

9 OLD ORCHARD ROAD, CHESTNUT HILL, MA

WHOLE-HOUSE RENOVATION & ADDITION

THIS DRAWING SET COMPARES WHAT IS CURRENTLY APPROVED UNDER AN ACTIVE BUILDING PERMIT (GUT REMODEL AND ADDITION) AND RELIEF BEING SOUGHT UNDER SPECIAL PERMIT. THE SCOPE OF WORK UNDER THE BUILDING PERMIT INCLUDES THE FOLLOWING TWO ITEMS RELEVANT TO THE SPECIAL PERMIT APPLICATION:

1. REMOVAL OF THE WALL ON THE WEST SIDE OF THE BREEZEWAY IN ORDER TO EXCLUDE THE BREEZEWAY AREA FROM THE GFA.
2. INCLUSION OF A FLAT CEILING AT 10' MAX. IN THE REAR ADDITION IN ORDER TO AVOID ADDING "ATRIA" CALCULATION AND MAINTAIN GFA AT MAXIMUM ALLOWED.

PROJECT TEAM INCLUDED THE ABOVE ITEMS FOR THE SOLE PURPOSE OF MAINTAINING THE MAXIMUM ALLOWED FAR OF $0.26 + 0.02 = 0.28$ AS PART OF THE BUILDING PERMIT APPLICATION.

RELIEF BEING SOUGHT UNDER SPECIAL PERMIT APPLICATION TO INCREASE FAR TO 0.29 WHERE 0.28 IS ALLOWED:

1. KEEP THE BREEZEWAY WALL ON THE LEFT (WEST) SIDE OF THE BREEZEWAY, THUS ADDING 187 S.F. AREA OF THE BREEZEWAY TO THE GFA CALCULATION
2. EXCLUDE THE FLAT CEILING INSIDE THE REAR ADDITION, THUS ADDING A NET 50 S.F. TO THE GFA AS A RESULT OF THE ATRIA CALCULATION.

GROSS FLOOR AREA CALCS							Comments
Existing Pre-Construction	Added	Removed	Proposed under active Building Permit	Request to add through Special Permit	Proposed with Special Permit		
Basement (no exposed area > 4' above grade)	0	0	0	0	0		
Garage	632	0	0	632	0	632	
Breezeway	187	0	187	0	187	Keep left breezeway wall	
1st Floor - main house (excluding Right Foyer)	3,401	0	0	3,401	0	3,401	
1st Floor Right Entry Foyer	108	52	0	160	0	160	
1st Floor New Rear Addition	0	288	0	288	50	Net Add'l from Atria Calculation	
1st Floor Total	4,328	340	187	4,481	237	4,718	
2nd Floor - main house	3,171	0	108	3,063	0	3,063	
3rd Floor - main house	0	0	0	0	0	0	
TOTAL GROSS FLOOR AREA	7,499	340	295	7,544	237	7,781	

LOT SIZE	26,637	26,637	26,637
FAR	0.28	0.28	0.29

Addition Area	Average Height (ft)	Atria Factor	Total area with Atria Calculation	Net Additional
288	11.75	1.18	338	50

REFER TO DRAWING 14 ON SHEET A-0 FOR CROSS SECTION OF ADDITION

REFER TO DRAWING 2 ON SHEET A-0 FOR GFA PLAN OF BREEZEWAY AND 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 by Building permit
.29 by Special Permit Request

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

GENERAL SCOPE OF WORK

- Gut-remodel entire existing house
- New addition in Rear between wings - approx. 281 s.f.
- Open driveway side of breezeway (courtyard side already open)
- Various layout changes in interior
- 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:

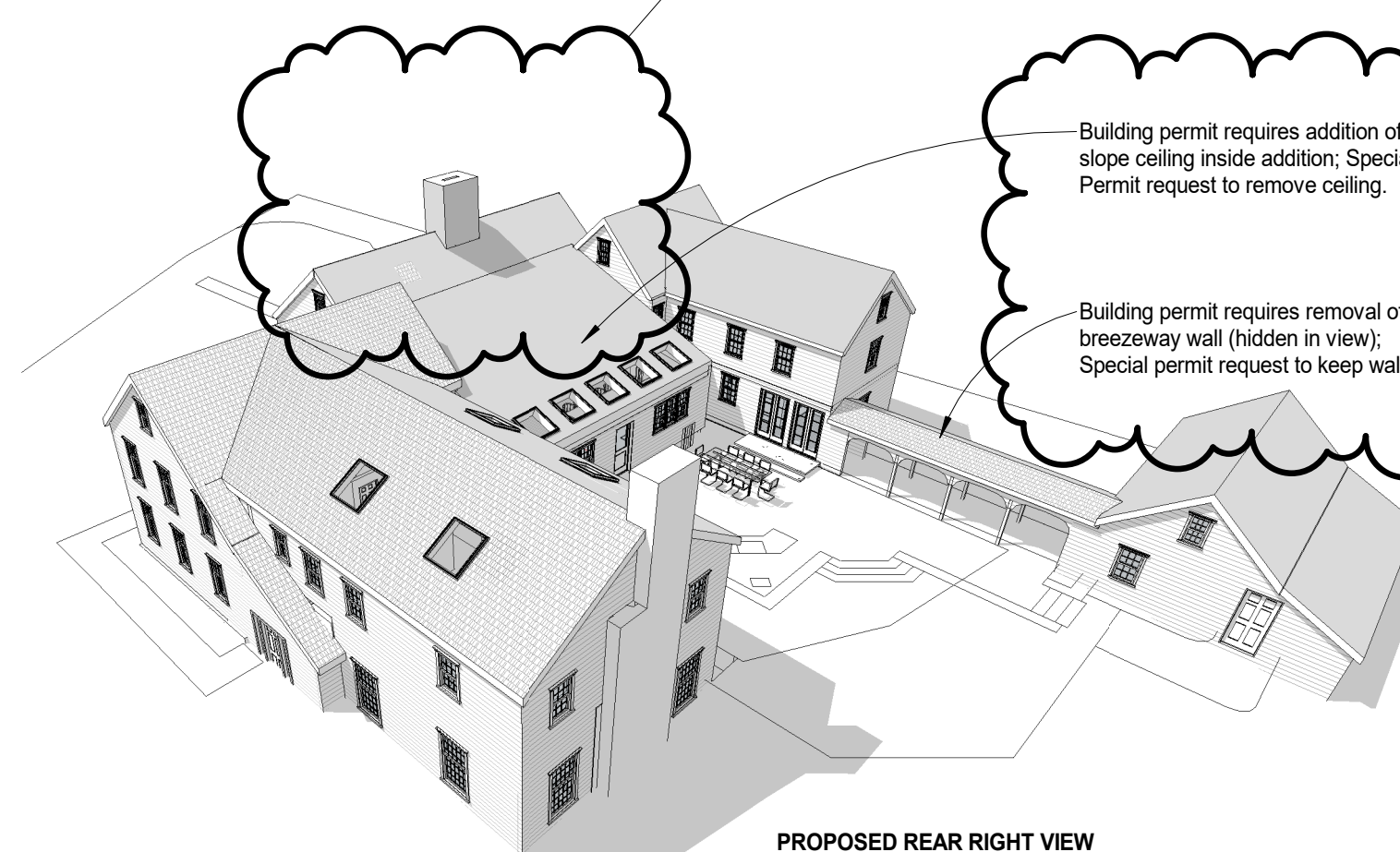
- Installation of skylights
- Window repairs
- Replacement/repair of existing siding
- Exterior Paint

Sheet List

#	Sheet Name
A0	Title Sheet
A1	Existing / Demolition Plans
A2	New Work Plans
A3	Proposed Plans
A4	Proposed Elevations



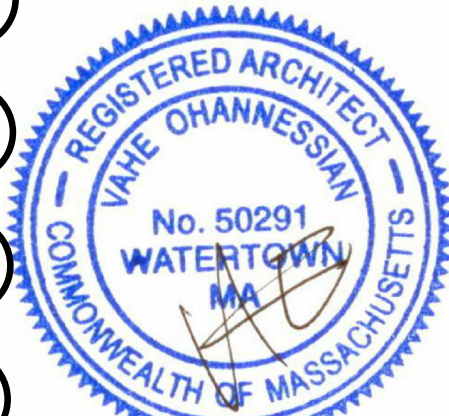
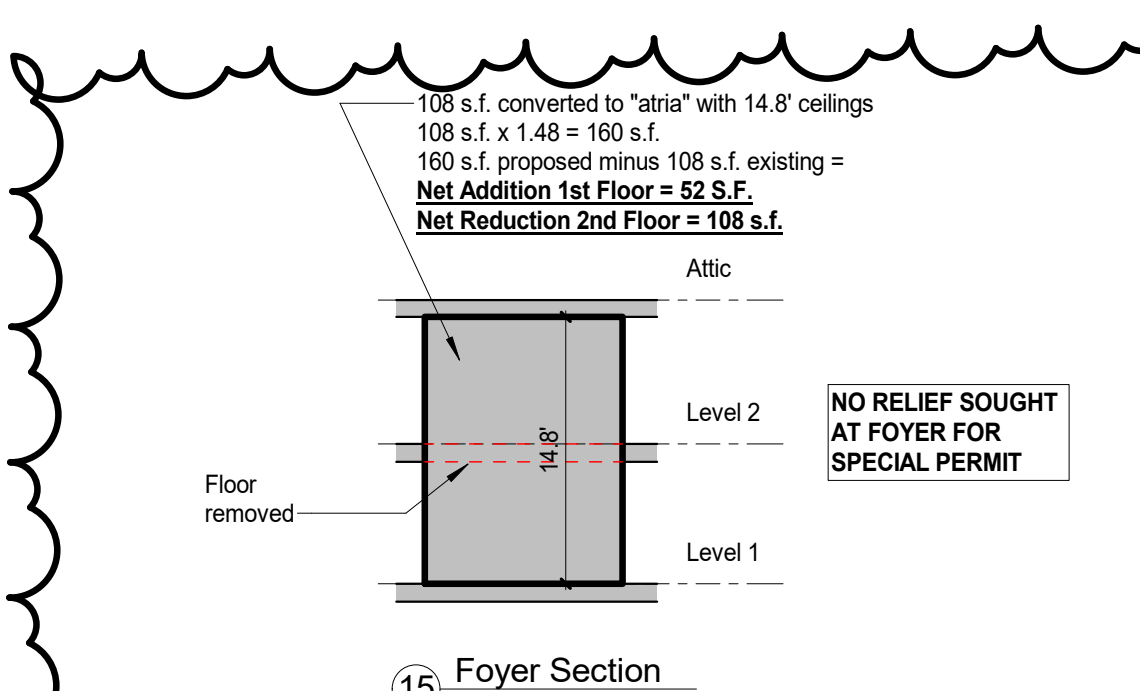
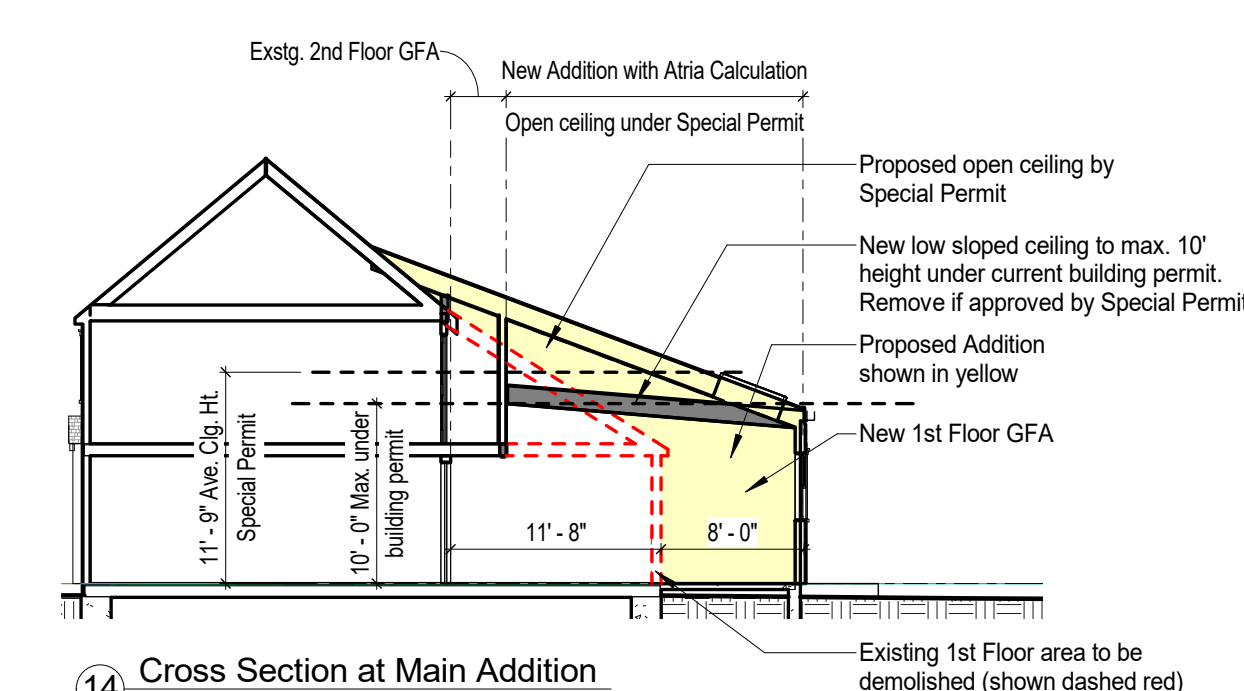
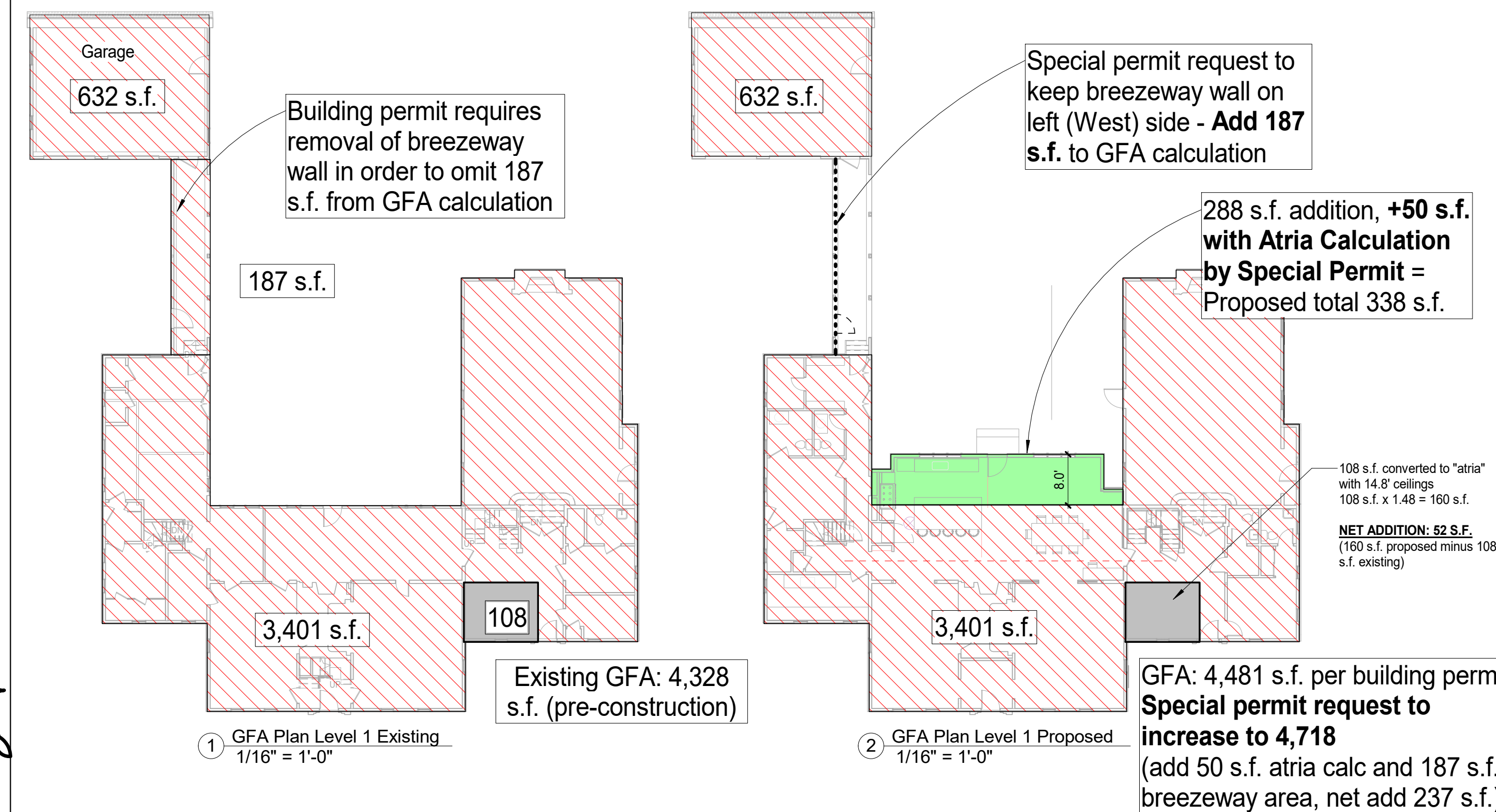
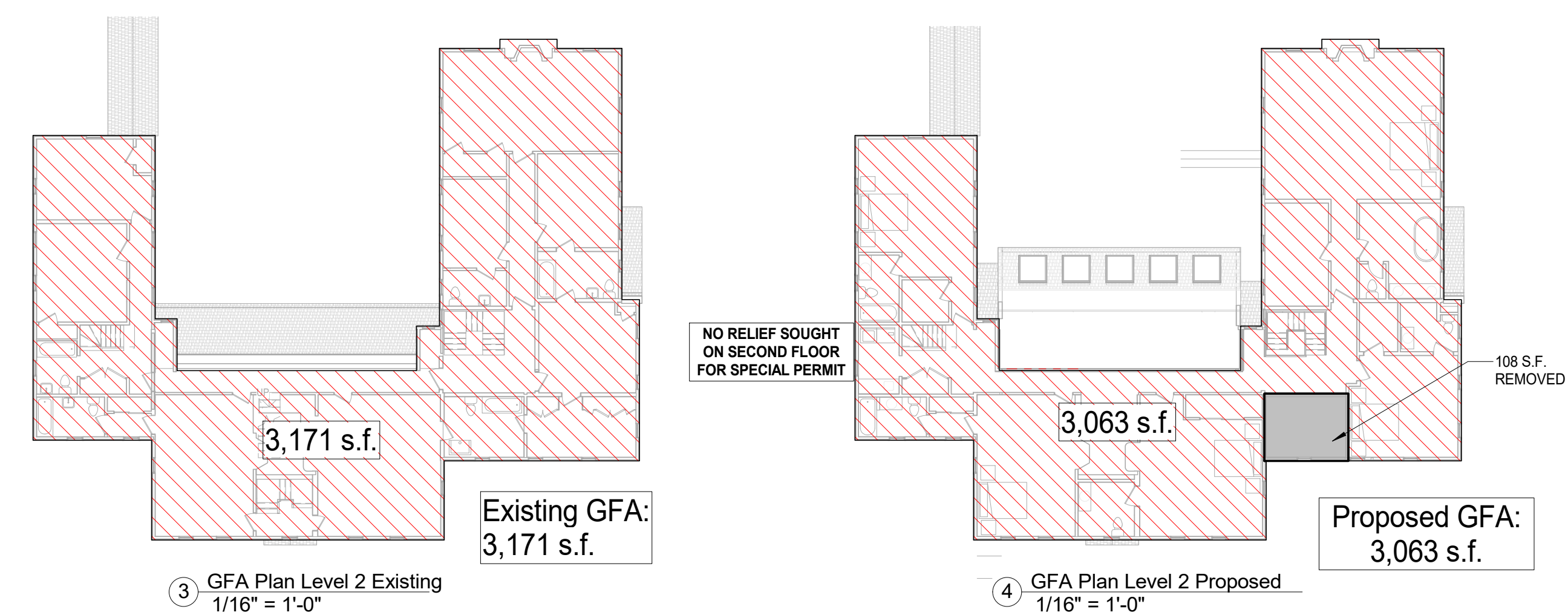
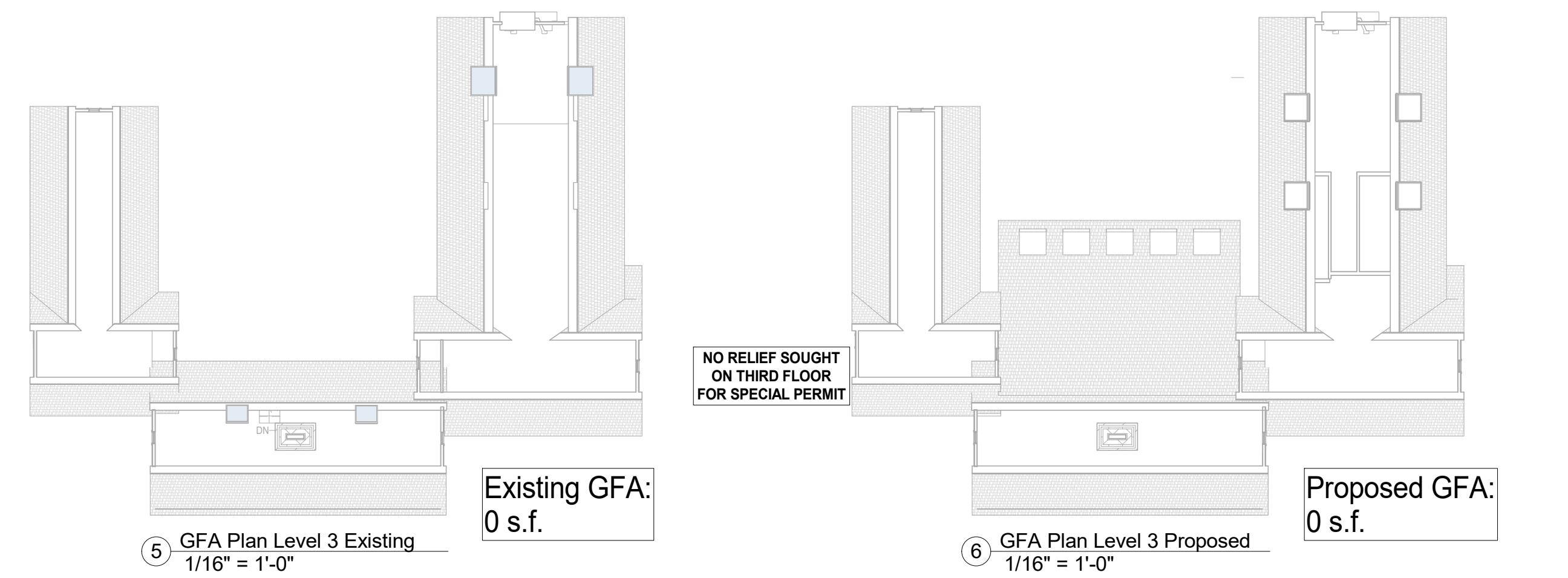
EXISTING REAR RIGHT VIEW



PROPOSED REAR RIGHT VIEW

Building permit requires addition of low slope ceiling inside addition; Special Permit request to remove ceiling.

Building permit requires removal of breezeway wall (hidden in view); Special permit request to keep wall.



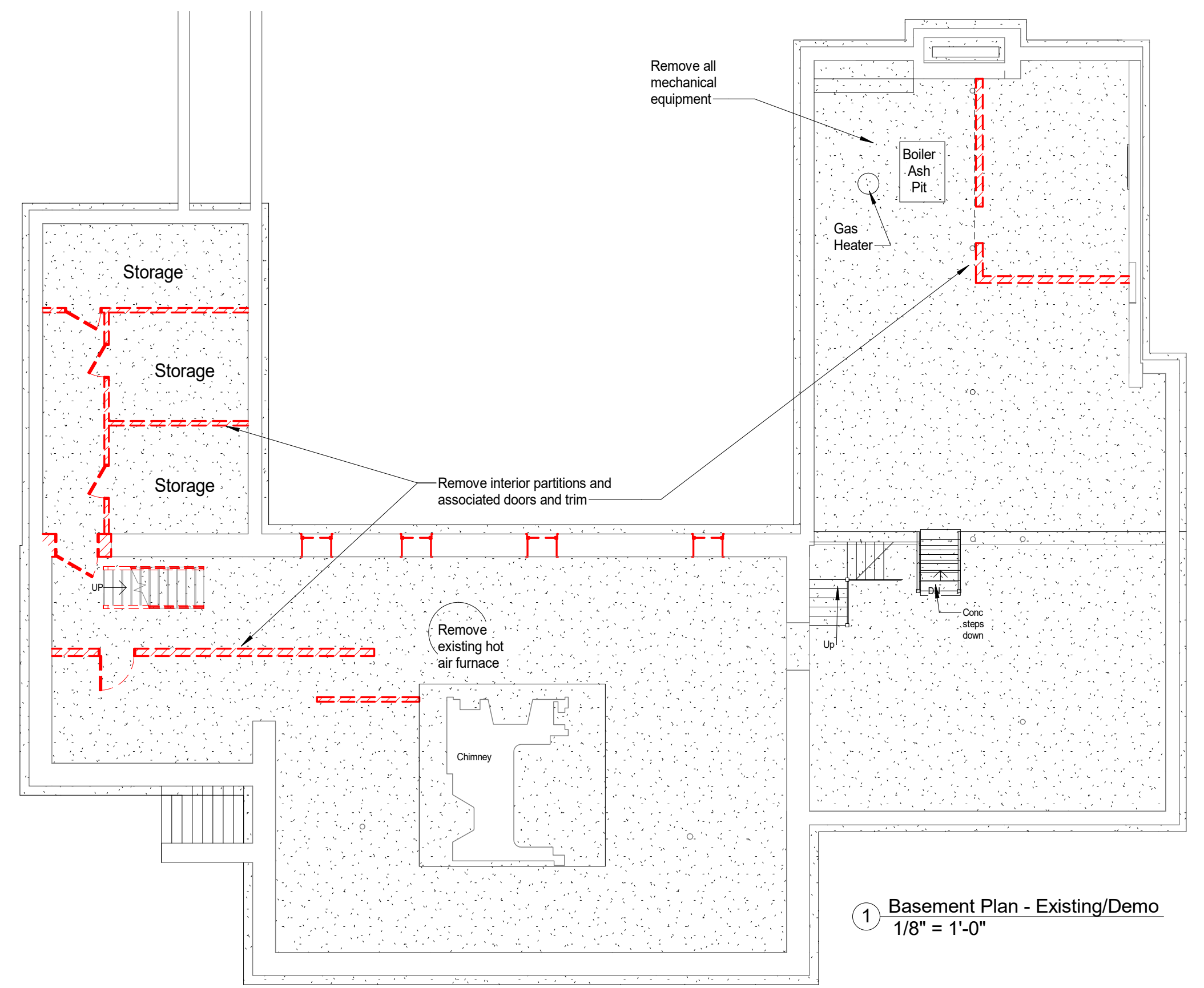
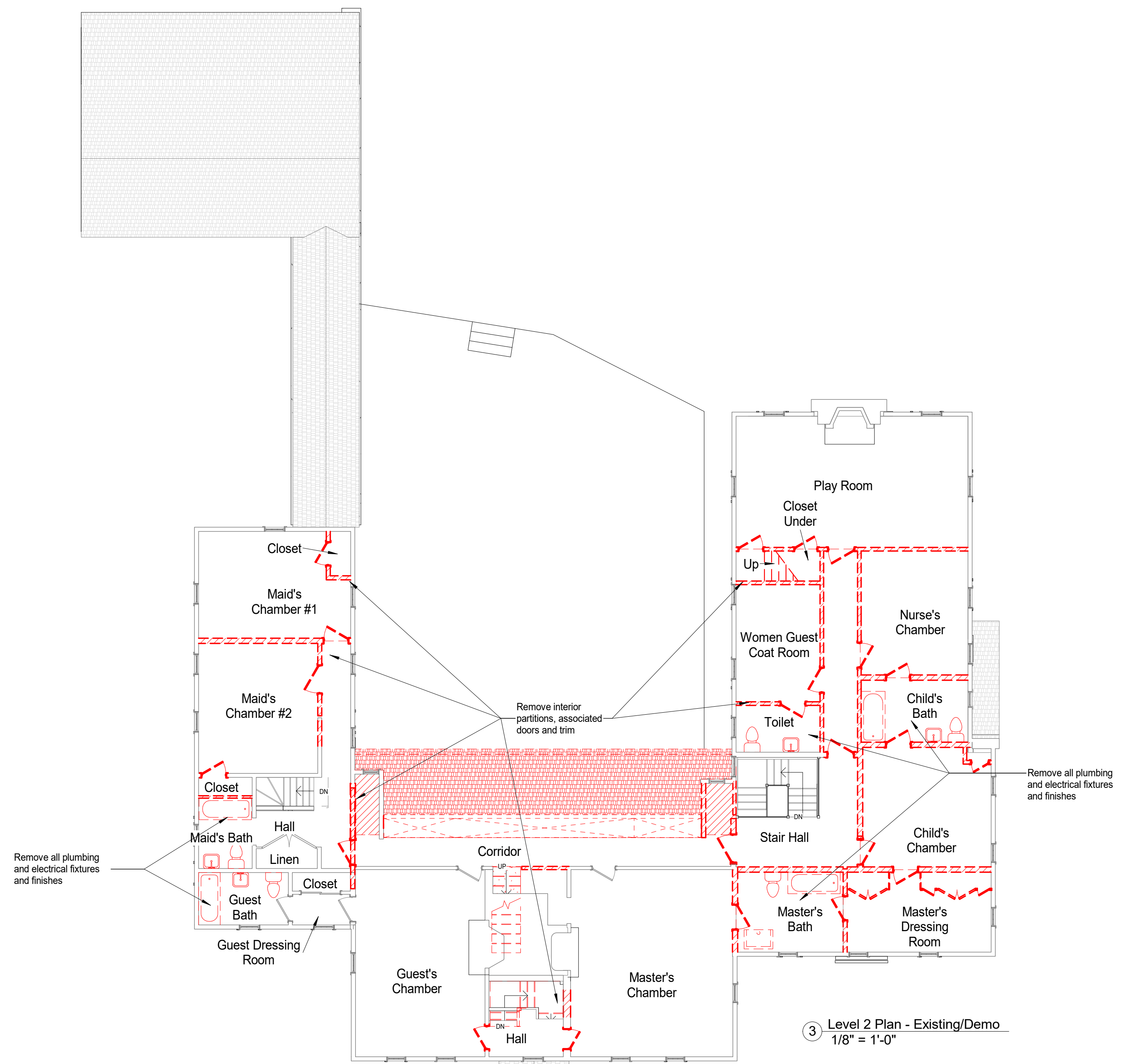
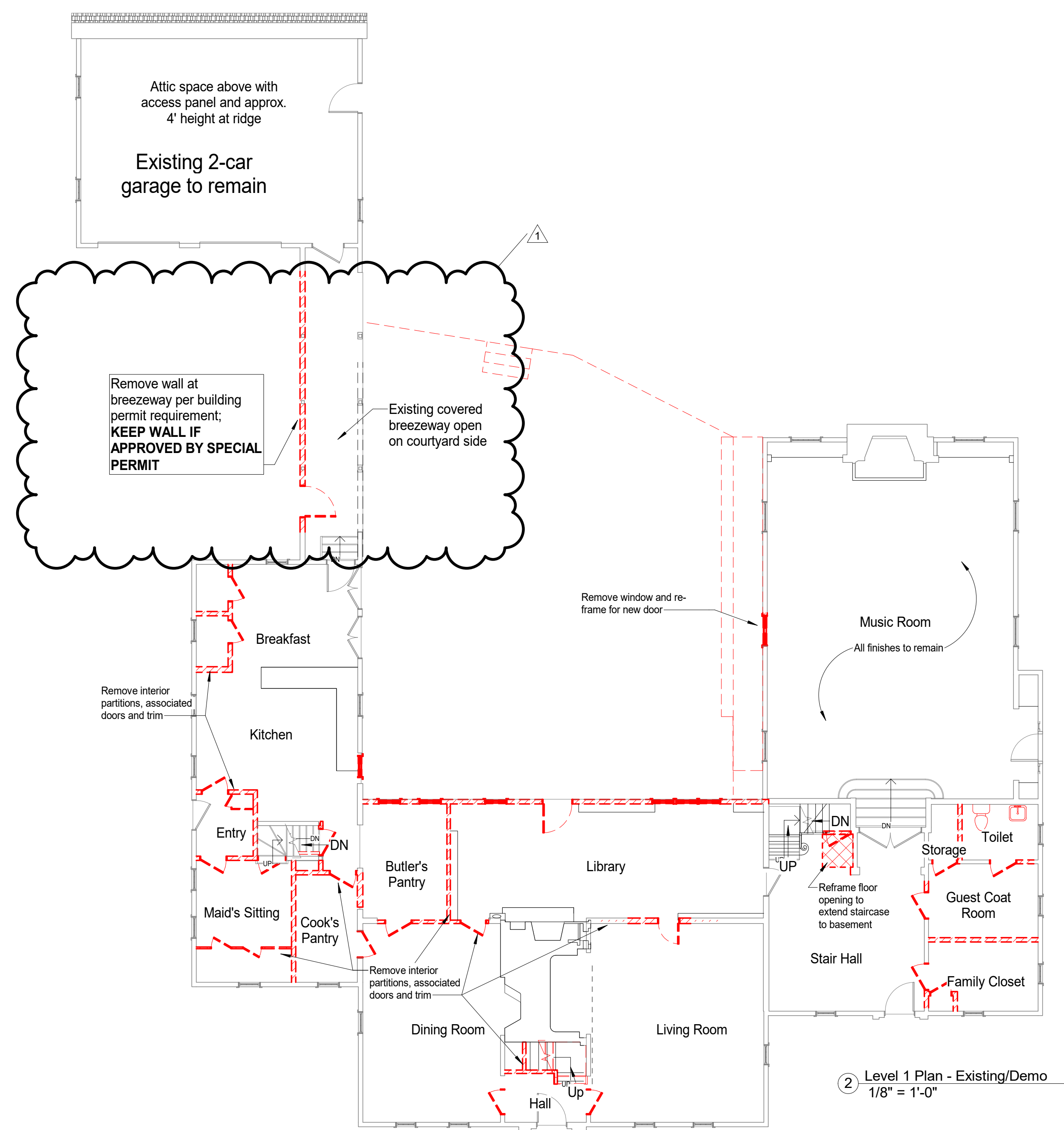
No.	Description	Date
1	Special Permit Proposed	06/16/21
2	Special Permit Misc Updates	07/02/21

Project number: 1802
Date: 01/12/2021
Drawn by: VO
Checked by: VO

Title Sheet

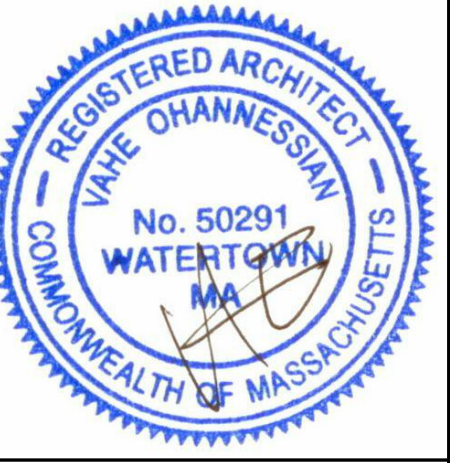
A0

Scale: As indicated



DEMOLITION NOTES

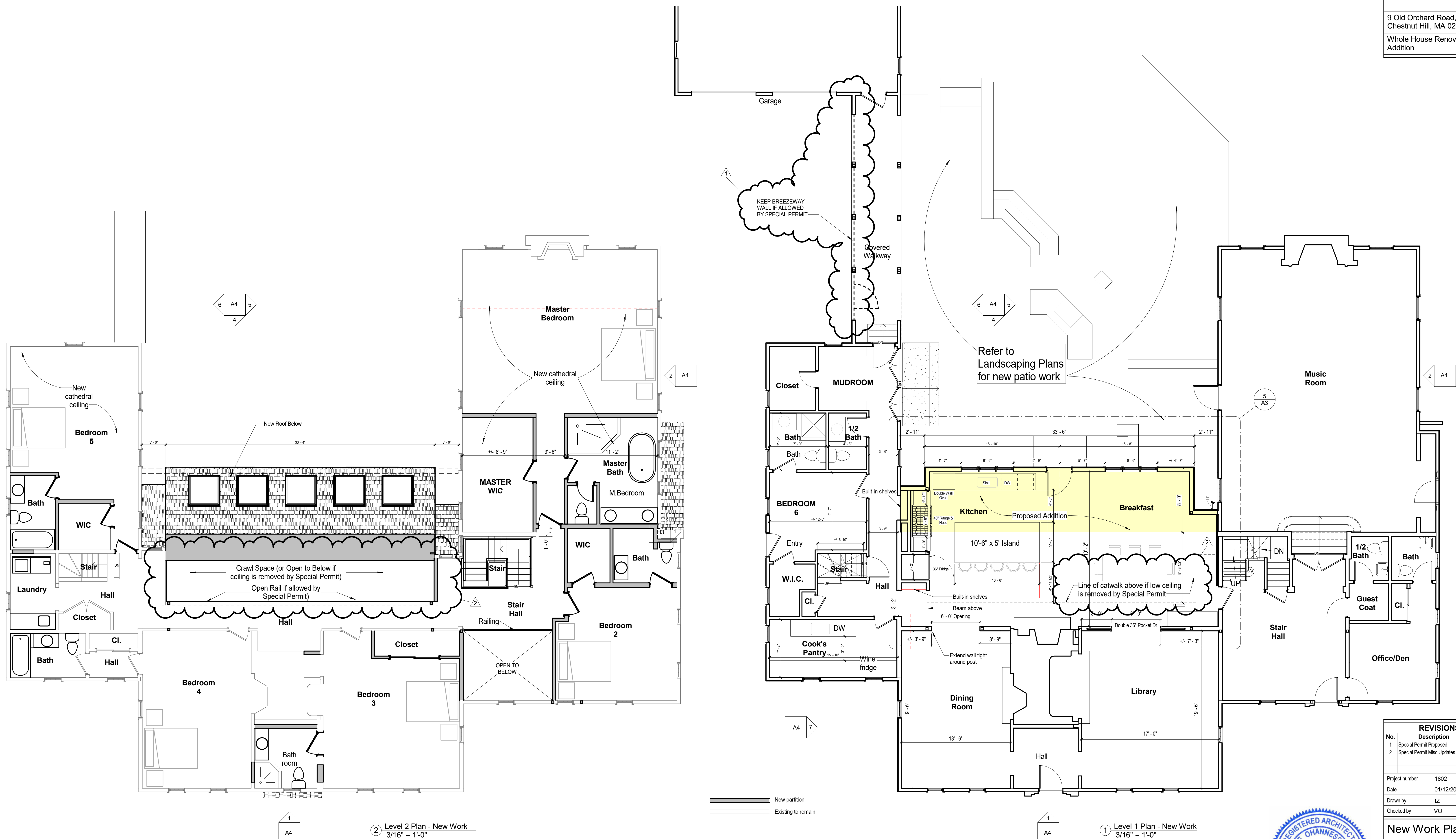
- THIS DRAWING REPRESENTS AREAS OF THE SUBJECT SINGLE FAMILY DWELLING WHERE INTERIOR DEMOLITION IS PROPOSED (SHOWN IN DASHED RED); IN ADDITION, LIMITED EXTERIOR DEMILITON SHALL BE PERFORMED AT REAR WALL FOR PROPOSED ADDITION.
- WINDOWS SASHES SHALL BE REMOVED ONLY FOR THE PURPOSE OF RESTORING SAME; STORM 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.



REVISIONS		
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1	Special Permit Proposed	06/16/21

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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

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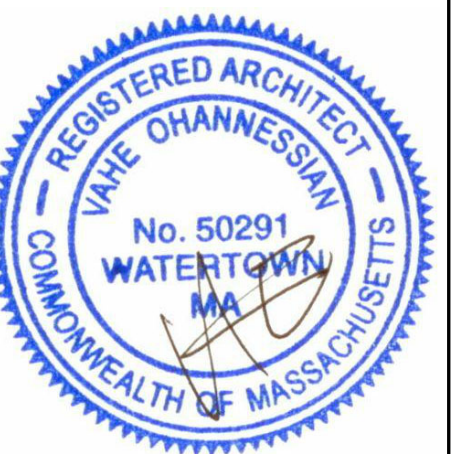
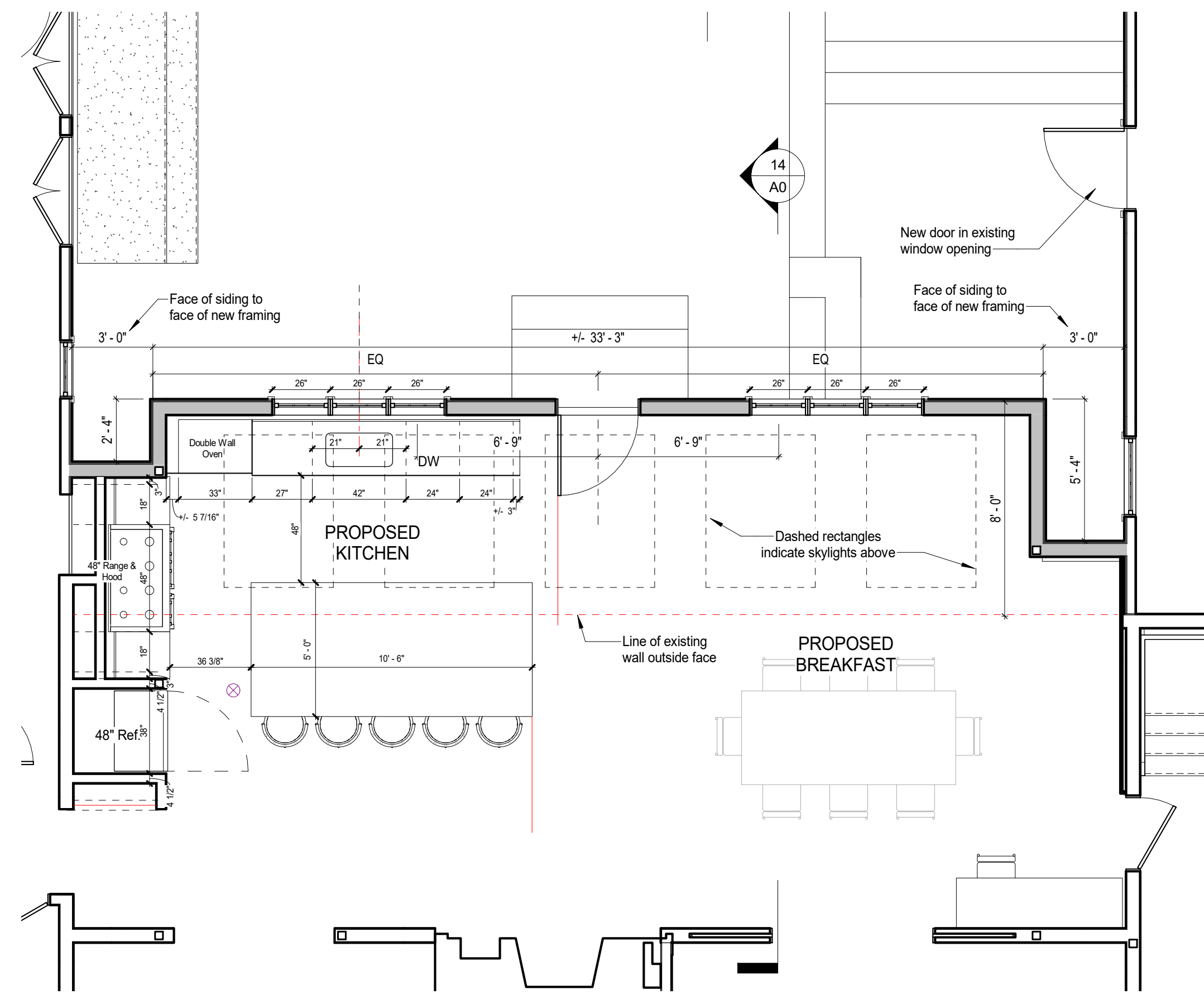
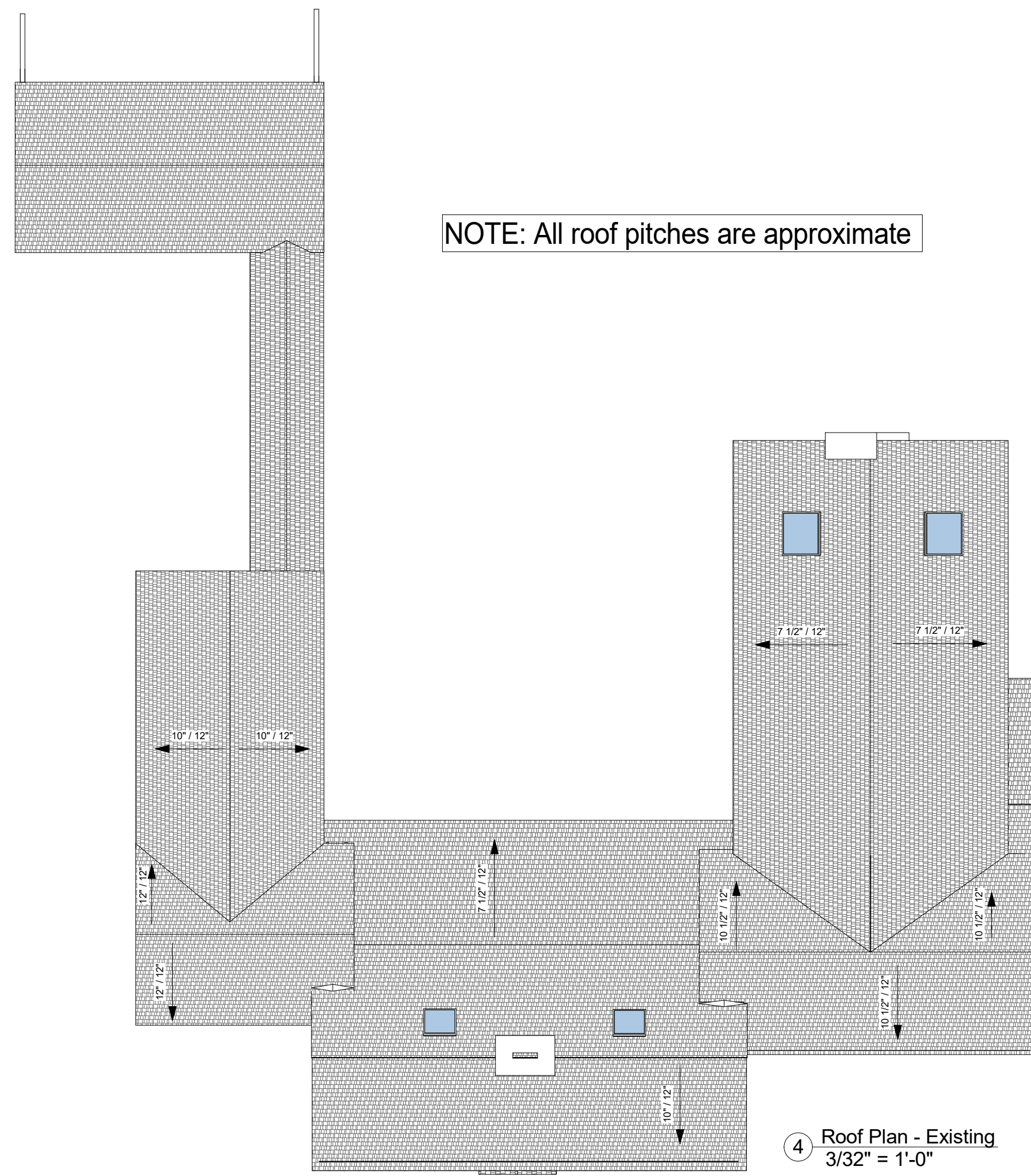
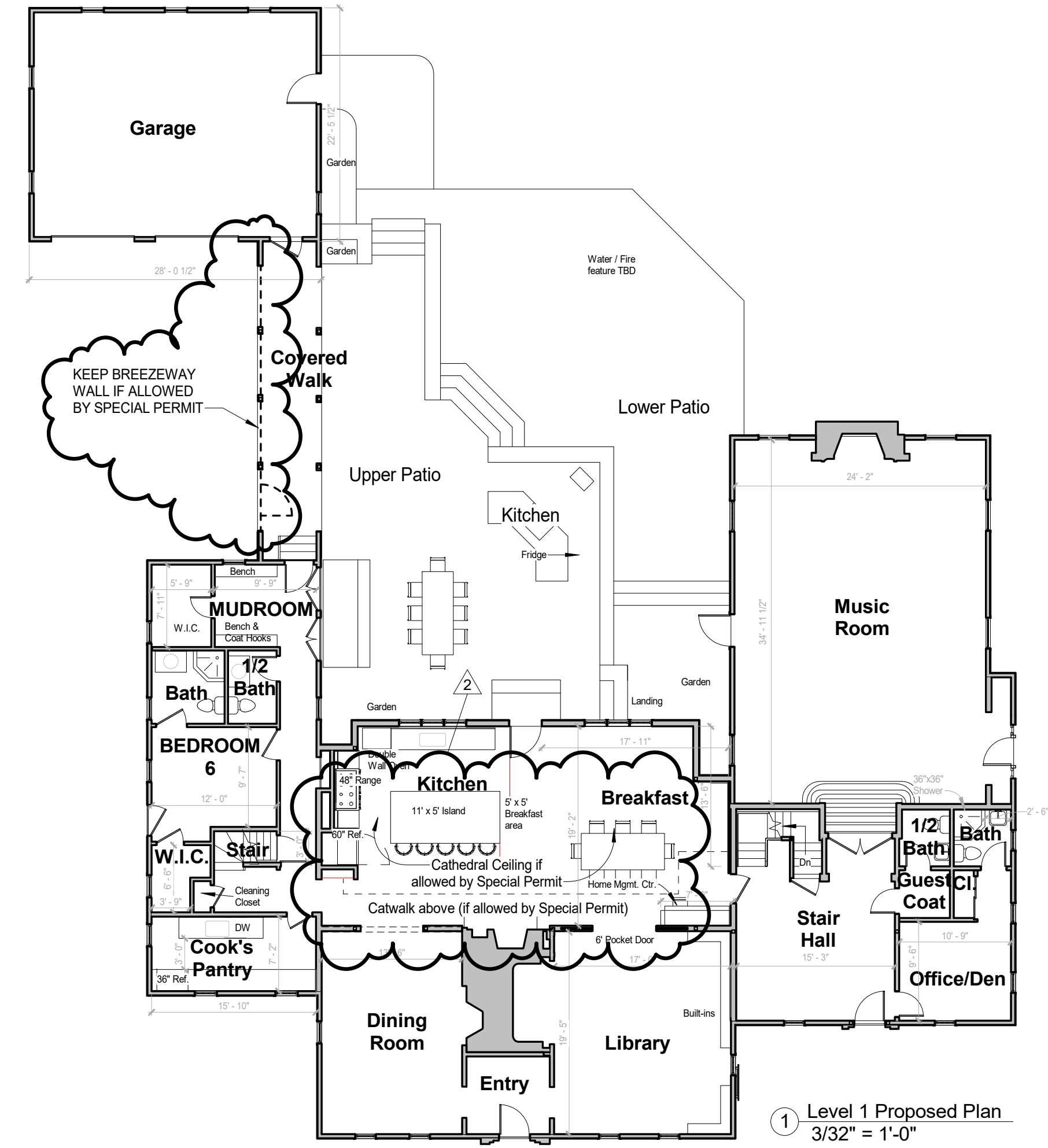
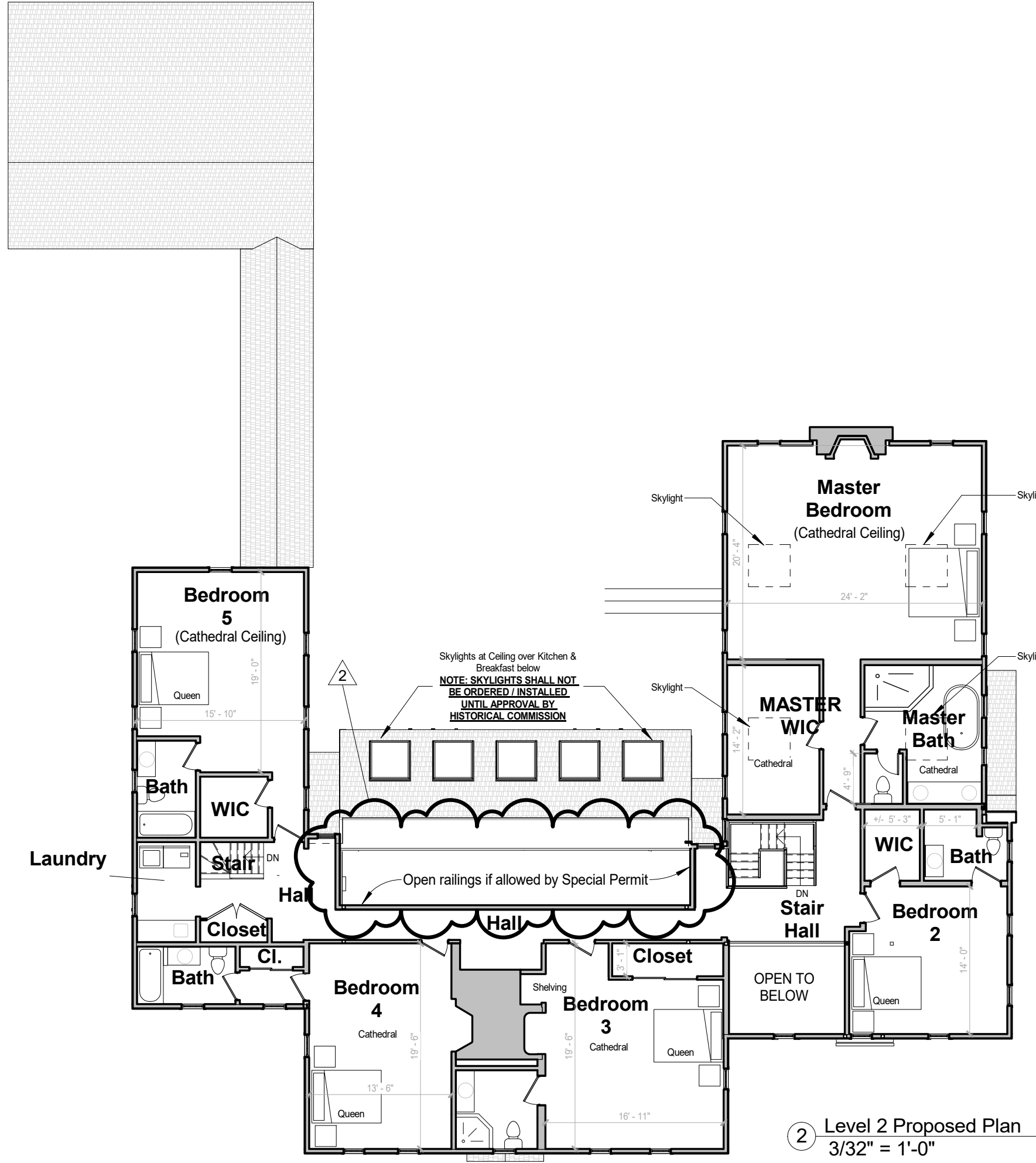
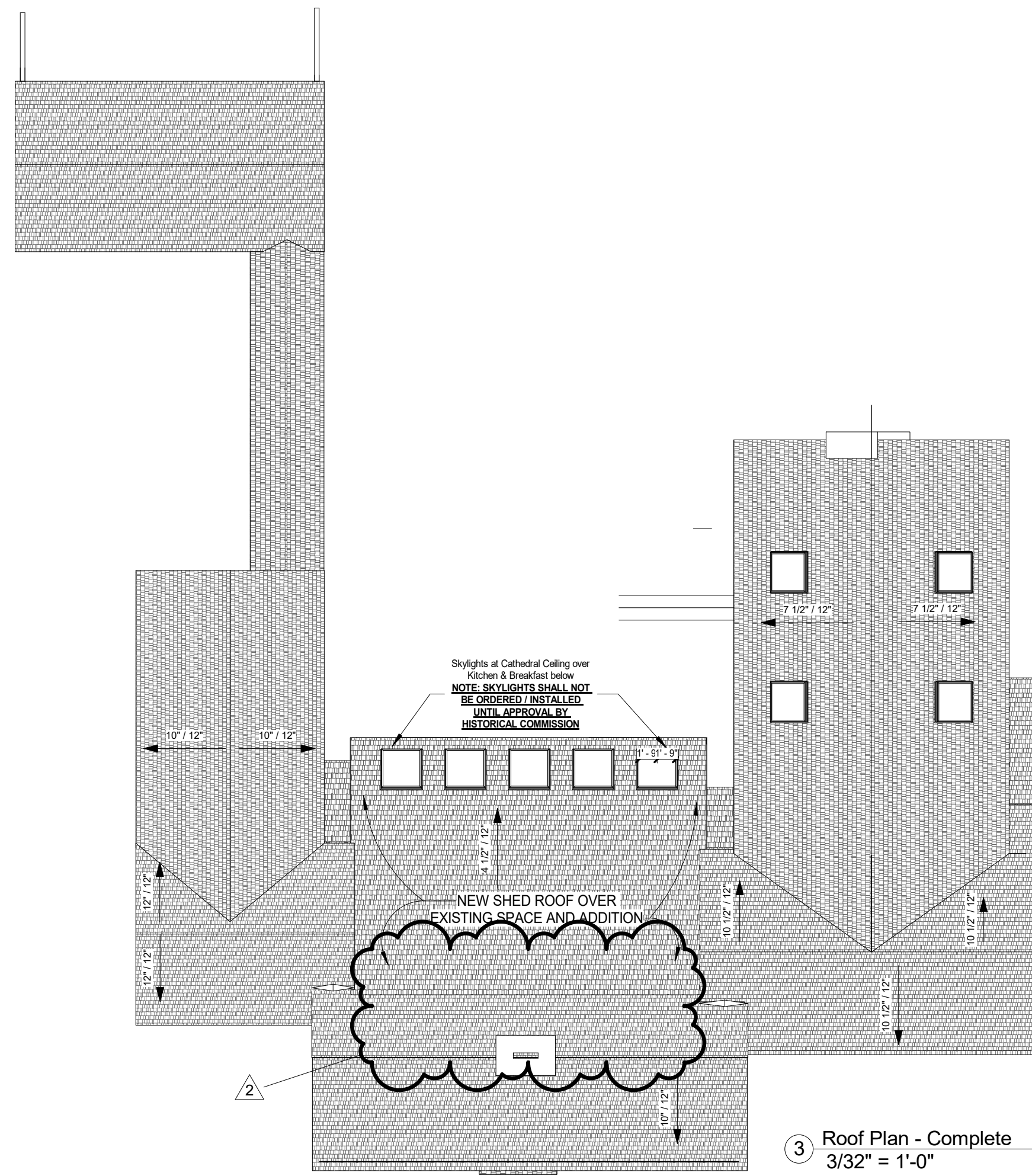
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New Work Plans

A2

Scale 3/16" = 1'-0"





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Proposed Plans

A3

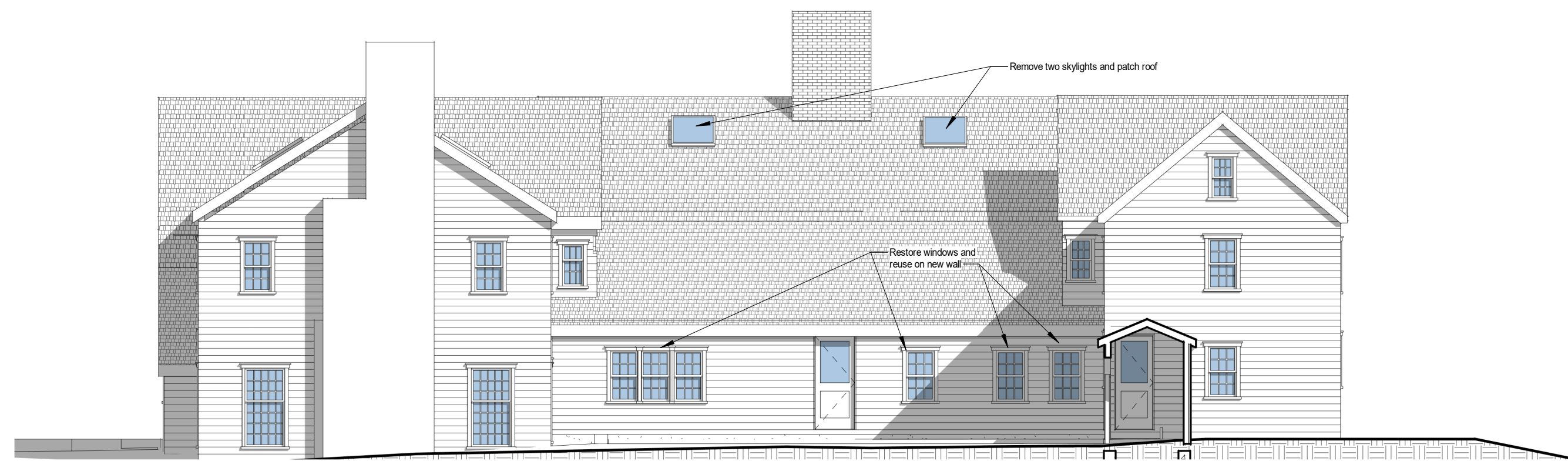
Scale As indicated



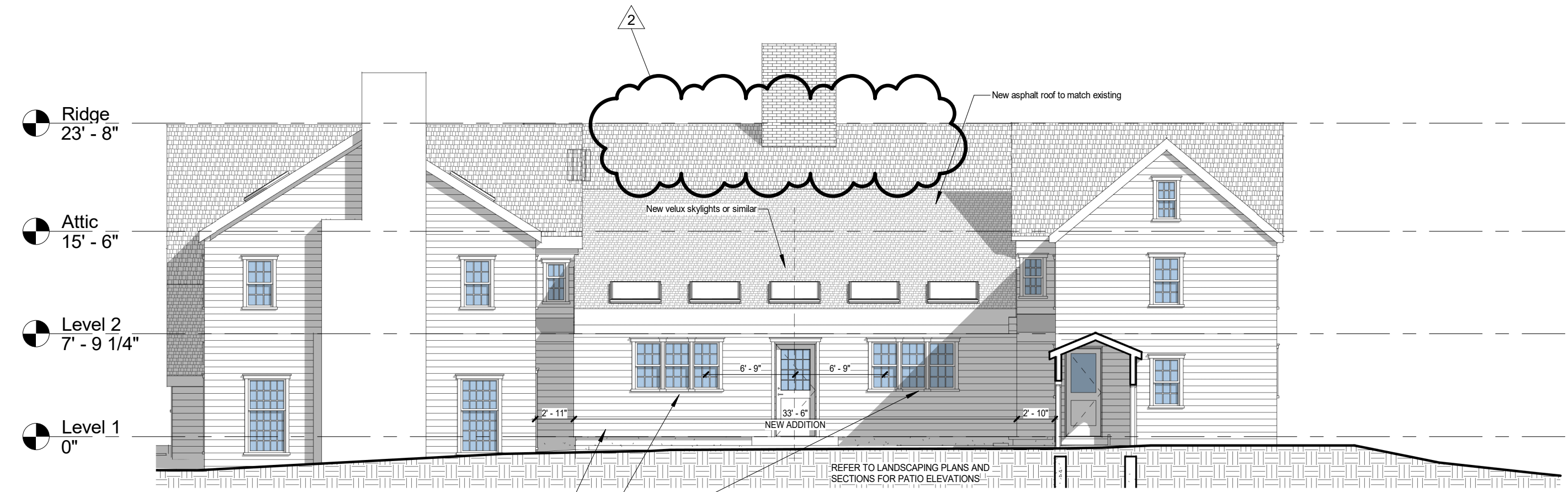
1 Existing / Proposed Front Elevation
1/8" = 1'-0"



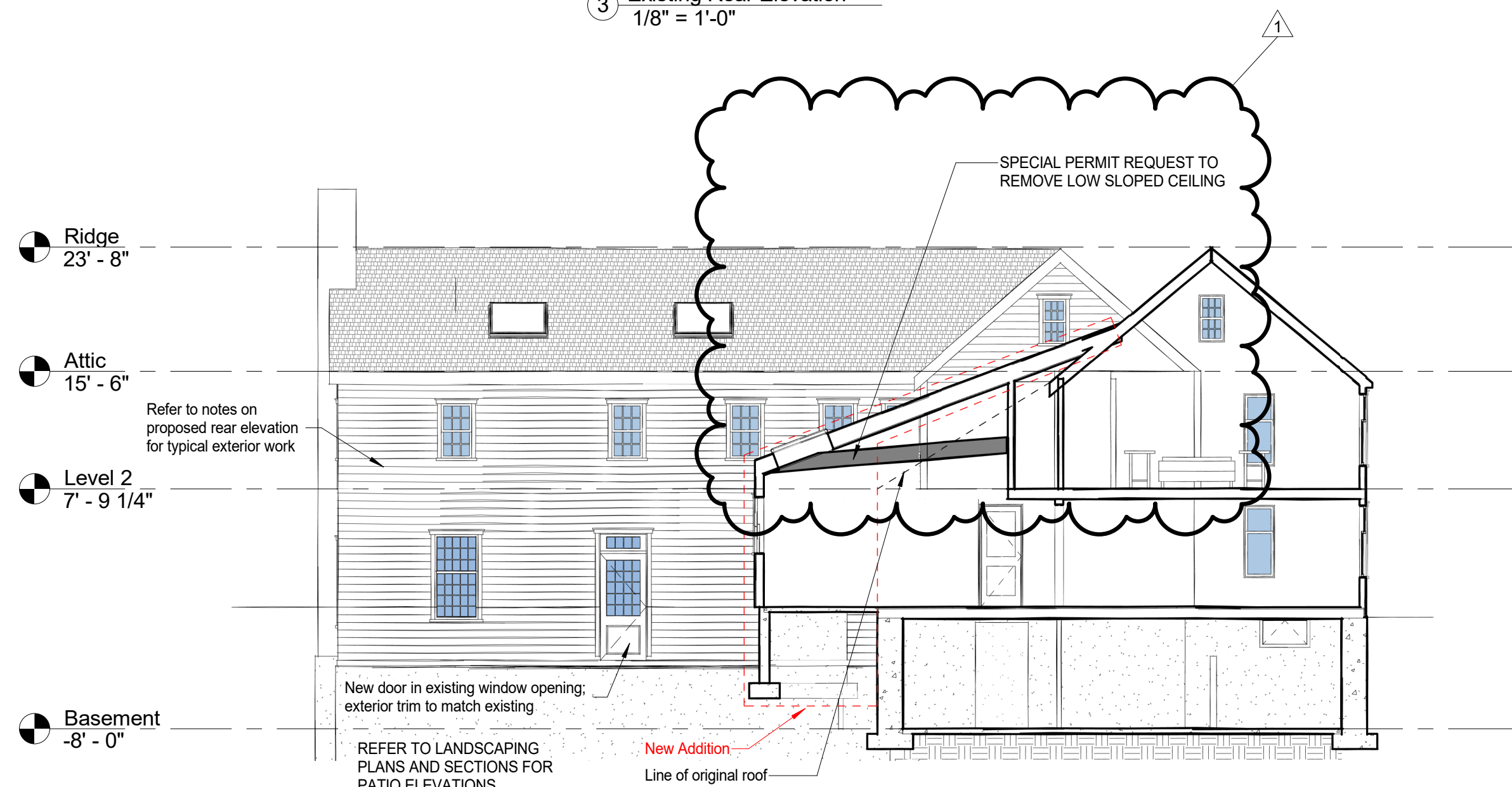
2 Proposed Right Elevation
1/8" = 1'-0"



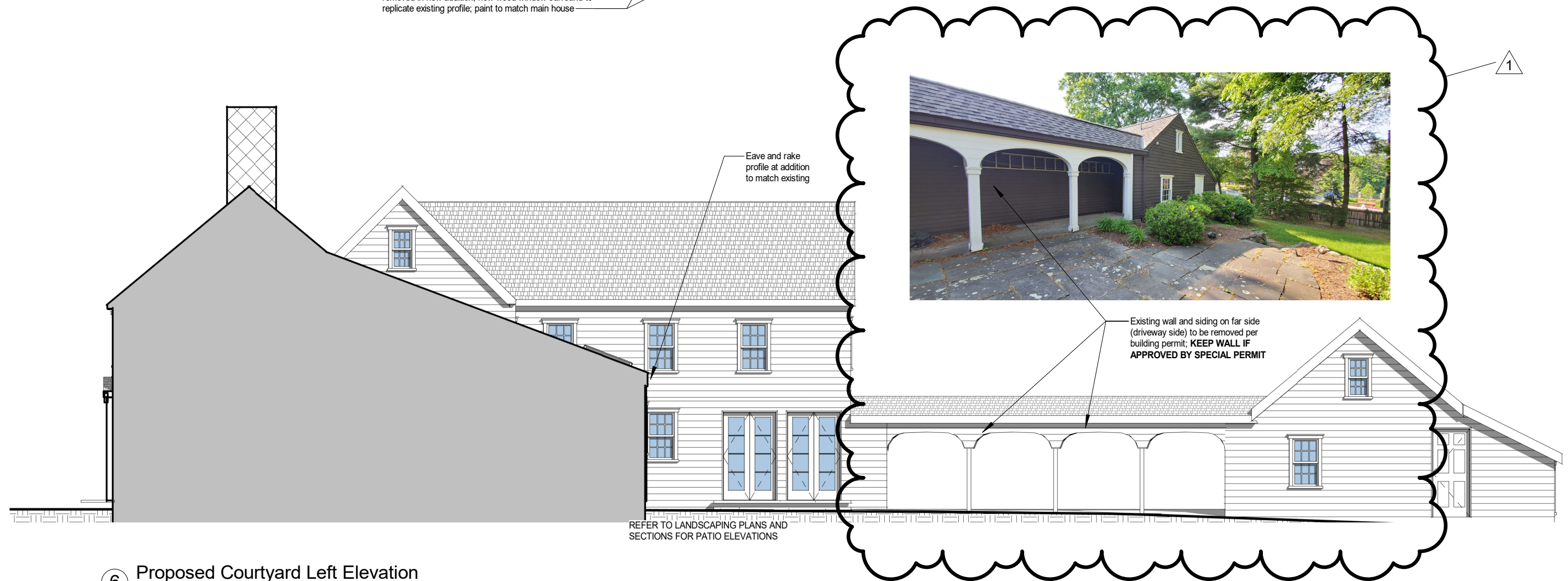
3 Existing Rear Elevation
1/8" = 1'-0"



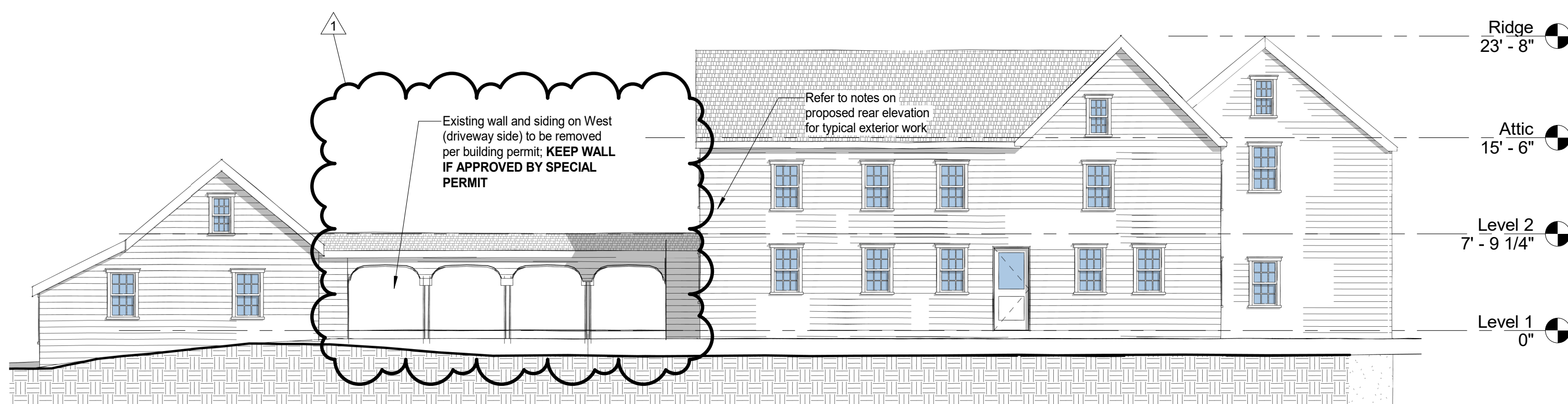
4 Proposed Rear Elevation
1/8" = 1'-0"



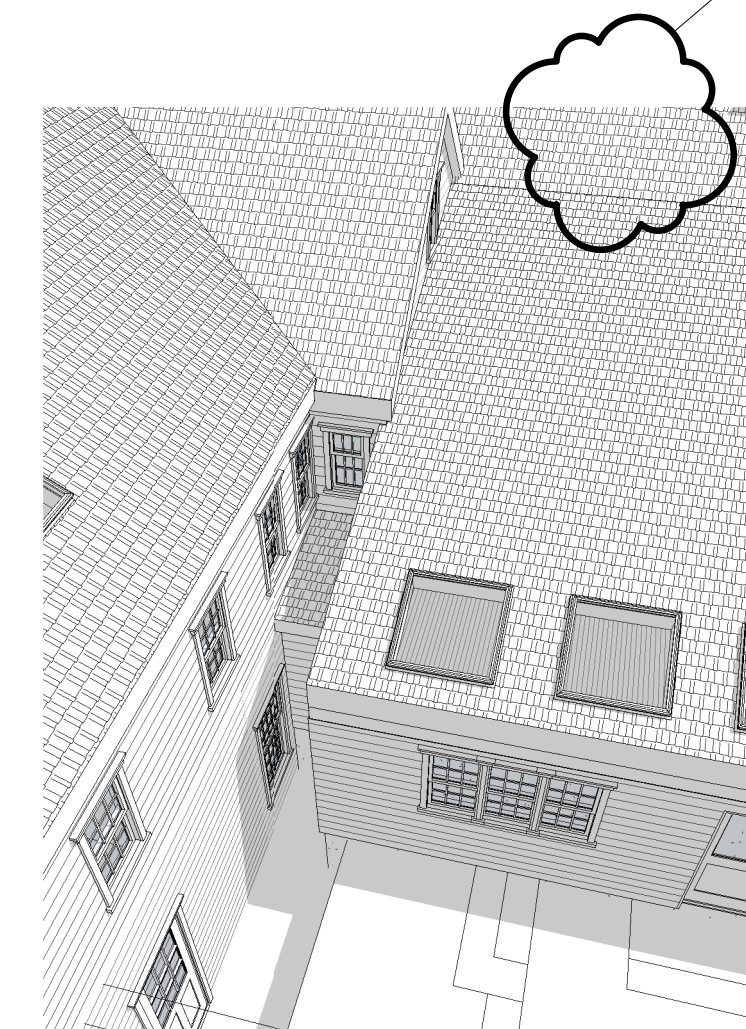
5 Proposed Courtyard Right Elevation
1/8" = 1'-0"



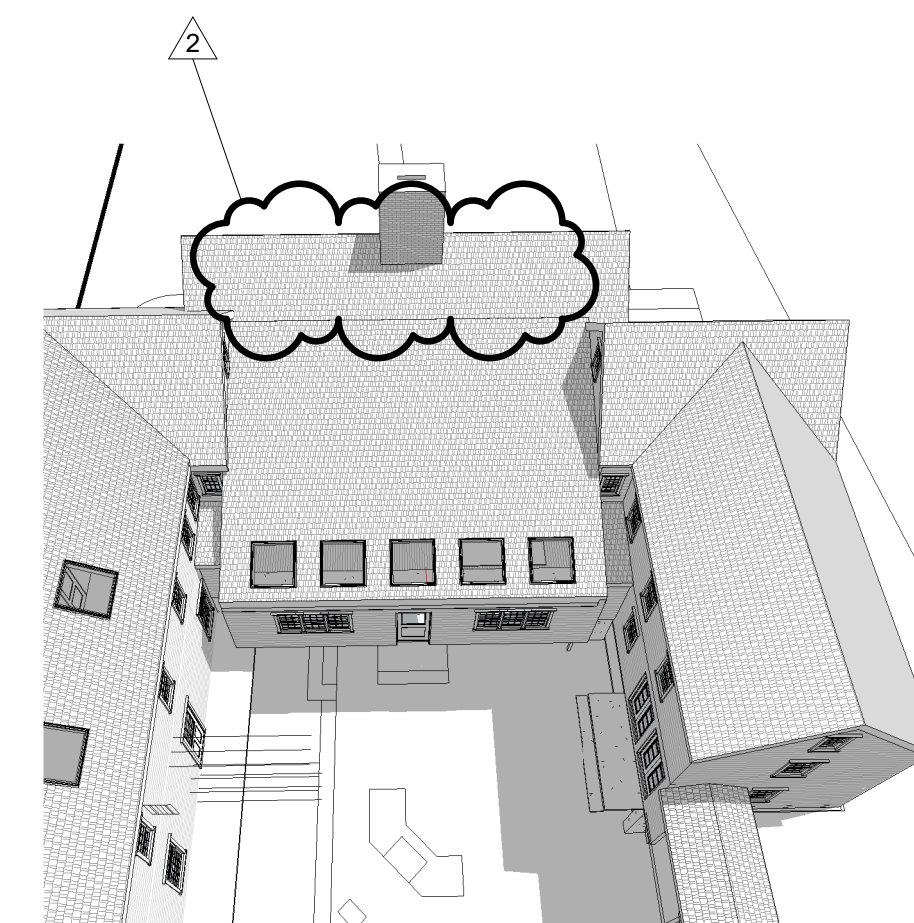
6 Proposed Courtyard Left Elevation
1/8" = 1'-0"



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



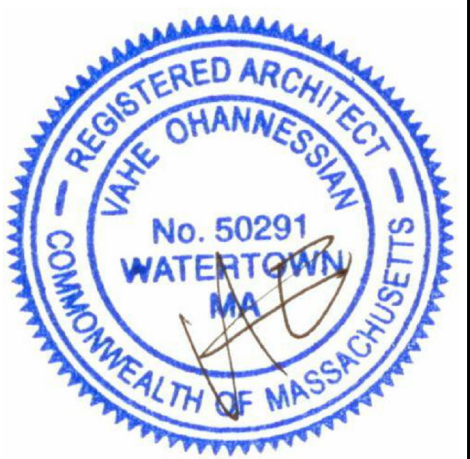
8 3D Proposed Addition at Right Wing



9 3D Proposed Addition



10 3D Proposed Addition at Left Wing



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Proposed Elevations

A4

Scale 1/8" = 1'-0"