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



EXISITING CONDITIONS (VIEWS FROM MASS AVE)







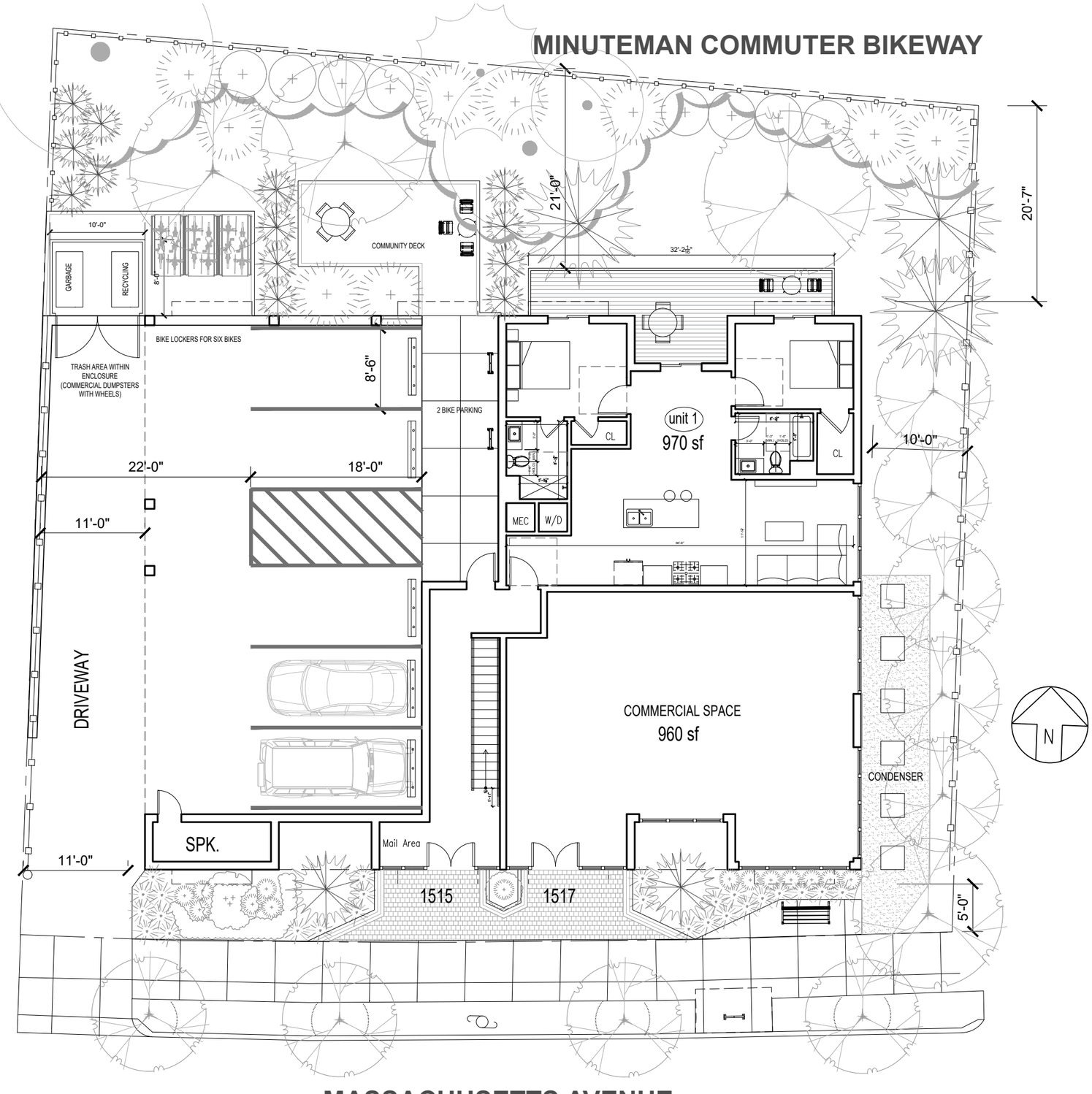


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SITE PLAN



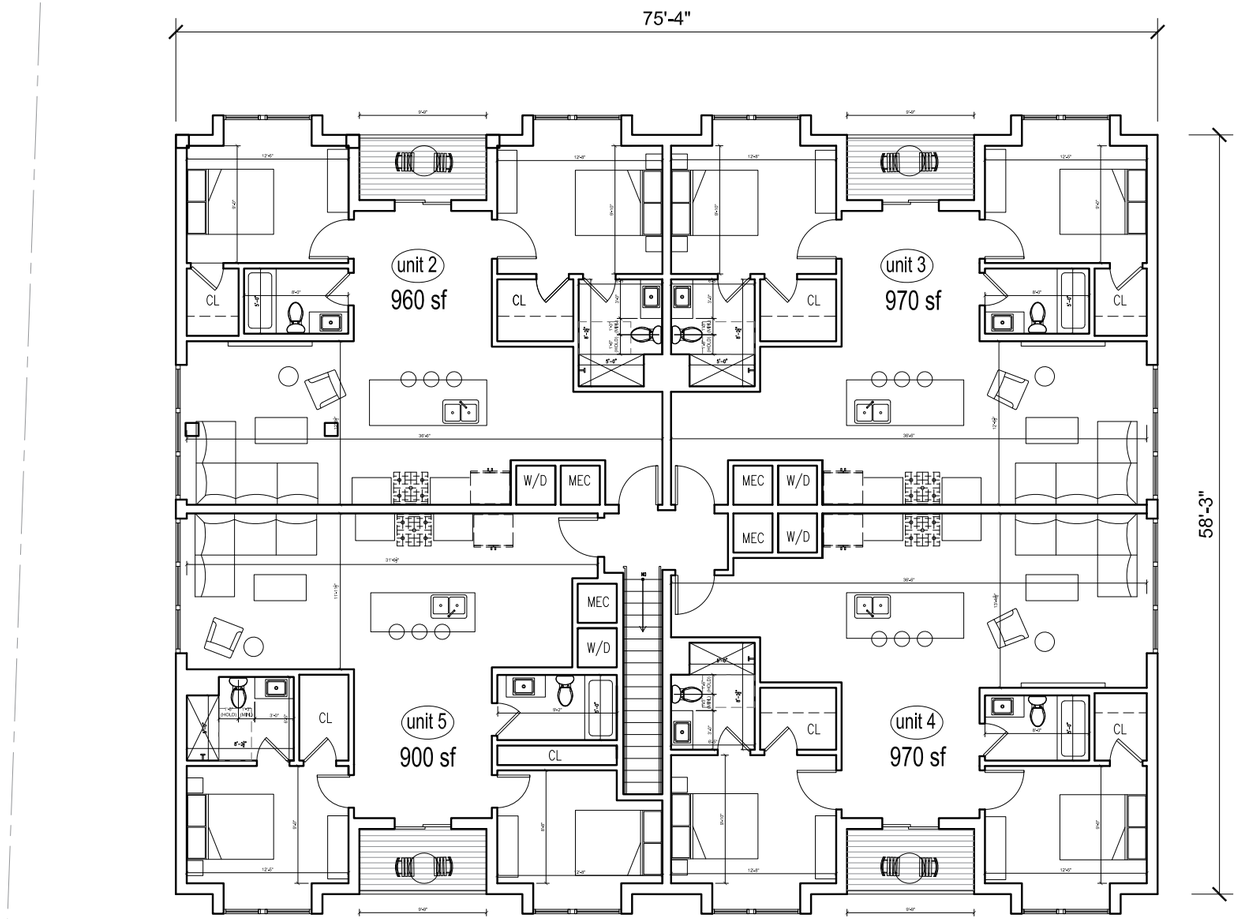
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LEVEL 2 PLAN

MINUTEMAN COMMUTER BIKEWAY



MASSACHUSETTS AVENUE

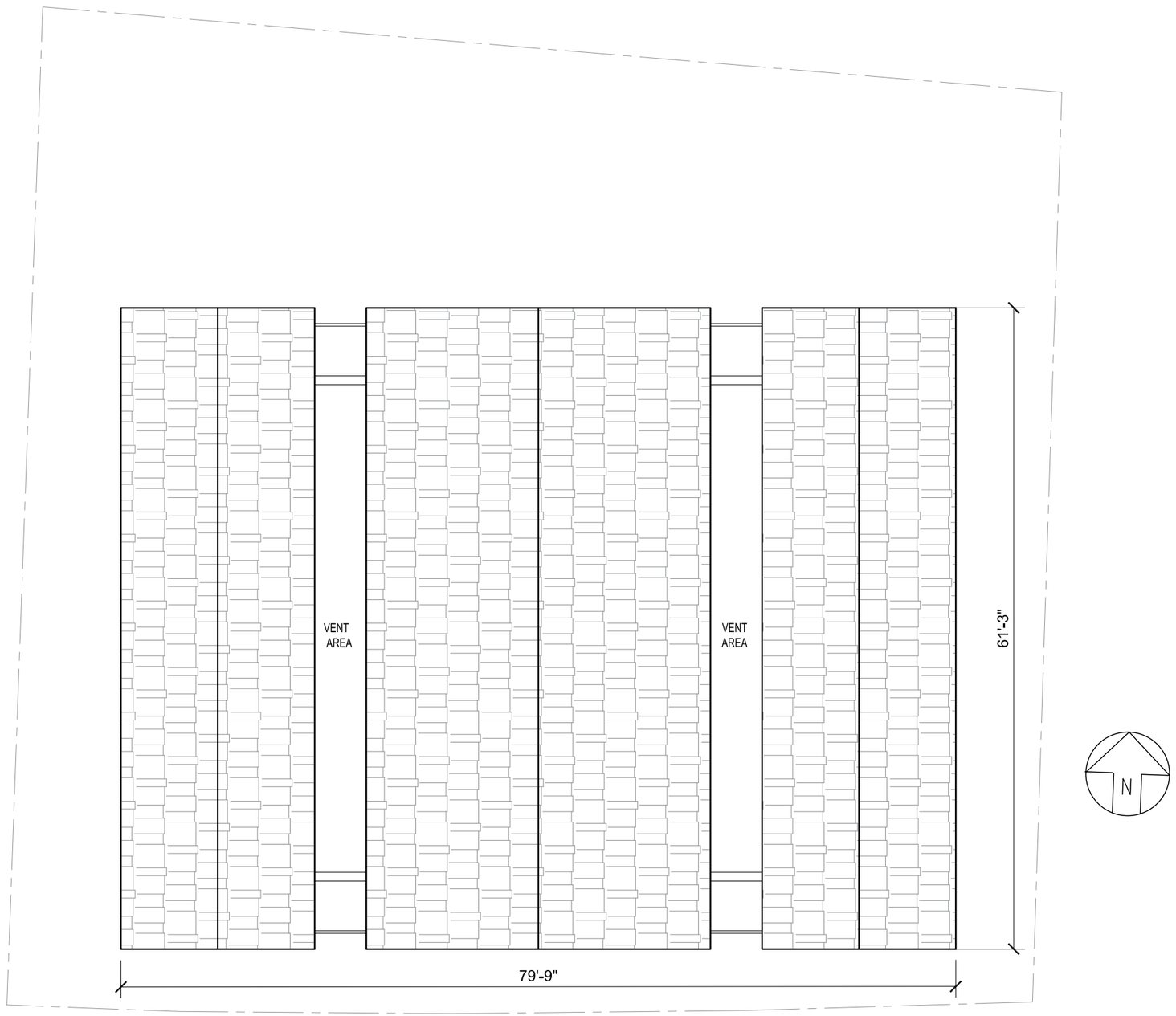
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ROOF VIEW

MINUTEMAN COMMUTER BIKEWAY



MASSACHUSETTS AVENUE

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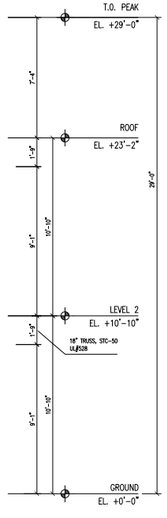
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ELEVATIONS



PROPOSED FRONT ELEVATION





PROPOSED REAR ELEVATION

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ELEVATIONS



PROPOSED RIGHT SIDE ELEVATION



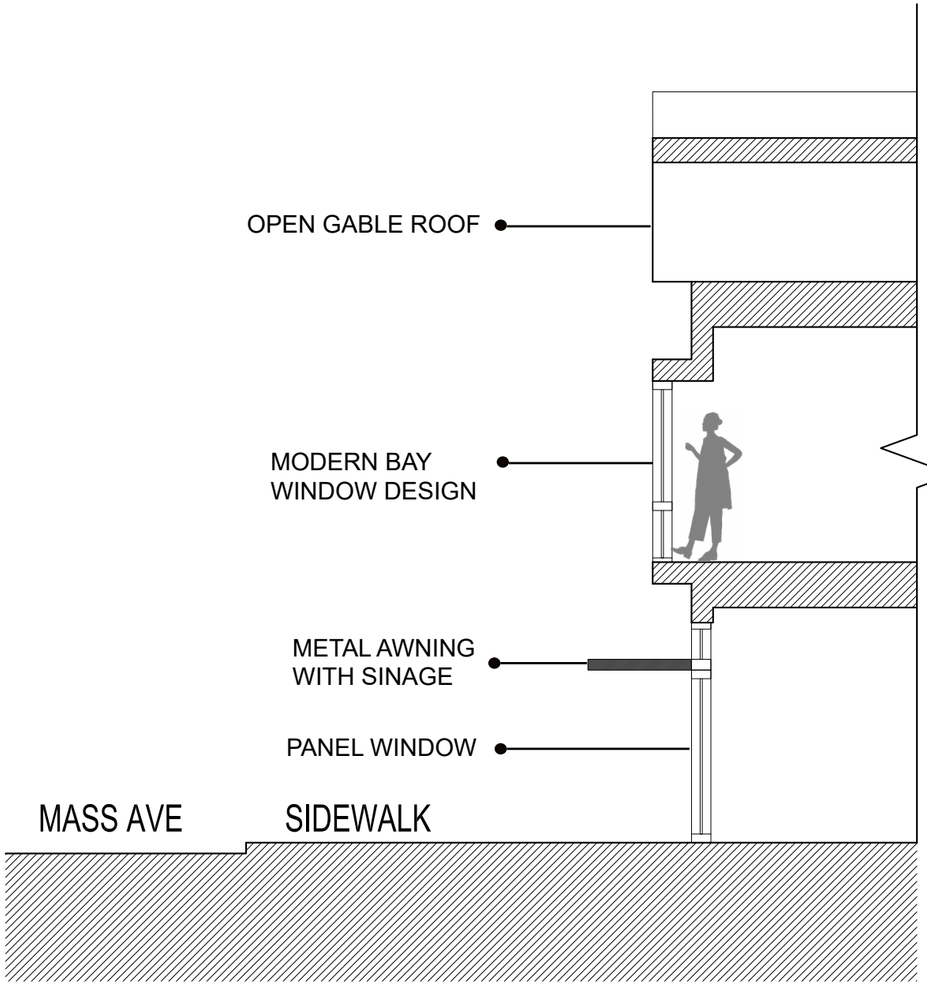
PROPOSED LEFT SIDE ELEVATION

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FACADE DESIGN



SECTION



ENTRANCE TO
1517

ELEVATION

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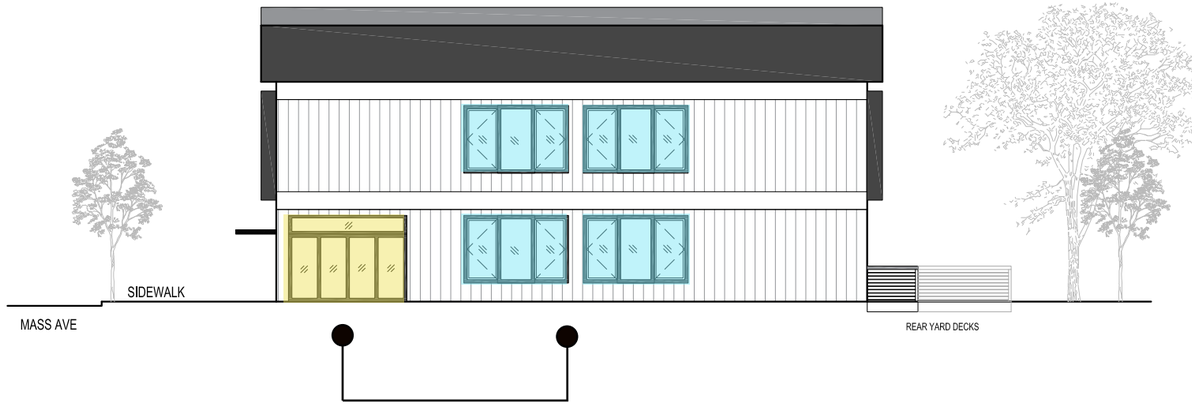
FACADE CHARACTERISTICS

Depth in building
to break building mass

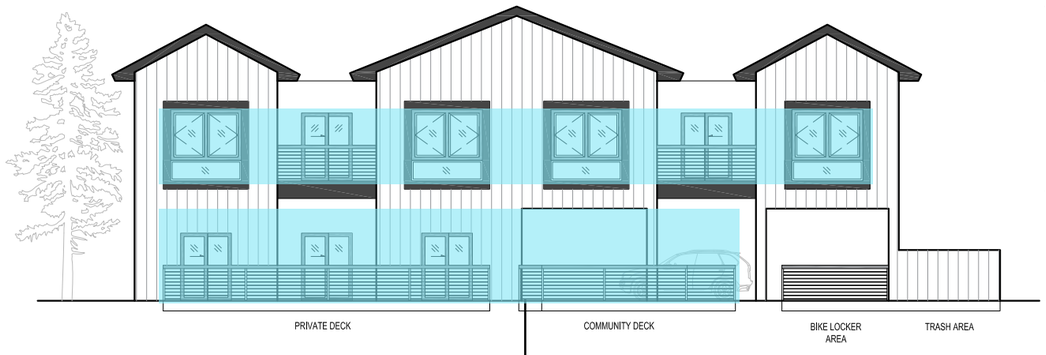
Variation in facade
with bays and balconies



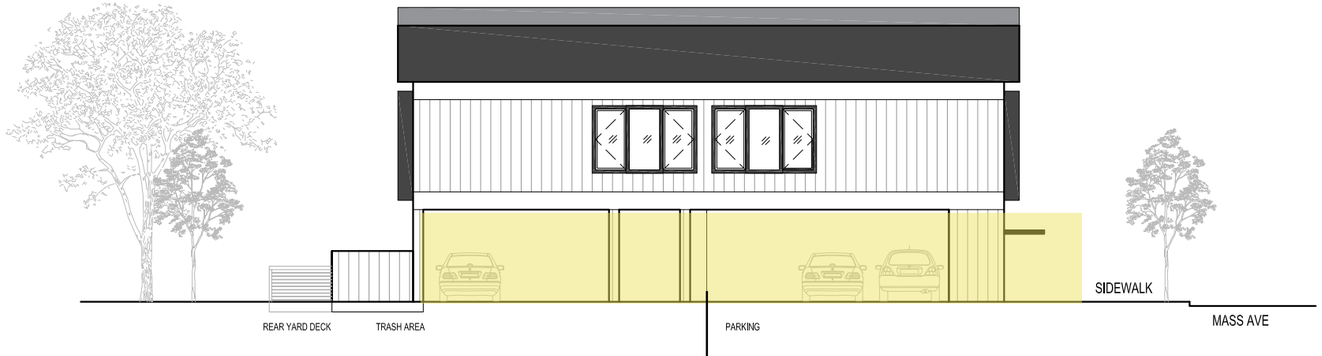
Ground floor transparency and
contrast between commercial and residential



Variation in windows elements to
create hierarchy in building facade



Advantage of views towards
the Bikeway from living spaces



Cyclyist access and parking to link
concrete connection

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FACADE MATERIALS AND PRODUCTS

Hardie Vertical Panel, Arctic White

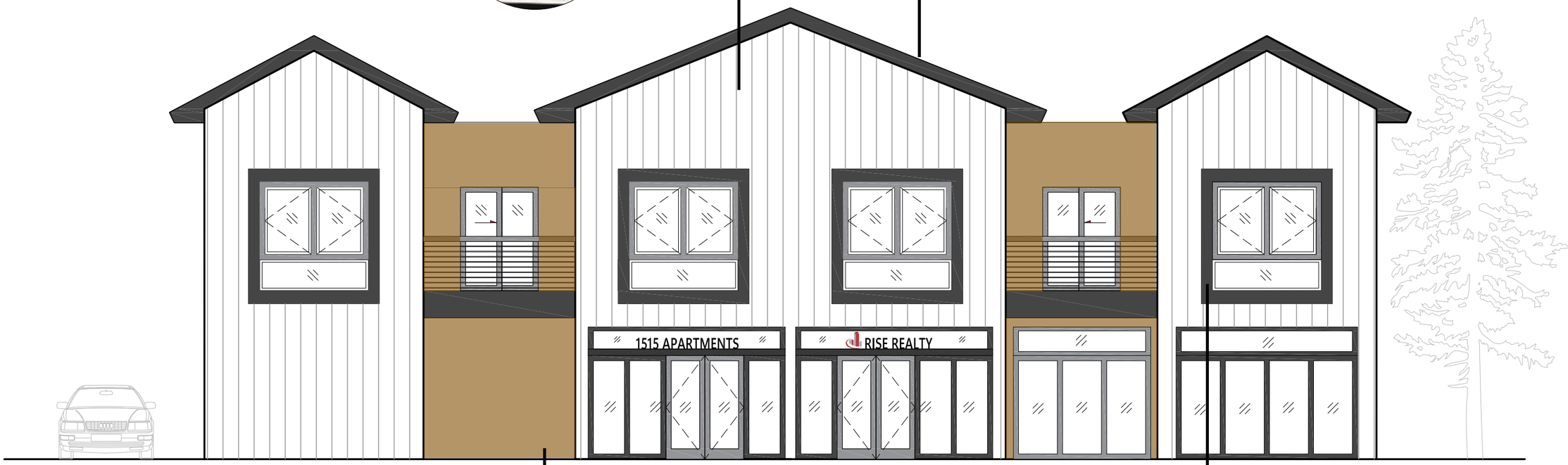
Roprietary ColorPlus® Technology finishes provides years of lasting character and fade resistance. The factory-applied, baked-on color is cured between coats, creates a strong bond that resists peeling, chipping, and cracking for years to come.

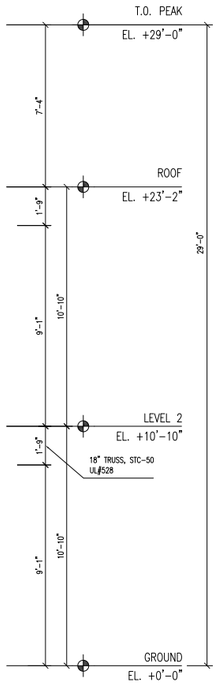




GAF Charcol Roofing Shingles

Advanced protection shingle technology reduces the use of precious natural resources while providing excellent protection. Looks great with color lock ceramic firing that helps maintain the true shingle color. Stain guard protection helps ensure the beauty of your roof against unsightly blue green algae





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.





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

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OPEN SPACE VS BUILT AREA

TOTAL AREA 8970SF





GROUND FLOOR

3447SF 2465 SF 3058 SF

SECOND FLOOR

200 SF 4293 SF

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PUBLIC REALM INTERFACE



DECKS & BALCONIES : Foster interation with the outdoors and Bikepath

LANDSCAPE BUFFERS: Provide transition space between public and private realms

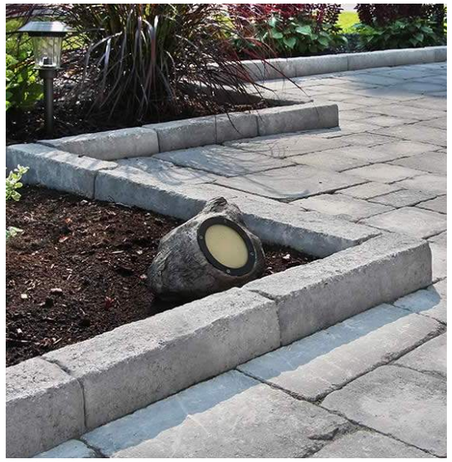
REAR SETBACK: Shields the building from the Bikepath and the Bikepath from the building

PEDESTRIAN AMENITIES: Onsite benches and bike parking

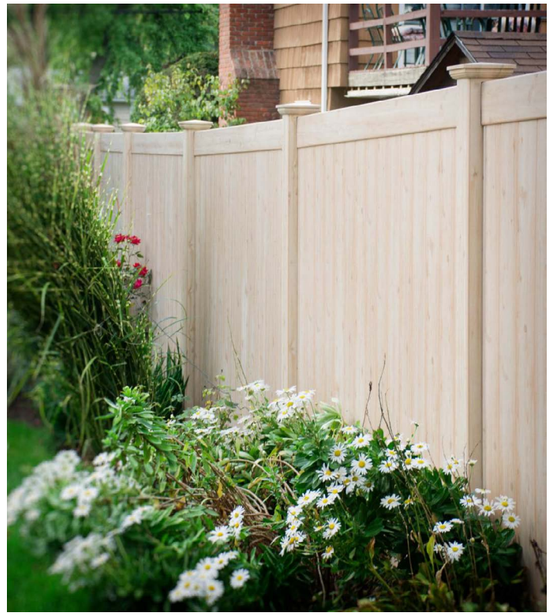
SCALE: 1" = 10'-0"
0 5' 10' 25'

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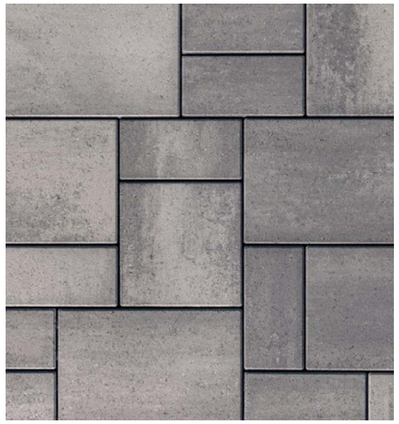
LANDSCAPE ELEMENTS



Granite Curbing at Plant Bed



6' Ht. Board Fence



Blu 80 Smooth 'Shale Grey' Pervious Paver by Techo-bloc
(linear pattern)



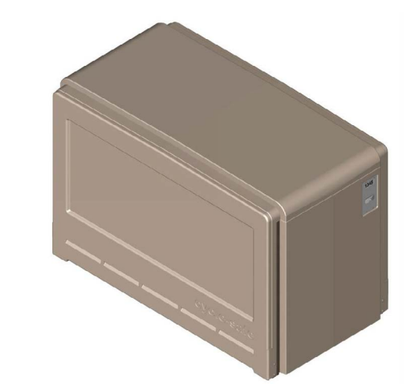
Visitor Bike Racks



4' Ht. Open Picket Fence



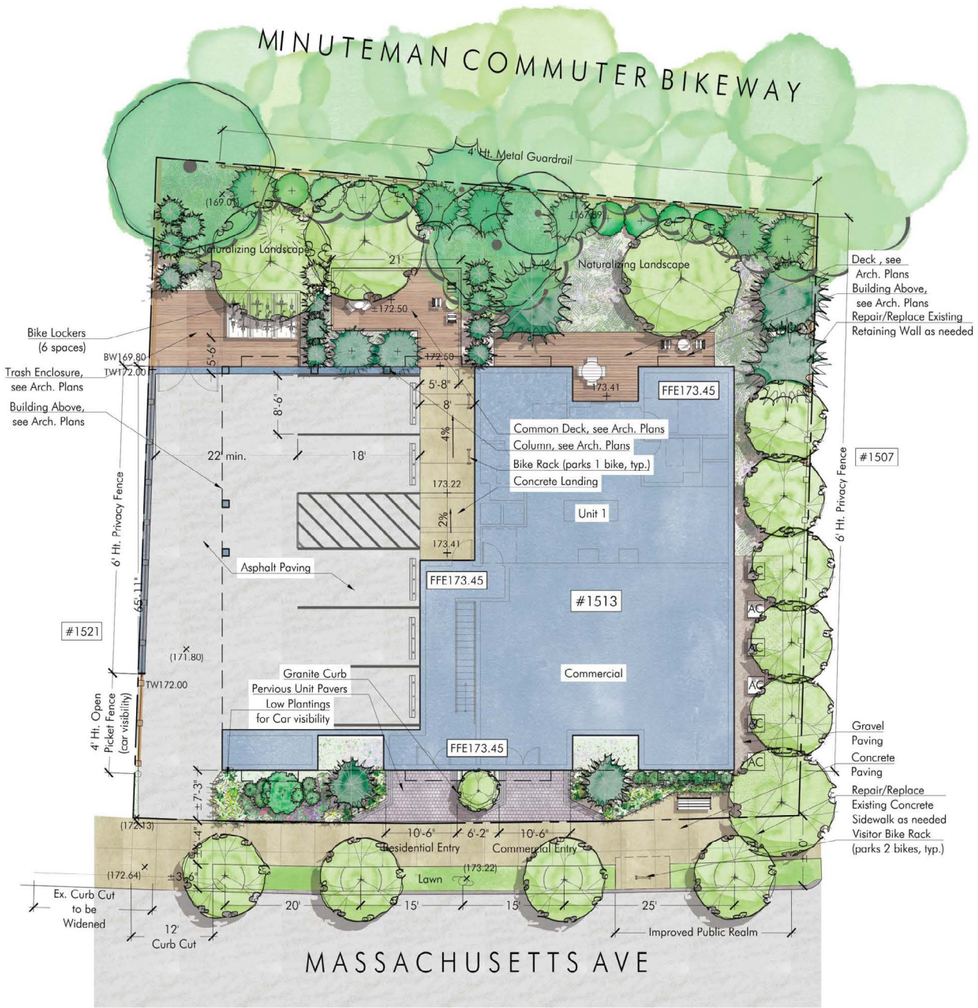
Blu 80 Smooth 'Onyx Black' Pervious Paver by Techo-bloc
(accent paving)



Cycle Safe Bike Locker



42" Ht. Metal Guardrail



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LANDSCAPE PLANT CATEGORY


AL


CA


QW


TO


TP


UA


HQ

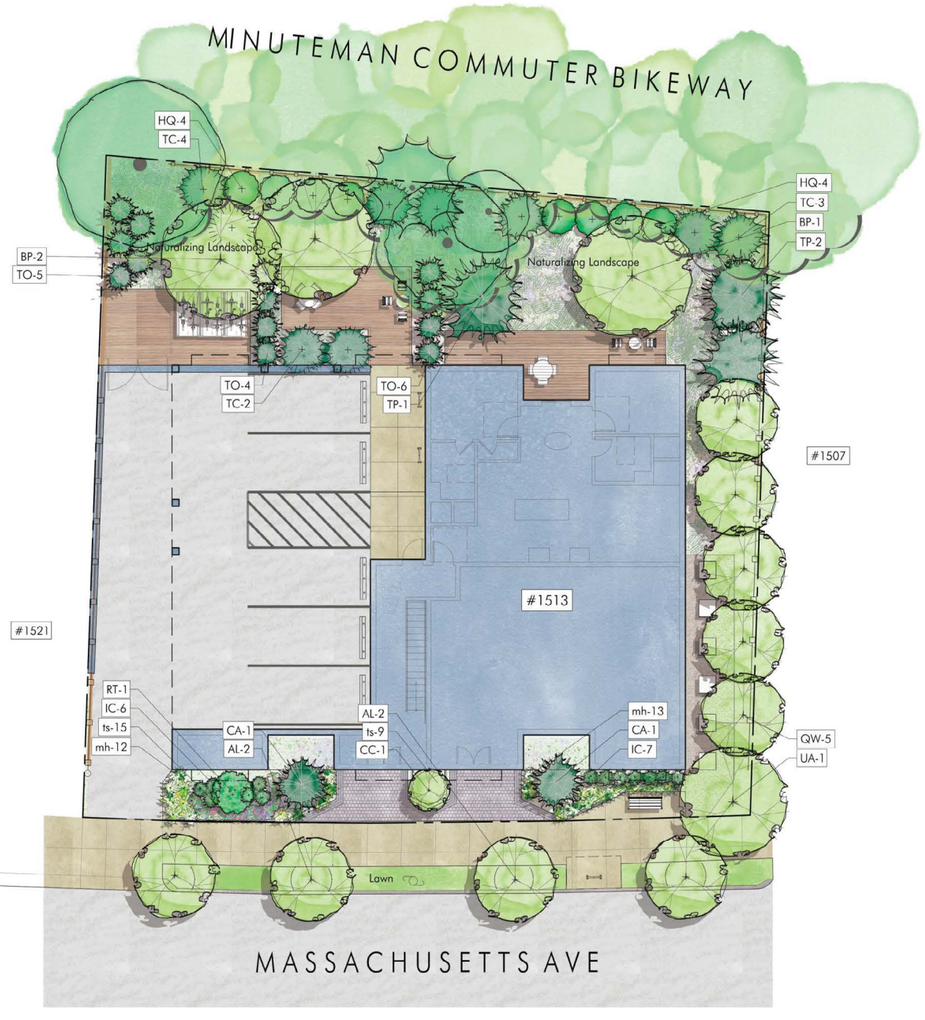

IC


RT


TC


mh


ts



PROBABLE PLANT LIST: 1513-1519 MASS AVE.

SYMB	QTY.	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES:					
AL	4	Amelanchier laevis	Serviceberry	2" cal.	B&B
BP	3	Betula papyifera	Paper Birch	3" cal.	B&B
CA	2	Cedrus atlantica 'Horstmann'	Horstmann Blue Atlas Cedar	4-6' Ht.	B&B
CC	1	Cercis canadensis 'Ruby Falls'	Ruby Falls Redbud	2" cal.	B&B
QW	5	Quercus x warei 'Long'	Regal Prince Oak	3" cal.	B&B
TO	13	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6-8' Ht.	B&B
TP	3	Thuja plicata 'Green Giant'	Green Giant Arborvitae	8-10' Ht.	B&B
UA	1	Ulmus americana 'Jefferson'	Jefferson Elm	3" cal.	B&B
SHRUBS:					
HQ	8	Hydrangea quercifolia	Oakleaf Hydrangea	7 gal.	Pots
IC	13	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	3 gal.	Pots
RT	1	Rhus typhina 'Bailtiger'	Tiger Eyes Staghorn Sumac	7 gal.	Pots
TC	9	Tsuga canadensis	Canadian Yew	7 gal.	Pots
PERENNIALS:					
mh	25	Muhlenbergia capillaris	Pink Muhly Grass	1 gal.	Pots
ts	24	Thymus serpyllum	Creeping Thyme	1 qt.	Pots

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CONTEXT RENDER

