

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
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A-101	Floor Plans - Rear Unit	1/14/19
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AV-1	Perspectives	1/14/19
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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:  
**R**

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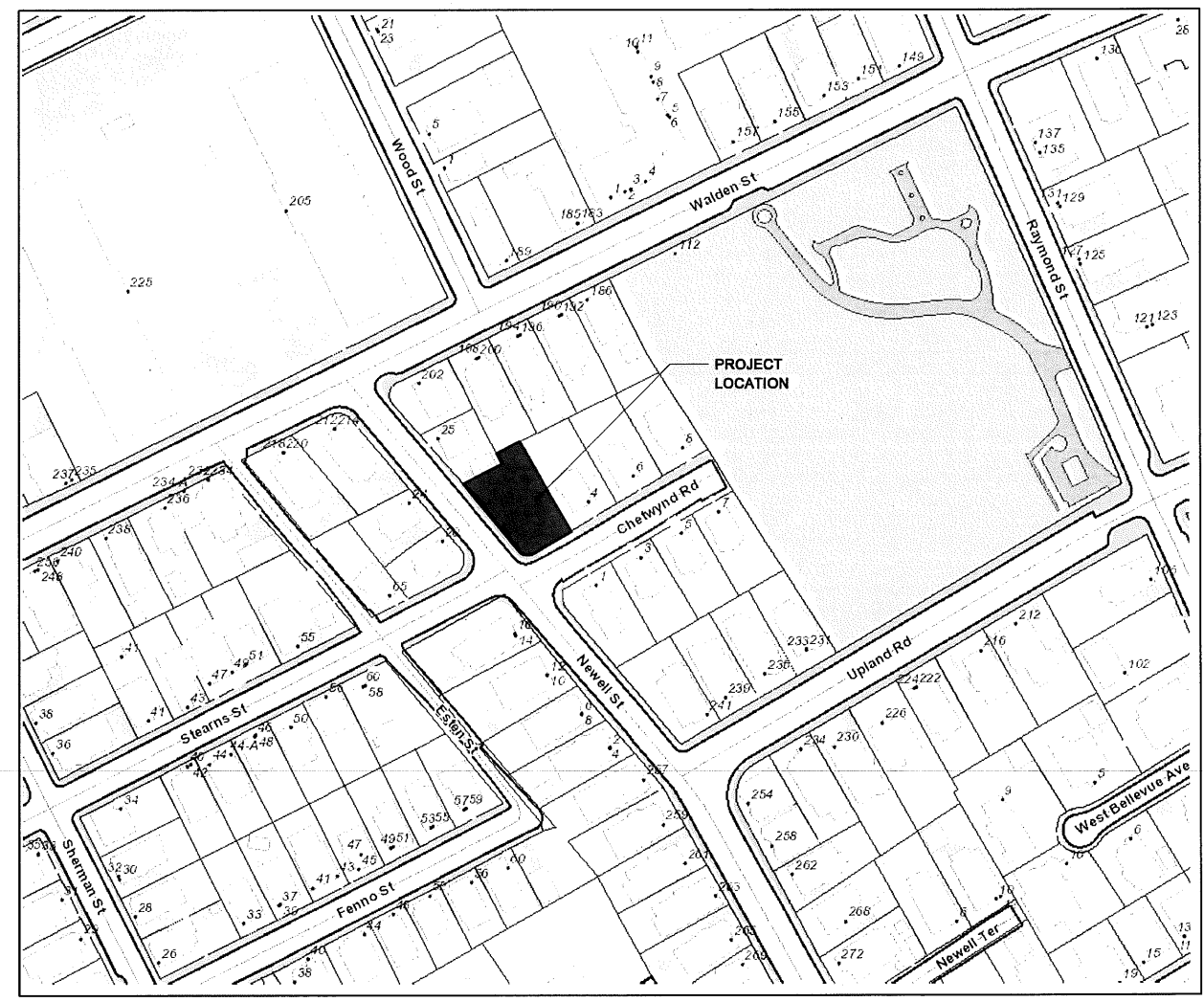
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Project number	17142
Date	3/21/2019
Drawn by	NB
Checked by	JSK
Scale	1" = 1'-0"

REVISIONS		
No.	Description	Date

Cover Sheet  
**A-000**  
2 CHETWYND RD.

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



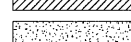


**CLIENT**  
MAHMOOD FIROUZBAKHT  
ADDRESS:  
216 BROADWAY  
CAMBRIDGE, MA 02139

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

**STRUCTURAL**

**SD SET  
3-21-2019**

**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
<b>TOTAL OPEN SPACE</b>	<b>2,206 SF</b>

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

**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"

**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 COMPLIES
<b>SECTION 5.22: PRIVATE OPEN SPACE:</b> 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 plans (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.				
PARKING	1 SPACE/DU= 2 SPACES		2 SPACES	COMPLIES

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CLIENT  
**Mahmood Firouzbakht**

ARCHITECT



**KHALSA**

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

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Date 3/21/2019  
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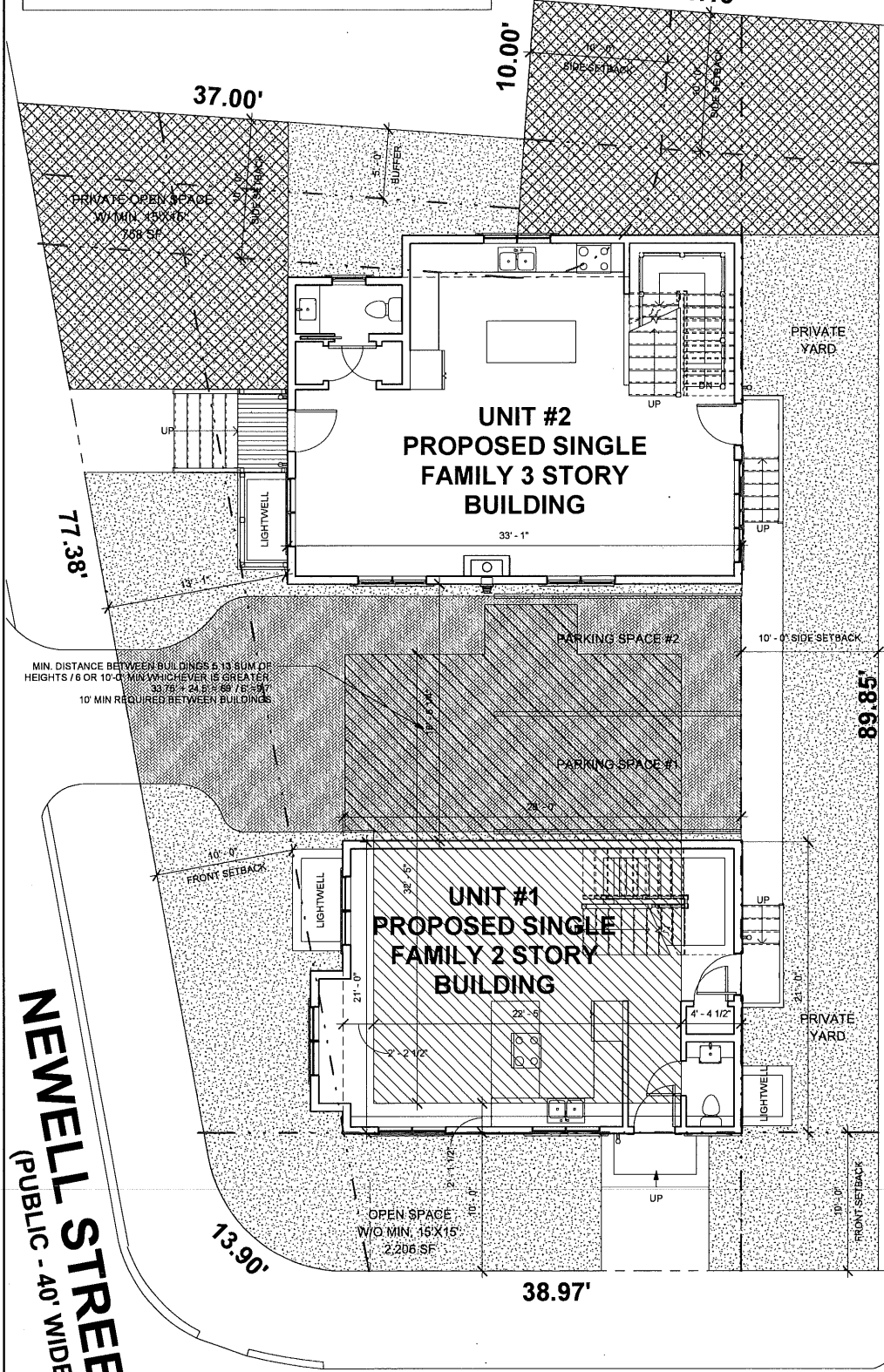
REVISIONS

No.	Description	Date

Architectural Site Plan & FAR Calculations

**A-021**

2 CHETWYND RD.



**FAR CALCULATIONS**



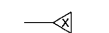




**NEWELL STREET**  
(PUBLIC - 40' WIDE)

**CHETWYND ROAD**  
(PUBLIC - 40' WIDE)

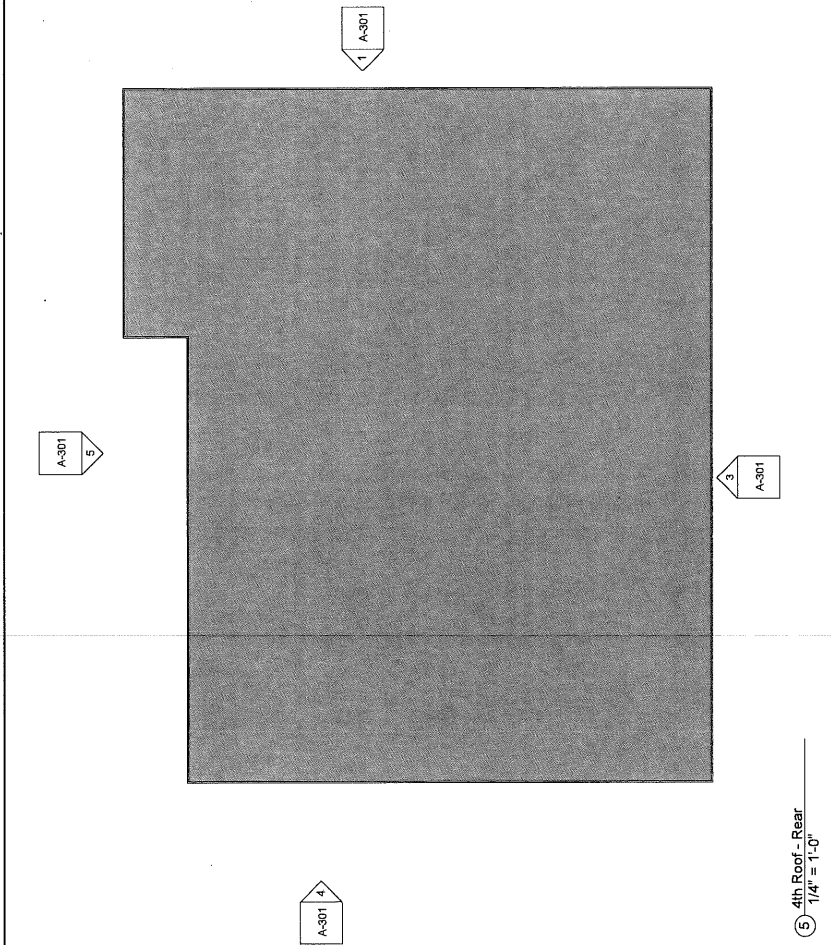
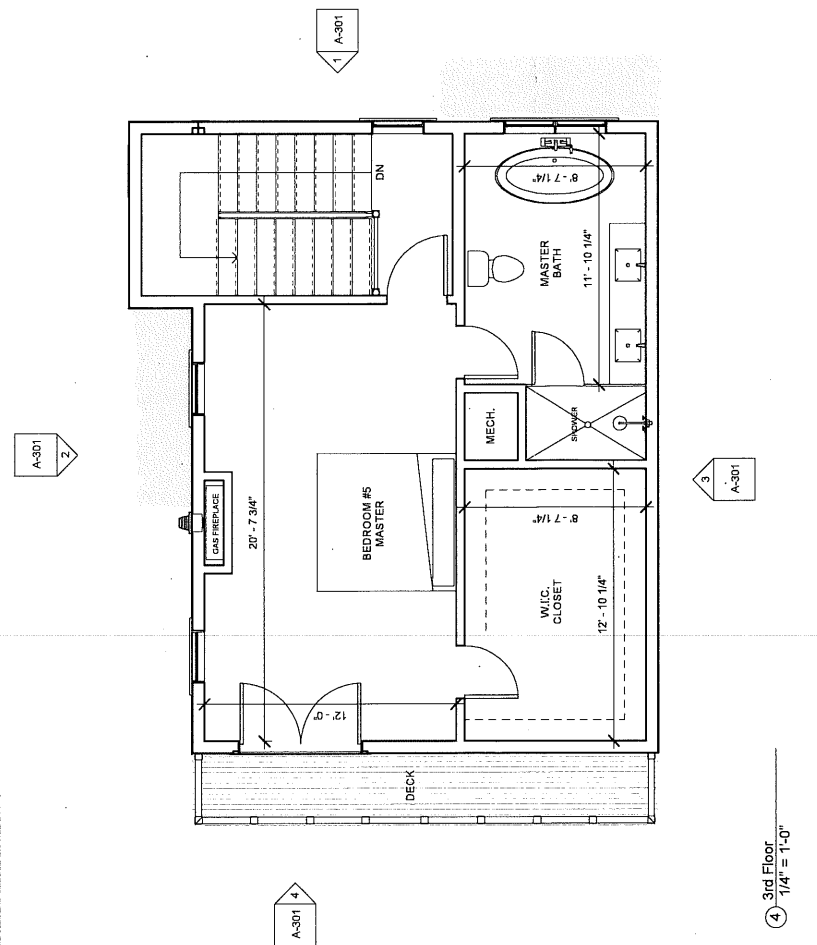
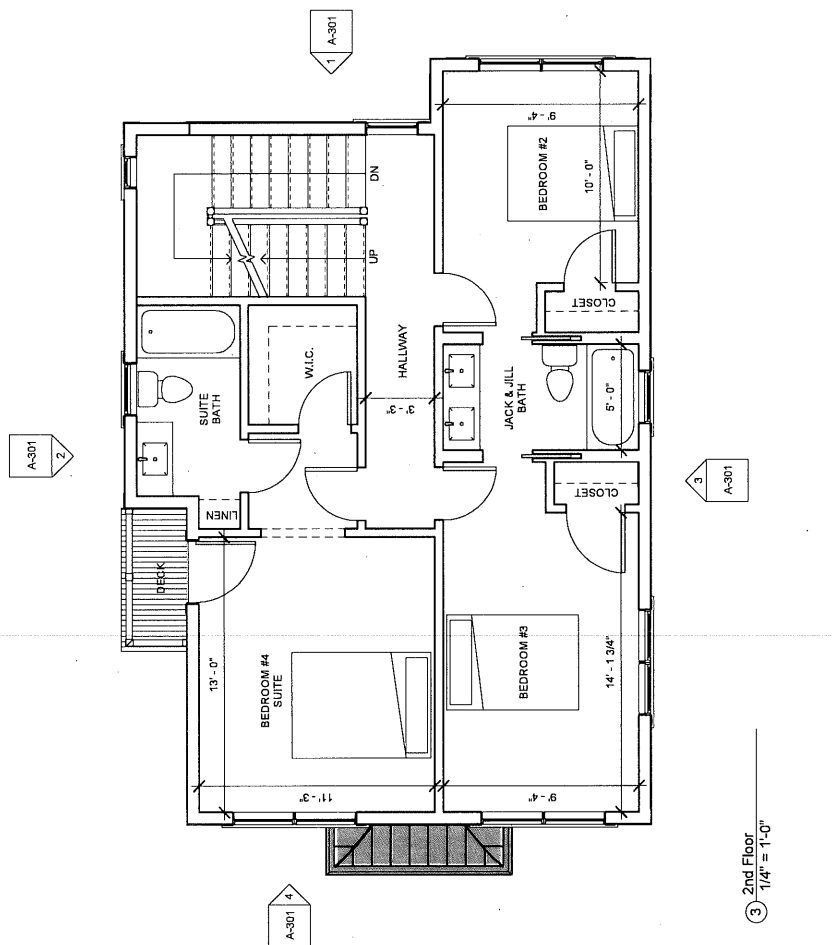
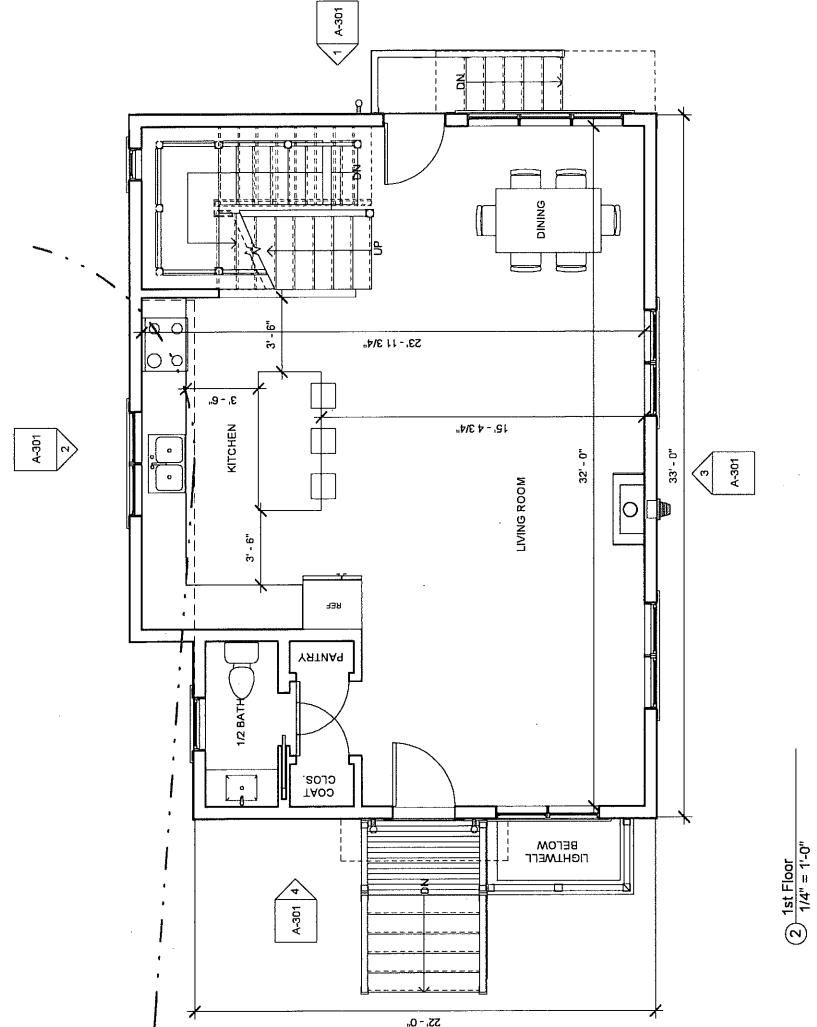
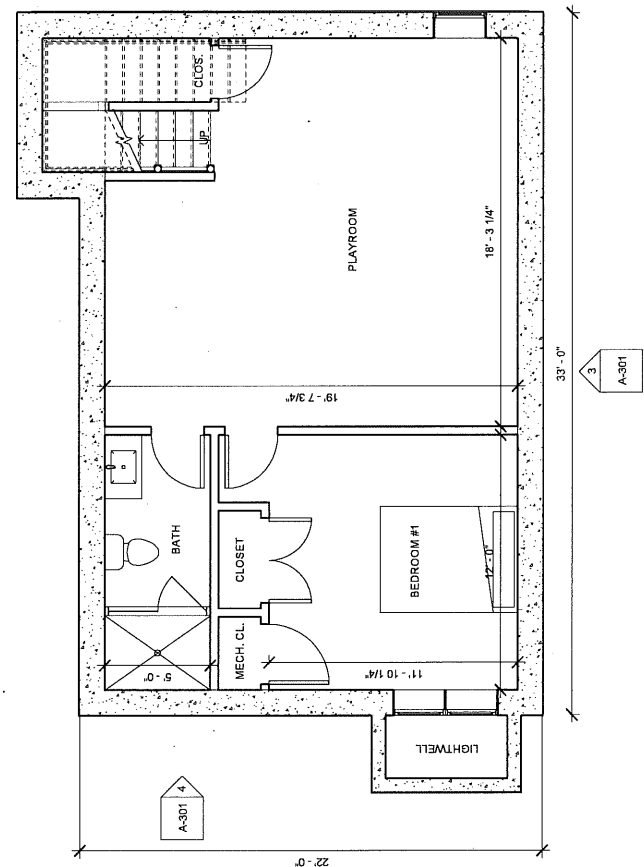
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**LEGEND**

-  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.



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CLIENT  
**Mahmood  
Firouzbakht**

ARCHITECT

**DESIGN**

**KHALSA**

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

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Scale 1/4" = 1'-0"

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No.	Description	Date
1		

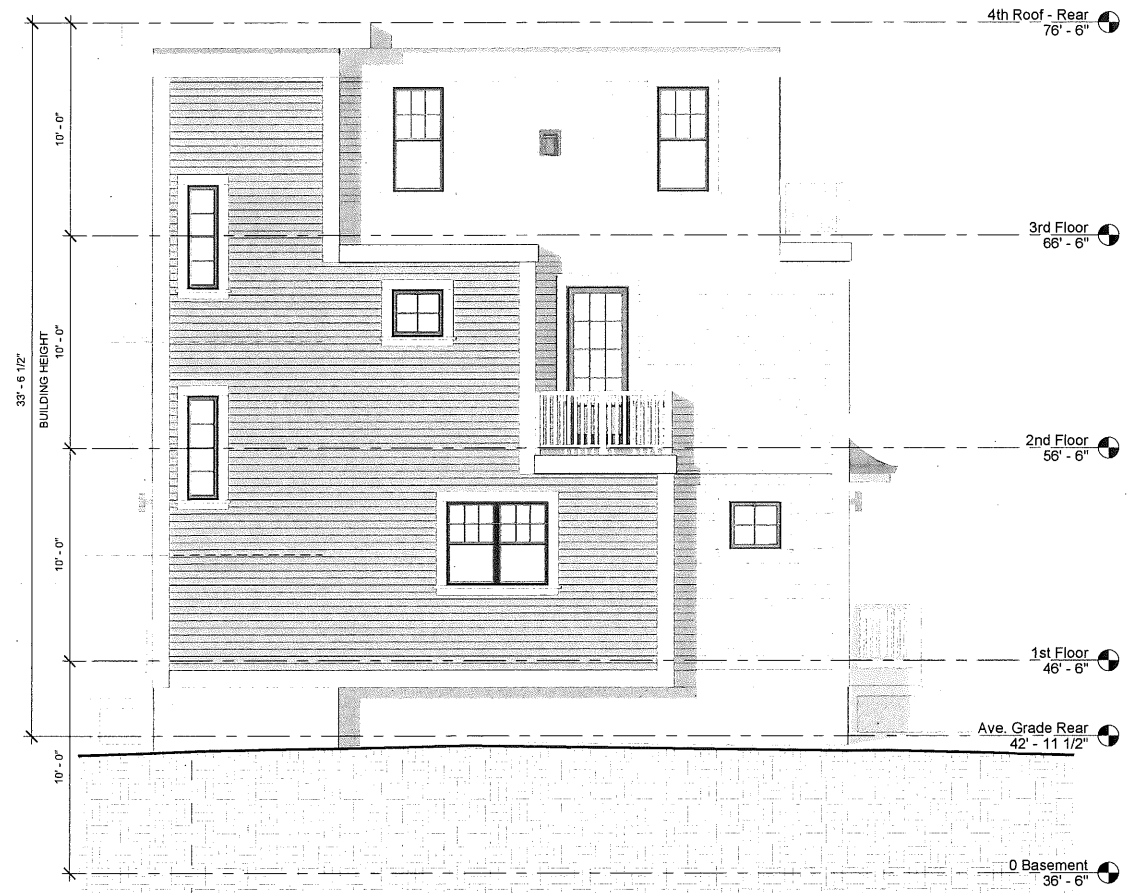
Floor Plans - Rear  
Unit

**A-101**

2 CHETWYND RD.



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



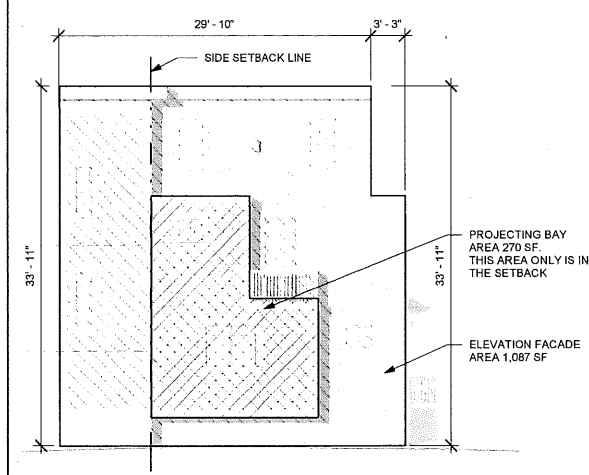
② North Elevation - Rear Unit  
1/4" = 1'-0"



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



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



MAX PROJECTING BAY AREA = 1,087 SF X 0.25 = 272 SF  
PROPOSED PROJECTING BAY AREA 270 SF < 272 SF = OK

⑤ Projecting Bay Schematic Elev.  
1/8" = 1'-0"

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**KHALSA**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-6682 FAX: 617-591-2086

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Project number 17142  
Date 3/21/2019  
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Scale As indicated

REVISIONS

No.	Description	Date

Elevations - Rear Unit  
**A-301**  
2 CHETWYND RD.



① Front View - Front



③ Newell St. View - Front



② Chetwynd Rd. View - Front

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ARCHITECT  
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**KHALSA**  
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SOMERVILLE, MA 02143  
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REVISIONS

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Perspectives  
**AV-1**  
2 CHETWYND RD.

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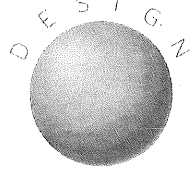


1 Driveway View

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REVISIONS

No.	Description	Date

Driveway  
 Perspective  
**AV-1.0**  
 2 CHETWYND RD.

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