# 1513 MASS AVE

## Arlington, MA, 02476

ARB EDR APPLICATION

*Summary*

2 stories
5 residential units
    (5x 2 Bed Units)
1 Commercial unit
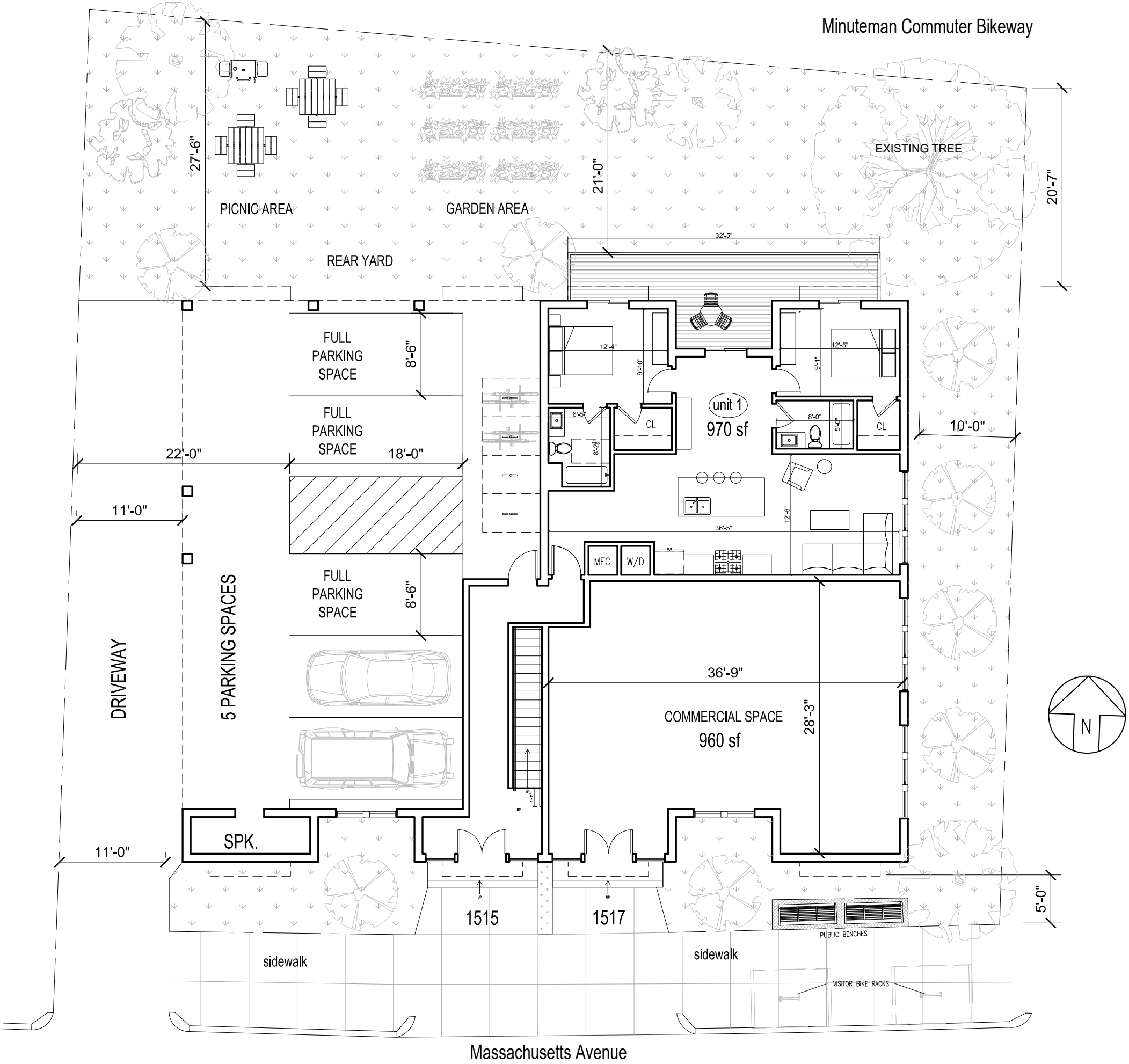5 Arlington parking spaces
8 Bike spaces
0.74 FAR

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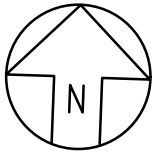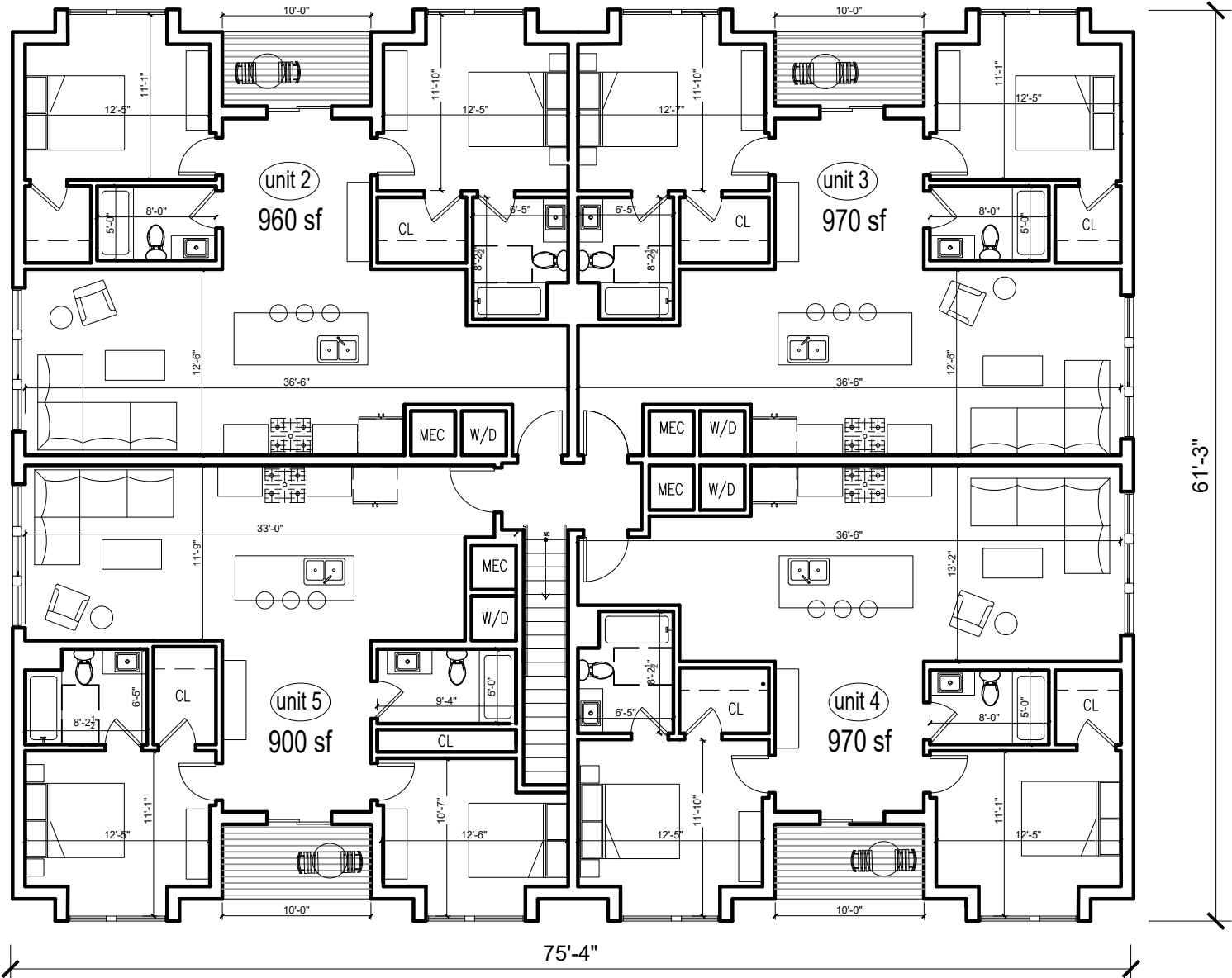
# EXISITING CONDITIONS (VIEWS FROM MASS AVE)

# SITE PLAN

Minuteman Commuter Bikeway

27'-6"

21'-0"

EXISTING TREE

20'-7"

PICNIC AREA

GARDEN AREA

REAR YARD

32'-5"

FULL PARKING SPACE

8'-6"

12'-4"

9'-10"

12'-5"

9'-1"

FULL PARKING SPACE

18'-0"

unit 1
970 sf

6'-5"

CL

8'-0"

CL

10'-0"

22'-0"

8'-2"

5'-4"

11'-0"

36'-5"

12'-5"

FULL PARKING SPACE

8'-6"

MEC | W/D

DRIVEWAY

5 PARKING SPACES

36'-9"

COMMERCIAL SPACE
960 sf

28'-3"

N

SPK.

11'-0"

1515

1517

5'-0"

sidewalk

sidewalk

PUBLIC BENCHES

VISITOR BIKE RACKS

Massachusetts Avenue

Minuteman Commuter Bikeway

unit 2
960 sf

unit 3
970 sf

unit 5
900 sf

unit 4
970 sf

CL
MEC
W/D
MEC
W/D
MEC
W/D
MEC
W/D
CL

10'-0"
10'-0"
11'-1"
11'-10"
12'-5"
12'-7"
11'-10"
11'-1"
12'-5"
8'-0"
5'-0"
8'-0"
5'-0"
6'-5"
6'-5"
8'-2"
8'-2"
36'-6"
36'-6"
12'-6"
12'-6"
11'-9"
33'-0"
36'-6"
13'-2"
6'-5"
8'-2"
8'-0"
5'-0"
9'-4"
5'-0"
6'-5"
8'-0"
5'-0"
11'-1"
10'-7"
12'-6"
12'-5"
11'-10"
12'-5"
11'-1"
12'-5"
10'-0"
10'-0"

61'-3"
75'-4"

N

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Massachusetts Avenue

# ROOF VIEW

Minuteman Commuter Bikeway

61'-3"

79'-9"

N

Massachusetts Avenue

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# ELEVATIONS



DRIVEWAY

**PROPOSED FRONT ELEVATION**



DRIVEWAY

**PROPOSED REAR ELEVATION**

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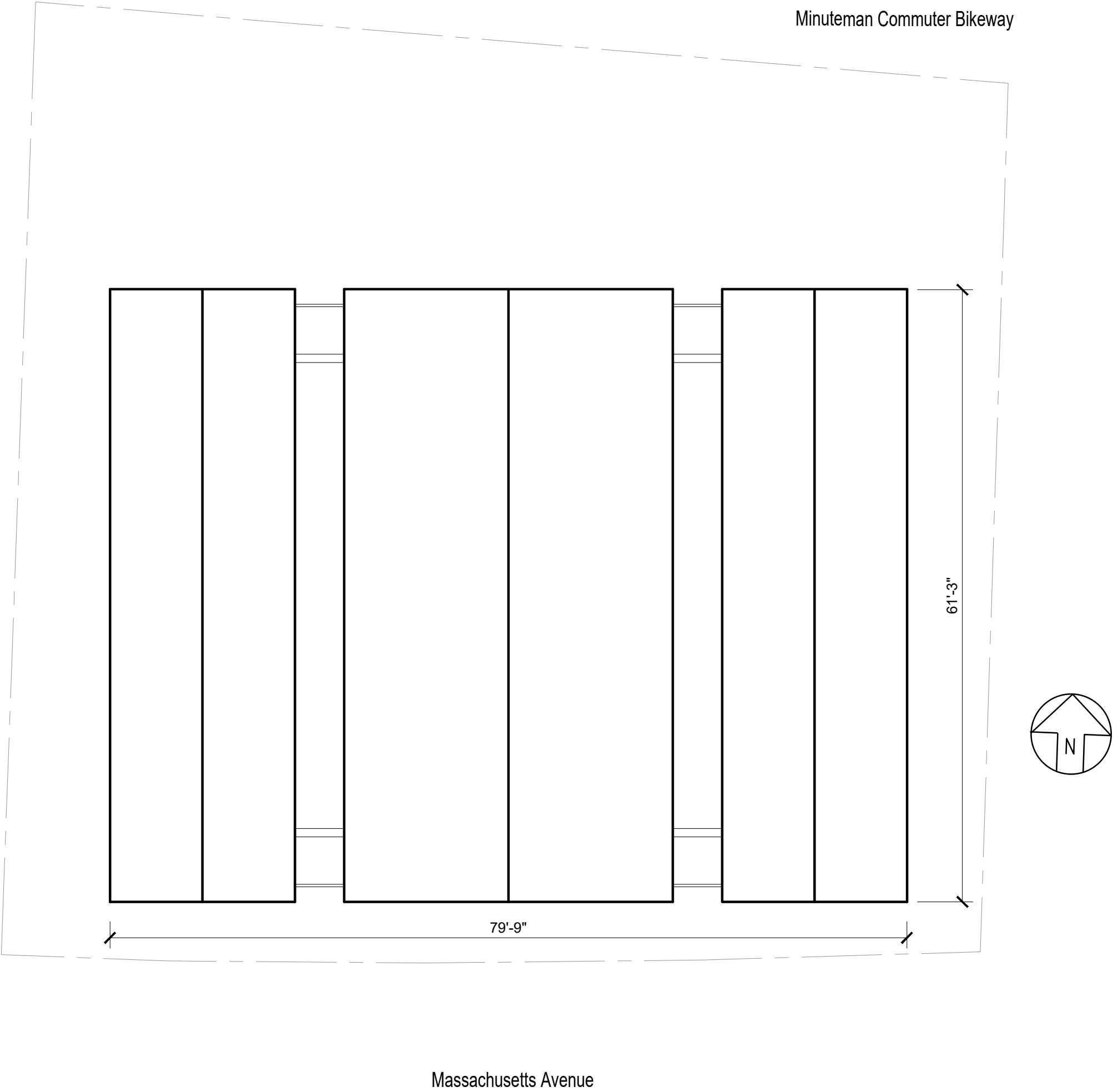
# ELEVATIONS



**PROPOSED RIGHT SIDE ELEVATION**



**PROPOSED LEFT SIDE ELEVATION**

SIDEWALK

MASS AVE

GARDEN AREA

REAR YARD

REAR YARD

PICNIC AREA

SIDEWALK

MASS AVE

T.O. PEAK
EL. +30'-0"

ROOF
EL. +23'-2"

LEVEL 2
EL. +10'-10"

GROUND

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# LANDSCAPED VS BUILT AREA
## TOTAL AREA 8970SF



PICNIC AREA

GARDEN AREA

REAR YARD

DRIVEWAY

MEC W/D

SPK.

sidewalk

sidewalk

Massachusetts Avenue

MEC W/D

MEC W/D

MEC W/D

MEC

W/D

**GROUND FLOOR**

| | | |
|---|---|---|
| 🟩 3836 SF | 🟨 2393 SF | 🟪 2741 SF |

**SECOND FLOOR**

| | |
|---|---|
| 🟩 200 SF | 🟨 4293 SF |

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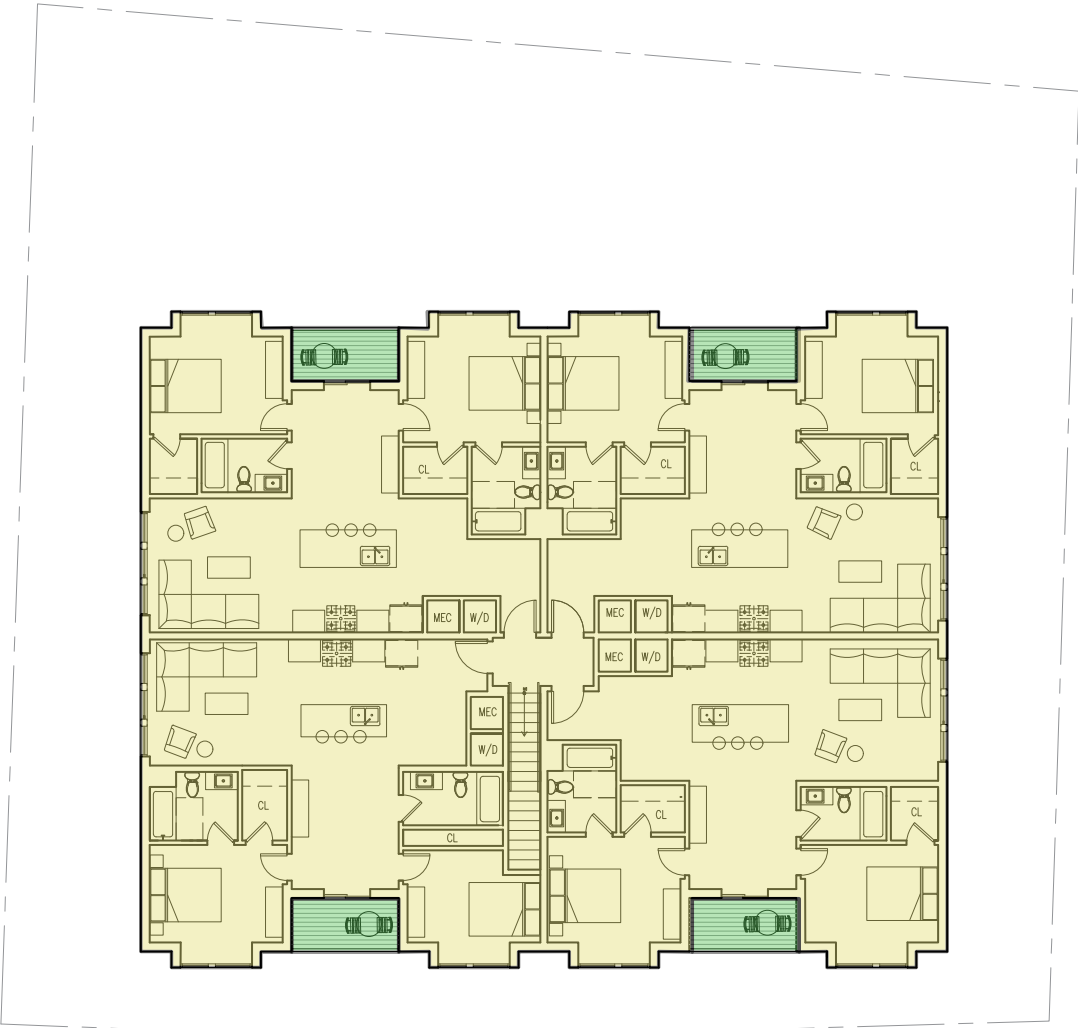
# PUBLIC REALM INTERFACE

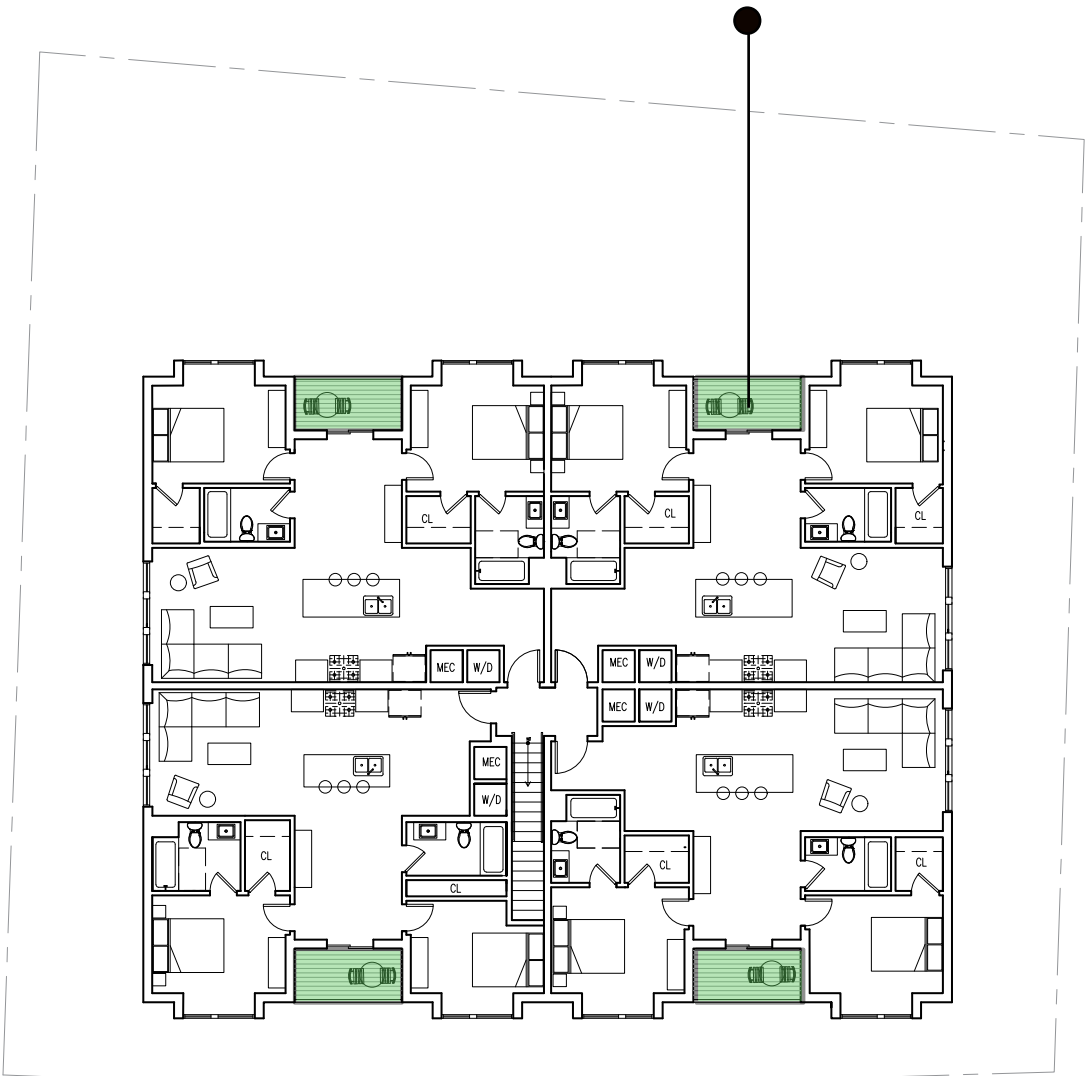**REAR SETBACK:** Shields the building from the Bikepath and the Bikepath from the building

**BALCONIES:** Foster interation with the outdoors and Bikepath

PICNIC AREA

GARDEN AREA

REAR YARD

FULL PARKING SPACE

FULL PARKING SPACE

FULL PARKING SPACE

DRIVEWAY

5 PARKING SPACES

unit 1
970 sf

CL

CL

MEC | W/D

COMMERCIAL SPACE
960 sf

SPK.

1515        1517

sidewalk        sidewalk

PUBLIC BENCHES

VISITOR BIKE RACKS

**GROUND FLOOR**

MEC | W/D        MEC | W/D

MEC | W/D

CL

CL

CL

MEC

W/D

CL

**SECOND FLOOR**

**LANDSCAPE BUFFERS:** Provide transition space between public and private realms

**PEDESTRIAN AMENITIES:** Onsite benches and bike parking

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# FACADE CHARACTERISTICS
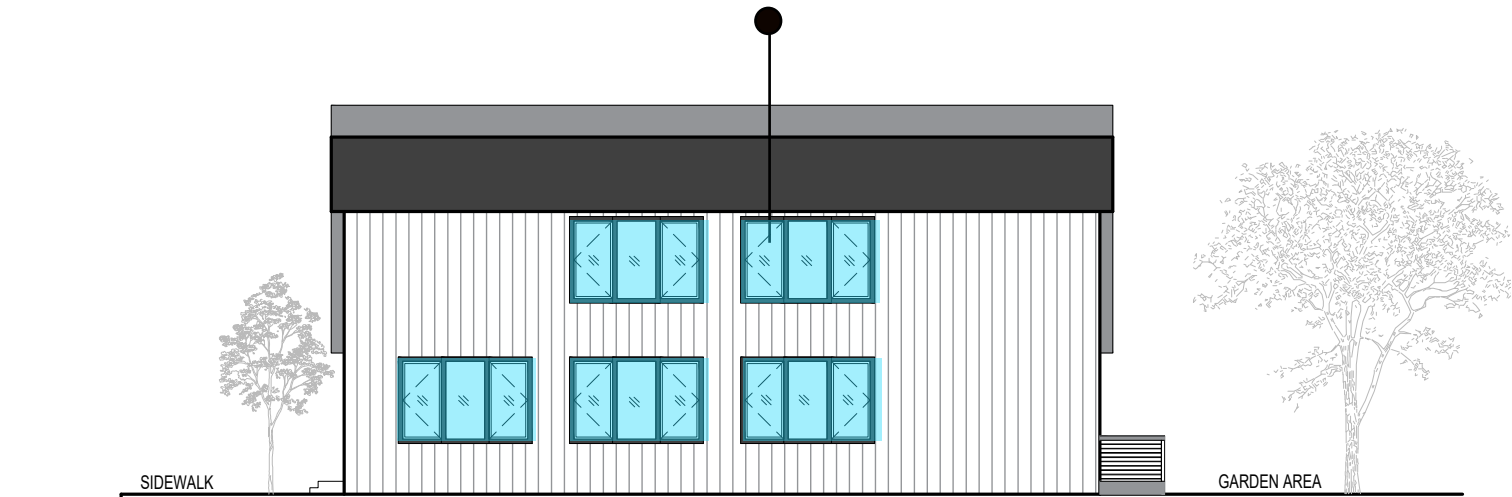
Depth in building
to break building mass

Ground floor transparency and variation
in facade with bays and balconies

Variation in window elements to create
hierarchy in building facade

DRIVEWAY

PROPOSED FRONT ELEVATION

MASS AVE  SIDEWALK

GARDEN AREA

REAR YARD

PROPOSED RIGHT SIDE ELEVATION
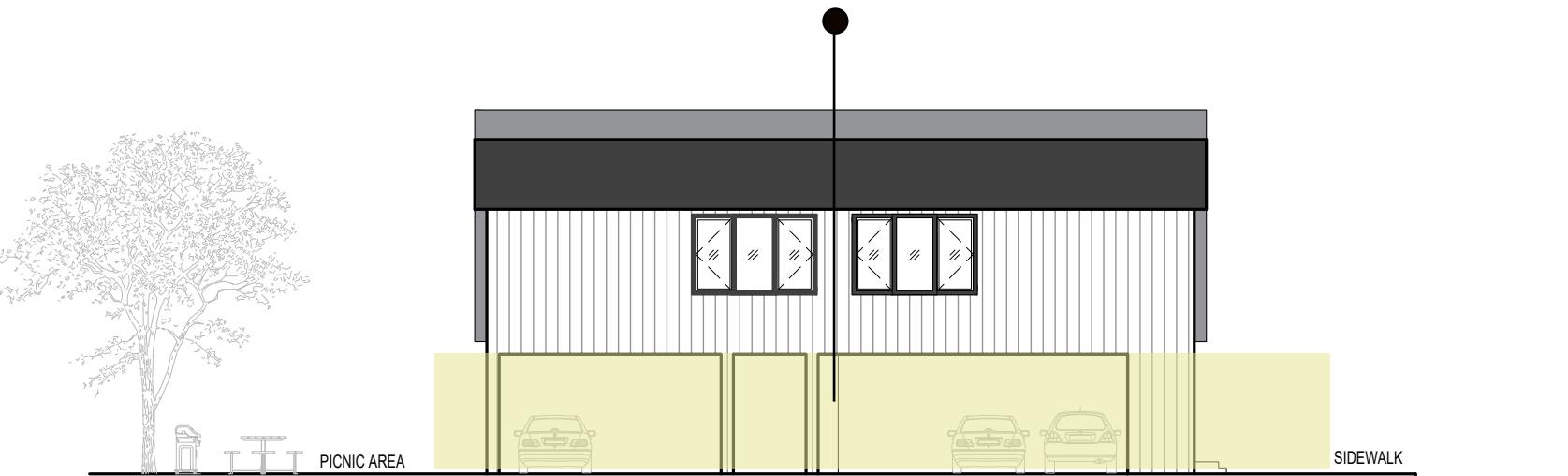
Advantage of views
towards the Bikeway from

Ground floor transparency and inter-
action with the Bikeway

Cyclyist access and parking to link
concrete connection

PROPOSED REAR ELEVATION

DRIVEWAY

REAR YARD  PICNIC AREA

SIDEWALK

MASS AVE

PROPOSED LEFT SIDE ELEVATION

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# FACADE MATERIALS AND PRODUCTS

### Swiss Pearl Reflex, Black

Reflex is a through-coloured, naturally dried fibre cement panel with a reflective surface coating, which creates a different return of the light. Depending on the viewing angle, this creates a restrained, shimmering look on the surface

### Pac-Clad Redi-Roof Standing Seam

Redi-Roof panels feature an offset profile which adds strength and allows room for a hex head fastener. The clip, with its button-punched design, ensures an extra-snug fit. The one-piece design allows for ease of installation.

DRIVEWAY

### Hardie Vertical Panel, Arctic White

Roprietary ColorPlus® Technology finishes provides years of lasting character and fade resistance. The factory-applied, baked-on color is cured between coats, creates a strong bond that resists peeling, chipping, and cracking for years to come.

### New Barnwood Siding

Cedar Barnwood Siding offers a cost-effective alternative to reclaimed barnwood, boasting quicker installation, minimal waste, and none of the common issues such as pests, animal waste, nails, or lead.

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