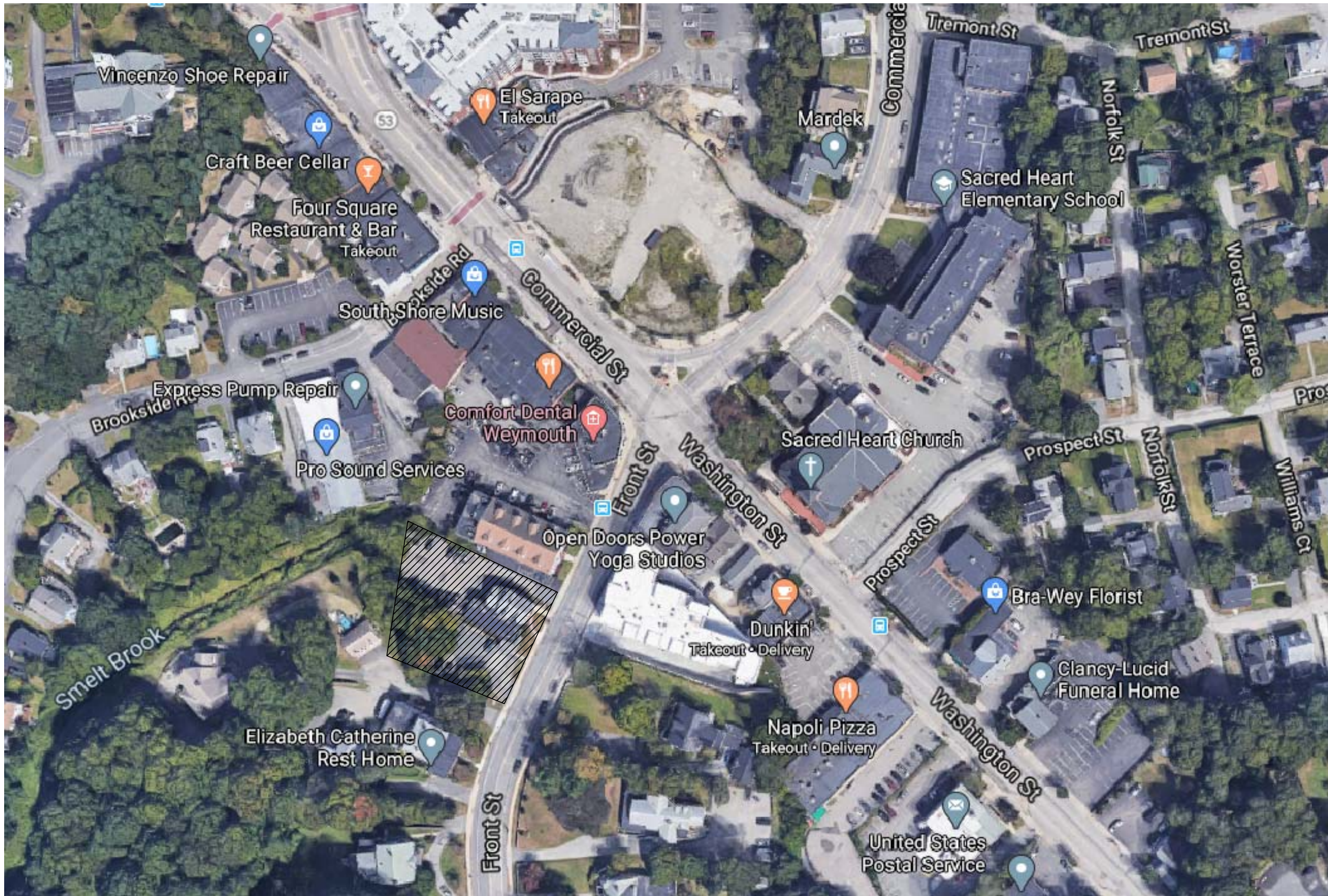


REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

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 (20 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.)	63% (10,720 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.)	10'-0" @ RESIDENCE ENTRANCE 8'-0" @ RETAIL 13'-0" @ GARAGE DOOR
MIN. SIDE YARD DEPTH	(SEE 120-25.5.C.)	9'-4"
MIN. REAR YARD DEPTH	(SEE 120-25.5.C.)	9'-4"
MIN. GREEN SPACE	3,600 S.F.	4,876 ± S.F.

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	21 UNITS	(850 SQ. FT. - 1,063 SQ. FT.)
TOTAL:	21 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	21 UNITS	1.5 SPACE PER UNIT (31.5 SPACES)	32 SPACES PROVIDED
RETAIL SPACE 1,000 SQ. FT.	1 UNIT	1 SPACE PER 250 S.F. (4 SPACES)	4 SPACES PROVIDED
TOTAL		36 SPACES REQUIRED	36 SPACES PROVIDED

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
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Fax: 617-282-1080

15 Front Street
Weymouth, MA 02188

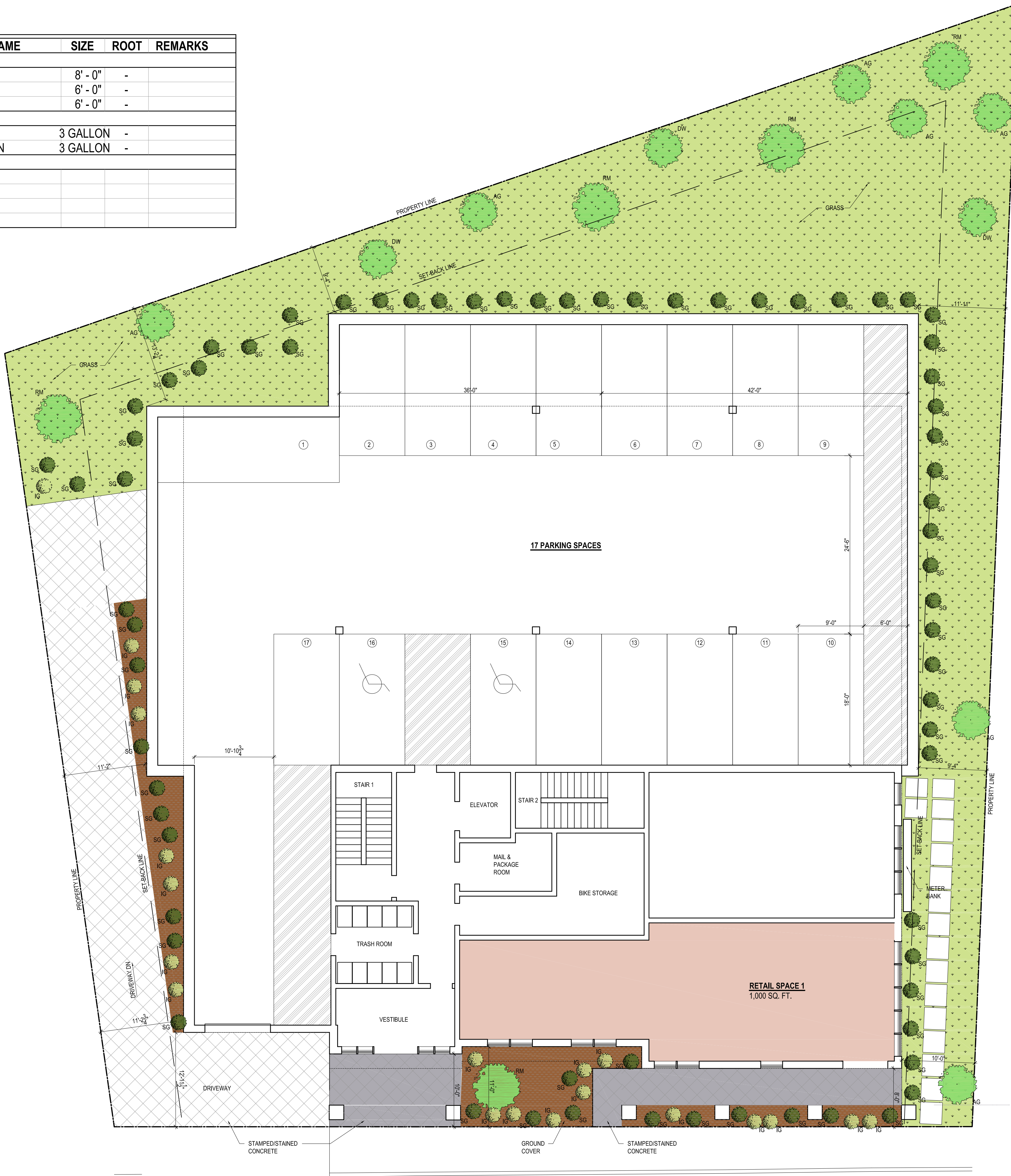
PROJECT #
20-010
DATE: 11-05-20
REV:
SCALE:
NONE
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

COVER SHEET

1

PLANT MATERIAL LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
RM	5	RED MAPLE		8' - 0"	-	
DW	3	DOG WOOD		6' - 0"	-	
AG	7	ASH - GREEN		6' - 0"	-	
SHRUBS						
IG	20	ILEX GALABRA	INK BERRY	3 GALLON	-	
SG	70	JUNIPER	SEA GREEN	3 GALLON	-	
GROUND COVER						
		GROUND COVER				
		GRASS				
		PAVEMENT				

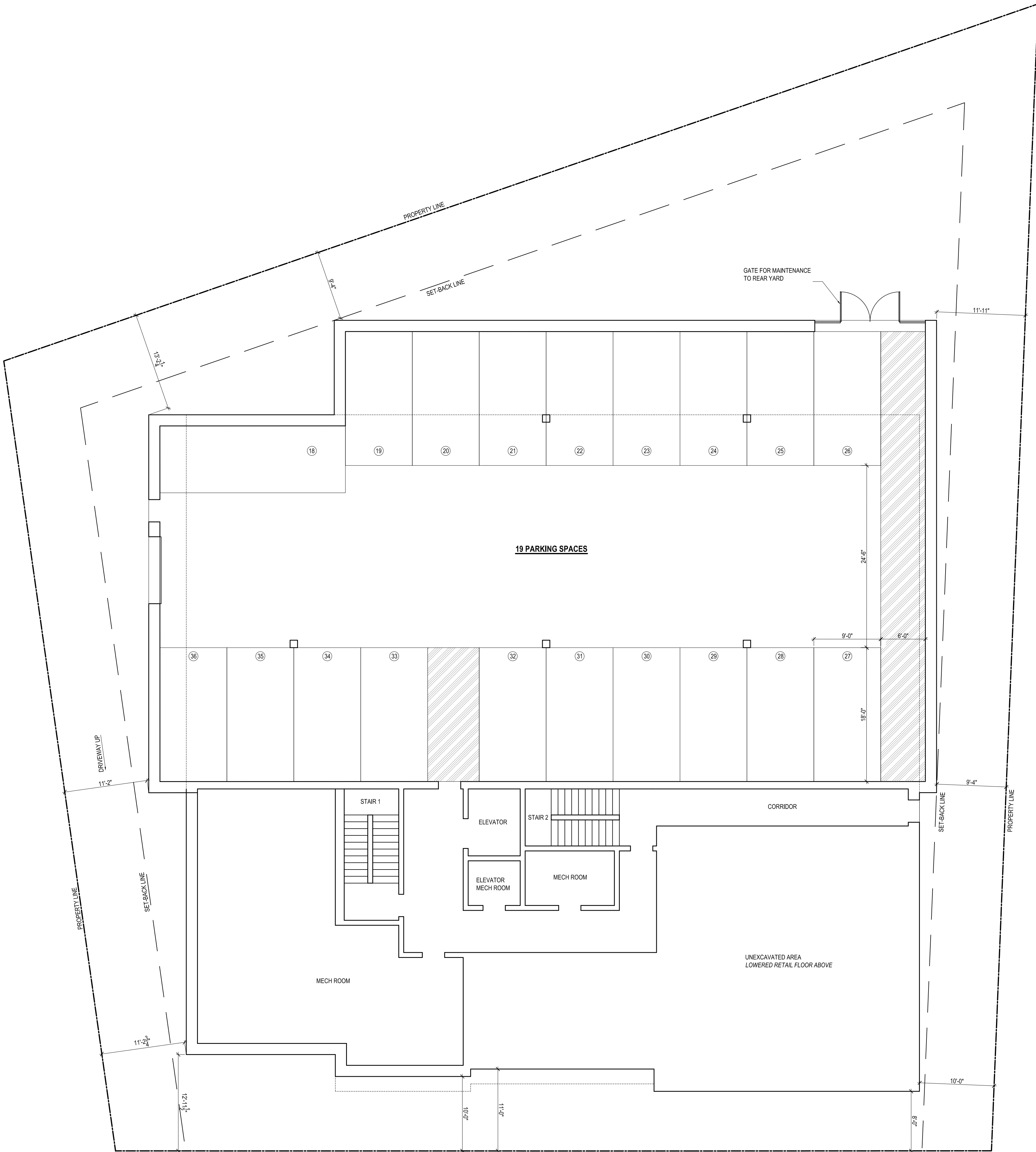


FIRST FLOOR PLAN

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	21 UNITS	(850 SQ. FT. - 1,063 SQ. FT.)
TOTAL:	21 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

GENERAL NOTE:
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BASEMENT PLAN

REV.	DATE	DESCRIPTION
	X-XX-XX	XXX

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	21 UNITS	(850 SQ. FT. - 1,063 SQ. FT.)
TOTAL:	21 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

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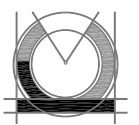
REV.	DATE	DESCRIPTION
	X-XX-XX	XXX



SECOND & THIRD FLOOR PLAN

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	21 UNITS	(850 SQ. FT. - 1,063 SQ. FT.)
TOTAL:	21 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: 11-05-20
REV:
SCALE:
1/8" = 1'-0"
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

PROPOSED SECOND &
THIRD FLOOR PLAN

A3

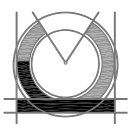
REV.	DATE	DESCRIPTION
	X-XX-XX	XXX



FOURTH FLOOR PLAN

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	21 UNITS	(850 SQ. FT. - 1,063 SQ. FT.)
TOTAL:	21 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

GENERAL NOTE:
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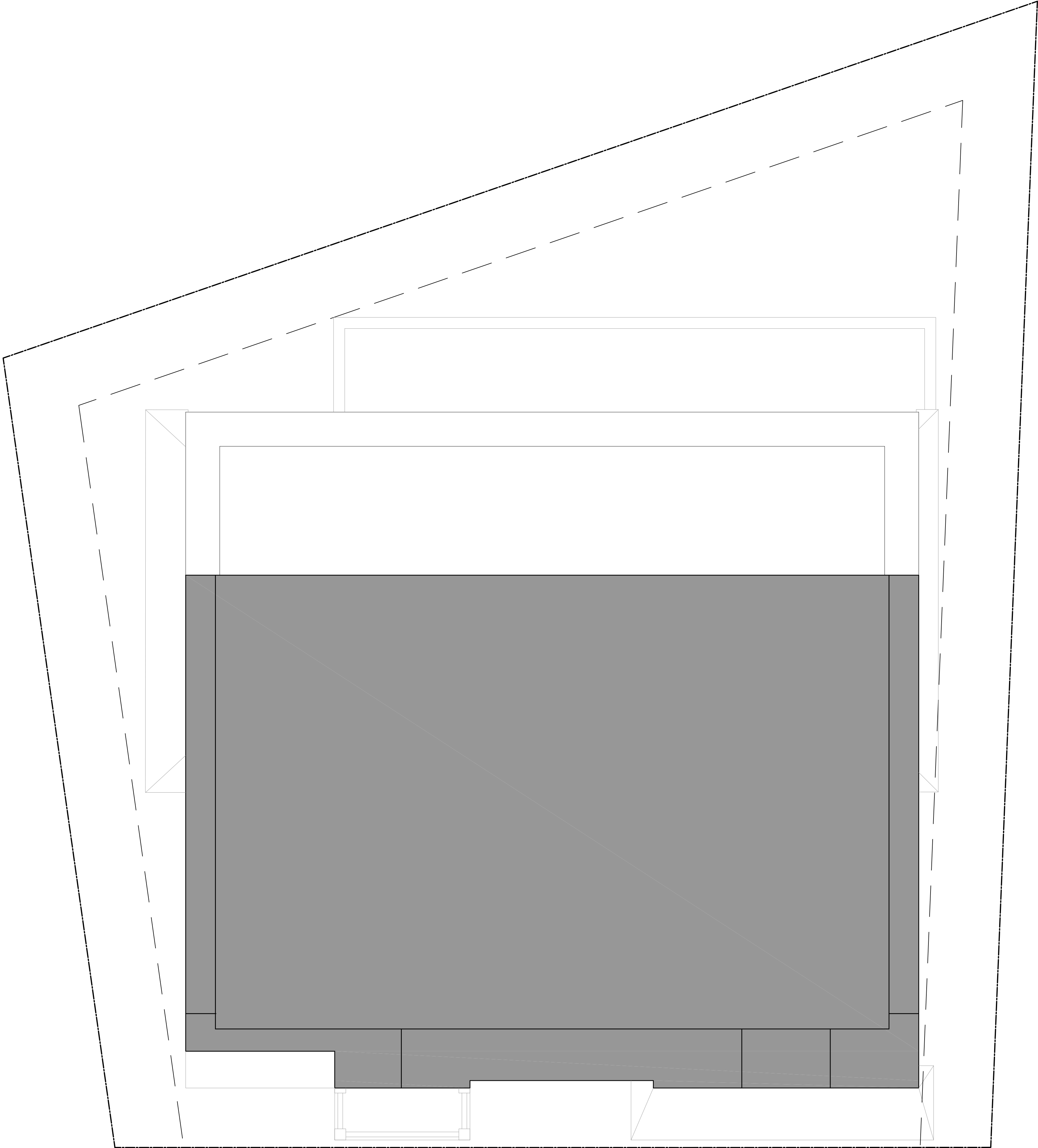
15 Front Street
Weymouth, MA 02188

PROJECT #	20-010
DATE:	11-05-20
REV:	
SCALE:	1/8" = 1'-0"
DRAWN BY:	C.D. / CNM
CHECKED BY:	R.P.B.

PROPOSED FOURTH FLOOR
PLAN

A4

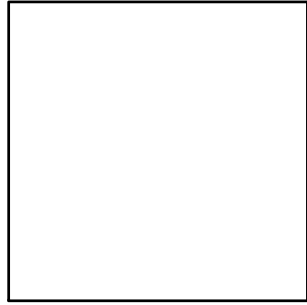
REV.	DATE	DESCRIPTION
	X-XX-XX	XXX

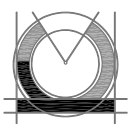


ROOF PLAN

UNIT BEDROOM BREAKDOWN		
UNIT TYPE	# OF UNIT	UNIT SIZES
2 BEDROOM	21 UNITS	(850 SQ. FT. - 1,063 SQ. FT.)
TOTAL:	21 UNITS	
RETAIL SPACE	1 UNIT	(1,000 SQ. FT.)

GENERAL NOTE:
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Weymouth, MA 02188

PROJECT # 20-010
DATE: 11-05-20 REV:
SCALE: 1/8" = 1'-0"
DRAWN BY: C.D. / CNM
CHECKED BY: R.P.B.

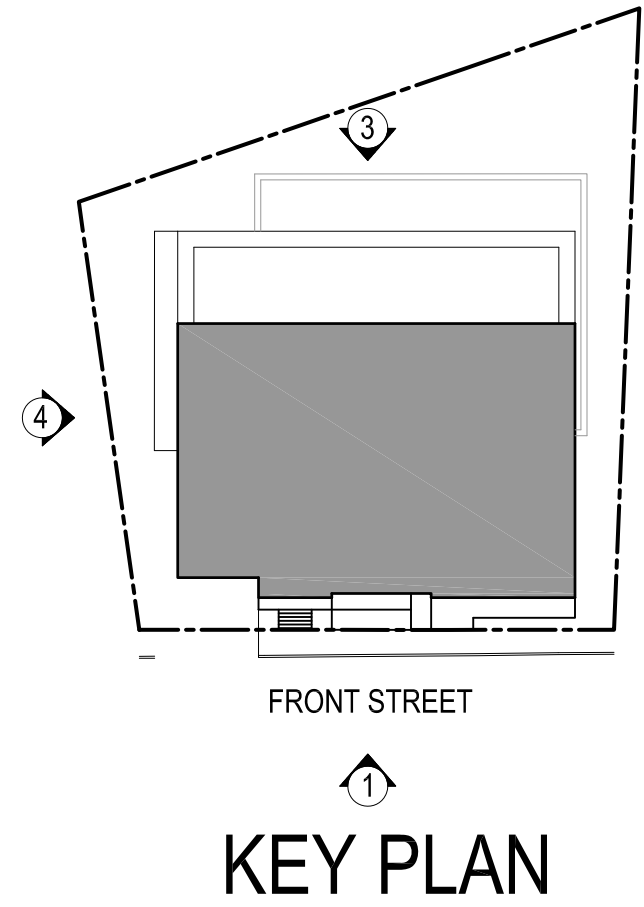
PROPOSED ROOF PLAN

A5

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 1
ALONG FRONT STREET

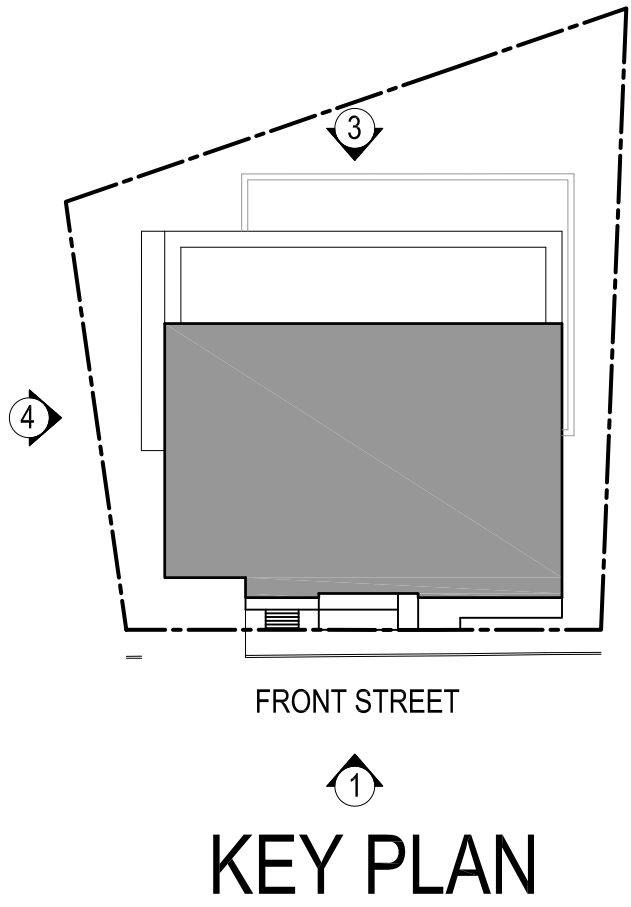


GENERAL NOTE:
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REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 3

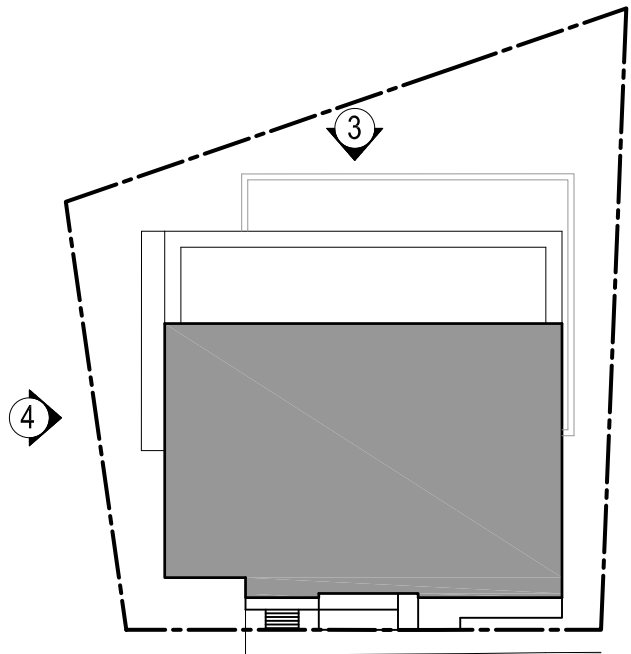


GENERAL NOTE:
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REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 4



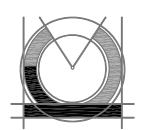
FRONT STREET



KEY PLAN

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

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15 Front Street
Weymouth, MA 02188

PROJECT #
20-010
DATE: 11-05-20
REV:
SCALE:
3/16" = 1'-0"
DRAWN BY:
C.D. / CNM
CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A9