

WEST of CHESTNUT

1400 HANCOCK STREET, QUINCY, MASSACHUSETTS

NOVEMBER 21, 2014
COC SUBMISSION

REVISED JANUARY 13, 2015



CITY SIGNATURES

Architect
SHESKEY ARCHITECTS
14 Franklin Street
Quincy, MA 02169
617-770-2010
sheskey
ARCHITECTS

Applicant
WEST OF CHESTNUT, LLC
c/o GATE RESIDENTIAL
265 Franklin Street, 6th Floor
Boston, MA 02118
617-904-7111

Owners
WEST OF CHESTNUT, LLC
c/o GATE RESIDENTIAL
265 Franklin Street, 6th Floor
Boston, MA 02118
617-904-7111

Civil Engineers
EBI Consulting Engineers
1400 Hancock Street, 4th Floor
Quincy, MA 02169
617-481-5985



Landscape Architect
LANDWORKS STUDIO INC.
112 Shawmut Avenue, Studio 6B
Boston, MA 02118
617-426-3030



Land Surveyor
PFS LAND SURVEYING INC.
20 Balsh Avenue
Groveland, MA 01834
774-221-7144

ZONING INFORMATION

Category	Requirement URDP - COC	Proposed	Reference
1. Allowable Uses	Urban Renewal Uses consisting of: 1. Retail & Consumer Services less than 25% of building GFA with remaining residential or 2. All other uses permitted in Q20 allowed except for lot of prohibited uses (i.e. industrial, warehouse, auto repair).	Urban Renewal Uses consisting of Mixed Use, Multi-Family Dwelling and Retail.	Quincy Zoning Ordinance Q20-10.0 URDP A1 Section 12.02(3) Section 2-D3.8 (pg. 24-25)
2. Dimensional Requirements	Minimum Lot Size Not Applicable Minimum Lot Area per Dwelling Unit Not Applicable Maximum Number of Stories Q20-15 15 Lot Yield or Area Exempt Minimum Frontage and Width Exempt Open Space Not Applicable Loading Facilities Not Applicable	82,707 Square Feet Not Applicable Not Applicable 8 Not Applicable Not Applicable Not Applicable Not Applicable	Q20-8.3.3 Q20-8.3.3 Q20-4.2.1 Q20-4.2.1 Q20-4.2.1 Q20-5.2.1
3. Parking Requirements	URDP - Residential - Rental Apartment 0.5 Spaces per D.U. or as determined by Planning board for a URDP. URDP - Retail - Street 0.5 Spaces per 1000 GFA or as determined by Planning board for a URDP. URDP - Restaurant 2 Spaces per 1000 GFA	82,707 Square Feet Not Applicable Not Applicable 8 Not Applicable Not Applicable Not Applicable	URDP A1 - Section 12.02(3) Section 2-D4 (pg. 25) URDP A1 - Section 12.02(3) Section 2-D4 (pg. 25)
4. Affordable Housing Ordinance	Exempt	Not Applicable	Q20-7.1.1

RESIDENTIAL UNITS

HANCOCK STREET BUILDING - UNIT MATRIX

UNIT TYPE	Studio	One Bedroom	Two Bedroom	Two Bedroom Plus Den	TOTAL UNITS
LEVEL 2	1	10	1	1	13
LEVEL 3	1	10	2	0	13
LEVEL 4	1	10	2	0	13
LEVEL 5	1	10	2	0	13
LEVEL 6	1	10	2	0	13
TOTAL UNITS	5	50	9	1	65

HANCOCK STREET BUILDING - FLOOR AREA

FLOOR LEVEL	Retail Area	Gross Area
LEVEL 1	7,437	13,189
LEVEL 2		12,500
LEVEL 3		12,039
LEVEL 4		12,039
LEVEL 5		12,039
LEVEL 6		11,824
TOTAL AREA SF	7,437	73,630

CHESTNUT STREET BUILDING - UNIT MATRIX

UNIT TYPE	Studio	One Bedroom	One Bed + Den	Two Bedroom	TOTAL UNITS
LEVEL 2	2	10	2	6	20
LEVEL 3	2	11	2	6	21
LEVEL 4	2	11	2	6	21
LEVEL 5	2	11	2	6	21
LEVEL 6	2	11	2	6	21
TOTAL UNITS	10	54	10	30	104

CHESTNUT STREET BUILDING - FLOOR AREA

FLOOR LEVEL	Retail Area	Garage Area	Gross Area
BASEMENT		31,267	31,267
LEVEL 1	4,902	8,050	21,015
LEVEL 2			19,001
LEVEL 3			19,001
LEVEL 4			19,001
LEVEL 5			19,001
LEVEL 6			19,001
TOTAL AREA SF	4,902	39,317	147,082

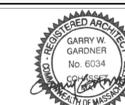
WEST of CHESTNUT - Parking Provided

BASEMENT LEVEL GARAGE:	3 ACCESSIBLE SPACES 72 STANDARD SPACES 75 RESIDENTIAL SPACES
LEVEL 1 GARAGE:	1 ACCESSIBLE SPACE 15 STANDARD SPACES 16 RESIDENTIAL SPACES
TOTAL GARAGE PARKING:	91 RESIDENTIAL SPACES
Cars per Apartment:	.538 car/dwelling unit
SHARED PARKING FOR RETAIL & PUBLIC USE:	1 ACCESSIBLE SPACE 13 STANDARD SPACES 14 TOTAL SHARED SPACES
SHORT TERM RESIDENTIAL PARKING:	4 PARALLEL SPACES ALONG CHESTNUT WAY

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COVER PAGE



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West of Chestnut
Quincy
Massachusetts

**Hancock St.
Building**

Civil Engineers
EBI Consulting Engineers
1400 Hancock Street, 4th Floor
Quincy, MA 02169

Structural Engineers
Veitas & Veitas Engineers
639 Granite Street
Braintree, MA 02184

MEP/FP Engineers
Wozny/Barbar & Associates
1090 Washington Street
Hanover, MA 02339

Landscape Design
Landworks Studio, Inc.
112 Shawmut Avenue, Studio 6B
Boston, MA 02118



VIEW ALONG HANCOCK STREET

CITY SIGNATURES

COC SUBMITTAL
NOVEMBER 21, 2014

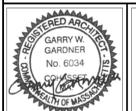
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ARCHITECTS**

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	West of Chestnut

Hancock Street Building

RENDERING



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West of Chestnut
Quincy
Massachusetts

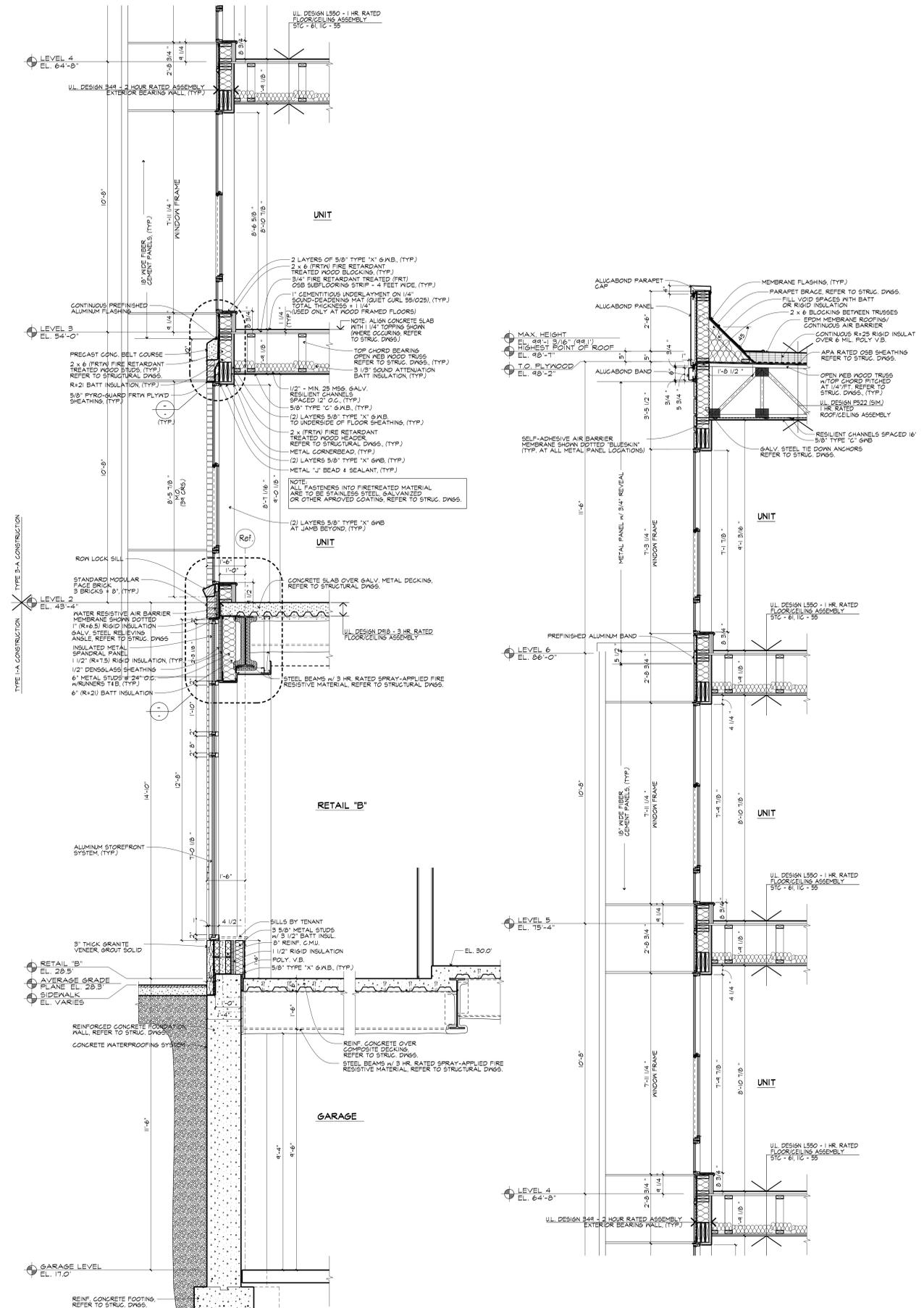
Chestnut St.
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West of Chestnut	

WALL SECTIONS



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