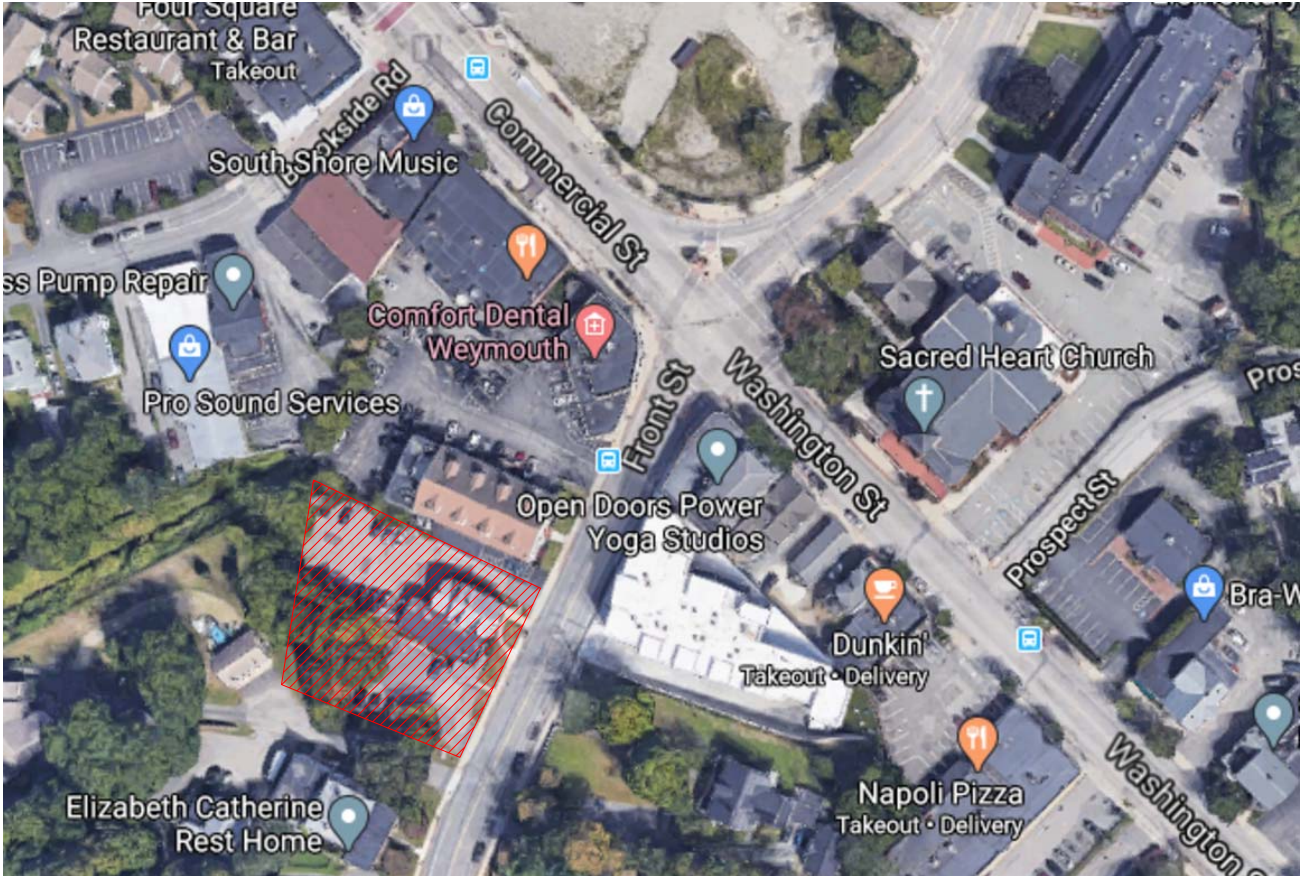


15 FRONT STREET

WEYMOUTH, MA 02188



15-17 FRONT STREET WEYMOUTH, MA ZONING REVIEW

ITEM	
ZONING DISTRICT	VILLAGE CENTER / 120-25
EXISTING USE	COMMERCIAL BUILDING
PROPOSED USE	MIXED-USE (22 RESIDENTIAL UNITS & 1 RETAIL SPACE)
LOT SIZE	17,072 S.F.

DIMENSIONAL REGULATIONS 120-25.5.

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	5,000 S.F.	17,072 S.F.
MIN. LOT WIDTH	50'	117.79'
MAX. LOT COVERAGE	80% (13,657.6 S.F.)	71% (12,095 S.F.)
MAX. BUILDING HEIGHT	50'-0" (BY SPECIAL PERMIT)	50'-0" ±
MAX. ALLOWABLE STORIES	4	4
MAX. FRONT YARD DEPTH	(SEE 120-25.5.C.)	8'-1/4" @ RESIDENCE ENTRANCE 8'-0" @ RETAIL 11'-0-1/4" @ DRIVE
MIN. SIDE YARD DEPTH	(SEE 120-25.5.C.)	9'-4" @ LEFT / 9'-4" @ RIGHT
MIN. REAR YARD DEPTH	(SEE 120-25.5.C.)	9'-4"
MIN. GREEN SPACE	3,600 S.F.	3,699 ± S.F.

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	22 UNITS	(432 SQ. FT. - 1,069 SQ. FT.)
TOTAL:	22 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

PARKING BREAKDOWN			
UNIT TYPE	# OF UNIT	SPACES PER UNIT REQUIRED	SPACES PER UNIT PROVIDED
2 BEDROOM	22 UNITS	1.5 SPACE PER UNIT (31.5 SPACES)	33 SPACES PROVIDED
RETAIL SPACE 1,000 SQ. FT.	1 UNIT	1 SPACE PER 250 S.F. (4 SPACES)	4 SPACES PROVIDED
TOTAL		37 SPACES REQUIRED	34 SPACES PROVIDED

GENERAL NOTE:
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NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

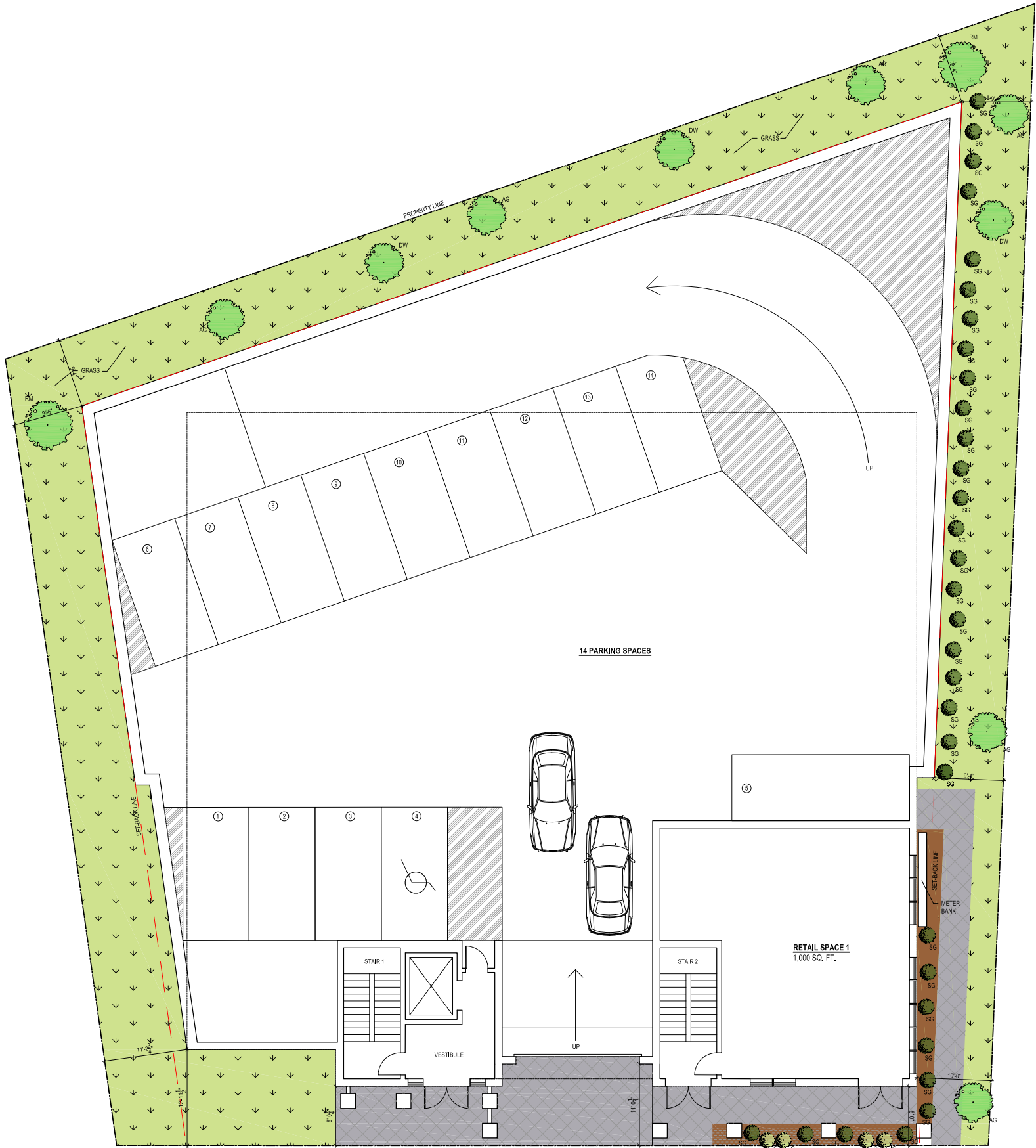
**RCA, LLC**

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15 Front Street
Weymouth, MA 02188

PROJECT # 20-010
DATE: 01-14-21 REV:
SCALE: NONE
DRAWN BY: C.D. / CNM
CHECKED BY: R.P.B.

COVER SHEET



FIRST FLOOR PLAN

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	22 UNITS	(432 SQ. FT. - 1,069 SQ. FT.)
TOTAL:	22 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

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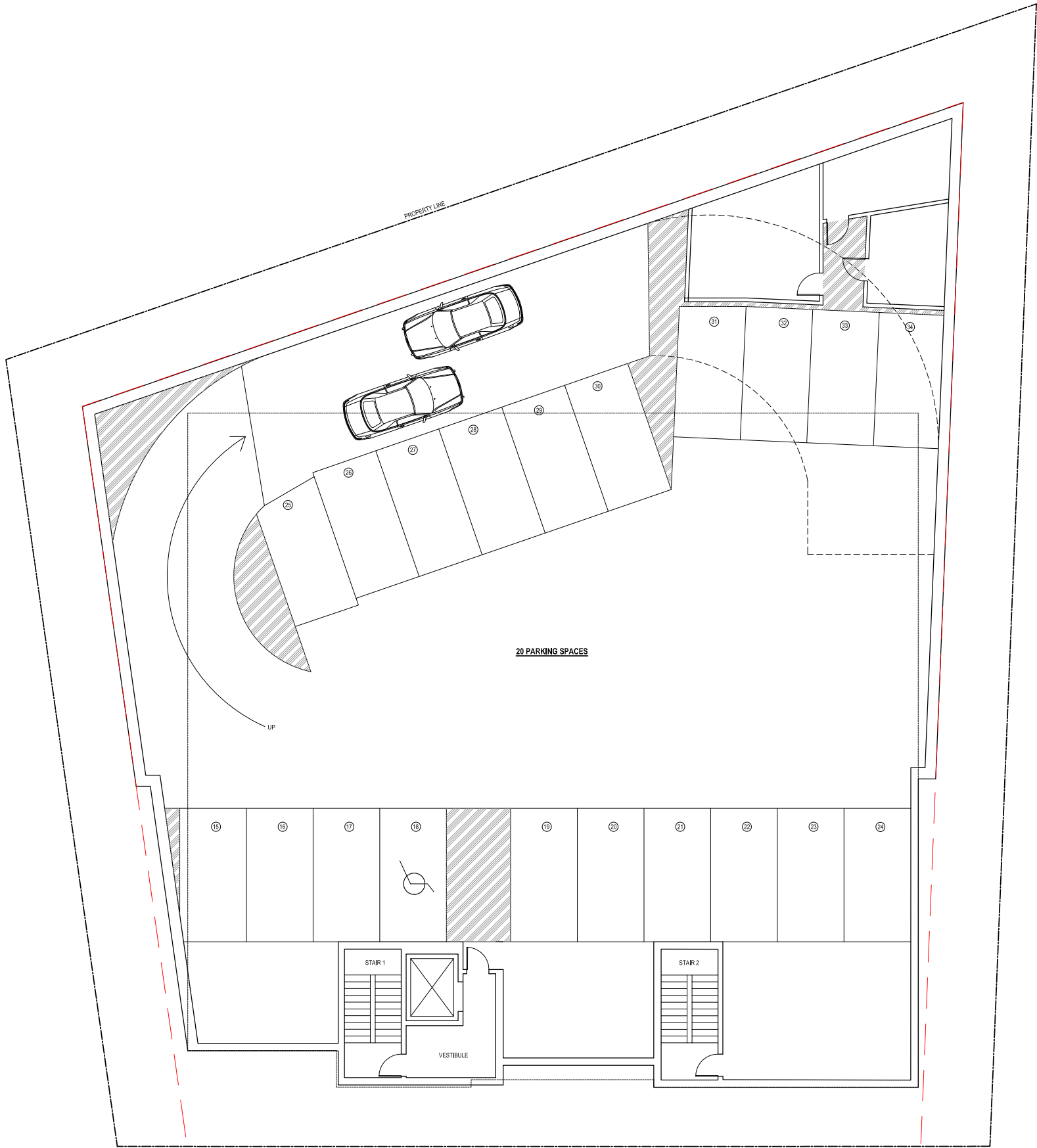
RCA, LLC
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Fax: 617-282-0880

15 Front Street
Weymouth, MA 02188

PROJECT #	20-010
DATE: 01-14-21	REV:
SCALE:	1/8" = 1'-0"
DRAWN BY:	C.D. / CNM
CHECKED BY:	R.P.B.

PROPOSED FIRST FLOOR
PLAN

A1



BASEMENT PLAN

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	22 UNITS	(432 SQ. FT. - 1,069 SQ. FT.)
TOTAL:	22 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

GENERAL NOTE:
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15 Front Street
Weymouth, MA 02188

PROJECT #
20-010
DATE: 01-14-21
REV:
SCALE:
1/8" = 1'-0"
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

PROPOSED BASEMENT
PLAN

A2

REV.	DATE	DESCRIPTION
	X-XX-XX	XXX



SECOND FLOOR PLAN

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	22 UNITS	(432 SQ. FT. - 1,069 SQ. FT.)
TOTAL:	22 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

GENERAL NOTE:
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Fax: 617-282-1080

15 Front Street
Weymouth, MA 02188

PROJECT #
20-010
DATE:01-14-21
REV:
SCALE:
1/8" = 1'-0"
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

PROPOSED
SECOND FLOOR PLAN

REV.	DATE	DESCRIPTION
	X-XX-XX	XXX



THIRD FLOOR PLAN

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	22 UNITS	(432 SQ. FT. - 1,069 SQ. FT.)
TOTAL:	22 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

GENERAL NOTE:
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15 Front Street
Weymouth, MA 02188

PROJECT #
20-010
DATE:01-14-21
REV:
SCALE:
1/8" = 1'-0"
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

PROPOSED
THIRD FLOOR PLAN

A4

REV.	DATE	DESCRIPTION
	X-XX-XX	XXX



FOURTH FLOOR PLAN

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	22 UNITS	(432 SQ. FT. - 1,069 SQ. FT.)
TOTAL:	22 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

GENERAL NOTE:
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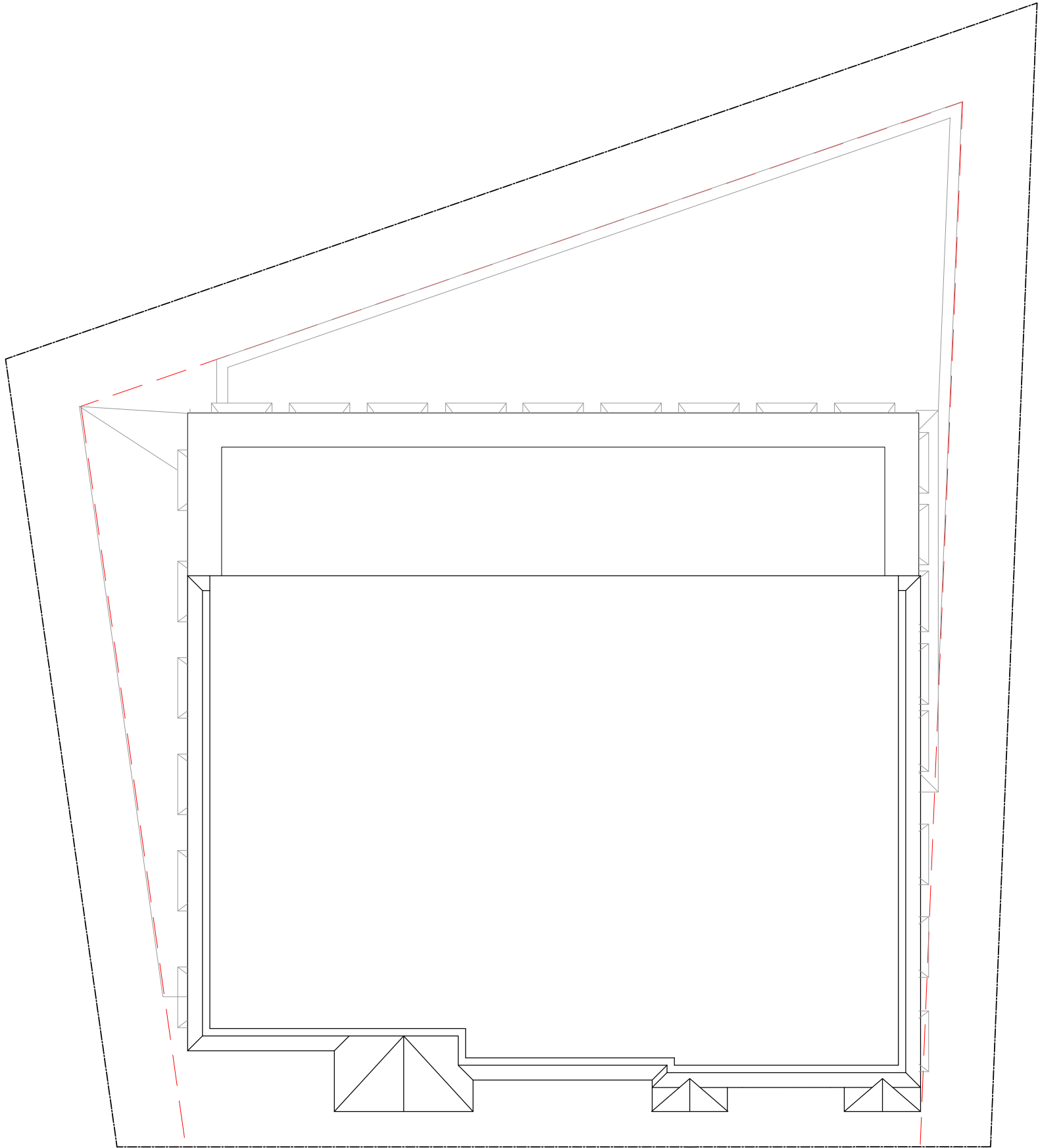
Telephone: 617-282-0030
Fax: 617-282-1080

15 Front Street
Weymouth, MA 02188

PROJECT #
20-010
DATE:01-14-21
REV:
SCALE:
1/8" = 1'-0"
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

PROPOSED FOURTH FLOOR
PLAN

A5



ROOF PLAN

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

GENERAL NOTE:
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15 Front Street
Weymouth, MA 02188

PROJECT # 20-010
DATE: 01-14-21 REV:
SCALE: 1/8" = 1'-0"
DRAWN BY: C.D. / CNM
CHECKED BY: R.P.B.

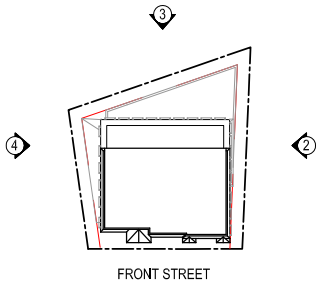
PROPOSED ROOF PLAN

A6

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 1
ALONG FRONT STREET



KEY PLAN

GENERAL NOTE:
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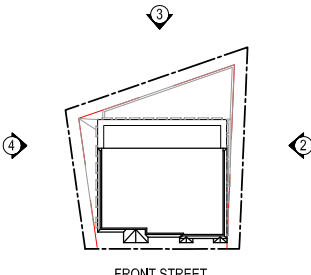
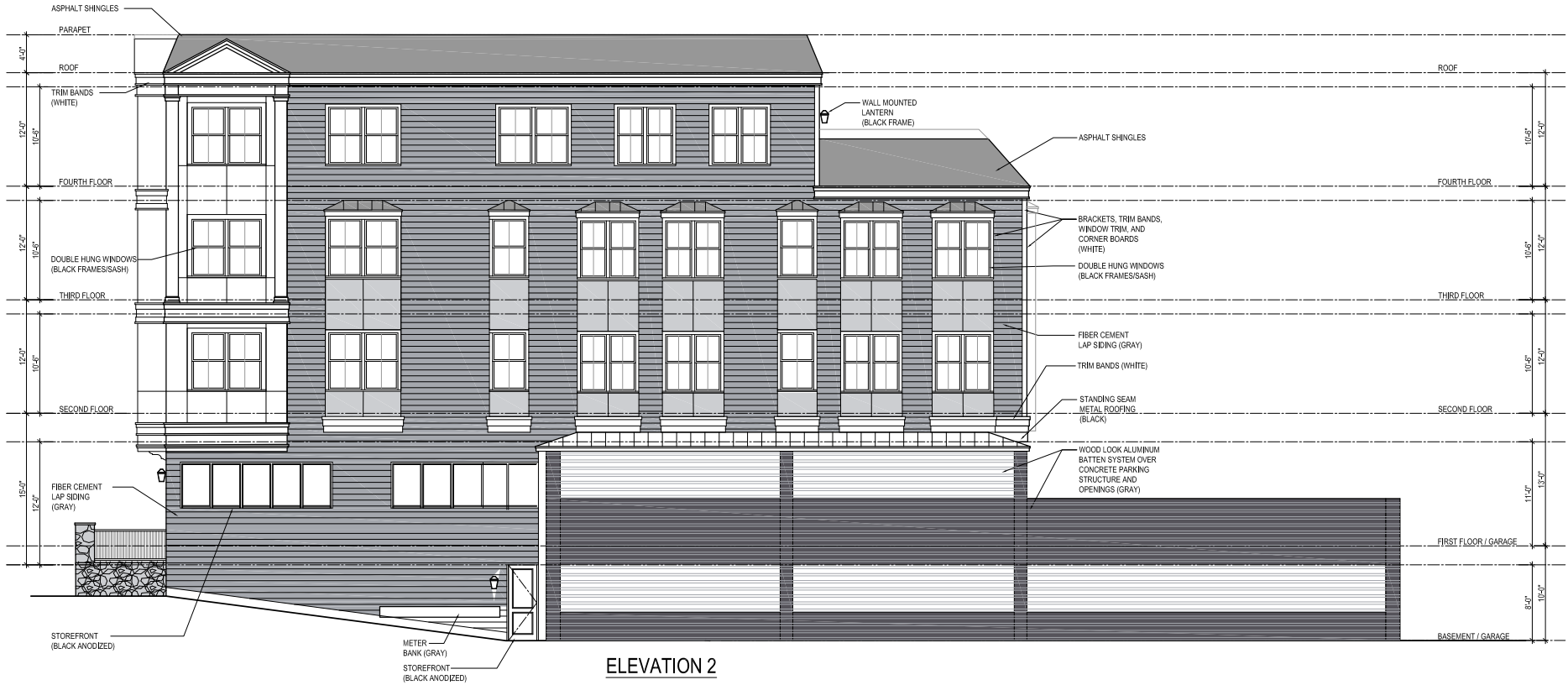
15 Front Street
Weymouth, MA 02188

PROJECT #
20-010
DATE: 01-14-21
REV:
SCALE:
1/8" = 1'-0"
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A7

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



KEY PLAN

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RCA, LLC

15 Front Street
Weymouth, MA 02188

PROJECT #
20-010

DATE: 01-14-21
REV:

SCALE:
1/8" = 1'-0"

DRAWN BY:
C.D. / CNM

CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A8

REV.	DATE	DESCRIPTION
	X-XX-XX	XXX



RCA, LLC

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Dorchester, Massachusetts 02122

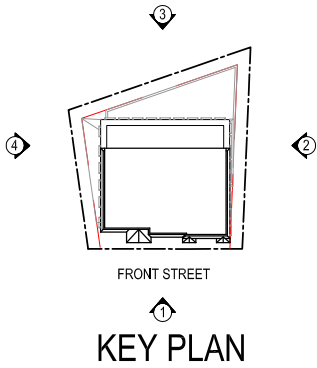
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Weymouth, MA 02188

PROJECT #
20-010
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REV:
SCALE:
1/8" = 1'-0"
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A9



GENERAL NOTE:
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REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



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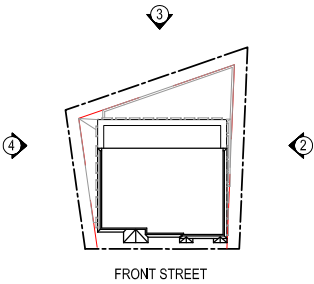
PROJECT #
20-010
DATE: 01-14-21
REV:
SCALE:
1/8" = 1'-0"
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A10



ELEVATION 4



FRONT STREET

1

KEY PLAN

GENERAL NOTE:
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