

24 SELKIRK ROAD

BRIGHTON, MA 02135

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION
DESIGN REVIEW SUBMISSION

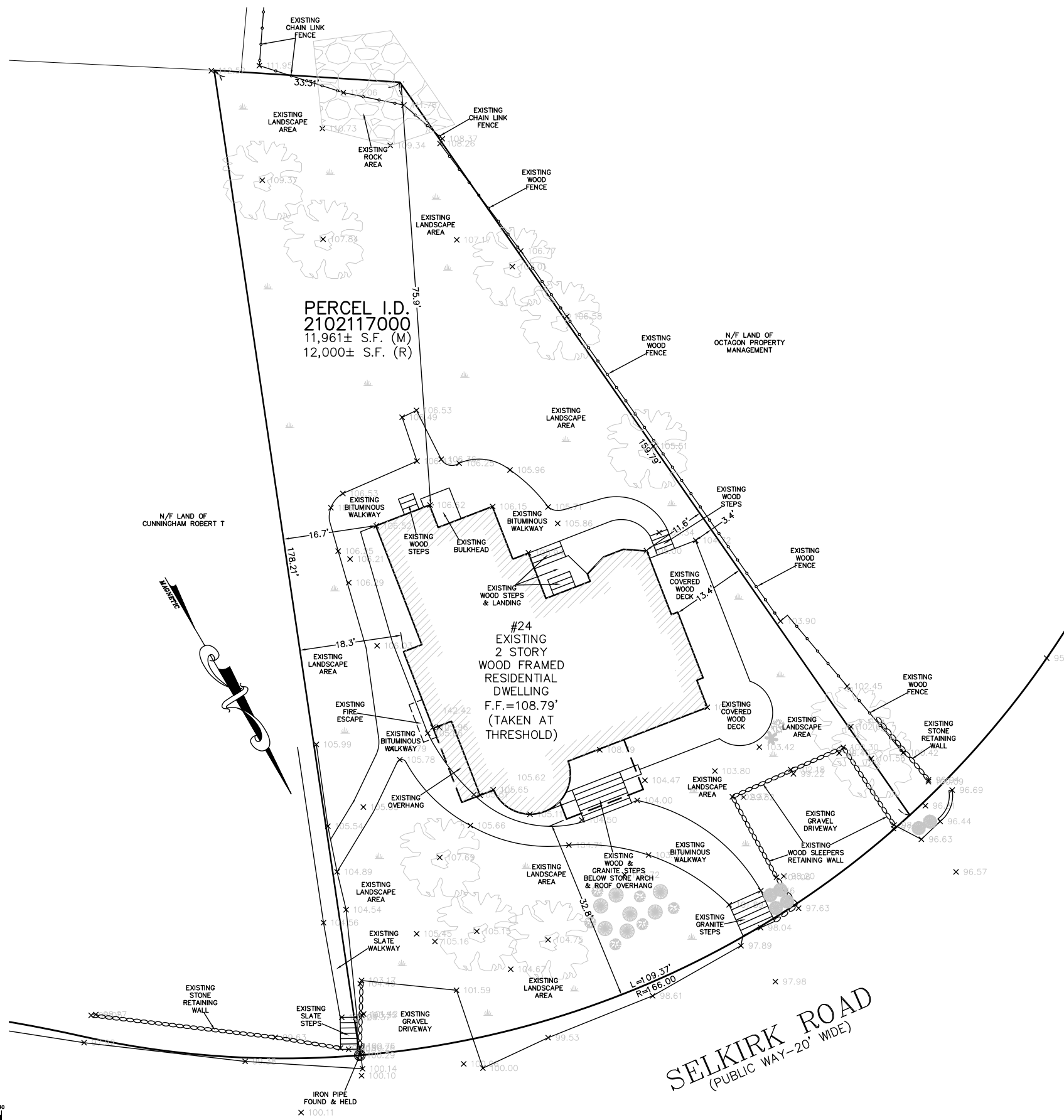
January 23, 2019







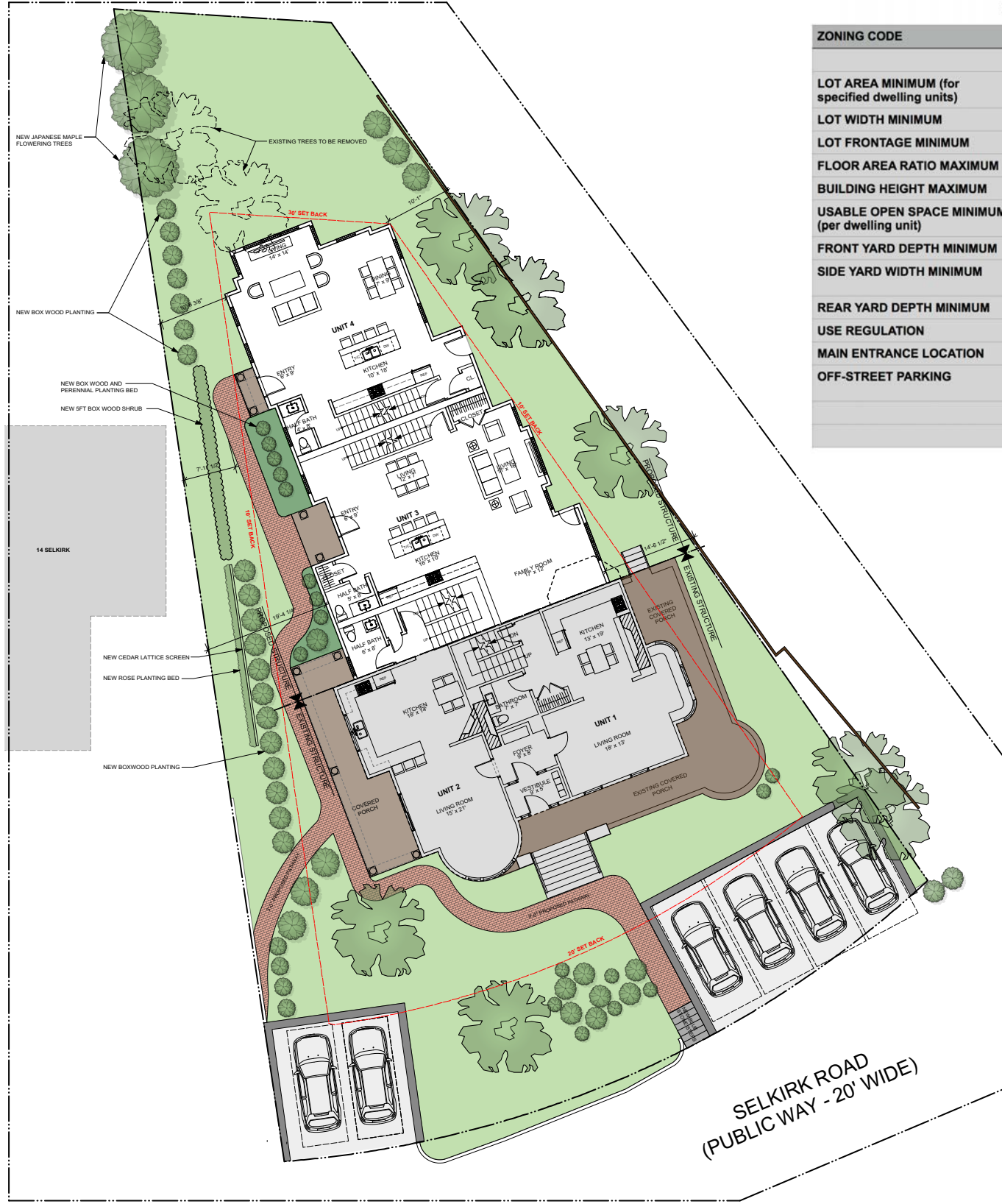




EXISTING SITE SURVEY
 SCALE: 1/32" = 1'-0"

24 SELKIRK ZONING SUMMARY

ZONING CODE	REGULATION	COMPLIANCE	PROPOSED
LOT AREA MINIMUM (for specified dwelling units)	3,000sf	YES	±12,000 sf
LOT WIDTH MINIMUM			
LOT FRONTAGE MINIMUM	25ft	YES	±109.37 ft
FLOOR AREA RATIO MAXIMUM	0.8	YES	0.78
BUILDING HEIGHT MAXIMUM	3stories - 35ft	YES	2 1/2stories - 29'-8"
USABLE OPEN SPACE MINIMUM (per dwelling unit)	800sf per dwelling unit	YES	±7,731 sf
FRONT YARD DEPTH MINIMUM	20ft	YES	±33'-0" (varies)
SIDE YARD WIDTH MINIMUM	10ft	YES - existing non-conforming porch	10'-0"
REAR YARD DEPTH MINIMUM	30ft	YES	30'-0"
USE REGULATION	3 family residential	NO	4 family
MAIN ENTRANCE LOCATION	front facing street	NO	2 side facing
OFF-STREET PARKING	1.75 per dwelling unit = 7 required	NO	6 provided



USABLE OPEN SPACE SUMMARY

LOT	12,000 SF
BUILDING (EXIST + NEW)	3,654 SF
PORCHES (EXIST + NEW)	819 SF
PARKING (6 SPACES)	1,280 SF
TOTAL	5,753 SF
PROPOSED USABLE OPEN SPACES	6,247 SF

REQUIRED USABLE OPEN SPACE 800 SF PER DWELLING UNIT
 MIN. 800 SF X 4 = 3,200 SF
 PERCENTAGE OF OPEN SPACE PROVIDED = 195% OF REQUIRED



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24 SELKIRK ROAD
Design Review

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PROPOSED EAST PERSPECTIVE RENDERING

SOUSA design
Architects

81 Boylston Street, 2nd Floor
Brookline, MA 02445
617 . 879 . 9100



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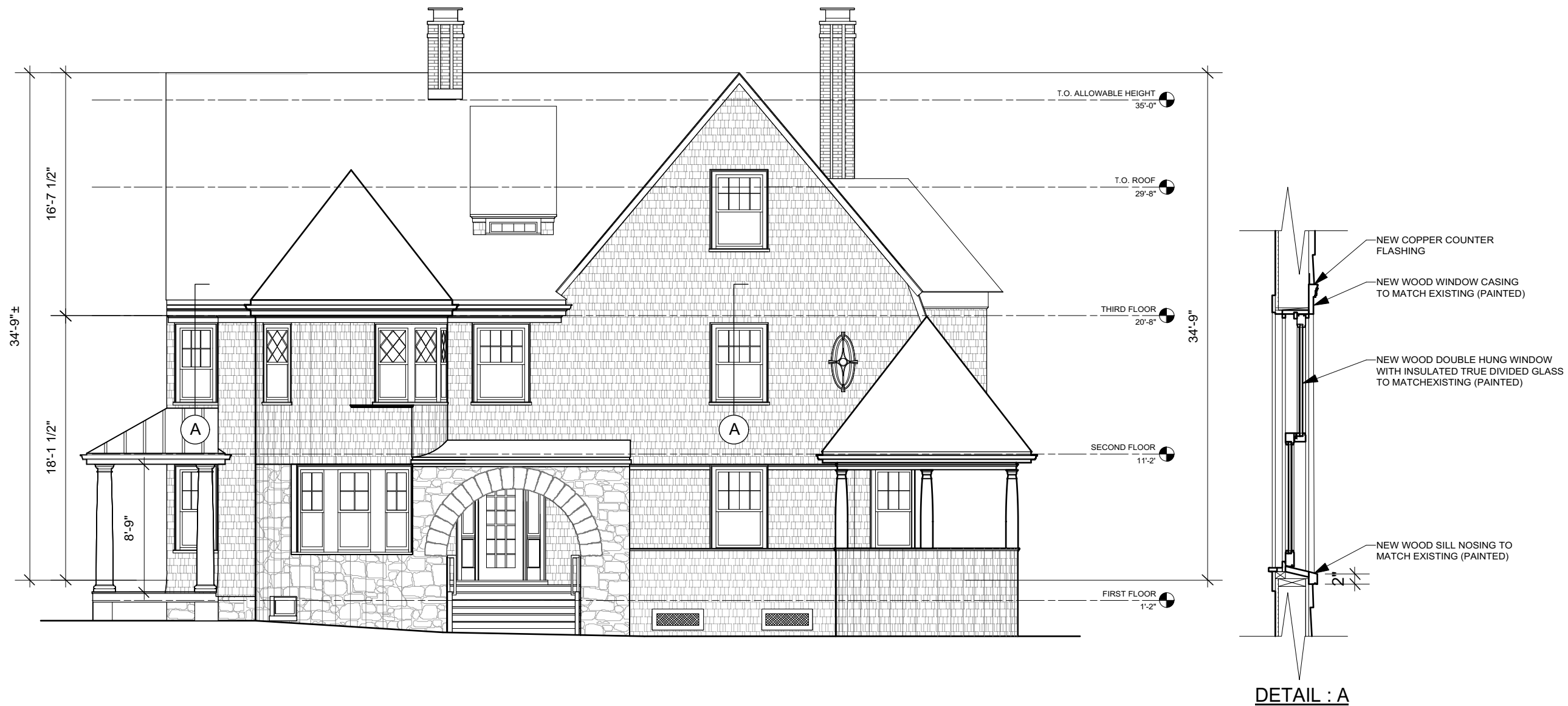






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



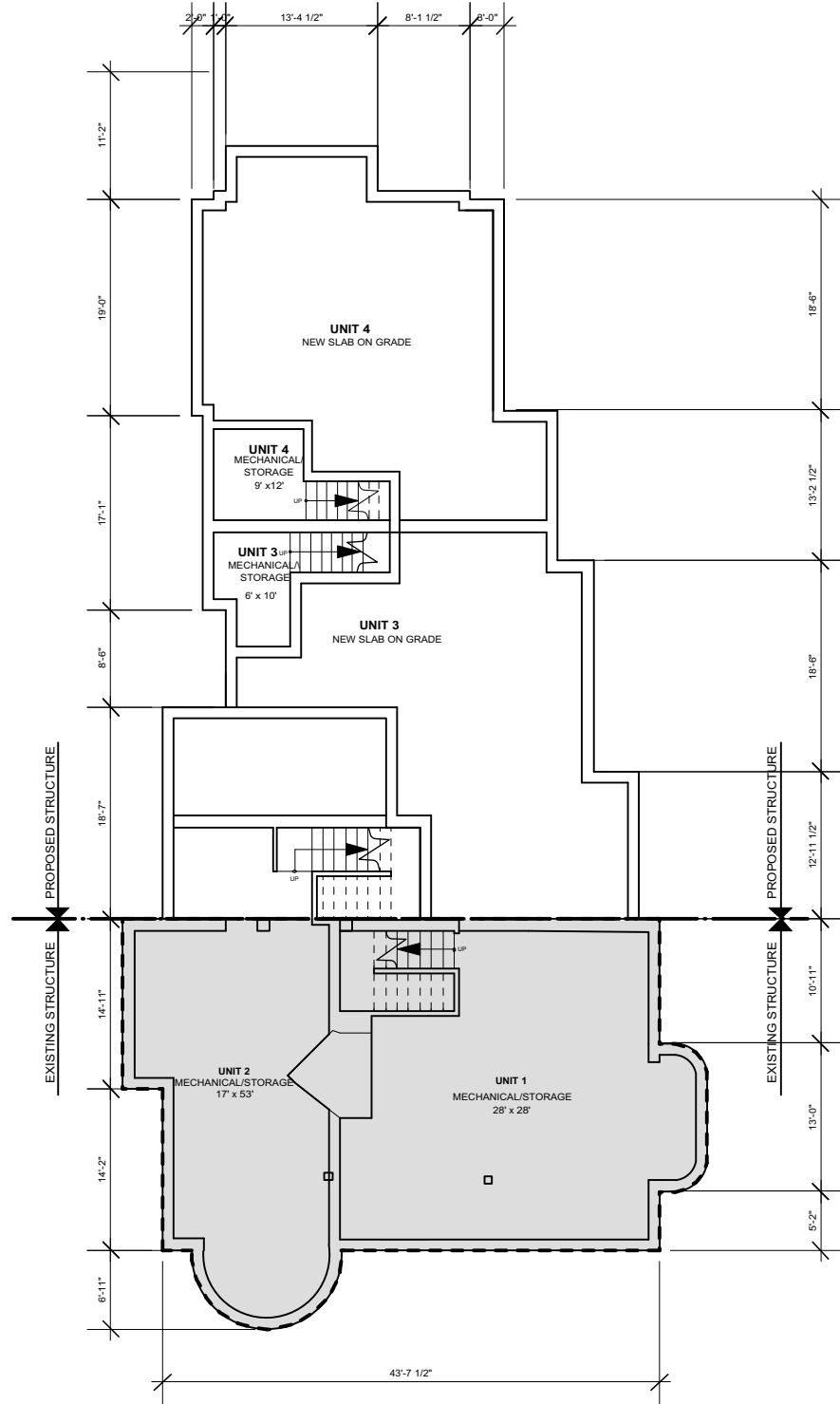


SQUARE FOOTAGE SUMMARY

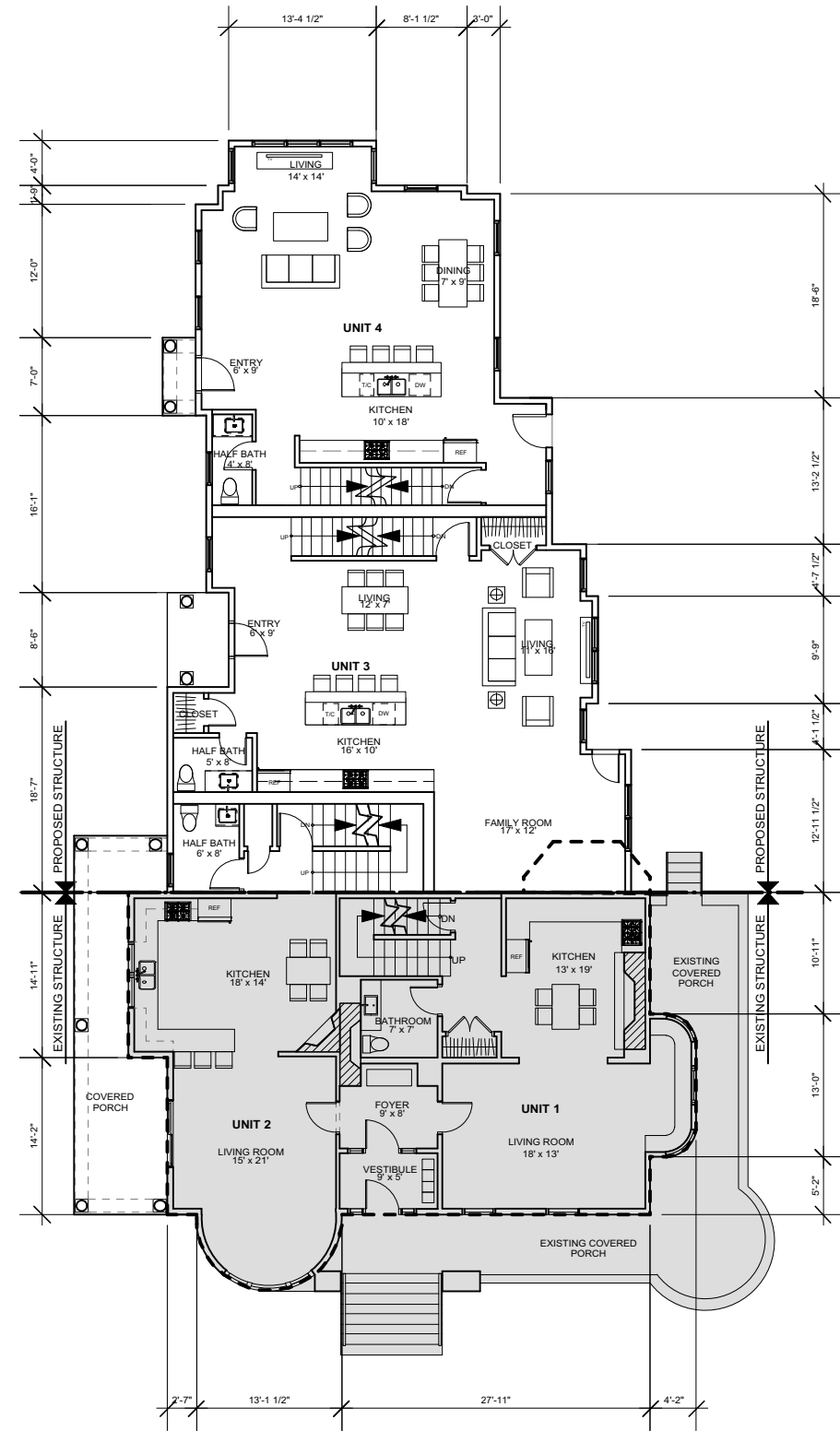
FLOOR	TOTAL
UNIT 1	1,772 SF
UNIT 2	2,224 SF
UNIT 3	2,524 SF
UNIT 4	2,302 SF
TOTAL FLOOR AREA	8,822 SF
EXISTING SQUARE FOOTAGE	4,894 SF

KEY:

-  CURRENT EXTENTS OF EXISTING STRUCTURE
-  PROPOSED EXTENTS OF EXISTING STRUCTURE



BASEMENT PLAN





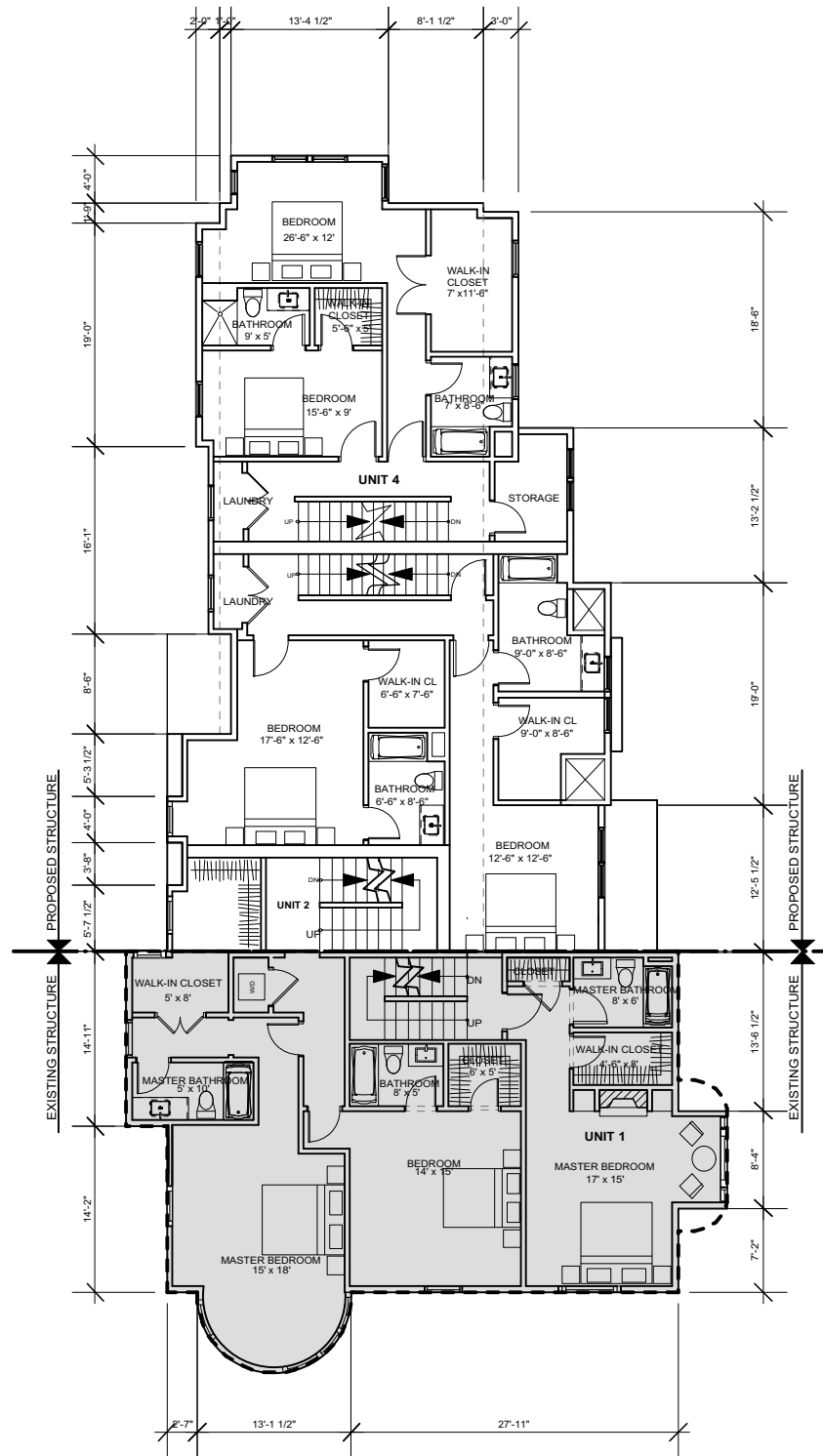
FIRST FLOOR PLAN

SQUARE FOOTAGE SUMMARY

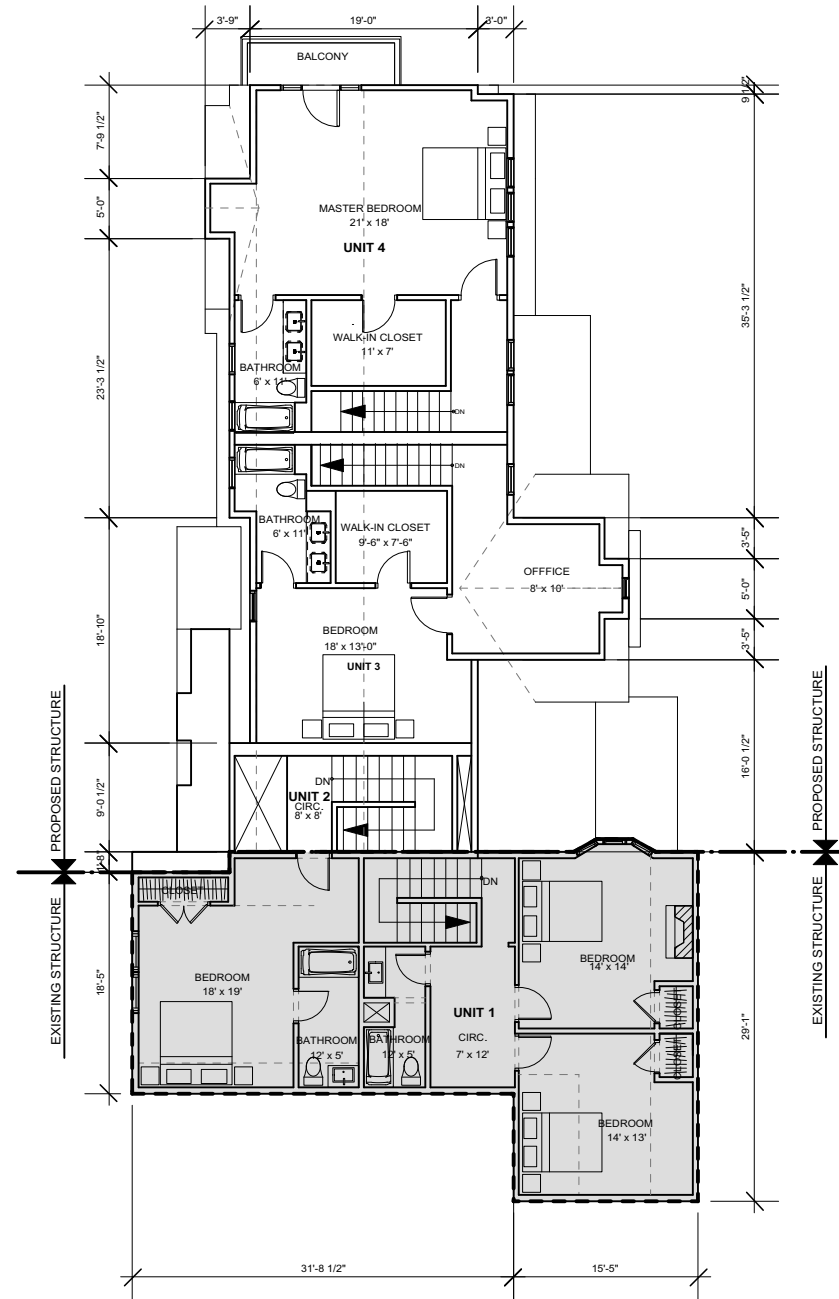
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SECOND FLOOR PLAN



THIRD FLOOR PLAN