

PROPOSED NEW RESIDENTIAL BUILDING

81 CHESTNUT HILL AVE
BOSTON, MA



ZONING SUMMARY

1F- 5,000

PROPOSED BUILDING SUMMARY:

3 RESIDENTIAL FLOORS WITH GROUND FLOOR PARKING GARAGE
TOTAL 14 UNITS
5 UNITS PER FLOOR ON 1ST & 2ND FLOORS & 4 UNIT ON THE 3RD FLOOR
11 UNITS ARE 2-BEDROOM UNITS & 3 UNITS ARE 3-BEDROOM
UNIT AREAS VARY FROM 1,289 TO 1,694 sf±.
BUILDING FOOTPRINT: 8,325 sf.
BUILDING TOTAL LIVING AREA SQUARE-FOOTAGE: 24,740 sf ±
GARAGE AREA: 7,596 sf.
17 PARKING SPACES

	MIN. LOT SIZE	LOT WIDTH	LOT FRONTAGE	FAR	BLDG. HEIGHT	OPEN SPACE PER UNIT	SETBACK FRONT	SETBACK EACH SIDE	SETBACK REAR
REQUIRED BY ZONING	5, 000	50'	50'	0.5	2 1/2 ST. 35'	NONE	20'	12'	40'
PROPOSED	15, 881 S.F.	92'	92'	1.56	4 ST. 40'	-	6'	6'	46'

PARKING:
REQUIRED: 2 SPACE PER UNIT = 30 SPACES
PROVIDED: 17 SPACES

PROPOSED RESIDENTIAL
14 UNIT BUILDING
81 CHESTNUT HILL AVE
BOSTON, MA

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-788-7727 fax 617-788-7715

No.	Revision Date
	10-25-16
	02-22-17
	02-26-18

Project No: 15278
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Drawn By: E.A

Drawing Name
COVER SHEET

Sheet No.
A-O



live

2

IDP Units

- Patio and Rear Open Space
- New Street front Landscaping



work

40

Jobs

- Access to well paid construction jobs



connect

17

Off Street

Parking Spaces

- ½ mile from Green Line T station



Plant List

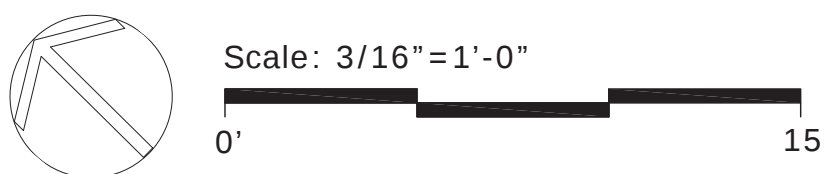
Trees

Quantity	Botanical Name	Common Name	Size	Notes
1	Cornus mas	Cornelian Cherry	7'-8' HT.	B&B, Multi-stemmed
1	Cornus kousa	Kousa Dogwood	10'-12' HT.	B&B, Single Stem
10	Juniperus x 'Hetzii Columnaris'	Columnar Cedars	4'-5' HT.	B&B
1	Magnolia stellata	Star Magnolia	8'-10' HT.	B&B, Multi-stemmed
3	Malus x 'Purple Prince'	Purple Price Crab Apple	2"-2 1/2" Caliper	B&B
1	Prunus x 'Okame'	Okame Cherry	2 1/2"-3" Caliper	B&B
1	Pyrus calleryana 'Cleveland Select'	Flowering Pear Tree	2 1/2"-3" Caliper	B&B
8	Picea glauca	White Spruce	10'-12' HT.	B&B
15	Thuja x 'Green Giant'	Green Giant Arborvites	8'-10' HT.	B&B

Shrubs

Quantity	Botanical Name	Common Name	Size	Notes
6	Chamaecyparis pisifera 'Golden Mop'	Japanese False Cypress	30" Spread	
27	Cornus alba 'Ivory Halo'	Variegated Red Twig Dogwood	3'-4' HT. #7 Container	
14	Juniperus x 'Compact Andorra'	Compact Andorra Juniper	3 Gallon	NO substitutions allowed
11	Physocarpus opulifolius 'Monlo'	Diablo Ninebark Shrub	#7 Containers - 48" HT.	
21	Spiraea x 'Anthony Waterer'	Anthony Waterer Spiraea	#7 Container	
9	Taxus x media 'Hicksii'	Hicks Upright Yew	4'-5' Height	B&B
6	Viburnum plicatum 'Mariesii'	Mariesii Doublefile Viburnum	36"-42" HT.	B&B

Quantity	Botanical Name	Common Name	Size
3	Calamagrostis x 'Karl Foerster'	Feather Reed Grass	3 Gallon
18	Hakonechloa macra 'Aureola'	Hakone Grass	2 Quart
5	Miscanthus x 'Morning Light'	Morning Light Miscanthus	3 Gallon
9	Pennisetum x 'Hameln'	Dwarf Fountain Grass	3 Gallon





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Drawing Name

FLOOR PLAN

Sheet No.

A-1.1



○ CHESTNUT HILL AVE ELEVATION
3/16"=1'-0"

BUILDING MATERIALS

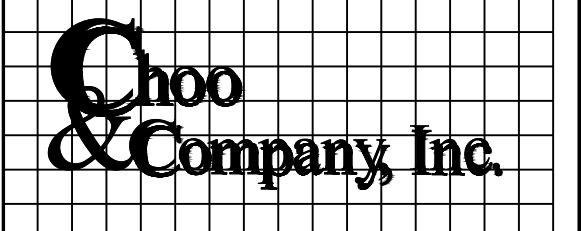
- TERRACLAD
- BOSTON VALLEY TERRA COTTA
 - CERAMIC RAINSCREEN CLADDING SYSTEM
 - REVEAL PANELS
 - COLOR - CHARCOAL

- FIBER CEMENT BOARD FCB-1
- AMERICAN FIBER CEMENT CORPORATION
 - CEMBRIT CEMBONIT BOARD
 - COLOR - GRANITE

- FIBER CEMENT BOARD FCB-2
- AMERICAN FIBER CEMENT CORPORATION
 - CEMBRIT CEMBONIT BOARD
 - COLOR - FLINT

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ELEVATION

Sheet No.

A-2.1



W. JACKSON AVE ELEVATION
3/16"=1'-0"

BUILDING MATERIALS

- TERRACLAD**
- BOSTON VALLEY TERRA COTTA
 - CERAMIC RAINSCREEN CLADDING SYSTEM
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 - COLOR - CHARCOAL

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ELEVATION

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A-2.2



RIGHT SIDE ELEVATION
3/16"=1'-0"

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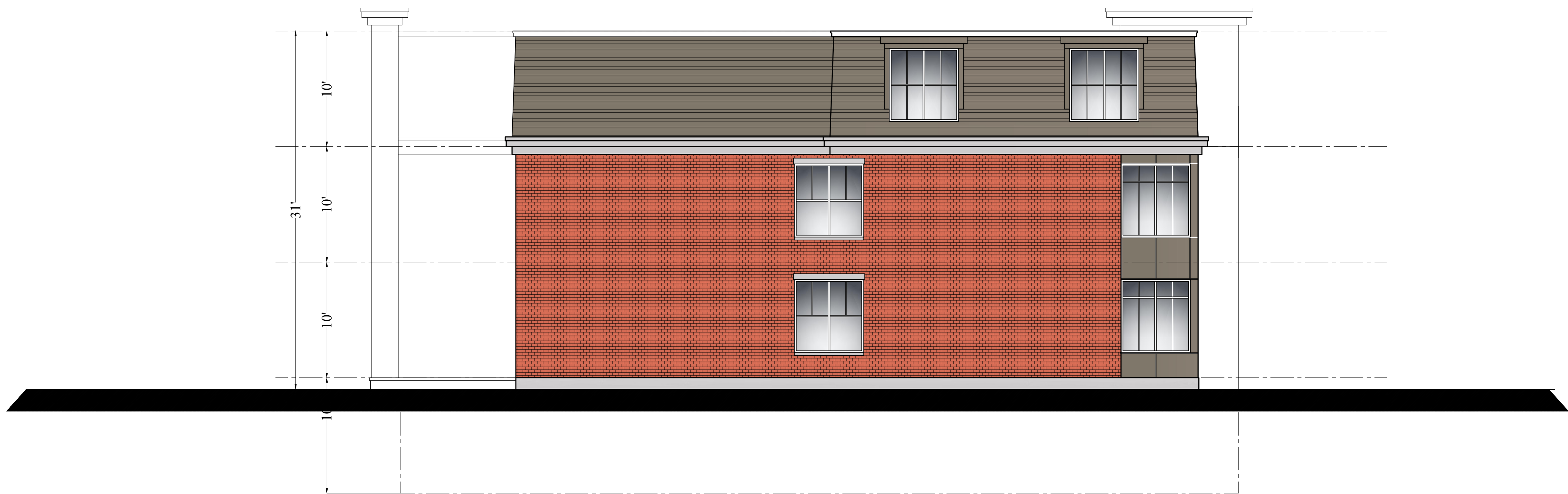
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ELEVATION

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A-2.3



REAR ELEVATION
5/16"=1'-0"

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ELEVATION

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A-2.4



VIEW FROM CORNER OF CHESTNUT HILL AVE AND WILLIAM JACKSON AVE

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RENDERING

Sheet No.

R-1



VIEW FROM NEIGHBOR'S PARKING AREA ACROSS FROM WILLIAM JACKSON AVE

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R-2