

McDERMOTT  
QUILTY &  
MILLER LLP

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28 STATE STREET, SUITE 802  
BOSTON, MA 02109

**Via Electronic Mail ([sascott@cambridgema.gov](mailto:sascott@cambridgema.gov))**

Central Square Advisory Committee  
C/o Sarah Scott, Associate Zoning Planner  
344 Broadway  
Cambridge, MA 02139

**RE: 18 Pleasant Street, Cambridge – Demolition of Existing Structure and Construction of Six (6) Residential Units**

Ms. Scott,

Our office represents Kinvarra Capital, LLC (the “Applicant”) in connection with their redevelopment of the site located at 18 Pleasant Street (the “Premises”) in Cambridge’s Central Square Neighborhood. The Applicant proposes to demolish the existing structure at the Premises and construct a new four (4) story zoning complaint structure containing six (6) residential units (the “Project”). Due to the age of the existing structure at the Premises, the Project has been through an extensive review by the Cambridge Historical Commission (the “CHC”) and received their approval to demolish the existing structure and replace it with a building as described in the plans and using the materials reviewed at the CHC’s May 5, 2022 hearing enclosed herewith.

The Premises is located in a Business A (BA) Zoning District and the Central Square Overlay District. Residential structures in a BA district are required to comply with the dimensional requirements for dwellings in a Residence C-2B District. Please see the dimensional regulations table below:

**Dimensional Regulations<sup>1</sup>:**

	<b>BA District (per 5.33.1)</b>	<b>Res C-2B (per 5.31.1)</b>	<b>Central Square Overlay District<sup>2</sup></b>
<b>Min. Lot Size</b>	None	5,000	
<b>Min Lot Area Per DU</b>	600	600	
<b>Min Lot Width</b>	None	50	
<b>Max FAR</b>	1.00 (non-res Use)/1.75 (res use)	1.75	

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<sup>1</sup> 5.28.1.a: “A dwelling in a Business A district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2B district, ...”

<sup>2</sup> 20.304.2.1(a) - Where the base Zoning is more restrictive, that shall apply

<b>Max Building Height</b>	35 (non-res use)/45 to 65 ft. (res use)	45 ft.	55 ft.
<b>Ratio of Min Private OS to Lot Area</b>	None	15%	
<b>Min Front Yard</b>	None	(H+L)/4	
<b>Min Side Yard</b>	None	(H+L)/5	
<b>Min Rear Yard</b>	(H+L) /5 or at least 20 ft.	(H+L)/4 or at least 20 ft	
<b>Off-Street Parking</b>		Min - 1.0 per DU	Min – 0.50 pre DU Max – 0.75 per DU

As stated above, the Project has been designed to comply with the City’s Zoning Ordinance dimensional requirements, taking advantage of any applicable bonuses allowed under the Ordinance. It meets all setback, F.A.R., Private Open Space and Building Height requirements. Additionally, the Project proposed three (3) off-street parking spaces complies with the Ordinance’s minimum number required of 0.50 spaces per dwelling unit. The Project’s proposed dimensions are listed below and can be seen on sheet A-020 of the project plans.

**Proposed Dimensions:**

<b>Lot Size</b>	4,260 sq. ft.
<b>Min Lot Area Per DU</b>	3,600 sq. ft.
<b>Min Lot Width</b>	60 ft.
<b>Max FAR</b>	1.75
<b>Max Building Height</b>	40 ft.
<b>Ratio of Min Private OS to Lot Area</b>	18%
<b>Min Front Yard</b>	10 ft.
<b>Min Side Yard</b>	11 ft. 4 in./11 ft. 2 in.
<b>Min Rear Yard</b>	N/A
<b>Off-Street Parking</b>	3 Spaces

The Project proposes a six (6) unit structure. This will add high quality without displacement. The six (6) units are one-, two- and three-bedroom units ranging in size from 528 sf to 1,671 sf. Specifically, their makeup is:

- Unit 1: A one bedroom unit consisting of 528 sf on the first floor;
- Unit 2: A two-bedroom unit consisting of 717 sf on the first floor;
- Unit 3: A two-bedroom unit consisting of 759 sf on the second floor;
- Unit 4: A two-bedroom unit consisting of 701 sf on the Second floor;
- Unit 5: A three-bedroom unit with a study consisting of 1,671 sf on the third and four floors; and
- Unit 6: A three-bedroom unit consisting of 1,371 sf on the third and four floors.

The Functional Green Roof (the “Roof”) area is 1,150 sf. The Applicant will be responsible for the initial installation and care for the Roof in accordance with the recommendations of the installer including watering, fertilization and weeding as required. The Roof will then be monitored, watered and weed as needed and fertilized as recommended. Once the units have been sold the association will then be responsible for the ongoing upkeep of the Roof as recommended by the installer. The association will be educated on the care of the Roof and given options for care and upkeep.

After reviewing the Premises (address id 31,782) in the “Cambridge FloodViewer 2022” it does not appear to be impacted by any of the Flooding Scenarios, Including the FEMA 100-year and 500-year Flood Zones.

Thank you for your time and attention to this matter. We look forward to presenting to the Project to the Central Square Advisory Committee. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

*Thomas P Miller*

Thomas P. Miller, Esq.

Enclosures

**DIMENSIONAL FORM**

**Project Address:** 18 Pleasant Street

**Application Date:**

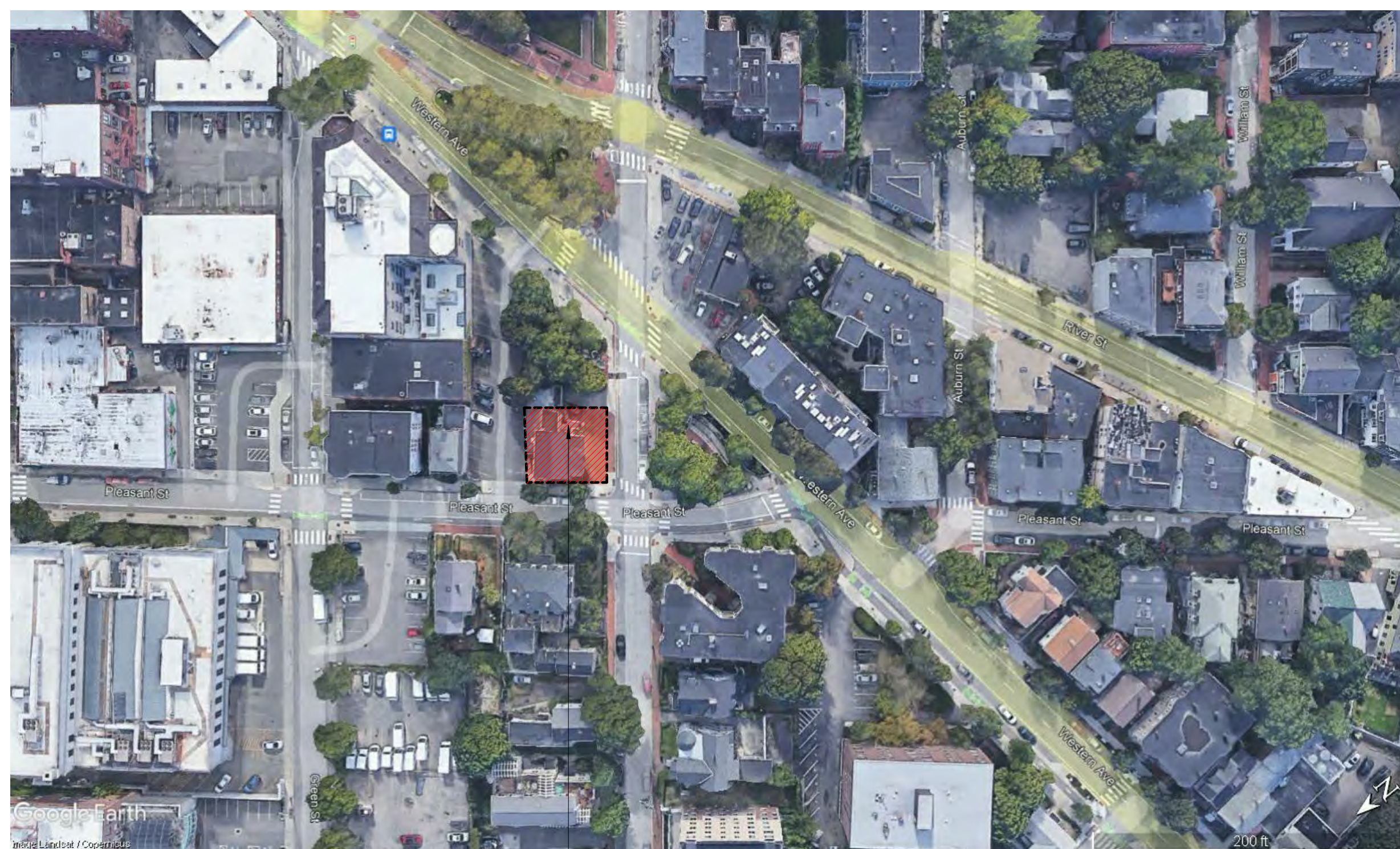
	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	4,260	5,000	4,260	
Lot Width (ft)	60	50	60	
Total Gross Floor Area (sq ft)	3,087	7,458	7,434	
Residential Base				
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	.72	1.75	1.75	
Residential Base		1.75	1.75	
Non-Residential Base		1.00	1.75	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Dwelling Units	1	7	6	
Base Units	1	7	6	
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	1	7	6	
Total Lot Area / Unit (sq ft)	1	7	6	
Building Height(s) (ft)	35	55	40	
Front Yard Setback (ft)	18.5/3.6	10	10	
Side Yard Setback (ft)	0	10	11.4	
Side Yard Setback (ft)	0.1	10	11.2	
Rear Yard Setback (ft)	n/a	n/a	n/a	
Open Space (% of Lot Area)	55	n/a	43.8	
Private Open Space	n/a	15%	23%	
Permeable Open Space	n/a	n/a	n/a	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	4	3	3	
Long-Term Bicycle Parking	0	6	7	
Short-Term Bicycle Parking	0	1	1	
Loading Bays	0	0	0	

*Use space below and/or attached pages for additional notes:*



ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	5/13/2022
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	5/13/2022
A-021	FAR PLANS	5/13/2022
A-100	BASEMENT FLOOR PLAN	5/13/2022
A-102	3RD & 4TH FLOOR PLAN	5/13/2022
A-103	ROOF PLAN	5/13/2022
A-300	ELEVATIONS	5/13/2022
A-304	PERSPECTIVES	5/13/2022
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

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

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

**SD SET**  
**5-13-2022**

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

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION

**NOT FOR  
CONSTRUCTION**

Project number	21056
Date	5/13/2022
Drawn by	DM / ASB
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

COVER SHEET

**A-000**

18 PLEASANT ST

I:\TKG-SERVER\DATA\21021056\_Kivarra Capitol\_18 Pleasant St Cambridge\03 Drawings\00\_ARCH\_SD\_D021056\_18 Pleasant St Cambridge\brick\_5-11-2022.rvt

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**LEGEND**

**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
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

**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 = 1,829.0 S.F.  
PROPOSED PAVED DRIVEWAY = 549.0 S.F.  
PROPOSED IMPERVIOUS (STEPS/LANDINGS/WALKWAYS/RET. WALLS)=1,110.9 S.F.  
PROPOSED LANDSCAPE AREA = 768.1 S.F.  
  
TOTAL EXISTING IMPERVIOUS AREA = 4,257.0 S.F.  
TOTAL PROPOSED IMPERVIOUS AREA = 3,488.9 S.F.  
TOTAL DECREASE IN IMPERVIOUS AREA = 768.1 S.F.

REFER TO ARCHITECTURAL PLANS FOR ALL ZONING RELATED INFORMATION

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

PROPOSED FIRST FLOOR ELEVATION TO BE VERIFIED BY ARCHITECT PRIOR TO ANY CONCRETE BEING POURED.

**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 1-1.
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

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.



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

**CIVIL PLAN**

Calculations by: GP  
Date: 12/14/2021

**STORMWATER MANAGEMENT CALCULATIONS**  
SYSTEM #1

Design Criteria:  
Roof = 1,840.7 SF  
Paved driveway = 513.9 SF  
Total = 2,354.6 SF

Design For 1" Rainstorm

Storage Volume Required:  
 $V_s = (1.7/12)(2,354.6 \text{ SF}) = 196.2 \text{ CF}$

**CAPACITY OF PROPOSED STORM TECH SYSTEM**

Storage Capacity of single Storm Tech UNIT = 49 CF  
Void Ratio = 0.3

Total Volume =  $(7' \times 11' \times 4' \text{ depth} (2.59 \text{ for Storm Tech unit}) \times 2 \text{ UNIT}) = 616 \text{ CF}$   
Capacity for 2 UNIT = 98 CF

Storage Capacity in Crushed Stone = (Total Volume - Capacity of Units) x Void Ratio =  $(616 - 98) \times 0.3 = 155.4 \text{ CF}$

Total Storage Provided = Capacity in Crushed Stone + Total Capacity in Units =  $155.4 \text{ CF} + 98 \text{ CF} = 253.4 \text{ CF}$

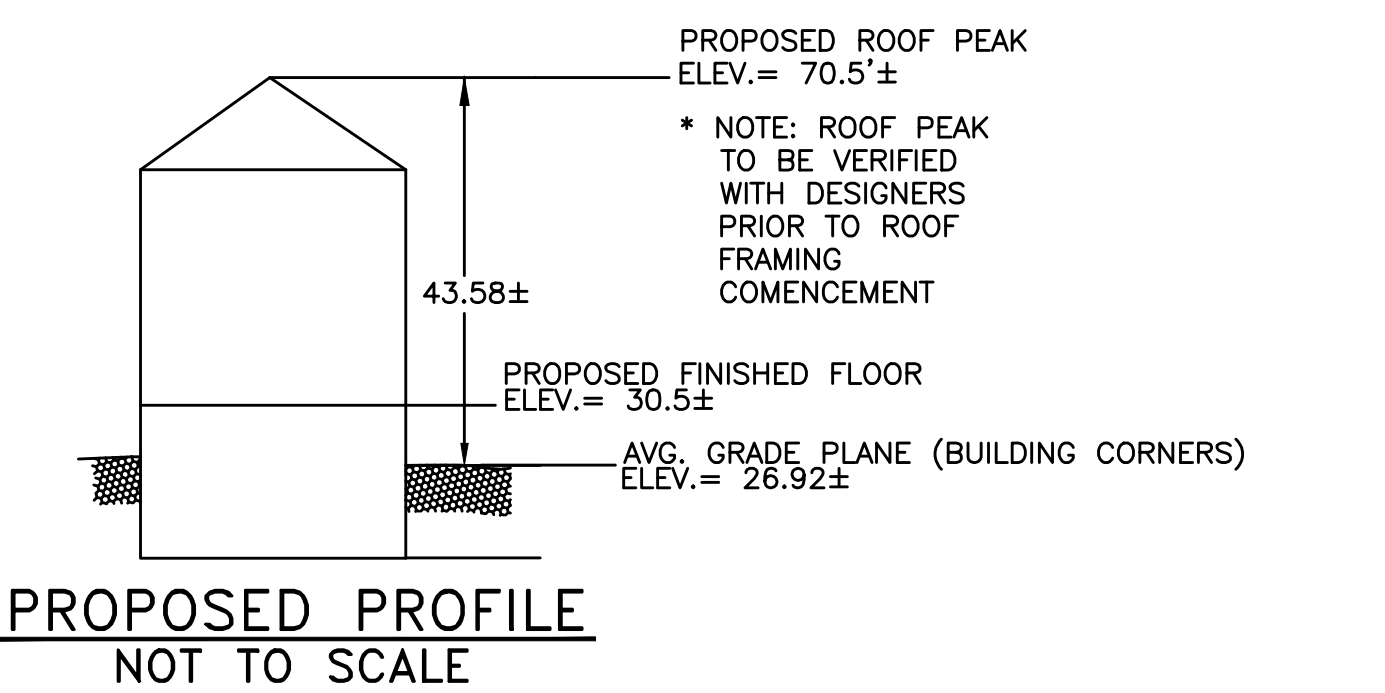
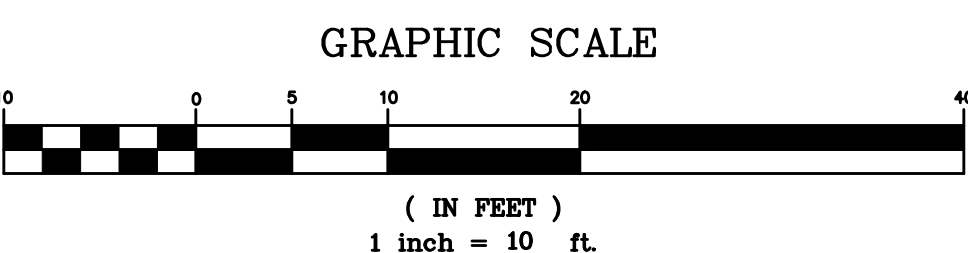
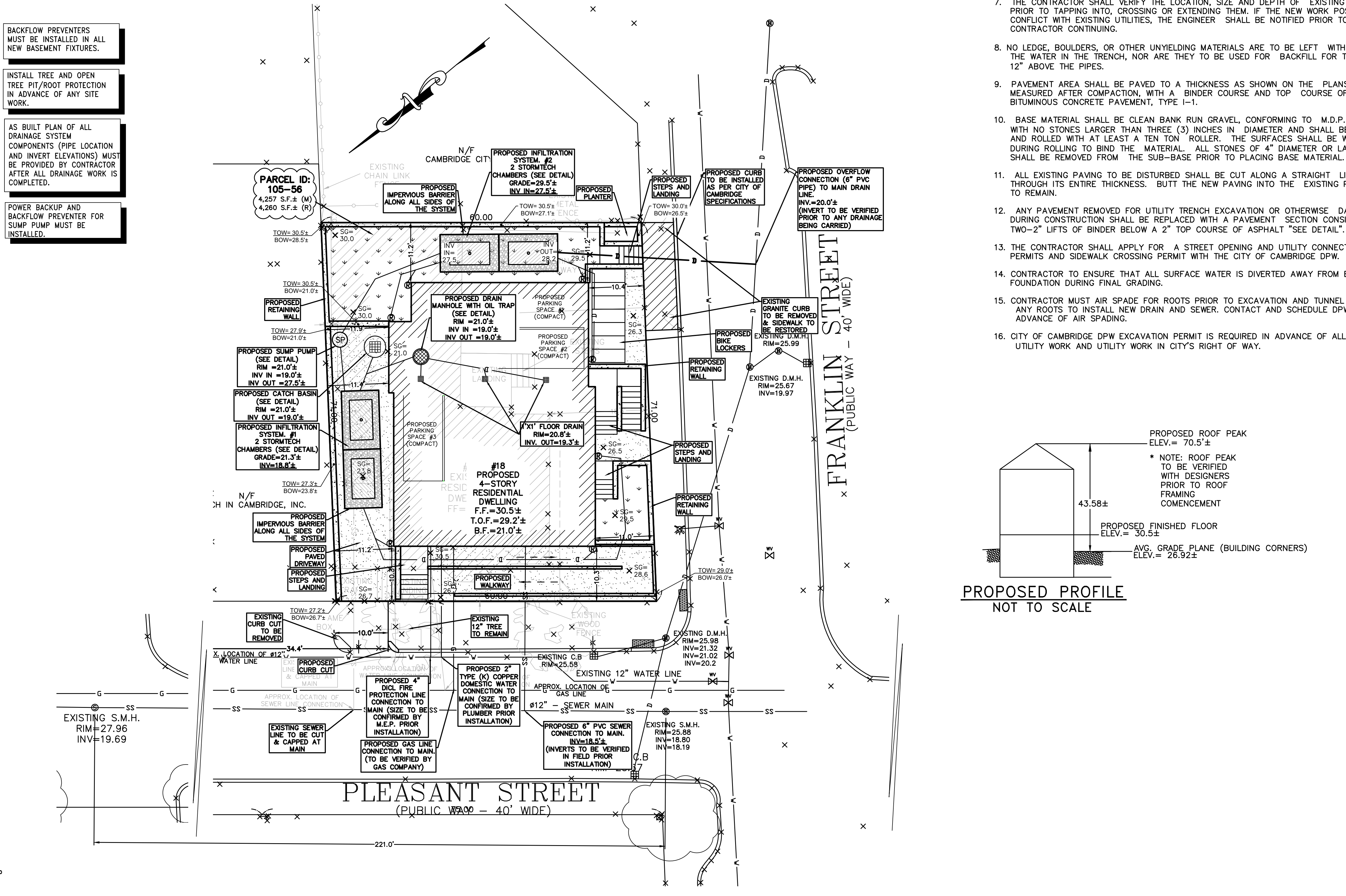
Since Total Storage Provided (253.4 CF) > Total Storage Required (196.2 CF/D) Therefore, utilize 2-Storm-Tech Chamber with 1 ft. of Crushed Stone Beneath to Contain 1" Storm Event.

BACKFLOW PREVENTERS MUST BE INSTALLED IN ALL NEW BASEMENT FIXTURES.

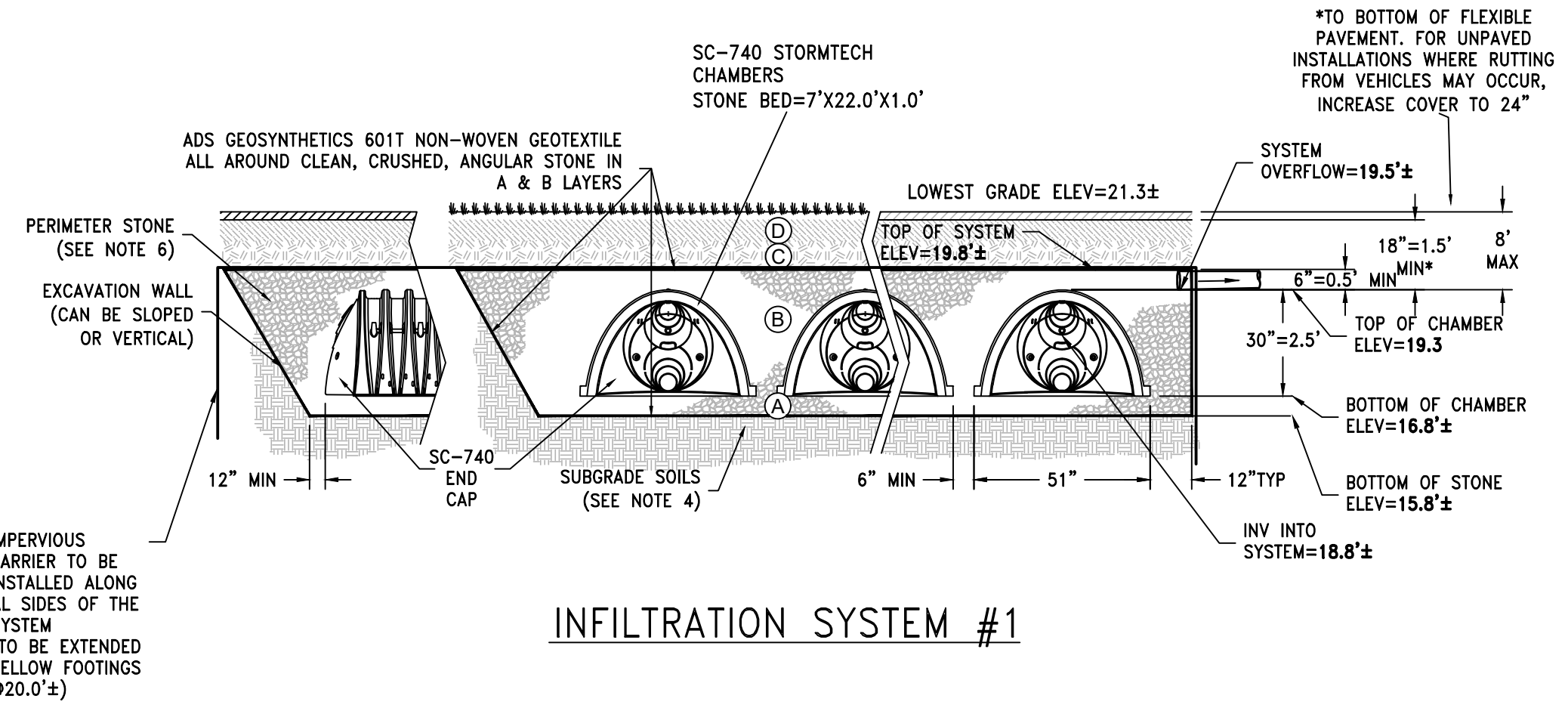
INSTALL TREE AND OPEN TREE PIT/ROOT PROTECTION IN ADVANCE OF ANY SITE WORK.

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

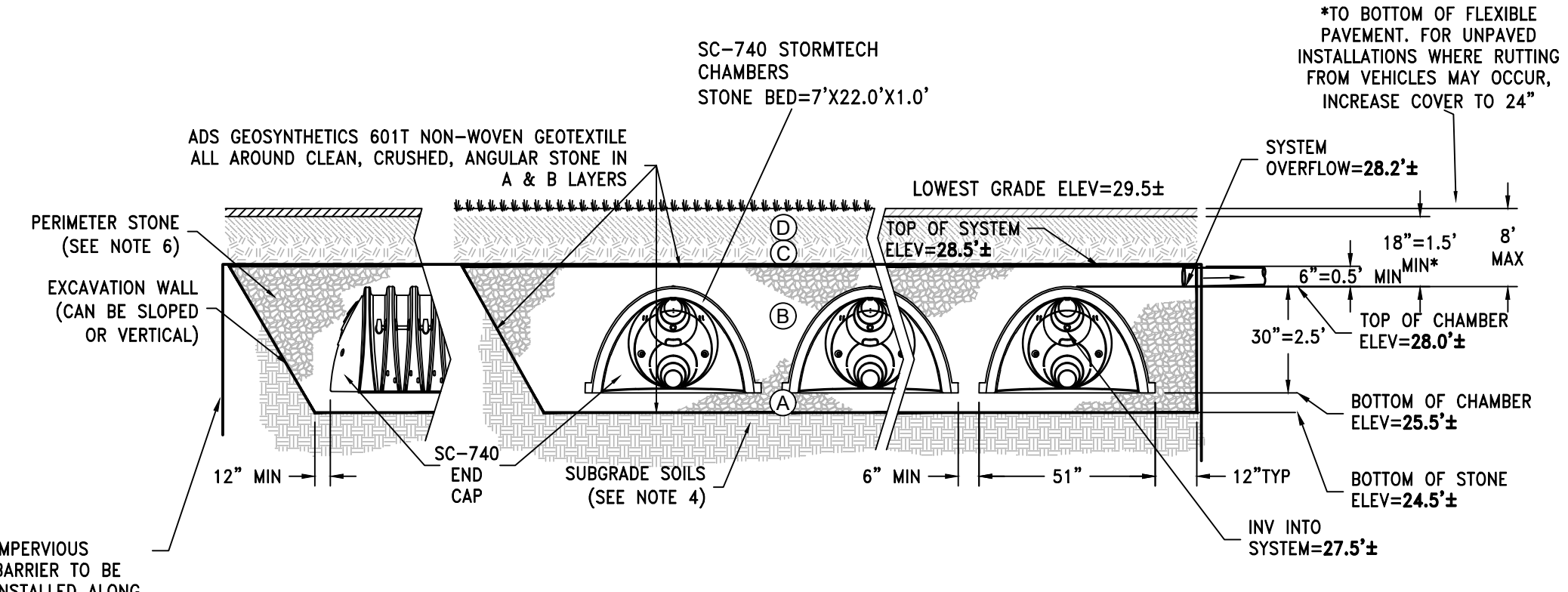
POWER BACKUP AND BACKFLOW PREVENTER FOR SUMP PUMP MUST BE INSTALLED.





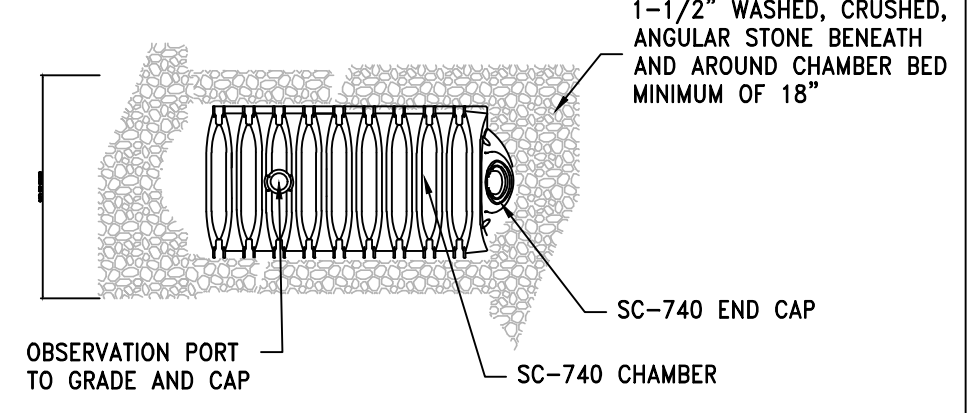


**INFILTRATION SYSTEM #1**

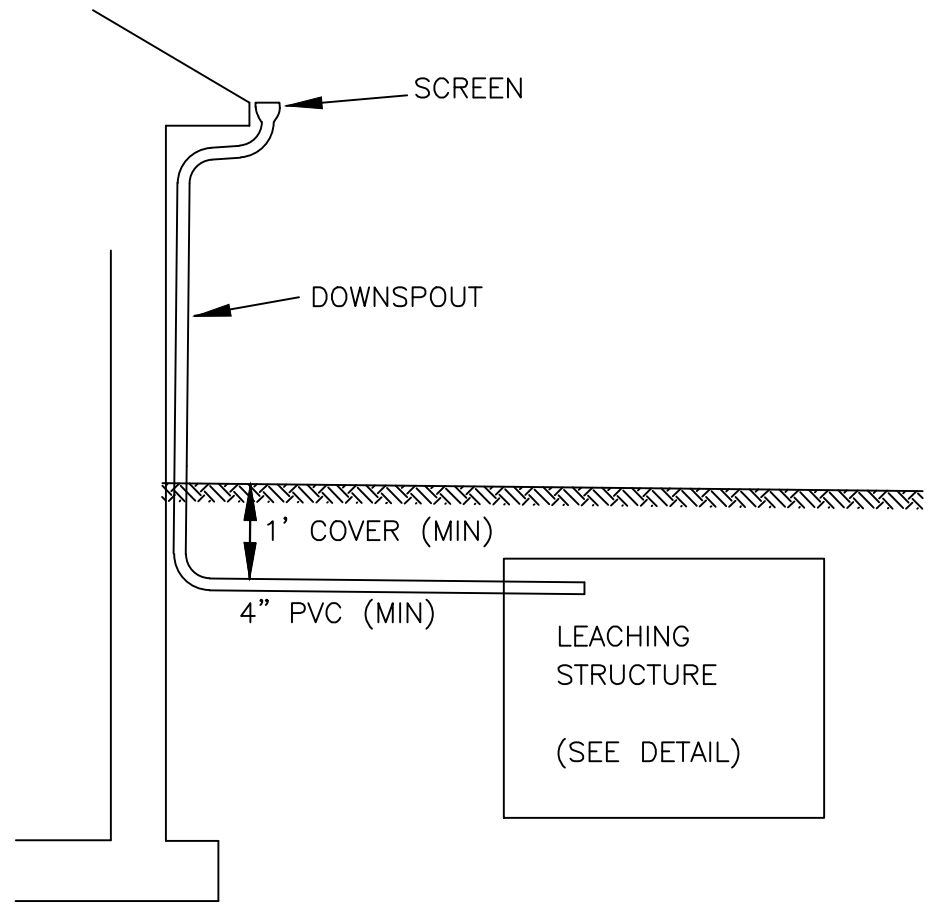


**INFILTRATION SYSTEM #2**

- NOTES:**
- 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".
  - SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
  - "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
  - 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.
  - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
  - 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.



**STORMTECH SC-740 CHAMBER SYSTEM PLAN VIEW DETAIL**  
N.T.S.



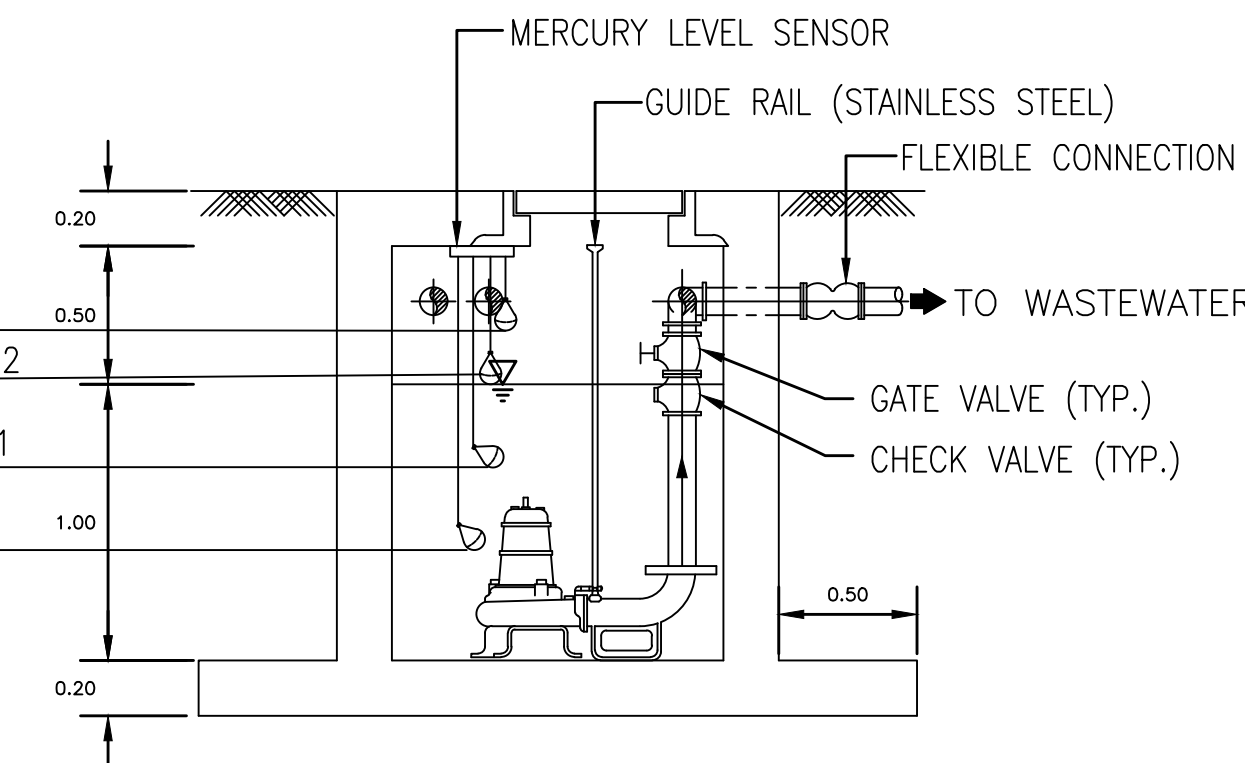
**TYPICAL DOWNSPOUT DETAIL**  
N.T.S.

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

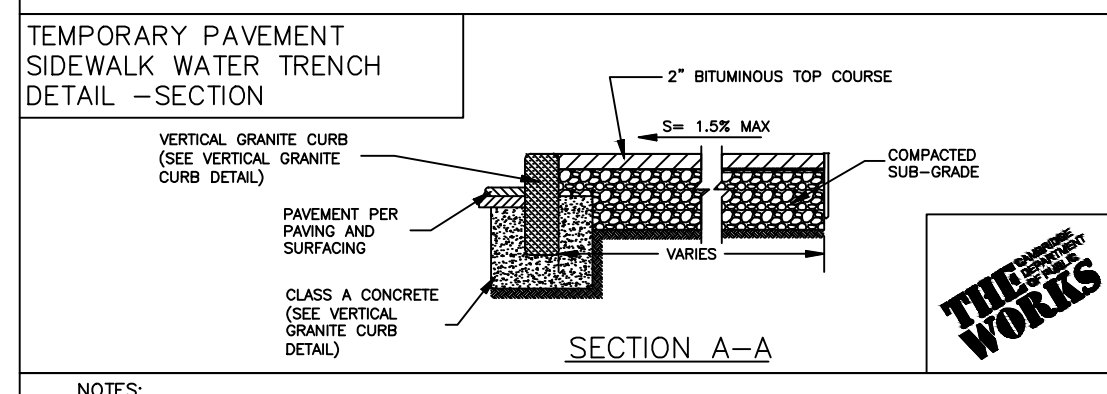
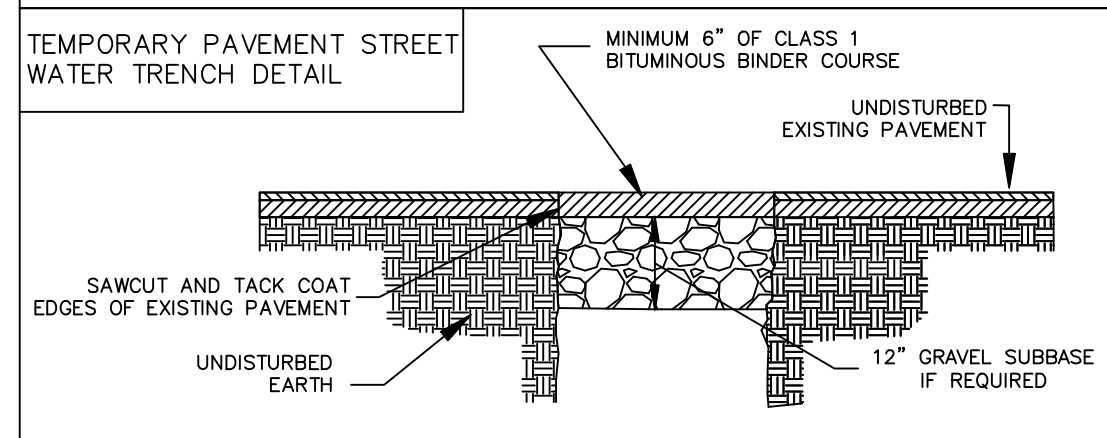
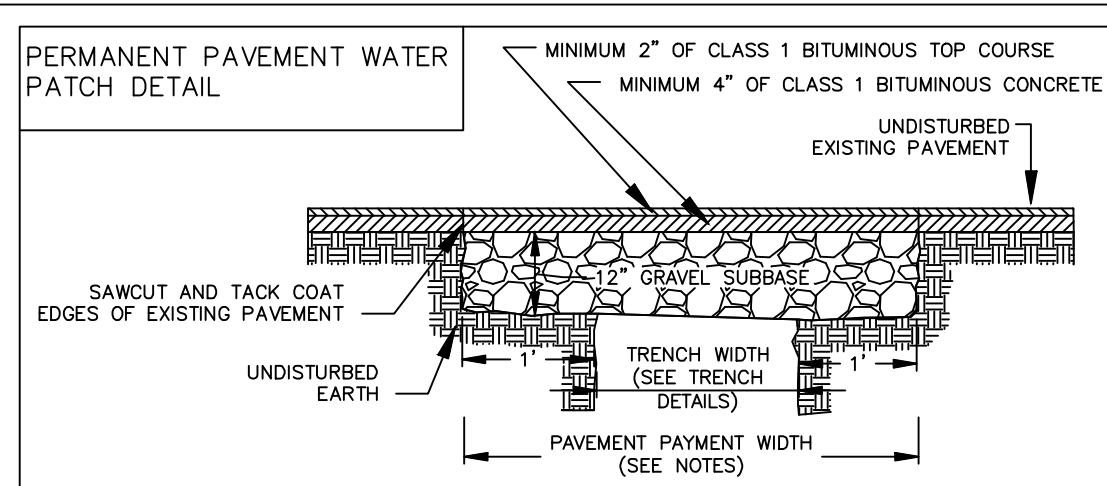
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL 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.	AASHTO M14S A-1, A-2-4, A-3 OR AASHTO M43 3, 3S7, 4, 4E7, 5, 56, 57, 6, 67, 6R, 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' LAYERS) TO THE 'C' LAYER ABOVE.	AASHTO M43 3, 3S7, 4, 4E7, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 3, 3S7, 4, 4E7, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

- PLEASE NOTE:**
- 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".
  - 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.
  - 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.

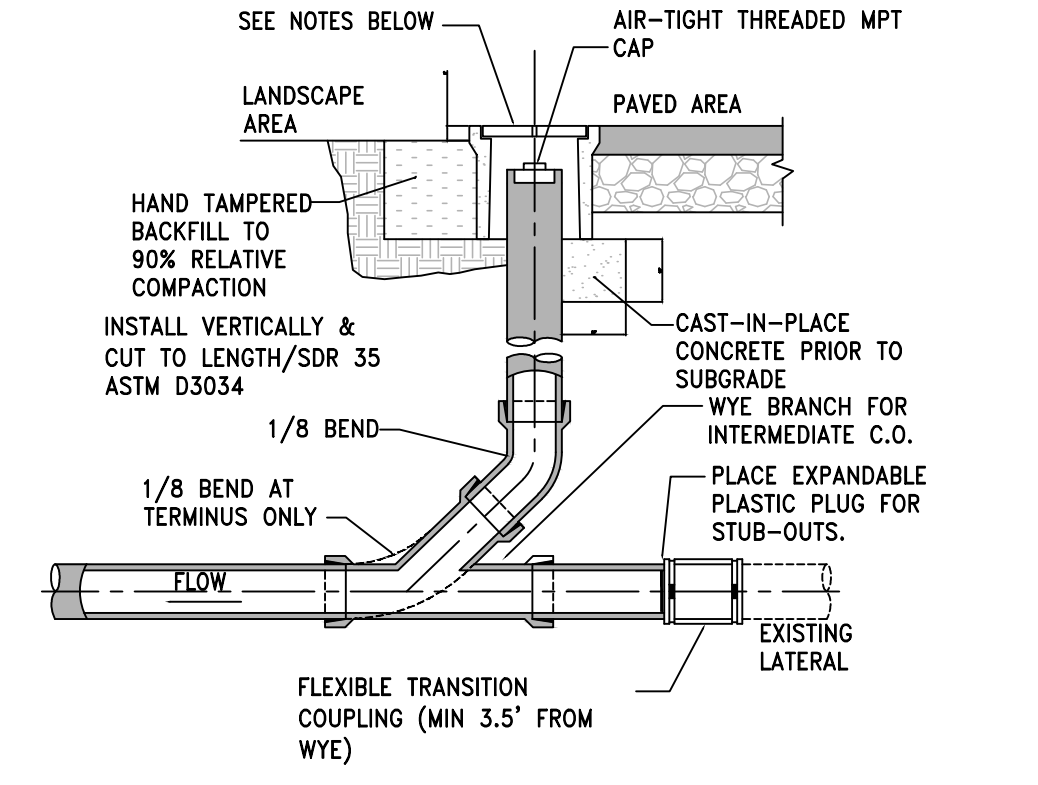
- ▽ GROUND LEVEL
- ▽ +1.20 HIGH ALARM LEVEL
- ▽ +1.00 2nd HIGH LEVEL START PUMP NO. 2
- ▽ +0.60 1st HIGH LEVEL START PUMP NO. 1
- ▽ +0.40 LOW LEVEL STOP
- ▽ +0.00 BOTTOM OF TANK



**TYPICAL SUMP PUMP DETAIL**

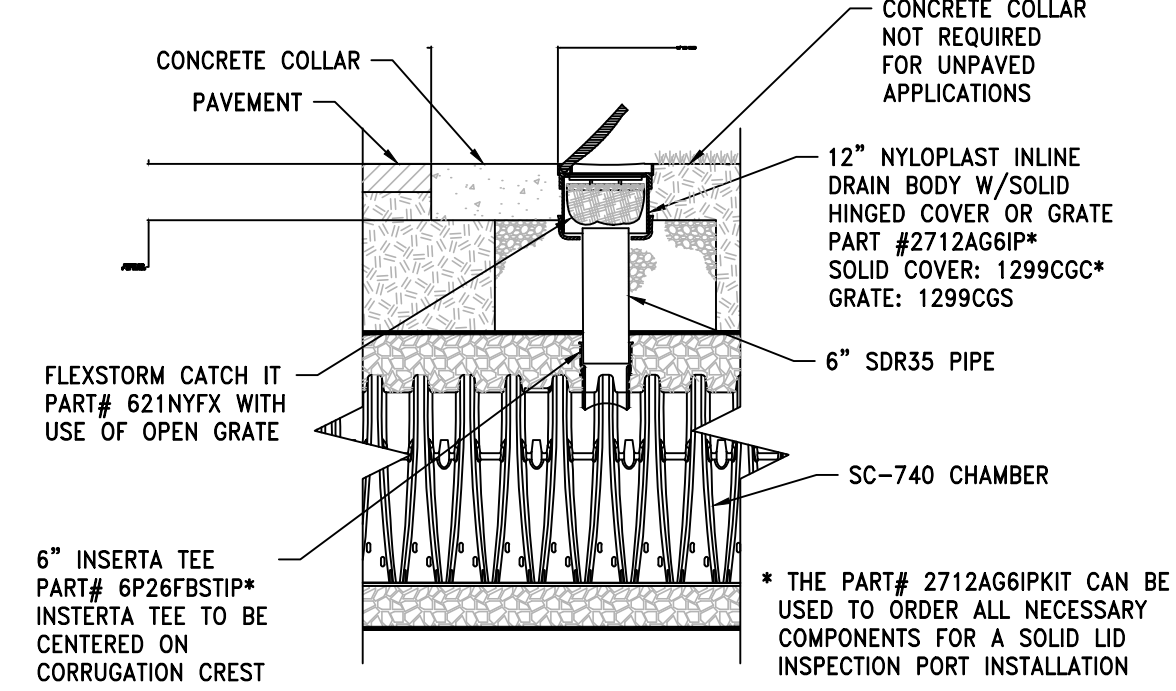


- NOTES:**
- PERMANENT TRENCH PAVEMENT PAYMENT WIDTH SHALL BE THE TRENCH PAY LIMIT PLUS 2 FEET
  - REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED. RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH PAVEMENT.
  - SIDEWALKS SHALL MATCH WIDTH AND SLOPE OF EXISTING SIDEWALKS UNLESS OTHERWISE NOTED.



- NOTES:**
- RECTANGULAR OR CIRCULAR BOXES ARE PERMITTED.
  - CONCRETE/FIBERLYTE LIDS ARE ACCEPTABLE IN NON-VEHICULAR AREAS. H-20 CAST IRON TRAFFIC LIDS AND BOXES IN VEHICULAR AREAS.
  - ALL CLEANOUT LIDS SHALL BE MARKED WITH AN "S" OR THE WORD "SEWER" FOR SANITARY SEWER CLEANOUTS.
  - CLEANOUT PIPE SHALL BE THE SAME DIAMETER AS THE CONNECTED SITE PIPE.
  - 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**  
N.T.S.



**SC-740 6" INSPECTION PORT DETAIL**  
N.T.S.

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MASSACHUSETTS**

**CIVIL PLAN**

**REVISION BLOCK**

BY	DESCRIPTION	DATE

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DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	E.S





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18 PLEASANT ST,  
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CIVIL PLAN

REVISION BLOCK

BY DESCRIPTION DATE

Table with 3 columns: BY, DESCRIPTION, DATE. The table is empty.

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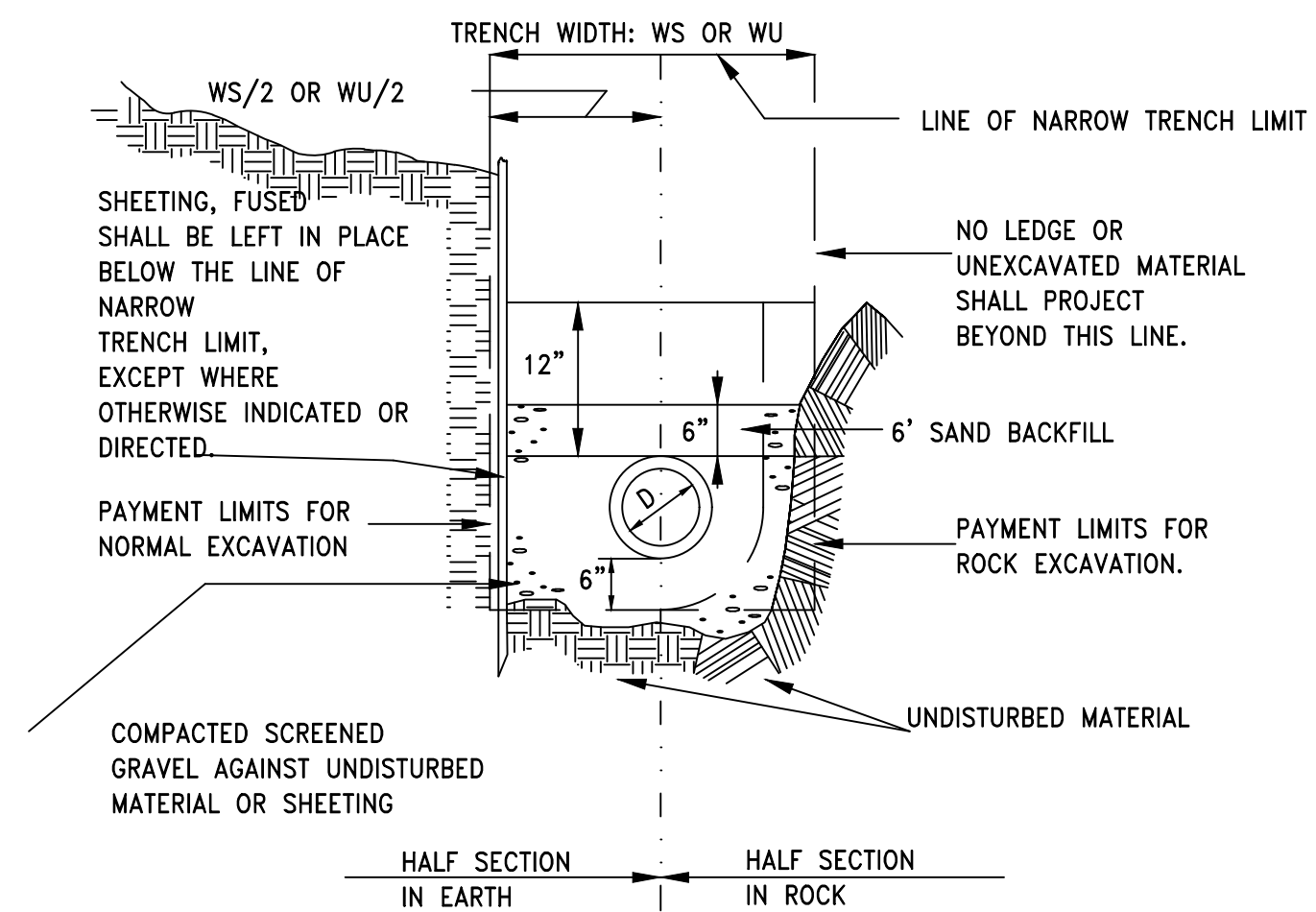


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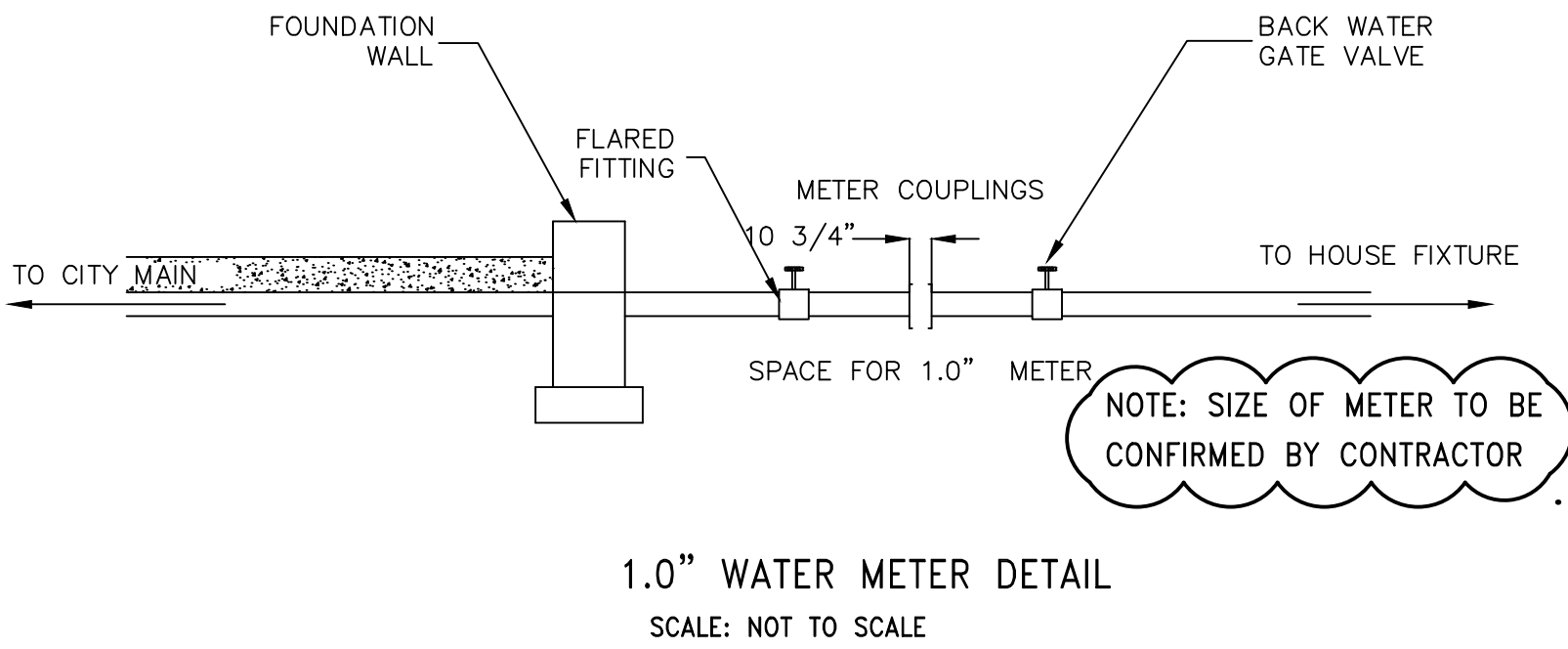
CIVIL PLAN

SHEET 3 OF 4

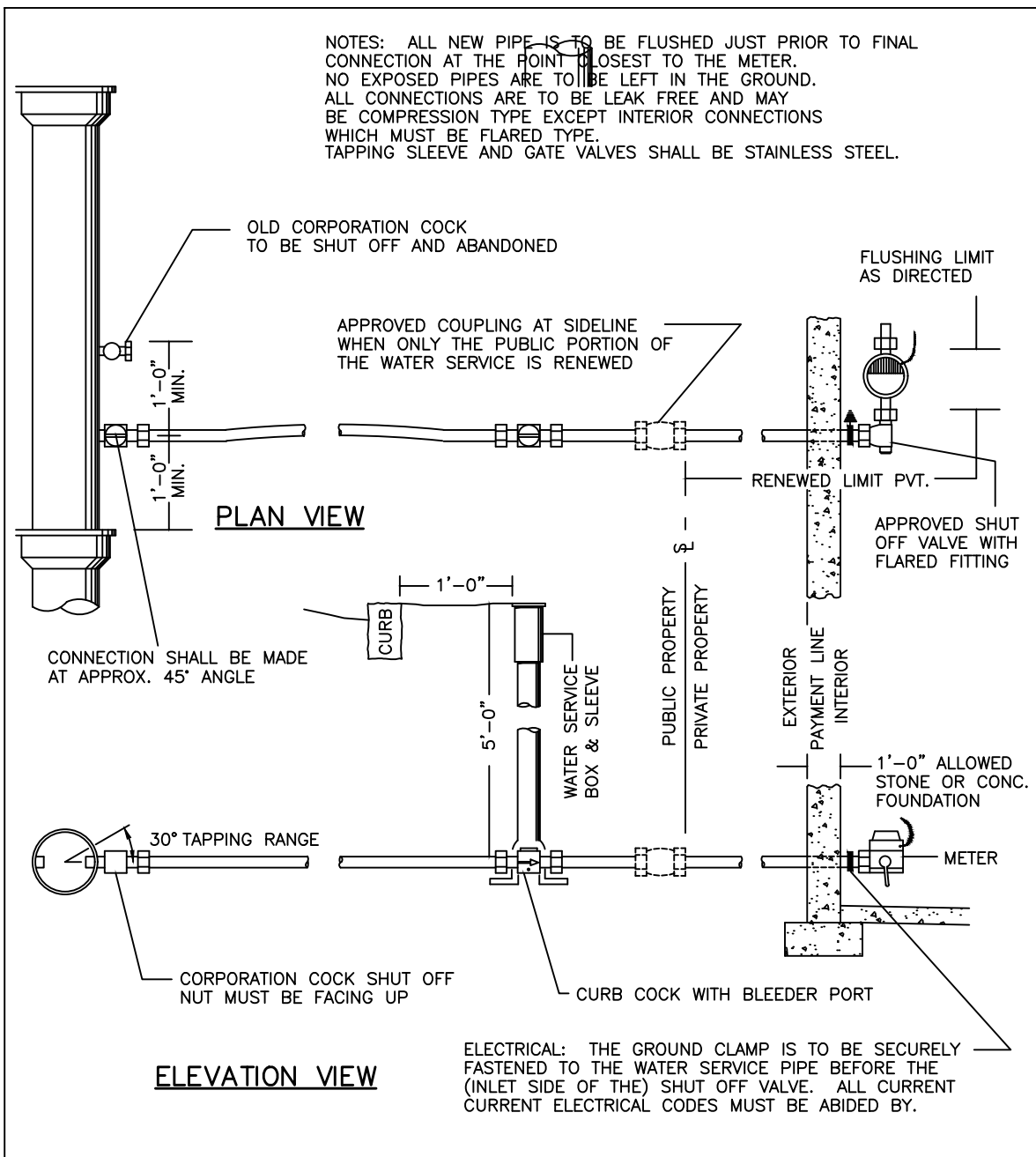
Table: TRENCH WIDTH WS OR WU. Columns: DIAM. OF PIPE, WU UNSHEETED, WS SHEETED. Rows: 12" AND SMALLER, 15" AND LARGER.



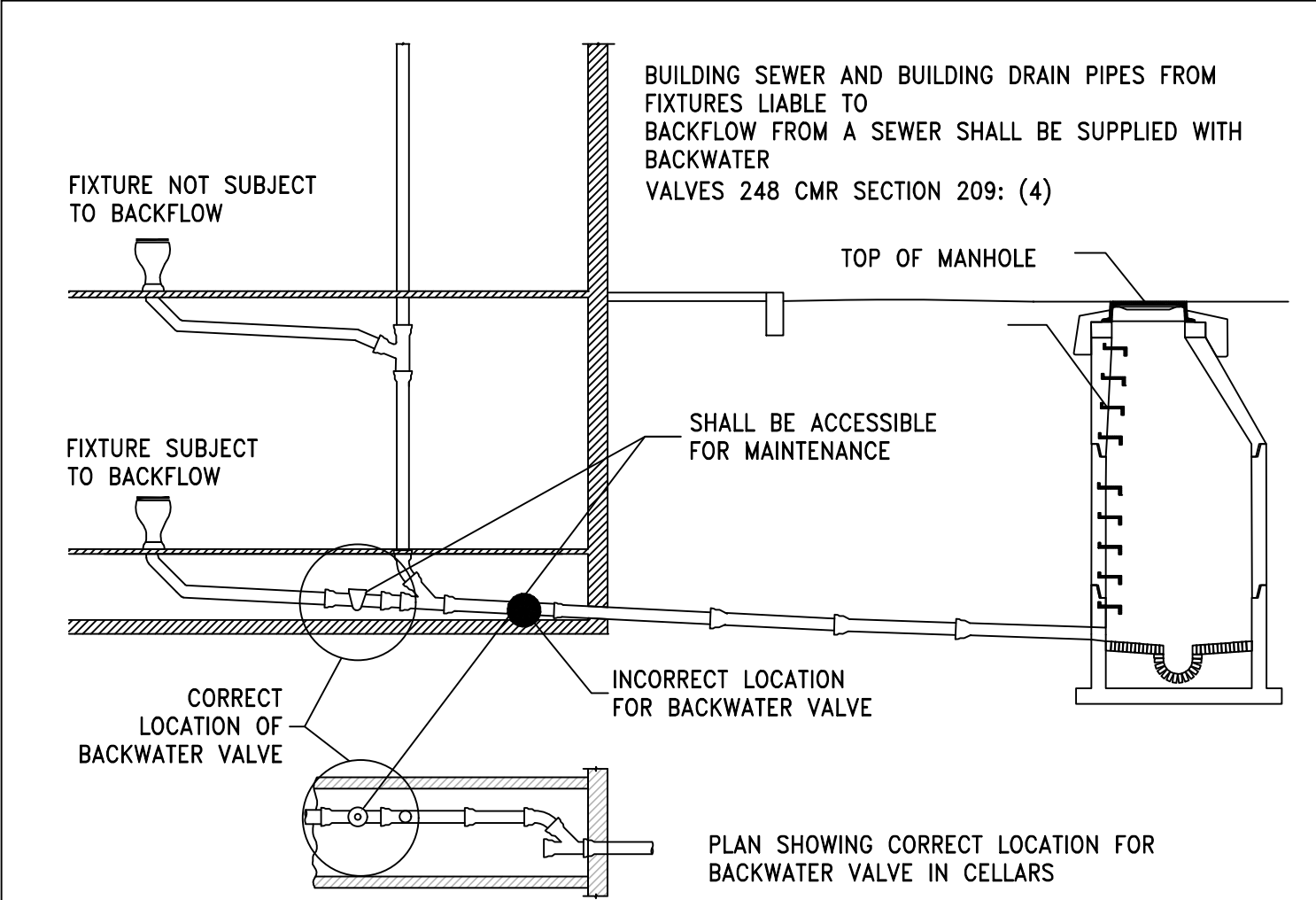
WATER TRENCH SECTION NOT TO SCALE



1.0" WATER METER DETAIL SCALE: NOT TO SCALE

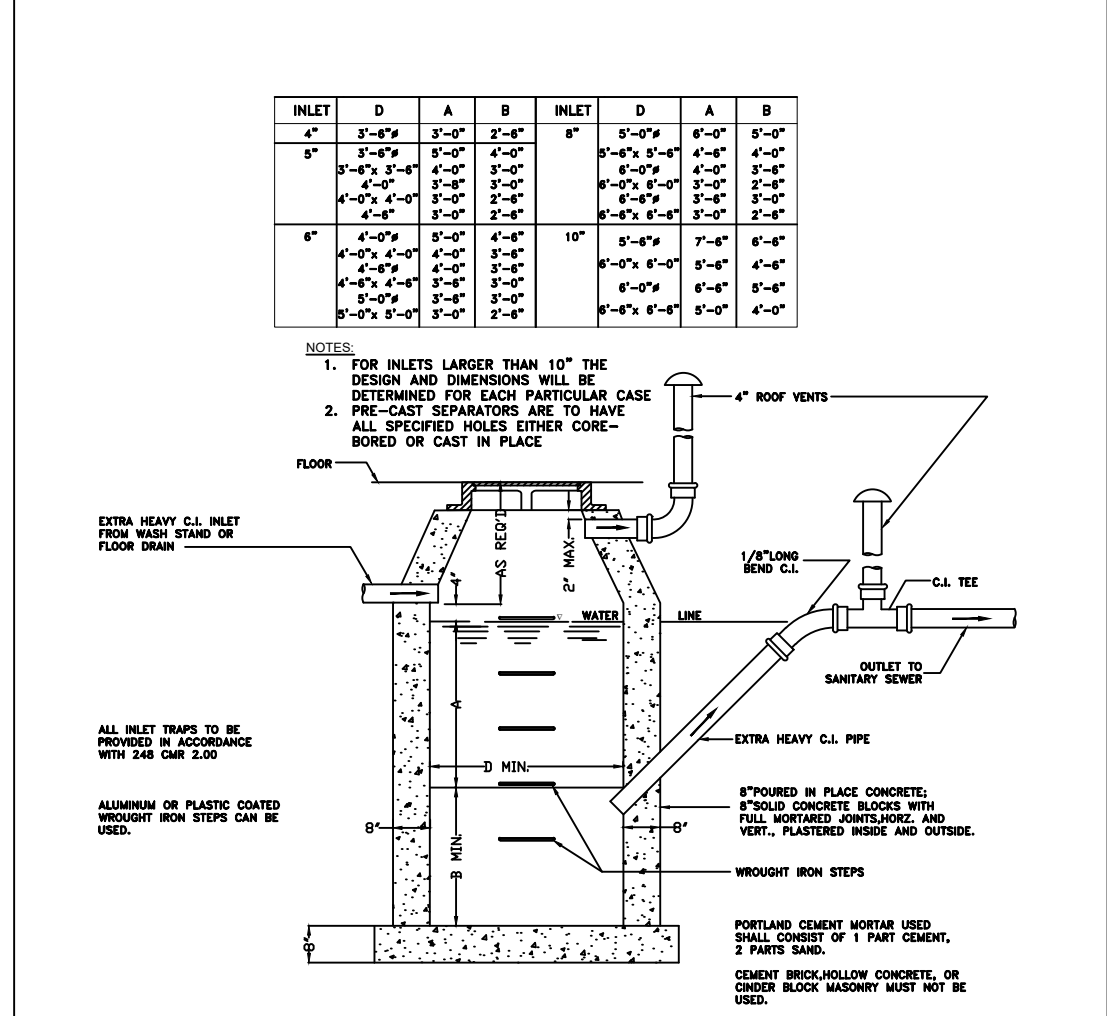


TYPICAL WATER SERVICE CONFIGURATIONS SCALE: NOT TO SCALE



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



OIL AND GREASE SEPARATOR DESIGN. Scale: Not To Scale



**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.

**VEHICLE STORAGE AND MAINTENANCE**

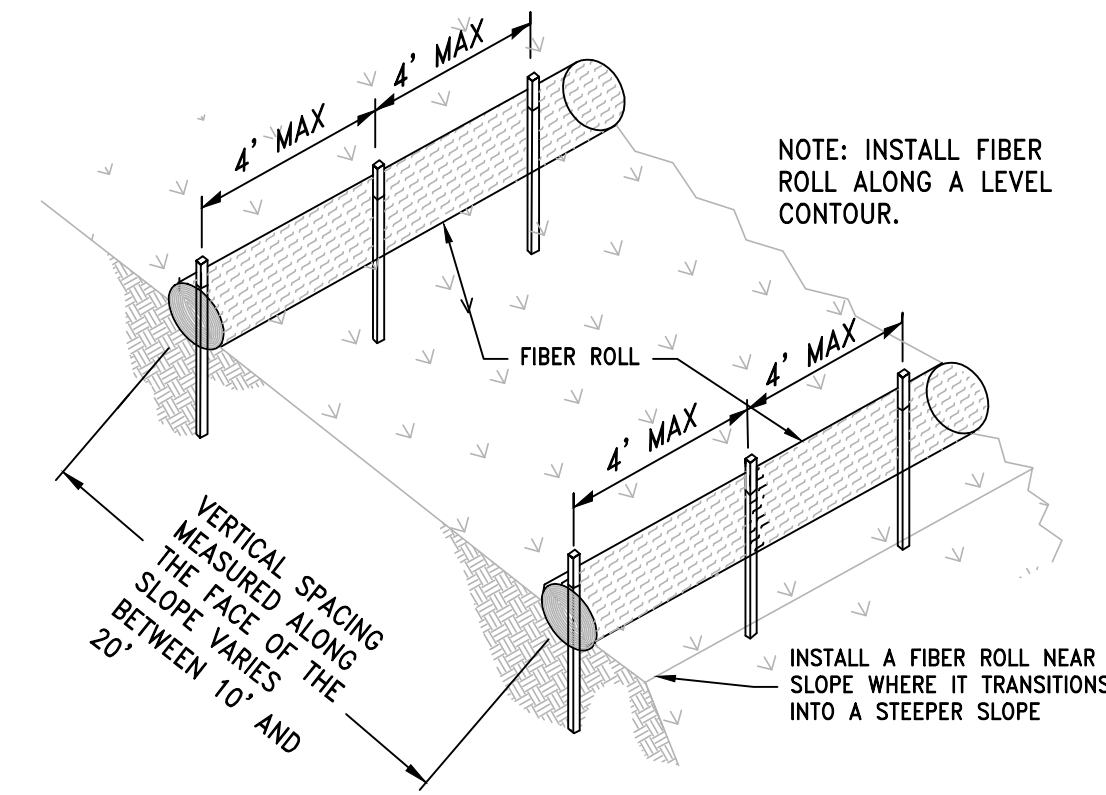
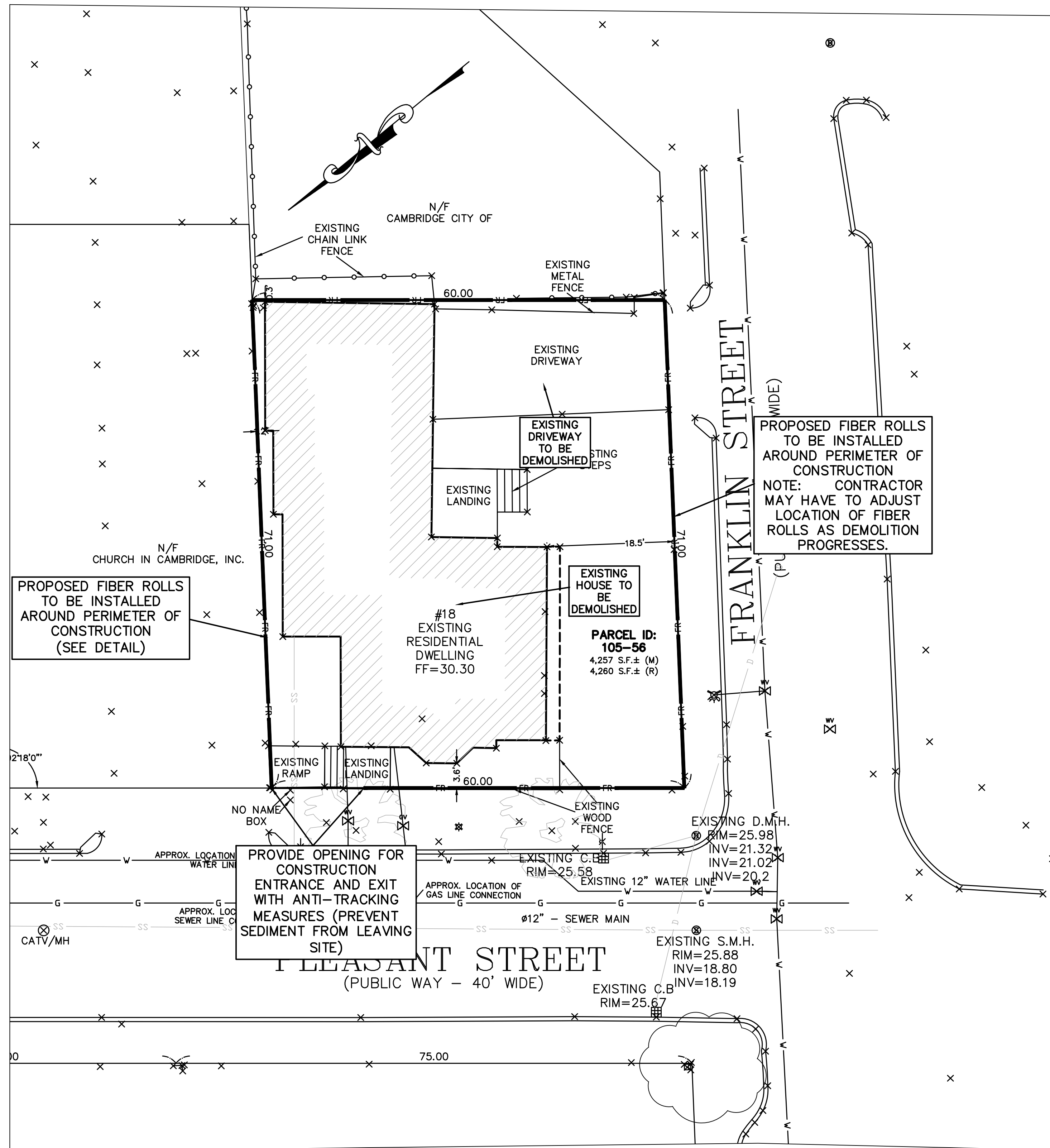
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED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

**LANDSCAPE MATERIALS**

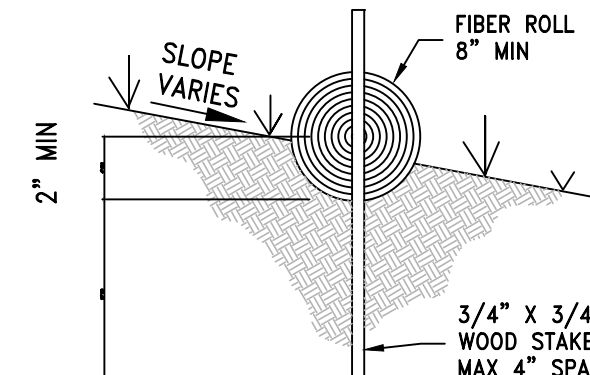
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL

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.



**TYPICAL INSTALLATION**



**ENTRENCHMENT DETAIL**

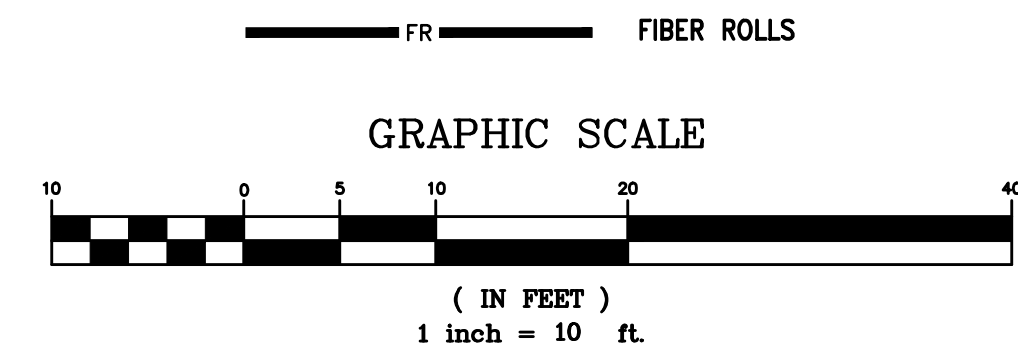
**FIBER ROLLS**

**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 EROSION 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.



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CIVIL PLAN

REVISION BLOCK

BY	DESCRIPTION	DATE

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CHECKED BY: E.S.  
APPROVED BY: E.S.

**EROSION CONTROL & DEMOLITION PLAN**



PROBABLE PLANT LIST | 18 PLEASANT STREET

Deciduous Trees:			
CC 1	Carpinus caroliniana	Musclewood	2-2.5" cal. B&B
UA 1	Ulmus americana 'Homestead'	Homestead Elm	3-3.5" cal B&B
Evergreen Trees:			
TO 4	Thuja occ. 'Emerald Green'	Emerald Green Arborvitae	6-7' ht. B&B
Shrubs/Vines:			
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
Perennial Blend Planting			
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.

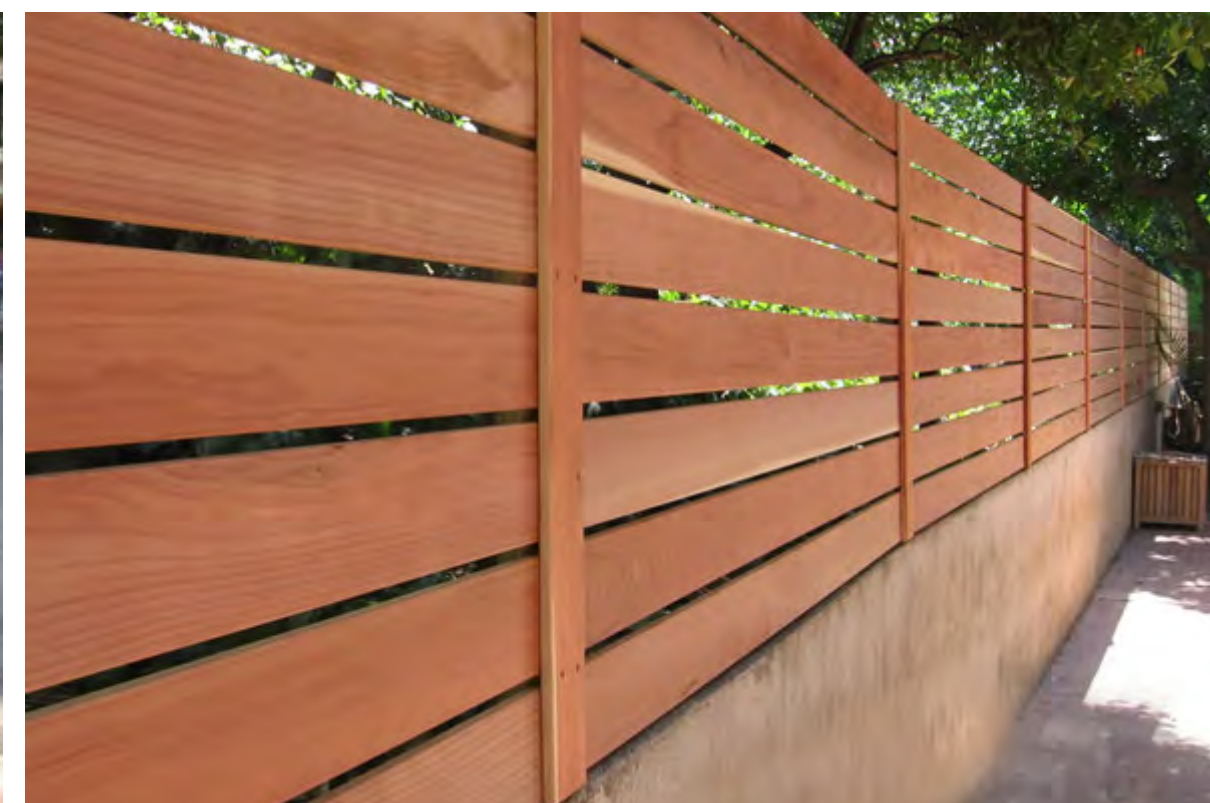
18 Pleasant Street Tree Tabulation	Caliper of Trees To Be Removed	Caliper of Trees To Be Preserved	Caliper of Proposed Trees
Elm #1 at Sidewalk	9		
Elm #2 at Sidewalk		7	
(1) Elm @ 3.5" cal.			3.5
(1) Carpinus @ 2.5" cal.			2.5
(4) Emerald Green Arborvitae @ 4" cal.			16
Norway Maple Off Property	10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



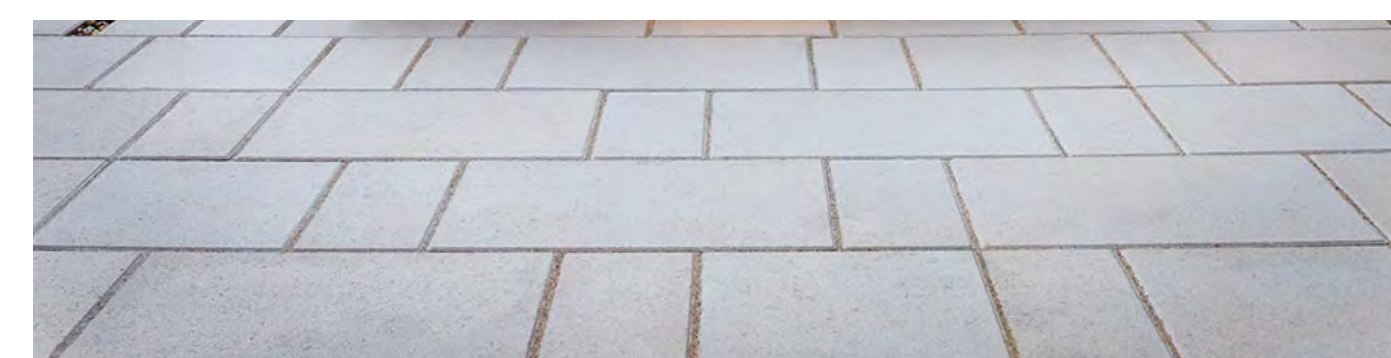
LOCUS PLAN



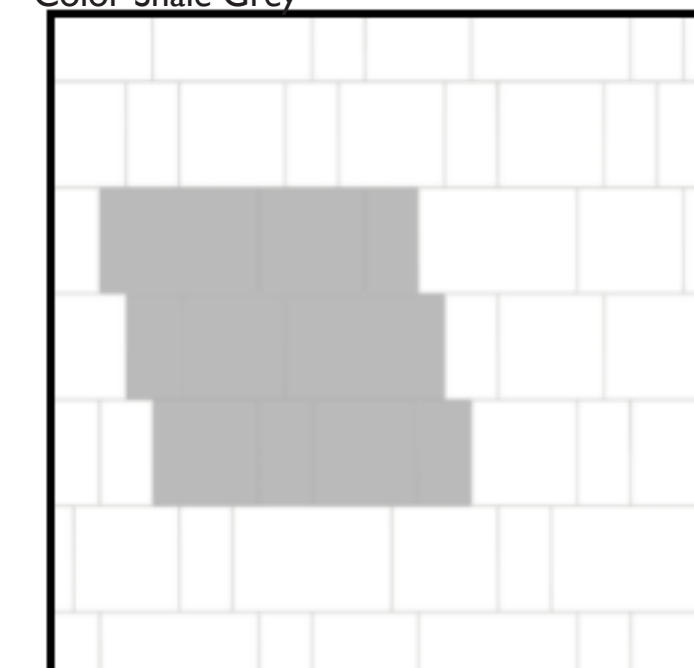
Bike Rack | Parking Meter



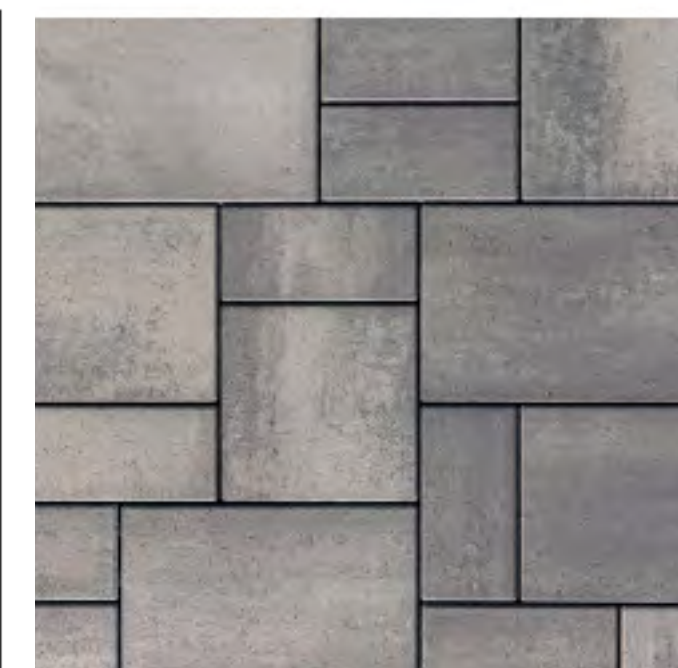
48" Horizontal Board Fence



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



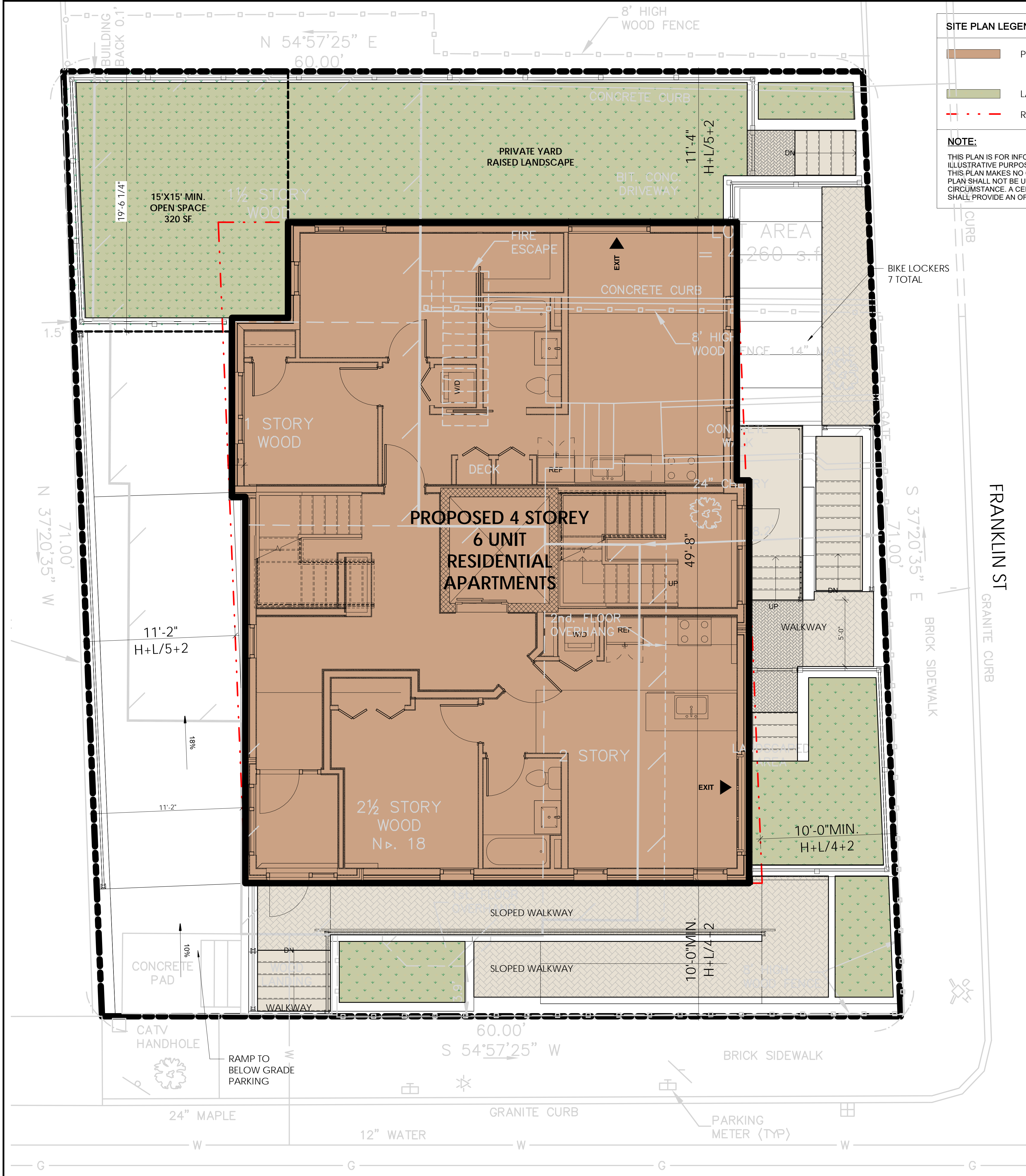
03 LINEAR PATTERN



Revisions:

No.	Description





**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**

**KHALSA**

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**CONSULTANTS:**

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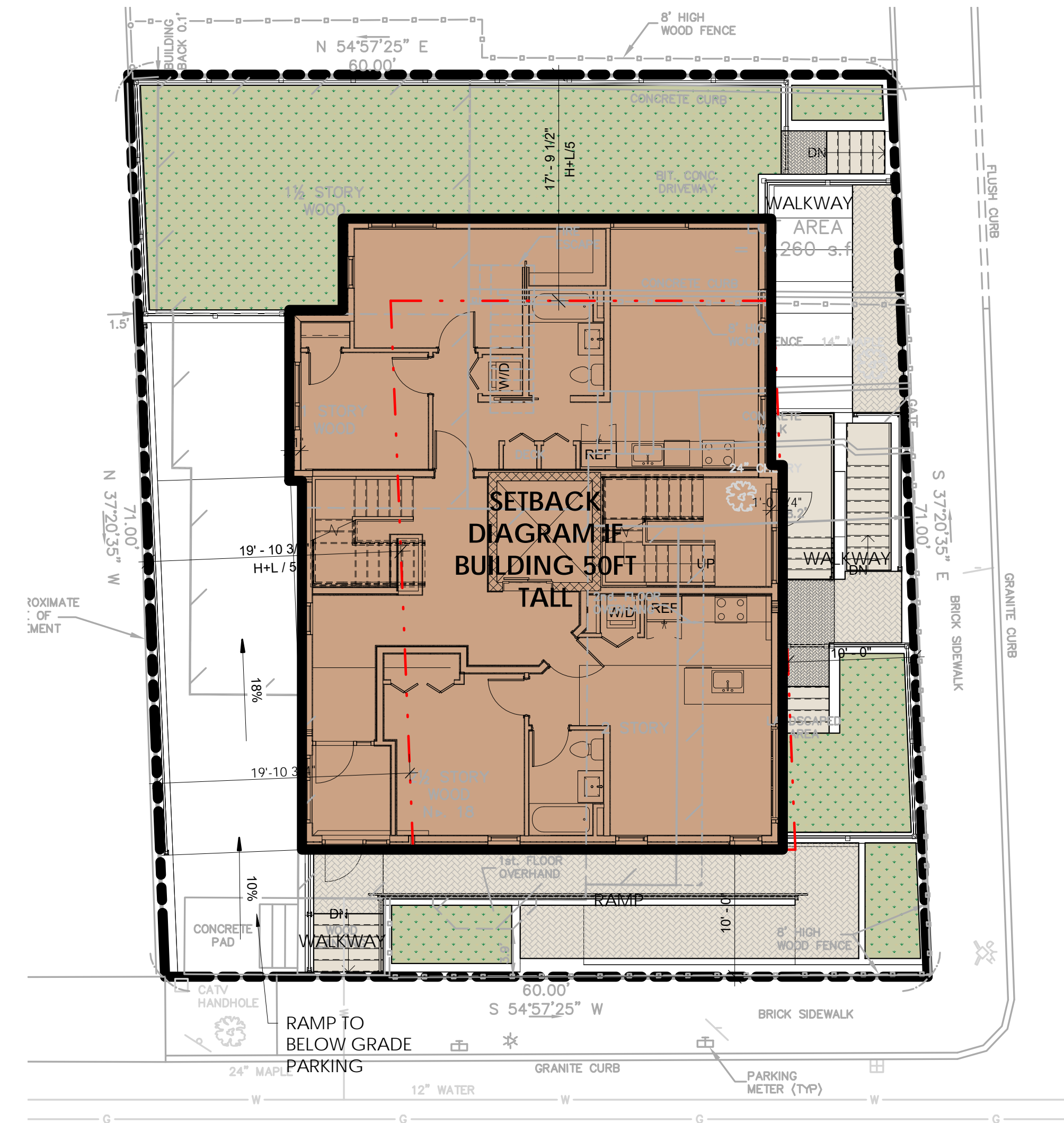
Project number	21056
Date	5/13/2022
Drawn by	ASB / DM
Checked by	JSK
Scale	As indicated

**REVISIONS**

No.	Description	Date

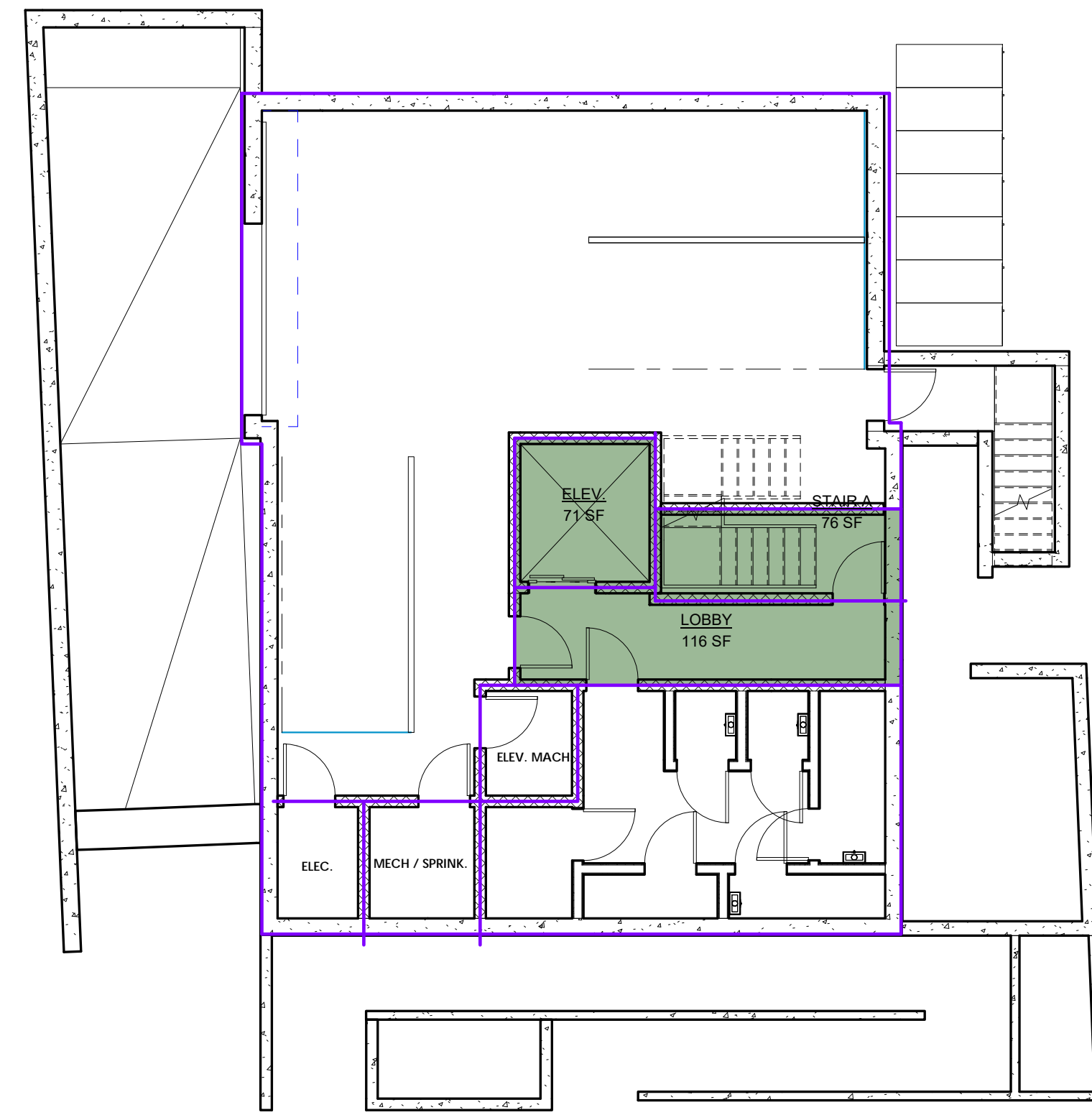
**ARCHITECTURAL SITE PLAN**

**A-020**  
18 PLEASANT ST

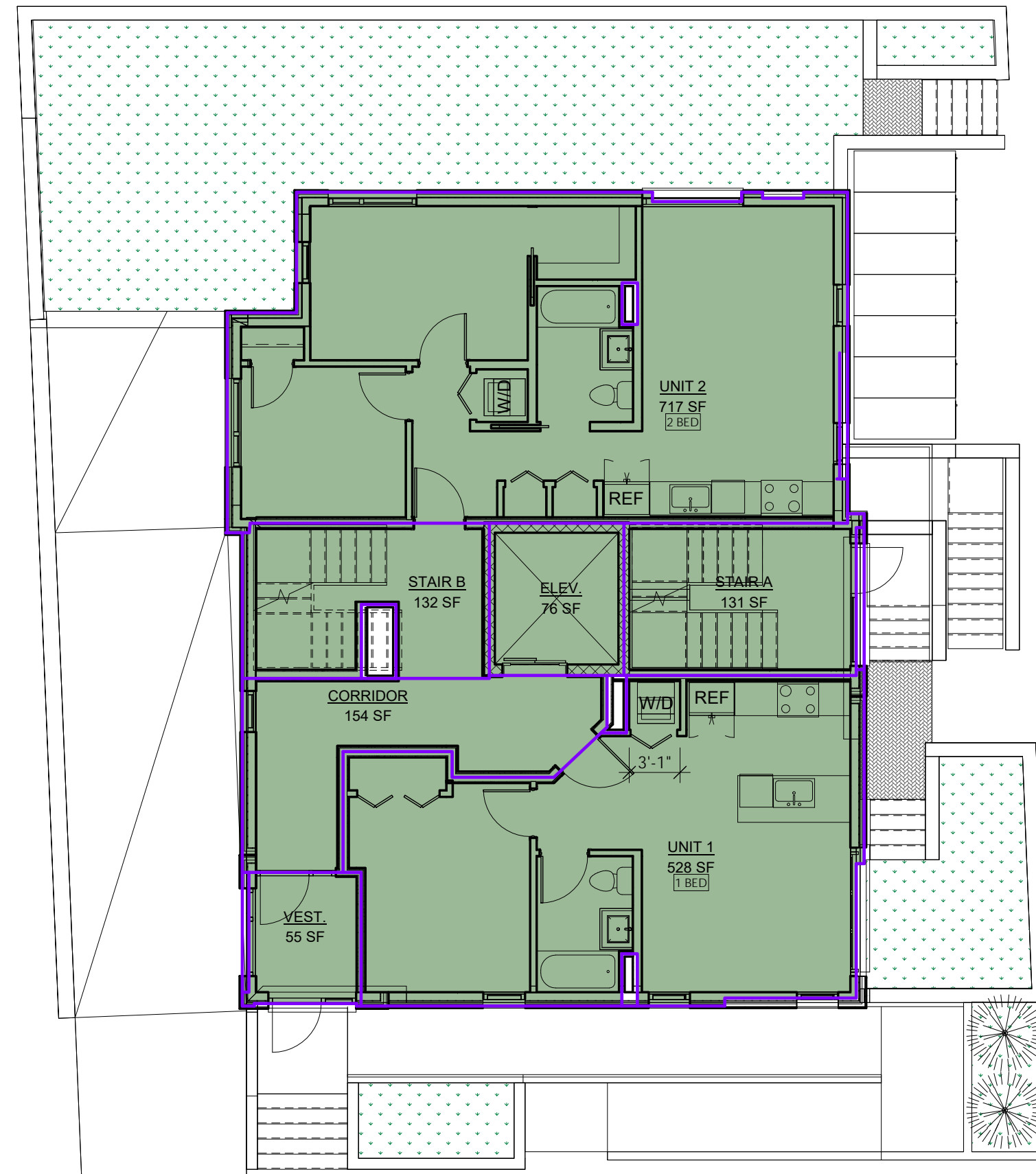


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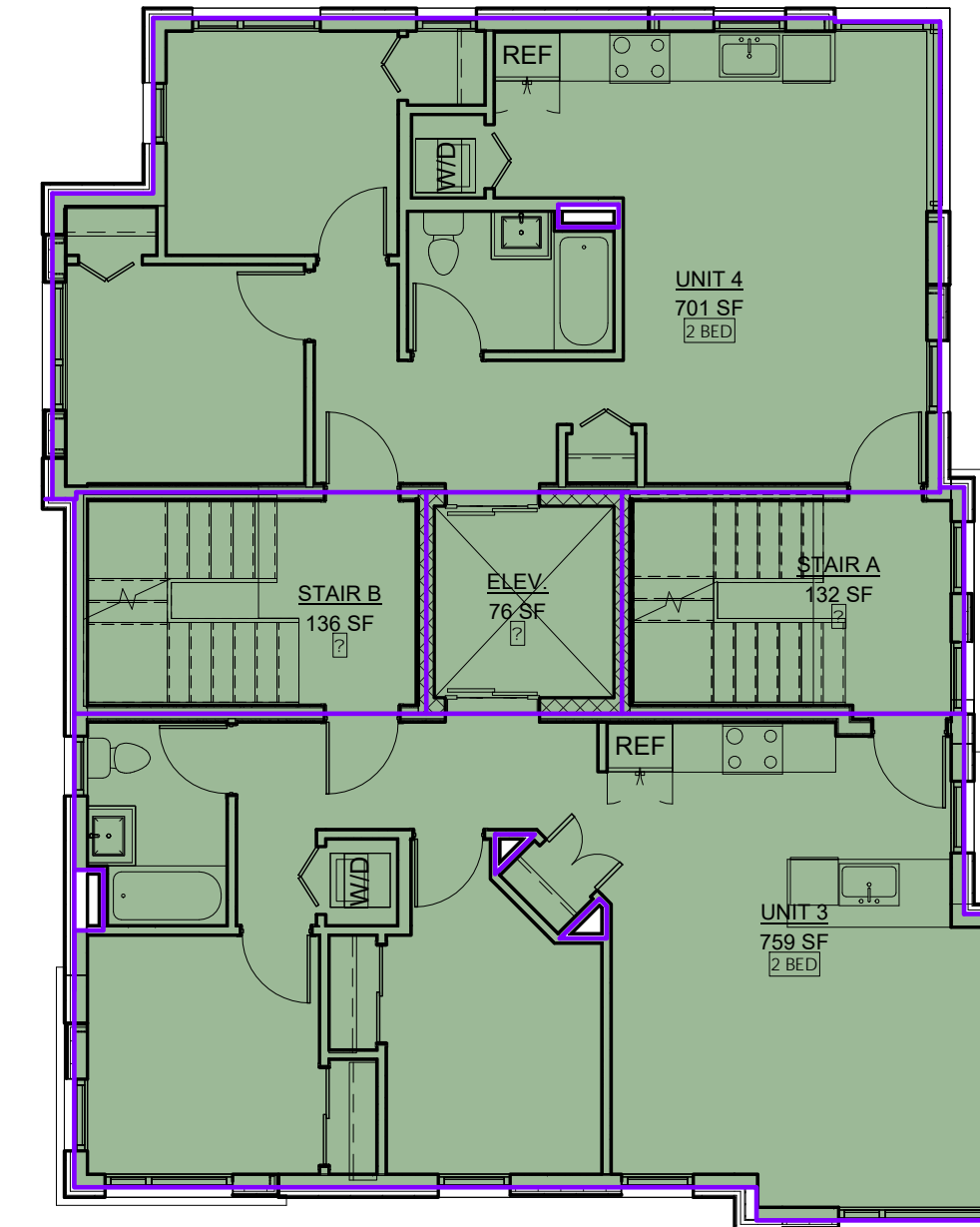




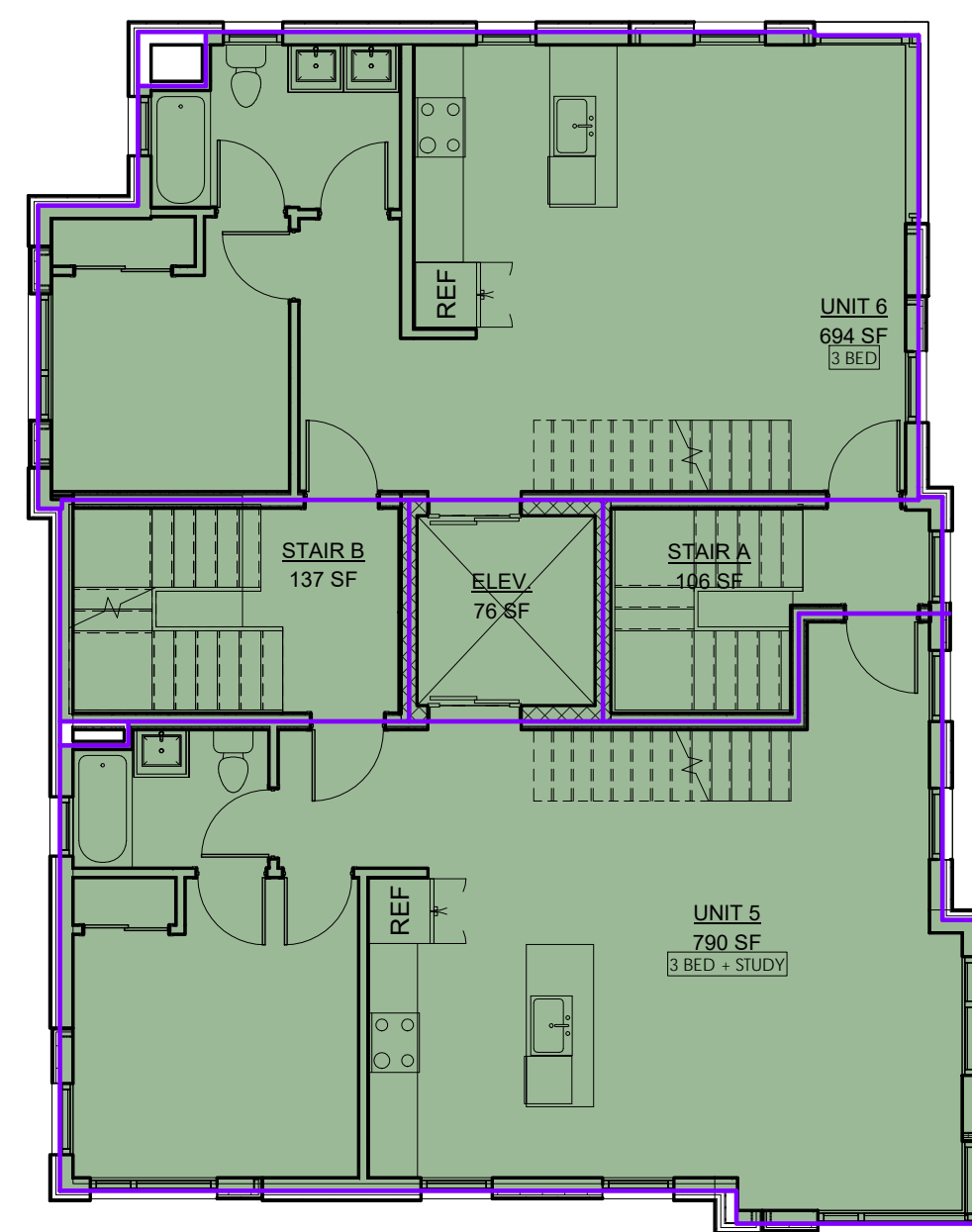
5 BASEMENT Copy 1  
1/8" = 1'-0"



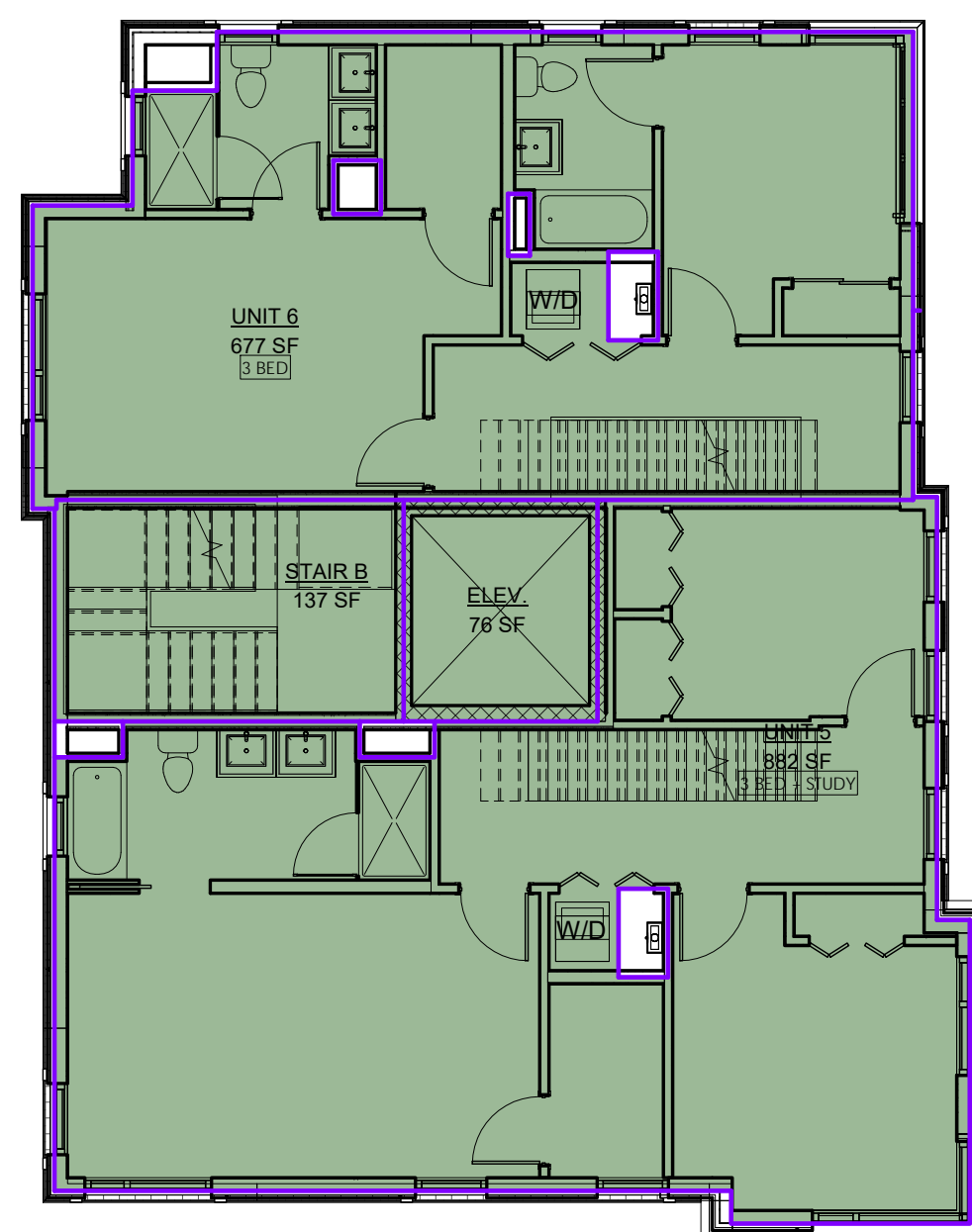
1 1-GROUND FLOOR  
1/8" = 1'-0"



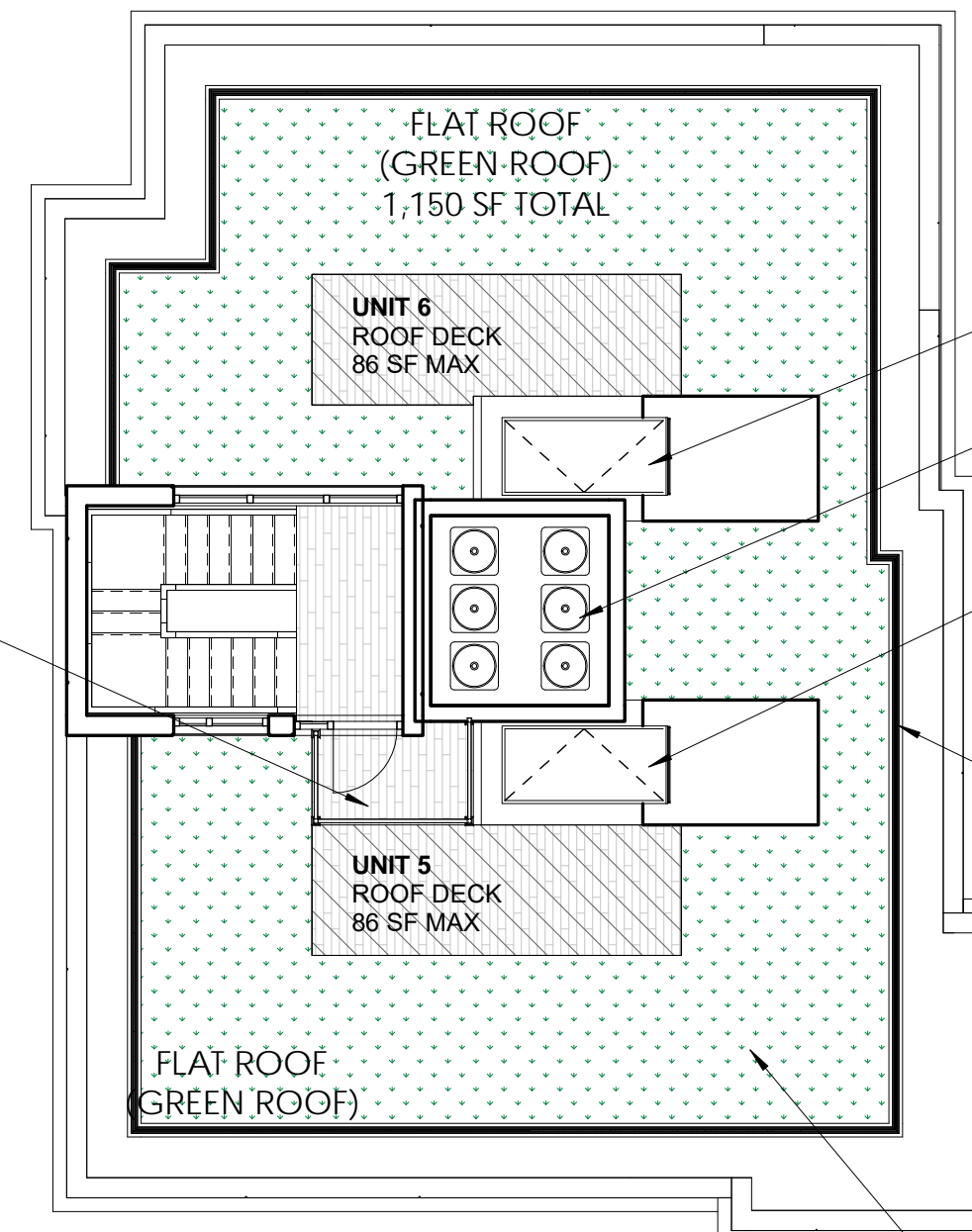
2 2-SECOND FLOOR  
1/8" = 1'-0"



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
	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



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

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REGISTRATION



Project number 21056  
Date 5/13/2022  
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Checked by JSK  
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

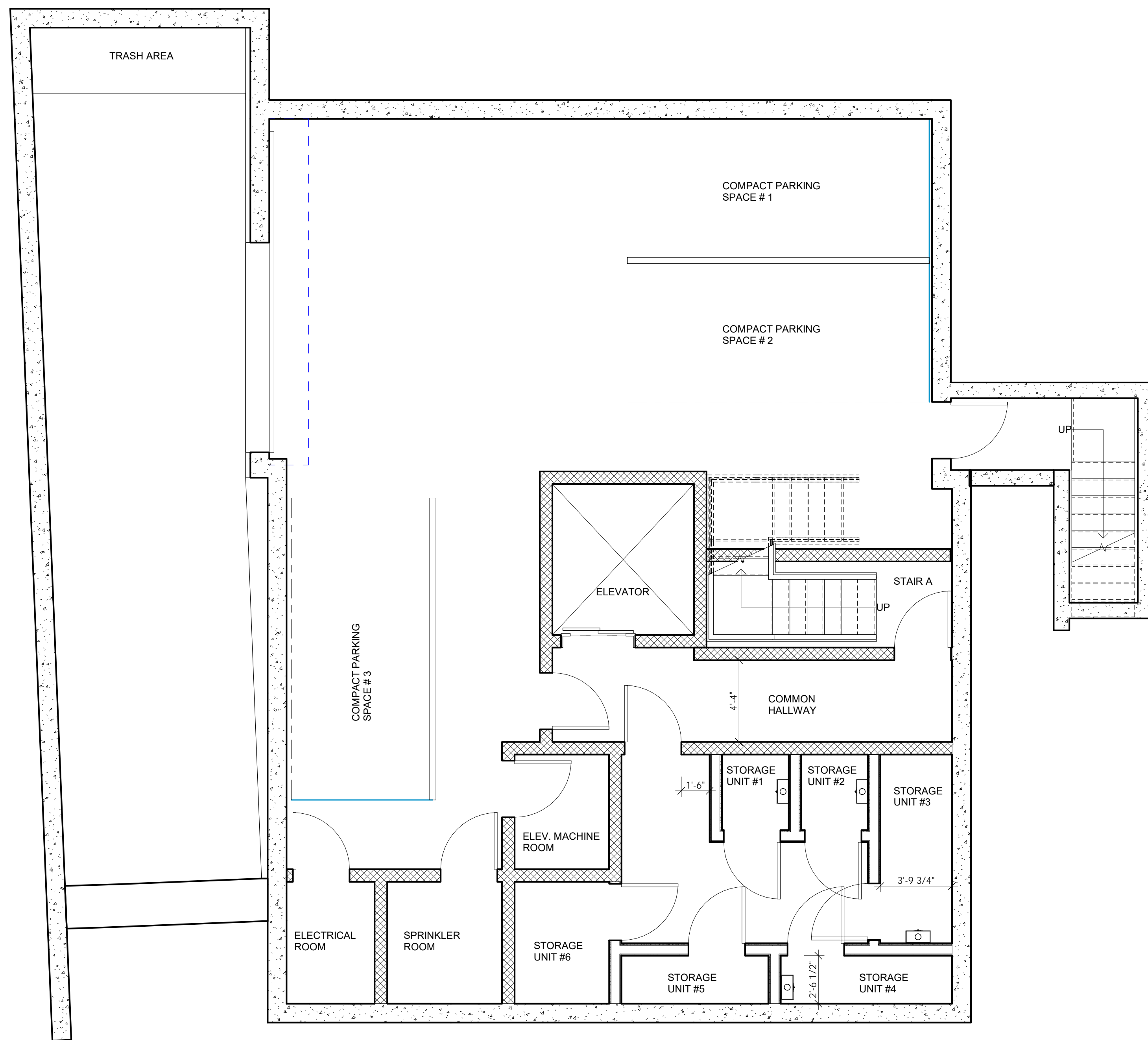
FAR PLANS

A-021

18 PLEASANT ST

5/13/2022 11:19:06 AM \\TKG-SERVER\Drawings\21056\_Kinvarra Capitol\_18 Pleasant St Cambridge\03 Drawings\00\_ARCH\_SD\_D021056\_18 Pleasant St Cambridge\brick\_5-11-2022.rvt





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

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS  
18 PLEASANT ST.  
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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BASEMENT  
FLOOR PLAN

**A-100**  
18 PLEASANT ST

PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS  
18 PLEASANT ST.  
CAMBRIDGE, MA

CLIENT

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KHALSA

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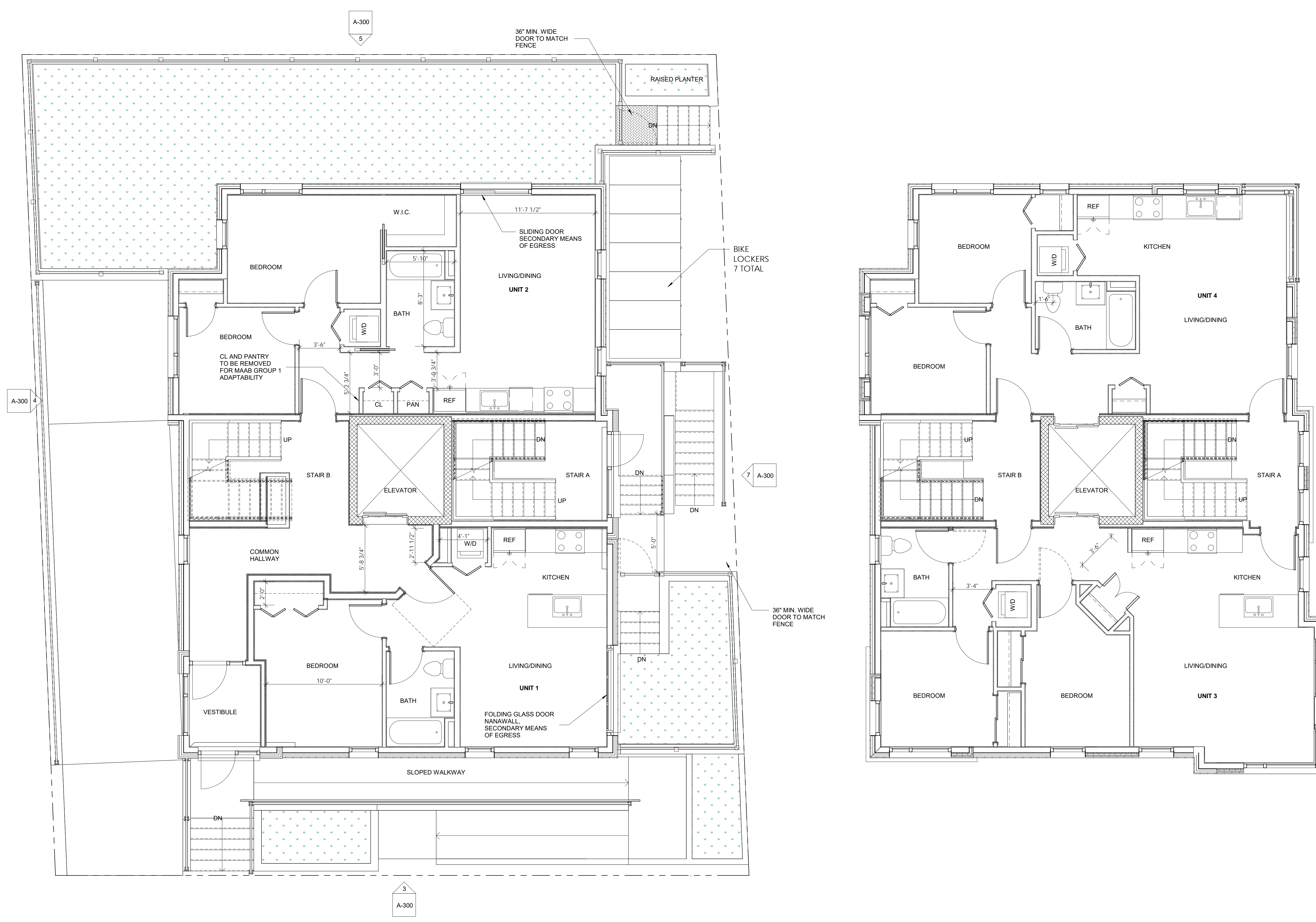
REVISIONS

No.	Description	Date

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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PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS

18 PLEASANT ST.  
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



KHALSA

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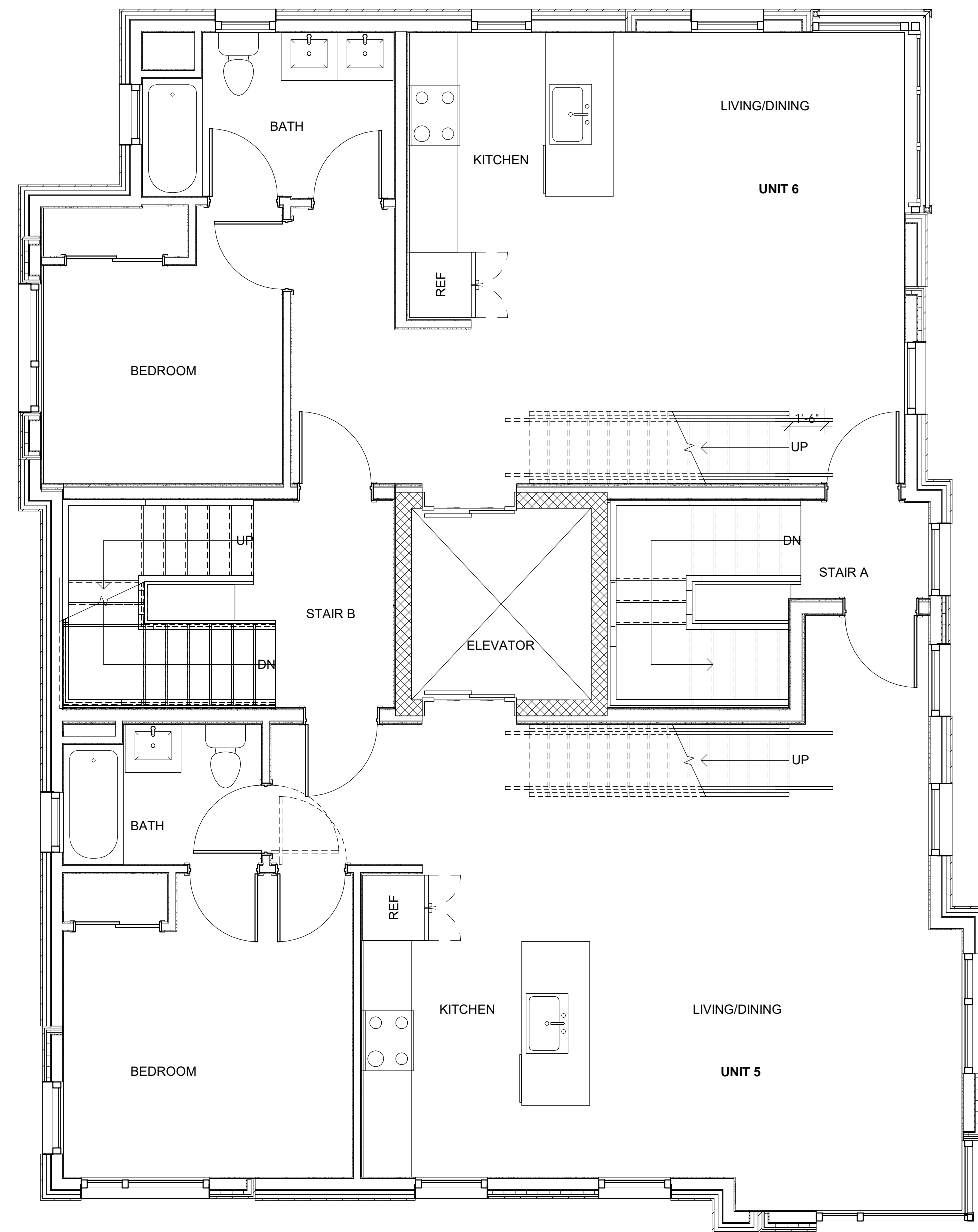
REVISIONS

No.	Description	Date

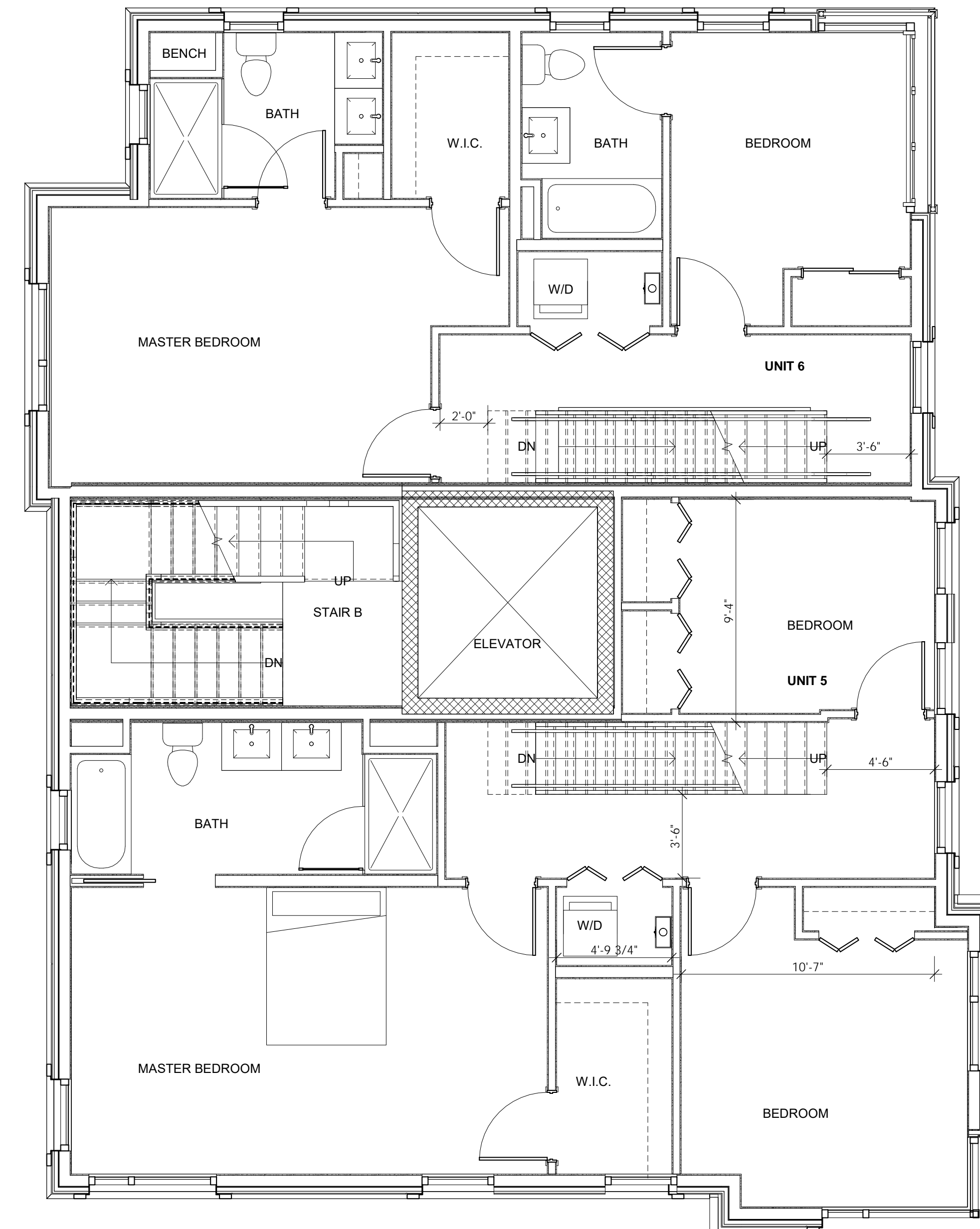
3RD & 4TH  
FLOOR PLAN

A-102

18 PLEASANT ST



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



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

I:\TKG-SERVER\Drawings\03 Drawings\00\_ARCH\SD\_DDI21056\_18 Pleasant St Cambridge\brick\_5-11-2022.rvt

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18 PLEASANT ST

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CAMBRIDGE, MA

CLIENT

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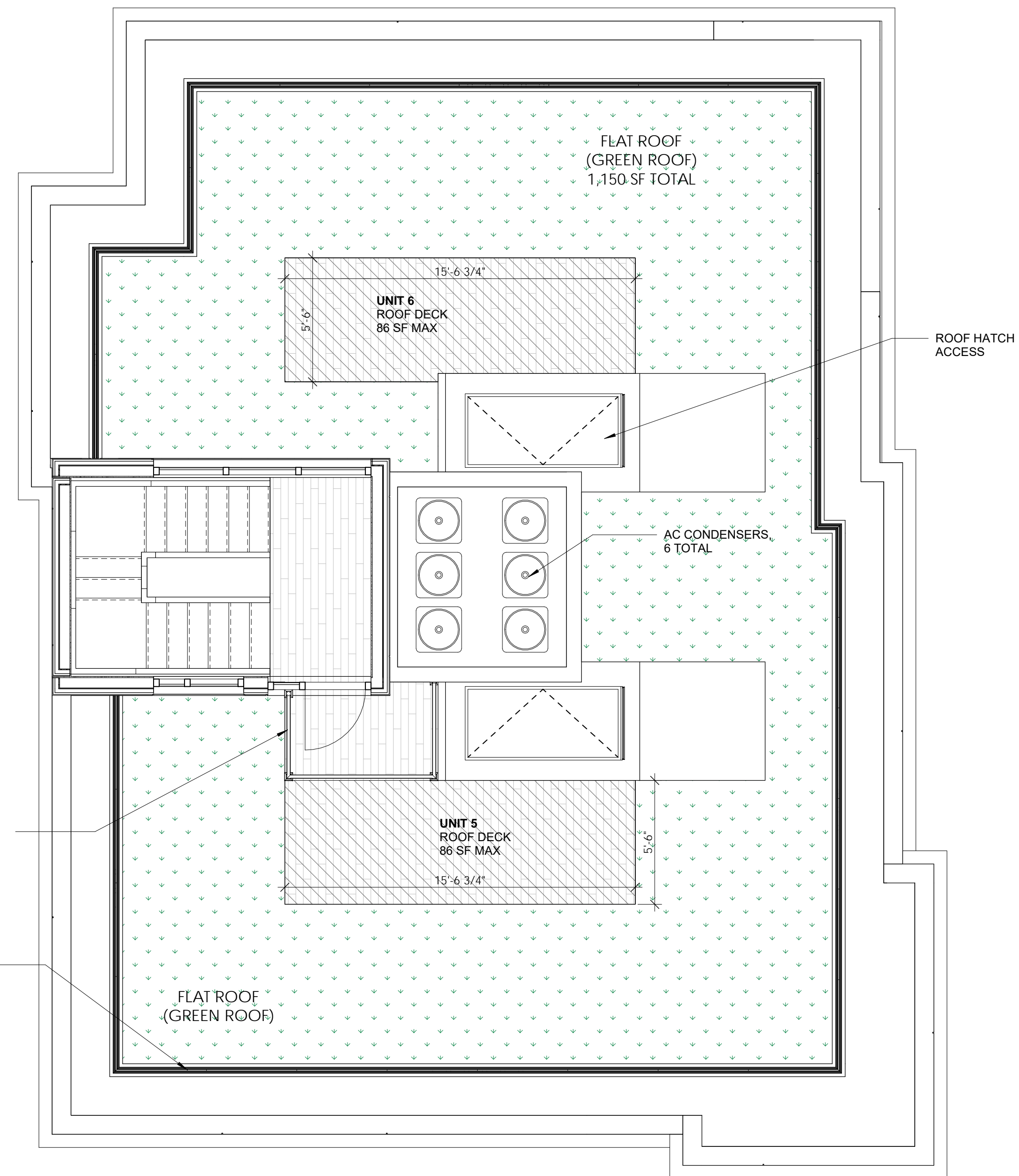
REVISIONS

No.	Description	Date

ROOF PLAN

A-103

18 PLEASANT ST



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

I:\TKG-SERVER\DATA\21056\_Kinvarra Capitol\_18 Pleasant St Cambridge\Architectural\18 Pleasant St Cambridge\brick\_5-11-2022.rvt

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PROJECT NAME

18 PLEASANT ST

PROJECT ADDRESS  
18 PLEASANT ST.  
CAMBRIDGE, MA

CLIENT

RYAN WITTIG

ARCHITECT



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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"

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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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REVISIONS

No.	Description	Date

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

RYAN WITTIG

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

18 PLEASANT ST.  
CAMBRIDGE, MA

CLIENT

**RYAN WITTIG**

ARCHITECT



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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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Scale

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. CONTEMPOARY 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

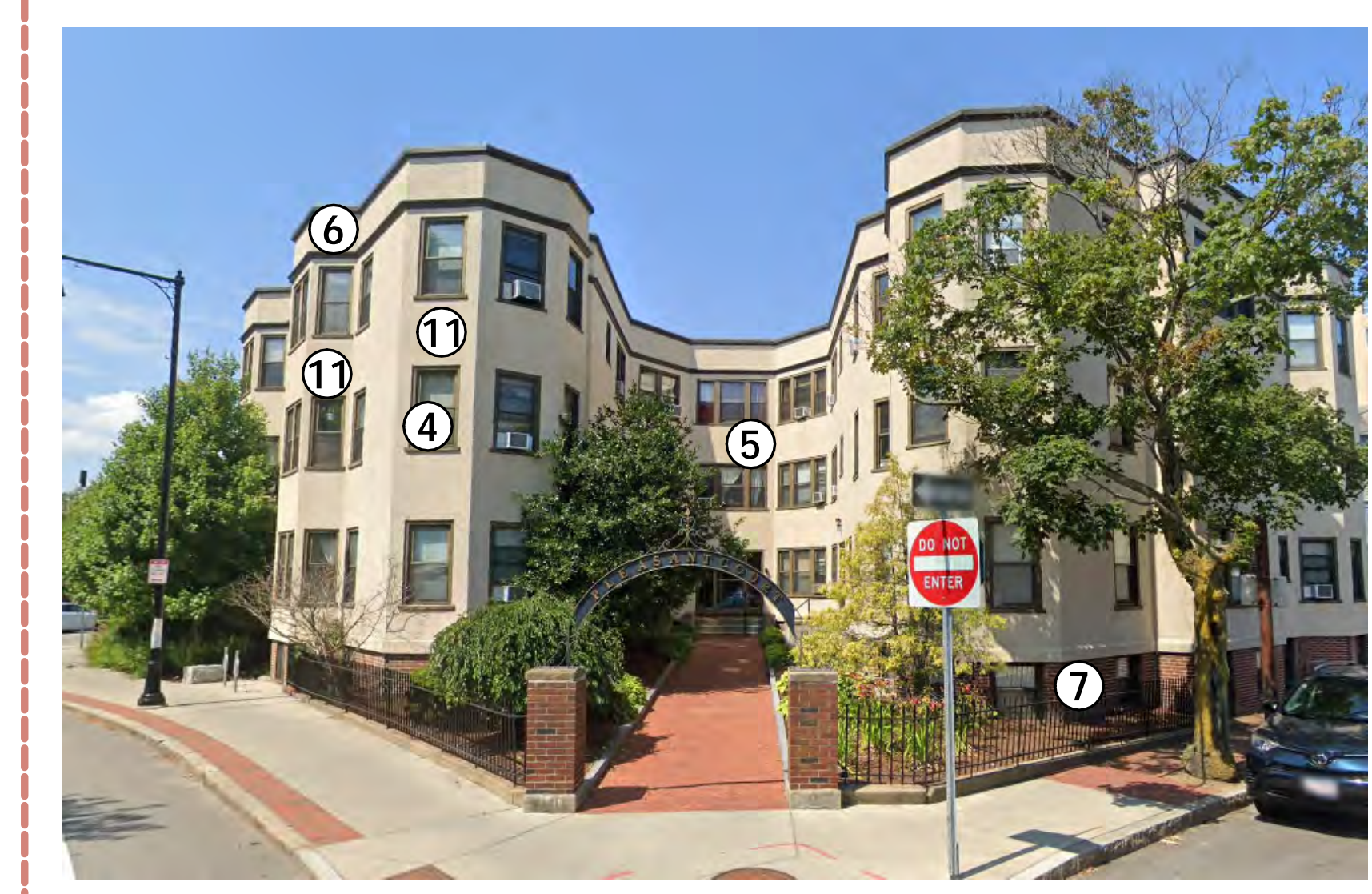
**CORNICE AND WINDOW DETAILS**



**WINDOWS AND BANDING DETAILING**



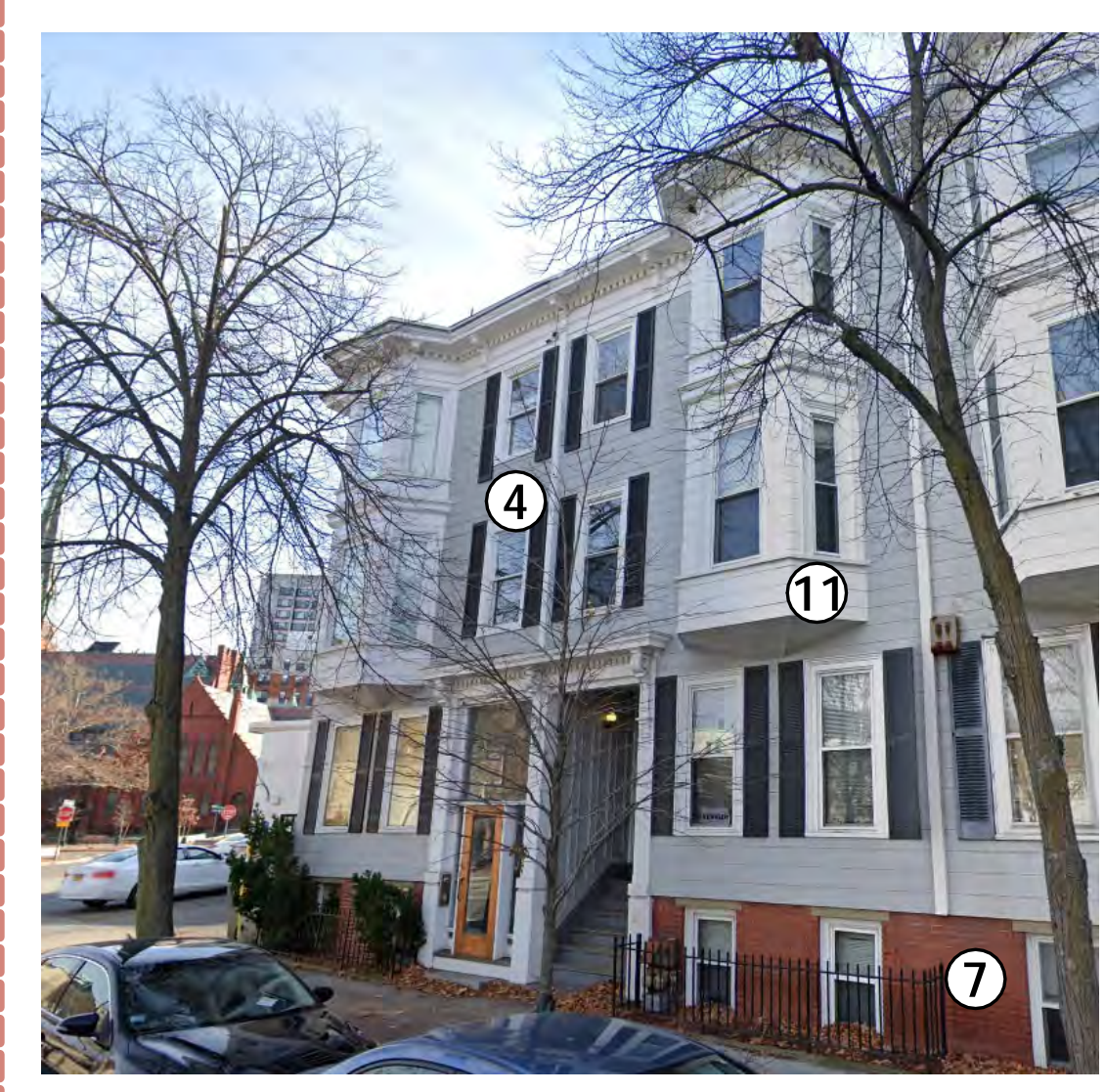
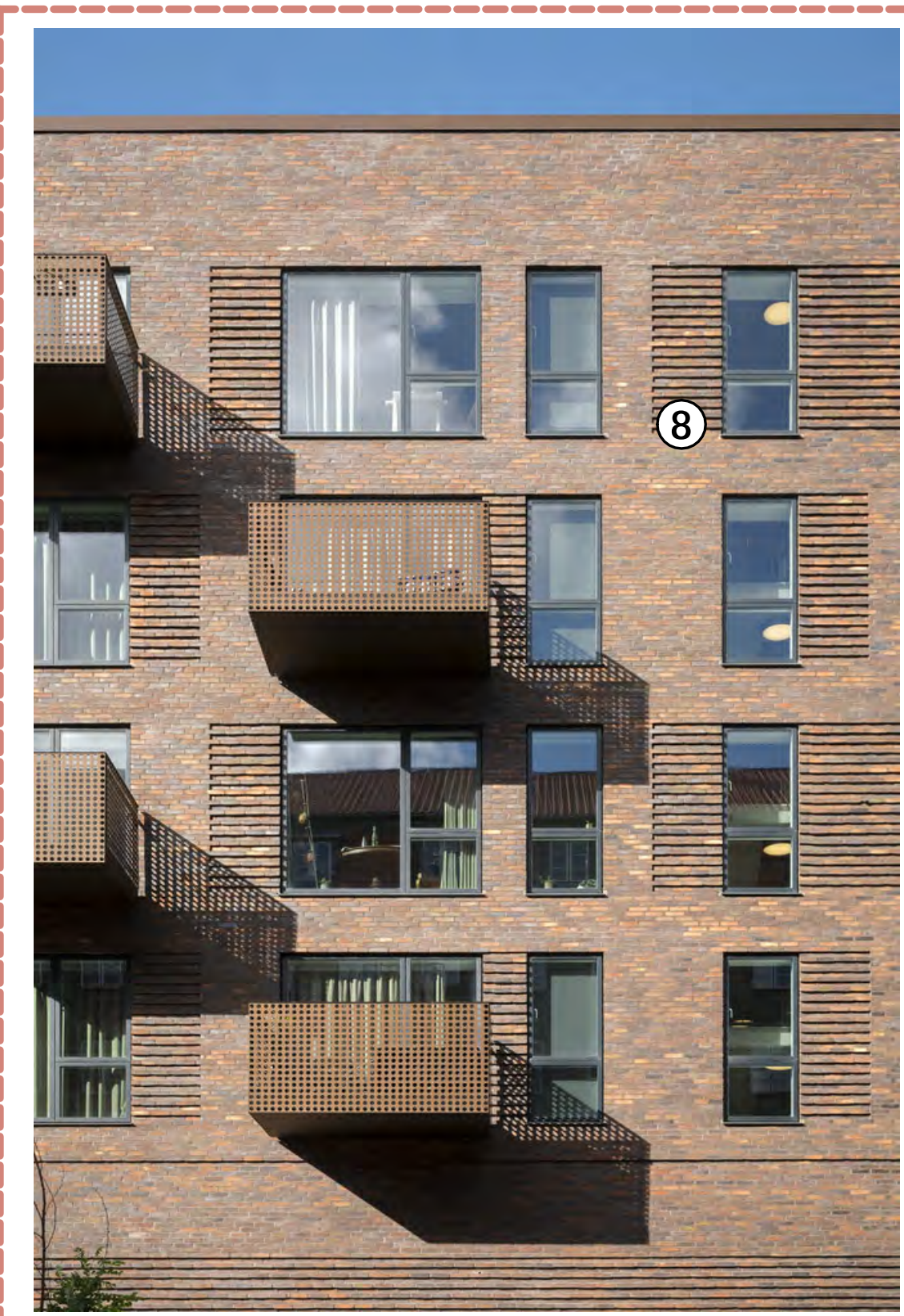
**BAY & RESIDENTIAL ELEMENTS**



**CAMBRIDGE CLC**



**EXTRUDED BRICK DETAIL EXAMPLE**



PROJECT NAME

**18 PLEASANT ST**

PROJECT ADDRESS  
18 PLEASANT ST.  
CAMBRIDGE, MA

CLIENT

**RYAN WITTIG**

ARCHITECT



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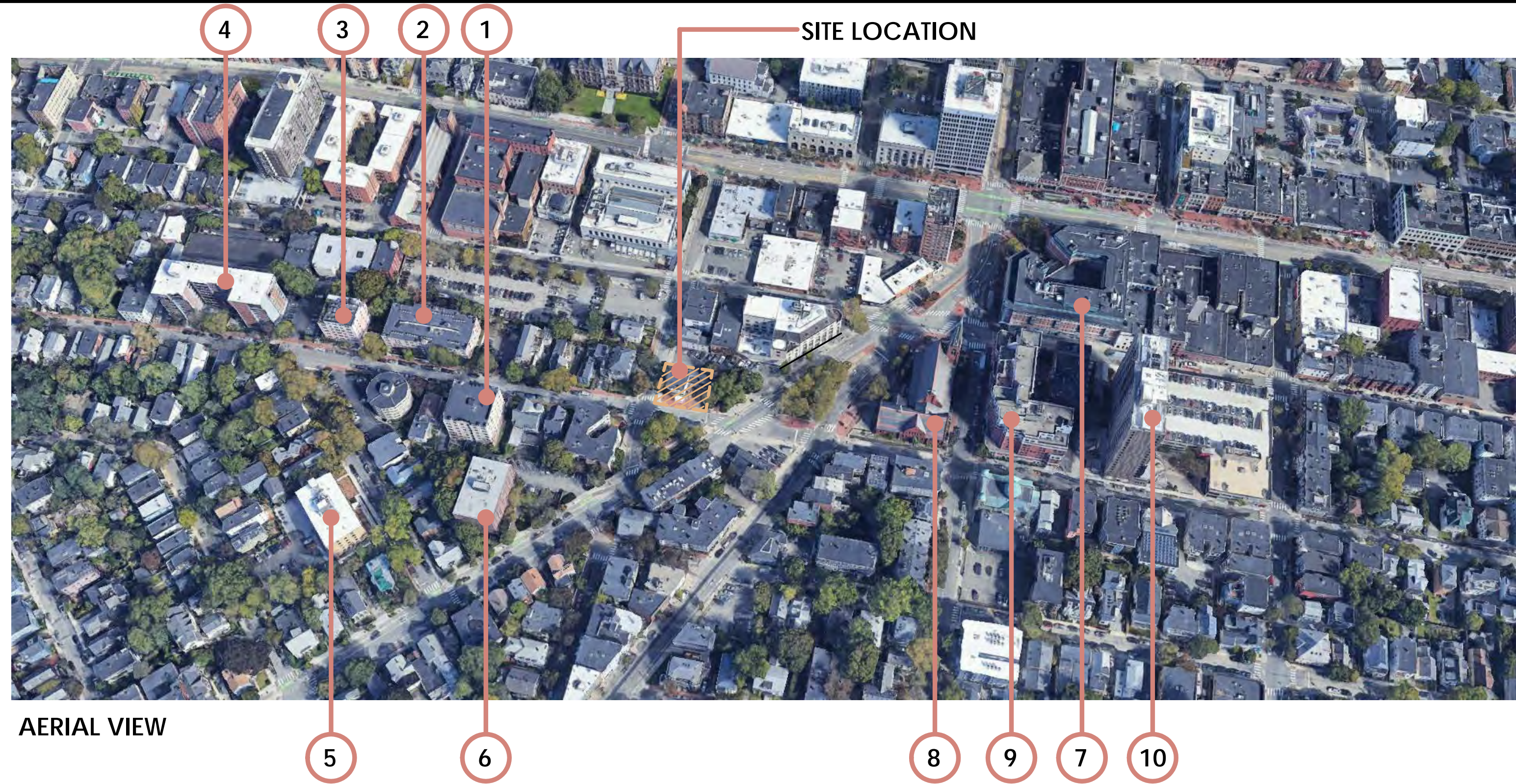
No.	Description	Date

DESIGN  
CONTEXT  
DIAGRAM

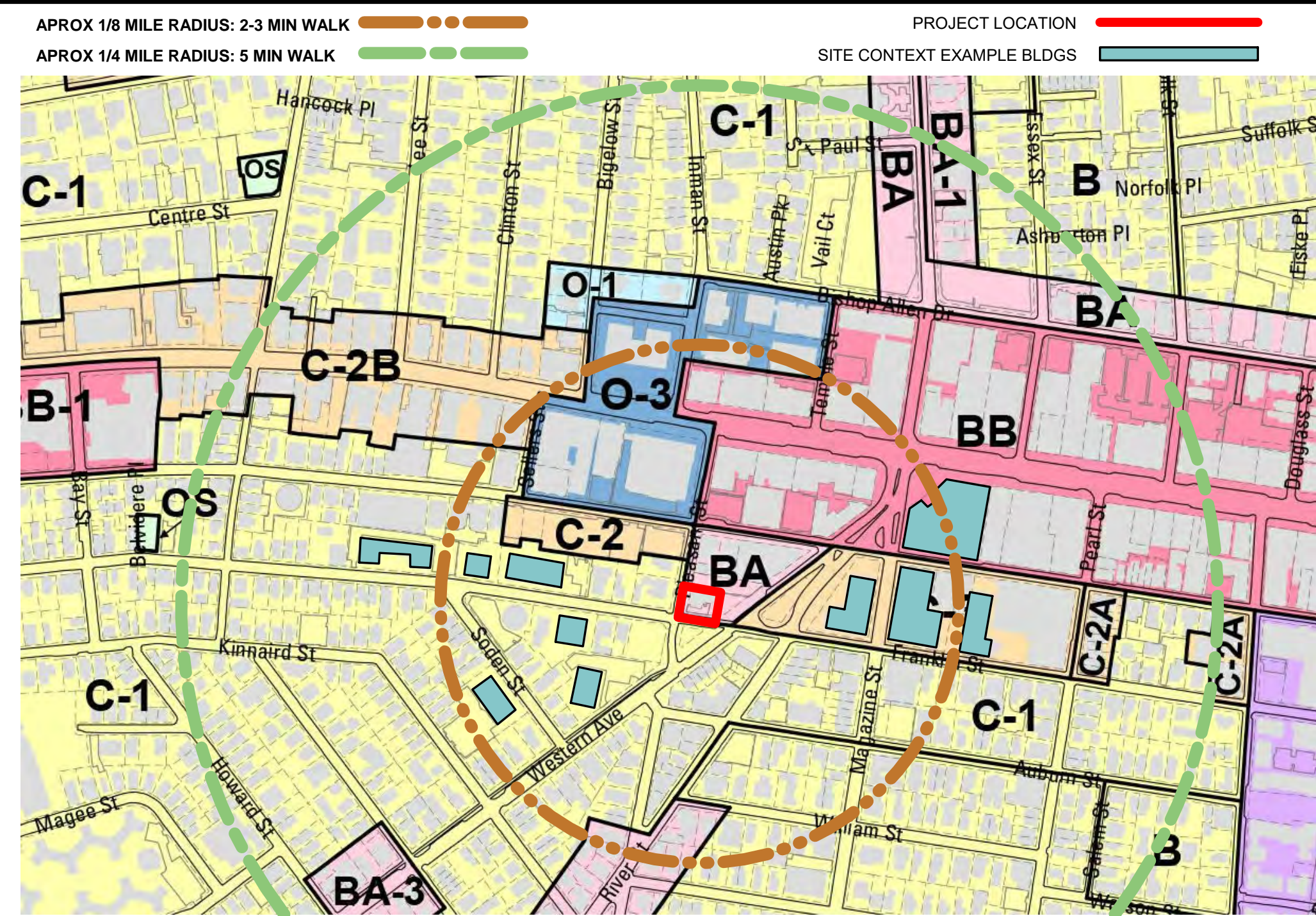
**AV-4**

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



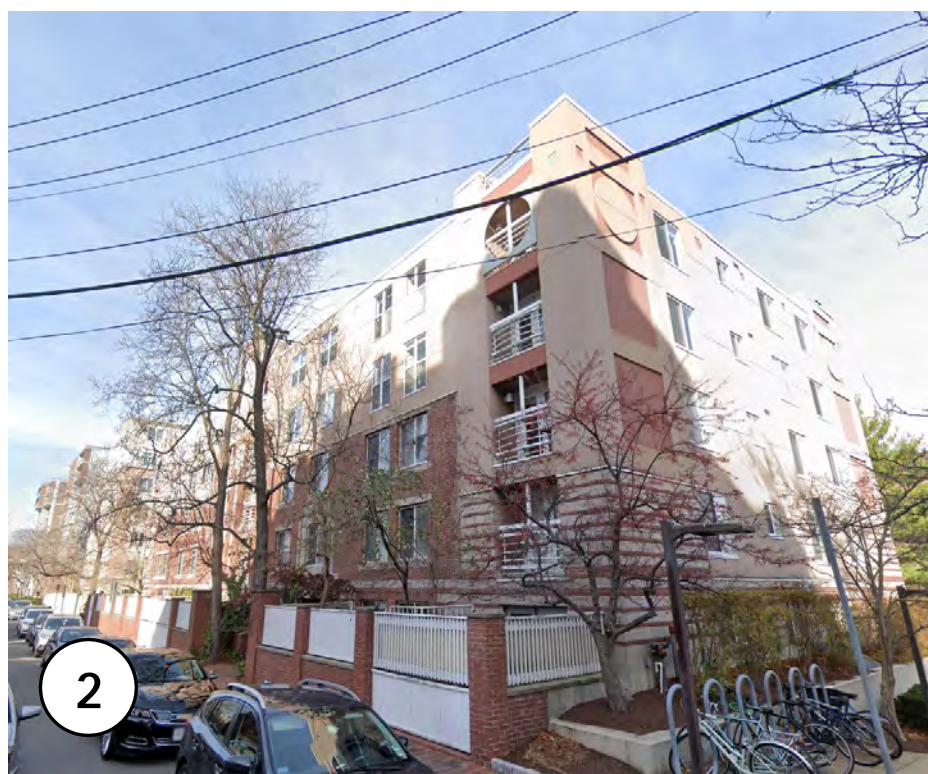
7  
1 CENTRAL SQUARE  
5 STORIES  
MIXED-USE BUILDING



8  
CENTRAL SQUARE CHURCH  
5 MAGAZINE STREET



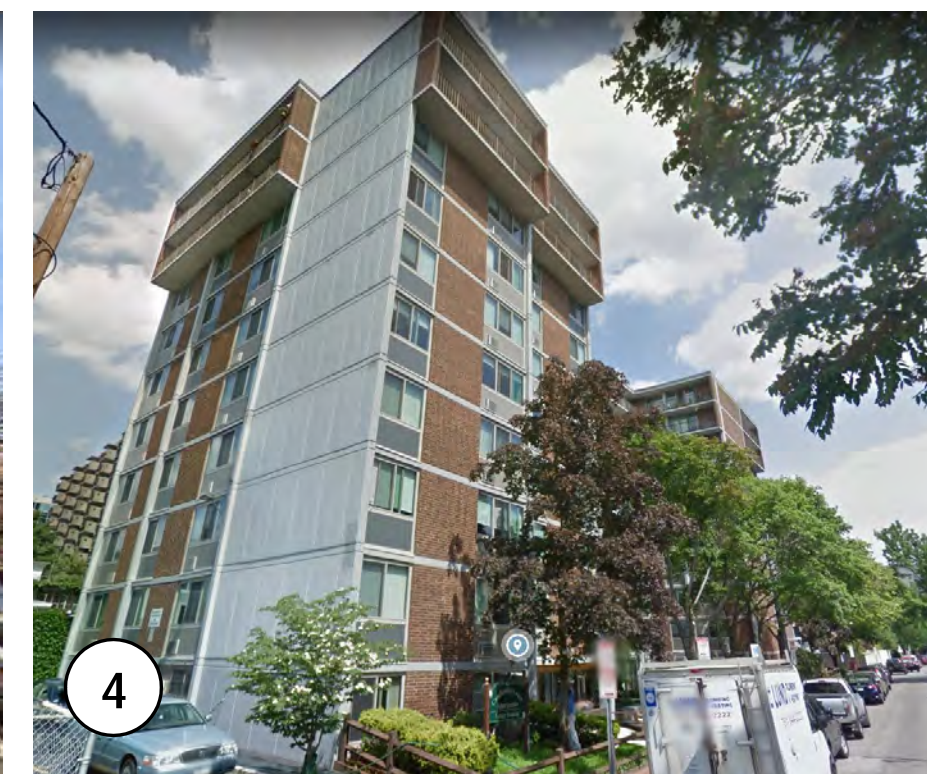
1  
332 FRANKLIN STREET  
7 STORIES  
RESIDENTIAL BUILDING



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



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SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

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No.	Description	Date

NEIGHBORHOOD  
CONTEXT  
DIAGRAMS

**AV-5**

18 PLEASANT ST



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

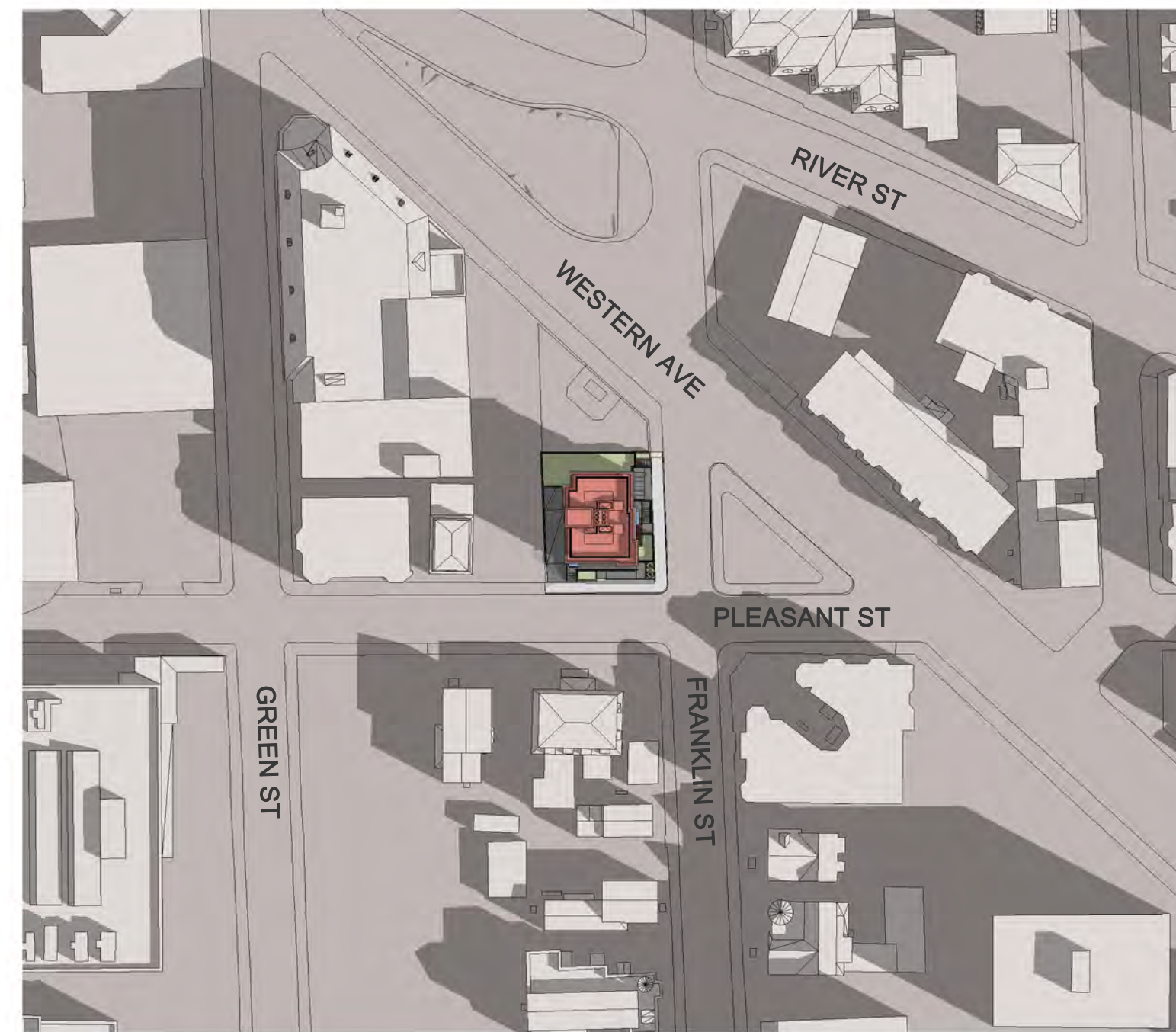
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**AFTERNOON (3 PM - 4 PM)**

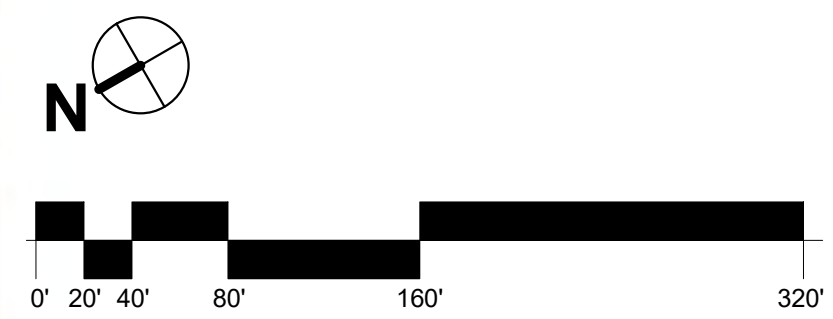
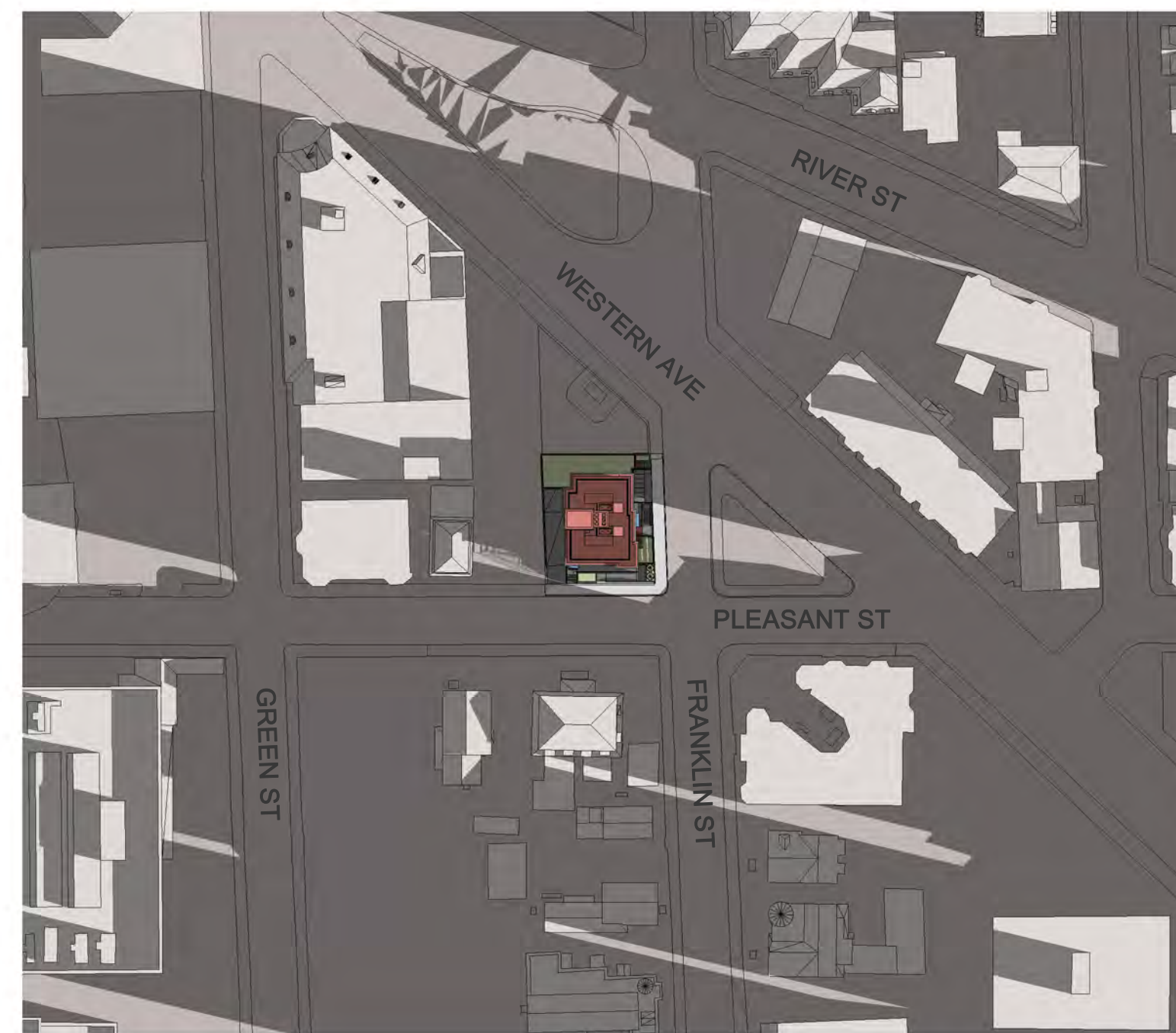
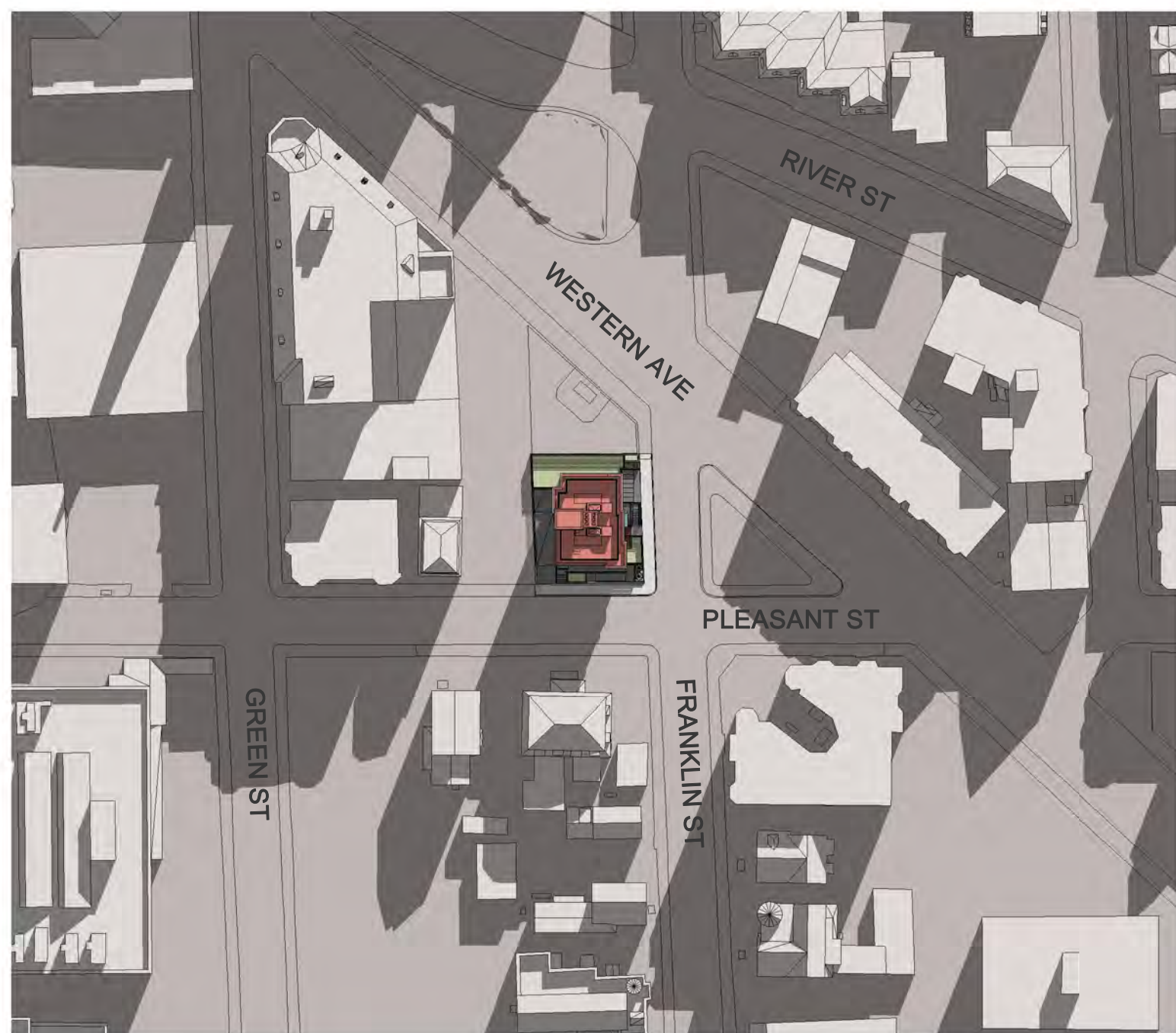
**SUMMER SOLSTICE**



**FALL/SPRING EQUINOX**



**WINTER SOLSTICE**



PROJECT NAME

**18 PLEASANT ST**

PROJECT ADDRESS  
18 PLEASANT ST.  
CAMBRIDGE, MA

CLIENT

**RYAN WITTIG**

ARCHITECT



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Scale 1" = 80'-0"

REVISIONS

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



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Date 5/13/2022  
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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



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No.	Description	Date

DESIGN SCHEME  
COMPARISON

**AV-8**

18 PLEASANT ST



**PREVIOUS SUBMISSION**



VIEW AT FRANKLIN ST & PLEASANT ST - PREVIOUS

**CURRENT SUBMISSION**



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



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REVISIONS

No.	Description	Date

**DESIGN SCHEME  
COMPARISON**

**AV-9**

18 PLEASANT ST



Project Address 18 Pleasant Street, Cambridge MA	Special Permit Number SP-2111	Total Lot Area (SF) 4257
Applicant Name Ryan W. Izzo	Phone Number 617-435-4037	Open Space Requirement (%) 20%
Applicant Contact / Address K. Swansa Capital, 667 Somerville Ave., Somerville MA 02143	Email Address ryan@theswanscap.com	Includes High SRI Roof a Yes TRUE
Project Description 6-01218 Multi-family residential development, with 3-car parking in basement garage, located at the corner of Pleasant Street and Franklin Street.	Result Pass	SRI Value

Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.  
Low slope roofs (i.e. ≤ 2:12) must have a minimum SRI of 82. Steep slope roofs (i.e. > 2:12) must have a minimum SRI of 39.

		Outside 20' of PROW	Value Factor		Within 20' of PROW	Value Factor	Contributing Area
<b>Trees</b> Enter the number of trees in each category. Count each tree only once on this form.	<b>Preserved Existing Trees</b>						
	A1	Understory tree currently <10' canopy spread	0	0.80	+	0	1.60
	A2	Understory tree currently >10' canopy spread	0	1.00	+	0	2.00
	A3	Canopy tree currently <15' canopy spread	0	0.80	+	0	1.60
	A4	Canopy tree currently between 15' and 25' canopy spread	0	1.00	+	0	2.00
	A5	Canopy tree currently >25' canopy spread	0	1.20	+	0	2.40
	<b>New or Transplanted Trees</b>						
A6	Understory tree	0	0.60	+	0	1.20	-
A7	Canopy tree	0	0.70	+	1	1.40	980
<b>Planting Areas</b> Enter area in square feet of each component in the box provided.	B1	Lawn	0	0.30	+	0	0.60
	B2	Low Planting	190	0.40	+	83	0.80
	B3	Planting	128	0.50	+	58	1.00
<b>Green Roofs &amp; Facades</b> For definitions, see reference document.	C1	Green Façade	0	0.10	+	0	0.20
	C2	Living Wall	0	0.30	+	0	0.60
	C3	Green Roof	0	0.30	+	0	0.60
	C4	Short Intensive Green Roof	100	0.50	+	0	1.00
	C5	Intensive Green Roof	54	0.60	+	0	1.20
<b>Paving &amp; Structures</b>	D1	High-SRI Roof	Required	N/A			
	D2	High-SRI Paving	0	0.1			
	D3	High-SRI Shade Structure	0	0.2	+	0	0.40
<b>Project Summary</b>	Portion of lot area utilizing green strategies . . . . .		31%		<b>Total Contributing Area</b>		<b>1,327</b>
	Portion of score from green strategies . . . . .		100%		<b>Total Area Goal</b>		<b>851</b>
	Portion of score from trees . . . . .		74%		<b>COOL FACTOR SCORE</b>		<b>1.56</b>
	Portion of score contributing to public realm cooling . . . . .		83%				

When entering strategies that are within 20' of the public right of way (column L), do not also enter them in column H.

High-SRI roofs are a prerequisite of the Cool Factor and therefore are not assigned a point value.

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.