352-360 Bridge Street – Weymouth MA

Deliveries:

The commercial space at 352-360 Bridge Street will not be serviced by regular deliveries. The Company occupying the space will be a kitchen showroom which has appointment meetings with potential clients to design kitchen cabinets and to view product mockups.

The tenants will receive mail and deliveries from both Bridge Street and from the rear parking area from such services as USPS, UPS and Amazon. These deliveries will be a momentary stop as required as would any other apartment complex.

Trash removal:

The tenants waste will be placed in the ground floor trash room and be removed from the site via a private trash removal service on an as needed basis. This is preferred to an on-site dumpster which can be unsightly and odorous.

FAR Calculations:

Our interpretation of the Town of Weymouth Zoning Bylaw is that the Floor Area ratio for this building would be calculated as the ratio between land area of the property as it relates to the living area of the residential component. The area of the property is 34,458 Sq. ft in total.

Each residential level, excluding circulation (corridors, stairs, elevator,etc) contains 8,566 sq ft of total living area, therefore:

8,566 x 2 = 17,132 sq. ft.

17,132/34,458 = .49 FAR

During design development when building systems are implemented, we will be adding common area electric closets, mechanical closets and storage space on the residential levels. This will lower the FAR.