

ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
O-Cover		
A-000	COVER SHEET	2/27/2025
2-CIVIL		
C-1	EXISTING SURVEY	09/24/2024
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	2/27/2025
A-021	AREA PLANS	2/27/2025
A-100	BASEMENT & FIRST FLOOR PLAN	2/27/2025
A-101	SECOND & THIRD FLOOR PLAN	2/27/2025
A-300	FRONT & LEFT ELEVATIONS	2/27/2025
A-301	REAR & RIGHT ELEVATIONS	2/27/2025
AV-1	PERSPECTIVES	2/27/2025

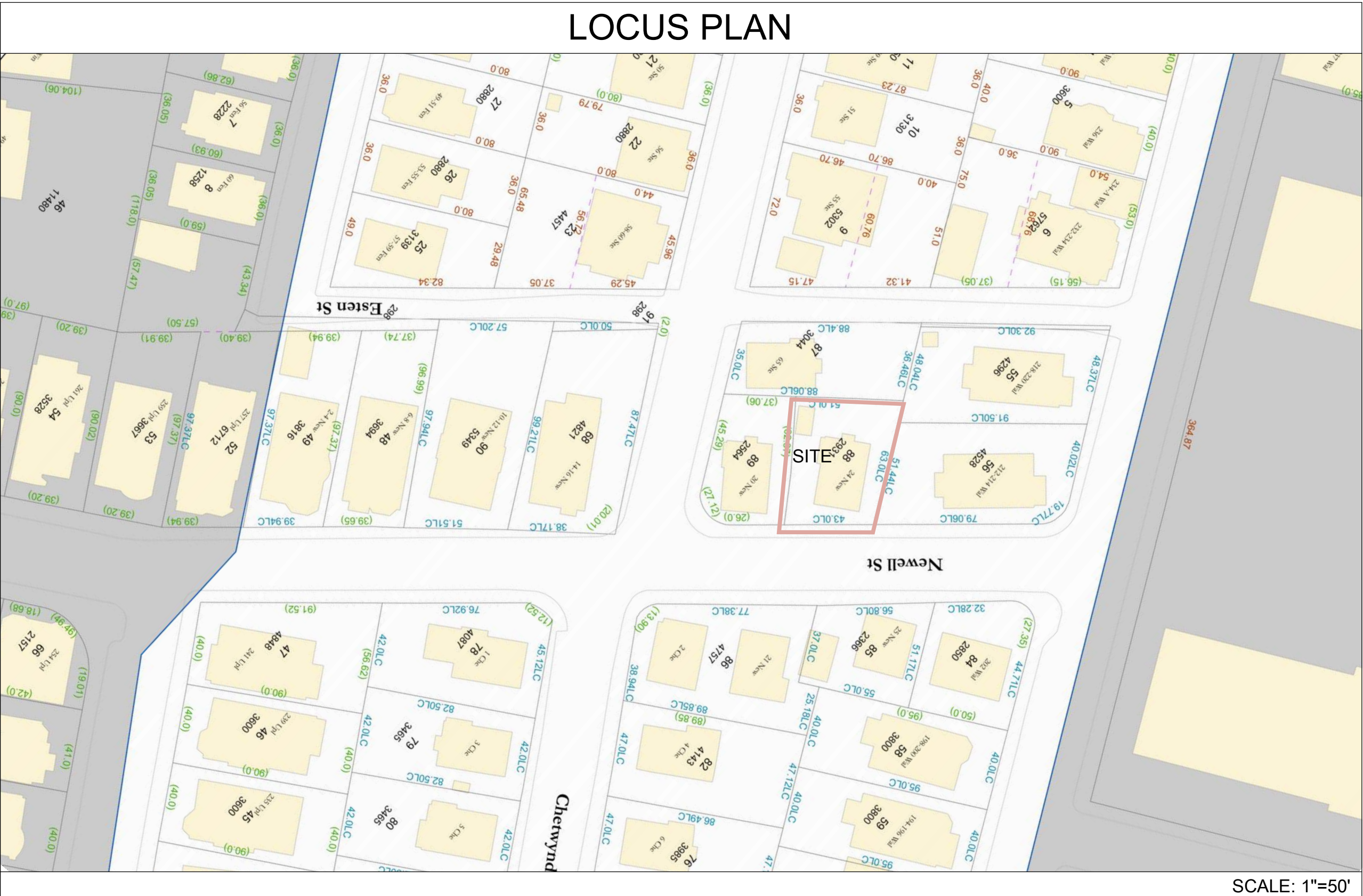


PROJECT:  
NEWELL STREET SINGLE FAMILY

PROJECT ADDRESS:  
24 NEWELL STREET  
CAMBRIDGE, MASSACHUSETTS

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

OWNER  
CONTEMPO BUILDERS  
ADDRESS:  
100 TRADE CENTER DRIVE, SUITE G-700  
WOBURN, MA 01801



SD SET  
2/27/2025

PROJECT NAME

24 NEWELLZONING STUDY

PROJECT ADDRESS

24 NEWELL STREET  
CAMBRIDGE, MA

CLIENT

ARCHITECT



KDI  
ARCHITECTURE

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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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



Project number	24057
Date	2/27/2025
Drawn by	ES
Checked by	
Scale	1" = 50'-0"

REVISIONS		
No.	Description	Date

COVER SHEET

A-000

24 NEWELLZONING STUDY





Tel: 617-816-0722  
Email: [edmond@spruhaneng.com](mailto:edmond@spruhaneng.com)

## SURVEY PLAN

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.

DATE: 9/24/2024

DRAWN BY:	K.K
-----------	-----

CHECKED BY:	E.S
-------------	-----

APPROVED BY:	C.C
--------------	-----

PLOT PLAN OF LAND

SHEET 1 OF 1

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 9/21/2024.

2. DEED REFERENCE: BOOK 1571, PAGE 6, CERTIFICATE #275799  
PLAN REFERENCE: LAND COURT PLAN #11347-F  
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS

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 25017C0419E IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.

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.

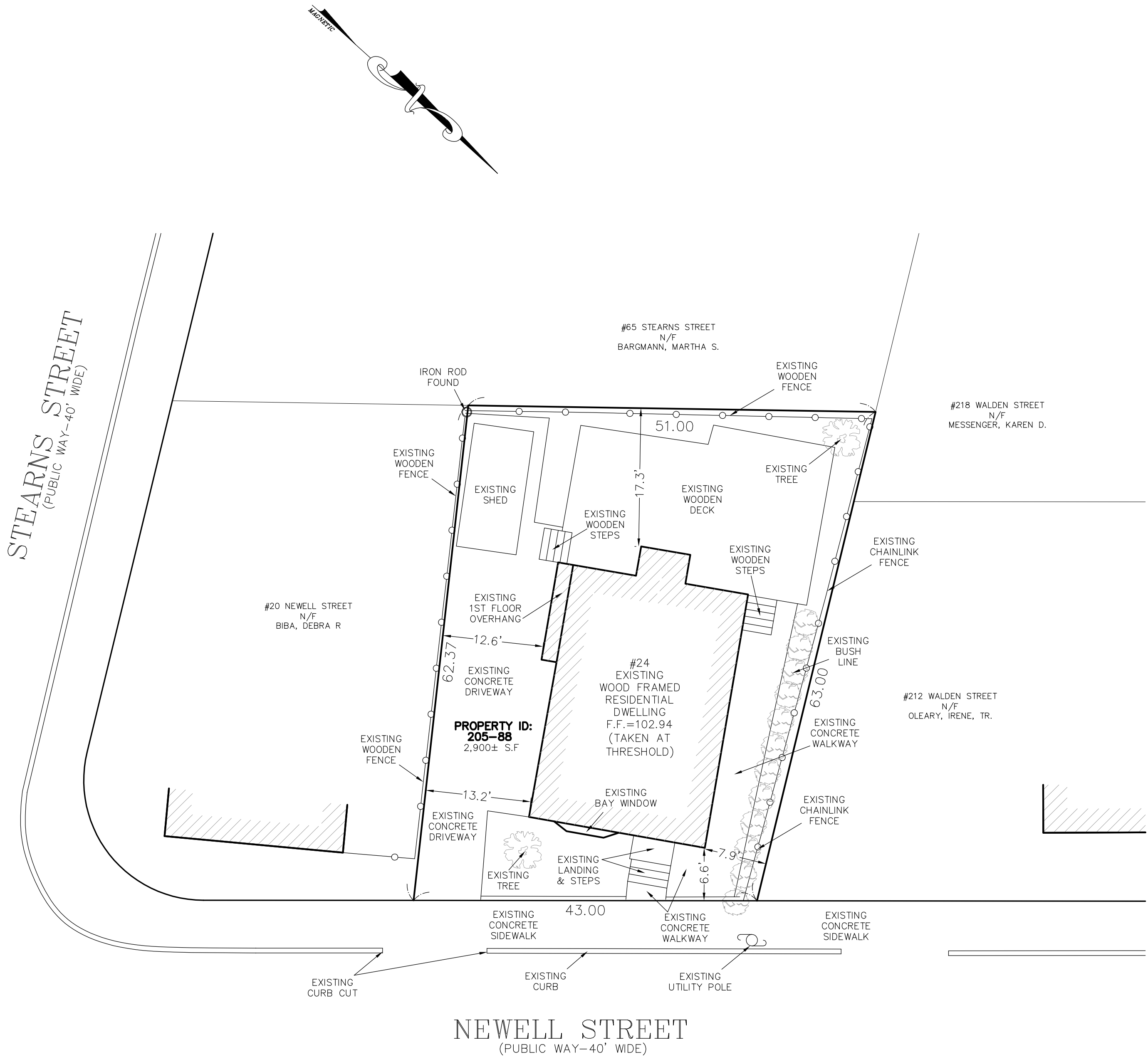
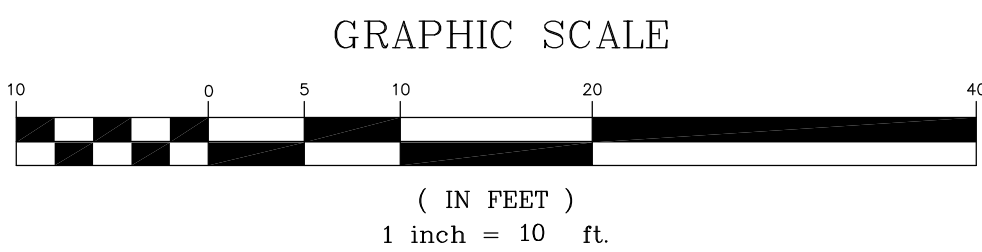
8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

9. THE ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.

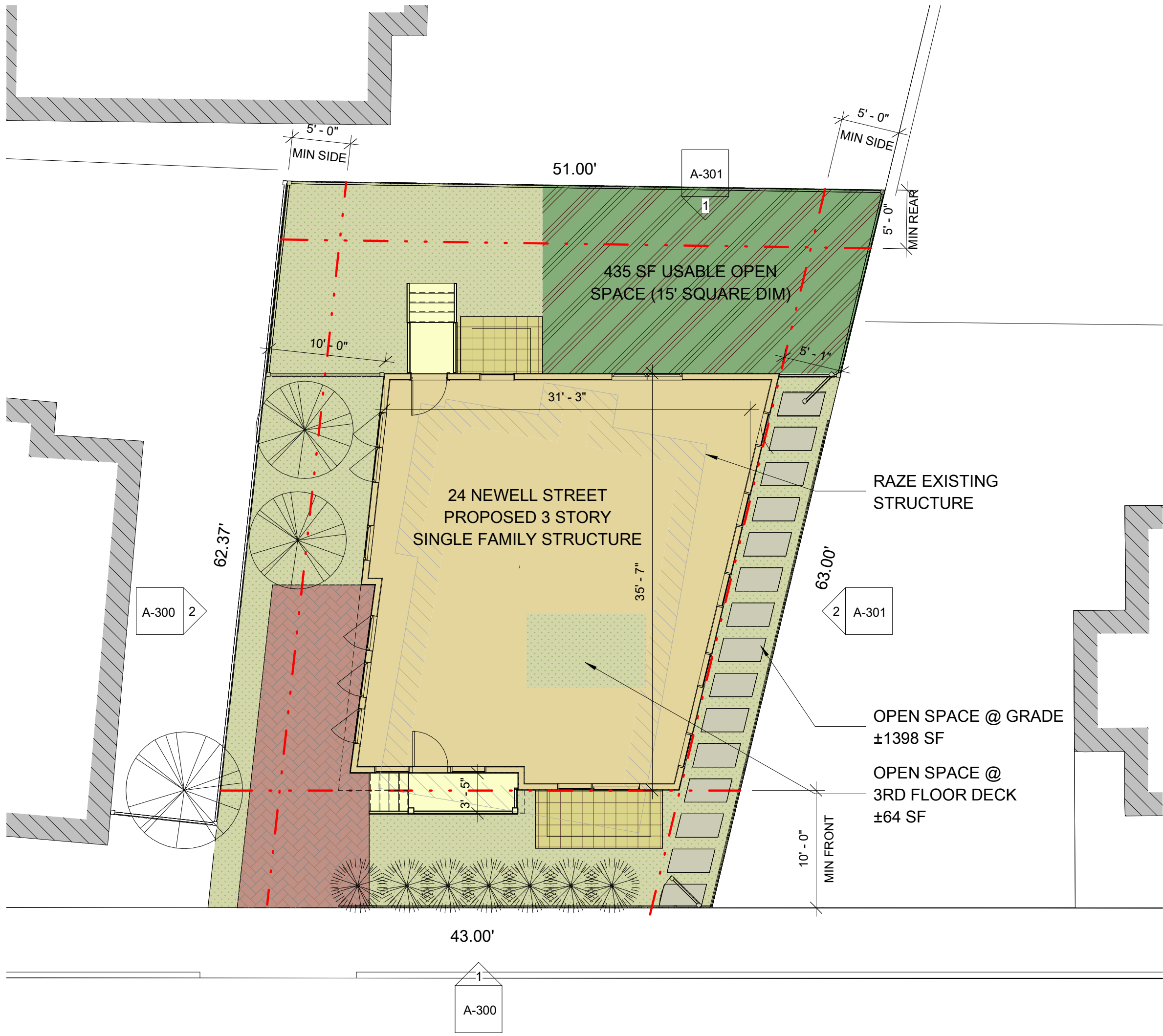


## FLOODING SCENARIOS

2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A



ZONING DIMENSIONAL TABLE				
PER 02/03/2025 AMENDMENT				
ZONE : RESIDENCE C-1	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE				
LOT AREA, MIN. S.F.	NONE	2,900 SF ±	2,900 SF ± *	COMPLIES
LOT AREA, MIN. S.F. / DU	NONE	2,900 SF ± (1 DU)	2,900 SF ± (1 DU)	COMPLIES
LOT WIDTH, MIN.	NONE	43' - 0"	43' - 0" *	COMPLIES
BUILDING SETBACKS				
MIN. FRONT YARD	10'	9.9'	10'	COMPLIES
MIN. SIDE YARDS	5'	RIGHT: 7.9' LEFT: 13.2'	RIGHT: 5' - 1" LEFT: 10' SUM: 15'-1"	COMPLIES
MIN. REAR YARD	5'	17' 10"	15'	COMPLIES
LOT DEVELOPMENT				
MAX FAR	NONE	0.387 / 1,124 SF	0.84 / 2,442 SF	COMPLIES
MAX HEIGHT	45' - 0"	24.44'	35' - 0"	COMPLIES
MIN. RATIO OF PRIVATE OPEN SPACE TO LOT AREA	30% / 870 SF	47% / 1,369 SF	48.2% 1,398 SF	COMPLIES
	PRIVATE OPEN SPACE MIN (15%) = 435 SF	822 SF PRIVATE OPEN SPACE	435 SF PRIVATE OPEN SPACE (15%)	COMPLES



NEWELL STREET

PROPOSED FOOTPRINT (+/-935 SF)

LANDSCAPE (+/-504 SF-G / ±173 SF-3)

USABLE OPEN SPACE (+/-948 SF)

PAVERS (+/-340 SF)

PORCHES (+/-95 SF)

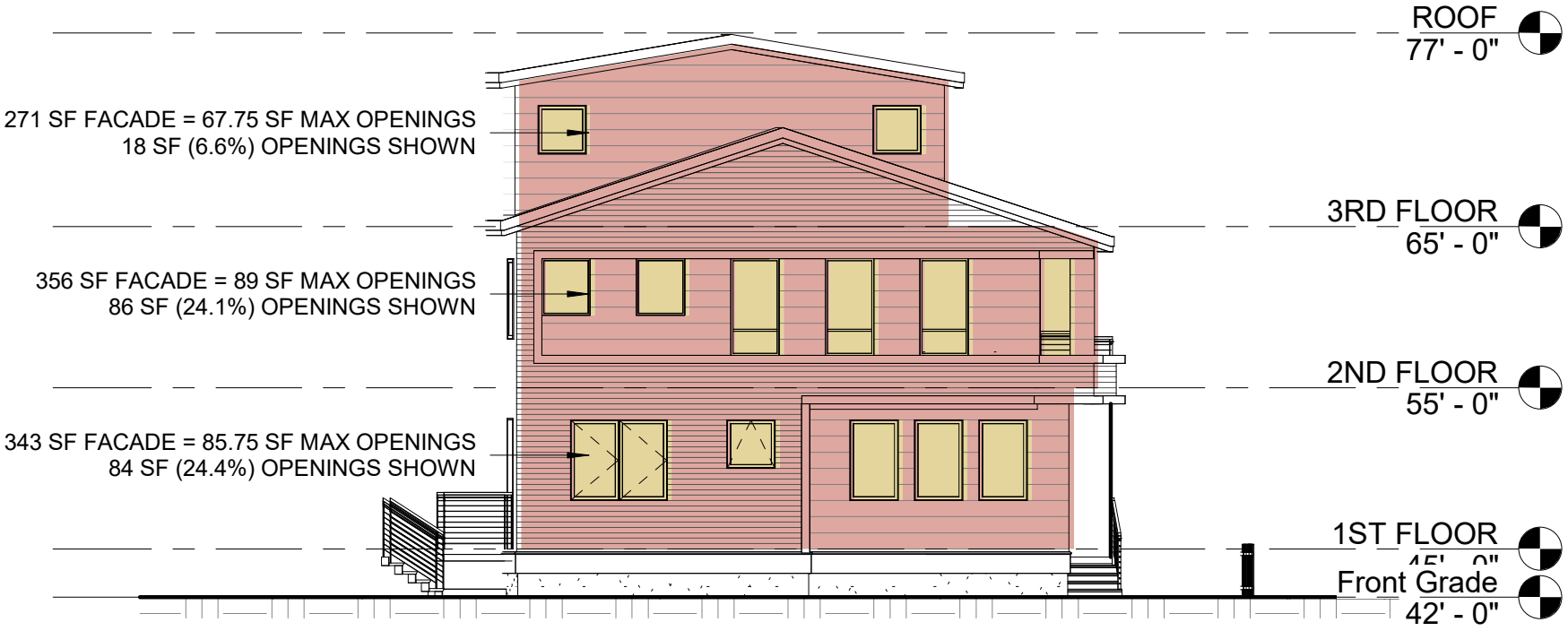
AREAWAYS (+/-77 SF)

REQUIRED SETBACKS

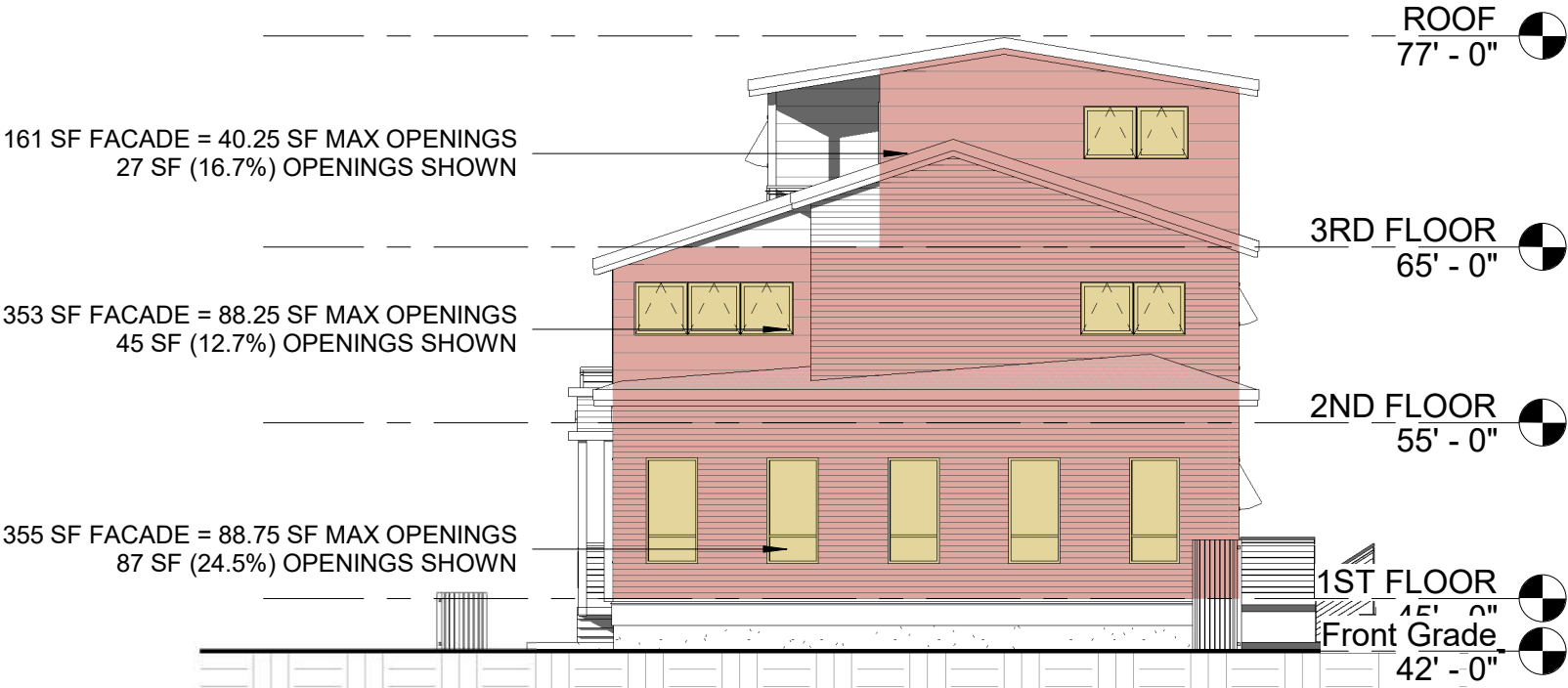
**NOTE:**

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.

IBC 705.8  
MAXIMUM OPENINGS PER FLOOR (GREATER THAN 5' / LESS THAN 10' FIRE SEPARATION DISTANCE) = 25% FOR UNPROTECTED, SPRINKLERED OR PROTECTED CONSTRUCTION



3 FSD / OPENING DIAGRAM-LEFT SIDE  
3/32" = 1'-0"



4 FSD/OPENING DIAGRAM - RIGHT SIDE  
3/32" = 1'-0"

PROJECT NAME  
**24 NEWELLZONING STUDY**

PROJECT ADDRESS  
**24 NEWELL STREET  
CAMBRIDGE, MA**

CLIENT

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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

Project number	24057
Date	2/27/2025
Drawn by	ES
Checked by	
Scale	As indicated

REVISIONS

No.	Description	Date

ARCHITECTURAL  
SITE PLAN

**A-020**

24 NEWELLZONING STUDY





GROSS FLOOR AREA		
Area	Level	Name
1071 SF	BASEMENT	GFA-IBC
1080 SF	1ST FLOOR	GFA-IBC
964 SF	2ND FLOOR	GFA-IBC
536 SF	3RD FLOOR	GFA-IBC
3651 SF		

PROJECT NAME  
**24 NEWELLZONING STUDY**

PROJECT ADDRESS  
**24 NEWELL STREET  
CAMBRIDGE, MA**

CLIENT

ARCHITECT



**KDI**  
ARCHITECTURE

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

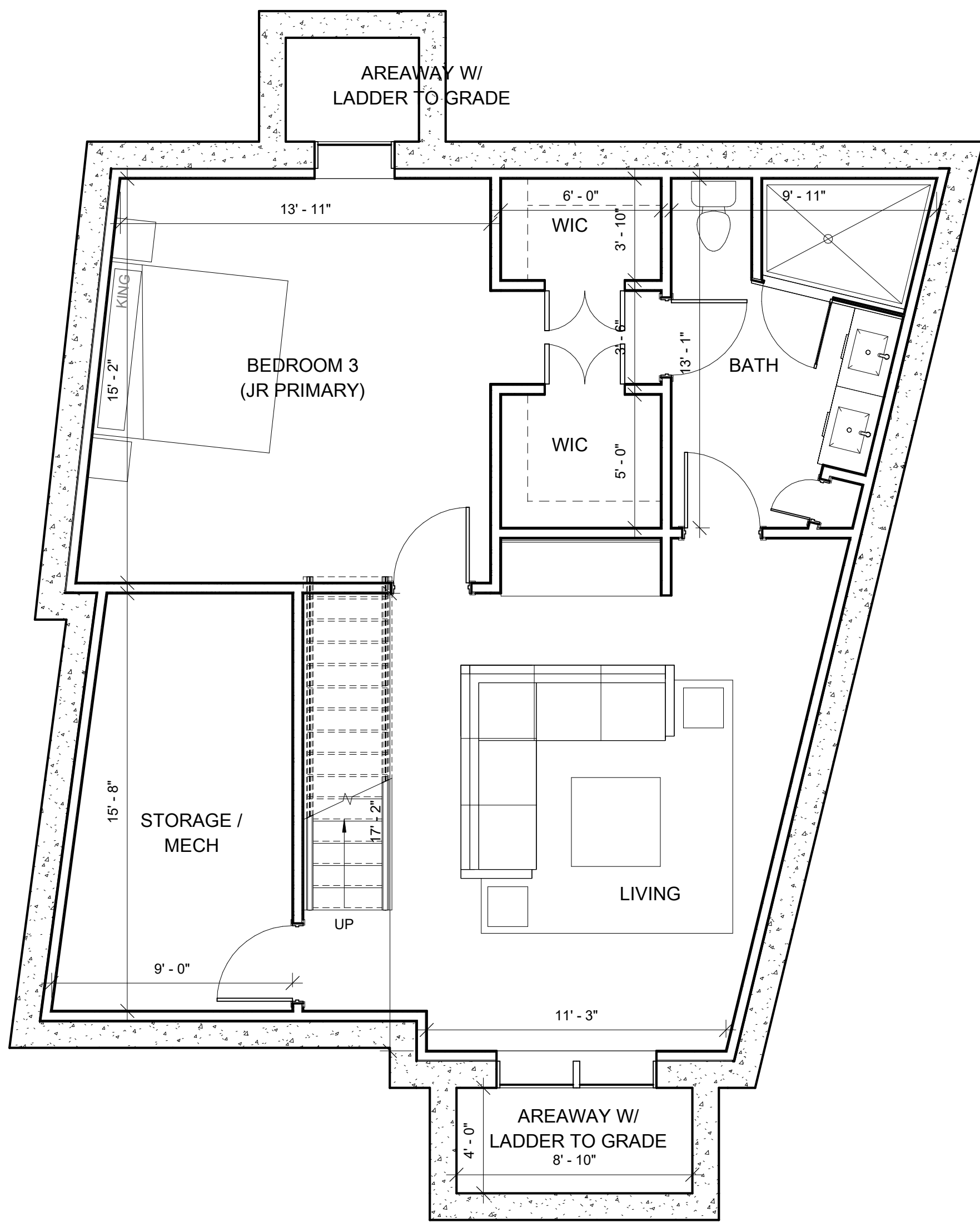
CONSULTANTS:

COPYRIGHT KDI © 2024  
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

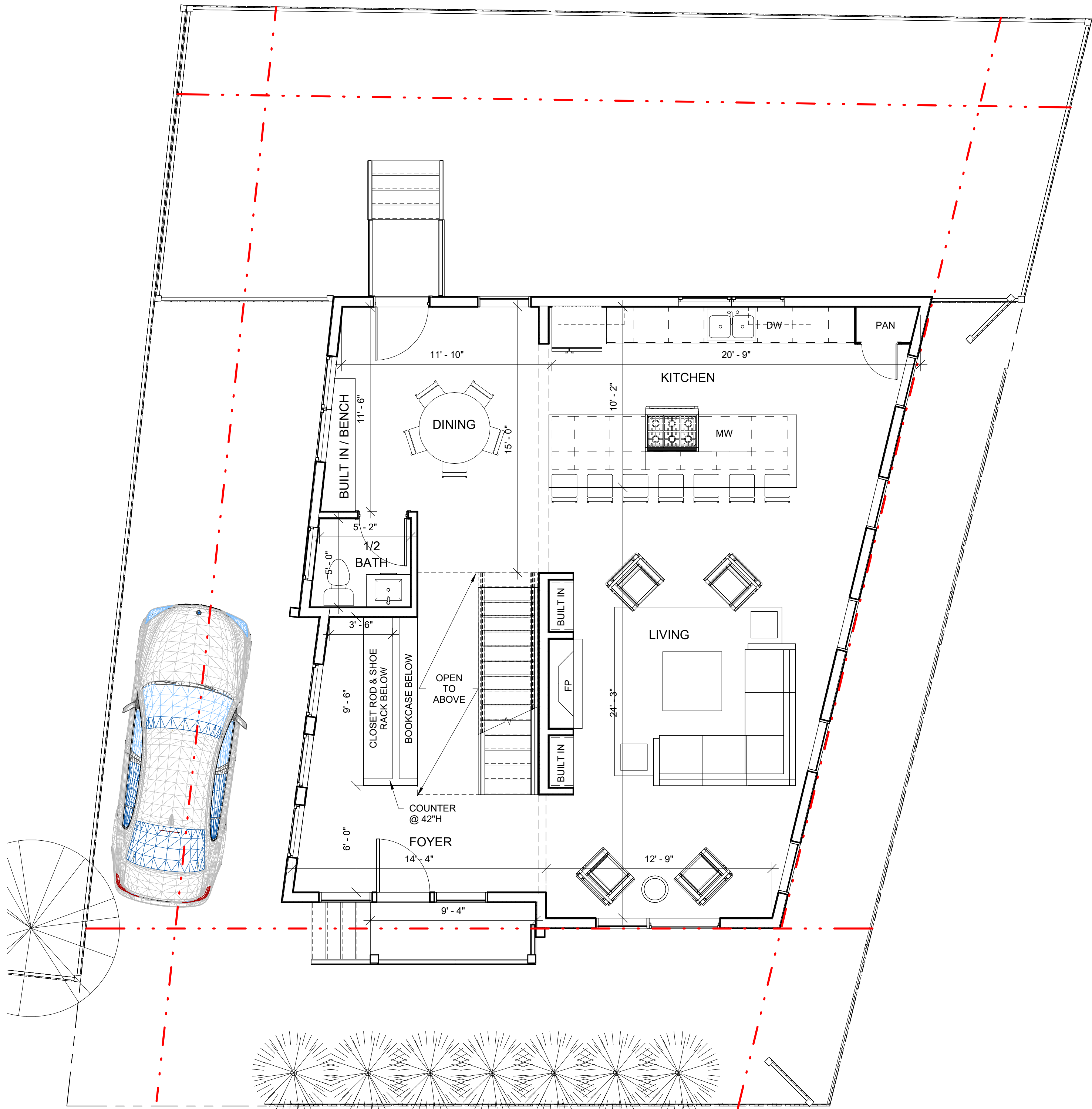
REGISTRATION

Project number	24057
Date	2/27/2025
Drawn by	ES
Checked by	
Scale	1/8" = 1'-0"

REVISIONS		
No.	Description	Date



① BASEMENT  
1/4" = 1'-0"



② 1ST FLOOR  
1/4" = 1'-0"

PROJECT NAME

24 NEWELLZONING  
STUDY

PROJECT ADDRESS

24 NEWELL STREET  
CAMBRIDGE, MA

CLIENT

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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

Project number 24057  
Date 2/27/2025  
Drawn by ES  
Checked by  
Scale 1/4" = 1'-0"

REVISIONS

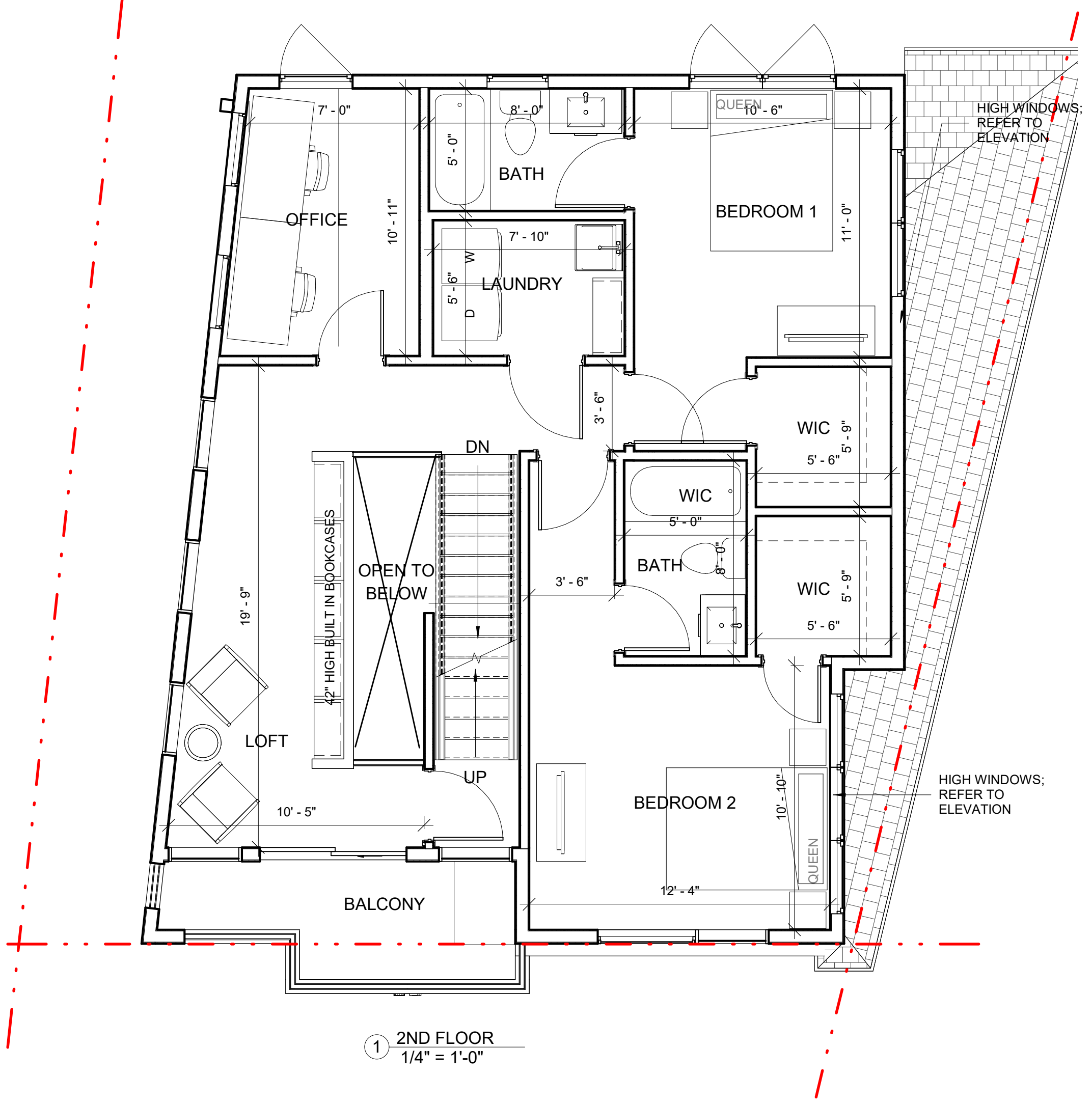
No.	Description	Date

BASEMENT &  
FIRST FLOOR  
PLAN

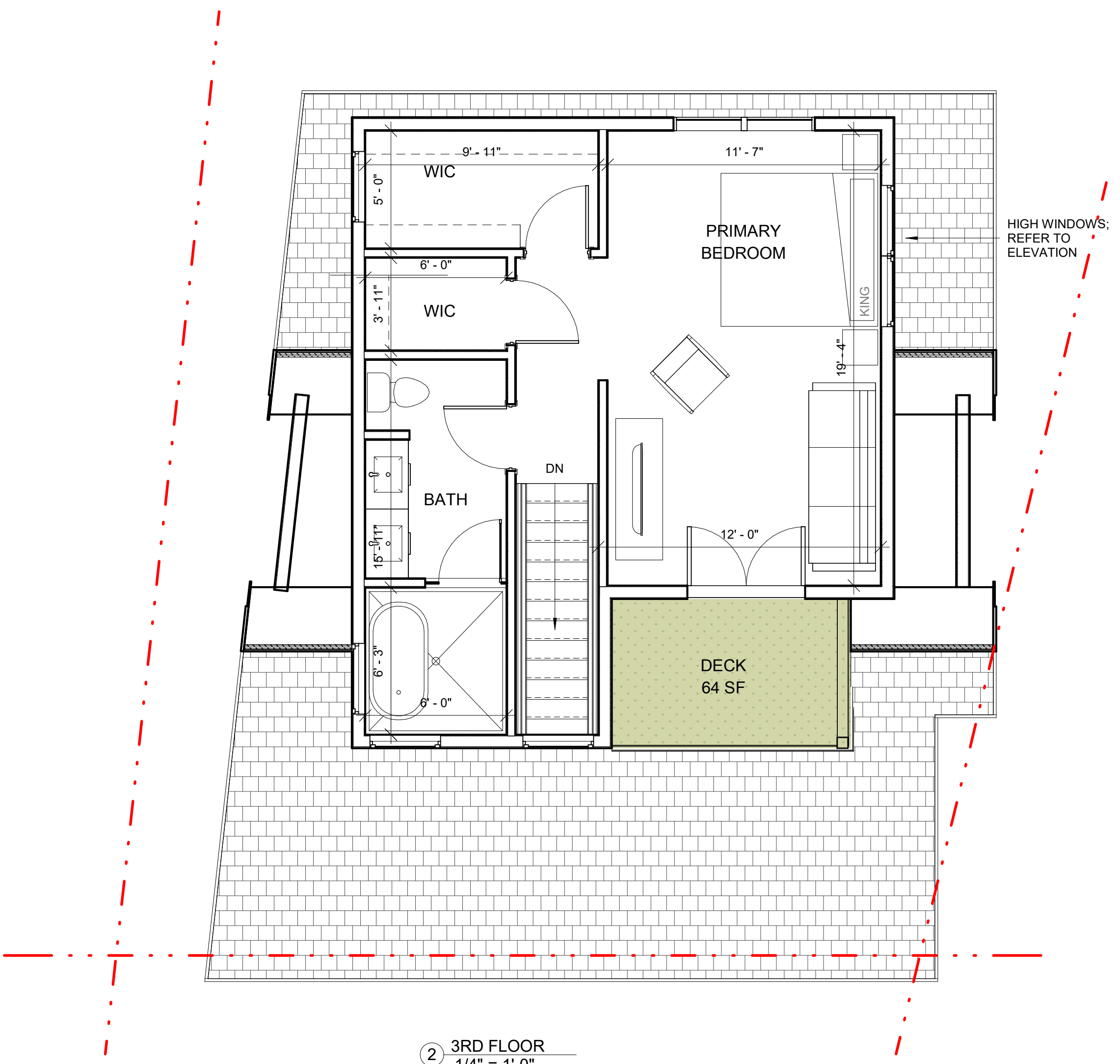
A-100

24 NEWELLZONING STUDY





① 2ND FLOOR  
1/4" = 1'-0"



② 3RD FLOOR  
1/4" = 1'-0"

PROJECT NAME  
**24 NEWELLZONING STUDY**

PROJECT ADDRESS  
24 NEWELL STREET  
CAMBRIDGE, MA

CLIENT

ARCHITECT

**KDI**  
ARCHITECTURE

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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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

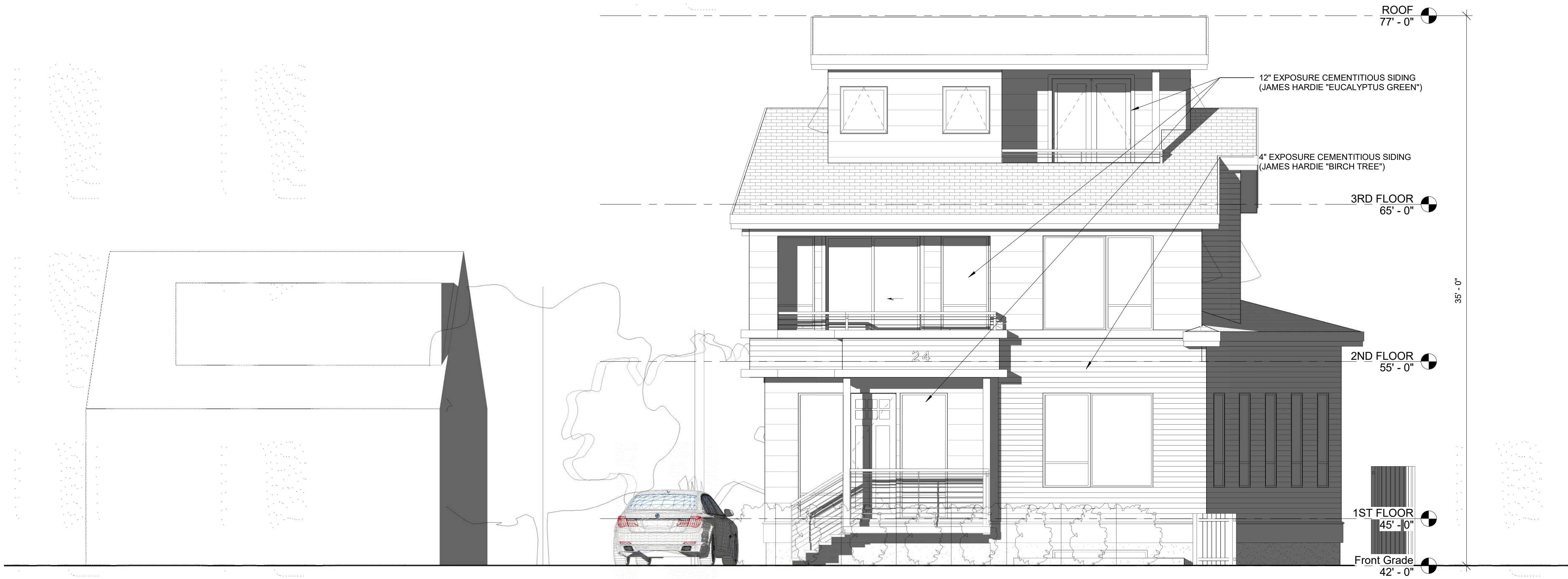
Project number 24057  
Date 2/27/2025  
Drawn by ES  
Checked by  
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

**SECOND &  
THIRD FLOOR  
PLAN**

**A-101**  
24 NEWELLZONING STUDY





① FRONT ELEVATION  
1/4" = 1'-0"

HARDIE LAP SIDING IN "DRIED EUCALYPTUS"



HARDIE LAP SIDING IN "BIRCH TREE"



② LEFT SIDE ELEVATION  
1/4" = 1'-0"

PROJECT NAME

24 NEWELLZONING  
STUDY

PROJECT ADDRESS

24 NEWELL STREET  
CAMBRIDGE, MA

CLIENT

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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

Project number 24057  
Date 2/27/2025  
Drawn by ES  
Checked by  
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

FRONT & LEFT  
ELEVATIONS

A-300

24 NEWELLZONING STUDY





① FRONT ELEVATION Copy 1  
1/4" = 1'-0"

HARDIE LAP SIDING IN "DRIED EUCALYPTUS"



HARDIE LAP SIDING IN "BIRCH TREE"



② LEFT SIDE ELEVATION Copy 1  
1/4" = 1'-0"

PROJECT NAME

24 NEWELLZONING  
STUDY

PROJECT ADDRESS

24 NEWELL STREET  
CAMBRIDGE, MA

CLIENT

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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

Project number 24057  
Date 2/27/2025  
Drawn by ES  
Checked by  
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

FRONT & LEFT  
ELEVATIONS

A-300E

24 NEWELLZONING STUDY





1 REAR ELEVATION  
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION  
1/4" = 1'-0"

PROJECT NAME  
**24 NEWELLZONING STUDY**

PROJECT ADDRESS  
**24 NEWELL STREET  
CAMBRIDGE, MA**

CLIENT

ARCHITECT

**KDI**  
ARCHITECTURE

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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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

Project number 24057  
Date 2/27/2025  
Drawn by ES  
Checked by  
Scale 1/4" = 1'-0"

REVISIONS		
No.	Description	Date

**REAR & RIGHT  
ELEVATIONS**

**A-301**  
24 NEWELLZONING STUDY





① REAR ELEVATION Copy 1  
1/4" = 1'-0"



② RIGHT SIDE ELEVATION Copy 1  
1/4" = 1'-0"

PROJECT NAME

24 NEWELLZONING  
STUDY

PROJECT ADDRESS

24 NEWELL STREET  
CAMBRIDGE, MA

CLIENT

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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

Project number	24057
Date	2/27/2025
Drawn by	ES
Checked by	
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

REAR & RIGHT  
ELEVATIONS

A-301E  
24 NEWELLZONING STUDY





PROJECT NAME  
**24 NEWELLZONING STUDY**

PROJECT ADDRESS  
**24 NEWELL STREET  
CAMBRIDGE, MA**

CLIENT

ARCHITECT



**KDI**  
ARCHITECTURE

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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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



Project number 24057  
Date 2/27/2025  
Drawn by ES  
Checked by  
Scale

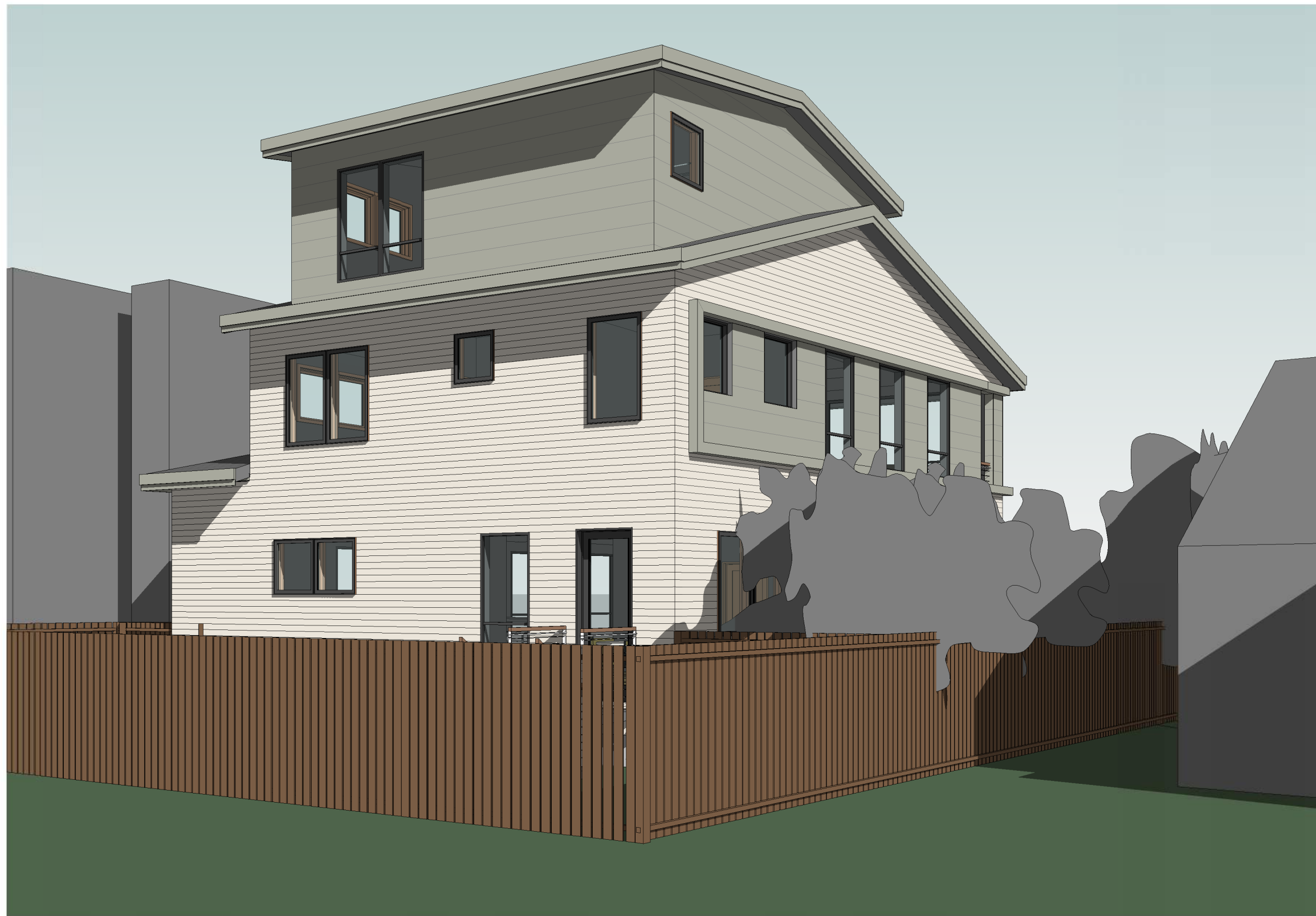
REVISIONS		
No.	Description	Date

PERSPECTIVES

**AV-1**

24 NEWELLZONING STUDY





PROJECT NAME

24 NEWELLZONING  
STUDY

PROJECT ADDRESS

24 NEWELL STREET  
CAMBRIDGE, MA

CLIENT

ARCHITECT



ARCHITECTURE

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

CONSULTANTS:

COPYRIGHT KDI © 2024  
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



Project number 24057  
Date 2/27/2025  
Drawn by ES  
Checked by  
Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

AV-1E

24 NEWELLZONING STUDY