

ARCHITECTURAL DRAWING LIST			
Discipline	Sheet Number	Sheet Name	Sheet Issue Date
	R	Streetview Rendering	09/28/21
0-Cover	A-000	COVER SHEET	09/01/2021
3-Architectural	A-020	ARCHITECTURAL SITE PLAN	09/01/2021
3-Architectural	A-021	AREA PLANS	09/01/2021
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3-Architectural	A-300	FRONT & RIGHT ELEVATIONS	09/01/2021
3-Architectural	A-301	REAR & LEFT ELEVATIONS	09/01/2021
3-Architectural	A-V1	PERSPECTIVE VIEWS	09/01/2021



PROJECT: BAY STATE TOWNHOMES

PROJECT ADDRESS:
47-53 BAY STATE ROAD
CAMBRIDGE, MASSACHUSETTS

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

OWNER
SUN PROPERTY GROUP
ADDRESS:
11 ELKINS ST #250
BOSTON MA 02127

LOCUS PLAN



SD SET
09/16/2021

PROJECT NAME

Bay State Townhomes

PROJECT ADDRESS
47-53 Bay State Road
Cambridge, MA

CLIENT

**SUN PROPERTY
GROUP**

ARCHITECT



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Scale

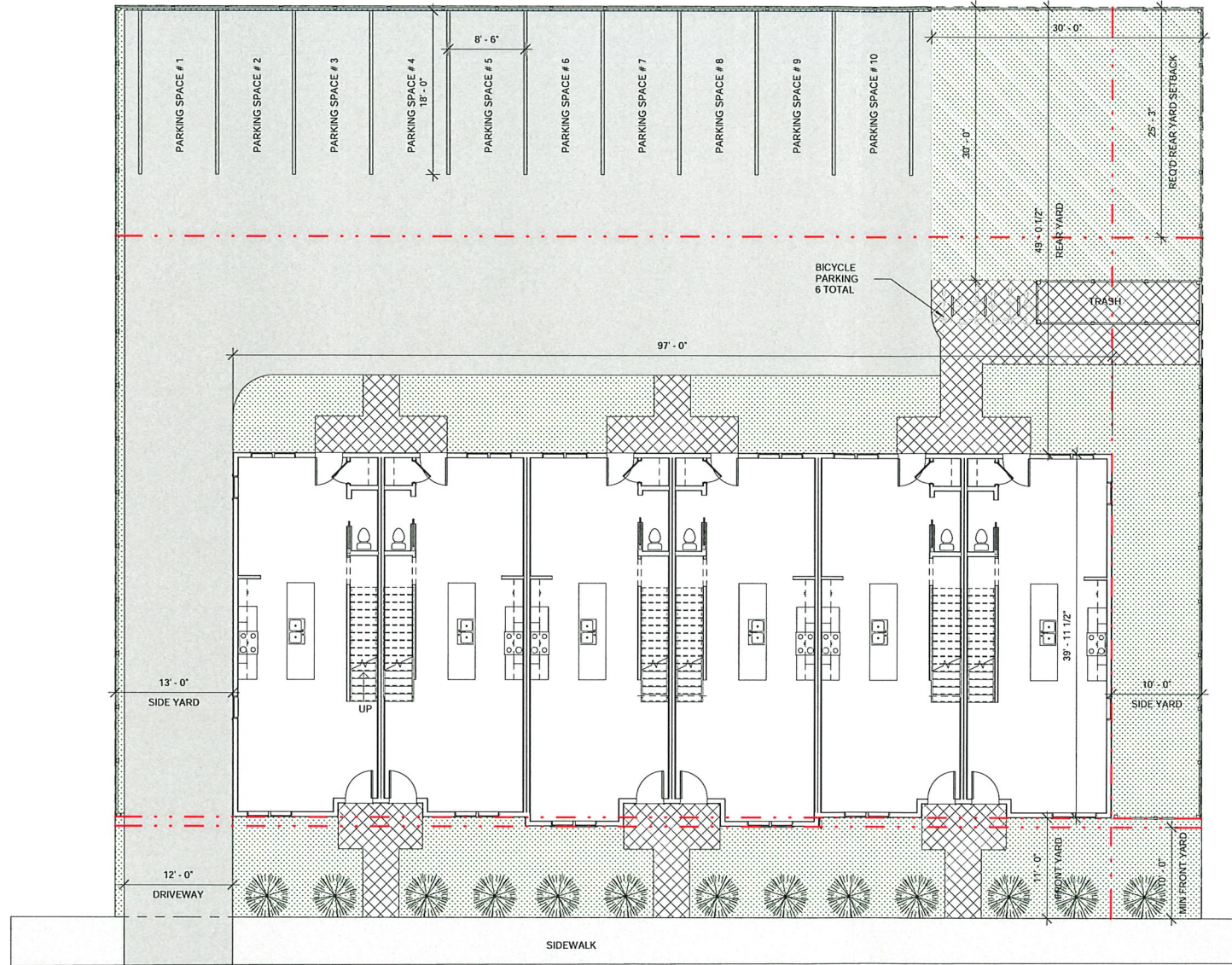
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No.	Description	Date

COVER SHEET

A-000

Bay State Townhomes



① SITE PLAN
1/8" = 1'-0"

SITE PLAN LEGEND

- EXISTING FOOTPRINT
- PROPOSED ADDITION
- 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 PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.

ZONING CHART - CAMBRIDGE

ZONE: RES C1-A	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT SIZE	5,000 SF	12,000 SF	12,000 SF	CONFORMS
MIN. LOT AREA/ DU	1,000 SF / DU	N/A	2,000 SF / DU	CONFORMS
FAR	1.25	8,888 SF (.75 FAR)	9,987 SF (.83 FAR)	CONFORMS
LOT WIDTH	50'-0"	120'-0"	120'-0"	CONFORMS
MAX HEIGHT	45'-0"	+/- 25'-0"	30'-6"	CONFORMS
FRONT SETBACK	10' - 0"	12'-7"	10'-0"	CONFORMS
LEFT SIDE SETBACK	$H+L / 7 (30'-6" + 40'-0") / 7 = 10'-0"$	+/- 15'-0"	13'-0"	CONFORMS
RIGHT SIDE SETBACK	$H+L / 7 (30'-6" + 40'-0") / 7 = 10'-0"$	+/- 2'-0"	10'-0"	CONFORMS
REAR SETBACK	$H+L / 5 (30'-6" + 97'-0") / 5 = 25'-6"$	7'-3"	49'-0"	CONFORMS
MIN. OPEN SPACE RATIO	15% PRIVATE OPEN SPACE (1,800 SF)	UNKNOWN	3,114 SF (26%) (519 SF / UNIT)	CONFORMS
PARKING				
VEHICLE PARKING	MIN. 1 SPACE PER DU (6 PARKING SPACES)	UNKNOWN (EXISTING LOT HOLDS SEVERAL)	10 SPACES	CONFORMS
BICYCLE PARKING	MIN. 1 SPACE PER DU (6 BICYCLES)	UNKNOWN	6 SPACES	CONFORMS

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Bay State Townhomes

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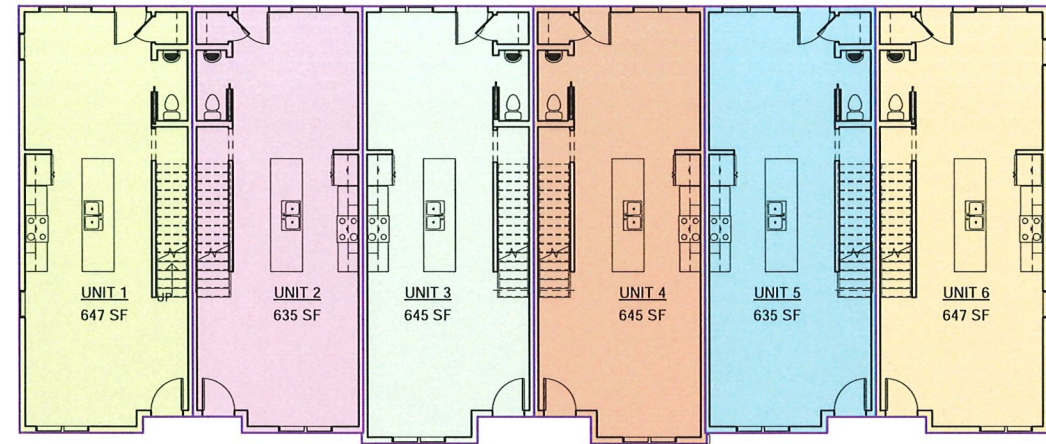
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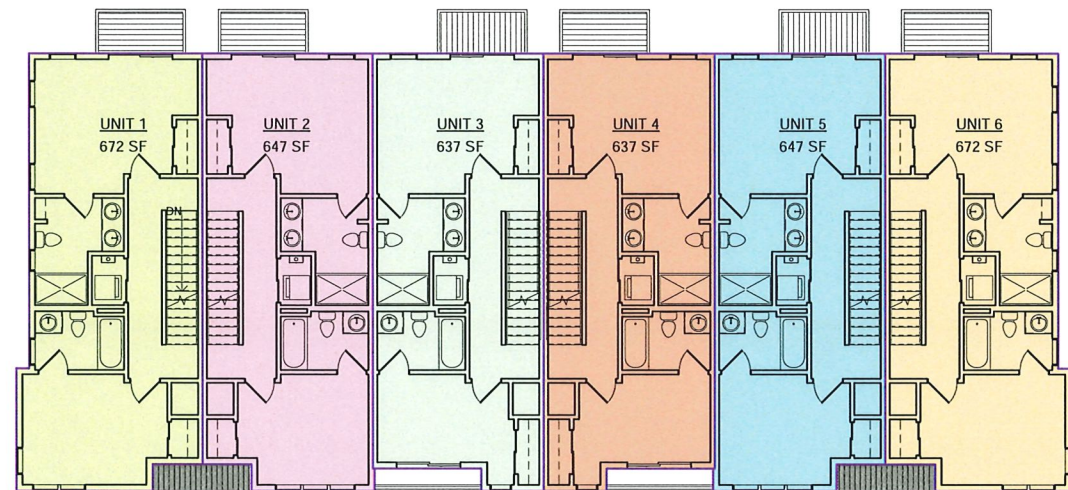
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ARCHITECTURAL SITE PLAN

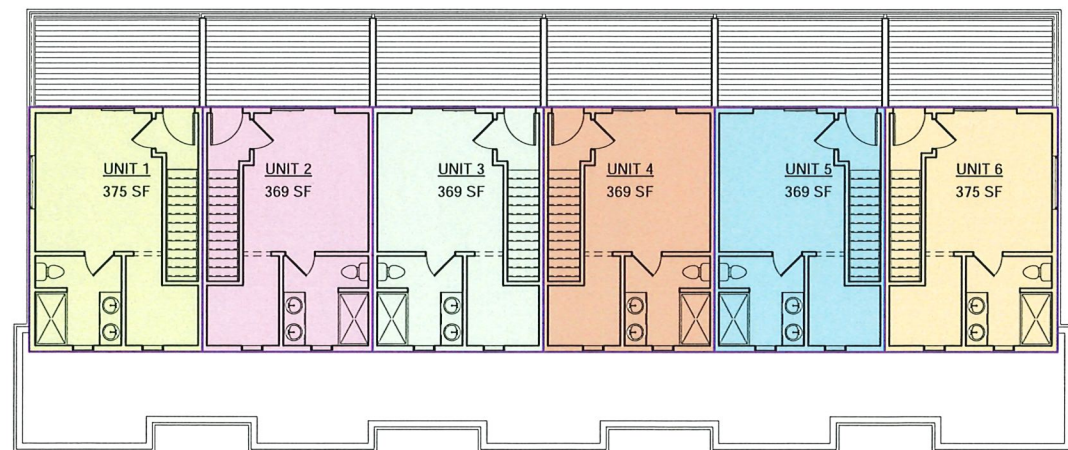
A-020
Bay State Townhomes



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



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



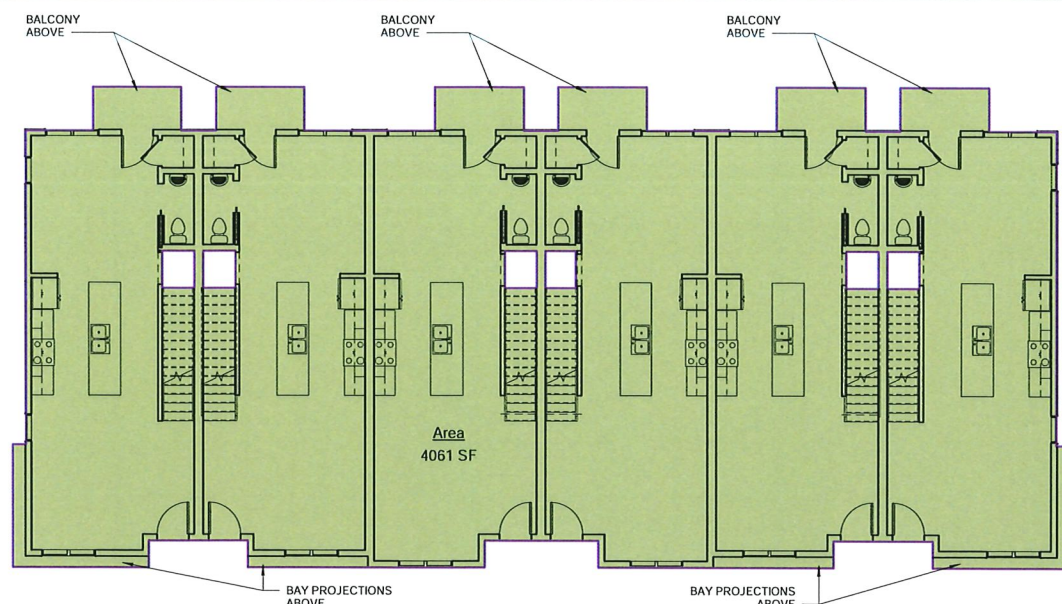
3 3RD FLOOR
1/8" = 1'-0"

UNIT AREA

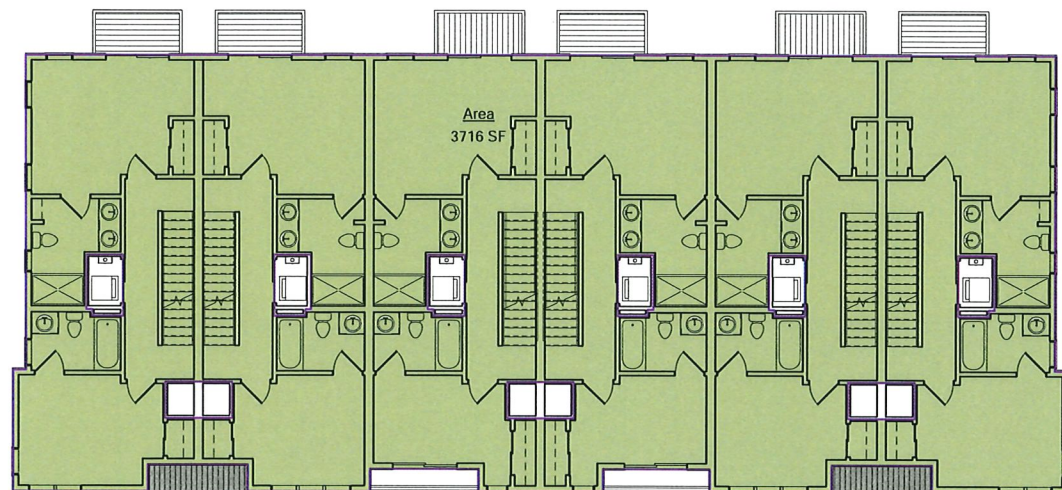
- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6

Area Schedule (UNIT AREA)

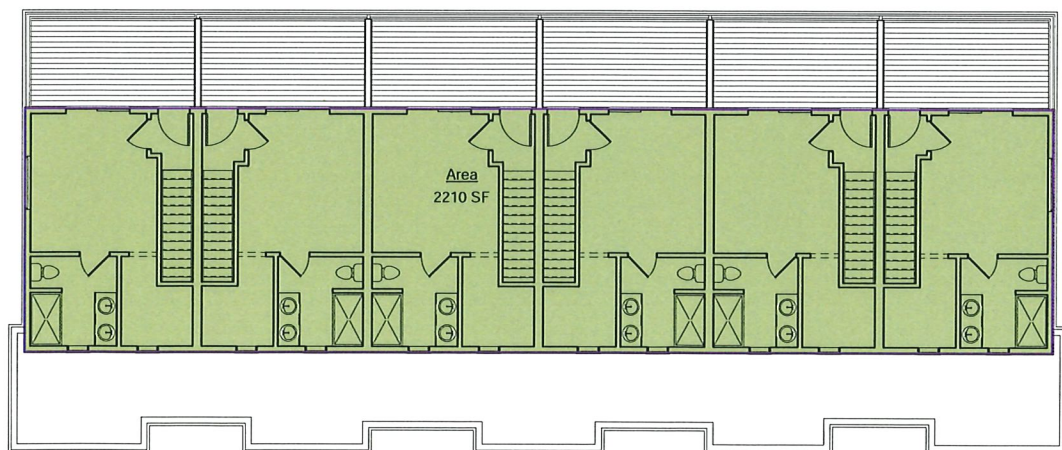
Name	Area
UNIT 1	1694 SF
UNIT 2	1651 SF
UNIT 3	1651 SF
UNIT 4	1651 SF
UNIT 5	1651 SF
UNIT 6	1694 SF
TOTAL	9992 SF



4 1ST FLOOR
1/8" = 1'-0"



5 2ND FLOOR
1/8" = 1'-0"



6 3RD FLOOR
1/8" = 1'-0"

Area Schedule (Gross Building)

Area	Level
4061 SF	1ST FLOOR
3716 SF	2ND FLOOR
2210 SF	3RD FLOOR
9987 SF	

TOTAL GROSS SF: 9,987

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Bay State Townhomes

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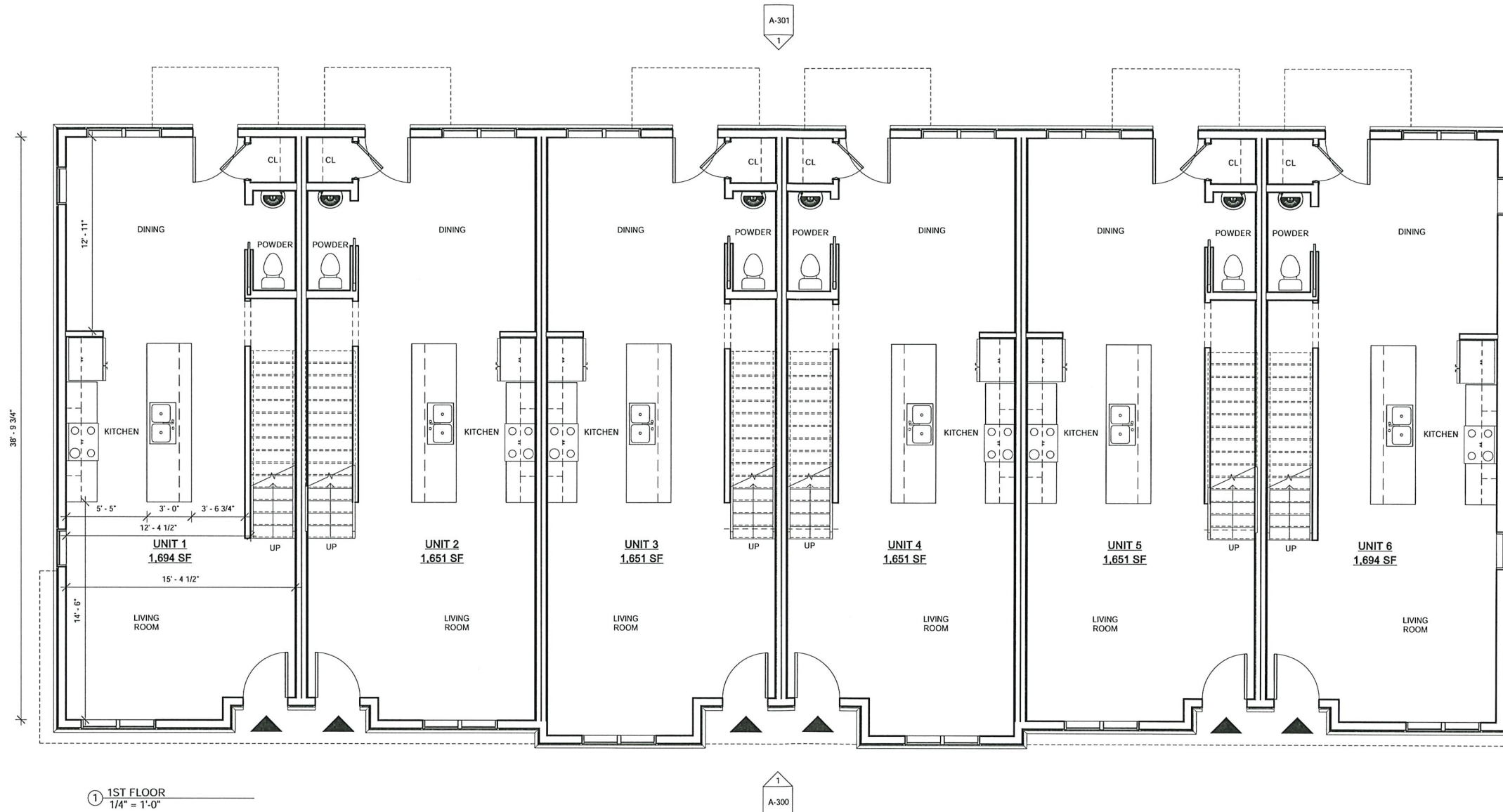
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No.	Description	Date

AREA PLANS

A-021

Bay State Townhomes



① 1ST FLOOR
1/4" = 1'-0"

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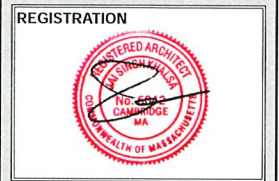
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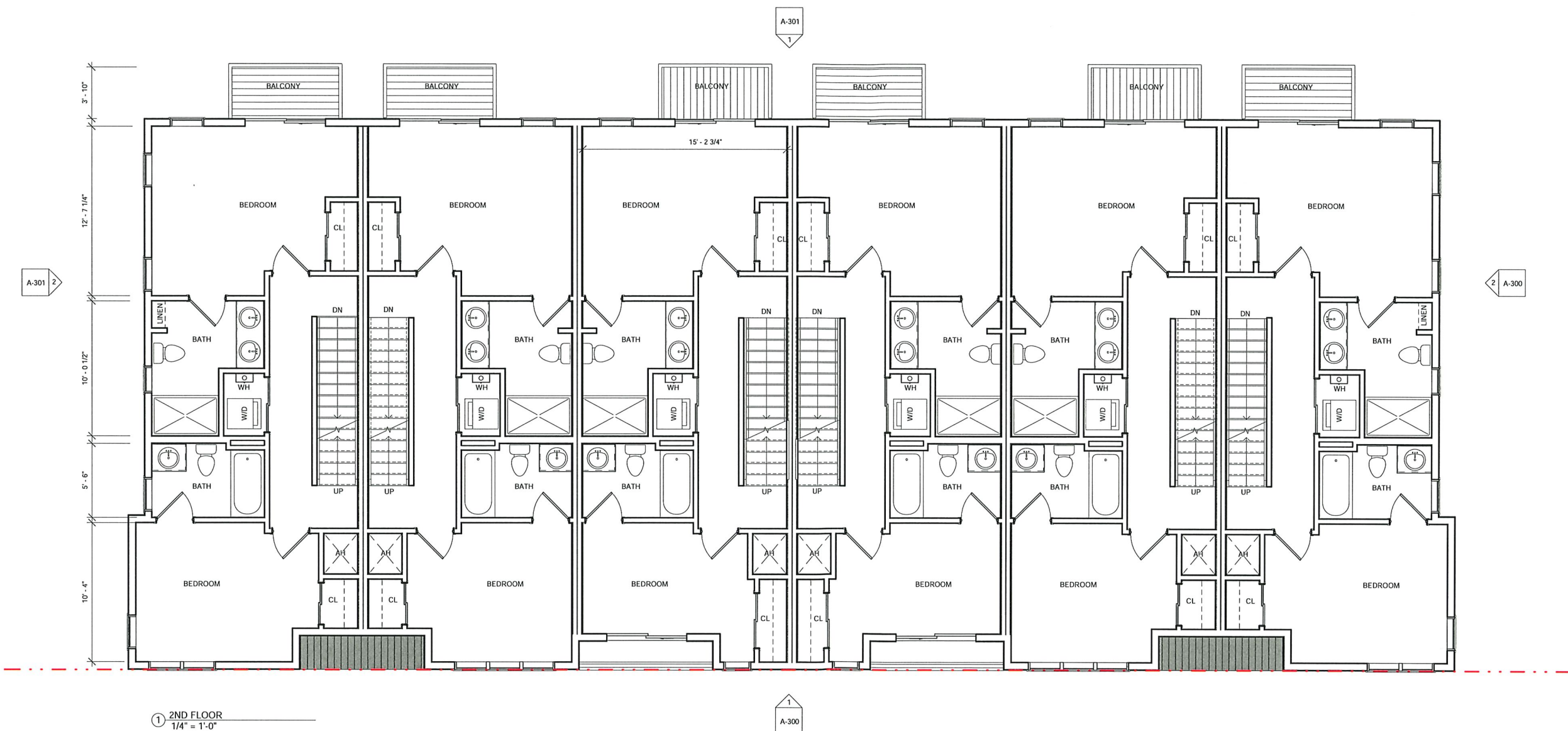
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FIRST FLOOR
PLAN

A-100
Bay State Townhomes



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Bay State Townhomes

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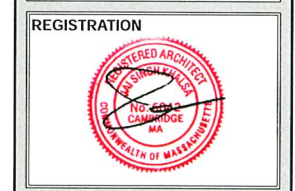
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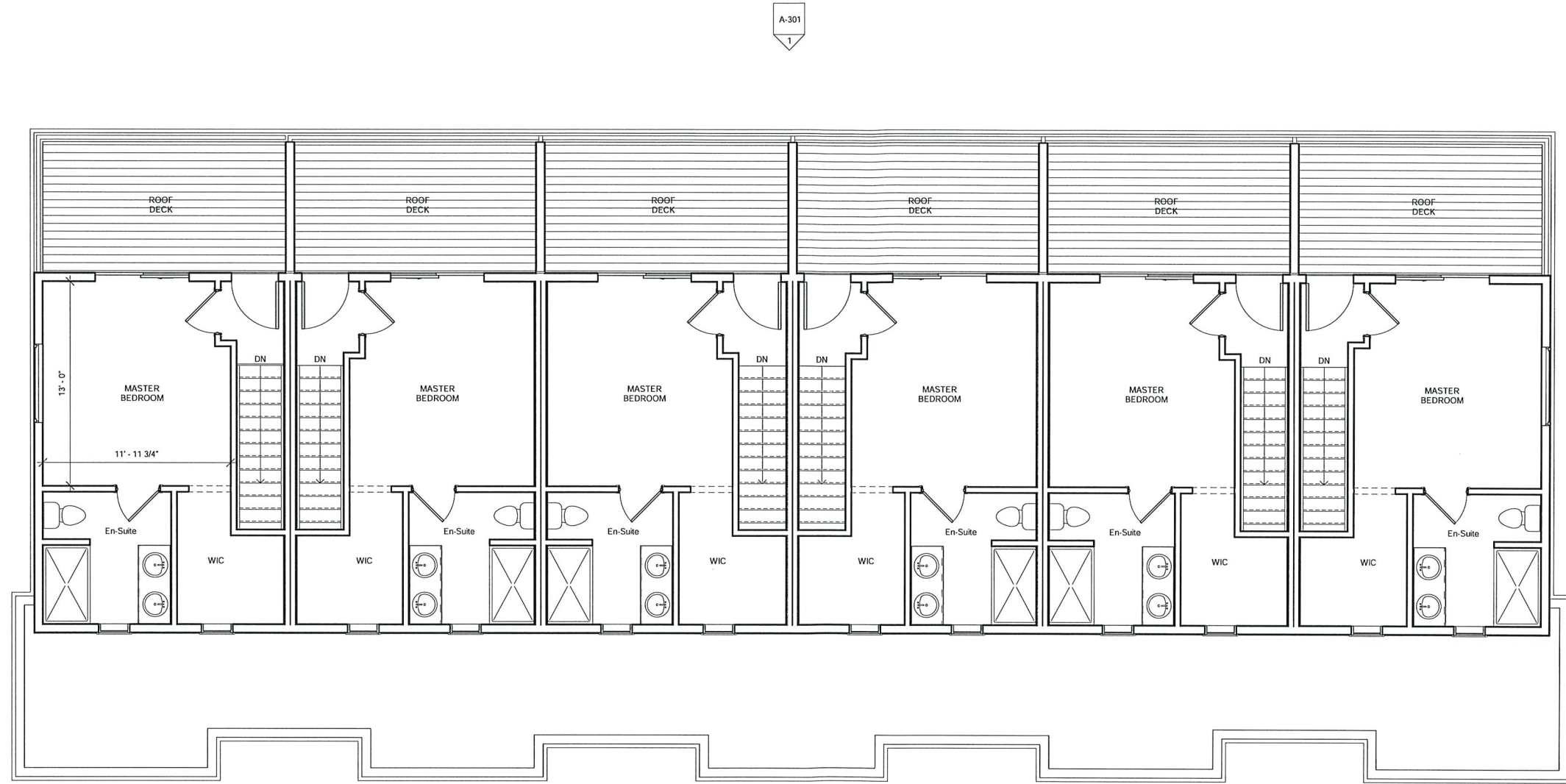
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SECOND FLOOR
 PLAN

A-101
 Bay State Townhomes



① 3RD FLOOR
1/4" = 1'-0"

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THIRD FLOOR PLAN

A-102
Bay State Townhomes



① SOUTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"

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No.	Description	Date

**FRONT & RIGHT
ELEVATIONS**

A-300

Bay State Townhomes



① NORTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

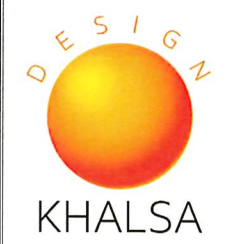
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REAR & LEFT ELEVATIONS

A-301
Bay State Townhomes



③ Aerial



① Bay State Road View



② Rear Parking View



④ Bay State Road View 2

PROJECT NAME

Bay State Townhomes

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No.	Description	Date

PERSPECTIVE
VIEWS

A-V1

Bay State Townhomes



PROJECT NAME

Bay State Townhomes

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**SUN PROPERTY
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No.	Description	Date

Streetview
Rendering

R

Bay State Townhomes