PROPOSED MIXED-USE DEVELOPMENT

655 WASHINGTON STREET

WEYMOUTH, MA



ZONING SUMMARY

	MINIMUM LOT AREA	MINIMUM LOT WIDTH	F.A.R.	MAX. HEIGHT	SETBACK FRONT	SETBACK EA. SIDE	SETBACK REAR	BUILDING COVERAGE ALLOWANCE	IMPERVIOUS MATERIAL ALLOWANCE	PARKING
REQUIRED	30,000 SF	100'	1.0	MIN. 45' (3 STORIES) MAX. 70' (5 STORIES)	MAX 70' MIN 25'	10'	15'	60%	75%	1.25 PER ONE BEDROOM/STUDIO 1.5 PER TWO BEDROOM 1 PER 200 SF OF RETAIL
EXISTING	162,479 SF	225.88'	-	2 STORIES	18.63'	8.6'	6.57'	15.9%	65.7%	93 SPACES
PROPOSED	162,479 SF	259.07'	0.95 154787/162479	48' (4 STORIES)	70'	10' RIGHT 73.4' LEFT (INCLUDES 20' NO-BULD BUFFER ZONE)	29.9'	47.2%	75%	231 TOTAL REQUIRED SPACES 262 TOTAL PROVIDED SPACES

Location

PROPOSED MIXED-USE
DEVELOPMENT
655 WASHINGTON STREET
WEYMOUTH, MA 02188

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

REGISTERED ARCHITECT
ARTHUR K.F. CHOO
No. 9319
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

No.	Description	Date

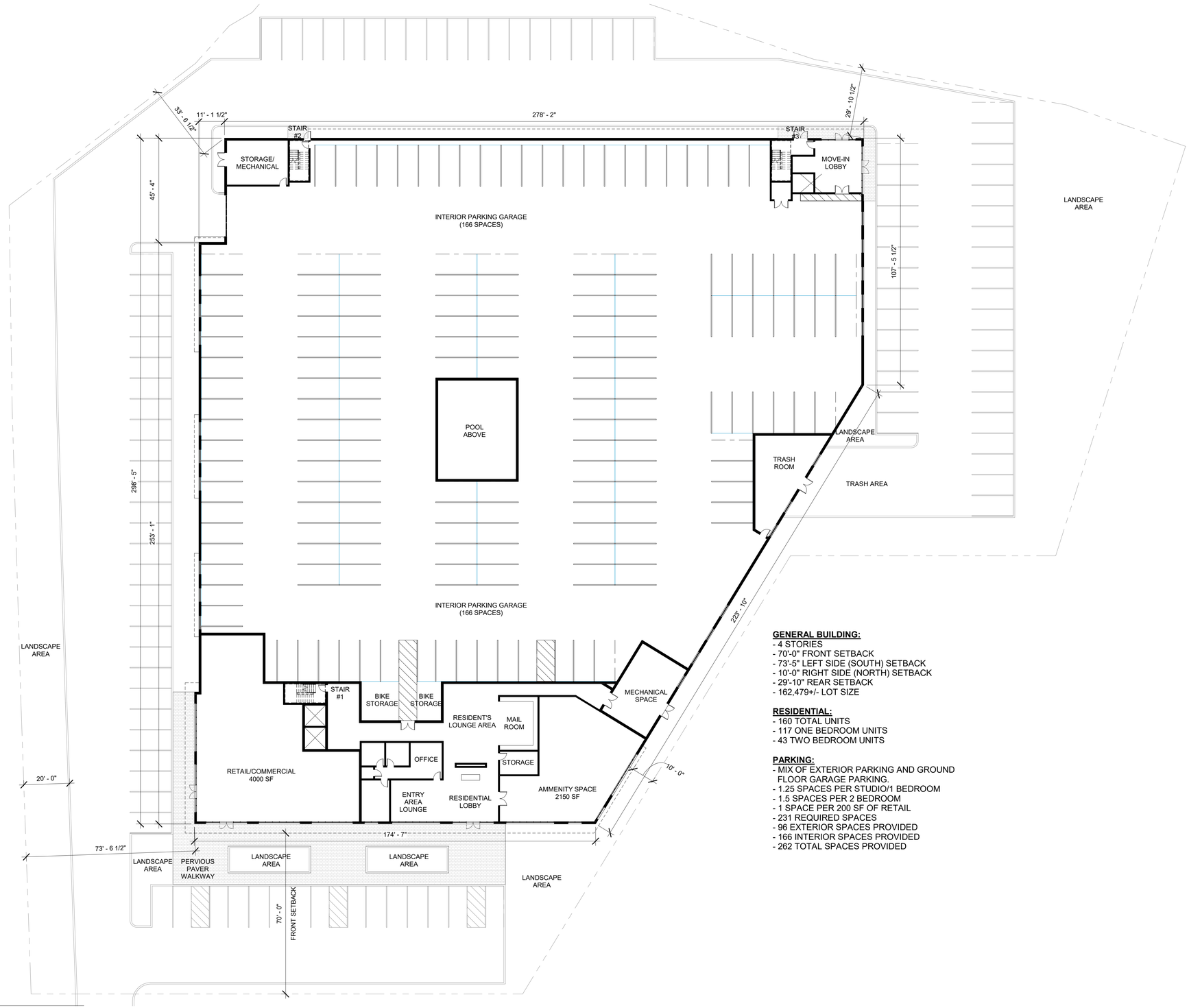
Project No: 2020221
Scale: 1/8" = 1'-0"
Date: 01-14-2021
Drawn By: MS

Drawing Name

COVER SHEET

Sheet No.

A-0



1 SITE PLAN
3/64" = 1'-0"

GENERAL BUILDING:
- 4 STORIES
- 70'-0" FRONT SETBACK
- 73'-5" LEFT SIDE (SOUTH) SETBACK
- 10'-0" RIGHT SIDE (NORTH) SETBACK
- 29'-10" REAR SETBACK
- 162,479+/- LOT SIZE

RESIDENTIAL:
- 160 TOTAL UNITS
- 117 ONE BEDROOM UNITS
- 43 TWO BEDROOM UNITS

PARKING:
- MIX OF EXTERIOR PARKING AND GROUND FLOOR GARAGE PARKING.
- 1.25 SPACES PER STUDIO/1 BEDROOM
- 1.5 SPACES PER 2 BEDROOM
- 1 SPACE PER 200 SF OF RETAIL
- 231 REQUIRED SPACES
- 96 EXTERIOR SPACES PROVIDED
- 166 INTERIOR SPACES PROVIDED
- 262 TOTAL SPACES PROVIDED

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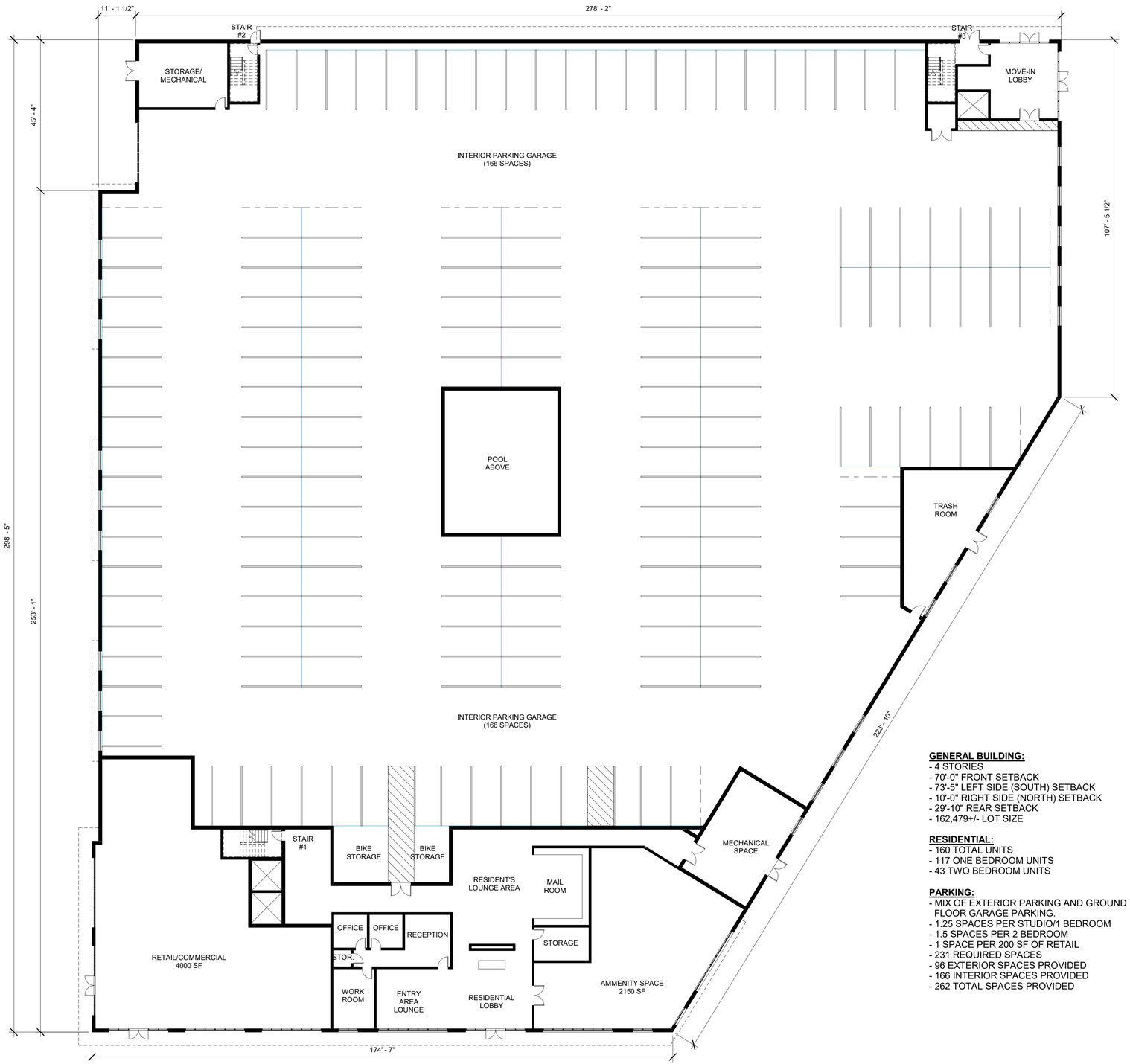
Project No: 2020221
Scale: 3/64" = 1'-0"
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Drawing Name

PROPOSED FLOOR PLANS

Sheet No.

A-1.0



1 1ST FLOOR
1/16" = 1'-0"

GENERAL BUILDING:
- 4 STORIES
- 70'-0" FRONT SETBACK
- 73'-5" LEFT SIDE (SOUTH) SETBACK
- 10'-0" RIGHT SIDE (NORTH) SETBACK
- 29'-10" REAR SETBACK
- 162,479+/- LOT SIZE

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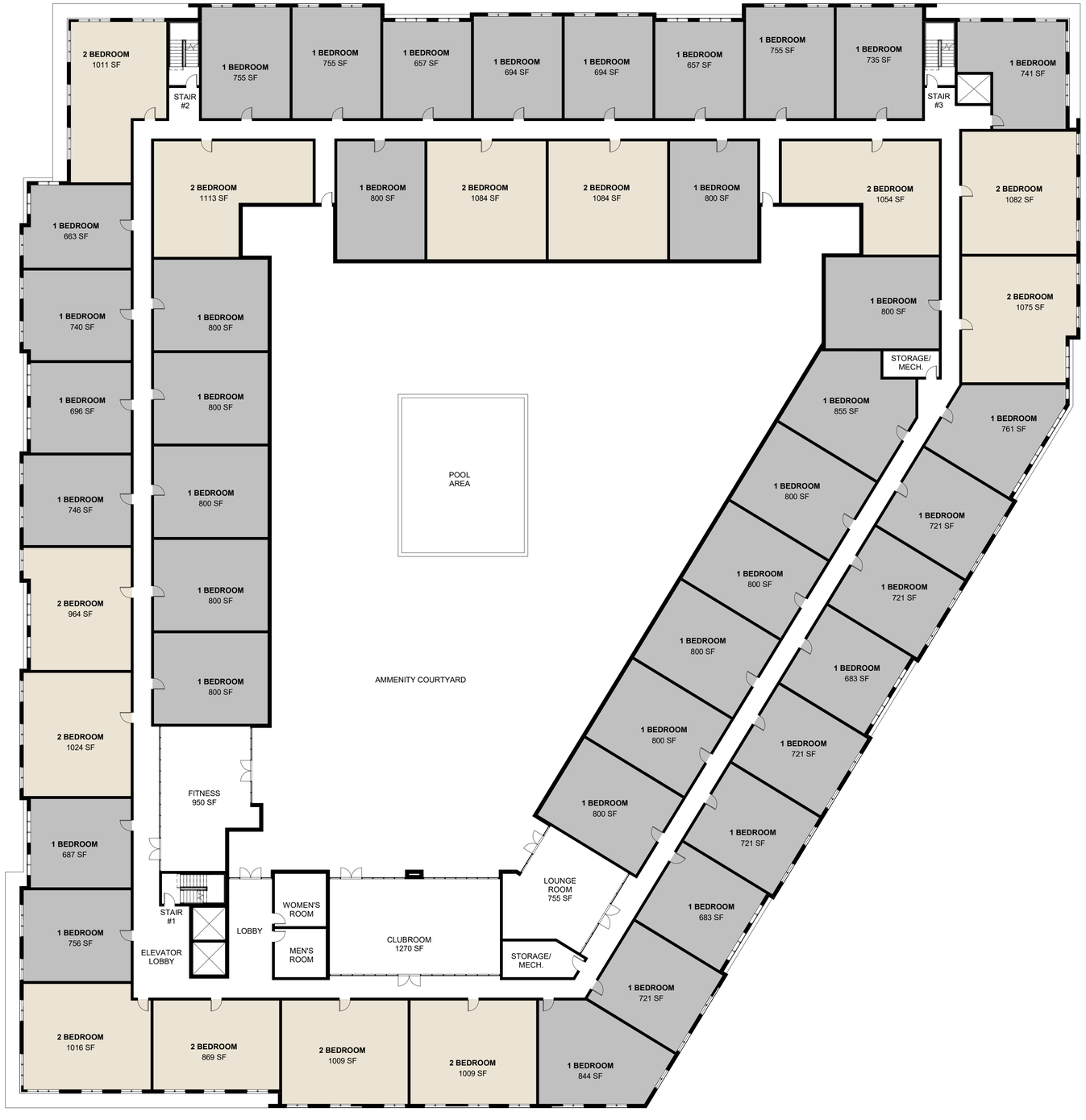
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Drawing Name

PROPOSED FLOOR PLANS

Sheet No.

A-1.1



- 117 ONE BEDROOMS (690-870 SF)
- 43 TWO BEDROOMS (964-1422 SF)
- 160 TOTAL UNITS
- 21,596 SF +/- AMMENITY COURTYARD WITH POOL AREA, OUTDOOR SEATING AREAS, AND LANDSCAPING

1 2ND FLOOR
1/16" = 1'-0"

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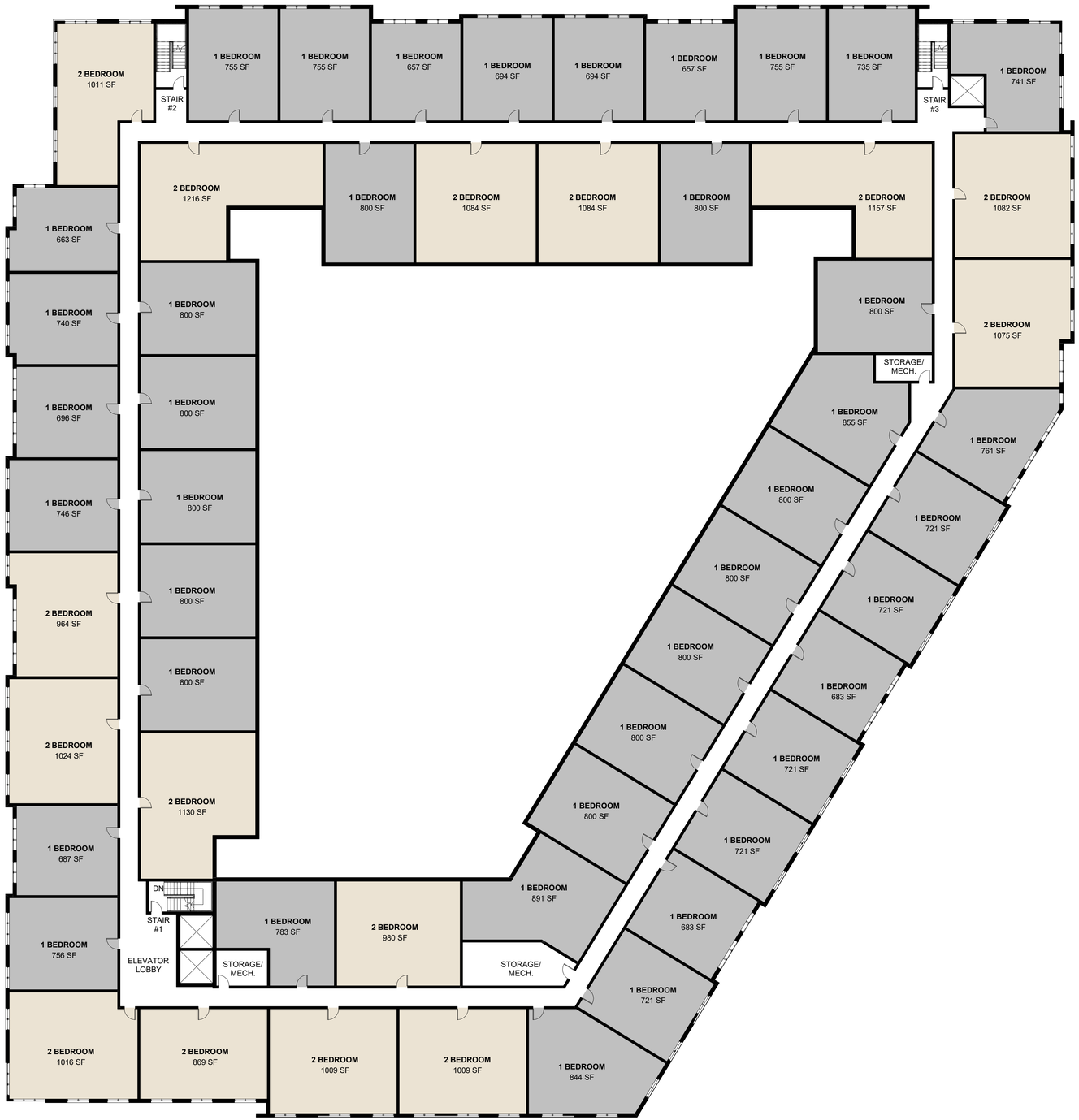
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Drawn By: Author

Drawing Name

PROPOSED
FLOOR PLANS

Sheet No.

A-1.2



- 117 ONE BEDROOMS (690-870 SF)
- 43 TWO BEDROOMS (964-1422 SF)
- 160 TOTAL UNITS

1 3RD FLOOR (3RD AND 4TH FLOOR ARE THE SAME)
1/16" = 1'-0"

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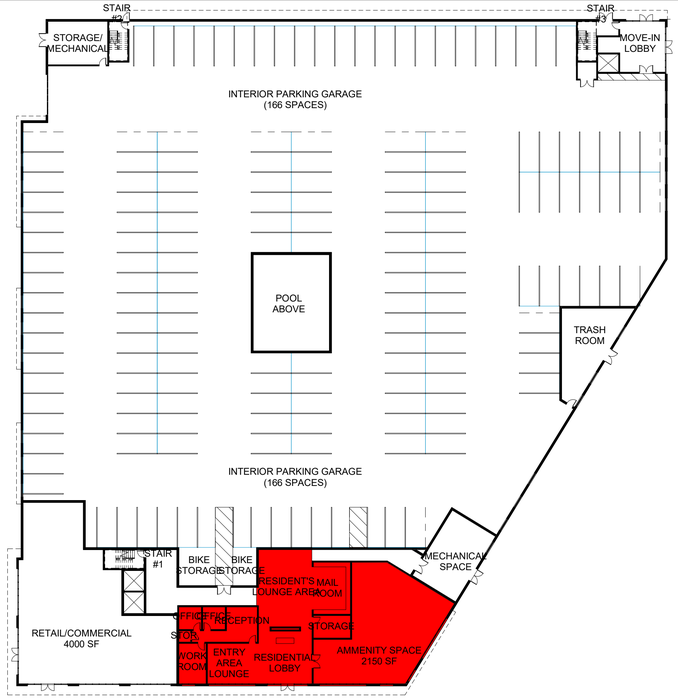
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PROPOSED FLOOR PLANS

Sheet No.

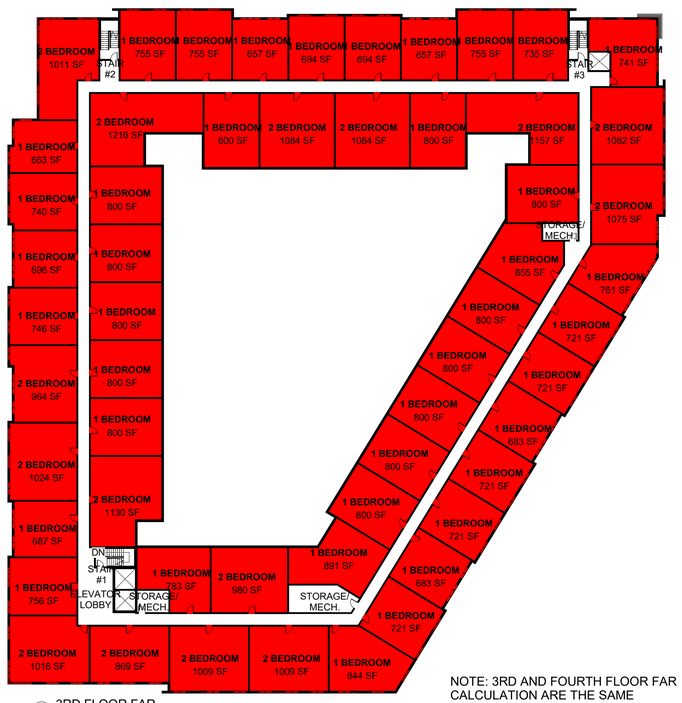
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1 1ST FLOOR FAR
1/32" = 1'-0"



2 2ND FLOOR FAR
1/32" = 1'-0"



3 3RD FLOOR FAR
1/32" = 1'-0"

NOTE: 3RD AND FOURTH FLOOR FAR CALCULATION ARE THE SAME

1ST FLOOR: 5,745 SF
2ND FLOOR: 49,196 SF
3RD FLOOR: 49,923 SF
4TH FLOOR: 49,923 SF
TOTAL: 154,787 SF
FAR CALC: 154787/162479 = 0.95

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FAR DIAGRAMS

Sheet No.

A-1.4



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



2 LEFT SIDE ELEVATION
1/16" = 1'-0"



3 RIGHT SIDE ELEVATION
1/16" = 1'-0"



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

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PROPOSED ELEVATIONS

Sheet No.

A-2.1