

ARCHITECTURAL DRAWING LIST		
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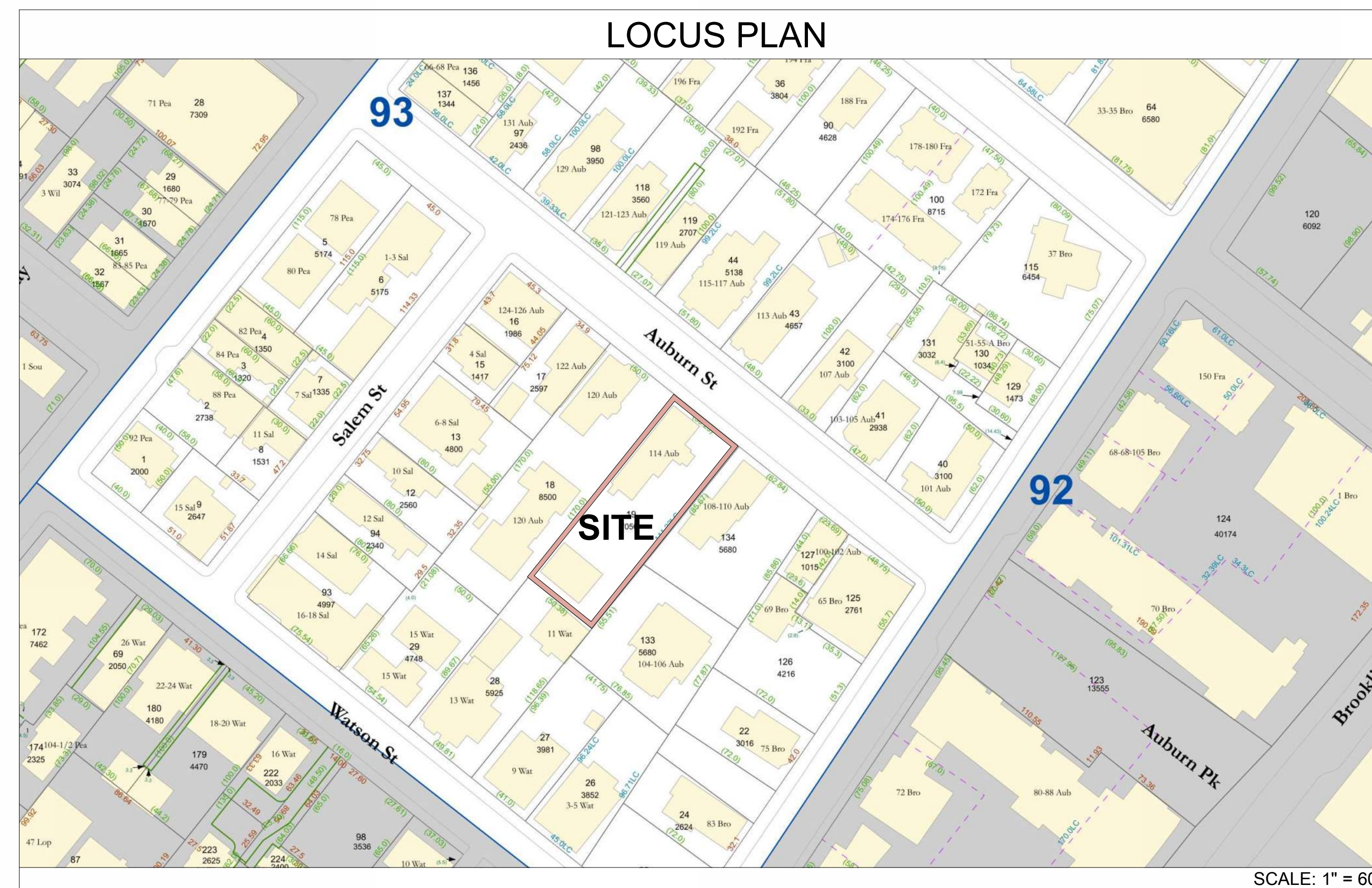


PROJECT: 114 AUBURN STREET RESIDENCES

PROJECT ADDRESS:
114 AUBURN STREET
CAMBRIDGE MASSACHUSETTS

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

OWNER
MARSH BUILDERS, C/O RON BUCK
ADDRESS:
63 SHORE ROAD, U21
WINCHESTER, MA 01890



SD SET
04/21/2026

PROJECT NAME

**114 AUBURN
ANALYSIS**

PROJECT ADDRESS

114 AUBURN
CAMBRIDGE, MA

CLIENT

**MARSH BUILDERS
C/O RON BUCK**

ARCHITECT



ARCHITECTURE

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

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Date 04/21/2026
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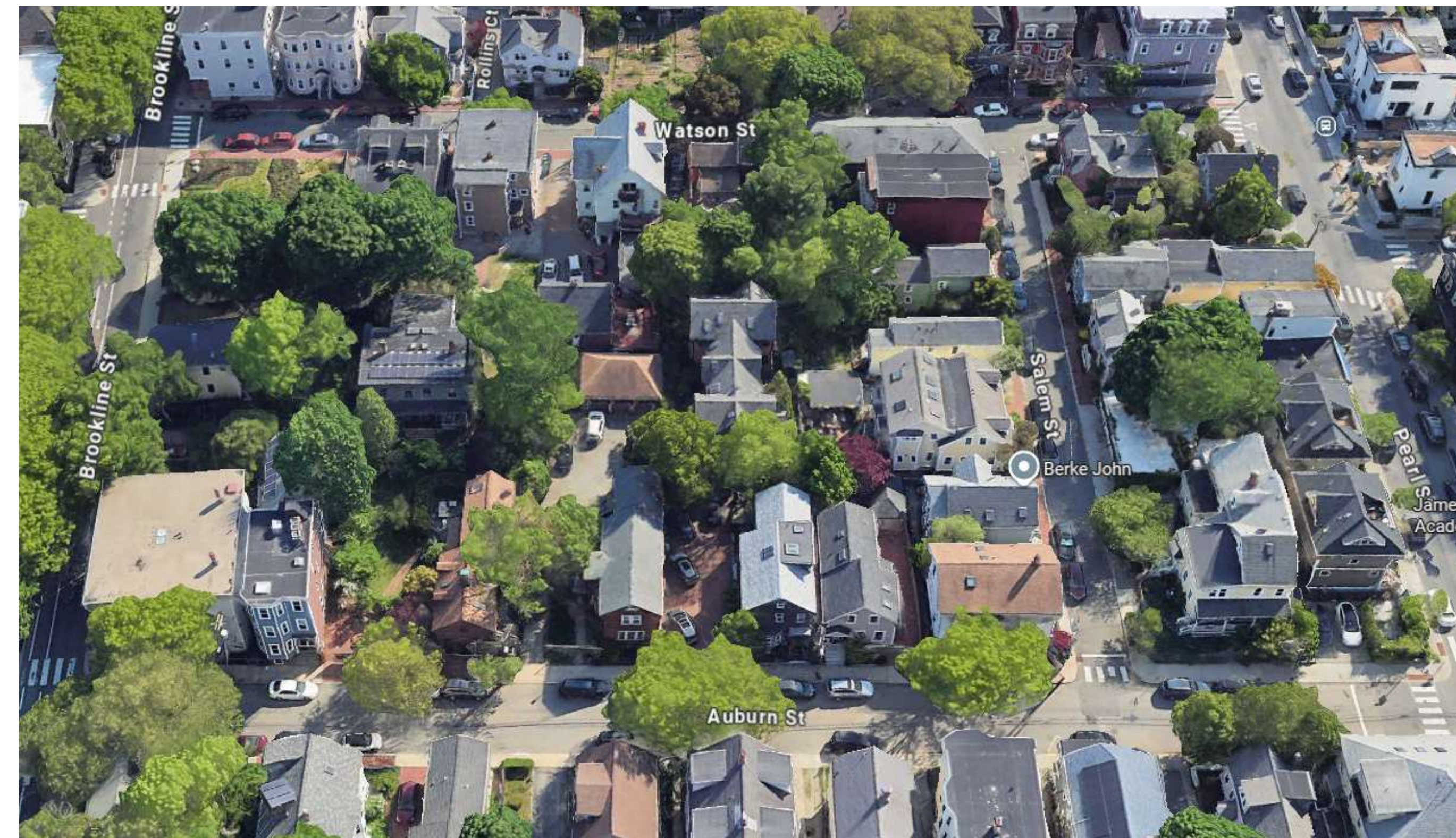
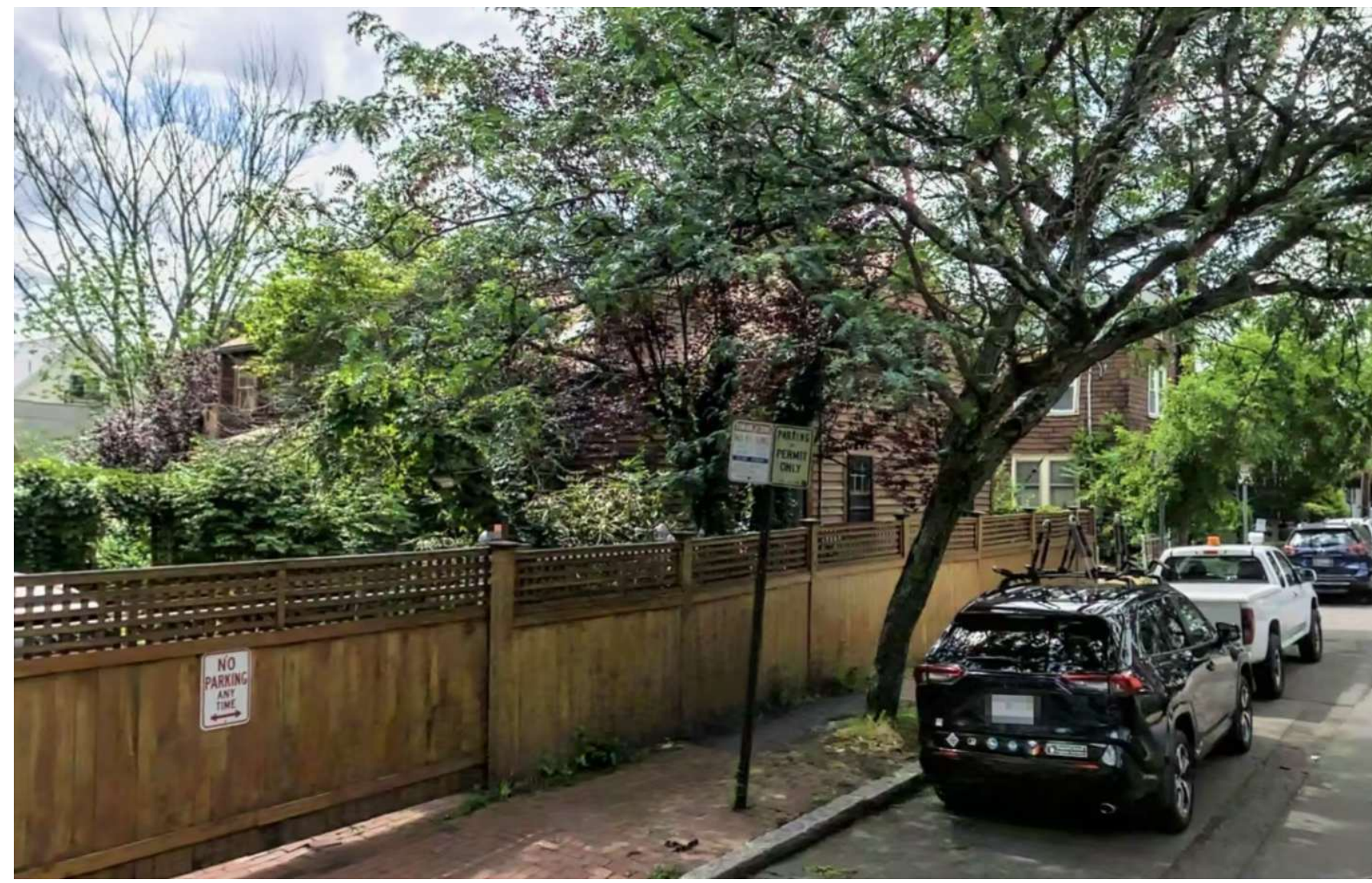
REVISIONS

No.	Description	Date

COVER SHEET

A-000

114 AUBURN ANALYSIS



PROJECT NAME

**114 AUBURN
ANALYSIS**

PROJECT ADDRESS

114 AUBURN
CAMBRIDGE, MA

CLIENT

**MARSH BUILDERS
C/O RON BUCK**

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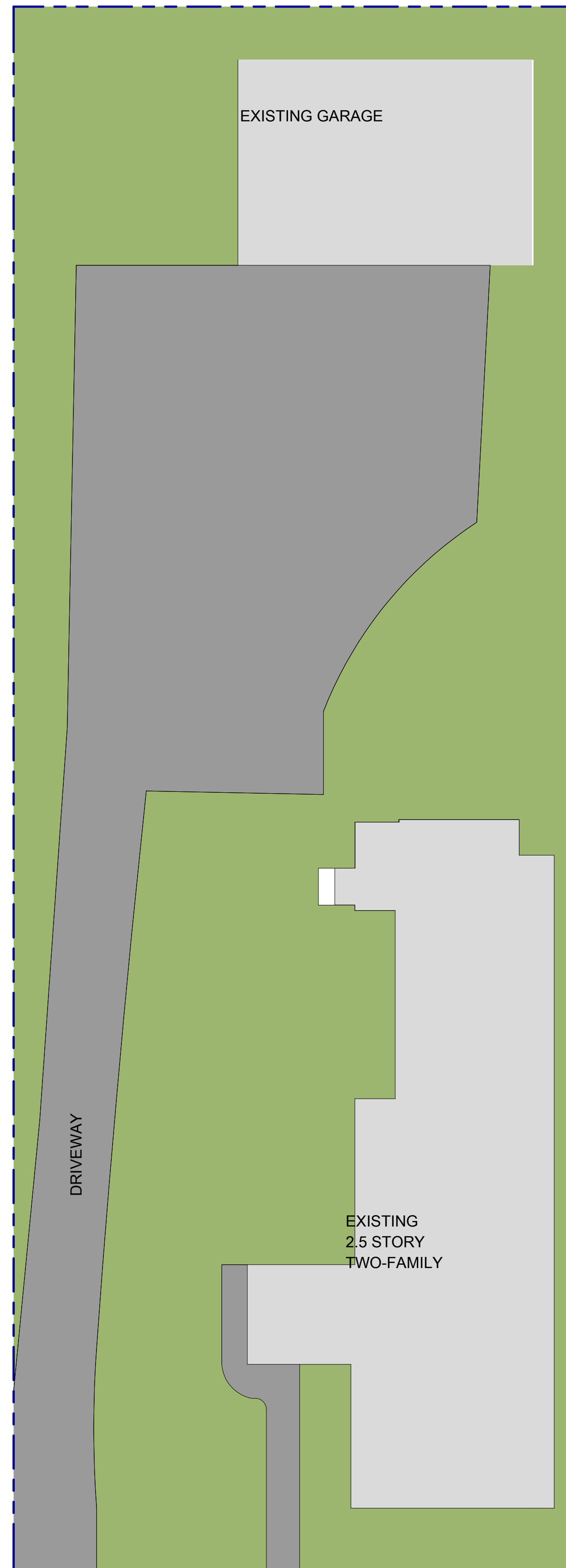
REVISIONS

No.	Description	Date

CONTEXT

A-015

114 AUBURN ANALYSIS



7 EXISTING - SITE PLAN
1/8" = 1'-0"

ZONING CHART

ZONE : C-1	REQUIRED (C1)	PROPOSED	REMARKS
	±7,056 SF LOT		
LOT AREA, MIN S.F.	NONE	7,056 SF	COMPLIES
LOT AREA, MIN S.F. / DU	NONE	6 DU / 1,176 SF PER DU	N/A
MAX. FAR	NONE	±9,610 S.F. (1.36)	N/A
SETBACKS	MIN. FRONT YARD (AUBURN ST)	±5' 7" @ EX ±38' @ NEW	COMPLIES *
	MIN SIDE YARD (LEFT)	±25' @ EX ±5'4" @ NEW	COMPLIES
	MIN SIDE YARD (RIGHT)	±1' 7" @ EX ±5'4" @ NEW	COMPLIES
	MIN REAR YARD	±75' 10" @ EX ±7' 2" @ NEW	COMPLIES
	MAX HEIGHT	35'-0" or 45'-0" W/ NEIGHBORHOOD MEETING	35'
MIN RATIO OF OPEN SPACE TO LOT AREA	30% (2,117 S.F.)	43% (1,486 S.F.)	COMPLIES
PARKING	NO MIN / NO MAX	NONE	COMPLIES
BICYCLE PARKING	1 / DU (11 REQD)	6 SHOWN	COMPLIES

*In the case of an alteration or addition to a building in existence since on or before January 1, 2025, the required side and rear yard setback distances shall be those of the existing building or structure. Additions or alterations that extend horizontally beyond the vertical walls of the existing building shall conform to the requirements in Table 5-1...

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.

EXISTING & PROPOSED BUILDING FOOTPRINTS AND SETBACKS ARE TO BE VERIFIED BY LICENSED LAND SURVEYOR

SITE PLAN LEGEND

- PROPOSED FOOTPRINT
- PROPOSED FOOTPRINT (ABOVE)
- PROPOSED PORCHES
- PROPOSED AREAWAYS
- PAVERS
- LANDSCAPE (PERMEABLE)
- PRIVATE OPEN SPACE
- REQUIRED SETBACKS



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ARCH SITE PLAN

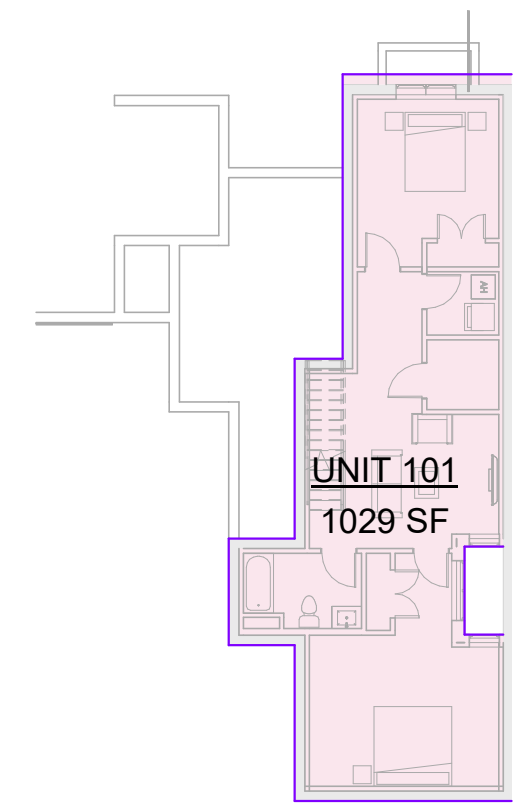
A-020

114 AUBURN ANALYSIS

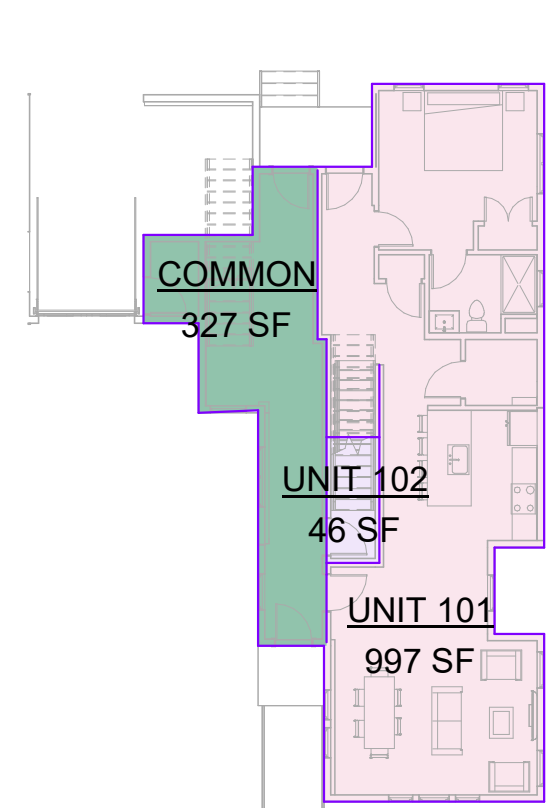
-UNIT AREA-		
Area	Level	Name

COMMON		
327 SF	1ST FLOOR	COMMON
163 SF	2ND FLOOR	COMMON
165 SF	3RD FLOOR	COMMON
655 SF		
UNIT 101		
1029 SF	BASEMENT	UNIT 101
997 SF	1ST FLOOR	UNIT 101
2026 SF		
UNIT 102		
46 SF	1ST FLOOR	UNIT 102
930 SF	2ND FLOOR	UNIT 102
879 SF	3RD FLOOR	UNIT 102
1855 SF		
UNIT 201		
1259 SF	2ND FLOOR	UNIT 201
1259 SF		
UNIT 202		
1807 SF	2ND FLOOR	UNIT 202
1807 SF		
UNIT 301		
1257 SF	3RD FLOOR	UNIT 301
1257 SF		
UNIT 302		
1805 SF	3RD FLOOR	UNIT 302
1805 SF		
10663 SF		

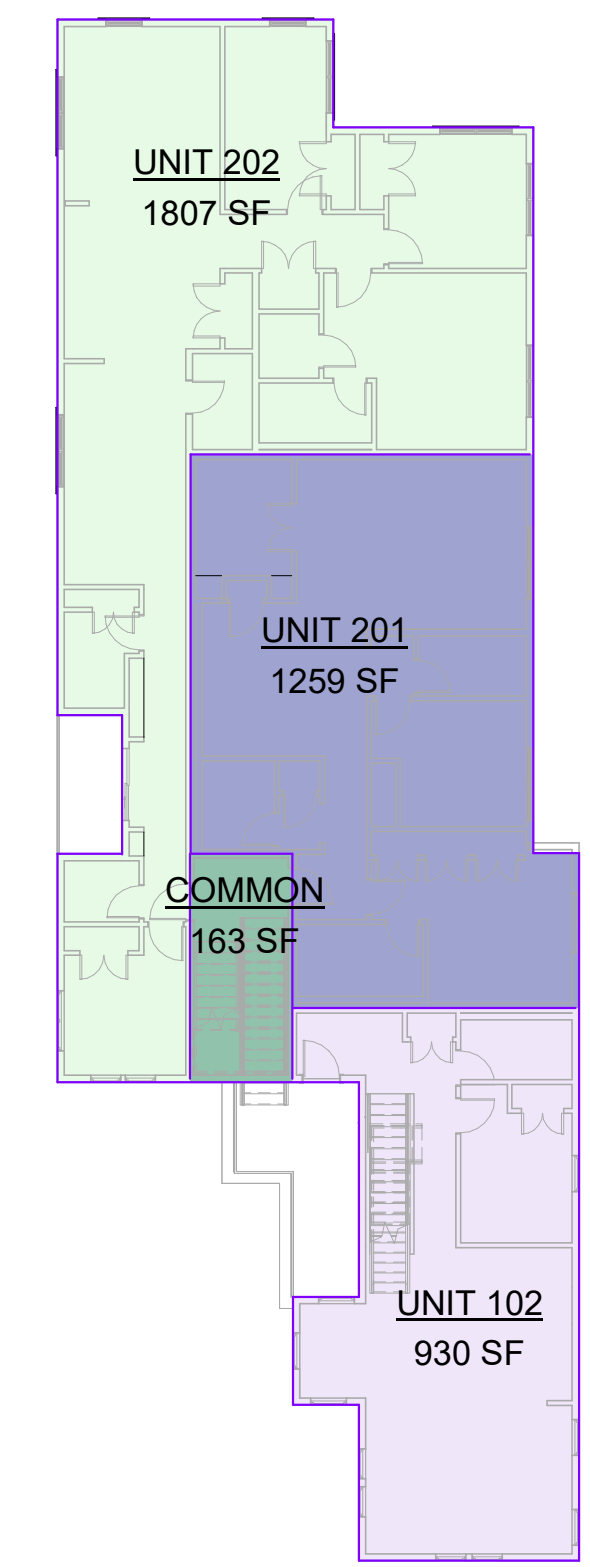
5.25.2 Gross Floor Area shall not include:
 ...
 (c) Area in Stories Below Grade that meets at least one of the following criteria:
 ...
 (i) The area has less than seven feet (7') of ceiling height measured from the floor to the line of the bottom of the floor joists above, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center;
 or
 (ii) The area is designed in accordance with the Flood Resilience Standards set forth in Section 22.80 of this Zoning Ordinance.
 ...



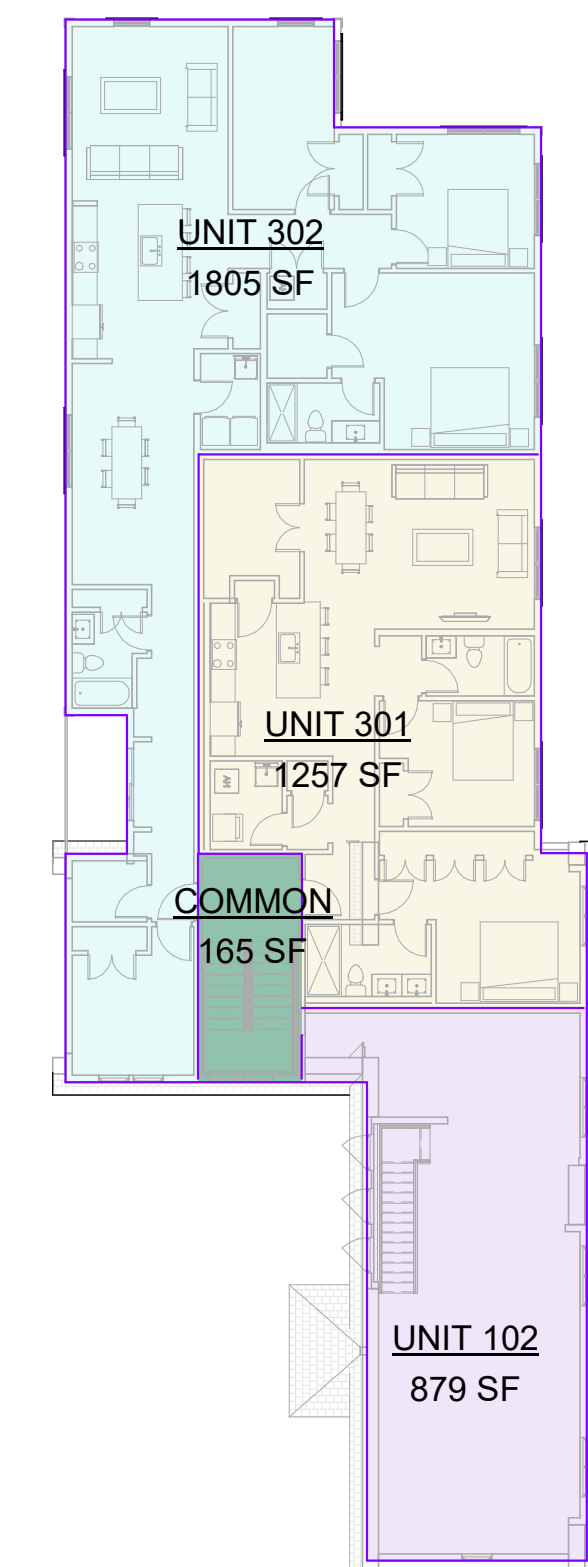
9 BASEMENT
1/16" = 1'-0"



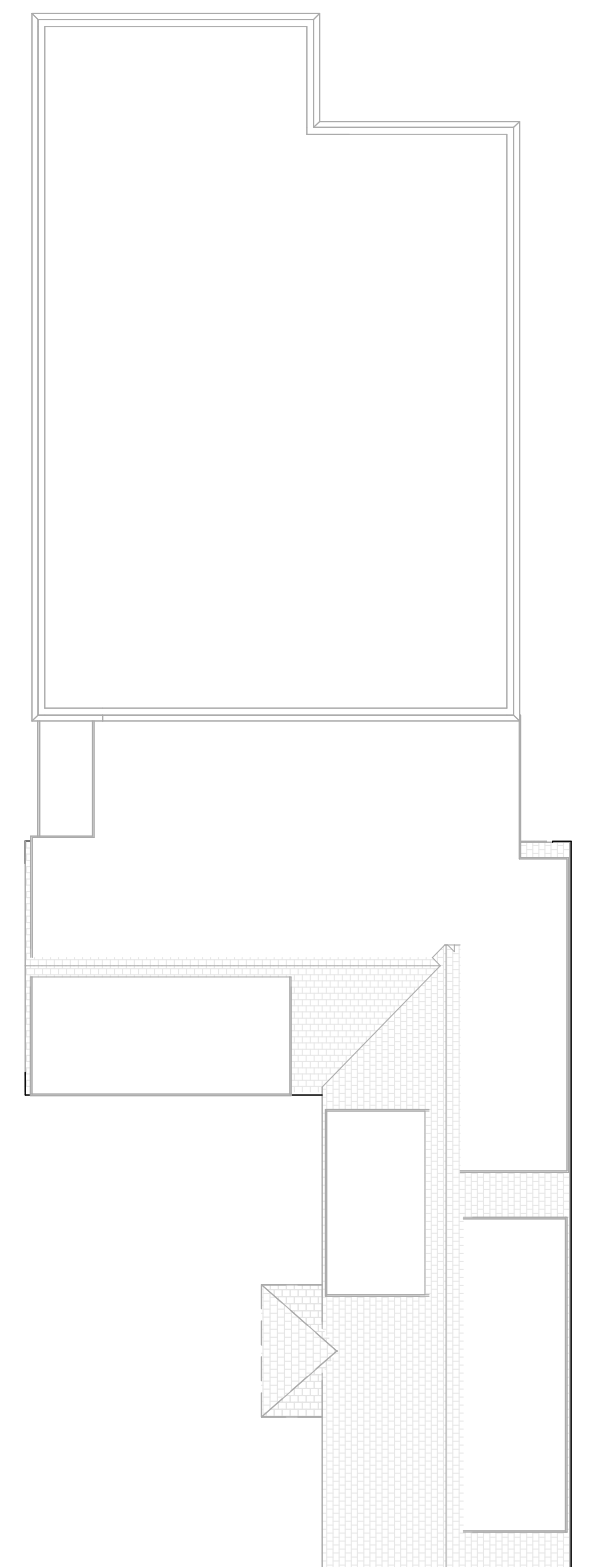
6 1ST FLOOR
1/16" = 1'-0"



7 2ND FLOOR
1/16" = 1'-0"



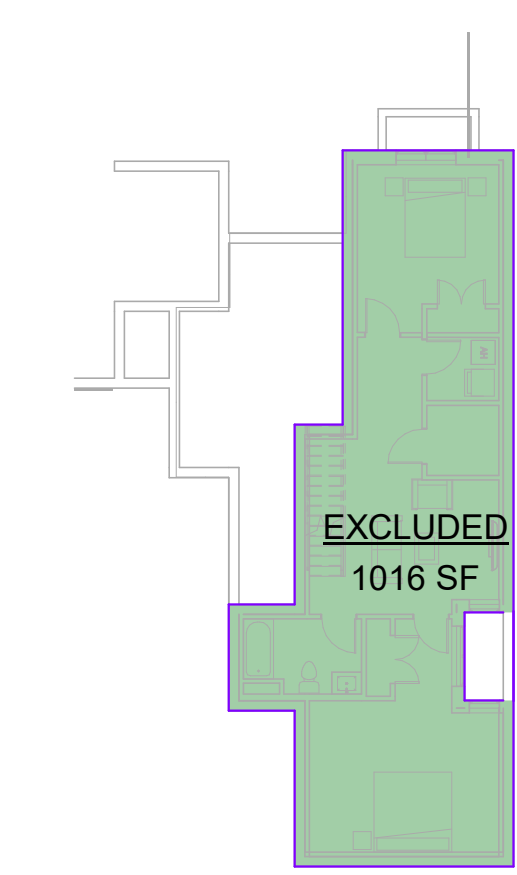
8 3RD FLOOR
1/16" = 1'-0"



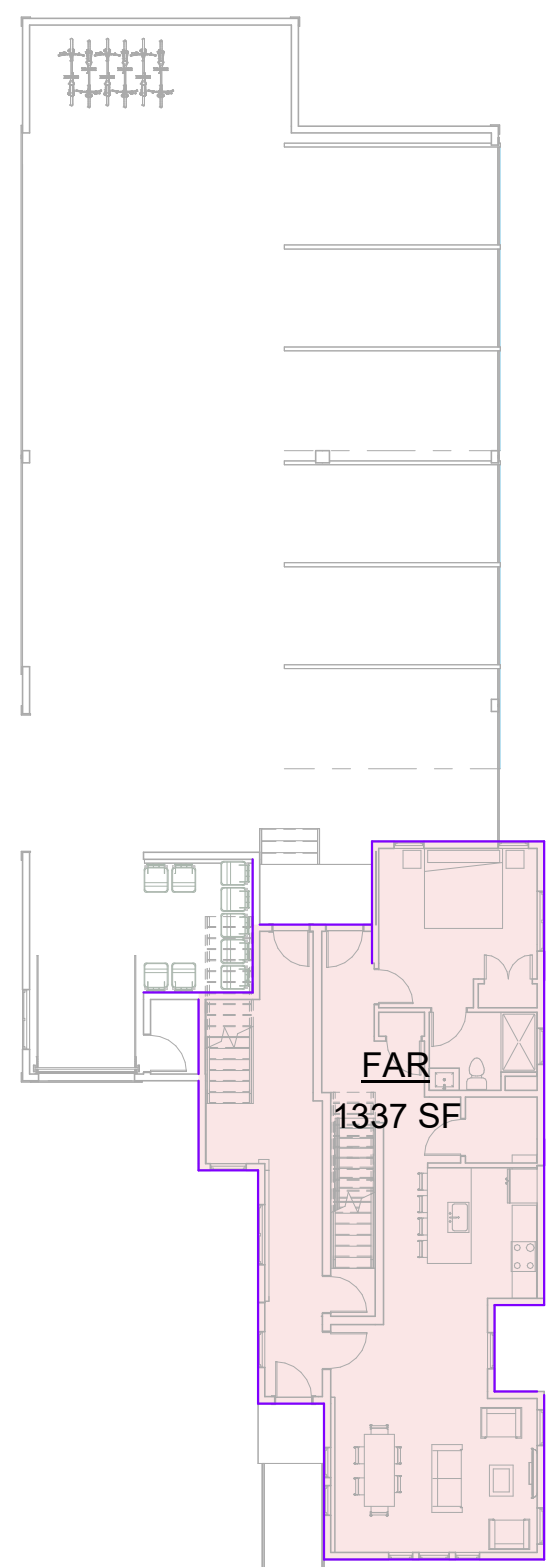
1 ROOF
1/16" = 1'-0"

PROPOSED FAR		
Area	Name	Level

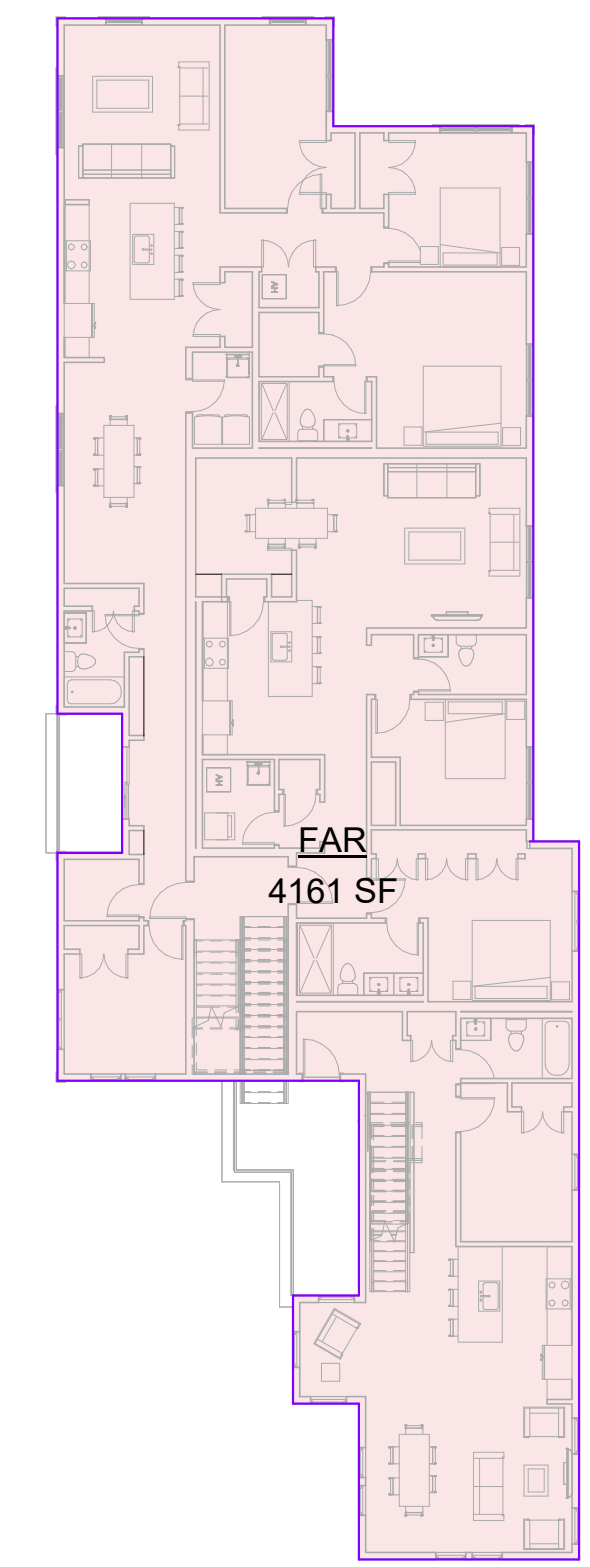
1016 SF	EXCLUDED	BASEMENT
1016 SF		
1337 SF	FAR	1ST FLOOR
4161 SF	FAR	2ND FLOOR
4115 SF	FAR	3RD FLOOR
9612 SF		
10629 SF		



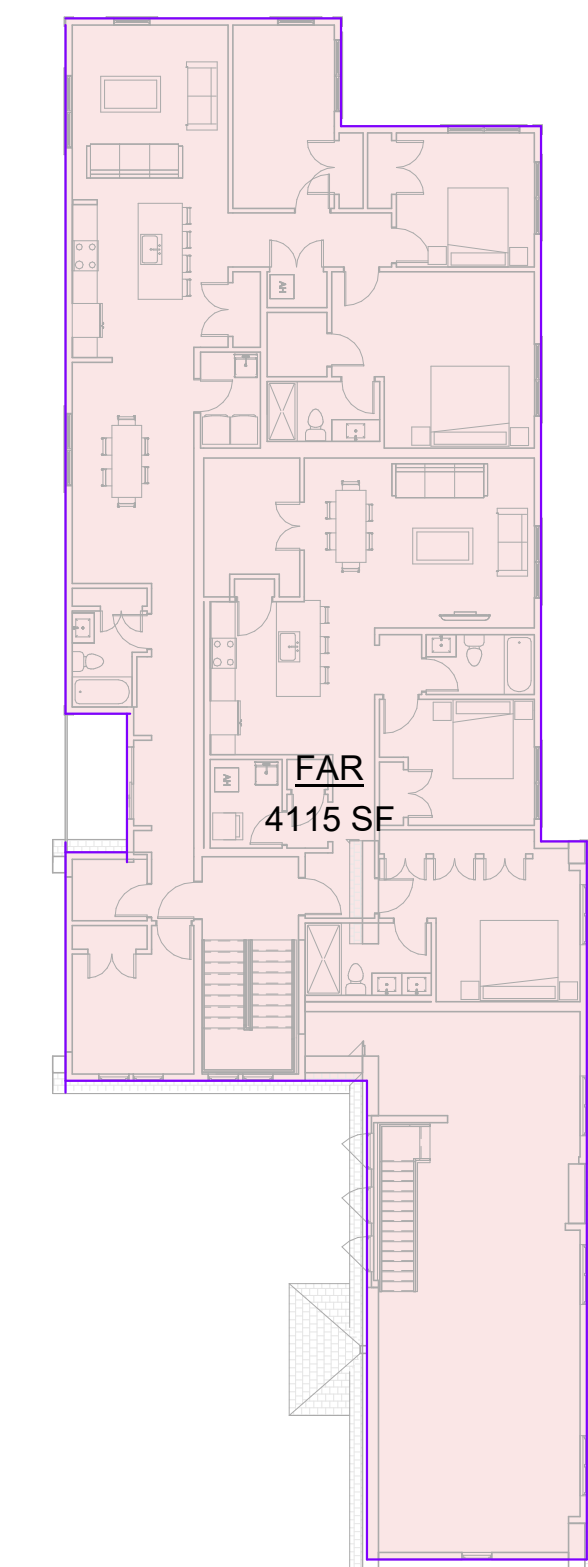
2 BASEMENT
1/16" = 1'-0"



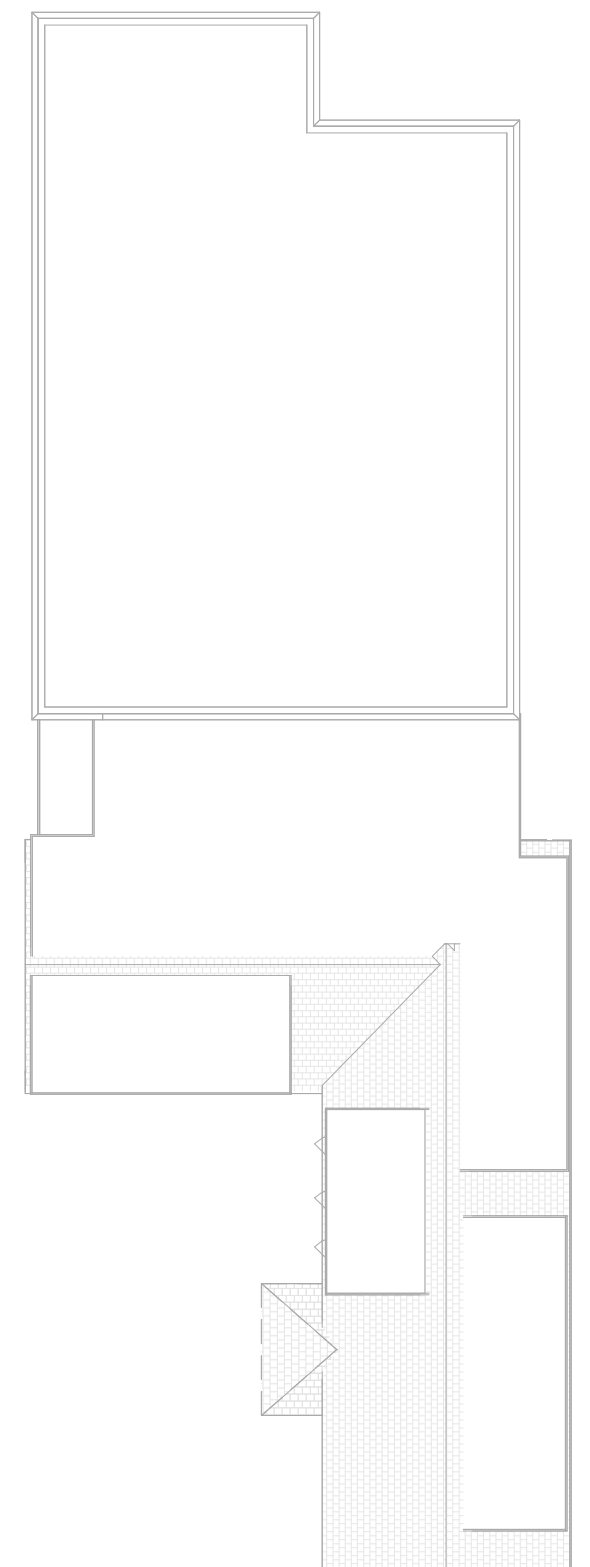
3 1ST FLOOR
1/16" = 1'-0"



4 2ND FLOOR
1/16" = 1'-0"



5 3RD FLOOR
1/16" = 1'-0"




10 ROOF
1/16" = 1'-0"

PROJECT NAME
 114 AUBURN ANALYSIS

PROJECT ADDRESS
 114 AUBURN
 CAMBRIDGE, MA

CLIENT
 MARSH BUILDERS
 C/O RON BUCK

ARCHITECT



ARCHITECTURE

17 IVALOO STREET SUITE 400
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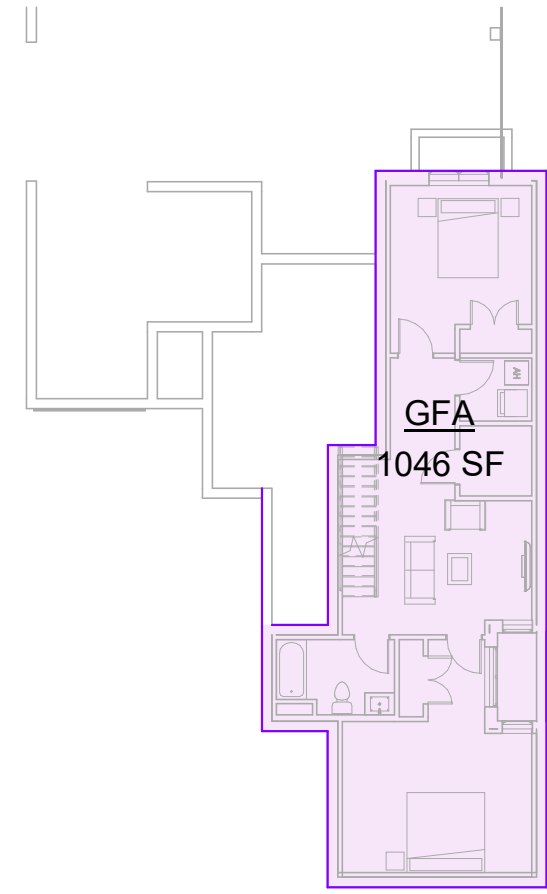
AREA PLANS

A-025

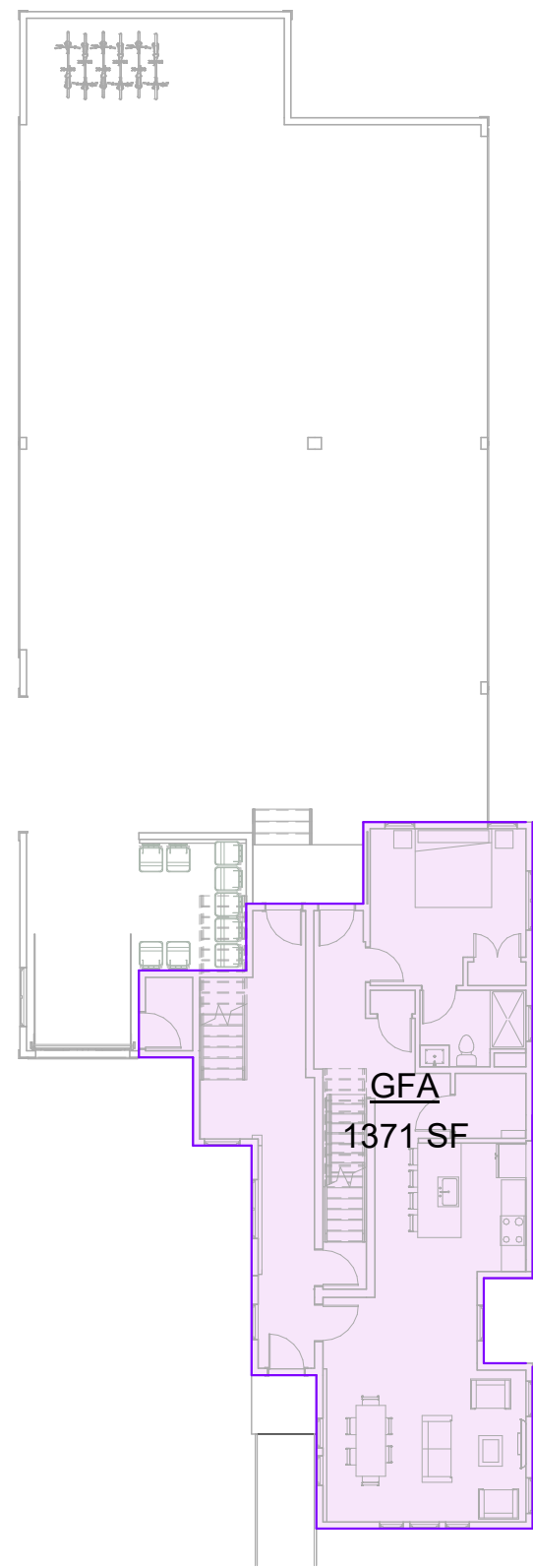
114 AUBURN ANALYSIS

FLOOR AREAS		
Area	Level	Name

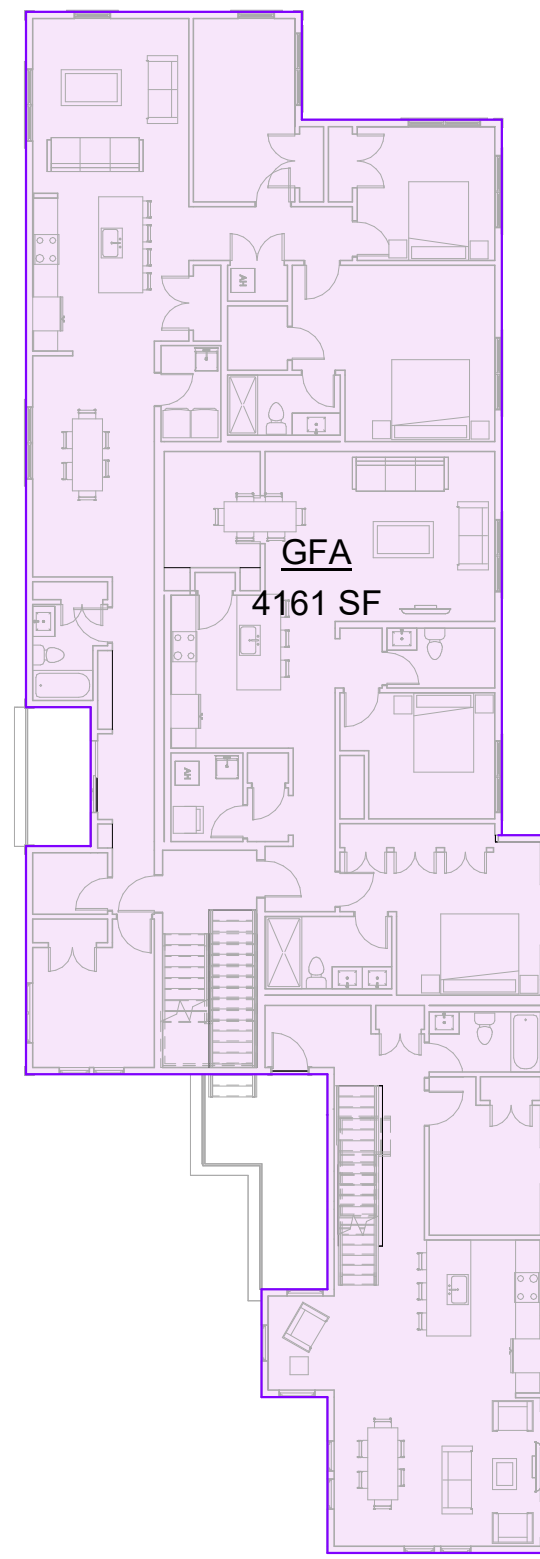
1046 SF	BASEMENT	GFA
1371 SF	1ST FLOOR	GFA
4161 SF	2ND FLOOR	GFA
4161 SF	3RD FLOOR	GFA
10739 SF		
10739 SF		



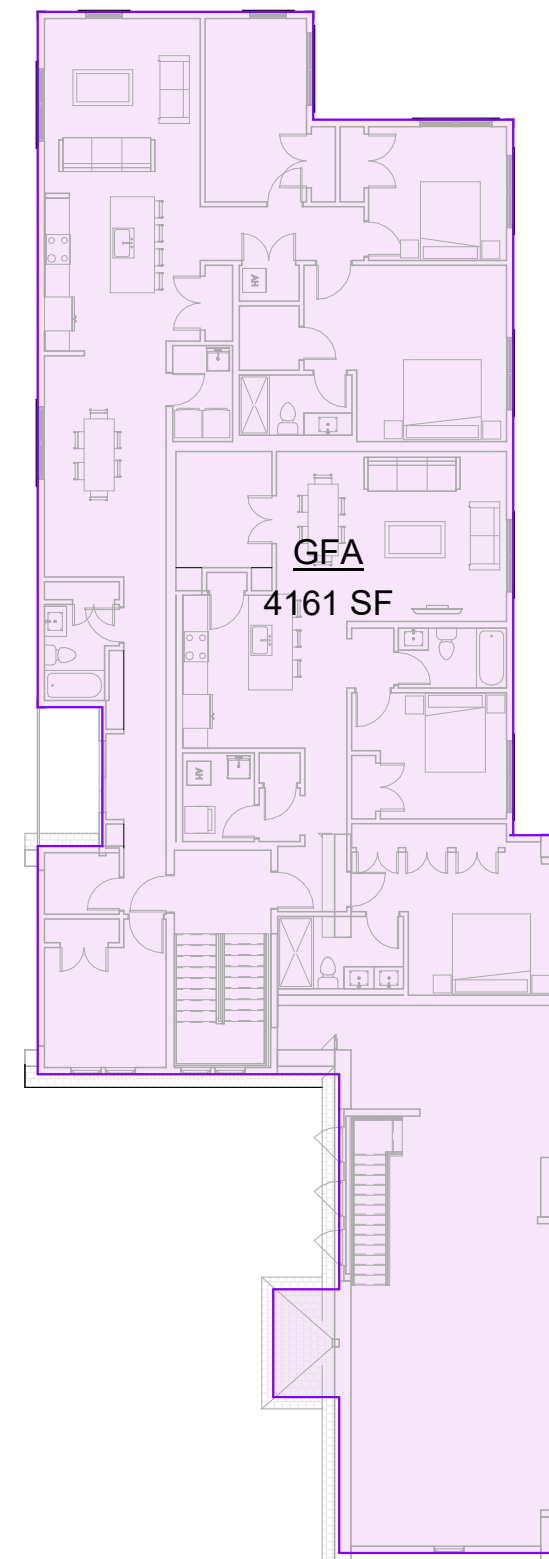
① BASEMENT
1/16" = 1'-0"



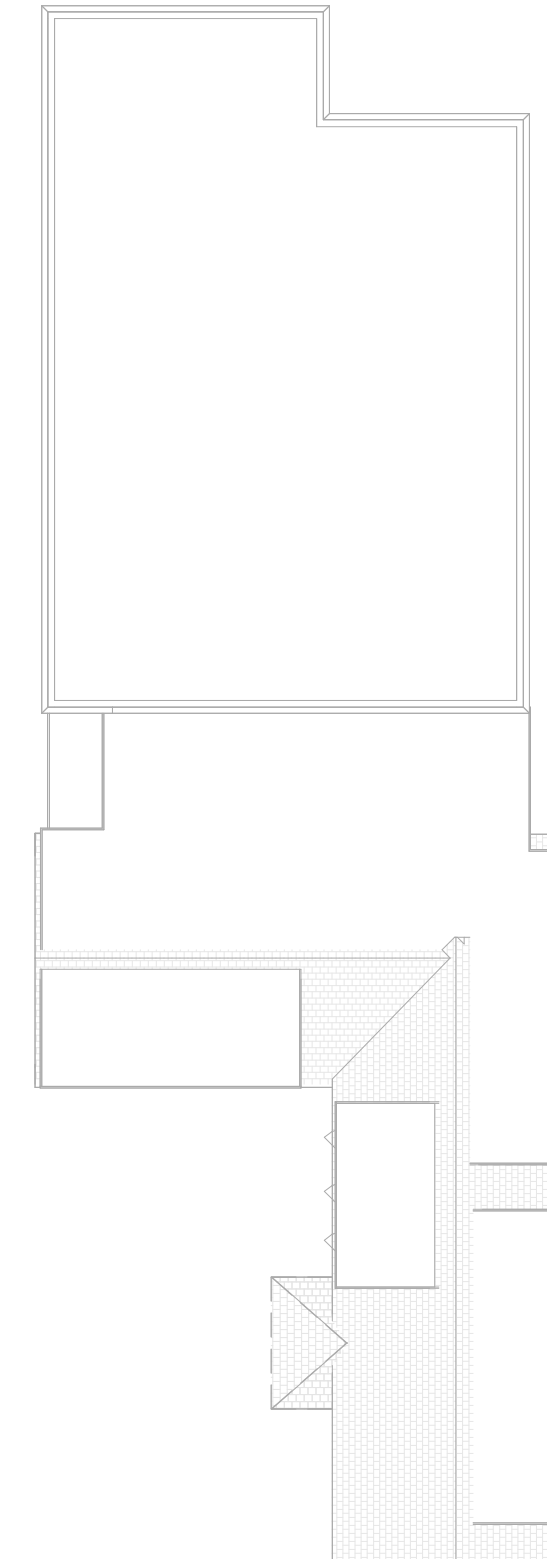
② 1ST FLOOR
1/16" = 1'-0"



③ 2ND FLOOR
1/16" = 1'-0"



④ 3RD FLOOR
1/16" = 1'-0"



⑤ ROOF
1/16" = 1'-0"

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KHALSA

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No.	Description	Date

AREA PLANS

A-026

114 AUBURN ANALYSIS

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4/21/2026 1:22:18 PM

LEGEND

— NEW WALL

— EXISTING TO REMAIN

PROJECT NAME
114 AUBURN ANALYSIS

PROJECT ADDRESS
 114 AUBURN
 CAMBRIDGE, MA

CLIENT
**MARSH BUILDERS
 C/O RON BUCK**

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KDI ARCHITECTURE

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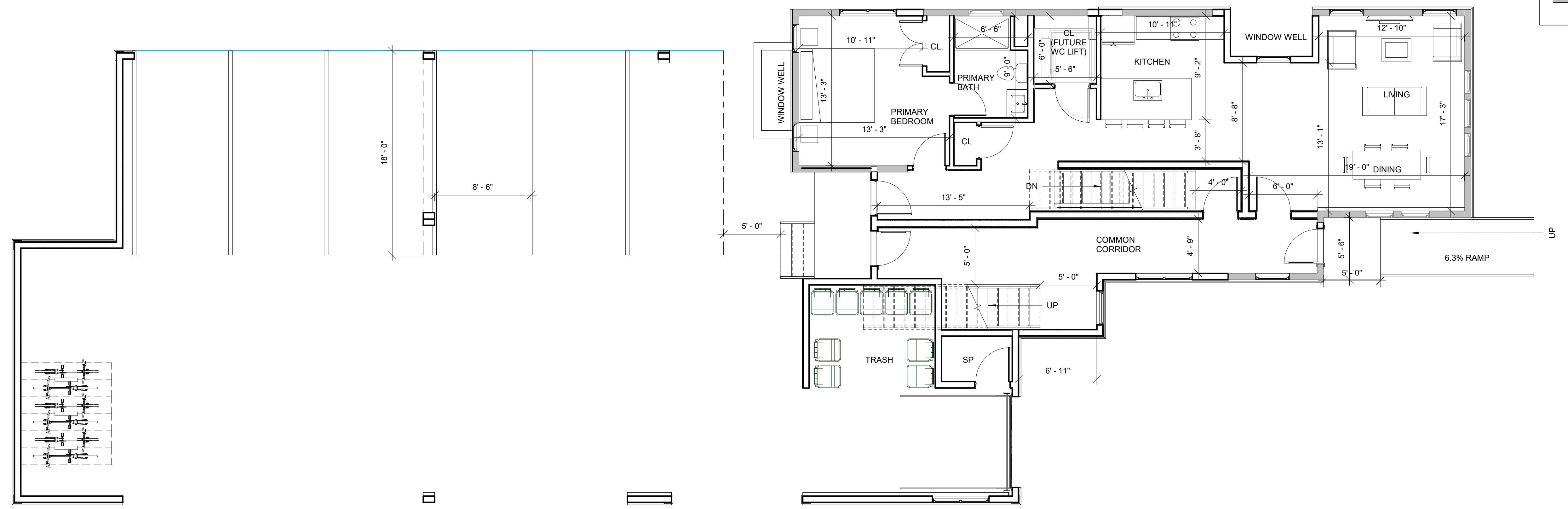
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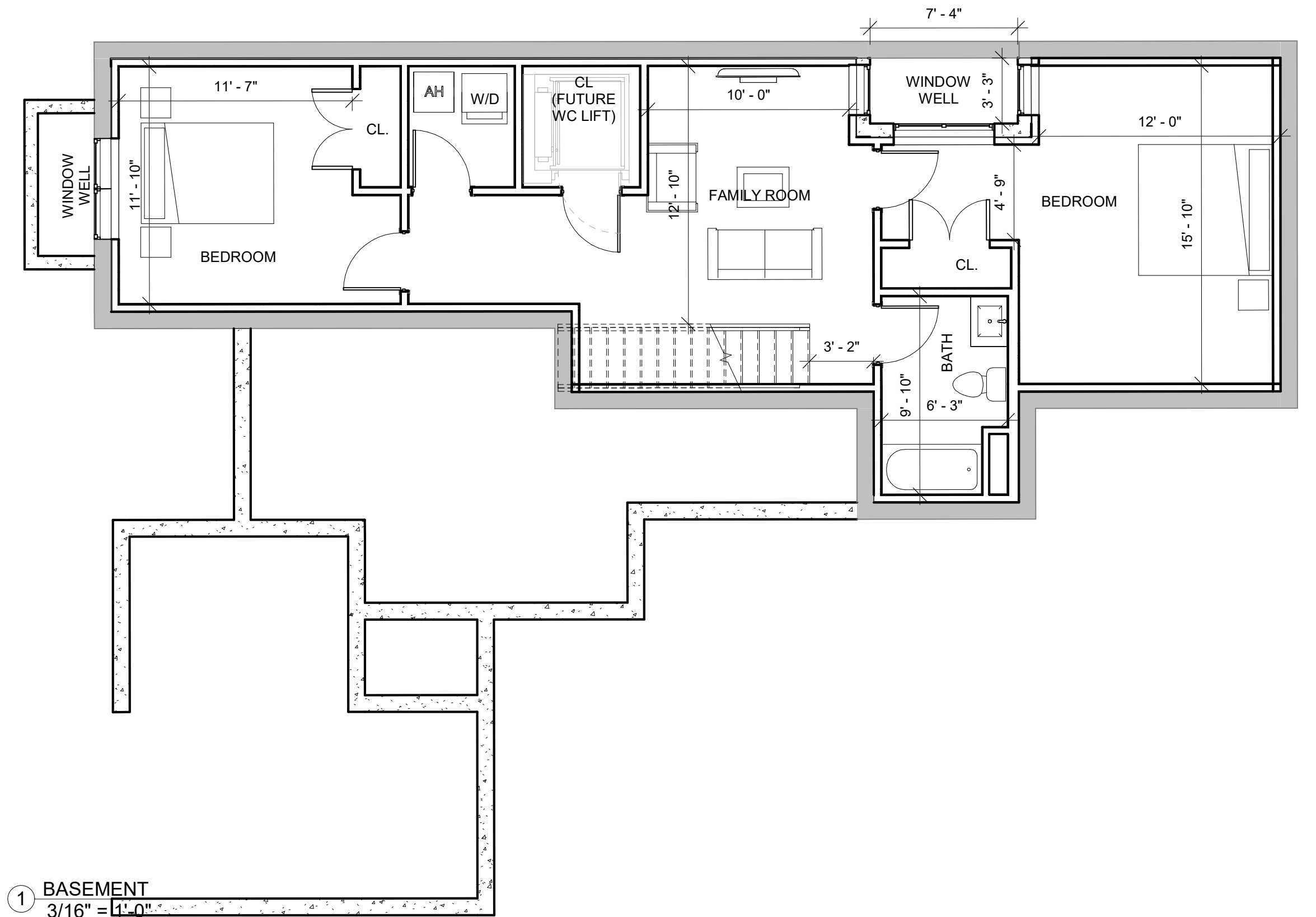
**BASEMENT &
 1ST FLOOR PLANS**

A-100

114 AUBURN ANALYSIS



② 1ST FLOOR
 3/16" = 1'-0"



① BASEMENT
 3/16" = 1'-0"

LEGEND

— NEW WALL

— EXISTING TO REMAIN


PROJECT NAME

**114 AUBURN
ANALYSIS**

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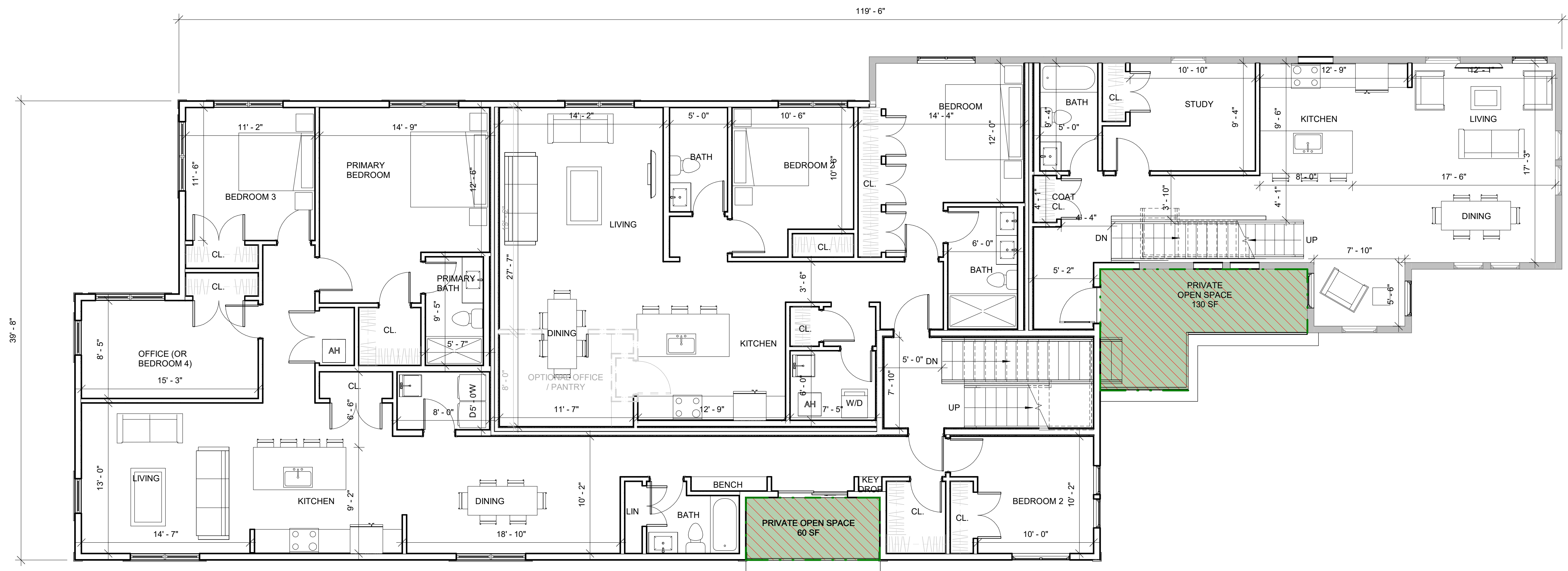
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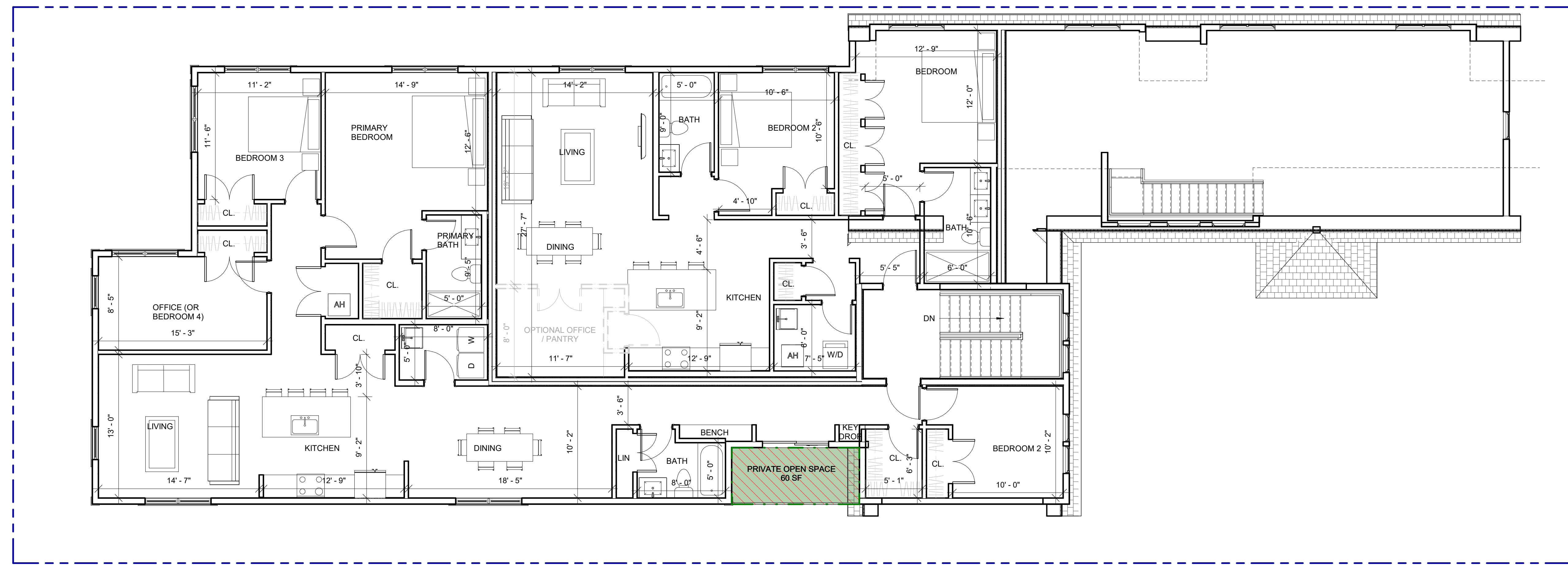
No.	Description	Date

**2ND & 3RD
FLOOR PLANS**

A-101
114 AUBURN ANALYSIS

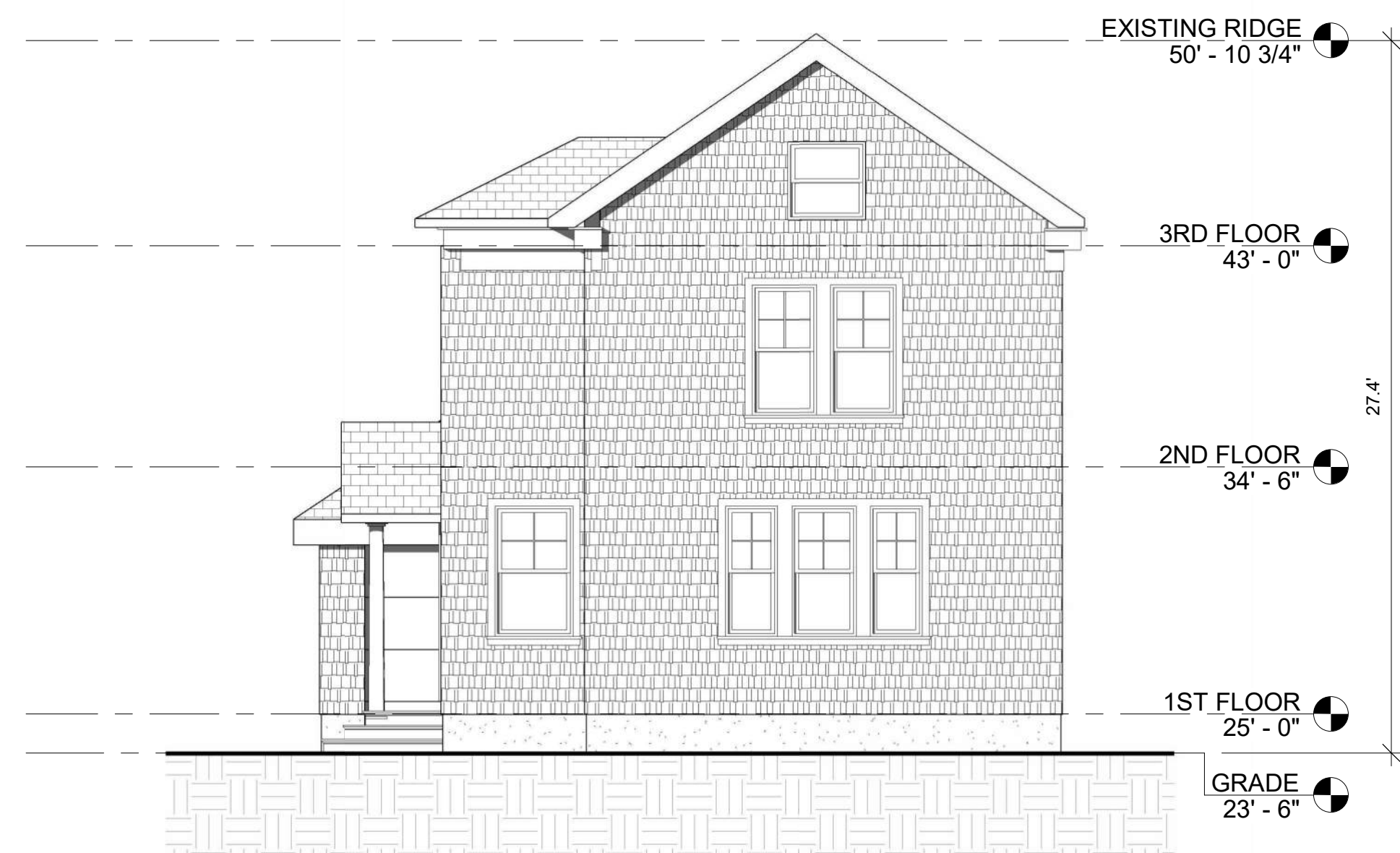


① 2ND FLOOR
3/16" = 1'-0"



② 3RD FLOOR
3/16" = 1'-0"

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① EXISTING - FRONT ELEVATION
3/16" = 1'-0"



③ FRONT ELEVATION
3/16" = 1'-0"

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CAMBRIDGE, MA**

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No.	Description	Date

**FRONT
ELEVATION**

A-300

114 AUBURN ANALYSIS

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CAMBRIDGE, MA

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No.	Description	Date

**LEFT SIDE
ELEVATION**

A-301

114 AUBURN ANALYSIS

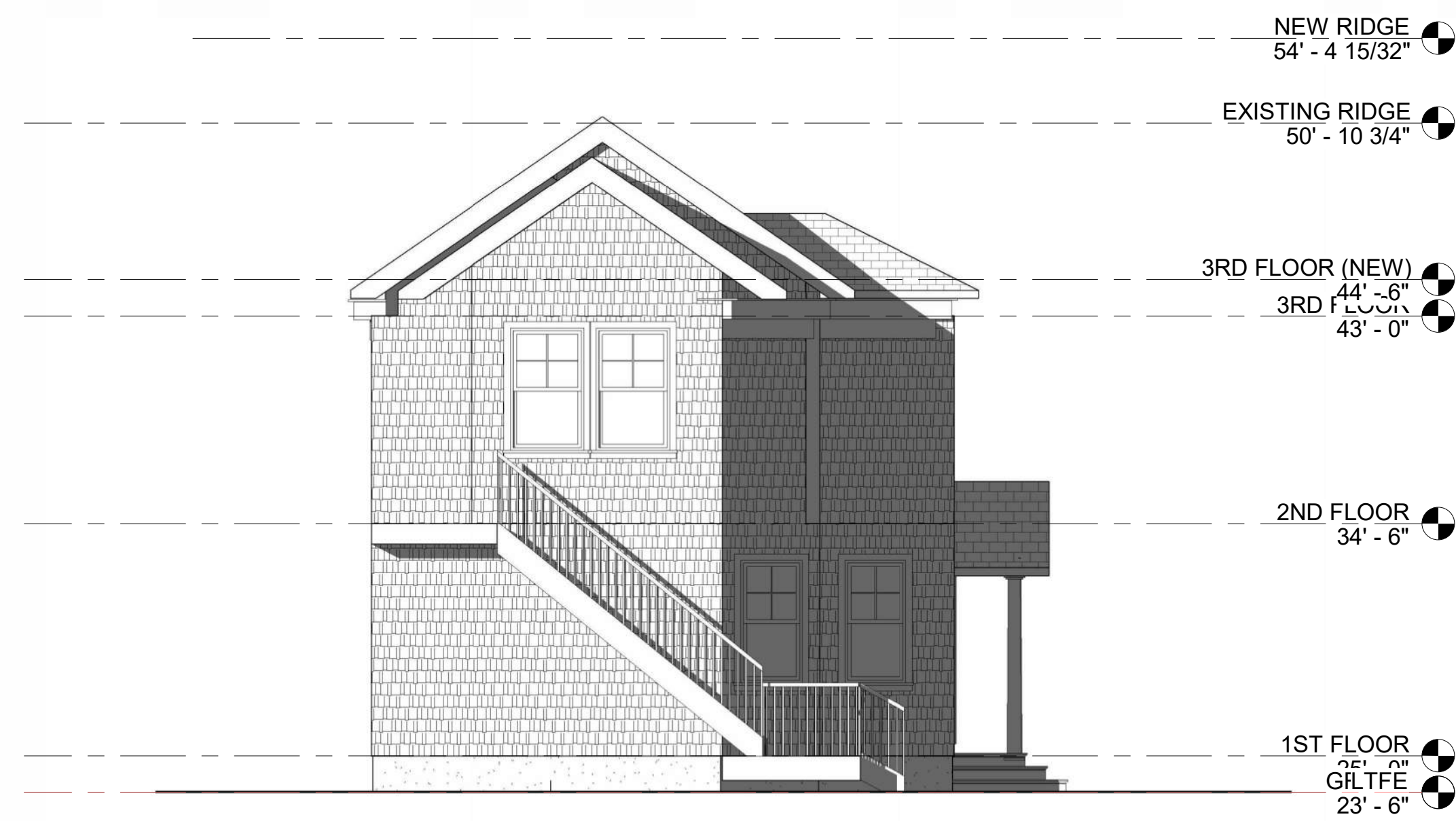


① EXISTING - LEFT ELEVATION
3/16" = 1'-0"



② LEFT ELEVATION
3/16" = 1'-0"

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① EXISTING - REAR ELEVATION
3/16" = 1'-0"



② REAR ELEVATION
3/16" = 1'-0"

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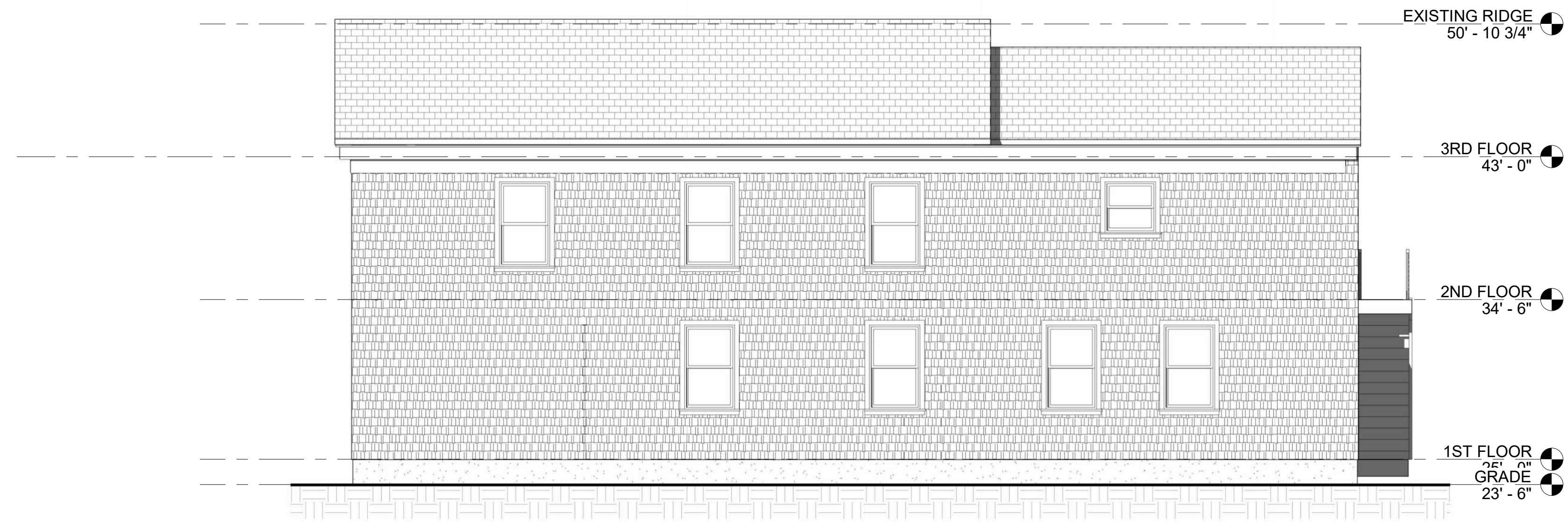
REVISIONS

No.	Description	Date

REAR
ELEVATION

A-302

114 AUBURN ANALYSIS



① EXISTING - RIGHT ELEVATION
3/16" = 1'-0"



② RIGHT ELEVATION
3/16" = 1'-0"

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CAMBRIDGE, MA

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**RIGHT
ELEVATION**

A-303

114 AUBURN ANALYSIS



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ANALYSIS**

PROJECT ADDRESS

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CAMBRIDGE, MA

CLIENT

**MARSH BUILDERS
C/O RON BUCK**

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REGISTRATION



Project number 26021
Date 04/21/2026
Drawn by
Checked by ES
Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

AV-1

114 AUBURN ANALYSIS

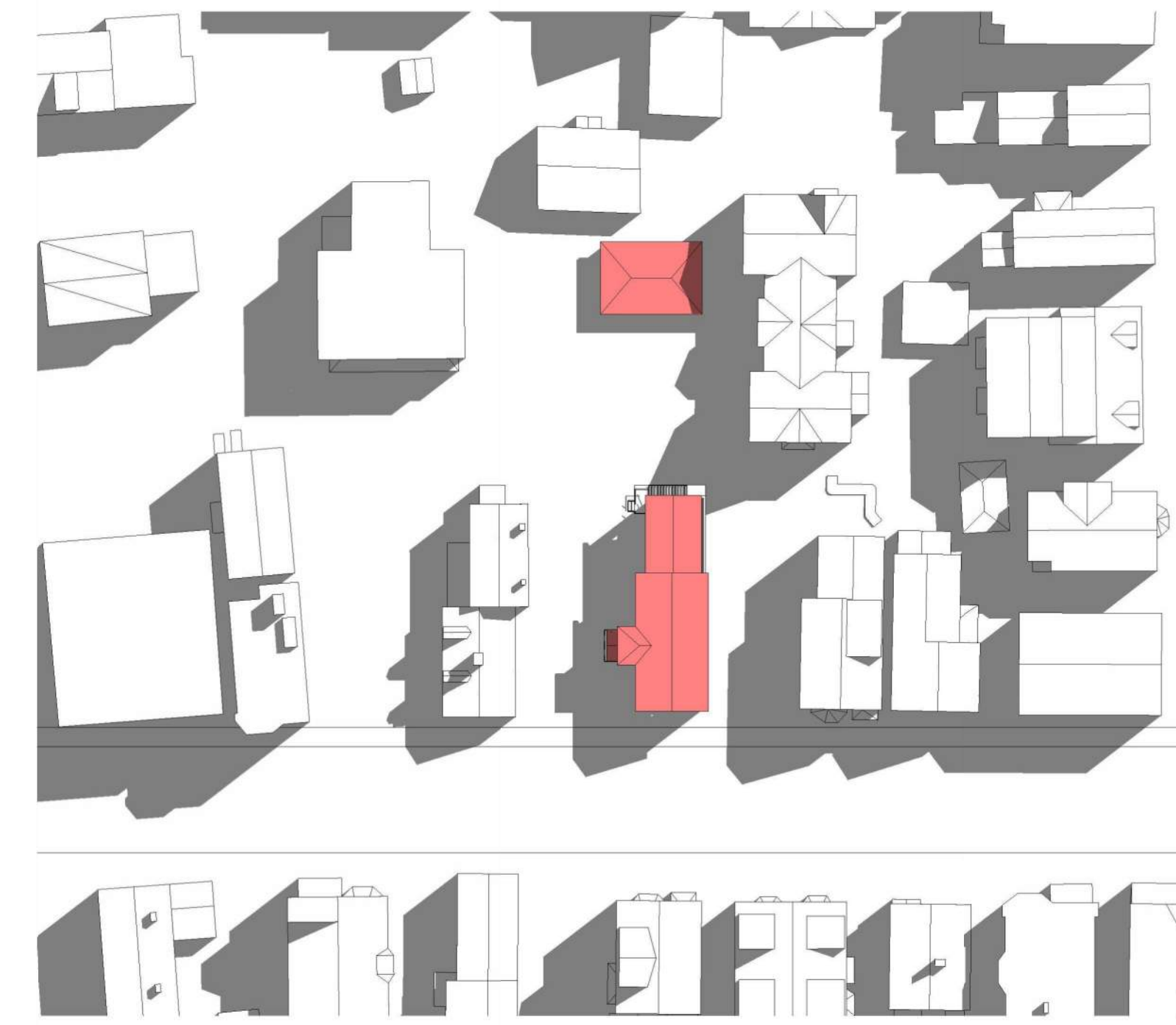
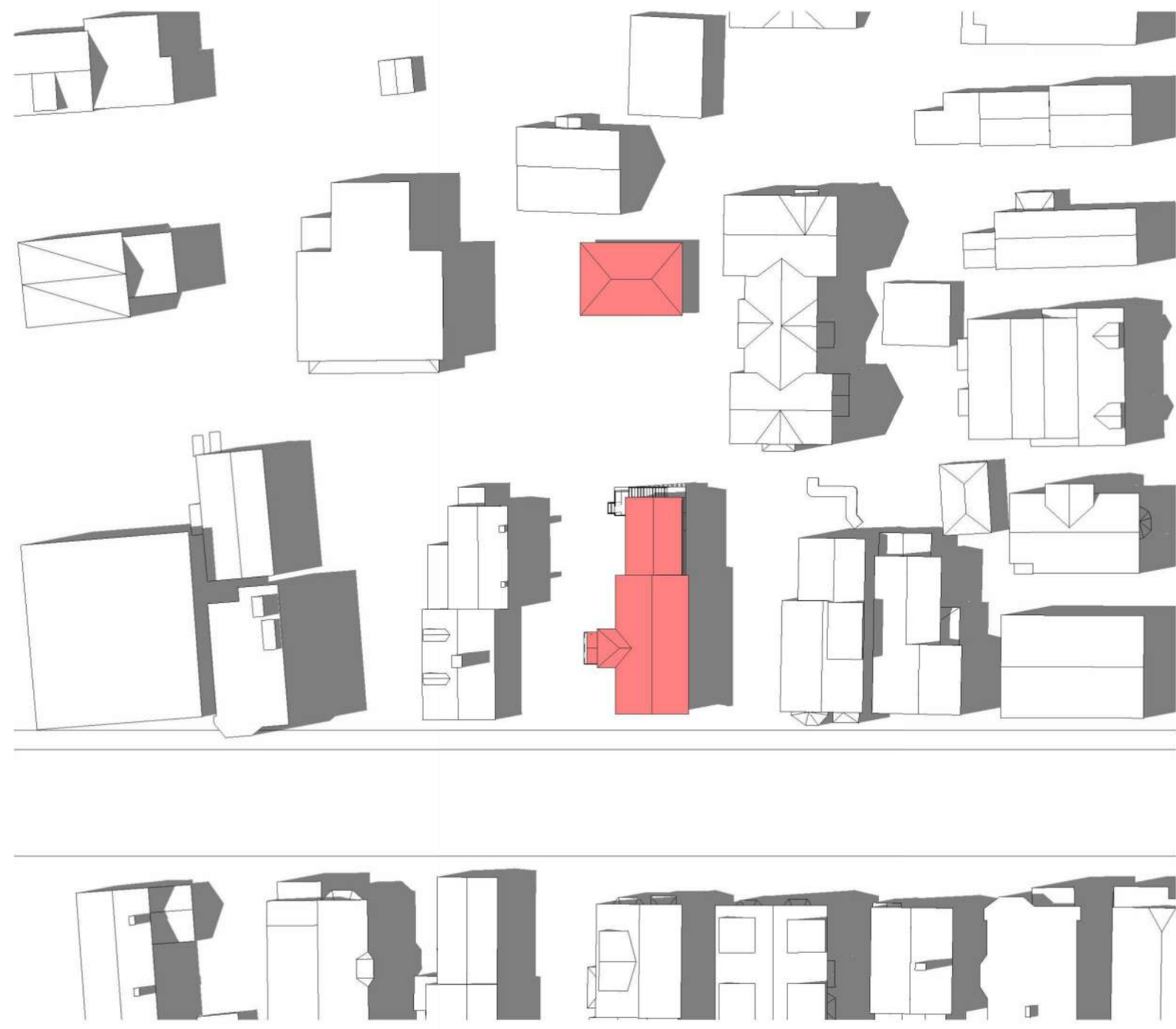
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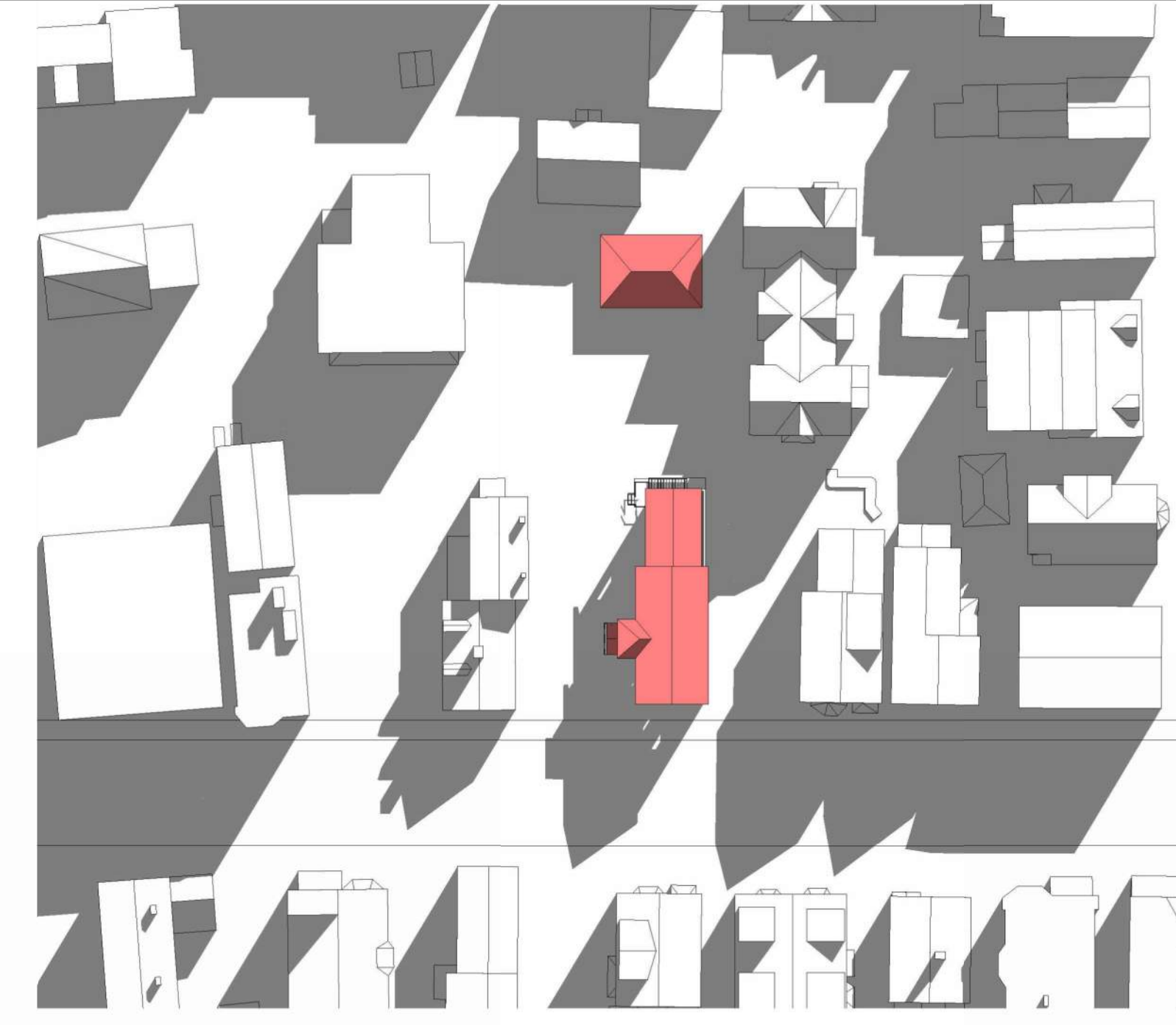
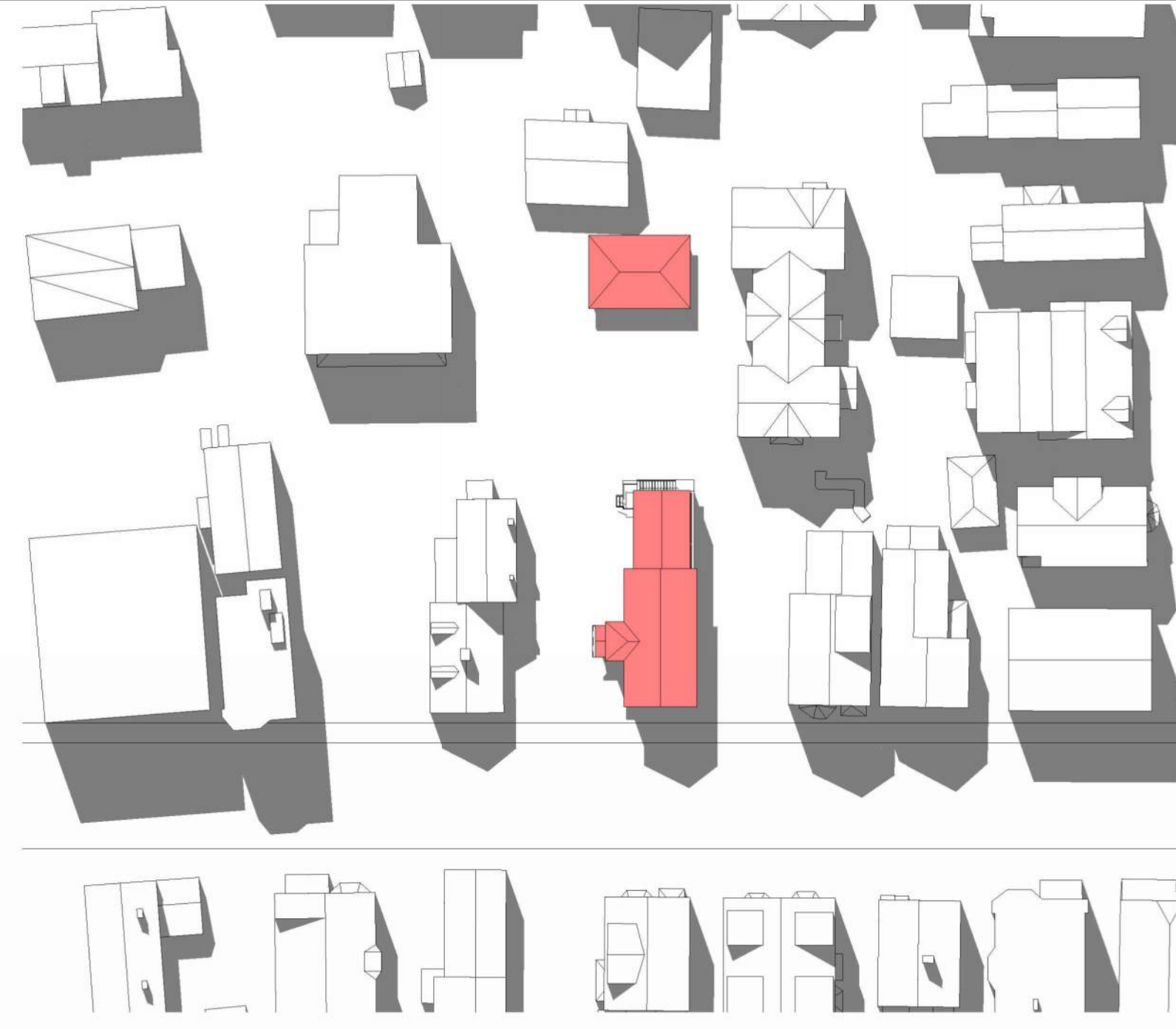
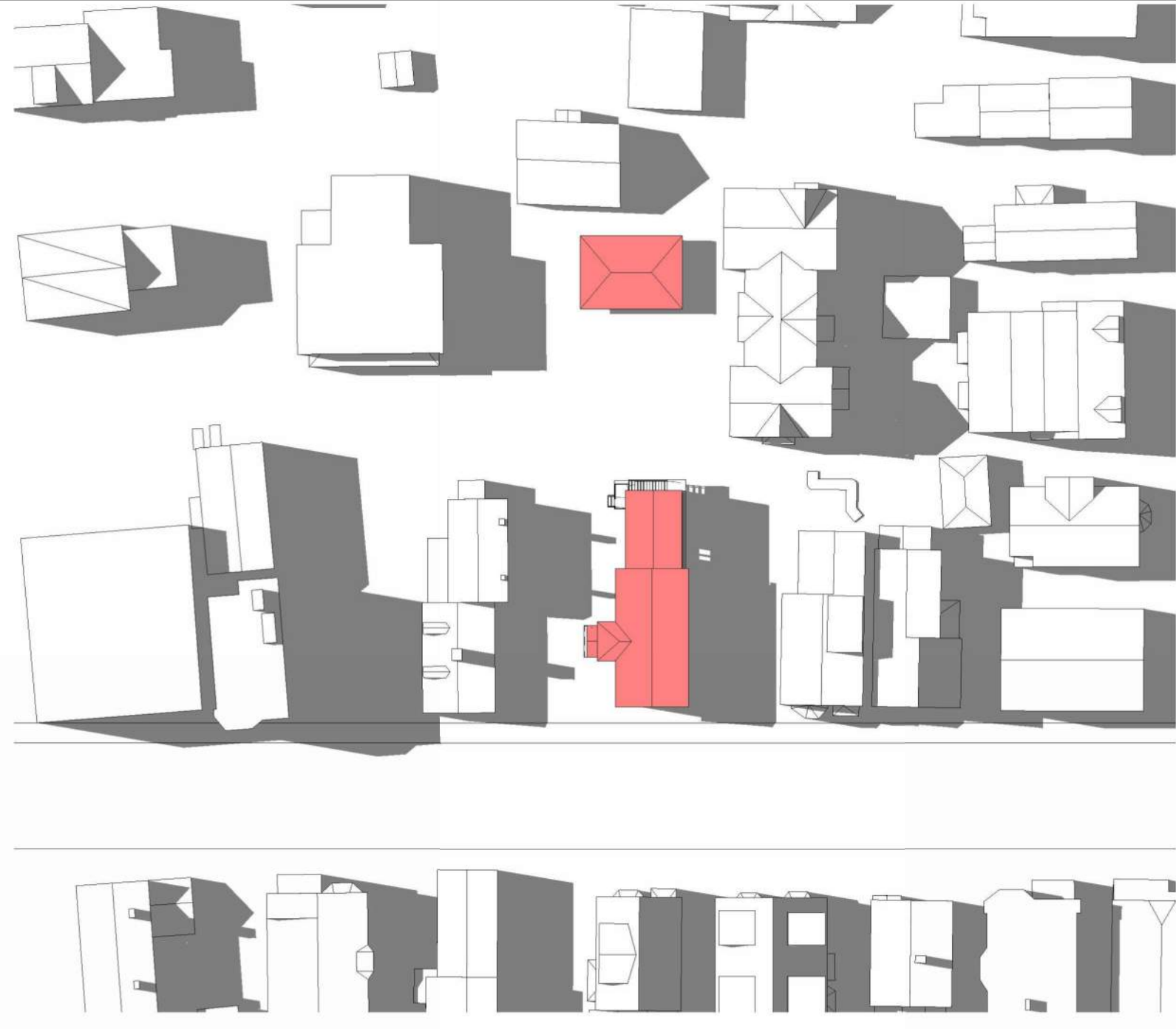
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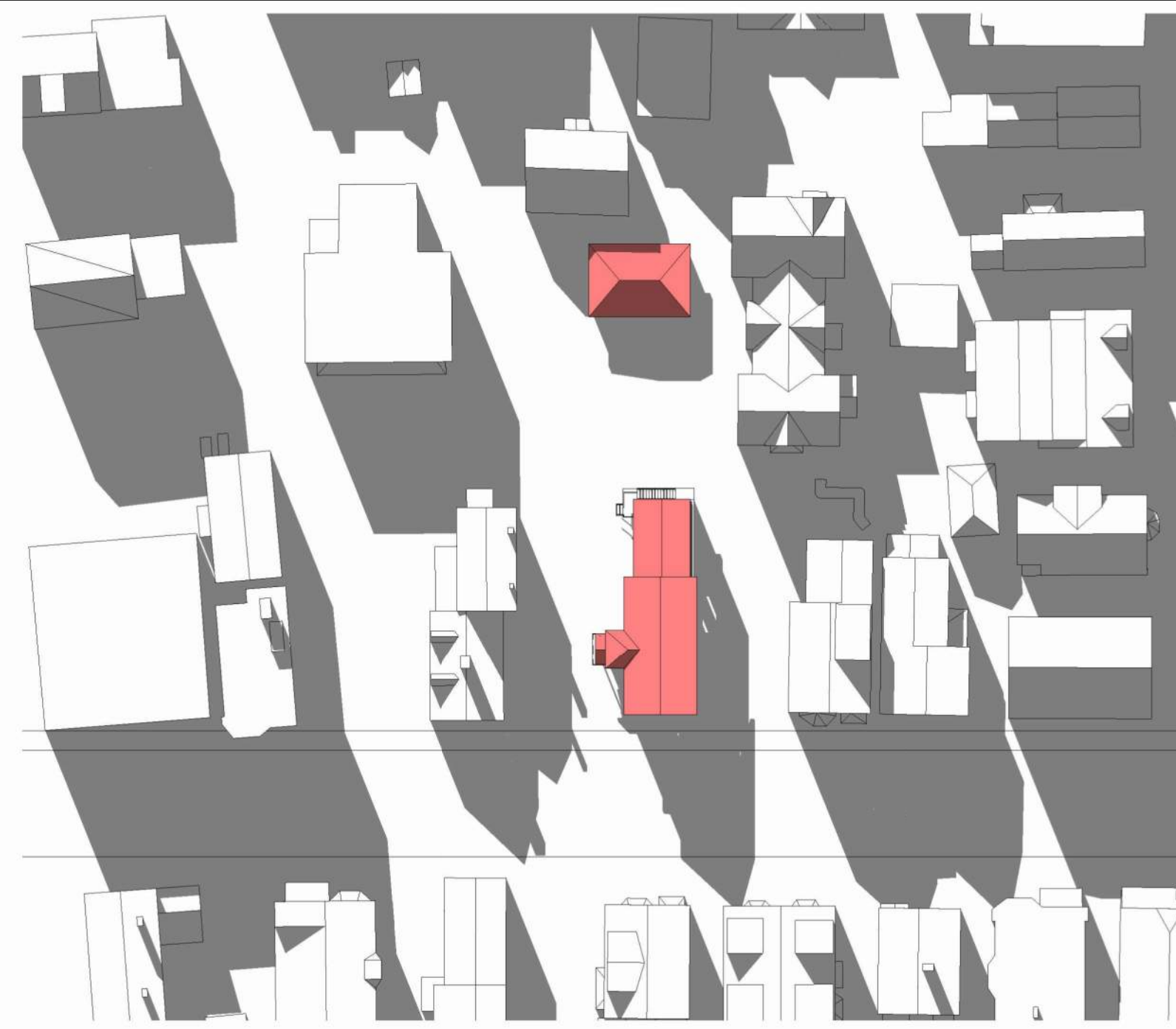
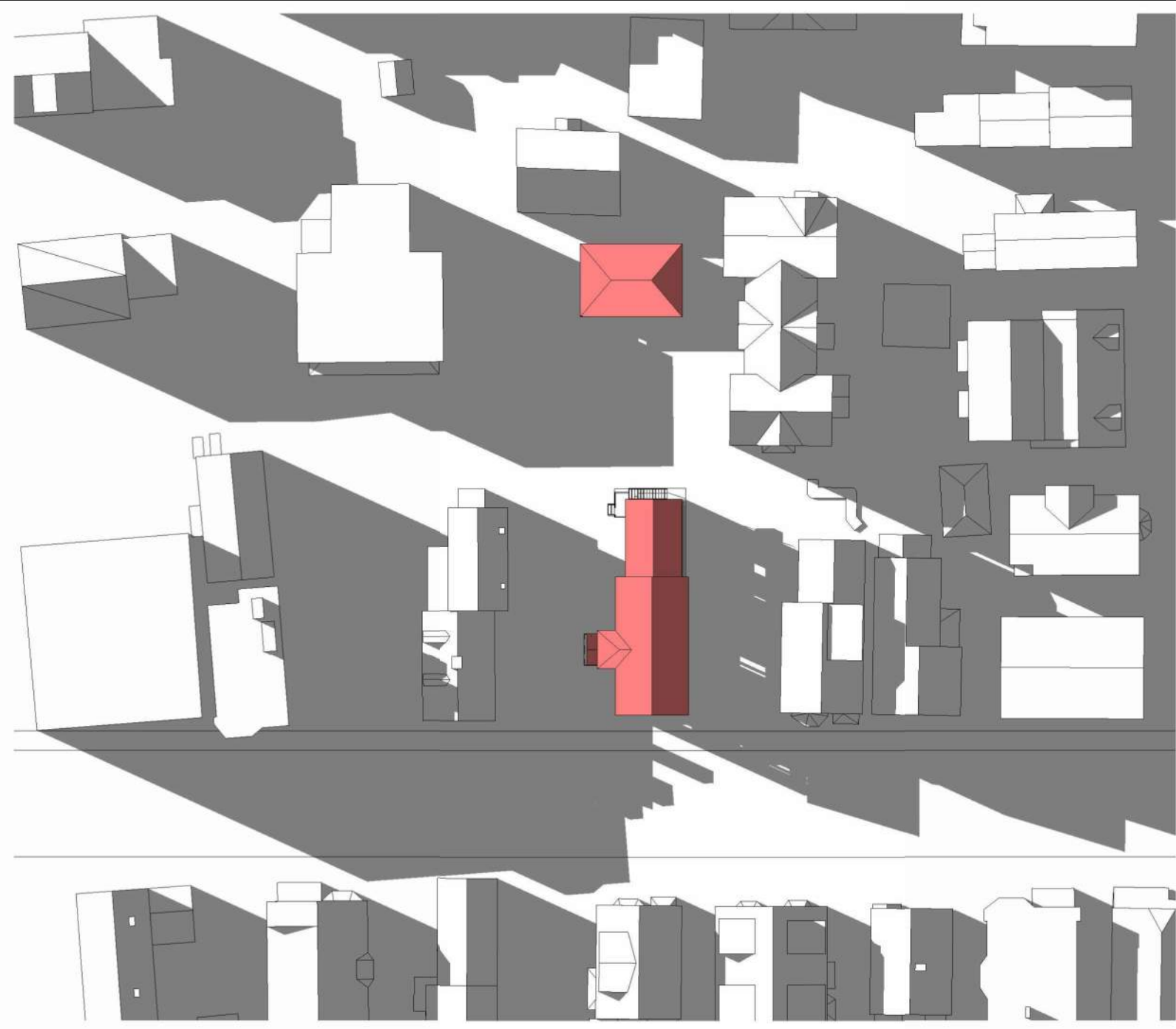
SUMMER SOLSTICE
JUNE 20TH



EQUINOXES (SPRING / FALL)
SEPTEMBER 22ND & MARCH 30TH



WINTER SOLSTICE
DECEMBER 21ST



PROJECT NAME

**114 AUBURN
ANALYSIS**

PROJECT ADDRESS

114 AUBURN
CAMBRIDGE, MA

CLIENT

**MARSH BUILDERS
C/O RON BUCK**

ARCHITECT



ARCHITECTURE

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-9682

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REGISTRATION

Project number 26021
Date 04/21/2026
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Checked by Checker
Scale 1" = 40'-0"

REVISIONS

No.	Description	Date

EXISTING
SHADOWS

SS-1

114 AUBURN ANALYSIS

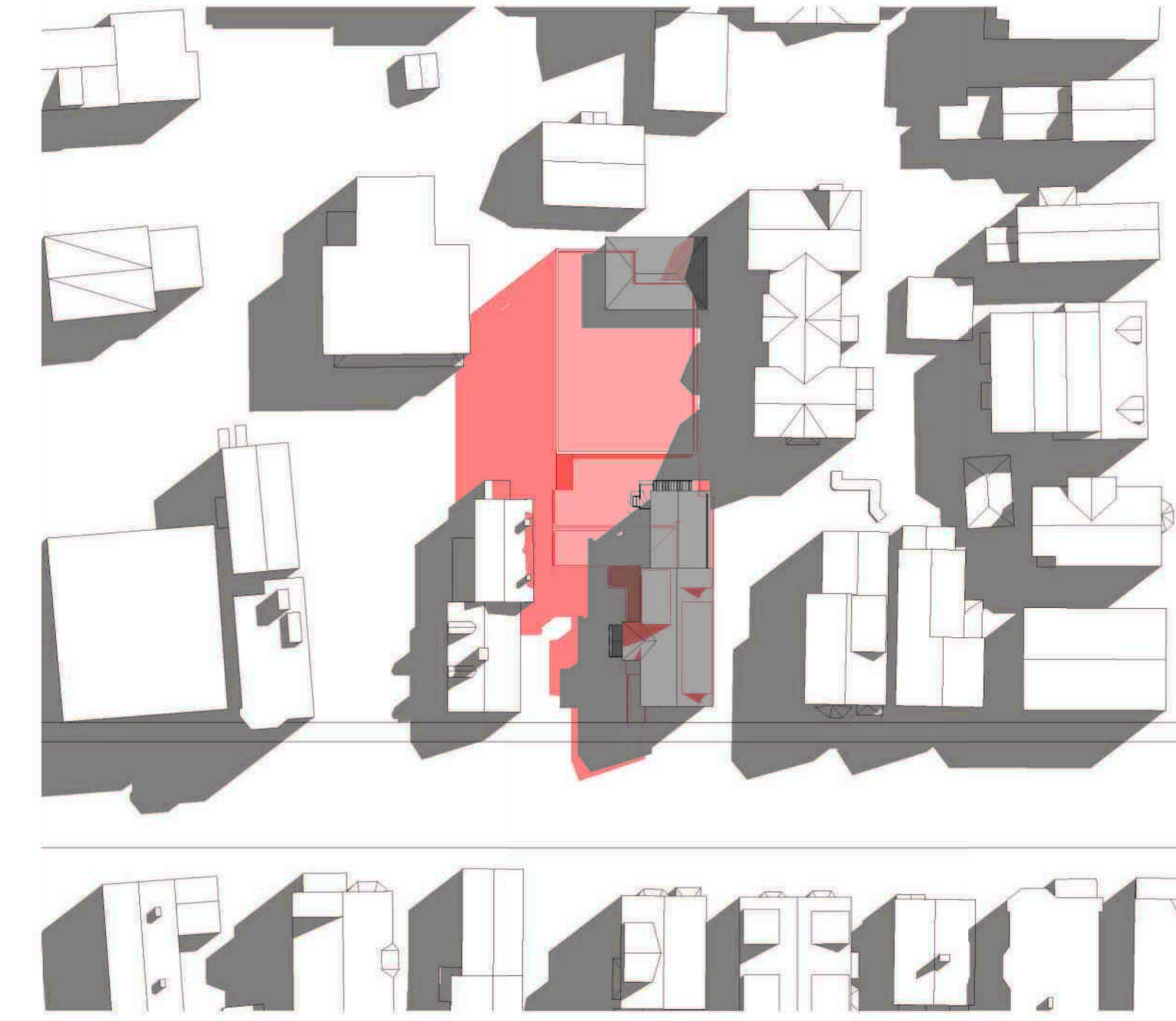
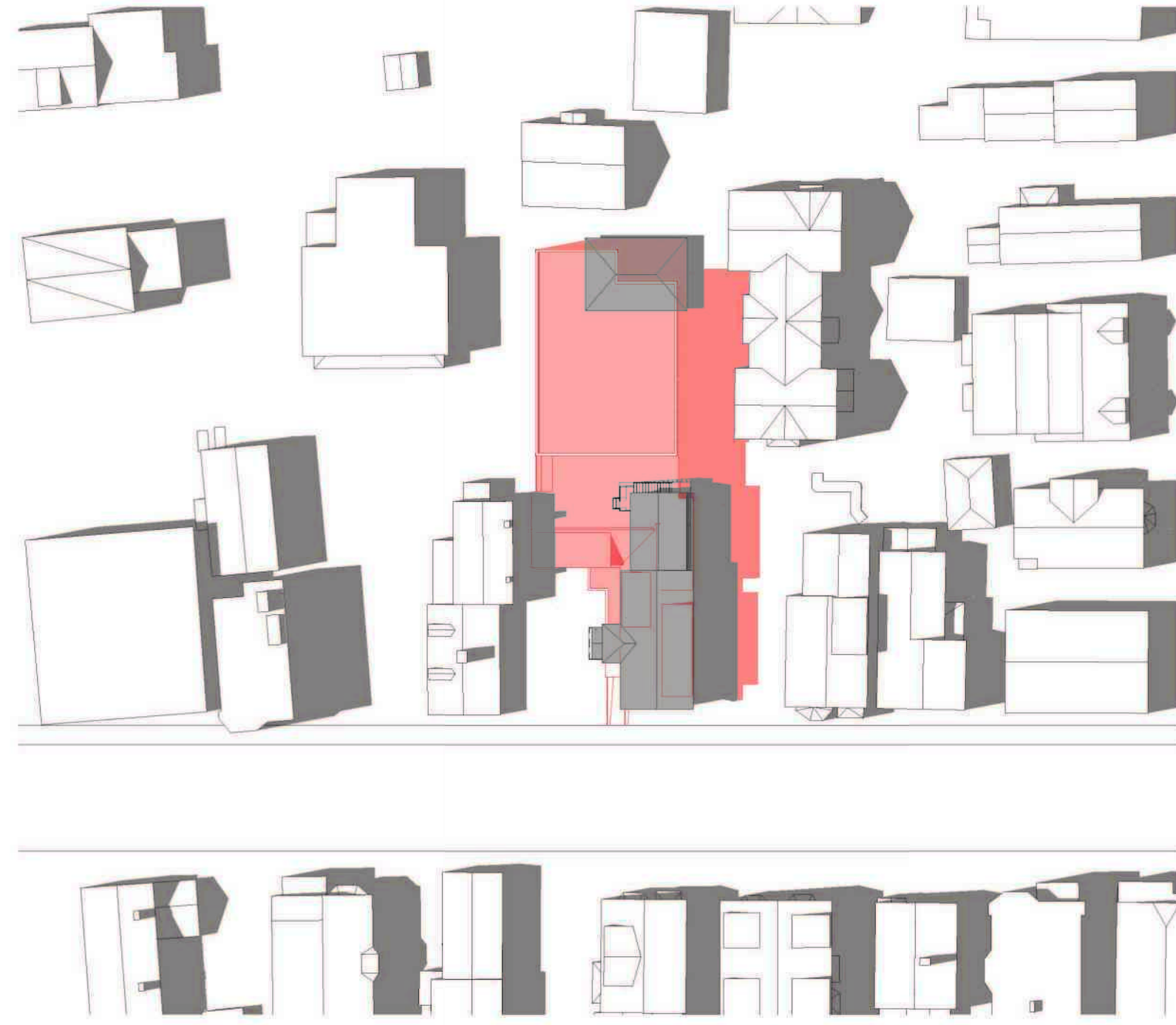
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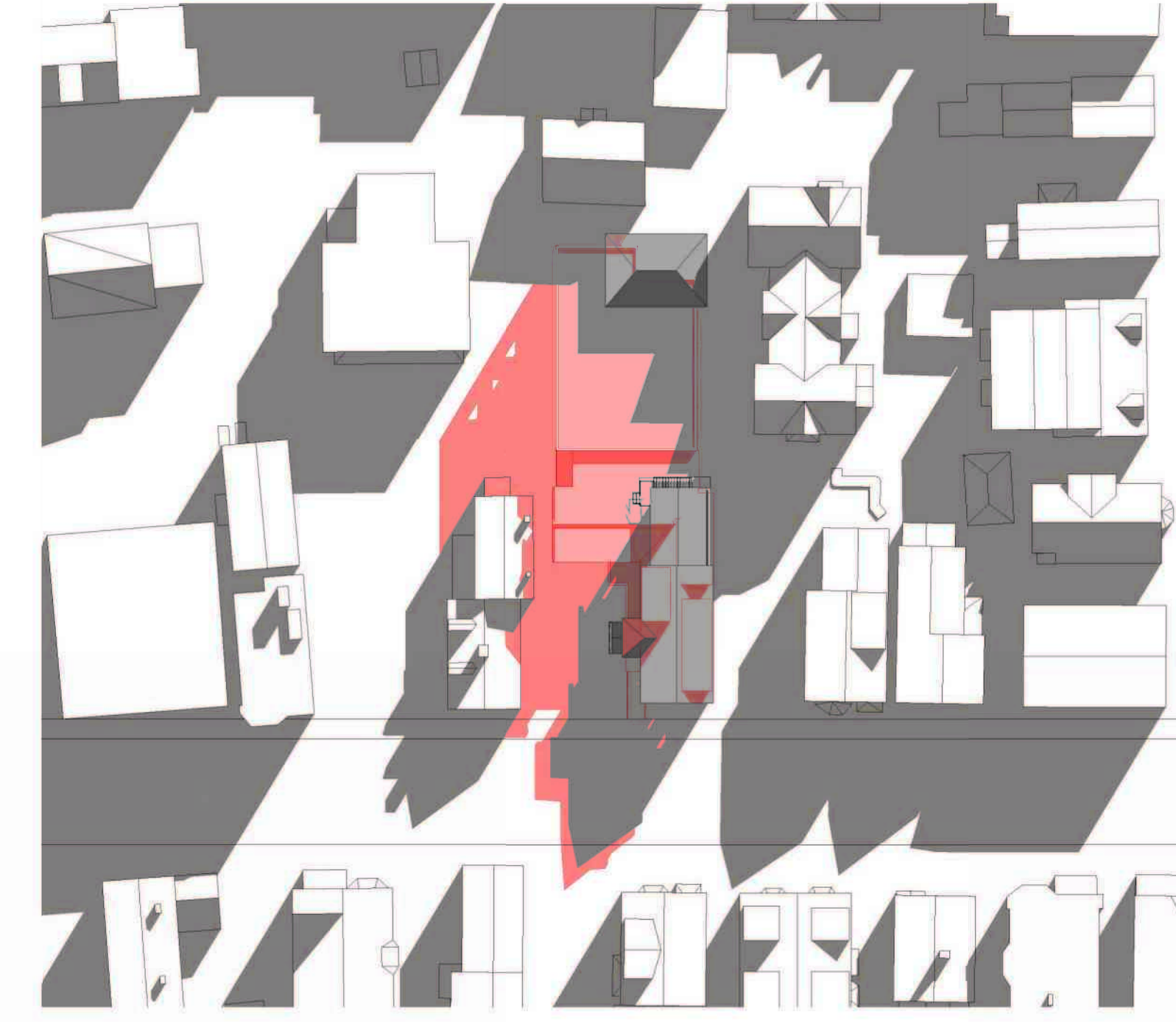
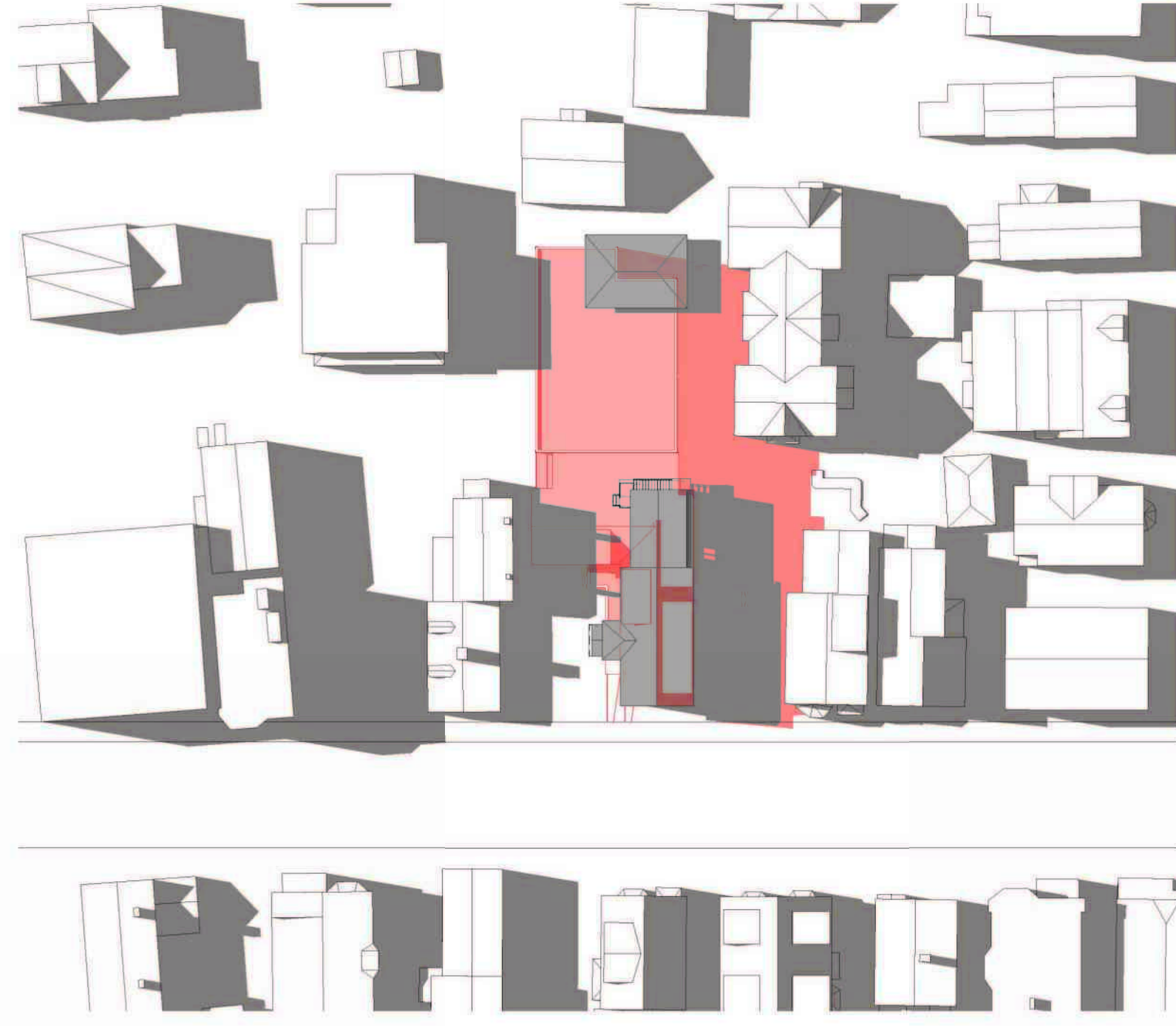
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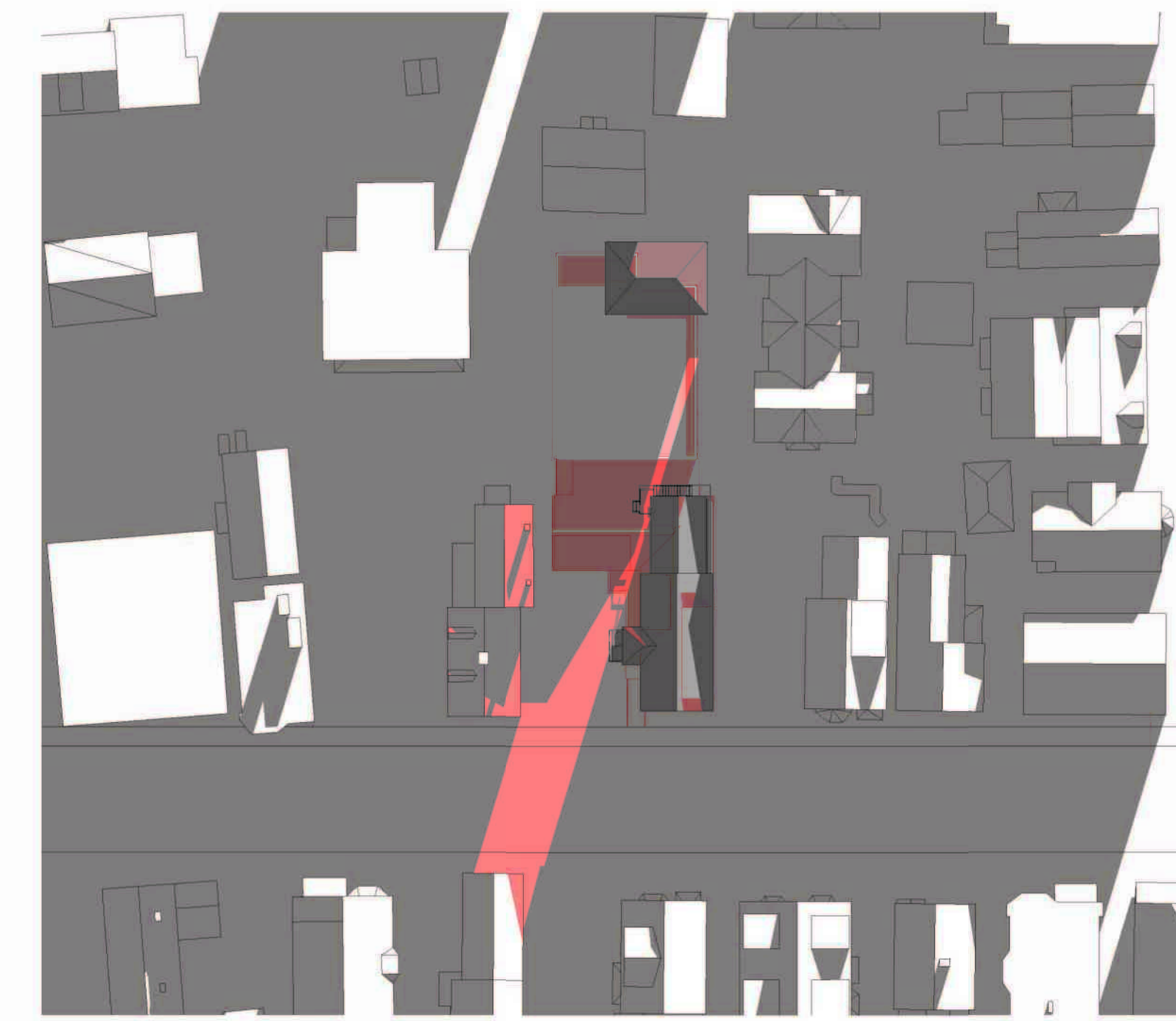
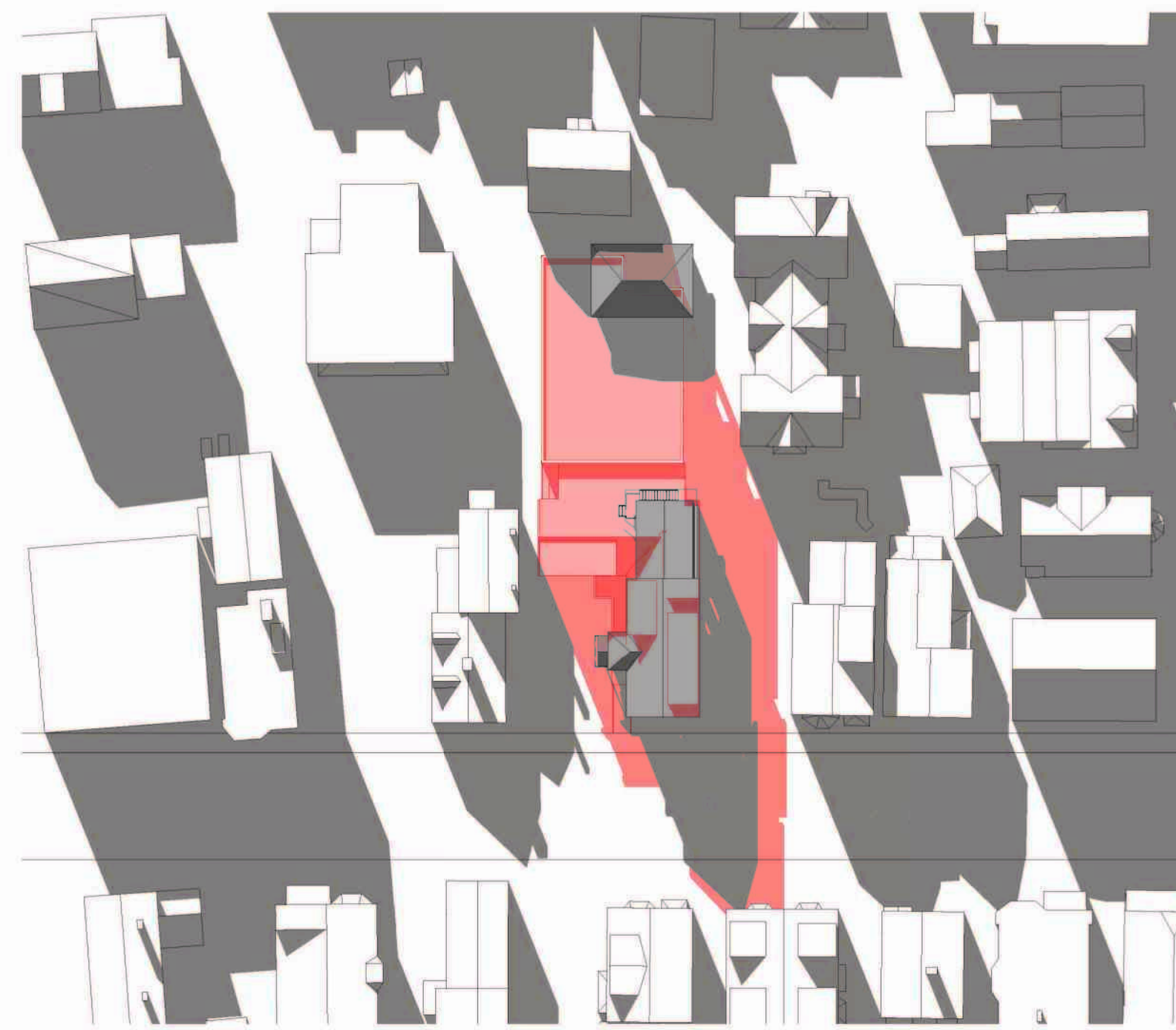
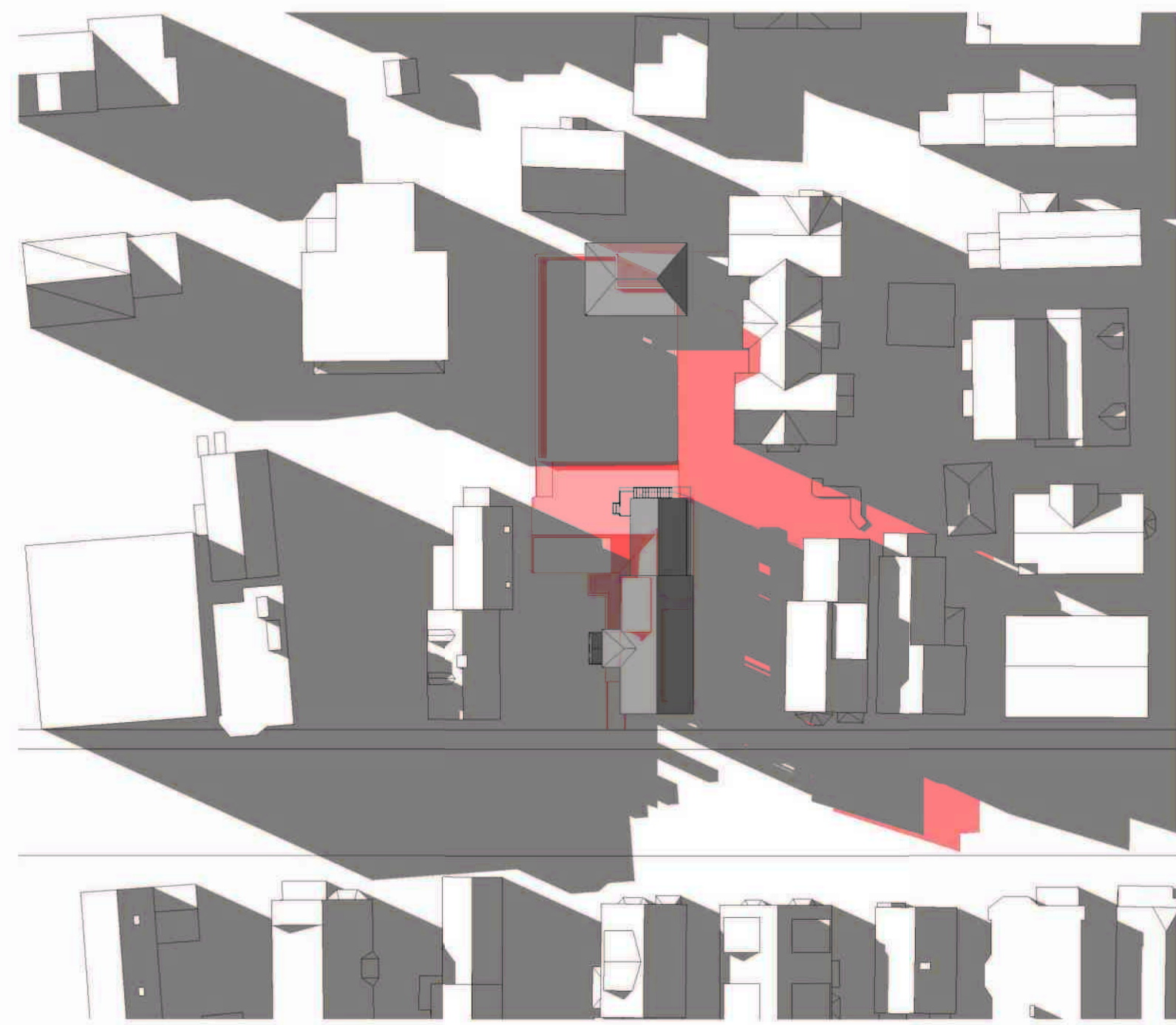
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**114 AUBURN
ANALYSIS**

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114 AUBURN
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REVISIONS

No.	Description	Date

**PROPOSED
SHADOWS**

SS-2

114 AUBURN ANALYSIS

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