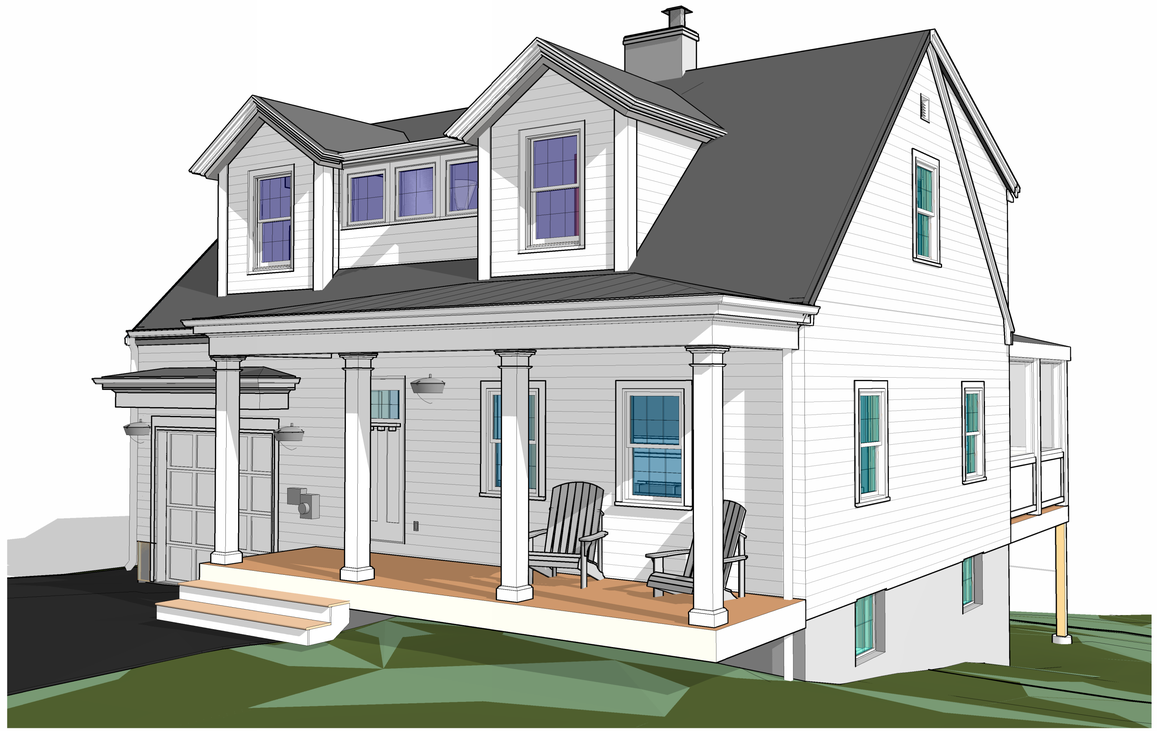
319 APPLETON STREET, ARLINGTON MA

SPECIAL PERMIT SUBMISSION

03.25.25



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SP-300	3D VIEWS AND EXISTING PHOTOS	03.25.25

OWNER

NICHOLAS DONOFRIO
319 APPLETON STREET
ARLINGTON, MA 02476

ARCHITECT

KELLY BOUCHER ARCHITECTURE
54 HARVARD STREET
BROOKLINE, MA 02445

(617) 827-3527

www.boucherarchitecture.com

LOCATION *319 APPLETON STREET, ARLINGTON MA*
DATE *03.25.24* SPECIAL PERMIT

DIMENSIONAL INFORMATION

	EXISTING	REQUESTED	ZONING BY LAW REQ	
ZONE	R1- SINGLE FAMILY			
LOT AREA	4834	4834	6000	
FAR	0.44	0.44	----	
GFA	2139	2139		
LOT AREA PER DU	4834	4834	----	
NO OF UNITS	1.0	1.0		
LOT FRONTAGE	55'	55'	60	
LOT DEPTH	82'/93.77'	82'/93.77'		
SETBACKS				
FRONT	19.9	***13.9***	25	*SPECIAL PERMIT FOR PORCH ROOF ONLY*
REAR	33.4	33.4	20% LOT DEPTH / 18.8'	
LEFT SIDE	10	10	10	
RIGHT SIDE	9.8	9.8	10	*UNCHANGED*
SIZE OF BLDG				
MAX HEIGHT (FT)	26.7	26.7	35	
MAX HEIGHT (STORIES)	1 1/2	1 1/2	2 1/2	
WIDTH				
OPEN SPACE				
LANDSCAPE OS (SF)	2409	2409		
LANDSCAPE OS (% OF GFA)	112.6%	112.6%	10%	
USEABLE OS (SF)	398	398		
USEABLE OS (% OF GFA)	18.6%	***18.6%***	30%	SLOPE > 8%
TOTAL OS	59.3%	64.4%		
MAX LOT COVERAGE	40.7%	40.5%	35%	
PARKING SPACES	2	2		
DISTANCE TO NEAREST BLDG	N/A			

No.	Descrip.	Date

stamp

REGISTERED ARCHITECT KELLY BOUCHER No. 961244 COMMONWEALTH OF MASSACHUSETTS

client
NICHOLAS DONOFRIO
319 APPLETON STREET
ARLINGTON, MA 02476

title COVER SHEET

project 319 APPLETON STREET, ARLINGTON MA

K B A
KELLY BOUCHER ARCHITECTURE
kelly@boucherarchitecture.com
phone: (617) 827.3527

job number 24-019

scale 12" = 1'-0"

issue date 03.25.25

SPECIAL PERMIT SUBMISSION

Sheet no.
SP-000

3/25/2025 11:39:58 AM

LOCATION *319 APPLETON STREET, ARLINGTON MA*
DATE *03.25.24* SPECIAL PERMIT

DIMENSIONAL INFORMATION

	EXISTING	REQUESTED	ZONING BY LAW REQ	
ZONE	R1- SINGLE FAMILY			
LOT AREA	4834	4834	6000	
FAR	0.44	0.44	----	
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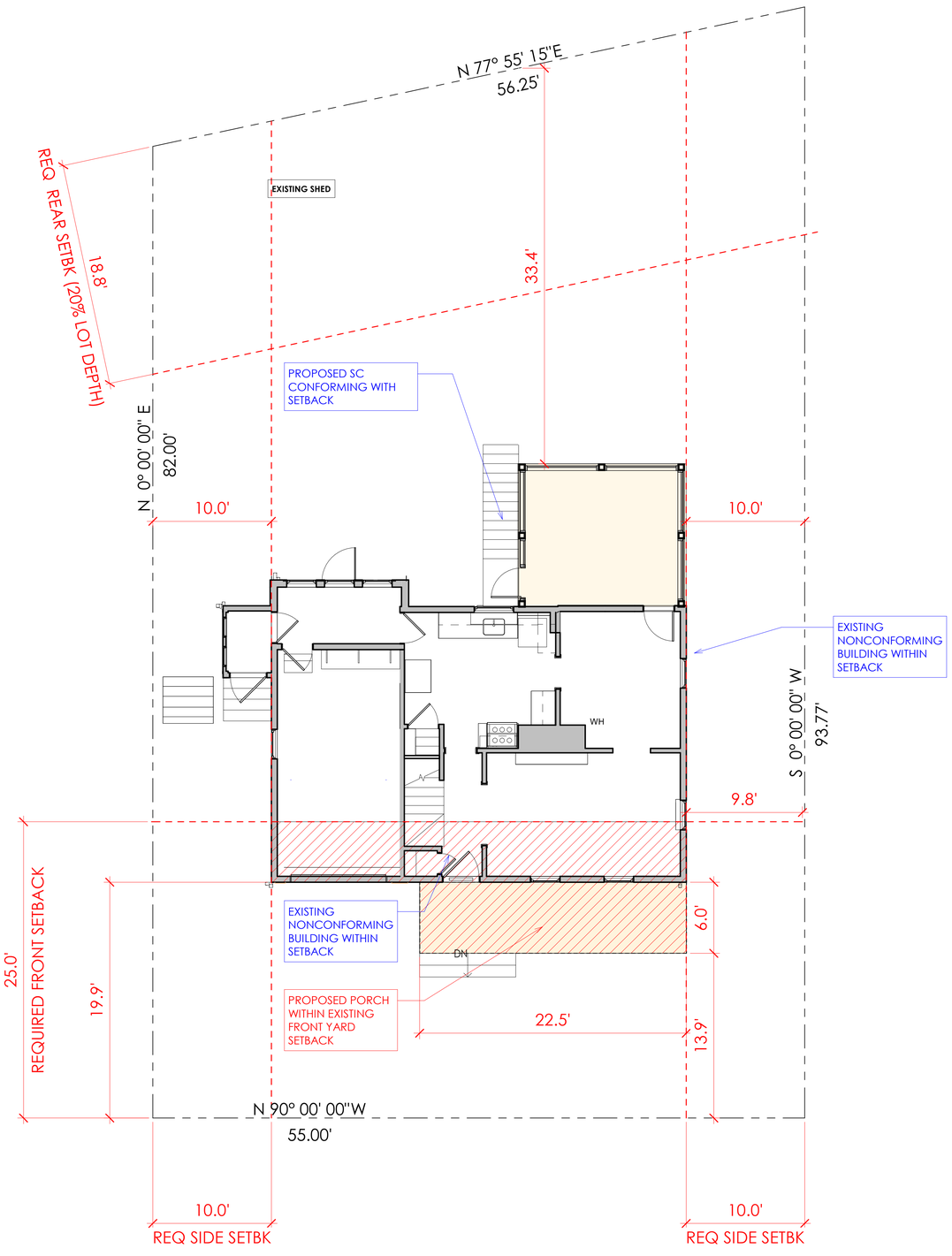
TOTAL OS	59.3%	64.4%		
MAX LOT COVERAGE	40.7%	40.5%	35%	
PARKING SPACES	2	2		
DISTANCE TO NEAREST BLDG	N/A			



1 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

0' 2' 4' 8' 16'

No.	Descrip.	Date

stamp

client
NICHOLAS DONOFRIO
319 APPLETON STREET
ARLINGTON, MA 02476

title ZONING COMPLIANCE - SITE PLAN

project 319 APPLETON STREET, ARLINGTON MA

KBA
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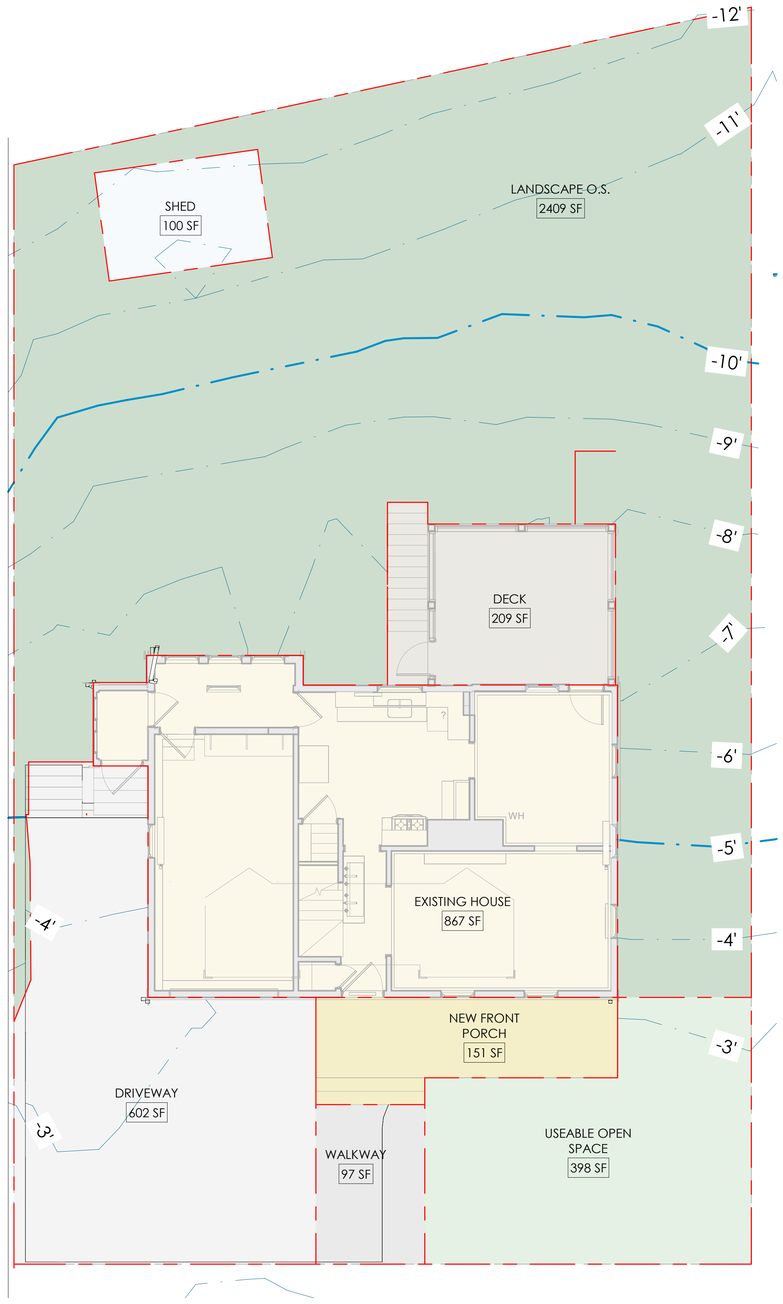
job number 24-019
scale As indicated
issue date 03.25.25
SPECIAL PERMIT SUBMISSION

Sheet no.
SP-010

3/25/2025 11:39:58 AM



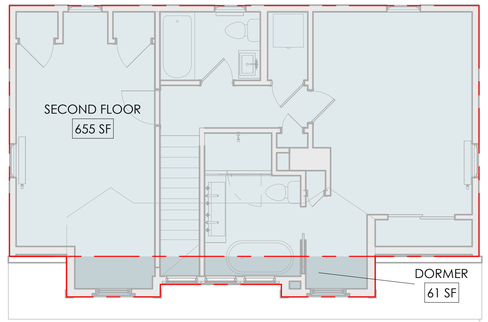
PROPOSED LOT COVERAGE DIAGRAM

3/16" = 1'-0"

0' 2' 4' 8' 16'

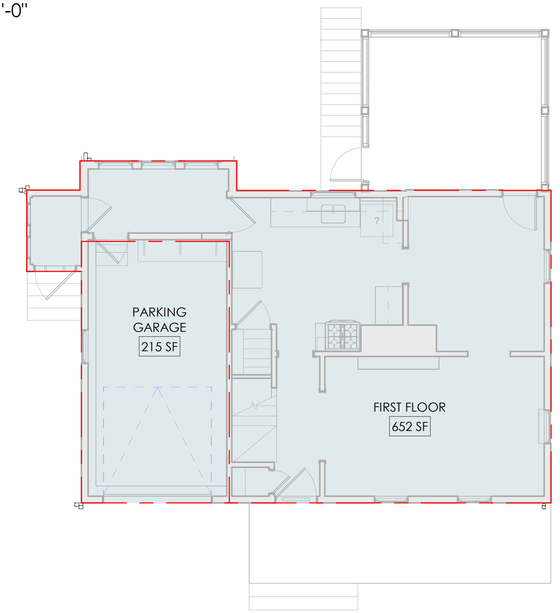
GFA PROPOSED	
Name	Area
BASEMENT	556 SF
FIRST FLOOR	652 SF
SECOND FLOOR	655 SF
DORMER	61 SF
PARKING GARAGE	215 SF
	2139 SF

LOT COVERAGE & OPEN SPACE	
LOT AREA = 4834 SF	***AREA***
LOT COVERAGE	
EXISTING HOUSE	867 SF
DECK	209 SF
DRIVEWAY	602 SF
NEW FRONT PORCH	151 SF
SHED	100 SF
	1930 SF
OPEN SPACE	
WALKWAY	97 SF
LANDSCAPE O.S.	2409 SF
USEABLE OPEN SPACE	398 SF
	2904 SF
TOTAL LOT	4834 SF



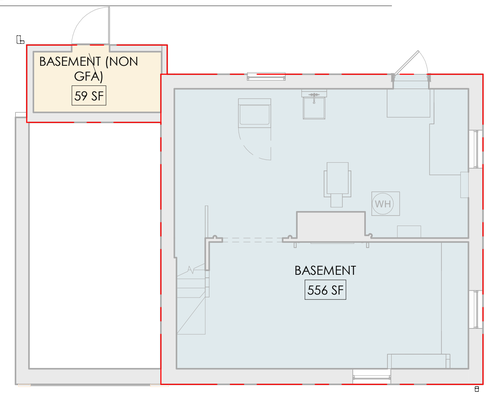
2ND FLOOR AREA PLAN

3/16" = 1'-0"



1ST FLOOR AREA PLAN

3/16" = 1'-0"



BASEMENT AREA PLAN

3/16" = 1'-0"

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client
NICHOLAS DONOFRIO
319 APPLETON STREET
ARLINGTON, MA 02476

title
LOT COVERAGE AND GFA AREA PLANS

project
319 APPLETON STREET, ARLINGTON MA

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job number 24-019

scale 3/16" = 1'-0"

issue date 03.25.25

SPECIAL PERMIT SUBMISSION

Sheet no.
SP-011

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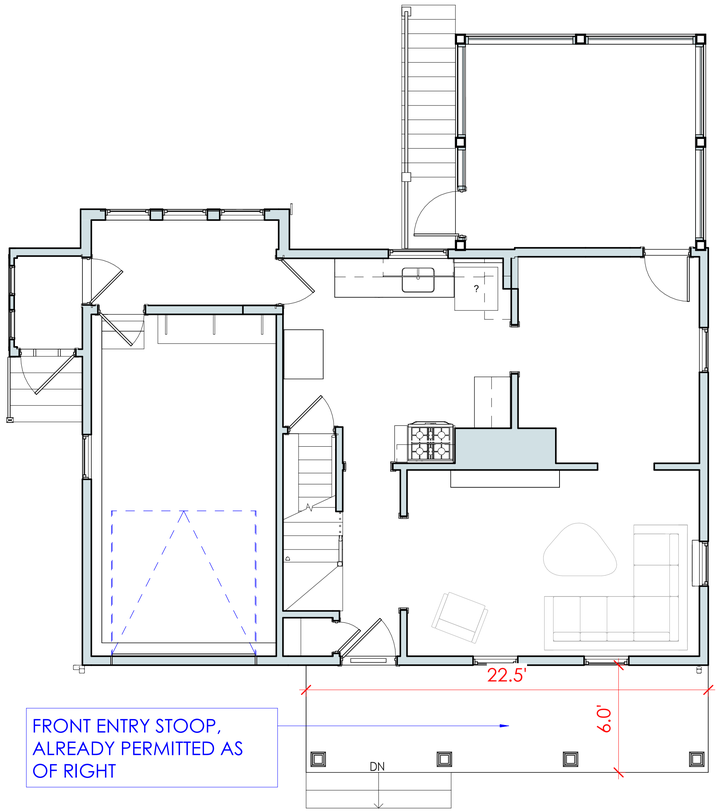
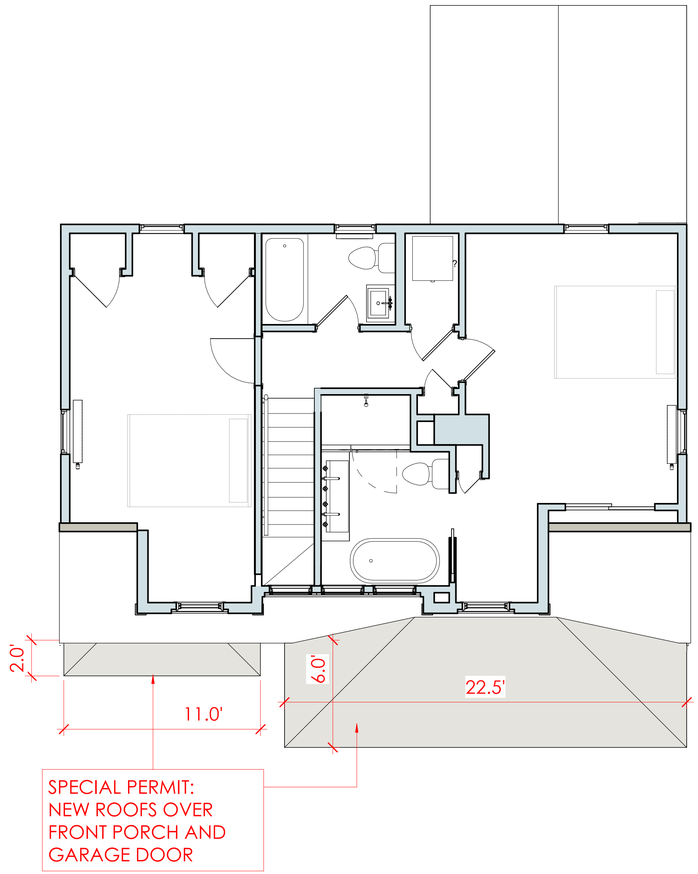


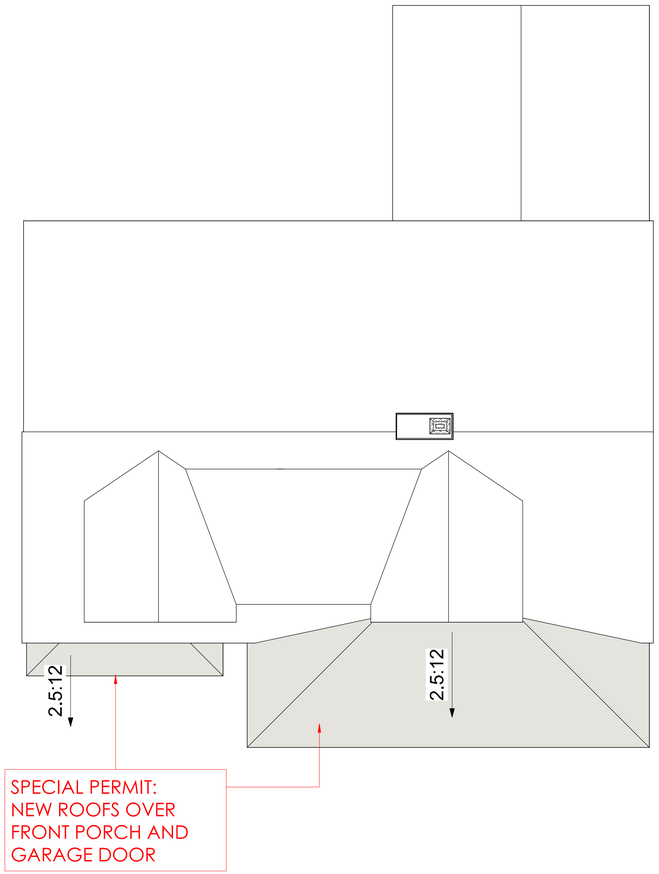
SP FIRST FLOOR PLAN

1/4" = 1'-0"



SP SECOND FLOOR PLAN

1/4" = 1'-0"



SP ROOF PLAN

1/4" = 1'-0"

0' 2' 4' 8' 16'

No.	Descrip.	Date

stamp

REGISTERED ARCHITECT KELLY BOUCHER No. 951244 COMMONWEALTH OF MASSACHUSETTS

client

NICHOLAS DONOFRIO
319 APPLETON STREET
ARLINGTON, MA 02476

title PROPOSED PLANS

project 319 APPLETON STREET, ARLINGTON MA

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job number 24-019

scale 1/4" = 1'-0"

issue date 03.25.25

SPECIAL PERMIT SUBMISSION

Sheet no.
SP-100

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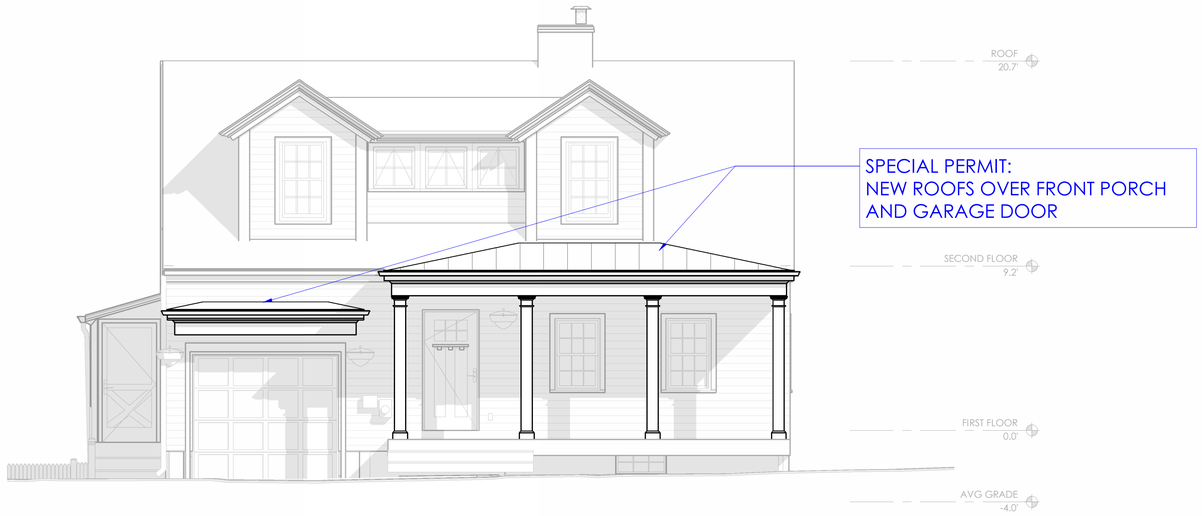
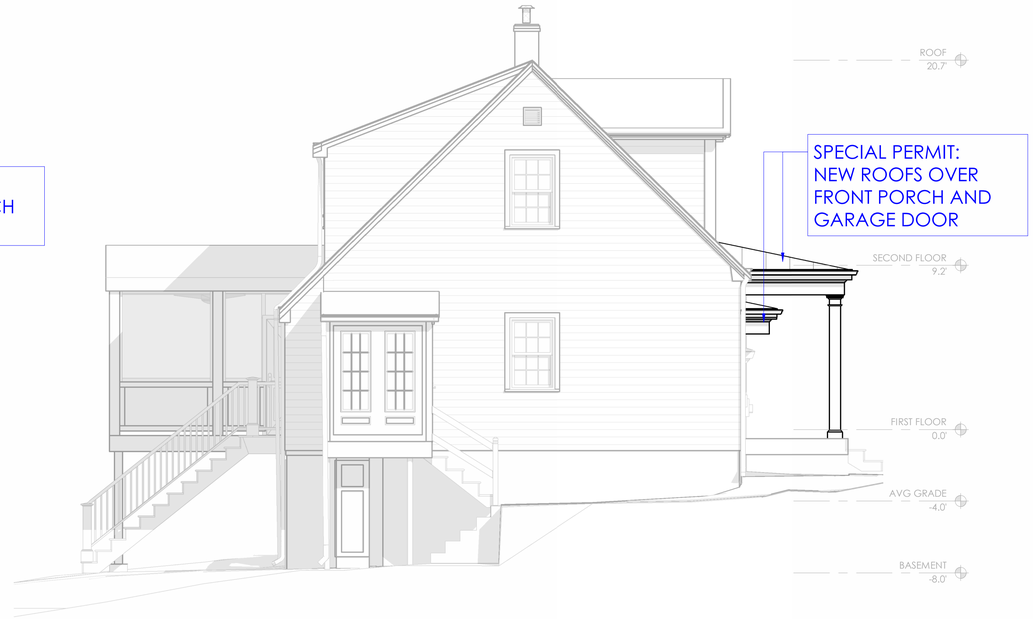


PROPOSED FRONT ELEVATION

1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"

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client

NICHOLAS
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319 APPLETON STREET
ARLINGTON, MA 02476

title PROPOSED ELEVATIONS

project 319 APPLETON STREET, ARLINGTON MA

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job number 24-019

scale 1/4" = 1'-0"

issue date 03.25.25

SPECIAL PERMIT
SUBMISSION

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SP-200

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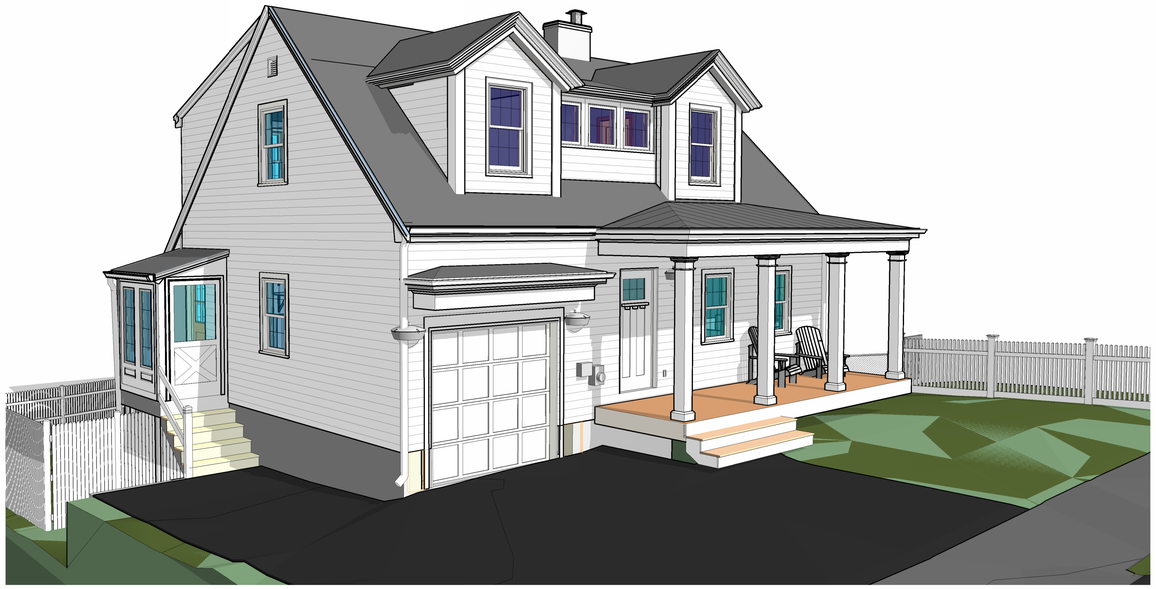



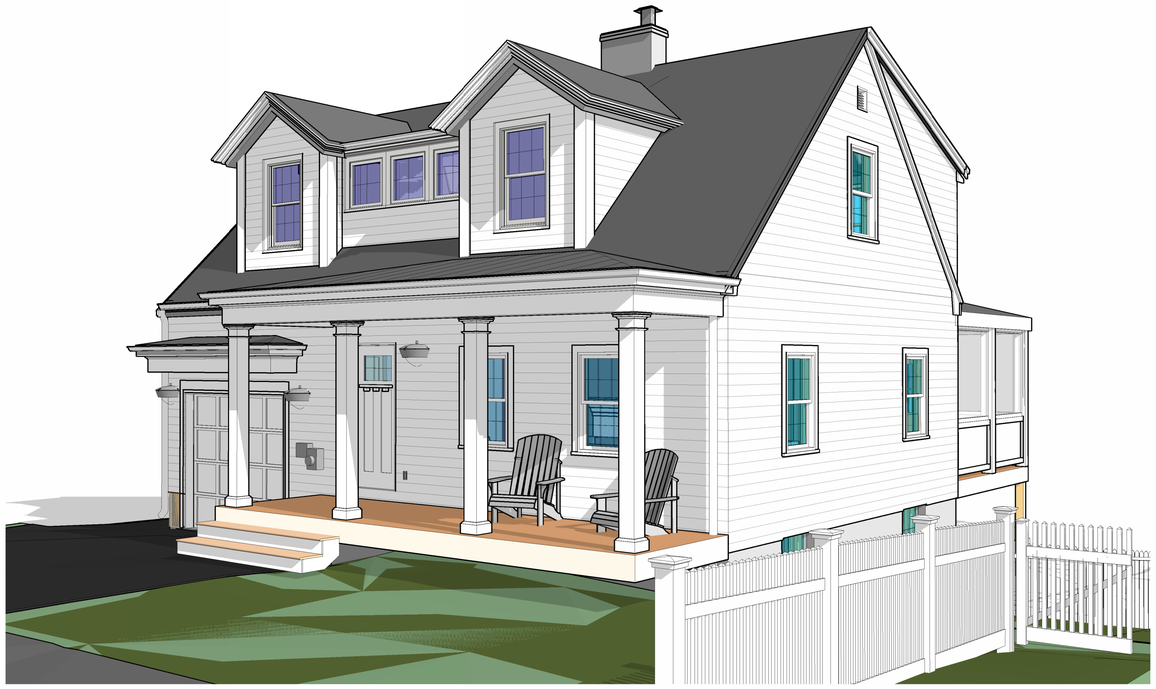



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client
NICHOLAS DONOFRIO
319 APPLETON STREET
ARLINGTON, MA 02476

title
3D VIEWS AND EXISTING PHOTOS

project
319 APPLETON STREET, ARLINGTON MA

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SP-300

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