

ARCHITECTURAL DRAWING LIST		
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A-000	COVER SHEET	01/31/2023
C-1	EXISTING CONDITIONS	11/07/2022
A-020	SITE PLAN	01/31/2023
A-021	AREA PLANS	01/31/2023
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A-301	REAR & LEFT ELEVATIONS	01/31/2023
A-302	CONTEXTUAL ELEVATION & MATERIALS	01/31/2023
AV-1	PERSPECTIVES	01/31/2023



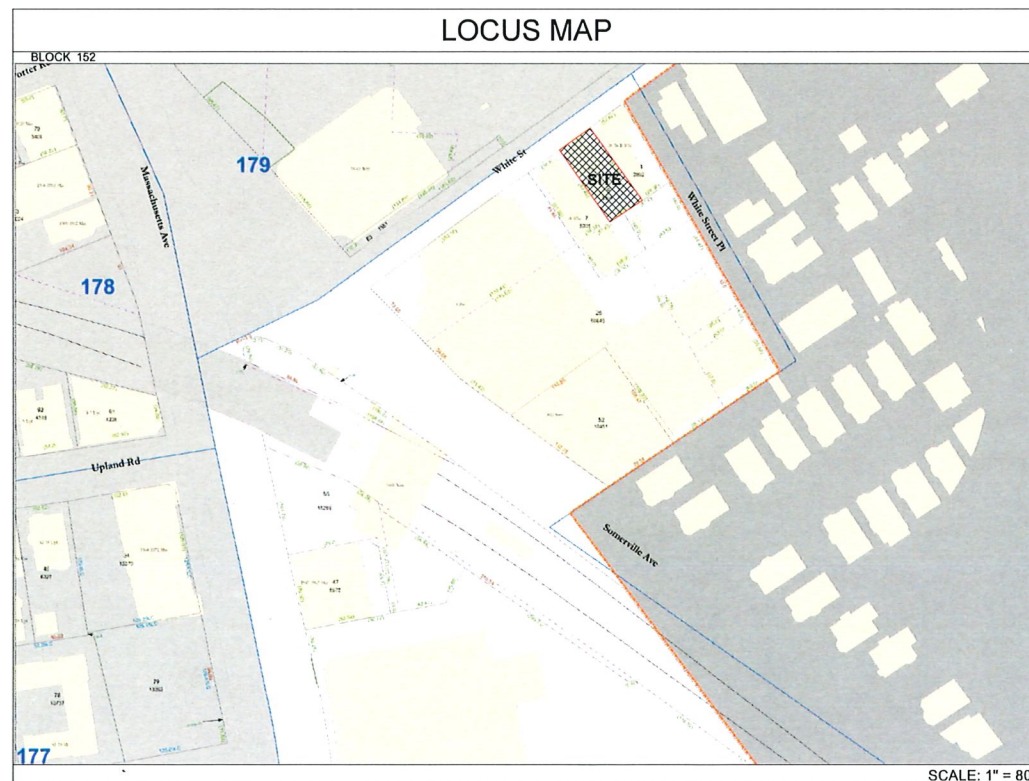
PROJECT: WHITE STREET CONDOMINIUM



PROJECT ADDRESS:
22 WHITE STREET
CAMBRIDGE, MA

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
01/31/2023



PROJECT NAME 22 WHITE STREET ZONING STUDY
PROJECT ADDRESS 22 WHITE STREET CAMBRIDGE, MA
CLIENT CONTEMPO BUILDERS
ARCHITECT  KHALSA 17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682
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REGISTRATION 
Project number 22072 Date 01/31/2023 Drawn by Author Checked by Checker Scale 1" = 80'-0"
REVISIONS No. Description Date
COVER SHEET
A-000 22 WHITE STREET ZONING STUDY

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PRELIMINARY FOR DISCUSSION ONLY.

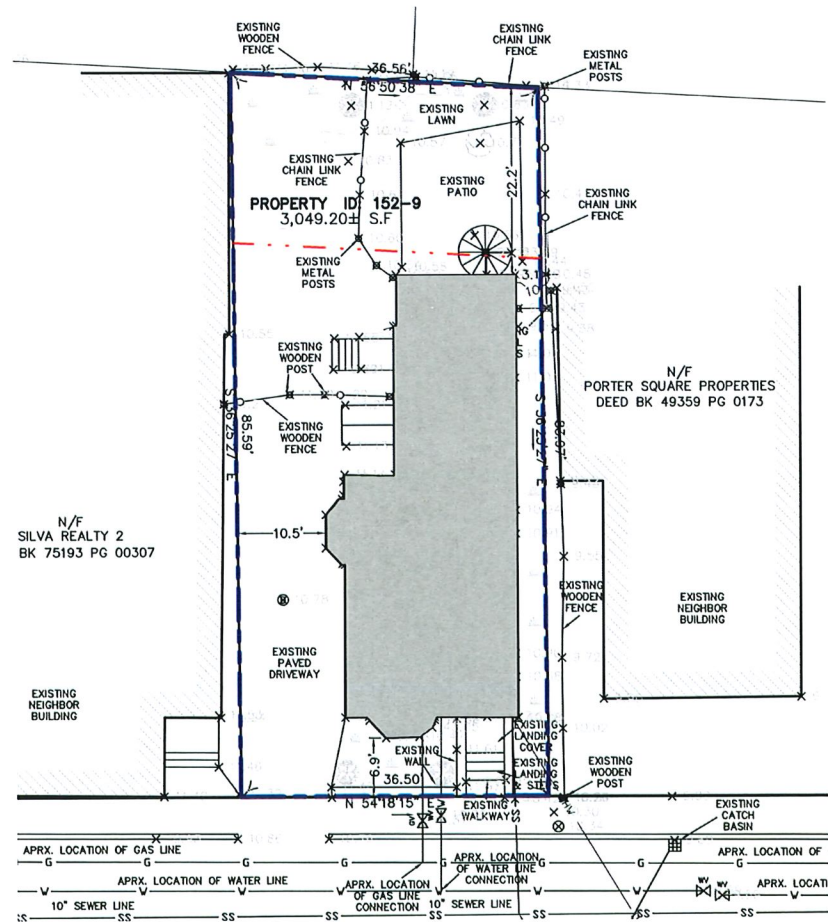
ZONING CHART

ZONE : BUSINESS C	REQUIRED (BC)	MASSACHUSETTS AVENUE OVERLAY	PROPOSED	REMARKS
LOT AREA, MIN S.F.	3,095 S.F. IN LOT			COMPLIES
LOT AREA, MIN S.F. / DU	500 S.F. / DU 6 DU ALLOWED		4 DU SHOWN	COMPLIES
MAX. FAR	2.0 (6,190)		±6,171 SHOWN (1.99)	COMPLIES
MIN. LOT WIDTH	NONE		36.5'	COMPLIES
MIN. FRONT YARD	NONE	TRANSITIONAL REQUIREMENTS 5.40 REQUIRES FRONT YARD FOR LOTS WITHIN 50' OF A RESIDENTIAL ZONE TO MATCH THAT ZONE'S FRONT YARD REQUIREMENT (15' MIN) (NOT APPLICABLE HERE)	3.5' SHOWN	COMPLIES
MIN SIDE YARD (LEFT)	NONE		1.2'	COMPLIES
MIN SIDE YARD (RIGHT)	NONE		5' SHOWN (WINDOW OPENINGS PER IBC)	COMPLIES
MIN REAR YARD	20'		29.5'	COMPLIES
MAX HEIGHT	55'-0"	60' or BASE DISTRICT (WHICHEVER IS LESS)	5 ST / 55' SHOWN	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	NONE			COMPLIES
PARKING	N/A		4 SPACES SHOWN	COMPLIES
BICYCLE PARKING	LONG TERM: 1 PER DU SHORT TERM: 0.10 PER DU		1 SPACE PER UNIT TO BE PROVIDED NONE REQUIRED	COMPLIES

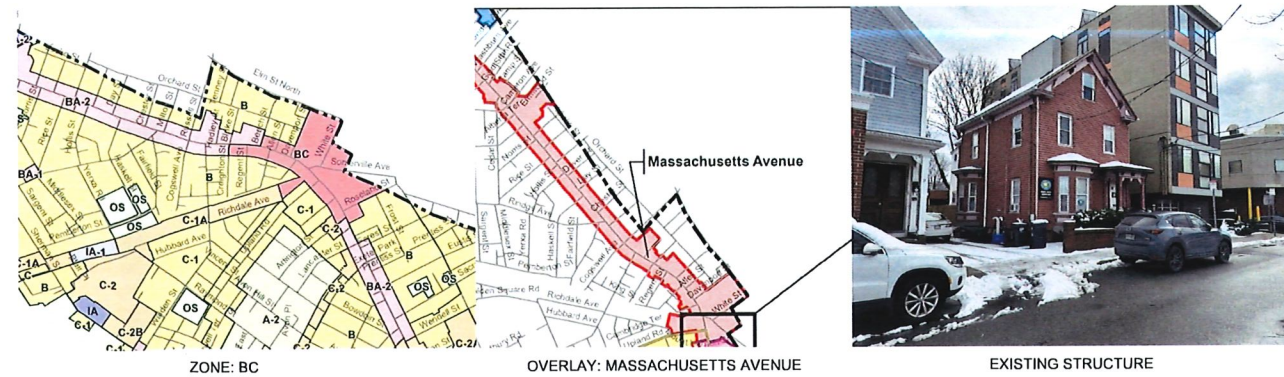
5.40 - TRANSITIONAL REQUIREMENTS

5.41 Front yard: In an Office, Business or Industrial district no building shall be erected nearer to the street line than is permitted in the adjacent Residence district within a distance of fifty (50) feet from the Residence district boundary line, except where such building is separated by a street from the Residence district.

20.104.2: BAYS LESS THAN 6' IN LENGTH & 3' IN DEPTH MAY BE EXCLUDED FROM GFA (NO MORE THAN 50% OF THE AREA OF EACH PRINCIPAL WALL PLANE)



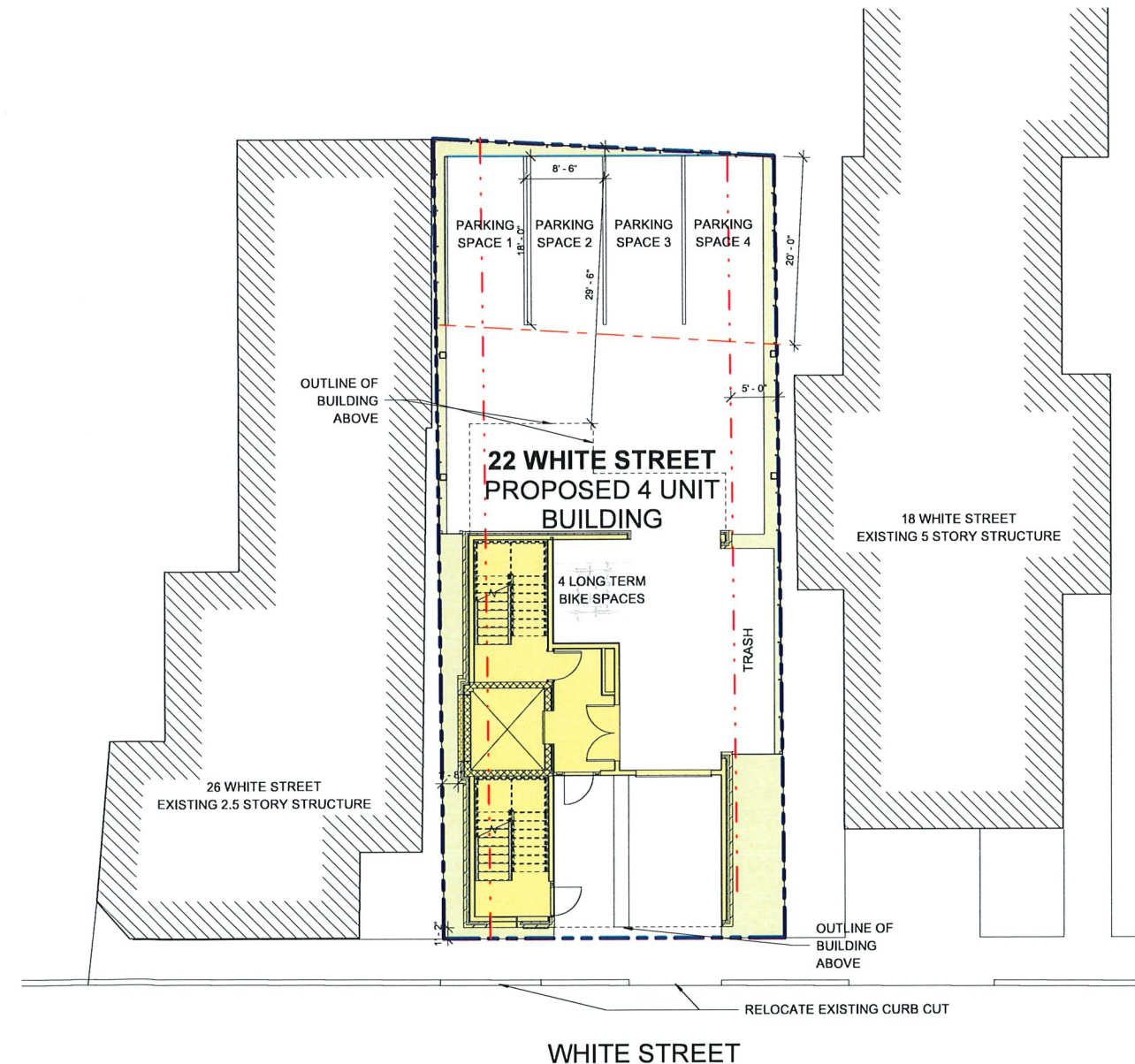
3 Existing Site Plan
1" = 10'-0"



ZONE: BC

OVERLAY: MASSACHUSETTS AVENUE

EXISTING STRUCTURE



WHITE STREET

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22 WHITE STREET ZONING STUDY

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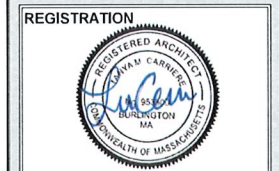
DESIGN

KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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Checked by:
Scale: As indicated

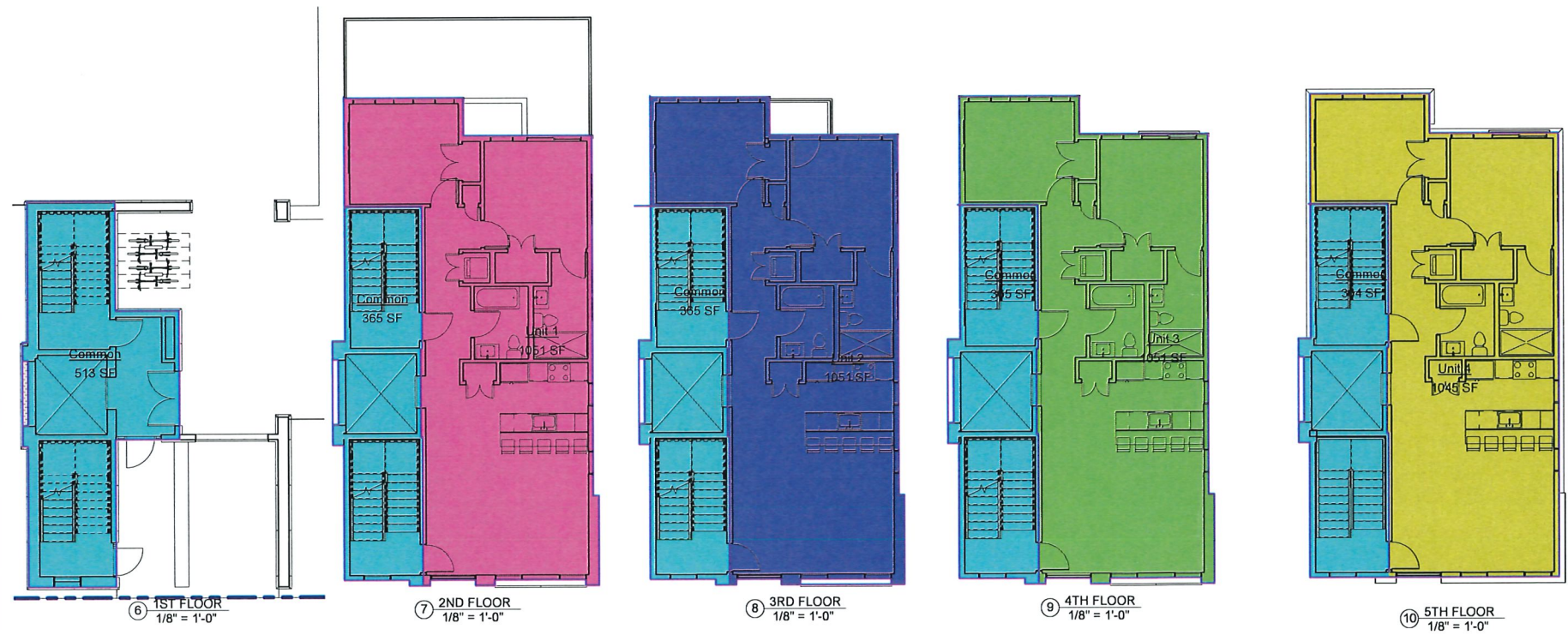
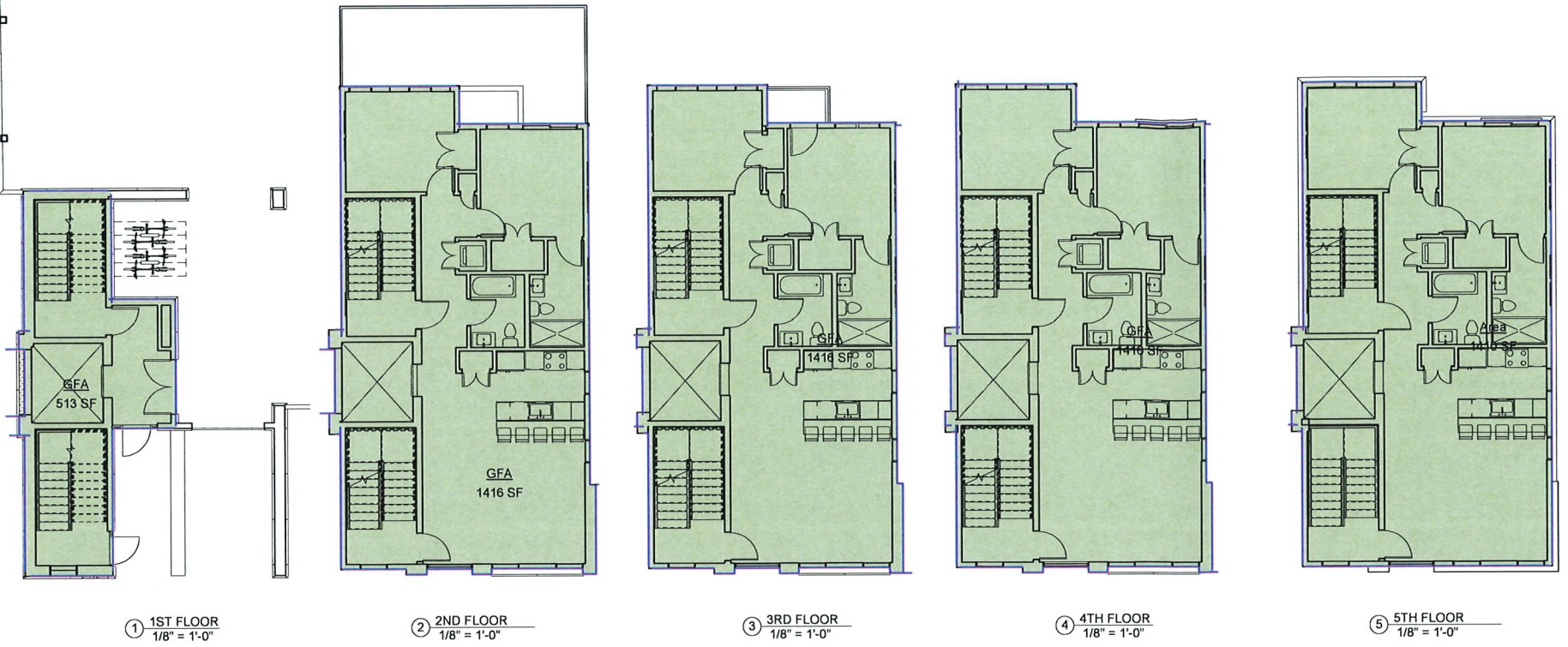
REVISIONS

No.	Description	Date

SITE PLAN

A-020

22 WHITE STREET ZONING STUDY



Area Schedule (Gross Building)		
Area	Level	Name
513 SF	1ST FLOOR	GFA
1416 SF	2ND FLOOR	GFA
1416 SF	3RD FLOOR	GFA
1416 SF	4TH FLOOR	GFA
1410 SF	5TH FLOOR	Area
6171 SF		


AREA SCHEDULE (UNIT AREA)	
Area	Level
Common	
513 SF	1ST FLOOR
365 SF	2ND FLOOR
365 SF	3RD FLOOR
365 SF	4TH FLOOR
364 SF	5TH FLOOR
Unit 1	
1051 SF	2ND FLOOR
Unit 2	
1051 SF	3RD FLOOR
Unit 3	
1051 SF	4TH FLOOR
Unit 4	
1045 SF	5TH FLOOR
6171 SF	

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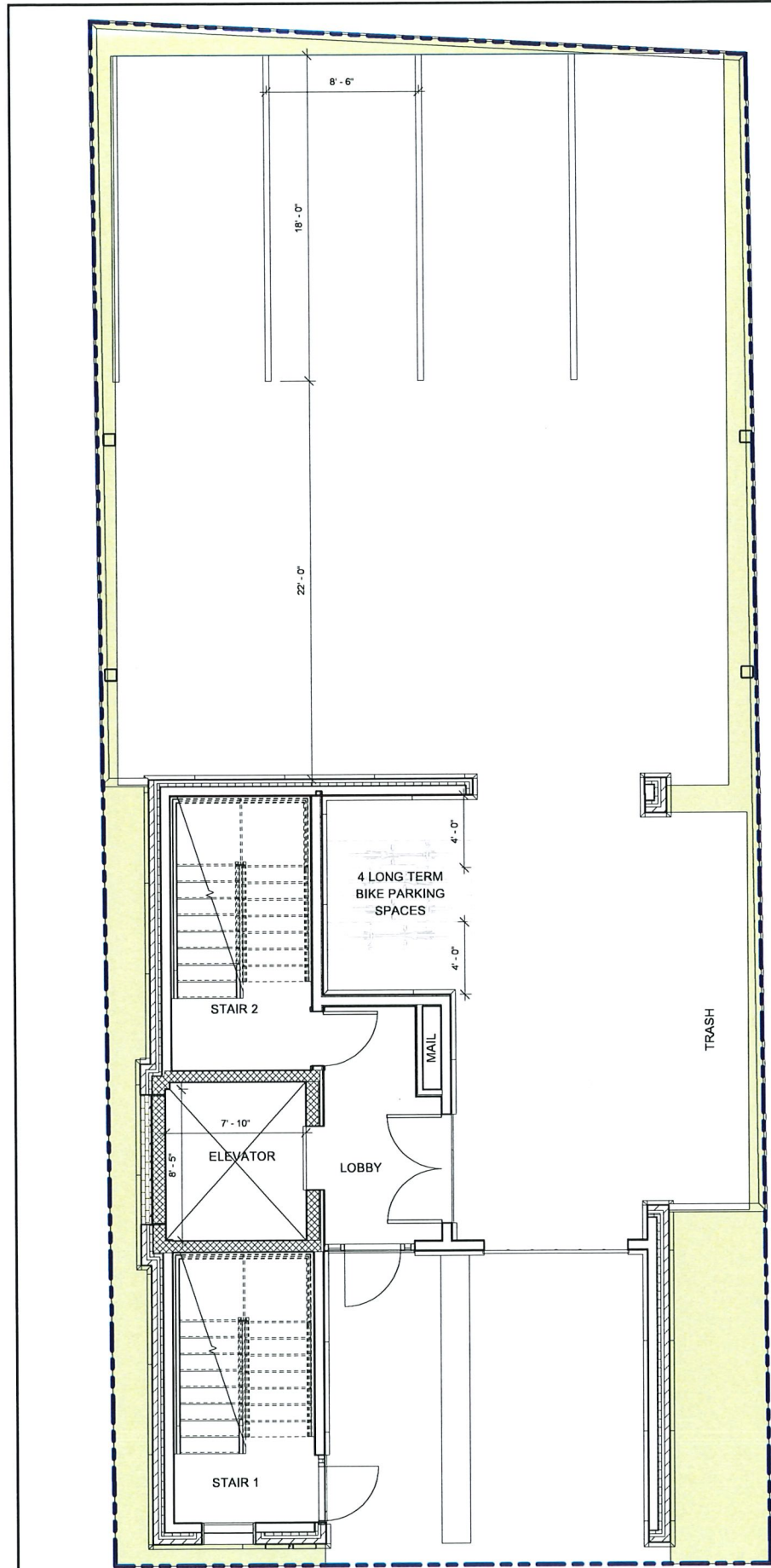
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No.	Description	Date

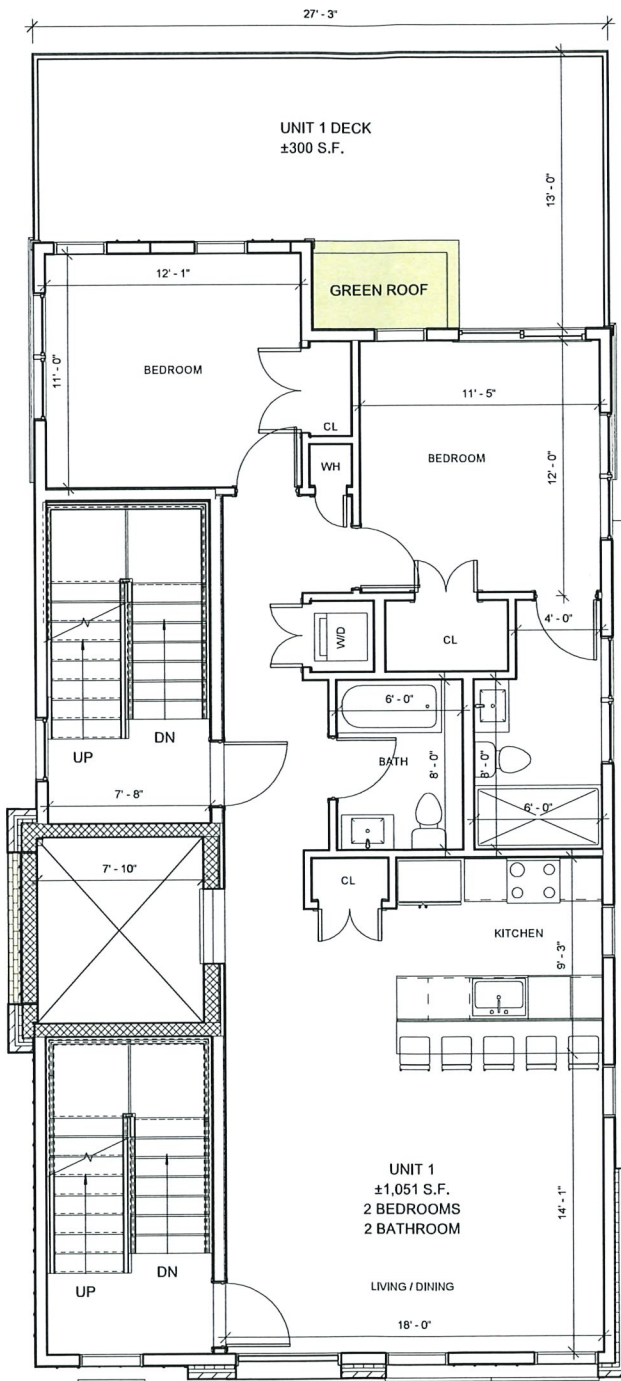
AREA PLANS

A-021

22 WHITE STREET ZONING STUDY

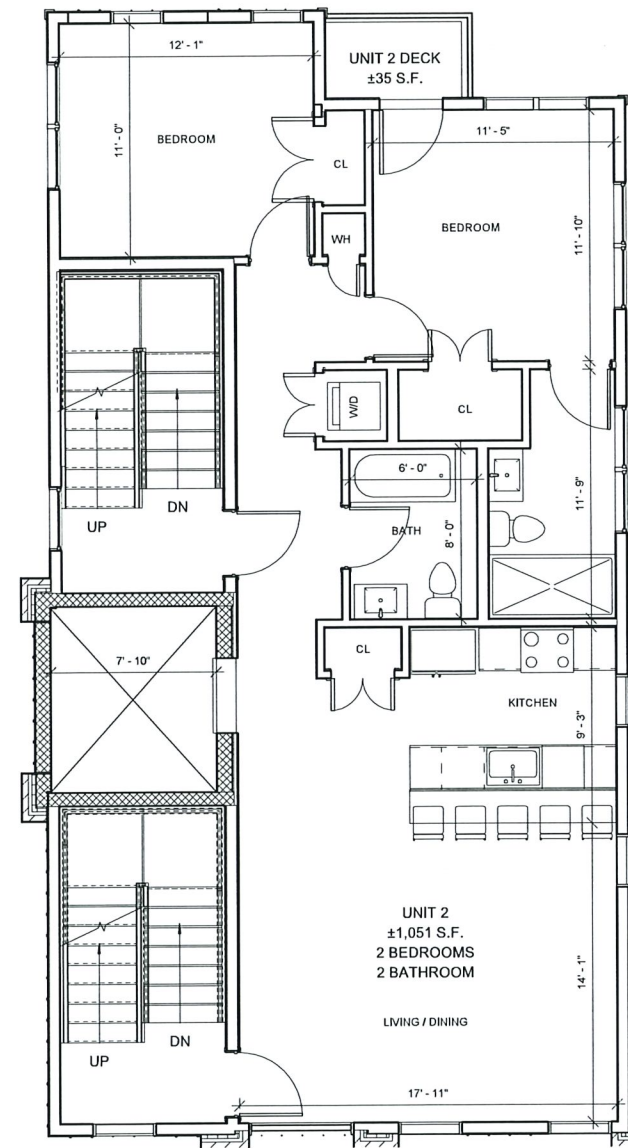


① 1ST FLOOR
1/4" = 1'-0"



② 2ND FLOOR
1/4" = 1'-0"

TYPICAL UNIT LAYOUT (OPTION 1)



③ 3RD FLOOR
1/4" = 1'-0"

TYPICAL UNIT LAYOUT (OPTION 2)


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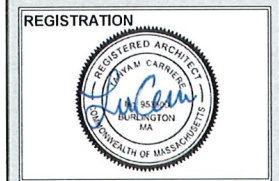


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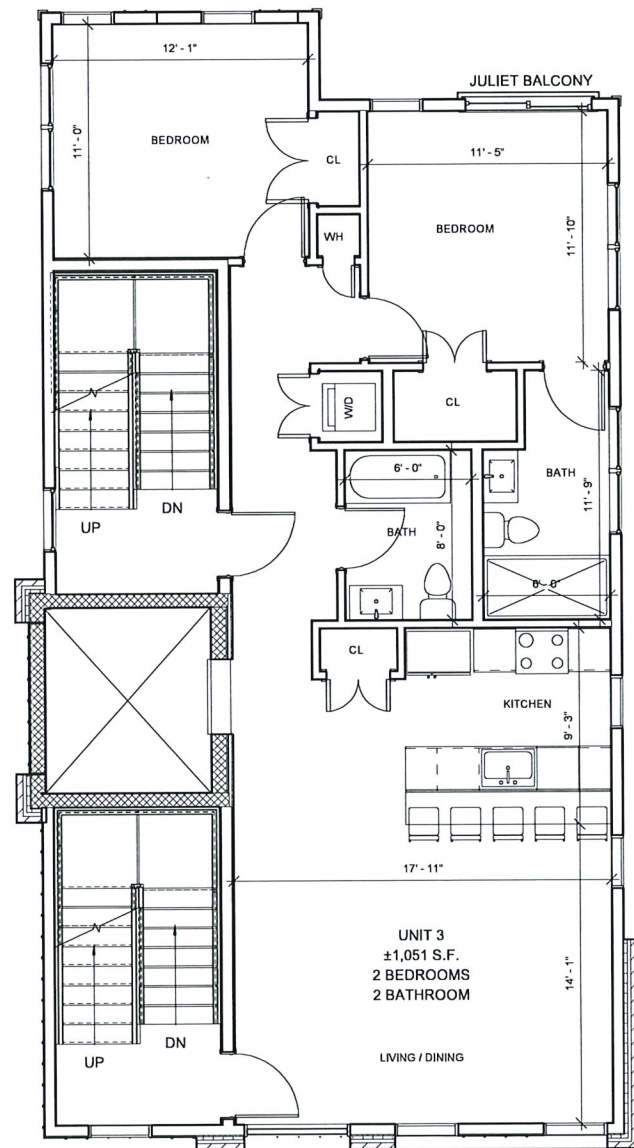
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No.	Description	Date

FLOOR PLANS

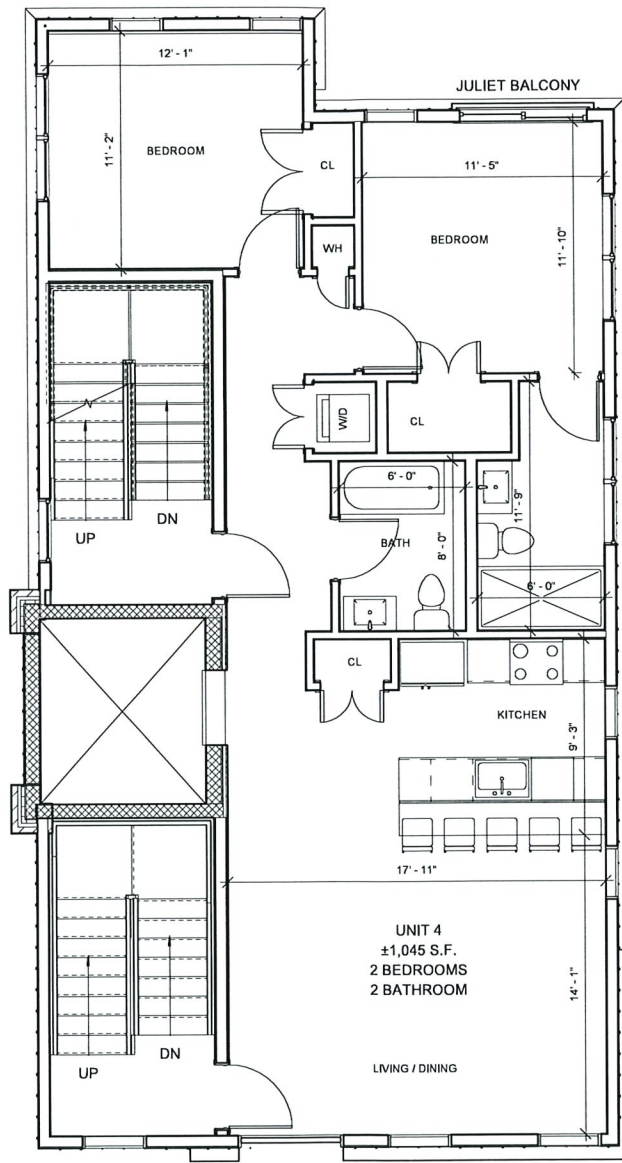
A-100

22 WHITE STREET ZONING STUDY



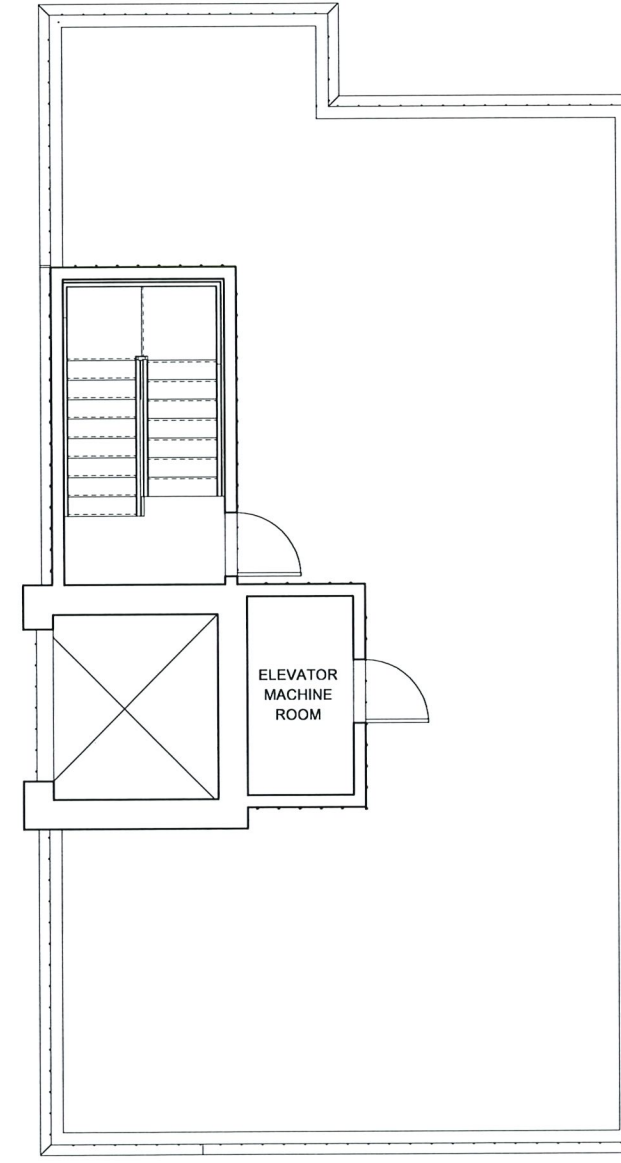
① 4TH FLOOR
1/4" = 1'-0"

TYPICAL UNIT LAYOUT (OPTION 2)



② 5TH FLOOR
1/4" = 1'-0"

TYPICAL UNIT LAYOUT (OPTION 2)



③ ROOF
1/4" = 1'-0"

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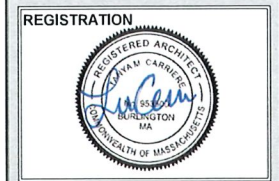
ARCHITECT

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No.	Description	Date

FLOOR PLANS

A-101

22 WHITE STREET ZONING STUDY

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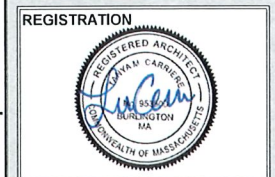


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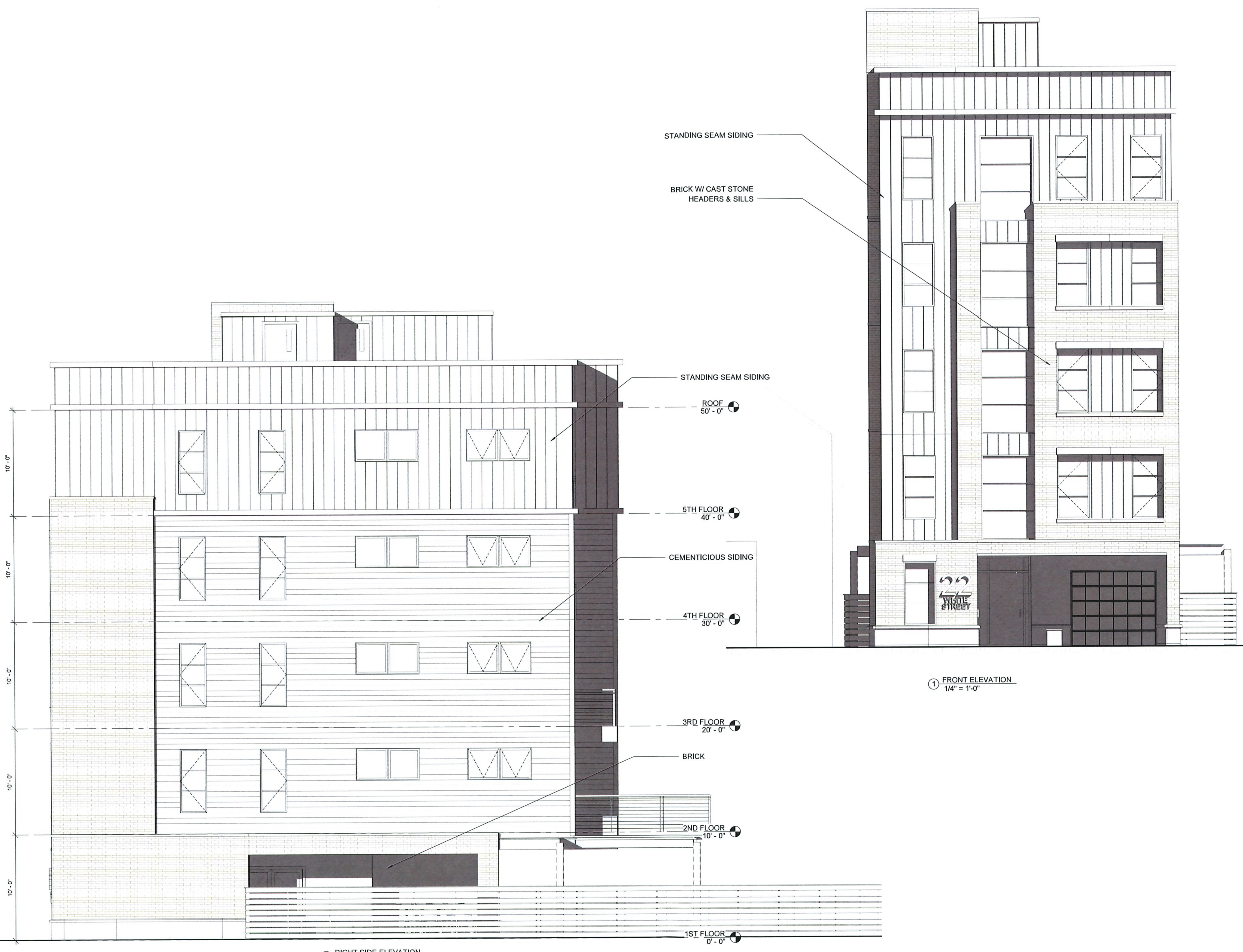
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No.	Description	Date

**FRONT & RIGHT
 ELEVATIONS**

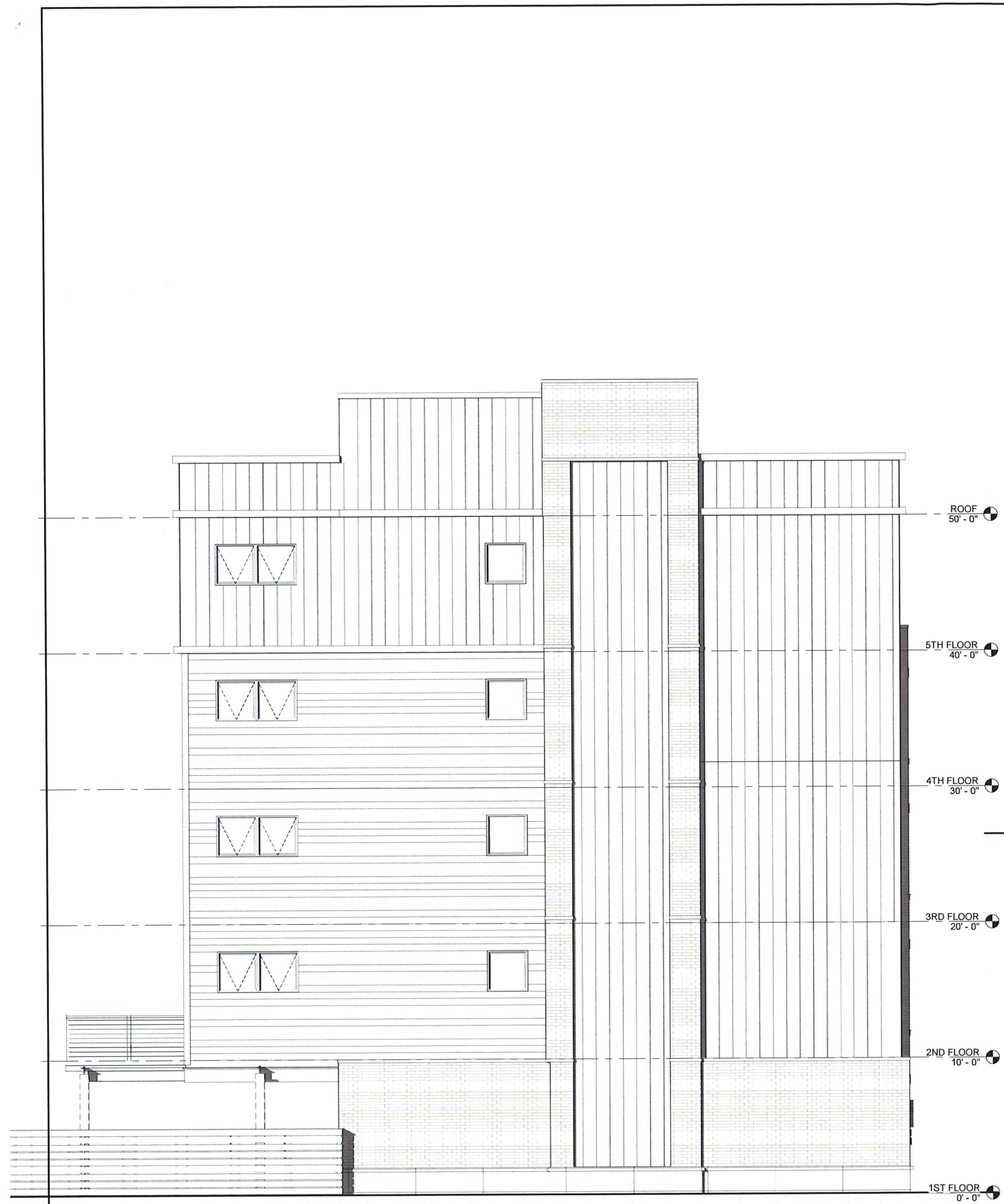
A-300

22 WHITE STREET ZONING
 STUDY



① FRONT ELEVATION
 1/4" = 1'-0"

② RIGHT SIDE ELEVATION
 1/4" = 1'-0"



② LEFT SIDE ELEVATION
1/4" = 1'-0"



① REAR ELEVATION
1/4" = 1'-0"

PROJECT NAME
22 WHITE STREET ZONING STUDY

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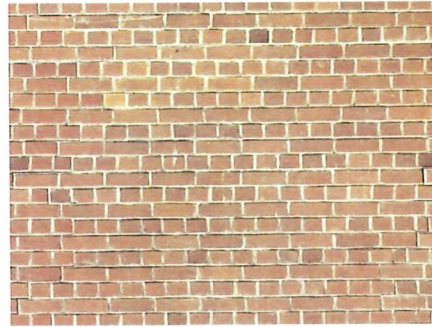
No.	Description	Date

REAR & LEFT ELEVATIONS

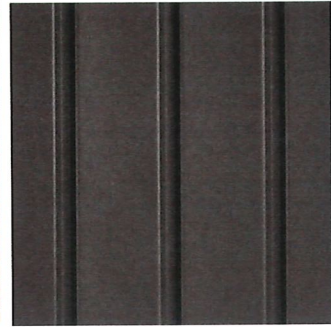
A-301

22 WHITE STREET ZONING STUDY

1 BRICK



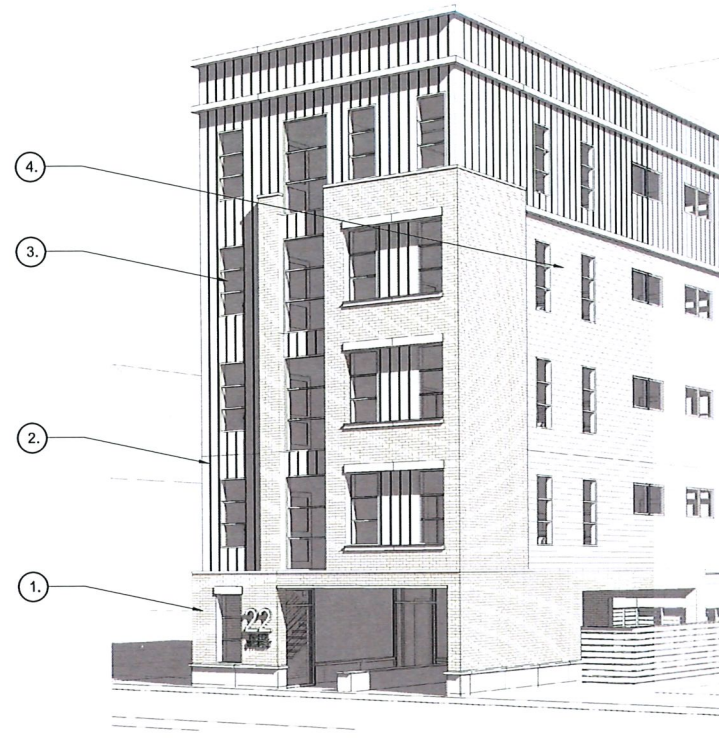
2 STANDING SEAM METAL SIDING



3 JELDWEN WINDOWS (BLACK)



4 6" EXPOSURE CEMENTICIOUS LAP SIDING



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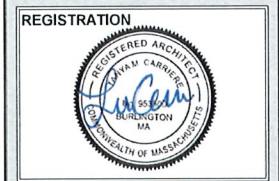


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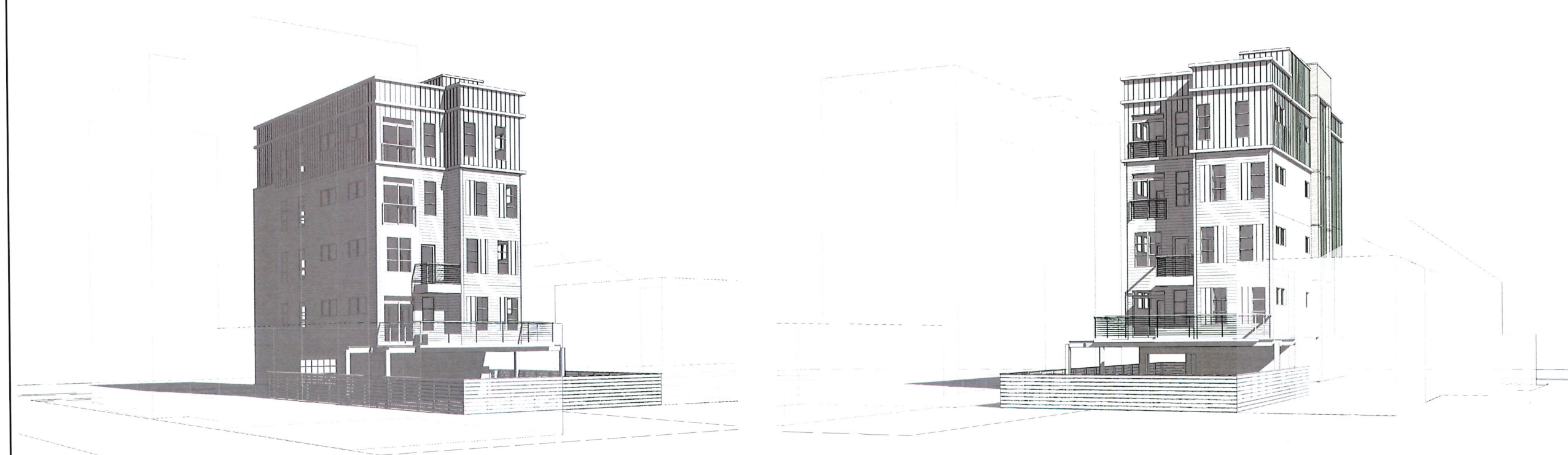
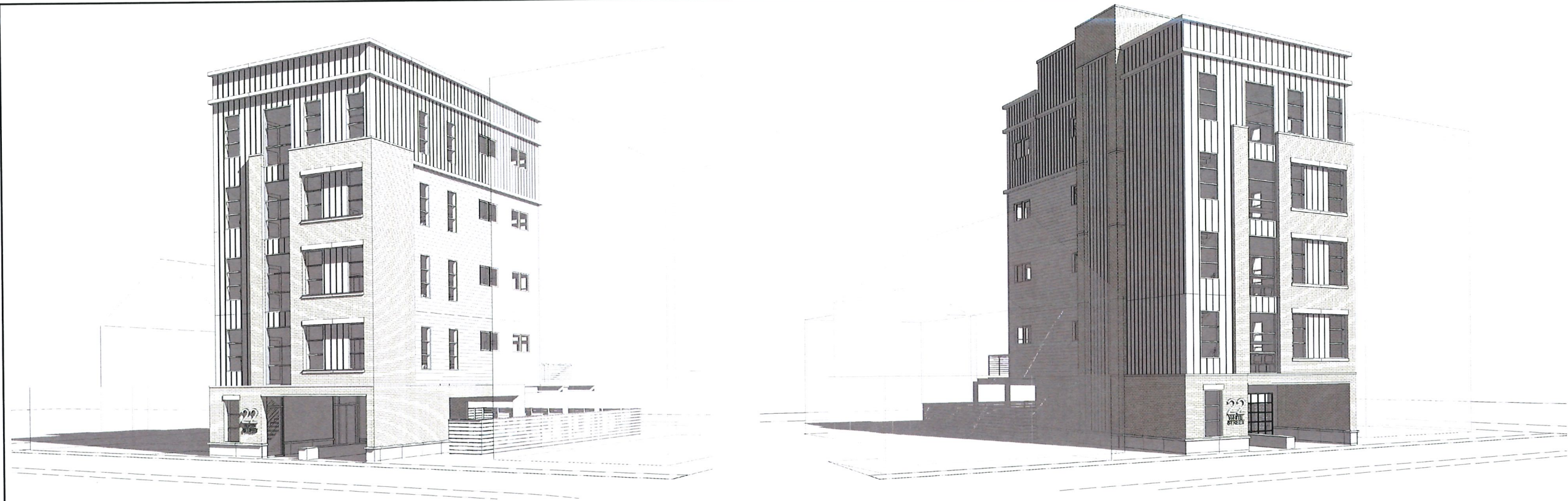
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No.	Description	Date

CONTEXTUAL ELEVATION & MATERIALS

A-302

22 WHITE STREET ZONING STUDY



PROJECT NAME
22 WHITE STREET ZONING STUDY

PROJECT ADDRESS
 22 WHITE STREET
 CAMBRIDGE, MA

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CONTEMPO BUILDERS

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No.	Description	Date

PERSPECTIVES

AV-1

22 WHITE STREET ZONING STUDY

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PROJECT NAME

**22 WHITE STREET
ZONING STUDY**

PROJECT ADDRESS
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PERSPECTIVES

AV-1
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STUDY

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