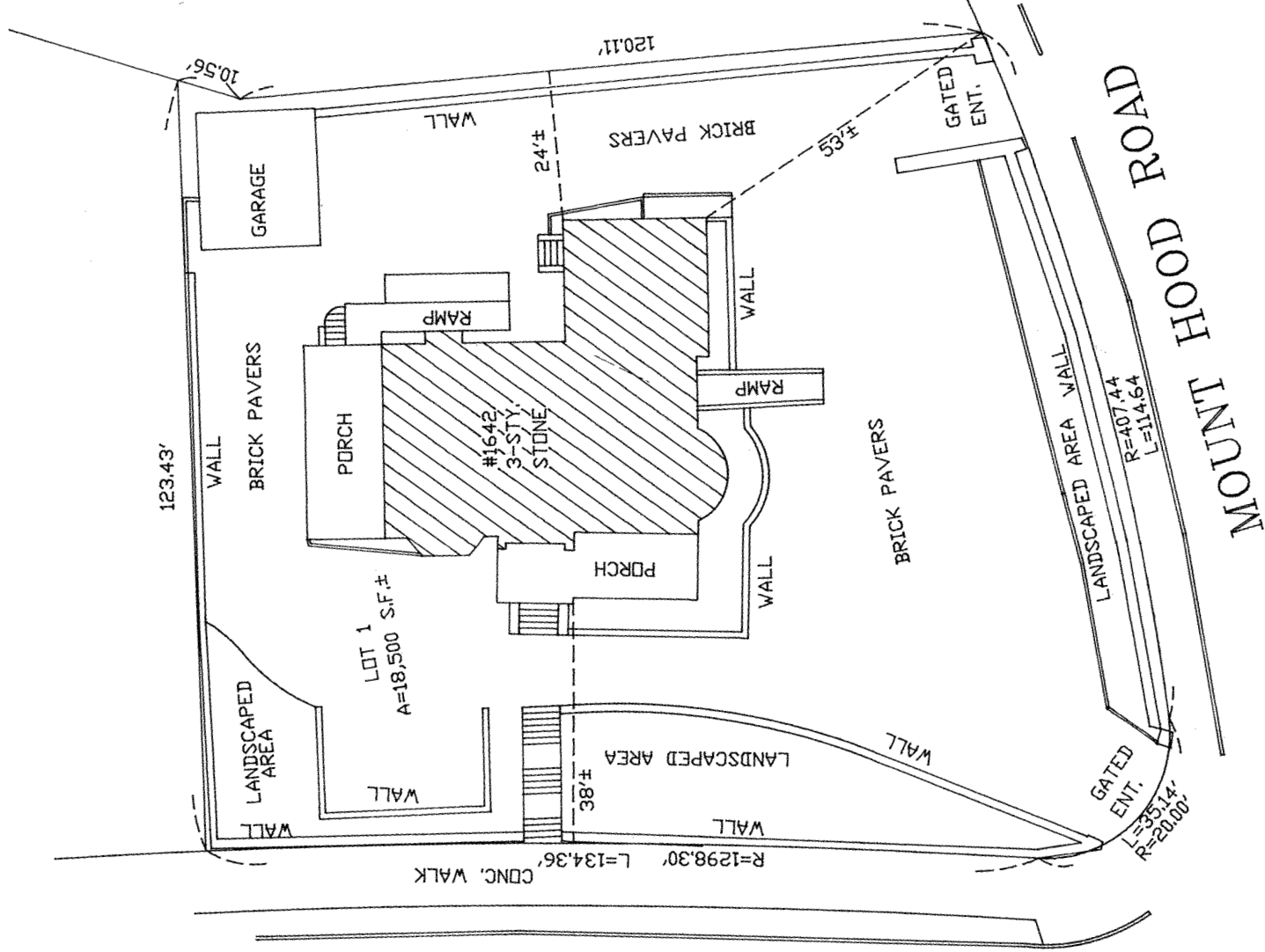


# COMMONWEALTH AVENUE



1642 Commonwealth Ave, Brighton, MA

7.12.18

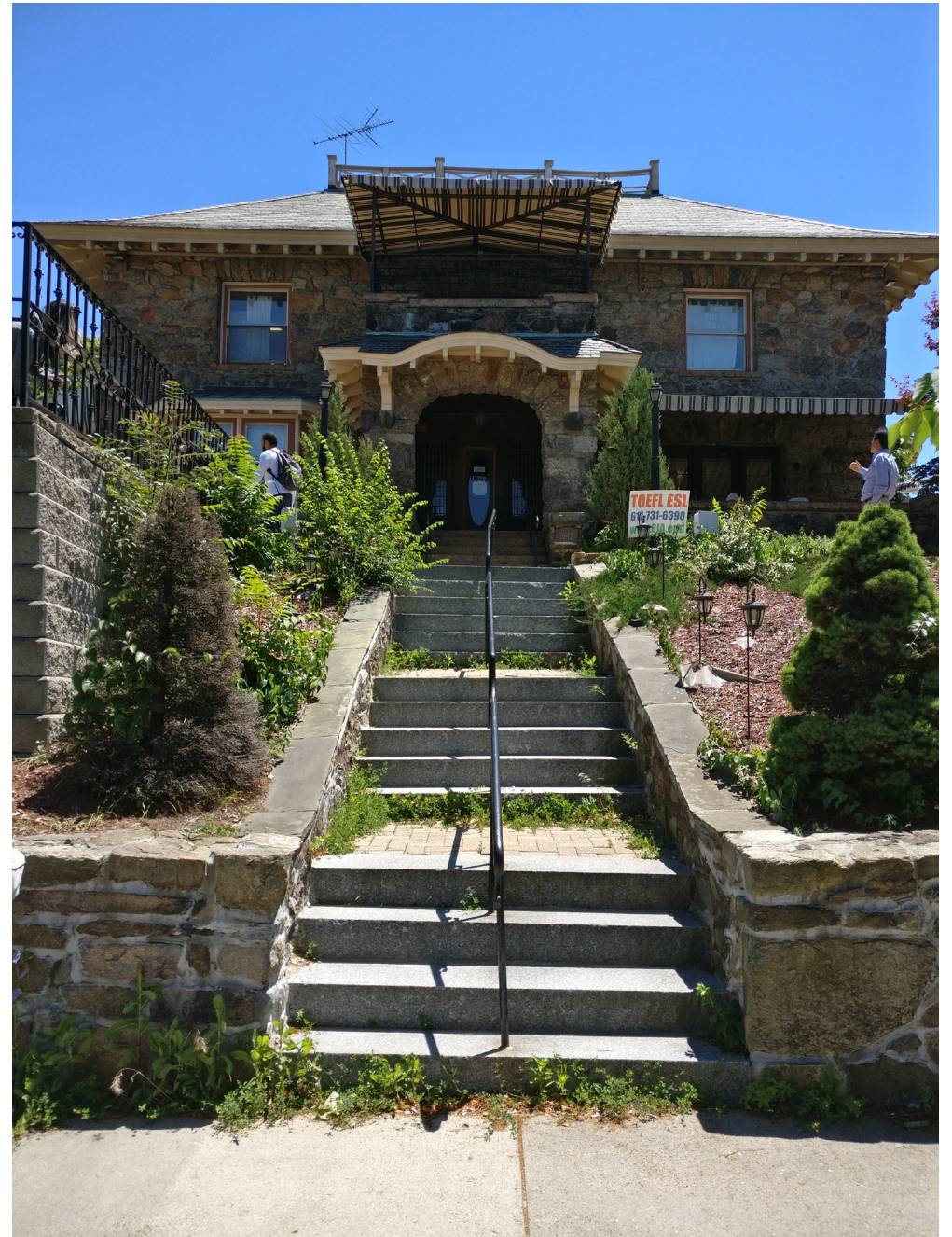


1642 Commonwealth Ave, Brighton, MA

michael kim | associates

7.12.18

Aerial View



1642 Commonwealth Ave, Brighton, MA

michael kim | associates

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Exterior Photos





1642 Commonwealth Ave, Brighton, MA

michael kim | associates

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Interior Library Images

# 1642 Commonwealth, Street Visibility Studies

----- Full Historical Structure

- - - - - Street View B

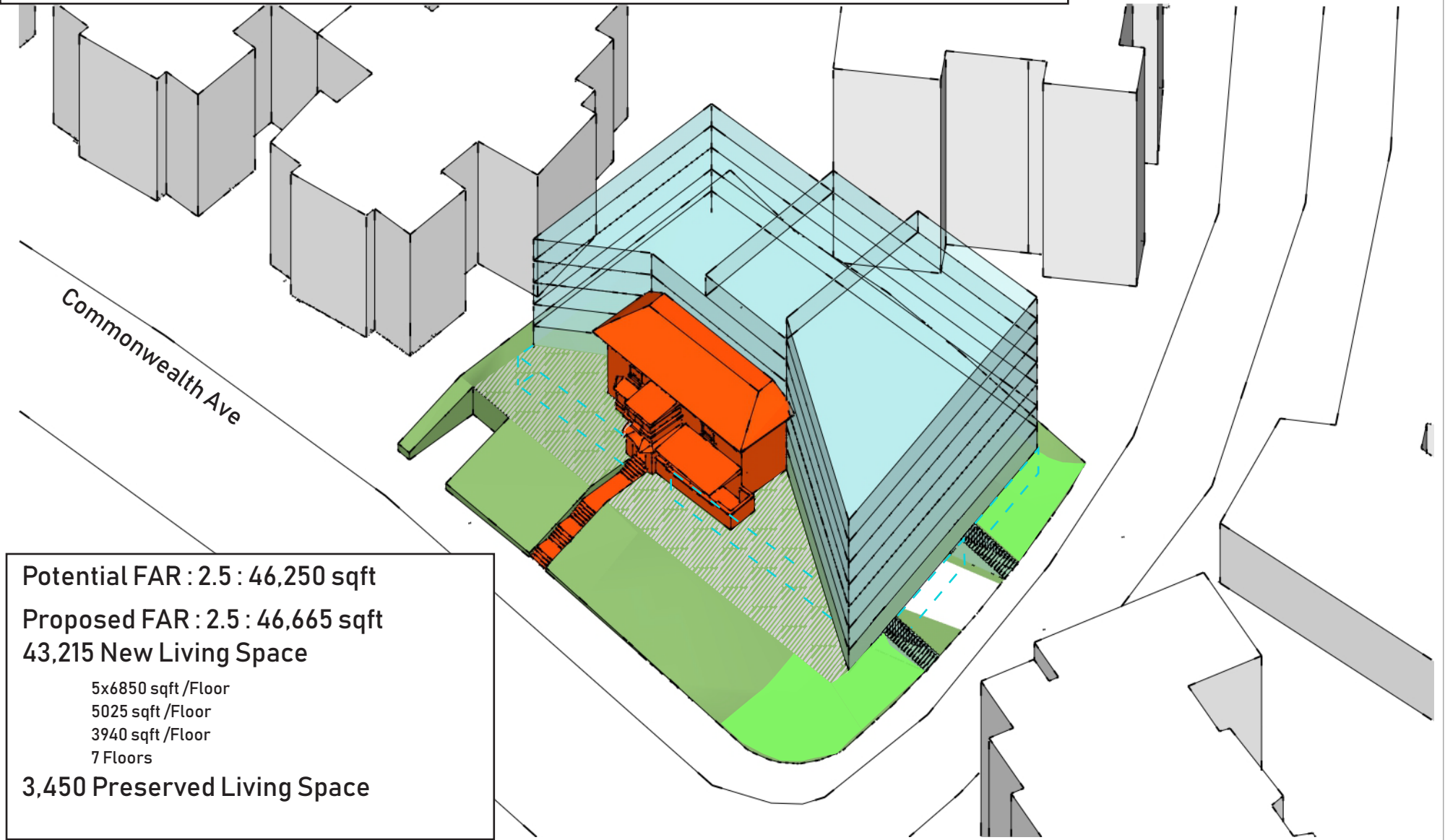


# ZONING MFR-1

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum <sup>(2)</sup>		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit <sup>(4)</sup>	Front Yard Minimum Depth (Feet) <sup>(5)</sup>	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet					

Any other Dwelling or Use	4,000 for first 3 units	1,000	40	40	<sup>(6)</sup>	3	35 <sup>(9)</sup>	200	20	10	20	25
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# Special Permit, Historical Building Partial Preservation Massing Diagram B



**Potential FAR : 2.5 : 46,250 sqft**  
**Proposed FAR : 2.5 : 46,665 sqft**  
**43,215 New Living Space**  
 5x6850 sqft /Floor  
 5025 sqft /Floor  
 3940 sqft /Floor  
 7 Floors  
**3,450 Preserved Living Space**

- Maintained Greenery
- Proposed Parking Lot
- Proposed Historical Building
- Proposed Greenery
- Proposed Hardscape
- Proposed Building

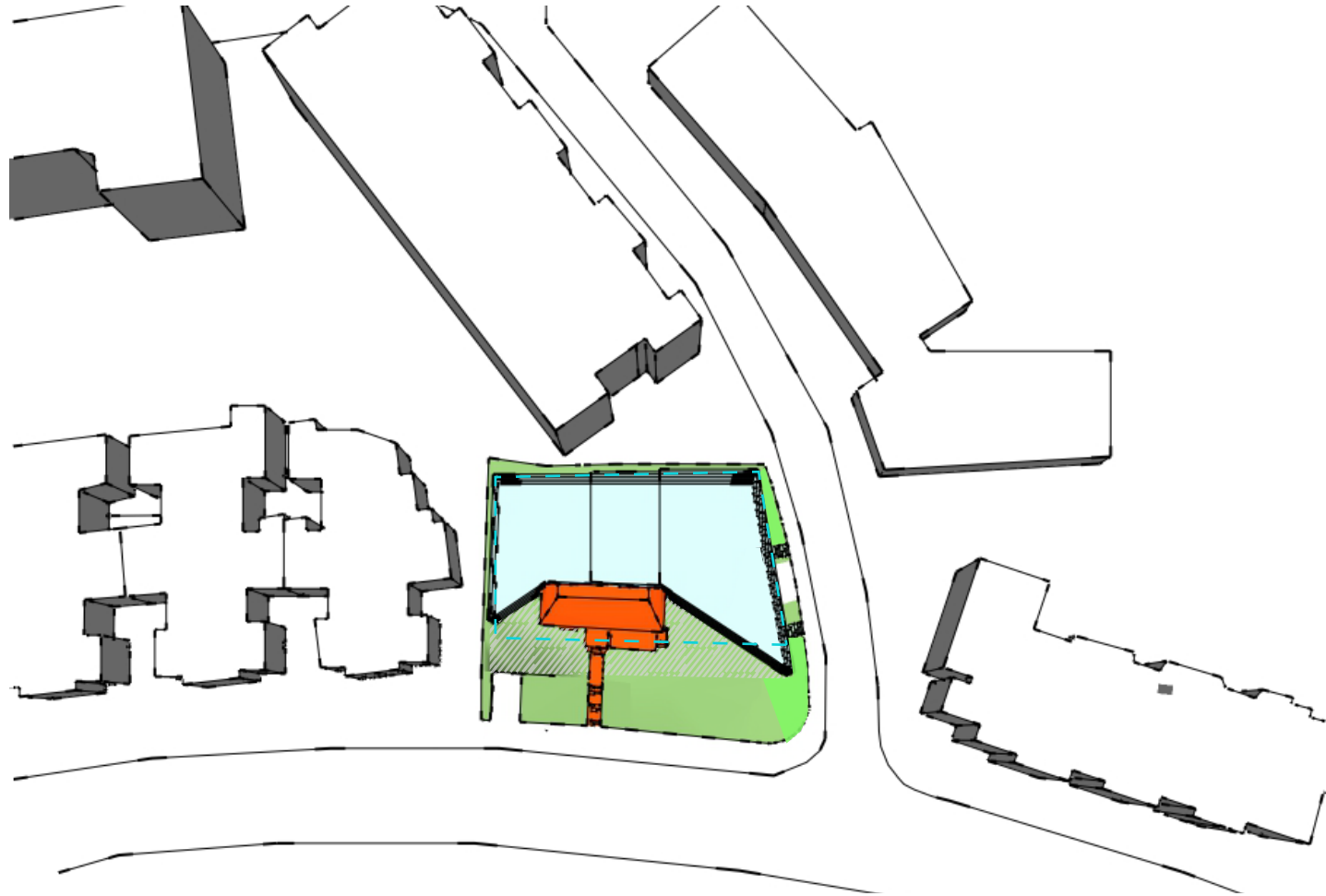


# Special Permit, Historical Building Partial Preservation Massing Diagram B



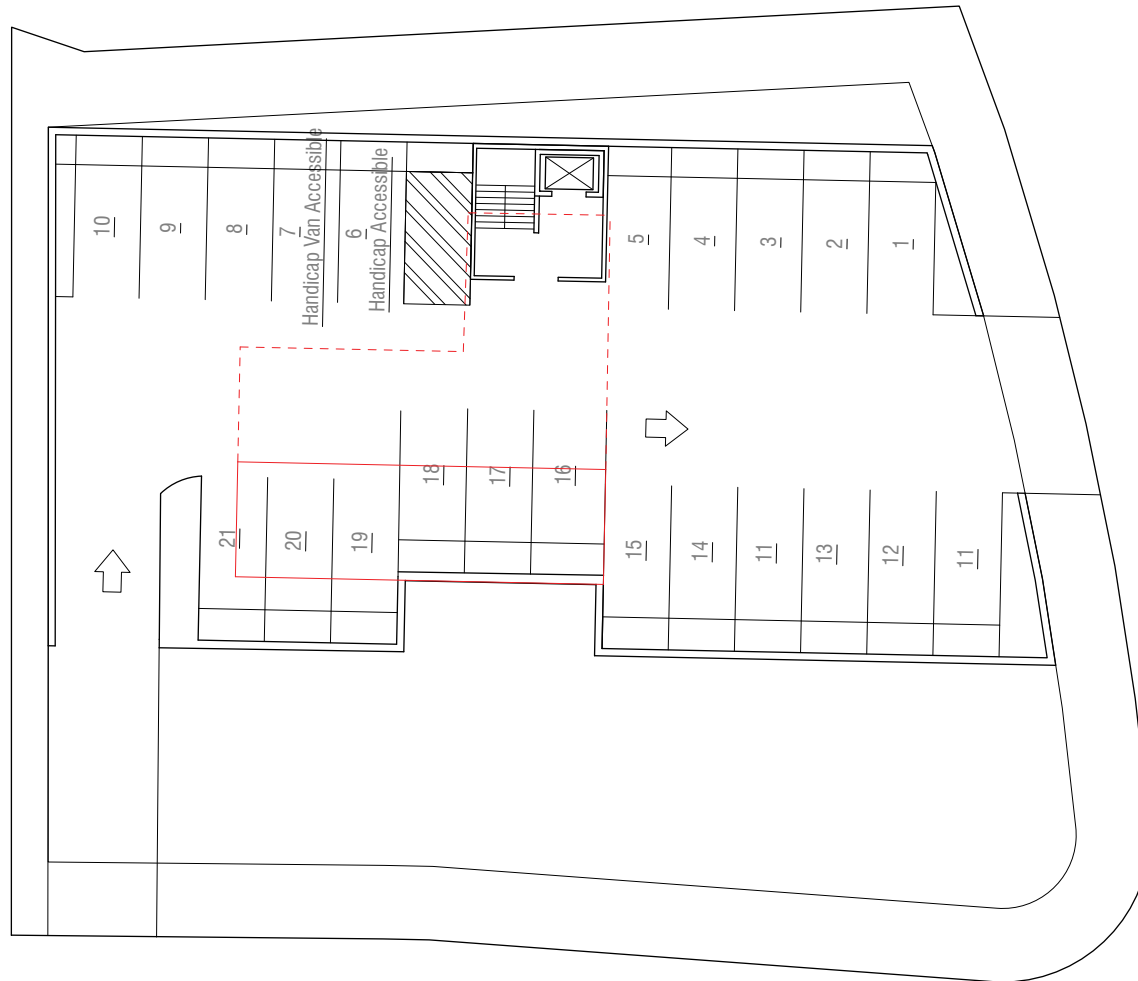
- Maintained Greenery
- Proposed Greenery
- Proposed Parking Lot
- Proposed Hardscape
- Proposed Historical Building
- Proposed Building

# Special Permit, Historical Building Partial Preservation Massing Diagram B



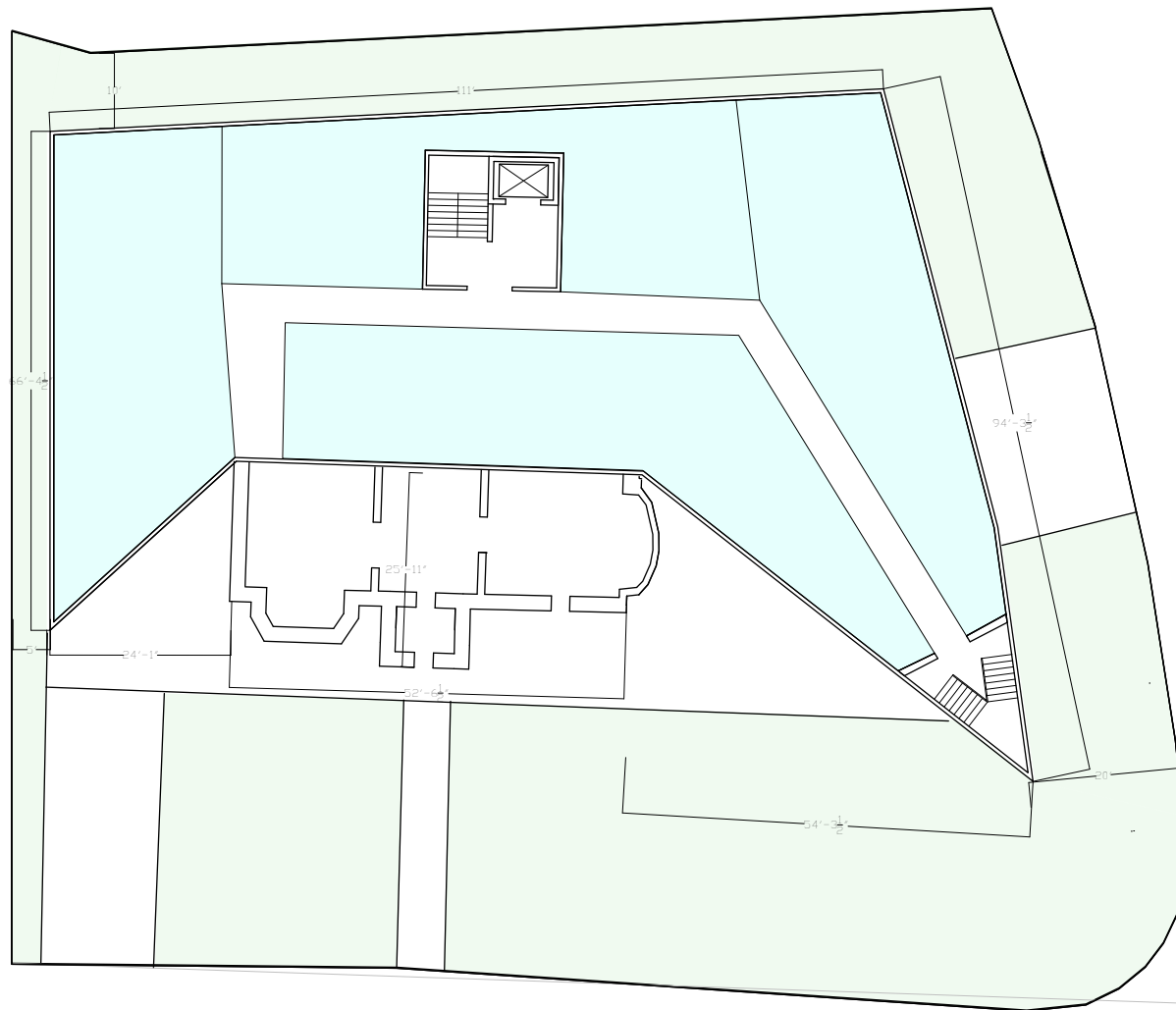
- Maintained Greenery
- Proposed Greenery
- Proposed Parking Lot
- Proposed Hardscape
- Proposed Historical Building
- Proposed Building

# PARKING LEVEL





- Greenery
- Original Historical Massing
- Proposed Building
- Maintained Historical Massing

# ENTRY LEVEL

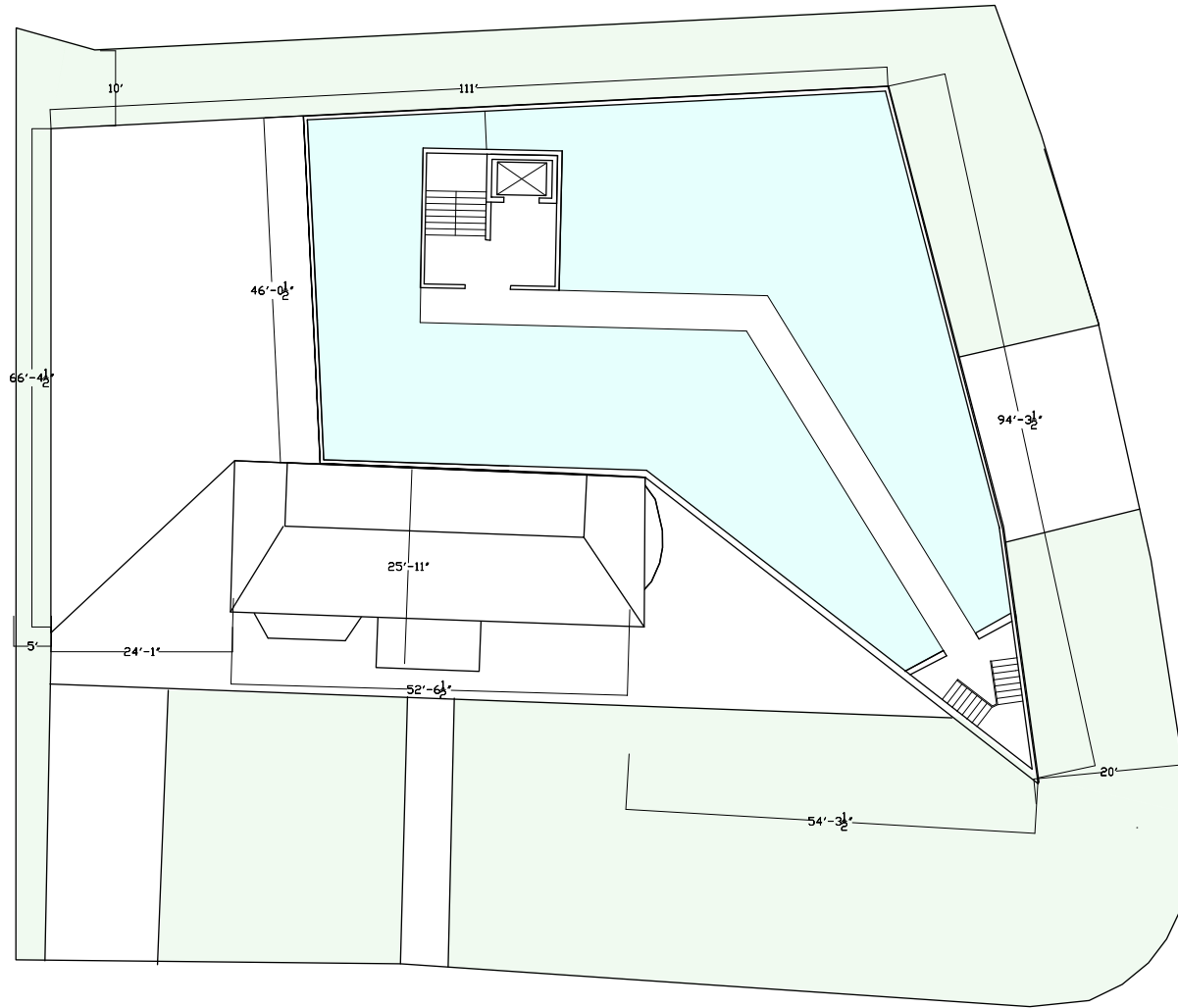



 Greenery

 Proposed Parking Lot


 Proposed Building

# FLOOR 6

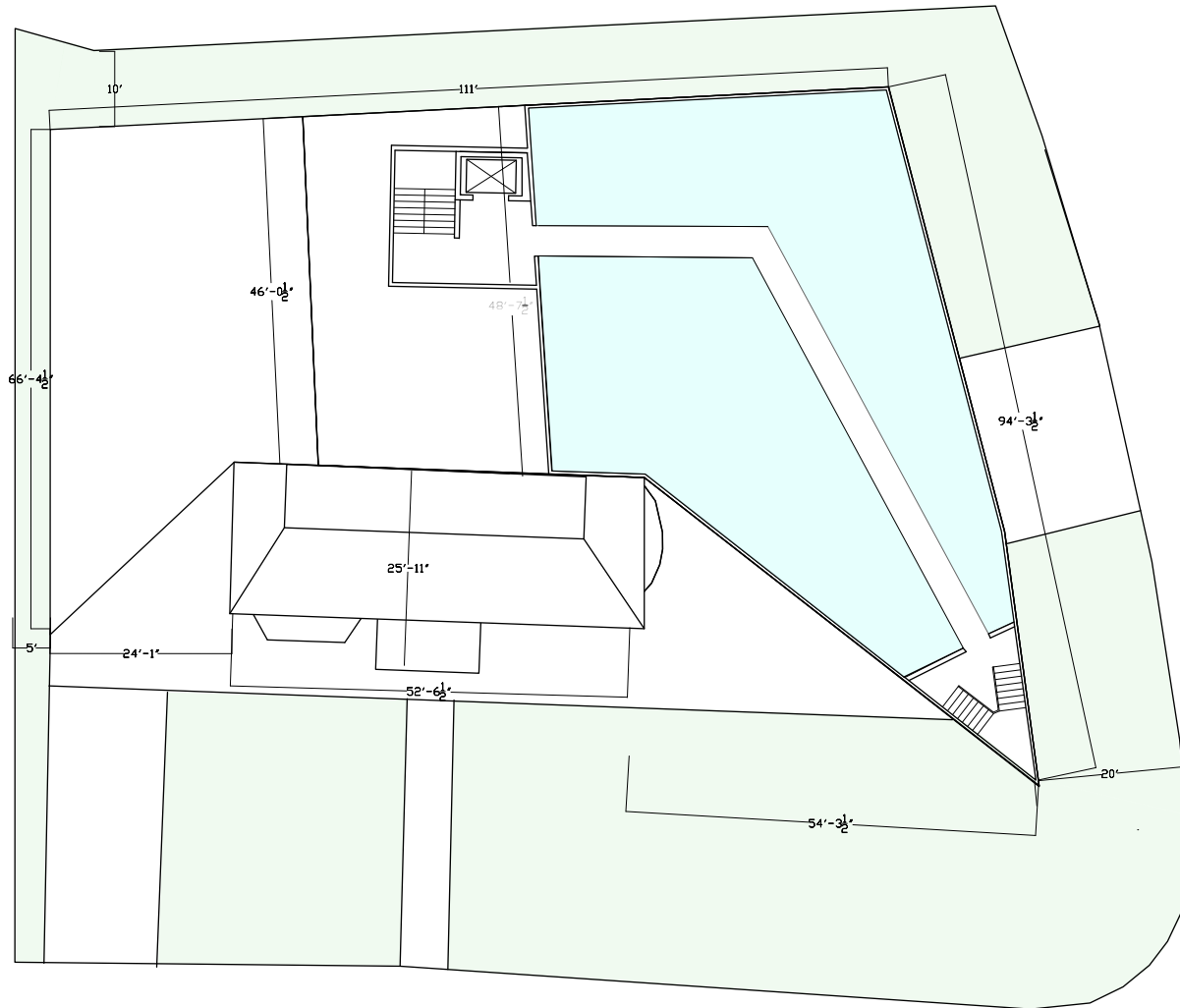


 Greenery

 Proposed Parking Lot

 Proposed Building

# FLOOR 7



Greenery      Proposed Parking Lot      Proposed Building

MASSING RENDERING STREET VIEW



# MASSING RENDERING CLOSE



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# MASSING RENDERING STREET VIEW



# MASSING RENDERING CLOSE



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Axon Diagram