

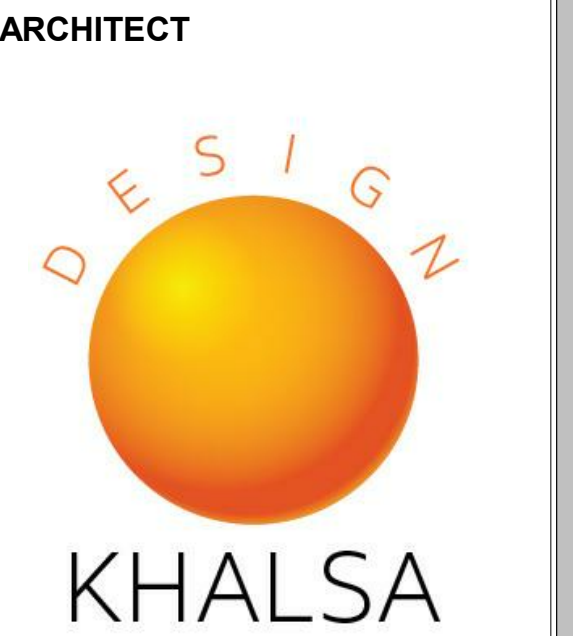
Architectural Drawing List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
0-Cover Sheet			
A-000	Cover Sheet	09/18/18	
2-Architecture			
A-001	General Notes & Abbreviations	03/08/17	
A-021	Architectural Site Plan & FAR Calculations	09/18/18	
A-100	Floor Plans	09/18/18	
A-300	Elevations	09/18/18	
A-301	Perspectives	09/18/18	
AEX-101	Existing Plans	10/24/16	
AEX-102	Existing Elevations & Section	10/24/16	
AV - 1	Street View	09/27/18	



PROJECT NAME
2 CHETWYND RD.

PROJECT ADDRESS
 2 Chetwynd Rd.
 Cambridge, MA

CLIENT
**Mahmood
 Firouzbakht**



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX:
 617-591-2086

CONSULTANTS:



**PROJECT:
 2 CHETWYND RD.
 (FRONT UNIT)**

**PROJECT ADDRESS:
 2 CHETWYND ROAD
 CAMBRIDGE, MASSACHUSETTS**

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

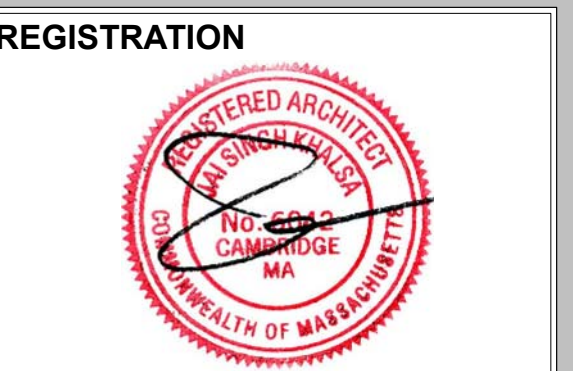
CLIENT
MAHMOOD FIROUZBAKHT
ADDRESS:

CIVIL
DESIGN CONSULTANTS, INC.
ADDRESS:
 265 MEDFORD ST.
 SOMERVILLE, MA 02143
TELEPHONE:
 (617) 776-3350

STRUCTURAL
LEON A. BOMBARDIER, PE
ADDRESS:
 131 LINCOLN ST.
 ABINGTON, MA 02351

**SD SET
 9-29-2018**

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Scale	1" = 80'-0"

No.	Description	Date

Cover Sheet

A-000

2 CHETWYND RD.

LEGEND

- PROPOSED BUILDING AREA
- EXISTING BUILDING TO DEMOLISHED
- OPEN SPACE W/O MIN. 15'X15'
- PRIVATE OPEN SPACE W/ MIN. 15'X15'
- REQUIRED YARD SETBACK

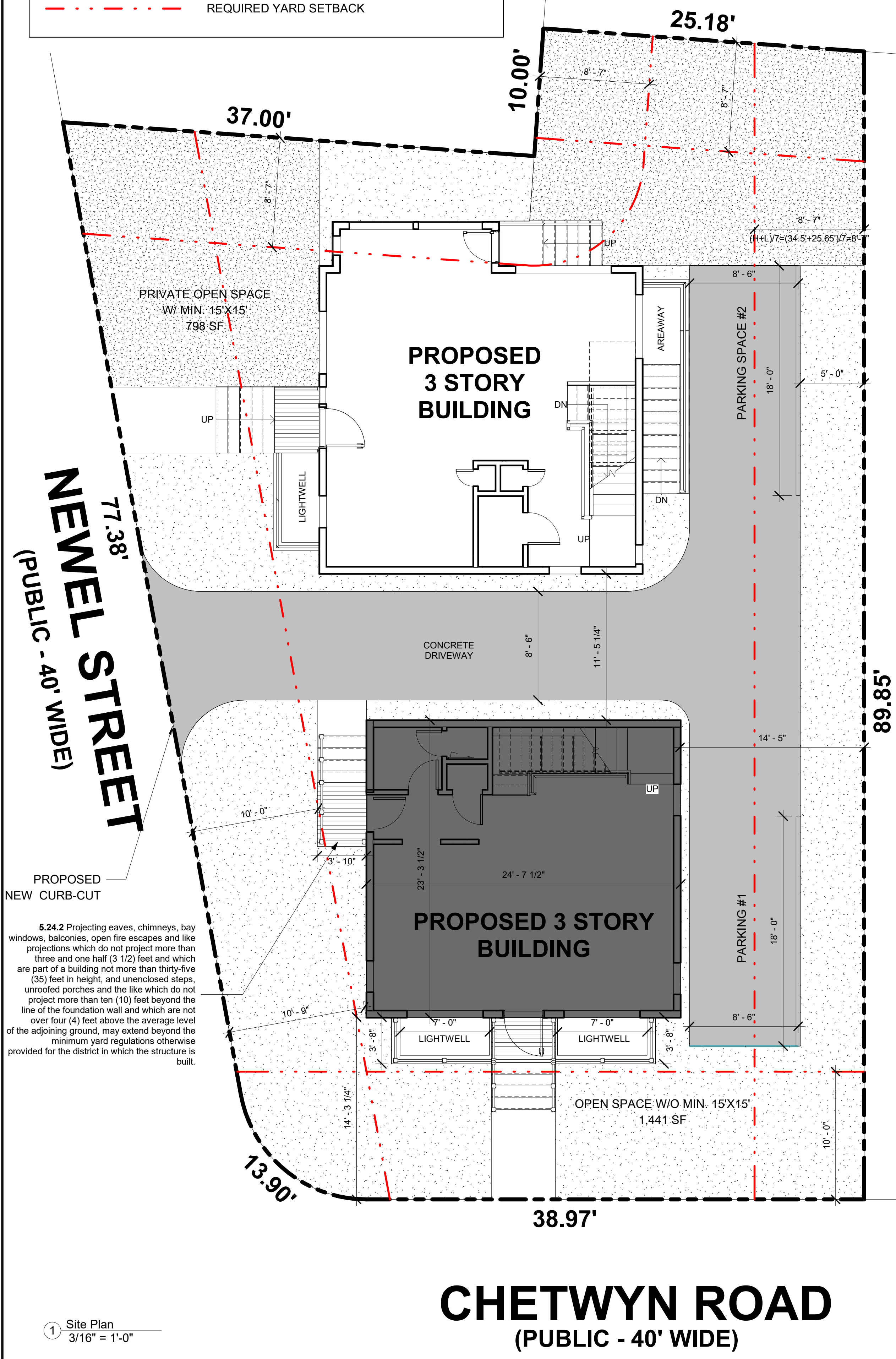
OPEN SPACE

PRIVATE OPEN SPACE W/ MIN. 15'X15'	798 SF
OPEN SPACE W/O MIN. 15'X15'	1,441 SF
TOTAL OPEN SPACE	2,239 SF

LOT (20A) AREA: +/- 4,740 SF

ZONING CHART

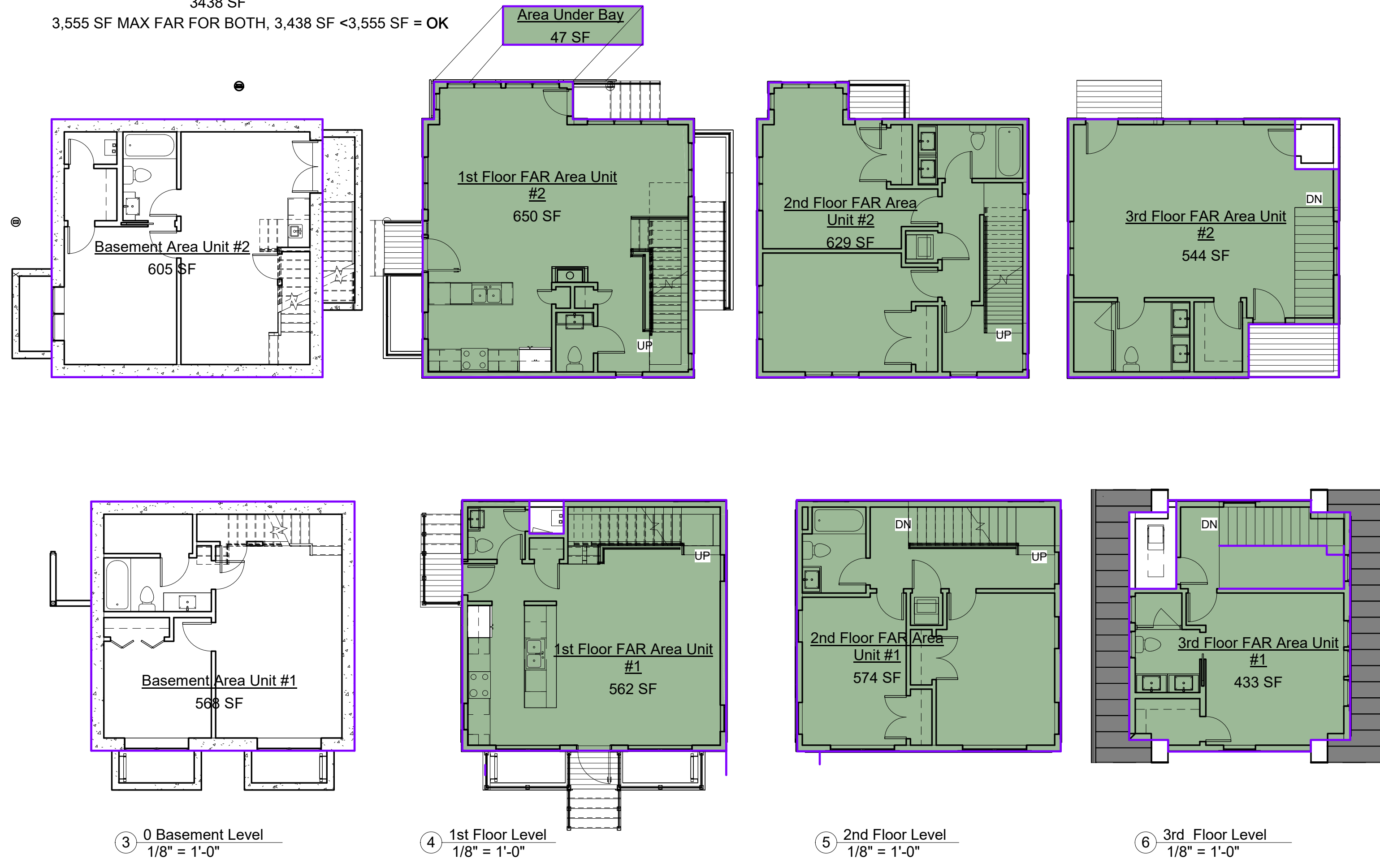
ZONE : C-1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN SF	5,000SF	4,740SF	4,740SF	COMPLIES
LOT AREA, MIN SF / DU	1,500 S.F. / DU= 2 DU	1 DU	1,778 S.F. / DU = 2 DU PROPOSED	COMPLIES
MAX. FAR	0.75 (3,555 SF MAX)	0.2 (948 SF)	1,569SF(FRONT)+1,869SF(REAR)=3,438SF	COMPLIES
MIN. LOT WIDTH	50'-0"		50'-0"	COMPLIES
MIN. FRONT YARD	H+L (a) / 4+2; MIN. 10'-0" (a) MEASURED FROM CENTERLINE OF STREET $(34.5'+22.4')/6=9'-6"$ (MIN. 10'-0")	12'-0"	+/- 30'-0" FROM CENTER OF NEWELL AND CHETWYND STREETS FRONT UNIT: 12'-6" AND 12'-0" REAR UNIT: 13'-4.5"	COMPLIES / EXISTING
MIN SIDE YARDS	H+L / 5+2 (n) 7'-6" MINIMUM $(34.5'+25.65')/7=8'-7"$	LEFT: 12'-6" RIGHT: 14'-5"	FRONT UNIT (14'-5") REAR UNIT (8'-7") LEFT (17'-4") RIGHT	COMPLIES / EXISTING COMPLIES / EXISTING COMPLIES
MIN REAR YARD	H+L (c) / 4+2; MIN. 20'-0" N/A	N/A	N/A	COMPLIES
MAX HEIGHT	35'-0"		34'-6"	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (1,422 SF) 50% AREA REQ. TO BE PRIVATE OPEN SPACE (BELOW)= 711 SF		47% (2,239 SF) 798 SF OF REQUIRED OPEN SPACE MEETS REQUIREMENTS FOR PRIVATE OPEN SPACE	COMPLIES COMPLIES
SECTION 5.22: PRIVATE OPEN SPACE:	An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.			
(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.				
(b) Measured from the centerline of the street, but in no case may a building be nearer the street line than five (5) feet.				
(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.				
PARKING	1 SPACE/DU= 2 SPACES		2 SPACES	COMPLIES



FAR Area

Level	Area	Comments
1st Floor Level	1259 SF	
2nd Floor Level	1203 SF	
3rd Floor Level	977 SF	
	3438 SF	

3,555 SF MAX FAR FOR BOTH, 3,438 SF < 3,555 SF = OK



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ARCHITECT

DESIGN
KHALSA

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Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date

Architectural Site Plan & FAR Calculations

A-021

2 CHETWYND RD.

PROJECT NAME
Chetwynd Road Residences

PROJECT ADDRESS
 ENTER ADDRESS HERE

CLIENT
 ENTER CLIENT NAME
 HERE



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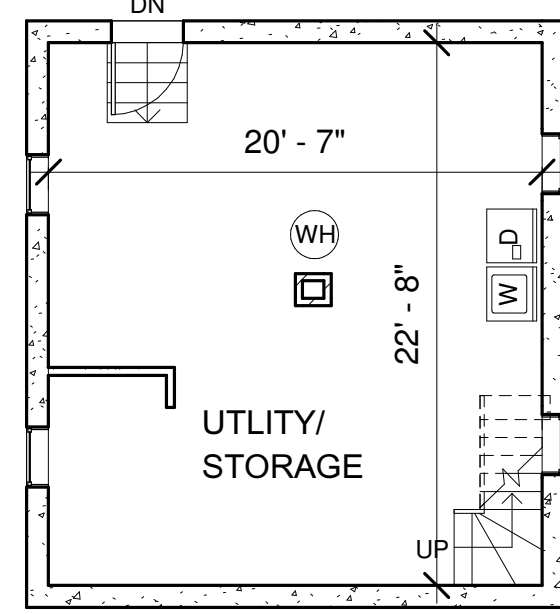
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 Date 2-15-2018
 Drawn by PS
 Checked by JSK
 Scale 1/8" = 1'-0"

REVISIONS

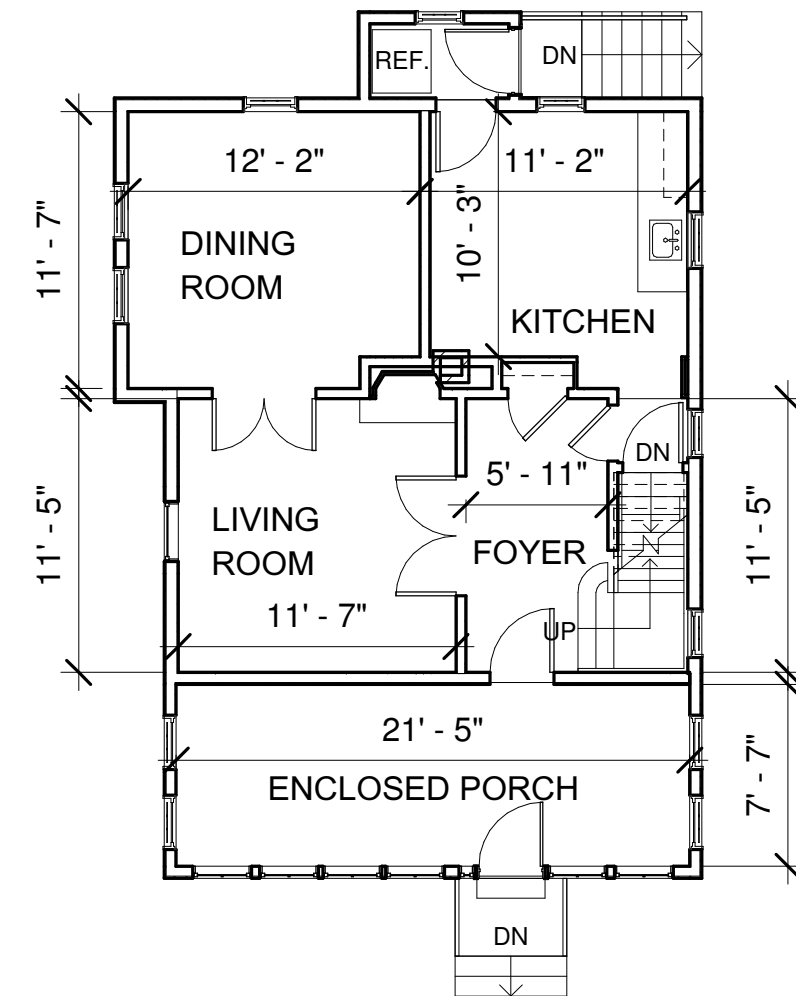
No.	Description	Date

Existing Conditions

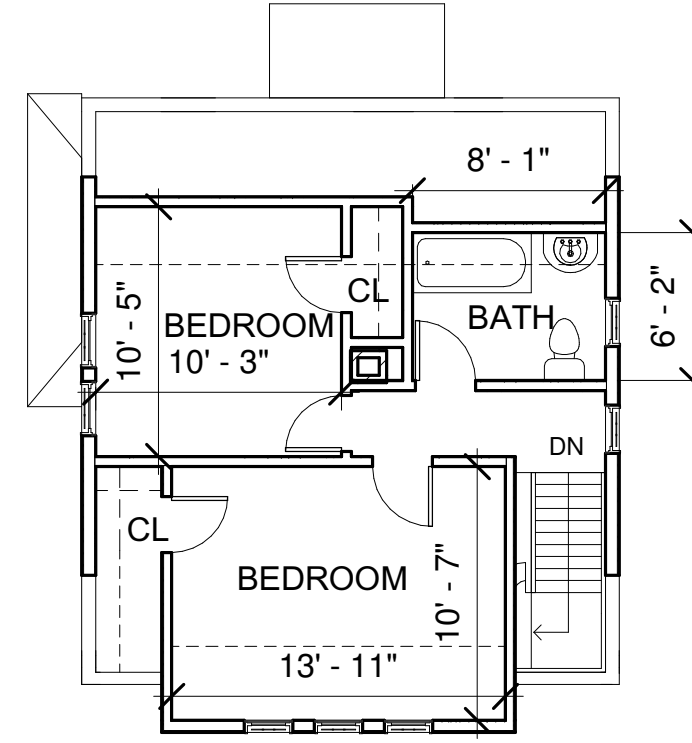
EX-100
 Chetwynd Road Residences



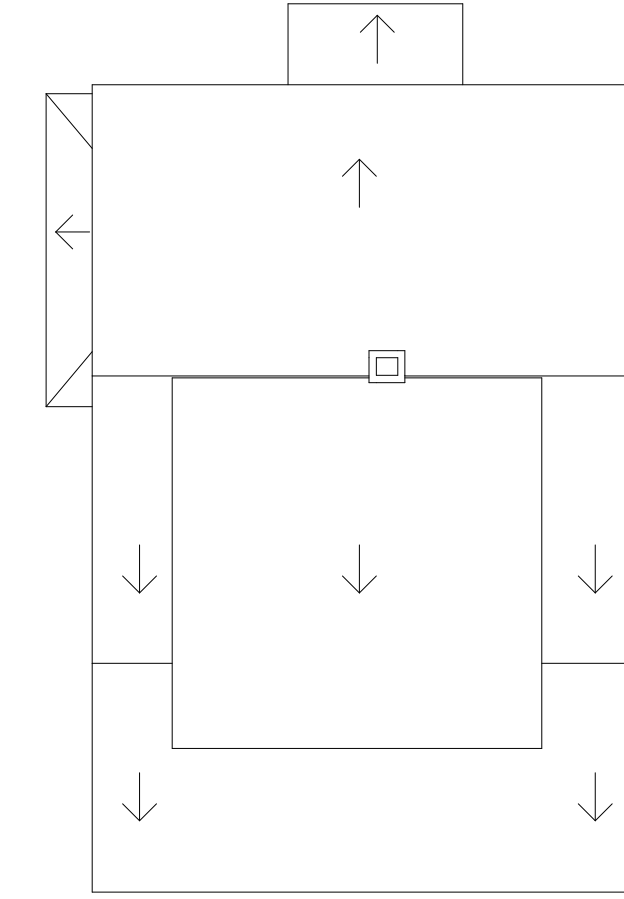
1 Basement Level
 1/8" = 1'-0"



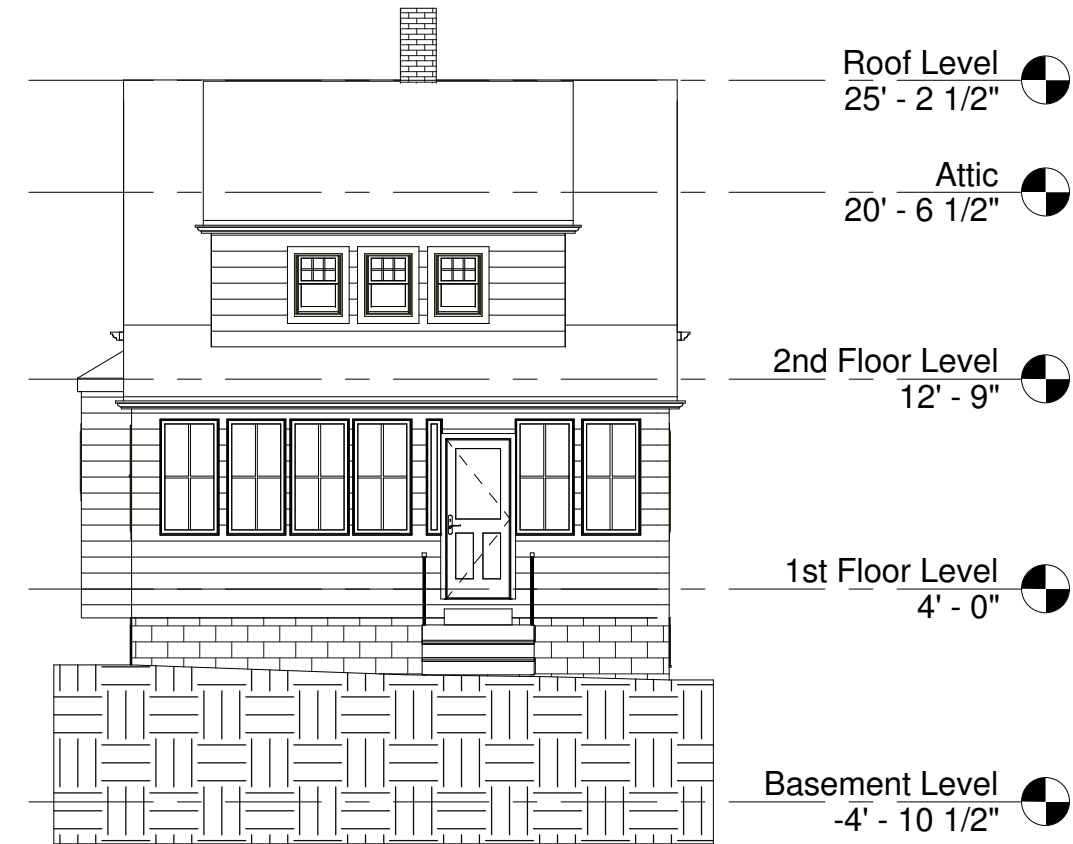
2 1st Floor Level
 1/8" = 1'-0"



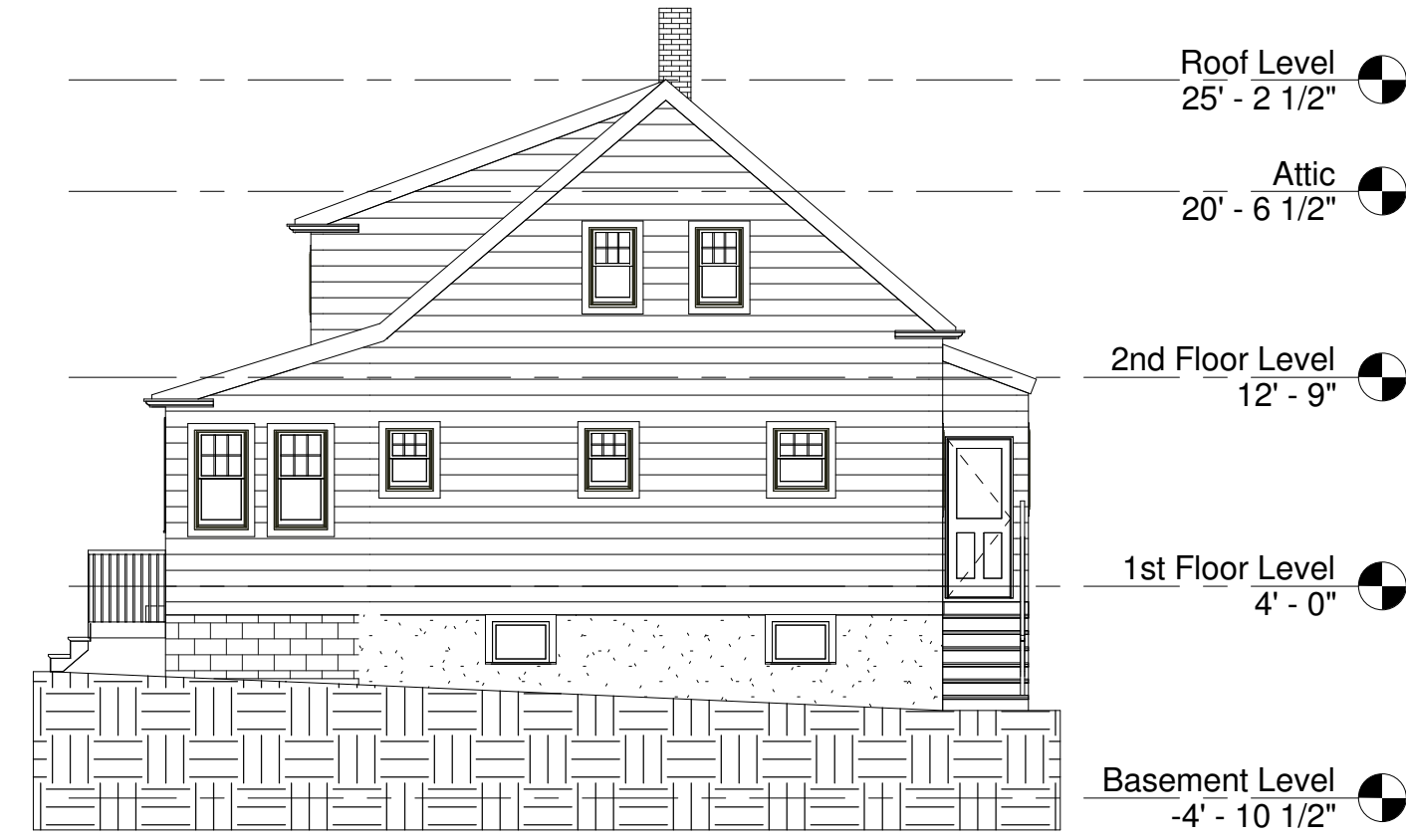
3 2nd Floor Level
 1/8" = 1'-0"



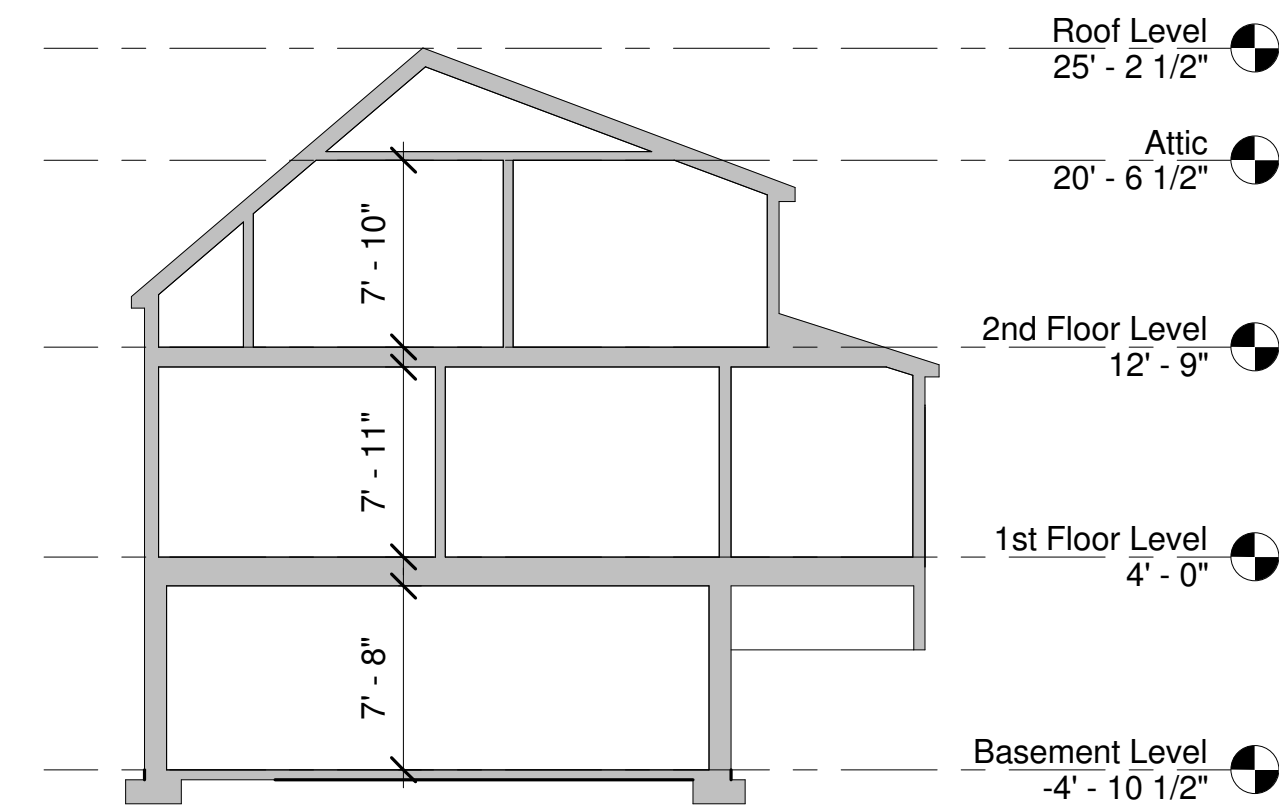
4 Roof Level
 1/8" = 1'-0"



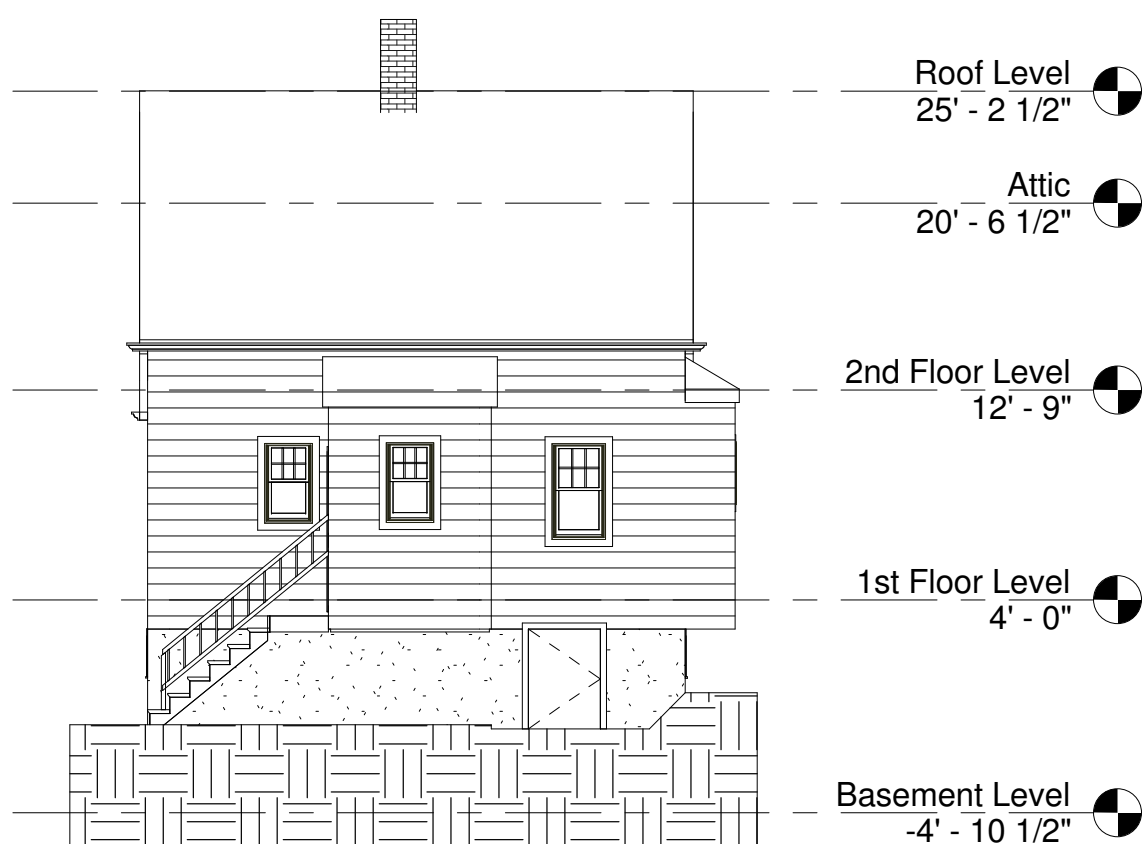
5 South Elevation
 1/8" = 1'-0"



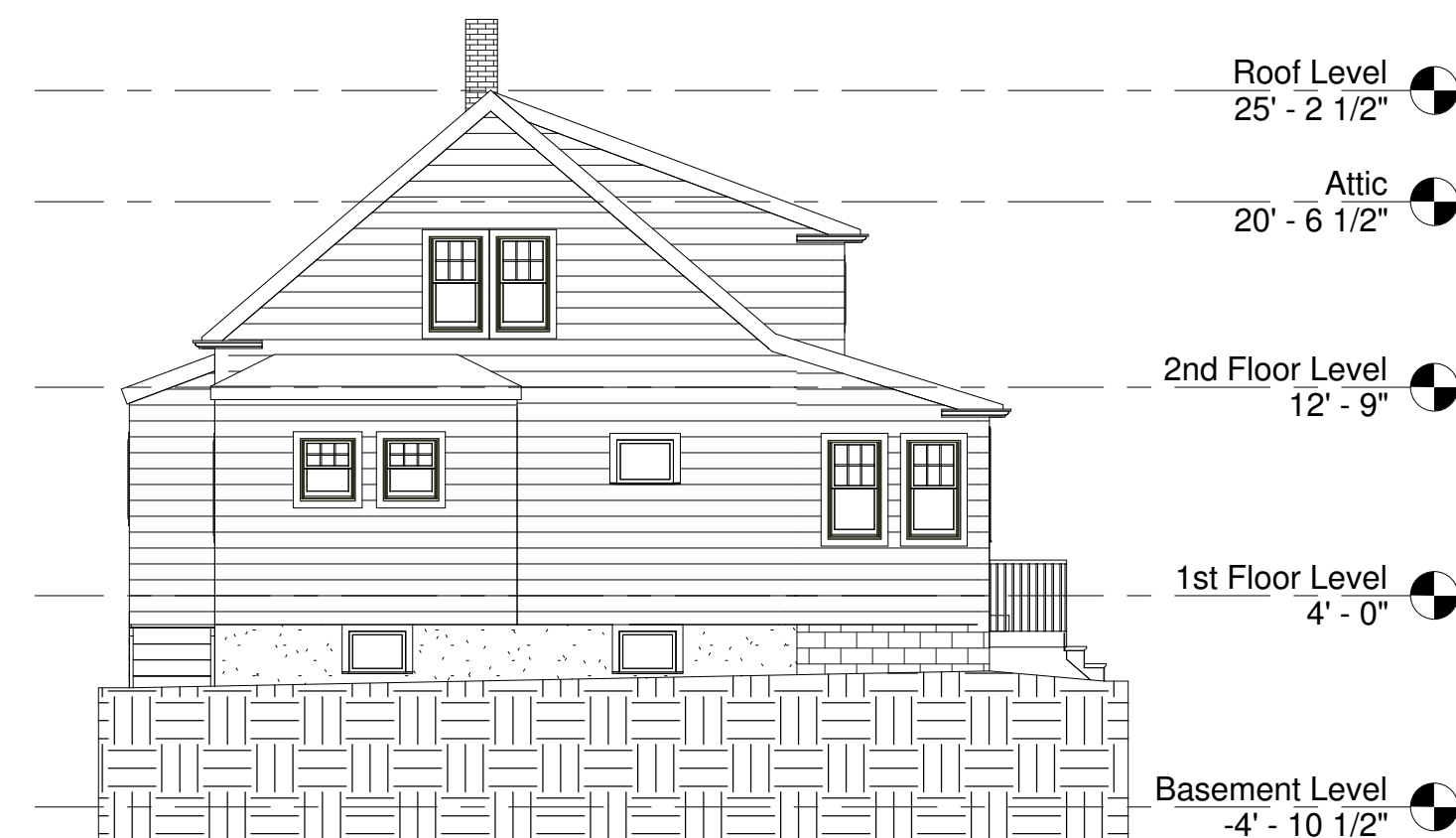
6 East Elevation
 1/8" = 1'-0"



9 Section 1
 1/8" = 1'-0"

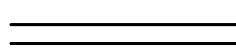
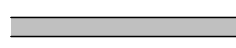
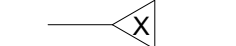




7 North Elevation
 1/8" = 1'-0"



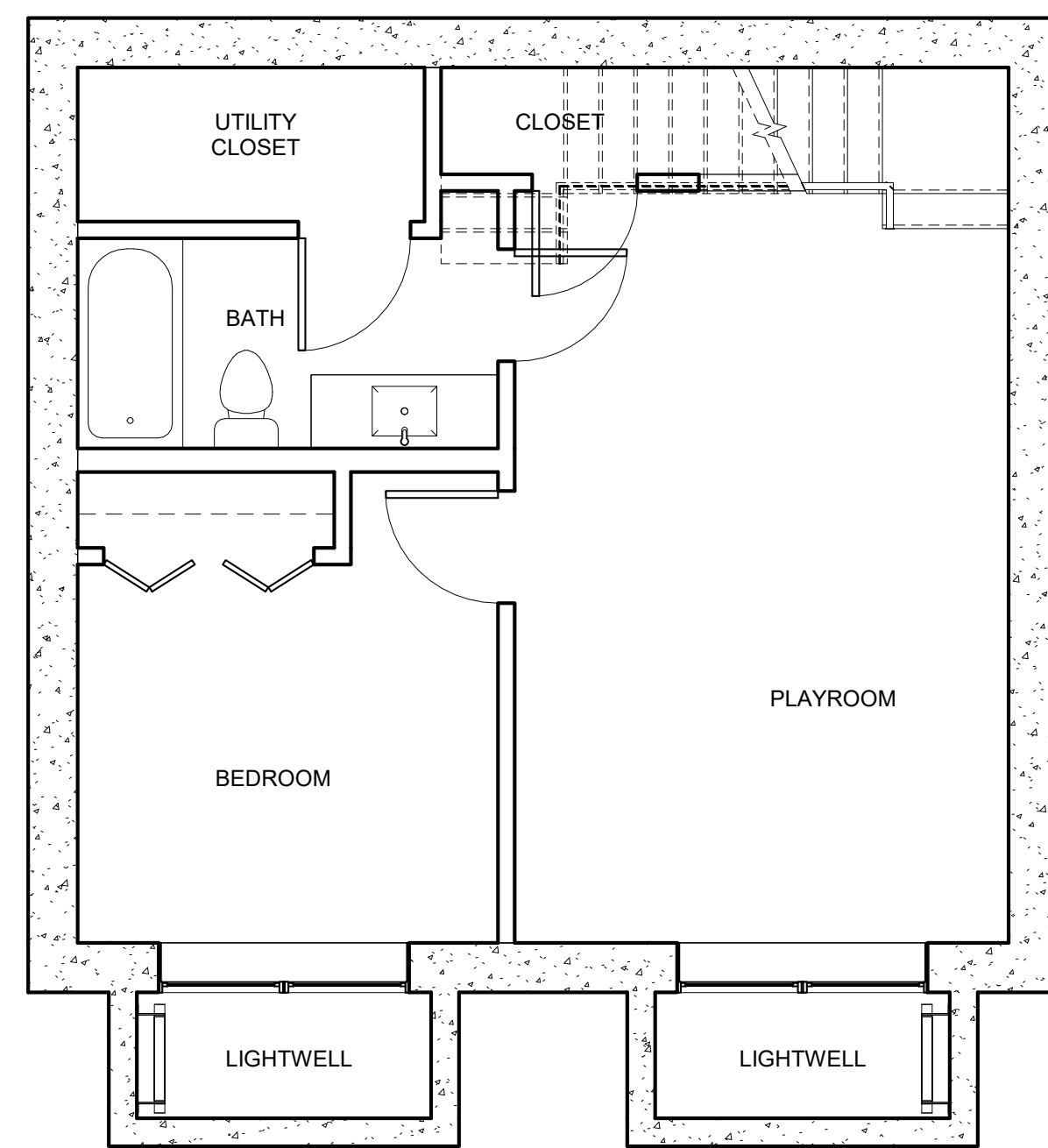
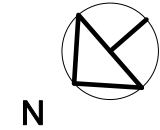
8 West Elevation
 1/8" = 1'-0"

LEGEND

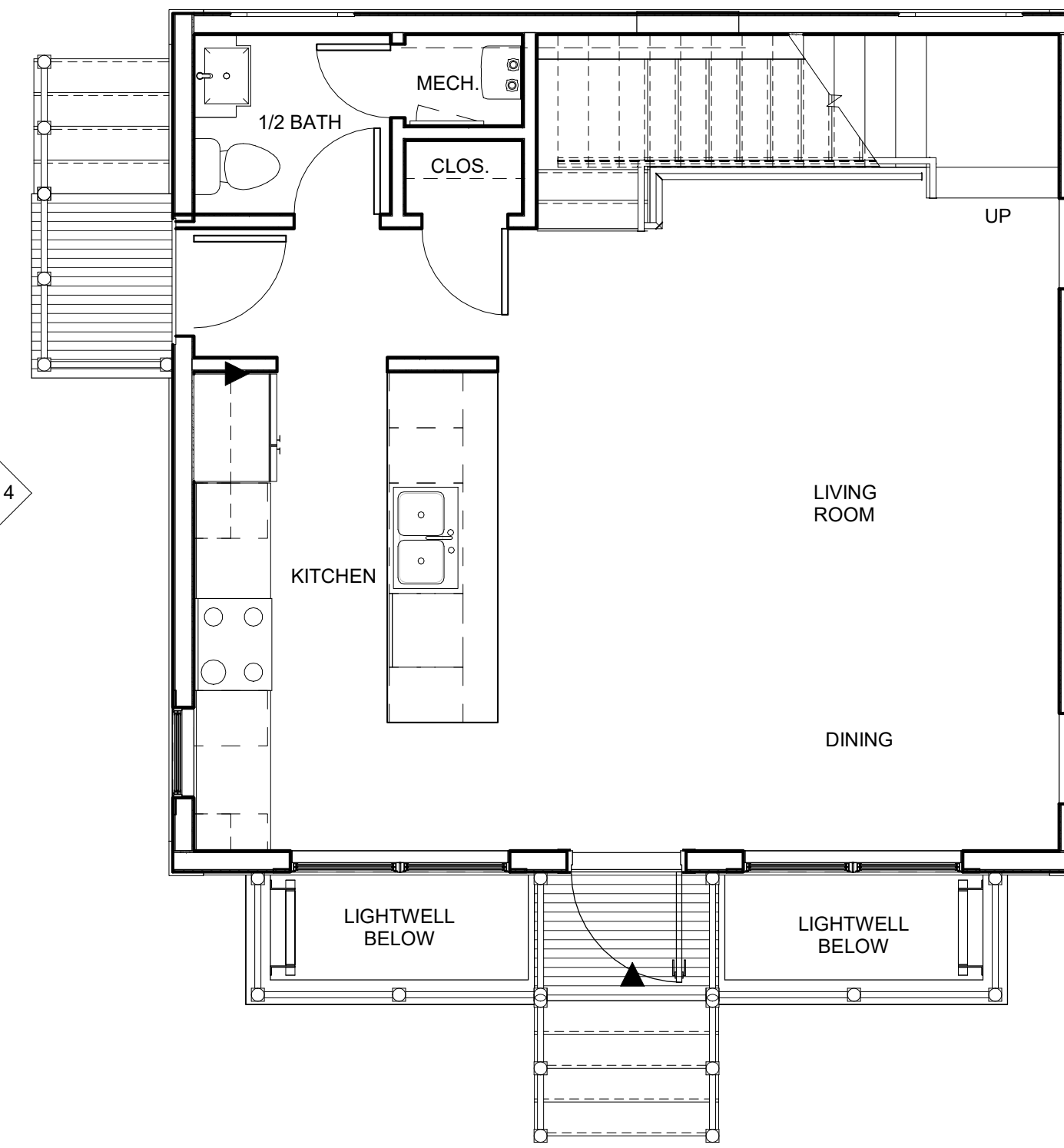
-  NEW WALL
-  EXISTING TO REMAIN
-  WALL TYPE
-  CARBON MONOXIDE DETECTOR
-  SMOKE DETECTOR

GENERAL FLOOR PLAN NOTES

1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "2"
5. SEE A-800 FOR PARTITION TYPES.
6. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
9. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP. U.N.O.
10. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES
11. CONTRACTOR TO COORDINATE DESIGN-BUILD DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
12. EXISTING WINDOWS TO BE REPLACED IN EXISTING OPENINGS UNLESS OTHERWISE NOTED.
13. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
14. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
15. CONTRACTOR TO SUBMIT DOOR & WINDOW SCHEDULE TO BE REVIEWED & APPROVED BY ARCHITECT PRIOR TO ORDERING AND CONSTRUCTION.
16. UNLESS OTHERWISE NOTED ALL EXTERIOR WALLS SHALL BE TYPE "1"



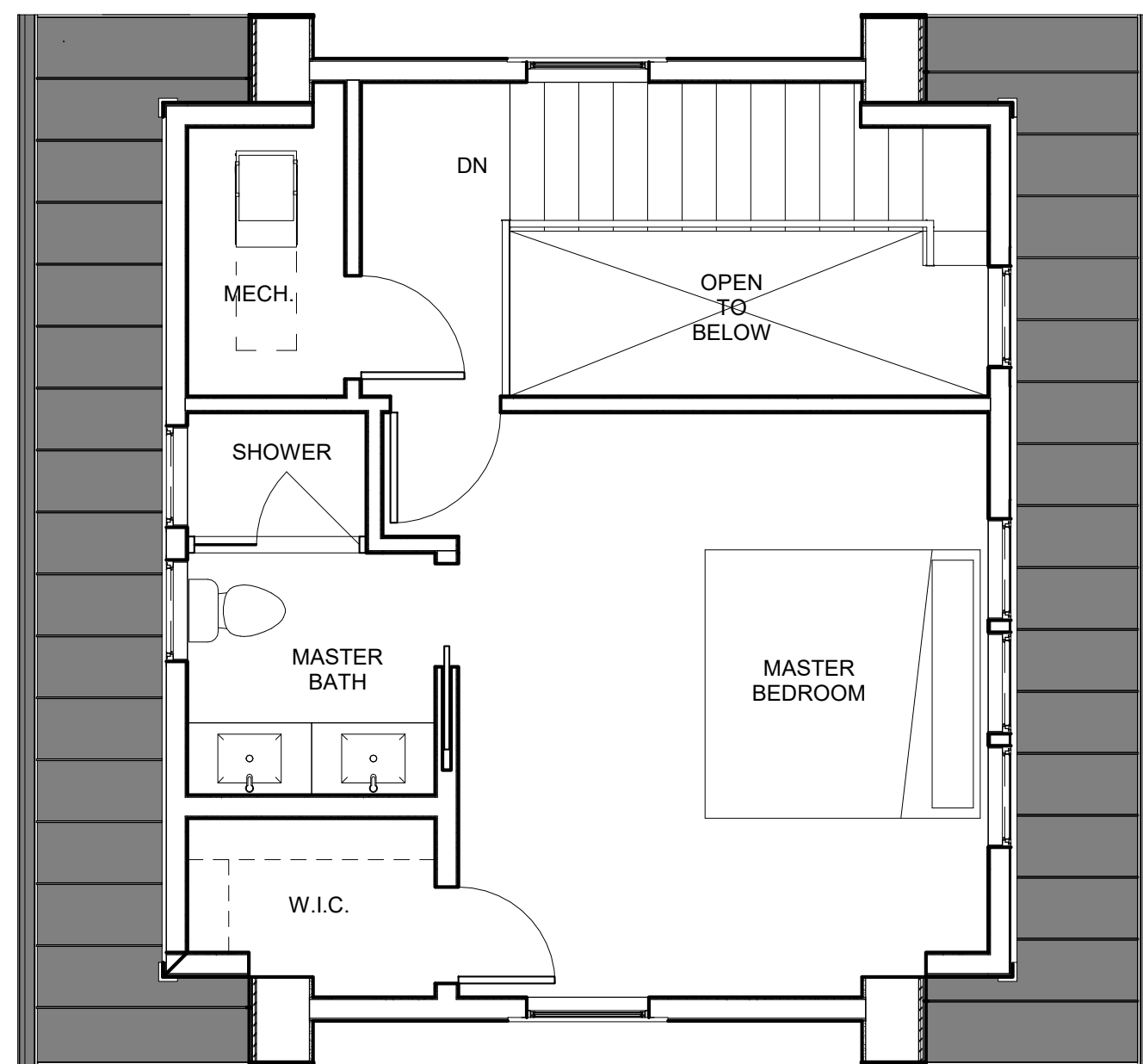
① 0 Basement Level
1/4" = 1'-0"



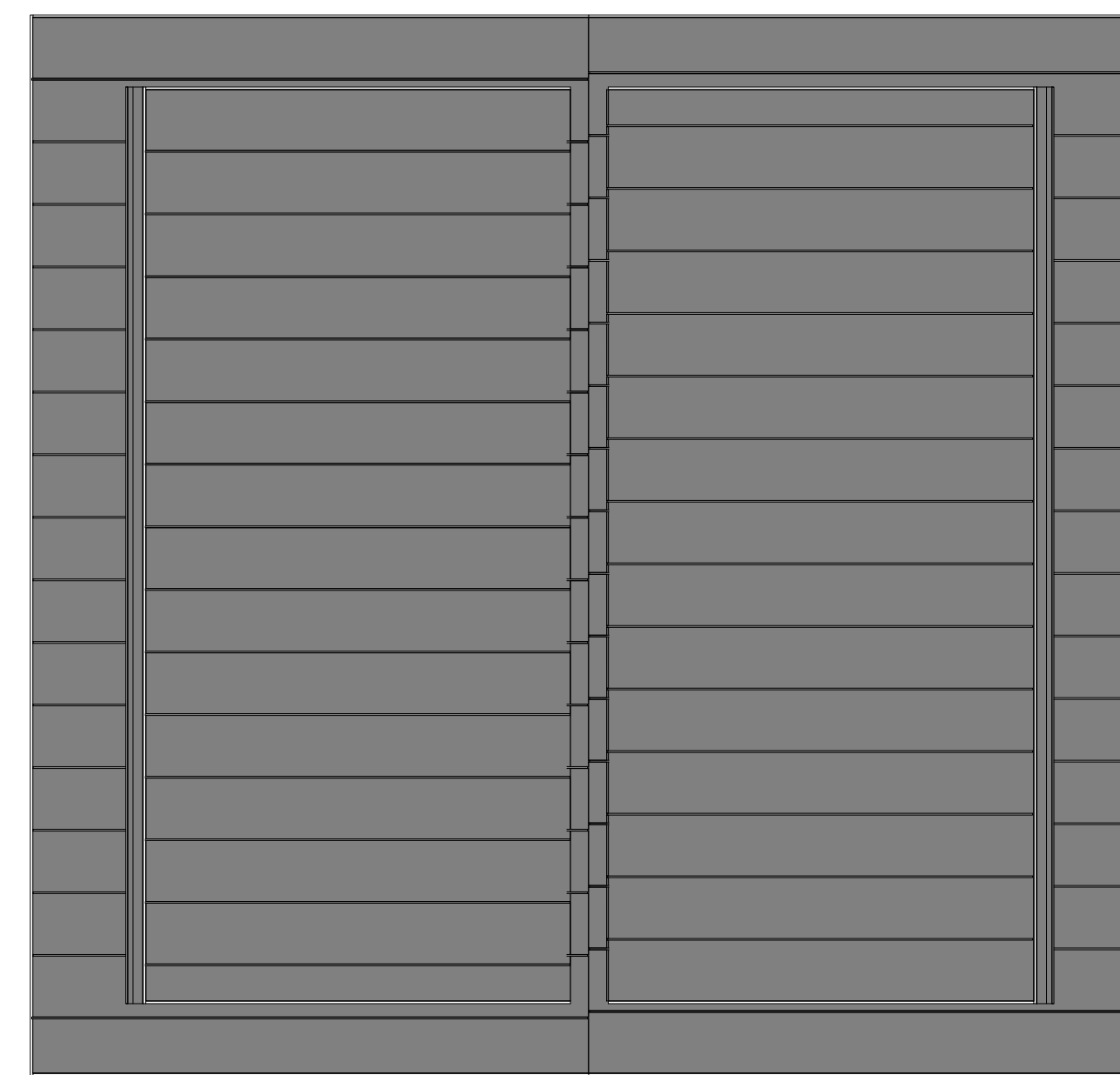
② 1st Floor Level
1/4" = 1'-0"



③ 2nd Floor Level
1/4" = 1'-0"



④ 3rd Floor Level
1/4" = 1'-0"

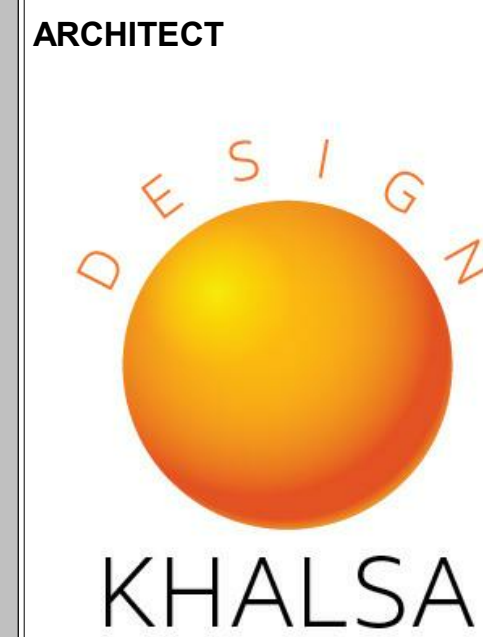


⑤ 4 Roof Top
1/4" = 1'-0"

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No.	Description	Date
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Floor Plans

A-100

2 CHETWYND RD.



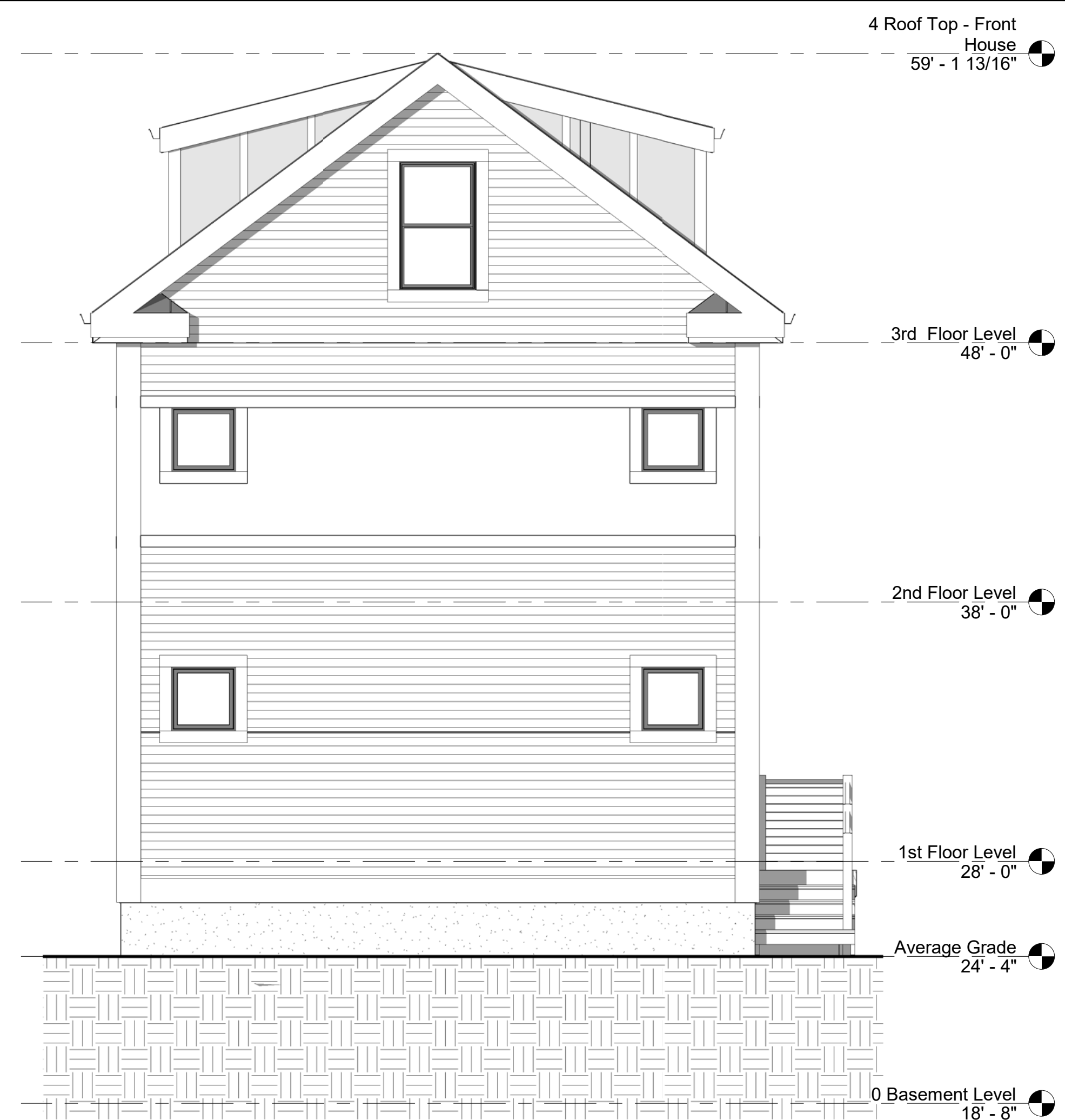
③ South Elevation - Unit #1
1/4" = 1'-0"



④ West Elevation - Unit #1
1/4" = 1'-0"



① East Elevation - Unit #1
1/4" = 1'-0"



② North Elevation - Unit #1
1/4" = 1'-0"

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Elevations

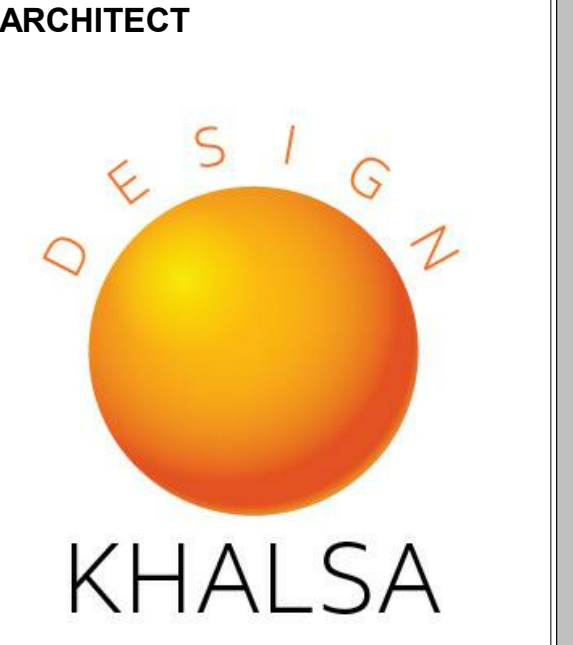
A-300

2 CHETWYND RD.

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REVISIONS

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Perspectives
A-301
 2 CHETWYND RD.



③ Street View



① Newell St. View



② View From Chetwyn Rd.




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No.	Description	Date

Street View

AV - 1

2 CHETWYND RD.