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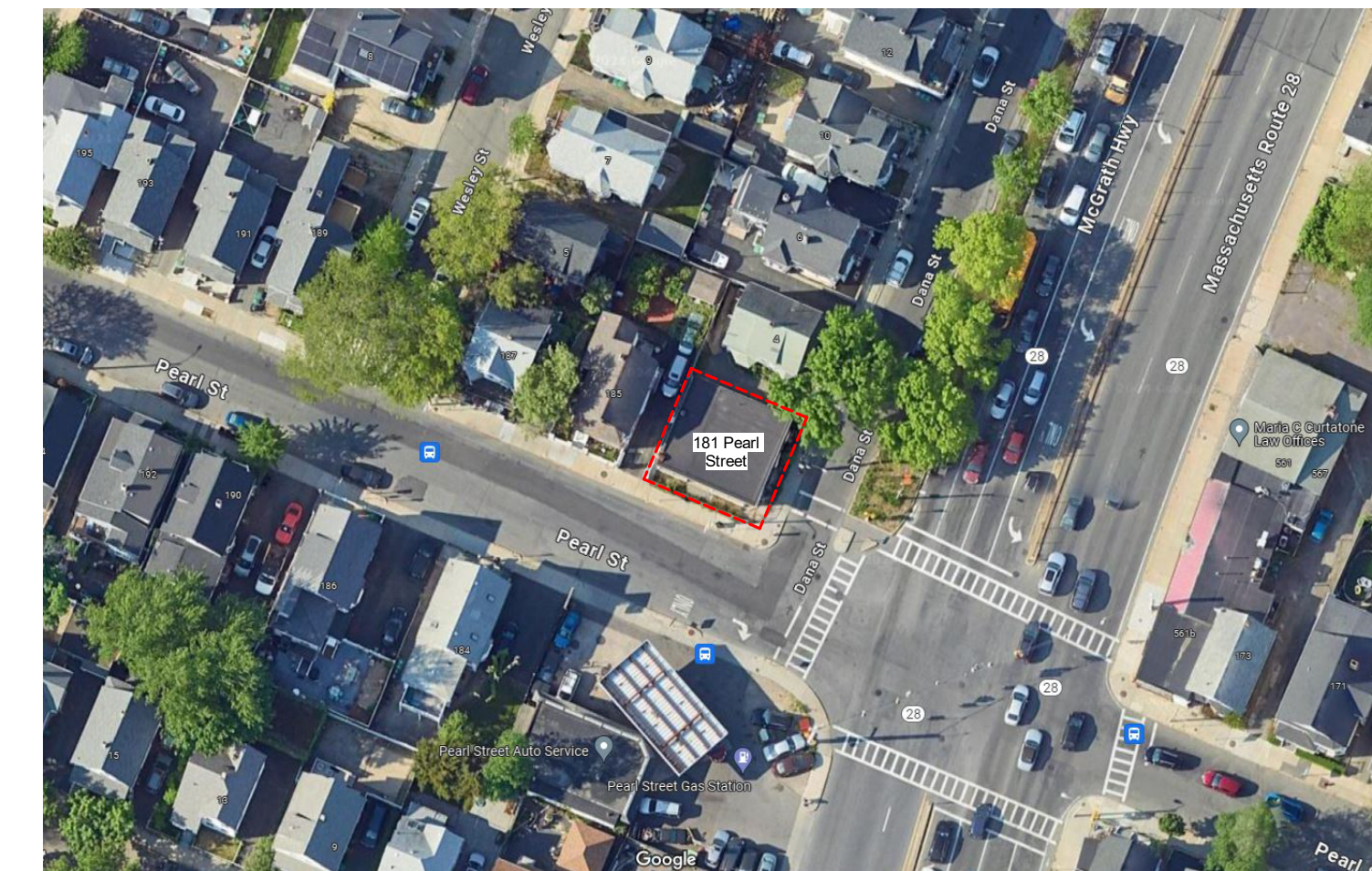
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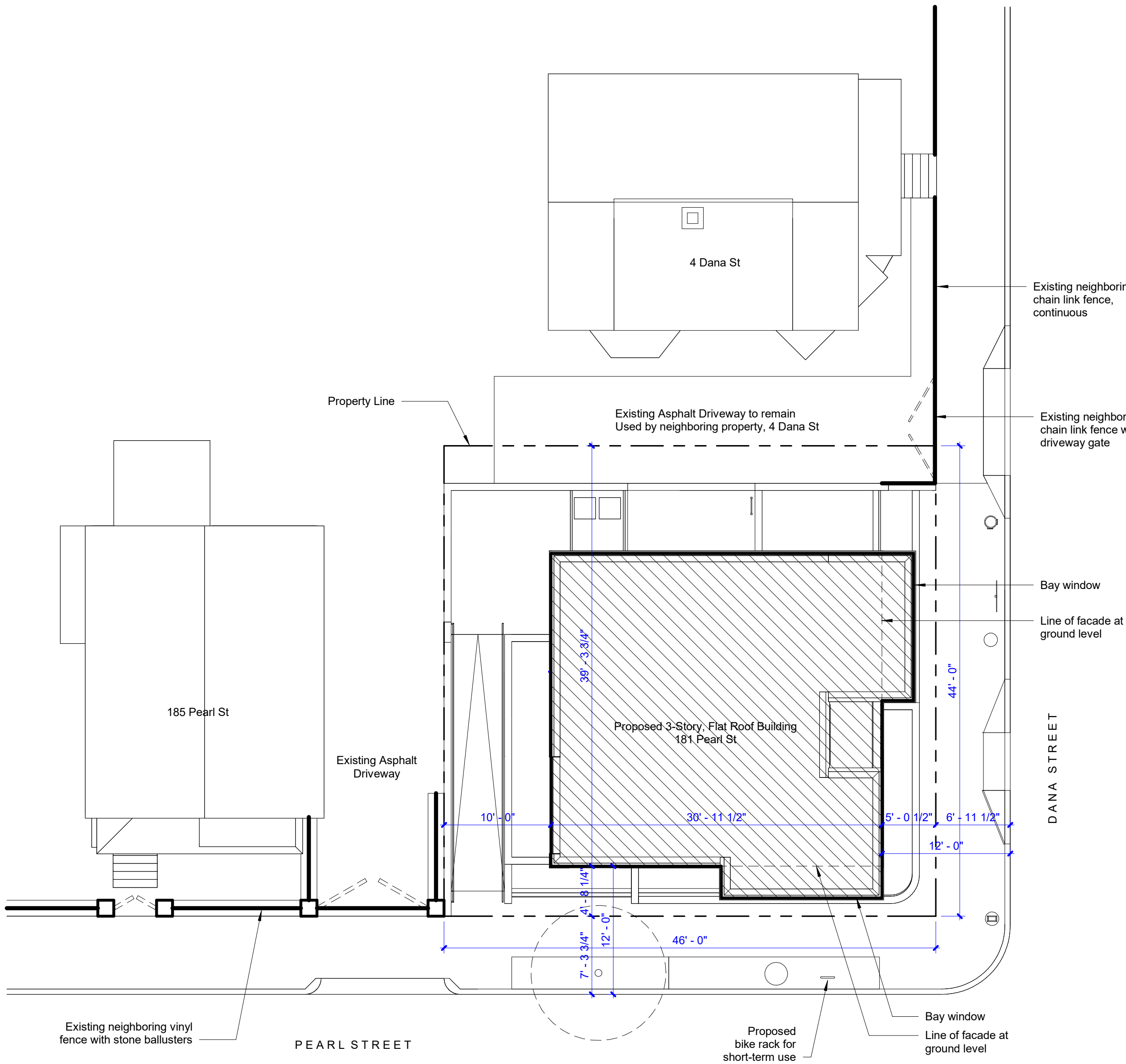
A

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.)

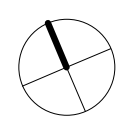
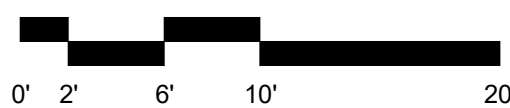


2 Locus Map
1/64" = 1'-0"

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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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

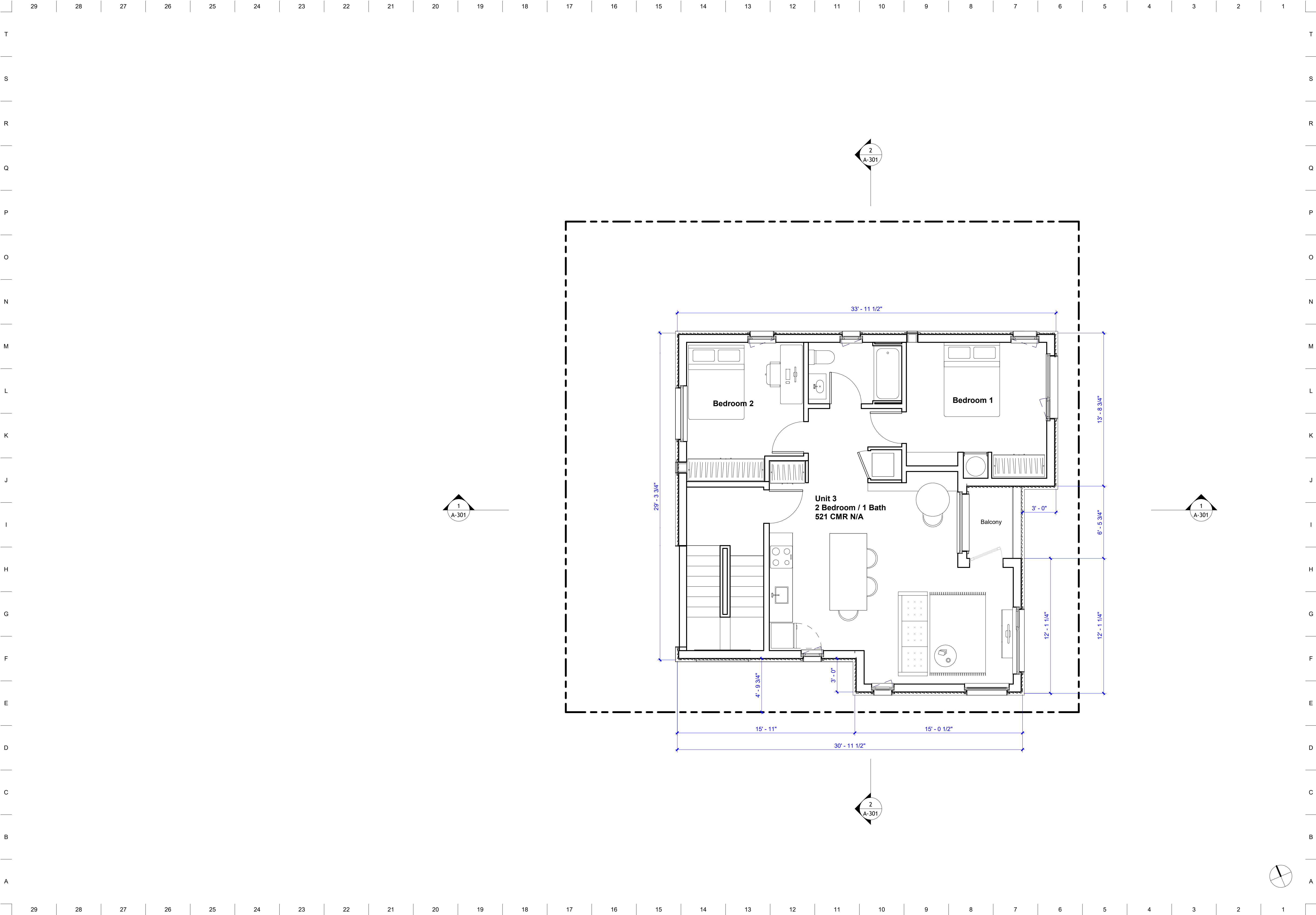
Site Plan, Locus
Map & Zoning
Table

Scale: As indicated

G-100

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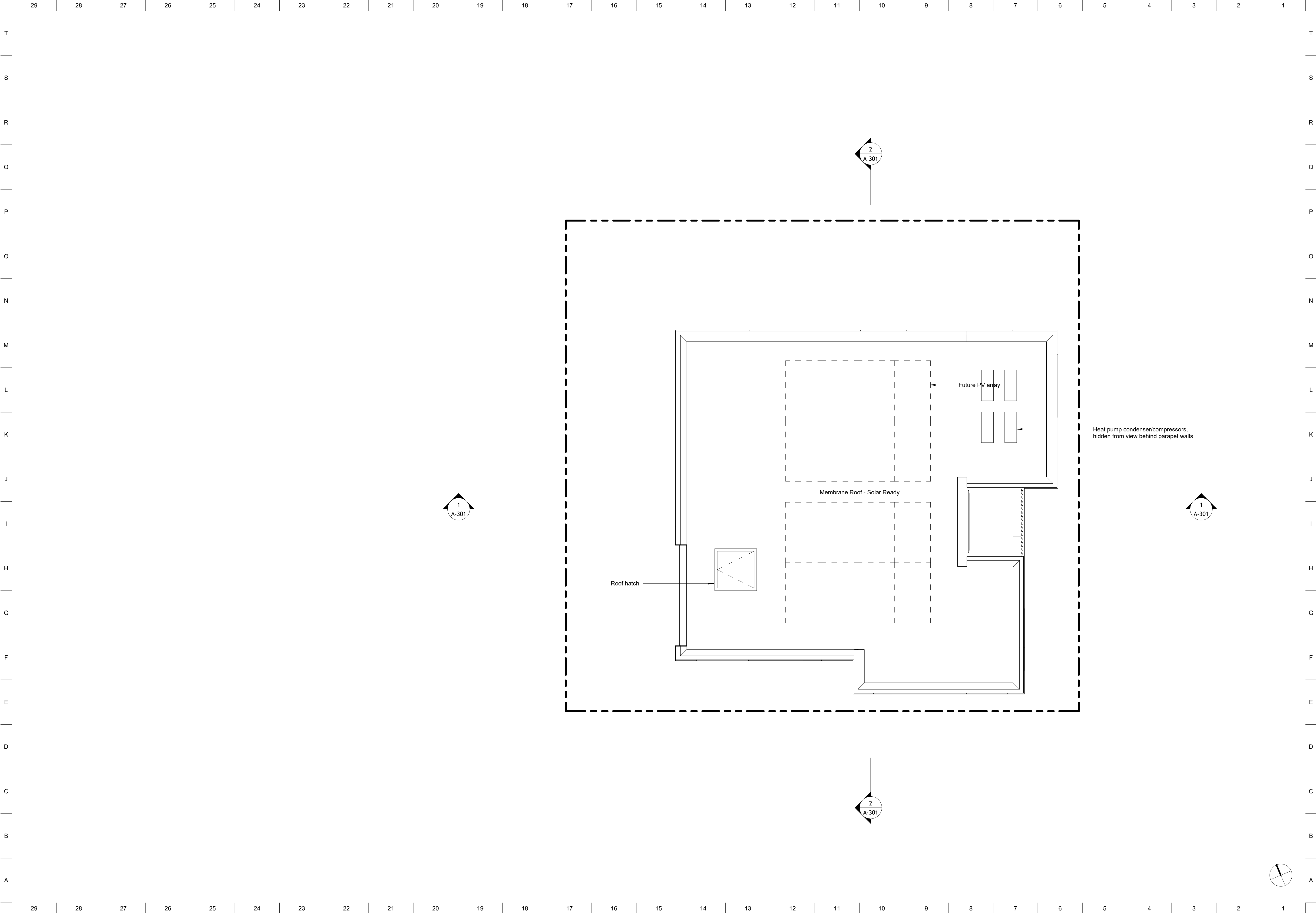
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181 Pearl Street

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Somerville, MA 02145

Roof Plan

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

A-104

NEIGHBOR

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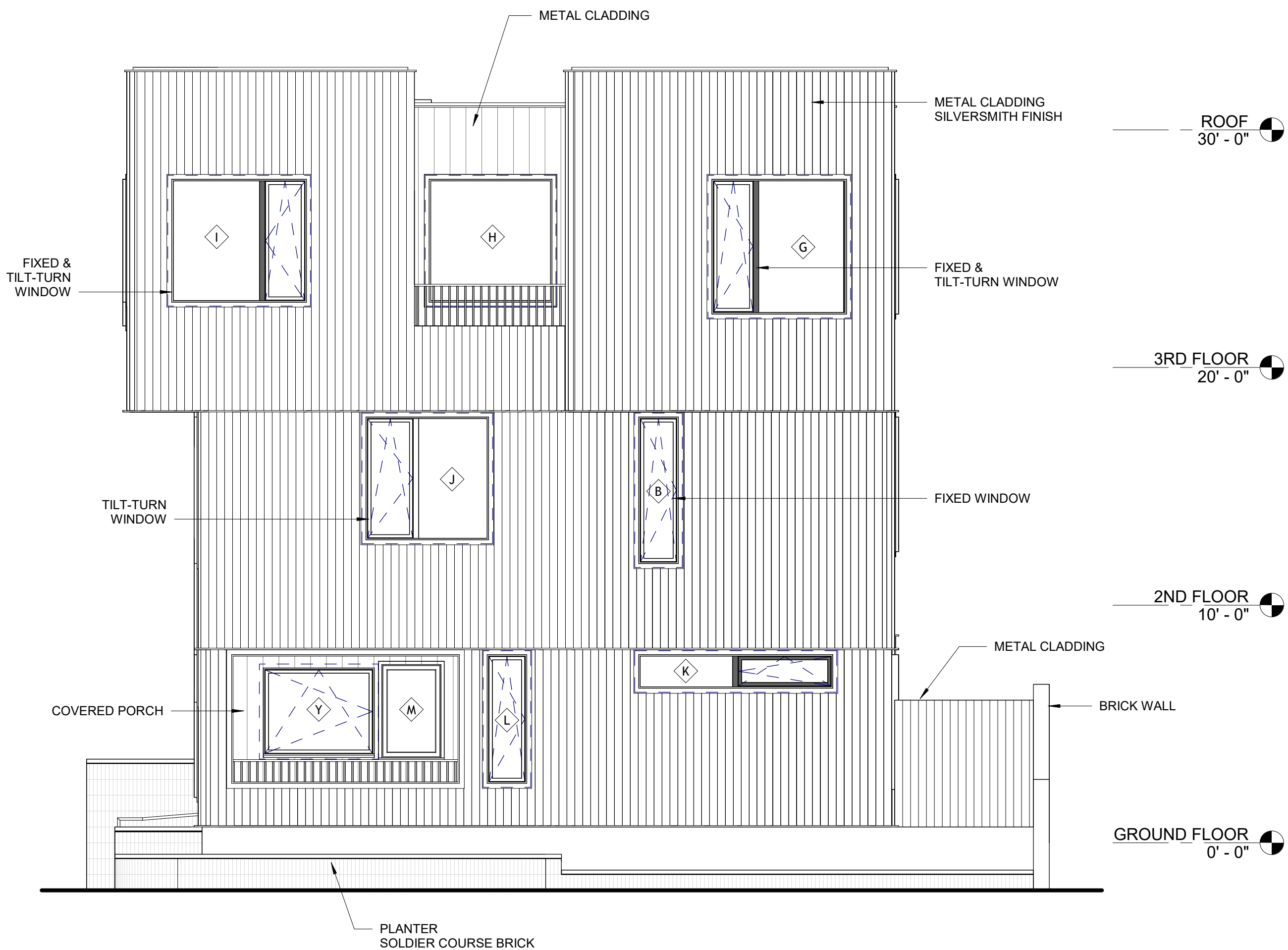
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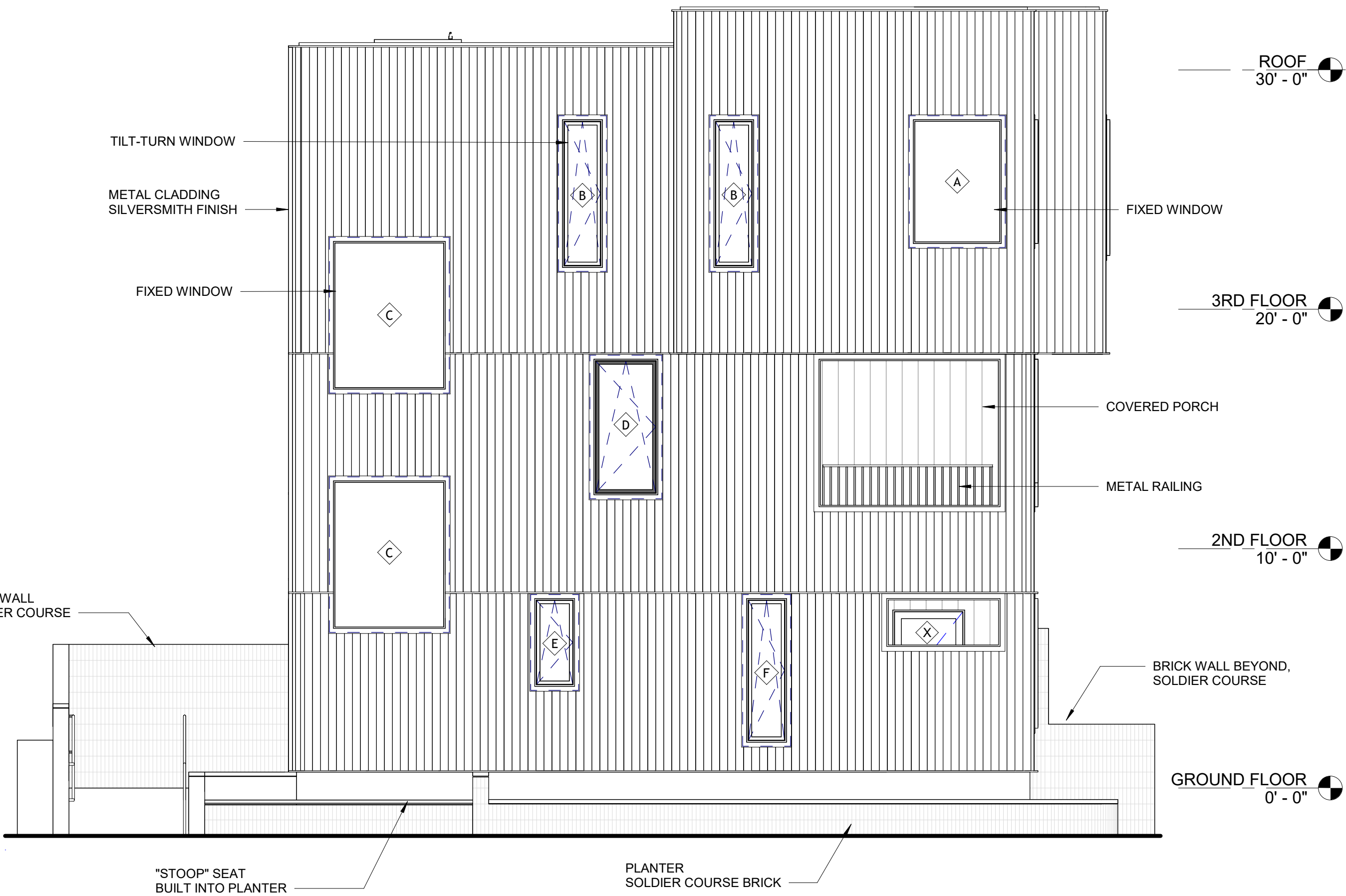
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2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

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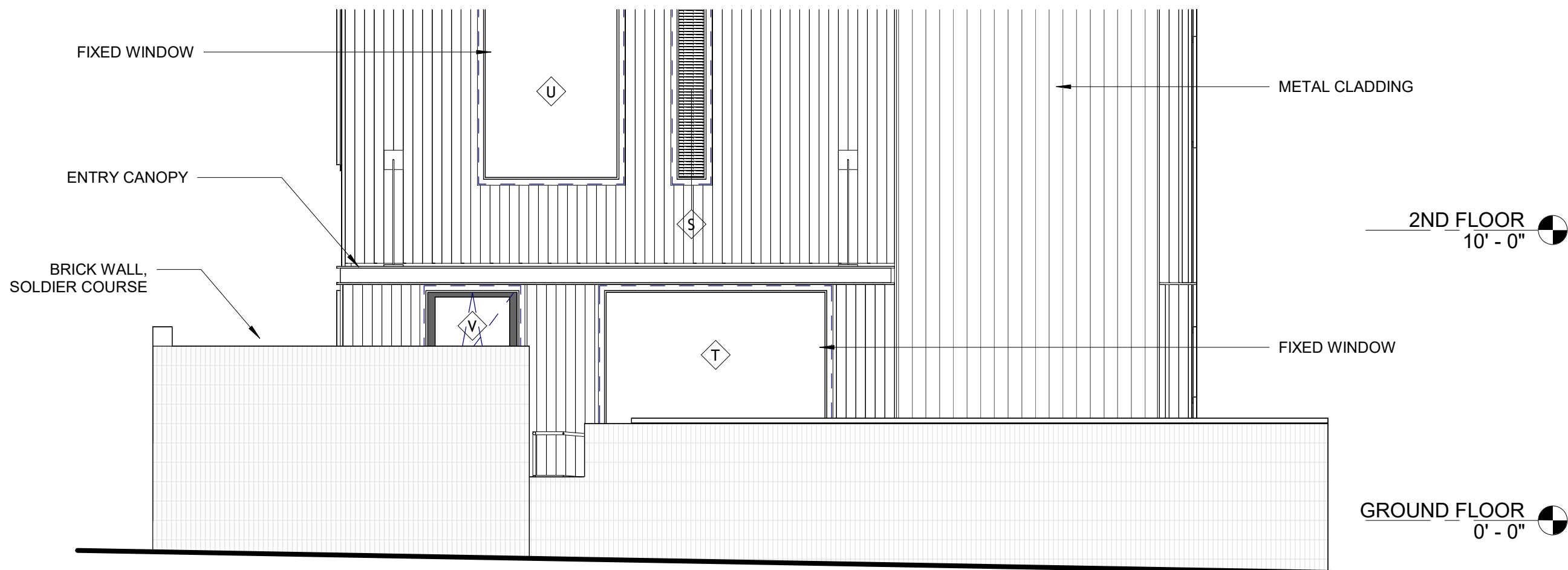
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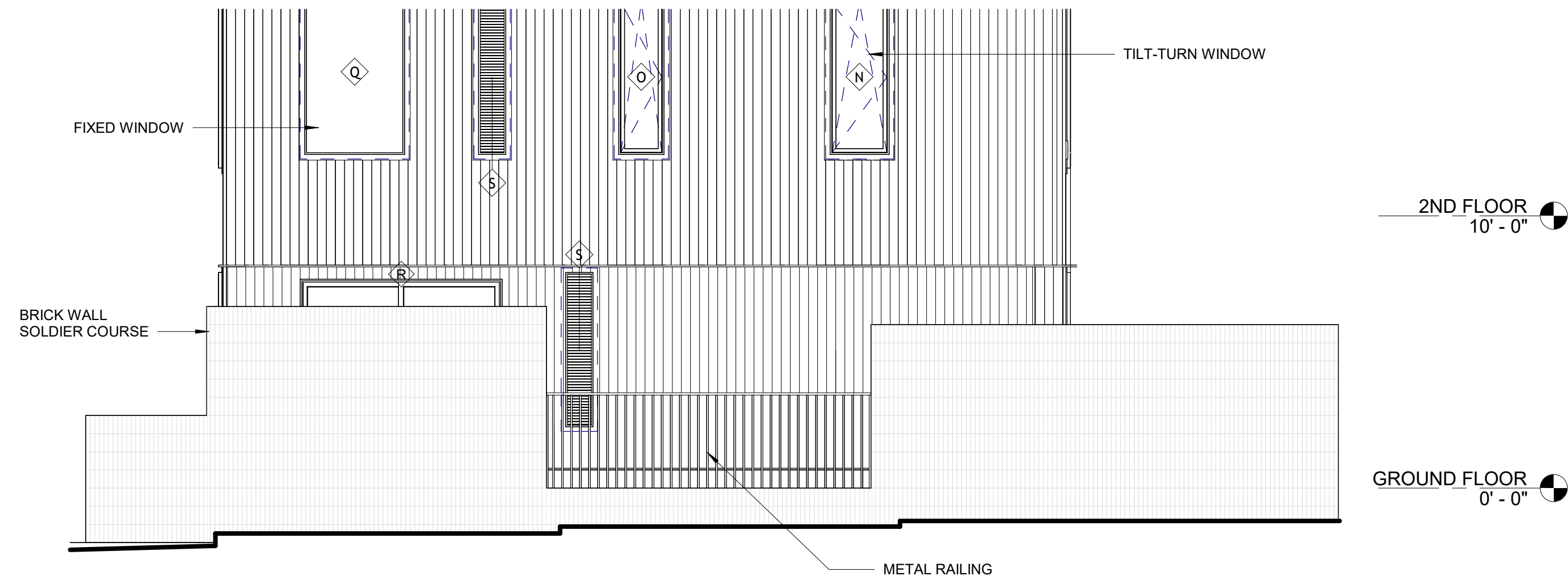
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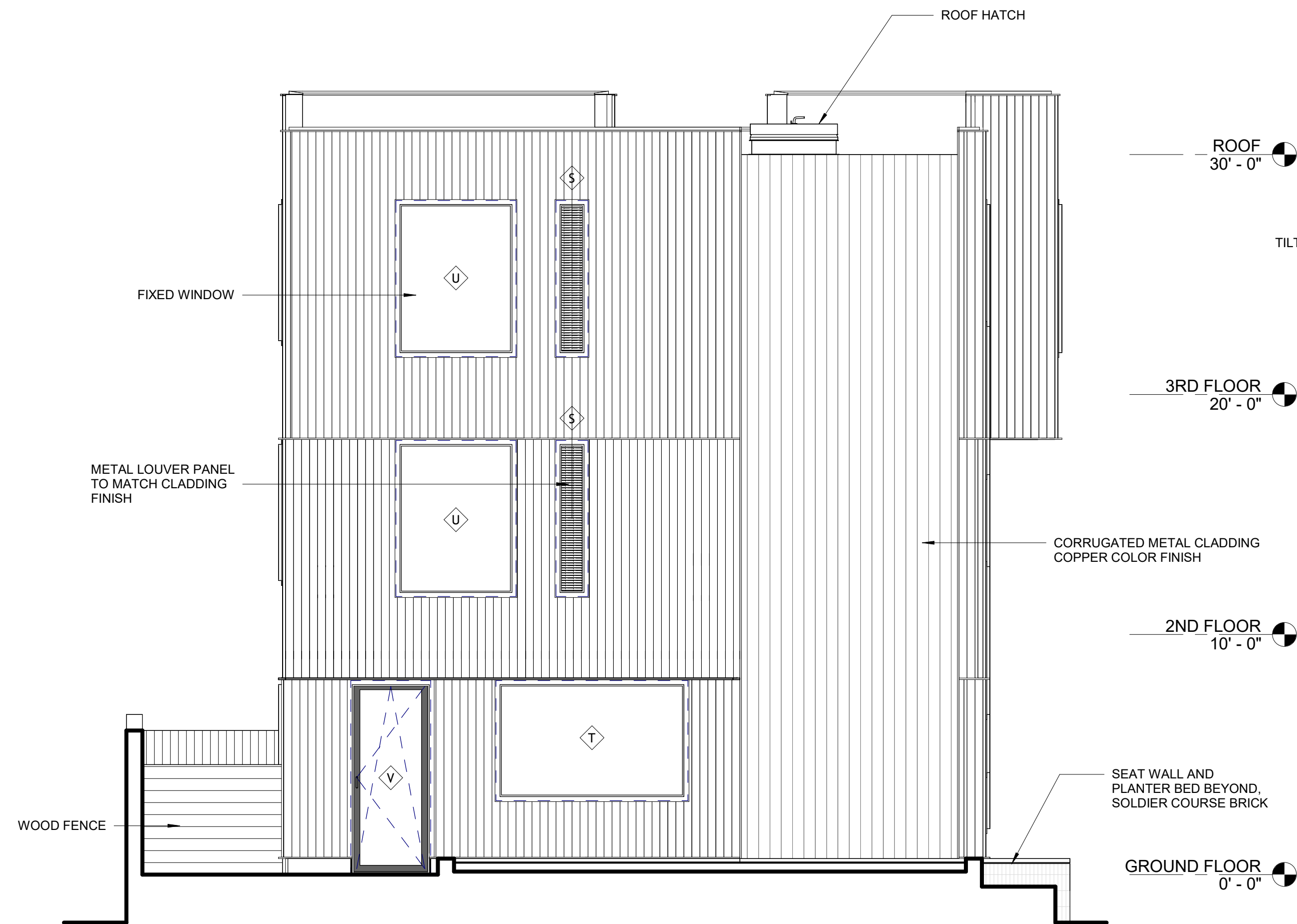
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4 WEST ELEVATION 2
1/4" = 1'-0"



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
1	12.10.24	Site Plan App.

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181 Pearl Street

Somerville, MA 02145

Exterior
Elevations

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

A-202

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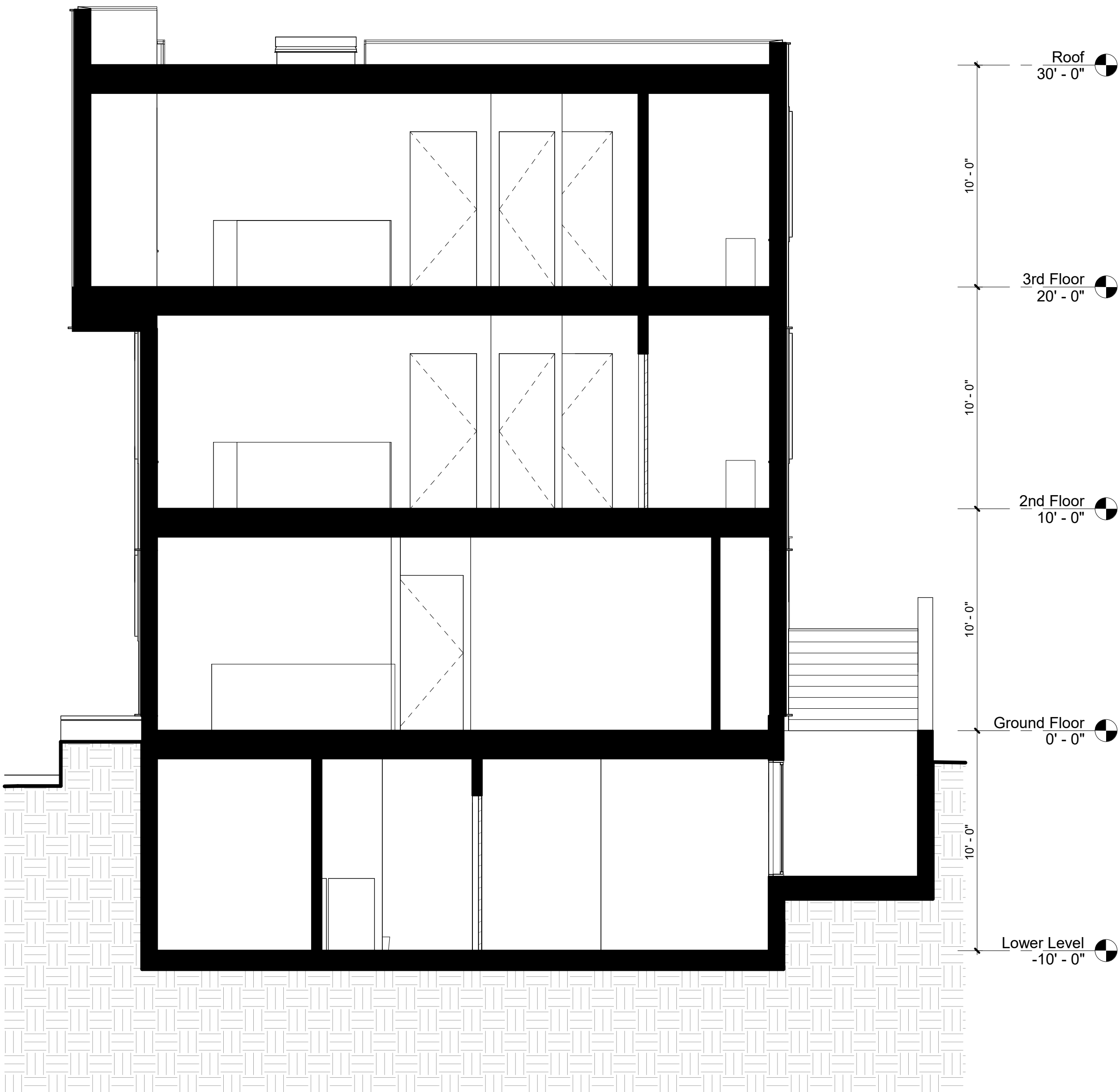
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1 Section 1 - EW
1/4" = 1'-0"



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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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

Building Sections

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

A-301

NEIGHBOR

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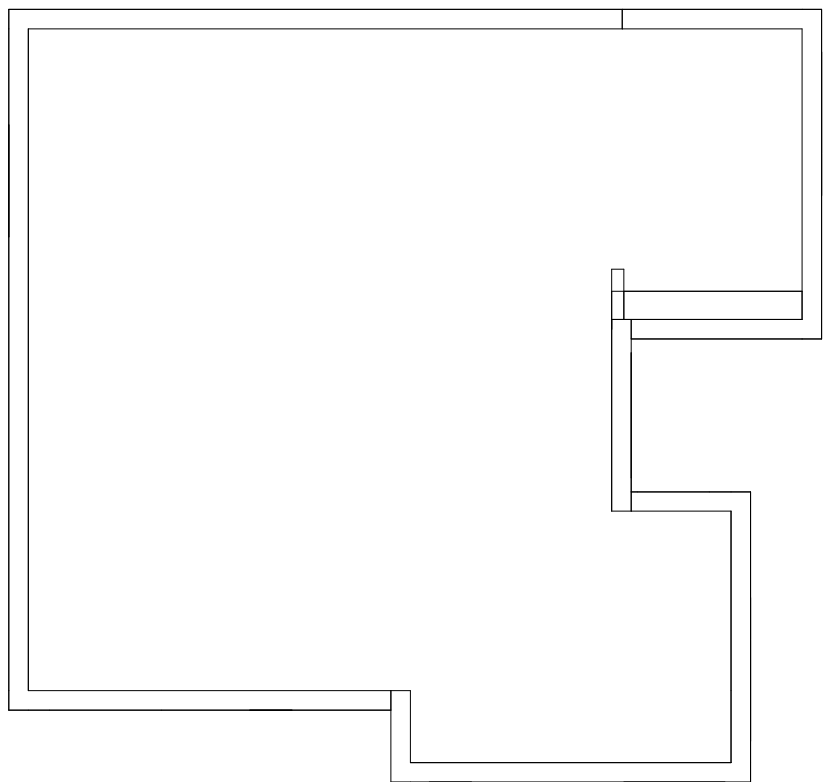
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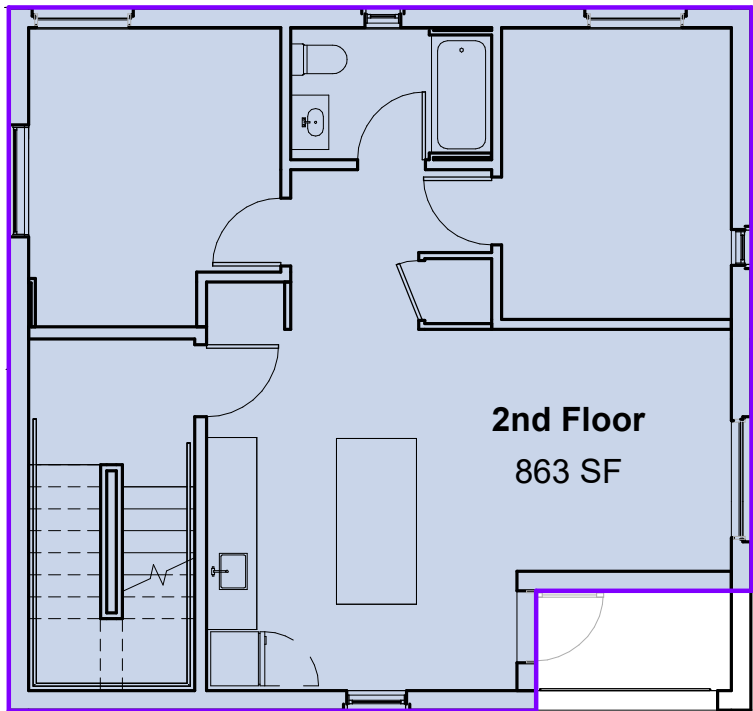
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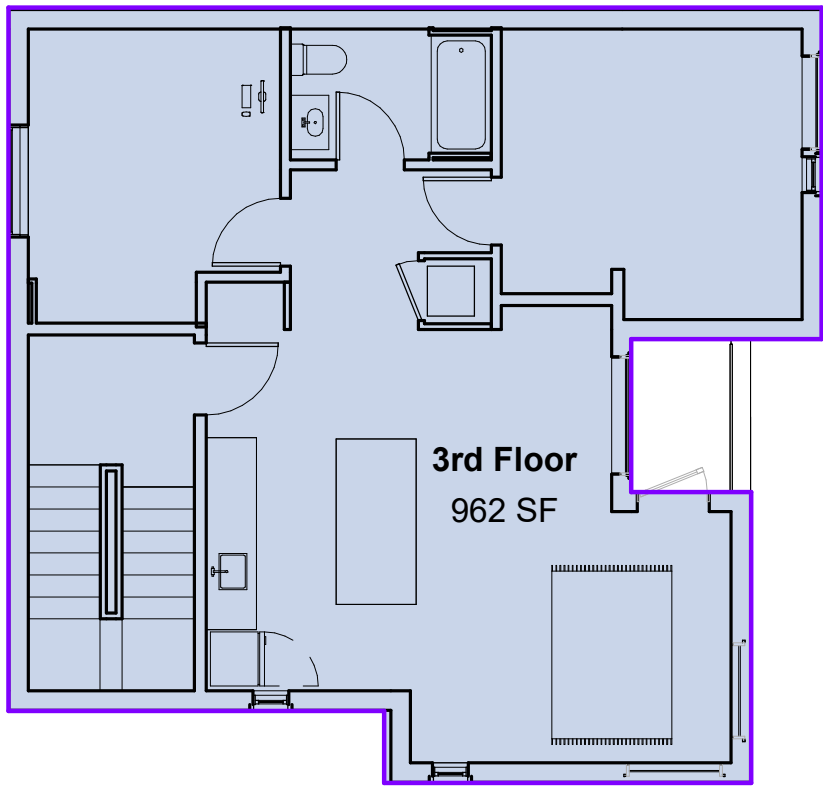
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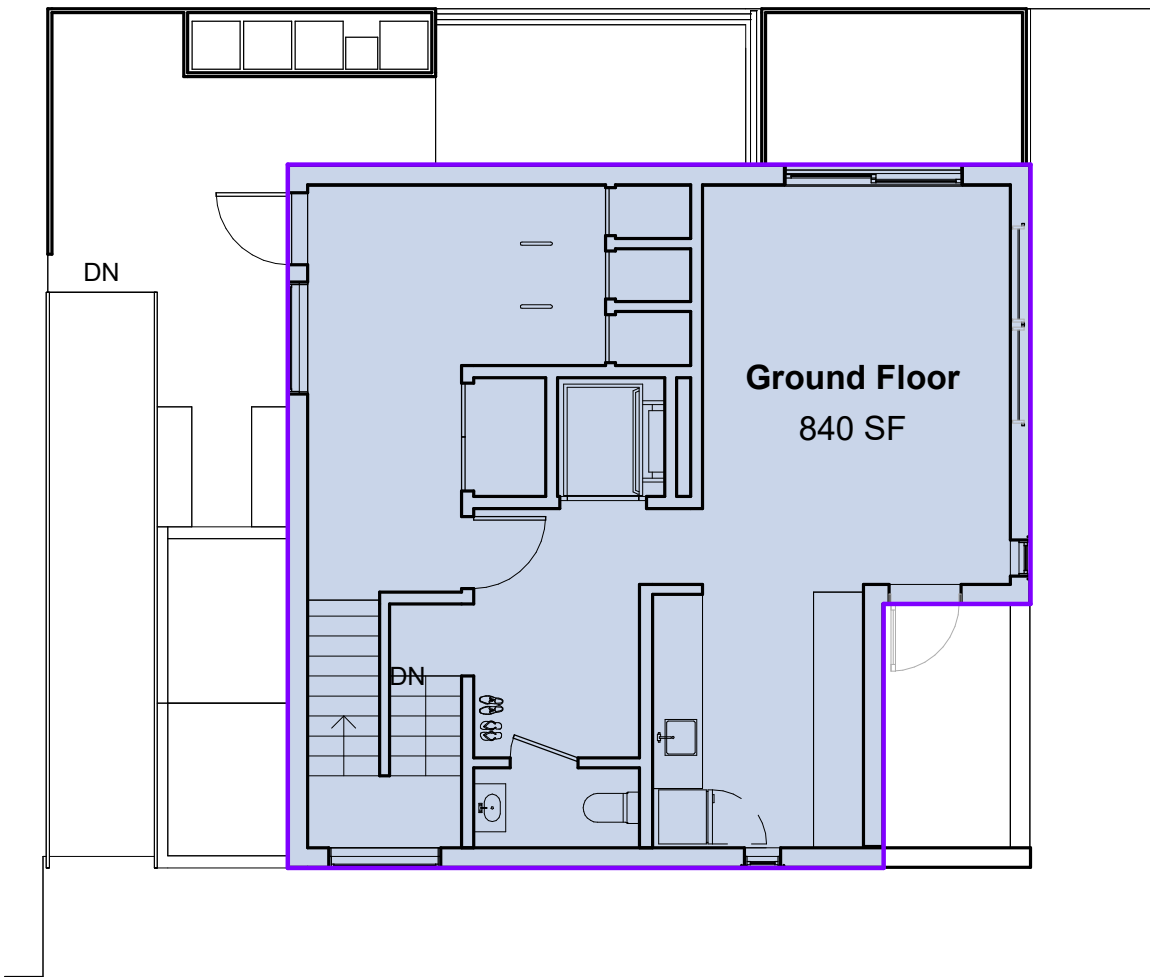
6 Roof
1/8" = 1'-0"



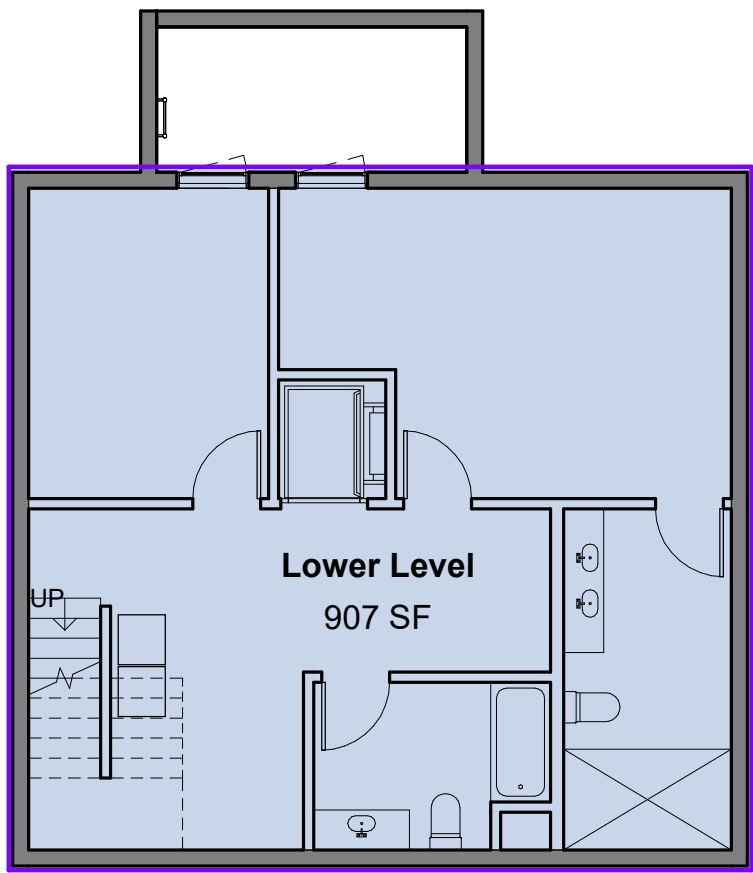
3 2nd Floor
1/8" = 1'-0"



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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No.	Date	Description



181 Pearl Street

Somerville, MA 02145

Gross Area Plans

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

A-902

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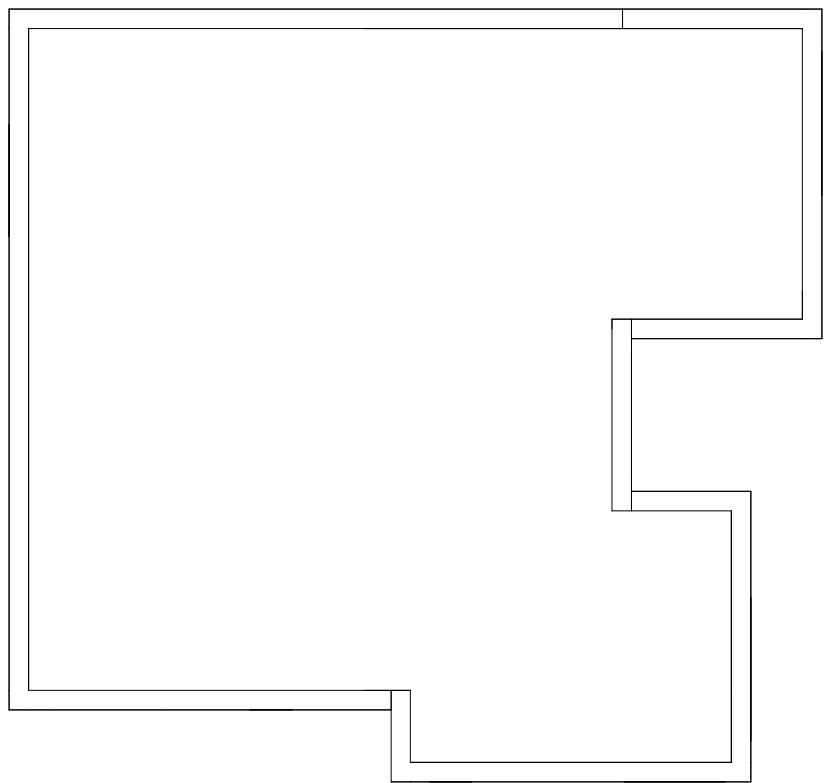
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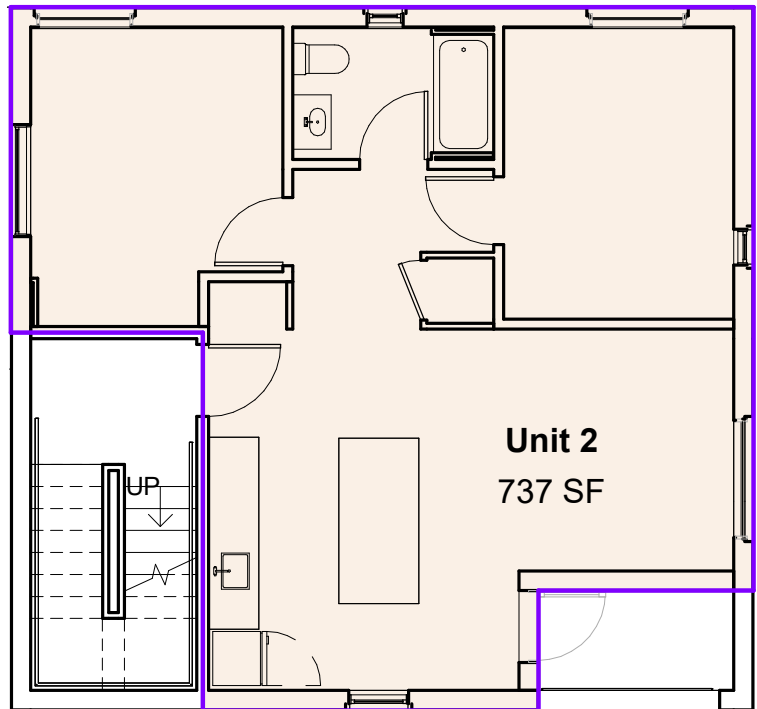
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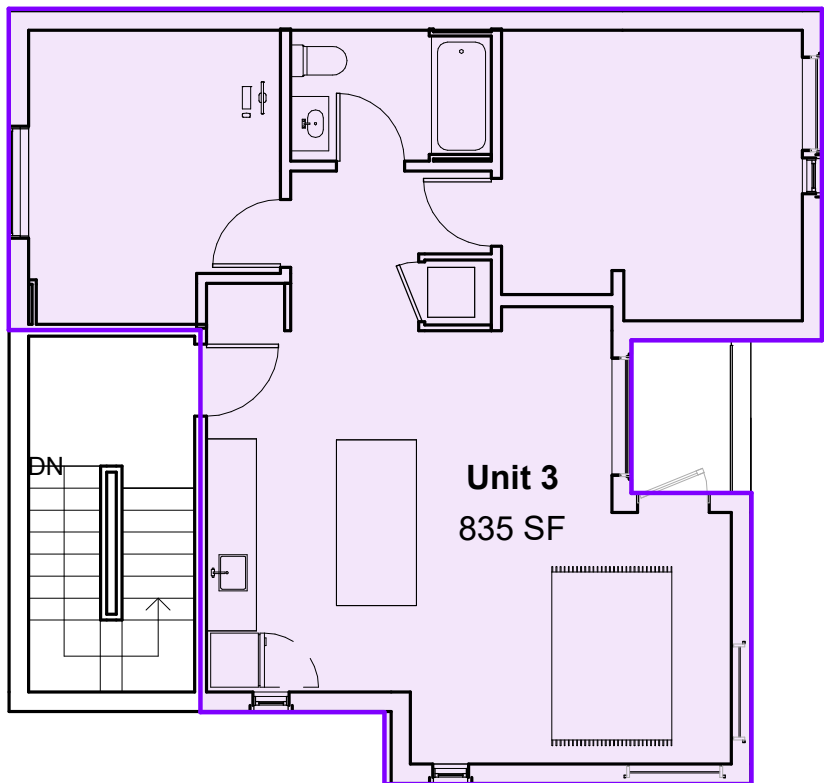
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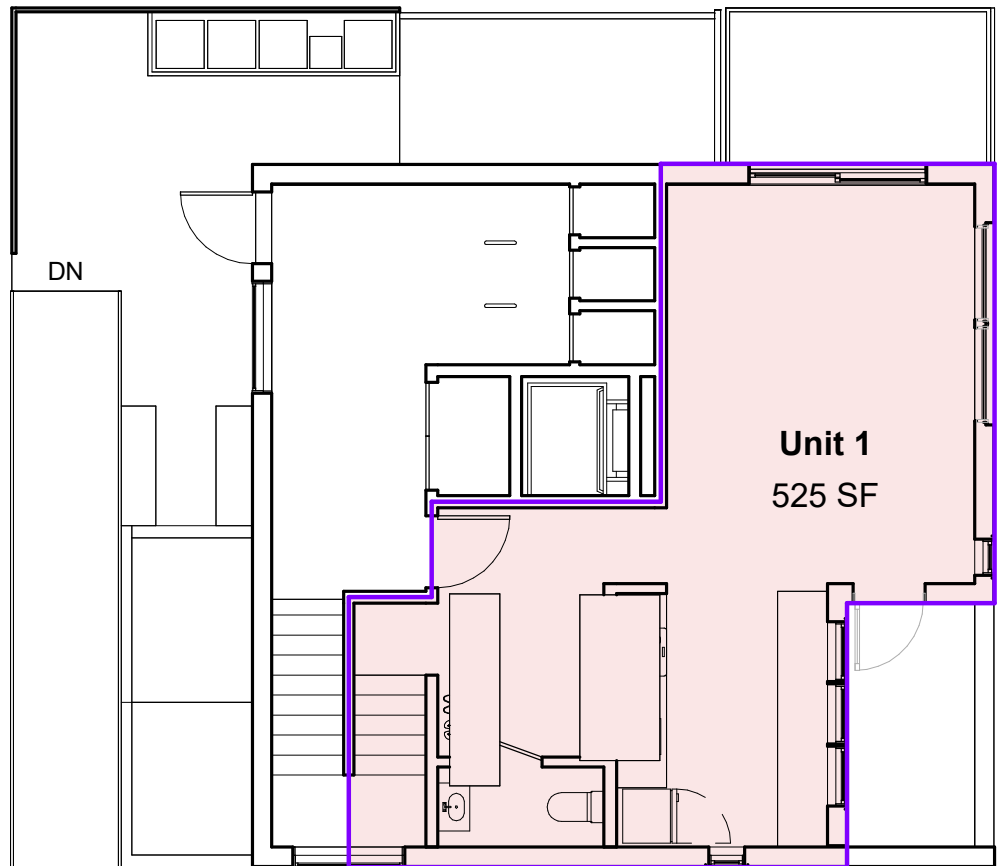
6 Roof Area Plan
1/8" = 1'-0"



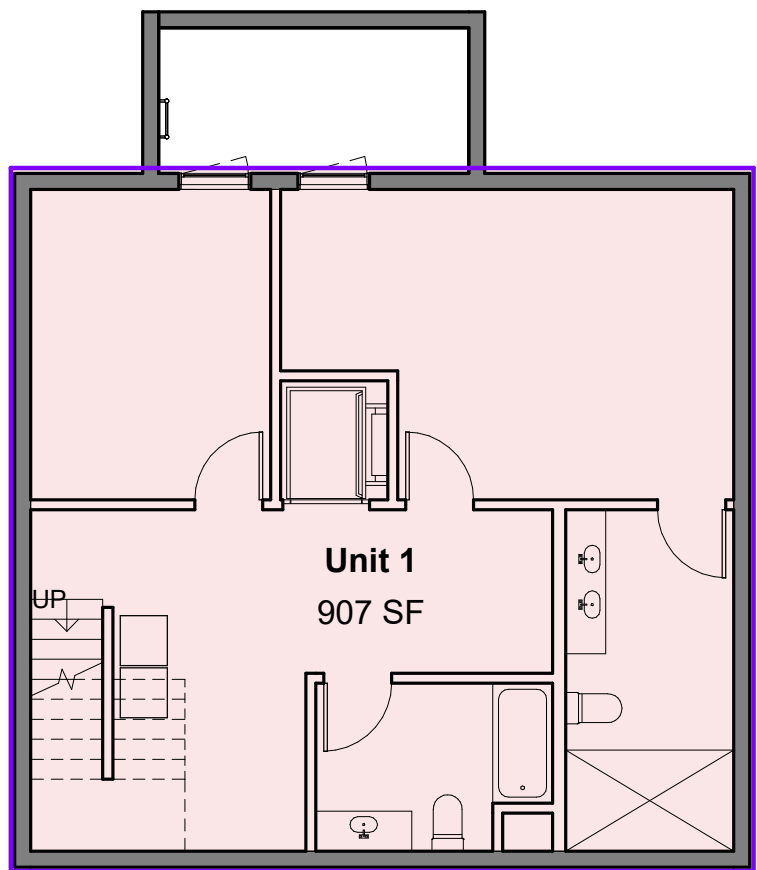
3 2nd Floor Area Plan
1/8" = 1'-0"



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



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



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

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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No.	Date	Description



181 Pearl Street

Somerville, MA 02145

Net Area Plans

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

A-903

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