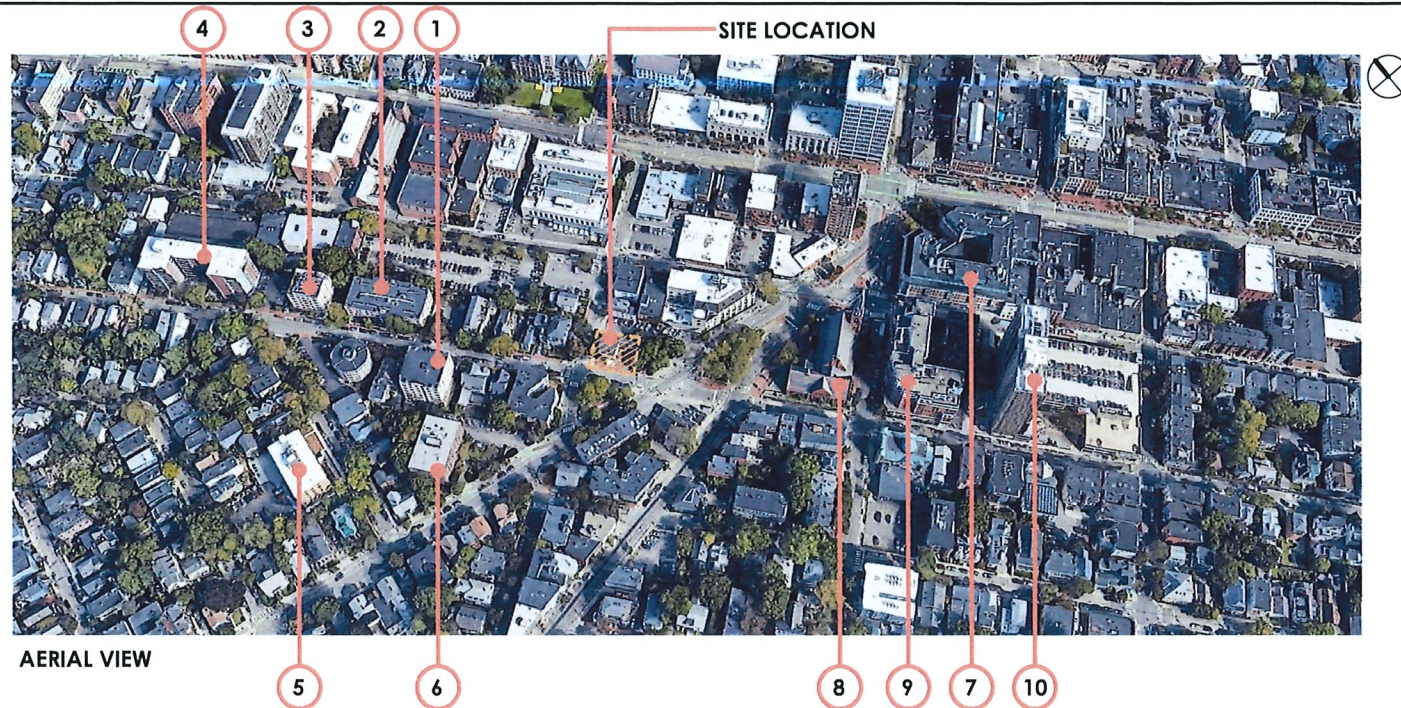
REVISIONS

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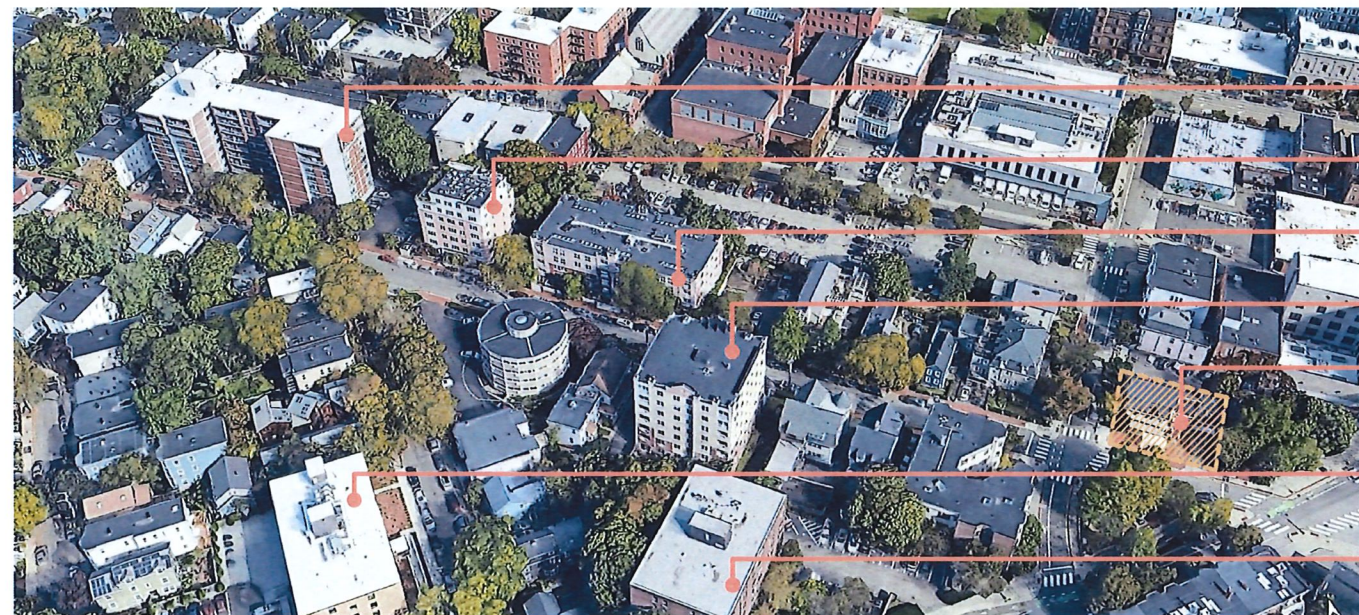
**DESIGN  
CONTEXT  
DIAGRAM**

**AV-4**

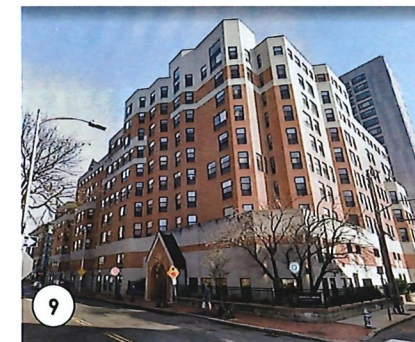
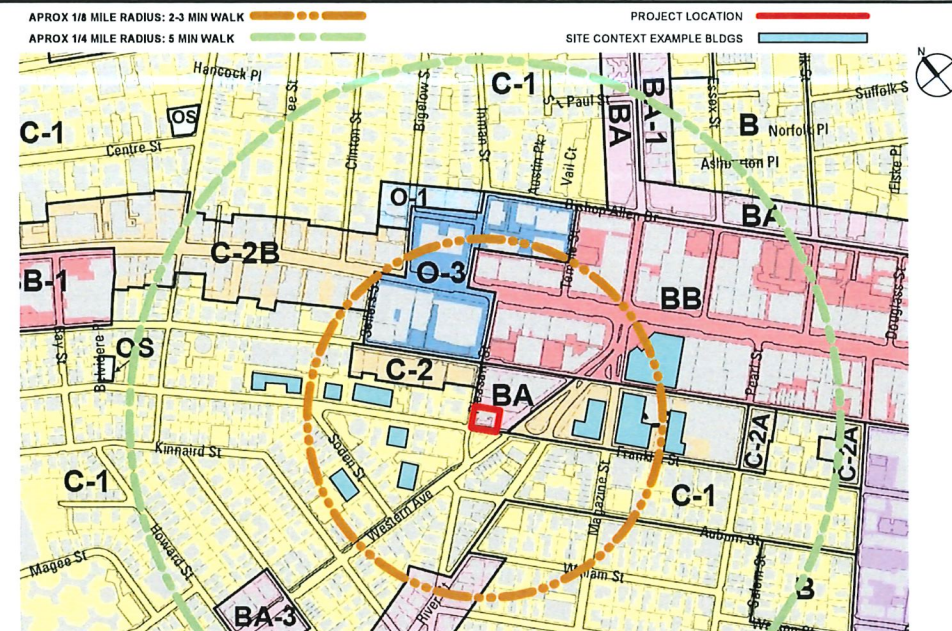
18 PLEASANT ST



AERIAL VIEW



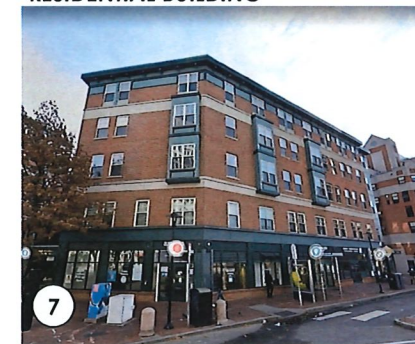
ENLARGED AERIAL VIEW



9  
CHURCH CORNER APARTMENTS  
10 MAGAZINE STREET  
10 STORIES  
RESIDENTIAL BUILDING



10  
237 FRANKLIN STREET  
19 STORIES  
RESIDENTIAL BUILDING



7  
1 CENTRAL SQUARE  
5 STORIES  
MIXED-USE BUILDING



8  
CENTRAL SQUARE CHURCH  
5 MAGAZINE STREET



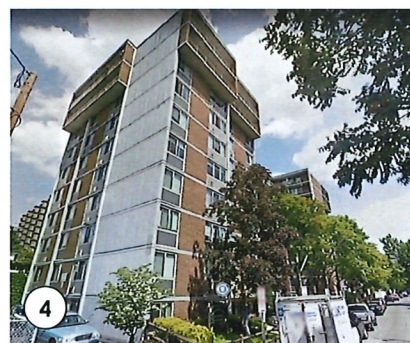
1  
332 FRANKLIN STREET  
7 STORIES  
RESIDENTIAL BUILDING



2  
DAVENPORT APARTMENTS  
345 FRANKLIN STREET  
5 STORIES  
RESIDENTIAL BUILDING



3  
369 FRANKLIN STREET  
7 STORIES  
RESIDENTIAL BUILDING



4  
CAMBRIDGE COURT APARTMENTS  
411 FRANKLIN STREET  
10 STORIES  
RESIDENTIAL BUILDING



5  
10 SODEN STREET  
5 1/2 STORIES  
RESIDENTIAL BUILDING



6  
101 WESTERN AVENUE  
7 STORIES  
RESIDENTIAL BUILDING

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

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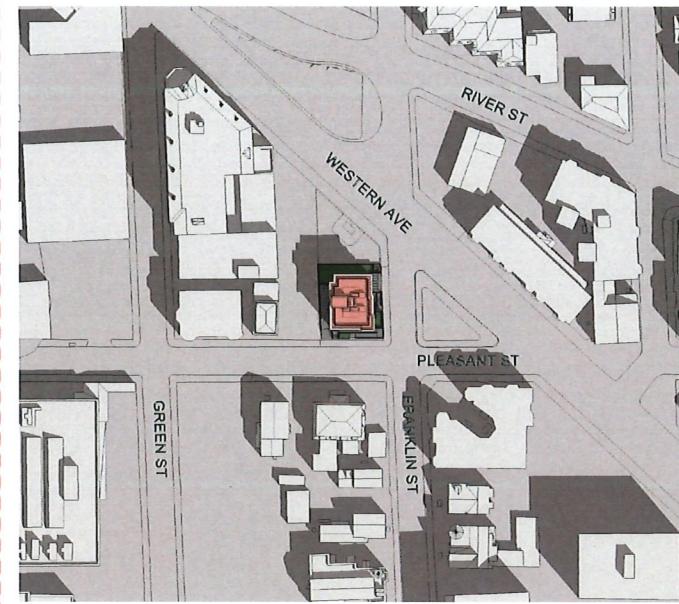
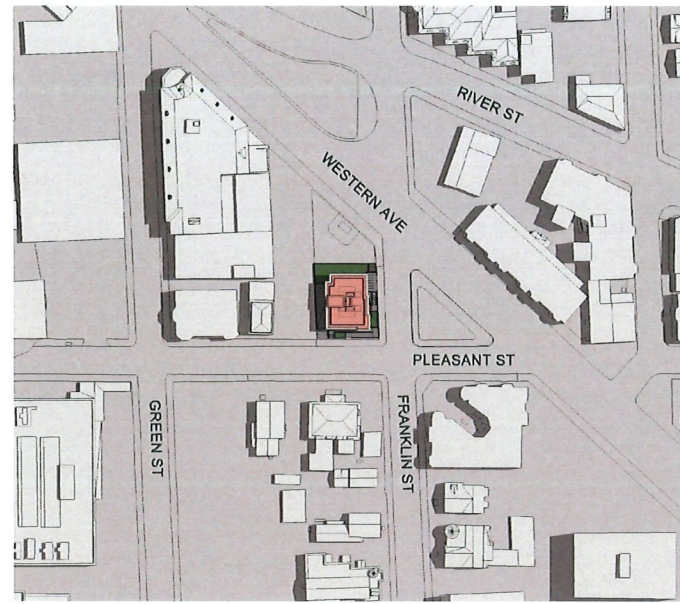
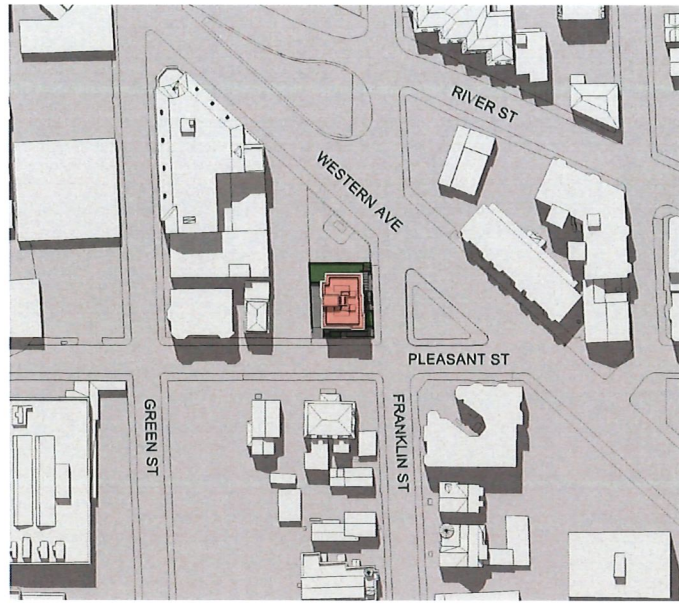
NEIGHBORHOOD  
CONTEXT  
DIAGRAMS  
**AV-5**  
18 PLEASANT ST

MORNING (9 AM - 10 AM)

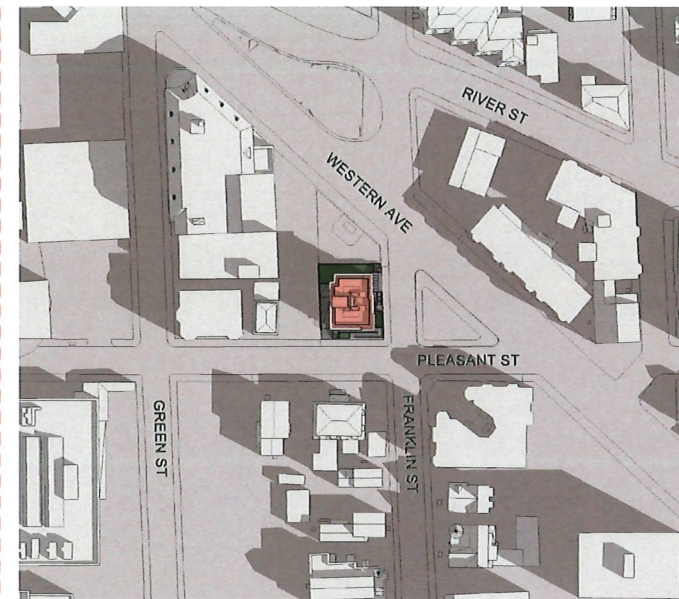
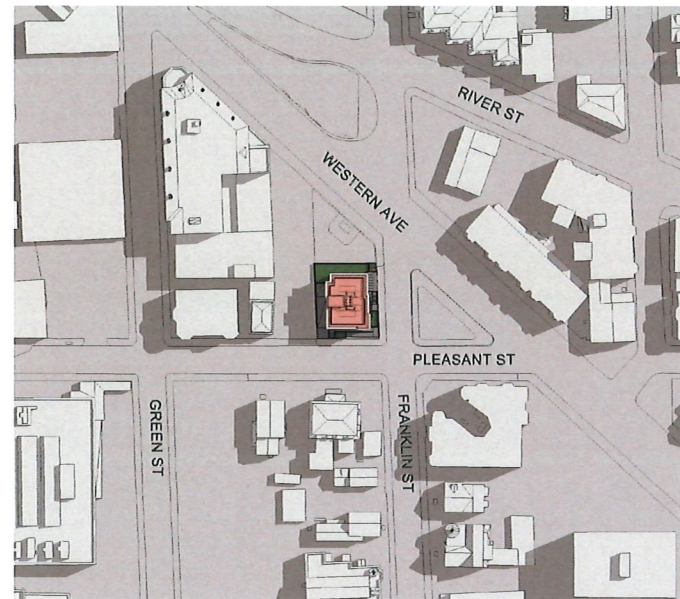
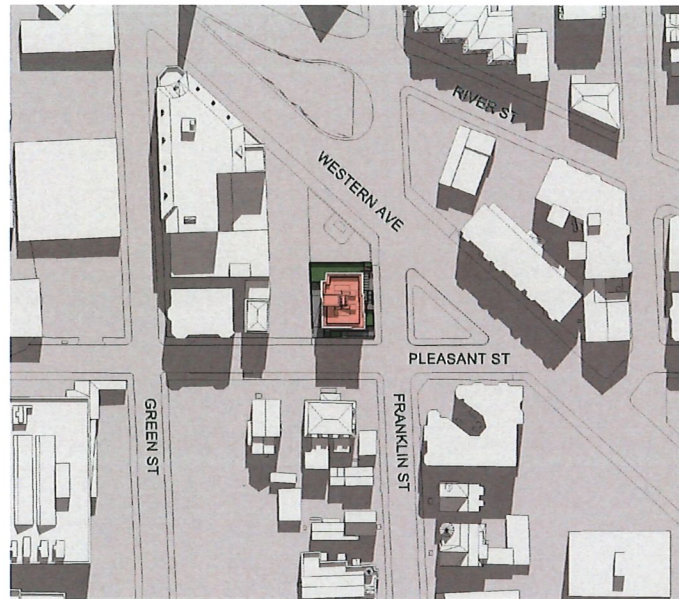
NOON (12 PM - 1 PM)

AFTERNOON (3 PM - 4 PM)

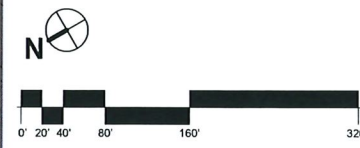
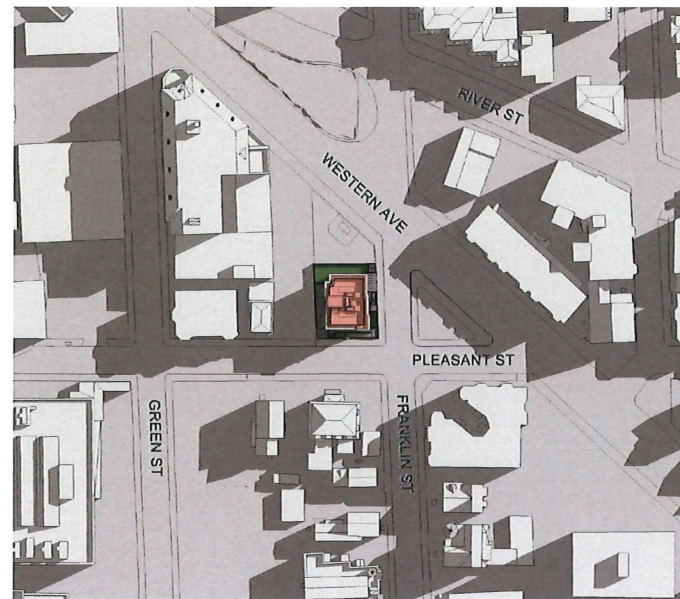
SUMMER SOLSTICE



FALL/SPRING EQUINOX



WINTER SOLSTICE



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

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No.	Description	Date

SHADOW STUDY

**AV-6**

18 PLEASANT ST

**PREVIOUS SUBMISSION**



**CURRENT SUBMISSION**



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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Scale

REVISIONS

No.	Description	Date

DESIGN SCHEME  
COMPARISON

**AV-7**  
18 PLEASANT ST

**PREVIOUS SUBMISSION**



**CURRENT SUBMISSION**



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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Scale

REVISIONS

No.	Description	Date

DESIGN SCHEME  
COMPARISON

**AV-8**

18 PLEASANT ST

**PREVIOUS SUBMISSION**

**CURRENT SUBMISSION**



VIEW AT FRANKLIN ST & PLEASANT ST - PREVIOUS

VIEW AT FRANKLIN ST & PLEASANT ST - CURRENT



VIEW AT WESTERN AVE - PREVIOUS

VIEW AT WESTERN AVE - CURRENT

PROJECT NAME

**18 PLEASANT ST**

PROJECT ADDRESS  
18 PLEASANT ST.  
CAMBRIDGE, MA

CLIENT

**RYAN WITTIG**

ARCHITECT



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

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Scale

REVISIONS

No.	Description	Date

DESIGN SCHEME  
COMPARISON

**AV-9**

18 PLEASANT ST