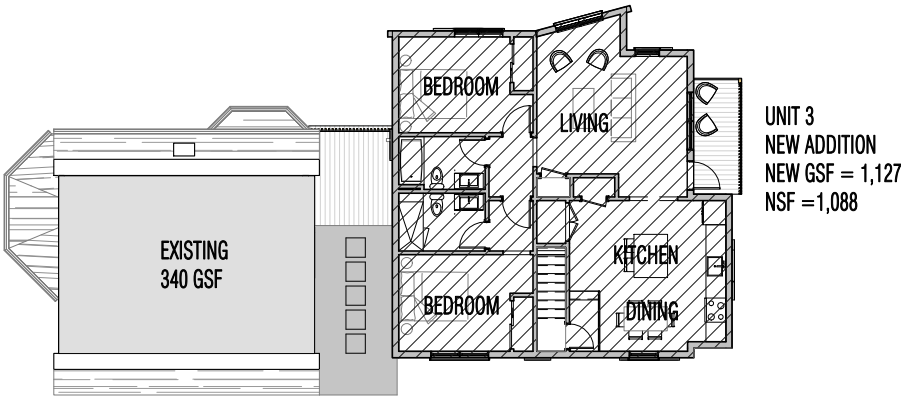
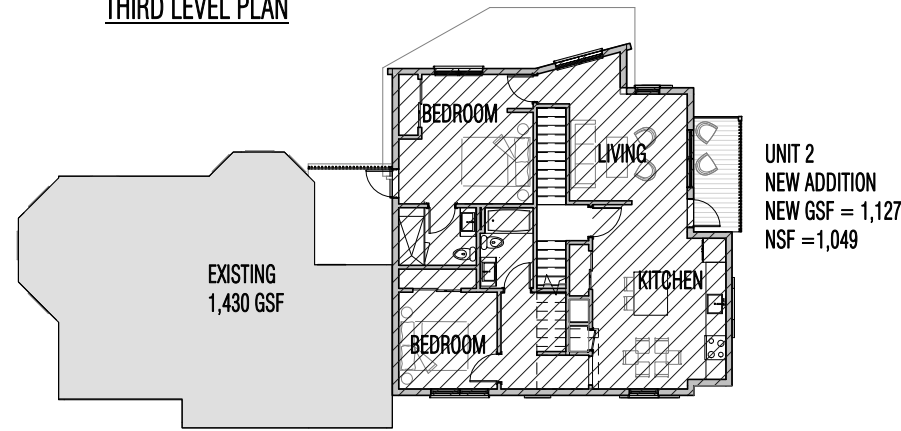


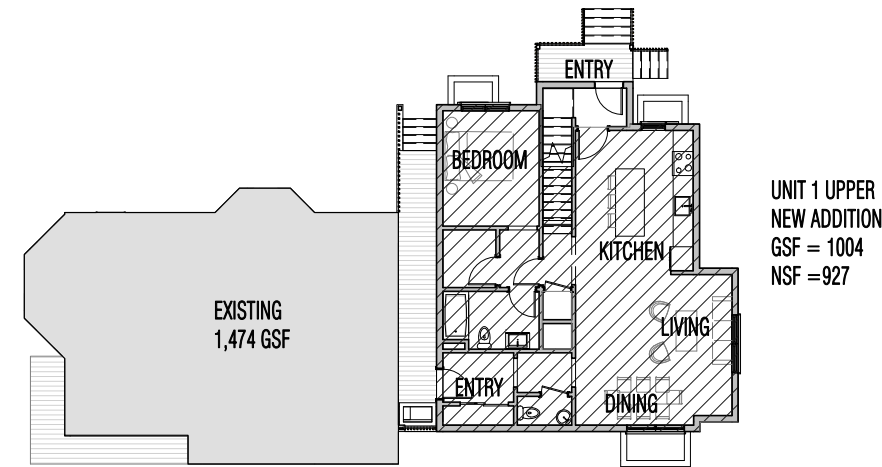
27 TUFTS STREET, SOMERVILLE, MA



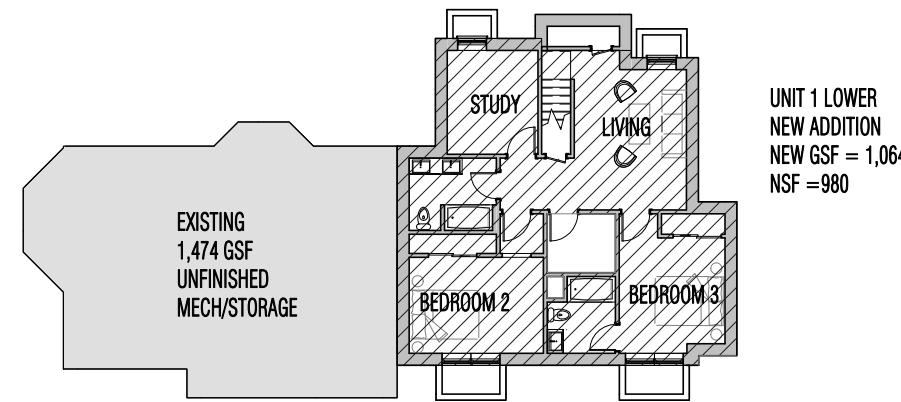
THIRD LEVEL PLAN



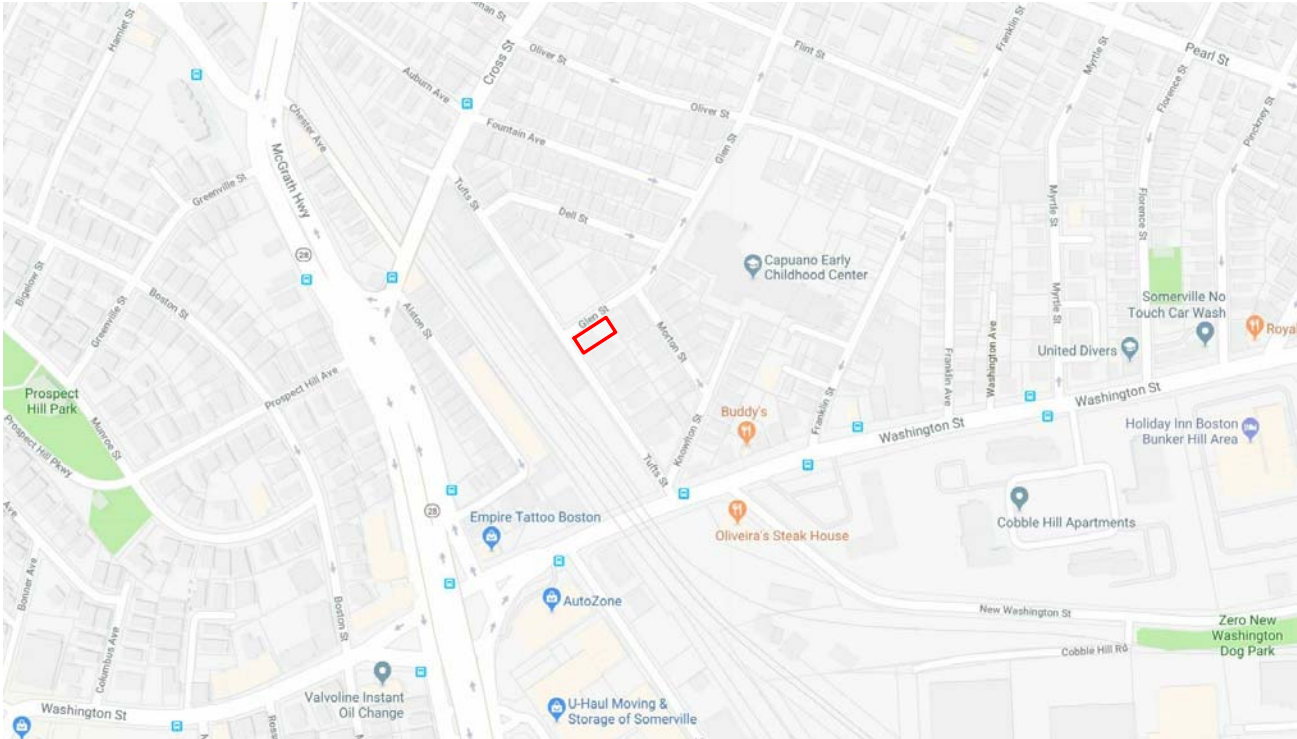
SECOND LEVEL PLAN



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%	45%	
Min Landscaped Area	25%	approx 80%	32%	
FAR	2.0	0.7	1.5	
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 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'	New addition set back 6' rather than 2.5'
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

- 1,907 SF
- 3 BED 3.5 BATH
- UPPER LEVEL OPTIONAL GROUP 1 ACCESSIBLE

UNIT 2

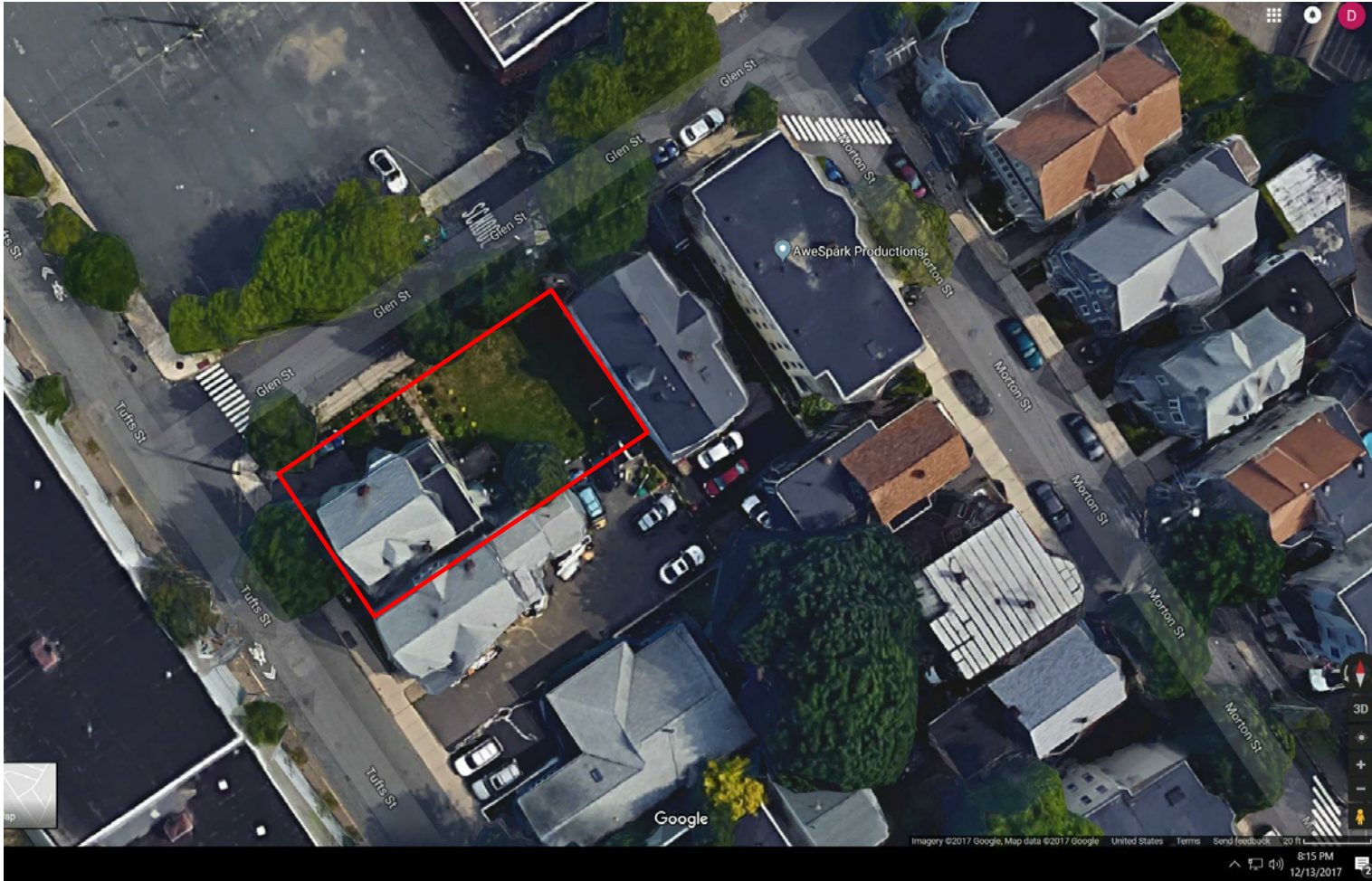
- 1,049 SF
- 2 BED 2 BATH

UNIT 3

- 1,088 SF
- 2 BED 2 BATH

LANDSCAPED: 1,608 SF (32%)
PARKING: 3
BIKE PARKING: 6





EXISTING STREET VIEW



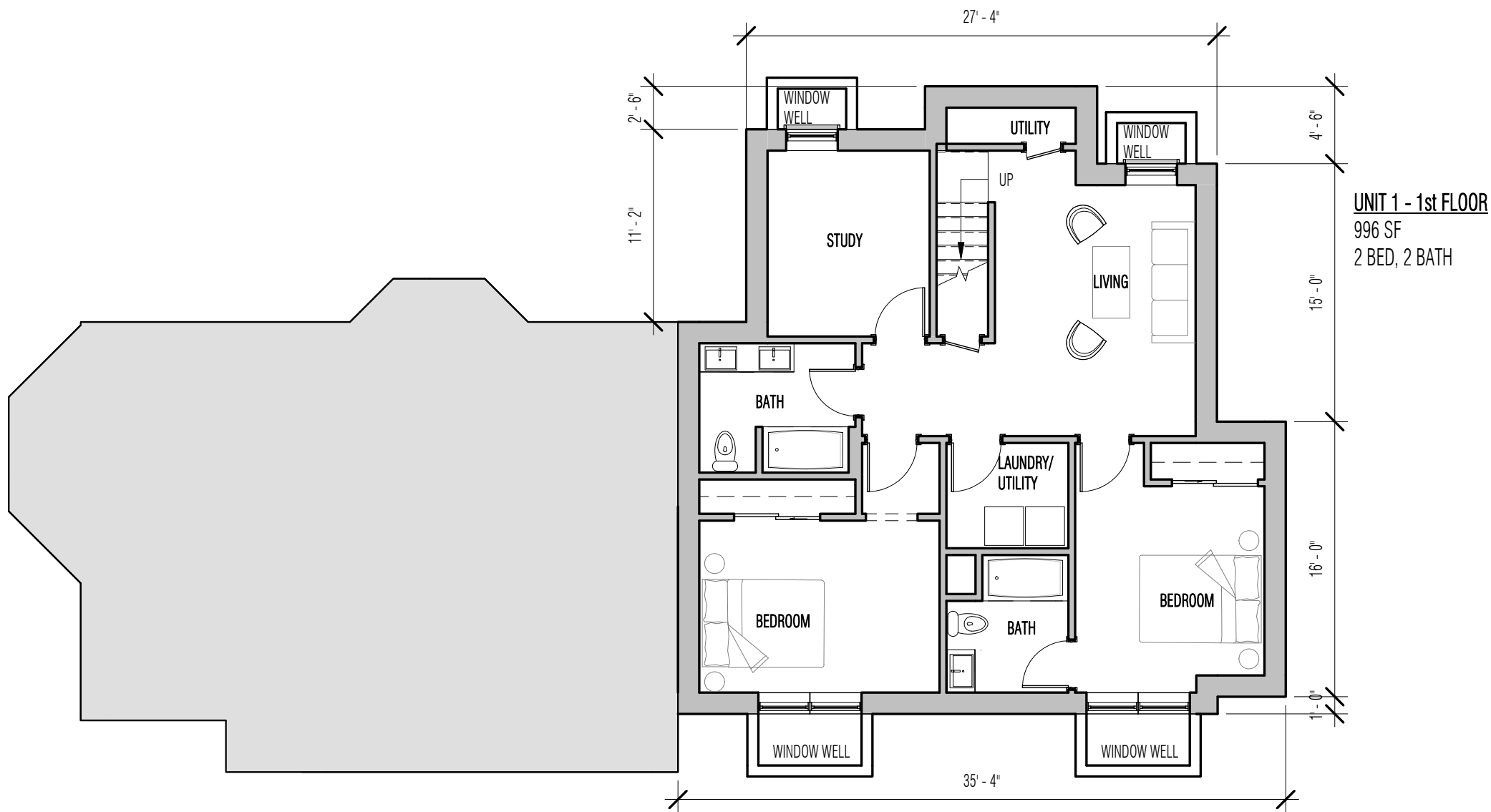
EXISTING STREET VIEW

AERIAL VIEW

27 TUFTS STREET
CONTEXT

A002

AUGUST 9, 2019



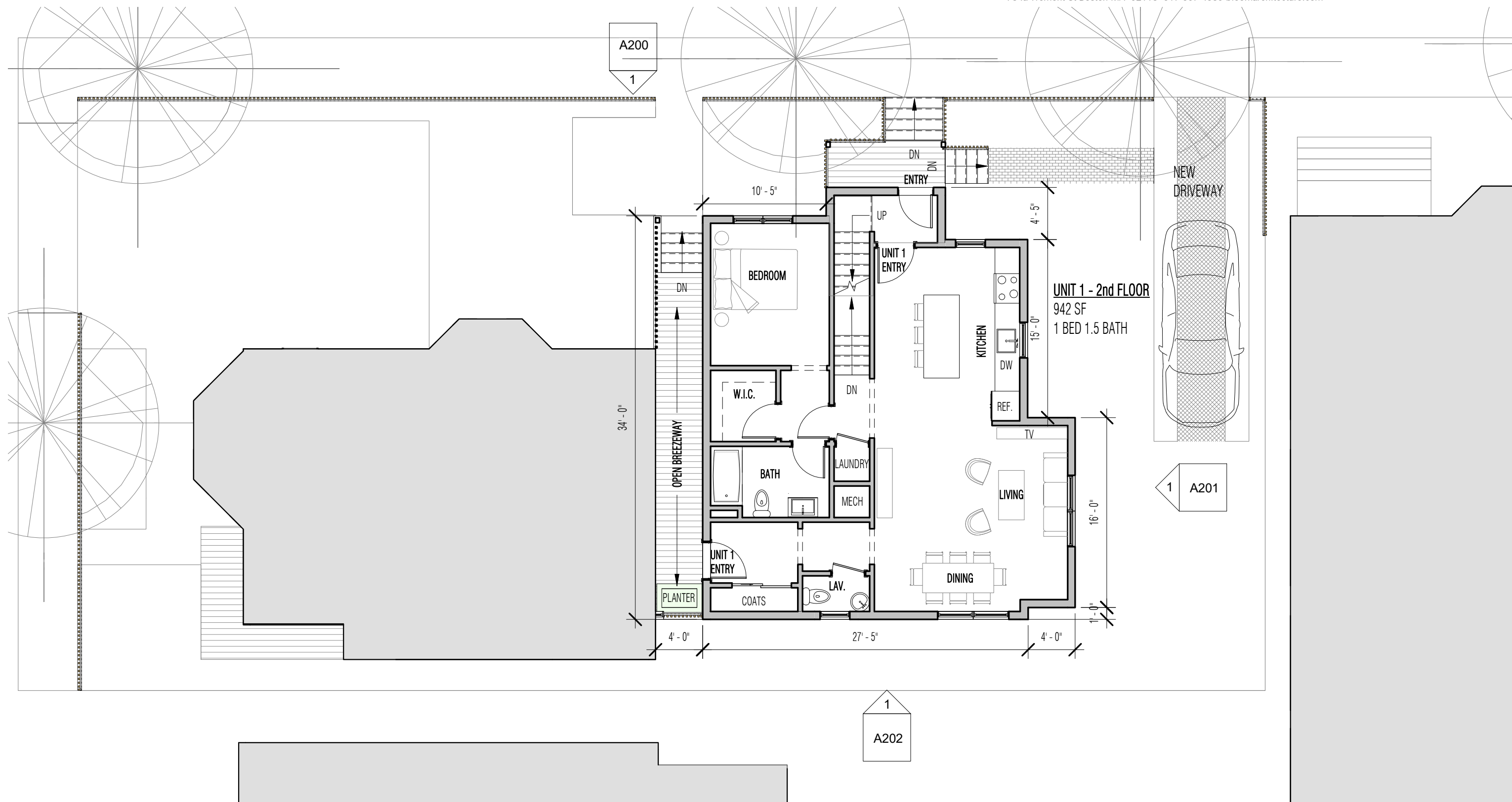
1 BASEMENT LEVEL PLAN

1/8" = 1'-0"

27 TUFTS STREET
BASEMENT LEVEL PLAN

A100

AUGUST 9, 2019



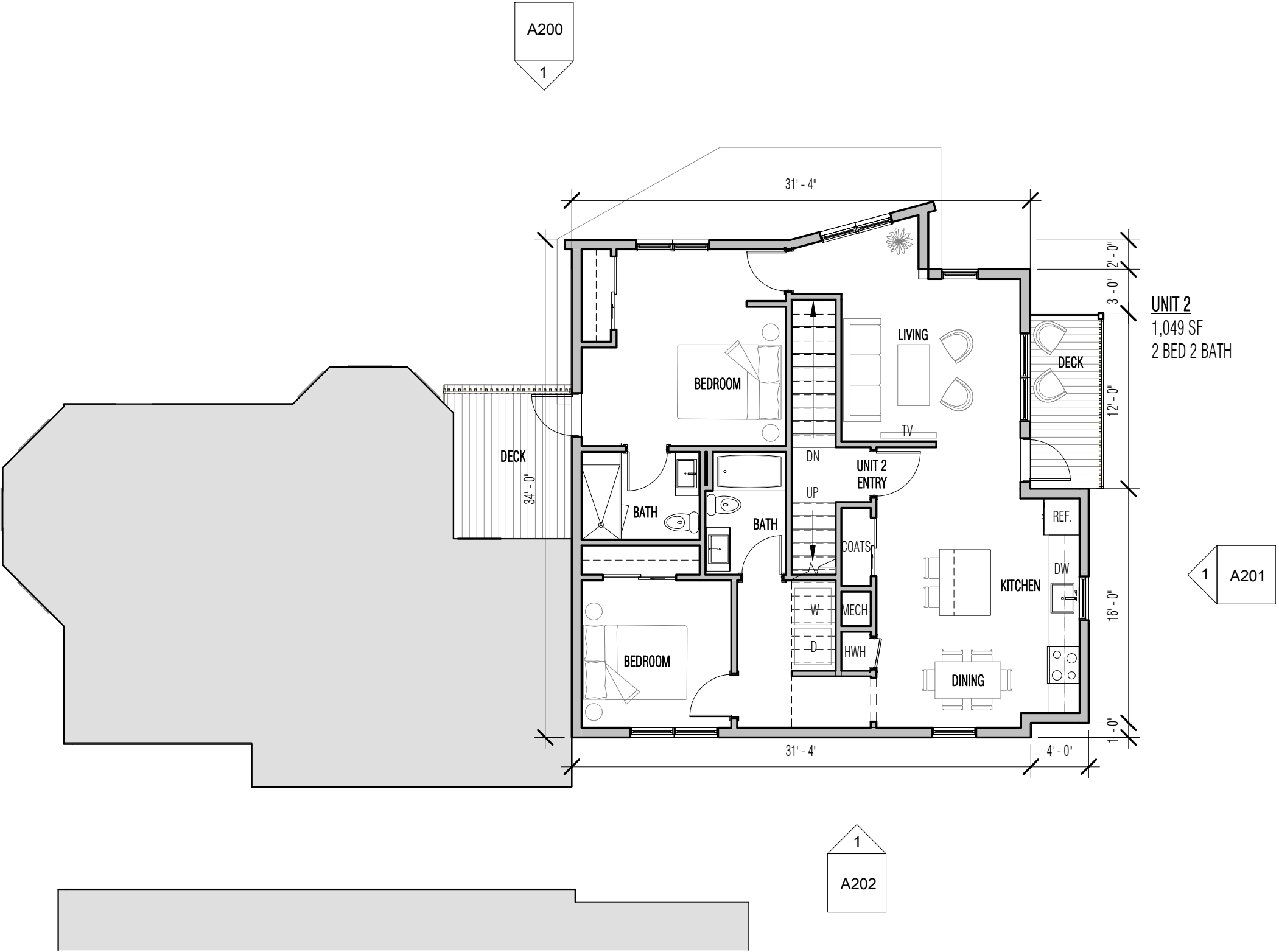
1 FIRST LEVEL PLAN

1/8" = 1'-0"

27 TUFTS STREET
STREET LEVEL FLOOR PLAN

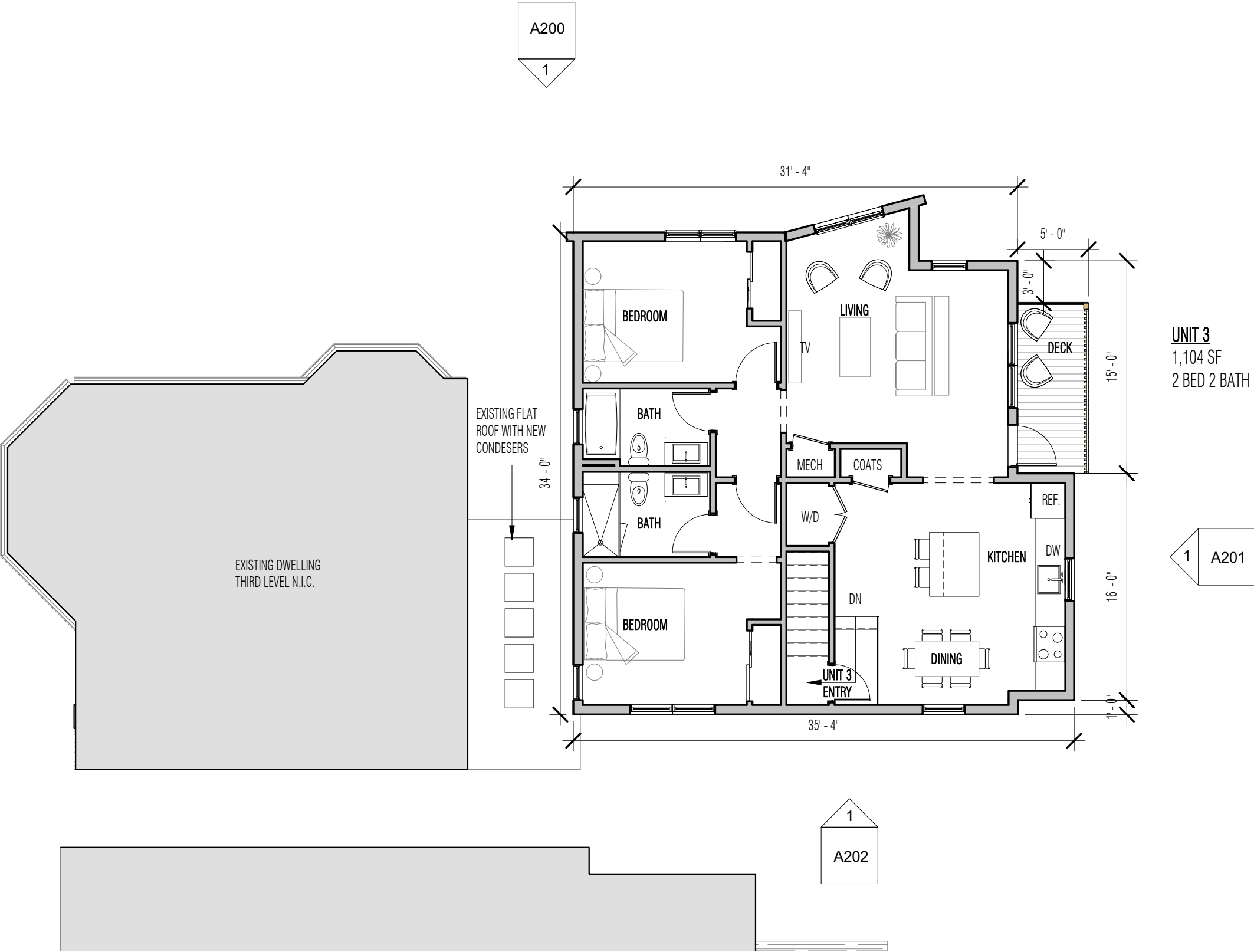
A101

AUGUST 9, 2019



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

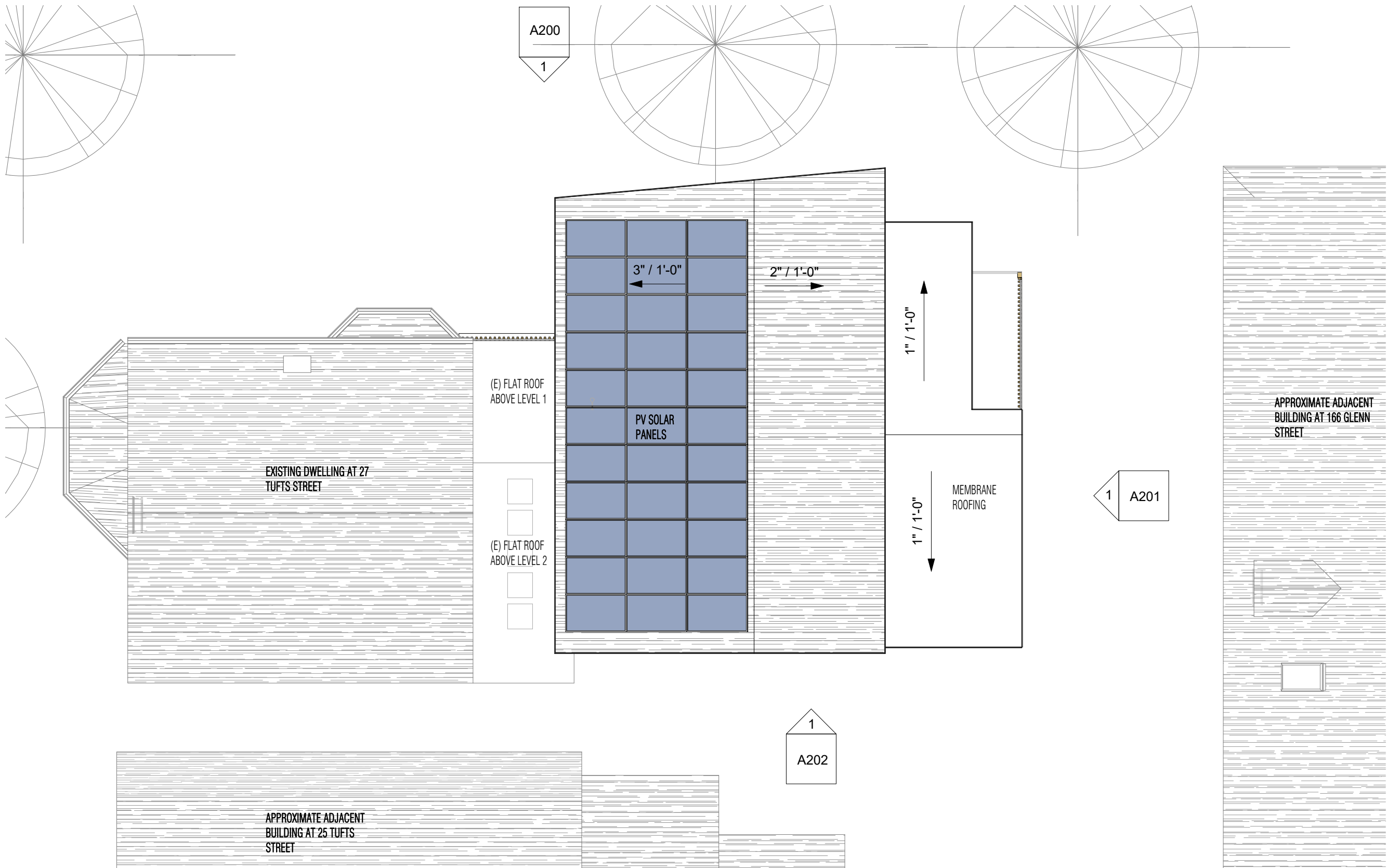
27 TUFTS STREET
SECOND LEVEL PLAN



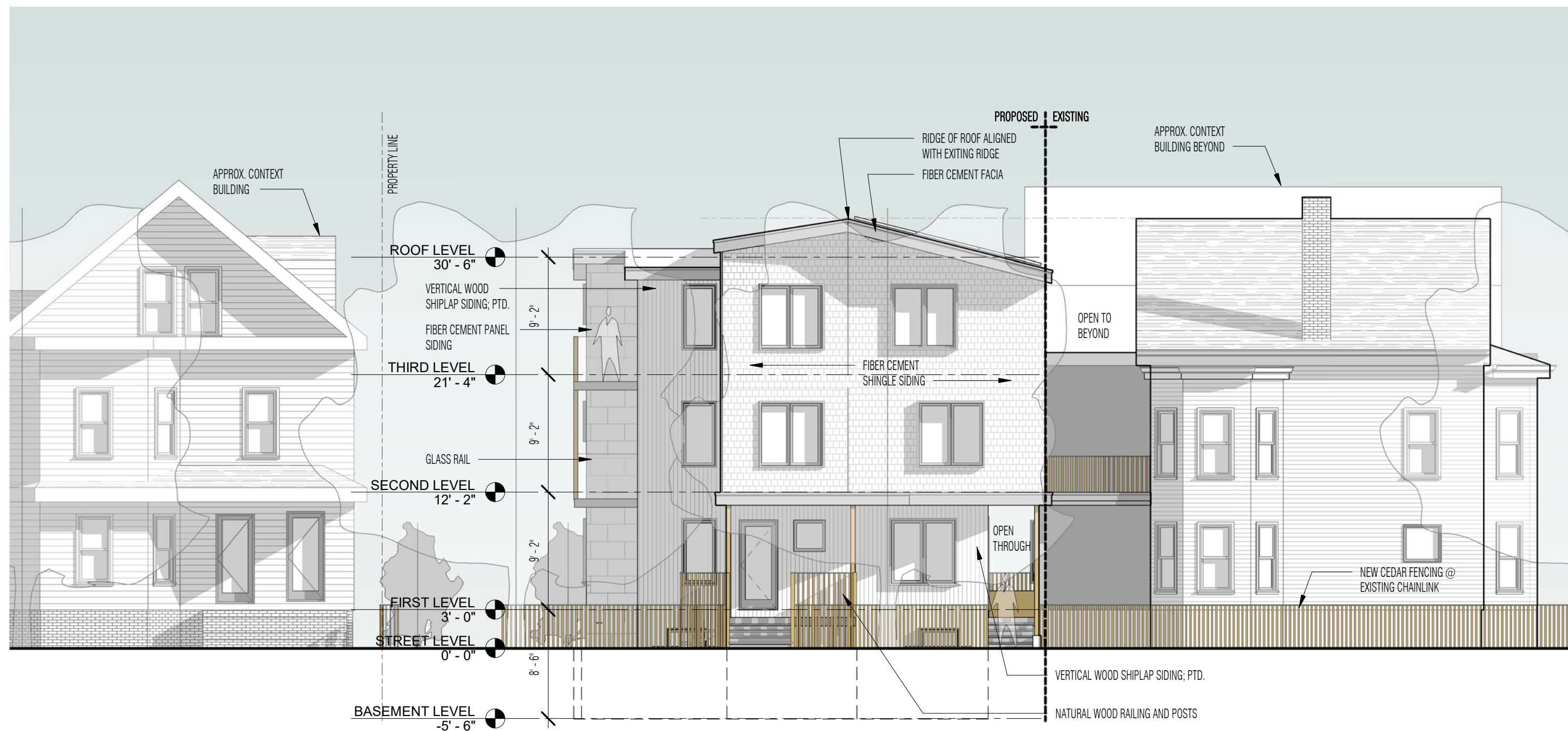
1 THIRD LEVEL PLAN
1/8" = 1'-0"

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

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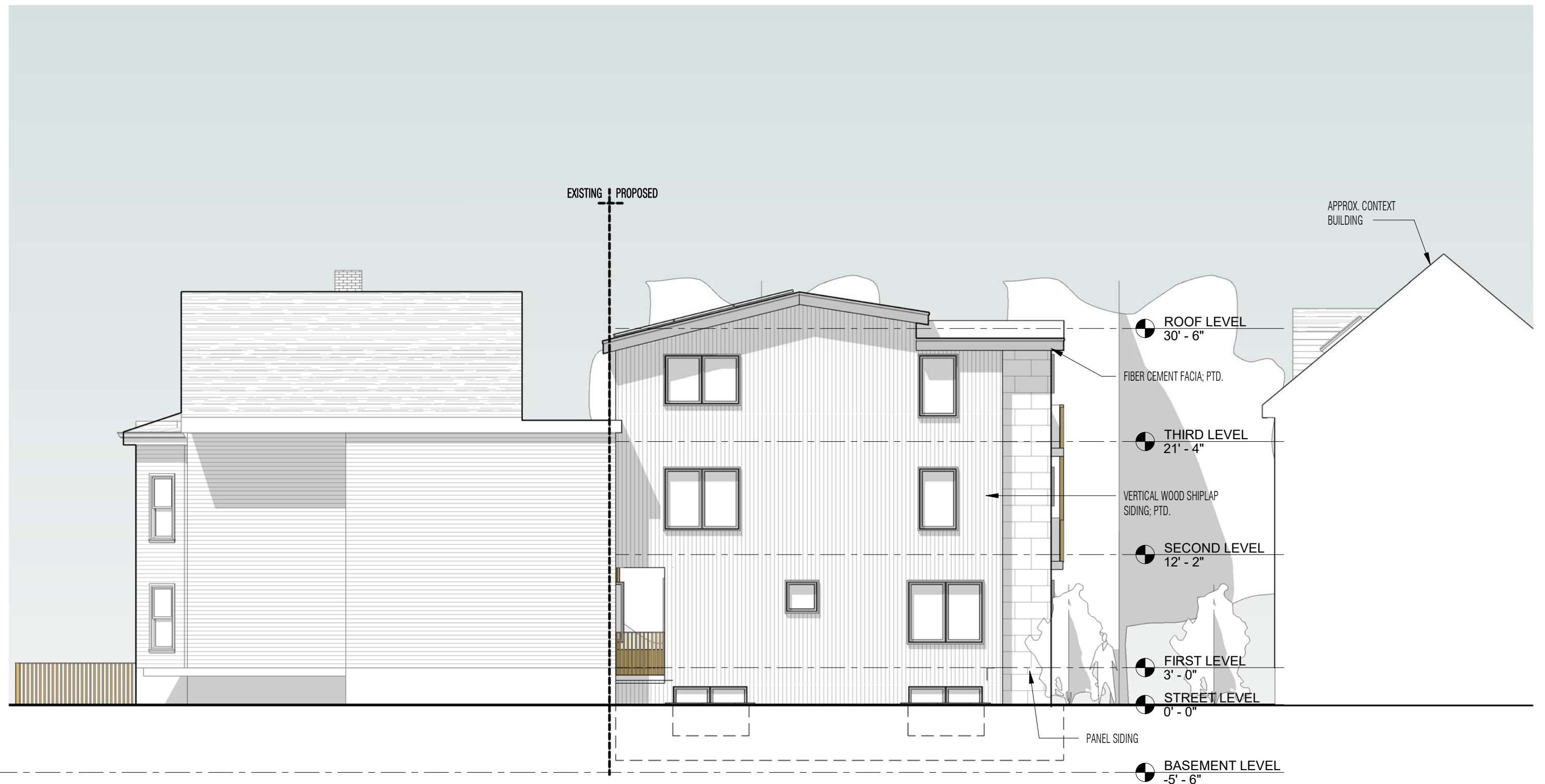
1 YARD ELEVATION

1/8" = 1'-0"

27 TUFTS STREET
REAR YARD ELEVATION

A201

AUGUST 9, 2019



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

27 TUFTS STREET
SIDE YARD ELEVATION

A202

AUGUST 9, 2019



27 TUFTS STREET
STREET VIEW 1

A901

AUGUST 9, 2019



27 TUFTS STREET
STREET VIEW 2

A902

AUGUST 9, 2019