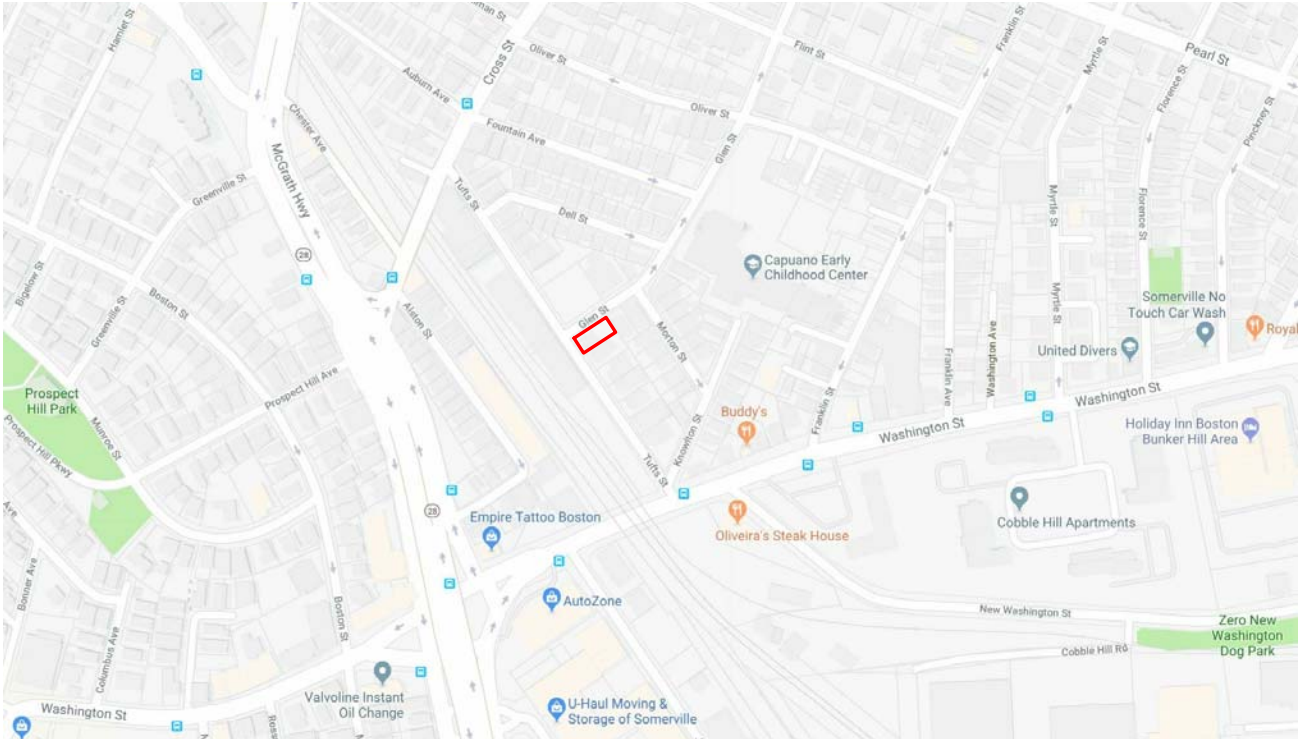
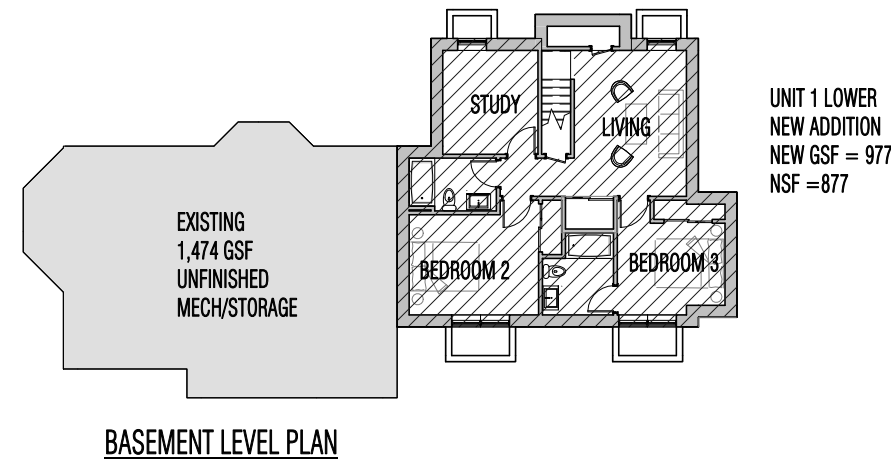
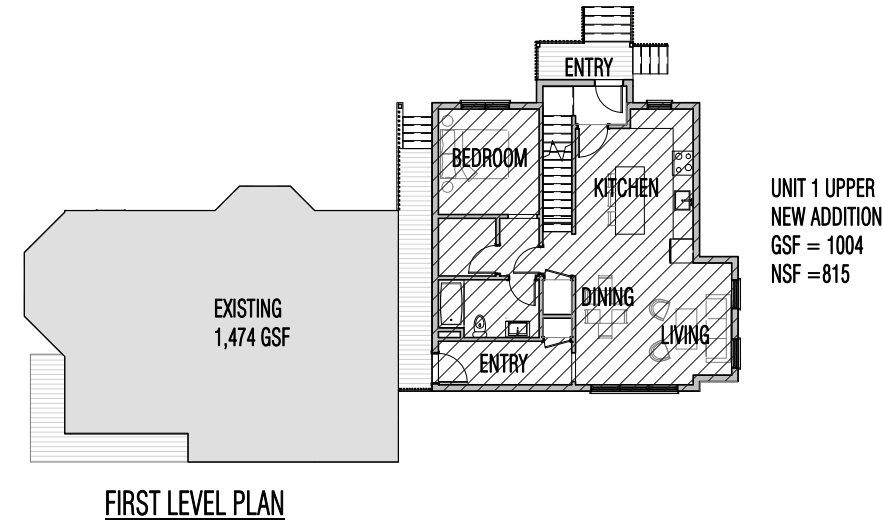
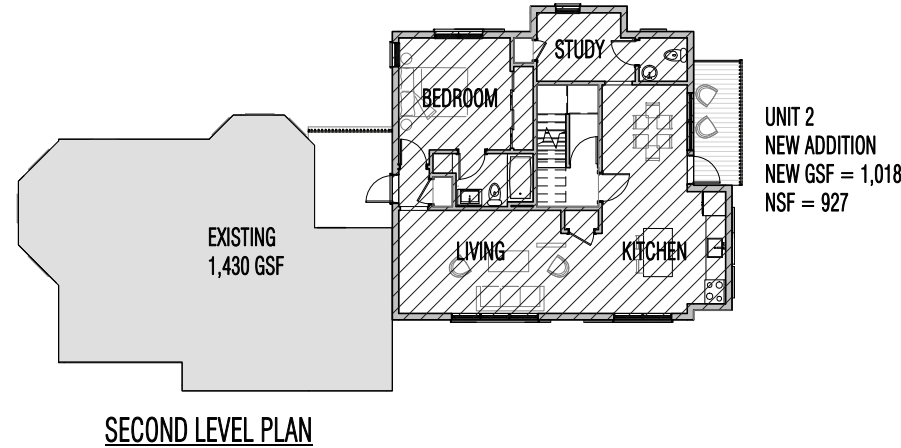
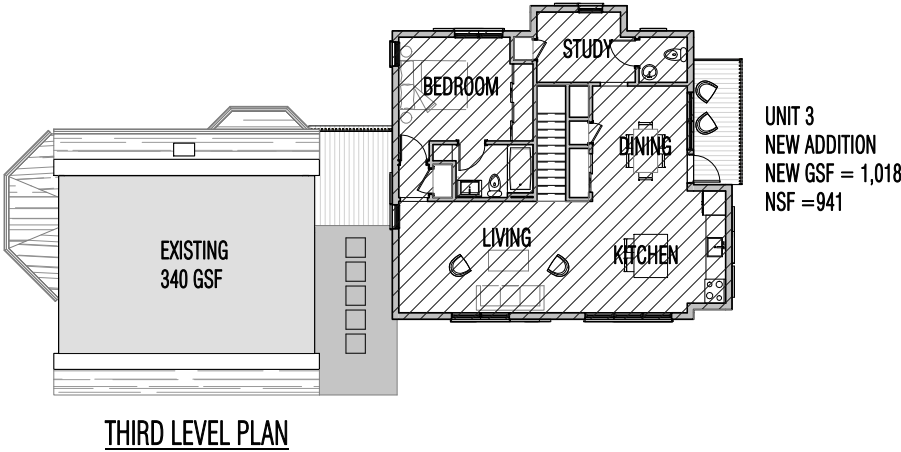


27 TUFTS STREET, SOMERVILLE, MA



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%	40%	
Min Landscaped Area	25%	approx 80%	25%	
FAR	2.0	0.7	1.4	
Max Hgt	40'	approx. 34'	approx. 34'	measured to top of peak, new high point 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 10' 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

- 1,692 SF
- 3 BED 3 BATH
- UPPER LEVEL OPTIONAL GROUP 1 ACCESSIBLE

UNIT 2

- 927 SF
- 1 BED 1.5 BATH

UNIT 3

- 941 SF
- 1 BED 1.5 BATH

LANDSCAPED: 1,250 SF (25%)
PARKING: 5
BIKE PARKING: 6



EXISTING STREET TREES

Rhododendron 'April Rose'
2-4' tall Spring bloom, evergreen



Christmas Fern (*Polystichum acrostichoides*)
1-2' tall, green through December



Hydrangea macrophylla 'Endless Summer'
3-4' tall, late summer bloom



Spiraea japonica "Double Play Red"
2-3' tall, late spring bloom

UNILOCK BRUSSELS BLOCK, COLOR
LIMESTONE OR COMPARABLE

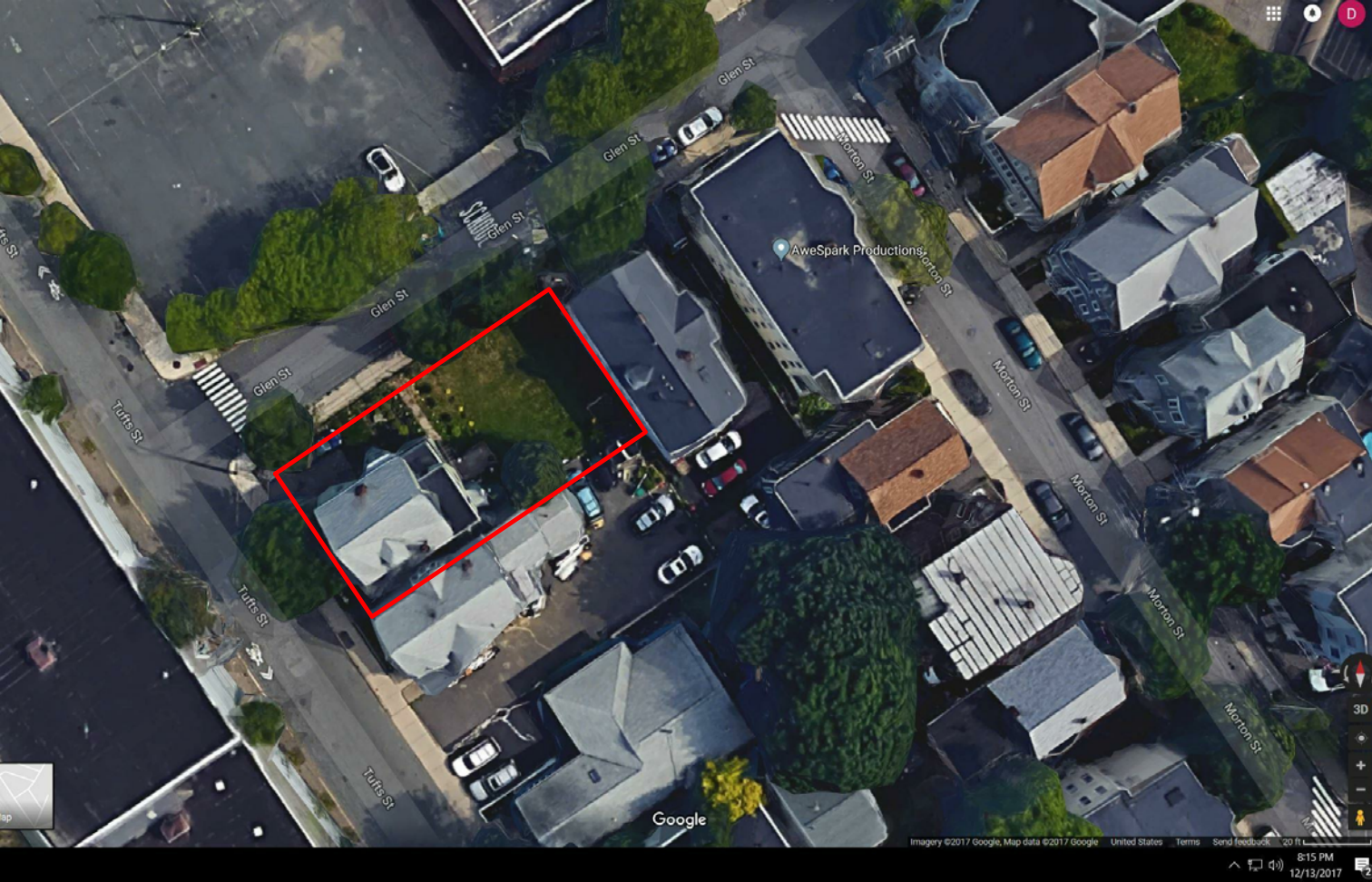


UNLOCK TURFSTONE OR
COMPARABLE





SEPTEMBER 25, 2019



AERIAL VIEW

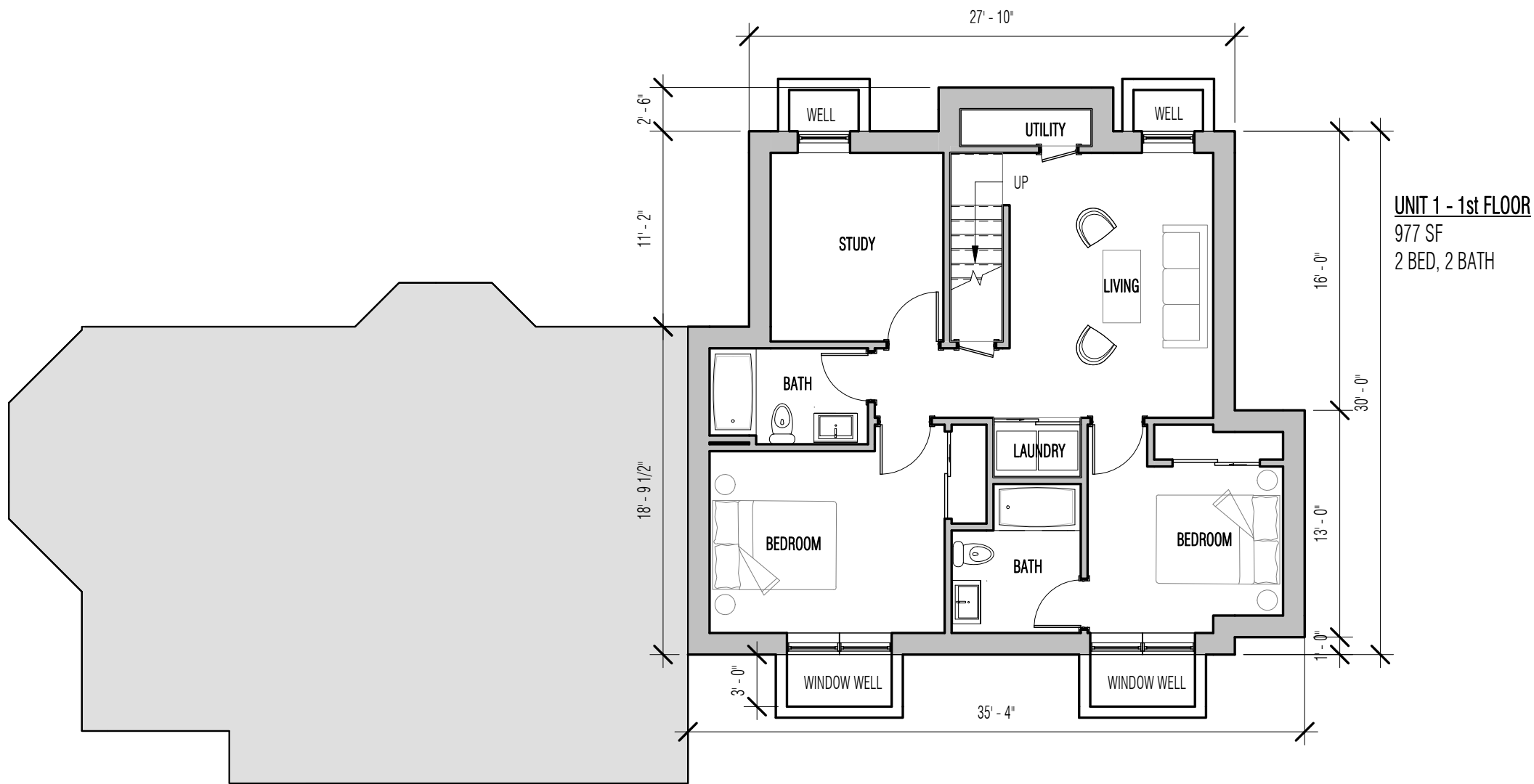


EXISTING STREET VIEW



EXISTING STREET VIEW

27 TUFTS STREET
CONTEXT



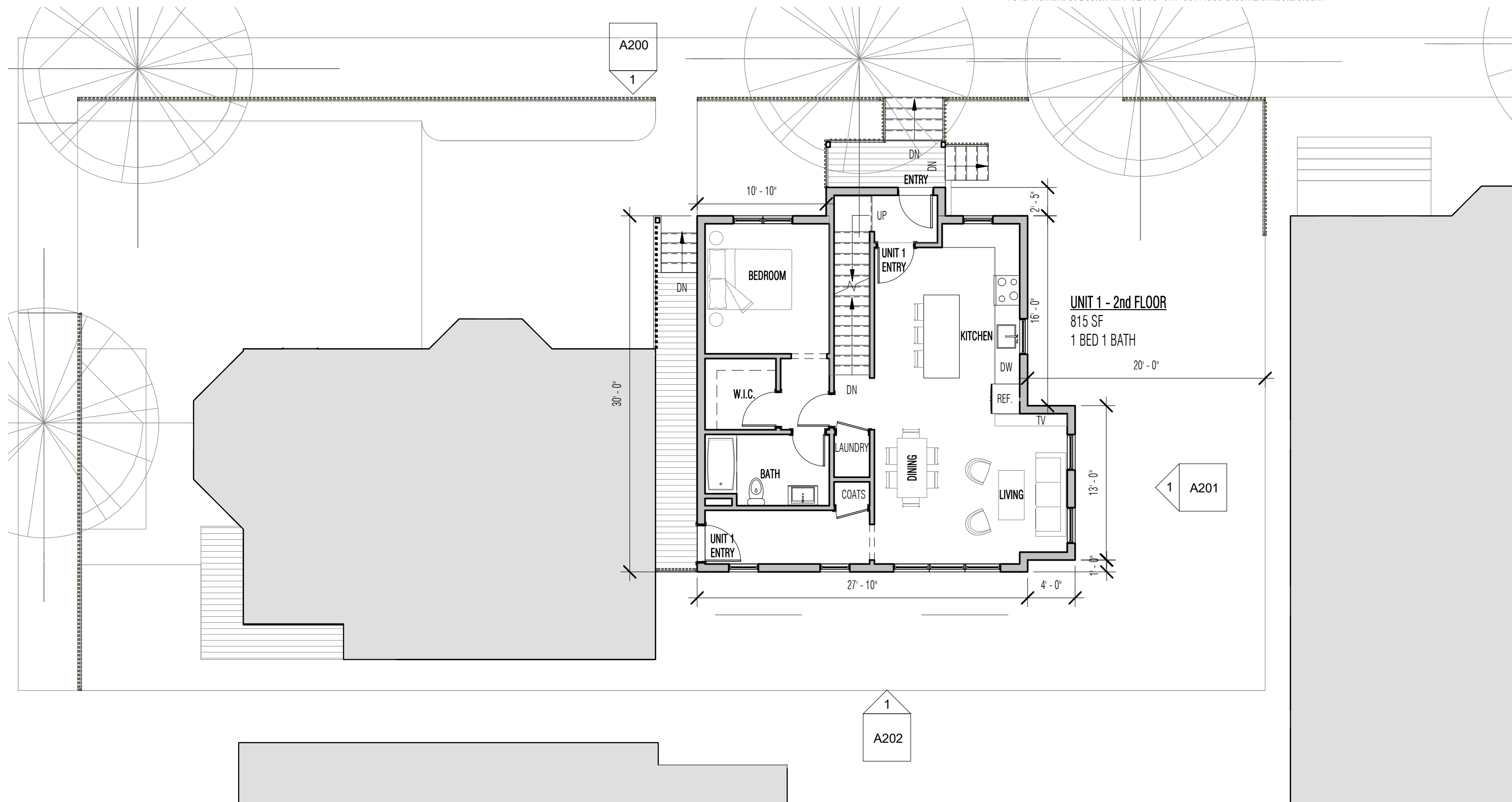
1 BASEMENT LEVEL PLAN

1/8" = 1'-0"

27 TUFTS STREET
BASEMENT LEVEL PLAN

A100

SEPTEMBER 25, 2019



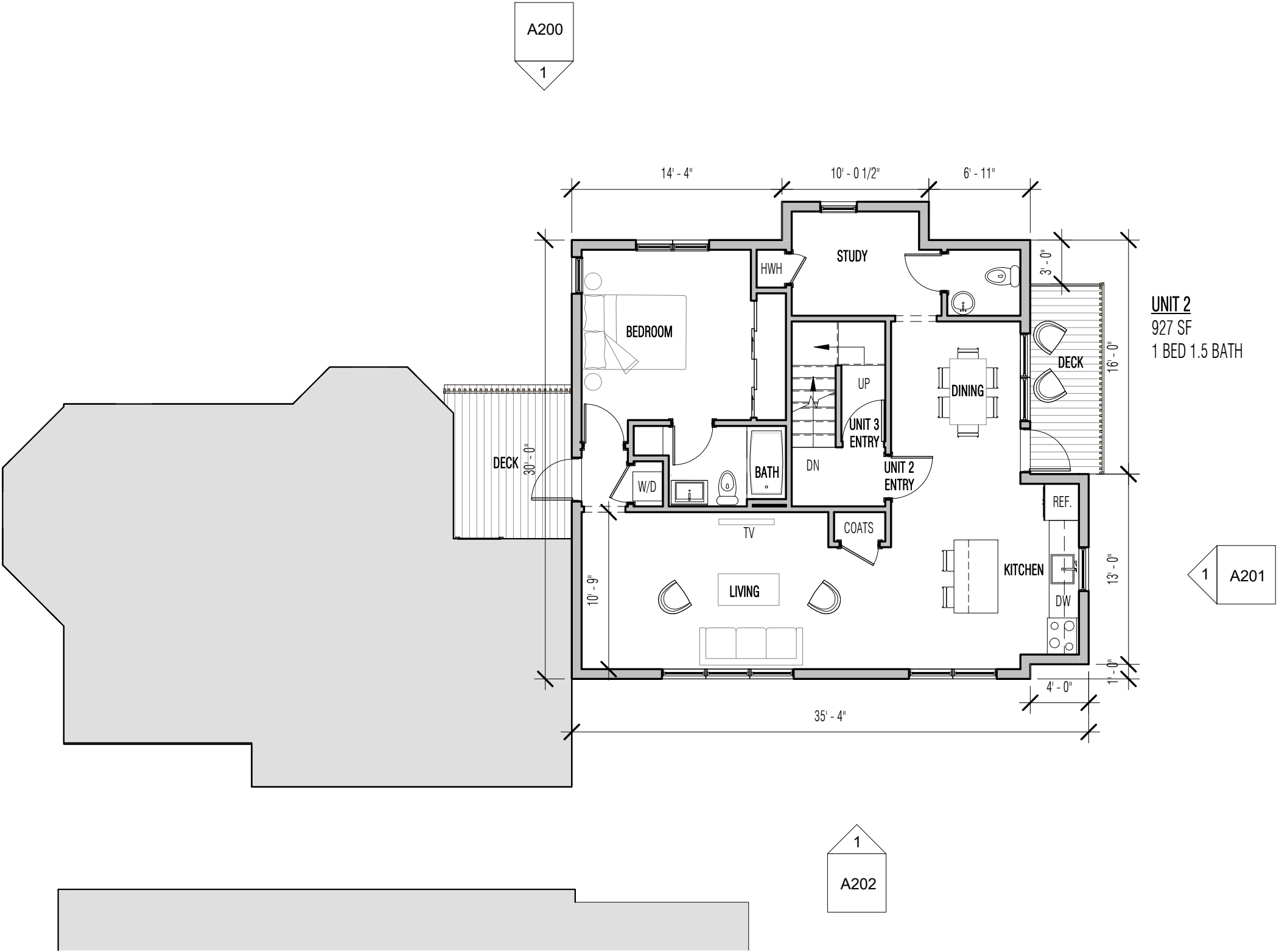
1 FIRST LEVEL PLAN

1/8" = 1'-0"

27 TUFTS STREET
STREET LEVEL FLOOR PLAN

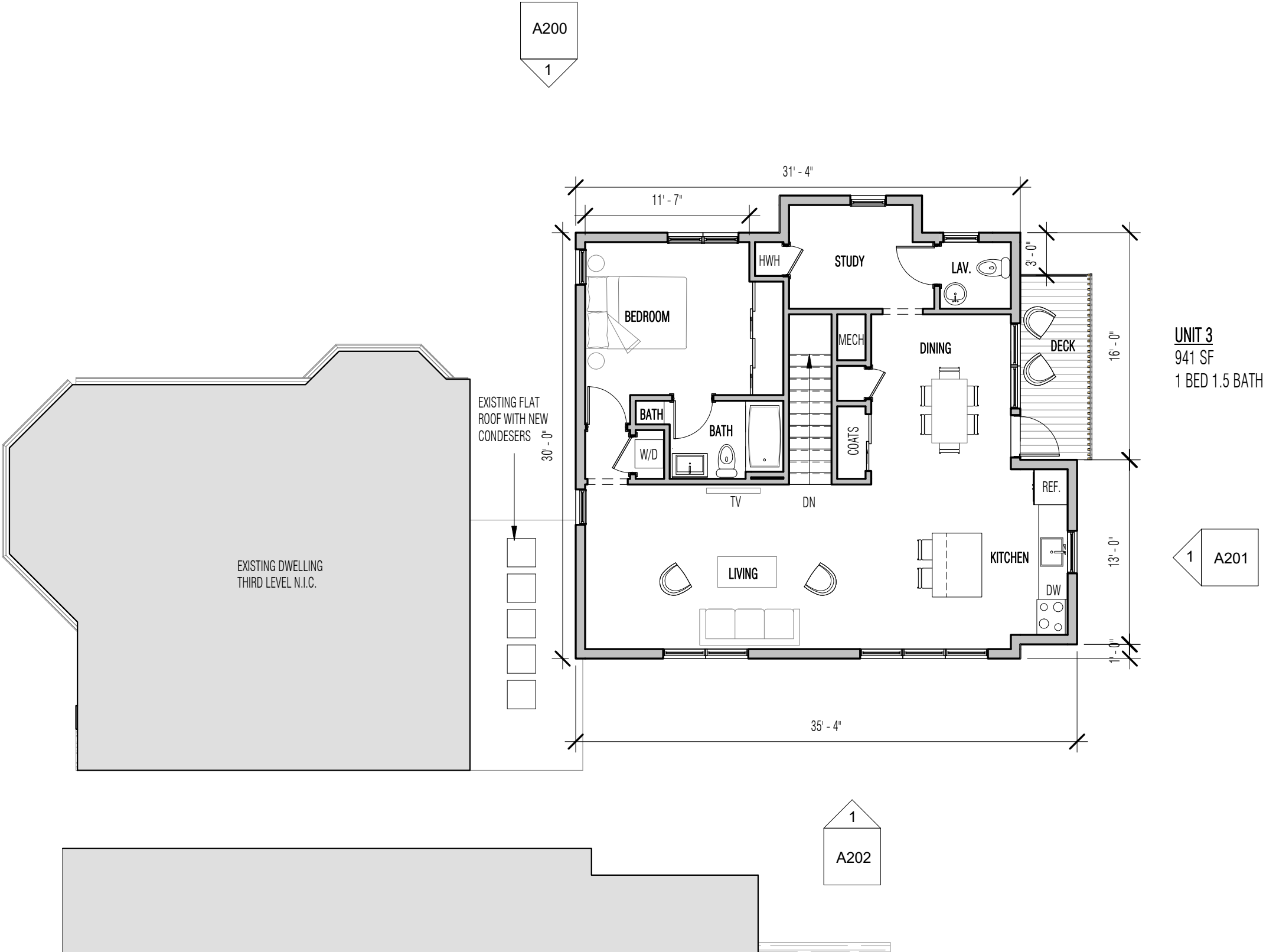
A101

SEPTEMBER 25, 2019



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

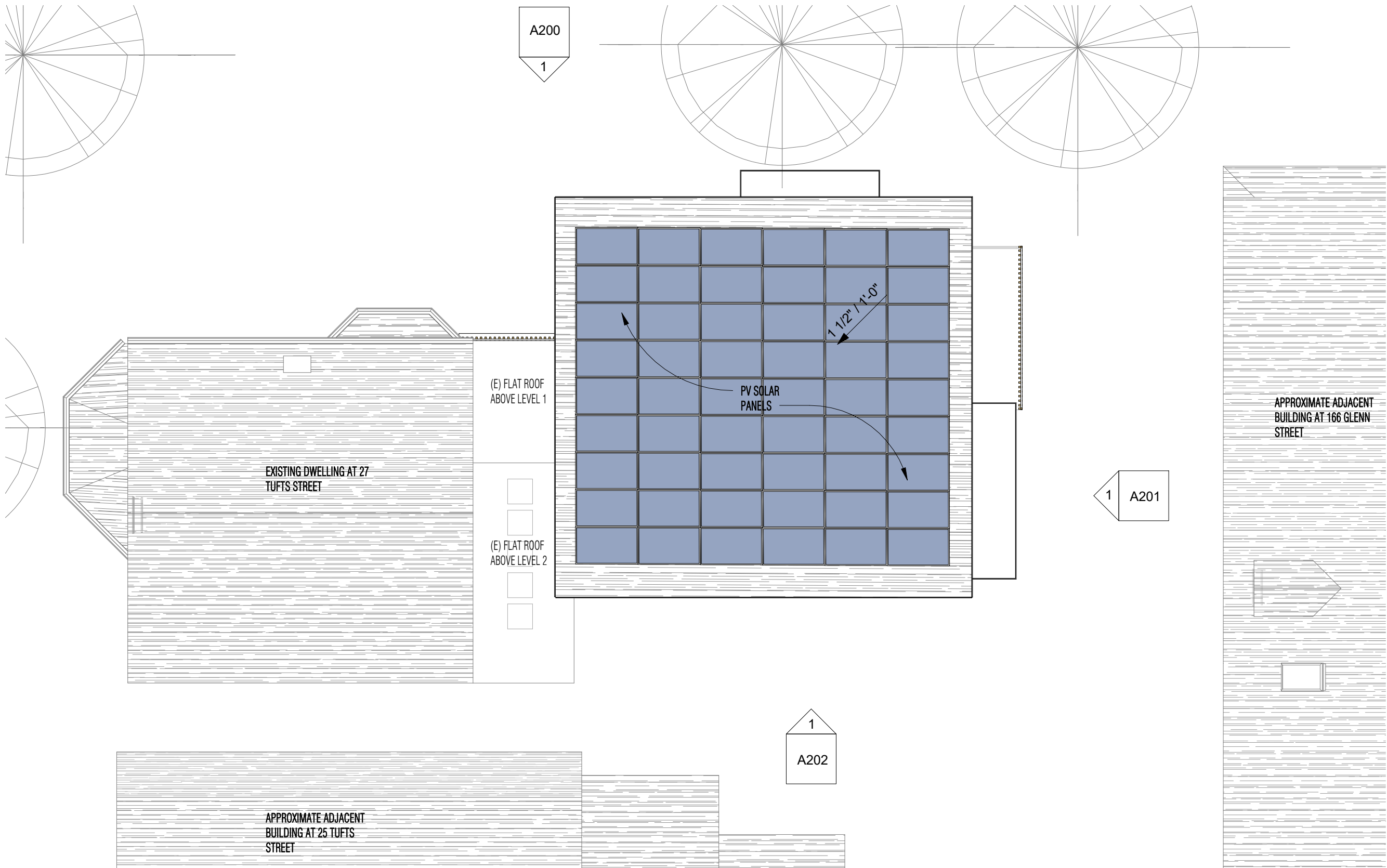
27 TUFTS STREET
SECOND LEVEL PLAN



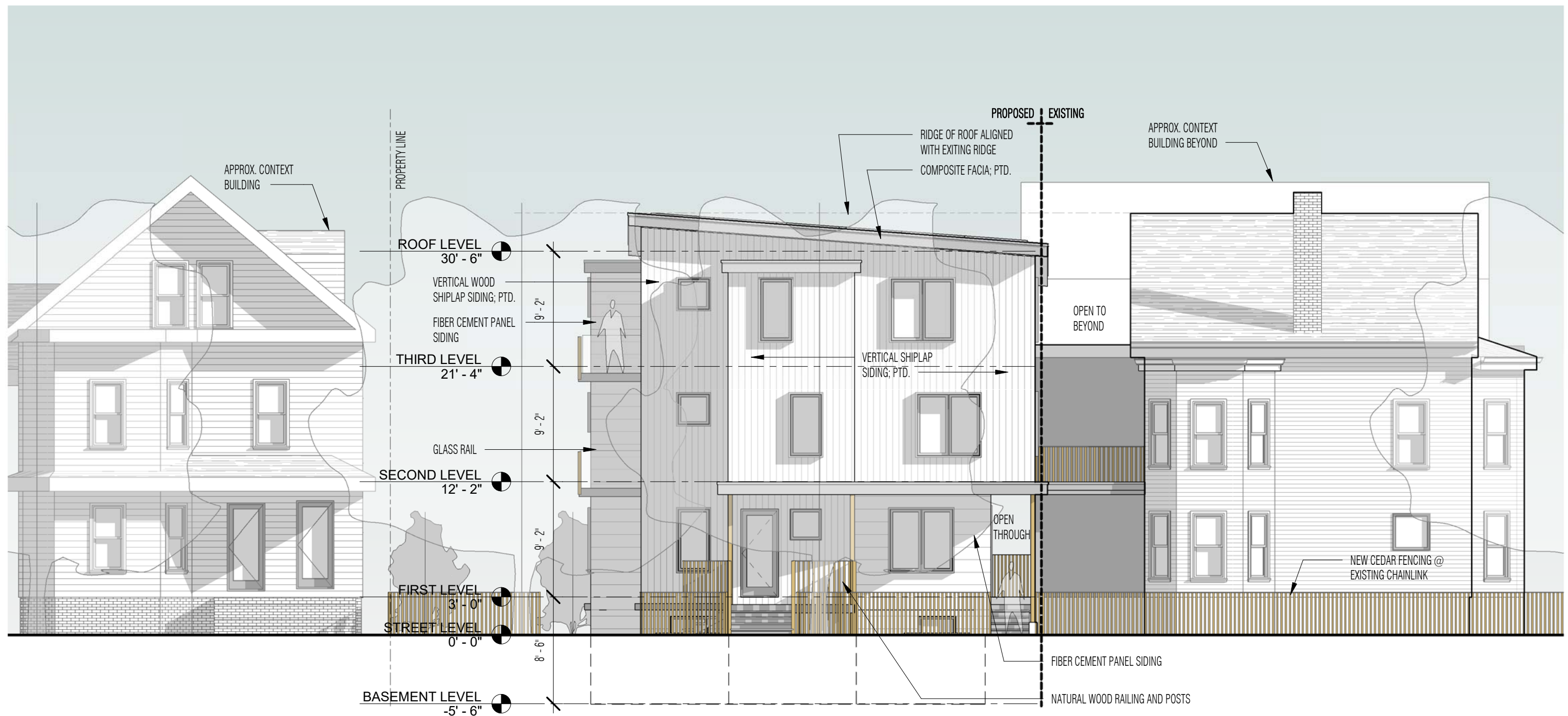
1 THIRD LEVEL PLAN
1/8" = 1'-0"

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



1 YARD ELEVATION

1/8" = 1'-0"

27 TUFTS STREET
REAR YARD ELEVATION

A201



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

27 TUFTS STREET
SIDE YARD ELEVATION

A202



27 TUFTS STREET
STREET VIEW 1

A901



27 TUFTS STREET
STREET VIEW 2

A902