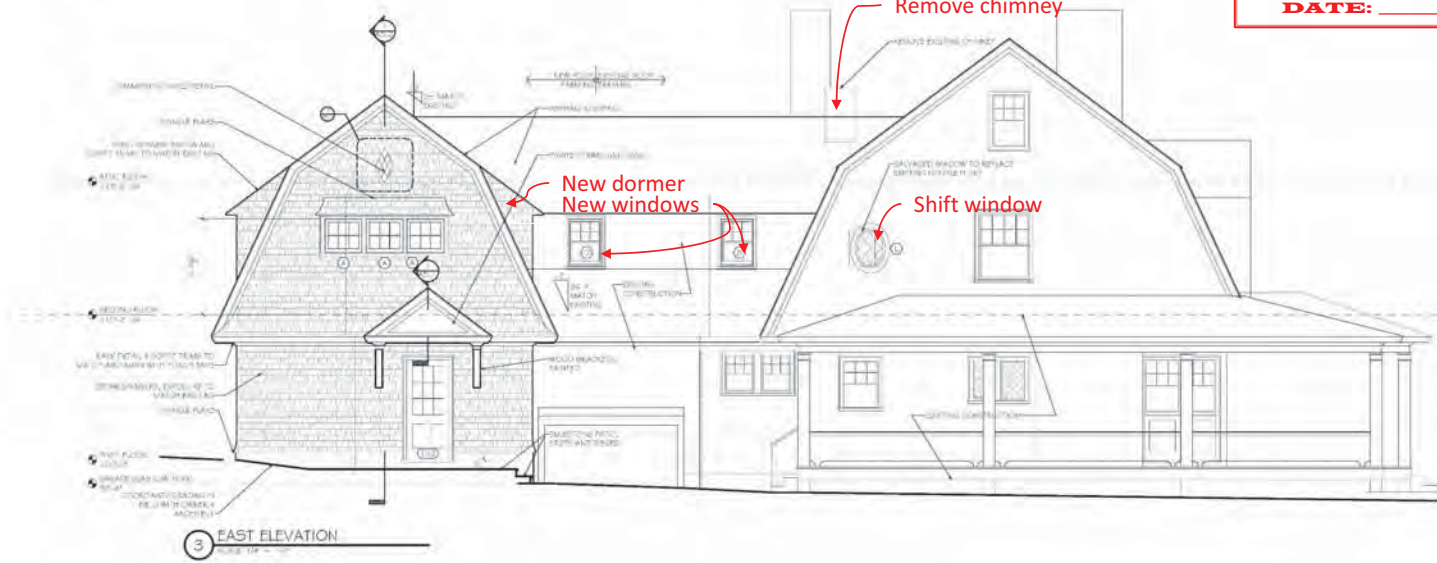


1 EAST ELEVATION - GARAGE
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
 Brookline Preservation Commission
Z. McCarthy
 Preservation Planner
 5/25/2021
DATE: _____



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

May 5, 2021 Preservation Commission

Elevations Project Name Date Scale Project Number	Exterior Elevations Date Scale Project Number	Proposed Renovation and Addition to the Wetzel Halfpenny Residence 45 Devon Road Chestnut Hill, MA SV DESIGN 100 Chapel Street, Suite 10, Brookline, MA 02146 617-452-1000
		
		
A2.1		

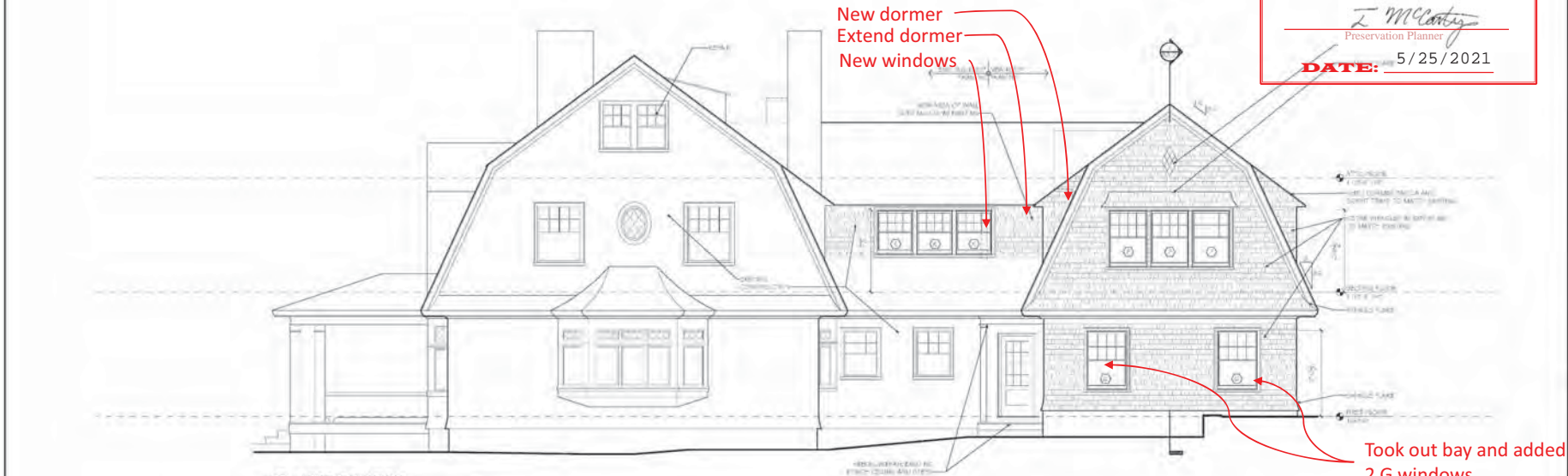


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

G windows – 2" wider, or 3'-2" wide

2 WEST ELEVATION: GARAGE
SCALE: 1/8" = 1'-0"

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 Brookline Preservation Commission
J. McEnty
 Preservation Planner
DATE: 5/25/2021



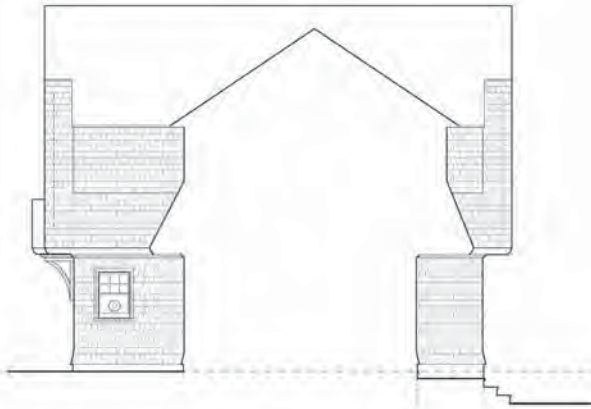
New dormer
 Extend dormer
 New windows

Took out bay and added
 2 G windows

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

May 5, 2021 Preservation Commission

Project Name	Project Location
Architect	Client
Project No.	Sheet No.
Scale	Date
Exterior Elevations	
Proposed Elevations and Colors to Be Weitzel Halfpenny Residence 45 Devon Road Chestnut Hill, MA	
SY DESIGN	DATE: 5/25/2021
SY DESIGN	
A2.2	



1 NORTH ELEVATION: ADDITION

New elevation/section showing added dormer sections

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 Brookline Preservation Commission
T. McCarty
 Preservation Planner
 DATE: 5/25/2021

May 5, 2021 Preservation Commission

<p>Project Name: Wetzel Halfpenny Residence</p> <p>Project Address: 45 Devon Road Chestnut Hill, MA</p> <p>Project Number: SV DESIGN</p> <p>Project Date: 5/25/2021</p>	<p>Project Name: Wetzel Halfpenny Residence</p> <p>Project Address: 45 Devon Road Chestnut Hill, MA</p> <p>Project Number: SV DESIGN</p> <p>Project Date: 5/25/2021</p>
<p>Project Name: Wetzel Halfpenny Residence</p> <p>Project Address: 45 Devon Road Chestnut Hill, MA</p> <p>Project Number: SV DESIGN</p> <p>Project Date: 5/25/2021</p>	<p>Project Name: Wetzel Halfpenny Residence</p> <p>Project Address: 45 Devon Road Chestnut Hill, MA</p> <p>Project Number: SV DESIGN</p> <p>Project Date: 5/25/2021</p>

Architect/Planner and Seal to the
Wetzel Halfpenny Residence
45 Devon Road Chestnut Hill, MA
 SV DESIGN

A2.3

Remove chimney



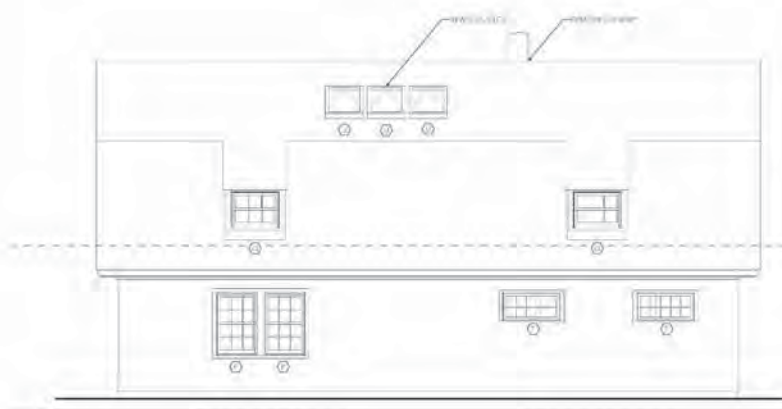
APPROVED
Brookline Preservation Commission
L. McCarthy
Preservation Planner
DATE: 5/25/2021



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Revisions	Project Name	Project Date
1		
2		
3		
4		

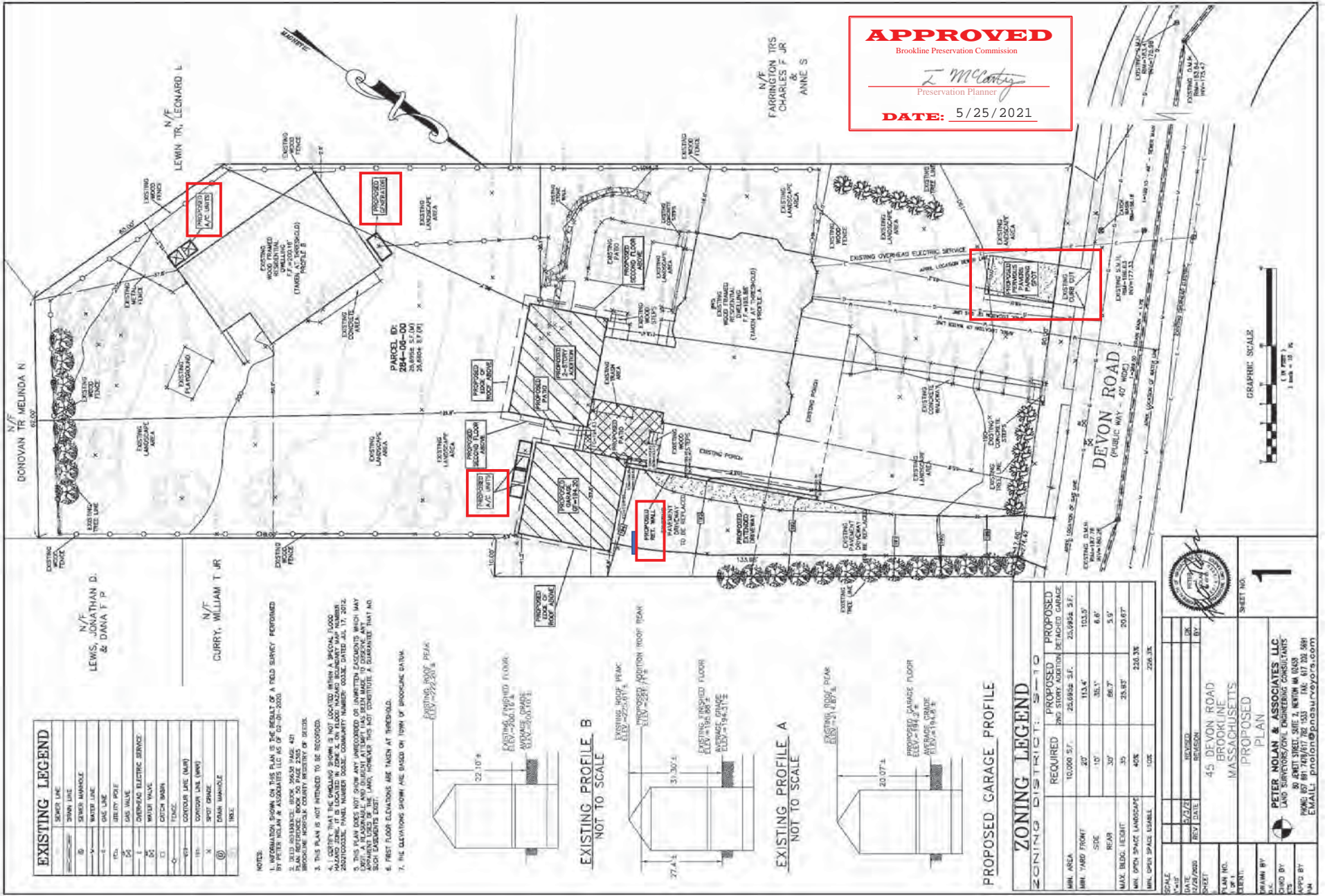
Carriage House Elevations	
Scale	1/8" = 1'-0"
Date	5/25/2021
Drawn By	SV DESIGN
Checked By	
Approved By	

Approved, Renovated and Added to the
Wetzel Halfpenny Residence
45 Devon Road Chestnut Hill, MA
 SV DESIGN
 100 Brookline Ave., Suite 600, Brookline, MA 02146
 Tel: 617.261.1111



A2.4

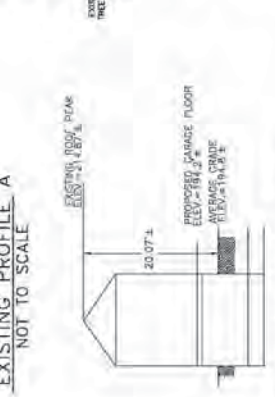
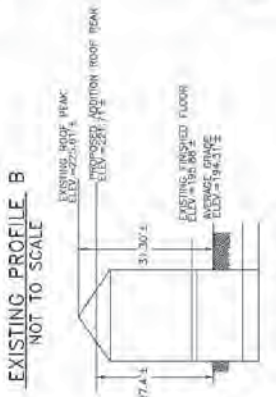
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Z. McCarty
 Preservation Planner
DATE: 5/25/2021

EXISTING LEGEND	
—	SEWER LINE
—	DRINK LINE
—	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
—	UTILITY POLE
—	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
—	WALKER WALK
—	DRIVER WALK
—	FENCE
—	CONTOUR LINE (MIN)
—	SPOT GRADE
—	DRAIN MANHOLE
—	100%

NOTES:
 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 03-01-2020.
 2. SEE INSTRUMENT: BOOK 36528 PAGE 421.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. THE PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN ENCUMBRANCES WHICH MAY AFFECT THE USE OF THE LAND. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. THE ELEVATIONS SHOWN ARE BASED ON TOWN OF BROOKLINE DATUM.



ZONING LEGEND

REQUIRED	PROPOSED
MIN. AREA 10,000 S.F.	PROPOSED 2- STORY GARAGE 23,896 S.F.
MIN. YARD FRONT 20'	113.4'
SIDE 10'	35.1'
REAR 30'	6.6'
MAX. BLDG. HEIGHT 35'	35.8'
MAX. OPEN SPACE LANDSCAPE 40%	230.3%
MIN. OPEN SPACE USABLE 100%	228.3%

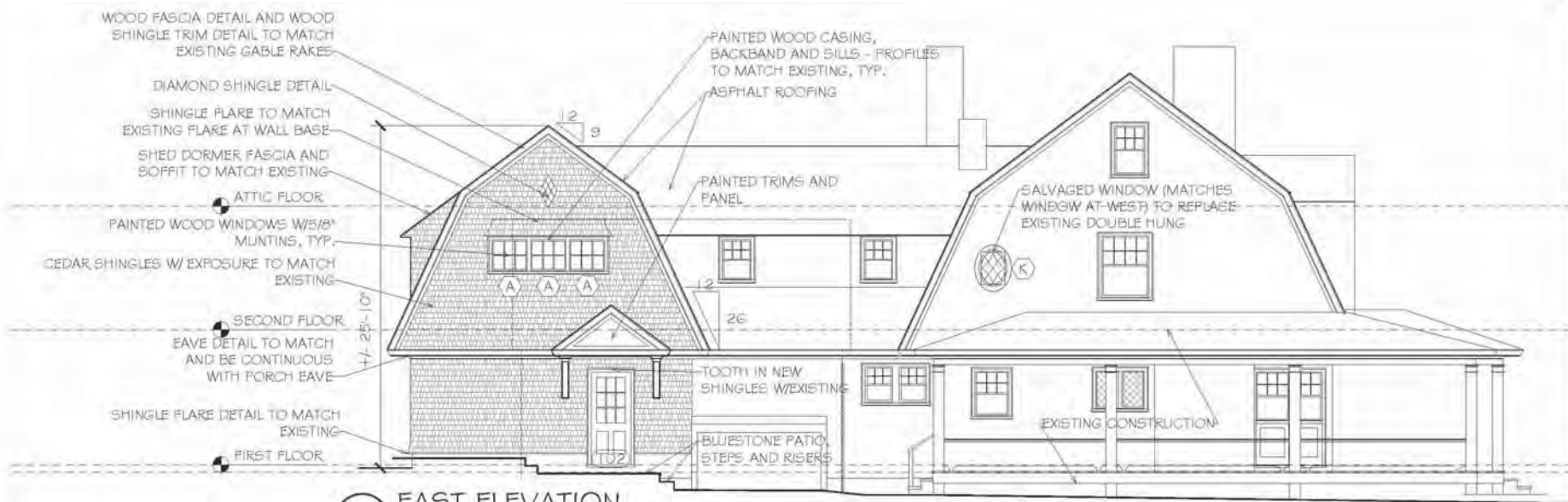
1

PROPOSED PLAN

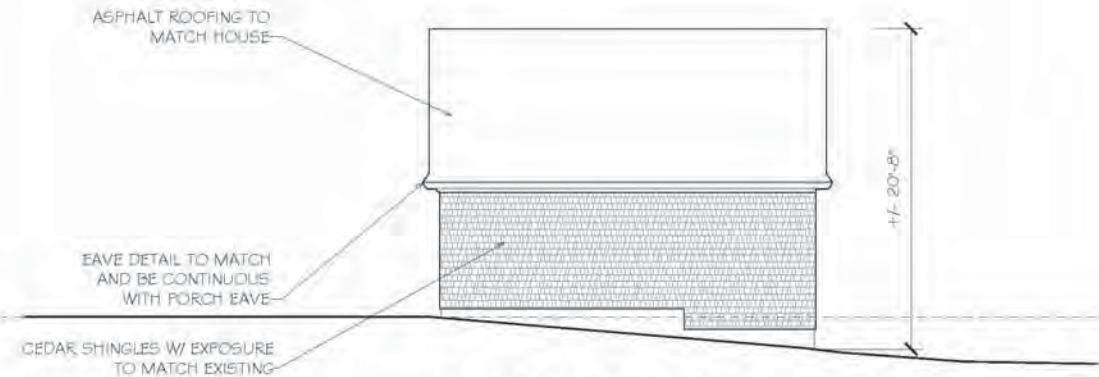
45 DEVON ROAD
BROOKLINE
MASSACHUSETTS

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 ANNET STREET, SUITE 2, NEWTON MA 02459
PHONE: (617) 749-0177 FAX: (617) 552-5881
EMAIL: Pnolan@pnolan-cs.com

SCALE: 1"=10'
 DATE: 5/25/21
 SHEET: 1 OF 1
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 REVISED BY: [Signature]
 REVISION DATE: [Signature]
 CLIENT: [Signature]



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION: GARAGE
SCALE: 1/8" = 1'-0"

APPROVED
Brookline Preservation Commission
Z. McCarty
Preservation Planner
DATE: 5/25/2021

May 5, 2021 Preservation Commission
Previously Approved

A2.2

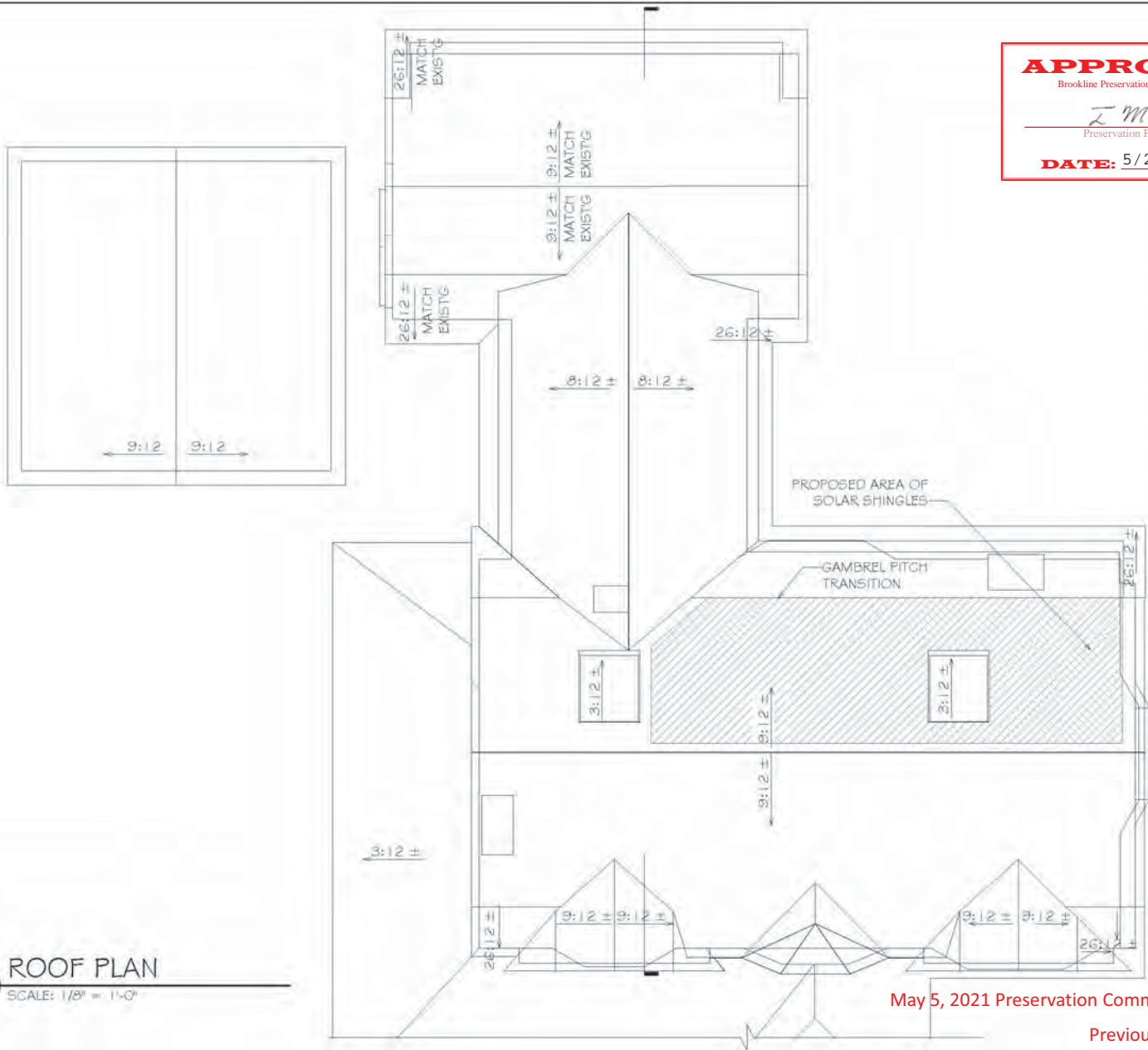
REVISIONS	DATE

Exterior Elevations

Prepared: Perspectives and Administrators
 Weitzel Halfpenny Residence
 45 Devon Rd, Chestnut Hill, MA
 SV DESIGN 55 Devon Street Early March 2021 (P1) 330.643.2200

SV DESIGN

1 ROOF PLAN
SCALE: 1/8" = 1'-0"



APPROVED
Brookline Preservation Commission
Z. McCarty
Preservation Planner
DATE: 5/25/2021

May 5, 2021 Preservation Commission

Previously Approved



Proposed Roof Plan

Revisions

No.	Date	By

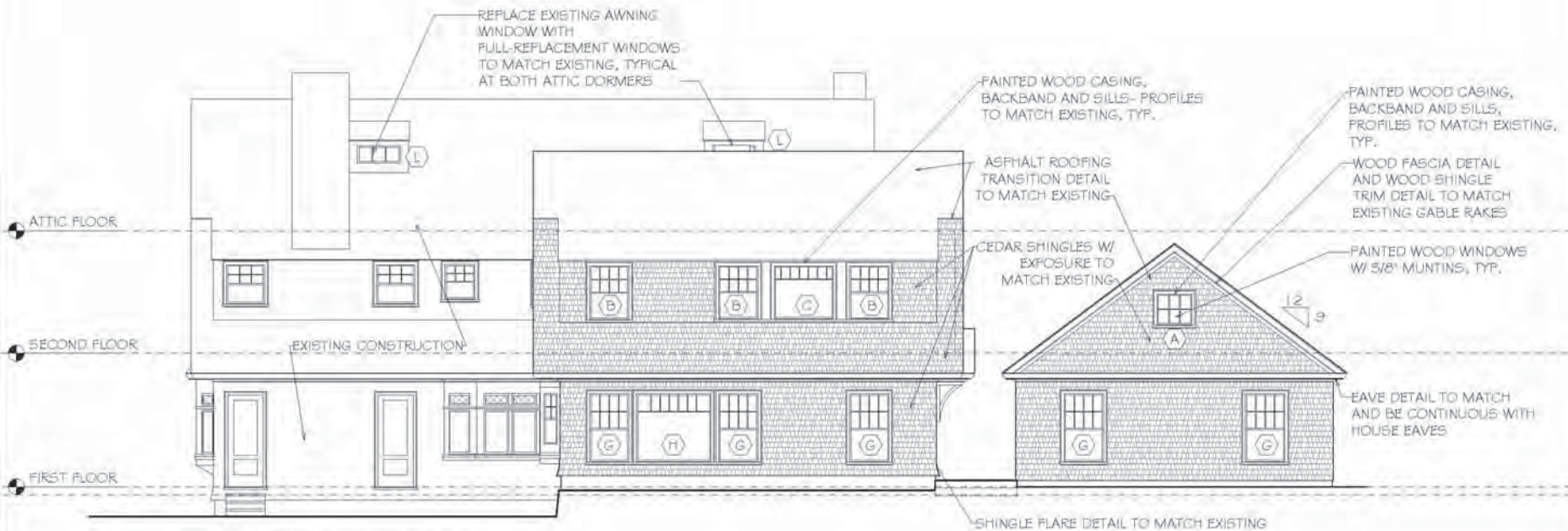
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Checked By: [Blank] Date: 5/25/21
Scale: 1/8" = 1'-0" Project: 2021-001

Proposed by: [Blank] Date: 5/25/21
Checked by: [Blank] Date: 5/25/21
Scale: 1/8" = 1'-0" Project: 2021-001

SV DESIGN
45 Devon Rd, Chestnut Hill, MA
www.svdesign.com

A1.4

APPROVED
 Brookline Preservation Commission
Z. McCarty
 Preservation Planner
DATE: 5/25/2021



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

A2.3

Revisions	Date	By

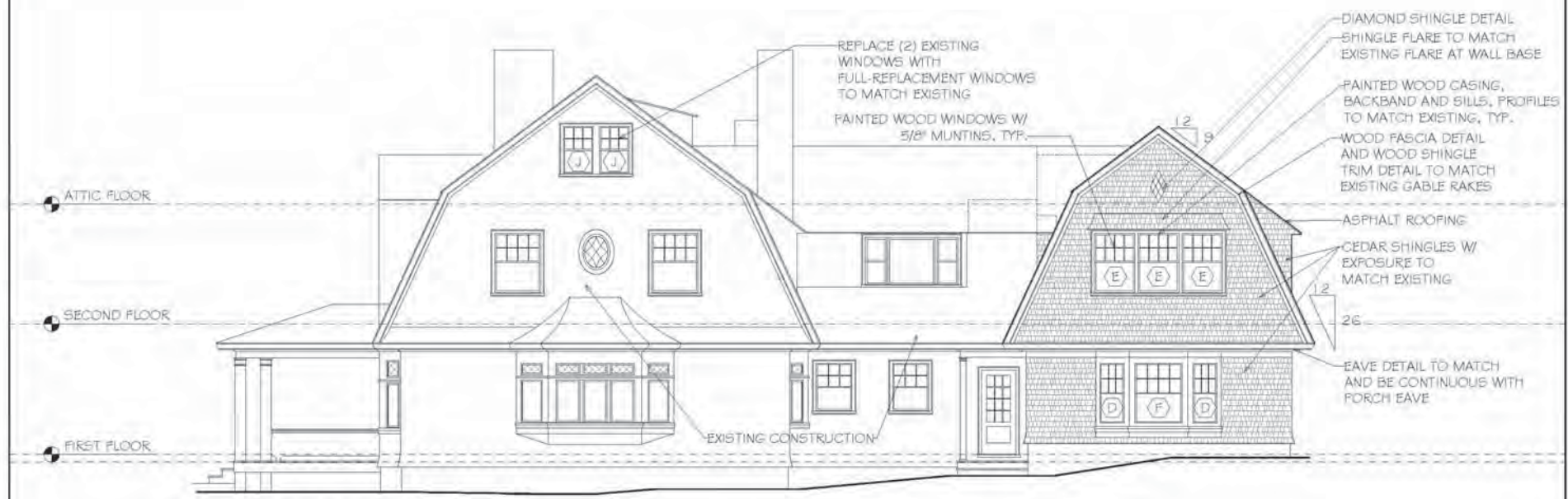
Exterior Elevations

Prepared, Proposed and Admin. by
 Weitzel Halfpenny Residence
 45 Devon Rd, Chestnut Hill, MA

SV DESIGN
 155 Devon Rd
 Beverly, Massachusetts 01915
 Phone: 781.863.8200
 Email: info@svdesign.com

May 5, 2021 Preservation Commission
 Previously Approved

APPROVED
 Brookline Preservation Commission
Z. McCarthy
 Preservation Planner
 5/25/2021
DATE: _____



1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

A2.4

Revisions	Date	By

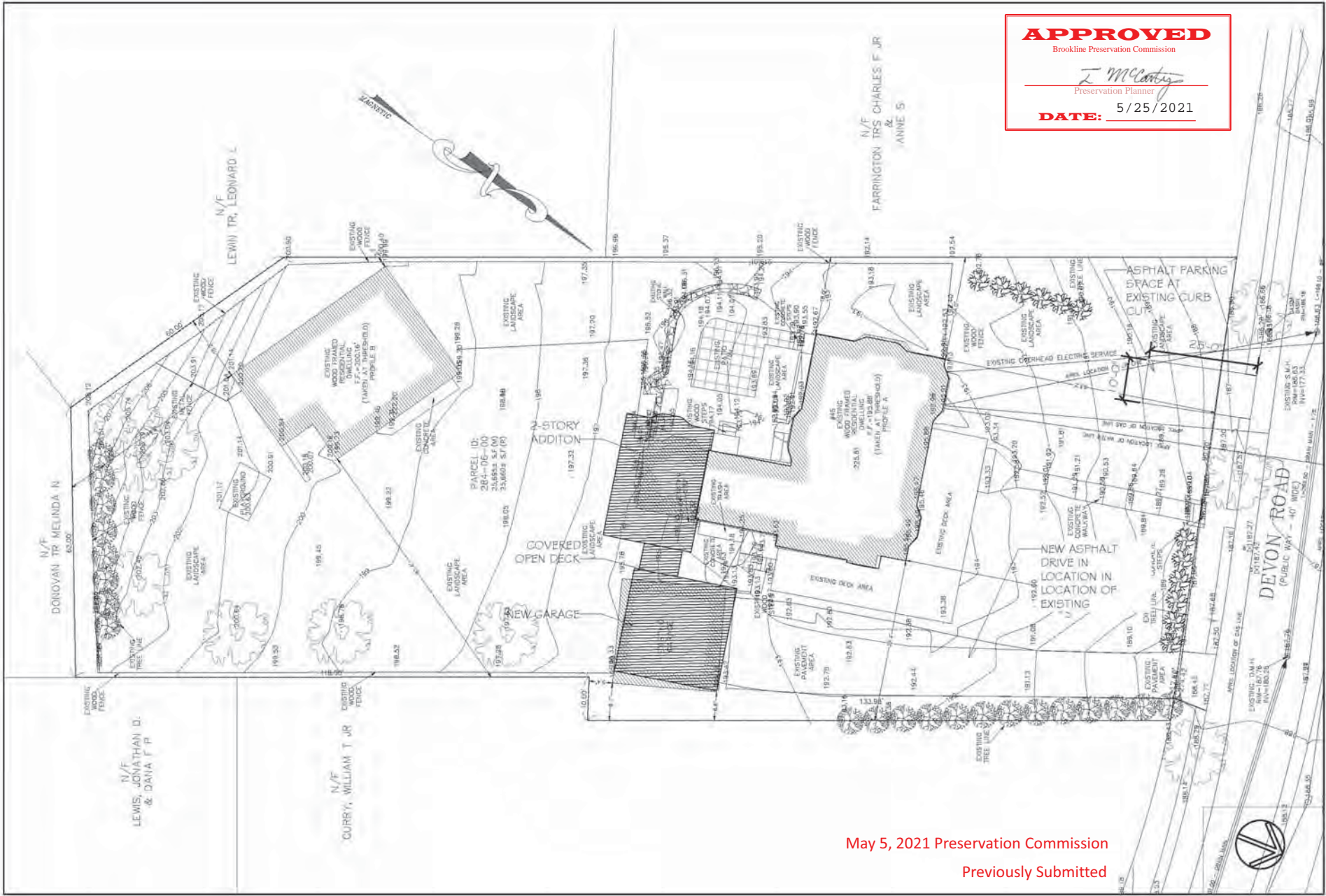
Exterior Elevations

Prepared/Proposed and Addressed by:
 Weitzel Halfpenny Residence
 45 Devon Rd, Chestnut Hill, MA

SV DESIGN
 155 Devon Street
 Beverly, Massachusetts 01915
 Phone: 617.339.1219

SV DESIGN

May 5, 2021 Preservation Commission
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 Brookline Preservation Commission
I. McCarthy
 Preservation Planner
DATE: 5/25/2021

May 5, 2021 Preservation Commission
 Previously Submitted

Proposed: Penelope and Address by
Weitzel Halfpenny Residence
 45 Devon Road, Chestnut Hill, MA

SV DESIGN 55 Devon Road Entry: Massachusetts 02151 including 0191912109

PROPOSED SITE PLAN

REVISIONS

#	Description	Date	By

Sheet No. (Project No.)
 Date: 05/25/2021 Project: 01912109

\$1.0