

ARCHITECTURAL DRAWING LIST		
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2-CIVIL

C-1	EXISTING SURVEY	09/24/2024
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3-Architectural

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AV-1	PERSPECTIVES	10/10/2024

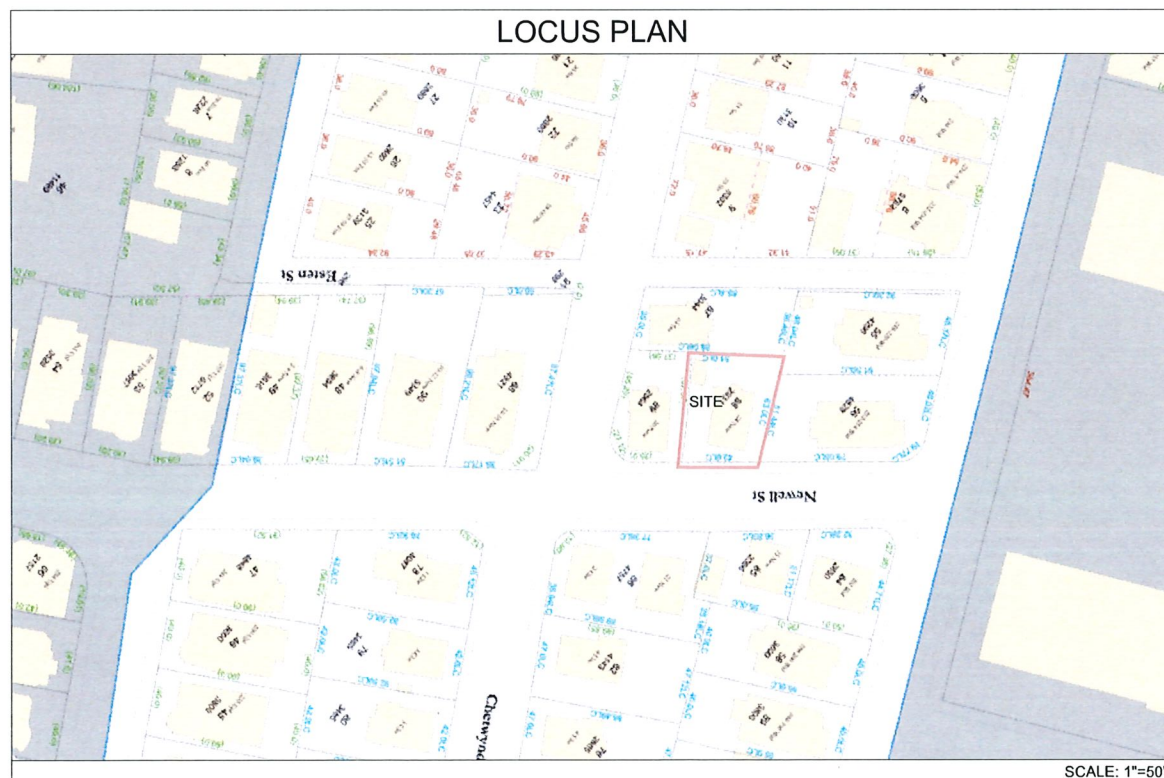


PROJECT: NEWELL STREET SINGLE FAMILY

PROJECT ADDRESS:
24 NEWELL 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



SD SET
10/10/2024

PROJECT NAME
24 NEWELL ZONING STUDY

PROJECT ADDRESS
24 NEWELL STREET
CAMBRIDGE, MA

CLIENT

ARCHITECT

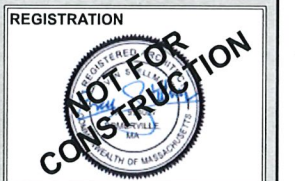


KDI
ARCHITECTURE

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REVISIONS

No.	Description	Date

COVER SHEET

A-000
24 NEWELL ZONING STUDY

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ZONING DIMENSIONAL TABLE

ZONE : RESIDENCE C-1	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE				
LOT AREA, MIN. S.F.	5,000 SF *	2,900 SF ±	2,900 SF ± *	COMPLIES PER * BELOW
LOT AREA, MIN. S.F. / DU	1,500 SF	2,900 SF ± (1 DU)	2,900 SF ± (1 DU)	COMPLIES
LOT WIDTH, MIN.	50' - 0" *	43' - 0"	43' - 0" *	COMPLIES PER * BELOW
BUILDING SETBACKS				
MIN. FRONT YARD	(H+L)/(4+2**) - 10' MIN ***	9.9'	10'	COMPLIES
MIN. SIDE YARDS	7' - 6" (SUM=30% OF LOT=12.9') *	RIGHT: 7.9' LEFT: 13.2'	RIGHT: 7' - 6" LEFT: 7' - 6" SUM: 15'	COMPLIES PER * BELOW
MIN. REAR YARD	(H+L) / (4+2**) - 20' MIN**** (33'+33.2')/6 = 11.1'	17' 10"	20'	COMPLIES
LOT DEVELOPMENT				
MAX FAR	0.75 / 2,198 SF	0.387 / 1,124 SF*****	0.75 / 2,198 SF	COMPLIES
MAX HEIGHT	35' - 0"	24.44'	33' - 0"	COMPLIES
MIN. RATIO OF PRIVATE OPEN SPACE TO LOT AREA	30% / 870 SF	47% / 1,369 SF	56.8% / 1,648 SF	COMPLIES
	PRIVATE OPEN SPACE MIN = 435 SF	822 SF PRIVATE OPEN SPACE	948 SF PRIVATE OPEN SPACE	COMPLIES

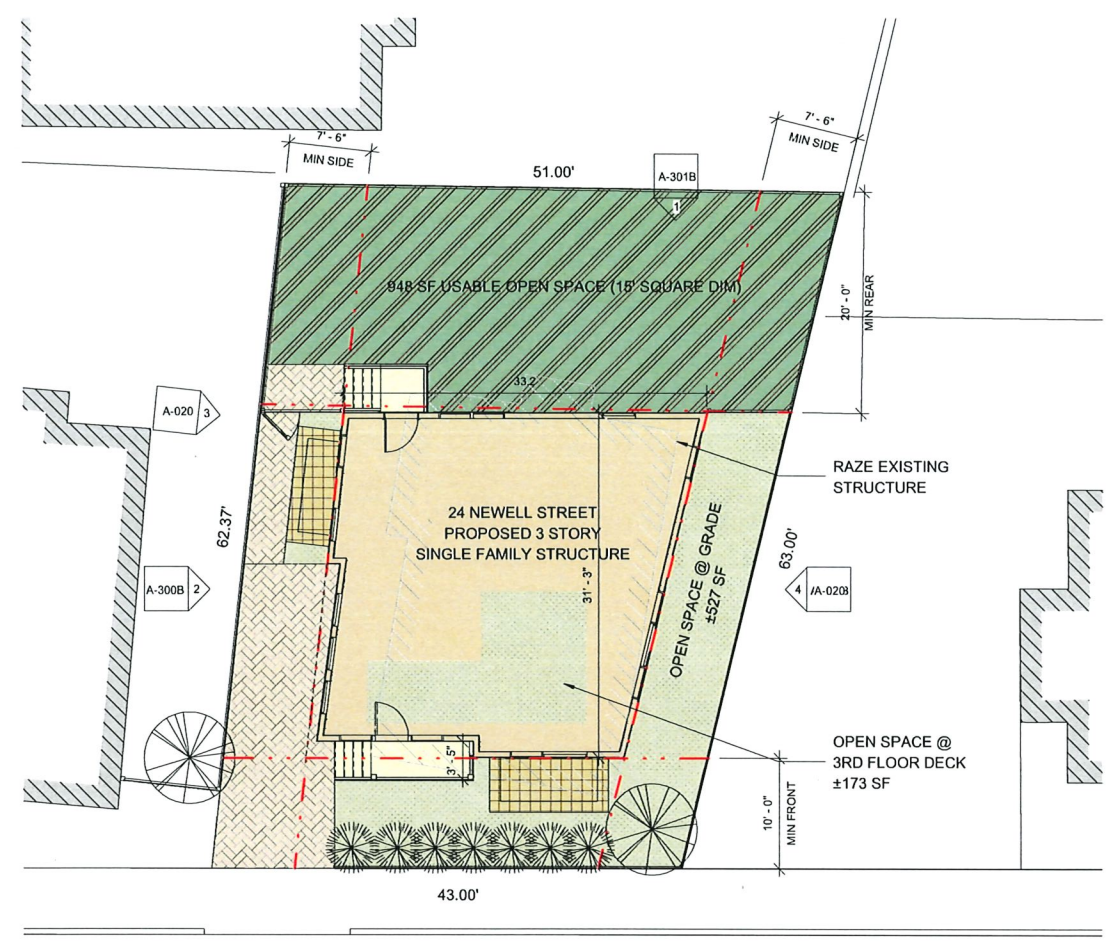
* **5.21.1:** ON LOTS LESS THAN THE REQUIRED AREA FOR THE DISTRICT IN WHICH THEY ARE LOCATED AND IN WHICH HAVE BEEN DULY RECORDED BY PLAN OR DEED WITH THE REGISTRY OF DEEDS BEFORE THE DATE OF THE FIRST PASSAGE OF THE APPLICABLE PROVISIONS OF THIS OR ANY PRIOR ORDINANCE THE MINIMUM LOT SIZE AND LOT WIDTH REGULATIONS NEED NOT APPLY, BUT THE FLOOR AREA RATIO AND THE MINIMUM LOT AREA REGULATIONS FOR EACH DWELLING UNIT SHALL BE APPLICABLE. IN CASE OF SUCH LOTS OF LESS THAN THE REQUIRED WIDTH THE SUM OF THE TWO REQUIRED SIDE YARDS NEED NOT BE MORE THAN THIRTY PERCENT OF THE LOT WIDTH, EXCEPT THAT EACH SIDE YARD SHALL BE A MINIMUM OF SEVEN FEET, SIX INCHES (7'6")

** **5.23.4:** ... FOR BUILDINGS OF FORTY (40) FEET OR LESS IN HEIGHT THE DENOMINATOR IN THE YARD FORMULAS IN THE TABLES IN SECTION 5.30 MAY BE INCREASED BY TWO SUBJECT TO THE MINIMUM YARD REQUIREMENTS SET FORTH IN FOOTNOTES A, B, AND C OF TABLES 5-1 AND 5-2.

*** **TABLE 5.1.2 (a):** MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET

**** **TABLE 5.1.2 (c):** IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET IN THE RESIDENCE C-2, C-2B, C-2A, C-2, C-3A, C-3B DISTRICTS. IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT PER REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET, UP TO A MAXIMUM OF THIRTY (30) FEET. ... FOR THE PURPOSES OF THIS FOOTNOTE C, THE LOT DEPTH SHALL BE THAT DISTANCE MEASURED ALONG A LINE PERPENDICULAR TO THE FRONT LOT LINE AND EXTENDING TO THAT POINT ON THE REAR LOT LINE MOST DISTANT FROM THE FRONT LOT LINE.

***** EXISTING GFA TAKEN FROM ASSESSOR'S DATABASE



NEWELL STREET

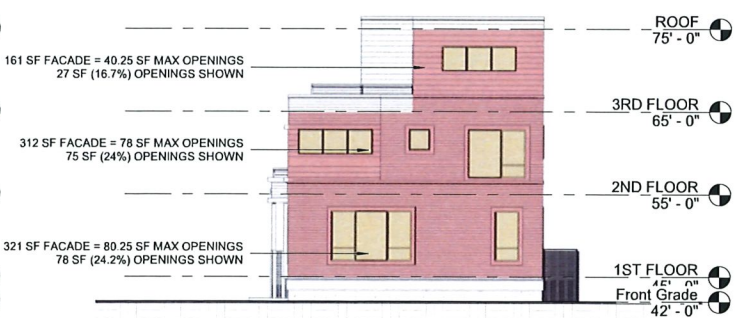
SITE PLAN LEGEND	
	PROPOSED FOOTPRINT (+/-935 SF)
	LANDSCAPE (+/-504 SF-G / ±173 SF-3)
	USABLE OPEN SPACE (+/-948 SF)
	PAVERS (+/-340 SF)
	PORCHES (+/-95 SF)
	AREAWAYS (+/-77 SF)
	REQUIRED SETBACKS

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.

IBC 705.8
MAXIMUM OPENINGS PER FLOOR (GREATER THAN 5' / LESS THAN 10' FIRE SEPARATION DISTANCE) = 25% FOR UNPROTECTED, SPRINKLERED OR PROTECTED CONSTRUCTION



③ FSD / OPENING DIAGRAM-LEFT SIDE
3/32" = 1'-0"



④ FSD/OPENING DIAGRAM - RIGHT SIDE
3/32" = 1'-0"

PROJECT NAME
24 NEWELL ZONING STUDY

PROJECT ADDRESS
**24 NEWELL STREET
CAMBRIDGE, MA**

CLIENT

ARCHITECT

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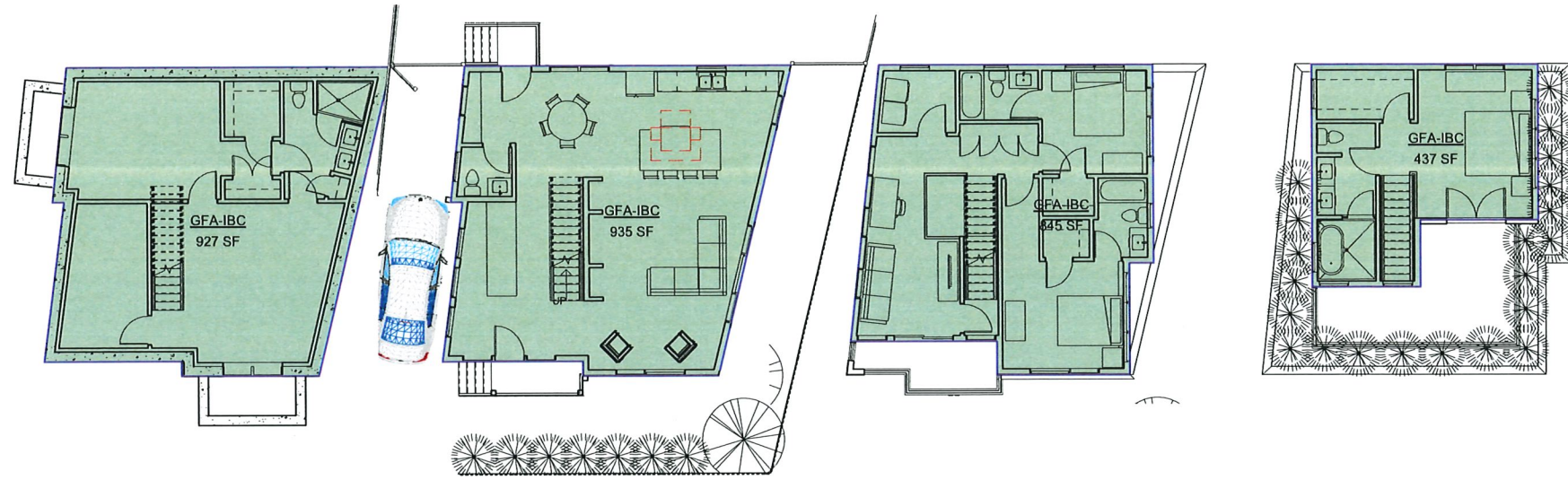
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Scale	As indicated

REVISIONS		
No.	Description	Date

ARCHITECTURAL
SITE PLAN

A-020

24 NEWELL ZONING STUDY



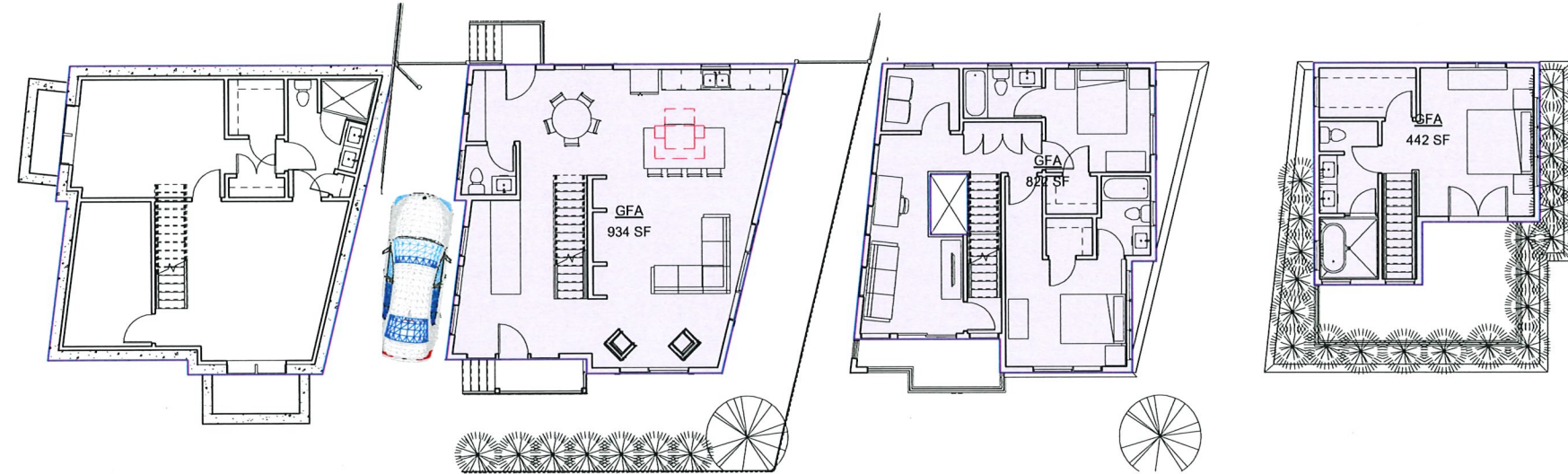
1 BASEMENT
1/8" = 1'-0"

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

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

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

GROSS FLOOR AREA		
Area	Level	Name
927 SF	BASEMENT	GFA-IBC
935 SF	1ST FLOOR	GFA-IBC
845 SF	2ND FLOOR	GFA-IBC
437 SF	3RD FLOOR	GFA-IBC
3143 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"

GFA PER ZONING CODE		
Area	Level	Name
934 SF	1ST FLOOR	GFA
822 SF	2ND FLOOR	GFA
442 SF	3RD FLOOR	GFA
2198 SF		

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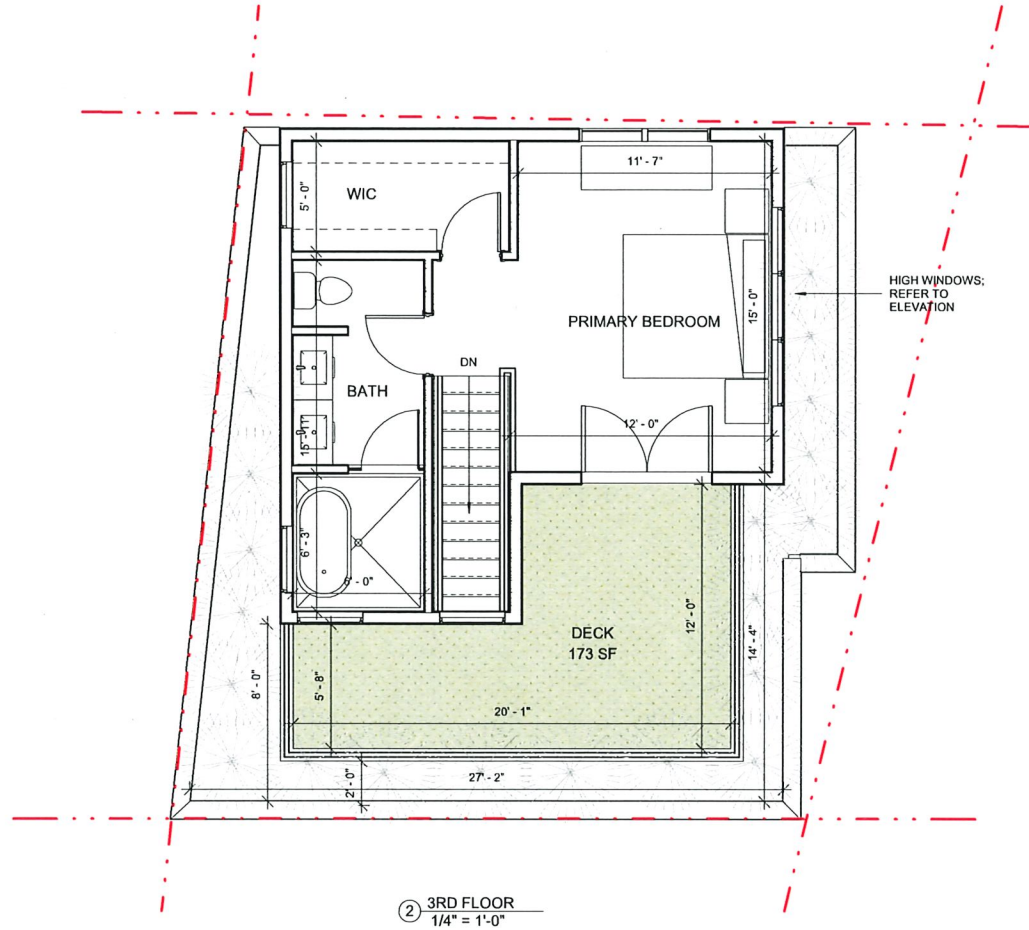
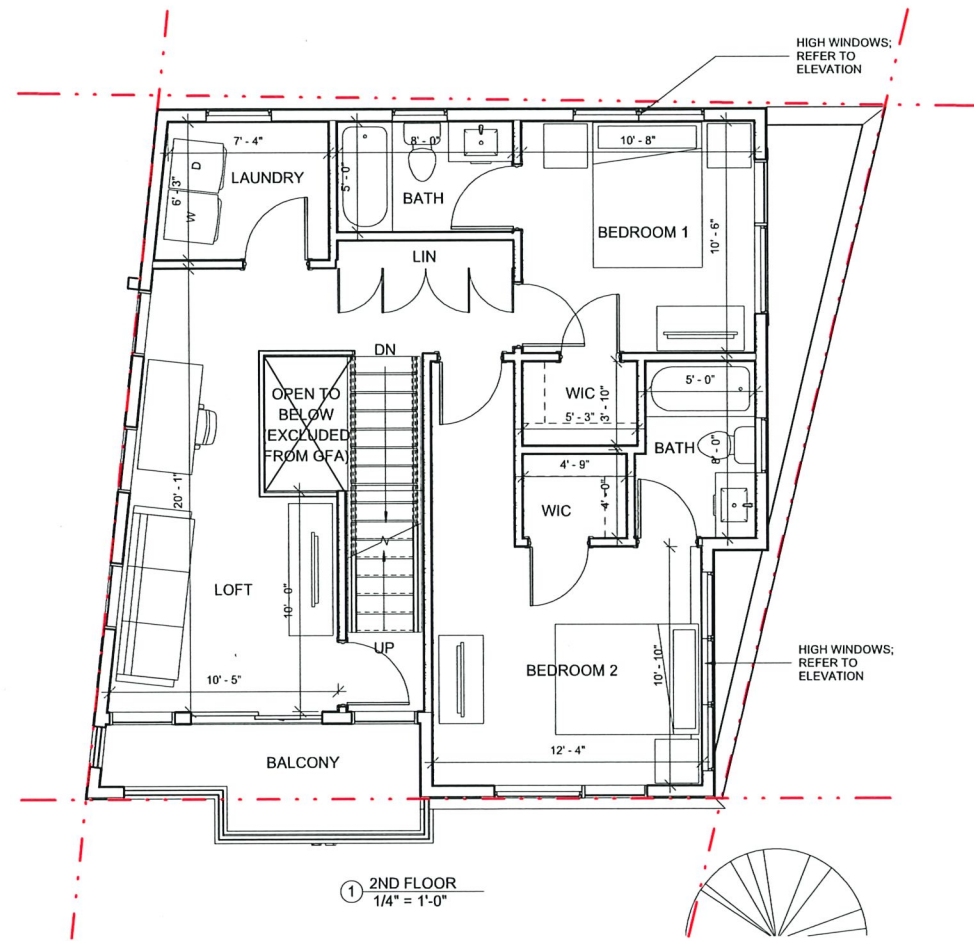
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AREA PLANS

A-021

24 NEWELL ZONING STUDY



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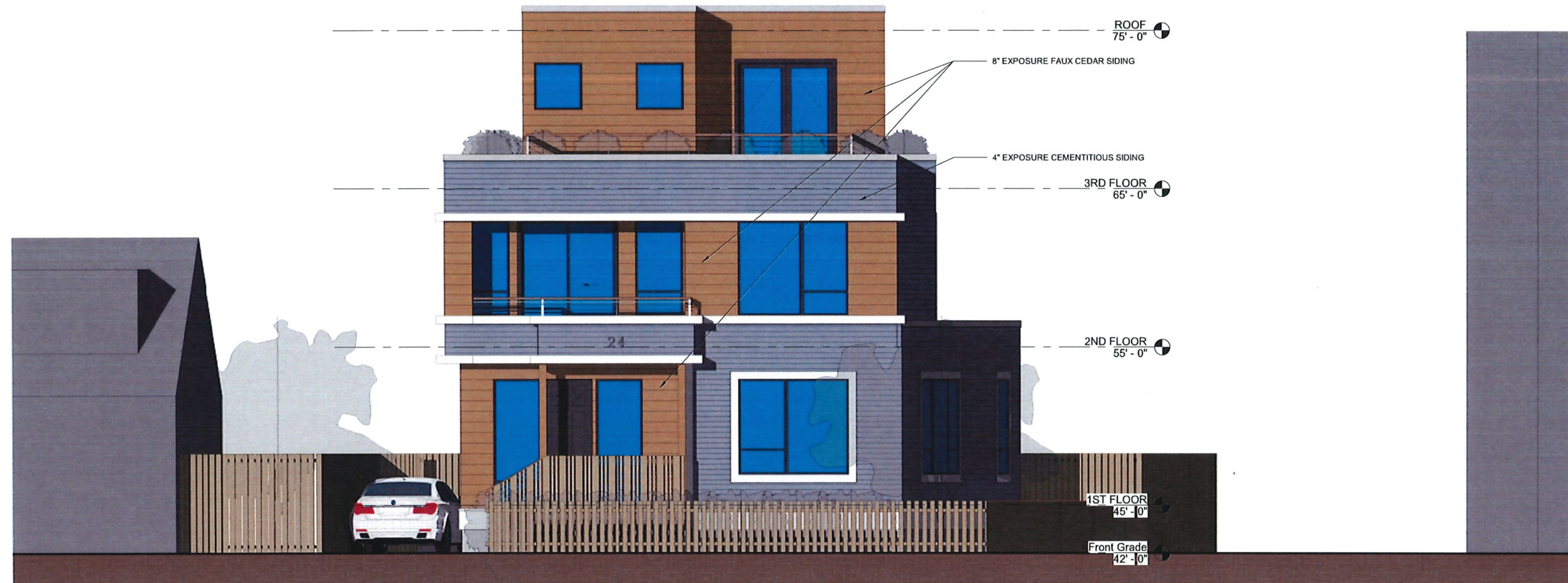
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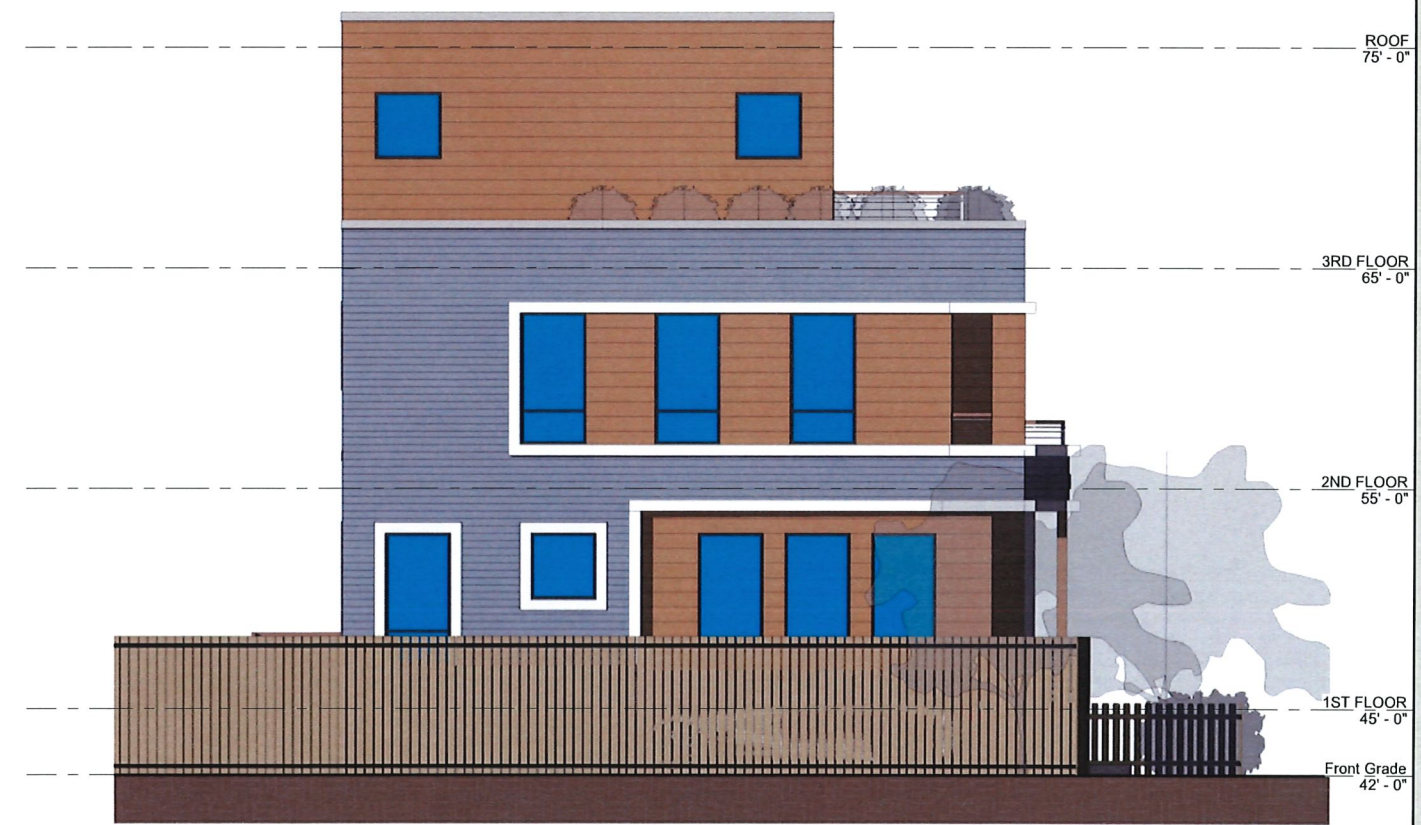
SECOND & THIRD FLOOR PLAN

A-101

24 NEWELLZONING STUDY



① FRONT ELEVATION Copy 1
1/4" = 1'-0"



② LEFT SIDE ELEVATION Copy 1
1/4" = 1'-0"

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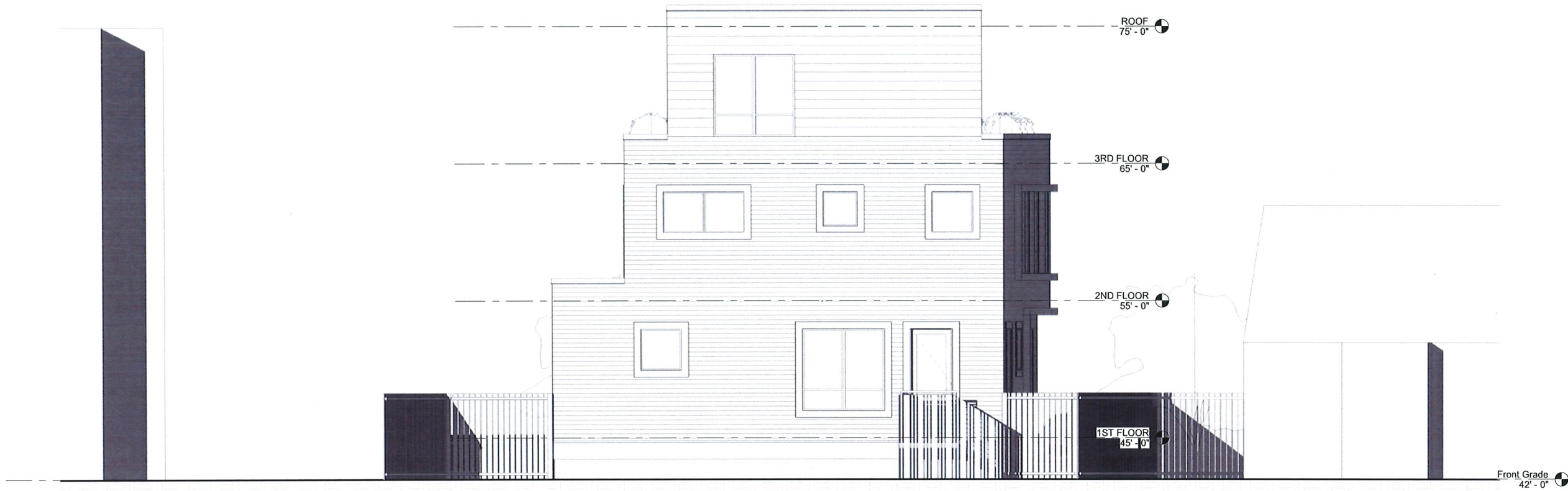
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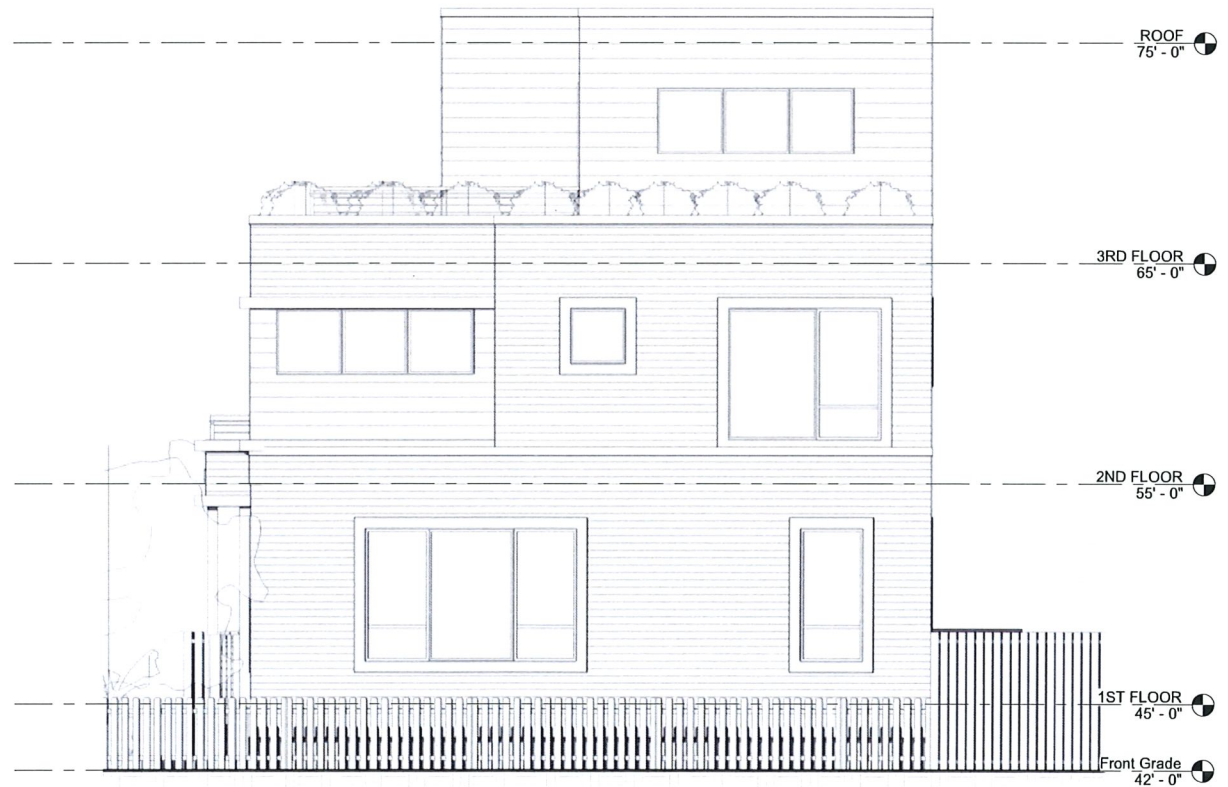
FRONT & LEFT ELEVATIONS

A-300B

24 NEWELL ZONING STUDY



① REAR ELEVATION
1/4" = 1'-0"



② RIGHT SIDE ELEVATION
1/4" = 1'-0"

PROJECT NAME

24 NEWELL ZONING STUDY

PROJECT ADDRESS

24 NEWELL STREET
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REVISIONS

No.	Description	Date

**REAR & RIGHT
ELEVATIONS**

A-301

24 NEWELL ZONING STUDY

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① REAR ELEVATION Copy 1
1/4" = 1'-0"



② RIGHT SIDE ELEVATION Copy 1
1/4" = 1'-0"

PROJECT NAME
24 NEWELL ZONING STUDY

PROJECT ADDRESS
24 NEWELL STREET
CAMBRIDGE, MA

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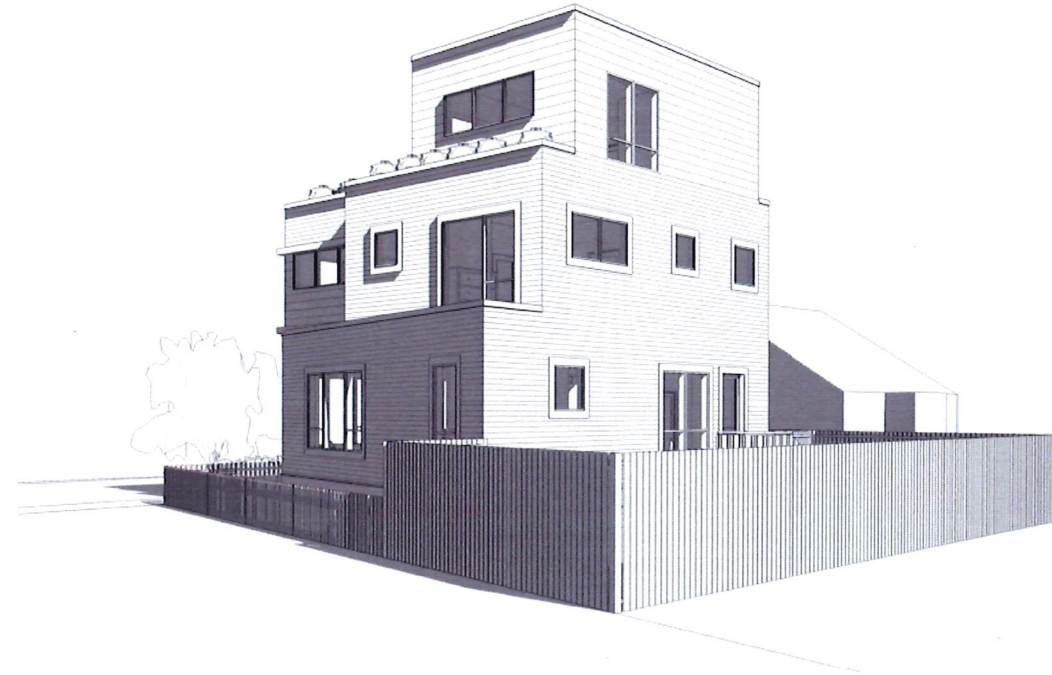
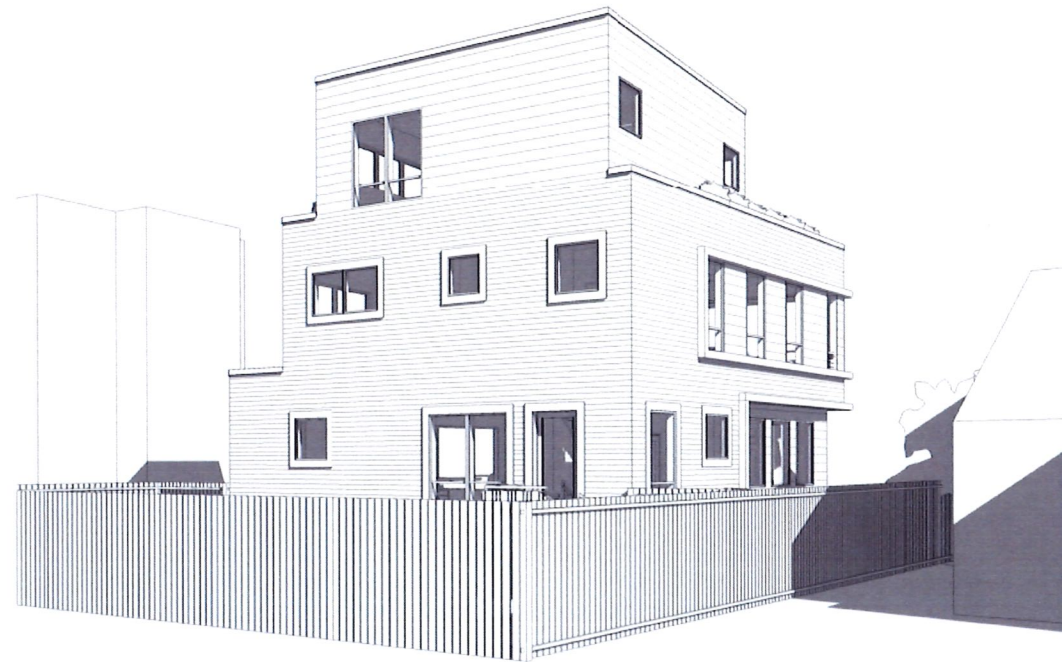
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No.	Description	Date

REAR & RIGHT ELEVATIONS

A-301B

24 NEWELL ZONING STUDY



PROJECT NAME

24 NEWELL ZONING STUDY

PROJECT ADDRESS

24 NEWELL STREET
CAMBRIDGE, MA

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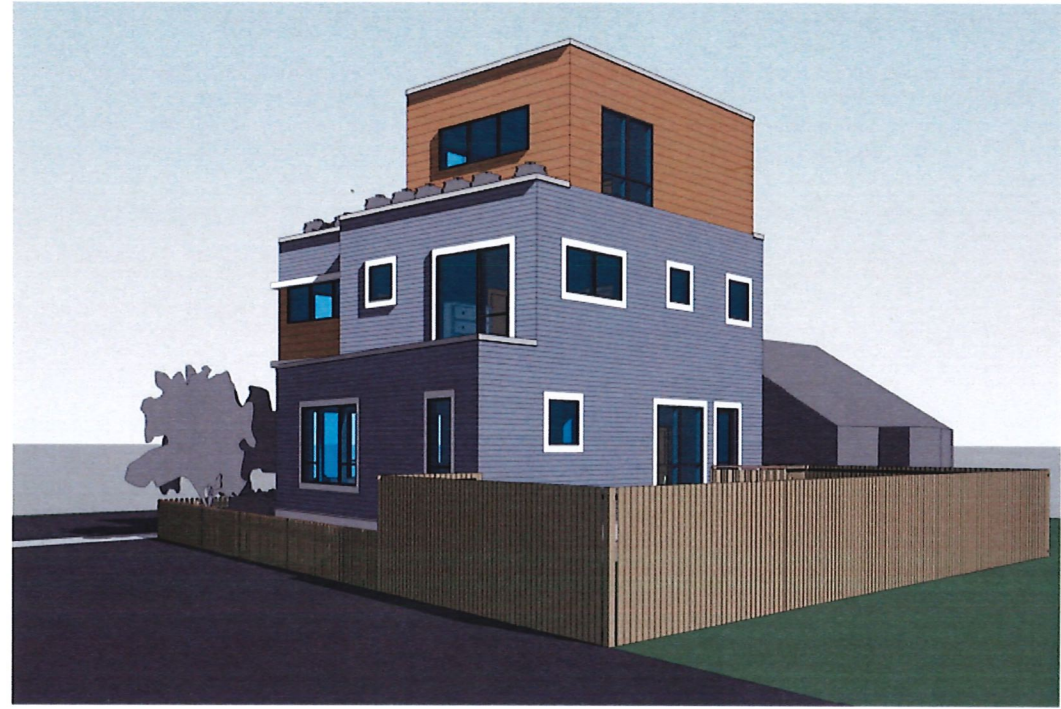
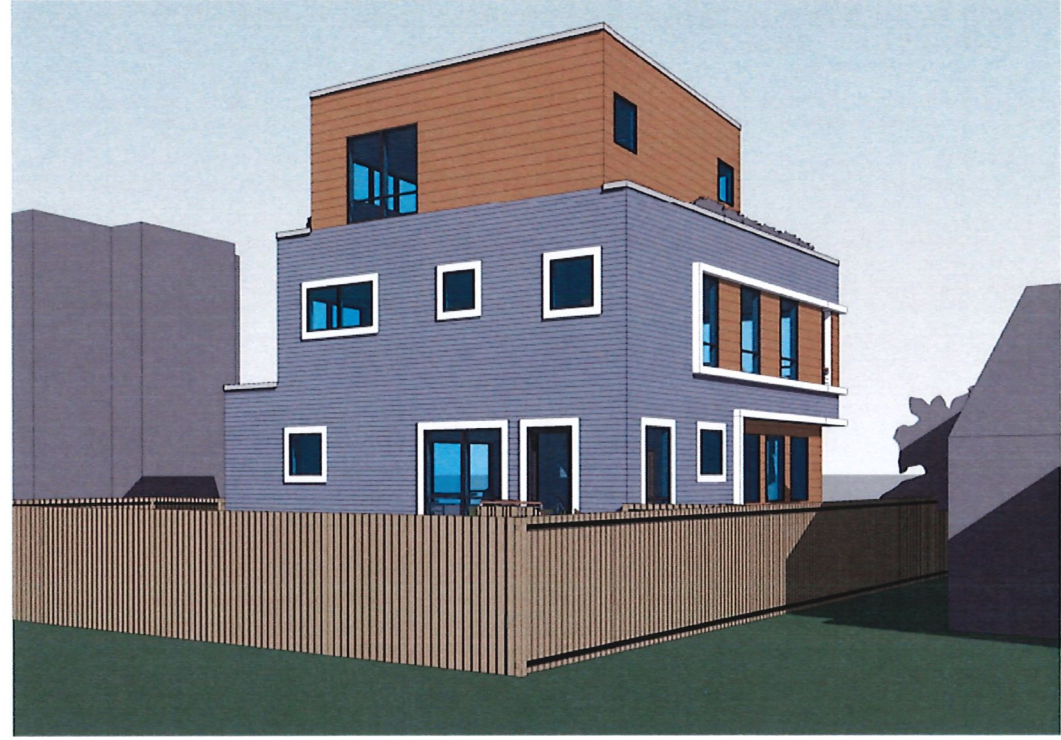
REVISIONS

No.	Description	Date

PERSPECTIVES

AV-1

24 NEWELL ZONING STUDY



PROJECT NAME
24 NEWELL ZONING STUDY

PROJECT ADDRESS
 24 NEWELL STREET
 CAMBRIDGE, MA

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PERSPECTIVES

AV-1B

24 NEWELL ZONING STUDY