

Louisburg Square

LOUISBURG SQ

MOUNT VERNON ST

MOUNT VERNON ST

WALNUT ST

WILLOW ST

CHESTNUT ST

CHESTNUT ST

SPRUCE PL

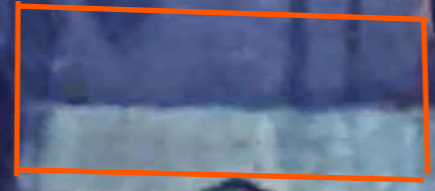
SPRUCE ST

SPRUCE CT

BRANCH ST

Beacon Hill
ends Meeting

23 Chestnut St





#68

#66

View of Mt. Vernon Street neighbors



23 Chestnut Street

PREPARED FOR:
TIMOTHY BURKE ARCHITECTURE, INC.
142 BERKELEY STREET
BOSTON, MA 02116

REFERENCES:
OWNER OF RECORD:
MICHAEL B. LAMPERT
LAURA G. BABBIT

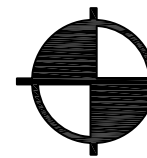
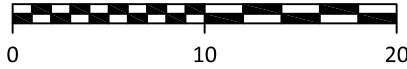
DEED: BK 54643; PG 2
PLAN: BK 4041; PG 550
BK 8460; PG 549
BK 9698; PG 5
LCC: 5505-A

NOTES:
PARCEL ID: 0501584000

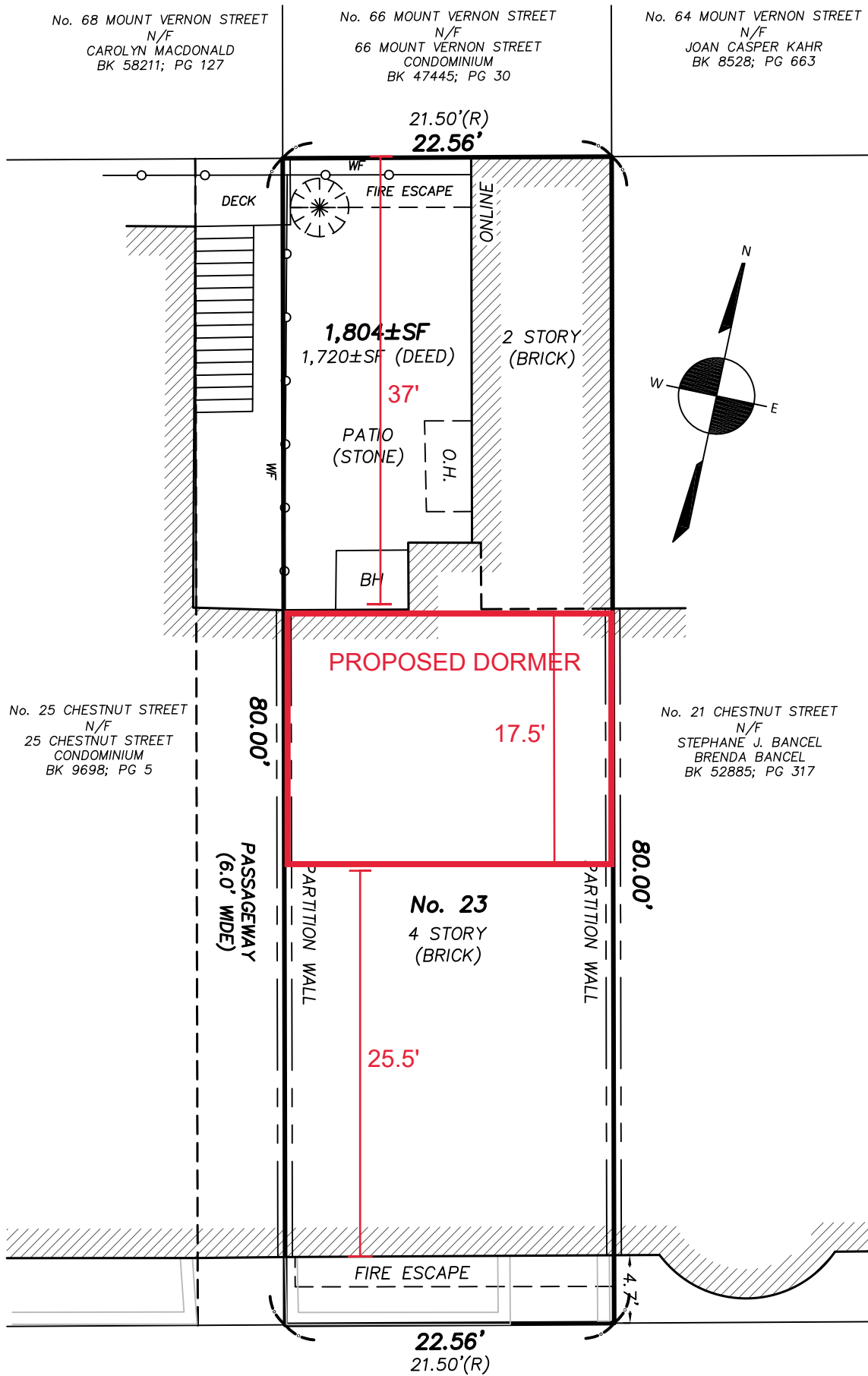
CERTIFIED PLOT PLAN

LOCATED AT
23 CHESTNUT STREET
BOSTON, MA

SCALE: 1.0 INCH = 10.0 FEET



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313



CHESTNUT STREET

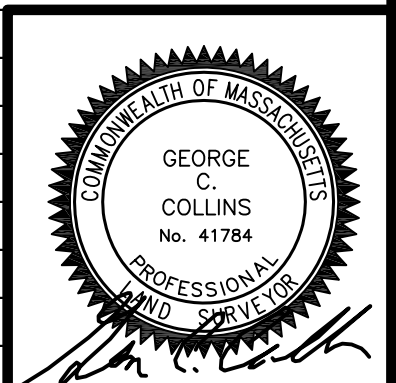
(PUBLIC - VARIABLE WIDTH)

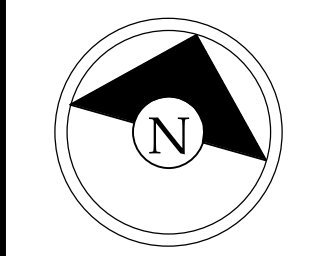
ITEMS IN RED ADDED BY ARCHITECT

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 15, 2022 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

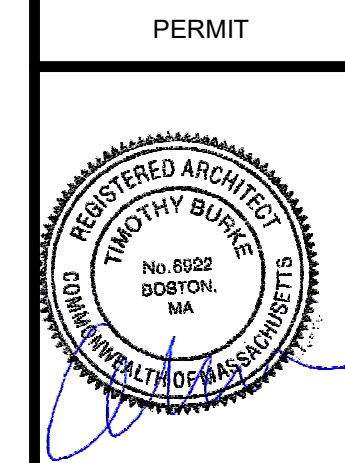
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25025C0077J
EFFECTIVE DATE: 03/16/2016

FIELD:	JJH
DRAFT:	NPP
CHECK:	GCC
DATE:	04/29/22
JOB #	22-00195





DATE	REV.	DATE	DESCRIPTION
05/03/2022	AS		



FLOOR PLANS

23 Chestnut Street
Boston, MA 02108
Renovations to Residence

A1.4

FLOOR AREA RATIO - EXISTING

AREA	F.A.R.	Level
1,239 SF	0.719099	FIRST FLOOR
1,239 SF	0.719099	SECOND FLOOR
941 SF	0.546211	THIRD FLOOR
941 SF	0.546191	FOURTH FLOOR
424 SF	0.246368	ATTIC EXISTING
4,785 SF	2.776967	

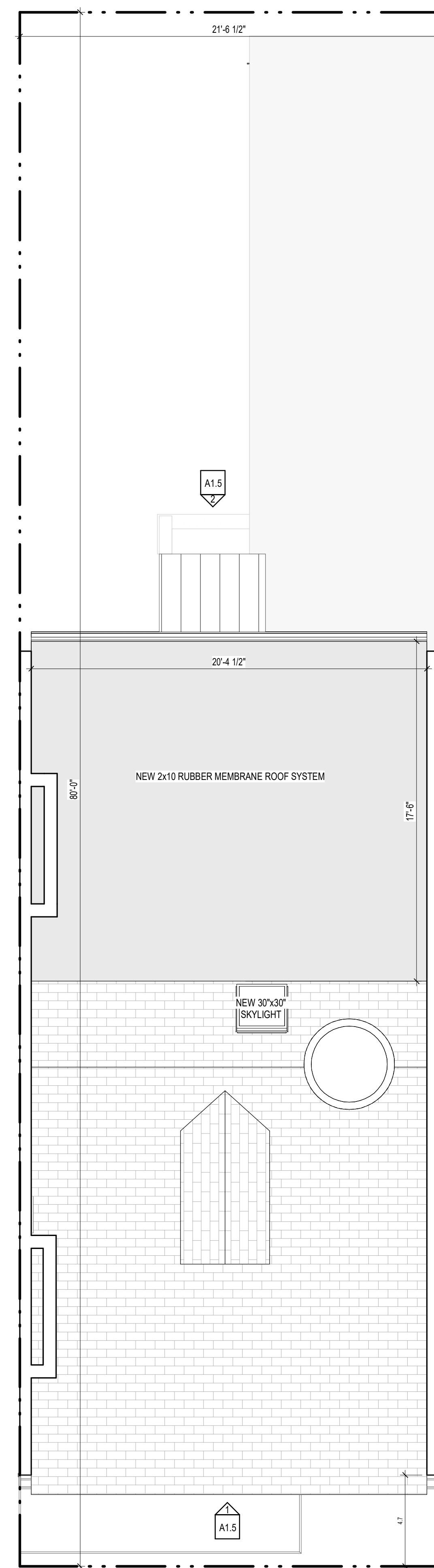
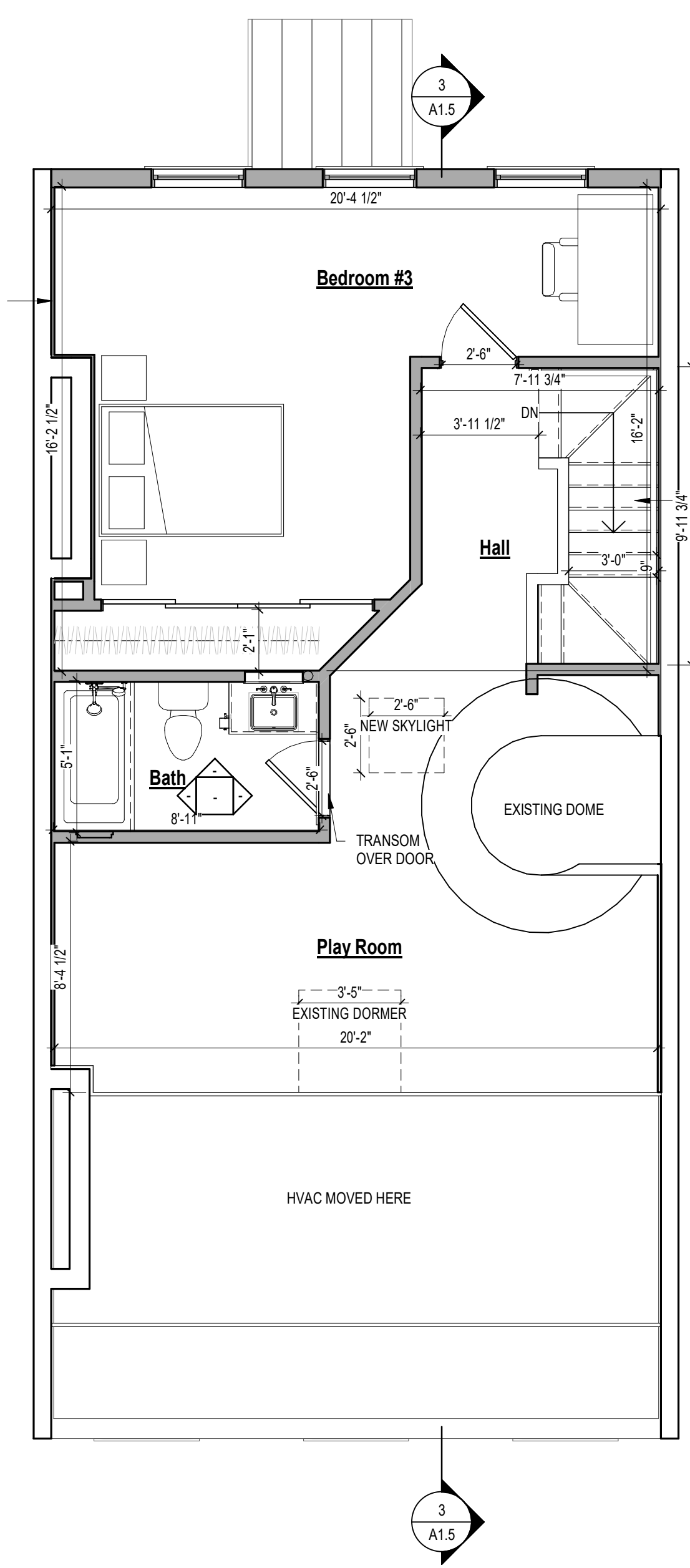
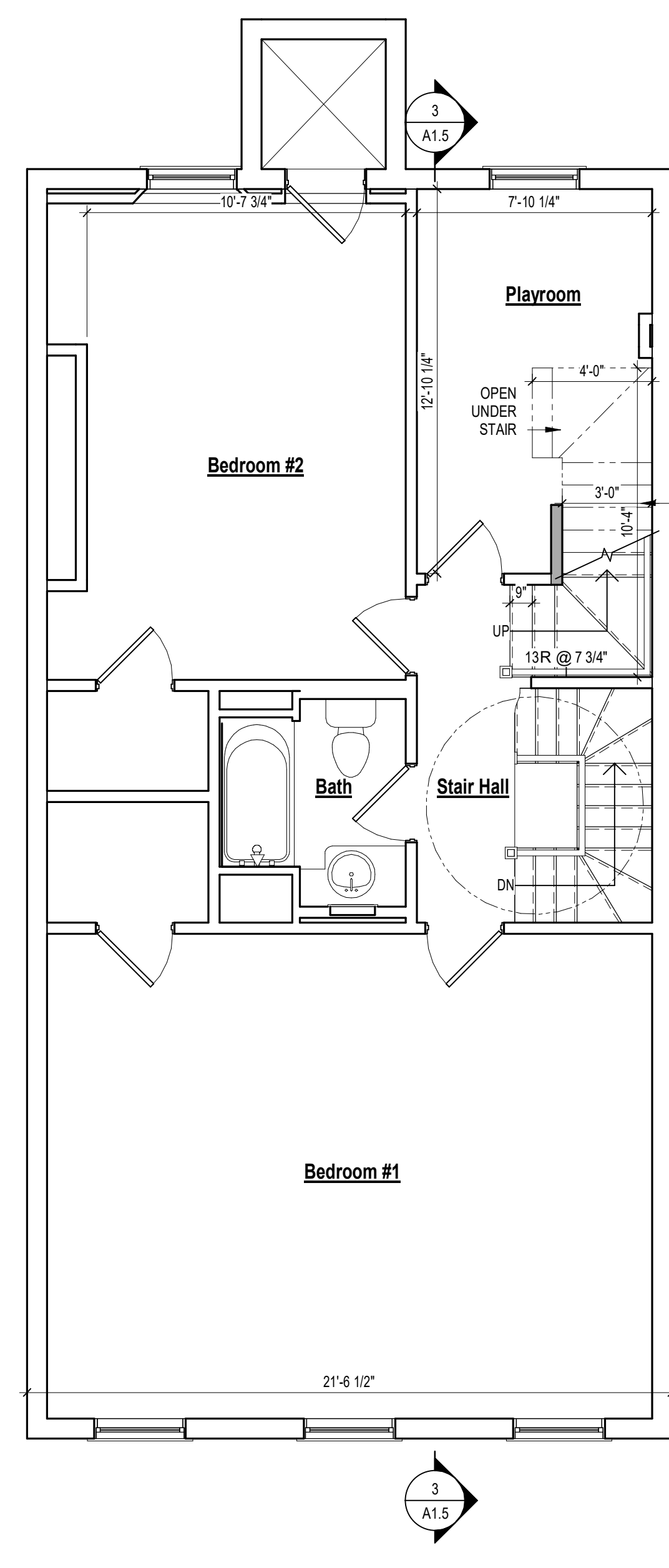
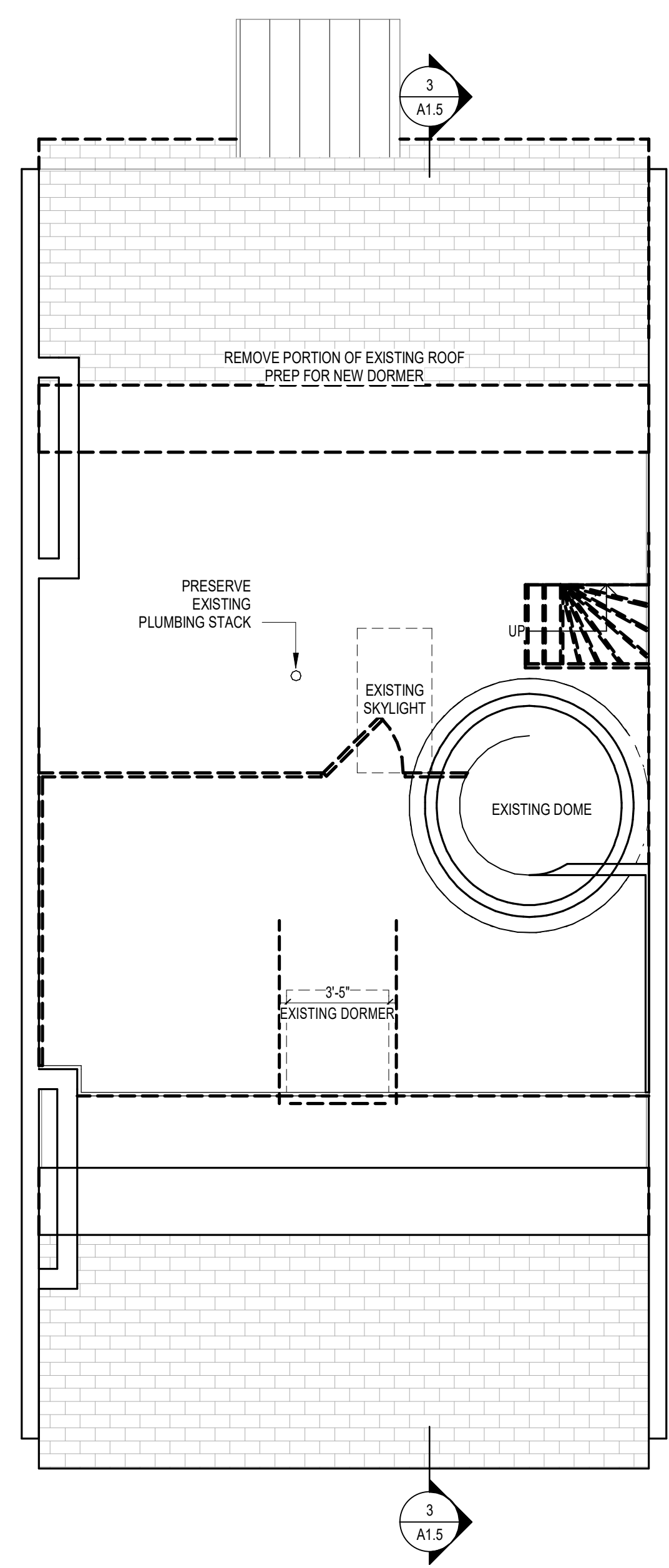
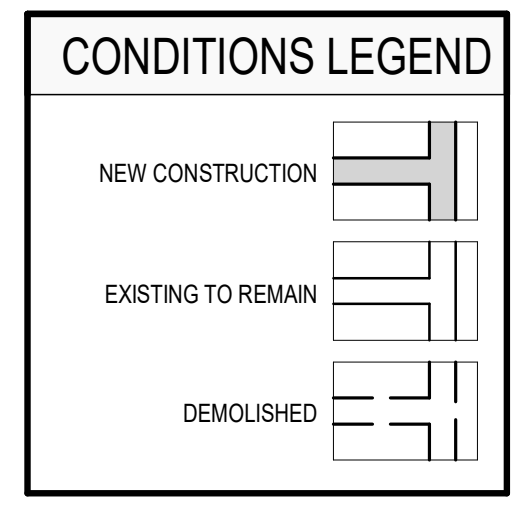
FLOOR AREA RATIO - PROPOSED

AREA	F.A.R.	Level
1,239 SF	0.719099	FIRST FLOOR
1,239 SF	0.719099	SECOND FLOOR
941 SF	0.546211	THIRD FLOOR
941 SF	0.546191	FOURTH FLOOR
687 SF	0.38728	ATTIC EXISTING
5,028 SF	2.917879	

ZONING - DIMENSIONAL REGULATIONS

ARTICLE 13, TABLE B:
SUBDISTRICT: H-2-65
DISTRICT OVERLAY: RESTRICTED PARKING

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT AREA	N/A	1,804 SF	NO CHANGE	
MIN. LOT AREA PER ADITL UNIT	N/A	N/A	N/A	
MIN. LOT WIDTH	N/A	22.56'	NO CHANGE	
MIN. LOT FRONTAGE	N/A	22.56'	NO CHANGE	
MAX. ALLOWABLE F.A.R.	2.0	2.8	2.9	
MAX ALLOWABLE BUILDING HEIGHT	65'	56'	NO CHANGE	
MIN. USABLE OPEN SPACE	150 SF		NO CHANGE	
MIN. FRONT YARD	20'	5'	NO CHANGE	
MIN. SIDE YARD	(4)	N/A	N/A	
MIN. REAR YARD	10'-L/(6)/20	10'	NO CHANGE	
MAX ACCESSORY BUILDING OCCUP. (REAR)	30%	N/A	N/A	

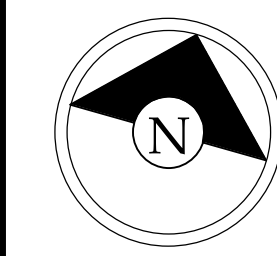


6 ATTIC DEMO
1/4" = 1'-0"

1 FOURTH FLOOR PROPOSED
1/4" = 1'-0"

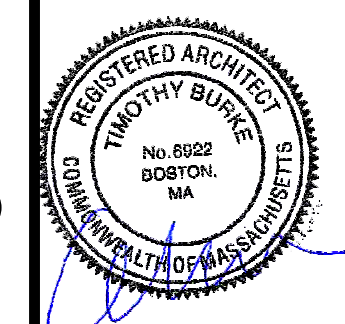
2 ATTIC PROPOSED
1/4" = 1'-0"

7 ROOF PROPOSED
1/4" = 1'-0"



Timothy Burke
ARCHITECTURE
142 BERKELY STREET, BOSTON MASSACHUSETTS 02116
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

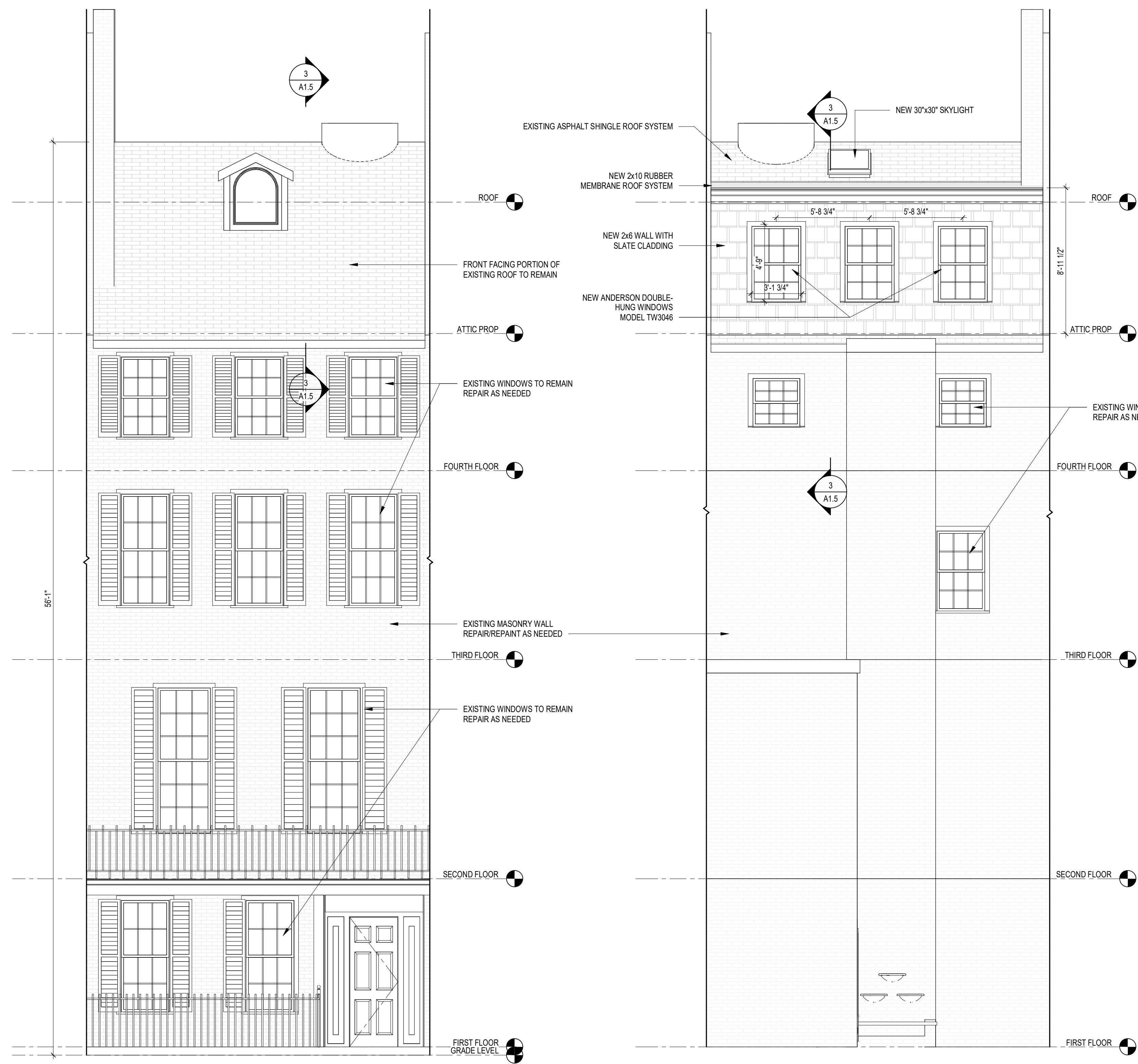
REV.	DATE	DESCRIPTION
AS	05/03/2022	Drawn By
		PERMIT



SECTION AND ELEVATIONS

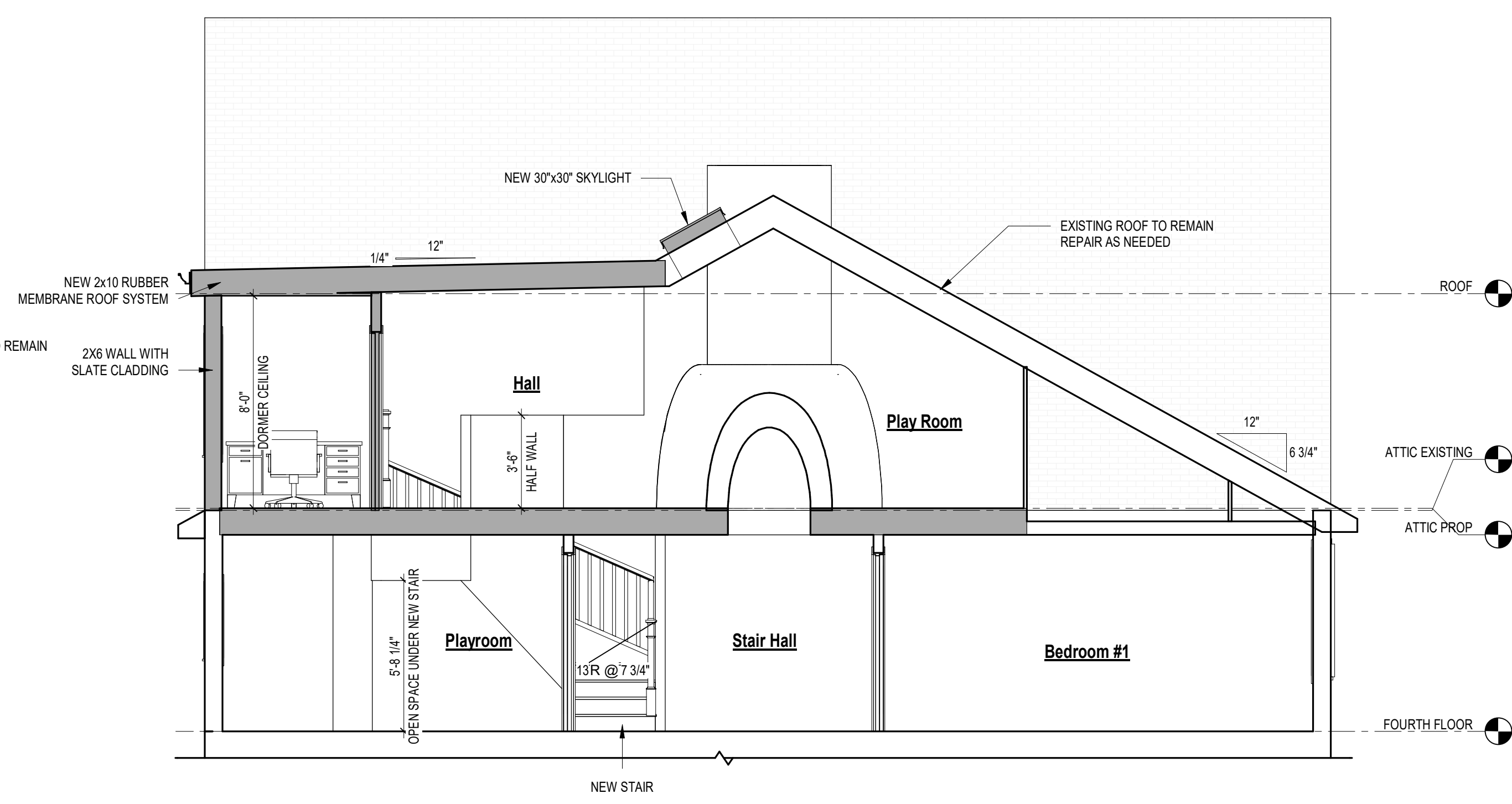
23 Chestnut Street
Boston, MA 02108
Renovations to Residence

A1.5



1 FRONT ELEVATION
1/4" = 1'-0"

2 REAR ELEVATION
1/4" = 1'-0"



3 Section 2
1/4" = 1'-0"