

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



**PROJECT:
18 PLEASANT ST,
CAMBRIDGE MA**

LOCUS MAP



SUBJECT PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT

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

OWNER
RYAN WITTIG
KIVARRA CAPITOL

**SD SET
11-5-2021**

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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CONSTRUCTION**

Project number 21056
Date 11/5/2021
Drawn by ASB / DM
Checked by JSK
Scale

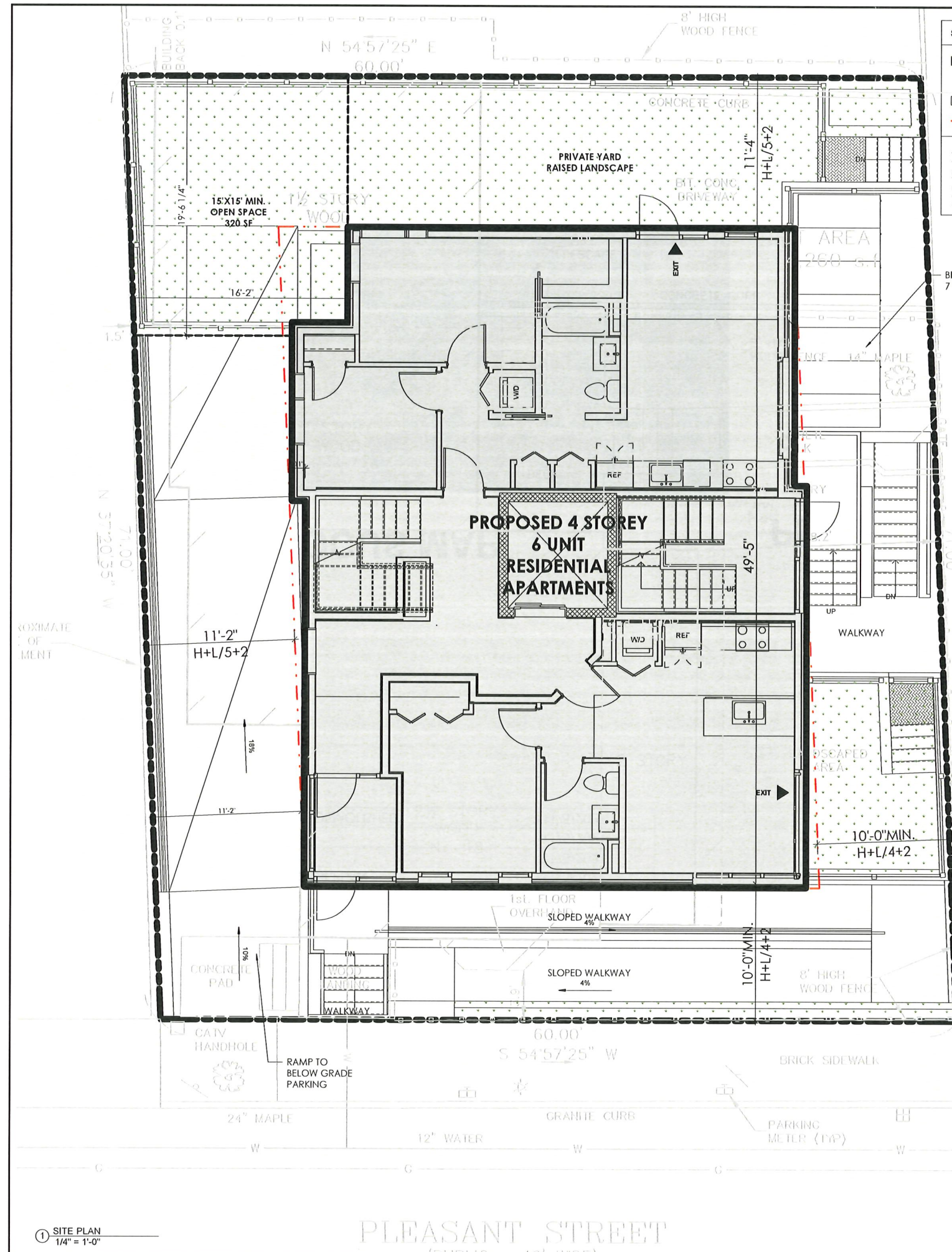
REVISIONS

No.	Description	Date

COVER SHEET

A-000

18 PLEASANT ST



SITE PLAN LEGEND

- PROPOSED BUILDING
- LANDSCAPE
- REQUIRED SETBACKS

NOTE:
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.

ZONING CHART

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

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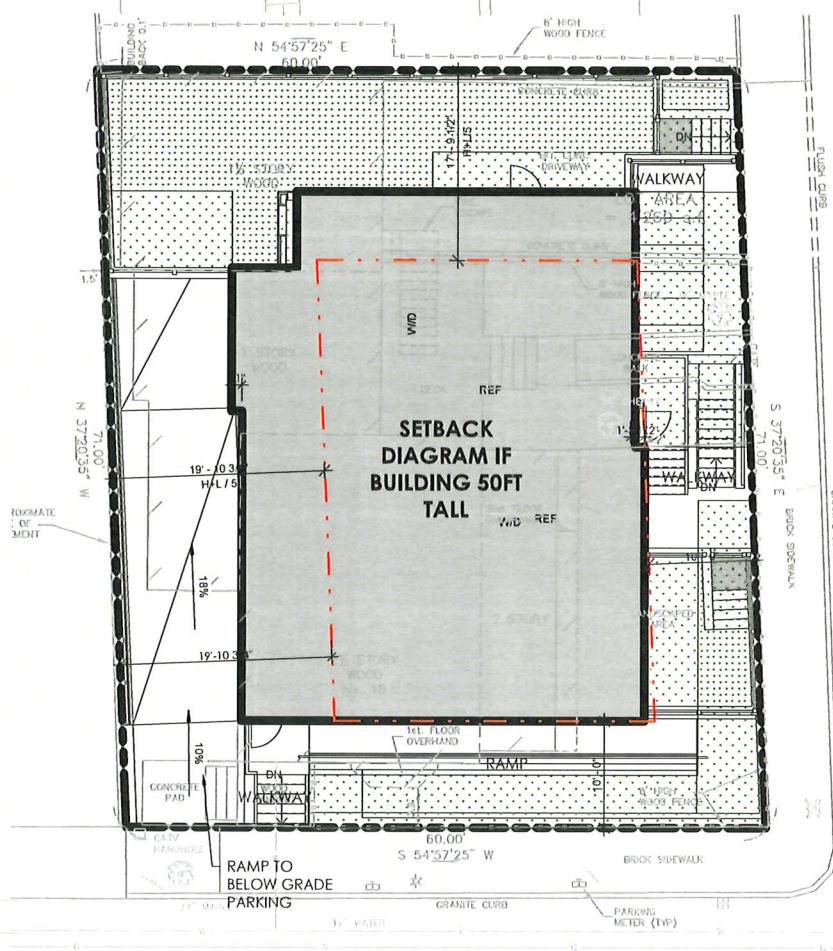
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ARCHITECTURAL SITE PLAN

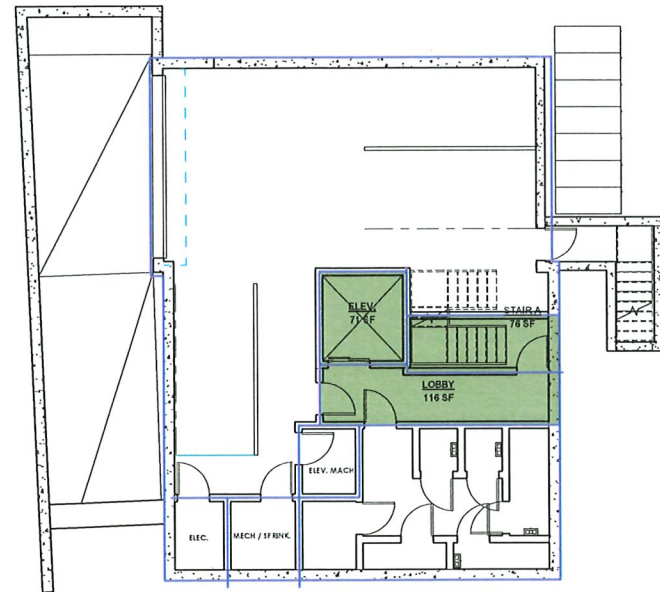
A-020
18 PLEASANT ST



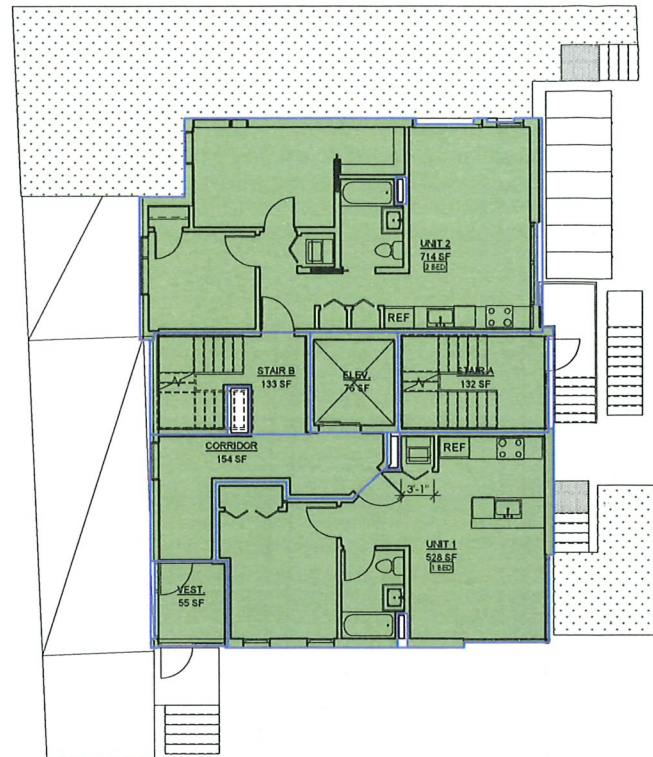
① SITE PLAN
1/4" = 1'-0"

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

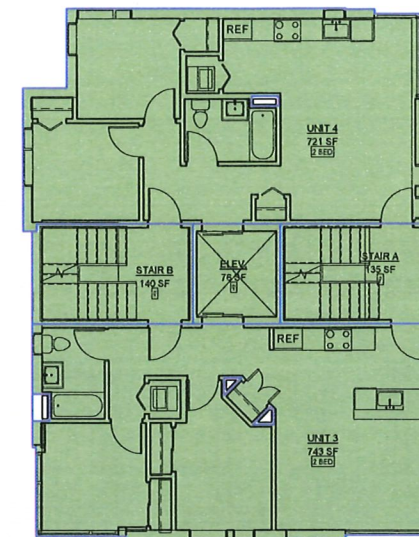
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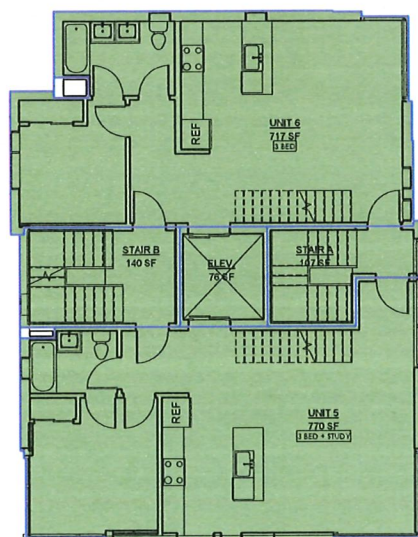
5 BASEMENT Copy 1
1/8" = 1'-0"



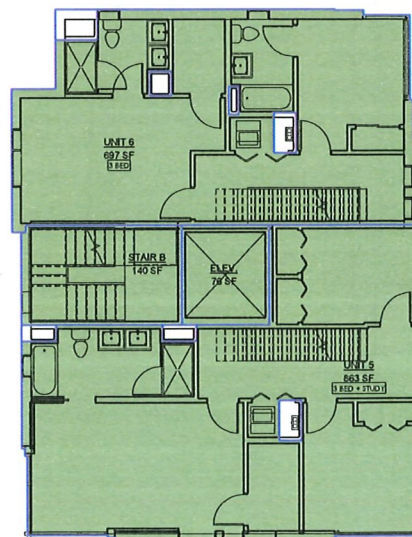
1 1-GROUND FLOOR
1/8" = 1'-0"



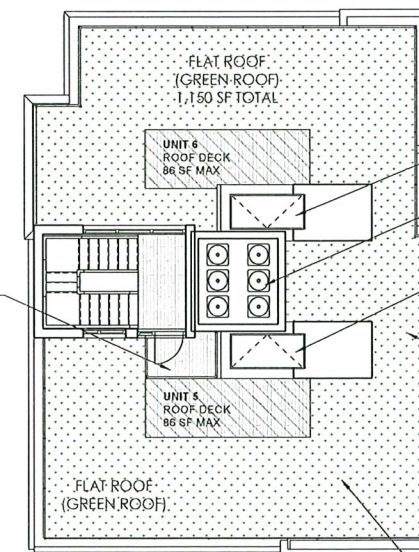
2 2-SECOND FLOOR
1/8" = 1'-0"



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
BASEMENT	
ELEV.	71 SF
LOBBY	116 SF
STAIR A	76 SF
	263 SF

1-GROUND FLOOR	
UNIT 2	714 SF
UNIT 1	528 SF
CORRIDOR	154 SF
ELEV.	76 SF
STAIR B	133 SF
STAIR A	132 SF
VEST.	55 SF
	1792 SF

2-SECOND FLOOR	
UNIT 4	721 SF
UNIT 3	743 SF
STAIR B	140 SF
STAIR A	135 SF
ELEV.	76 SF
	1814 SF

3-THIRD FLOOR	
UNIT 6	717 SF
UNIT 5	770 SF
ELEV.	76 SF
STAIR B	140 SF
STAIR A	107 SF
	1811 SF

4-FOURTH FLOOR	
UNIT 8	697 SF
UNIT 7	863 SF
ELEV.	76 SF
STAIR B	140 SF
	1777 SF
	7457 SF

UNIT TYPE RATIO

Comments	Count
1 BED	1
	1
2 BED	3
	3
3 BED	1
	1
3 BED + STUDY	1
	1
Grand total:	6

UNIT AREAS

Name	Area	Comments
UNIT 1	528 SF	1 BED
UNIT 2	714 SF	2 BED
UNIT 3	743 SF	2 BED
UNIT 4	721 SF	2 BED
UNIT 5	1634 SF	3 BED + STUDY
UNIT 6	1414 SF	3 BED
Grand total:	5752 SF	

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Scale: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

FAR PLANS

A-021

18 PLEASANT ST

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

ROOF HATCH ACCESS
AC CONDENSERS, 6 TOTAL
ROOF HATCH ACCESS

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

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REVISIONS

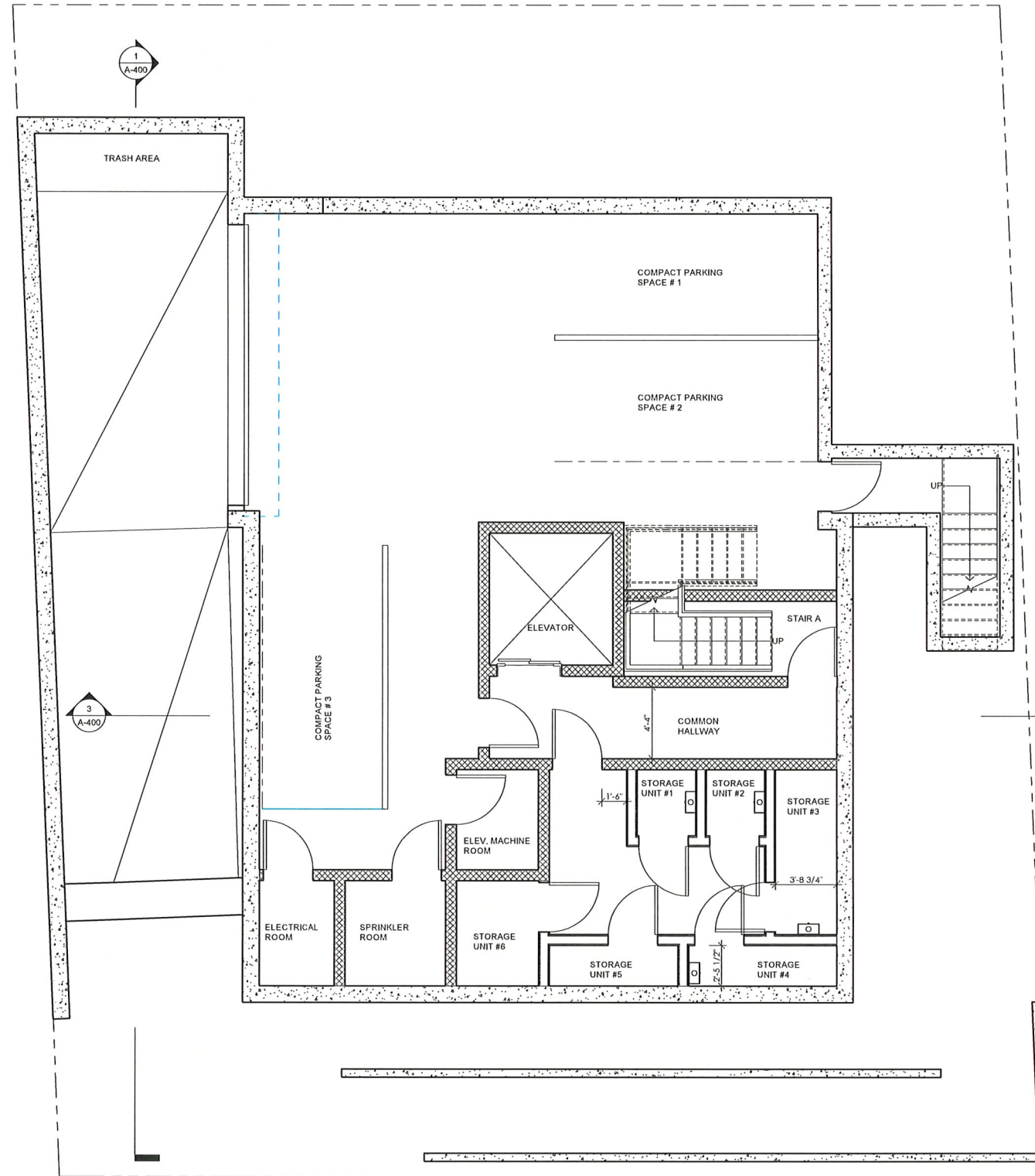
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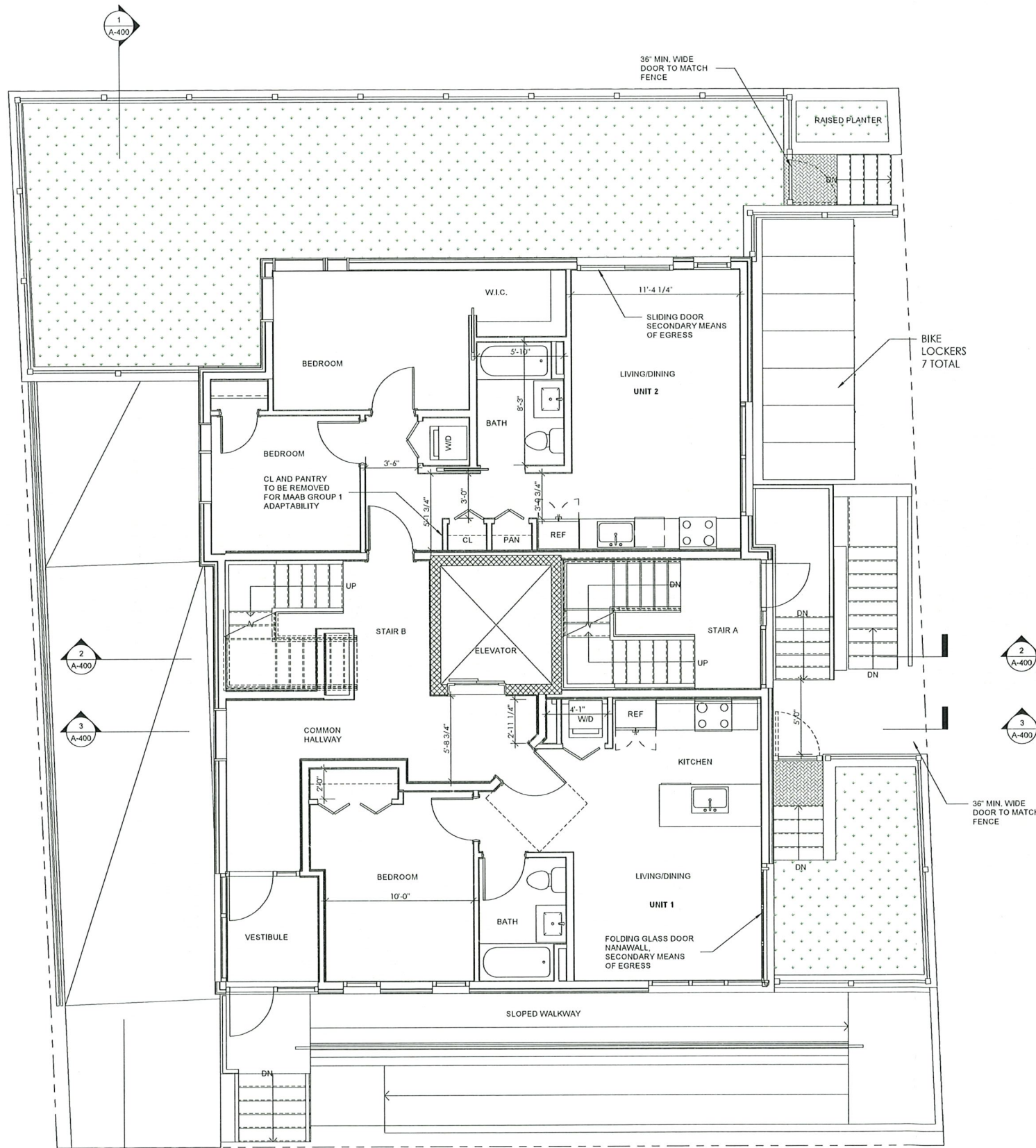
BASEMENT
FLOOR PLAN

A-100

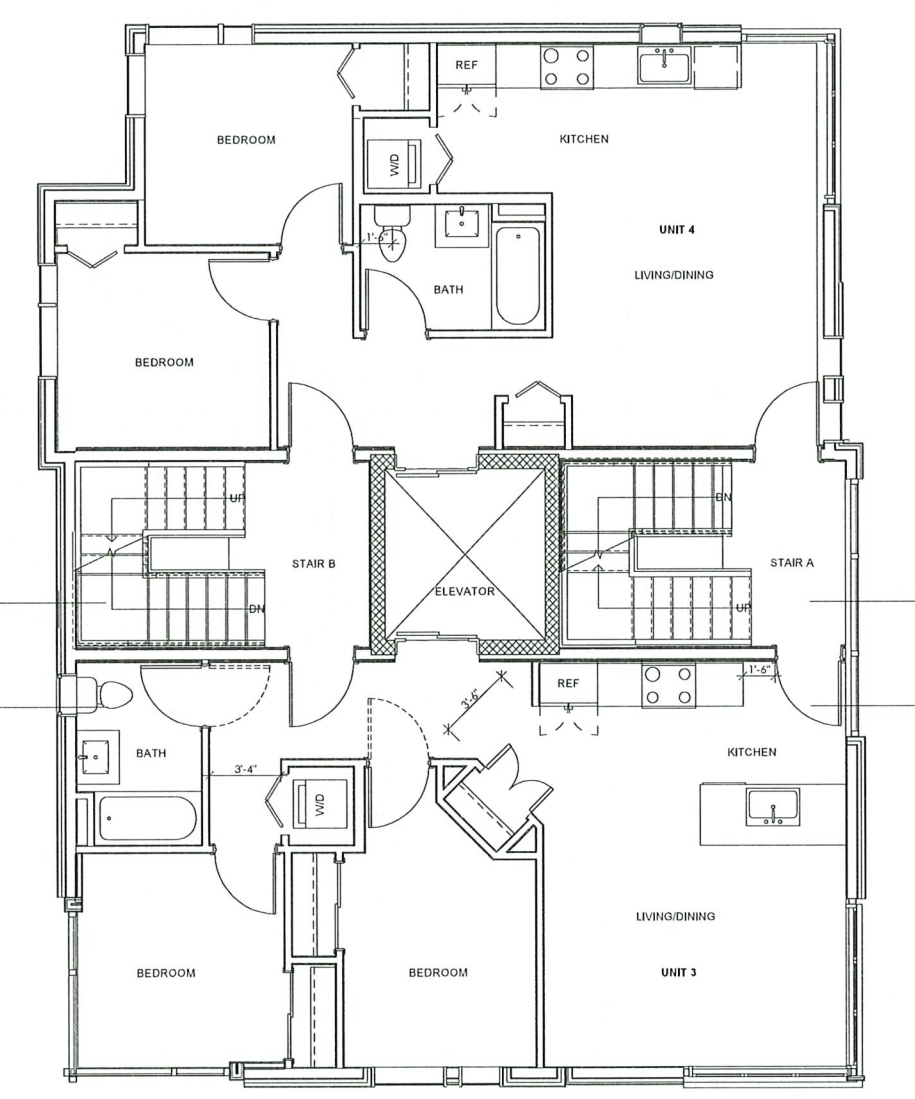
18 PLEASANT ST

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





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



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

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REVISIONS

No.	Description	Date

1ST & 2ND
FLOOR PLAN

A-101

18 PLEASANT ST

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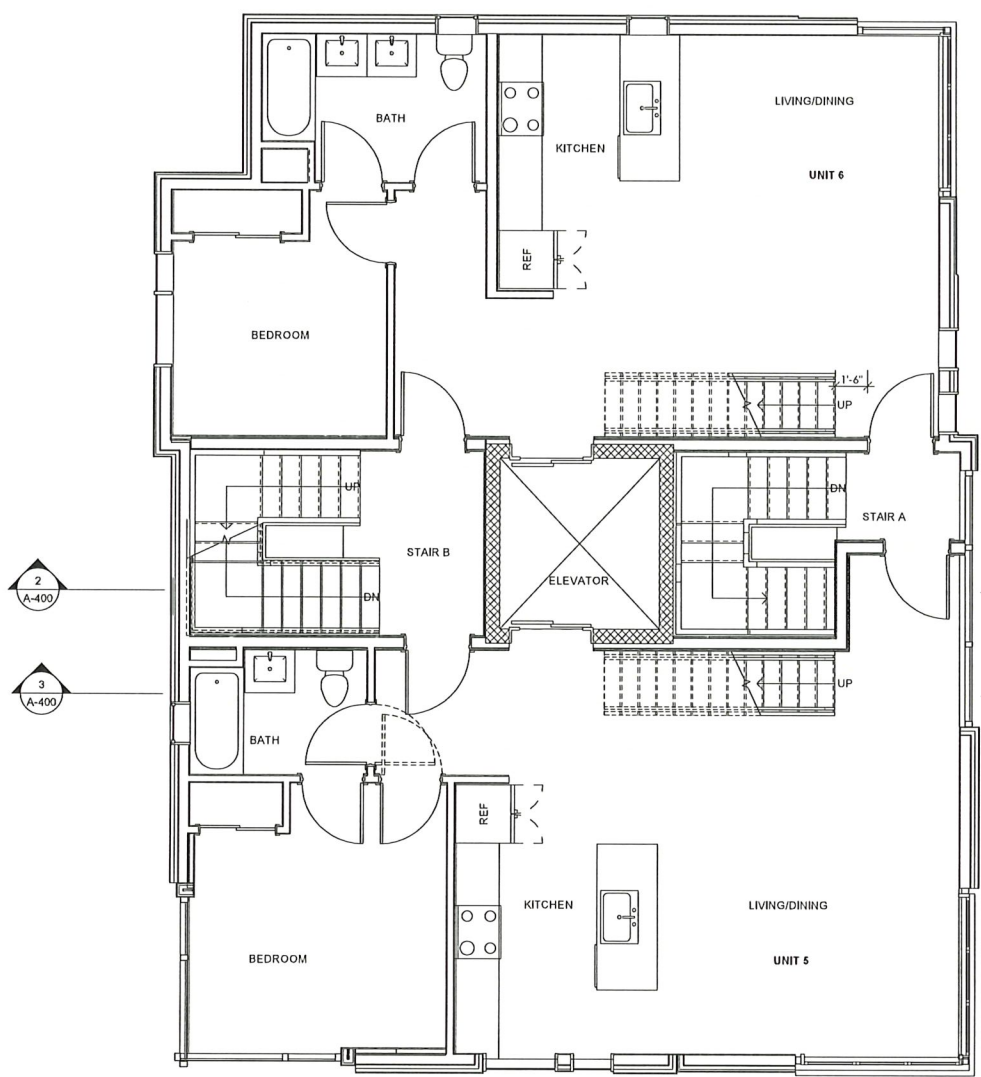
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No.	Description	Date

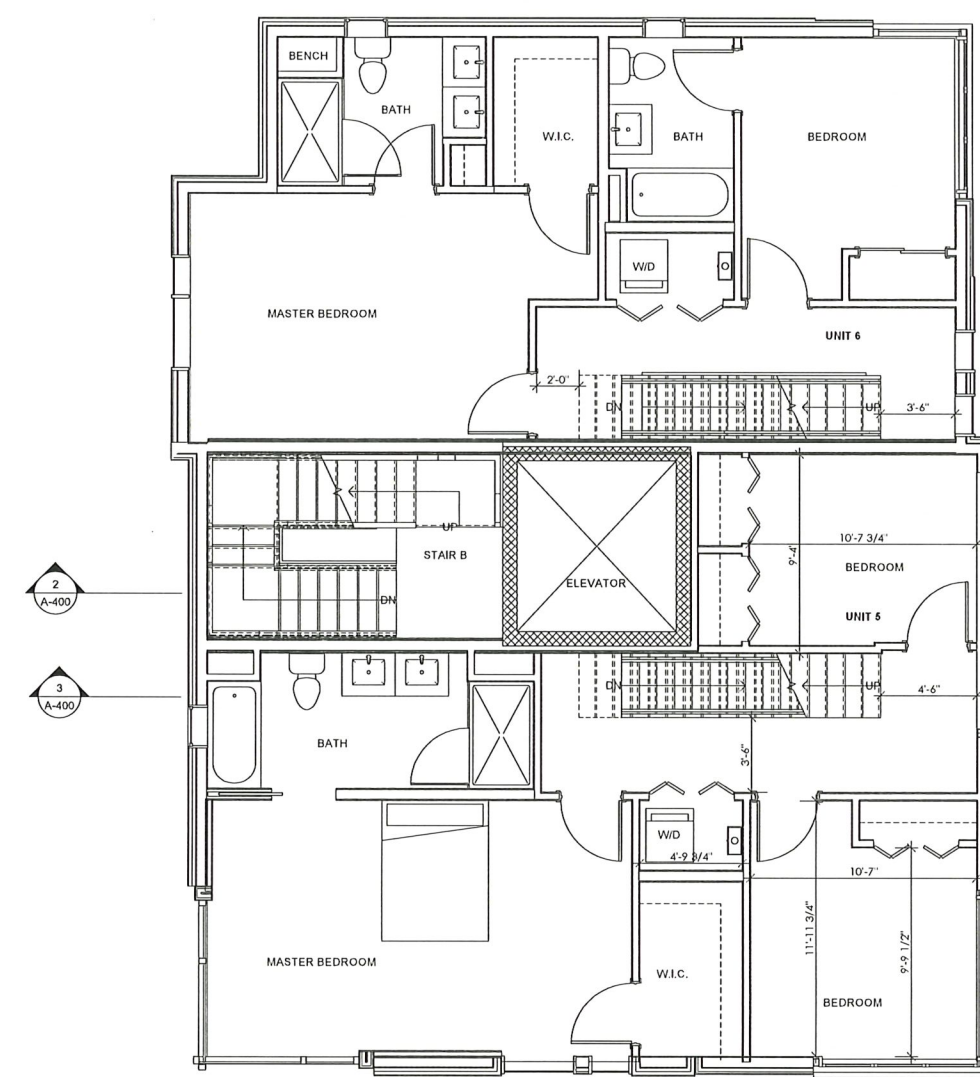
3RD & 4TH FLOOR PLAN

A-102

18 PLEASANT ST



③ 3-THIRD FLOOR
 1/4" = 1'-0"



④ 4-FOURTH FLOOR
 1/4" = 1'-0"

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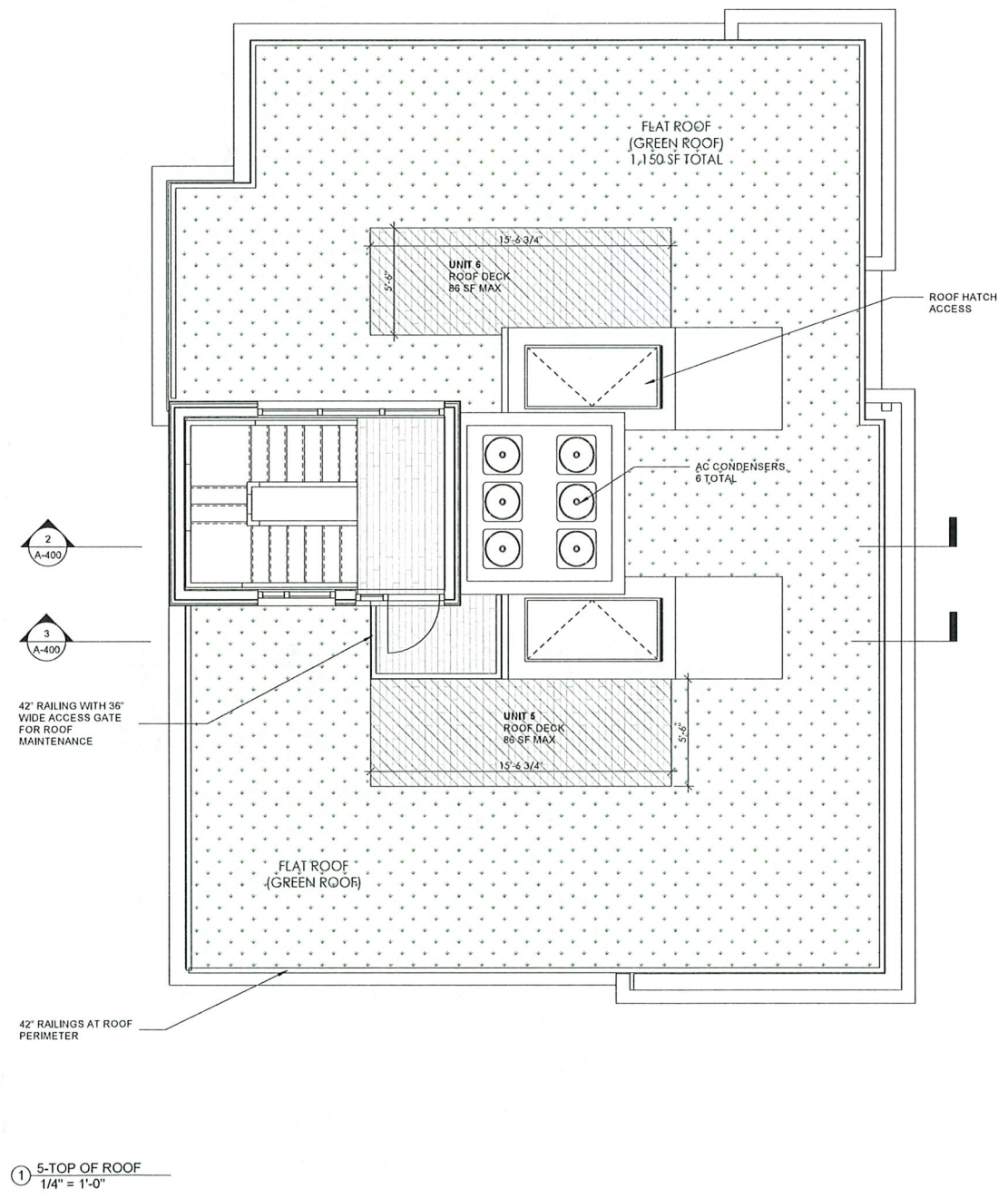
REVISIONS

No.	Description	Date

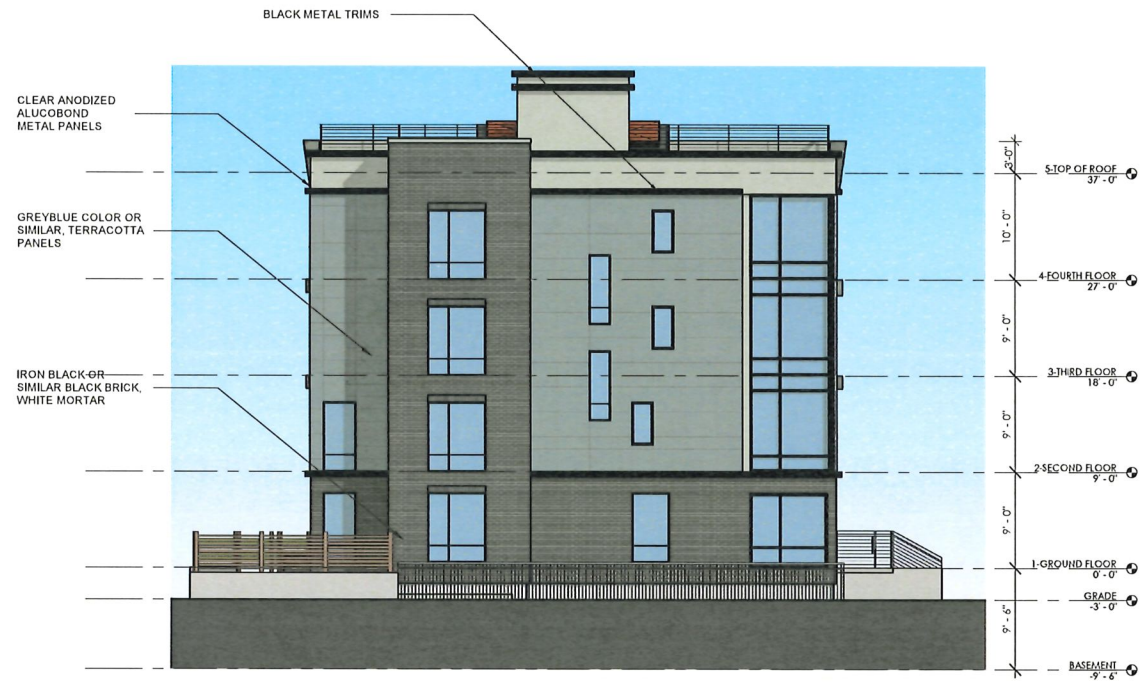
ROOF PLAN

A-103

18 PLEASANT ST



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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)
1/8" = 1'-0"

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No.	Description	Date

ELEVATIONS
A-300
18 PLEASANT ST



① PERSPECTIVE IV



⑤ PERSPECTIVE II



③ PERSPECTIVE I



④ PERSPECTIVE III

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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

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EXISTING TO BE
DEMOLISHED

AV-1

18 PLEASANT ST

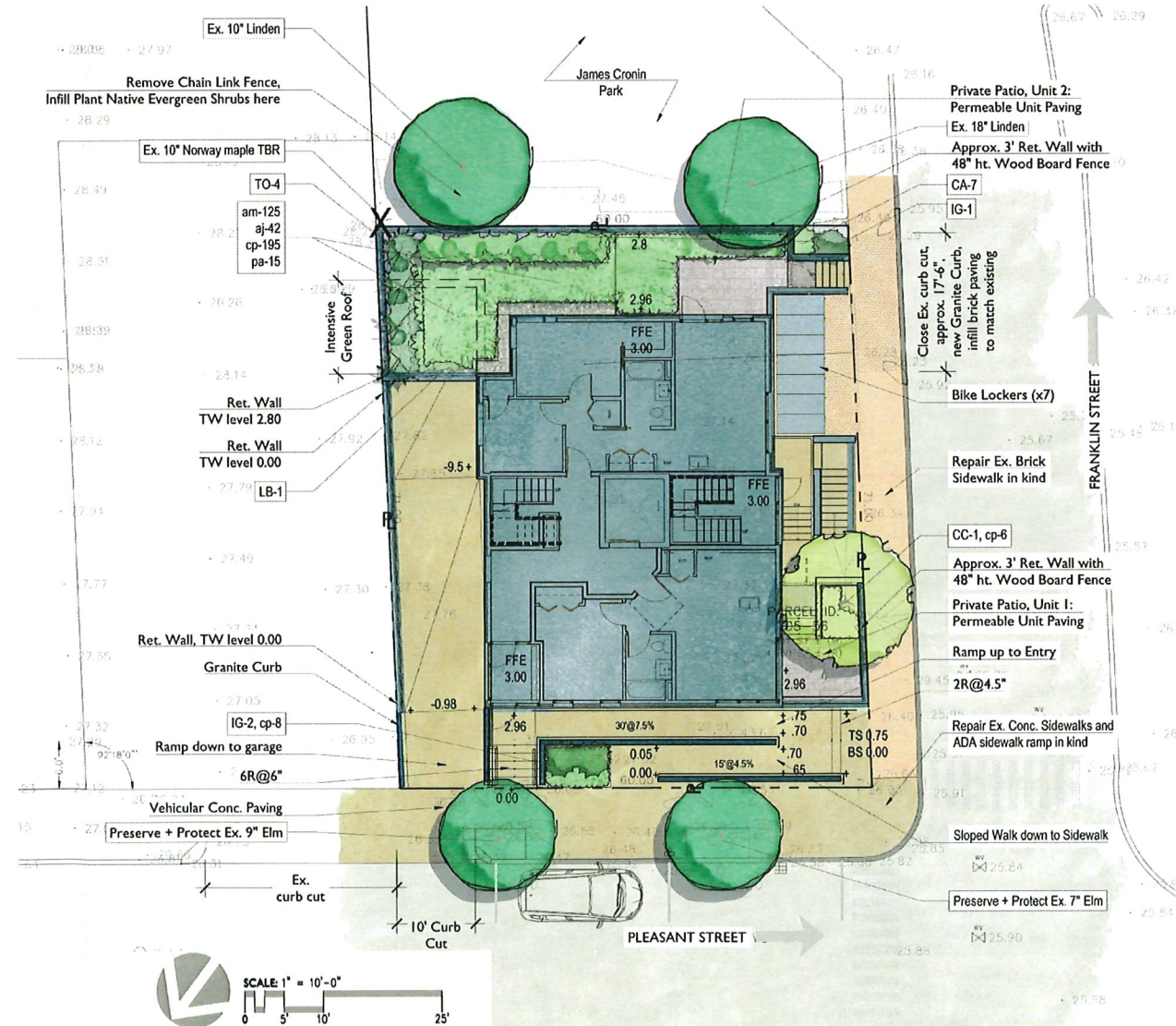
PROBABLE PLANT LIST | 18 PLEASANT STREET

Deciduous Trees:					
CC	1	Carpinus caroliniana	Musclewood	2-2.5" 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	3	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	209	Carex pennsylvanica	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) Carpinus @ 2.5" cal.			2.5
(4) Emerald Green Arborvitae @ 4" cal.			16
Norway Maple Off Property	10		
Total Inches	10	16	18.5



LOCUS PLAN



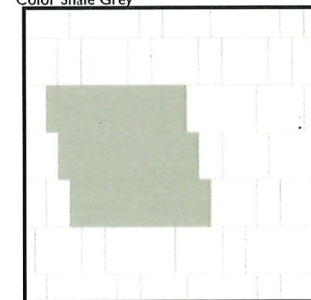
Bike Rack | Parking Meter



48" Horizontal Board Fence



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

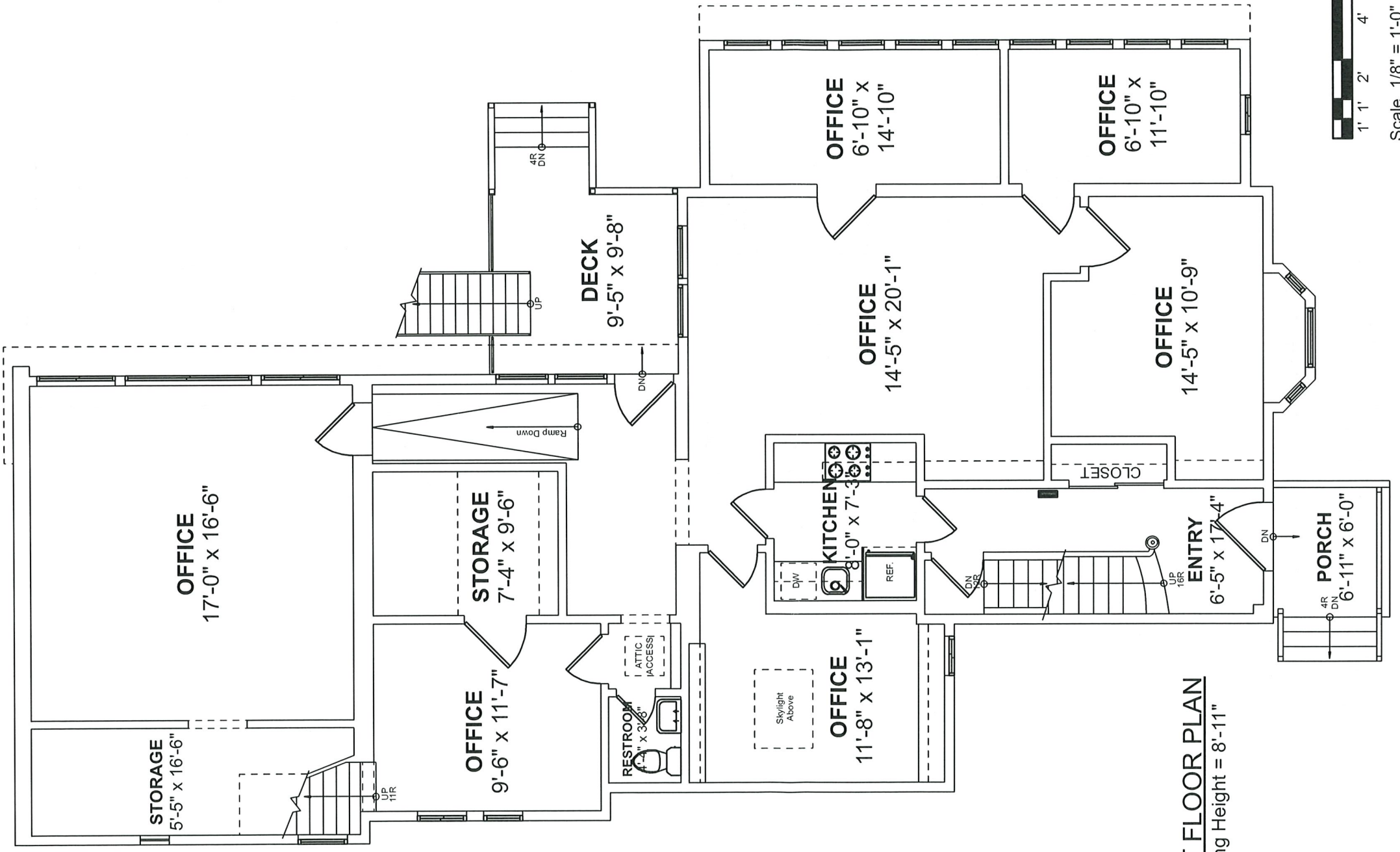


03 LINEAR PATTERN

Project #:	Date: 1/28/2022
Drawn by:	Reviewed: KP
Scale: As Noted	

Revisions:

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



FIRST FLOOR PLAN

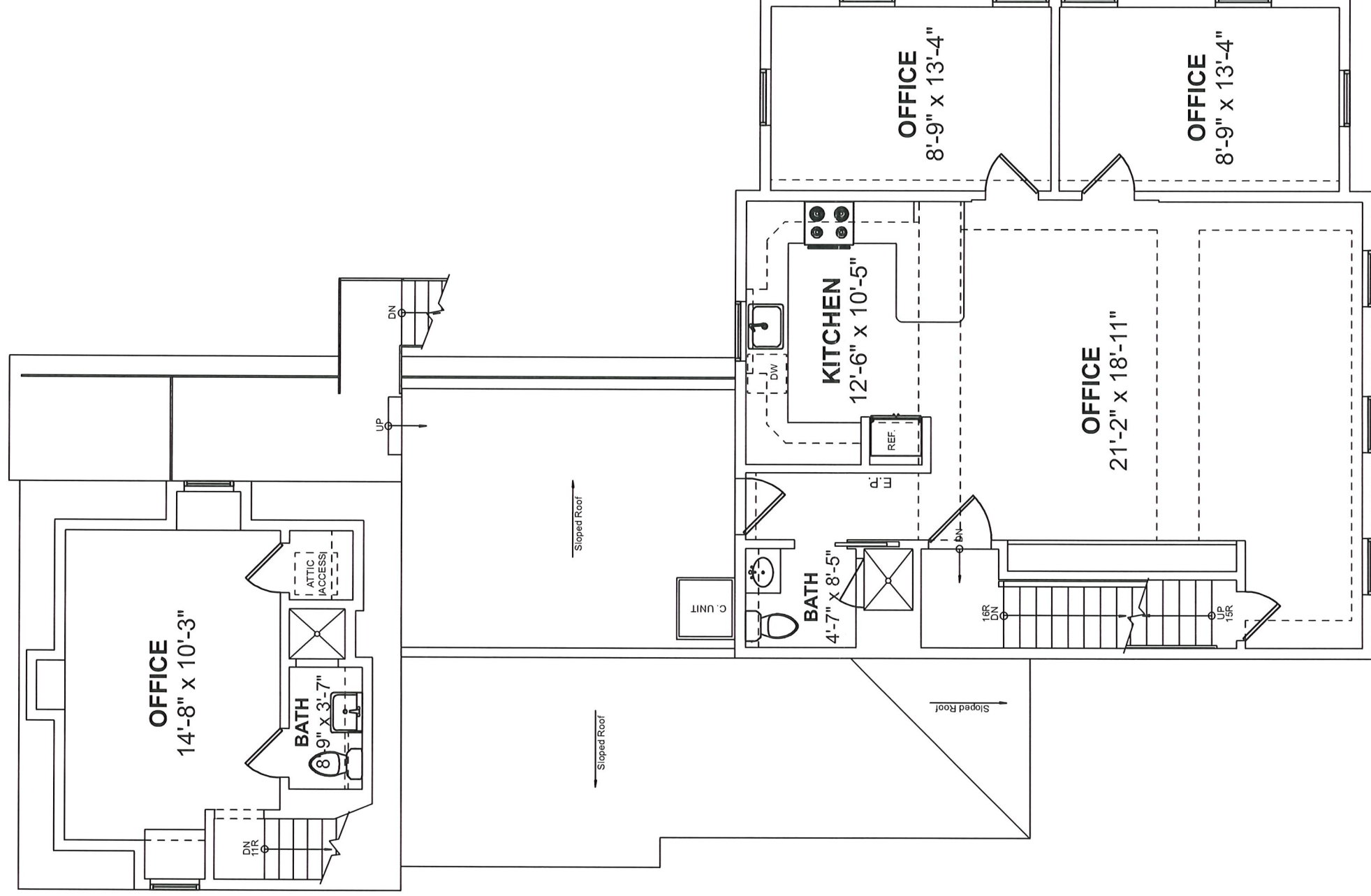
Ceiling Height = 8'-11"



Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS

JOB NO. NATIONAL FLOOR PLANS		DATE: JANUARY 2022	SCALE: 1/8" = 1'-0"	1
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		18 PLEASANT STREET CAMBRIDGE, MA		



SECOND FLOOR PLAN

Ceiling Height = 9'-0"



Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS

JOB NO.

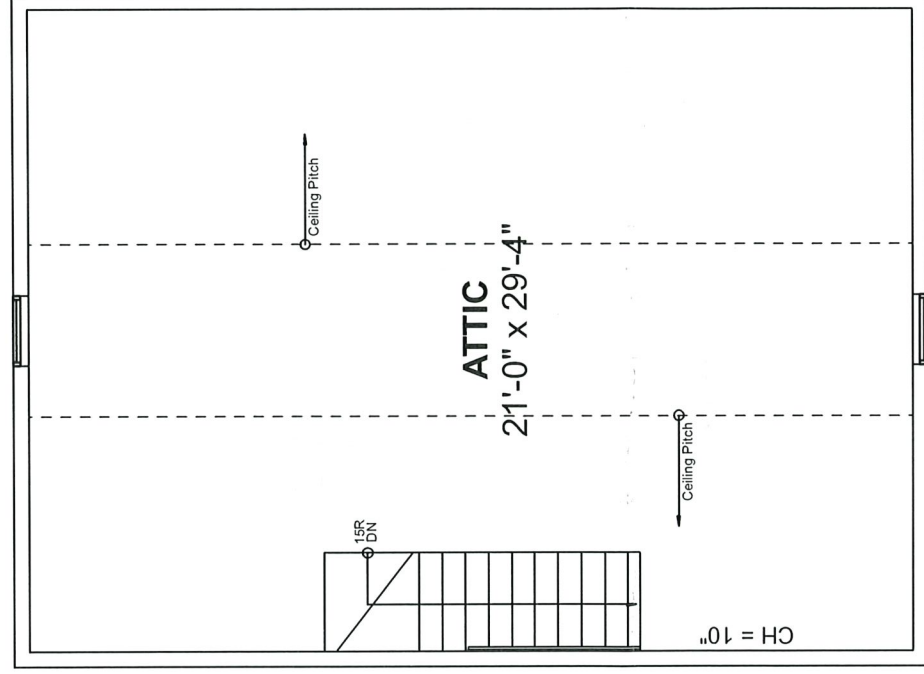
DATE: JANUARY 2022

SCALE: 1/8" = 1'-0"

NATIONAL FLOOR PLANS
 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116
 800.328.0217 TEL

18 PLEASANT STREET
 CAMBRIDGE, MA

2

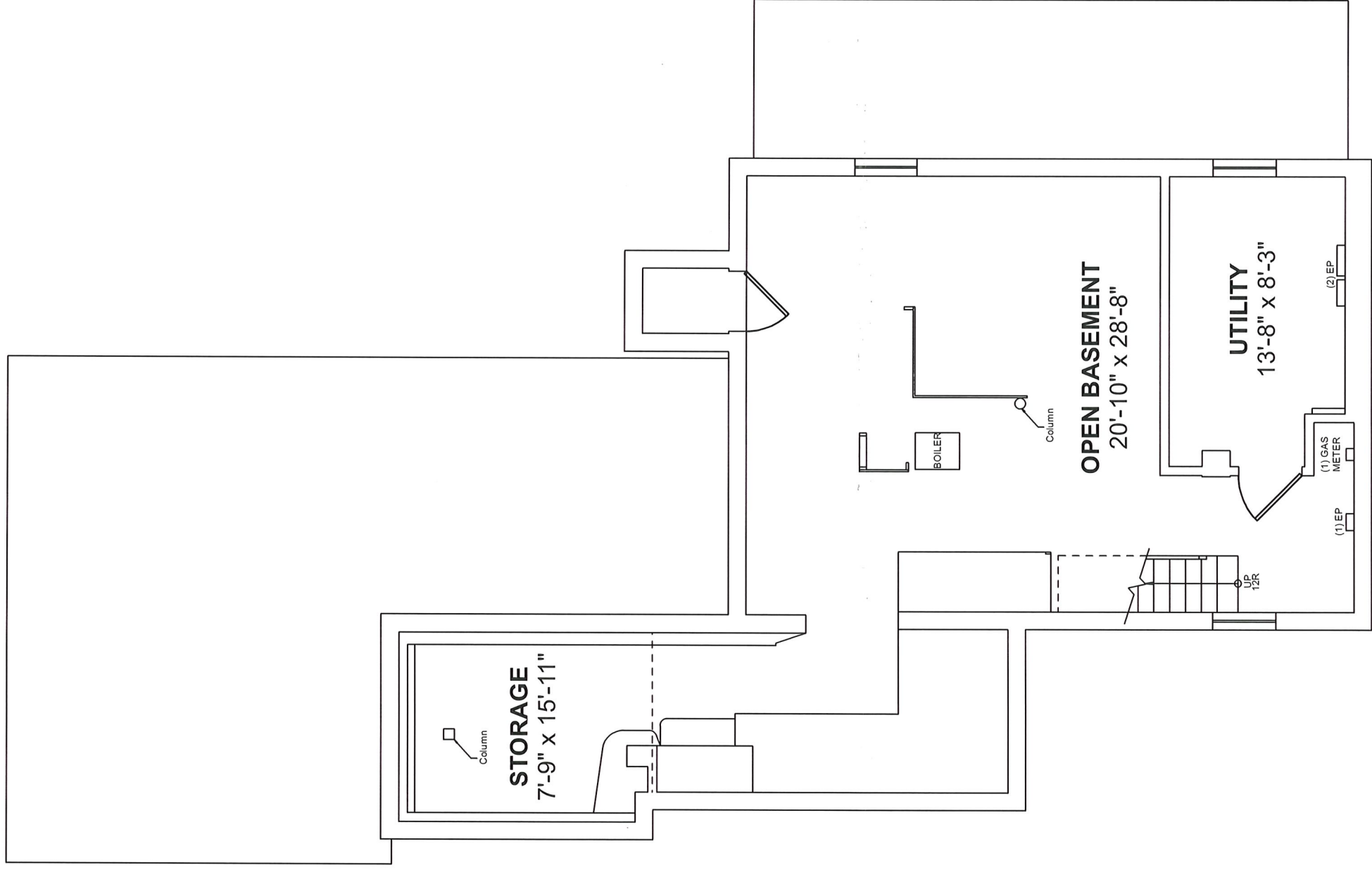


ATTIC PLAN
Ceiling Height = 6'-0"



Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS		3
JOB NO.	DATE: JANUARY 2022	SCALE: 1/8" = 1'-0"
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		18 PLEASANT STREET CAMBRIDGE, MA



BASEMENT PLAN

Ceiling Height = 6'-8"



Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS

JOB NO.

DATE: JANUARY 2022

SCALE: 1/8" = 1'-0"

NATIONAL FLOOR PLANS
 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116
 800.328.0217 TEL

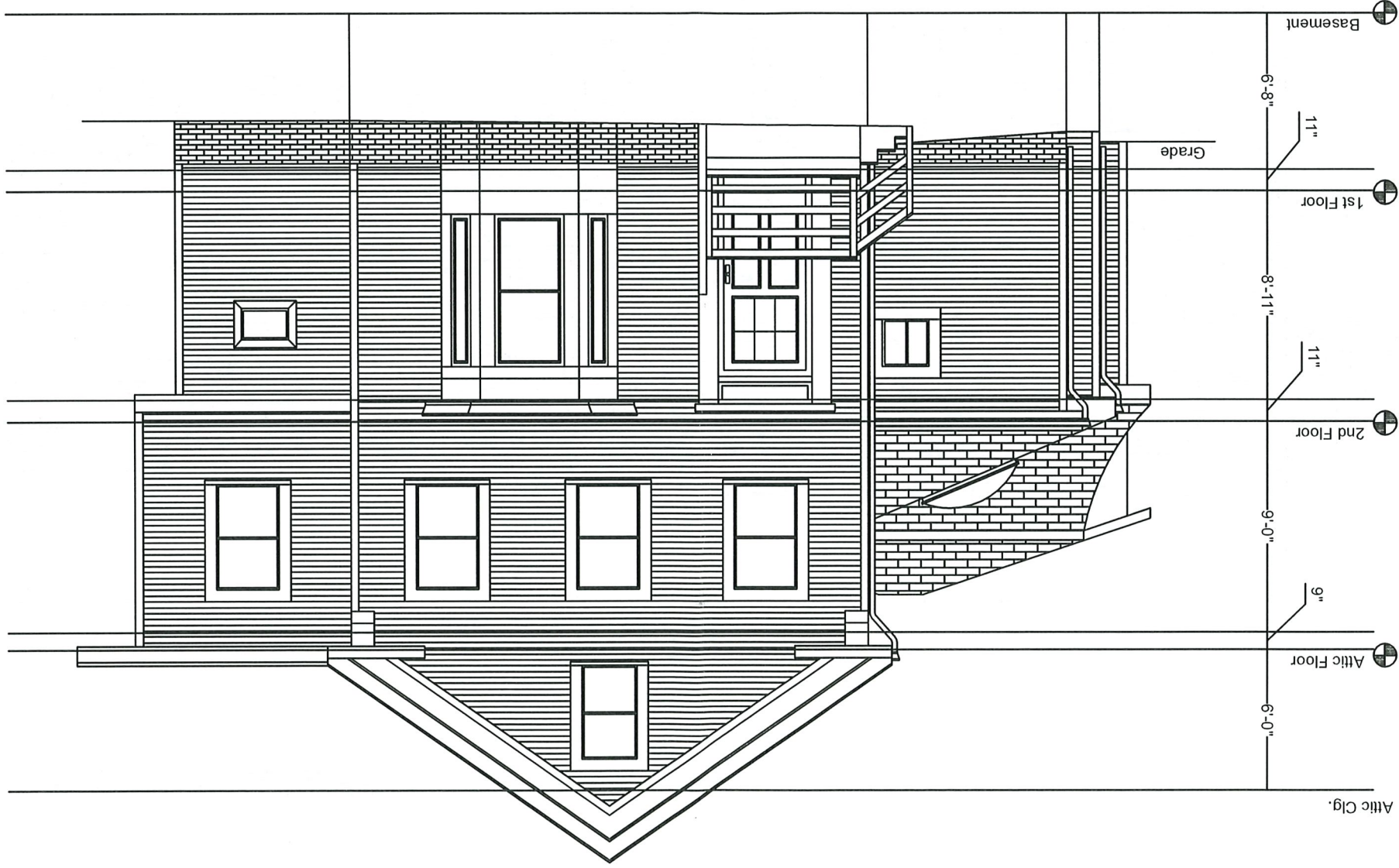
18 PLEASANT STREET
 CAMBRIDGE, MA

4

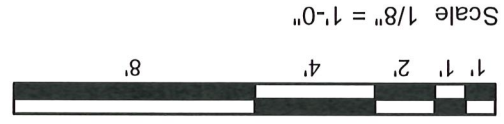
5	18 PLEASANT STREET CAMBRIDGE, MA	NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL
	SCALE: 1/8" = 1'-0"	DATE: JANUARY 2022
EXISTING CONDITIONS ELEVATIONS		



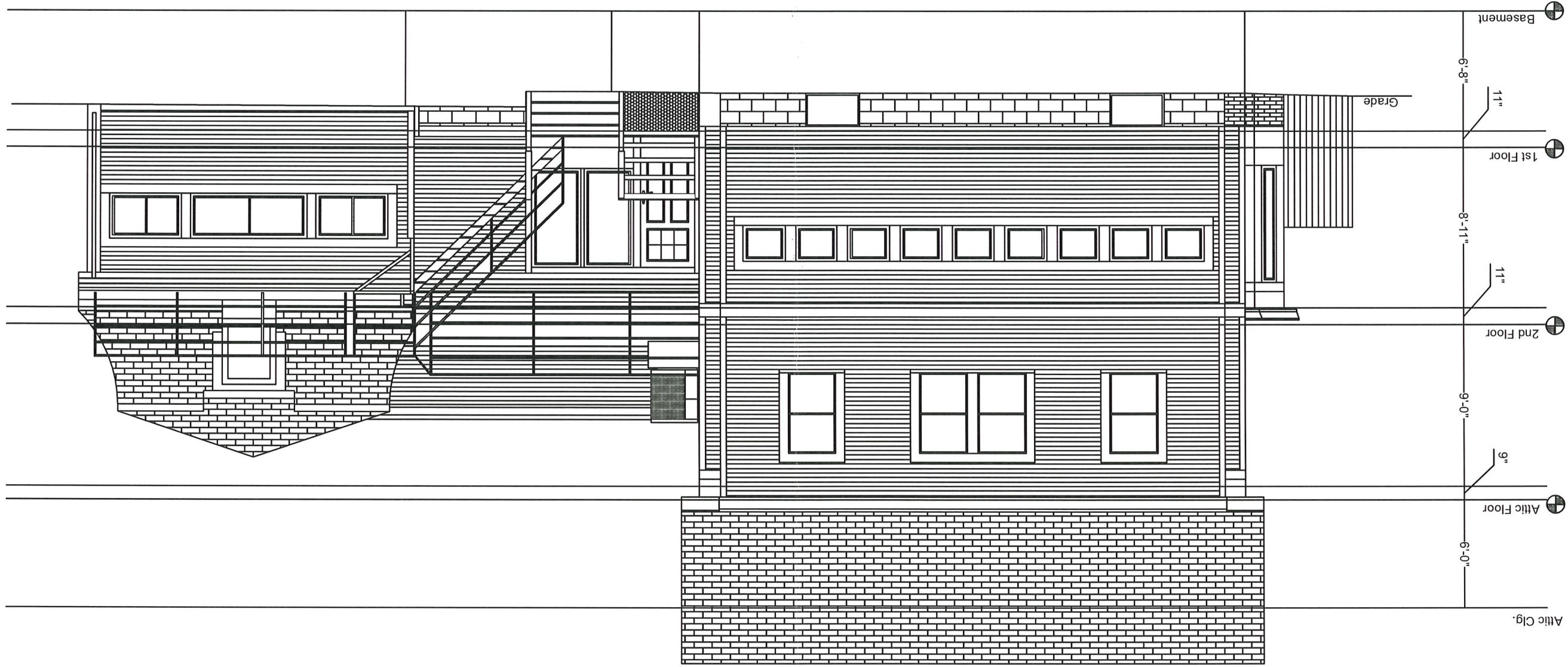
FRONT ELEVATION



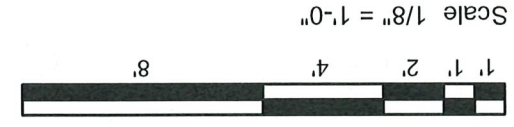
6	18 PLEASANT STREET CAMBRIDGE, MA	NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL	
	SCALE: 1/8" = 1'-0"	DATE: JANUARY 2022	JOB NO.
EXISTING CONDITIONS ELEVATIONS			



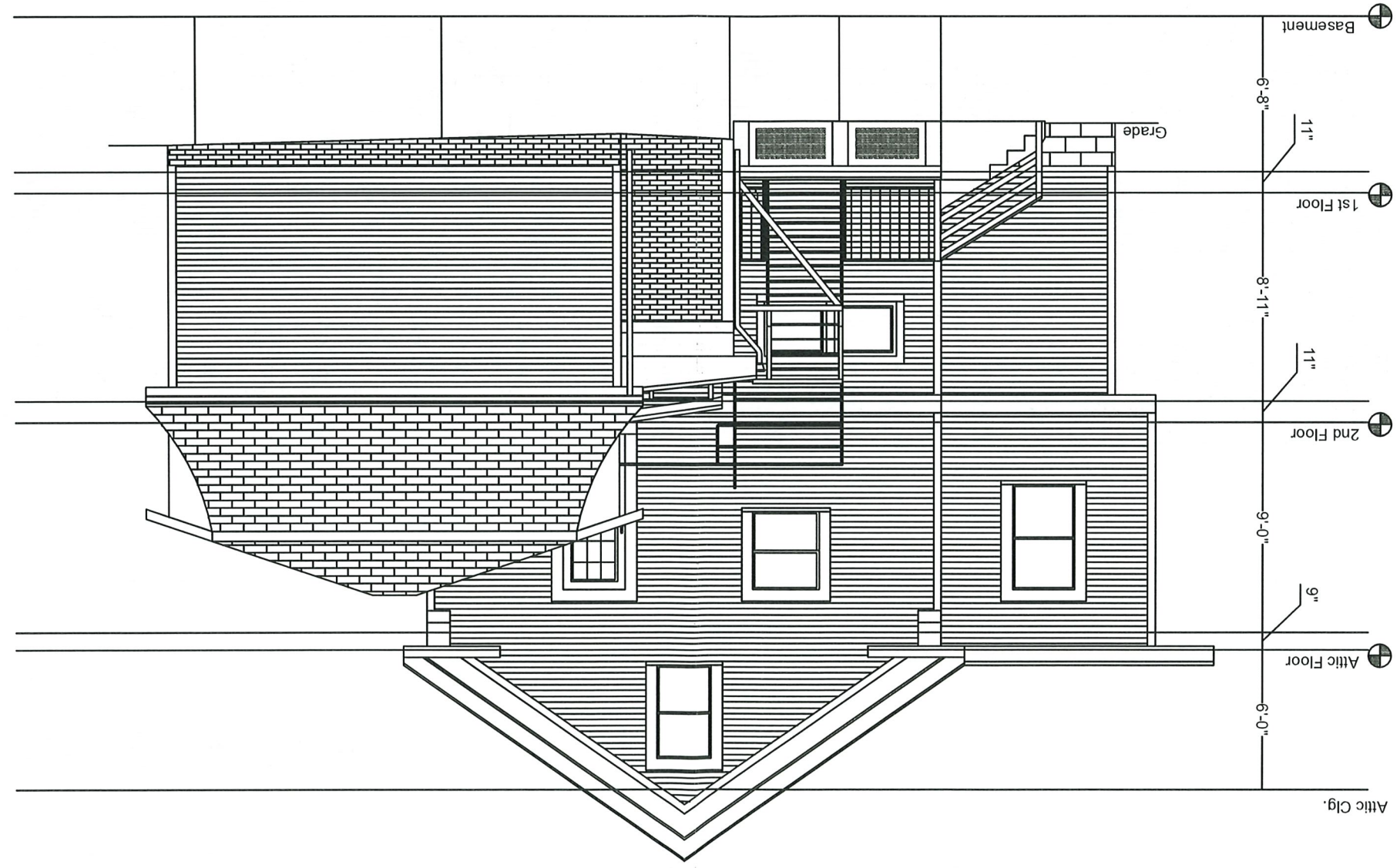
RIGHT ELEVATION



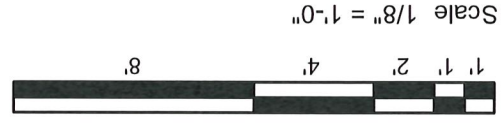
7	18 PLEASANT STREET CAMBRIDGE, MA	NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL
	SCALE: 1/8" = 1'-0"	DATE: JANUARY 2022
EXISTING CONDITIONS ELEVATIONS		



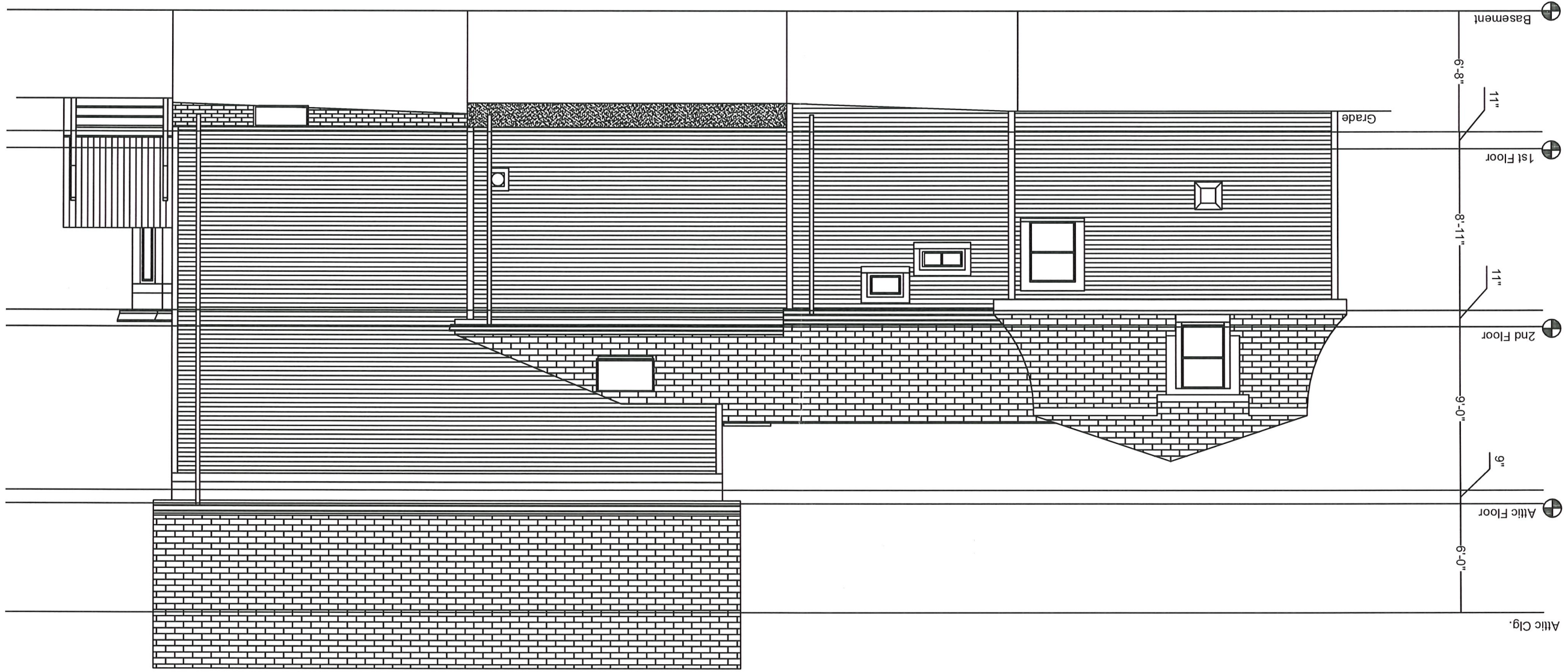
REAR ELEVATION



8	18 PLEASANT STREET CAMBRIDGE, MA	NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL	
	SCALE: 1/8" = 1'-0"	DATE: JANUARY 2022	JOB NO.
EXISTING CONDITIONS ELEVATIONS			



LEFT ELEVATION



Attic Ctg.

6'-0"

9'

9'-0"

2nd Floor

11"

8'-11"

1st Floor

11"

6'-8"

Basement

Grade