

BRAVARD COHEN RESIDENCE

20 ADRIAN STREET
SOMERVILLE, MA 02143



OWNER:

MARJORY BRAVARD & ELLIOT COHEN
20 ADRIAN STREET
SOMERVILLE, MA 02143

ARCHITECT:

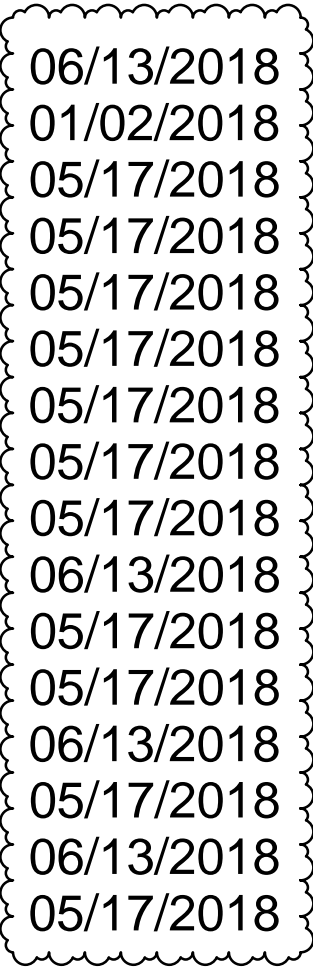
CHAN MOCK ARCHITECTS
192 HAMPSHIRE STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

LOCUS MAP



DRAWING LIST

Z0.0	COVER SHEET	06/13/2018
	TOPOGRAPHICAL PLAN (EXISTING SURVEY)	01/02/2018
Z0.1	ARCHITECTURAL SITE PLAN & ZONING DIMENSIONAL TABLE	05/17/2018
Z0.2	SITE PLAN DIMENSIONAL CALCULATIONS	05/17/2018
Z0.3	FLOOR AREA SUMMARY	05/17/2018
Z1.0	EXISTING FLOOR PLANS	05/17/2018
Z1.1	EXISTING EXTERIOR ELEVATIONS	05/17/2018
Z1.2	EXISTING CONDITIONS PHOTOS	05/17/2018
Z1.3	PROPOSED BASEMENT & FIRST FLOOR PLANS	05/17/2018
Z1.4	PROPOSED SECOND & THIRD FLOOR PLANS	06/13/2018
Z1.5	PROPOSED ADDITION ROOF PLAN	05/17/2018
Z1.6	PROPOSED NORTH EXTERIOR ELEVATIONS	05/17/2018
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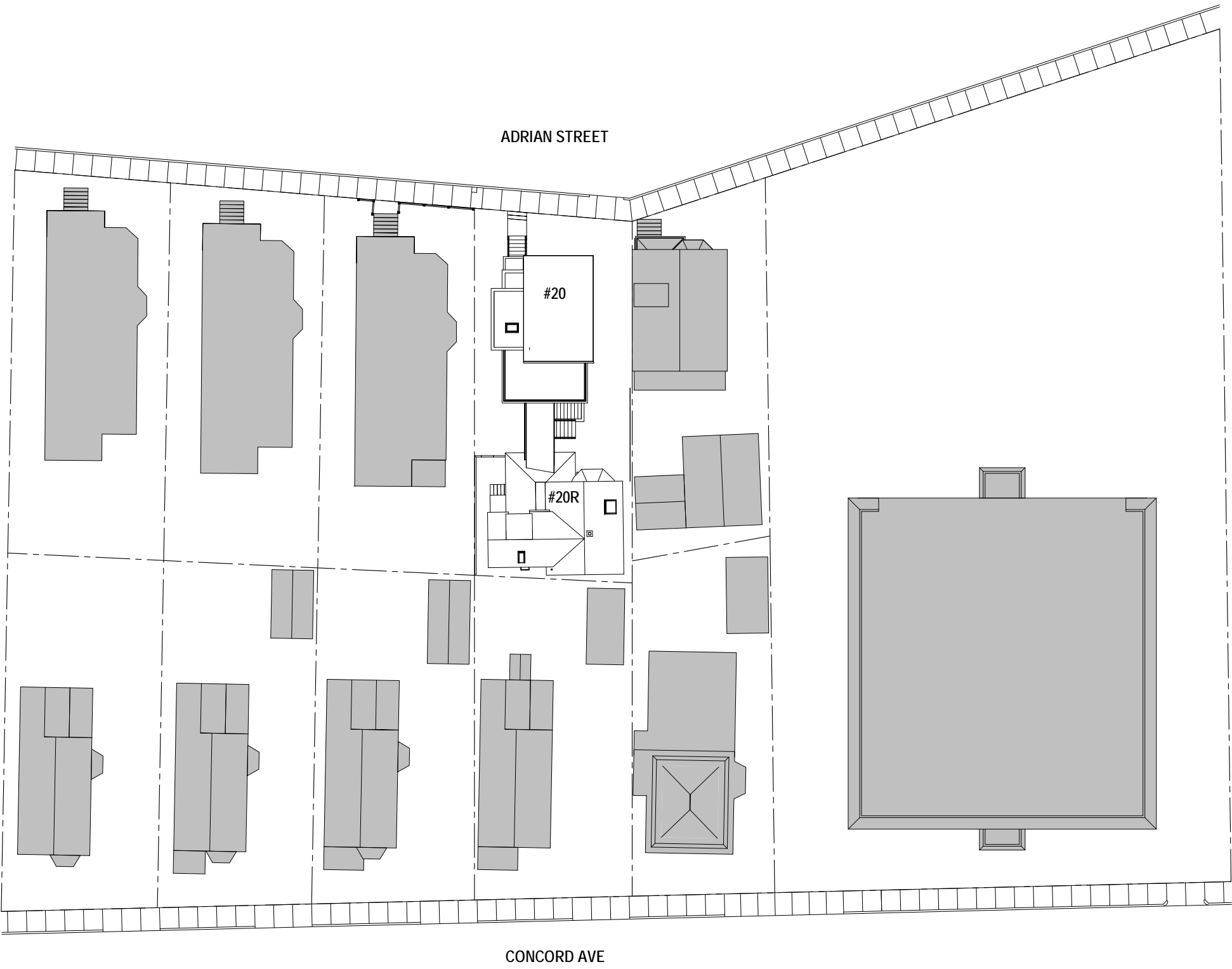
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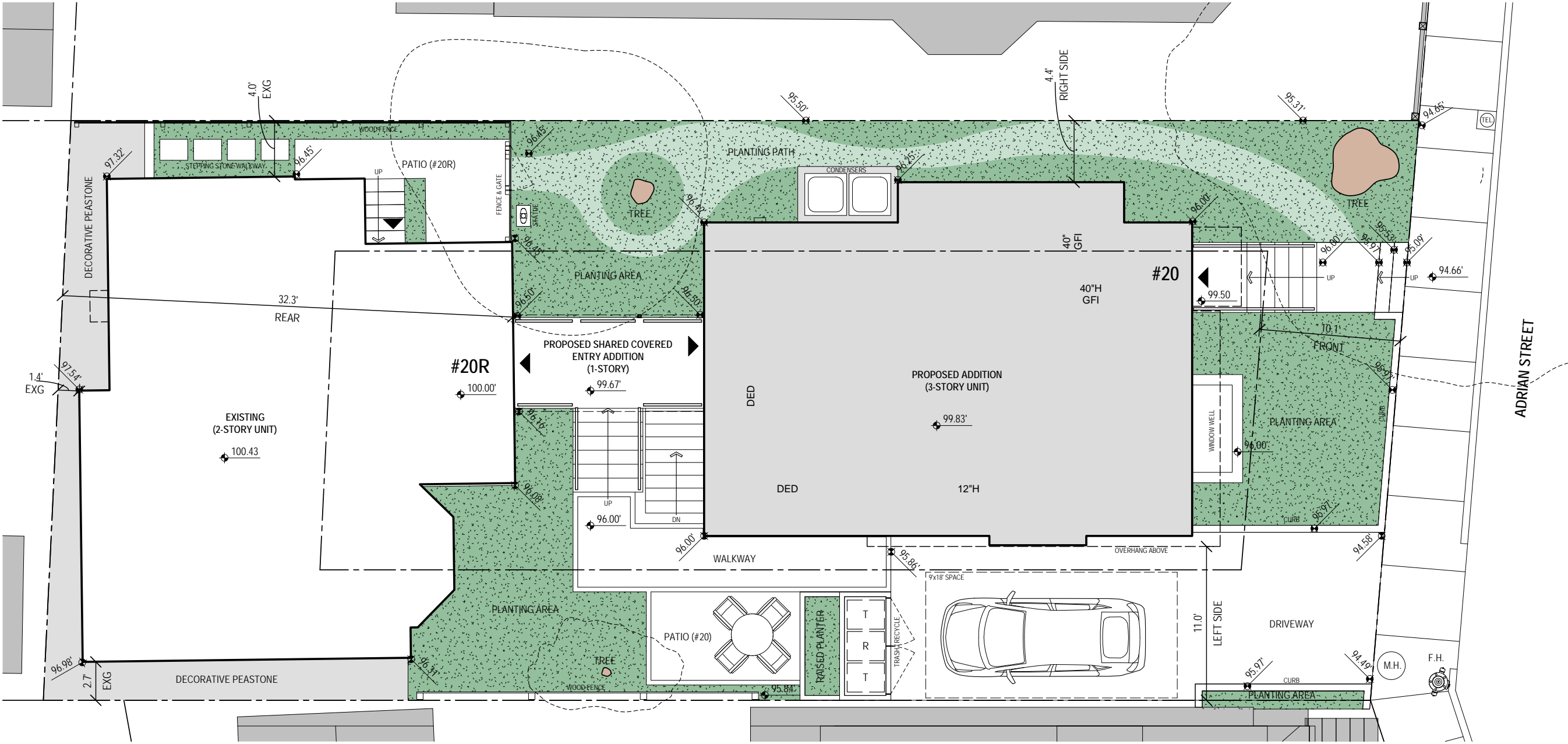
ZONING DIMENSIONAL TABLE

REQUIREMENT.	ALLOWED / REQUIRED		EXISTING	PROPOSED	COMPLIANCE
ZONE	RB ZONE				
USE	RESIDENTIAL 1 & 2 FAMILY DWELLING UNITS		RESIDENTIAL 1-FAMILY	RESIDENTIAL 2-FAMILY	COMPLIES
NUMBER OF DWELLING UNITS	3 UNITS	(max.)	1 UNIT	2 UNITS	COMPLIES
LOT SIZE	7,500 sf	(max.)	3,970 sf	3,970 sf	EXISTING NON-CONFORMING / NO CHANGE
LOT AREA PER DWELLING UNIT	1,500 sf	(min.)	3,970 sf	1,985 sf	COMPLIES
GROUND COVERAGE	50% / 1,985 sf	(max.)	24.5% / 978 sf	49.9% / 1,982sf	COMPLIES
LANDSCAPED AREA	25% / 993 sf	(min.)	60.7% / 2,410 sf	39.7% / 1,579 sf	COMPLIES
PERVIOUS AREA	35% / 1,390 sf	(min.)	47.1% / 1,868 sf	38.1% / 1,513 sf	COMPLIES
NET FLOOR AREA	3,970 sf	(max.)	1,479 sf	3,952 sf	COMPLIES
FLOOR AREA RATIO (FAR)	1.0	(max.)	0.37	0.99	COMPLIES
BUILDING HEIGHT	40'-0" / 3 STORIES	(max.)	20.27' / 2 STORIES	38.51' / 3 STORIES	COMPLIES
FRONT YARD SETBACK	6.64' NEIGHBORING LOT AVERAGE, 10'-0" MIN.	(min.)	62.0'	10.1'	COMPLIES
REAR YARD SETBACK	18'-11 1/4" (a)	(min.)	1.4'	EXISTING: NO CHANGE PROPOSED: 32.3'	EXISTING NON-CONFORMING / NO CHANGE. PROPOSED COMPLIES
SIDE YARD SETBACK (LEFT)	9'-3 1/2", SUM OF 18'-7" (b)	(min.)	2.7'	EXISTING: NO CHANGE PROPOSED: 11.0'	EXISTING NON-CONFORMING / NO CHANGE. PROPOSED COMPLIES
SIDE YARD SETBACK (RIGHT)	9'-3 1/2", SUM OF 18'-7" (b)	(min.)	4.0'	EXISTING: NO CHANGE PROPOSED: 4.4'	EXISTING NON-CONFORMING / NO CHANGE. PROPOSED COMPLIES
STREET FRONTAGE	50'-0"	(min.)	41.62'	41.62'	EXISTING NON-CONFORMING / NO CHANGE
PARKING REQUIREMENTS	EXISTING: 1.5 SPACES [2BD=1.5] PROPOSED: 3.5 SPACES [2BD=1.5 + 4BR=2]	(min.)	0 SPACES (c)	1 SPACE	EXISTING NON-CONFORMING (c). PROPOSED REQUIRES RELIEF.
BICYCLE PARKING	NO REQUIREMENT	(min.)	--	--	--

NOTES
 a. REQUIRED REAR YARD SETBACK OF 20'-0" MINIMUM IS REDUCED BY 0'-12 3/4" TO 18'-11 1/4" DUE TO SHALLOW LOT DEPTH OF 95.75'. (100' - 95.75') x 3" = 12 3/4". (SECTION 8.6, FOOTNOTE 10)
 b. REQUIRED SIDE YARD SETBACK OF 10'-0", SUM OF 20'-0" MINIMUM IS EACH REDUCED BY 0'-8 1/2" TO 9'-3 1/2" DUE TO THE NARROW LOT WIDTH OF 41.48'. (50' - 41.48') x 1" = 8 1/2" FROM EACH SIDE, SUM OF 17". (SECTION 8.6, FOOTNOTE 13)
 c. THE (2) EXISTING TANDEM OFF-STREET PARKING SPACES ARE NON-CONFORMING BECAUSE THEY ARE LOCATED IN THE ZONE FROM THE FRONT OF THE BUILDING AND FRONT LOT LINE (SECTION 9.8, FOOTNOTE 4)



1 SITE CONTEXT PLAN
 SCALE: 1/32" = 1'-0"



2 ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"

ZBA SET

REV #	DATE	DESCRIPTION

DATE: MAY 17, 2018	
SCALE: As indicated	
PROJECT NO.: 1707	

SHEET TITLE:
 ARCHITECTURAL SITE
 PLAN & ZONING
 DIMENSIONAL TABLE

SHEET NO.:

Z0.1

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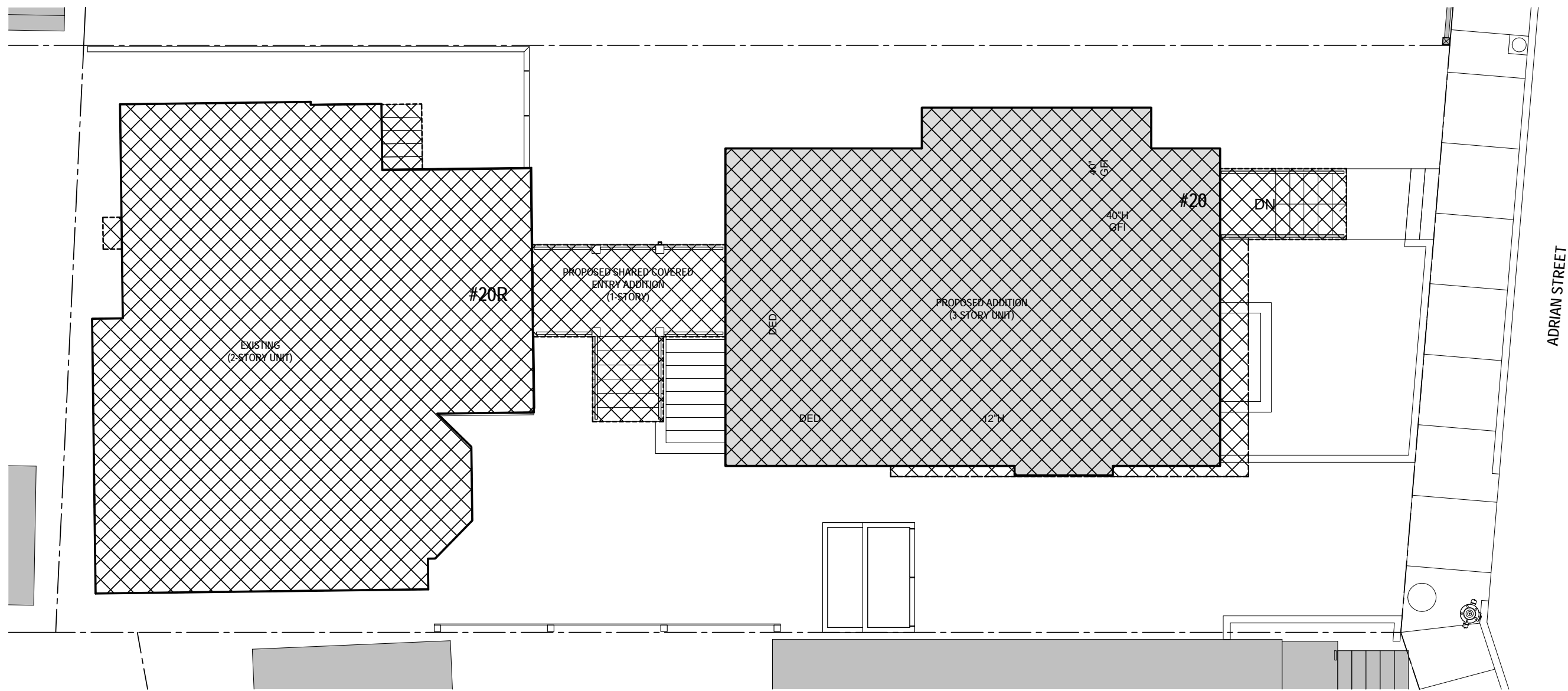
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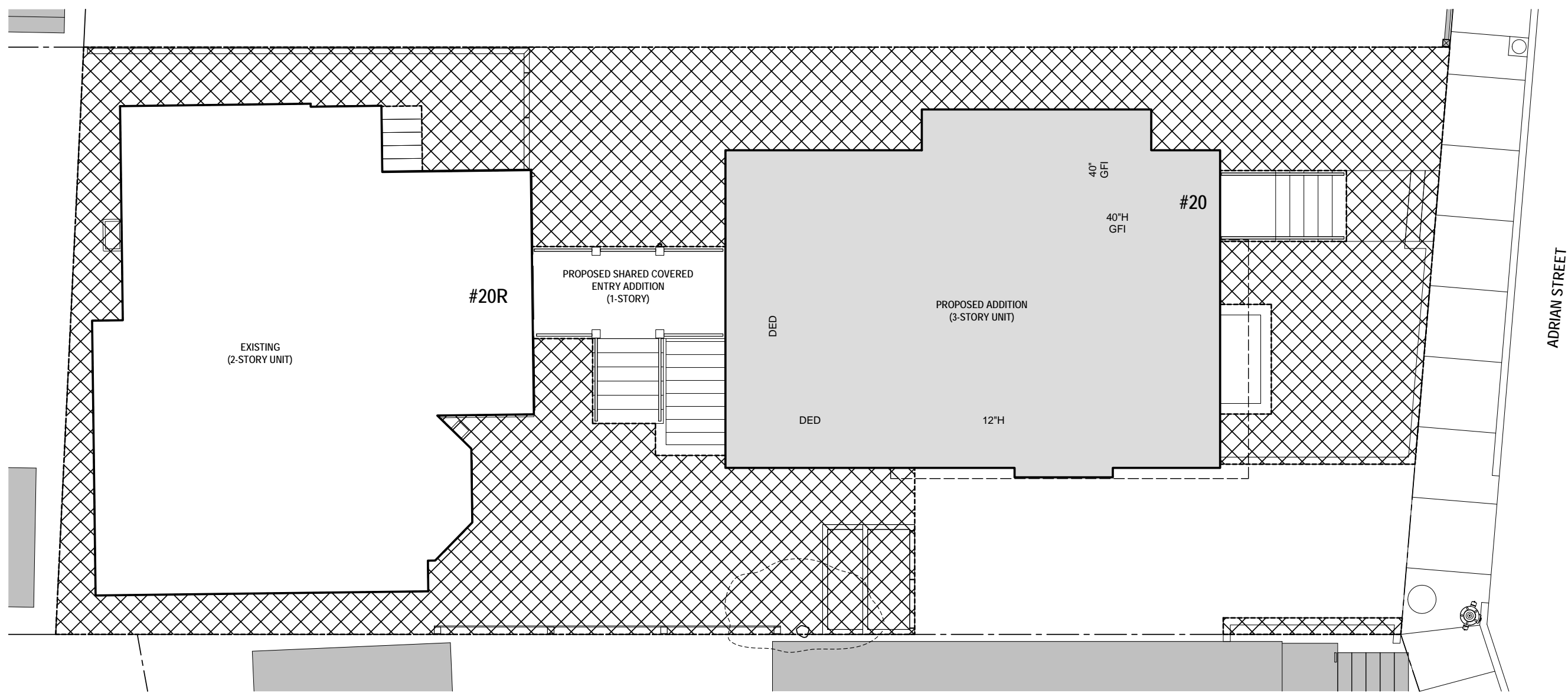
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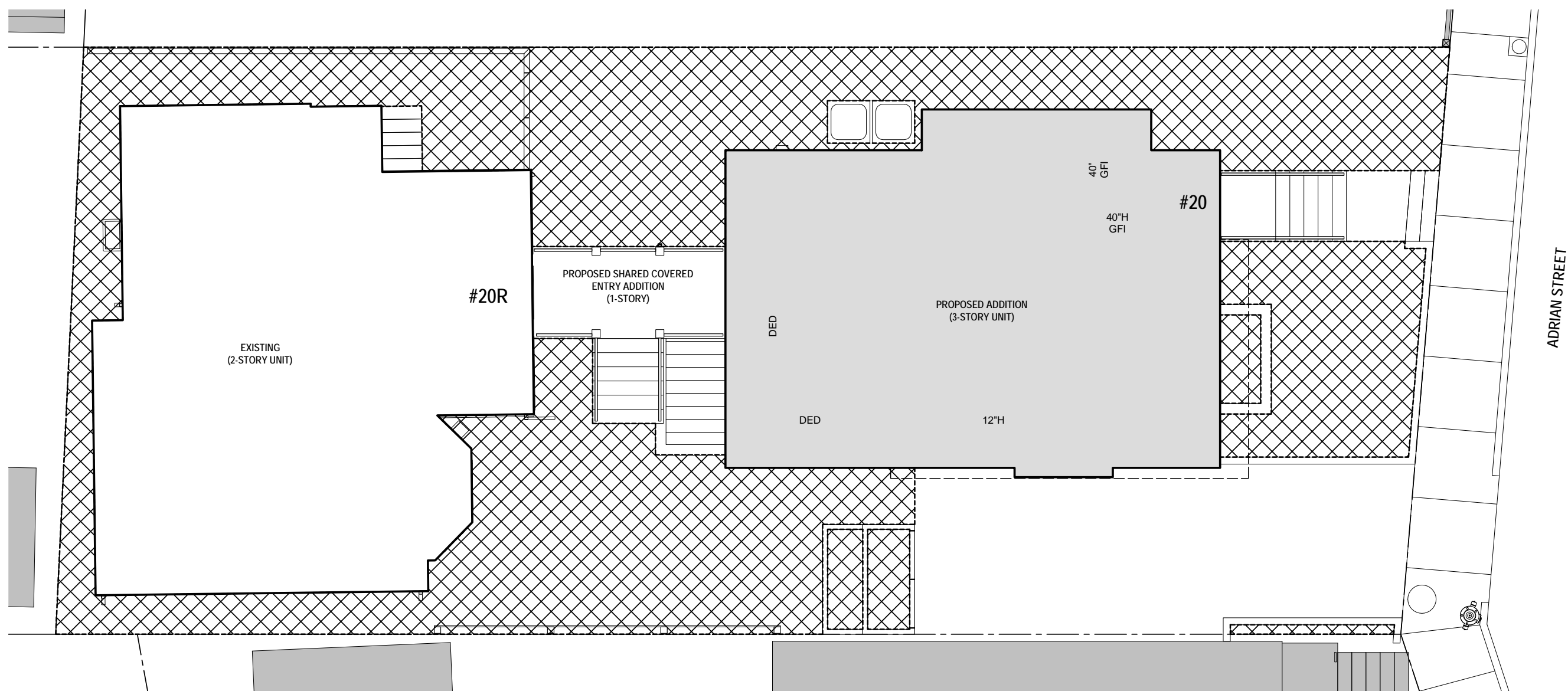
1 SITE PLAN - GROUND COVERAGE
SCALE: 1/8" = 1'-0"

GROUND COVERAGE = 1,982 SF



2 SITE PLAN - LANDSCAPED AREA
SCALE: 1/8" = 1'-0"

LANDSCAPED AREA = 1,579 SF



3 SITE PLAN - PERVIOUS AREA
SCALE: 1/8" = 1'-0"

PERVIOUS AREA = 1,513 SF

ZBA SET

REV #	DATE	DESCRIPTION

DATE:

MAY 17, 2018

SCALE:

1/8" = 1'-0"

PROJECT NO.:

1707

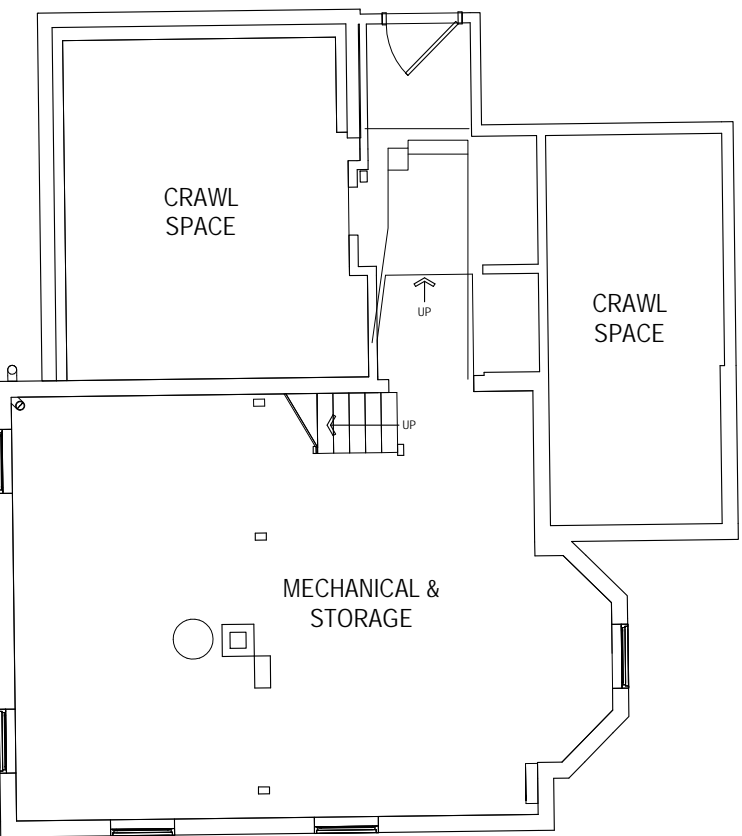
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SITE PLAN
DIMENSIONAL
CALCULATIONS

SHEET NO.:

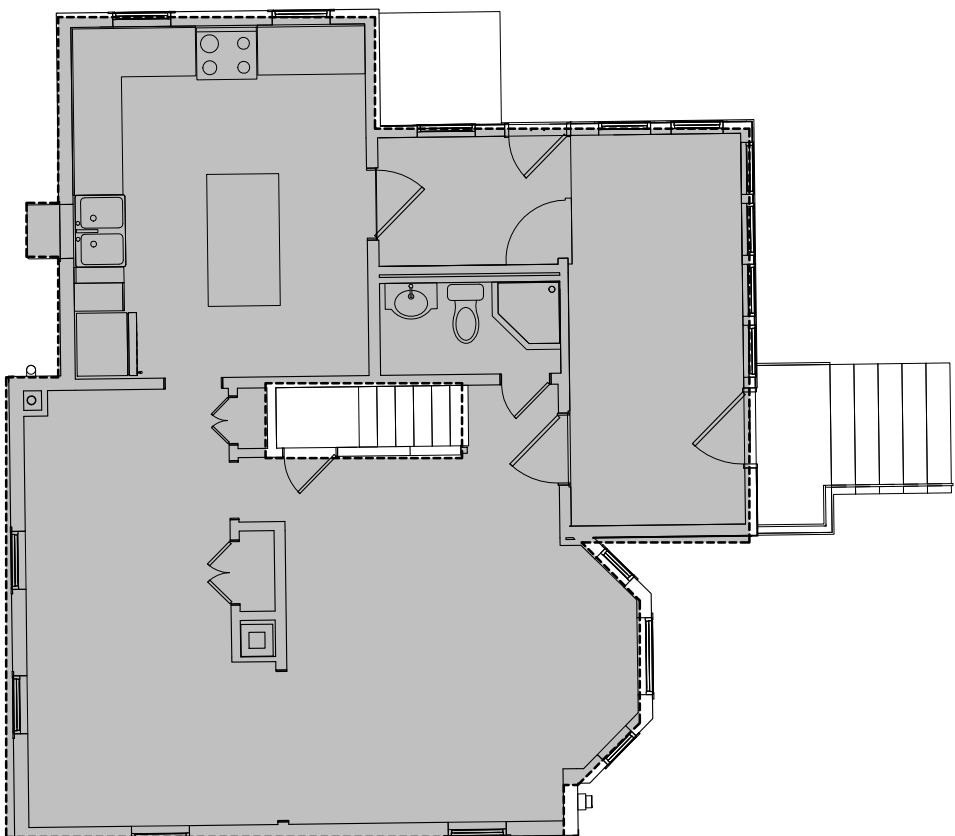
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EXISTING FLOOR PLANS - FLOOR AREA ANALYSIS



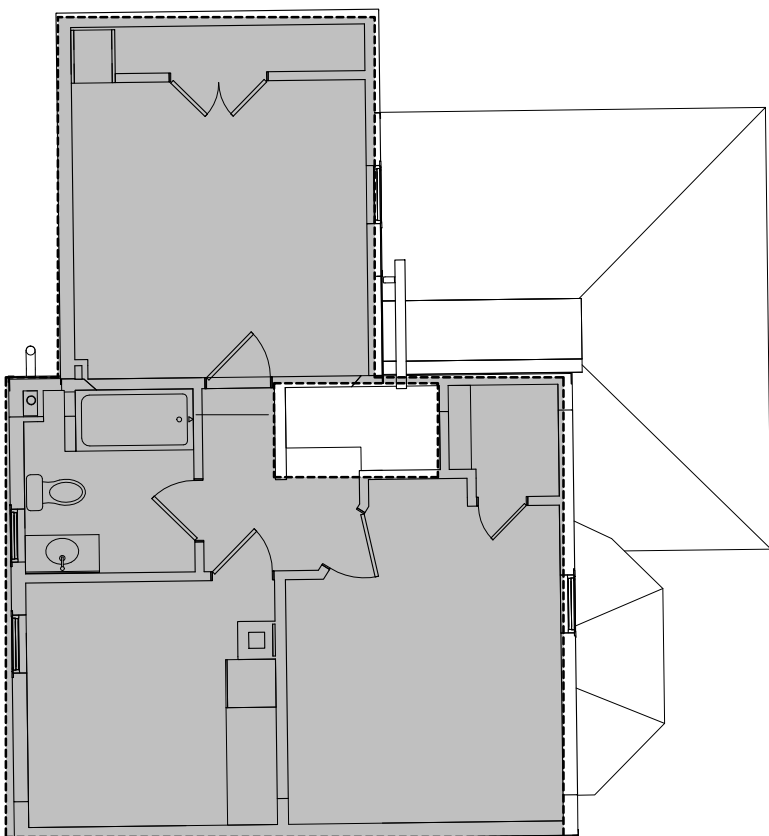
BASEMENT PLAN

NET FLOOR AREA: 0 SF
GROSS FLOOR AREA: 563 SF



FIRST FLOOR PLAN

NET FLOOR AREA: 862 SF
GROSS FLOOR AREA: 888 SF

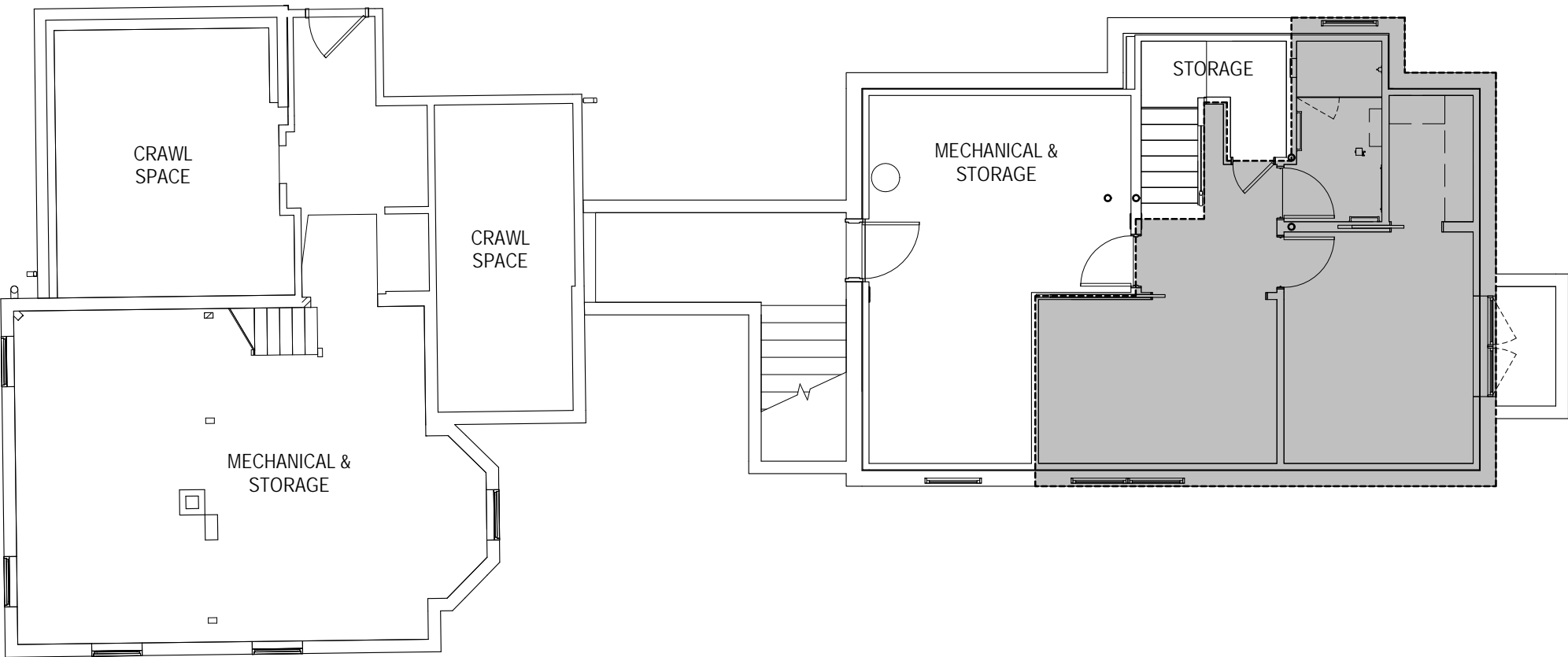


SECOND FLOOR PLAN

NET FLOOR AREA: 617 SF
GROSS FLOOR AREA: 644 SF

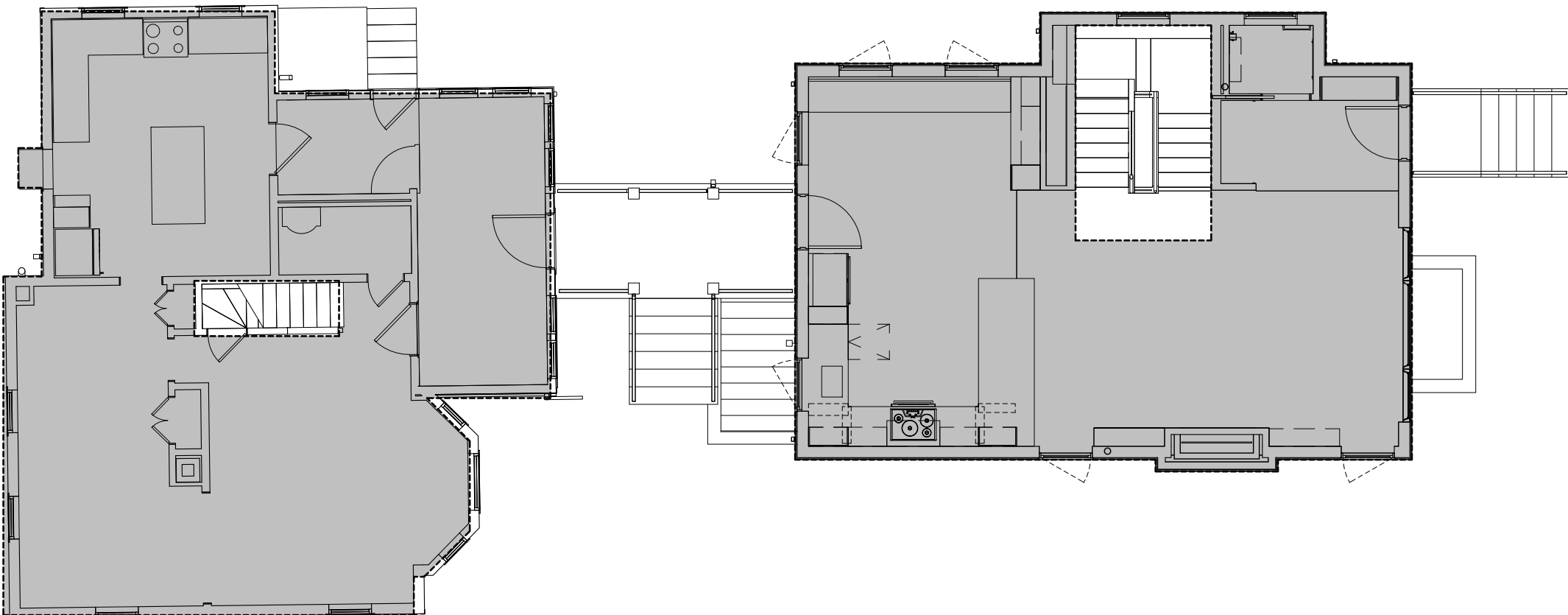
FLOOR AREA SUMMARY - EXISTING		
	NET	GROSS
BASEMENT	0 NSF	563 GSF
FIRST FLOOR	862 NSF	888 GSF
SECOND FLOOR	617 NSF	644 GSF
TOTAL	1,479 NSF	2,095 GSF

PROPOSED FLOOR PLANS - FLOOR AREA ANALYSIS



BASEMENT PLAN

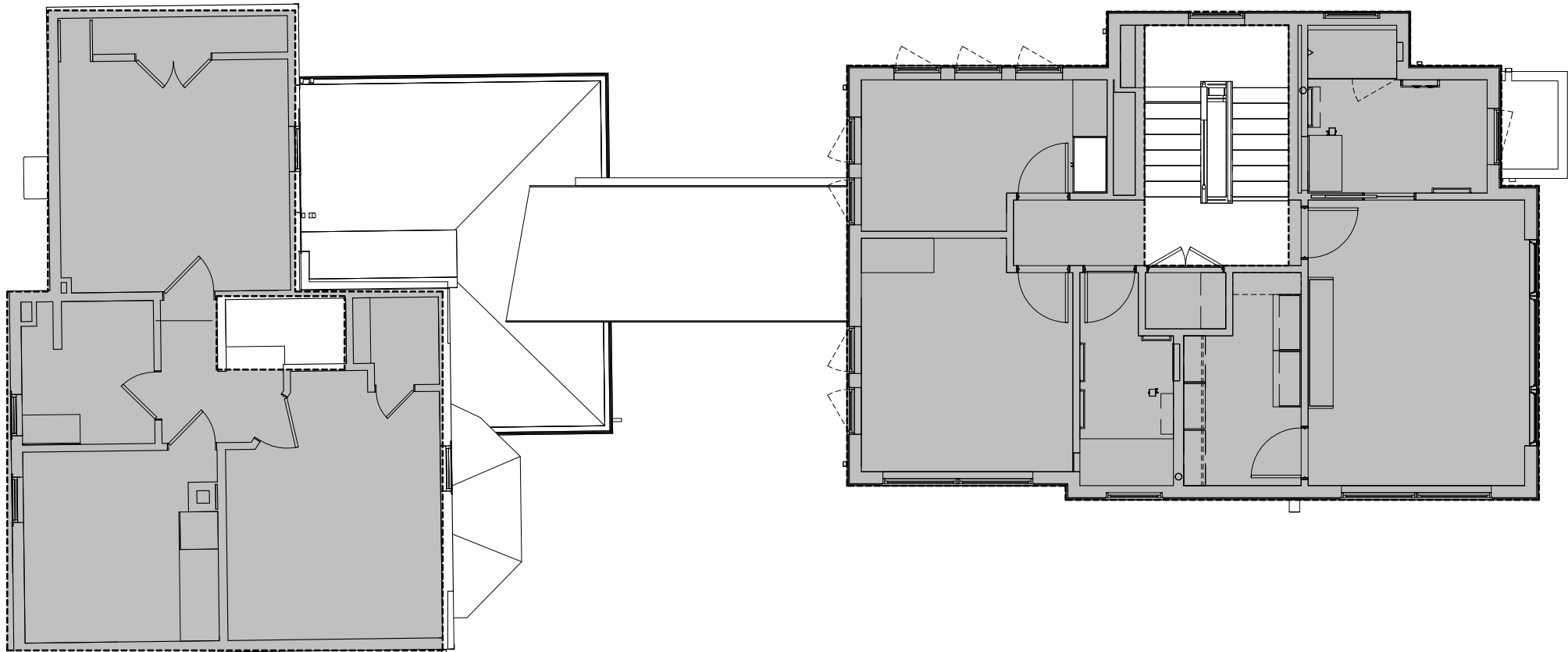
NET FLOOR AREA: 444 SF
GROSS FLOOR AREA: 1,488 SF



FIRST FLOOR PLAN

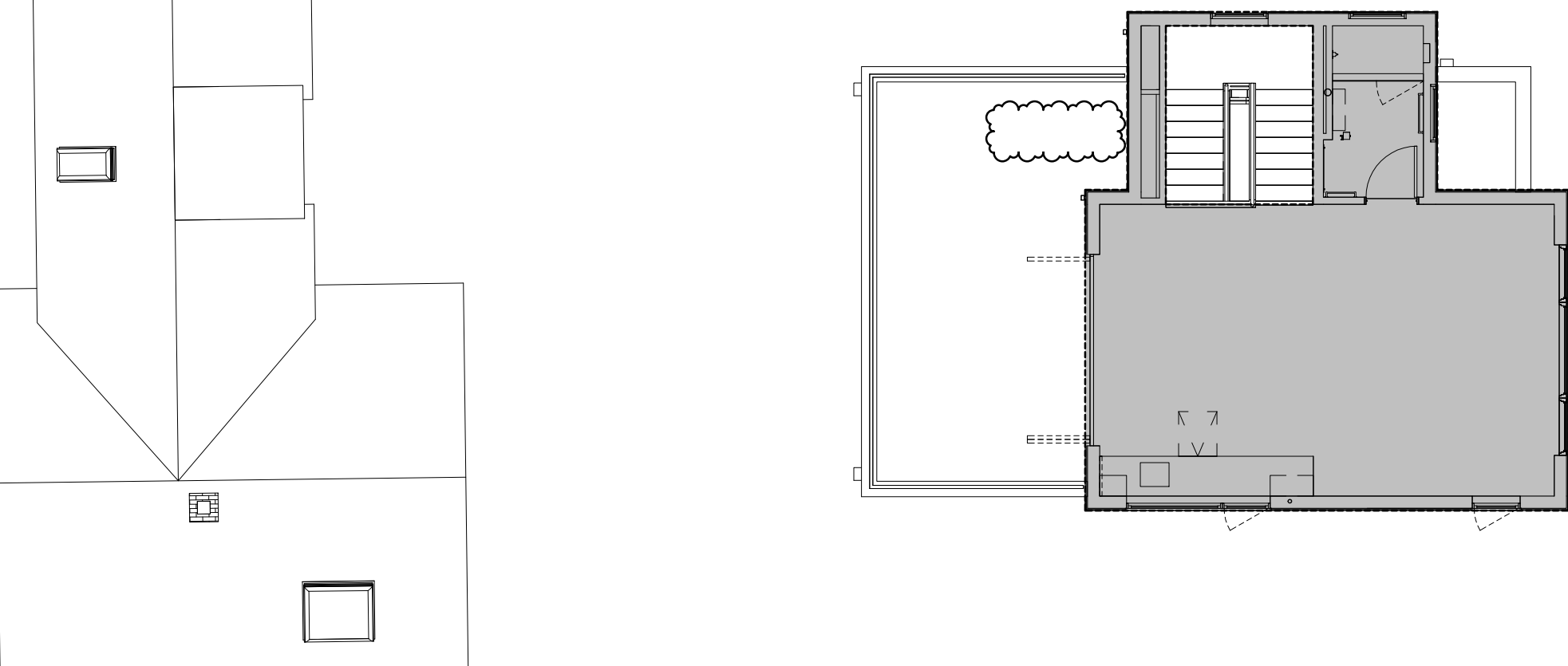
NET FLOOR AREA: 1,604 SF
GROSS FLOOR AREA: 1,723 SF

FLOOR AREA SUMMARY - PROPOSED		
	NET	GROSS
BASEMENT	444 NSF	1,488 GSF
FIRST FLOOR	1,604 NSF	1,723 GSF
SECOND FLOOR	1,401 NSF	1,526 GSF
THIRD FLOOR	503 NSF	575 GSF
TOTAL	3,952 NSF	5,312 GSF



SECOND FLOOR PLAN

NET FLOOR AREA: 1,401 SF
GROSS FLOOR AREA: 1,526 SF



THIRD FLOOR PLAN

NET FLOOR AREA: 503 SF
GROSS FLOOR AREA: 575 SF

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I	06/13/2018	REV I

DATE:

MAY 17, 2018

SCALE:

1/8" = 1'-0"

PROJECT NO.:

1707

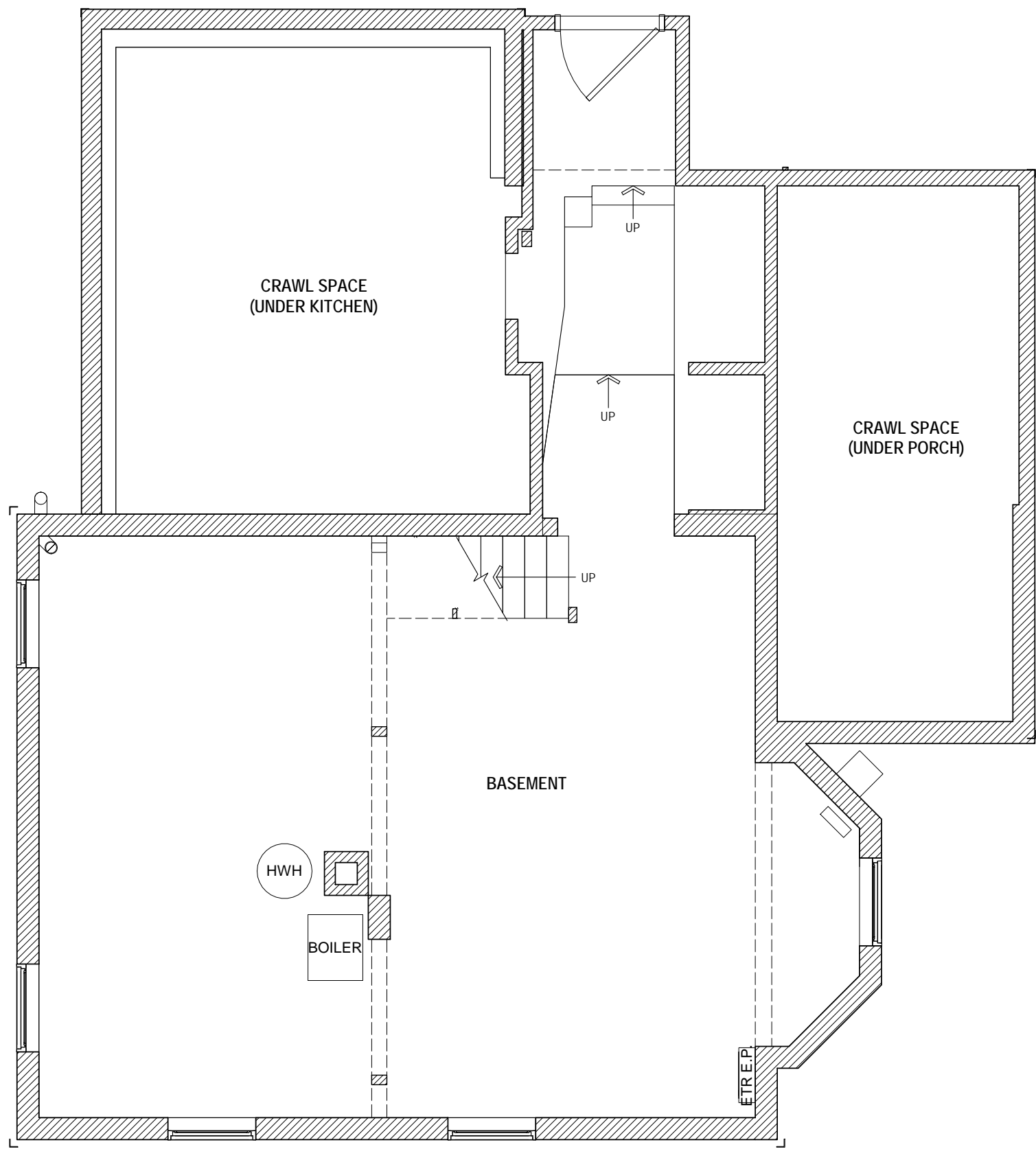
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FLOOR AREA

SUMMARY

SHEET NO.:

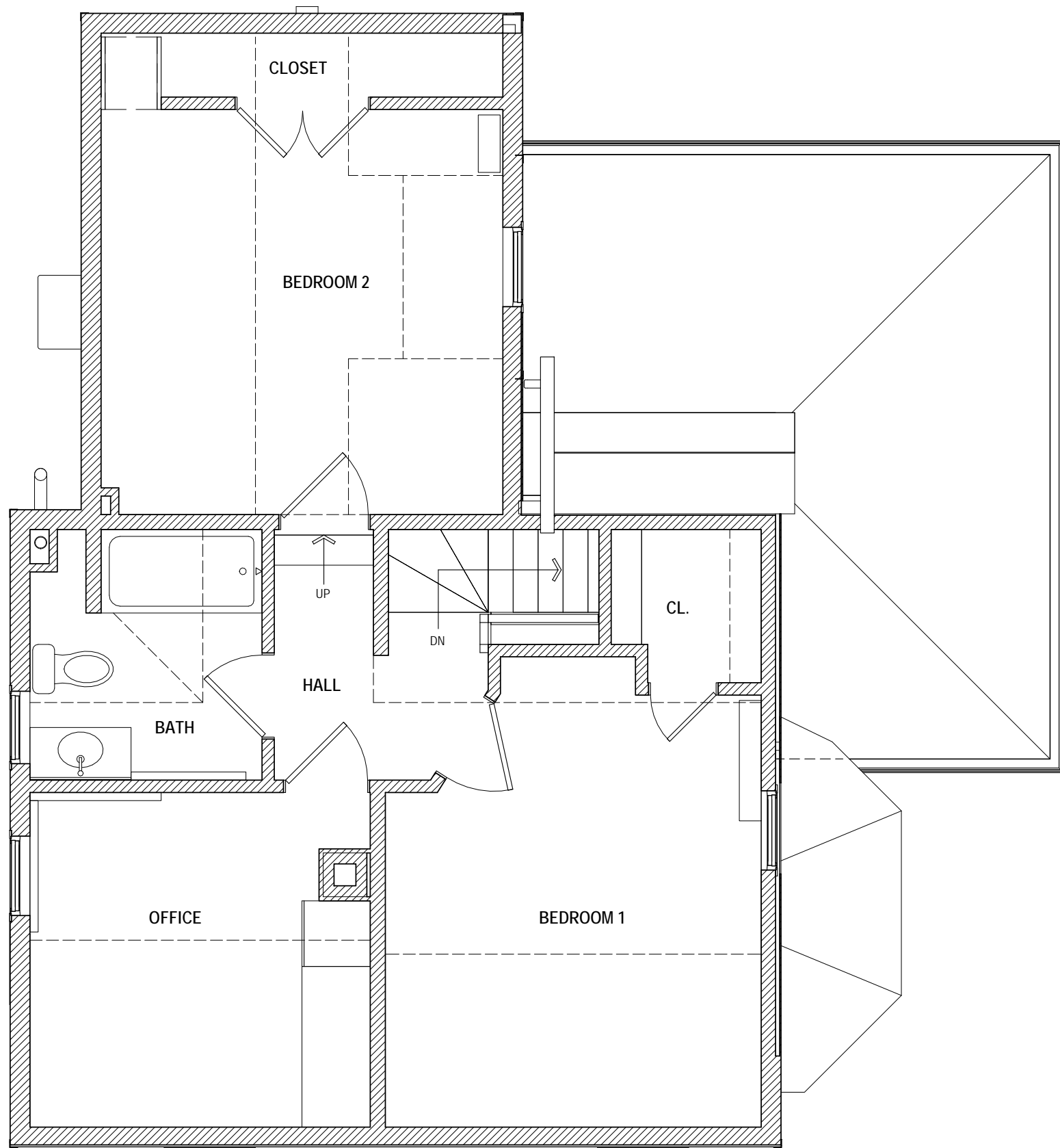
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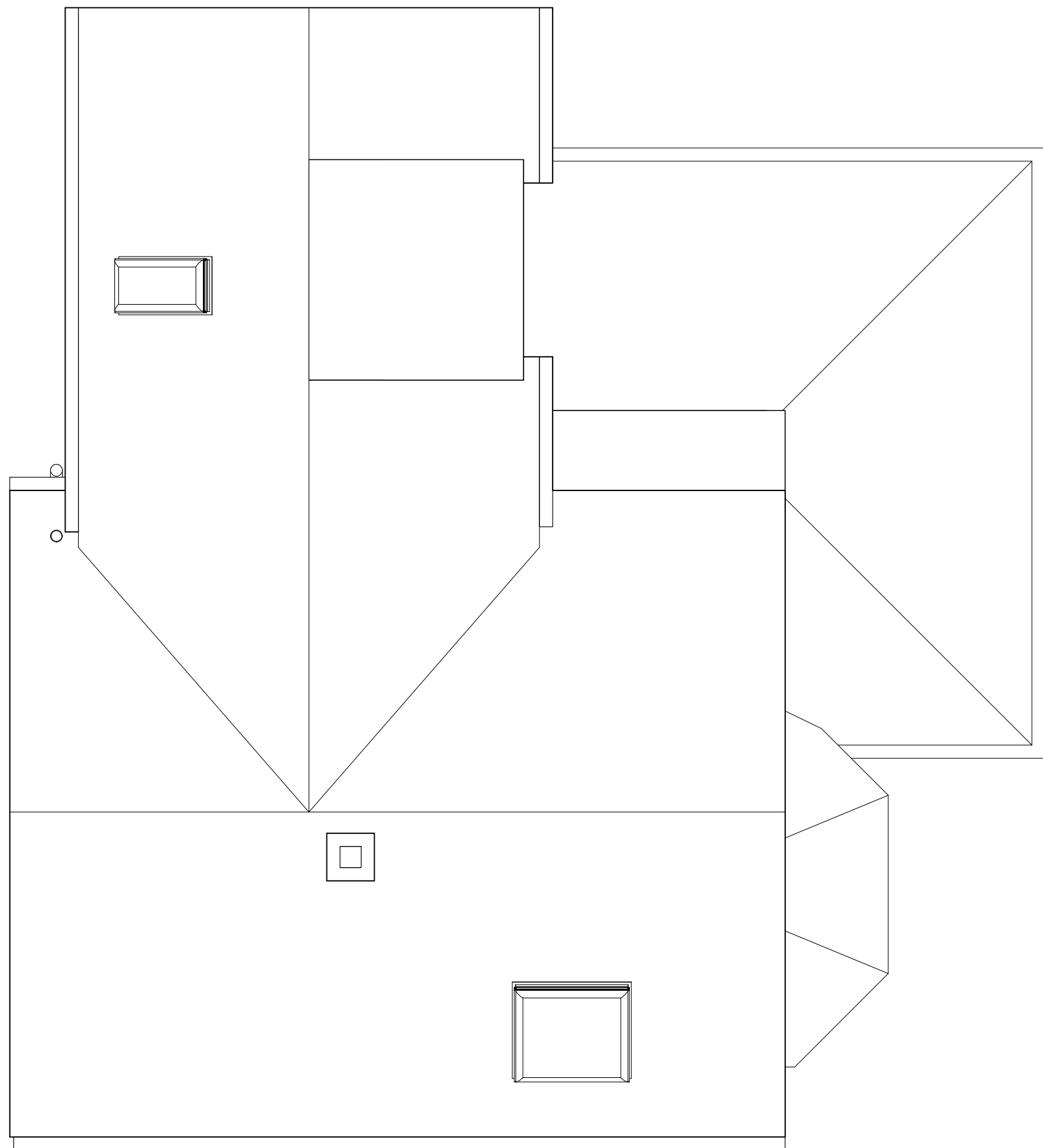
1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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



3 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

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REV #	DATE	DESCRIPTION

DATE:

APRIL 6, 2018

SCALE:

1/4" = 1'-0"

PROJECT NO.:

1707

SHEET TITLE:

**EXISTING FLOOR
PLANS**

SHEET NO.:

Z1.0

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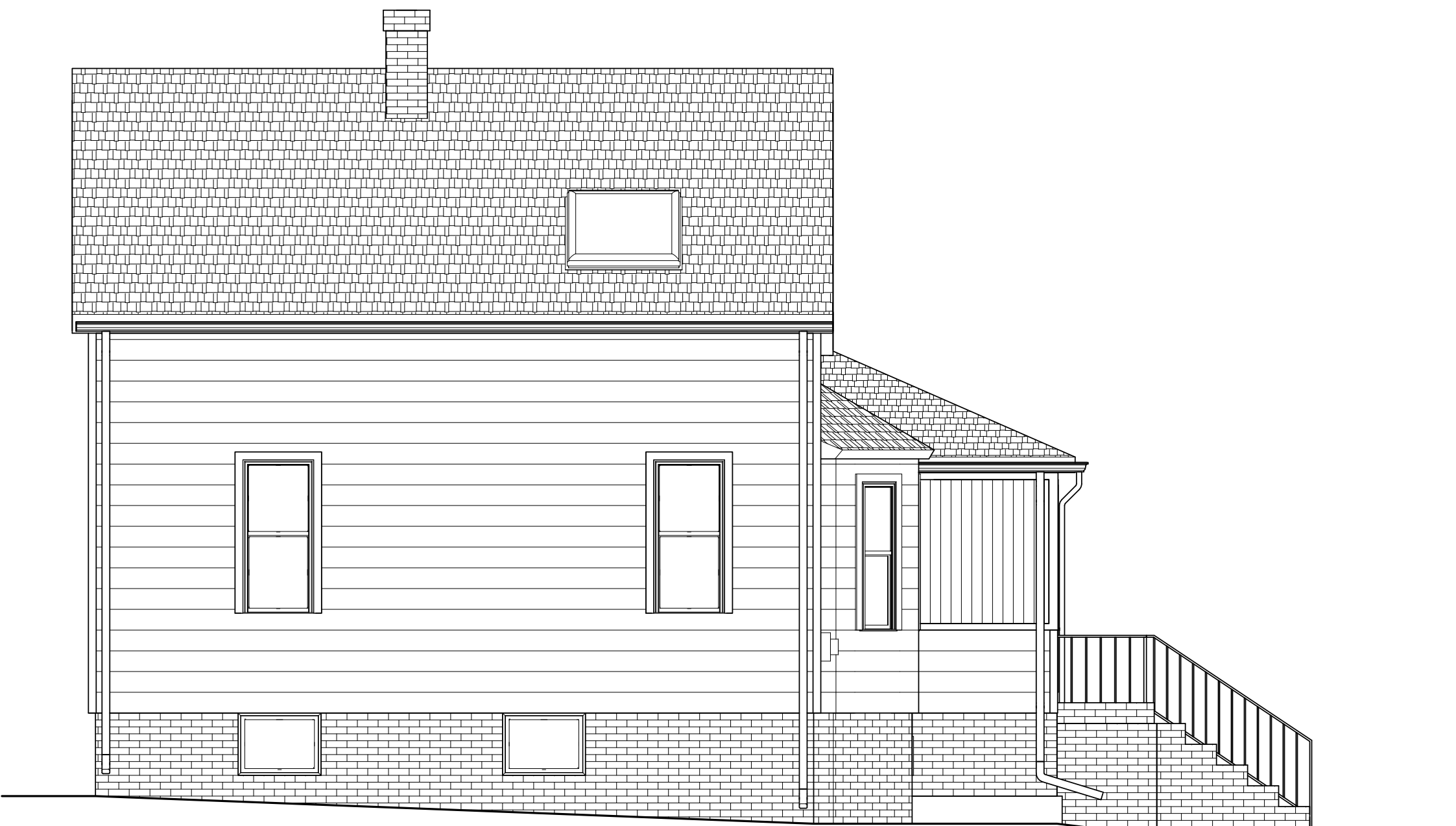
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SCALE:

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PROJECT NO.:

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SHEET TITLE:

EXISTING EXTERIOR
ELEVATIONS

SHEET NO.:

Z1.1



EXISTING NORTH (FRONT) FACADE



EXISTING FRONT YARD



EXISTING RIGHT SIDE YARD



EXISTING LEFT SIDE YARD



VIEW FROM ADRIAN STREET



EXISTING REAR YARD

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REV #	DATE	DESCRIPTION

DATE:

APRIL 6, 2018

SCALE:

PROJECT NO.:

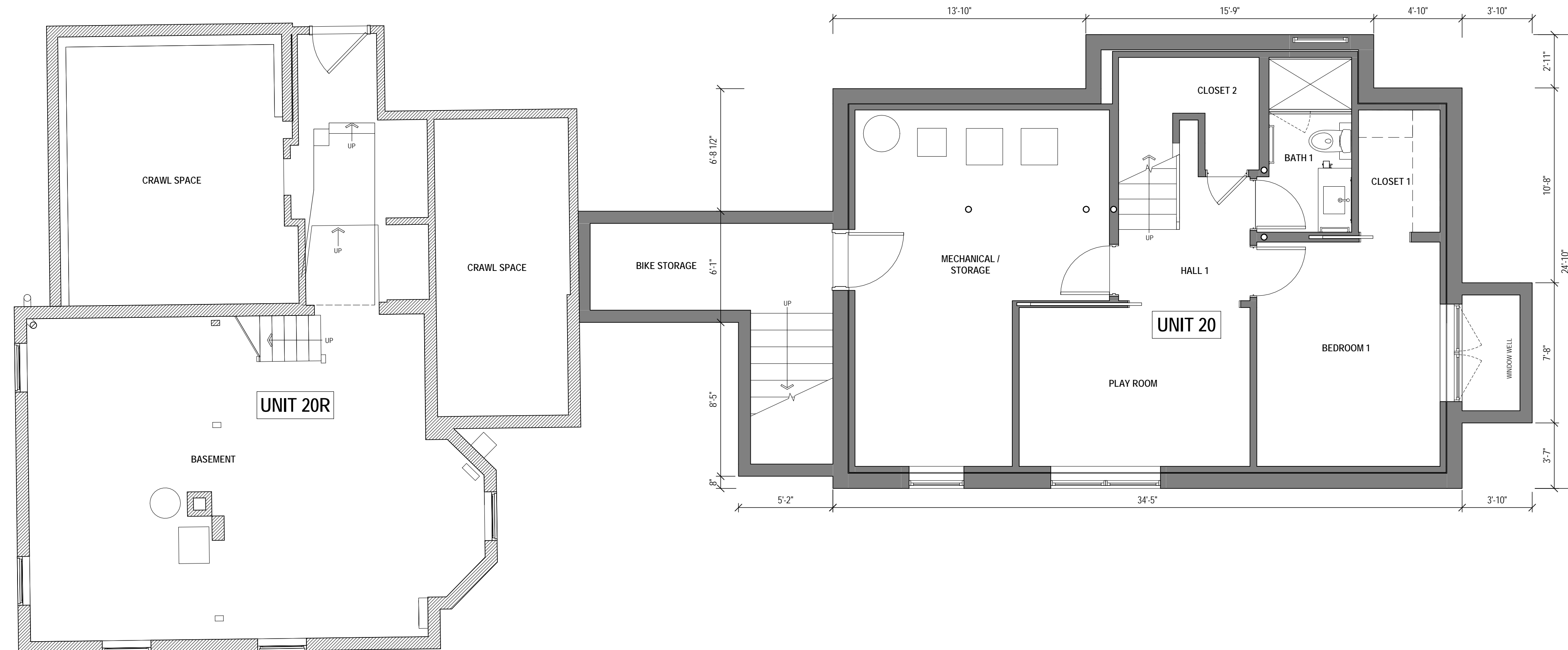
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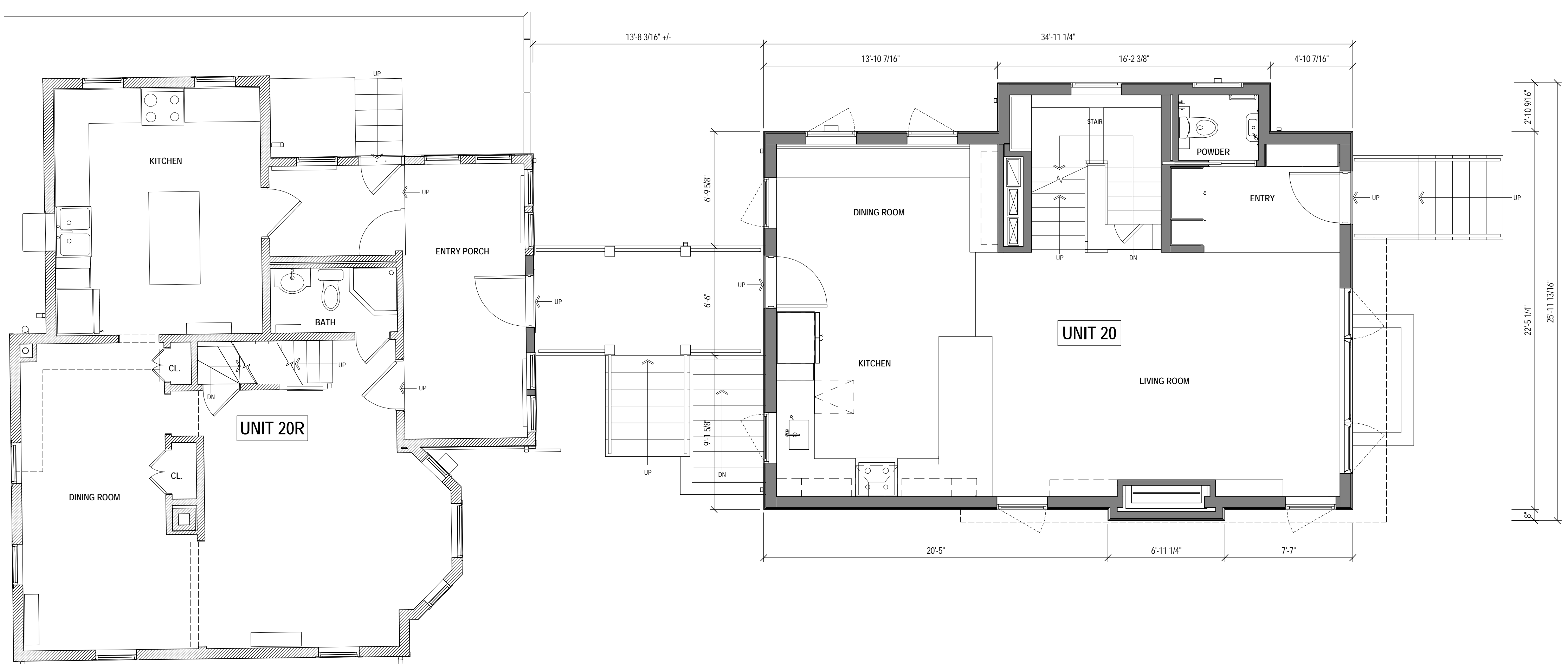
**EXISTING
CONDITIONS PHOTOS**

SHEET NO.:

Z1.2



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



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

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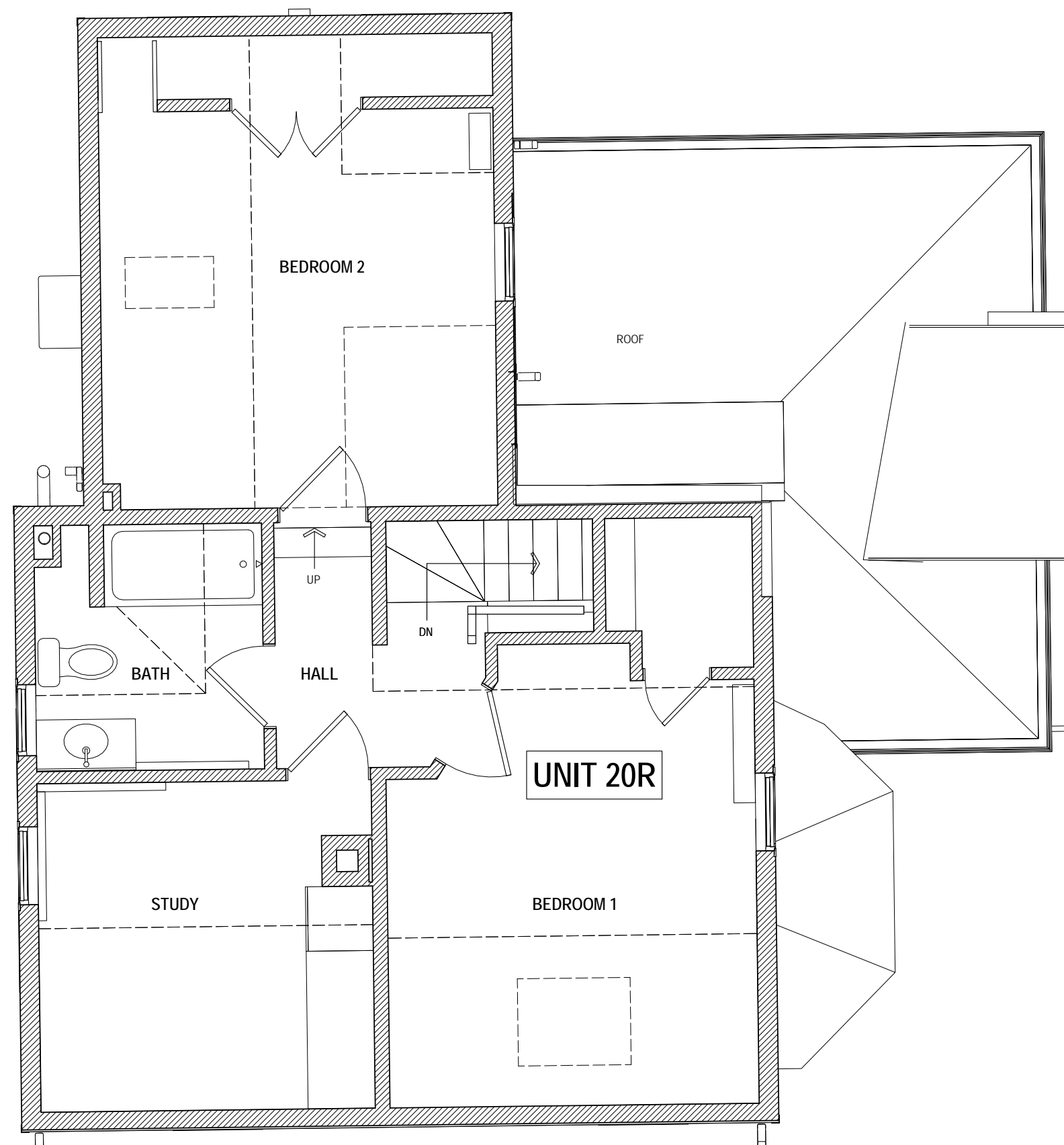
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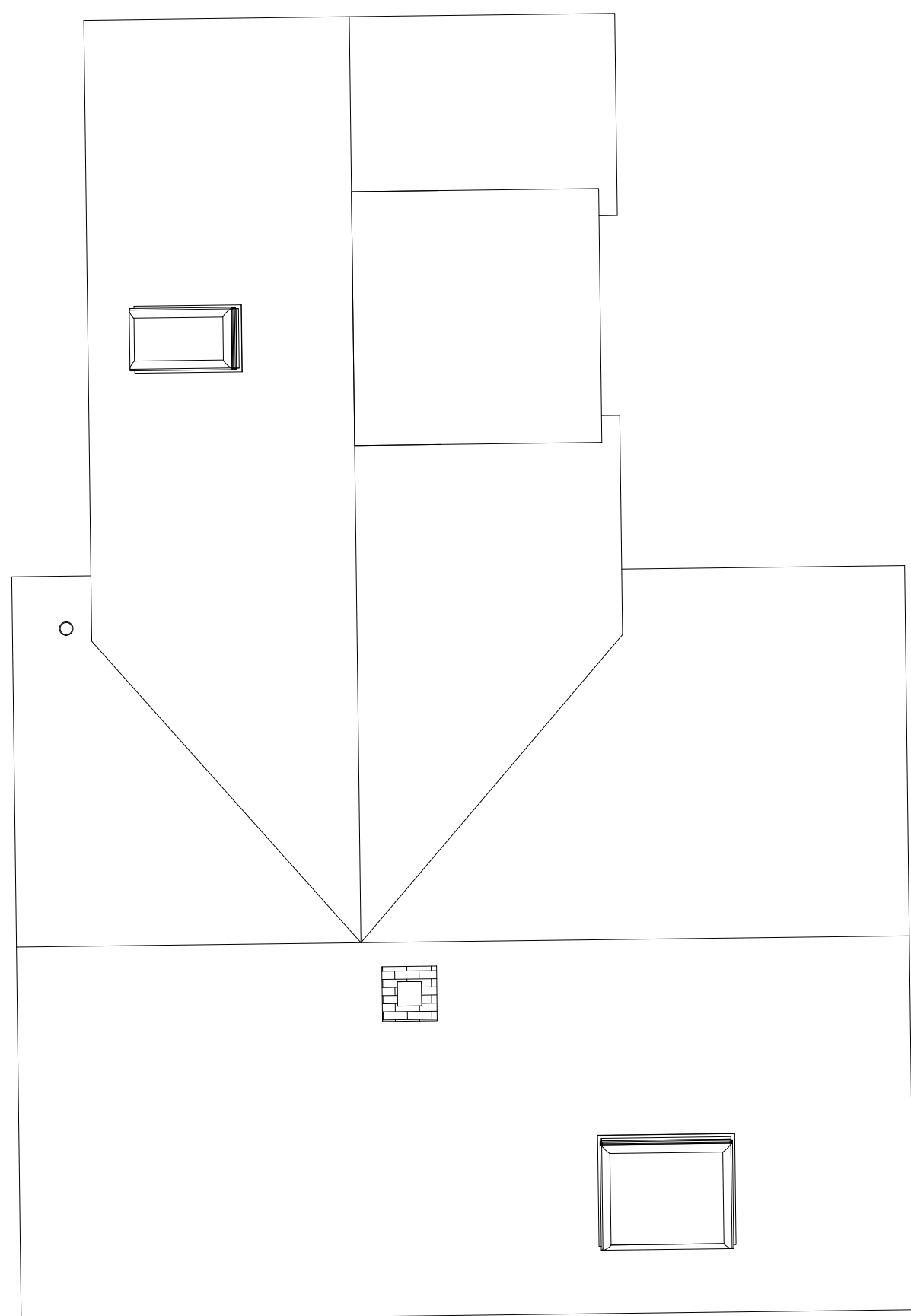
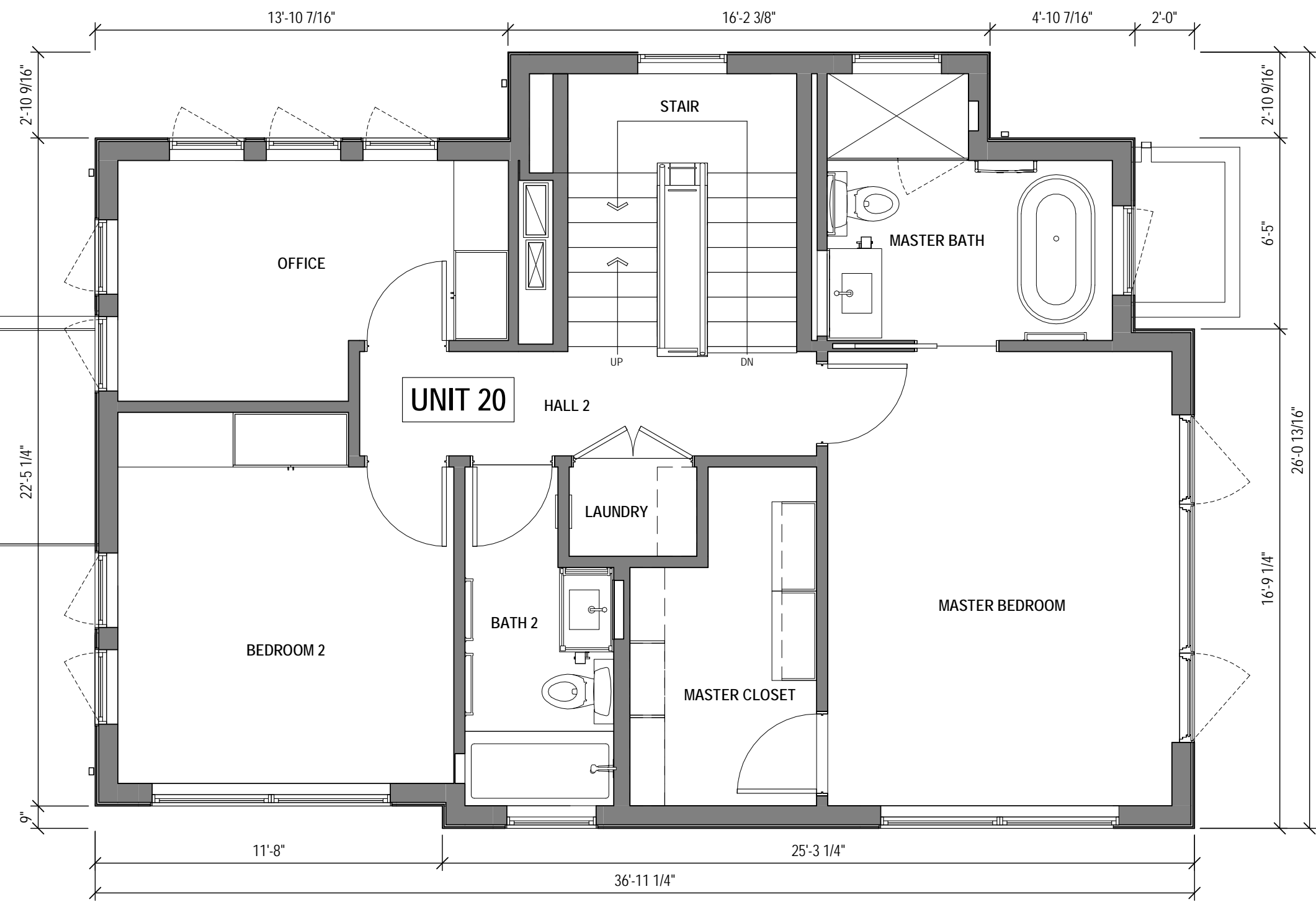
DATE: MAY 17, 2018	
SCALE: 1/4" = 1'-0"	
PROJECT NO.: 1707	

SHEET TITLE:
**PROPOSED
BASEMENT & FIRST
FLOOR PLANS**

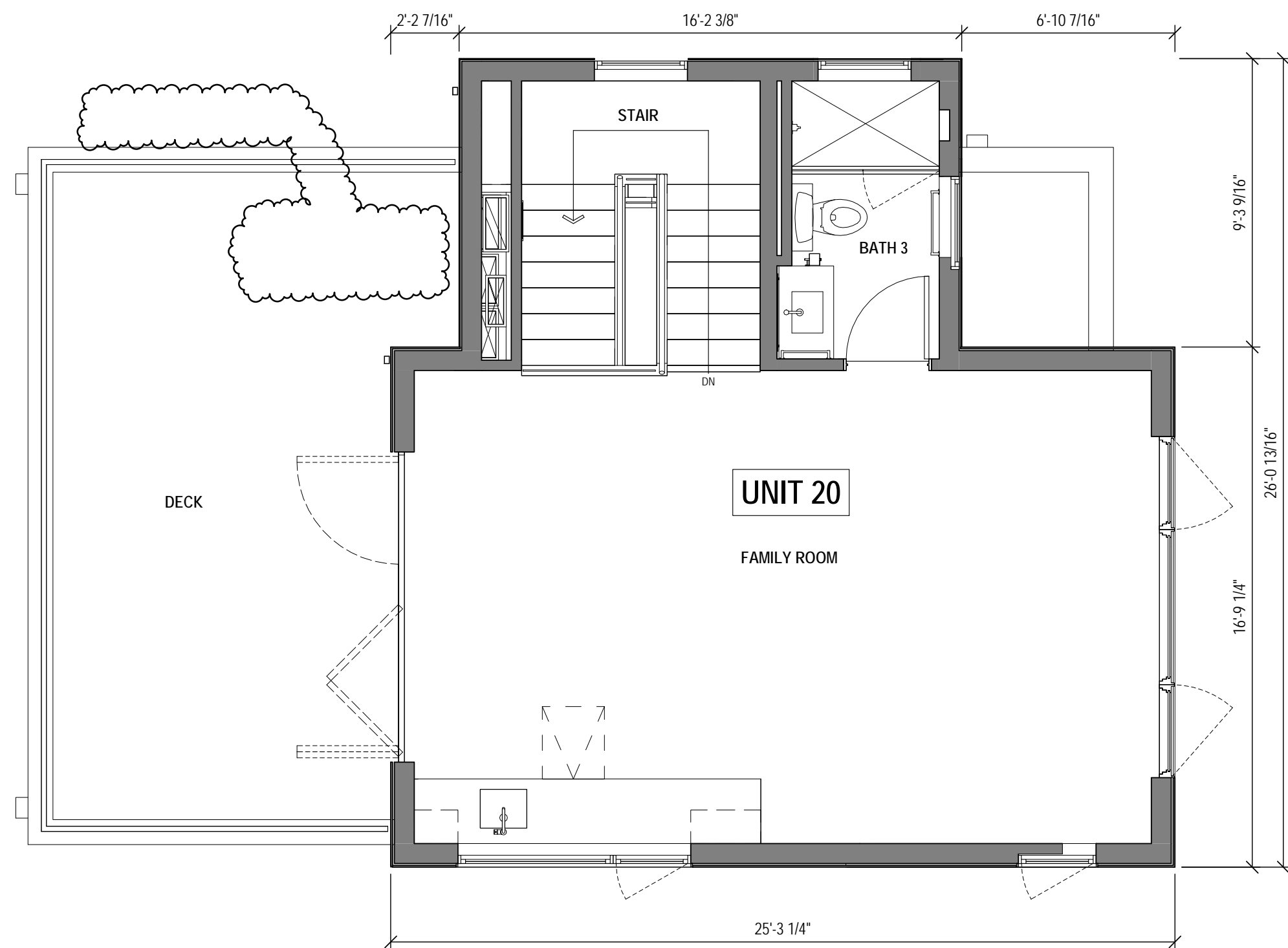
SHEET NO.:
Z1.3



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



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



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ZBA SET

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I	06/13/2018	REV I

DATE: MAY 17, 2018	
SCALE: 1/4" = 1'-0"	
PROJECT NO.: 1707	

**PROPOSED SECOND
& THIRD FLOOR
PLANS**

SHEET NO.:

Z1.4

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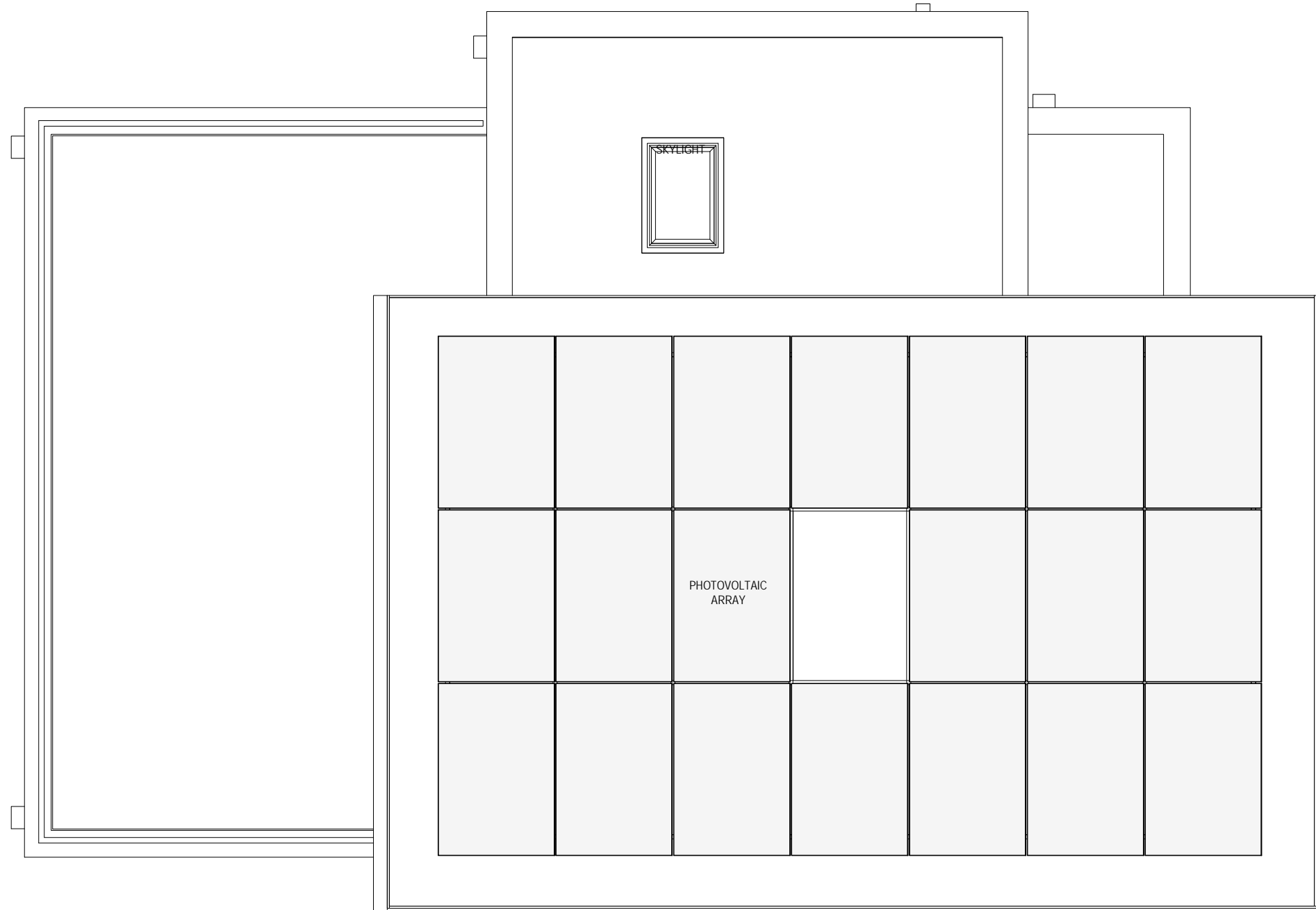
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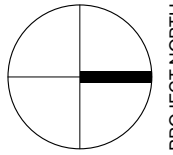
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1 ADDITION ROOF PLAN
SCALE: 1/4" = 1'-0"

ZBA SET

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DATE: MAY 17, 2018	
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SHEET TITLE:
PROPOSED ADDITION
ROOF PLAN

SHEET NO.:
Z1.5

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ZBA SET

REV #	DATE	DESCRIPTION

DATE:	
MAY 17, 2018	
SCALE:	
1/4" = 1'-0"	
PROJECT NO.:	
1707	

SHEET TITLE:
**PROPOSED NORTH
EXTERIOR
ELEVATIONS**

SHEET NO.:
Z1.6





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



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

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1/4" = 1'-0"

PROJECT NO.:

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SHEET TITLE:

PROPOSED EAST &
WEST EXTERIOR
ELEVATIONS

SHEET NO.:

21.7



② EXISTING HOUSE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



① ADDITION - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT NO.: 1707	

SHEET TITLE:
**PROPOSED SOUTH
EXTERIOR
ELEVATIONS**

SHEET NO.:
Z1.8



① EXTERIOR VIEW - NORTHEAST (UNIT 20)



② EXTERIOR VIEW - NORTHWEST (UNIT 20)



③ EXTERIOR VIEW - FROM ADRIAN STREET



④ EXTERIOR VIEW - REAR SOUTHEAST



⑤ EXTERIOR VIEW REAR SOUTHWEST



⑥ EXTERIOR VIEW - REAR UNIT NORTHEAST (UNIT 20R)



⑦ EXTERIOR VIEW - REAR UNIT NORTHWEST (UNIT 20R)

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I	06/13/2018	REV I

DATE:

MAY 17, 2018

SCALE:

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SHEET TITLE:

PROPOSED EXTERIOR RENDERINGS

SHEET NO.:

Z2.0

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DATE:
MAY 17, 2018
SCALE:

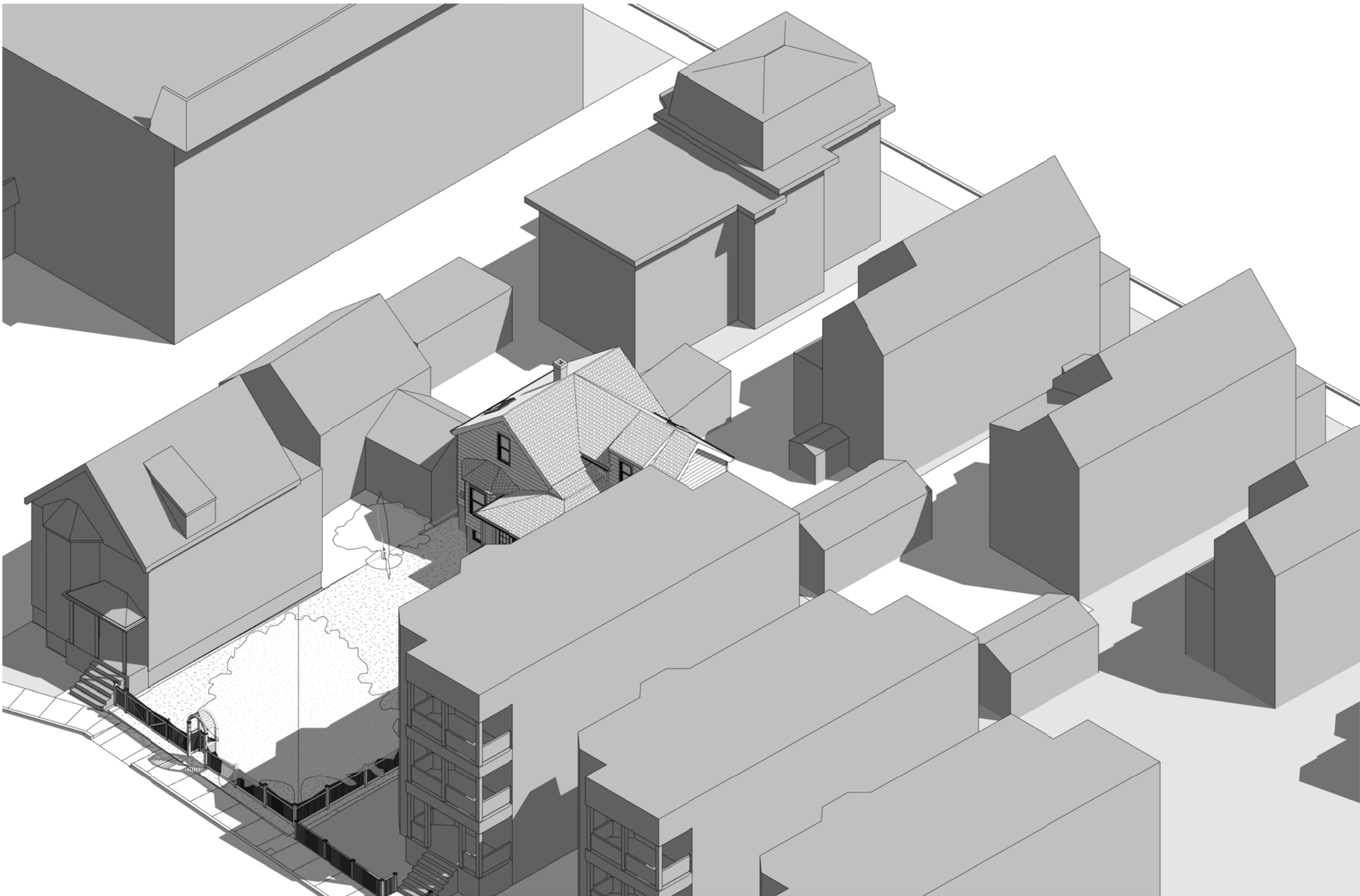
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1707

SHEET TITLE:
SITE CONTEXT
AXONOMETRICS

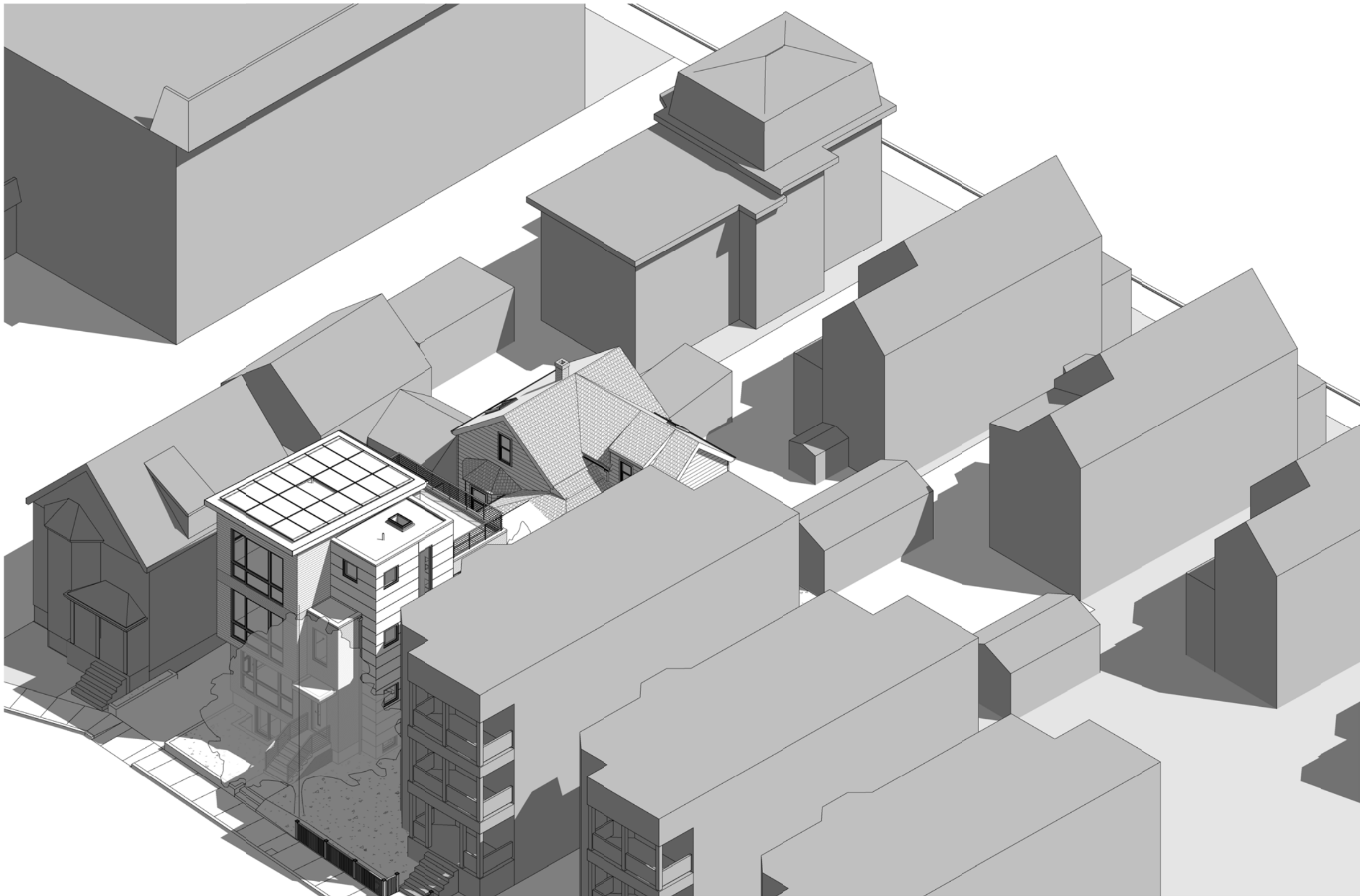
SHEET NO.:

Z2.1

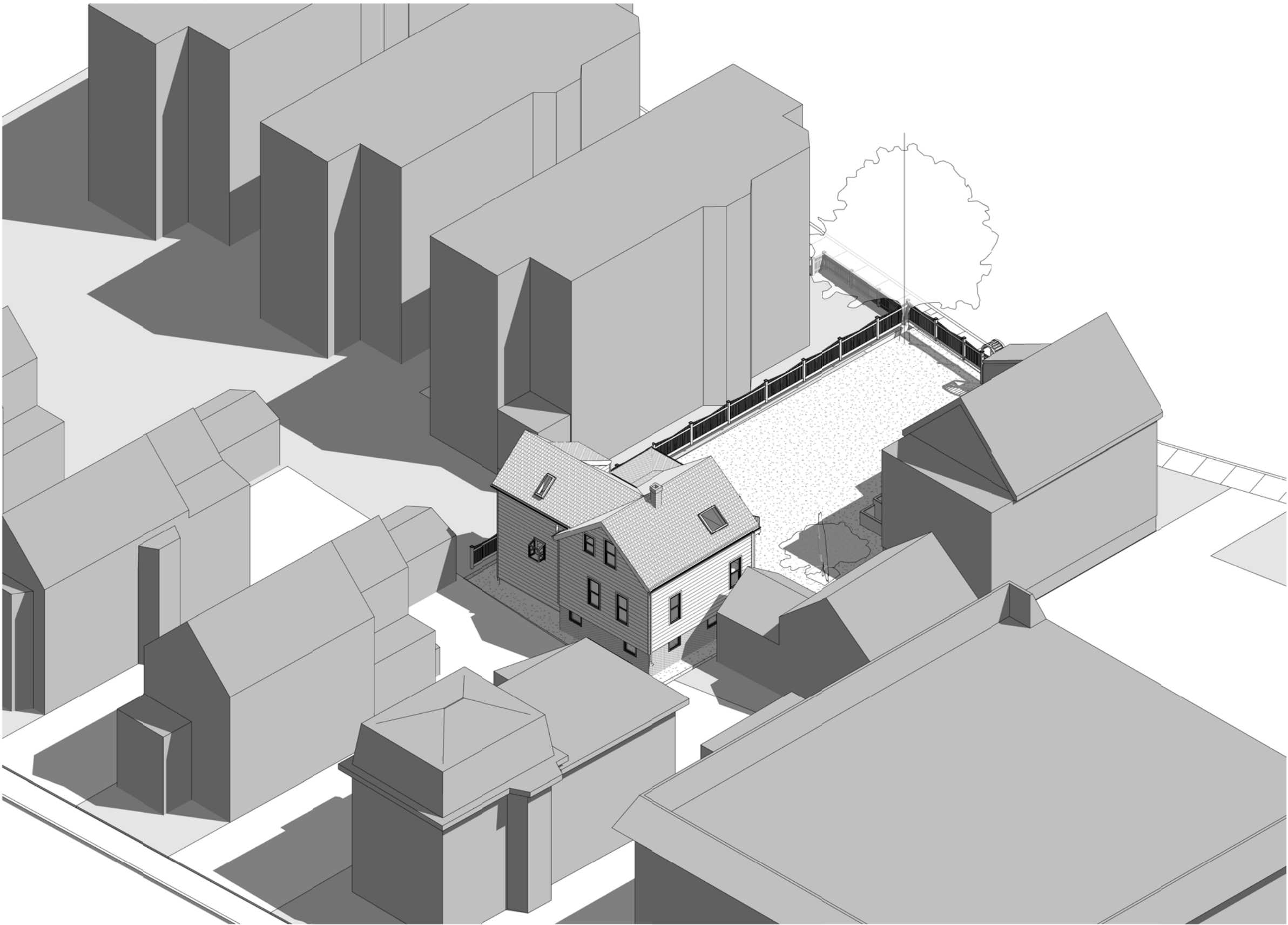
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1 EXISTING SITE CONTEXT AXONOMETRIC - NW
SCALE:



3 PROPOSED SITE CONTEXT AXONOMETRIC - NW
SCALE:



2 EXISTING SITE CONTEXT AXONOMETRIC - SE
SCALE:



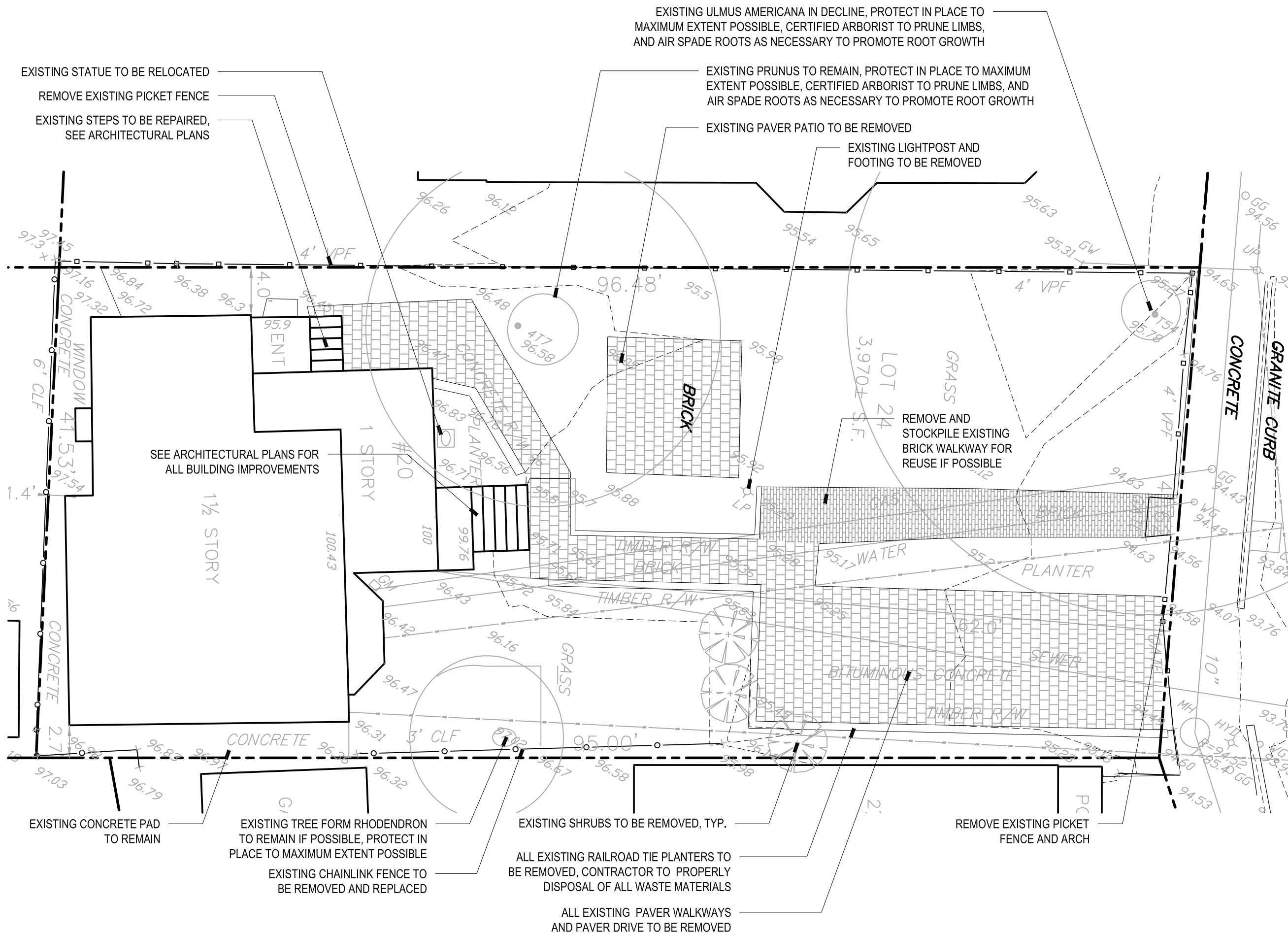
4 PROPOSED SITE CONTEXT AXONOMETRIC - SE
SCALE:

20 Adrian, Somerville, MA

Landscape Permit Set - V1 - April 5, 2018



547 rutherford ave | charlestown | ma | 02129
617.519.1488 | www.offshootsinc.com



BRAVAD COHEN RESIDENCE

20 Adrian St.
Somerville, MA

CONCEPTUAL DESIGN

Existing Conditions



April 5, 2018

Ex-1

Existing Conditions





Hardscape Concept - Optional Materials

Permeable Paving



Option 1 - Techo-bloc - Inflow



Techo-bloc - Shale Grey



Option 2 - Unilock - EcoLine - Granite Finish

Patio, Steps, Curbing



Blue Mist Granite - thermal



Blue Mist Granite Curbs - thermal

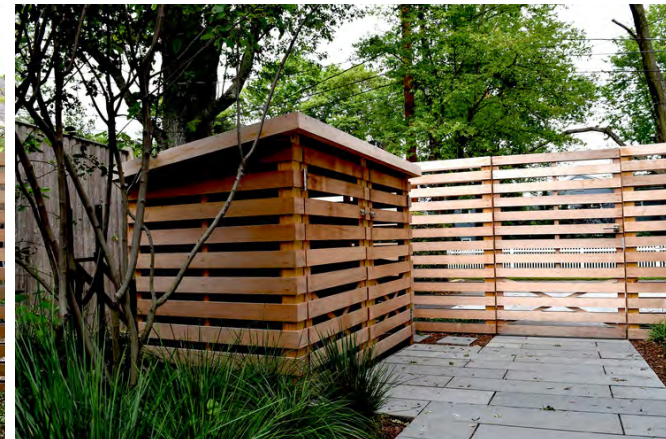
Fence and Trash Enclosure



Horizontal slat fence - cedar



Screening Panel - Horizontal slats - with vines



Trash Enclosure - Horizontal Slats with lid

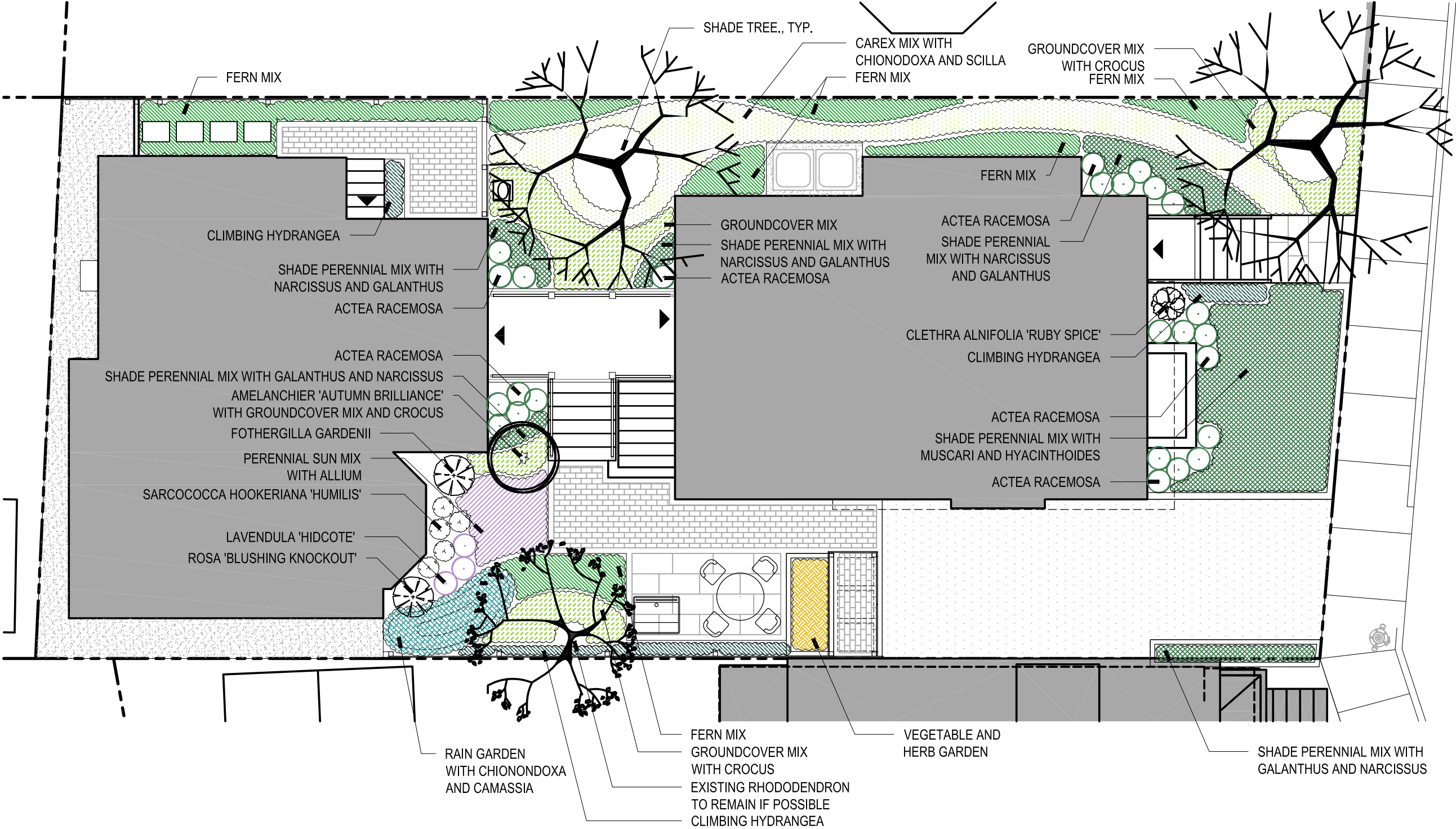
HATCH LEGEND:

- CAREX MIX

SHADE PERENNIAL MIX
- GROUNDCOVER MIX

SUN PERENNIAL MIX
- FERN MIX

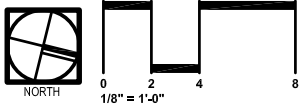
RAIN GARDEN MIX
- CLIMBING HYDRANGEA



**BRAVAD COHEN
RESIDENCE**
20 Adrian St.
Somerville, MA

CONCEPTUAL
DESIGN

Planting Plan



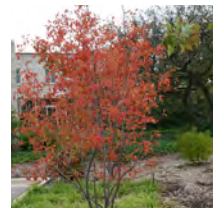
April 5, 2018

Planting Concept - Trees, Shrubs, and vines

Trees



Amelanchier 'Autumn Brilliance' - Early Spring Bloom



Vines

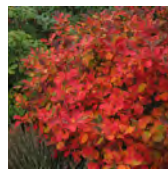


Hydrangea petiolaris

Shrubs



Fothergilla major



Clethra alnifolia 'Ruby Spice'



Clethra alnifolia 'Sixteen Candles'



Rosa 'Blushing Kock'



Sarcococa hookeriana 'Humilis'

Planting Concept - Perennial Sun Mix

Perennials



Paeonia - June



Nepeta 'Walker's Low' - June-August



Lavendula 'Cv' - June- July



Agastache 'Blue Fortune' - Late July to mid August

Edible Perennials



Oregano & Golden Oregano



Thymes



Fragaria vesca



Golden Marjoram



Sages



Chives



Spring Bulbs



Allium - mixed - June



Allium atropurpurea - June to early July

Planting Concept - Perennial Shade Mix

Spring Bulbs - Front Door



Muscari sp. - March - April



Hyacinthoides sp. - April-May

Spring Bulbs



Galanthus - early spring



Narcissus 'Thalia'

Perennials



Actea racemosa



Tiarella cordifolia



Anemone canadensis



Phlox divaricata



Helleborus - Mixed

Planting Concept - Rain Garden

Perennials



Juncus tenuis 'Blue Dart'



Carex flaccosperma



Iris versicolor



Sisyrinchium angustifolium

Spring Bulbs



Camassia sp.



Chionodoxa forbesii - late March - early April

Planting Concept - Carex Mix, Fern Mix, Groundcover Mix

Carex Mix



Carex pennsylvanica lawn



Carex eburnea massing



Carex pennsylvanica



Carex appalachica



Carex eburnea

Spring Bulbs



Chionodoxa forbesii - late March - early April



Scilla siberica - early spring

Edible Fern Mix



Matteuccia struthiopteris - edible



Athyrium filix-femina - edible



Polygonatum biflorum - edible/med.



Allium tricoccum - Edible (ramps)



Gaultheria procumbens - edible

Groundcover Mix



Waldsteinia fragarioides



Chrysogonum virginianum



Eranthis hyemalis

Spring Bulbs



Crocus 'Cream Beauty'

- ▼ (4) UP LIGHTS
B-K LIGHTING
MICRO NITE STAR - 2.7K - LED
(OR SIMILAR)
- (4) PATH LIGHTS
HINKLEY LIGHTING
ATLANTIS - 2.7K - LED
(OR SIMILAR)

NOTE: ALL FIXTURES TO BE
2.7K COLOR TEMPERATURE
LED, ANY SUBSTITUTIONS TO
BE APPROVED BY L.A. PRIOR
TO PURCHASE

BRAVAD COHEN RESIDENCE

20 Adrian St.
Somerville, MA

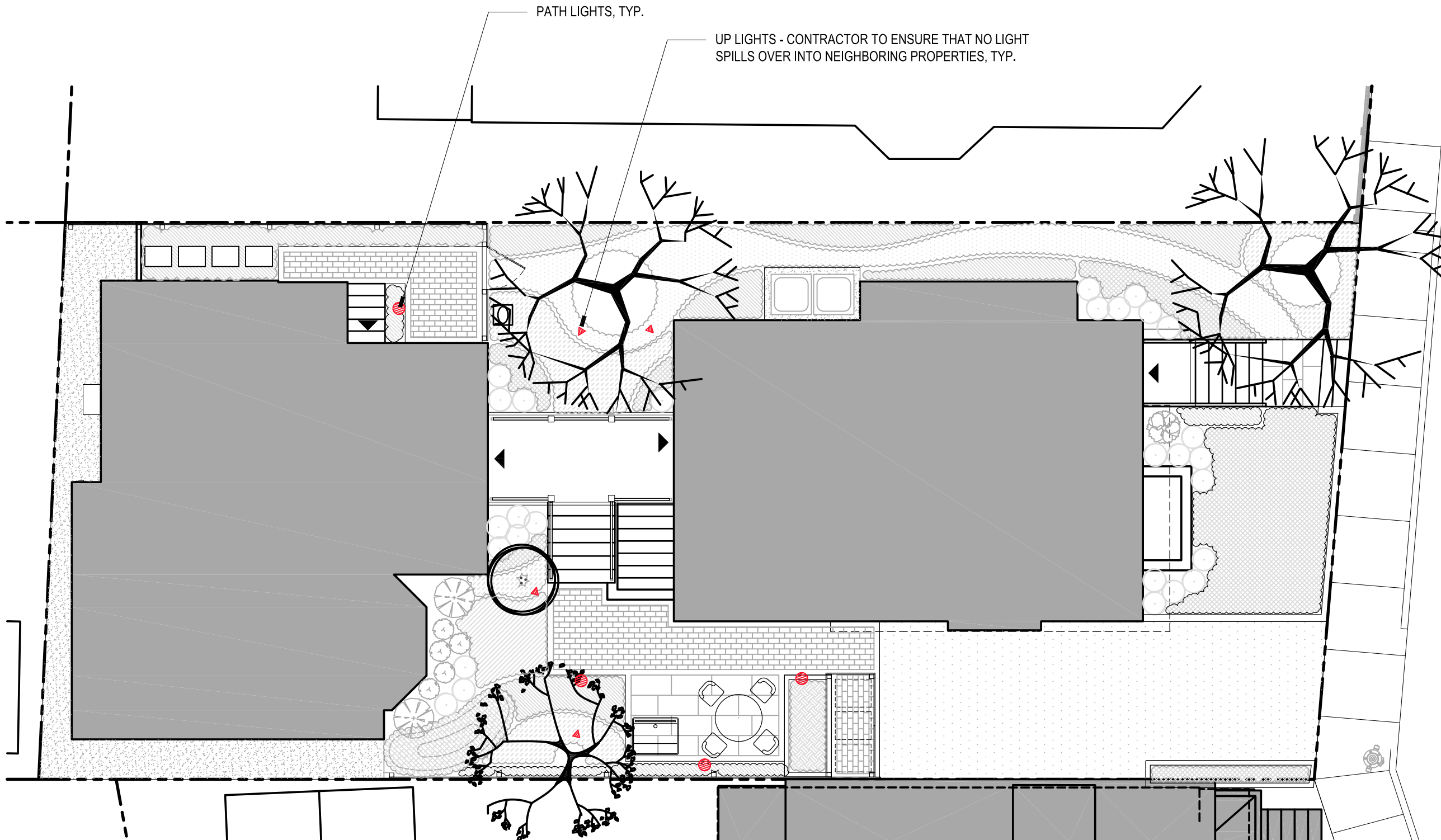
CONCEPTUAL DESIGN

Lighting Concept



April 5, 2018

L-3

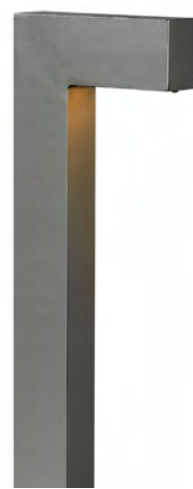


Lighting Concept - Optional Products

Path Lights



Hinkley Lighting - Atlantis Path Light



Hermatite Finish



Cedar and Aluminum

Up Lights



B-K Micro Nite Star - Black