Paddy's Pub

Renovation & Addition

95 Elm St., West Newton, MA 02465

OWNER

John & Karl O'Hara
1185 Walnut Street
West Newton, MA 02465
Phone: (617) 828-3484

ARCHITECT

Donald Lang Architects, Inc.
1643 Beacon Street Suite 22
Waban, MA 02468
Phone: (617) 969-8400
Fax: (617) 332-5461
E-Mail: donald@dlaboston.com

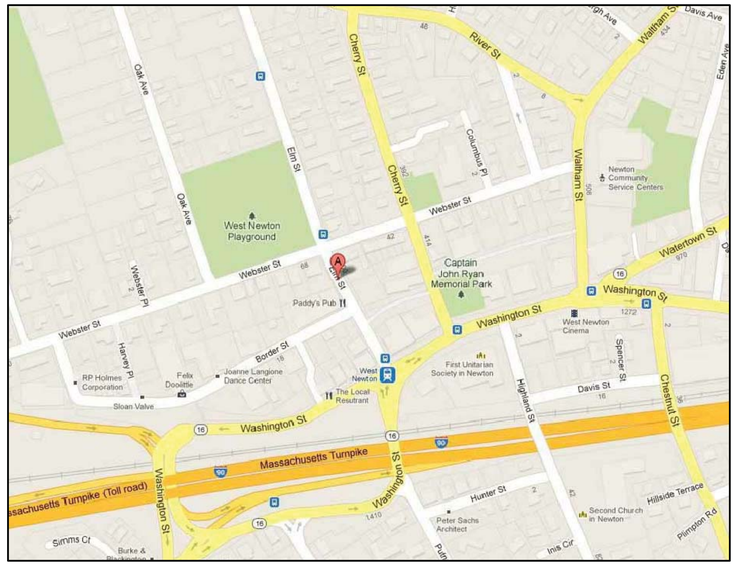
ATTORNEY

Schlesinger and Buchbinder, LLP
Stephen J. Buchbinder
1200 Walnut Street
Newton, MA 02461
Phone: (617) 965-3500
Fax: (617) 965-6824
E-Mail: sjbuchbinder@sab-law.com

LAND SURVEYORS

Verne Porter
VTP PLS
354 Elliot Street
Newton Upper Falls, MA 02464
Phone: (617) 719-3764
Fax: (617) 964-7540
E-Mail: vtppls@aol.com

LOCATION MAP

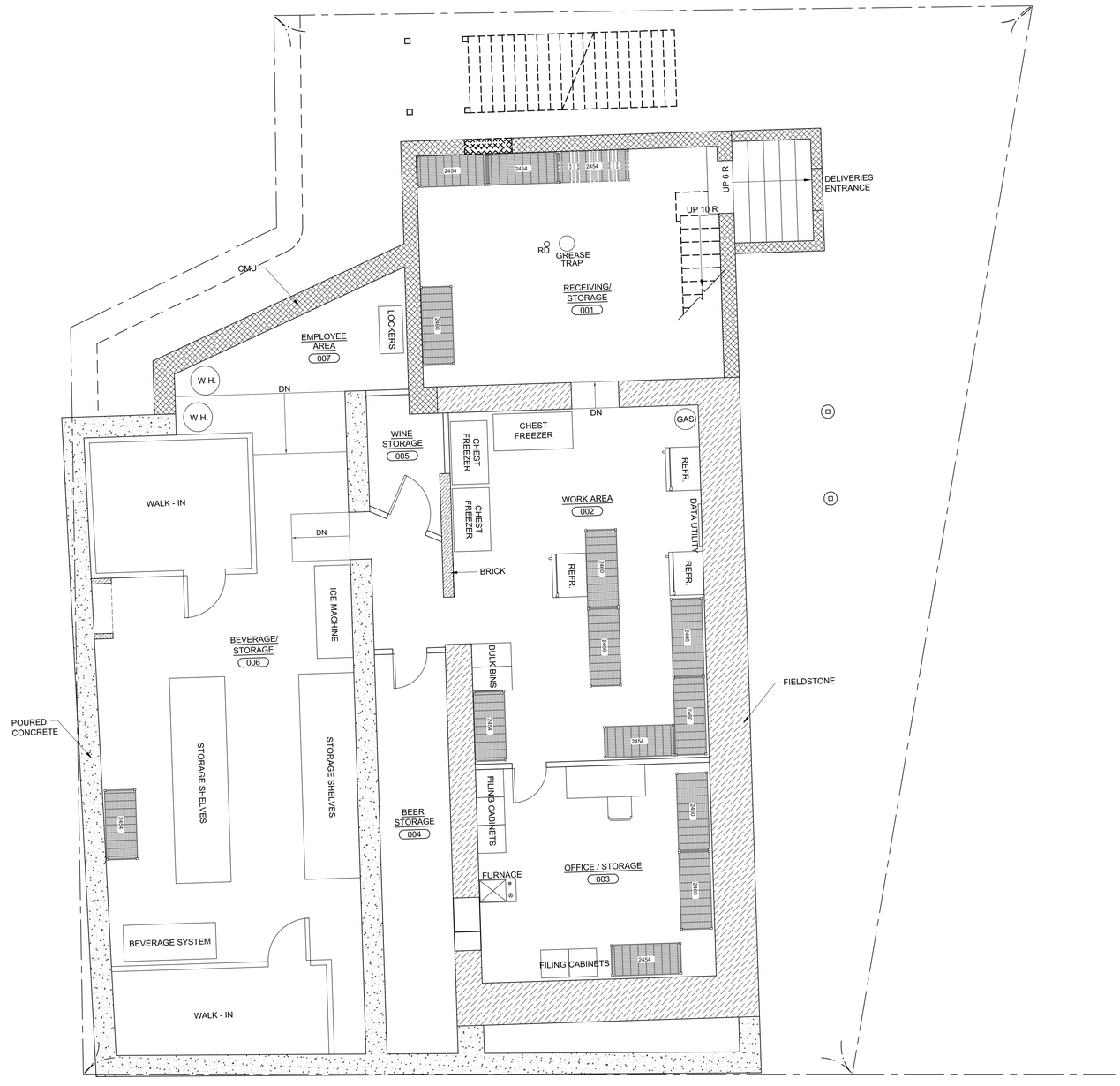


DRAWING LIST:

COVER SHEET

EX1.0	EXISTING BASEMENT FLOOR PLAN
EX1.1	EXISTING GROUND FLOOR PLAN
EX1.2	EXISTING SECOND FLOOR PLAN
EX1.3	EXISTING ROOF PLAN
EX2.0	EXISTING EAST & NORTH ELEVATIONS
EX2.1	EXISTING WEST & SOUTH ELEVATIONS
A1.0	PROPOSED BASEMENT FLOOR PLAN
A1.1	PROPOSED GROUND FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A1.3	PROPOSED ROOF PLAN
A2.0	PROPOSED NORTH ELEVATION AND SECTION
A2.1	PROPOSED EAST & SOUTH ELEVATIONS
A5.0	PROPOSED STAIRWAY SECTIONS

SPECIAL PERMIT 02-06-15



1 EX1.0 EXISTING BASEMENT FLOOR PLAN (GROSS FLOOR AREA- 2248.43 SF)

SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub

95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved. Nothing contained or described herein may be reproduced or used without written authorization.

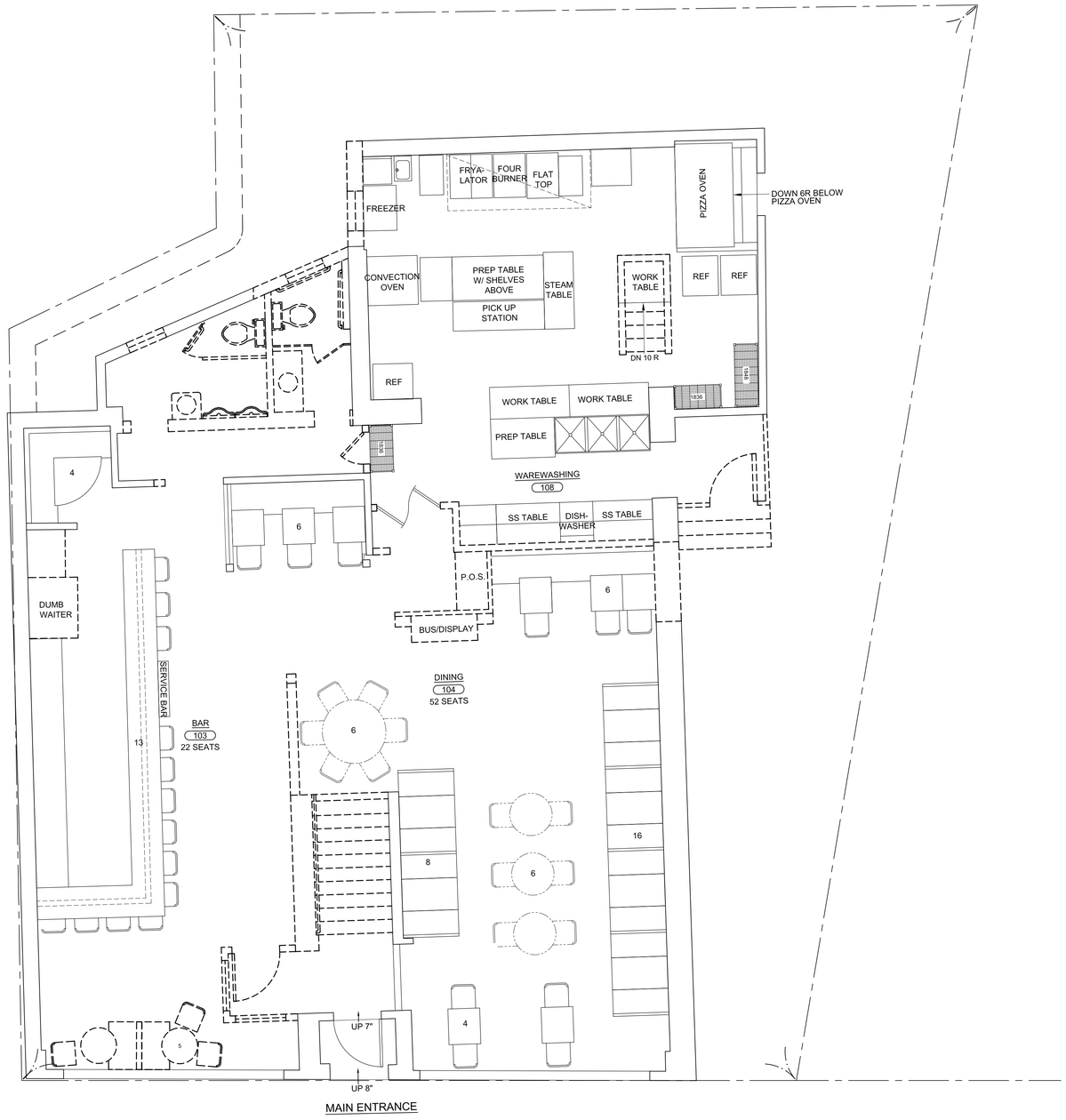
Project No.	E95
File	Dwg\Exist_Prop Floor Plans
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE

EXISTING BASEMENT FLOOR PLAN

SHEET NUMBER:

EX1.0



1 EX1.1 EXISTING GROUND FLOOR PLAN (GROSS FLOOR AREA- 2351.53 SF)- 74 SEATS

SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub
95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved.
Nothing contained or described herein may be reproduced or used without written authorization.

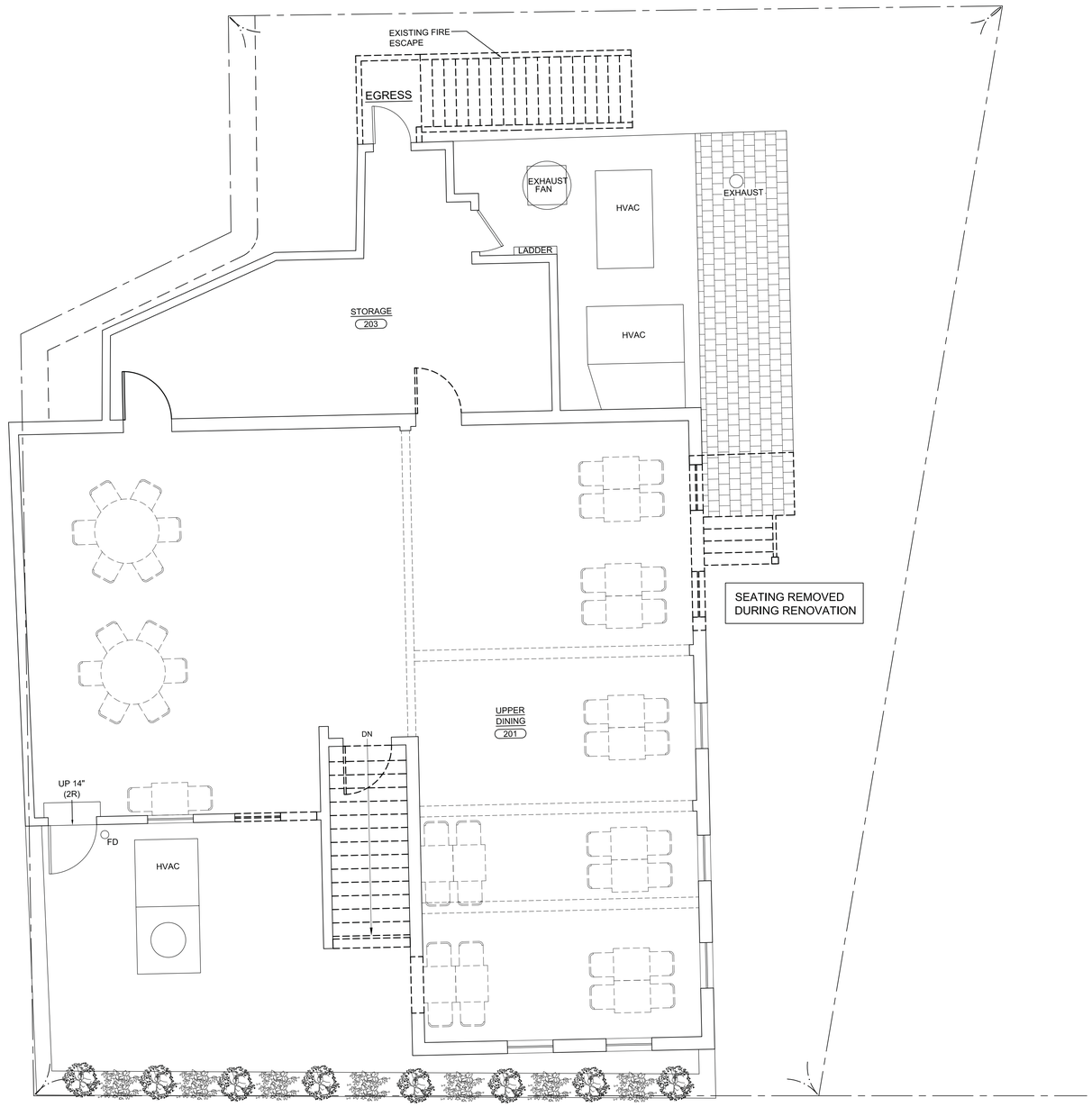
Project No.	E95
File	Dwg\Exist_Prop Floor Plans
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE

EXISTING GROUND FLOOR PLAN

SHEET NUMBER:

EX1.1



1 EX1.2 EXISTING SECOND FLOOR PLAN (GROSS FLOOR AREA- 1697.82 SF)- 42 SEATS

SCALE: 1/4" = 1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub

95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved.
Nothing contained or described herein may be reproduced or used without written authorization.

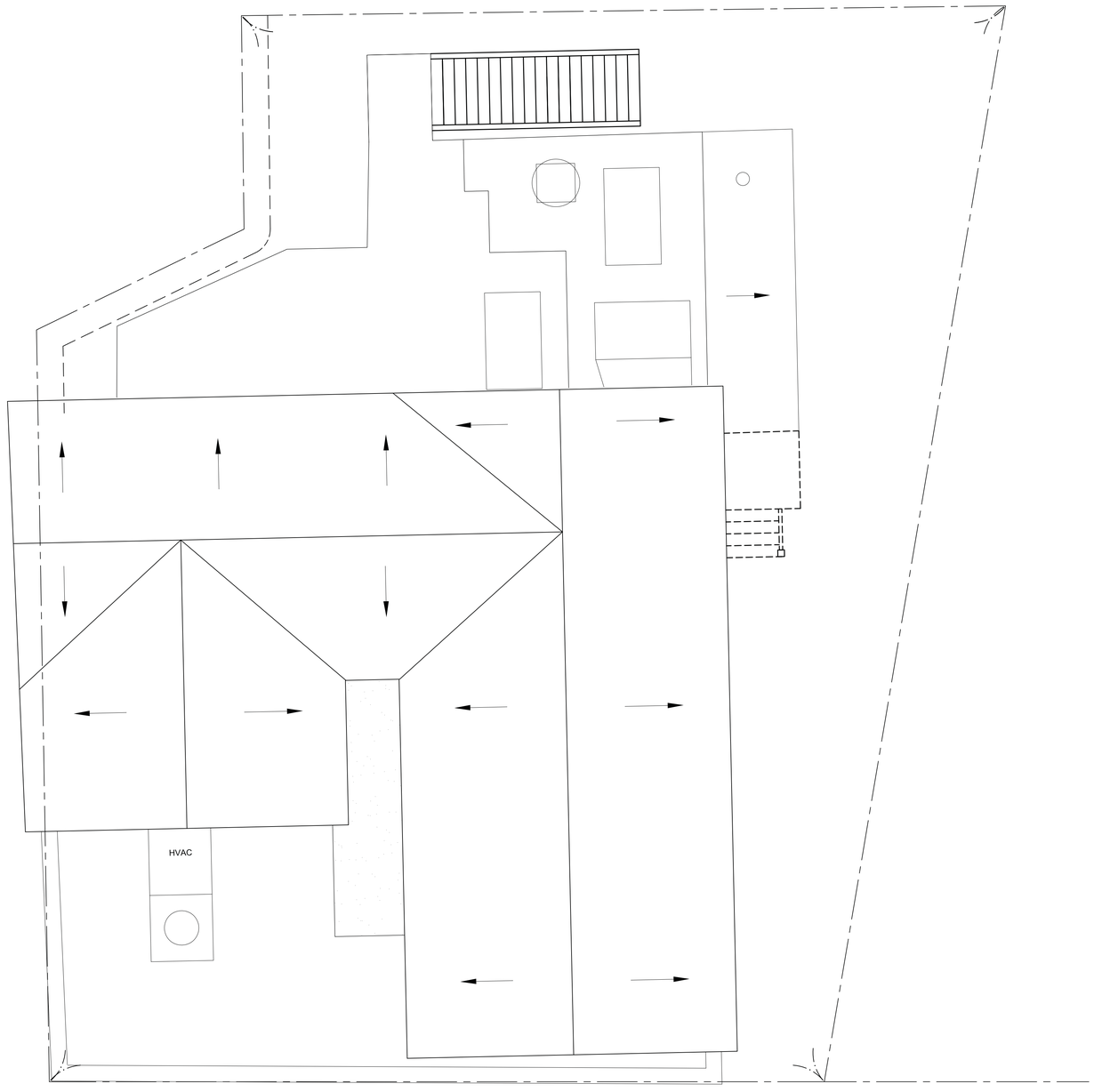
Project No.	E95
File	Dwg\Exist_Prop Floor Plans
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE

EXISTING
SECOND
FLOOR PLAN

SHEET NUMBER:

EX1.2



1 EX1.3 EXISTING ROOF PLAN
SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub

95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved.
Nothing contained or described herein may be reproduced or used without written authorization.

Project No.	E95
File	Dwg\Exist_Prop Floor Plans
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

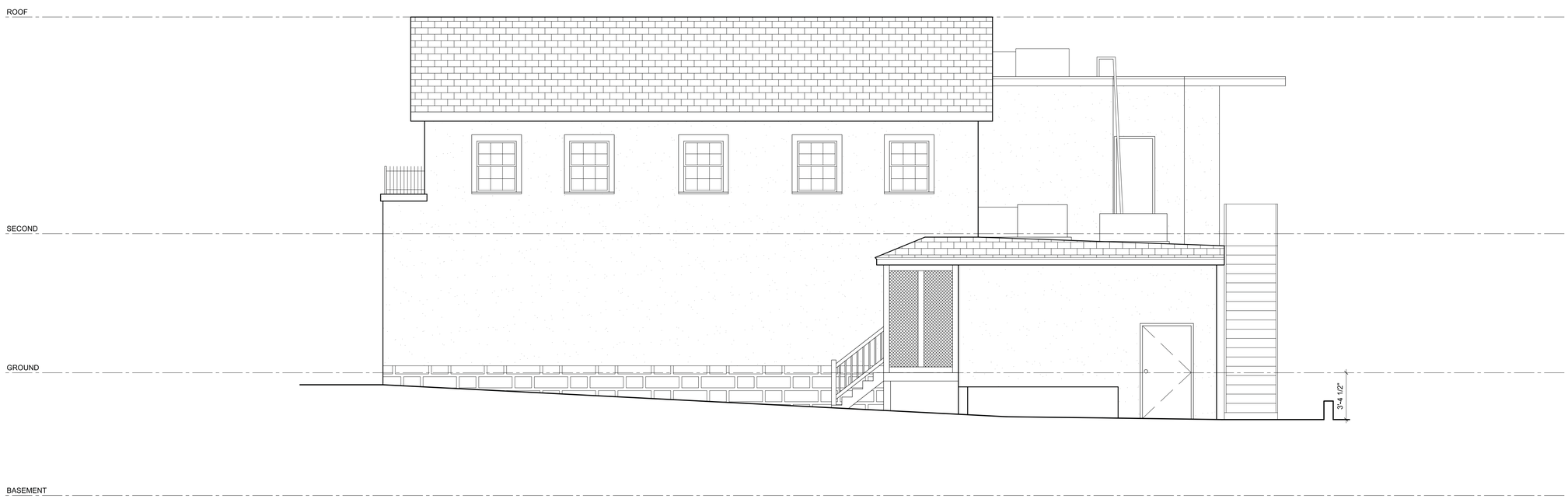
DRAWING TITLE

EXISTING
ROOF PLAN

SHEET NUMBER:

EX1.3

1 EX2.0 EXISTING EAST ELEVATION
SCALE: 1/4" =1'-0"



2 EX2.0 EXISTING NORTH ELEVATION
SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub
95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved.
Nothing contained or described herein may be reproduced or used without written authorization.

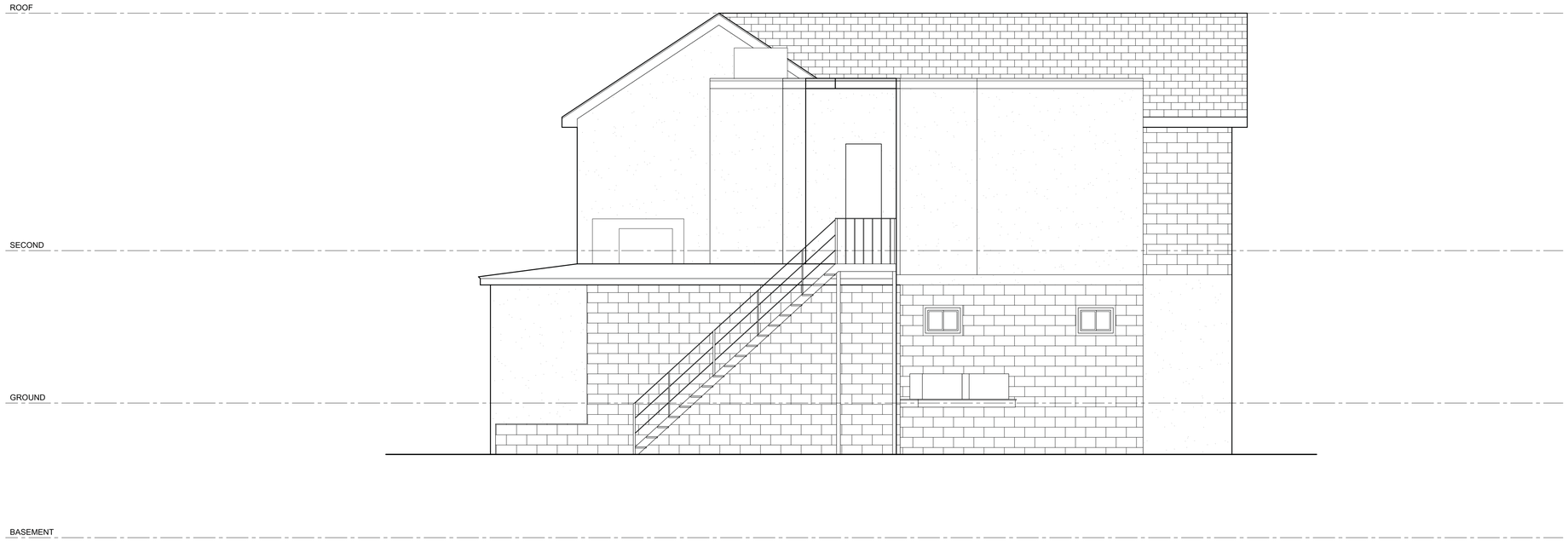
Project No.	E95
File	Dwg\Exist_Prop ElevSect
X-Refs	
Date Issued	02-06-15
Drawn By	JB
Checked By	DL

DRAWING TITLE

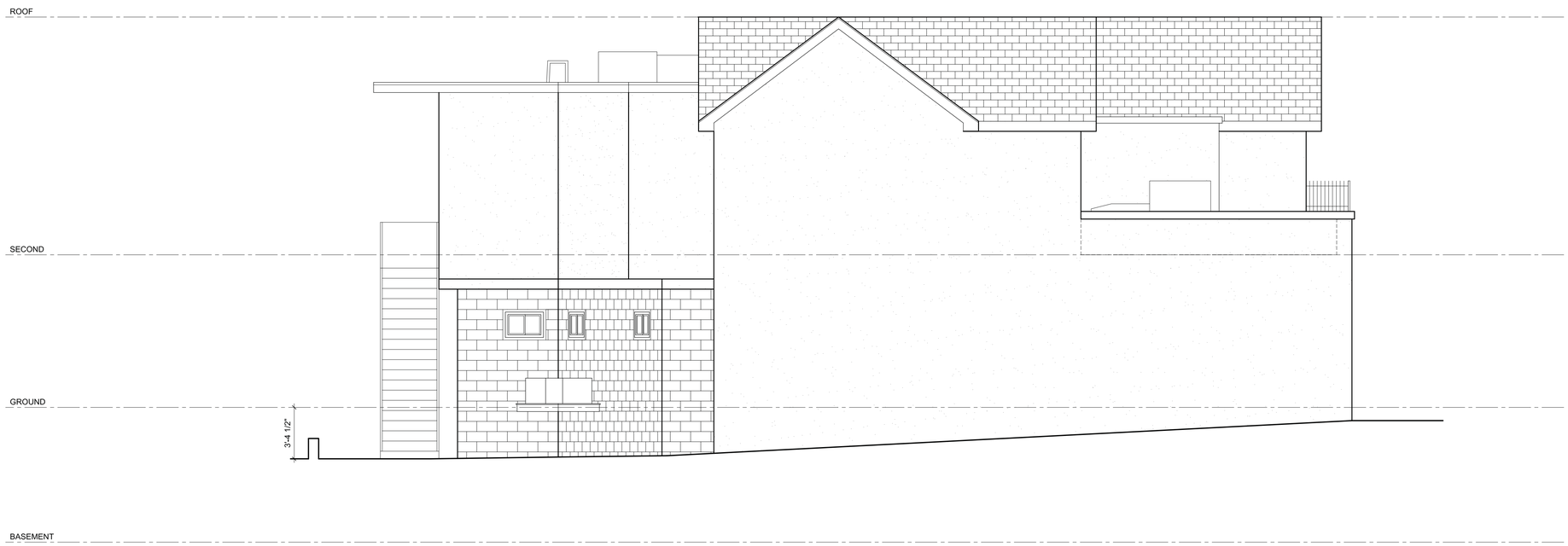
EXISTING
EAST & NORTH
ELEVATIONS

SHEET NUMBER:

EX2.0



1 / EX2.1 EXISTING WEST ELEVATION
SCALE: 1/4" =1'-0"



2 / EX2.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub
95 Elm Street
West Newton, MA 02465

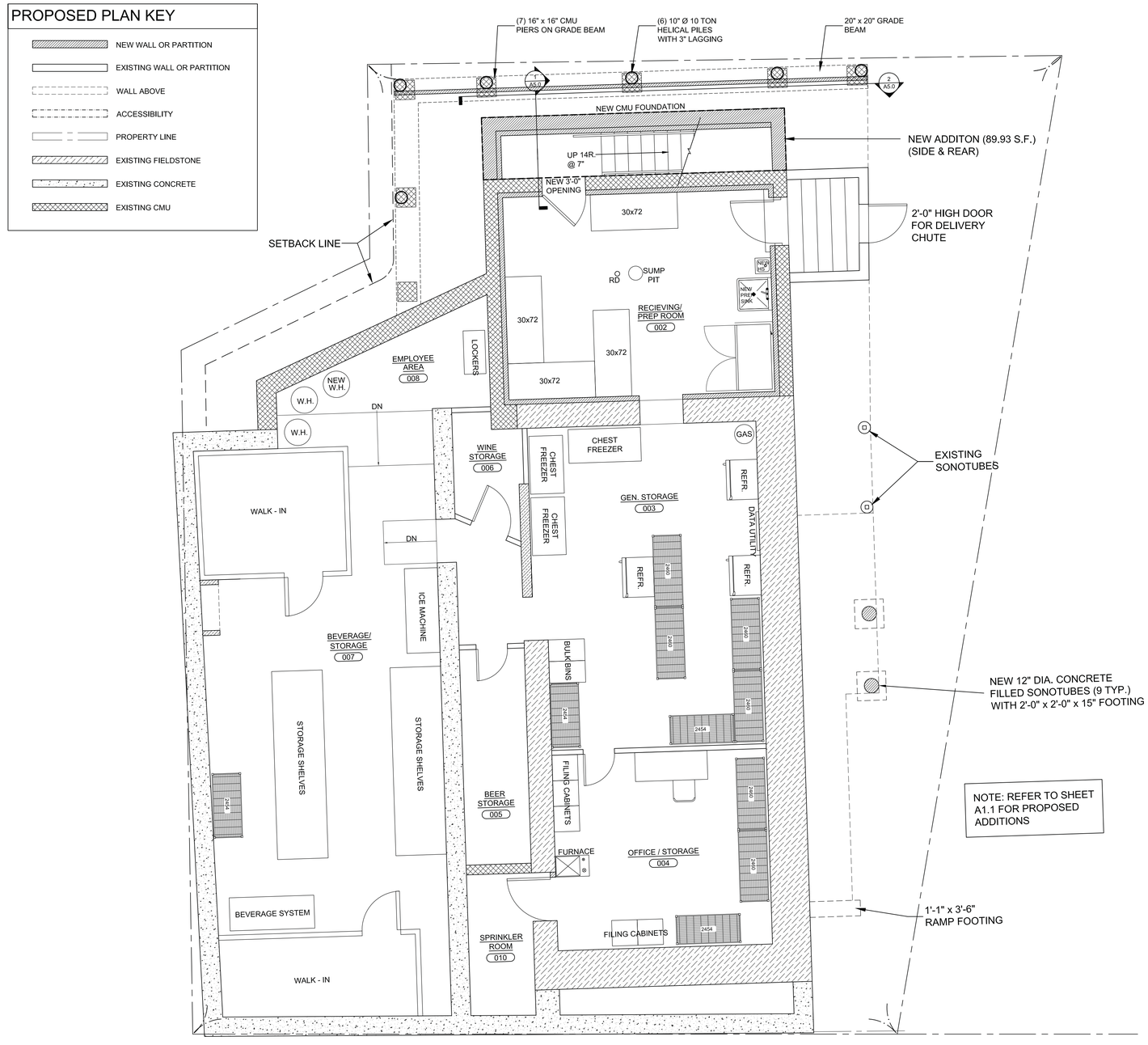
Revision Date	Description

Copyright © 2015 DLA. All rights reserved.
Nothing contained or described herein may be reproduced or used without written authorization.

Project No.	E95
File	Dwg\Existing Elevations
X-Refs	
Date Issued	02-06-15
Drawn By	DB
Checked By	DL

DRAWING TITLE
EXISTING
WEST & SOUTH
ELEVATIONS

SHEET NUMBER:
EX2.1



1 A1.0 PROPOSED BASEMENT FLOOR PLAN (GROSS FLOOR AREA- 2338.36 SF)

SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub
95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved. Nothing contained or described herein may be reproduced or used without written authorization.

Project No.	E95
File	Dwg\Exist_Prop Floor Plans
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE

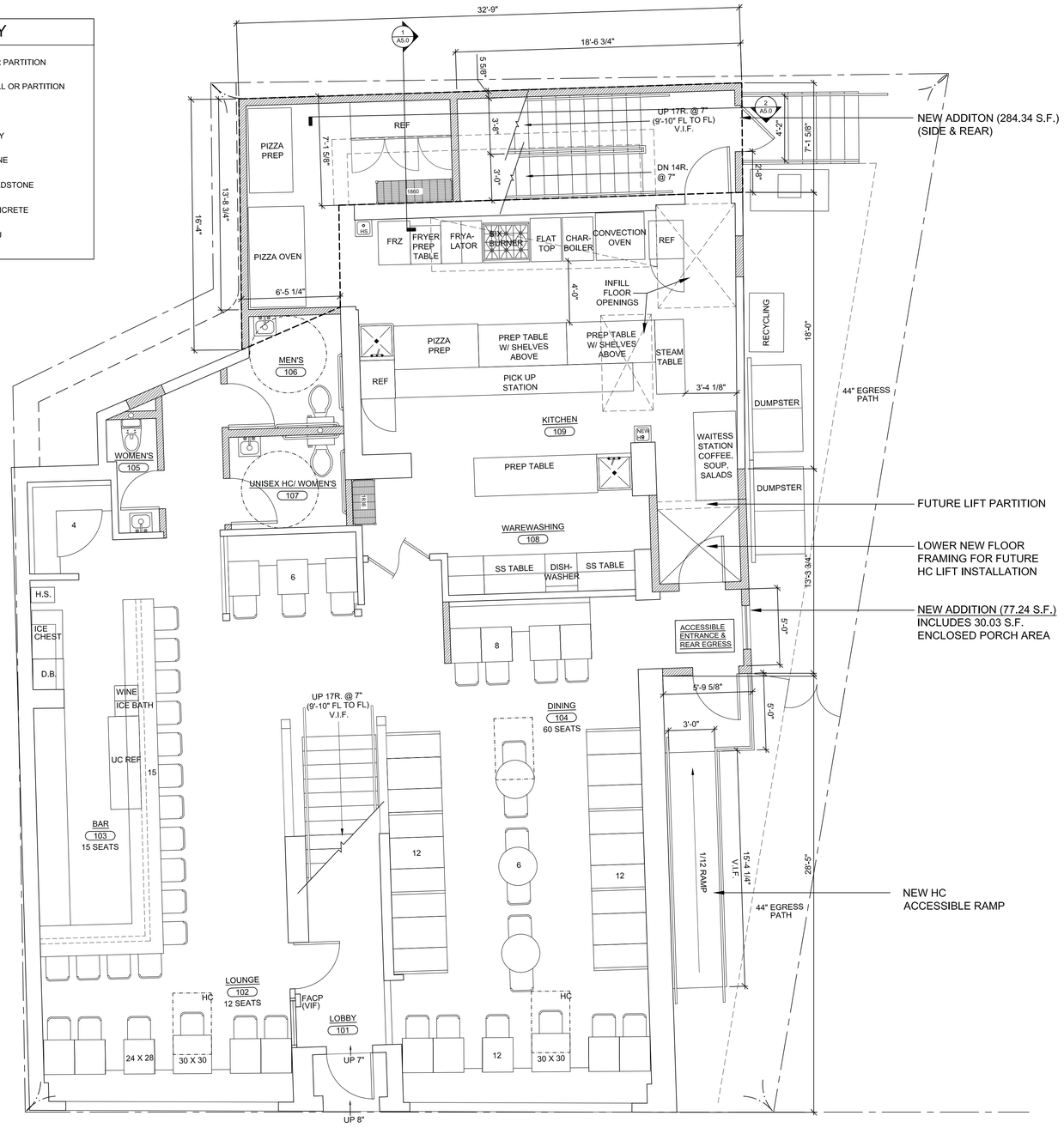
PROPOSED BASEMENT FLOOR PLAN

SHEET NUMBER:

A1.0

PROPOSED PLAN KEY

- NEW WALL OR PARTITION
- EXISTING WALL OR PARTITION
- WALL ABOVE
- ACCESSIBILITY
- PROPERTY LINE
- EXISTING FIELDSTONE
- EXISTING CONCRETE
- EXISTING CMU



1 A1.1 PROPOSED GROUND FLOOR PLAN (GROSS FLOOR AREA- 2683.08 SF) - 87 SEATS

SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA ARCHITECTURE

RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub

95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved. Nothing contained or described herein may be reproduced or used without written authorization.

Project No.	E95
File	Dwg\Exist_Prop Floor Plans
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE

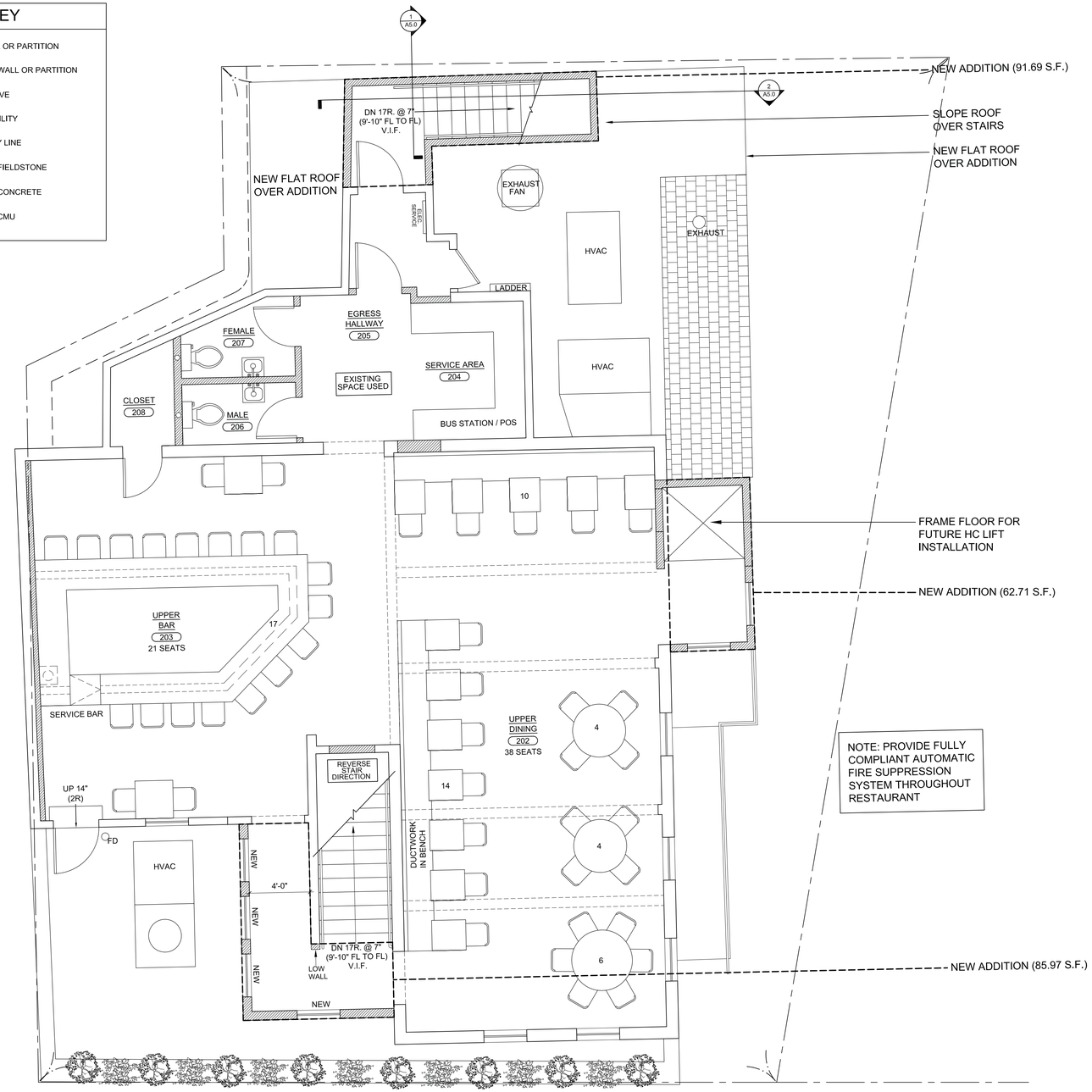
PROPOSED GROUND FLOOR PLAN

SHEET NUMBER:

A1.1

PROPOSED PLAN KEY

- NEW WALL OR PARTITION
- EXISTING WALL OR PARTITION
- WALL ABOVE
- ACCESSIBILITY
- PROPERTY LINE
- EXISTING FIELDSTONE
- EXISTING CONCRETE
- EXISTING CMU



1 / A1.2 PROPOSED SECOND FLOOR PLAN (GROSS FLOOR AREA- 1938.19 SF) -59 SEATS

SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA ARCHITECTURE

RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub

95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved. Nothing contained or described herein may be reproduced or used without written authorization.

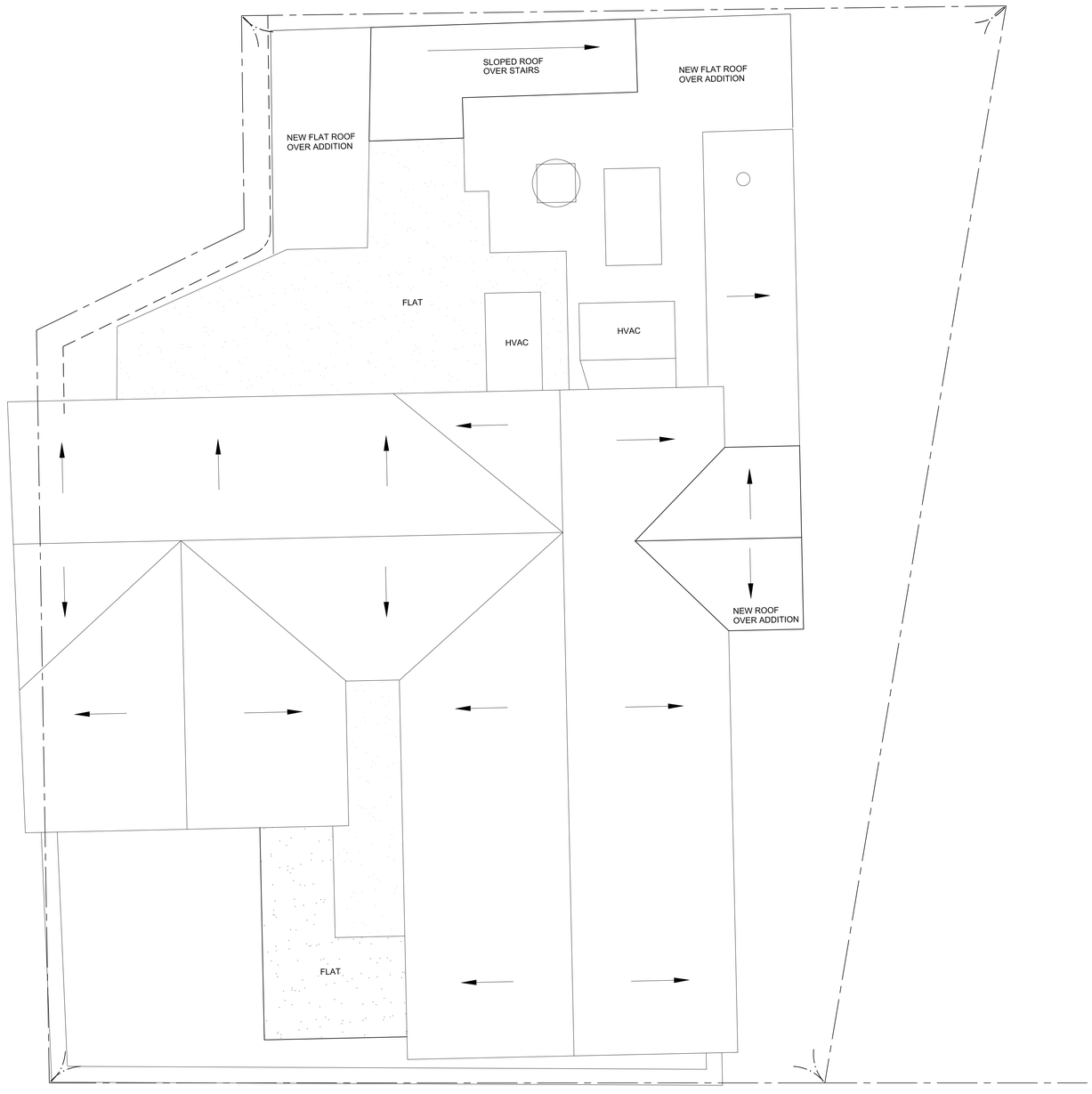
Project No.	E95
File	Dwg\Exist_Prop Floor Plans
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE

PROPOSED SECOND FLOOR PLAN

SHEET NUMBER:

A1.2



1 / A1.3 PROPOSED ROOF PLAN
SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub

95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved.
Nothing contained or described herein may be reproduced or used without written authorization.

Project No.	E95
File	Dwg\Exist_Prop Floor Plans
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE

PROPOSED
ROOF PLAN

SHEET NUMBER:

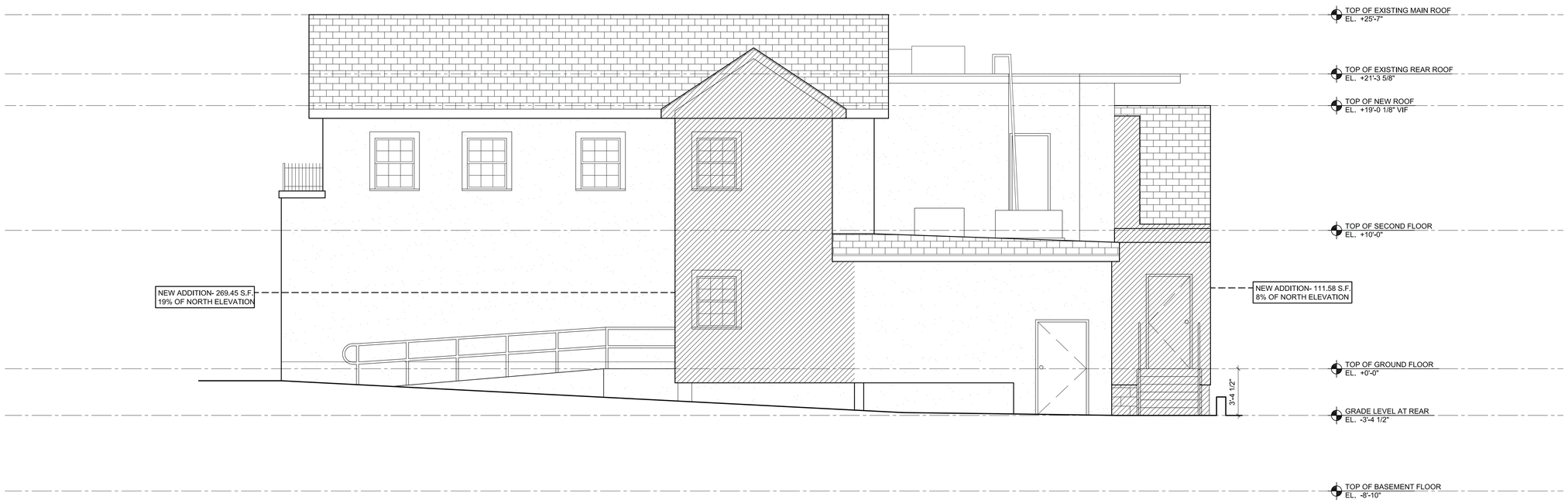
A1.3

LEGEND:

NEW ADDITION

1 / A2.0 PROPOSED EAST ELEVATION

SCALE: 1/4" =1'-0"



2 / A2.0 PROPOSED NORTH ELEVATION

SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub
95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved.
Nothing contained or described herein may be reproduced or used without written authorization.

Project No.	E95
File	Dwg\Exist_Prop ElevSect
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE

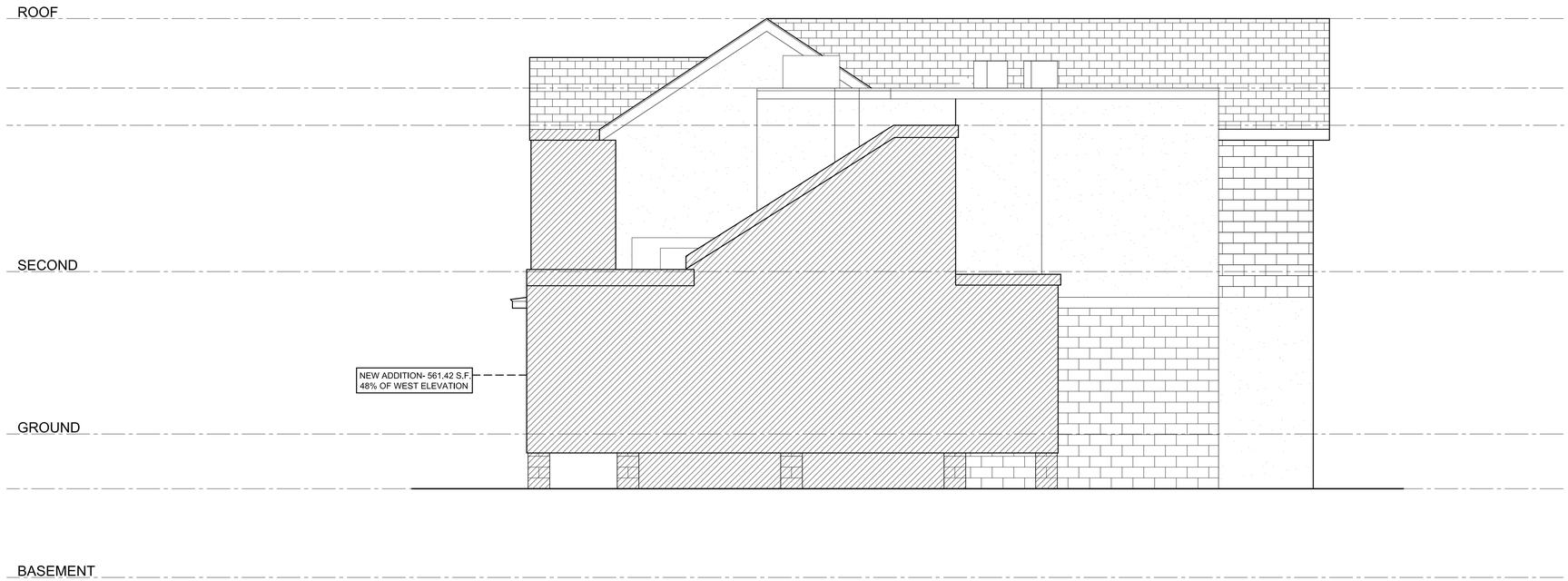
PROPOSED
EAST & NORTH
ELEVATIONS

SHEET NUMBER:

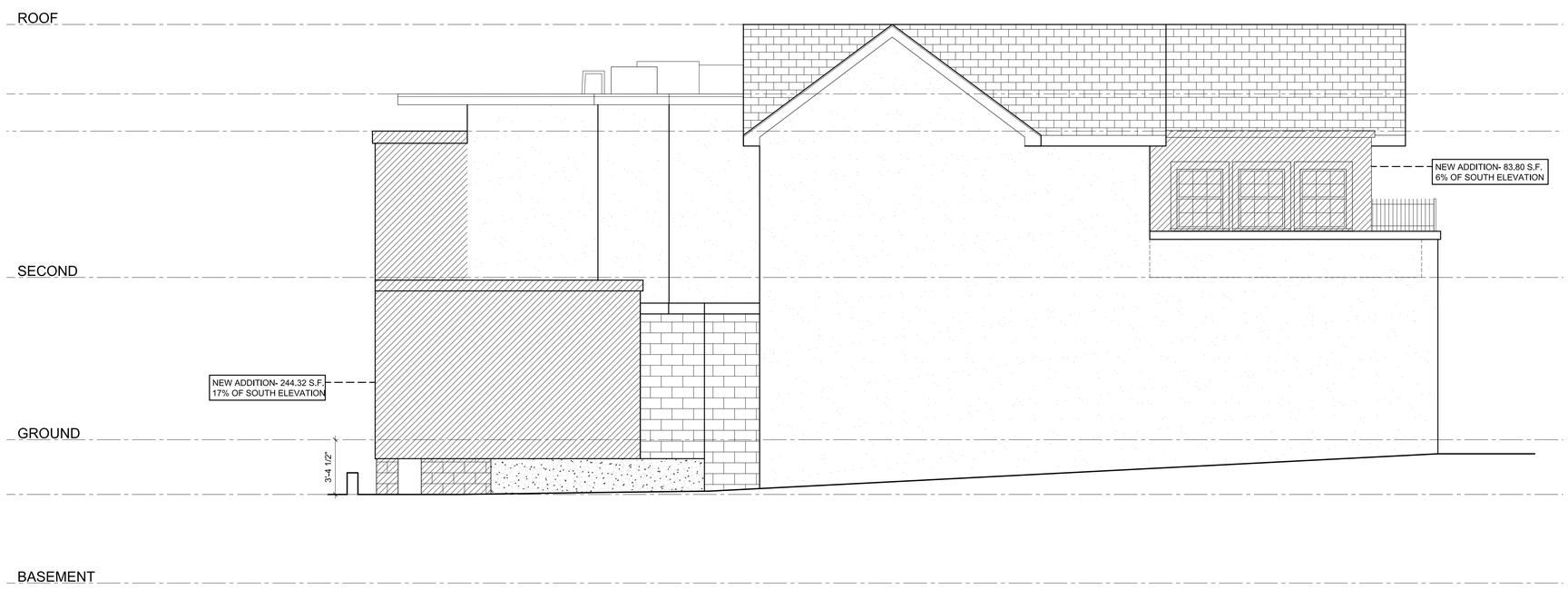
A2.0

LEGEND:

NEW ADDITION



1 / A2.1 PROPOSED WEST ELEVATION
SCALE: 1/4" =1'-0"



2 / A2.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub

95 Elm Street
West Newton, MA 02465

Revision Date	Description

Copyright © 2015 DLA. All rights reserved.
Nothing contained or described herein may be reproduced or used without written authorization.

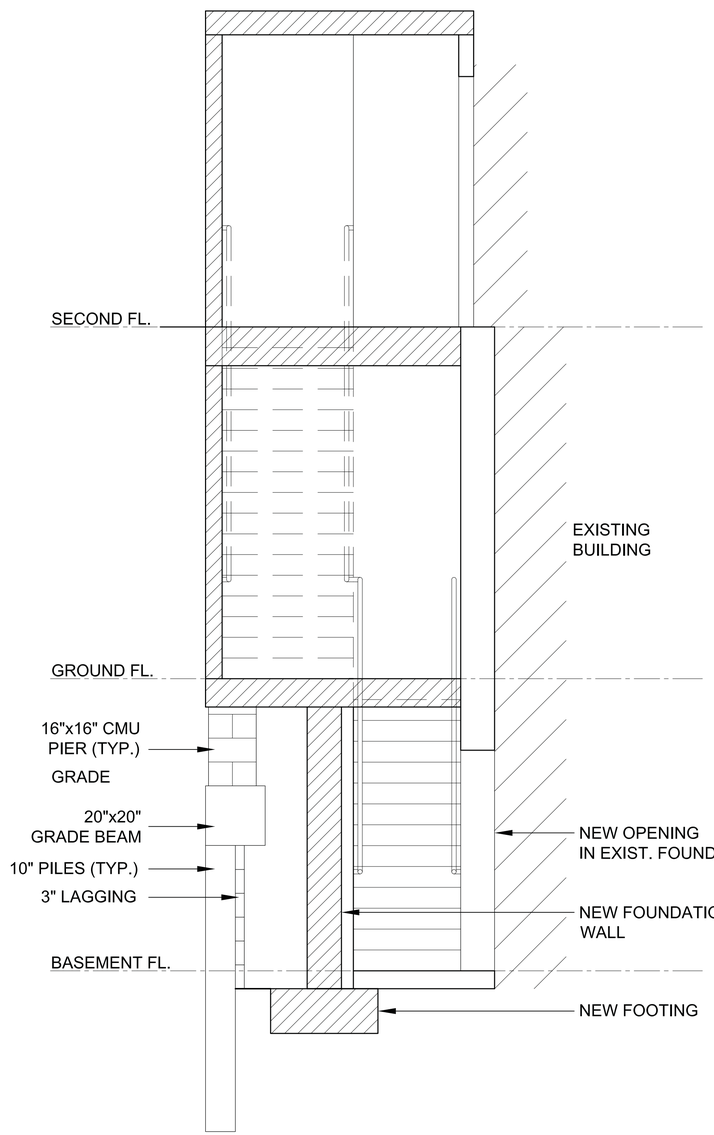
Project No.	E95
File	Dwg\Existing Elevations
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE

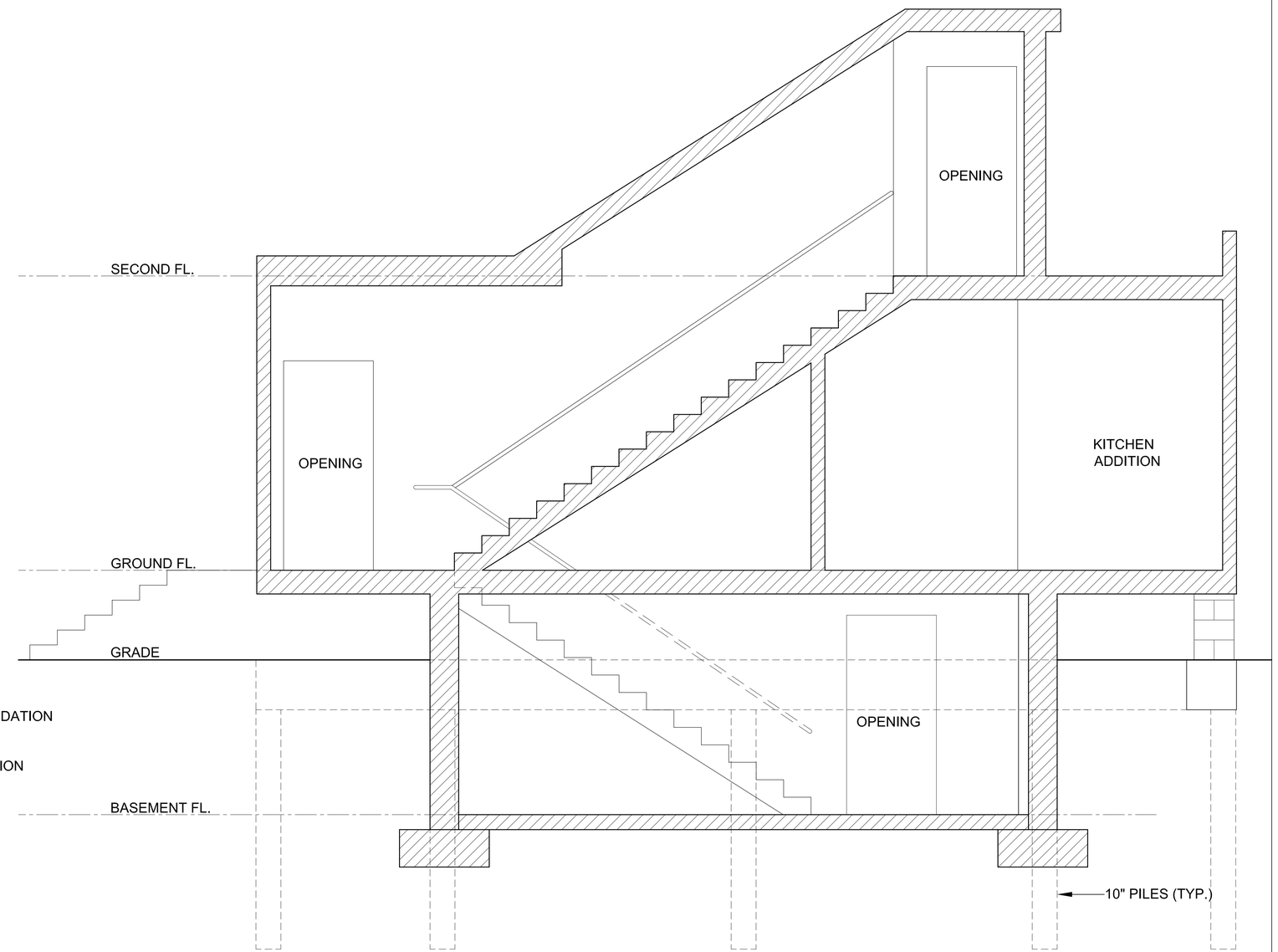
PROPOSED
WEST & SOUTH
ELEVATIONS

SHEET NUMBER:

A2.1



1 A5.0 PROPOSED SECTION
SCALE: 1/2" =1'-0"



2 A5.0 PROPOSED SECTION
SCALE: 1/2" =1'-0"

SPECIAL PERMIT 02-06-15

DLA
ARCHITECTURE
RESIDENTIAL | FOOD SERVICE | HISTORIC RENOVATION

1643 Beacon Street Suite 22
Waban, MA 02468
ph. 617.969.8400
fax. 617.332.5461
www.dlaboston.com

Paddy's Pub
95 Elm Street
West Newton, MA 02465

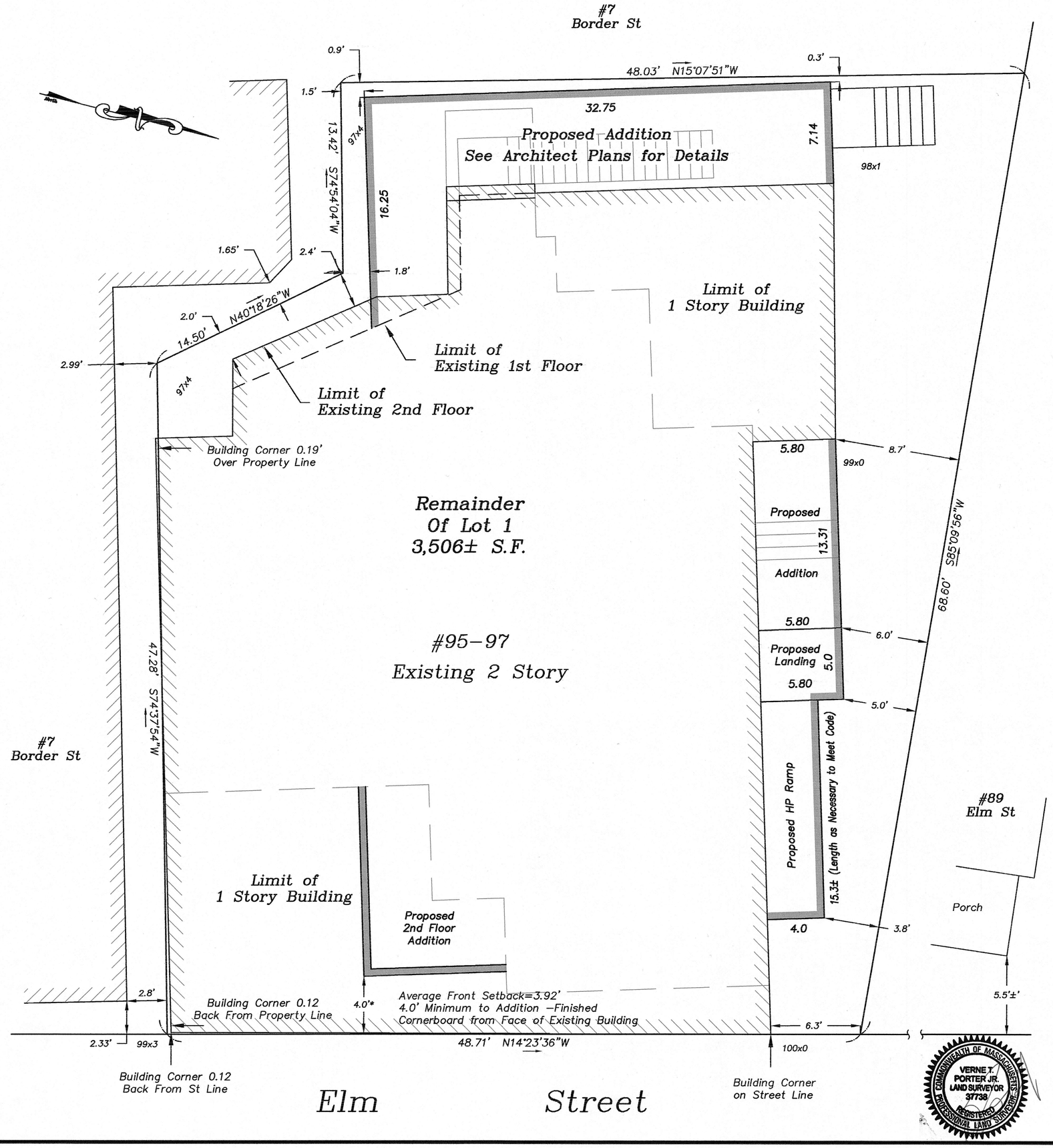
Revision Date	Description

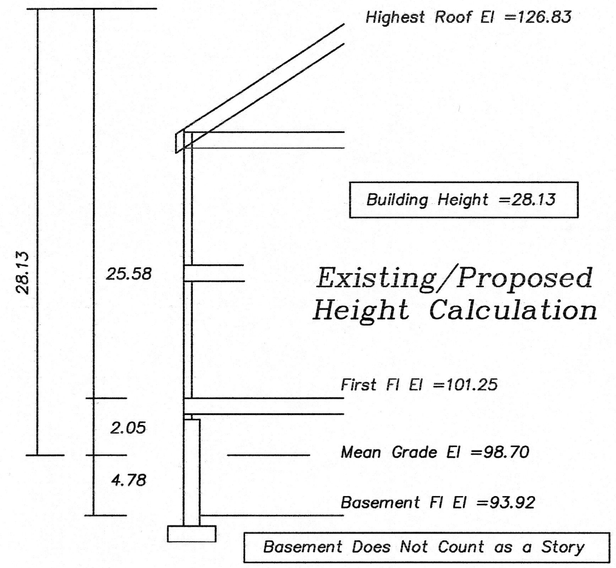
Copyright © 2015 DLA. All rights reserved.
Nothing contained or described herein may be reproduced or used without written authorization.

Project No.	E95
File	Dwg\Existing Elevations
X-Refs	
Date Issued	02-06-15
Drawn By	PH
Checked By	DL

DRAWING TITLE
PROPOSED
STAIRWAY
SECTIONS

SHEET NUMBER:
A5.0





$\frac{7.33}{2} = 3.66$

Minimum Average Required Below Grade =3.66
Basement Floor to Average Mean Grade =4.78

Zoning	Required	Existing	Proposed
Business 1			
Min. Lot Area	10,000	3,506*	3,506*
Building Height	24'(36'w/SP)	28.13*	28.13*
Max # Stories	2 (3 w/SP)	2	2
Setbacks			
Front (Avg)	5.5+2.33/2=3.92	0.0*	0.0*
Side –Left	1.65'**	0.0*	1.5'
Side –Right	15'**	6.3*	5.0*
Rear	0	1.9'	0.3'
Floor Area Ratio	1.0(1.5 w/SP)	1.15* (4049.35 sf)	1.31 (4621.27 sf)
Lot Coverage	N/A	N/A	N/A

*Legally Nonconforming

**Side Setback requirement– one half the building height or a distance equal to the side yard setback of the abutting property at any given side yard except, when abutting a residential zone, the setback shall be one half the building height or fifteen feet, whichever is greater.
Half the building height= 14.06' (28.13/2=14.06)

Note: Floor Areas shown are from Donald Lang Architects.

Floor Area Allowed by Right=3506 sf (3506x1.00=3506)
Floor Area Allowed by Special Permit=5259 sf (3506x1.5=5259)

95–97 Elm Street Newton MA

Proposed Addition Plan

to accompany the Petition of
John & Karl Ohara – Section 33 Block 13 Lot 11

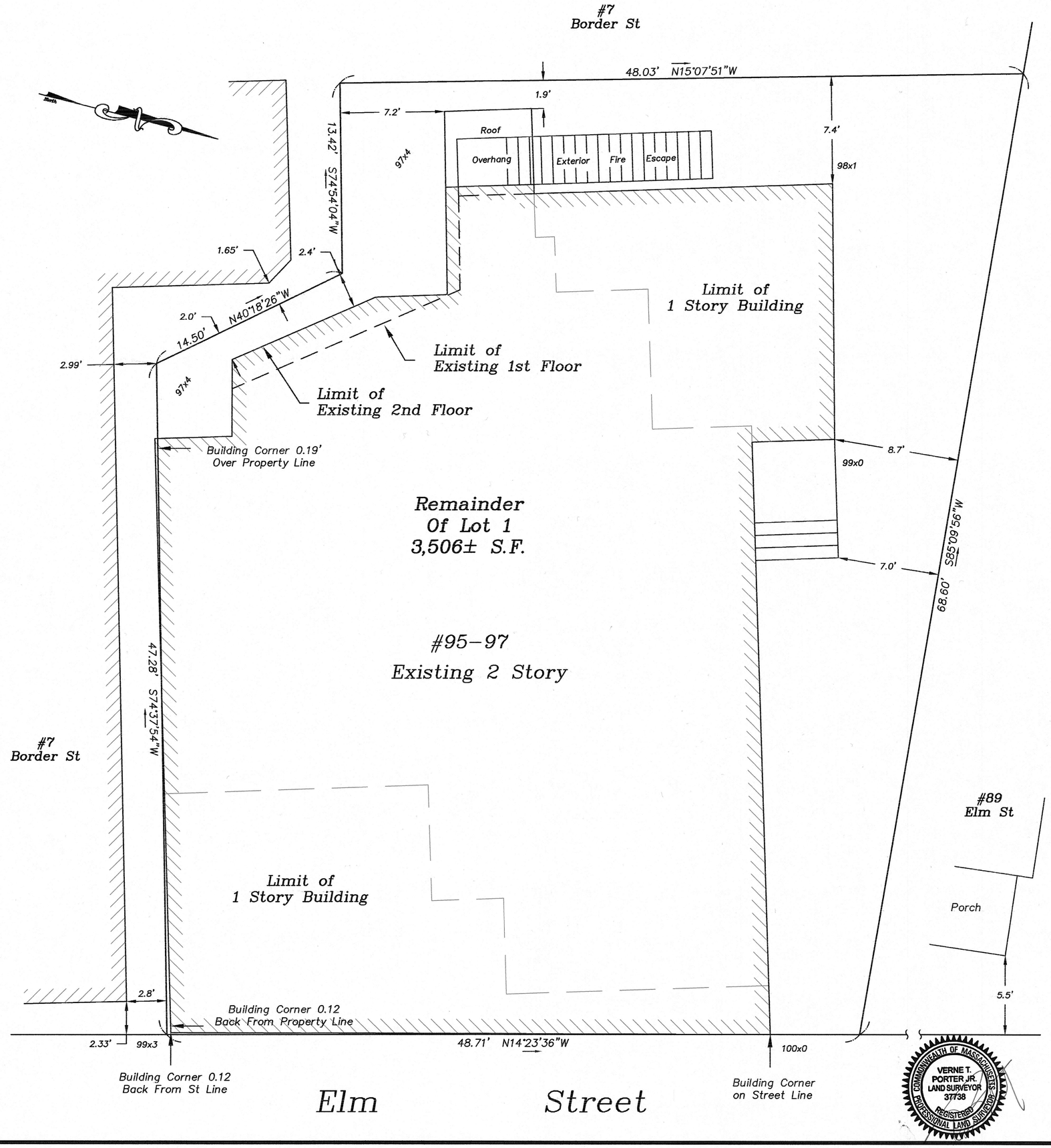
Scale: 1"=5' February 6, 2015

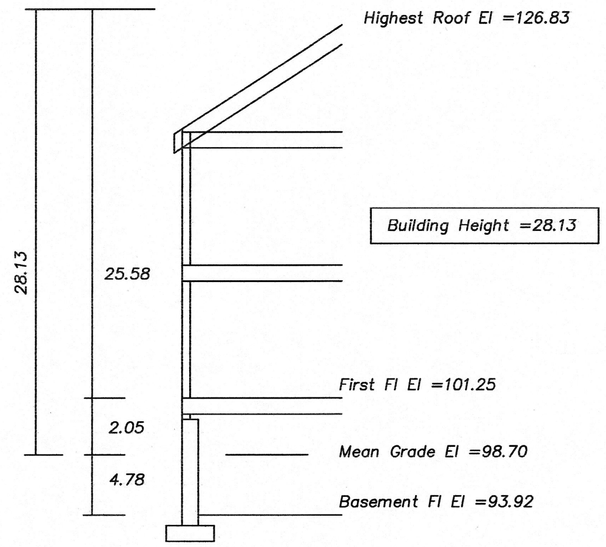
VERNE T. PORTER Jr., PLS
Land Surveyors – Civil Engineers
354 Elliot Street Newton, Massachusetts 02464

0 5 10 15 20

Sheet 1 of 4

Project: 07065
Checked By: V. Porter Jr.
Drawn By: R. Jardine Jr.





$\frac{7.33}{2} = 3.66$

Minimum Average Required Below Grade =3.66
Basement Floor to Average Mean Grade =4.78

Basement Does Not Count as a Story

Existing Height Calculation

95–97 Elm Street Newton MA

Existing Conditions Plan

to accompany the Petition of
John & Karl Ohara – Section 33 Block 13 Lot 11

Scale: 1"=5' February 6, 2015

VERNE T. PORTER Jr., PLS
Land Surveyors – Civil Engineers
354 Elliot Street Newton, Massachusetts 02464

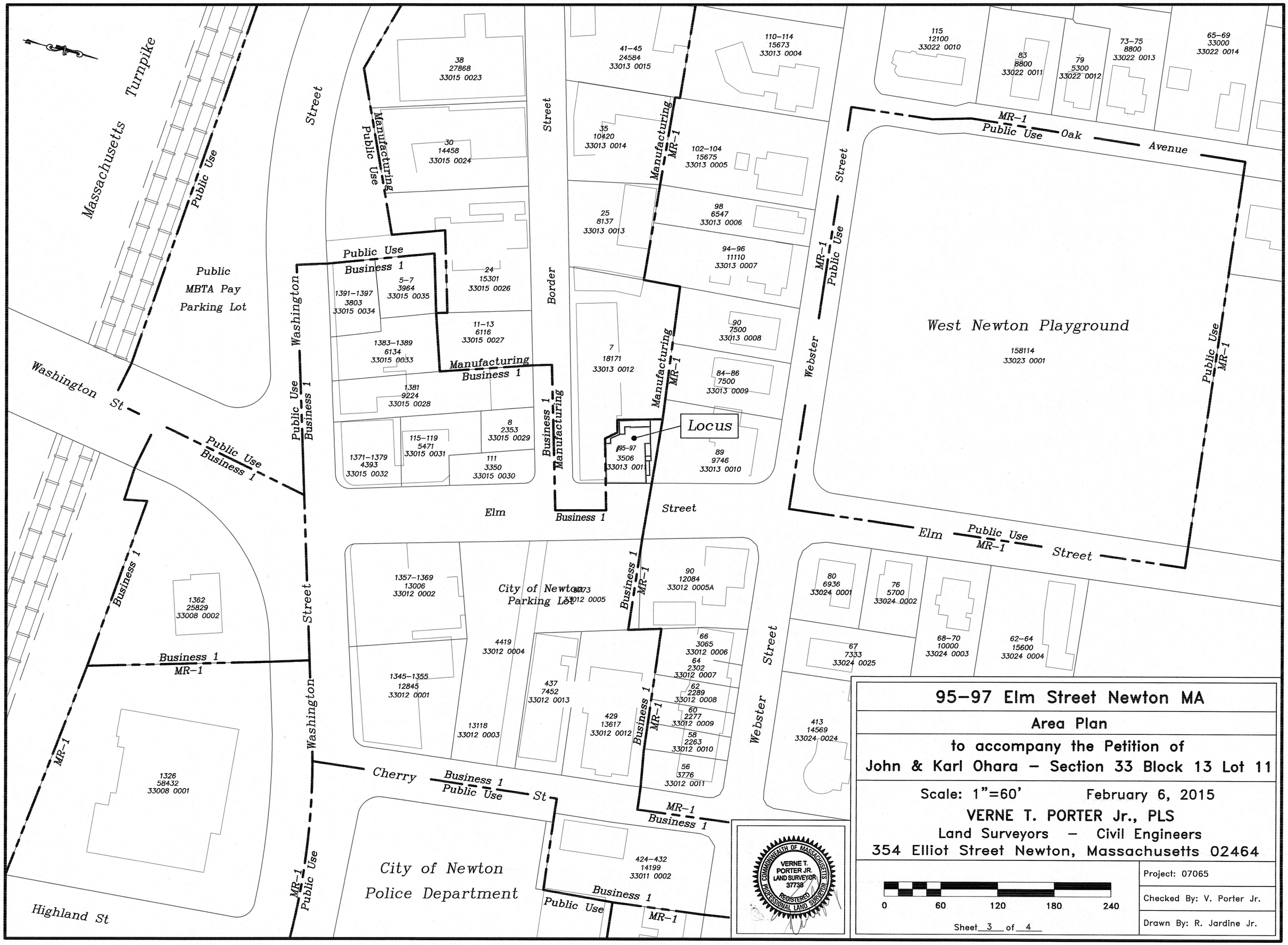
0 5 10 15 20

Sheet 2 of 4

Project: 07065

Checked By: V. Porter Jr.

Drawn By: R. Jardine Jr.



95–97 Elm Street Newton MA

Area Plan

to accompany the Petition of

John & Karl Ohara – Section 33 Block 13 Lot 11

Scale: 1"=60' February 6, 2015

VERNE T. PORTER Jr., PLS

Land Surveyors – Civil Engineers

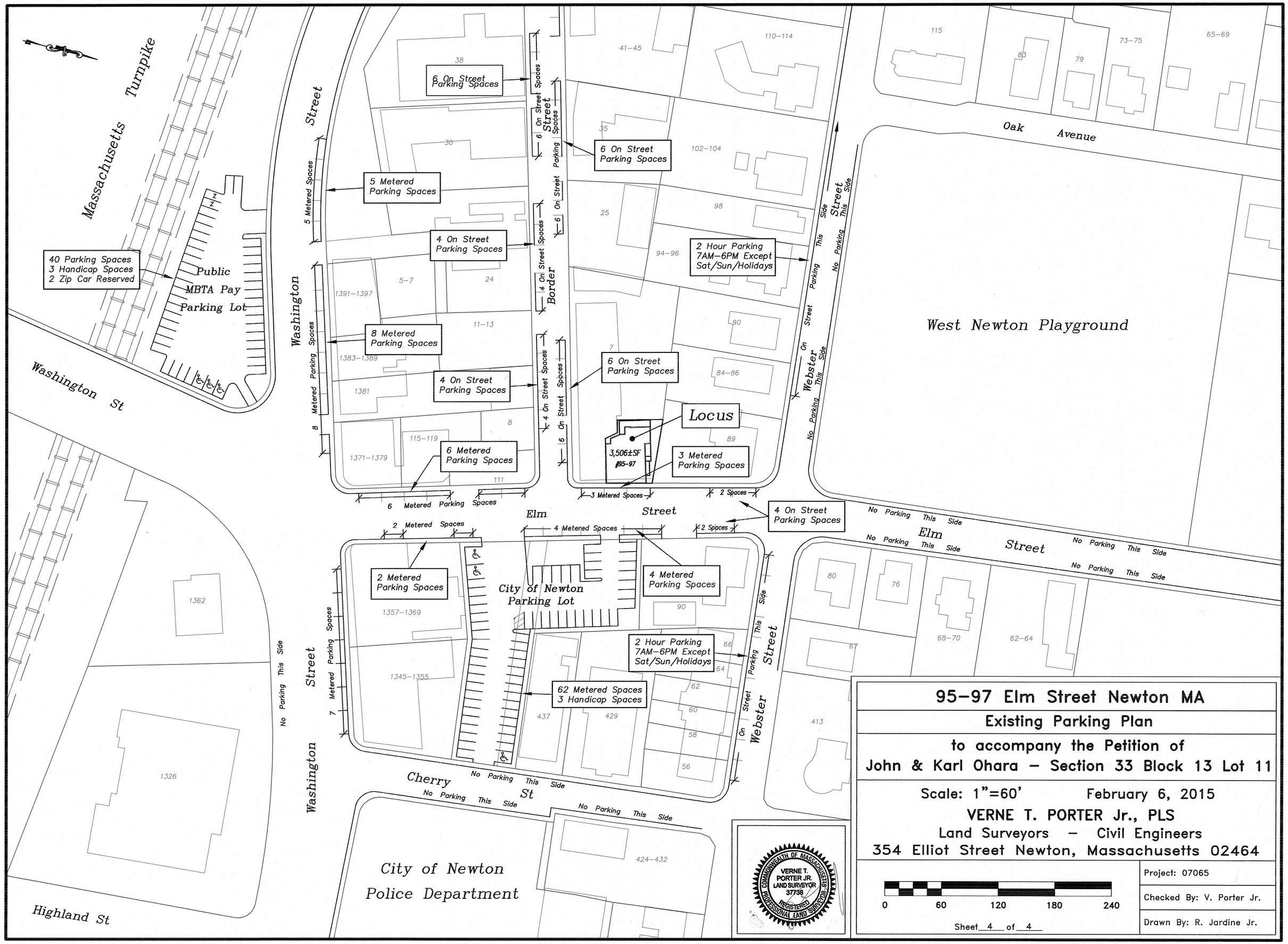
354 Elliot Street Newton, Massachusetts 02464

Sheet 3 of 4

Project: 07065

Checked By: V. Porter Jr.

Drawn By: R. Jardine Jr.



95–97 Elm Street Newton MA

Existing Parking Plan

to accompany the Petition of

John & Karl Ohara – Section 33 Block 13 Lot 11

Scale: 1"=60' February 6, 2015

VERNE T. PORTER Jr., PLS

Land Surveyors – Civil Engineers

354 Elliot Street Newton, Massachusetts 02464

Sheet 4 of 4

Project: 07065

Checked By: V. Porter Jr.

Drawn By: R. Jardine Jr.