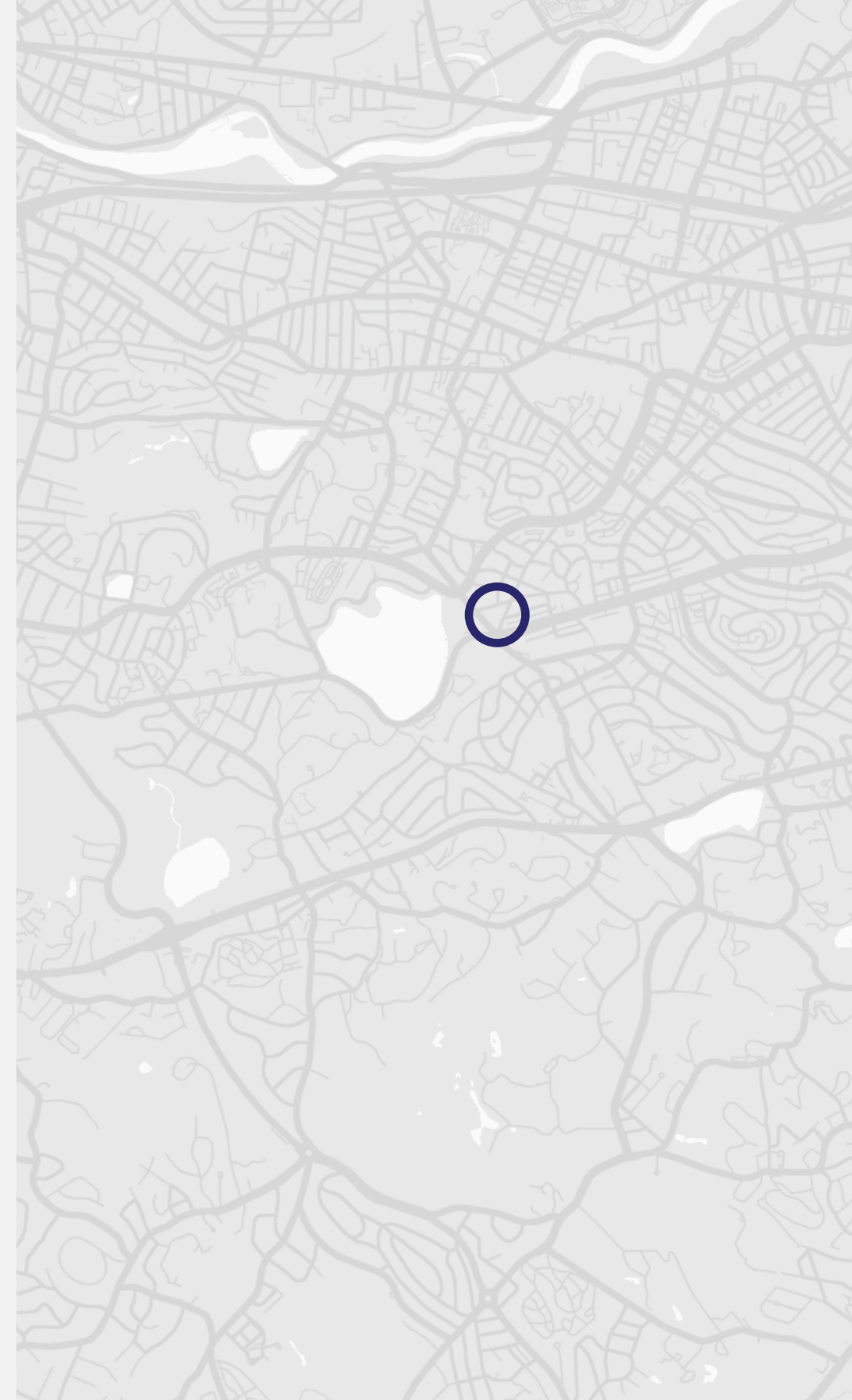


CITY REALTY

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT MEETING #2

358 CHESTNUT HILL AVE

BRIGHTON, MA 02135



EMBARC

AUGUST 08, 2024

Project Team

DEVELOPER

CITY REALTY

ARCHITECT

EMBARC

LANDSCAPE

VERDANT

ZONING ATTORNEY

ADAMS & MORANCY, P.C.

Project Overview



PROJECT ADDRESS

- 358 CHESTNUT HILL AVE, BRIGHTON MA 02135

PROJECT DESCRIPTION

- THREE (3) STORY ADDITION TO AN EXISTING THREE (3) STORY BUILDING; AND CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL BUILDING WITH THIRTY (30) DWELLING UNITS AND NINETEEN (19) PARKING SPACES

ZONING DISTRICT

- ALLSTON BRIGHTON NEIGHBORHOOD
- NEIGHBORHOOD SHOPPING SUBDISTRICT (NS-1)

HISTORIC DISTRICT

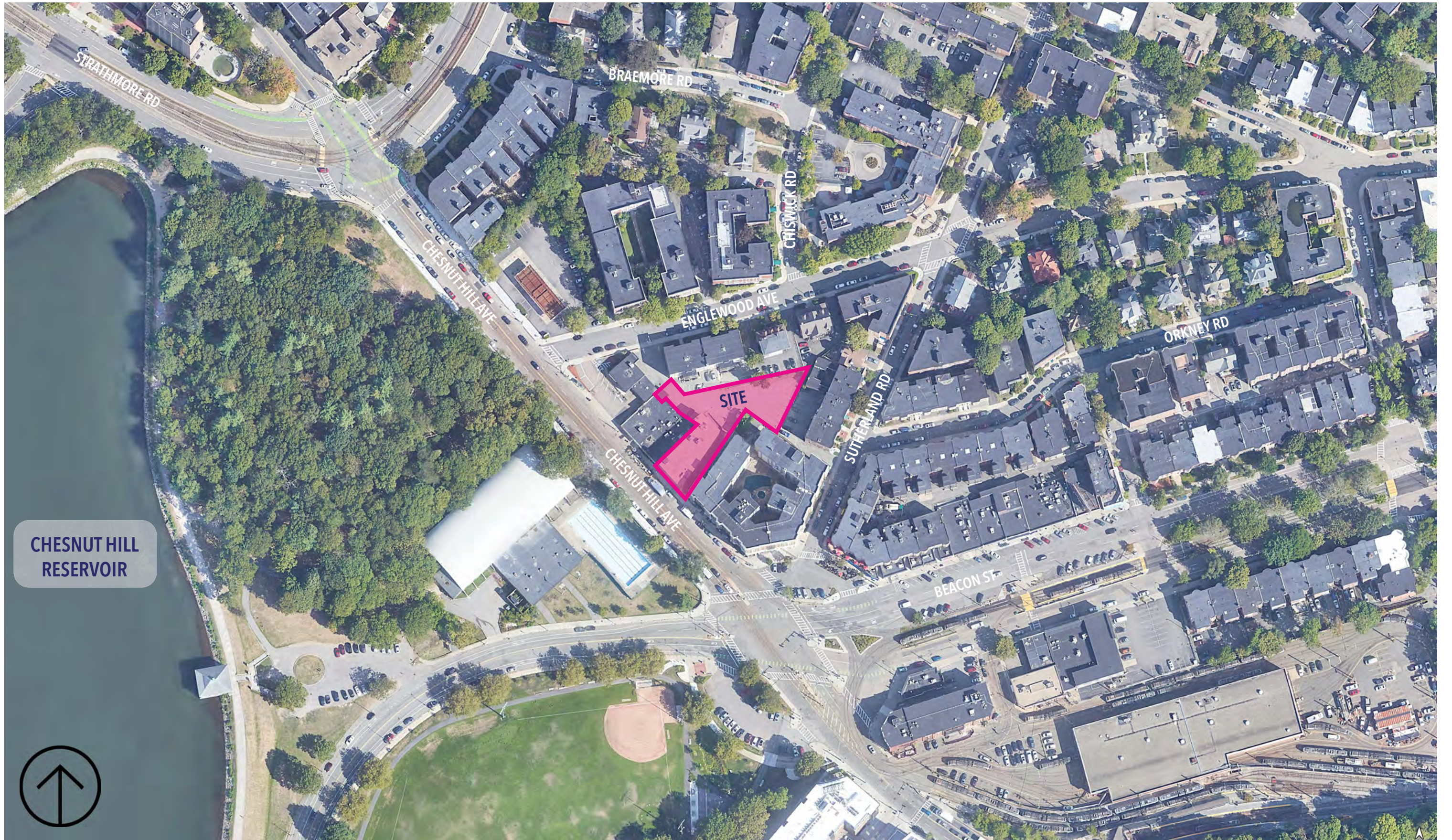
- ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT

LOT SIZE

- 17,620 SF

DIMENSIONAL INFO

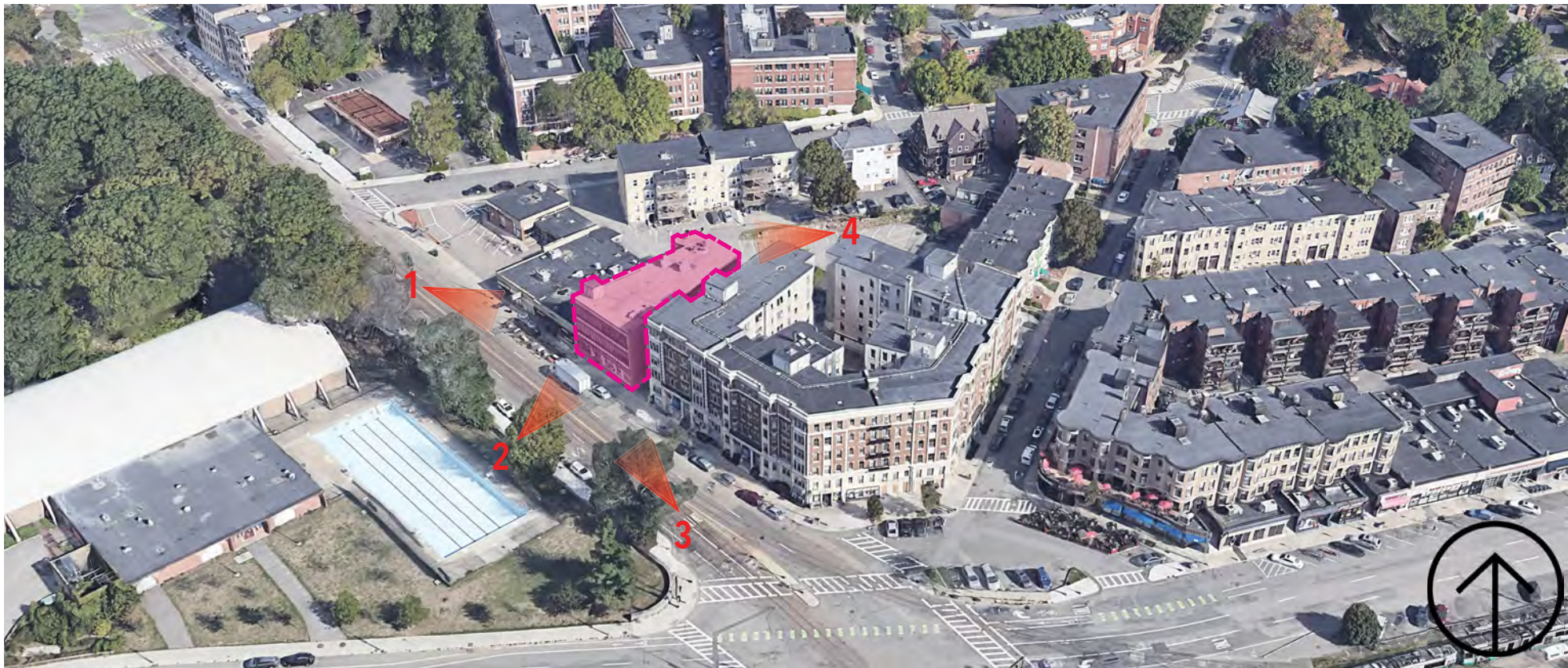
- GROSS SF: 28,540 SF
- FAR: 1.62
- HEIGHT: 67'-7"
- PARKING: 19 SPACES



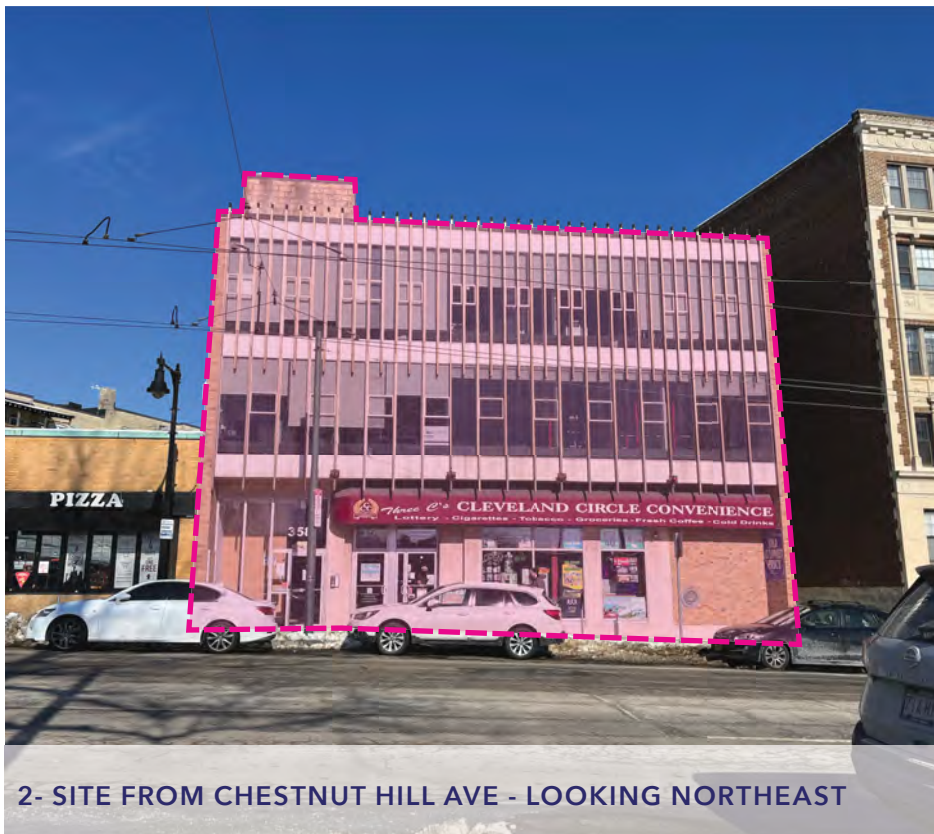
CHESNUT HILL
RESERVOIR



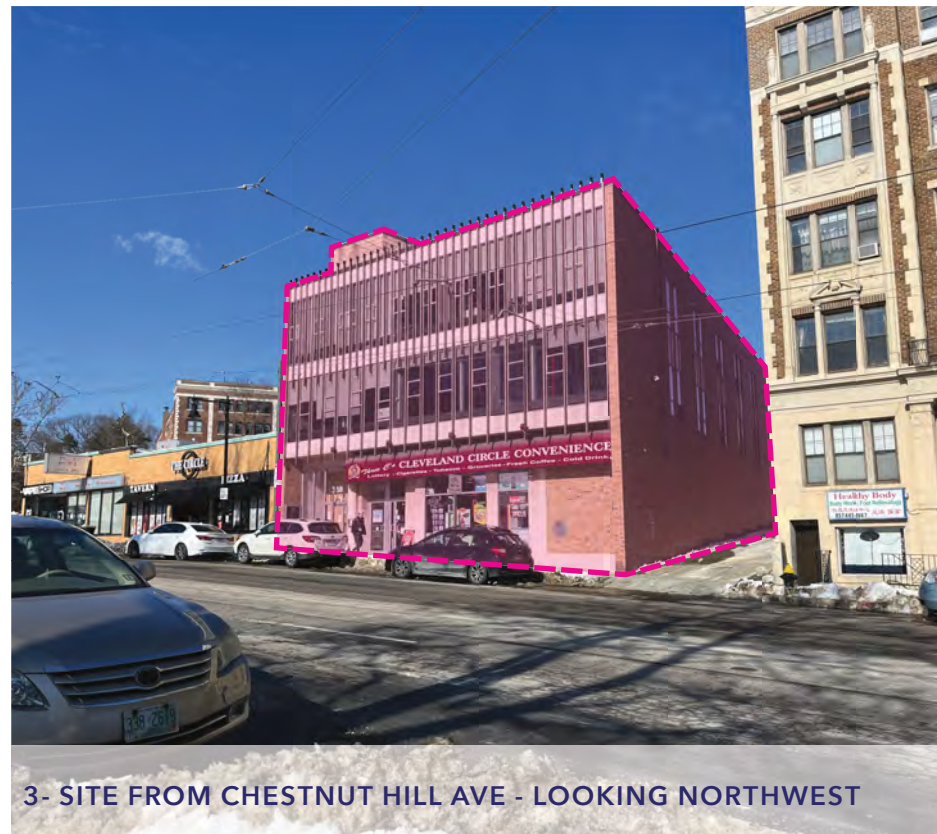
CONTEXT SITE



1- SITE FROM CHESTNUT HILL AVE - LOOKING SOUTHEAST



2- SITE FROM CHESTNUT HILL AVE - LOOKING NORTHEAST



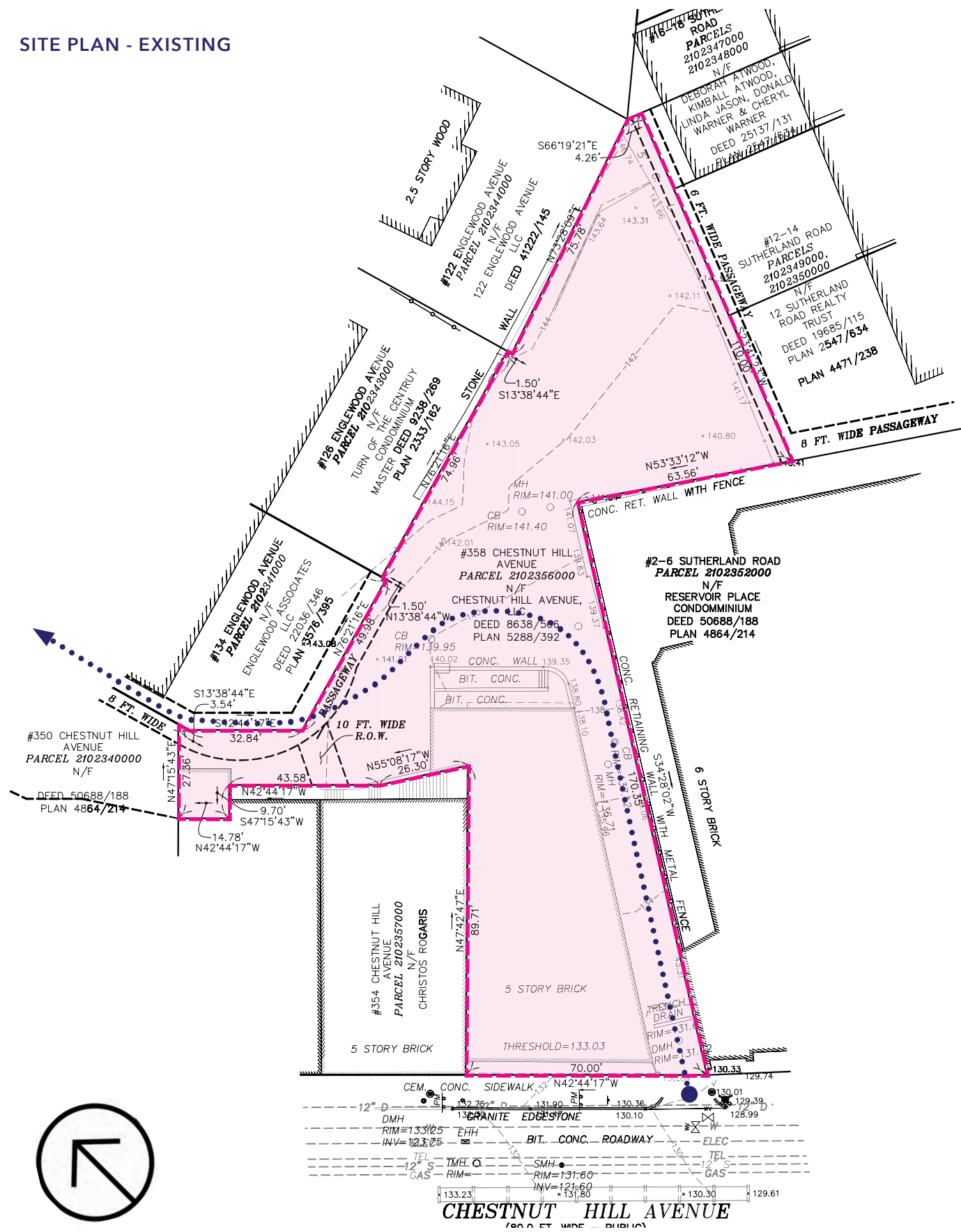
3- SITE FROM CHESTNUT HILL AVE - LOOKING NORTHWEST



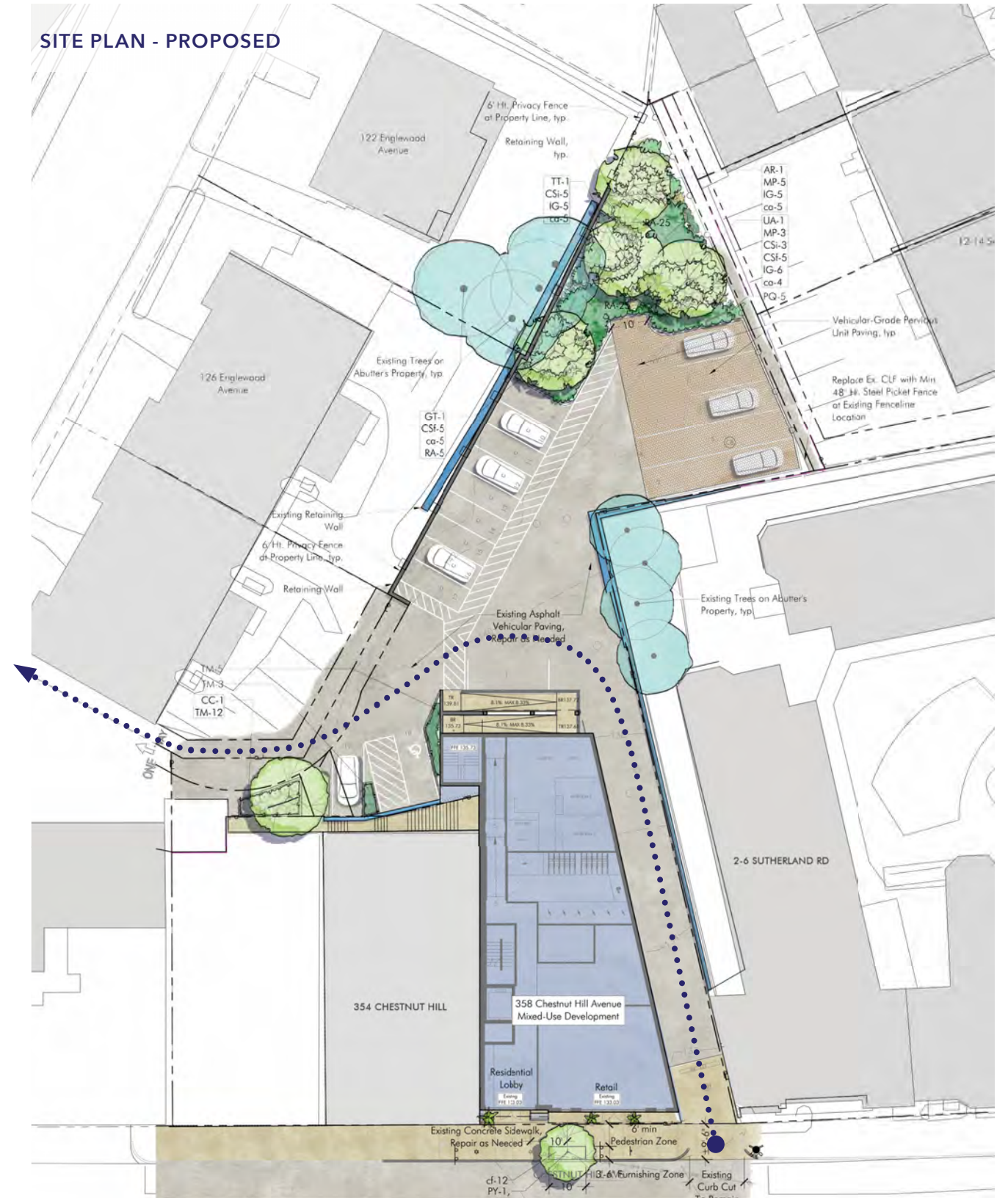
4- SITE FROM CHESTNUT HILL AVE - LOOKING SOUTHWEST

CONTEXT PHOTOS

SITE PLAN - EXISTING



SITE PLAN - PROPOSED



CHESTNUT HILL AVE - EXISTING SITE / PROPOSED SITE

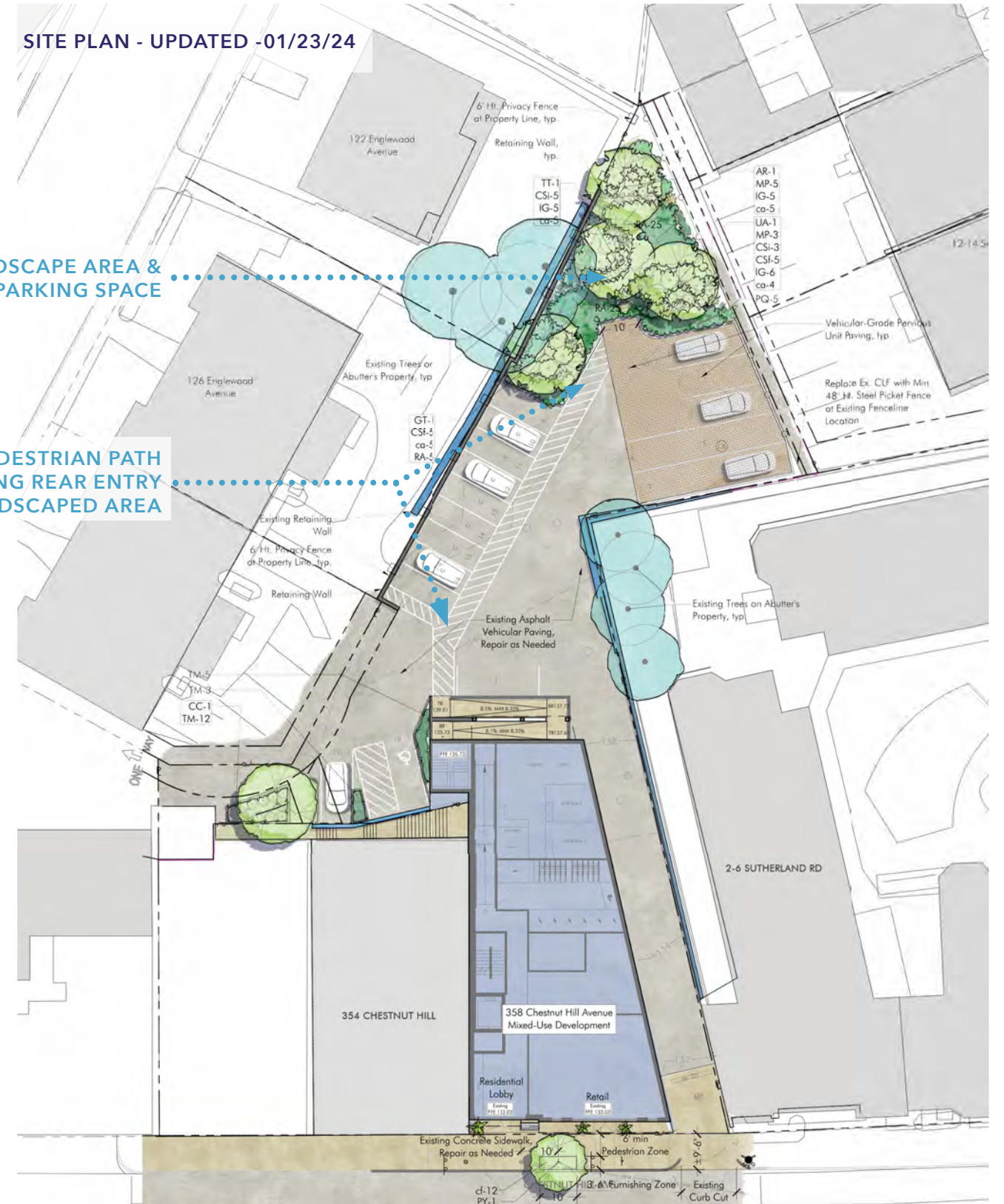
SITE PLAN - 01/02/24



SITE PLAN - UPDATED -01/23/24

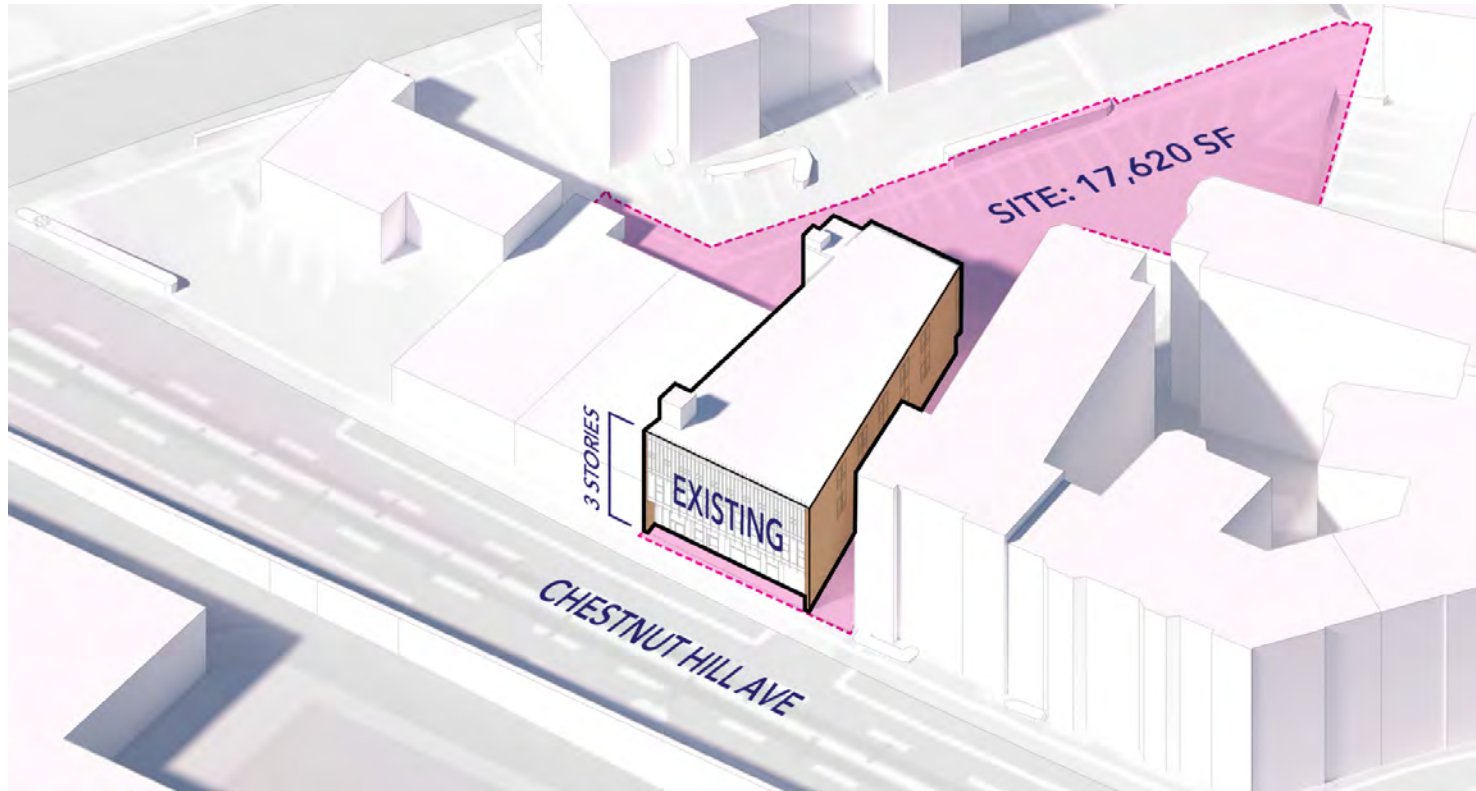
LARGER LANDSCAPE AREA & RELOCATED PARKING SPACE

ADDED PEDESTRIAN PATH CONNECTING REAR ENTRY WITH LANDSCAPED AREA

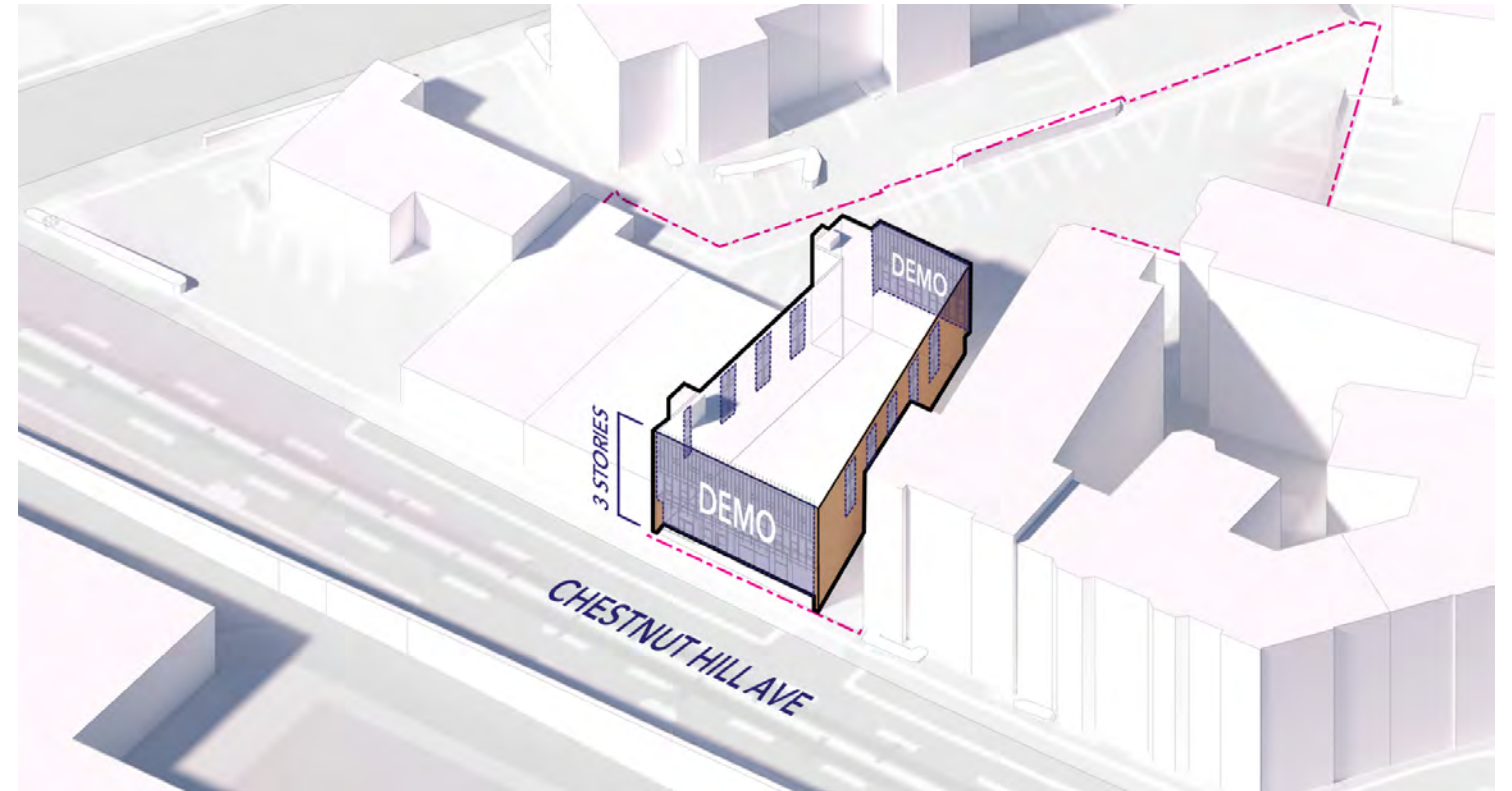


CHESTNUT HILL AVE - SITE PLAN REVISIONS

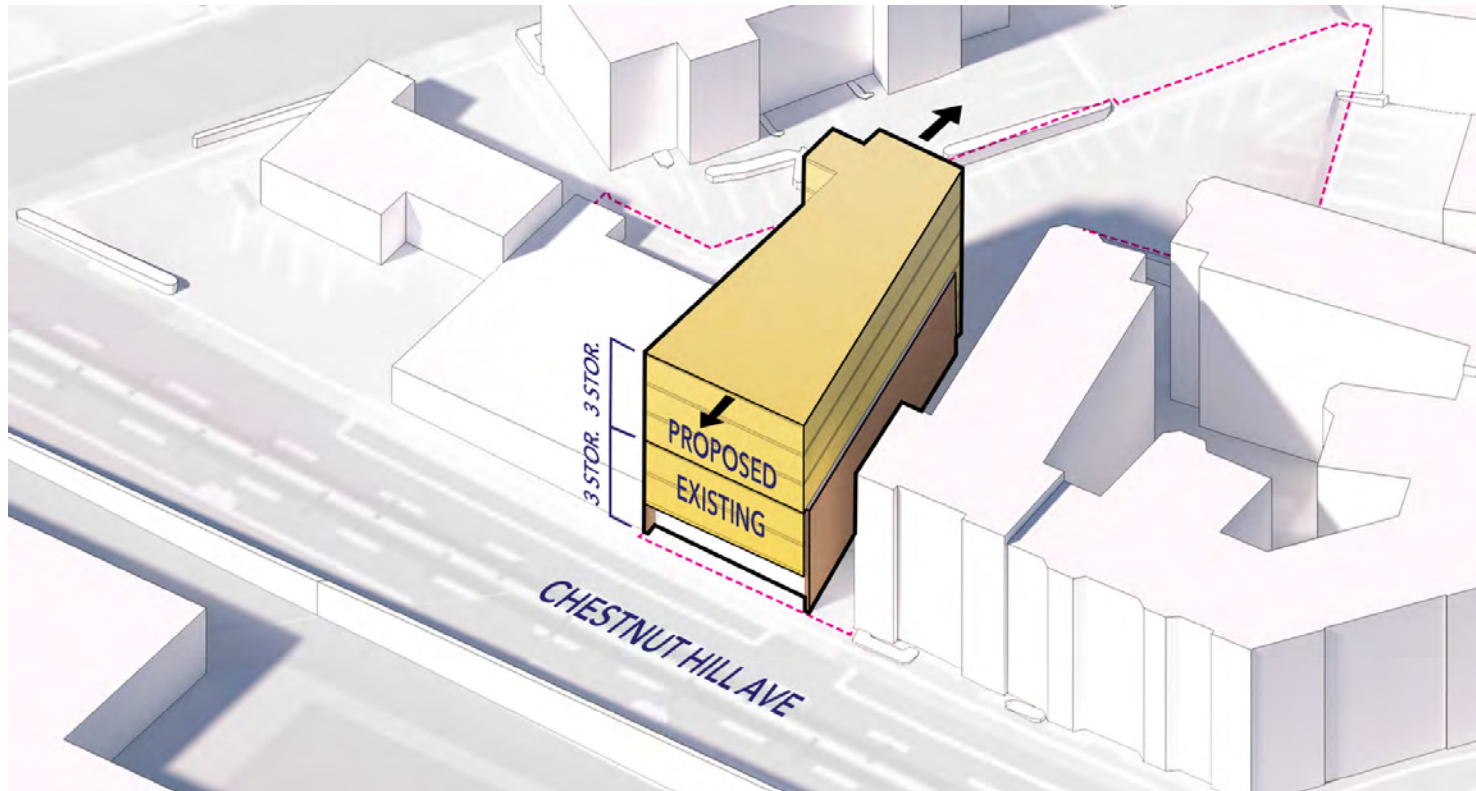




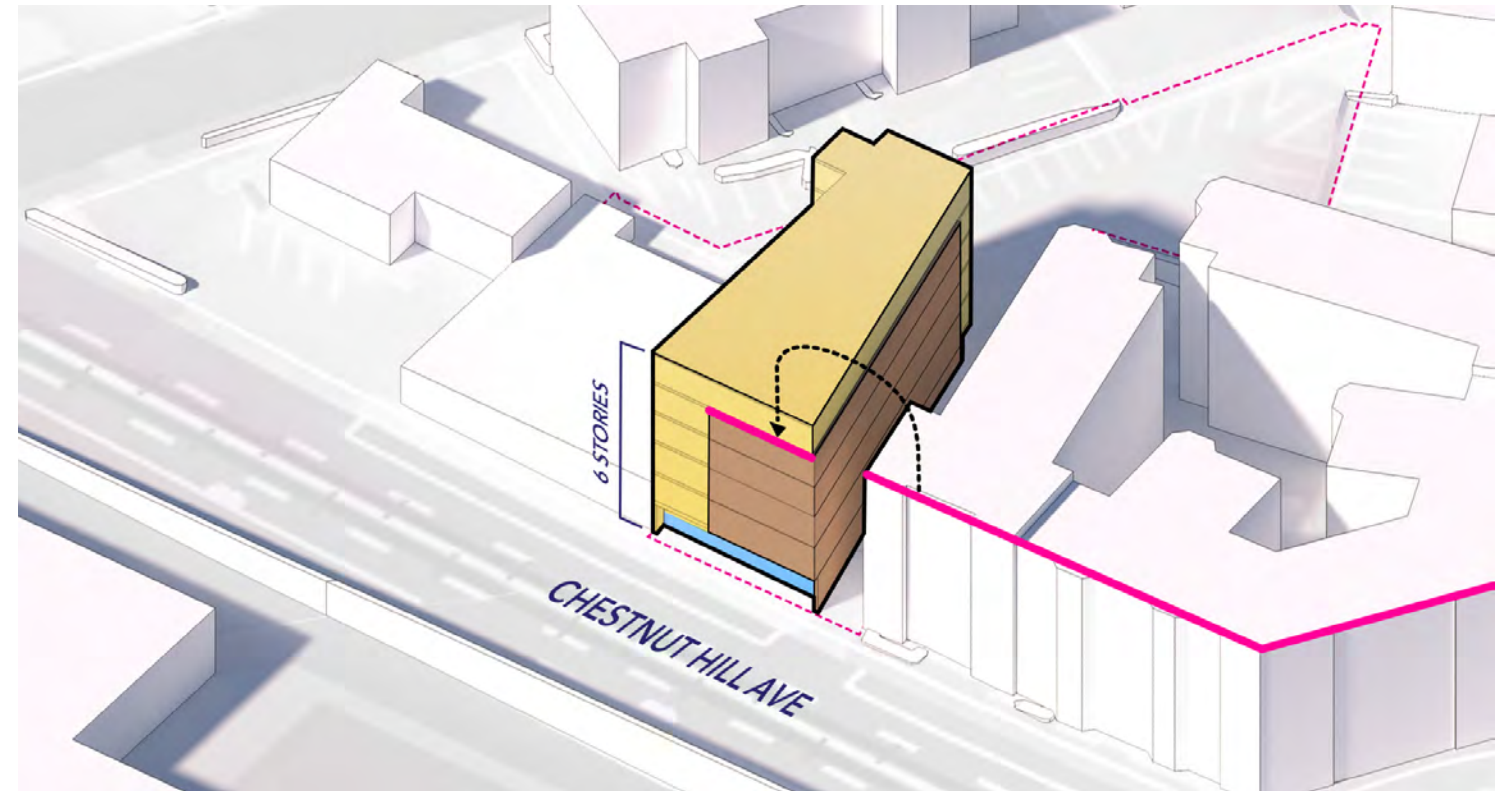
STEP 1: EXISTING BUILDING + SITE CONSTRAINTS



STEP 2: DEMO CURTAIN WALLS & PRESERVE / RECONSTRUCT BRICK PARTY WALLS



STEP 3: ADD THREE (3) STORIES ON TOP OF EXISTING BUILDING



STEP 4: USE OF VISUAL DATUM FOR MASSING HEIGHT BREAKDOWN. BUILDING FACADE STEPS DOWN TO MATCH THE EXISTING CONTEXT ON CHESTNUT HILL AVE

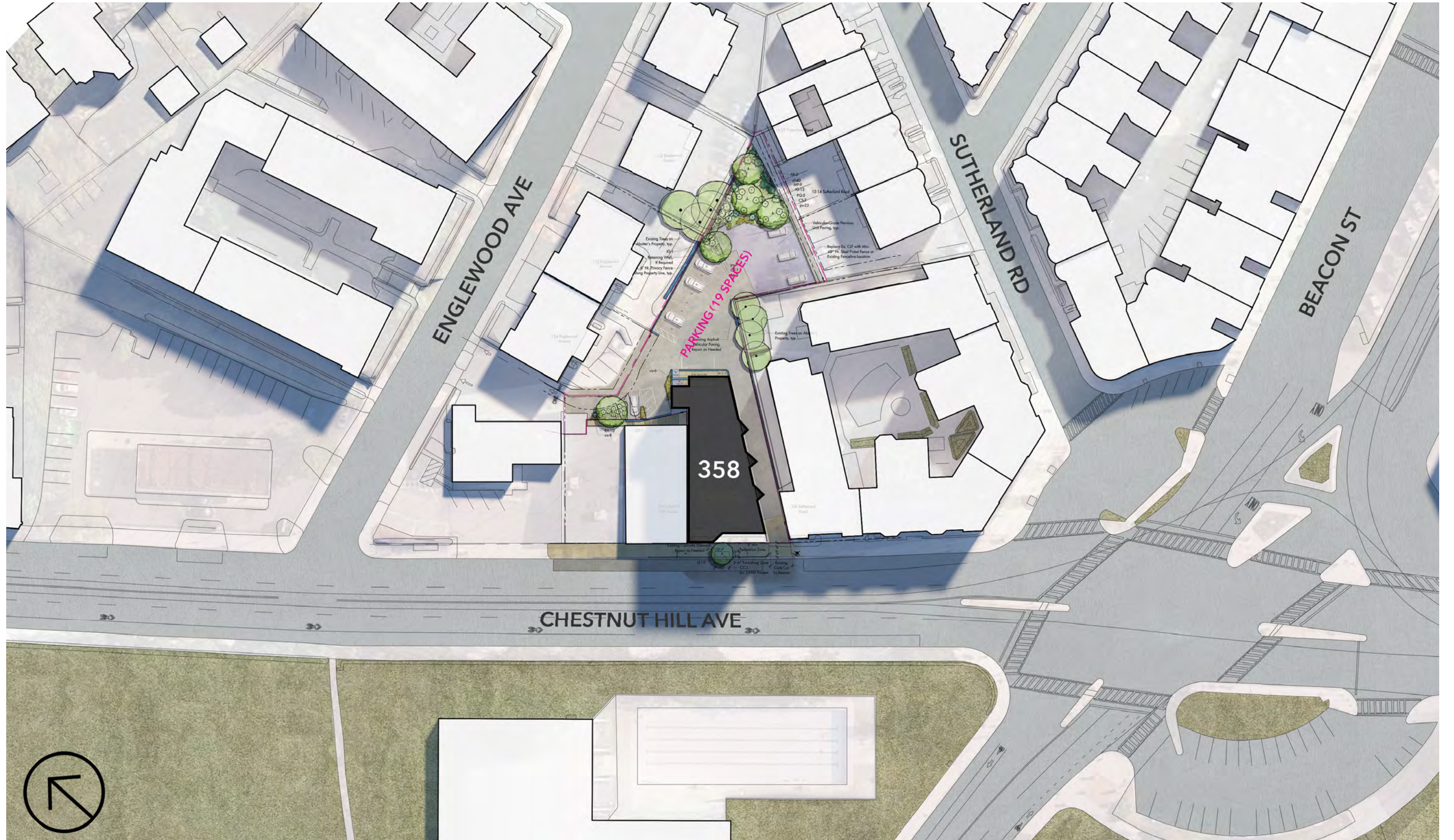
SITE STRATEGY & MASSING DIAGRAMS



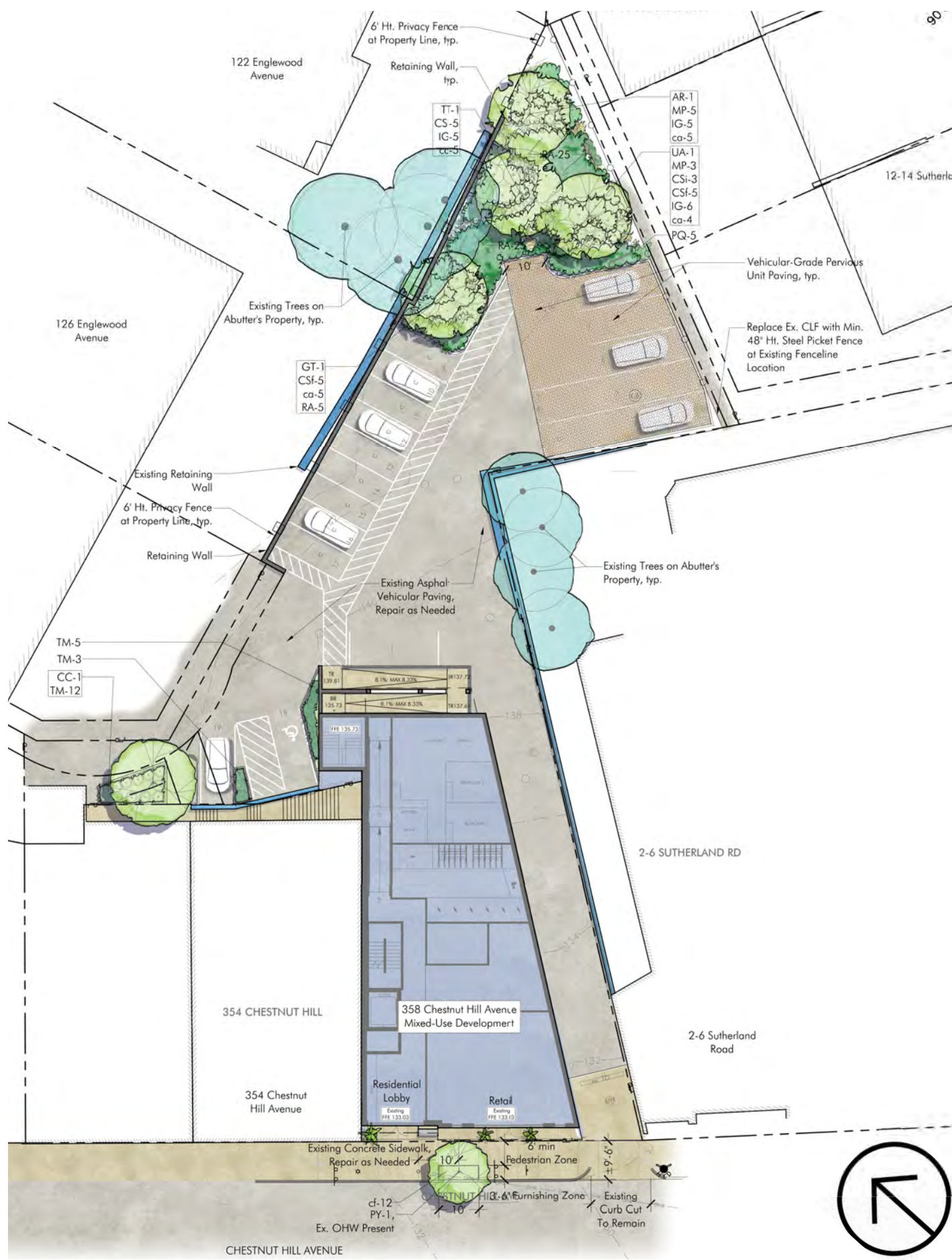
AERIAL VIEW



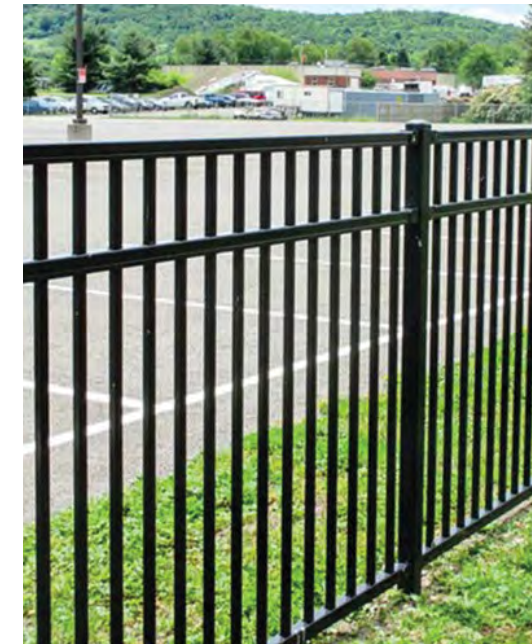
AERIAL VIEW



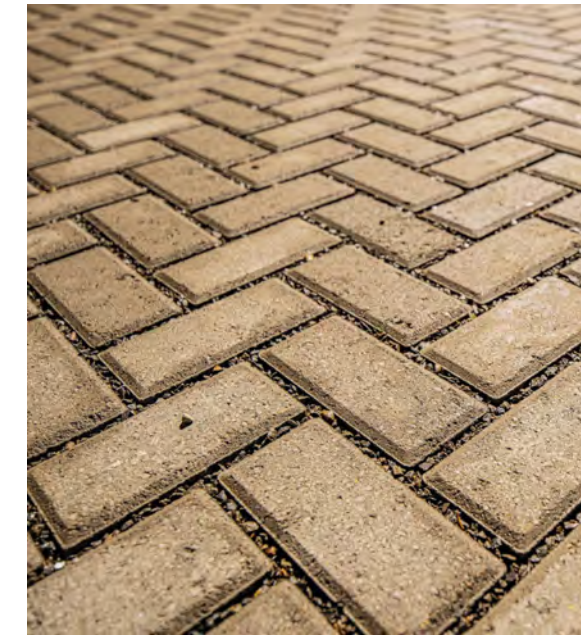
CHESTNUT HILL AVE - SITE PLAN



Native Buffer Plantings at Curbed Plant Beds within Parking Area



Minimum 48" Ht. Steel Picket Fence Along Rear Property Lines



Vehicular Grade Pervious Unit Paving

PLANT LIST: 358 Chestnut Hill Avenue
SYMB QTY. LATIN NAME

TREES

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
AR	1	<i>Acer rubrum</i>	Red Maple	2.5-3" cal.	B&B
CC	1	<i>Carpinus caroliniana</i>	American Hornbeam	2.5-3" cal.	B&B
GT	1	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honey Locust	2.5-3" cal.	B&B
PY	1	<i>Prunus yedoensis</i>	Yoshino Cherry	2.5-3" cal.	B&B
TT	1	<i>Tilia tomentosa</i>	Silver Linden	2.5"-3" cal.	B&B
UA	1	<i>Ulmus americana</i> 'Jefferson'	Jefferson American Elm	2.5-3" cal.	B&B

SHRUBS + VINES

CSf	10	<i>Cornus sericea</i> 'Firedance'	Firedance Red Twig Dogwood	5 gal.	Pots
CSi	8	<i>Cornus sericea</i> 'Isanti'	Isanti Red Twig Dogwood	5 gal.	Pots
IG	16	<i>Ilex glabra</i> 'Shamrock'	Compact Inkberry	30-36" ht.	Pots
MP	8	<i>Myrica pensylvanica</i>	Bayberry	30-36" ht.	Pots
PQ	5	<i>Parthenocissus quinquefolia</i>	Virginia Creeper VINE	1 qt.	Pots
RA	61	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	3 gal.	Pots
TM	20	<i>Taxus x Media</i> 'Green Wave'	Green Wave Yew	5 gal.	pots

PERENNIALS

ca	40	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 gal.	Pots
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CHESTNUT HILL AVE - ENLARGED LANDSCAPE PLAN



Small Street Tree Planting to Avoid Existing Overhead Wires



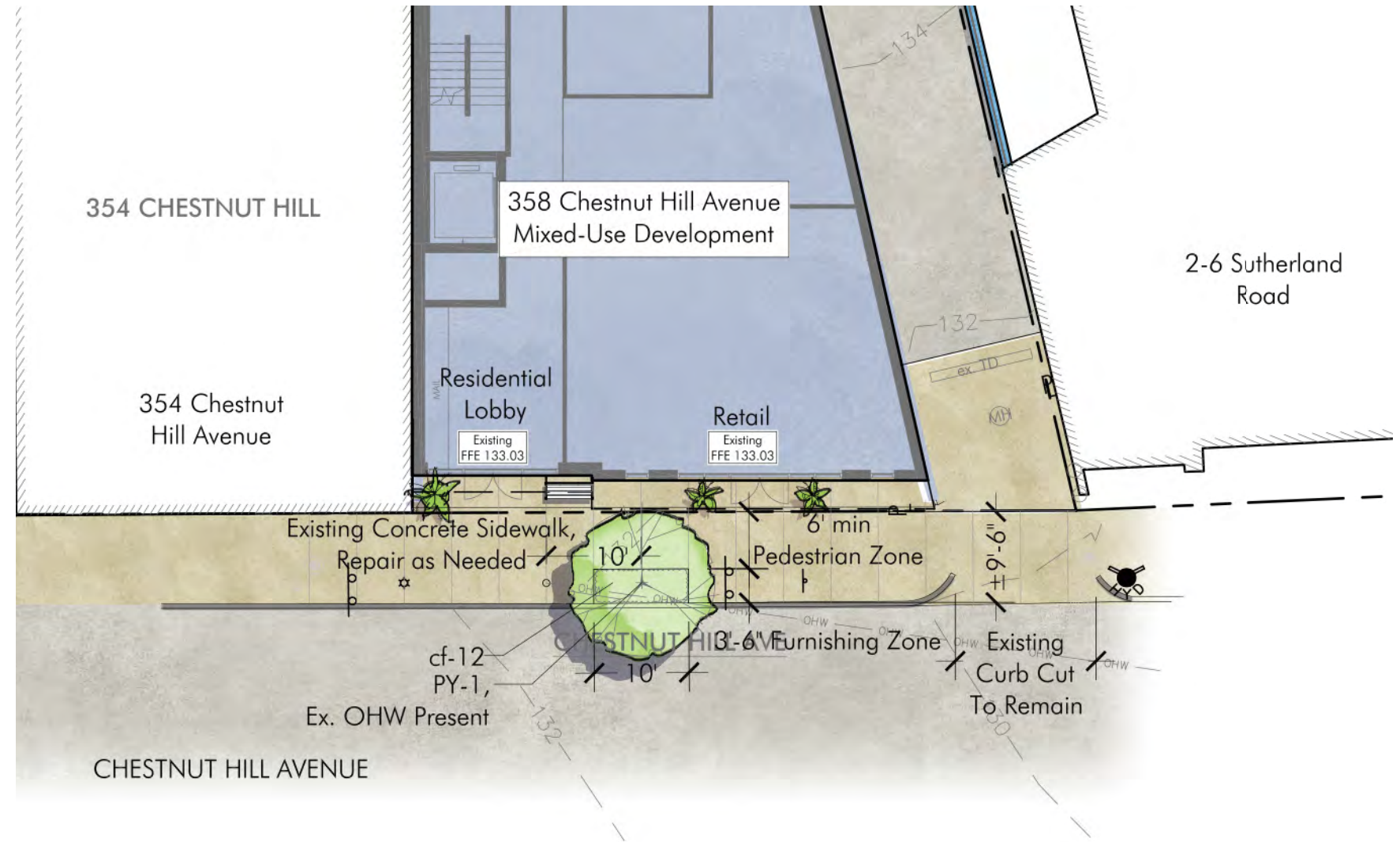
Hitch Bike Rack: Boston Standard



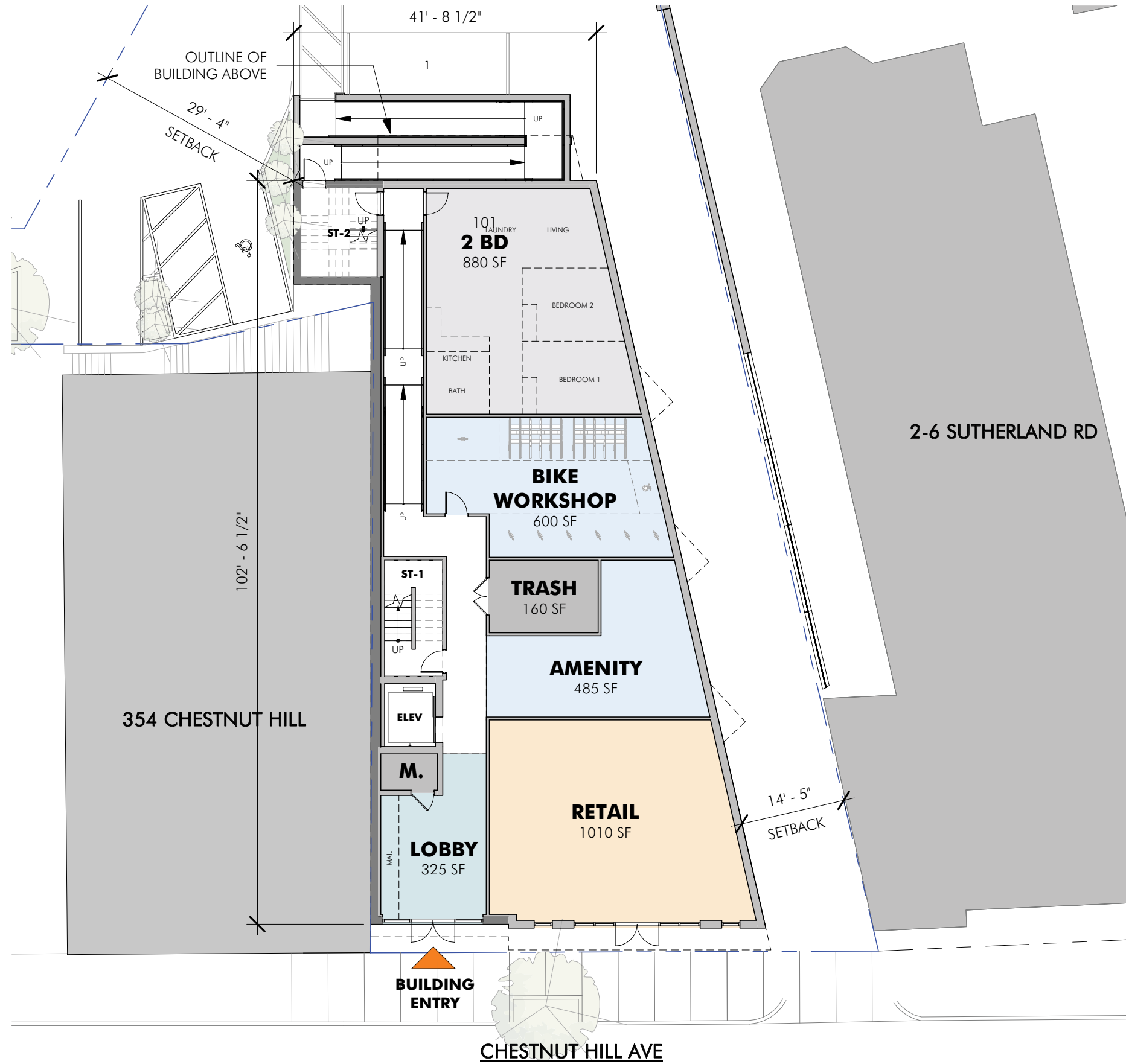
Potential for Parking Meter + Bike Rack Combination Post to Reduce Elements within Furnishing Zone

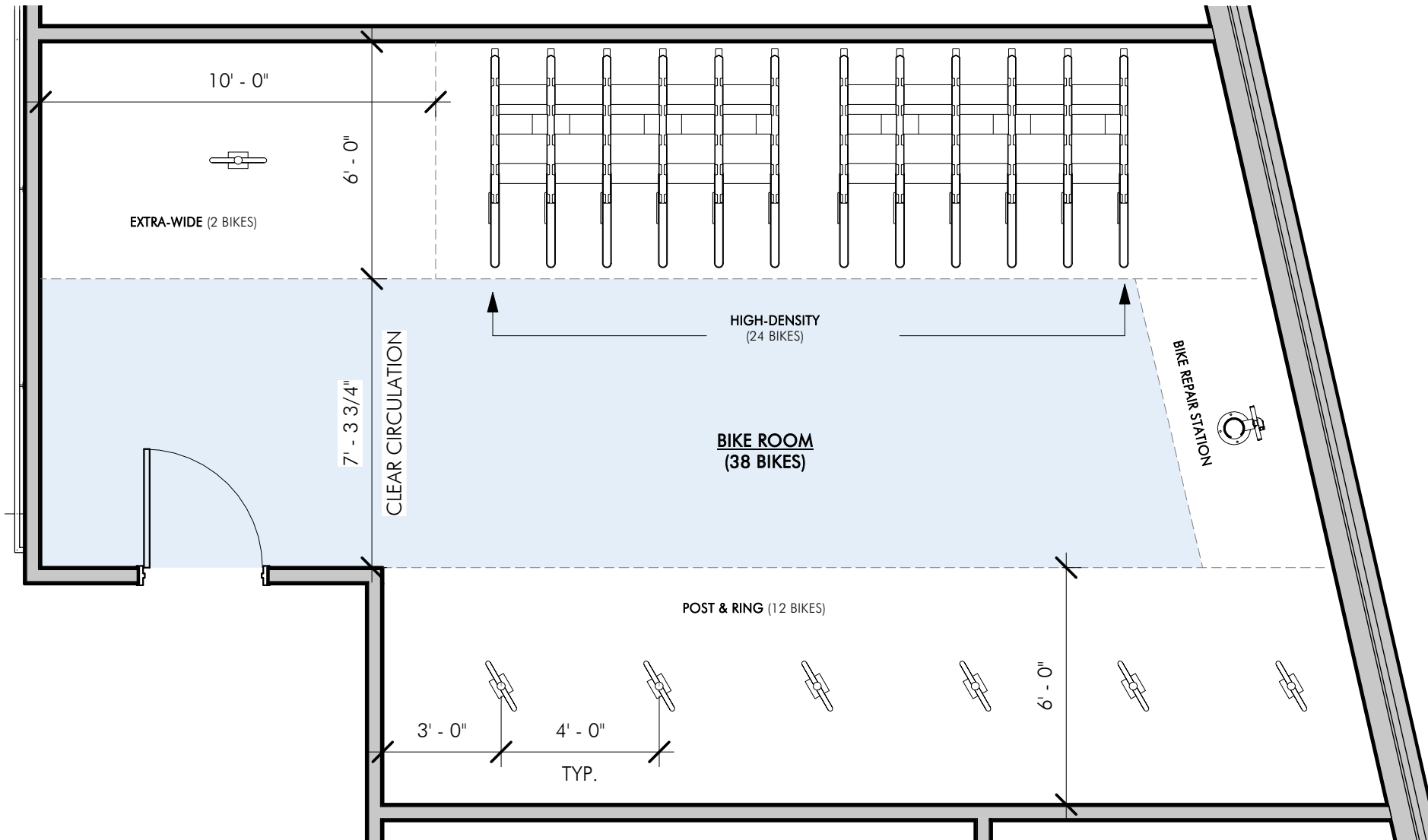


Bench and Planter to Distinguish Welcoming Pedestrian Entry Experience



CHESTNUT HILL AVE - ENLARGED LANDSCAPE PLAN





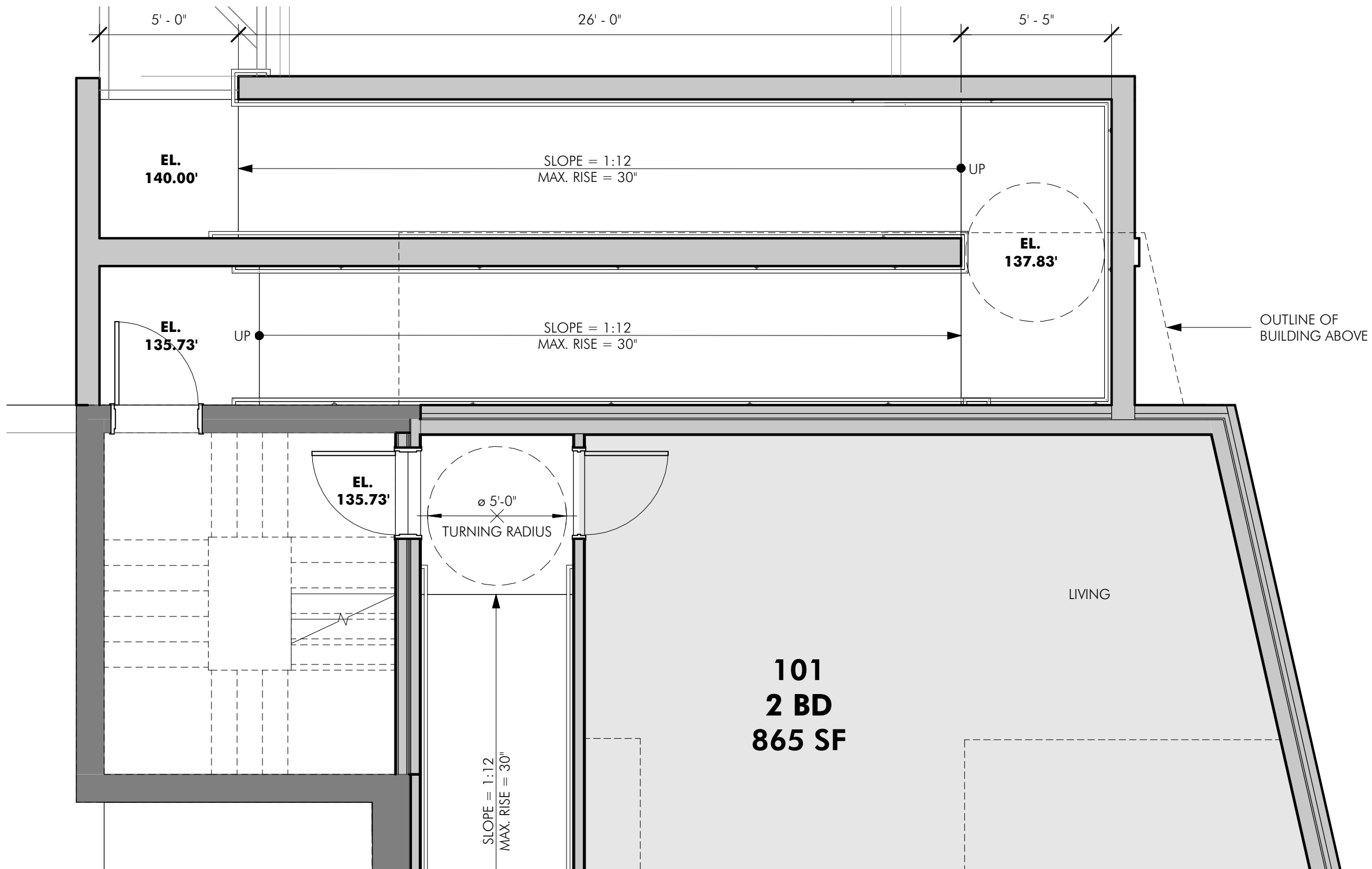
BIKE PARKING REQUIREMENTS (Based on 30 units)

VISITOR BIKE SPACES	: 1 PER 5 UNITS (6 SPACES)
RESIDENT BIKE SPACES	: 1 PER UNIT (30 SPACES)
SHOWERS	: N/A
LOCKER	: N/A
BIKESHARE STATIONS	: 15 OR 19-DOCK STATION

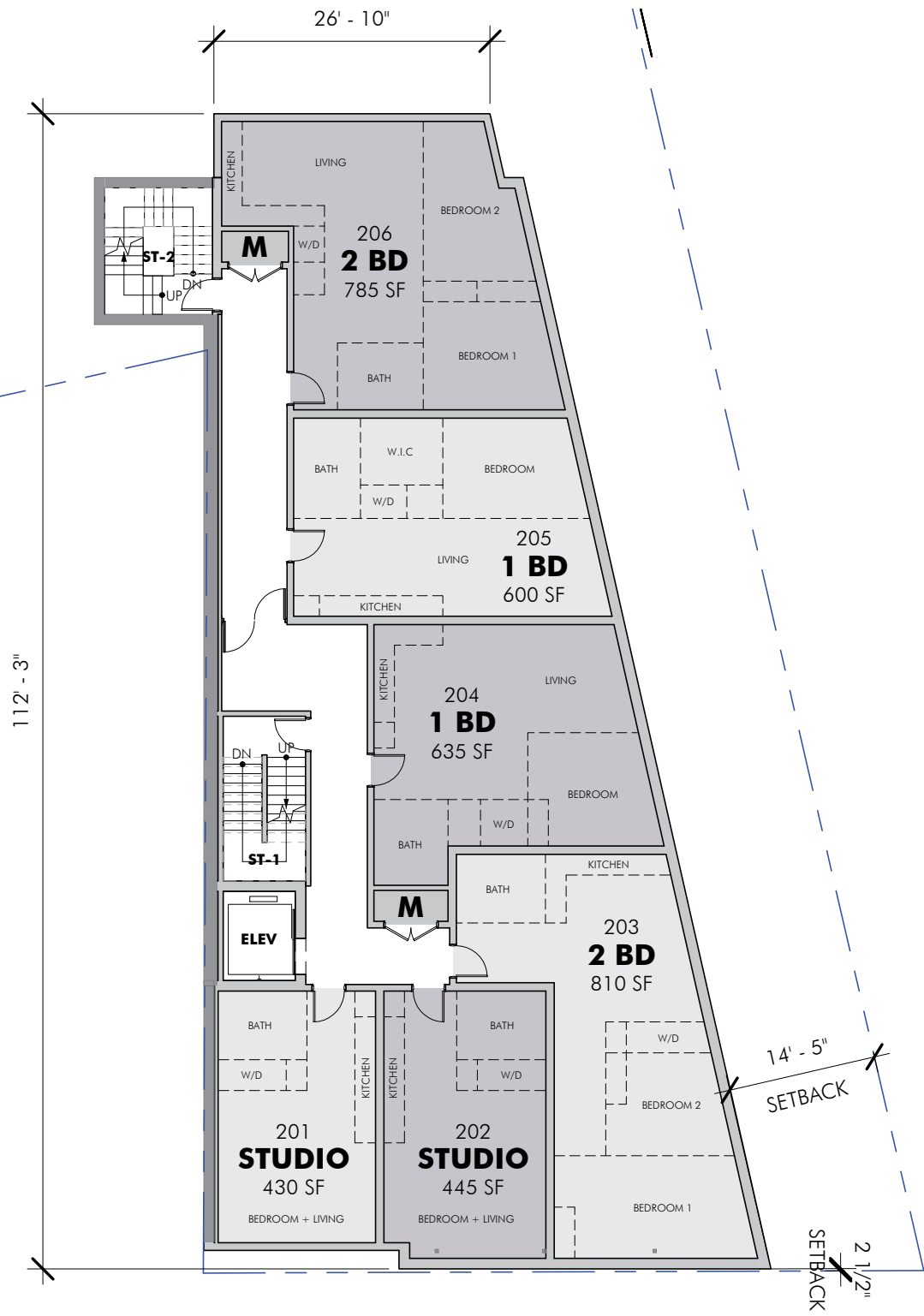
* MINIMUM 5% OF SPACES MUST BE EXTRA-WIDE (2)
 * MINIMUM 25% OF SPACES MUST BE ON THE GROUND (9)
 * MAXIMUM 75% OF HIGH-DENSITY SPACES

BIKE PARKING PROPOSED

RESIDENT BIKE SPACES	: 38 SPACES
* ON THE GROUND	: 14 SPACES (37%)
* EXTRA-WIDE	: 2 (5%)
* HIGH-DENSITY	: 24 SPACES (65%)
VISITOR BIKE SPACES	: 8 SPACES (Outdoor - See Landscape Plan)
TOTAL BIKE SPACES	: 46 SPACES

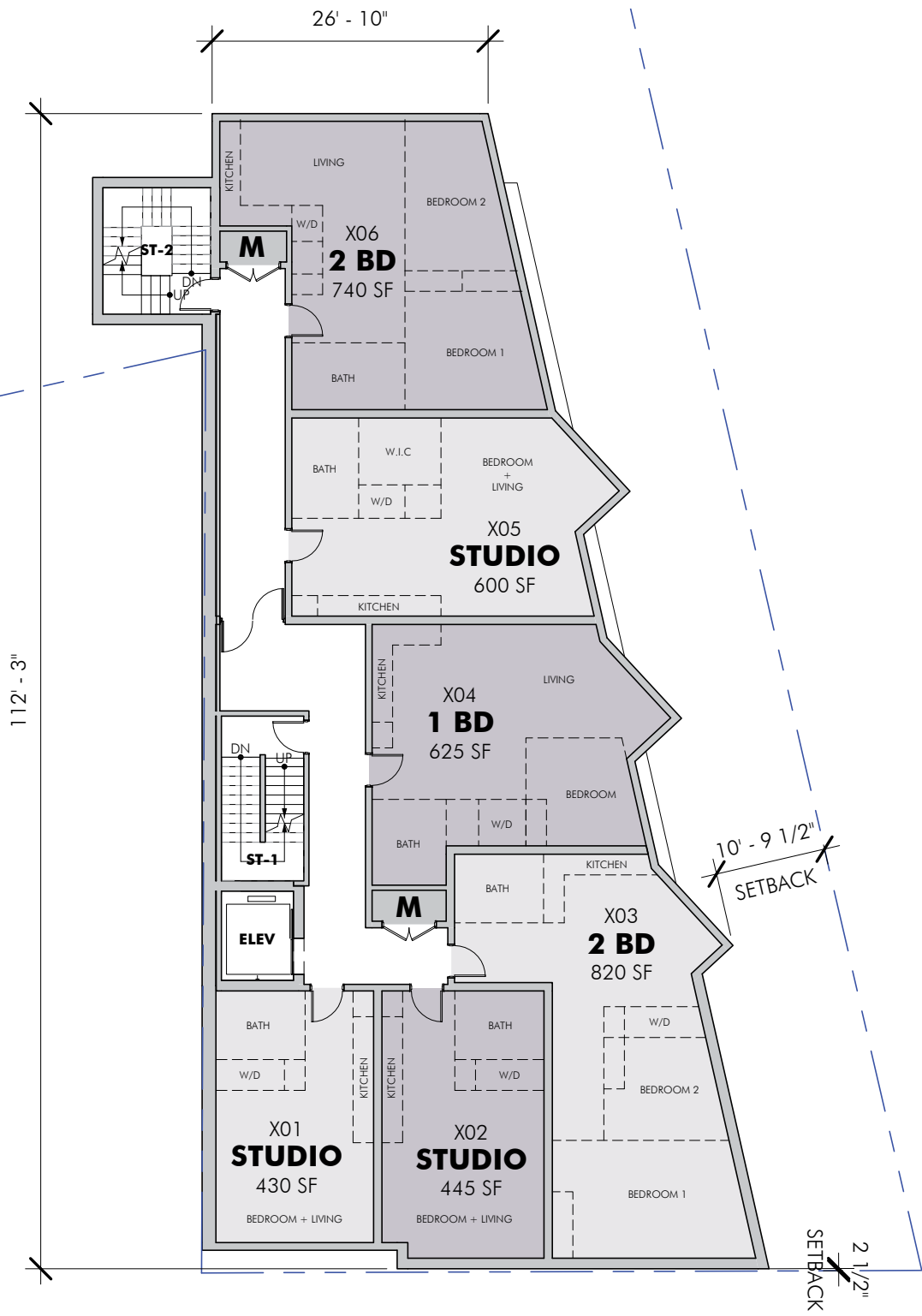


REAR BUILDING ENTRY - ACCESSIBLTY DIAGRAM



CHESTNUT HILL AVE

SECOND FLOOR PLAN

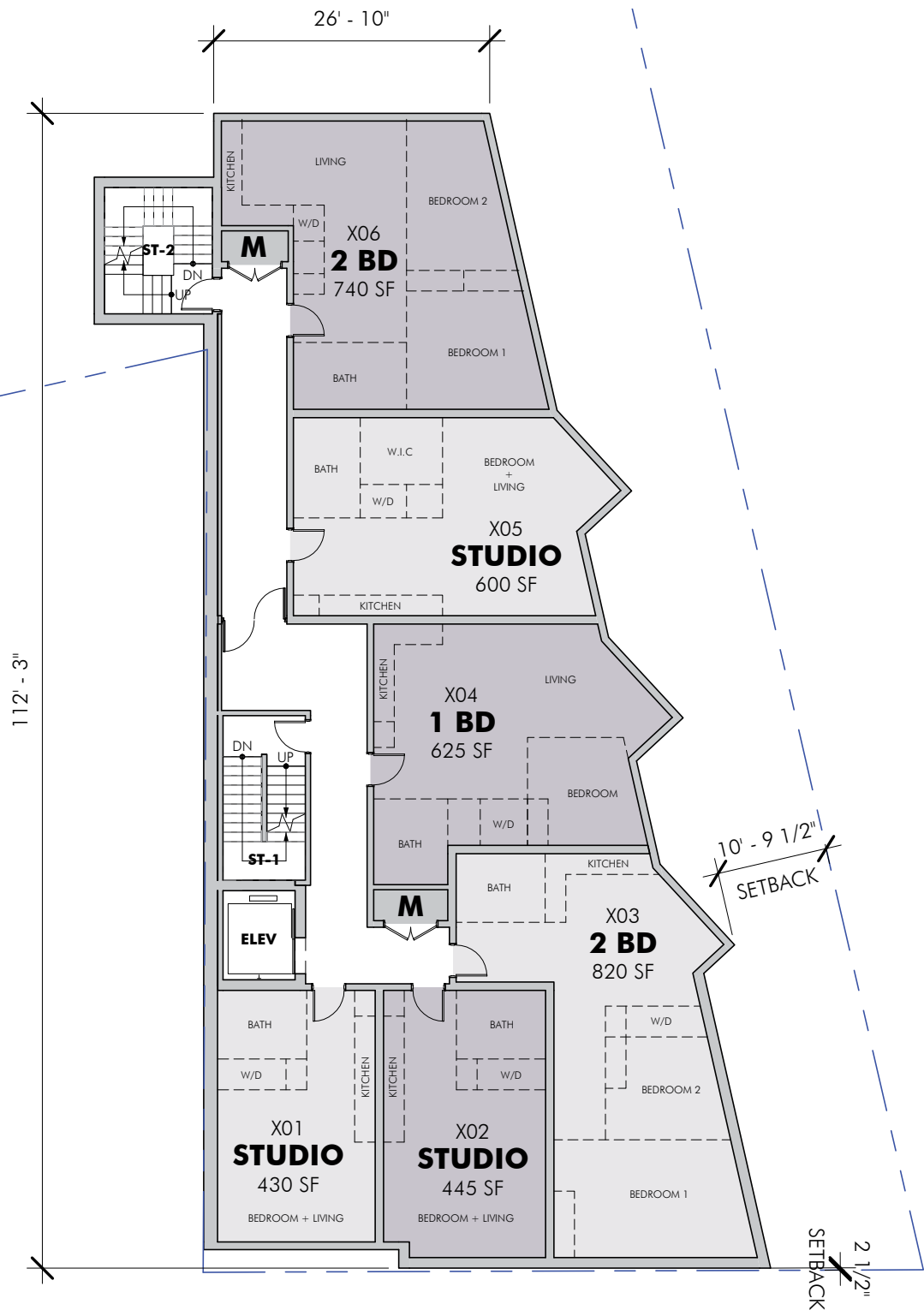


CHESTNUT HILL AVE

THIRD & FOURTH FLOOR PLAN

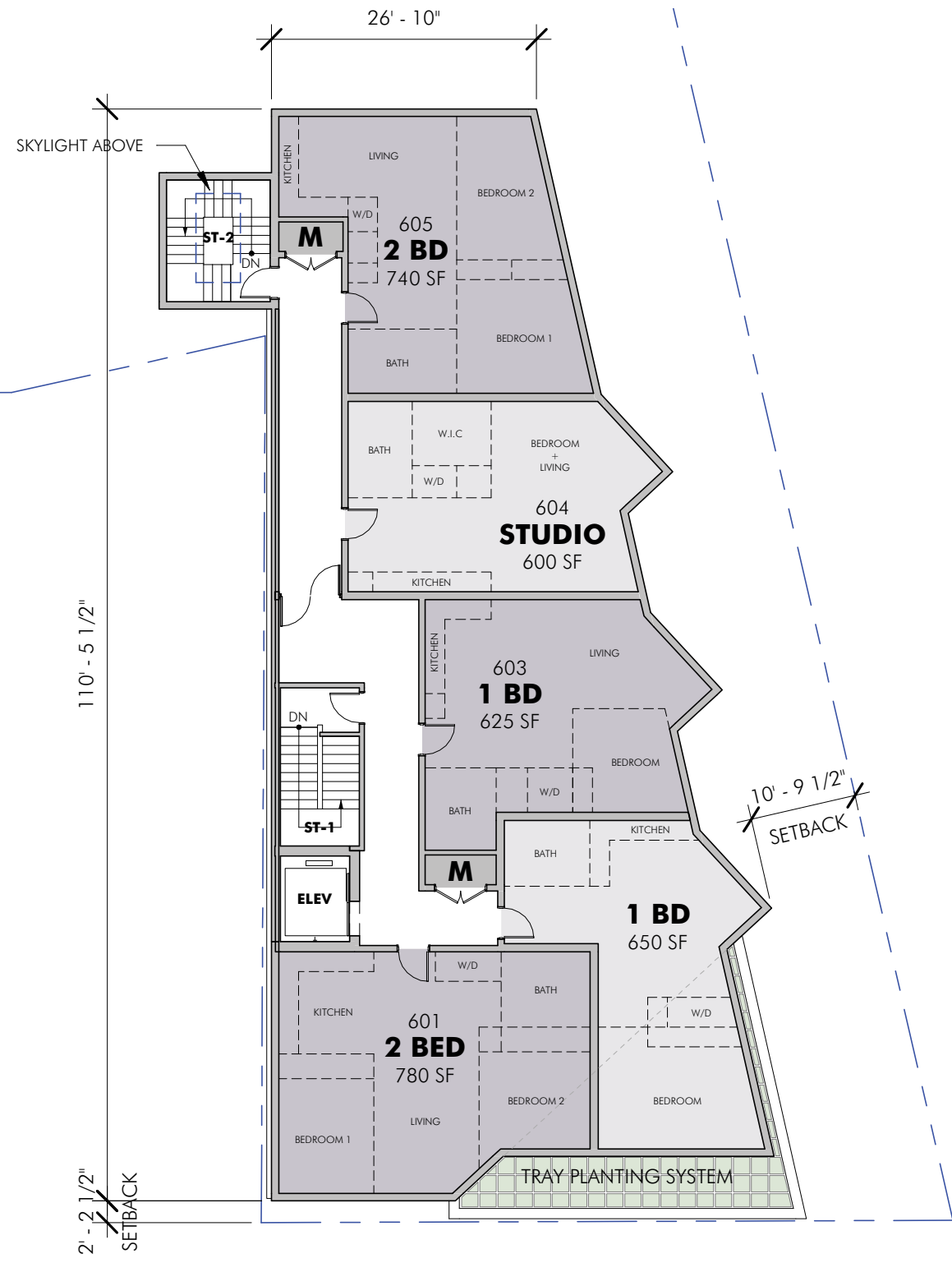
SCALE: 1/16" = 1'-0"





CHESTNUT HILL AVE

FIFTH FLOOR PLAN



CHESTNUT HILL AVE

SIXTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



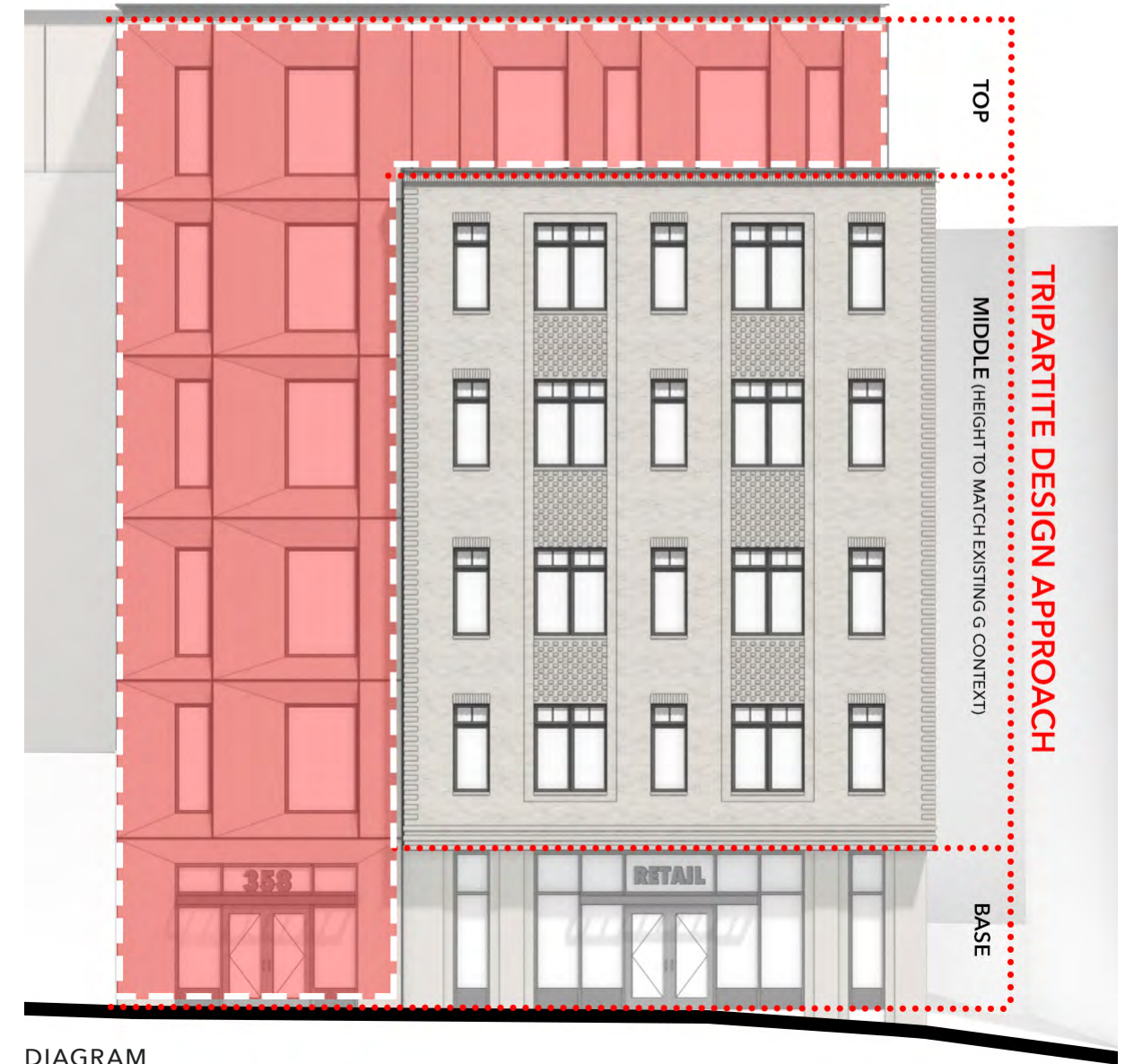
Unit Breakdown

	NUMBER OF UNITS	AVG. SQUARE FT.
• STUDIO	11	480 SF
• 1 BEDROOM	8	625 SF
• 2 BEDROOM	11	790 SF
<hr/>		
TOTAL UNITS	30	635 SF





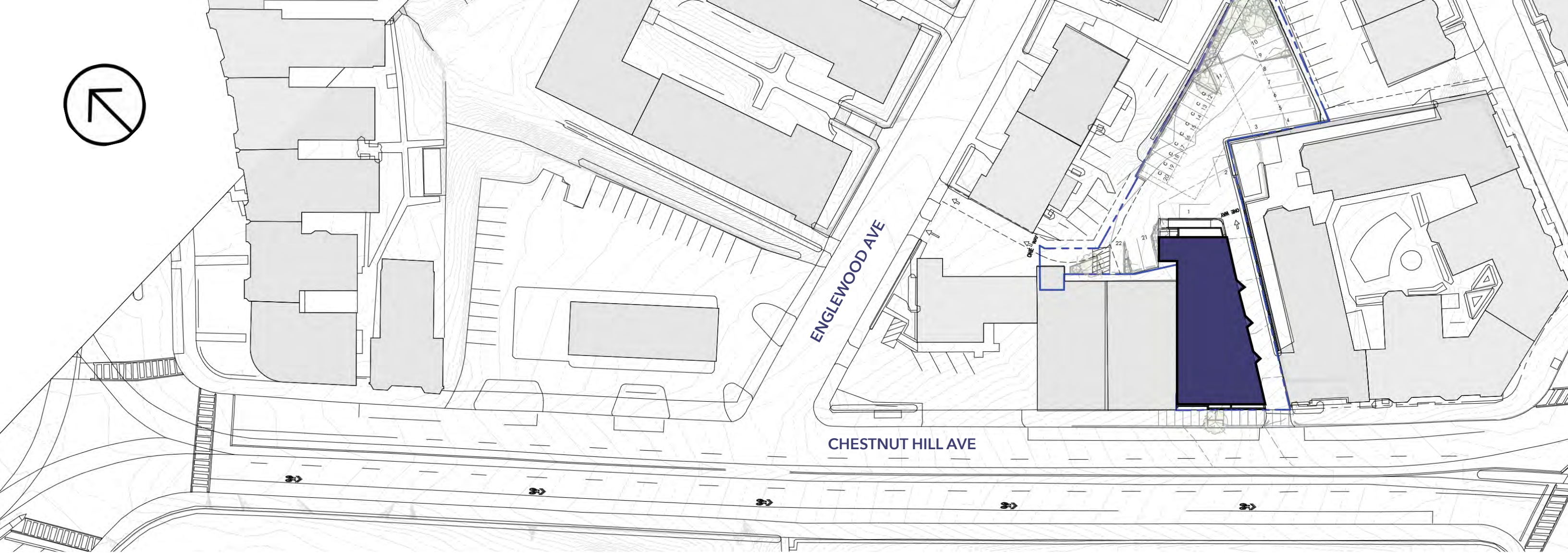
ELEVATION A



DIAGRAM

CHESTNUT HILL AVE (SOUTH) ELEVATION





CHESTNUT HILL AVE - FULL STREET ELEVATION & PLAN



OPTION A



OPTION B

CHESTNUT HILL AVE SOUTHWEST PERSPECTIVE - MURAL OPTION

EMBARC

358 CHESTNUT HILL AVE | CITY REALTY | ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT MEETING #2 | AUGUST 08, 2024 | 25



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580 Harrison Avenue, Suite 2W
Boston MA 02118

EMBARCDESIGN.COM

THANK YOU



Appendix

Zoning Summary

ZONING DISTRICT: ALLSTON/BRIGHTON NEIGHBORHOOD DISTRICT

- ZONING SUBDISTRICT: NEIGHBORHOOD SHOPPING (NS-1)

HISTORIC DISTRICT: ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT

LOT AREA: 17,620 SF +/-

MULTIFAMILY (MFR) USE - CONDITIONAL

	REQUIRED	PROPOSED
• MAX. FAR	1.0	1.57
• MAX. HEIGHT	35'-0"	67'-7"
• MIN. LOT SIZE	NONE	17,620 SF
• MIN. LOT AREA / DWELLING UNIT	NONE	585 SF
• MIN. OPEN SPACE / D.U.	50 SF/UNIT	65 SF / UNIT
• MIN. LOT WIDTH / FRONTAGE	NONE	70.00'
• MIN. FRONT YARD	NONE	3'-2 1/2" @ GROUND FLOOR 2 1/2" @ 2ND - 4TH FLOOR
• MIN. SIDE YARD	NONE	10'-9 1/2" (R) 0'-0" (L)
• MIN. REAR YARD	20'-0"	29'-4"
• PARKING	2 /UNIT (60 SPACES)	19 SPACES