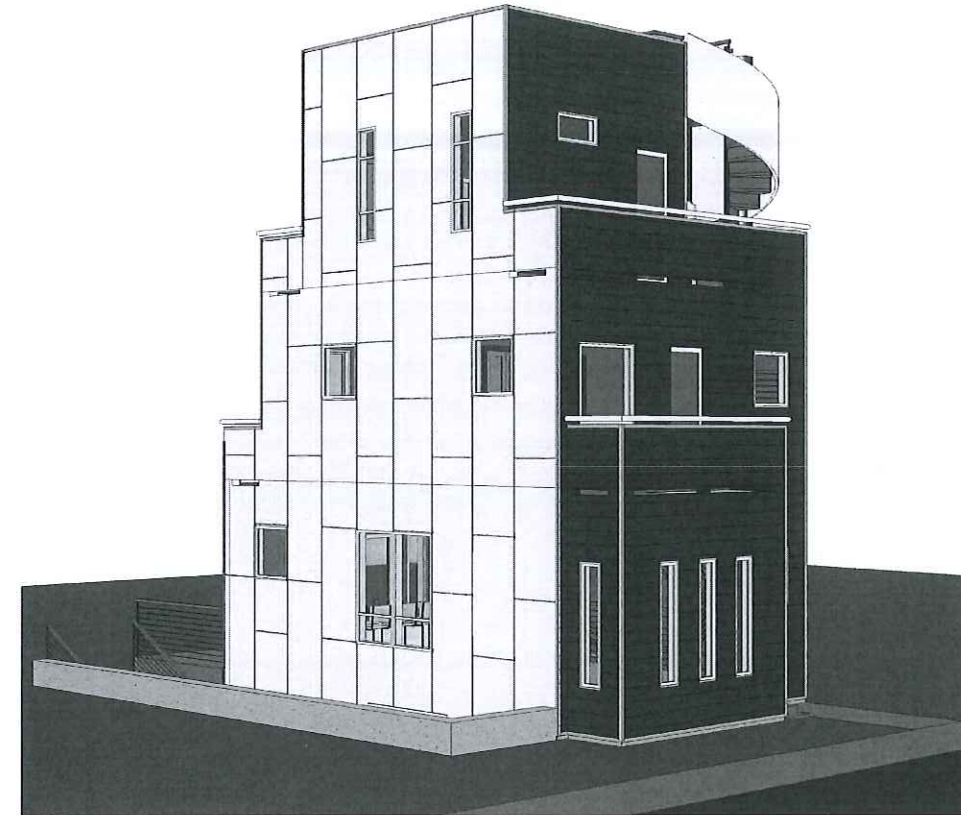


Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	05/05/2016
A-020	Architectural Site Plan	05/05/2016
A-100	Proposed Floor Plans, Roof Plan	05/05/2016
A-300	Exterior Elevations	05/05/2016
AV-1	Perspectives	05/05/2016



PROJECT NAME
School Street Residence

PROJECT ADDRESS
 86 School Street
 Cambridge, MA

CLIENT
Husam Azzam

ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-6682 FAX: 617-591-2066

CONSULTANTS:

RECEIVED

MAY 09 2016

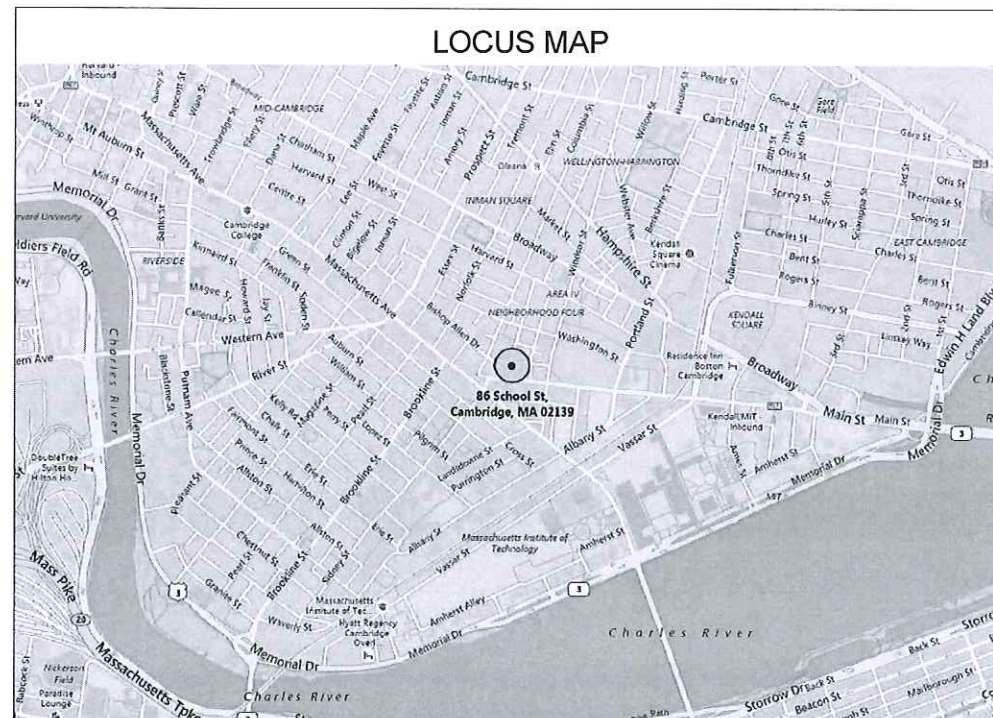
CAMBRIDGE HISTORICAL COMMISSION

PROJECT: School Street Residence

86 SCHOOL STREET
 CAMBRIDGE, MASSACHUSETTS

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

CLIENT
 HUSAM AZZAM



REGISTRATION

Project number	15001
Date	04/28/2016
Drawn by	ERS
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

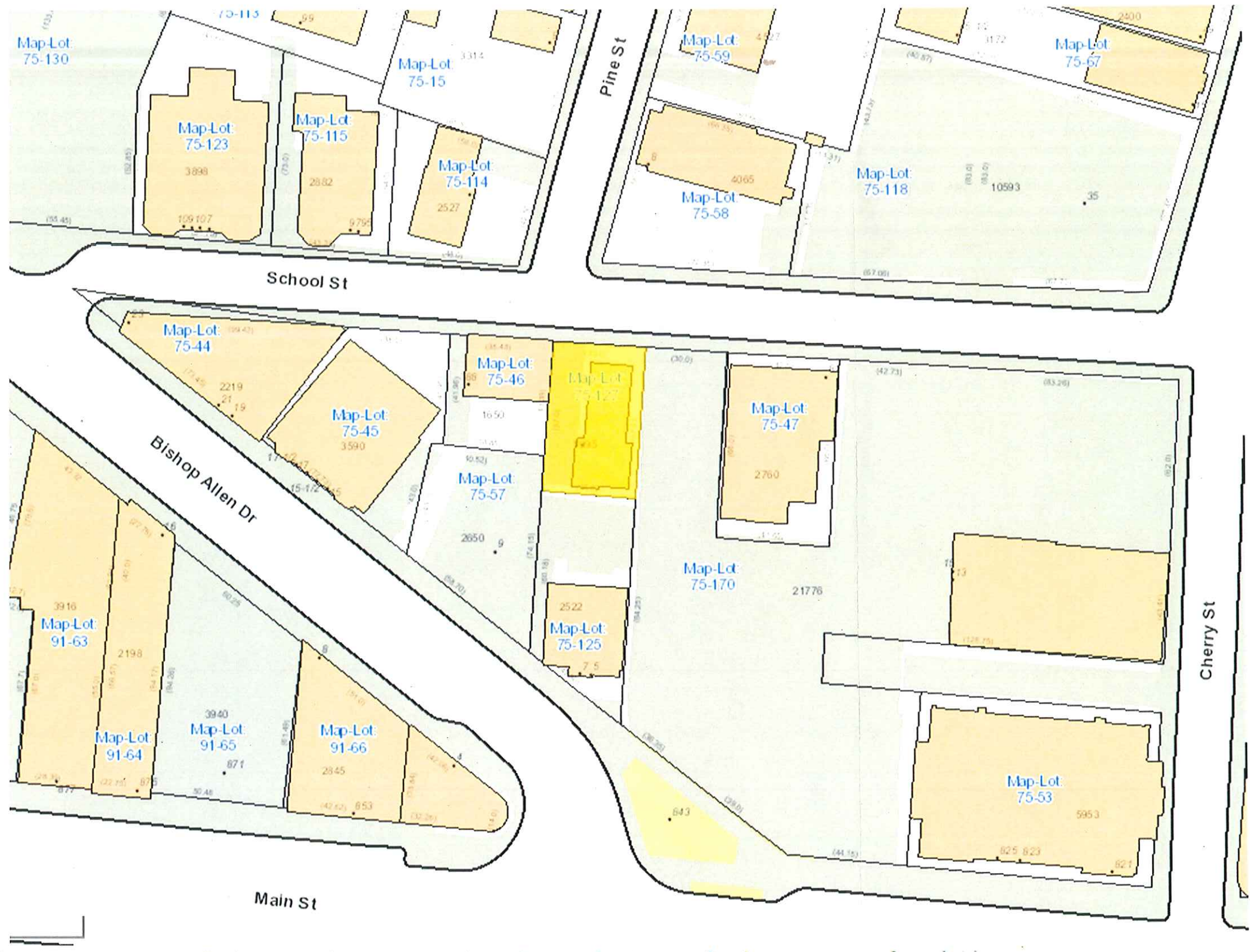
Cover Sheet

A-000

School Street Residence

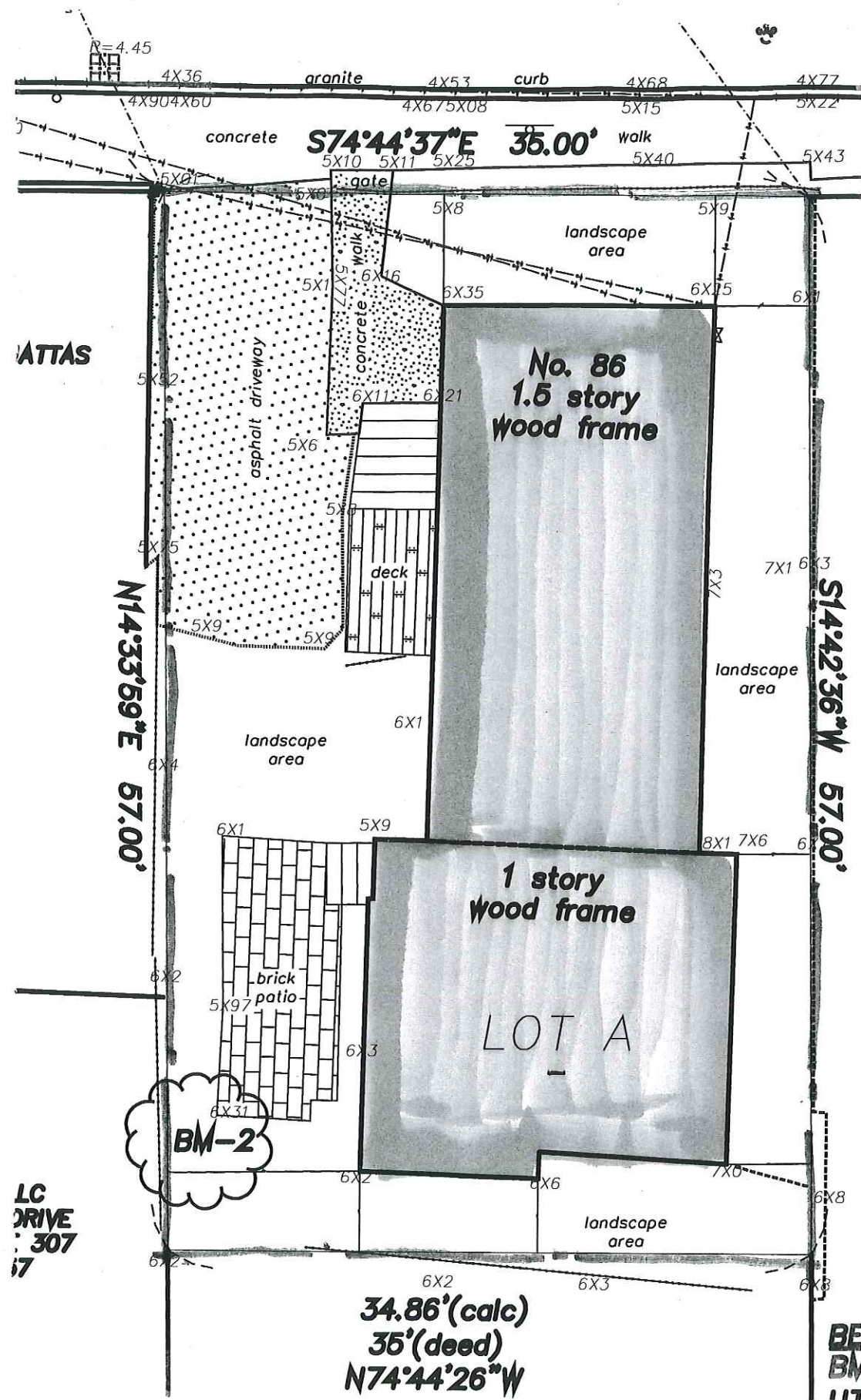
SD SET
05-05-2016

Khalsa Design Inc.
17 Ivaloo Street
Suite 400
Somerville, MA 02143



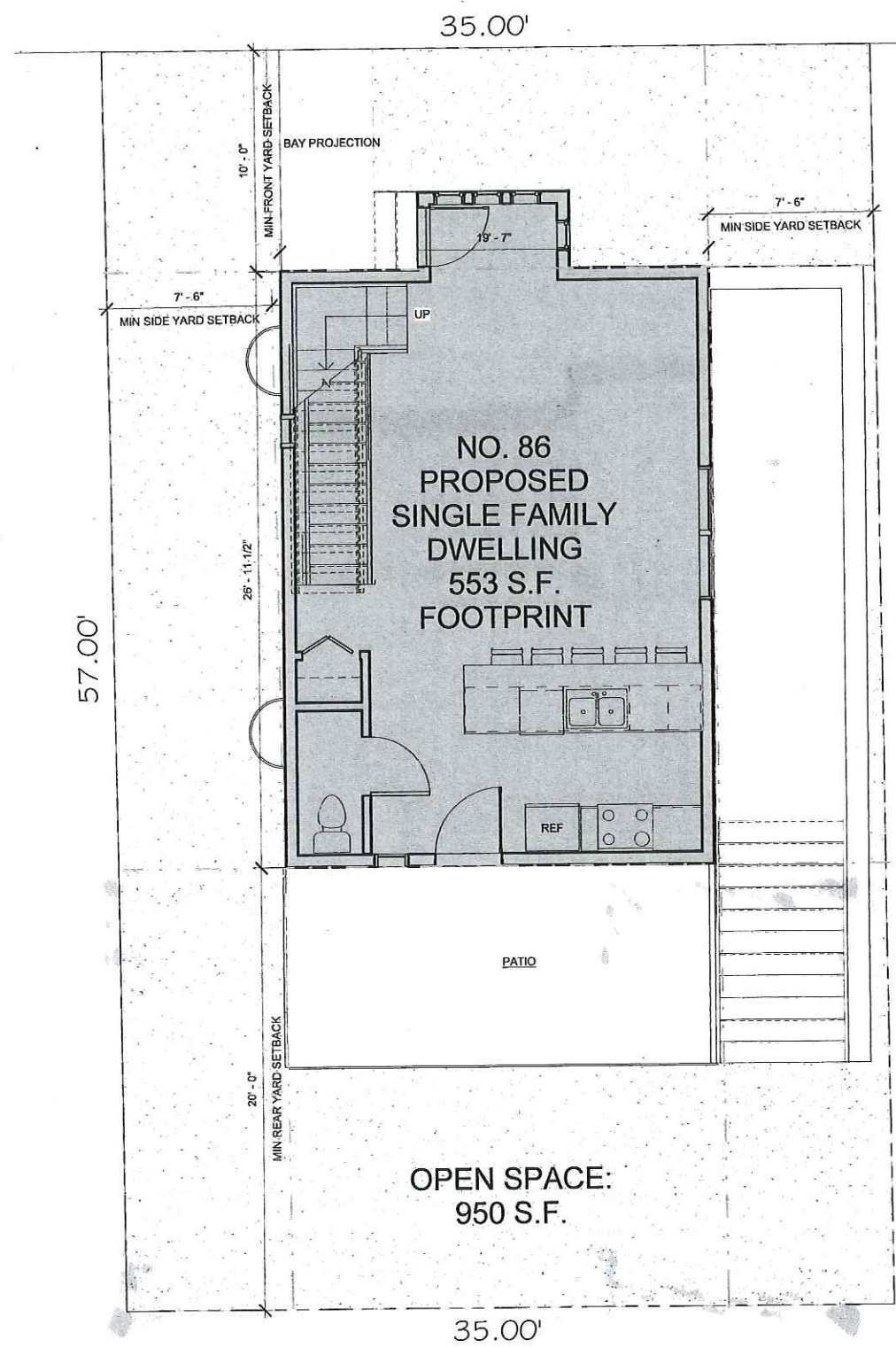
86 SCHOOL ST CAMBRIDGE, MA EXITING LOCUS

86 SCHOOL ST.
EXISTING

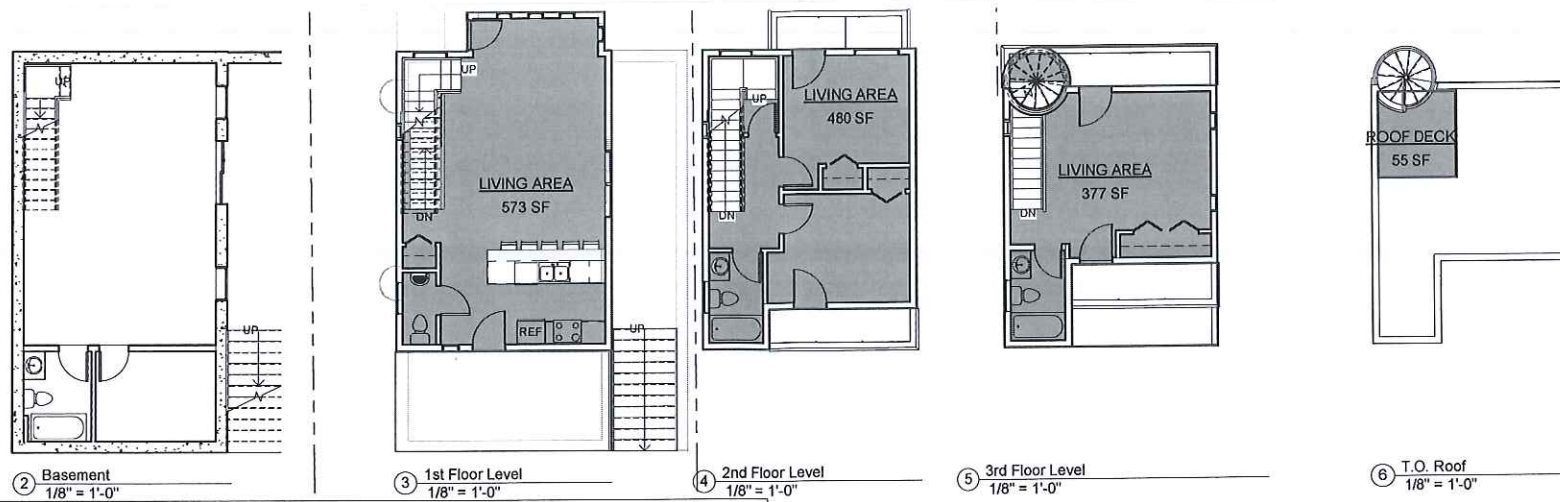


86 SCHOOL ST.
PROPOSED

S-5-16



Khalsa Design Inc.
17 Ivaloo Street
Suite 400
Somerville, MA 02143



Area Schedule (Rentable)		
Area	Level	Name
573 SF	1st Floor Level	LIVING AREA
480 SF	2nd Floor Level	LIVING AREA
377 SF	3rd Floor Level	LIVING AREA
55 SF	T.O. Roof	ROOF DECK
1485 SF		

ZONE : C1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN S.F.	5,000 S.F.	1,991 S.F. / 1 DU	1,991 S.F. / 1 DU	PRE-EXISTING /NO INCREASE IN NON-CONFORMITY
LOT AREA, MIN S.F. / DU	1,500 S.F. / DU	1,995 S.F. / DU	1,995 S.F. / DU	COMPLIES
MAX. FAR	0.75 (1,493 S.F. MAX)	0.52 (1,036 S.F.)	0.75 (1,485 S.F.)	COMPLIES
MIN. LOT WIDTH	50' - 0"	35' - 0"	35' - 0"	PRE-EXISTING /NO INCREASE IN NON-CONFORMITY
SETBACKS	MIN. FRONT YARD (SCHOOL ST.)	(H+L)/6* (30.8+19.6)/6= 8' - 5" 10' - 0" MINIMUM	5' - 10" 10' - 0"	COMPLIES
	MIN SIDE YARDS	NARROW LOT; SEE SECTION 5.21.1 BELOW 7' - 6" MINIMUM	4' - 0" 7' - 6"	COMPLIES
	MIN REAR YARD	(H+L)/6*** (30.8+19.6)/6= 9' - 7" 20' - 0" MINIMUM	4' - 0" 20' - 0"	COMPLIES
MAX HEIGHT	35' - 0"	<35' - 0"	32' - 6"	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (597 S.F.)		47% (93 S.F.)	COMPLIES
PARKING	1 SPACE/DU	0	1 (OFF SITE)	COMPLIES

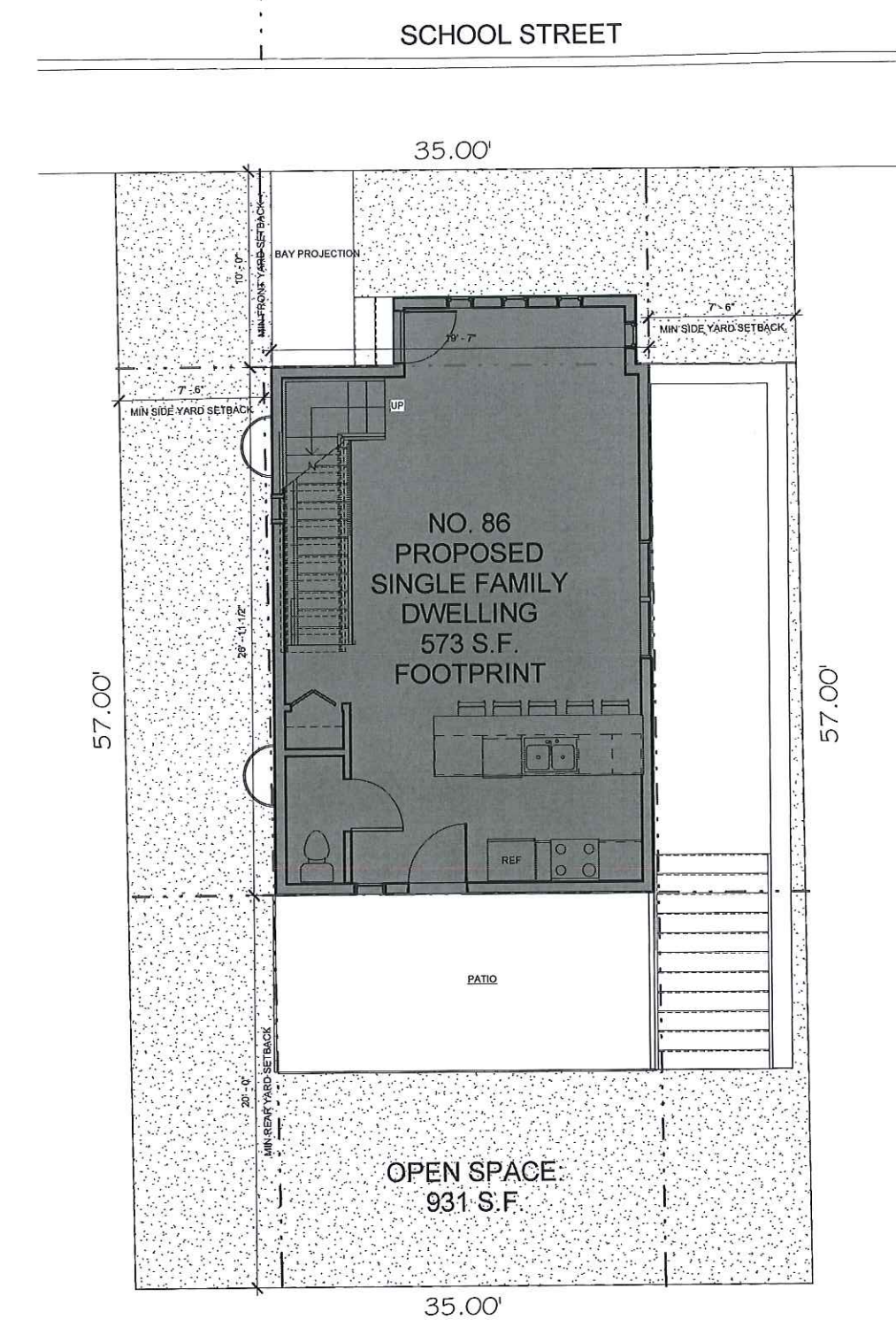
*Table 5-1: footnote a: (L is) Measured from the centerline of the street, but in no case may a building be nearer the street line than ten (10) feet.
 **Table 5-1: footnote n: In a Residence C-1 District, no building plane (excluding projections as permitted by
 *** In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet.

5.21.1
 On lots of less than the required area for the district in which they are located and 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 (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:
 (1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. 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.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured] of a building or the centerline of party walls between buildings.
 Gross Floor Area shall include:
 (a) roofed porches and balconies whether enclosed or unclosed;
 (b) unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
 (c) elevator shafts and stairwells on each floor, not excluded in (6) below;
 (d) attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
 (e) interior balconies, mezzanines, and penthouses;
 (f) basement and cellar areas not excluded in (1), (3), and (9) below;
 (g) area of parking facilities in structures except as excluded in (2) below; and
 (h) any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.
 Gross Floor Area shall not include:
 (1) areas used for off street loading purposes;
 (2) area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
 (3) basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
 (4) open and lattice-work fire escapes;
 (5) unroofed porches and balconies no higher than the third floor;
 (6) attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
 (7) elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
 (8) attic space not otherwise included in (d) above;
 (9) basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code.
 (10) bicycle parking meeting or exceeding the requirements of Article 6.000, which shall include all areas occupied by Bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.52.1 whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure.
 (11) Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
 (12) interior air spaces within Double-Skin Façades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
 (13) space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sunshading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.
 (14) Public Bicycle-Sharing Stations

In a building with more than two floors, the area of each floor level of any interior courtyard whether or not covered by a roof, which has a minimum dimension of less than forty (40) feet in any direction shall be included unless twenty (20) percent or more of the perimeter of such courtyard at each floor level measured consecutively is not enclosed



PROJECT NAME
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PROJECT ADDRESS
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 Cambridge, MA

CLIENT
 Husam Azzam

ARCHITECT
 KHALSA DESIGN INC.

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

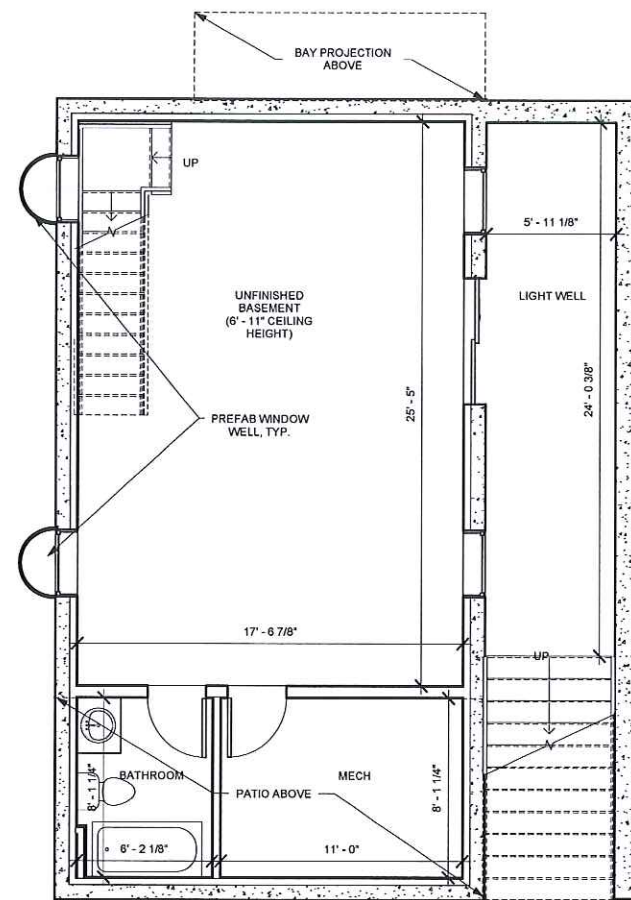
Project number	15001
Date	04/28/2016
Drawn by	ERS
Checked by	JSK
Scale	As indicated

No.	Description	Date

Architectural Site Plan

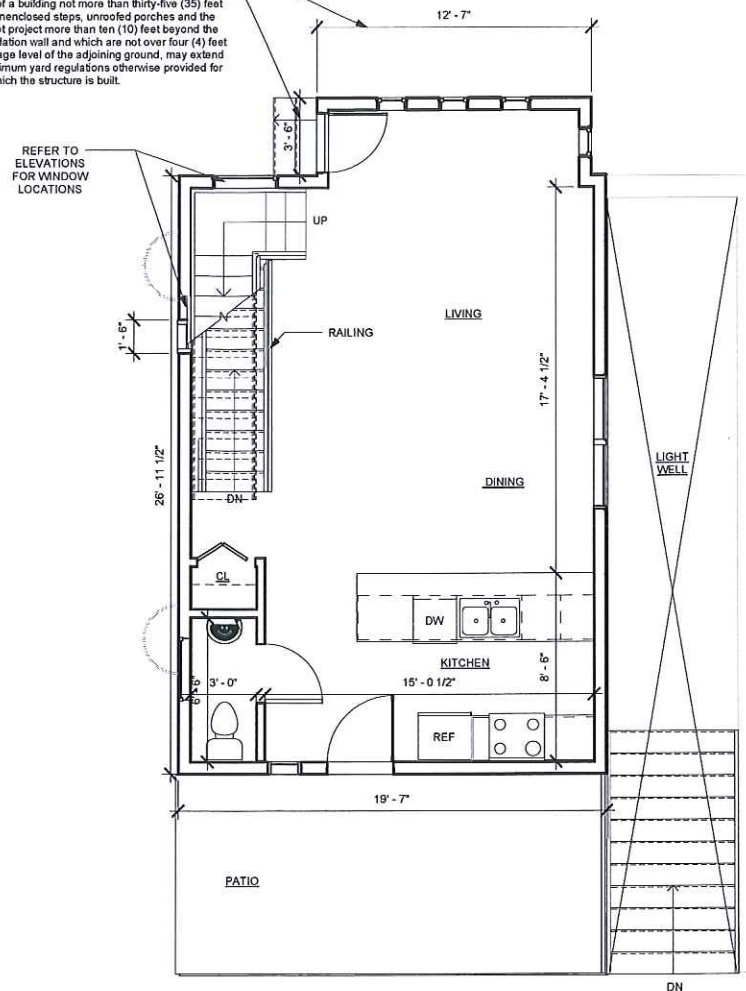
A-020

School Street Residence

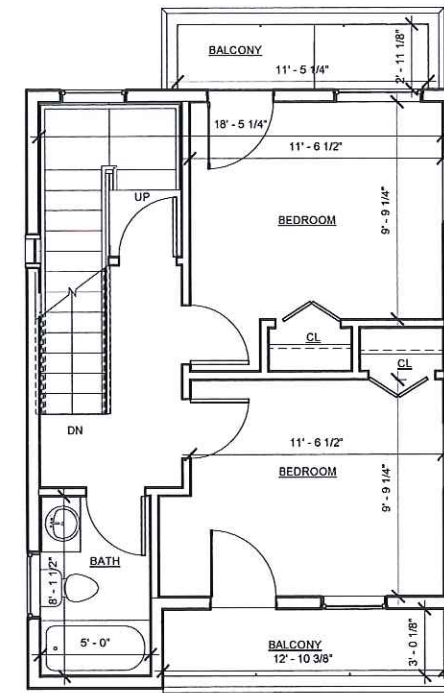


① Basement
1/4" = 1'-0"

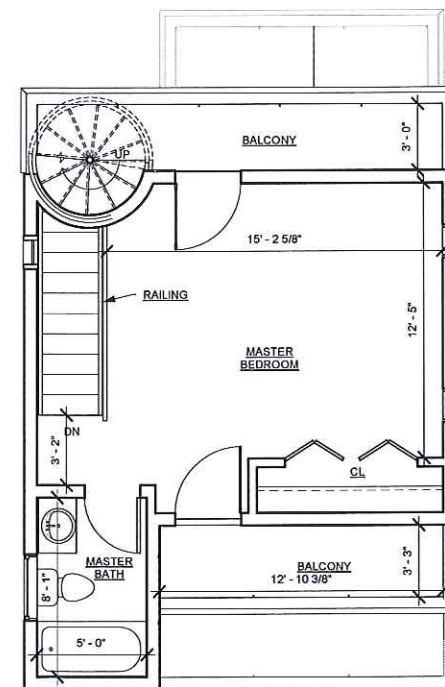
5.24.2 Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one half (3 1/2) feet and which are part of a building not more than thirty-five (35) feet in height, and unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.



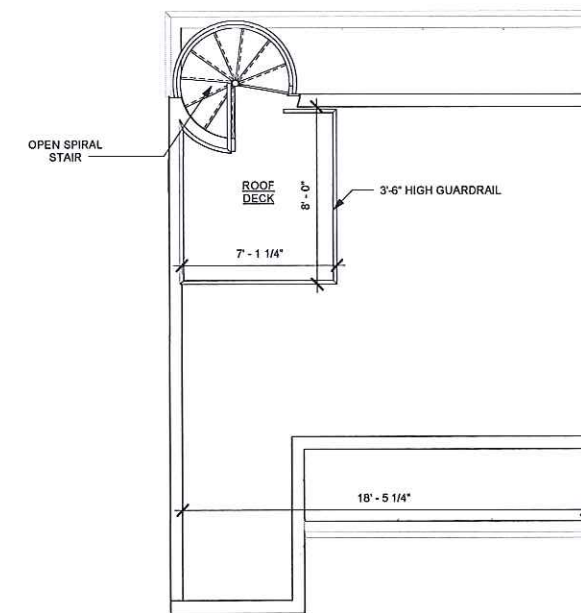
② 1st Floor Level
1/4" = 1'-0"



③ 2nd Floor Level
1/4" = 1'-0"



④ 3rd Floor Level
1/4" = 1'-0"



⑤ Roof Plan
1/4" = 1'-0"

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ARCHITECT
KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8882 FAX: 617-591-2088

CONSULTANTS:

REGISTRATION

Project number 15001
Date 04/28/2016
Drawn by FRS
Checked by JSK
Scale 1/4" = 1'-0"

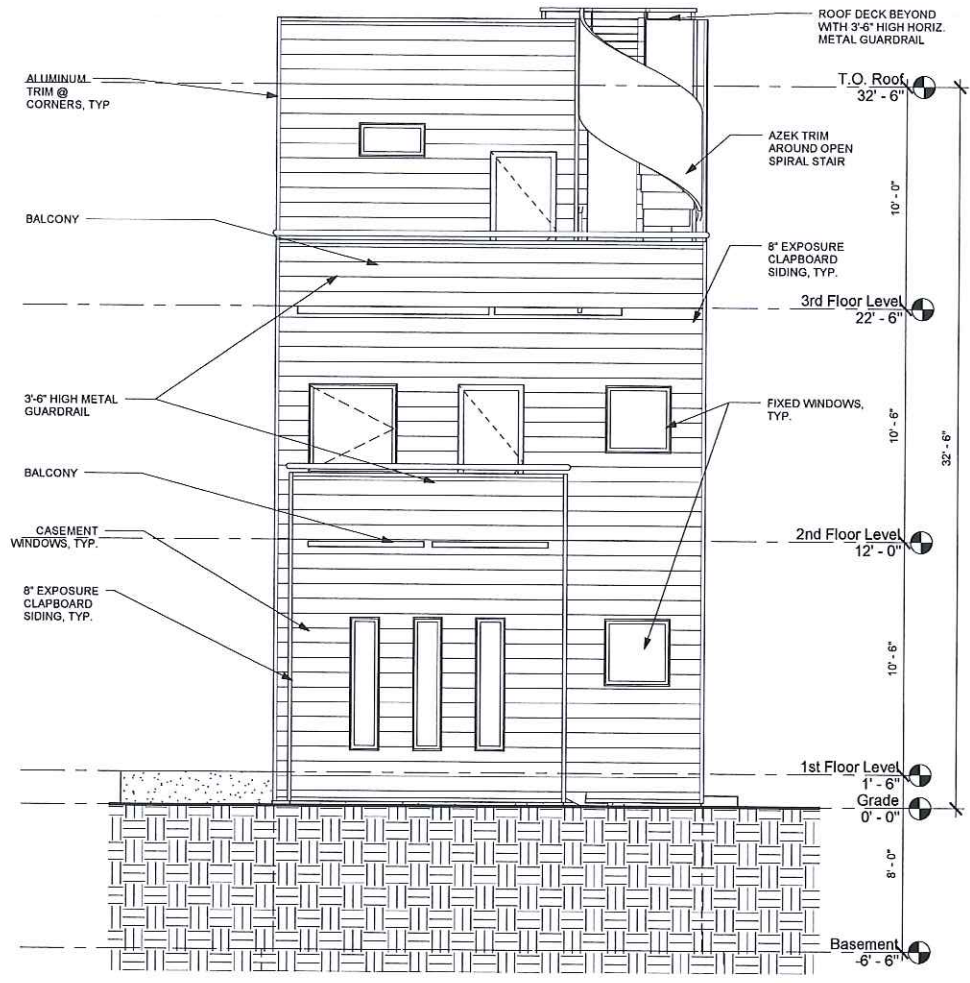
REVISIONS

No.	Description	Date

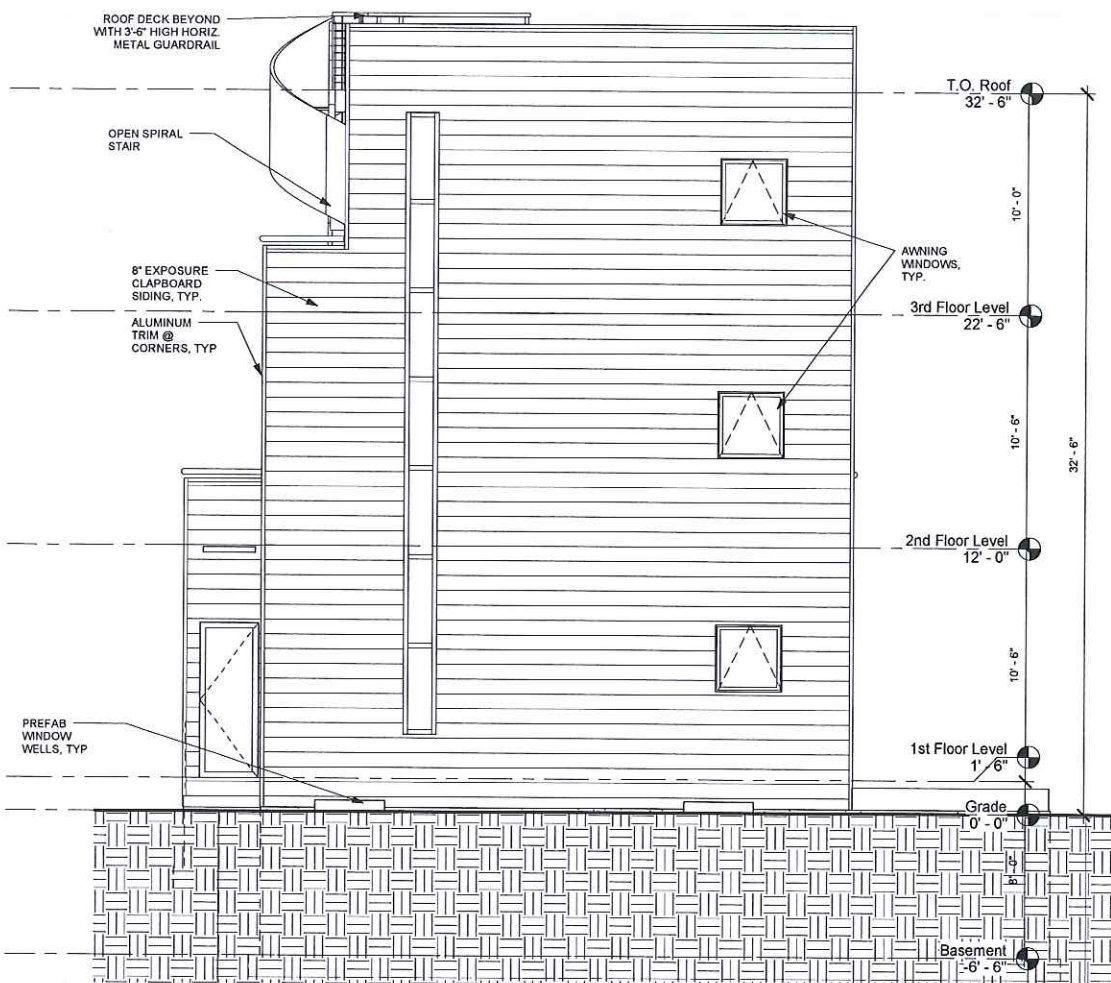
Proposed Floor Plans, Roof Plan

A-100

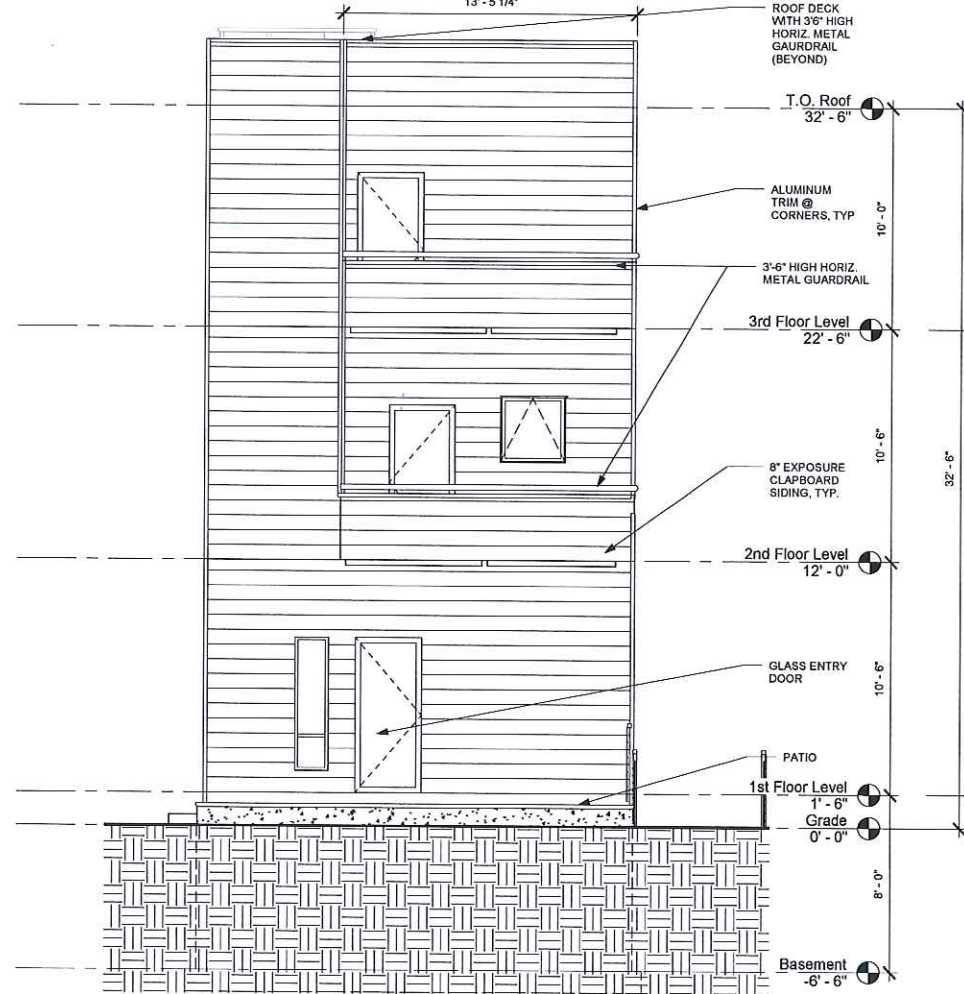
School Street Residence



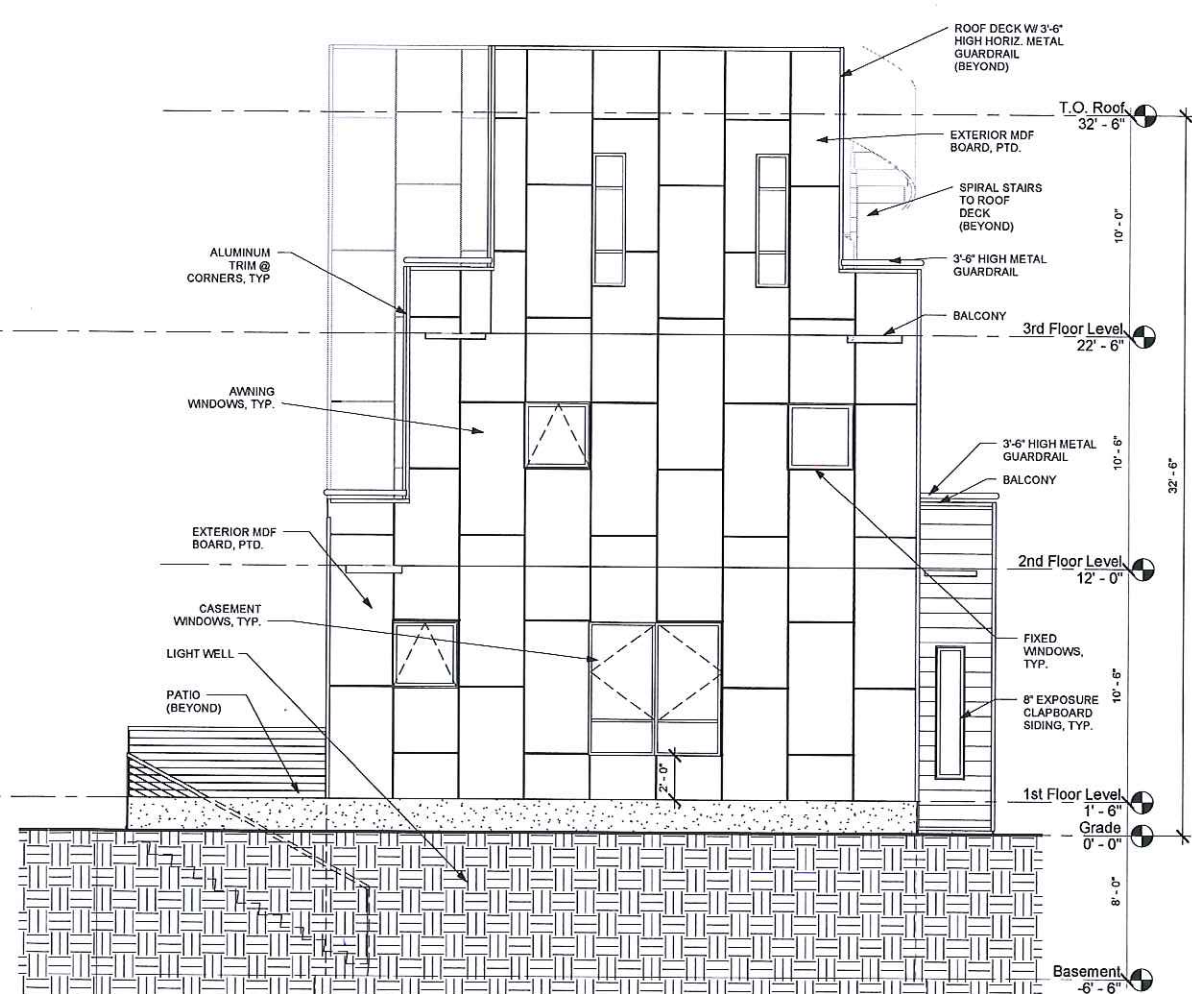
① School Street Elevation
1/4" = 1'-0"



② Right Side Elevation
1/4" = 1'-0"



③ Rear Elevation
1/4" = 1'-0"



④ Left Side Elevation
1/4" = 1'-0"

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KHALSA DESIGN INC.



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TELEPHONE: 617-591-8682 FAX: 617-591-2066

CONSULTANTS:

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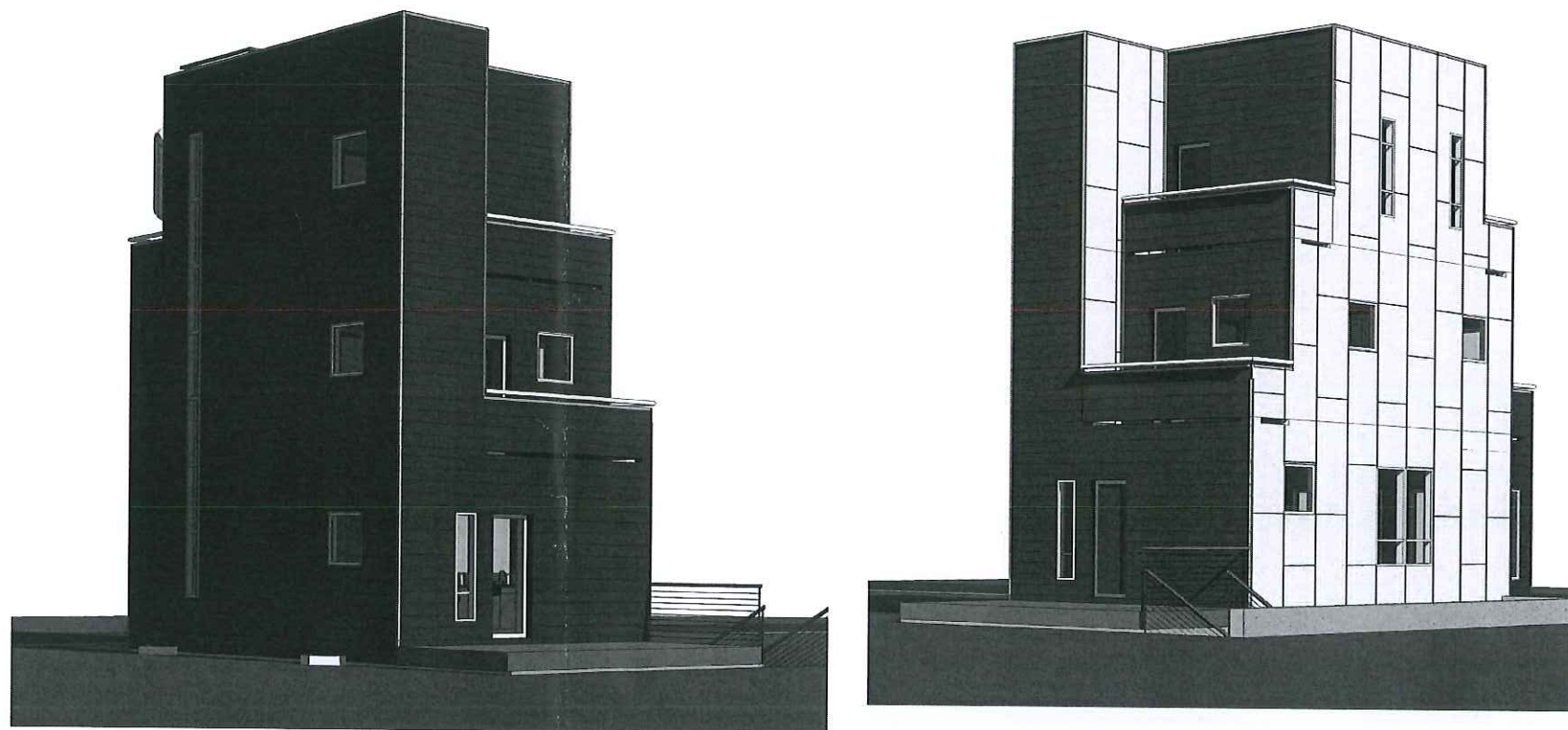
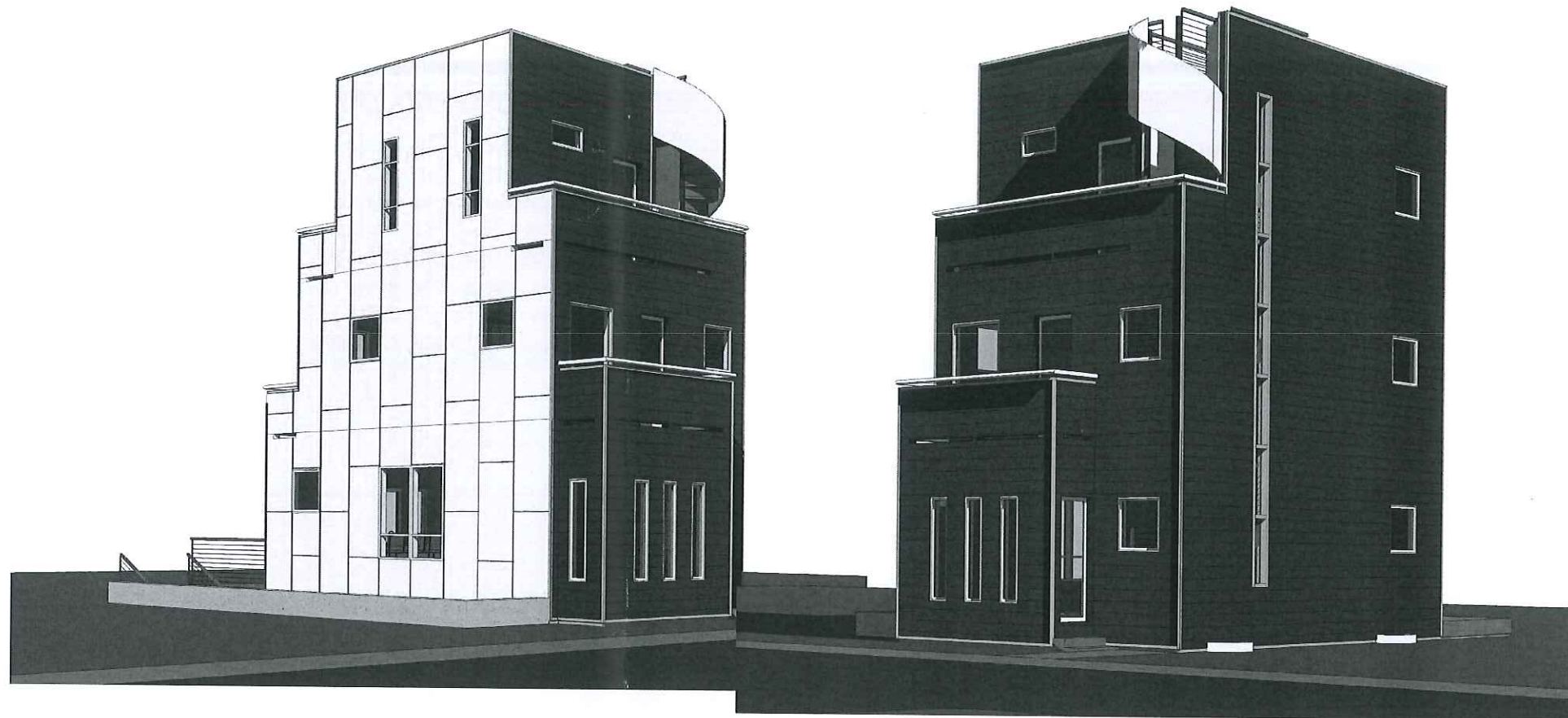
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Date	04/28/2016
Drawn by	ERS
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Exterior Elevations

A-300
School Street Residence



PROJECT NAME

School Street Residence

PROJECT ADDRESS

86 School Street
Cambridge, MA

CLIENT

Husam Azzam

ARCHITECT

KHALSA DESIGN INC.



17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

REGISTRATION

Project number	15001
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Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Perspectives

AV-1

School Street Residence