PROPOSED MIXED USE DEVELOPMENT:

1857-1859 DORCHESTER AVENUE

1857-1859 DORCHESTER AVENUE
DORCHESTER, MASSACHUSETTS

JUNE 29, 2016

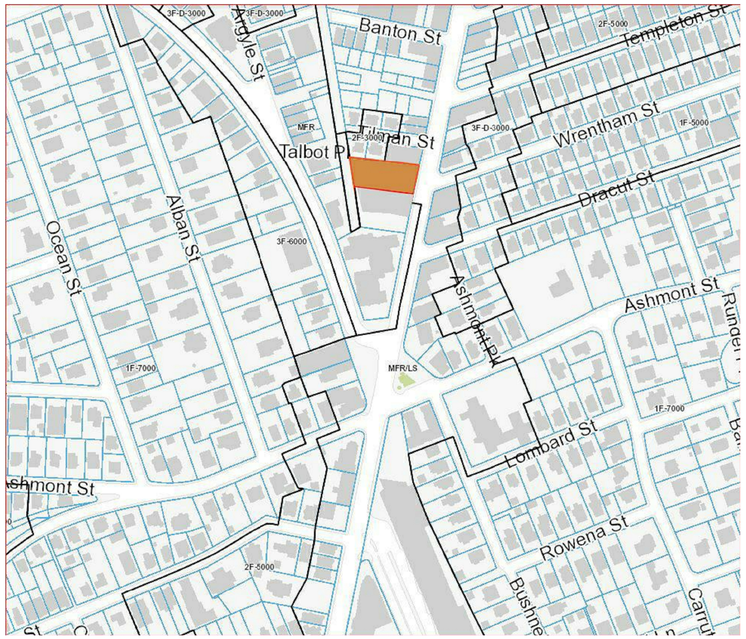
VIEW FROM DORCHESTER AVENUE

SPALDING TOUGIAS ARCHITECTS, INC.
WWW.STA-INC.COM

241 A Street, Suite 200
Boston, Massachusetts 02210
617-542-4522

Connelly Construction

1857-1859 DORCHESTER AVE.



CONTEXT MAP

ZONING ANALYSIS: MFR/LS DISTRICT			
REQUIREMENTS	MFR/LS	PROPOSED	VARIANCE
LOT AREA MIN.	1,000 SF/UNIT	20 UNITS PROPOSED 20,000 SF + COMMERCIAL REQUIRED 17,097.7 SF LOT	YES
LOT WIDTH MIN.	30' PER TABLE C	1857 DORCHESTER AVE. 101.86'	NO
LOT FRONTAGE MIN.	30' PER TABLE C	1857 DORCHESTER AVE. 101.86'	NO
FAR MAXIMUM	1.0	28,555 SF PROPOSED / 17,097.7 = 1.67 FAR	YES
BUILDING HEIGHT MAXIMUM STORIES	3	5	YES
BUILDING HEIGHT MAXIMUM FEET	35'-0"	61'-6"	YES
USABLE OPEN SPACE	400 SF / UNIT X 20 8,000 SF TOTAL	3,755 SF + 624 SF BALCONIES	YES
FRONT YARD MINIMUM	5'-0"	CONFORMITY WITH EXISTING	NO
SIDE YARD MINIMUM	10'-0"	0' SIDE YARD + 64' SIDE YARD	YES
REAR YARD MINIMUM	30'-0"	24' - 35' VARIES	YES

EXISTING BUILDING STATISTICS:

GROSS BUILDING AREA: 3,234 GSF
ONE STORY COMMERCIAL

NEW CONSTRUCTION STATISTICS:

GROSS BUILDING AREA
PLAZA LEVEL 3,928 GSF
SECOND FLOOR 6,197 GSF
THIRD FLOOR 6,197 GSF
FOURTH FLOOR6,197 GSF
FIFTH FLOOR6,036 GSF
TOTAL 28,555 GSF

PROPOSED MULTI-FAMILY USE:

20 RESIDENTIAL UNITS
(4) 1 BEDROOM
(16) 2 BEDROOM

PARKING REQUIREMENTS:

1.5 SPACES PER UNIT RESIDENTIAL
18 UNITS PROPOSED
30 SPACES REQUIRED AND 22 PROVIDED

2 SPACES PER 1,000 SF COMMERCIAL
1 COMMERCIAL UNIT = 1,740 SF
2 SPACES REQUIRED AND 2 PROVIDED

24 TOTAL PARKING SPACES PROVIDED

DRAWING LIST

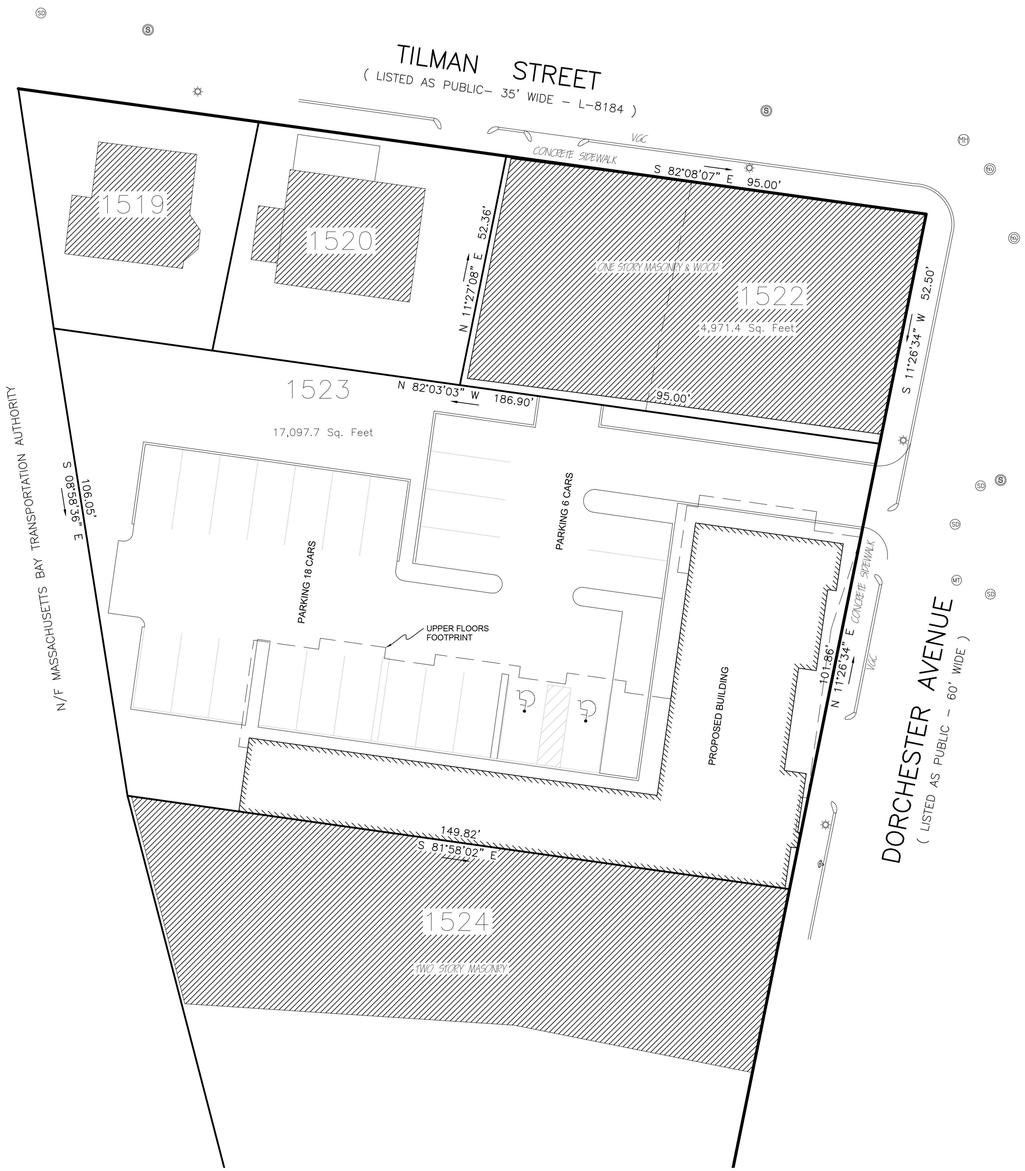
COVER SHEET

SITE SURVEY & CIVIL:

C-01 EXISTING SITE PLAN

ARCHITECTURAL:

A-01 ARCHITECTURAL SITE PLAN
A-02 PLAZA LEVEL
A-03 FLOOR PLANS
A-04 BUILDING ELEVATIONS
A-05 BUILDING SECTIONS



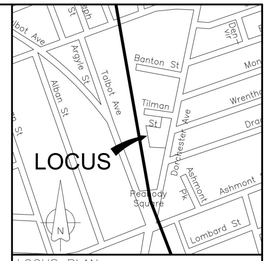
N

MA STATE PLANE
(MAINLAND)

LEGEND

These standard symbols will be found in the drawing.

- CHAIN LINK FENCE
- CATCH BASIN ROUND
- FIRE HYDRANT
- LIGHT POLE
- (MT) TELEPHONE MANHOLE
- (EM) ELECTRIC MANHOLE
- (SD) DRAIN MANHOLE
- (S) SEWER MANHOLE
- (TEL) TELEPHONE MAN HOLE
- (MH) MAN HOLE UNKNOWN TYPE



LOCUS PLAN

PROPOSED PROJECT

1853-1859A Dorchester Avenue,
Dorchester, Suffolk County, MA

Ward 16
Parcel Numbers 1521-1523

Prepared For:
Jemar Realty Trust
Deed Book 21019, pages 220-223

DATE: Jun.22,2016

©2016 ALL RIGHTS RESERVED
ANDERSON SURVEYS, INC.
Professional Land Surveyors
800 HIGH STREET
HANSON, MA 02341-0149
(781) 293-3349
andersonsurveys.com

SCALE : 1." = 16'

0 16 32 48

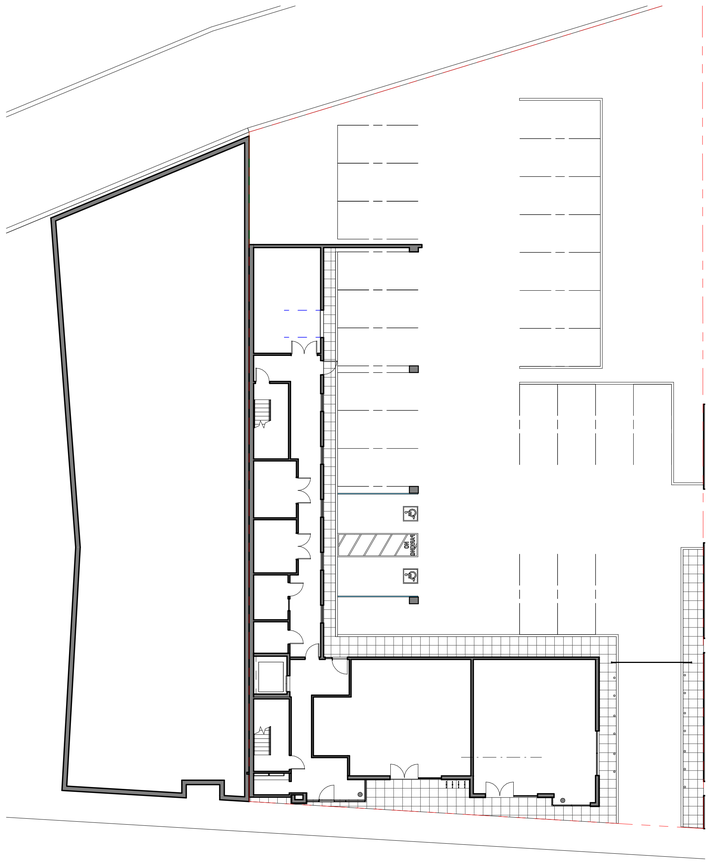
RESERVED FOR REGISTRY OF DEEDS

COMMONWEALTH OF MASSACHUSETTS
KENNETH B. ANDERSON
No. 31296
REGISTERED PROFESSIONAL LAND SURVEYOR

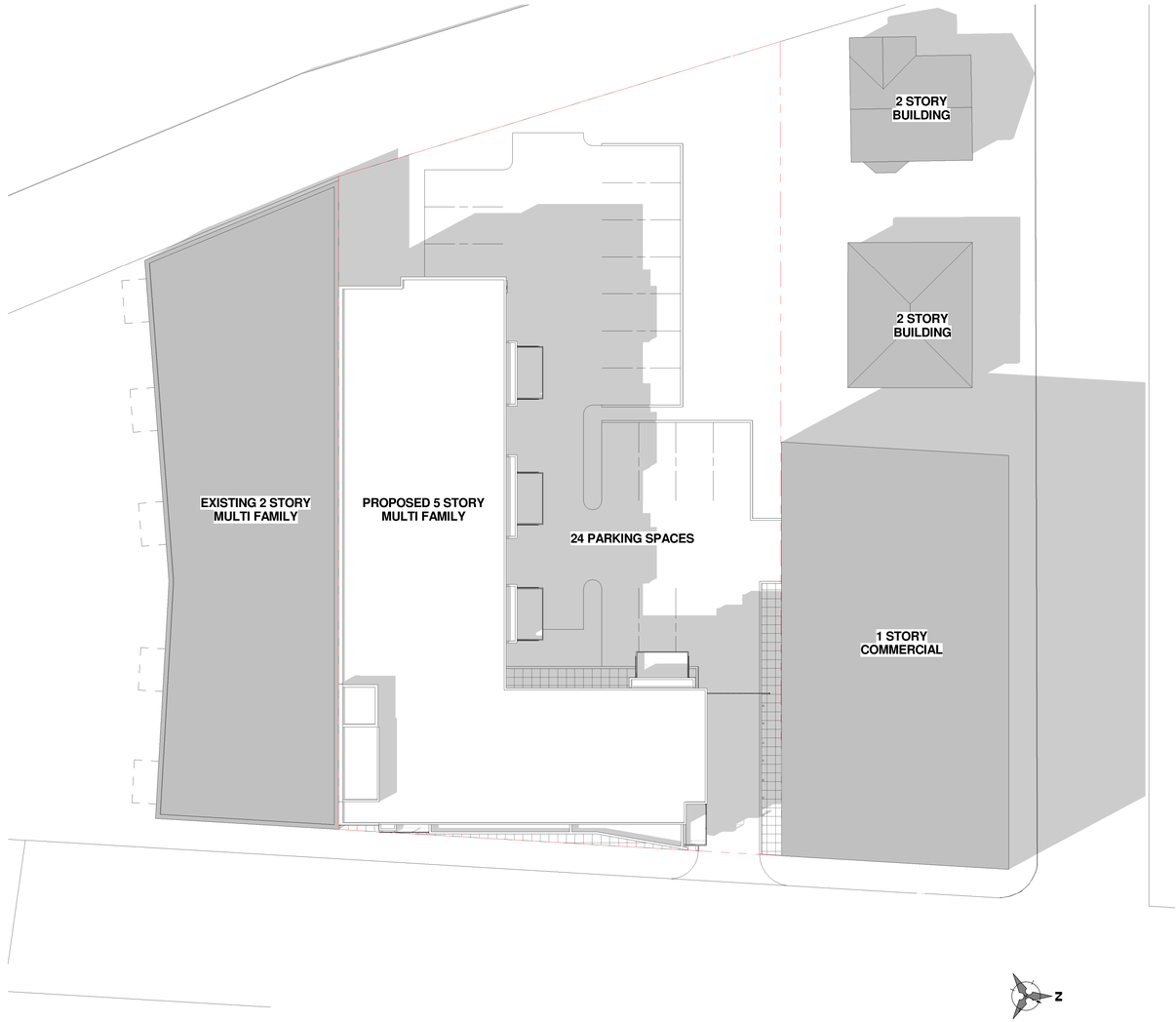
Kenneth B. Anderson

C-01

Carlson Survey 2016 - 82547PROP.6-22-2016 - AutoCAD 2016



PLAZA LEVEL SITE PLAN



SITE PLAN WITH CONTEXT

SPALDING TOUGIAS ARCHITECTS, INC.
241 A Street, Suite 200 | Boston, MA 02210
617-542-4522 | WWW.STA-INC.COM

Connelly Construction
1857-1859 DORCHESTER AVE.

1857-1859 Dorchester Avenue,
Dorchester MA

5.10.2016 BRA REVISION 1

No.	Date	Revision

Seal

Drawing Title

PROPOSED SITE PLAN

Project No.
-

Date
06.29.16

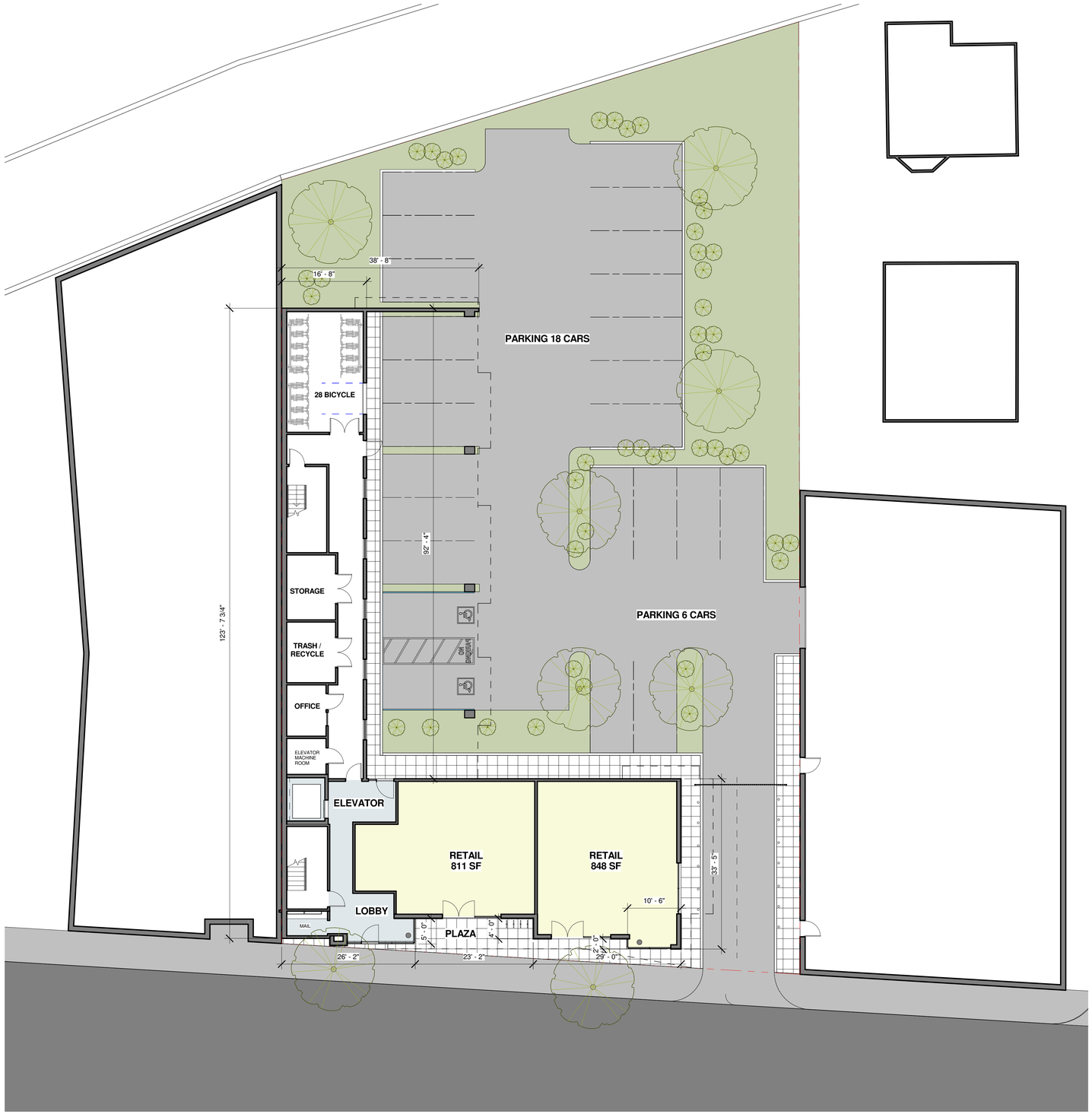
Scale
1/16" = 1'-0"

Drawn By
Author

Checked By
Checker

Drawing No.
A-01

© Copyright Spalding Tougias Architects, Inc.



SPALDING TOUGIAS ARCHITECTS, INC.
241 A Street, Suite 200 | Boston, MA 02210
617-542-4522 | WWW.STA-INC.COM

Connelly Construction
1857-1859 DORCHESTER AVE.

1857-1859 Dorchester Avenue,
Dorchester MA

5.10.2016 BRA REVISION 1

No.	Date	Revision

Seal

Drawing Title

PLAZA LEVEL PLAN

Project No.
.

Date
06.29.16

Scale
3/32" = 1'-0"

Drawn By
Author

Checked By
Checker

Drawing No.
A-02

© Copyright Spalding Tougias Architects, Inc.