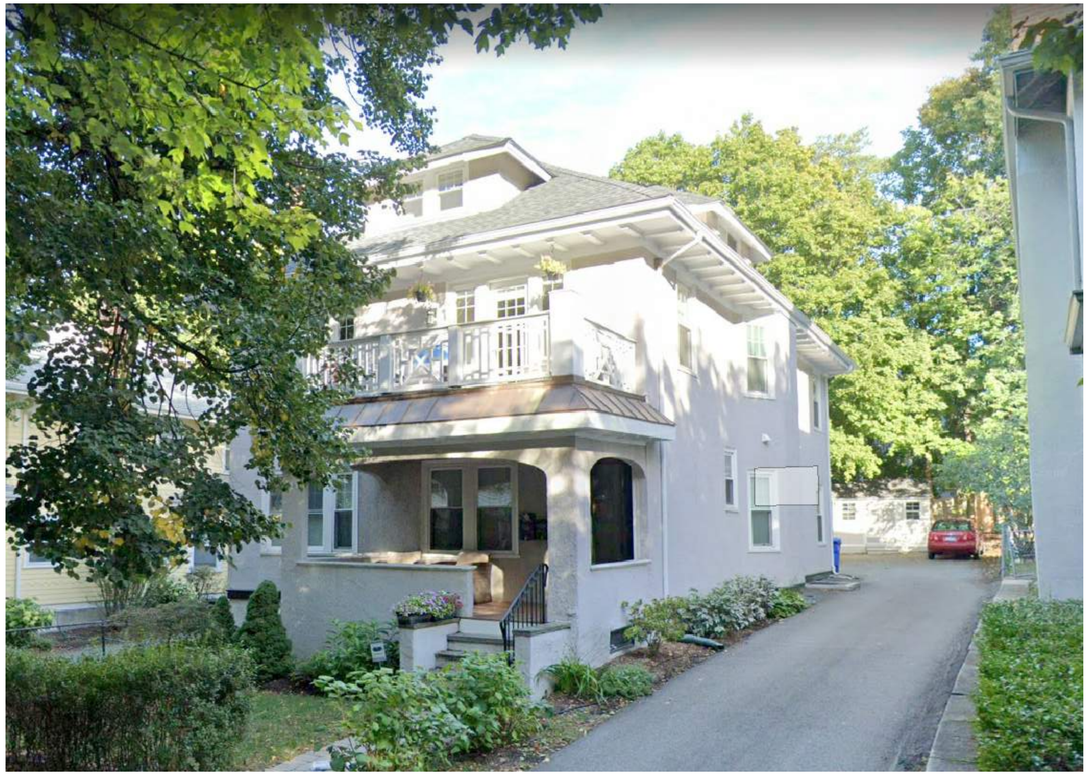
New Alterations To:

31 STETSON STREET

Brookline, Ma 02446



31 STETSON STREET - ZONING TABLE

ZONING DISTRICT T-5 TWO FAMILY

BUILDING AREA	FLOOR	EXISTING GROSS AREA	EXISTING NET AREA	PROPOSED GROSS AREA	PROPOSED NET AREA
		SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET
	BASEMENT	1,300	883	1,300	883
	FIRST/GROUND	1,537	1,430	1,537	1,430
	SECOND	1,537	1,430	1,537	1,430
	THIRD	536	470	957	852
	TOTAL	4,910	4,213	5,331	4,595
	5,802 lot size X 1 FAR = 5,802 ALLOWABLE				

DIMENSIONAL REGULATIONS	REGULATION	EXISTING CONDITIONS	ZONING REQUIRED	PROPOSED	COMPLIANCE
ZONE RA					
	LOT AREA	5,802 SF	5,000 SF	5,802 SF	COMPLIANT
	LOT FRONTAGE	47.33' FT	45 FT	47.33' FT	COMPLIANT
	FLOOR AREA RATIO	0.85	1.00	0.92	COMPLIANT
	BUILDING HEIGHT	34.21'	35 FT	34.21'	COMPLIANT
	OPEN SPACE LANDSCAPED	2,423 OR 42%	10%	2,423 OR 42%	COMPLIANT
	OPEN USABLE SPACE	982 OR 17%	30%	982 OR 17%	EXISTINIG NON-COMPLIANT
	FRONT YARD DEPTH	16.3'	15 FT	16.3'	COMPLIANT
	SIDE YARD DEPTH 1 (SOUTH)	12'	10 FT	12'	COMPLIANT
	SIDE YARD DEPTH 2 (NORTH)	6.9'	10 FT	(NEW DORMER 10')	EXISTING NON-COMPLIANT
	REAR YARD DEPTH	32.9'	30 FT	32.9'	COMPLIANT
	PARKING	4	4.6 OR 5	4	EXISTING NON-COMPLIANT

DRAWING LIST

A001	TITLE SHEET
SHEET 1	EXISTING SITE PLAN
EX100	EXISTING PLANS
EX101	EXISTING PLANS
EX102	EXISTING PLANS
EX200	EXISTING ELEVATIONS
EX201	EXISTING ELEVATIONS
A100	PROPOSED PLANS
A101	PROPOSED PLANS
A102	PROPOSED PLANS
A200	PROPOSED ELEVATIONS
A201	PROPOSED ELEVATIONS
A500	WINDOW SCHEDULE

mgfa ARCHITECT
MATTHEW GROVES FRANCKE
156 PORTER STREET #338 BOSTON, MA 02128 MATT@MGFA.COM 6176157993

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31 STETSON STREET

BROOKLINE, MA

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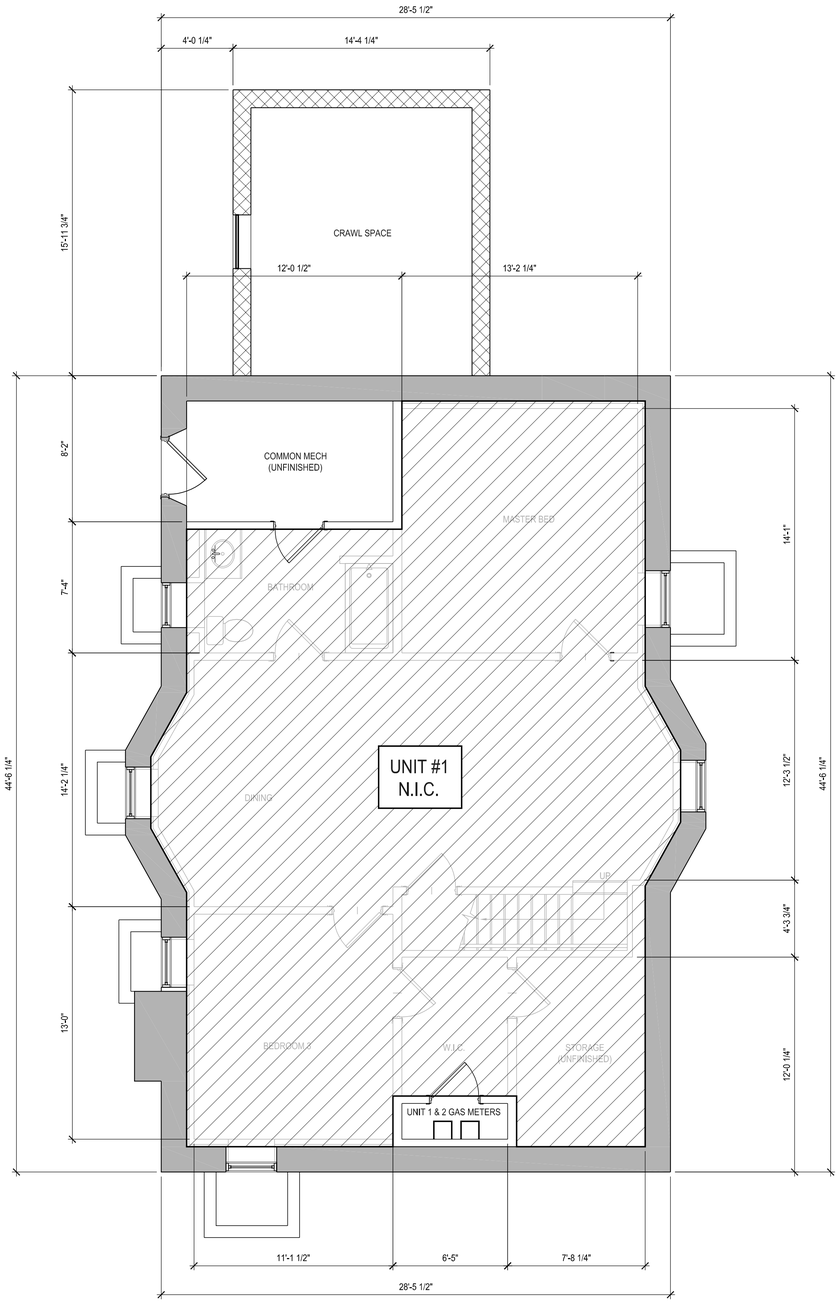
PROJECT # 19107

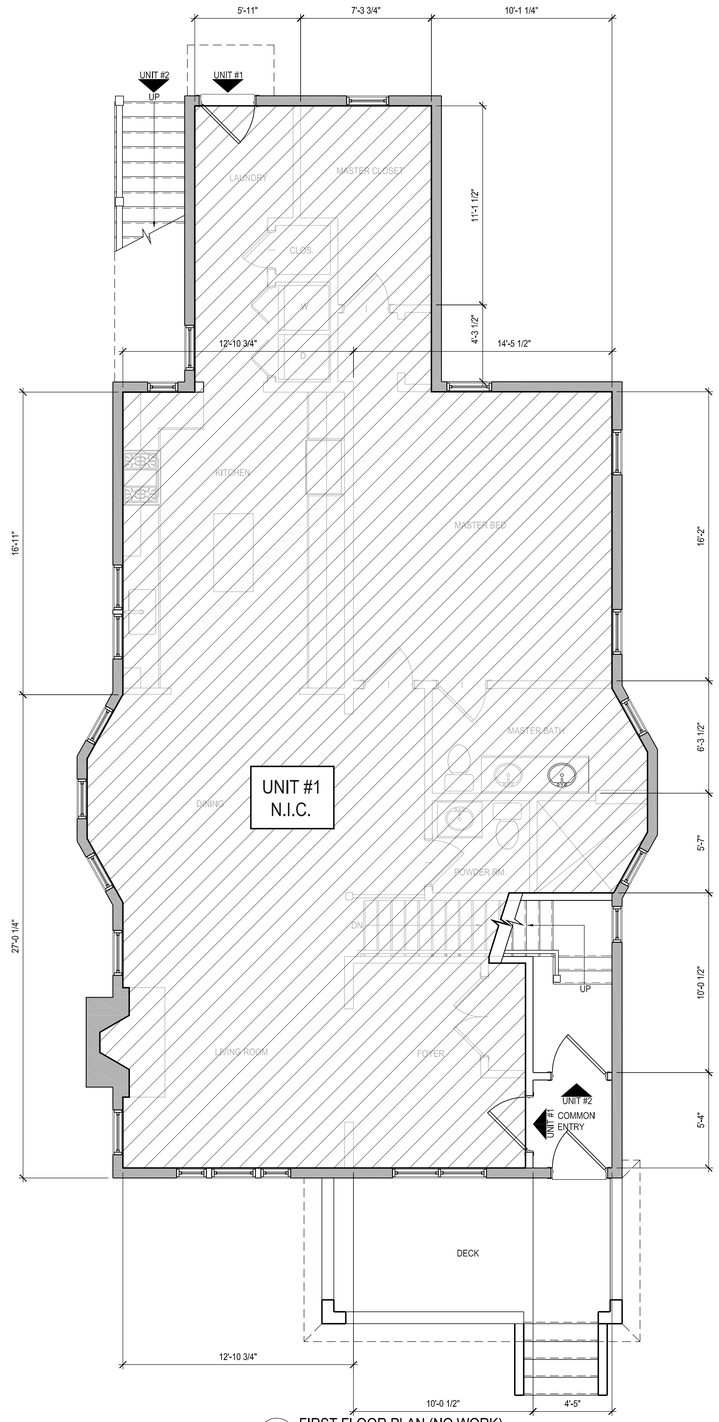
TITLE SHEET

A001



1 BASEMENT FLOOR PLAN (N.I.C.)

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



2 FIRST FLOOR PLAN (NO WORK)

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

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION TO REMAIN

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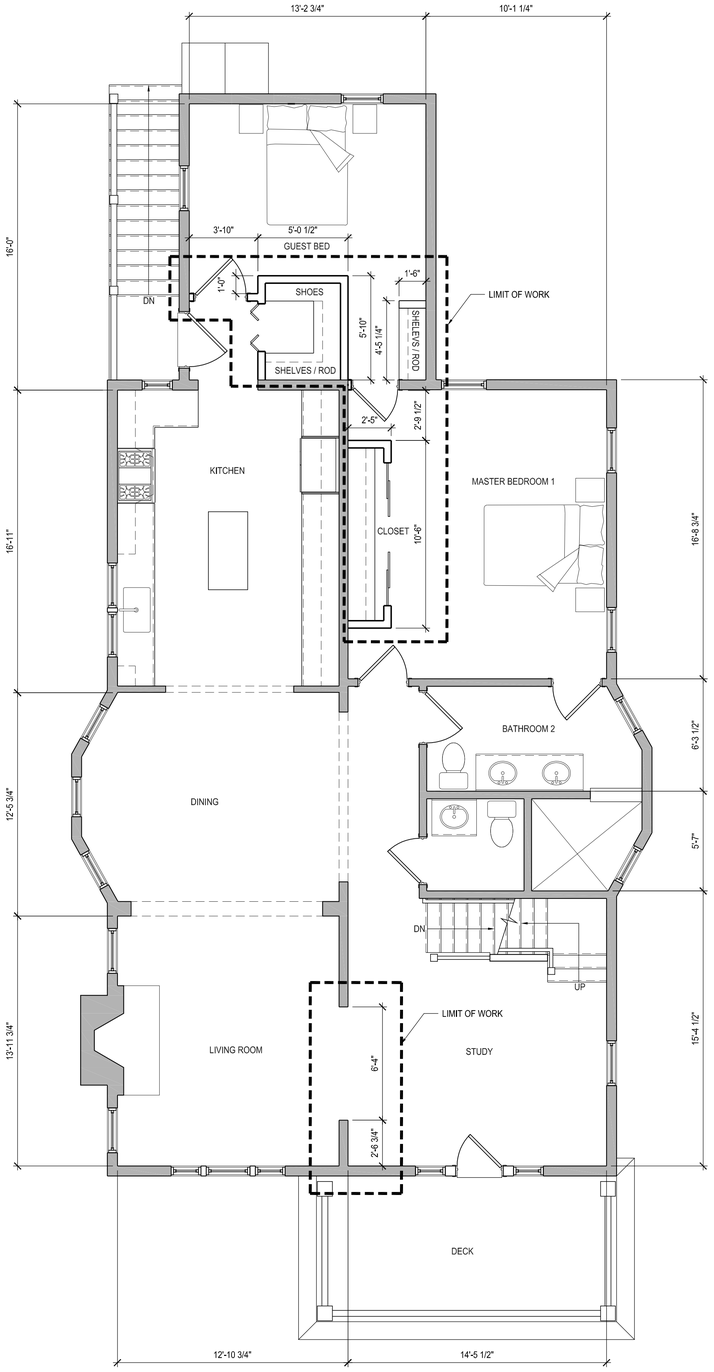
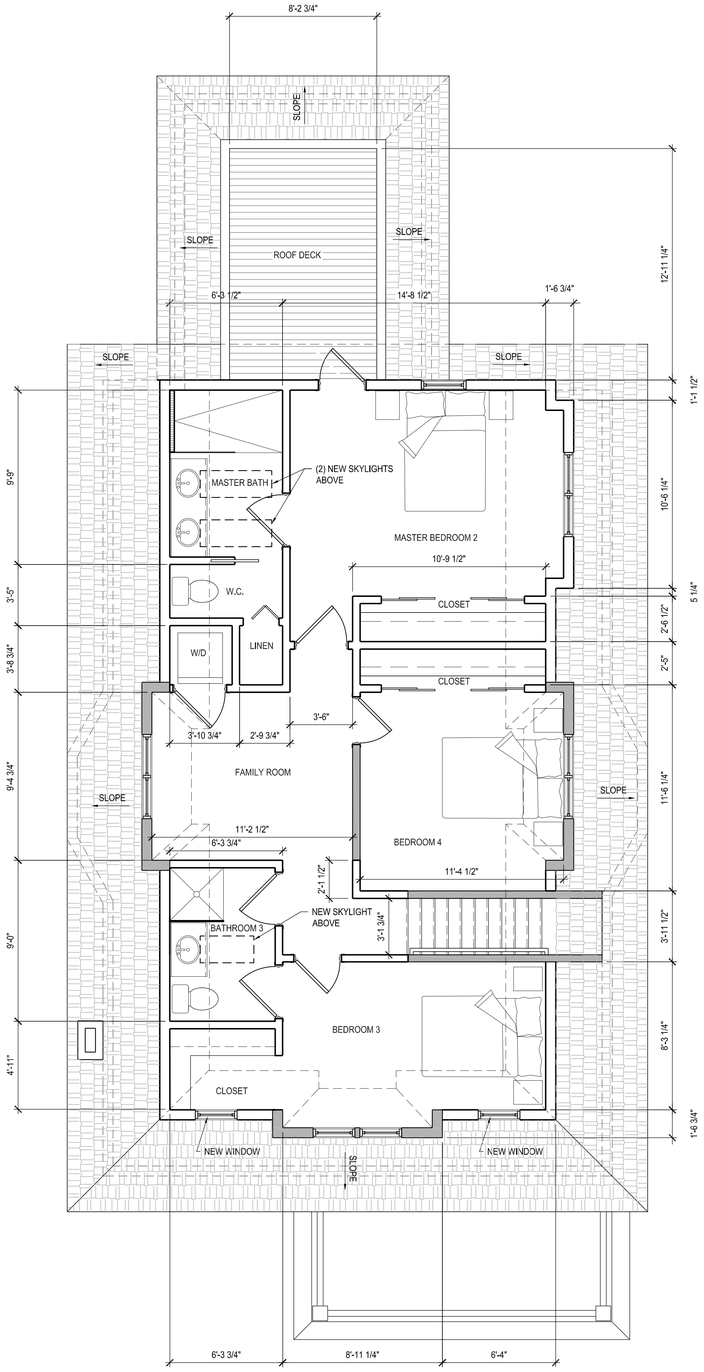
PROPOSED PLANS

A100



1 SECOND FLOOR PLAN

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



2 THIRD FLOOR PLAN

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

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION TO REMAIN

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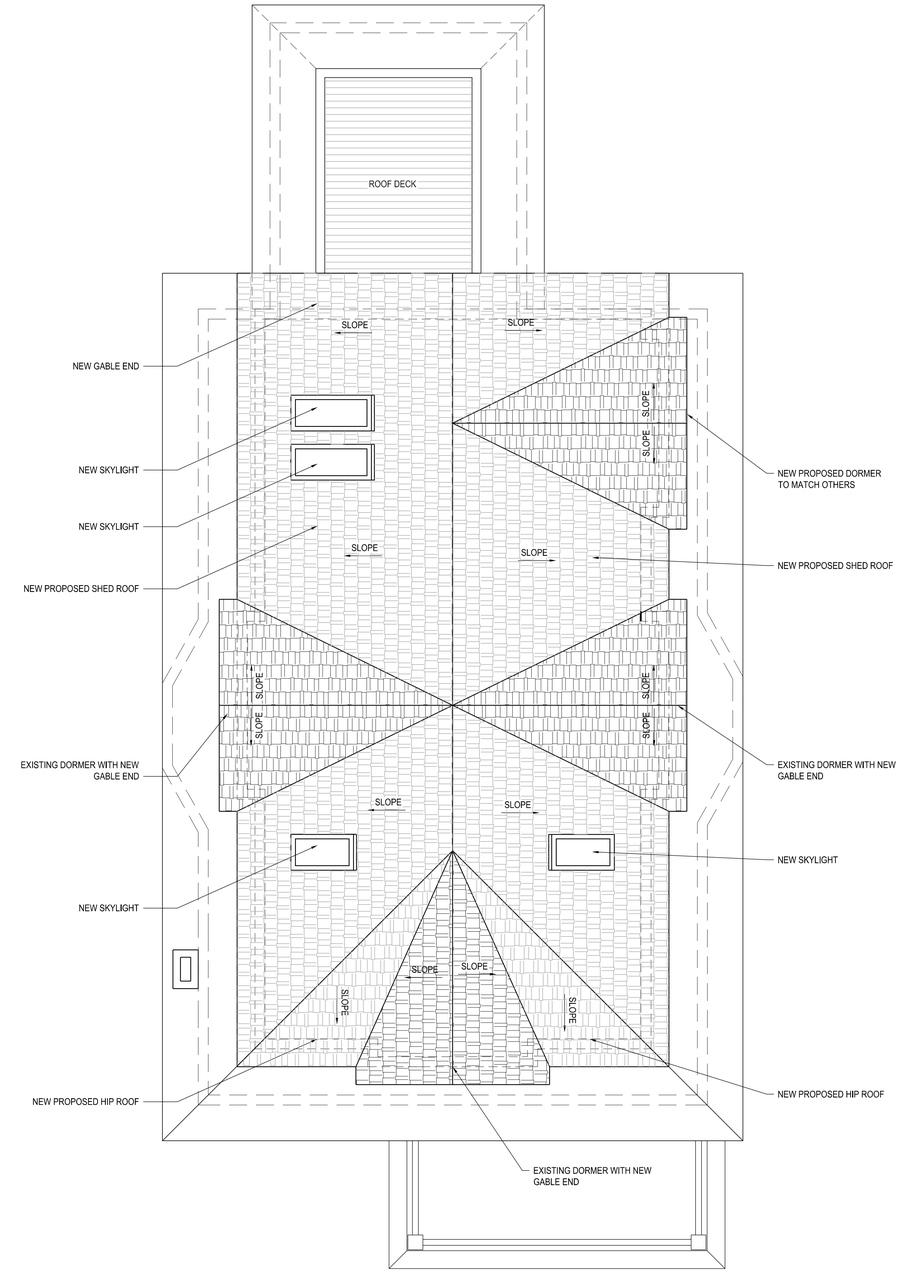
PROPOSED PLANS

A101



1 UPPER ROOF PLAN

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

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION TO REMAIN

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PROPOSED PLANS

A102

1 EXISTING FRONT ELEVATION (WEST)

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

TYPICAL EXTERIOR MATERIALS:

WALL MATERIAL - PAINTED STUCCO TO MATCH EXISTING

ROOF MATERIAL - ASPHALT SHINGLES TO MATCH EXISTING

TRIM MATERIAL - PAINTED COMPOSITE TRIM BOARDS TO MATCH EXISTING

FENESTRATION - INSULATED WINDOWS TO MATCH EXISTING, 6 OVER 1 SIMULATED DIVIDED LIGHTS.

2 EXISTING SIDE ELEVATION (SOUTH)

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

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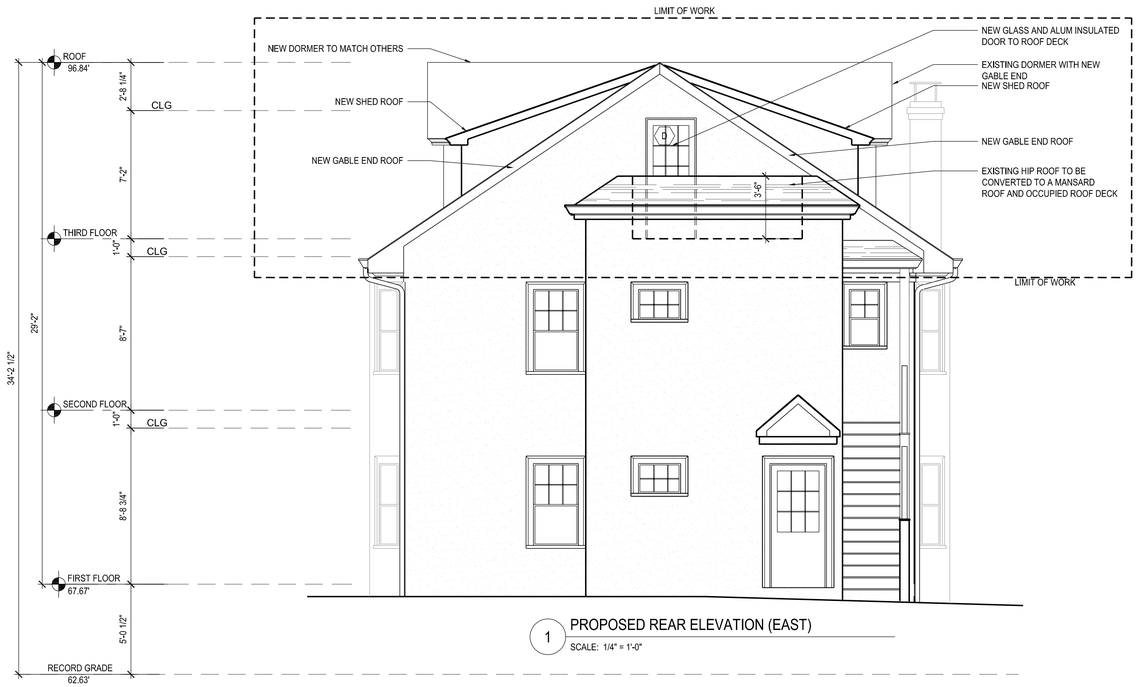
PROPOSED ELEVATIONS

A200



1 PROPOSED REAR ELEVATION (EAST)

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

TYPICAL EXTERIOR MATERIALS:

WALL MATERIAL - PAINTED STUCCO TO MATCH EXISTING

ROOF MATERIAL - ASPHALT SHINGLES TO MATCH EXISTING

TRIM MATERIAL - PAINTED COMPOSITE TRIM BOARDS TO MATCH EXISTING

FENESTRATION - INSULATED WINDOWS TO MATCH EXISTING. 6 OVER 1 SIMULATED DIVIDED LIGHTS.

2 PROPOSED SIDE ELEVATION (NORTH)

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

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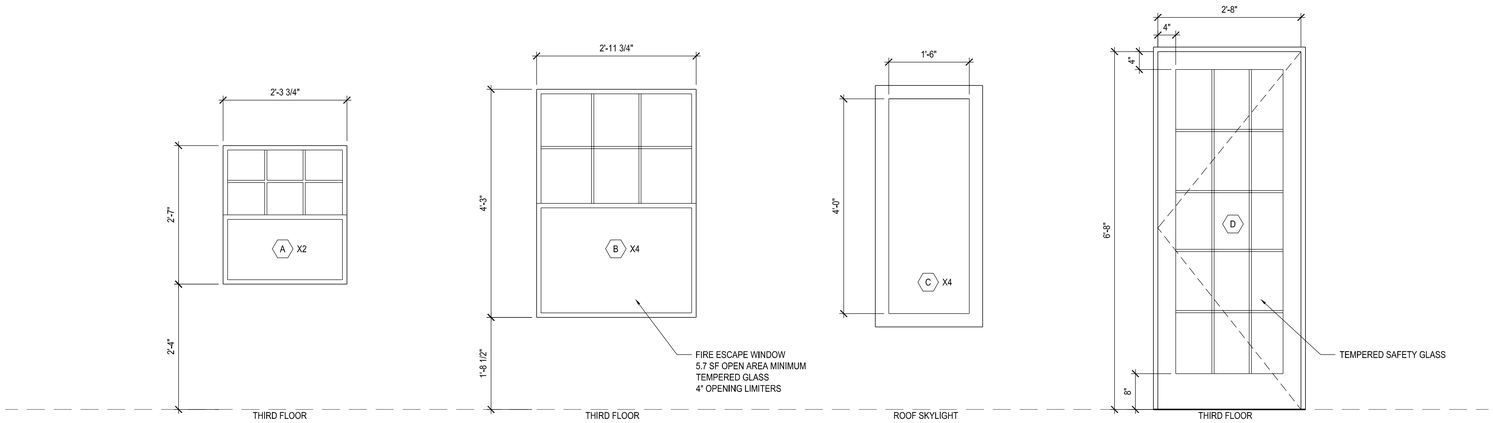
PROPOSED ELEVATIONS

A201



ALL WINDOWS AND DOORS TO BE INSULATED GLAZING WITH SIMULATED DIVIDED LITES TO MATCH EXISTING

1 WINDOW & DOOR SCHEDULE

SCALE: 3/4" = 1'-0"

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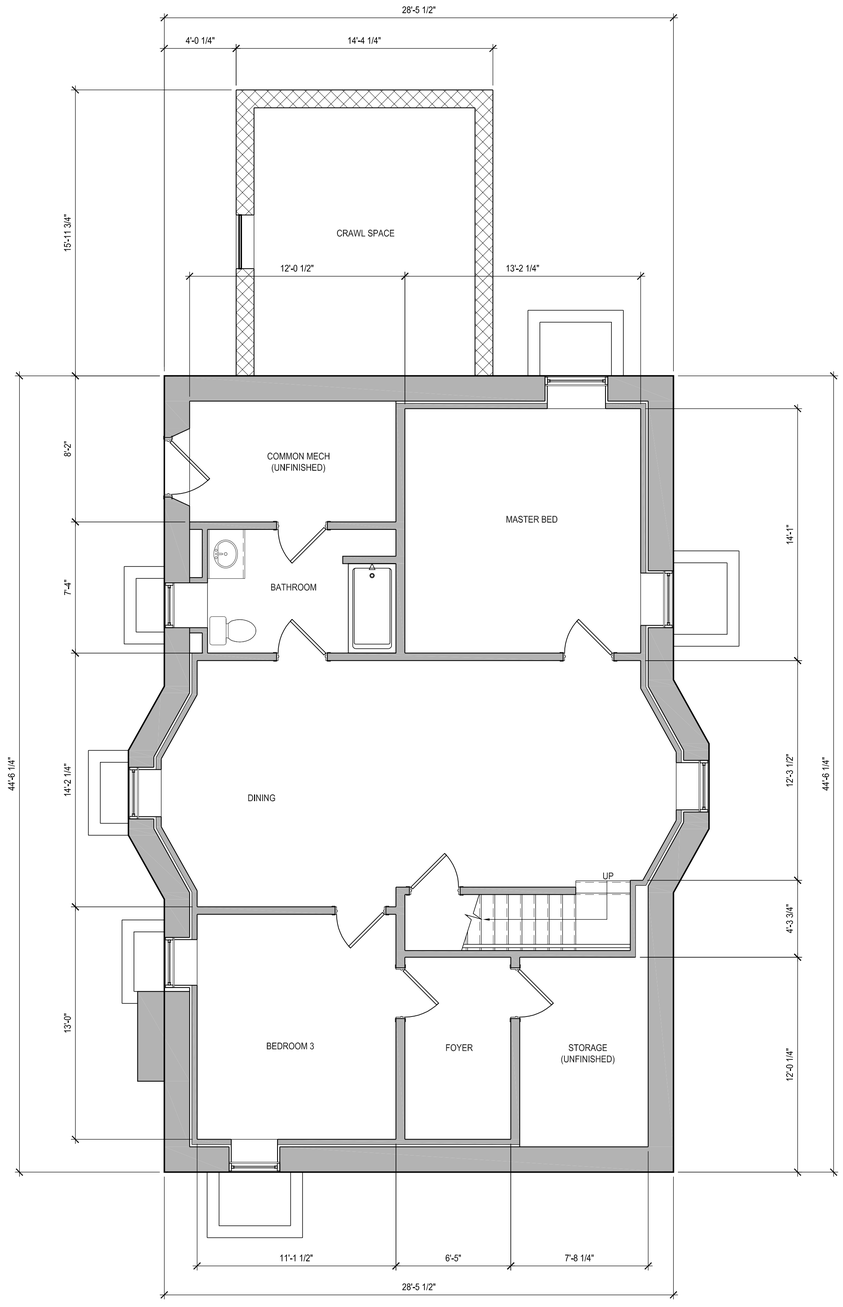
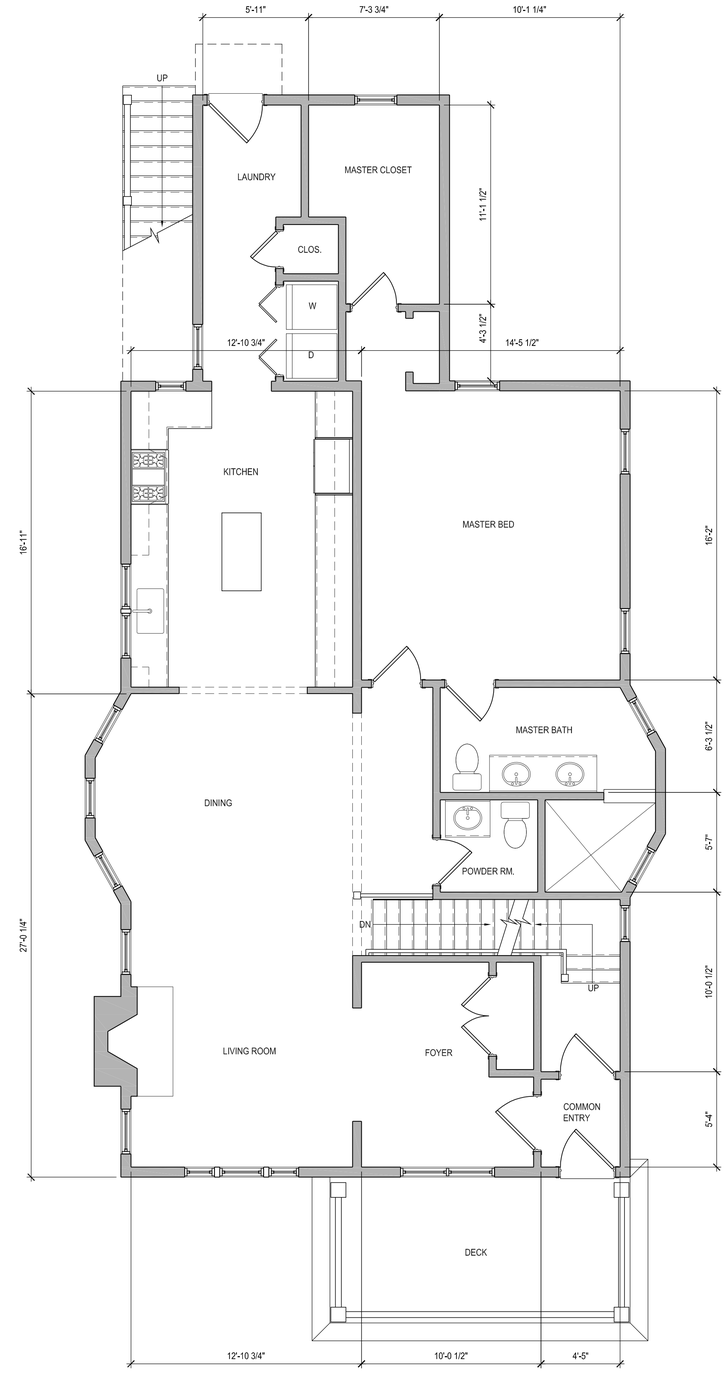
WINDOW SCHEDULE

A500



1 EXISTING BASEMENT FLOOR PLAN

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



2 EXISTING FIRST FLOOR PLAN

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

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION TO REMAIN

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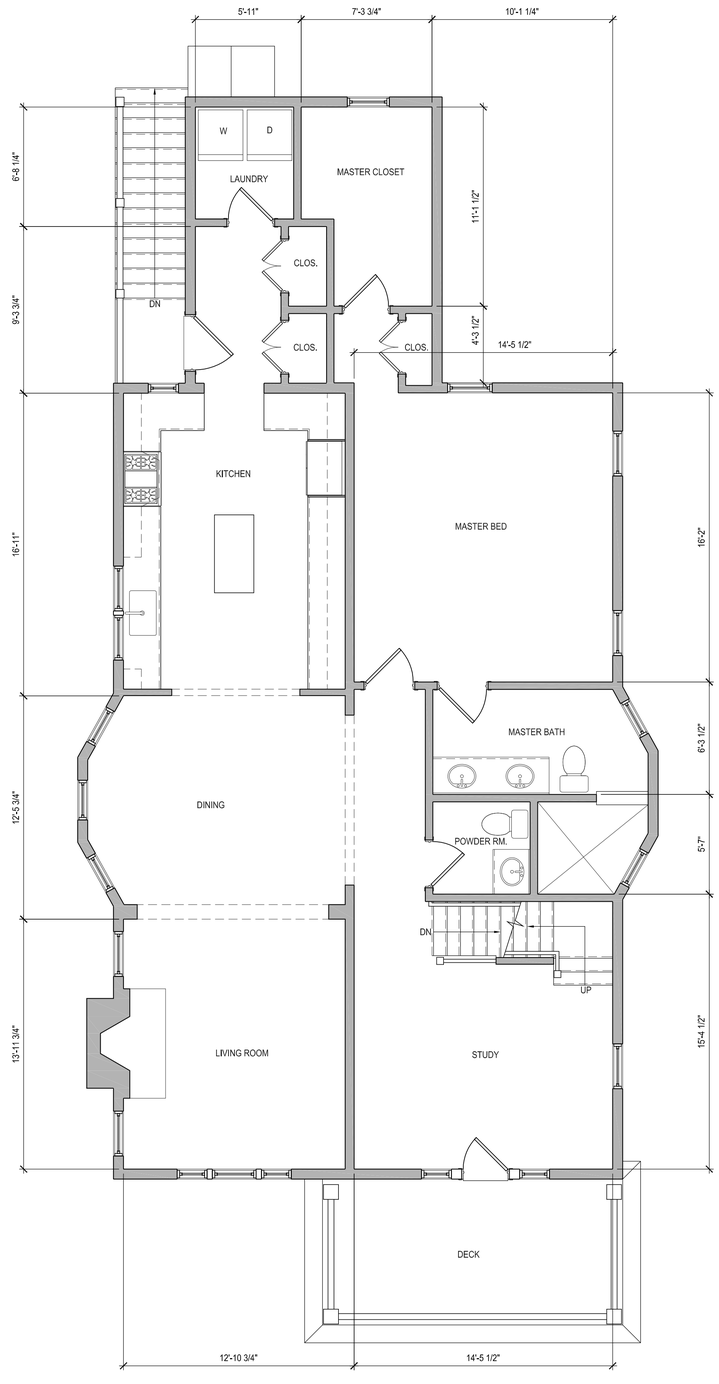
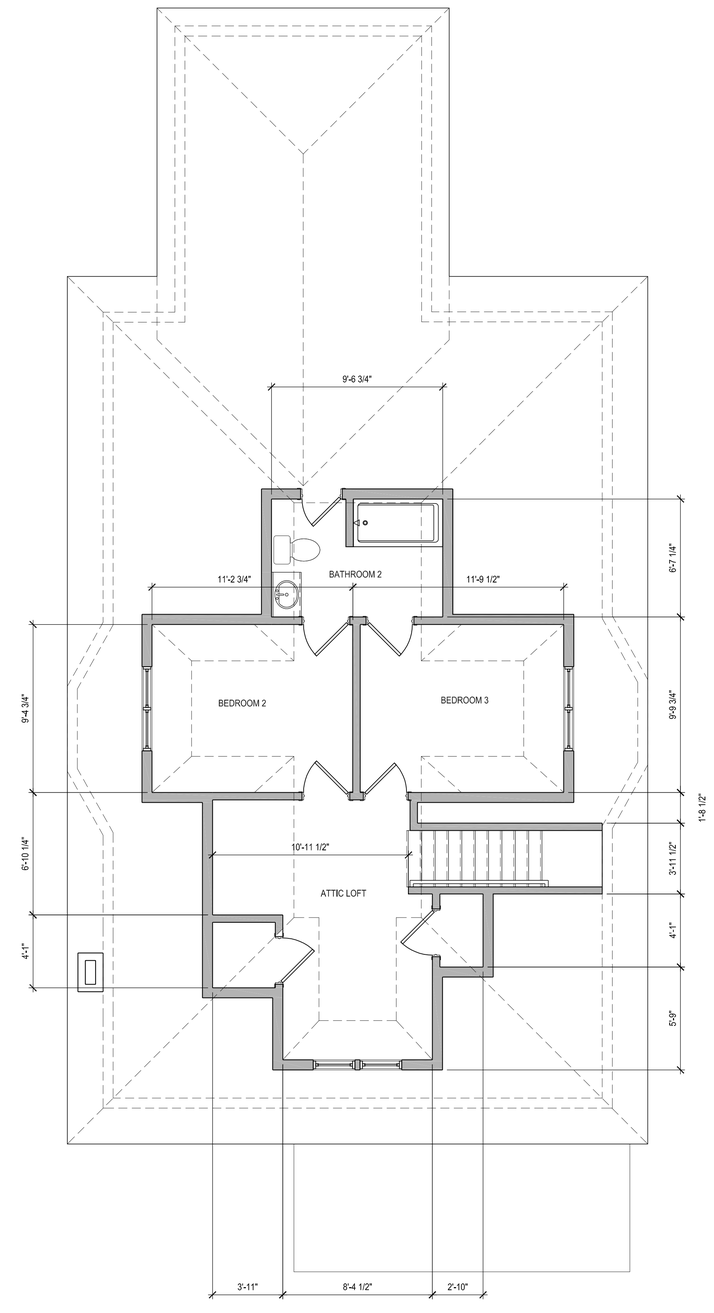
EXISTING PLANS

EX100



1 EXISTING SECOND FLOOR PLAN

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



2 EXISTING THIRD FLOOR PLAN

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

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION TO REMAIN

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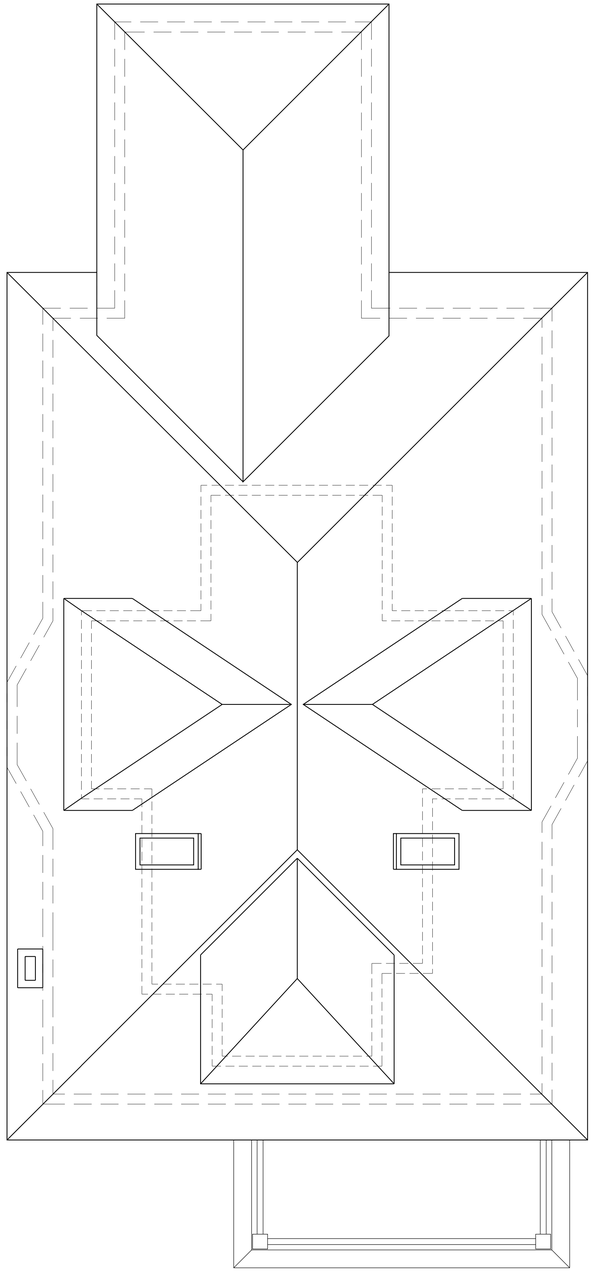
EXISTING PLANS

EX101



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

NEW WALL CONSTRUCTION

EXISTING WALL CONSTRUCTION TO REMAIN

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EXISTING PLANS

EX102

1 EXISTING FRONT ELEVATION (WEST)

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

2 EXISTING SIDE ELEVATION (SOUTH)

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

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EXISTING ELEVATIONS

EX200

1 EXISTING REAR ELEVATION (EAST)

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

2 EXISTING SIDE ELEVATION (NORTH)

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

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EXISTING ELEVATIONS

EX201