

2-4 ADRIAN STREET RENOVATION

2-4 ADRIAN STREET
SOMERVILLE, MA 02143



OWNER:

2 ADRIAN HOLDINGS LLC
2-4 ADRIAN STREET
SOMERVILLE, MA 02143

ARCHITECT:

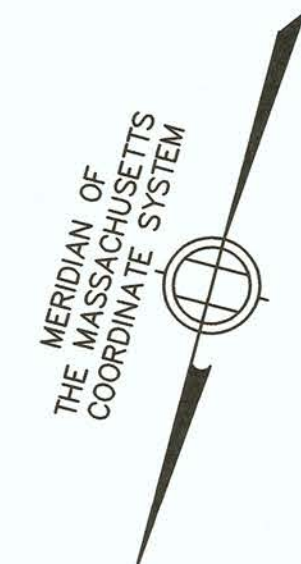
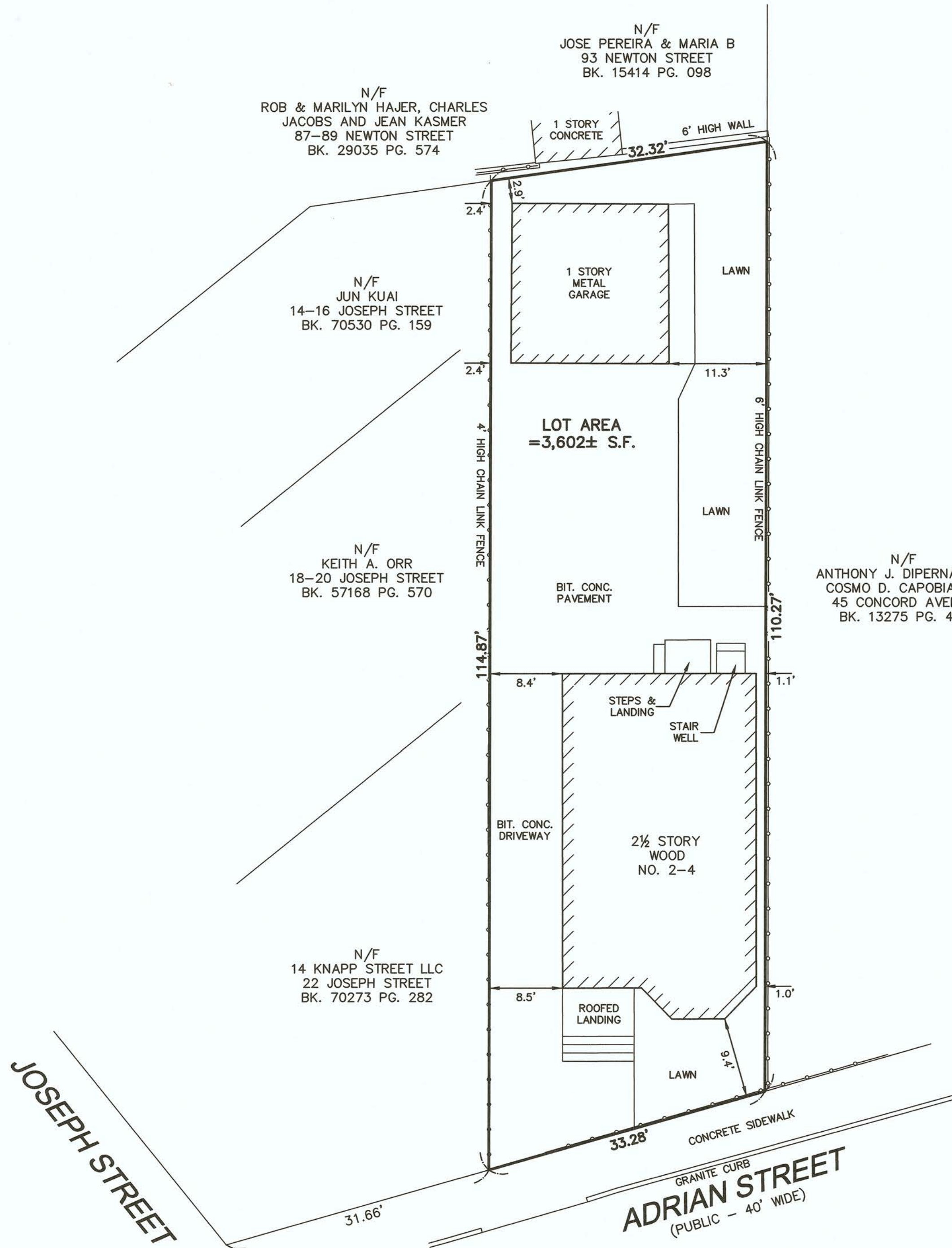
CHAN MOCK ARCHITECTS
192 HAMPSHIRE STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

LOCUS MAP



DRAWING LIST

Z0.0	COVER SHEET	08/27/2019
	CERTIFIED PLOT PLAN	04/01/2019
	LANDSCAPED PLAN	06/03/2019
Z0.1	ARCHITECTURAL SITE PLAN & ZONING TABLE	08/27/2019
Z0.2	FLOOR AREA SUMMARY	08/27/2019
Z0.3	SITE AREA SUMMARY	08/27/2019
Z1.0	EXISTING FLOOR PLANS	08/27/2019
Z1.1	EXISTING EXTERIOR ELEVATIONS	08/27/2019
Z1.2	EXISTING CONDITIONS PHOTOS	08/27/2019
Z1.3	PROPOSED BASEMENT & FIRST FLOOR PLANS	08/27/2019
Z1.4	PROPOSED SECOND & THIRD FLOOR PLANS	08/27/2019
Z1.5	PROPOSED EXTERIOR ELEVATIONS	08/27/2019
Z1.6	PROPOSED EXTERIOR AXONOMETRICS	08/27/2019



THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION EXISTING BUILDINGS LOCATED ON THE SUBJECT PROPERTY. THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN MARCH 27 & MARCH 29, 2019, BY DESIGN CONSULTANTS, INC.

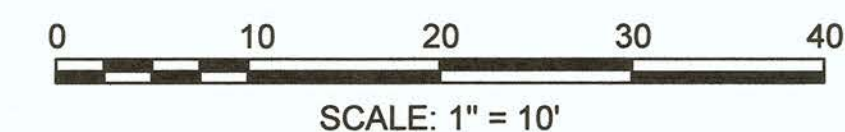


P.L.S. Matthew Lowry
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625
DATE 4-1-2019

LOCUS TITLE INFORMATION

2-4 ADRIAN STREET

OWNER: 2 ADRIAN HOLDINGS LLC
DEED REFERENCE: BK. 70263 PG. 449
PLAN REFERENCE: PLAN BK. 34 PLAN 40
ASSESSORS: MAP 75 BLOCK E LOT 13



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P:\2019 Projects\2019-028 2-4 Adrian Street Somerville\Drawings\19-028cpp.dwg

Design Consultants, Inc.

CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1" = 10'
VERT: _____

FIELD: ER
CALCS: ER
CHECKED: ML
APPROVED: ML

CERTIFIED PLOT PLAN
2-4 ADRIAN STREET
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
MAHMOOD FIROUZBAKHT

PROJECT NO.
2019-028
DATE: APR. 1, 2019
SHEET NO.
1 OF 1



Horizontal fence panels with lattice panel inserts



Lattice panel with vines



25-dl
25-pv3
around parking area



3 lattice panels attached
to existing wall,
plant with vines
3-CR
4-PQ



Define parking spaces with contrasting colors
of permeable pavers



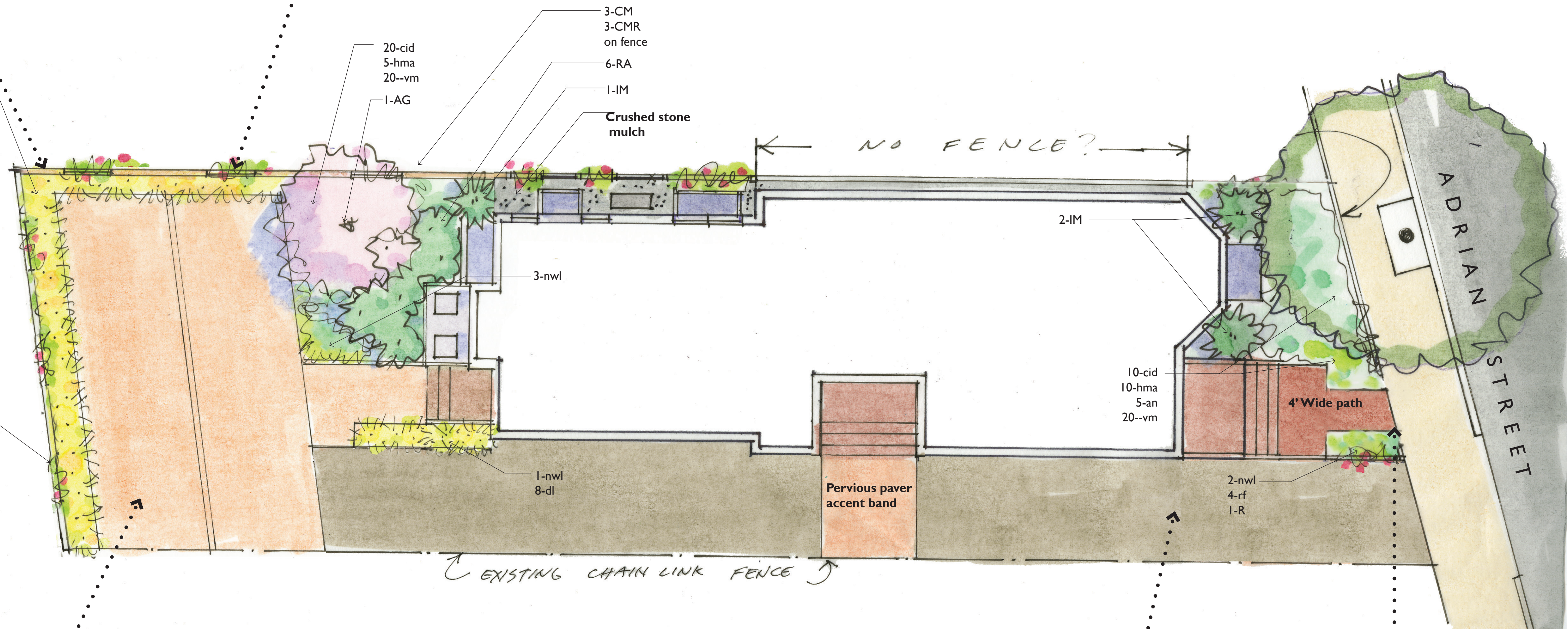
Permeable concrete unit pavers for driveway



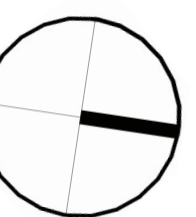
Permeable concrete unit pavers
- herringbone field pattern
- soldier course border

PROPOSED PLANT LIST

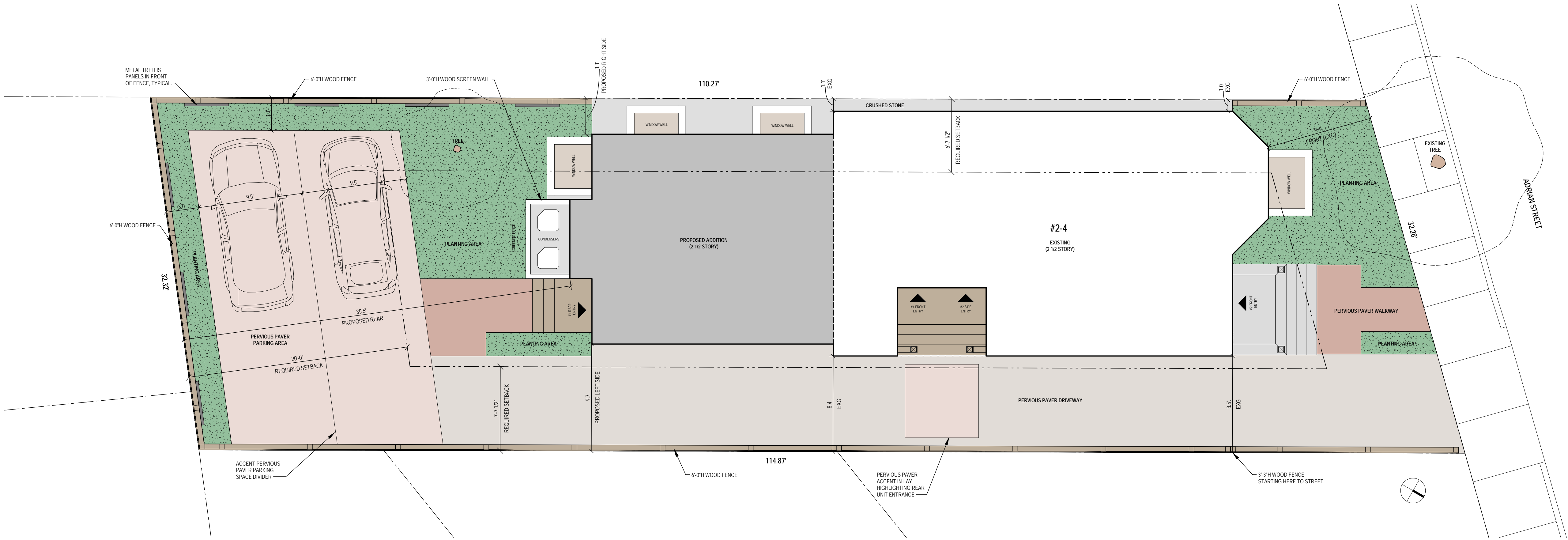
Qty.	Sym.	Botanical name	Common name	Min. Size	Notes
1	AG	Amelanchier grandiflora 'Autumn Brilliance'	Shadblow	2-2.5' cal.	B&B
Shrubs and Vines:					
3	CR	Campsis radicans	Trumpet Creeper	2 gal.	
3	CM	Clematis maximowicziana	Sweet Autumn Clematis	2 gal.	Pots
3	CMR	Clematis montana rubens	Pink Mountain Clematis	2 gal.	Pots
1	IM	Ilex meserveae 'Blue Princess'	Blue Holly	36" ht.	Pots
4	PQ	Parthenocissus quinquefolia	Woodbine	2 gal.	
1	R	Rosa 'New Dawn'	David Austin New Dawn climbing rose	2 gal.	
6	RA	Rhododendron catawbiense 'Alba'	White Rhododendron	5 gal.	Pots
Perennials & Vines:					
5	an	Athyrium nipponicum 'Pictum'	Japanese Painted Fern	2 gal.	Pots
30	cid	Carex morrowii 'Ice Dance'	Variegated Sedge	1 gal.	Pot
15	ham	Hakonachloa macra 'aureola'	Yellow Japanese Forest Grass	1 gal.	Pots
37	dl	Hemerocallis	Day Lilly Varieties	2 gal.	Pots
3	nwl	Nepeta 'Walkers Low'	Catmint	1 gal.	Pots
25	pv	Panicum virgatum 'Shenandoah'	Red Switch Grass	2 gal.	Pots
4	rf	Rudbeckia fulgida 'Goldsturm'	Black-eyed-Susan	2 gal.	Pots
40	vm	Vinca minor	Periwinkle	1 qt.	Pots



SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'



ZONING DIMENSIONAL TABLE					
REQUIREMENT.	ALLOWED / REQUIRED		EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE				
USE	RESIDENTIAL 1 & 2 FAMILY DWELLING UNITS		RESIDENTIAL 2-FAMILY	RESIDENTIAL 2-FAMILY	COMPLIES
NUMBER OF DWELLING UNITS	3 UNITS	(max.)	2 UNITS	2 UNITS	COMPLIES
LOT SIZE	7,500 sf	(max.)	3,602 sf	3,602 sf	EXISTING NON-CONFORMING / NO CHANGE
LOT AREA PER DWELLING UNIT	1,500 sf	(min.)	1,801 sf	1,801 sf	COMPLIES
GROUND COVERAGE	50% / 1,801 sf	(max.)	36.1% / 1,300 sf	37.7% / 1,357sf	COMPLIES
LANDSCAPED AREA	25% / 901 sf	(min.)	19.2% / 692 sf	17.9% / 645 sf	EXISTING NON-CONFORMING. PROPOSED DOES NOT COMPLY.
PERVIOUS AREA	35% / 1,261 sf	(min.)	23.9% / 860 sf	61.5% / 2,217 sf	COMPLIES
NET FLOOR AREA	3,602 sf	(max.)	1,870 sf	3,463 sf	COMPLIES
FLOOR AREA RATIO (FAR)	1.0	(max.)	0.52	0.96	COMPLIES
BUILDING HEIGHT	40'-0" / 3 STORIES	(max.)	29'-5" / 2 1/2 STORIES	29'-5" / 2 1/2 STORIES	COMPLIES
FRONT YARD SETBACK	15'	(min.)	9.4'	9.4'	EXISTING NON-CONFORMING / NO CHANGE
REAR YARD SETBACK	20'	(min.)	57.9'	EXISTING: 57.9' ADDITION: 35.5'	COMPLIES
SIDE YARD SETBACK (LEFT)	6'-7 1/2", SUM OF 14'-3" (a)	(min.)	8.4'	EXISTING: 8.4' ADDITION: 9.7'	COMPLIES
SIDE YARD SETBACK (RIGHT)	6'-7 1/2", SUM OF 14'-3" (a)	(min.)	1.0'	EXISTING: 1.0' ADDITION: 3.3'	EXISTING NON-CONFORMING / NO CHANGE. PROPOSED REQUIRES RELIEF.
STREET FRONTAGE	50'-0"	(min.)	33.28'	33.28'	EXISTING NON-CONFORMING / NO CHANGE
PARKING REQUIREMENTS	EXISTING: 3.5 SPACES [2BD (1.5) + 4BR (2) = 3.5] PROPOSED: 4 SPACES [3BD (2) + 3BR (2) = 4]	(min.)	2 SPACES	2 SPACES	EXISTING NON-CONFORMING. PROPOSED COMPLIES. (b)
BICYCLE PARKING	NO REQUIREMENT	(min.)	--	--	--
NOTES	a. REQUIRED SIDE YARD SETBACK OF 8'-0", SUM OF 17'-0" MINIMUM IS EACH REDUCED BY 1'-4 1/2" TO 6'-7 1/2" DUE TO THE NARROW LOT WIDTH OF 33.3'. (50' - 33.3') x 1" = 1'-4 1/2" FROM EACH SIDE, SUM OF 2'-9". (SECTION 8.6, FOOTNOTE 10) b. INCREASE IN PROPOSED PARKING REQUIREMENT IS 0.5 SPACES AND SINCE LESS THAN 1.0 NEW SPACES REQUIRED, THE EXISTING QUANTITY OF PARKING DOES NOT REQUIRE RELIEF. (SECTION 9.41)				



1 ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"

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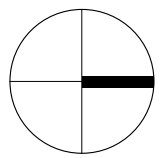
ZBA SET

REV #	DATE	DESCRIPTION
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DATE:
AUGUST 27, 2019

SCALE:
As indicated

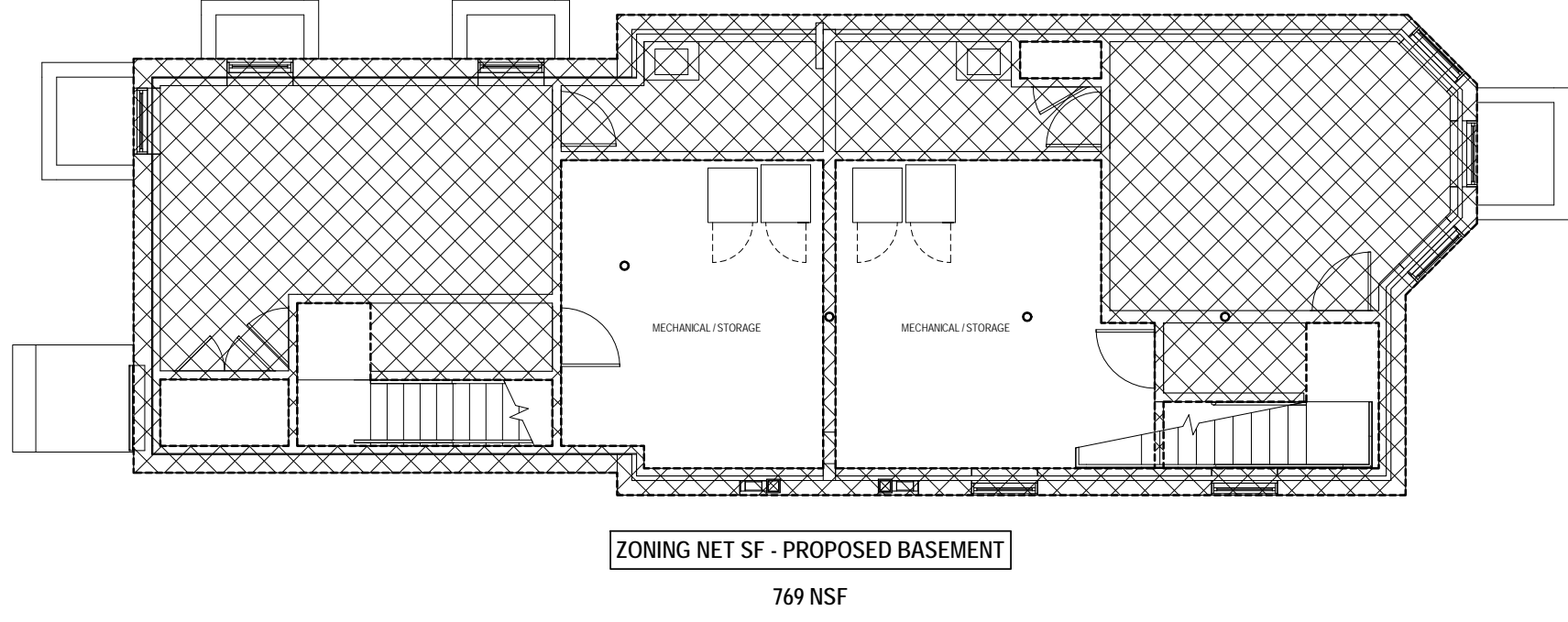
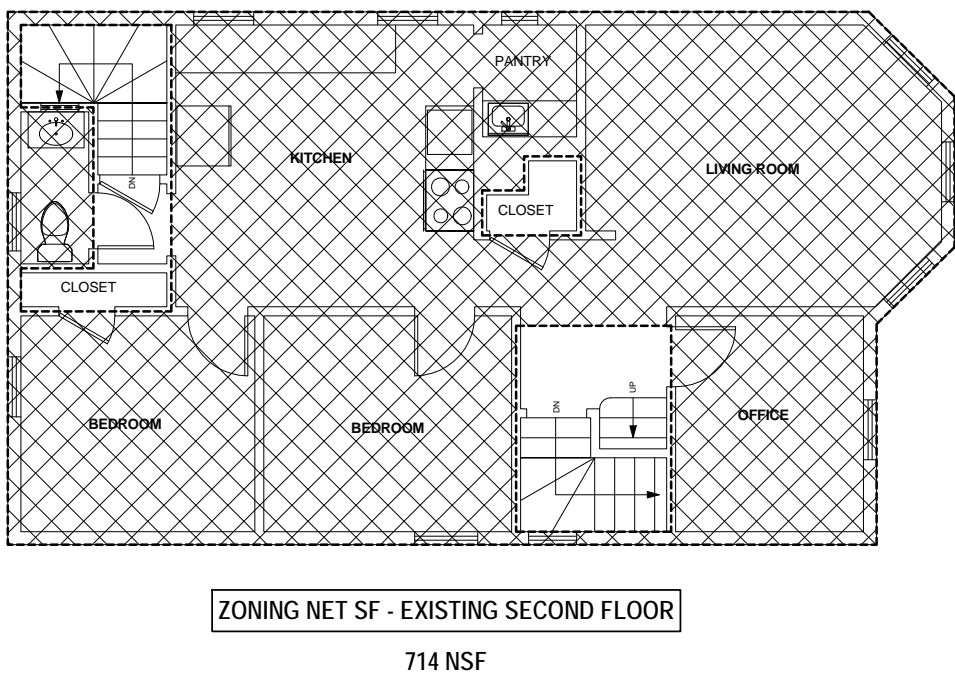
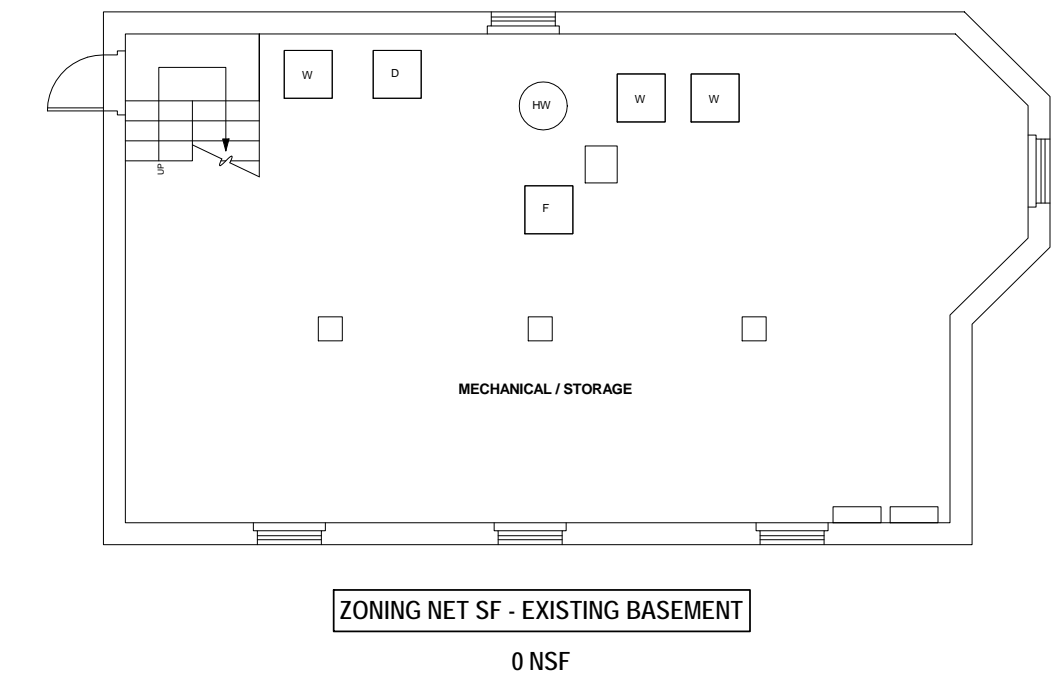
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1903



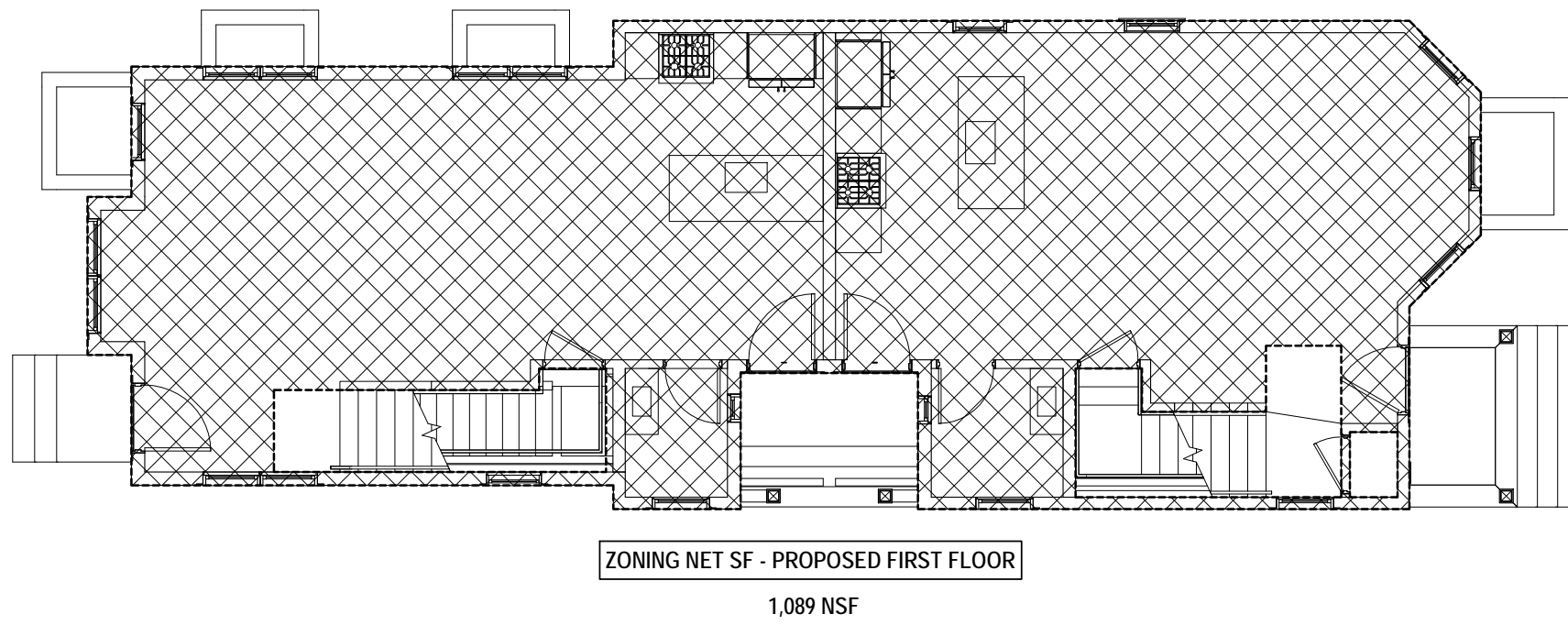
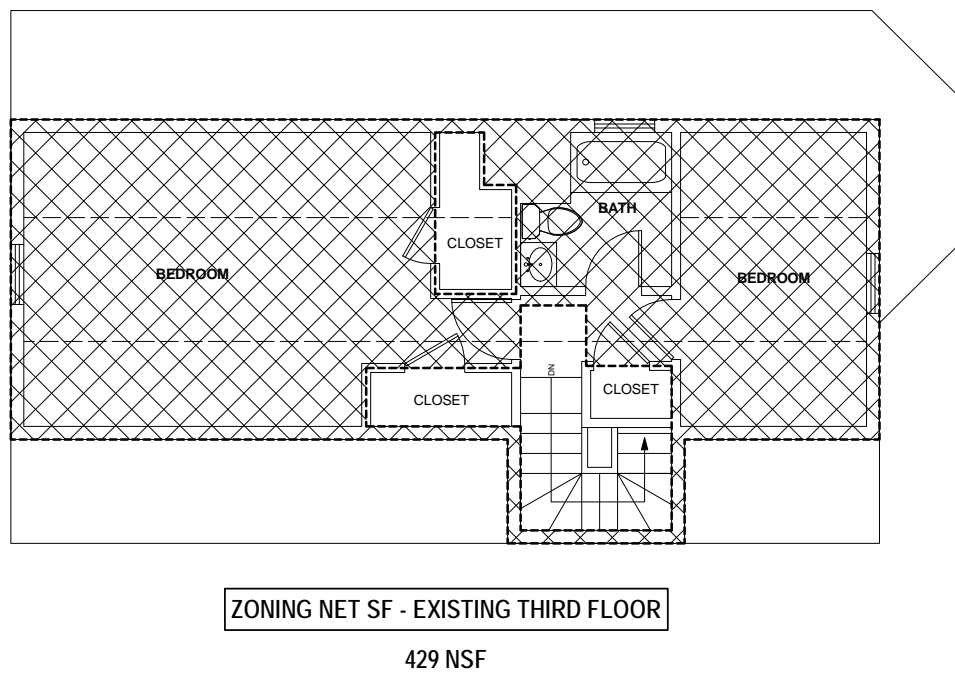
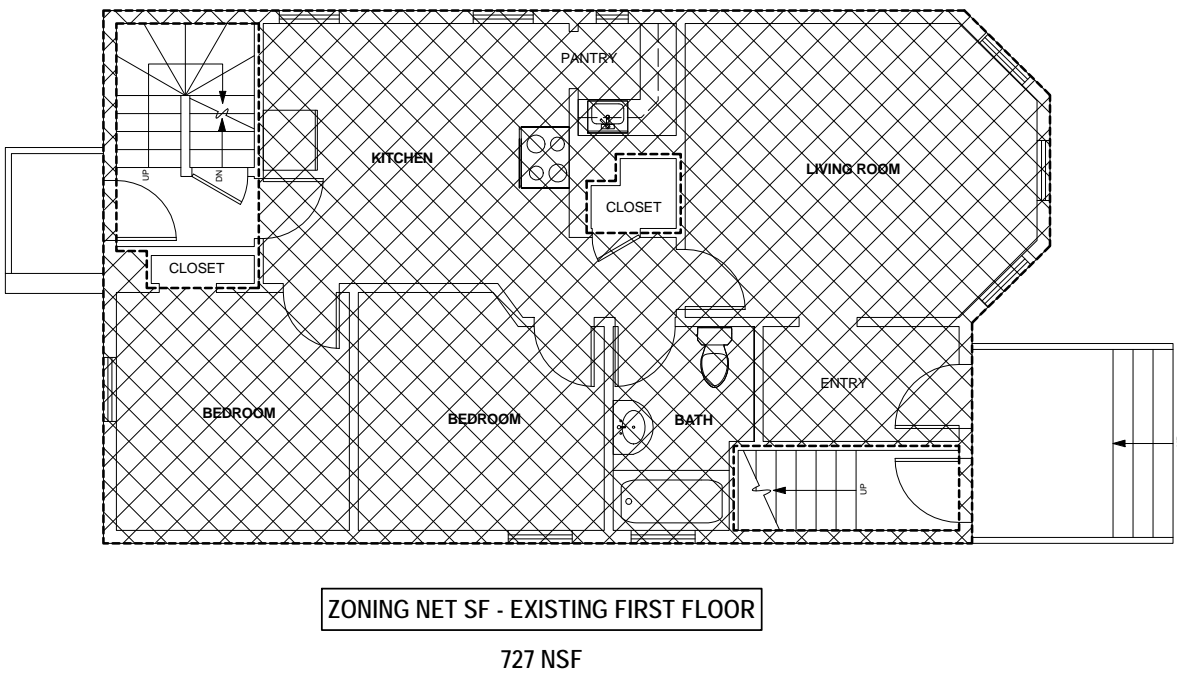
ARCHITECTURAL SITE PLAN & ZONING TABLE

SHEET NO.:

Z0.1



1 BASEMENT - ZONING NSF
SCALE: 1/8" = 1'-0"

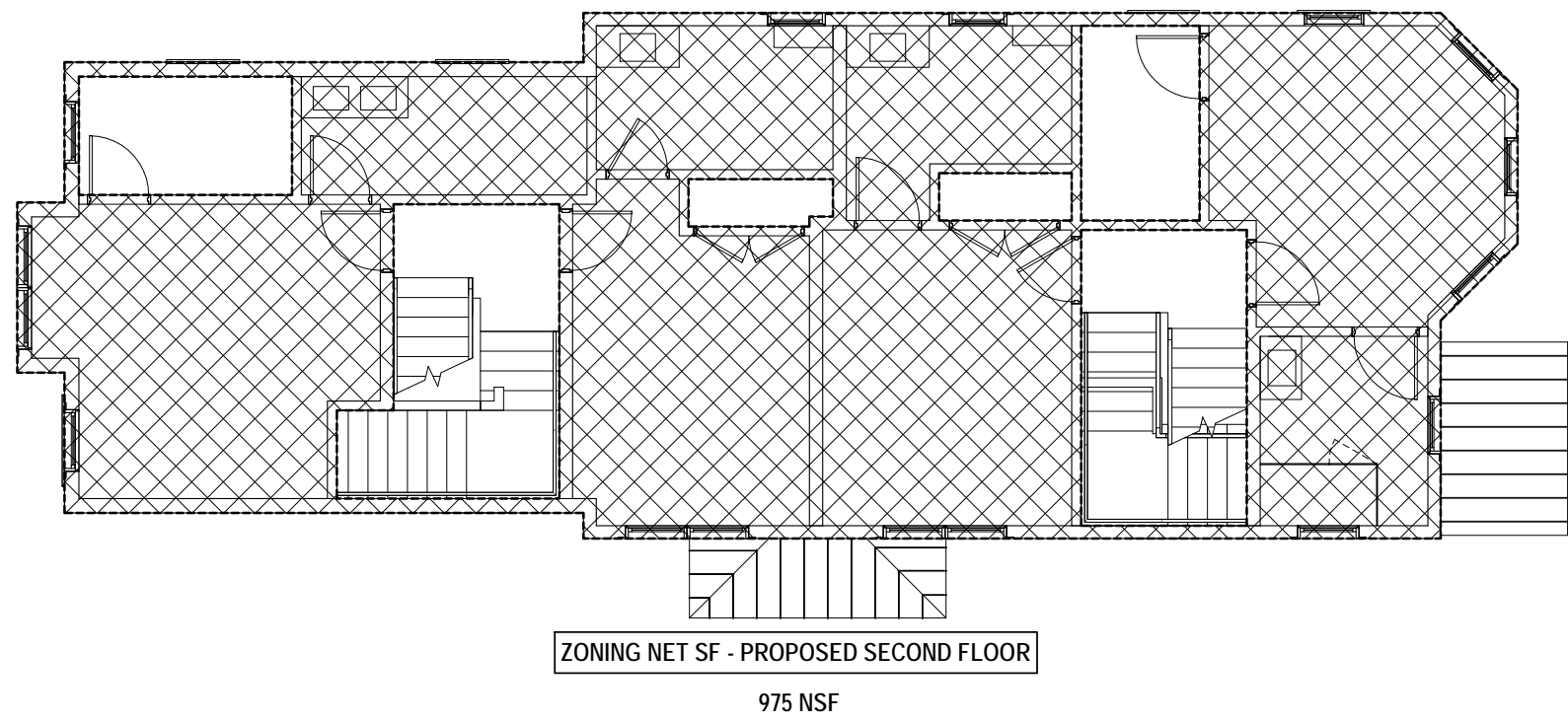


2 FIRST FLOOR - ZONING NSF
SCALE: 1/8" = 1'-0"

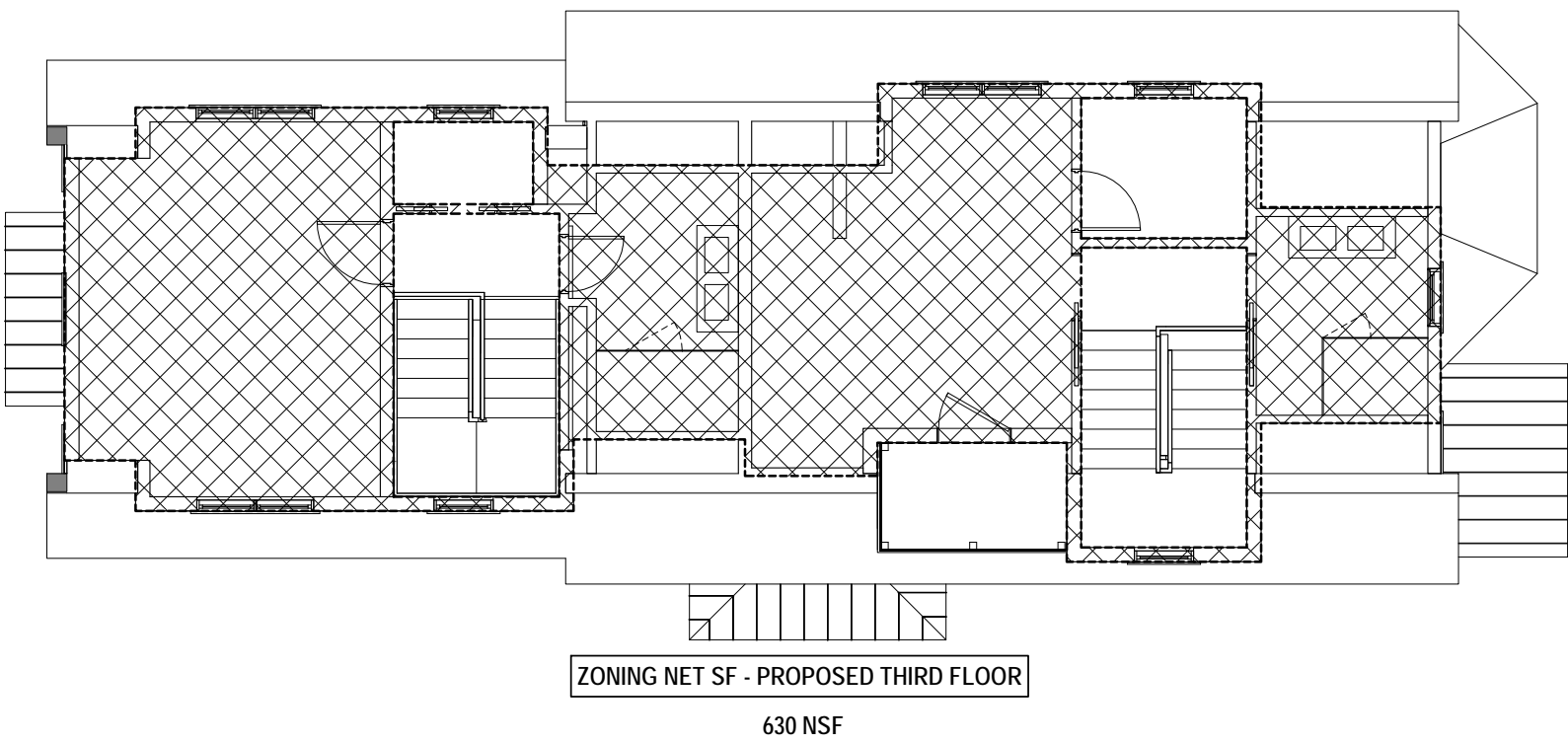
EXISTING FLOOR AREAS - NSF
SCALE: 1/8" = 1'-0"

FLOOR AREA SUMMARY - EXISTING		
	NET	GROSS
BASEMENT	0 NSF	820 GSF
FIRST FLOOR	727 NSF	835 GSF
SECOND FLOOR	714 NSF	835 GSF
THIRD FLOOR	429 NSF	515 GSF
TOTAL	1,870 NSF	3,005 GSF

FLOOR AREA SUMMARY - PROPOSED		
	NET	GROSS
BASEMENT	769 NSF	1,229 GSF
FIRST FLOOR	1,089 NSF	1,218 GSF
SECOND FLOOR	975 NSF	1,268 GSF
THIRD FLOOR	630 NSF	868 GSF
TOTAL	3,463 NSF	4,583 GSF



3 SECOND FLOOR - ZONING NSF
SCALE: 1/8" = 1'-0"



4 THIRD FLOOR - ZONING NSF
SCALE: 1/8" = 1'-0"

2-4 ADRIAN STREET RENOVATION

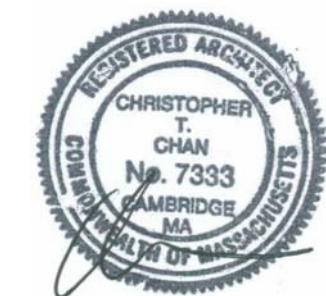
2-4 ADRIAN STREET
SOMERVILLE, MA 02143

2 ADRIAN HOLDINGS LLC

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CHAN MOCK ARCHITECTS

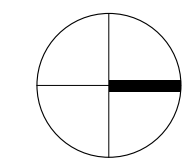
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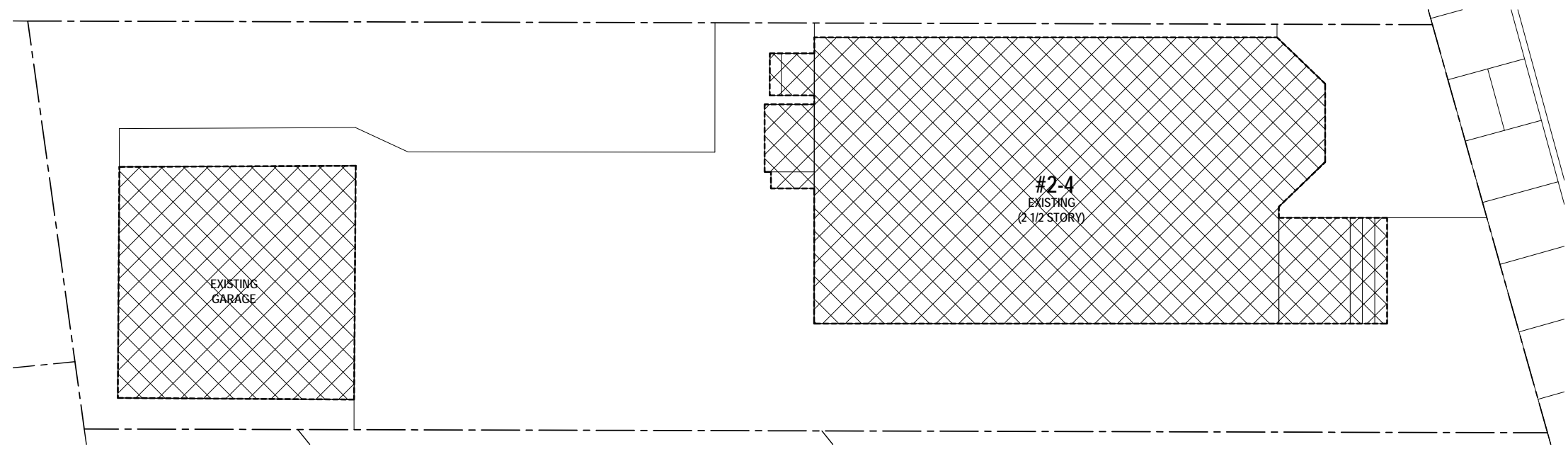
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AUGUST 27, 2019
SCALE:
1/8" = 1'-0"
PROJECT NO.:
1903



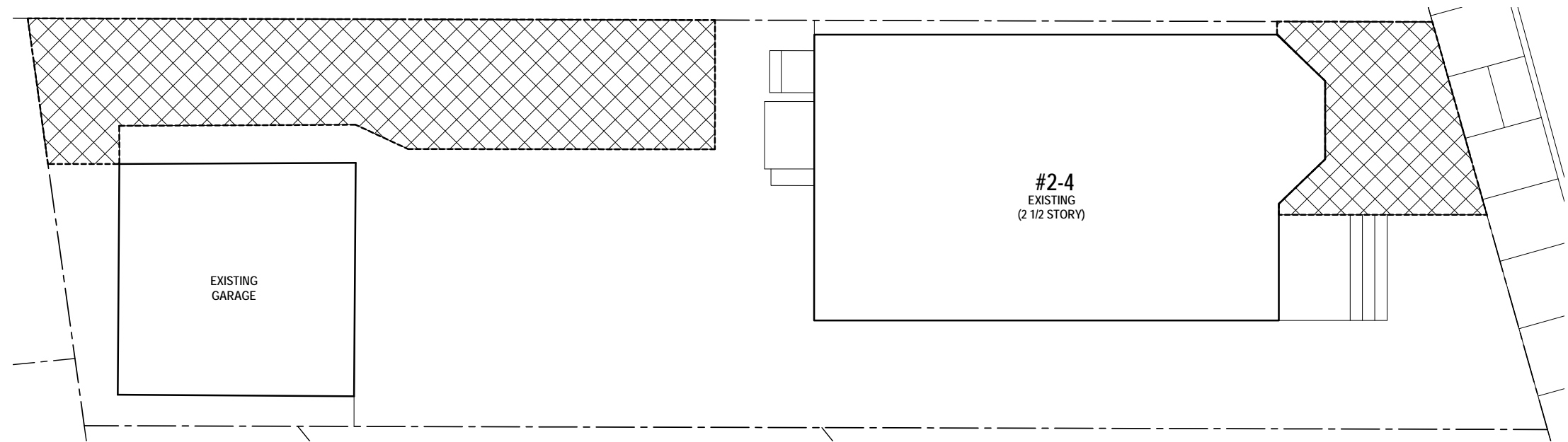
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SHEET NO.:

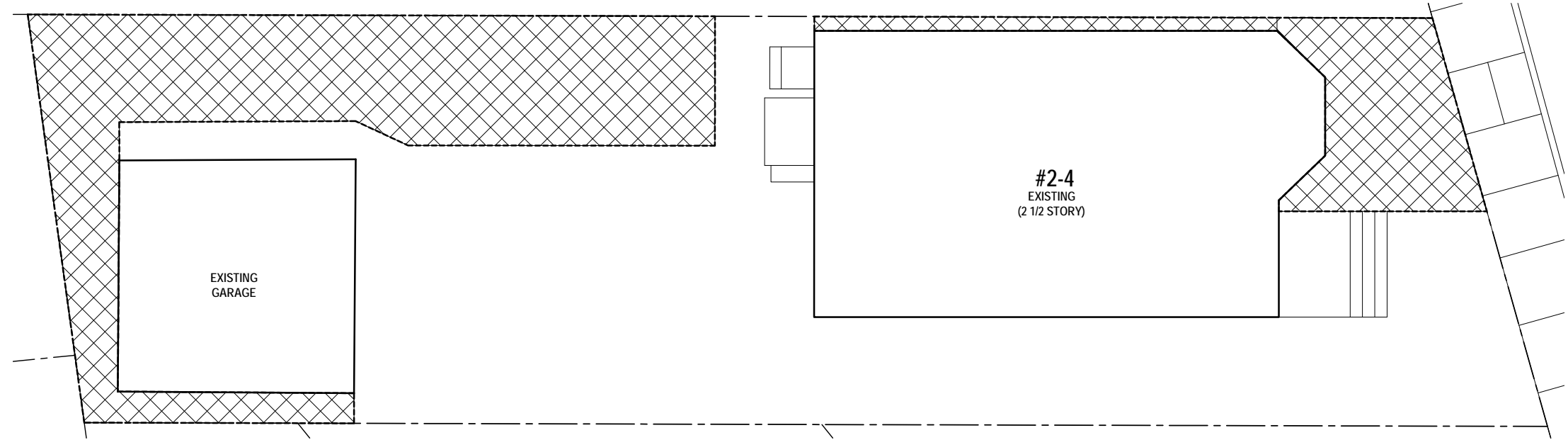
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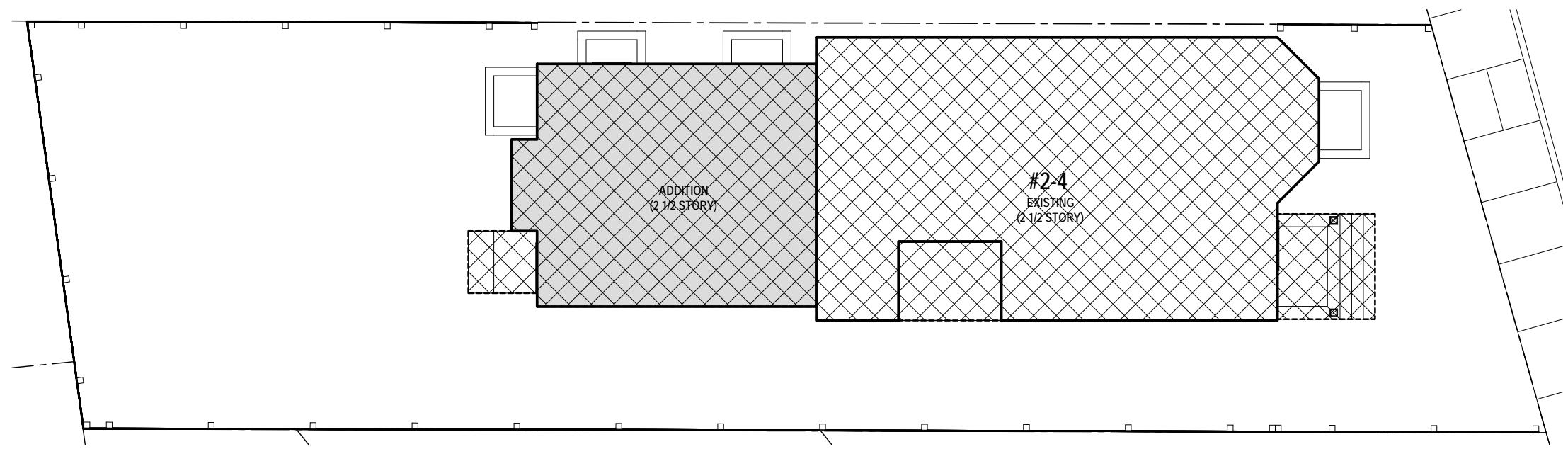
1 SITE AREA CALCS - EXISTING GROUND COVERAGE
SCALE: 3/32" = 1'-0"



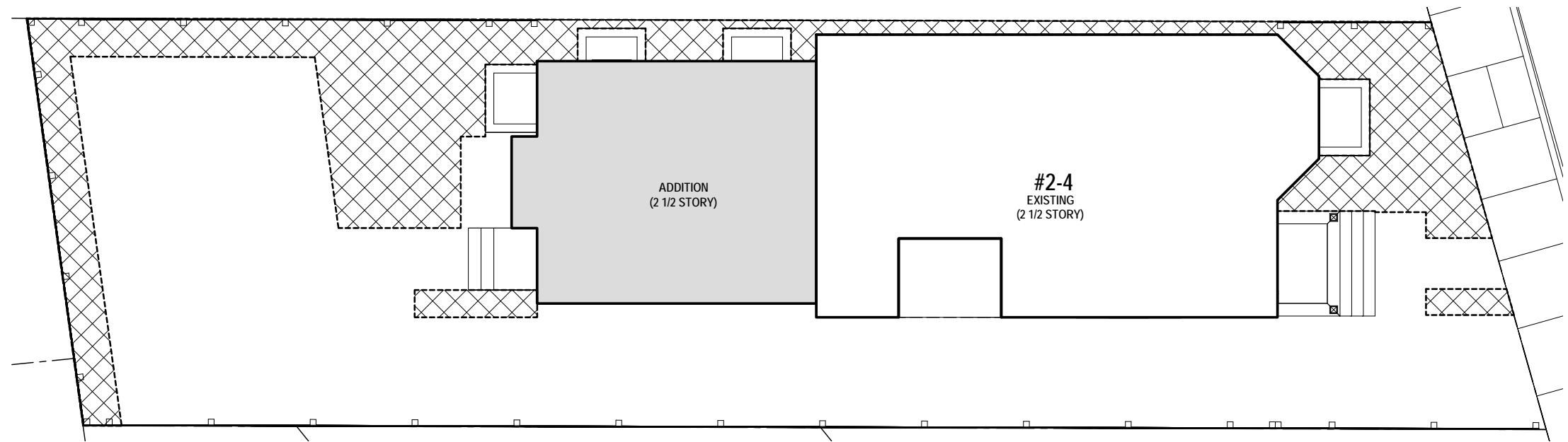
2 SITE AREA CALCS - EXISTING LANDSCAPED AREA
SCALE: 3/32" = 1'-0"



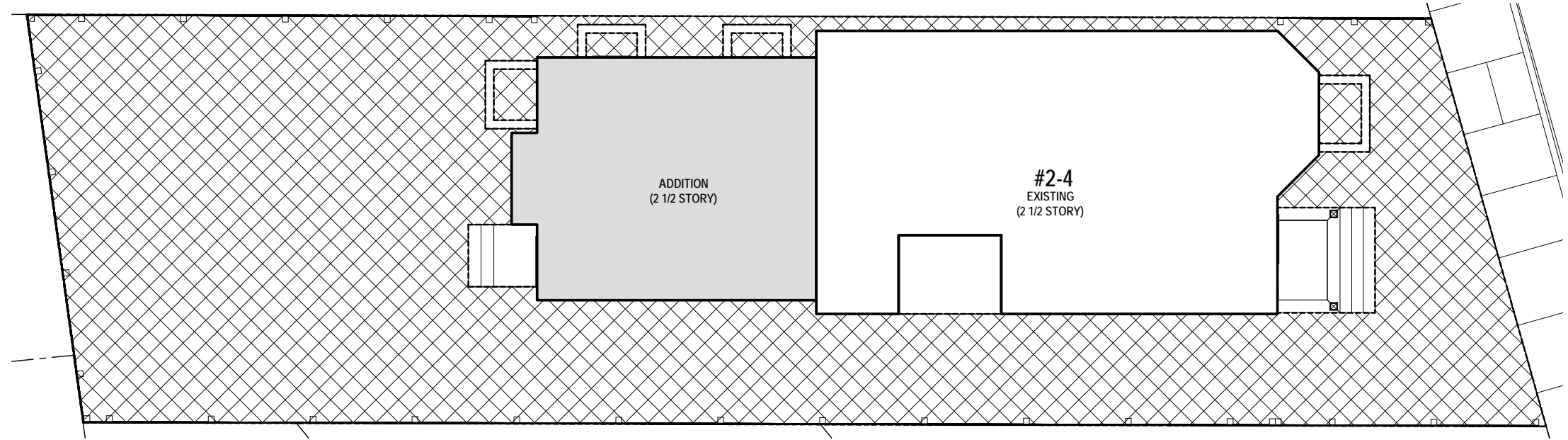
3 SITE AREA CALCS - EXISTING PERVIOUS AREA
SCALE: 3/32" = 1'-0"



4 SITE AREA CALCS - PROPOSED GROUND COVERAGE
SCALE: 3/32" = 1'-0"



5 SITE AREA CALCS - PROPOSED LANDSCAPED AREA
SCALE: 3/32" = 1'-0"



6 SITE AREA CALCS - PROPOSED PERVIOUS AREA
SCALE: 3/32" = 1'-0"

2-4 ADRIAN STREET RENOVATION

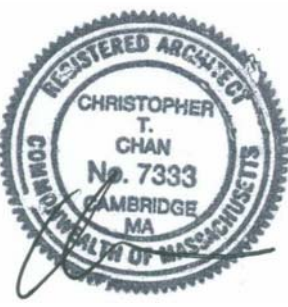
2-4 ADRIAN STREET
SOMERVILLE, MA 02143

2 ADRIAN HOLDINGS LLC

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SOMERVILLE, MA 02143

CHAN MOCK ARCHITECTS

192 HAMPSHIRE STREET
CAMBRIDGE, MA 02139
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ZBA SET

REV #	DATE	DESCRIPTION

DATE: AUGUST 27, 2019	
SCALE: 3/32" = 1'-0"	
PROJECT NO.: 1903	

SHEET TITLE: SITE AREA SUMMARY

SHEET NO.:

Z0.3

2-4 ADRIAN STREET
RENOVATION

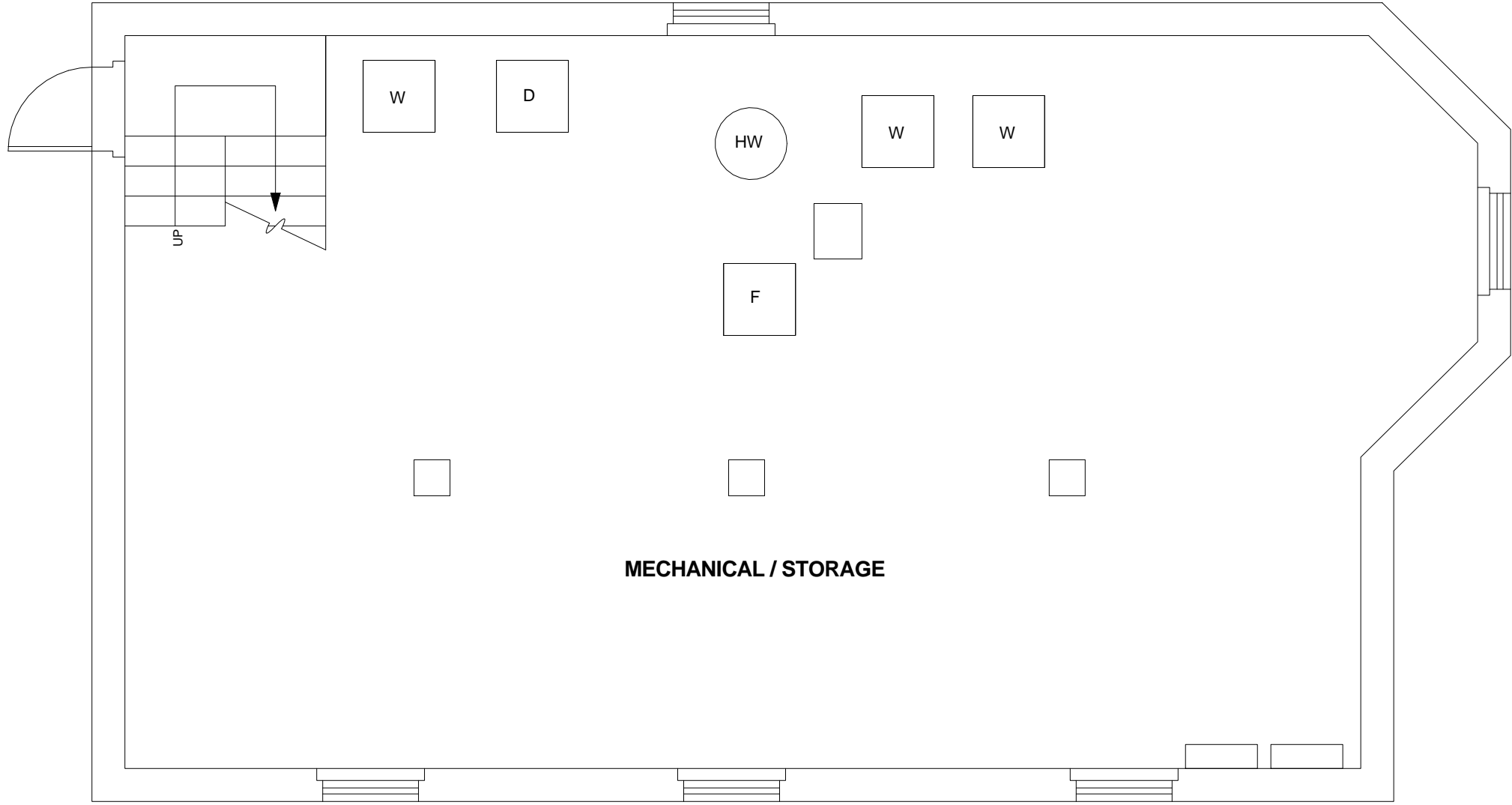
2-4 ADRIAN STREET
SOMERVILLE, MA 02143

2 ADRIAN HOLDINGS LLC

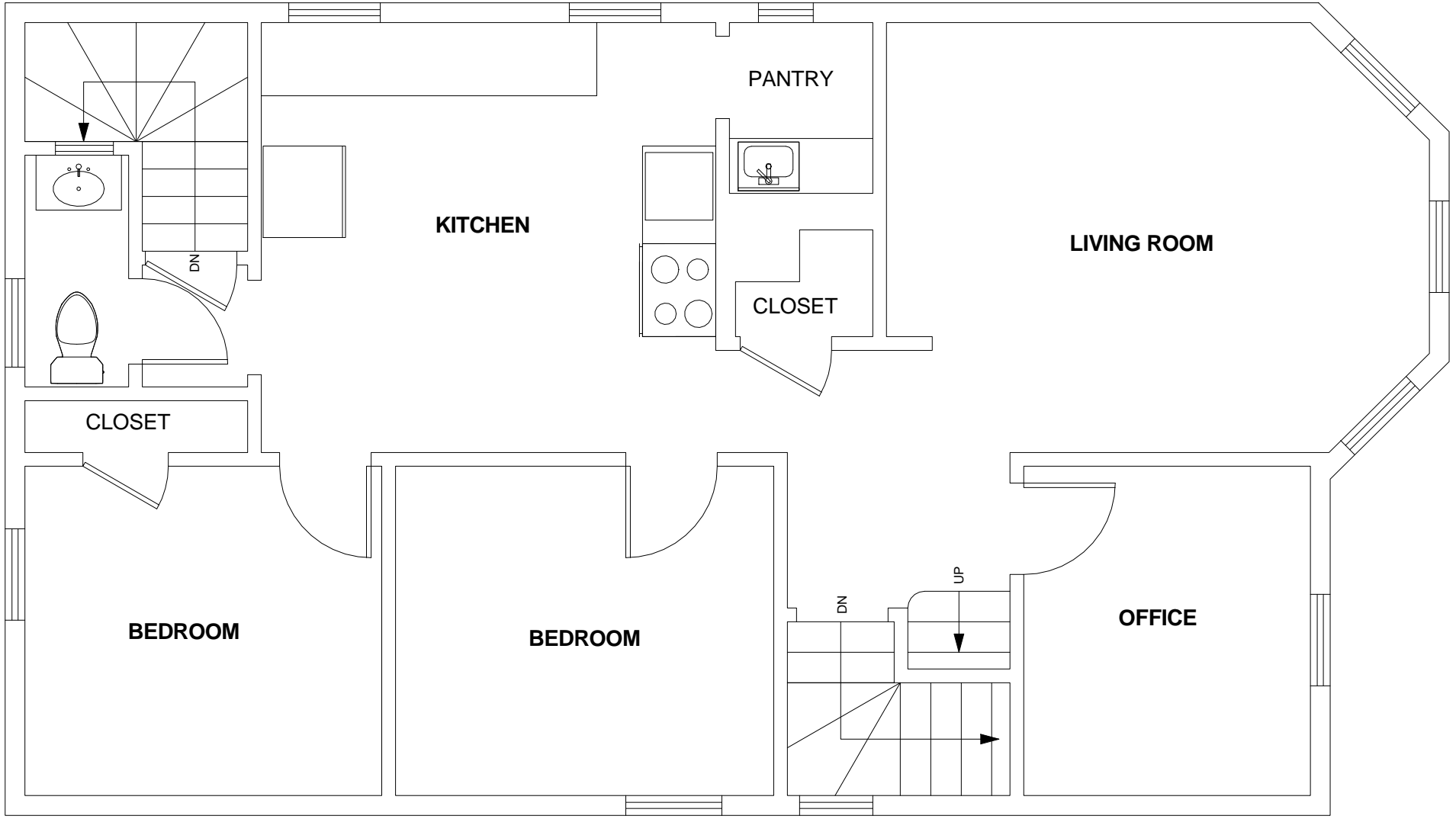
2-4 ADRIAN STREET
SOMERVILLE, MA 02143

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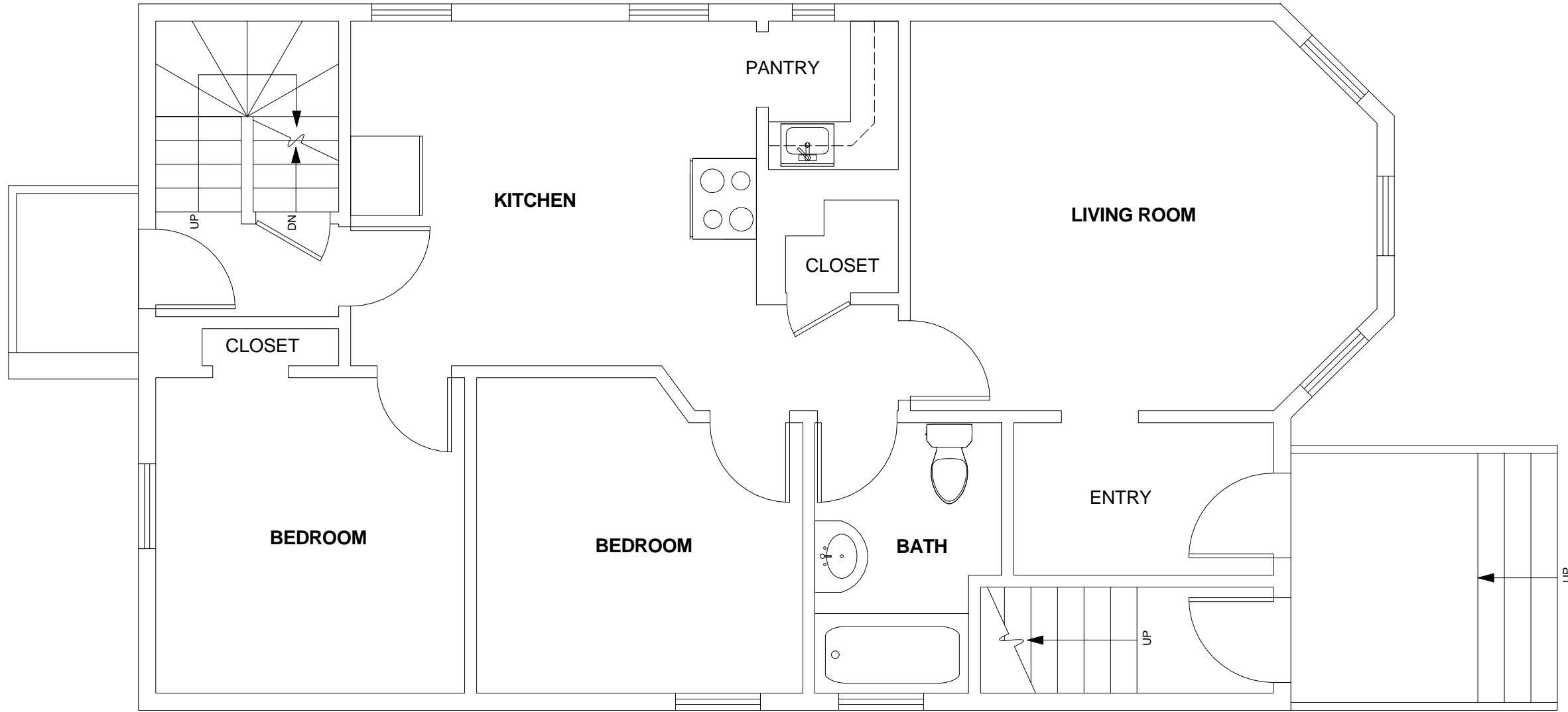
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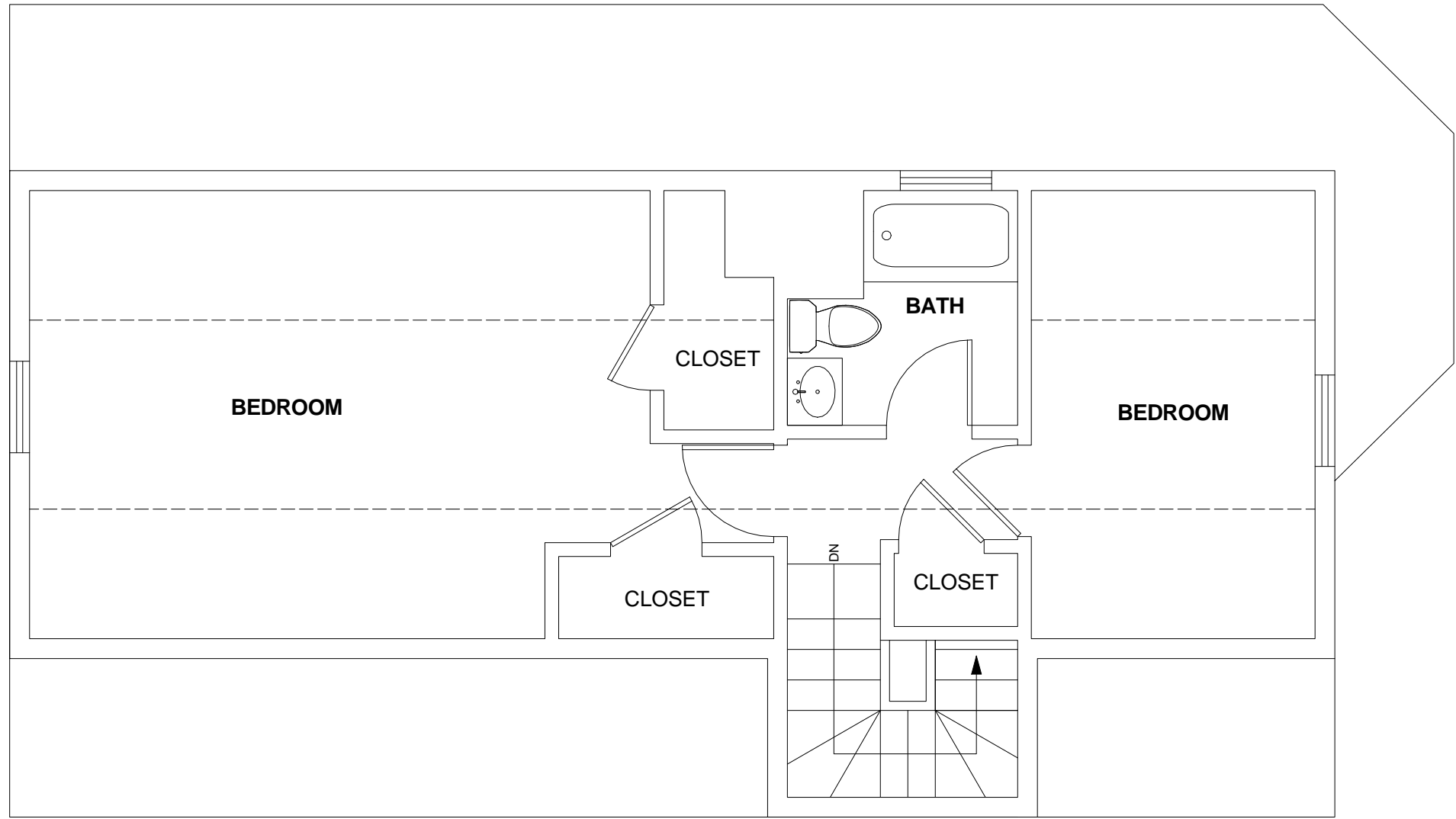
EXISTING BASEMENT PLAN



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING THIRD FLOOR PLAN



ZBA SET

REV #	DATE	DESCRIPTION

DATE: AUGUST 27, 2019	
SCALE: 1/4" = 1'-0"	
PROJECT NO.: 1903	

SHEET TITLE:
EXISTING FLOOR
PLANS

SHEET NO.:

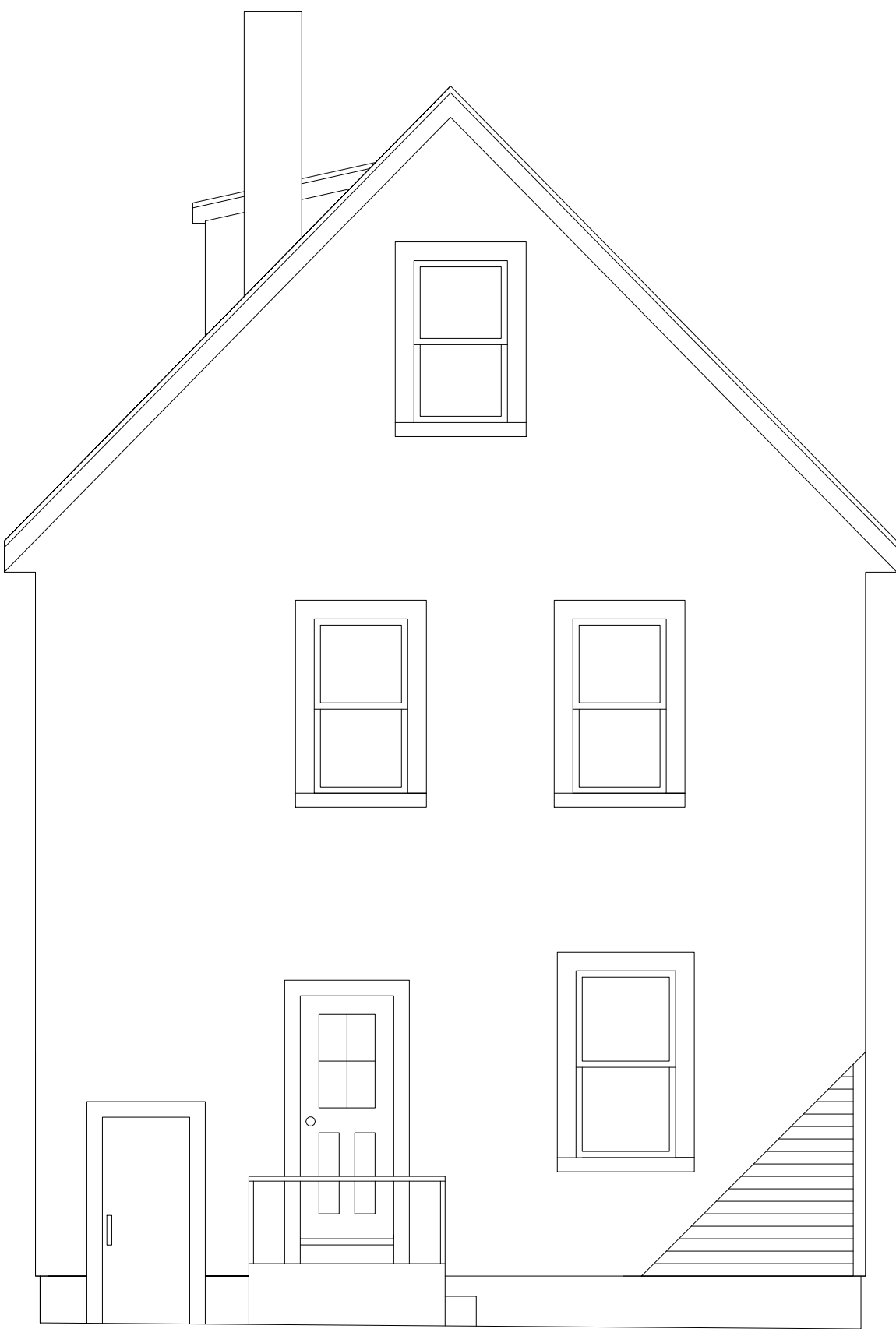
Z1.0



EXISTING NORTH ELEVATION (ADRIAN STREET)



EXISTING EAST ELEVATION (DRIVEWAY)



EXISTING SOUTH ELEVATION (REAR)



EXISTING WEST ELEVATION

2-4 ADRIAN STREET
RENOVATION

2-4 ADRIAN STREET
SOMERVILLE, MA 02143

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ZBA SET

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DATE: AUGUST 27, 2019	
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PROJECT NO.: 1903	

SHEET TITLE:
**EXISTING EXTERIOR
ELEVATIONS**

SHEET NO.:
Z1.1



EXISTING NORTH ELEVATION (ADRIAN STREET)



WEST ELEVATION (RIGHT)



SOUTH ELEVATION (REAR)



EAST ELEVATION (LEFT)



GARAGE & PARKING AREA

2-4 ADRIAN STREET
RENOVATION

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192 HAMPSHIRE STREET
CAMBRIDGE, MA 02139
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REGISTERED ARCHITECT
CHRISTOPHER I. CHAN
No. 7333
CAMBRIDGE, MA
COMMONWEALTH OF MASSACHUSETTS

ZBA SET

REV #	DATE	DESCRIPTION

DATE:
AUGUST 27, 2019

SCALE:

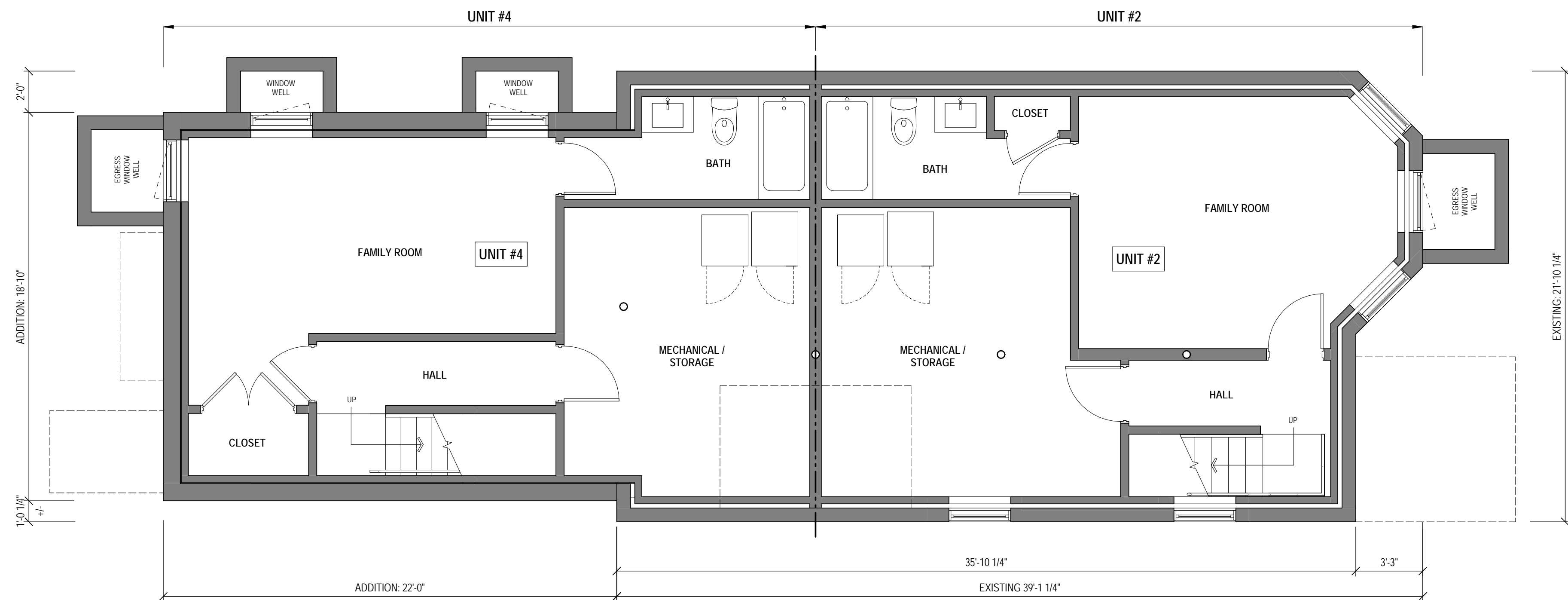
PROJECT NO.:
1903

SHEET TITLE:
EXISTING
CONDITIONS PHOTOS

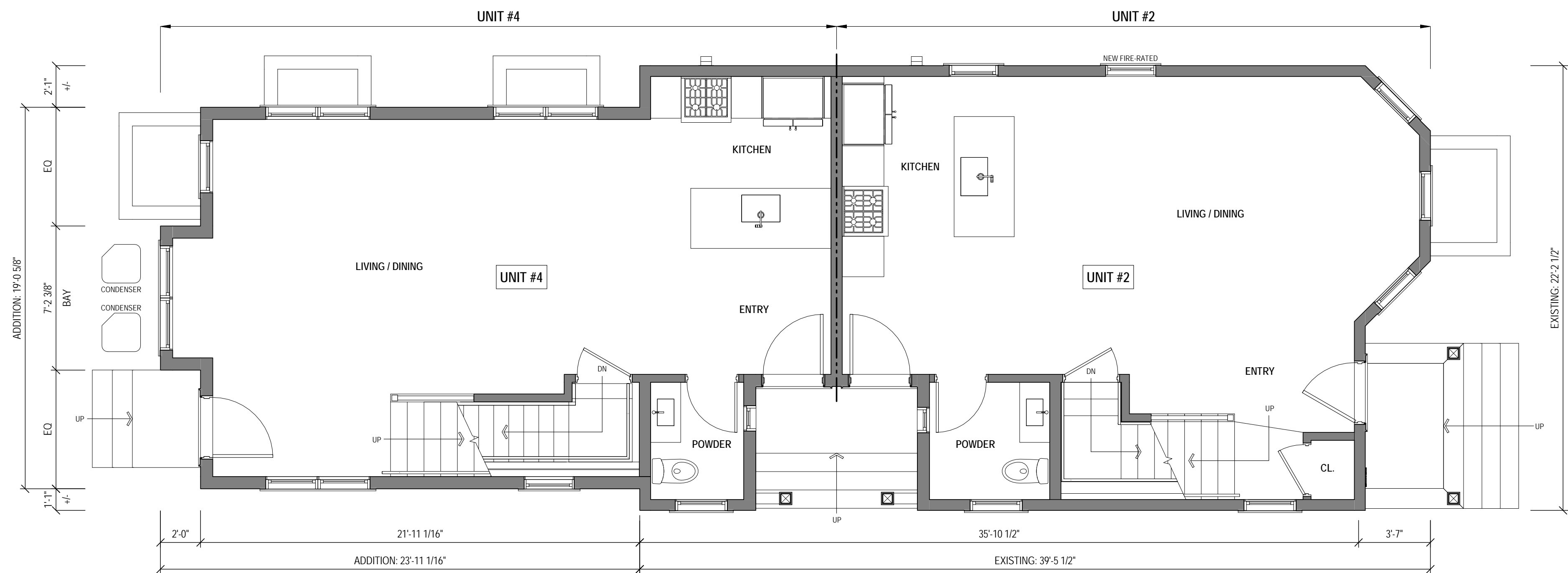
SHEET NO.:

Z1.2

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1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2-4 ADRIAN STREET RENOVATION

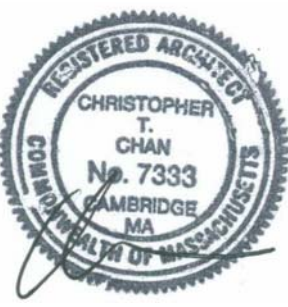
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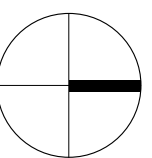
ZBA SET

REV #	DATE	DESCRIPTION

DATE:
AUGUST 27, 2019

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

PROJECT NO.:
1903



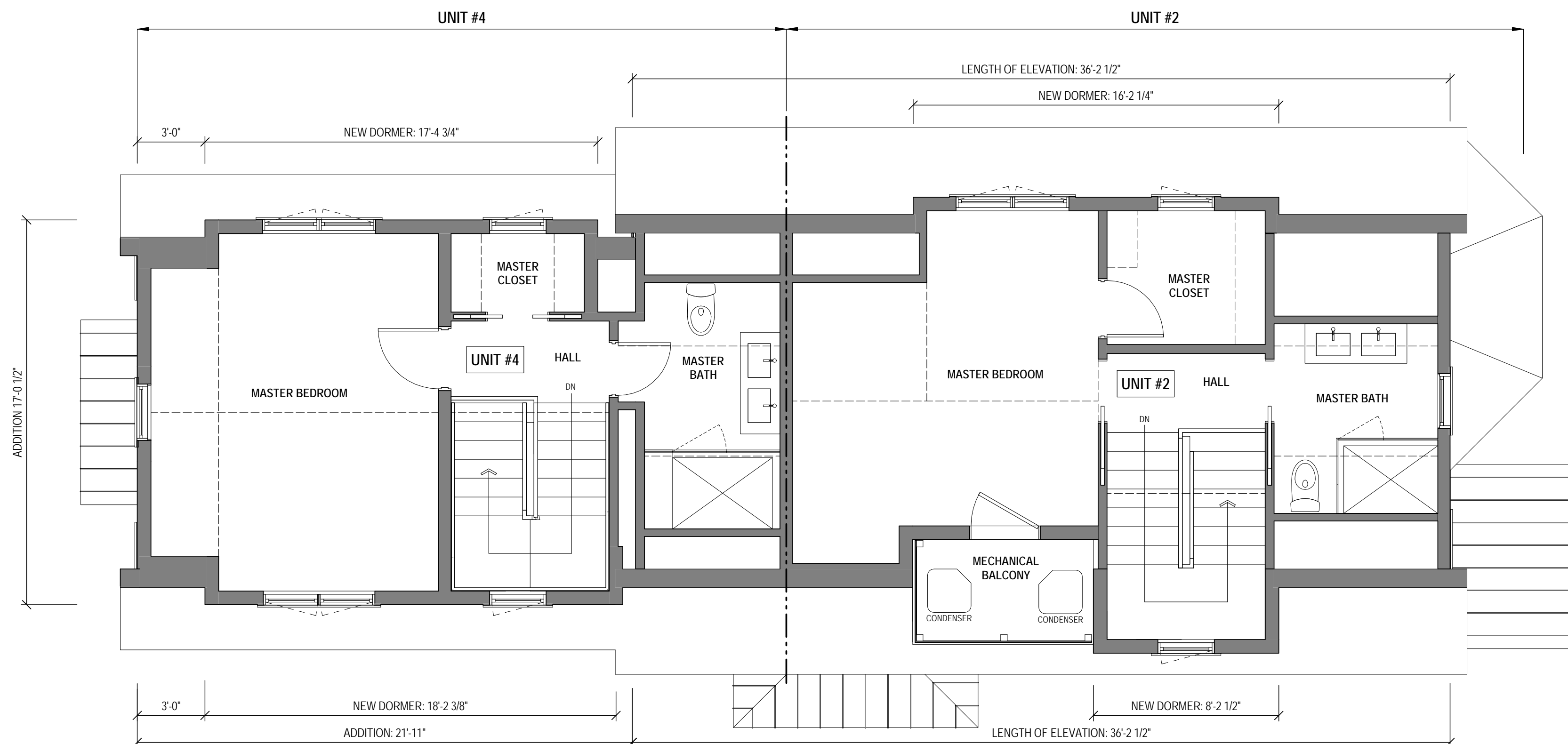
PROPOSED BASEMENT & FIRST FLOOR PLANS

SHEET NO.:

Z1.3



① SECOND FLOOR - ZONING
SCALE: 1/4" = 1'-0"



② THIRD FLOOR - ZONING
SCALE: 1/4" = 1'-0"

2-4 ADRIAN STREET RENOVATION

2-4 ADRIAN STREET
SOMERVILLE, MA 02143

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2-4 ADRIAN STREET
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CHAN MOCK ARCHITECTS

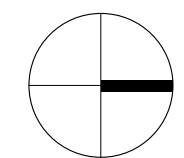
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1903



SHEET TITLE: PROPOSED SECOND & THIRD FLOOR PLANS

SHEET NO.:

Z1.4



2-4 ADRIAN STREET
RENOVATION

2-4 ADRIAN STREET
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192 HAMPSHIRE STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

REGISTERED ARCHITECT
CHRISTOPHER T. CHAN
No. 7333
CAMBRIDGE, MA
MEMBER OF THE BOARD OF ARCHITECTS

ZBA SET

REV #	DATE	DESCRIPTION

DATE:
AUGUST 27, 2019

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

PROJECT NO.:
1903

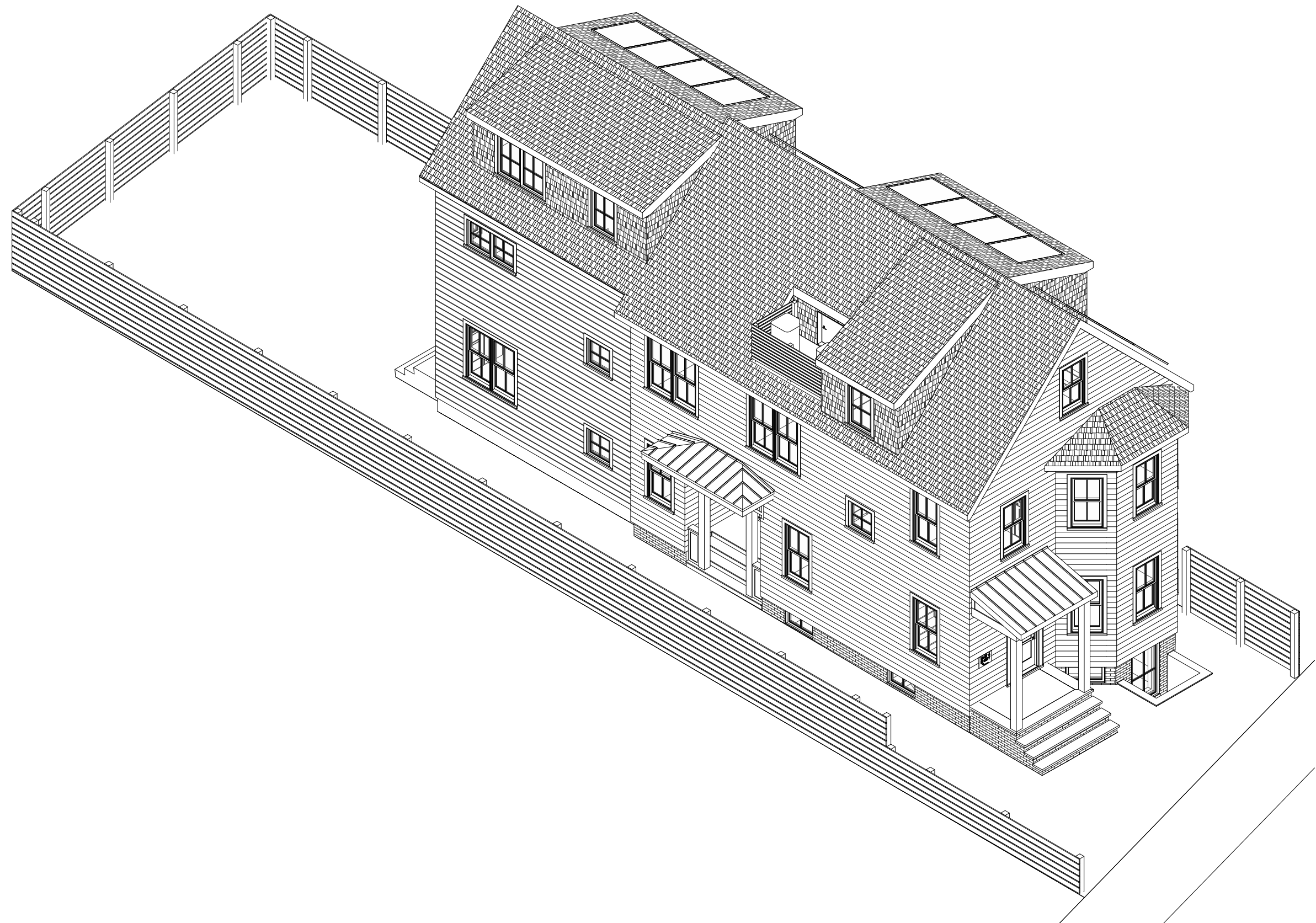
SHEET TITLE:

PROPOSED EXTERIOR
ELEVATIONS

SHEET NO.:

Z1.5

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1 EXTERIOR AXONOMETRIC NORTHEAST
SCALE:



2 EXTERIOR AXONOMETRIC NORTHWEST
SCALE:



3 EXTERIOR AXONOMETRIC SOUTHEAST
SCALE:



4 EXTERIOR AXONOMETRIC SOUTHWEST
SCALE:

2-4 ADRIAN STREET RENOVATION

2-4 ADRIAN STREET
SOMERVILLE, MA 02143

2 ADRIAN HOLDINGS LLC

2-4 ADRIAN STREET
SOMERVILLE, MA 02143

CHAN MOCK ARCHITECTS

192 HAMPSHIRE STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



ZBA SET

REV #	DATE	DESCRIPTION

DATE:
AUGUST 27, 2019
SCALE:

PROJECT NO.:
1903

SHEET TITLE:
**PROPOSED EXTERIOR
AXONOMETRICS**

SHEET NO.:

Z1.6