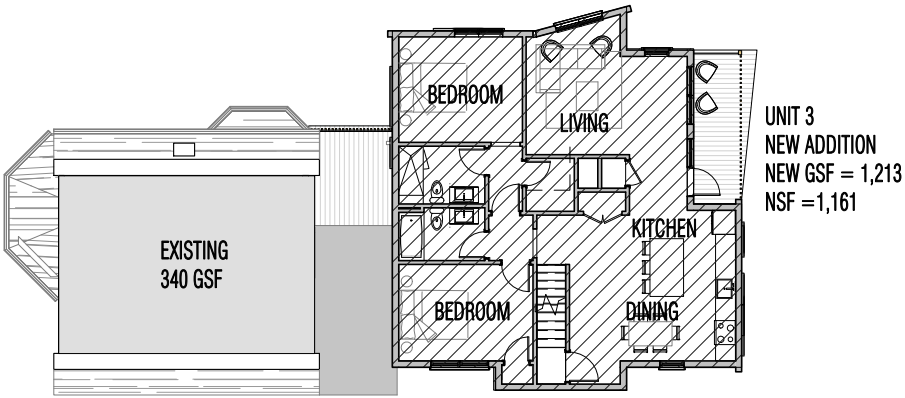
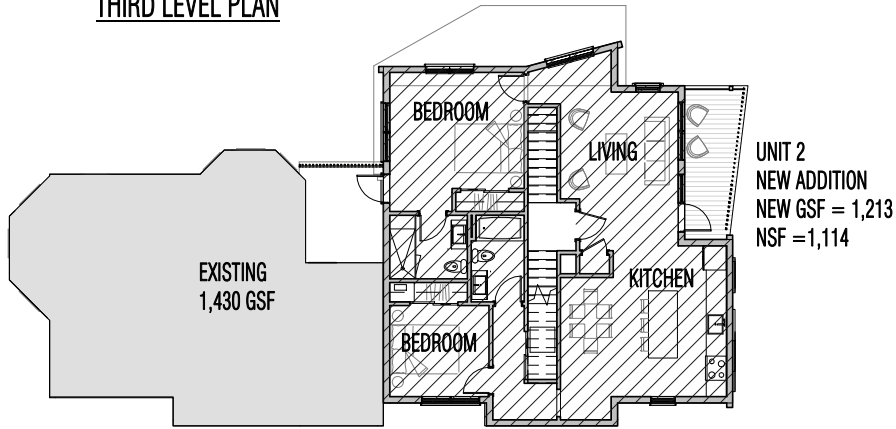


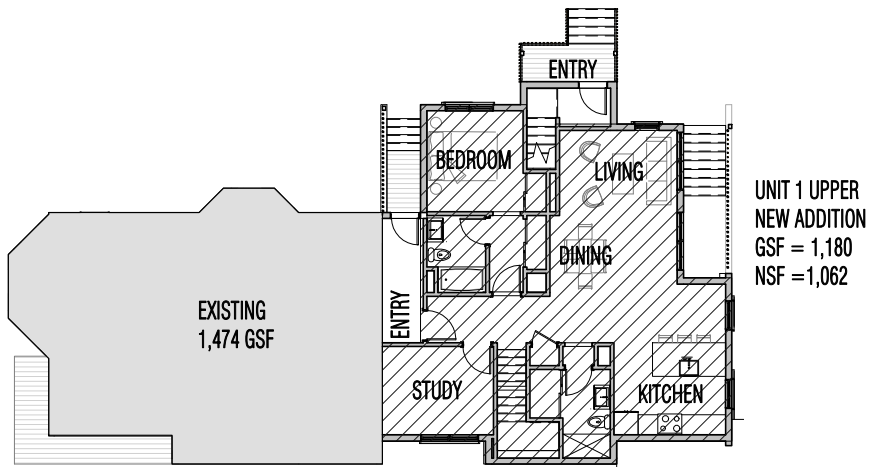
27 TUFTS STREET, SOMERVILLE, MA



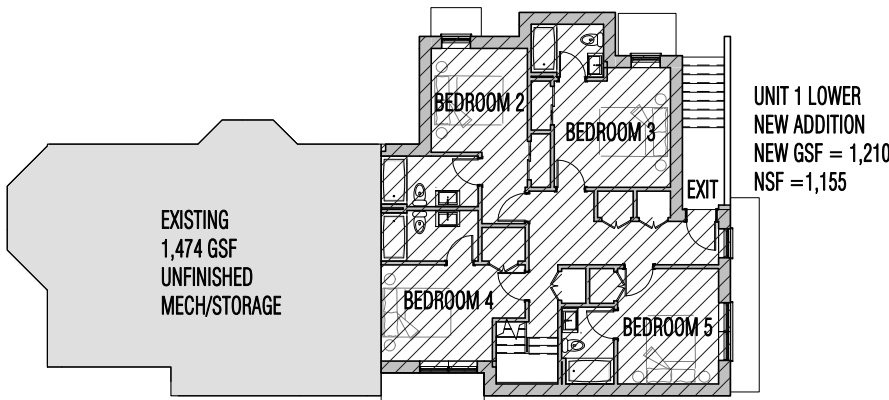
THIRD LEVEL PLAN



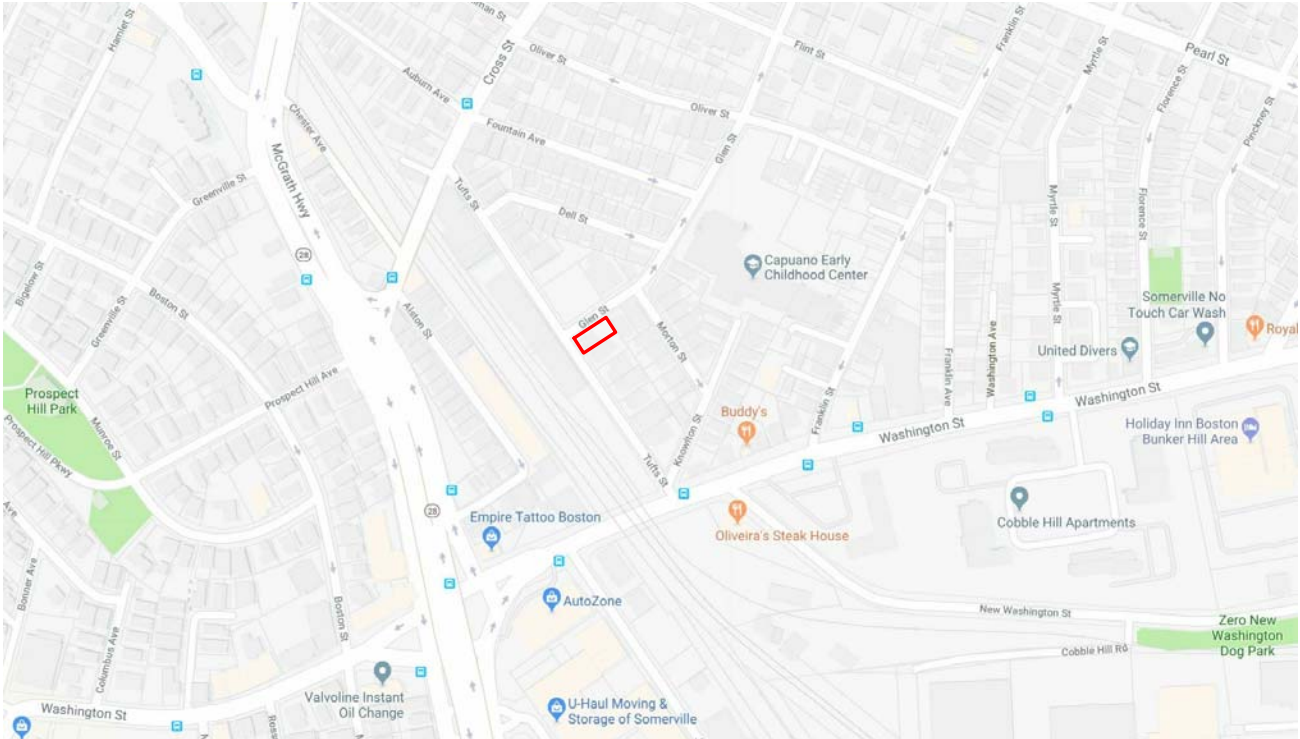
SECOND LEVEL PLAN



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. 34' | approx. 34' | measured to top of ridge beam, new ridge is aligned with existing ridge |
| Max Stories | 3.0 | 2.5 | 3.0 | bsmt not story if clg ≥ 5' abv avg jn 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% | |

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.

SUSTAINABILITY NARRATIVE

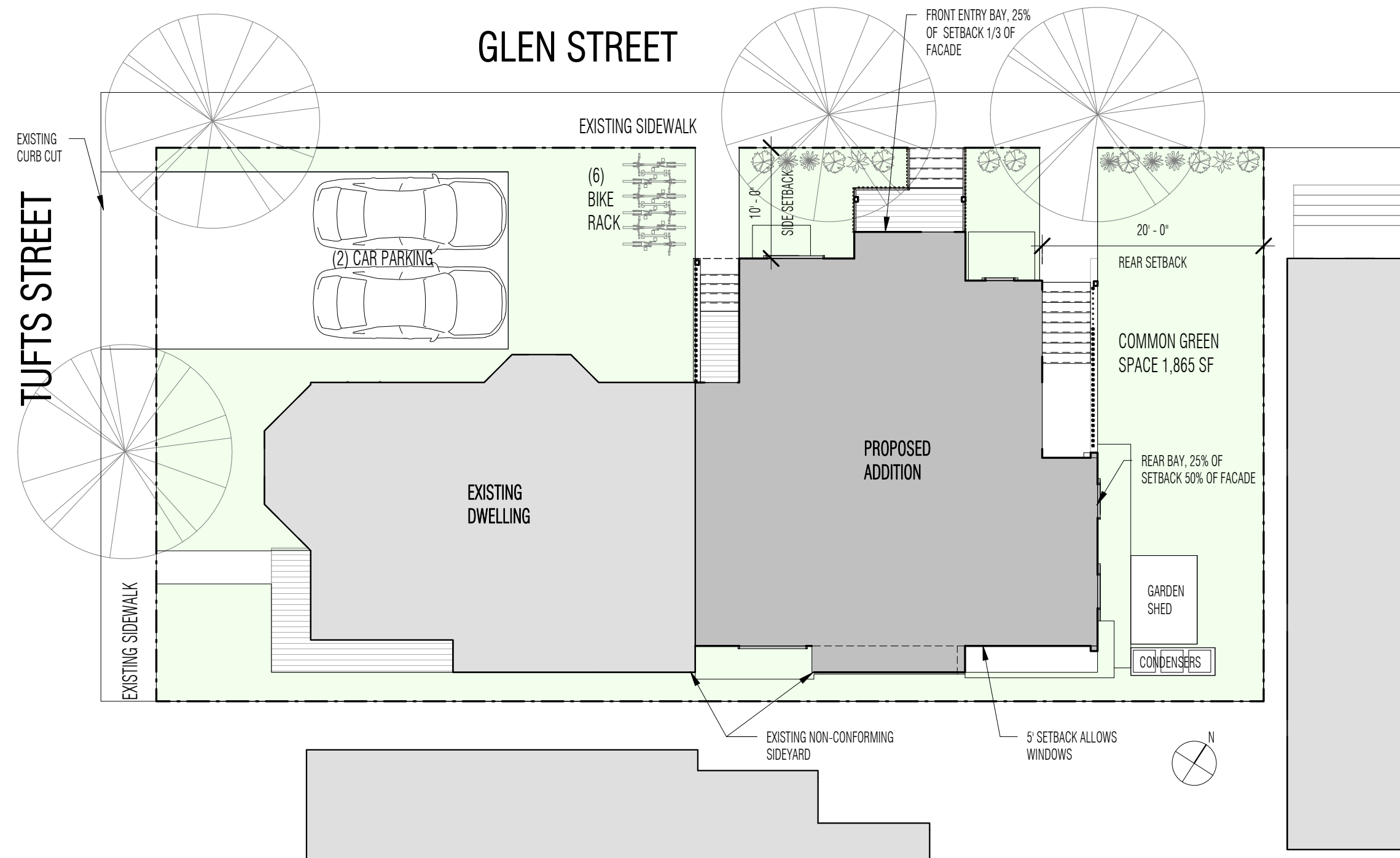
The proposed projects includes photovoltaic panel on the roof, bike parking, and an energy efficient building envelope to exceed building code.

UNIT 1 - DUPLEX

- 2,217 SF
 - 5 BED 6 BATH
 - UPPER LEVEL OPTIONAL GROUP 1 ACCESSIBLE
- UNIT 2
- 1,114 SF
 - 2 BED 2 BATH
- UNIT 3
- 1,161SF
 - 2 BED 2 BATH
 - ROOF DECK

LANDSCAPED: 1,825 SF (35%)

PARKING: 2
BIKE PARKING: 6

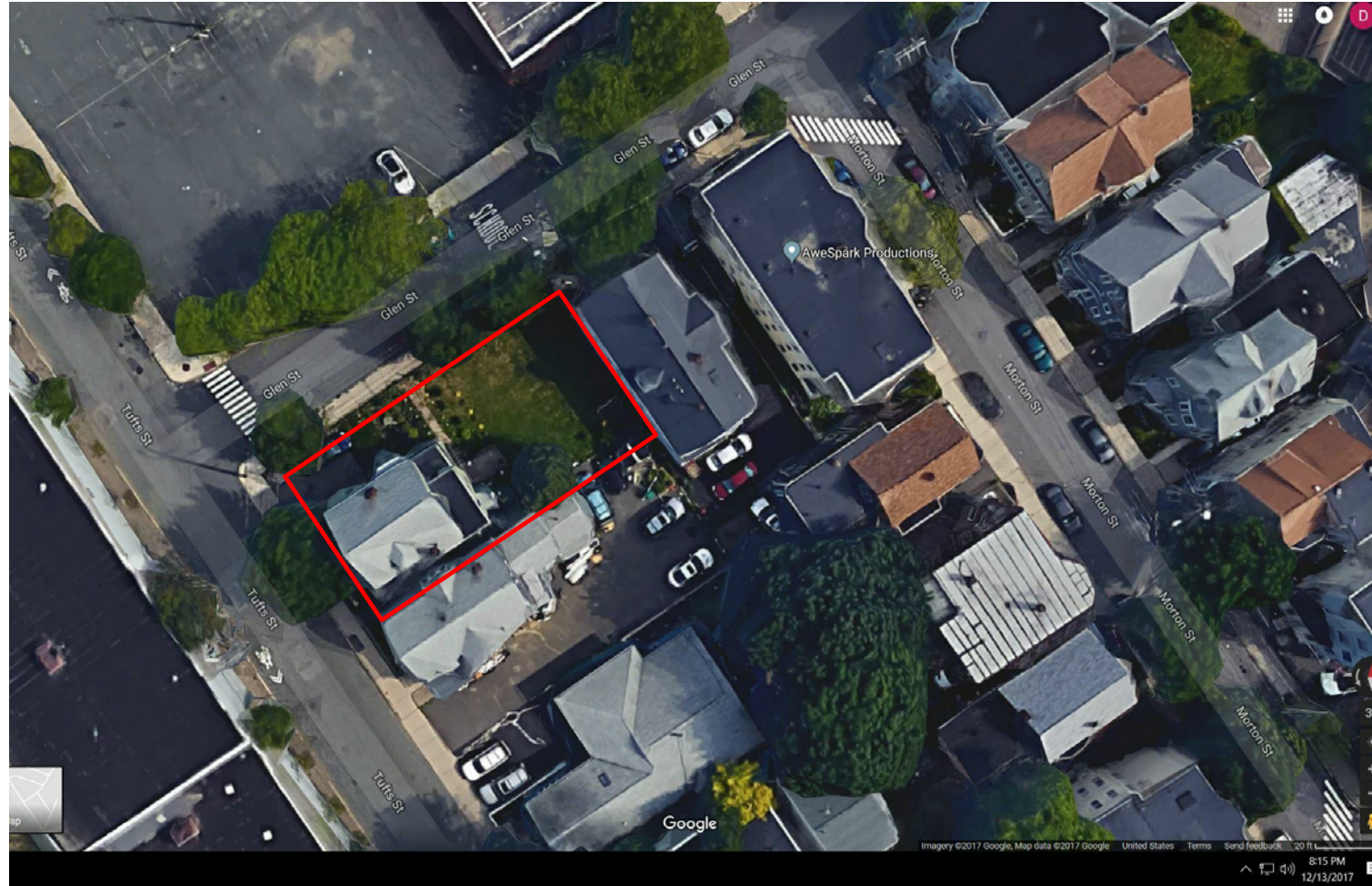


1 SITE PLAN

3/32" = 1'-0"

27 TUFTS STREET
SITE PLAN

A001



AERIAL VIEW



EXISTING STREET VIEW

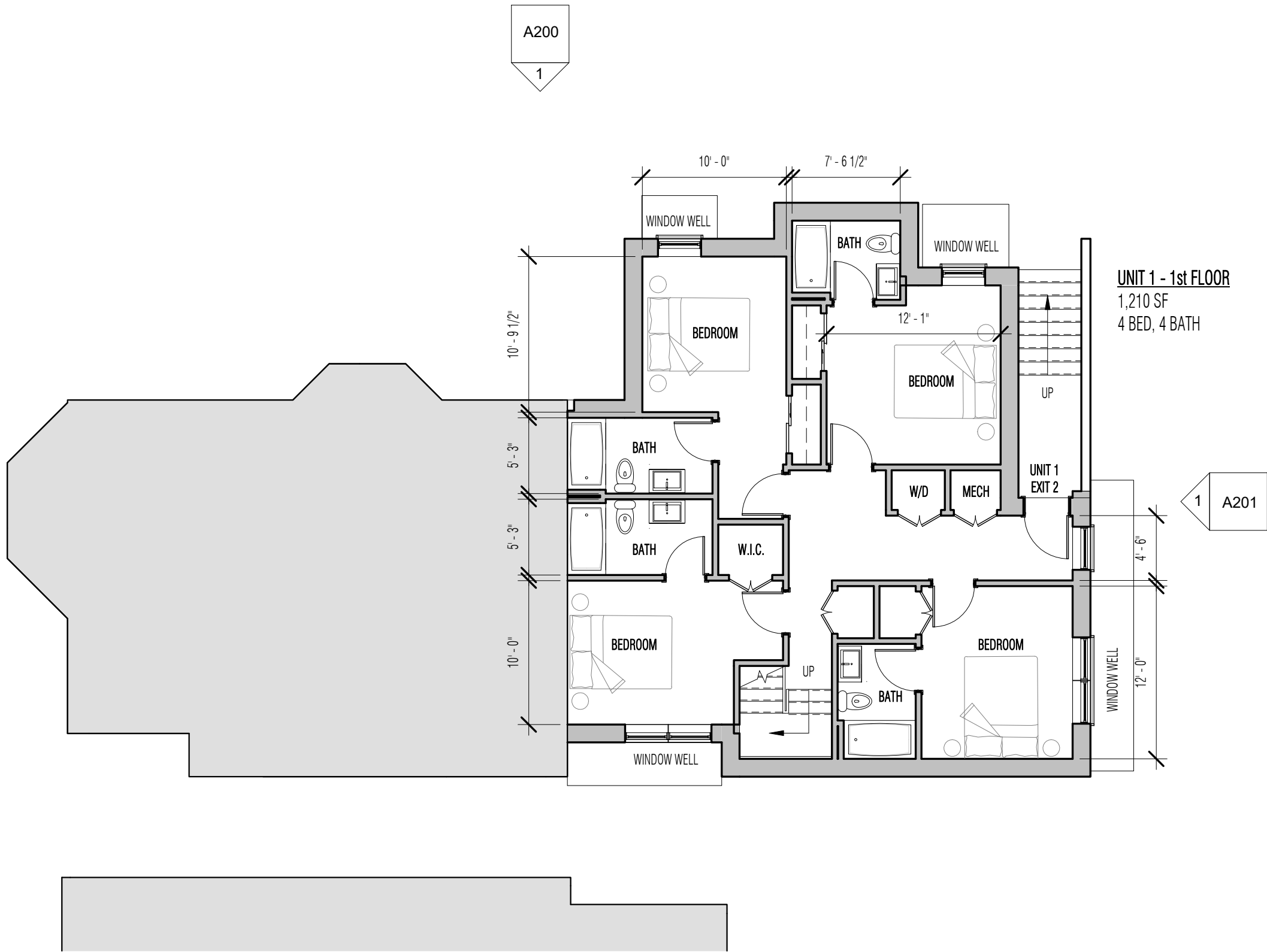


EXISTING STREET VIEW

27 TUFTS STREET
CONTEXT

A002

MAY 29, 2019



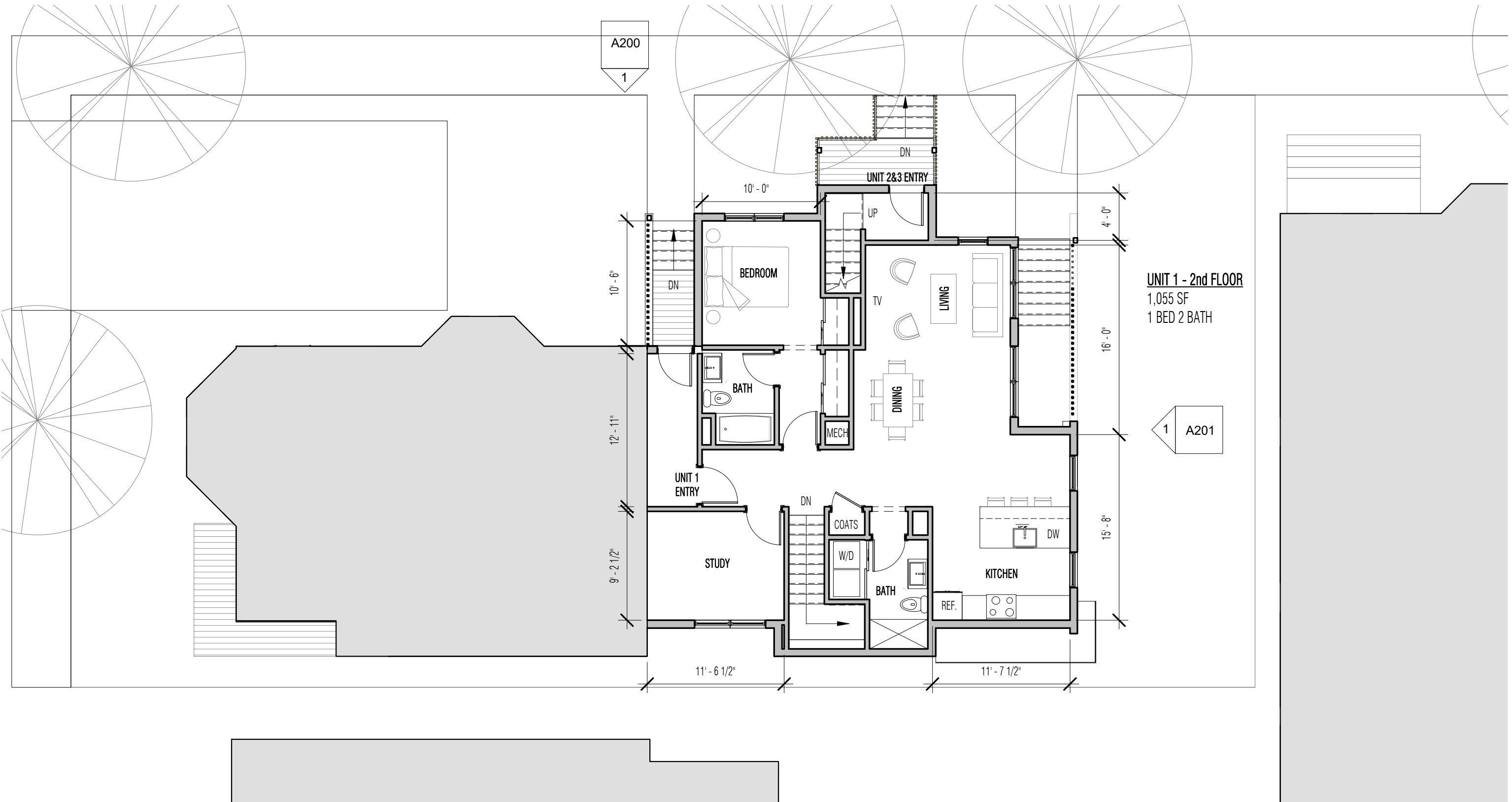
1 BASEMENT LEVEL PLAN

1/8" = 1'-0"

27 TUFTS STREET
BASEMENT LEVEL PLAN

A100

MAY 29, 2019



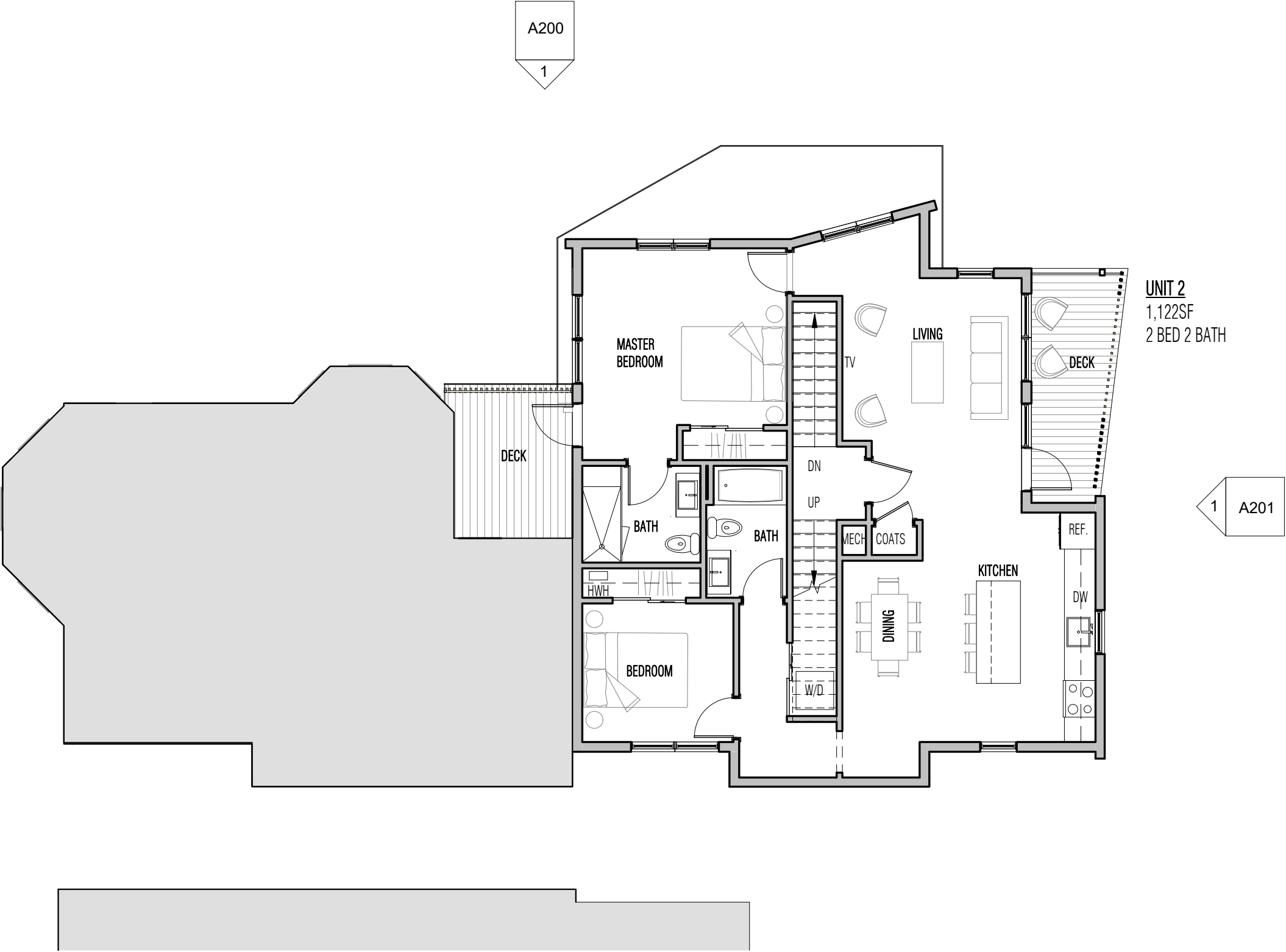
1 FIRST LEVEL PLAN

1/8" = 1'-0"

27 TUFTS STREET
STREET LEVEL FLOOR PLAN

A101

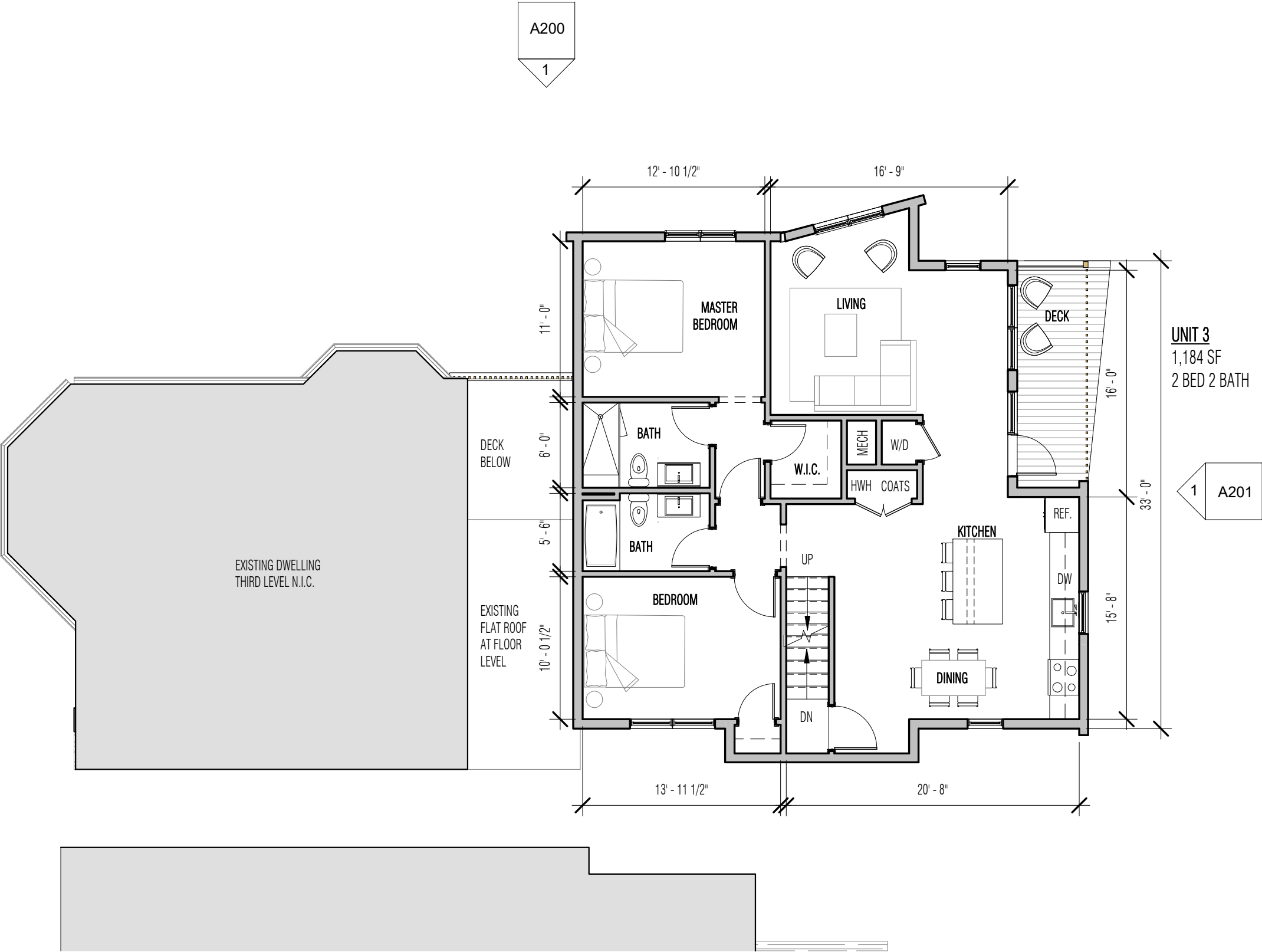
MAY 29, 2019



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

27 TUFTS STREET
SECOND LEVEL PLAN

A102

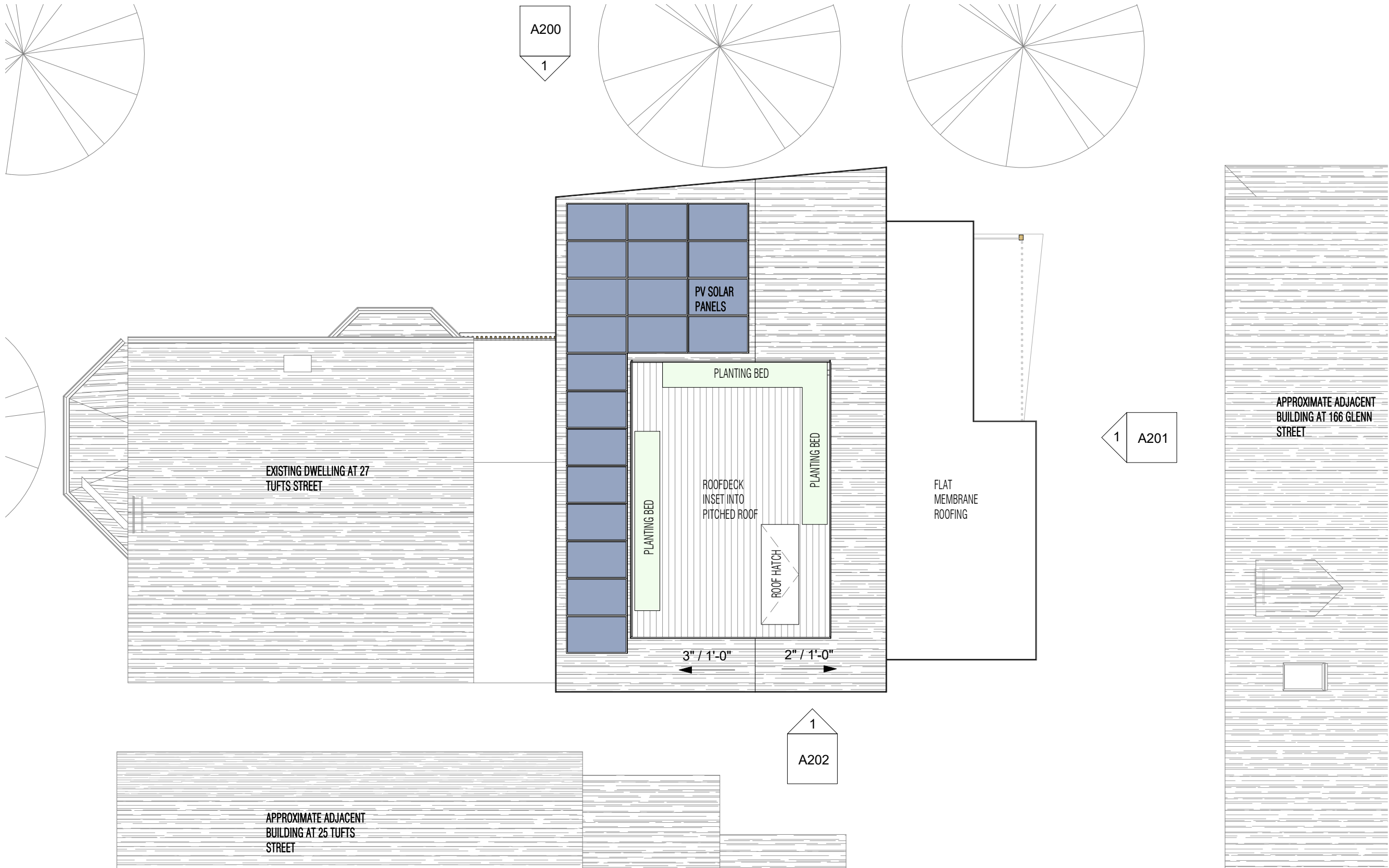


1 THIRD LEVEL PLAN

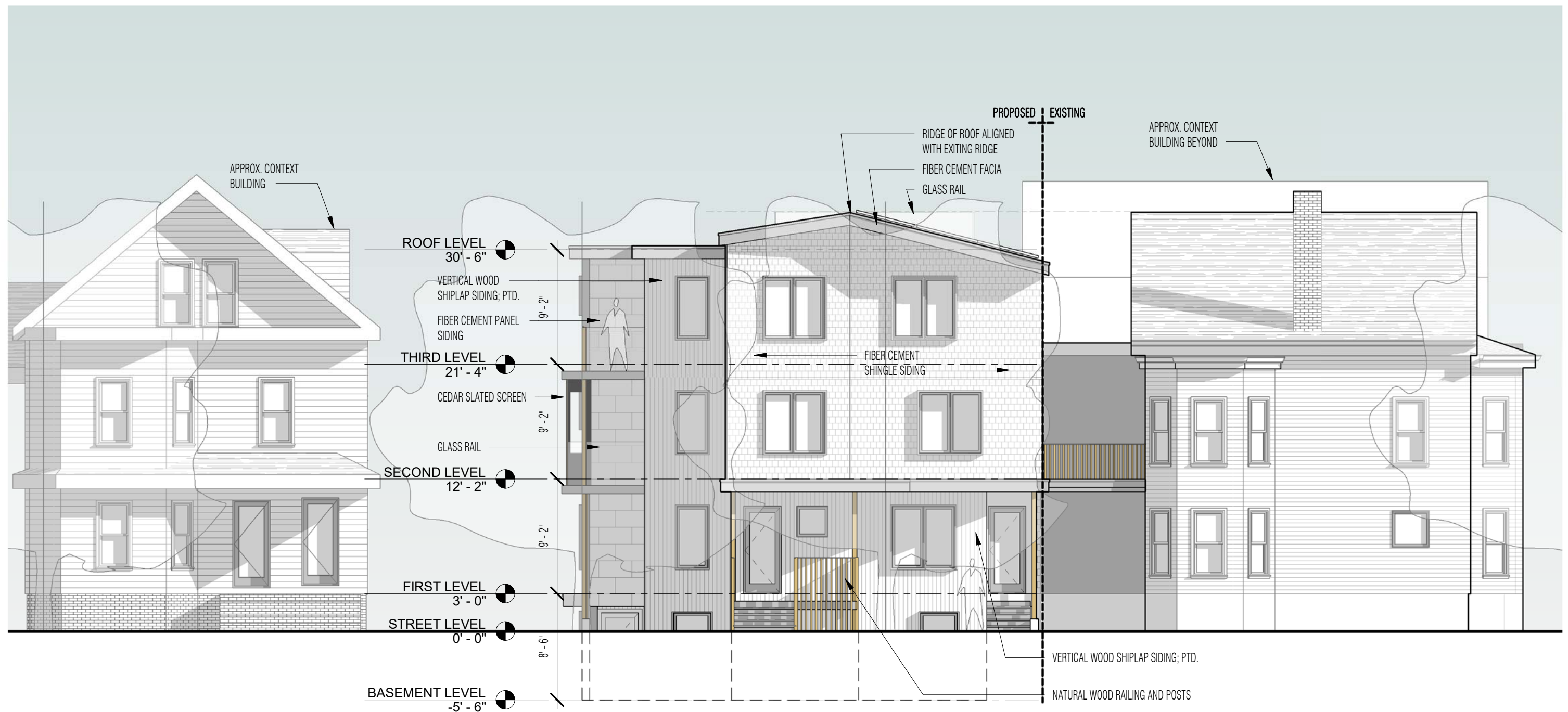
1/8" = 1'-0"

27 TUFTS STREET
THIRD LEVEL PLAN

A103



27 TUFTS STREET
ROOF PLAN



1 GLEN ST ELEVATION

1/8" = 1'-0"

27 TUFTS STREET
GLEN ST ELEVATION

A200

MAY 29, 2019



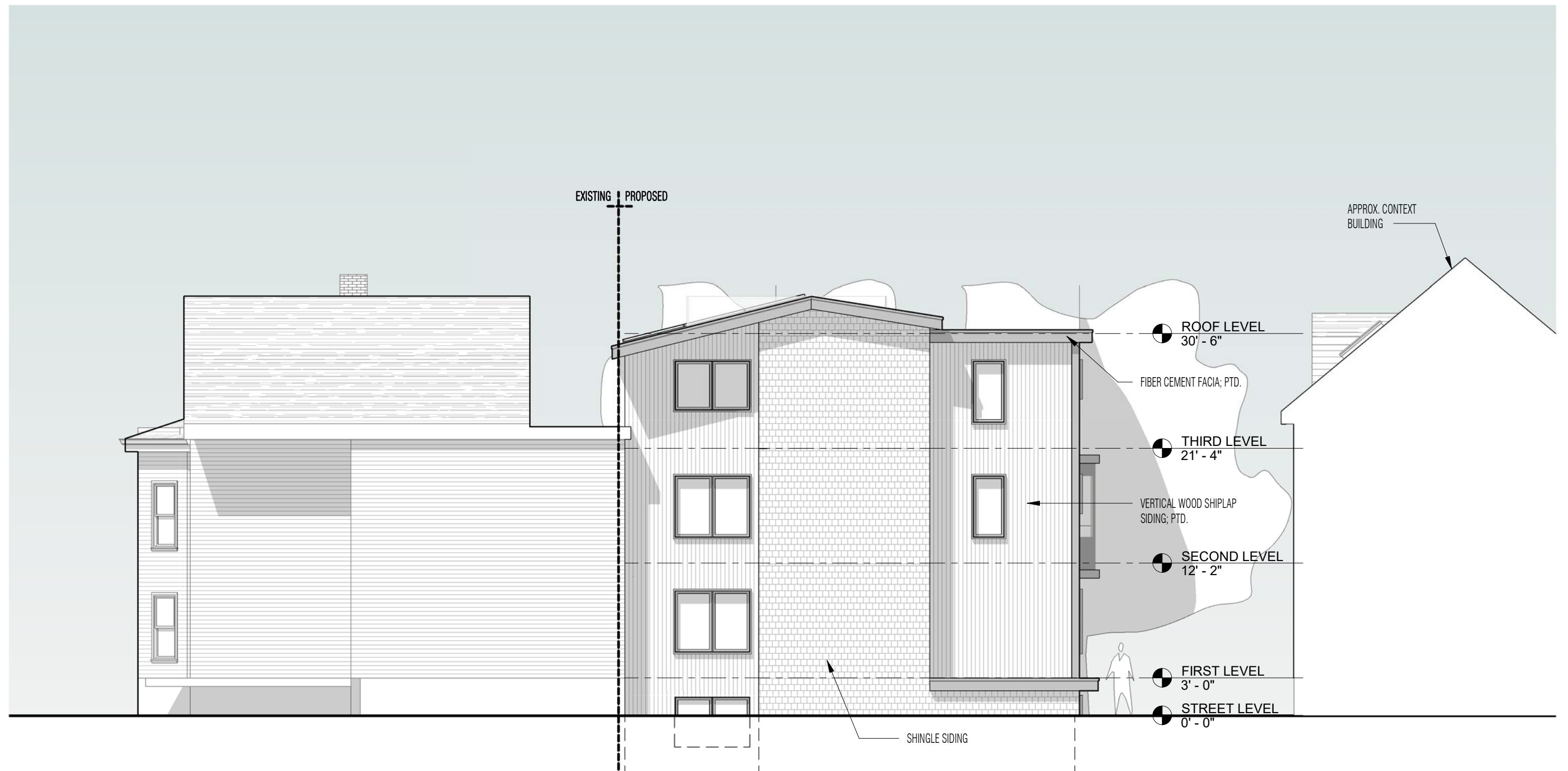
1 YARD ELEVATION

1/8" = 1'-0"

27 TUFTS STREET
REAR YARD ELEVATION

A201

MAY 29, 2019



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

27 TUFTS STREET
SIDE YARD ELEVATION

A202

MAY 29, 2019



27 TUFTS STREET
STREET VIEW 1

A901

MAY 29, 2019



27 TUFTS STREET
STREET VIEW 2

A902