

83 Chestnut Street

Proposed Rooftop Deck

Presentation to Beacon Hill
Civic Association,
Wednesday, July 11, 2018



DSK | Dewing Schmid Kearns ARCHITECTS + PLANNERS

Suite 200B 30 Monument Square, Concord, MA 01742 978.371.7500

280 Elm Street, South Dartmouth, MA 02748

www.dskap.com

Howland Inc.
CONSTRUCTION MANAGER

Framingham Survey Consultants Inc.
CIVIL ENGINEER

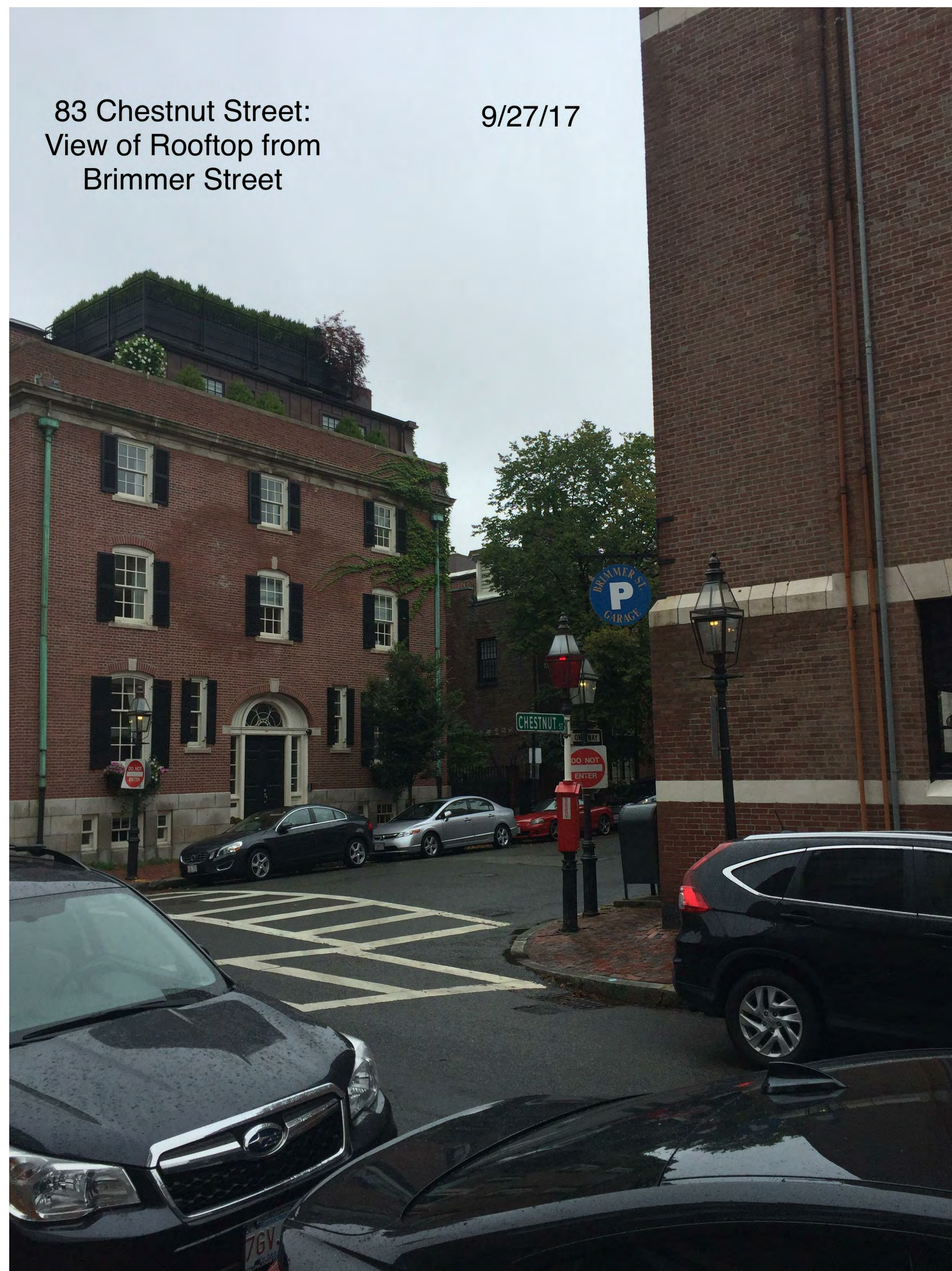
Simpson Gumpertz Heger
STRUCTURAL ENGINEER

Allied
MEP ENGINEER

Beacon Hill Civic Association
Presentation
07/03/2018

83 Chestnut Street:
View of Rooftop from
Brimmer Street

9/27/17



83 Chestnut Street Views



Project Overview

Eighty three Chestnut is a late 19th century two story carriage house with the addition of a third story in the early twentieth century.

Its complete renovation is for a single family residence.

The proposed rooftop deck with future green roof beds or planters will be accessed from the third floor by a sliding hatch with waterproof stair enclosure.

No element of the deck, railings, hatch, skylights, green roof/planters, nor mechanical equipment will be visible from a public way as approved by the Beacon Hill Architectural Commission.

Requested Zoning Relief

Violation

Article 15, Section 1

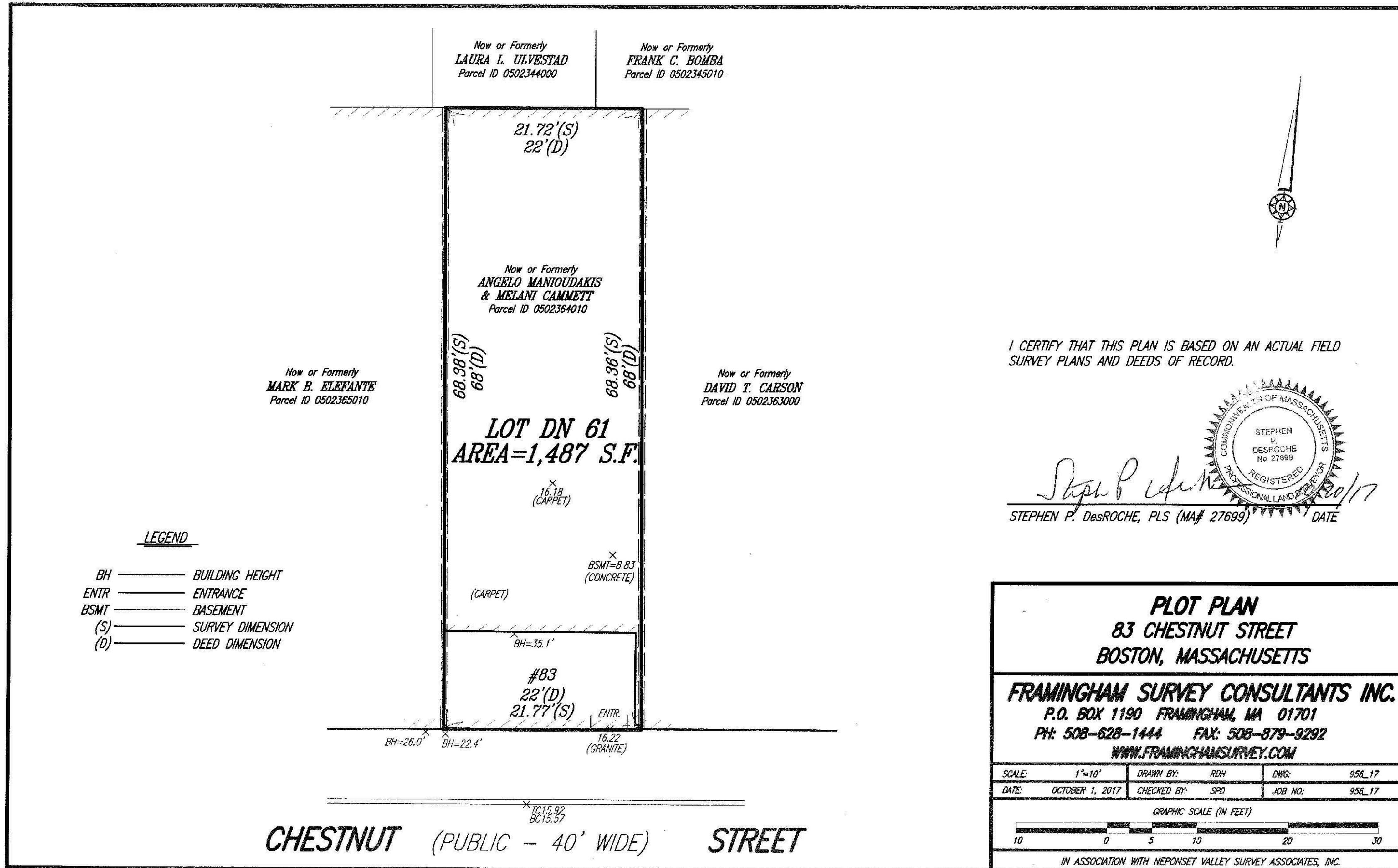
Article 20, Section 1

Violation Description

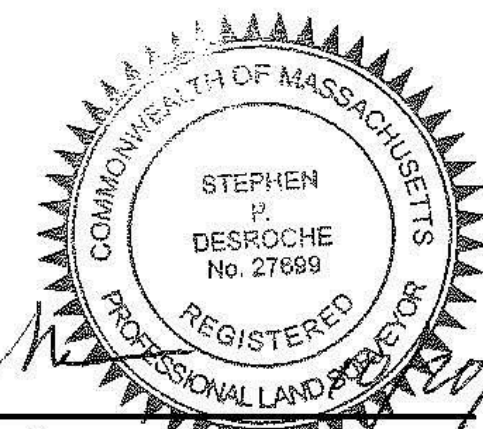
Floor Area Ratio (FAR)
Excessive

Rear Yard Insufficient

plans & perspectives



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD.



Stephen P. Desroche
STEPHEN P. DesROCHE, PLS (MA# 27699) DATE 10/1/17

PLOT PLAN
83 CHESTNUT STREET
BOSTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1190 FRAMINGHAM, MA 01701
PH: 508-628-1444 FAX: 508-879-9292
WWW.FRAMINGHAMSURVEY.COM

SCALE: 1"=10'	DRAWN BY: RDW	DWG: 956_17
DATE: OCTOBER 1, 2017	CHECKED BY: SPD	JOB NO: 956_17

GRAPHIC SCALE (IN FEET)

IN ASSOCIATION WITH NEPONSET VALLEY SURVEY ASSOCIATES, INC.

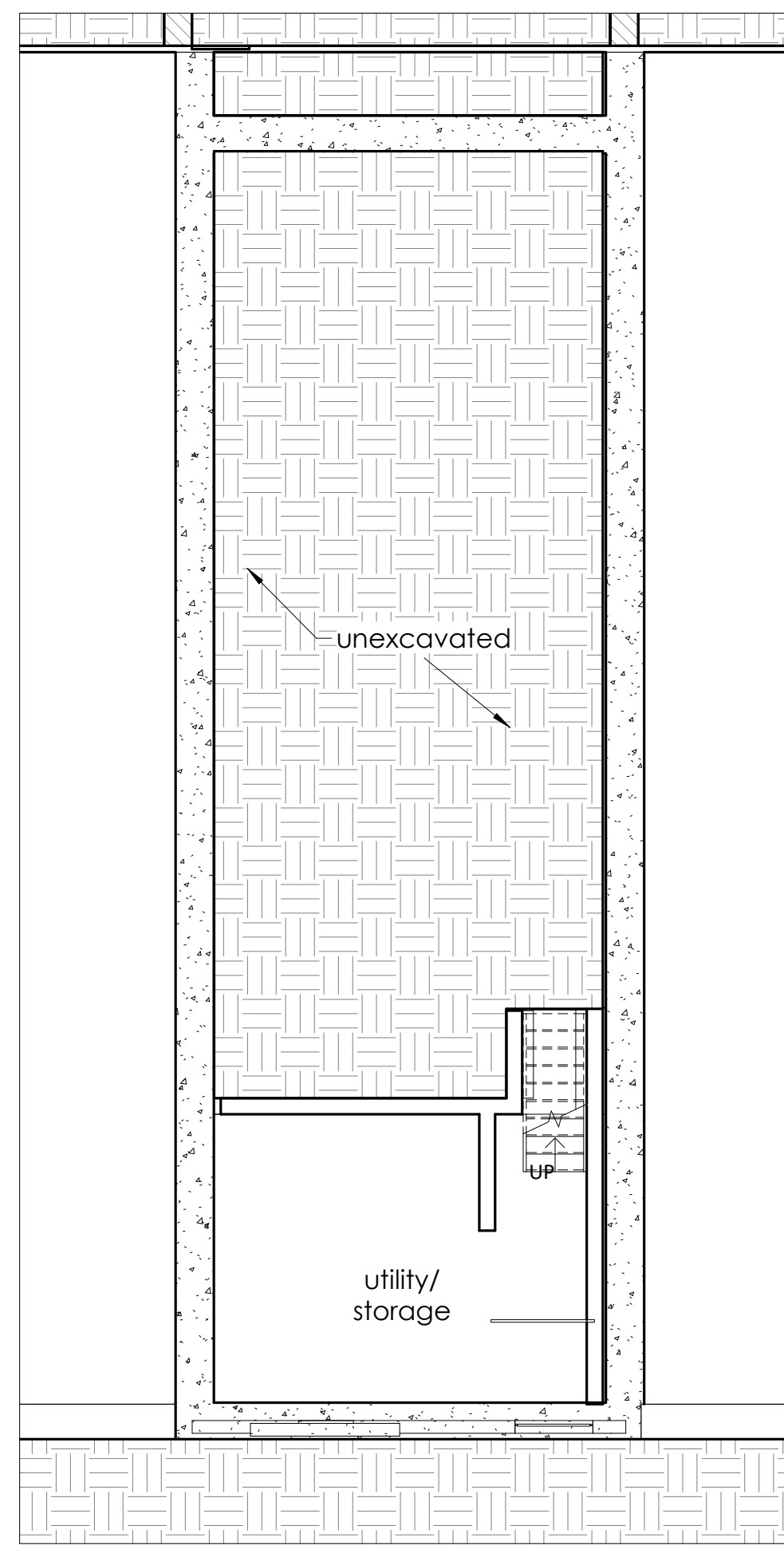
Regional Locus Plan



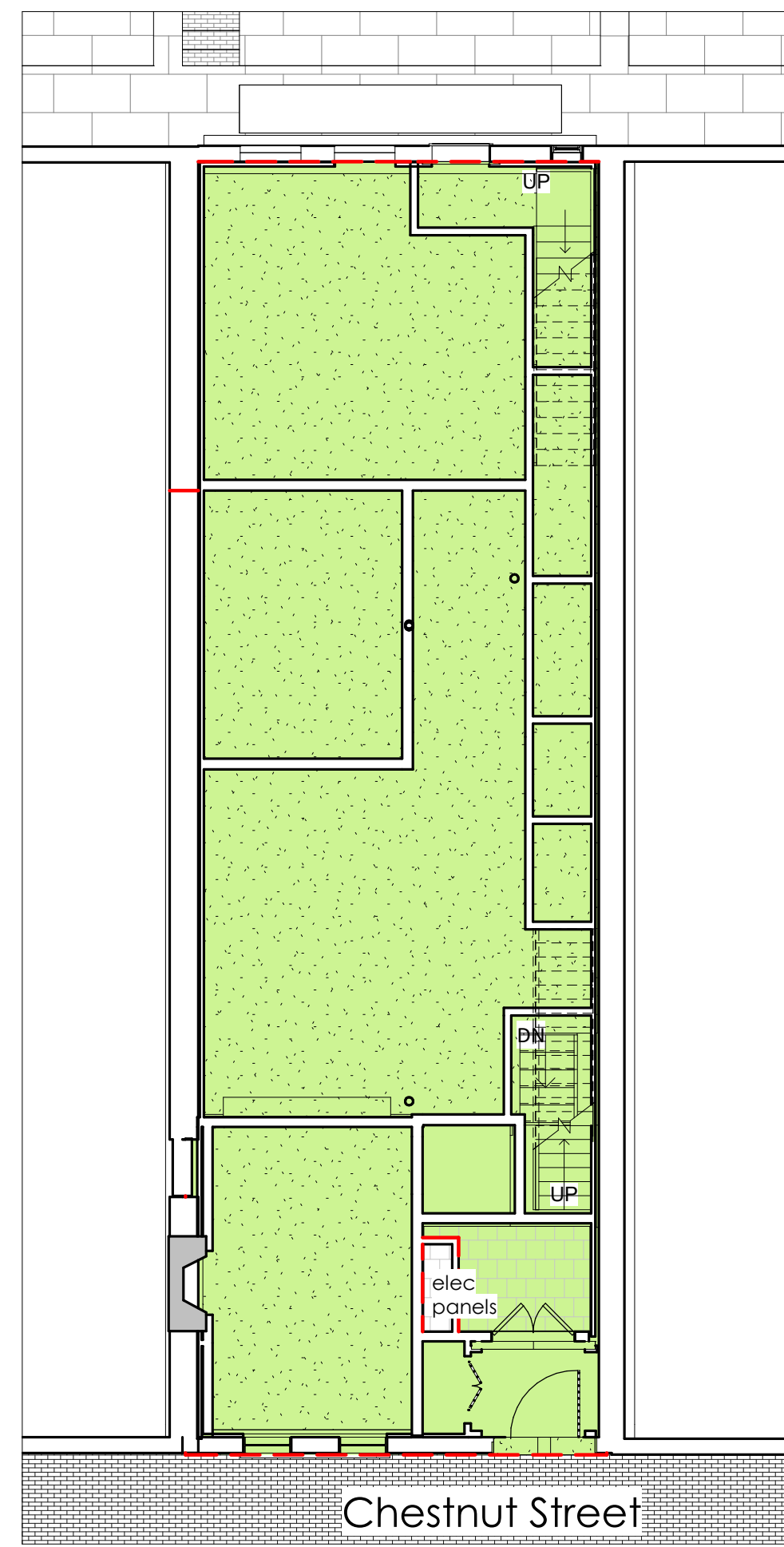
Neighborhood Locus Plan



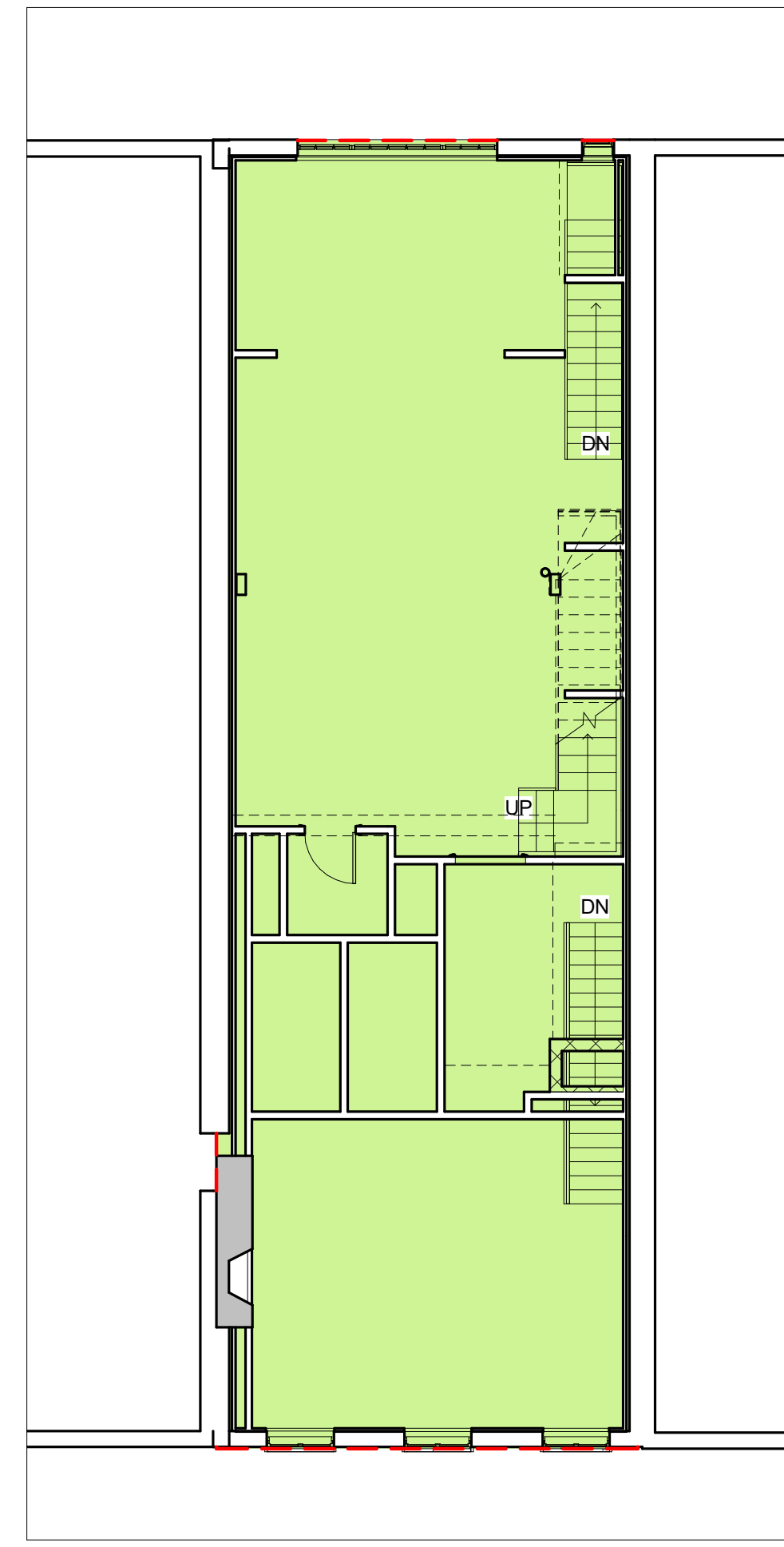
C:\Users\amy\Documents\GENERAL_01739_Manioudakis Residence.dgn 6/27/2018 2:09:20 PM



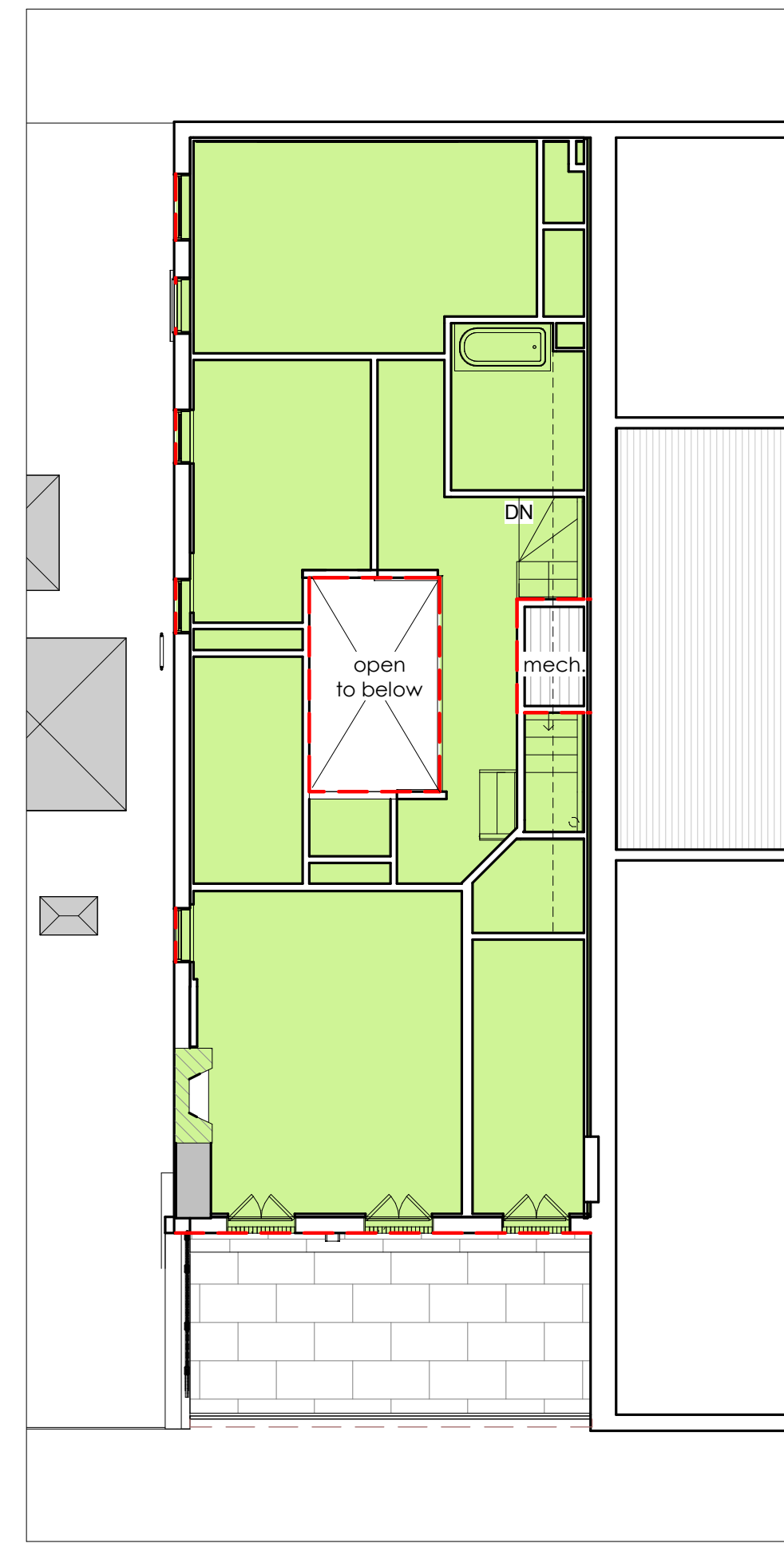
7 basement - existing FAR
xG.0.2 1/8" = 1'-0"



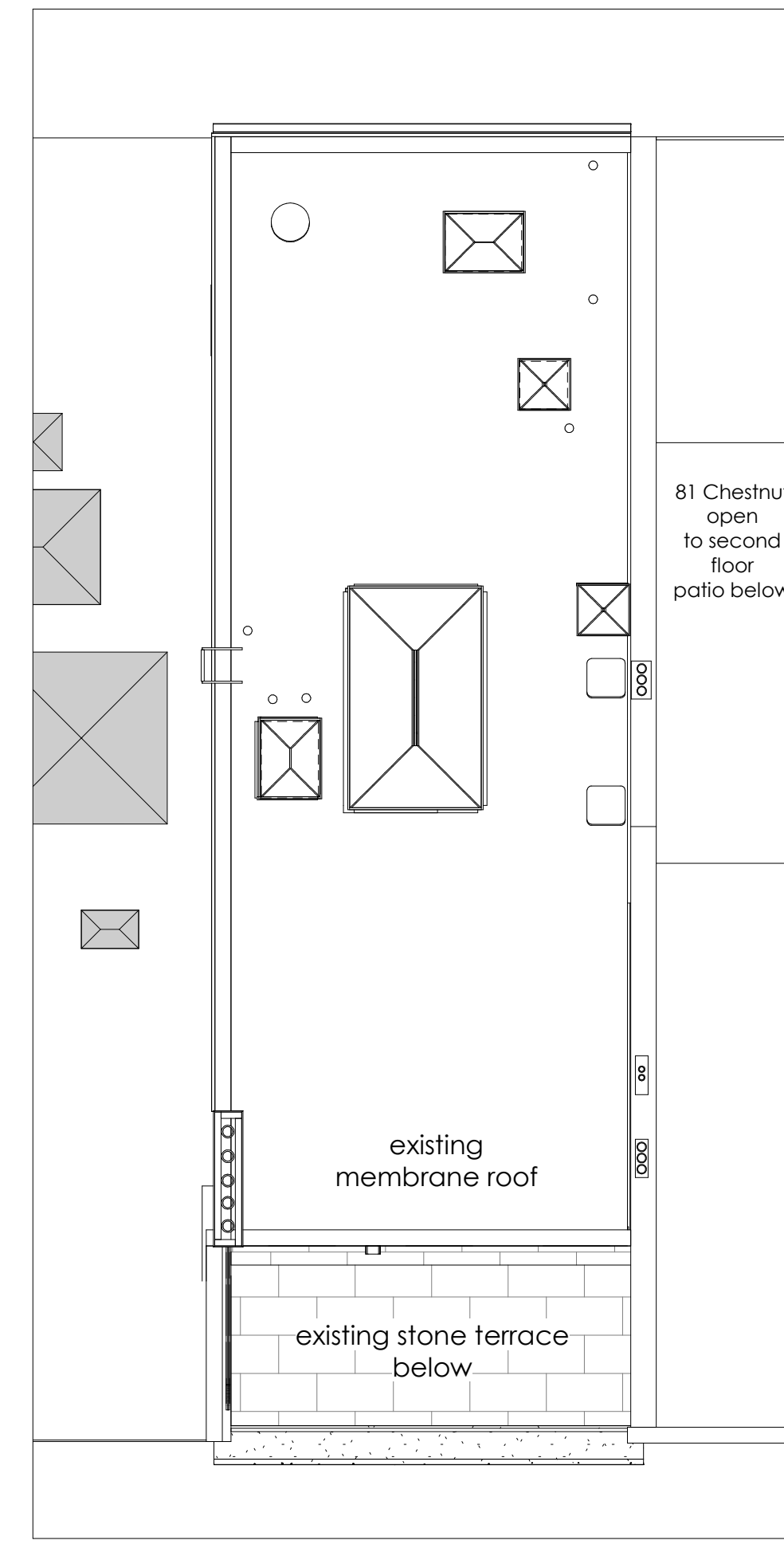
5 first floor - existing FAR
xG.0.2 1/8" = 1'-0"



6 second floor - existing FAR
xG.0.2 1/8" = 1'-0"



8 third floor - existing FAR
xG.0.2 1/8" = 1'-0"

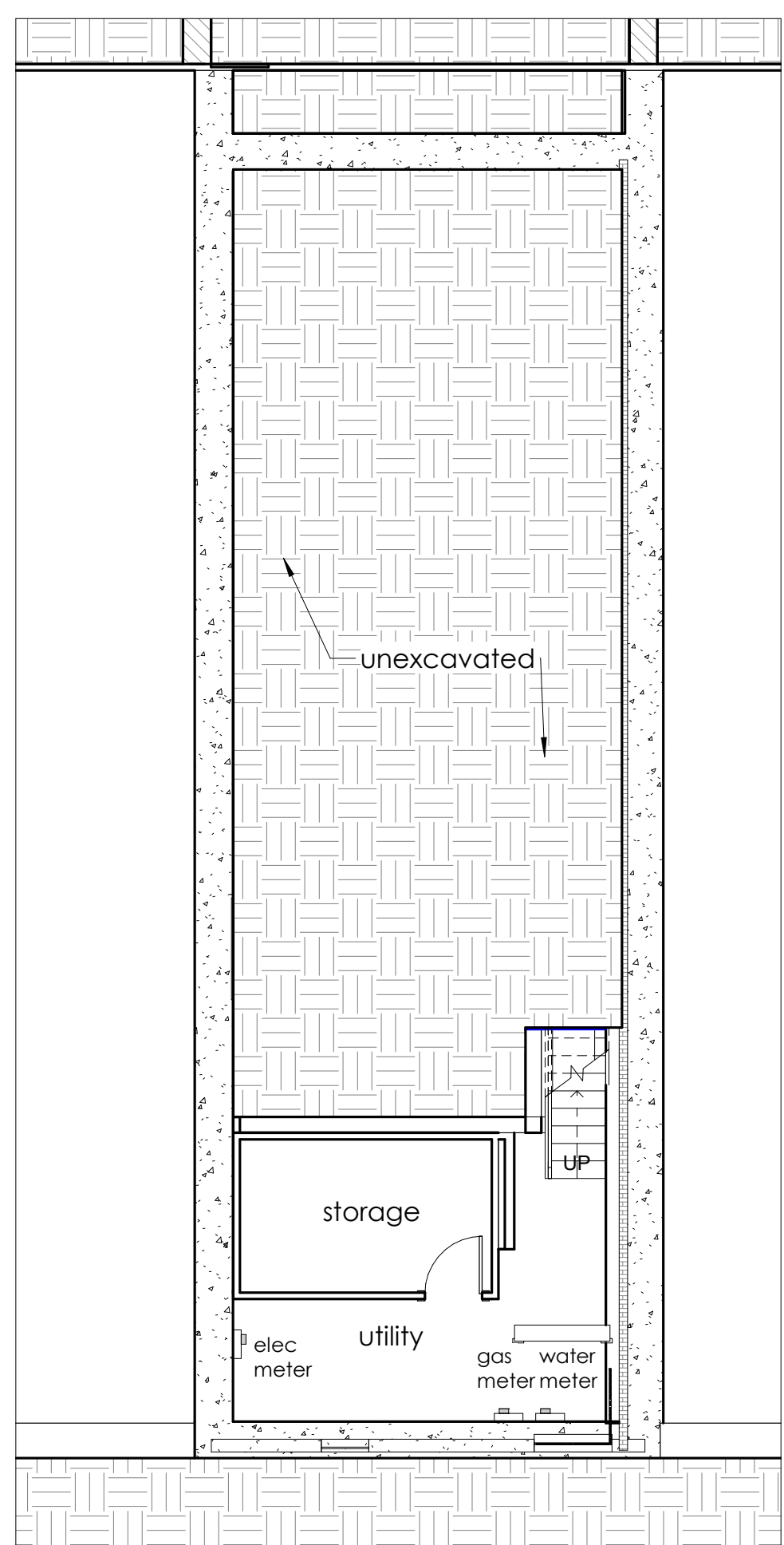


10 roof - existing FAR
xG.0.2 1/8" = 1'-0"

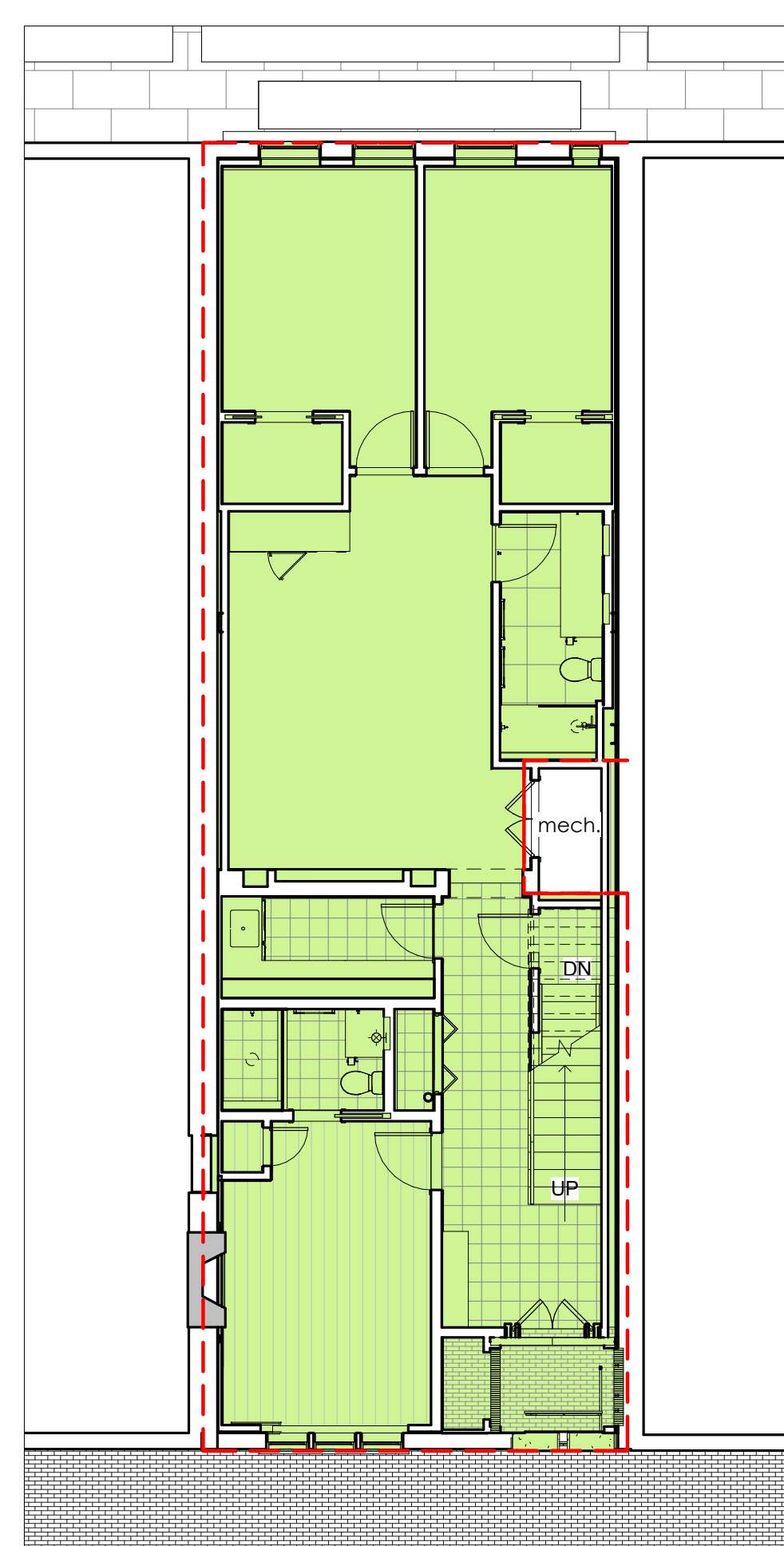
FAR, Existing: 2.80	
Area Schedule	
Area	Name
0 SF	Basement Occupied Area
1476 SF	First Floor Occupied Area
1503 SF	Second Floor Occupied Area
1183 SF	Third Floor Occupied Area
0 SF	Roof Occupied Area
4162 SF	
FAR Calculation	
Total Existing Occupied Area: 4162 SF	
Property extents: 1487 sf	
FAR = 4162/1487 = 2.80	

83 Chestnut Street

Manioudakis Residence
Boston MA



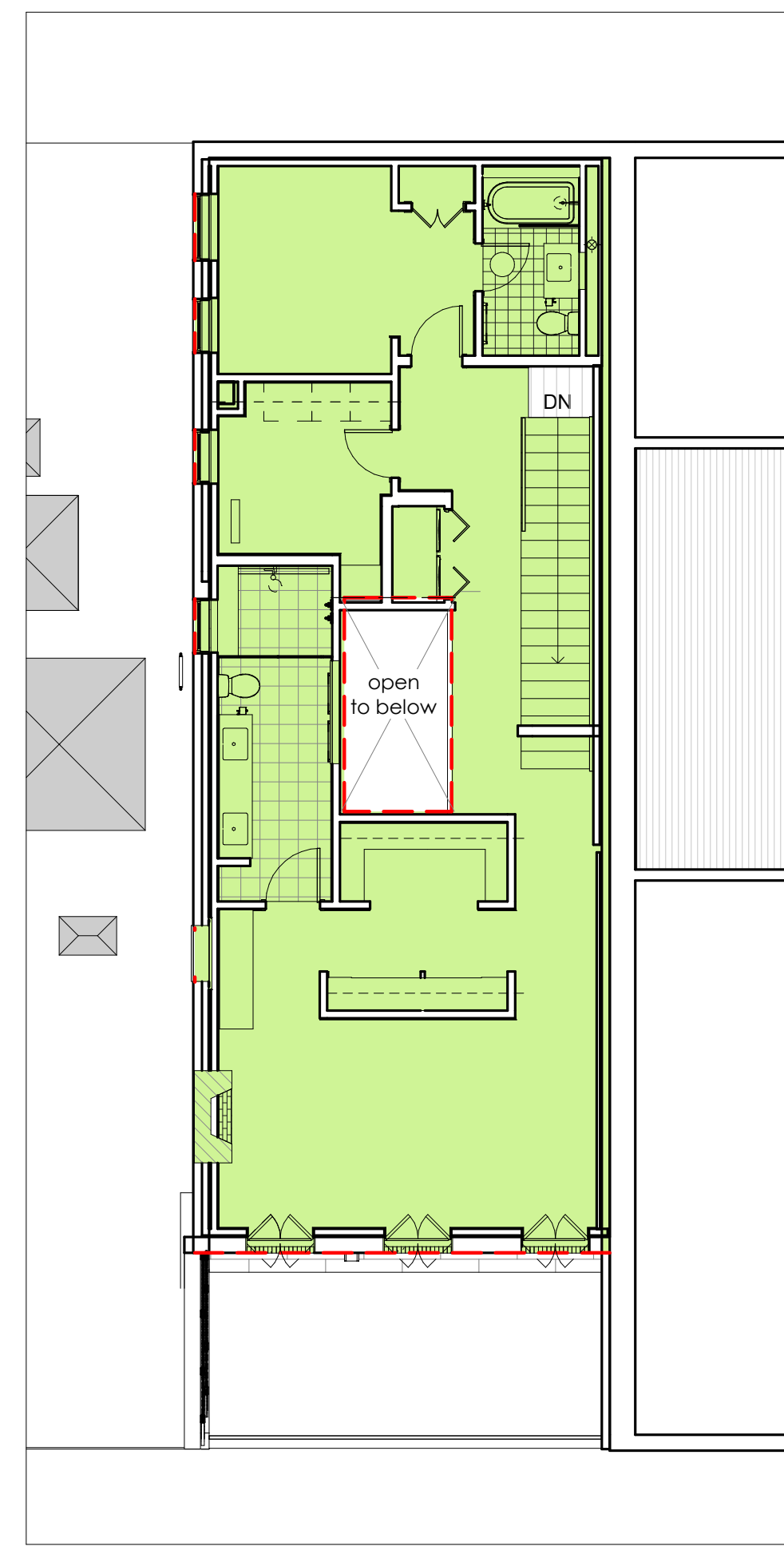
4 basement - proposed FAR
xG.0.2 1/8" = 1'-0"



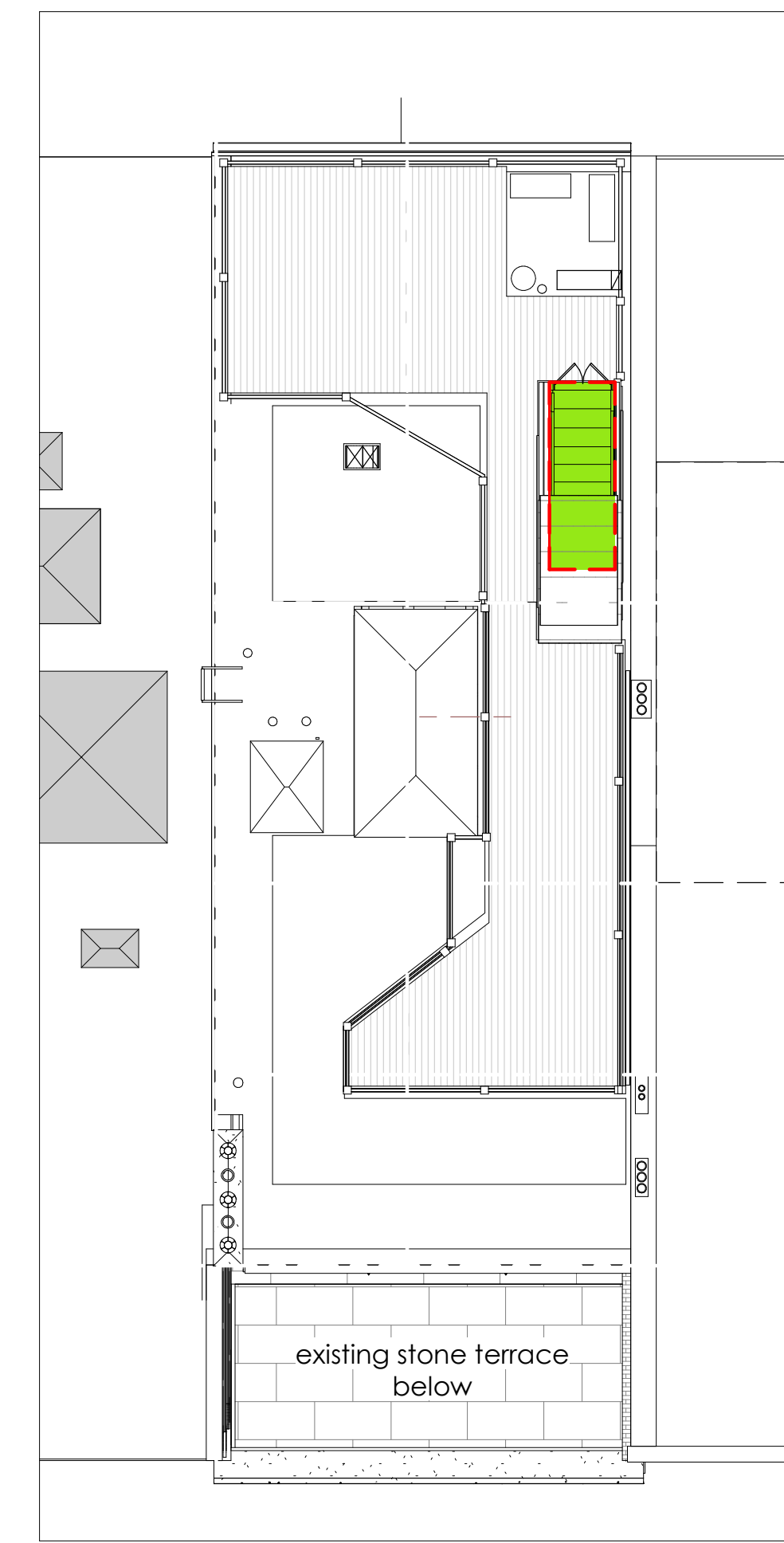
1 first floor - proposed FAR
xG.0.2 1/8" = 1'-0"



2 second floor - proposed FAR
xG.0.2 1/8" = 1'-0"



3 third floor - proposed FAR
xG.0.2 1/8" = 1'-0"



9 roof - proposed FAR
xG.0.2 1/8" = 1'-0"

FAR, Proposed: 2.827	
Area Schedule	
Area	Name
0 SF	Basement Occupied Area
1471 SF	First Floor Occupied Area
1475 SF	Second Floor Occupied Area
1216 SF	Third Floor Occupied Area
32 SF	Roof Occupied Area
4194 SF	TOTAL Occupied Area
FAR Calculation	
Total Proposed Occupied Area: 4194 SF	
Property extents: 1487 sf	
FAR = 4194/1487 = 2.820	

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NO. DATE REVISION BY

NO. DATE ISSUED TO BY

TITLE
GENERAL:
FAR diagrams

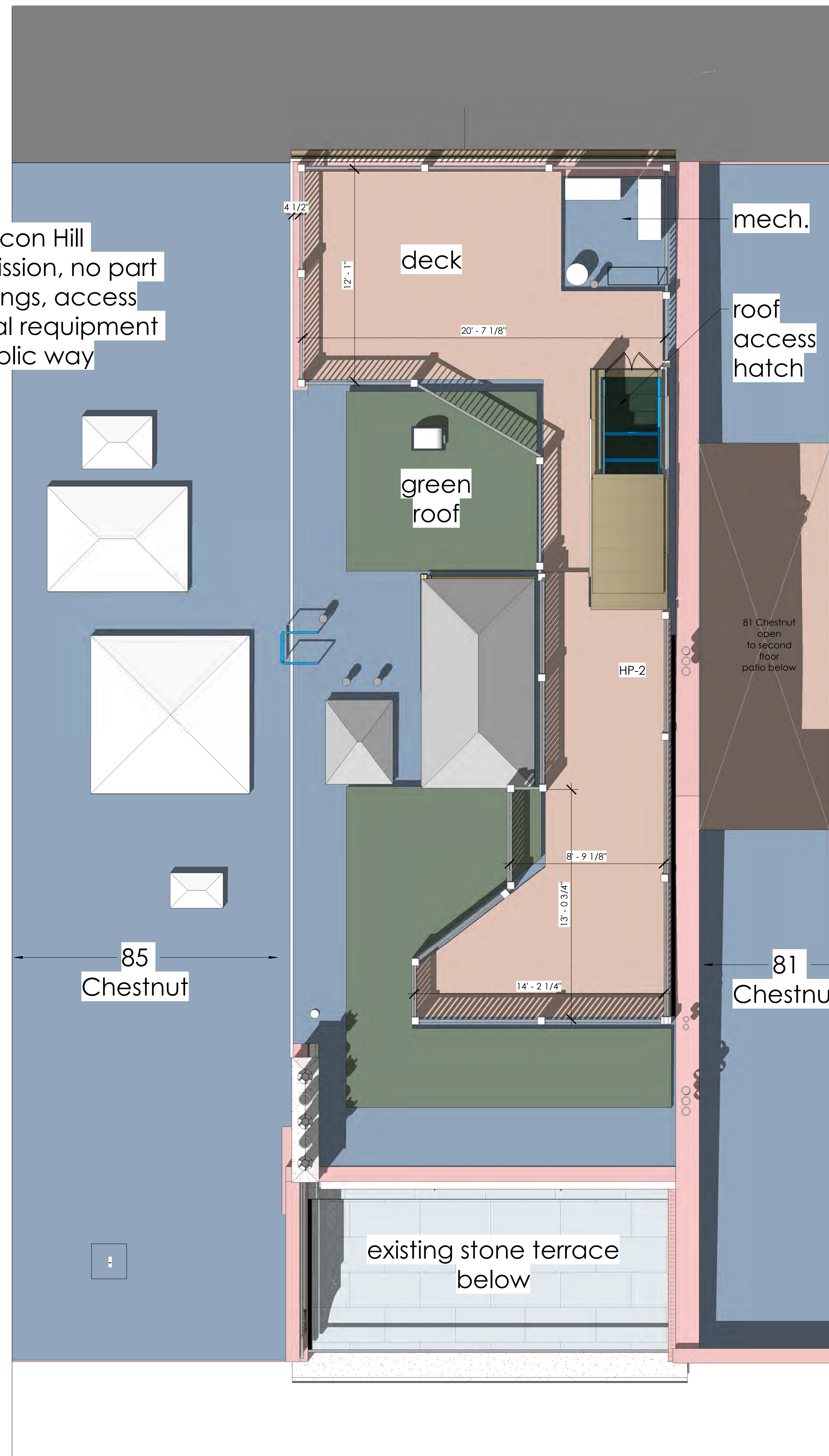
DATE 06/25/2018
SCALE 1/8" = 1'-0"
JOB NO. 01739.00
DRAWN BY Author

xG.0.2

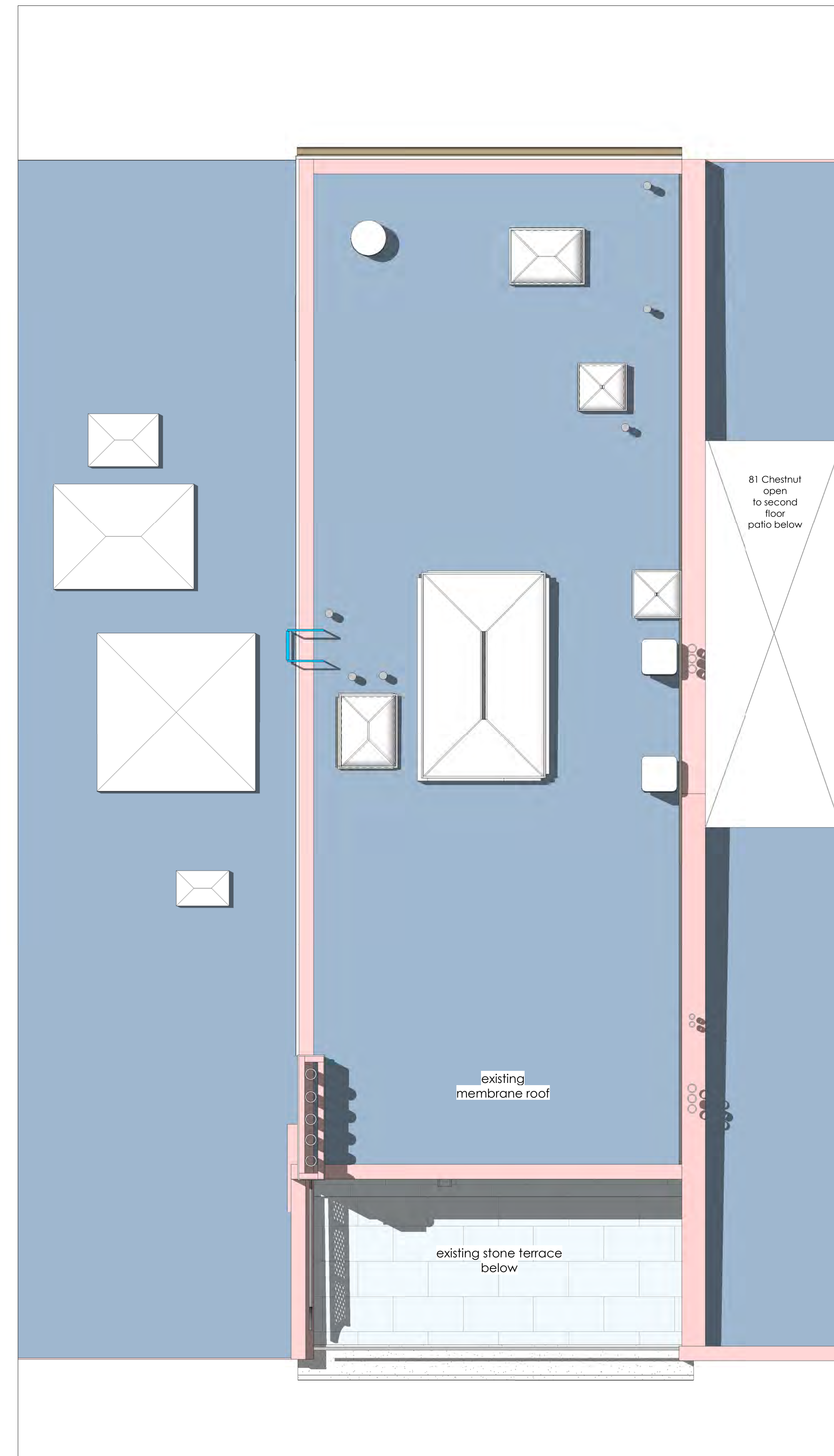
for construction

C:\Users\amy\Documents\GENERAL\01739 Manioudakis Residence_drawing1 6/29/2018 11:19:52 AM

As approved by Beacon Hill Architectural Commission, no part of roof top deck, railings, access hatch, or mechanical equipment are visible from a public way



1 proposed roofdeck & headhouse
xA.1.3 1/4" = 1'-0"



2 roof - existing conditions
xA.1.3 1/4" = 1'-0"

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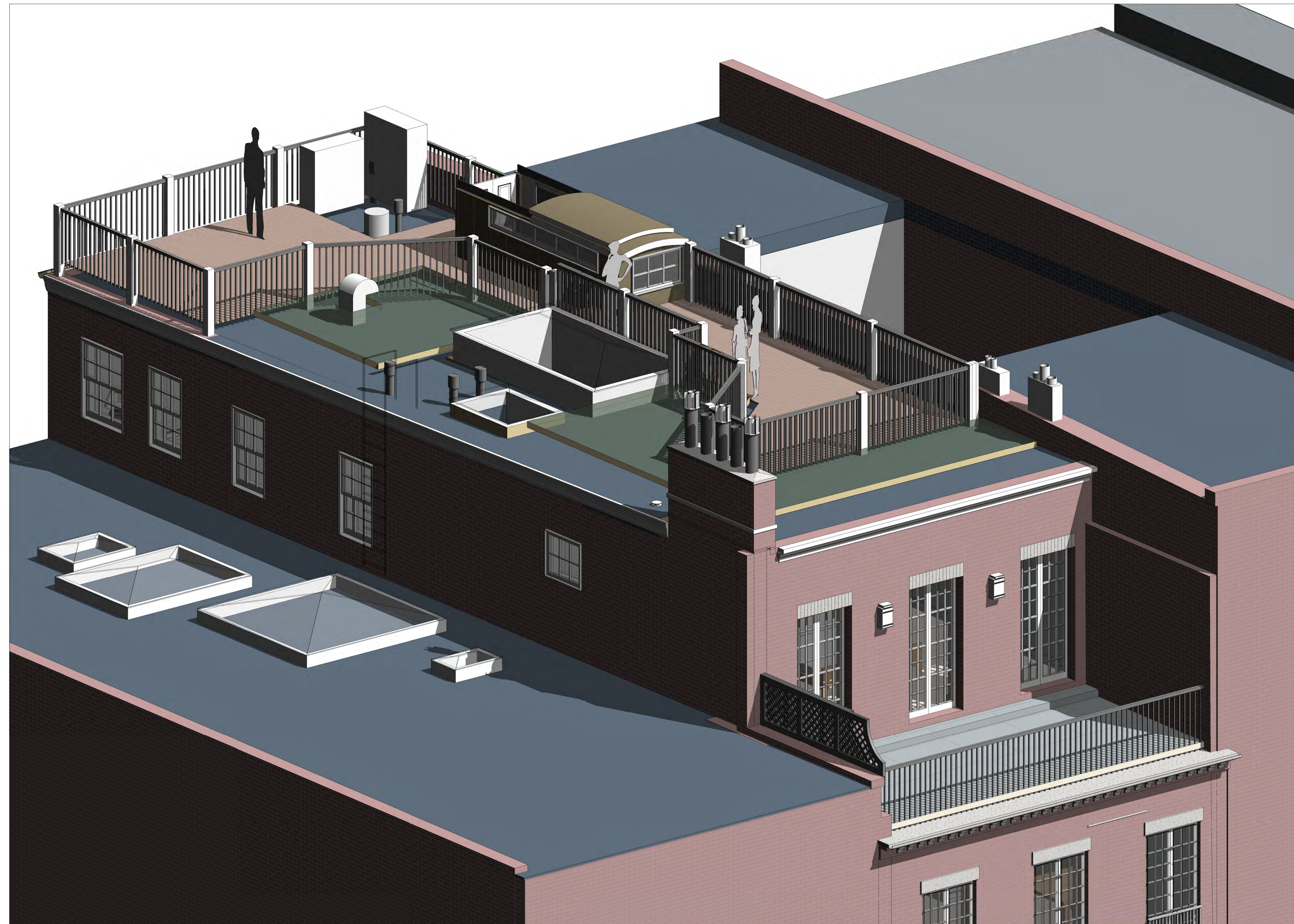
TITLE
roof plans

DATE 06/25/2018
SCALE 1/4" = 1'-0"
JOB NO. 01739.00
DRAWN BY dfm

xA.1.3

for construction

As approved by Beacon Hill Architectural Commission, no part of roof top deck, railings, access hatch, or mechanical equipment are visible from a public way



1 3D roof deck SW
xA.8.1

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TITLE

roofdeck view

DATE 06/25/2018

SCALE

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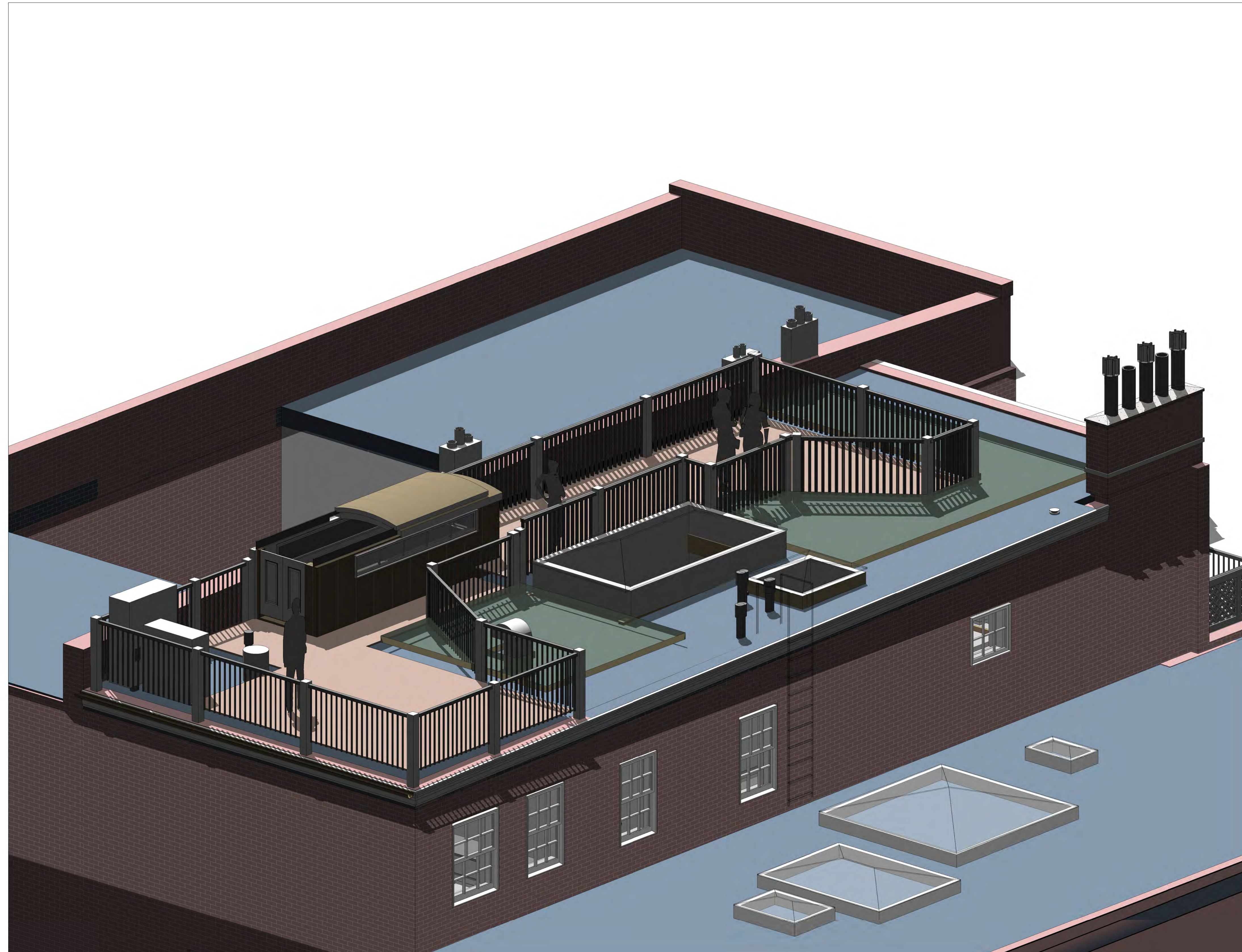
DRAWN BY dfm

xA.8.1

for construction

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As approved by Beacon Hill Architectural Commission, no part of roof top deck, railings, access hatch, or mechanical equipment are visible from a public way



1 3D roof deck NW
xA.8.2

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TITLE

roofdeck view

DATE 06/25/2018

SCALE

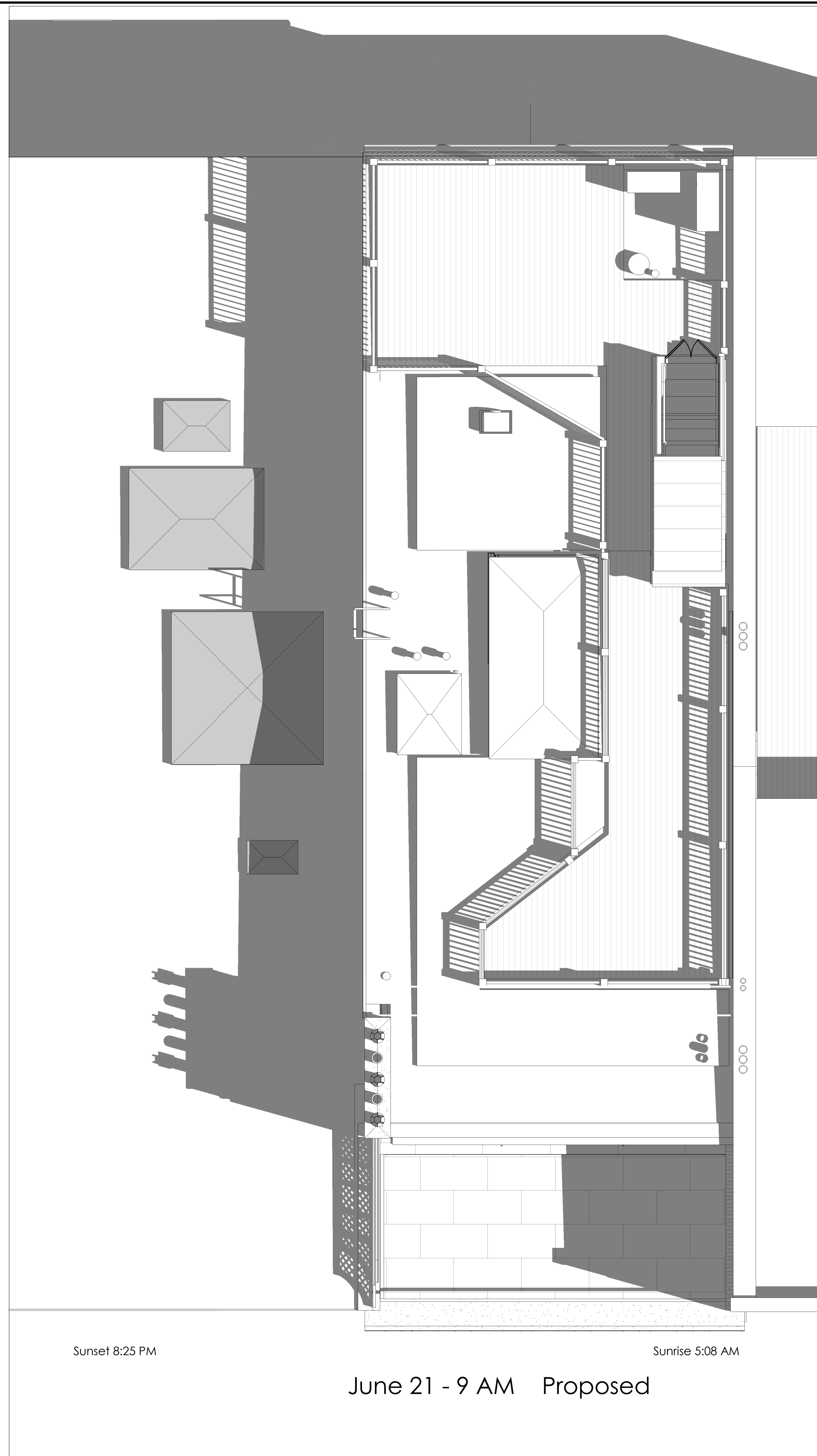
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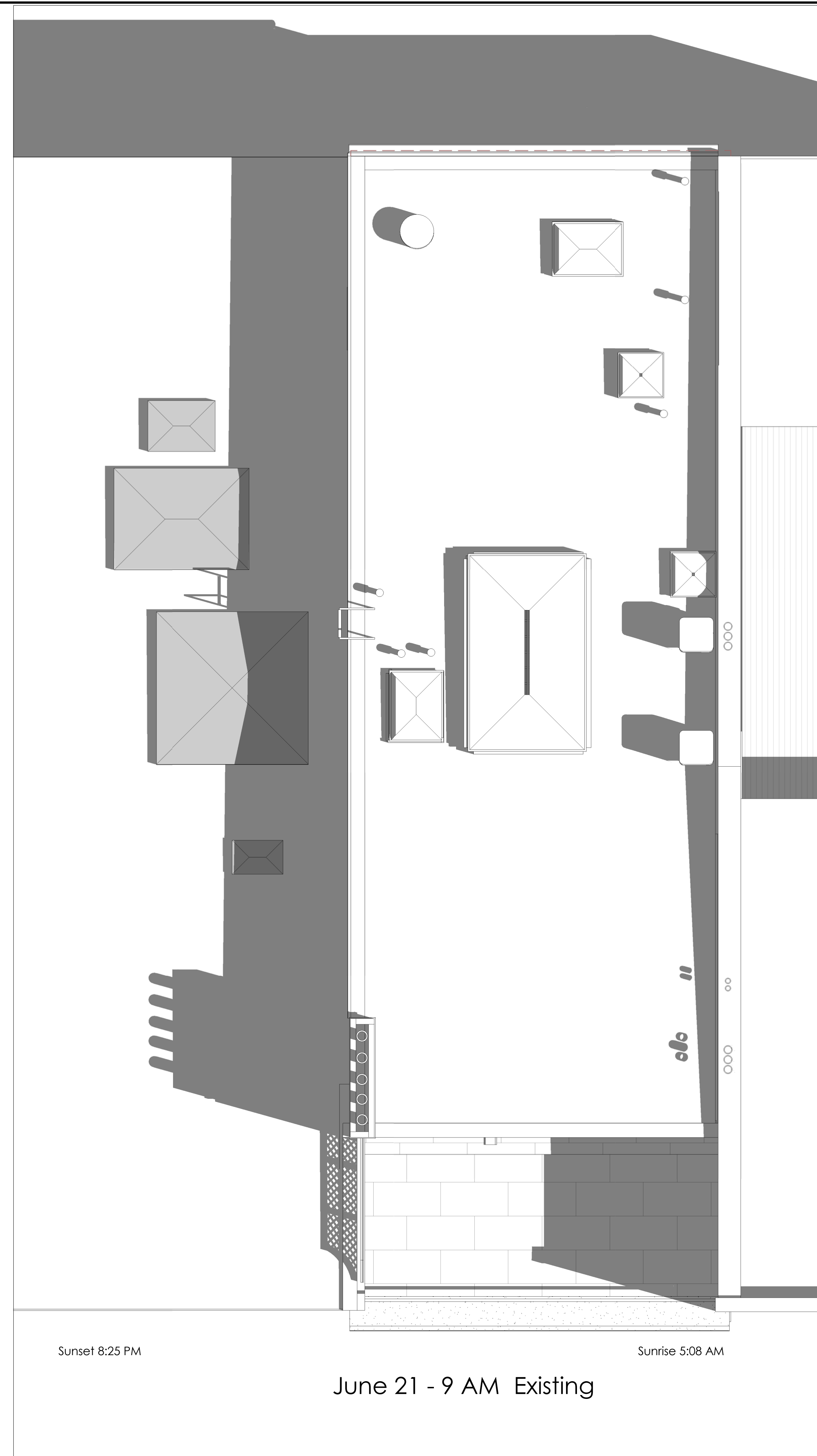
xA.8.2

for construction

shadow studies, examples



1 roof deck shadow study - June 9 AM
 XA.9.1.C 1/4" = 1'-0"



2 roof - existing conditions shadow study 9 AM
 XA.9.1.C 1/4" = 1'-0"

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TITLE
 Checker
 Roof shadow studies

DATE 06/25/2018

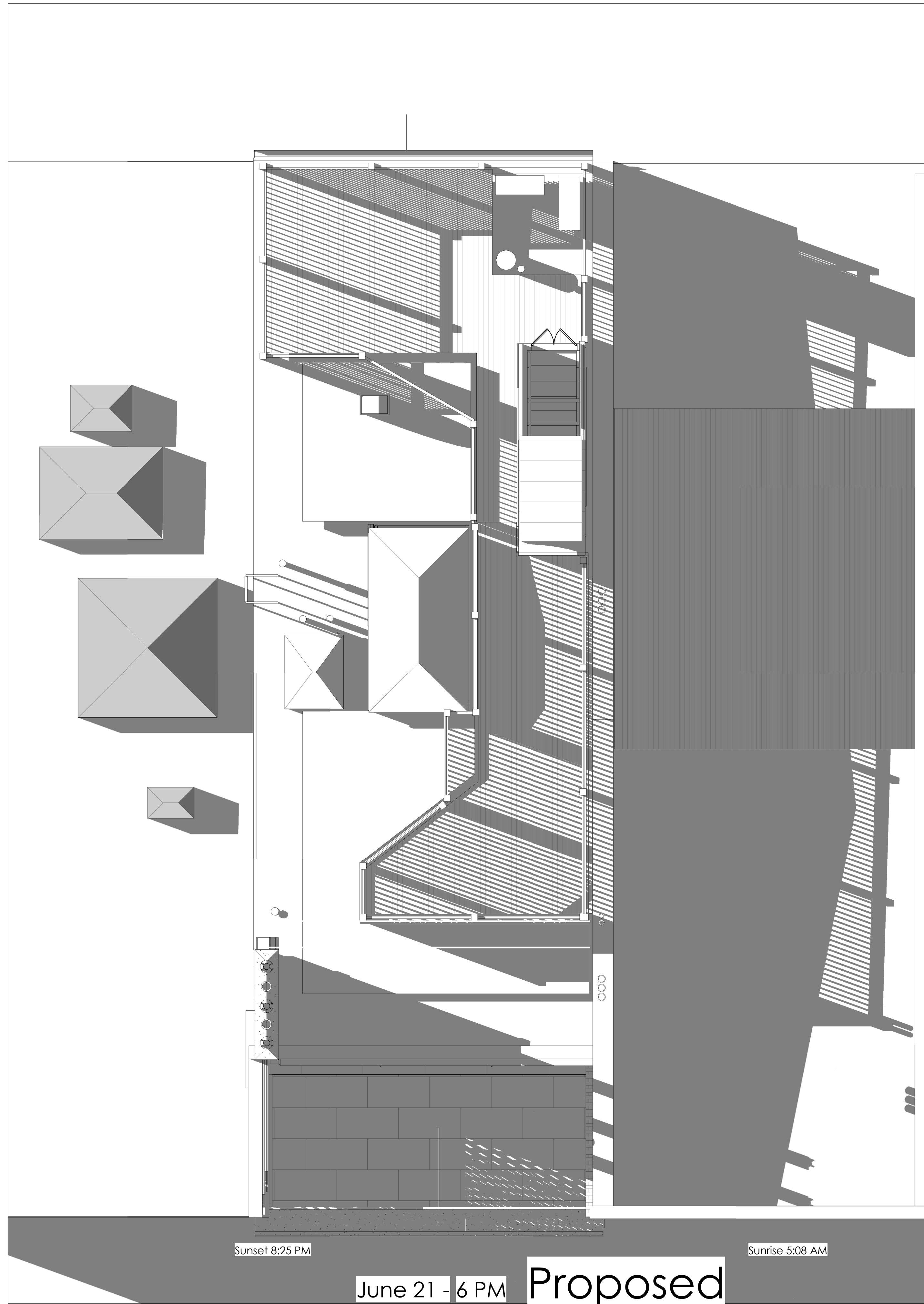
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JOB NO. 01739.00

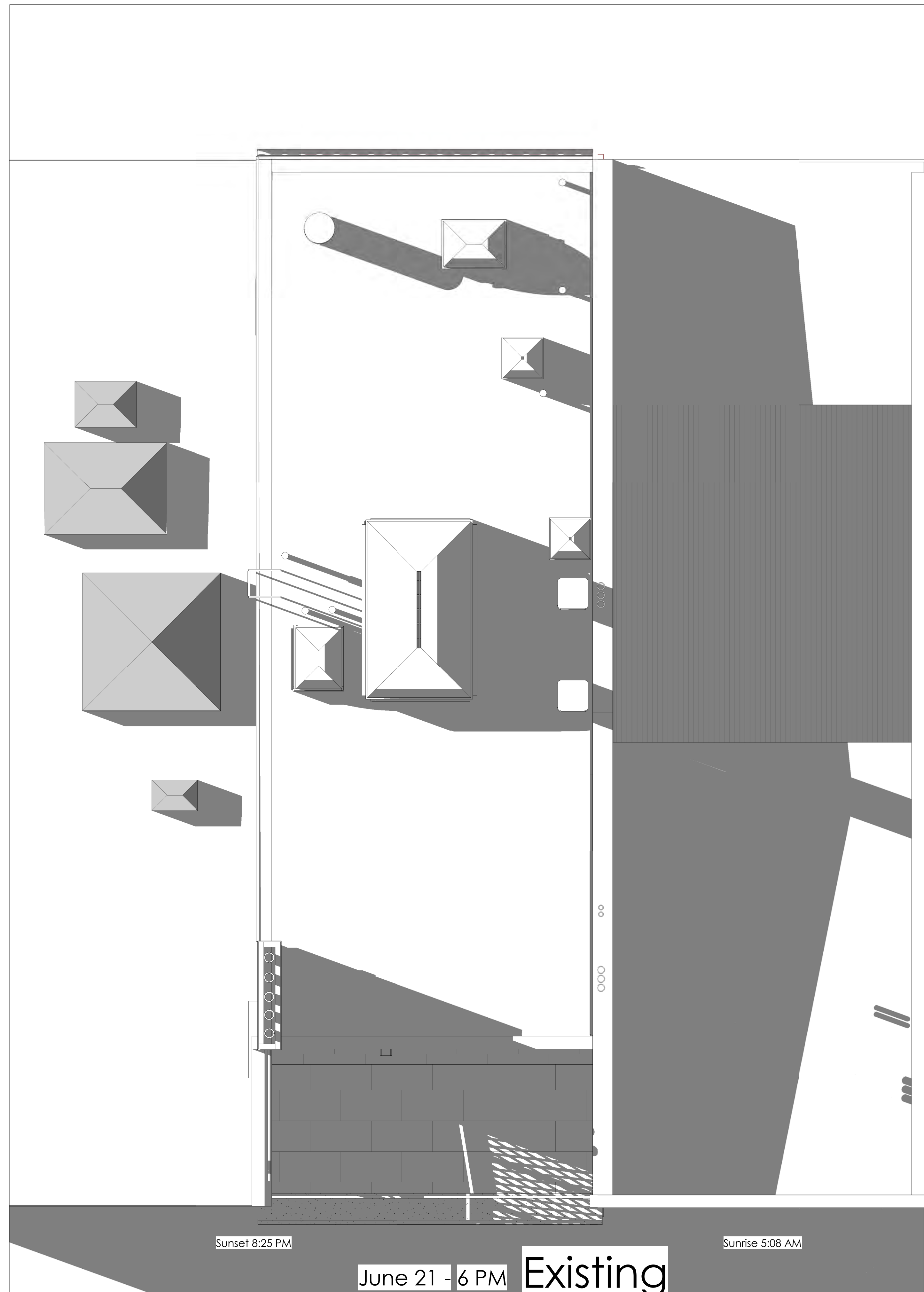
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XA.9.1.C

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1 roof deck shadow study - June 6 PM
x.A.9.1.H 1/4" = 1'-0"



2 roof shadow study - existing conditions - June 6 PM
x.A.9.1.H 1/4" = 1'-0"

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Roof shadow studies

DATE 06/25/2018
SCALE 1/4" = 1'-0"
JOB NO. 01739.00
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x.A.9.1.H

for construction