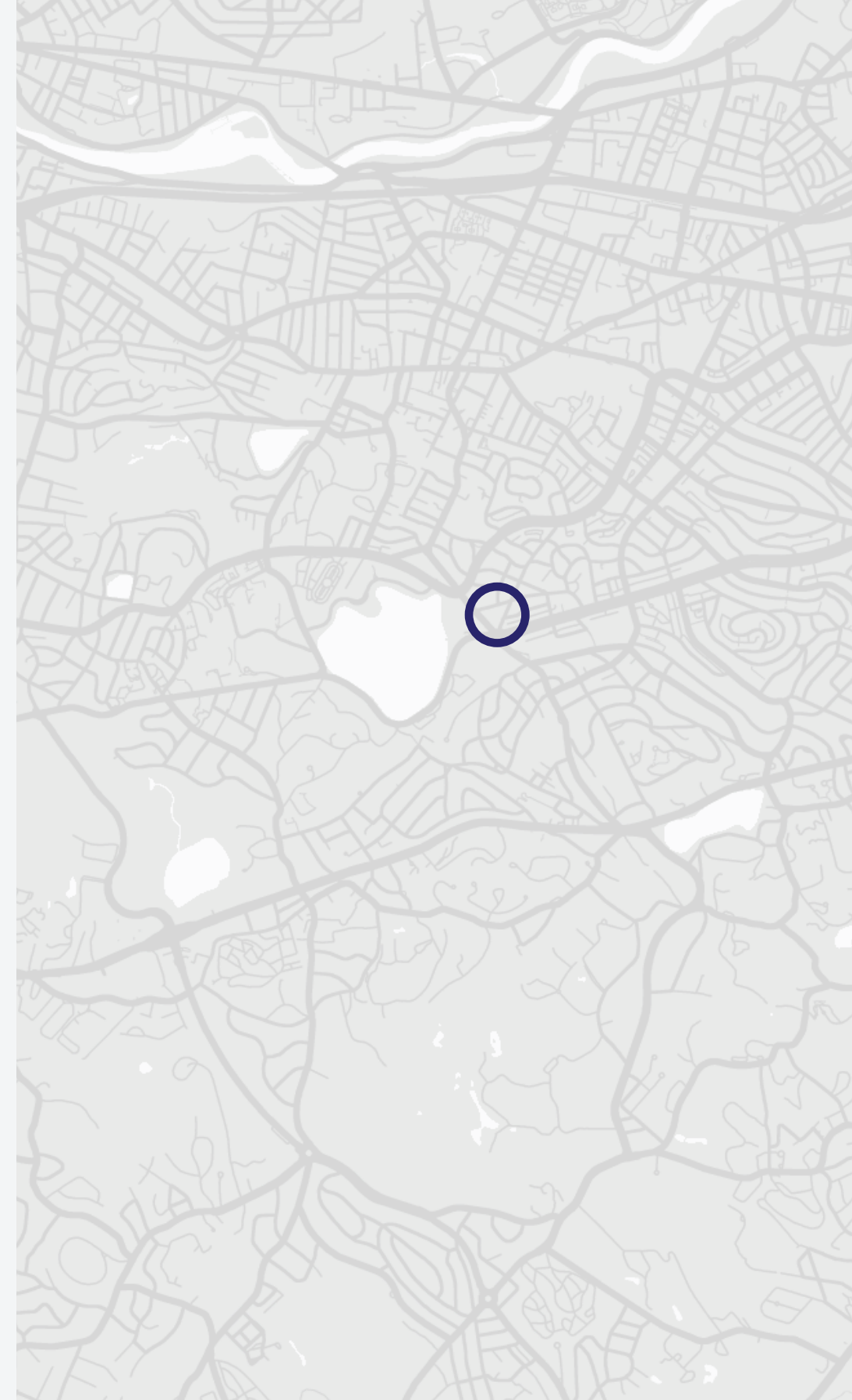


CITY REALTY

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT MEETING #3

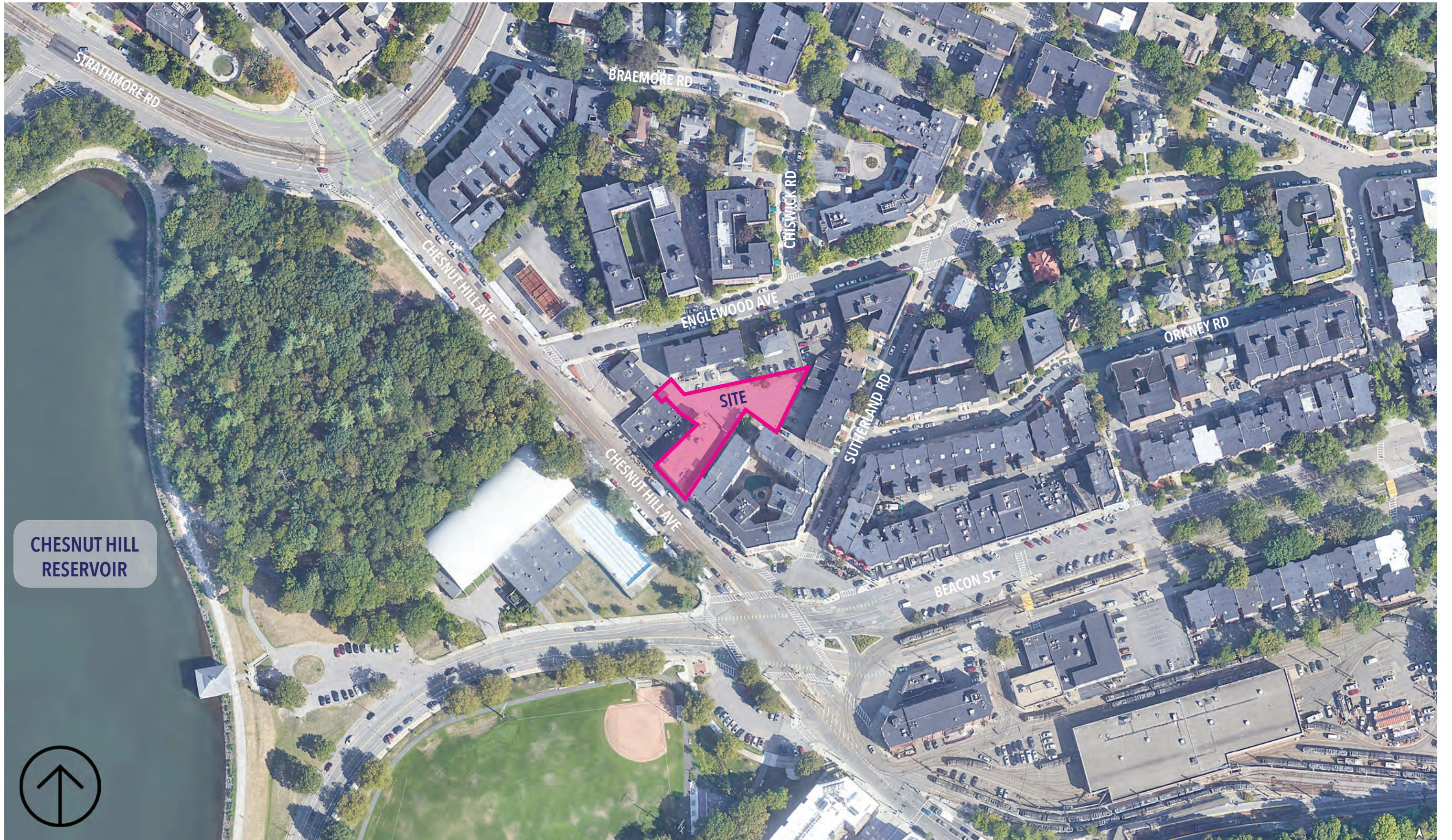
358 CHESTNUT HILL AVE

BRIGHTON, MA 02135



EMBARC

OCTOBER 10, 2024

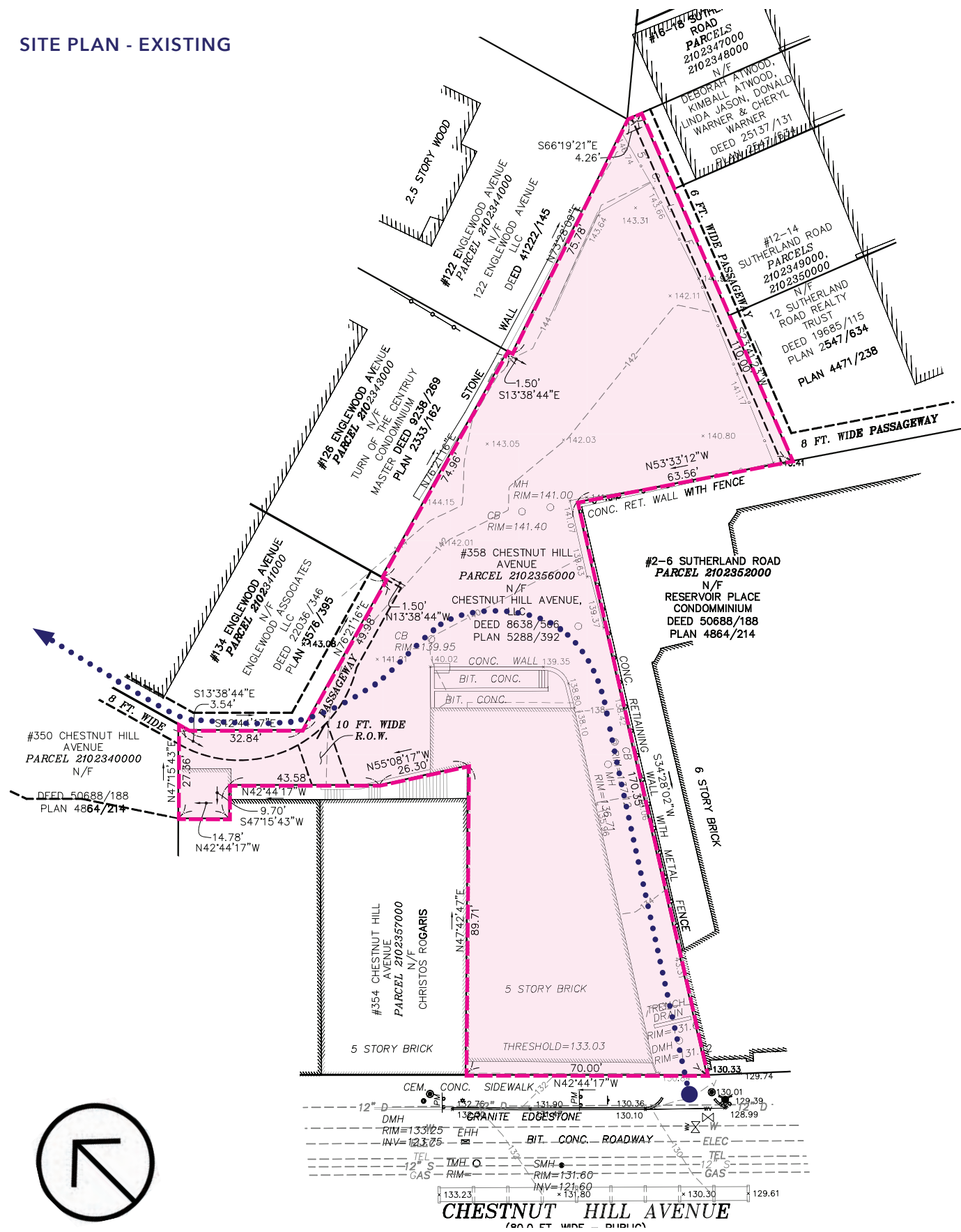


CHESNUT HILL
RESERVOIR

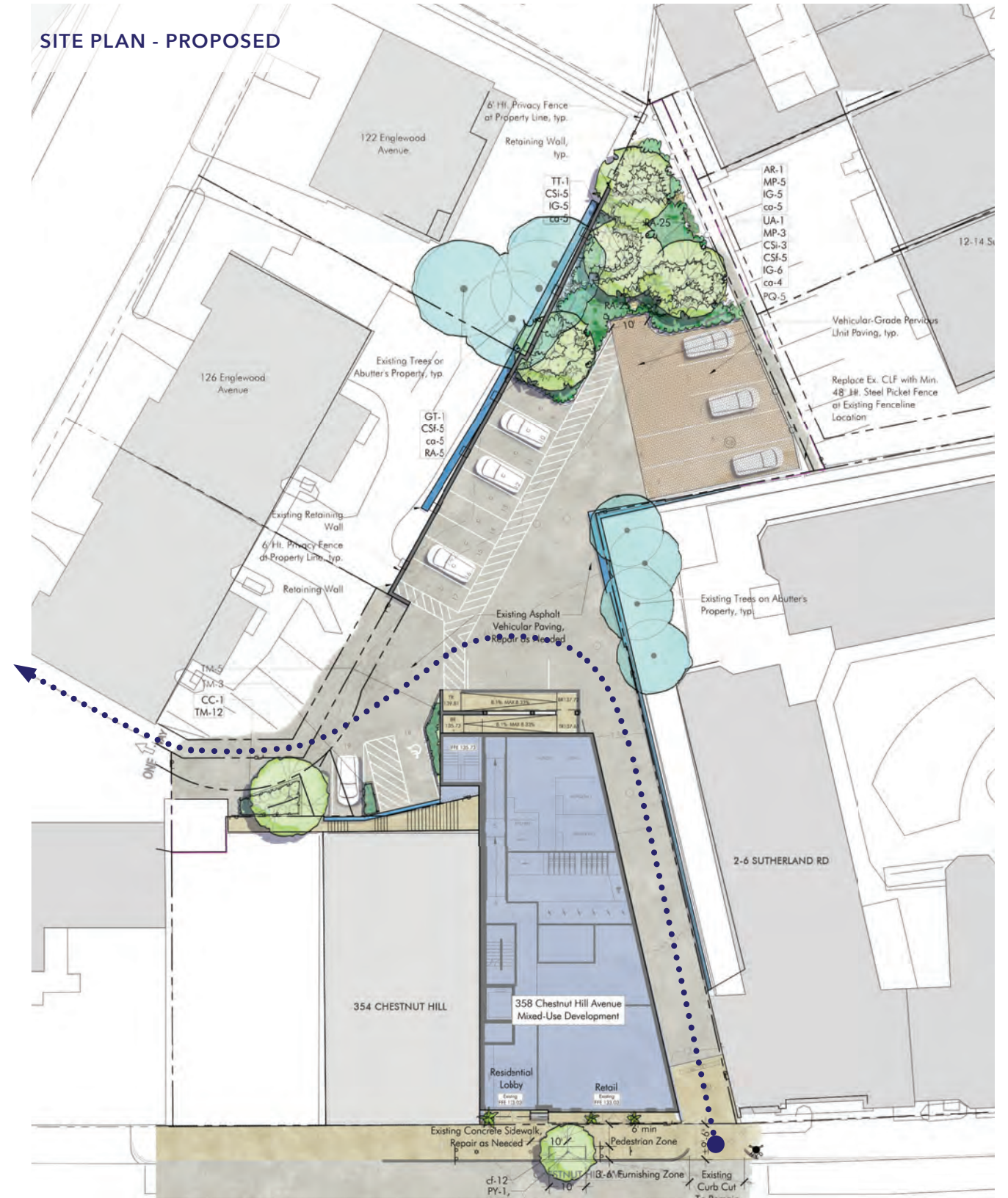


CONTEXT SITE

SITE PLAN - EXISTING



SITE PLAN - PROPOSED



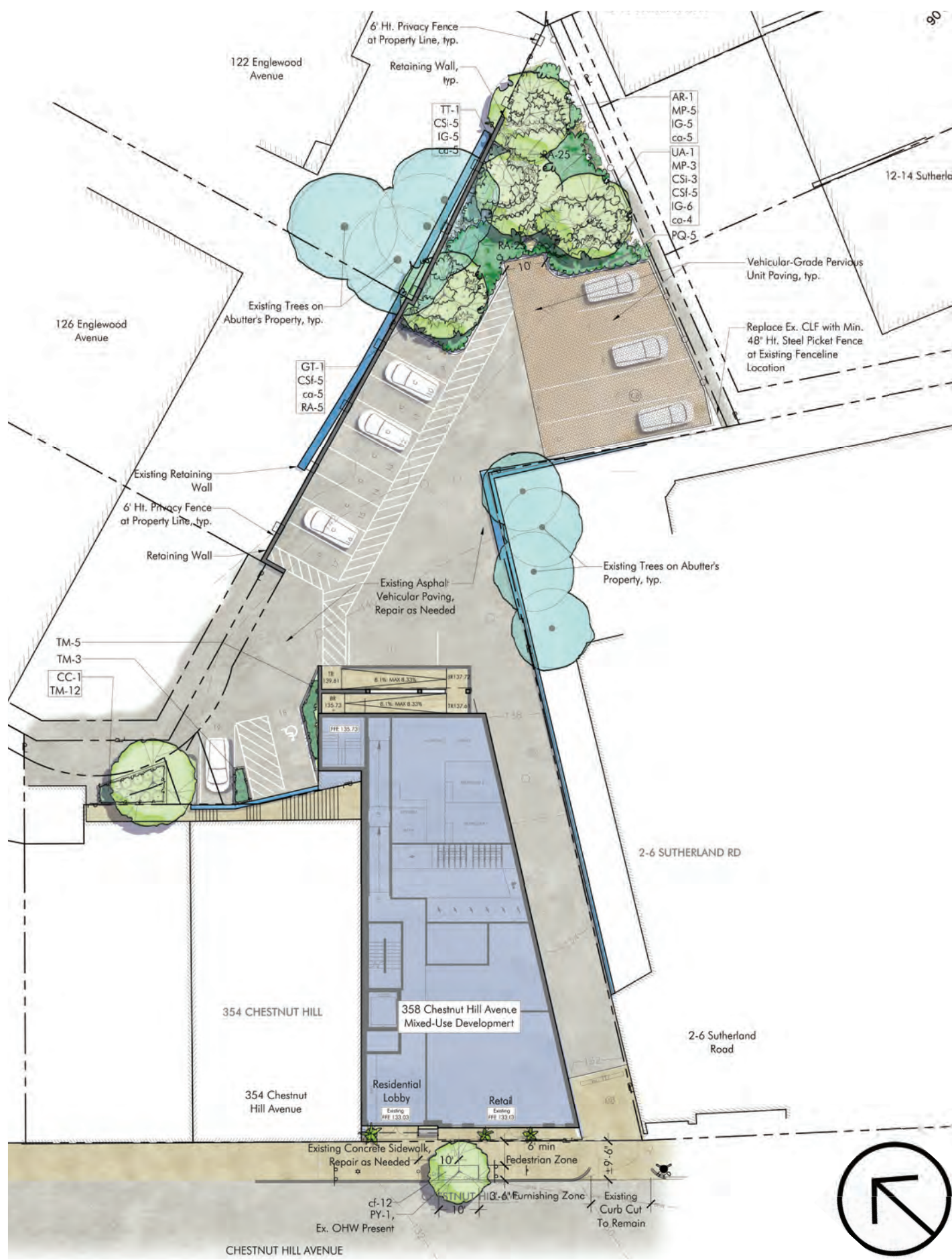
CHESTNUT HILL AVE - EXISTING SITE / PROPOSED SITE



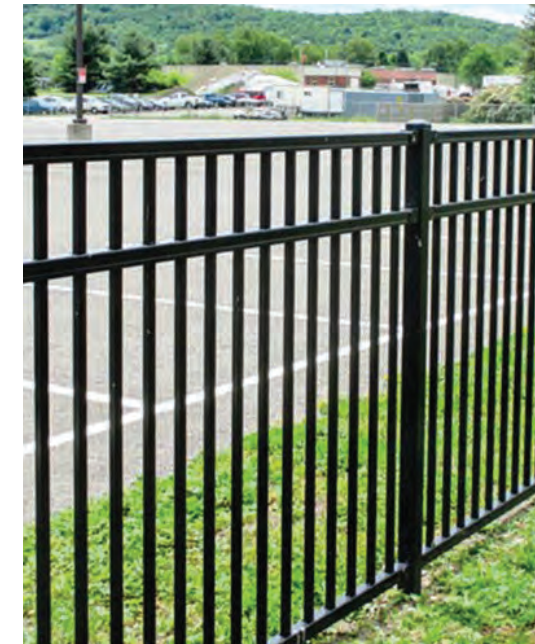
AERIAL VIEW



AERIAL VIEW



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 var. 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 'Jefferson'</i>	Jefferson American Elm	2.5-3" cal.	B&B

SHRUBS + VINES

CSf	10	<i>Cornus sericea 'Firedance'</i>	Firedance Red Twig Dogwood	5 gal.	Pots
CSi	8	<i>Cornus sericea 'Isanti'</i>	Isanti Red Twig Dogwood	5 gal.	Pots
IG	16	<i>Ilex glabra 'Shamrock'</i>	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 'Gro-Low'</i>	Fragrant Sumac	3 gal.	Pots
TM	20	<i>Taxus x Media 'Green Wave'</i>	Green Wave Yew	5 gal.	pots

PERENNIALS

ca	40	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	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



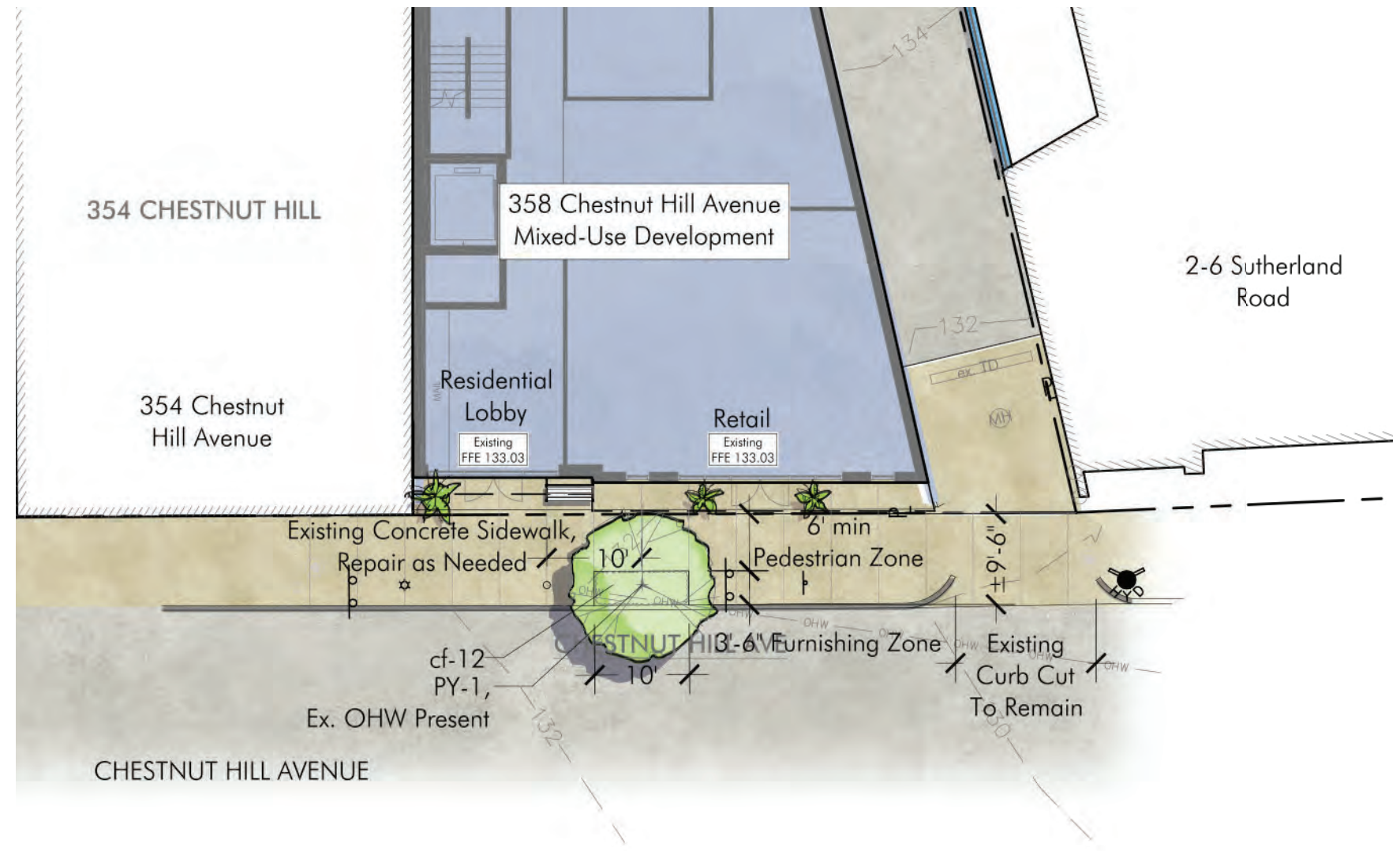
Hitch Bike Rack: Boston Standard



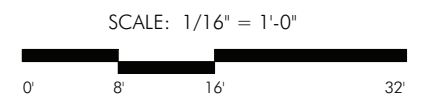
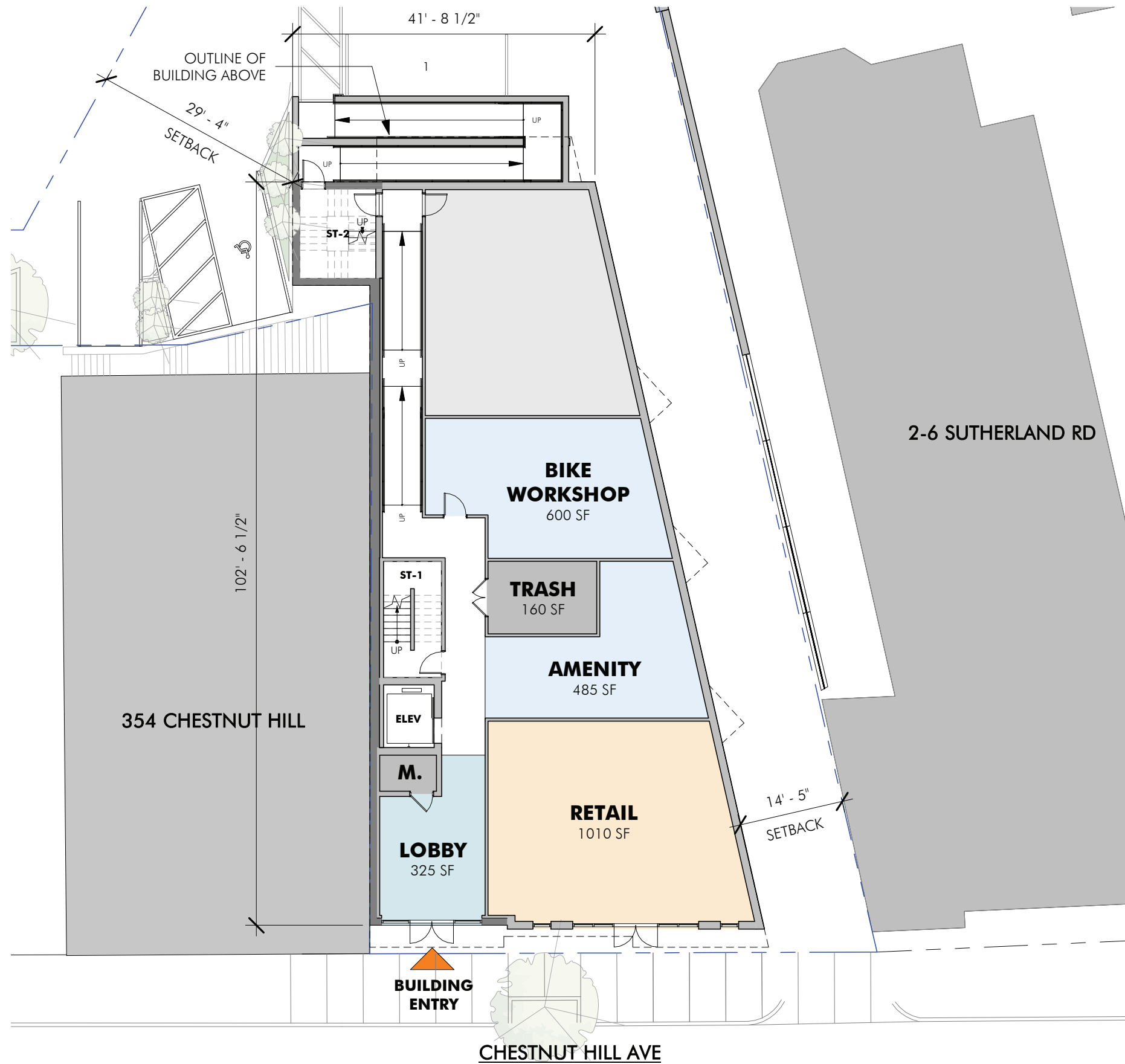
Potential for Parking Meter + Bike Rack Combination Post to Reduce Elements within Furnishing Zone

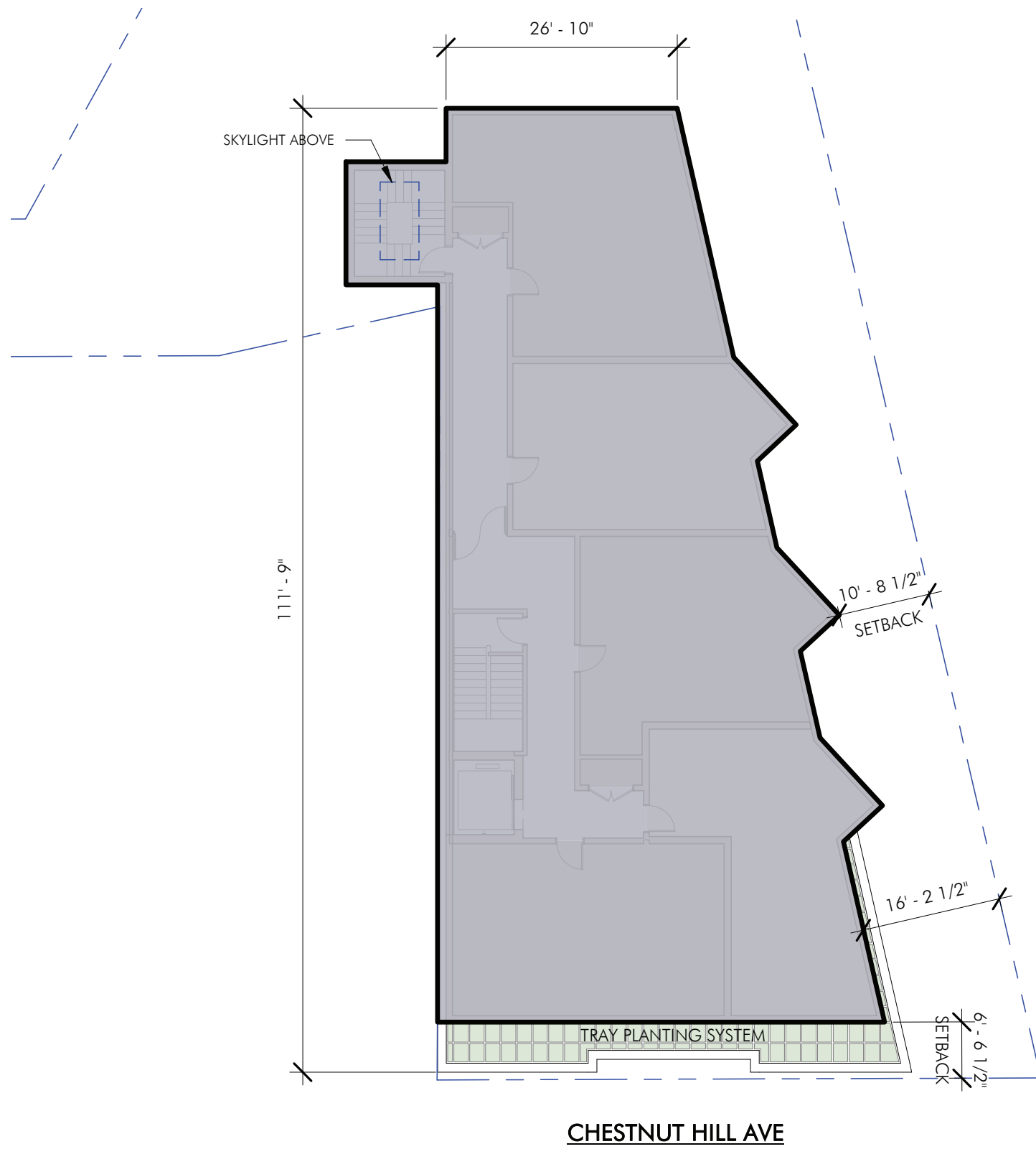


Bench and Planter to Distinguish Welcoming Pedestrian Entry Experience



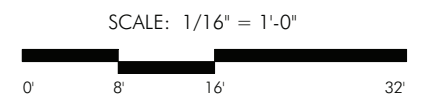
CHESTNUT HILL AVE - ENLARGED LANDSCAPE PLAN





SIXTH FLOOR PLAN

CHESTNUT HILL AVE





PREVIOUS DESIGN 08/08/24



CURRENT DESIGN 10/10/24





CHESTNUT HILL AVE (SOUTH) ELEVATION

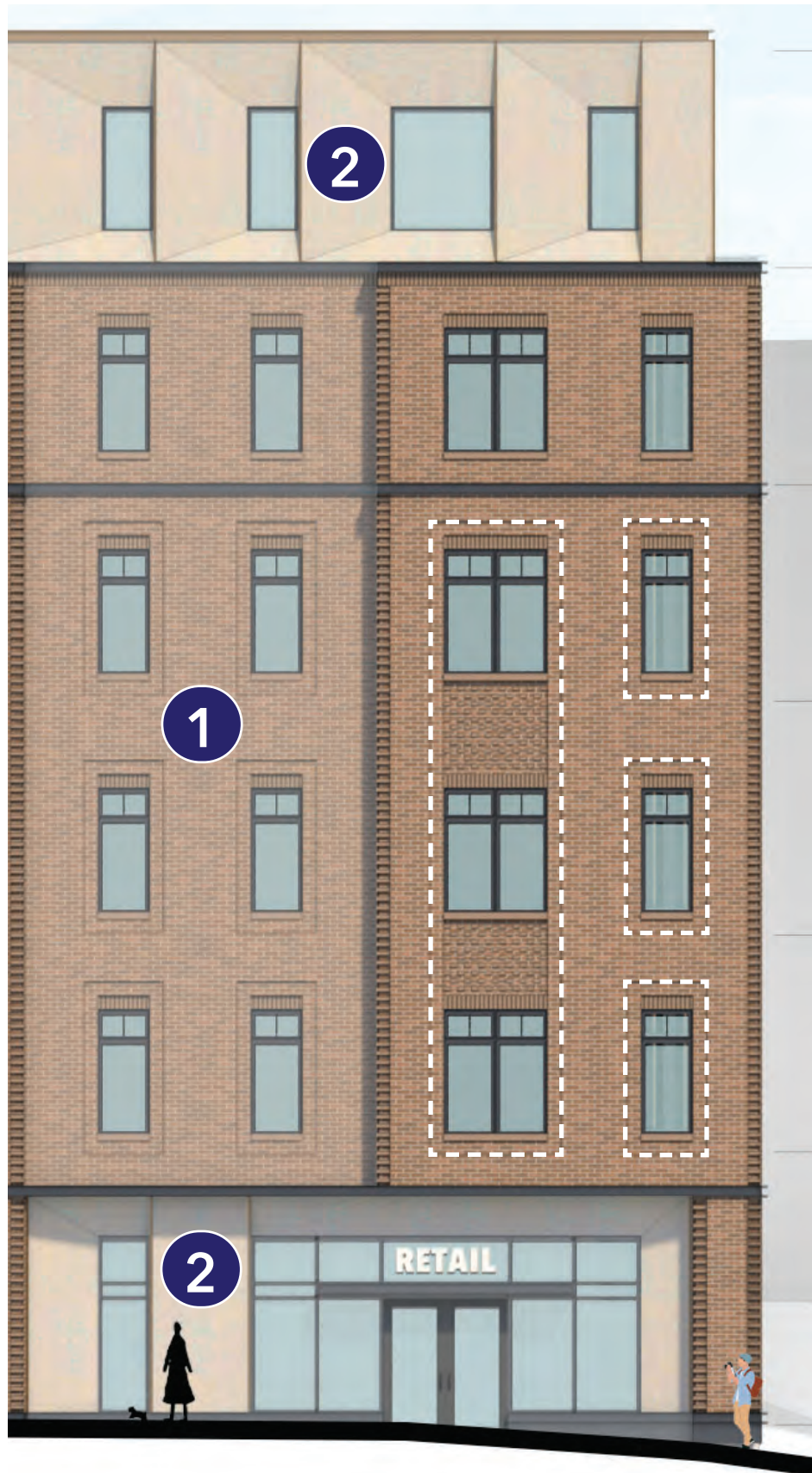






CHESTNUT HILL AVE SOUTHWEST PERSPECTIVE - CONTEXT PROPORTION DIAGRAM

358 CHESTNUT HILL AVE | CITY REALTY | ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT MEETING #3 | OCTOBER 10, 2024 | 14



1- BRICK: BELDEN | BOYSTOWN MATT



2- STONE: PETRARCH | DORSETT RIVEN MATTE



1- BRICK: GLEN-GERY | BADLANDS SMOOTH



2- STONE: PETRARCH | PARCHMENT SMOOTH

EMBARC

580 Harrison Avenue, Suite 2W
Boston MA 02118

EMBARCDESIGN.COM

THANK YOU



Appendix

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

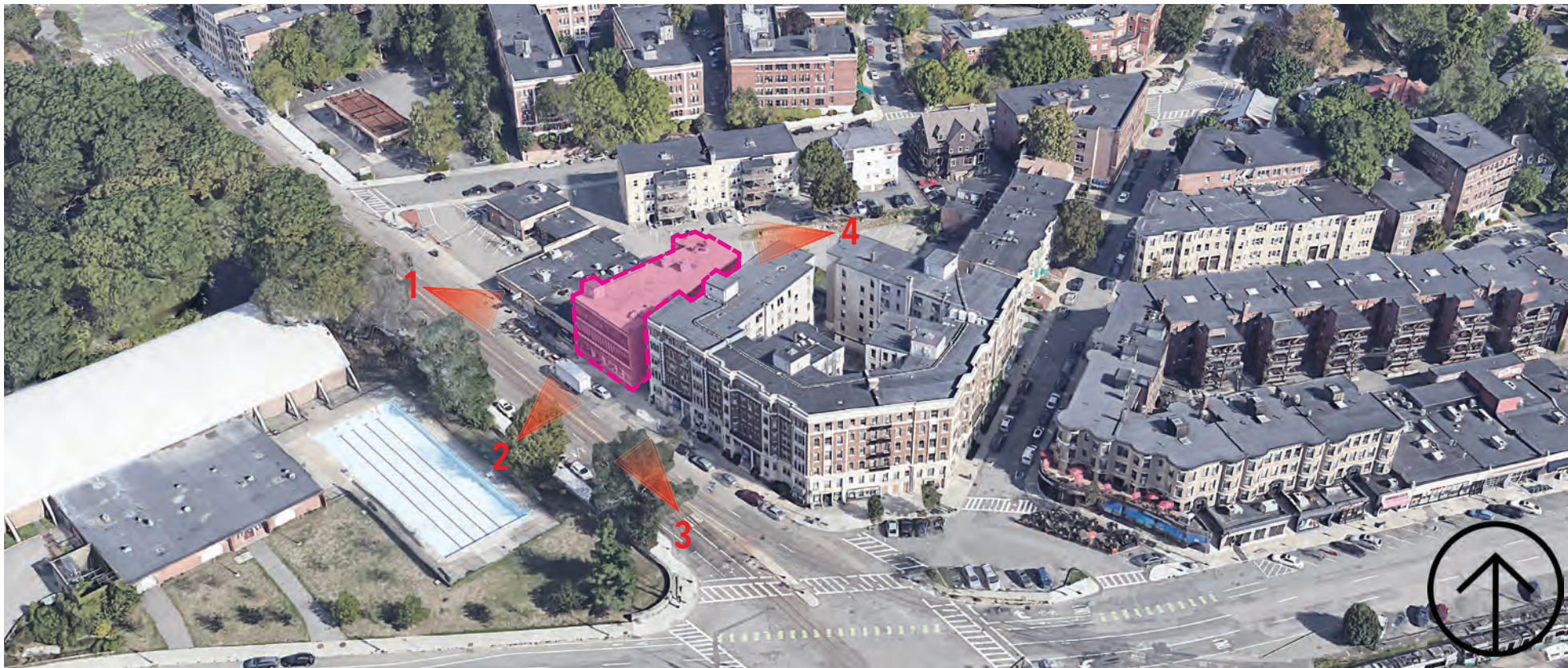
- ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT

LOT SIZE

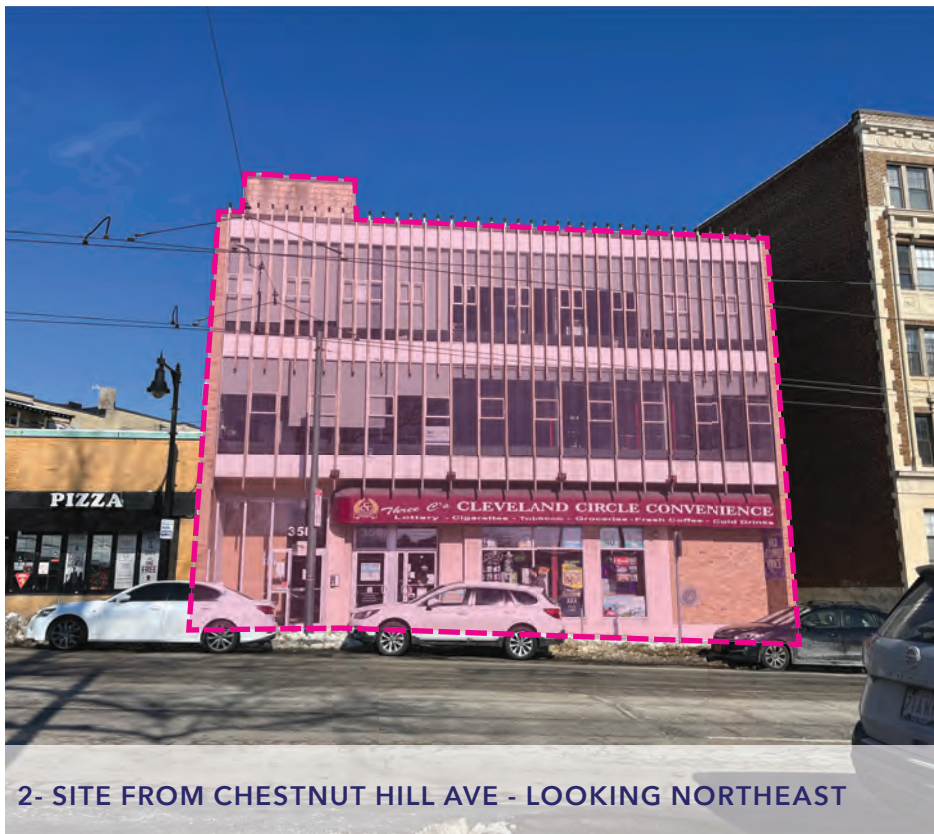
- 17,620 SF

DIMENSIONAL INFO

- GROSS SF: 28,035 SF
- FAR: 1.59
- HEIGHT: 67'-7"
- PARKING: 19 SPACES



1- SITE FROM CHESTNUT HILL AVE - LOOKING SOUTHEAST



2- SITE FROM CHESTNUT HILL AVE - LOOKING NORTHEAST

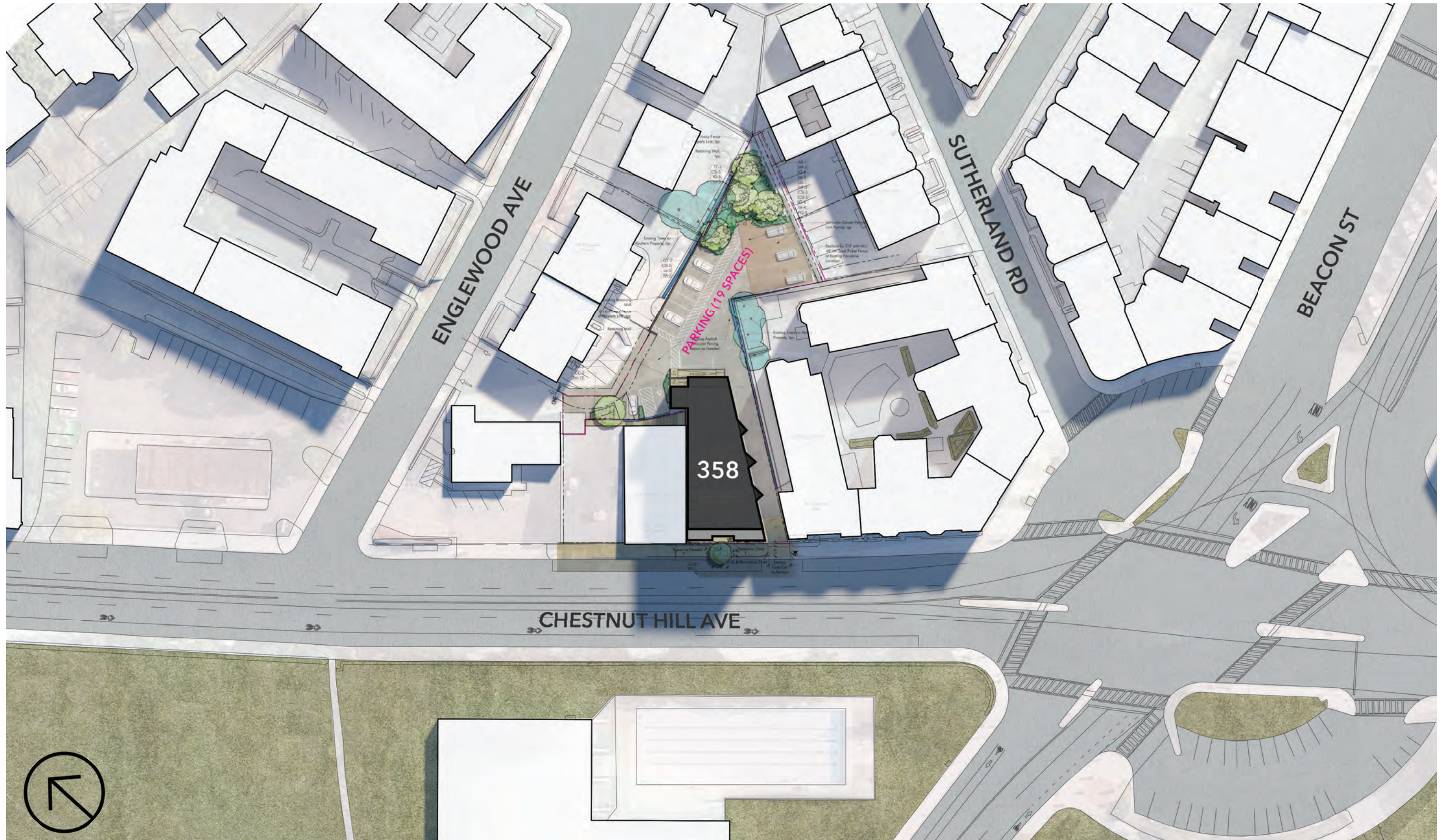


3- SITE FROM CHESTNUT HILL AVE - LOOKING NORTHWEST

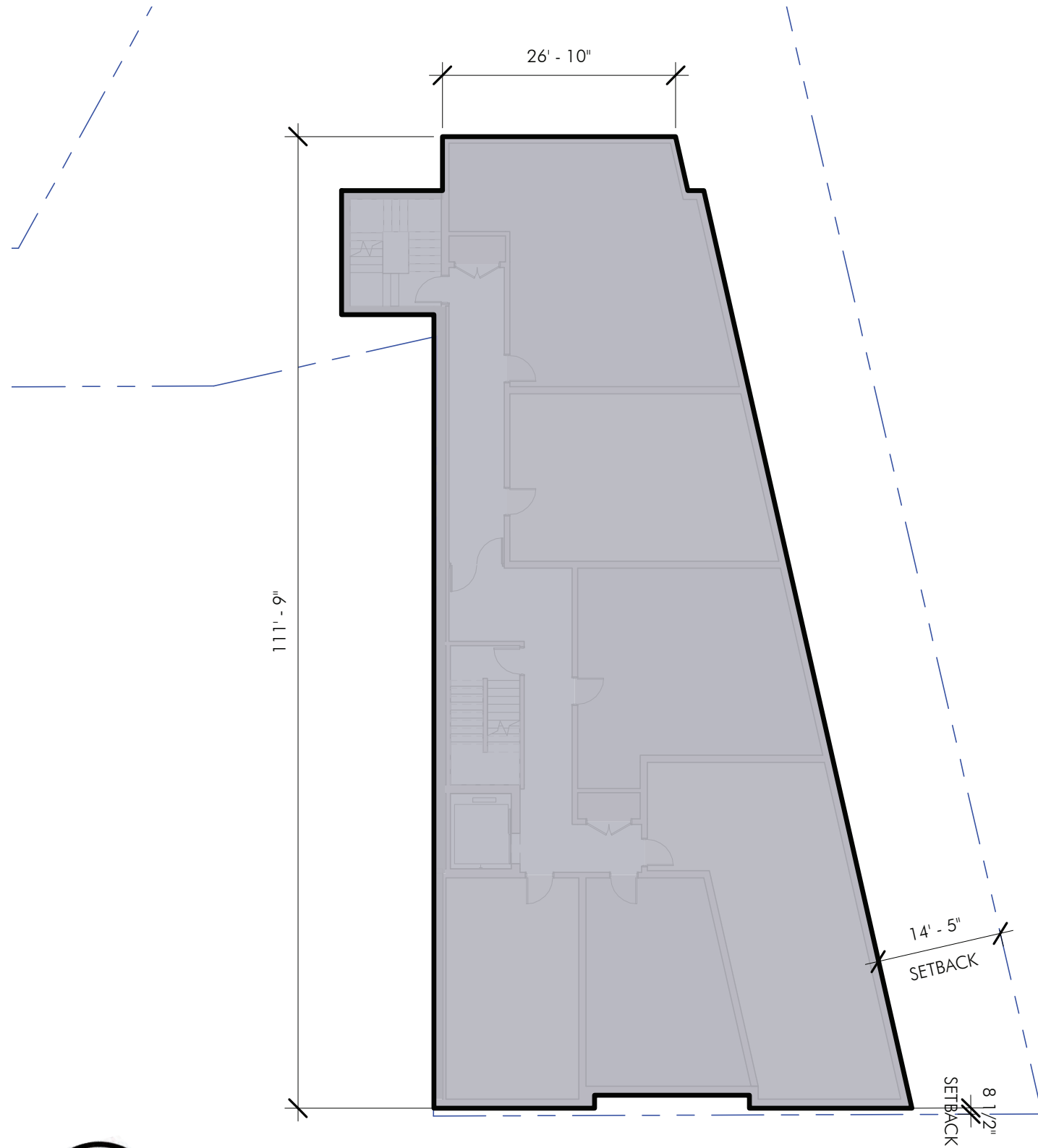


4- SITE FROM CHESTNUT HILL AVE - LOOKING SOUTHWEST

CONTEXT PHOTOS

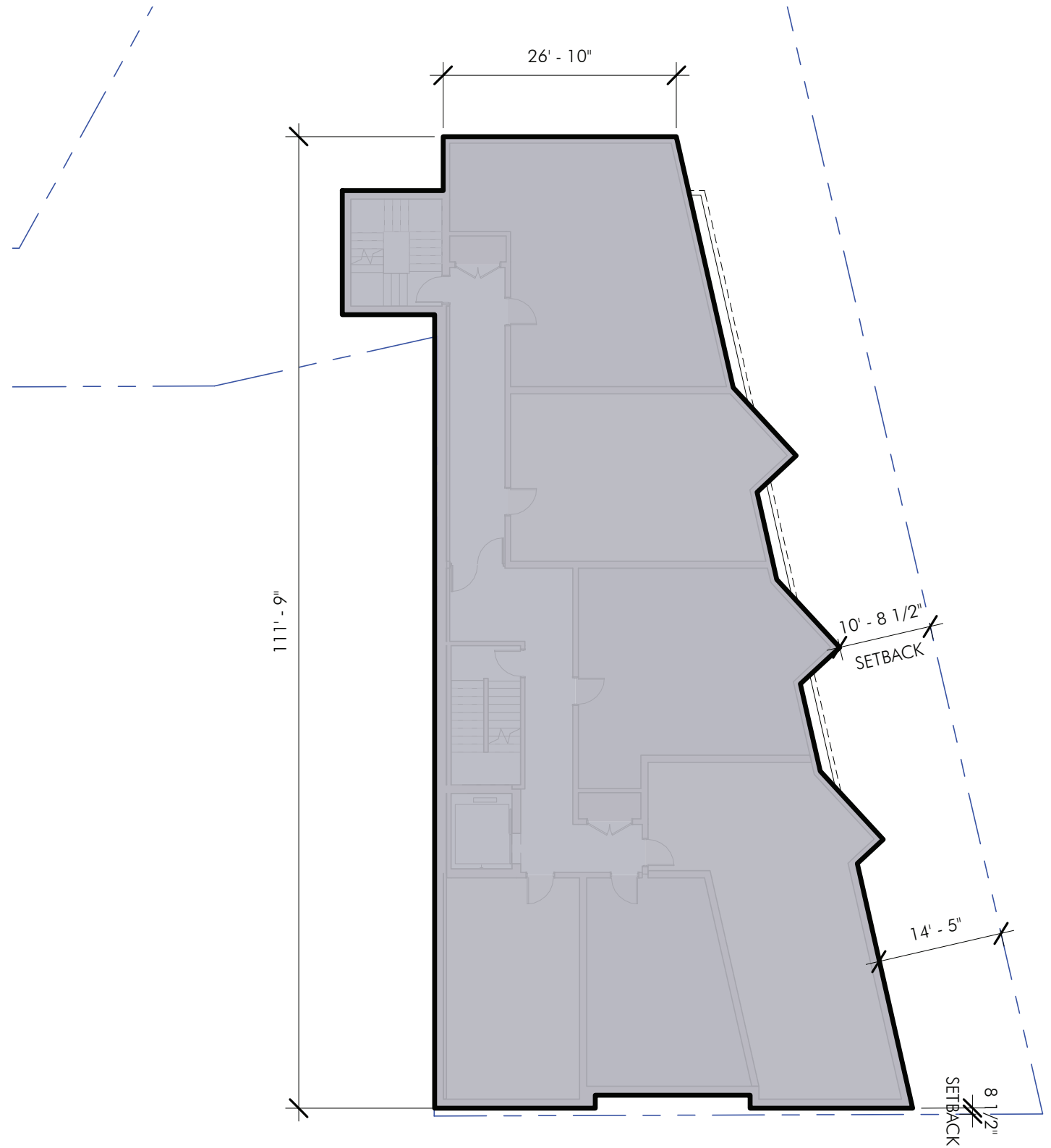


CHESTNUT HILL AVE - SITE PLAN



CHESTNUT HILL AVE

SECOND FLOOR PLAN

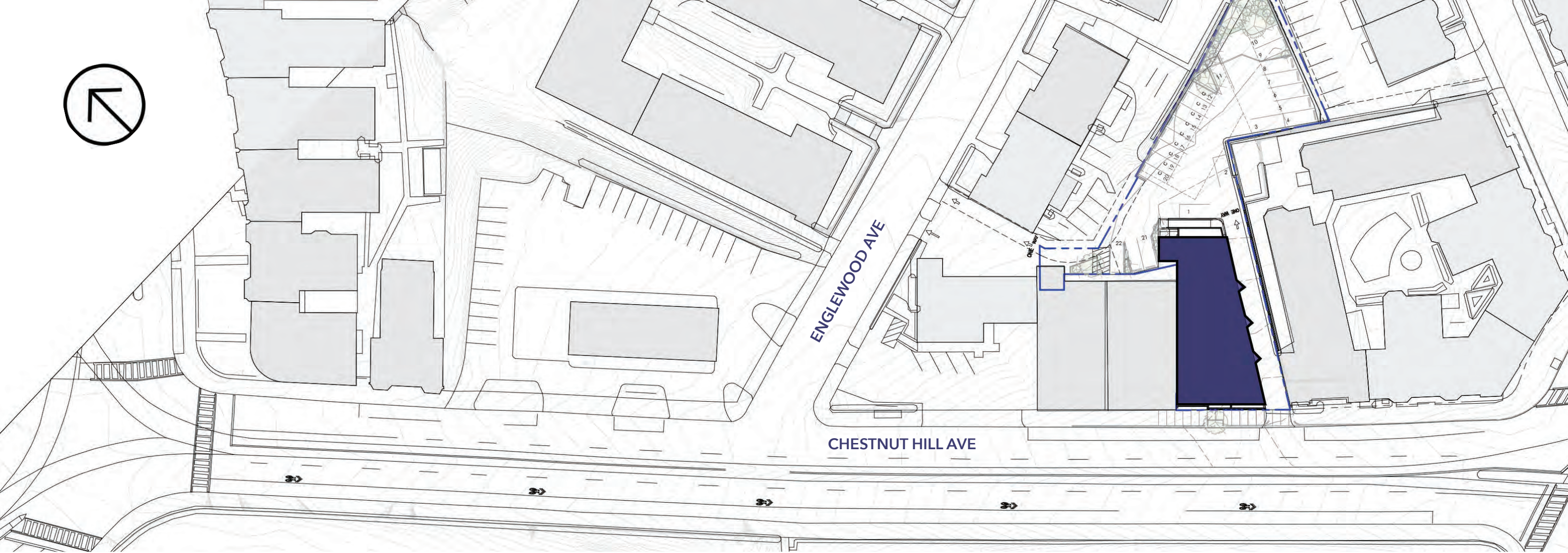


CHESTNUT HILL AVE

THIRD & FOURTH FLOOR PLAN

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





CHESTNUT HILL AVE - FULL STREET ELEVATION & PLAN

Zoning Summary

ZONING DISTRICT: ALLSTON/BRIGHTON NEIGHBORHOOD DISTRICT

- ZONING SUBDISTRICT: NEIGHBORHOOD SHOPPING (NS-1)

HISTORIC DISTRICT: ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT

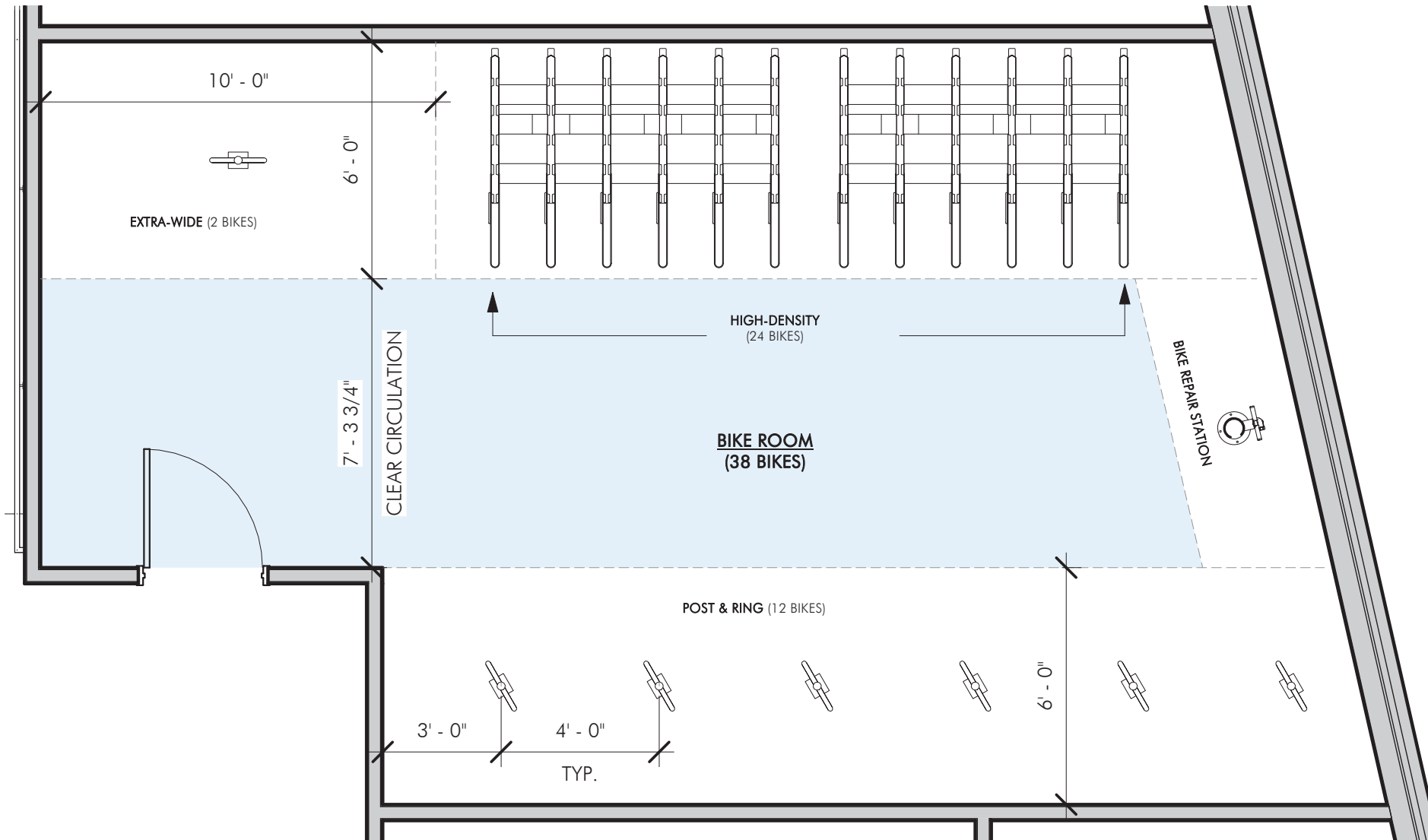
LOT AREA: 17,620 SF +/-

MULTIFAMILY (MFR) USE - CONDITIONAL

	REQUIRED	PROPOSED
• MAX. FAR	1.0	1.59
• 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 8 1/2" @ 2ND - 5TH FLOOR
• MIN. SIDE YARD	NONE	10'-8 1/2" (R) 0'-0" (L)
• MIN. REAR YARD	20'-0"	29'-4"
• PARKING	2 /UNIT (60 SPACES)	19 SPACES

Unit Breakdown

	NUMBER OF UNITS	AVG. SQUARE FT.
• STUDIO	11	485 SF
• 1 BEDROOM	9	635 SF
• 2 BEDROOM	10	780 SF
<hr/>		
TOTAL UNITS	30	630 SF



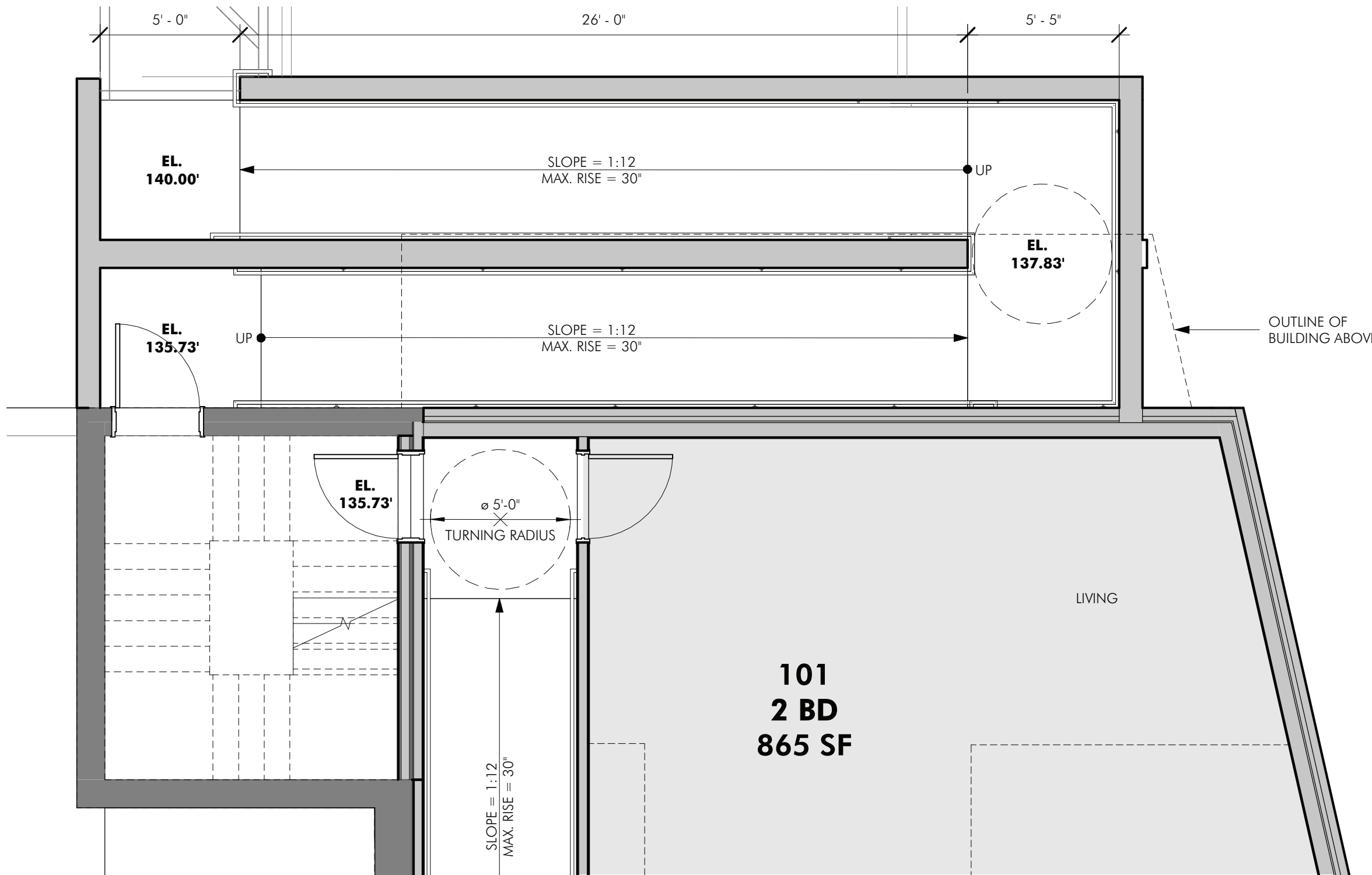
BIKE PARKING REQUIREMENTS (Based on 30 units)

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

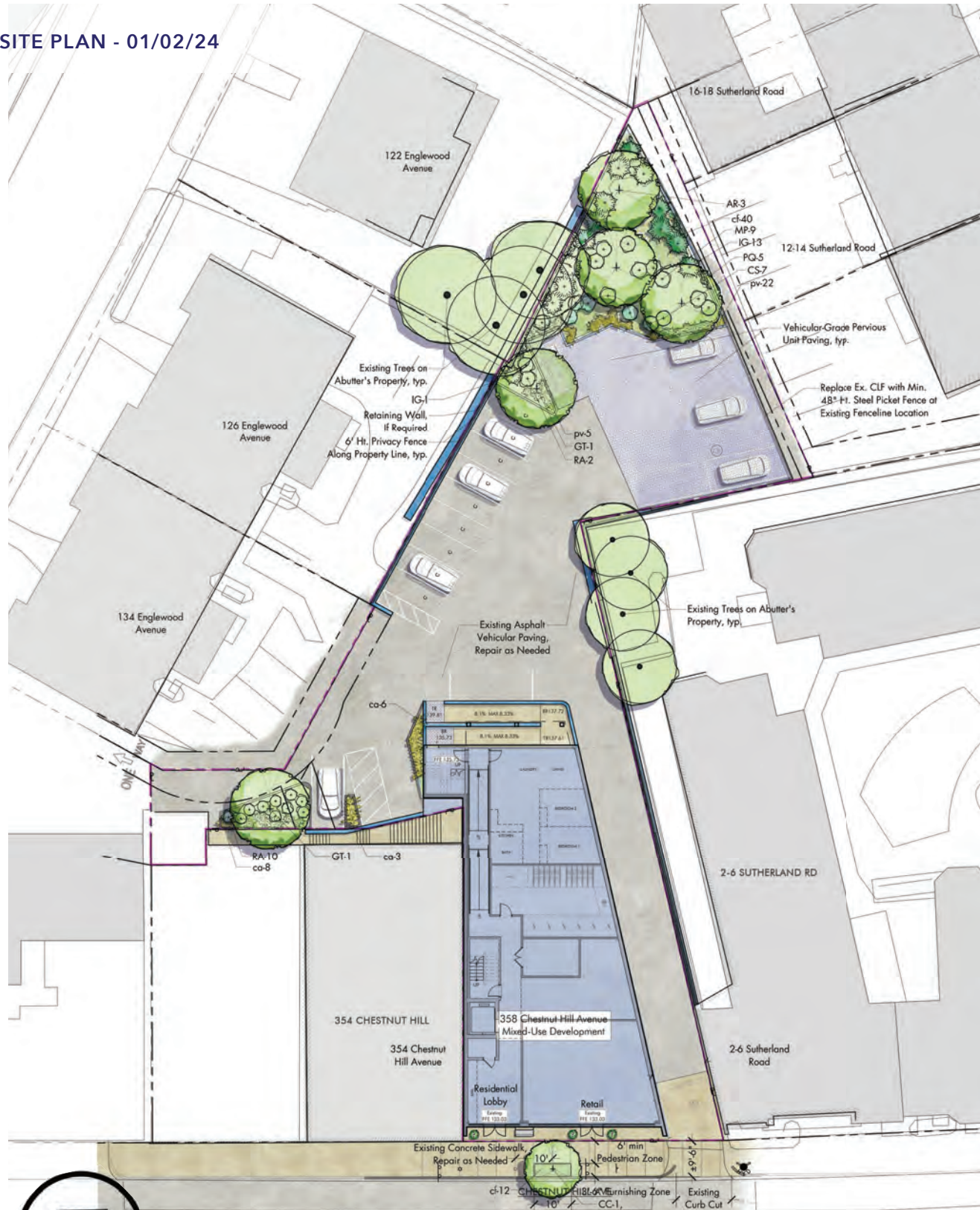
RESIDENT BIKE SPACES	: 38 SPACES
* ON THE GROUND	: 14 SPACES (37%)
* EXTRA-WIDE	: 2 (5%)
* HIGH-DENSITY	: 24 SPACES (65%)
VISITOR BIKE SPACES	: 8 SPACES (Outdoor - See Landscape Plan)
TOTAL BIKE SPACES	: 46 SPACES



REAR BUILDING ENTRY - ACCESSIBLTY DIAGRAM



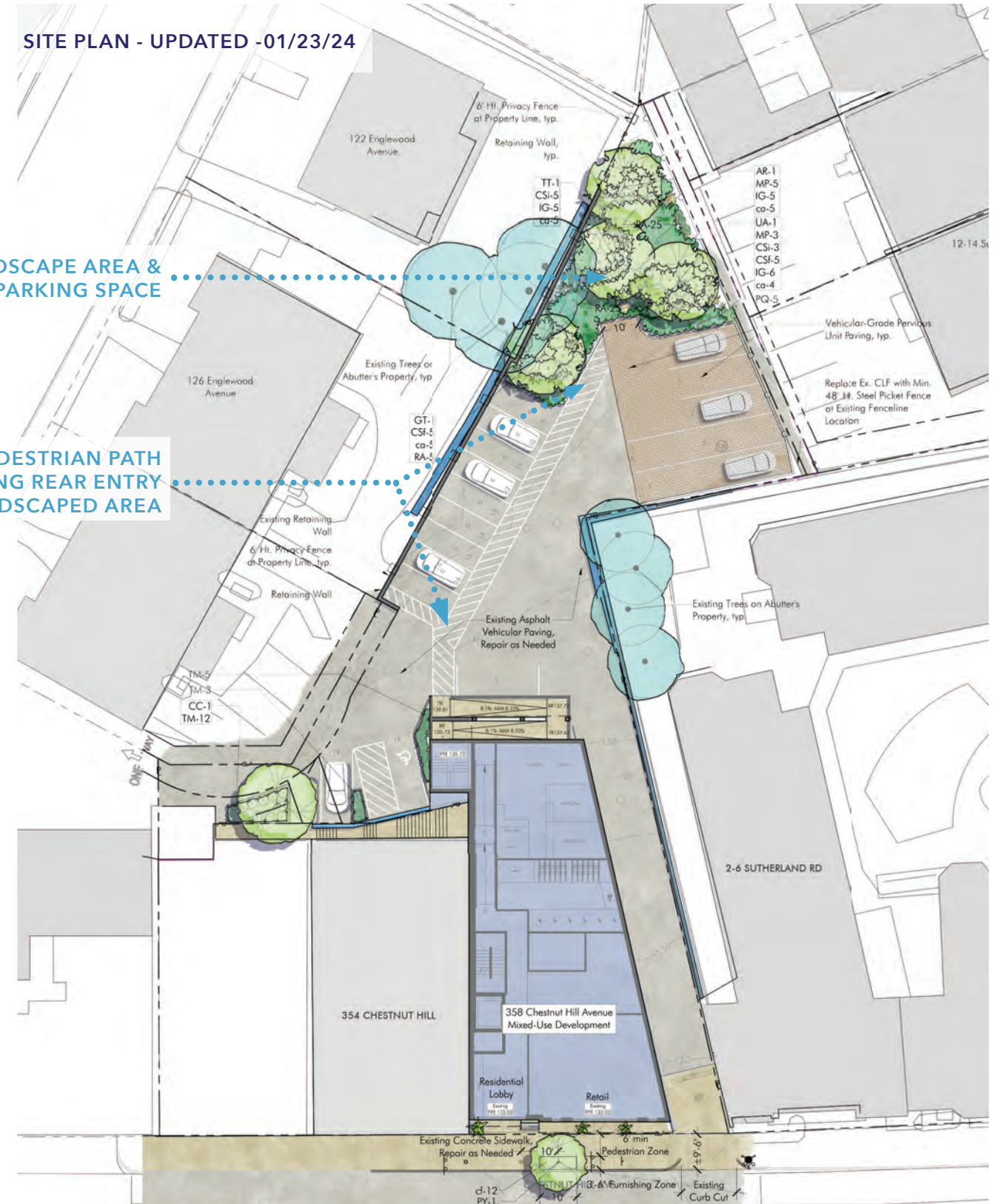
SITE PLAN - 01/02/24



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



CHESTNUT HILL AVE - ENLARGED SITE PLAN