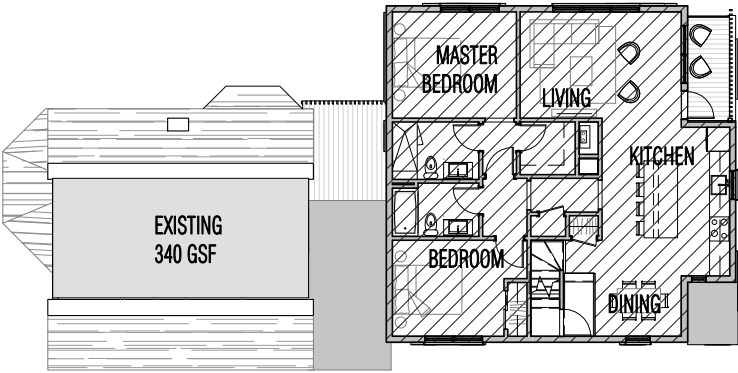
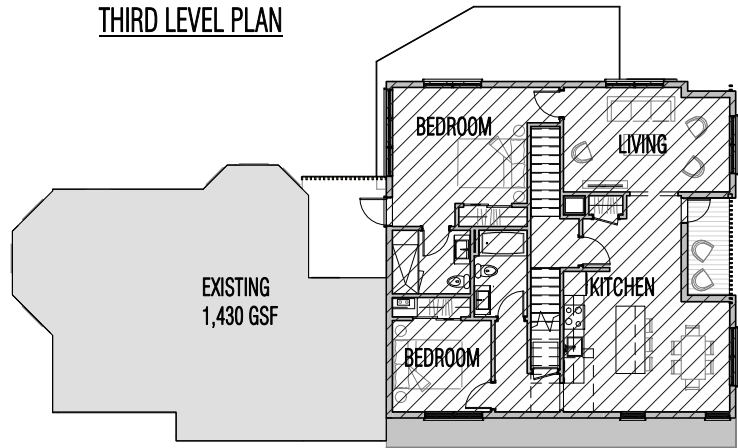


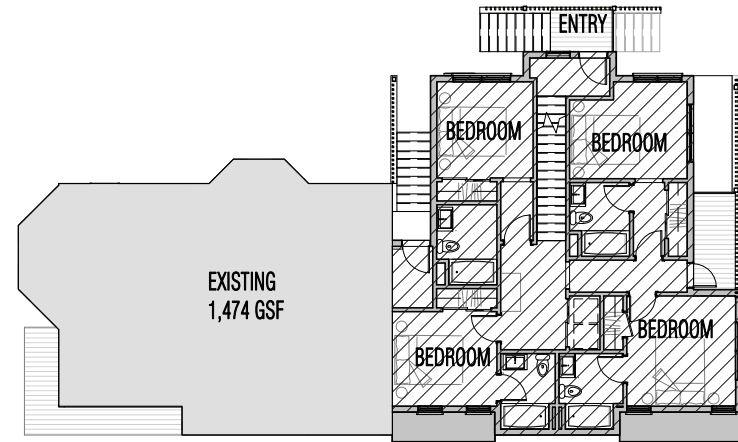
# 27 TUFTS STREET, SOMERVILLE, MA



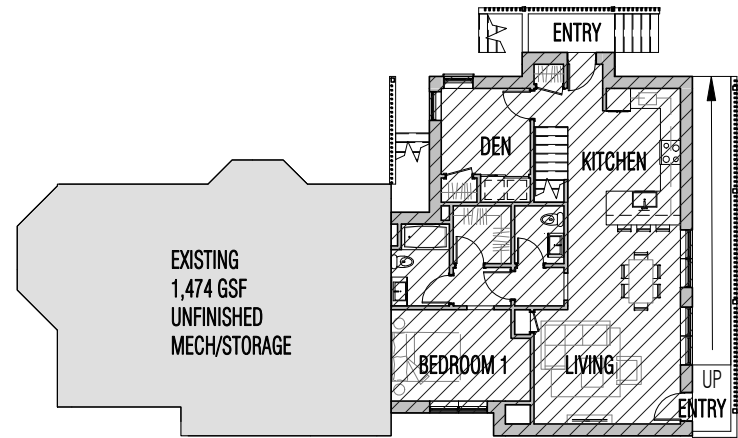
THIRD LEVEL PLAN



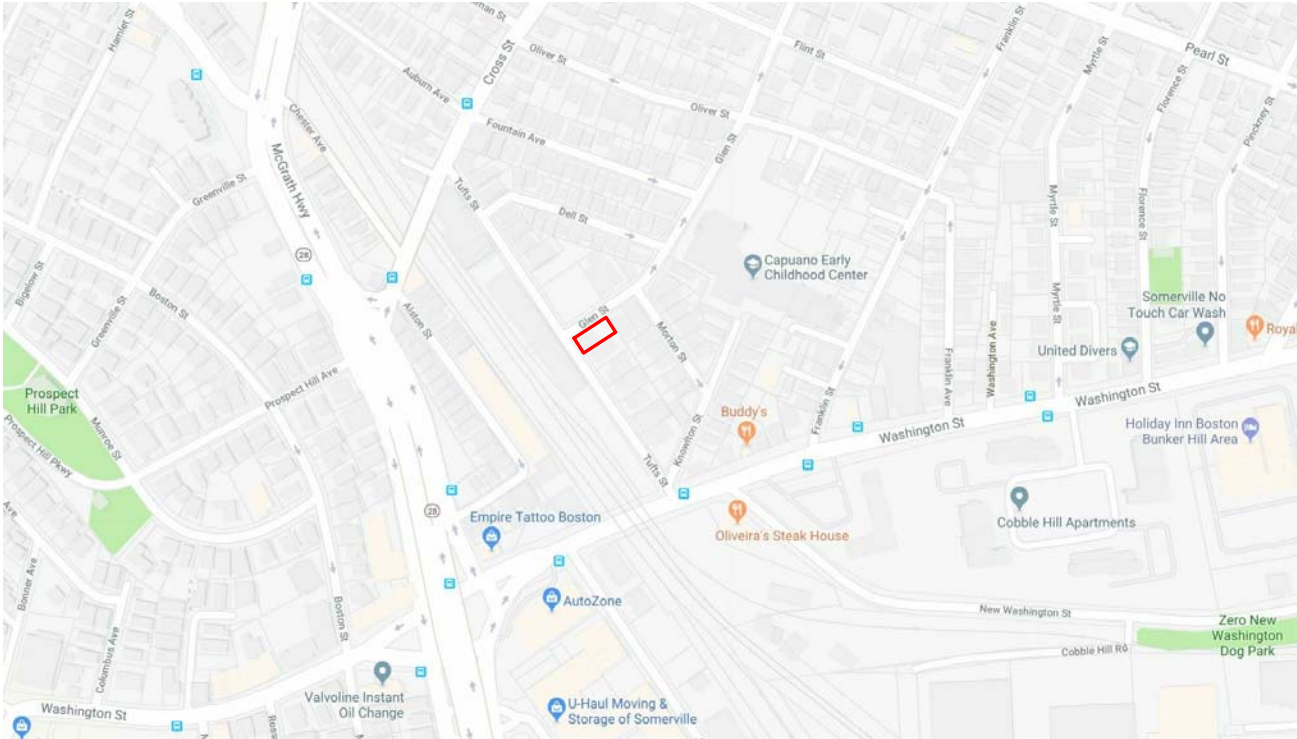
SECOND LEVEL PLAN



FIRST LEVEL PLAN



BASEMENT LEVEL PLAN



27 Tufts Street				
District	RC			
Corner Lot	Owner chooses front/side orientation			
	Required	Exist	Proposed	Notes
Min Lot area	7500	5,000	no change	
Min Lot area per unit (1-9):	875	2,500	1,000	
Allow. Units	5.7	2	5	
Lot Width (min ft)	NA	50.0	no change	
Max Ground Coverage	70%	approx 20%	48%	
Min Landscaped Area	25%	approx 80%	36%	
FAR	2.0	0.7	1.6	
Max Hgt	40'	approx. 35'	37'	measured to top of roof beam- 34'-8" as measured to mid roof rafter
Max Stories	3.0	2.5	3.0	bsmt not story if clg ≥ 5' abv avg fin gr against bld. Bsmt definition: < 60% abv avg gr
Front Yard	15'	9'	no change	
Side Yard*	10	2.5', 18'	2.5', 10'	*side(2-2.5 stories min 8' / sum 17') (3 stories min 10' / sum 20) (4+ st. min 1/3 bldg hgt / sum 2/3 bldg hgt)
Rear Yard	20'	approx 50'	20'	steps /bays may project 25% setback 50% façade
Min Frontage	50'	150'	no change	
Min Pervious	30%	approx. 60%	36%	

## 27 TUFTS STREET COVER

### SHEET LIST

- A000 COVER
- A001 SITE PLAN
- A002 CONTEXT
- A100 BASEMENT LEVEL PLAN
- A101 STREET LEVEL FLOOR PLAN
- A102 SECOND LEVEL PLAN
- A103 THIRD LEVEL PLAN
- A104 ROOF PLAN
- A200 GLEN ST ELEVATION
- A201 REAR YARD ELEVATION
- A202 SIDE YARD ELEVATION
- A901 STREET VIEW 1
- A902 STREET VIEW 2

### PROJECT NARRATIVE

Three story addition to an existing 2 family dwelling. The new addition includes three new unique apartments. Collectively 5 units on the property.

### ACCESSIBILITY NARRATIVE

The projects consists of a three story walk up with the lower level being a duplex between the basement and first floor. As such this type of building is except from MAAB requirements. However to provide accessibility, we have design the garden level of the lower unit to be MAAB group 1 accessible including a ramp down to the living, kitchen and dining, and an accessible bedroom suite on this level.

### SUSTAINABILITY NARRATIVE

The proposed projects includes photovoltaic panel on the roof, bike parking, and an energy efficient building envelope to exceed building code.

### UNIT 1 - DUPLEX

- 2,163 SF
- 5+ BED 5.5 BATH
- LOWER LEVEL GROUP 1 ACCESSIBLE

### UNIT 2

- 1,130 SF
- 2 BED 2 BATH

### UNIT 3

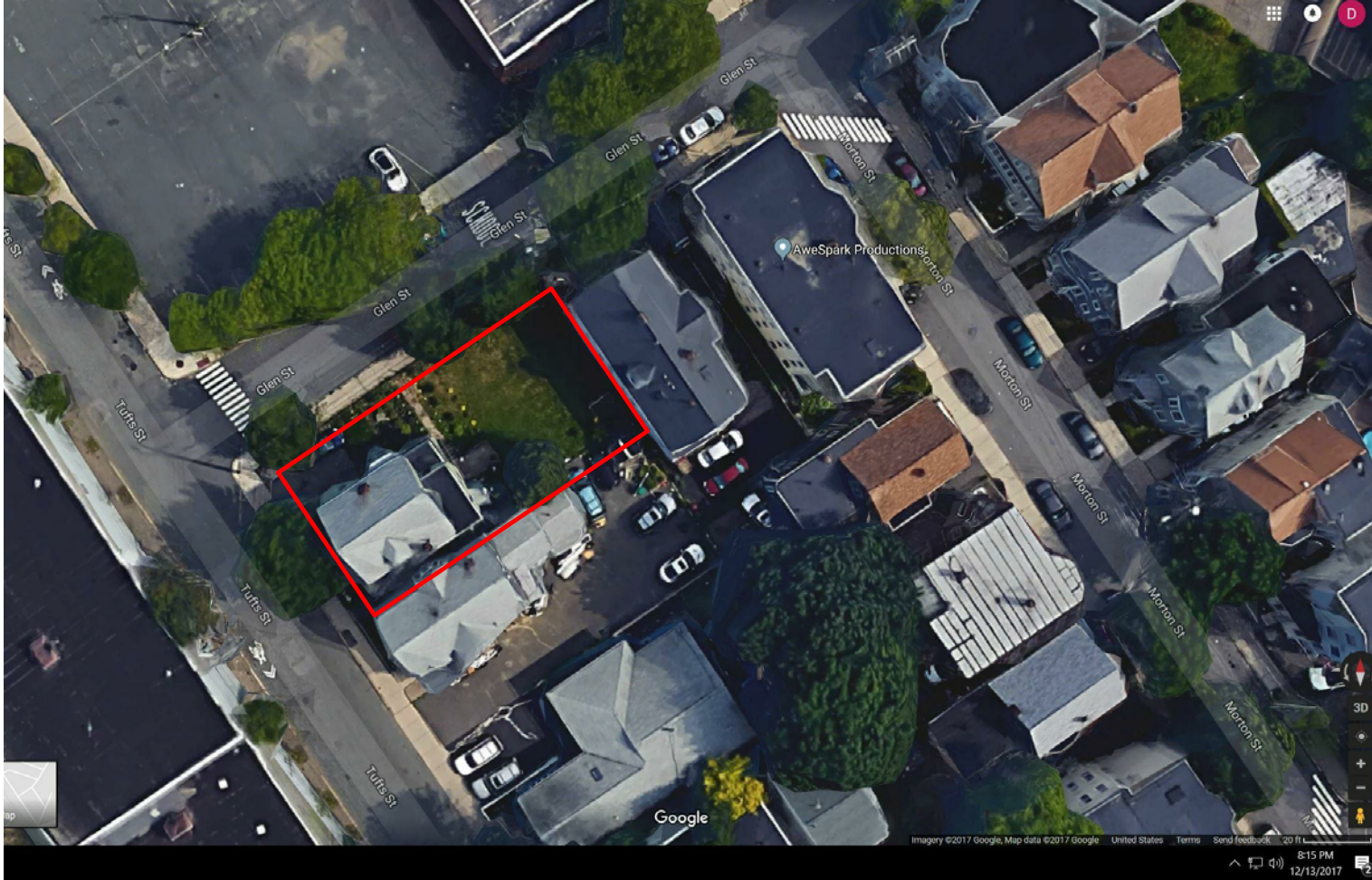
- 1,160 SF
- 2 BED 2 BATH
- ROOF DECK

LANDSCAPED: 1,825 SF (35%)  
PARKING: 2  
BIKE PARKING: 6



A001





AERIAL VIEW



EXISTING STREET VIEW



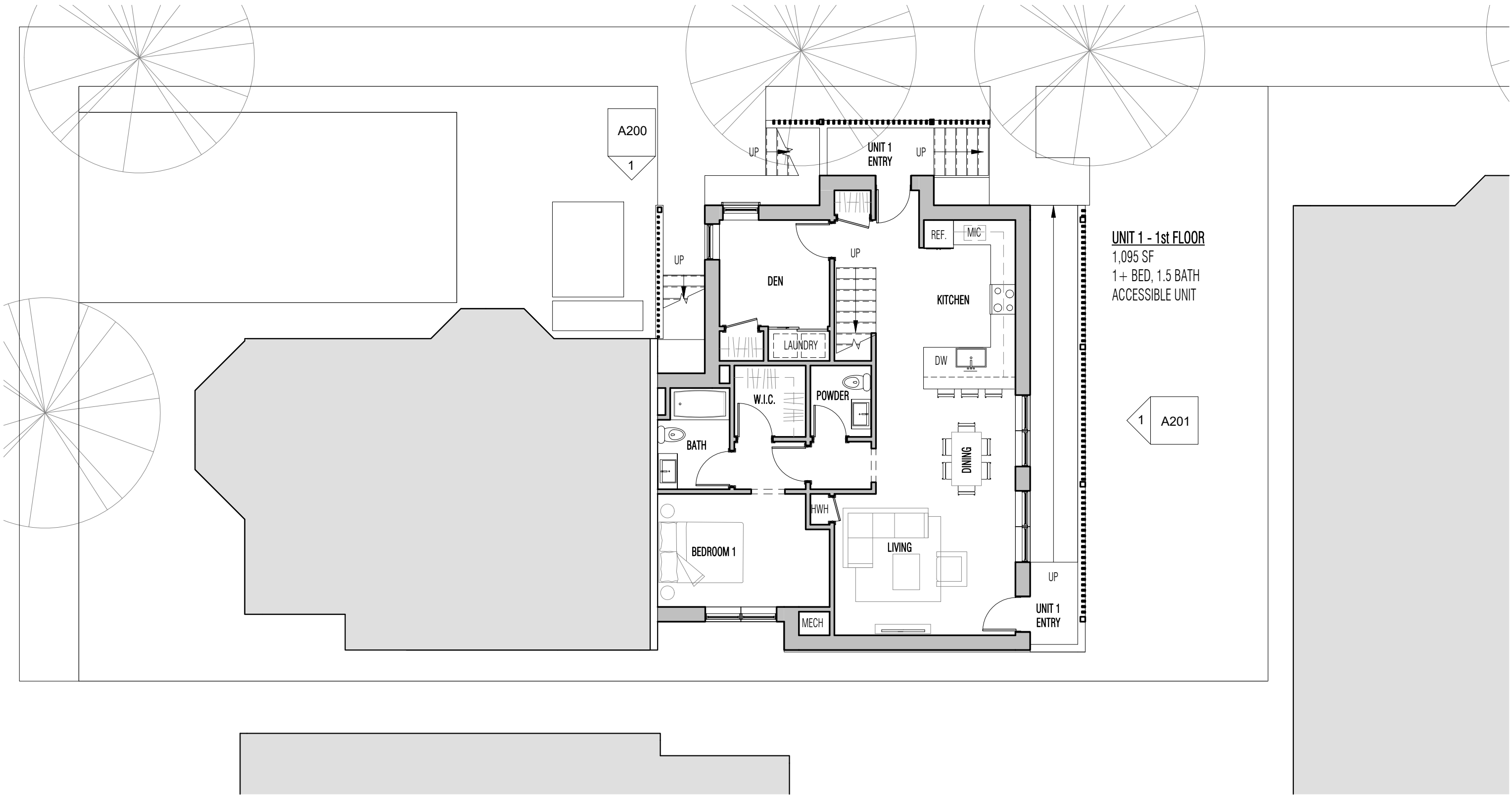
EXISTING STREET VIEW

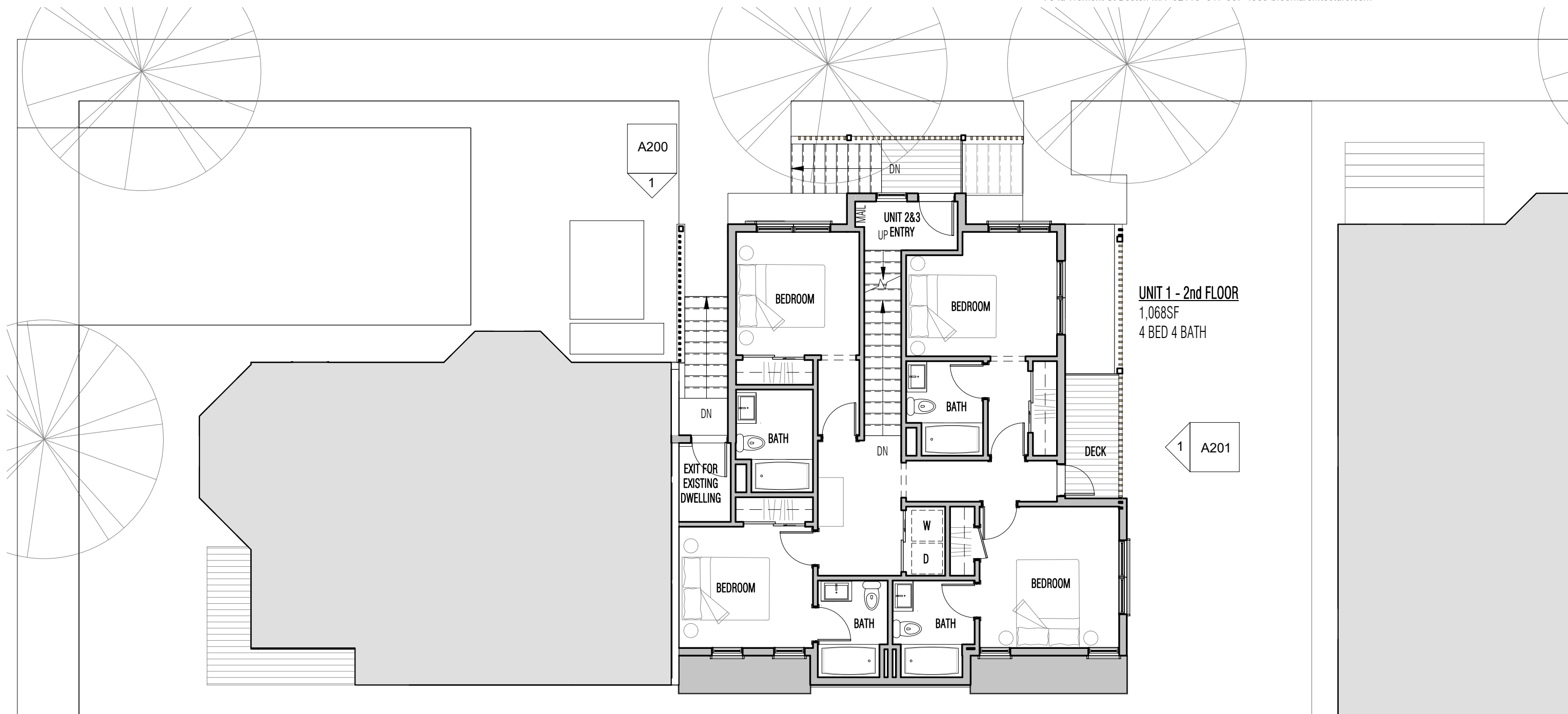
27 TUFTS STREET  
CONTEXT

A002

DECEMBER 8, 2018







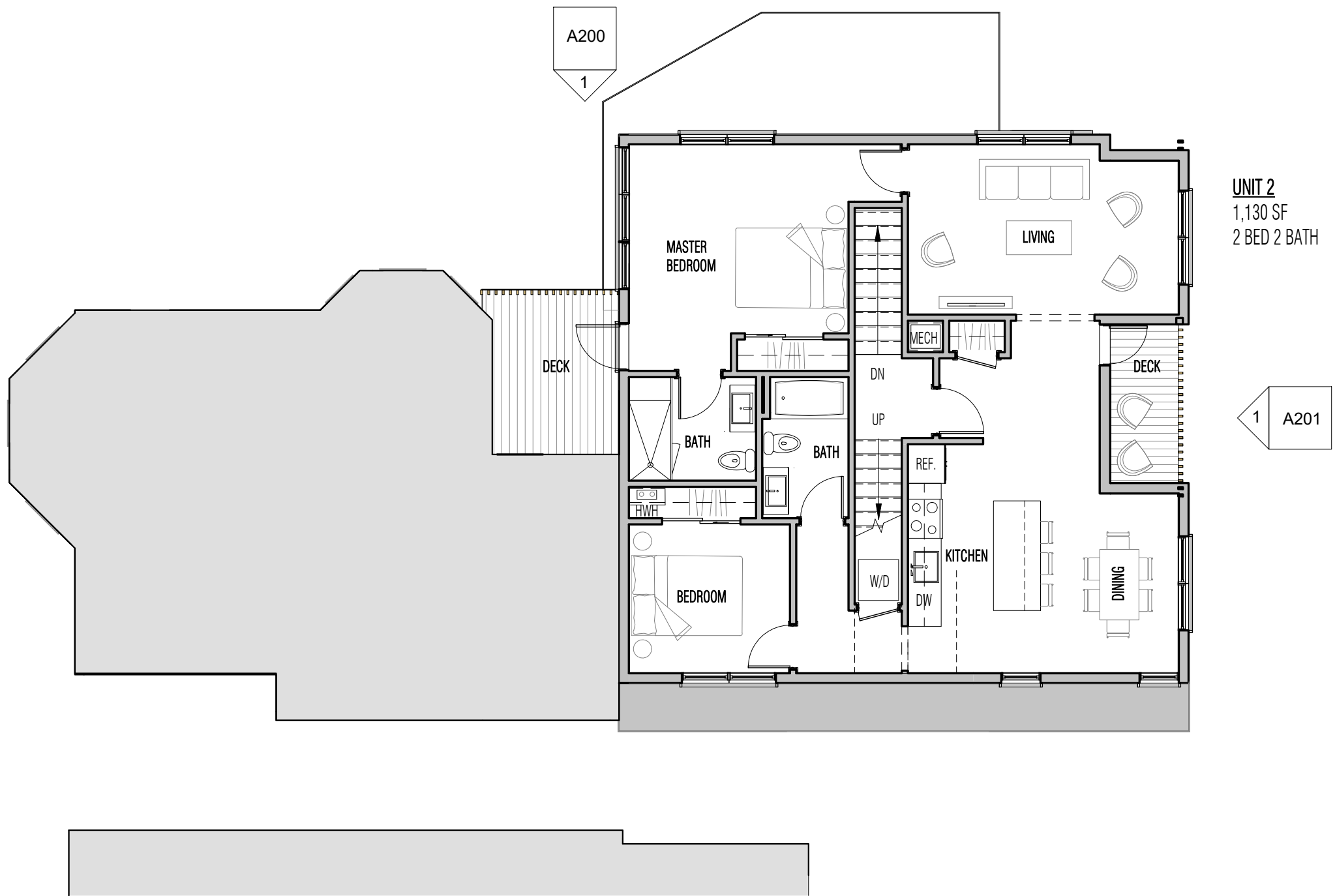
# 1 FIRST LEVEL PLAN

1/8" = 1'-0"

27 TUFTS STREET  
STREET LEVEL FLOOR PLAN

## A101

DECEMBER 8, 2018

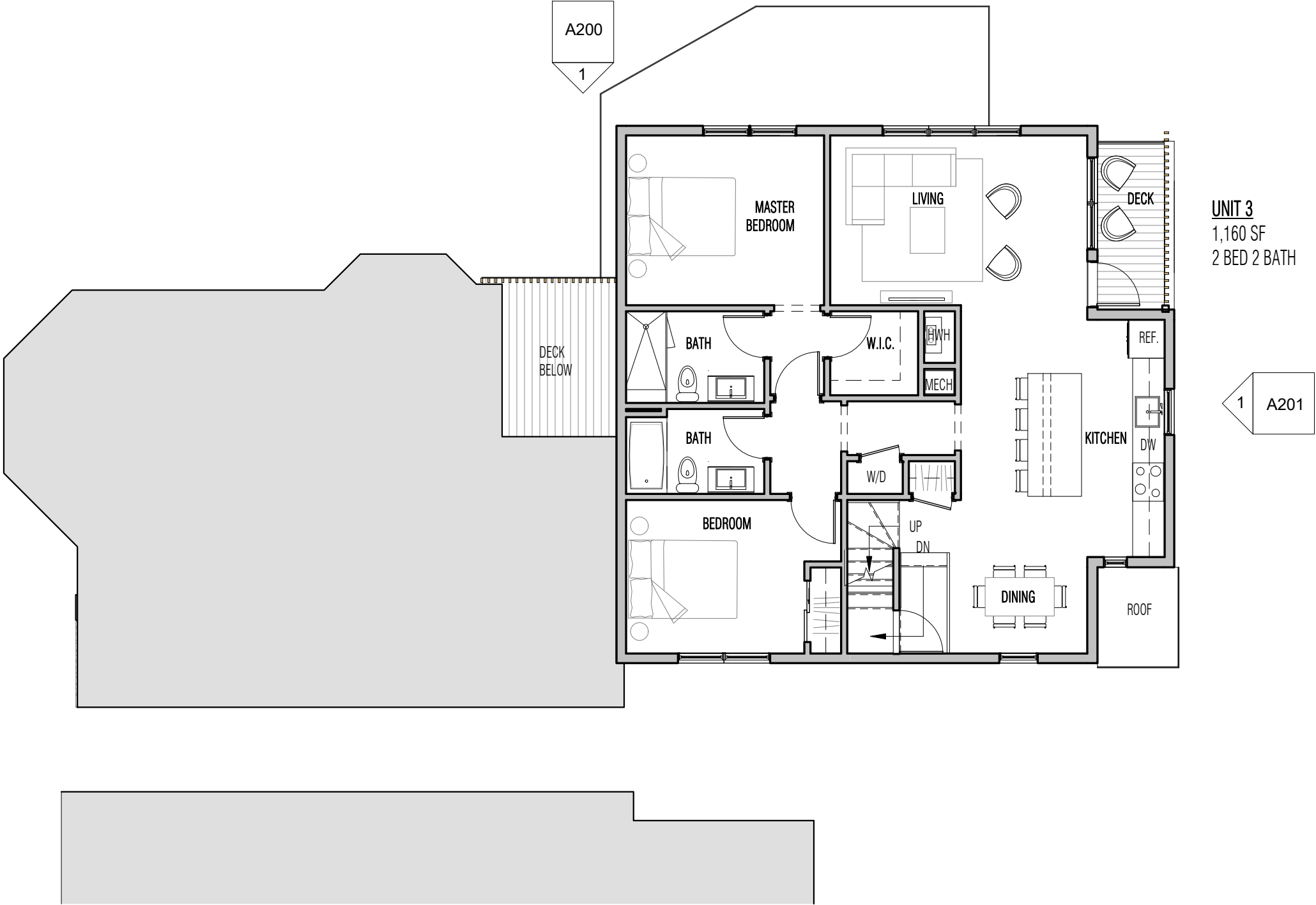


1 SECOND LEVEL PLAN  
1/8" = 1'-0"

27 TUFTS STREET  
SECOND LEVEL PLAN

A102

DECEMBER 8, 2018

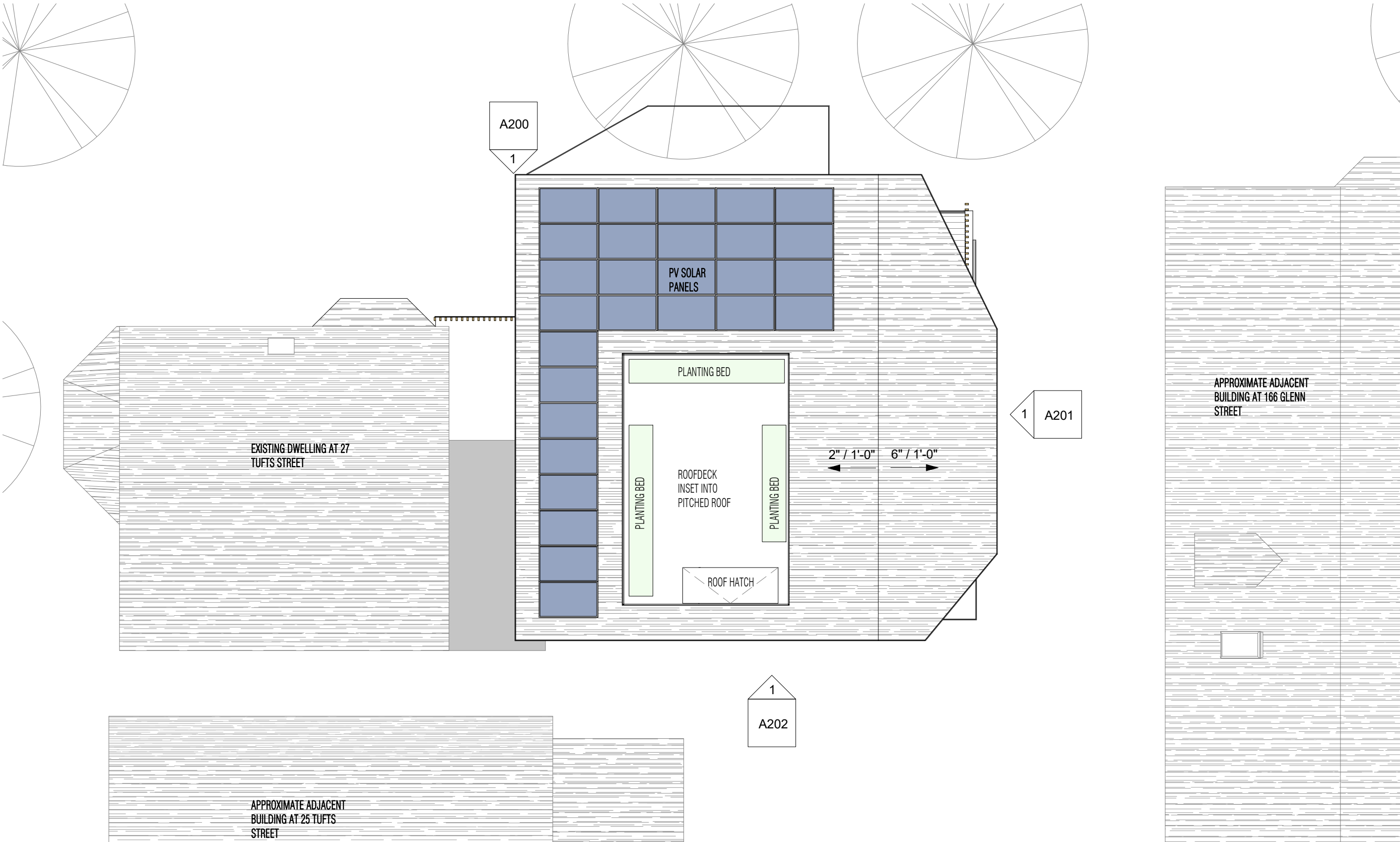


1 THIRD LEVEL PLAN  
1/8" = 1'-0"

27 TUFTS STREET  
THIRD LEVEL PLAN

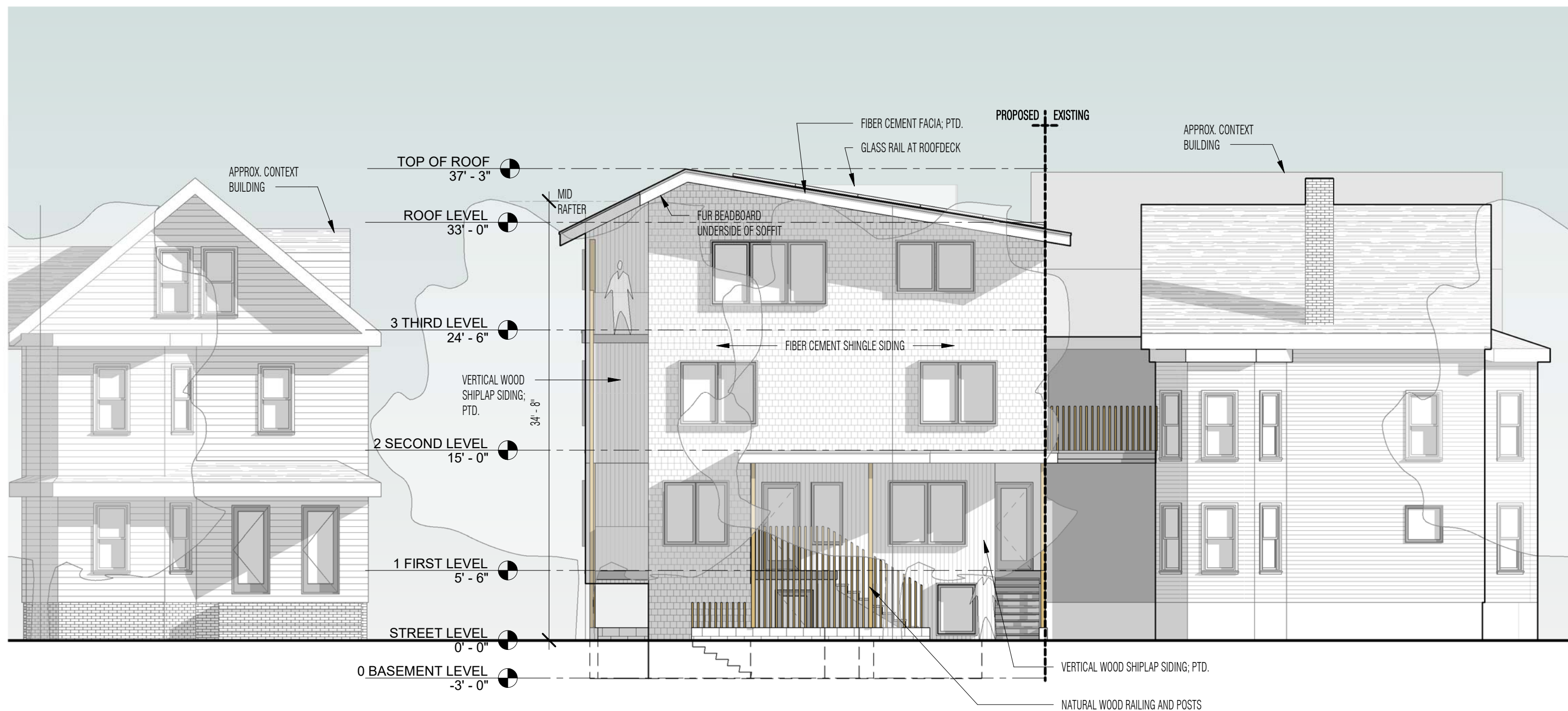
A103

DECEMBER 8, 2018



27 TUFTS STREET  
ROOF PLAN





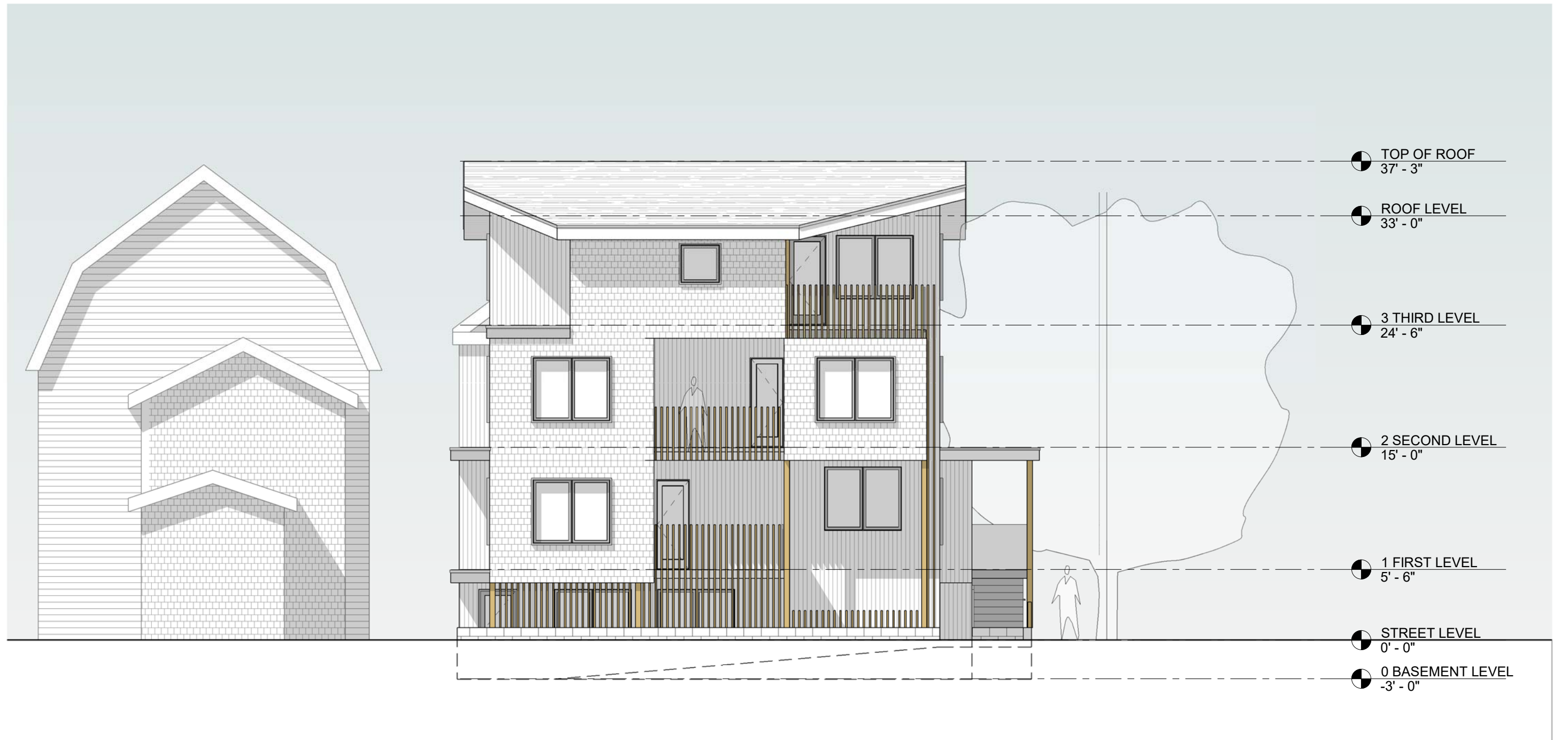
# 1 GLEN ST ELEVATION

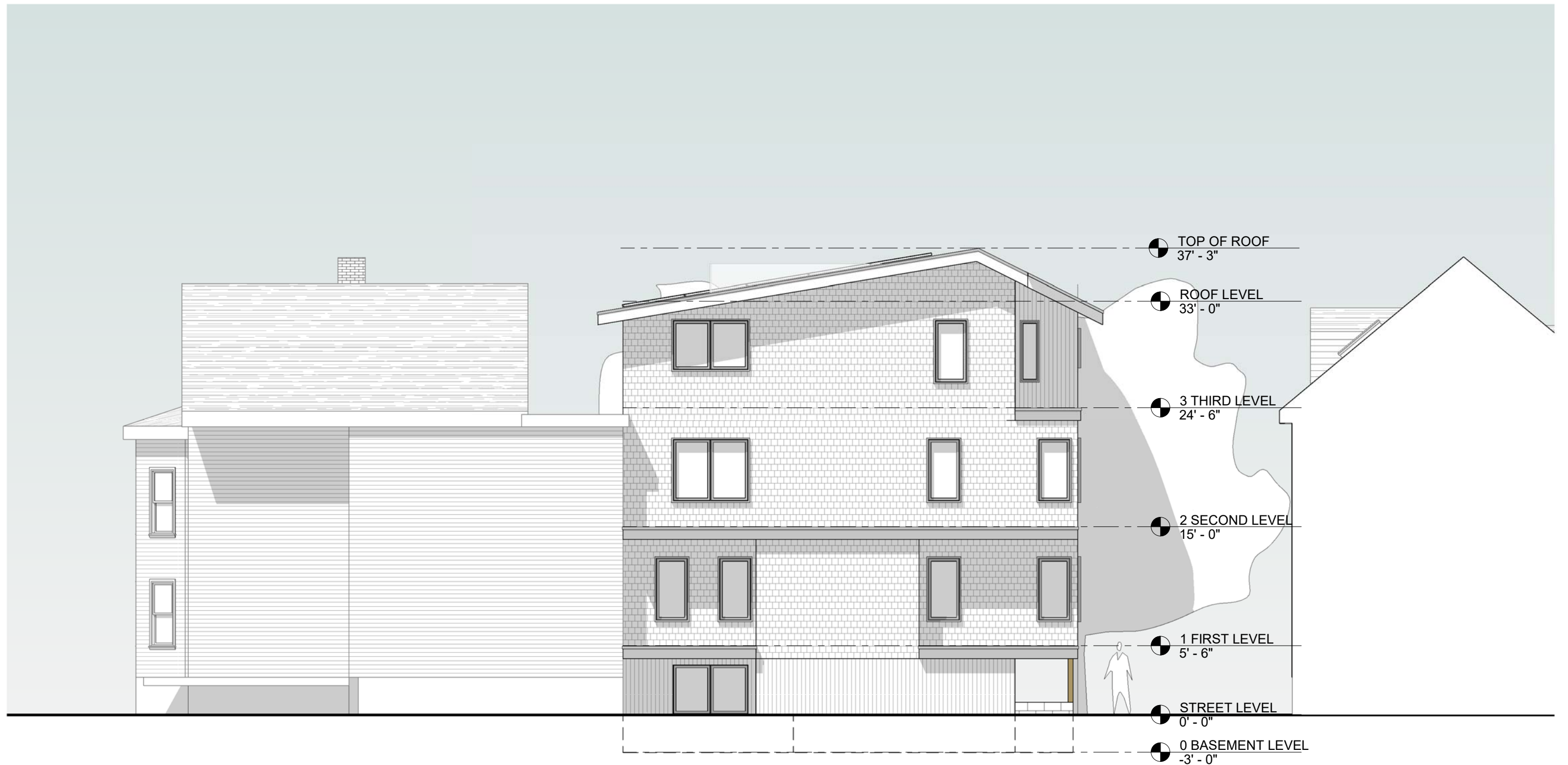
1/8" = 1'-0"

27 TUFTS STREET  
GLEN ST ELEVATION

A200

DECEMBER 8, 2018





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

27 TUFTS STREET  
SIDE YARD ELEVATION

A202

DECEMBER 8, 2018





27 TUFTS STREET  
STREET VIEW 1

A901

DECEMBER 8, 2018





27 TUFTS STREET  
STREET VIEW 2

A902

DECEMBER 8, 2018