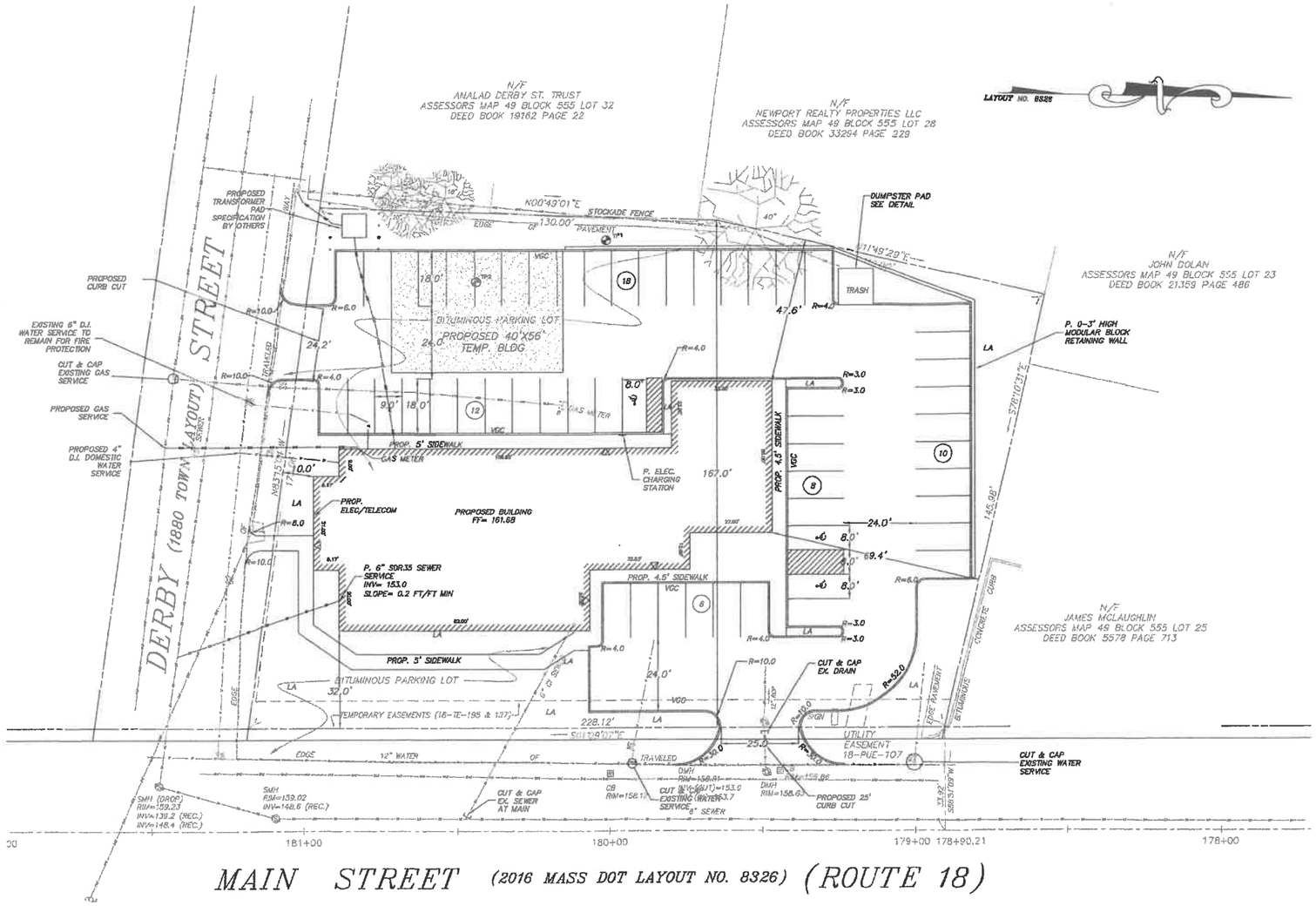


SHEET INDEX

C-1 LAYOUT AND UTILITY PLAN

C-2 GRADING AND DRAINAGE PLAN

C-3 SITE DETAILS

DIMENSIONAL REQUIREMENTS		
ZONING ITEM	B-1	PROPOSED
MIN. LOT AREA	10,000 SF	38,261 SF
MIN. LOT WIDTH	100 FEET	228 FEET
MIN. YARD – FRONT	30 FEET	10 FEET*
MIN. YARD – SIDE	10 FEET	69.4 FEET
MIN. YARD – REAR	10 FEET	47.8 FT
MAX. LOT COVERAGE	50%	21%
MAX. NUMBER STORIES/HEIGHT	6/80 FT	4/54 FT

* VARIANCE REQUIRED

GENERAL NOTES:

1. EXISTING CONDITIONS DEPICTED WERE OBTAINED FROM AN EXISTING CONDITIONS SITE PLAN PREPARED BY HOYT LAND SURVEYING, DATED 7-31-2018.
2. THE PROPERTY IS SHOWN ON THE TOWN OF WEYMOUTH ASSESSORS MAP 49 BLOCK 555 AS LOTS 27A & 27B.
3. OWNER OF RECORD:
   UNIT 1 – COLONIAL BUSINESS CONDOMINIUM
   DEED BOOK 11899 PAGE 432

   UNIT 2 – JL REALTY TRUST (HOANG NGUYEN, TRUSTEE)
   DEED BOOK 11899 PAGE 459
4. ZONING: LIMITED BUSINESS DISTRICT B-1
5. UTILITIES SHOWN HEREON WERE COMPILED FROM RECORD AND FIELD DATA. THEREFORE LOCATION IS ONLY APPROXIMATE. BEFORE CONSTRUCTION BEGINS DIGSAFE MUST BE NOTIFIED.
6. ELEVATIONS SHOWN HEREON ARE TOWN OF WEYMOUTH DATUM.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

SHAWN P. HARDY, P.E.

REVISIONS:		
NO.:	COMMENTS:	DATE:

LAYOUT AND UTILITY PLAN
1055 MAIN STREET
WEYMOUTH, MASSACHUSETTS

DRAWN BY: JABI
DESIGNED BY: CYM
CHECKED BY: SPH

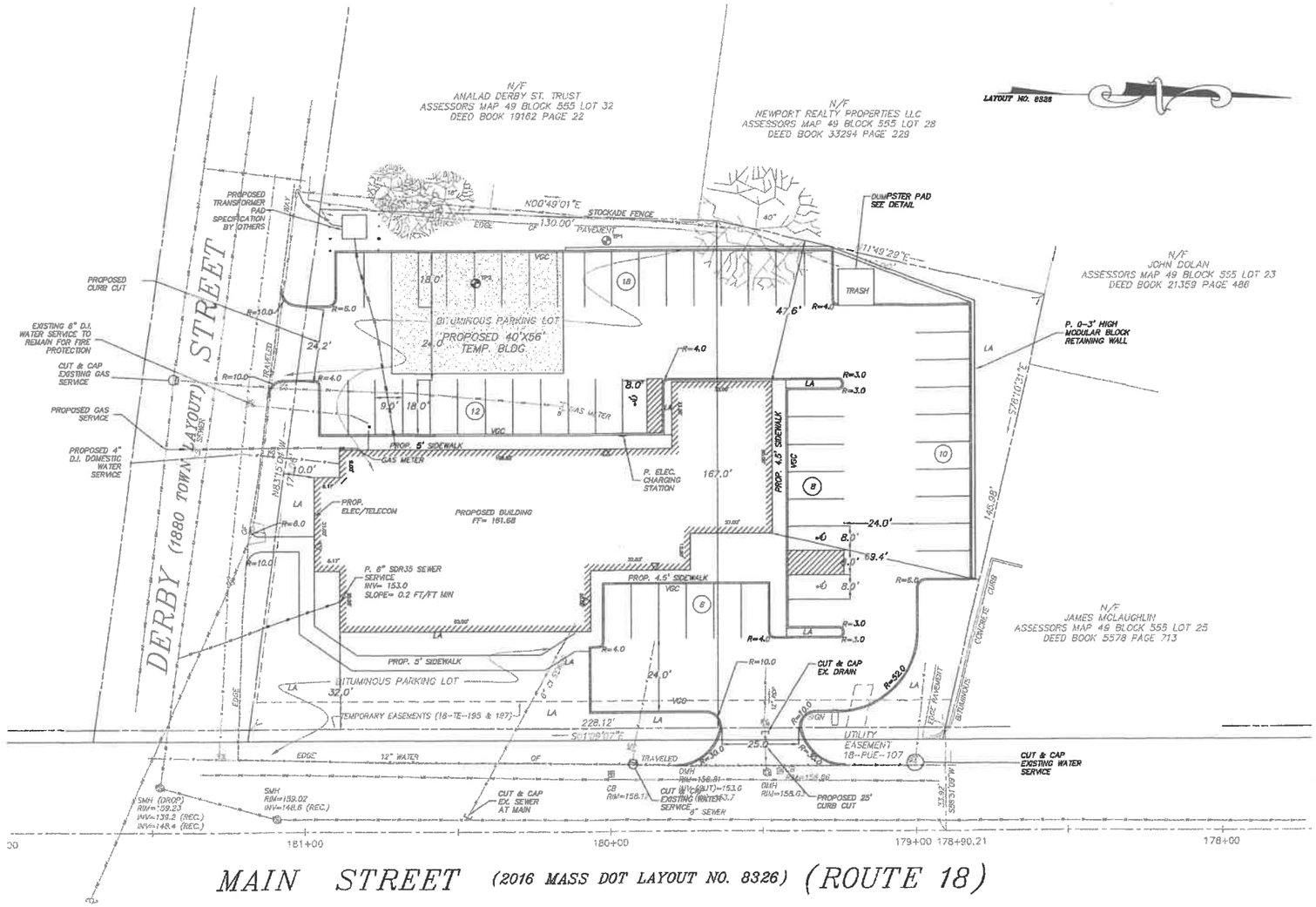
DATE: 12-2-2019
LATEST REVISION:

HARDY + MAIN DESIGN GROUP, PC
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
1055 MAIN STREET
WEYMOUTH, MASSACHUSETTS

SHEET C-1



SHEET INDEX

C-1 LAYOUT AND UTILITY PLAN

C-2 GRADING AND DRAINAGE PLAN

C-3 SITE DETAILS

DIMENSIONAL REQUIREMENTS		
ZONING ITEM	B-1	PROPOSED
MIN. LOT AREA	10,000 SF	38,261 SF
MIN. LOT WIDTH	100 FEET	228 FEET
MIN. YARD – FRONT	30 FEET	10 FEET*
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MIN. YARD – REAR	10 FEET	47.6 FT
MAX. LOT COVERAGE	50%	21%
MAX. NUMBER STORIES/HEIGHT	6/80 FT	4/54 FT

* VARIANCE REQUIRED

GENERAL NOTES:

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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

SHAWN P. HARDY, P.E.

REVISIONS:		
NO.:	COMMENTS:	DATE:

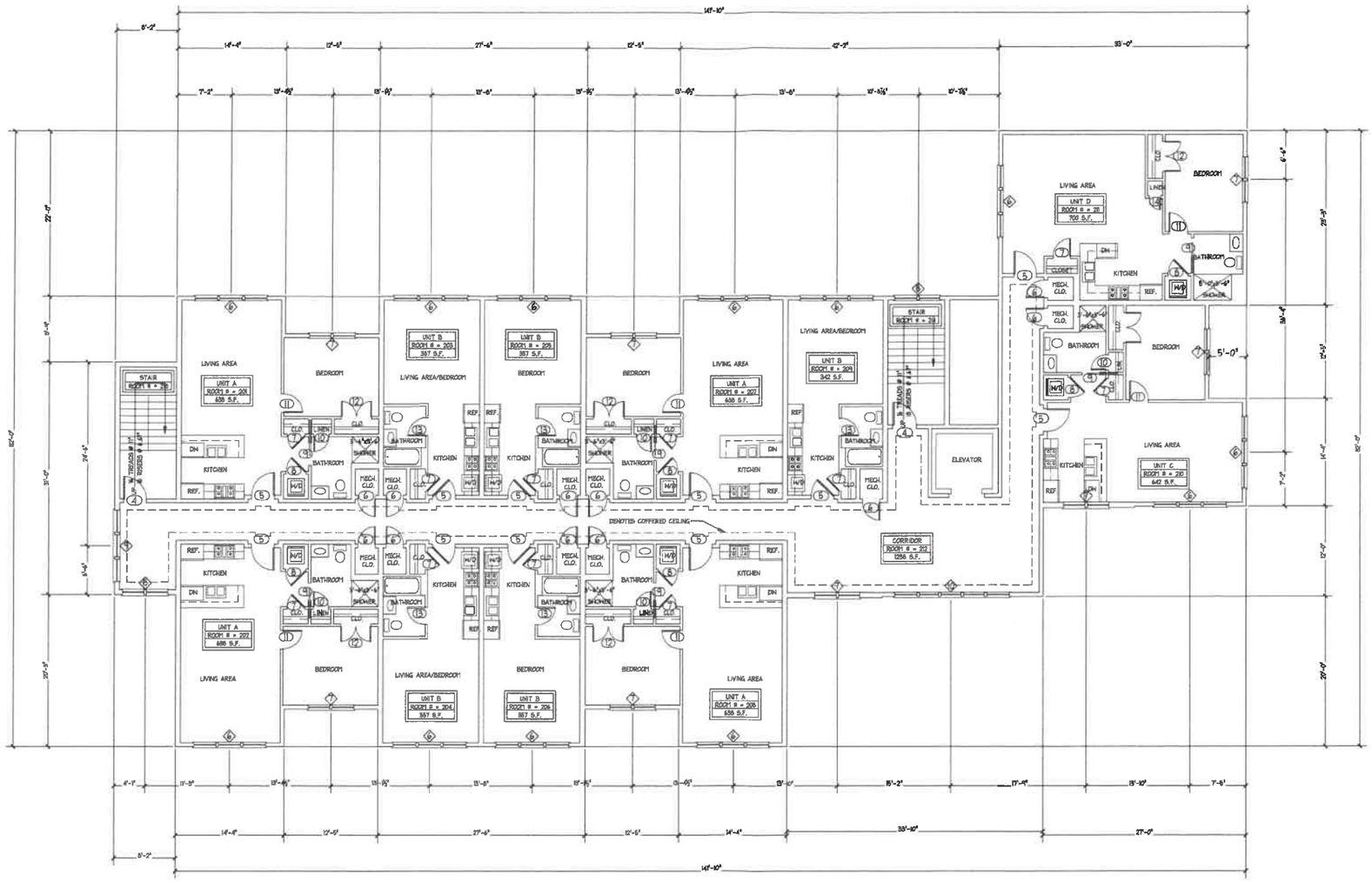
LAYOUT AND UTILITY PLAN
1055 MAIN STREET
WEYMOUTH, MASSACHUSETTS

DRAWN BY: JABI
DESIGNED BY: CYM
CHECKED BY: SPH
DATE: 12-2-2019
LATEST REVISION:

HARDY + MAN DESIGN GROUP, PC
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING
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WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
1055 MAIN STREET
WEYMOUTH, MASSACHUSETTS

SHEET C-1



SECOND FLOOR PLAN

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

#SEE SHEET A-7 FOR ENLARGED UNIT PLANS

FISHER ASSOCIATES
26 FISHER ROAD WEYMOUTH, MA
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WAM
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278 Washington Street Weymouth, Massachusetts
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REGISTERED ARCHITECT
PATRICIA J. FISHER
NO. 7785
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

No.	BY	DATE	DESCRIPTION
02	MKS	11/25/2019	PRICING/PERMIT
01	BJ	06/27/2019	START

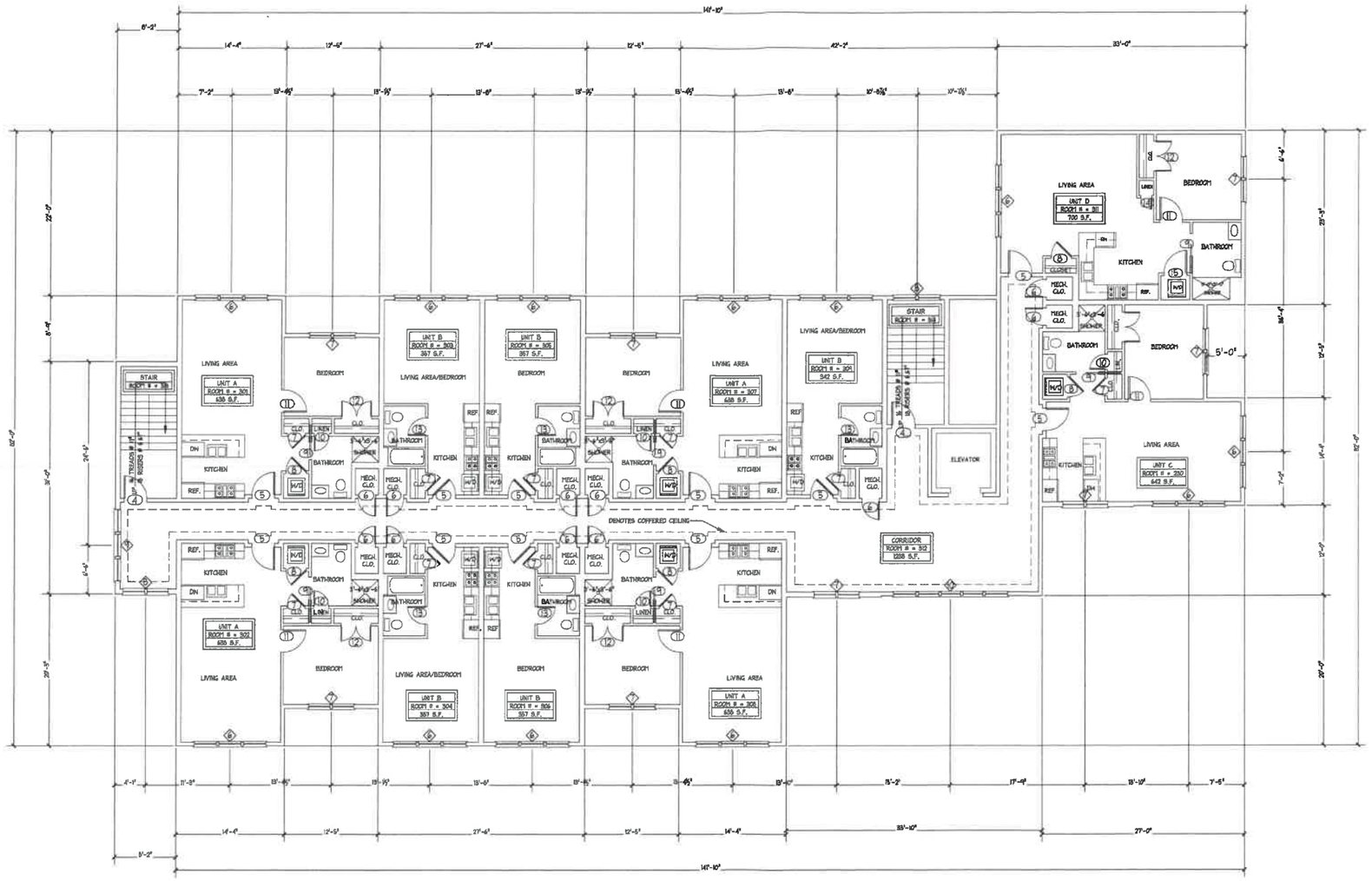
NEW MIXED USE BUILDING JOHN'S LIQUORS

1055 MAIN ST.
WEYMOUTH, MA

SECOND FLOOR PLAN

SCALE:	1/8"=1'-0"
DRAWN by:	BJJ
CHK'D by:	MKS
PROJECT No.:	2018-240

A-2



THIRD FLOOR PLAN

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

#SEE SHEET A-? FOR ENLARGED UNIT PLANS

FISHER ASSOCIATES
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REGISTERED ARCHITECT
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NO. 7785
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

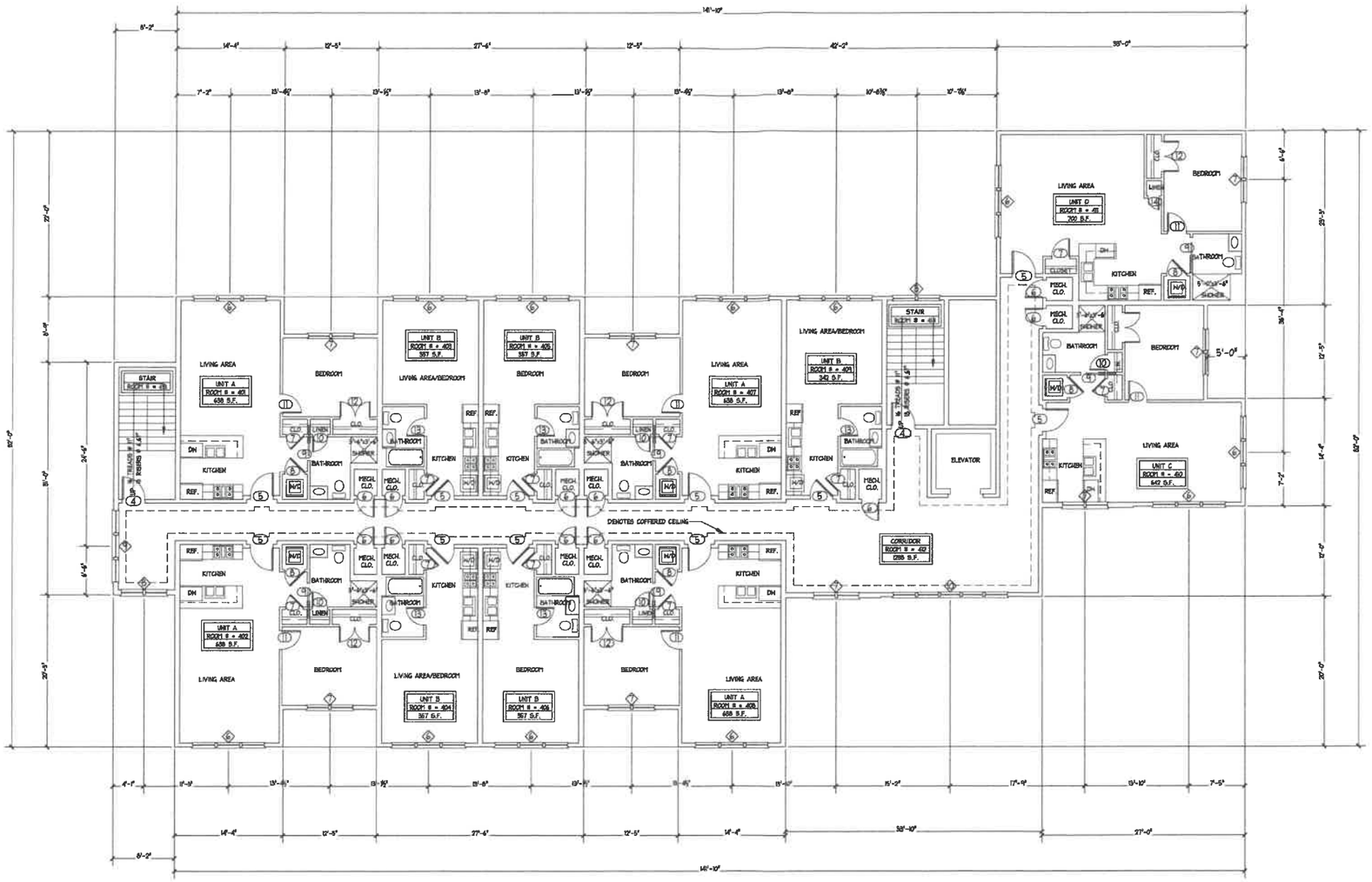
No.	BY	DATE	DESCRIPTION
02	MKS	11/25/2019	PRICING/PERMIT
01	BJ	06/27/2019	START

NEW MIXED USE BUILDING
JOHN'S LIQUORS
1055 MAIN ST.
WEYMOUTH, MA

THIRD FLOOR PLAN

SCALE:	1/8"=1'-0"
DRAWN by:	BJJ
CHK'D by:	MKS
PROJECT No.:	2018-240

A-3



FOURTH FLOOR PLAN

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

#SEE SHEET A-? FOR ENLARGED UNIT PLANS

FISHER ASSOCIATES
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REGISTERED ARCHITECT
PATRICIA J. FISHER
NO. 7795
BOSTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

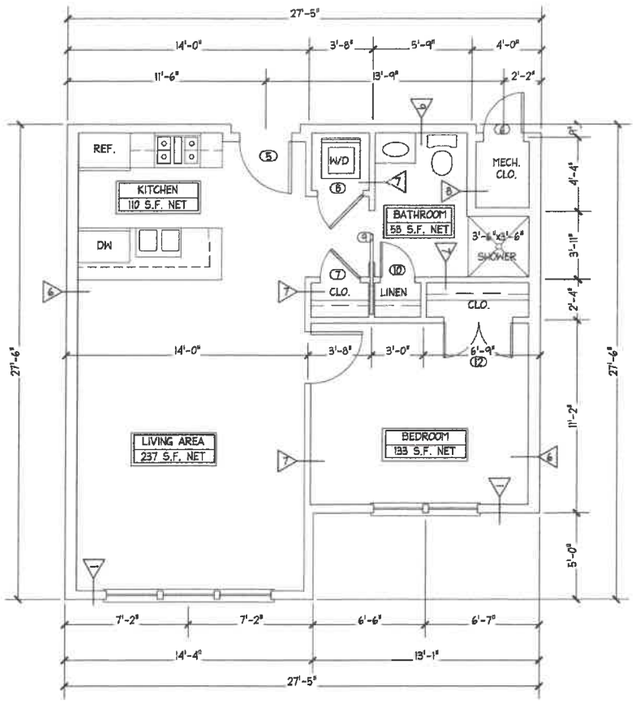
No.	BY	DATE	DESCRIPTION
02	MKS	11/25/2019	PRICING/PERMIT
01	BJ	06/27/2019	START

NEW MIXED USE BUILDING
JOHN'S LIQUORS
1055 MAIN ST.
WEYMOUTH, MA

FOURTH FLOOR PLAN

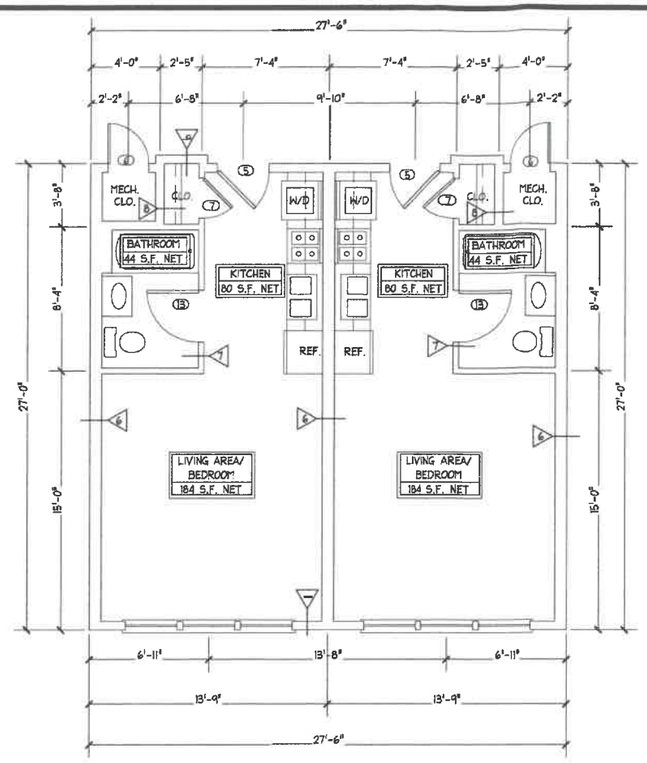
SCALE:	1/8"=1'-0"
DRAWN by:	BJJ
CHK'D by:	MKS
PROJECT No.:	2018-240

A-4



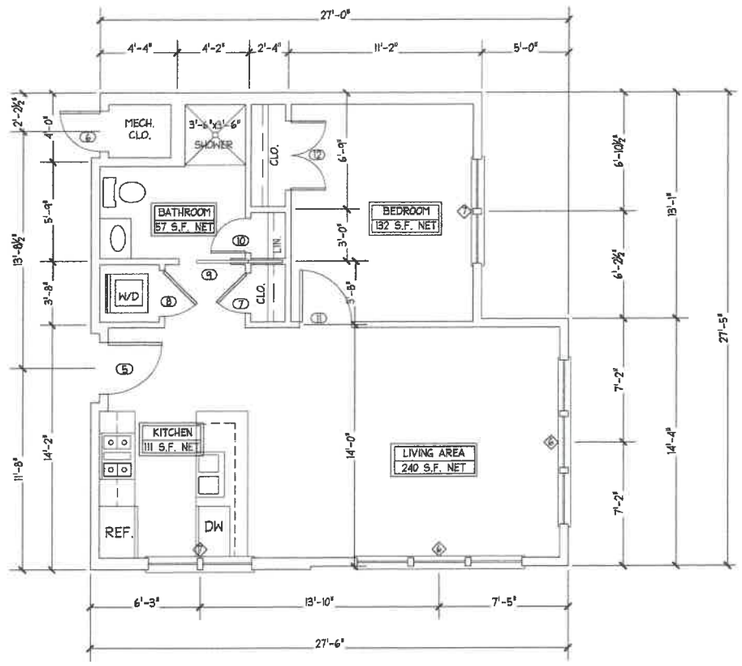
UNIT "A" LAYOUT

SCALE : 1/4"=1'-0"



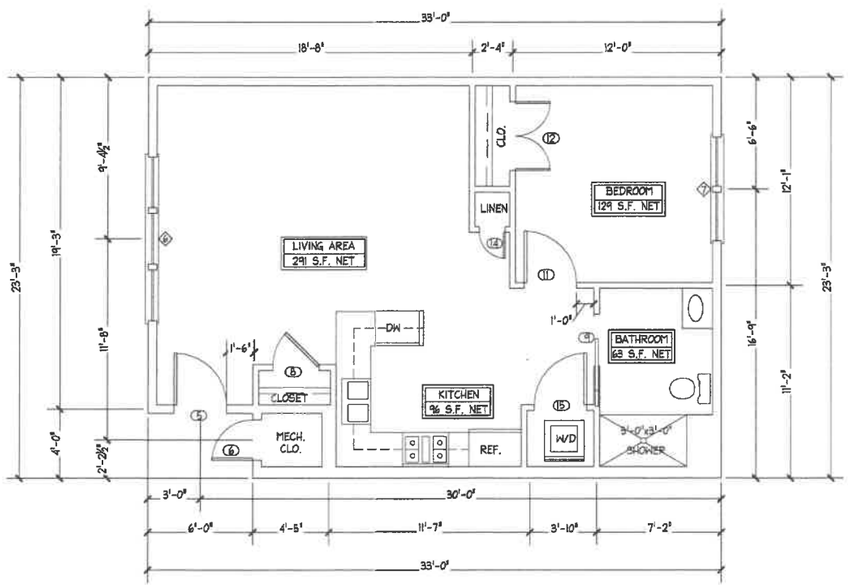
UNIT "B" LAYOUTS

SCALE : 1/4"=1'-0"



UNIT "C" LAYOUT

SCALE : 1/4"=1'-0"



UNIT "D" LAYOUT

SCALE : 1/4"=1'-0"

FULLY ACCESSIBLE UNIT

FISHER ASSOCIATES
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REGISTERED ARCHITECT
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COMMONWEALTH OF MASSACHUSETTS

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NEW MIXED USE BUILDING
JOHN'S LIQUORS
1055 MAIN ST.
WEYMOUTH, MA

UNIT LAYOUT PLANS

SCALE:	1/4"=1'-0"
DRAWN by:	BJJ
CHK'D by:	MKS
PROJECT No.:	2018-240

A-5



MAIN STREET ELEVATION

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

LEGEND	
NUMBER	MATERIAL
1	ALUMINUM COMPOSITE PANEL
2	ALUMINUM COPING
3	ALUMINUM POLISHED CANOPY
4	ALUMINUM STOREFRONT SYSTEM
5	BACK LIT SIGN
6	BRICK VENEER
7	DISTRESSED WOOD FINISH
8	FIBER CEMENT BOARD
9	METAL PANEL
10	STONE VENEER



REAR ELEVATION

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

LEGEND	
NUMBER	MATERIAL
1	ALUMINUM COMPOSITE PANEL
2	ALUMINUM COPING
3	ALUMINUM POLISHED CANOPY
4	ALUMINUM STOREFRONT SYSTEM
5	BACK LIT SIGN
6	BRICK VENEER
7	DISTRESSED WOOD FINISH
8	FIBER CEMENT BOARD
9	METAL PANEL
10	STONE VENEER

FISHER ASSOCIATES
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COMMONWEALTH OF MASSACHUSETTS

No.	BY	DATE	DESCRIPTION
02	MKS	11/25/2019	PRICING/PERMIT
01	BJJ	06/27/2019	START

NEW MIXED USE BUILDING
JOHN'S LIQUORS
1055 MAIN ST.
WEYMOUTH, MA

FRONT & REAR ELEVATIONS

SCALE:	1/8"=1'-0"
DRAWN by:	BJJ
CHK'D by:	MKS
PROJECT No.:	2018-240

A-8