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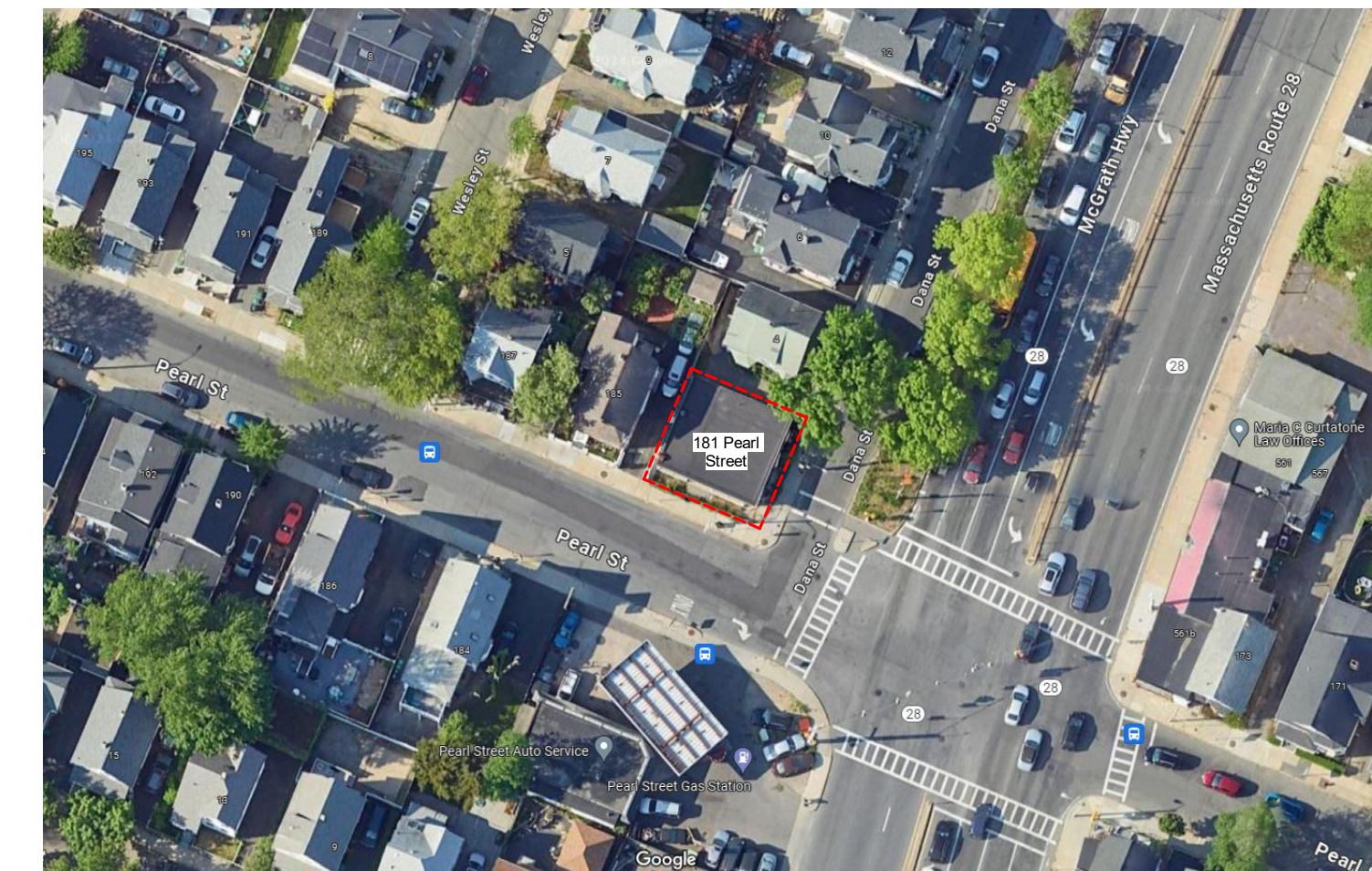
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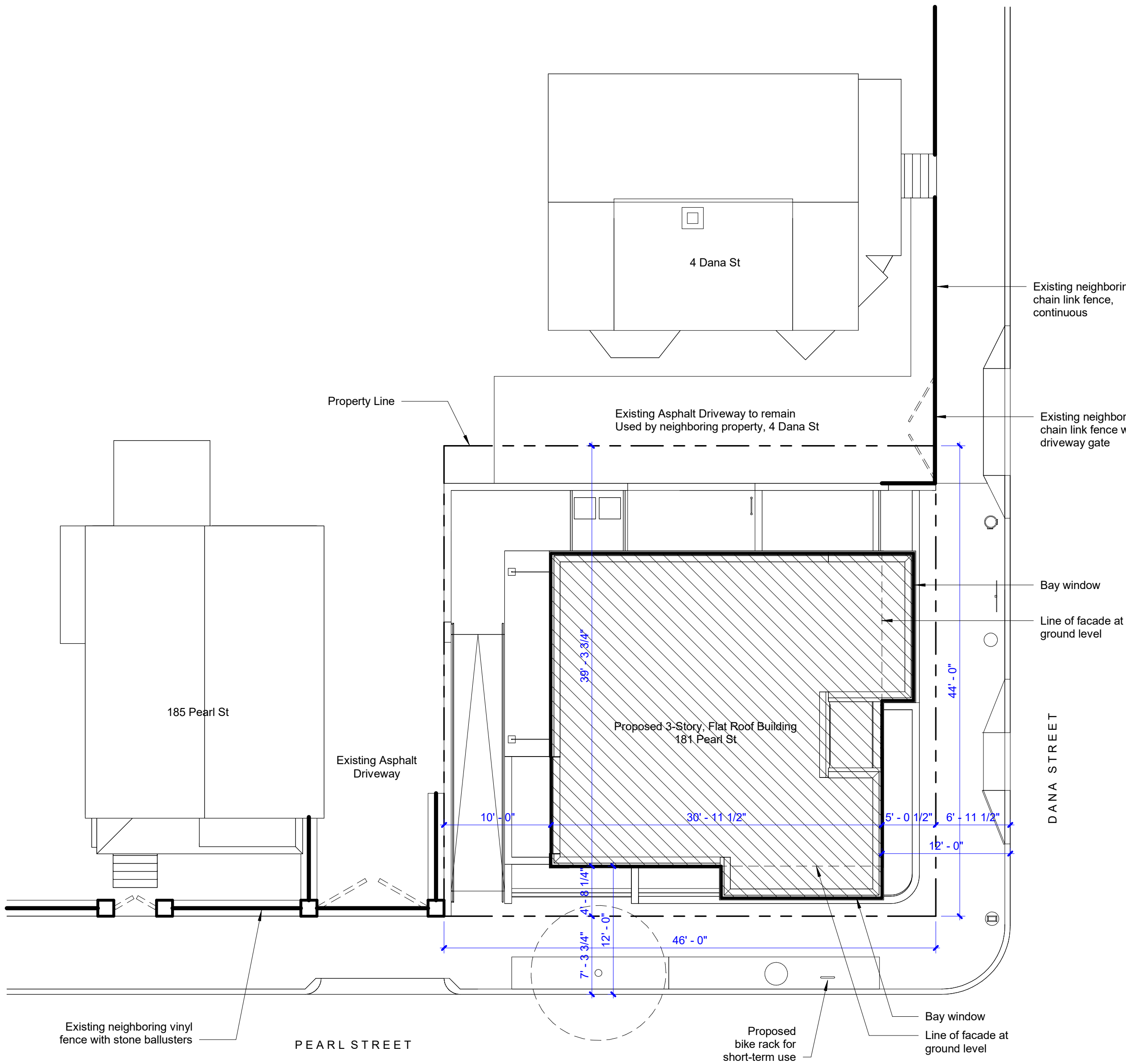
A

Zoning Table		
Description	Requirement	Proposed
Lot Dimensions		
Lot Width	30'	46' (Pearl St. Frontage) 44' (Dana St. Frontage)
Lot Development		
Lot Coverage (max)	90%	90%
Green Score	.25 (min) .30 (ideal)	.30
Open Space (min)	15%	15%
Building Setbacks		
Curb Setbacks (min)	12'	12' (Pearl St. & Dana St.)
Primary Front Setback	2' min, 12' max	4'-8 1/4"
Secondary Front Setback	2' min, 12' max	5'-0 1/2"
Side Setbacks (Abutting NR)	10'	10'
Rear Setback	N/A	
Main Massing		
Building Width (max)	200'	30'-11 1/2" (Pearl St. Frontage) 29'-3 3/4" (Dana St. Frontage)
Facade Build Out Primary Front (min)	80%	67.3% Hardship Variance Granted
Facade Build Out Secondary Front (min)	65%	66.6%
Floor Plate (max)	15,000 sf	907 sf
Ground Story Elevation (min)	2'	2'
Story Height (min)	10'	10'
Number of Stories	2 min, 3 max	3
Building Height (max)	38'	38'
Roof Type	Flat	Flat
Facade Composition		
Ground Story Fenestration	15% min, 50% max	15%
Upper Story Fenestration	15% min, 50% max	15%
Blank Wall (max)	20'	20'
Use & Occupancy		
Density Factor	1,500	3,572 GSF / 1,500 = 2.38 Max 3 units allowed 3 units proposed
Outdoor Amenity Space	1/DU min	1/DU
Roof-Mounted Mechanicals		
Penthouse Height	10' max	N/A, no penthouse
Sidewalk Width	12' min	12' (Pearl St. & Dana St.)

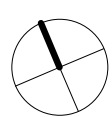
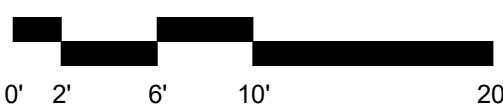


2 Locus Map
1/64" = 1'-0"

Sheet Index	
Sheet Number	Sheet Name
General	
G-100	Site Plan, Locus Map & Zoning Table
Architectural	
A-100	Lower Level Plan
A-101	Ground Floor Plan
A-102	2nd Floor Plan
A-103	3rd Floor Plan
A-104	Roof Plan
A-201	Exterior Elevations
A-202	Exterior Elevations
A-301	Building Sections
A-902	Gross Area Plans
A-903	Net Area Plans



1 Site Plan
1/8" = 1'-0"



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181 Pearl Street

Somerville, MA 02145

Site Plan, Locus
Map & Zoning
Table

Scale: As indicated

G-100

NEIGHBOR

29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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A small bar chart with two vertical bars. The first bar is significantly shorter than the second bar, which is taller and has a small horizontal line at its top.

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T NEIGHBOR

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4	12.10.24	Site Plan App.
3	10.1.24	Design Review
2	7.19.24	Design Review
1	4.19.24	50% SD
No.	Date	Description



181 Pearl Street

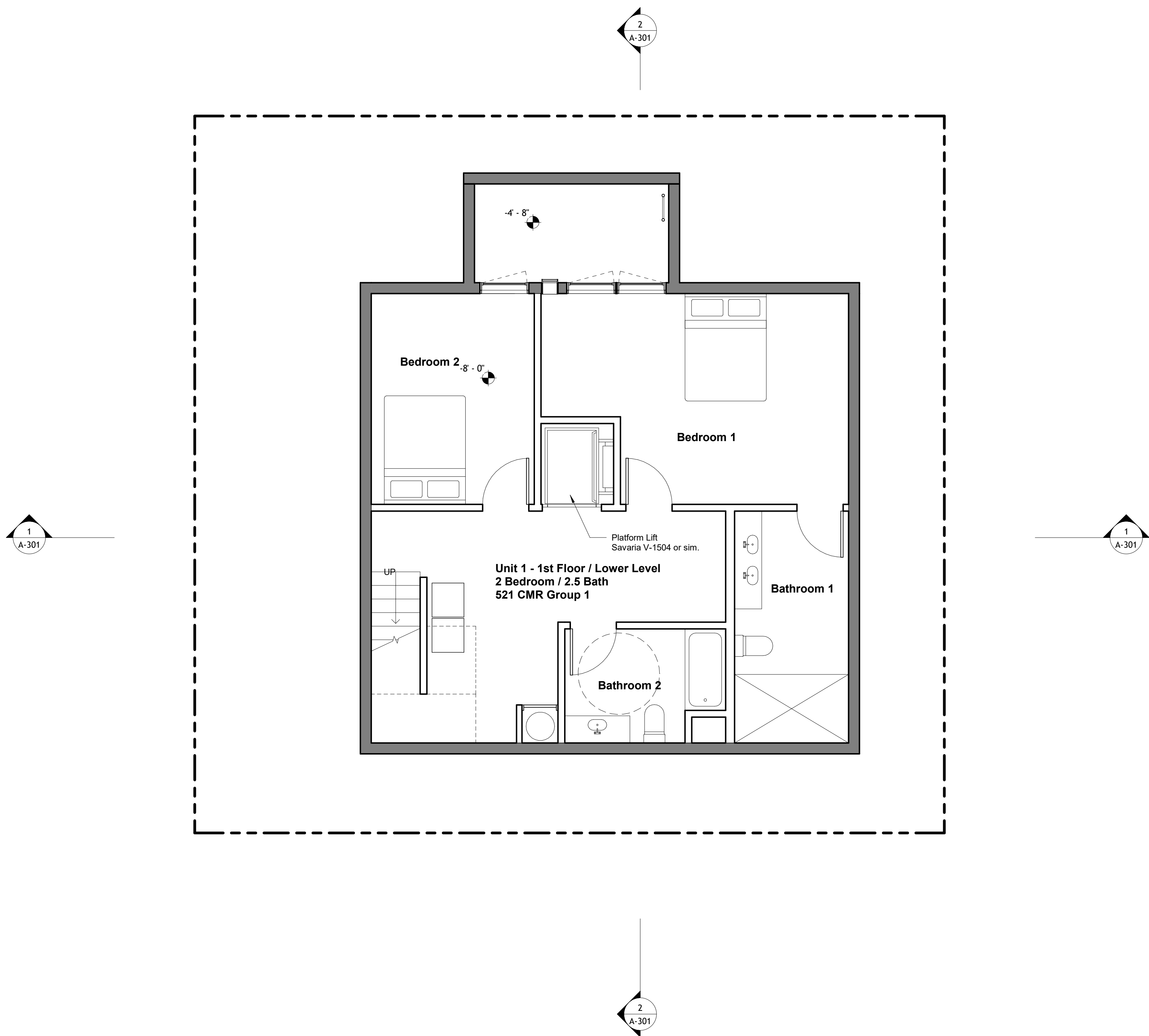
Somerville, MA 02145

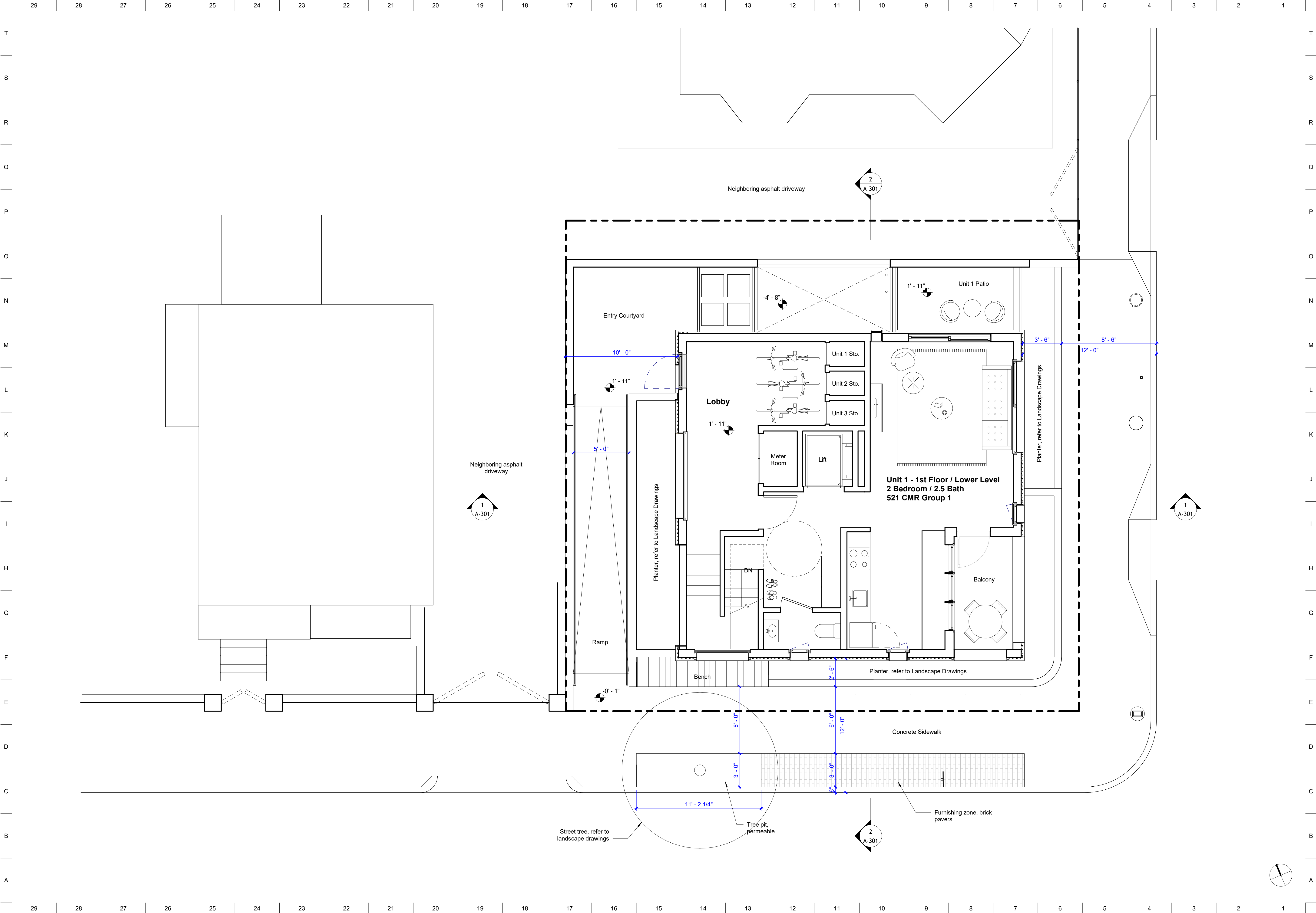
Lower Level Plan

Scale: 1/4" = 1'-0"

B A-100

A NEIGHBOUR





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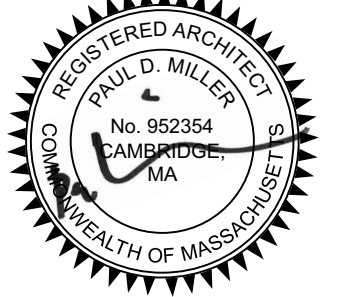
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5	12.17.24	Hardship Var.
4	12.10.24	Site Plan App.
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1	4.19.24	50% SD
No.	Date	Description



181 Pearl Street

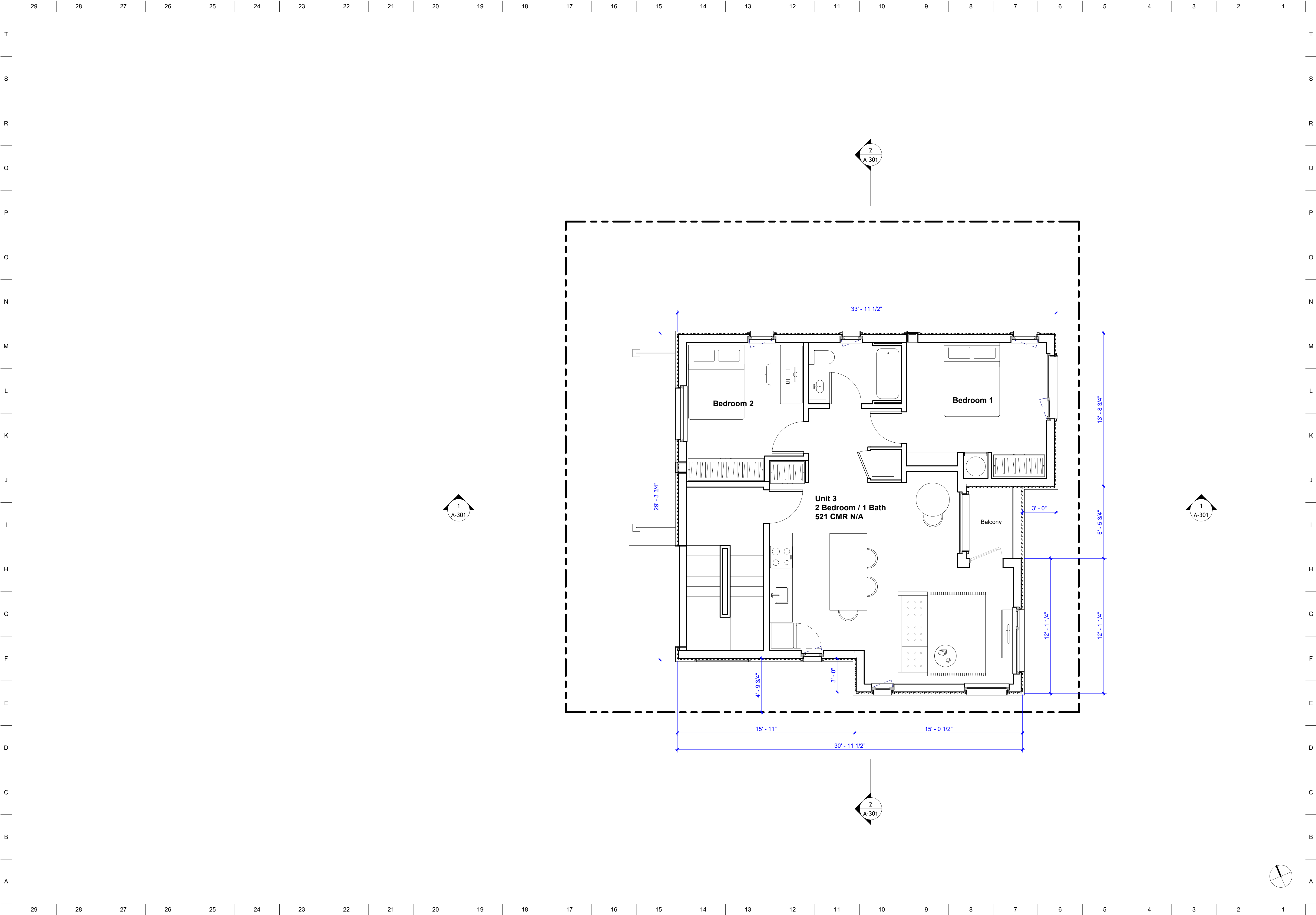
Somerville, MA 02145

Ground Floor
Plan

Scale: 1/4" = 1'-0"

A-101

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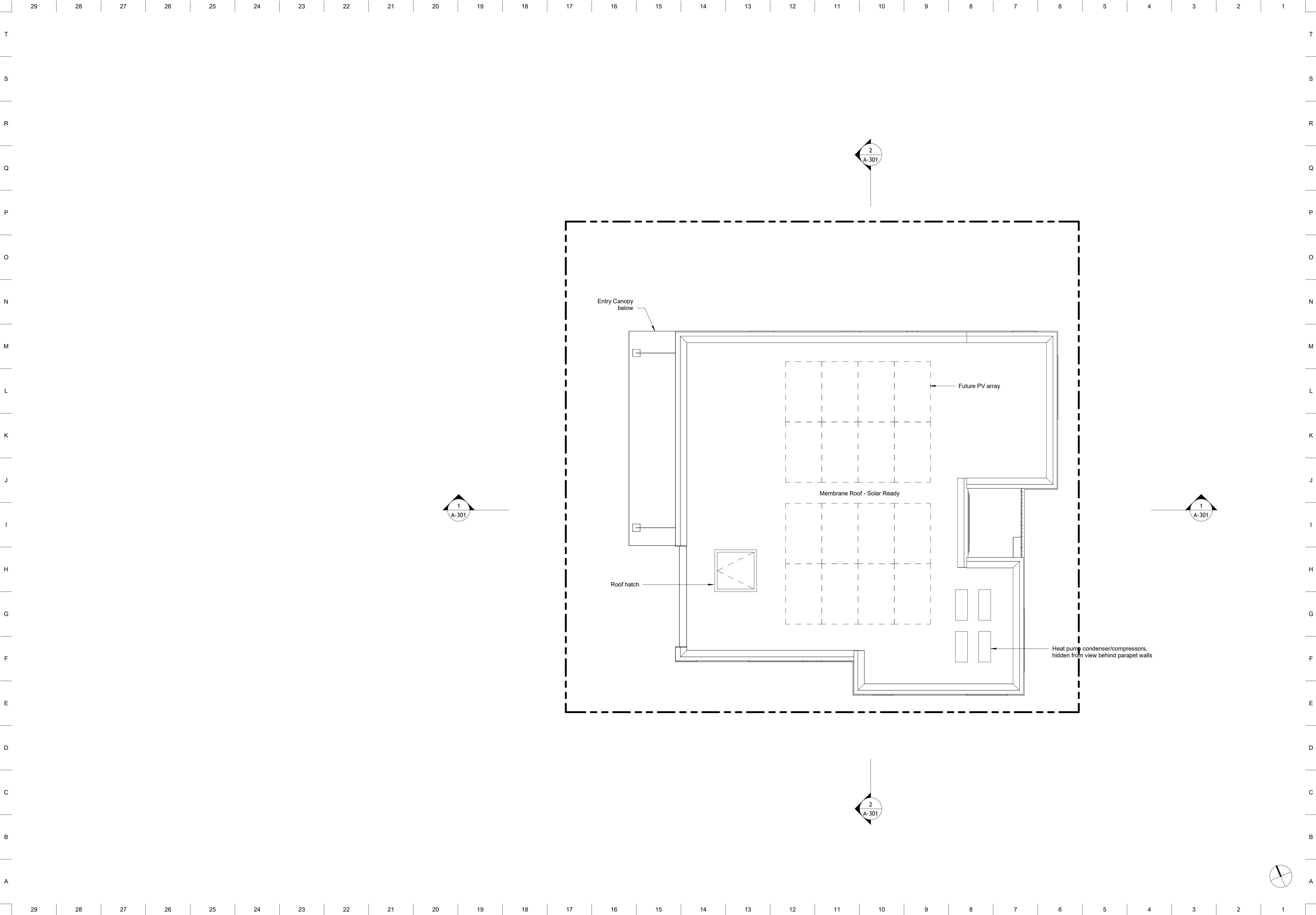
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No. Date Description

1 4.19.24 50% SD

2 7.19.24 Design Review

3 10.1.24 Design Review

4 12.10.24 Site Plan App.

181 Pearl Street

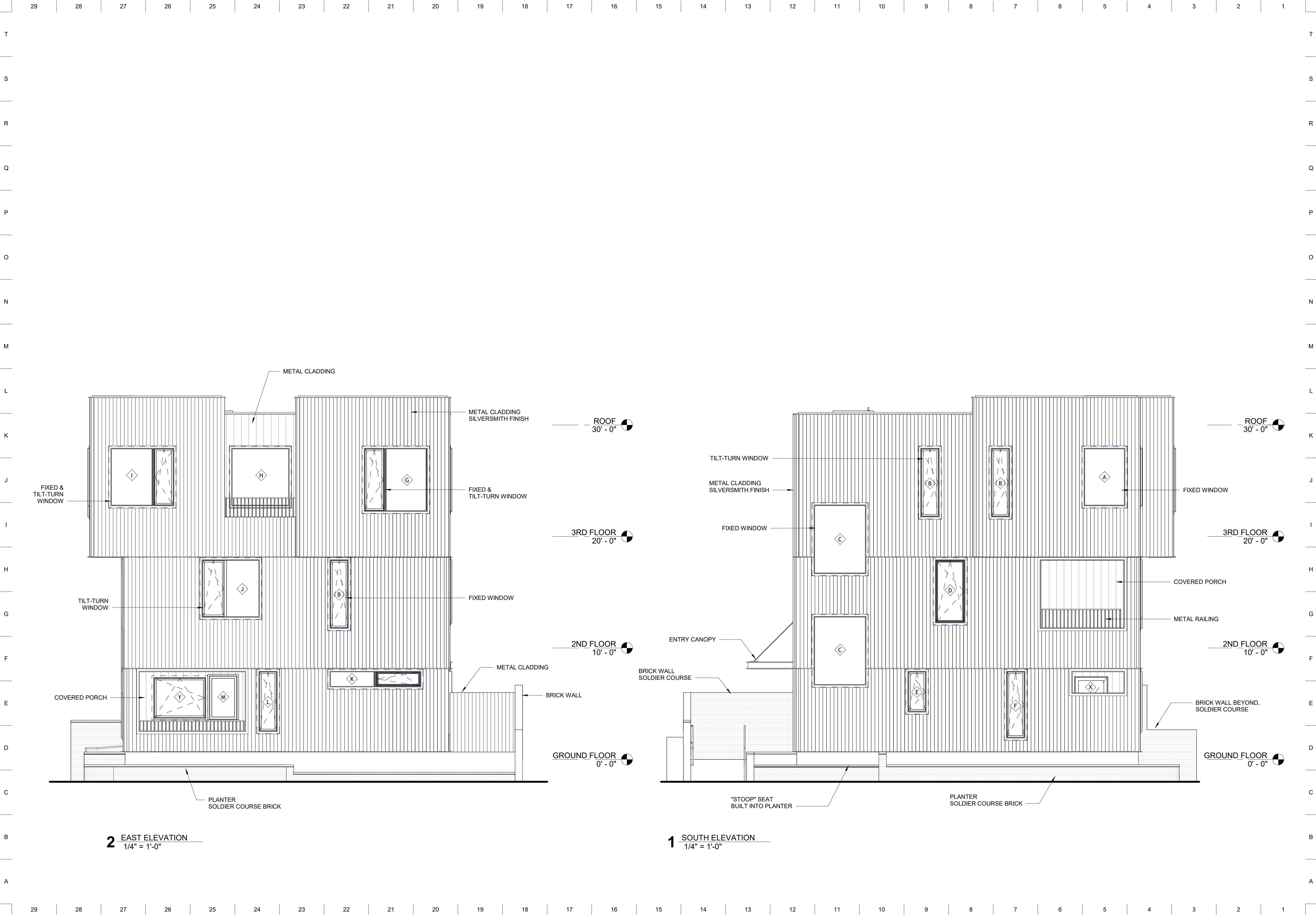
Somerville, MA 02145

Roof Plan

Scale: 1/4" = 1'-0"

A-104

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1	12.10.24	Site Plan App.
No.	Date	Description



181 Pearl Street

Somerville, MA 02145

Exterior
Elevations

Scale: 1/4" = 1'-0"

A-201

NEIGHBOR



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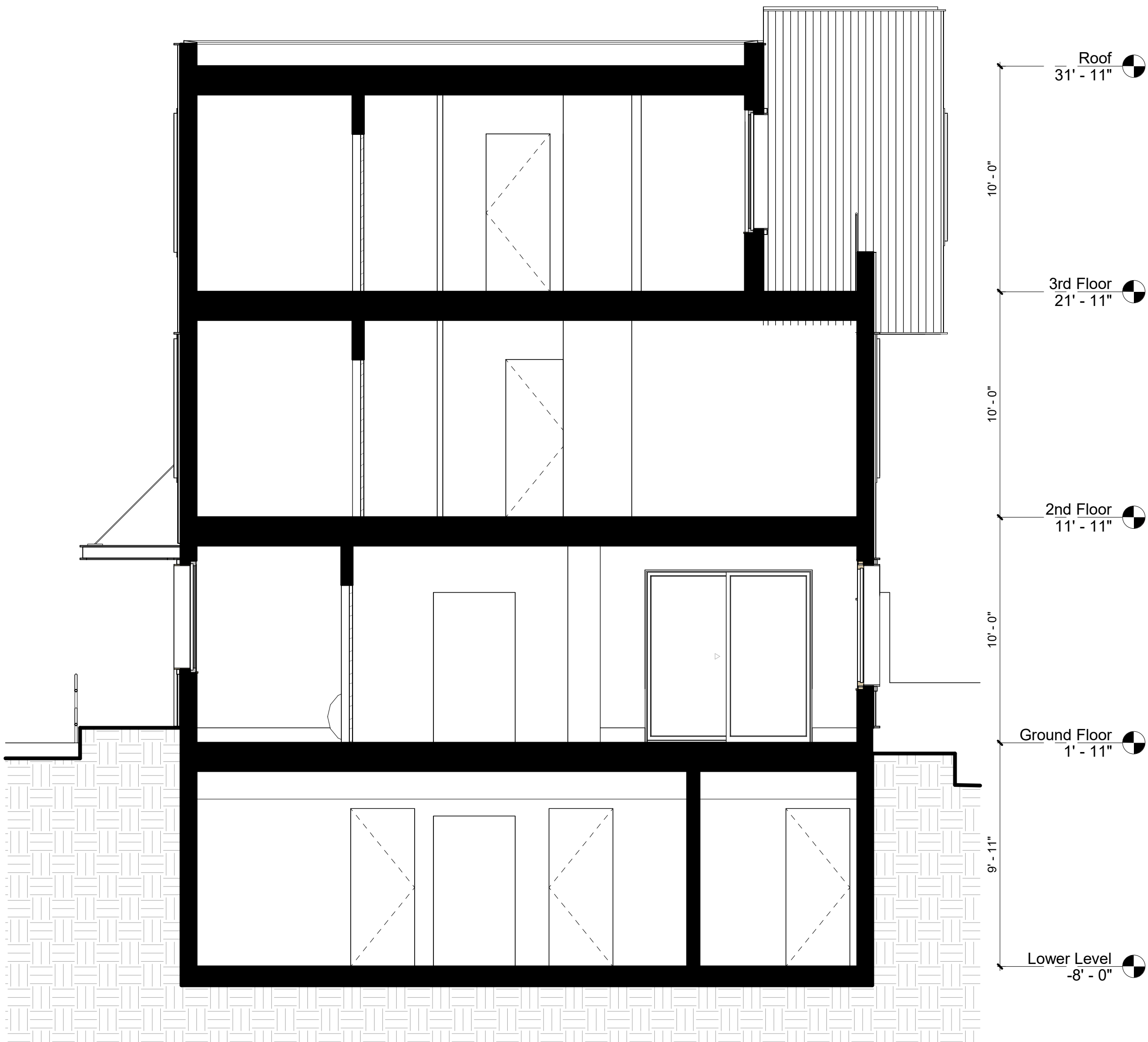
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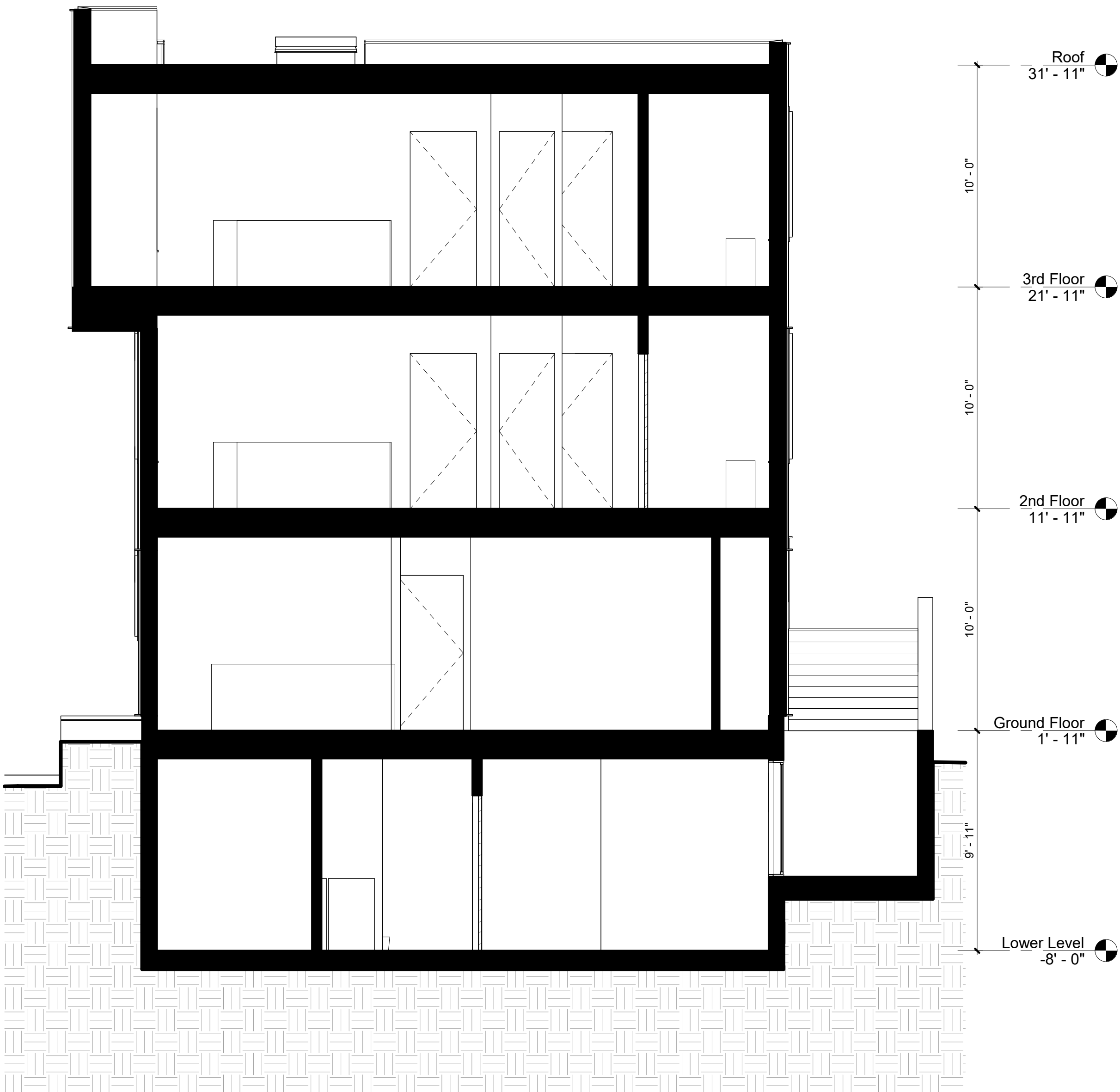
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1 Section 1 - EW
1/4" = 1'-0"



2 Section 2 - NS
1/4" = 1'-0"

29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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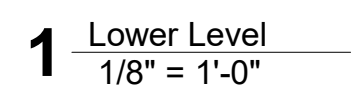
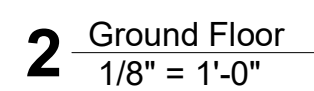
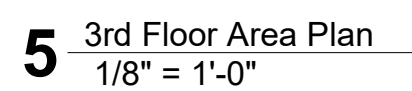
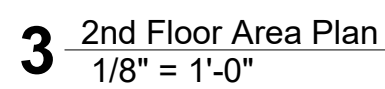
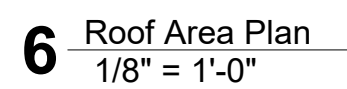
Building Sections

Scale: 1/4" = 1'-0"

A-301

NEIGHBOR

Gross Floor Area	
Level	Area
3rd Floor	962 SF
2nd Floor	863 SF
Ground Floor	840 SF
Lower Level	907 SF
Total Gross Area	3572 SF



Net Area Schedule		
Name	Level	Area
Unit 1	Ground Floor	525 SF
Unit 1	Lower Level	907 SF
Unit 1		1432 SF
Unit 2	2nd Floor	737 SF
Unit 2		737 SF
Unit 3	3rd Floor	835 SF
Unit 3		835 SF
Total Net Area		3003 SF

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