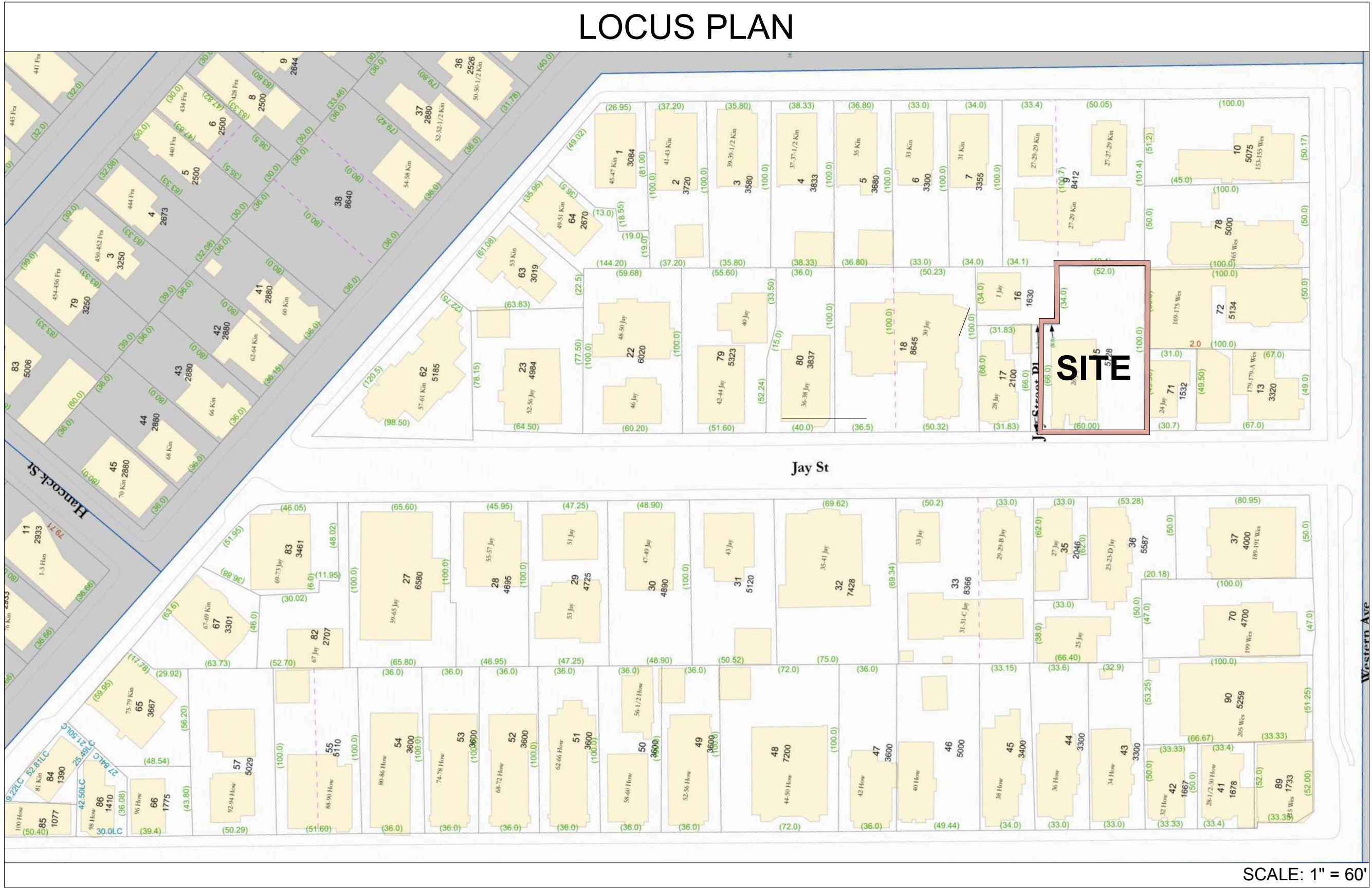


ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
O-Cover		
A-000	COVER SHEET	04/03/2025
2-CIVIL		
C 1	EXISTING CONDITIONS	01/16/2025
3-Architectural		
A-020	ARCHITECTURAL SITE PLAN	04/03/2025
A-021	BIKE PARKING PLAN	04/03/2025
A-022	AREA PLANS	04/03/2025
A-100	BASEMENT & FIRST FLOOR PLAN	04/03/2025
A-101	SECOND & THIRD FLOOR PLANS	04/03/2025
A-300	FRONT & RIGHT ELEVATIONS	04/03/2025
A-301	REAR & LEFT ELEVATIONS	04/03/2025
AV-1	PERSPECTIVES	04/03/2025
AV-2	VIEW UP JAY STREET	04/03/2025
AV-3	VIEW DOWN JAY STREET	04/03/2025



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

HPC
04/03/2025

PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO BUILDERS

ARCHITECT




KDI
ARCHITECTURE

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

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Project number

25004

Date

04/03/2025

Drawn by

ES

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-

Scale

1" = 60'-0"

REVISIONS

No.	Description	Date

COVER SHEET

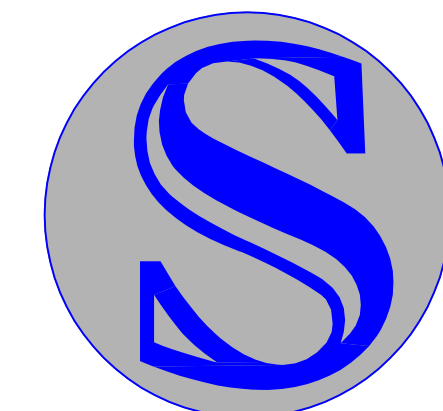
A-000

26 JAY

\\kg-ras1522Data\25004_Mike Tokalyan_26 Jay St_Cambridge\03_DRAWINGS\00_ARCH\01_S026 Jay St-4-2025-updated.rvt 4/7/2025 10:43:56 AM

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 25017C00576E, 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.

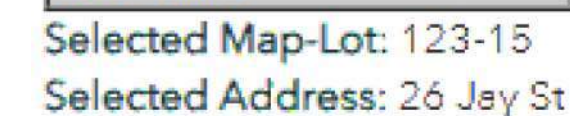


Tel: 617-816-0722
Email: edmond@spruhaneng.com

[illegible]

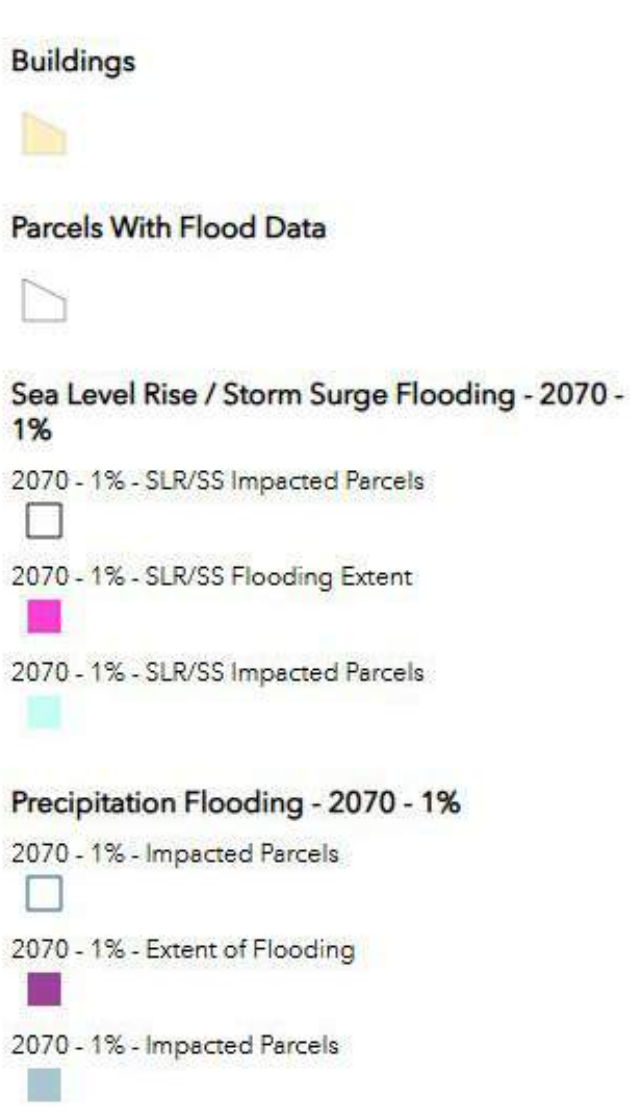
COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON
NO. 48649
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

[illegible]

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.)	33.4% (1,914 S.F.) 1,181 SF AT GRADE & PERMEABLE 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	15% (859 S.F.) 75% AT GRADE & OPEN TO ALL OCCUPANTS (644 SF) / 215 SF (25%) SHOWN AT UPPER LEVELS & ACCESSED THROUGH INDIVIDUAL UNITS	COMPLIES *1,377 SF, OR 24% OF SITE, MEETS DIMENSIONAL STANDARDS, BUT EXCEEDS 25% SINGLE UNIT ACCESS. COMPLIANCE SHOWN IS FOR 75% OPEN TO ALL OCCUPANTS AT GRADE / 25% OPEN TO INDIVIDUAL UNITS
PARKING	NO MIN / NO MAX	3 SPACES SHOWN	COMPLIES
BICYCLE PARKING	1 SPACE/DU	1 SPACE / DU	COMPLIES

SETBACKS



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

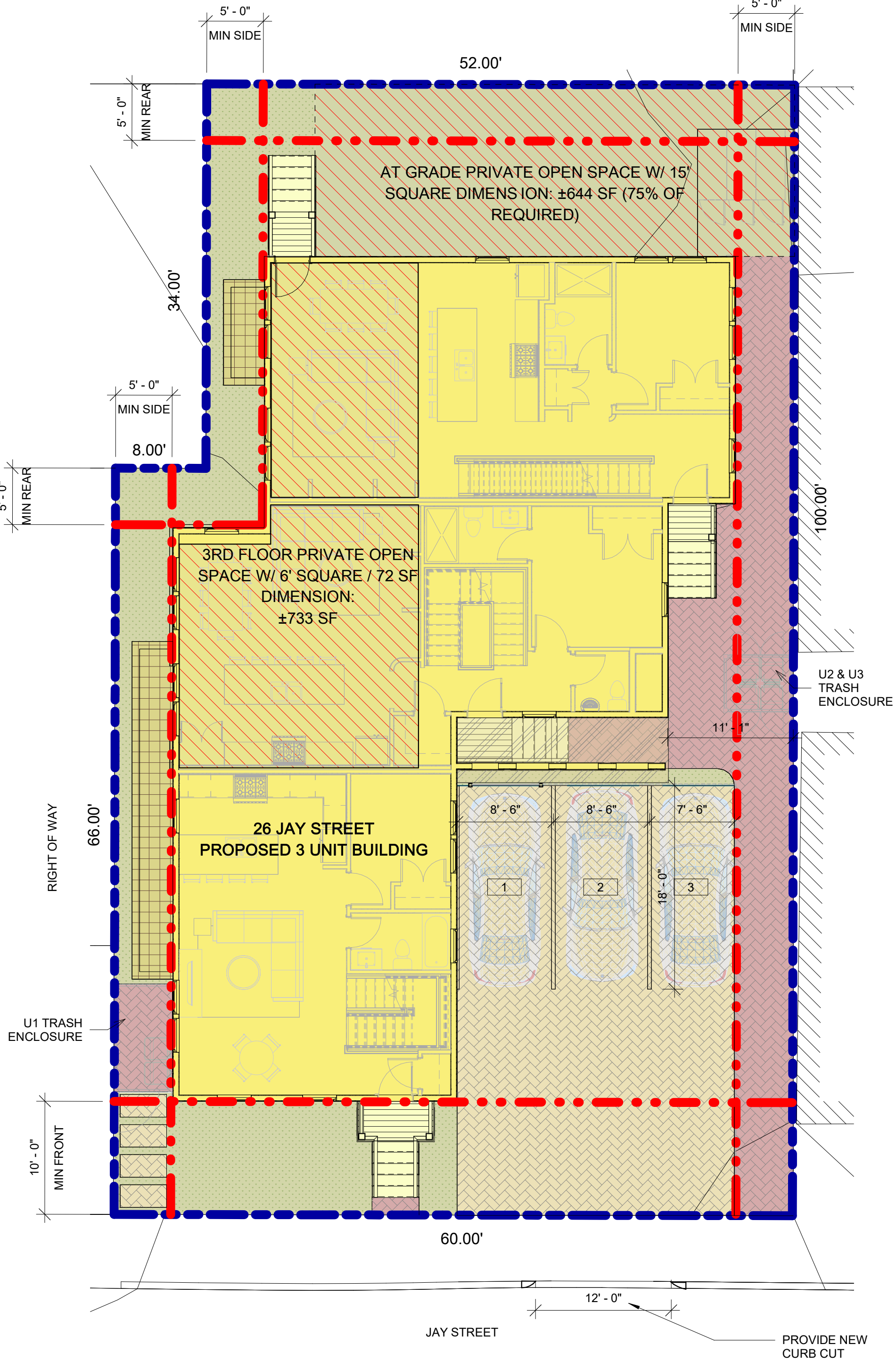
LANDSCAPE

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.

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



PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO BUILDERS

ARCHITECT

KDI
ARCHITECTURE

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

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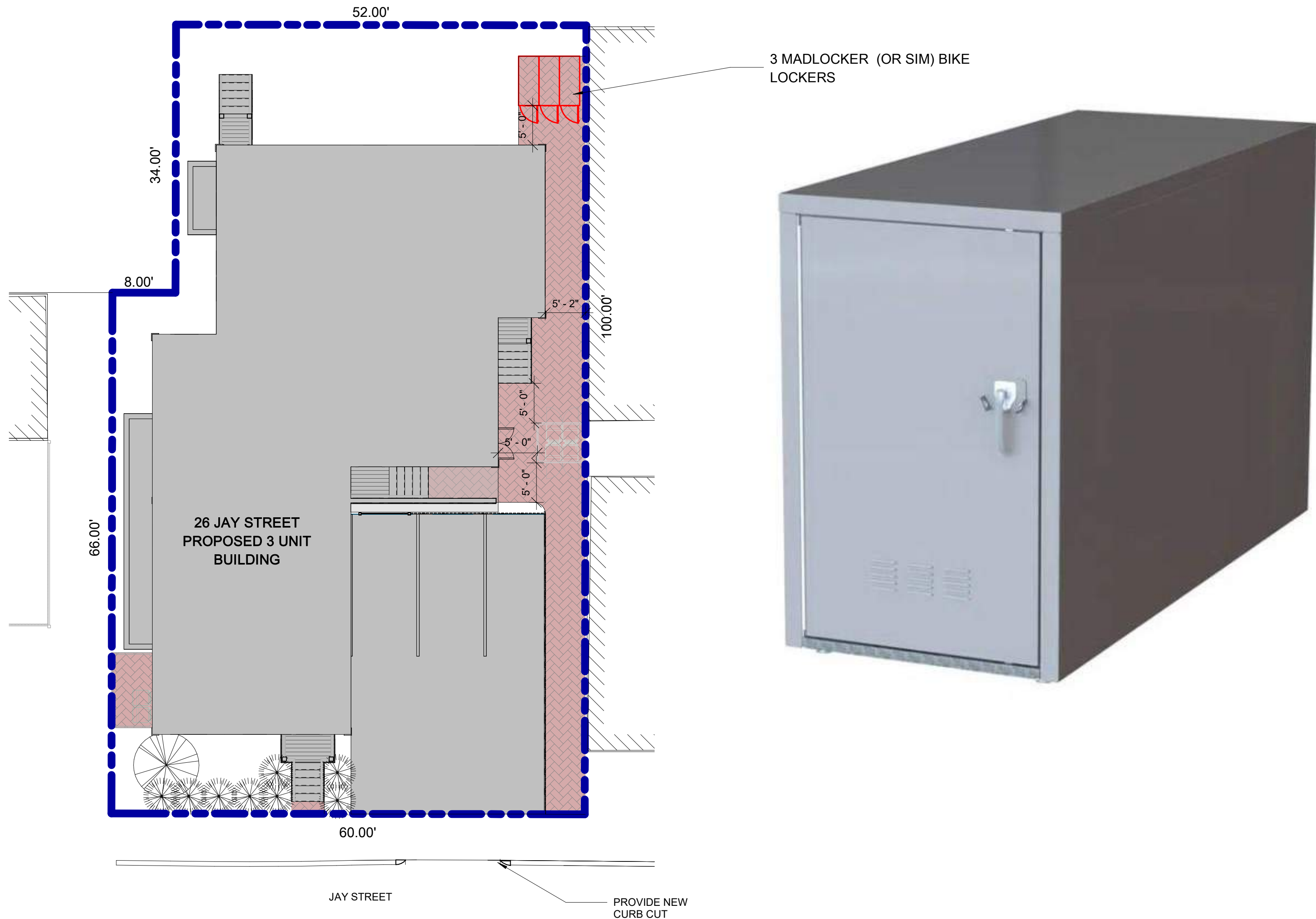
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Scale	As indicated

No.	Description	Date

ARCHITECTURAL SITE PLAN

A-020

26 JAY



① BIKE PARKING PLAN
1" = 10'-0"

PROJECT NAME

26 JAY

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26 JAY STREET
CAMBRIDGE, MA

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CONTEMPO
BUILDERS

ARCHITECT



ARCHITECTURE

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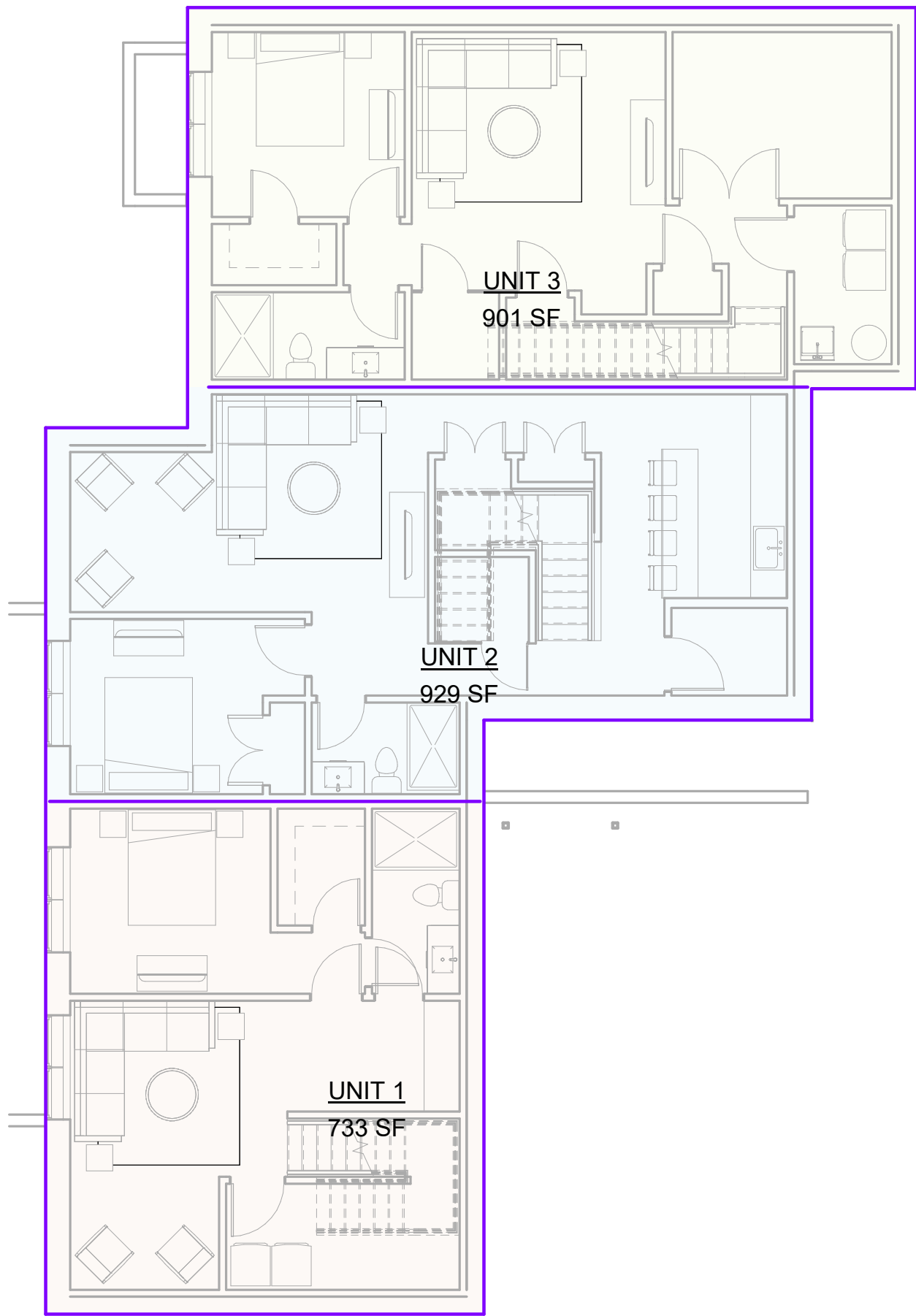
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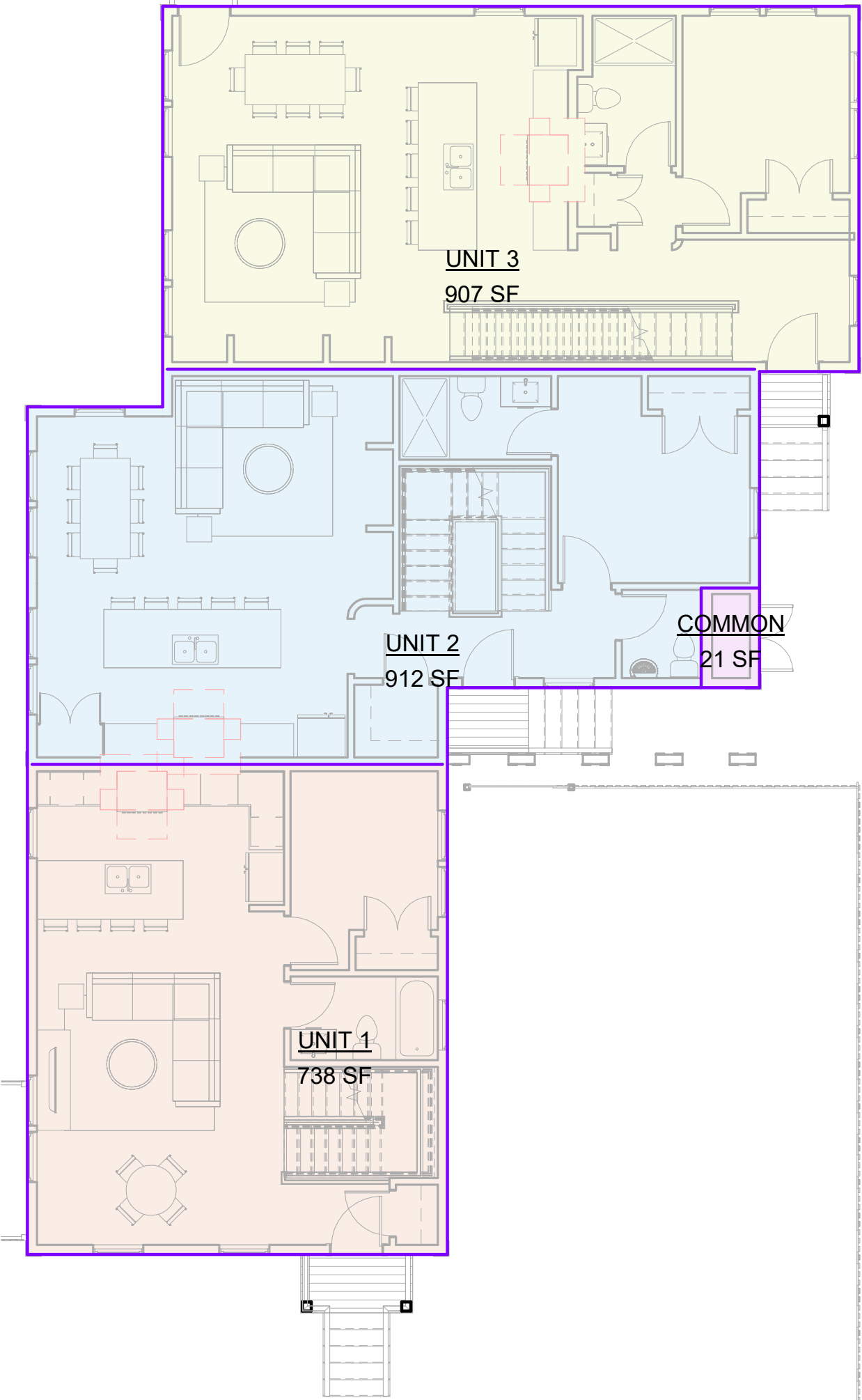
BIKE PARKING
PLAN

A-021

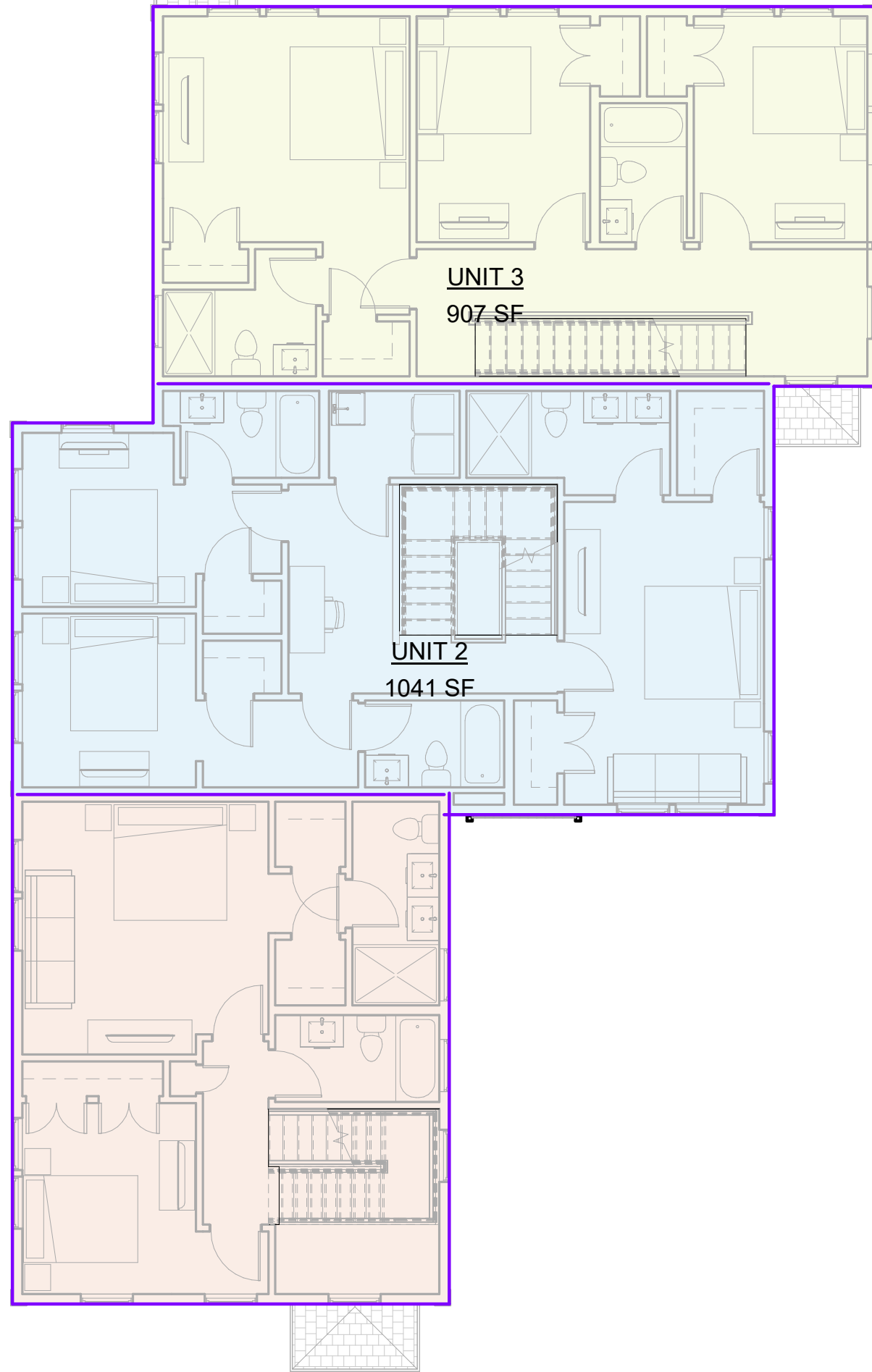
26 JAY



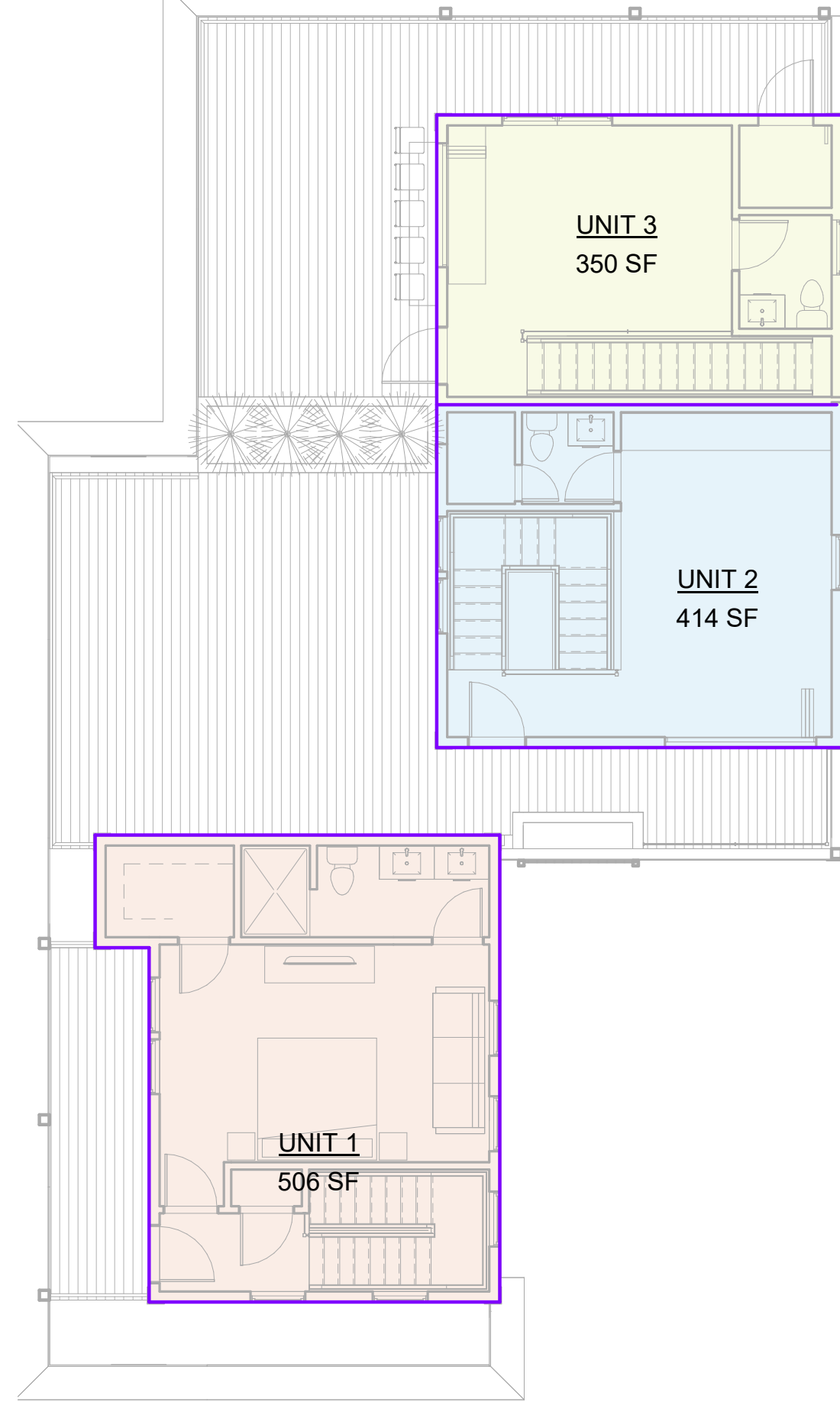
1 BASEMENT
1/8" = 1'-0"



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

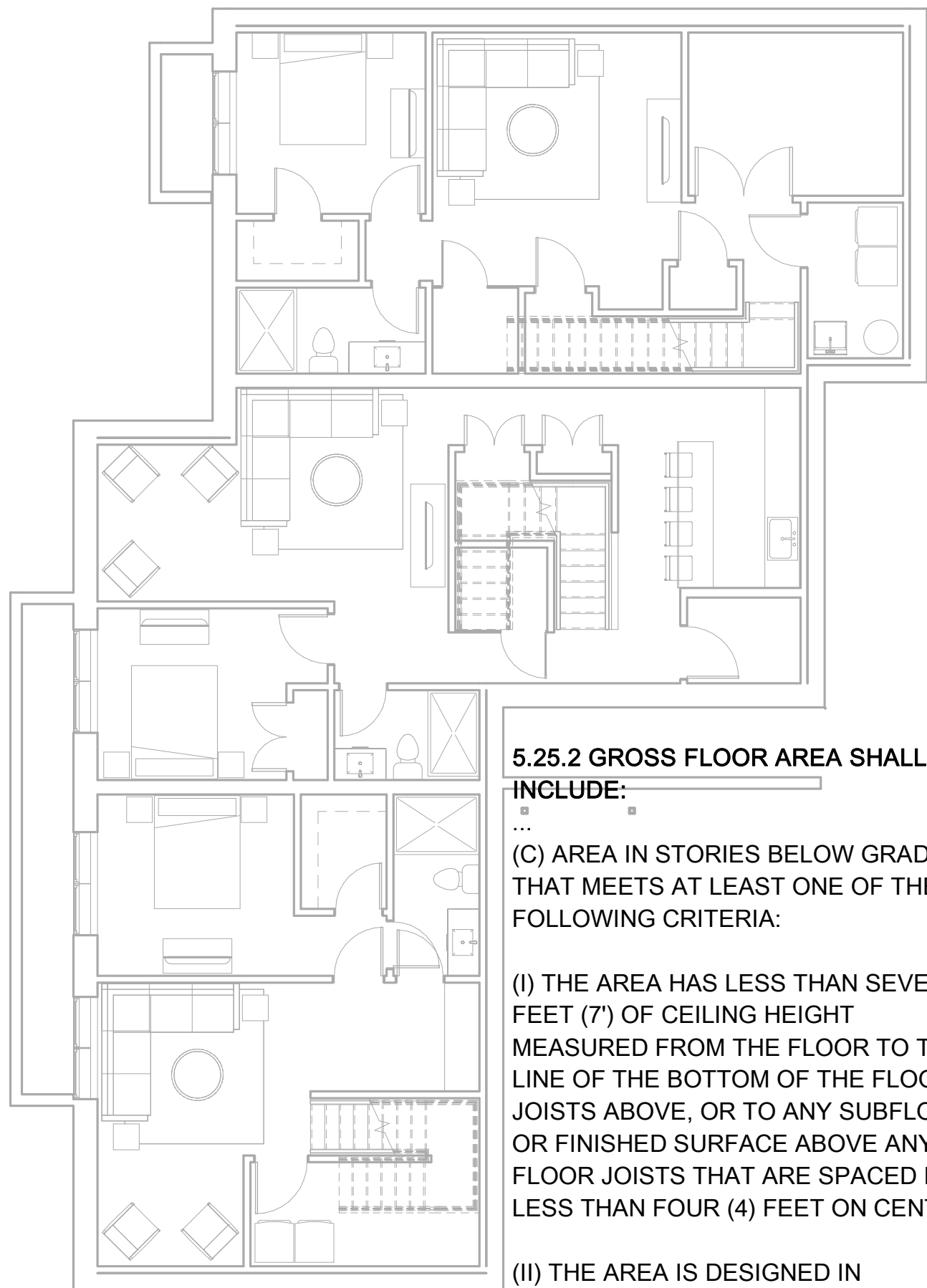


3 2ND FLOOR
1/8" = 1'-0"

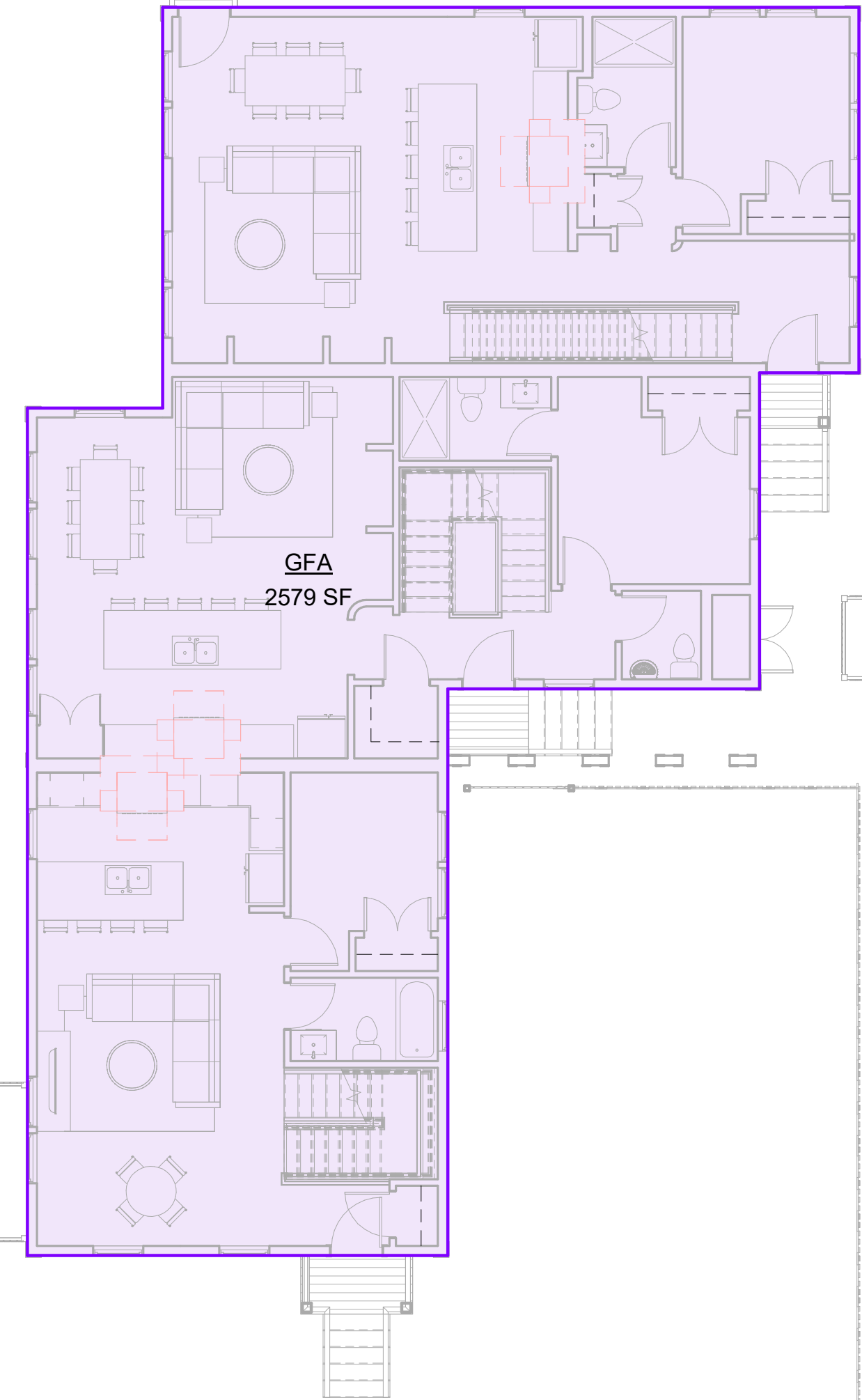


4 3RD FLOOR
1/8" = 1'-0"

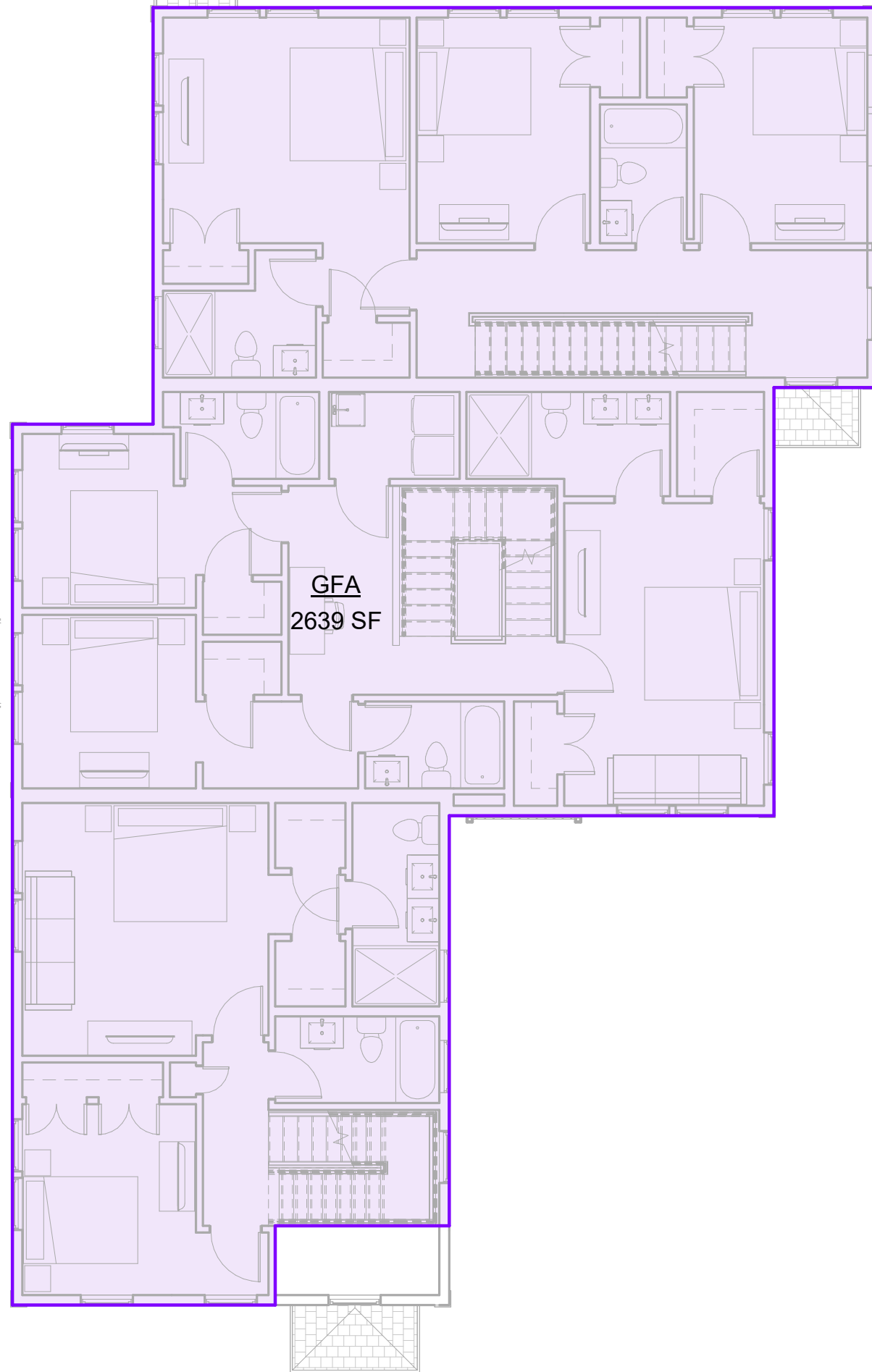
FLOOR AREAS		
Area	Level	Name
21 SF	1ST FLOOR	COMMON
21 SF		
733 SF	BASEMENT	UNIT 1
738 SF	1ST FLOOR	UNIT 1
738 SF	2ND FLOOR	UNIT 1
506 SF	3RD FLOOR	UNIT 1
2715 SF		
929 SF	BASEMENT	UNIT 2
912 SF	1ST FLOOR	UNIT 2
1041 SF	2ND FLOOR	UNIT 2
414 SF	3RD FLOOR	UNIT 2
3296 SF		
901 SF	BASEMENT	UNIT 3
907 SF	1ST FLOOR	UNIT 3
907 SF	2ND FLOOR	UNIT 3
350 SF	3RD FLOOR	UNIT 3
3065 SF		
9096 SF		



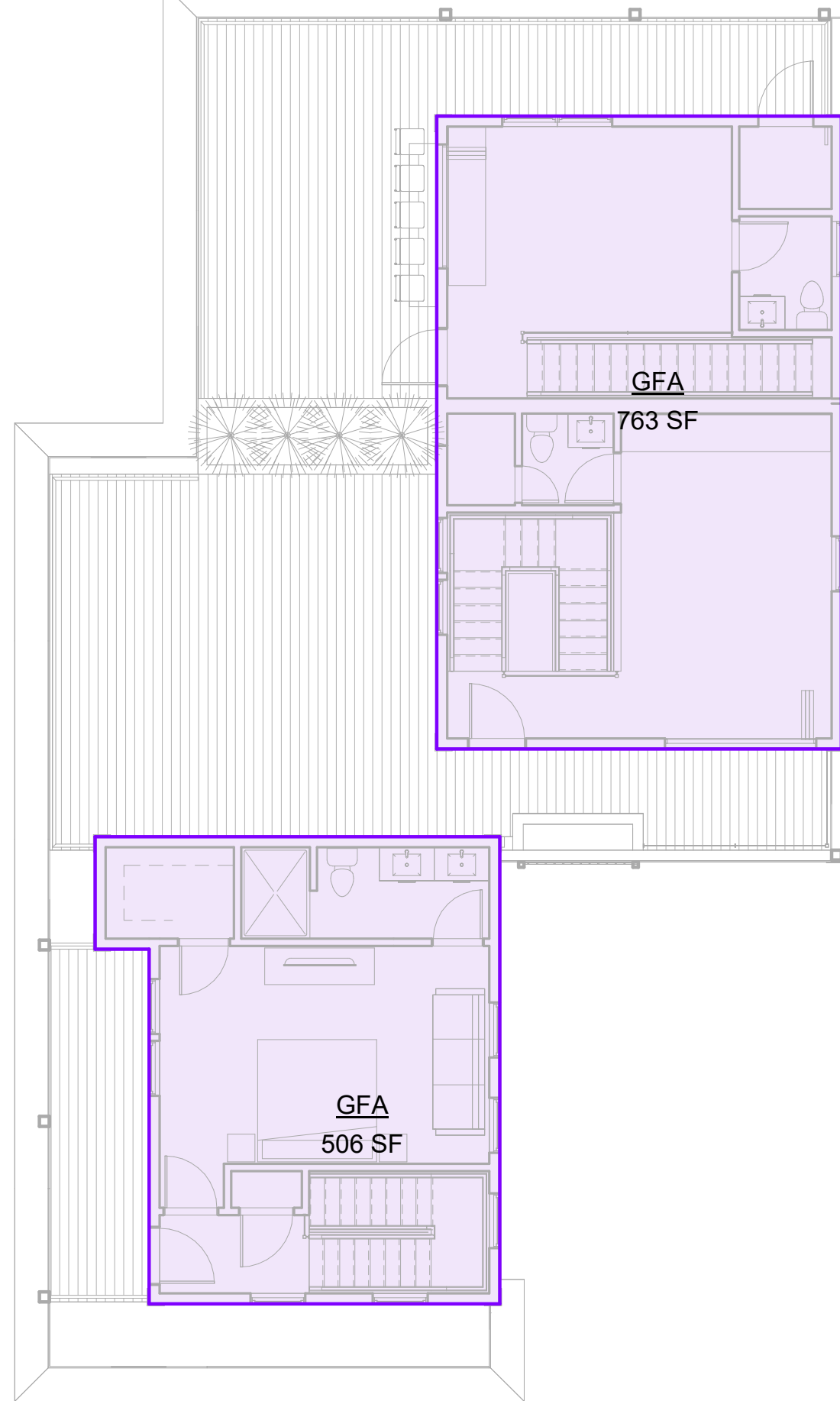
5 BASEMENT
1/8" = 1'-0"



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
2639 SF	2ND FLOOR	GFA
506 SF	3RD FLOOR	GFA
763 SF	3RD FLOOR	GFA
6488 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



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TELEPHONE: 617-591-8682

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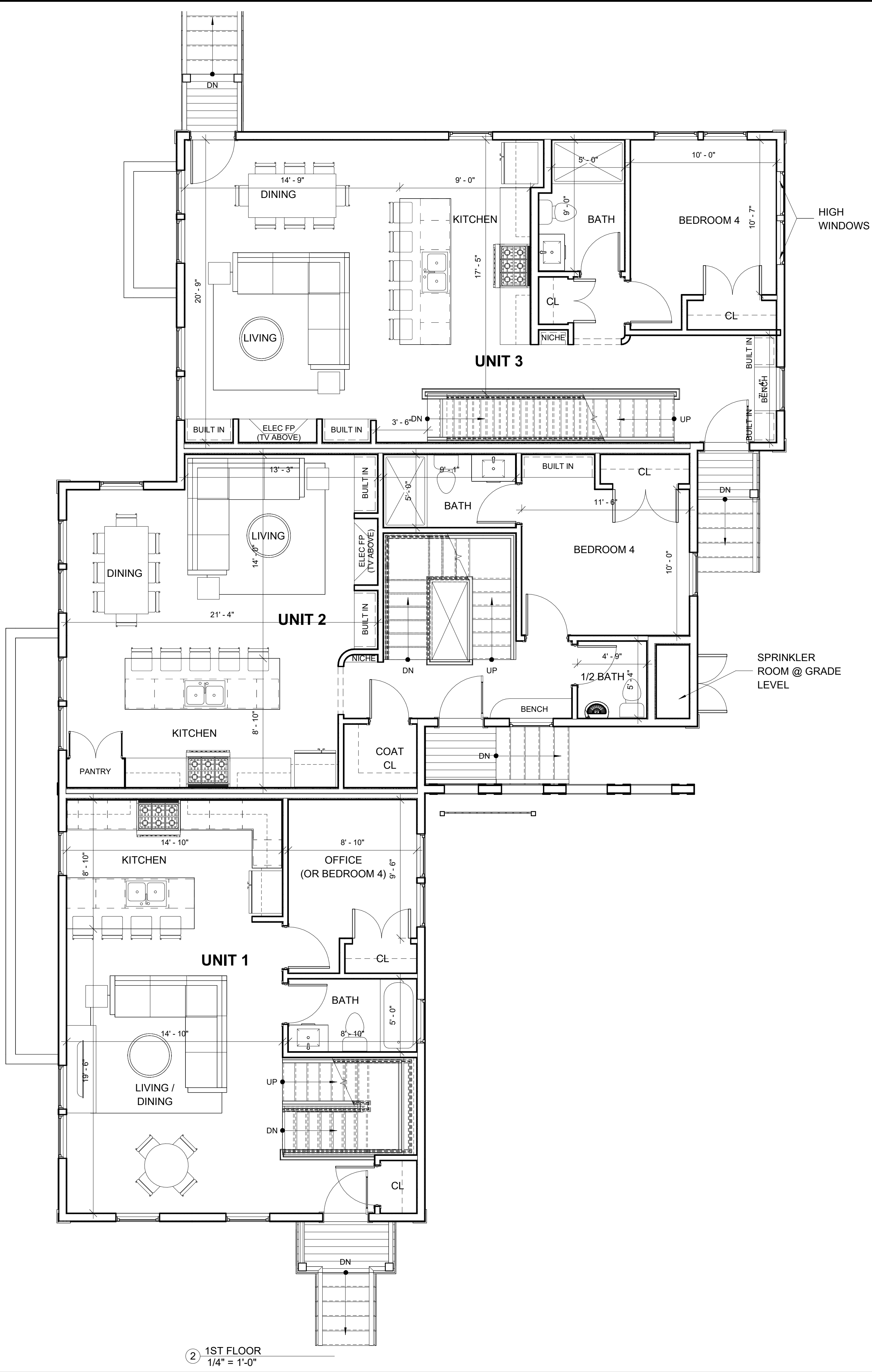
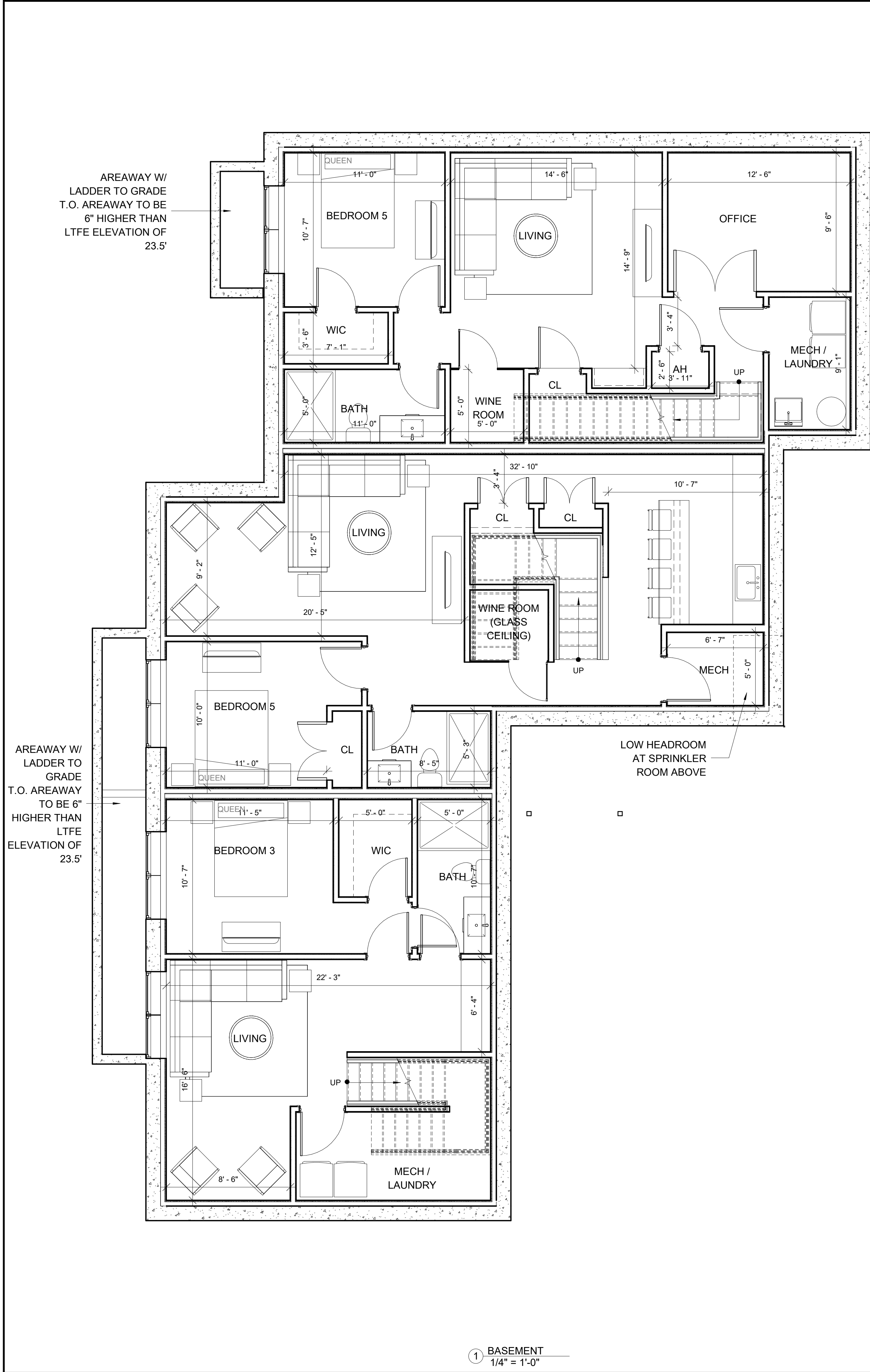
REVISIONS

No.	Description	Date

AREA PLANS

A-022

26 JAY



PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

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ARCHITECT

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**NOT FOR
CONSTRUCTION**

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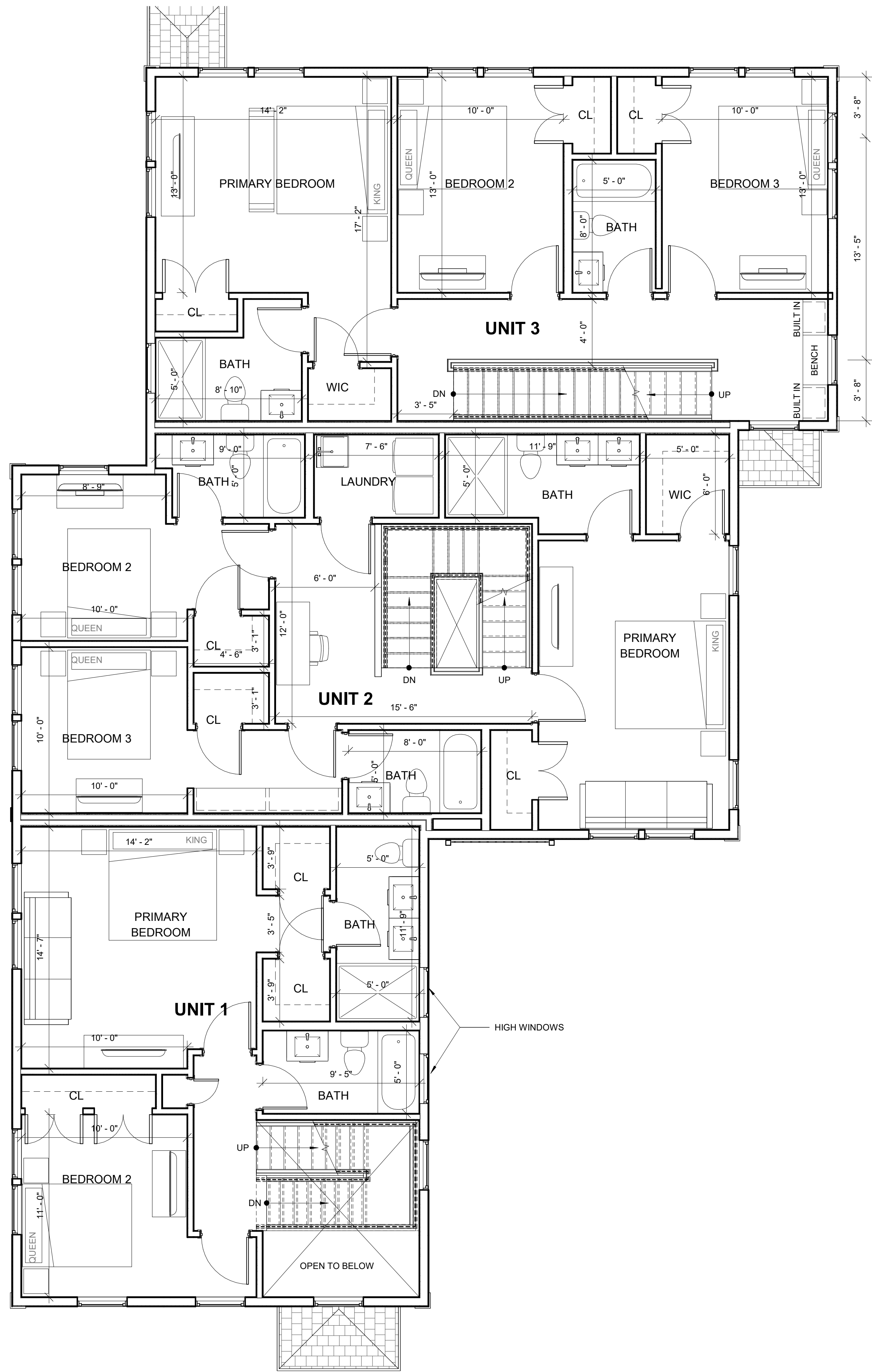
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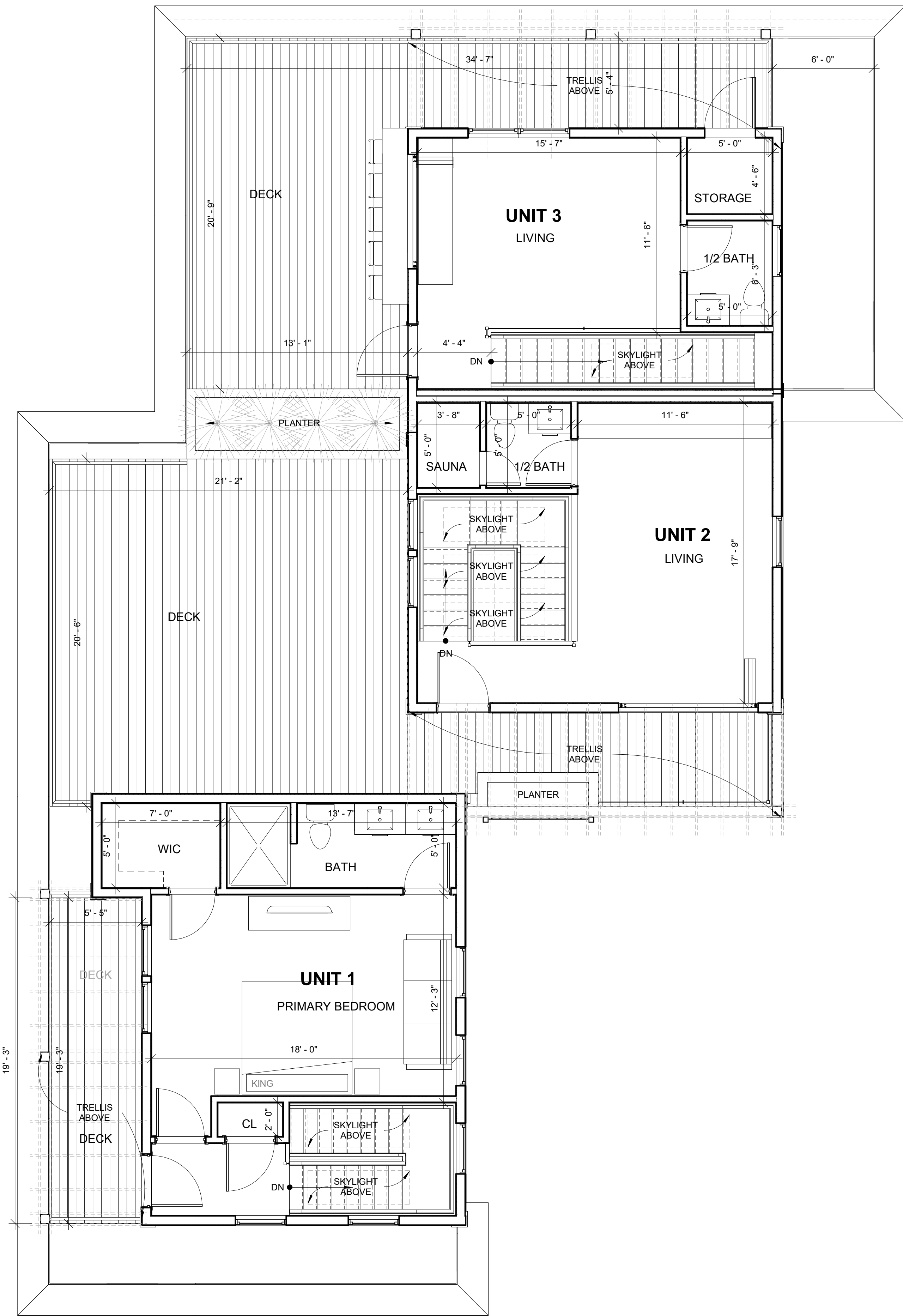
BASEMENT & FIRST FLOOR PLAN

A-100

26 JAY



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



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

PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO
BUILDERS

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ARCHITECTURE

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REVISIONS

No.	Description	Date

SECOND &
THIRD FLOOR
PLANS

A-101

26 JAY



① FRONT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"

PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

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BUILDERS

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ARCHITECTURE

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REVISIONS

No.	Description	Date

FRONT & RIGHT
ELEVATIONS

A-300

26 JAY

\\kg-ras152\Data\25004_Mike Tokalyan_26 Jay St_Cambridge\03_DRAWINGS\00_ARCH\01_SD\26_Jay SI-4-2025-updated.rvt

4/7/2025 10:44:28 AM



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

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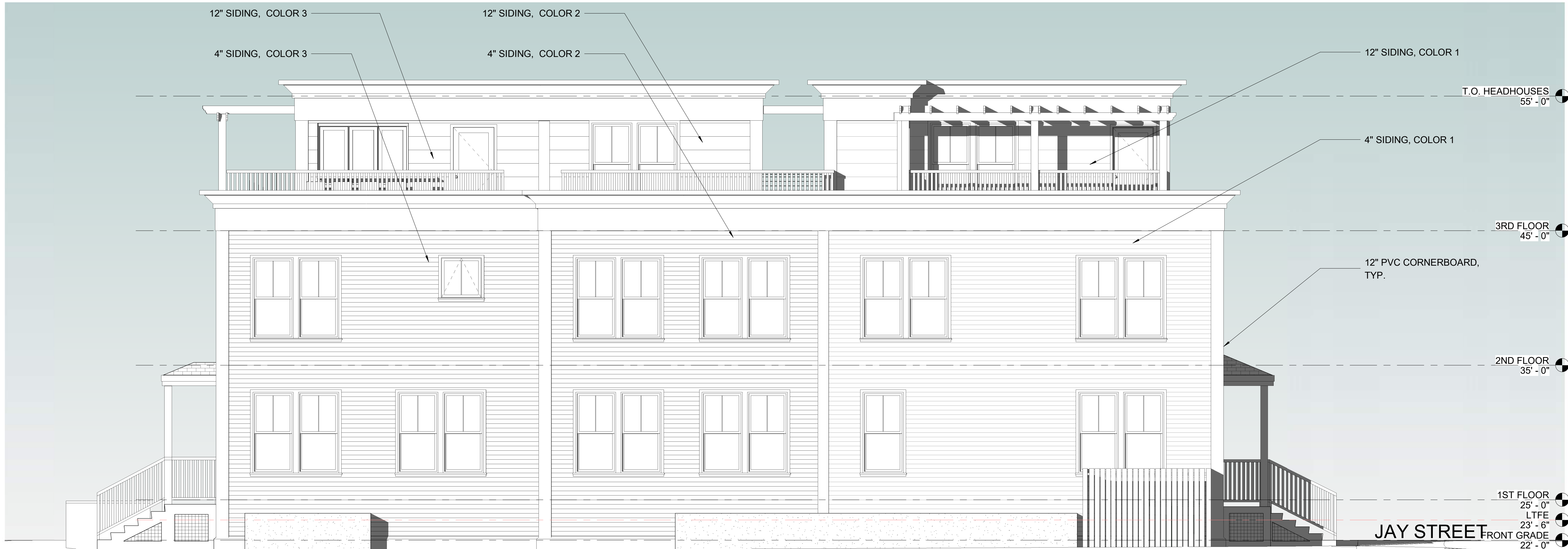
FRONT & RIGHT
ELEVATIONS

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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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
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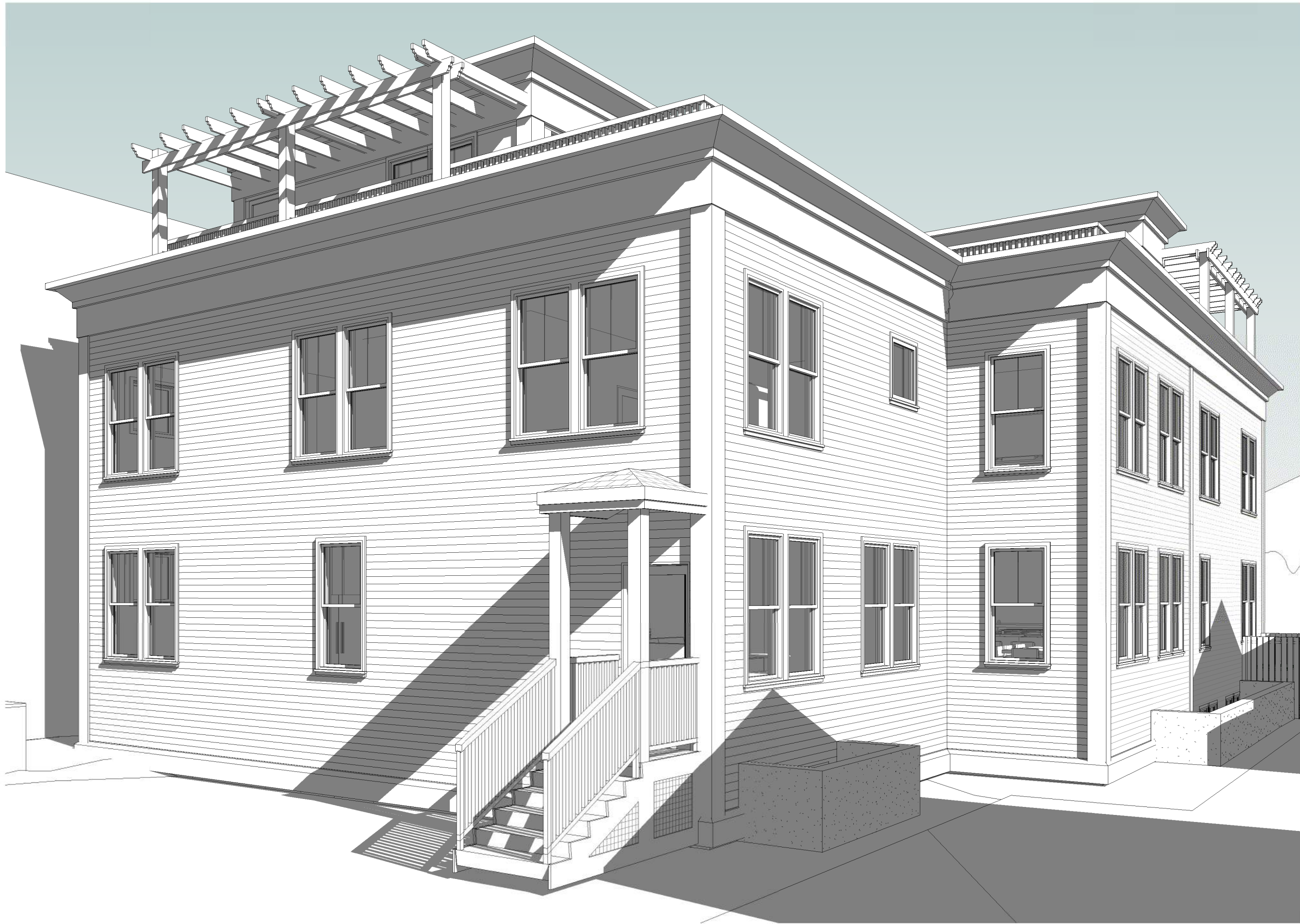
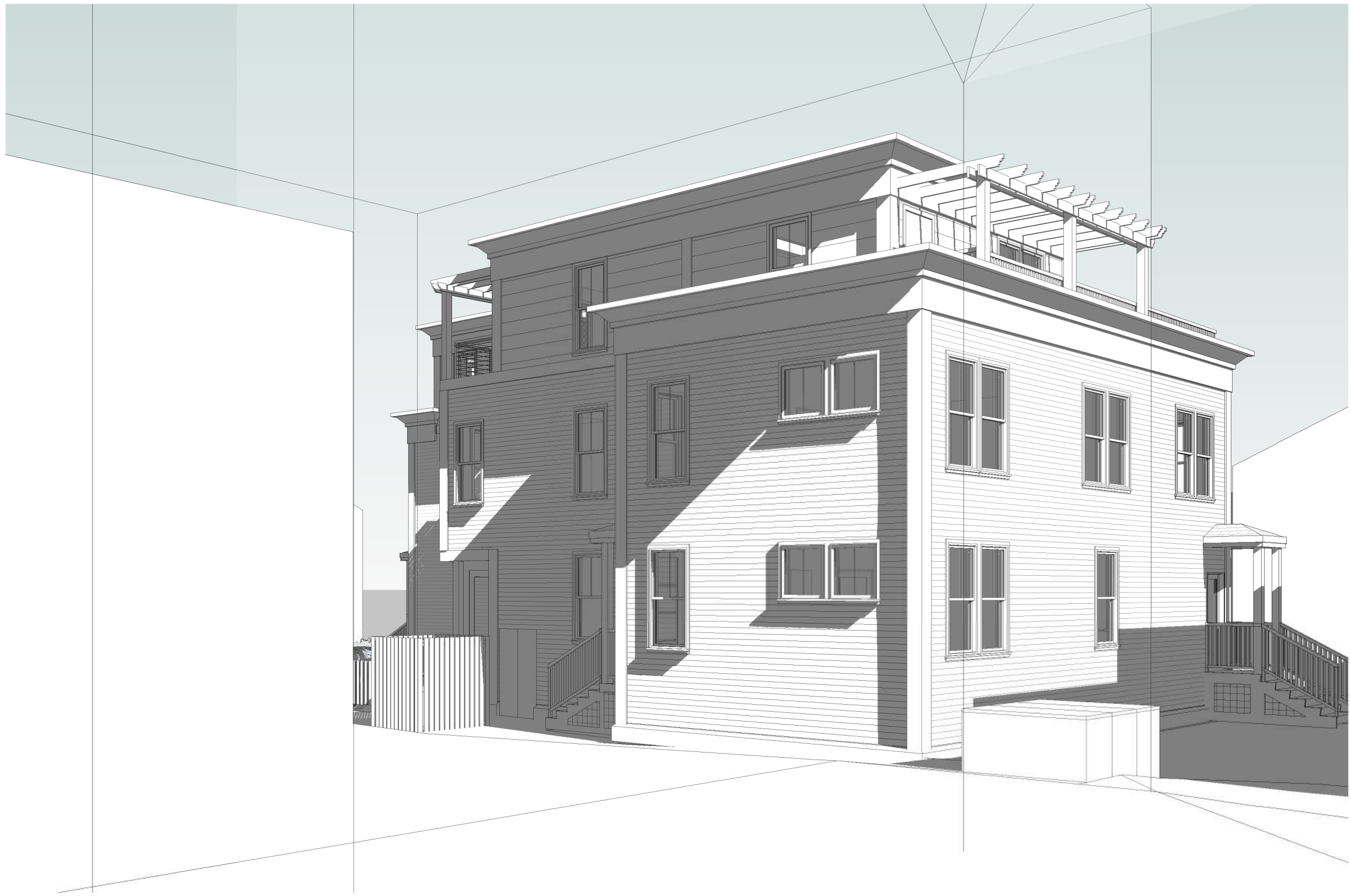
REVISIONS

No.	Description	Date

REAR & LEFT
ELEVATIONS

A-301B

26 JAY



PROJECT NAME

26 JAY

PROJECT ADDRESS

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Date 04/03/2025
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Scale

REVISIONS

No.	Description	Date

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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Project number 25004
Date 04/03/2025
Drawn by ES
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Scale -

REVISIONS

No.	Description	Date

PERSPECTIVES

AV-1B

26 JAY



PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO
BUILDERS

ARCHITECT



ARCHITECTURE

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No.	Description	Date

VIEW UP JAY
STREET

AV-2

26 JAY



PROJECT NAME

26 JAY

PROJECT ADDRESS

26 JAY STREET
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CLIENT

CONTEMPO
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REVISIONS

No.	Description	Date

VIEW DOWN JAY
STREET

AV-3

26 JAY