

# 9 Walnut Place

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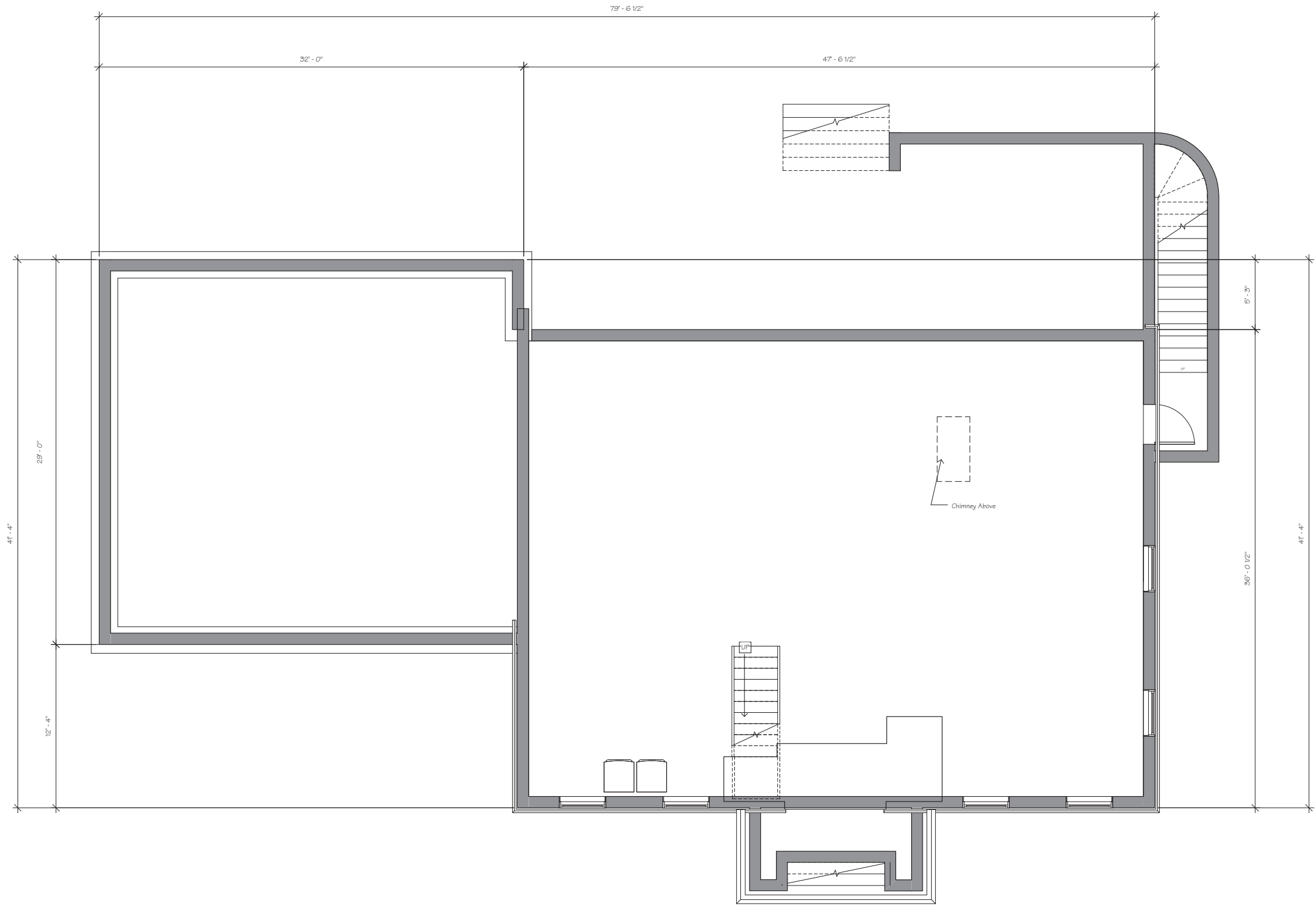
## Zoning Summary

Zone: S10	Proposed	Allowed
Minimum Lot Size (sq. ft.):	14,606	10,000
Maximum Lot Width (ft.):	115	85
Maximum Height (ft., see note 1):	30	35
Gross Floor Area (sq. ft., see note 2):	3662	4382
Floor Area Ratio (sq. ft., see note 2):	<b>.25</b>	0.30
Minimum East Front Yard Setback (ft., see note 3):	32'-0"	20
Minimum West Rear Yard Setback (ft., see note 3): t	54'-6"@ Midpoint 49'-2"@ Nearest	30
Minimum South Side Yard Setback (ft., see note 3):	16'-6"@ Midpoint 15'-0"@ Nearest	10
Minimum North Side Yard Setback (ft., see note 3):	24'-0"	10
Minimum Landscaped Area (as a % of GFA)	83	10
Minimum Usable Open Area (as a % of GFA)	244	40
Parking Space Requirement	2	2

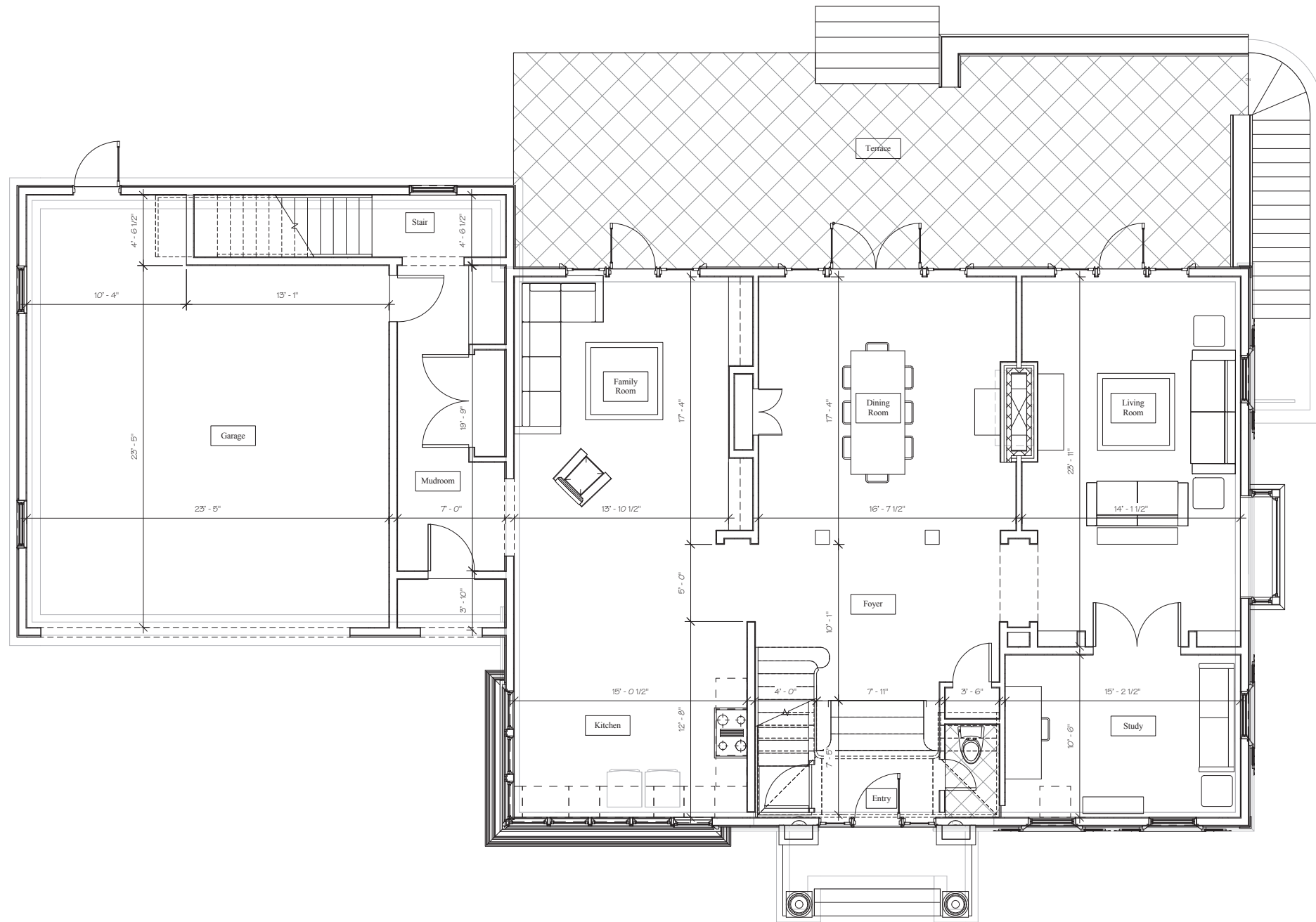
Note 1: Measured from the mean grade of the mid point on Walnut Place as per Brookline zoning 5.30.  
Note 2: Unfinished basement, attic and garage space are not included in calculation as per Brookline zoning definitions  
Note 3: Measured per Brookline zoning 5.40, walls not parallel to lot line (nearest point of building to lot line also indicated).

February 29, 2016

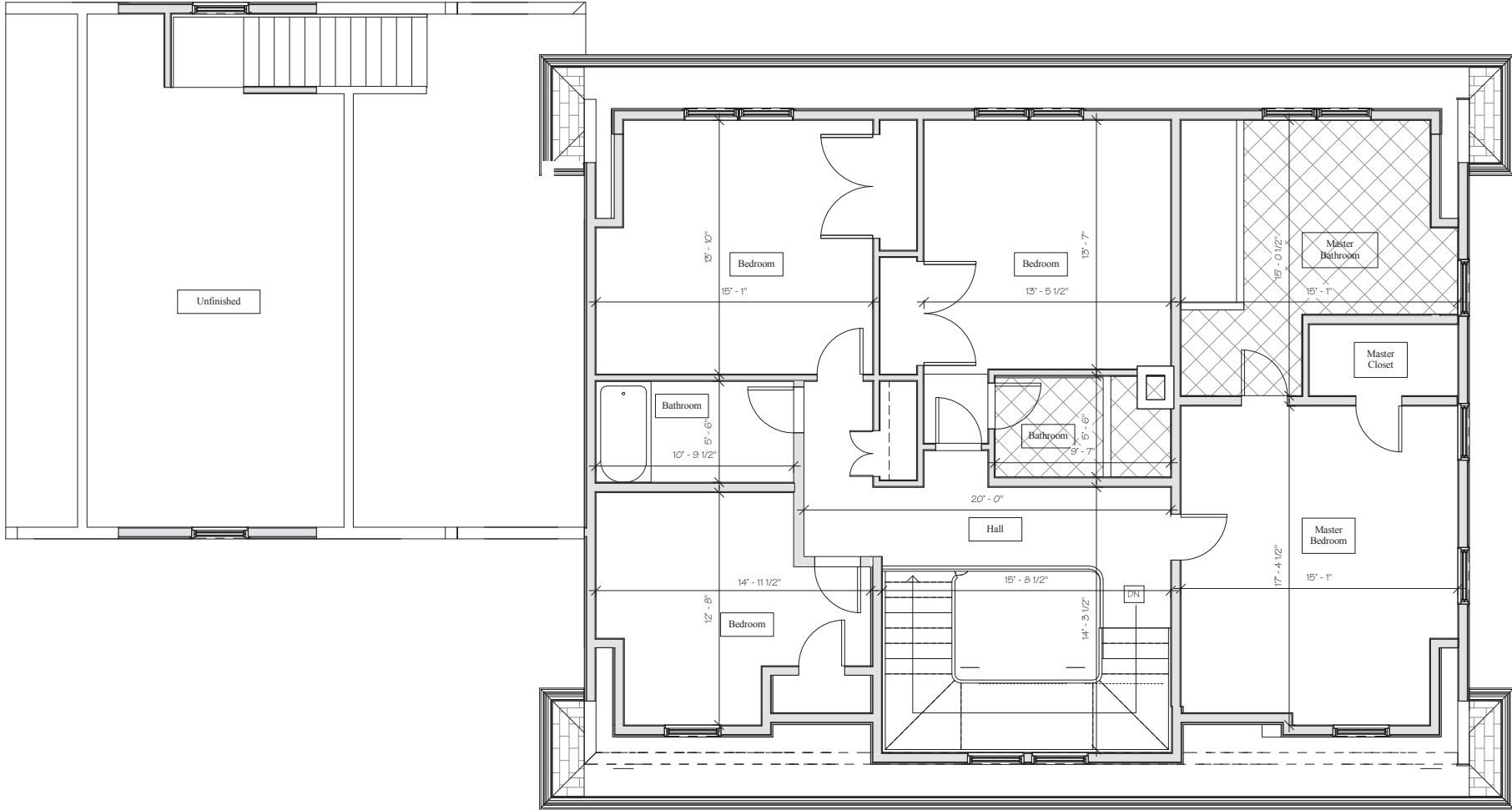




① Basement Floor Plan  
1/8" = 1'-0"



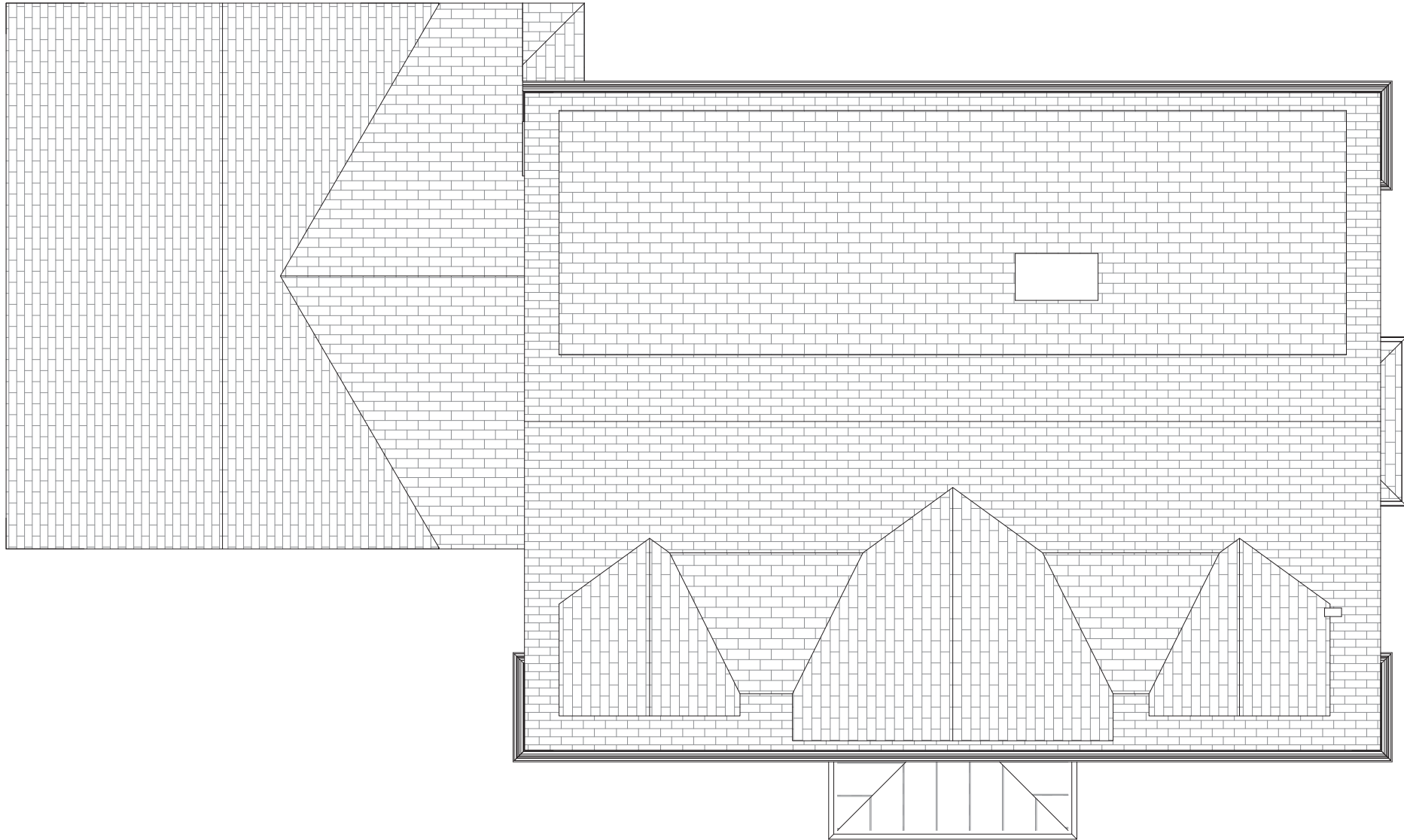
① First Floor Plan  
1/4" = 1'-0"



Second Floor Plan  
1/4" = 1'-0"





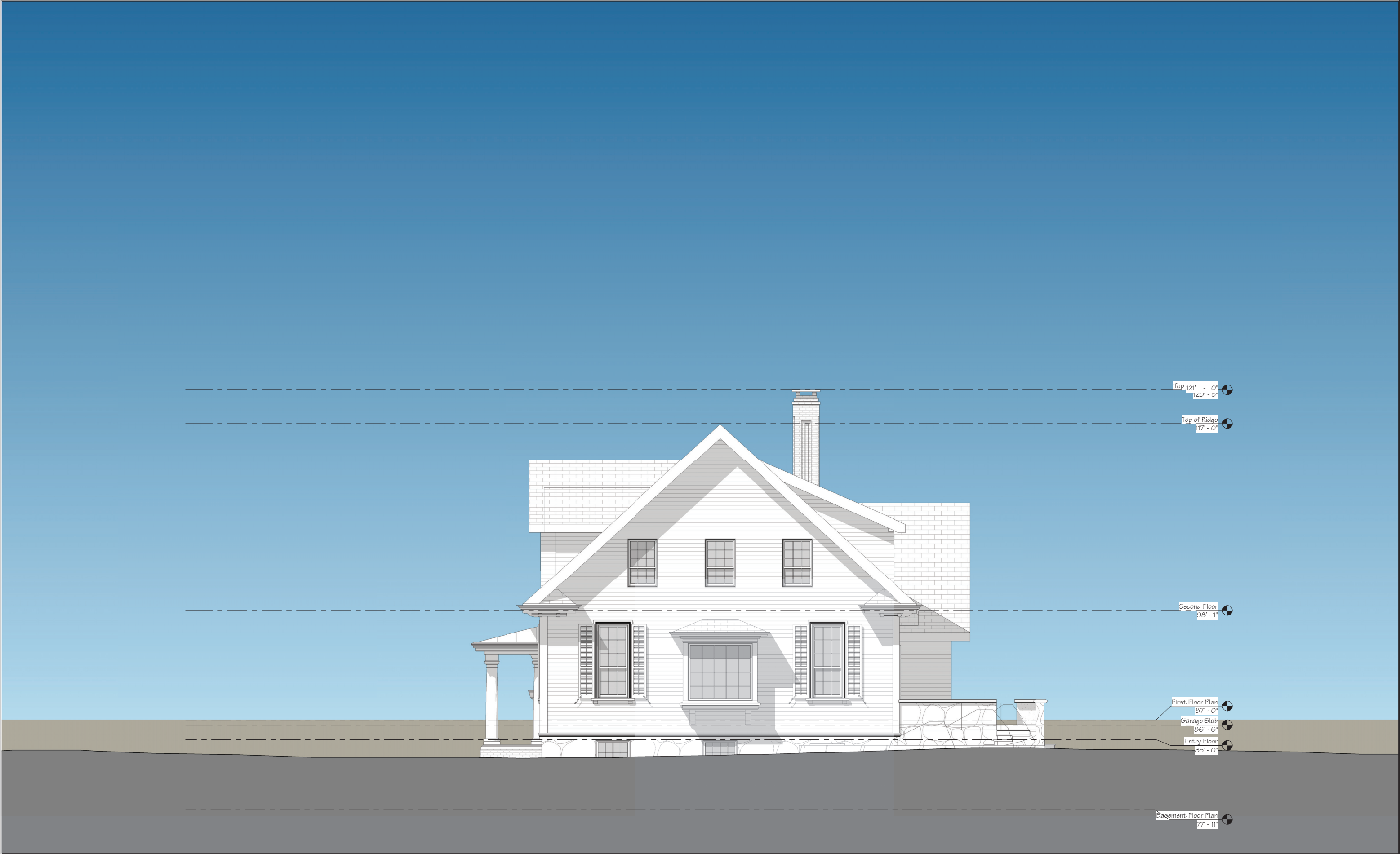


Roof Plan  
1/4" = 1'-0"



East Elevation  
1/4" = 1'-0"

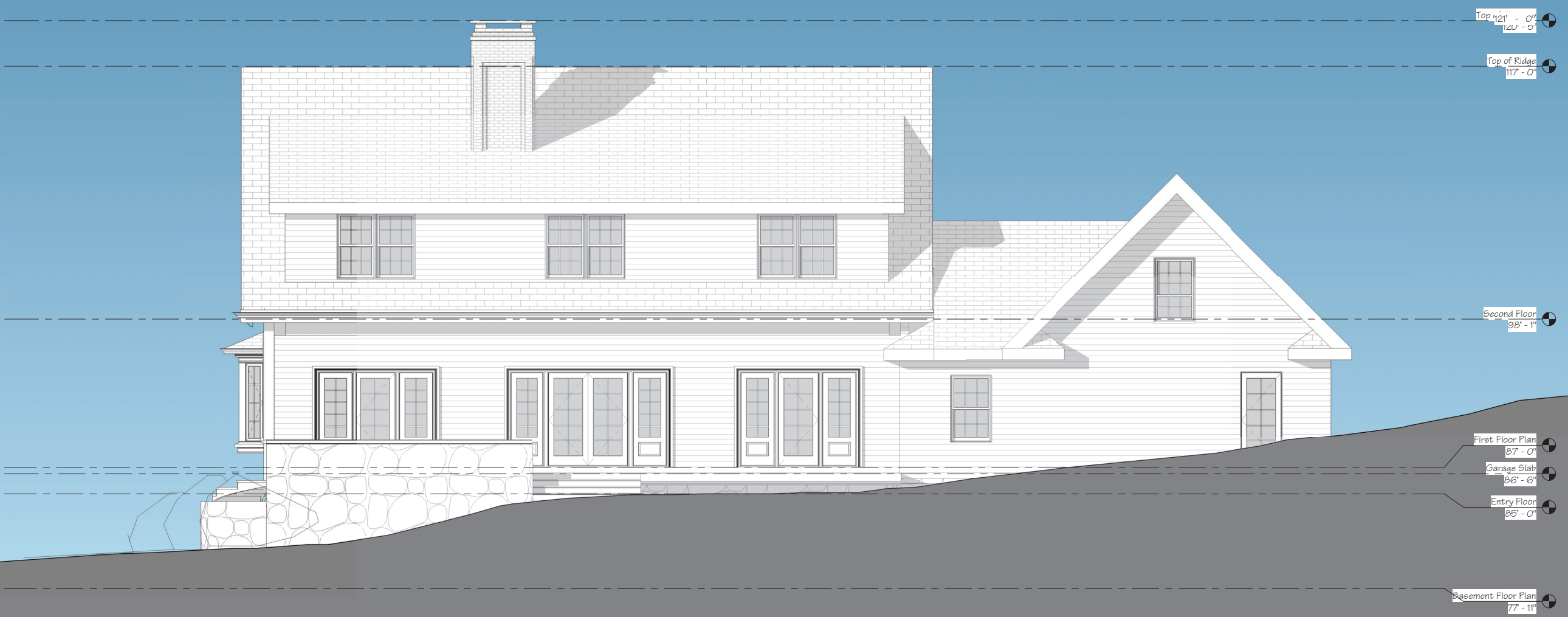




North Elevation

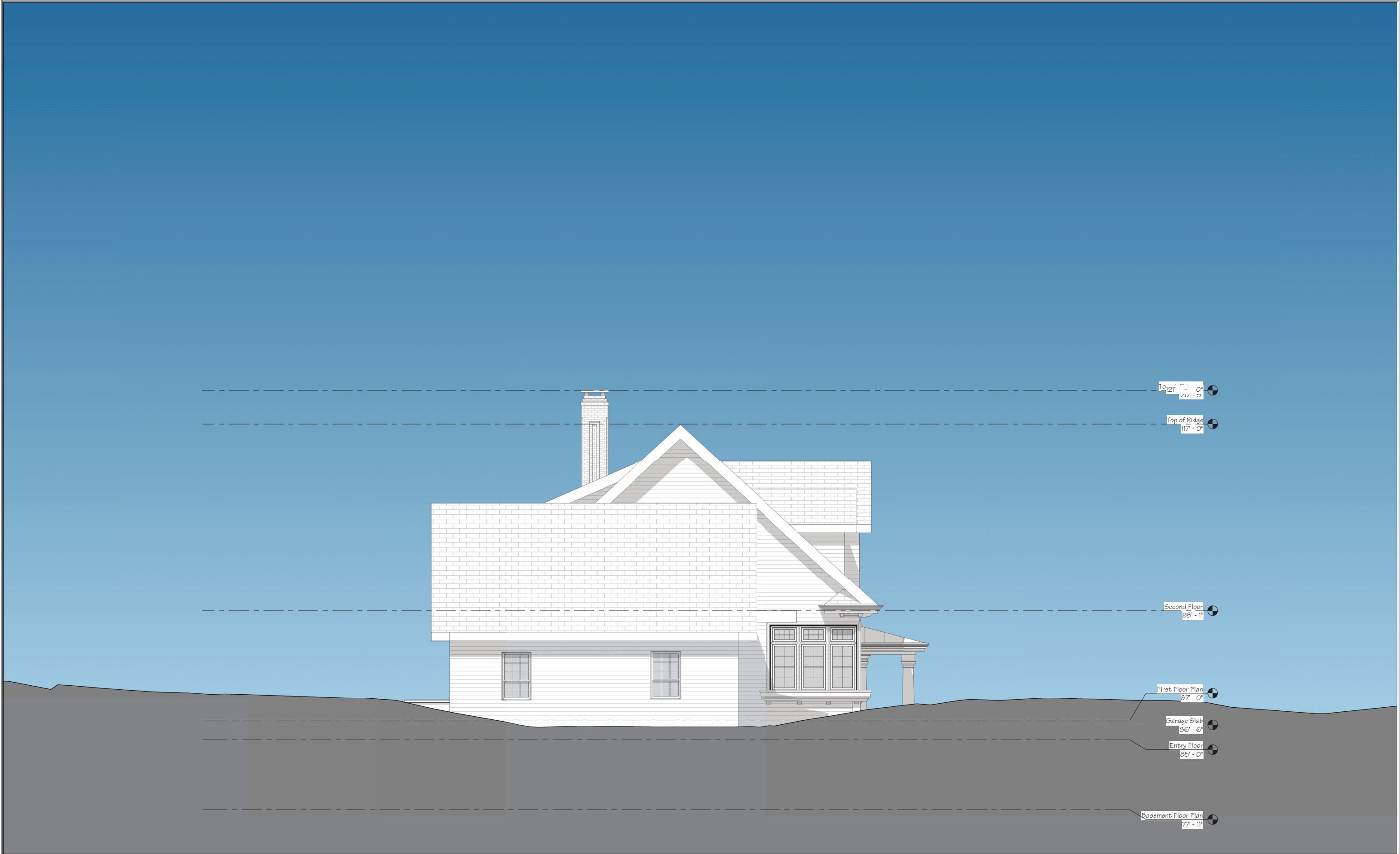
1/4" = 1'-0"





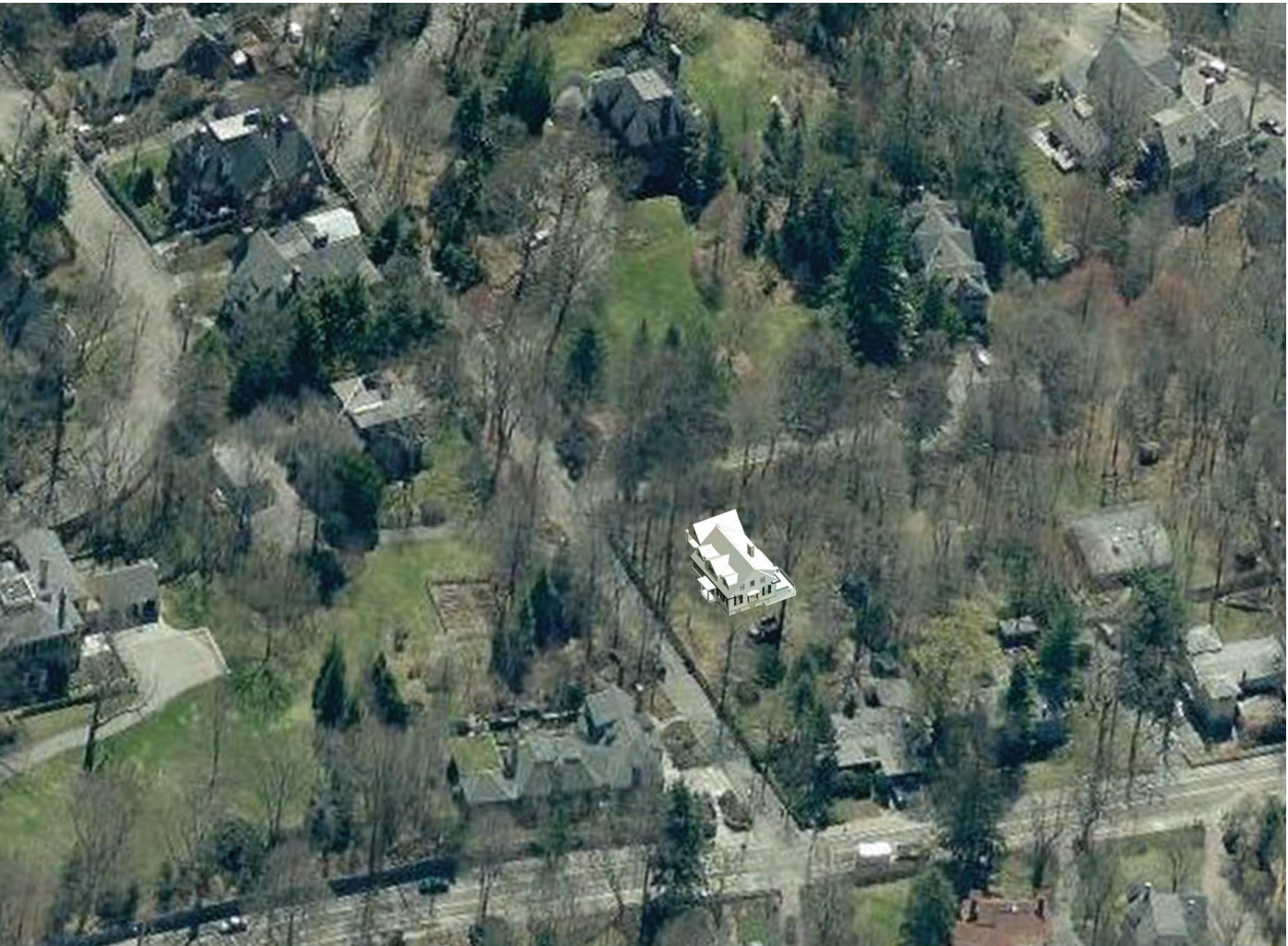
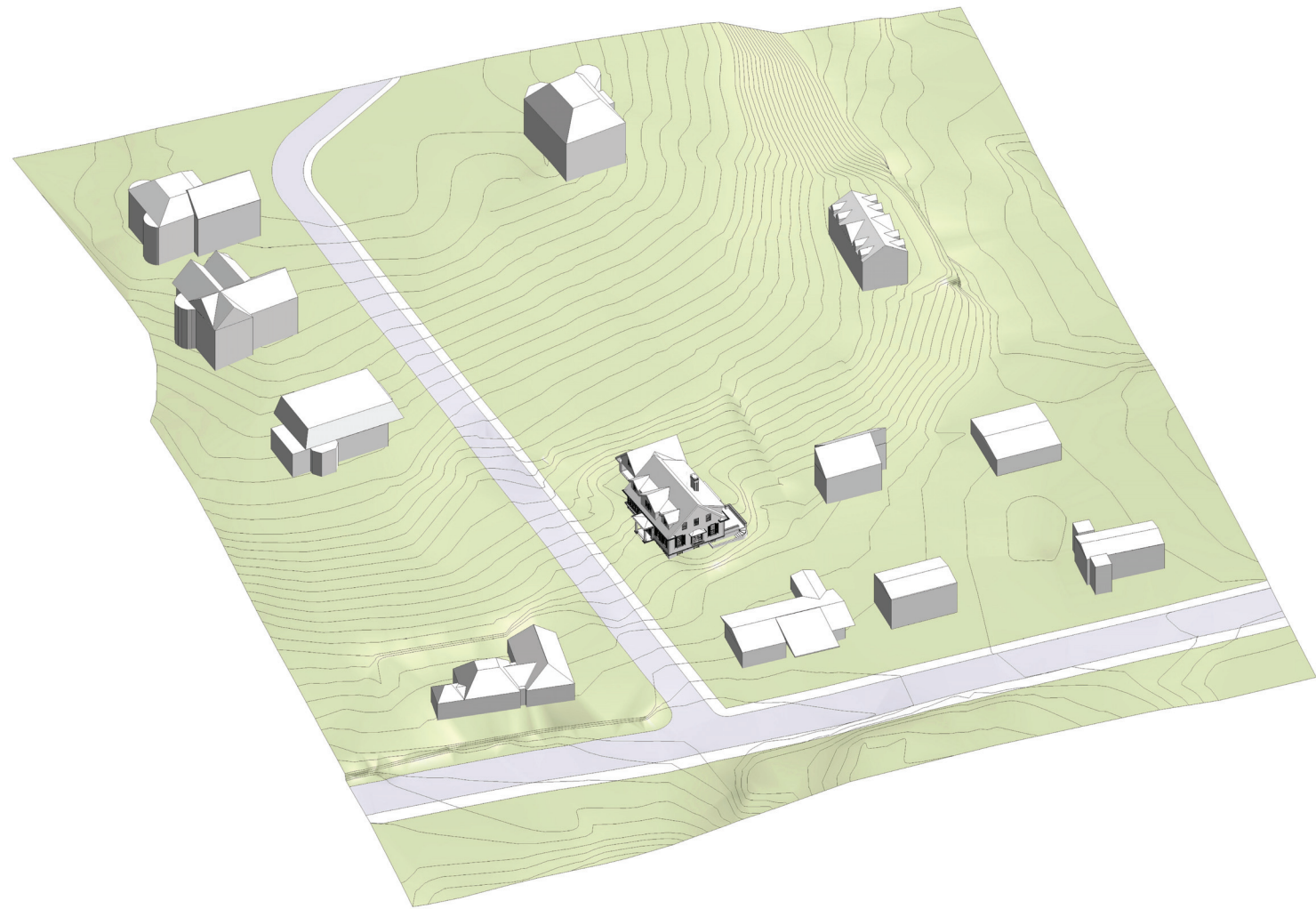
West Elevation  
1/4" = 1'-0"



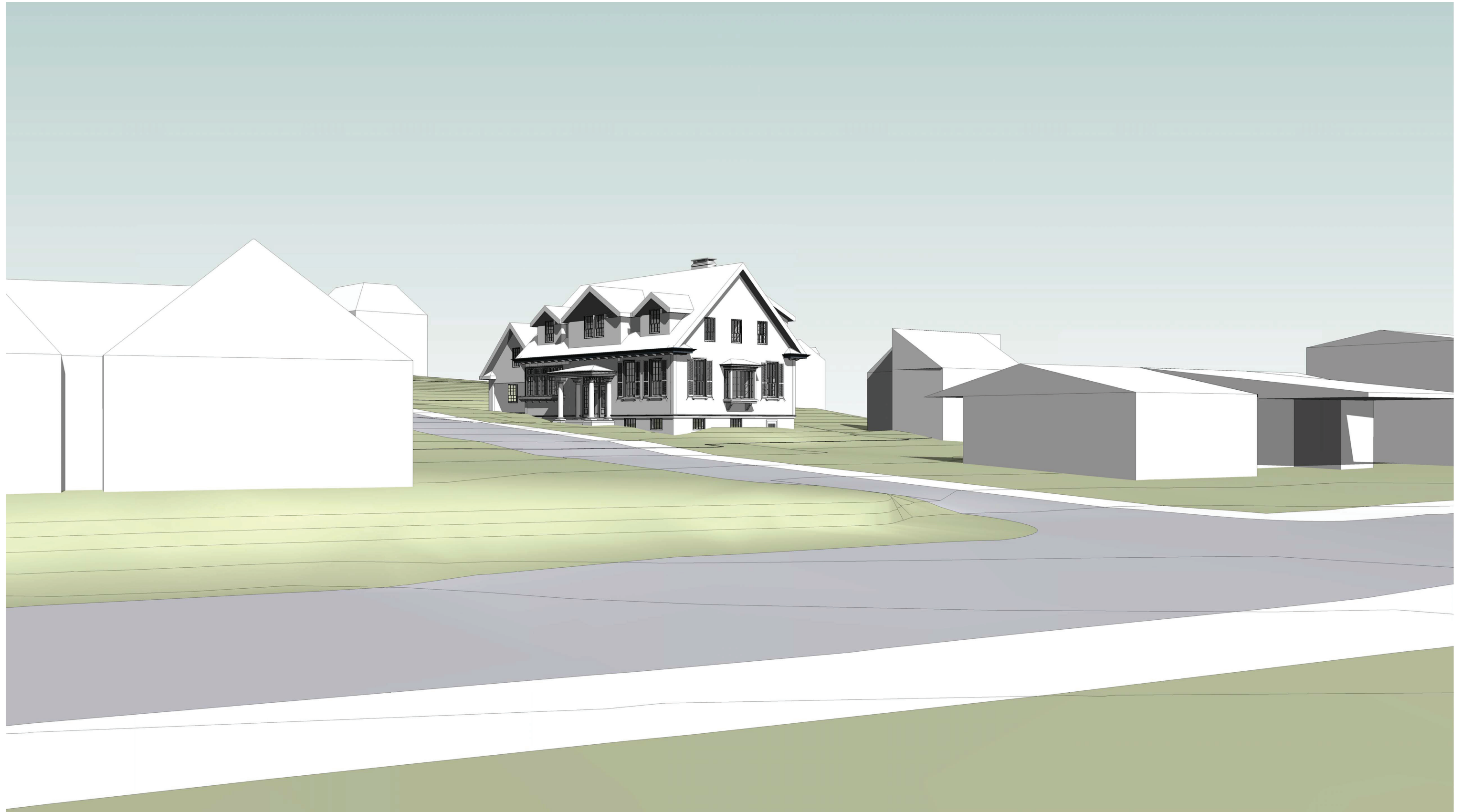


South Elevation  
1/4" = 1'-0"





Aerial View



View From Walnut Street - Parallel Siting







# Walnut Place

0 Walnut Pl  
Brookline, Massachusetts

Issue Dates and Revisions:

Registration:

Drawing Title:

Site Plan

Drawn: BP LL

Checked: BP

Project Number: 15048

Date: 02.29.16

Drawing Number:

L2.0

