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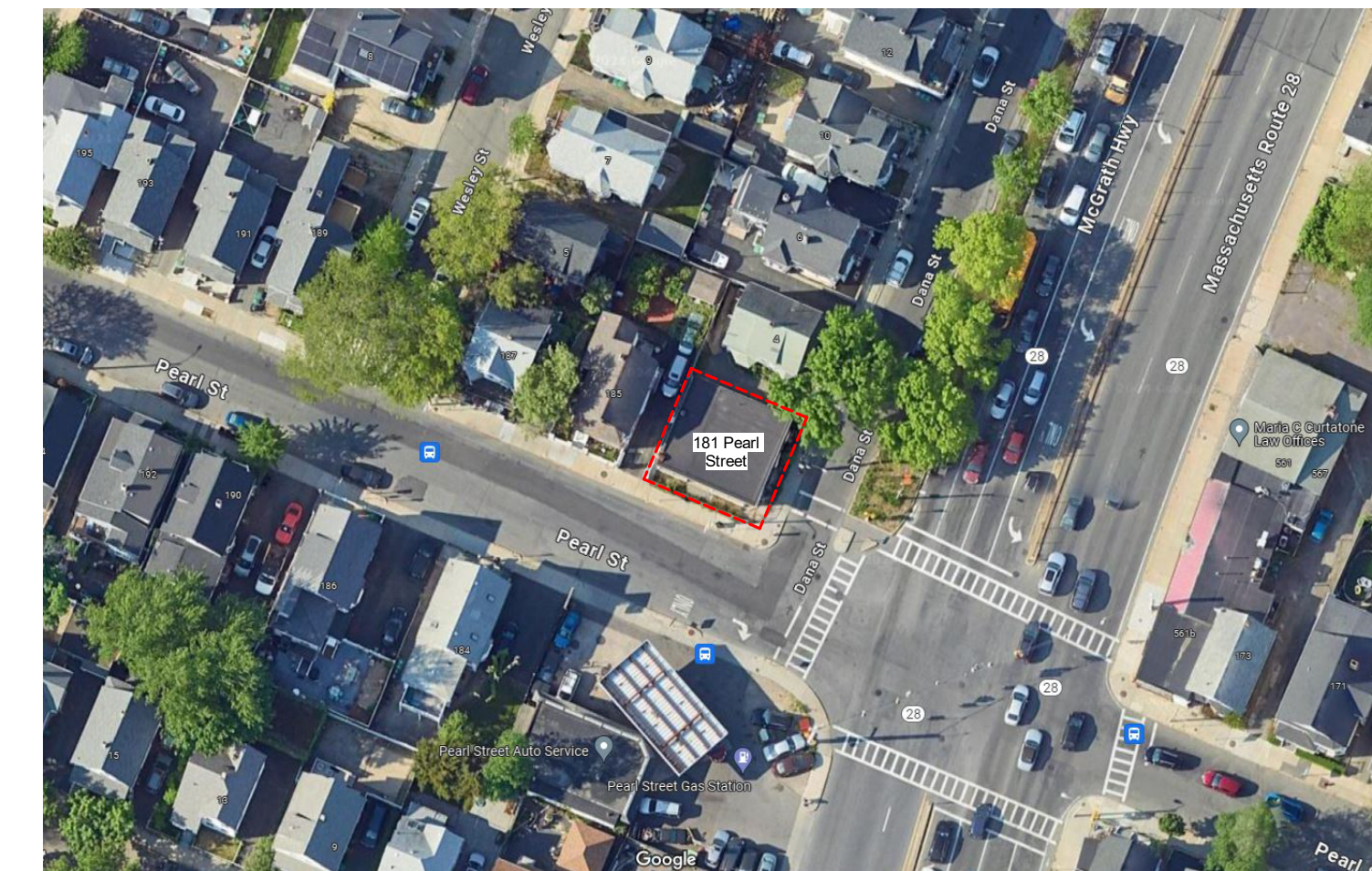
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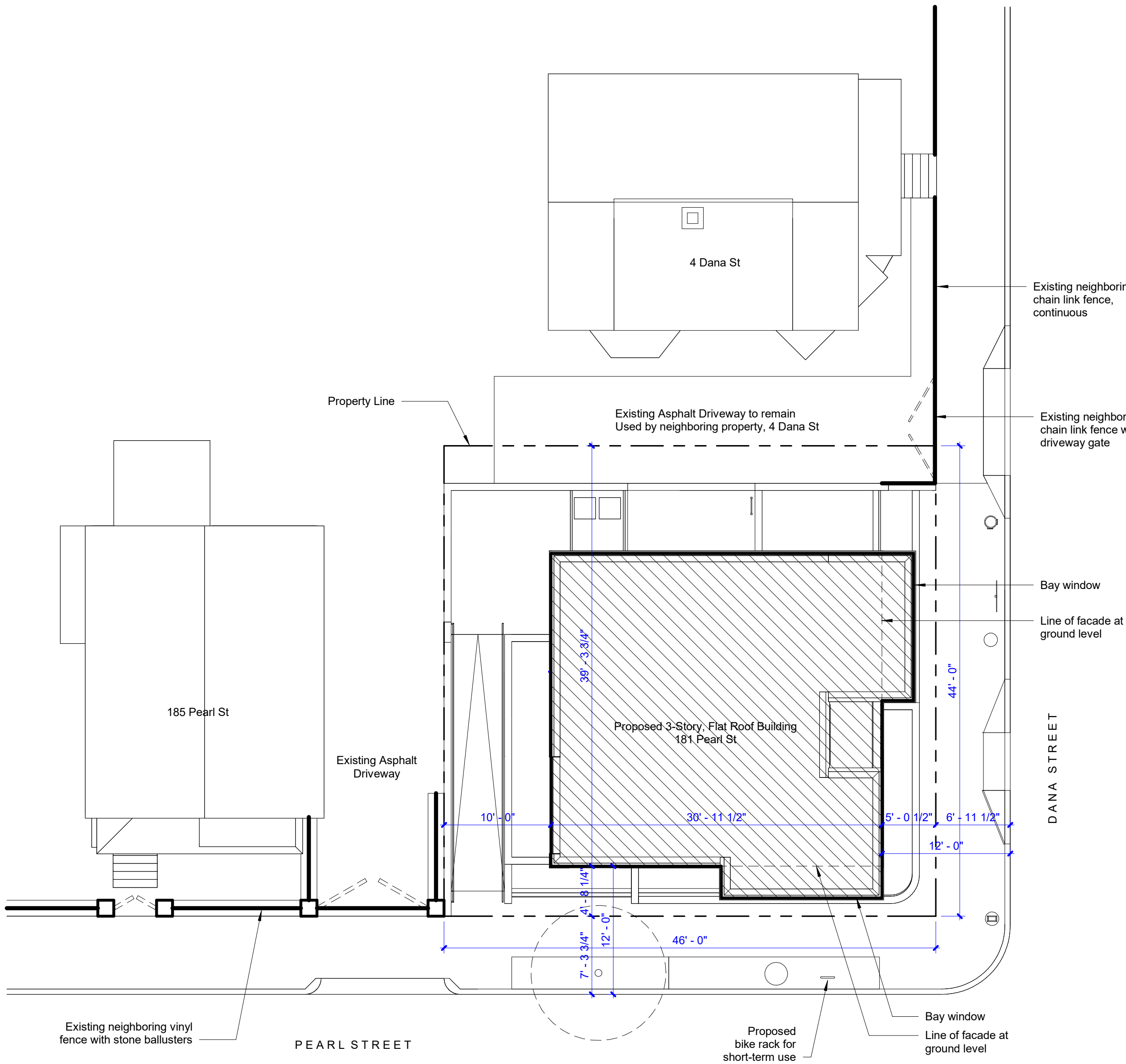
A

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"

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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"

NEIGHBOR

Owner

Pablo Picker & Shelley Cates
33 Mystic Ave
Somerville, MA 02145
617-888-0552
pickerconstruction@gmail.com

Architect

Neighbor Architects LLC
32R Essex St
Cambridge, MA 02139
617-712-1336
paul@neighbor-architects.com

Consultant

Name

Address
Phone
Email

Consultant

Name

Address
Phone
Email

Consultant

Name

Address
Phone
Email

Consultant

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

NEIGHBOR