

40 WHITE STREET

DRAWING LIST - PLANNING BOARD	
Sheet Number	Sheet Name

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Z-0.2	PROPOSED PLOT PLAN
Z-0.3	CONTEXT STREET LEVEL
Z-0.4	CONTEXT PLAN
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DRAWING LIST - PLANNING BOARD	
Sheet Number	Sheet Name

Z-2.1	WHITE ST PLACE ELEVATION
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Z-3.6	RENDERING - WHITE ST
Z-3.7	RENDERING - WHITE ST PL
Z-3.8	RENDERING - WHITE ST PL



COVER

ZONING SET
40 WHITE STREET
05/15/2026

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Z-0.0



EXISTING PLOT PLAN

ZONING SET
40 WHITE STREET
05/15/2026

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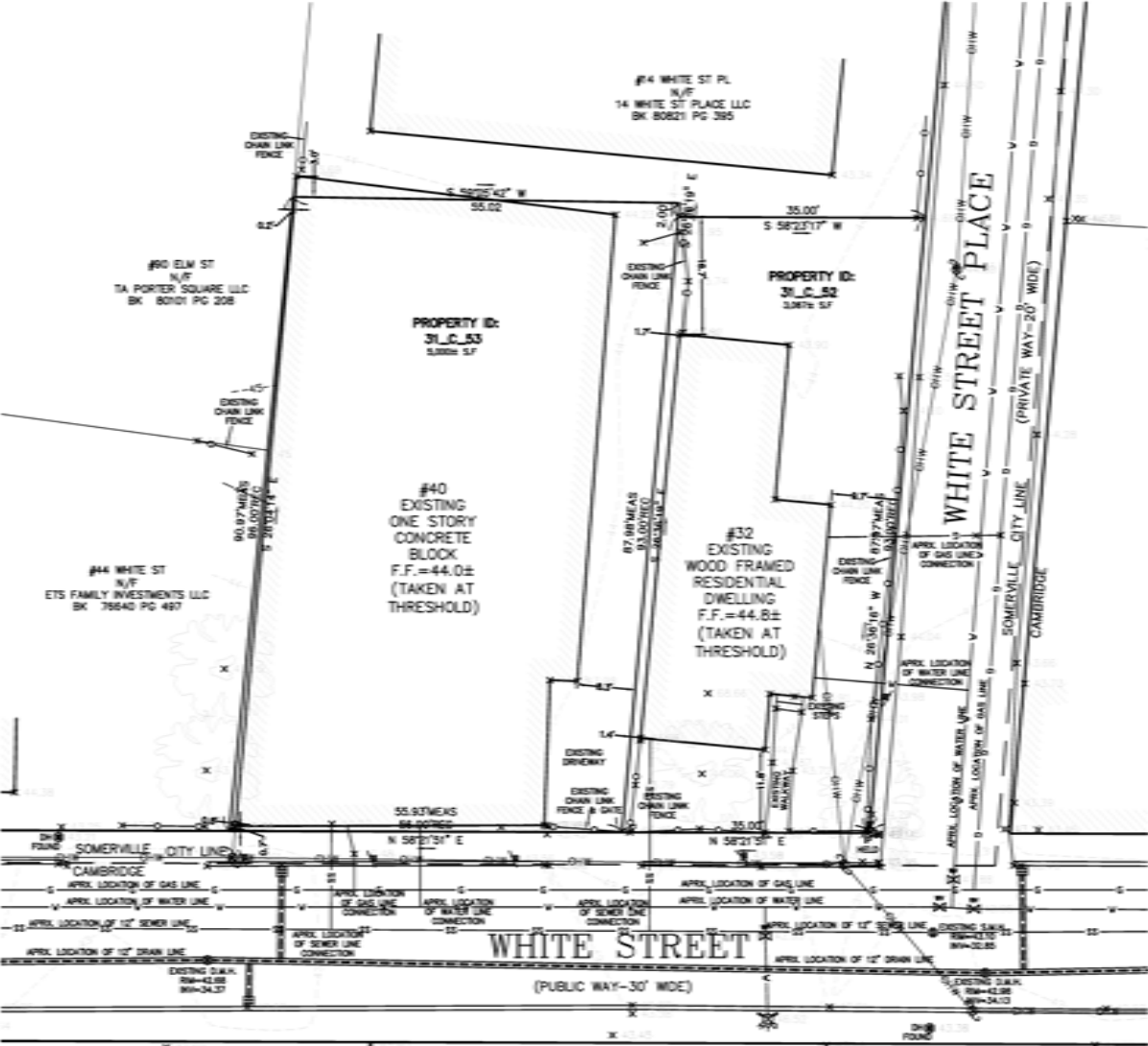
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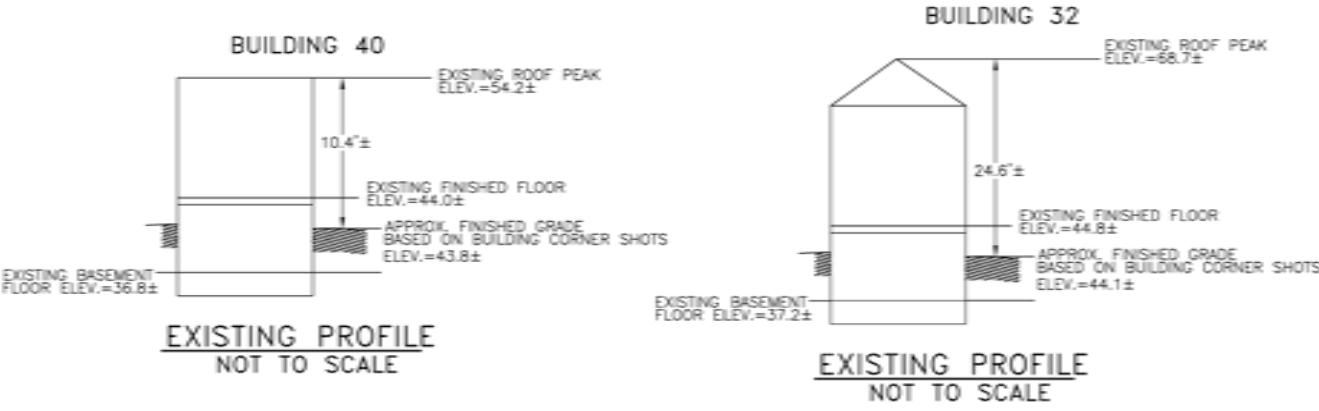
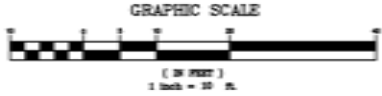
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LEGEND	
	SOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (NAVD83)
	CONTOUR LINE (MMSL)



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 2/27/2026.
 2. DEED REFERENCE: BOOK 84612 PAGE 319 (32 WHITE STREET)
DEED REFERENCE : BOOK 84612 PAGE 322 (40 WHITE STREET)
PLAN REFERENCE 1: REF PLAN (PLAN 449 OF 2024)
PLAN REFERENCE 2: REF PLAN (PLAN 411 OF 1992)
MIDDLESEX SOUTH COUNTY 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, FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438F, IN COMMUNITY NUMBER: 250214, DATED 07/08/2025.
 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 ON CITY OF CAMBRIDGE DATUM.
 10. ZONING INFORMATION: MR4



SCALE	1"=10'
DATE	4/24/2026
SHEET	1
PLAN NO.	1 OF 1
CLIENT	32-40 WHITE STREET SOMERVILLE MASSACHUSETTS
DRAWN BY	OS
CHECKED BY	PAN
APPROVED BY	PAN
EXISTING CONDITION PLAN	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST. (SUITE 1) NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com	

SHEET NO.
1

PROPOSED PLOT PLAN

ZONING SET
40 WHITE STREET
05/15/2026

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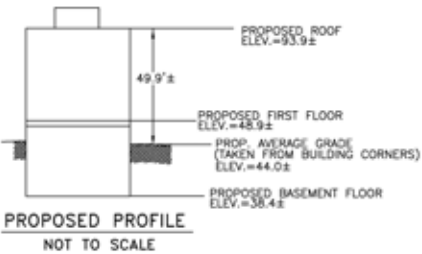
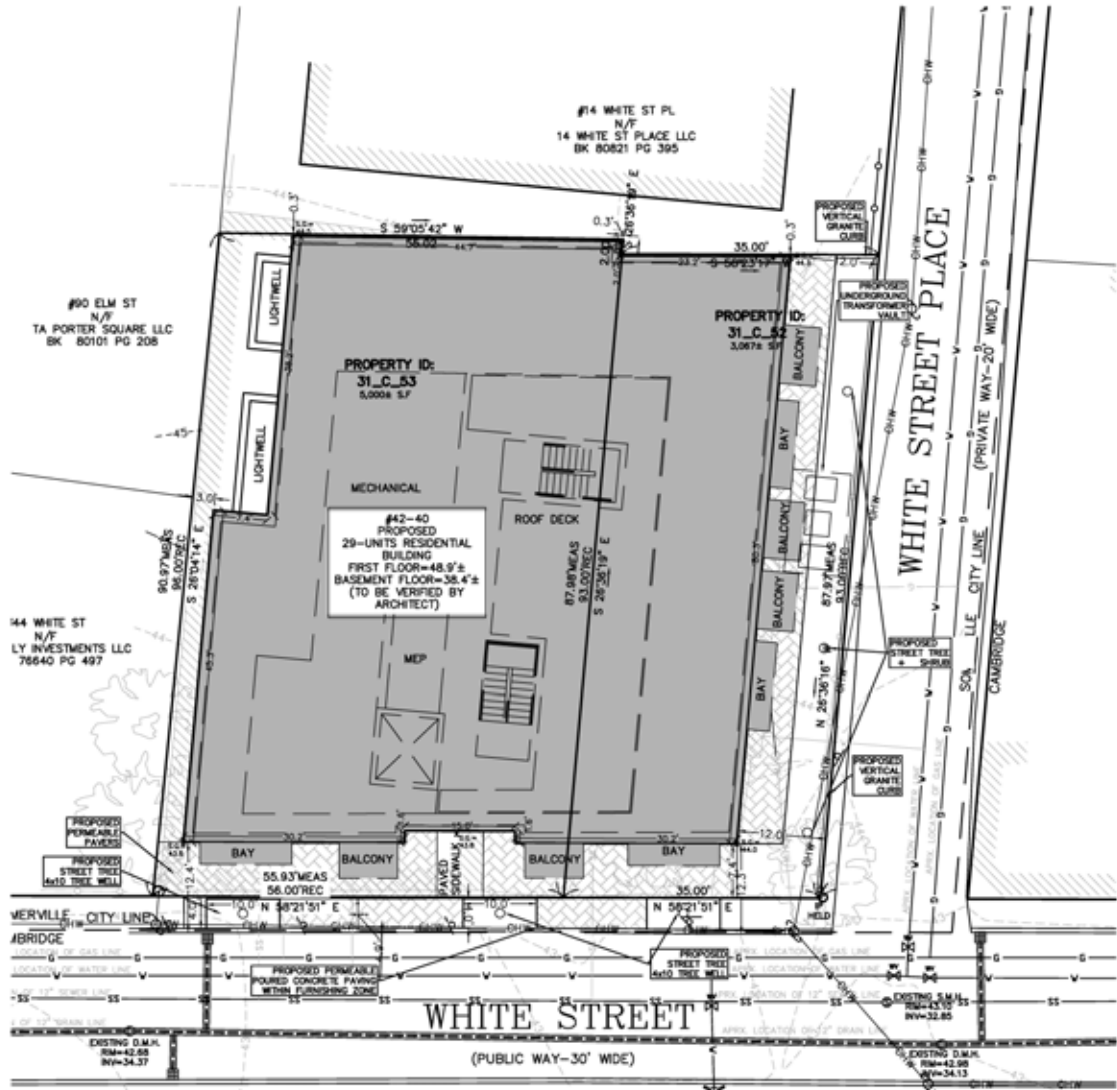
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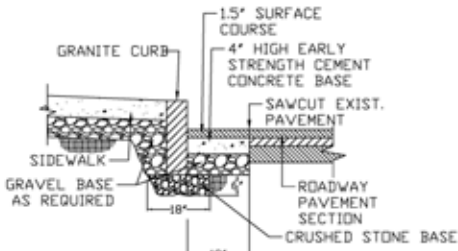


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 10. ZONING INFORMATION: MR4

LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MAJ)
	CONTOUR LINE (MIN)



ZONING LEGEND			
MAIN BUILDING			
ZONING DISTRICT: MR4			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	30'	90.9'	90.9'
CURB SETBACK	12'	5.7'	12.3'
MIN. YARD FRONT	2'	0.7'	7.4'
SIDE	0'	0.7'	0.3'
BUILDING HEIGHT	50'	24.6'	49.9'



*6" REVEAL TYPICAL. REVEAL MAY VARY FROM 3" TO 9" WITH DPV APPROVAL.

VERTICAL GRANITE CURB DETAIL
N.T.S.

DRAFT

SCALE						NOT FOR SUBMISSION
1"=10'						
DATE						
05/13/2026	REV	DATE	REVISION		BY	
SHEET	32-40 WHITE STREET					
1	SOMERVILLE					
PLAN NO.	MASSACHUSETTS					
1 OF 1						
CLIENT:						SHEET NO.
	PROPOSED PLOT PLAN					1
DRAWN BY						
RV						
CHKD BY						
PJN						
		PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, (SUITE 1) NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com				
APPD BY						
PJN						



WHITE ST.



WHITE ST.



WHITE ST. PL.



WHITE ST.

CONTEXT STREET LEVEL

ZONING SET
40 WHITE STREET
 05/15/2026

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CONTEXT PLAN

ZONING SET
40 WHITE STREET
05/15/2026

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CONTEXT AERIAL

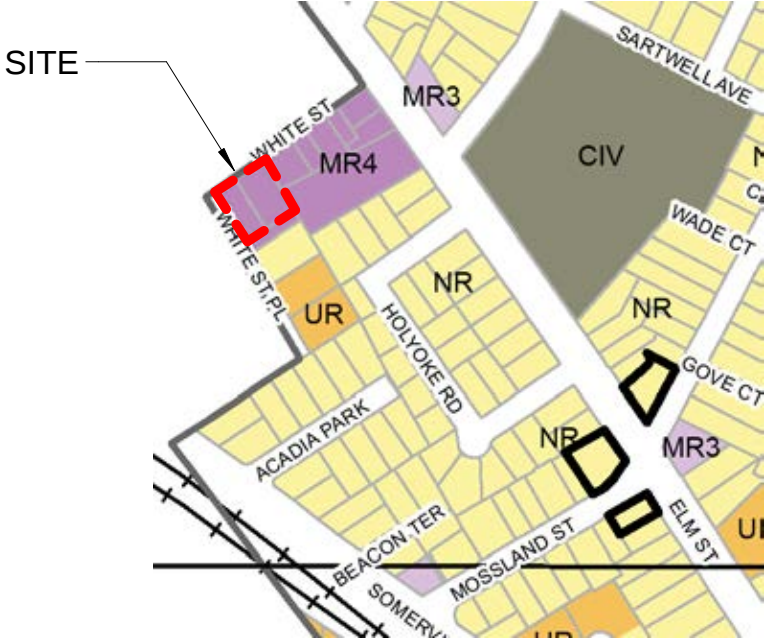
ZONING SET
40 WHITE STREET
05/15/2026

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Lot Dimensions		
A	Lot Width (min)	30 ft

Lot Development		
	Lot Coverage (max)	90%
	Green Score Calculator Available	–
	Minimum	0.25
	Ideal	0.30
B	Open Space (min)	15%

Building Setbacks		
	Curb Setback (min)	12 ft
A	Primary Front Setback (min/max)	2 ft 12 ft
B	Secondary Front Setback (min/max)	2 ft 12 ft
C	Side Setback (min)	–
	Abutting an Alley or R-ROW	0 ft
	Abutting any non-NR or -LHD	0 ft
	1 st – 3 rd Story Abutting NR or LHD	10 ft
	4 th Story Abutting NR or LHD	30 ft
D	Rear Setback (min)	–
	Abutting an Alley or R-ROW	0 ft
	Abutting any non-NR or -LHD	10 ft
	1 st – 3 rd Story Abutting NR or LHD	20 ft
	4 th Story Abutting NR or LHD	30 ft

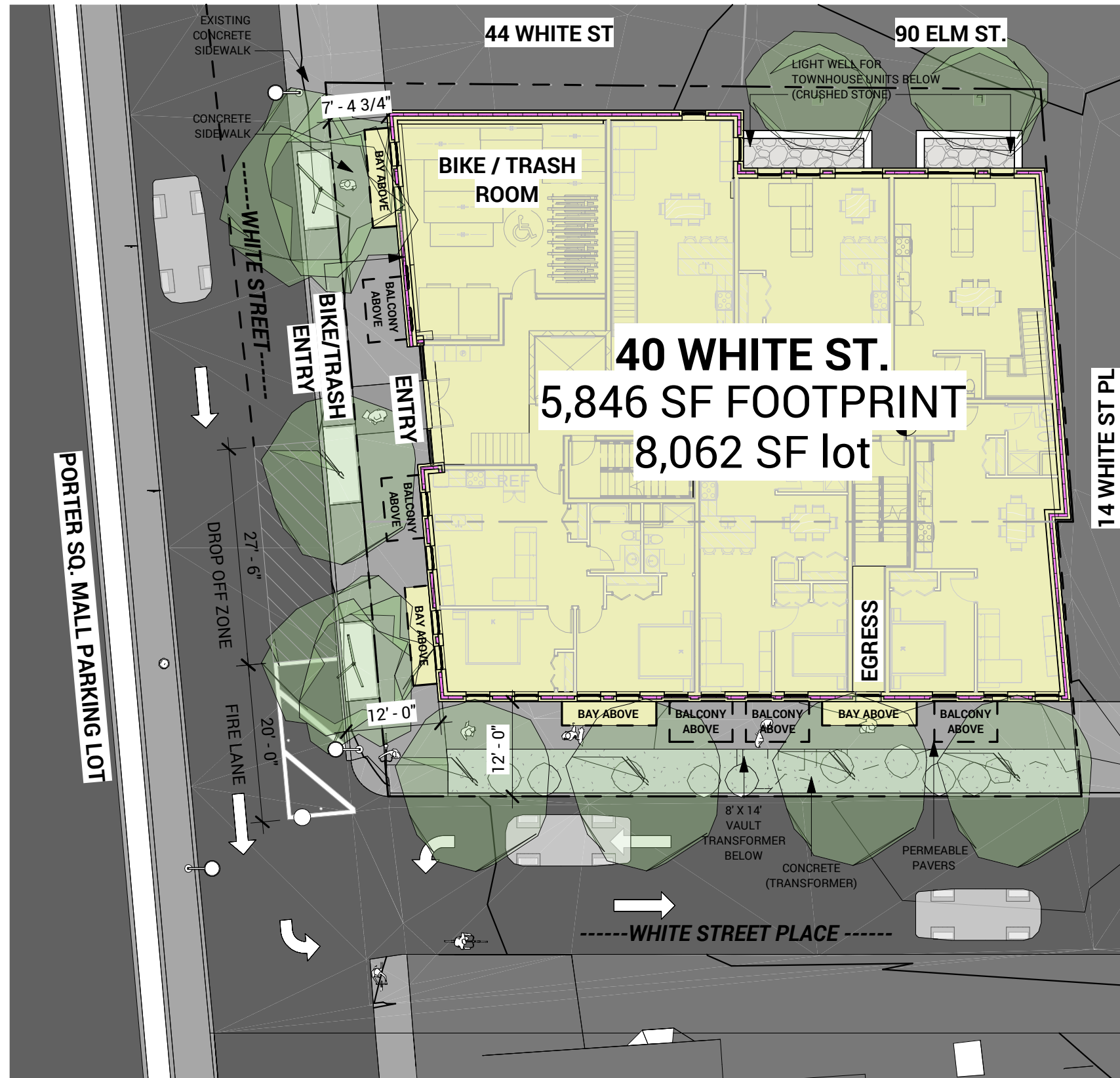
Parking Setbacks		
E	Primary Front Setback (min)	–
	Surface Parking	30 ft
	Structured Parking	30 ft
F	Secondary Front Setback (min)	–
	Surface Parking	10 ft
	Structured Parking	2 ft

Main Massing		
A	Building Width (max)	200 ft
	Facade Build Out (min)	–
	Primary Front	80%
	Secondary Front	65%
B	Floor Plate (max)	15,000 sf
	Ground Story Elevation (min)	2 ft
C	Story Height (min)	10 ft
D	Number of Stories (min/max)	3 4
E	Building Height, Feet (max)	50 ft
	Roof Type	Flat

Facade Composition		
A	Ground Story Fenestration (min/max)	15% 50%
B	Upper Story Fenestration (min/max)	15% 50%
	Blank Wall (max)	20 ft

Use & Occupancy		
	Density Factor (min)	–
	Lot Area < 5,000 sf	1,500
	Lot Area >= 5,000 sf	1,125
	Net Zero Ready and LEED Platinum Certifiable Building	850
	Outdoor Amenity Space (min)	1/DU

Roof-mounted Mechanicals		
	Mechanical Equipment, Screening, Penthouse Height (max)	10 ft



1 ARCH. SITE PLAN - CONTEXT
1/16" = 1'-0"

ARCH. SITE PLAN

ZONING SET
40 WHITE STREET
05/15/2026



Z-0.8



DIMENSIONAL TABLE

Dimensional Table40 WHITE ST.

Zoning DistrictMR-4
Transit AreaQuarter Mile
Pedestrian StreetNo
Lot Area (S.F.)8,062.0 SF

Data	ALLOWED	PROPOSED	COMMENTS
Use	Multiple	Residential	Proposed use conforms with allowed
Building Type		Apartment Building	Proposed use conforms with allowed
Lot Dimensions			
Lot Width (Min.)	30.0 ft	90.9 ft	Proposed conforms
Lot Coverage			
Lot Coverage %	90.0%	84.1%	Proposed conforms
Lot Coverage in Area	7,255.8 SF	6,778.4 SF	Proposed conforms
Building Footprint		5,846.0 SF	
Permeable Pavers (33% runoff coefficient)		159.4 SF	
Concrete Sidewalk (within property)		773.0 SF	
Green Score			
Minimum	0.25	0.34	Refer to landscape drawings
Ideal	0.30	0.34	Refer to landscape drawings
Open Space %	15.0%	45.9%	Proposed conforms
Open Space SF	1,209.3 SF	3,698.7 SF	Proposed conforms
Building Setbacks			
Curb Setback	12.0 ft	12.0 ft	Proposed conforms
Primary Front Setback Min/Max (White Street)	2-12 ft	7.3 ft	Proposed conforms
Secondary Front Setback Min/Max (White Street Place)	2-12ft	12.0 ft	Proposed conforms
Side Setback Abutting non-NR (White Street)	.0 ft	3.0 ft	Proposed conforms
Side Setback Abutting non-NR (White Street Place)	.0 ft	0.25 ft	Proposed conforms
Parking Setbacks			
Parking Setbacks (NA)	NA	NA	No surface parking included - conforms with allowed
Main Mass			
Building Width (max)	200.0 ft	75.1 ft	Proposed conforms
Facade Build Out			
Primary Front (min)	80.0%	86.37%	Proposed conforms
Secondary Front (min)	65.0%	91.25%	Proposed conforms
Floor Plate (max)	15,000.0 SF	5,846.0 SF	Proposed conforms
Ground Story Elevations	2.0 ft	4.9 SF	Proposed conforms
Ground Story Height (Min.)	10.0 ft	11.3 ft	Proposed conforms
Story Height (min)	10.0 ft	11.3 ft	Proposed conforms
Number of Stories (Min/Max)	3 /4	4.0	Proposed conforms
Building Height (feet)	50.0 ft	49.9 ft	Proposed conforms
Roof Type	Flat	Flat	Proposed conforms
Facade Composition			
Ground Story Fenestration Primary Front White Street (min)	15-50%	34.4%	Proposed conforms
Ground Story Fenestration Secondary Front White Street Place (min)	15-50%	26.9%	Proposed conforms
Upper Story Fenestration White Street (min/max)	15-50%	30.5%	Proposed conforms
Upper Story Fenestration White Street Place (min/max)	15-50%	32.0%	Proposed conforms
Use & Occupancy			
Gross Floor Area per DU	-	-	
Gross Floor Area		29,500.0 SF	
Net Zero Ready Building (850 GFA/DU)	850.0 SF	1,017.2 SF	Proposed conforms
Number of Units	35.0	29.0	Proposed conforms
Outdoor Amenity Space	1/DU	1/DU	15 Private Balconies/decks, 1,118 sf Common Roof Deck
Penthouse Height	10.0 ft	14.1 ft	Special Permit - Penthouse Height
Parking			
Vehicular			NA, no vehicular parking in the project
Bicycle Short Term	4.0	4.0	Located on sidewalk on White st
Bicycle Long Term	29.0	30.0	Located in building at Grade

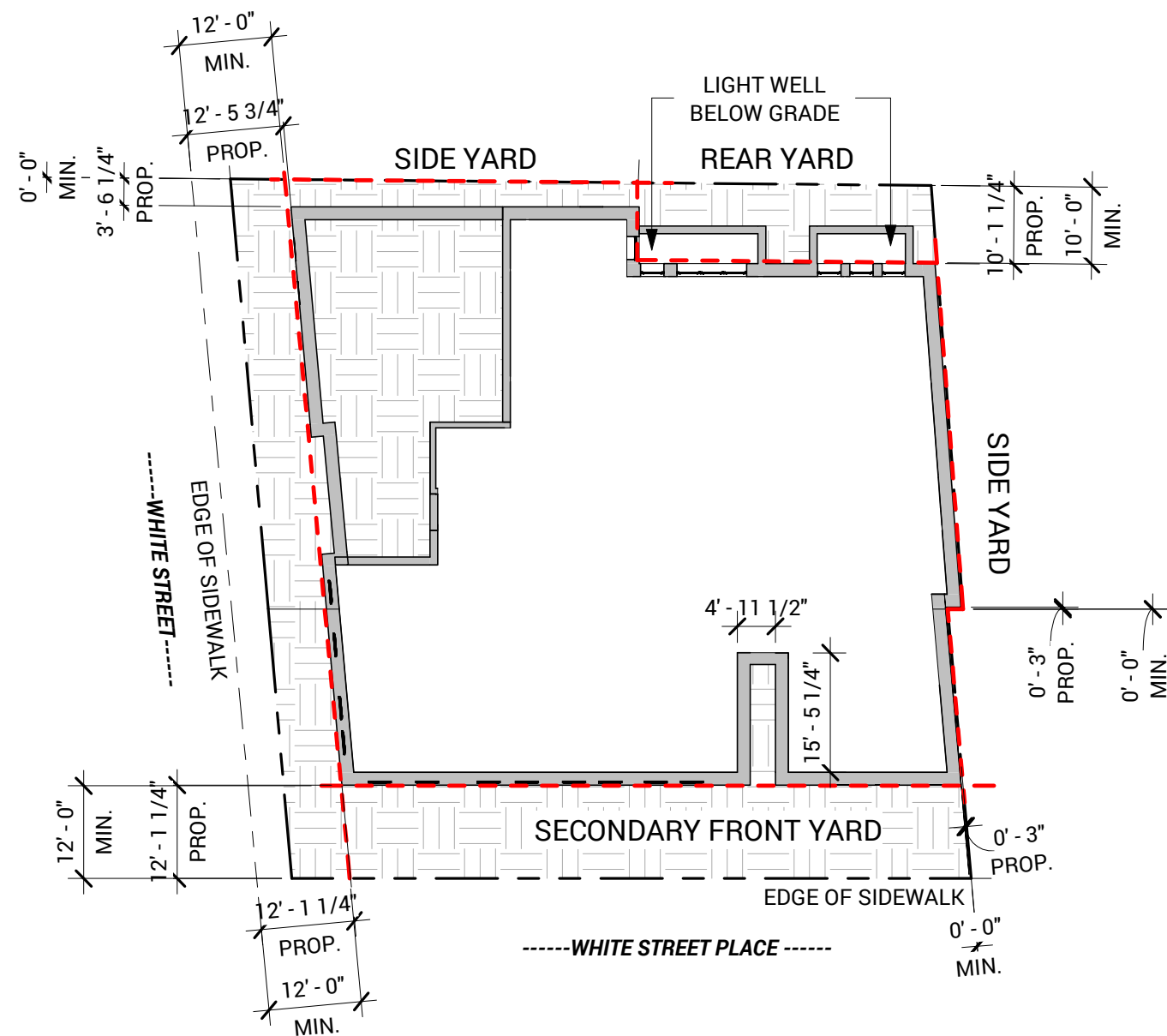
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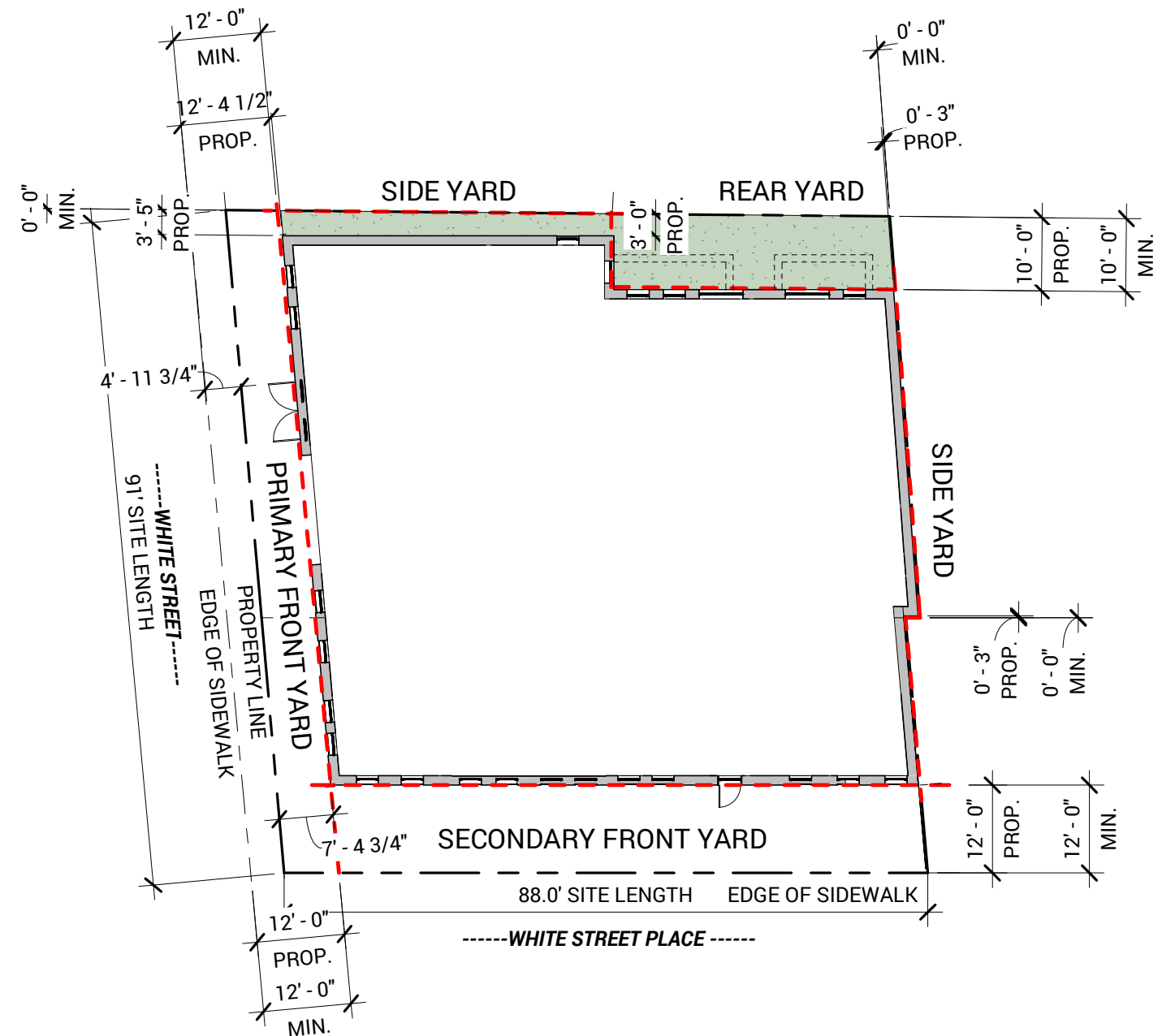
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1 00 BASEMENT FLOOR - DIMENSIONAL ANALYSIS
3/64" = 1'-0"



2 1ST FLOOR PLAN - DIMENSIONAL ANALYSIS
3/64" = 1'-0"

DIMENSIONAL ANALYSIS

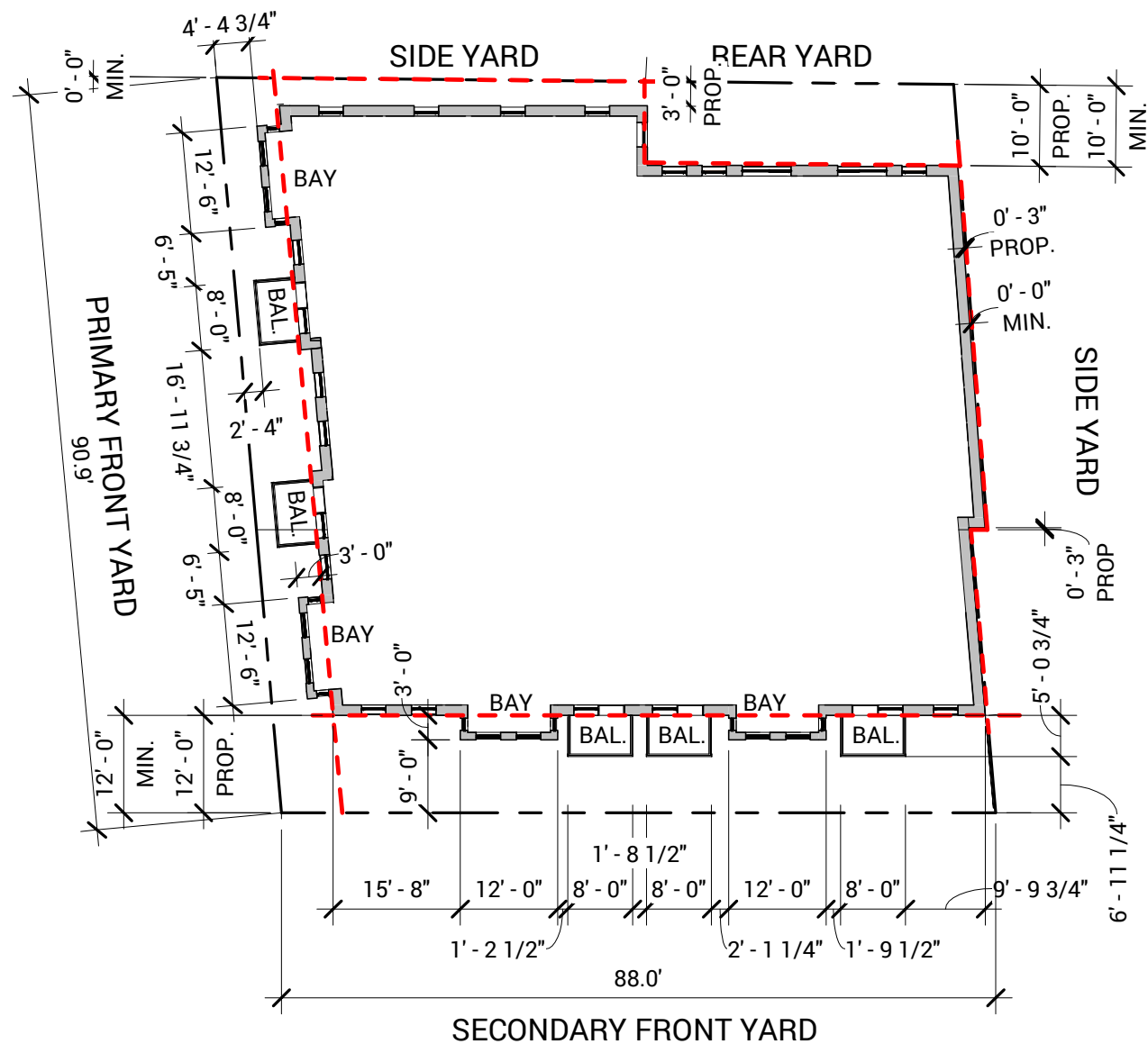
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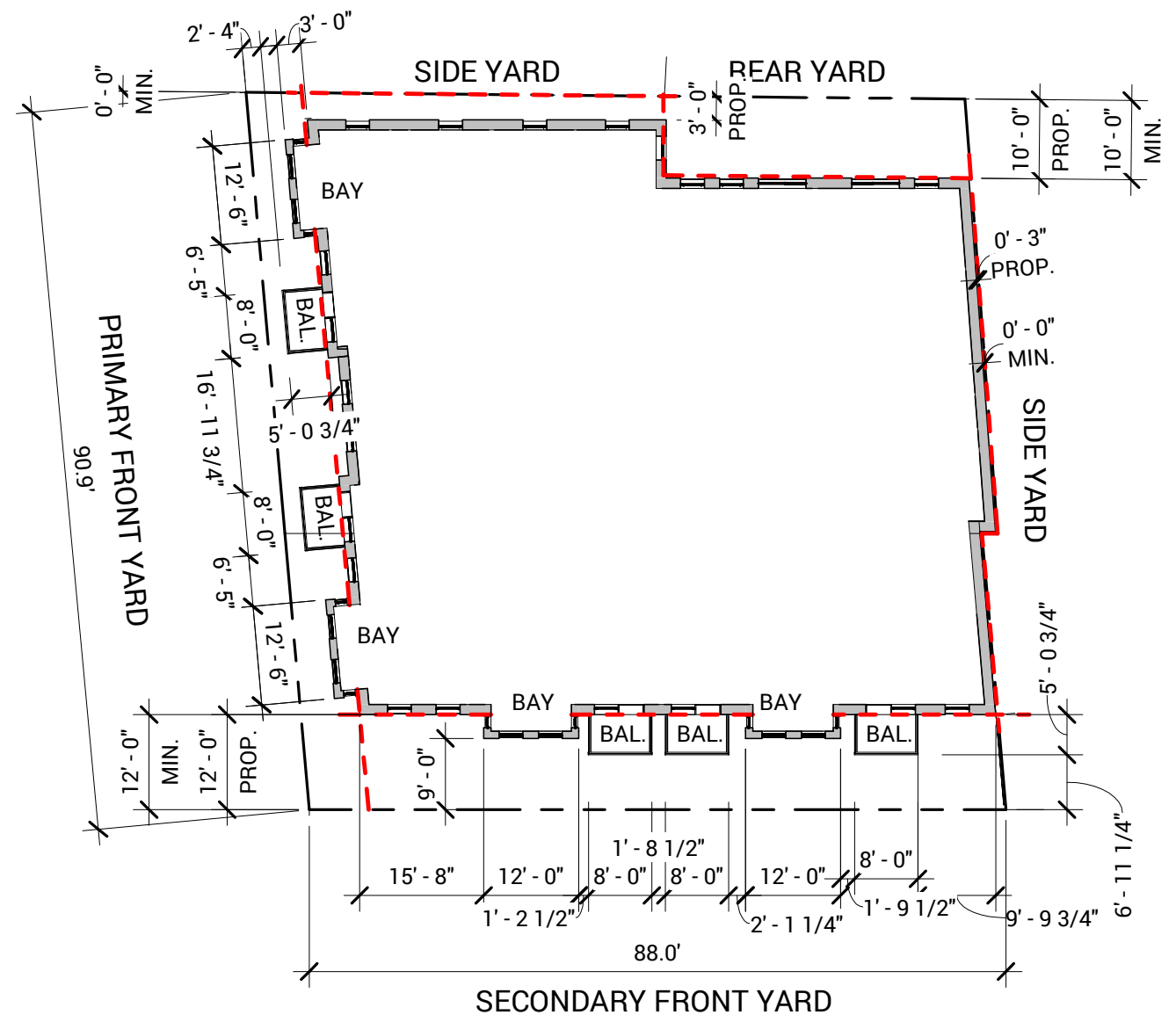
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1 02 SECOND FLOOR - DIMENSIONAL ANALYSIS
3/64" = 1'-0"



2 03 THIRD FLOOR - DIMENSIONAL ANALYSIS
3/64" = 1'-0"

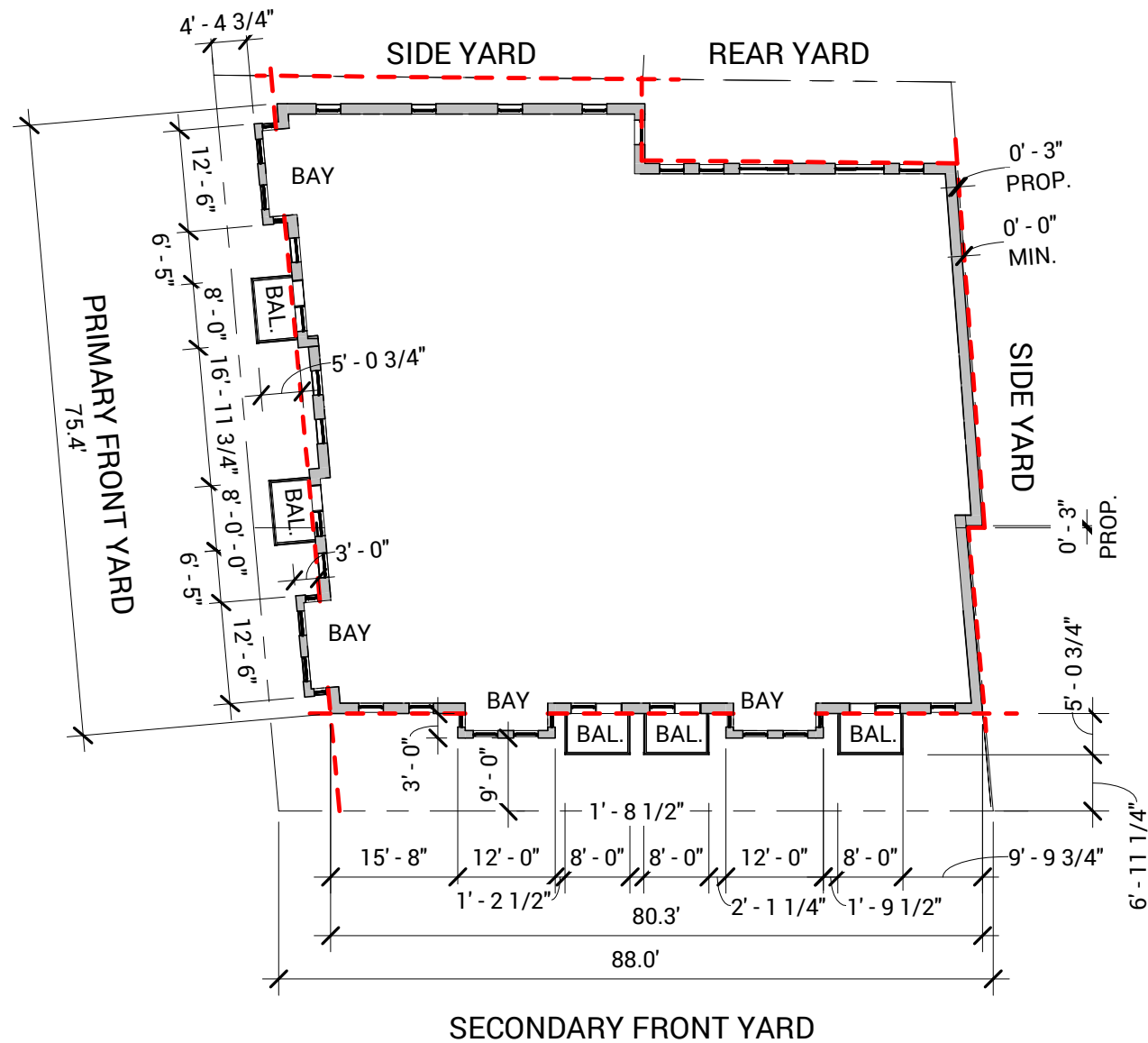
DIMENSIONAL ANALYSIS

ZONING SET
40 WHITE STREET
05/15/2026

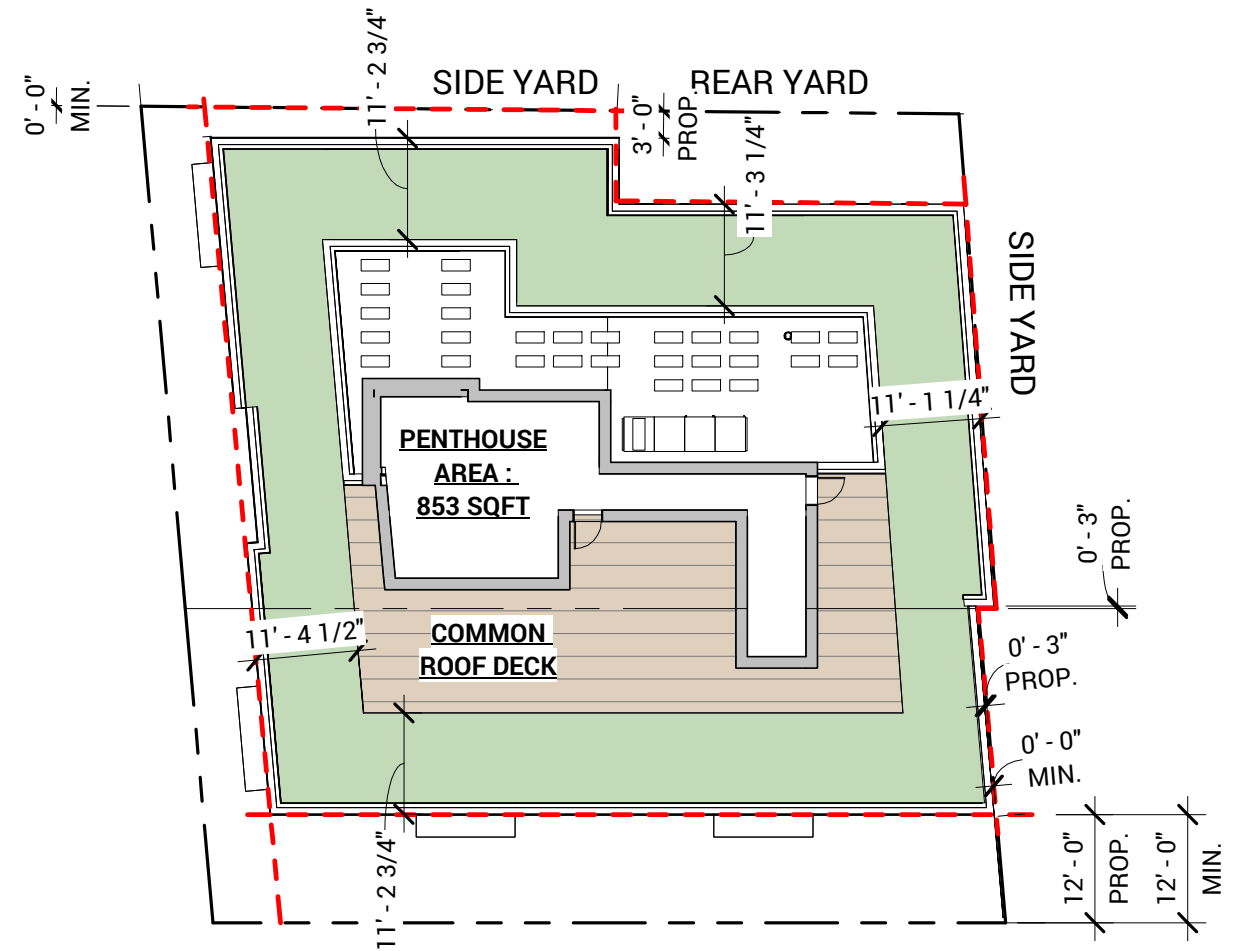


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1 04 FOURTH FLOOR - DIMENSIONAL ANALYSIS
3/64" = 1'-0"



2 ROOF PLAN - DIMENSIONAL ANALYSIS
3/64" = 1'-0"

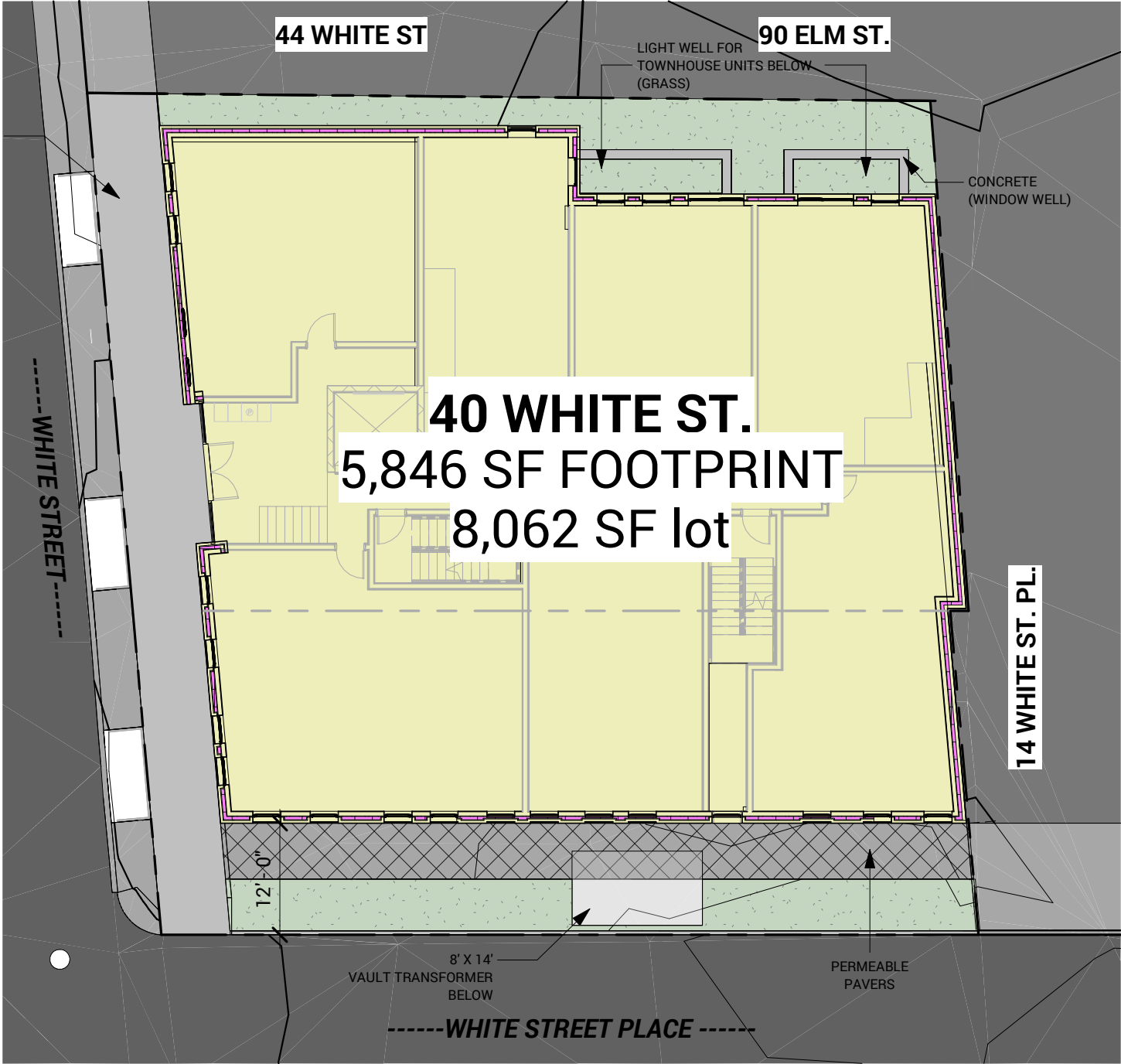
DIMENSIONAL ANALYSIS

ZONING SET
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05/15/2026



Z-0.12





BUILDING FOOTPRINT	5,846 SF
CONCRETE (IMPERMEABLE)	773 SF
CONCRETE PAVERS (PERMEABLE) WITH 0.33 RUNOFF COEFFICIENT	483' x 0.33 = 159 SF
5,846 + 773 + 159 = 6,778 SF	
6,778 / 8,062 = 84%	

*Per manufacturer documentation, Unilock permeable concrete pavers have a runoff coefficient (C) of 0.00. For conservative design purposes, a worst-case runoff coefficient of C = 0.33 has been used in stormwater calculations.

1

LOT COVERAGE
1/16" = 1'-0"

LOT COVERAGE

ZONING SET
40 WHITE STREET
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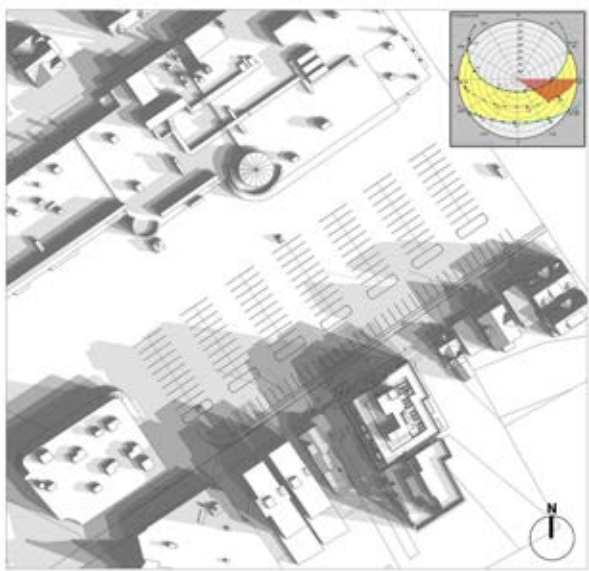
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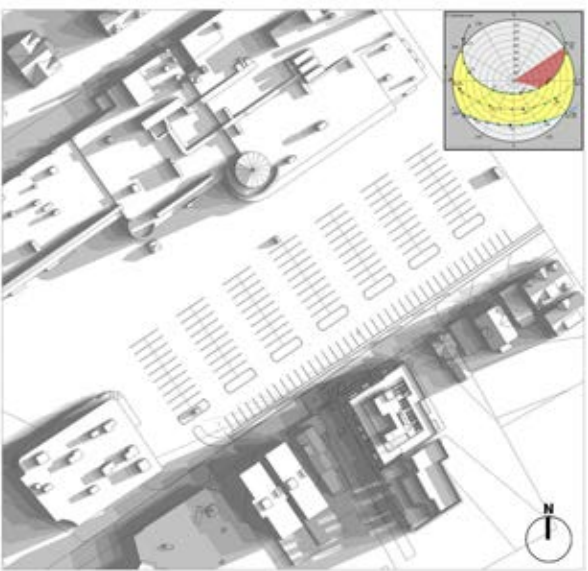


MORNING

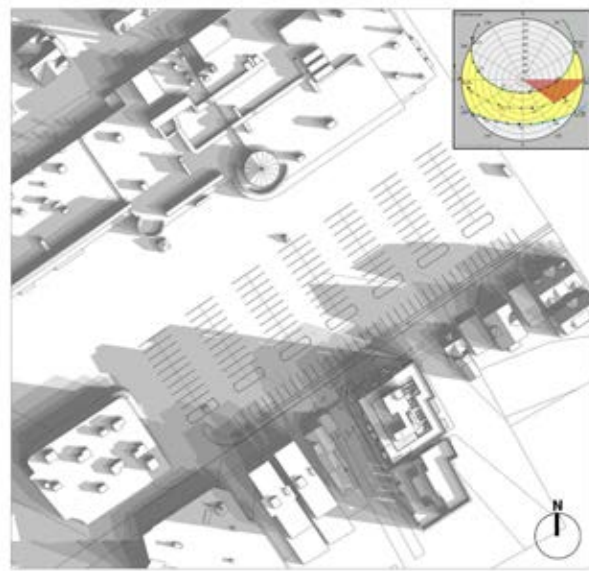
SPRING - MARCH 21ST



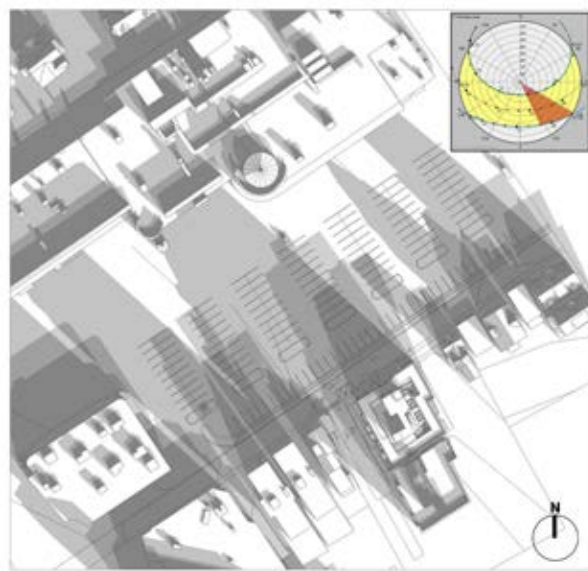
SUMMER- JUNE 22ND



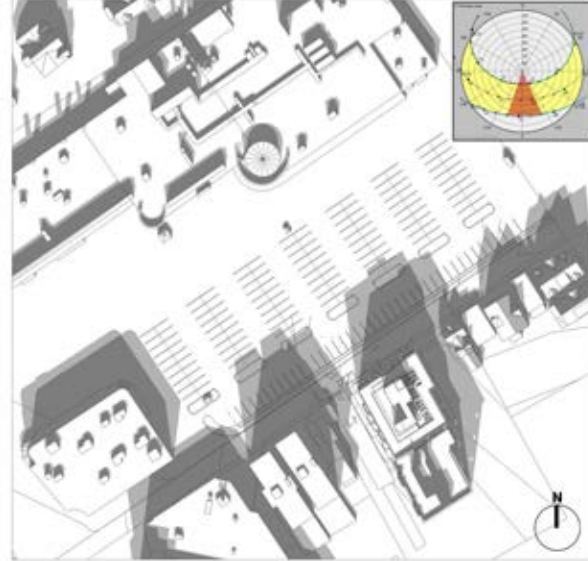
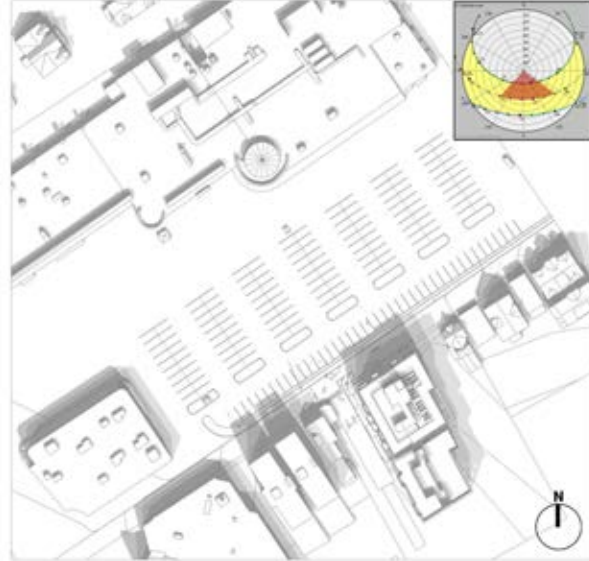
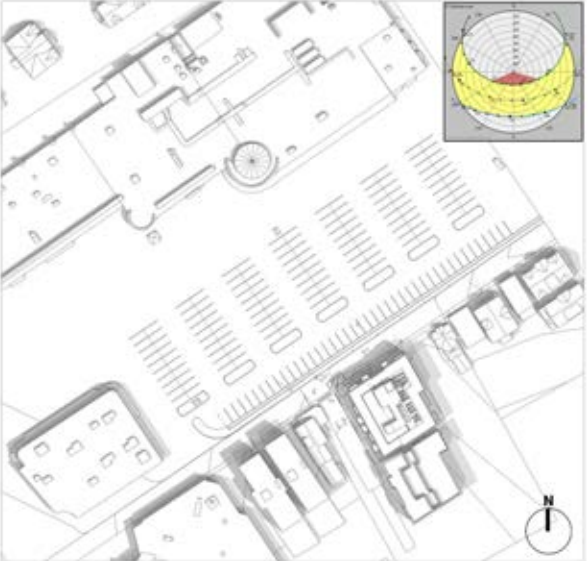
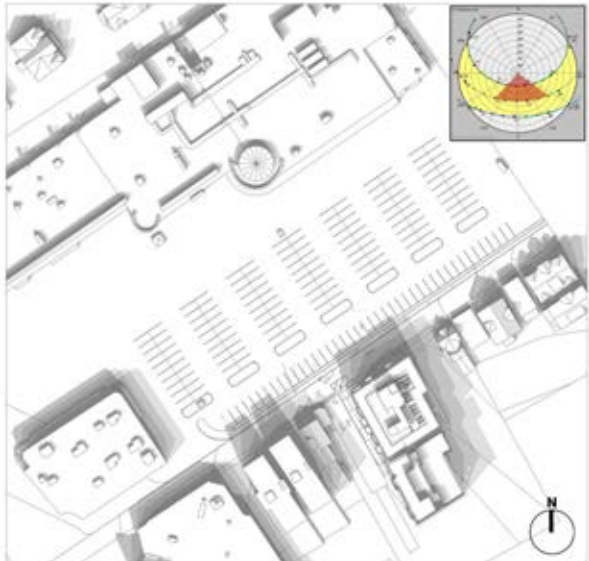
AUTUMN- SEPT 21ST



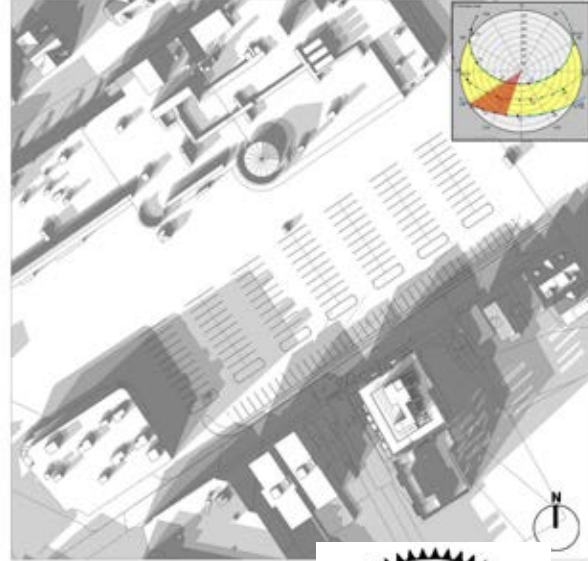
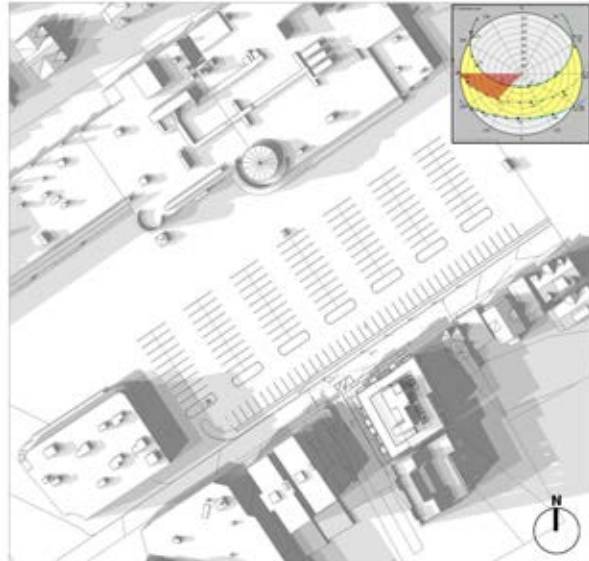
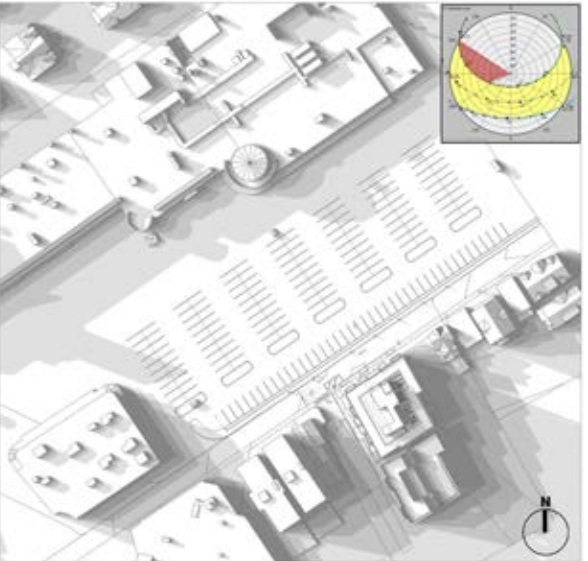
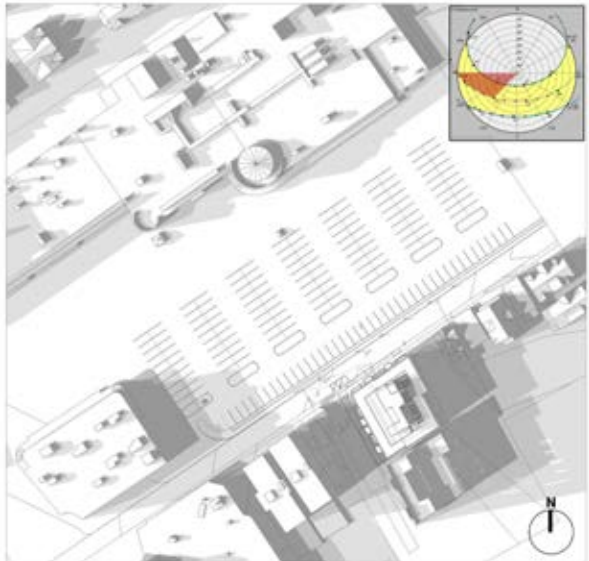
WINTER- DEC 22ND



NOON



AFTERNOON



SHADOW STUDY

ZONING SET
40 WHITE STREET
05/15/2026

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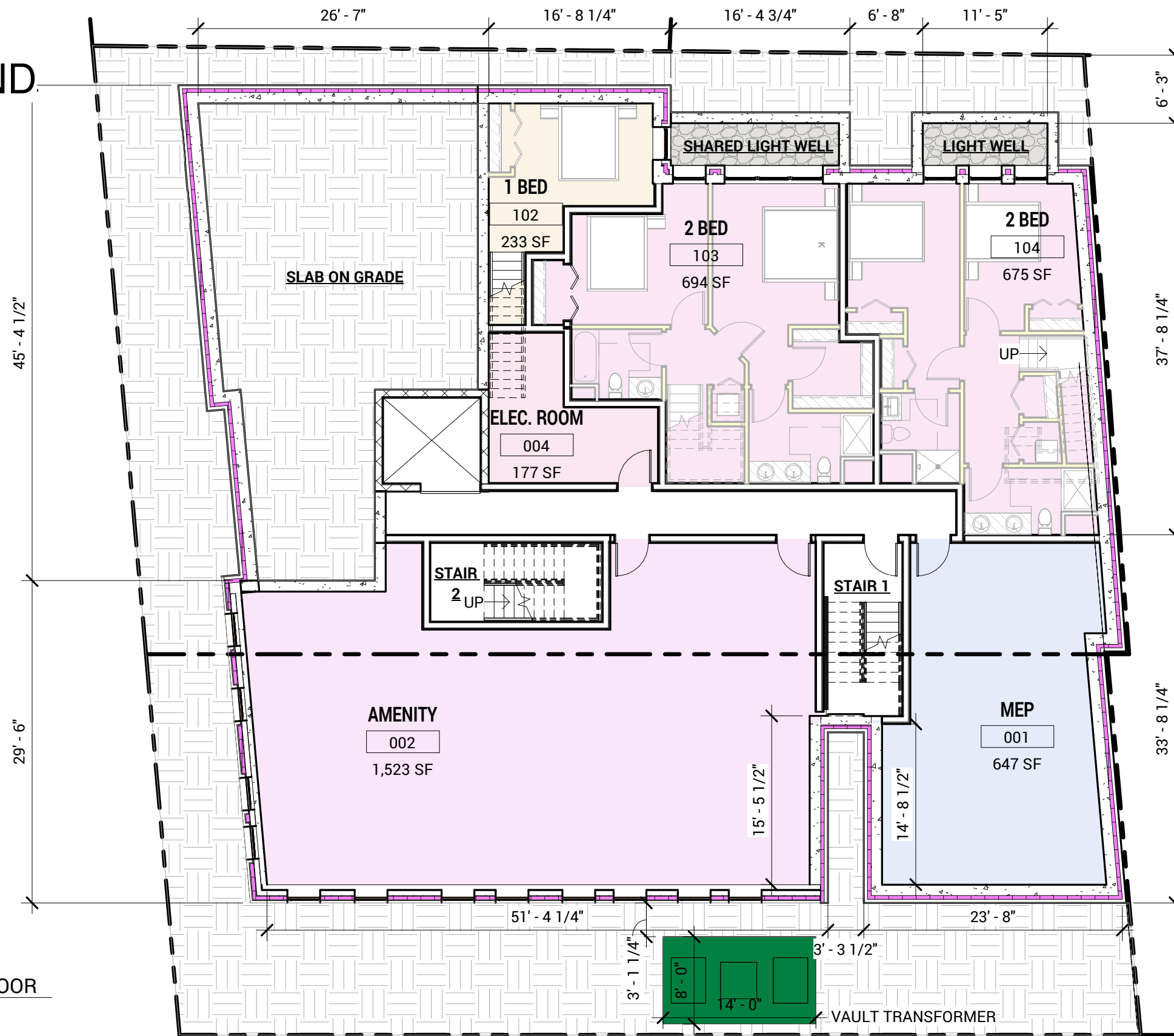
BA

Z-0.14



ROOM LEGEND

- 1 BED
- 2 BED
- AMENITY
- ELEC. ROOM
- MEP



1 00 BASEMENT FLOOR
3/32" = 1'-0"

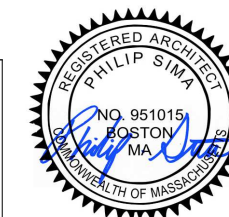
BASEMENT PLAN

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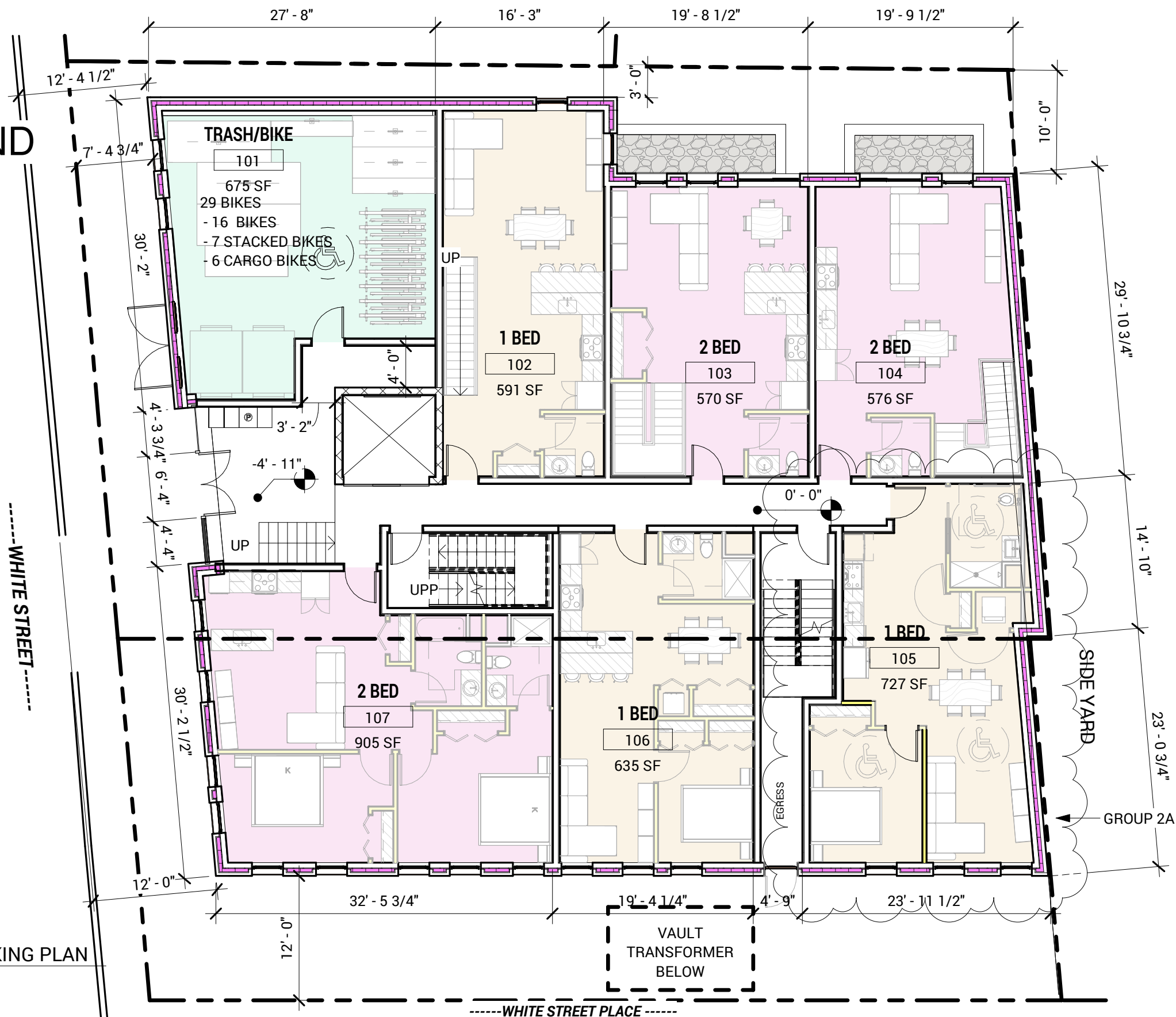
BA

Z-1.0



ROOM LEGEND

- 1 BED
- 2 BED
- TRASH/BIKE



1 1ST FLOOR PLAN WORKING PLAN
3/32" = 1'-0"

FIRST FLOOR PLAN

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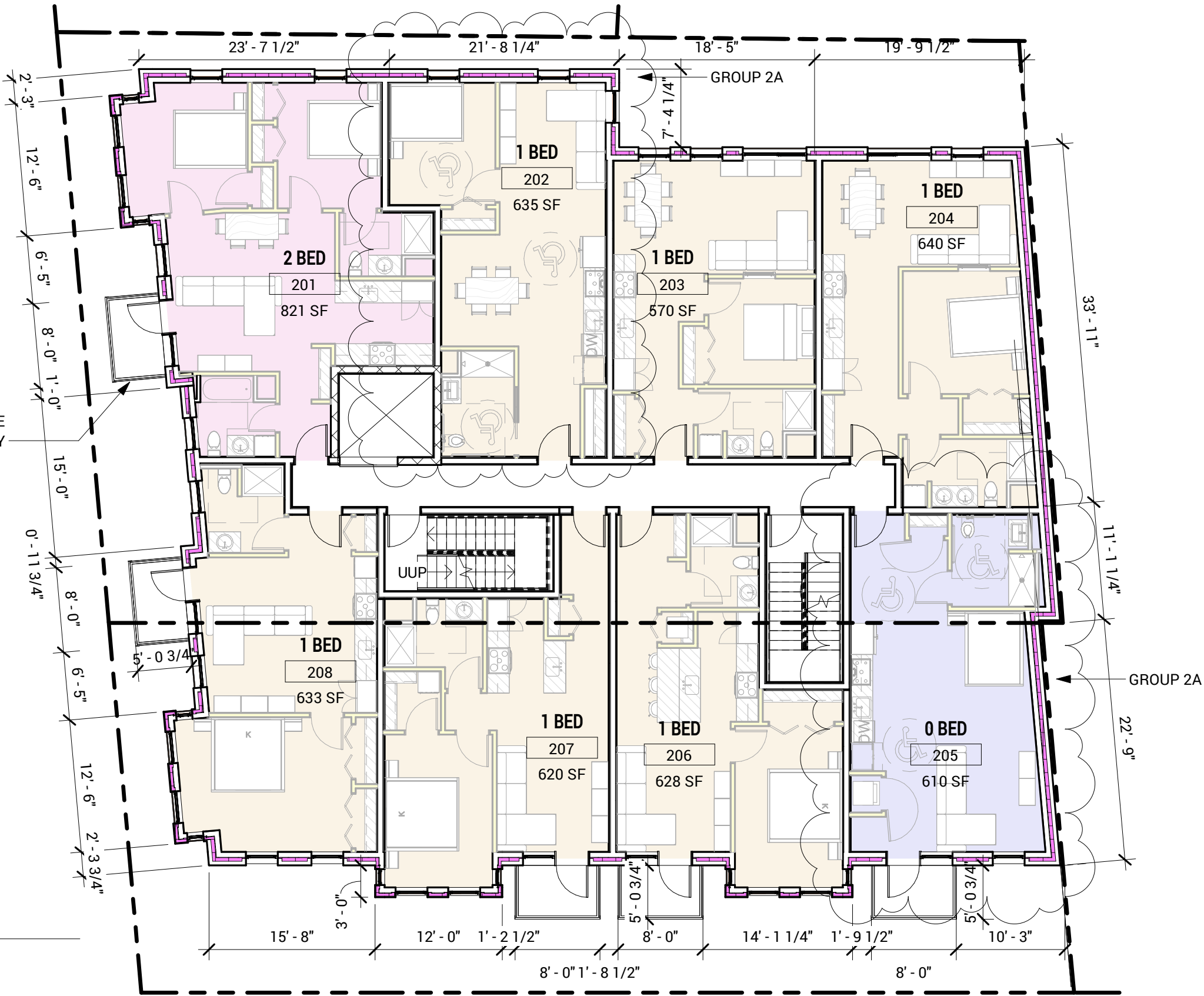


ROOM LEGEND

- 0 BED
- 1 BED
- 2 BED

5' x 8' ENDURABLE BALCONY

1 02 SECOND FLOOR
3/32" = 1'-0"



LEVELS 2

ZONING SET
40 WHITE STREET
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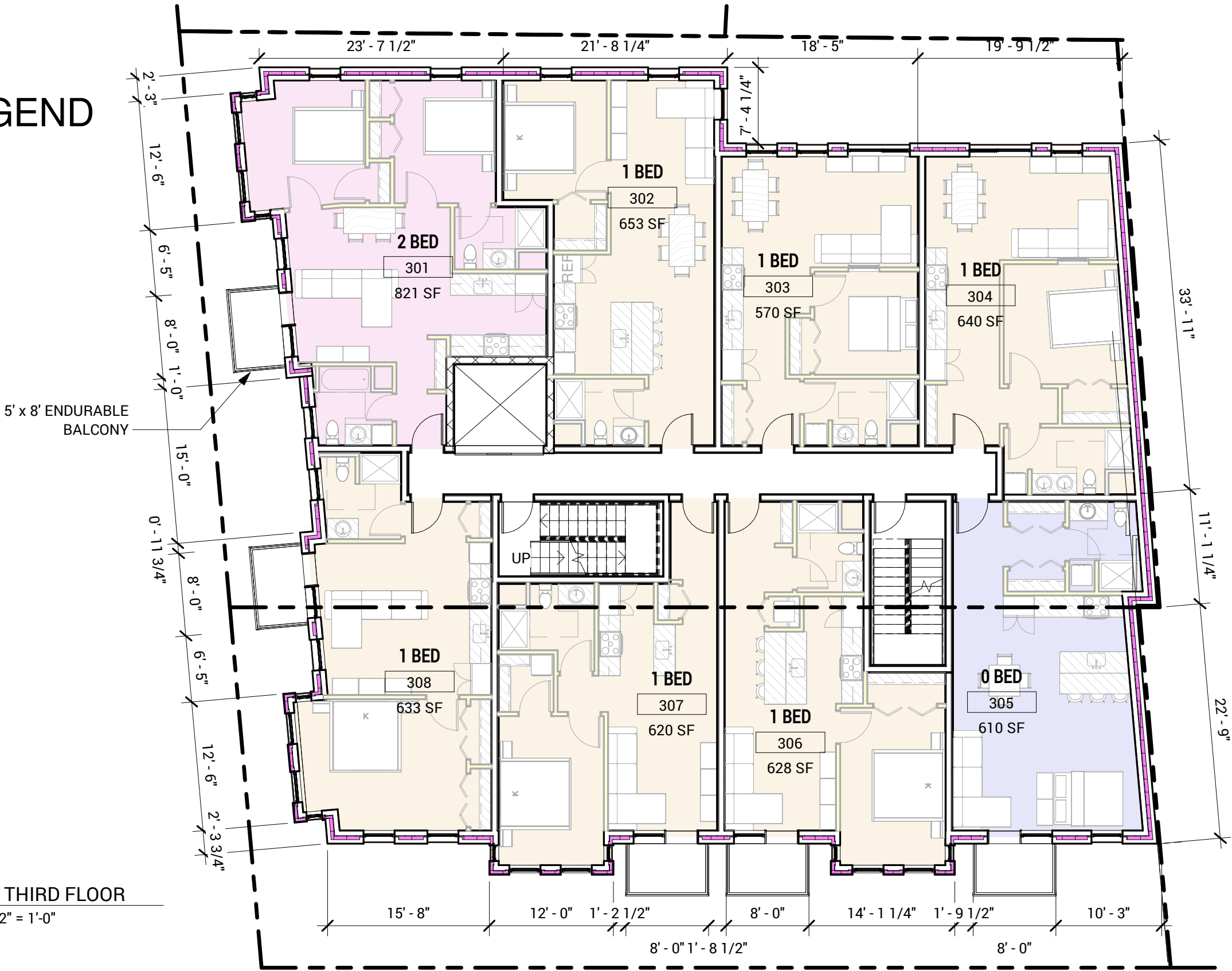
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Z-1.2



ROOM LEGEND

- 0 BED
- 1 BED
- 2 BED



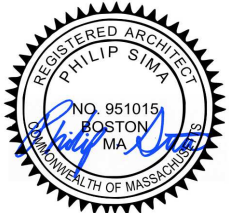
LEVELS 3

ZONING SET
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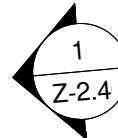
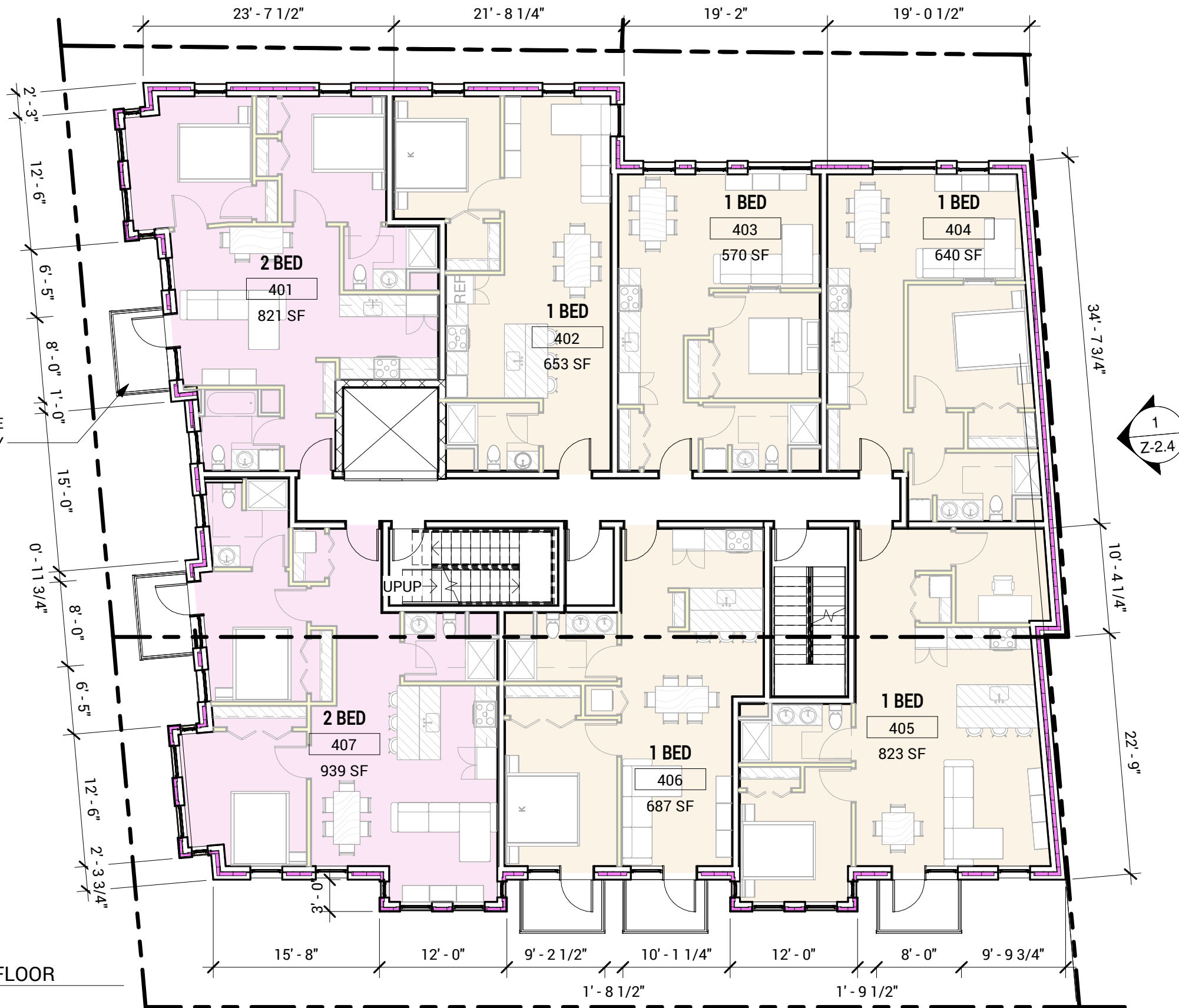


ROOM LEGEND

- 1 BED
- 2 BED

5' x 8' ENDURABLE
BALCONY

1 04 FOURTH FLOOR
3/32" = 1'-0"



LEVEL 4

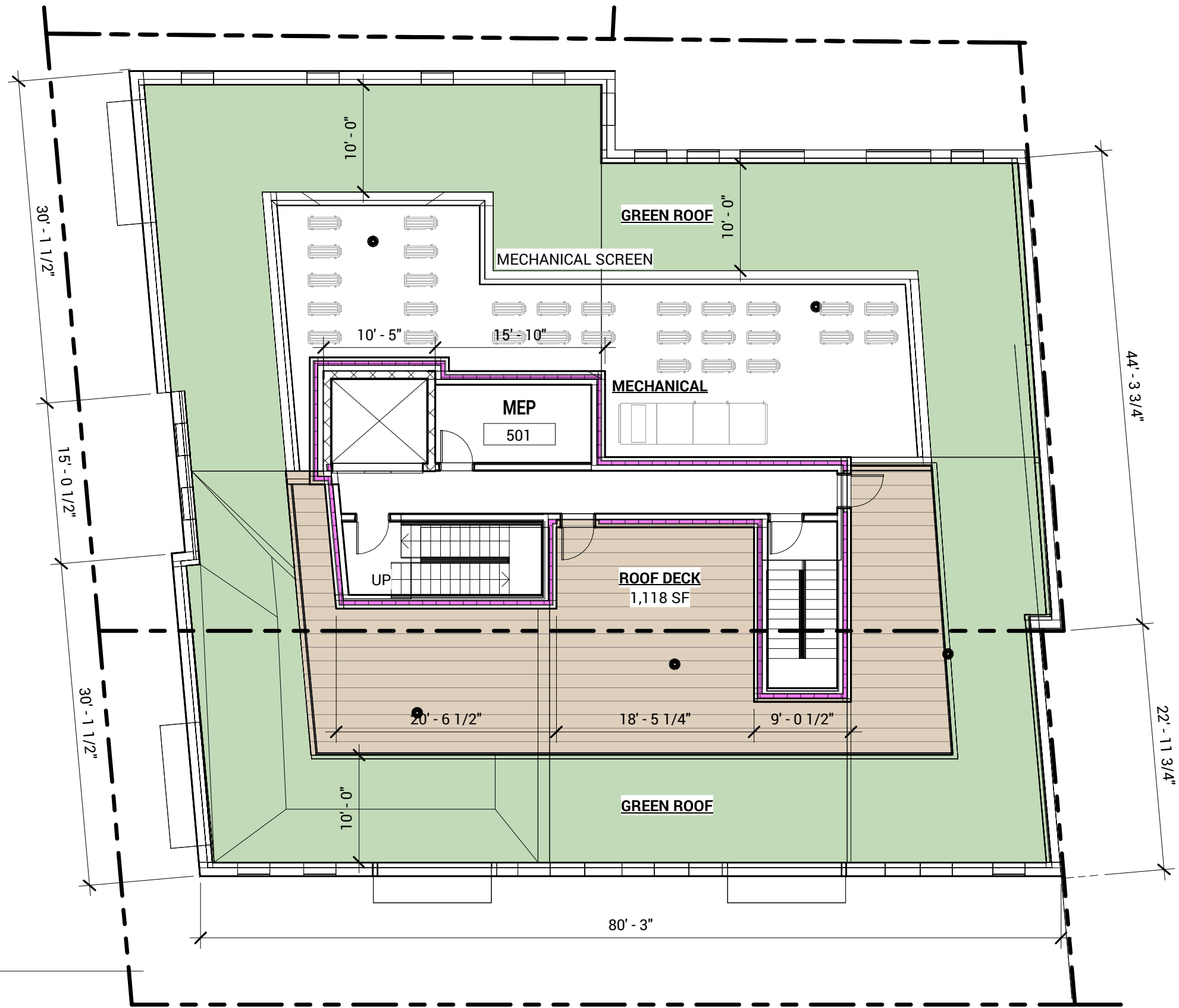
ZONING SET
40 WHITE STREET
05/15/2026

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1 ROOF PLAN
3/32" = 1'-0"

ROOF PLAN

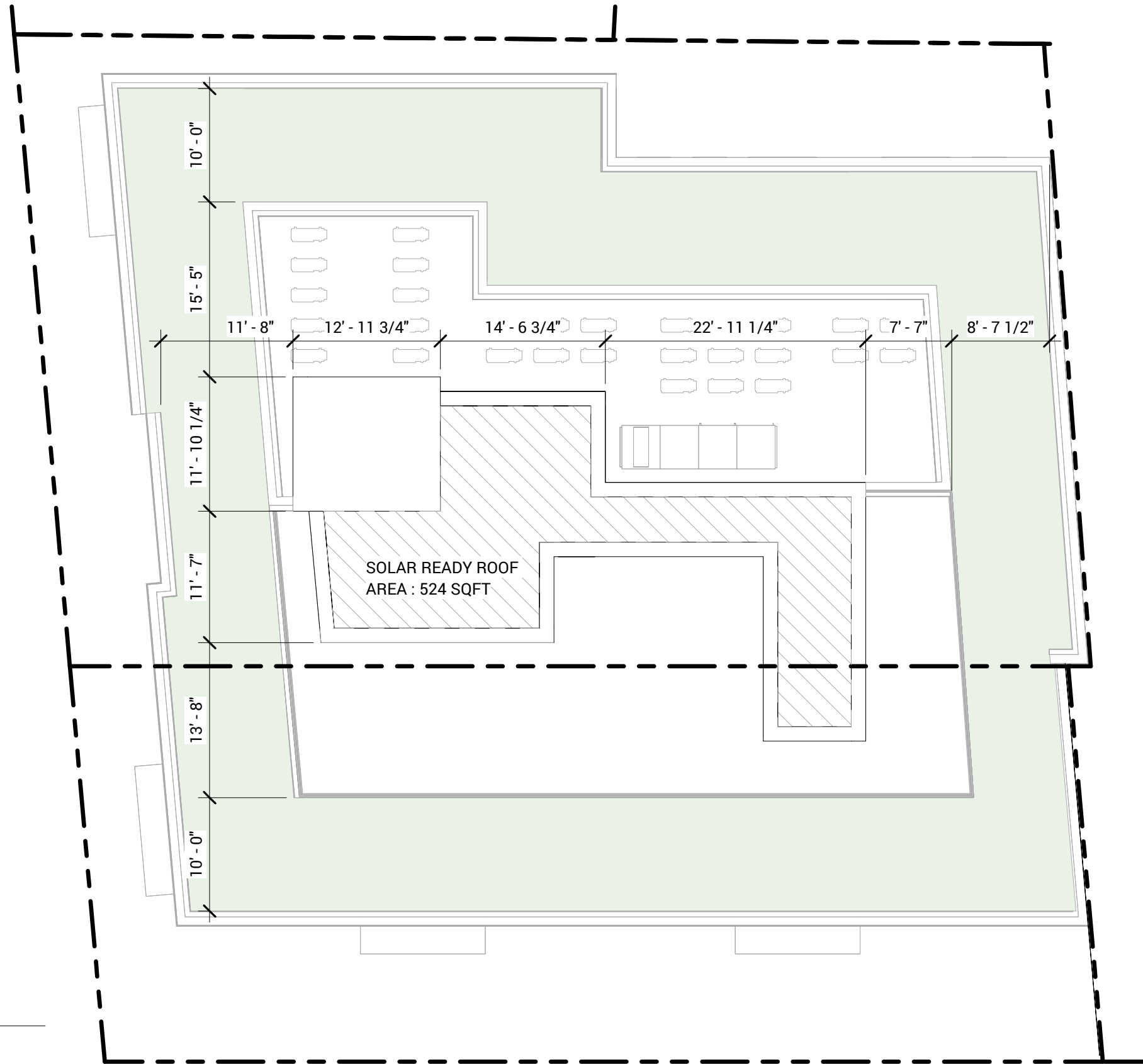
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1 PENTHOUSE ROOF
3/32" = 1'-0"

PENTHOUSE ROOF PLAN

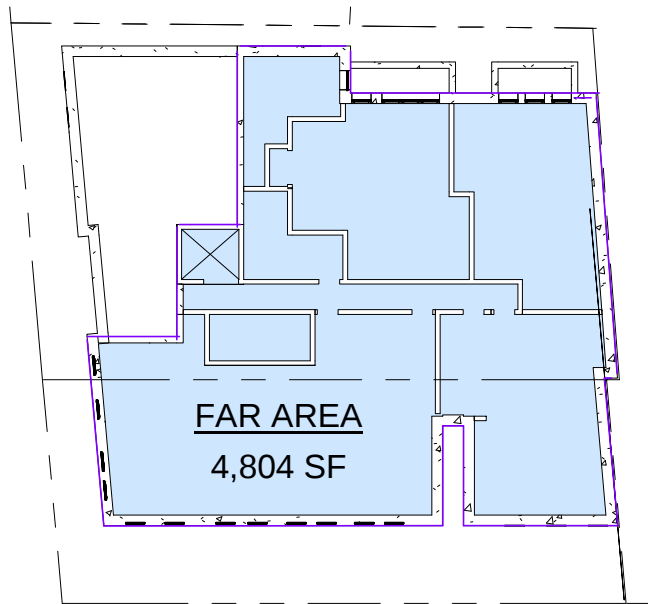
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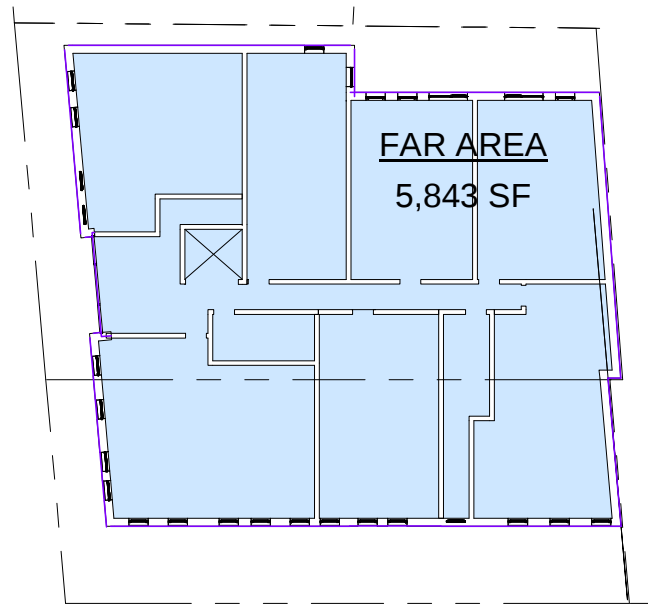
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Z-1.5

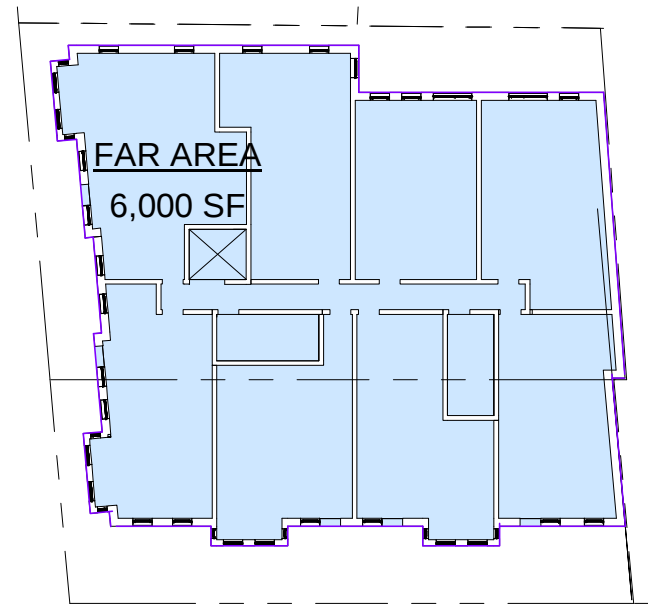




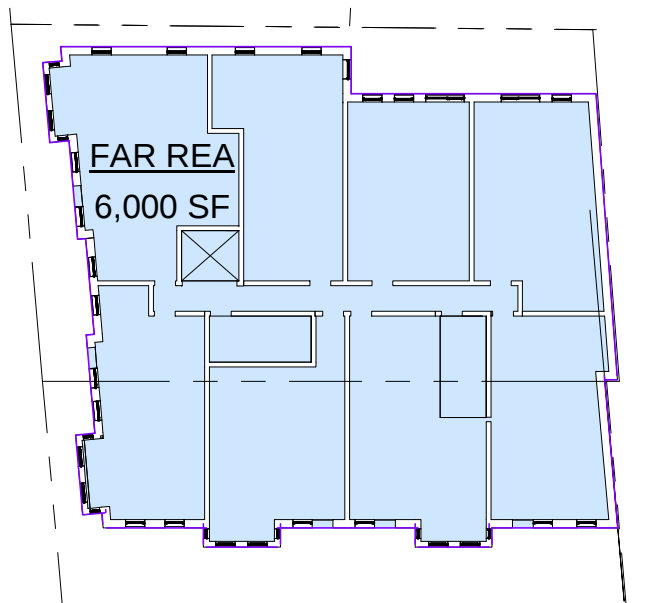
1 00 BASEMENT FLOOR
1" = 30'-0"



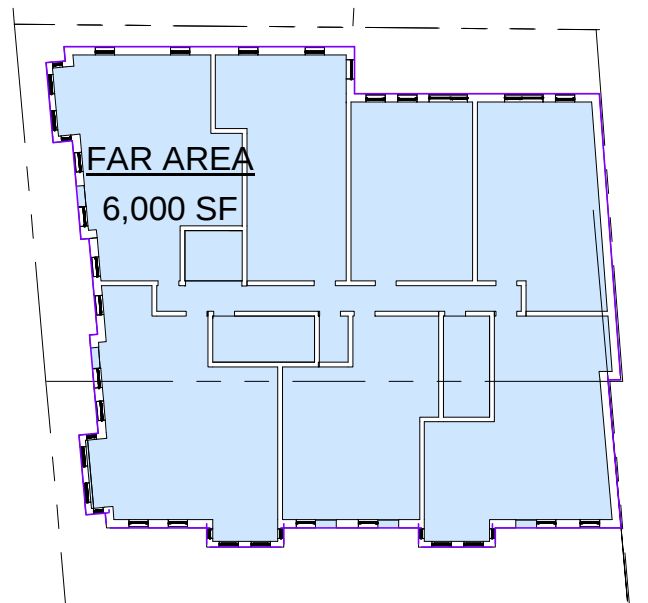
2 01 FIRST FLOOR
1" = 30'-0"



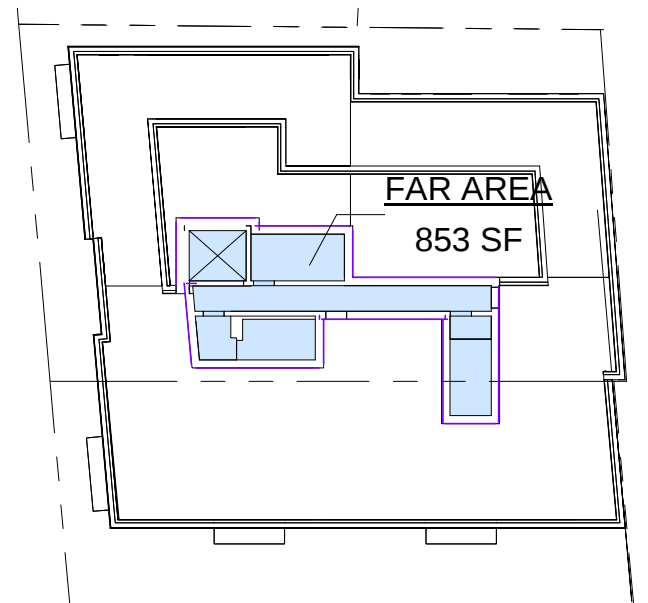
3 02 SECOND FLOOR
1" = 30'-0"



4 03 THIRD FLOOR
1" = 30'-0"



5 04 FOURTH FLOOR
1" = 30'-0"



6 ROOF
1" = 30'-0"

Area Schedule				
Level	Area	FAR	Net Zero Ready	Standard Construction
00 BASEMENT FLOOR	4,804 SF	0.58	5.7	4.3
01 FIRST FLOOR	5,843 SF	0.71	6.9	5.2
02 SECOND FLOOR	6,000 SF	0.73	7.1	5.3
03 THIRD FLOOR	6,000 SF	0.73	7.1	5.3
04 FOURTH FLOOR	6,000 SF	0.73	7.1	5.3
ROOF	853 SF	0.10	1.0	0.8
	29,500 SF	3.57	34.7	26.2

FAR PLANS

ZONING SET
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UNITS PER FLOOR		
Name	Number	Area

00 BASEMENT FLOOR

1 BED	102	233 SF
2 BED	103	694 SF
2 BED	104	675 SF

00 BASEMENT FLOOR: 3

01 FIRST FLOOR

1 BED	102	591 SF
2 BED	103	570 SF
2 BED	104	576 SF
1 BED	105	727 SF
1 BED	106	635 SF
2 BED	107	905 SF

01 FIRST FLOOR: 6

02 SECOND FLOOR

2 BED	201	821 SF
1 BED	202	653 SF
1 BED	203	570 SF
1 BED	204	640 SF
0 BED	205	610 SF
1 BED	206	628 SF
1 BED	207	620 SF
1 BED	208	633 SF

02 SECOND FLOOR: 8

UNITS PER FLOOR		
Name	Number	Area

03 THIRD FLOOR

2 BED	301	821 SF
1 BED	302	653 SF
1 BED	303	570 SF
1 BED	304	640 SF
0 BED	305	610 SF
1 BED	306	628 SF
1 BED	307	620 SF
1 BED	308	633 SF

03 THIRD FLOOR: 8

04 FOURTH FLOOR

2 BED	401	821 SF
1 BED	402	653 SF
1 BED	403	570 SF
1 BED	404	640 SF
1 BED	405	823 SF
1 BED	406	687 SF
2 BED	407	939 SF

04 FOURTH FLOOR: 7

29 TOTAL UNITS, UNITS 102, 103, AND 104 ARE TOWNHOUSE UNITS

UNIT COUNT

ZONING SET
40 WHITE STREET
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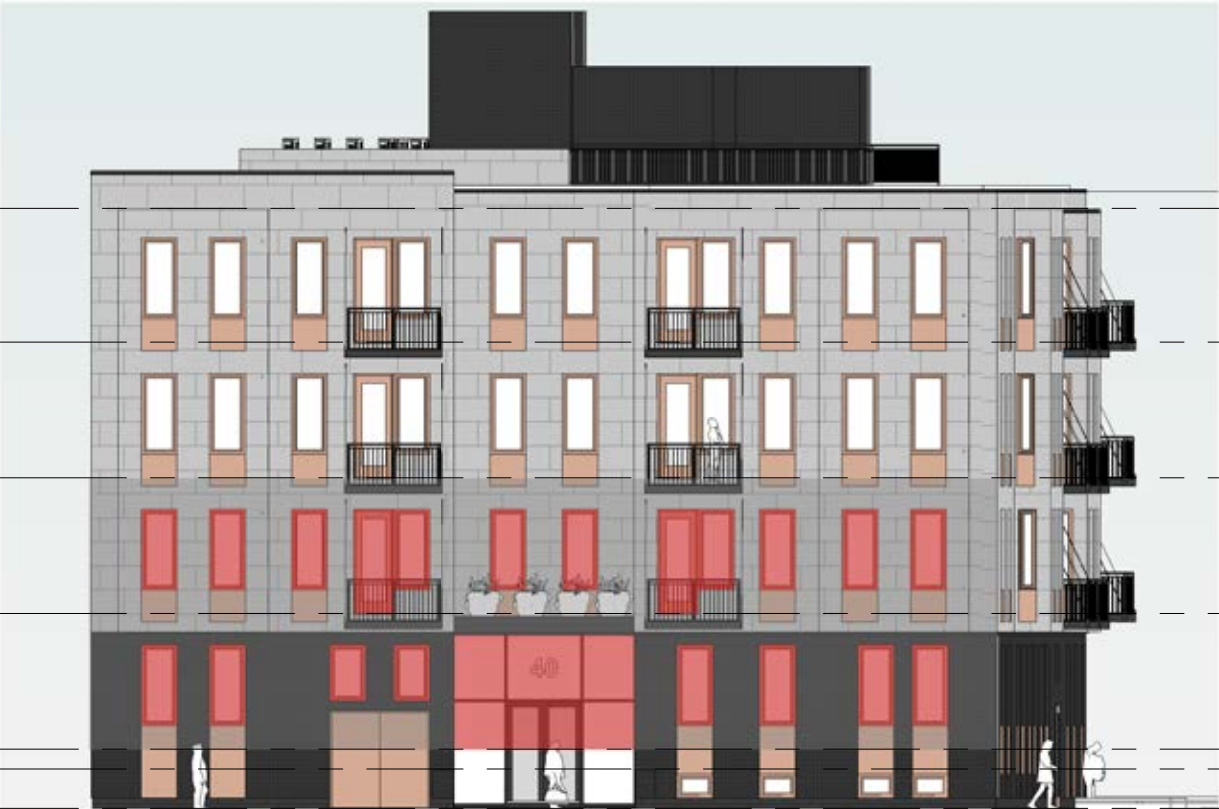
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1 WHITE ST. - GLAZING
1/16" = 1'-0"



2 WHITE ST. PLACE - GLAZING
1/16" = 1'-0"

- PENTHOUSE ROOF
56' - 10 3/4"
PENTHOUSE
46' - 10 3/4"
- ROOF
45' - 0"
- 04 FOURTH FLOOR
33' - 10 1/2"
- 03 THIRD FLOOR
22' - 7"
- 02 SECOND FLOOR
11' - 3 1/2"
- 01 FIRST FLOOR
0' - 0"
- TOF
-1' - 7 3/4"
- GRADE
-4' - 11"

PERCENTAGE OF GLAZING - GROUND STORY SOUTH					
Facade Location	Family and Type	Total Facade Area	Glazing Area	% of Facade	Min. Required Glazing
White St. Pl. Glazing	Fire Safety Zone Detail: Zone Glazing	904 SF	243 SF	26.9%	15-50%
White St. Glazing	Fire Safety Zone Detail: Zone Glazing	853 SF	293 SF	34.3%	15-50%
2nd White St. Pl. Glazing	Fire Safety Zone Detail: Zone Glazing	904 SF	290 SF	32.0%	15-50%
2nd White St. Glazing	Fire Safety Zone Detail: Zone Glazing	853 SF	261 SF	30.6%	15-50%



1 MASSING - WHITE ST.



2 MASSING - WHITE ST AND WHITE ST PL

MASSING

ZONING SET
40 WHITE STREET
05/15/2026

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1 WHITE ST. PLACE
1/8" = 1'-0"

WHITE ST PLACE ELEVATION

ZONING SET
40 WHITE STREET
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Z-2.1





WHITE ST.
1/8" = 1'-0"

WHITE ST ELEVATION

ZONING SET
40 WHITE STREET
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Z-2.2





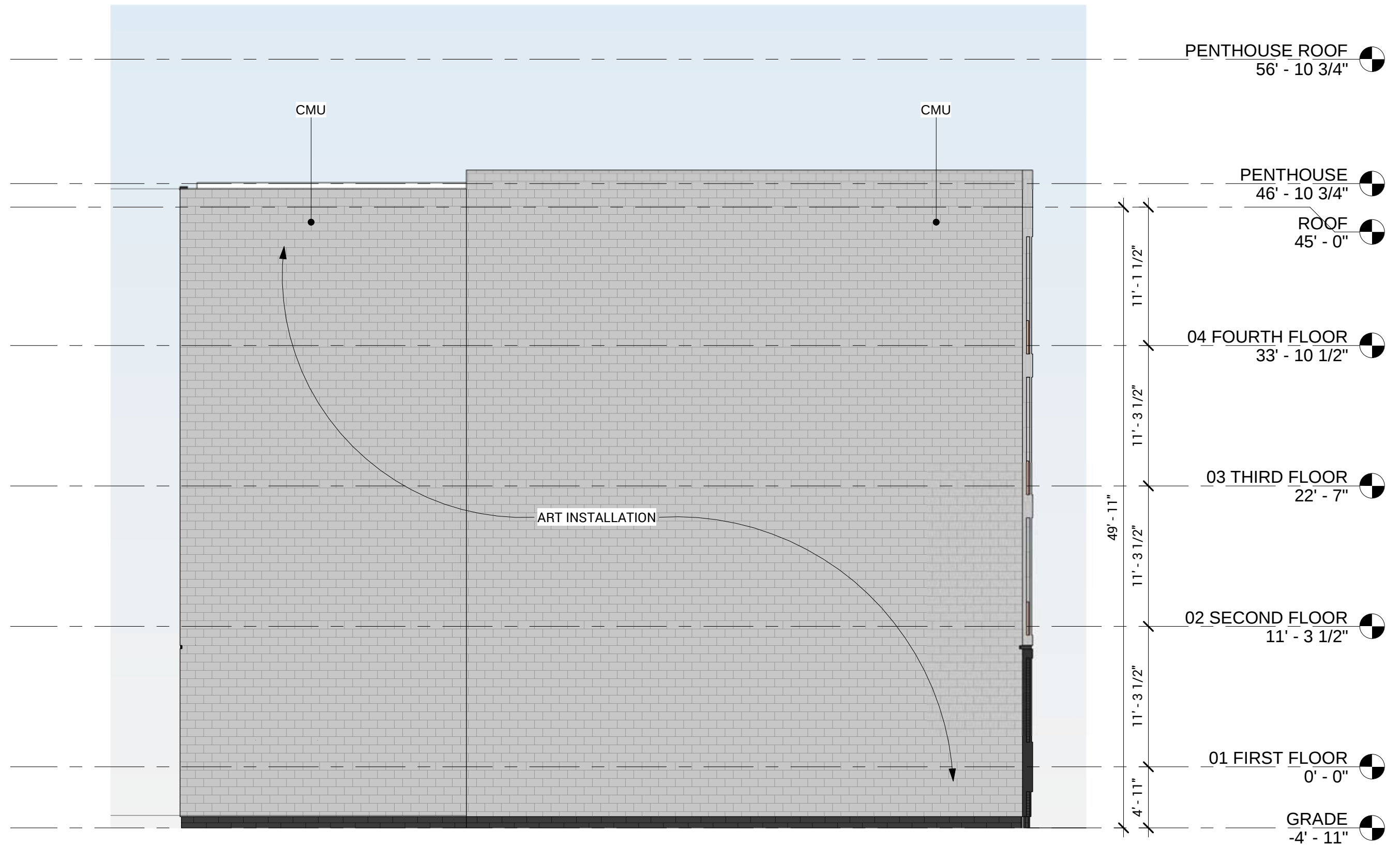
SIDE ELEVATION

ZONING SET
40 WHITE STREET
05/15/2026



Z-2.3





1 REAR ELEVATION
1/8" = 1'-0"

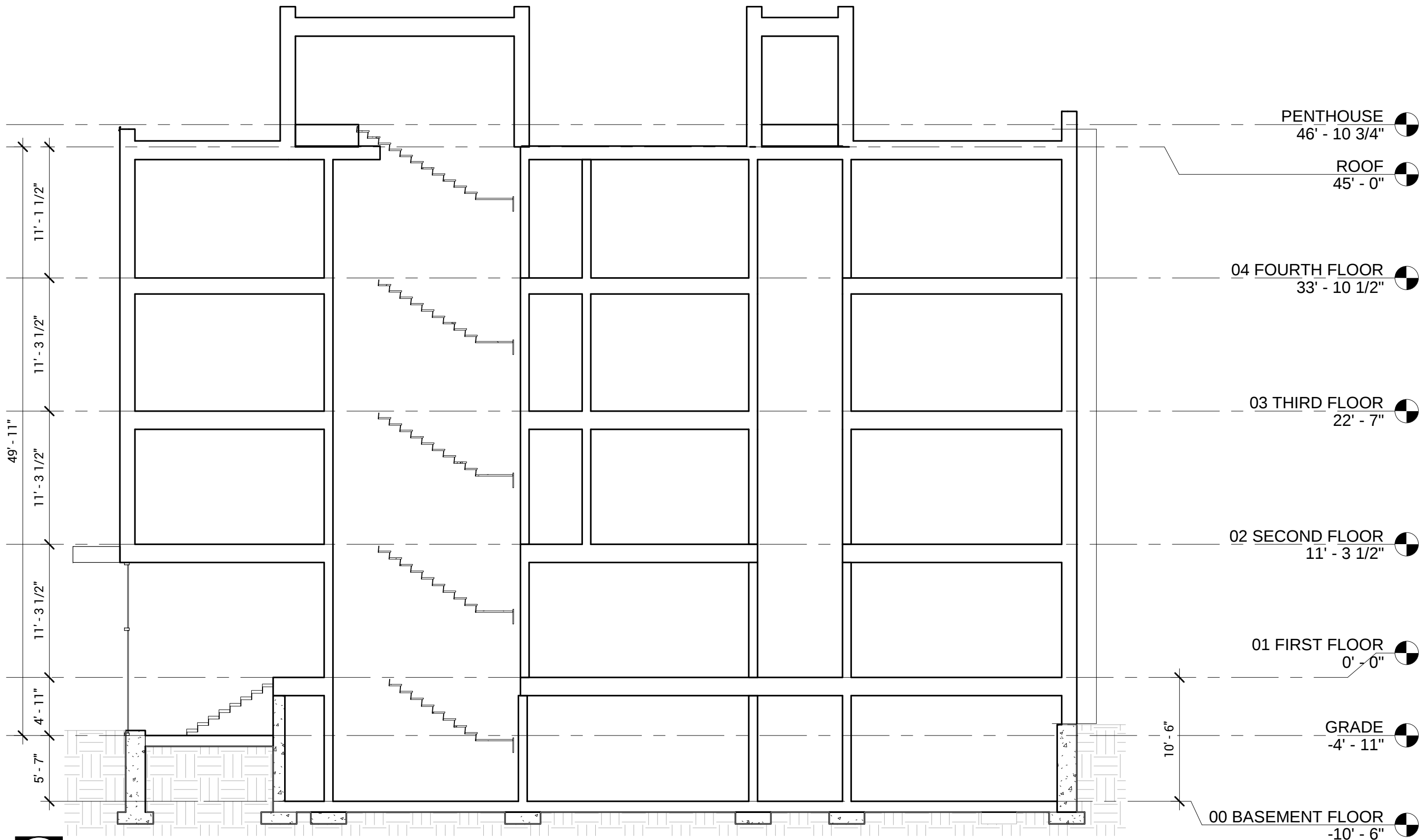
REAR ELEVATION

ZONING SET
40 WHITE STREET
05/15/2026



Z-2.4



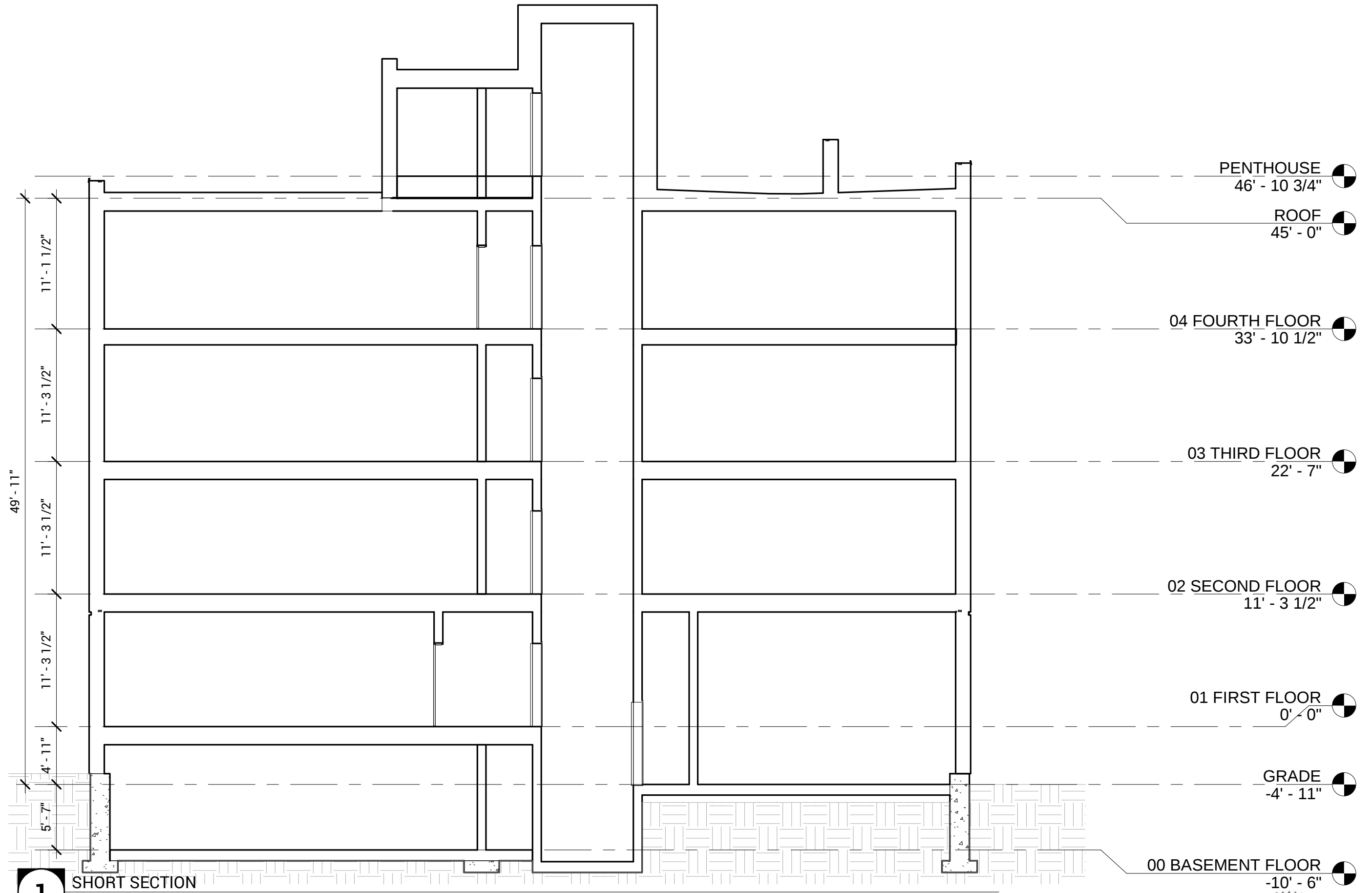


1 LONG SECTION
1/8" = 1'-0"

SECTION

40 WHITE STREET
05/15/2026





1 SHORT SECTION
1/8" = 1'-0"

SECTION

ZONING SET
40 WHITE STREET
05/15/2026

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1

WHITE PL ST

VIEW - WHITE PLACE ST

ZONING SET
40 WHITE STREET
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1 WHITE ST - PARKING LOT

VIEW - WHITE ST - PARKING LOT

ZONING SET
40 WHITE STREET
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Z-3.2





1 WHITE ST VIEW

VIEW - WHITE ST

ZONING SET
40 WHITE STREET
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Z-3.3





RENDERING - WHITE ST FACADE

ZONING SET
40 WHITE STREET
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Z-3.4





RENDERING - WHITE ST AND WHITE ST PL

ZONING SET
40 WHITE STREET
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Z-3.5





RENDERING - WHITE ST

ZONING SET
40 WHITE STREET
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Z-3.6





RENDERING - WHITE ST PL

ZONING SET
40 WHITE STREET
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Z-3.7





RENDERING - WHITE ST PL

ZONING SET
40 WHITE STREET
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Z-3.8

