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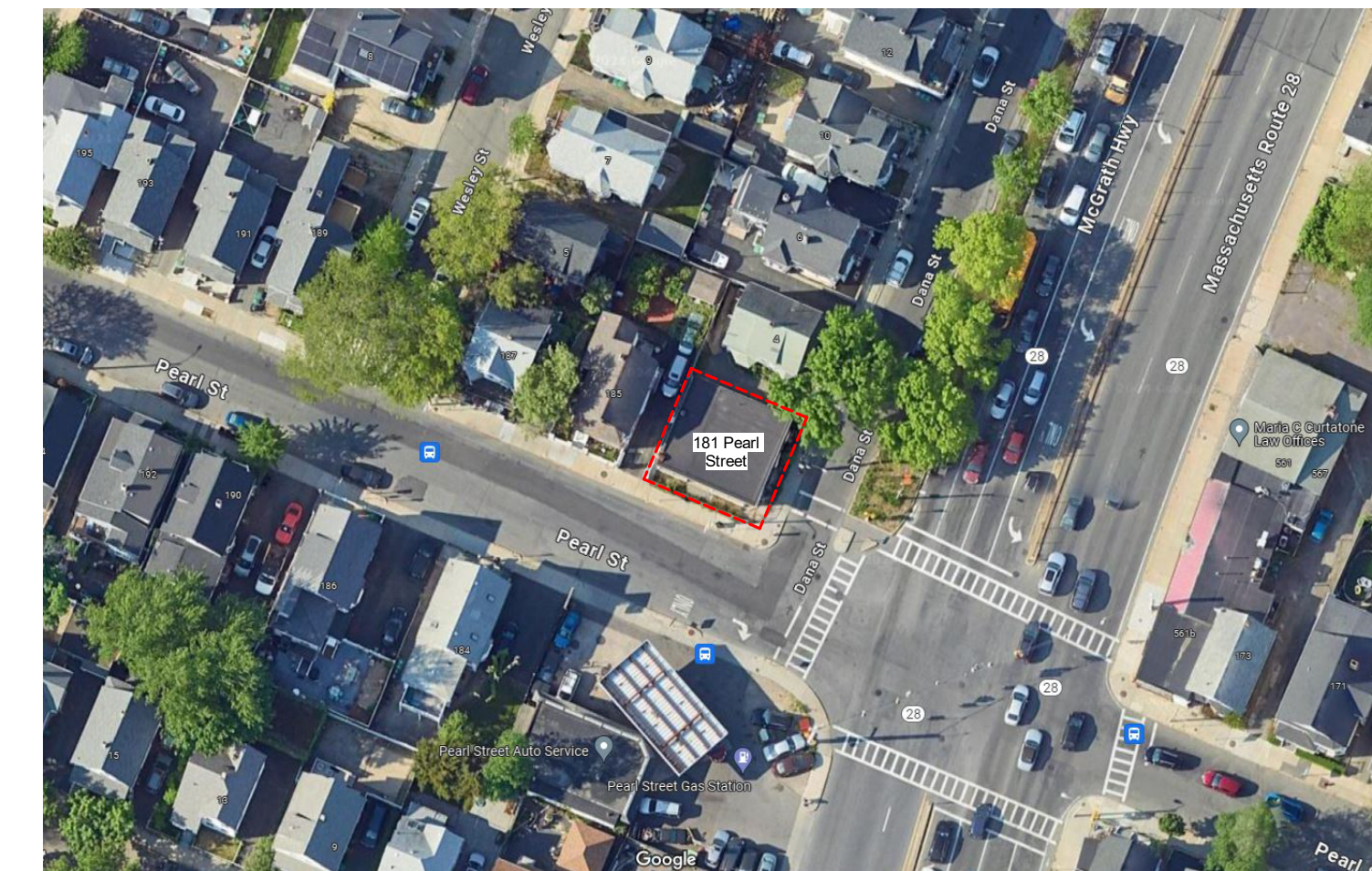
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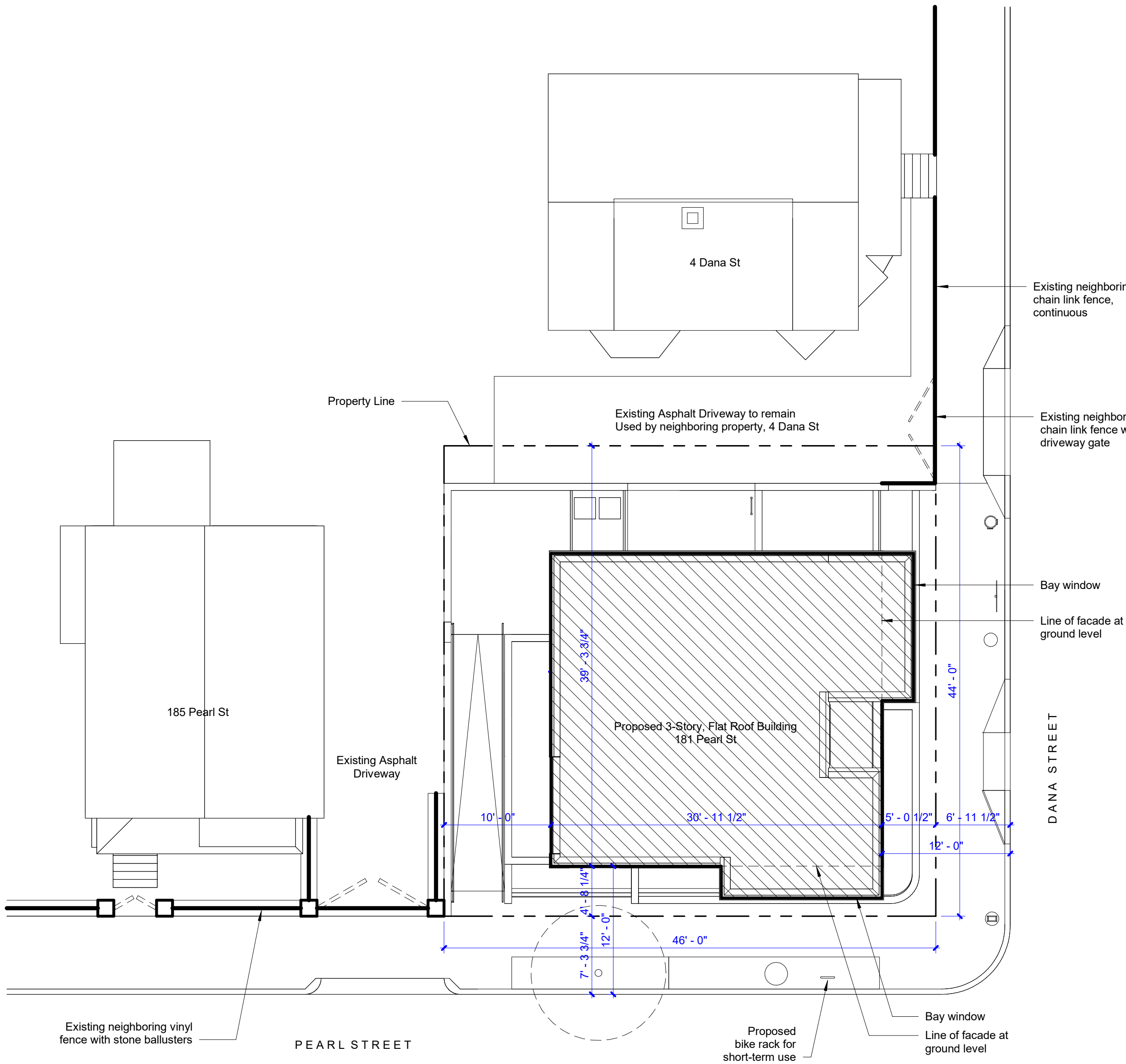
A

| Zoning Table                           |                          |                                                                     |
|----------------------------------------|--------------------------|---------------------------------------------------------------------|
| Description                            | Requirement              | Proposed                                                            |
| Lot Dimensions                         |                          |                                                                     |
| Lot Width                              | 30'                      | 46' (Pearl St. Frontage)<br>44' (Dana St. Frontage)                 |
| Lot Development                        |                          |                                                                     |
| Lot Coverage (max)                     | 90%                      | 90%                                                                 |
| Green Score                            | .25 (min)<br>.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)<br>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<br>Max 3 units allowed<br>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.)                                          |

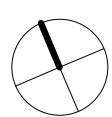
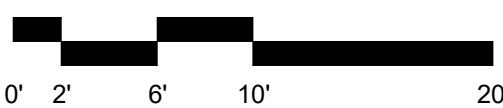


2 Locus Map  
1/64" = 1'-0"

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



181 Pearl Street

Somerville, MA 02145

Site Plan, Locus  
Map & Zoning  
Table

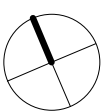
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# G-100

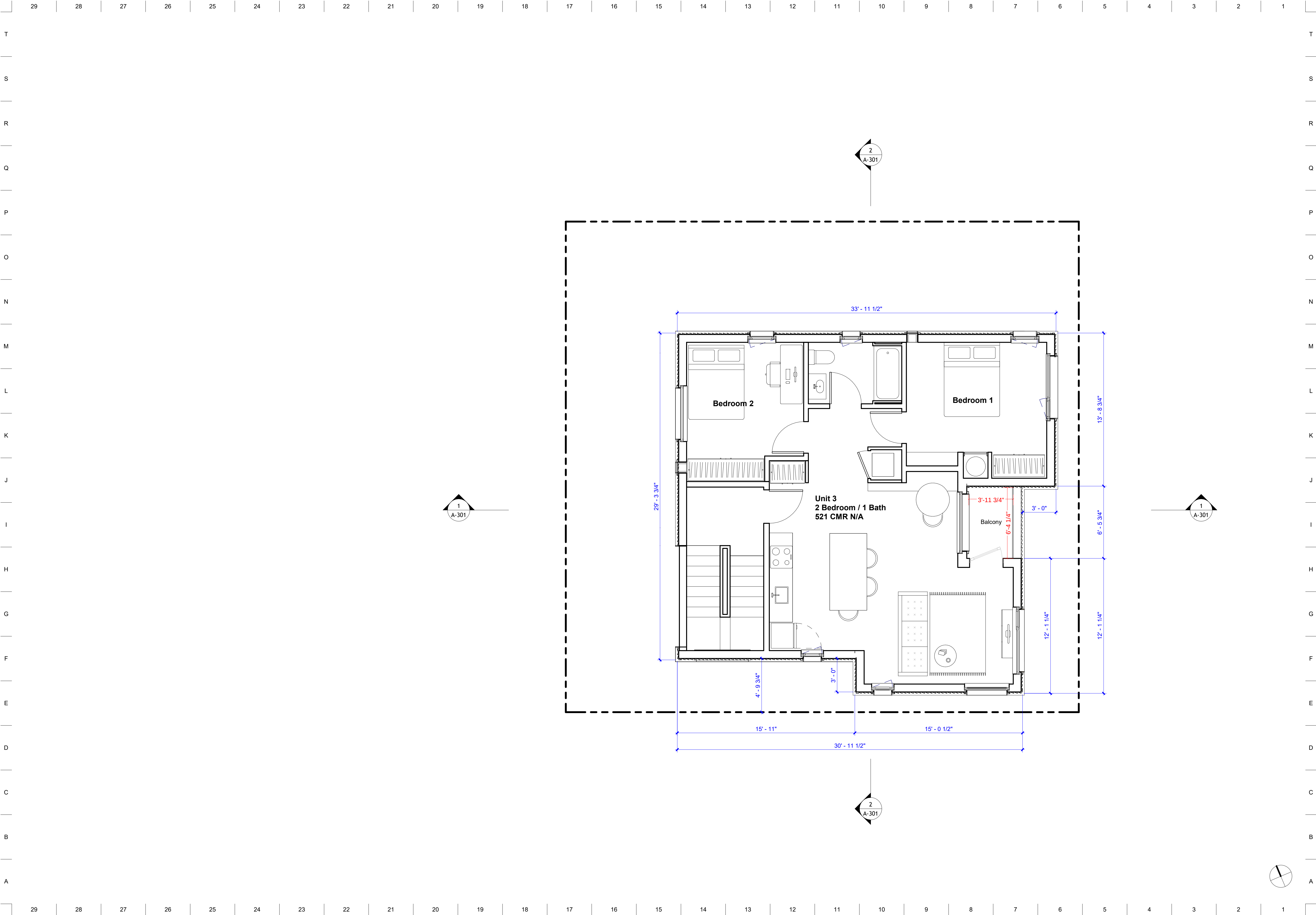
## NEIGHBOR



# NEIGHBOUR







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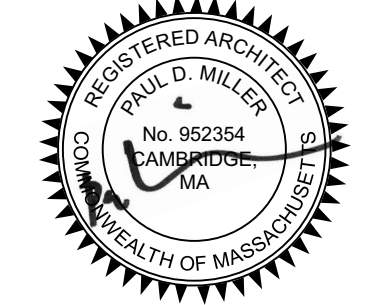
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181 Pearl Street

Somerville, MA 02145

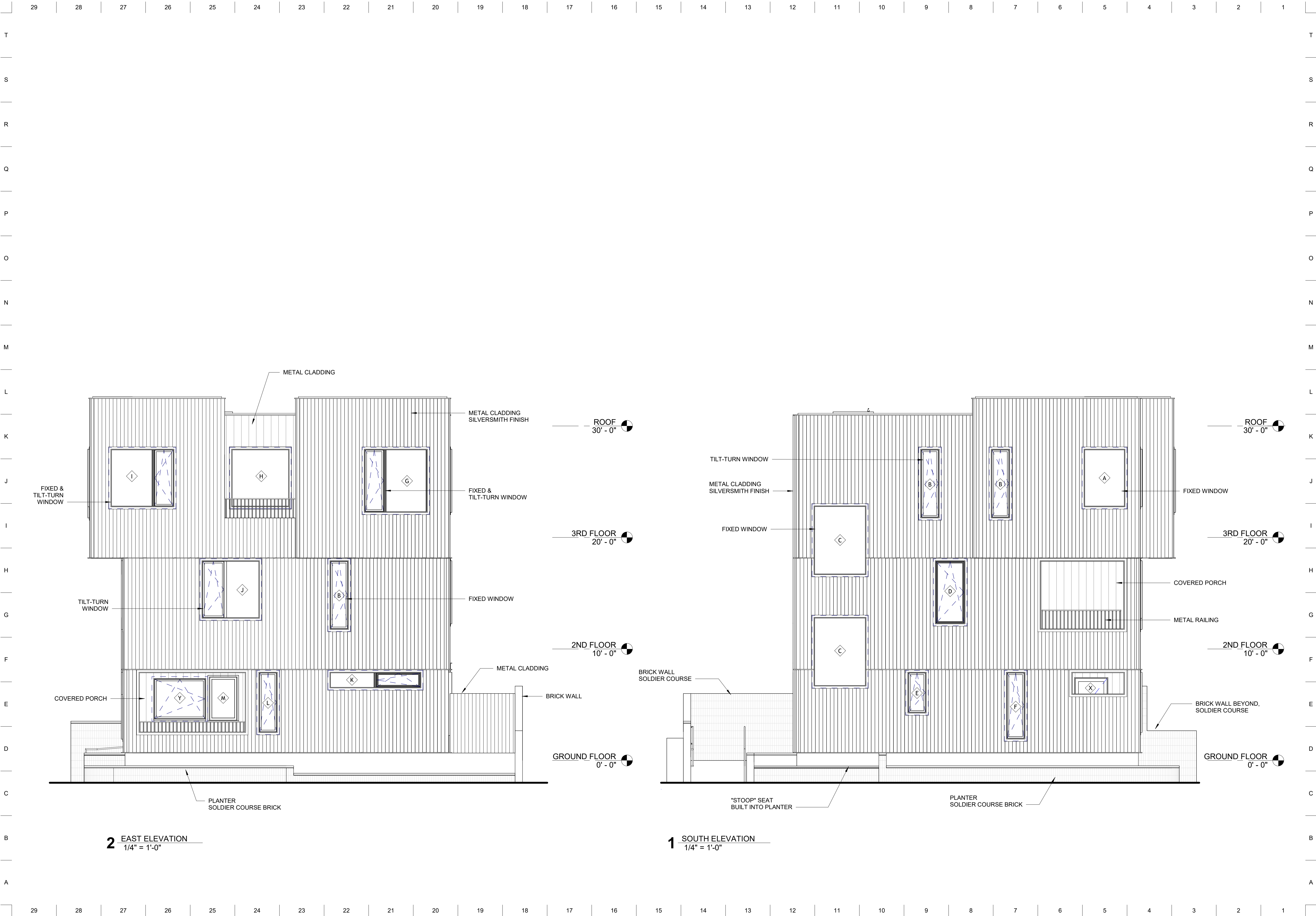
3rd Floor Plan

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

# A-103

## 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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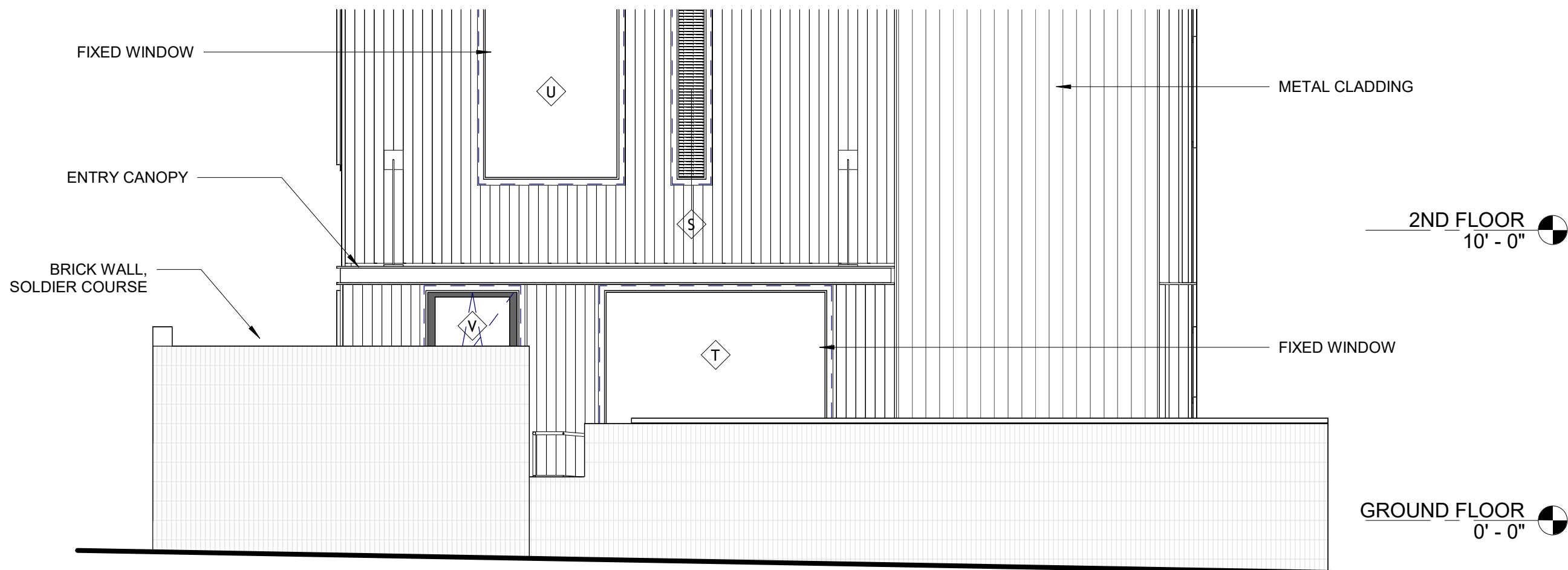
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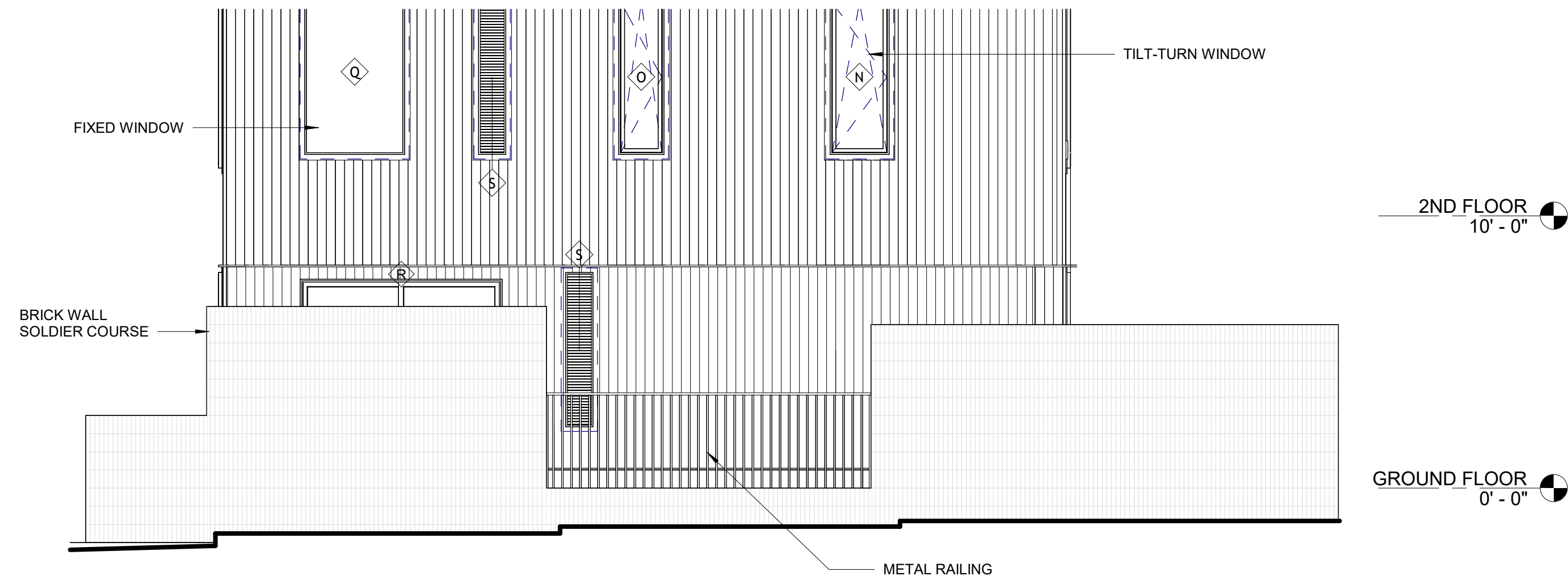
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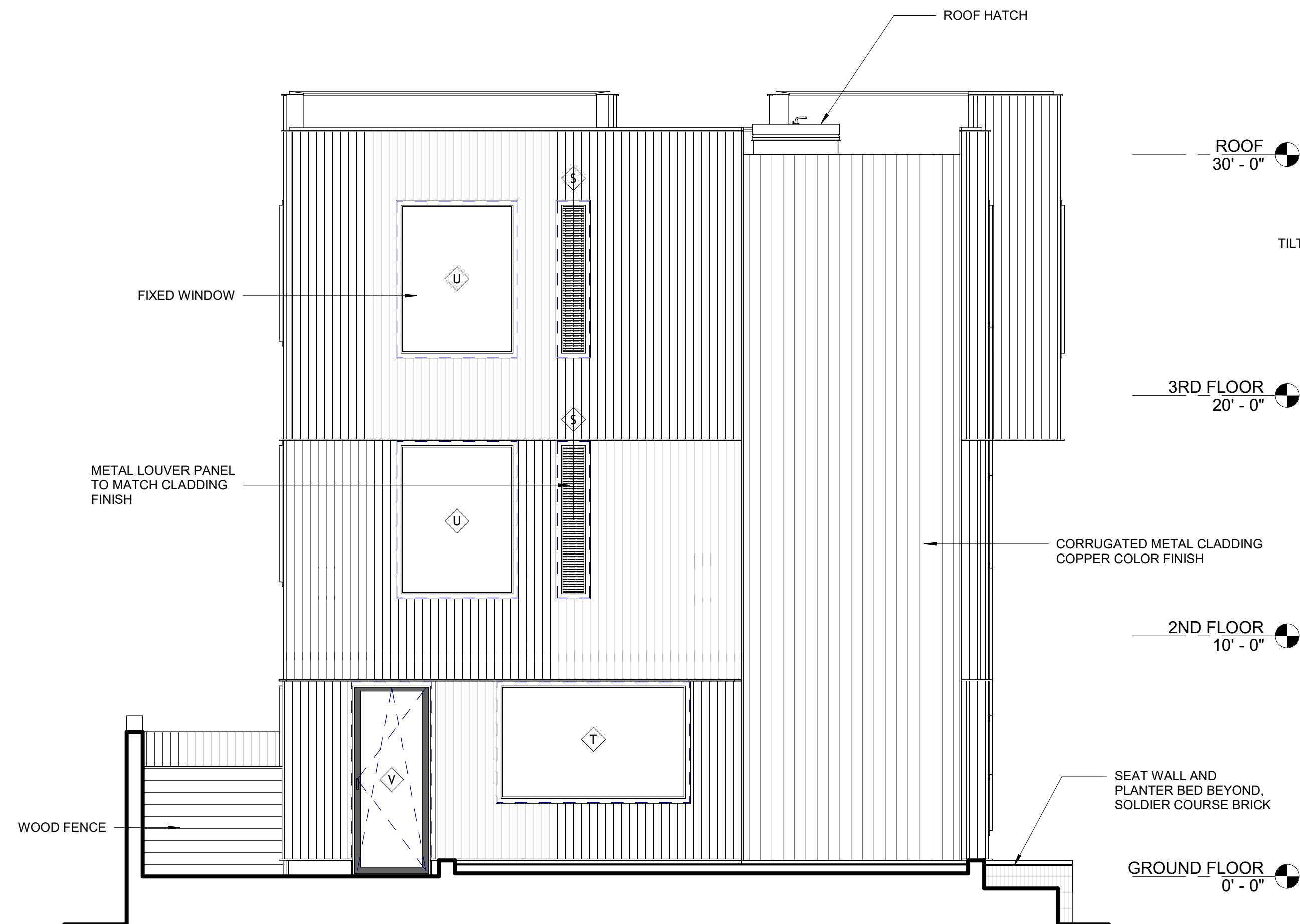
A



4 WEST ELEVATION 2  
1/4" = 1'-0"



3 NORTH ELEVATION 2  
1/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
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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| No. | Date     | Description    |

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181 Pearl Street

F

E

Somerville, MA 02145

Exterior  
Elevations

C

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

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A-202

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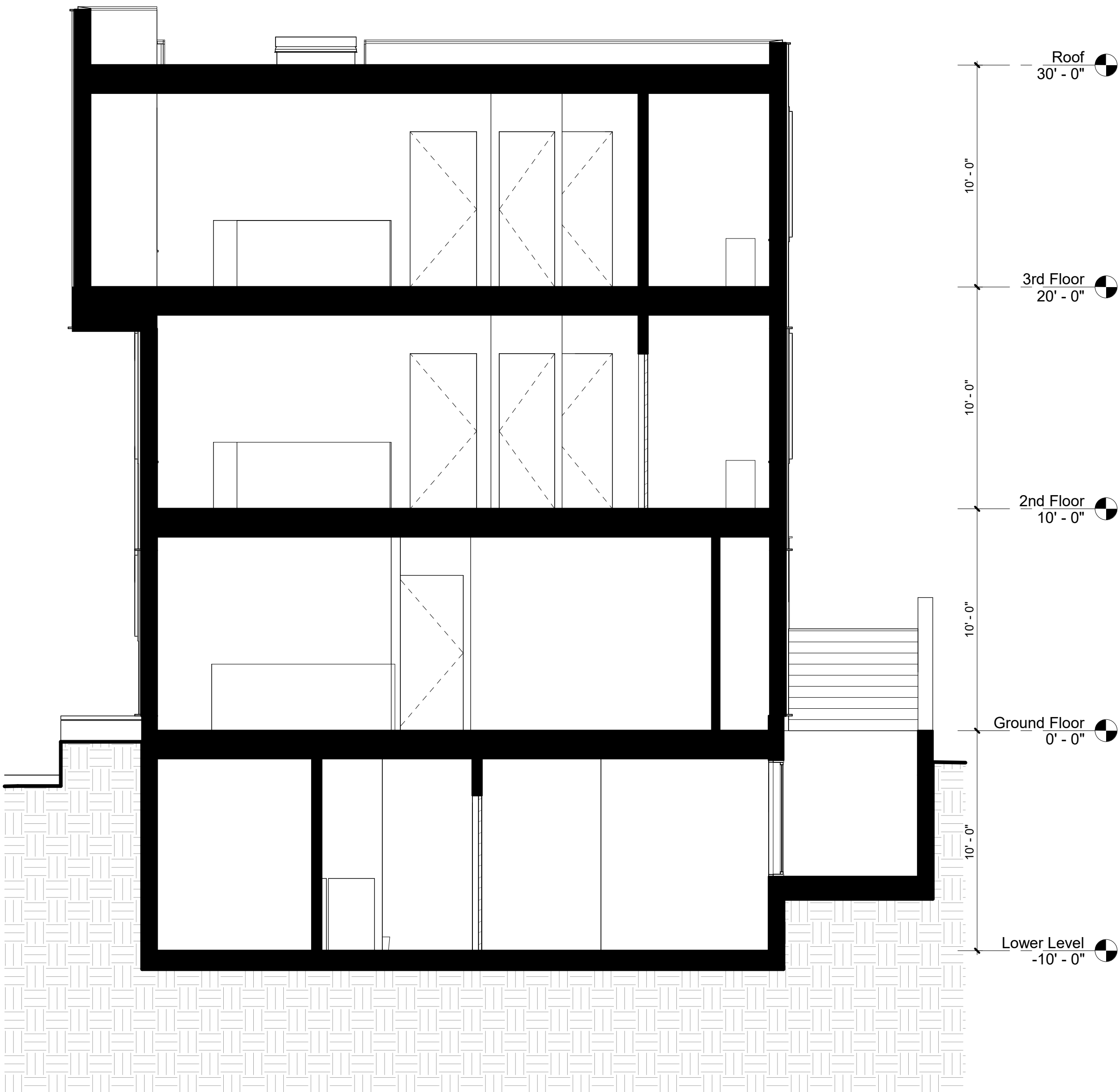
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**1** Section 1 - EW  
1/4" = 1'-0"



**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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181 Pearl Street

Somerville, MA 02145

## Building Sections

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

# A-301

NEIGHBOR

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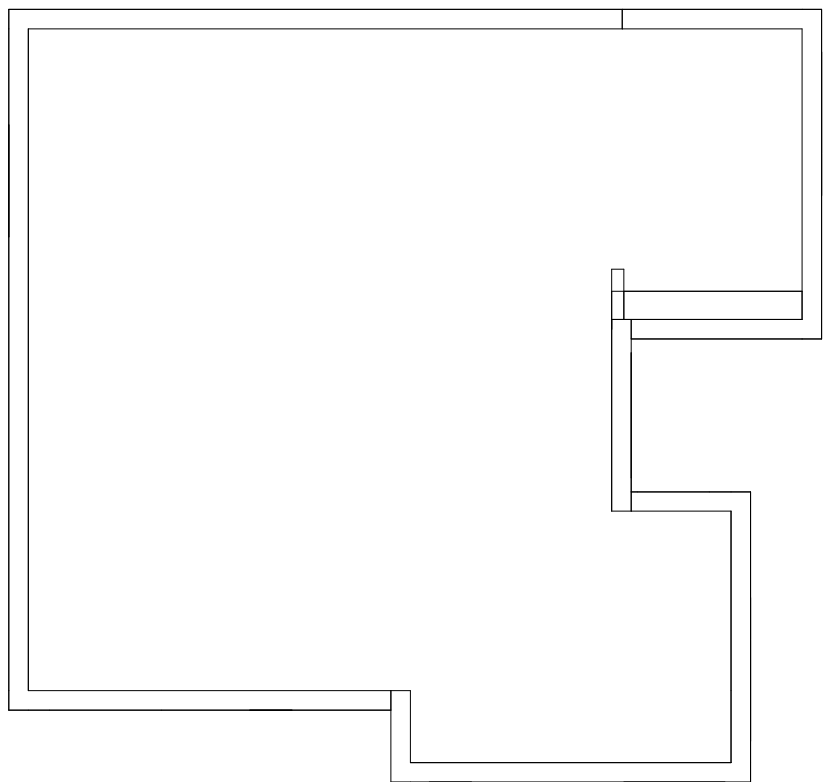
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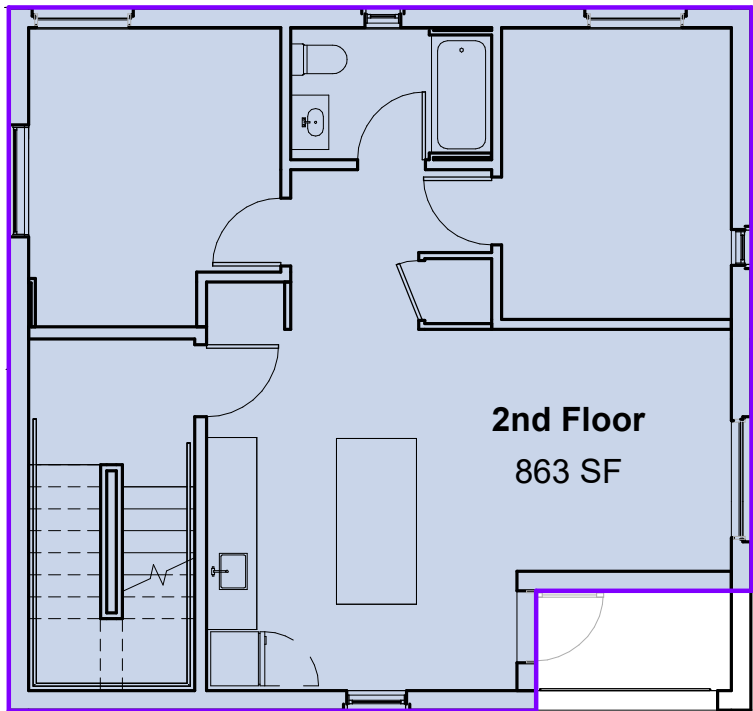
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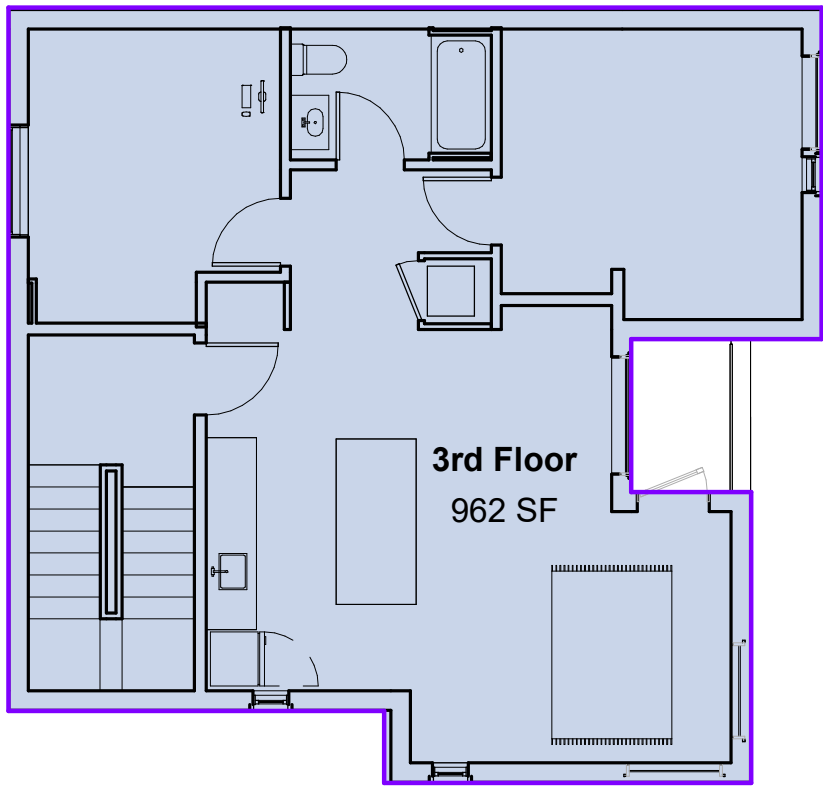
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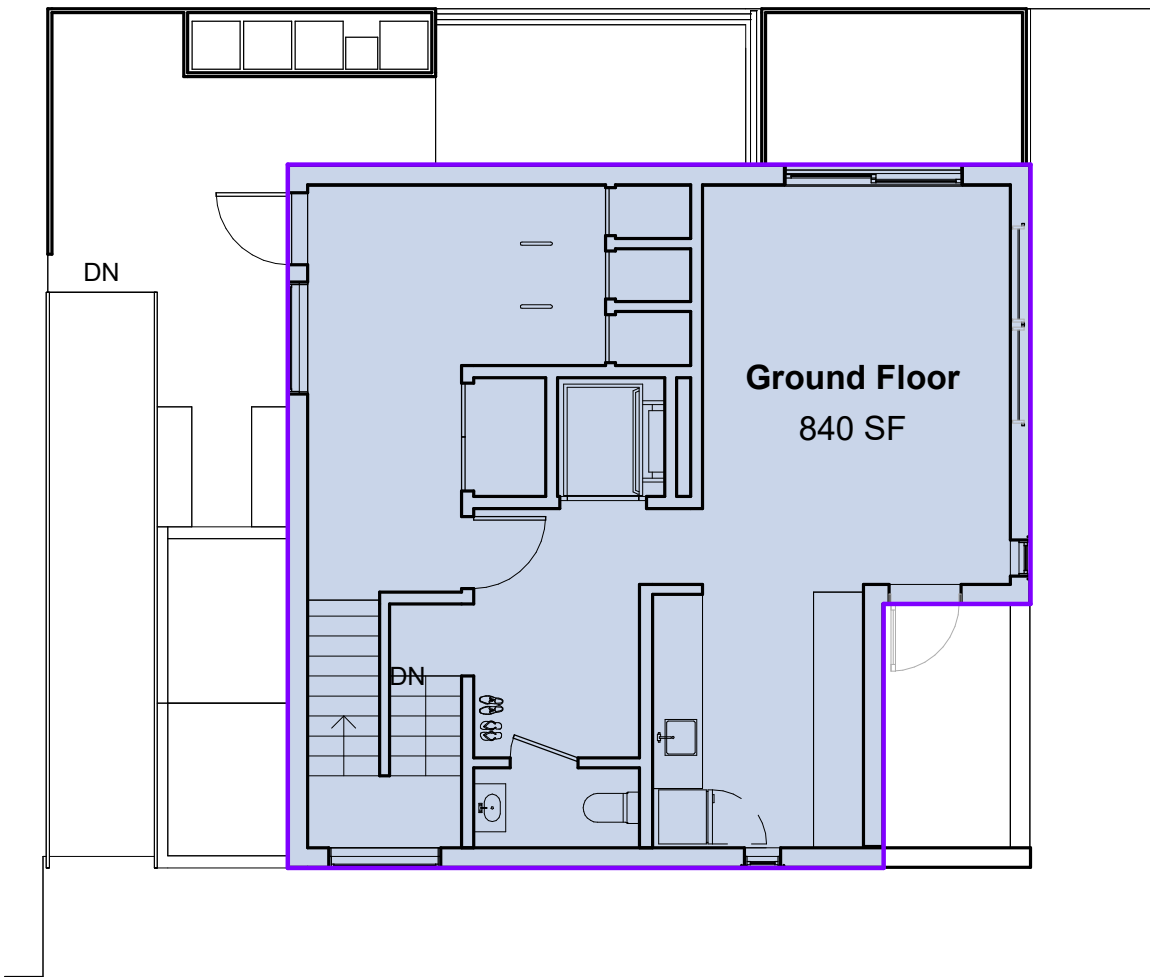
6 Roof  
1/8" = 1'-0"



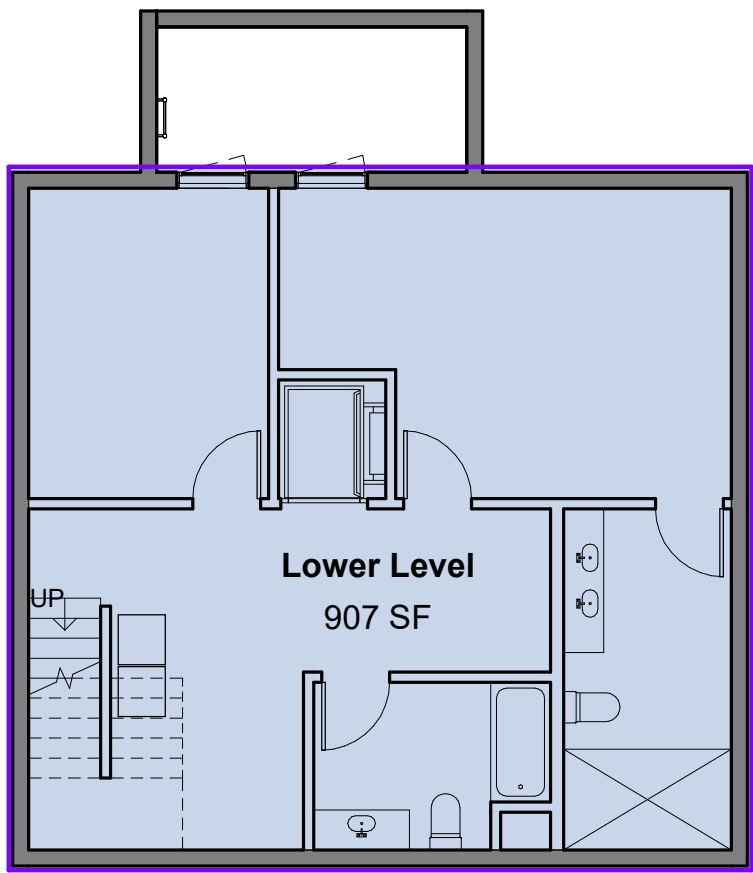
3 2nd Floor  
1/8" = 1'-0"



5 3rd Floor  
1/8" = 1'-0"



2 Ground Floor  
1/8" = 1'-0"



1 Lower Level  
1/8" = 1'-0"

| 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 |

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181 Pearl Street

Somerville, MA 02145

## Gross Area Plans

Scale: 1/8" = 1'-0"

# A-902

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181 Pearl Street

Somerville, MA 02145

Net Area Plans

Scale: 1/8" = 1'-0"

A-903

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