

JACKSON SQUARE

WEYMOUTH, MA

SEPTEMBER 6, 2023

NOI PLAN REVIEW

ARCHITECT
EMBARC

580 HARRISON AVE, SUITE 2W
BOSTON, MA 02118
O: 617.766.8330
www.embarcdesign.com

OWNER

IRAKLIS N PAPACHRISTOS,
MANAGER OF B64, 909, 910 BROAD ST LLC
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
202.230.1693

CONSULTANTS

CIVIL
MCKENZIE ENGINEERING
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE

MDJA
840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127

ABBREVIATIONS

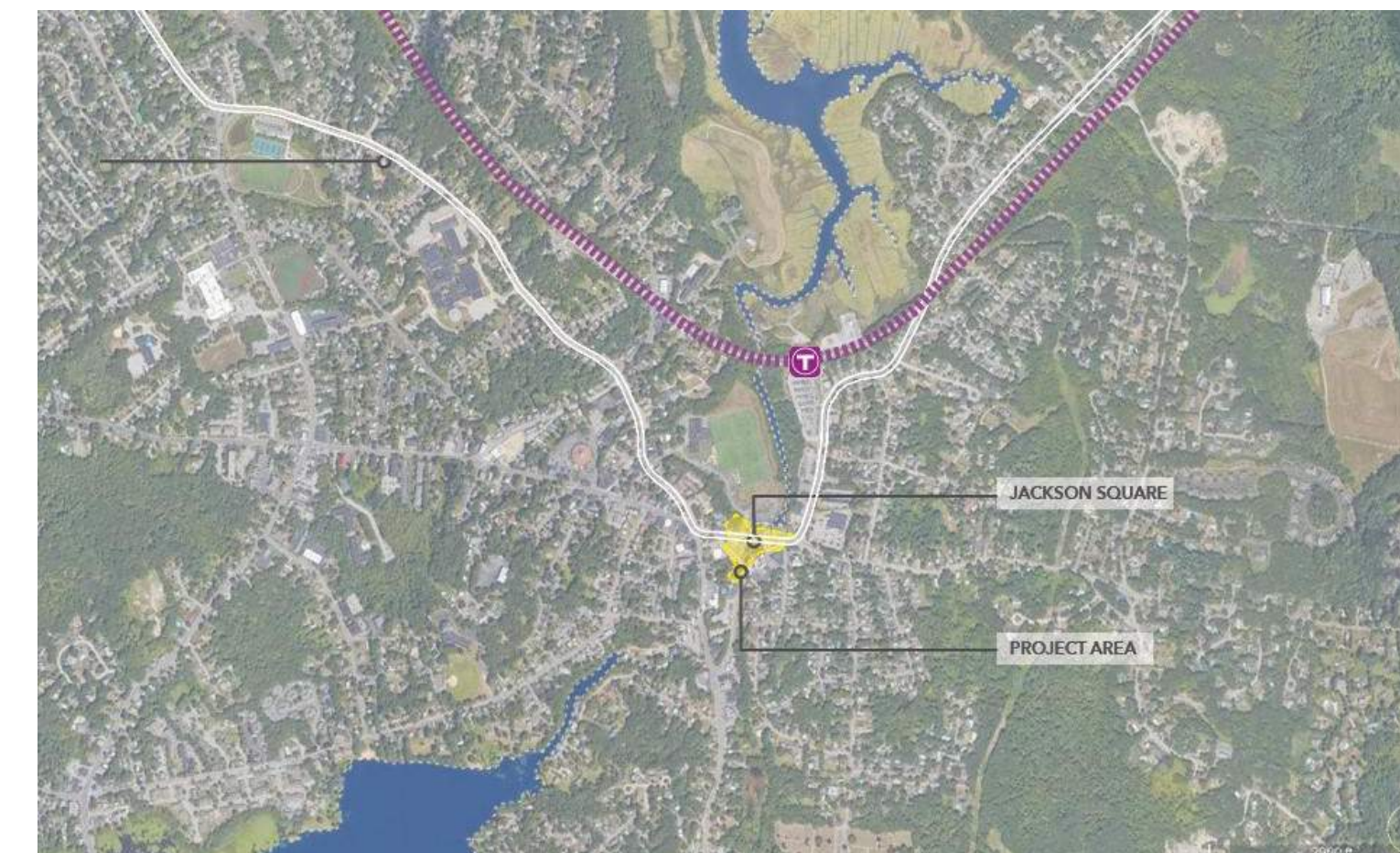
| | |
|-----------|--|
| A.F.F. | ABOVE FINISHED FLOOR |
| ACT | ACOUSTIC CEILING TILE |
| ADA | AMERICANS WITH DISABILITIES ACT |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECTURAL |
| AV | AUDIO VISUAL |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| B.O. | BOTTOM OF |
| CAB | CABINET |
| C.H. | CEILING HEIGHT |
| CLR. | CLEAR |
| CL | CENTERLINE |
| COL. | COLUMN |
| CONT. | CONTINUOUS |
| CMU | CONCRETE MASONRY UNIT |
| C.J. | CONTROL JOINT |
| DTL | DETAIL |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DN | DOWN |
| DWG. | DRAWING |
| (E) | EXISTING |
| EL | ELEVATION |
| ELEC. | ELECTRICAL |
| EQ | EQUAL |
| FD. | FLOOR DRAIN |
| F.O. | FACE OF |
| F.O.C. | FACE OF CONCRETE |
| F.O.F. | FACE OF FINISH |
| F.O.S. | FACE OF STUD |
| GFIC | GROUND FAULT INTERCEPTOR CIRCUIT |
| GSM | GALVANIZED SHEET METAL |
| GWB | GYPSUM WALL BOARD |
| H OR HVAC | HEATING, VENTILATING, AND AIR CONDITIONING |
| H.B. | HOSE BIB |
| HM | HOLLOW METAL |
| MAX | MAXIMUM |
| M.O. | MASONRY OPENING |
| MECH. | MECHANICAL |
| MEP | MECHANICAL, ELECTRICAL, PLUMBING |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MTL | METAL |
| N.I.C. | NOT IN CONTRACT |
| NO. | NUMBER |
| N.T.S. | NOT TO SCALE |
| O. | OVER |
| O.C. | ON CENTER |
| O.D. | OUTSIDE DIAMETER |
| OPNG. | OPENING |
| OPP. | OPPOSITE |
| P.G. | PAINT GRADE |
| PLYWD. | PLYWOOD |
| PTD. | PAINTED |
| R.D. | ROOF DRAIN |
| REQD. | REQUIRED |
| R.O. | ROUGH OPENING |
| SCHED. | SCHEDULE |
| S.G. | STAIN GRADE |
| SIM | SIMILAR |
| S.L.D. | SEE LANDSCAPE DRAWINGS |
| SQ. | SQUARE |
| SPEC. | SPECIFICATION |
| S.S.D. | SEE STRUCTURAL DRAWINGS |
| SSTL | STAINLESS STEEL |
| STL | STEEL |
| STOR. | STORAGE |
| STRUCT. | STRUCTURAL |
| SYM. | SYMMETRICAL |
| T. | TEMPERED |
| T&G | TONGUE AND GROOVE |
| THK. | THICKNESS |
| T.O. | TOP OF |
| T.O.S. | TOP OF SLAB |
| T.S. | TUBULAR STEEL |
| TYP. | TYPICAL |
| U.O.N. | UNLESS OTHERWISE NOTED |
| V.I.F. | VERIFY IN FIELD |
| W/ | WITH |
| W/O | WITHOUT |
| WD | WOOD |
| WPM. | WATERPROOFING MEMBRANE |

SYMBOLS

| | |
|--|--|
| | REFERENCE NUMBER BUILDING SECTION DRAWING SHEET |
| | REFERENCE NUMBER WALL SECTION DRAWING SHEET |
| | REFERENCE NUMBER DETAIL DRAWING SHEET |
| | REFERENCE NUMBER DRAWING DRAWING SHEET |
| | REFERENCE NUMBER INTERIOR ELEVATION DRAWING SHEET |
| | REFERENCE NUMBER EXTERIOR ELEVATION DRAWING SHEET |
| | NORTH ARROW |
| | WINDOW TAG |
| | DOOR TAG |
| | INTERIOR WALL TYPE TAG |
| | APPLIANCE TAG |
| | REVISION TAG |
| | CENTER LINE |



VICINITY MAP



SHEET LIST

GENERAL

| | |
|------|-----------------------------|
| A000 | COVER SHEET |
| A001 | PROGRAM AND ZONING ANALYSIS |

CIVIL

| | |
|------|---------------------------------------|
| EX-1 | EXISTING CONDITIONS PLAN |
| EX-2 | EXISTING CONDITIONS PLAN |
| EX-3 | EXISTING CONDITIONS PLAN |
| C-1 | SITE LAYOUT PLAN BUILDINGS A&B |
| C-2 | SITE LAYOUT PLAN BUILDINGS C&D |
| C-3 | GRADING & DRAINAGE PLAN BUILDINGS A&B |
| C-4 | GRADING & DRAINAGE PLAN BUILDINGS C&D |
| C-5 | CONSTRUCTION DETAILS |
| C-6 | CONSTRUCTION DETAILS |
| C-7 | CONSTRUCTION DETAILS |
| C-8 | CONSTRUCTION DETAILS |
| C-9 | CONSTRUCTION DETAILS |
| C-10 | CONSTRUCTION DETAILS |
| C-11 | CONSTRUCTION DETAILS |
| C-12 | EROSION CONTROL PLAN |
| C-13 | EROSION CONTROL PLAN |
| C-14 | EROSION CONTROL PLAN |

ARCHITECTURAL

| | |
|-------|-------------------------|
| A010 | ARCHITECTURAL SITE PLAN |
| A101A | BUILDING A FLOOR PLANS |
| A101B | BUILDING A FLOOR PLANS |
| A102 | BUILDING B FLOOR PLANS |
| A103 | BUILDING C FLOOR PLANS |
| A104 | BUILDING D FLOOR PLANS |
| A201 | BUILDING A ELEVATIONS |
| A202 | BUILDING B ELEVATIONS |
| A203 | BUILDING C ELEVATIONS |
| A204 | BUILDING D ELEVATIONS |
| A210 | BUILDING MATERIALS |
| A301 | BROAD STREET SECTION |
| A901 | PERSPECTIVE VIEWS |
| A902 | PERSPECTIVE VIEWS |

LANDSCAPE

| | |
|----|--------------------------------------|
| L0 | LANDSCAPE KEY PLAN |
| L1 | LANDSCAPE PLANTING AND LIGHTING PLAN |
| L2 | LANDSCAPE PLANTING AND LIGHTING PLAN |
| L3 | LANDSCAPE PLANTING AND LIGHTING PLAN |
| L4 | LANDSCAPE DETAILS |
| L5 | LANDSCAPE DETAILS |

JACKSON SQUARE
WEYMOUTH, MA

NOI PLAN REVIEW

REVISIONS

| MARK | ISSUE | DATE |
|------|-------|------|
| | | |



DRAWING INFORMATION

| | |
|------------|-------------------|
| ISSUE: | NOI PLAN REVIEW |
| DATE: | SEPTEMBER 6, 2023 |
| PROJECT #: | 22034 |
| SCALE: | As indicated |

DRAWING TITLE

COVER SHEET

DRAWING NUMBER

A000

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| MARK | ISSUE | DATE |
|------|-------|------|
| | | |



DRAWING INFORMATION

| | |
|-----------|-------------------|
| ISSUE | NOI PLAN REVIEW |
| DATE | SEPTEMBER 6, 2023 |
| PROJECT # | 22034 |
| SCALE | |

DRAWING TITLE
PROGRAM AND ZONING ANALYSIS

DRAWING NUMBER
A001

| BUILDING D | | | |
|--|--------------------------------|------------------------------------|--------------------|
| | REQUIRED | PROPOSED | Compliant (Y/N/SP) |
| Zoning District | B-2 | | |
| Overlay District | LJSD | | |
| Use | Mixed Use | Mixed Use ^a | Y |
| Lot Area / Size (Sq. Ft.) | N/A | 9,842 s.f. | Y |
| Frontage (ft.) | N/A | 80.30 ft. | Y |
| Lot Width (ft.) | N/A | 80.30 ft. | Y |
| Lot Coverage | Max 80% | 70% | Y |
| Front Yard Setback (ft.) | N/A | Modal | Y |
| Front Yard Setback (ft.) - corner lots | N/A | N/A | Y |
| Side Yard Setback (ft.) | N/A | 5'-3" east, 6'-7" west | Y |
| Rear Yard Setback (ft.) | N/A | 0'-6" | Y |
| Height (ft.) and # of Stories | 5 Floors 60 ft. ^a | 5 Floors 50 ft. 1 in. | SP |
| Off-Street Parking Spaces | N/A | 13 (+35 via easement @ Building A) | Y |
| Accessory Structure Setback | N/A | N/A | Y |
| Landscaping | Refer to Landscape table | Refer to Landscape table | Y |
| Floor Area Ratio | N/A | 2.57 | Y |

FOOTNOTES
 a. Permitted via Special Permit by the Planning Board and Board of Zoning Appeals
 b. Min of (1) charging station has been included. Refer to plans.
 c. Refer to "total project" parking counts on separate chart.
 d. 5 floors allowable via Special Permit in LJSD with Affordable Density Bonus (min 10%)

| BUILDING C | | | |
|--|--------------------------------|--------------------------------------|--------------------|
| | REQUIRED | PROPOSED | Compliant (Y/N/SP) |
| Zoning District | B-2 | | |
| Overlay District | LJSD | | |
| Use | Mixed Use | Mixed Use ^a | Y |
| Lot Area / Size (Sq. Ft.) | N/A | 26,522 s.f. | Y |
| Frontage (ft.) | N/A | 225.69 ft. | Y |
| Lot Width (ft.) | N/A | 225.69 | Y |
| Lot Coverage | Max 80% | 77% | Y |
| Front Yard Setback (ft.) | N/A | Modal | Y |
| Front Yard Setback (ft.) - corner lots | N/A | Modal | Y |
| Side Yard Setback (ft.) | 20 & N/A | 20'-0" south, 7'-6" east, 5'-8" west | Y |
| Rear Yard Setback (ft.) | N/A | N/A (corner) | Y |
| Height (ft.) and # of Stories | 5 Floors 60 ft. ^a | 5 Floors 58 ft. 7 in. | SP |
| Off-Street Parking Spaces | N/A | 28 (+47 via easement @ Building A) | Y |
| Accessory Structure Setback | N/A | N/A | Y |
| Landscaping | Refer to Landscape table | Refer to Landscape table | Y |
| Floor Area Ratio | N/A | 2.68 | Y |

FOOTNOTES
 a. Permitted via Special Permit by the Planning Board and Board of Zoning Appeals
 b. Min of (2) charging stations have been included. Refer to plans.
 c. Refer to "total project" parking counts on separate chart.
 d. 5 floors allowable via Special Permit in LJSD with Affordable Density Bonus (min 10%)
 e. 20'-0" setback from Herring Run Brook

| BUILDING B | | | |
|--|--------------------------|-----------------------------------|--------------------|
| | REQUIRED | PROPOSED | Compliant (Y/N/SP) |
| Zoning District | B-2 | | |
| Overlay District | LJSD | | |
| Use | Mixed Use | Mixed Use ^a | Y |
| Lot Area / Size (Sq. Ft.) | N/A | 17,812 s.f. | Y |
| Frontage (ft.) | N/A | 197.45 ft. | Y |
| Lot Width (ft.) | N/A | 197.45 ft. | Y |
| Lot Coverage | Max 80% | 56% | Y |
| Front Yard Setback (ft.) | N/A | Modal | Y |
| Front Yard Setback (ft.) - corner lots | N/A | Modal | Y |
| Side Yard Setback (ft.) | N/A | 37'-4" east, 6'-7" west | Y |
| Rear Yard Setback (ft.) | N/A | 1'-10" | Y |
| Height (ft.) and # of Stories | 3 Floors 40 ft. | 4 Floors 48 ft. 7 in. | N |
| Off-Street Parking Spaces | N/A | 0 (+51 via easement @ Building A) | Y |
| Accessory Structure Setback | N/A | N/A | Y |
| Landscaping | Refer to Landscape table | Refer to Landscape table | Y |
| Floor Area Ratio | N/A | 1.96 | Y |

FOOTNOTES
 a. Permitted via Special Permit by the Planning Board and Board of Zoning Appeals
 b. 20'-1" setback from Herring Run Brook

| BUILDING A | | | |
|--|--------------------------------|--------------------------|--------------------|
| | REQUIRED | PROPOSED | Compliant (Y/N/SP) |
| Zoning District | B-2 | | |
| Overlay District | LJSD | | |
| Use | Mixed Use | Mixed Use ^a | Y |
| Lot Area / Size (Sq. Ft.) | N/A | 34,903 s.f. | Y |
| Frontage (ft.) | N/A | 206.44 ft. | Y |
| Lot Width (ft.) | N/A | 206.44 ft. | Y |
| Lot Coverage | Max 80% | 80% | Y |
| Front Yard Setback (ft.) | N/A | Modal | Y |
| Front Yard Setback (ft.) - corner lots | N/A | Modal | Y |
| Side Yard Setback (ft.) | N/A | 6'-5" east, 3'-9" west | Y |
| Rear Yard Setback (ft.) | N/A | 7'-10" | Y |
| Height (ft.) and # of Stories | 5 Floors 60 ft. ^a | 5 Floors 59 ft. 7 in. | SP |
| Off-Street Parking Spaces | N/A | 218 (85 for property) | Y |
| Accessory Structure Setback | N/A | N/A | Y |
| Landscaping | Refer to Landscape table | Refer to Landscape table | Y |
| Floor Area Ratio | N/A | 1.93 | Y |

FOOTNOTES
 a. Permitted via Special Permit by the Planning Board and Board of Zoning Appeals
 b. Min of (3) charging stations have been included. Refer to plans.
 c. Refer to "total project" parking counts on separate chart.
 d. 5 floors allowable via Special Permit in LJSD with Affordable Density Bonus (min 10%)

| BUILDING GROSS SQUARE FOOTAGE | | PROGRAM SUMMARY | |
|-------------------------------|----------------|---------------------------|----------------|
| Basement | 24,310 | Residential Area | 48,040 |
| Mezzanine | 20,930 | Restaurant Area | 0 |
| Ground Floor | 28,265 | Commercial Area | 2,465 |
| Second Floor | 27,550 | Lobby & Amenity Area | 3,130 |
| Third Floor | 27,550 | Common Area | 14,553 |
| Fourth Floor | 23,645 | FAR Building Area | 68,190 |
| Fifth Floor | 16,615 | Garage Parking GSF | 98,670 |
| Total Building GSF | 168,865 | Storage & Utility Area | 2,005 |
| | | Total Building GSF | 168,865 |

| BUILDING GROSS SQUARE FOOTAGE | | PROGRAM SUMMARY | |
|-------------------------------|---------------|---------------------------|---------------|
| Ground Floor | 17,530 | Residential Area | 25,430 |
| Second Floor | 16,780 | Restaurant Area | 4,285 |
| Third Floor | 16,780 | Commercial Area | 1,335 |
| Fourth Floor | 12,695 | Lobby & Amenity Area | 1,900 |
| Fifth Floor | 10,610 | Common Area | 5,845 |
| Total Building GSF | 74,395 | FAR Building Area | 36,230 |
| | | Garage Parking GSF | 0 |
| | | Storage & Utility Area | 2,565 |
| | | Total Building GSF | 38,795 |

| BUILDING GROSS SQUARE FOOTAGE | | PROGRAM SUMMARY | |
|-------------------------------|---------------|---------------------------|---------------|
| Ground Floor | 10,330 | Residential Area | 25,430 |
| Second Floor | 10,355 | Restaurant Area | 4,285 |
| Third Floor | 10,355 | Commercial Area | 1,335 |
| Fourth Floor | 7,755 | Lobby & Amenity Area | 1,900 |
| Total Building GSF | 38,795 | Common Area | 5,845 |
| | | FAR Building Area | 36,230 |
| | | Garage Parking GSF | 0 |
| | | Storage & Utility Area | 2,565 |
| | | Total Building GSF | 38,795 |

| BUILDING GROSS SQUARE FOOTAGE | | PROGRAM SUMMARY | |
|-------------------------------|----------------|---------------------------|----------------|
| Basement | 24,310 | Residential Area | 48,040 |
| Mezzanine | 20,930 | Restaurant Area | 0 |
| Ground Floor | 28,265 | Commercial Area | 2,465 |
| Second Floor | 27,550 | Lobby & Amenity Area | 3,130 |
| Third Floor | 27,550 | Common Area | 14,553 |
| Fourth Floor | 23,645 | FAR Building Area | 68,190 |
| Fifth Floor | 16,615 | Garage Parking GSF | 98,670 |
| Total Building GSF | 168,865 | Storage & Utility Area | 2,005 |
| | | Total Building GSF | 168,865 |

| UNIT MIX | | | | | |
|--------------|-----------|-----------|-------------|-----------|-----------|
| | Studio | 1 Bedroom | 1 Bedroom + | 2 Bedroom | Total |
| Ground Floor | 0 | 0 | 0 | 0 | 0 |
| Second Floor | 8 | 5 | 1 | 5 | 19 |
| Third Floor | 8 | 5 | 1 | 5 | 19 |
| Fourth Floor | 6 | 4 | 3 | 2 | 15 |
| Fifth Floor | 0 | 6 | 1 | 3 | 10 |
| Total | 22 | 20 | 6 | 15 | 63 |
| Ratio | 35% | 32% | 10% | 24% | 100% |

| UNIT MIX | | | | | |
|--------------|-----------|-----------|-------------|-----------|-----------|
| | Studio | 1 Bedroom | 1 Bedroom + | 2 Bedroom | Total |
| Ground Floor | 0 | 0 | 0 | 0 | 0 |
| Second Floor | 8 | 5 | 1 | 5 | 19 |
| Third Floor | 8 | 5 | 1 | 5 | 19 |
| Fourth Floor | 6 | 4 | 3 | 2 | 15 |
| Fifth Floor | 0 | 6 | 1 | 3 | 10 |
| Total | 22 | 20 | 6 | 15 | 63 |
| Ratio | 35% | 32% | 10% | 24% | 100% |

| UNIT MIX | | | | | |
|--------------|-----------|-----------|-------------|-----------|-----------|
| | Studio | 1 Bedroom | 1 Bedroom + | 2 Bedroom | Total |
| Ground Floor | 0 | 0 | 0 | 0 | 0 |
| Second Floor | 8 | 5 | 1 | 5 | 19 |
| Third Floor | 8 | 5 | 1 | 5 | 19 |
| Fourth Floor | 6 | 4 | 3 | 2 | 15 |
| Fifth Floor | n/a | n/a | n/a | n/a | 0 |
| Total | 24 | 20 | 8 | 0 | 42 |
| Ratio | 57% | 24% | 19% | 0% | 100% |

| UNIT MIX | | | | | |
|--------------|-----------|-----------|-------------|-----------|-----------|
| | Studio | 1 Bedroom | 1 Bedroom + | 2 Bedroom | Total |
| Ground Floor | 2 | 1 | 1 | 0 | 4 |
| Second Floor | 7 | 3 | 3 | 3 | 16 |
| Third Floor | 7 | 3 | 3 | 3 | 16 |
| Fourth Floor | 4 | 2 | 2 | 3 | 11 |
| Fifth Floor | 4 | 8 | 1 | 4 | 17 |
| Total | 24 | 17 | 10 | 13 | 64 |
| Ratio | 38% | 27% | 16% | 20% | 100% |

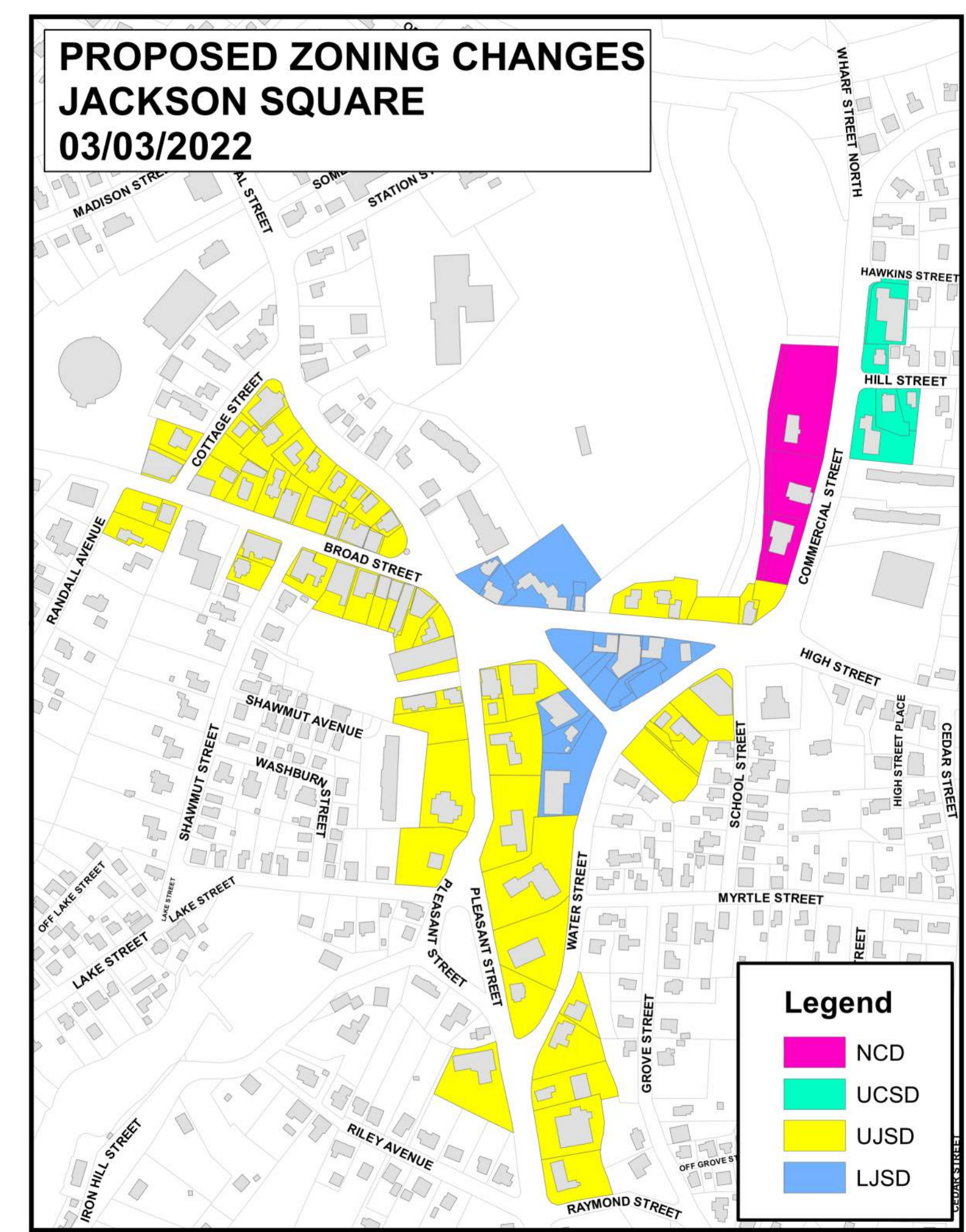
| TOTAL GROSS SQUARE FOOTAGE | | | | | |
|----------------------------|----------------|---------------|---------------|---------------|----------------|
| | Building A | Building B | Buildings C | Building D | Total |
| Basement | 24,310 | n/a | n/a | n/a | 24,310 |
| Mezzanine | 20,930 | n/a | n/a | n/a | 20,930 |
| Ground Floor | 28,265 | 10,330 | 17,530 | 6,915 | 63,040 |
| Second Floor | 27,550 | 10,355 | 16,780 | 7,045 | 61,730 |
| Third Floor | 27,550 | 10,355 | 16,780 | 7,045 | 61,730 |
| Fourth Floor | 23,645 | 7,755 | 12,695 | 5,330 | 49,425 |
| Fifth Floor | 16,615 | n/a | 10,610 | 4,695 | 31,920 |
| Total Building GSF | 168,865 | 38,795 | 74,395 | 31,030 | 313,085 |

| TOTAL UNIT MIX | | | | |
|----------------|------------|------------|-------------|------------|
| | Count | Avg SF | Ratio | Req Spces |
| Studio | 83 | 550 | 41.5% | 83 |
| 1 Bedroom | 58 | 690 | 29% | 87 |
| 1 Bedroom + | 28 | 820 | 14% | 42 |
| 2 Bedroom | 31 | 1025 | 15.5% | 47 |
| Total | 200 | 702 | 100% | 259 |

| TOTAL PROGRAM SUMMARY | |
|-----------------------|---------|
| Residential Area | 140,350 |
| Restaurant Area | 6,315 |
| Commercial Area | 5,610 |
| Lobby & Amenity Area | 9,980 |

| | |
|-------------------------------|------------|
| Total Ground Floor Area | 23,490 |
| Ground Floor Commercial Area | 11,925 |
| Ground Floor Commercial Ratio | 51% |

| TOTAL PARKING SUMMARY | |
|------------------------------|------------|
| Total Off-Street Spaces | 259 |
| Garage Spaces | 259 |
| Surface Spaces | 0 |
| Total Required Spaces | 289 |
| Required Residential | 259 |
| Required Commercial | 40 |
| 75% Commercial | 30 |
| Total Bicycle Spaces | 13 |





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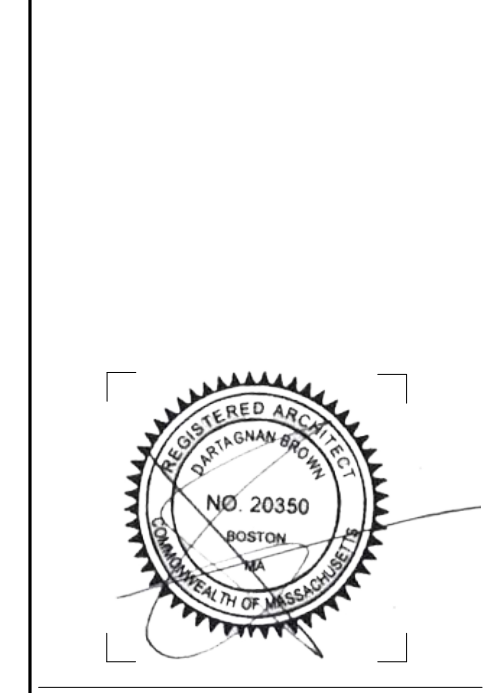
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 MDLA
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JACKSON SQUARE
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NOI PLAN REVIEW

- PROGRAM LEGEND**
- RESTAURANT
 - COMMERCIAL
 - RESIDENTIAL LOBBY
 - RESIDENTIAL AMENITY
 - RESIDENTIAL UNIT
 - UTILITY & STORAGE
 - PARKING
 - CIRCULATION
- SITE LEGEND**
- 100' RIVERFRONT AREA
 - 200' RIVERFRONT AREA
 - LIMIT OF HERRING BROOK
 - FEMA 100-YEAR FLOODPLAIN

REVISIONS

| MARK | ISSUE | DATE |
|------|-------|------|
| | | |



DRAWING INFORMATION

| | |
|------------|-------------------|
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| DATE: | SEPTEMBER 6, 2023 |
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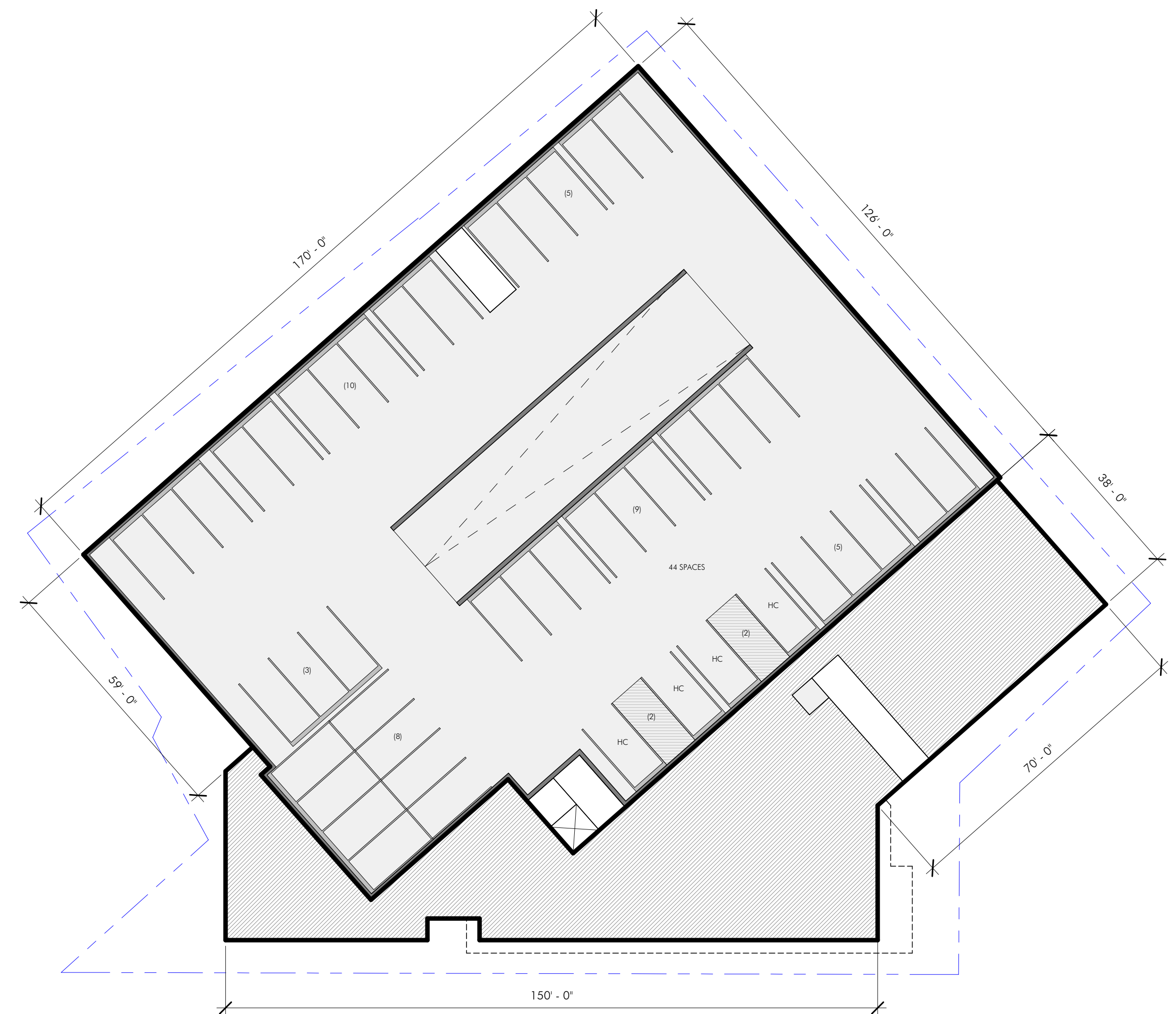
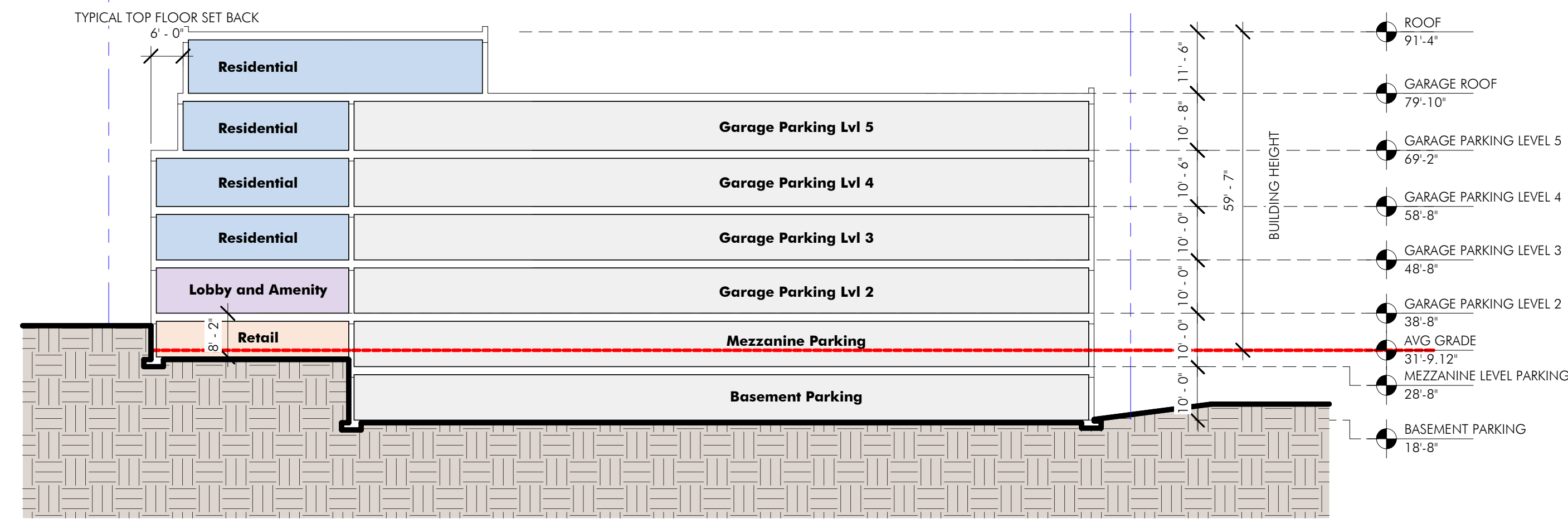
DRAWING TITLE
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A010

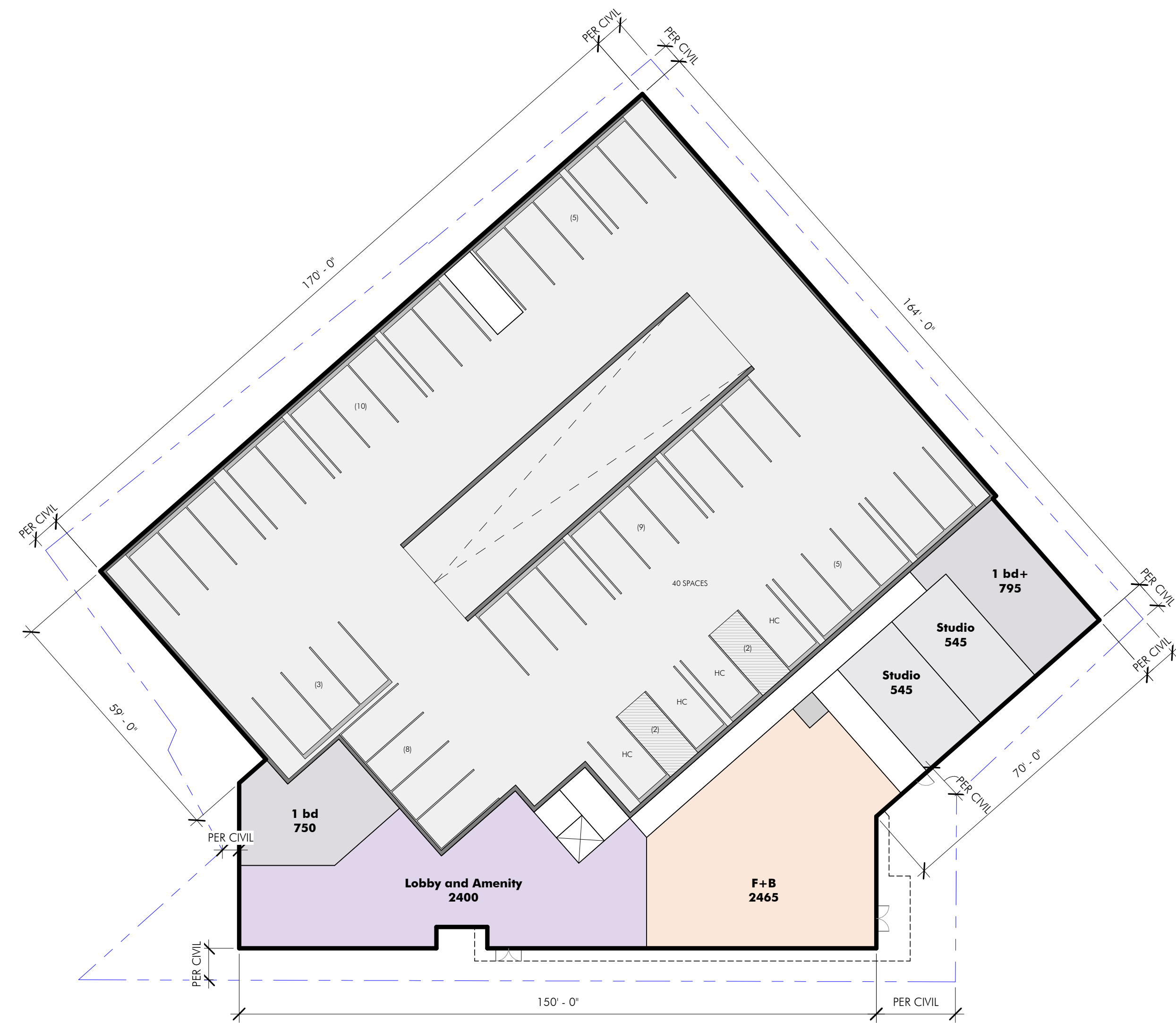
| BUILDING GROSS SQUARE FOOTAGE | |
|-------------------------------|----------------|
| Basement | 24,310 |
| Mezzanine | 20,930 |
| Ground Floor | 28,265 |
| Second Floor | 27,550 |
| Third Floor | 27,550 |
| Fourth Floor | 23,645 |
| Fifth Floor | 16,615 |
| Total Building GSF | 168,865 |

| PROGRAM SUMMARY | |
|---------------------------|----------------|
| Residential Area | 48,040 |
| Restaurant Area | 0 |
| Commercial Area | 2,465 |
| Lobby & Amenity Area | 3,130 |
| Common Area | 14,555 |
| F&R Building Area | 68,190 |
| Garage Parking GSF | 98,670 |
| Storage & Utility Area | 2,005 |
| Total Building GSF | 168,865 |

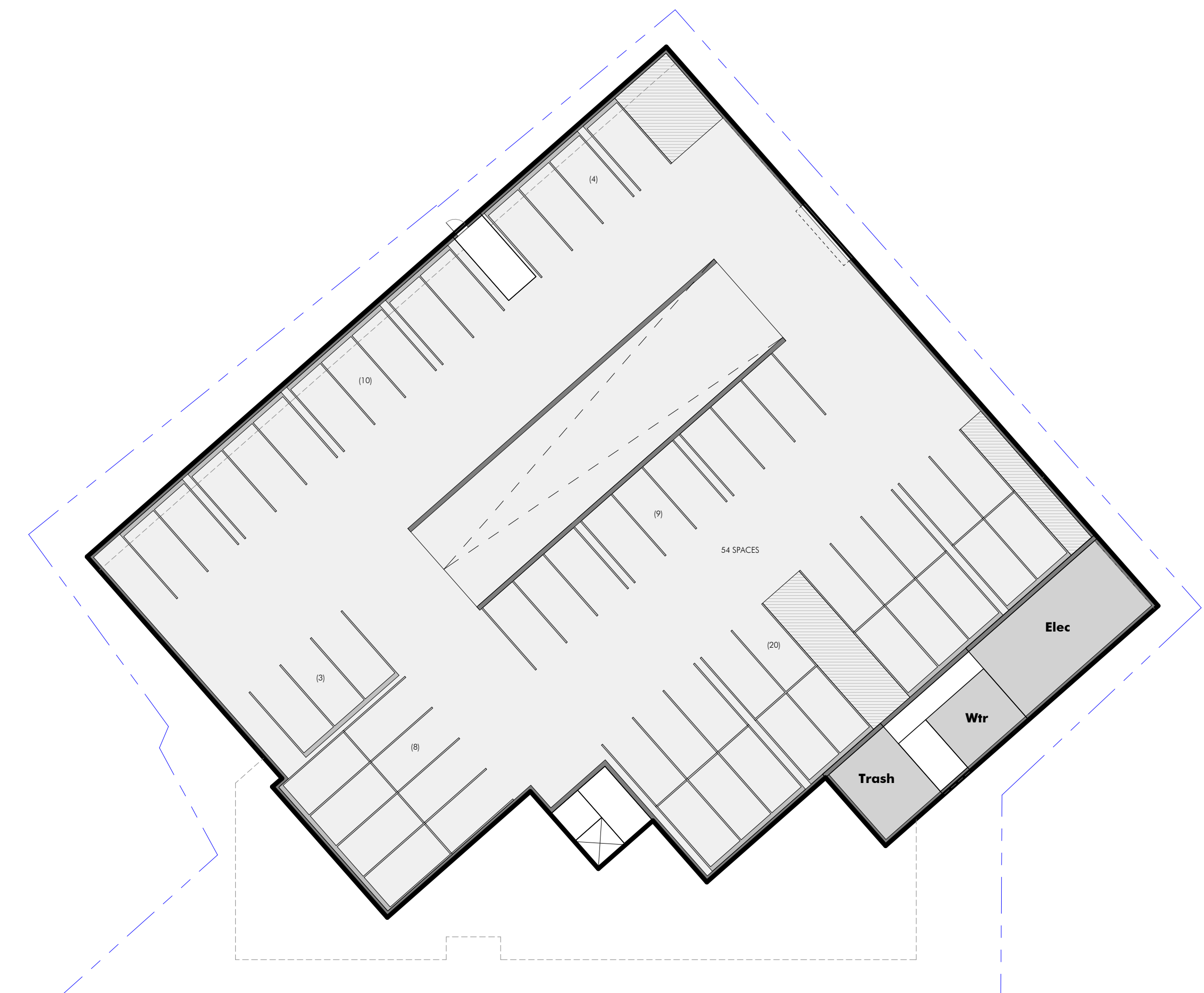
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| Third Floor | 7 | 3 | 3 | 3 | 16 |
| Fourth Floor | 4 | 2 | 2 | 3 | 11 |
| Fifth Floor | 4 | 8 | 1 | 4 | 17 |
| Total | 24 | 17 | 10 | 13 | 64 |
| Ratio | 38% | 27% | 16% | 20% | 100% |



MEZZANINE LEVEL PLAN



GROUND FLOOR PLAN



BASEMENT LEVEL PLAN

ARCHITECT
EMBARC

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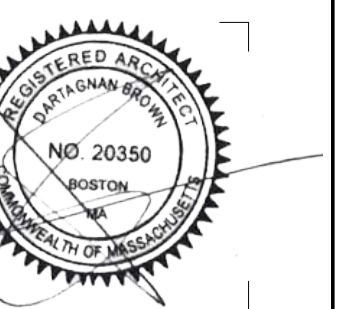
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SUITE #201A
BOSTON, MA 02127

JACKSON SQUARE
WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS

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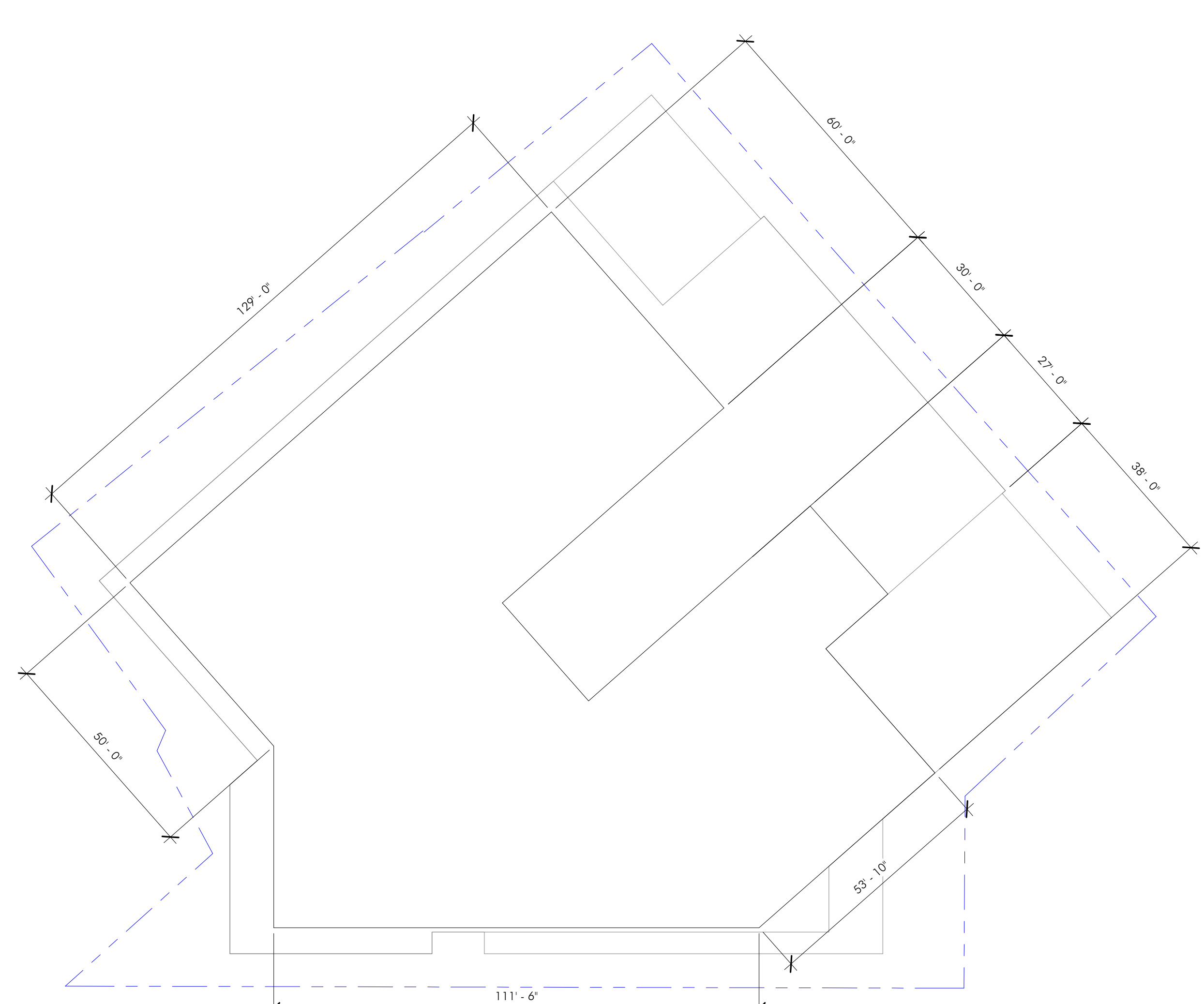
DRAWING INFORMATION

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| ISSUE | NOI PLAN REVIEW |
| DATE | SEPTEMBER 6, 2023 |
| PROJECT # | 22034 |
| SCALE | As indicated |

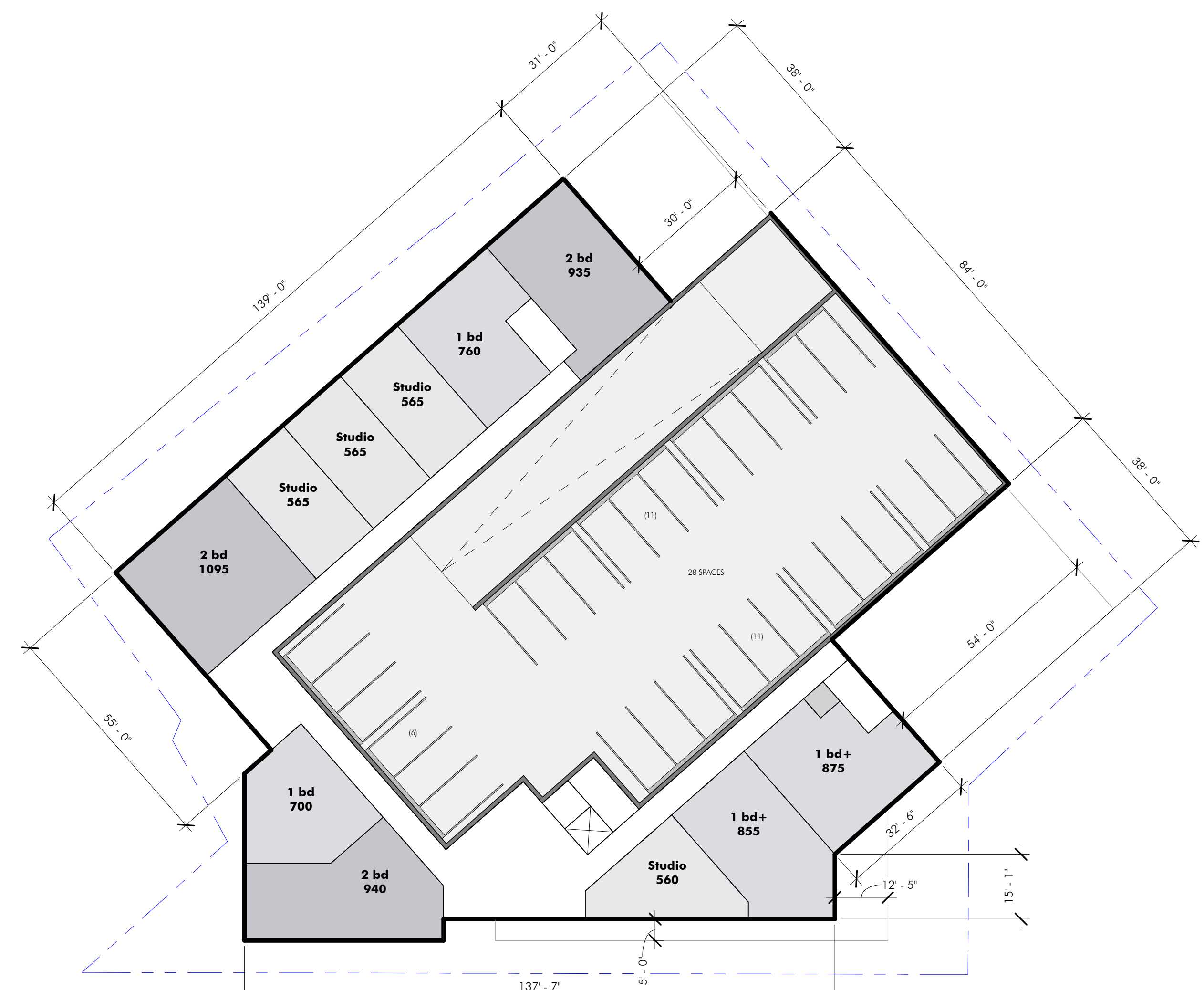
DRAWING TITLE
BUILDING A FLOOR PLANS

DRAWING NUMBER
A101A

www.embarc.com



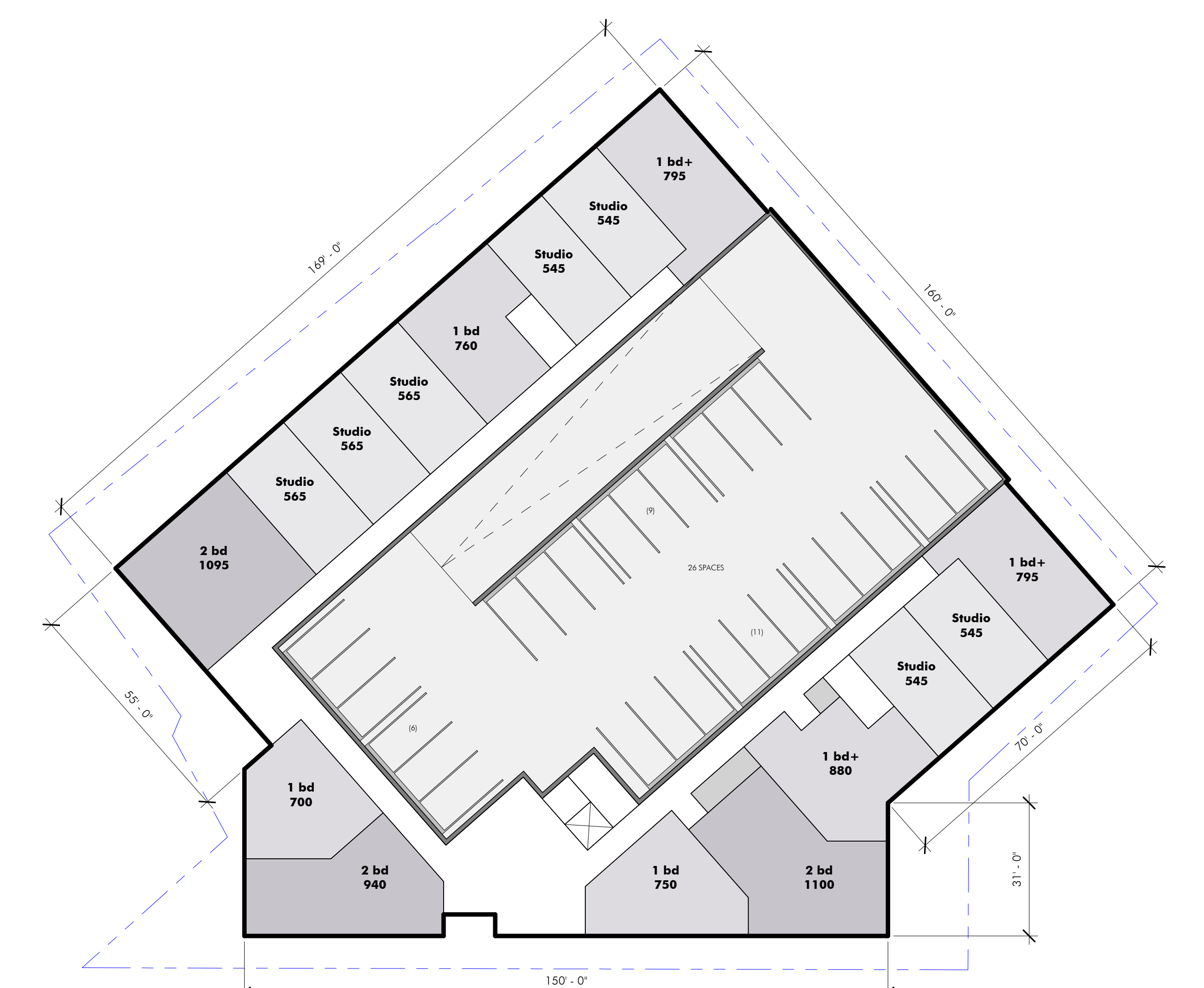
ROOF PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SECOND AND THIRD FLOOR PLAN

ARCHITECT
EMBARC
 580 HARRISON AVE, SUITE 2W
 BOSTON, MA 02118
 P: 617.765.8000
 www.embarcdesign.com

OWNER
 IRAKLIS N. PAPACHRISTOS,
 MANAGER OF 864, 909, 910 BROAD ST LLC,
 AND 1409 COMMERCIAL ST LLC
 1 FRANKLIN STREET, UNIT 2308
 BOSTON, MA 02110
 202.230.1693

CONSULTANTS

CIVIL
 MCKENZIE ENGINEERING GROUP
 150 LONGWATER DRIVE, SUITE 101
 NORWELL, MA 02061
 781.792.3900

LANDSCAPE
 MDLA
 840 SUMMER STREET
 SUITE #201A
 BOSTON, MA 02127

JACKSON SQUARE
 WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS

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| ISSUE: | NOI PLAN REVIEW |
| DATE: | SEPTEMBER 6, 2023 |
| PROJECT #: | 22034 |
| SCALE: | 3/64" = 1'-0" |

DRAWING TITLE
BUILDING A FLOOR PLANS

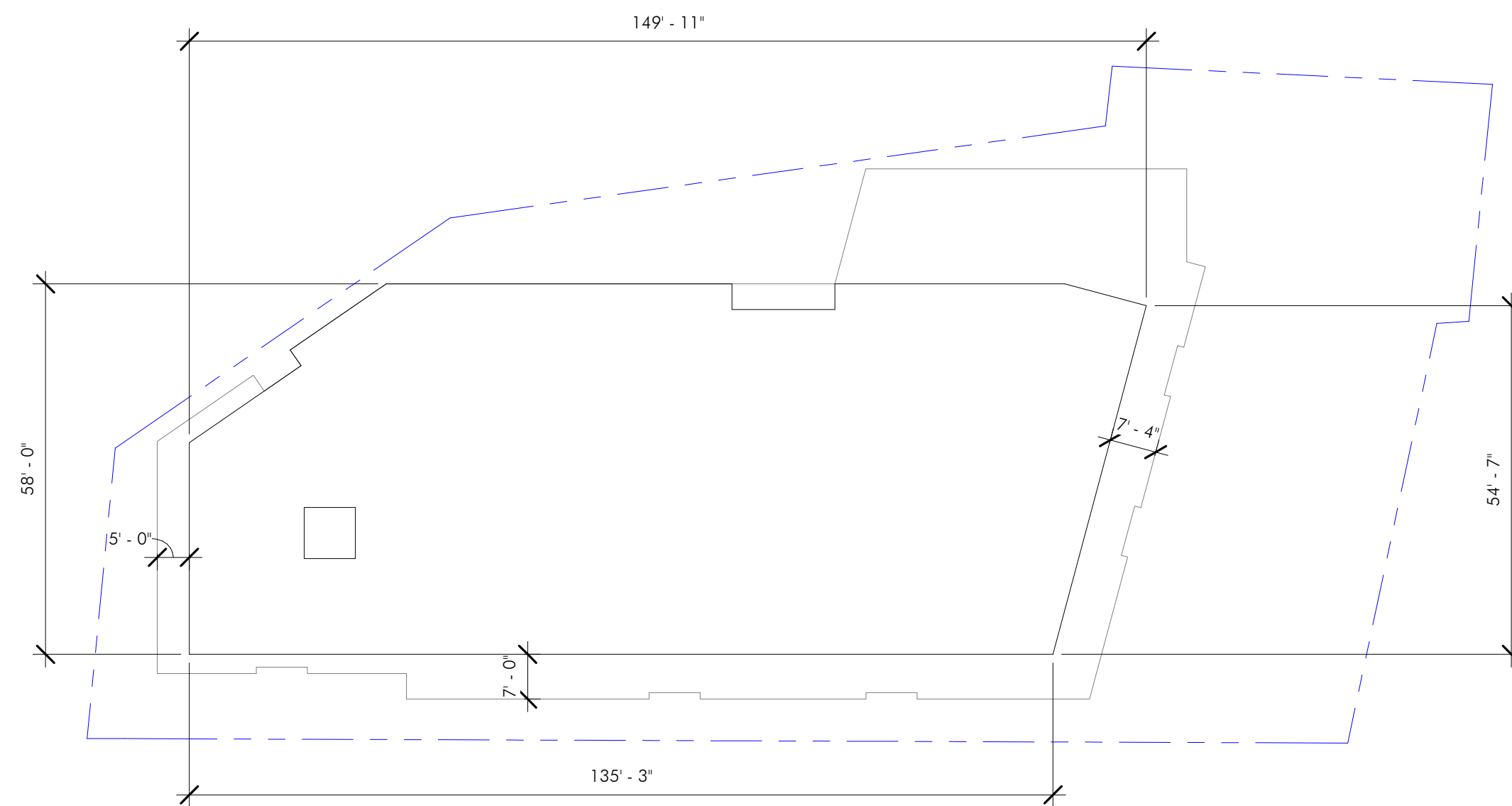
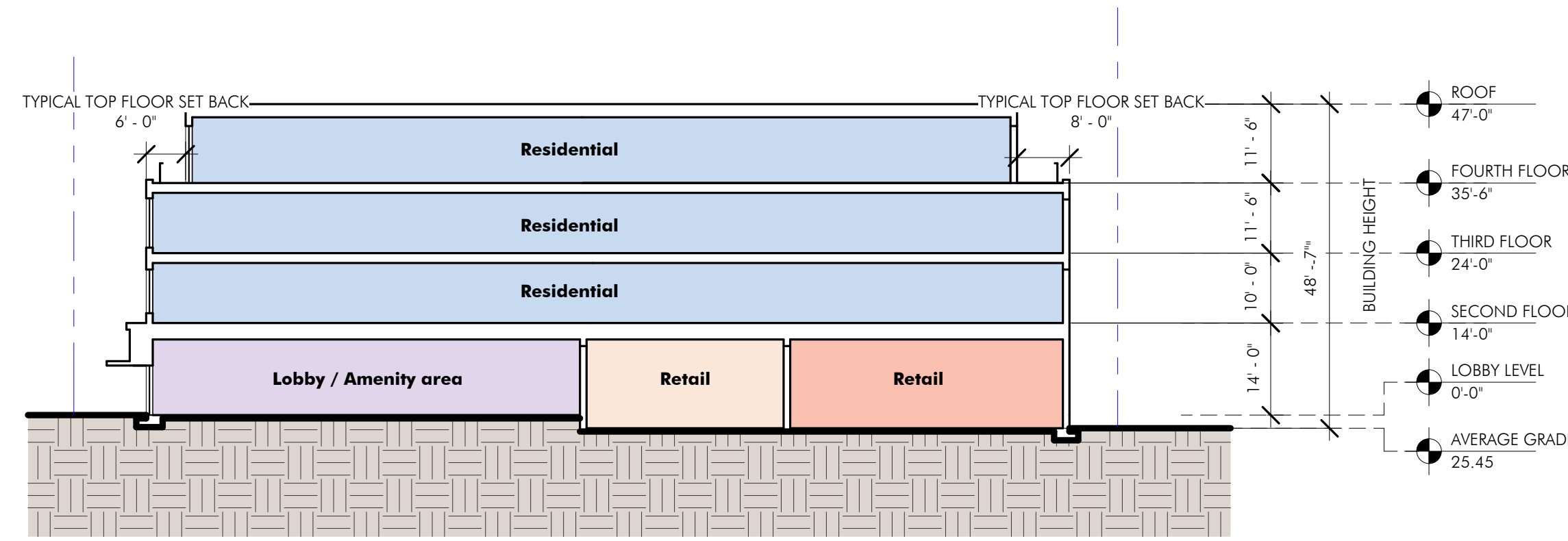
DRAWING NUMBER
A101B

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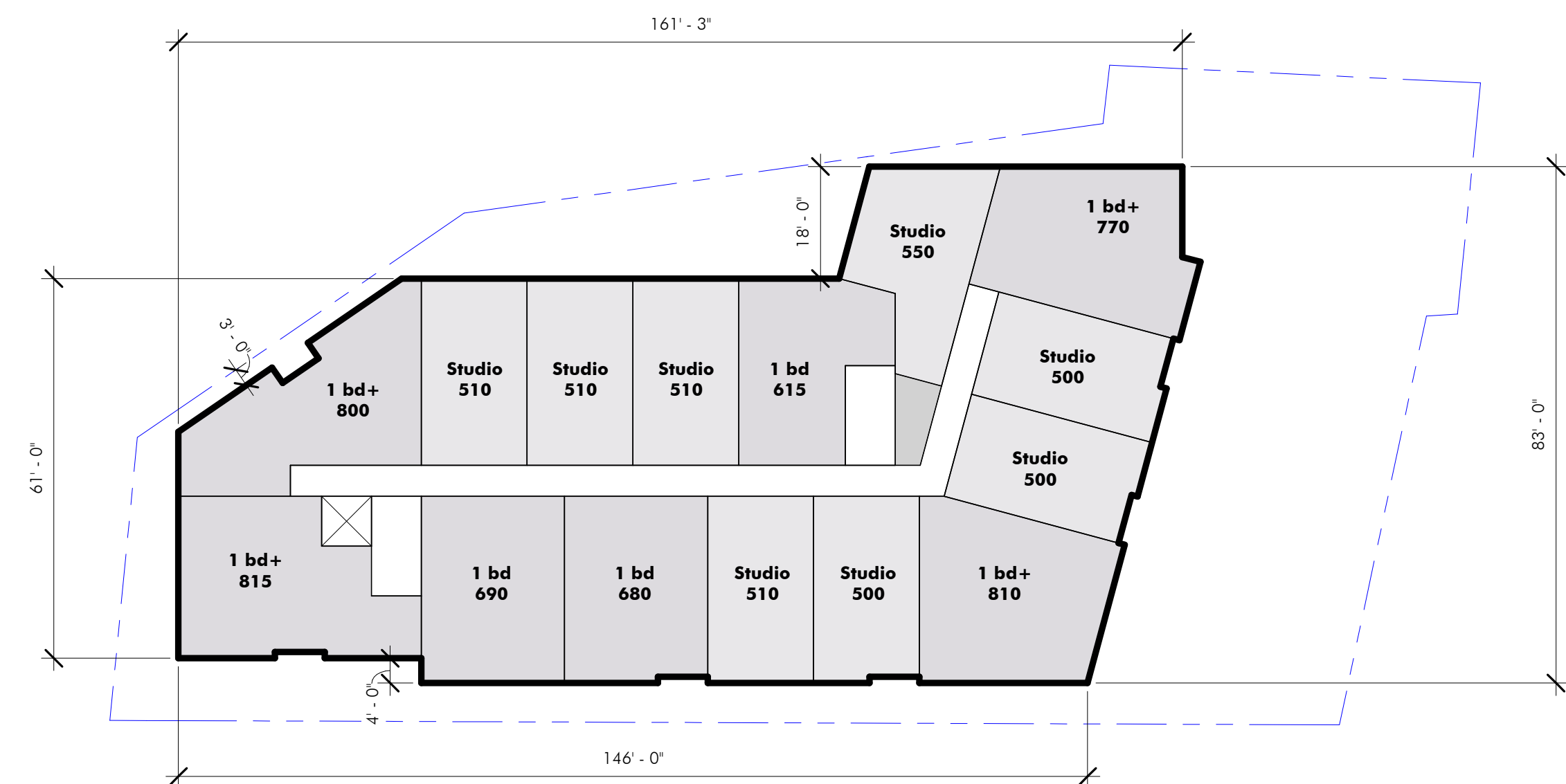
| BUILDING GROSS SQUARE FOOTAGE | |
|-------------------------------|---------------|
| Ground Floor | 10,330 |
| Second Floor | 10,355 |
| Third Floor | 10,355 |
| Fourth Floor | 7,755 |
| Total Building GSF | 38,795 |

| PROGRAM SUMMARY | |
|---------------------------|---------------|
| Residential Area | 25,430 |
| Restaurant Area | 4,285 |
| Commercial Area | 1,335 |
| Lobby & Amenity Area | 1,900 |
| Common Area | 5,845 |
| FAR Building Area | 36,230 |
| Garage Parking GSF | 0 |
| Storage & Utility Area | 2,565 |
| Total Building GSF | 38,795 |

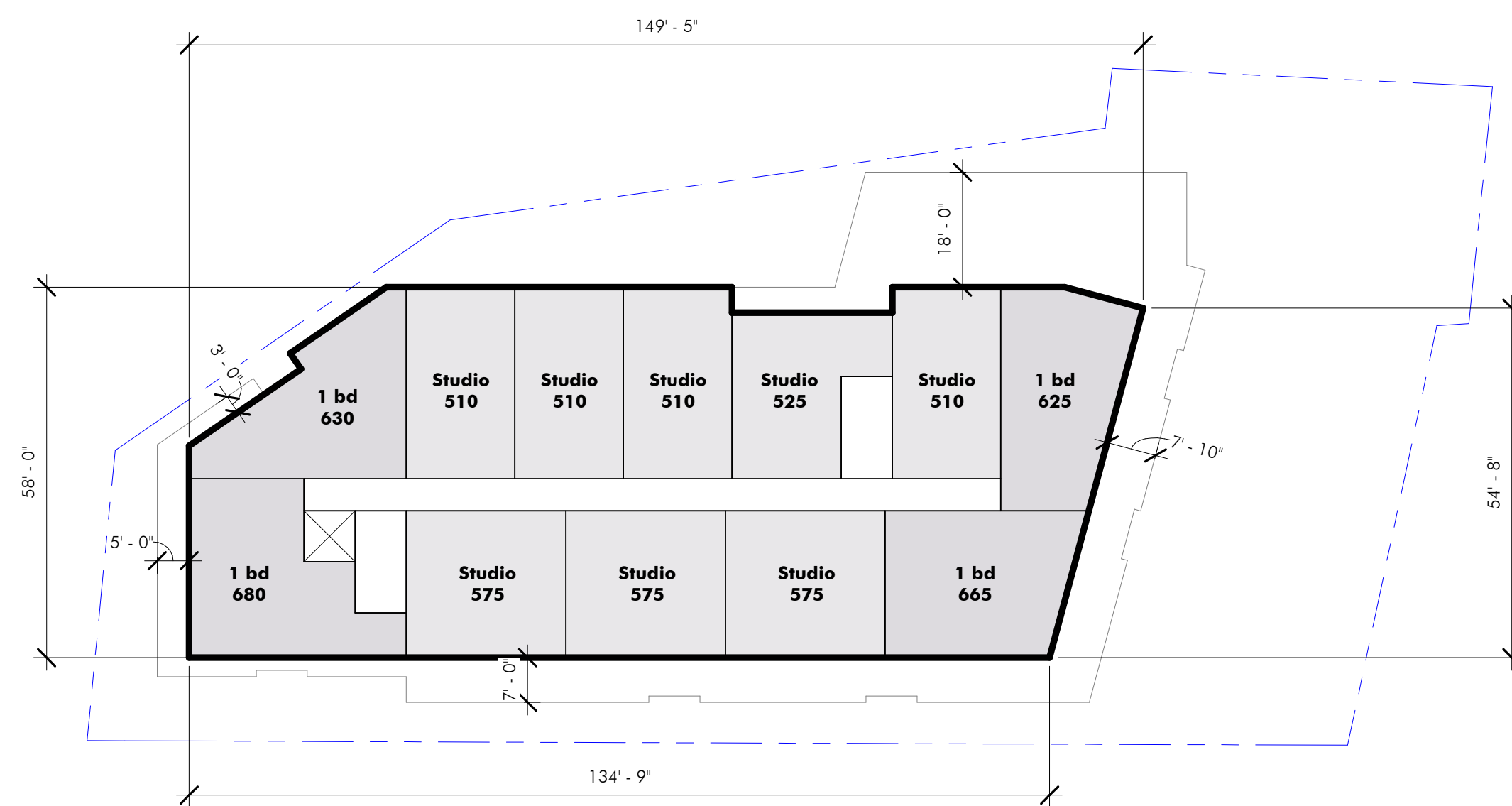
| UNIT MIX | | | | | |
|--------------|------------|------------|-------------|-----------|-------------|
| | Studio | 1 Bedroom | 1 Bedroom + | 2 Bedroom | Total |
| Ground Floor | 0 | 0 | 0 | 0 | 0 |
| Second Floor | 8 | 3 | 4 | 0 | 15 |
| Third Floor | 8 | 3 | 4 | 0 | 15 |
| Fourth Floor | 8 | 4 | 0 | 0 | 12 |
| Fifth Floor | n/a | n/a | n/a | n/a | 0 |
| Total | 24 | 10 | 8 | 0 | 42 |
| Ratio | 57% | 24% | 19% | 0% | 100% |



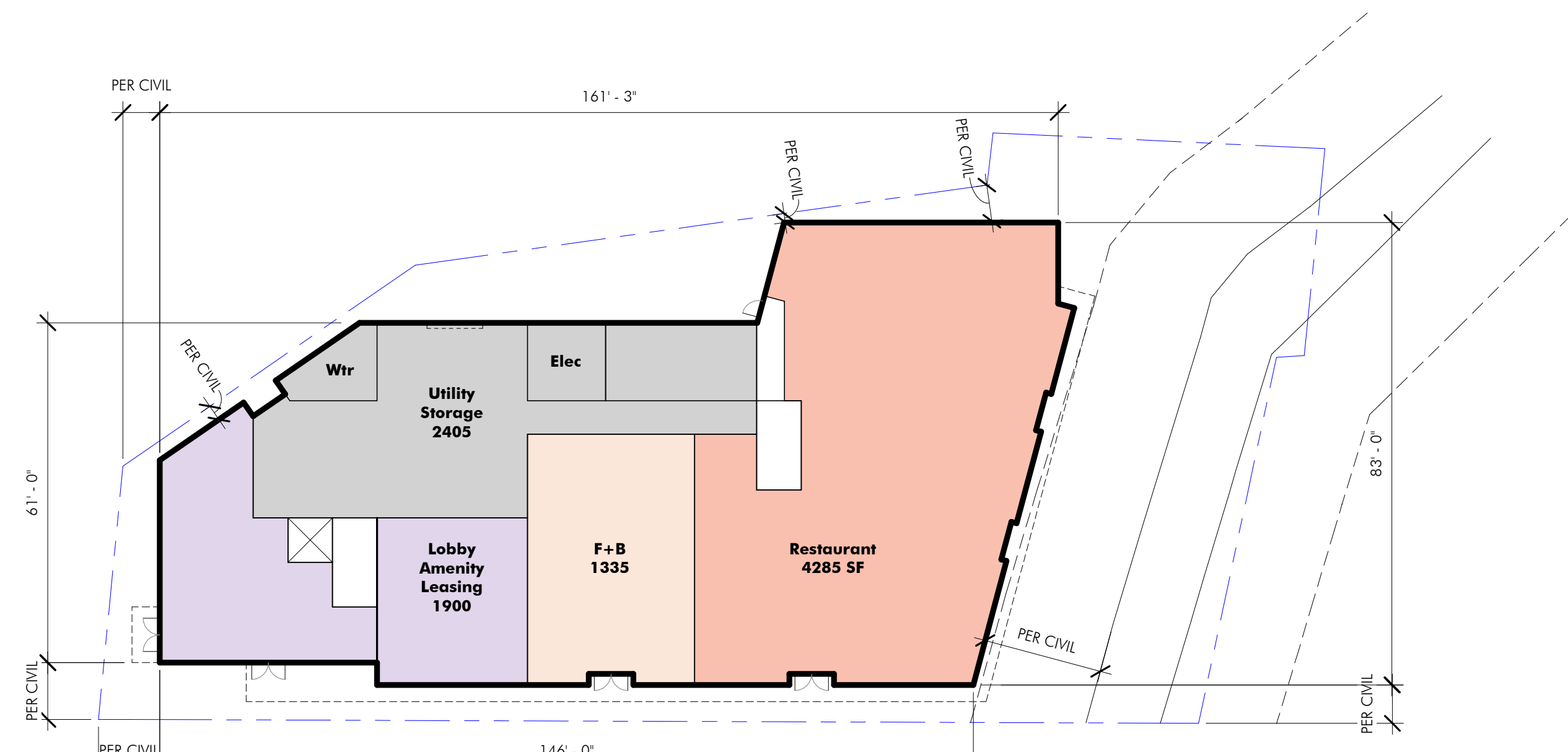
ROOF PLAN



SECOND AND THIRD FLOOR PLAN



FOURTH FLOOR PLAN



GROUND FLOOR PLAN

ARCHITECT
EMBARC

580 HARRISON AVE, SUITE 200
BOSTON, MA 02118
O: 617.765.8000
www.embarcdesign.com

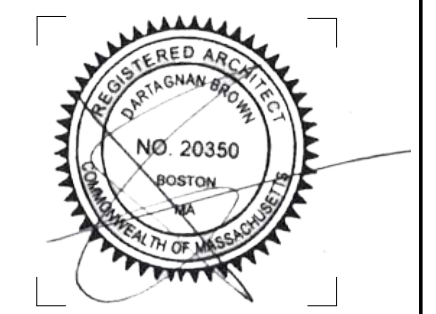
OWNER
IRAKLIS N PAPACHRISTOS,
MANAGER OF 864, 909, 910 BROAD ST LLC,
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
202.230.1693

CONSULTANTS
MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE
MDLA
840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127

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WEYMOUTH, MA
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| PROJECT #: | 22034 |
| SCALE: | As indicated |

DRAWING TITLE
**BUILDING B
FLOOR PLANS**

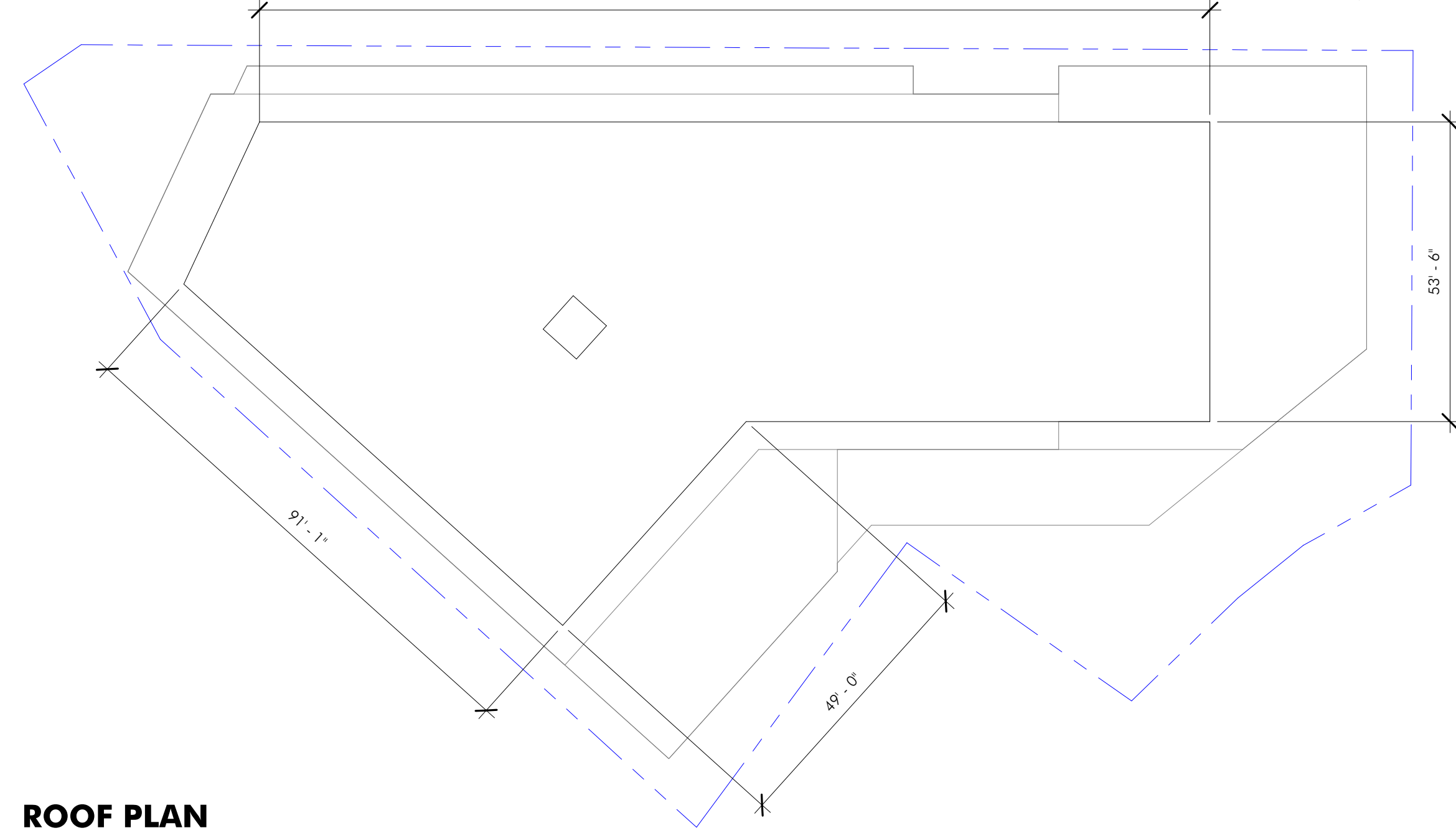
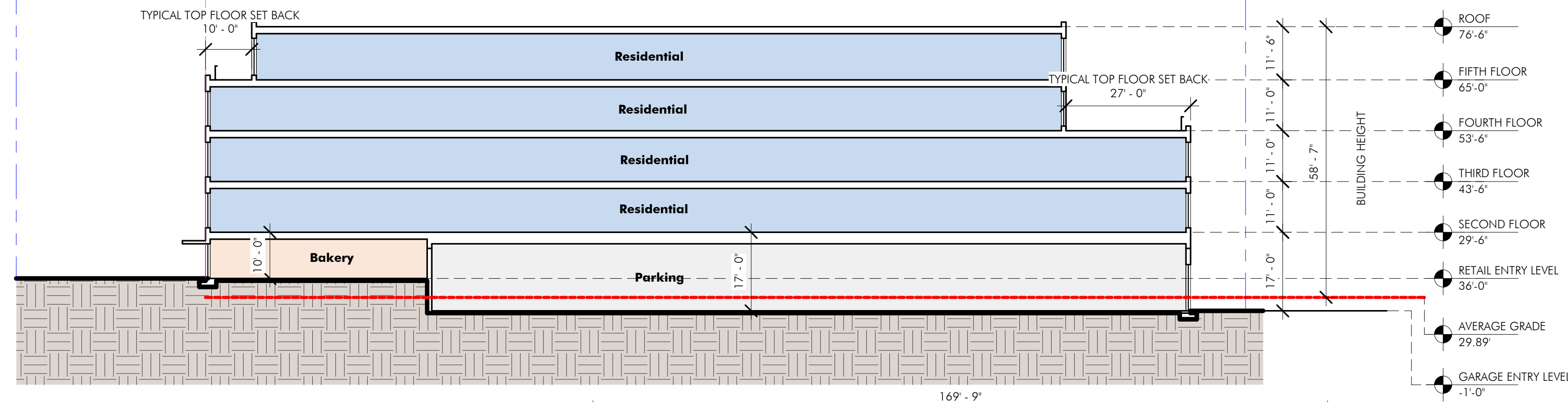
DRAWING NUMBER
A102

www.embarc.com

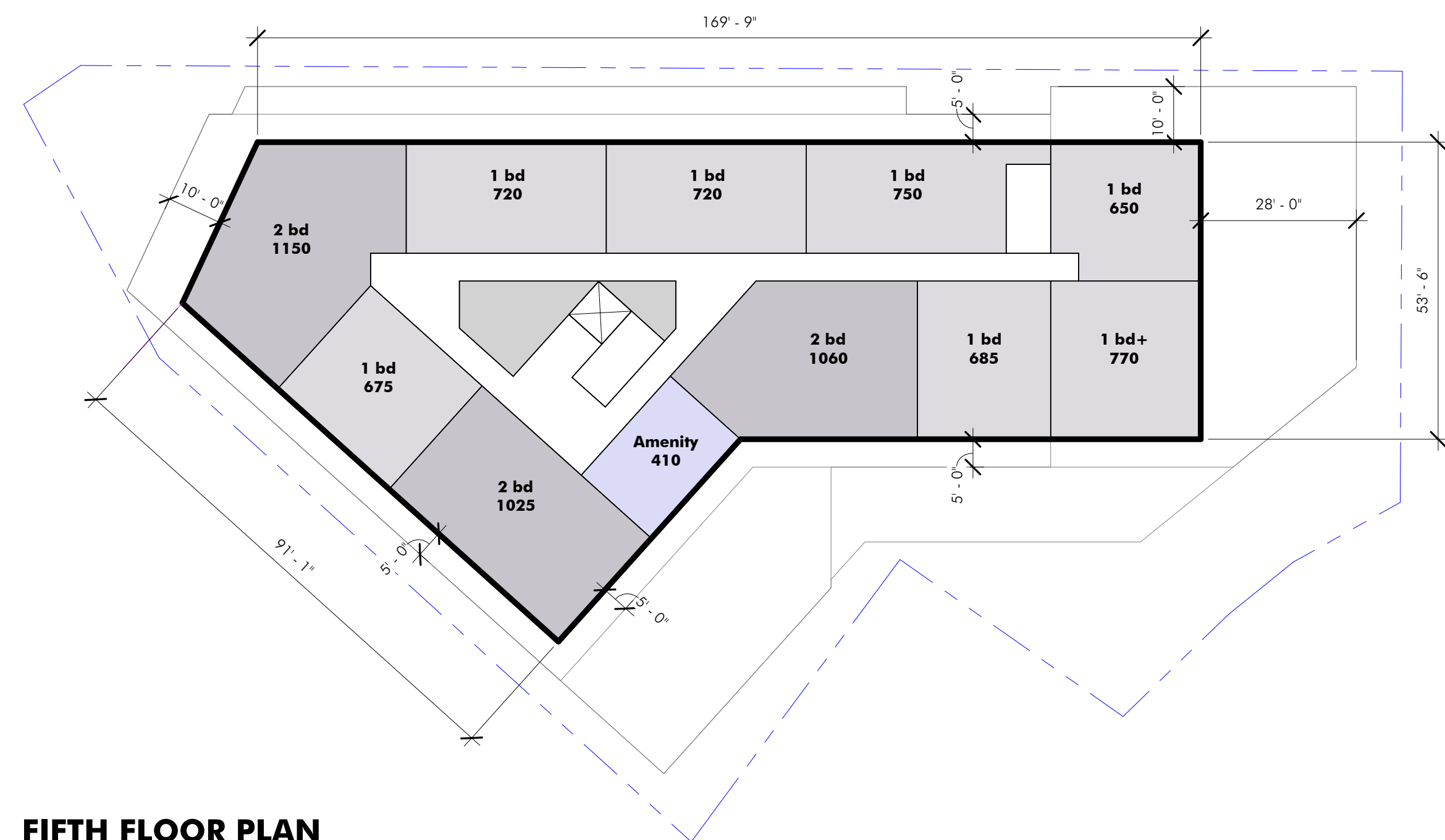
| BUILDING GROSS SQUARE FOOTAGE | |
|-------------------------------|---------------|
| Ground Floor | 17,530 |
| Second Floor | 16,780 |
| Third Floor | 16,780 |
| Fourth Floor | 12,695 |
| Fifth Floor | 10,610 |
| Total Building GSF | 74,395 |

| PROGRAM SUMMARY | |
|---------------------------|---------------|
| Residential Area | 45,865 |
| Restaurant Area | 2,030 |
| Commercial Area | 1,320 |
| Lobby & Amenity Area | 4,690 |
| Common Area | 20,490 |
| FAR Building Area | 61,340 |
| Garage Parking GSF | 11,200 |
| Storage & Utility Area | 1,855 |
| Total Building GSF | 74,395 |

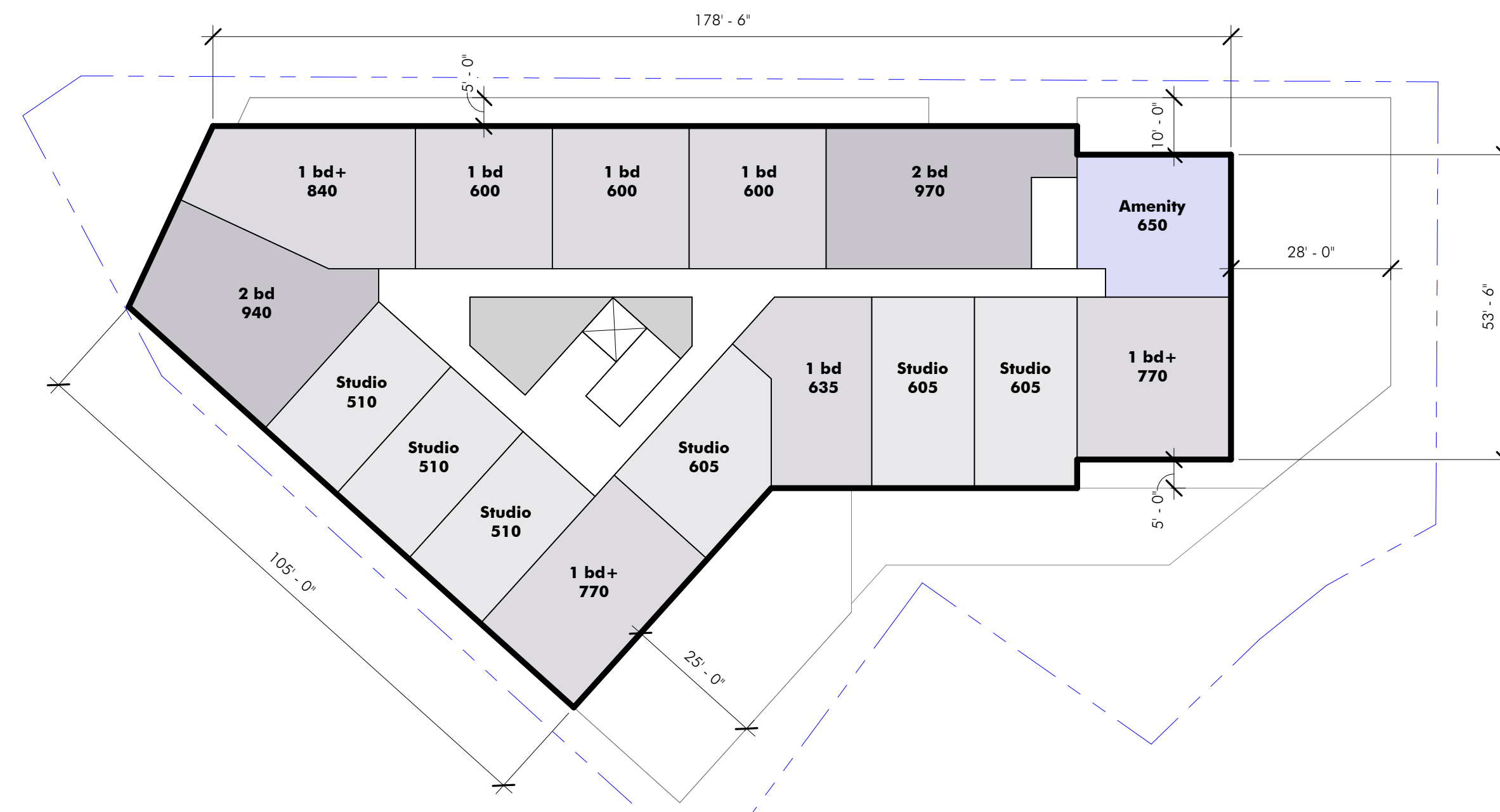
| UNIT MIX | | | | | |
|--------------|------------|------------|-------------|------------|-------------|
| | Studio | 1 Bedroom | 1 Bedroom + | 2 Bedroom | Total |
| Ground Floor | 0 | 0 | 0 | 0 | 0 |
| Second Floor | 8 | 5 | 1 | 5 | 19 |
| Third Floor | 8 | 5 | 1 | 5 | 19 |
| Fourth Floor | 6 | 4 | 3 | 2 | 15 |
| Fifth Floor | 0 | 6 | 1 | 3 | 10 |
| Total | 22 | 20 | 6 | 15 | 63 |
| Ratio | 35% | 32% | 10% | 24% | 100% |



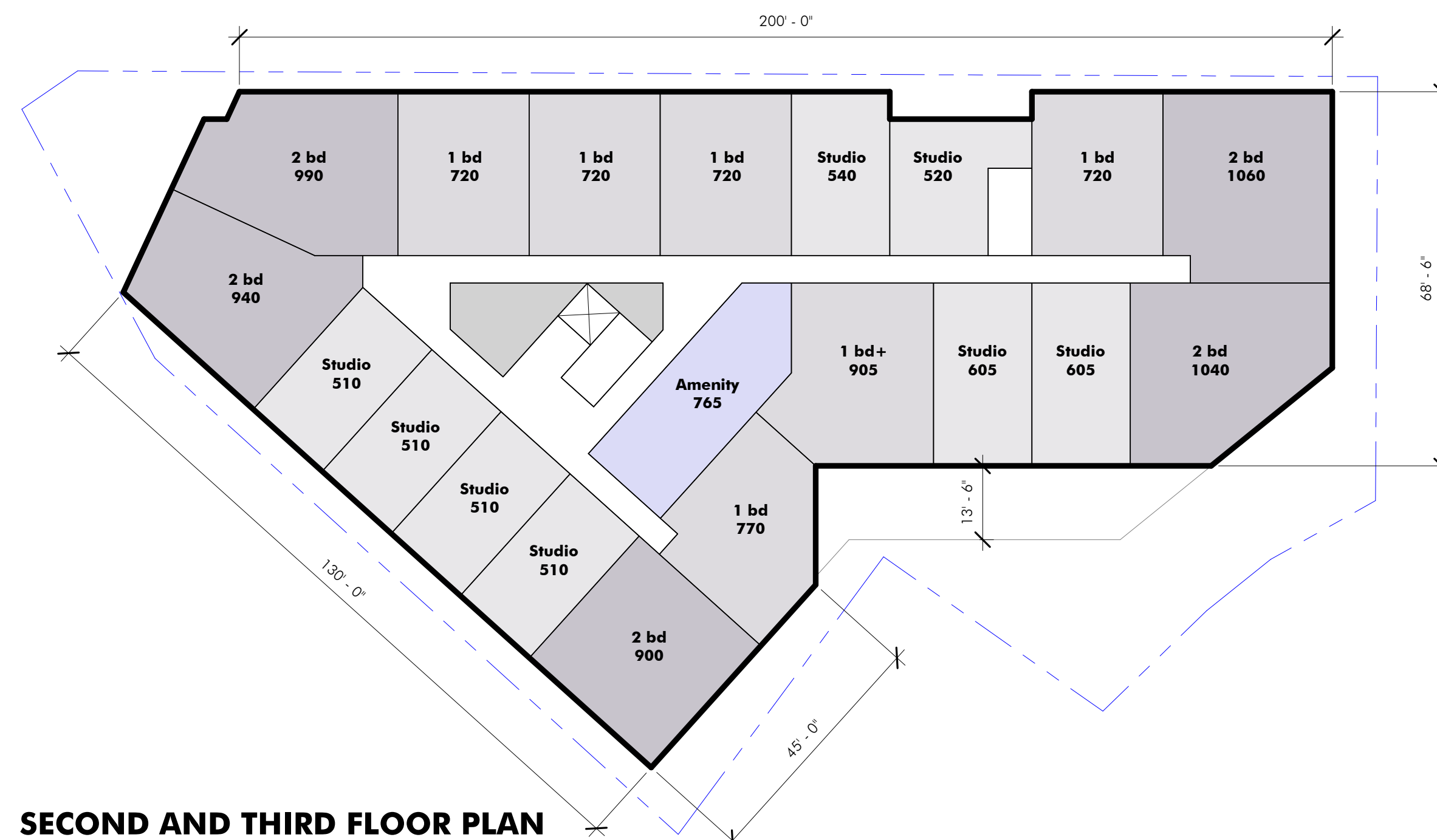
ROOF PLAN



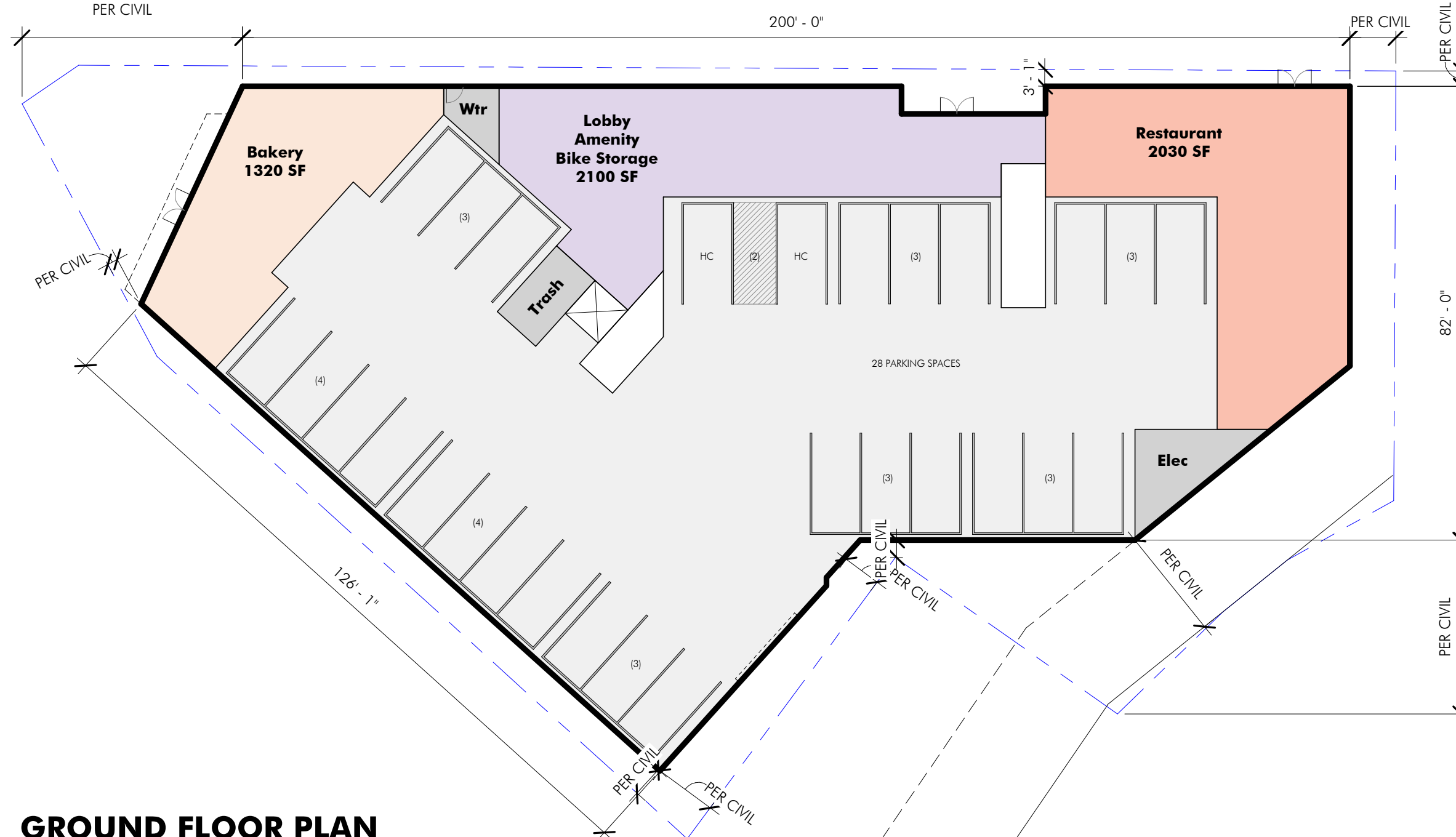
FIFTH FLOOR PLAN



FOURTH FLOOR PLAN



SECOND AND THIRD FLOOR PLAN



GROUND FLOOR PLAN

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| DATE | SEPTEMBER 6, 2023 |
| PROJECT # | 22034 |
| SCALE | As indicated |

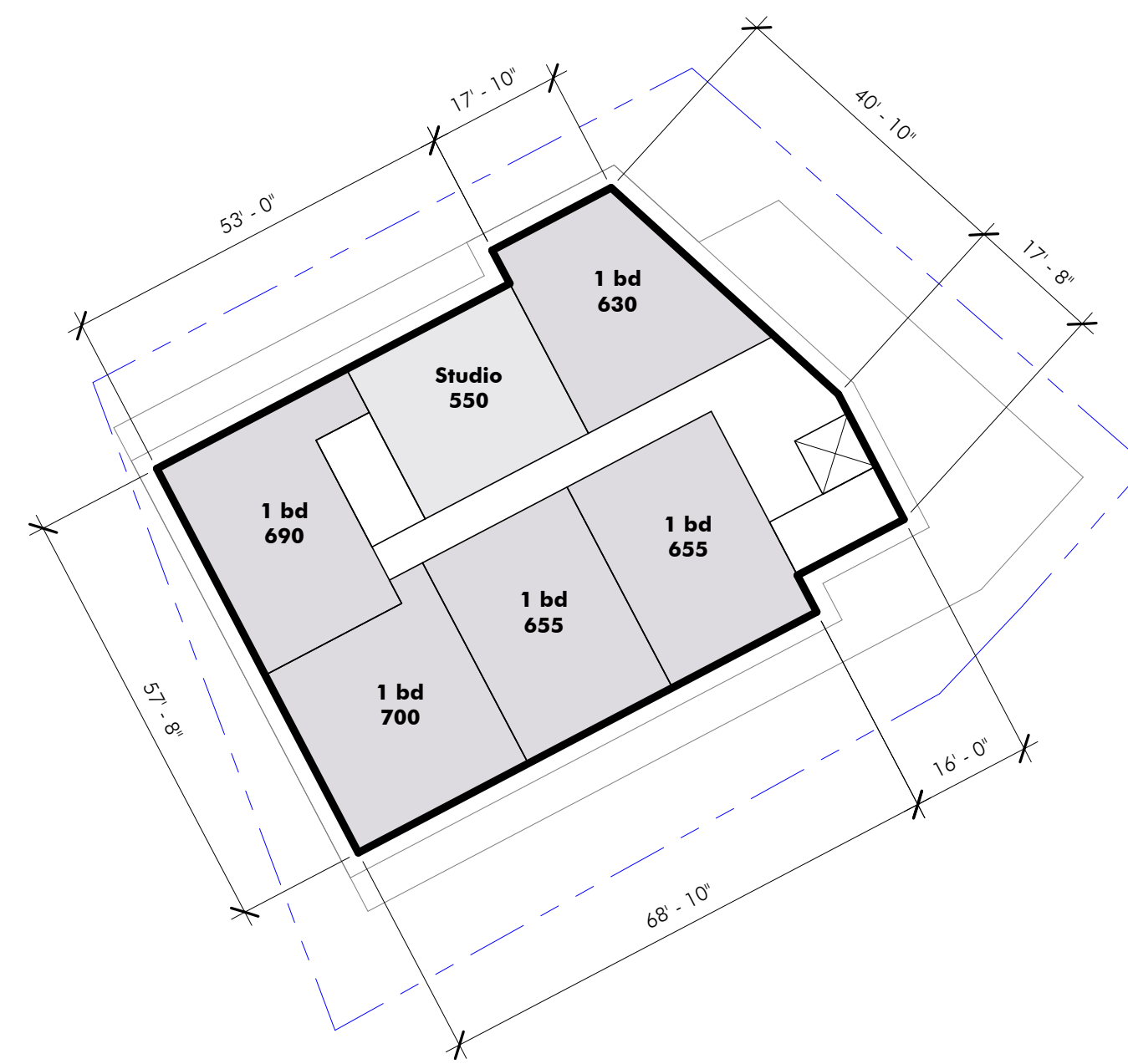
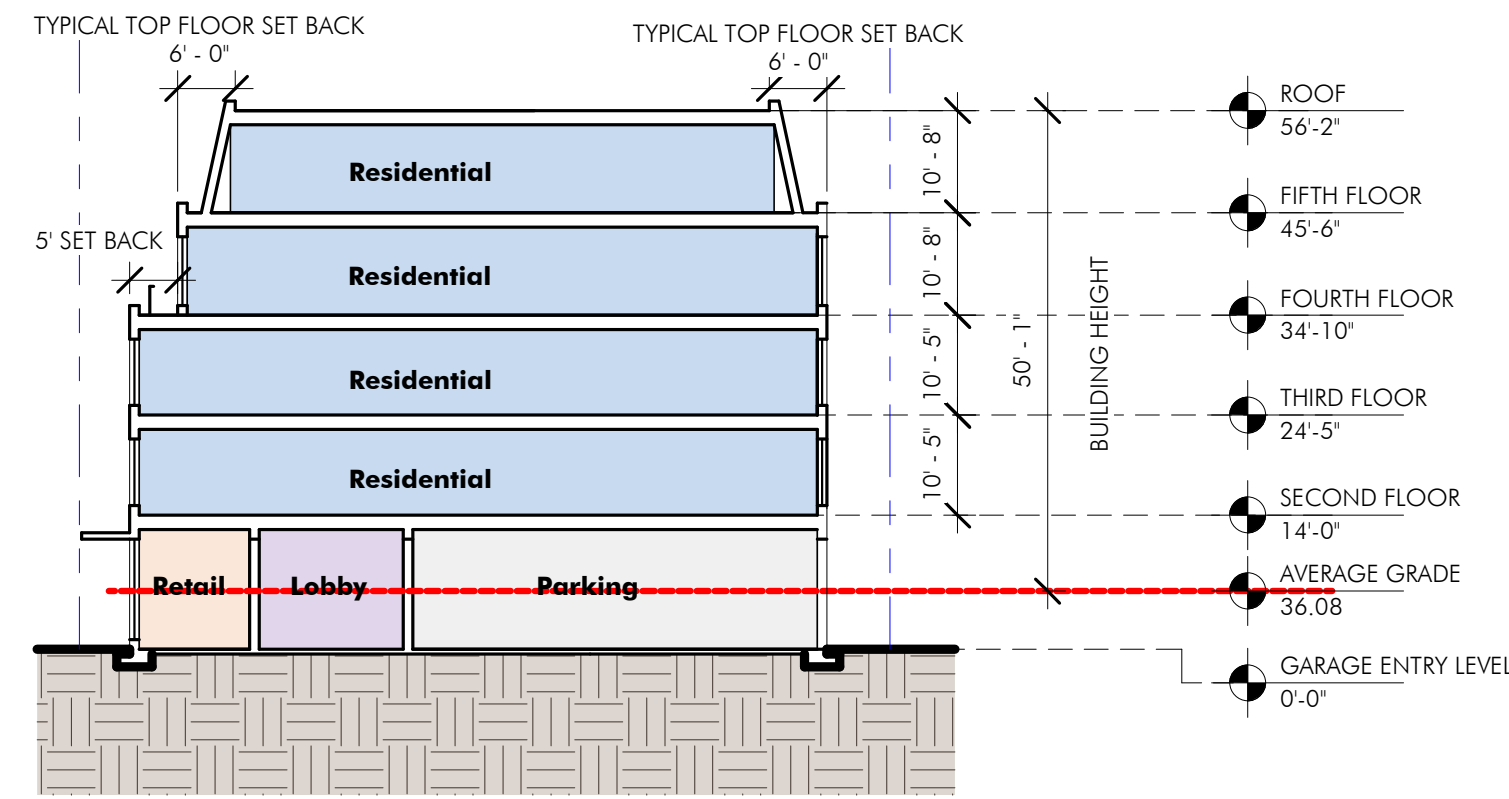
DRAWING TITLE
**BUILDING C
FLOOR PLANS**

DRAWING NUMBER
A103

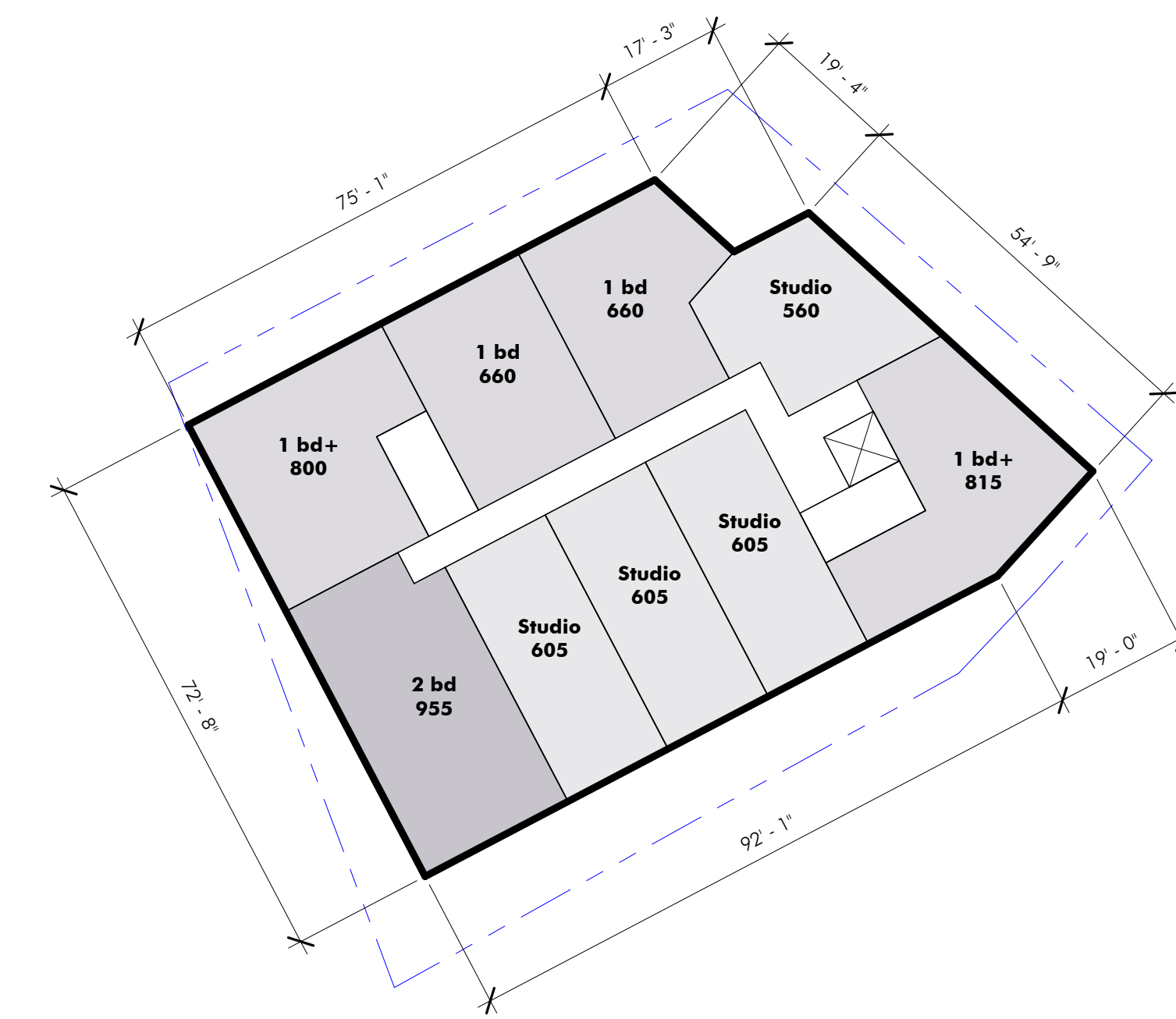
| BUILDING GROSS SQUARE FOOTAGE | |
|-------------------------------|---------------|
| Ground Floor | 6,915 |
| Second Floor | 7,045 |
| Third Floor | 7,045 |
| Fourth Floor | 5,330 |
| Fifth Floor | 4,695 |
| Total Building GSF | 31,030 |

| PROGRAM SUMMARY | |
|---------------------------|---------------|
| Residential Area | 21,015 |
| Restaurant Area | 0 |
| Commercial Area | 490 |
| Lobby & Amenity Area | 260 |
| Common Area | 9,265 |
| FAR Building Area | 25,270 |
| Garage Parking GSF | 5,170 |
| Storage & Utility Area | 590 |
| Total Building GSF | 31,030 |

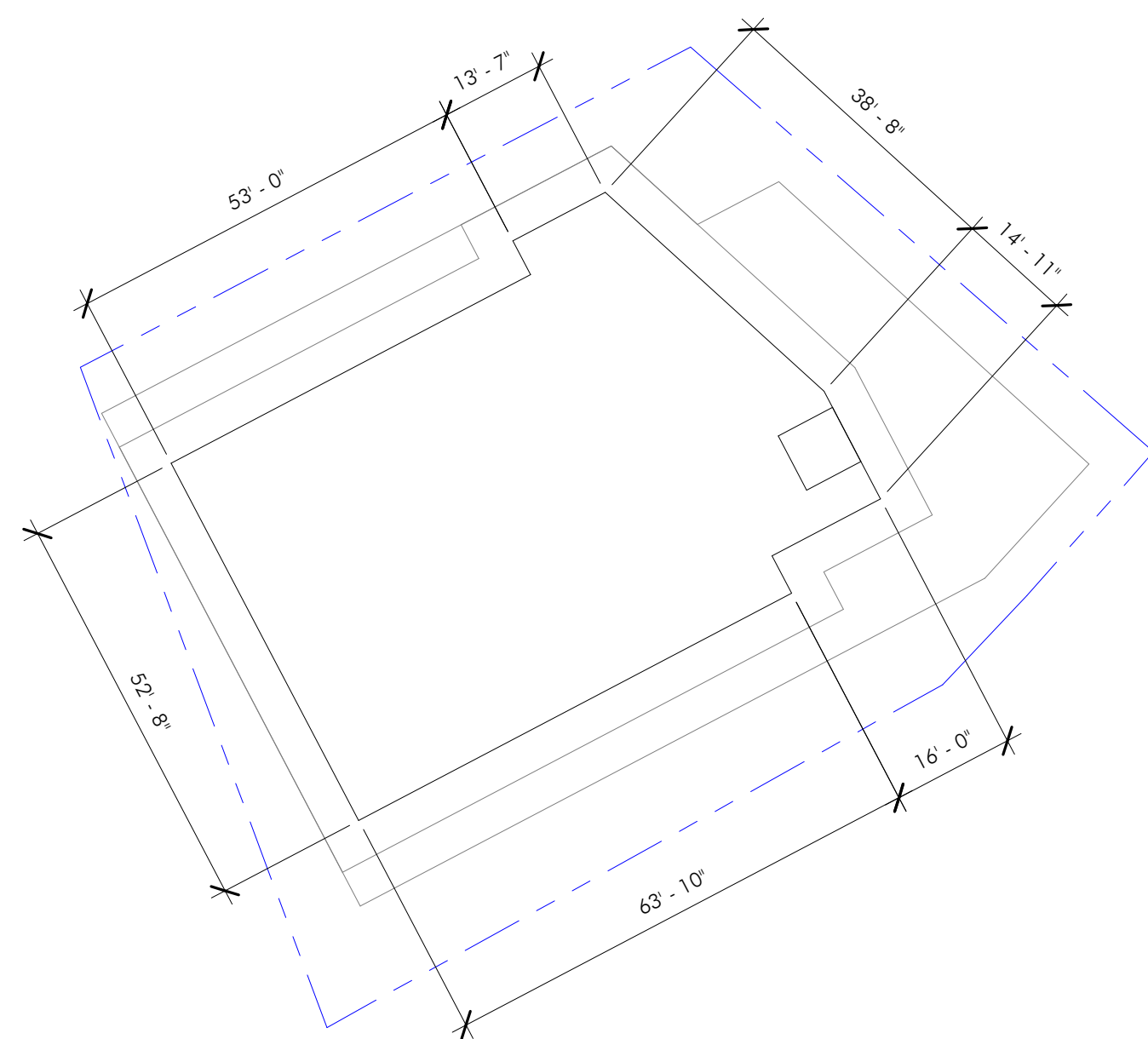
| UNIT MIX | | | | | |
|--------------|------------|------------|-------------|------------|-------------|
| | Studio | 1 Bedroom | 1 Bedroom + | 2 Bedroom | Total |
| Ground Floor | 0 | 0 | 0 | 0 | 0 |
| Second Floor | 4 | 2 | 2 | 1 | 9 |
| Third Floor | 4 | 2 | 0 | 1 | 7 |
| Fourth Floor | 1 | 5 | 0 | 0 | 6 |
| Total | 13 | 11 | 4 | 3 | 31 |
| Ratio | 42% | 35% | 13% | 10% | 100% |



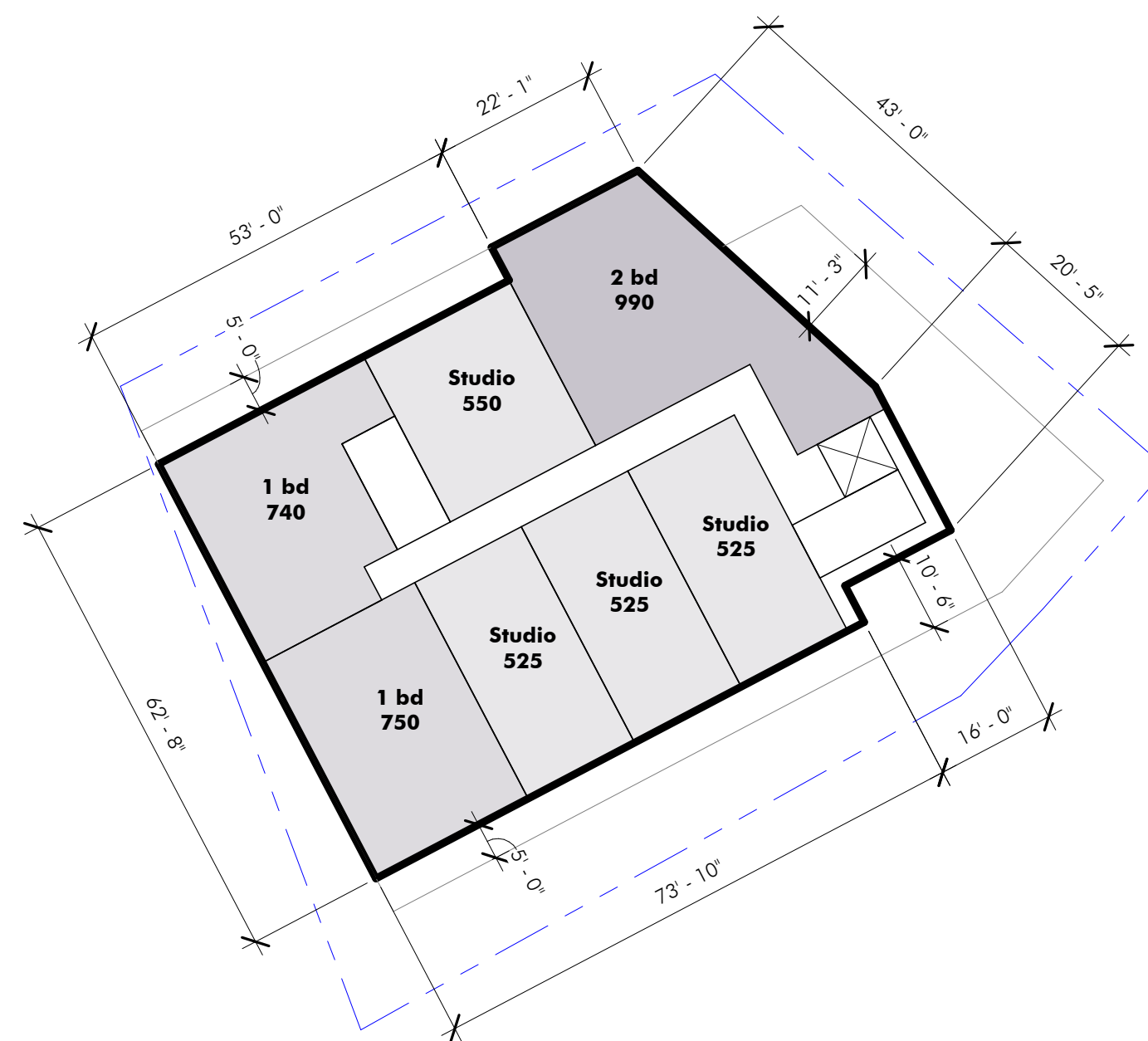
FIFTH FLOOR PLAN



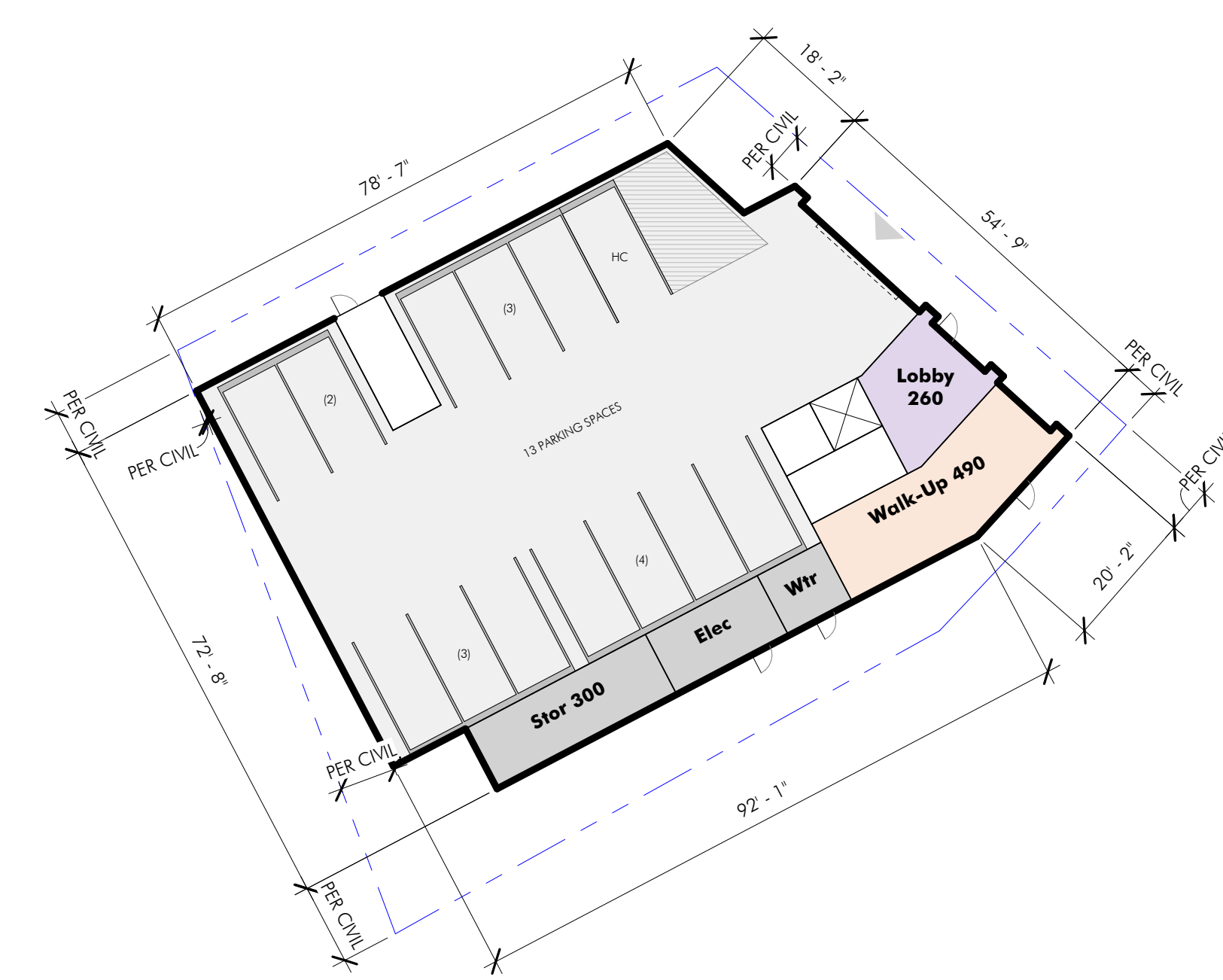
SECOND AND THIRD FLOOR PLAN



ROOF PLAN



FOURTH FLOOR PLAN



GROUND FLOOR PLAN

ARCHITECT
EMBARC

580 HARRISON AVE, SUITE 2W
BOSTON, MA 02118
O: 617.765.8000
www.embarcdesign.com

OWNER
IRAKLIS N PAPACHRISTOS,
MANAGER OF 864, 909, 910 BROAD ST LLC,
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
202.230.1693

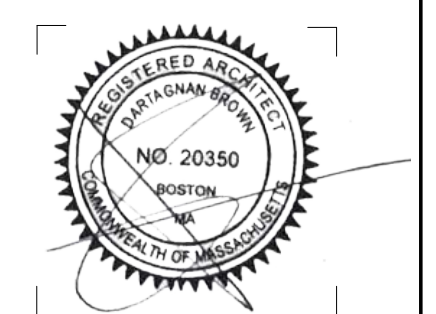
CONSULTANTS
CIVIL
MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE
MDLA
840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127

JACKSON SQUARE
WEYMOUTH, MA
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DRAWING TITLE
**BUILDING D
FLOOR PLANS**

DRAWING NUMBER

A104

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| | |
|---------------|----------|
| ROOF | 60'-10" |
| FIFTH FLOOR | 49'-4" |
| FOURTH FLOOR | 38'-8" |
| THIRD FLOOR | 27'-2" |
| SECOND FLOOR | 16'-6" |
| FIRST FLOOR | 5'-10" |
| AVERAGE GRADE | 31.76 FT |
| COMMERCIAL | 0.0' |



| | |
|---------------|----------|
| ROOF | 60'-10" |
| FIFTH FLOOR | 49'-4" |
| FOURTH FLOOR | 38'-8" |
| THIRD FLOOR | 27'-2" |
| SECOND FLOOR | 16'-6" |
| FIRST FLOOR | 5'-10" |
| AVERAGE GRADE | 31.76 FT |
| COMMERCIAL | 0.0' |



| | |
|---------------|----------|
| ROOF | 60'-4" |
| FIFTH FLOOR | 48'-10" |
| FOURTH FLOOR | 38'-2" |
| THIRD FLOOR | 27'-2" |
| SECOND FLOOR | 16'-6" |
| FIRST FLOOR | 5'-10" |
| AVERAGE GRADE | 31.76 FT |
| COMMERCIAL | 0.0' |

ARCHITECT
EMBARC

580 HARRISON AVE, SUITE 200
BOSTON, MA 02118
P: 617.765.8000
www.embarcdesign.com

OWNER
IRAKLIS N PAPACHRISTOS,
MANAGER OF 864, 909, 910 BROAD ST LLC,
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
202.230.1693

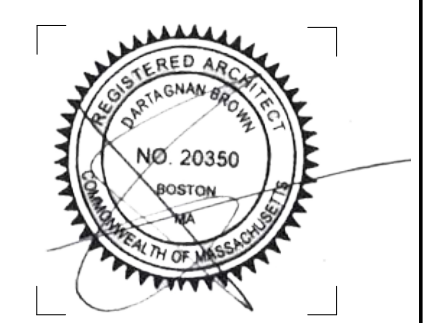
CONSULTANTS
CIVIL
MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE
MDLA
840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127

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DATE: SEPTEMBER 6, 2023
PROJECT #: 22034
SCALE: 1/16" = 1'-0"

DRAWING TITLE
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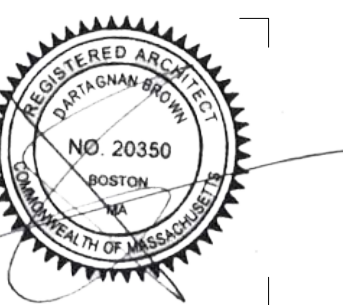
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A201



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WEYMOUTH, MA
NOI PLAN REVIEW

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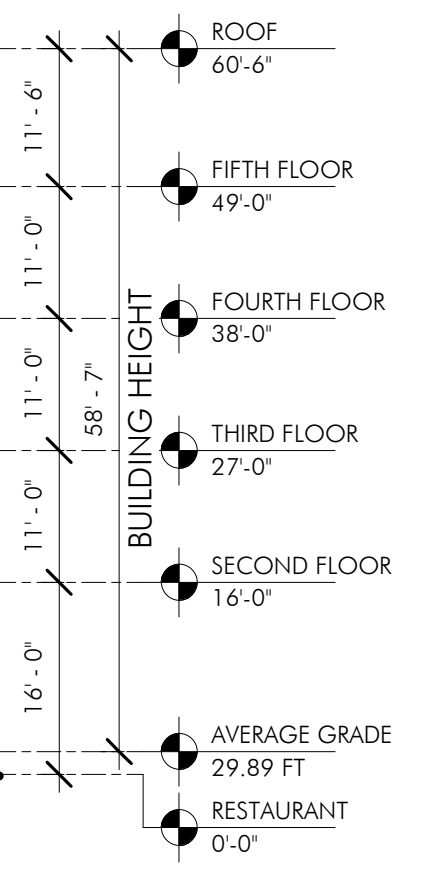
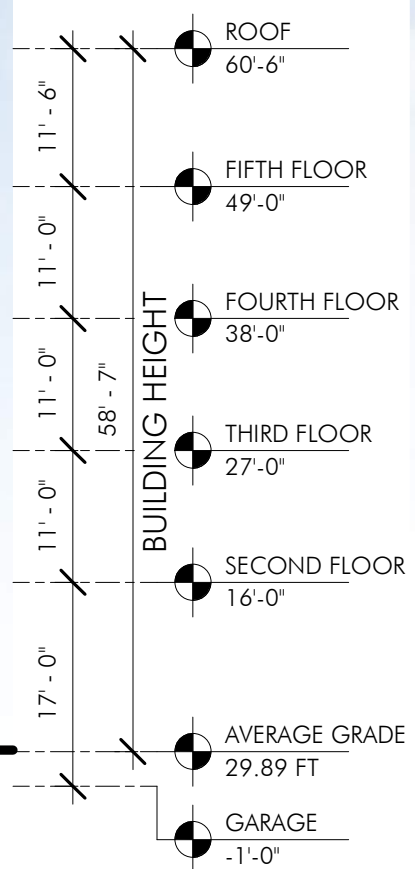
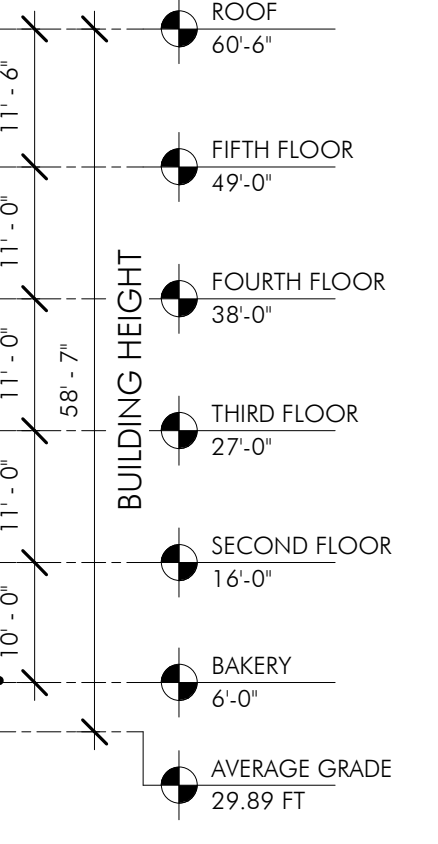
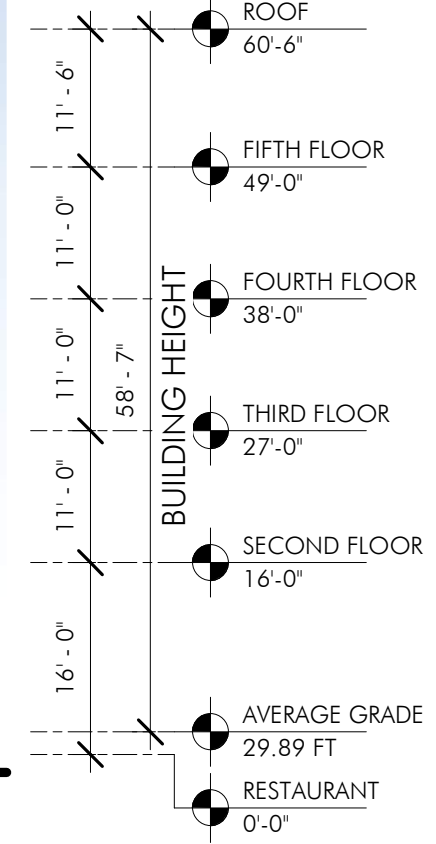
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| ISSUE: | NOI PLAN REVIEW |
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| PROJECT #: | 22034 |
| SCALE: | 1/16" = 1'-0" |

DRAWING TITLE

**BUILDING B
ELEVATIONS**

DRAWING NUMBER

A202



ARCHITECT
EMBARC

580 HARRISON AVE, SUITE 200
BOSTON, MA 02118
D: 617.765.8000
www.embarcdesign.com

OWNER
IRAKLIS N. PAPACHRISTOS,
MANAGER OF 864, 909, 910 BROAD ST LLC,
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
202.230.1693

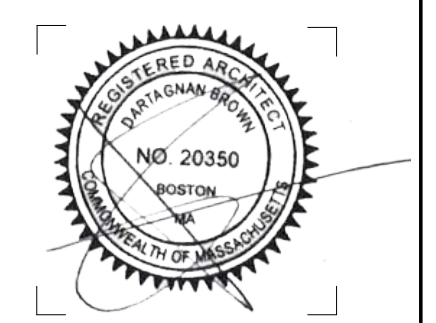
CONSULTANTS
CIVIL
MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE
MDLA
840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127

JACKSON SQUARE
WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS

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DRAWING INFORMATION
ISSUE: NOI PLAN REVIEW
DATE: SEPTEMBER 6, 2023
PROJECT #: 22034
SCALE: 1/16" = 1'-0"

DRAWING TITLE
BUILDING C ELEVATIONS

DRAWING NUMBER
A203

ARCHITECT

EMBARC

580 HARRISON AVE, SUITE 200
BOSTON, MA 02118
O: 617.765.8000

www.embarcdesign.com

OWNER

IRAKLIS N. PAPACHRISTOS,
MANAGER OF 864, 909, 910 BROAD ST LLC,
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
202.230.1693

CONSULTANTS

CIVIL

MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE

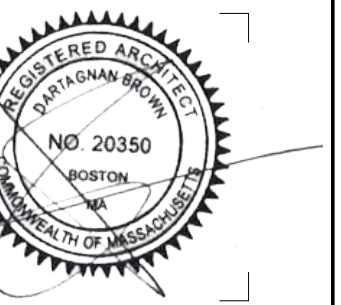
MDLA
840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127



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WEYMOUTH, MA
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| PROJECT #: | 22034 |
| SCALE: | 1/16" = 1'-0" |

DRAWING TITLE

**BUILDING D
ELEVATIONS**

DRAWING NUMBER

A204

EMBARC INC.

OWNER

IRAKLIS N. PAPACHRISTOS,
MANAGER OF 864, 909, 910 BROAD ST LLC,
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
202.230.1693

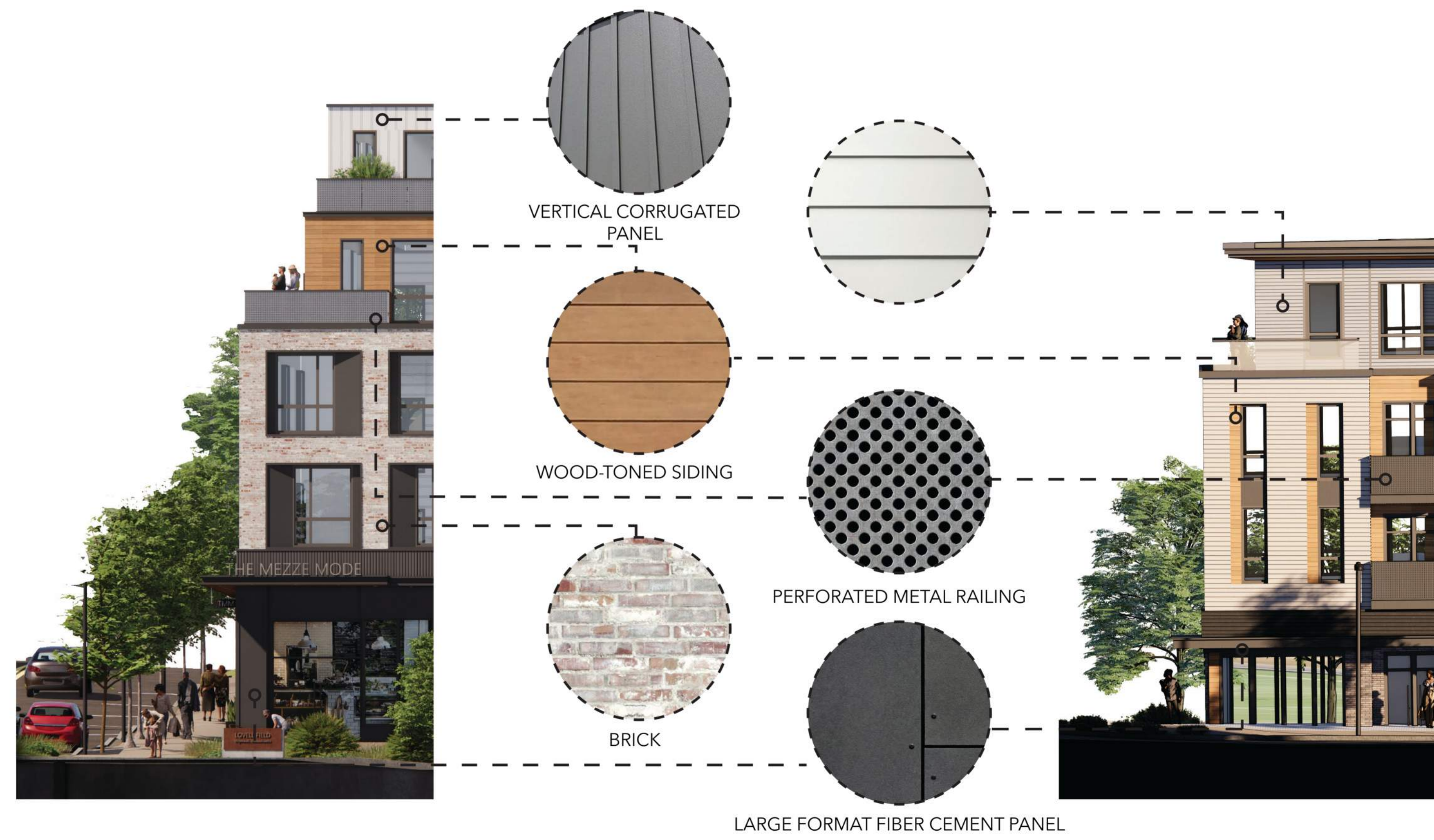
CONSULTANTS

CIVIL

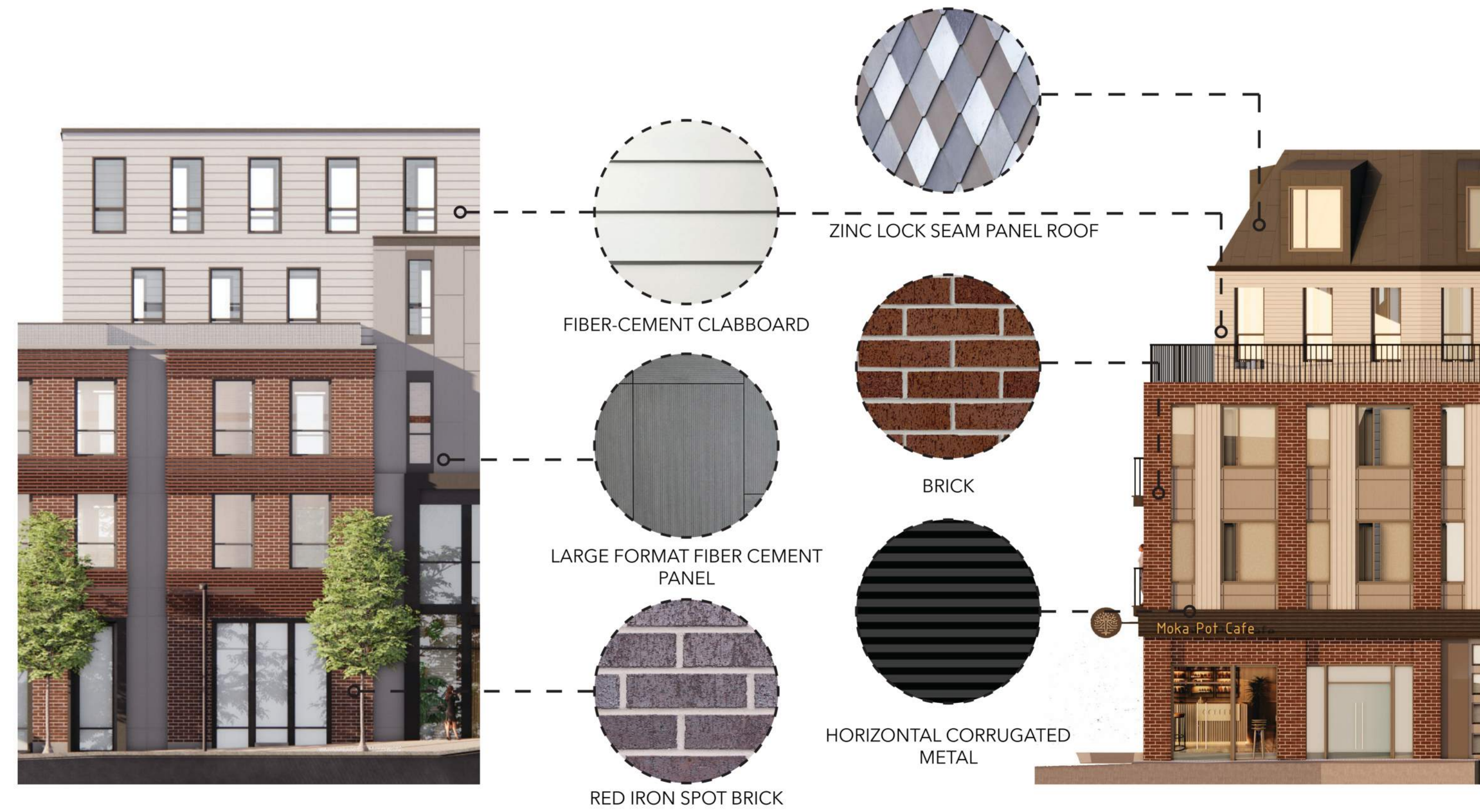
MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE

MDLA
840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127



BUILDING A AND BUILDING B EXTERIOR MATERIALS



BUILDING C AND BUILDING D EXTERIOR MATERIALS

JACKSON SQUARE
WEYMOUTH, MA
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BUILDING MATERIALS

DRAWING NUMBER

A210

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WEYMOUTH, MA
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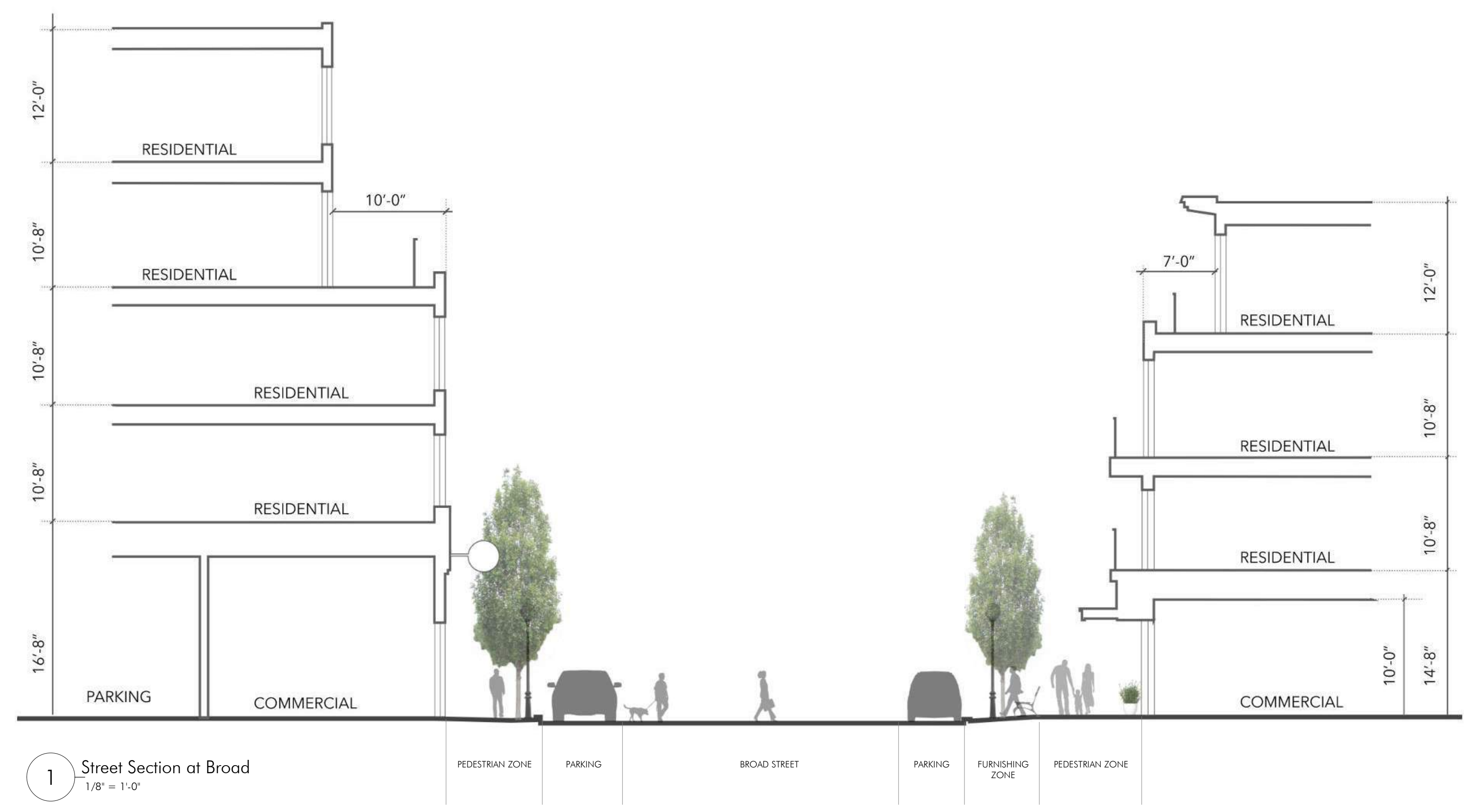


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| PROJECT #: | 22034 |
| SCALE: | 1/8" = 1'-0" |

DRAWING TITLE
BROAD STREET SECTION

DRAWING NUMBER
A301



1 Street Section at Broad
1/8" = 1'-0"



ARCHITECT
EMBARC

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OWNER
IRAKLIS N. PAPACHRISTOS,
MANAGER OF 864, 909, 910 BROAD ST LLC,
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
202.230.1693

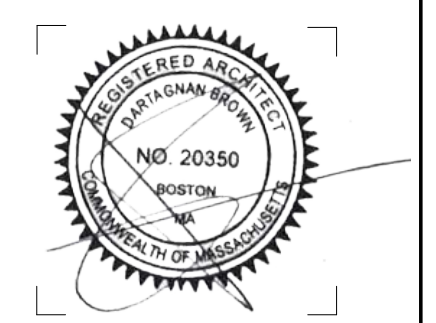
CONSULTANTS
CIVIL
MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE
MDLA
840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127

JACKSON SQUARE
WEYMOUTH, MA
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REVISIONS

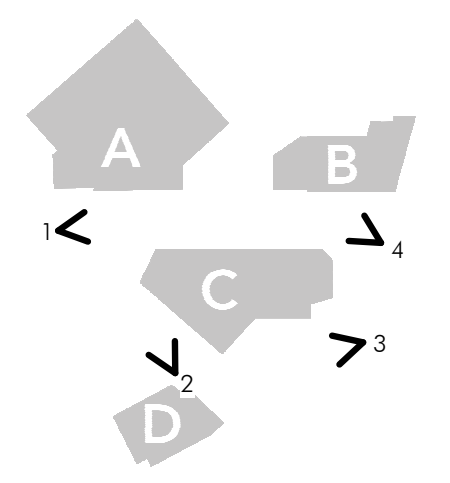
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PROJECT #: 22034
SCALE: 1/8" = 1'-0"

DRAWING TITLE
PERSPECTIVE VIEWS

DRAWING NUMBER
A901





5



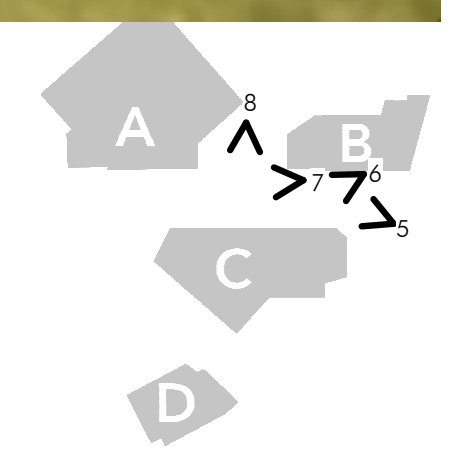
6



7



8



ARCHITECT
EMBARC

580 HARRISON AVE, SUITE 200
BOSTON, MA 02118
D: 617.765.8000
www.embarcdesign.com

OWNER
IRAKLIS N. PAPACHRISTOS,
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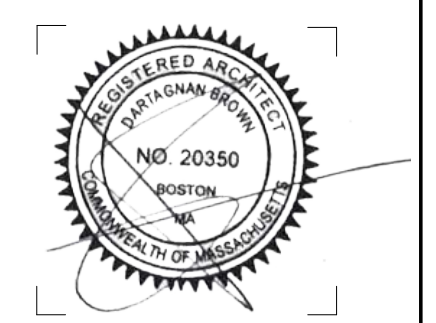
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LANDSCAPE
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JACKSON SQUARE
WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS

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ISSUE: NOI PLAN REVIEW
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PERSPECTIVE VIEWS

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