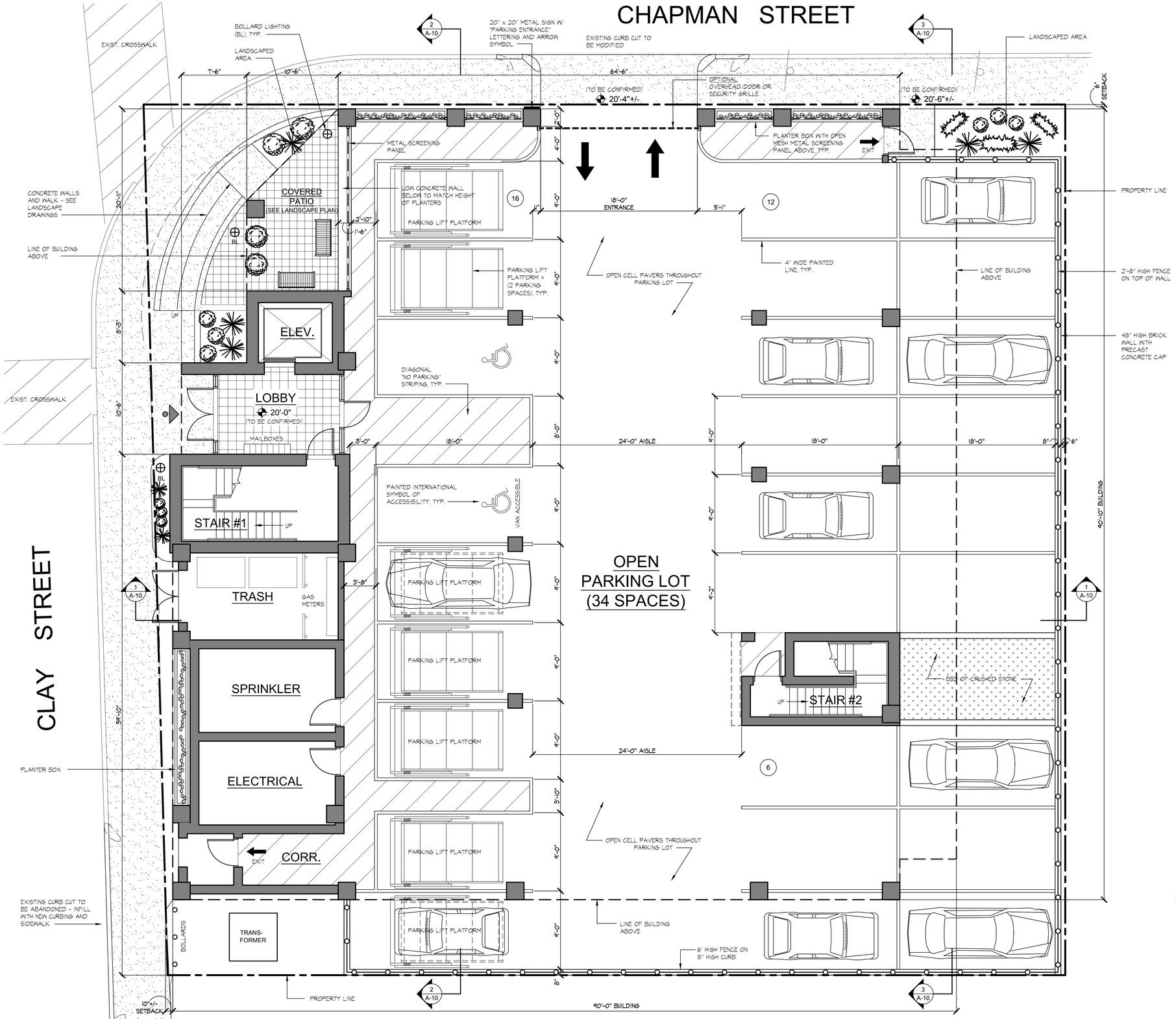

1 A-2 GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"

FLOOR AREA SUMMARY (GROSS SQ. FT)

PARKING	7686 SQ. FT.
BUILDING	1519 SQ. FT.
TOTAL	9205 SQ. FT.

0 4 8 12 16

SCALE IN FEET

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NEW RESIDENTIAL DEVELOPMENT

CHAPMAN CORNER CONDOMINIUMS

28 - 34 CHAPMAN STREET

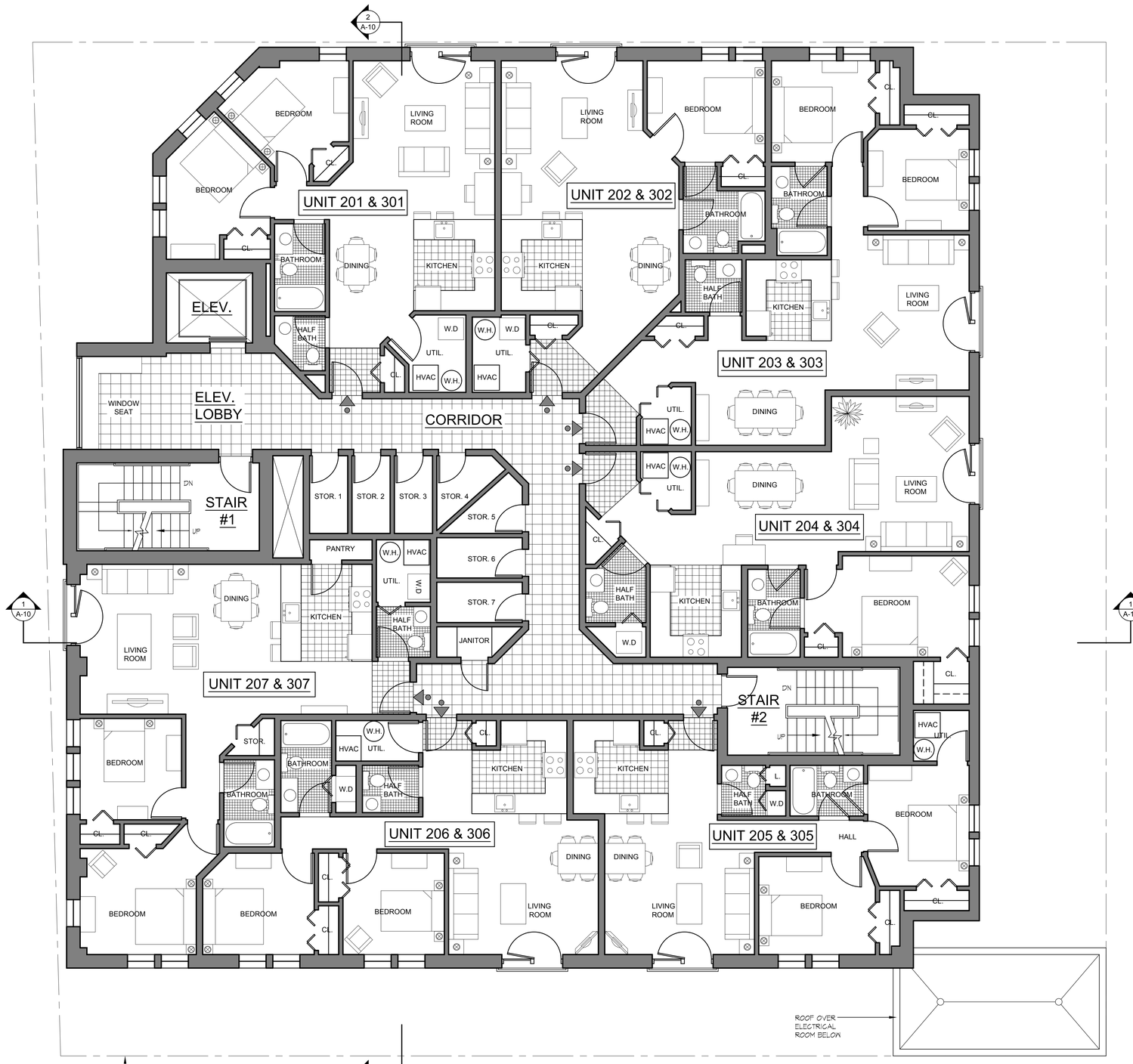
QUINCY, MA

DATE: DECEMBER 31, 2015
SCALE:
DRAWN:
CHECKED:
REVISION: JANUARY 11, 2016

JOB NO: 1512

GROUND FLOOR PLAN

A-2



SECOND AND THIRD FLOOR PLANS

SCALE: 3/16"=1'-0"

FLOOR AREA SUMMARY (GROSS SQ. FT)

TOTAL 7804 SQFT (PER FLOOR)

SCALE IN FEET: 0 4 8 12 16

SECOND FLOOR UNIT SUMMARY		
UNIT DESIGNATION	NO. BEDROOMS	AREA
201	2	837 SF
202	1	707 SF
203	2	883 SF
204	1	861 SF
205	2	746 SF
206	2	764 SF
207	2	901 SF
	12	5699 SF

THIRD FLOOR UNIT SUMMARY		
UNIT DESIGNATION	NO. BEDROOMS	AREA
301	2	837 SF
302	1	707 SF
303	2	883 SF
304	1	861 SF
305	2	746 SF
306	2	764 SF
307	2	901 SF
	12	5699 SF

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NEW RESIDENTIAL DEVELOPMENT

CHAPMAN CORNER CONDOMINIUMS

28 - 34 CHAPMAN STREET

QUINCY, MA

DATE: DECEMBER 31, 2015
SCALE:
DRAWN:
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REVISION: JANUARY 7, 2015
JOB NO: 1512

SECOND AND THIRD FLOOR PLANS

A-3

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FOURTH FLOOR UNIT SUMMARY		
UNIT DESIGNATION	NO. BEDROOMS	AREA
401	2	781 SF
402	2	1002 SF
403	1	747 SF
404	2	880 SF
405	2	648 SF
406	2	804 SF
	11	4862 SF

1 A-4 FOURTH FLOOR PLAN

SCALE: 3/16"=1'-0"

FLOOR AREA SUMMARY (GROSS SQ. FT)

TOTAL 6771 SQFT

SCALE IN FEET: 0 4 8 12 16

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NEW RESIDENTIAL DEVELOPMENT

CHAPMAN CORNER CONDOMINIUMS

28 - 34 CHAPMAN STREET

QUINCY, MA

DATE: DECEMBER 31, 2015
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REVISION: JANUARY 7, 2015
JOB NO: 1512

FOURTH FLOOR PLAN

A-4

FIFTH FLOOR UNIT SUMMARY		
UNIT DESIGNATION	NO. BEDROOMS	AREA
501	2	781 SF
502	2	1002 SF
503	1	747 SF
504	2	880 SF
505	2	648 SF
506	2	804 SF
	11	4862 SF

1 A-5 FIFTH FLOOR PLAN

SCALE: 3/16"=1'-0"

FLOOR AREA SUMMARY (GROSS SQ. FT)

TOTAL 6771 SQFT

0 4 8 12 16

SCALE IN FEET

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NEW RESIDENTIAL DEVELOPMENT

CHAPMAN CORNER CONDOMINIUMS

28 - 34 CHAPMAN STREET

QUINCY, MA

DATE: DECEMBER 31, 2015
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REVISION: JANUARY 7, 2015
JOB NO: 1512

FIFTH FLOOR PLAN

A-5

SIXTH FLOOR UNIT SUMMARY

UNIT DESIGNATION	NO. BEDROOMS	AREA
601	2	929 SF
602	2	1064 SF
603	2	894 SF
604	2	1036 SF
	8	3923 SF

1 A-6 SIXTH FLOOR PLAN

SCALE: 3/16"=1'-0"

FLOOR AREA SUMMARY (GROSS SQ. FT)

TOTAL 5366 SQFT

SCALE IN FEET: 0 4 8 12 16

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NEW RESIDENTIAL DEVELOPMENT

CHAPMAN CORNER CONDOMINIUMS

QUINCY, MA

28 - 34 CHAPMAN STREET

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JOB NO: 1512

SIXTH FLOOR PLAN

A-6

EXTERIOR ELEVATION MATERIAL NOTES:

1. FACE BRICK
NOMINAL 4" X 4" X 12" LONG "JUMBO" BRICK , DARK RED COLOR AND PRECAST CONCRETE LINTELS AND SILLS.

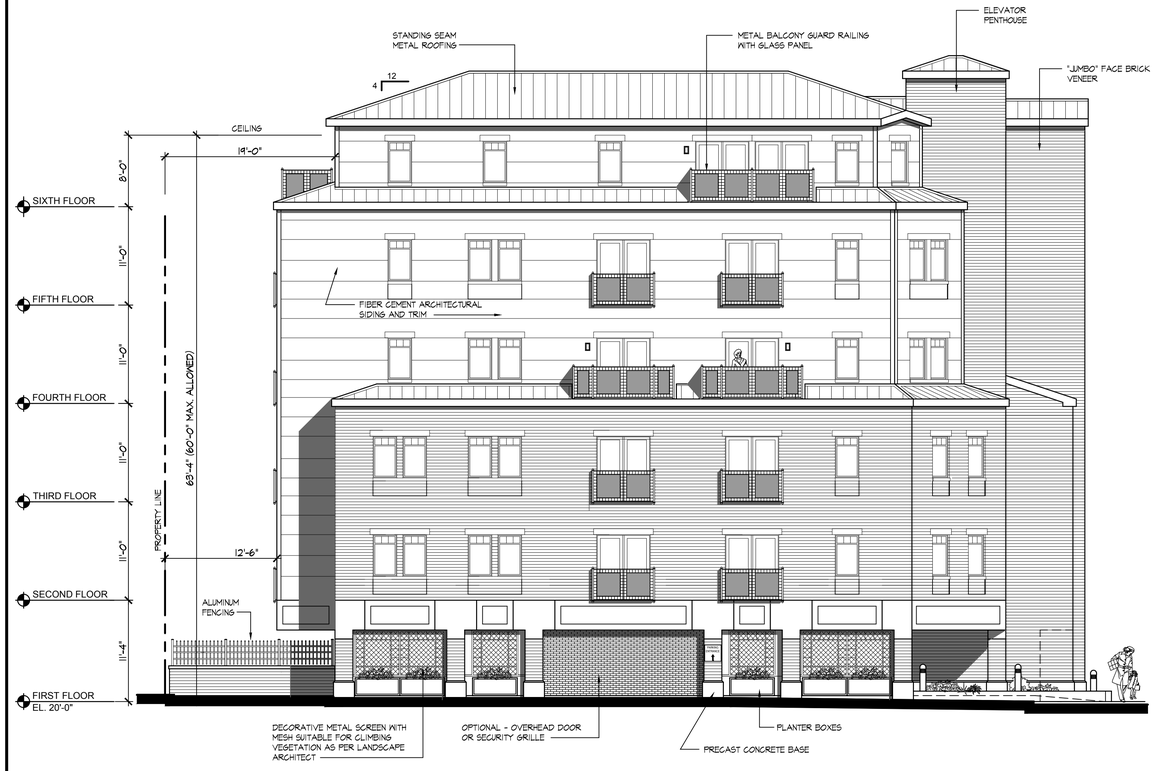
2. ARCHITECTURAL FIBER CEMENT SIDING:
FIBER CEMENT ARCHITECTURAL WALL PANELS AND TRIM SIMILAR TO JAMESHARDIE "HARDIEPANEL" WALL PANEL SYSTEM AND COMPONENTS.

3. HORIZONTAL BANDING:
FIBER CEMENT ARCHITECTURAL WALL PANELS SIMILAR TO JAMESHARDIE "HARDIEPANEL" WALL PANEL SYSTEM AND TRIM. COLOR TO BE "BEIGE" OR EQUIVALENT.

4. STANDING SEAM METAL ROOFING:
STANDING SEAM METAL ROOFING WITH BATTENS AT 16" O.C., COLOR "GREY" OR EQUIVALENT. CLADDING ON FASCIA BOARDS AND TRIM TO MATCH.

5. BALCONY GUARD RAILING (INCL. JULIET BALCONIES):
DECORATIVE METAL POSTS, RAILS AND BALUSTERS WITH TEMPERED GLASS PANEL INSERTS

6. WINDOW UNITS:
ALUMINUM WINDOW SYSTEM, "BLACK" WITH TINTED INSULATING GLASS.



1 A-8 **NORTH ELEVATION (CHAPMAN STREET)**
SCALE: 1/8"=1'-0"

2 A-8 **WEST ELEVATION (CLAY STREET)**
SCALE: 1/8"=1'-0"

0 4 8 16 24
SCALE IN FEET

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NEW RESIDENTIAL DEVELOPMENT

CHAPMAN CORNER CONDOMINIUMS

28 - 34 CHAPMAN STREET

QUINCY, MA

DATE: DECEMBER 31, 2015
SCALE:
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REVISION: JANUARY 7, 2016

JOB NO: 1512

EXTERIOR ELEVATIONS

A-8

1 A-9 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"

2 A-9 **EAST ELEVATION**
SCALE: 1/8"=1'-0"

0 4 8 16 24
SCALE IN FEET

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NEW RESIDENTIAL DEVELOPMENT

CHAPMAN CORNER CONDOMINIUMS

28 - 34 CHAPMAN STREET

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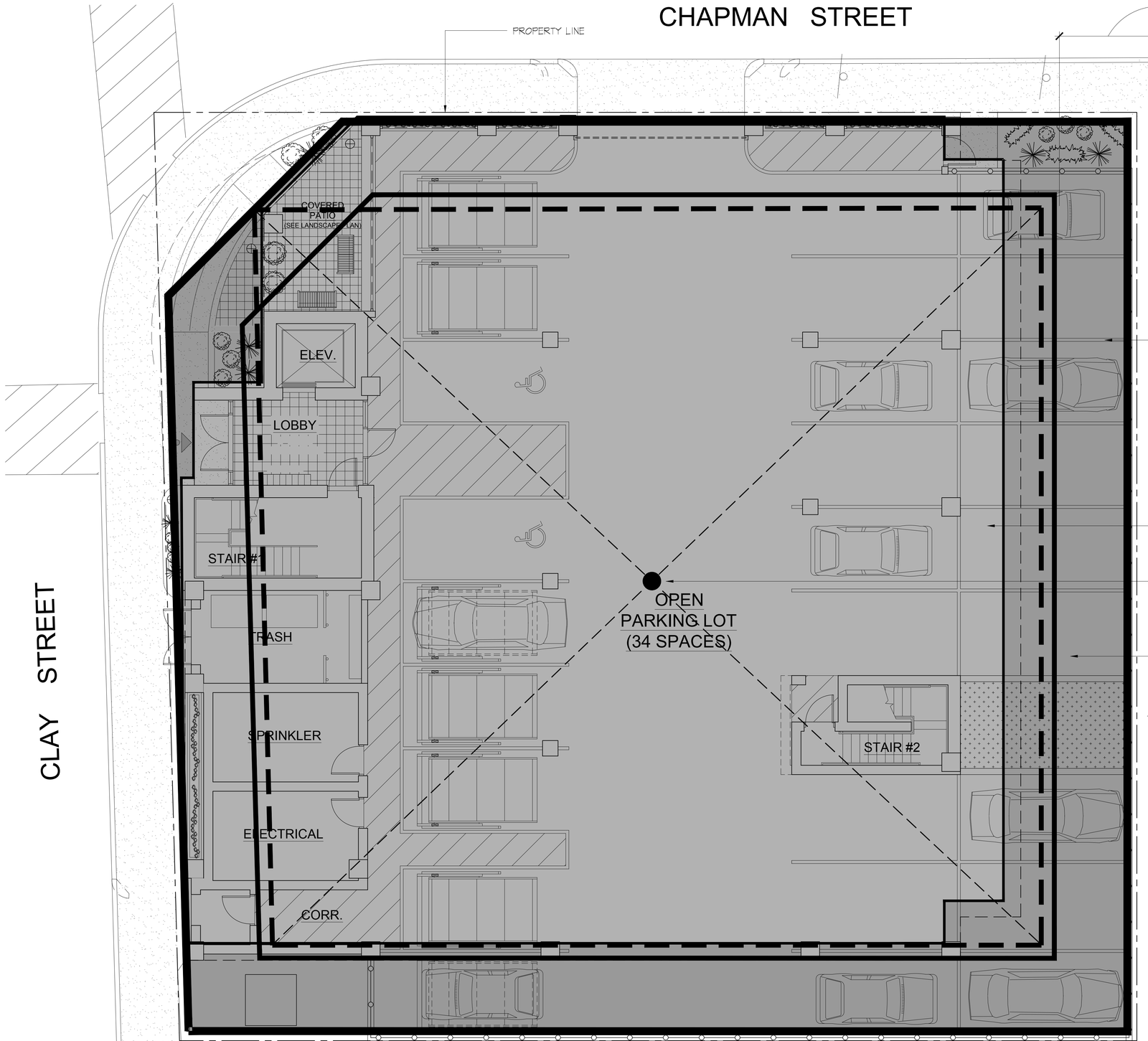
JOB NO: 1512

EXTERIOR ELEVATIONS

A-9



1 A-12 **OFFICE BUILDING PLAN**
SCALE: 3/16"=1'-0"

0 4 8 12 16
SCALE IN FEET

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NEW RESIDENTIAL DEVELOPMENT

CHAPMAN CORNER CONDOMINIUMS

QUINCY, MA

28 - 34 CHAPMAN STREET

DATE: JANUARY 7, 2015
SCALE: 1/8" = 1'-0"
DRAWN:
CHECKED:
REVISION:

JOB NO: 1512

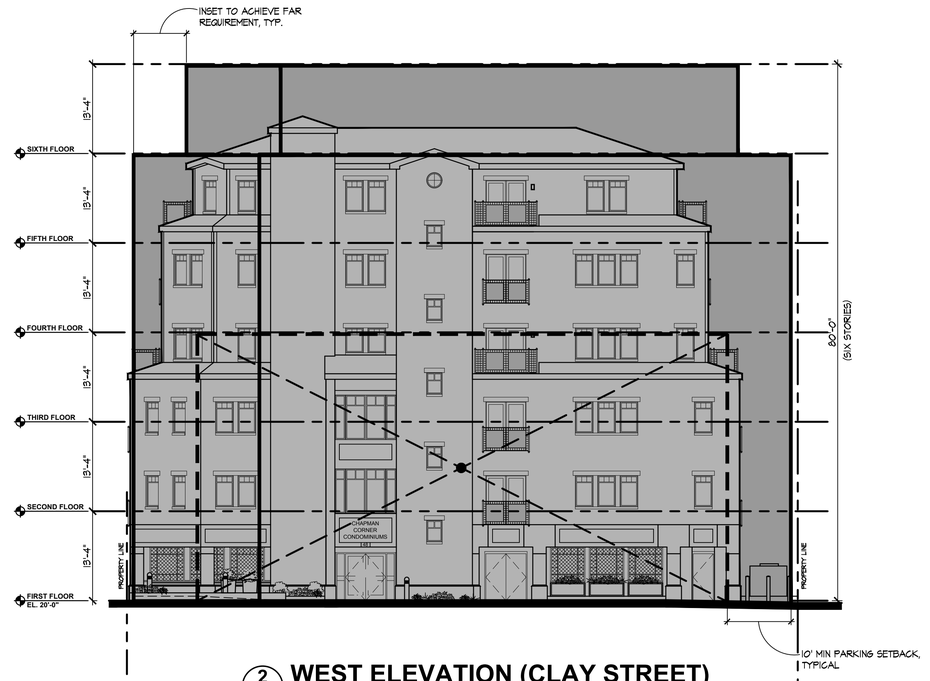
OFFICE BUILDING STUDY

A-12

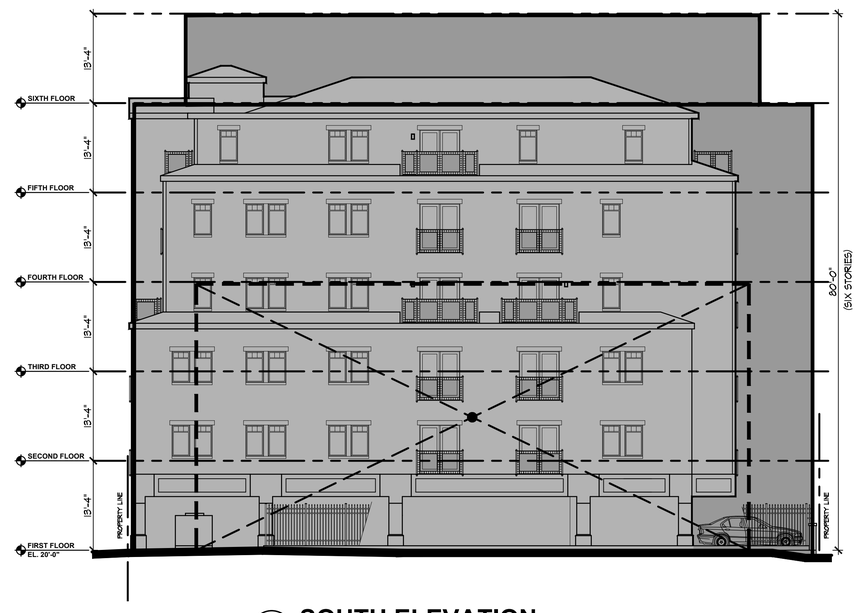
ALLOWABLE OFFICE BUILDING ENVELOPE PER ZONING

HATCH AREA INDICATES EXTENT OF PROPOSED OFFICE BUILDING WITH FLOOR AREA COMPLYING WITH ALLOWED FAR OF 3.5, PARKING OF 1 SPACE PER 600 SF AND MAX ALLOWED HEIGHT OF 80 FT

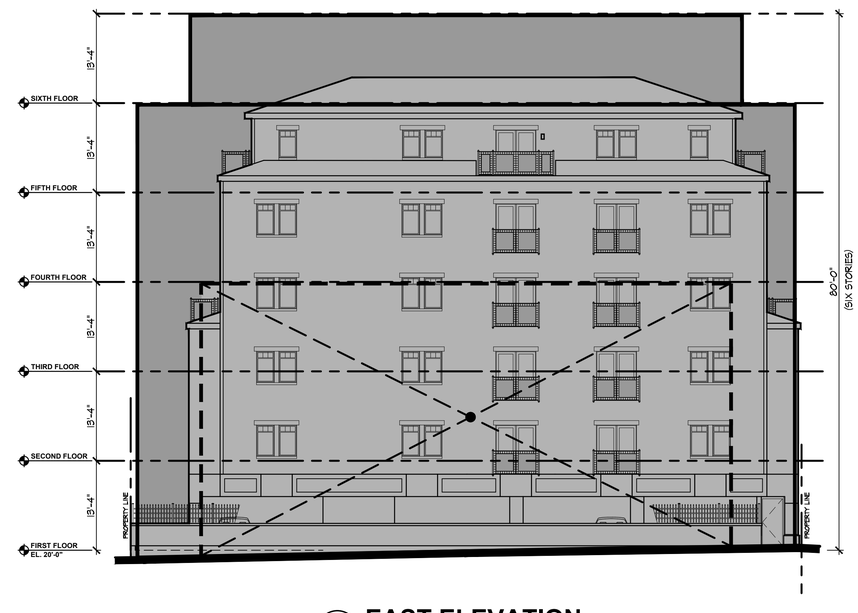
1 A-13 **NORTH ELEVATION (CHAPMAN STREET)**
SCALE: 3/32"=1'-0"



2 A-13 **WEST ELEVATION (CLAY STREET)**
SCALE: 3/32"=1'-0"



3 A-13 **SOUTH ELEVATION**
SCALE: 3/32"=1'-0"



4 A-13 **EAST ELEVATION**
SCALE: 3/32"=1'-0"

0 8 16 24 32
SCALE IN FEET

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NEW RESIDENTIAL DEVELOPMENT

CHAPMAN CORNER CONDOMINIUMS

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28 - 34 CHAPMAN STREET

DATE: JANUARY 7, 2015
SCALE: 3/32" = 1'-0"
DRAWN:
CHECKED:
REVISION:

JOB NO: 1512

OFFICE BUILDING STUDY

A-13