

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
AV-1.0	Driveway Perspective	03/11/19
AV-1.1	Corner View	02/07/19
0-Cover Sheet		
A-000	Cover Sheet	1/14/19
1-Civil		
C-2.0	Proposed Conditions Plan	02/14/17
C-3.0	Details	02/14/17
C-4.0	Utilities Plan	02/14/17
LA.1	Landscape Concept	02/01/19
2-Architecture		
A-020	Existing Conditions	10/24/16
A-021	Architectural Site Plan & FAR Calculations	1/14/19
A-100	Floor Plans - Front Unit	1/14/19
A-101	Floor Plans - Rear Unit	1/14/19
A-300	Elevations - Front Unit	1/14/19
A-301	Elevations - Rear Unit	1/14/19
AV-1	Perspectives	1/14/19
AV-2	Arial Rendering	02/01/19
AV-3	Newell St. View Facing South	02/01/19
AV-4	Newell St. View Facing North	02/01/19



PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
2 Chetwynd Rd.
Cambridge, MA

CLIENT
Mahmood Firouzbakht

ARCHITECT

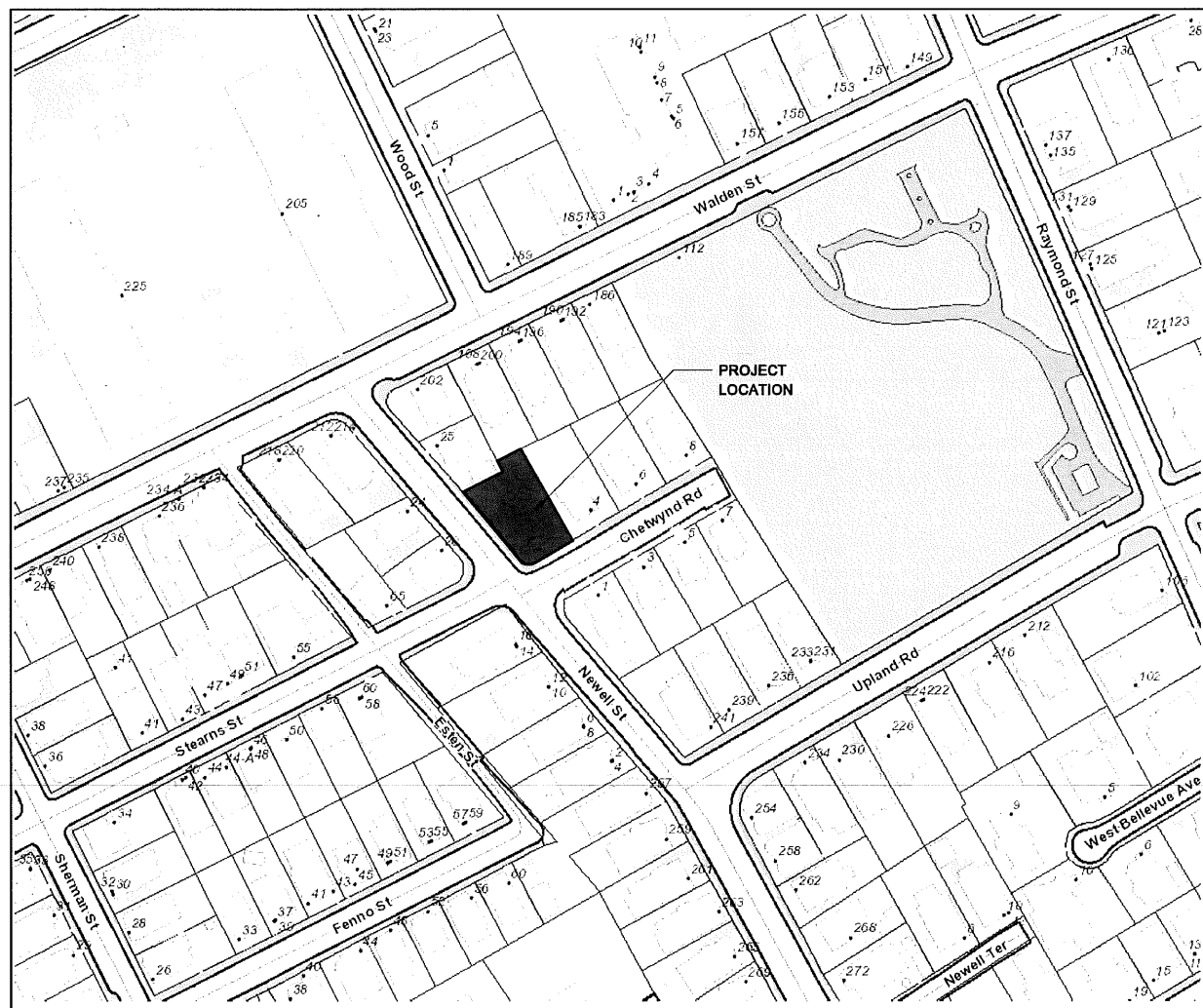
DESIGN

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

LOCUS MAP



**PROJECT:
2 CHETWYND RD. - SD**

PROJECT ADDRESS:
2 CHETWYND ROAD
CAMBRIDGE, MASSACHUSETTS

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

CLIENT
MAHMOOD FIROUZBAKHT
ADDRESS:
216 BROADWAY
CAMBRIDGE, MA 02139

CIVIL
DESIGN CONSULTANTS, INC.
ADDRESS:
265 MEDFORD ST.
SOMERVILLE, MA 02143
TELEPHONE:
(617) 776-3350

STRUCTURAL

**SD SET
3-21-2019**

F

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

**NOT FOR
CONSTRUCTION**

Project number 17142
Date 3/21/2019
Drawn by NB
Checked by JSK
Scale 1" = 1'-0"

REVISIONS



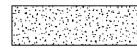
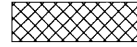

No.	Description	Date

Cover Sheet

A-000

2 CHETWYND RD.

LEGEND

-  PROPOSED BUILDING AREA
-  EXISTING BUILDING TO BE DEMOLISHED
-  OPEN SPACE W/O MIN. 15'X15'
-  PRIVATE OPEN SPACE W/ MIN. 15'X15'
-  REQUIRED YARD SETBACK

OPEN SPACE

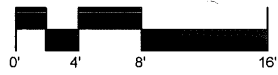
PRIVATE OPEN SPACE W/ MIN. 15'X15'	766 SF
OPEN SPACE W/O MIN. 15'X15'	1,440 SF
TOTAL OPEN SPACE	2,206 SF

LOT (20A) AREA: +/- 4,740 SF

ZONING CHART

ZONE : C-1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN SF	5,000SF	4,740SF	4,740SF	COMPLIES
LOT AREA, MIN SF / DU	1,500 S.F. / DU= 2 DU	1 DU	1,778 S.F. / DU = 2 DU PROPOSED	COMPLIES
MAX. FAR	0.75 (3,555 SF MAX)	0.2 (948 SF)	0.747 (3,541 SF)	COMPLIES
MIN. LOT WIDTH	50'-0"		50'-0"	COMPLIES
MIN. FRONT YARD	H+L (a) / 4+2; MIN. 10'-0" (a) MEASURED FROM CENTERLINE OF STREET (33.5+24.5)/6= 9.7' (MIN. 10'-0")	12'-0"	+/- 30'-0" FROM CENTER OF NEWELL AND CHETWYND STREETS FRONT UNIT: 10'-0" AND 10'-0" REAR UNIT: 13'-1"	COMPLIES
MIN SIDE YARDS	H+L / 5+2 (n) 7'-6" MINIMUM (33.5+24.5)/7= 8.3'	LEFT: 12'-6" RIGHT: 14'-5"	FRONT UNIT (10') RIGHT REAR UNIT (10') LEFT (10') RIGHT	COMPLIES COMPLIES COMPLIES COMPLIES
MIN REAR YARD	H+L (c) / 4+2; MIN. 20'-0" N/A	N/A	N/A	COMPLIES
MAX HEIGHT	35'-0"		33'-6 1/2"	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (1,422 SF) 50% AREA REQ. TO BE PRIVATE OPEN SPACE (BELOW)= 711 SF		46.5% (2,206 SF) 766 SF OF REQUIRED OPEN SPACE MEETS REQUIREMENTS FOR PRIVATE OPEN SPACE	COMPLIES
PARKING	1 SPACE/DU= 2 SPACES		2 SPACES	COMPLIES

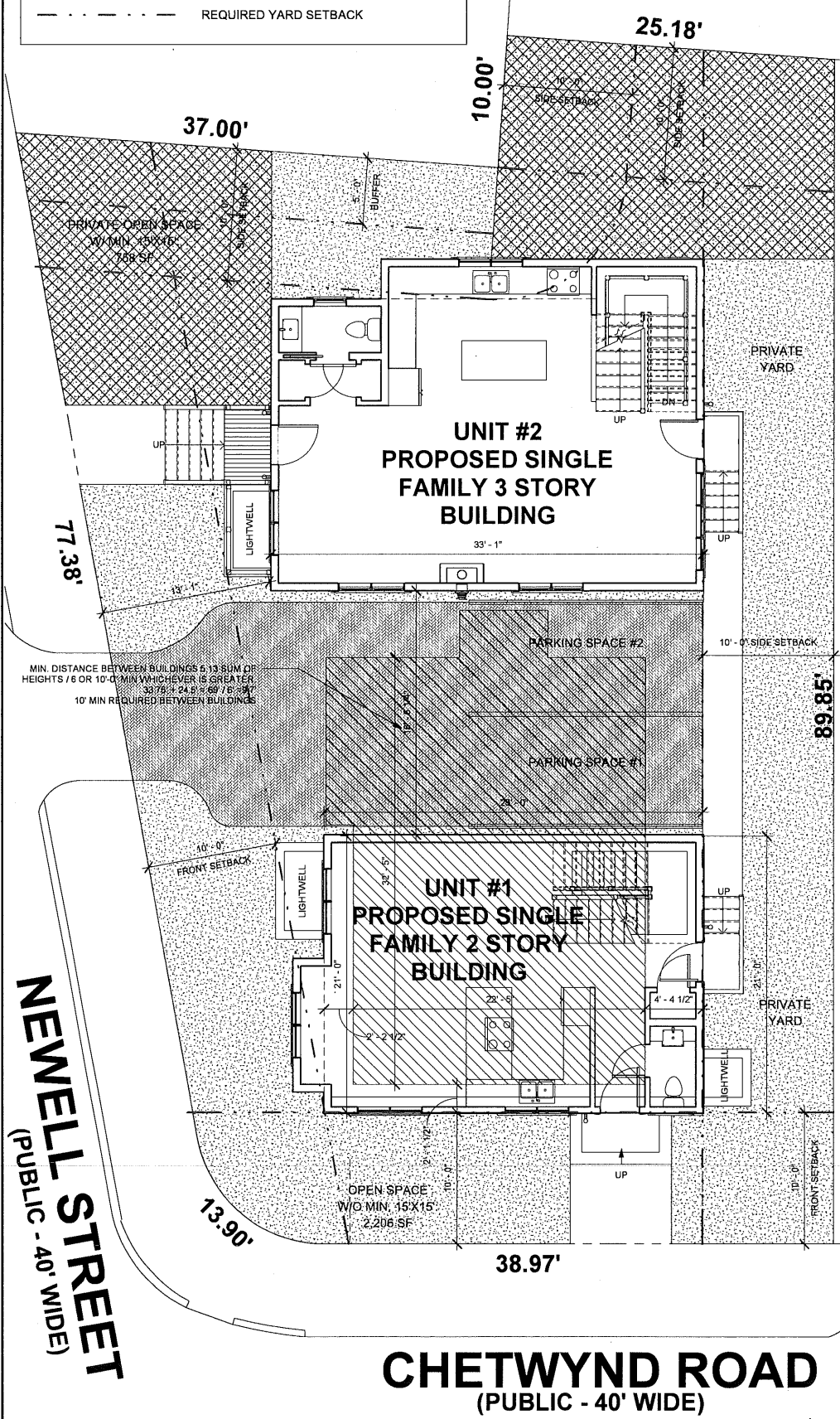
SITE PLAN NOTE:
This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A Certified Land Surveyor shall provide an official certified plot plan.



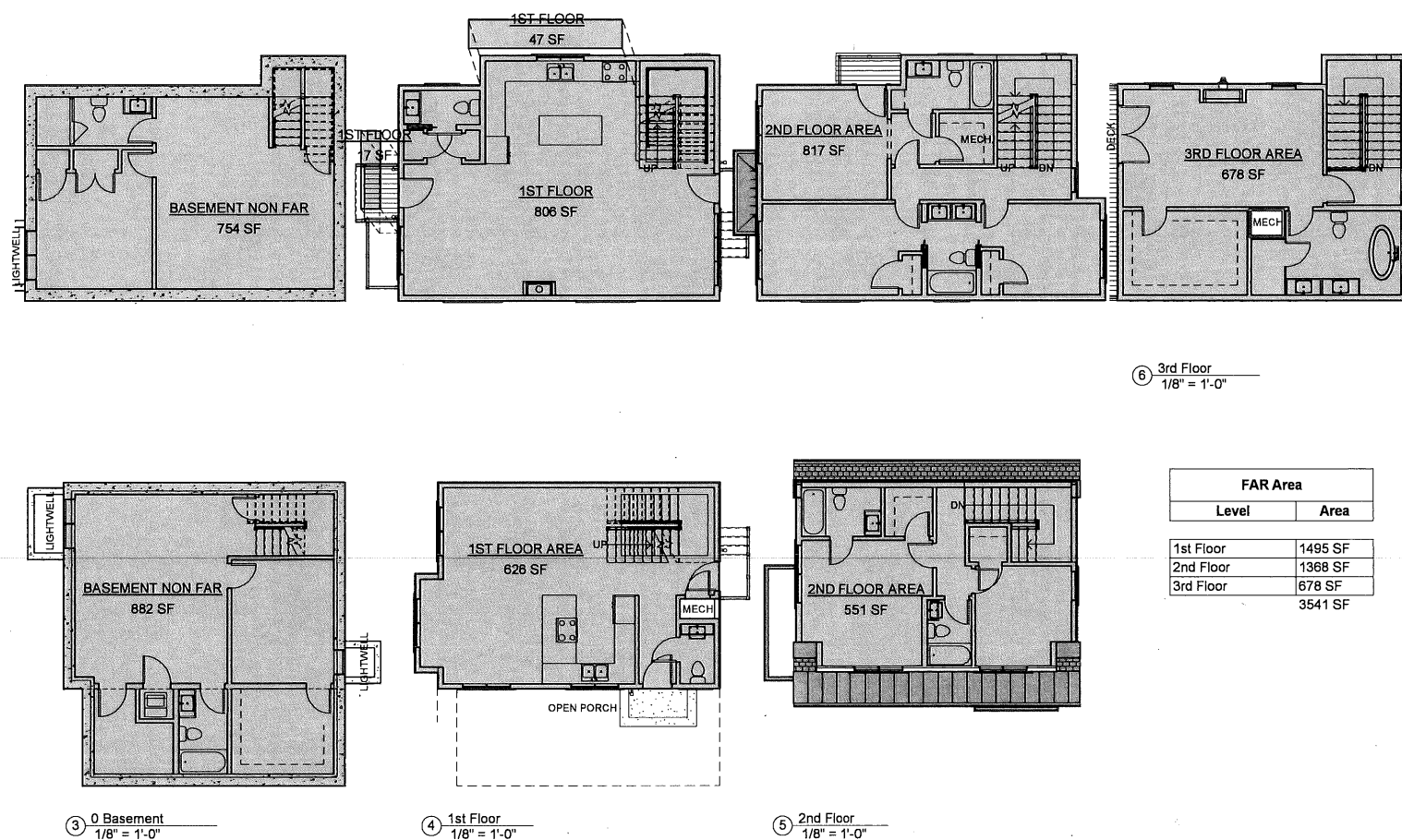
1 Site Plan
3/16" = 1'-0"

SECTION 5.22. PRIVATE OPEN SPACE:
An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.
(b) Measured from the centerline of the street, but in no case may a building be nearer the street line than five (5) feet.
(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.



FAR CALCULATIONS



3 3rd Floor
1/8" = 1'-0"

FAR Area	
Level	Area
1st Floor	1495 SF
2nd Floor	1368 SF
3rd Floor	678 SF
Total	3541 SF

3 0 Basement
1/8" = 1'-0"

4 1st Floor
1/8" = 1'-0"

5 2nd Floor
1/8" = 1'-0"

PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
2 Chetwynd Rd.
Cambridge, MA

CLIENT
Mahmood Firouzbakht

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

NOT FOR CONSTRUCTION

Project number 17142
Date 3/21/2019
Drawn by NB
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date

Architectural Site Plan & FAR Calculations

A-021

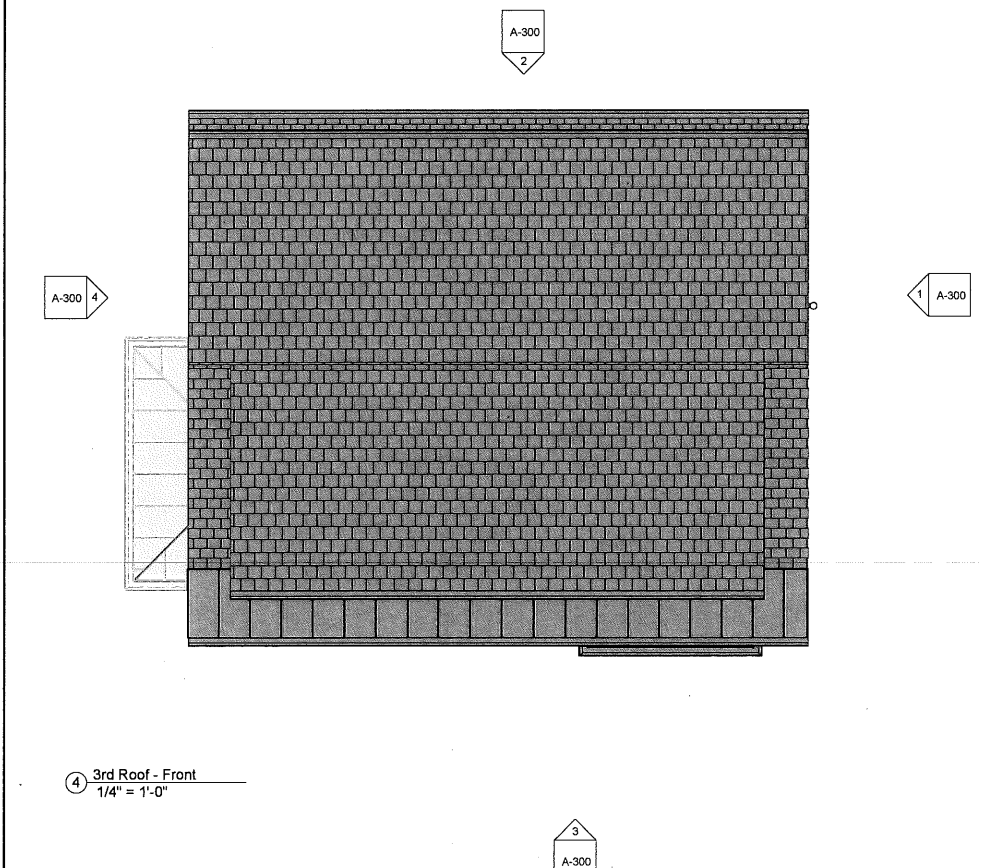
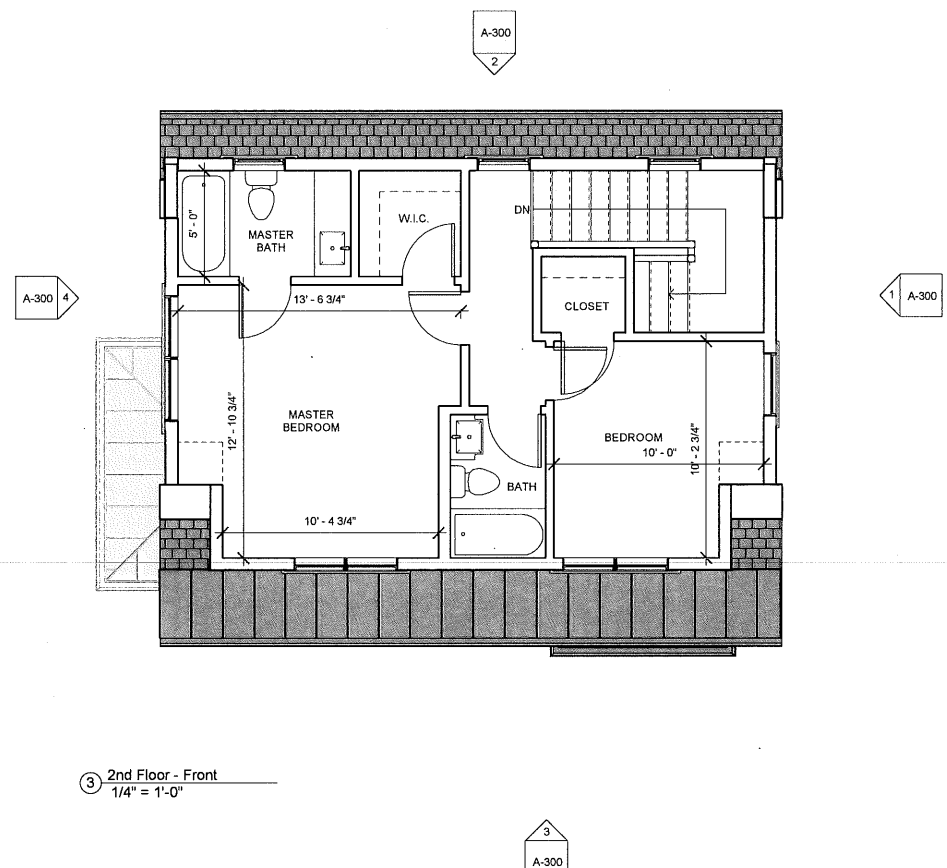
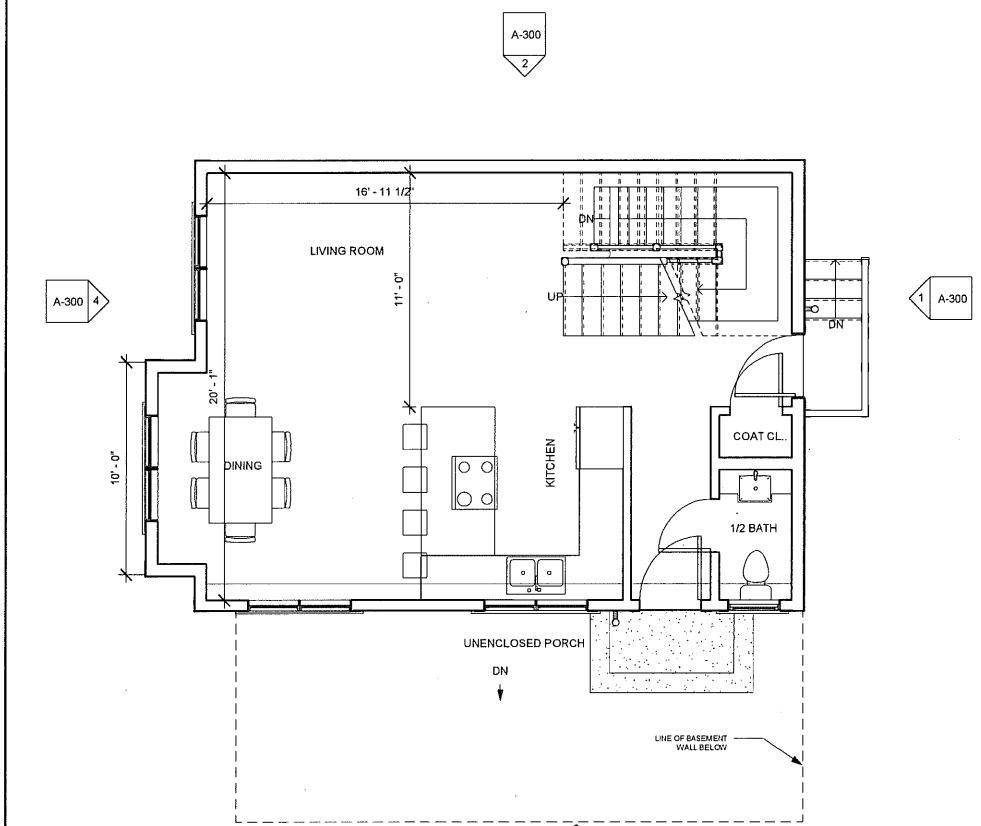
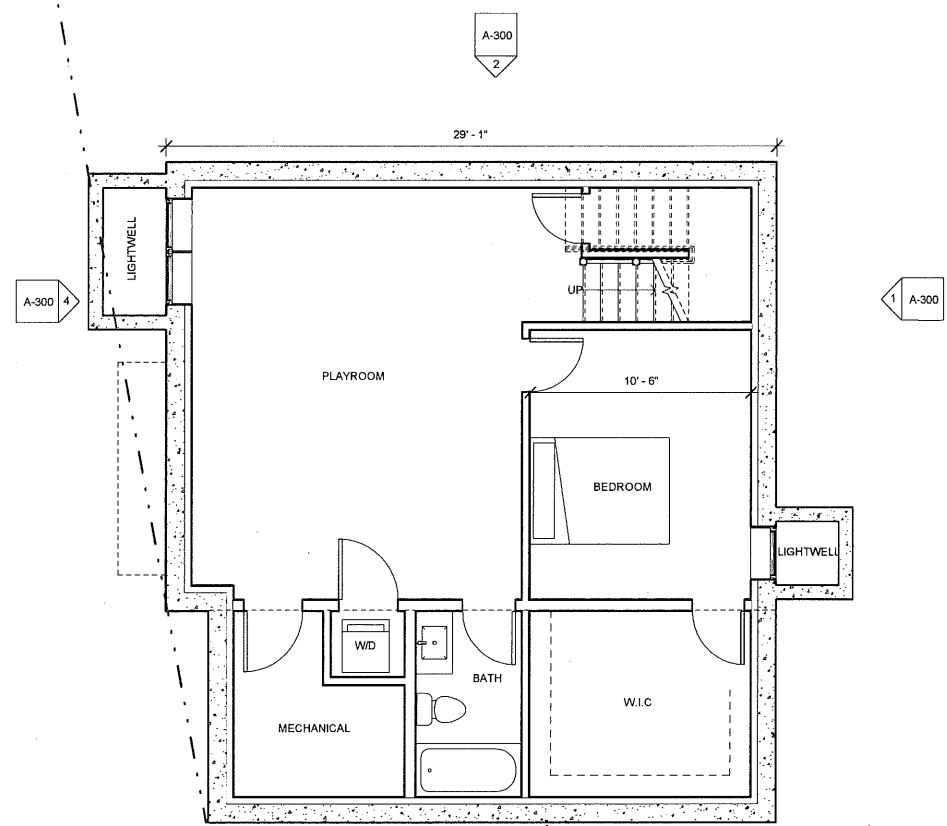
2 CHETWYND RD.

LEGEND

- NEW WALL
- EXISTING TO REMAIN
- WALL TYPE
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR

GENERAL FLOOR PLAN NOTES

1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "2"
5. SEE A-800 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
9. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
10. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
11. CONTRACTOR TO COORDINATE DESIGN-BUILD DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
12. EXISTING WINDOWS TO BE REPLACED IN EXISTING OPENINGS UNLESS OTHERWISE NOTED.
13. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
14. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
15. CONTRACTOR TO SUBMIT DOOR & WINDOW SCHEDULE TO BE REVIEWED & APPROVED BY ARCHITECT PRIOR TO ORDERING AND CONSTRUCTION.
16. UNLESS OTHERWISE NOTED ALL EXTERIOR WALLS SHALL BE TYPE "1"



PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
2 Chetwynd Rd.
Cambridge, MA

CLIENT
Mahmood Firozbakht

ARCHITECT
DESIGN KHALSA

17 VALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-501-8682 FAX: 617-501-2086

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

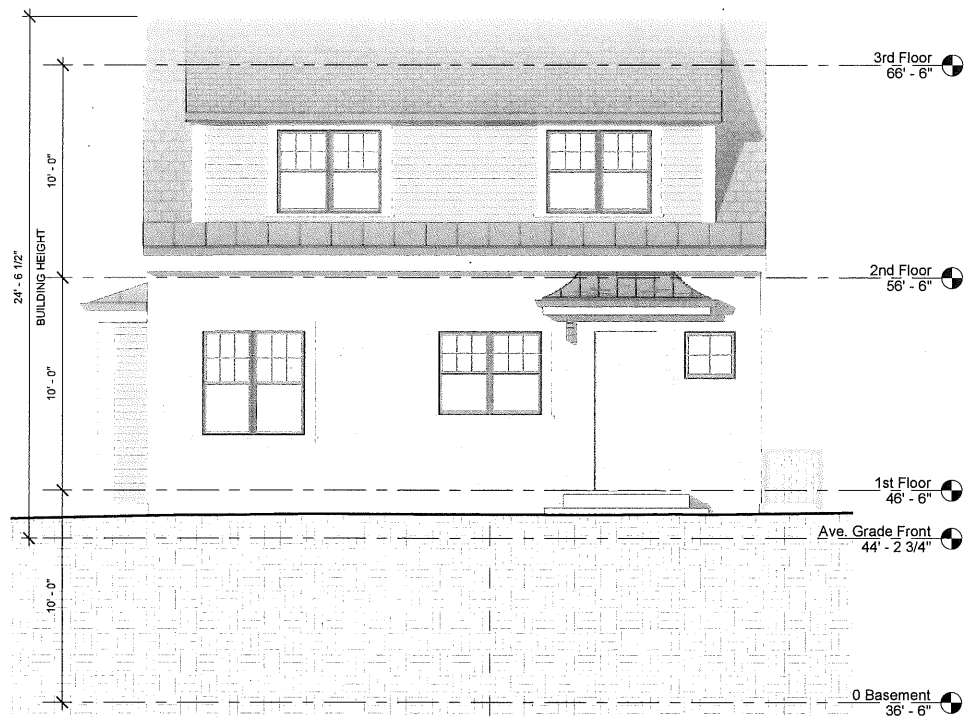
REGISTRATION
NOT FOR CONSTRUCTION

Project number 17142
Date 3/21/2019
Drawn by NB
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

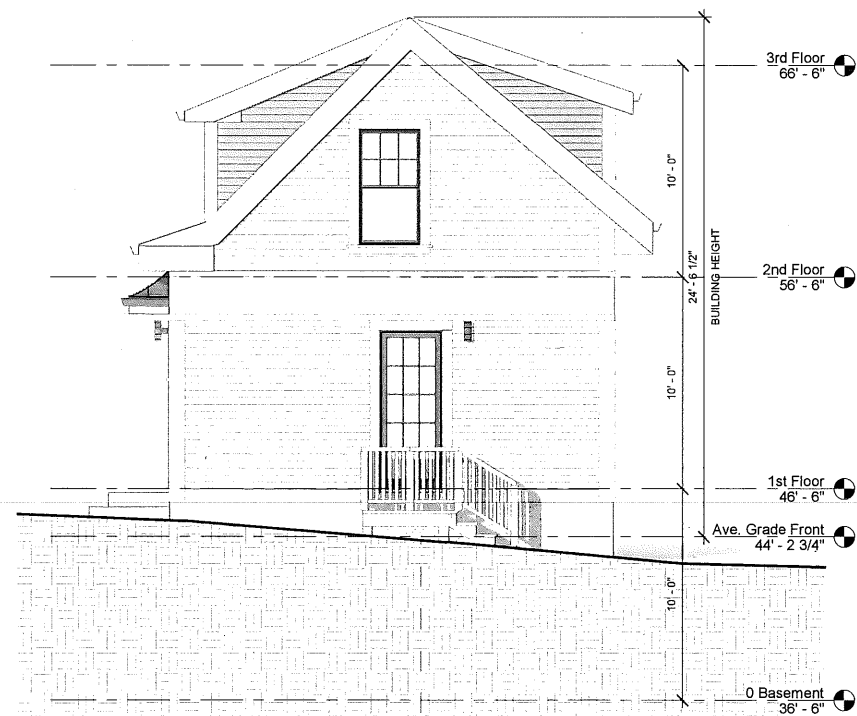
Floor Plans - Front Unit
A-100
2 CHETWYND RD.



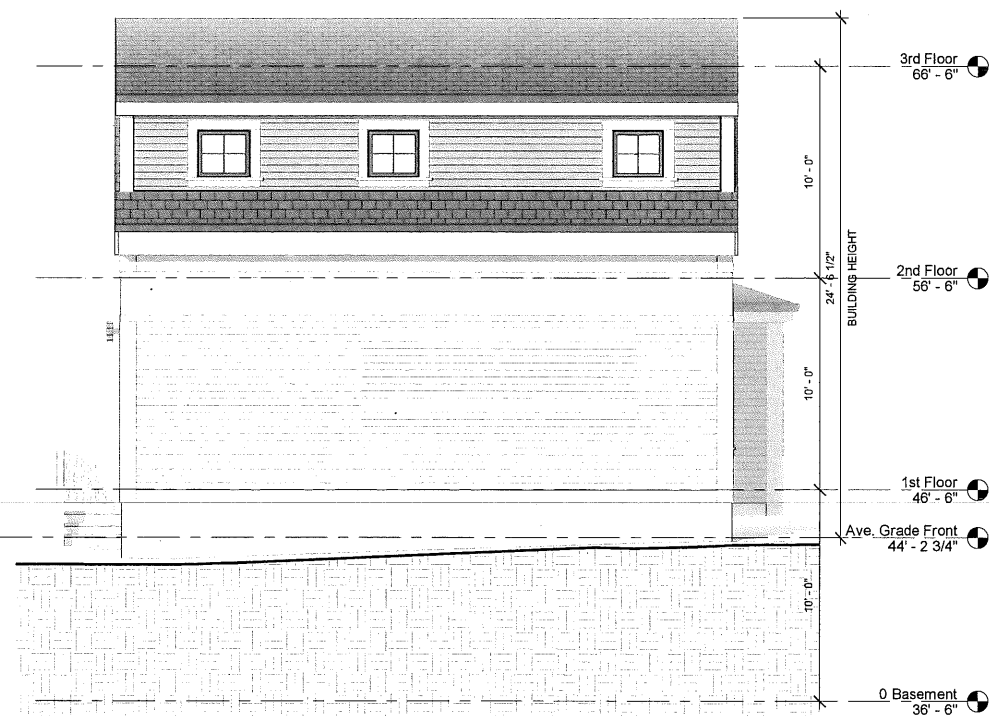
③ South Elevation - Front Unit
1/4" = 1'-0"



④ West Elevation - Front Unit
1/4" = 1'-0"



① East Elevation - Front Unit
1/4" = 1'-0"

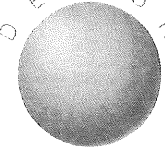


② North Elevation - Front Unit
1/4" = 1'-0"

PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
2 Chetwynd Rd.
Cambridge, MA

CLIENT
**Mahmood
Firouzbakht**

ARCHITECT
DESIGN

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8882 FAX: 617-591-2085

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION
**NOT FOR
CONSTRUCTION**

Project number 17142
Date 3/21/2019
Drawn by NB
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date
1		

Elevations - Front
Unit

A-300

2 CHETWYND RD.

\\TKG-Server\Draws\17142-MF-2 Chetwynd Rd\03 Drawings\00_ARCH_SD_DD\17142-MF-2 Chetwynd Rd_SD-DD - Option A.3.rvt

3/21/2019 8:42:35 AM



① Front View - Front



③ Newell St. View - Front

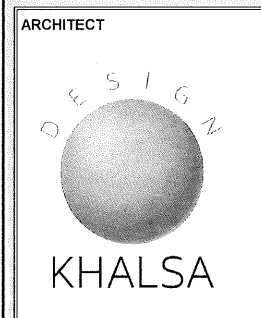


② Chetwynd Rd. View - Front

PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
2 Chetwynd Rd.
Cambridge, MA

CLIENT
Mahmood Firouzbakht



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KDI © 2019
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

NOT FOR CONSTRUCTION

Project number	17142
Date	3/21/2019
Drawn by	NB
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Perspectives

AV-1

2 CHETWYND RD.

11TKG-Silverdale17142-MF-2 Chetwynd Rd003 Drawing00_ARCH_SD_DDI17142-MF-2 Chetwynd Rd_SD-DD - Option A.3.P1 3/21/2019 9:42:50 AM