

1-7 SELKIRK ROAD

BRIGHTON, MA
02135

ISSUED FOR:
ZONING SUBMISSION:
09.28.2023
REVISED: 08.06.2024

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

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DOCUMENT LIST

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- A-001 PROPOSED ARCHITECTURAL SITE PLAN
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- A-101 TOWNHOUSE PROPOSED SECOND FLOOR PLAN
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- A-201 TOWNHOUSE EXTERIOR ELEVATION
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- A-203 TOWNHOUSE EXTERIOR ELEVATION
- A-500 EXTERIOR RENDERINGS
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- A-502 EXTERIOR RENDERINGS

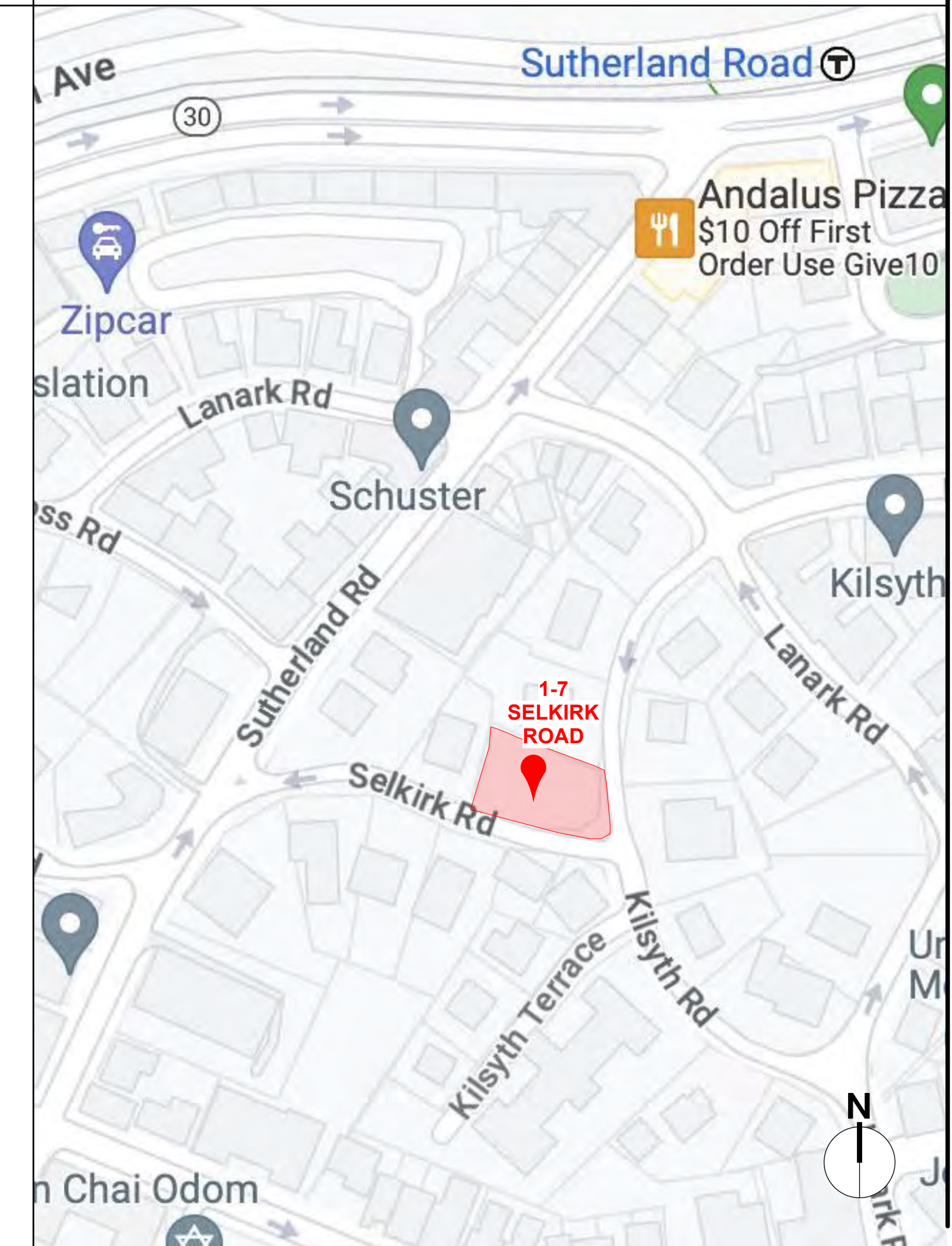
ZONING SUMMARY

ZONING SUMMARY

ZONE - Allston Brighton Neighborhood - 3F-6000

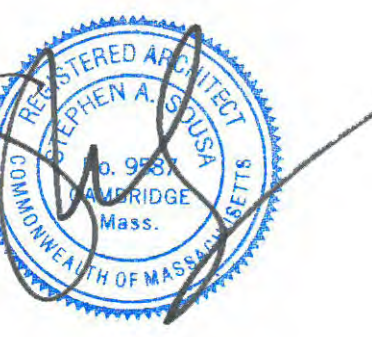
	REQUIRED	PROPOSED 1-7 SELKIRK ROAD
Lot Area Total - SF		9,135
Lot Area Minimum for dwelling Units	3000 SF/ Unit	2284
Additional SF Area For each additional Dwelling	3000	0
Lot Width Min.	25'	65.5'
Lot Frontage Min.	25'	204.69'
F.A.R. Max.	0.8	1.25
Building Ht. Max Stories	3	3
Building Ht. Max.	35'	35'
Useable Open Space Min. SF per Dwelling	800	2513
Front Yard	20'	21'-6" (Kilsyth)
Side Yard	5'	5'-11"
Rear Yard	30'	4'-8"
Parking (1.75 Spaces/ Unit)	7	4 (AT GRADE)
Total Gross SQ. Footage:		11,394
Building Footprint		3925

LOCUS MAP



ISSUED FOR:
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09.28.2023
REVISED DATE:
08.06.2024

81 Boylston Street, 2nd Floor
Boston, MA 02116
617-879-9100
www.sousadesign.com



Job # 202301

Drawn by Ckd by

Date 08.06.2024

Revisions

NO.	REVISION	DATE
1	REVISION	01-02-24
2	REVISED COMMENTS	03-22-24
3	ABERDEEN MTG	08-06-24

COVER PAGE

A-000

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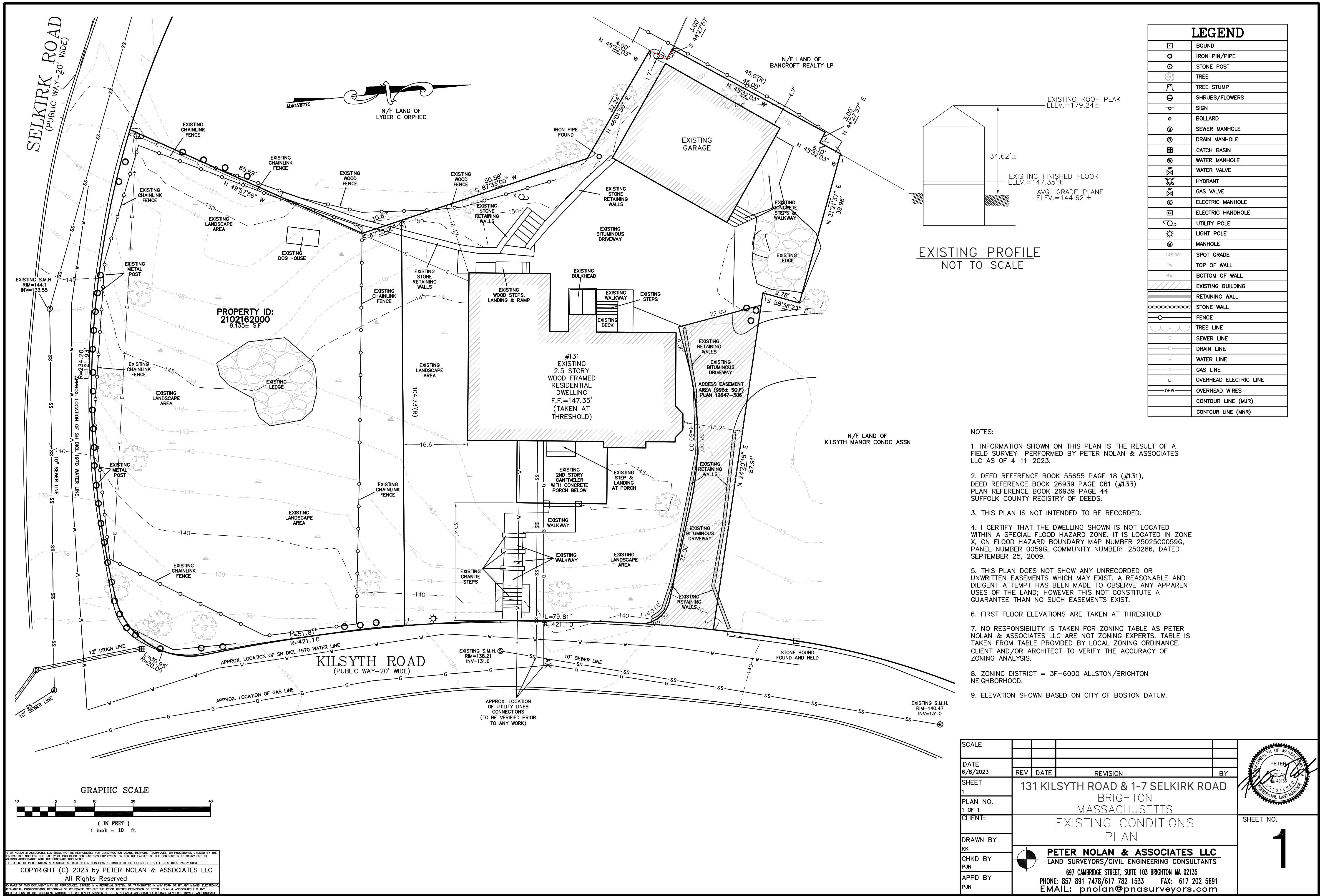
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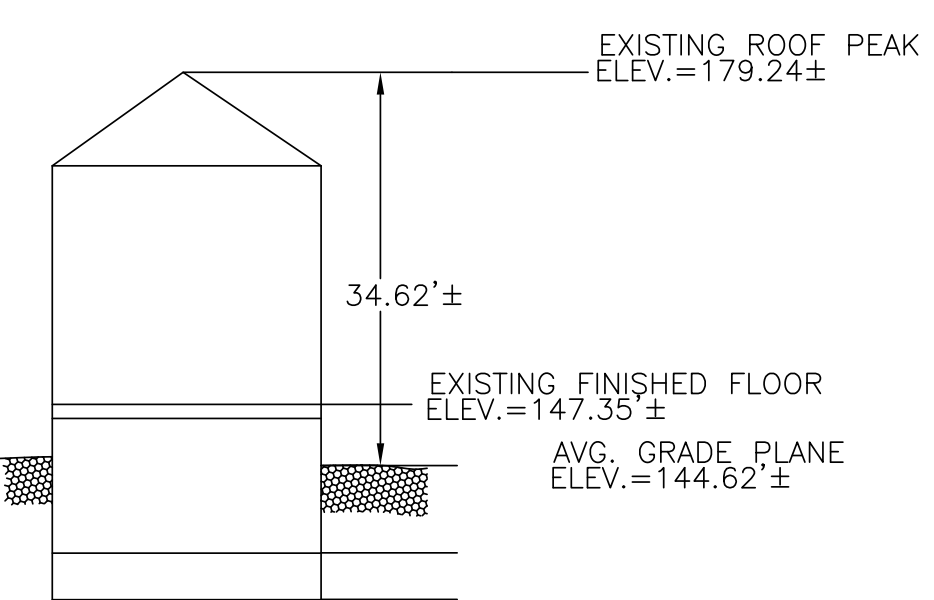
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EXISTING SURVEY

C-001



LEGEND	
[Symbol]	BOUND
[Symbol]	IRON PIN/PIPE
[Symbol]	STONE POST
[Symbol]	TREE
[Symbol]	TREE STUMP
[Symbol]	SHRUBS/FLOWERS
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	SEWER MANHOLE
[Symbol]	DRAIN MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	WATER MANHOLE
[Symbol]	WATER VALVE
[Symbol]	HYDRANT
[Symbol]	GAS VALVE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC HANDHOLE
[Symbol]	UTILITY POLE
[Symbol]	LIGHT POLE
[Symbol]	MANHOLE
[Symbol]	SPOT GRADE
[Symbol]	TOP OF WALL
[Symbol]	BOTTOM OF WALL
[Symbol]	EXISTING BUILDING
[Symbol]	RETAINING WALL
[Symbol]	STONE WALL
[Symbol]	FENCE
[Symbol]	TREE LINE
[Symbol]	SEWER LINE
[Symbol]	DRAIN LINE
[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	OVERHEAD ELECTRIC LINE
[Symbol]	OVERHEAD WIRES
[Symbol]	CONTOUR LINE (MJR)
[Symbol]	CONTOUR LINE (MNR)

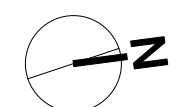
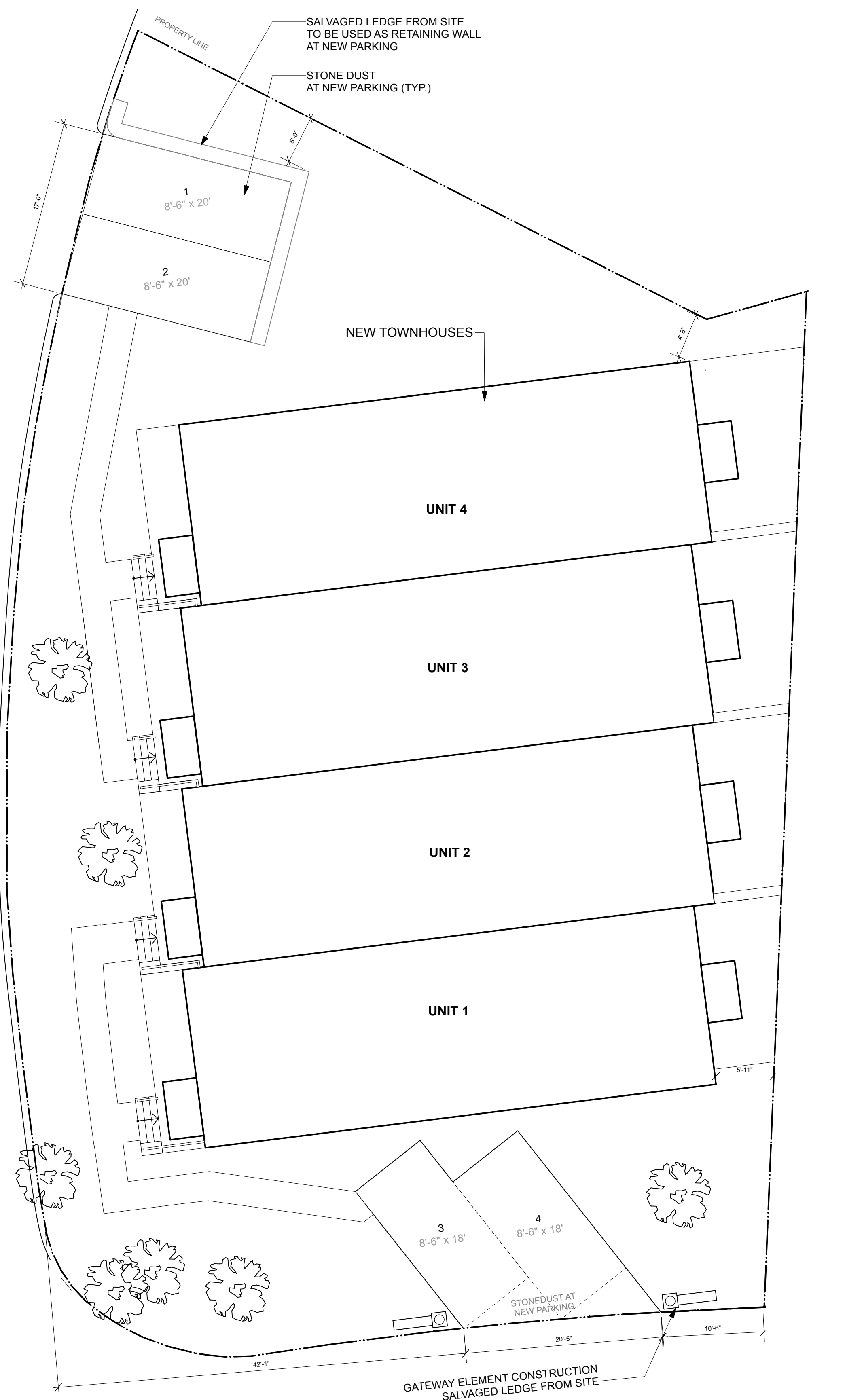


- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 4-11-2023.
 2. DEED REFERENCE BOOK 55655 PAGE 18 (#131), DEED REFERENCE BOOK 26939 PAGE 061 (#133) PLAN REFERENCE BOOK 26939 PAGE 44 SUFFOLK COUNTY REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25025C0059G, PANEL NUMBER 0059G, COMMUNITY NUMBER: 250286, DATED SEPTEMBER 25, 2009.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. ZONING DISTRICT = 3F-6000 ALLSTON/BRIGHTON NEIGHBORHOOD.
 9. ELEVATION SHOWN BASED ON CITY OF BOSTON DATUM.

SCALE				
DATE	6/8/2023	REV		BY
SHEET	131 KILSYTH ROAD & 1-7 SELKIRK ROAD BRIGHTON MASSACHUSETTS EXISTING CONDITIONS PLAN			
PLAN NO.	1 OF 1			
CLIENT:	PETER NOLAN & ASSOCIATES LLC			
DRAWN BY	KJK			
CHKD BY	PUN			
APPD BY	PUN			
				SHEET NO.
				1
	637 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR OR FOR THE SAFETY OF ANY CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL FIELD MEASUREMENTS. THE LIABILITY OF PETER NOLAN & ASSOCIATES LLC SHALL BE LIMITED TO THE EXTENT OF ITS PROFESSIONAL LAND SURVEYING SERVICES.
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SELKIRK ROAD
(PUBLIC WAY-20' WIDE)



1 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

1-7 Selkirk Road

Brighton, MA 02135

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Revisions		
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PROPOSED SITE PLAN

A-001



SQUARE FOOTAGE COUNTS:	
UNIT 1:	±2,881 GSF
UNIT 2:	±2,816 GSF
UNIT 3:	±2,816 GSF
UNIT 4:	±2,881 GSF
TOTAL GROSS SQ. FOOTAGE: ±11,394 GSF	
NOTE: LAUNDRY ROOM AND H.W. CLOSET ARE EXCLUDED FROM GSF COUNT, AS PER BOSTON ZONING DEFINITION	

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TOWNHOUSE PROPOSED FIRST FLOOR PLAN

A-100

1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE COUNTS:	
UNIT 1:	±2,881 GSF
UNIT 2:	±2,816 GSF
UNIT 3:	±2,816 GSF
UNIT 4:	±2,881 GSF
TOTAL GROSS SQ. FOOTAGE: ±11,394 GSF	
NOTE: LAUNDRY ROOM AND H.W. CLOSET ARE EXCLUDED FROM GSF COUNT, AS PER BOSTON ZONING DEFINITION	

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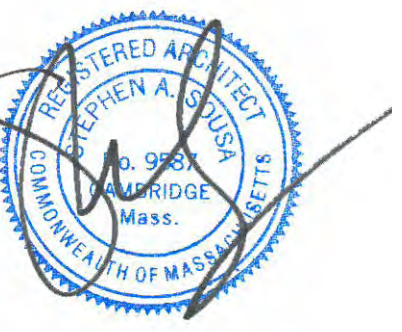
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TOWNHOUSE PROPOSED SECOND FLOOR PLAN

A-101



1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE COUNTS:	
UNIT 1:	±2,881 GSF
UNIT 2:	±2,816 GSF
UNIT 3:	±2,816 GSF
UNIT 4:	±2,881 GSF
TOTAL GROSS SQ. FOOTAGE: ±11,394 GSF	
NOTE: LAUNDRY ROOM AND H.W. CLOSET ARE EXCLUDED FROM GSF COUNT, AS PER BOSTON ZONING DEFINITION	

1-7 Selkirk Road

Brighton, MA 02135

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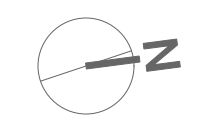
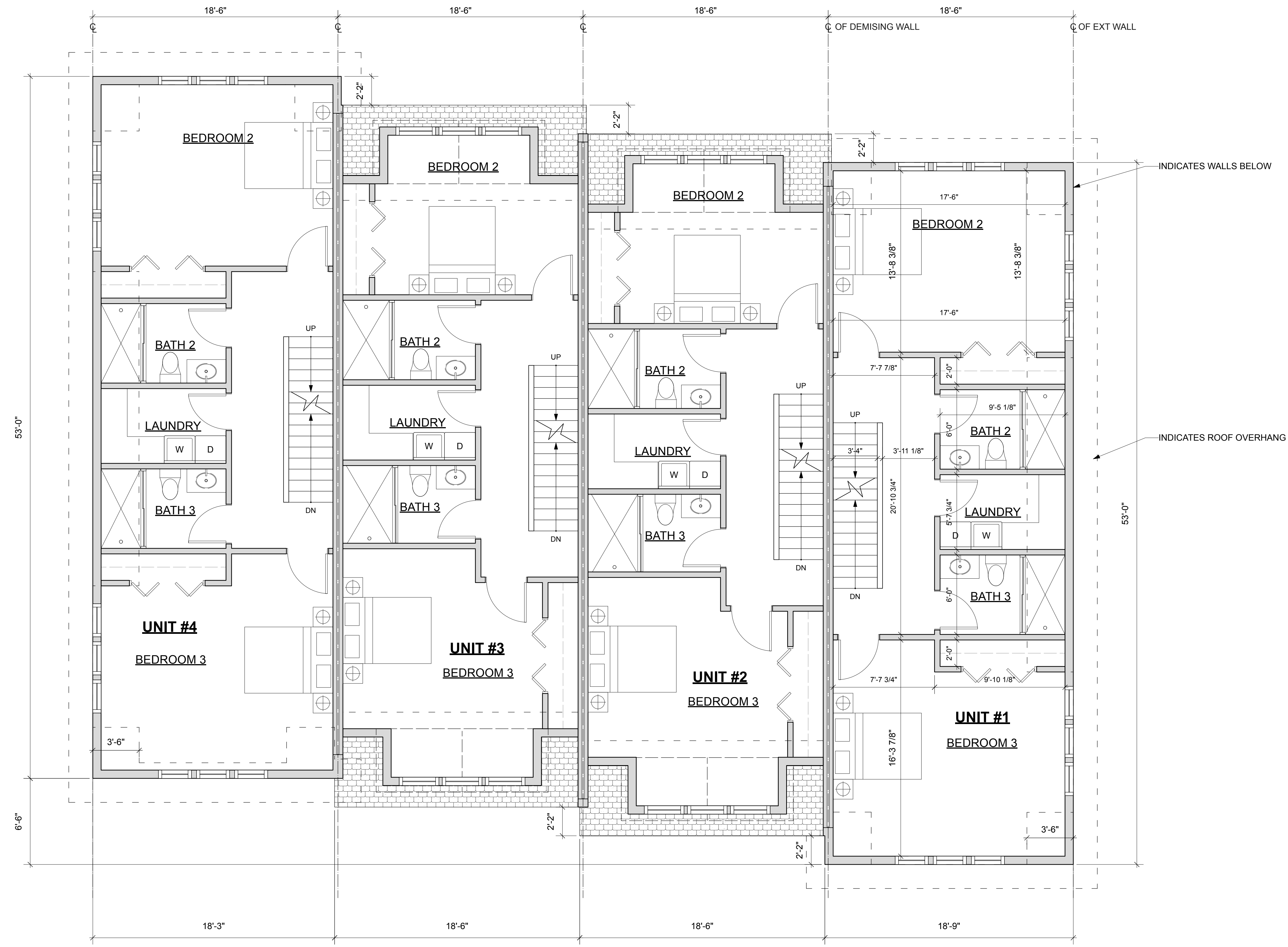
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**TOWNHOUSE
PROPOSED THIRD
FLOOR PLAN**

A-102



1 PROPOSED THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

1-7 Selkirk Road

Brighton, MA 02135

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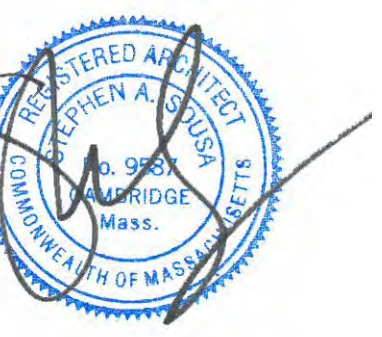
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**TOWNHOUSE
EXTERIOR
ELEVATION**

A-200



1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

1-7 Selkirk Road

Brighton, MA 02135

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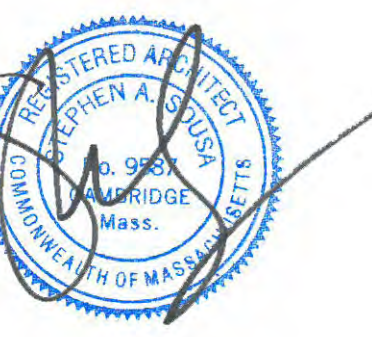
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**TOWNHOUSE
EXTERIOR
ELEVATION**

A-201



1 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

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Brighton, MA 02135

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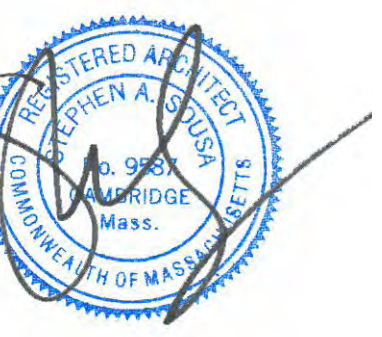
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ISSUED FOR:
ZONING SUBMISSION
09.28.2023
REVISED DATE:
08.06.2024

SOUSA design
Architects

81 Boylston Street, 2nd Floor
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617-879-9100
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Job # 202301

Drawn by Ckd by

Date 08.06.2024

Revisions

1	REVISION	01-02-24
2	REVISED COMMENTS	03-22-24
3	ABERDEEN MTG	08-06-24

**TOWNHOUSE
EXTERIOR
ELEVATION**

A-202



1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

1-7 Selkirk Road

Brighton, MA 02135

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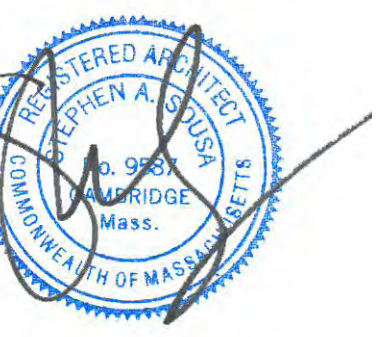
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3	ABERDEEN MTG	08-06-24

**TOWNHOUSE
EXTERIOR
ELEVATION**

A-203



1 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"

1-7 Selkirk Road

Brighton, MA 02135



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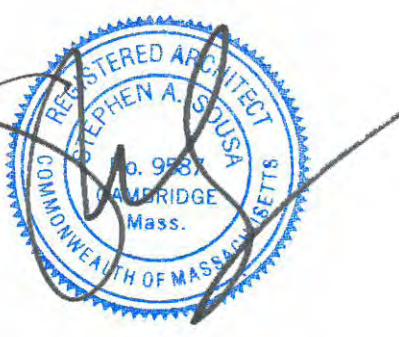
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**EXTERIOR
RENDERING**

A-500

1 PERSPECTIVE VIEW FROM SELKIRK ROAD
Scale: NTS

1-7 Selkirk Road

Brighton, MA 02135

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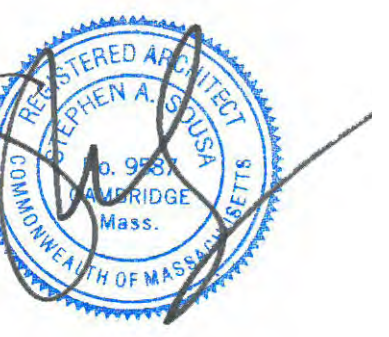
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**EXTERIOR
RENDERINGS**

A-501



1 PERSPECTIVE SOUTHEAST VIEW
Scale: NTS



1

PERSPECTIVE SOUTHEAST AERIAL VIEW

Scale: NTS



2

PERSPECTIVE VIEW FROM KILSYTH ROAD

Scale: NTS

1-7 Selkirk Road

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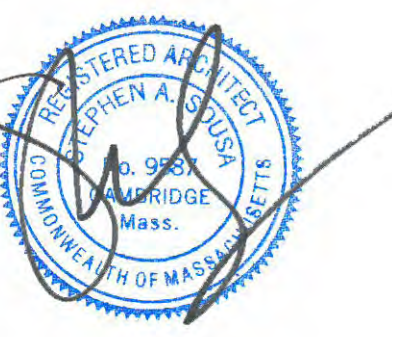
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**EXTERIOR
RENDERINGS**

A-502