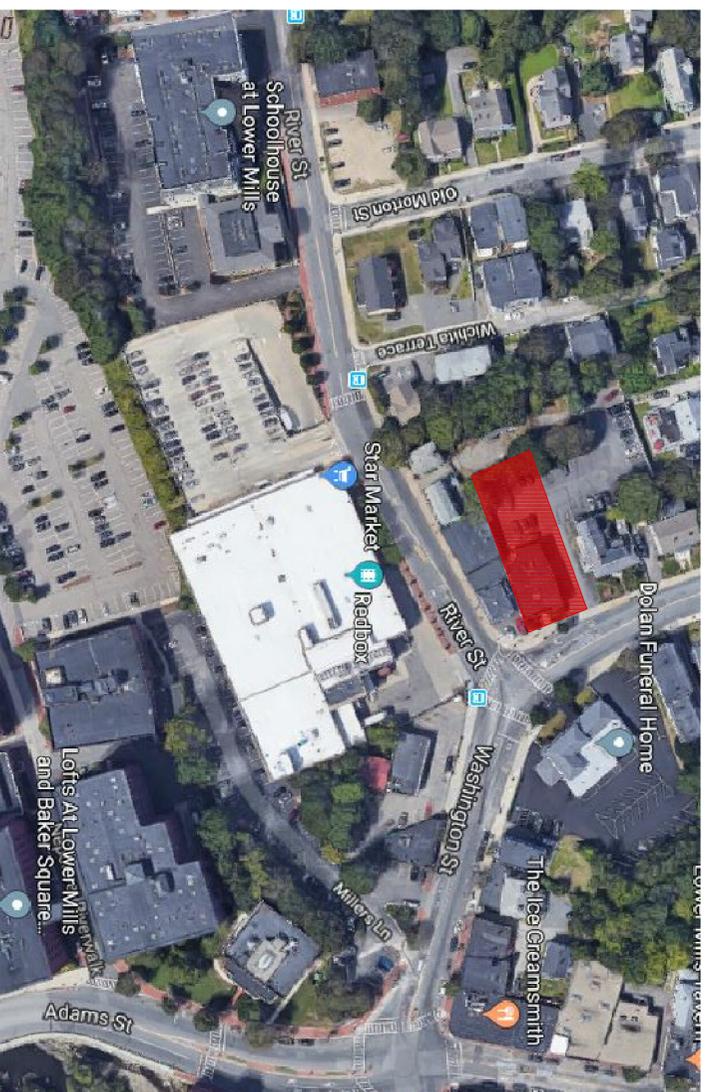


REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX

1135 WASHINGTON STREET

DORCHESTER, MA 02124



1135 WASHINGTON STREET
DORCHESTER, MA
ZONING REVIEW

ITEM	REQUIRED	PROPOSED
ZONING DISTRICT	NEIGHBORHOOD SHOPPING / ARTICLE 65	
EXISTING USE	2 OFFICES	
PROPOSED USE	2 OFFICES & 9 RESIDENTIAL UNITS	
LOT SIZE	10,560 S.F.	

DIMENSIONAL REGULATIONS

TABLE D

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	NONE	10,560 S.F.
MIN. LOT WIDTH	NONE	68.61'
MIN. LOT FRONTAGE	NONE	68.61'
MAX. FLOOR AREA RATIO	1.0	0.95 (10,057 S.F. ²)
MAX. ALLOWABLE BUILDING HEIGHT	40'	40'±
MIN. FRONT YARD	NONE	N/A
MIN. SIDE YARD	NONE	NONE
MIN. REAR YARD	20'	20'±
MIN. OPEN SPACE	50 SQ. FT. PER UNIT = 450 SQ. FT.	450 SQ. FT.

UNIT BREAKDOWN:
STUDIO: 5 UNITS
2 BED: 4 UNIT
TOTAL: 9 UNITS

PARKING:
15 PARKING SPACES PROVIDED



GENERAL NOTE:
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PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



RCA, LLC

415 Neponset Ave. www.roche-christopher.com
Dorchester, Massachusetts 02122

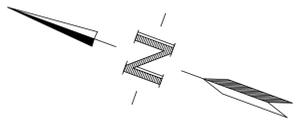
Telephone: 617-282-0030
Fax: 617-282-1080

1135 Washington Street
Dorchester, MA 02124

PROJECT #
19-065
DATE: 7-16-19
REV:
SCALE:
NONE
DRAWN BY:
CD
CHECKED BY:
R.P.B.

ZONING INFORMATION

1



WASHINGTON STREET

(PUBLIC ~ VARIABLE WIDTH)
(LAYOUT L-2040)

STREET

RIVER

STREET

LOT B
N/F
1133 WASHINGTON STREET
PROPERTY LLC

LOT A
10,566 S.F.

N/F
ARROW HOME INVESTMENTS LLC

LEGEND

- Drain Manhole
- Catch Basin
- Sewer Manhole
- Water Main Valve
- Water Service/Fire/Hydrant Valve
- Hydrant
- Water Meter

I HEREBY CERTIFY:
● THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

STEPHEN P. DESROCHE PLS No. 27699

SITE PLAN
SHOWING
EXISTING CONDITIONS
AT
1135 WASHINGTON STREET
IN
BOSTON (DOR.), MASS.

PREPARED BY:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169

SCALE: 1"=10'	DATE: JULY 22, 2019	SHEET 1 OF 1
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THIRD FLOOR PLAN

SECOND FLOOR PLAN

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- PROPOSED DOOR

REV.	DATE	DESCRIPTION
X	6-12-19	XXX

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 415 Neponset Ave. www.rocke-christopher.com Telephone: 617-283-0030
 Dorchester, Massachusetts 02122 Fax: 617-282-1080

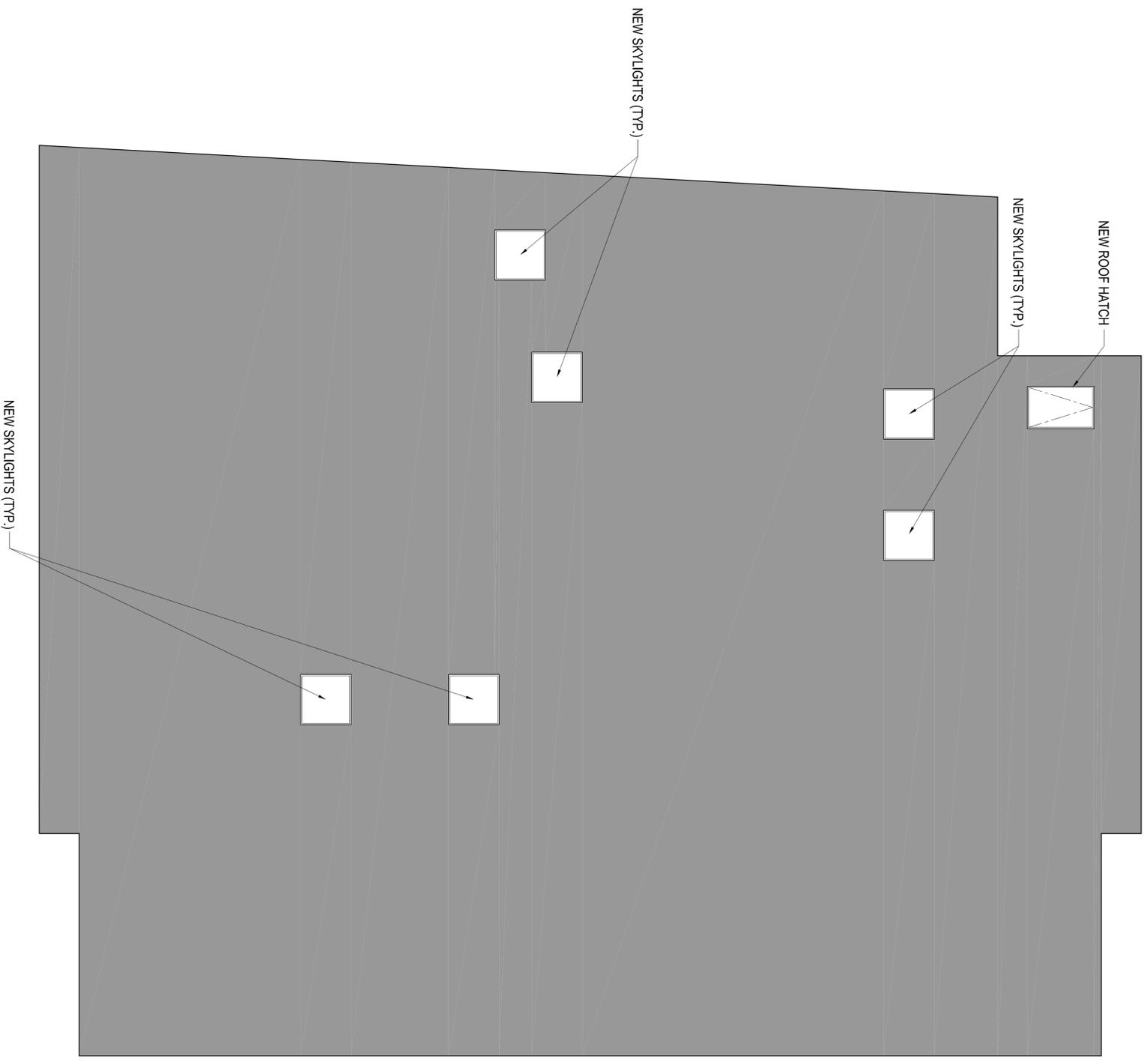
1135 Washington Street
 Dorchester, MA 02124

PROJECT # 19-065
 DATE: 7-16-19
 SCALE: 1/4" = 1'-0"
 DRAWN BY: CD
 CHECKED BY: R.P.B.

PROPOSED FLOOR PLANS

A2

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ROOF PLAN

LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  PROPOSED WALL
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED
-  PROPOSED DOOR

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PROJECT #
19-065
 DATE: 7-16-19
 REV:
 SCALE:
1/4" = 1'-0"
 DRAWN BY:
CD
 CHECKED BY:
R.P.B.

1135 Washington Street
 Dorchester, MA 02124

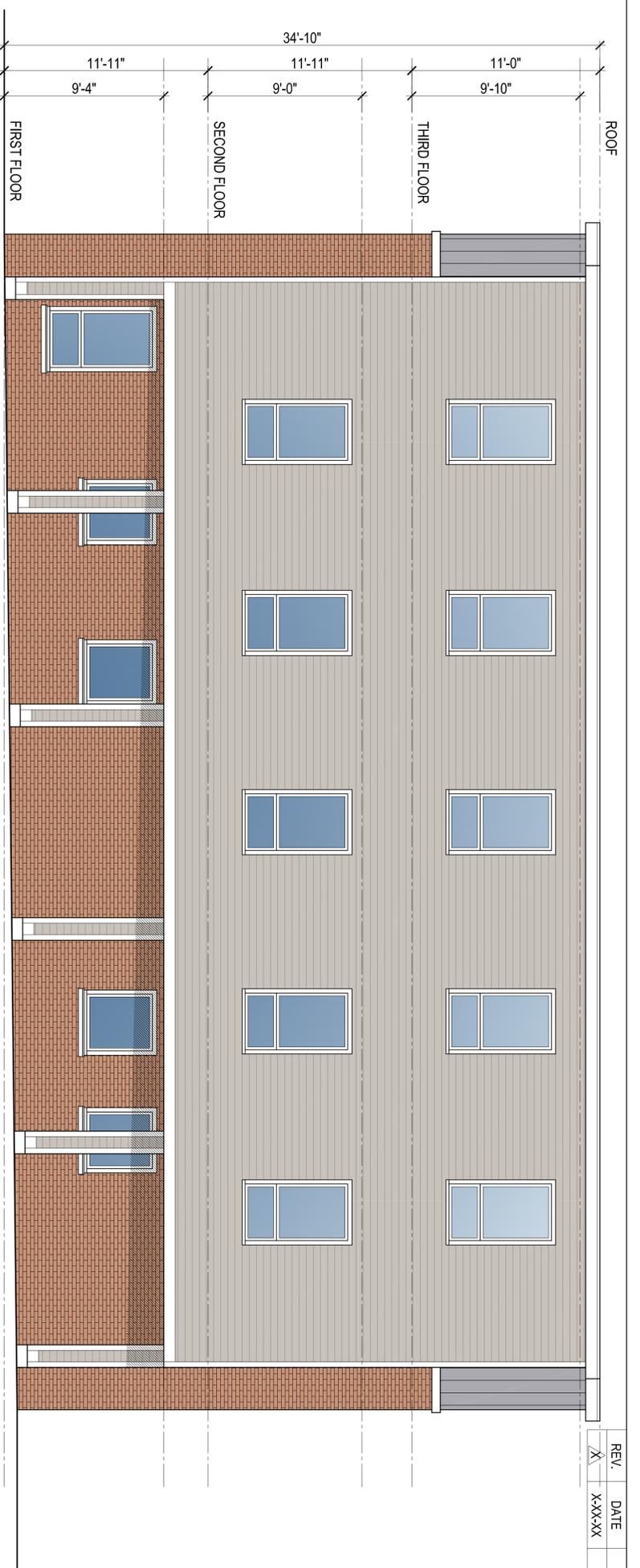


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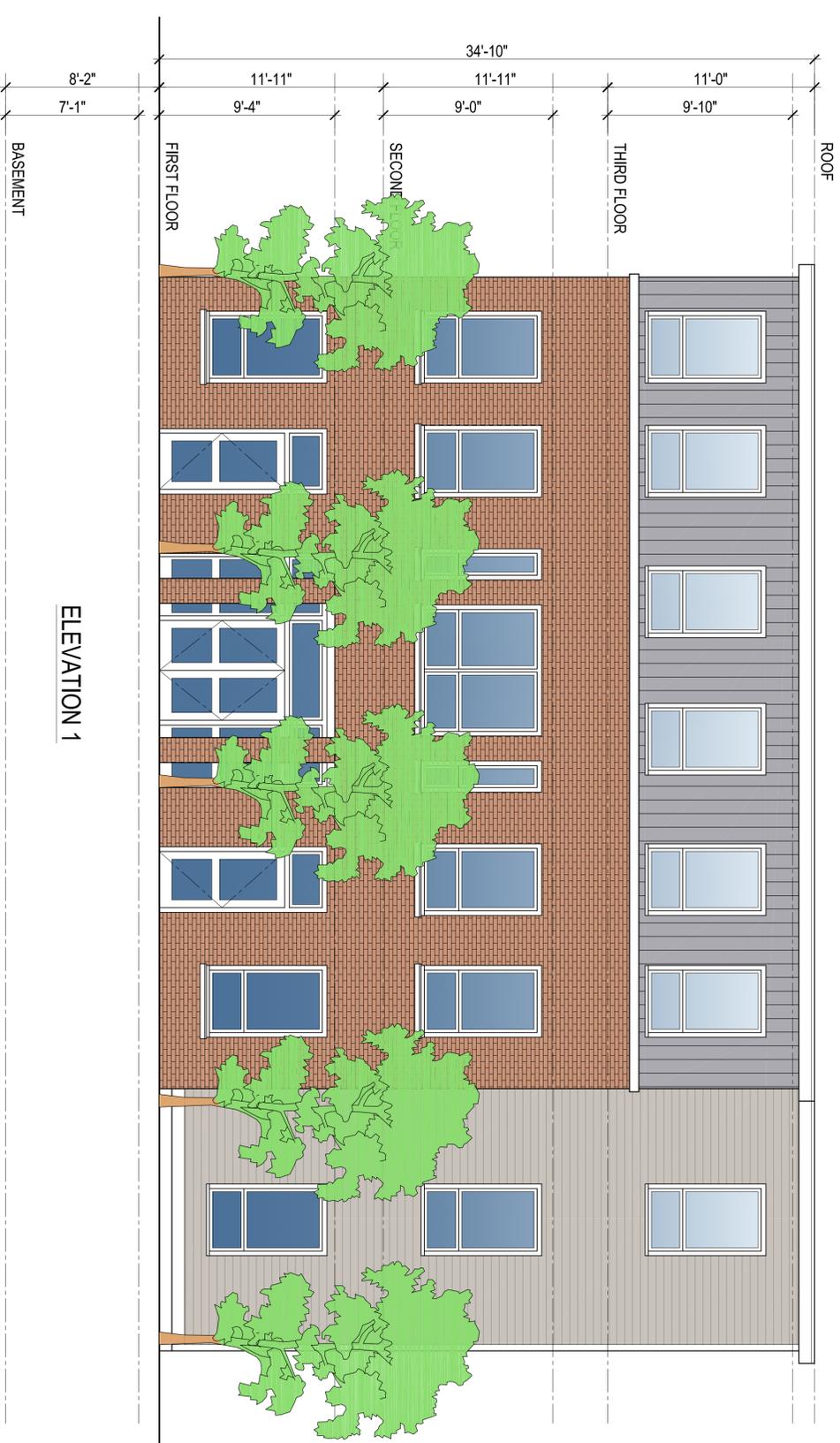
PROPOSED FLOOR PLANS

A3

REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ELEVATION 2

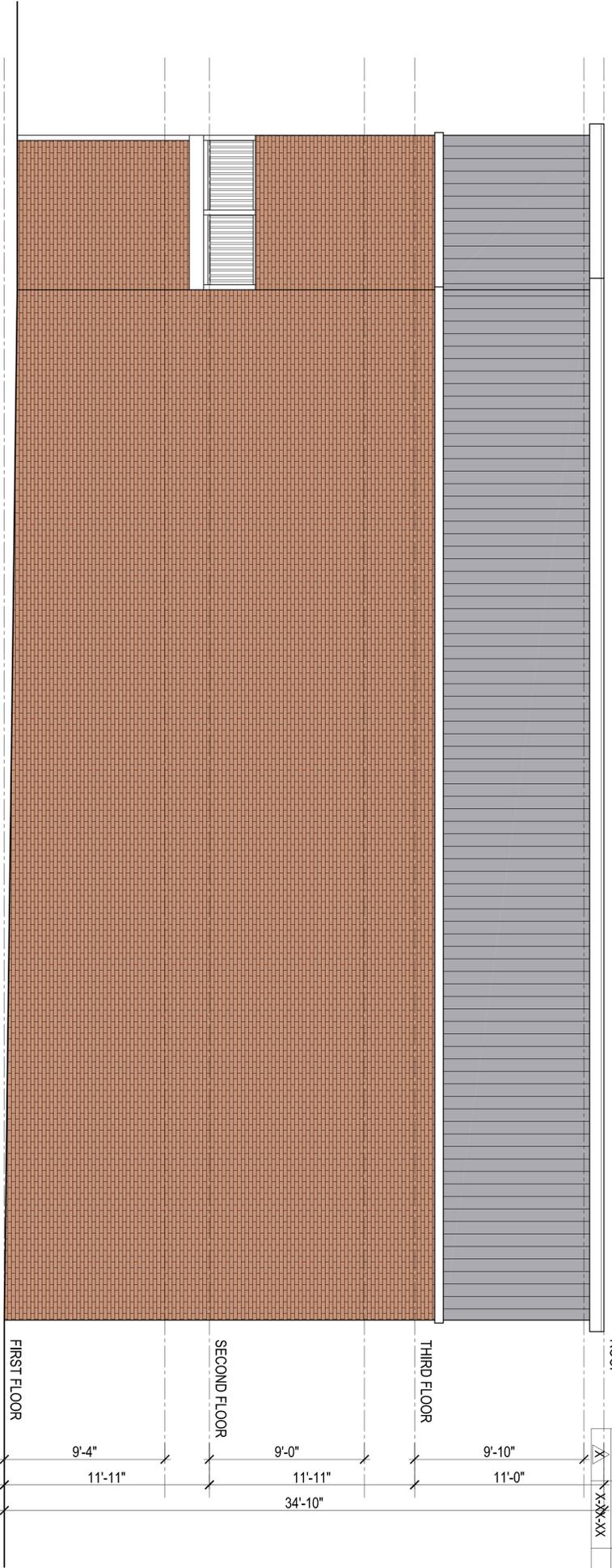


ELEVATION 1

GENERAL NOTE: 1 0 1 5 10
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

A4	PROPOSED ELEVATIONS	CHECKED BY: R.P.B. CD DRAWN BY: PROJECT # 19-065 DATE: 7-16-19 REV: SCALE: 1/4" = 1'-0"	1135 Washington Street Dorchester, MA 02124	 RCA, LLC <small>415 Neponset Ave. www.roche-christopher.com Telephone: 617-282-0030 Dorchester, Massachusetts 02122 Fax: 617-282-1080</small>	
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REV.	DATE	DESCRIPTION
X	X-XX-XX	XXX



ELEVATION 4

BASEMENT

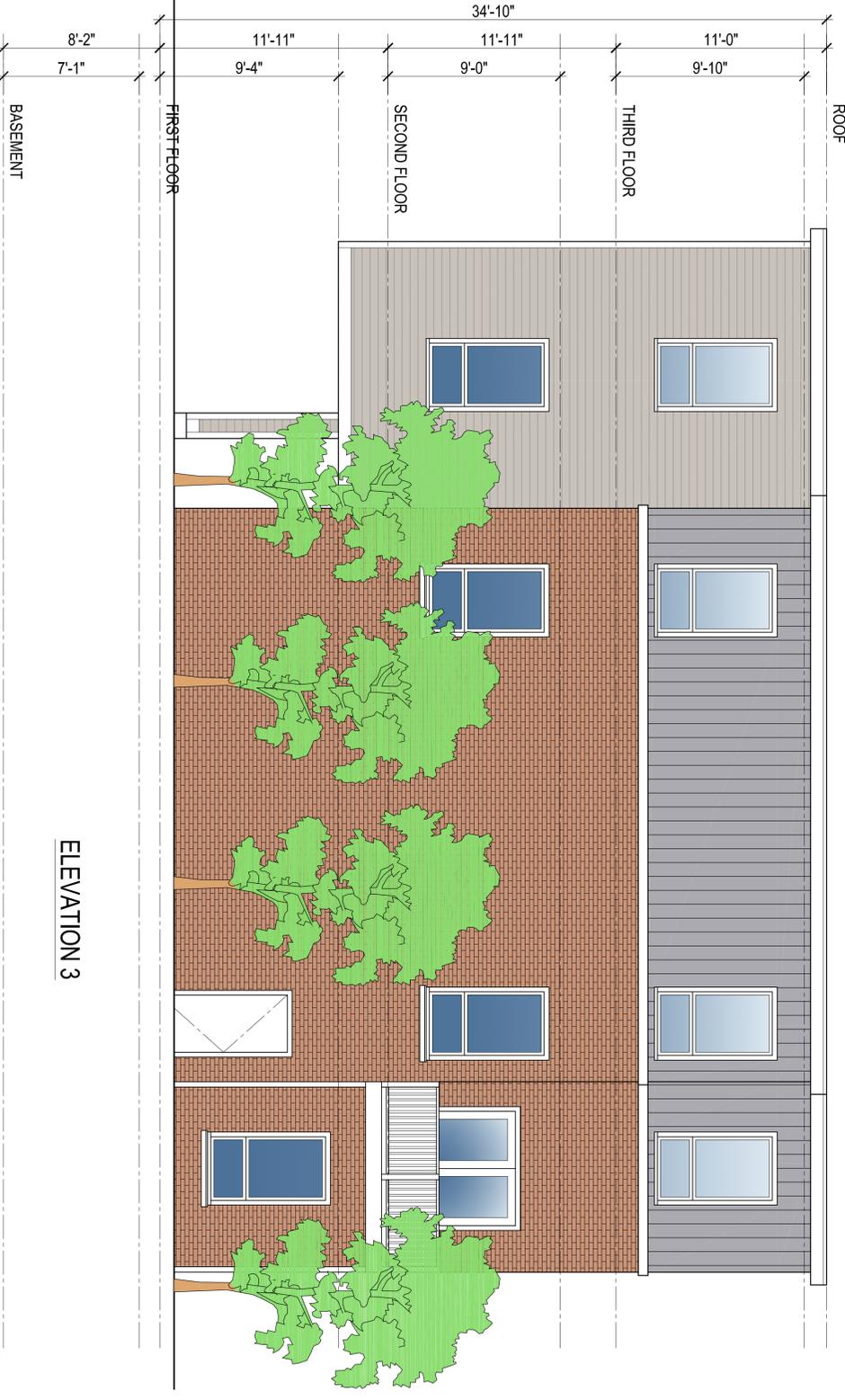
FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

ROOF

7'-1" 8'-2" 9'-4" 11'-11" 9'-0" 11'-11" 9'-10" 9'-10" 11'-0" 34'-10"



ELEVATION 3

BASEMENT

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

ROOF

8'-2" 7'-1" 11'-11" 9'-4" 11'-11" 9'-0" 11'-0" 9'-10" 34'-10"

GENERAL NOTE: 1 0 1 5 10
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A5

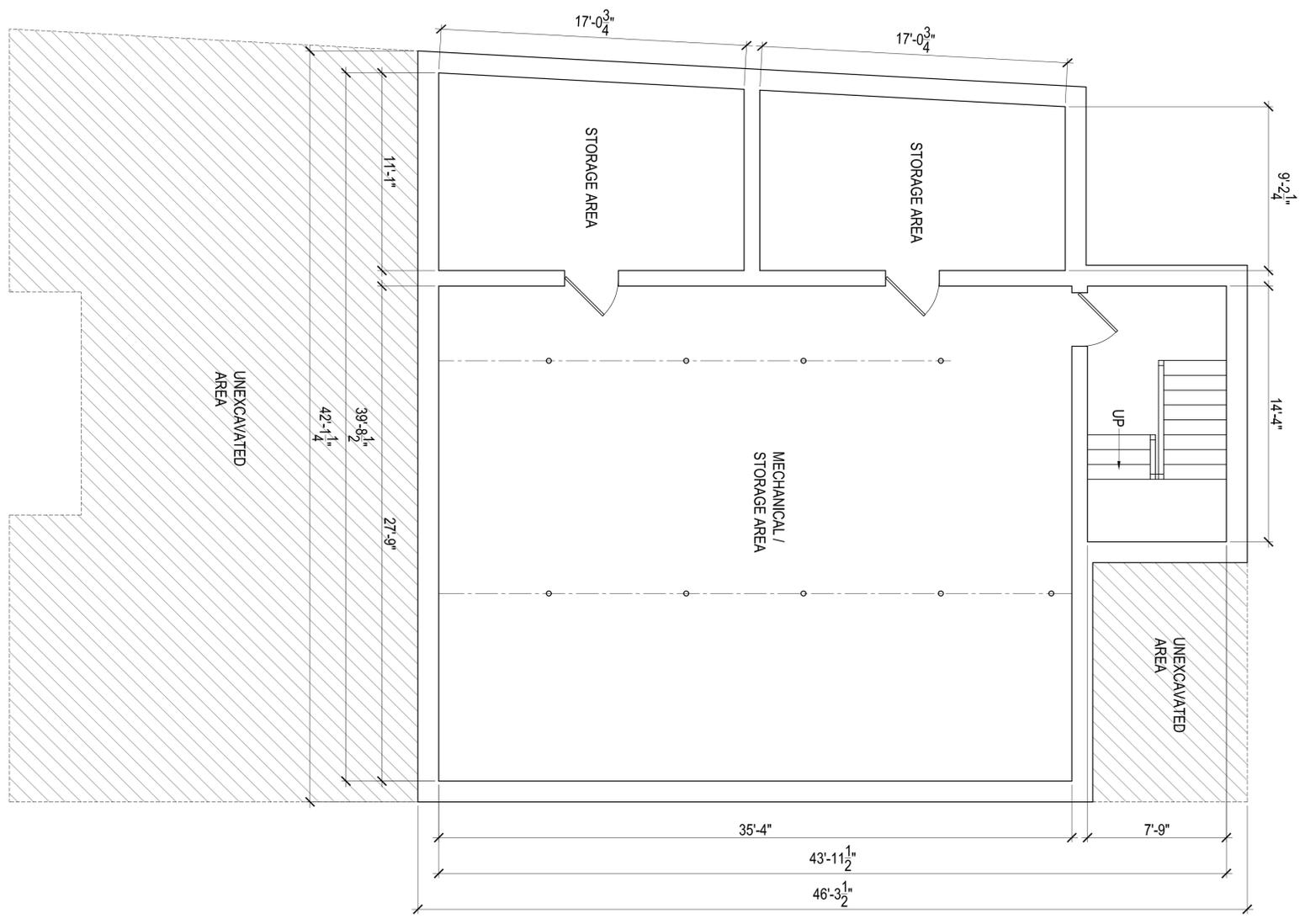
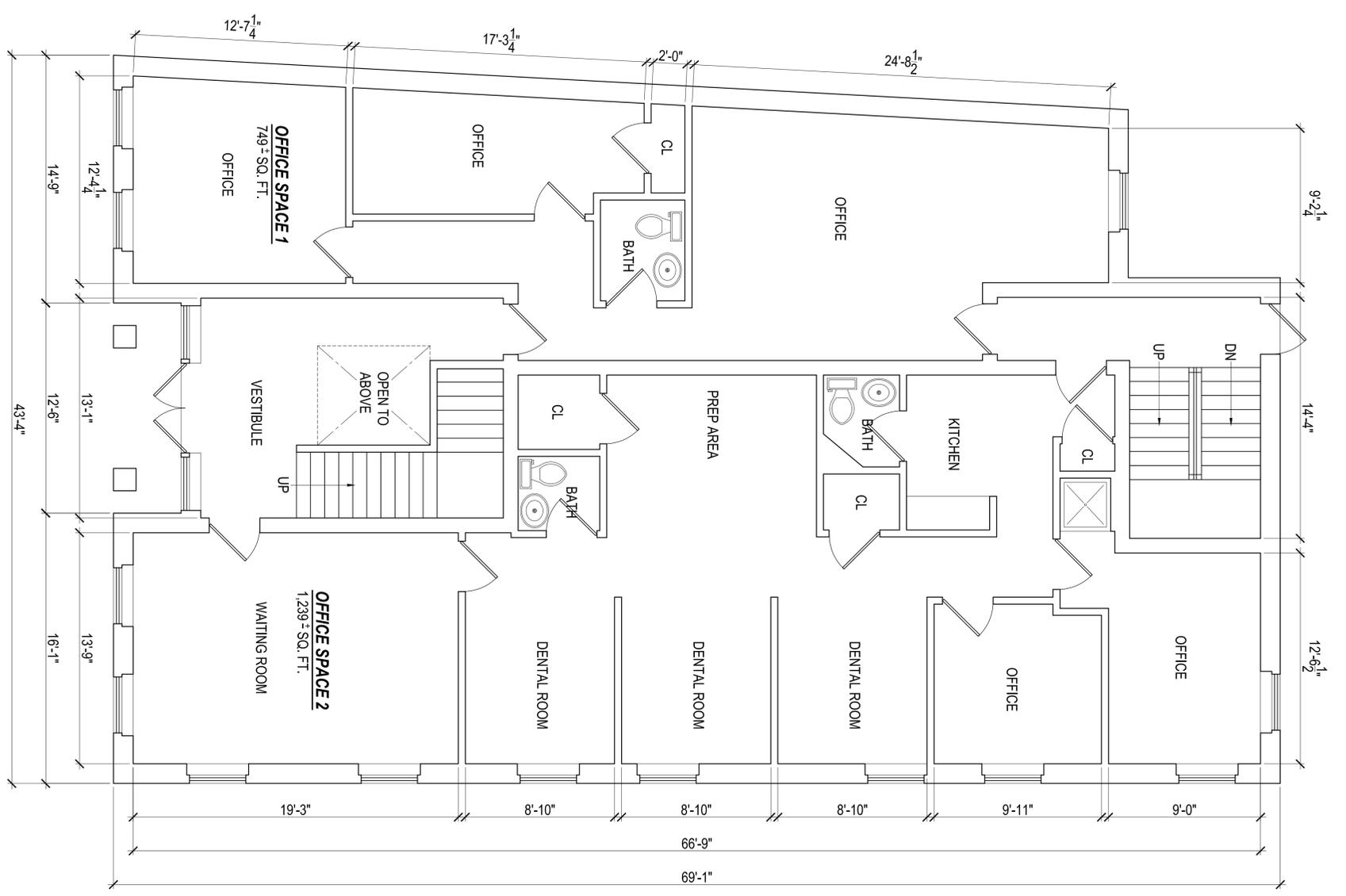
PROPOSED ELEVATIONS

CHECKED BY:
R.P.B.
CD
DRAWN BY:
CD
SCALE:
1/4" = 1'-0"
DATE: 7-16-19
REV:
PROJECT #
19-065

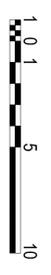
1135 Washington Street
Dorchester, MA 02124

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 415 Neponset Ave. www.roche-christopher.com Telephone: 617-282-0030
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REV.	DATE	DESCRIPTION
X	XXX-XX	XXX



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PROJECT # 19-065
 DATE: 6-28-19
 REV: 1/4" = 1'-0"
 SCALE: 1/4" = 1'-0"
 DRAWN BY: CD
 CHECKED BY: R.P.B.

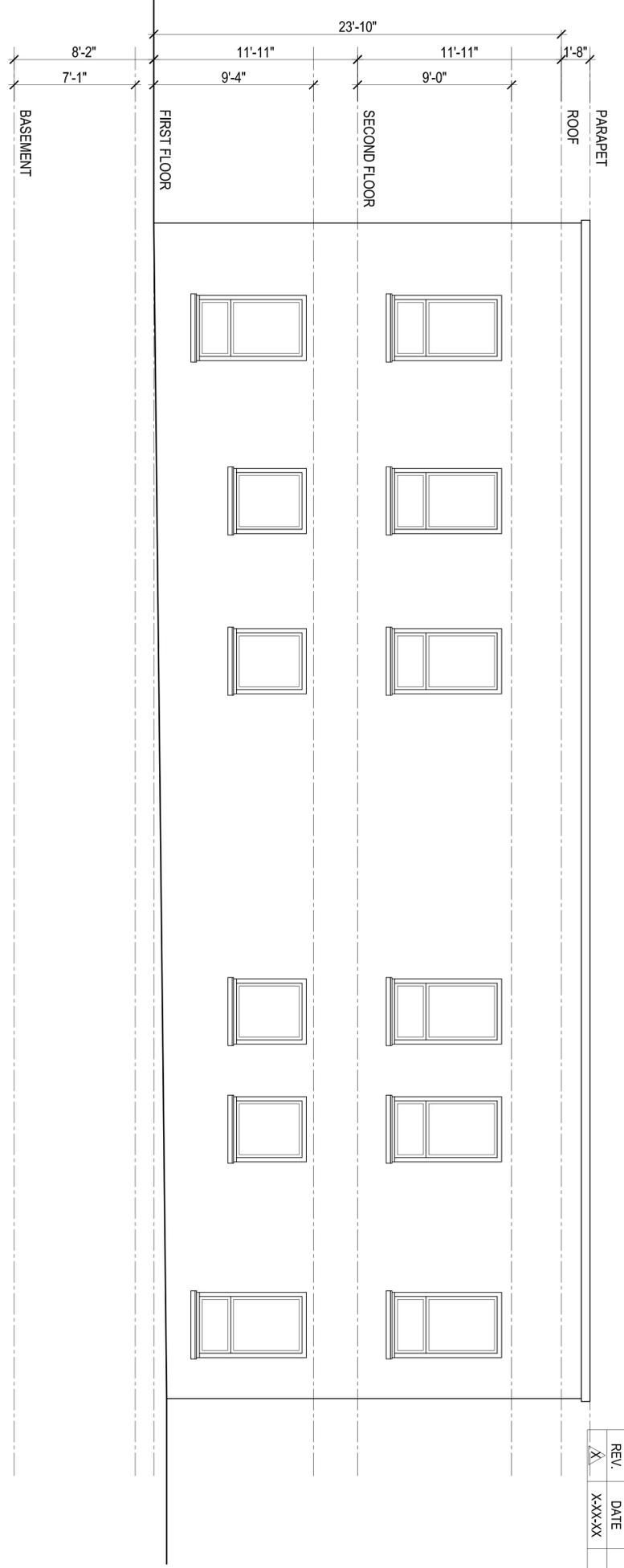
1135 Washington Street
 Dorchester, MA 02124

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 415 Neponset Ave. www.roche-christopher.com Telephone: 617-283-0030
 Dorchester, Massachusetts 02122 Fax: 617-282-1080

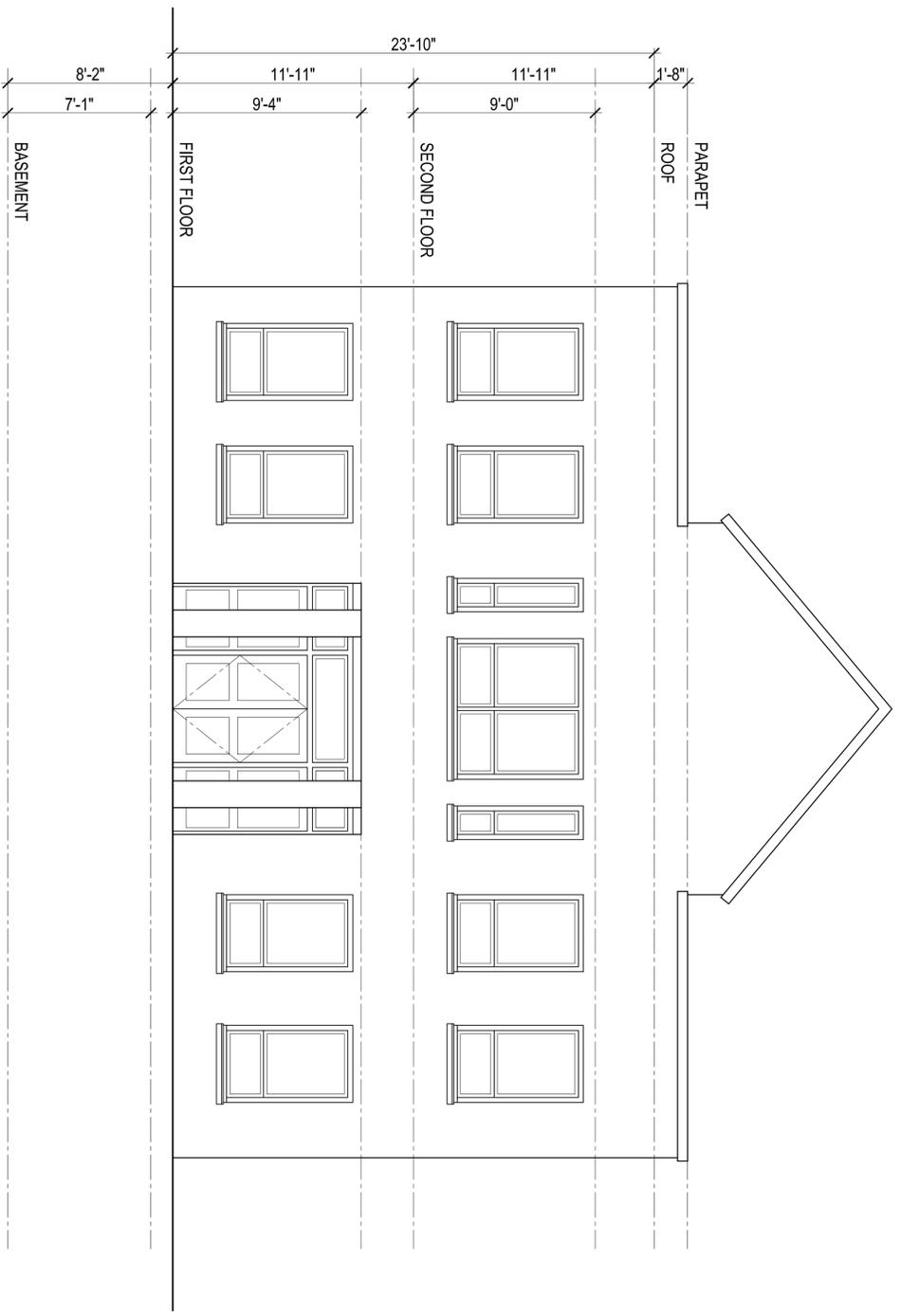
EXISTING FLOOR PLANS

EX1

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 2



ELEVATION 1

GENERAL NOTE: 1 0 1 5 10

VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

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 Dorchester, Massachusetts 02122 Fax: 617-282-1080

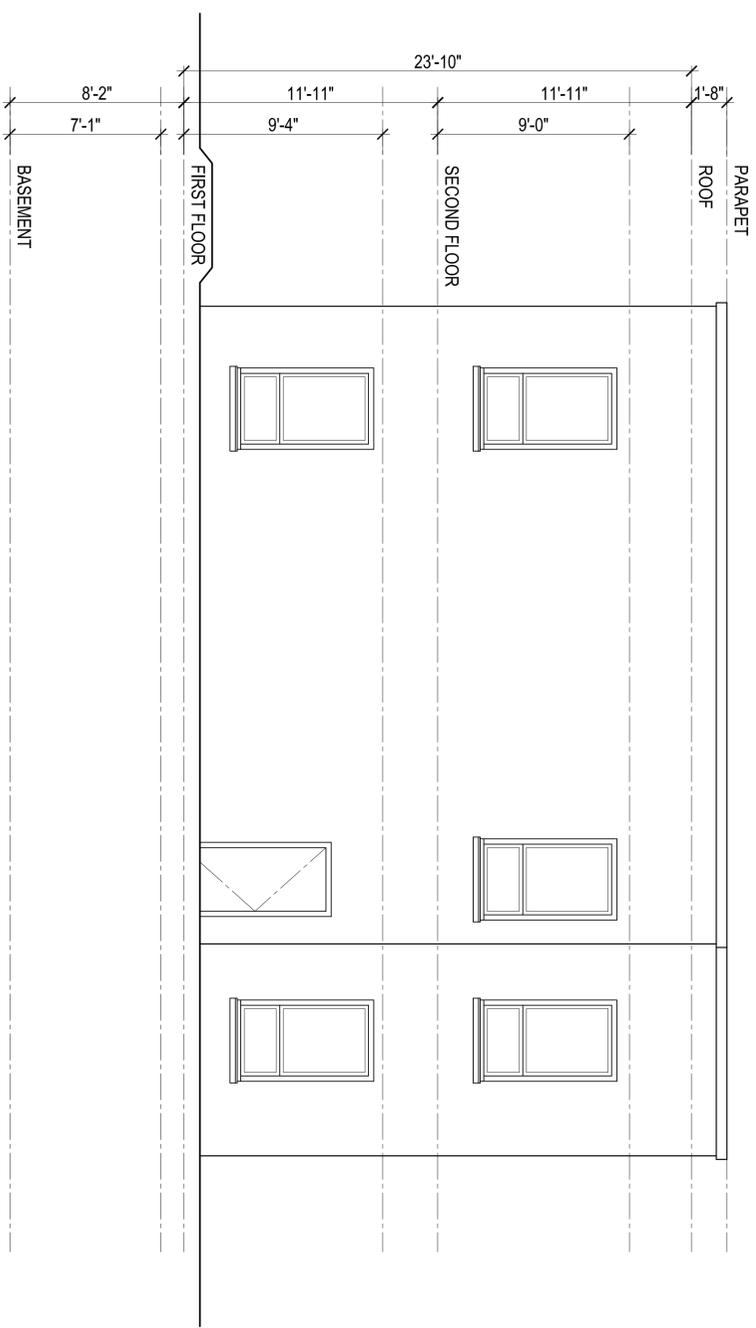
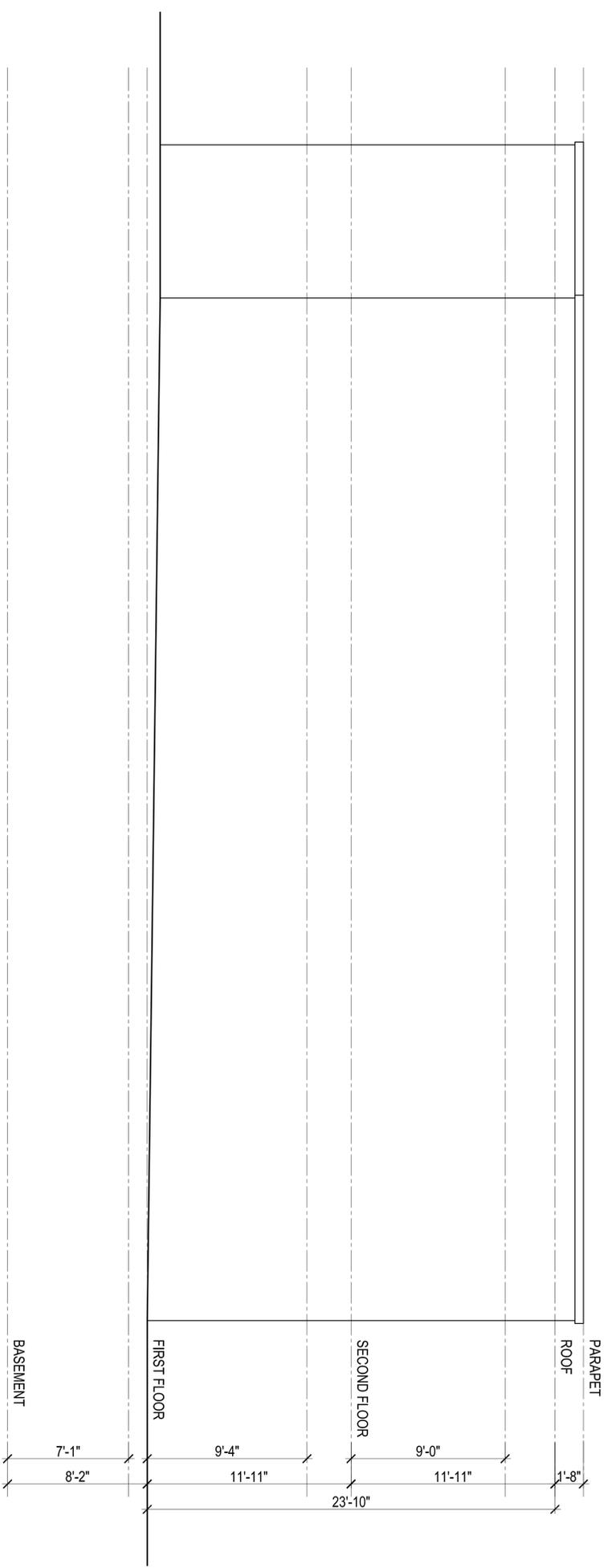
1135 Washington Street
 Dorchester, MA 02124

PROJECT # 19-065
 DATE: 6-28-19
 REV:
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 CD
 CHECKED BY:
 R.P.B.

EXISTING ELEVATIONS



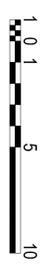
REV.	DATE	DESCRIPTION
X	XXX-XX	XXX



ELEVATION 3

ELEVATION 4

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EXISTING ELEVATIONS

EX4

REV.	DATE	DESCRIPTION
X	XXX-XX	XXX



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L1	PROPOSED LANDSCAPE PLAN	CHECKED BY: R.P.B. DRAWN BY: CD SCALE: 1/8" = 1'-0" DATE: 7-16-19 PROJECT # 19-065	1135 Washington Street Dorchester, MA 02124	RCA, LLC <small>415 Neponset Ave. www.roche-christopher.com Telephone: 617-282-0030 Dorchester, Massachusetts 02122 Fax: 617-282-1080</small>
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