

ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
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2-CIVIL		
C 1	EXISTING CONDITIONS	01/16/2025
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	02/27/2025
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A-022	AREA PLANS	02/27/2025
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A-300	FRONT & RIGHT ELEVATIONS	02/27/2025
A-301	REAR & LEFT ELEVATIONS	02/27/2025
AV-1	PERSPECTIVES	02/27/2025

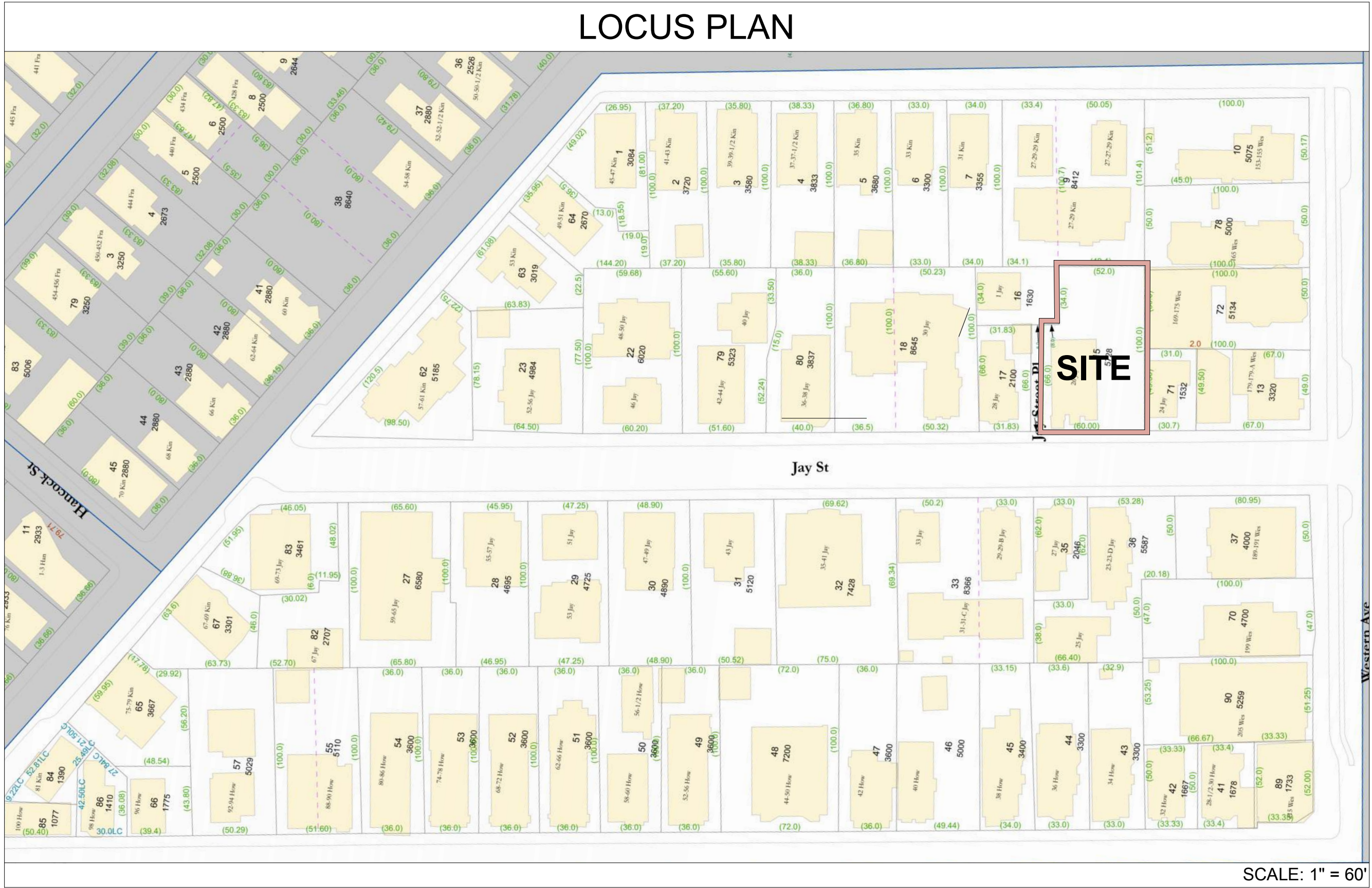


PROJECT:
26 JAY STREET RESIDENCES

PROJECT ADDRESS:
26 JAY 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
02/27/2025

PROJECT NAME

26 JAY


PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO BUILDERS

ARCHITECT




KDI
ARCHITECTURE

17 IVALOO STREET SUITE 400
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REGISTRATION



Project number

25004

Date

02/27/2025

Drawn by

ES

Checked by

-

Scale

1" = 60'-0"

REVISIONS

No.	Description	Date

COVER SHEET

A-000

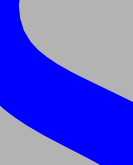
26 JAY

\\kg-ras1522\data\25004_Mike Tokatlyan_26 Jay St_Cambridge\03_DRAWINGS\00_ARCH\01_SD\26_Jay St-2025-updated.rvt 2/27/2025 5:24:17 PM

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 1/9/2025.
2. DEED REFERENCE: BOOK 81939, PAGE 196
DEED REFERENCE: BOOK 1257, PAGE 412
MIDDLESEX 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 25017C0576E 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 ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

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.

CHRISTOPHER C. CHARLTON, P.L.S	1/16/2025
	DATE



**Spruhan
Engineering, P.C.**

80 JEWETT ST. (SUITE 2)
NEWTON, MA 02458

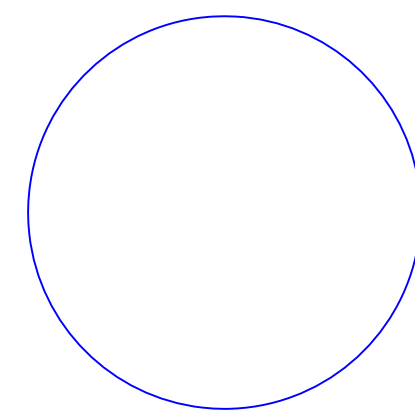
Tel: 617-816-0722
Email: edmond@spruhaneng.com

26
JAY STREET
CAMBRIDGE
MASSACHUSETTS

REVISION BLOCK

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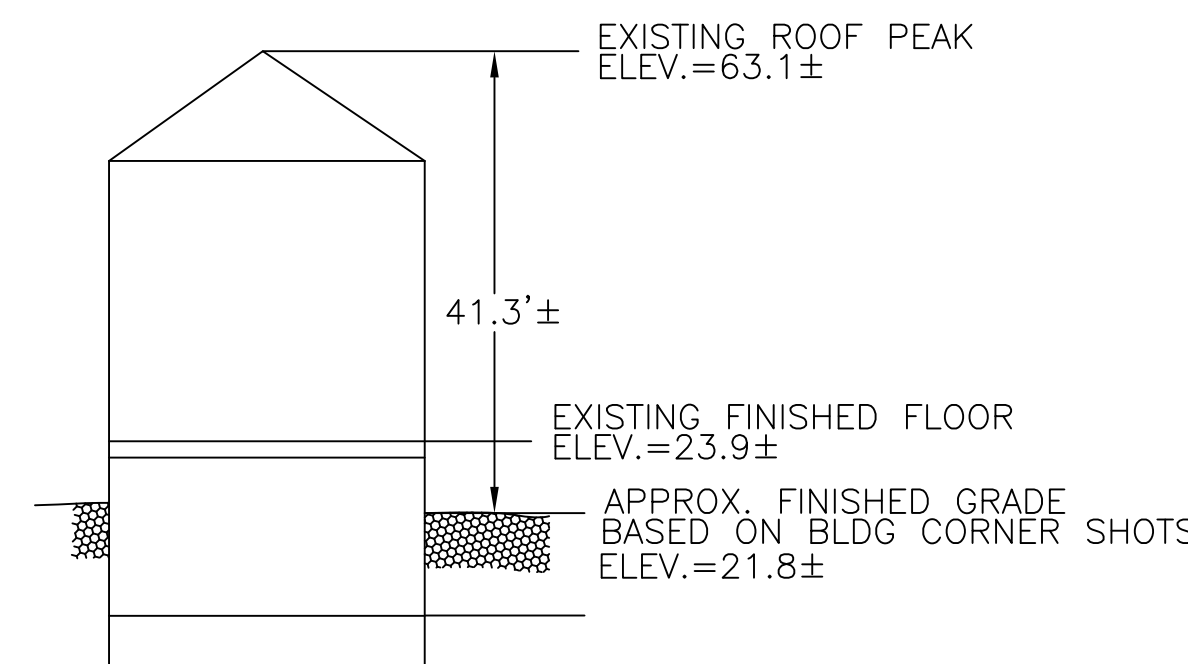
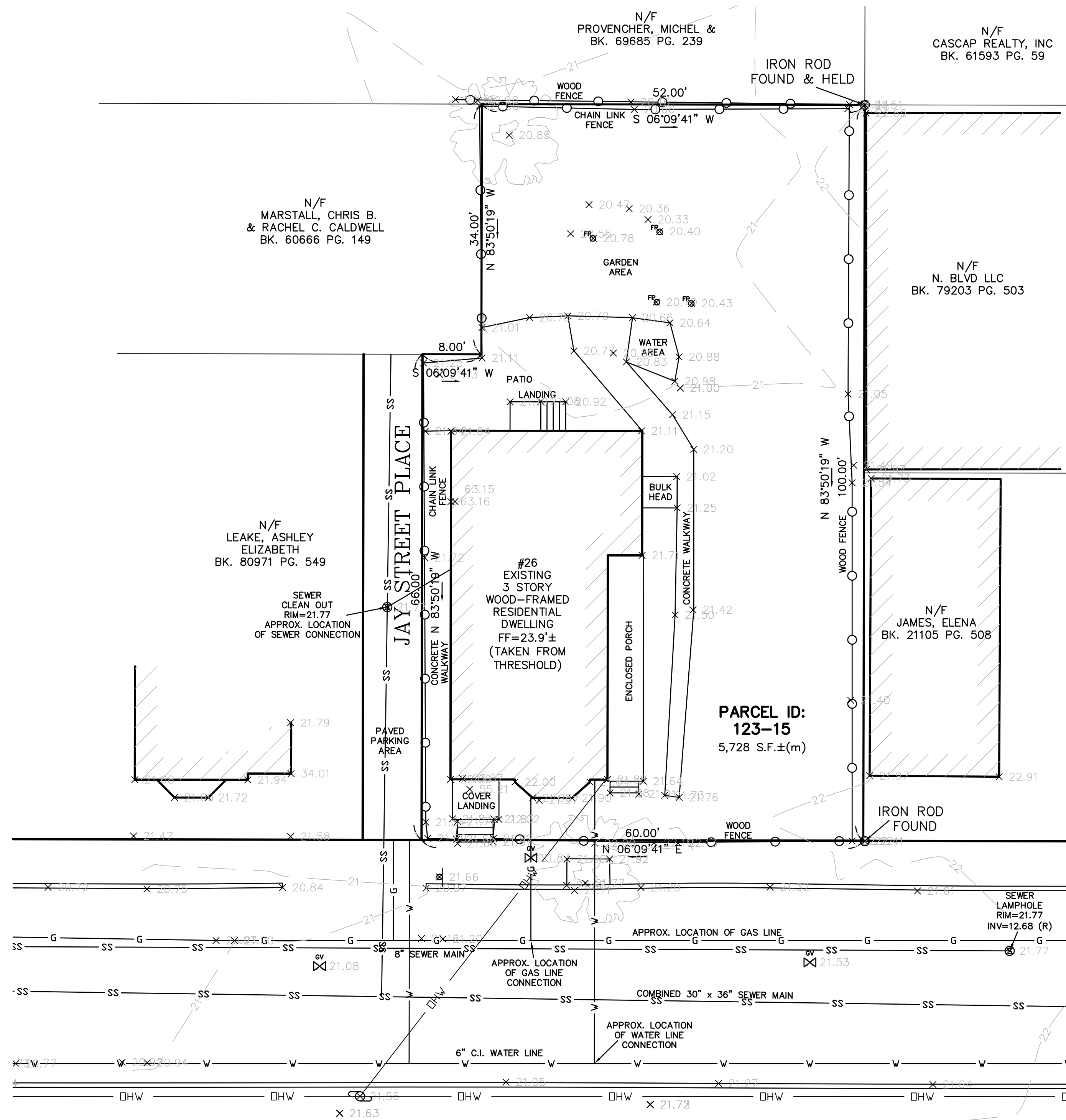


DATE:	1/16/2025
DRAWN BY:	D.K.
CHECKED BY:	C.C.
APPROVED BY:	C.C.

EXISTING CONDITIONS

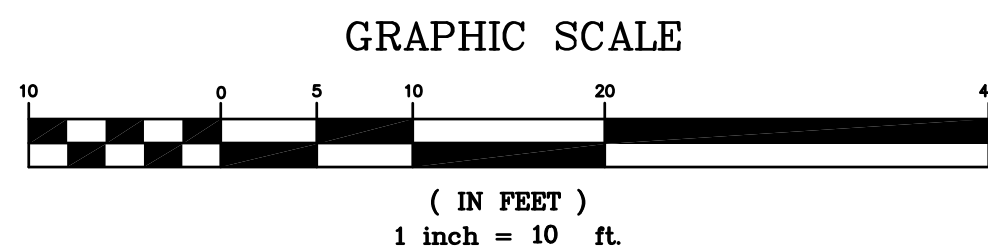
SHEET 1 OF 1

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)



#26
EXISTING PROFILE
NOT TO SCALE

FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2022)
CAMBRIDGE CITY BASE (FT-CCB) DATUM



JAY STREET
(PUBLIC WAY - 40' WIDE)

ZONING CHART

ZONE : C-1	REQUIRED (C1)	PROPOSED	REMARKS
	±5,728 SF LOT		
LOT AREA, MIN S.F.	5,000 S.F.	5,728 S.F.	COMPLIES
LOT AREA, MIN S.F. / DU	NONE	1,909 SF / DU (3 DU)	N/A
MAX. FAR	NONE	+/-6,494 S.F. (1.1)	N/A
MIN. LOT WIDTH	NONE	60'	N/A
MIN. FRONT YARD (JAY ST.)	10'	10'	COMPLIES
MIN SIDE YARD (LEFT)	5'	5'	COMPLIES
MIN SIDE YARD (RIGHT)	5'	5'	COMPLIES
MIN REAR YARD	5'	15'	COMPLIES
MAX HEIGHT	35'-0" / 45' W/ NEIGHBORHOOD MEETING	34'	COMPLIES
MIN RATIO OF OPEN SPACE TO LOT AREA	30% (1,718 S.F.)	31.9% (1,830 S.F.) 1,097 SF AT GRADE 733 SF AT 3RD FLOOR	COMPLIES
MIN PRIVATE OPEN SPACE: 15' X 15' MIN or 6' / 72 SF MIN AT BALCONIES / DECKS	TOTAL: 1/2 OF OP. SP (15% OF SITE) (859 SF) AT GRADE: 1/2 OF REQ'D (430 SF) 75% (644 SF) ACCESSIBLE TO ALL OCCUPANTS / 25% (215 SF) ALLOWED ON PRIVATE DECKS/BALCONIES	17% (859 S.F.) 75.7% AT GRADE & OPEN TO ALL OCCUPANTS (651 SF) / 208 SF (24.3%) SHOWN AT UPPER LEVELS & ACCESSED THROUGH INDIVIDUAL UNITS	COMPLIES *1,384 SF MEETS DIMENSIONAL STANDARDS, BUT EXCEEDS 25% SINGLE UNIT ACCESS. COMPLIANCE SHOWN IS FOR 75.7% OPEN TO ALL OCCUPANTS / 24.3% OPEN TO INDIVIDUAL UNITS
PARKING	NO MIN / NO MAX	3 SPACES SHOWN	COMPLIES
BICYCLE PARKING	1 SPACE/DU	1 SPACE / DU	COMPLIES

SETBACKS

Buildings



Parcels With Flood Data



Sea Level Rise / Storm Surge Flooding - 2070 - 1%

2070 - 1% - SLR/SS Impacted Parcels



2070 - 1% - SLR/SS Flooding Extent:



2070 - 1% - SLR/SS Impacted Parcels

Precipitation Flooding - 2070 - 1%

2070 - 1% - Impacted Parcels:



2070 - 1% - Extent of Flooding



2070 - 1% - Impacted Parcels



26 JAY STREET IS SUBJECT TO 2070 1% LTFE
MINIMUM FLOOR ELEVATION IS 23.5'
PROPOSED 1ST FLOOR ELEVATION IS 25'
BASEMENT AREAWAY WALLS TO EXTEND 6" BEYOND 23.5' LTFE ELEVATION



Address: 26 Jay St

Ground Elevation Min:	19.3 ft-CCB
Ground Elevation Max:	22.1 ft-CCB
2070 - 1% - SLR/SS	23.5
2070 - 1% - Precip	21
2070 - 10% - SLR/SS	21
2070 - 10% - Precip	N/A
2030 - 1% - Precip	20.7
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	23.5
10% - LTFE	21

Selected Map-Lot: 123-15

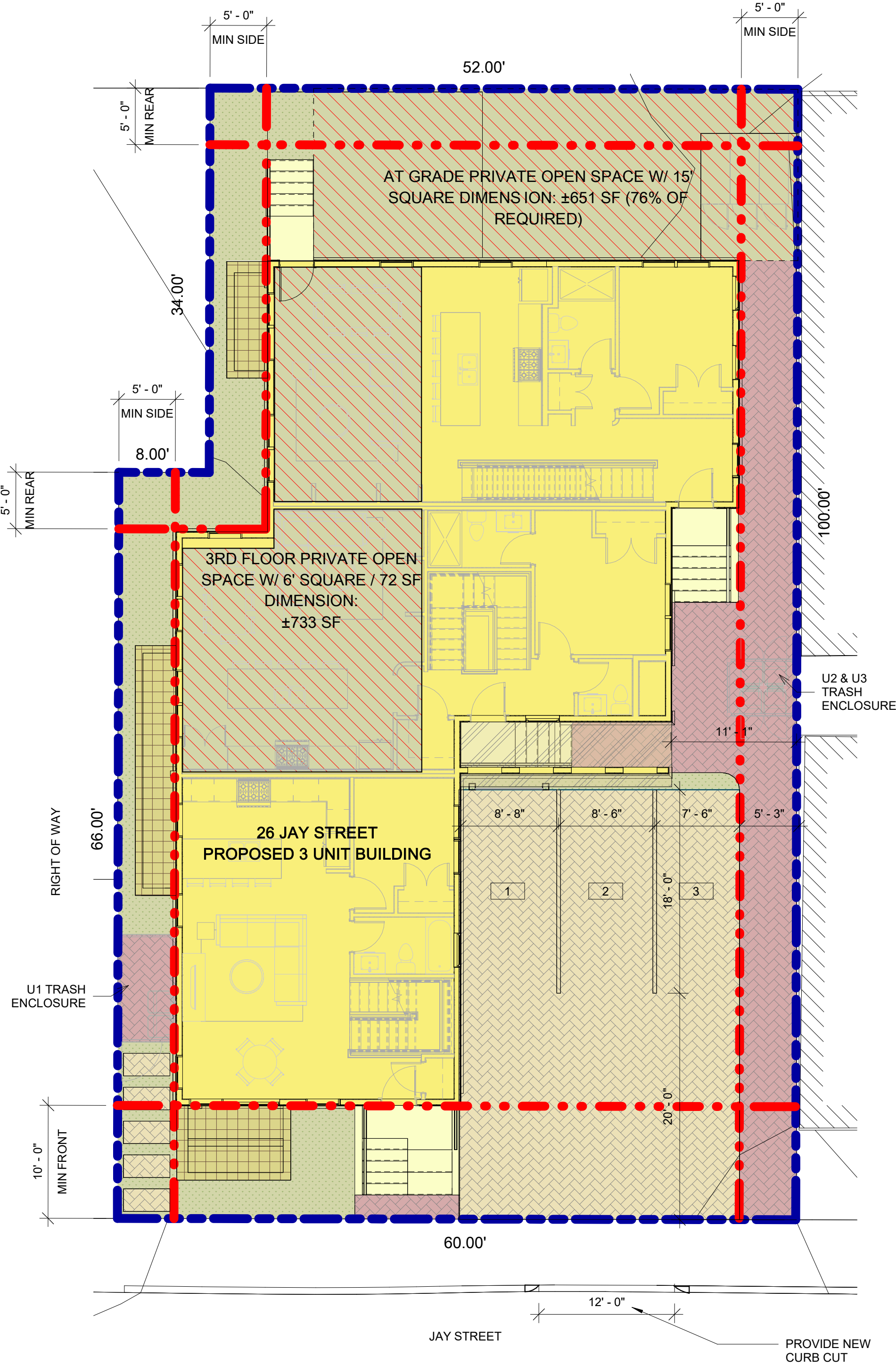
Selected Address: 26 Jay St

SITE PLAN LEGEND

- PROPOSED FOOTPRINT
- PROPOSED FOOTPRINT (ABOVE)
- PROPOSED PORCHES
- PROPOSED AREAWAYS
- PAVERS
- 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 INFORMATION WAS DEVELOPED USING PUBLICLY AVAILABLE INFORMATION; A LICENSED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. THIS ZONING CODE ANALYSIS IS A SUMMARY OF THE REQUIREMENTS OF THE CITY OF CAMBRIDGE ZONING CODE FOR THE SITE. THIS IS A ZONING SUMMARY ONLY AND IS NOT TO BE CONSIDERED A ZONING OPINION AS IS TYPICALLY RENDERED BY AN ATTORNEY.



PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO
BUILDERS

ARCHITECT



ARCHITECTURE

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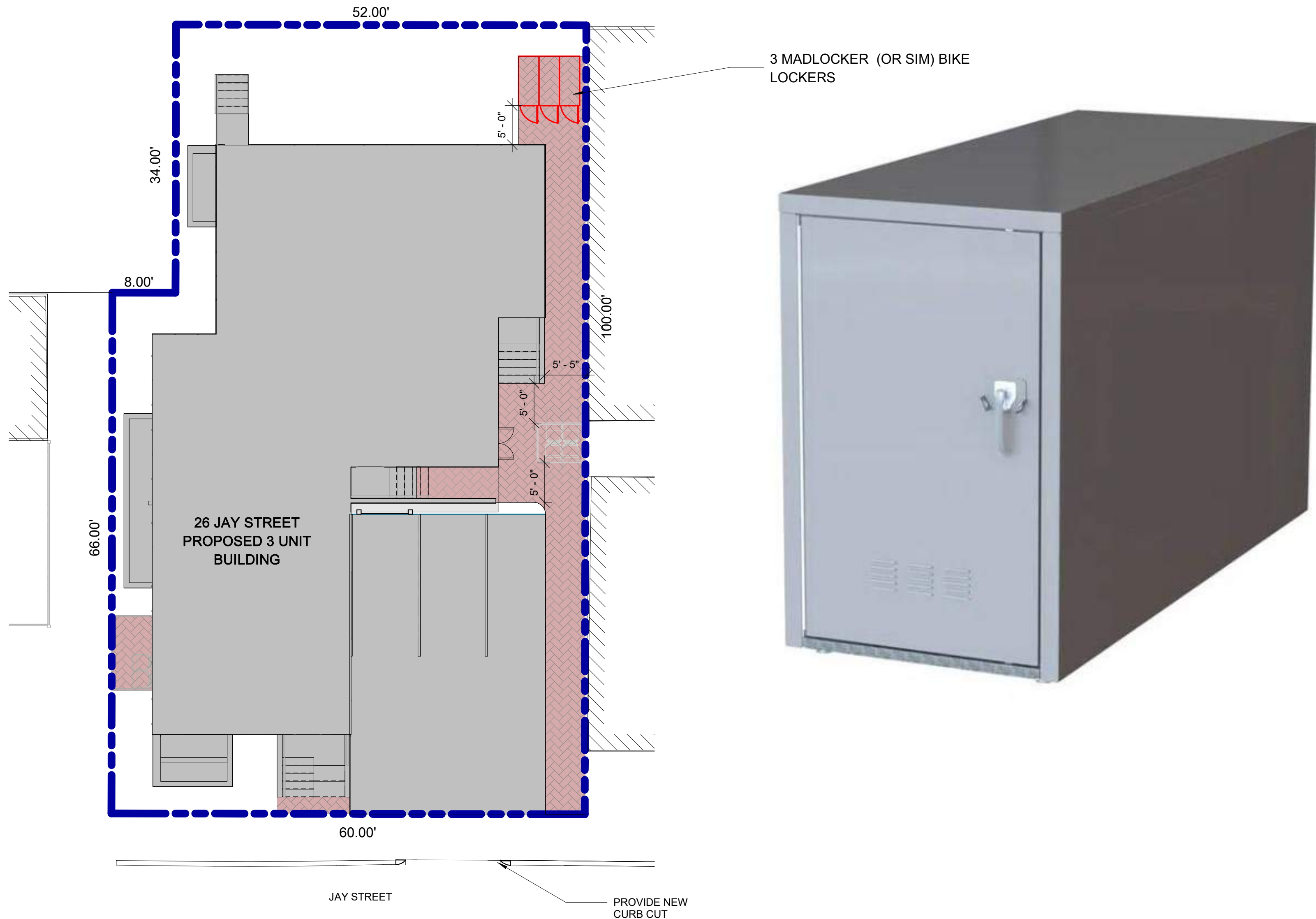
REVISIONS

No.	Description	Date

ARCHITECTURAL
SITE PLAN

A-020

26 JAY



① BIKE PARKING PLAN
1" = 10'-0"

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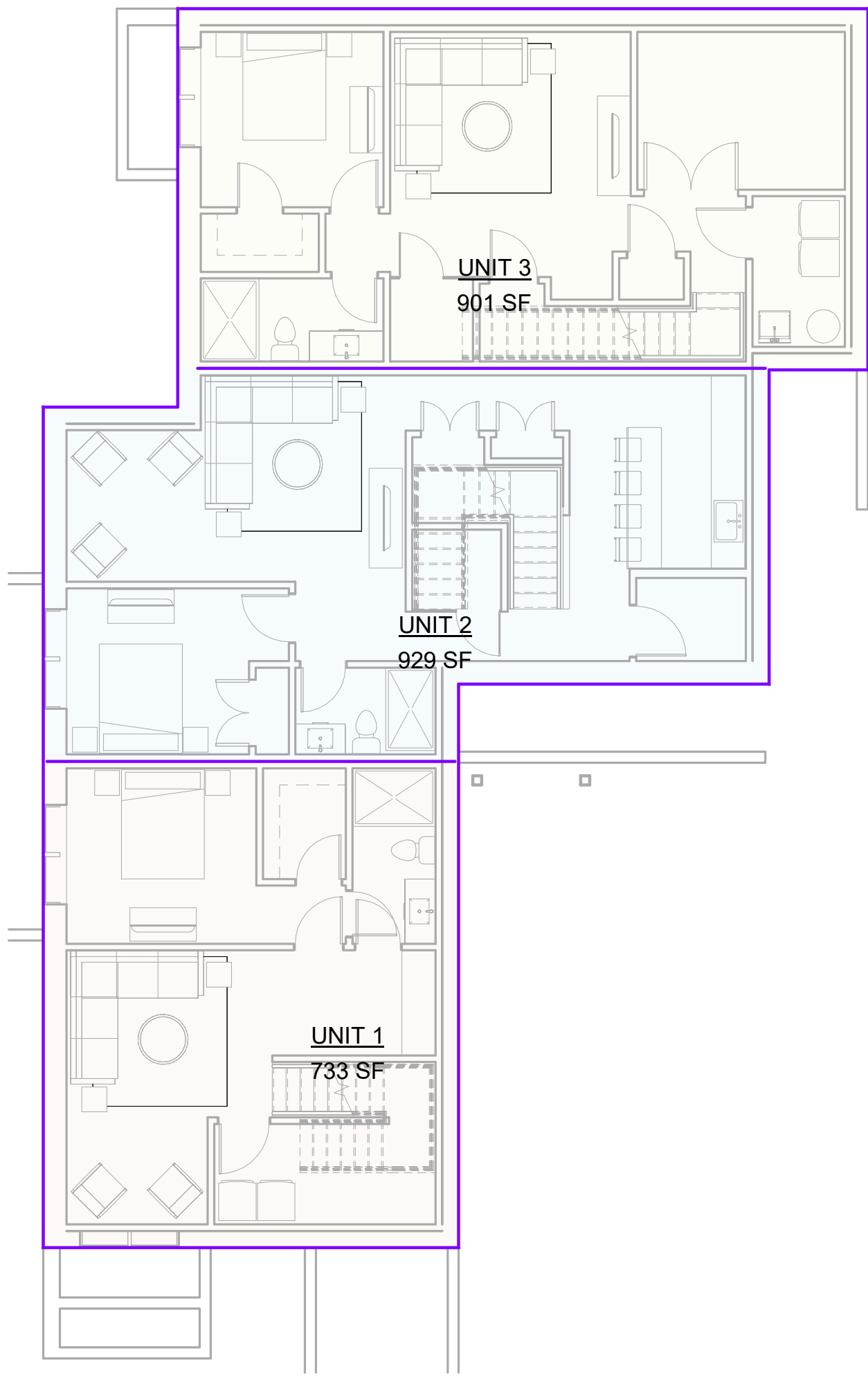
REVISIONS

No.	Description	Date

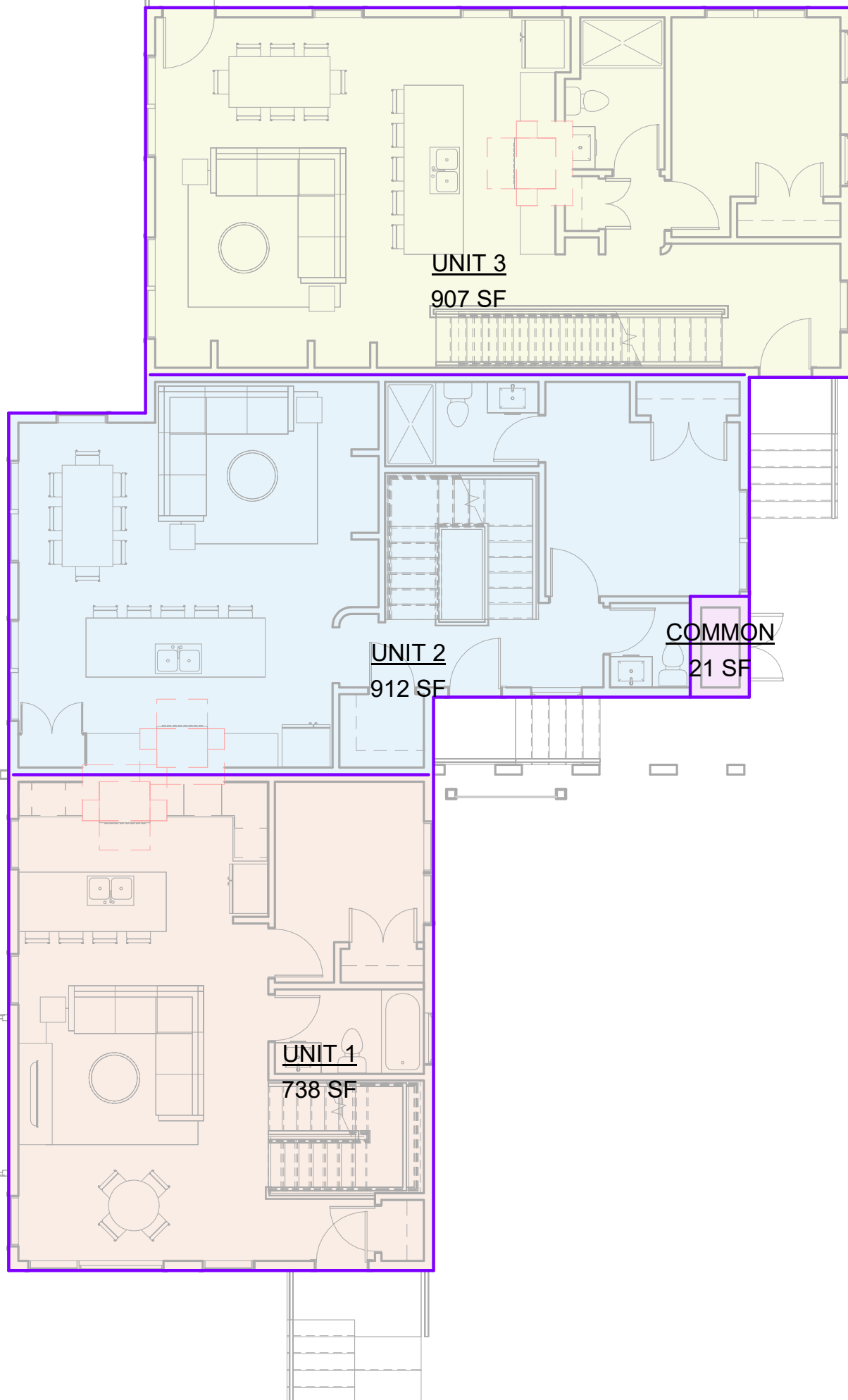
BIKE PARKING
PLAN

A-021

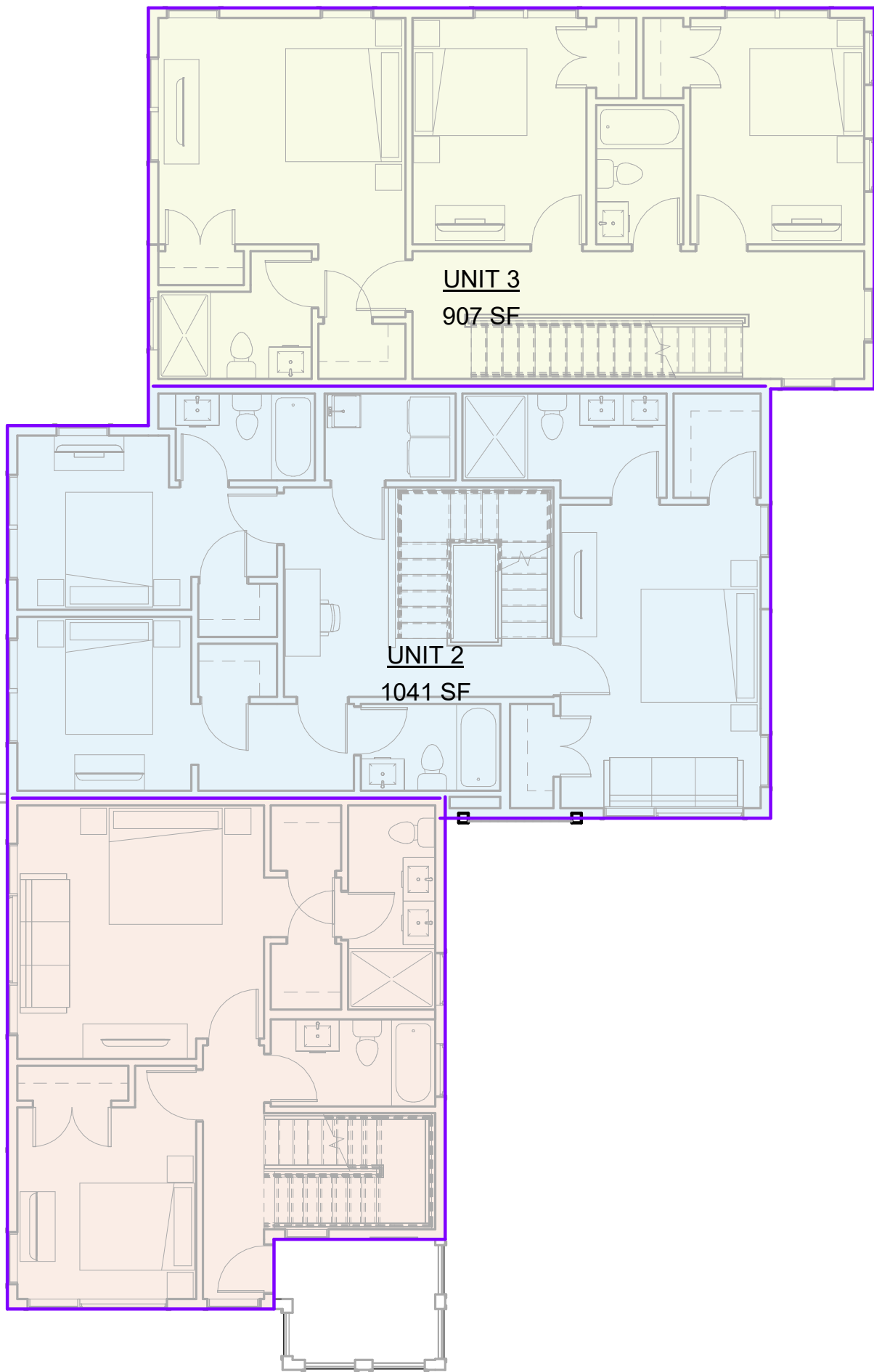
26 JAY



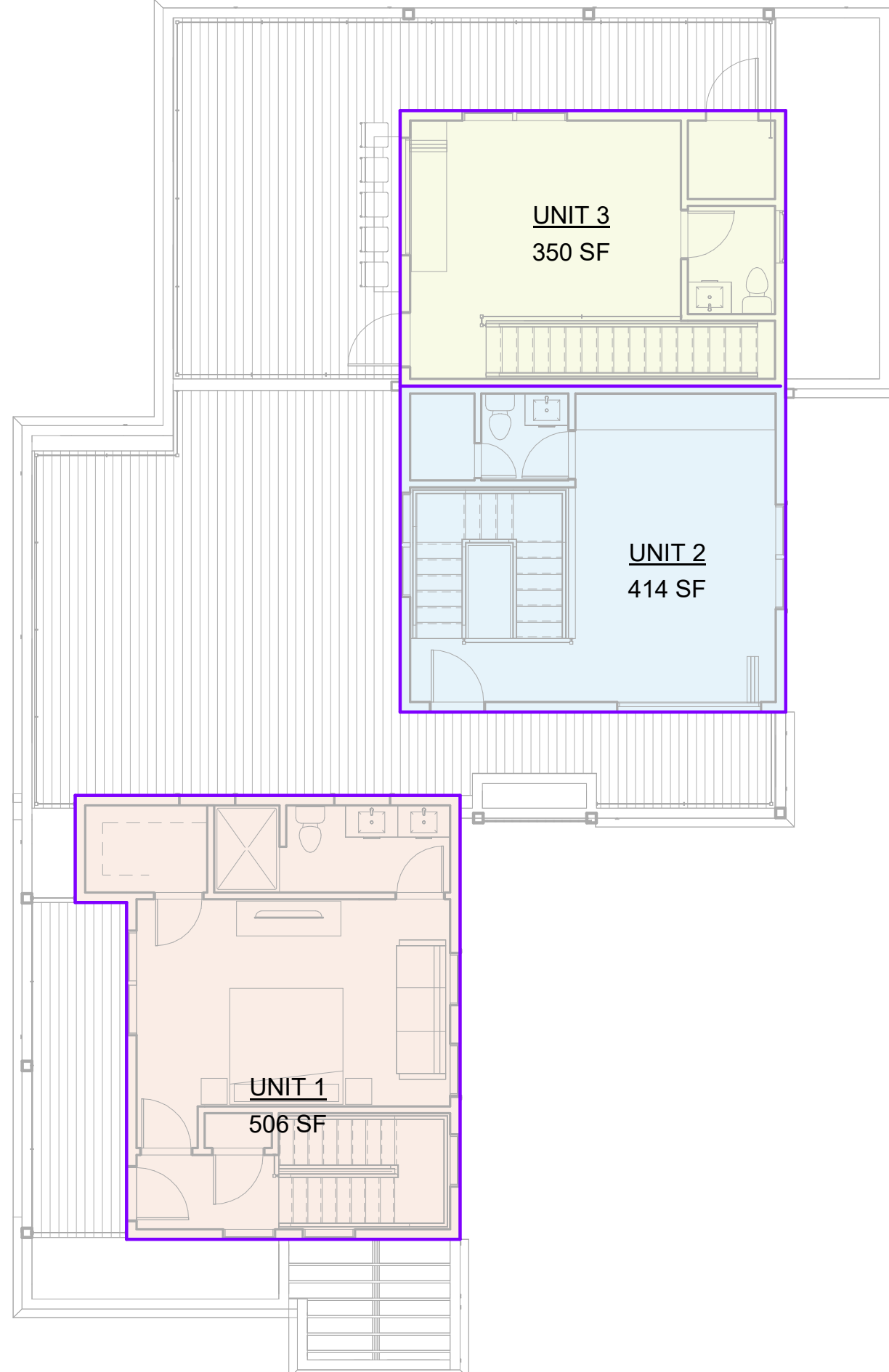
1 BASEMENT
1/8" = 1'-0"



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

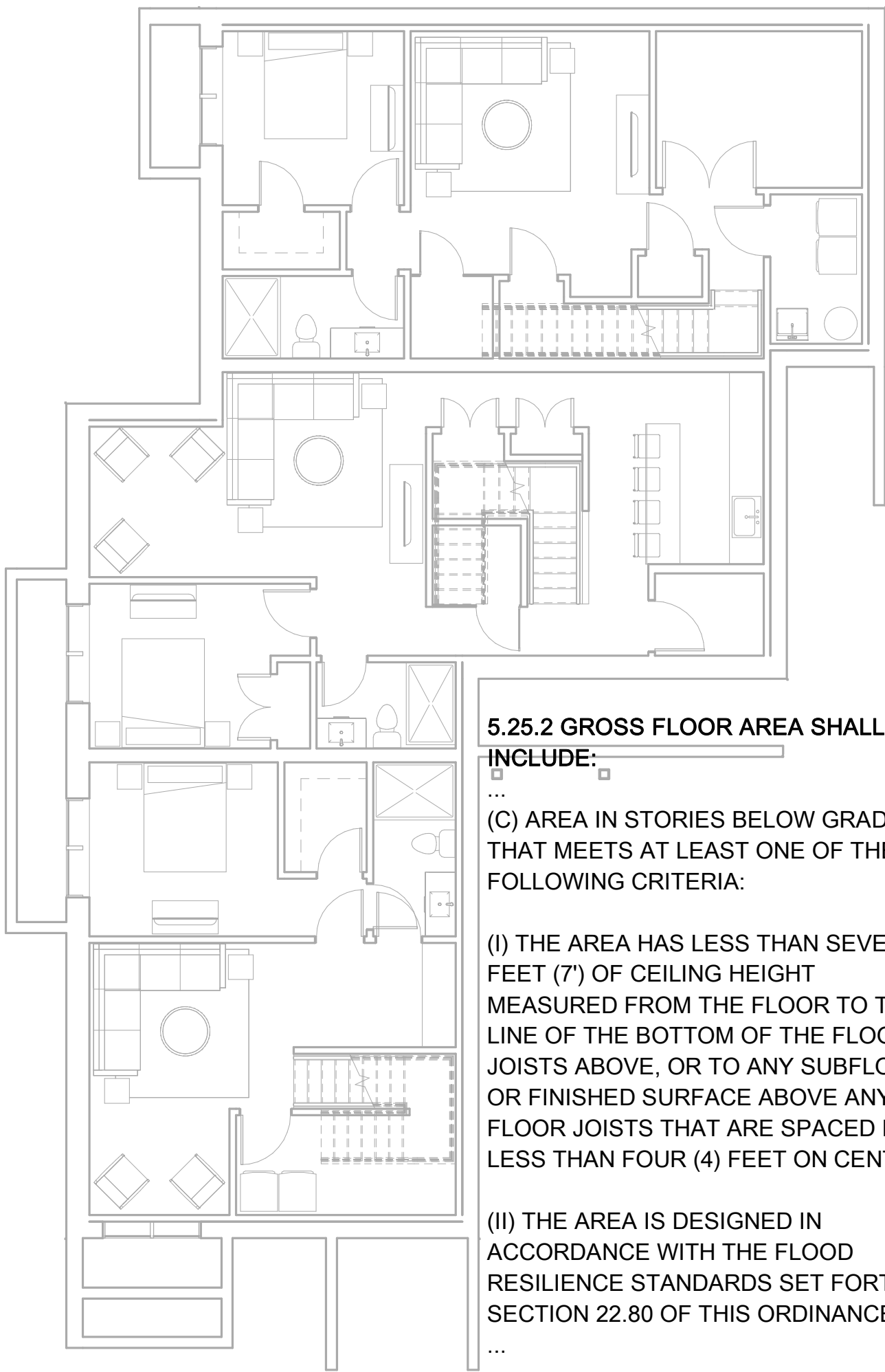


3 2ND FLOOR
1/8" = 1'-0"

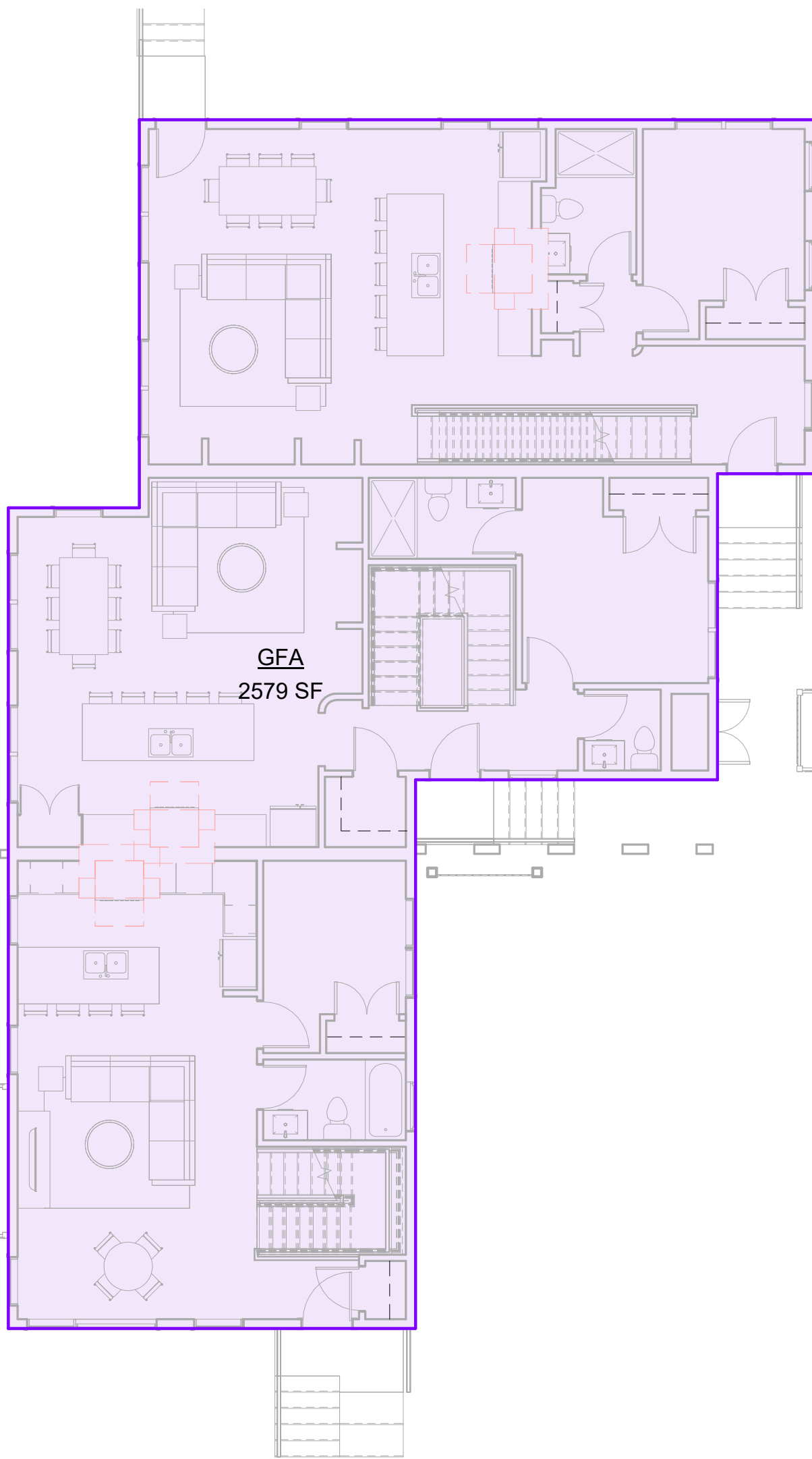


4 3RD FLOOR
1/8" = 1'-0"

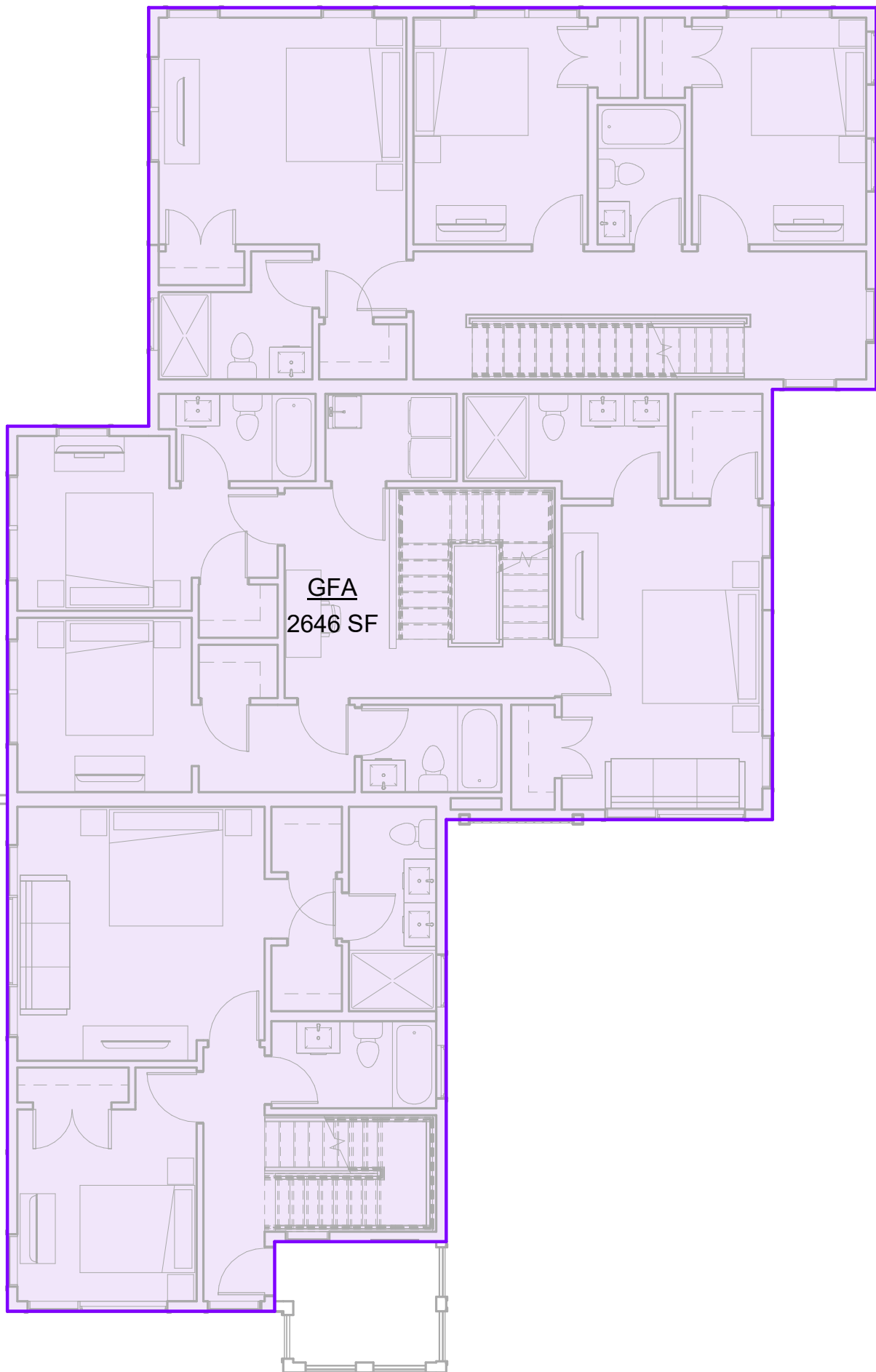
FLOOR AREAS		
Area	Level	Name
21 SF	1ST FLOOR	COMMON
21 SF		
733 SF	BASEMENT	UNIT 1
738 SF	1ST FLOOR	UNIT 1
699 SF	2ND FLOOR	UNIT 1
506 SF	3RD FLOOR	UNIT 1
2675 SF		
929 SF	BASEMENT	UNIT 2
912 SF	1ST FLOOR	UNIT 2
1041 SF	2ND FLOOR	UNIT 2
414 SF	3RD FLOOR	UNIT 2
3296 SF		
901 SF	BASEMENT	UNIT 3
907 SF	1ST FLOOR	UNIT 3
907 SF	2ND FLOOR	UNIT 3
350 SF	3RD FLOOR	UNIT 3
3065 SF		
9057 SF		



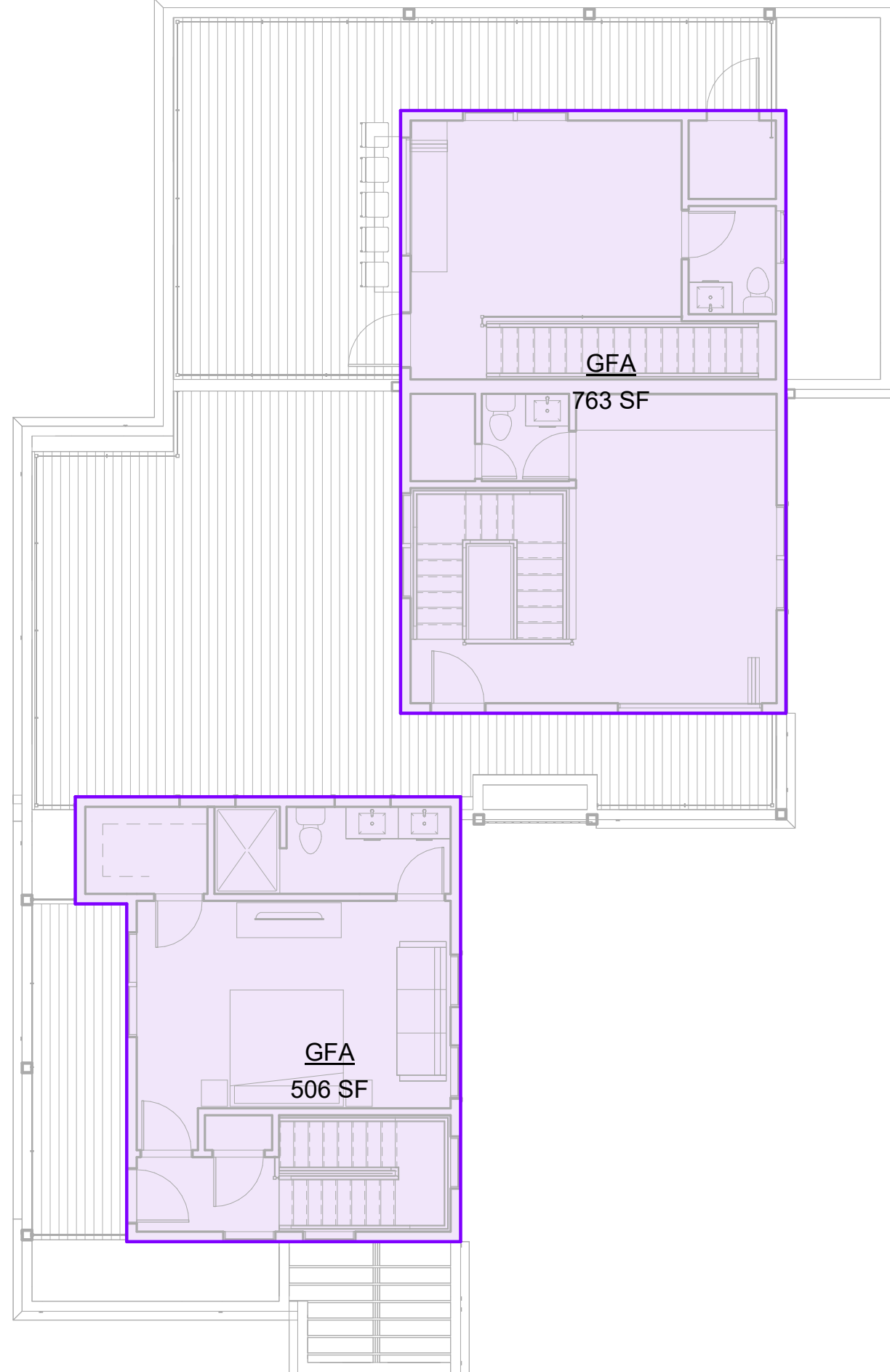
5 BASEMENT
1/8" = 1'-0"



6 1ST FLOOR
1/8" = 1'-0"



7 2ND FLOOR
1/8" = 1'-0"



8 3RD FLOOR
1/8" = 1'-0"

FAR		
Area	Level	Name
2579 SF	1ST FLOOR	GFA
2646 SF	2ND FLOOR	GFA
506 SF	3RD FLOOR	GFA
763 SF	3RD FLOOR	GFA
6494 SF		

5.25.2 GROSS FLOOR AREA SHALL NOT INCLUDE:

(C) AREA IN STORIES BELOW GRADE THAT MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA:

(I) THE AREA HAS LESS THAN SEVEN FEET (7') OF CEILING HEIGHT MEASURED FROM THE FLOOR TO THE LINE OF THE BOTTOM OF THE FLOOR JOISTS ABOVE, OR TO ANY SUBFLOOR OR FINISHED SURFACE ABOVE ANY FLOOR JOISTS THAT ARE SPACED NOT LESS THAN FOUR (4) FEET ON CENTER;

(II) THE AREA IS DESIGNED IN ACCORDANCE WITH THE FLOOD RESILIENCE STANDARDS SET FORTH IN SECTION 22.80 OF THIS ORDINANCE

...

PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO
BUILDERS

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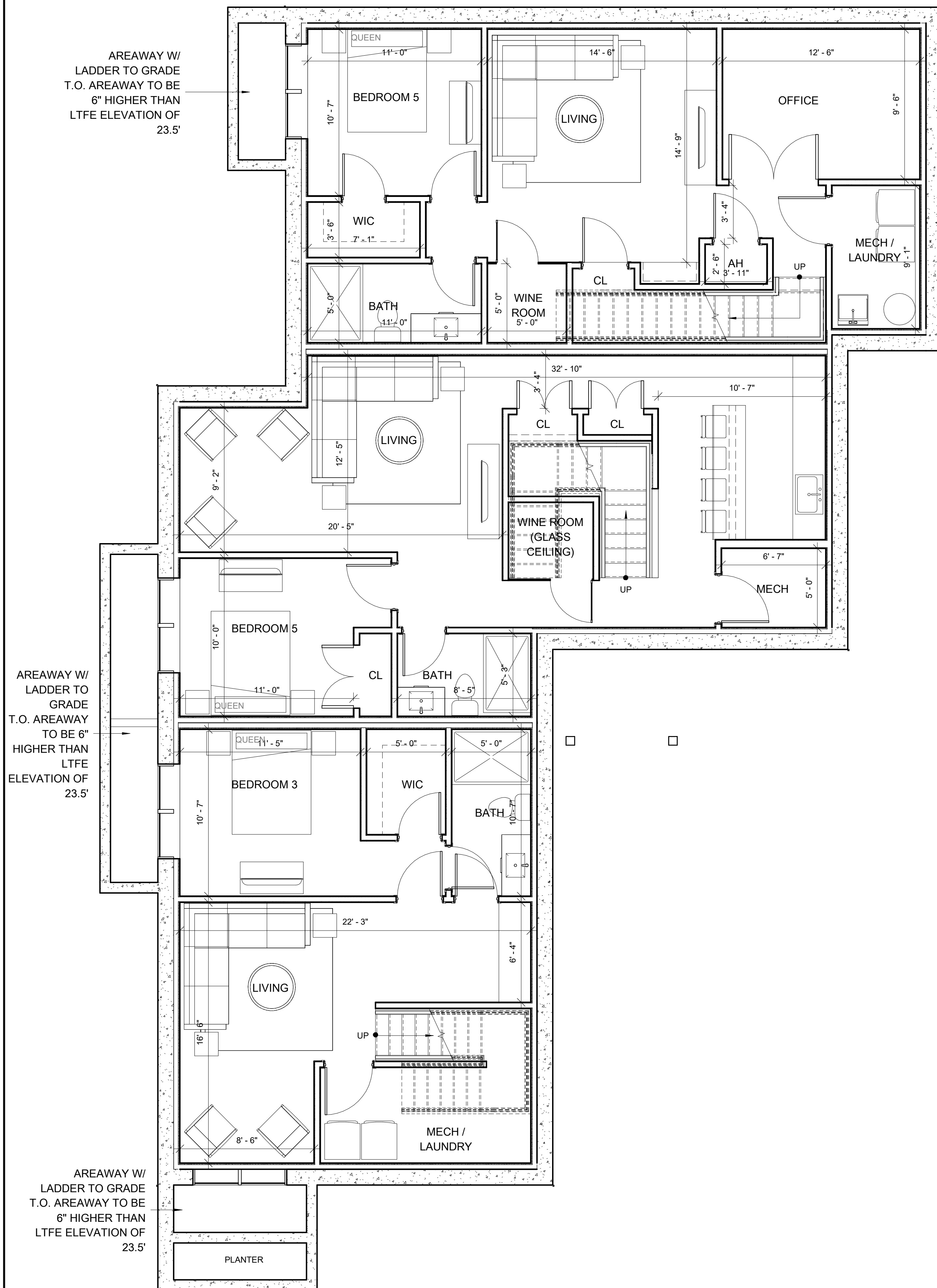
AREA PLANS

A-022

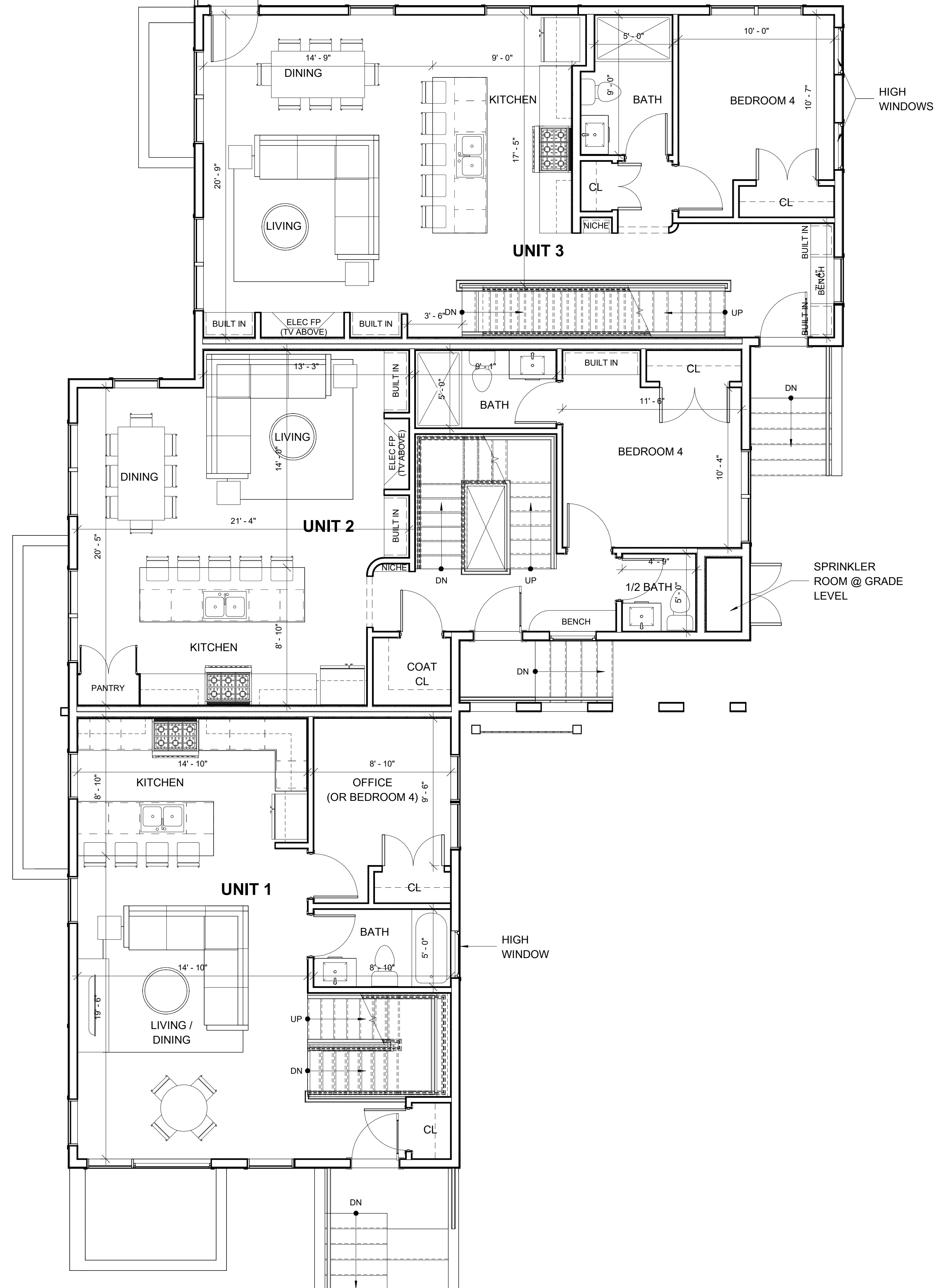
26 JAY

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① BASEMENT
1/4" = 1'-0"



② 1ST FLOOR
1/4" = 1'-0"

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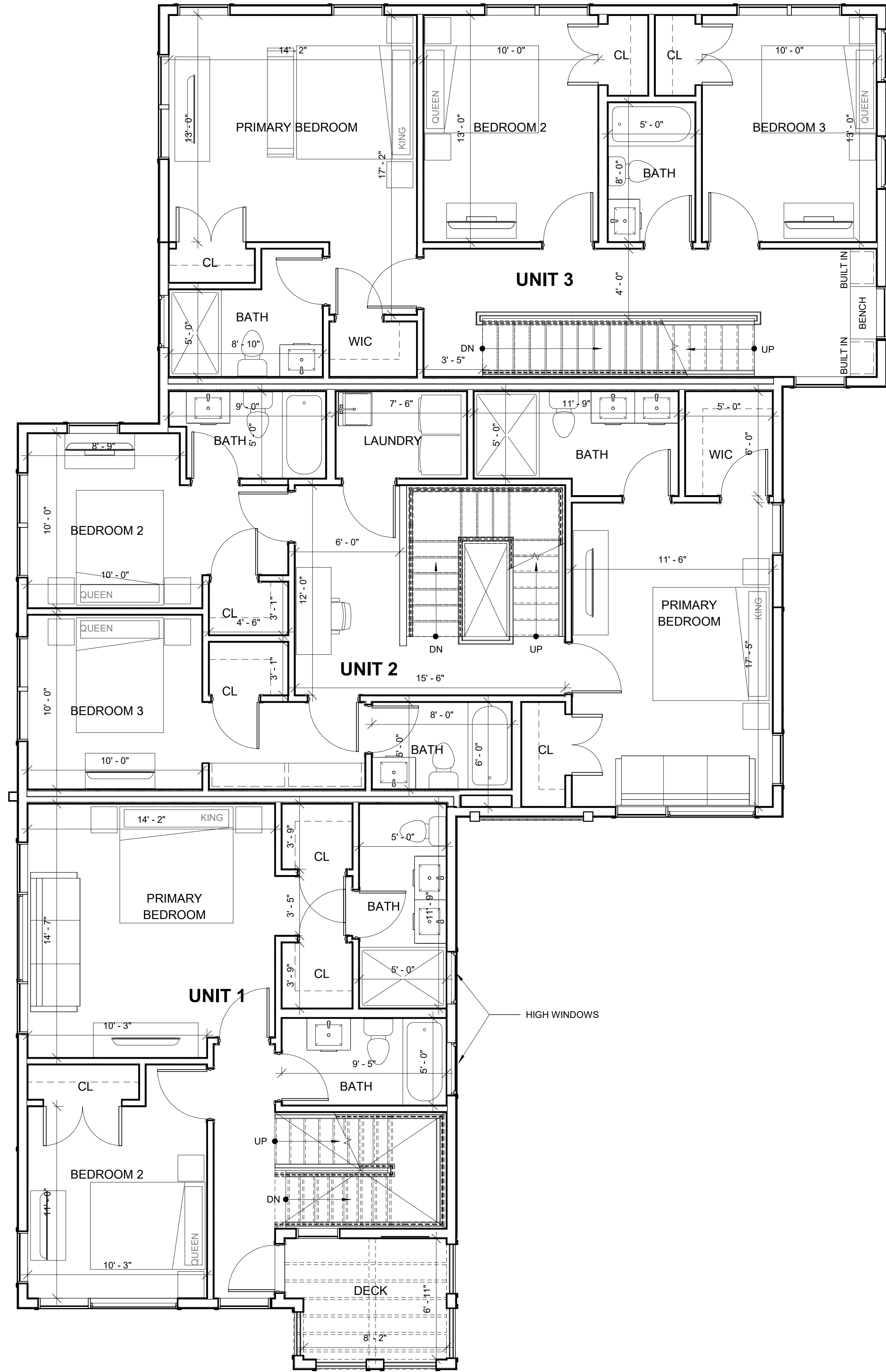
REVISIONS

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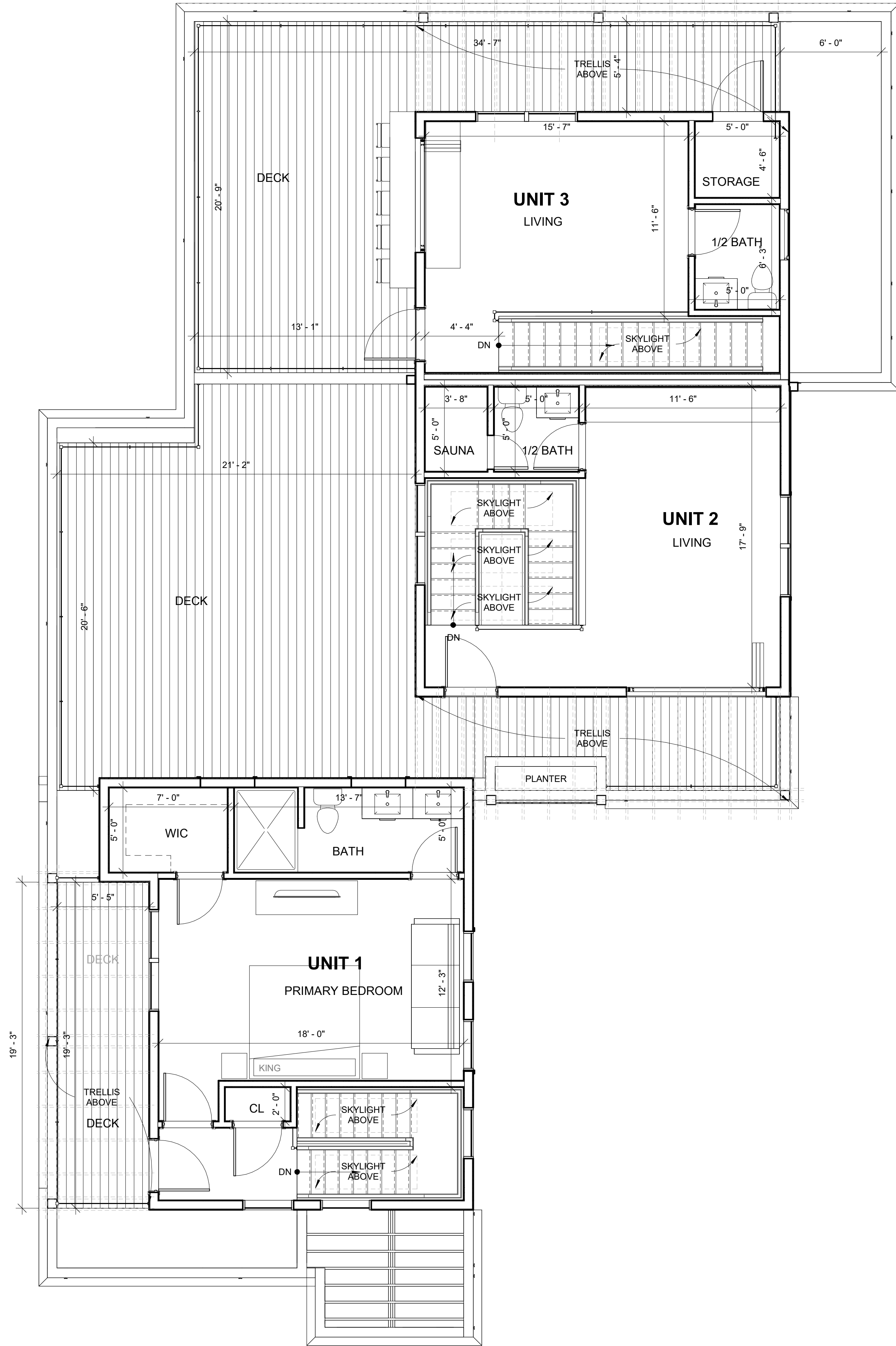
BASEMENT & FIRST FLOOR PLAN

A-100

26 JAY



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



2 3RD FLOOR
1/4" = 1'-0"

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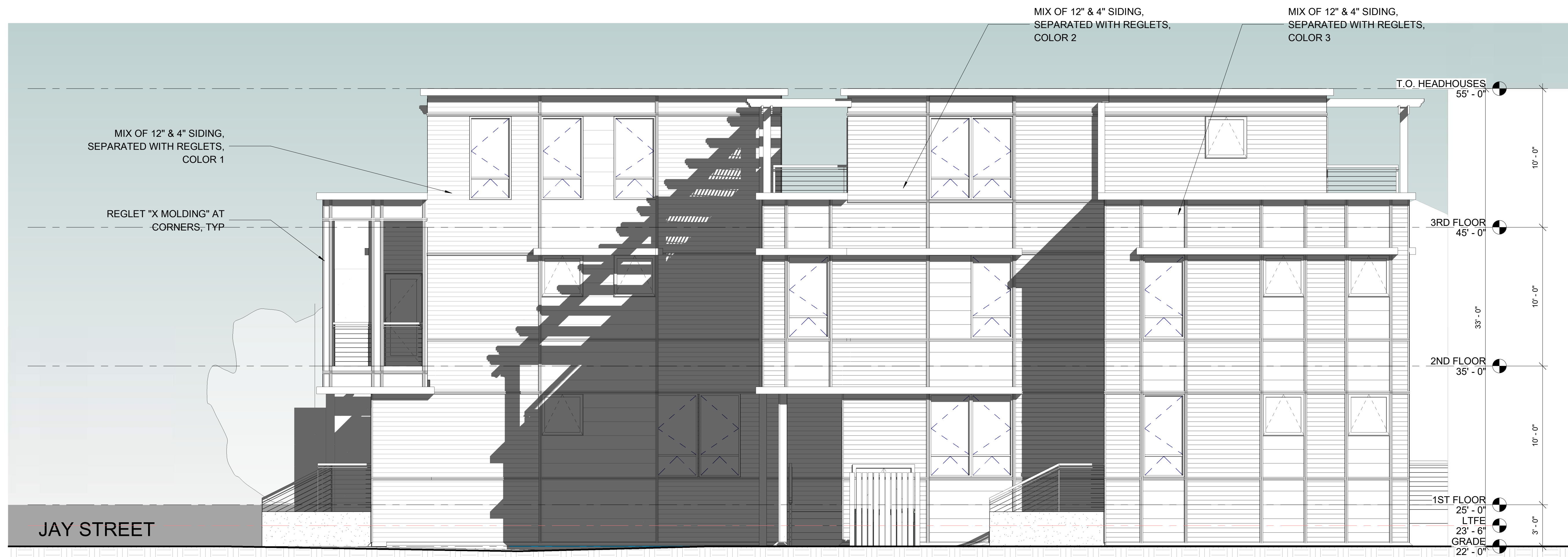
SECOND &
THIRD FLOOR
PLANS

A-101

26 JAY



① FRONT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"

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FRONT & RIGHT
ELEVATIONS

A-300

26 JAY

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2/27/2025 5:24:34 PM



① FRONT ELEVATION-COLOR
1/4" = 1'-0"

COLORS SHOWN:

1. JAMES HARDIE "DRIED EUCALYPTUS"
2. JAMES HARDIE "CHISELED GREEN"
2. JAMES HARDIE "IT'S ABOUT THYME"



② RIGHT ELEVATION-COLOR
1/4" = 1'-0"

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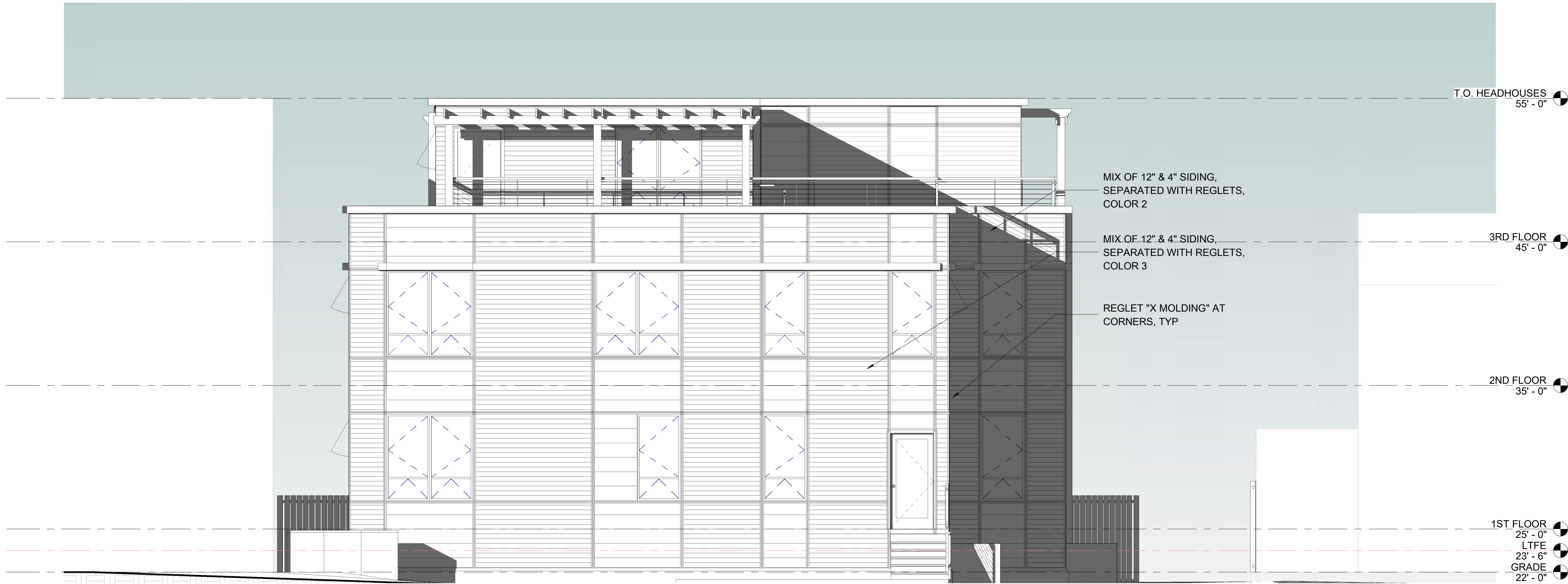
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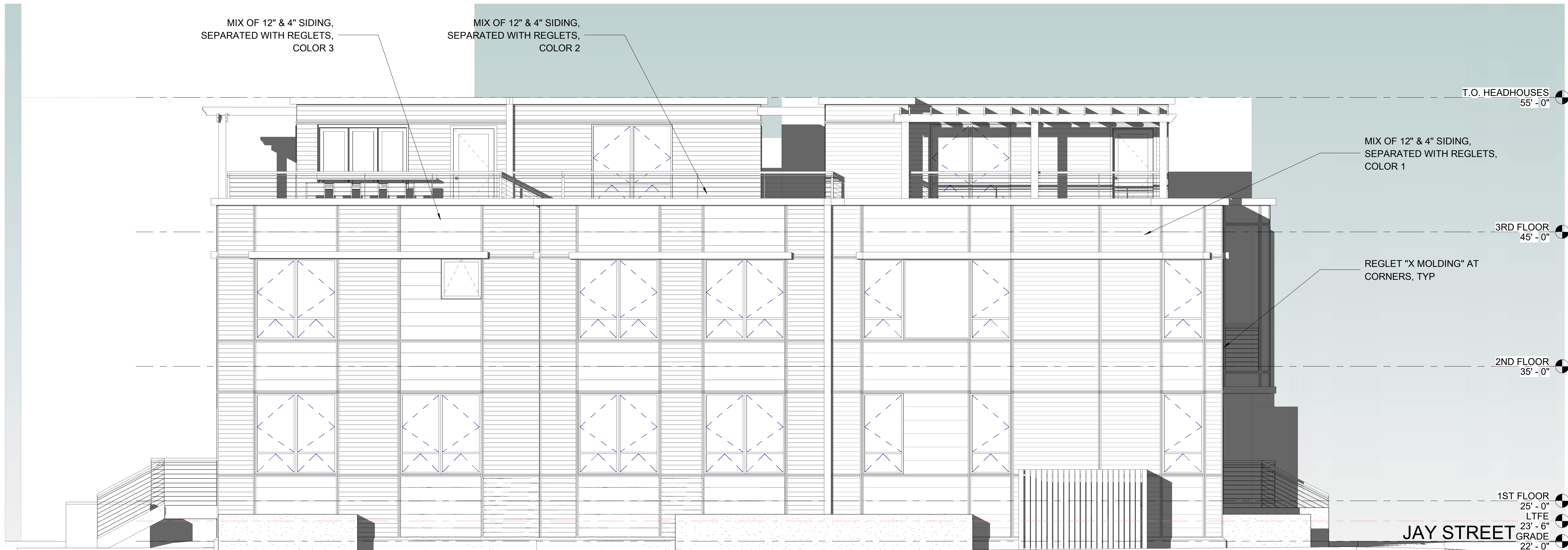
FRONT & RIGHT
ELEVATIONS

A-300B

26 JAY



① REAR ELEVATION
1/4" = 1'-0"



② LEFT ELEVATION
1/4" = 1'-0"

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REGISTRATION



Project number 25004
Date 02/27/2025
Drawn by ES
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Scale 1/4" = 1'-0"

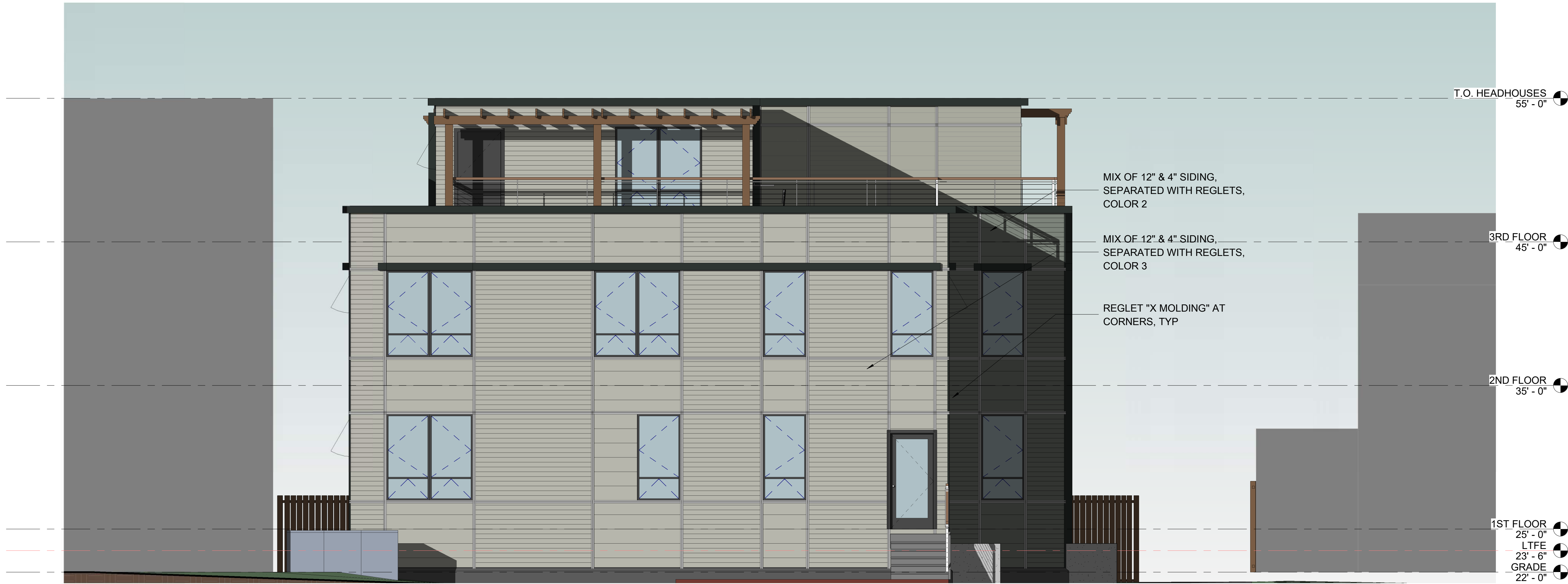
REVISIONS

No.	Description	Date

REAR & LEFT
ELEVATIONS

A-301

26 JAY



① REAR ELEVATION-COLOR
1/4" = 1'-0"



② LEFT ELEVATION-COLOR
1/4" = 1'-0"

PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO
BUILDERS

ARCHITECT



ARCHITECTURE

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

CONSULTANTS:

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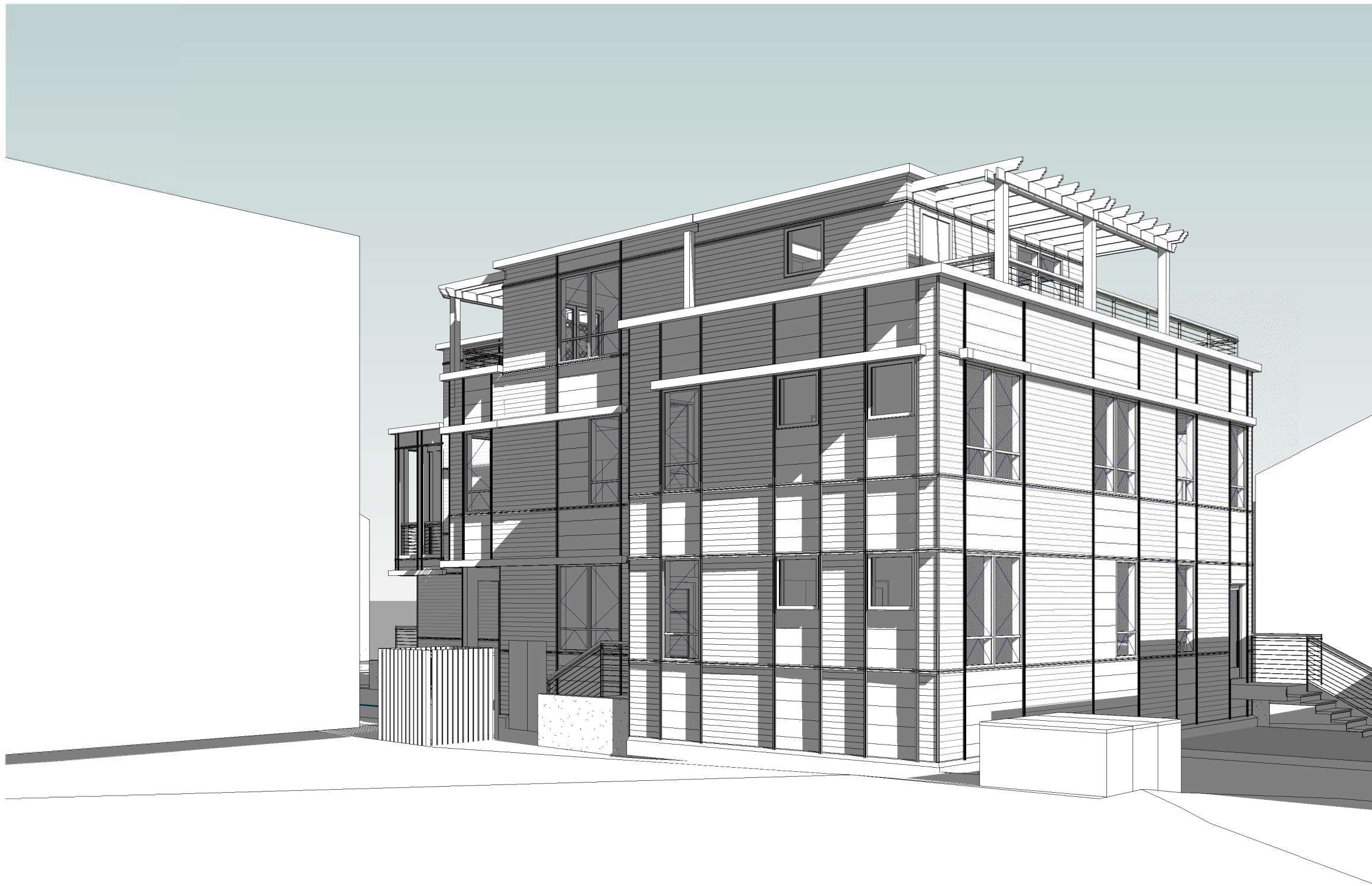
REVISIONS

No.	Description	Date

REAR & LEFT
ELEVATIONS

A-301B

26 JAY



PROJECT NAME

26 JAY

PROJECT ADDRESS

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No.	Description	Date

PERSPECTIVES

AV-1

26 JAY



PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

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ARCHITECTURE

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REVISIONS

No.	Description	Date

PERSPECTIVES

AV-1B

26 JAY