

213-217 Washington Street Weymouth, MA 02184

Owner: Jennifer Nguyen

Attorney: Greg Galvin

**775 Pleasant Street – Unit 16
Weymouth, MA 02189**

Architect: 686 Architects

**1156 Dorchester Ave.
Dorchester MA, 02125**

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Project Summary

To raze the existing commercial building, and prepare the 29,118 SF site for a new 3-story, mixed use building consisting of 27 residential units, 4,848 SF of retail space at grade, 44 interior below grade parking spaces, 2 handicap accessible spaces at ground level, (46 total), and 10 bicycle locking stations.

Building Summary

*(27) 2 Bed, 2 Bath Units
– ranging in size from 983 S.F. to 1,101 S.F.*

*(2) Ground Level Retail Spaces
– ranging in size from 1,571 S.F. to 2,714 S.F.*

46 Parking Spaces in the Basement Garage

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NUMBER OF UNITS	27
RETAIL AREA	4,285 s.f.
LOT AREA	29,118 s.f.
TOTAL GROSS LIVING AREA	32,106 s.f.
FAR	1.10

FLOOR AREA RATIO (FAR)

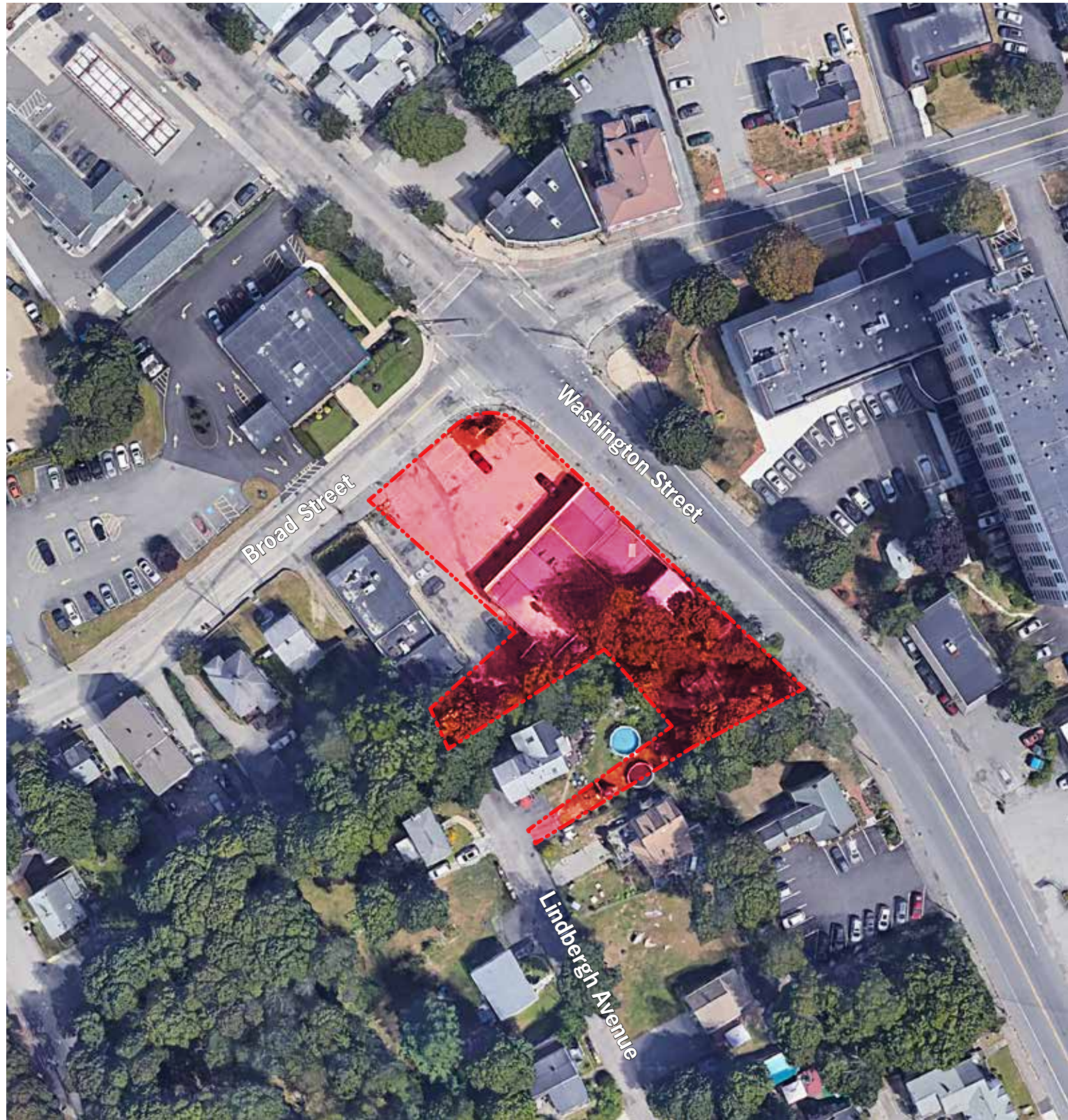
The fixed relation between the lot area and the floor area of all multiple-family residential buildings, excluding the floor area of garages, carports, breezeways, stairways, hallways and balconies and excluding the area of any floor more than four feet below average grade where no part of such basement is used for sleeping rooms or other living quarters, and expressed as a fraction of floor area/lot area.

ZONING	B-2 (Limited Business District)
	R-1 (Resident District)
	VC (Village Center Overlay District)

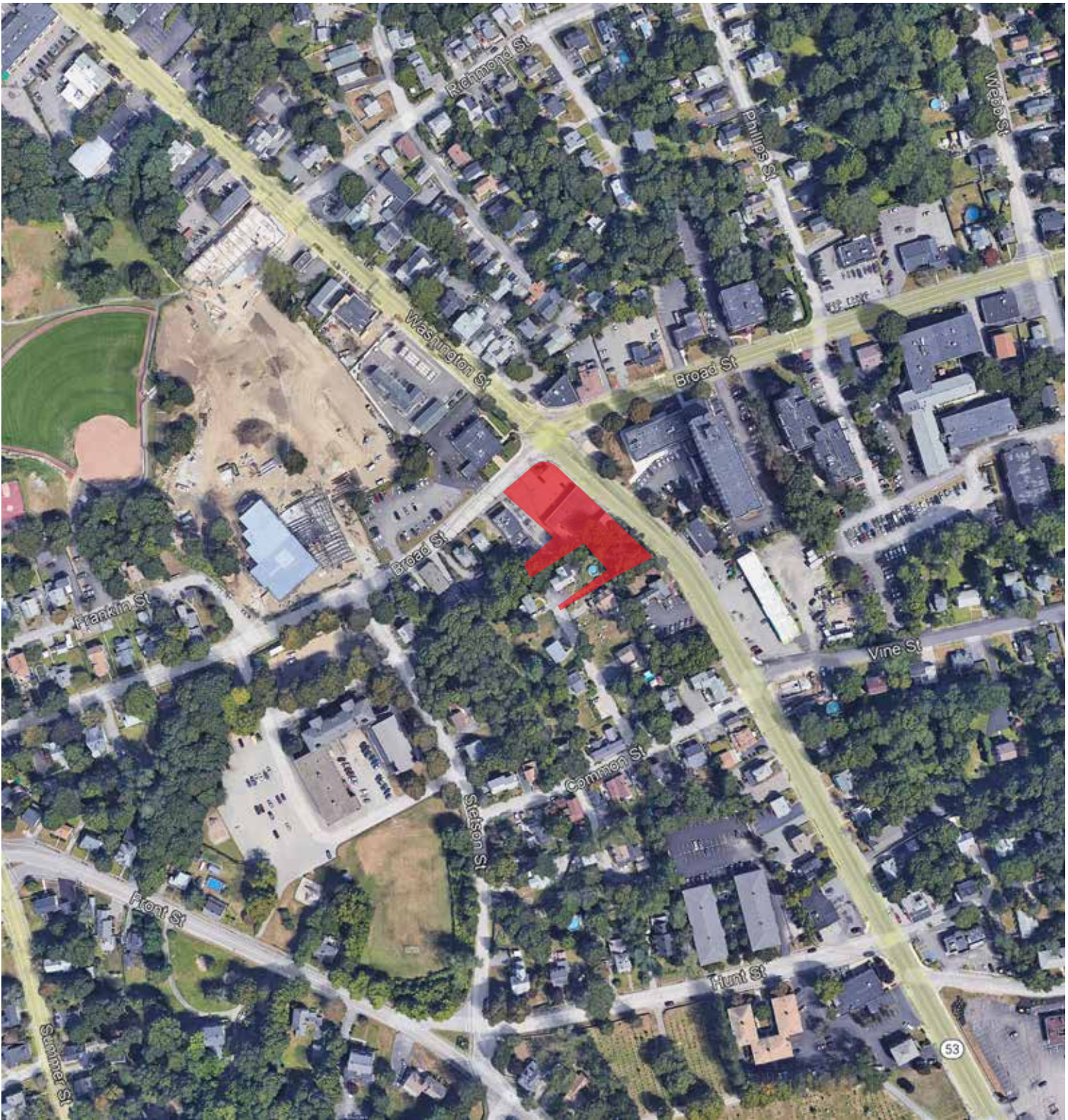
VC (Village Center Overlay District)	
Maximum Height	4 stories, not to exceed 50 feet by special permit
Front, Side and Rear Setbacks	shall be calculated as follows: the maximum front and street side building setback may not exceed the average front yard depth of the nearest two lots on both sides of the subject lot or 10 feet, whichever is less.
A portion of the building may be set back from the maximum setback line in order to provide an articulated facade or accommodate a building entrance feature, provided that the total area of the space created must not exceed one square foot for every linear foot of building frontage.	

PARKING REQUIREMENTS	
Dwelling Units	1.5 per unit
Retail	1 per 250 s.f. (min.) of gross area on the 1st floor of a building

PROVIDED PARKING SPACES - 46 TOTAL	
27 Units	36 spaces (1.5 per Unit = 41 req'd.)
Retail	10 spaces for 4,848 s.f. (4,285 / 250 s.f. = 20 spaces req'd.)
Bike	1 Bike per 20 Parking Spaces. (61/20 = 3 Bike spaces req'd.)



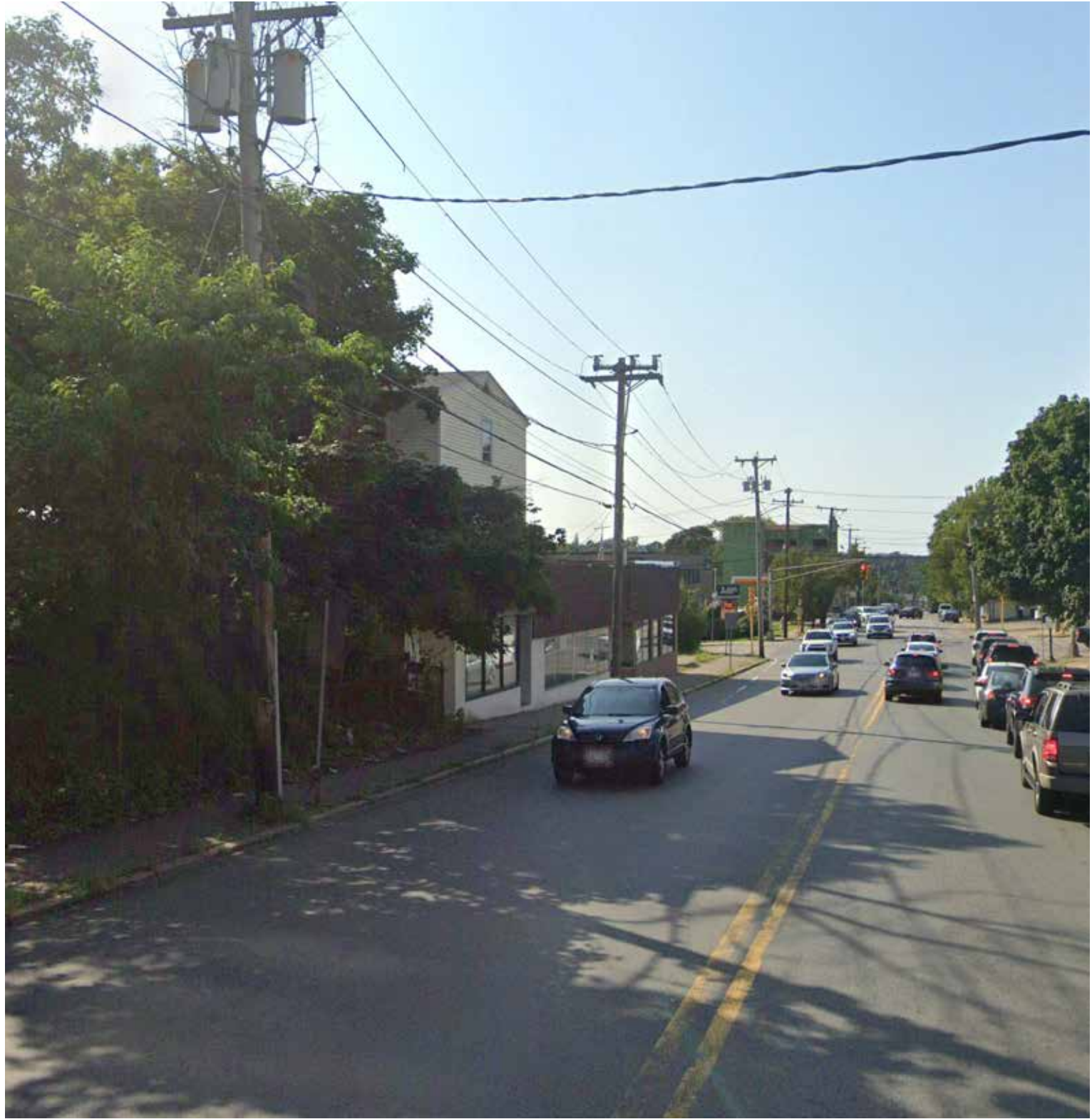
Aerial View



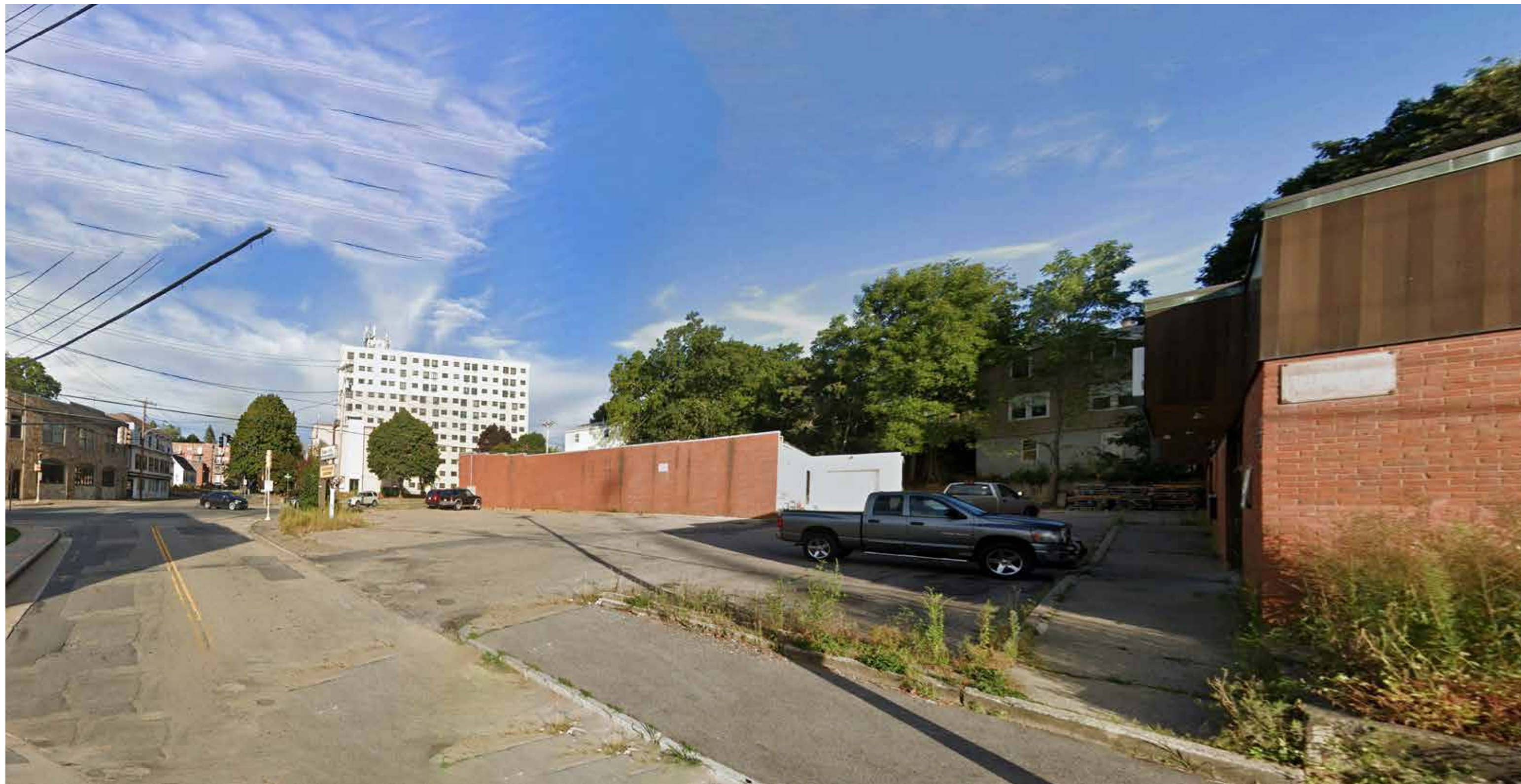
Site Map



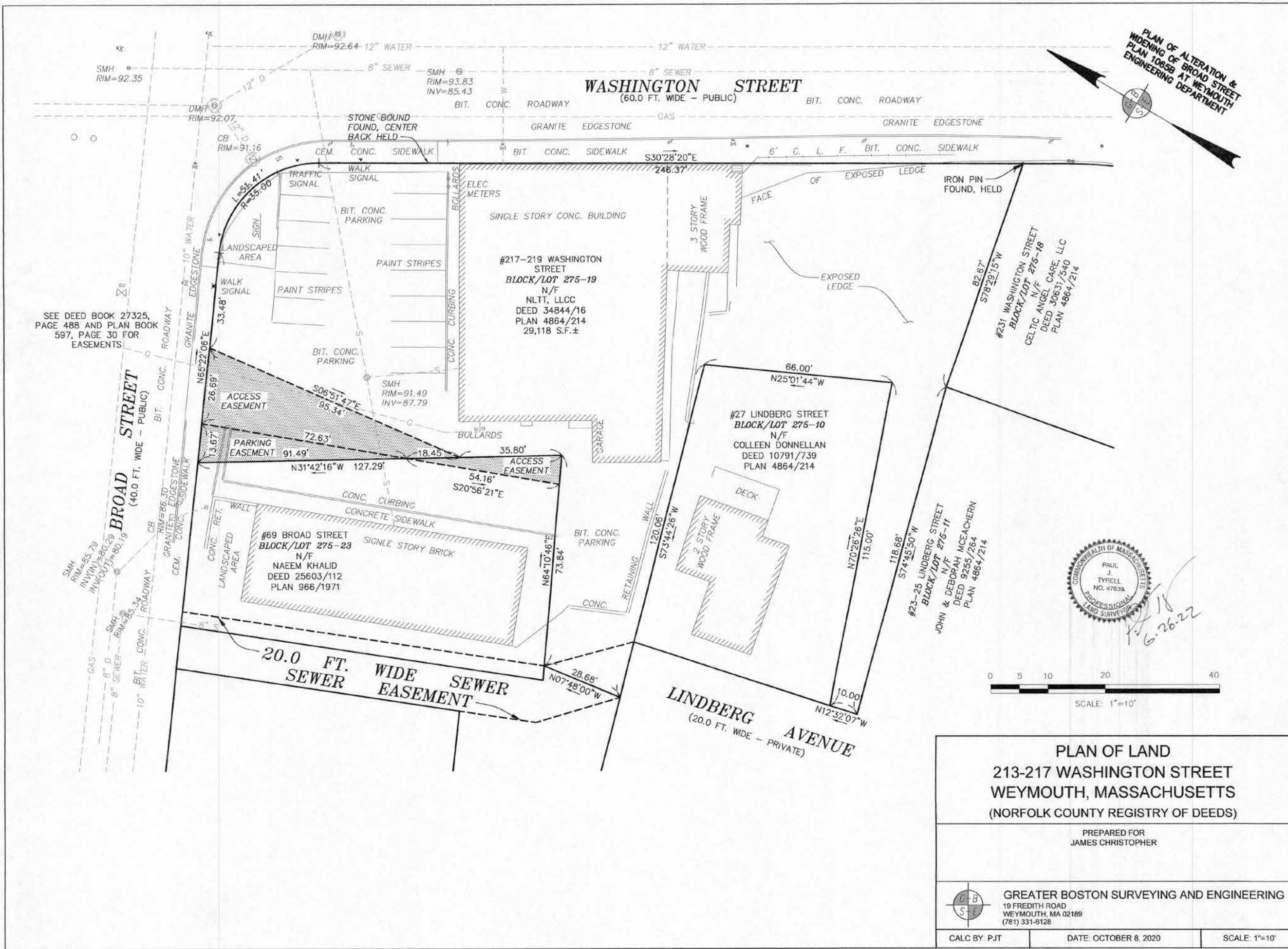
View from Corner Of Washington Street & Broad Avenue

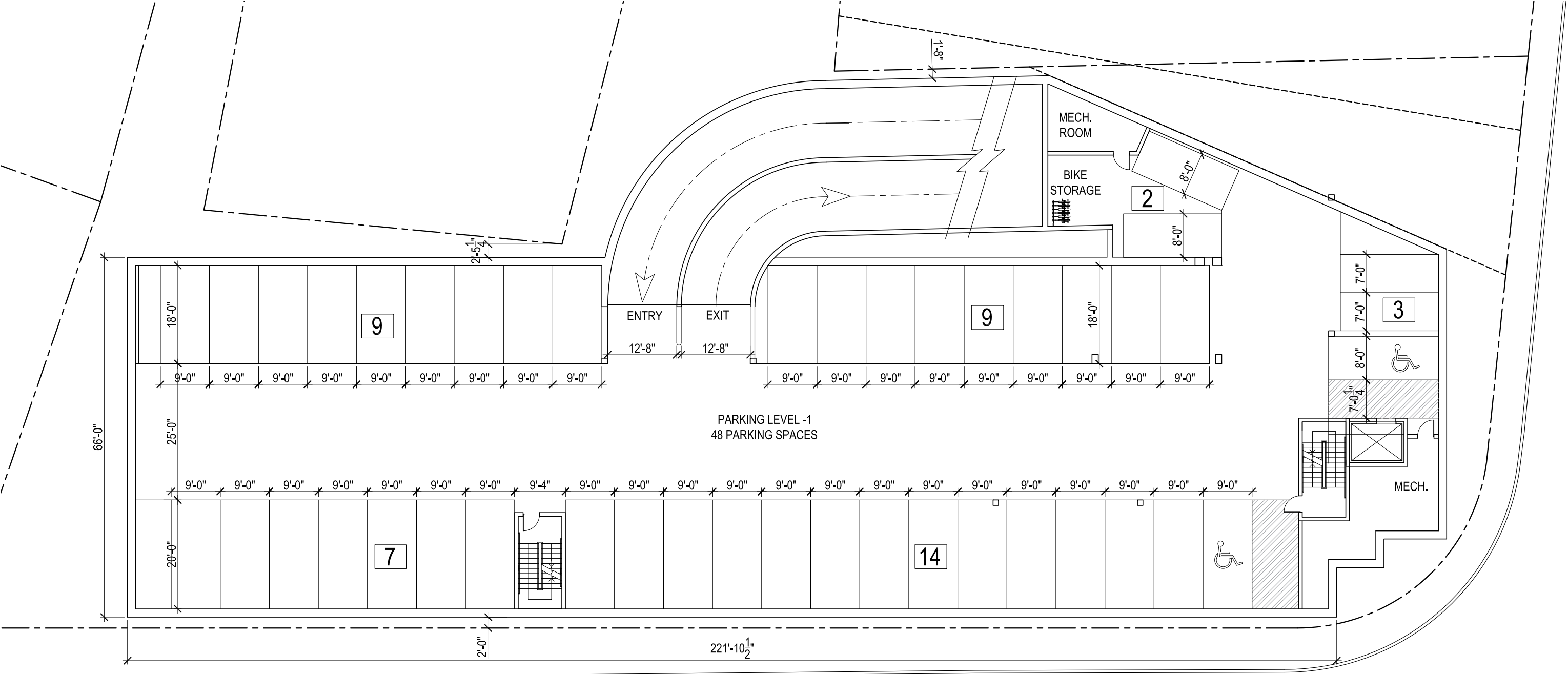


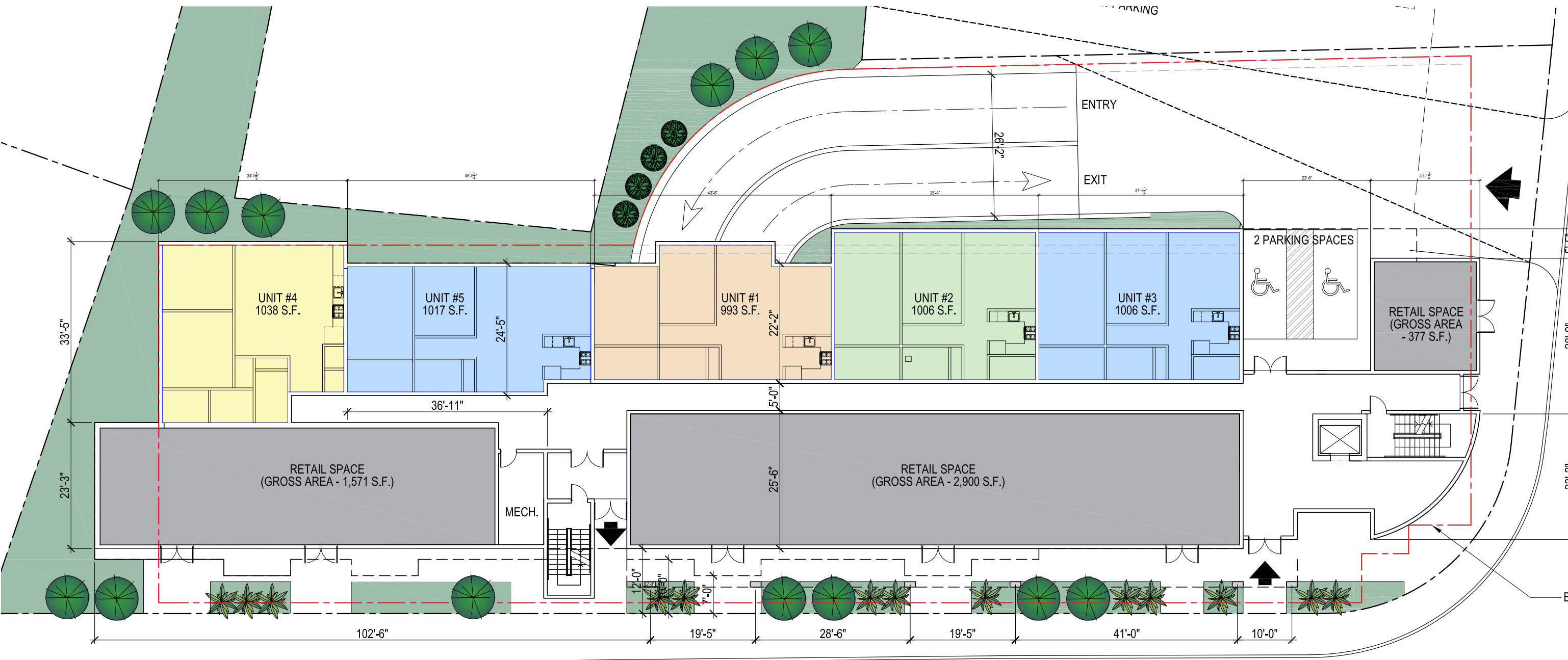
View from Washington Street Toward The Landing

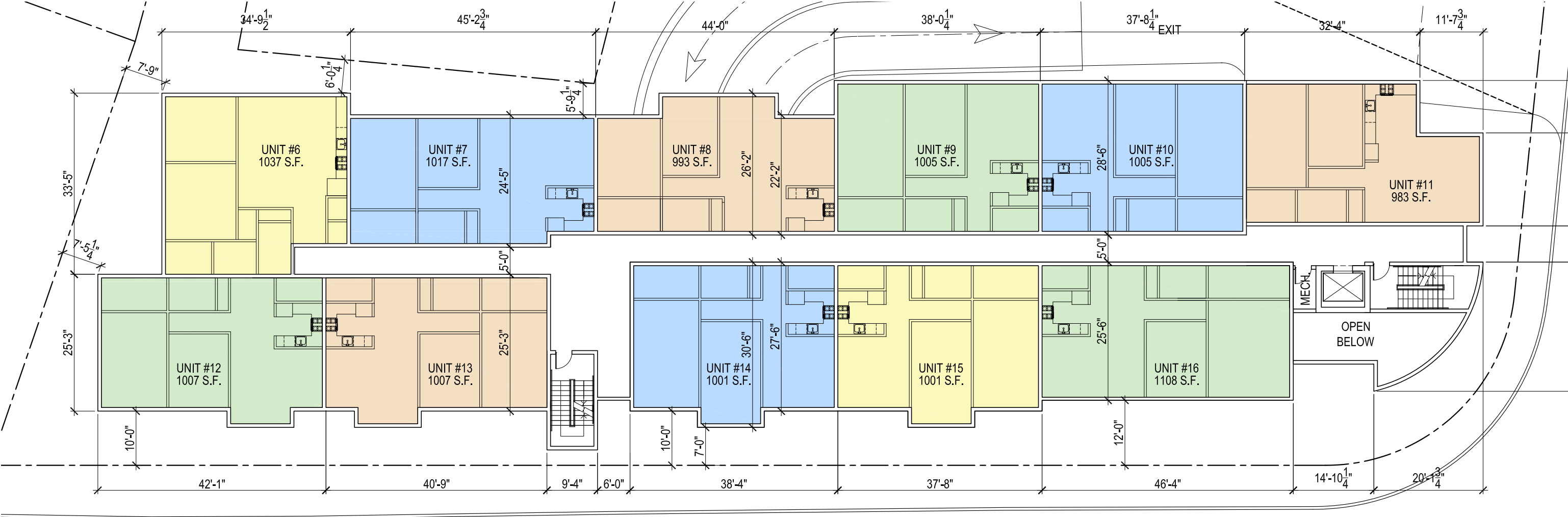


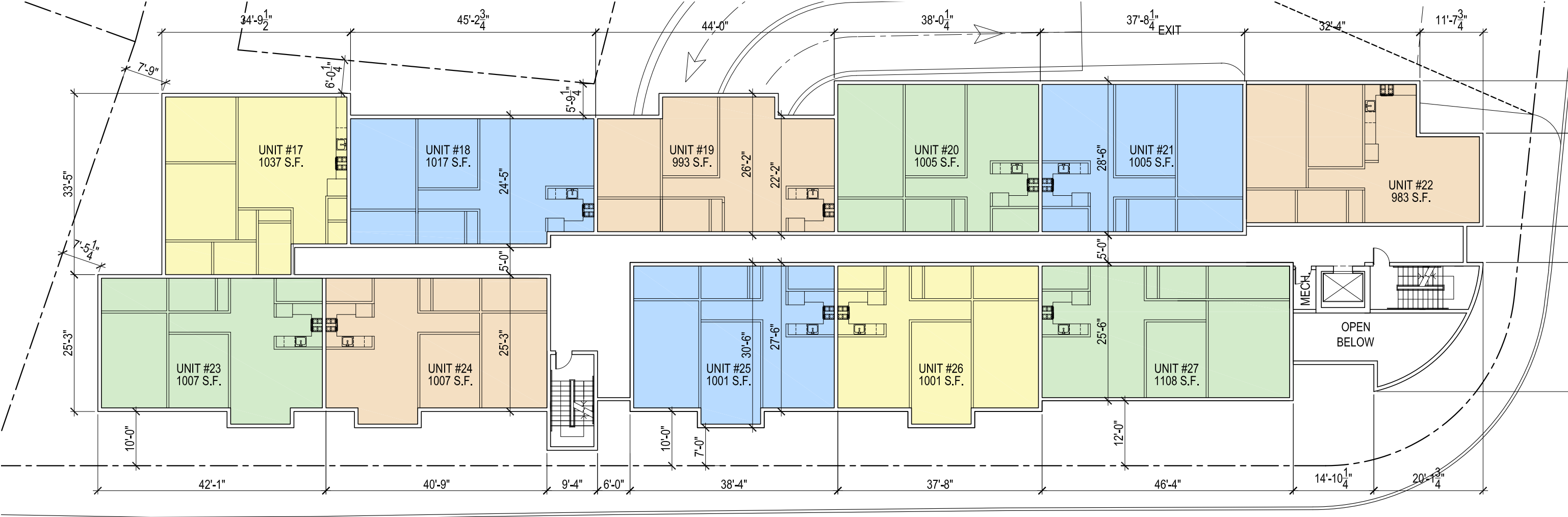
View from Broad Avenue Toward Washington Street

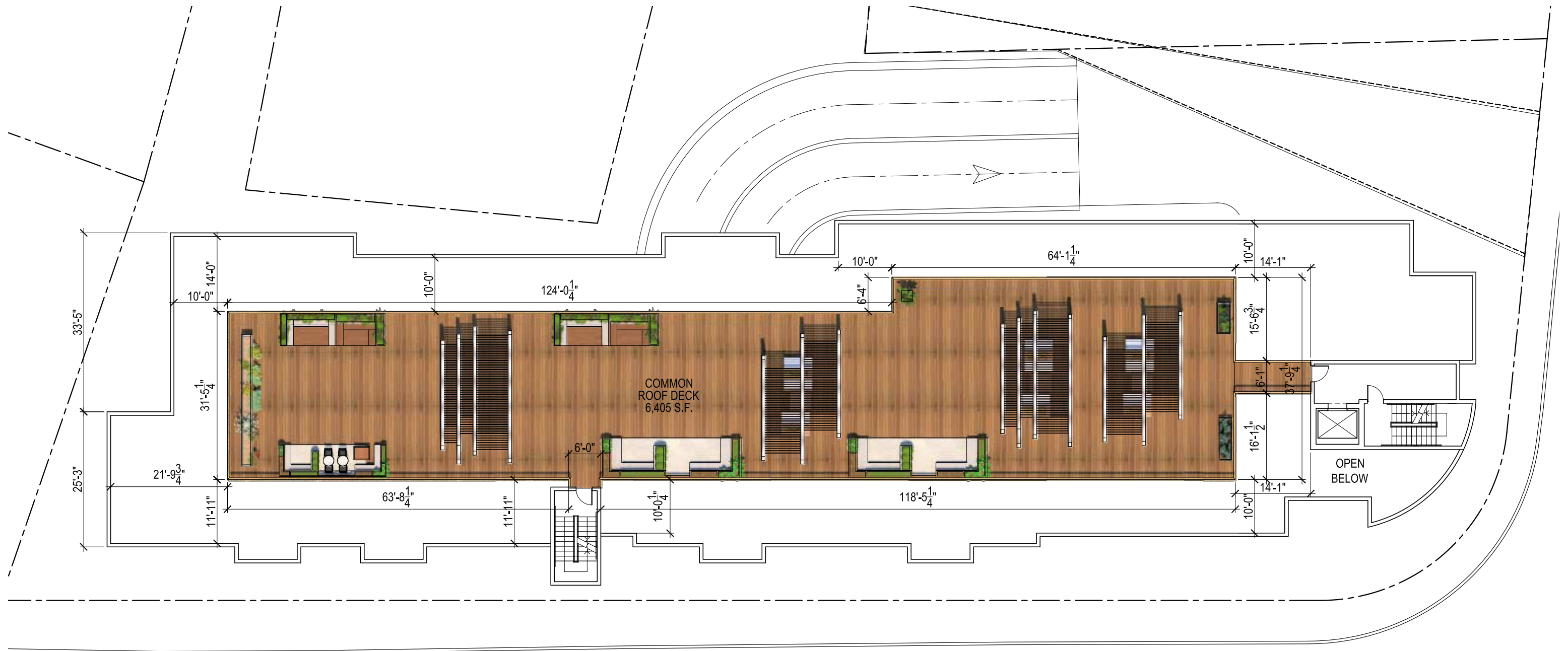






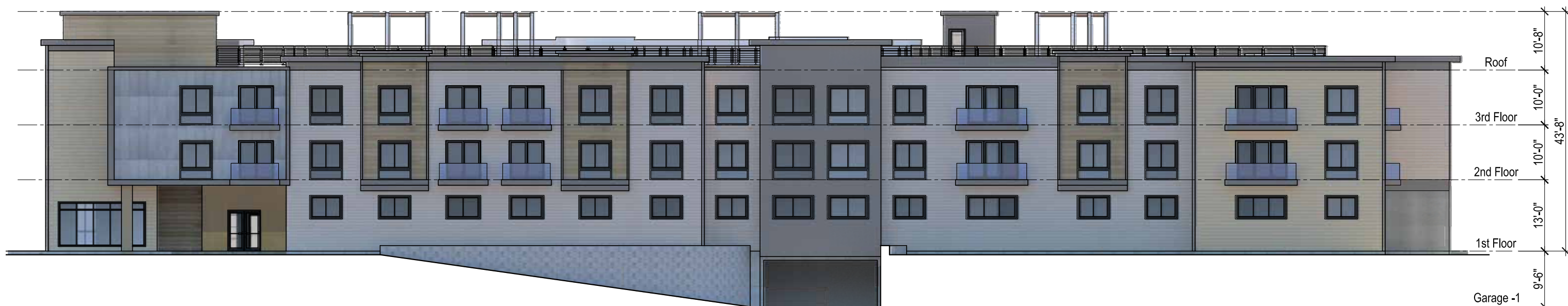








FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION





213-217 Washington Street

Weymouth, MA | April 26, 2023 | Jennifer Nguyen | 21-072

Proposed Perspective View



Questions?



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