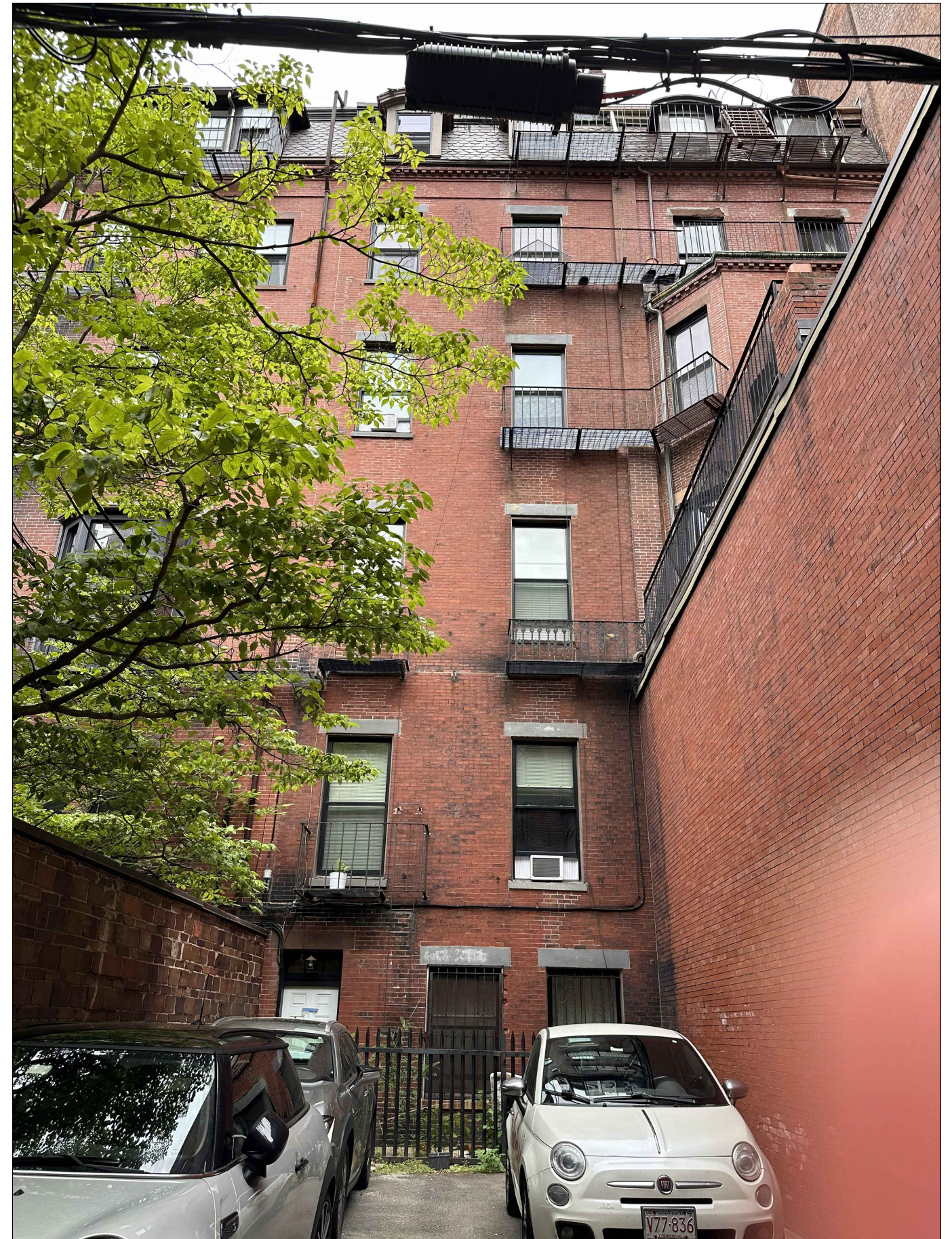
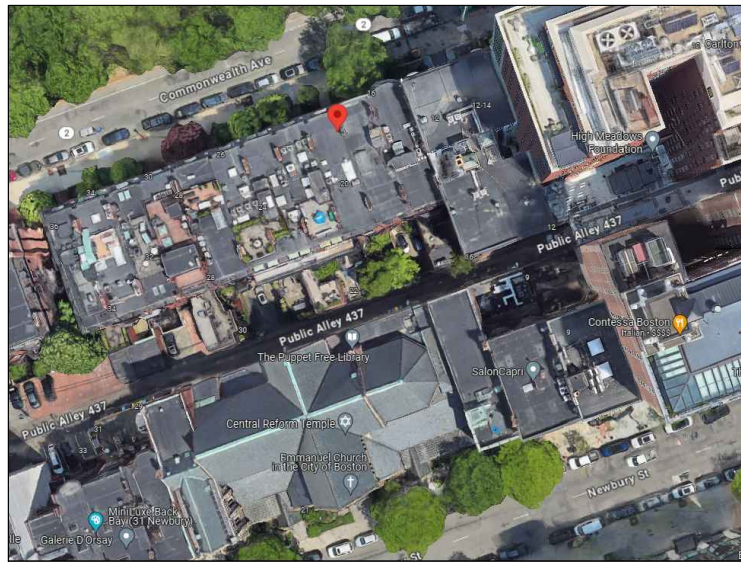
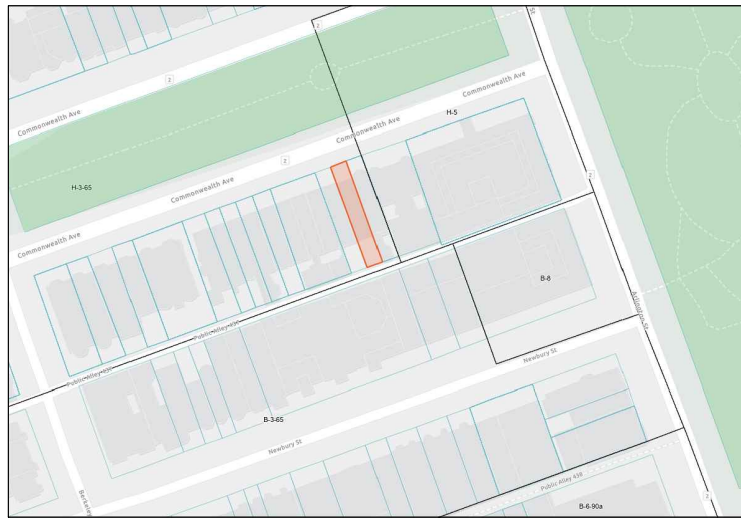


Back Bay Architectural Commission

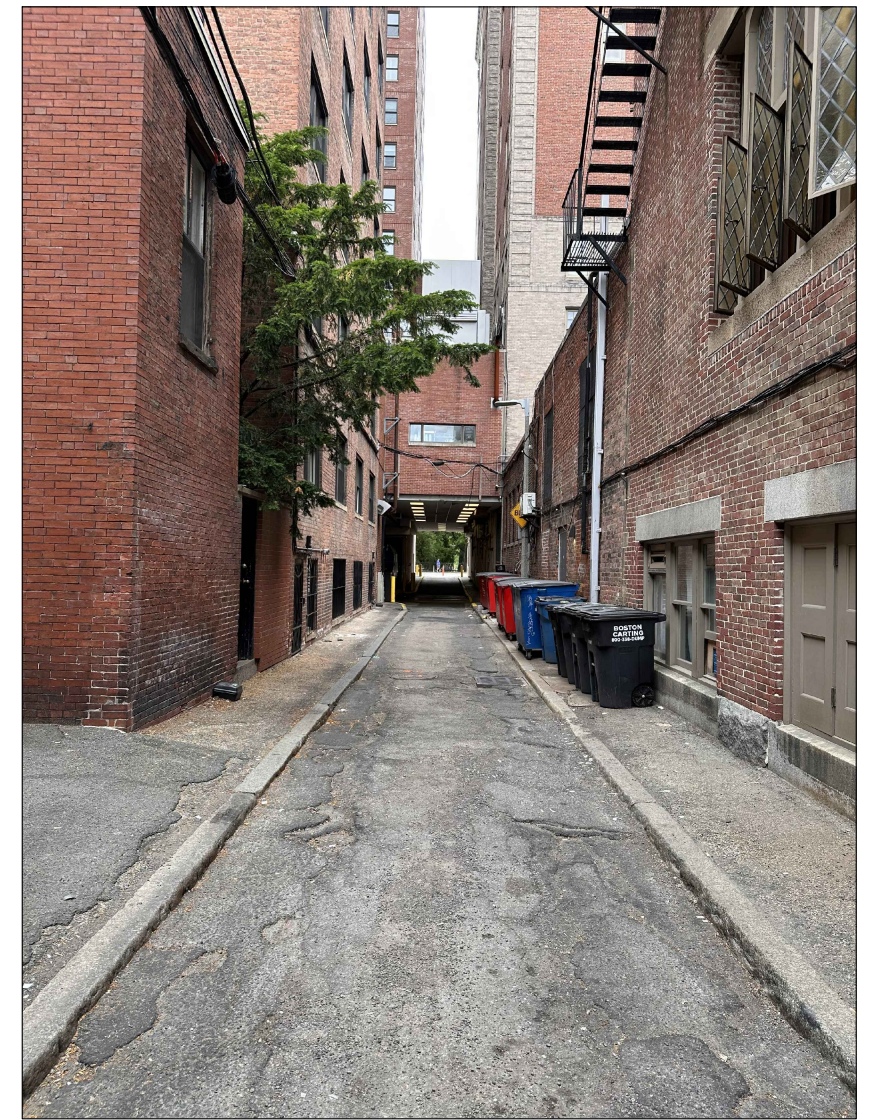
Design Review

Proposed Garage Addition
18 Commonwealth Avenue





LOOKING WEST



LOOKING EAST



#26

#24

#22

#20

#18

#16

ZONING CODE ANALYSIS - 18 COMMONWEALTH AVE., BOSTON
ZONE: H-3-65

Use Regulations: Section Table	
Existing	Proposed
Multi-family - 11 UNITS	Single-family - 1 UNIT

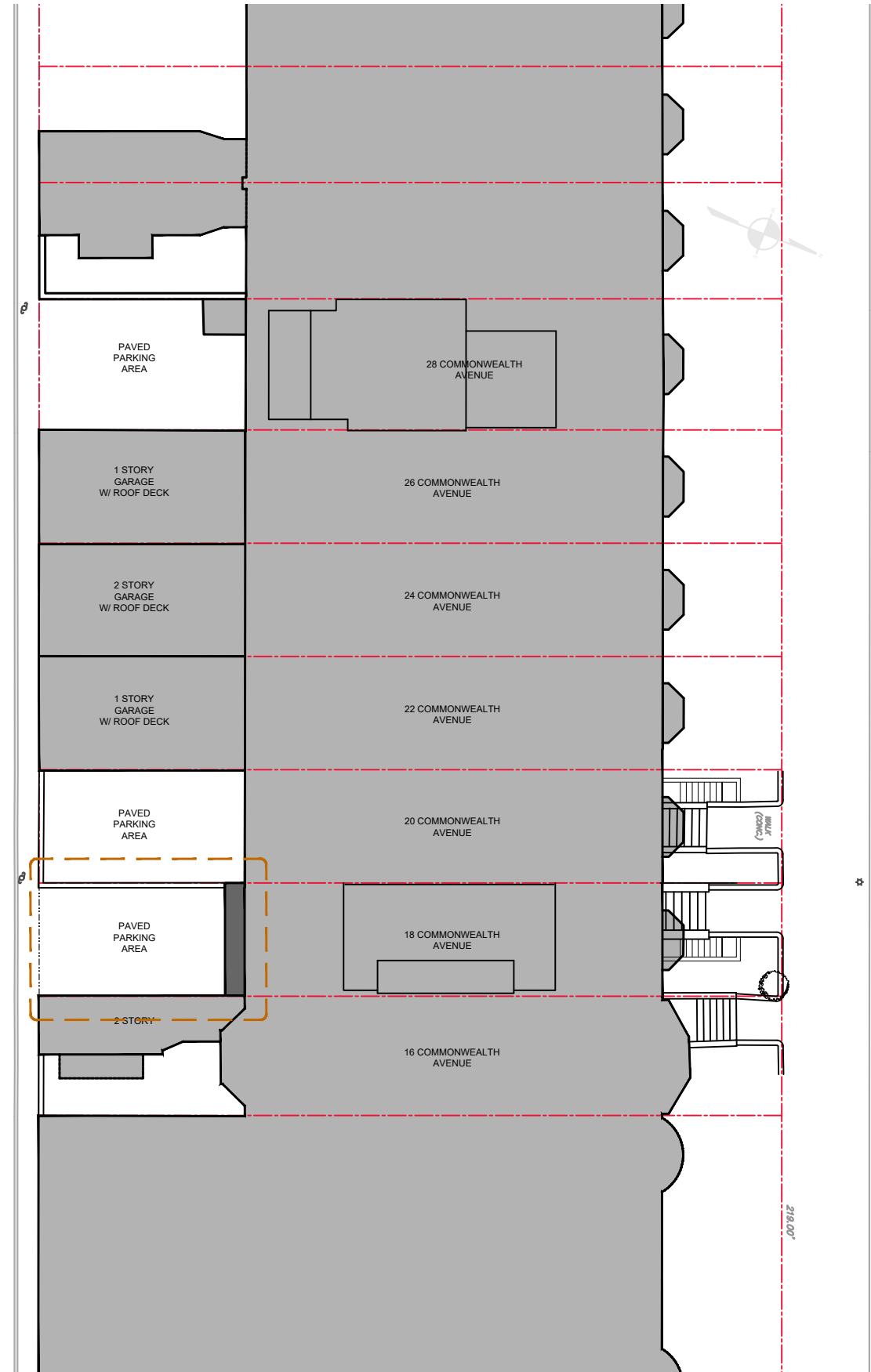
A=Allowed F=Forbidden C=Conditional

Dimensional Regulations: Table					
	Code Requirement		Existing Condition	Proposed Project	Notes
	Use 1	Any Other Use			
Any Dwelling					
Lot Area Minimum	NONE				
Min Lot Area for Additional Units	NONE				
Total Required Lot Size	NONE		2,366 SF	2,366 SF	
Min Required Lot Width and Frontage	NONE		19.0'	19.0'	
Max FAR	3.00		3.38	3.38	7,992 SF EX'G
Max Building Height / Stories	65'		66.0'	66.0'	
Usable Open Space	50 SF / UNIT		206 SF / UNIT	XXX SF / UNIT	1,031 SF EX'G, 1,191 SF PROP
Min Front Yard	20'		20'	20'	
Min Side Yard	0'		0'	0'	13.5' IF UNATTACHED)
Min Rear Yard	31.1'		34.4'	34.4'	
Max Use of Rear Yard					

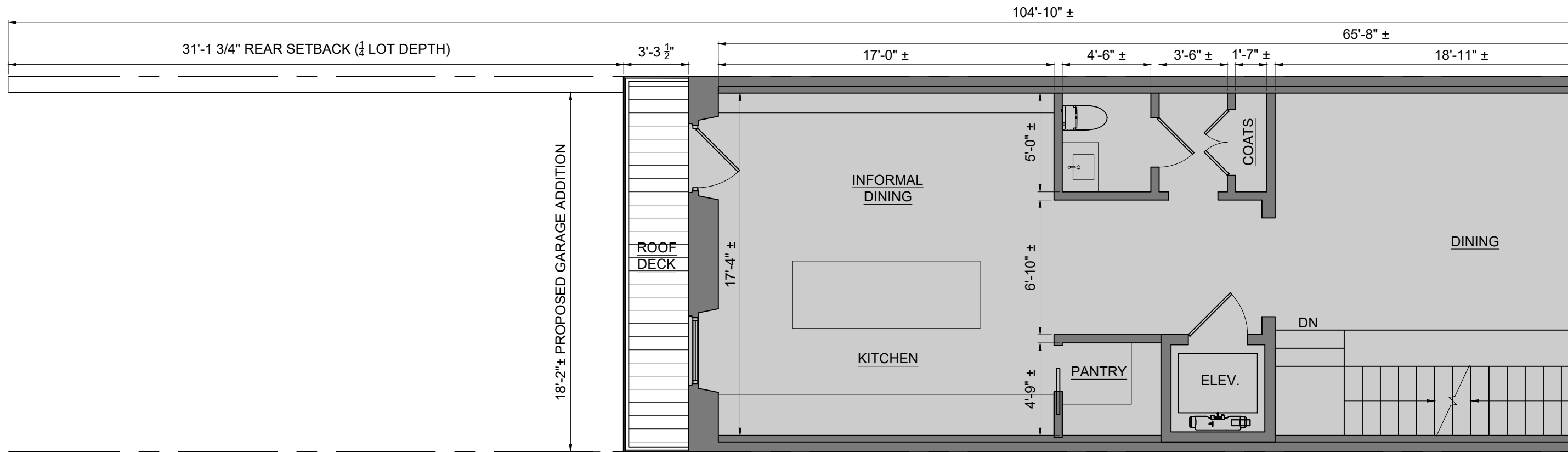
Overlays:
GROUND WATER OVERLAY DISTRICT
RESTRICTED PARKING
BACK BAY ARCHITECTURAL DISTRICT

Other Non-Dimensional Zoning Issues:
EX'G PARKING - 2 SPACES
REQUIRED - 0 SPACES
PROPOSED - 2 SPACES

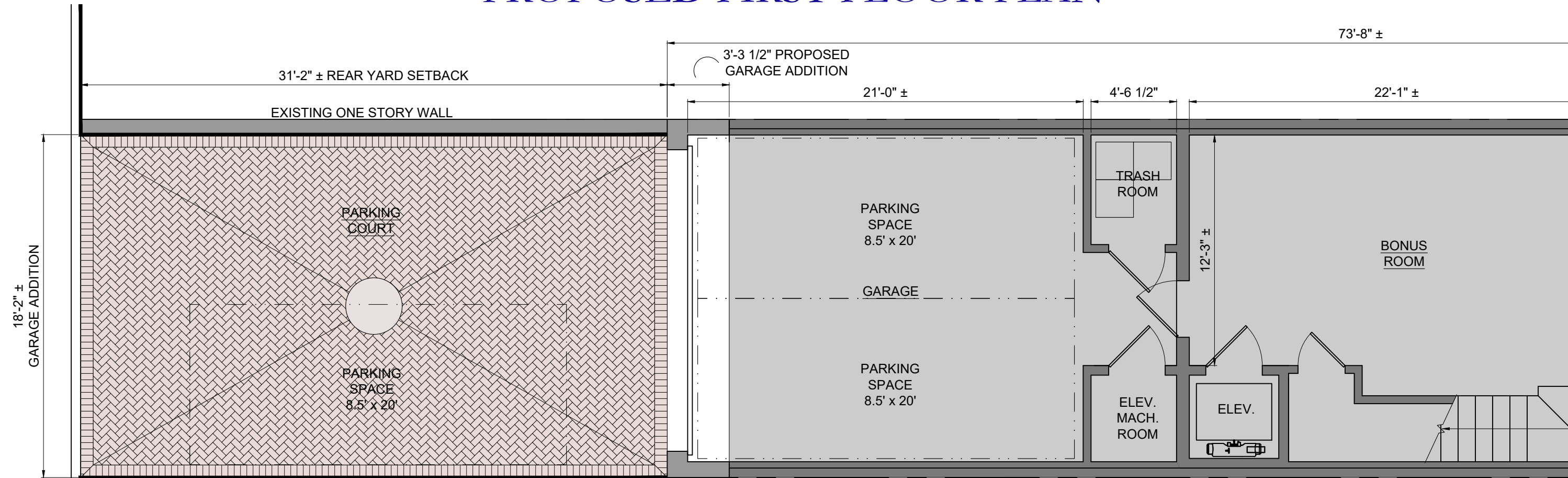
ZONING SUMMARY



SITE PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED BASEMENT PLAN

31'-2" ± REAR YARD SETBACK

3'-3 1/2" PROPOSED GARAGE ADDITION

EXISTING ONE STORY WALL

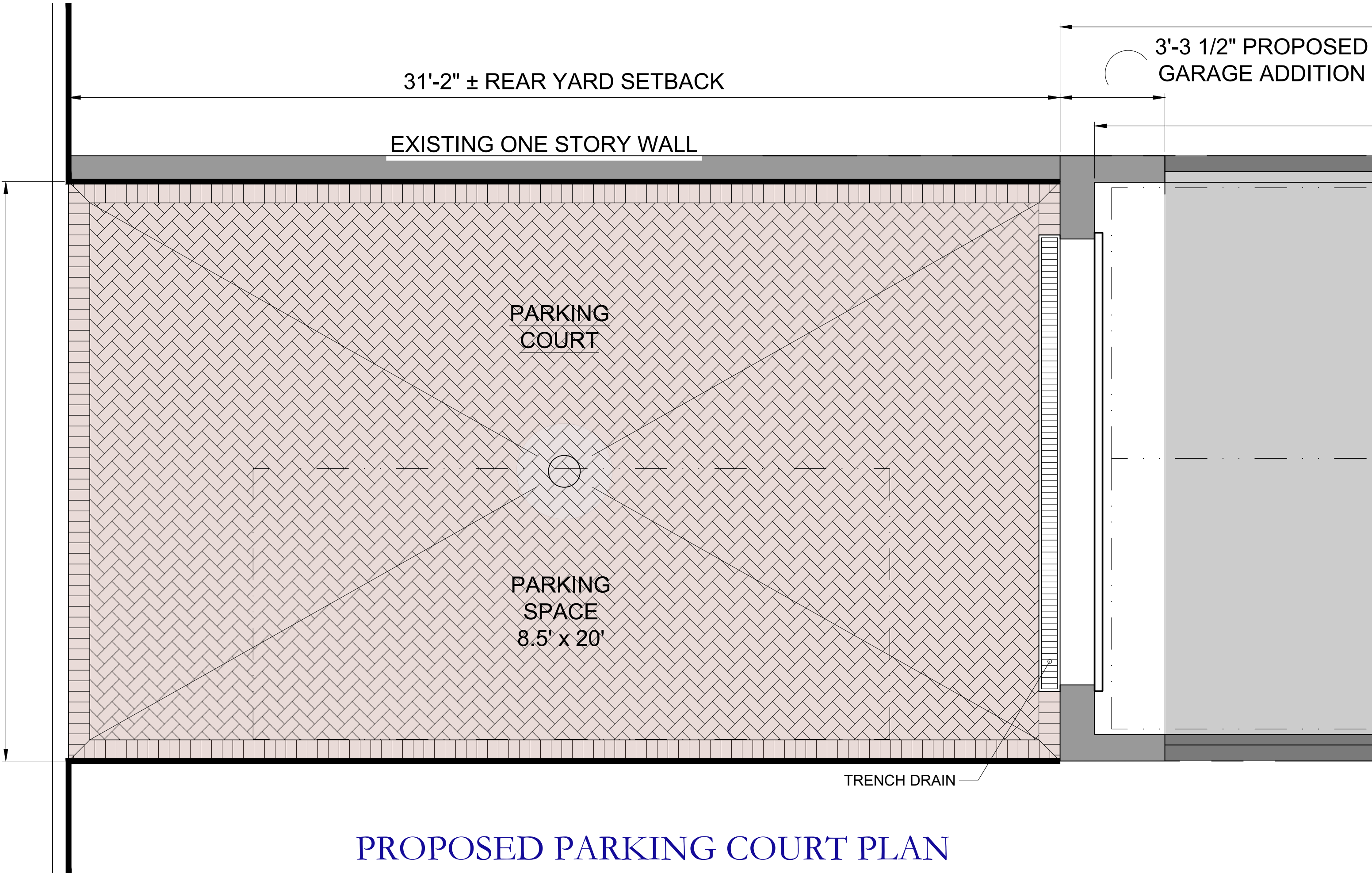
18'-2" ± GARAGE ADDITION

PARKING COURT

PARKING SPACE
8.5' x 20'

TRENCH DRAIN

PROPOSED PARKING COURT PLAN



31'-2" ± REAR YARD SETBACK

3'-3 1/2" PROPOSED GARAGE ADDITION

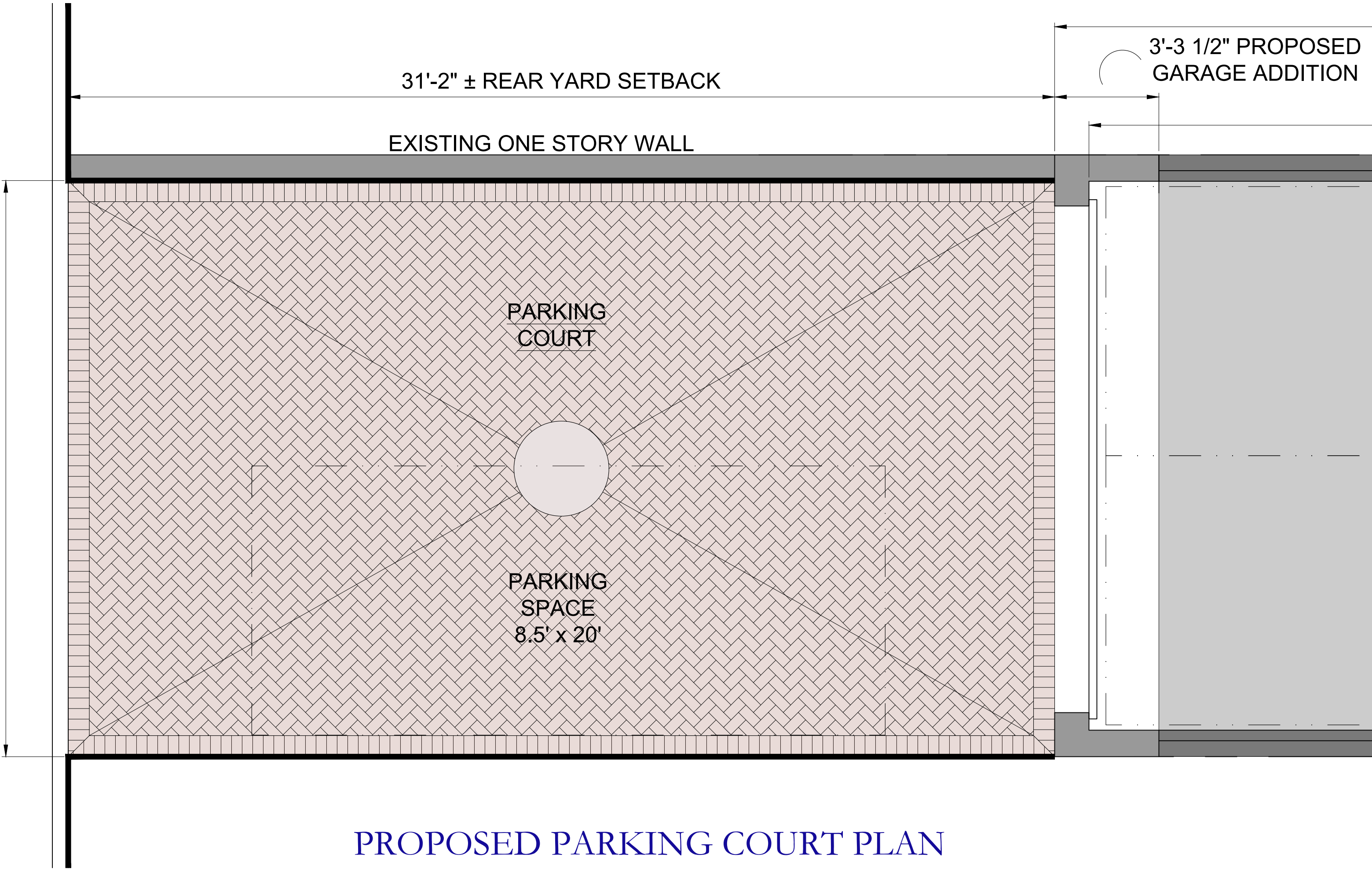
EXISTING ONE STORY WALL

18'-2" ± GARAGE ADDITION

PARKING COURT

PARKING SPACE
8.5' x 20'

PROPOSED PARKING COURT PLAN





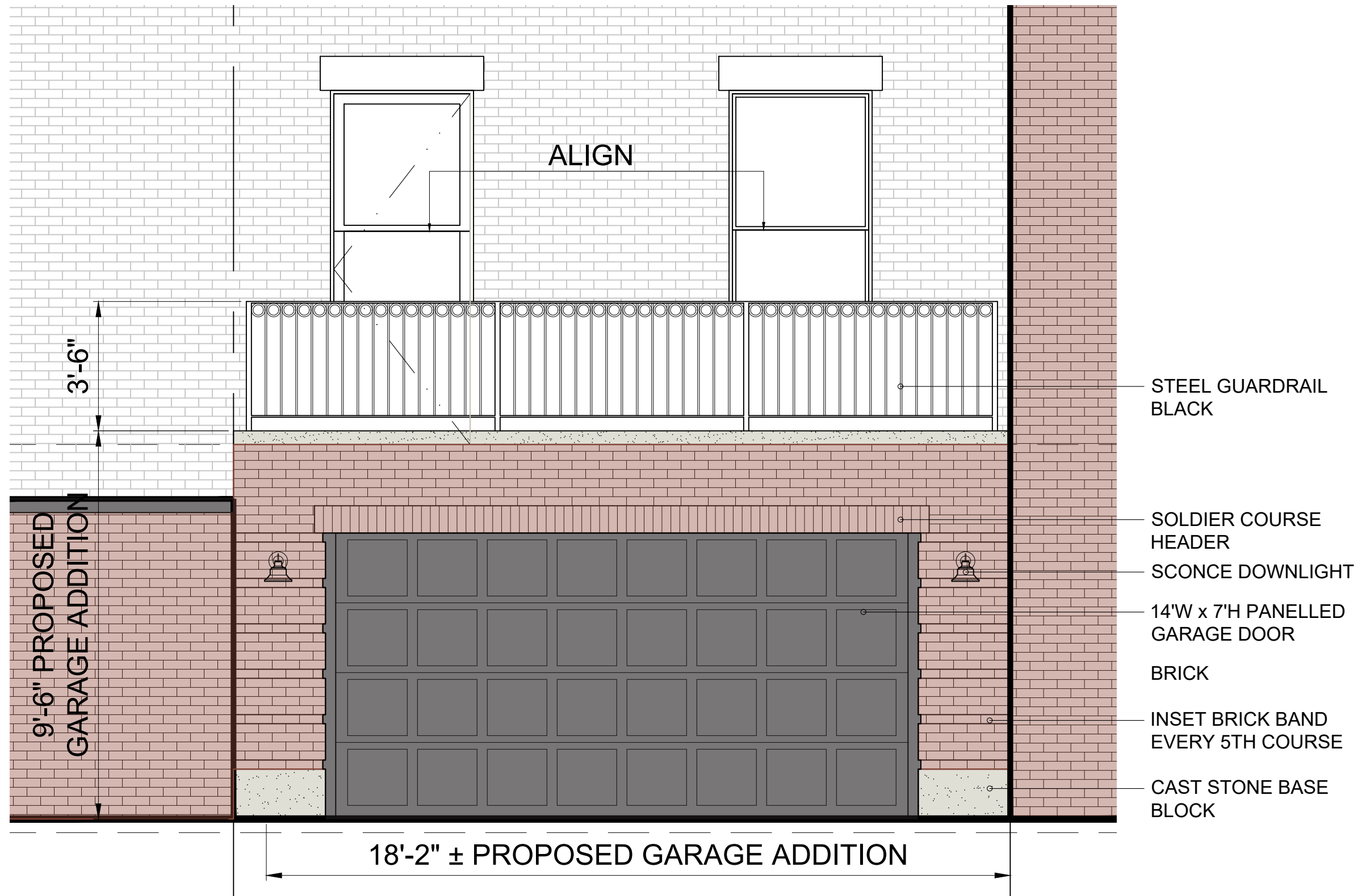
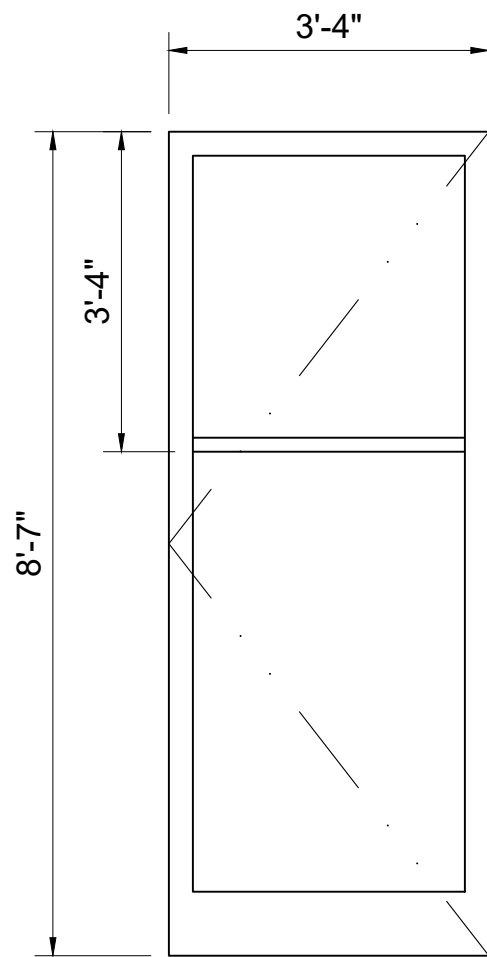
22 COMMONWEALTH AVE 20 COMMONWEALTH AVE 18 COMMONWEALTH AVE 16 COMMONWEALTH AVE

EXISTING REAR ELEVATION



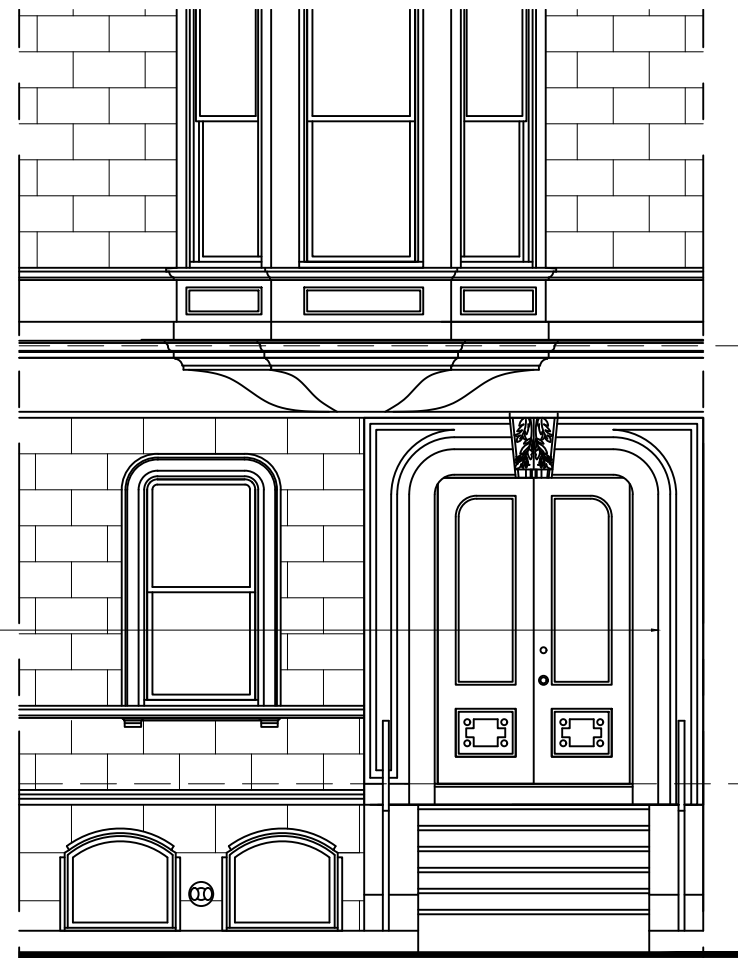
22 COMMONWEALTH AVE 20 COMMONWEALTH AVE 18 COMMONWEALTH AVE 16 COMMONWEALTH AVE

PROPOSED REAR ELEVATION

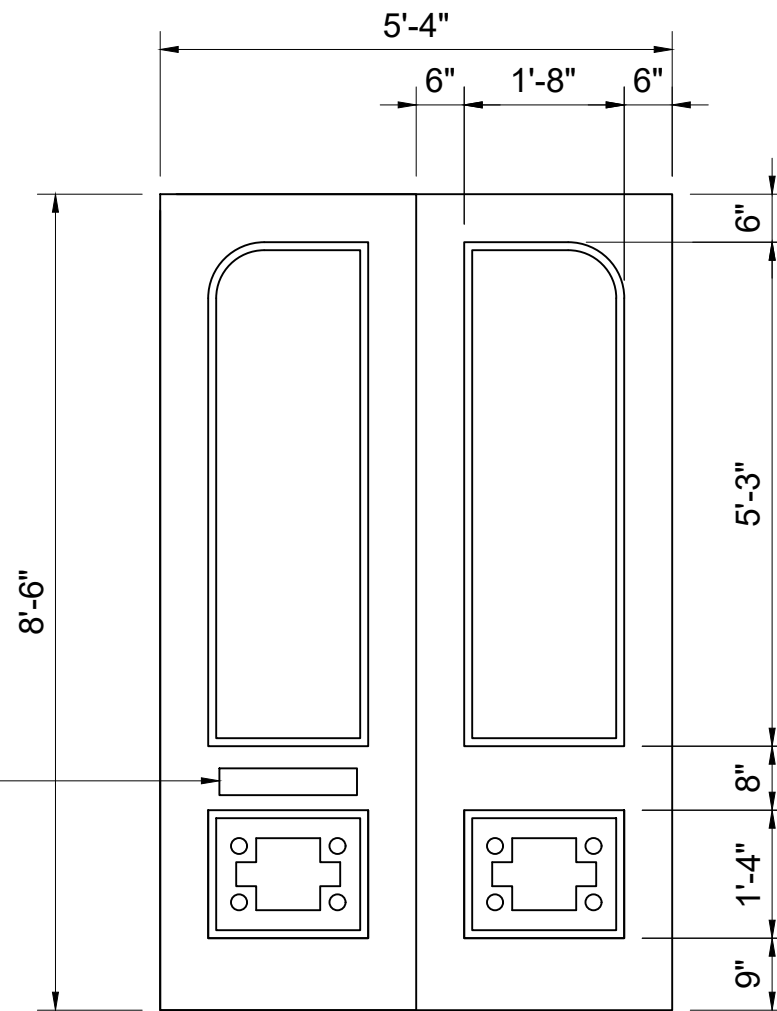


PROPOSED GARAGE ELEVATION

FLUSH VIDEO INTERCOM



MAILSLOT



0014 LETTER SLOT (13"x3.625")



EMTEK®



15,19 cm
5.98 in



6,50 cm
2.56 in



PROPOSED ENTRY DOOR & HARDWARE