

Proposed
Multi Family
Use

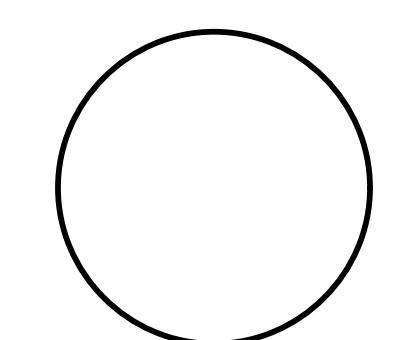
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OWNER



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REV # DATE ISSUANCE

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Renderings

JOB NO. **T-1.1**
DATE 12.01.2025
DWG BY RJM
CKD BY MLM
SCALE 1" = 10'

PROPOSED RENOVATION AND ADDITION TO:

592 WASHINGTON
STREET WELLESLEY, MA
(Revised 12.29.2025)

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Renderings

JOB NO

DATE 12.01.2025

DWG BY RJM

CKD BY MLM

SCALE 1' = 10'

T-1.2

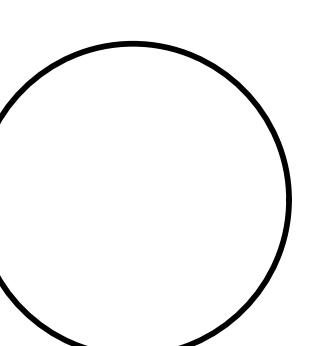
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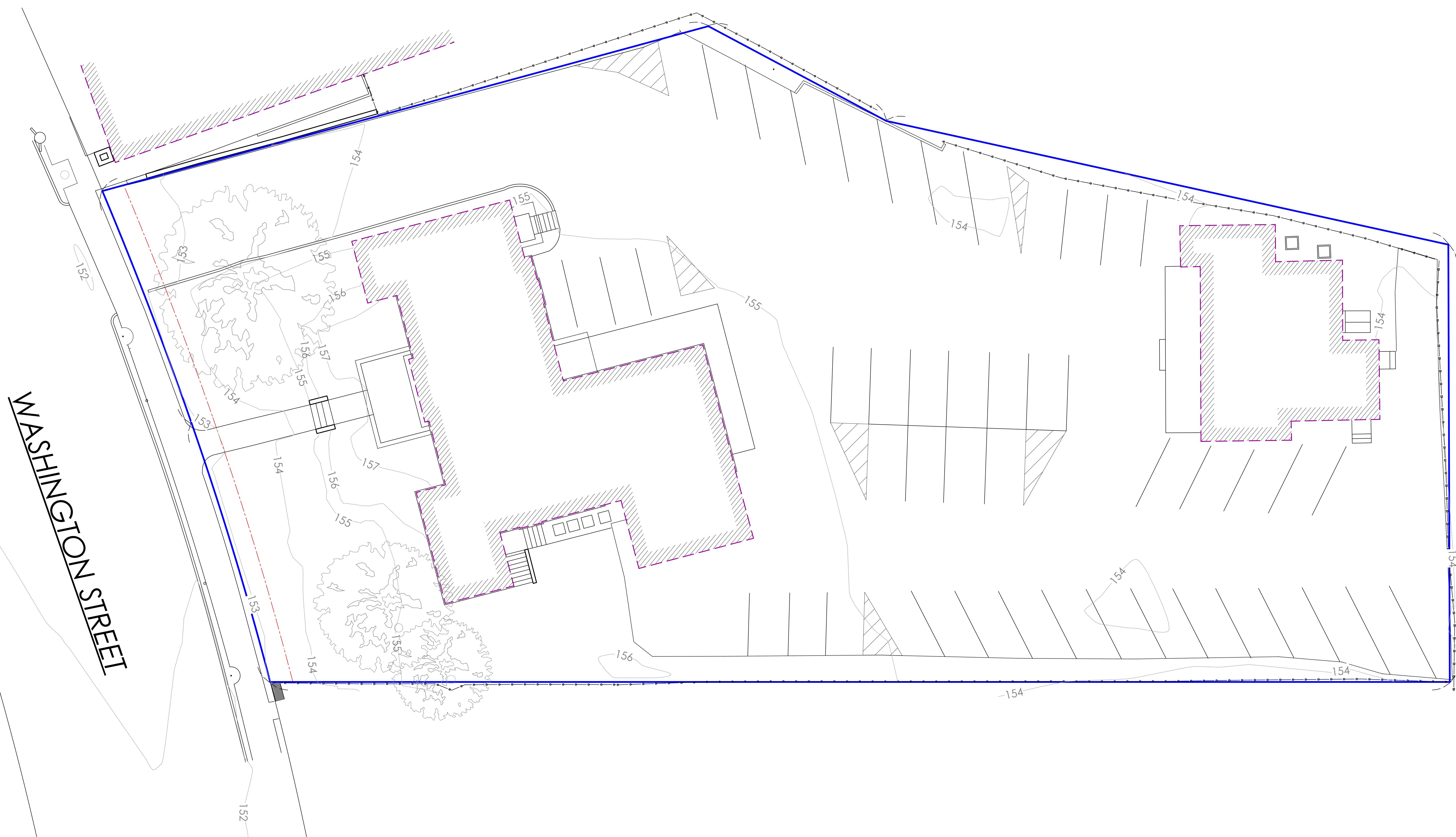


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Existing
Site Plan

JOB NO	EX-1.1
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1" = 10'



Existing Site Plan

EX-1.1

1" = 10'

0

40

80

120

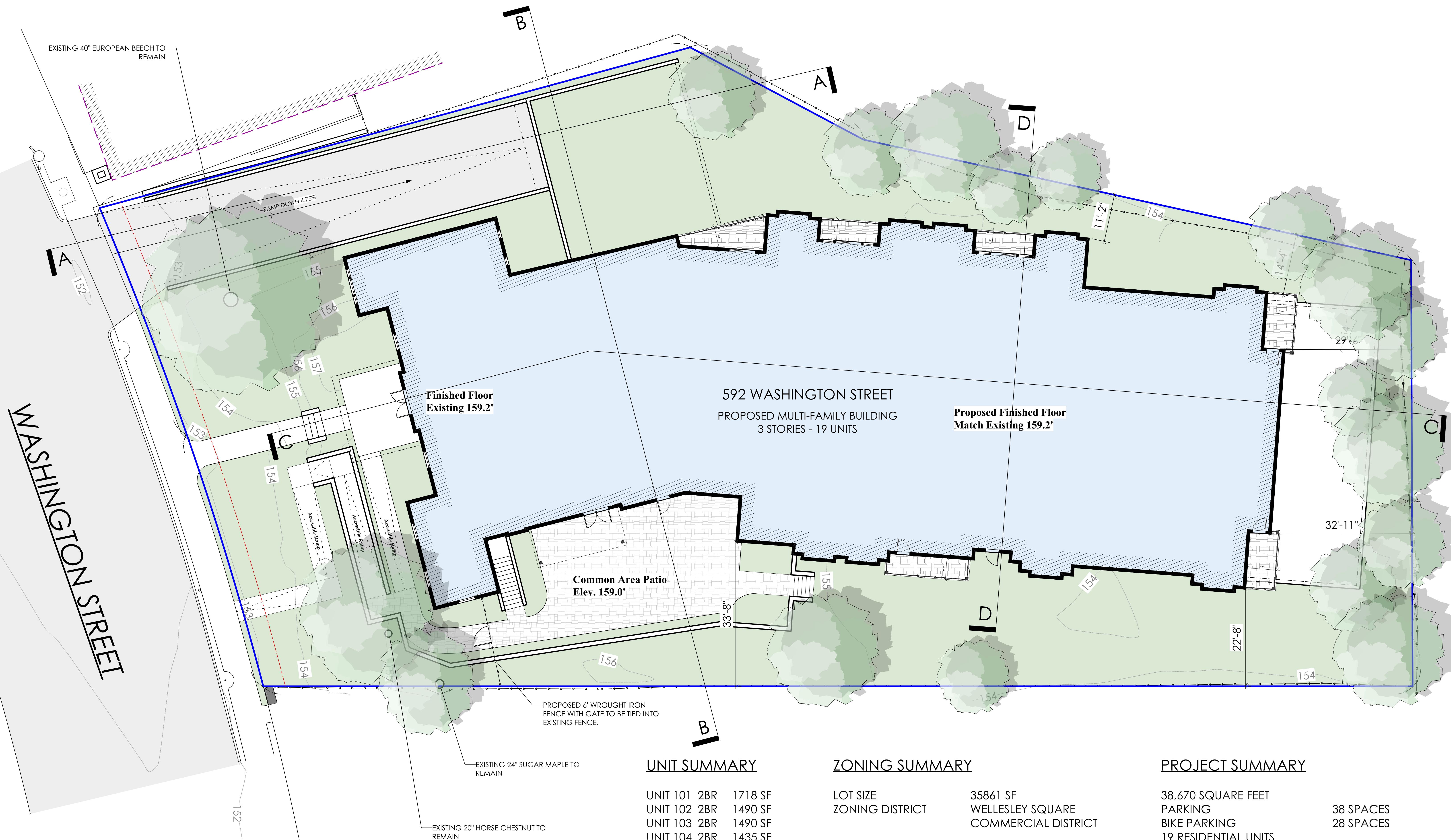
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UNIT SUMMARY

UNIT 101	2BR	1718 SF
UNIT 102	2BR	1490 SF
UNIT 103	2BR	1490 SF
UNIT 104	2BR	1435 SF
UNIT 105	3BR	1887 SF
UNIT 106	3BR	1704 SF
UNIT 201	2BR	1718 SF
UNIT 202	2BR	1490 SF
UNIT 203	2BR	1490 SF
UNIT 204	2BR	1435 SF
UNIT 205	3BR	1887 SF
UNIT 206	3BR	1704 SF
UNIT 207	3BR	2277 SF
UNIT 208	2BR	1926 SF
UNIT 301	2BR	1473 SF
UNIT 302	1BR	977 SF
UNIT 303	2BR	1365 SF
UNIT 304	2BR	1376 SF
UNIT 305	3BR	1687 SF

ZONING SUMMARY

LOT SIZE	35861 SF
ZONING DISTRICT	WELLESLEY SQUARE COMMERCIAL DISTRICT
MINIMUM AREA:	NA
MINIMUM FRONTAGE:	NA
FRONT SETBACK:	5 FEET
SIDE SETBACK:	43 FEET
REAR SETBACK	NA
MAXIMUM HEIGHT:	45 FEET / 3 STORIES
PROPOSED HEIGHT:	40 FEET / 3 STORIES
ACCESSORY NON RESIDENTIAL FLOOR AREA:	5,650 SF
PARKING:	38 SPACES
4 INCLUSIONARY UNITS PROVIDED (21%)	38 SPACES
OPEN SPACE:	20% 7172 sf
	41% 14703 sf

PROJECT SUMMARY

38,670 SQUARE FEET	
PARKING	
BIKE PARKING	
19 RESIDENTIAL UNITS	
01 ONE BEDROOM	
12 TWO BEDROOM	
06 THREE BEDROOM	
38 SPACES	28 SPACES
OFF-STREET CAR PARKING	
ACCESSIBLE SPACES	- 2
RESIDENCE SPACES	- 36
TOTAL PARKING SPACES	- 38
STRUCTURED BIKE PARKING	- 14

Parking Summary

OFF-STREET CAR PARKING	
ACCESSIBLE SPACES	- 2
RESIDENCE SPACES	- 36
TOTAL PARKING SPACES	- 38
STRUCTURED BIKE PARKING	- 14

REV #	DATE	ISSUANCE
1	12.29.2025	Parking

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Architectural Site Plan

JOB NO	L-1.1
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1" = 10'

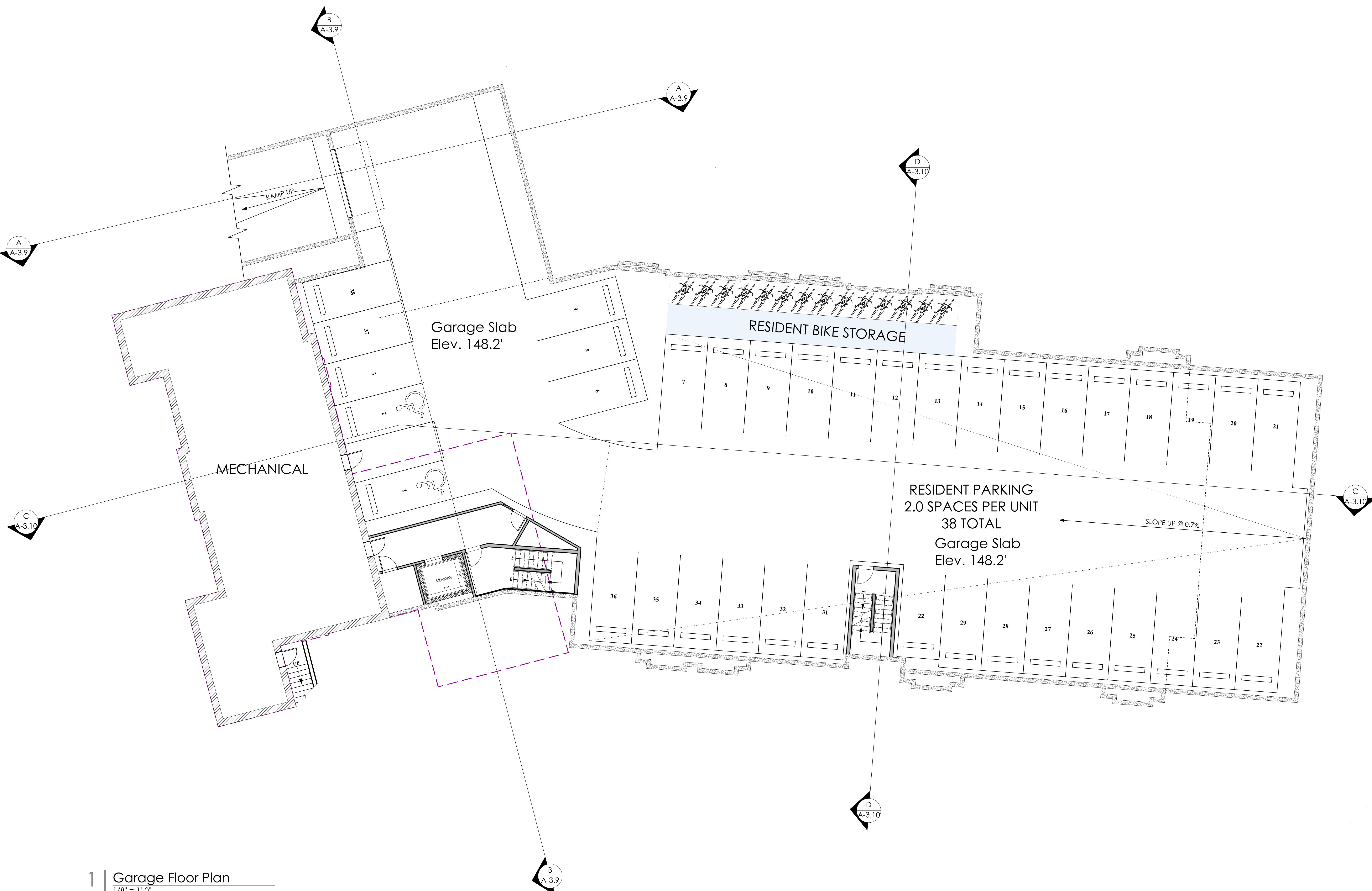
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Garage Floor Plan
JOB NO. A-1.1
DATE 12.01.2025
DWG BY RJM
CKD BY MLM
SCALE 1/8" = 1'-0"

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Ground Floor
Plan

JOB NO	DATE	DWG BY	CKD BY	SCALE
A-1.2	12.01.2025	RJM	MLM	1/8" = 1'-0"



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Second Floor Plan

JOB NO	
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM

A-1.3

SCALE

1/8" = 1'-0"



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Third Floor
Plan

JOB NO	
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"

A-1.4

1 | Third Floor Plan - 10,360 SF
A-1.4 1/8" = 1'-0"



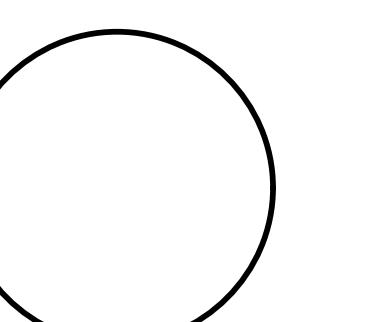
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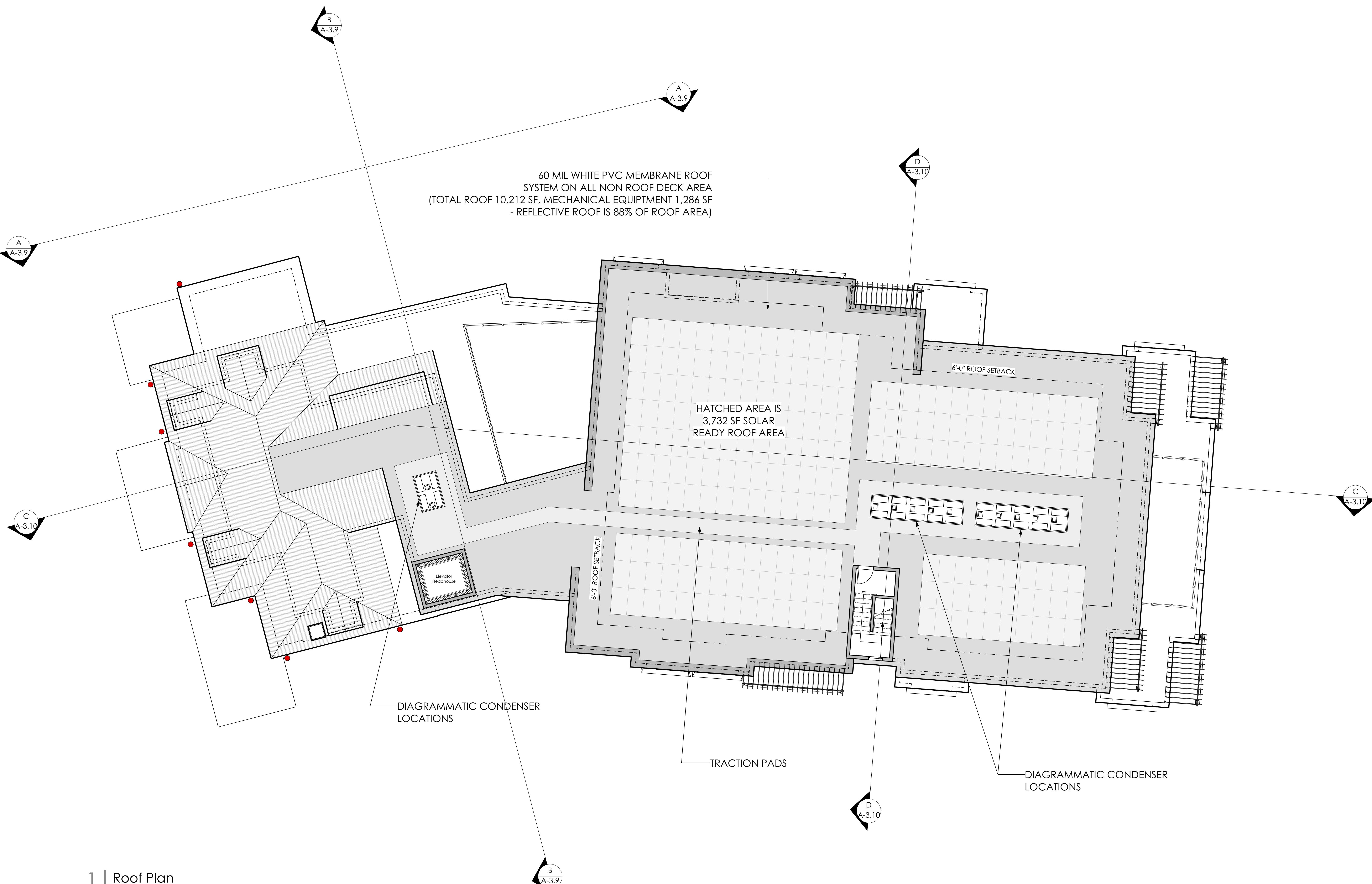
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Roof Plan

JOB NO	DATE	DWG BY	CKD BY	SCALE
	12.01.2025	RJM	MLM	1/8" = 1'-0"

1 | Roof Plan
A-1.5 1/8" = 1'-0"



A-1.5

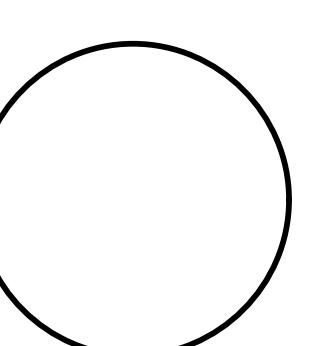
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Washington Street
Elevation

JOB NO

DATE 12.01.2025

DWG BY RJM

CKD BY MLM

SCALE 1/8" = 1'-0"

A-2.1



1 | Washington Street Elevation
A-2.1 3/16" = 1'-0"

A
A-3.9

C
A-3.10

1/8" = 1'-0"

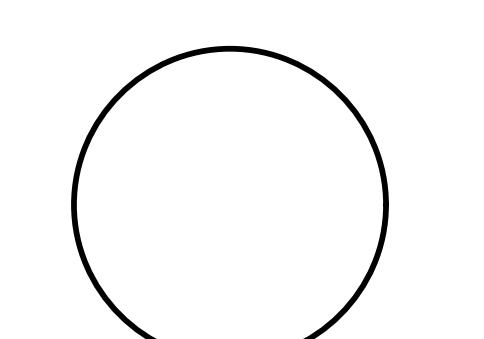
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1 | North Facing Elevation
A-2.2 | 3/16" = 1'-0"

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North Facing
Elevation

JOB NO.
DATE 12.01.2025
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CKD BY MLM
SCALE 1/8" = 1'-0"

A-2.2

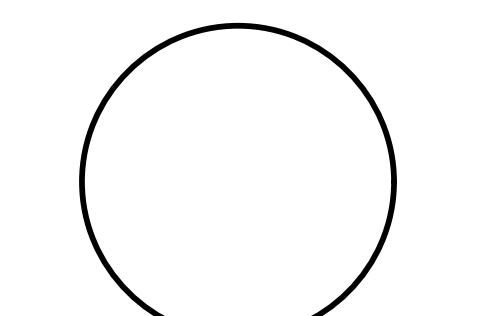
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1 | North-East Facing Elevation
A-2.3 | 3/16" = 1'-0"

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North-East
Facing Elevation

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DWG BY RJM
CKD BY MLM
SCALE 1/8" = 1'-0"

A-2.3

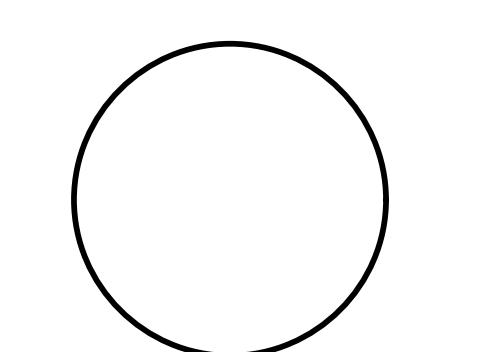
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A-2.4 | South-West Facing Elevation
3/16" = 1'-0"

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South-West
Facing Elevation

JOB NO.
DATE 12.01.2025
DWG BY RJM
CKD BY MLM
SCALE 1/8" = 1'-0"

A-2.4

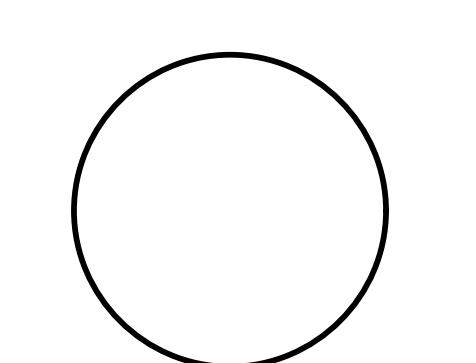
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South-East
Facing Elevation

JOB NO	A-2.5
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"



1 | South-East Facing Elevation
A-2.5 | 3/16" = 1'-0"

South-East
Facing Elevation
A-2.5

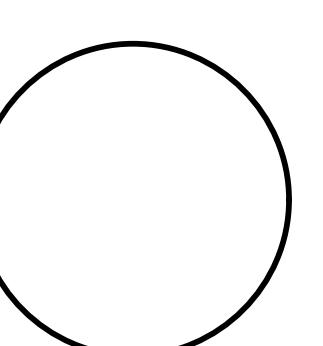
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South Facing
Elevation

JOB NO	A-2.6
DATE	12.01.2025
DWG BY	RJM
CKD BY	MLM
SCALE	1/8" = 1'-0"



1 | South-East Facing Elevation
A-2.5 | 3/16" = 1'-0"

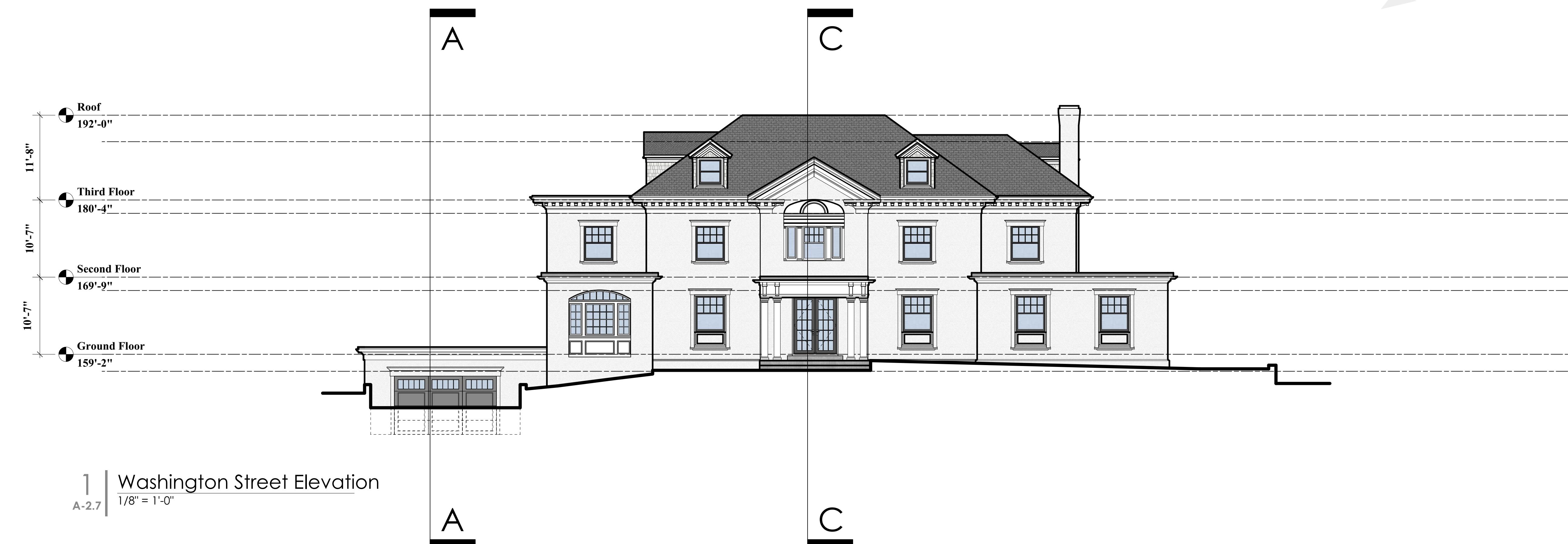
South Facing
Elevation

JOB NO	A-2.6
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SCALE	1/8" = 1'-0"

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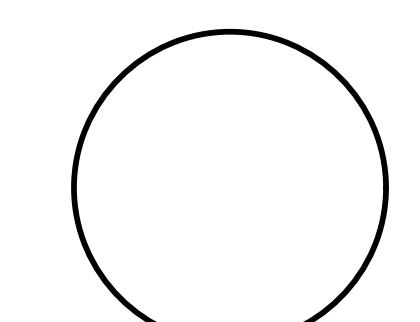
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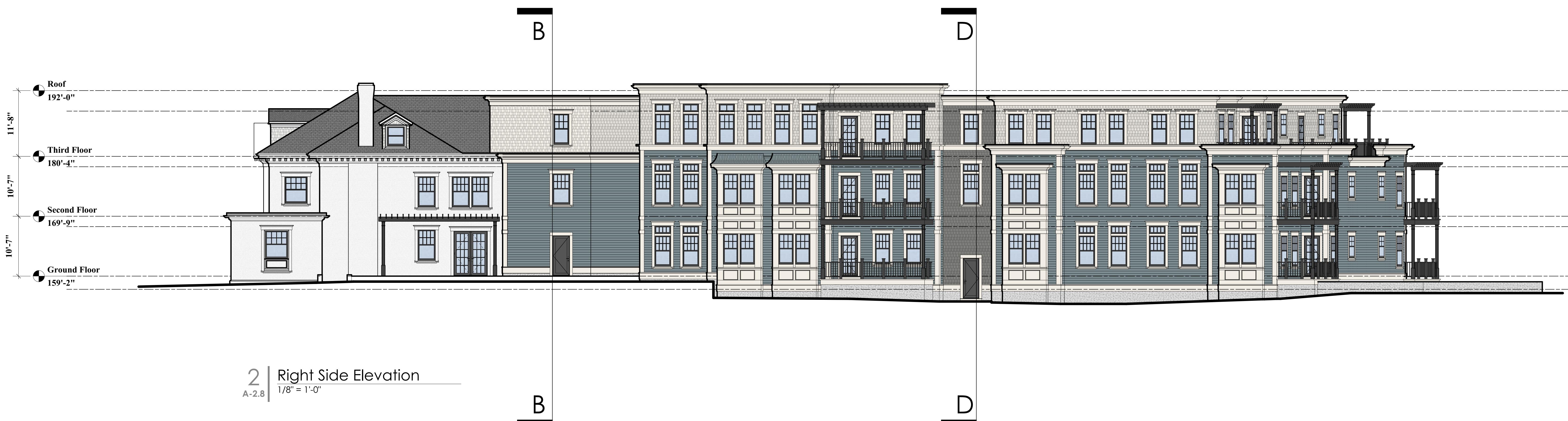
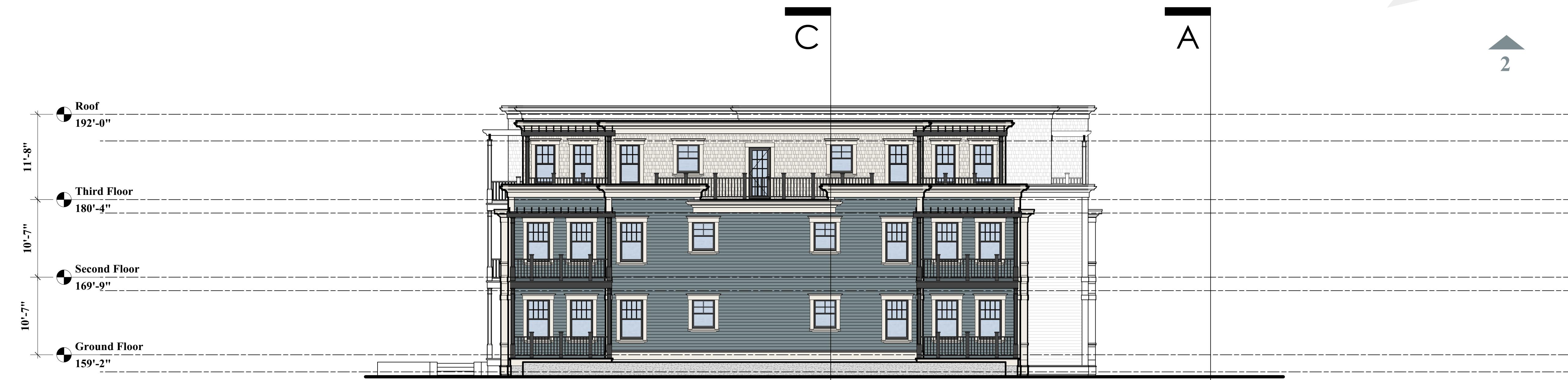
Over-All
Elevations



Proposed
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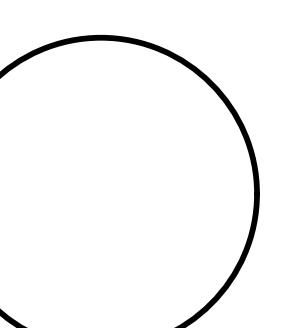
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Over-All
Elevations

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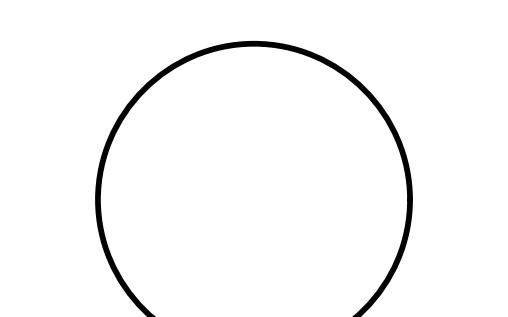
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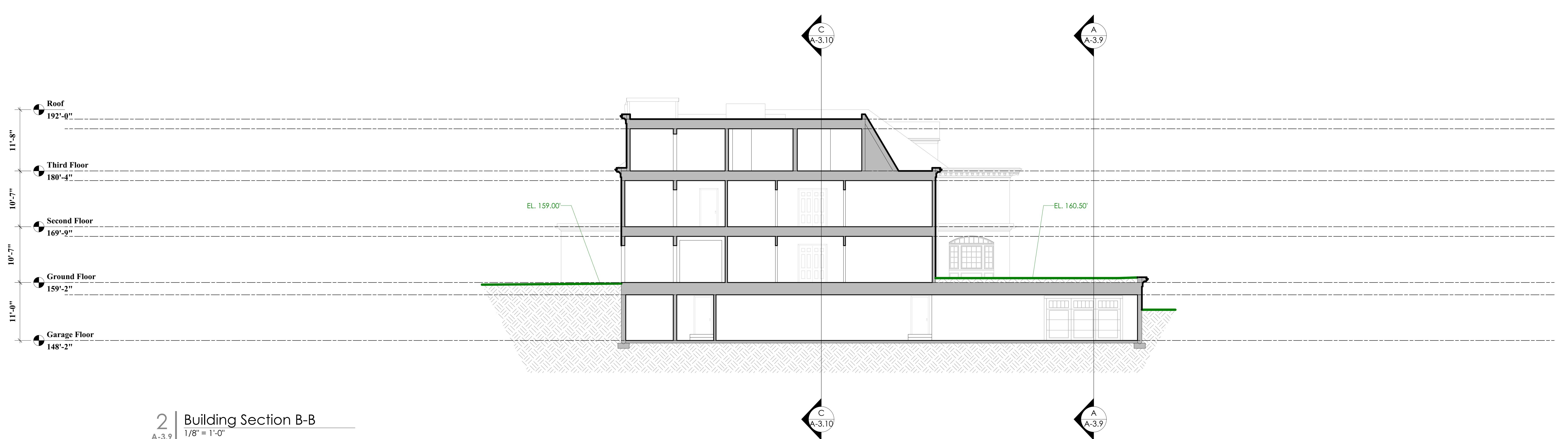
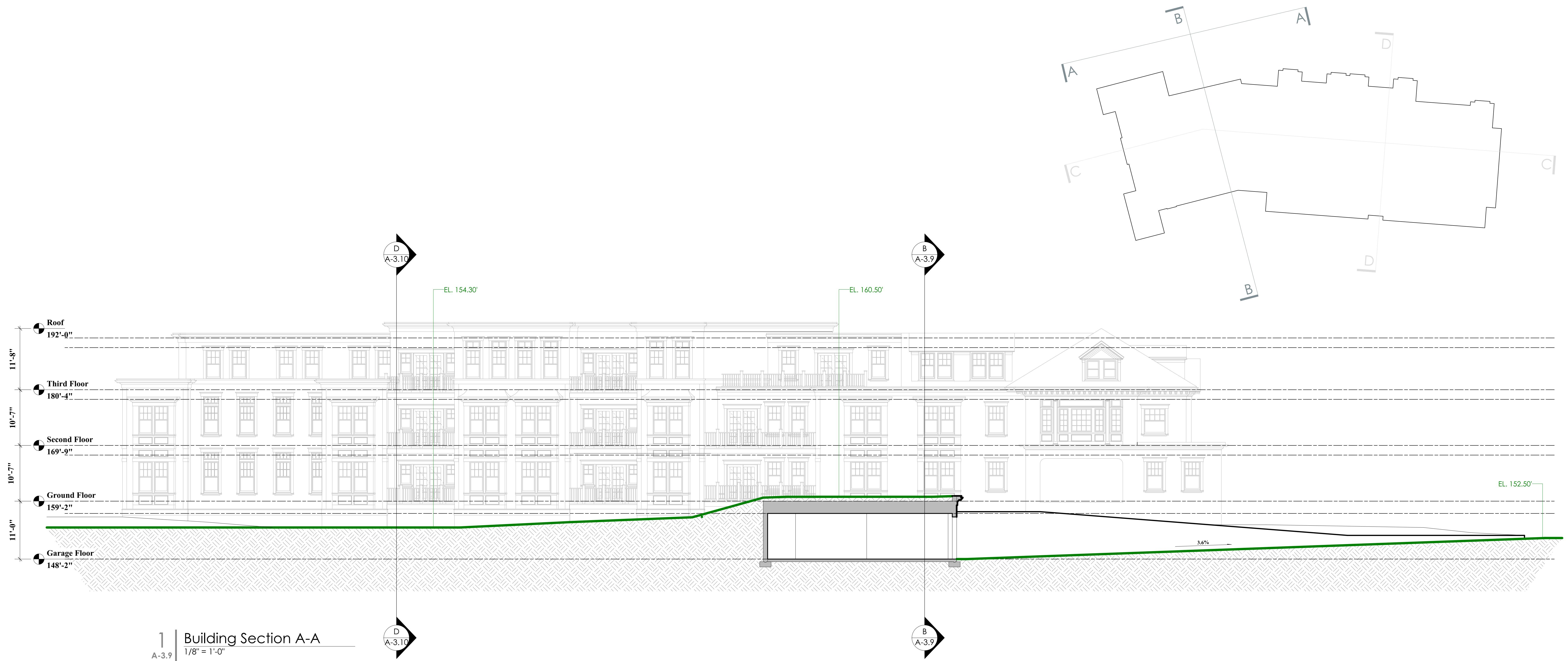
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Building Sections
A-A & B-B

JOB NO	DATE	DWG BY	CKD BY	SCALE
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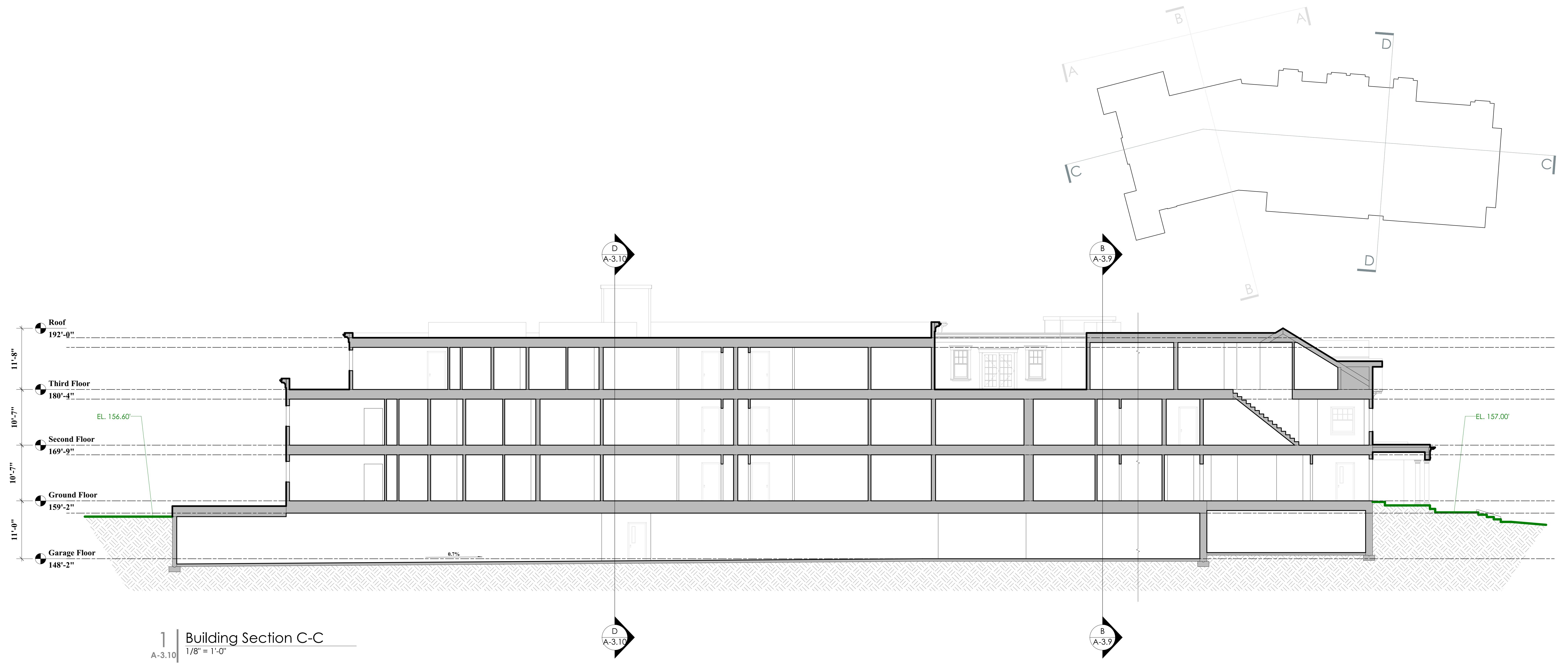
A-3.9



Proposed Multi Family Use

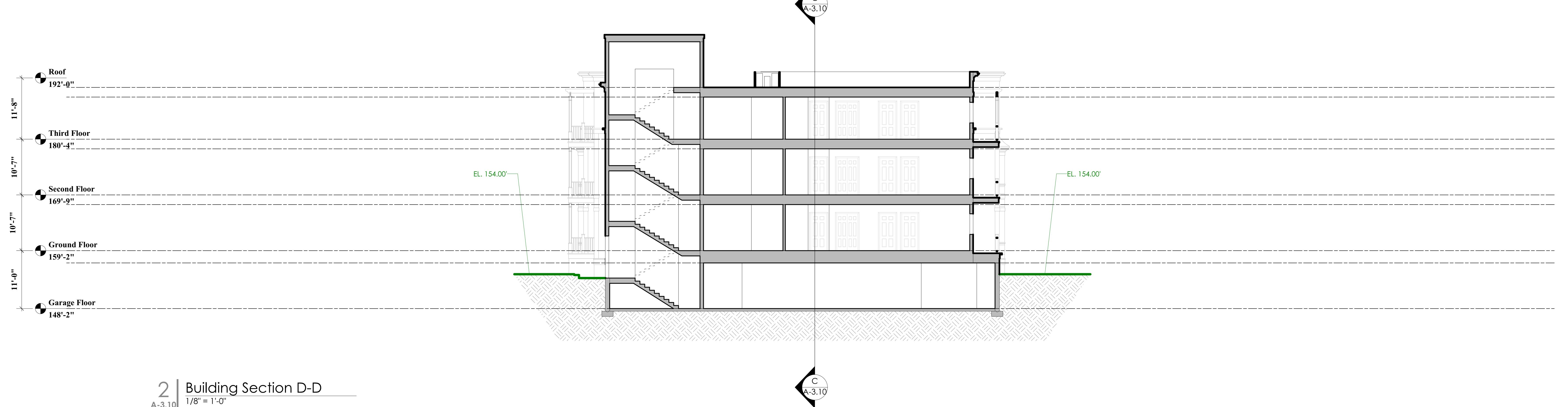
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1 Building Section C-C

A-3.10 $1/8" = 1'-0"$



2

A-3.10

Building Section D-D

1/8" = 1'-0"

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Building Sections C-C & D-D

○

12.01.2025
Y RJM
MLM
A-3.10
1/8" = 1'-0"

25
M A-3 10

M 0.10

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