

PROJECT:
44 WHITE STREET RESIDENCES
PLANNING BOARD SET
8/25/2025



ARCHITECT

KHALSA DESIGN INC.

ADDRESS:

17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER

JACOB SIMMONS

ADDRESS:

44 WHITE STREET
SOMERVILLE MA 02144

LANDSCAPE ARCHITECT

MARC MAZZARELLI ASSOC., LLC

ADDRESS:

284 CONCORD AVE.
CAMBRIDGE, MA 02138

CIVIL

GREATER BOSTON SURVEY &
ENGINEERING

ADDRESS:

19 FREDITH RD.
WEYMOUTH MA 02189

LEGAL

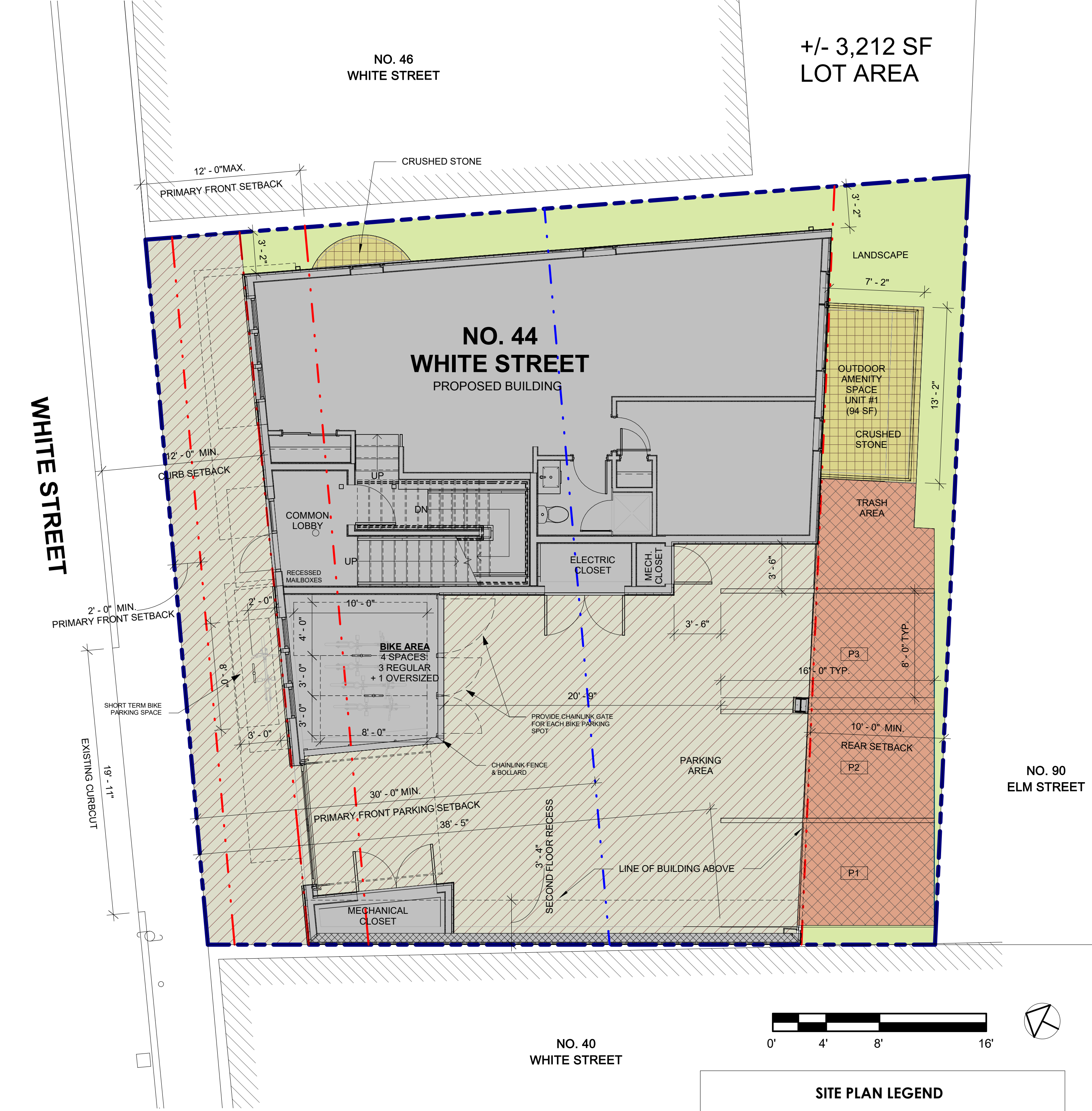
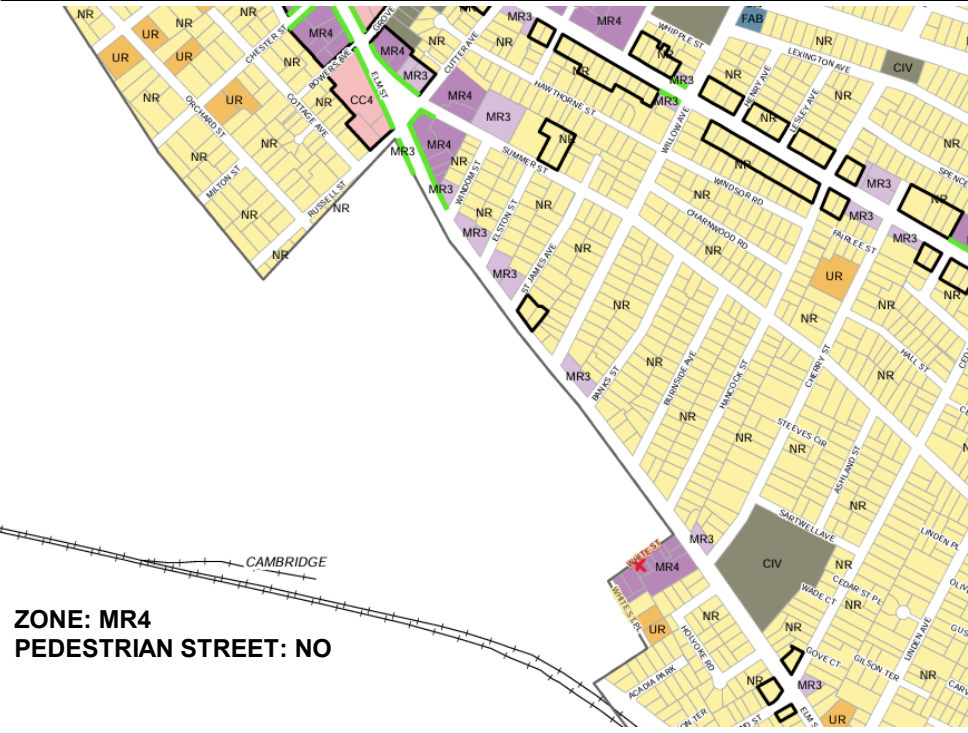
LAW OFFICES OF RICHARD
DIGIROLAMO & ASSOCIATES

ADDRESS:

424 BROADWAY
SOMERVILLE, MA 02145



ZONING DIMENSIONAL TABLE				
ZONE: MR4 ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE		3,212 SF ±	3,212 SF ±	
BUILDING TYPE				
	APARTMENT BUILDING	COTTAGE BUNGALOW	APARTMENT BUILDING	COMPLIES
LOT DIMENSIONS				
LOT WIDTH (MIN.)	30 FT	53' - 5 1/2"	53' - 5 1/2"	COMPLIES
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	90% / 2,891 SF	31% / 966 SF	87% / 2,804 SF	COMPLIES
GREEN SCORE				COMPLIES SEE LANDSCAPE ARCH SET
MINIMUM	0.25		0.25	
IDEAL	0.30			
OPEN SPACE (MIN.)	15% / 482 SF	38% / 1,199 SF	17% / (408 SF GROUND + 140 GREEN ROOF)	COMPLIES
BUILDING SETBACKS				
CURB SETBACK (MIN.)	12 FT	4' - 7 1/4"	12' - 0"	COMPLIES
PRIMARY FRONT (MIN./ MAX.)	2 FT / 12 FT	5' - 3 1/4"	7' - 3"	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	2 FT / 12 FT	N/A	N/A	COMPLIES
SIDE SETBACK (MIN.)				
ABUTTING ANY NON-NR OR -LDH	0 FT	23'-8 3/4" (RIGHT) 2'-3 3/4" (LEFT)	0" (RIGHT) 3'-2" (LEFT)	COMPLIES
REAR SETBACK (MIN.)				
ABUTTING AND NON-NR OR -LDH	10 FT	0' - 9 1/4"	10' - 1"	COMPLIES
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	30 FT	N/A	38' - 5"	COMPLIES
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A	COMPLIES
MAIN MASSING				
BUILDING WIDTH (MAX.)	200 FT	20'-4 1/2"	50'-6"	COMPLIES
FACADE BUILD OUT (MIN.)				
PRIMARY FRONT	80% / 42'-9"	35% / 20'-4 1/2"	95% / 50'-6"	COMPLIES
SECONDARY FRONT	65% / 34'-8"	N/A	N/A	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	966 SF	2,106 SF	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	0 FT	2'-3"	COMPLIES
STORY HEIGHT (MIN.)	10 FT		10.5 FT	COMPLIES
NUMBER OF STORIES (MIN./MAX.)	3 STORIES / 4 STORIES	2.5 STORIES	3 STORIES	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	50 FT		42' - 9"	COMPLIES
ROOF TYPE	FLAT	GABLE	FLAT	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%			COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%			COMPLIES
BLANK WALL (MAX.)	20 FT			COMPLIES
USE & OCCUPANCY				
DENSITY FACTOR (MIN.)	-			
LOT AREA <5,500 SF	1,500/ 4 DU MAX		3 PROPOSED	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU		3 PROVIDED: UNIT #1: 94 SF; UNIT #2: 58 SF; UNIT #3: 501 SF	COMPLIES
ROOF-MOUNTED MECHANICALS				
MECHANICAL EQUIPMENT, SCREENING, PENTHOUSE HEIGHT (MAX)	10 FT MAX	NONE	9'-10"	COMPLIES
REQUIRED ADU'S				
0 TO 3 UNITS	NONE	N/A	NONE	
PARKING REQUIREMENTS (WITHIN A TRANSIT ZONE)				
BICYCLE				
SHORT-TERM	0.1/DU	NONE	1 RACK	COMPLIES
LONG -TERM	1.0/ DU	NONE	4 (3 REGULAR + 1 OVERSIZED)	COMPLIES
MOTOR VEHICLE	0.5/ DU MAX. (1.5=1 MAX.)	1 SPACE (EXISTING DRIVEWAY)	3 PROVIDED	DOES NOT COMPLY NEED SPECIAL PERMIT



1 PROPOSED SITE PLAN
3/16" = 1'-0"

SITE PLAN LEGEND	
	PAVERS 314 SF
	GROUND COVERAGE: BUILDING 1,262 SF
	GROUND COVERAGE: PARKING 1,228 SF
GROUND COVERAGE TOTAL: 2,804 SF	
	OPEN SPACE 443 SF (303 SF GROUND FLOOR + 140 SF GREEN ROOF)
	GROUND COVERAGE: PORCH, ATRIUM, COURT (CRUSHED STONE) 105 SF
	PROPERTY LINE
	REQUIRED SETBACK LINE
	PARKING SETBACK LINE
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. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A POTENTIAL PROJECT BASED ON THE CURRENT ZONING PARAMETERS. VERIFICATION BY THE CITY OF SOMERVILLE IS REQUIRED.	

PROJECT NAME
44 WHITE STREET RESIDENCES

PROJECT ADDRESS
44 WHITE STREET,
SOMERVILLE, MA

CLIENT
JACOB SIMMONS

ARCHITECT
KDI
ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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OF PROSECUTION UNDER LAW

REGISTRATION

Project number 24025
Date 08/06/2025
Drawn by NB_RR
Checked by TMC
Scale As indicated

No.	Description	Date

SITE PLAN &
ZONING

A-020

44 WHITE STREET RESIDENCES



TOTAL 3RD FLOOR FACADE AREA: 601 SF
MIN REQUIRED 15% (90 SF) AND MAX. 50% (350 SF)
TOTAL FENESTRATION AREA: 171 SF
COMPLIES

3RD FLOOR
67' - 0"

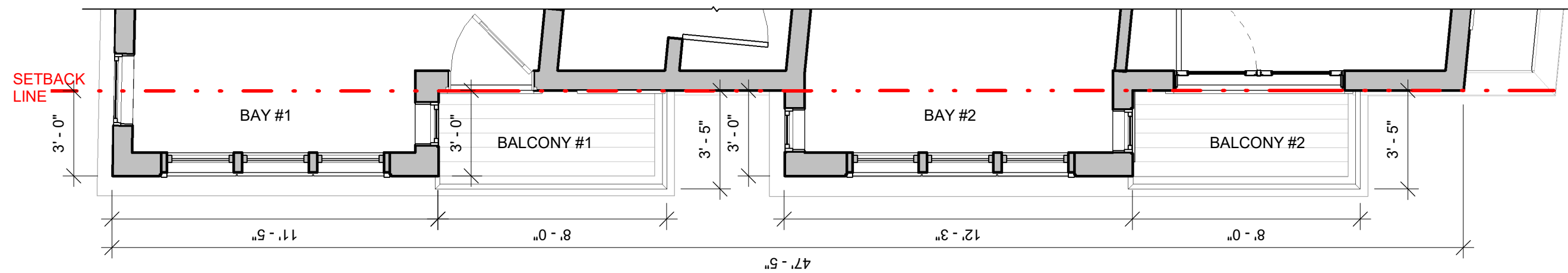
TOTAL 2ND FLOOR FACADE AREA: 499 SF
MIN REQUIRED 15% (75 SF) AND MAX. 50% (250 SF)
TOTAL FENESTRATION AREA: 171 SF
COMPLIES

2ND FLOOR
56' - 6"

TOTAL 1ST FLOOR FACADE AREA: 640 SF
MIN REQUIRED 15% (96 SF) AND MAX. 50% (370 SF)
TOTAL FENESTRATION AREA: 227 SF
COMPLIES

GRADE
43' - 9"

1 FACADE FENESTRATION
1/4" = 1'-0"



TOTAL FACADE LENGHT: 47' - 5"
ALLOWED FOR BAYS: 50% MAX. (47' - 5" / 2 = 23' - 8 1/2")
TOTAL LENGHT OF BAYS (ADDED) 23' - 8" (11' - 5" + 12' - 3" = 23' - 8")
COMPLIES
EACH BAY 16' MAX (BAY #1: 11' - 5" WIDE, BAY #2: 12' - 3" WIDE)
COMPLIES

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Project number 24025
Date 06/18/2025
Drawn by NB
Checked by TMC
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

ZONING-
FACADE
FENESTRATION
DIAGRAMS
A-021

44 WHITE STREET RESIDENCES

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44 WHITE STREET
RESIDENCES

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Scale 1/8" = 1'-0"

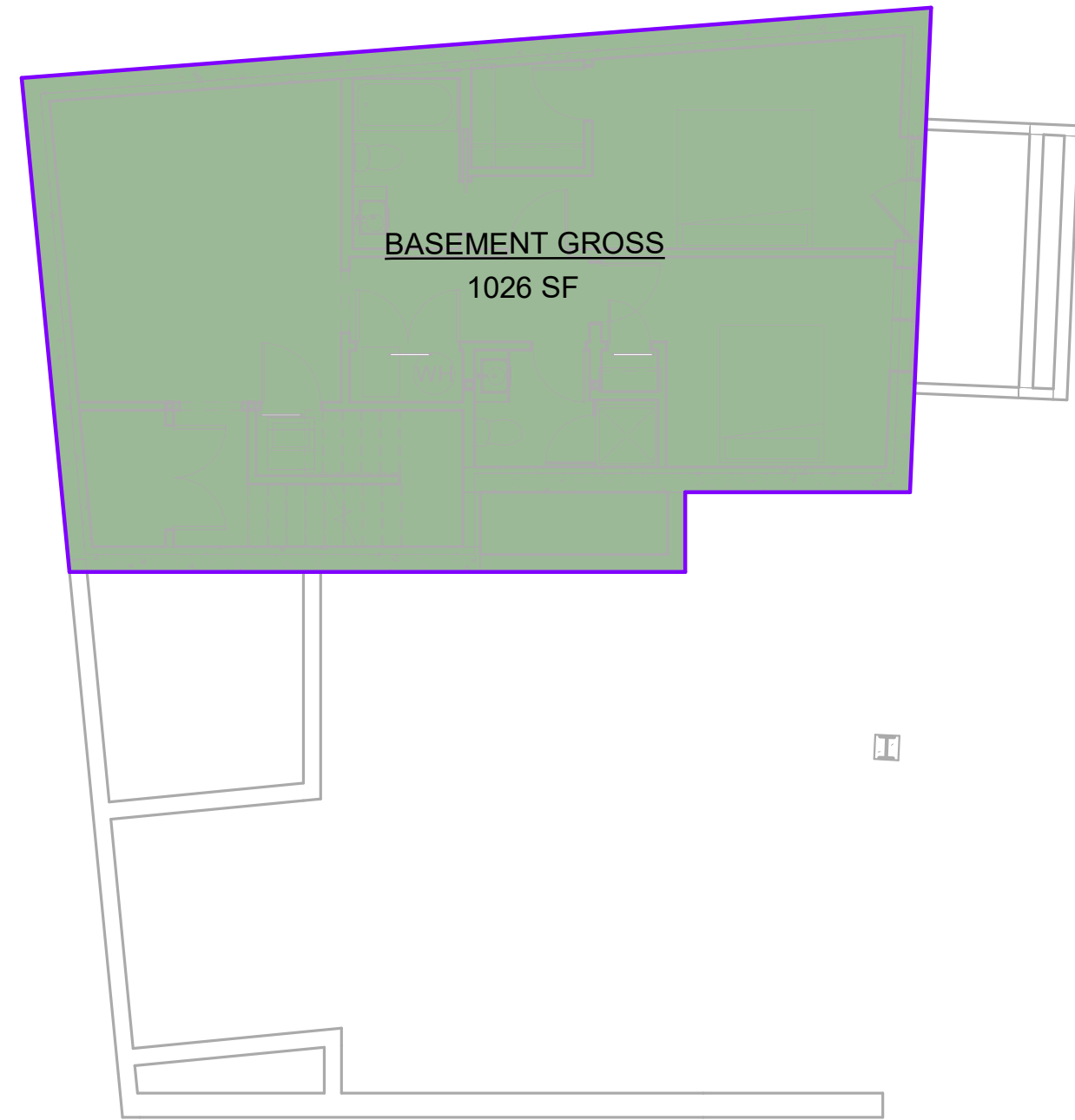
REVISIONS

No.	Description	Date

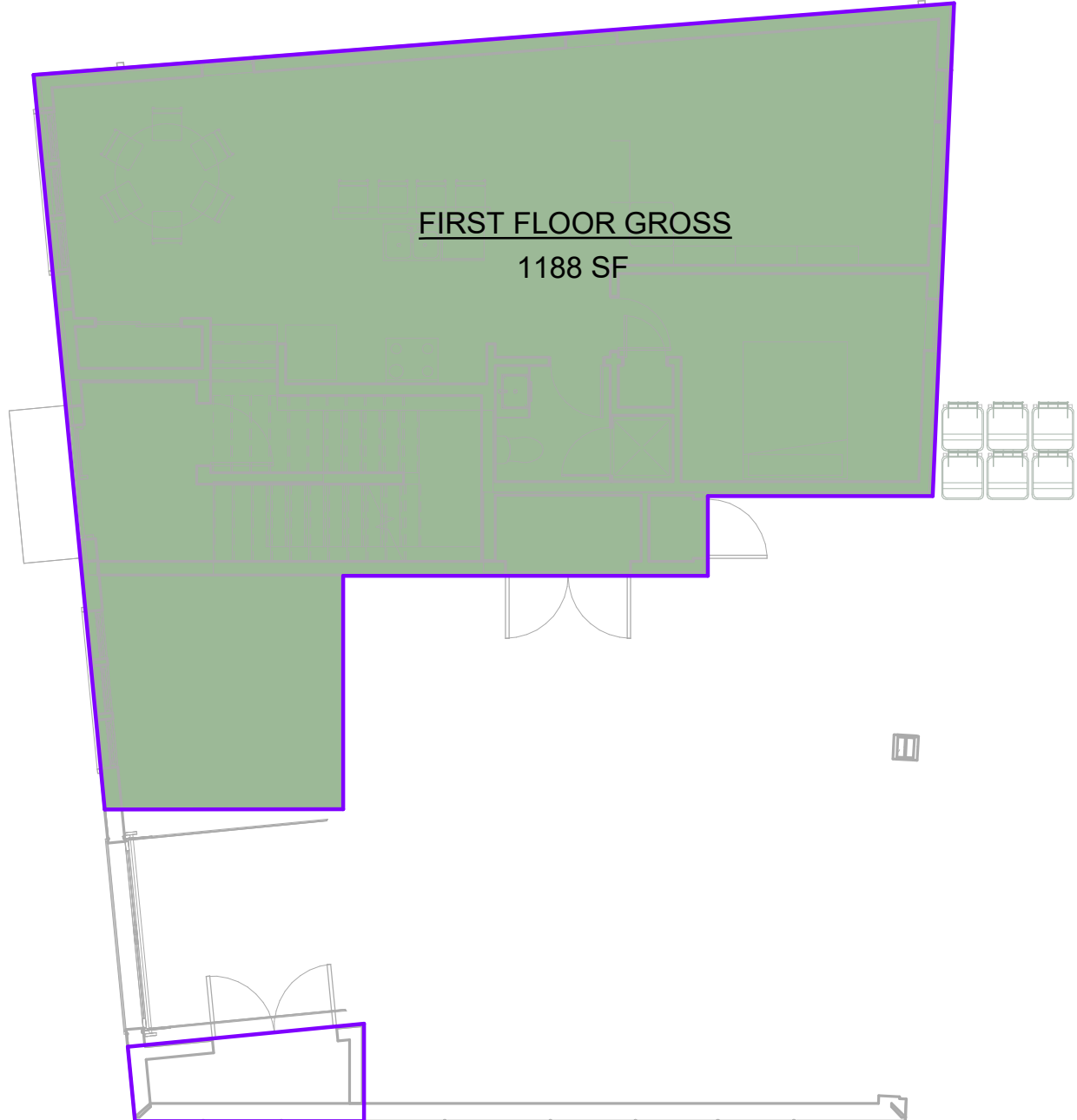
AREA PLANS

A-022

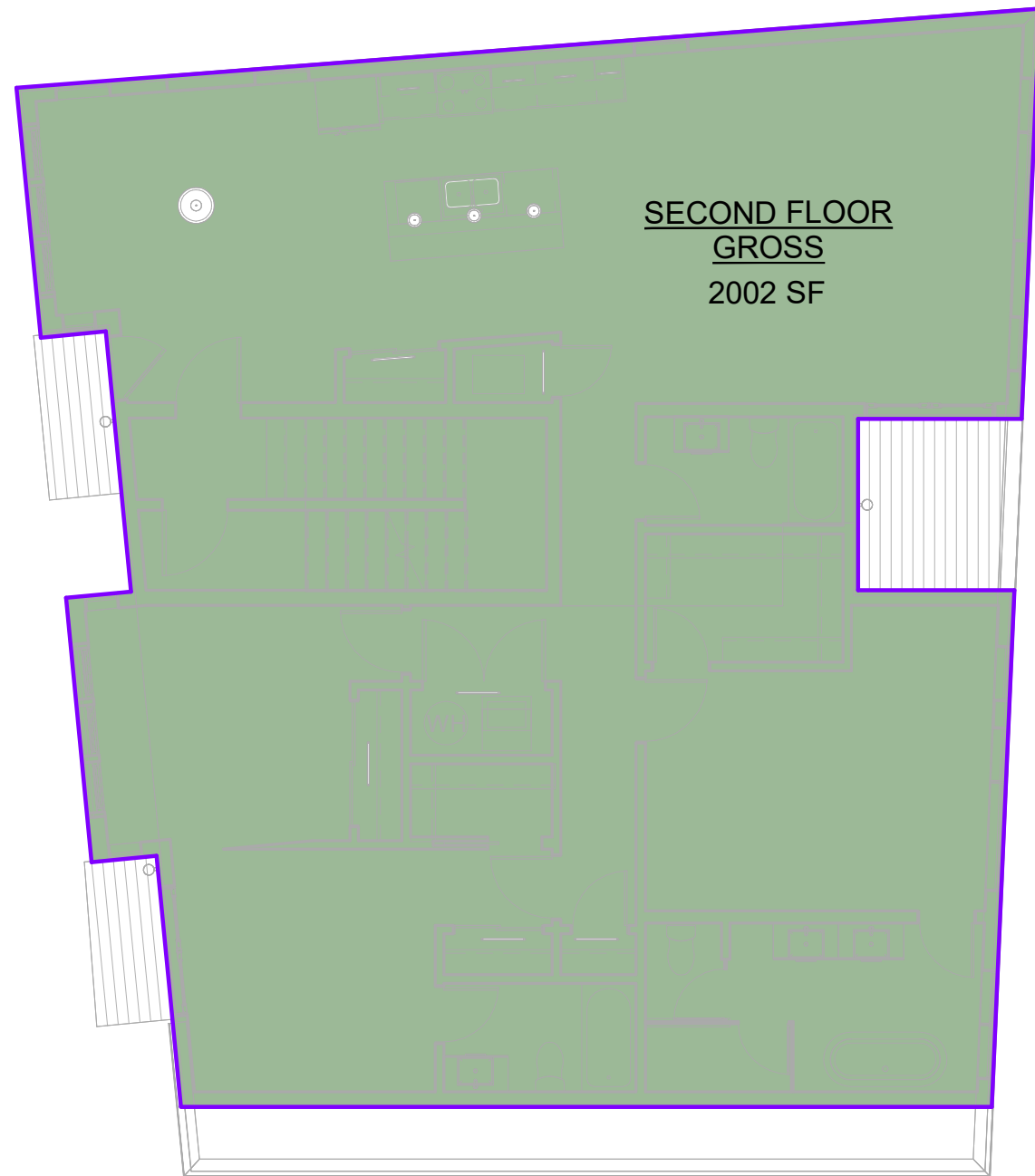
44 WHITE STREET RESIDENCES



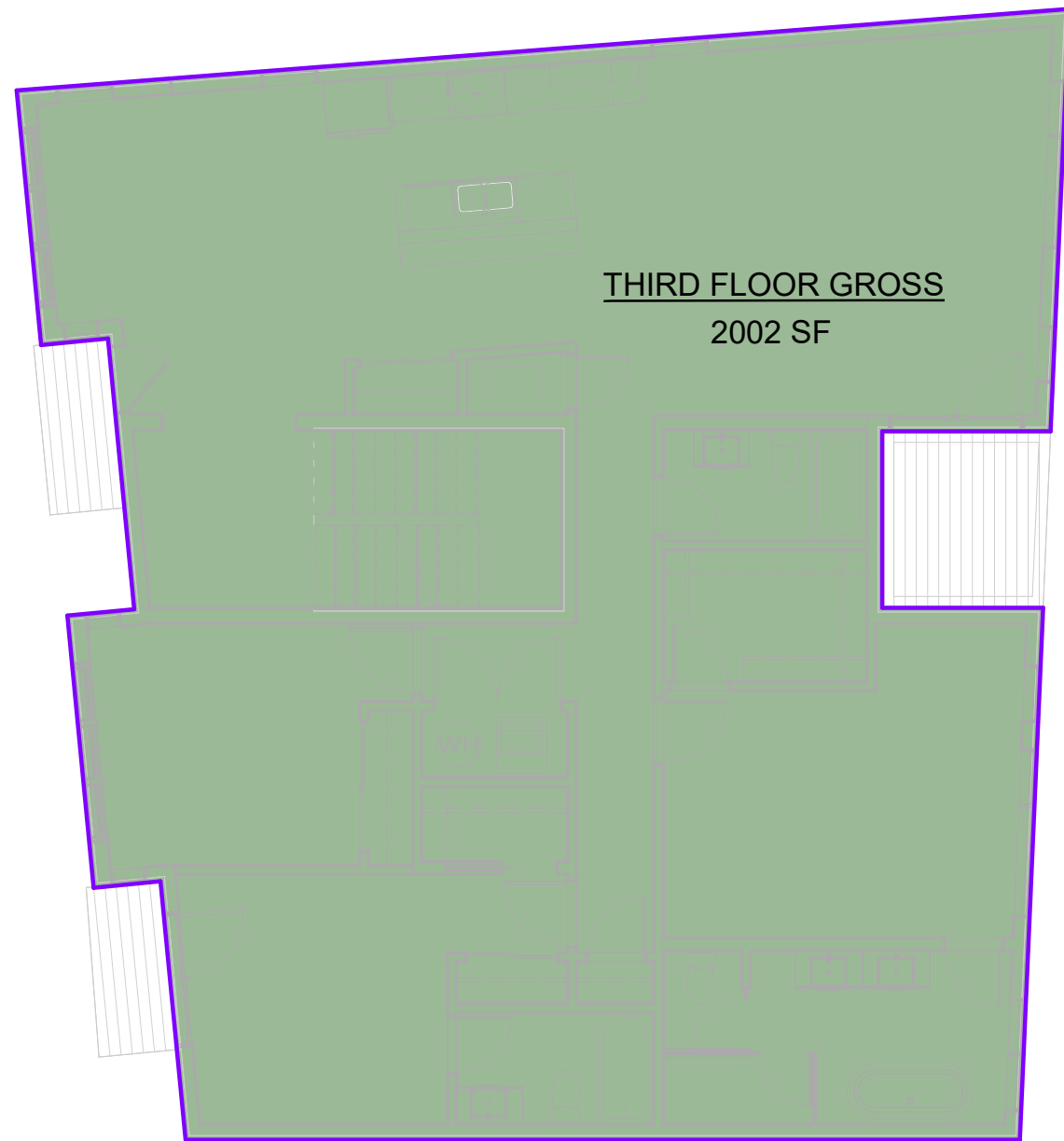
6 0 BASEMENT
1/8" = 1'-0"



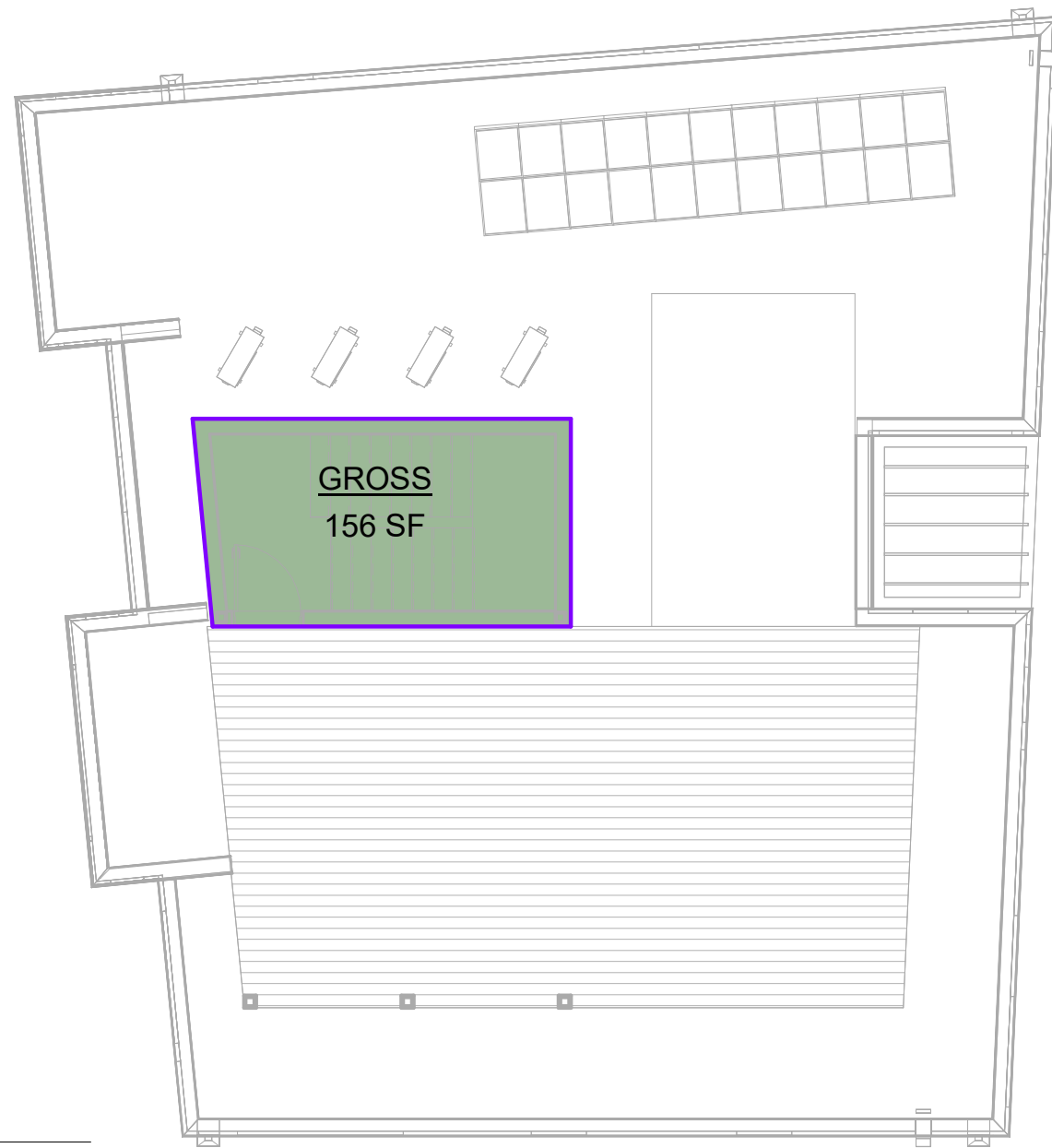
5 1ST FLOOR
1/8" = 1'-0"



7 2ND FLOOR
1/8" = 1'-0"

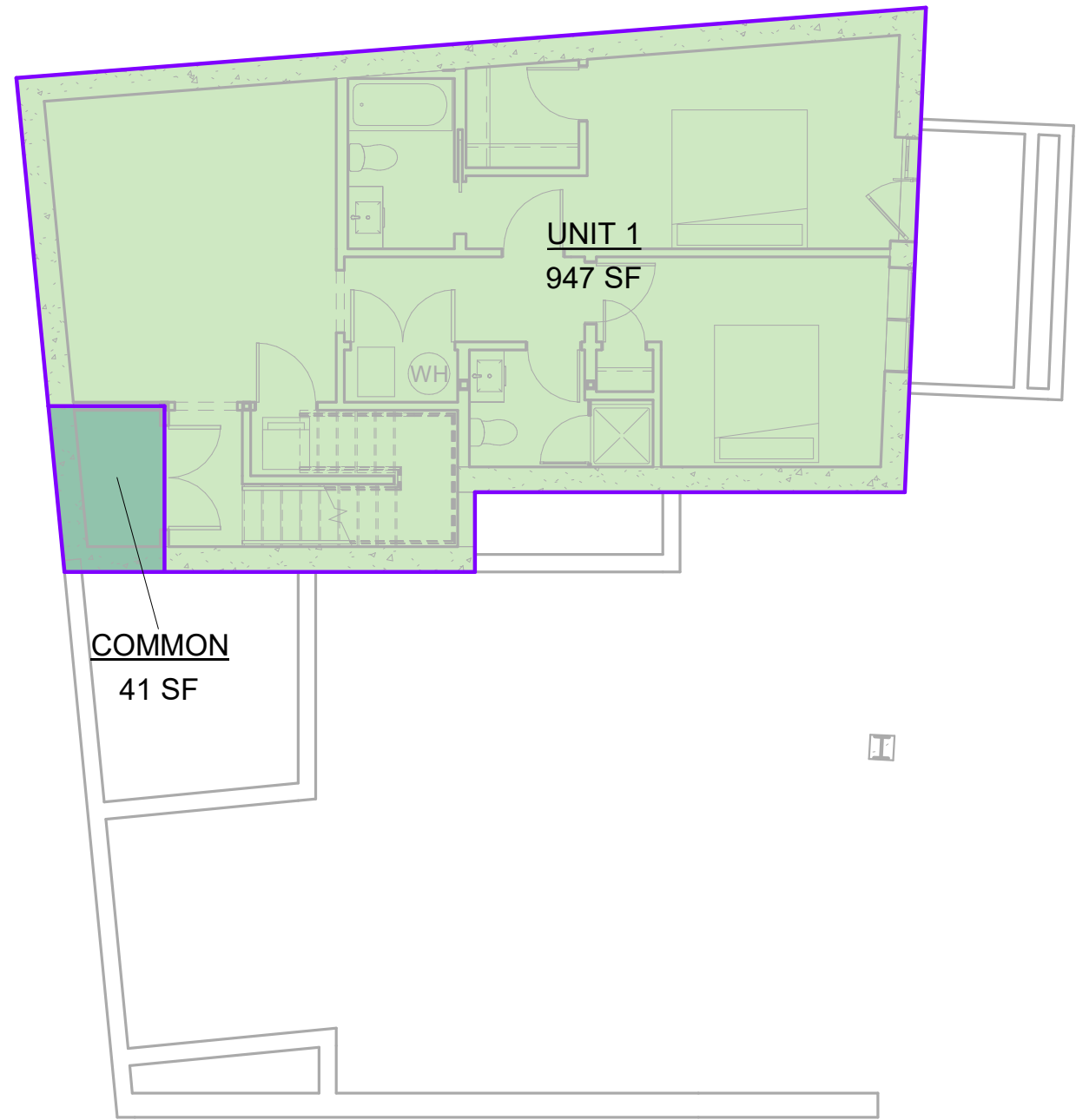


8 3RD FLOOR
1/8" = 1'-0"

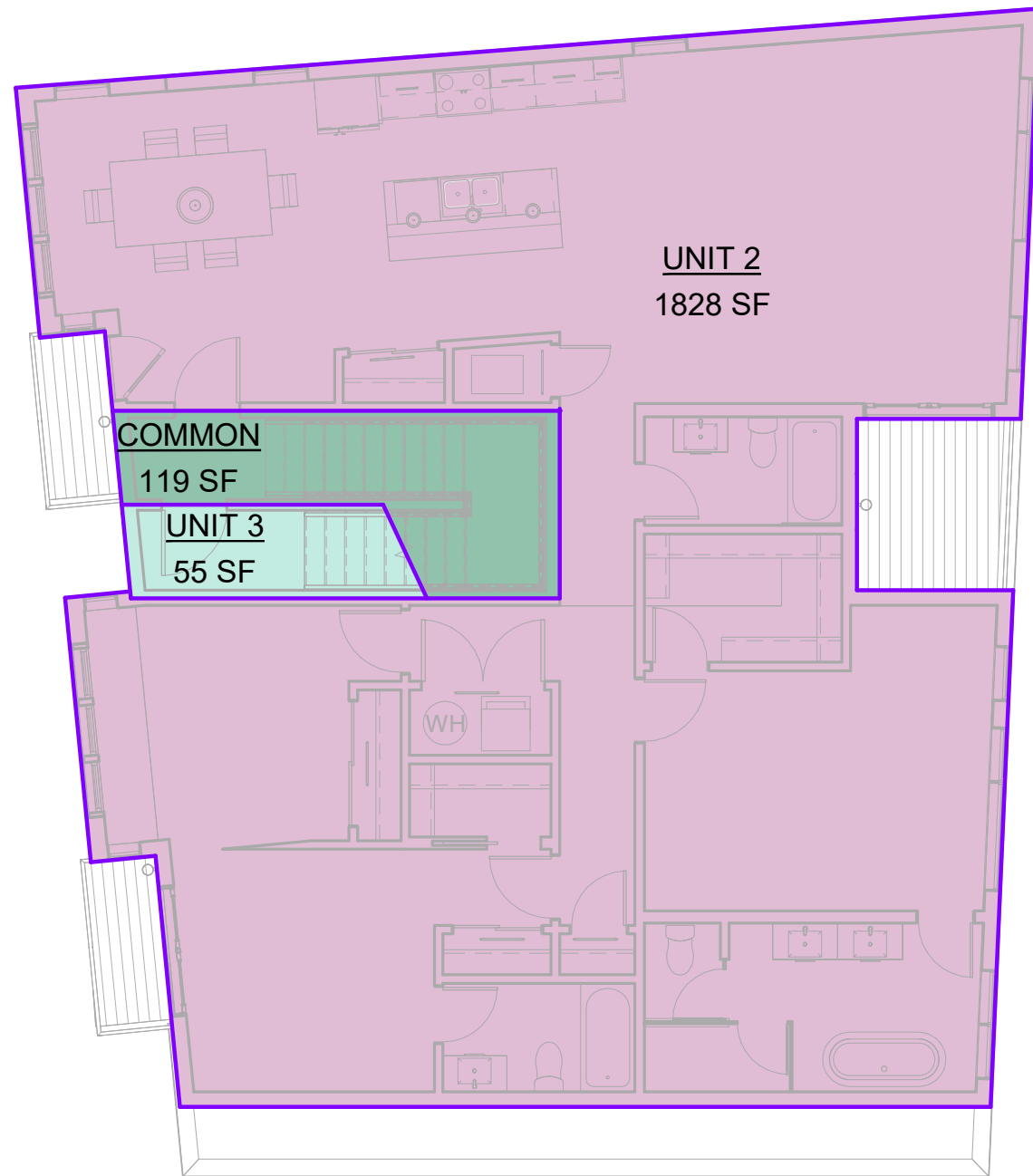


9 ROOF
1/8" = 1'-0"

GROSS BUILDING	
LEVEL	AREA
0 BASEMENT	1026 SF
1ST FLOOR	1188 SF
2ND FLOOR	2002 SF
3RD FLOOR	2002 SF
ROOF	156 SF
Grand total: 5	6375 SF

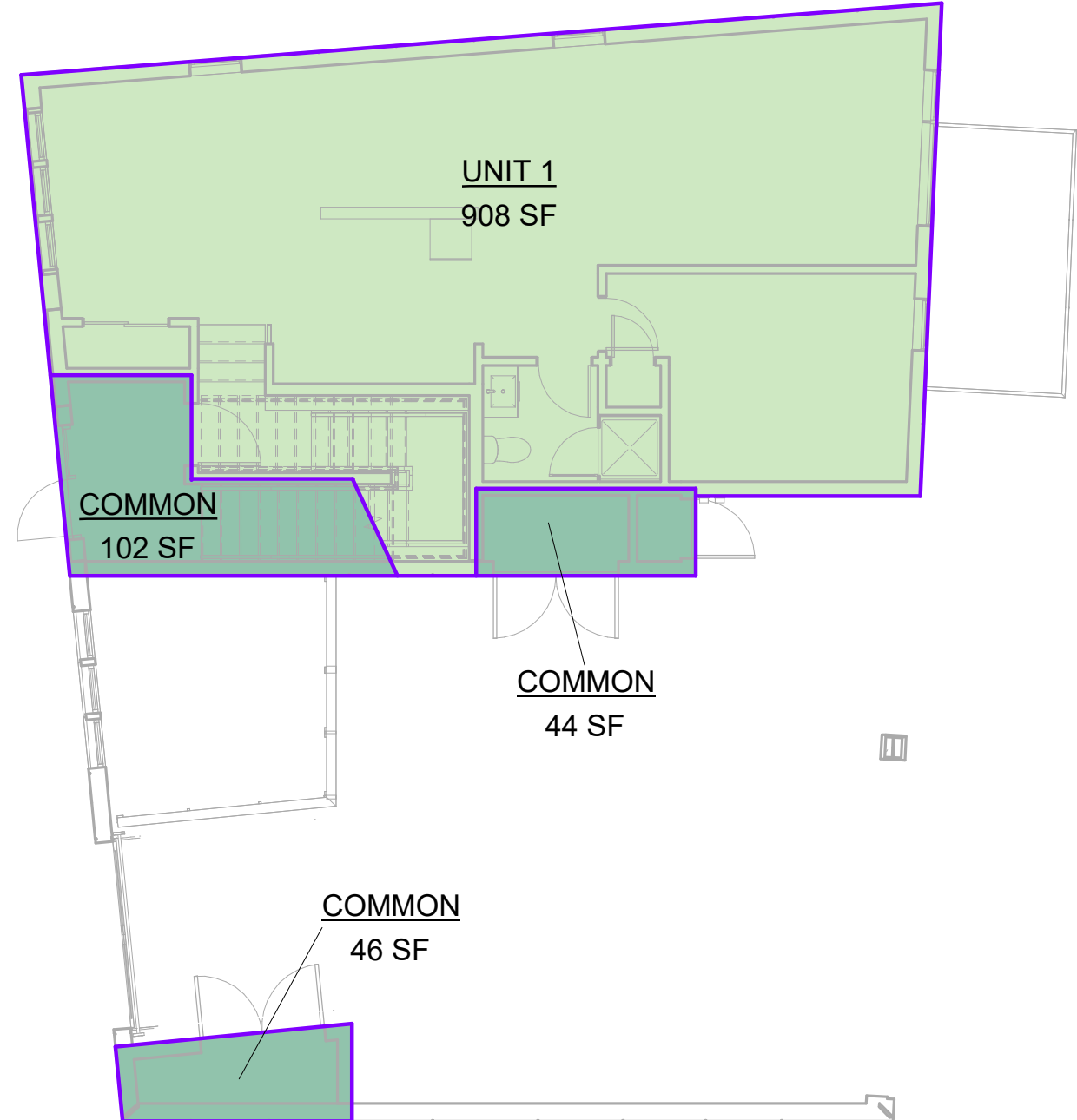


1 0 BASEMENT
1/8" = 1'-0"

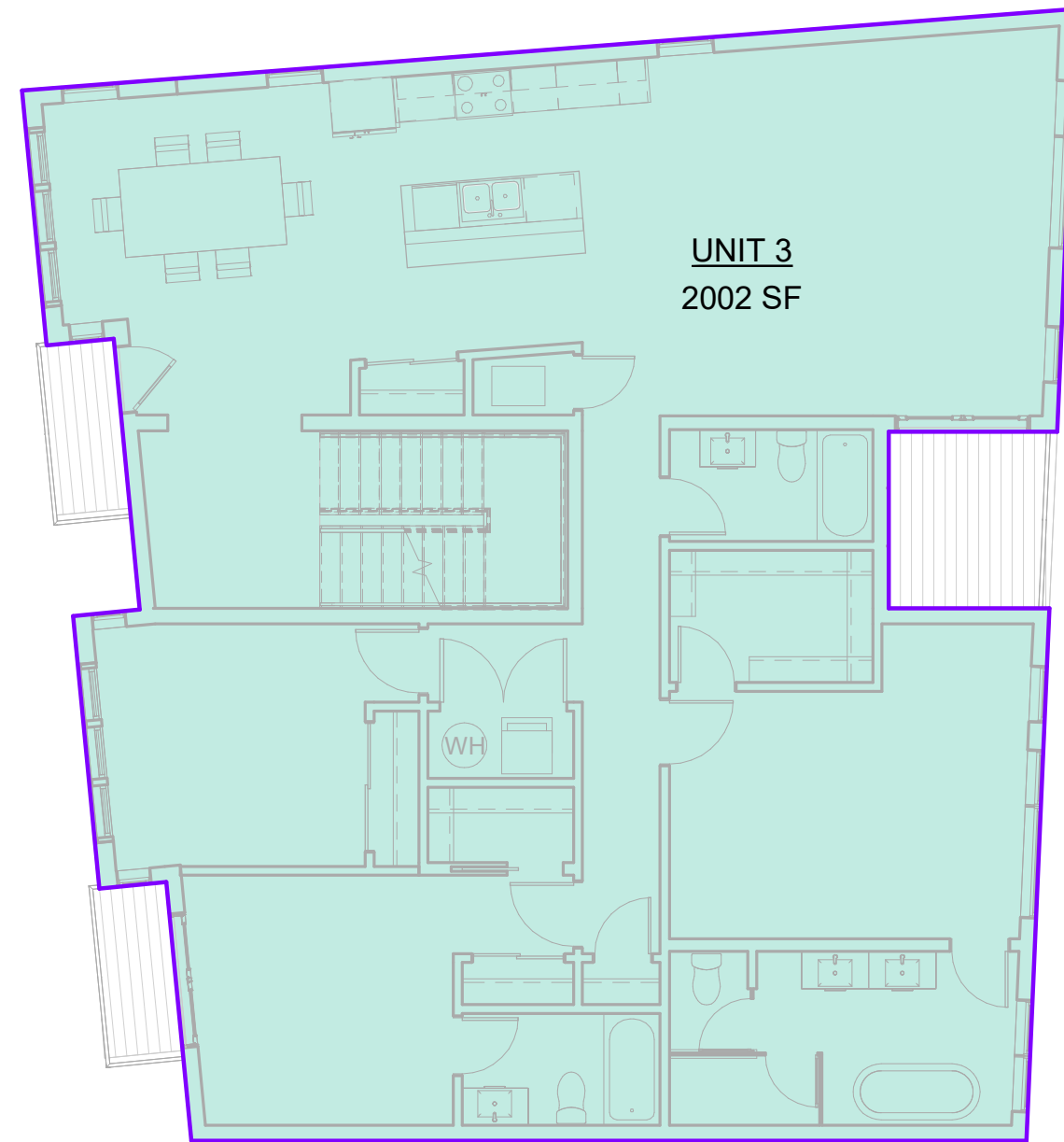


3 2ND FLOOR
1/8" = 1'-0"

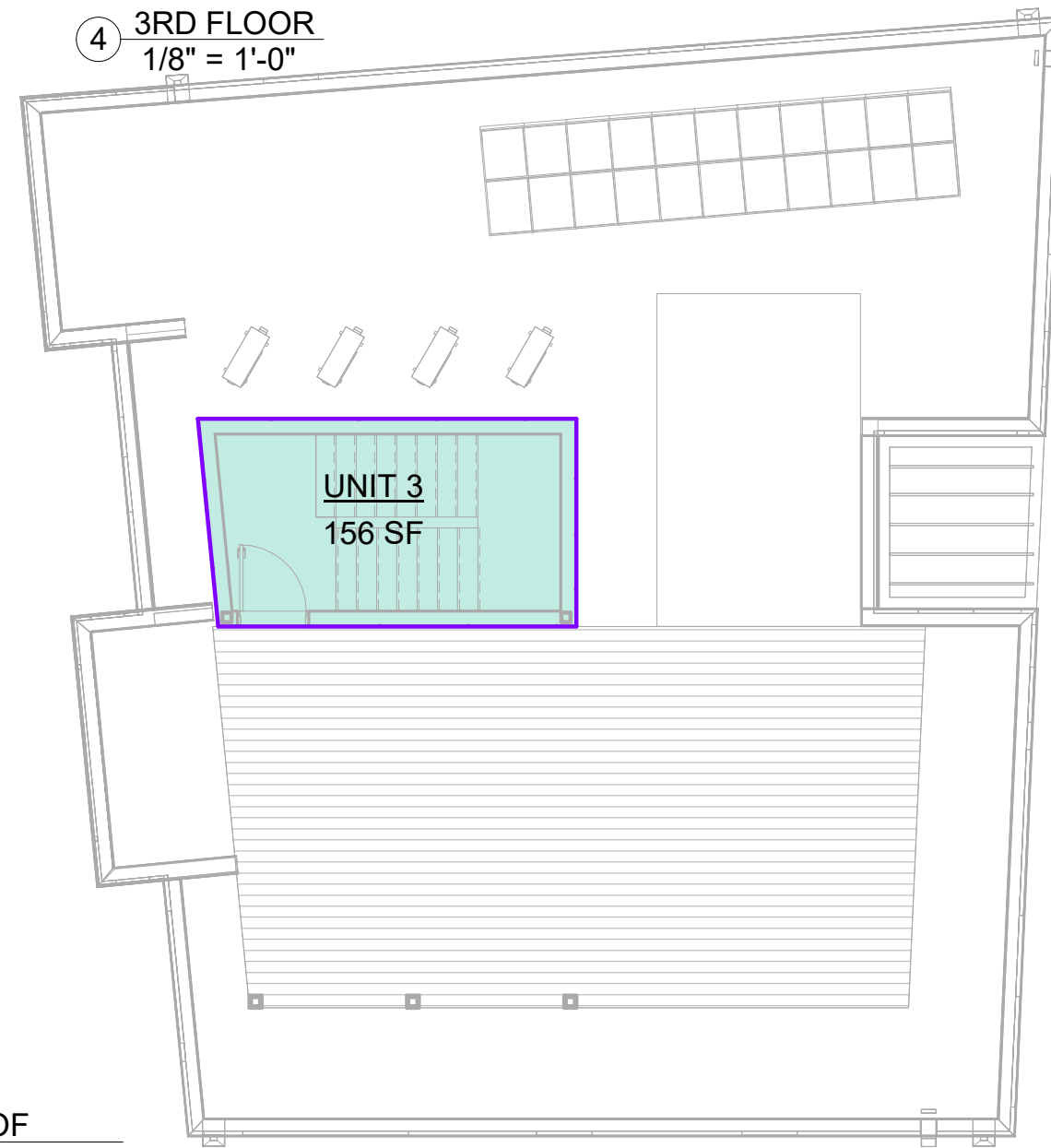
UNIT AREAS	
NAME	AREA
COMMON	352 SF
UNIT 1	1854 SF
UNIT 2	1828 SF
UNIT 3	2214 SF
	6249 SF



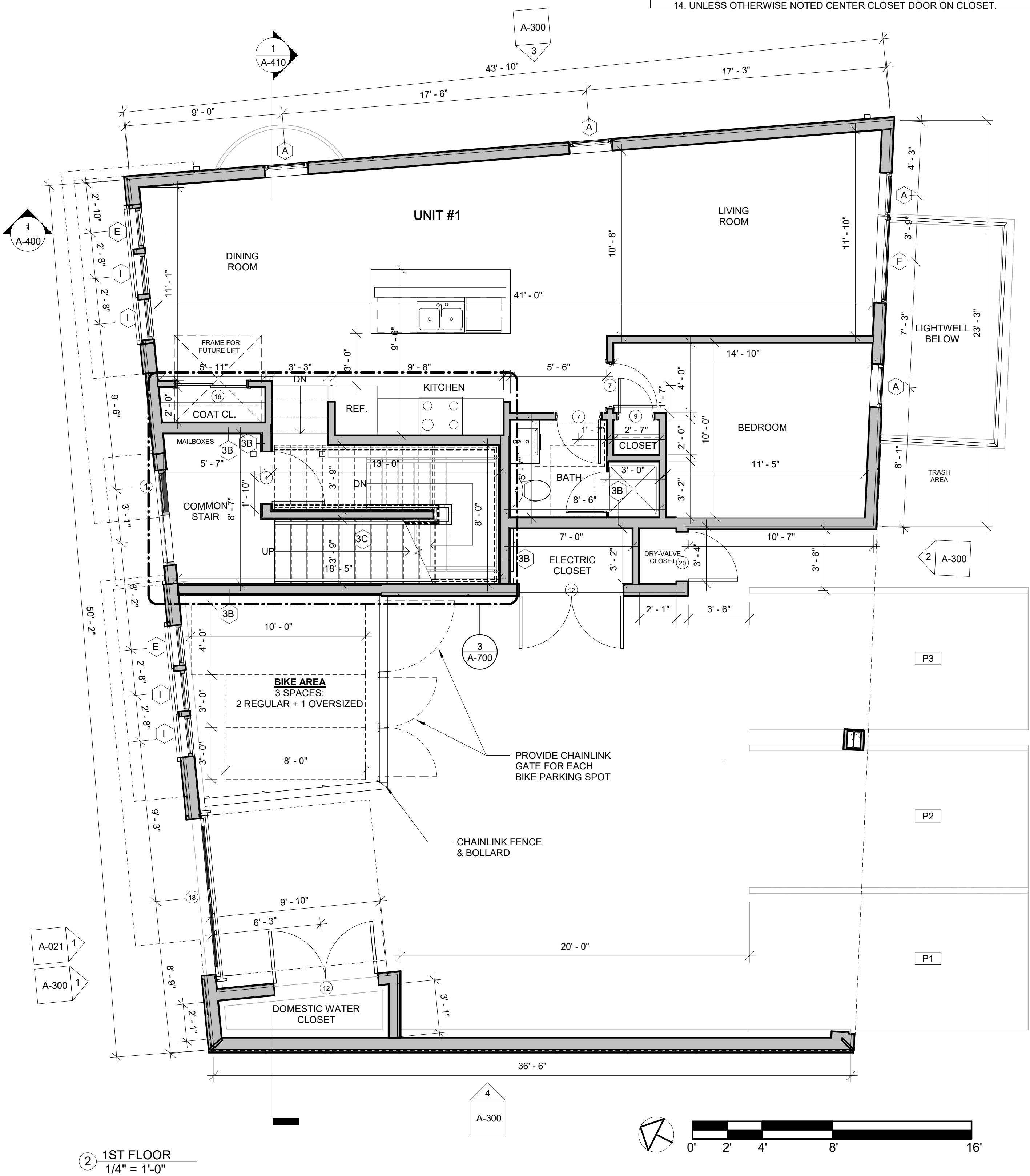
2 1ST FLOOR
1/8" = 1'-0"



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



10 ROOF
1/8" = 1'-0"



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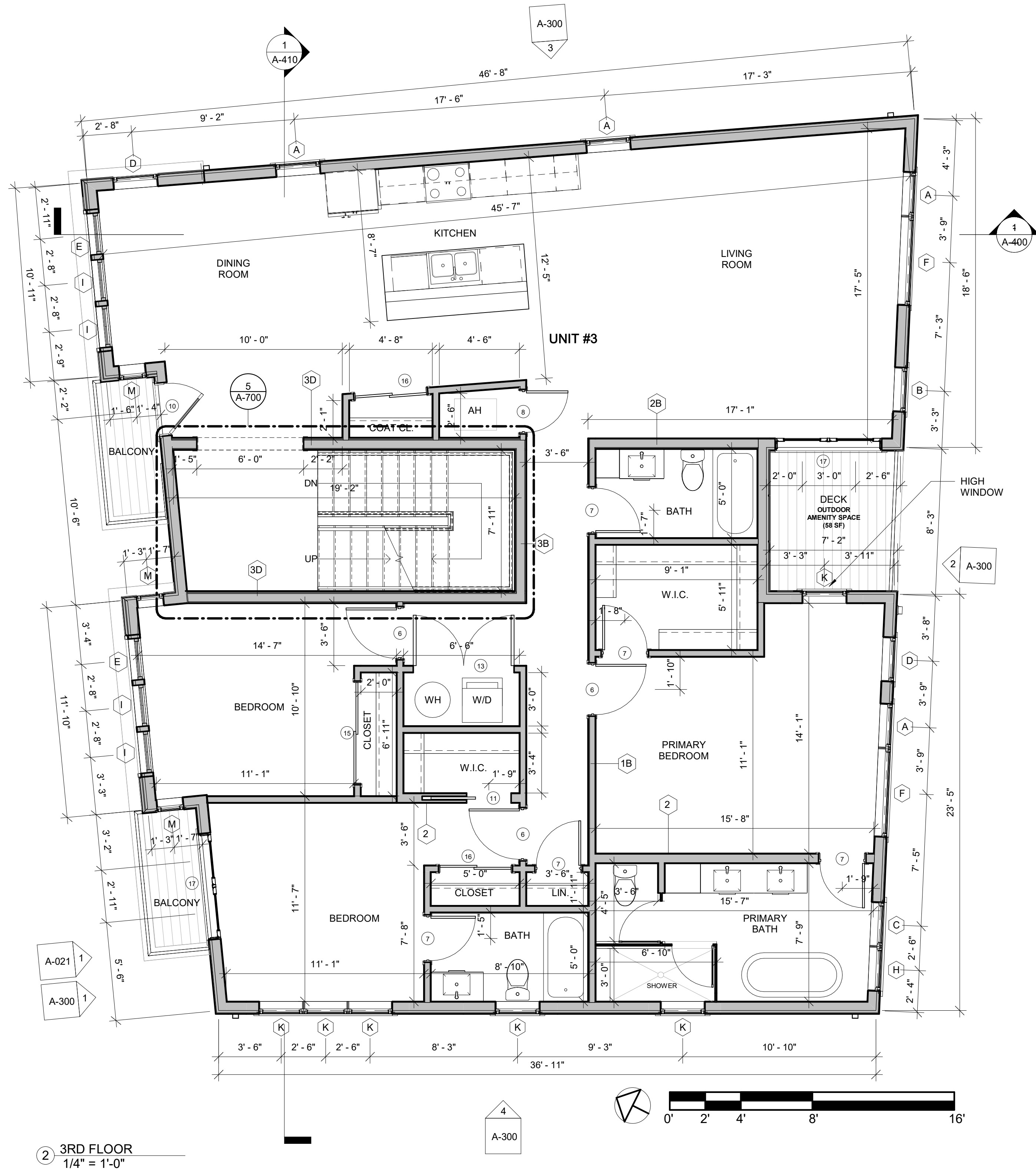
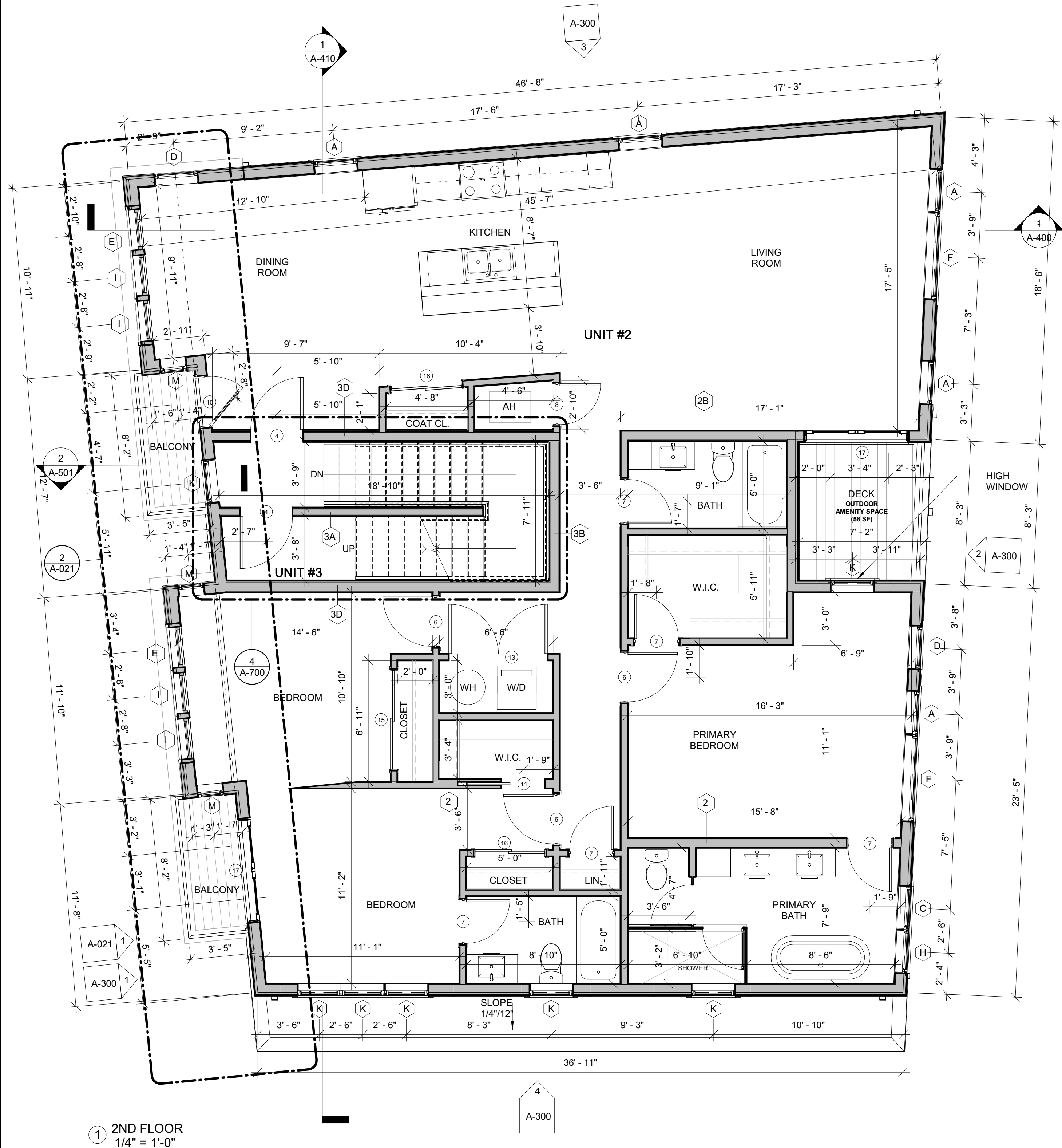
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Date	08/06/2025
Drawn by	NB,RR
Checked by	TMC
Scale	1/4" = 1'-0"

REVISIONS

[illegible]

BASEMENT & FIRST FLOOR PLAN

A-101
44 WHITE STREET RESIDENCES



LEGEND

	NEW WALL		WINDOW TYPE
	WALL TYPE		DOOR TYPE

GENERAL FLOOR PLAN NOTES

1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
5. UNLESS OTHERWISE NOTED ALL EXTERIOR NEW WALLS SHALL BE TYPE "5"
6. SEE A-910 FOR PARTITION TYPES.
7. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
8. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD. TYP., U.N.O.
11. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
13. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & CIVIL PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED, CENTER CLOSET DOOR ON CLOSET.

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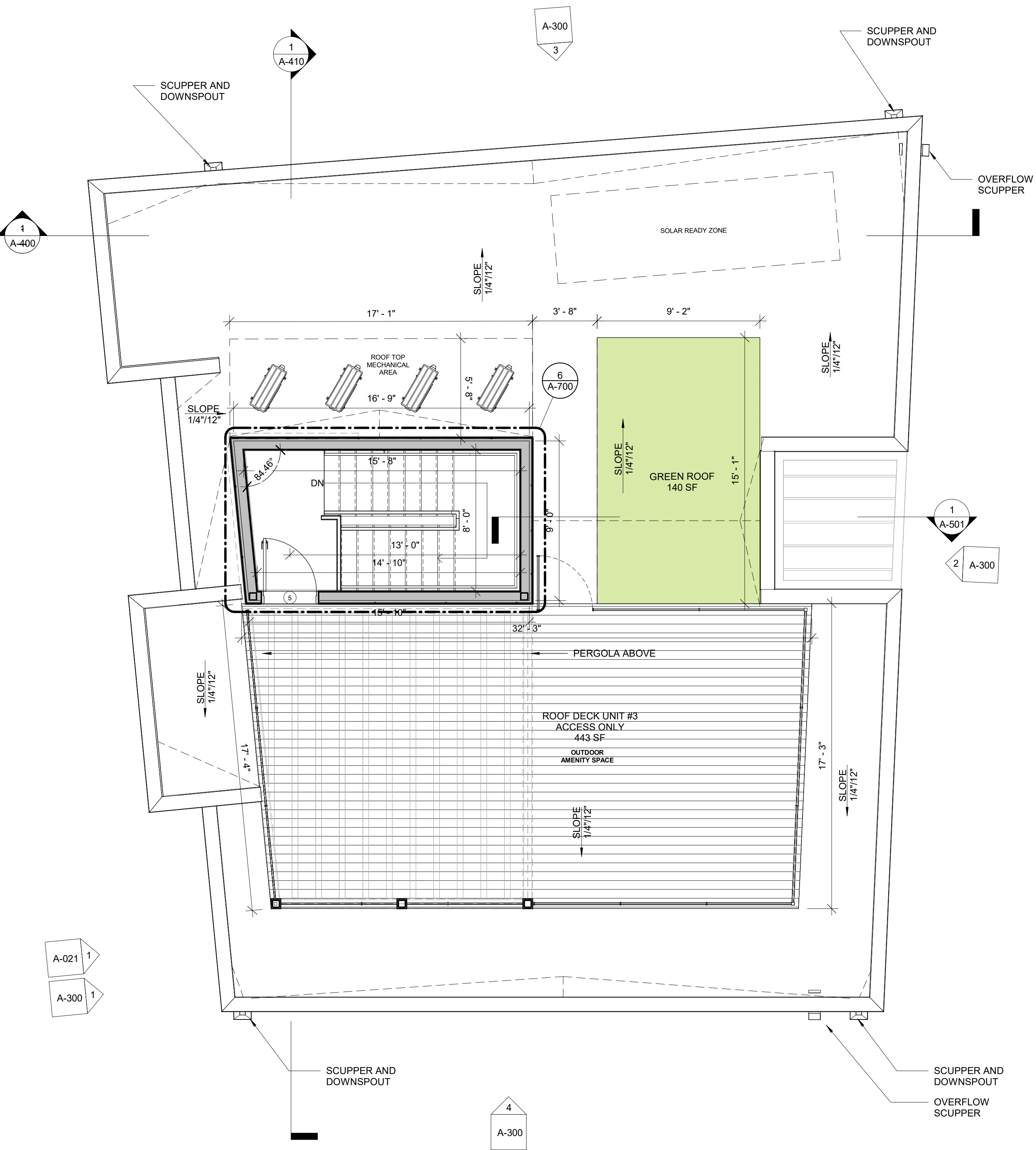
REVISIONS

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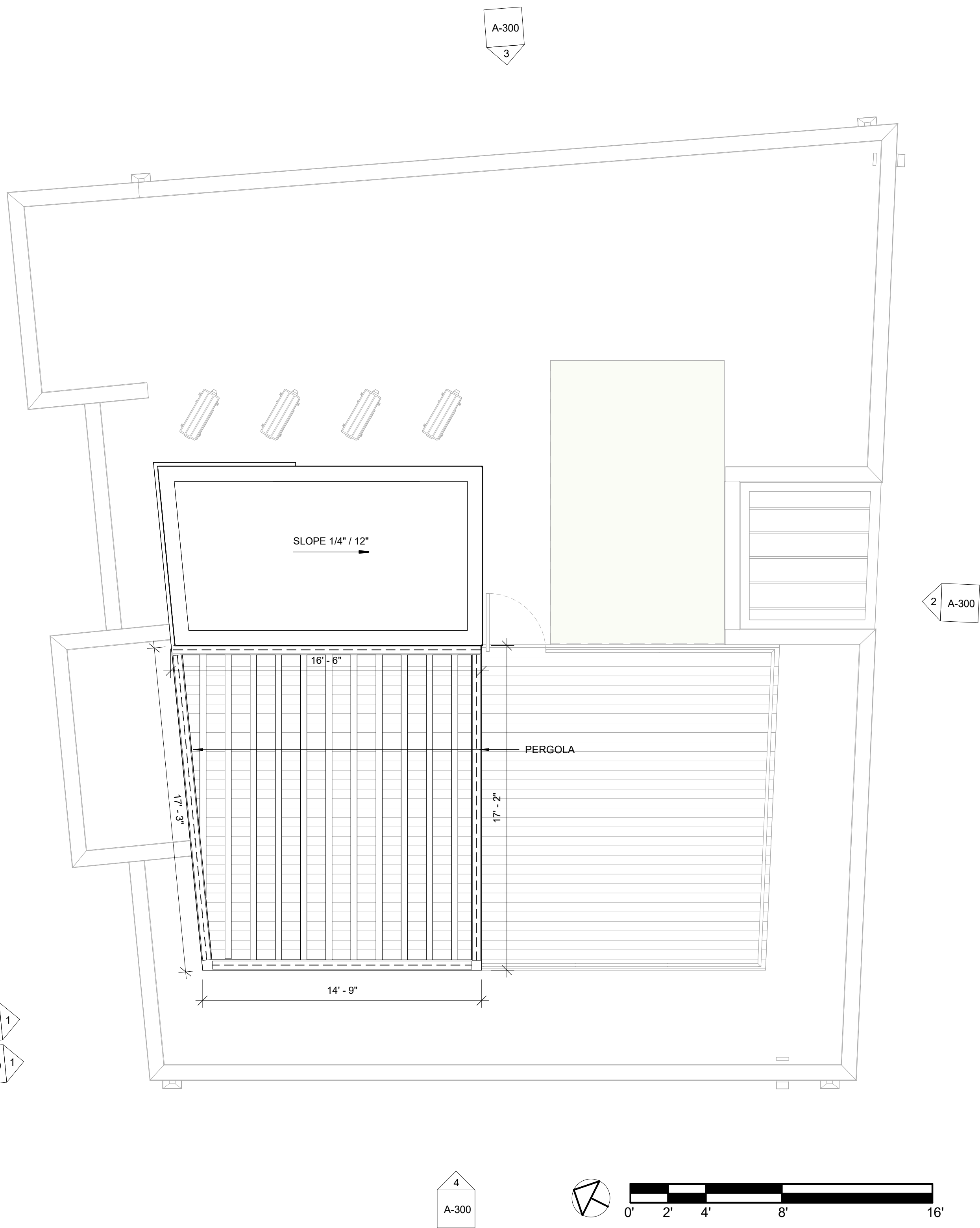
**SECOND &
THIRD FLOOR
PLAN**

A-102

44 WHITE STREET RESIDENCES



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



2 HEAD HOUSE
1/4" = 1'-0"

LEGEND

	NEW WALL		WINDOW TYPE
	WALL TYPE		DOOR TYPE

GENERAL FLOOR PLAN NOTES

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2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
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**44 WHITE STREET,
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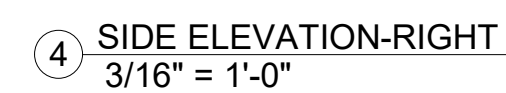
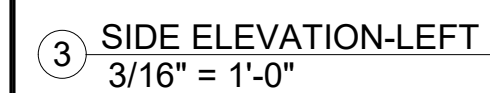
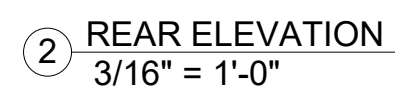
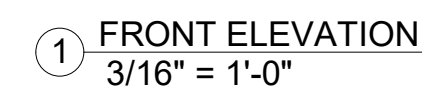
REVISIONS

No.	Description	Date

ROOF PLAN

A-103

44 WHITE STREET RESIDENCES



44 WHITE STREET RESIDENCES





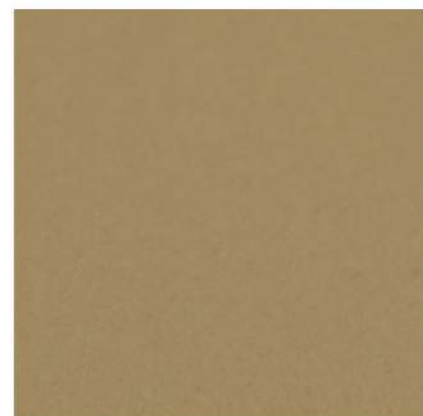
HARDIE PANEL
COLOR: NAVAJO BEIGE



HARDIE SIDING
COLOR: KHAKI BROWN
EXPOSURE: 6"



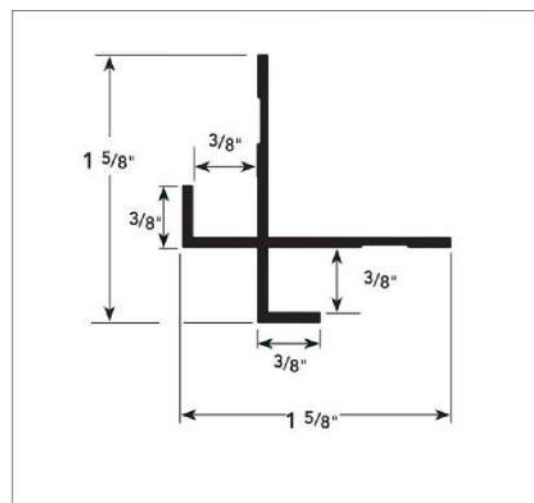
TRIM
PAINT COLOR: BRONZE



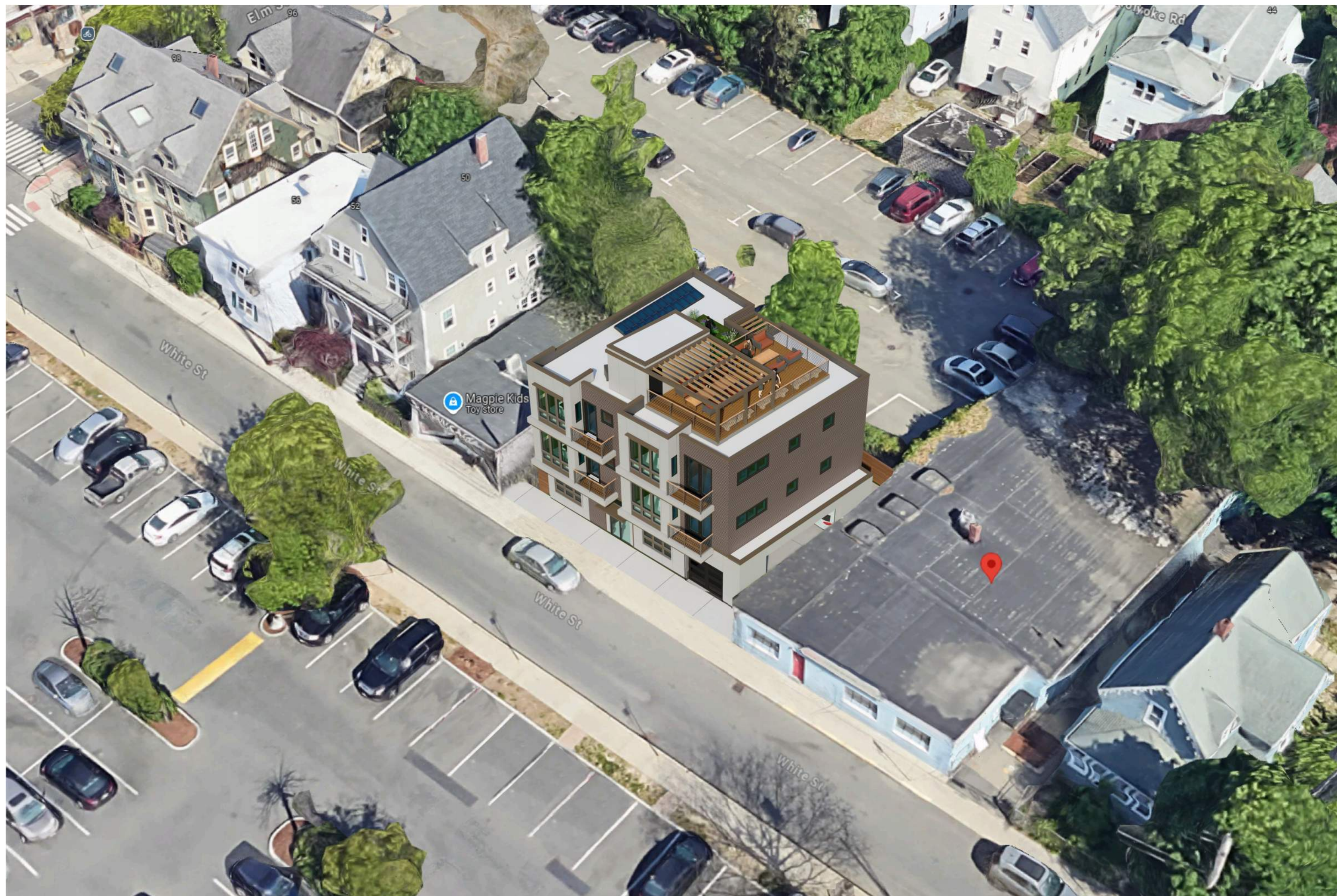
TRIM COLOR:
CHARCOAL GREY



PANEL OUTSIDE
CORNER REGLET
PROFILE



- OPTION #3 EDITS:**
- GLASS RAILING CHANGED TO CABLE STYLE
 - CORNICE PROJECTIONS REDUCED
 - STAIR HEADHOUSE COLOR OPTIONS PROVIDED
 - ROOF PERGOLA CHANGED TO ALUMINUM
 - SOLID VS GLAZED GARAGE DOOR



AERIAL VIEW



WHITE STREET VIEW



FRONT VIEW - WHITE STREET



REAR VIEW



① STREET PERSPECTIVE



② STREET PERSPECTIVE 2



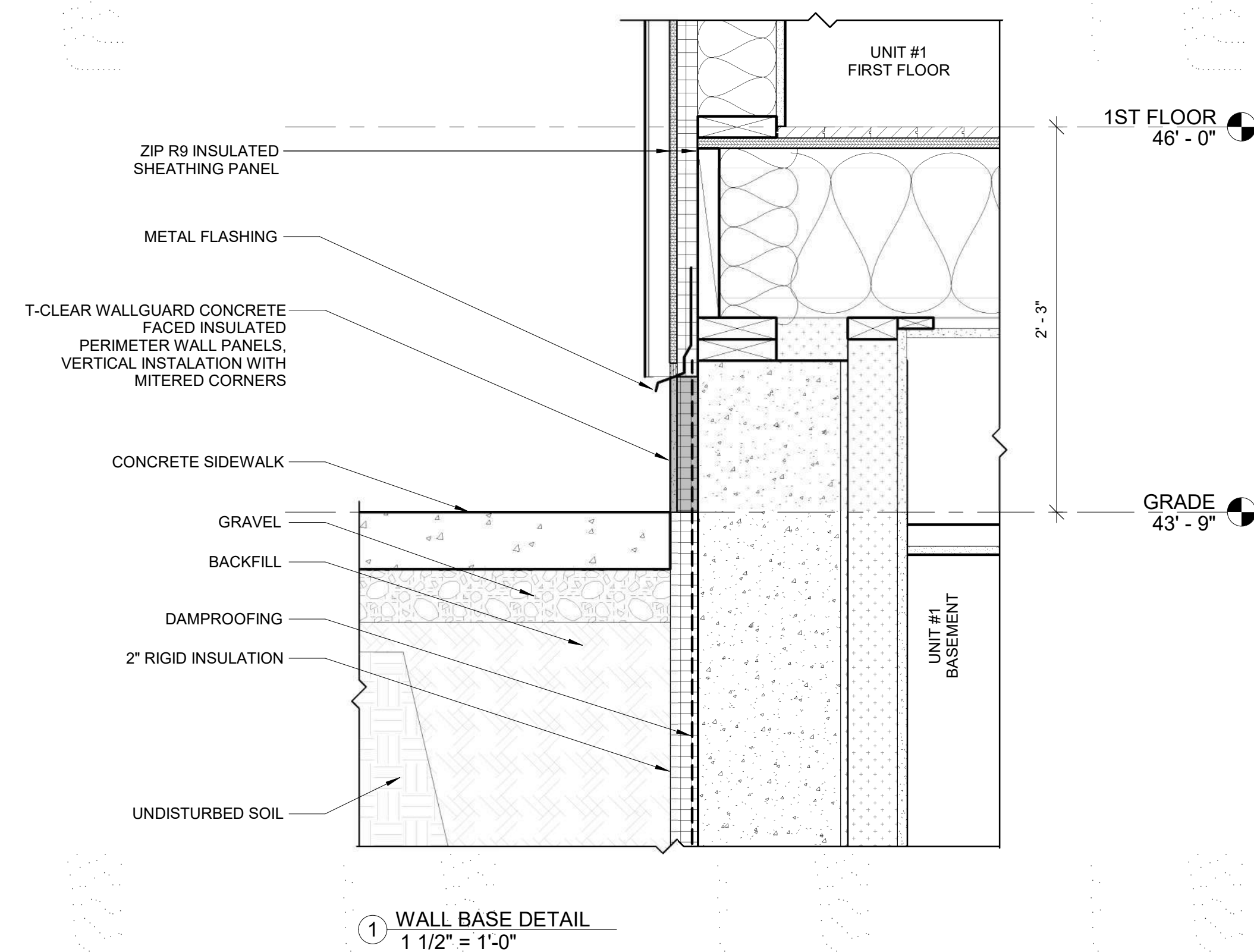
③ REAR PERSPECTIVE

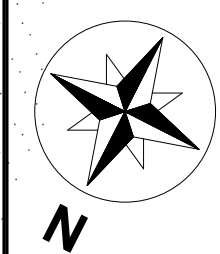


④ REAR PERSPECTIVE 2



WallGUARD®
Concrete Faced Insulated Perimeter Wall Panels





SUMMER SOLSTICE

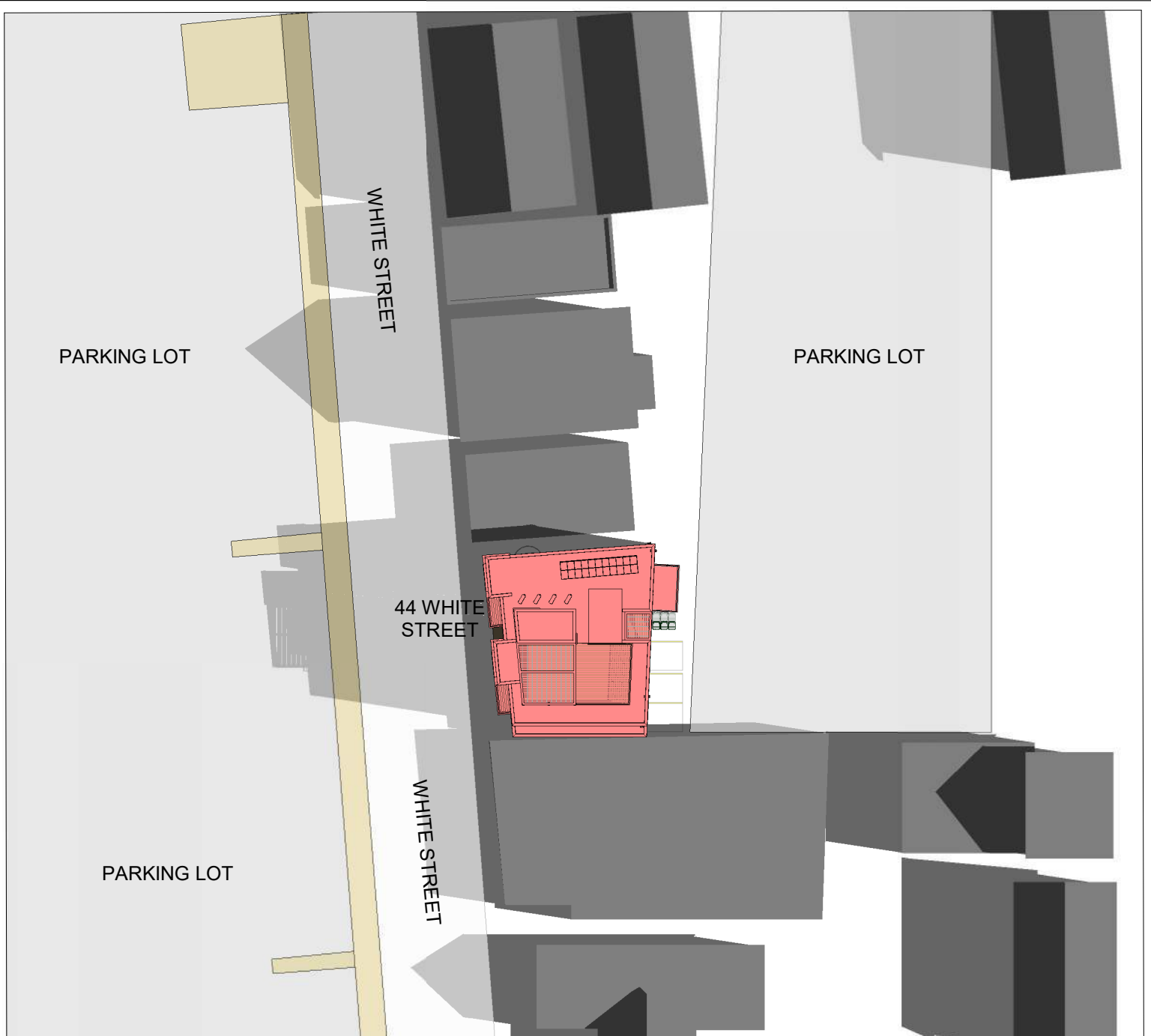
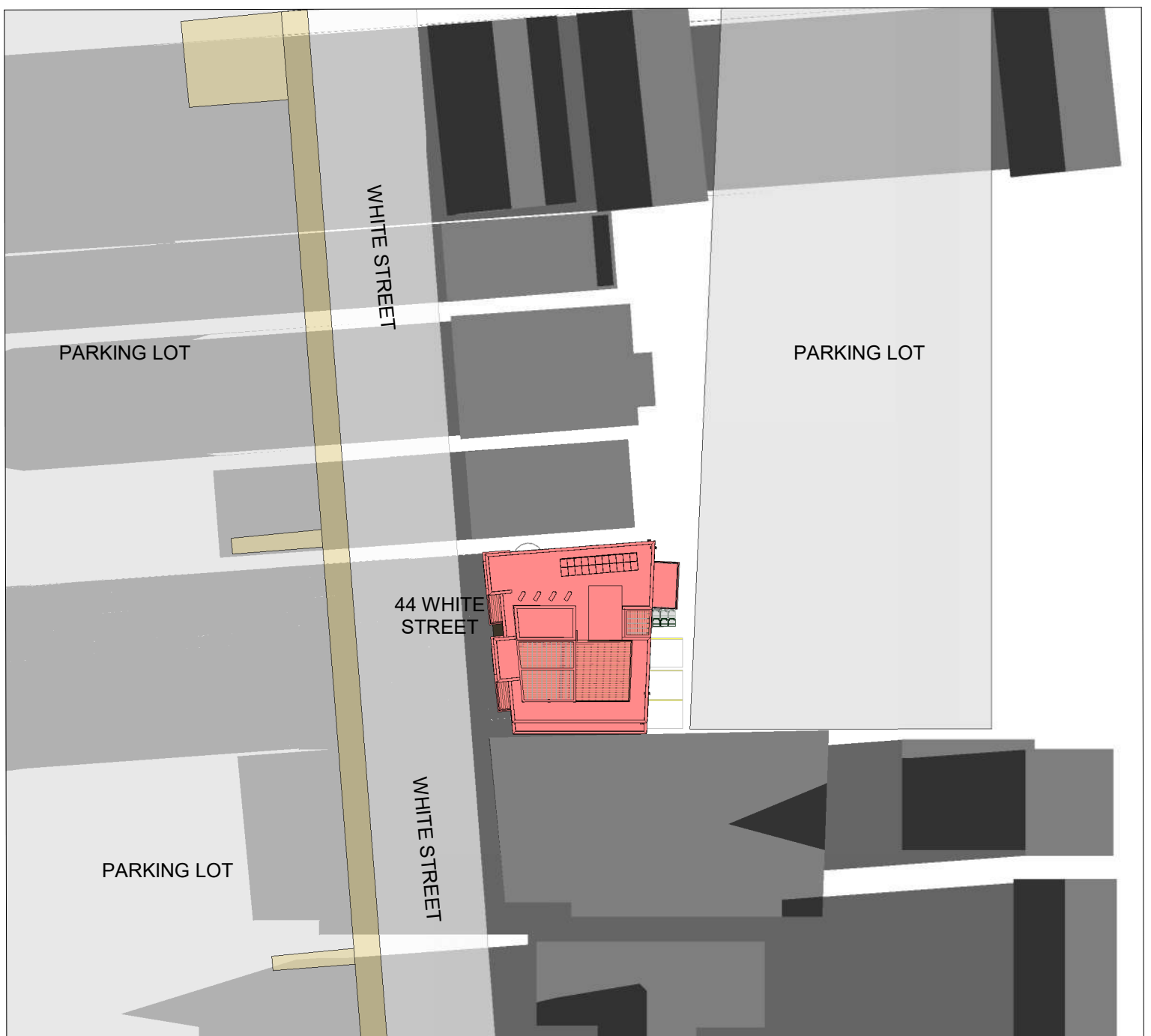
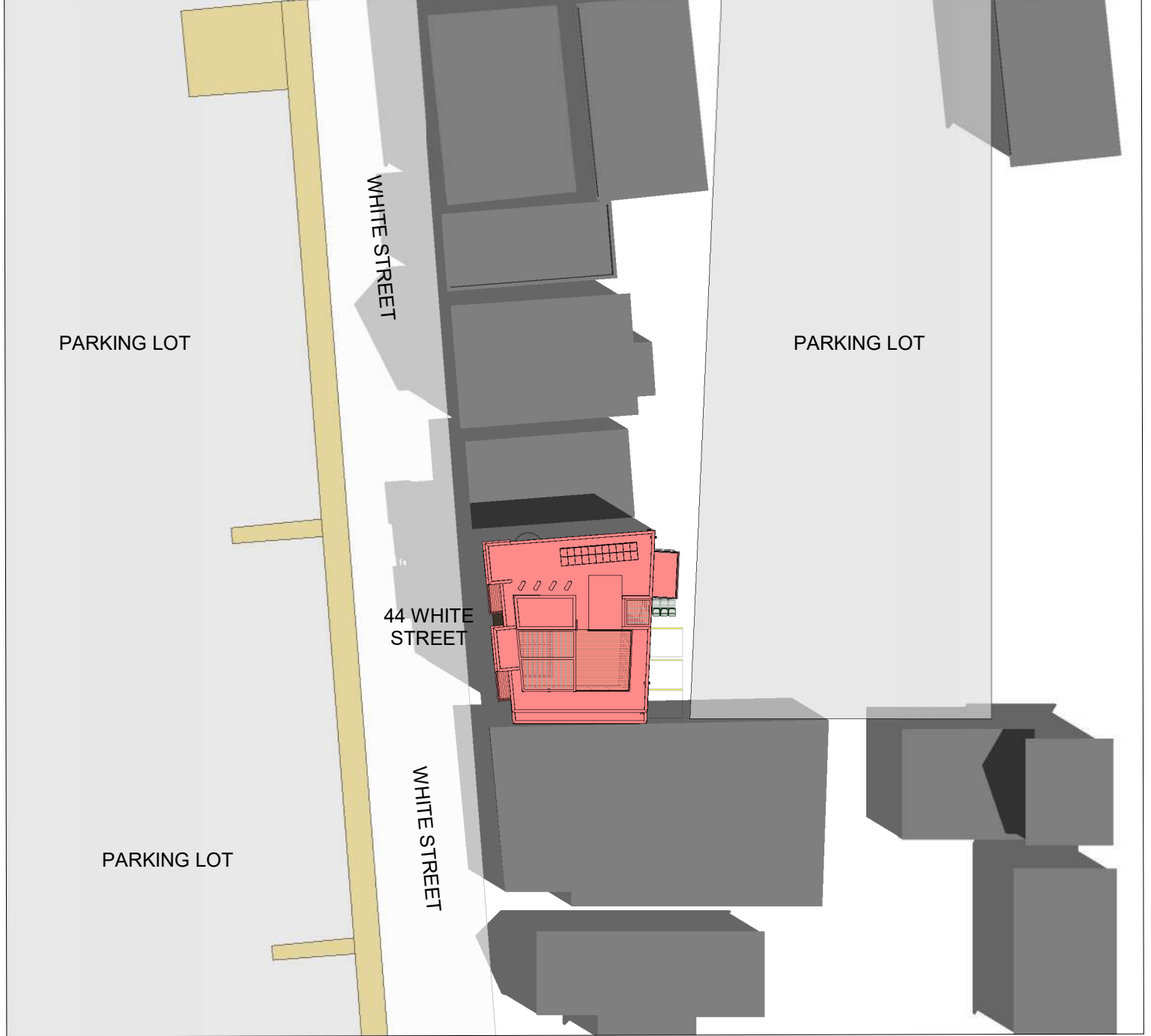
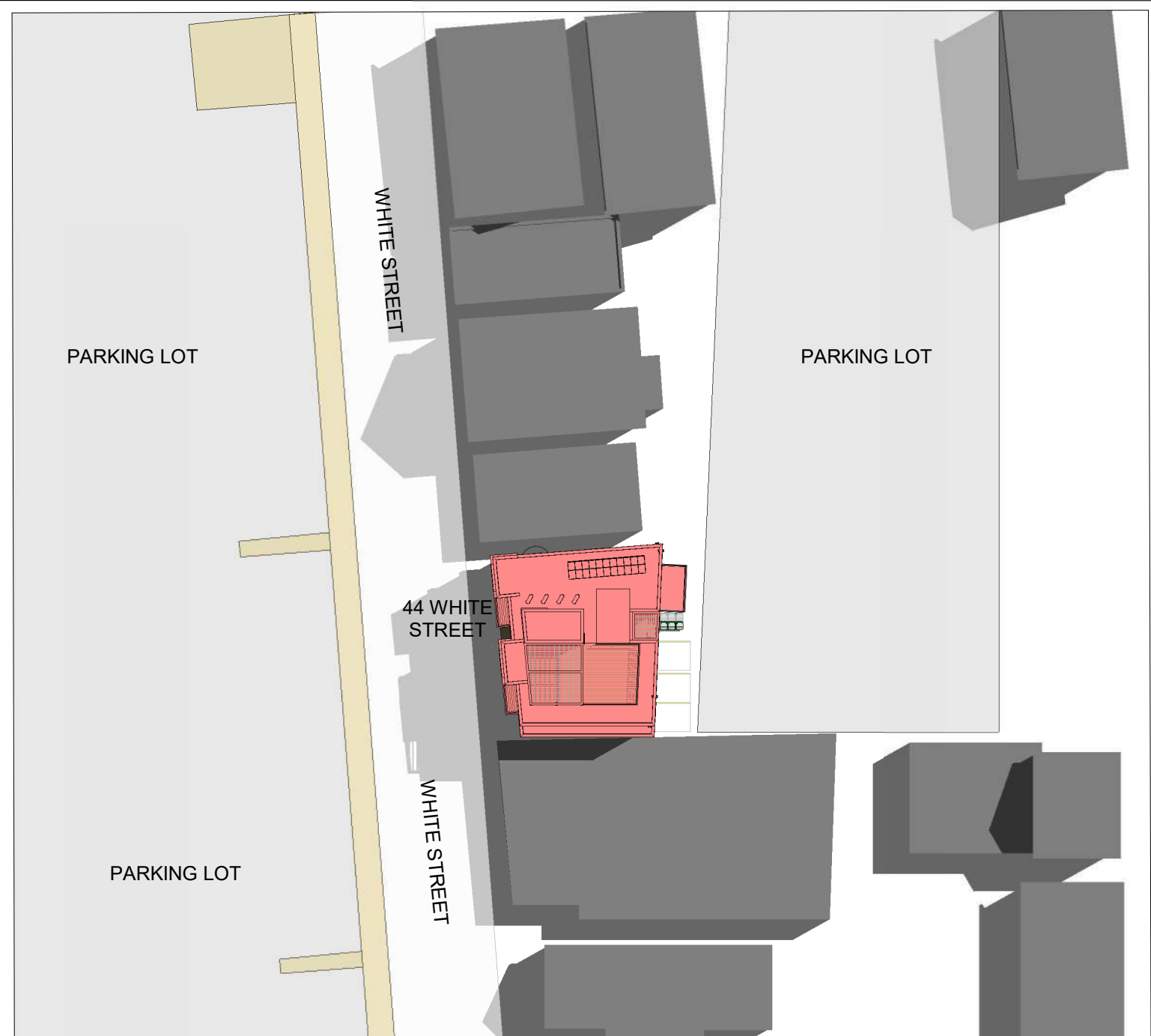
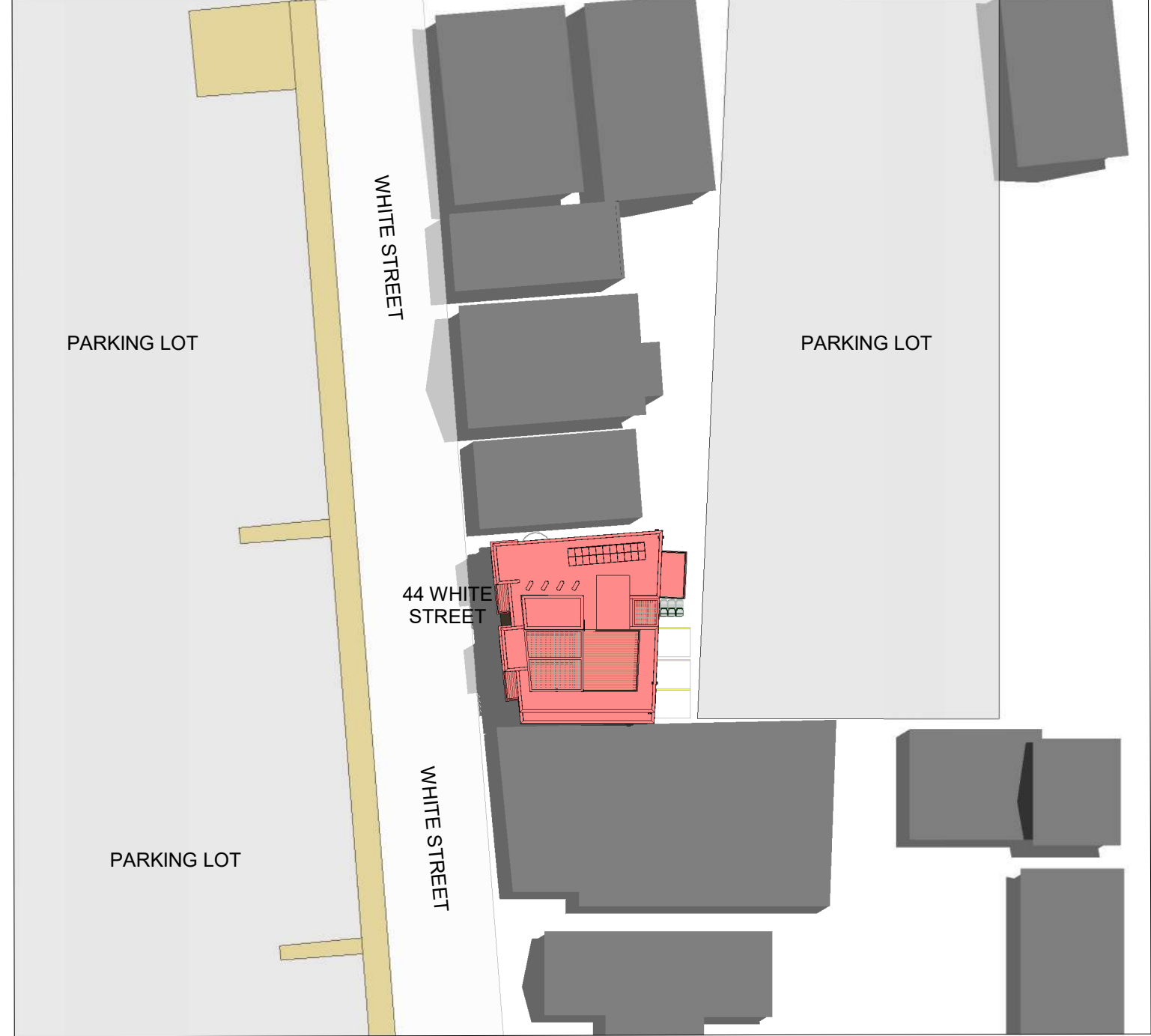
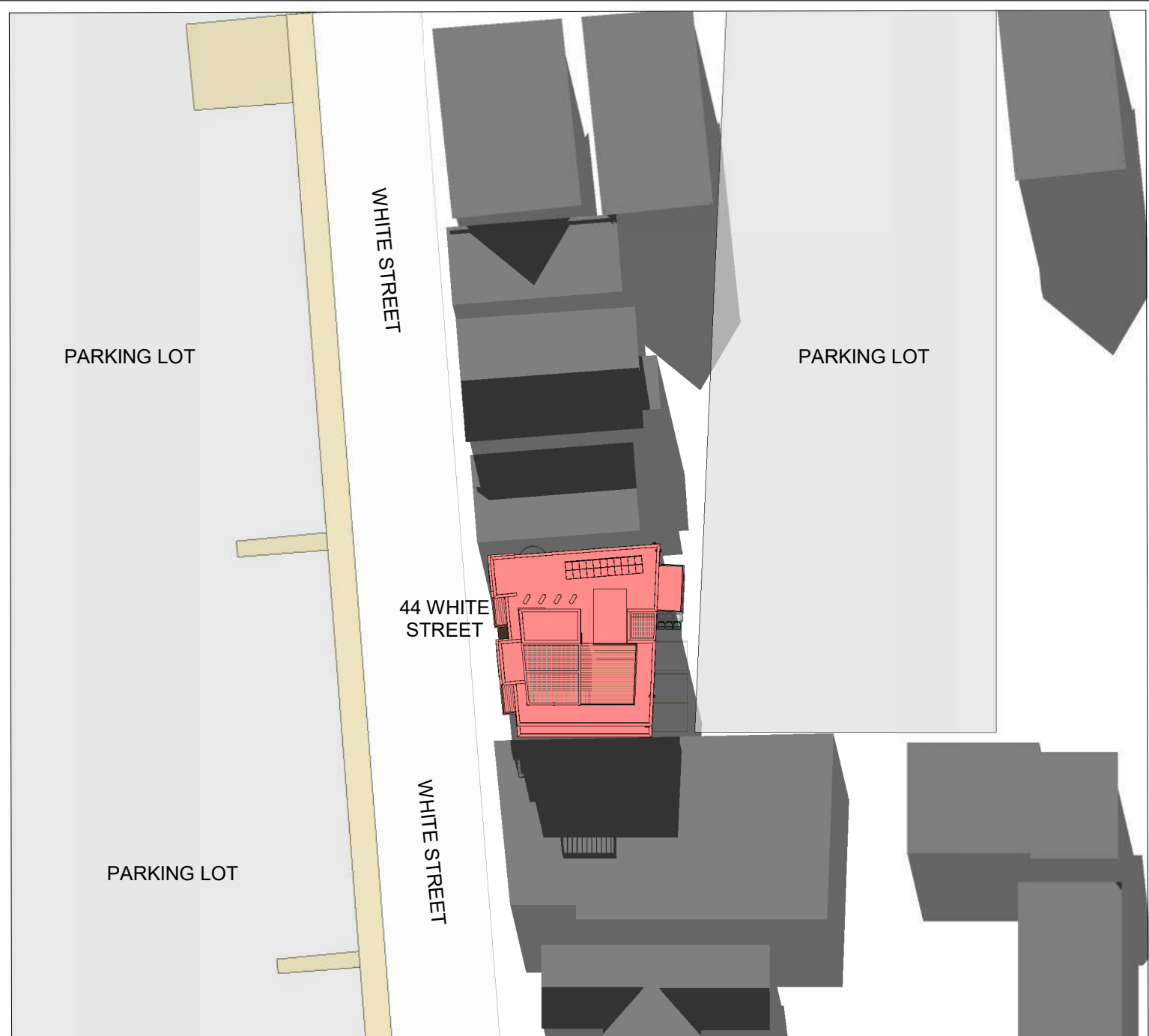
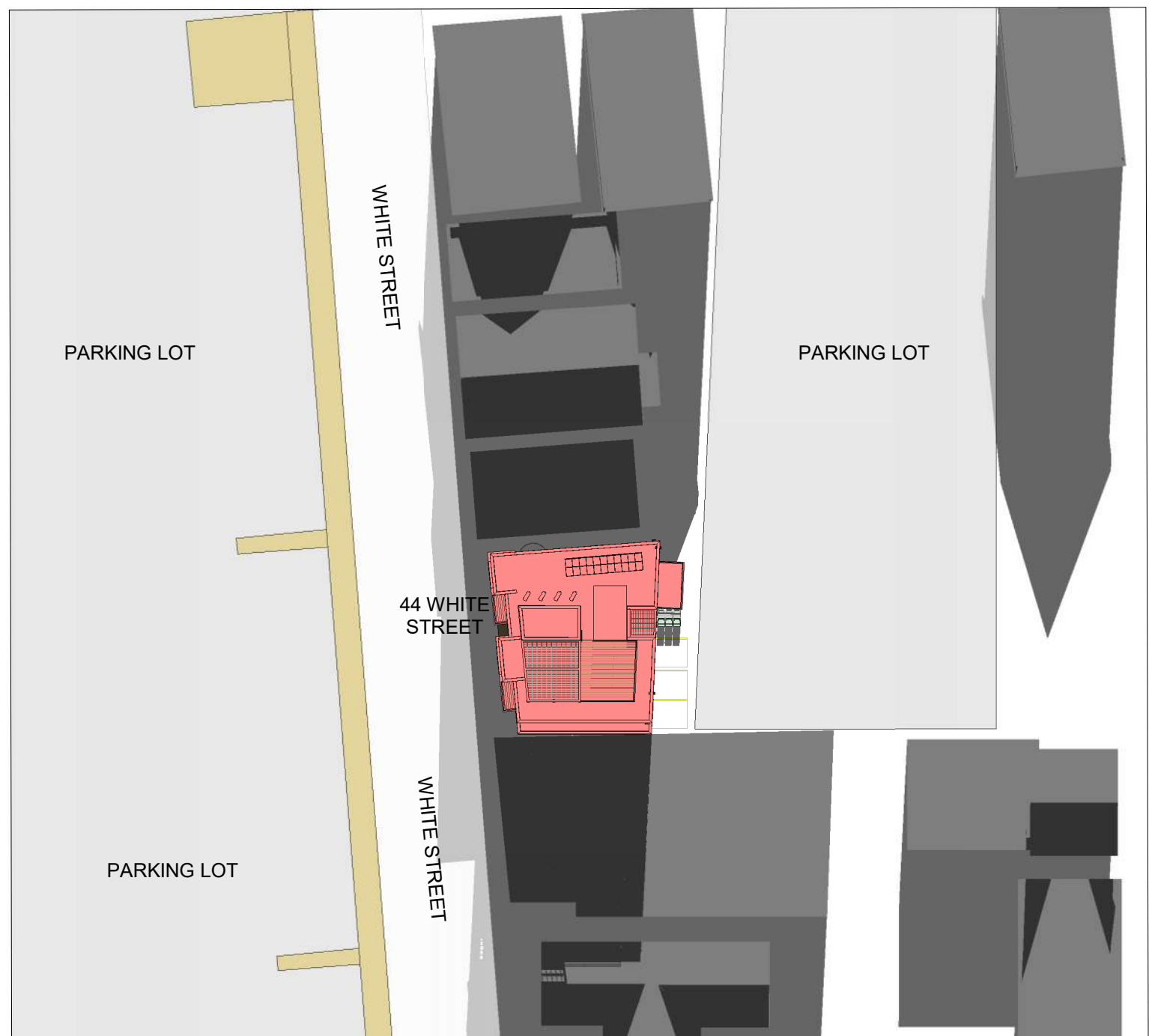
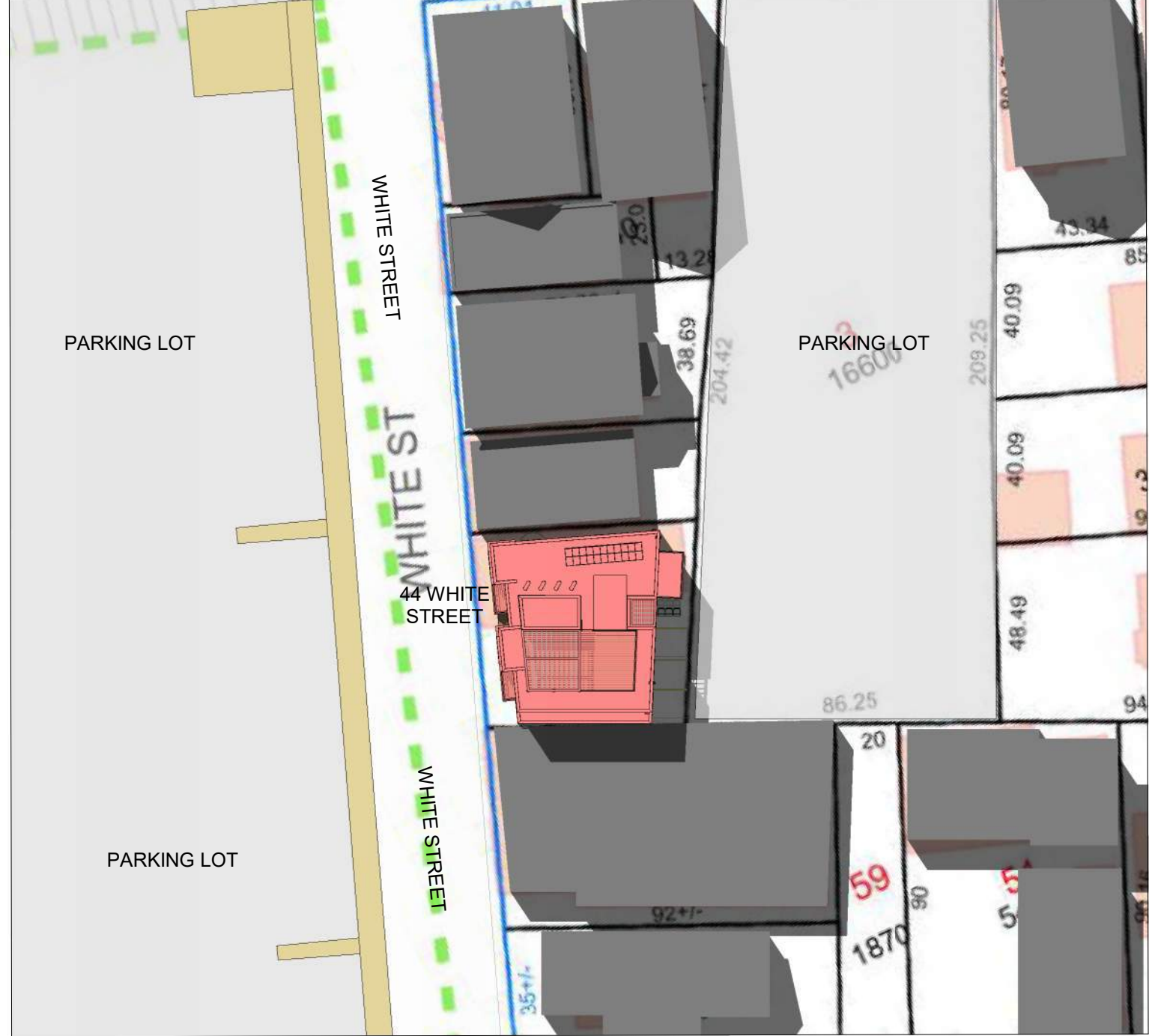
WINTER SOLSTICE

SPRING SOLSTICE

MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)



PROJECT NAME

44 WHITE STREET RESIDENCES


PROJECT ADDRESS

44 WHITE STREET,
SOMERVILLE, MA

CLIENT

JACOB SIMMONS

ARCHITECT



KDI
ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
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CONSULTANTS:

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REGISTRATION

Project number

24025

Date

06/18/2025

Drawn by

Author

Checked by

Checker

Scale

1" = 40'-0"

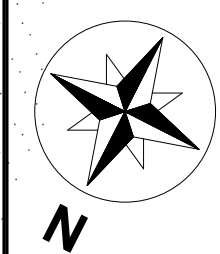
REVISIONS

No.	Description	Date

PROPOSED
SHADOW STUDY

AV-8

44 WHITE STREET RESIDENCES



SUMMER SOLSTICE

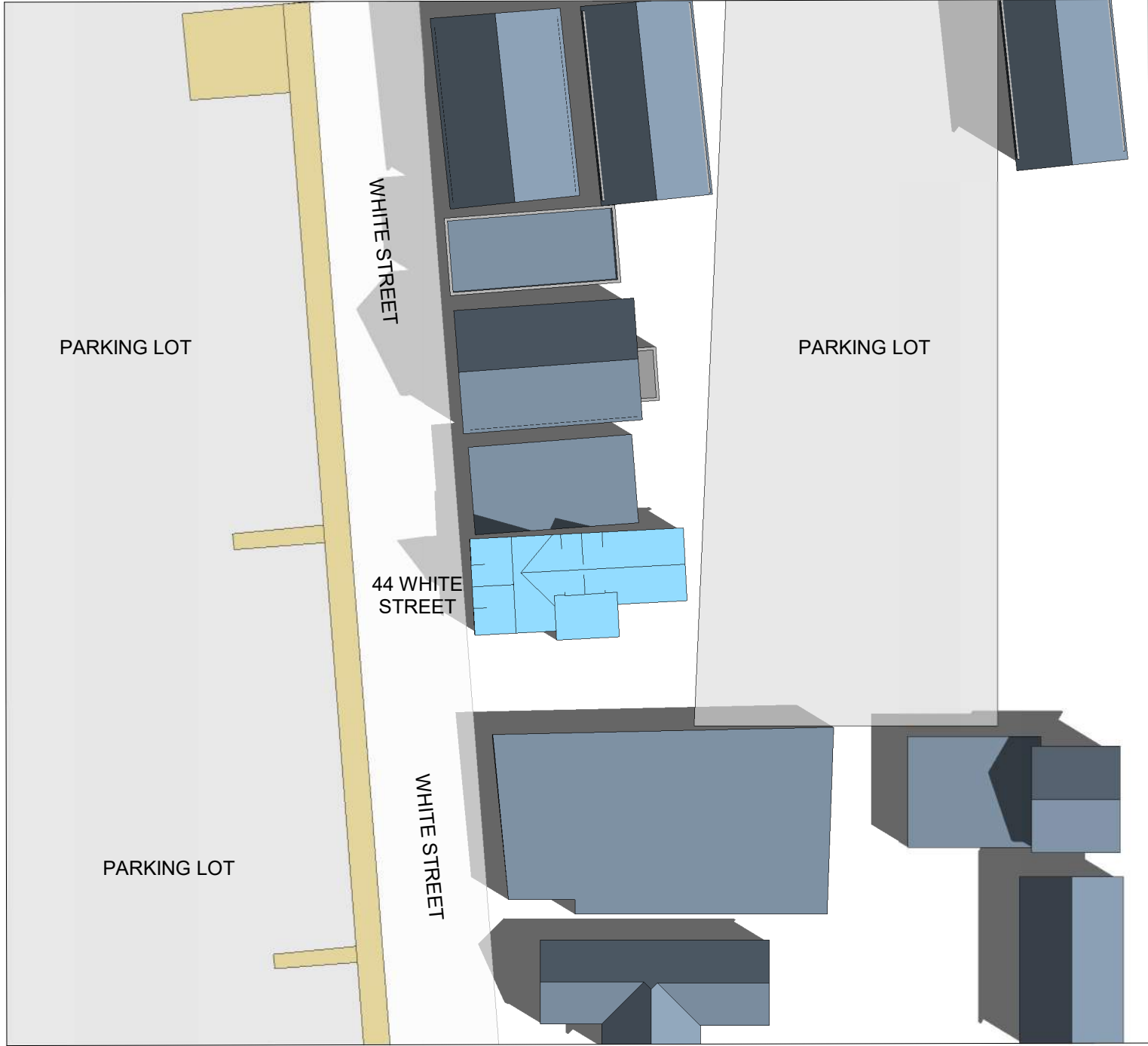
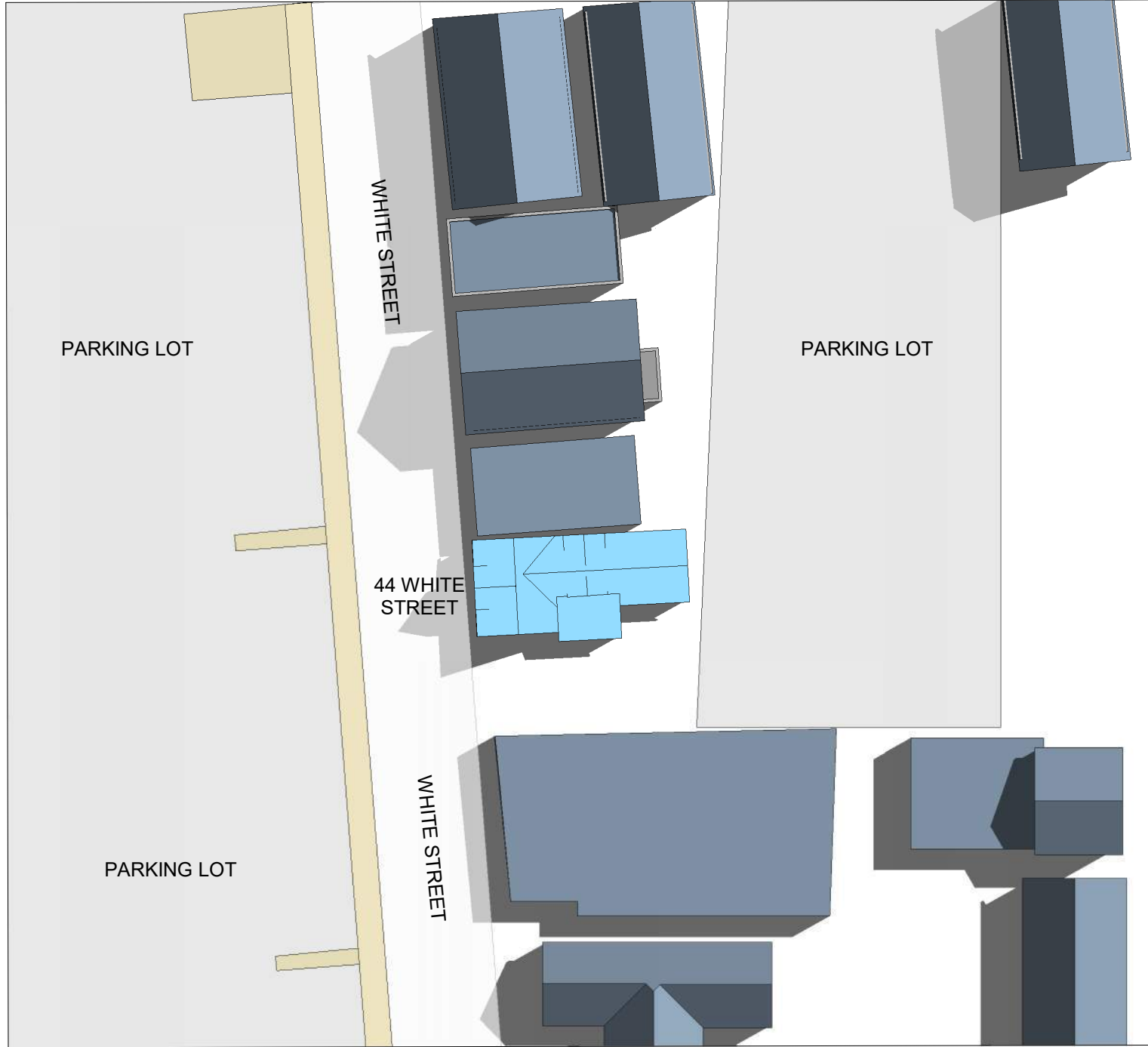
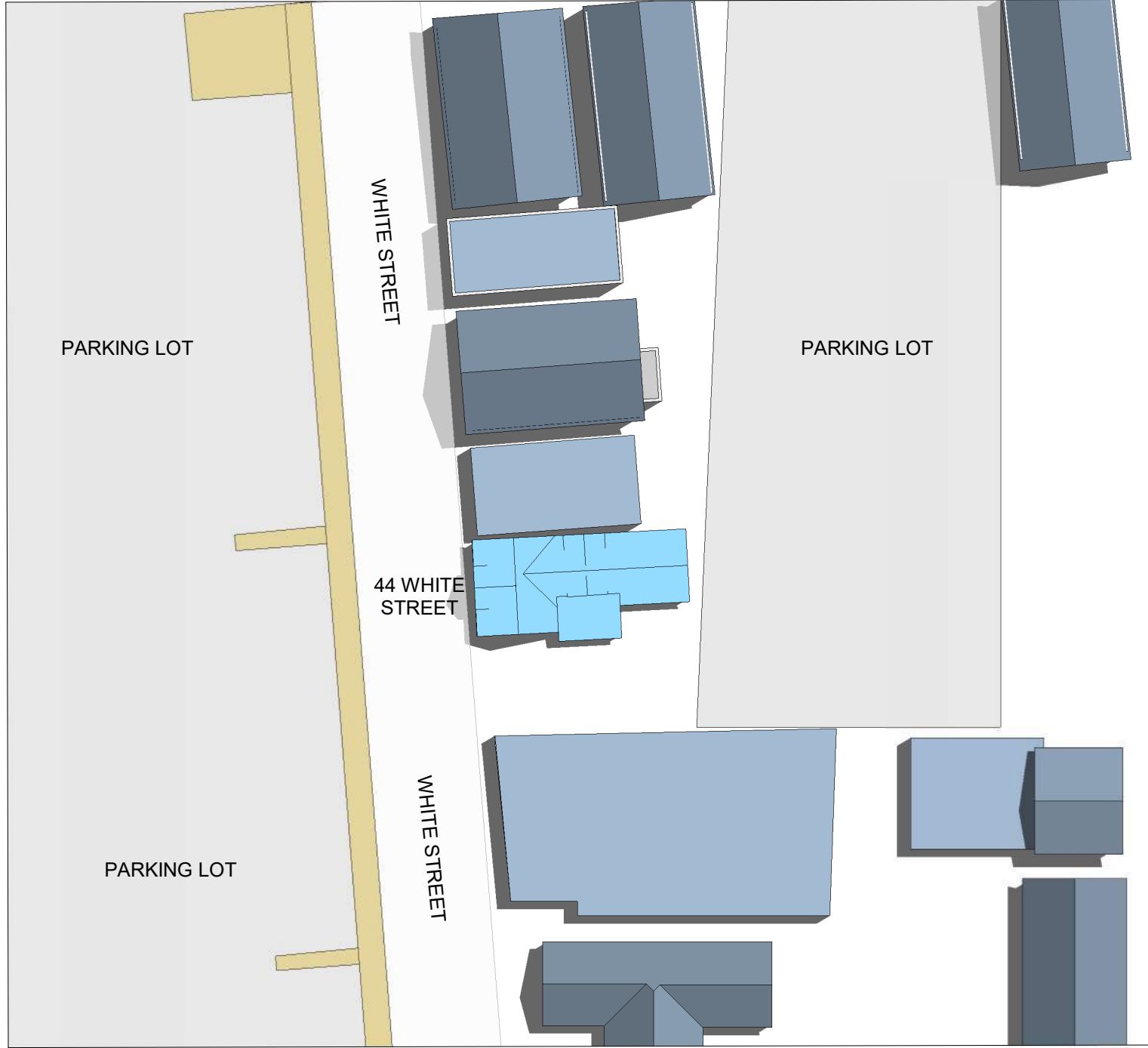
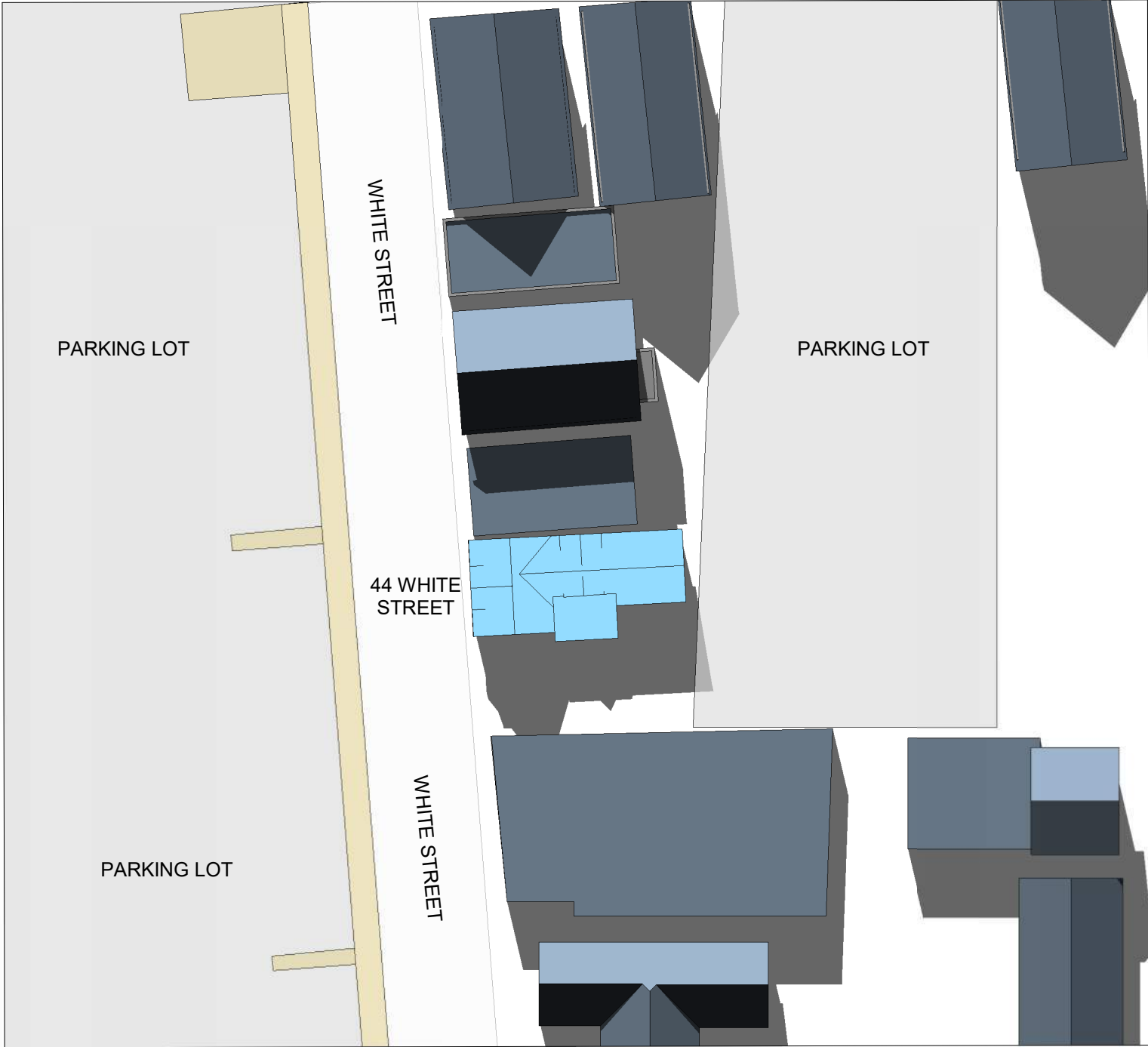
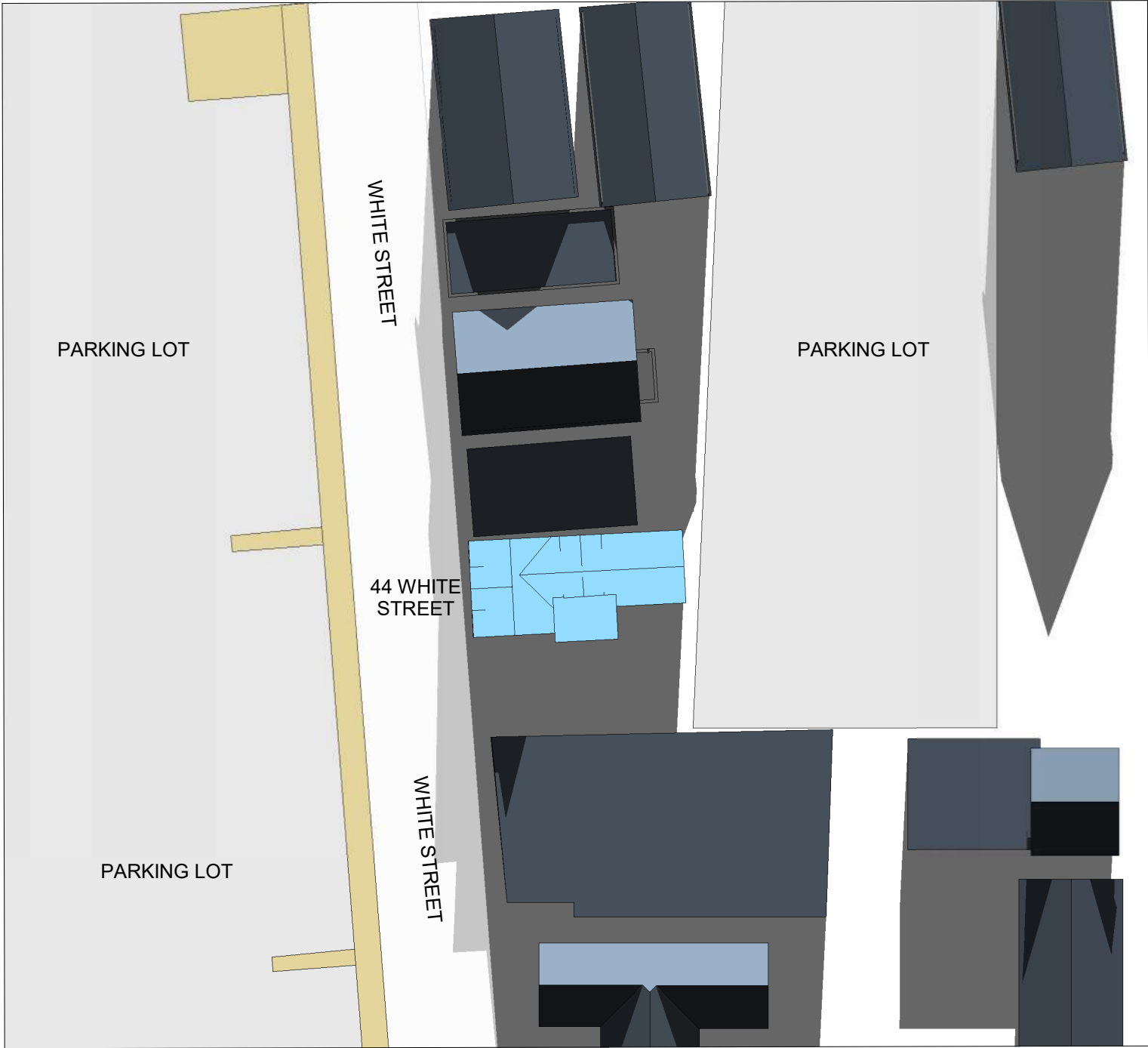
WINTER SOLSTICE

SPRING SOLSTICE

MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)



PROJECT NAME

44 WHITE STREET
RESIDENCES

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SOMERVILLE, MA

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Scale 1" = 40'-0"

REVISIONS

No.	Description	Date

EXISTING
SHADOW STUDY

AV-9

44 WHITE STREET RESIDENCES