

PROPOSED RENOVATIONS AND ADDITIONS TO 1193 COMMERCIAL STREET

1193 COMMERCIAL STREET, WEYMOUTH, MA



PROJECT INFORMATION:

**PROPOSED
RENOVATIONS AND
ADDITIONS TO 1193
COMMERCIAL STREET**
PREPARED FOR
JS BARRY DEVELOPMENT LLC.

1193 COMMERCIAL STREET,
WEYMOUTH, MA

OWNER INFORMATION:

ROMAN CATHOLIC ARCHBISHOP

1199 COMMERCIAL ST,
E WEYMOUTH, MA

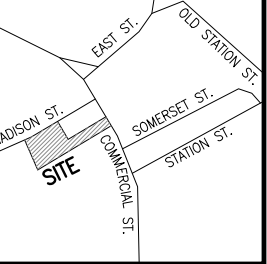
BOARD OF ZONING APEALS - SPECIAL PERMIT SUBMISSION

SPECIAL PERMIT		
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COVER SHEET

GI001



VICINITY MAP
NO SCALE



FLOOR AREA RATIO

REQUIREMENT:	BUILDINGS FOR MULTI-FAMILY RESIDENTIAL USE BASED ON A FLOOR AREA RATIO OF 0.25
REQUIRED:	0.25 MAX.
PROVIDED:	6,230 S.F. / 28,533 = 21.8%

PARKING TABLE

REQUIREMENT:	1.5 SPACES PER DWELLING UNIT
REQUIRED SPACES:	12 UNITS X 1.5 = 18 SPACES
PROVIDED SPACES:	18 SPACES

IMPERVIOUS TABLE

EXISTING IMPERVIOUS:	19,342 S.F.
PROPOSED IMPERVIOUS:	18,206 S.F.

ZONING TABLE

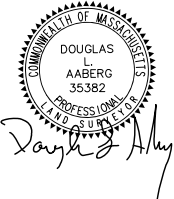
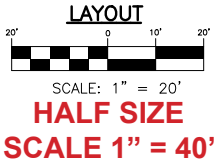
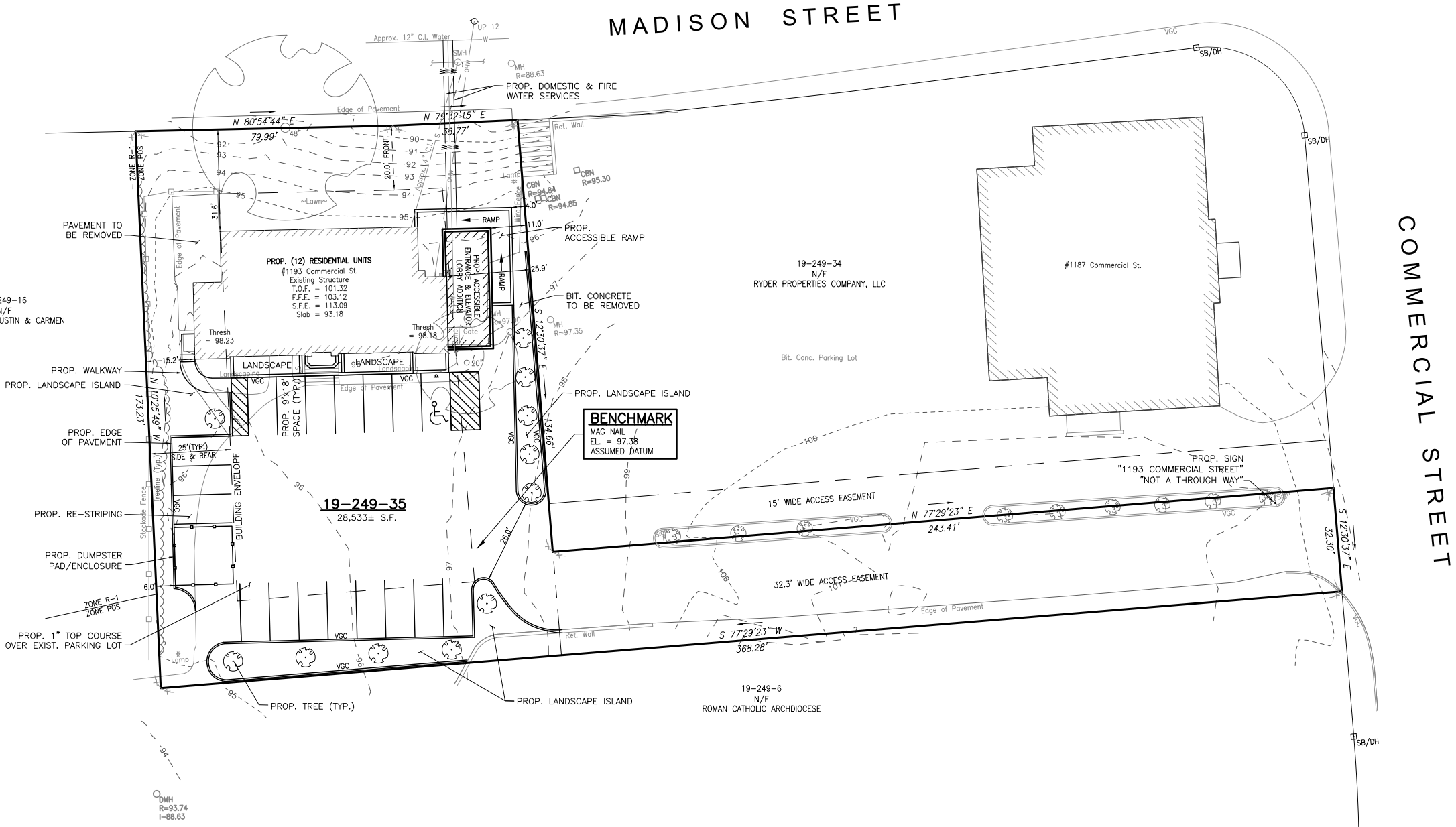
RESIDENCE DISTRICT:	OPEN SPACE	DISTRICT (OSD)	
CRITERIA	REQUIRED	EXISTING	PROPOSED
FRONT YARD	20'	31.6'	NO CHANGE
SIDE & REAR YARDS	25'	15.2'	11.0'
LOT SIZE (S.F.)	20,000	28,533	NO CHANGE
LOT COVERAGE*	80%	68%	64%
FRONTAGE	40'	32.3'	NO CHANGE
MAXIMUM HEIGHT	35'	28.5'	NO CHANGE

*LOT COVERAGE INCLUDES STRUCTURES AND PAVEMENT.

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GENERAL NOTES

- RECORD OWNERS: ROMAN CATHOLIC ARCHBISHOP
C/O WILLIAM F. SALMON
- DEED REFERENCE: N/A
- PLAN REFERENCES: PLAN BK. 632 PG. 60
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF WEYMOUTH OSD ZONING DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 11/6/2019.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN DEP ZONE I, II, OR A.
- THE SUBJECT PROPERTY LIES IN FEMA ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0233E DATED 7/17/2012. ZONE "X" IS NOT SPECIAL HAZARD FLOOD ZONE.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTANCE OR NON EXISTANCE OF ANY OTHER SUCH UTILITIES.
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PROPOSED RENOVATIONS & ADDITIONS

1193 COMMERCIAL STREET
(ASSESSOR'S PARCELS: 19-249-35)

WEYMOUTH, MASSACHUSETTS

J.S. BARRY DEVELOPMENT, LLC
PO BOX 249, WILMINGTON, MA 01897

PROJECT:

JOB NO:

SCALE:

DESIGN:

CHK:

DATE:

PLAN TITLE:

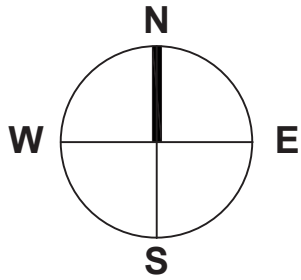
PROPOSED
CONDITIONS
PLAN

SHEET:

CS101



AERIAL PHOTOGRAPH



EMBR Architects, LLC
37 Derby Street, Suite B-1, Hingham, MA 02043
(781) 556-5282 - EMBRARCH.COM

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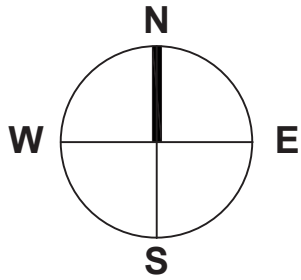
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PHOTOGRAPHS

GR101



AERIAL PHOTOGRAPH



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PHOTOGRAPHS

GR102



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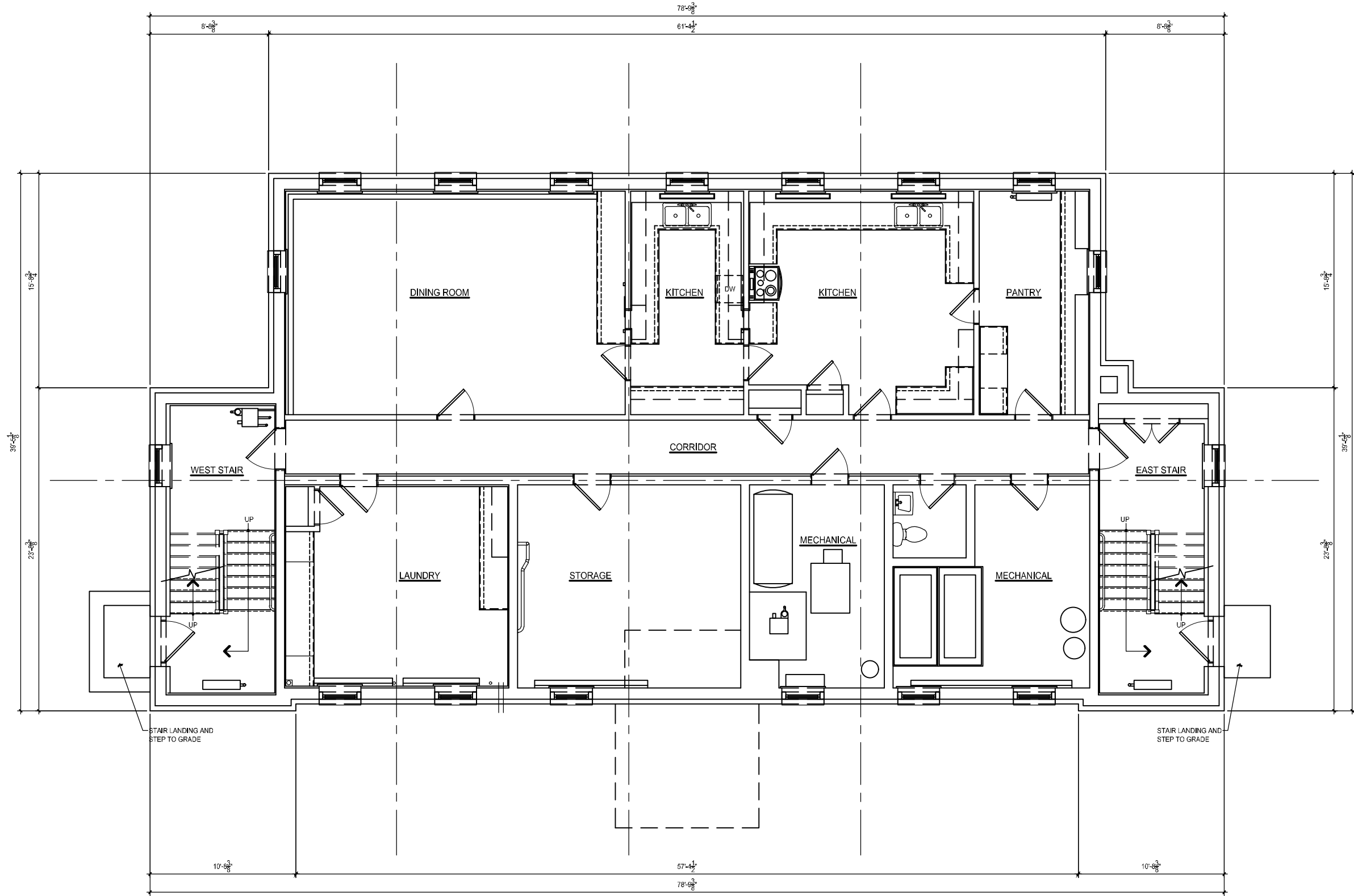
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EXISTING BASEMENT
PLAN

RA101



A1

EXISTING BASEMENT PLAN

1/8" = 1'-0"

2,807 SQ. FT.



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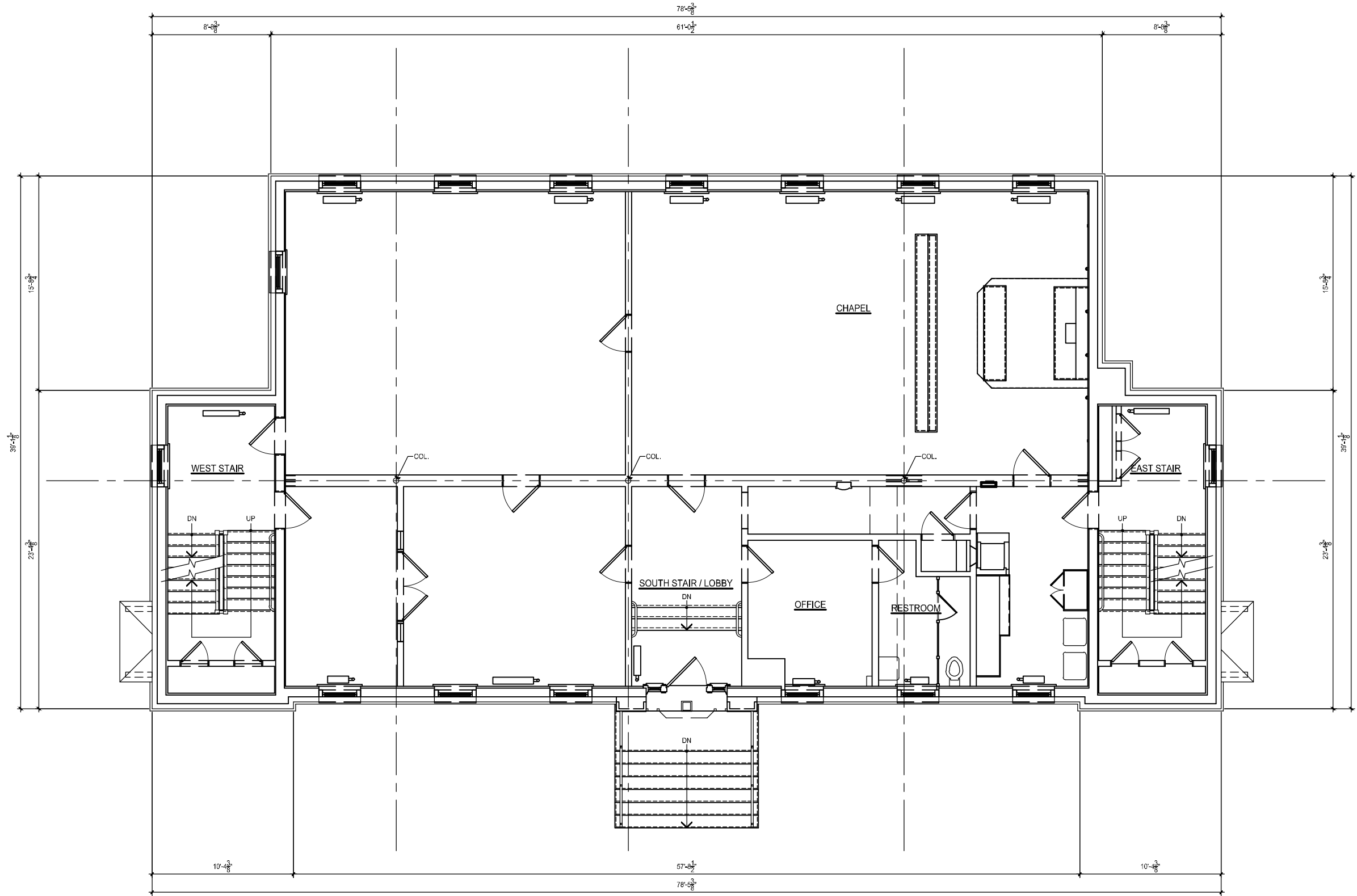
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EXISTING FIRST FLOOR
PLAN

RA102



A1

EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

2,768 SQ. FT.



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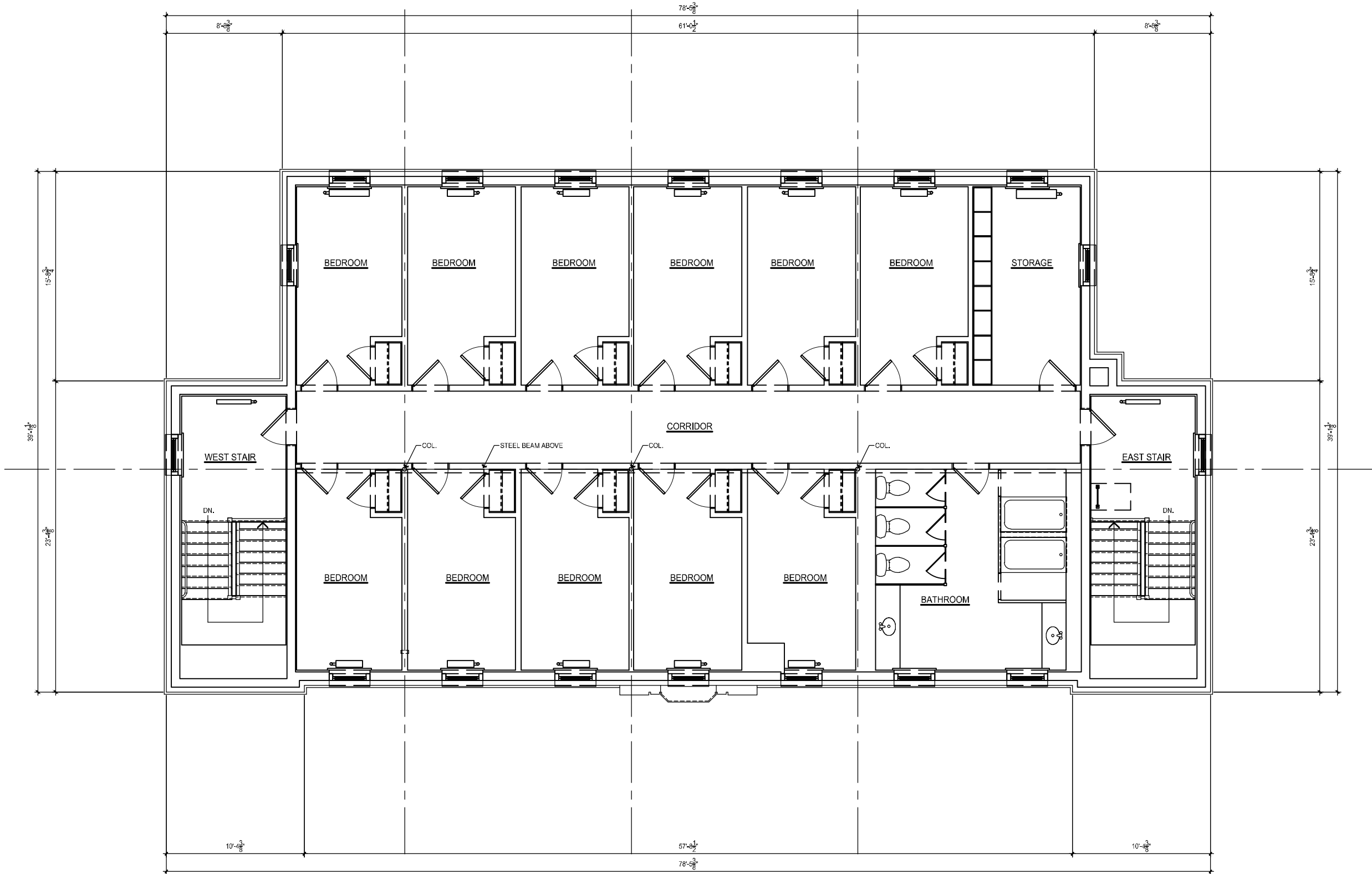
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EXISTING SECOND
FLOOR PLAN

RA103



A1

EXISTING SECOND FLOOR PLAN

1/8" = 1'-0" 2,768 SQ. FT.



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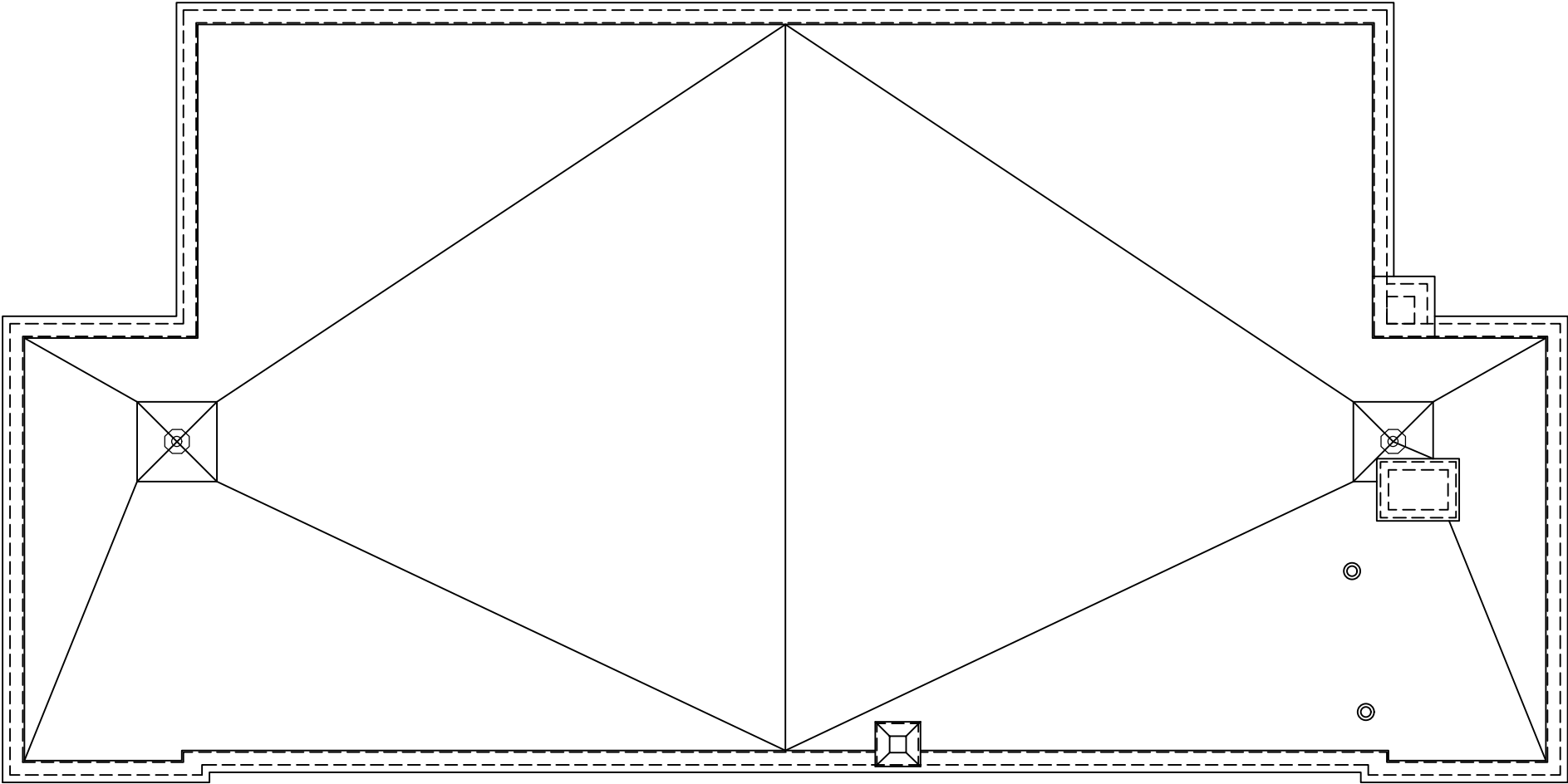
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EXISTING ROOF PLAN

RA104



A1

EXISTING ROOF PLAN

1/8" = 1'-0"



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EXISTING SOUTH
ELEVATION (FRONT)

RA201

A1

EXISTING SOUTH ELEVATION (FRONT)

1/8" = 1'-0"

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EXISTING EAST
ELEVATION (RIGHT SIDE)

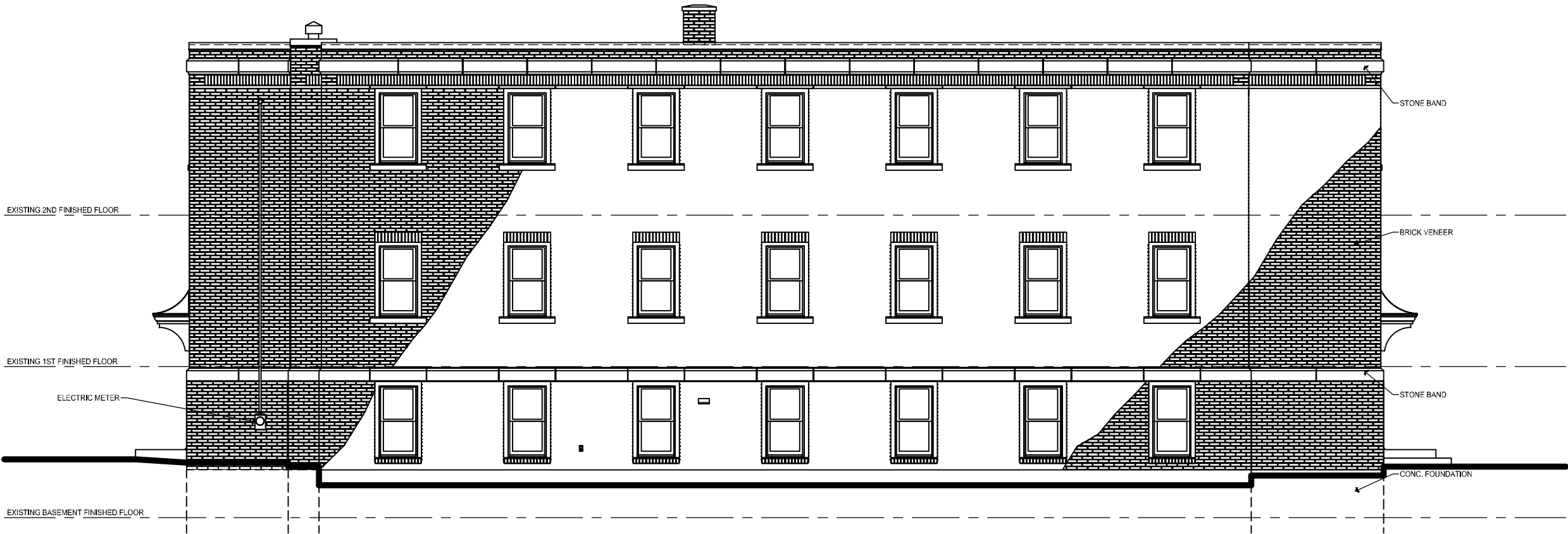
RA202



A1

EXISTING EAST ELEVATION (RIGHT SIDE)

1/8" = 1'-0"



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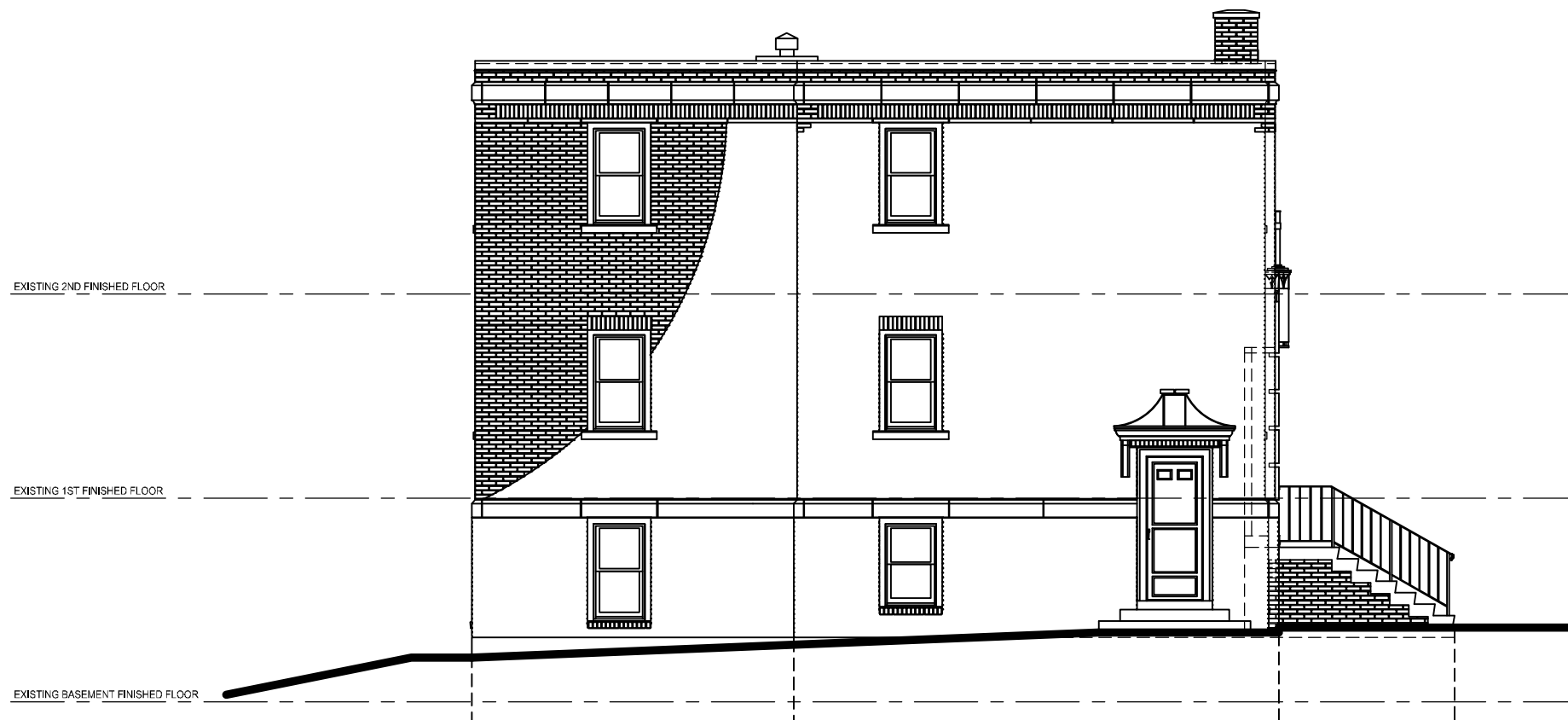
EXISTING NORTH
ELEVATION (REAR)

RA203

A1

EXISTING NORTH ELEVATION (REAR)

1/8" = 1'-0"



A1

EXISTING WEST ELEVATION (LEFT SIDE)

1/8" = 1'-0"

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EXISTING WEST
ELEVATION (LEFT SIDE)

RA204



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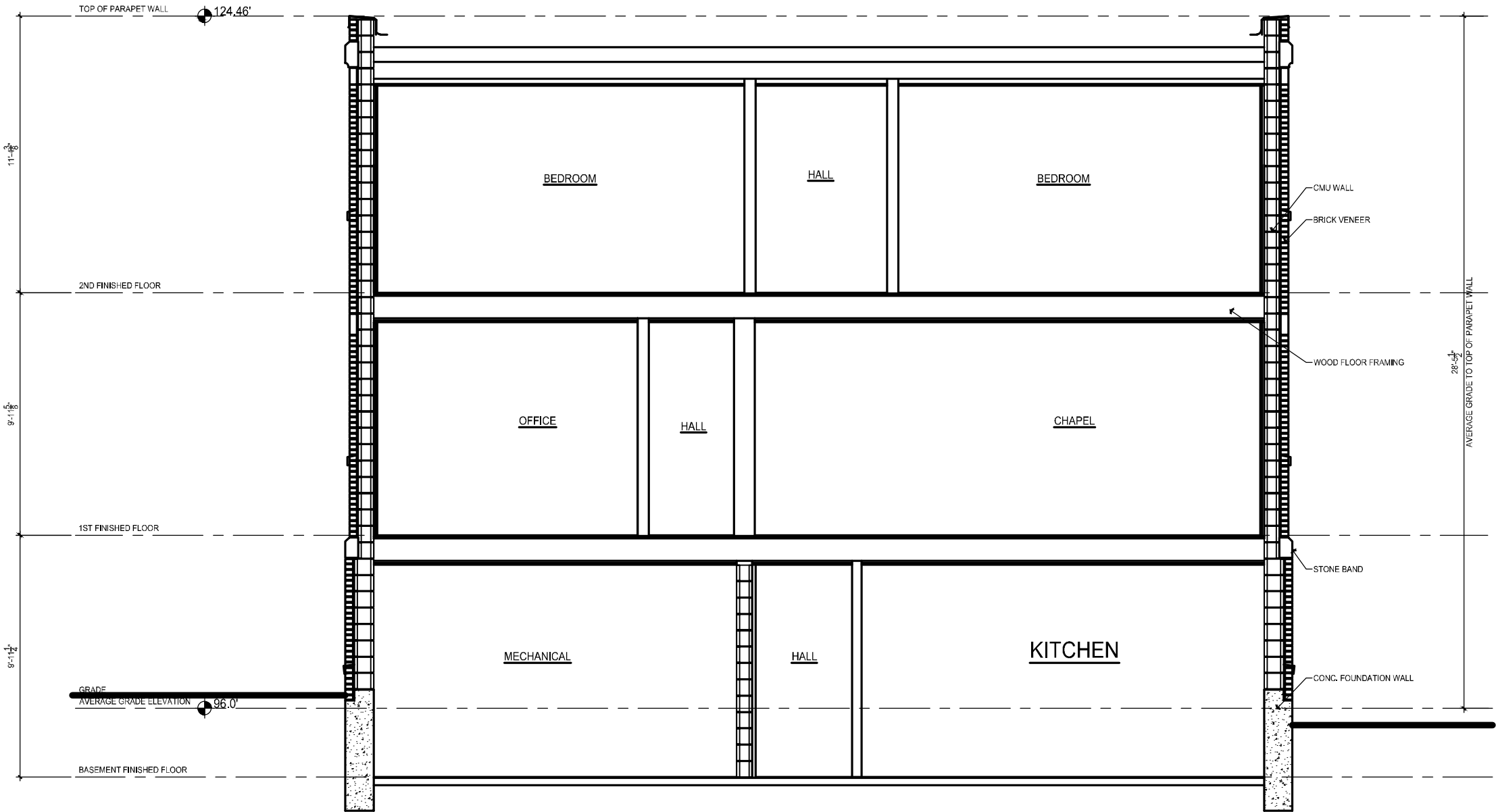
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EXISTING NORTH -
SOUTH BUILDING
SECTION

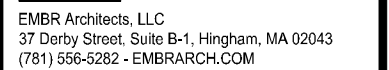
RA301



A1

EXISTING NORTH - SOUTH BUILDING SECTION

3/16" = 1'-0"



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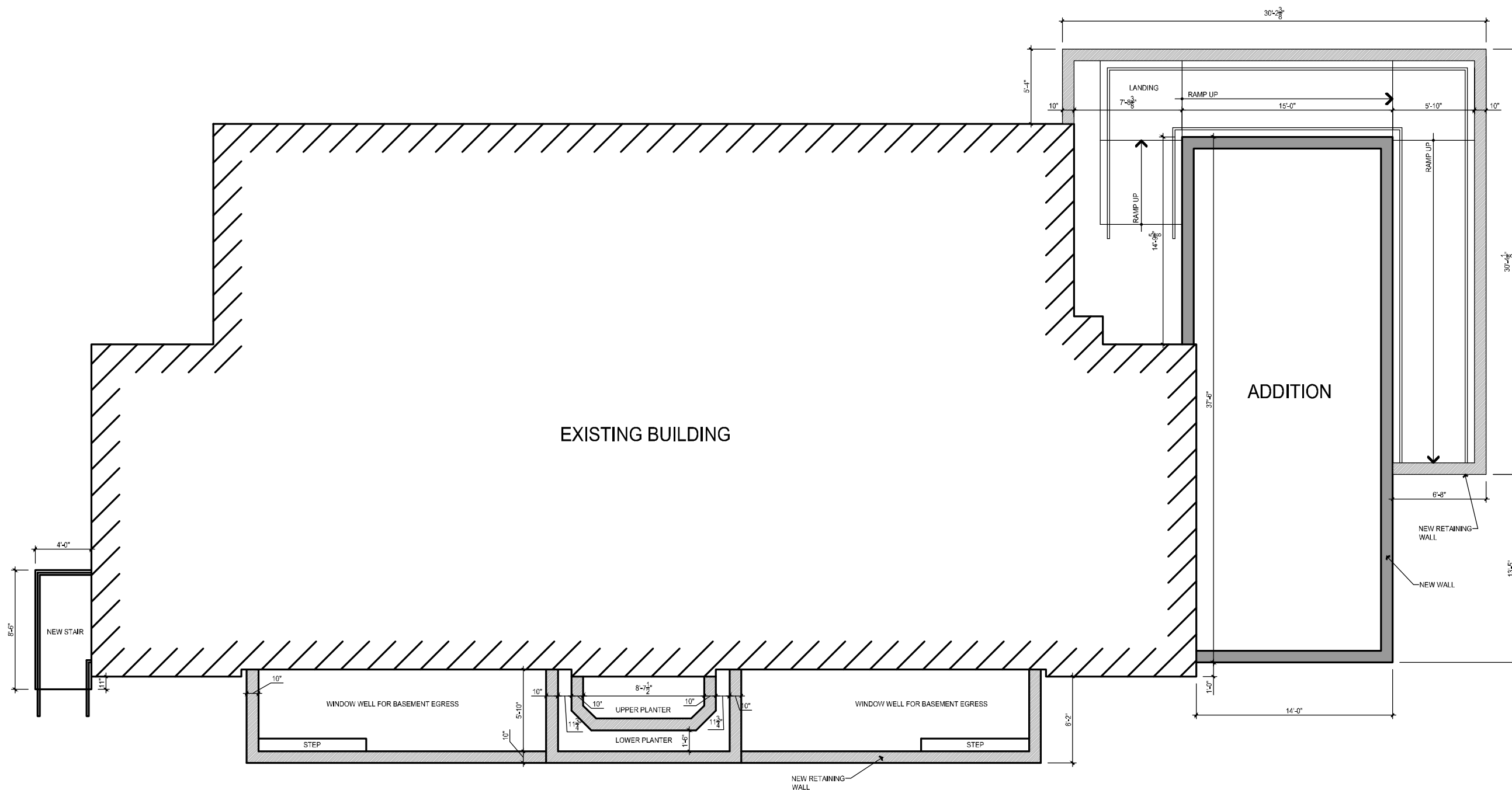
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PROPOSED AREA OF
ADDITION

AE001



A1

PROPOSED AREA OF ADDITION

$$1/8'' = 1'-0''$$

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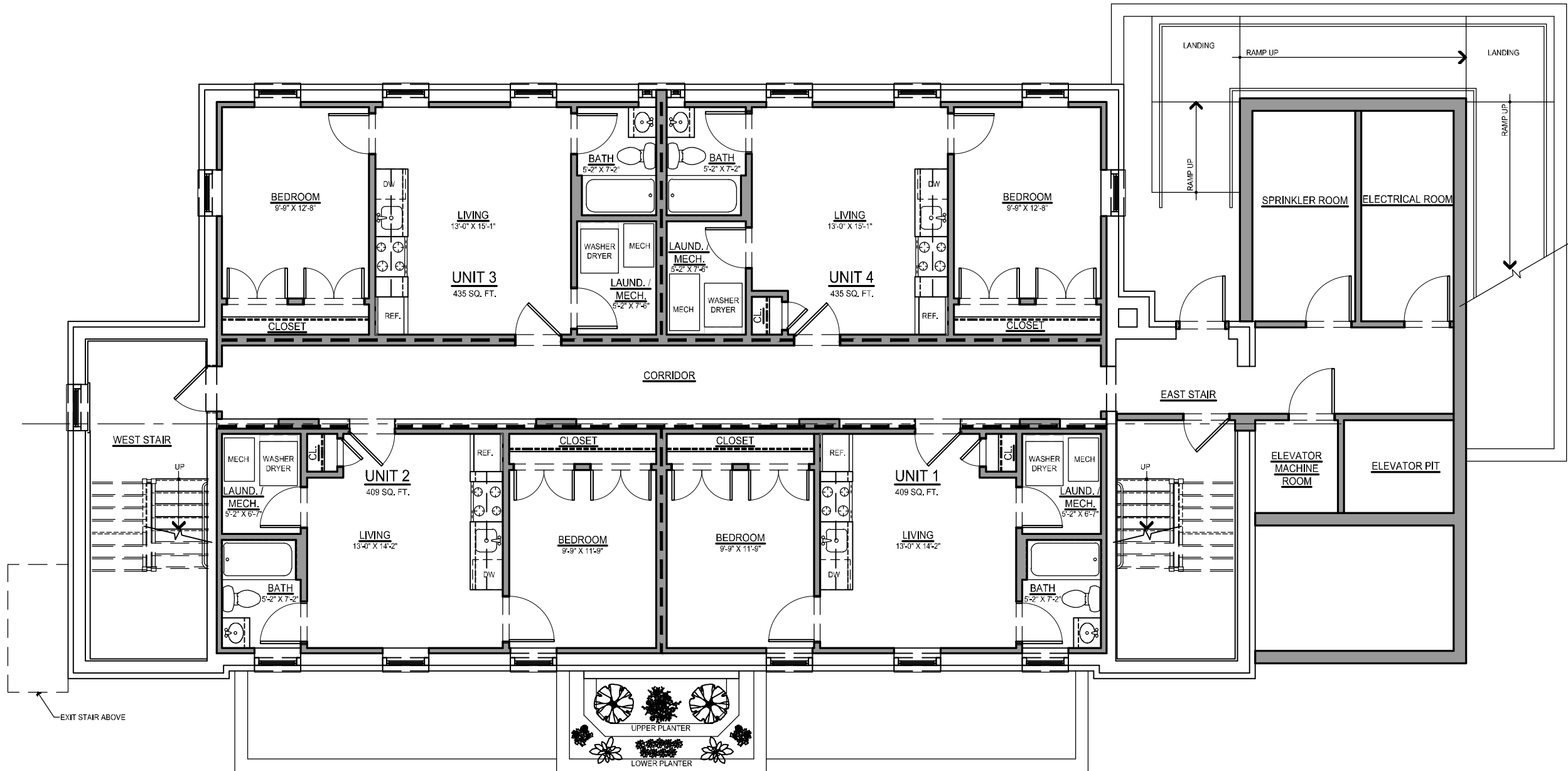
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**PROPOSED BASEMENT
FLOOR PLAN**

AE101



SQUARE FOOTAGE		
LEVEL	EXISTING	PROPOSED
BASEMENT	2,807	3,347
FIRST FLOOR	2,768	3,083
SECOND FLOOR	2,768	2,949
TOTAL	8,343	9,379

A1

PROPOSED BASEMENT FLOOR PLAN

1/8" = 1'-0"

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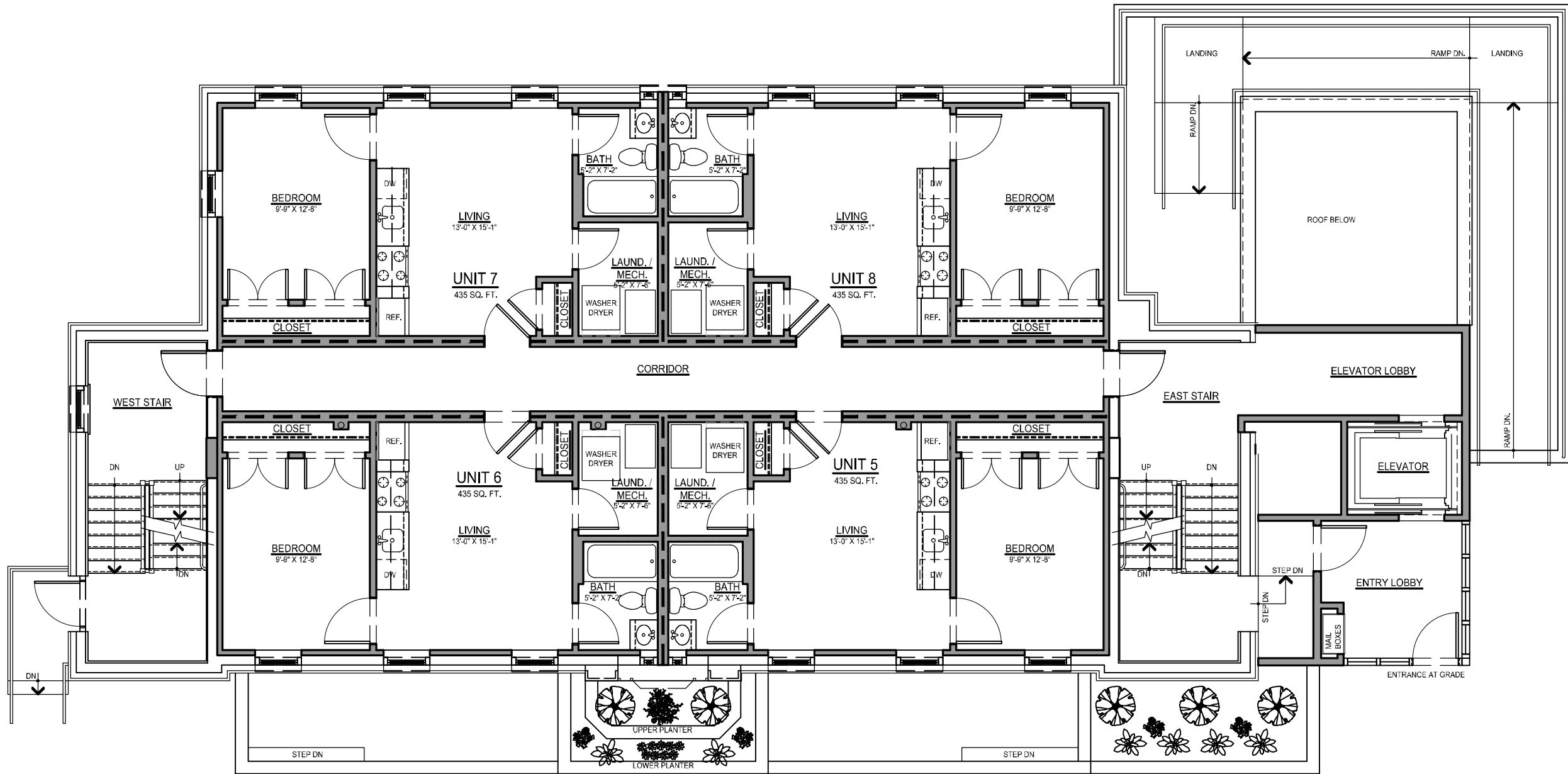
CAD DWG FILE: .

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**PROPOSED FIRST
FLOOR PLAN**

AE102



SQUARE FOOTAGE		
LEVEL	EXISTING	PROPOSED
BASEMENT	2,807	3,347
FIRST FLOOR	2,768	3,083
SECOND FLOOR	2,768	2,949
TOTAL	8,343	9,379

A1

PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



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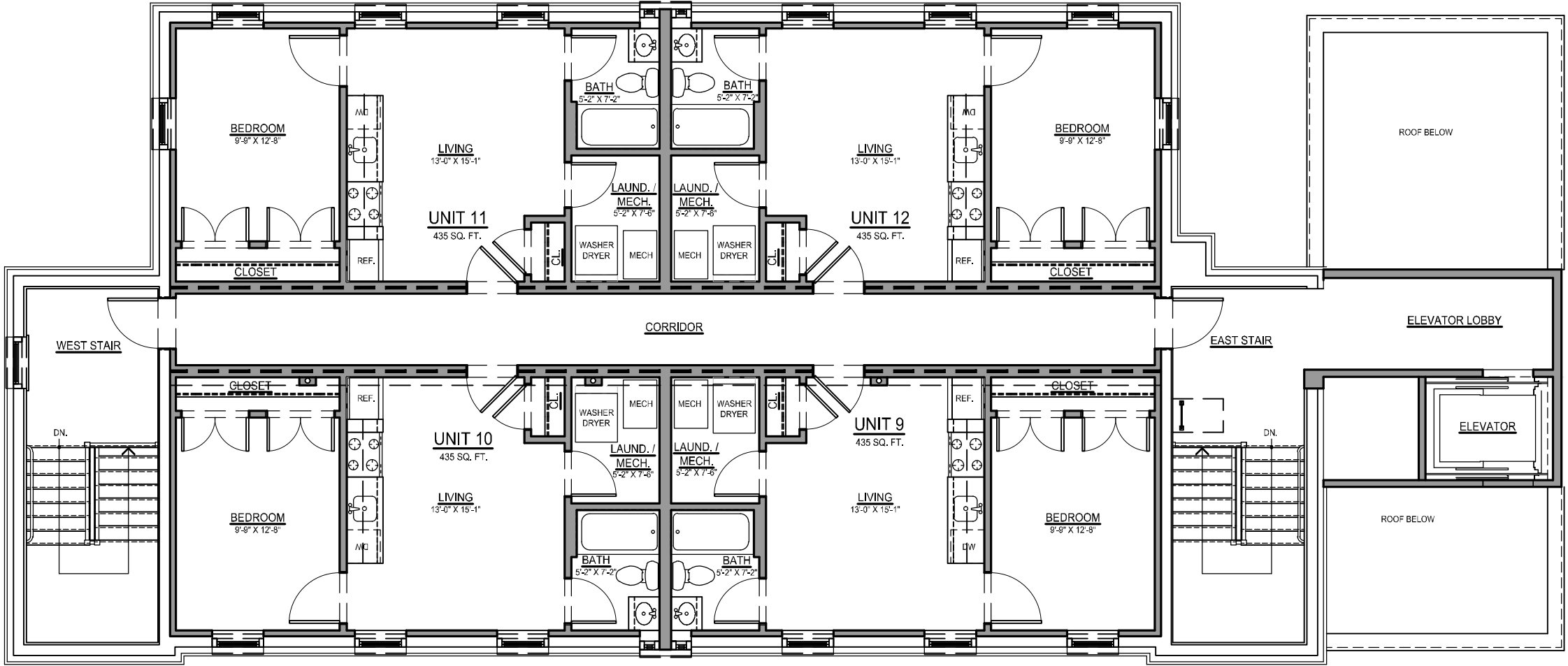
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**PROPOSED SECOND
FLOOR PLAN**

AE103



SQUARE FOOTAGE		
LEVEL	EXISTING	PROPOSED
BASEMENT	2,807	3,347
FIRST FLOOR	2,768	3,083
SECOND FLOOR	2,768	2,949
TOTAL	8,343	9,379

A1

PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



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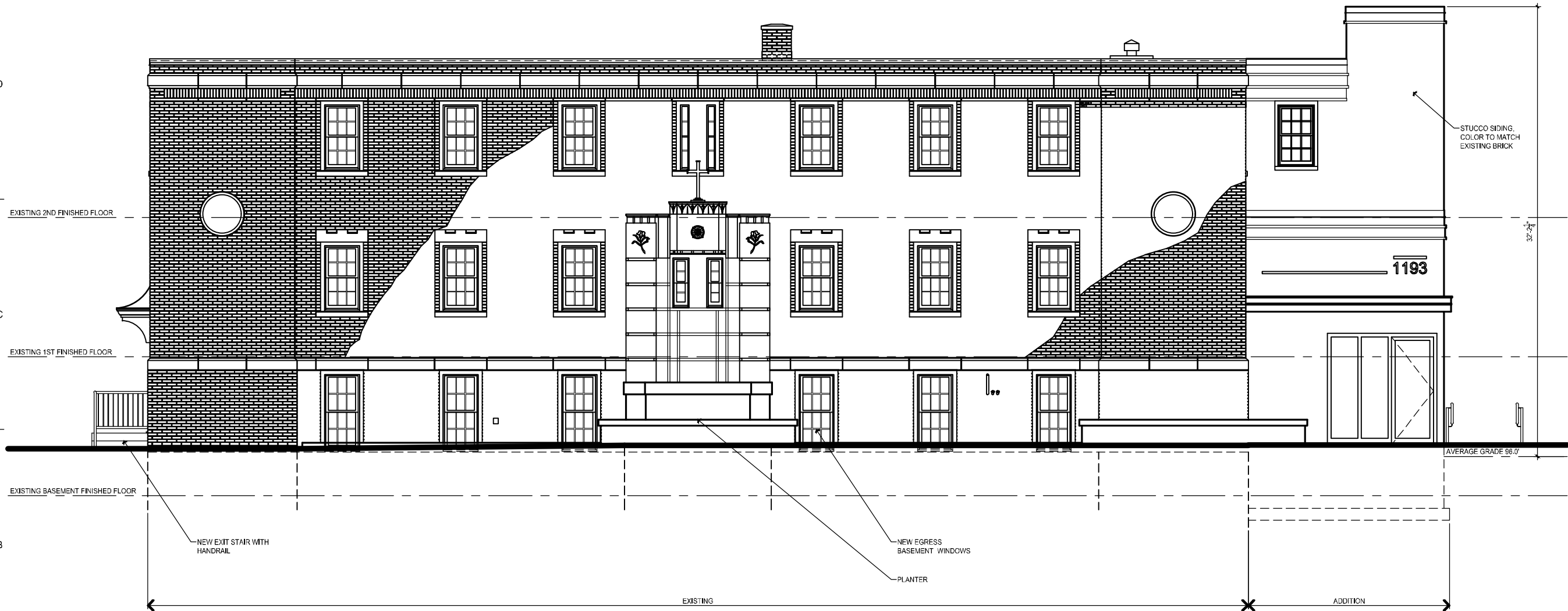
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PROPOSED SOUTH
ELEVATION (FRONT)

AE201



A1

PROPOSED NORTH ELEVATION (FRONT)

1/8" = 1'-0"



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PROPOSED EAST
ELEVATION (RIGHT SIDE)

AE202



A1

PROPOSED EAST ELEVATION (RIGHT SIDE)

1/8" = 1'-0"



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PROPOSED NORTH
ELEVATION (REAR)

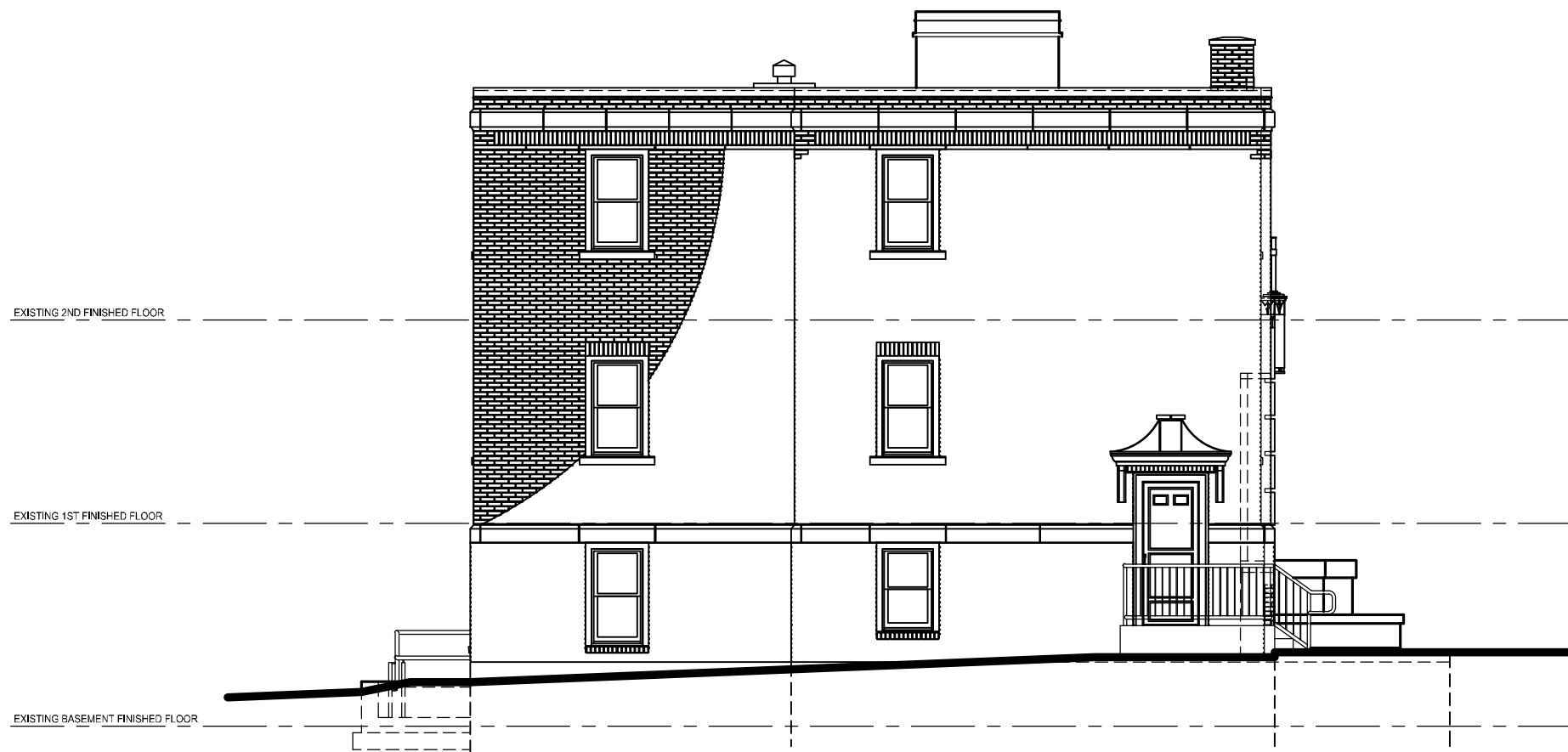
AE203



A1

PROPOSED NORTH ELEVATION (REAR)

1/8" = 1'-0"



PROJECT INFORMATION:

**PROPOSED
RENOVATIONS AND
ADDITIONS TO 1193
COMMERCIAL STREET**
PREPARED FOR
JS BARRY DEVELOPMENT LLC.

1193 COMMERCIAL STREET,
WEYMOUTH, MA

OWNER INFORMATION:

ROMAN CATHOLIC ARCHBISHOP

1199 COMMERCIAL ST,
E WEYMOUTH, MA

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NO.	DATE	REVISN. / DESCIP.
PROJECT NO: 19-0042		
CAD DWG FILE: .		
DRAWN BY: .		
CHECKED BY: .		

**PROPOSED WEST
ELEVATION (LEFT SIDE)**

AE204

A1

PROPOSED WEST ELEVATION (LEFT SIDE)

1/8" = 1'-0"

E

D

C

B

A



EMBR Architects, LLC
37 Derby Street, Suite B-1, Hingham, MA 02043
(781) 556-5282 • EMBRARCH.COM

PROJECT INFORMATION:
**PROPOSED
RENOVATIONS AND
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NO.	DATE	REVISN. / DESCIP.
PROJECT NO: 19-0042		
CAD DWG FILE: .		
DRAWN BY: .		
CHECKED BY: .		

**PROPOSED
RENDERING**

AE901

E
D
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12345

12345



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37 Derby Street, Suite B-1, Hingham, MA 02043
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PROJECT INFORMATION:

**PROPOSED
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PROJECT NO: 19-0042		
CAD DWG FILE: .		
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**PROPOSED
RENDERING**

AE902



EMBR Architects, LLC
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(781) 556-5282 • EMBRARCH.COM

PROJECT INFORMATION:
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RENOVATIONS AND
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PREPARED FOR
JS BARRY DEVELOPMENT LLC.

1193 COMMERCIAL STREET,
WEYMOUTH, MA

OWNER INFORMATION:
ROMAN CATHOLIC ARCHBISHOP

1199 COMMERCIAL ST,
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NO.	DATE	REVISN. / DESCRIP.
PROJECT NO: 19-0042		
CAD DWG FILE: .		
DRAWN BY: .		
CHECKED BY: .		

**PROPOSED
RENDERING**

AE903