

Architectural Drawing List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
AV-100	Site Plan	03/15/18	
0-Cover Sheet			
A-000	Cover Sheet	01/23/18	
2-Architecture			
A-021	Architectural Site Plan & FAR Calculations	01/23/18	
A-100	Floor Plans	01/23/18	
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A-301	Perspectives	01/23/18	
AD-101	Demolition Plans	01/23/18	
AEX-101	Existing Plans	01/23/18	
AEX-102	Existing Elevations & Section	01/23/18	



PROJECT: 2 CHETWYND RD. (REAR UNIT)

PROJECT ADDRESS:
2 CHETWYND ROAD
CAMBRIDGE, MASSACHUSETTS

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LEON A. BOMBARDIER, PE
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SD SET
9-29-2018

PROJECT NAME
2 CHETWYND RD.

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Cambridge, MA

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REGISTRATION



Project number	17142
Date	9-29-2018
Drawn by	NB
Checked by	JSK
Scale	1" = 80'-0"

REVISIONS



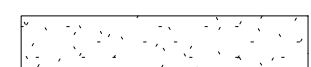
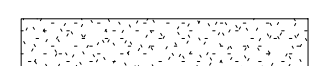

No.	Description	Date

Cover Sheet

A-000

2 CHETWYND RD.

LEGEND

-  PROPOSED BUILDING AREA
-  EXISTING BUILDING TO BE 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'	1,385 SF
TOTAL OPEN SPACE	2,183 SF

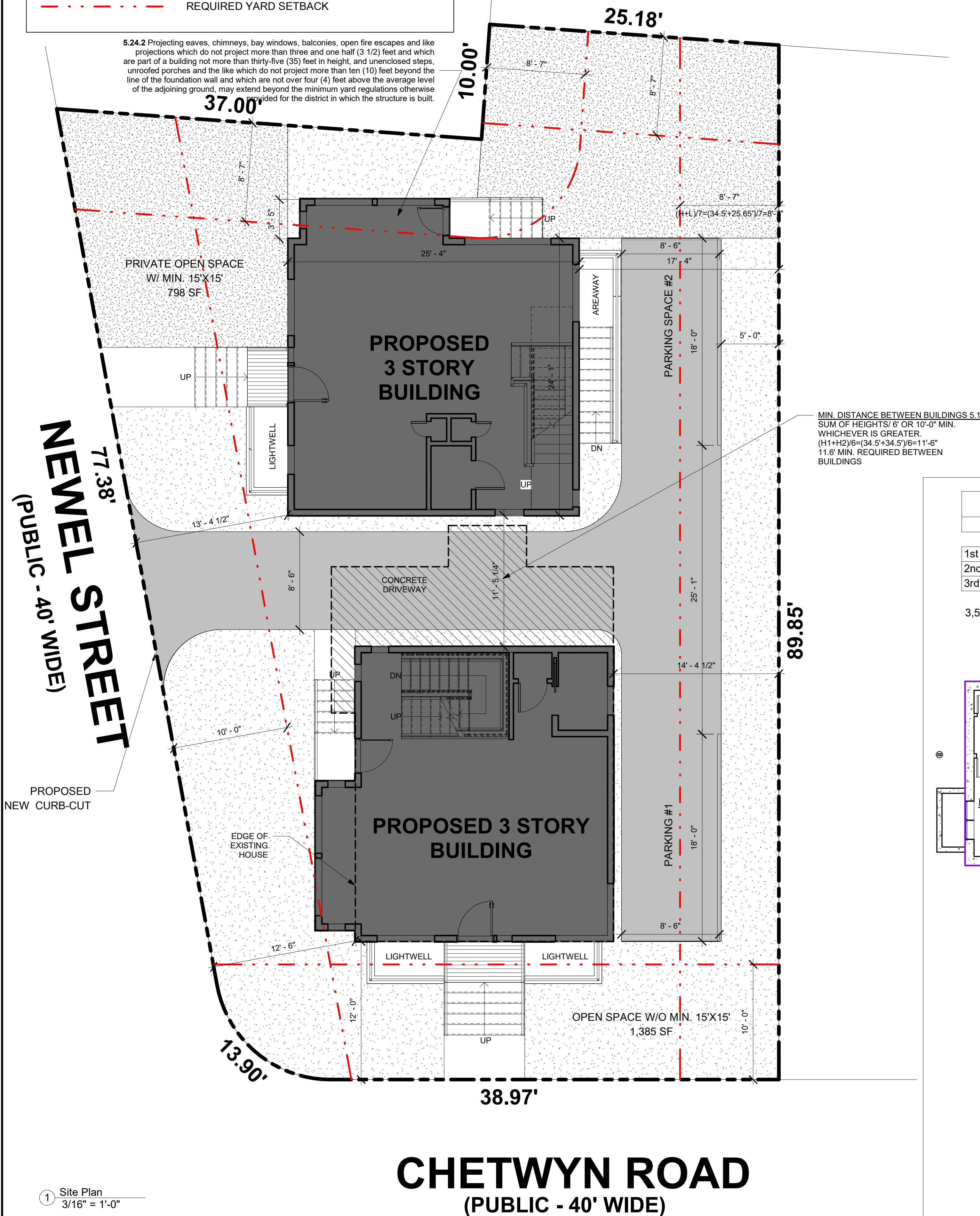
LOT (20A) AREA: +/- 4,740 SF

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 MAX. FAR	1,500 S.F. / DU= 2 DU 0.75 (3,555 SF MAX)	1 DU 0.2 (948 SF)	1,778 S.F. / DU = 2 DU PROPOSED 1,709SF(FRONT)+1,823SF(REAR)=3,532SF	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") (17'-4") RIGHT	COMPLIES / EXISTING COMPLIES / EXISTING COMPLIES 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		46% (2,183 SF) 798 SF OF REQUIRED OPEN SPACE MEETS REQUIREMENTS FOR PRIVATE OPEN SPACE	COMPLIES COMPLIES
PARKING	1 SPACE/DU= 2 SPACES		2 SPACES	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.



FAR Area		
Level	Area	Comments
1st Floor Level	1258 SF	
2nd Floor Level	1229 SF	
3rd Floor Level	1045 SF	
	3532 SF	

3,555 SF MAX FAR FOR BOTH, 3,532 SF < 3,555 SF = OK



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DESIGN

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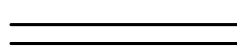
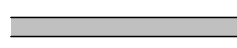
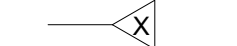


REVISIONS		
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Architectural Site Plan & FAR Calculations

A-021

2 CHETWYND RD.

LEGEND

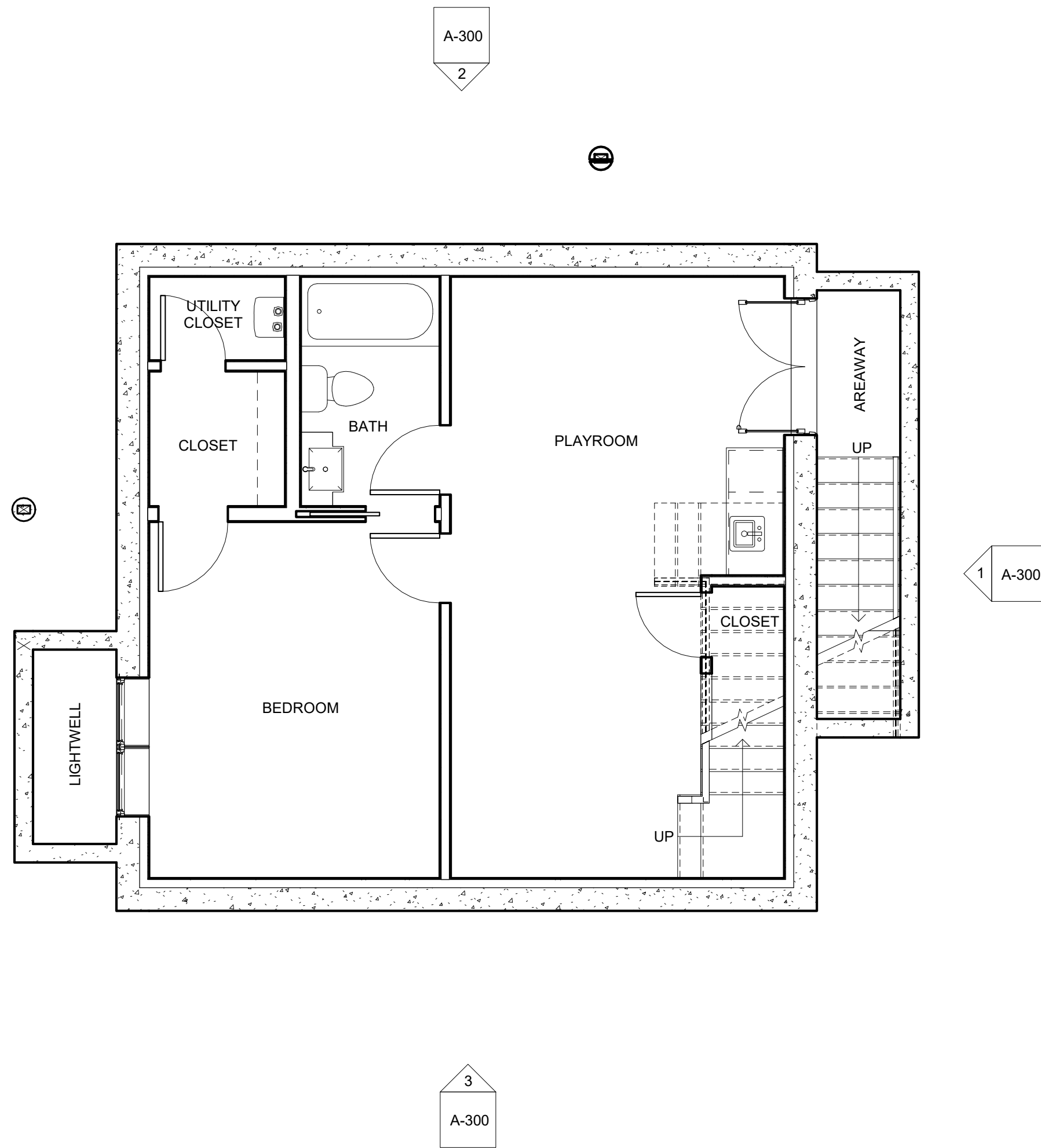
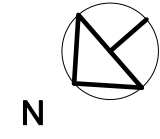
-  NEW WALL
-  EXISTING TO REMAIN
-  WALL TYPE
-  CARBON MONOXIDE DETECTOR
-  SMOKE DETECTOR

GENERAL FLOOR PLAN NOTES

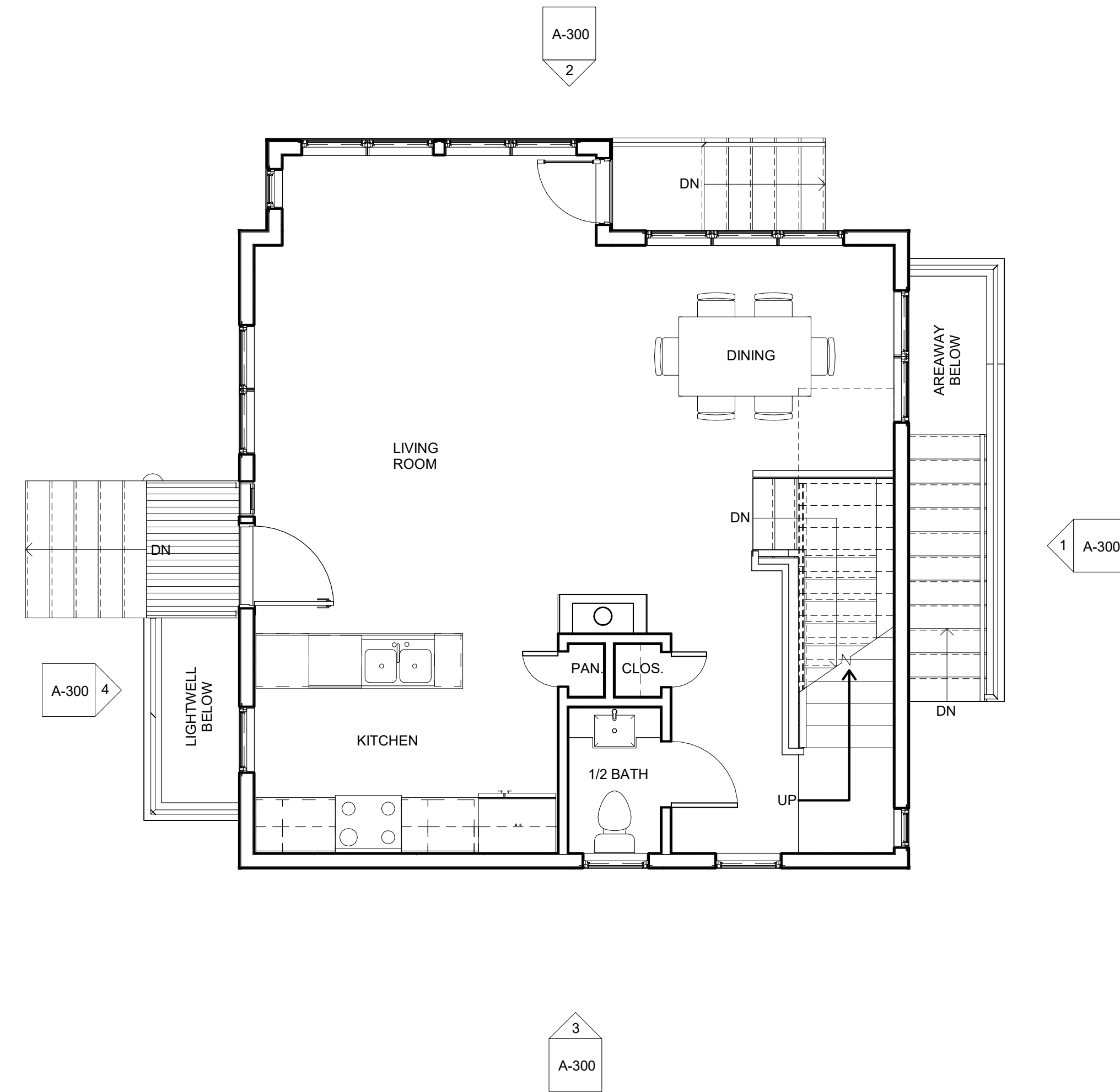
1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "2"
5. SEE A-800 FOR PARTITION TYPES.
6. MOISTURE RESISTANT 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"

Gross Building Area	
Level	Area

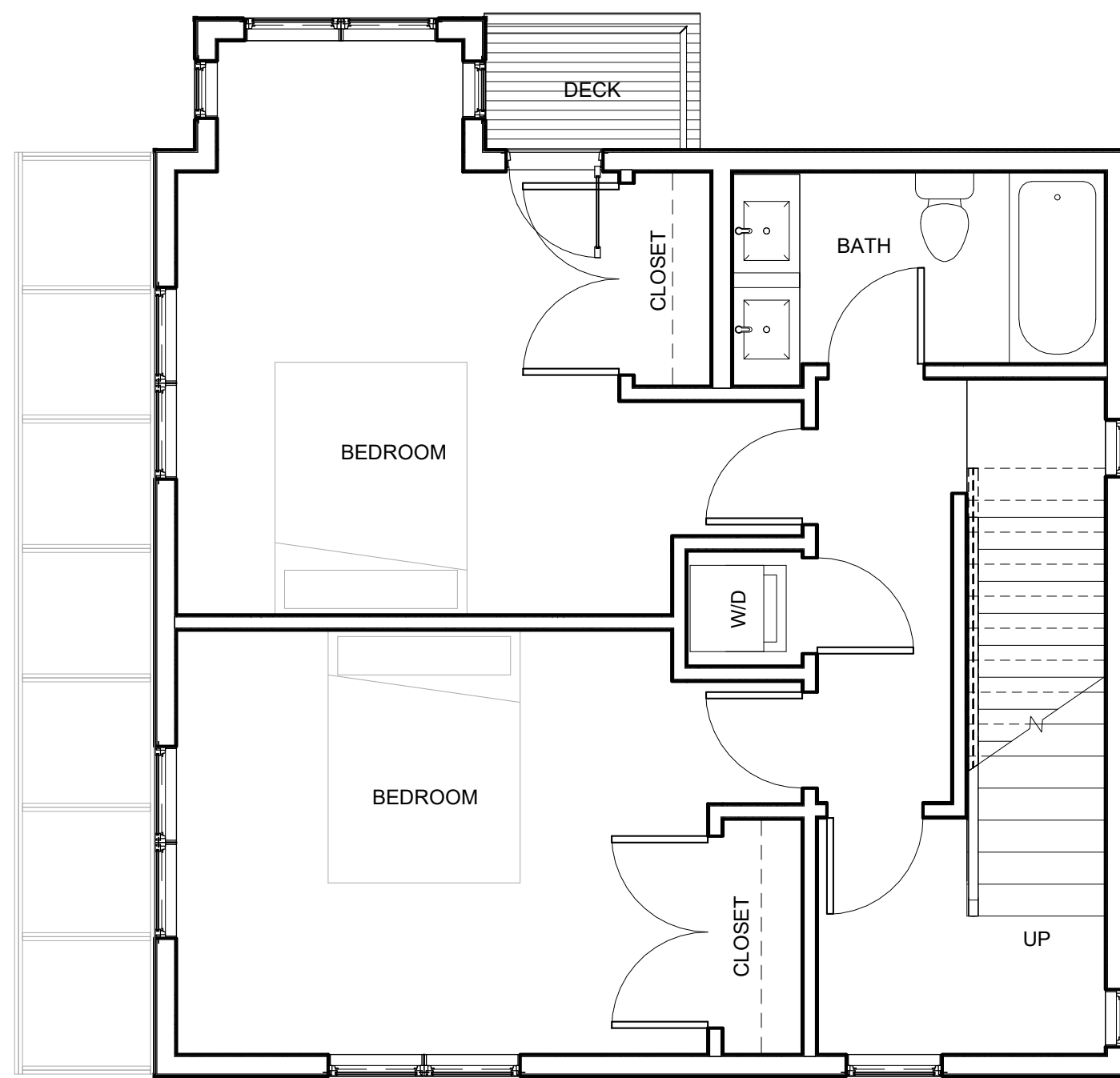
0 Basement Level	392 SF
1st Floor Level	573 SF
2nd Floor Level	573 SF
3rd Floor Level	573 SF
2113 SF	



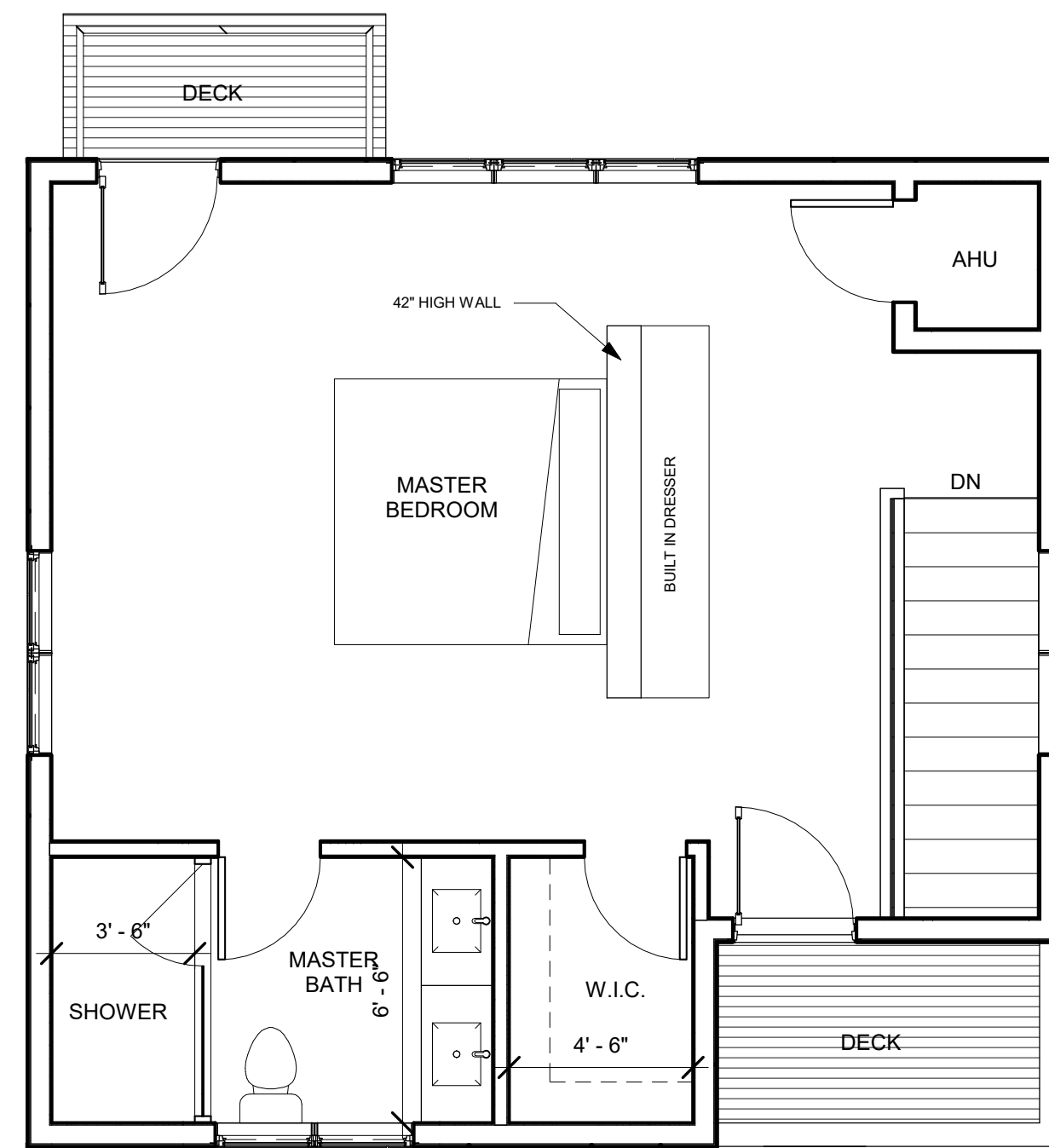
① 0 Basement Level
1/4" = 1'-0"



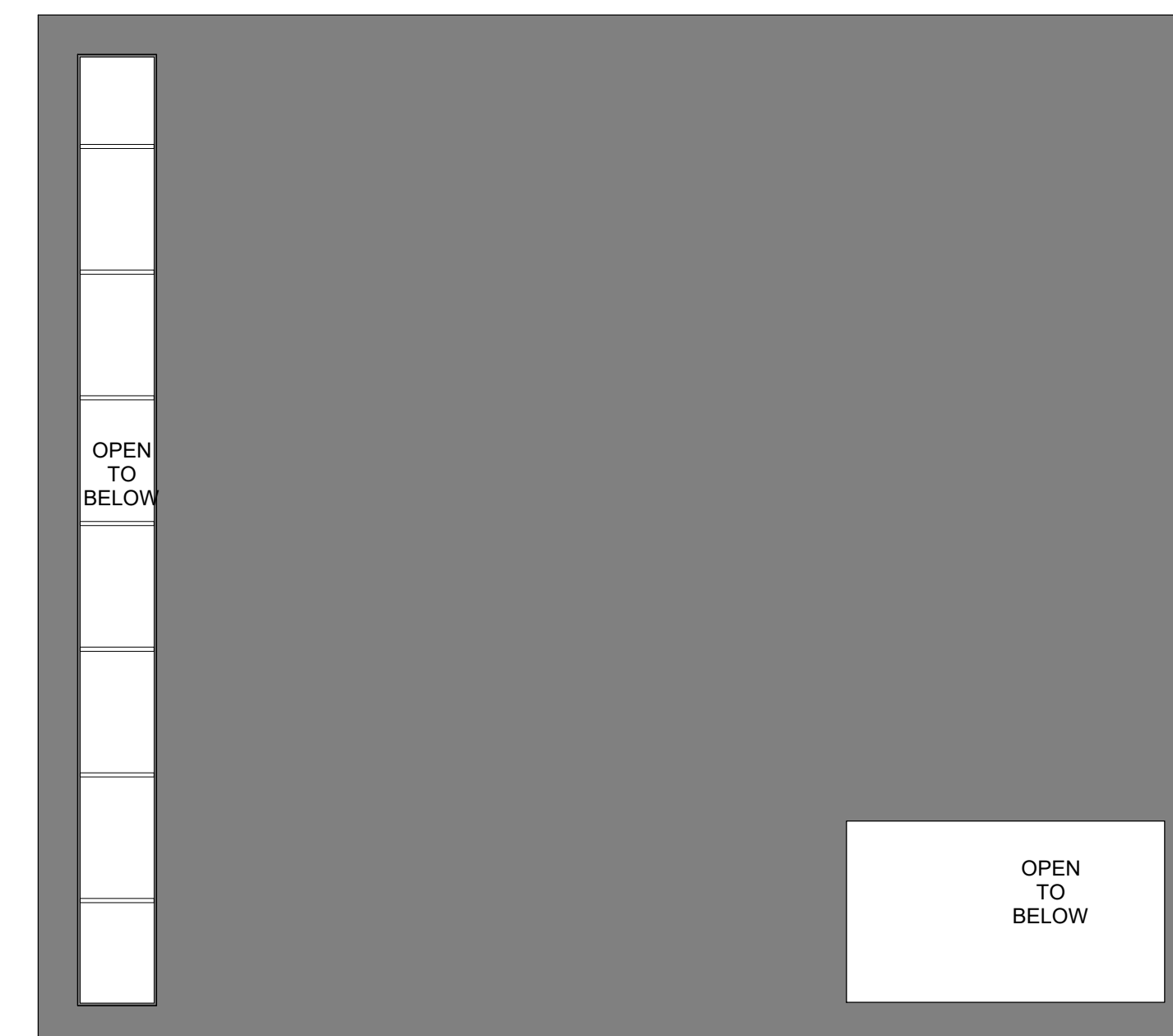
② 1st Floor Level
1/4" = 1'-0"



③ 2nd Floor Level
1/4" = 1'-0"



④ 3rd Floor Level
1/4" = 1'-0"

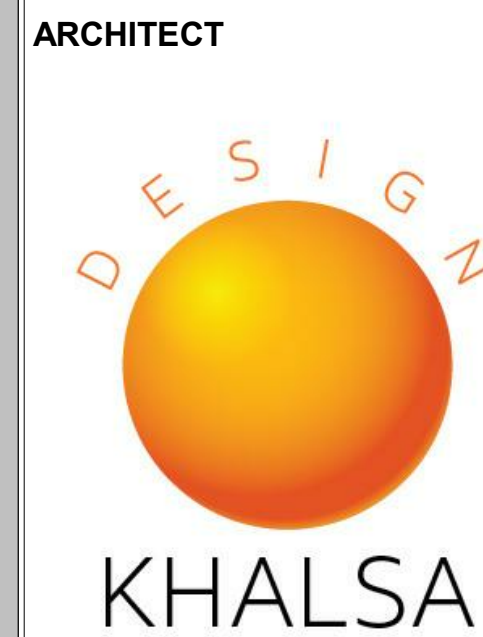


⑤ 4 Roof Top
1/4" = 1'-0"

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1		

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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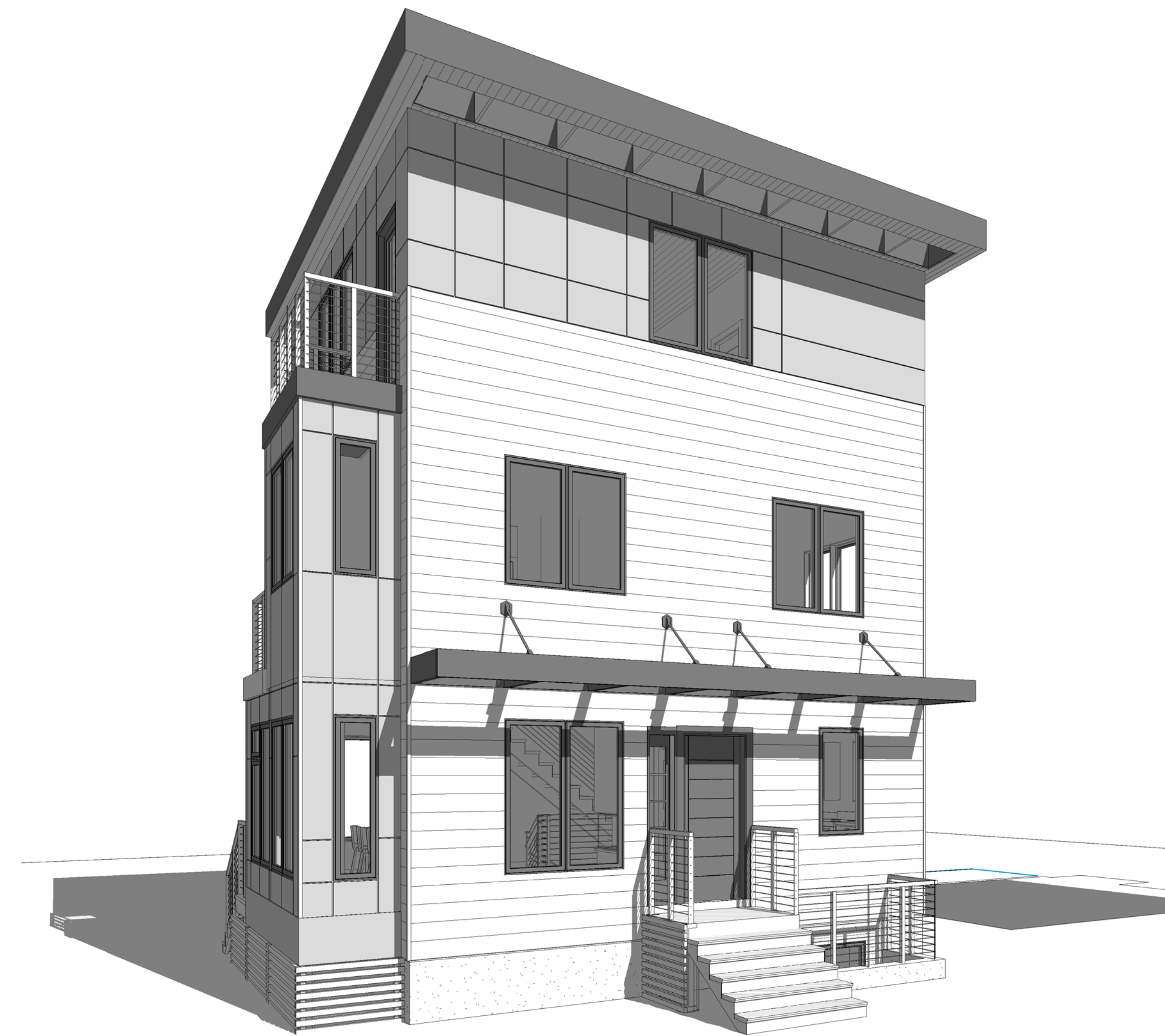
Elevations

A-300

2 CHETWYND RD.



① Newell Street View



② Newell St. View



③ Rear Yard View

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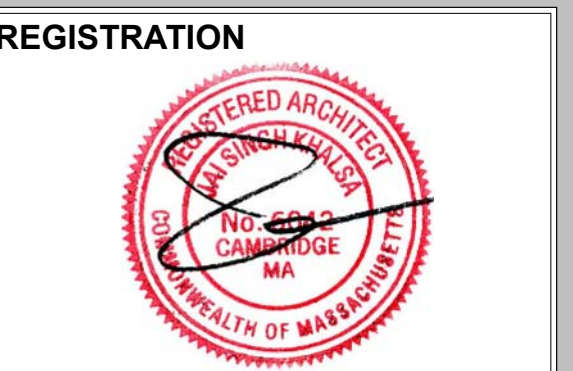
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Perspectives
A-301
2 CHETWYND RD.