

HERRING RUN PLACE

PROPOSED
12-UNIT
MULTI-FAMILY
PLUS 1-UNIT,
1 RETAIL @
EXISTING
BUILDING
& 33 PARKING

1434 PLEASANT STREET
WEYMOUTH,
MASSACHUSETTS
02189

ZONING SUMMARY
ZONE B-2

ANY OTHER DWELLING	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	LOT WIDTH/ FRONTAGE	FAR	BLDG. HEIGHT	USABLE OPEN SPACE	SETBACK FRONT	SETBACK SIDE	SETBACK REAR	MAX USE REAR YARD
REQUIRED BY ZONING	NA	NA	NA	NA	.30	6 STORIES 80'	NA	NA	NA	NA	NA
PROPOSED PROJECT	NA	NA	20,003 +/- S.F.	NA	6002 S.F./20003 .30	2 1/2 STORIES 39'-6" ± AVERAGE GRADE PLANE @ NEW BLD'G	NA	NA	NA	NA	NA
PARKING REQUIREMENT RESIDENTIAL USE: 2 SPACES PER UNIT RETAIL: 1 PER 200 S.F. = 7											
REQUIRED 33 SPACES											
PROPOSED 33 SPACES											

CODE SUMMARY
NEW TYPE 5A CONSTRUCTION
3 STORIES NEW; 2 STORIES EX'G
R-2 USE GROUP, NEW
R-3 & B USE GROUP, EX'G
FULLY SPRINKLERED PER CODE
FULL ALARMED PER CODE
ZONE B-2

Location

HERRING RUN PLACE
12-UNIT+1EX'G,1 RET.,33 PK'G
1434 PLEASANT STREET
WEYMOUTH, MA

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	05-06-2014
	05-27-2014
	05-28-2014
	06-17-2014
	08-05-2014
11-21-2014	

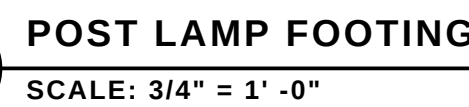
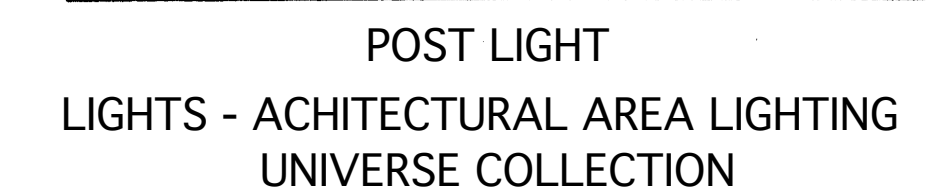
Project No: 13257
Scale: AS NOTED
Date: 03-06-2014
Drawn By: CL

Drawing Name

COVER SHEET

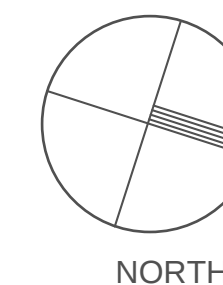
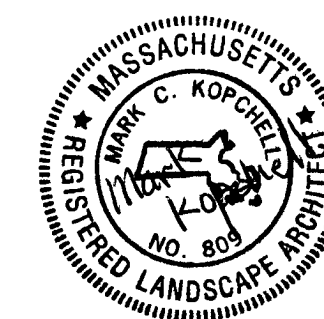
Sheet No.

A-0



PLANT LIST					
#	Botanical Name	Common Name	Size	Condition	Notes
EVERGREEN TREES					
8	Thuja 'Green Giant'	Green Giant Arborvitae	7-8'	B & B	
DECIDUOUS TREES					
6	Gleditsia triacanthos inermis 'Shademaster'	Skyline Honeylocust	3 1/2" - 3" cal.	B & B	
1	Prunus serrulata 'Kwanan'	Kwansan Cherry	2" - 2 1/2" cal.	B & B	
EVERGREEN SHRUBS					
12	Ilex glabra 'Compacta'	Compact Inkberry	2' - 2 1/2'	B & B	
19	Juniperus virginiana 'Gray Owl'	Gray Owl Juniper	2' - 2 1/2'	C.G.	
8	Taxus x media 'Taunttonii'	Tauntton Yew	2' - 2 1/2'	B & B	
7	Taxus x media 'Hicksii'	Hicks' Upright Yew	3' - 3 1/2'	B & B	
DECIDUOUS SHRUBS					
1	Deutzia gracilis	Slender Deutzia	#3 pot	C.G.	
4	Spiraea 'Goldmound'	Goldmound Spiraea	15" - 24"	B & B	
13	Leucothoe axillaris	Coast Leucothoe	2 - 2 1/2'	B & B	
PERENIALS AND VINES					
16	Hosta 'Regal Splendor'	Regal Splendor Hosta	#1 pot	C.G.	18" O.C.

1. CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO OWNER'S REPRESENTATIVE.
2. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINISH GRADING. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADE BEFORE DIGGING.
3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN.
5. ALL PLANTS SHALL BE MAINTAINED AS REQUIRED.
6. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE FULL YEAR AFTER COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
7. ALL TREE SAUCERS AND SHRUB BEDS TO BE MULCHED WITH MINIMUM 2" AGED PINE BARK MULCH.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE INSIDE AND OUTSIDE LIMIT OF WORK DUE TO CONTRACT OPERATIONS. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.
9. CONTRACTOR SHALL STAKE ALL PLANT LOCATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
10. TOPSOIL (6" MIN. DEPTH) AND SEED ALL DISTURBED SOIL AREAS (EXCEPT IN PLANT BEDS) WITH APPROVED LAWN SEED MIX.
11. TOPSOIL - PROVIDE CLEAN, SCREENED, WEEDFREE, FRIABLE NATURAL LOAM PLANTING SOIL. TEST, CONDITION AND AMEND TOPSOIL TO INSURE FERTILITY.
12. MAINTAIN AND WATER ALL PLANTINGS AND LAWS UNTILL FINAL ACCEPTANCE OF THE PROJECT. THE PROJECT WILL NOT APPROVED UNLESS ALL PLANT MATERIALS AND LAWN AREAS ARE HEALTHY AND SHOWING VIGOROUS GROWTH.
13. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN THE PLANT SHALL GOVERN.
14. ALL PLANTS TO BE PLANTED IN ROWS OR STAGGERED ROWS SHALL BE MATCHED SPECIMENS.



DATE: 04/01/14
REVISED DATE: 05/27/14
REVISED DATE: 06/17/14
REVISED DATE: 08/04/14
REVISED DATE: 08/05/14
REVISED DATE: 11/24/14

HERRING RUN PLACE
1434 PLEASANT STREET, WEYMOUTH, MA

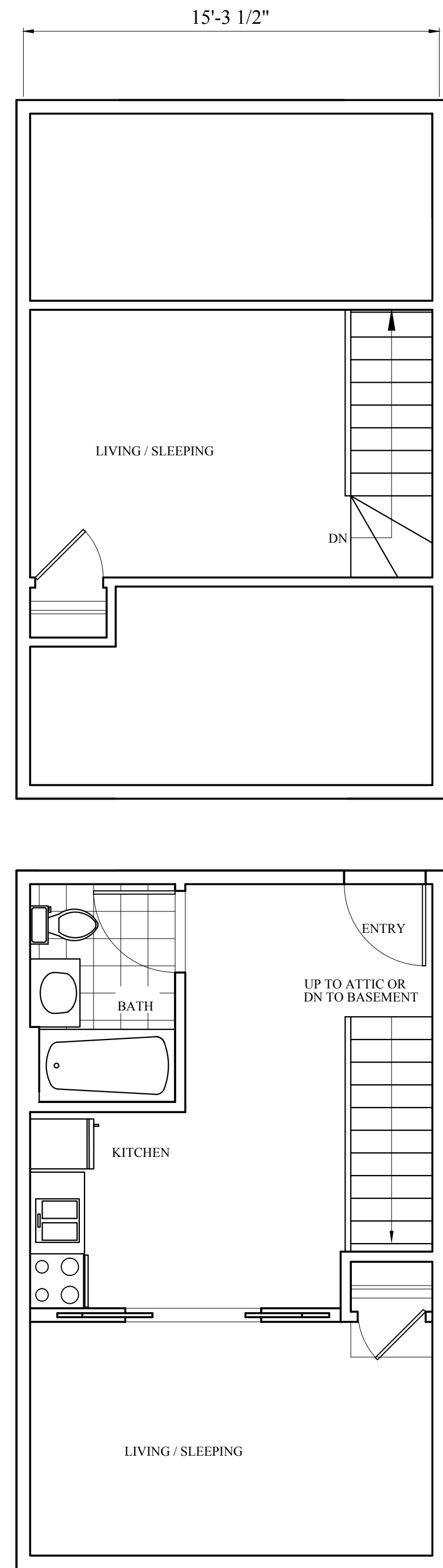
PLANTING / SITE LIGHTING PLAN



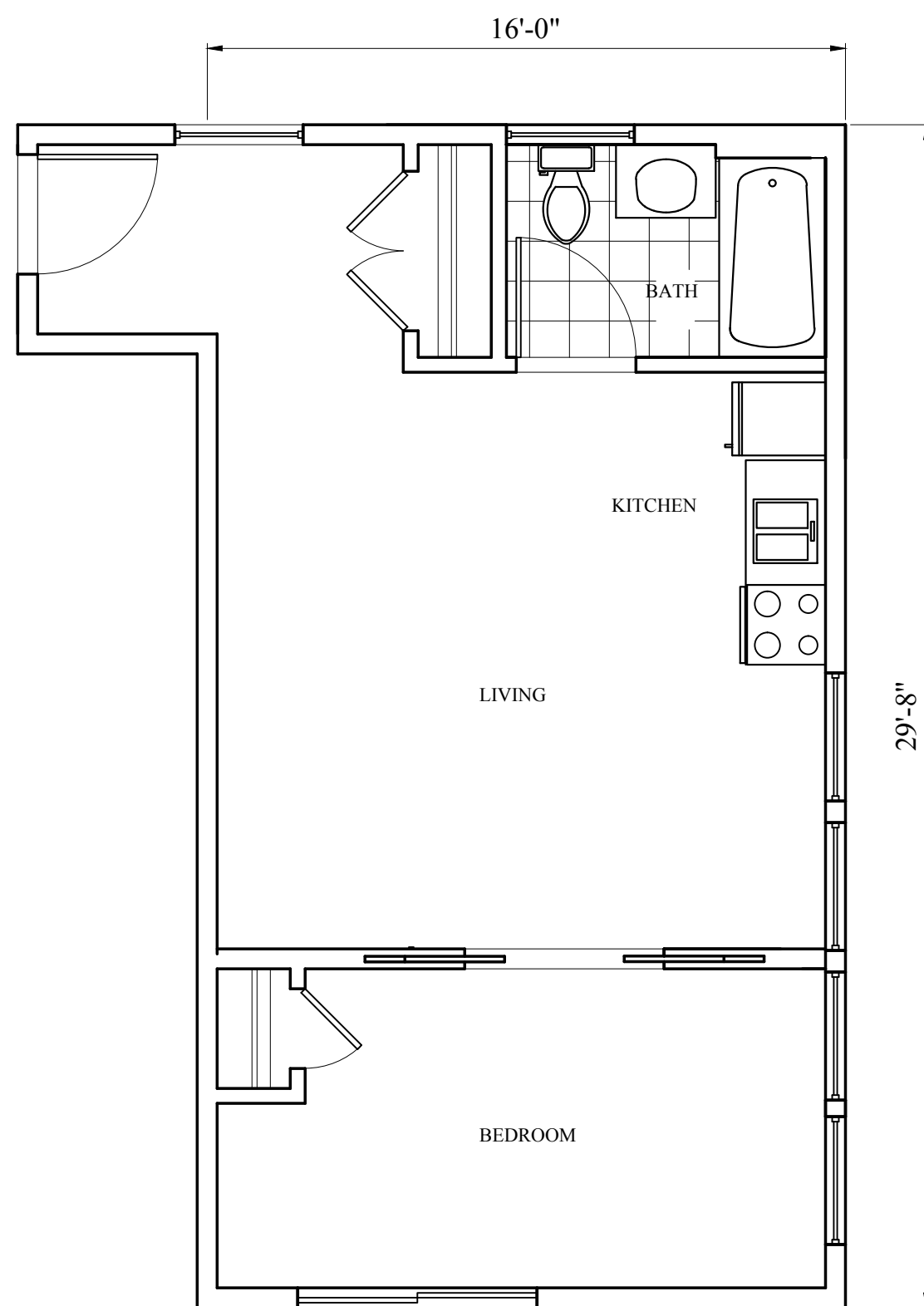
MKA Landscape Architects
Landscape Architecture and Planning
30 Chestnut Street
Quincy, MA 02169
(617) 770-4717
FAX (617) 773-7655

SCALE: 1/16"= 1'-0"

L-1



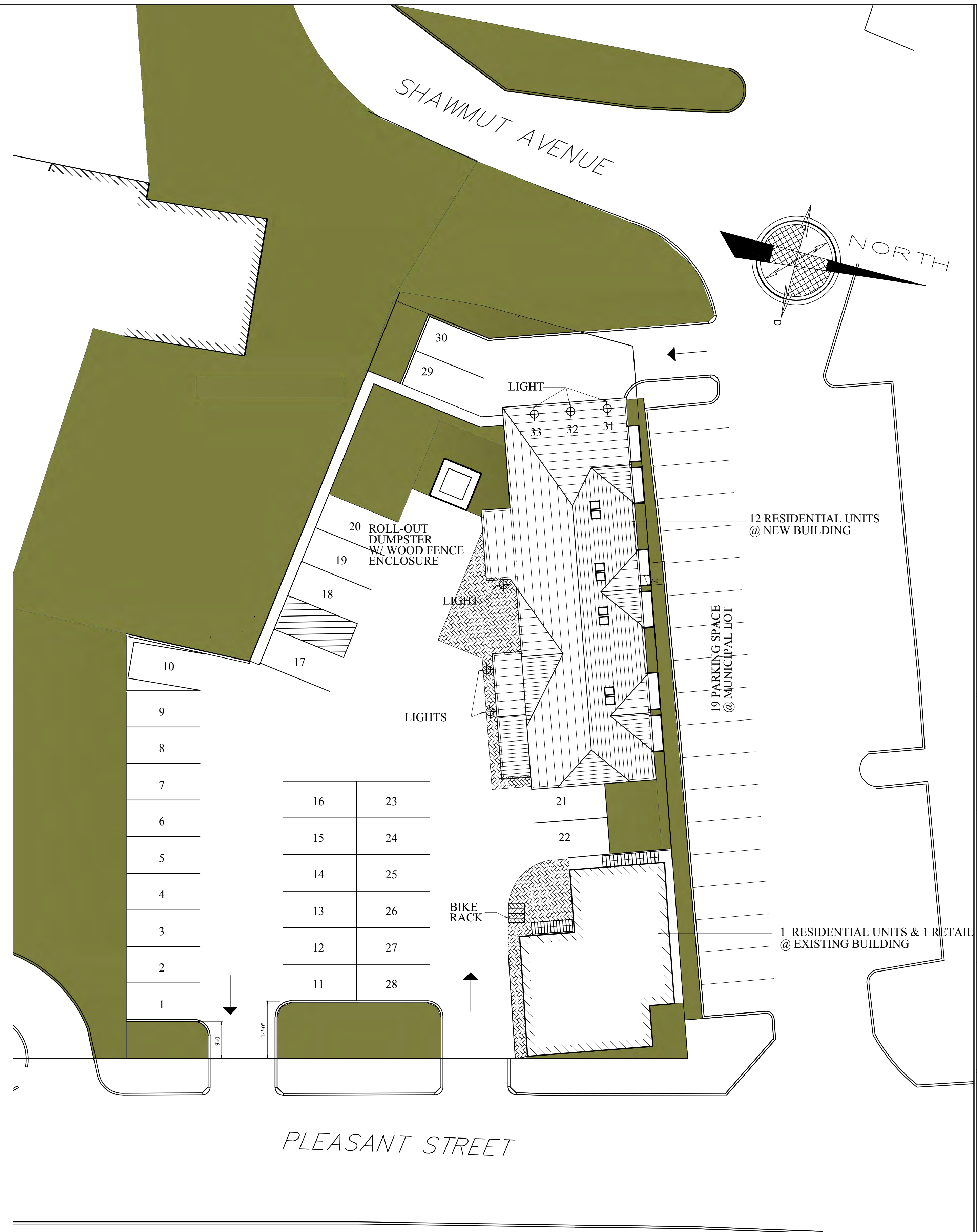
UNIT "A"



UNIT "B"

FAR CALCULATION
 SITE: 20,003 S.F.
 UNIT "A": 500 S.F. (15.25' X 25.67' - 25' STAIRS + 134 S.F. ATTIC OR BASEMENT)
 "B": 501 S.F.
 BUILDING: TYPE "A" 500 S.F. X 10 UNITS = 5000 S.F.
 TYPE "B" 501 S.F. X 2 UNITS = 1002 S.F.
 TOTAL = 6002 S.F.
 FAR: 6002 S.F. /20003 S.F. = .30

2 TYPICAL UNIT PLANS
 1/4" = 1'-0"



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

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No.

Revision Date

04-08-2014

05-06-2014

05-20-2014

05-28-2014

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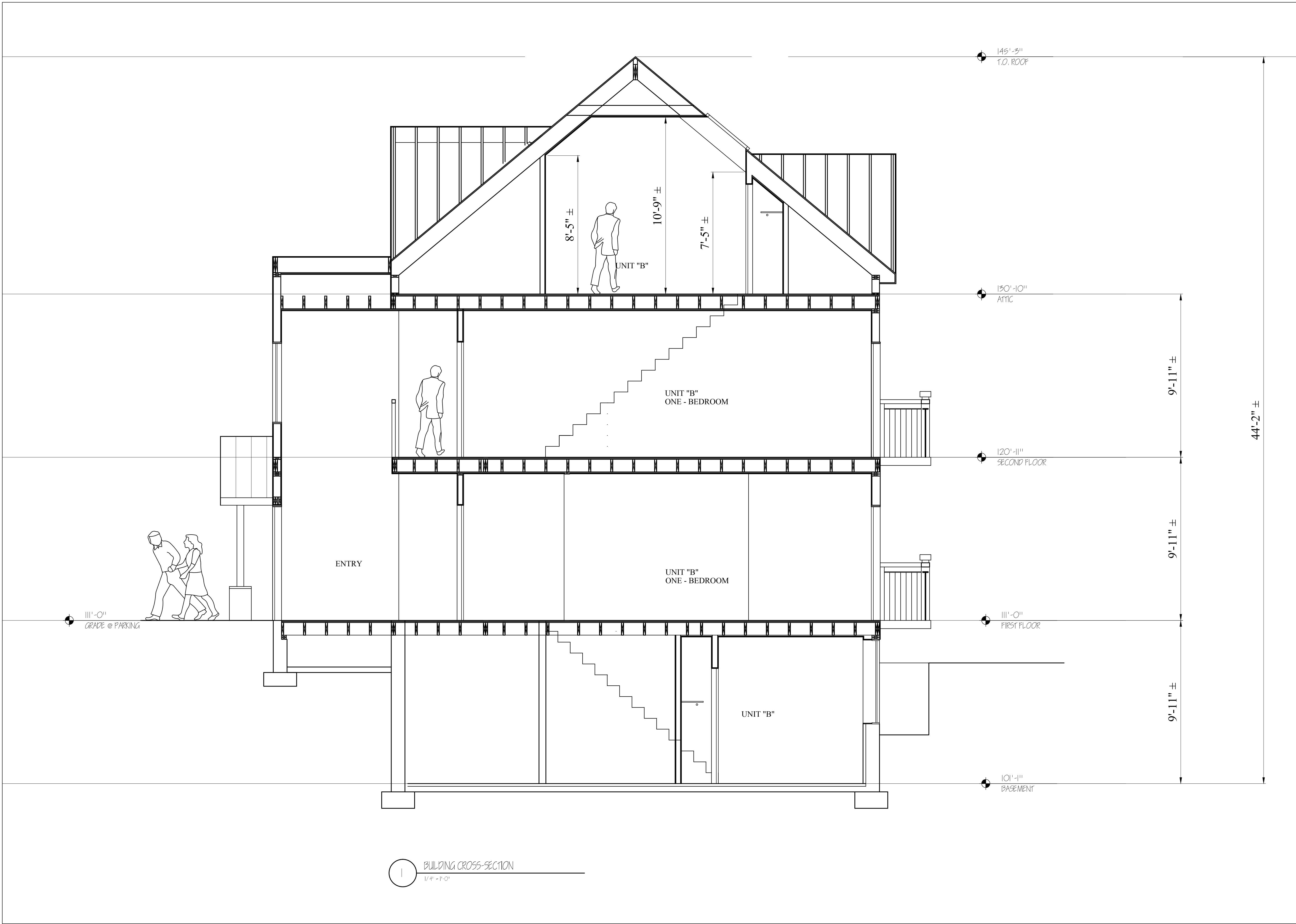
CL

Drawing Name

PROPOSED SITE PLAN

Sheet No.

A-1.0



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03-06-2014

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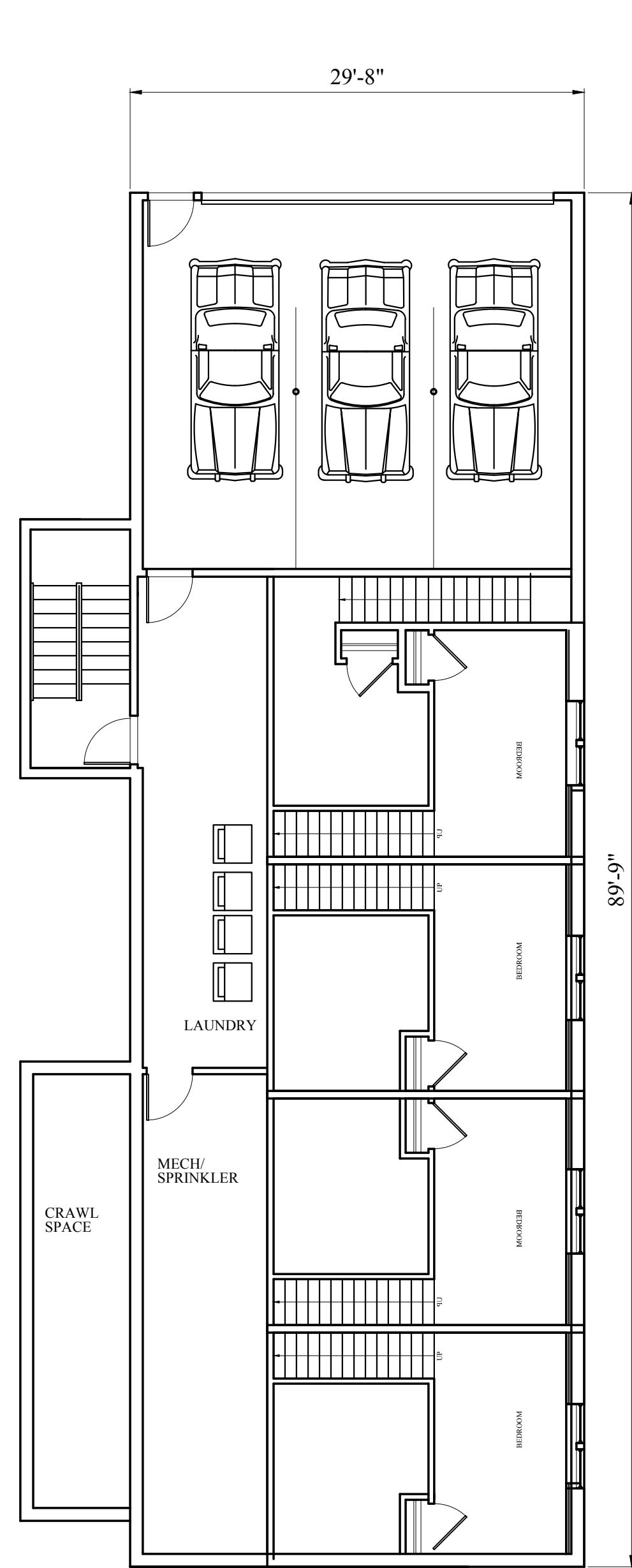
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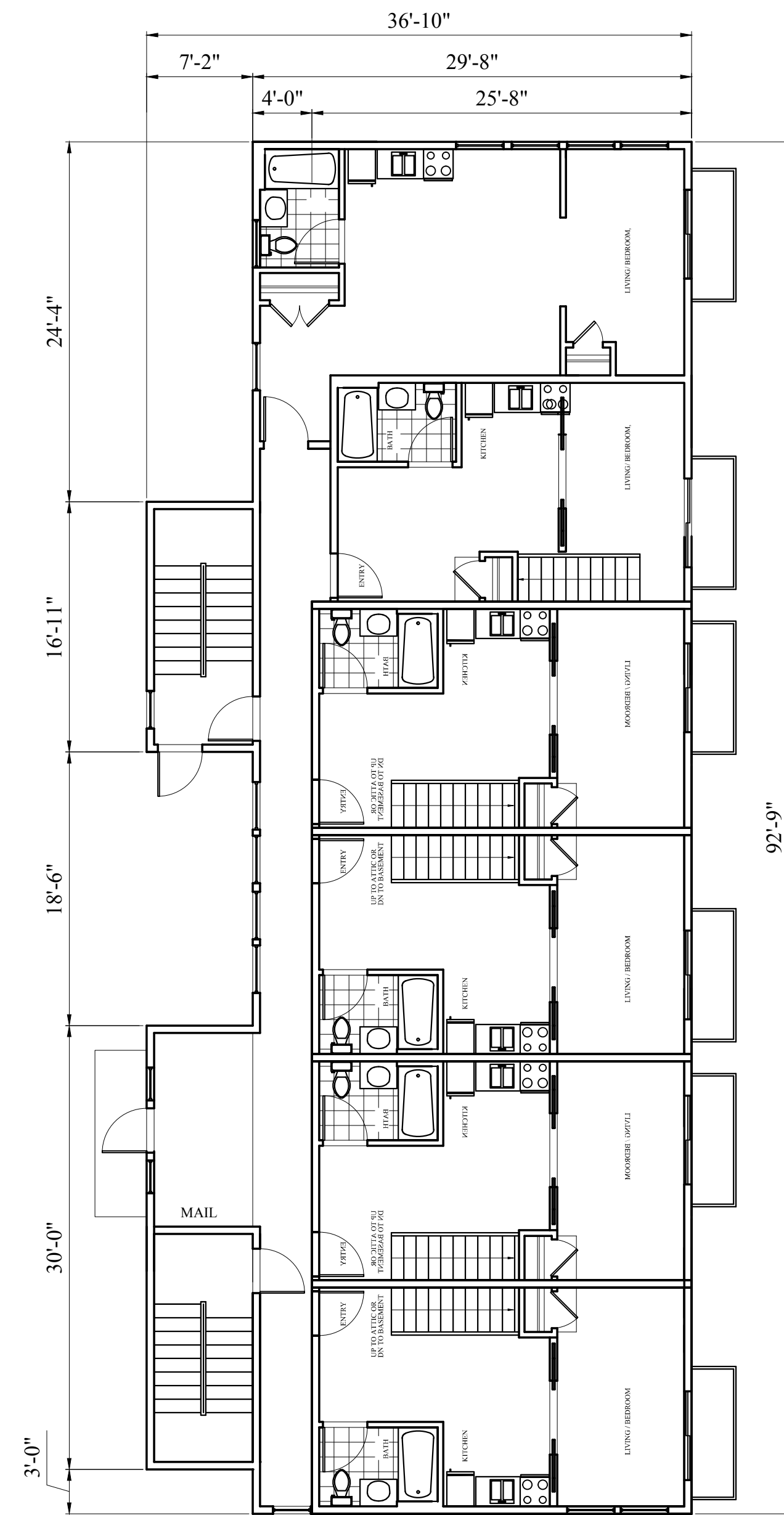
BUILDING CROSS-SECTION

Sheet No.

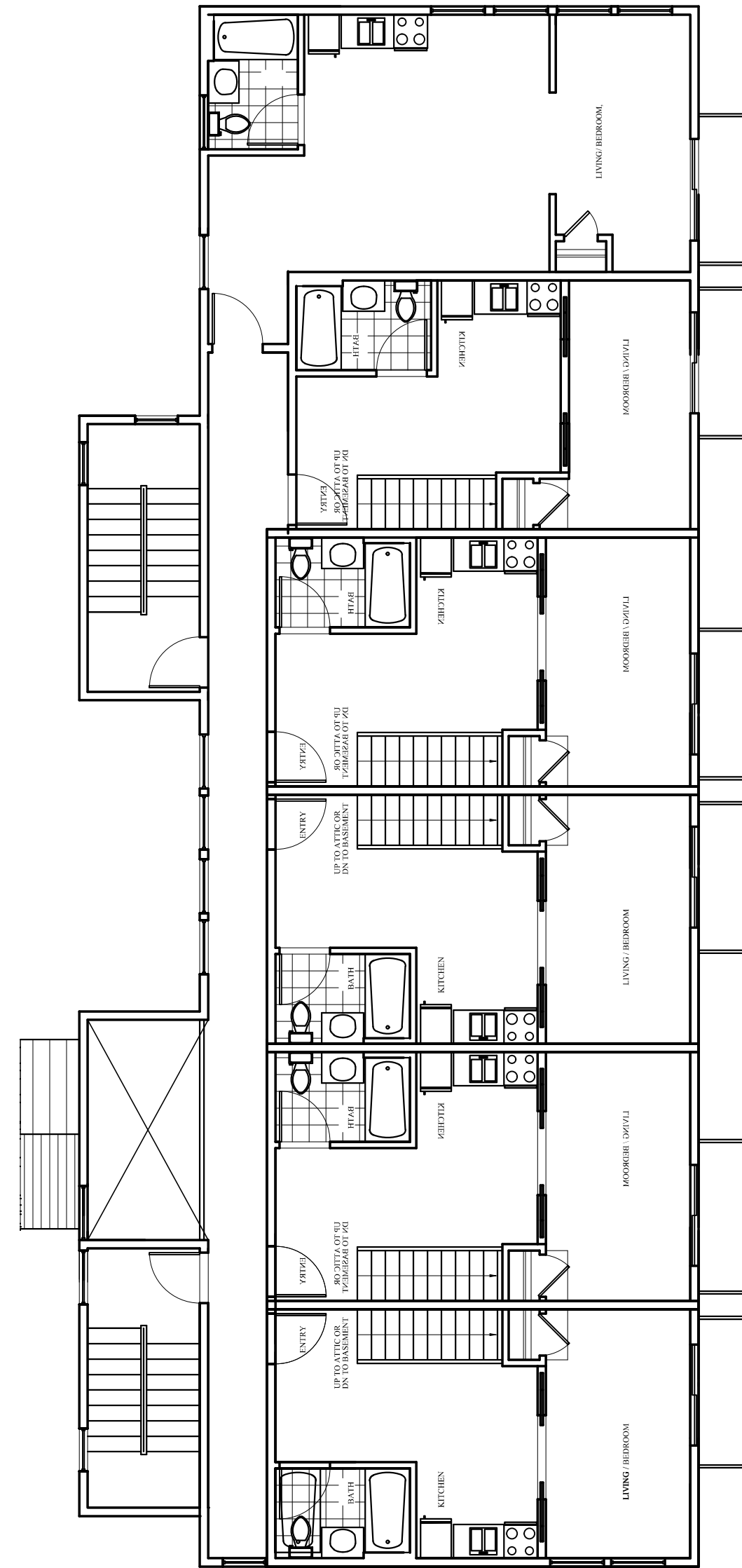
A-3.1



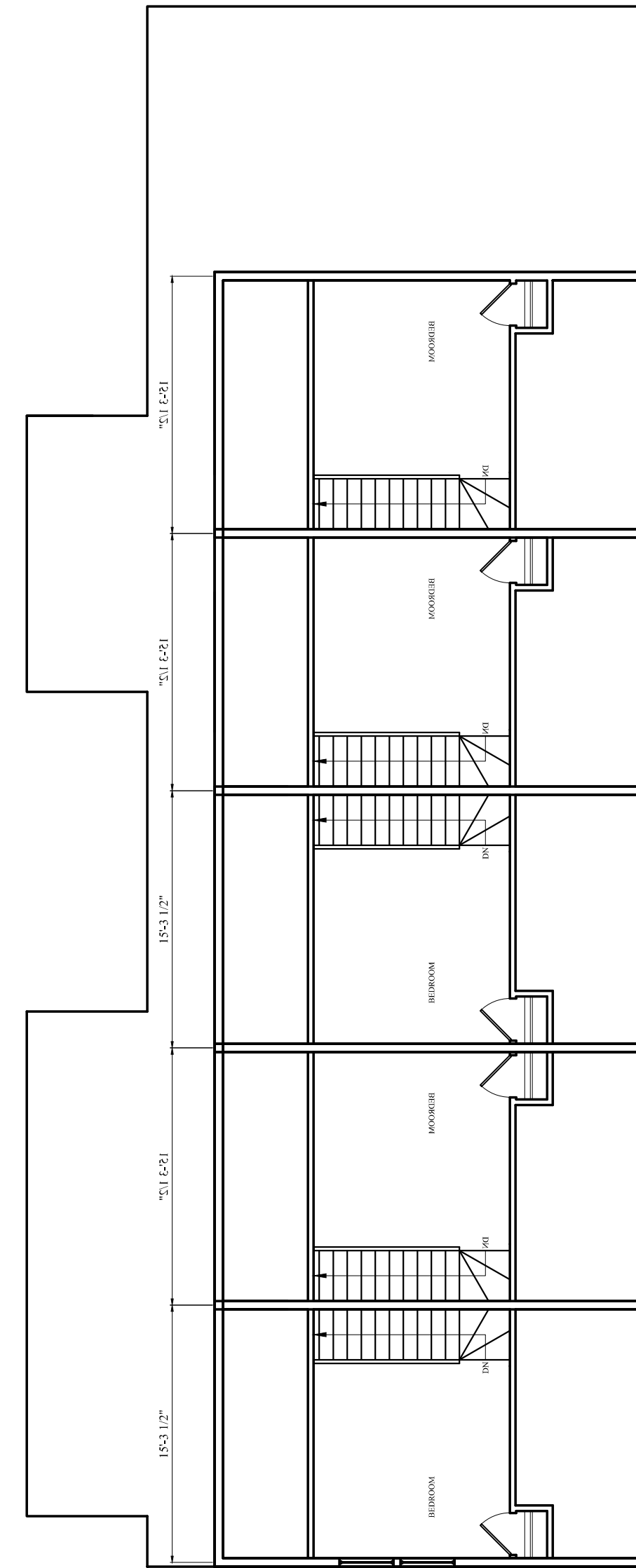
1 BASEMENT
1/8" = 1'-0"



2 FIRST FLOOR
1/8" = 1'-0"



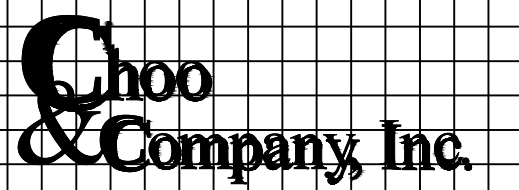
3 SECOND FLOOR
1/8" = 1'-0"



4 THIRD FLOOR
1/8" = 1'-0"

UNIT "A"

Location
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Drawing Name
FLOOR PLANS
NEW BUILDING

Sheet No.
A-1.2



1 NORTH-EAST VIEW
NTS



2 NORTH-WEST
NTS



3 SOUTH-EAST VIEW
NTS

Location
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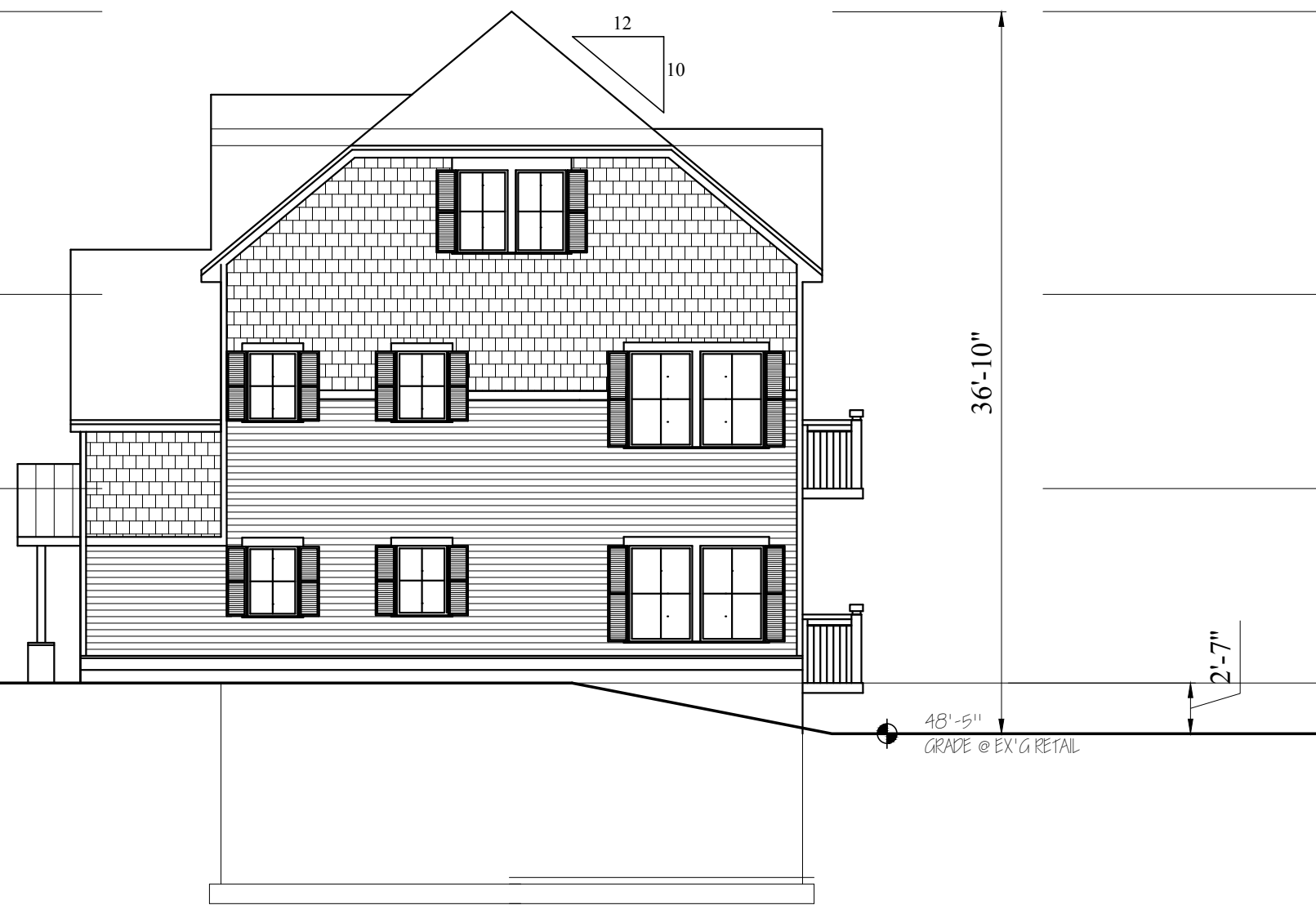
Project No: 13257
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Drawing Name
**PROPOSED
MULTIFAMILY
VIEWS**

Sheet No.
R-1.1



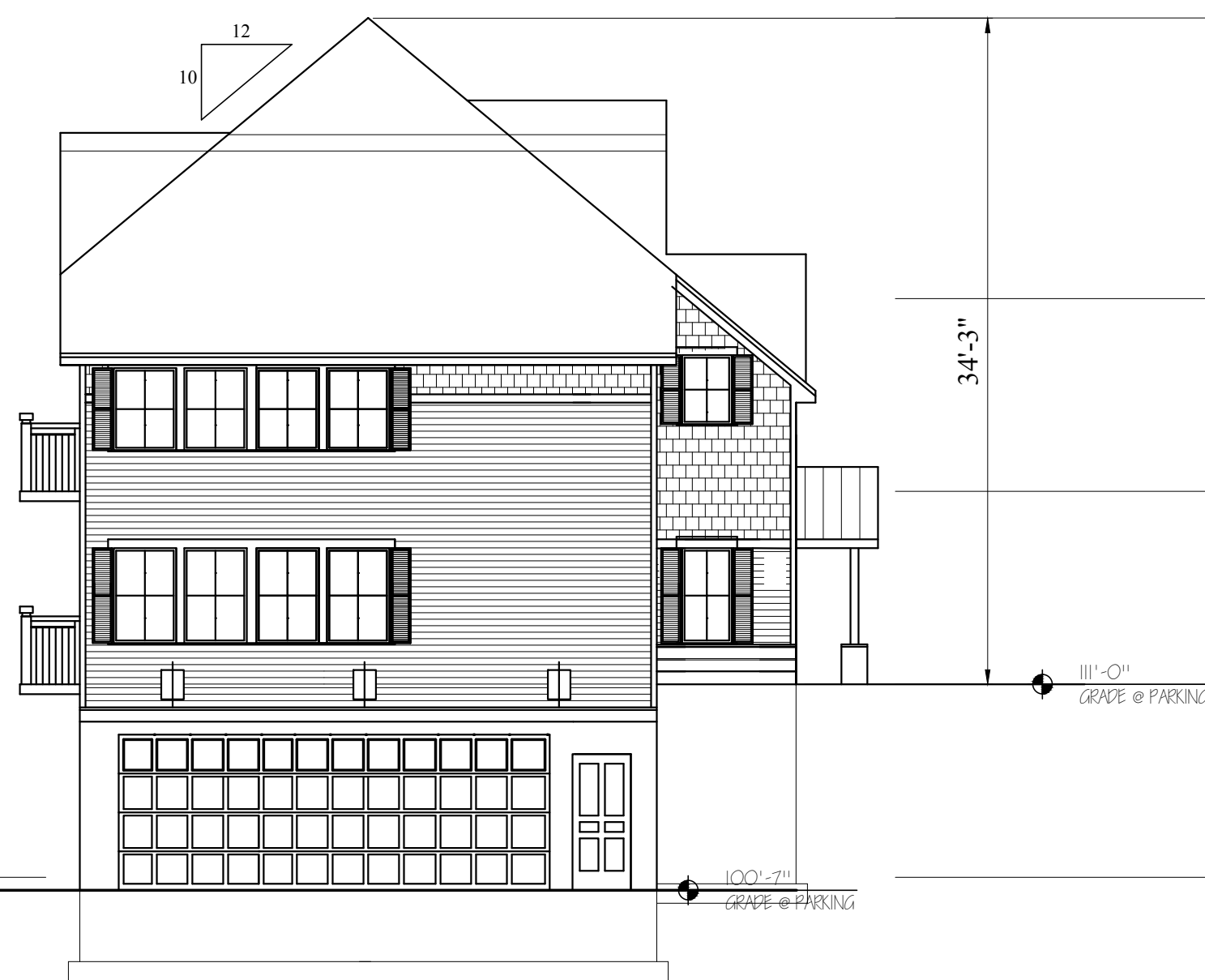
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

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Drawing Name
ELEVATIONS
NEW BUILDING

Sheet No.
A-2.1



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Drawing Name

EXISTING
BUILDING
RENOVATION

Sheet No.

R-1.2



Location
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Drawn By: GE

Drawing Name
AERIAL
VIEW

Sheet No.
R-1.3



Location
HERRING RUN PLACE
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Drawing Name
AERIAL
VIEW

Sheet No.
R-1.4