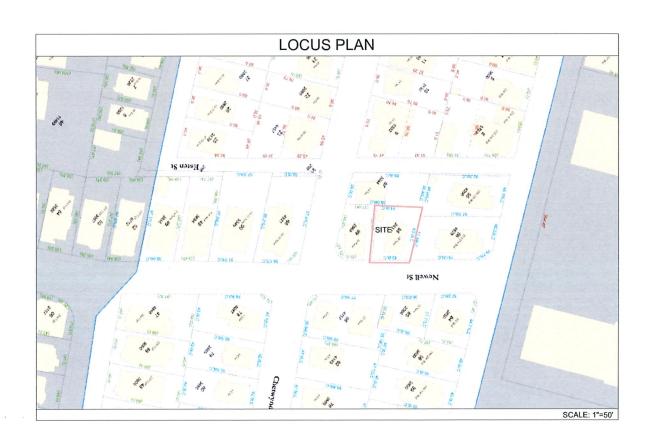
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A-000	COVER SHEET	10/10/2024
2-CIVIL		
C-I	EXISTING SURVEY	09/24/2024
3-Architectur	ral	
A-020	ARCHITECTURAL SITE PLAN	10/10/2024
A-02 I	AREA PLANS	10/10/2024
A-100	BASEMENT & FIRST FLOOR PLAN	10/10/2024
A-101	SECOND \$ THIRD FLOOR PLAN	10/10/2024
A-300	FRONT \$ LEFT ELEVATIONS	10/10/2024
A-301	REAR & RIGHT ELEVATIONS	10/10/2024
AV-I	PERSPECTIVES	10/10/2024





## **PROJECT: NEWELL STRET SINGLE FAMILY**

**PROJECT ADDRESS:** 24 NEWELL STREET CAMBRIDGE, MASSACHUSETTS

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

**CONTEMPO BUILDERS** ADDRESS: 100 TRADE CENTER DRIVE, SUITE G-700 WOBURN, MA 01801

OWNER

CONTROL	ION
Project number	24057

Date		10/10/2024
Drawn by		ES
Checked	by	
Scale		1" = 50'-0"
REVISI	ONS	
No.	Description	Date
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**COVER SHEET** 

**A-000** 24 NEWELLZONING STUDY

**SD SET** 10/10/2024

**24 NEWELLZONING** STUDY

PROJECT NAME

PROJECT ADDRESS

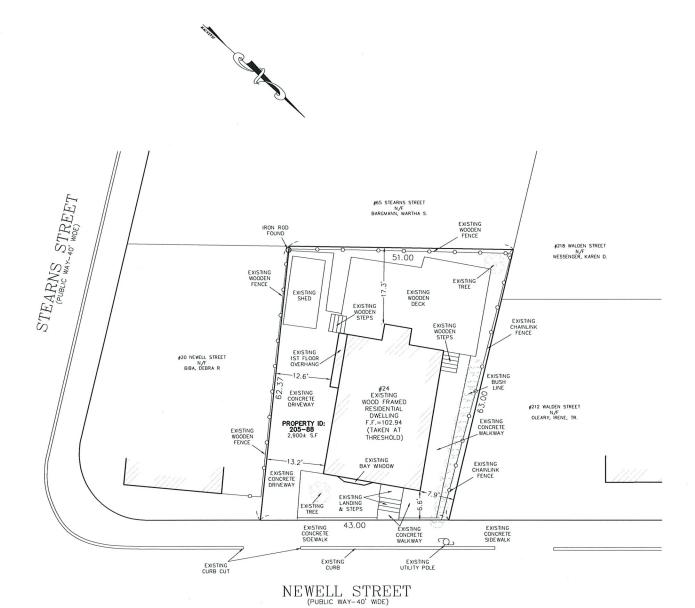
24 NEWELL STREET CAMBRIDGE, MA\

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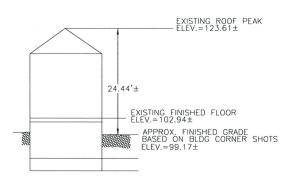
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# GRAPHIC SCALE ( IN FEET ) 1 inch = 10 ft.

#### NOTES

- 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 9/21/2024
- 2. DEED REFERENCE: BOOK 1571, PAGE 6, CERTIFICATE #275799 PLAN REFERENCE: LAND COURT PLAN #11347-F MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
- 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
- 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- 8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.
- 9. THE ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.



EXISTING PROFILE NOT TO SCALE

#### FLOODING SCENARIOS

2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFEN -	N/A
10% - LTFE -	N/A



Spruhan Engineering, P.C.

80 JEWETT ST, (SUITE 2) NEWTON, MA 02458

Tel: 617-816-0722 Email:edmond@spruhaneng.com

24 NEWELL STREET CAMBRIDGE MASSACHUSETTS

SURVEY PLAN

#### REVISION BLOCK

DESCRIPTION	DATE

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9/24/2024

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CHECKED BY: E.S

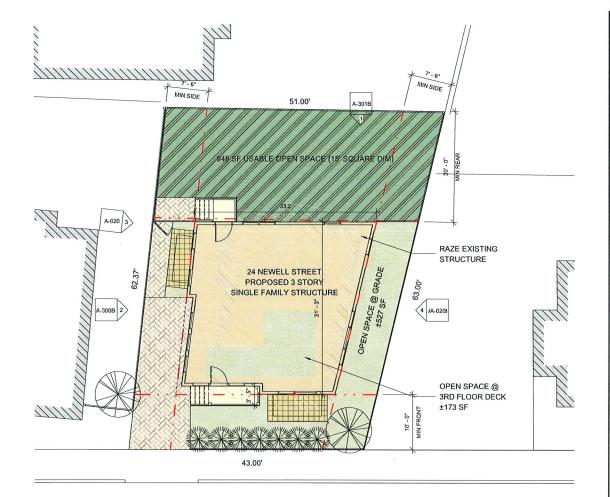
APPROVED BY: C.C

PLOT PLAN OF LAND

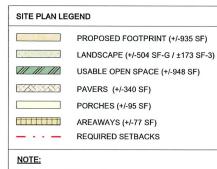
SHEET 1 OF 1

	ZONING DIMI	ENSIONAL	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 PRIVATE OPEN SPACE MIN = 435 SF	47% / 1,369 SF 822 SF PRIVATE OPEN SPACE	56.8% 1,648 SF 948 SF PRIVATE OPEN SPACE	COMPLIES

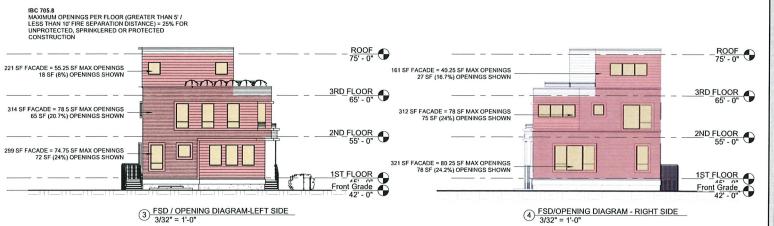
<sup>\* 5.21.1;</sup> ON LOTS LESS THAN THE REQUIRED AREA FOR THE DISTRICT IN WHICH THEY ARE LOCATED AND IN WHICH HAVE BEEN DULY RECORDED BY PLAN OR DEED WITH THE REGISTRY OF DEEDS BEFORE THE DATE OF THE FIRST PASSAGE OF THE APPLICABLE PROVISIONS OF THIS OR ANY PRIOR ORDINANCE THE MINIMUM LOT SIZE AND LOT WIDTH REGULATIONS NEED NOT APPLY, BUT THE FLOOR AREA RATIO AND THE MINIMUM LOT AREA REGULATIONS FOR EACH DWELLING UNIT SHALL BE APPLICABLE. IS 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")



NEWELL STREET



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PROJECT NAME

24 NEWELLZONING
STUDY

PROJECT ADDRESS
24 NEWELL STREET
CAMBRIDGE, MA\

CLIENT



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

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No. Description Date

ARCHITECTURAL SITE PLAN

A-020

24 NEWELLZONING STUDY

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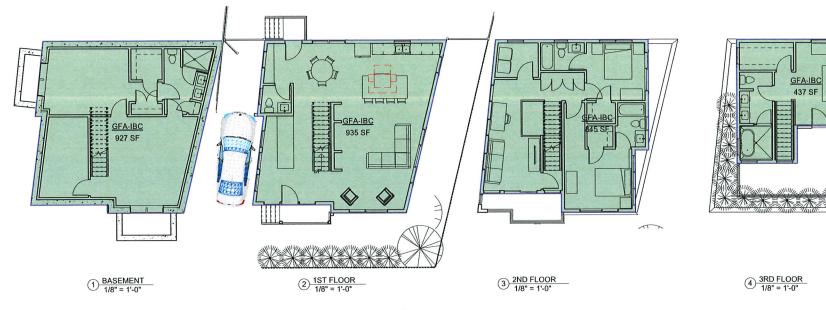
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<sup>\*\* 5,23.4; ...</sup> FOR BUILDINGS OF FORTY (40) FEET OR LESS IN HEIGHT THE DENOMINATOR IN THE YARD FORMULAS IN THE TABLES IN SECTION 5.30 MAY BE INCREASED BY TWO SUBJECT TO THE MINIMUM YARD REQUIREMENTS SET FORTH IN FOOTNOTES A, B, AND C OF TABLES 5-1 AND 5-2.

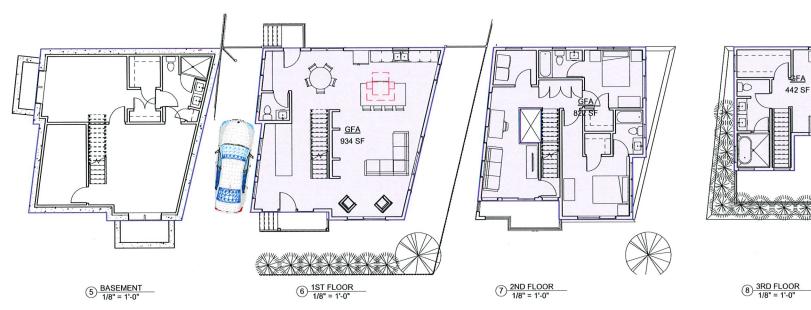
<sup>\*\*\*</sup> TABLE 5.1.2 (a): MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET

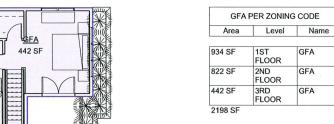
<sup>\*\*\*\*</sup> TABLE 5.1.2 (c): IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET IN THE RESIDENCE C-2, C-2B, C-2A, C-2, C-3A, C-3B DISTRICTS. IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT PER 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.

<sup>\*\*\*\*\*</sup> EXISTING GFA TAKEN FROM ASSESSOR'S DATABASE



GR	OSS FLOOR	AREA
Area	Level	Name
927 SF	BASEMEN T	GFA-IBC
935 SF	1ST FLOOR	GFA-IBC
845 SF	2ND FLOOR	GFA-IBC
437 SF	3RD FLOOR	GFA-IBC
3143 SF		





### 24 NEWELLZONING STUDY

PROJECT ADDRESS

24 NEWELL STREET CAMBRIDGE, MA\

CLIENT

ARCHITECT



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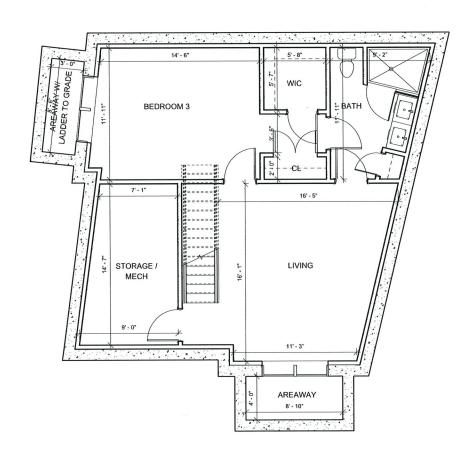
**AREA PLANS** 

A-021
24 NEWELLZONING STUDY

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**PANTRY** DINING LIVING COUNTER @ 42\*H **FOYER** 2 1ST FLOOR 1/4" = 1'-0"



1 BASEMENT 1/4" = 1'-0"

PROJECT NAME

**24 NEWELLZONING** STUDY

PROJECT ADDRESS

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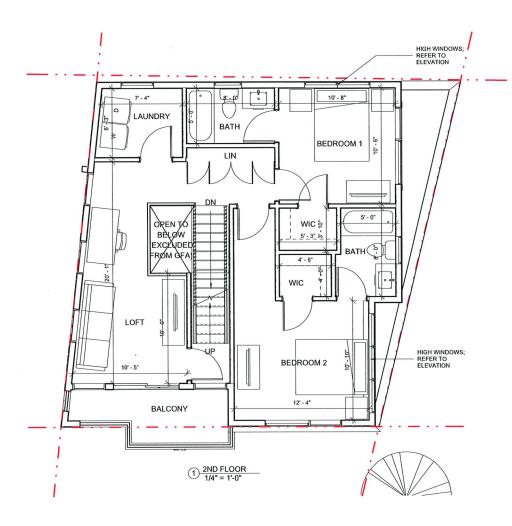
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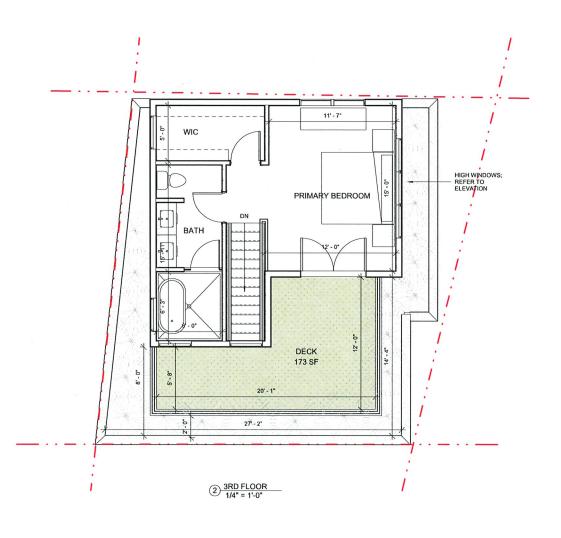
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**BASEMENT &** FIRST FLOOR **PLAN** 





#### 24 NEWELLZONING STUDY

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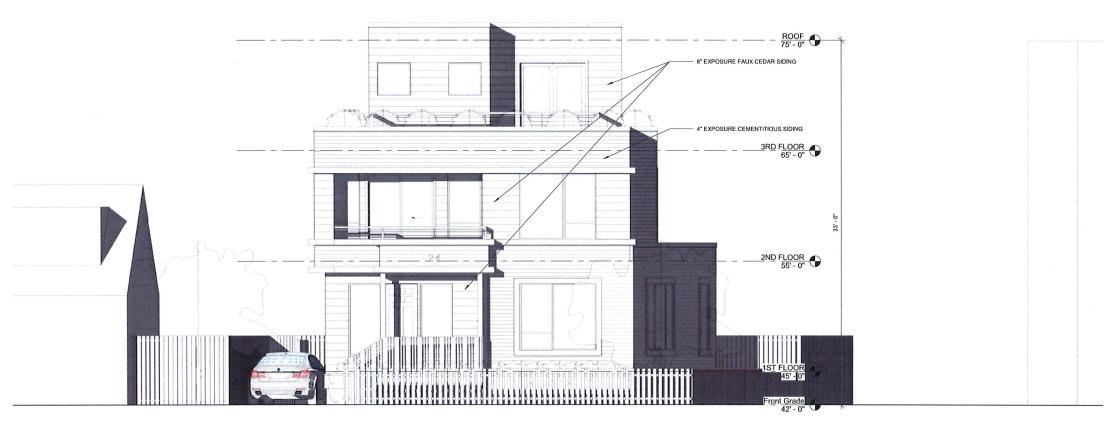
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Date	10/10/2024
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Scale	1/4" = 1'-0"

No.	Description	Date

SECOND & THIRD FLOOR PLAN



1) FRONT ELEVATION
1/4" = 1'-0"

ROOF 175 - 0" Interest of the state of the s

PROJECT NAME

24 NEWELLZONING STUDY

PROJECT ADDRESS

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ROOF
75' - 0"

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Scale 1/4" = 1'-0"

REVISIONS
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FRONT & LEFT ELEVATIONS

A-300

24 NEWELLZONING STUDY

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

\\TKG-SERVER\Data\24\24057\_Mike Tokatiy

1 FRONT ELEVATION Copy 1 1/4" = 1'-0"

ROOF
75' - 0"
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24 NEWELLZONING STUDY

24 NEWELL STREET CAMBRIDGE, MA\

ARCHITECTURE

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Project number 24057
Date 10/10/2024
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Scale 1/4" = 1'-0"

2ND FLOOR 55' - 0"

1ST FLOOR 45' - 0" No. Description Date

FRONT & LEFT ELEVATIONS

A-300B

24 NEWELLZONING STUDY

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

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1) REAR ELEVATION 1/4" = 1'-0"



PROJECT NAME

24 NEWELLZONING STUDY

PROJECT ADDRESS

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24057
10/10/2024
ES
1/4" = 1'-0"

REVISIONS

No.	Description	Date
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REAR & RIGHT ELEVATIONS

A-301
24 NEWELLZONING STUDY

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

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**REAR & RIGHT ELEVATIONS** 

A-301B





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ARCHITECT

ARCHITECTURE

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24057 10/10/2024 ES Date
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REVISIONS









#### 24 NEWELLZONING STUDY

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**PERSPECTIVES** 







#### 24 NEWELLZONING STUDY

PROJECT ADDRESS

24 NEWELL STREET CAMBRIDGE, MA\

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PERSPECTIVES

AV-1B 24 NEWELLZONING STUDY