| | ARCHITECTURAL DRAWING LIST | Τ |
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| Sheet | | Sheet Issue |
| Number | Sheet Name | Date |

| 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 |
| A-100 | FLOOR PLANS | 01/31/2023 |
| A-101 | FLOOR PLANS | 01/31/2023 |
| A-300 | FRONT \$ RIGHT ELEVATIONS | 01/31/2023 |
| 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 22 WHITE STREET

PROJECT NAME

ZONING STUDY

22 WHITE STREET CAMBRIDGE, MA

CONTEMPO **BUILDERS**



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

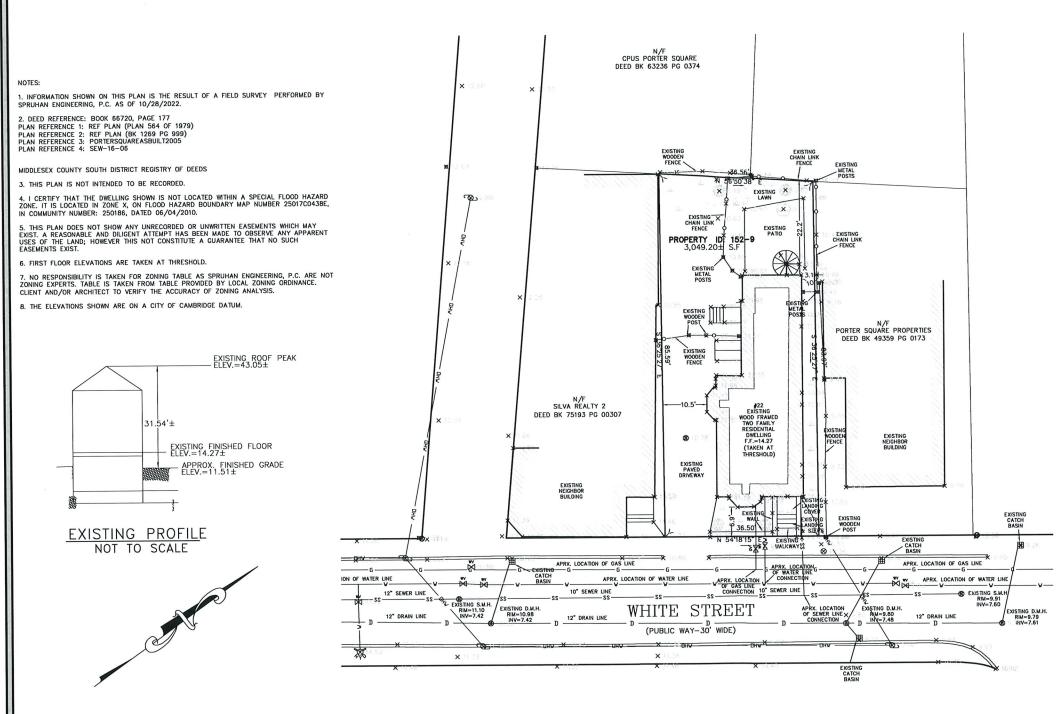
REVISIONS

COVER SHEET

A-000

178

LOCUS MAP



| | LEGEND |
|---|-----------------------------------|
| · | BOUND |
| 0 | IRON PIN/PIPE |
| 0 | STONE POST |
| £83 | TREE |
| Pl | TREE STUMP |
| 9 | SHRUBS/FLOWERS |
| Ь | SIGN |
| 0 | BOLLARD |
| (S) | SEWER MANHOLE |
| 0 | DRAIN MANHOLE |
| III | CATCH BASIN |
| @ | WATER MANHOLE |
| X | WATER VALVE |
| ¥ | HYDRANT |
| X | GAS VALVE |
| © | ELECTRIC MANHOLE |
| ▣ | ELECTRIC HANDHOLE |
| മ | UTILITY POLE |
| ⋫ | LIGHT POLE |
| 0 | MANHOLE |
| X149.00 | SPOT GRADE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| 11/1// | EXISTING BUILDING |
| | RETAINING WALL |
| *************************************** | STONE WALL |
| | FENCE |
| | TREE LINE |
| S | SEWER LINE |
| D | DRAIN LINE |
| | WATER LINE |
| | GAS LINE |
| | UNDERGROUND ELECTRIC LINE |
| —- онw | OVERHEAD WIRES |
| 145 | CONTOUR LINE (MJR) |
| 146 | CONTOUR LINE (MNR) |
| 145 | OVERHEAD WIRES CONTOUR LINE (MJR) |



Spruhan Engineering, P.C.

80 JEWETT ST, (SUITE 1) NEWTON, MA 02458

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

22 WHITE STREET CAMBRIDGE MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

| DESCRIPTION | DATE |
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DATE: 11/07/2022

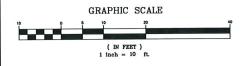
DRAWN BY: A.G.C.E.

CHECKED BY: E.S

APPROVED BY: E.S

EXISTING CONDITIONS

SHEET 1 OF 1

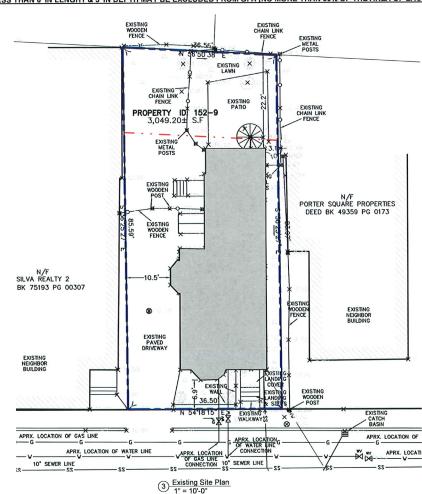


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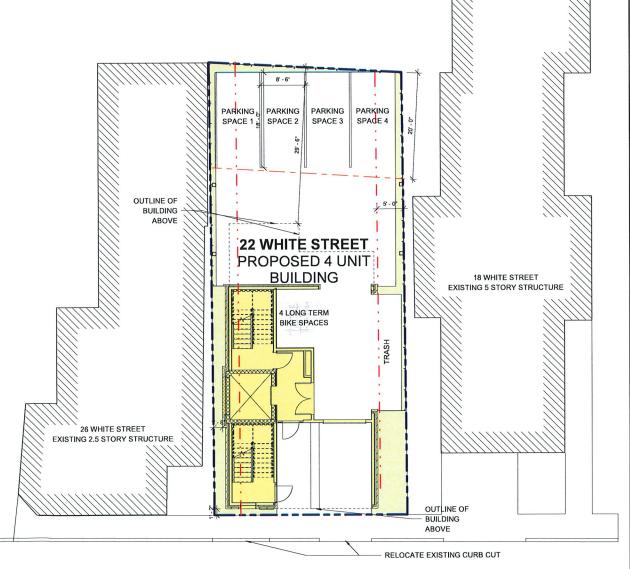
| | | | ZONING CHART | | |
|---------|---|-------------------------------|---|---------------------------------------|----------|
| | ZONE : BUSINESS C | REQUIRED (BC) | MASSACHUSETTS AVENUE OVERLAY | PROPOSED | REMARKS |
| ľ | | 3,095 S.F. IN LOT | | | |
| | LOT AREA, MIN S.F. | NONE | | | COMPLIES |
| | 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 |
| 1 | MIN. LOT WIDTH | NONE | | 36.5' | COMPLIES |
| בופאכעס | MIN. FRONT YARD | NONE | TRANSITIONAL REQUIREMENTS 5.40 REQUIRES FRONT YARD FOR LOTS WIIN 50 OF A RESIDENTIAL ZONE TO MATCH THAT ZONE'S FRONT YARD REQURIEMENT (15' MIN) (NOT APPLICABLE HERE) | 3.5' SHOWN | COMPLIES |
| מב | MIN SIDE YARD (LEFT) | NONE | | 1.2' | COMPLIES |
| | MIN SIDE YARD (RIGHT) | NONE | | 5' SHOWN (WINDOW OPENINGS PER IBC) | COMPLIES |
| Ī | 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 | | 1 SPACE PER UNIT TO BE PROVIDED | 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

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







WHITE STREET

PROJECT NAME

22 WHITE STREET **ZONING STUDY**

22 WHITE STREET CAMBRIDGE, MA

CLIENT

CONTEMPO **BUILDERS**



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

CONSULTANTS:



| Project nu | mber | | 22072 |
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SITE PLAN

22 WHITE STREET ZONING STUDY



| 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 |

AREA SCHEDULE (UNIT AREA)

2ND FLOOR

3RD FLOOR

4TH FLOOR

5TH FLOOR

Area

513 SF

365 SF 365 SF 365 SF 364 SF Unit 1

1051 SF Unit 2 1051 SF

1051 SF Unit 4

1045 SF 6171 SF

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PROJECT NAME

CLIENT

ARCHITECT

22 WHITE STREET **ZONING STUDY** PROJECT ADDRESS

22 WHITE STREET CAMBRIDGE, MA

CONTEMPO **BUILDERS**

KHALSA

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

CONSULTANTS:

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AREA PLANS

A-021

22 WHITE STREET ZONING STUDY

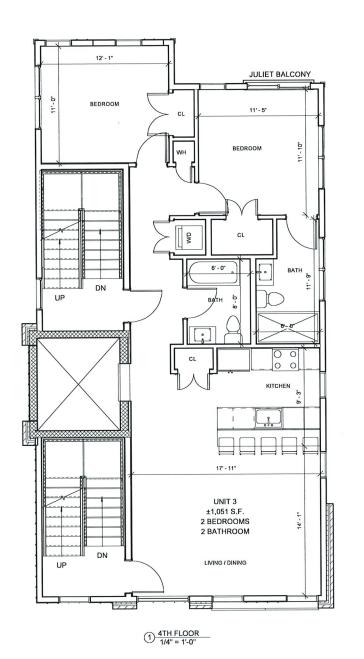


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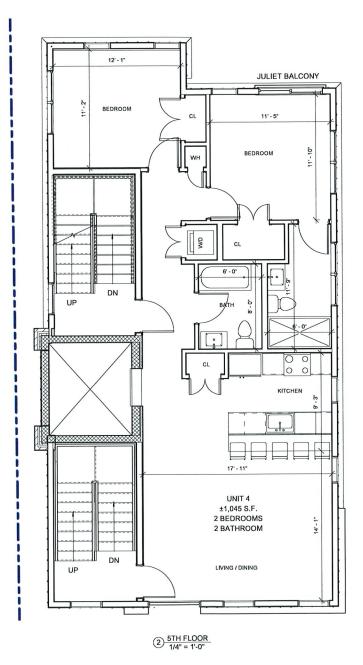
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FLOOR PLANS

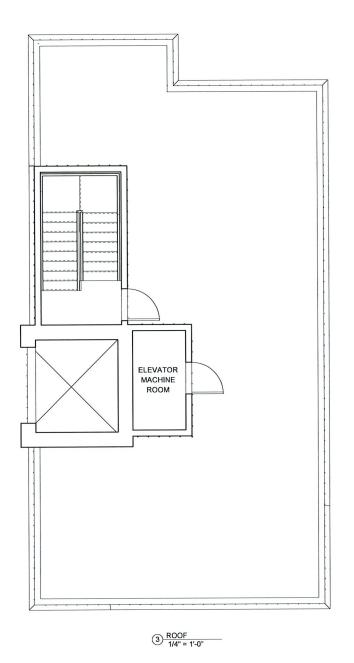
A-100 22 WHITE STREET ZONING STUDY



TYPICAL UNIT LAYOUT (OPTION 2)



TYPICAL UNIT LAYOUT (OPTION 2)



22 WHITE STREET ZONING STUDY

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CONTEMPO BUILDERS

ARCHITECT S /

KHALSA

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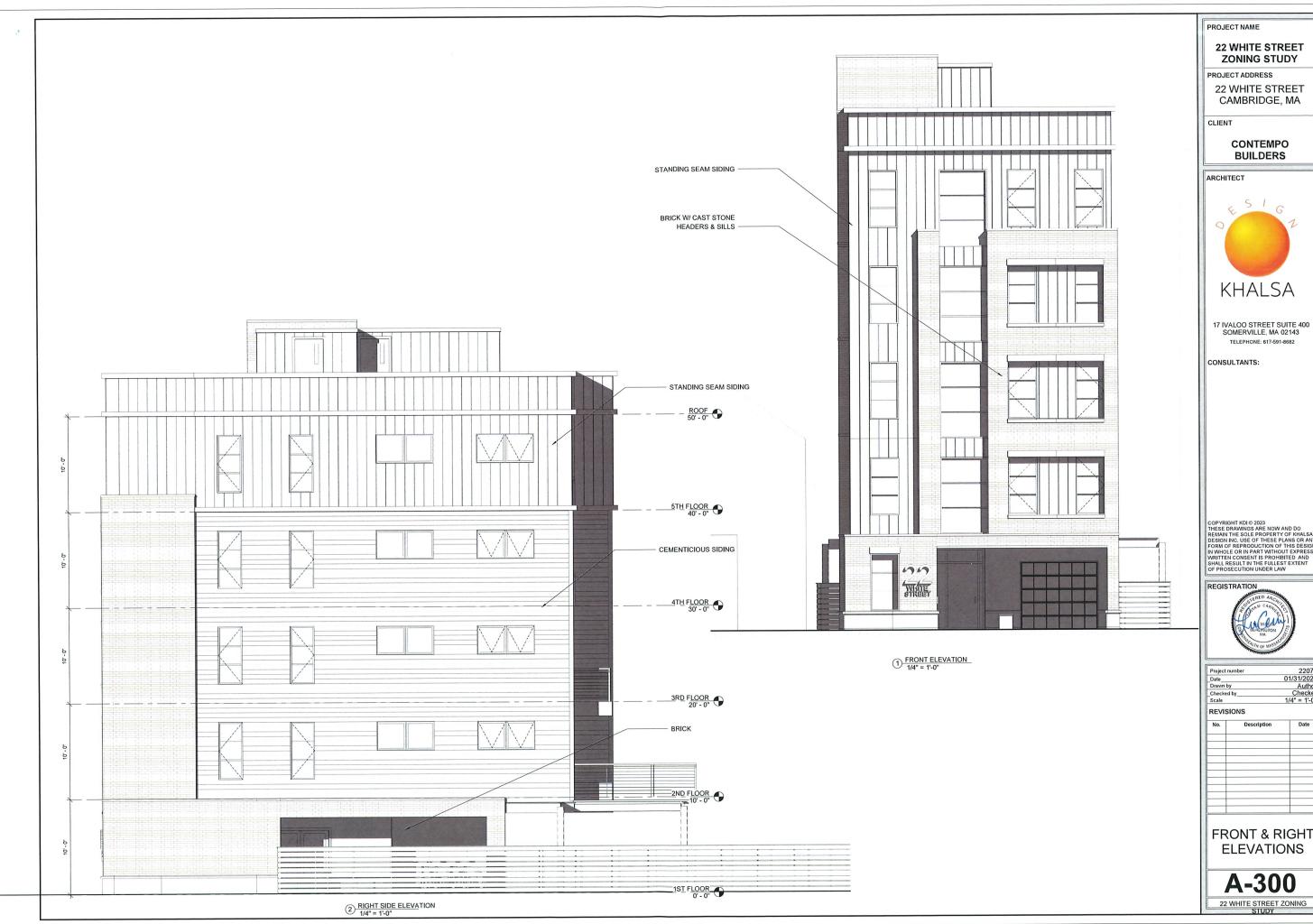
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No. Description D

FLOOR PLANS

A-101
22 WHITE STREET ZONING
STUDY



22 WHITE STREET ZONING STUDY

22 WHITE STREET CAMBRIDGE, MA

CONTEMPO **BUILDERS**



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FRONT & RIGHT **ELEVATIONS**

A-300

22 WHITE STREET ZONING STUDY

22 WHITE STREET CAMBRIDGE, MA

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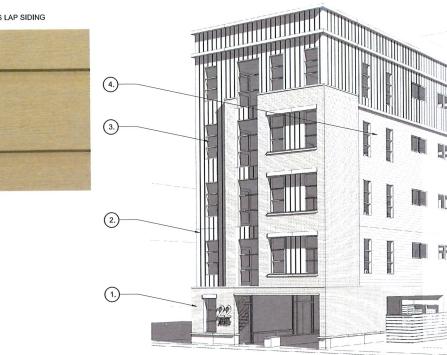
REAR & LEFT ELEVATIONS

A-301









22 WHITE STREET ZONING STUDY

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CONTEXTUAL ELEVATION & MATERIALS

A-302
22 WHITE STREET ZONING
STUDY



22 WHITE STREET ZONING STUDY

PROJECT ADDRESS

22 WHITE STREET CAMBRIDGE, MA

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ARCHITECT



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PERSPECTIVES

AV-1 22 WHITE STREET ZONING STUDY



22 WHITE STREET ZONING STUDY

PROJECT ADDRESS

22 WHITE STREET CAMBRIDGE, MA

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CONTEMPO BUILDERS

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PERSPECTIVES

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