

9 OLD ORCHARD ROAD, CHESTNUT HILL, MA

WHOLE-HOUSE RENOVATION & ADDITION

ZONING INFORMATION

• Zoning District: **SR1**

Project Data:	Required	Existing	Proposed
Use:	Single Res	Single Res	No Change
Lot Size:	25,000	26,637	No Change
Front Yard Setback:	40'	* 34.0' + 37.2'	No Change
Side Yard Setback (left):	20'	11.7'	No Change
Side Yard Setback (right):	20'	* N/A	No Change
Rear Yard Setback:	25'	40.8'	No Change
Height / # of stories:	35' / 2.5	26' / 2.5	No Change
Lot Coverage:	30% Max	16.3%	17.4%
Open Space:	50% Min	72%	71%
Floor Area Ratio (FAR)**	.28	.28	.28

Zoning Footnotes:
 * Corner Lot, no right-sideyard
 ** Refer to Gross Floor Area Plans and Calcs

GENERAL SCOPE OF WORK

- A. Gut-remodel entire existing house
- B. New addition in Rear between wings - approx. 281 s.f.
- C. Open driveway side of breezeway (courtyard side already open)
- D. Various layout changes in interior
- E. Rebuild landscape and hardscape in rear

HISTORICAL

Rear addition was approved on 9/17/2020 by the Chestnut Hill Historical Commission as follows:
 "Proposed Addition at the back of the house with the exception of the skylights and doors which require further information and details to be submitted to the Commission for final review and approval."

The following work shall not be performed until approval by Historical Commission:

- Installation of skylights
- Window repairs
- Replacement/repair of existing siding
- Exterior Paint

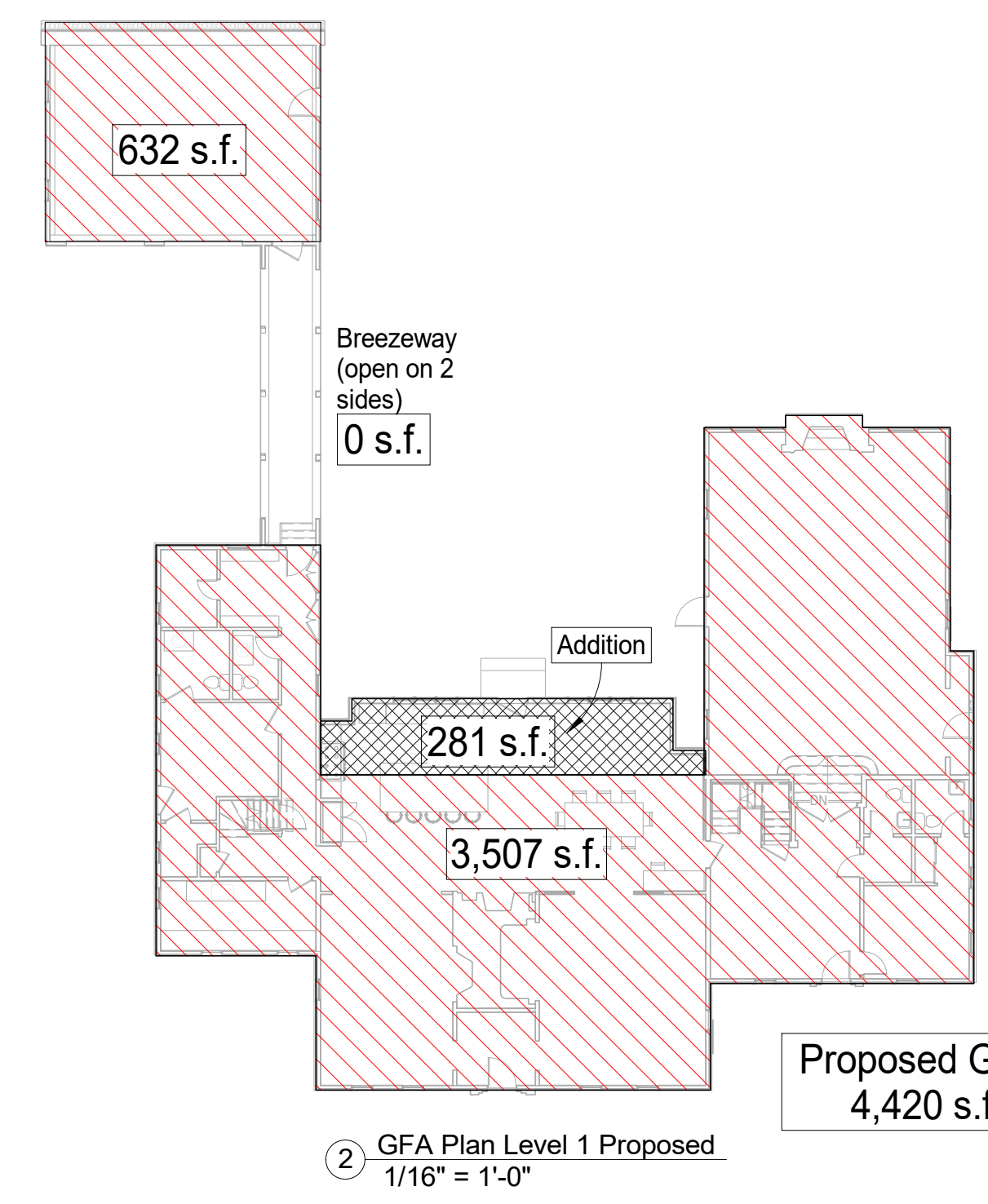
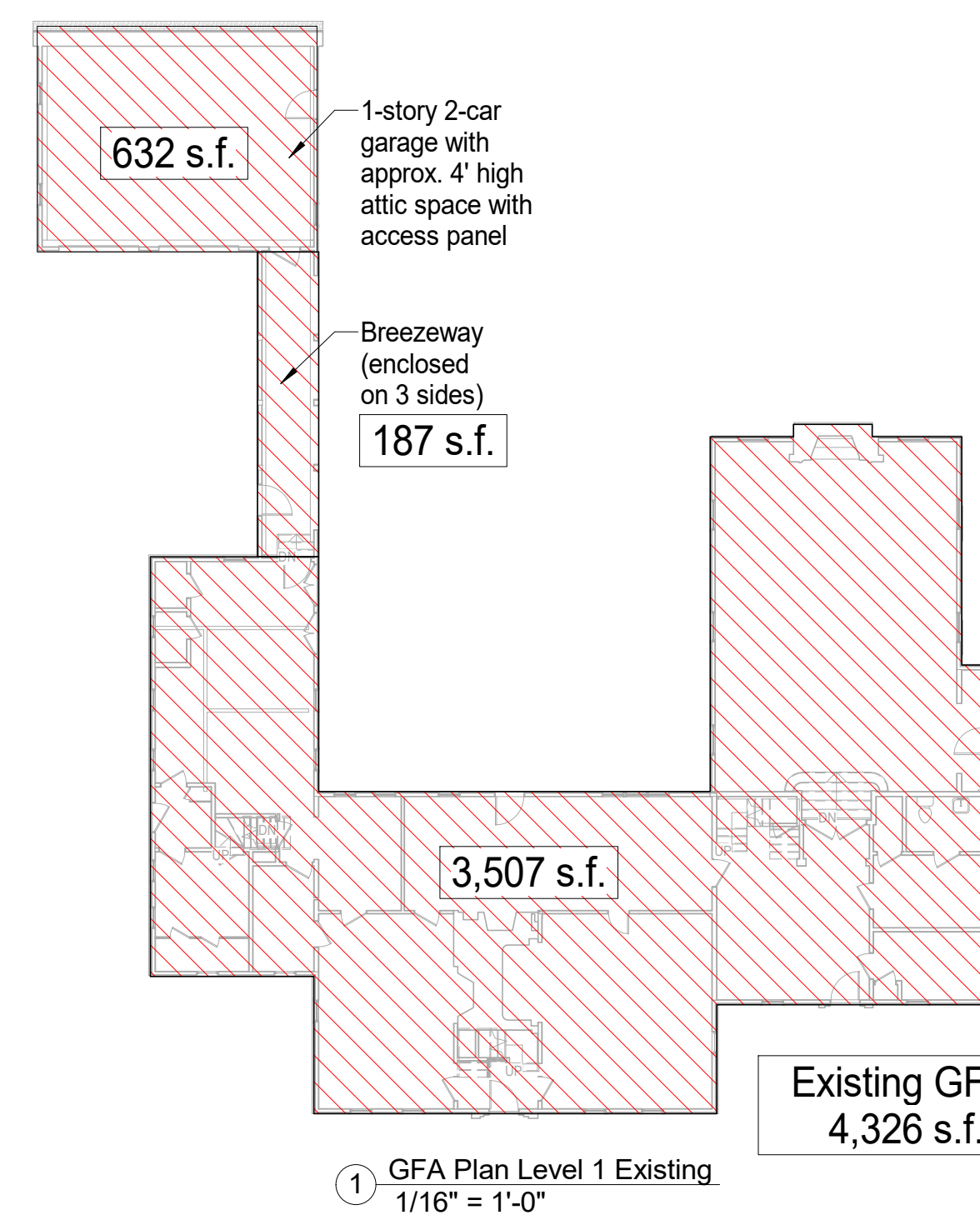
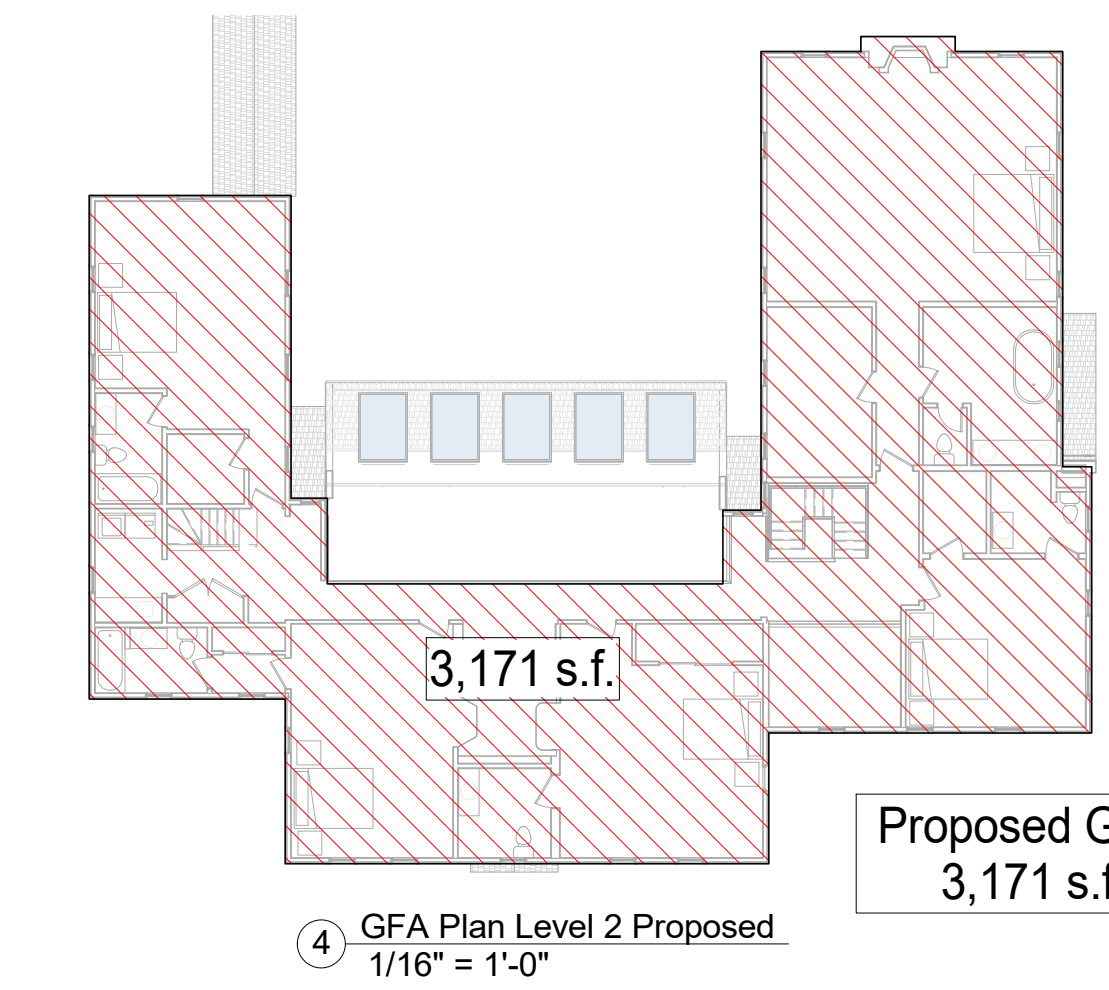
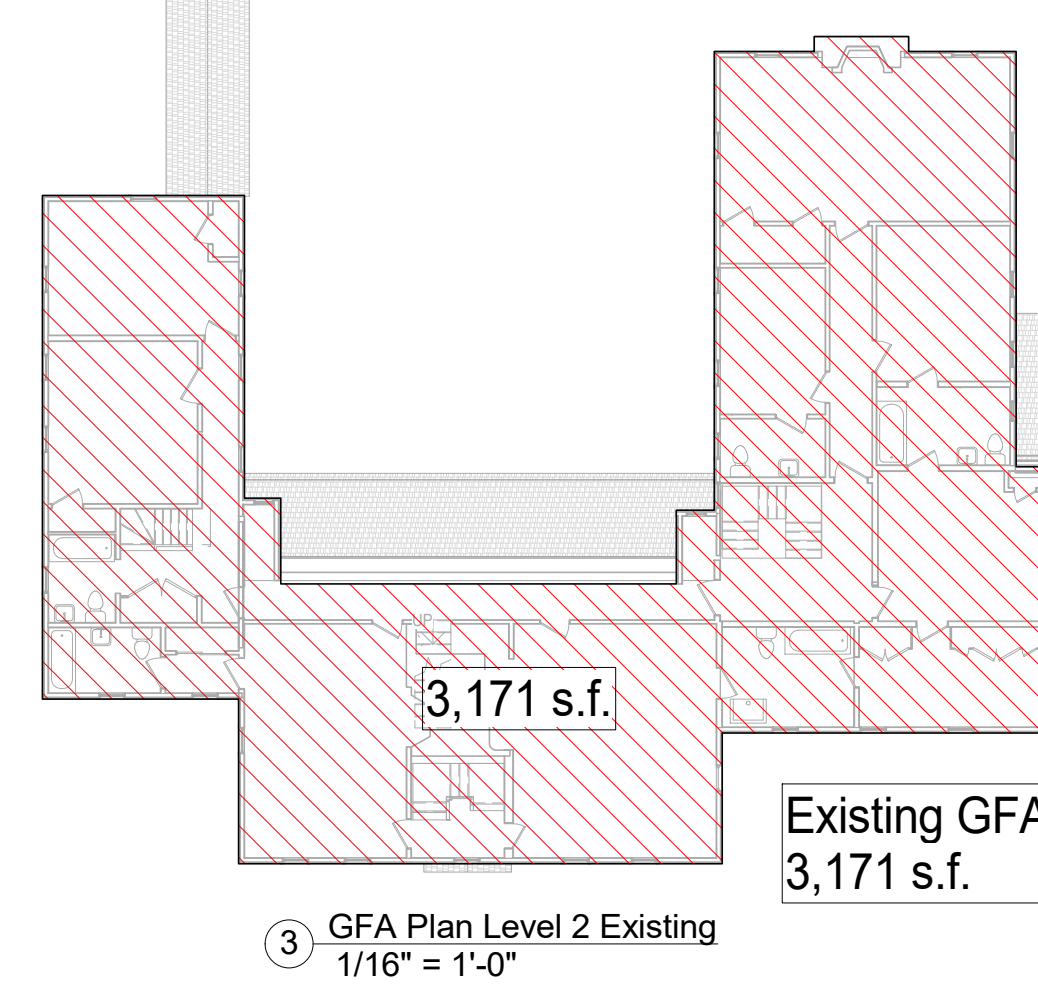
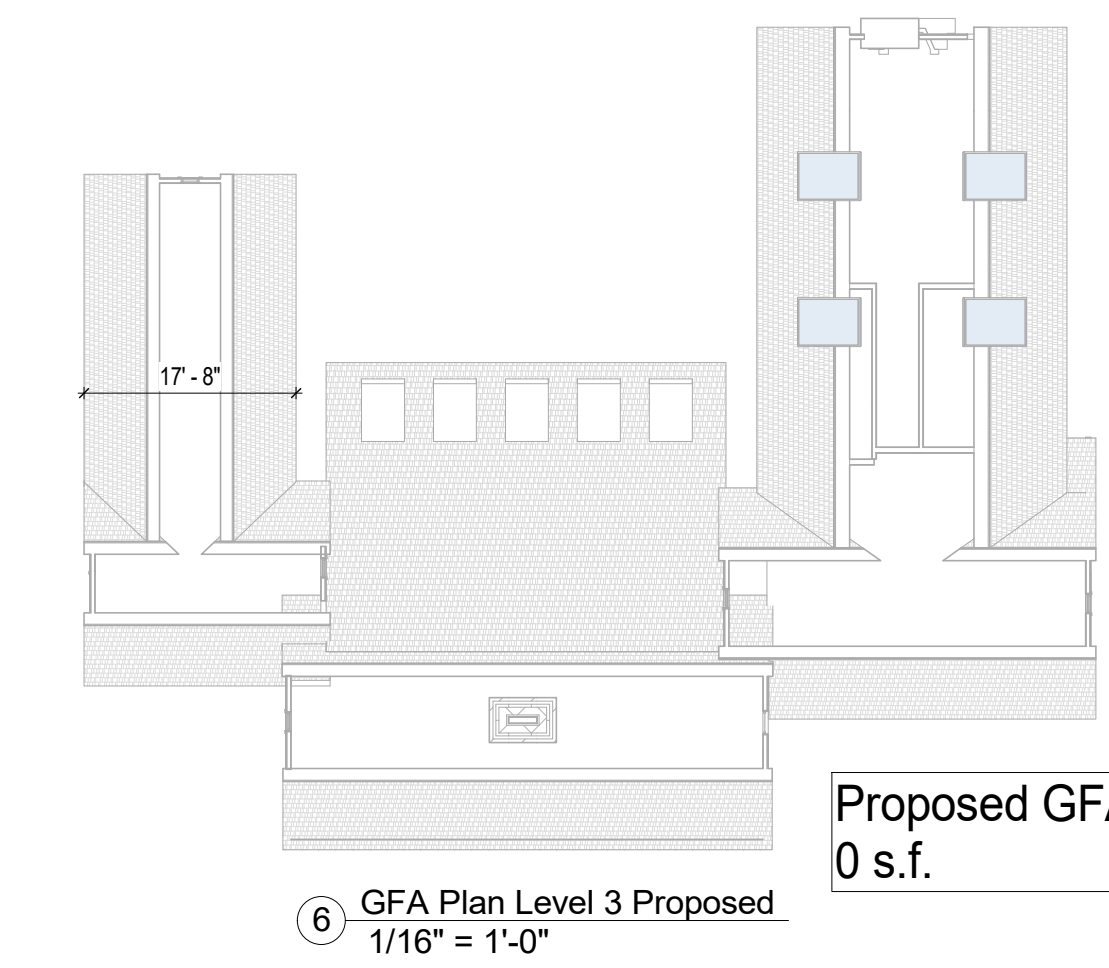
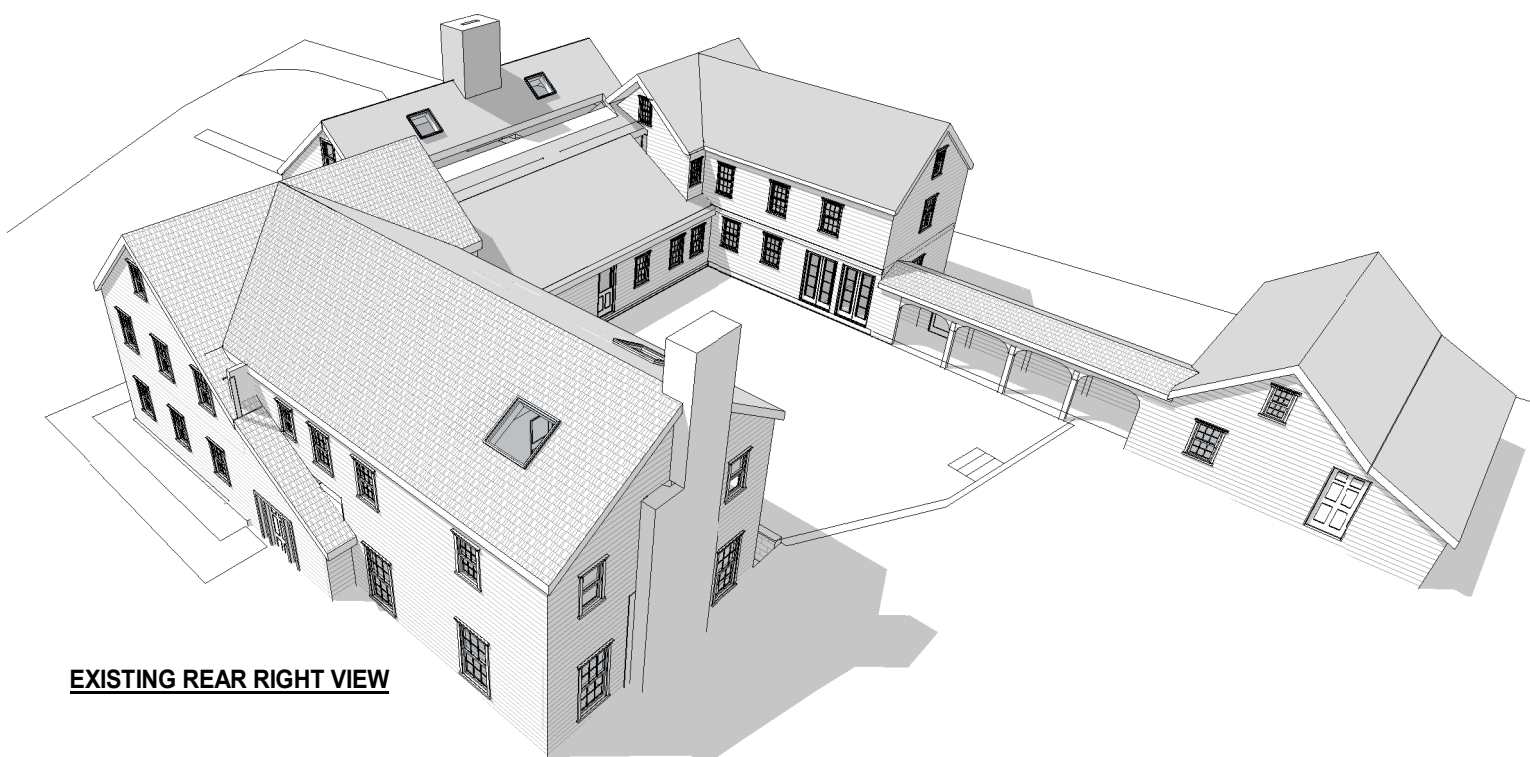
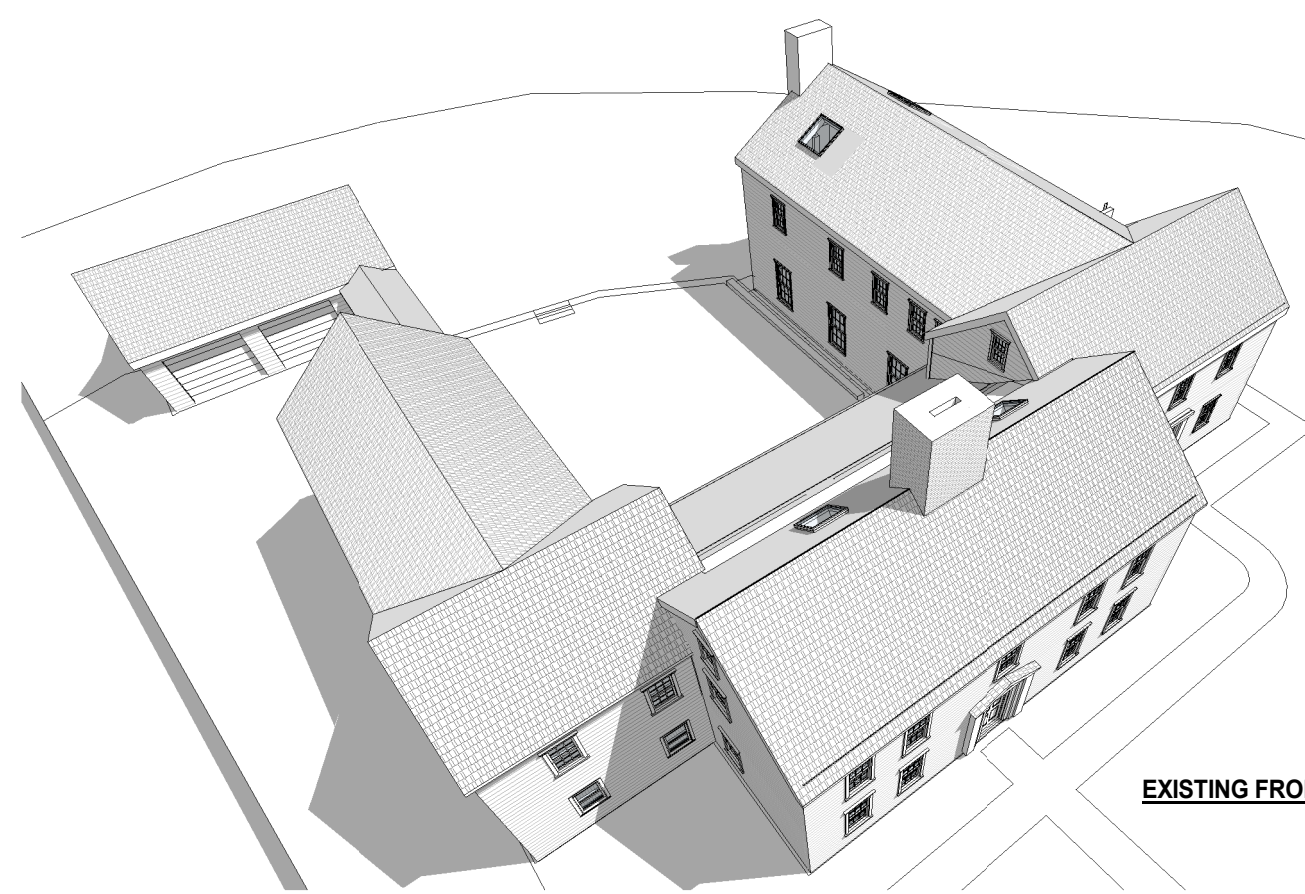
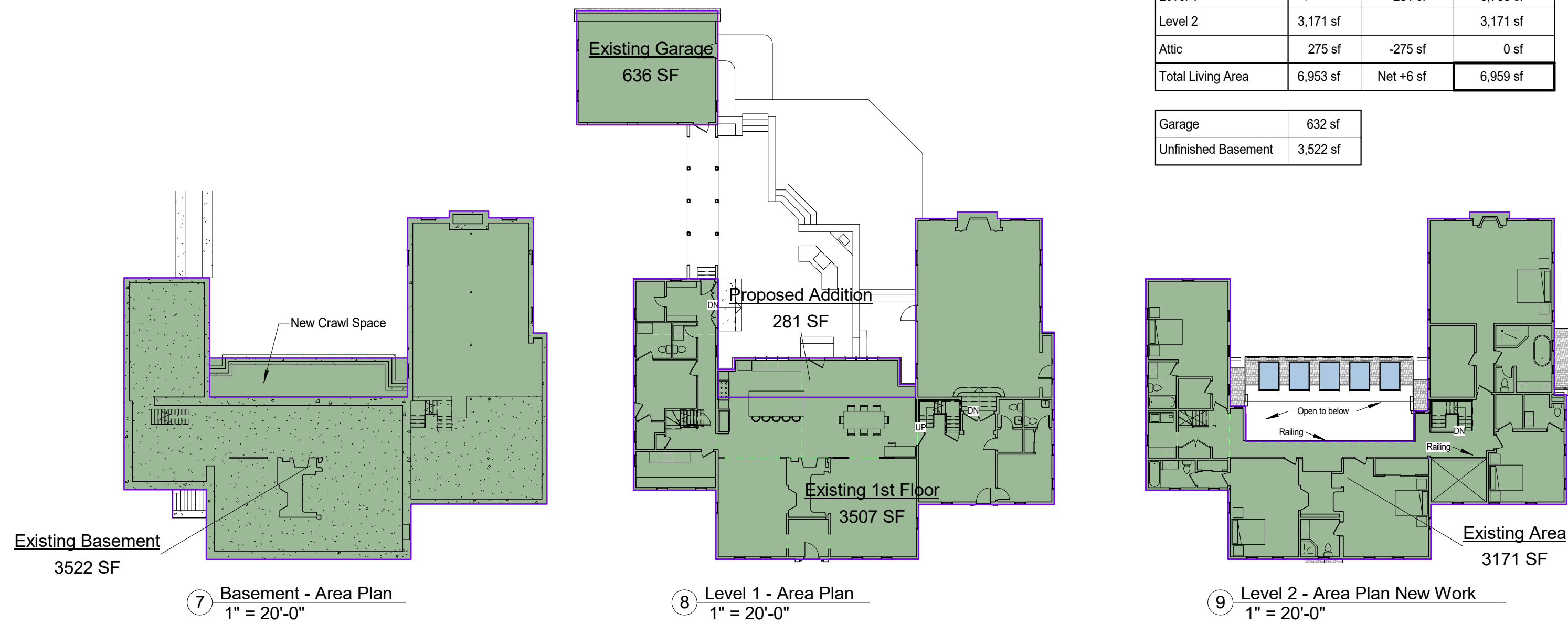
Sheet List

#	Sheet Name
A0	Title Sheet
A0.1	Perspective Views
A1	Existing / Demolition Plans
A2	New Work Plans
A3	Proposed Plans
A4	Proposed Elevations
S1	Structural Plans and Details
S2	Structural Details

LIVING AREA CALCULATIONS

	Existing	Proposed Addition	Proposed Area
Level 1	3,507 sf	281 sf	3,788 sf
Level 2	3,171 sf		3,171 sf
Attic	275 sf	-275 sf	0 sf
Total Living Area	6,953 sf	Net +6 sf	6,959 sf

Garage	632 sf
Unfinished Basement	3,522 sf



GROSS FLOOR AREA CALCS				
	Existing	Added	Removed	Proposed
Basement (no exposed area > 4' above grade)	0	0	0	0
Garage	632	0	0	632
Breezeway	187	0	187	0
1st Floor - main house	3507	281	0	3788
1st Floor Total	4326	281	187	4420
2nd Floor - main house	3171	0	0	3171
3rd Floor - main house	0	0	0	0
TOTAL	7497	281	187	7591

FAR SUMMARY	
	FAR
ALLOWED (0.26 + .02 bonus for "Old Lot")	0.28
EXISTING	0.28
PROPOSED	0.28

FAR PLANS AND CALCULATIONS

BOSTON ARCHITECTS AND BUILDERS, INC.

586 Pleasant St., Suite 6
 Watertown, MA 02472
 (857)228-4222

9 Old Orchard Rd LLC

9 Old Orchard Road,
 Chestnut Hill, MA 02467

Whole House Renovation & Addition



REVISIONS		
No.	Description	Date

Project number: 1802
 Date: 10/27/2020
 Drawn by: VO
 Checked by: VO

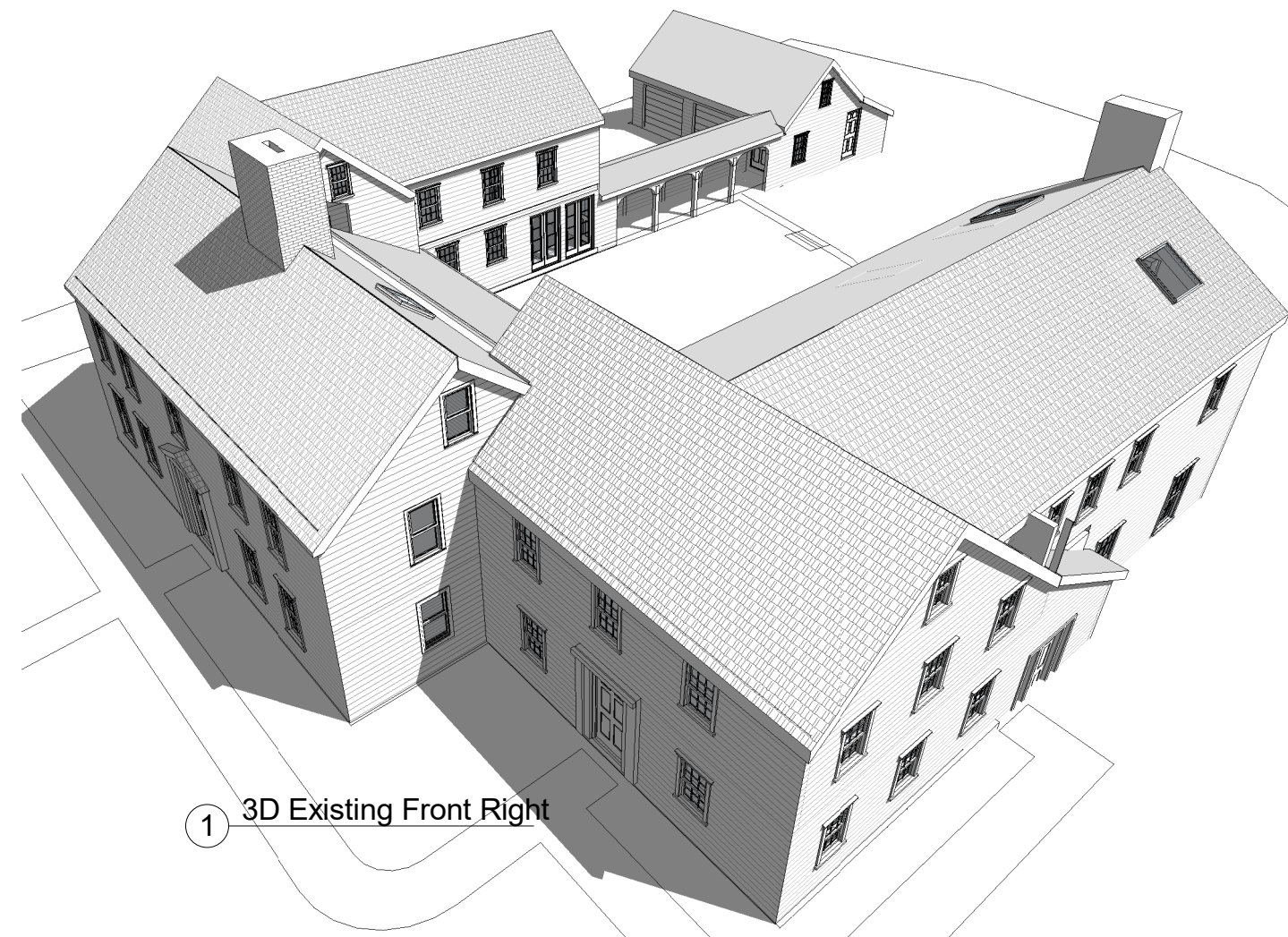
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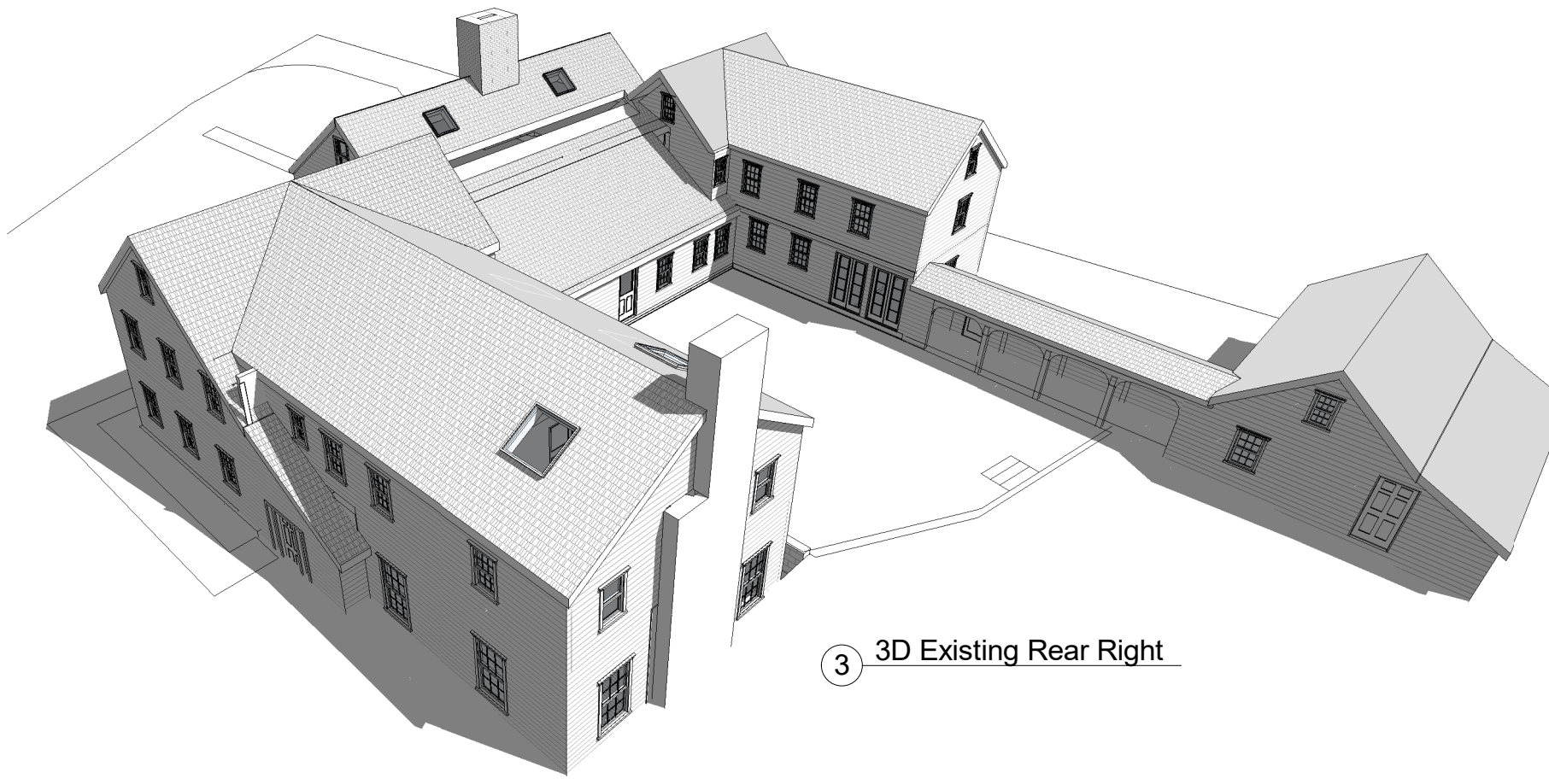
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**9 Old Orchard
Rd LLC**

9 Old Orchard Road,
Chestnut Hill, MA 02467
Whole House Renovation &
Addition



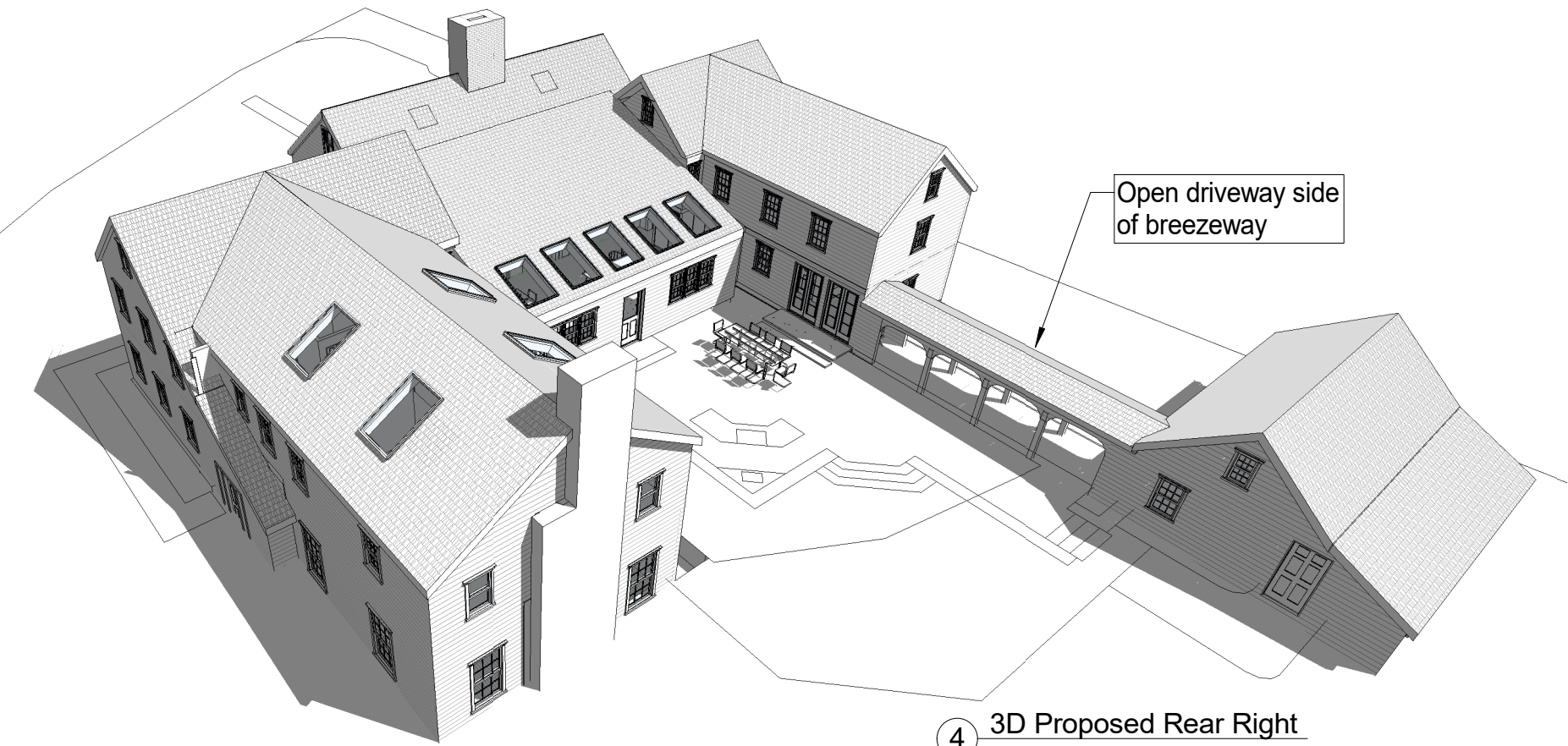
1 3D Existing Front Right



3 3D Existing Rear Right



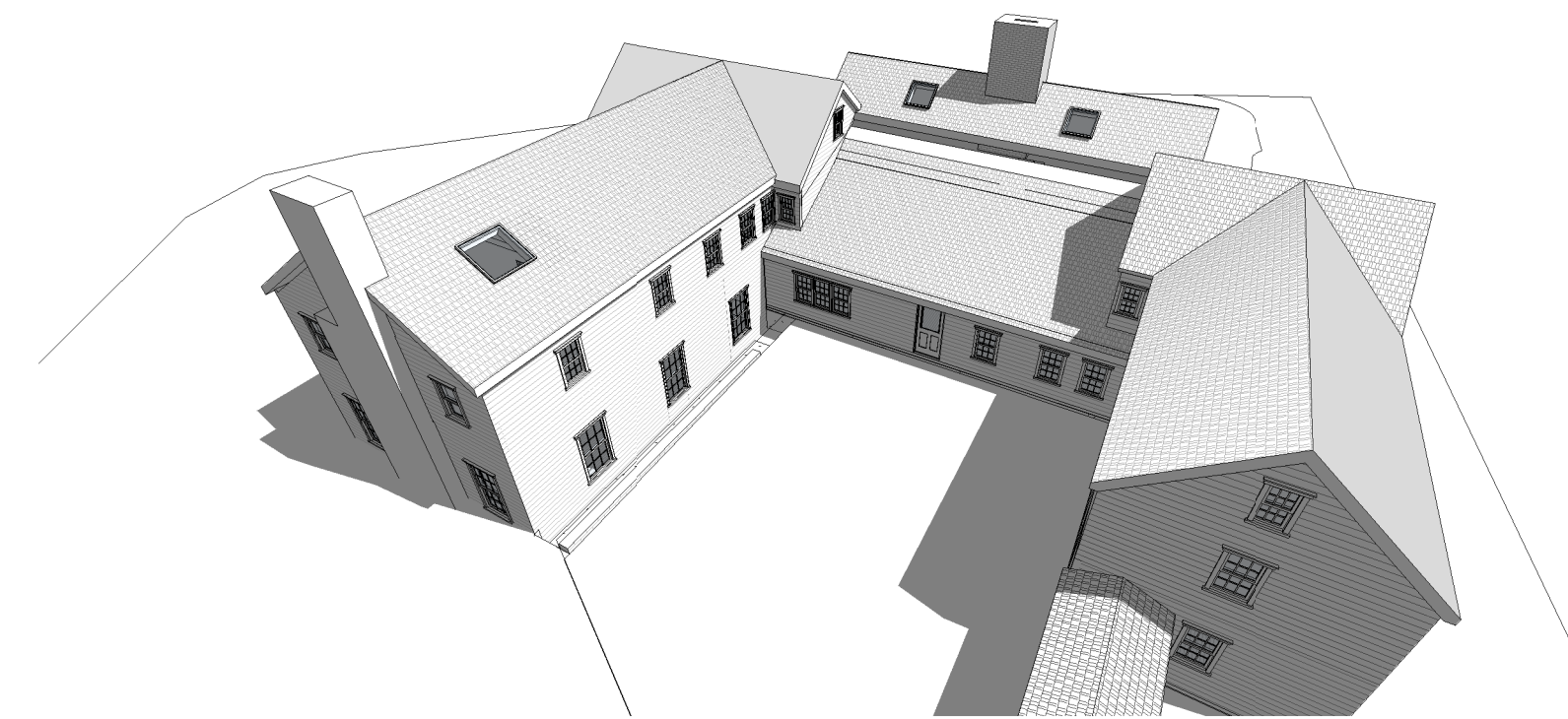
2 3D Proposed Front Right



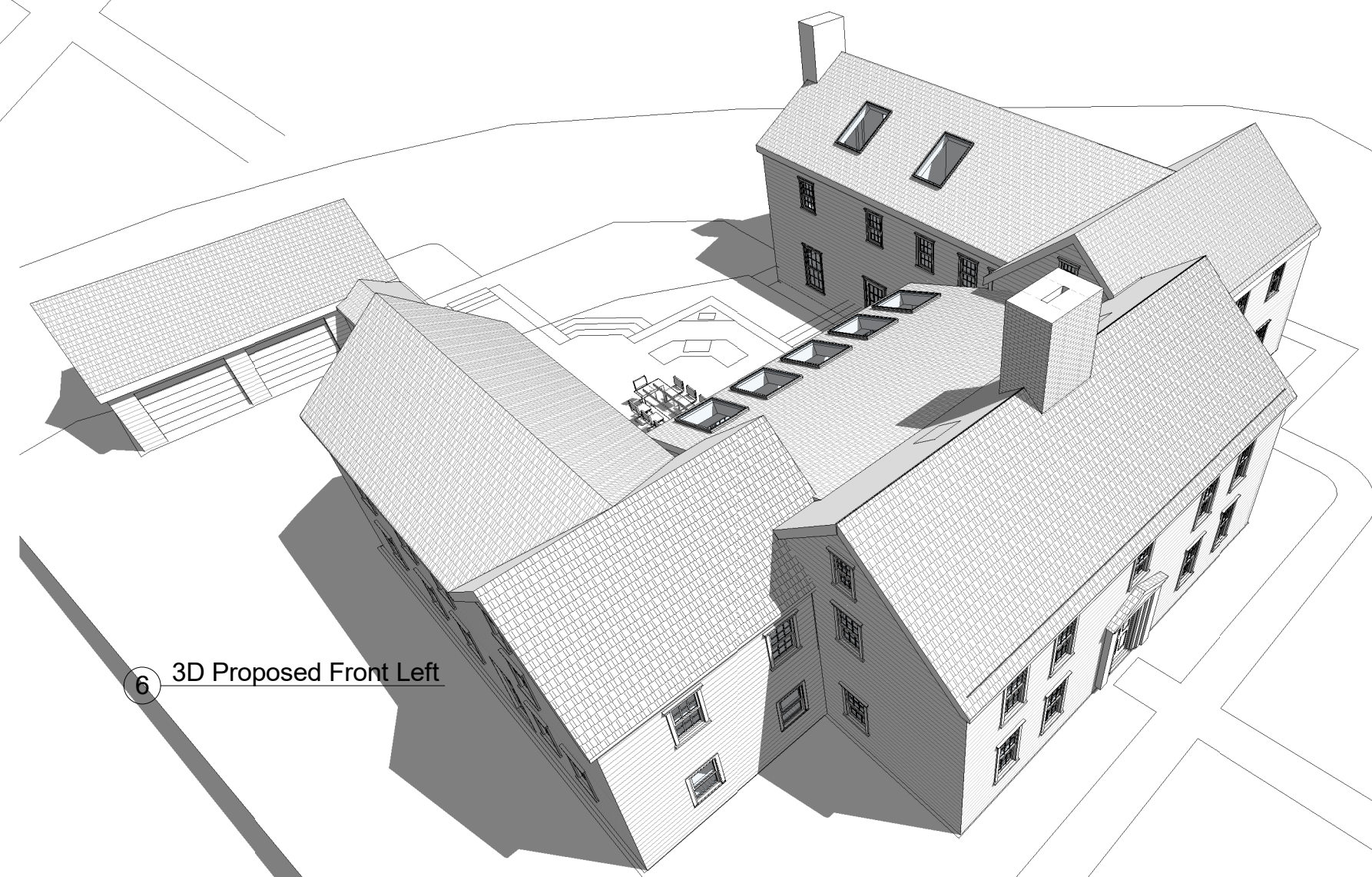
4 3D Proposed Rear Right



5 3D Existing Front Left



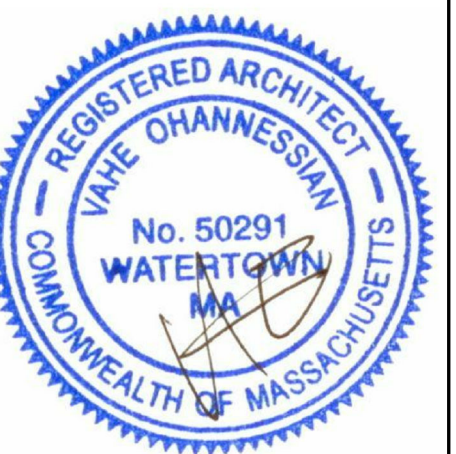
7 3D Existing Rear Left



6 3D Proposed Front Left



8 3D Proposed Rear Left



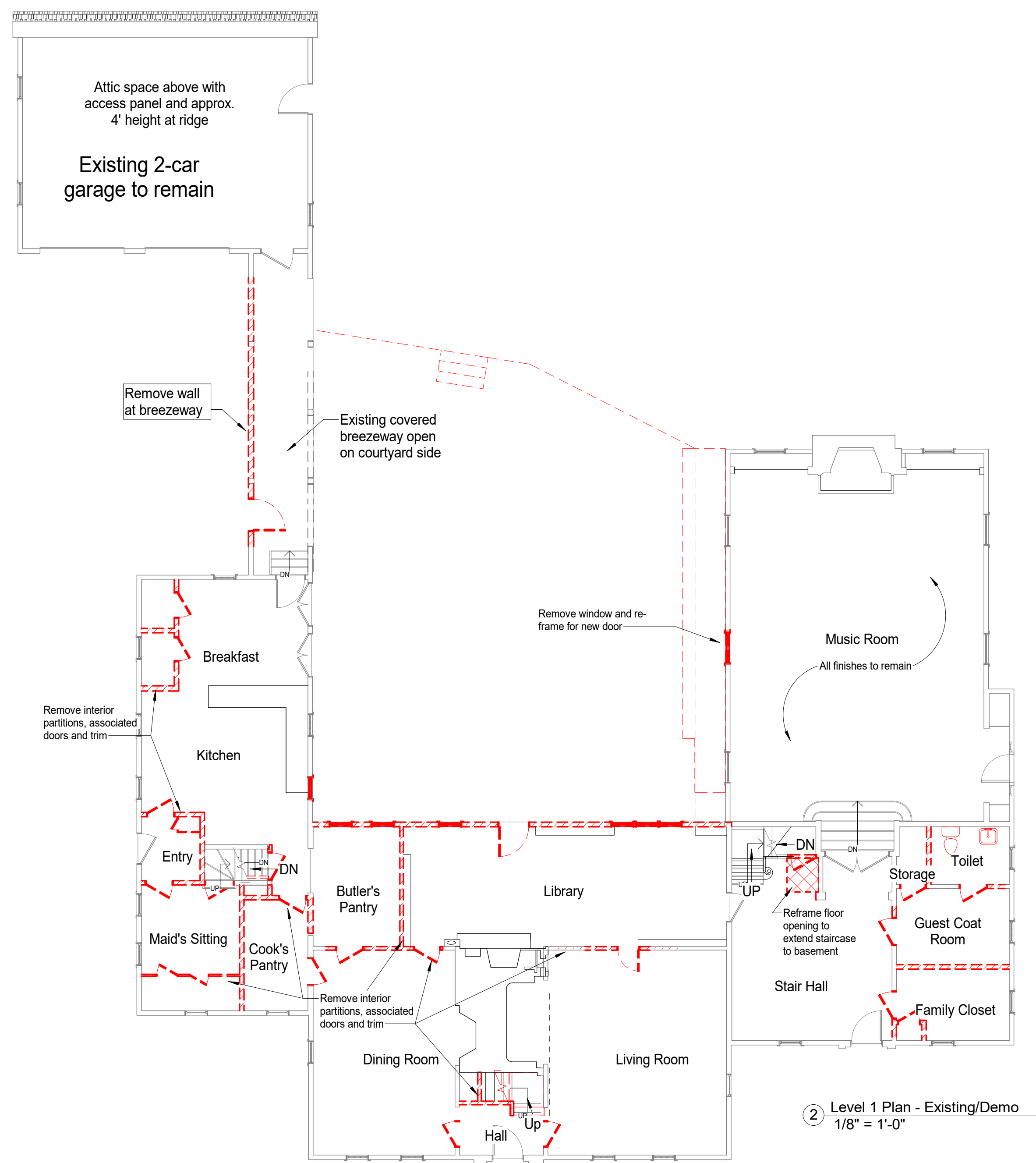
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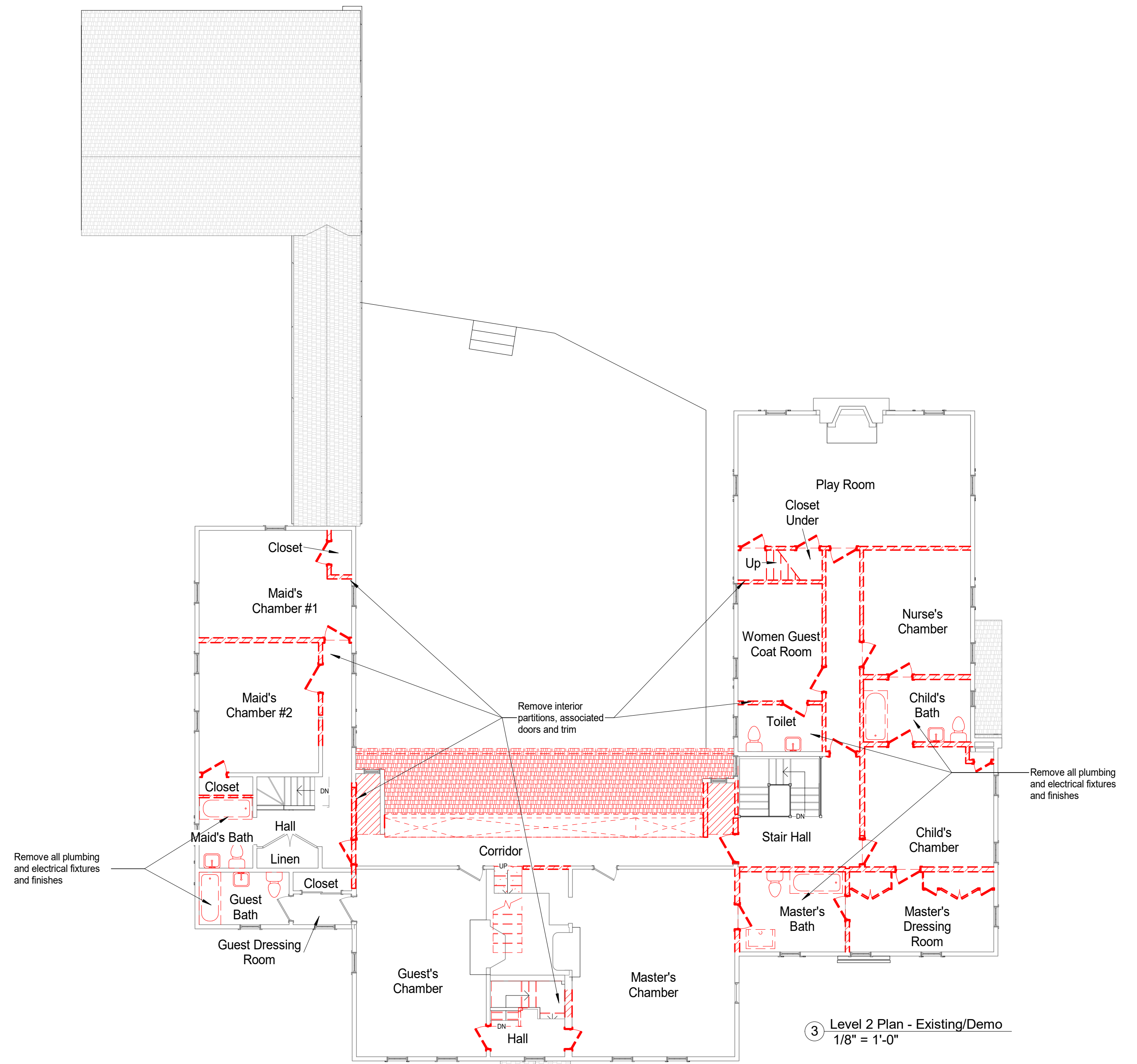
Perspective Views

A0.1

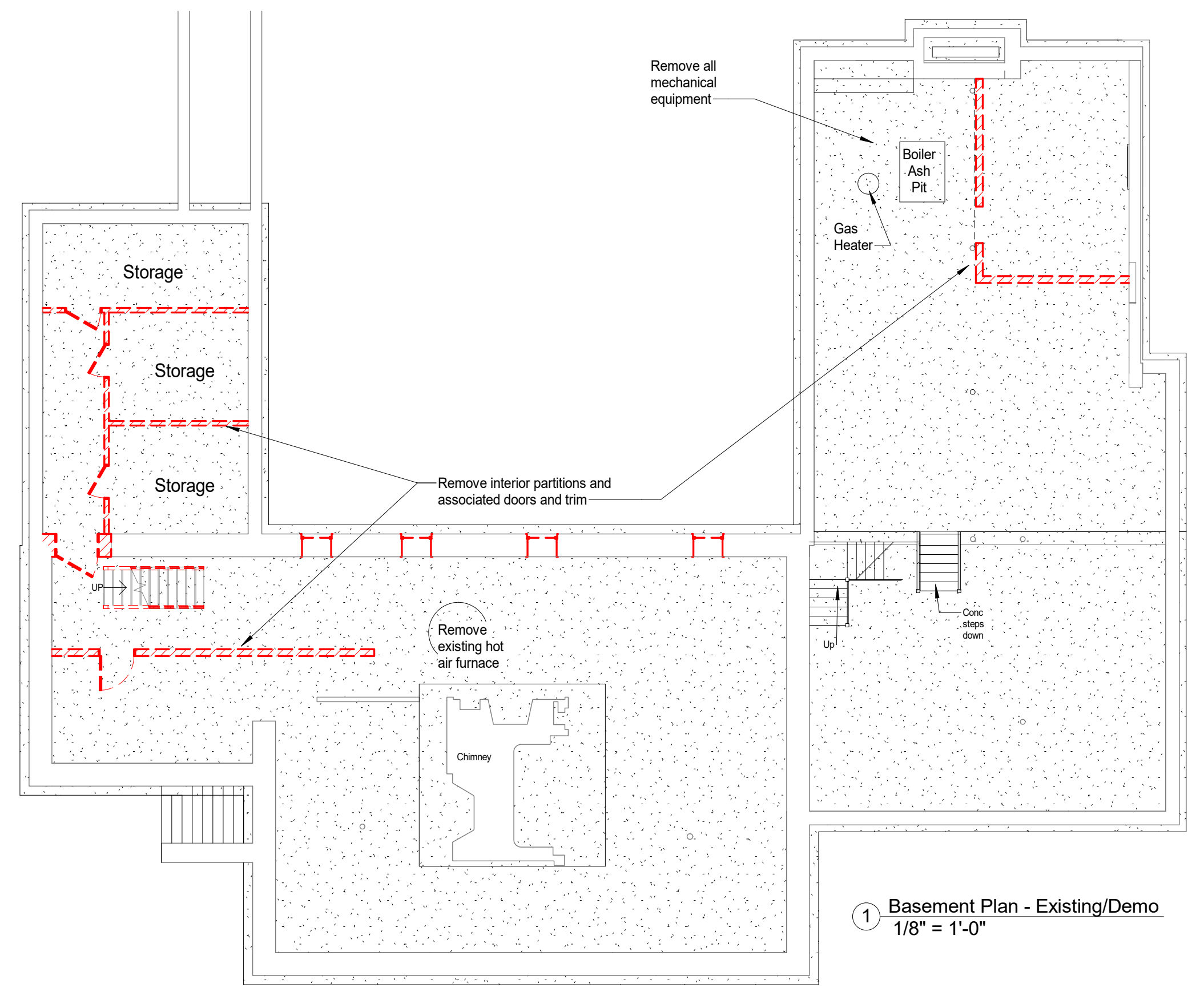
Scale



② Level 1 Plan - Existing/Demo
1/8" = 1'-0"



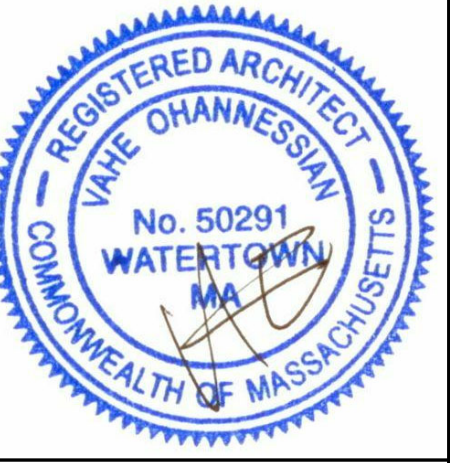
③ Level 2 Plan - Existing/Demo
1/8" = 1'-0"



① Basement Plan - Existing/Demo
1/8" = 1'-0"

DEMOLITION NOTES

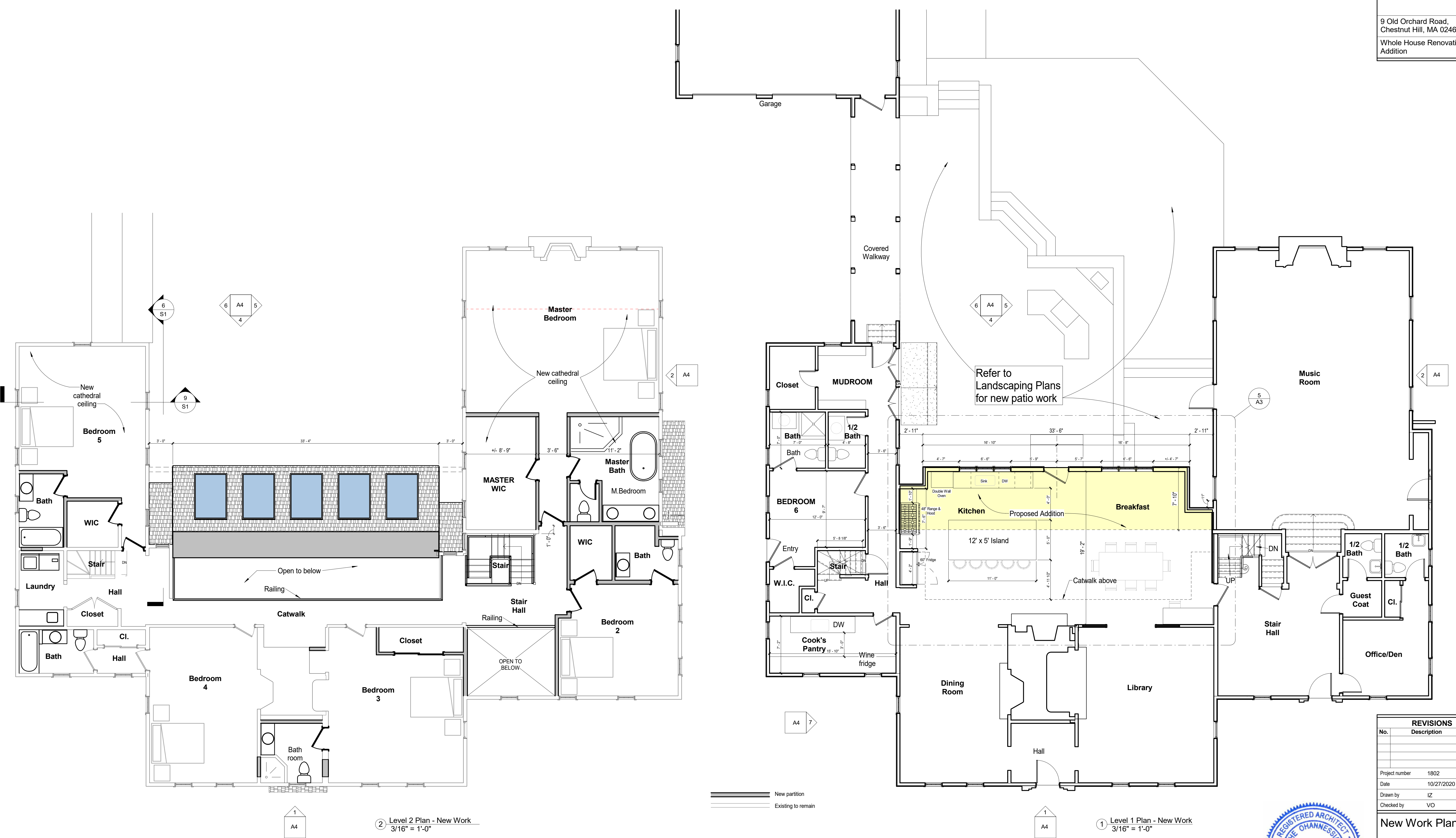
- THIS DRAWING REPRESENTS AREAS OF THE SUBJECT SINGLE FAMILY DWELLING WHERE INTERIOR DEMOLITION IS PROPOSED (SHOWN IN DASHED RED); IN ADDITION, LIMITED EXTERIOR DEMILITON SHALL BE PERFORMED AT REAR WALL FOR PROPOSED ADDITION.
- WINDOWS SASHES SHALL BE REMOVED ONLY FOR THE PURPOSE OF RESTORING SAME; STORM WINDOWS SHALL BE REMOVED.
- EXISTING FLOORING, WALL BOARD AND WOODWORK SHALL REMAIN WHERE PRACTICAL, ESPECIALLY IN EXISTING 1ST AND 2ND FLOOR ROOMS OF ORIGINAL FRONT PORTION OF THE DWELLING.
- NO DEMOLITION SHALL TAKE PLACE IN "MUSIC ROOM" IN RIGHT WING EXCEPT WHERE WINDOW IS REPLACED WITH DOOR, AND TO ACCOMMODATE NEW MECHANICAL AND ELECTRICAL WORK.
- DEMOLITION INCLUDES REMOVAL OF PLUMBING AND ELECTRICAL FIXTURES AND FINISHES. ANY AREAS SHOWN ON THESE PLANS THAT AFFECT STRUCTURE OR BEARING WALLS SHALL BE PERFORMED ONLY AFTER PRIOR APPROVAL OF ARCHITECT OR STRUCTURAL ENGINEER AND SUCH WORK SHALL BE ACCOMPANIED BY PROPER DOCUMENTATION PROVIDED BY ARCHITECT OR STRUCTURAL ENGINEER.
- OWNER / GENERAL CONTRACTOR CERTIFY THAT DWELLING IS CURRENTLY VACANT AND SHALL NOT BE OCCUPIED UNTIL WORK IS COMPLETED AND OCCUPANCY PERMIT IS OBTAINED.



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Existing /
Demolition Plans



② Level 2 Plan - New Work
3/16" = 1'-0"

① Level 1 Plan - New Work
3/16" = 1'-0"

— New partition
= Existing to remain

REVISIONS		
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Checked by VO

New Work Plans

A2

Scale 3/16" = 1'-0"

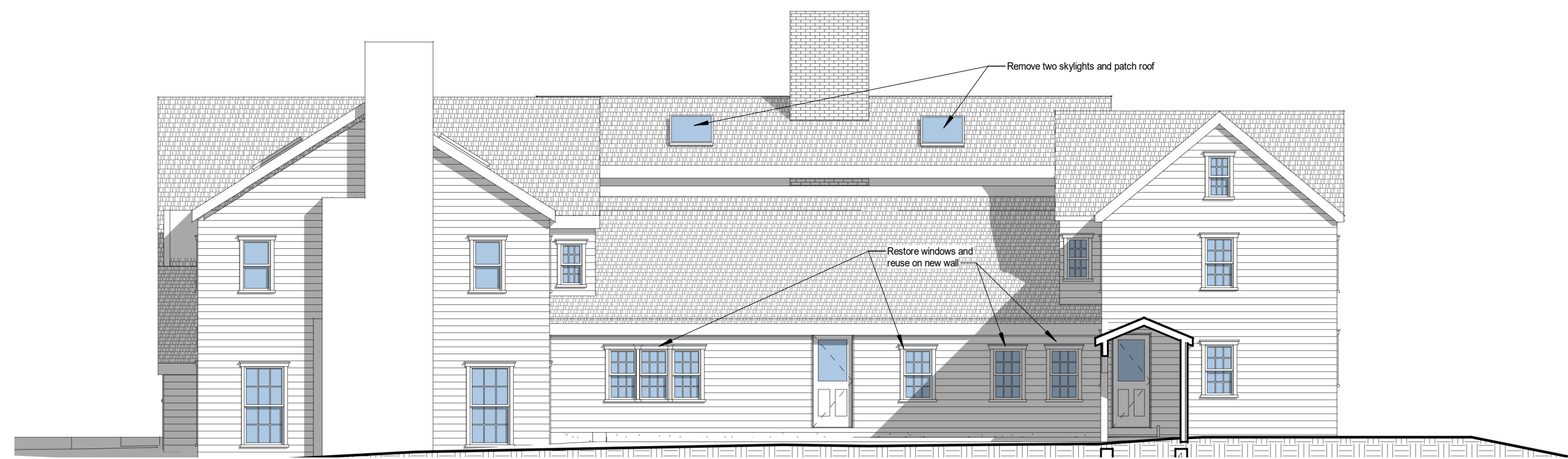




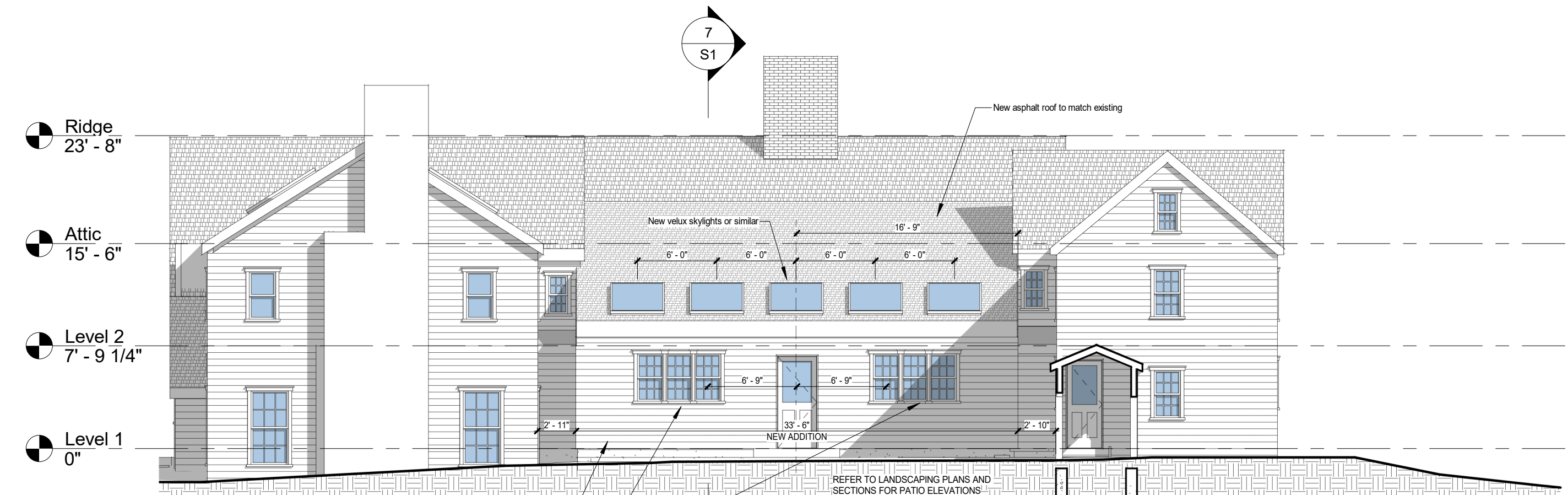
1 Existing / Proposed Front Elevation
1/8" = 1'-0"



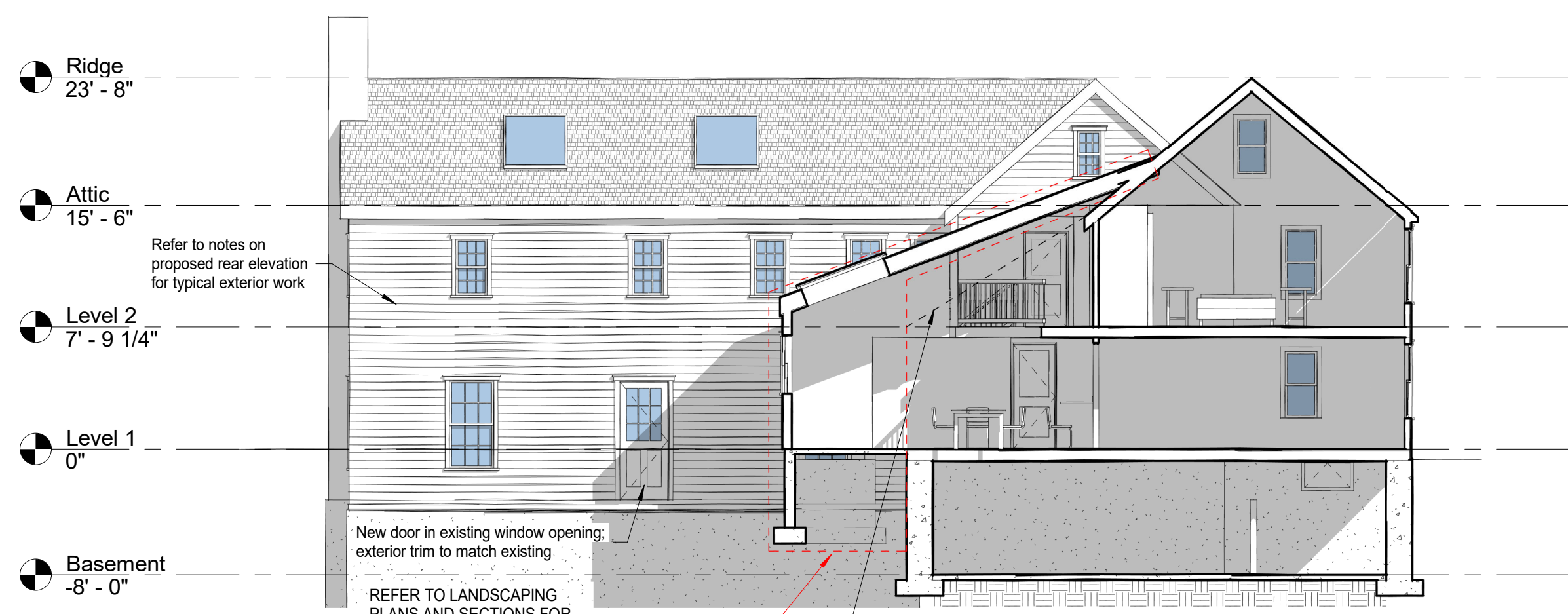
2 Proposed Right Elevation
1/8" = 1'-0"



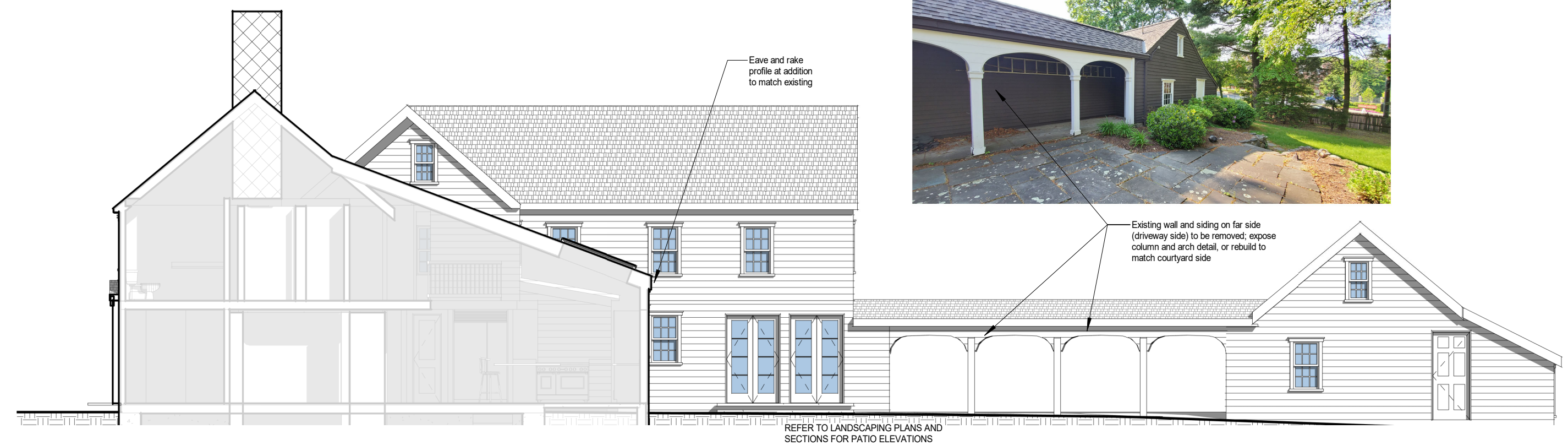
3 Existing Rear Elevation
1/8" = 1'-0"



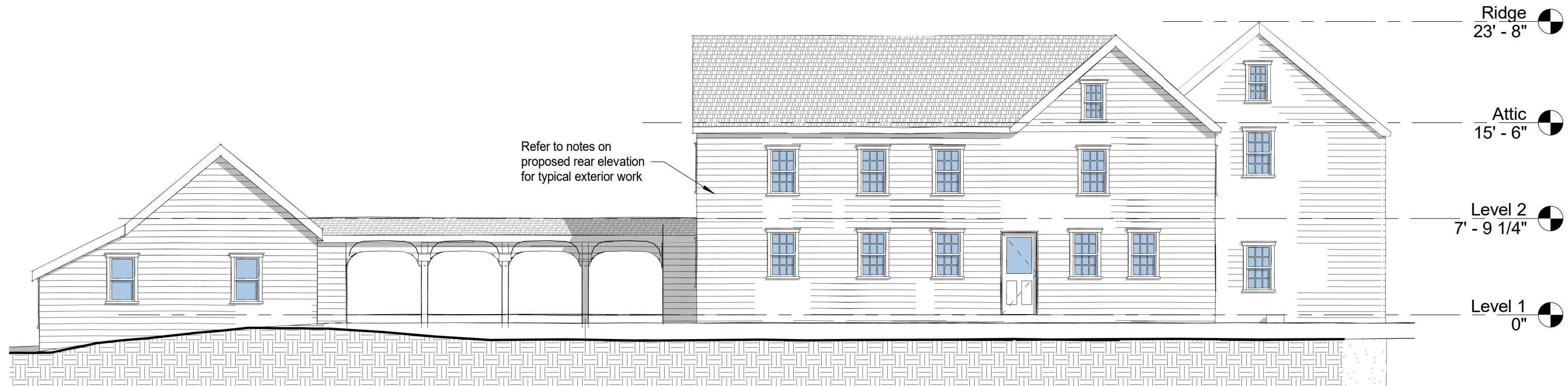
4 Proposed Rear Elevation
1/8" = 1'-0"



5 Proposed Courtyard Right Elevation
1/8" = 1'-0"



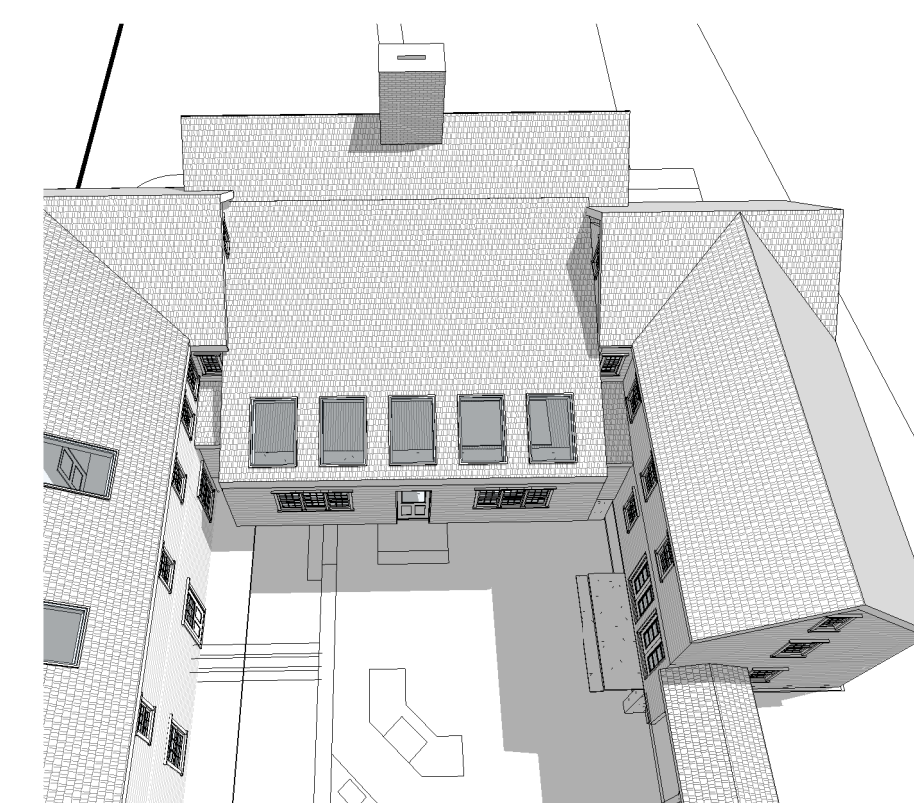
6 Proposed Courtyard Left Elevation
1/8" = 1'-0"



7 Existing / Proposed Left Elevation
1/8" = 1'-0"



8 3D Proposed Addition at Right Wing



9 3D Proposed Addition



10 3D Proposed Addition at Left Wing



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Proposed Elevations

A4

Scale 1/8" = 1'-0"

