

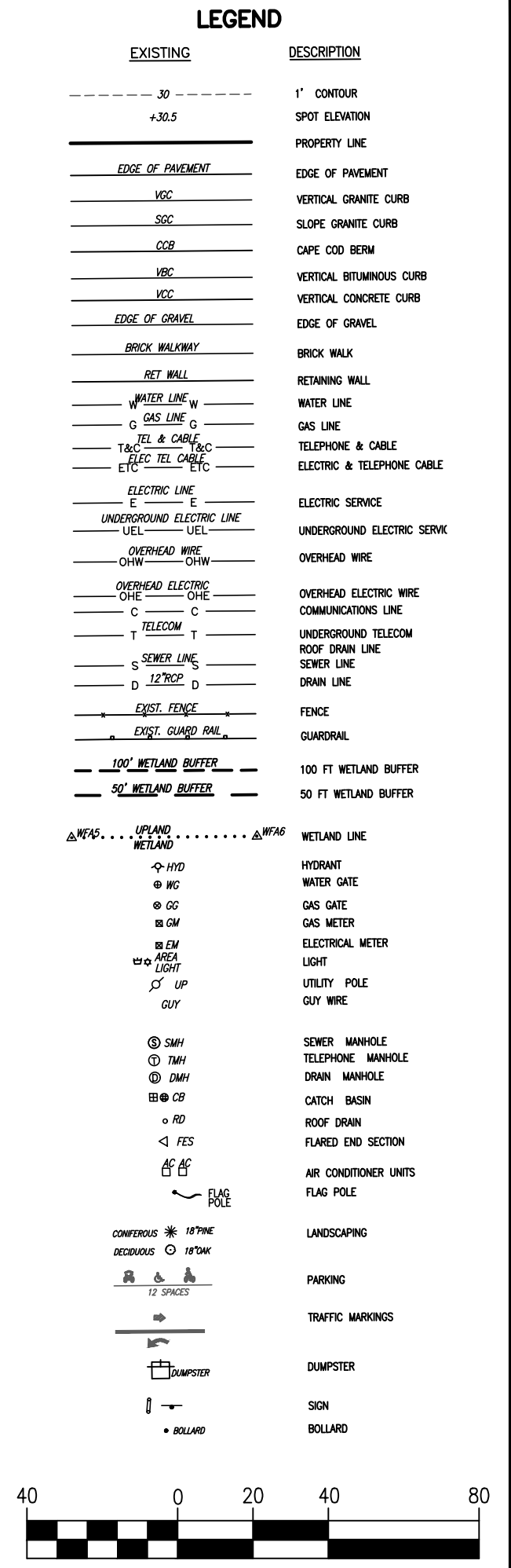
1. PROPERTY LINE INFORMATION SHOWN HEREON REFERENCED TO PLAN ENTITLED "PLAN OF LAND OF THE WEYMOUTH ELKS, WASHINGTON STREET, WEYMOUTH, MASS" PREPARED BY E.E.T., INC. DATED DECEMBER 5, 1978 ON FILE AT THE WEYMOUTH ENGINEERING DEPARTMENT.
2. THE SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 25021C0233E, WITH AN EFFECTIVE DATE OF JULY 17, 2012. PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
3. SUBJECT PROPERTY FALLS WITHIN PORTIONS OF THE RESIDENCE DISTRICT R-1, LIMITED BUSINESS B-1, AND HIGHWAY TRANSITION DISTRICT HT. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN THE COMMERCIAL CORRIDOR OVERLAY DISTRICT (CCOD).
4. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY CROCKER DESIGN GROUP DURING FEBRUARY THROUGH APRIL OF 2022.
5. ALL ELEVATIONS SHOWN HEREON ARE BASED ON WEYMOUTH DATUM.
6. PARKING SPACE PLANT LINES FADED - COMPILED FROM 2014 AERIAL MAPPING IMAGERY.

MAP 35 BLOCK 447 LOT 1
1215 WASHINGTON STREET
CARIN MARIE MURLEY
DEED BOOK 10319 PAGE 689
LOT AREA = 11,415± S.F.

MAP 35 BLOCK 447 LOT 3
1197 WASHINGTON STREET
WEYMOUTH LODGE 2232;
BENEVOLENT AND
PROTECTIVE ORDER OF ELKS
OF THE UNITED STATES OF
AMERICA, INCORPORATED
DEED BOOK 4127 PAGE 307
DEED BOOK 4777 PAGE 218
LOT AREA = 198,041± S.F.

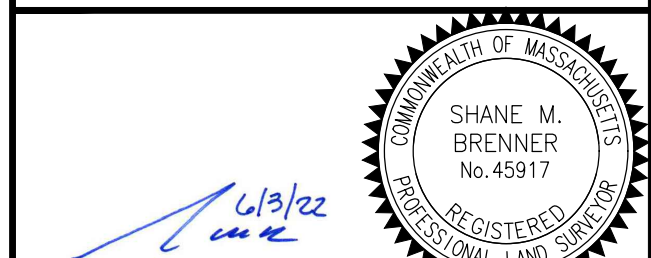
1. WASHINGTON STREET - STATE HIGHWAY LAYOUT No. 1640
2. PLAN No. 850 of 1954 PLAN BOOK 3272 PAGE 105
3. PLAN No. 746 of 1965 PLAN BOOK 4277 PAGE 130
4. PLAN No. 564 of 1967 PLAN BOOK 223 PAGE 3
5. PLAN No. 565 of 1967 PLAN BOOK 223 PAGE 4
6. PLAN No. 359 of 1968 PLAN BOOK 4510 PAGE 736
7. PLAN No. 621 of 1968 PLAN BOOK 4532 PAGE 700
8. PLAN No. 456 of 1969 PLAN BOOK 4598 PAGE 682
9. PLAN No. 805 of 1971 PLAN BOOK 4777 PAGE 218
10. LAND COURT CASE No. 6412

1. SITE IS NOT WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (A.C.E.C.).
2. WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON SEPTEMBER 24, 2021 AND FIELD LOCATED BY CROCKER DESIGN GROUP DURING FEBRUARY OF 2022.
3. SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
4. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS 321 CMR(10).
5. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."



Date	Description	No.
Revisions		

Date	Description	No.
Revisions		



SHANE M. BRENNER
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

**Crocker
Design
Group**

2 SHARP
STREET, UNIT B
HINGHAM, MA
02043
P: 781-919-0808

Project

**1197 AND 1215
WASHINGTON STREET
WEYMOUTH, MA**

Prepared for

ELKSY DEVELOPMENT LLC

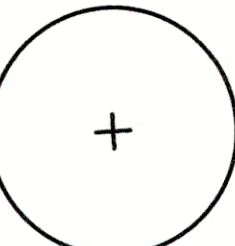
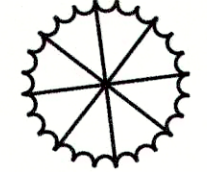
#180 CANTON AVENUE
MILTON, MA 02186

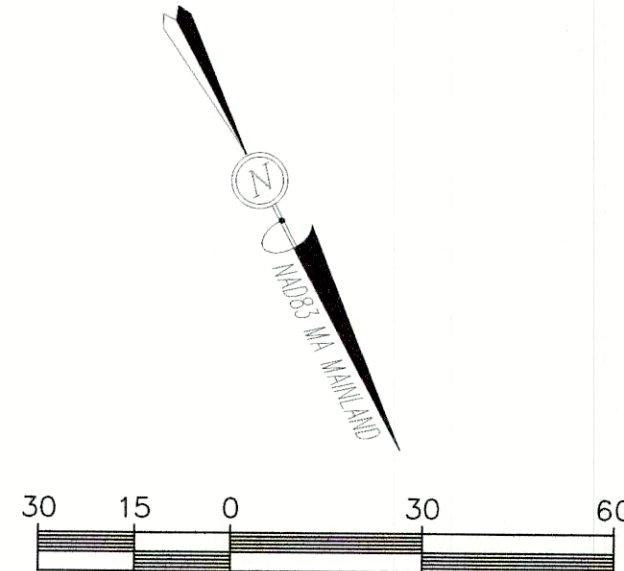
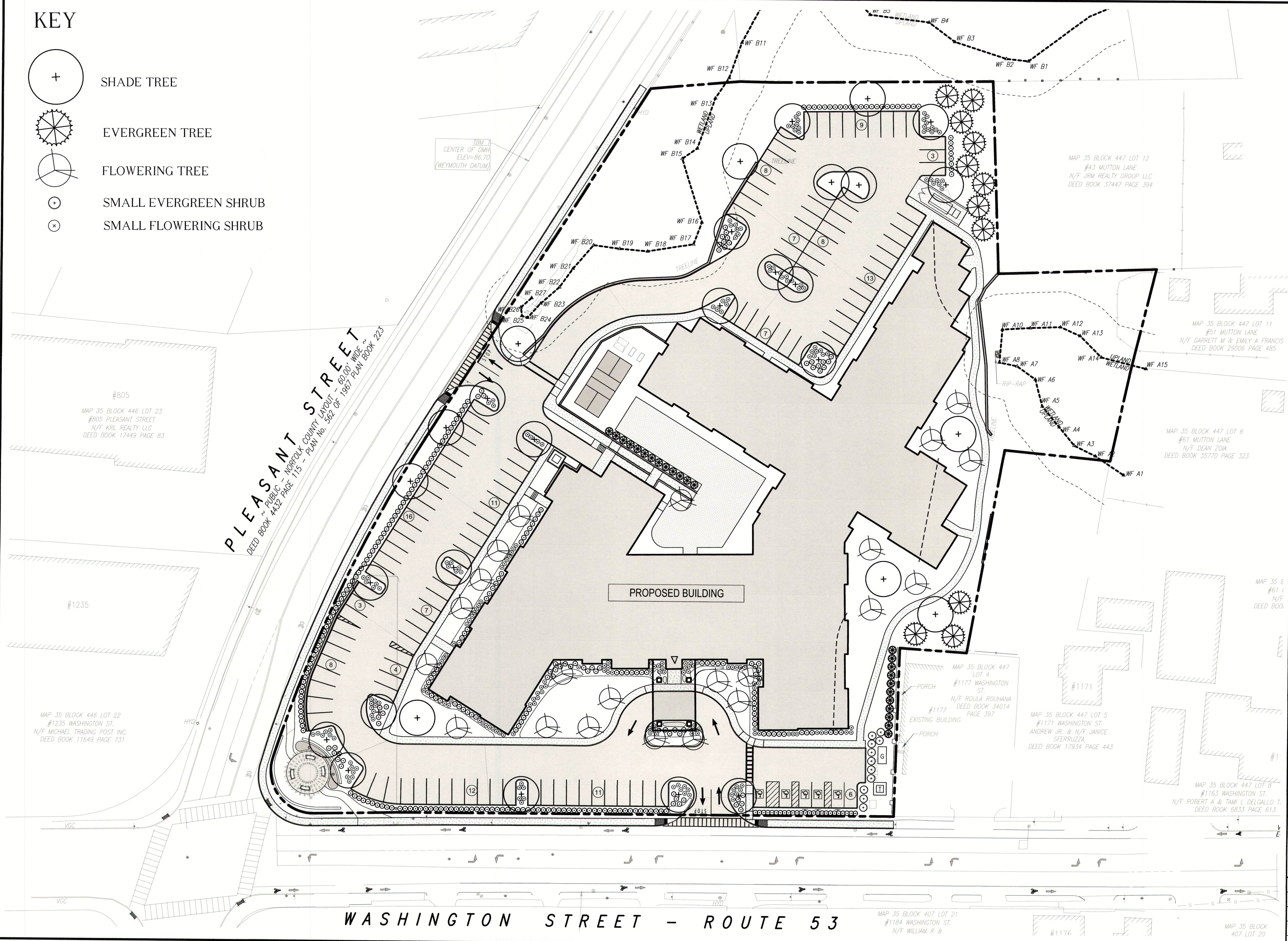
Drawing Title

**EXISTING CONDITIONS
PLAN**

Project No.	100-142	Drawing No. 1 OF 1
Date	5 - 4 - 2022	
Scale	1"=40'	
Drawn By	SVP	
Approved By	SMB	

KEY

-  SHADE TREE
-  EVERGREEN TREE
-  FLOWERING TREE
-  SMALL EVERGREEN SHRUB
-  SMALL FLOWERING SHRUB



Date	Description	No.
Revisions		



LONGSTONE GARDENS
1905 MILLERSVILLE PIKE LANCASTER, PA 17603
P) (267)664-6336 F) (717)584-6682
EMAIL: JLDDESIGNS@COMCAST.NET

Project
CORNERSTONE AT WEYMOUTH

Prepared for
ELKSY DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title
CONCEPTUAL LANDSCAPE PLAN

Project No.	Drawing No.
Date 6-3-2022	LA-1
Scale 1" = 30'	
Drawn By JJL	
Approved By JJL	



ARCHITECTURAL SITE NOTES (GENERAL)

1. PROVIDE EXPANSION AND CONTRACTION JOINTS IN FINISHED PAVING. JOINTS SHALL CONTINUE THROUGH PAVING SETTING BED AND CONCRETE FILL OR WEAR SLABS BELOW FINISHED PAVING. PROVIDE EXPANSION AND CONTRACTION JOINTS BASED ON AN AREA NOT TO EXCEED 100 SF OR 30 FT IN ANY ONE DIRECTION OR AS SHOWN. ALL JOINTS SHALL ALIGN WITH THE FINISHED PAVING SURFACE.
2. PROVIDE EXPANSION JOINTS IN CURBS AT ALL CHANGES IN DIRECTION AND AT 40' MAXIMUM LINEAR INCREMENTS. UNLESS OTHERWISE SHOWN, EXTERIOR PAVING EXPANSION AND CONTRACTION JOINTS SHALL BE 1/2".

PROJECT SPECIFIC ARCHITECTURAL SITE NOTES

INDICATED ON PLAN WITH KEYNOTE CIRCLE

1. TEXT.
2. TEXT.
3. TEXT.

ADD / DEDUCT ALTERNATE NOTES

INDICATED ON PLAN WITH KEYNOTE SQUARE

1. TEXT.
2. TEXT.
3. TEXT.

ADJUST AS NEEDED

NOTE: THIS DRAWING IS BASED UPON PLANS RECEIVED BY OUR OFFICE FROM THE BUILDING OWNER AND HAVE NOT BEEN FIELD MEASURED BY MEYER DESIGN INC. ACTUAL FIELD CONDITIONS MAY VARY.

ELKSY DEVELOPMENT, LLC
WEYMOUTH, MA
PLEASANT AND WASHINGTON STREET

ARCHITECTURAL SITE PLAN

PROGRESS PRINT
06.03.22

SCALE: 1" = 20'-0"
JOB NO.: Project Number
PM: PM
PROJECT NORTH
DRAWING NO. A0.21

PRELIMINARY
NOT FOR
CONSTRUCTION

MICHAEL STANCZAK
REGISTERED ARCHITECT
PA REG# RA008893

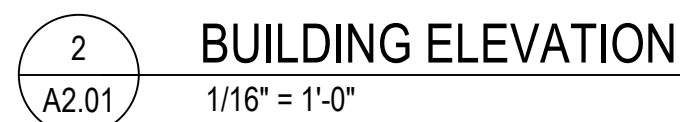
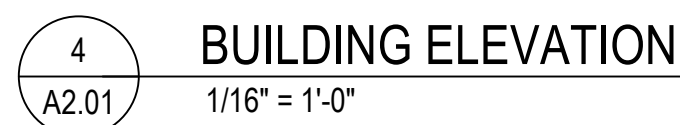
Township

MEYER
ARCHITECTURE • INTERIORS



MEYER DESIGN, INC. • MEYER ARCHITECTS, INC.
227 EAST LANCASTER AVENUE • ARDMORE, PA 19003-2904
VOICE: 610.261.1000 FAX: 610.261.1006
EMAIL: info@meyerdginc.com

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EXTERIOR FINISH LEGEND			
	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
1	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
2	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
3	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
4	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
5	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
6	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
7	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
8	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
9		DESCRIPTION	FINISH/COLOR/MODEL/NOTES
10	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
11	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
12	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
13	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
14	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
15	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
16	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
17	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
18	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
19	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES
20	ITEM	DESCRIPTION	FINISH/COLOR/MODEL/NOTES

PROJECT SPECIFIC ELEVATION NOTES

INDICATED ON ELEVATIONS WITH KEYNOTE CIRCLE

1. TEX

2 TEX

2 TEV

ADD / DEDUCT ALTERNATE NOTES

INDICATED ON ELEVATIONS WITH KEYNOTE SQUARE

1. TEX

2 TEX

3 TEX

NOTE: THIS DRAWING IS BASED UPON PLANS RECEIVED BY OUR OFFICE FROM THE BUILDING OWNER AND HAVE NOT BEEN FIELD MEASURED BY MEYER DESIGN INC. ACTUAL FIELD CONDITIONS MAY VARY.

**ELKS DEVELOPMENT, LLC
WEYMOUTH, MA**

Township

BUILDING ELEVATIONS

[illegible]

SCALE:	As indicated
JOB. NO.:	Project Number
PM:	PM
PROJECT NORTH 	DRAWING NO. A2.01



6 NORTHWEST ELEVATION
1/16" = 1'-0"



4 PARTIAL ELEVATION
1/16" = 1'-0"



5 BUILDING ELEVATION
1/16" = 1'-0"



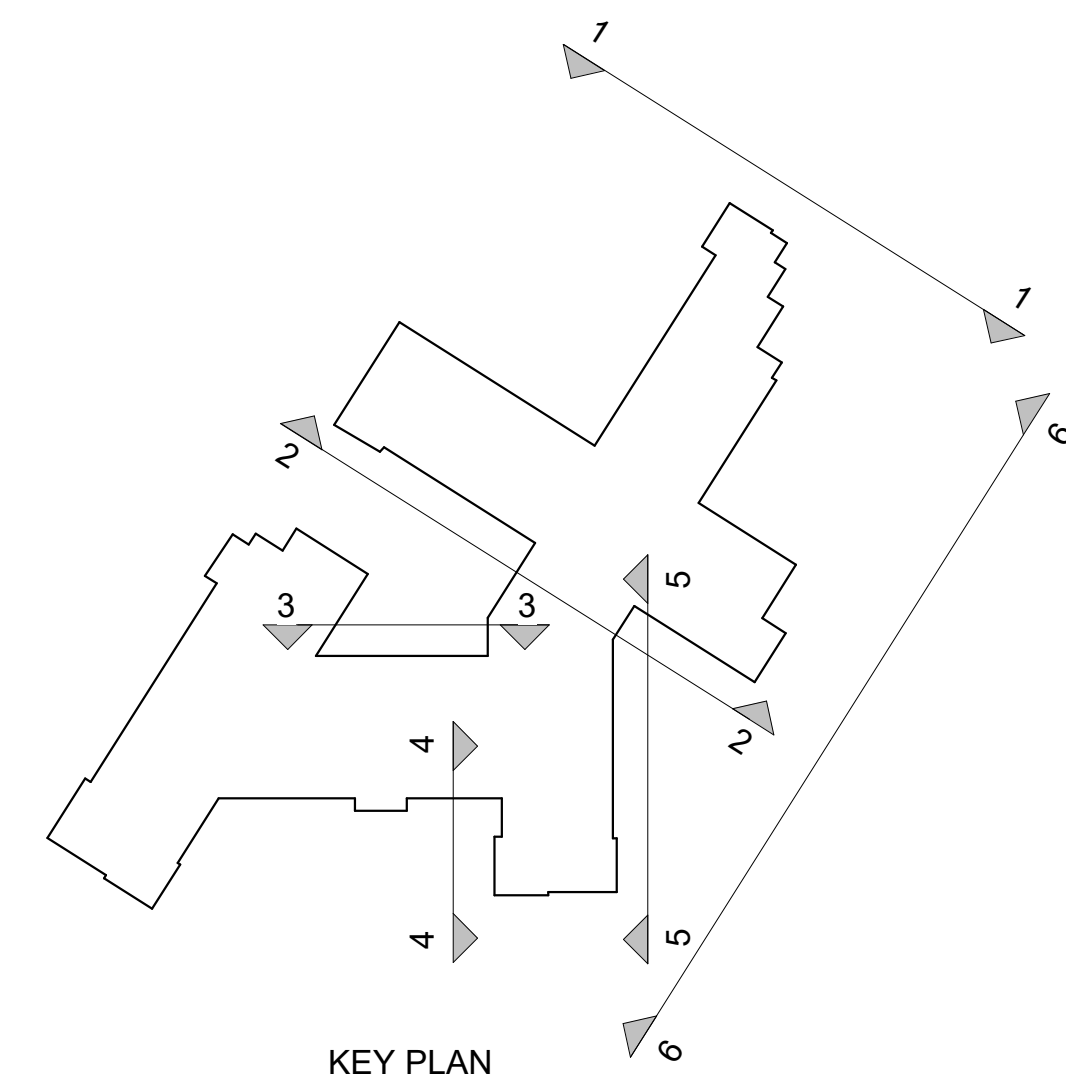
2 BUILDING ELEVATION
1/16" = 1'-0"



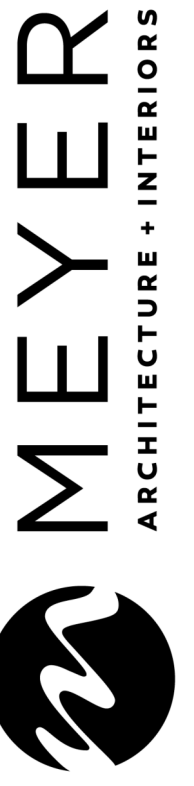
3 PARTIAL ELEVATION
1/16" = 1'-0"



1 BUILDING ELEVATION
1/16" = 1'-0"



NOTE: THIS DRAWING IS BASED UPON PLANS RECEIVED BY OUR OFFICE FROM THE BUILDING OWNER AND HAVE NOT BEEN FIELD MEASURED BY MEYER DESIGN INC. ACTUAL FIELD CONDITIONS MAY VARY.



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PRELIMINARY
NOT FOR
CONSTRUCTION
MICHAEL STANCZAK
REGISTERED ARCHITECT
PA REG# RA088583

ELKSY DEVELOPMENT, LLC
WEYMOUTH, MA
PLEASANT AND WASHINGTON STREET

Township

BUILDING ELEVATIONS

REV	OPERATION	DATE	BY
1	ISSUED FOR PERMIT	05.23.22	AS

SCALE:	As Indicated
JOB. NO.:	Project Number
PM:	PM
PROJECT NORTH	DRAWING NO.
	A2.02