

| ARCHITECTURAL DRAWING LIST | | |
|----------------------------|-----------------------------|------------------|
| Sheet Number | Sheet Name | Sheet Issue Date |
| 0-Cover | | |
| A-000 | COVER SHEET | 03/28/2025 |
| 2-CIVIL | | |
| C 1 | EXISTING CONDITIONS | 01/16/2025 |
| 3-Architectural | | |
| A-020 | ARCHITECTURAL SITE PLAN | 03/28/2025 |
| A-021 | BIKE PARKING PLAN | 03/28/2025 |
| A-022 | AREA PLANS | 03/28/2025 |
| A-100 | BASEMENT & FIRST FLOOR PLAN | 03/28/2025 |
| A-101 | SECOND & THIRD FLOOR PLANS | 03/28/2025 |
| A-300 | FRONT & RIGHT ELEVATIONS | 03/28/2025 |
| A-301 | REAR & LEFT ELEVATIONS | 03/28/2025 |
| AV-1 | PERSPECTIVES | 03/28/2025 |

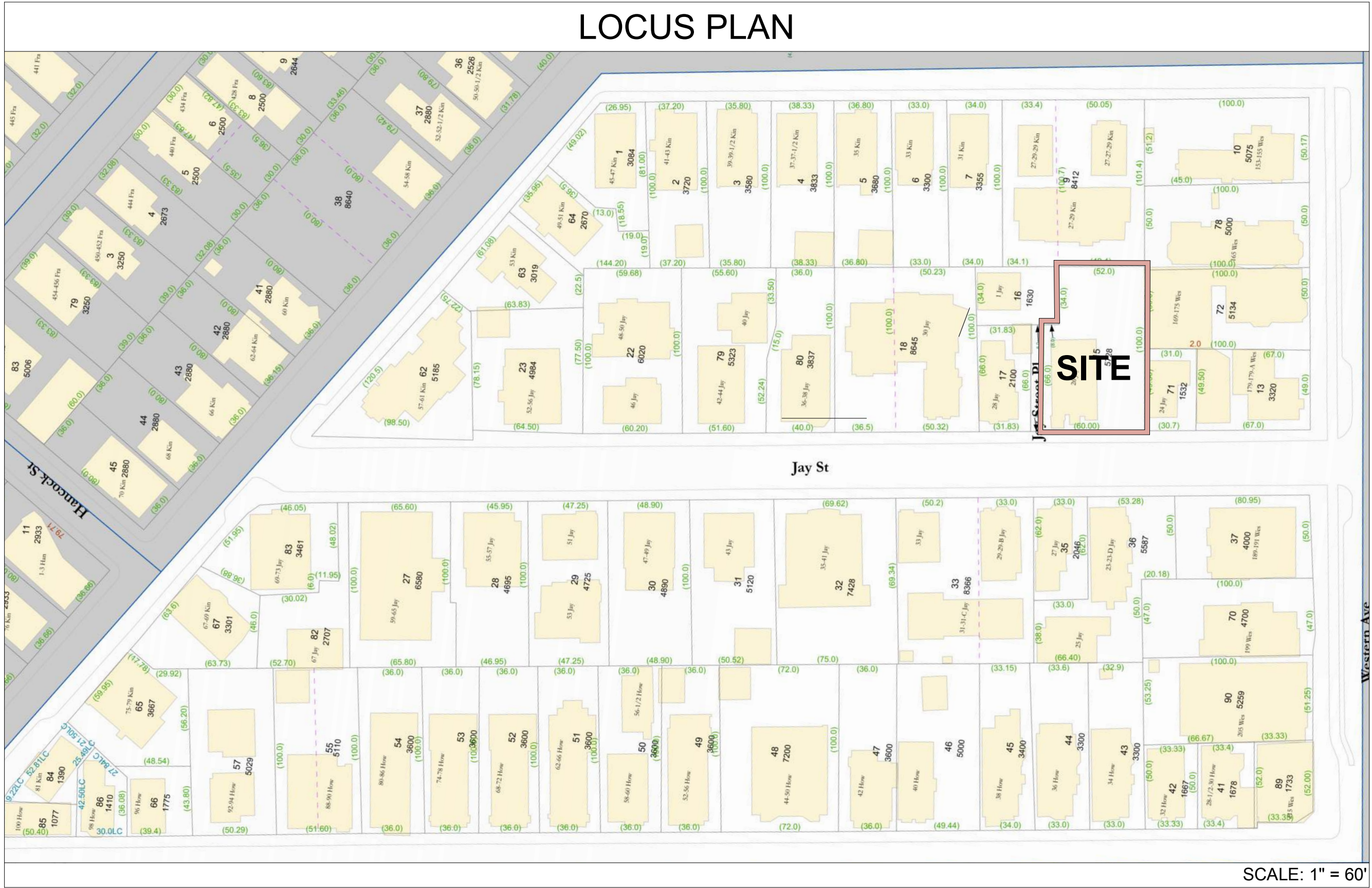


PROJECT:
26 JAY STREET RESIDENCES

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
03/28/2025

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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CONSULTANTS:

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REGISTRATION



Project number

25004

Date

03/28/2025

Drawn by

ES

Checked by

-

Scale

1" = 60'-0"

REVISIONS

| No. | Description | Date |
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COVER SHEET

A-000

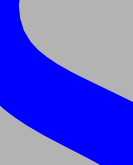
26 JAY

\\kg-ras1522Data\25004_Mike Tokatlyan_26 Jay St_Cambridge\03_DRAWINGS\00_ARCH\01_SD\26_Jay St-2025-updated.rvt 3/28/2025 4:55:03 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

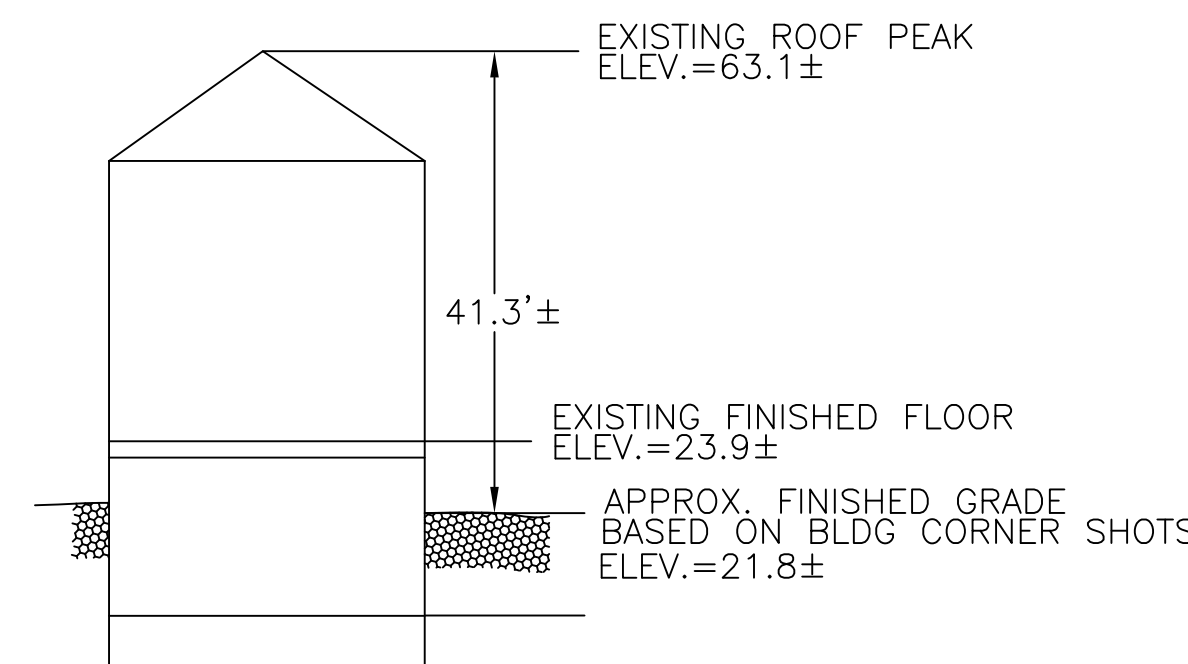
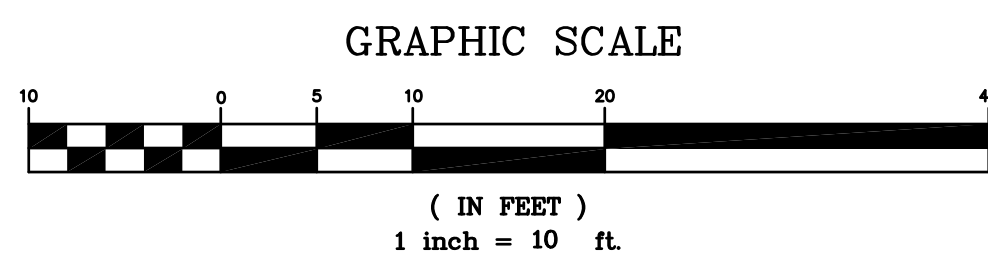
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| | |
|--------------|-----------|
| DATE: | 1/16/2025 |
| DRAWN BY: | D.K. |
| CHECKED BY: | C.C. |
| APPROVED BY: | C.C. |

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 (M/R) |
| | CONTOUR LINE (MNR) |

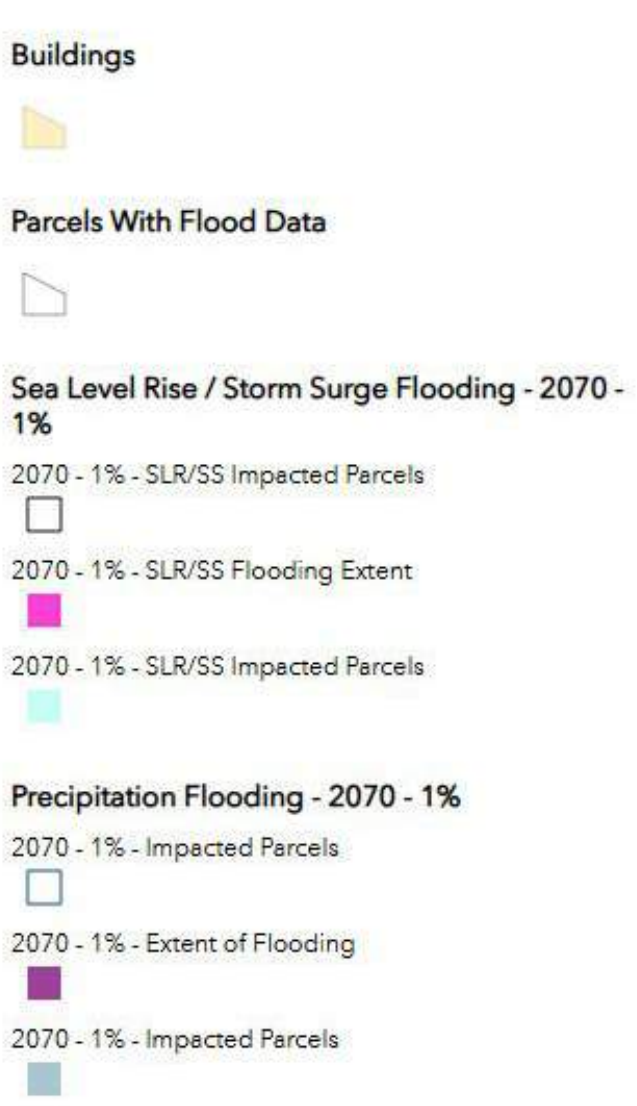


FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2022)
CAMBRIDGE CITY BASE (FT-CCB) DATUM

| | |
|-----------------------------|-------------|
| 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 | |

| 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



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

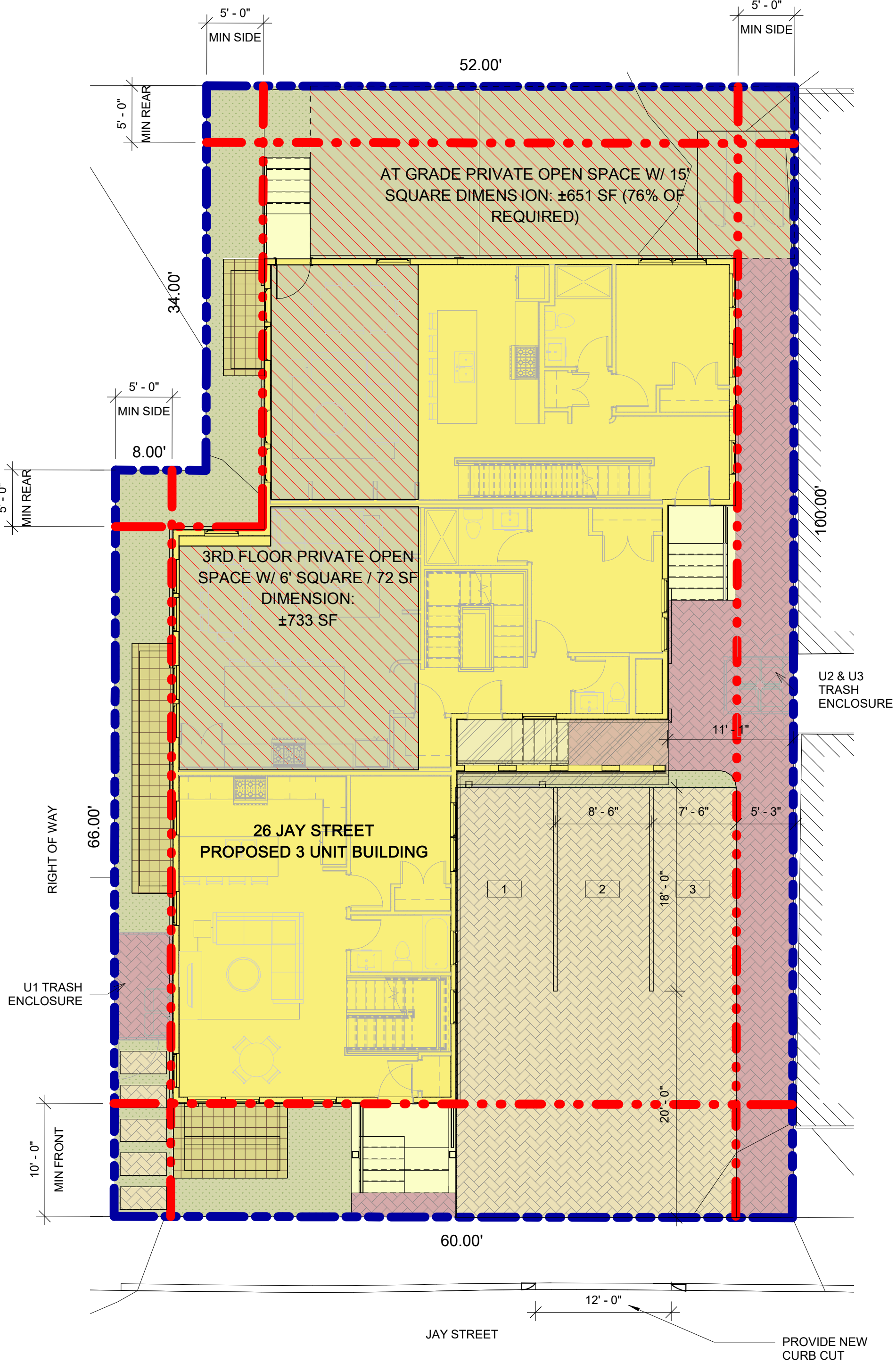
PAVERS

LANDSCAPE

REQUIRED SETBACKS

NOTE:

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PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO BUILDERS

ARCHITECT

KDI ARCHITECTURE

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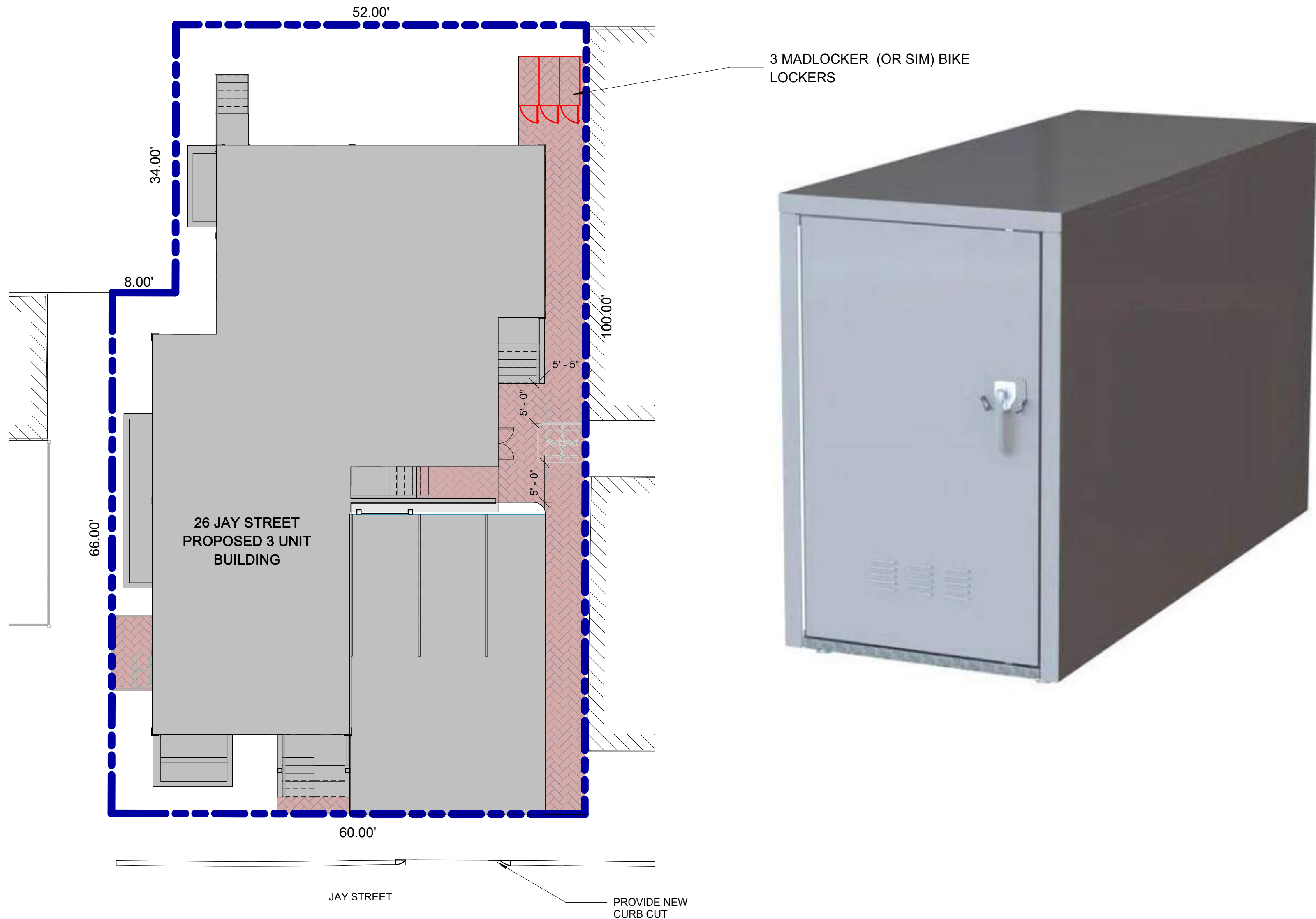
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| Project number | 25004 |
| Date | 03/28/2025 |
| Drawn by | ES |
| Checked by | - |
| Scale | As indicated |

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ARCHITECTURAL SITE PLAN

A-020

26 JAY



① BIKE PARKING PLAN
1" = 10'-0"

PROJECT NAME

26 JAY

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Date 03/28/2025
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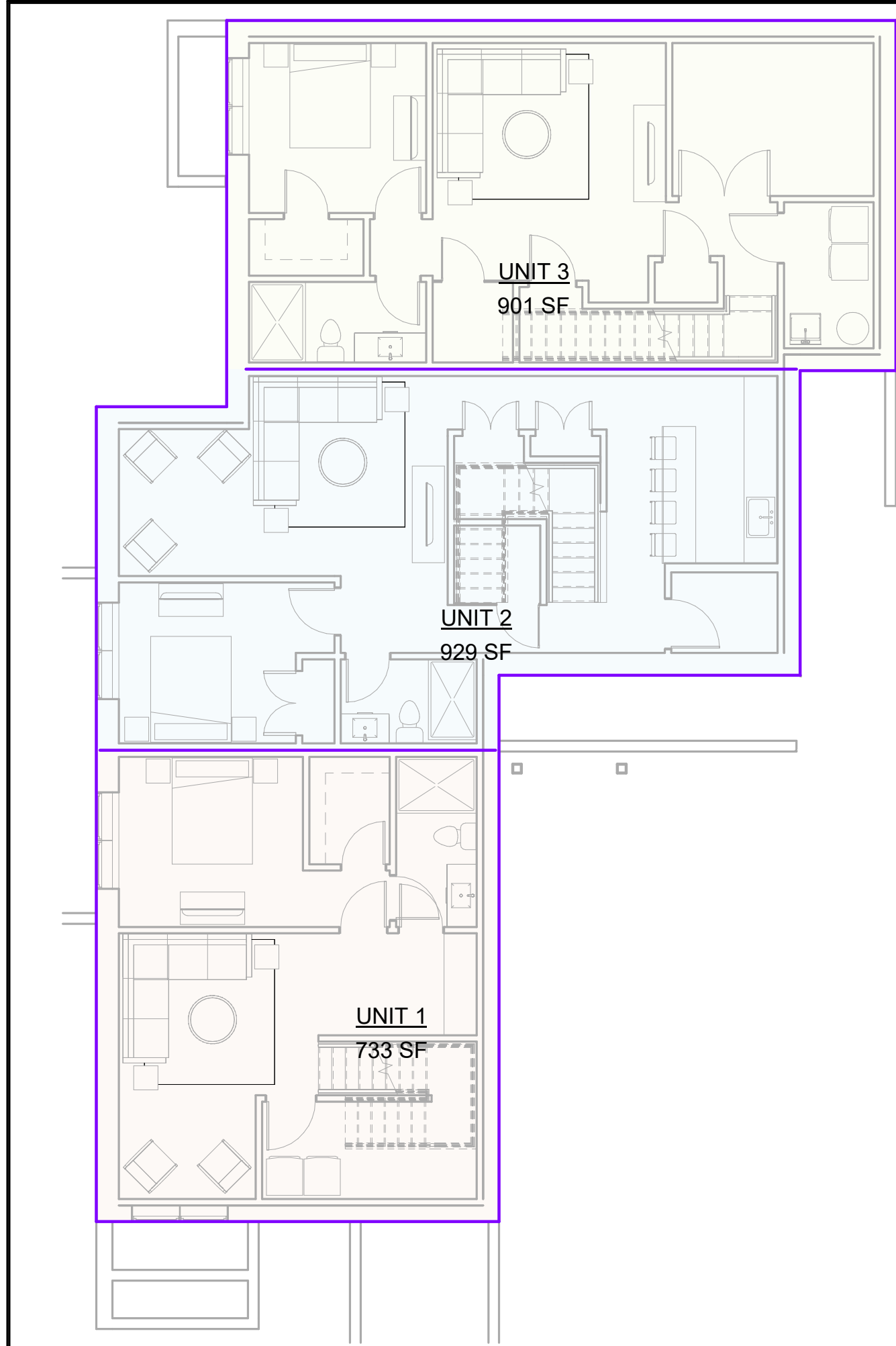
REVISIONS

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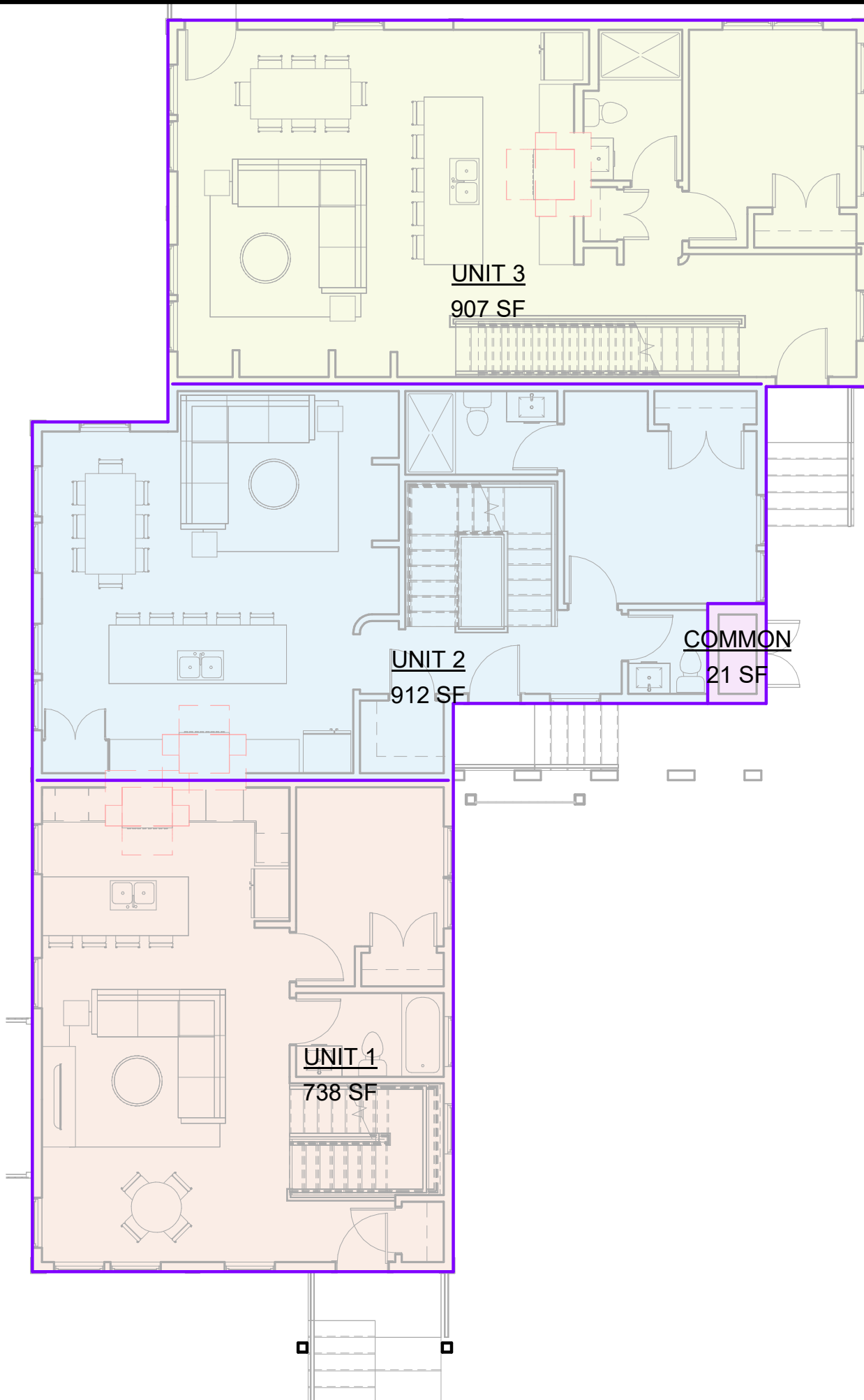
BIKE PARKING
PLAN

A-021

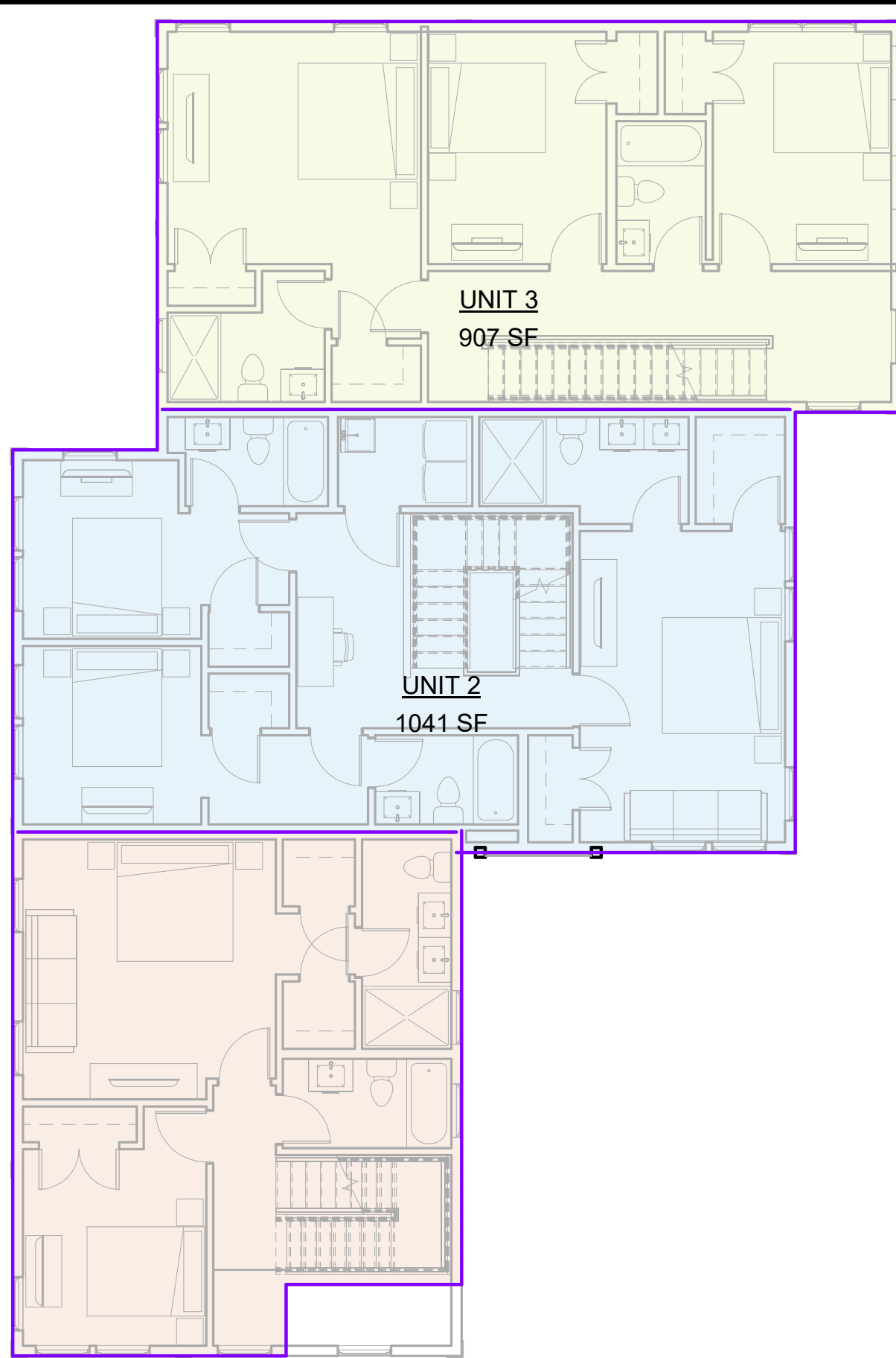
26 JAY



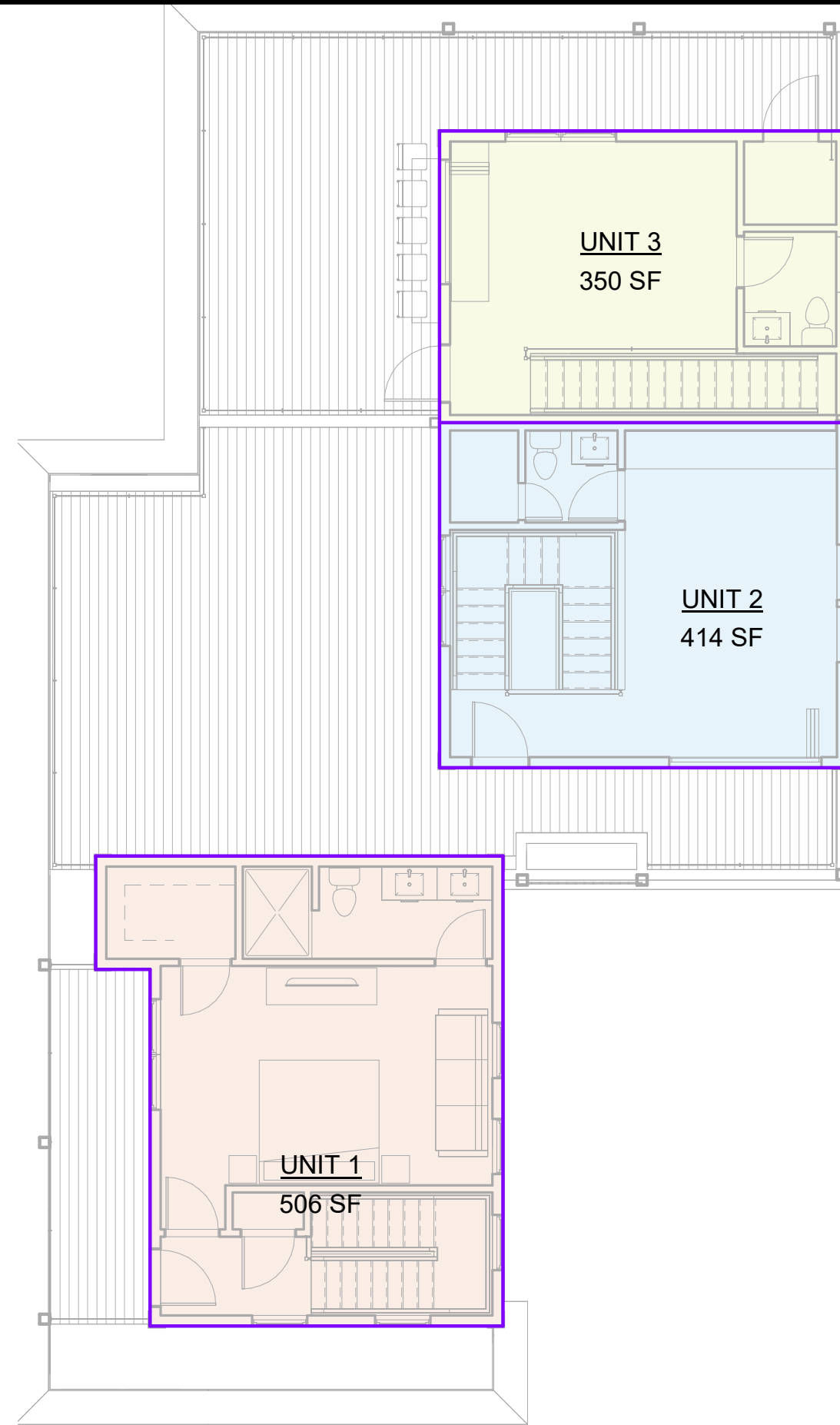
1 BASEMENT
1/8" = 1'-0"



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

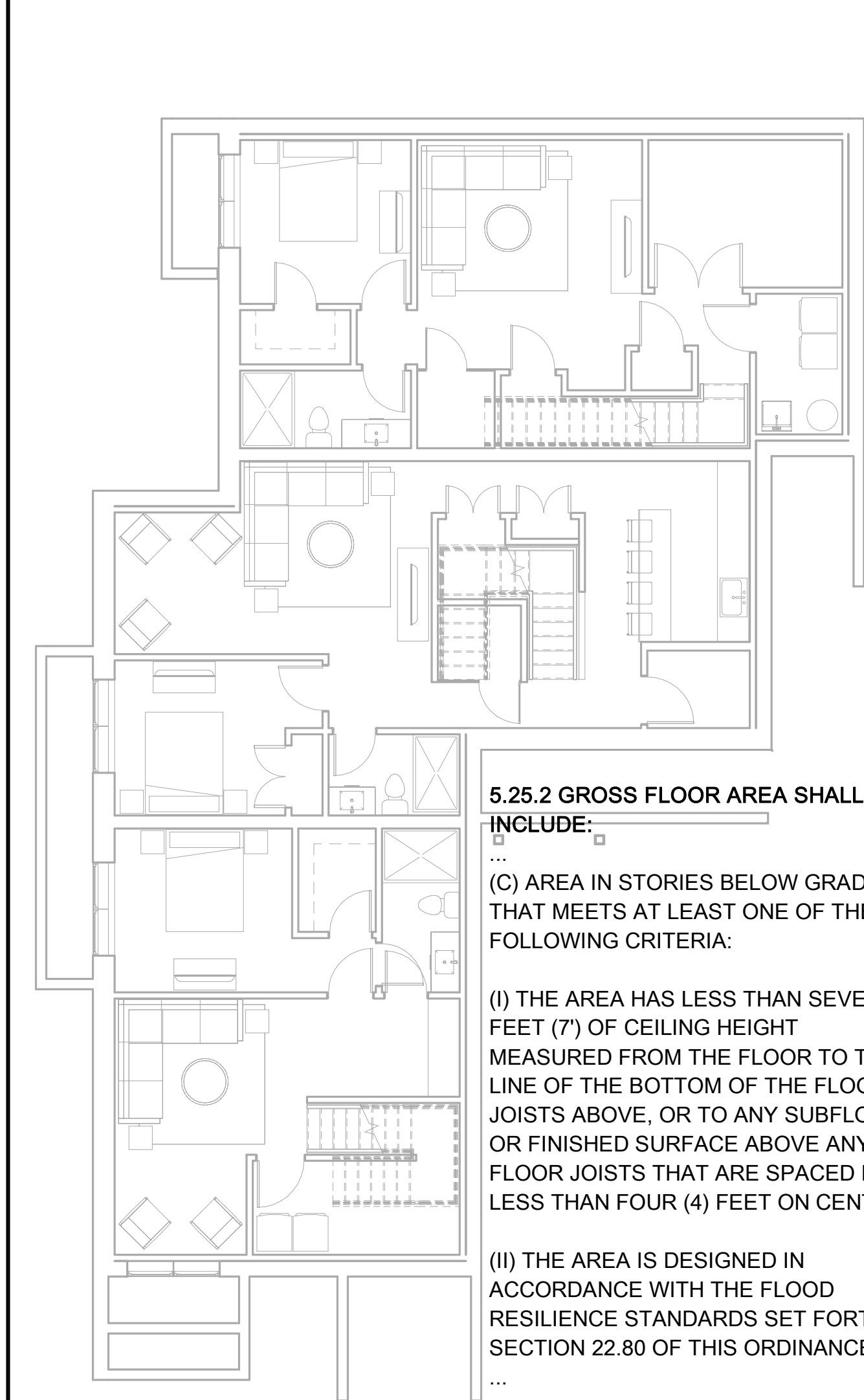


3 2ND FLOOR
1/8" = 1'-0"

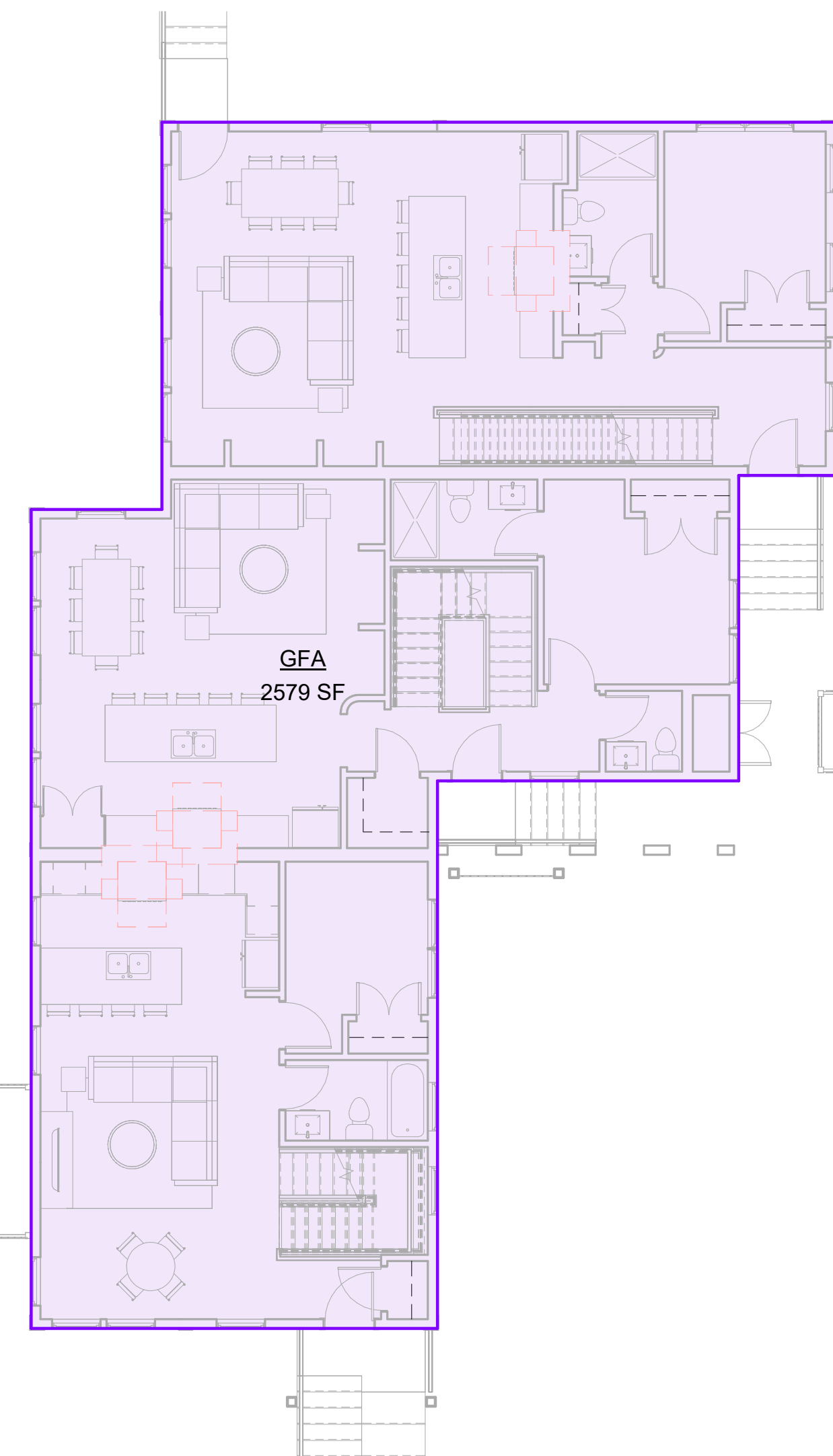


4 3RD FLOOR
1/8" = 1'-0"

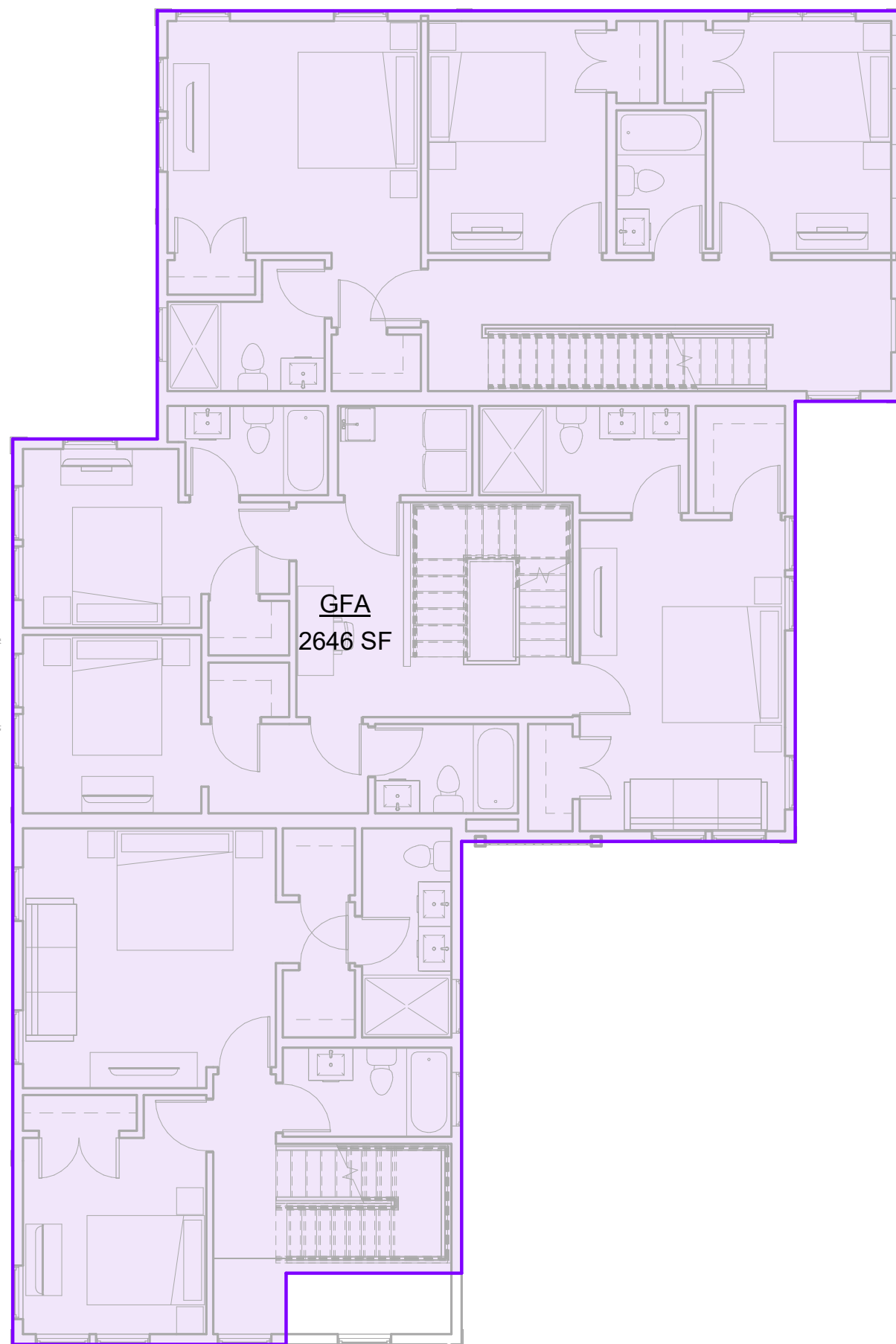
| FLOOR AREAS | | |
|-------------|-----------|--------|
| Area | Level | Name |
| 21 SF | 1ST FLOOR | COMMON |
| 21 SF | | |
| 733 SF | BASEMENT | UNIT 1 |
| 738 SF | 1ST FLOOR | UNIT 1 |
| 699 SF | 2ND FLOOR | UNIT 1 |
| 506 SF | 3RD FLOOR | UNIT 1 |
| 2675 SF | | |
| 929 SF | BASEMENT | UNIT 2 |
| 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 | | |



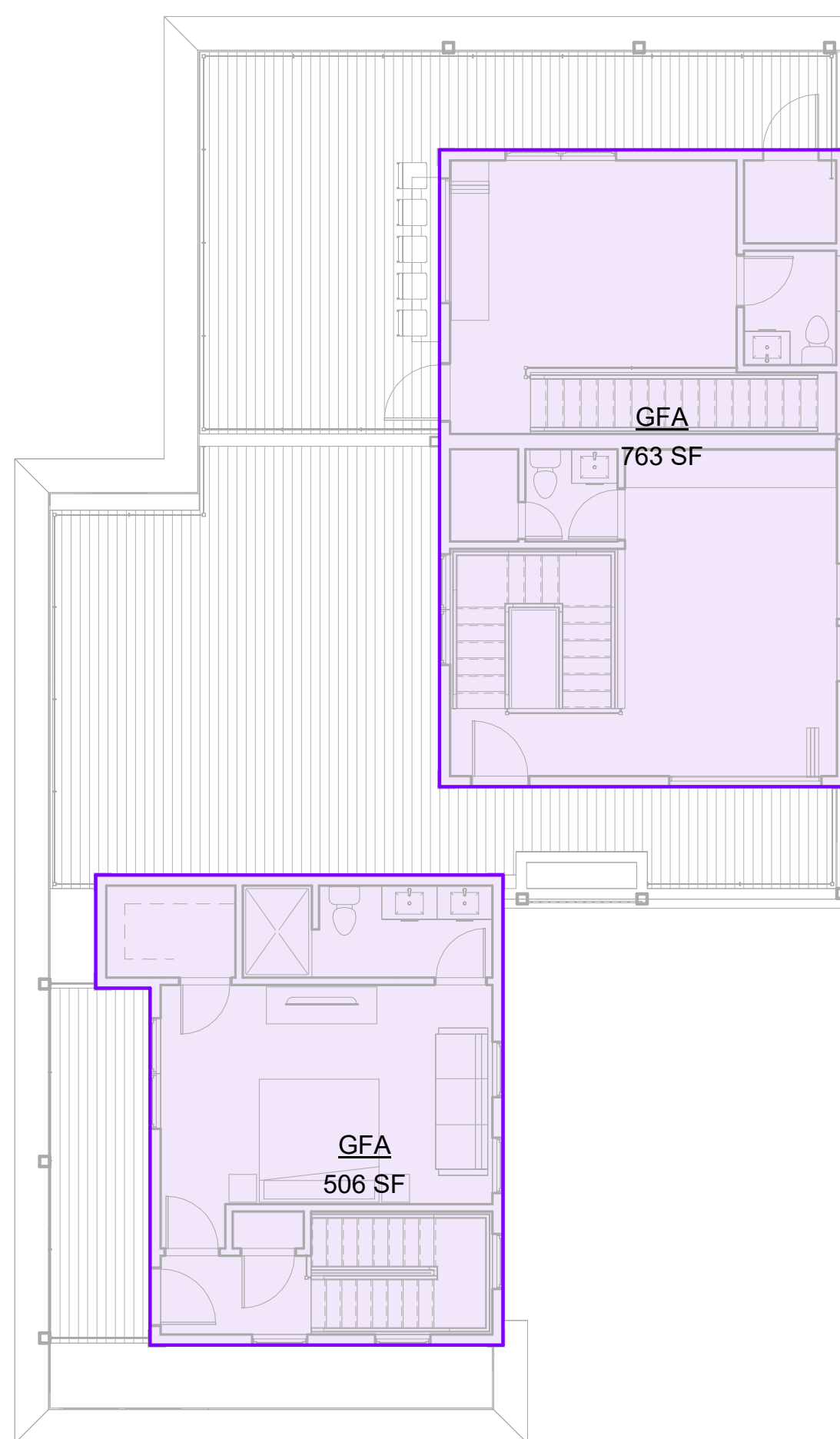
5 BASEMENT
1/8" = 1'-0"



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

ARCHITECT



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

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Scale 1/8" = 1'-0"

REVISIONS

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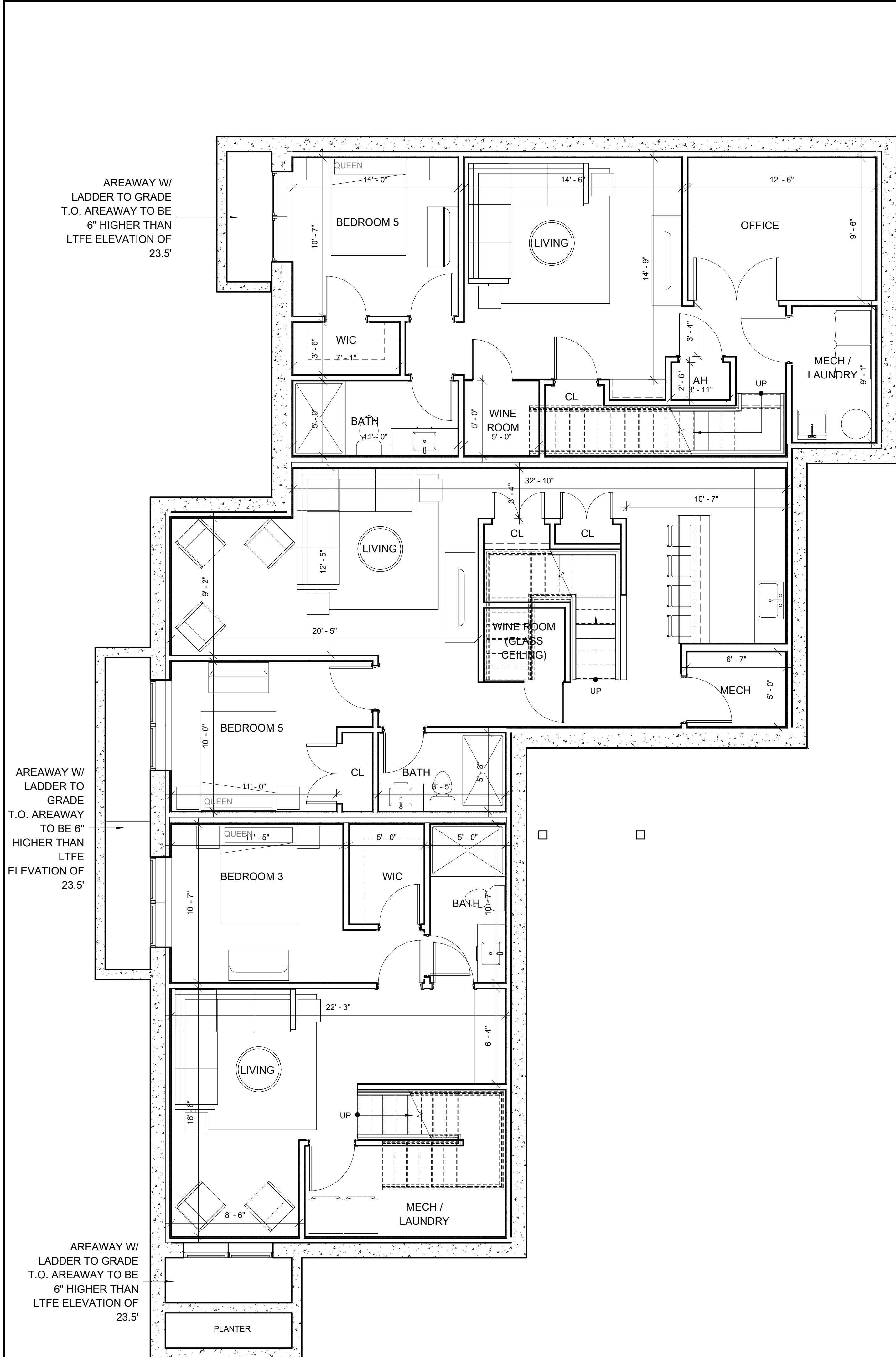
AREA PLANS

A-022

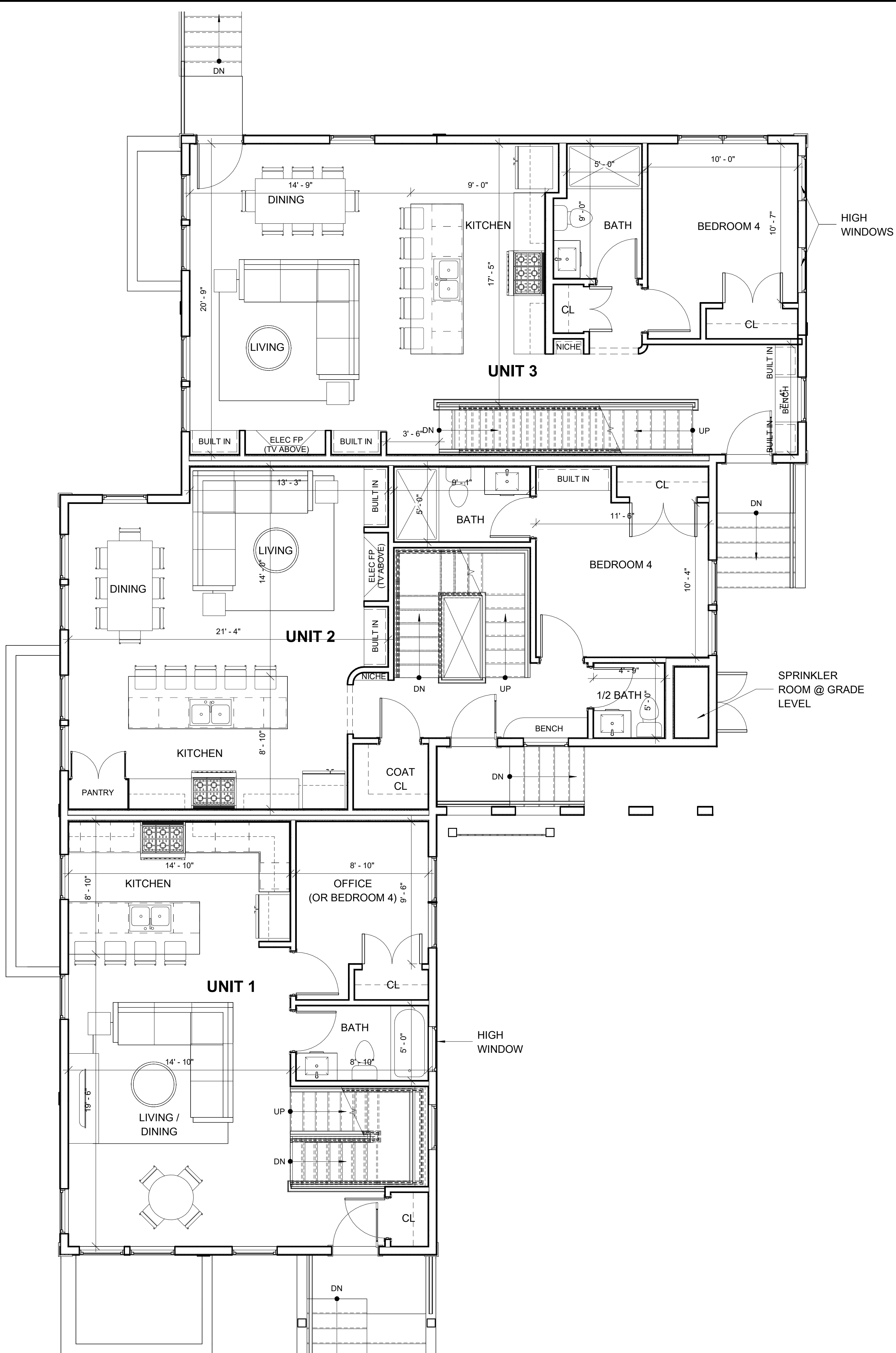
26 JAY

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



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

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REVISIONS

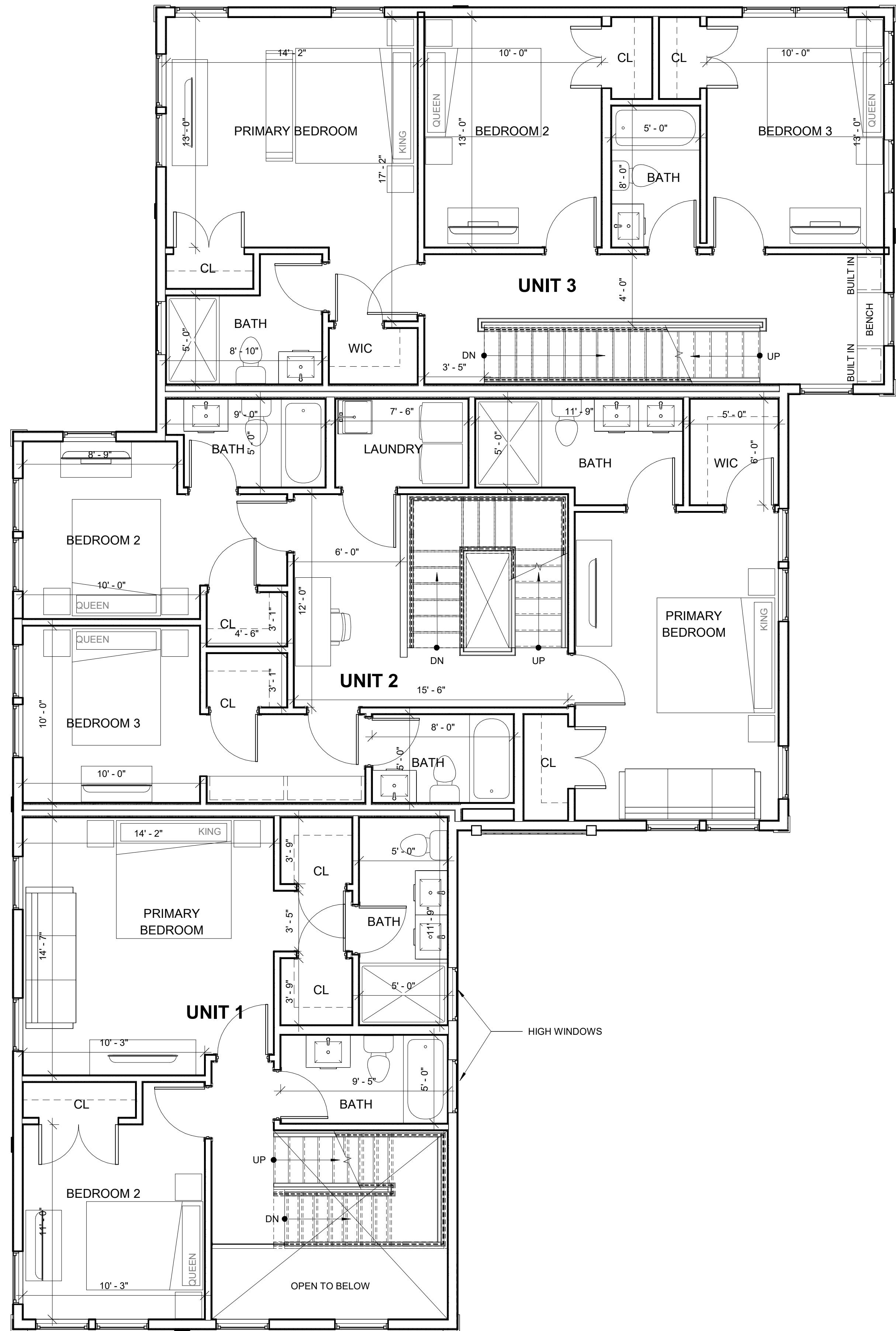
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BASEMENT &
FIRST FLOOR
PLAN

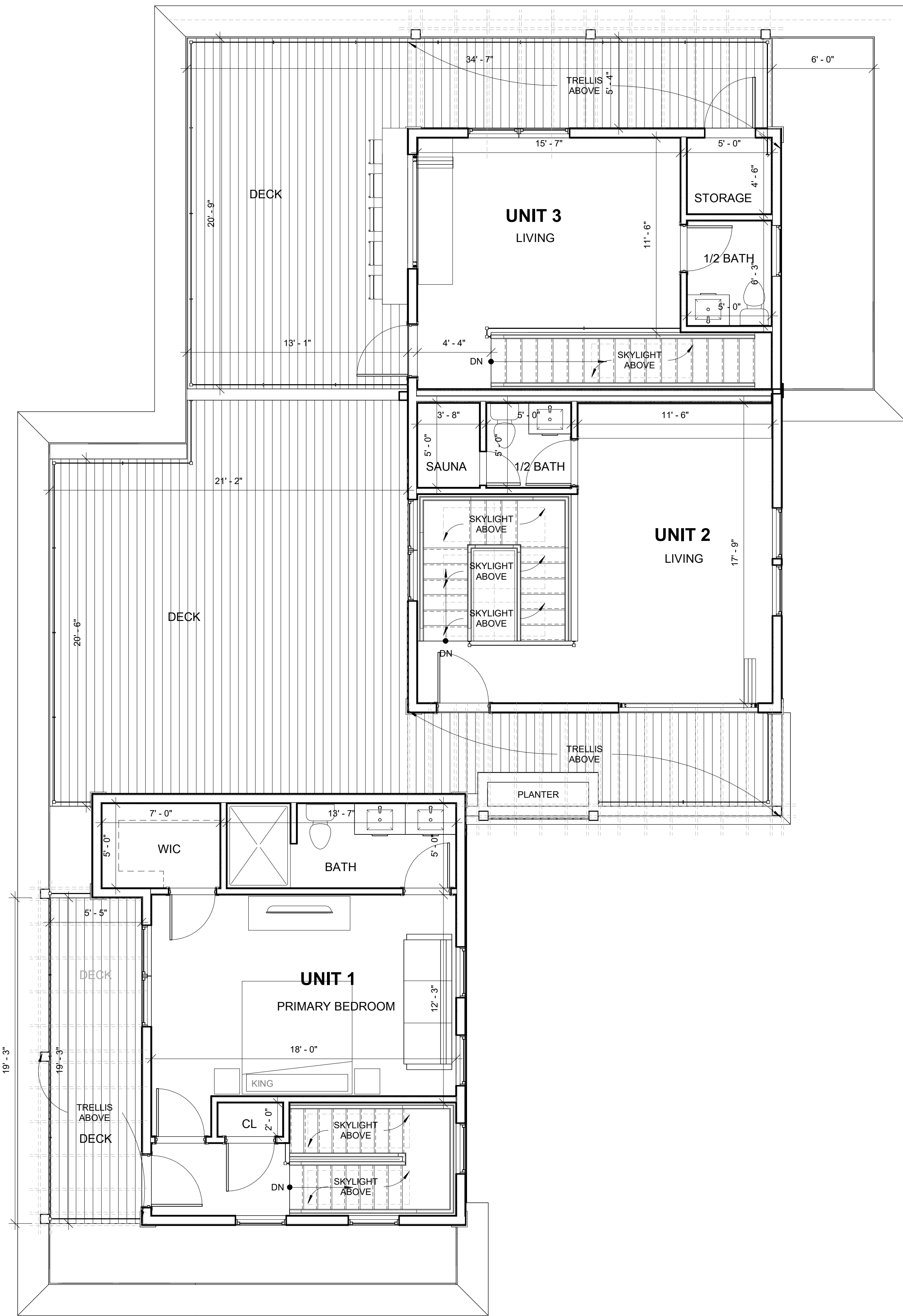
A-100

26 JAY

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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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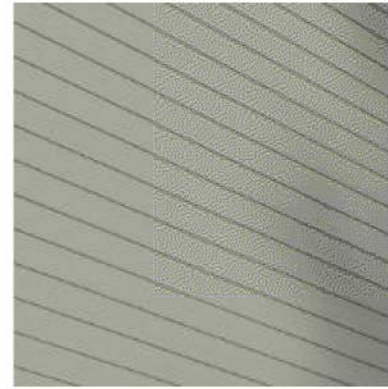
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① FRONT ELEVATION-COLOR
1/4" = 1'-0"

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"

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

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REGISTRATION



Project number 25004
Date 03/28/2025
Drawn by ES
Checked by -
Scale 1/4" = 1'-0"

REVISIONS

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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"

PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO
BUILDERS

ARCHITECT



ARCHITECTURE

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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

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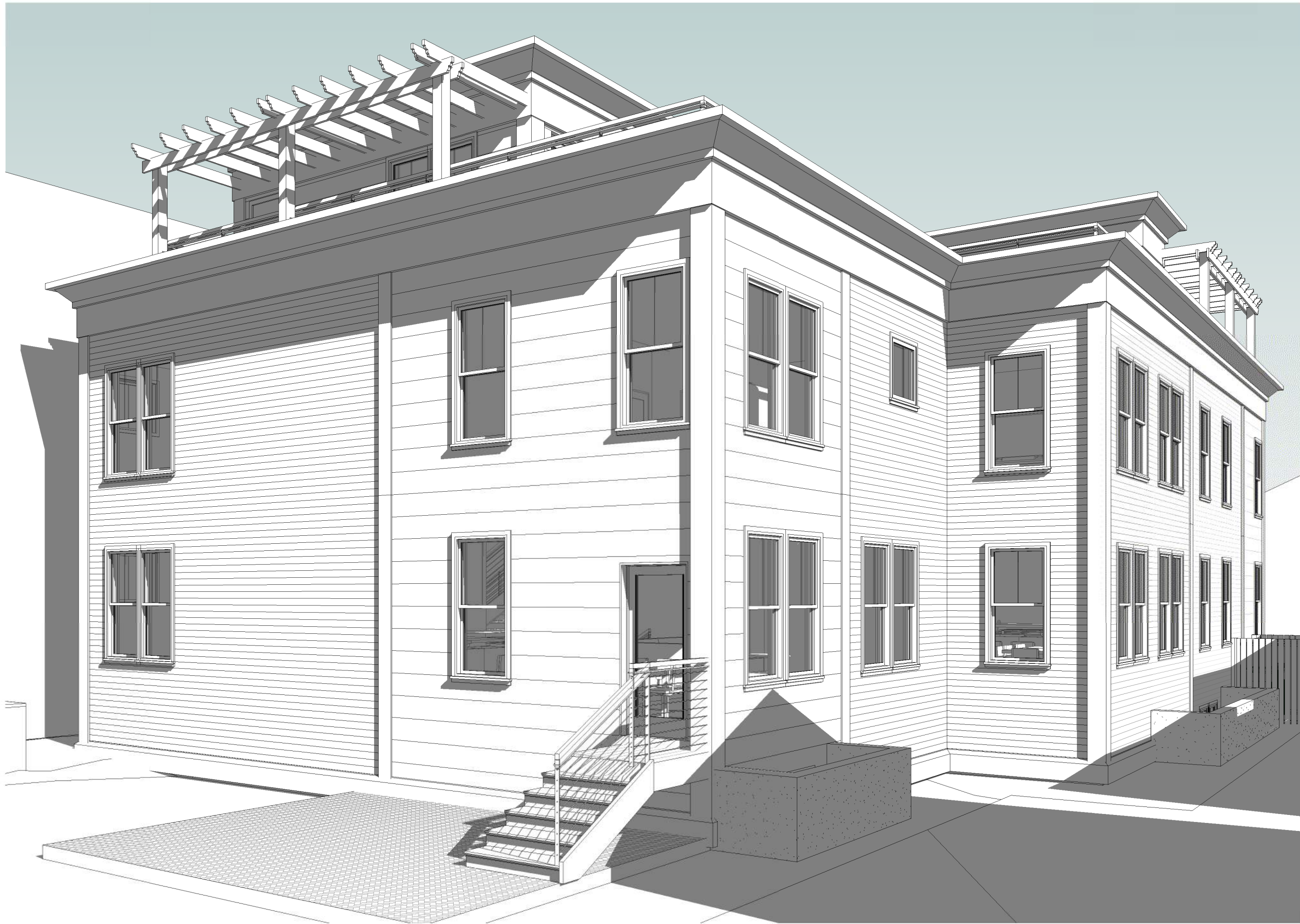
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REAR & LEFT
ELEVATIONS

A-301B

26 JAY



PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO
BUILDERS

ARCHITECT



ARCHITECTURE

17 IVALOO STREET SUITE 400
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PERSPECTIVES

AV-1

26 JAY



PROJECT NAME

26 JAY

PROJECT ADDRESS
26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO
BUILDERS

ARCHITECT



ARCHITECTURE

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PERSPECTIVES

AV-1B

26 JAY