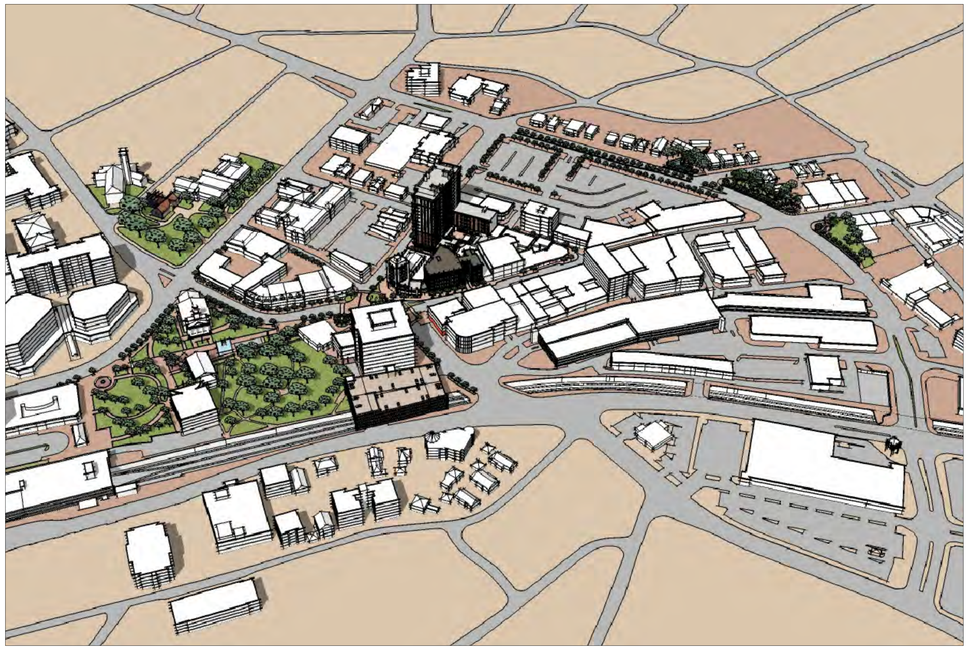
Quincy Case # _____
Date: _____
Approved By: _____

Merchants Row

1400 Hancock Street
Quincy, Massachusetts

Site Location Map

Project Map



C.O.C. Submission
October 1, 2012

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5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\C.O.C Sheets\A-000 - Title Sheet, Owners, Consultants.dwg

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Title Sheet / Owners, Consultants

SHEET TITLE:
A - 000

PLAN CONTENTS CHECKLIST

1. **Title page** name, addresses, telephone numbers of the applicant, the owner, if other than the applicant, and other agents for the applicant, such as the architect, landscape architect, engineer and/or attorney, and the name and address of the proposed project; table of dimensional and parking requirements, existing, required and proposed.

   See Cover Sheet, A-000;
   For parking requirements refer to sheet A-004.

2. **Plot plan** certified by land surveyor indicating total land area, boundaries, angles, dimensions of the site, areas of existing plant materials and trees over 8" diameter, ledge, soil conditions and percolation test data, north arrow, major topographical and landscape features, vicinity and locus maps.

   See Sheets EC-1 & EC-2

3. **Appropriately scaled and dated site plan(s),** not larger than 30" x 42", certified and stamped by a registered land surveyor, architect, landscape architect or engineer showing:

   Proposed use of the land and existing building, if any;
   See Sheets EC-1 & C-2

   Dimensions and locations of existing and proposed building(s) or other structures including height, setback(s) from property lines and total square footage of all floors, if applicable, type of building;
   See Sheets C-2 & A-004

   Locations and dimensions of any easements and public or private way, other burdens, covenants, existing or proposed; and adjacent roadways; benchmarks and monuments;
   See Sheets EC-1 & C-2

   At grade parking and loading areas showing number, location and dimensions of parking and loading spaces, driveways, access and sidewalks;
   See Sheet C-2 ;
   For dimensions of Parking Stalls and Loading Bays refer to sheets A-404 & A-405.

   Space for revision dates, Quincy case number and Approval signatures;
   A space has been provided to Cover Sheet A-000 for the City's use.

   Names and addresses of all property owners within 300' of the site boundaries; and
   See Sheet A-005

   Final plans as DWG files in AutoCad 2004 or earlier and wet stamped and signed hard copies;

   Entire submission, as PDFs files, is available on FTP site accessed using the following:

   Note: logging on is case sensitive and user must use Microsoft Internet Explorer to access the site

   Address is: FTP://75.99.255.85
   Folder: Quincy Merchants Row COC Submission
   User Name is: Merchants_Row
   Password is: COC_Submission

   All required stamped and signed hard copies provided with submission; wet stamped copies and AutoCad files of the finalized submission will be provided upon approval.

4. **A brief written description of the proposed project** in sufficient detail to describe the character and scope of the proposal to enable the Planning Board to determine its consistency with the URDP, including compliance with Quincy Center Design Guidelines;

   A complete narrative describing the above can be found at the end of this checklist.

5. **Front, side and rear elevations and sections** indicating the organization of functions and spaces in a generalized manner, height and layout relationships with proposed and adjacent buildings, bulk and/or roof lines, **floor plans** at ¼" = 1'-0", number and type of living units and rooms per unit, bedroom distribution; the total floor area and ground coverage ratio of each proposed building and structure; descriptions of setbacks, upper patios or interior parks; provide wind and shadow studies, if applicable due to impacts on adjacent structures, historic buildings or public spaces;

   See Sheets A-201 thru AL-301.0 for front, side and rear elevations and sections;
   See Sheets A-100.1 thru AL-103 for floor plans detailing each building;
   See Sheets A-004; AK-501 thru AL-502 for number and type of living units.

   Regarding wind impacts, Peter H. Guldberg, INCE, CCM, Managing Principal of TECH ENVIRONMENTAL, INC., based in Waltham, MA, has indicated that peak wind speeds would increase at certain locations near the tower, but that none of the changes in wind speed will be dangerous for pedestrians. Due to the extreme price, time impact and questionable predictability, a full wind analysis is not included in this proposal as reported to the Director of Planning on September 20, 2012.

   Shadow studies can be found on Sheets A-706 thru A-708.

6. **Color, materials and exterior features** of proposed structures; renderings or perspective drawings such as those utilized by the architect during studies of a project, show how visual privacy is achieved, show how audible privacy is achieved.

   For color, materials and exterior features; see Sheets AK-202.0 thru AL-203.0;
   Renderings and perspective drawings of the project are reproduced in black & white on Sheets A-703 thru 705 as part of the submitted drawing set;

   Color versions of the sheets listed above are provided separately in the Supplemental Materials booklet.

   Both visual and audible privacy are provided in several ways. Doors, provided on mechanical spaces at grade and the loading bays are opened only to allow ingress and egress by service vehicles, provide both a visual and acoustic screen of the loading and mechanical functions. Extent of these components can be seen on Sheets AK-201.0 & AL-201.2. Rooftop mechanical units are surrounded by acoustic enclosures that provide both visual and acoustic privacy. Components can be seen on Sheet AK-201.0 thru AL-201.2.

7. Indicate use of the latest **"green building" and "sustainability techniques"**, methods and materials in the overall design in accordance with the **Quincy Center District Design Guidelines**, as amended;

   As was stated in the April 30, 2012 DEIR filing for New Quincy Center, the project as a whole will achieve LEED-ND Silver and all buildings will be LEED-certifiable. More complete description of the measures that will be implemented can be found in the project narrative at the back of this section.

8. **Existing and proposed contour elevations** in two foot increments;

   See Sheet C-3

9. **Provisions for vehicular and pedestrian circulation** to adjoining property and neighborhood in general; roadway layout including but not limited to pavement and street widths, curb lines, right-of-way lines, cross-sections, alignments, sidelines, centerlines, points of tangency, lengths, bearings, radii and grades of roads, intersections within 100' of property lines;

   See Sheets C-2, C-5, C-6, & C-7

10. **Site landscaping and screening plan** showing open space and including sizes of trees and other plantings, use of indigenous materials, where appropriate, stone walls, fences and other features to be retained and/or removed, as well as color, size and type of landscaped surface materials; buffer zones; areas of irrigation;

    Many of the proposed landscaping materials take their cue from the COQ-Adams Green selections. This is particularly true in terms of paving materials, bicycle racks, bollards, tree grates, street tree species etc. As any of those specifications change, the specifications for Merchants Row will change correspondingly;
    See Sheet A-605 & A-607

11. **Outdoor and street lighting**, including location and intensity of lighting facilities;

    See sheet A-604 for location and fixture type;
    For photometric information refer to Electrical drawings.

12. **Dimensions and locations of signs**, proposed and existing; with installation details;

    See Sheet A-204 for locations of proposed building signage;
    All tenant signage is located in the proposed storefront zone which will follow the Design Guidelines for storefronts as articulated in the Development Design Standards dated October 10, 2010 and will be submitted to the COQ for review as leases are signed and spaces are designed;
    See Sheet A-406 for the typical signage associated with the parking garage;
    See Sheet C-2 for traffic associated signage.

13. Location and significance of **historic structures**, measures taken to preserve and protect historic sites;

    The Historic Granite Trust building property is encompassed by this proposal. The building is individually listed in the National Register of Historic Places and is located within the Quincy Historic District. As is indicated within this submission, the prominent tower section of the building, including its ground floor Art Deco banking room, as well as the lower-story sections of the building on both Hancock and Chestnut streets will be retained;
    The scope of rehabilitation in this proposal is limited to existing East Elevation;
    See Sheet AG-201.0.

14. Method for handling **solid waste disposal**, and for screening disposal facilities.

    Solid waste disposal for all tenants will be handled at the loading area located off Chestnut Street and the loading area located off the new Kilroy Way. As noted above, all loading areas are located behind glass roll-down doors that provide both an acoustic and visual screen of the service functions and that are open only to allow ingress and egress by service vehicles.
    See Sheets AK-201.0 thru AL-201.2.

15. Description and location of all proposed **mechanical and electrical system components**, including exhaust and ventilation system, transformers and satellite dishes; exposed mechanical equipment and vents should be indicated;

    The Kilroy

    The building will be provided a central heating and air conditioning system based on the use of water source heat pump units. A central condenser water plant consisting of cooling towers (roof mounted), pumps, heat exchangers and condensing type gas fired boilers located in a roof penthouse. Condenser water will distributed to water source heat pump units in each residential unit. Exhaust air from residential toilets will be exhausted through multiple energy recovery units. The garage will be provided with a mechanical ventilation system. The building will be provided with power from a pad mounted utility company transformer located at grade at 480/3/60. A dry type transformer will provide power at 208 volts to each apartment. Each apartment will be provided with a utility company meter for each unit. The building will be provided with a complete high rise fire alarm system. The building will be provided with a domestic water service from the city system with a single meter for the building. Local domestic water sub meters will be used at each residential unit to bill for water use. Domestic hot water will be made centrally at the roof penthouse using gas fired domestic water heaters. Hot water will be distributed to each unit. Storm and sanitary will be connected to the city system. The building will be provided with two fire protection water services from the city system. A fire pump will pressurize combination sprinkler standpipe risers serving wet sprinklers throughout the building. The building will be fully sprinkled including a dry system serving the garage.

    Granite Trust Lofts

    The building will be provided an air conditioning and heating system local to each residential unit. Each unit will be provided with an air cooled spit system including an indoor air handling unit and roof mounted air cooled condensing unit. Heat will be provided by a local instantaneous gas fired water heater located in each residential unit. This heater will provide both space heating and domestic hot water. Exhaust air from residential toilets will be exhausted individually. The building will be provided with power from a pad mounted utility company transformer located at grade at 480/3/60. A dry type transformer will provide power at 208 volts to each apartment. Each apartment will be provided with a utility company meter for each unit. The building will be provided with a complete high rise fire alarm system. The building will be provided with a domestic water service from the city system with a single meter for the building. Local domestic water sub meters will be used at each residential unit to bill for water use. Domestic hot water will be made locally within each unit. Storm and sanitary will be connected to the city system. The building will be provided with a fire protection water service from the city system. Combination sprinkler standpipe risers serving wet sprinklers throughout the building. The building will be fully sprinkled.

    See Sheet AK-101; And MEP documents for locations and details of the systems described above.

16. **Locations of and adequacy of existing and proposed on-site public utilities**, facilities and conditions (water, sewage and drainage), showing size and direction of flows;

    Refer to Sheet C-4 "Utility Plan" for the proposed utility layout for the Project. Additionally, refer to Sheets C-5, C-6, and C-7 "Plan and Profile" for flow direction and slopes. Existing public utilities are shown on Sheet EC-1, Existing Conditions Plan.

    Existing on-site utilities serving buildings to be demolished, such as sanitary sewer laterals, water service connections and/or roof drain connections will be will be removed during construction to facilitate the proposed development. The existing service connections and laterals will be abandoned in accordance with City of Quincy DPW regulations. Existing public utilities within the public rights of way are shown on the Sheet EC-1, and are compiled from field survey, City record data, City GIS data, City DPW tie cards and visual observation and are further described more fully below:

    Hancock Street
    Water: 12" Cast Iron Concrete Lined (CICL) Pipe, installed 1956
    Sewer: 8" Vitrified Clay (VC) Pipe, installed 1898
    Drainage: 12" Vitrified Clay (VC), 1954

    Chestnut Street
    Water: 12" Cast Iron (CI) Pipe, installed 1926 (size shown based on DPW discussions)
    Sewer: 8" VC Pipe, installed 1898 (no connections proposed to as part of this project)
    15" VC Pipe, installed 1929 (connections proposed as part of this project)
    Drainage: 12" VC, installed 1925

    Cottage Avenue
    Water: 8" CL, 1929
    Drainage: 8", 12", and 18" VC, 1925
    Sewer: 8" VC Pipe, installed 1898 (no connections proposed to as part of this project)
    15" VC Pipe, installed 1929 (connections proposed as part of this project)

    Proposed on-site utilities include the public water, sewer, drainage, and fire alarm as well as private utilities including gas, electric and tel/data. The proposed on-site water, sewer, and drainage infrastructure associated with the Project will connect to the existing public utilities within the public rights of way surrounding the development block. Private utility connections (gas, electric and tel/data) will be made to the existing infrastructure, or will be upgraded as required and shown on the Plans within the right of ways and coordinated with each private company.

    The proposed on-site drainage system within the Project is designed to accept and convey the 25-year storm event to the existing public stormwater infrastructure within the rights of way. Public improvements will consist of new deep sump catch basins at appropriate locations within the rights of way designed to accept the 25-year storm events, which will convey flows to the existing stormwater infrastructure. Improvements to the existing stormwater system to specifically increase the existing capacity of public stormwater system are not proposed as part of this project, however the drainage systems within the public right of ways will be upgraded at a future date when the surrounding development is constructed.

    The proposed sanitary sewer system discharges into the municipal sewer system within the public rights of way. Wastewater flows will be connected to the 15" pipe within Chestnut Street and to the 8" pipe in Hancock Street. Through discussions with the City of Quincy DPW there does not appear to be any capacity limitations at this time in these segments of sanitary sewer.

    Cottage will have redundant connections to the existing water system, and the remaining buildings will connect to the existing water system per City of Quincy DPW regulations. Existing fire hydrants shall be adjusted along the frontages of the development block. Through discussions with the City of Quincy DPW there does not appear to be any demand or capacity limitations at this time in these segments of waterline.

    The existing Fire Alarm conduit within the Hancock Street right of way is currently constructed with a substandard depth of bury. The existing Fire Alarm conduit is proposed to be reconstructed at an acceptable depth per City of Quincy Fire Department regulations, and will be coordinated accordingly.

    In addition to the public utility improvements proposed as part of this Project, the City is proposing the Adams Green Transportation Improvement project which abuts this Project along certain segments of Hancock Street and Chestnut Street. The Adams Green Transportation Improvement Project is currently in designed and review and is shown on the Plans for reference. The Utility Plans identify the limits of the Adams Green Transportation Improvement project, and will continue to coordinate public improvements within the rights of way to be designed and constructed by others.

17. **Engineering plans and profiles**, drawn to subdivision requirements, including streets, sidewalks, drains, sewers, water mains and public utility extensions, and connections with existing or proposed rights of ways and/or easements such as gas, electric, telephone, fire alarm, E.M.H., transformers, pads, cable and fiber optics;

    See Sheets C-5, C-6, & C-7

18. **Engineering feasibility studies** of anticipated problems i.e. noise, blasting, etc., if deemed necessary by the Board;

    Such studies will be provided if and as requested by the Board.

19. **Demolition and construction procedures** including impact mitigation measures, and an estimate of the time period required for completion of the development; construction cost estimates: site preparation, unit costs, service and ancillary functions;

    Please refer to the Construction Management & Interim Parking Plan by Suffolk Construction dated 9/25/12 submitted to the City of Quincy under separate cover.

20. **A traffic study** including estimated peak hour traffic volumes generated by the proposed use in relation to the existing volumes and projected future conditions or, if the project is, a traffic impact analysis which is prepared by a professional traffic engineer;

    A full traffic report for the entirety of the New Quincy Center development was prepared and submitted as Appendix B to the April 30, 2012 DEIR submission. An electronic copy of that

21. **General summary of proposed easements** or other burdens now existing or to be placed on the property;

    See Sheets EC-1 & C-2

22. **Recreation and common areas** such as, but not limited to, community center, tennis court, swimming pool, paths (hiking, bicycle, etc.), community gardens, other common areas;

    See Sheets A-604 & A-608.

23. **Wetlands, ponds, Rivers Act regulated areas and surface water bodies**, as defined under the Wetlands Protection, M.G.L. Chapter 31, Section 40, and rules promulgated thereunder, 310 C.M.R. 10.00; or any other conditions that may trigger a N.O.I.; floodplain;

    As documented in the DEIR for the New Quincy Center project as a whole, there are no regulated resource areas within the boundaries of the Merchants Row development.

24. **Photographs** of at least 8 x 10 inches, showing the development site and the surrounding parcels;

    Black and white photographs of the site are included on Sheet A-800 & A-801 of the submission set. Color copies of the photographs are included in the supplement.

25. **Document/show compliance with additional related zoning sections, but not limited to**; Urban Renewal uses; Inclusionary Zoning; Traffic Visibility Across Corners; Dimensions of Parking Spaces; Table of Loading Area Requirements; Tree Protection;

    All of the uses proposed as part of Merchants Row are permitted as Urban Renewal Uses. These include retail and consumer uses and multi-family residential. Under the City of Quincy's Zoning Code, Urban Renewal Uses are exempt from Section 5.2 – Loading Facilities and 6.3 Traffic Visibility Across Corners. In addition, the provisions of Section 7.1 – Affordable Housing Ordinance do not apply to Urban Renewal Uses.

26. **Such other information as will aid the PGA in judging the application** and in determining special conditions and safeguards, and as the PGA should deem necessary, in its determination of completeness of said application;

    Should PGA request additional information in order to assist in the evaluation of this application, it will be provided.

27. **Miscellaneous information** such as estimated rents, proposed financial plan; available grant programs that may benefit the project; Terms of Homeowners or Condominium Association agreement, where applicable, long term maintenance of roads, drainage & retention basins, common areas, utilities, snow removal and trash, compliance with all applicable Fair Housing laws.

    No additional information is provided.

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
C.O.C. Checklist

SHEET TITLE:
A - 001.1

URBAN DESIGN NARRATIVE

The purpose of this narrative is to provide a brief written description of the proposed project in sufficient detail to describe the character and scope of the proposal to enable the Planning Board to determine its consistency with the URDP, including compliance with Quincy Center Design Guidelines.

Introduction - *The Start of a new Quincy Center Downtown*
Although the block that is the location of the new Merchants Row was not anticipated as the initial development site, along with the new Adams Green infrastructure, it is hard to imagine how it could have been any other way. Combined with Adams Green, Merchants Row represents almost every aspect of the new Quincy Center, from history to public space to building design, particularly as specifically articulated in the Development Design Guidelines and Standards. More specifically, the following description and list of items describes exactly how that is the case, using the general outline of those documents.

History - *Preserve and Celebrate Quincy Center's rich history.*
History and its expression was a key consideration in the development of every component of the new Merchants Row. Of course, on this block that starts with the Granite Trust Building which is identified as a very prominent historic asset of the downtown area.

Granite Trust Building:
Current uses in the building are being maintained (retail/commercial at the street level and office/commercial on the floors above). While no significant renovation is anticipated, any such work will follow the Secretary of the Interior's Standards. Certainly any change in street retail tenants will allow the opportunity to re-enliven the building's storefronts with merchandise. Added signage (such as at the entrance) and/or other elements (awnings, lighting) will have a historically accurate and 1400-inspired character. However, the only renovation currently anticipated is to remove most, if not all, of the non-original, architectural 'barnacles' (HVAC ducts, ATM drive-thus, vents, windows, etc…) on the rear of the building and to create a new 'back' entrance from the banking hall to Kilroy Way for identity and access to the new parking garage. See sheet AG-201.

Granite Trust Lofts:
Respect for the Granite Trust building has also been reflected in the massing and design of the adjacent Granite Trust Lofts in the following manner;

- Scale of the building has been kept to a low 5 stories;
- Building has been significantly pulled away from the existing Granite Trust building by 30' where it touches at Hancock Street and stepped back 38' from the property line;
- The loft building's architectural style and detail, color, street level storefront and materials have all been designed to reflect an Art Deco orientation and to match 1400 Hancock's existing materials and aesthetic.

The Kilroy and Kilroy Way:
Local Quincy history also drives the brand of the rest of the block, starting with the name of Merchants Row which was conceived as way to bring alive many of Quincy's past commercial and other historic interests. See the Arts and Placemaking section of this narrative for more discussion on that.

View Corridors and Identity Elements - *Convey Quincy Center's unique identity and rich mix of activities.*
There are two key view corridors identified in the guidelines for this block which revolve around protecting views to and from the Granite Trust building. First and foremost is the view from the north down Hancock Street through the new Adams Green. Secondly, is the view up commercial Hancock Street.

Adams Green view to Granite Trust:
The prominent view to the Granite Trust from the north has been completely protected and enhanced through the COQ's design of the new Adams Green. This view is now significantly enhanced through the creation of a major public space, accomplished by the reconfiguration of Hancock and Granite Streets, in front of the building. Our intention is to place a public art piece combined with a lighting component in that plaza to highlight the building and pedestrian experience. As part of the Art and Placemaking strategy we are anticipating significant architectural lighting at the top of the tower.

Hancock View to Granite Trust:
The view from the south up Hancock Street is also identified as a significant corridor in the guidelines. This view has been significantly protected by keeping the Granite Trust Lofts low (5 stories) and pushing them back from the property line 3'-4" to 9'-5" to create wider sidewalks along Hancock Street.

Streets - *Foster a network of pedestrian friendly streets.*
The block of Merchants Row anticipates new sidewalks along three key existing streets and one new way. They are Hancock Street, Chestnut Street and Cottage Avenue. A new street known as Kilroy Way is being introduced to break down the 'super-block' while creating pedestrian access to more street shops, a new public place known as the Kilroy Courtyard and pedestrian access to the public parking garage. Each of these new streets will have new urban sidewalks that add all of the elements of a successful urban place including:

- Wider sidewalks;
- New granite curbing;
- New paving systems including brick pavers;
- New pedestrian scaled lighting;
- New street trees and planted tree beds;
- New street furnishings, benches, bike racks and other amenities;
- New café and merchandise zones.

Specific design concepts and new elements for each street are as follows:

Granite Street/Adams Green: This is part of the COG's Adams Green Scope and follows their specifications.

- Larger public space with a new planter/art/lighting element (part of MR scope);
- New granite curbing;
- New asphalt topping;
- New street trees with significant tree beds consisting of granite curbing, iron fencing and planting beds;
- New street lights to match existing Hancock lighting;
- New street furnishings and amenities.

Hancock Street New/Adams Green: This is also part of the COG's Adams Green Scope and follows their specifications.

- Larger sidewalk (18') with new planter element (part of MR scope);
- New granite curbing;
- New asphalt topping;
- New street trees with significant tree beds consisting of granite cobble curbing, and planting beds;
- New street lights to match existing Hancock lighting;
- New street furnishings and amenities to match Adams Green.

Hancock Street Existing: This is not part of the COG's Adams Green Scope but largely follows their specifications.

- Newly paved brick and concrete sidewalks widened (18') at the ends and at mid-block;
- New granite curbing;
- New asphalt topping;
- New street trees with significant tree beds consisting of granite cobble curbing, and planting beds;
- New street lights to match existing Hancock lighting;
- New street furnishings and amenities to match Adams Green.

Chestnut Street New/Adams Green: This is part of the COG's Adams Green Scope and largely follows their specifications.

- Newly paved brick and concrete sidewalks widened (18') at the ends and at mid-block;
- New granite curbing;
- New asphalt topping;
- New street trees with significant tree beds consisting of granite cobble curbing, and planting beds;
- New single-head street lights similar to existing Hancock lighting family;
- New street furnishings and amenities to match Adams Green.

Chestnut Street Existing: This is not part of the COG's Adams Green Scope but largely follows their specifications.

- Curb-side parking is moved across Chestnut to allow street trees and better pedestrian experience;
- Newly paved brick and concrete sidewalks widened (18') at the ends and at mid-block;
- New granite curbing;
- New asphalt topping;
- New street trees with significant tree beds consisting of granite cobble curbing, and planting beds;
- New single-head street lights to match existing Hancock lighting family;
- New street furnishings and amenities to match Adams Green.

Cottage Street New: This is not part of the COG's Adams Green Scope but largely follows their specifications.

- Curb-side parking is broken up to allow street trees and better pedestrian experience;
- Newly paved brick and concrete sidewalks widened (8' from 6') and larger (12') at the Chestnut end;
- New granite curbing;
- New asphalt topping;
- New street trees with significant tree beds consisting of granite cobble curbing, and planting beds;
- New single-head street lights to match existing Hancock lighting family;
- New street furnishings and amenities to match Adams Green.

Kilroy Way New: This is a completely new street that is more pedestrian biased than vehicular.

- No curb-side parking allows the street to be closed and used for pedestrian only events;
- Newly paved brick sidewalks and granite cobble travel lane;
- New granite 'curbing';
- New street trees with significant tree beds consisting of granite cobble curbing, and tree grates in addition to trees in concrete planter boxes;
- New single-head street lights and special over-head suspended lights;
- New street furnishings and amenities to match or complement Adams Green.

Public Squares & Parks - *Build a new generation of spaces to promote civic life.*
The design guidelines suggest a number of new public spaces will be necessary in the new Quincy Center. One of those spaces is a larger civic green which is being accomplished by the completion of the new Adams Green of which Merchants Row (and particularly the Granite Trust building) is a key gateway to the commercial part of the new downtown.

In addition, the new wider sidewalks along Hancock and Chestnut will serve a major role as new civic/social space with their street retail, cafes and sidewalk merchandising.

The guidelines also specifically call for a pattern of urban squares of different sizes that represent the best places to enjoy the rich mix of experiences downtown—places animated by a combination of public amenities such as fountains and art, and private amenities such as shops, restaurants, entertainment, etc… Merchants Row is providing two of those spaces, Kilroy Way and the Kilroy Courtyard which is connected to Cottage Street by the 'You Are Here' pedestrian via.

Kilroy Way: As already mentioned in the Streets section of this narrative, the new Kilroy Way is a mid-block connection that is more oriented towards pedestrians while allowing some vehicular access. It is a small lane or alley similar in scale and character to the great alleys of Beacon Hill. It is lined with retail shops and provides a new entrance to the Granite Trust Banking Hall in the back.

Kilroy Courtyard: The central focal point of the Kilroy building is the Kilroy Courtyard which is a 60' x 60' urban courtyard that features a large green lawn, a lawn covered pavilion in a plaza and a new fireplace. This setting is designed for community gathering and features active cafes around its edge for the restaurants expected on the first floor.

Street Wall & Massing - *Design buildings that animate Quincy Center's emerging skyline.*
The guidelines suggest the desire to build out sites to the 'street-wall' with occasional breaks for public spaces. These street-walls should be animated with retail, outdoor cafes and other urban amenities. Heights should be mediated at various levels with special attention paid to the tops of very large buildings.

Street Wall Edge: The design of Merchants Row incorporates street retail at all of its edges with outdoor café and merchandising zones wherever possible along that edge. The location of this condition is illustrated on sheet A-204.

Height and the Kilroy Tower: As suggested by the guidelines, the height throughout the block is primarily organized with a 5-story building height along Cottage Street and Hancock Street, with single-story buildings throughout the interior of the site. These variations in height match well with the other buildings on the block which range from 1 to 3 stories. In addition to setting the building back 10' at its corners, height is also a key organizing feature of the Chestnut elevation which features architectural breaks in detail and materials at floors 2, 5, and 13 to mediate its impact.

The facade of the larger building is broken into distinctly smaller facade components. The top of the building projects a strong traditional front to the rest of downtown along Chestnut Street while projecting a new, more modern façade to the center of the downtown district.

Parking & Transit - *Provide convenient parking that serves, but does not shape, Quincy Center.*
The guidelines suggest providing a parking system that is very efficient in terms of number of cars and are shared in a format that has the least impact on the street and urban environment while encouraging the use of other forms of transit.

The Parking Garage: The parking on this site could not have less visual impact or greater integration on the site. In addition to keeping curb-parking on all three sides of the block and enhancing that with new sidewalks, the site provides almost 200 cars in two below-grade levels under the Kilroy site. There is only a small 28' wide parking entrance from Cottage Street along the entire street wall edge.

Other Transportation Modes: Pedestrians enter the garage through an elevator core right in the middle of the site for equal access to all adjacent buildings and blocks. In addition, this garage and its street core are the key location point for bike racks at street level and in the garage. ZipCar availability will be studied as a part of this system as well. Needless to say, the new upgrades at Adams Green and all the surrounding sidewalks of Merchants Row, plus the mid-block Kilroy Way emphasize a beautiful and convenient pedestrian realm that supports use of the Quincy Center T-Station. Conversations with the MBTA to determine the appropriateness of a bus stop along Hancock (at the mid-block bump-out) are underway.

Buildings - *Design Street-level facades to reinforce Quincy Center's vitality and quality.*
The design guidelines suggest that for new buildings, through street-floor uses, facades, massing, materials and details, should establish a sense of continuity with neighboring buildings while introducing imaginative and high quality design of this generation. Just some of the guidelines that we have addressed in the design of the buildings include:

First Floor Uses:

- Mostly street-retail and building lobbies with more than 50% transparency;
- Loading and/or MEP is behind glass roll-up doors or screens with interesting art applications;
- Street level floor-to-ceiling height is greater than 16';
- Street level materials consist of granite or stone base and low/no maintenance long-term materials.

Storefront Guidelines: Design and display standards in the guidelines are anticipated to be fully complied with;

- Clear glass is anticipated on all buildings (depending on 'Stretch Code' implications).

Other Guidelines: We anticipate compliance with all design guidelines, including;

- Doors and entrances;
- Windows;
- Exterior materials;
- Exterior building lighting;
- Building systems;
- Signage;
- Awnings.

Sustainability - *Build a restorative downtown and celebrate Quincy Center's natural assets.*
The intention of Merchants Row is to meet and/or exceed LEED-ND Silver and all buildings will be LEED-certifiable. Leading the way, Merchants Row encompasses two new buildings, both of which will incorporate significant sustainable components, and are expected to be LEED-certifiable at the Silver level at a minimum. Among the sustainable measures being incorporated are the following:

Site: An underlying benefit of New Quincy Center as a whole, and for Merchants Row in particular, is that it is intrinsically sustainable because it is a high-density redevelopment in an existing urban area well served by and connected to transit. Merchants Row encompasses well-designed sidewalks that will circle the block and a new inner block way that will penetrate the block providing excellent connectivity and an improved pedestrian environment.

Water Management: Water efficient landscaping, including the use of native species, is specified to minimize water use. A "green roof" is designed as a centerpiece of The Kilroy and as a public gathering place for local residents and visitors. Rain barrels or cisterns and rain gardens will be incorporated as possible and appropriate to increase stormwater infiltration, treatment and reuse. Water conserving fixtures, including low-flow faucets and toilets, will be used in the residential units as well as the facilities serving the commercial tenants.

Energy: Energy STAR rated HVAC units will be used, and Energy Efficiency Ratios (EER) will be 10% above Code. Energy Management Systems (EMS) will be employed to monitor and control the heating, air conditioning, refrigeration and lighting systems for the buildings. HVAC supply ducts will be sealed, leak tested and insulated to reduce energy costs. Building envelope will exceed Code for the roof, walls, slab and fenestration. Wall insulation will be 10% higher than Code. Slab insulation will be R-15. Window type and design will carefully balance Solar Heat Gain Coefficient (SHGC) with Visible Transmittance (VT) to reduce solar gain while admitting natural light. Windows will be double-pane, low-e glass with a U value no higher than 0.29. Window area and design will allow deep penetration of natural light into buildings. Occupancy sensors will be used for all spaces not regularly occupied. Interior Light Power Density (LPD) will be at least 10% below Code for the retail and office spaces and for the public areas of the residential buildings. Exterior LPD will be at least 60% below Code, without compromising safety, through the use of LED lighting within the structured parking areas. Energy STAR appliances will be utilized in the residential units. Adequate space will be provided for the storage and collection of recyclables for both residential and commercial tenants. A Tenant Manual will be prepared to encourage tenants to recycle materials such as bottles, cans, office paper, cardboard and pallets, and to properly dispose of any hazardous materials such as fluorescent bulbs.

Materials: Whenever possible, the project will use environmentally friendly building materials, including materials with recycled content and low-VOC content. The generous use of trees around the project site will contribute to reducing the urban heat island effect as will the incorporation of a green roof space above the parking at The Kilroy. Reflective cool roofing materials will contribute to an energy efficient envelope and reduce the urban heat island effect.

Indoor Air Quality: Building exteriors will be designed to control moisture, daylight and temperature fluctuations. HVAC systems will be carefully sized to match the needs of each building. Adequate ventilation, particularly for residents, will be provided to improve indoor environmental quality. As noted above, window area and design will allow deep penetration of natural light into buildings.

Transportation: Merchants Row is designed to connect seamlessly with other areas of downtown Quincy both currently and into the future with the development of all of New Quincy Center. Ease of circulation, whether on bikes, on feet or in cars, is supported by well-designed sidewalks, ways, new and rebuilt streets, and easily accessed parking areas, on street and in the garage. Bike racks are conveniently located and the use of car sharing, carpools and scooters/mopeds are anticipated and will be supported. Proximity to the Quincy Center T station assures that multi-modal transportation options will be utilized by the new residents as well as office workers, retail tenants and their customers. The new Kilroy Way breaks down the scale of the block and is a shared space that is biased toward the pedestrian but supports use by vehicles. This ensures that it will be a well-used connector between Chestnut and Hancock streets. Shared parking, and the creation of new public parking assets, is fundamental to the design of the parking system on this site and throughout New Quincy Center. On-street parking is provided wherever possible around the site.

Public Art & Placemaking - *Create a Public Art and Place-Making Program.*
It is our intention to participate in the public art and placemaking program on-site within the Merchants Row block. We will begin developing some or all of these concepts in connection with the COQ's Commission at the appropriate time.

Initial areas for consideration includes, but is not necessarily limited to the following:

1. 'You Are Here' pedestrian Via entrance sign;
2. 'You Are Here' pedestrian Via mirror and lighting arcade;
3. 'Tree of Life' lantern and wall lighting graphic;
4. 'Merchant's Heaven' Pavilion;
5. 'History of Granite Cutting' fireplace;
6. The Kilroy Story wall;
7. 'Merchants Row' Mural;
8. 'Corner Store' Retail Shop;
9. 'Merchants Gallery';
10. 'MR' Sign (2);
11. 'They Were Here' Storefronts (2);
12. 'Remmick's (or other historic) Ghost Sign;
13. Granite Lofts Ghost Sign;
14. Q-Planter with Big Q Light Column;
15. Crown of Light on top of 1400 Hancock;
16. Cottage Street gateway pylons/lights.
    Bonus: Restored or Replaced Granite Trust Sidewalk Quote.

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
C.O.C. Narrative

SHEET TITLE:
A - 001.2

DRAWING LIST:

General:

A-000	Title Sheet / Owners, Consultants
A-001.1	C.O.C. Checklist
A-001.2	C.O.C. Narrative
A-002	Drawing List and Legend
A-003	Scope of Project
A-004	Project Data / Setback
A-005	Abutter's List
EC-1	Existing Site Conditions (Survey)
EC-2	GeoTech Report prepared by Haley & Aldrich, Inc.

Civil:

C-1	Legend and General Notes
C-2	Layout and Materials Plan
C-3	Grading and Drainage Plan
C-4	Utility Plan
C-5	Plan and Profile Hancock Street 1
C-6	Plan and Profile Chestnut Street
C-7	Plan and Profile Cottage Avenue
C-8	Typical Roadway Cross Sections
C-9	Details Sheet 1
C-10	Details Sheet 2

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A-100.2	Lower Level 1 Overall Plan
A-101	Street Level Overall Plan
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A-104	Roof Overall Plan
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AK-201.2	The Kilroy - Kilroy Way Elevation
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AK-201.4	The Kilroy - Kilroy Courtyard Elevation
AK-201.5	The Kilroy Retail - Kilroy Way Elevation
AL-201.0	Granite Trust Lofts - Hancock Street Elevation
AL-201.1	Granite Trust Lofts - Kilroy Way Elevation
AL-201.2	Granite Trust Lofts - Kilroy Way Elevation
AG-201.0	Historic Granite Trust Tower - East Facade
AK-202.0	The Kilroy - Rendered Chestnut Street Elevation
AK-202.1	The Kilroy - Rendered Kilroy Courtyard Elevation
AK-202.2	The Kilroy - Rendered Kilroy Way Elevation
AK-202.3	The Kilroy - Rendered Cottage Ave Elevation
AK-202.4	The Kilroy Retail - Rendered Kilroy Way Elevation
AL-202.0	Granite Trust Lofts - Rendered Elevations
AK-203.0	The Kilroy - Chestnut Street Elevation Materials, Patterns and Colors
AK-203.1	The Kilroy - Chestnut Street Elevation Materials, Patterns and Colors
AK-203.2	The Kilroy - Cottage Ave Elevation Materials, Patterns and Colors
AK-203.3	The Kilroy - Kilroy Courtyard Elevation Materials, Patterns and Colors
AK-203.4	The Kilroy - Kilroy Retail Elevation Materials, Patterns and Colors
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AK-301.0	The Kilroy - North South Building Section
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AK-501	The Kilroy - Enhanced Residential Unit Layout
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AL-501	Granite Trust Lofts - Residential Unit Layouts
AL-502	Granite Trust Lofts - Residential Unit Layouts
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A-603.0	Kilroy Courtyard Site Elements
A-603.1	Kilroy Courtyard Site Elements
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A-605	Landscape & Lighting Specification
A-606	Site Amenity Locations
A-607	Site Amenity Specifications
A-608	Art / Placemaking
A-700	Design Studies - Rendered Perspectives
A-701	Design Studies - Rendered Perspectives
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A-708	Site Shadow Studies for the Month of June
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A-800	Context Photos
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S-301	Grade Level Plan

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M-203	Fuel Oil Flow Diagram
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M-303	Tower HVAC Riser Diagram #3
M-304	HVAC Enlarged Interior Mechanical Closet Layout
M-401	HVAC Details Sheet #1
M-402	HVAC Details Sheet #2
M-403	HVAC Details Sheet #3
M-601	HVAC Typical Unit Plans

Electrical:

E-001	Electrical Symbol List
E-1P1	HVAC Garage Level Lighting Plan
E-401	Electrical Riser Diagram
E-601	Electrical Typical Unit Power & Lighting Plans
E-602	Electrical Typical Unit Fire Alarm Plans

Plumbing:

P-001	Plumbing Legend Sheet
P-301	Plumbing Kilroy Domestic Water Riser Diagram
P-302	Plumbing Kilroy Sanitary Riser Diagram
P-303	Plumbing Tower Domestic Water Riser Diagram
P-304	Plumbing Tower Gas Riser Diagram
P-401	Plumbing Details Sheet #1
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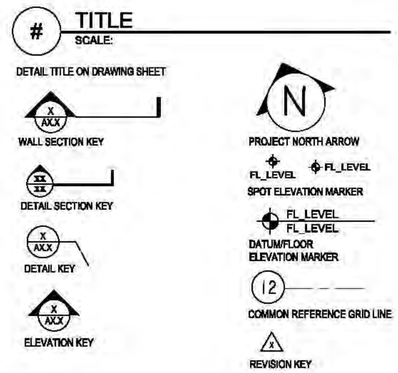
P-403	Plumbing Details Sheet #3
P-601	Plumbing Typical Unit Plans

Fire Protection:

FP-001	Fire Protection Legend & Schedule Sheet #1
FP-002	Fire Protection Detail Sheet #2
FP-1P1	Fire Protection Garage Plan
FP-301	Fire Protection Kilroy Riser Diagram
FP-302	Fire Protection Tower Riser Diagram
FP-601	Fire Protection Typical Unit Plans

SYMBOLS:



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MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

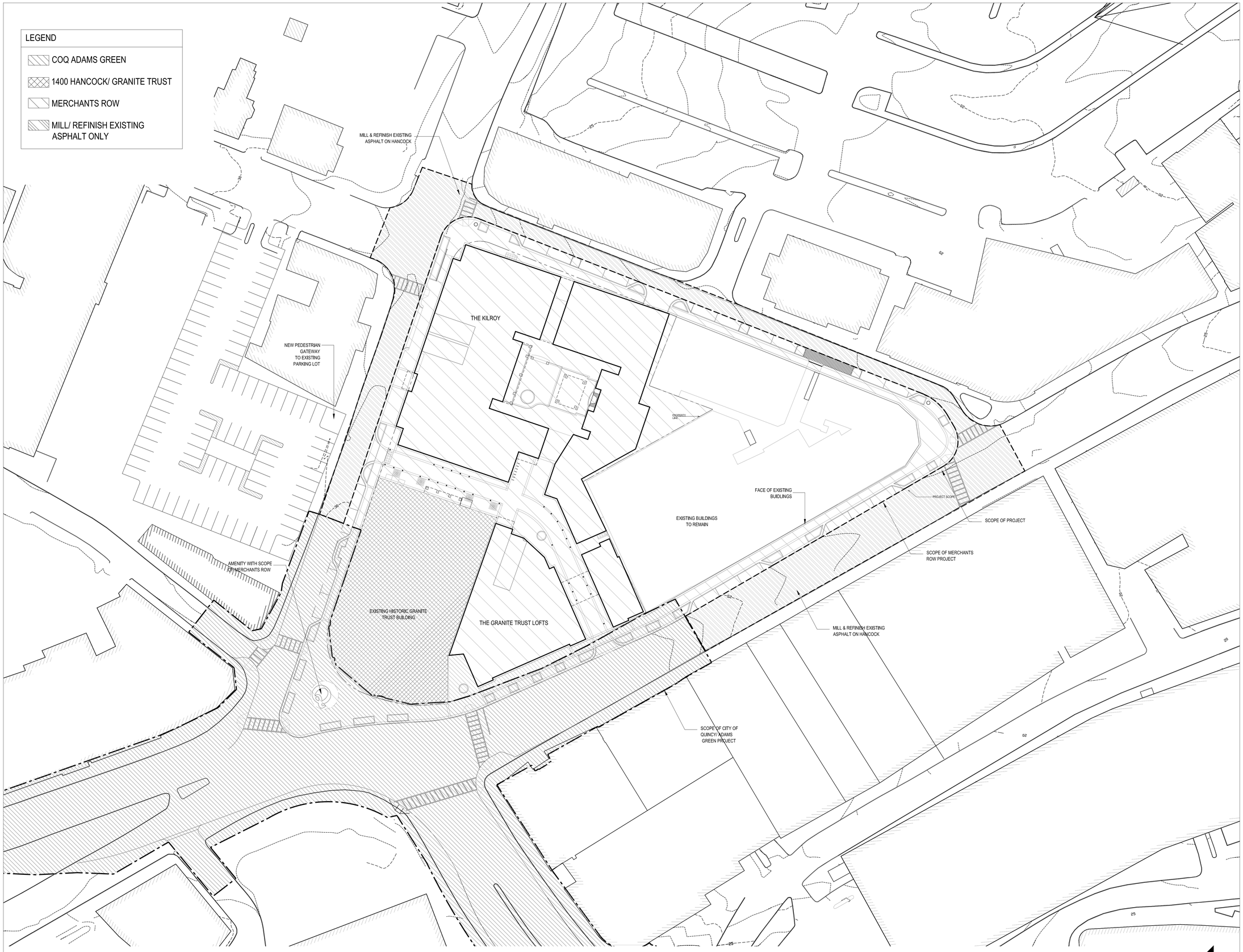
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:

Abbreviations, Legends, List of drawings

SHEET TITLE:

A - 002



1 Merchants Row
1:30

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\C.O.C Sheets\A-003-Scope of Project.dwg

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MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1:30
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Scope of Project

SHEET TITLE:
A - 003

MERCHANTS ROW: Zoning Calculations

Site Area (SF)		**115,585**
Building Gross Floor Area (SF)		
	Historic Granite Trust	Existing
	Granite Trust Lofts	54,879
	The Kilroy	230,597
	TOTAL PROPOSED:	**285,476**
Building Footprint (SF)		
	Historic Granite Trust	Existing
	Granite Trust Lofts	10,955
	The Kilroy	22,985
	TOTAL PROPOSED:	**33,940**

MERCHANTS ROW: Building Data

	Historic Granite Trust	Granite Trust Lofts	The Kilroy
Building Heights:	Existing	5-story	15-story
Building Uses:			
Retail	11,000	10,375	26,975
Restaurant			
Office	24,000	na	na
Residential (multi-family):	-	-	-
Studio	na	8	72
1 Bedroom	na	52	102
2 Bedroom	na	-	72
TOTAL DWELLING UNITS		60	246

MERCHANTS ROW: Parking Analysis

PARKING REQUIRED

	OFFICE	RETAIL (Street)	RESIDENTAL (rental apartment)	TOTAL PARKING REQUIRED
Historic Granite Trust				
Requirement	2/ 1000	.5/ 1000	.5/dwelling unit	
GFA	24,000	11,000	na	
	48	6	0	54
The Kilroy				
Requirement	2/ 1000	.5/ 1000	.5/dwelling unit	
GFA	na	26,975	na	
Dwelling Units			246	
	0	14	123	137
Granite Trust Lofts				
Requirement	2/ 1000	.5/ 1000	.5/dwelling unit	
GFA	na	10,375	na	
Dwelling Units			60	
	0	5	30	35
TOTAL PARKING REQUIRED				**226**

PARKING PROVIDED

The Kilroy			
Lower Level Parking 1			
Standard (9'-0" x 18'-0") *	75		
Compact (8'-6" x 18'-0") *	17		
Handicap (9'-0" x 18'-0") *	2		
	94		
Lower Level Parking 2			
Standard (9'-0" x 18'-0") *	73		
Compact (8'-6" x 18'-0") *	17		
Handicap (9'-0" x 18'-0") *	2		
	92		
TOTAL PROPOSED PARKING		**186**	
EXISTING QUINCY MUTUAL SURFACE LOT **		**48**	
TOTAL PARKING PROVIDED			**234**

PARKING SUMMARY

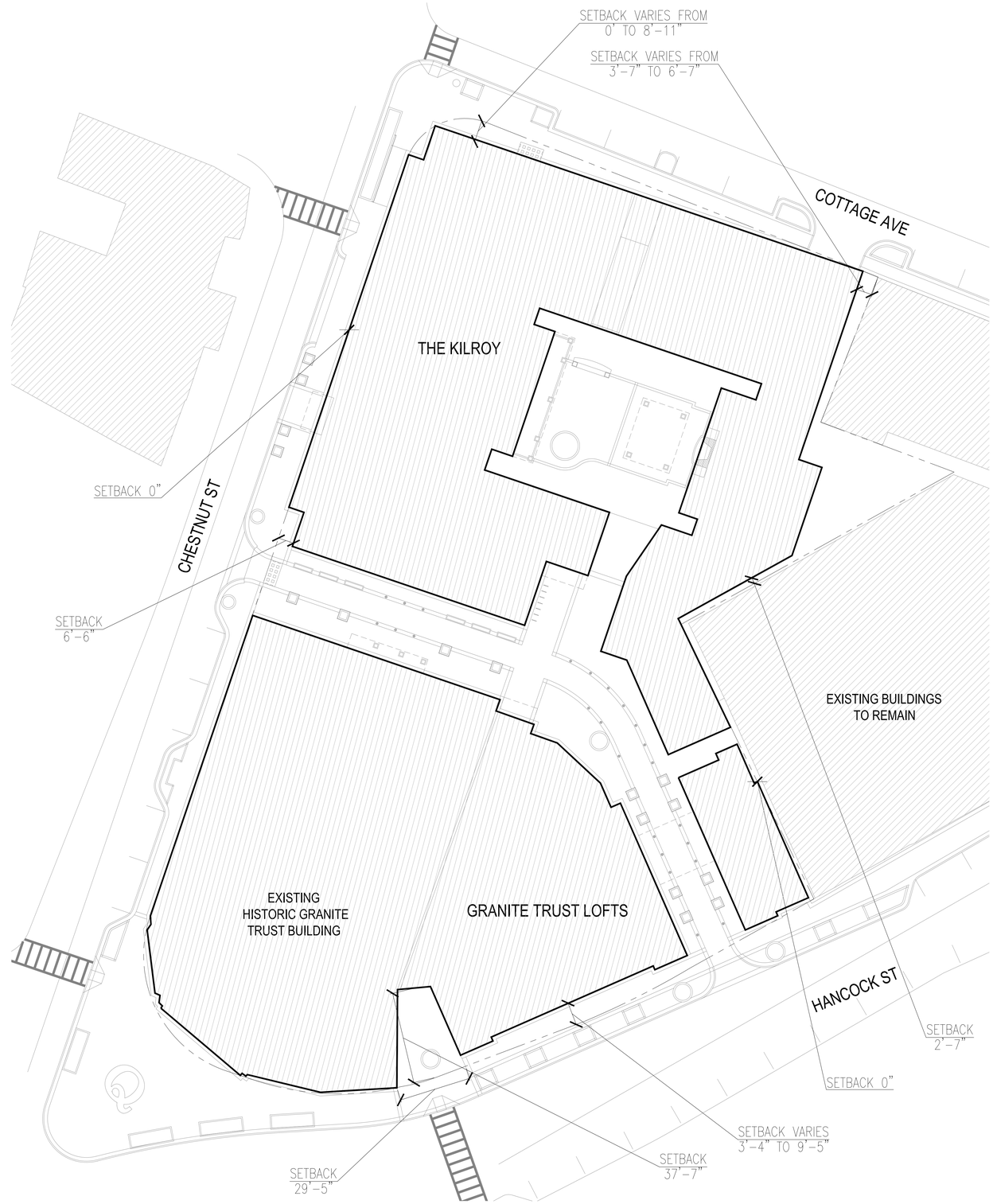
TOTAL PARKING REQUIRED:	226	
TOTAL PARKING PROVIDED:	234	
PARKING DELTA		**8**

LOADING PROVIDED

	Size Required	Size Provided	Number Provided
The Kilroy	10'x40'	18'x41'	2
Granite Trust Lofts	10'x40'	15'x45'	1
TOTAL LOADING BAYS PROVIDED			**3**

* **NOTE:** REFER TO SHEET A-404 FOR DIMENSIONS OF PARKING PROVIDED

** **NOTE:** QM LOT AVAILIBLE FOR USE UNTIL THE OPENING OF STEP 1



1 Site Plan
1:20

0' 20' 40' 80'

N

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SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Project Data/ Setback

SHEET TITLE:
A - 004

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QUINCY, MA

Location	Map	Map Cut	Blo Cut	Lot Cut	Uni Cut	Grantee	Mailing Address	Mailing Address 2	City	St	Zip
13 TEMPLE STREET (-17)	1136	2				RICCIARDI LYGEIA M TREE	C/O KEBANK NATL ASSOC ATTN SER	911 MAIN STREET SUITE 1500	KANSAS CITY	MO	64105
1342 HANCOCK STREET (-1368)	1136	3				QUINCY ADAMS	110 CLARK ROAD		BROOKLINE	MA	02146
1370 HANCOCK STREET	1136	4	MGMT			EVANS FRANCIS A ETAL TREES	QUINCY SAVINGS BANK CONDOS	343 NEWPORT AVE	QUINCY	MA	02170
1372 HANCOCK STREET #U101	1136	4	U#101			ELKADRY ANAN TREE	1372 HANCOCK STREET	UNIT 101	QUINCY	MA	02169
1372 HANCOCK STREET #U102	1136	4	U#102			QUINCY SUN PUBLISHING	1372 HANCOCK ST U#102		QUINCY	MA	02169
1372 HANCOCK STREET #U201	1136	4	U#201			RANDALL DOUGLAS A TREE	191 DOWNER AVENUE		HINGHAM	MA	02043
1372 HANCOCK STREET #U202	1136	4	U#202			BOWE THOMAS F & MAUREEN E	1372 HANCOCK ST U#202		QUINCY	MA	02169
1372 HANCOCK STREET #U203	1136	4	U#203			BOWE THOMAS F ETAL TREES	1372 HANCOCK STREET #U202		QUINCY	MA	02169
1372 HANCOCK STREET #U204	1136	4	U#204			ICTECH-CASSIS JOHN &	35 TEABERRY LANE		BRAINTREE	MA	02184
1372 HANCOCK STREET #U205	1136	4	U#205			MCCARTHY TERRANCE J	354 WASHINGTON STREET		BRAINTREE	MA	02184
1372 HANCOCK STREET #U301	1136	4	U#301			JOYCE EDWARD M ETAL TREES	1372 HANCOCK ST U#301		QUINCY	MA	02169
1372 HANCOCK STREET #U302	1136	4	U#302			ROBERTS MICHAEL E &	1372 HANCOCK ST U#302		QUINCY	MA	02169
1372 HANCOCK STREET #U303	1136	4	U#303			CHAN JOSEPH LW & AMY B L HO	138 COLONIAL DRIVE		QUINCY	MA	02169
1372 HANCOCK STREET #U304	1136	4	U#304			CHRISTENSEN KAREN A TREE	1372 HANCOCK STREET U#304		QUINCY	MA	02169
1372 HANCOCK STREET #U401	1136	4	U#401			MATERA ANTHONY L ETAL TREES	1372 HANCOCK ST U#401		QUINCY	MA	02169
1372 HANCOCK STREET #U402	1136	4	U#402			MATERA ANTHONY L ETAL TREES	1372 HANCOCK ST U#402		QUINCY	MA	02169
1372 HANCOCK ST #U403	1136	4	U#403			MATERA ANTHONY L ETAL TREES	1372 HANCOCK ST U#403		QUINCY	MA	02169
2 CHESTNUT STREET (-8)	1136	5				QUINCY CHESTNUT	57 WASHINGTON STREET		QUINCY	MA	02169
18 MAPLE STREET	1136	6				UNITED STATES	6 GRIFFIN ROAD NORTH		WINDSOR	CT	06006
47 WASHINGTON STREET	1136	8	B			UNITED STATES OF AMERCIA	47 WASHINGTON & MAPLE S		QUINCY	MA	02169
24 CHESTNUT STREET	1136	14				KILEY NEIL J	24 CHESTNUT STREET		QUINCY	MA	02169
26 CHESTNUT STREET (-26A)	1136	21				EDWARDS JAMES P TREE OF	26 CHESTNUT STREET		QUINCY	MA	02169
28 CHESTNUT STREET	1136	22				SULLYS SPA INC	28 CHESTNUT STREET		QUINCY	MA	02169
30 CHESTNUT STREET	1136	23				AHERN DANA D ETAL TREES	7 SHORE AVENUE		QUINCY	MA	02169
32 CHESTNUT STREET & FOSTER	1136	24				HOCO REALTY LLC	32 CHESTNUT STREET		QUINCY	MA	02169
1384 HANCOCK STREET (-1388)	1136	25				FRESH TOMATO ENTERPRISES	28 REEVES STREET		SUDBURY	MA	01776
61 WASHINGTON STREET	1136	34	B			QUINCY MUTUAL FIRE	57 WASHINGTON ST		QUINCY	MA	02169
12 CHESTNUT STREET (-18)	1136	35	A			QUINCY MUTUAL FIRE	57 WASHINGTON STREET		QUINCY	MA	02169
15 FOSTER STREET	1137	2				MAHONEY DAVID P TREE	15 FOSTER STREET		QUINCY	MA	02169
17 FOSTER STREET (-19)	1137	3				PERCY EDWARD F & ANN M	78 JERUSALEM RD		COHASSET	MA	02025
7 FOSTER STREET (-11)	1137	22				KELLY LAUREN A TREE	7-11 FOSTER STREET		QUINCY	MA	02169
50 DENNIS F RYAN PARKWAY	1137	29	A			NORFOLK COUNTY OF	HIGH ST		DEDHAM	MA	02026
1400 HANCOCK STREET (-1446)	1140	3				HAA PROPERTY 1400 LLC	THE BEAL COMPANY	177 MILK STREET	BOSTON	MA	02109
1486 HANCOCK STREET	1140	10	C			CJMPK LLC	1486 HANCOCK STREET		QUINCY	MA	02169
14 COTTAGE AVENUE (-24)	1140	11	MGMT			CLEARY PAUL TREE CLEARY	C/O MARIE LUCK	84 COUNTRYSIDE LANE	MILTON	MA	02186
14 COTTAGE AVENUE (-24) U#14	1140	11	U#14			SAMI REALTY INC	16 COTTAGE AVENUE		QUINCY	MA	02169
14 COTTAGE AVENUE (-24) U#16	1140	11	U#16			SAMI REALTY INC	16 COTTAGE AVENUE		QUINCY	MA	02169
14 COTTAGE AVENUE (-24) #U18	1140	11	U#18			GIANG MING PHUOC	3 PENNS HILL ROAD		QUINCY	MA	02169
14 COTTAGE AVENUE (-24) #U20	1140	11	U#20			GIANG MING PHUOC	3 PENNS HILL ROAD		QUINCY	MA	02169
14 COTTAGE AVENUE (-24) #U22	1140	11	U#22			GIANG MING PHUOC	3 PENNS HILL ROAD		QUINCY	MA	02169
14 COTTAGE AVENUE (-24) #U24	1140	11	U#24			TOMAHAWK REALTY INC	11 GULLIVER STREET		MILTON	MA	02186
1450 HANCOCK STREET (-1462)	1140	17	B1			NGUYEN LINDA LAN &	118 RUSSELL PARK		QUINCY	MA	02169
1442 HANCOCK STREET (-1446)	1140	20	A			MALIK NIRAJ & BIRJINDER SINGH	P O BOX 653		BRIDGEWATER	MA	02324
1464 HANCOCK STREET (-1466)	1140	21	C			ZARKADAS APOSTOLOS &	85 CAREY AVE		WATERTOWN	MA	02172
1468 HANCOCK STREET (-1476)	1140	22	C			B & C HANCOCK STREET LLC	637 WASHINGTON ST STE 200		BROOKLINE	MA	02445
23 COTTAGE AVENUE (-29)	1141	7				SULLIVAN JAMES M TRUSTEE	P O BOX 850918		BRAINTREE	MA	021850918
31 CHESTNUT STREET (-39)	1141	8				SULLIVAN JAMES M TRUSTEE	P O BOX 850918		BRAINTREE	MA	021850918
1500 HANCOCK STREET (-1530)	1142	5	B			DASSEX LIMITED	C/O RONEX CORP	PO BOX 81335	WELLESLEY HILLS	MA	024810003
15 COTTAGE AVENUE (-19)	1142	35	A			BRISBANE LLC	15-19 COTTAGE AVENUE		QUINCY	MA	02169
43-73 DENNIS F RYAN PARKWAY	1142	40	B			QUINCY CITY OF	COTTAGE ST		QUINCY	MA	02169
1445 HANCOCK STREET (-1453)	1148	4				VARDAKOSTAS DEMETRIOS TREE	325 WASHINGTON STREET		QUINCY	MA	02169
86 PARKINGWAY	1148	9				QUINCY CITY OF	PARKING AREA		QUINCY	MA	02169
1505 HANCOCK STREET (-1511)	1148	12				QUINCY COMMUNITY ACTION	1509 HANCOCK STREET		QUINCY	MA	02169
1455 HANCOCK STREET	1148	18	B			SITT EDDIE ETAL TREES OF THE	93 ALMYR AVE		DEAL	NJ	07723
1469 HANCOCK STREET (-1489)	1148	20	2			WALCOTT CORP	1050 COMMONWEALTH AVE		BOSTON	MA	02215
1495 HANCOCK STREET (-1497)	1148	21	3			DANIEL JAMES REALTY LLC	C/O JOHN ABDELAHAD	500 ATLANTIC AVE STE 17D	BOSTON	MA	02210
1459 HANCOCK STREET (-1465)	1148	23	1			VARDAKOSTAS DEMETRIOS	C/O BOSTONIA NOMINEE TRUST	325 WASHINGTON ST	QUINCY	MA	02169
1433 HANCOCK STREET (-1439)	1148	58	2A			SALOMON HANCOCK LLC	25 MARION STREET	PH #4	BROOKLINE	MA	02446
10 GRANITE STREET #1	1148	59	U#1			10 GRANITE BUSINESS	10 GRANITE STREET U#1		QUINCY	MA	02169
10 GRANITE STREET #2	1148	59	U#2			DEVINE ADAM W TREE TEN	C/O XS BROKERS INSURANCE	10 GRANITE STREET U#2	QUINCY	MA	02169-5014
10 GRANITE STREET #3	1148	59	U#3			10 GRANITE BUSINESS	10 GRANITE STREET U#1		QUINCY	MA	02169
8 GRANITE STREET (-16)	1148	59	MGMT			10 GRANITE BUSINESS	10 GRANITE STREET		QUINCY	MA	02169
10 GRANITE STREET #4A	1148	59	U#4A			10 GRANITE BUSINESS	10 GRANITE STREET U#1		QUINCY	MA	02169
10 GRANITE STREET #4B	1148	59	U#4B			10 GRANITE BUSINESS	10 GRANITE STREET U#1		QUINCY	MA	02169
10 GRANITE STREET #4C	1148	59	U#4C			APRETOR CO LLC	10 GRANITE STREET U#4C		QUINCY	MA	02169
10 GRANITE STREET #4D	1148	59	U#4D			10 GRANITE BUSINESS	10 GRANITE STREET U#1		QUINCY	MA	02169
10 GRANITE STREET #4E	1148	59	U#4E			10 GRANITE BUSINESS	10 GRANITE STREET U#1		QUINCY	MA	02169
1415 HANCOCK STREET (-1425)	1148	60	1A			M & J REALTY LLP	67 CODDINGTON STREET		QUINCY	MA	02169
1355 HANCOCK STREET (-1365)	1149	4	C1			QUINCY CENTER REALTY LLP	67 CODDINGTON STREET		QUINCY	MA	02169
1319 HANCOCK STREET (-1351)	1149	11				HANCOCK CEMETERY	1319-1351 HANCOCK ST		QUINCY	MA	02169
1381 HANCOCK STREET (-1383)	1149	16	A			HOTAREK BRIAN W ROBERT G TOBIN	1385 HANCOCK STREET		QUINCY	MA	02169

Parcel Count: 71

OFFICE OF THE
BOARD OF ASSESSORS

Peter E. Moran, Chairperson
Marion A. Fantucchio, MAA
James P. Papile, Assessor

Quincy City Hall
1305 Hancock Street
Quincy, MA 02169

Phone: (617) 376-1170
Fax: (617) 376-1185

City of Quincy

September 25, 2012

Street-Works Development
Tiffanie Williams
1400 Hancock St.
Quincy, MA 02169

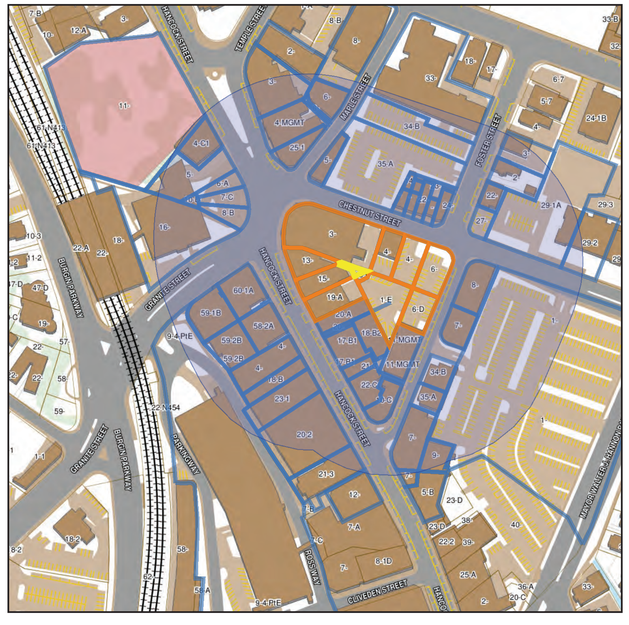
Dear Sir/Madam:

This is to certify that the attached list of abutters of property located at

1400-1446 Hancock Street, **Quincy, Massachusetts, designated as**

Lot - **Plot** 3 **on Plan** 1140 **is correct according to our records.**

Very truly yours,
BOARD OF ASSESSORS



Street-Works
Development & Consulting Group
A Division of PEG/Park LLC
30 Glenn Street
White Plains, NY 10603
914.949.6505

SUBMISSIONS & REVISIONS:

Owner / Applicant
Hancock Adams Associates (HAA)
1400 Hancock Street Suite 900
Quincy, MA 02169
(617) 770-7679

Architect-of-Record
Sheskey Architects
14 Franklin Street
Quincy, MA 02169
(617) 770-2010

Structural Engineer
DeSimone Consulting Engineers
55 Church Street 2nd Floor
New Haven, CT 06510
(203) 495-8270

Civil Engineer
Stephenson Design Group, LLC
51 Sleeper Street Suite 600
Boston, MA 02210
(617) 695-7799

Code Consultant / MEP Consultants
Cosentini - A Tetra Tech Company
Building 200, 2nd Floor
One Kendall Square Suite B2204
Cambridge, MA 02139
(617) 494-9090

Historical Consultant
Vanasse Hangen Brustlin, Inc.
99 High Street 10th Floor
Boston, MA 02110
(617) 728-7777

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Abutter's List

SHEET TITLE:
A-005

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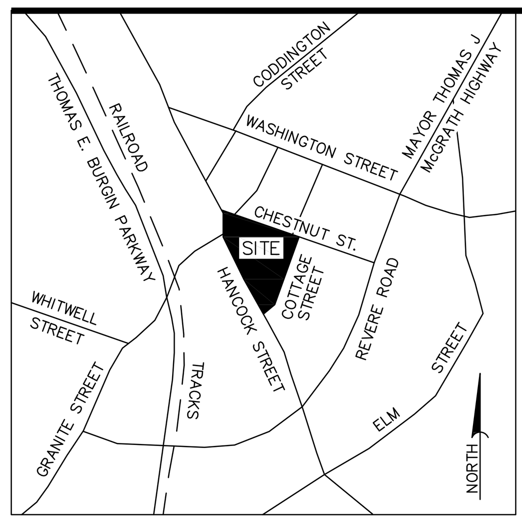


LOCUS MAP
N.T.S.

GENERAL NOTES

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING, INC. IN JULY 2012 AND FROM DEEDS AND PLANS OF RECORD.

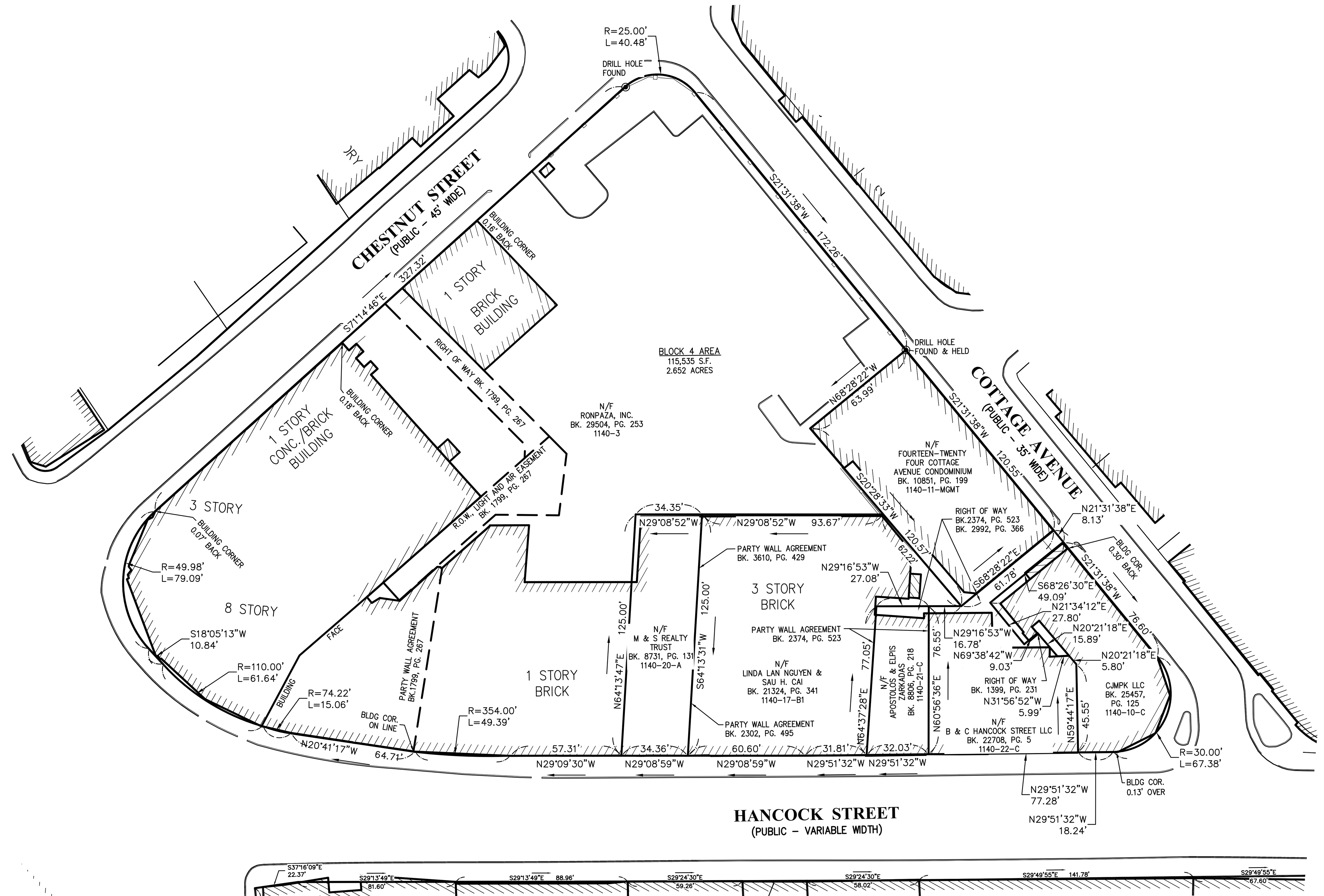
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING, INC. IN JULY 2012 AND AERIAL MAPPING.

3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

4) HORIZONTAL DATUM IS BASED ON MASS. STATE PLANE SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

5) THE LOT LIES ENTIRELY WITHIN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, MASSACHUSETTS, COMMUNITY PANEL NUMBER 255219 0207 E, MAP NUMBER 25021C0207E, EFFECTIVE DATE JULY 17, 2012.

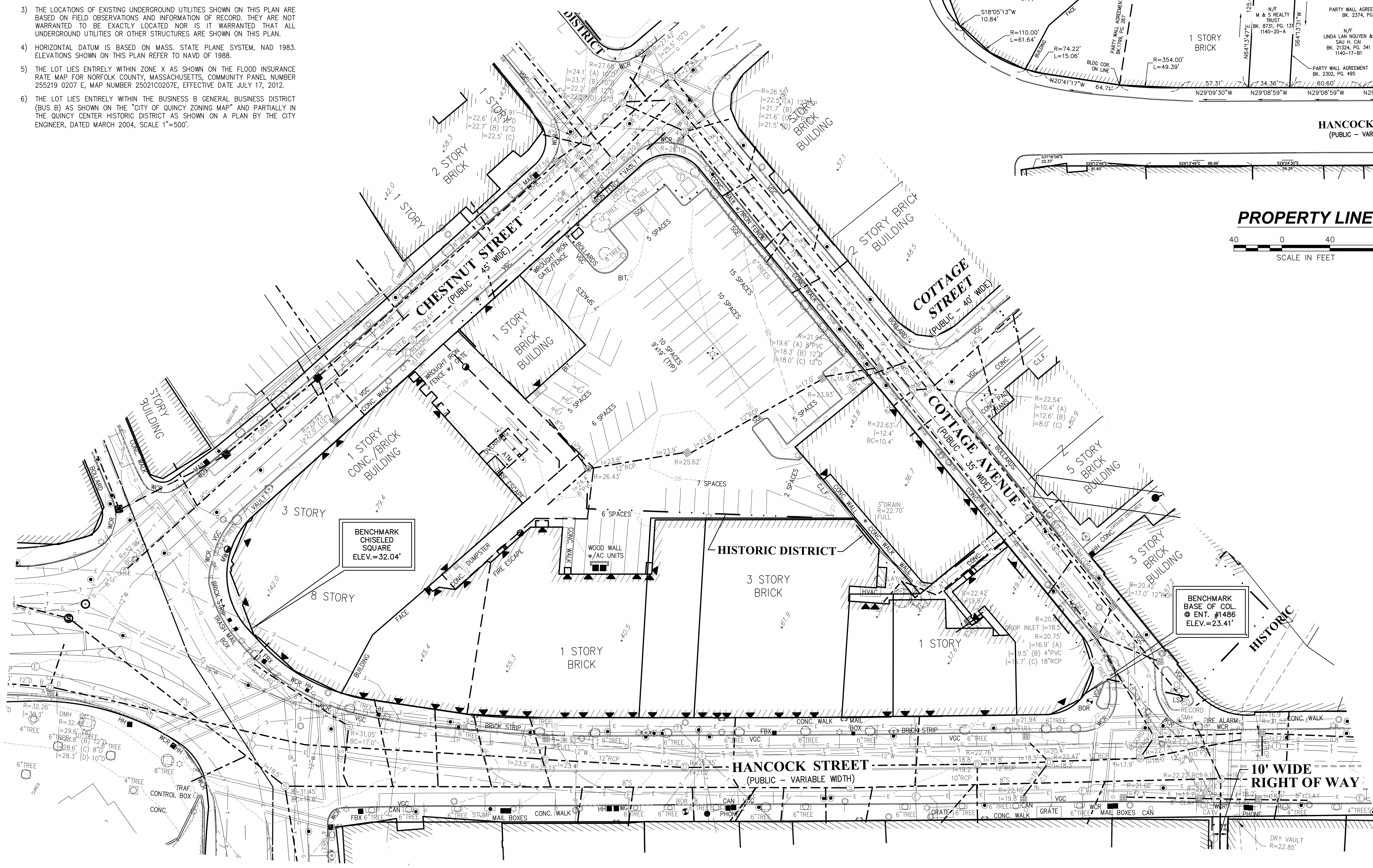
6) THE LOT LIES ENTIRELY WITHIN THE BUSINESS B GENERAL BUSINESS DISTRICT (BUS B) AS SHOWN ON THE "CITY OF QUINCY ZONING MAP" AND PARTIALLY IN THE QUINCY CENTER HISTORIC DISTRICT AS SHOWN ON A PLAN BY THE CITY ENGINEER, DATED MARCH 2004, SCALE 1"=500'.



PROPERTY LINE

40 0 40 80
SCALE IN FEET

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM



EXISTING CONDITIONS

30 0 30 60
SCALE IN FEET

PFS Land Surveying, Inc.
35 Medford Street, Suite 113
Somerville, MA 02143
P 617.294.2049
F 800.220.6214

LEGEND

- BOLLARD
- CATCH BASIN
- DOOR
- GAS GATE
- FIRE HYDRANT
- LIGHT POLE
- SIGN
- TRAFFIC SIGNAL
- SIGNAL MAST ARM
- UTILITY POLE
- GUY WIRE
- WATER GATE
- DECIDUOUS TREE
- CONIFEROUS TREE
- MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FIRE DEPT. CONNECTION
- BORING
- MONITORING WELL
- *45.2 ROOF ELEVATION (AERIAL)
- PROPERTY LINE
- EASEMENT/LEASE LINE
- G GAS LINE
- OHW OVERHEAD WIRE
- T TELEPHONE LINE
- W WATER LINE
- E ELECTRIC LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- FLOOD ZONE LINE
- DRAIN LINE
- SEWER LINE

No.	Revision	Date	Appvd.

Designed by | Drawn by BGP | Checked by BGP
CAD checked by | Approved by
Scale AS NOTED | Date 09/21/2012

Project Title
Block 4
Downtown Redevelopment
Project
Quincy, Ma

Issued for
Hancock Adams Associates, LLC

Drawing Title
Existing Conditions Plan

COMMONWEALTH OF MASSACHUSETTS BRYAN G. PARMENTER NO. 48193 REGISTERED PROFESSIONAL LAND SURVEYOR

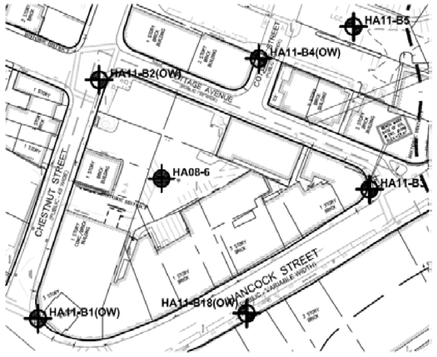
Drawing Number
EC-1

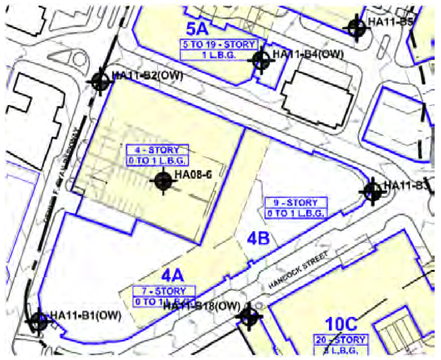
Sheet
1 of 1

Project Number

GEOTECHNICAL SUMMARY
BLOCK 4

Existing Conditions and Proposed Development Summary





Subsurface Conditions

Relevant Borings: HA11-B1(OW), HA11-B2(OW), HA11-B3, HA11-B4(OW), HA11-B18(OW), HA08-6

Existing G.S.: El. 18 to El. 32

Soil and Groundwater Conditions:

Subsurface Zone:	Zone A
Fill Thickness:	5.4 to 9.7 ft
Top of Glaciofluvial:	El. 17 to El. 26
Top of Glacial Till	El. 9 to El. 16.2
Water Levels:	El. 9.2 to El. 13.9

Soil Classification:
Fill: Groups I-3, II-1, II-2/III-2
Glaciofluvial Deposits: Group I-1, II-3

Existing Buildings: 0 to 1 Levels Below Grade

Proposed Structures

Description:
Parking Garage: 5-story structure with 1-level below grade space
Residential Structure: 7-story with 0 to 1 level below grade
Office Structure: 9-story at grade

Proposed Lowest Level Slab:

Parking garage:	El. 14
Residential Structure:	El. 27
Office Structure:	El. 22 to El. 24

Total Footprint: Approx. 110,000 sf

Assumed Maximum Water Level: El. 16

Preliminary Geotechnical Evaluation

Foundations

Parking Garage: Spread footings supported in either structural fill or on the Glacial Deposits, with lowest level being slab-on-grade and permanent perimeter foundation drainage system where finished grades are above the lowest floor level.

Residential Structure: Spread footings supported in either structural fill or in the Glacial Deposits, with lowest level being slab-on-grade and permanent perimeter foundation drainage system where finished grades are above the lowest floor level.

Office Structure: Spread footings supported in either structural fill or in the Glacial Deposits, with lowest level being slab-on-grade and permanent perimeter foundation drainage system where the site grades are higher than the lowest level slab.

GEOTECHNICAL SUMMARY
BLOCK 4

Seismic
Site Class C. The site soils are not expected to be susceptible to liquefaction.

Street/Sidewalk Settlement
Site improvements will result in raises in grade of up to about 2 ft; significant, long-term settlement resulting from the grade raise is not expected.

Preliminary Construction Considerations

Earthwork

Parking Garage: Excavation to finished floor elevation will range from about 11 to 13 ft below existing site grade.

Residential Structure: Excavation to finished floor elevation will range from 0 to 4 ft below existing site grade. Additional excavations of up to 6 ft may be required to remove unsuitable fill material at spread footing locations.

Office Structure: Excavation to finished floor elevation will range from 0 to 3 ft below existing site grade. Additional excavations may be required to remove unsuitable fill material at spread footing locations.

Existing Buildings: An allowance for removing all foundations and remnant structures within the building footprint, combined with backfilling with structural fill should be included in preliminary pricing.

Support of Excavation

Parking Garage: Partially open cut and soldier pile and timber lagging.

Residential Structure: Partially open cut and soldier piles and timber lagging.

Office Structure: Partially open cut and soldier piles and timber lagging.

Construction Dewatering
Based on the groundwater level readings, temporary construction dewatering will likely be required to perform below grade construction "in-the-dry".

Off Site Disposition of Soil
Excess soil will be generated in connection with development of the block. Based on the chemical test results obtained for this block, the following Group type percentages for the soil to be excavated can be assumed for planning purposes.

Group Type	Percentage of Total Tonnage
Group I-1 and I-2 / Natural Material – Nonreportable Soils	20 %
Group I-3 and II-1 / Unlined Landfill	50 %
Group II-2 / Lined Landfill	0 %
Group II-3 / In-State Recycling	20 %
Group II-4 / Out-of-State Recycling	0 %
Group II-5 / Out-of-State Landfill	0%
Group III-2 / Hazardous Waste - Group II-3 after treatment	10 %

G:\35571\009\Final Geotech Report\Section 1 - Block Summaries\2011-0727 HAI-Quincy_Block 4 - F.docx

Street-Works
Development & Consulting Group
A Division of PEG/Park LLC
30 Glenn Street
White Plains, NY 10603
914.949.6505

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Quincy, MA 02169
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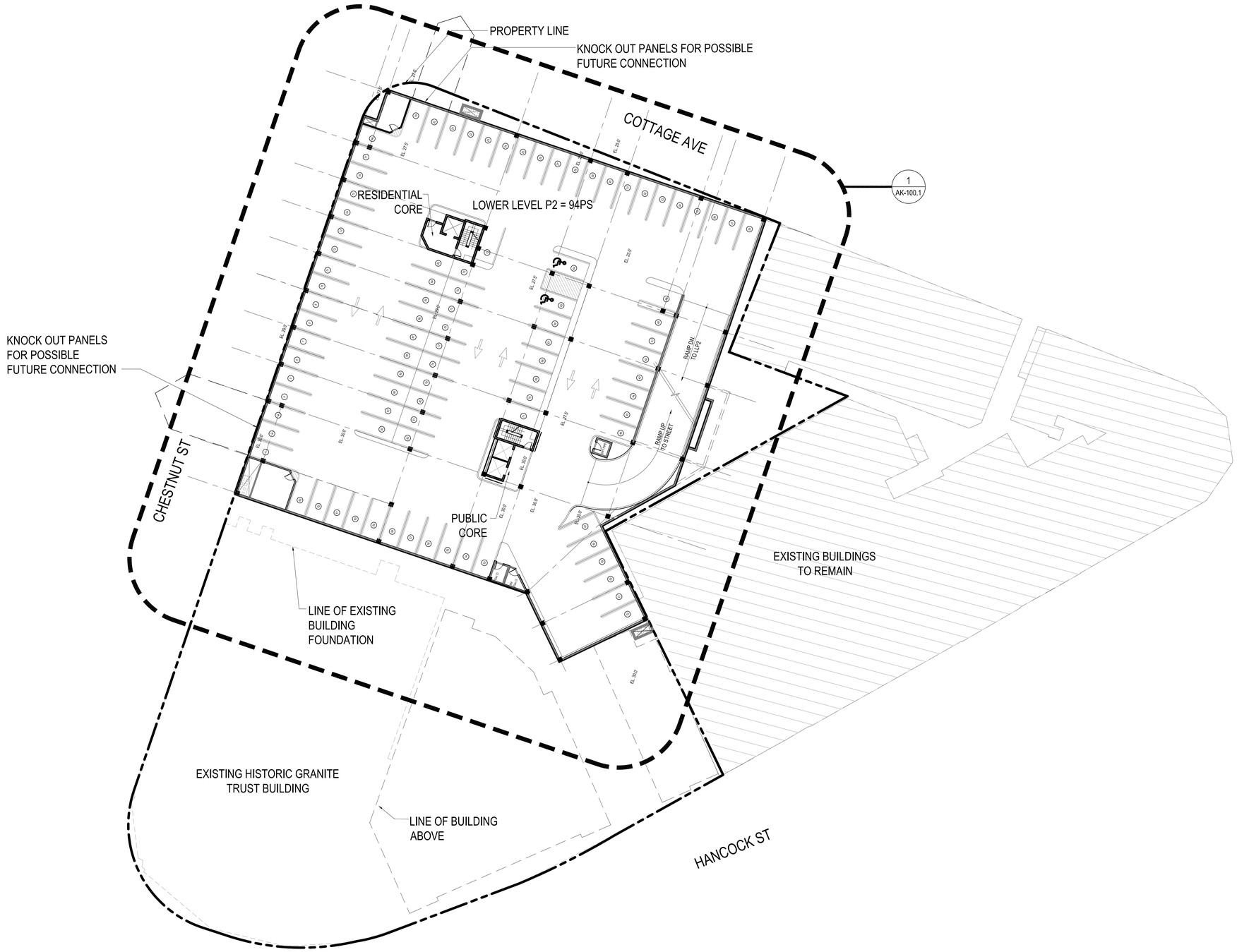
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 25, 2012
FILE PATH:	

DRAWING TITLE:
GeoTech Report-Prepared By Haley & Aldrich, Inc.

SHEET TITLE:
EC-2



1 Parking Level 2 Overall Plan
1:20

0' 20' 40' 60'

N

Street-Works
Development & Consulting Group

A Division of PEG/Park LLC
30 Glenn Street
White Plains, NY 10603
914.949.6505

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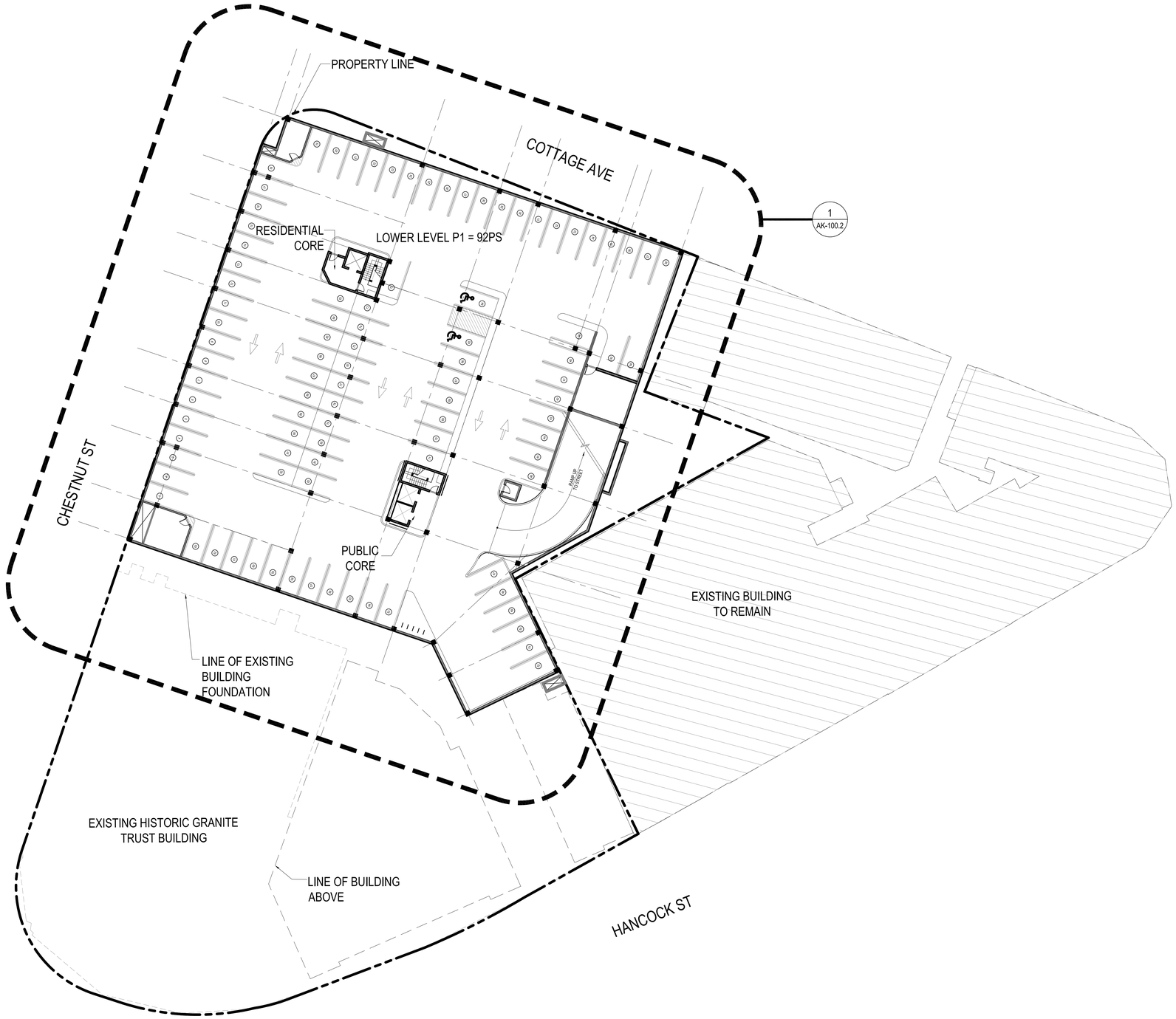
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Lower Level 2 Overall Plan

SHEET TITLE:
A - 100.1



1 Parking Level 1 Overall Plan
1:20

0' 20' 40' 60'

N

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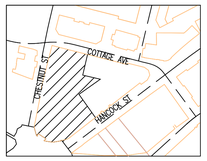

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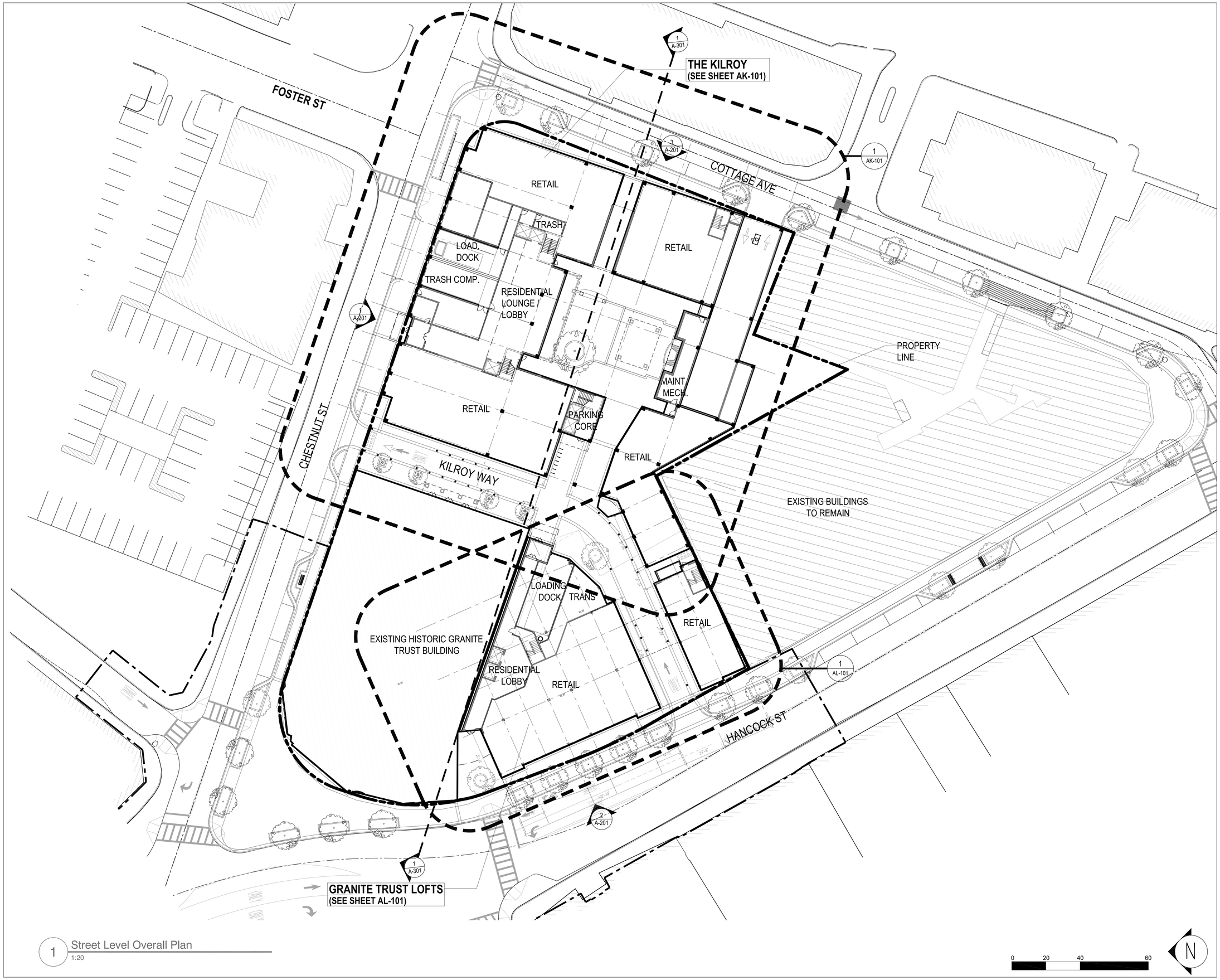
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	August 31,2012
FILE PATH:	

DRAWING TITLE:
Lower Level 1 Overall Plan

SHEET TITLE:
A - 100.2



1 Street Level Overall Plan
1:20

5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A101 - Quincy Grade Plan\A101 - Quincy Grade Plan.dwg

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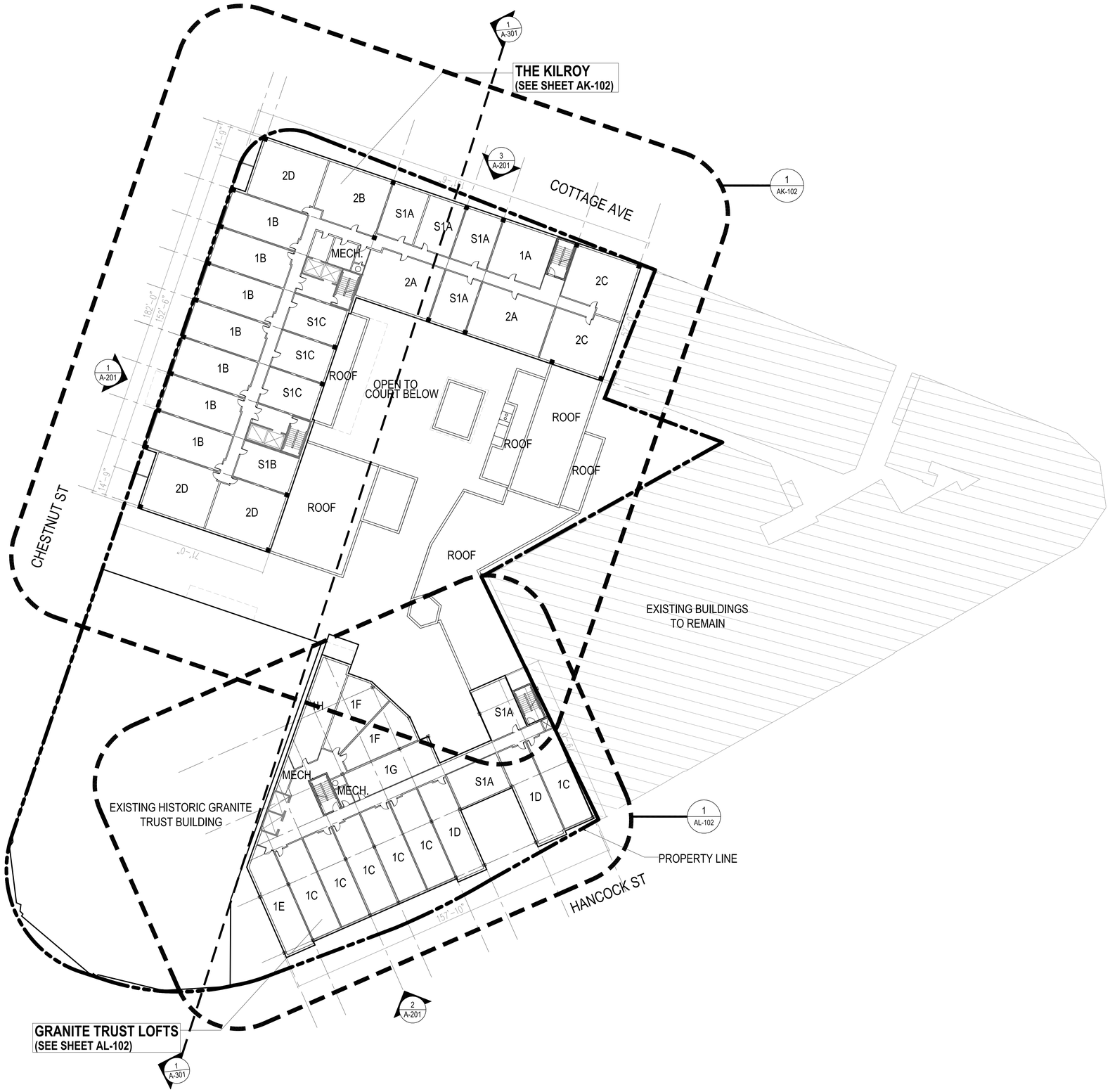
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Street Level Overall Plan

SHEET TITLE:
A - 101



1 Second Level Overall Plan (Residential Level 2-5)
1:20

0' 20 40 60

N

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A102 - Quincy SecondLevel Plan\A102 - Quincy SecondLevel Plan_P3.dwg

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PROJECT:
MERCHANTS ROW
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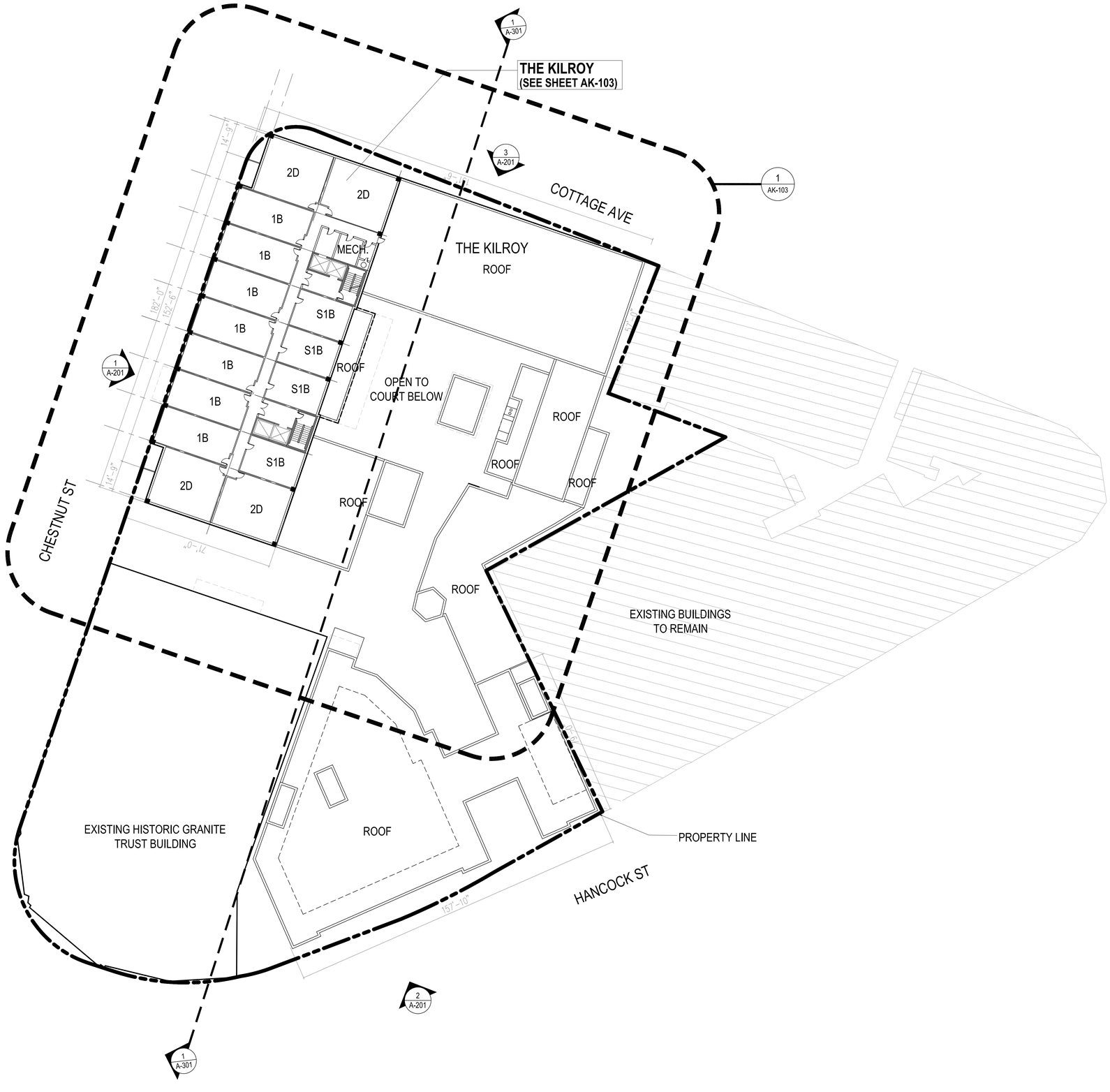
Quincy, MA 02169

SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	August 31, 2012
FILE PATH:	

DRAWING TITLE:
Second Level Overall Plan
(Residential Level 2-5)

SHEET TITLE:
A - 102



1 Upper Level Overall Plan (Residential Level 6-15)
1:20

0' 20 40 60

N

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MERCHANTS ROW
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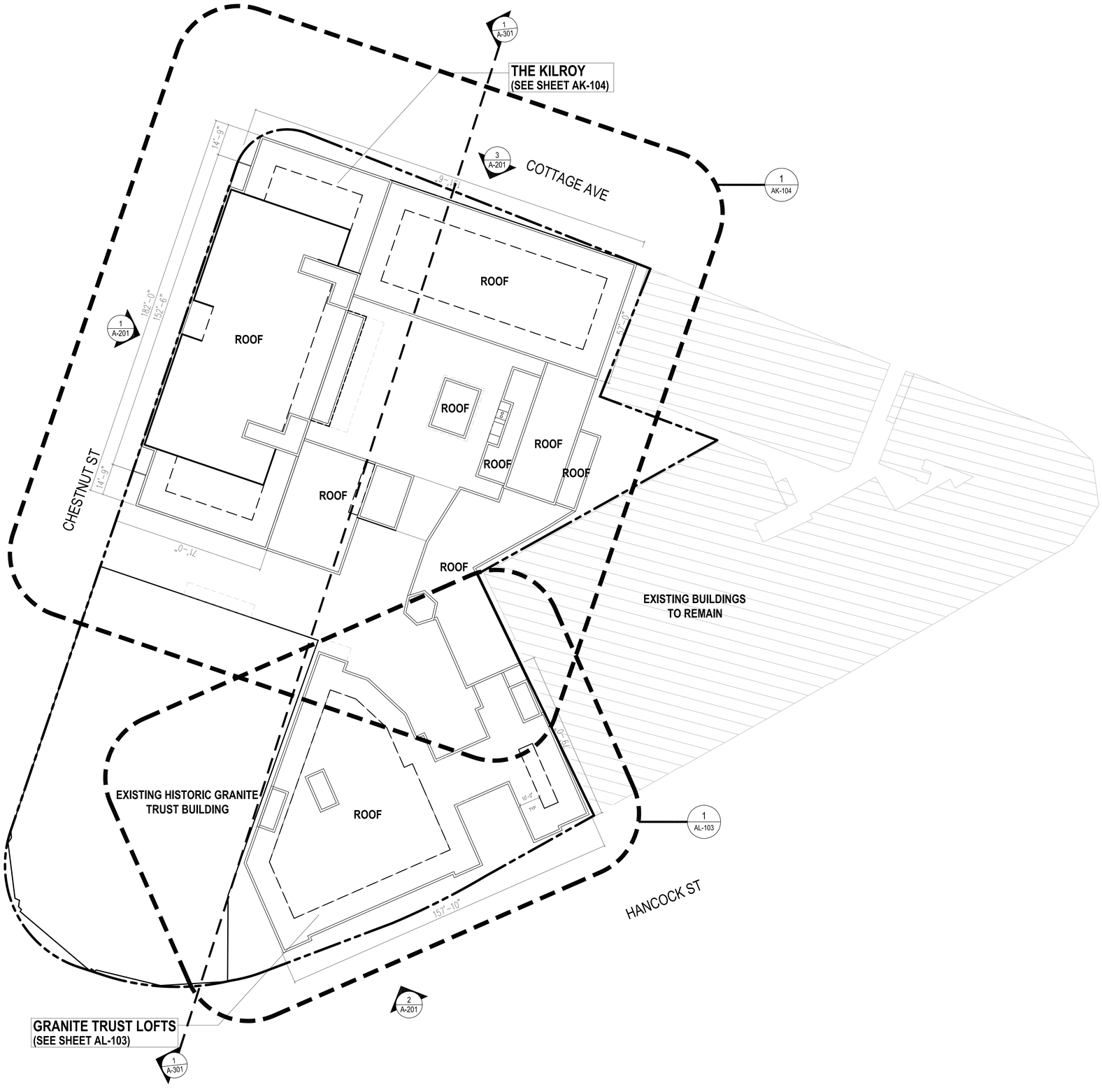
Quincy, MA 02169

SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	August 31, 2012
FILE PATH:	

DRAWING TITLE:
Upper Level Overall Plan
(Residential Level 6-15)

SHEET TITLE:
A - 103

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A103 - Quincy TypUpperLevel Plan\A103 - Quincy TypUpperLevel Plan.dwg



1 Roof Level Overall Plan
1:20

0' 20' 40' 60'

N

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\A104 - Quincy Roof Plan\A104 - Quincy Roof Plan.dwg

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MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

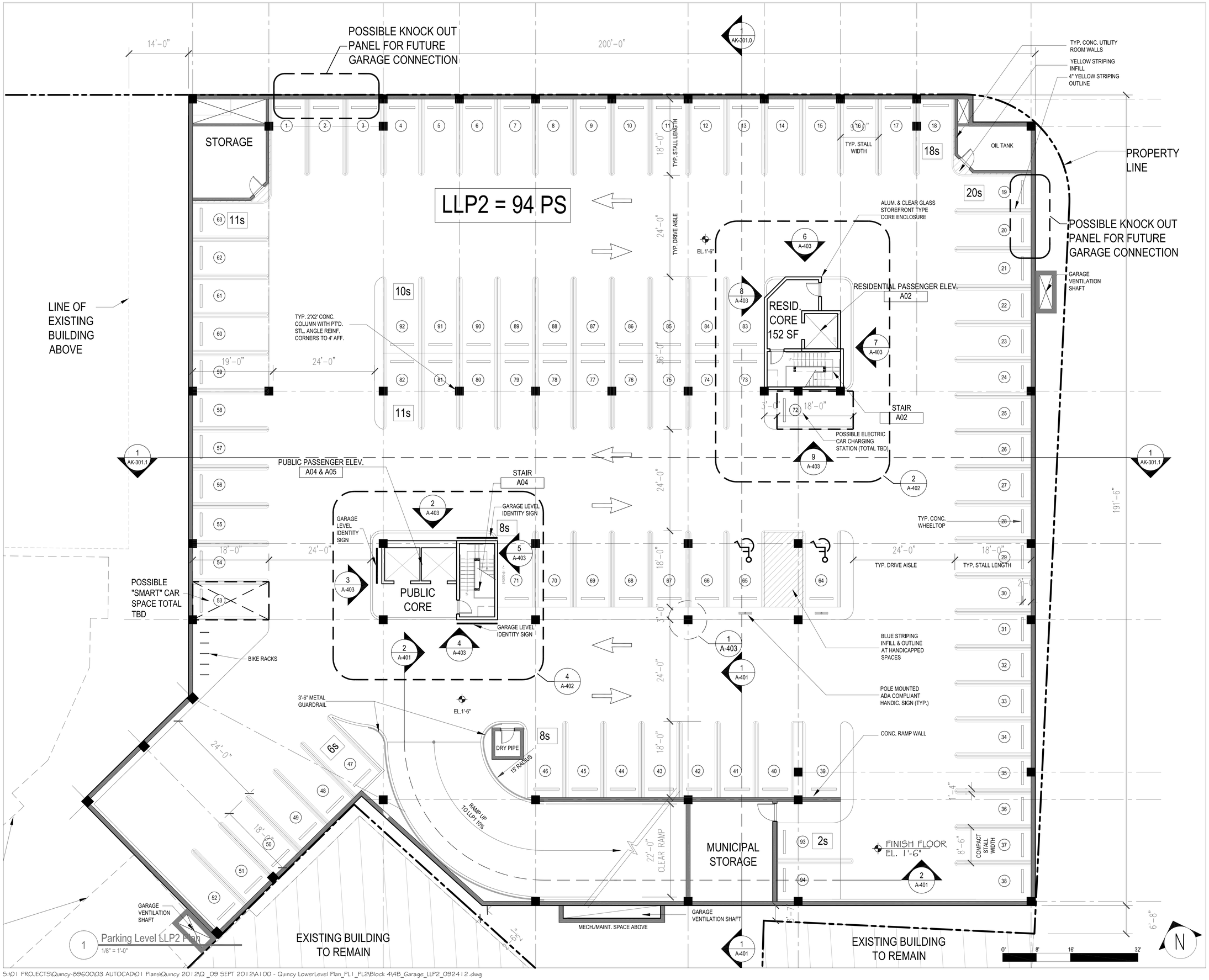
SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	August 31, 2012
FILE PATH:	

DRAWING TITLE:

Roof Level Overall Plan

SHEET TITLE:

A - 104



1 Parking Level LLP2 Plan
1/8" = 1'-0"

5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A100 - Quincy LowerLevel Plan_PL1_PL2\Block 4\4B_Garage_LLP2_092412.dwg

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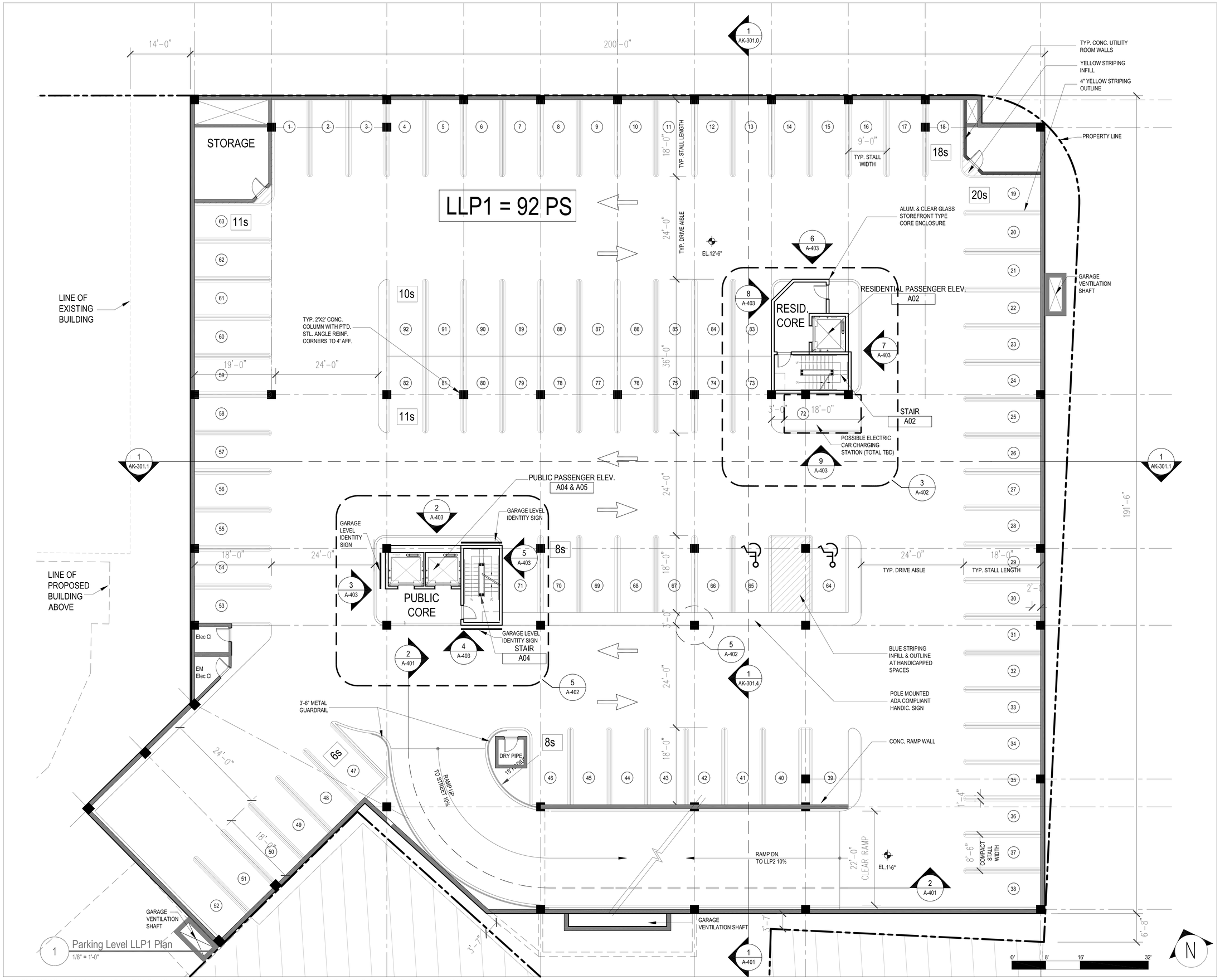
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Parking Level LLP2

SHEET TITLE:
AK - 100.1



1 Parking Level LLP1 Plan
1/8" = 1'-0"

5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A100 - Quincy LowerLevel Plan_PL1_PL2\Block 4\4B_Garage_LLP1_092412.dwg

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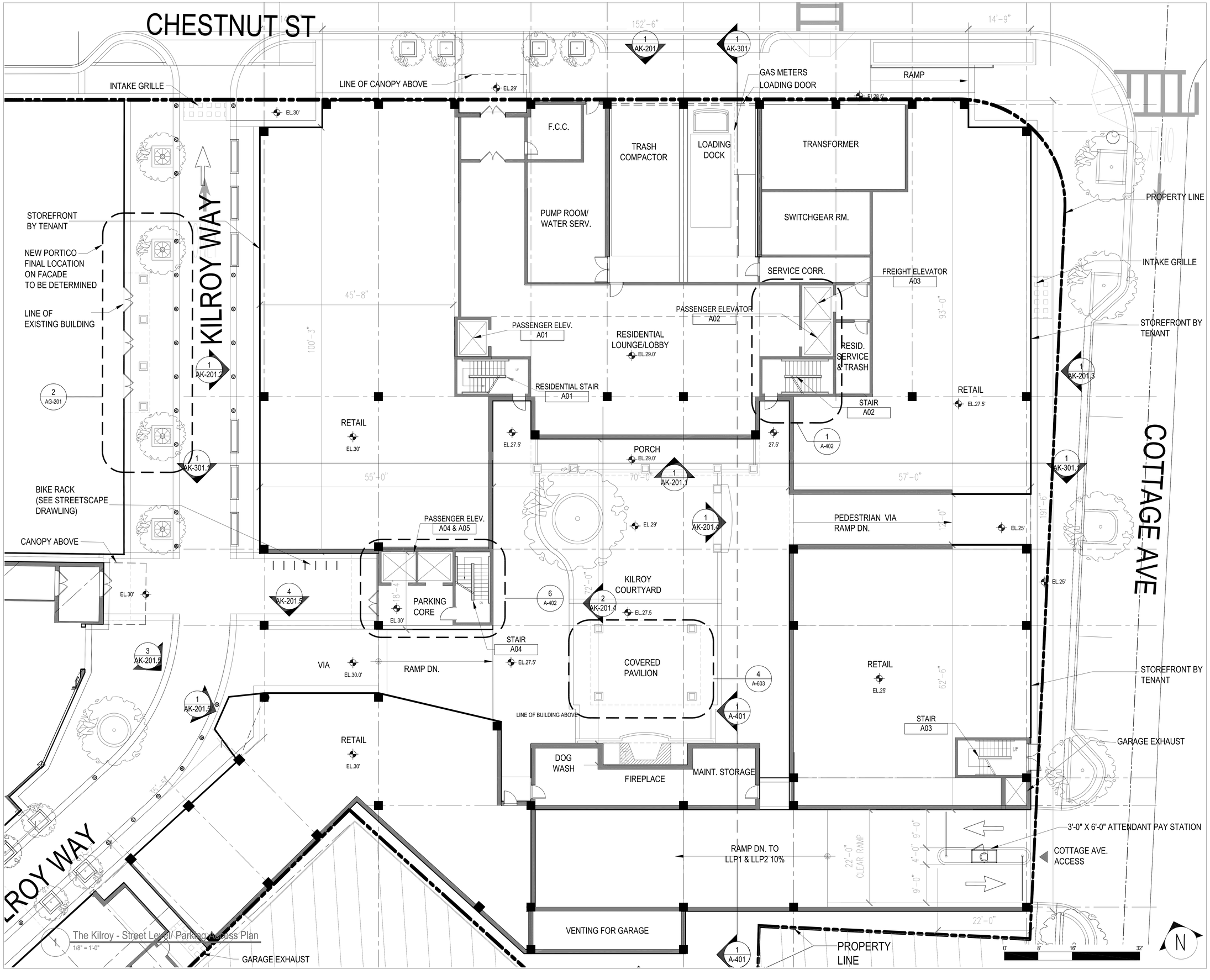
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Parking Level LLP1

SHEET TITLE:
AK - 100.2



The Kilroy - Street Level/ Parking Access Plan
1/8" = 1'-0"

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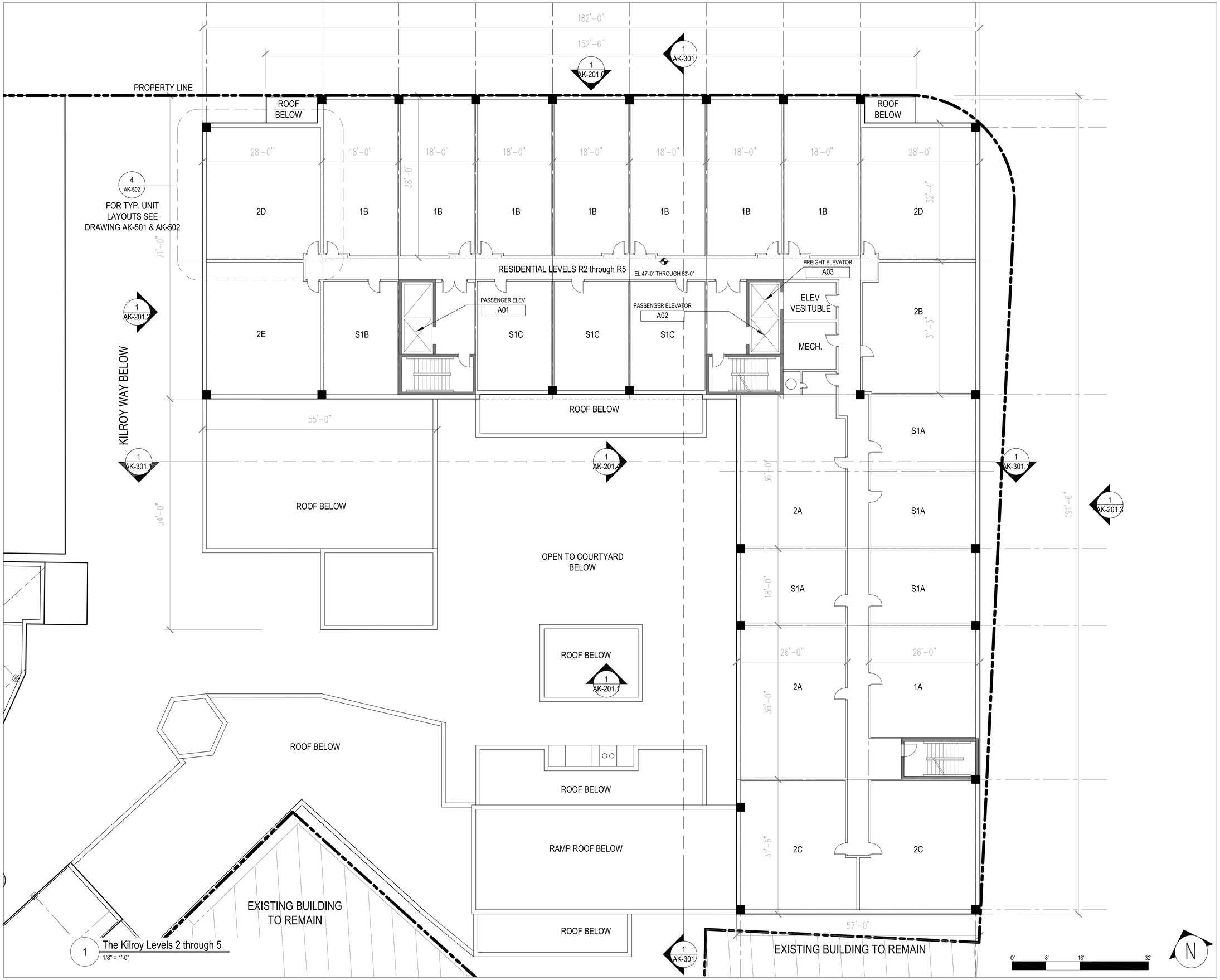
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Street Level/ Parking Access Plan

SHEET TITLE:
AK - 101



1 The Kilroy Levels 2 through 5
1/8" = 1'-0"

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A102 - Quincy SecondLevel Plan\Block 4\Block_4_Level 2_092512.dwg

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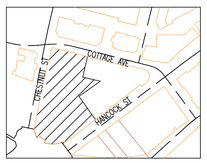

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
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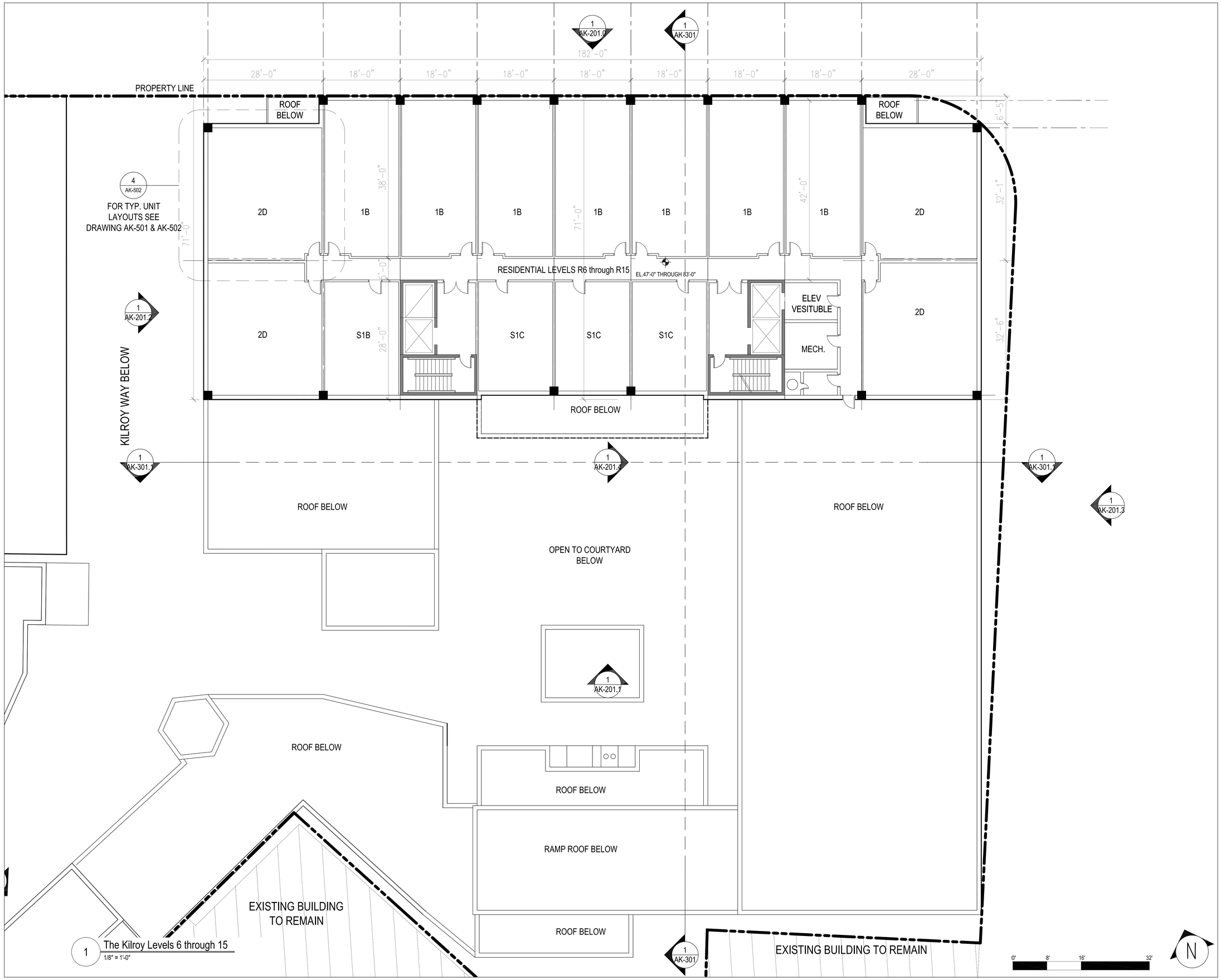
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy
Second Level Plan
(Residential Levels 2-5)

SHEET TITLE:
AK - 102



1 The Kilroy Levels 6 through 15
1/8" = 1'-0"

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A103 - Quincy TypUpperLevel Plan\Block 4\Block_4_Level 6_09092012.dwg

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PROJECT:
MERCHANTS ROW
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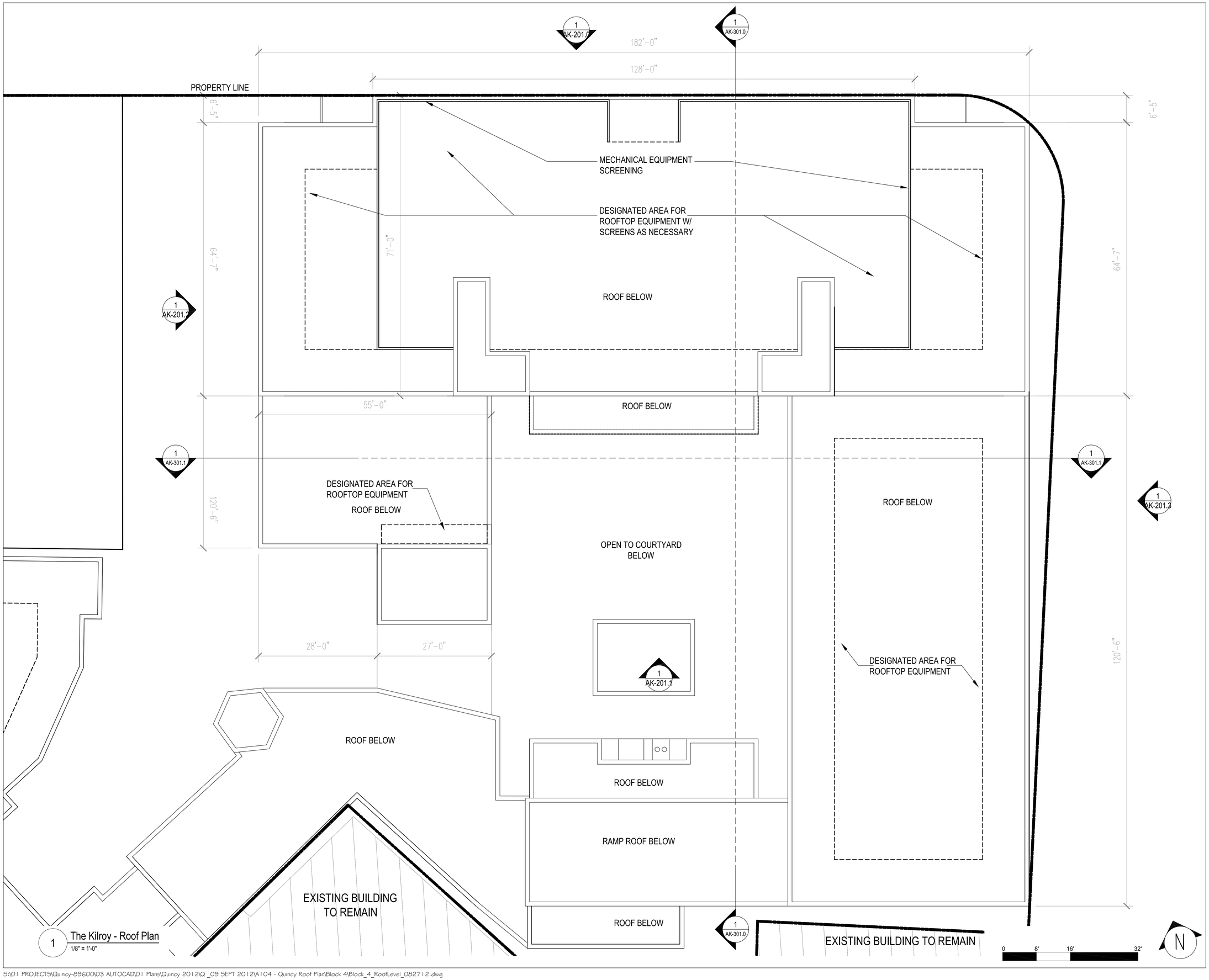
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy
Upper Level Plan
(Residential Levels 6-15)

SHEET TITLE:
AK - 103



1 The Kilroy - Roof Plan
1/8" = 1'-0"

5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A104 - Quincy Roof Plan\Block 4\Block_4_RoofLevel_082712.dwg

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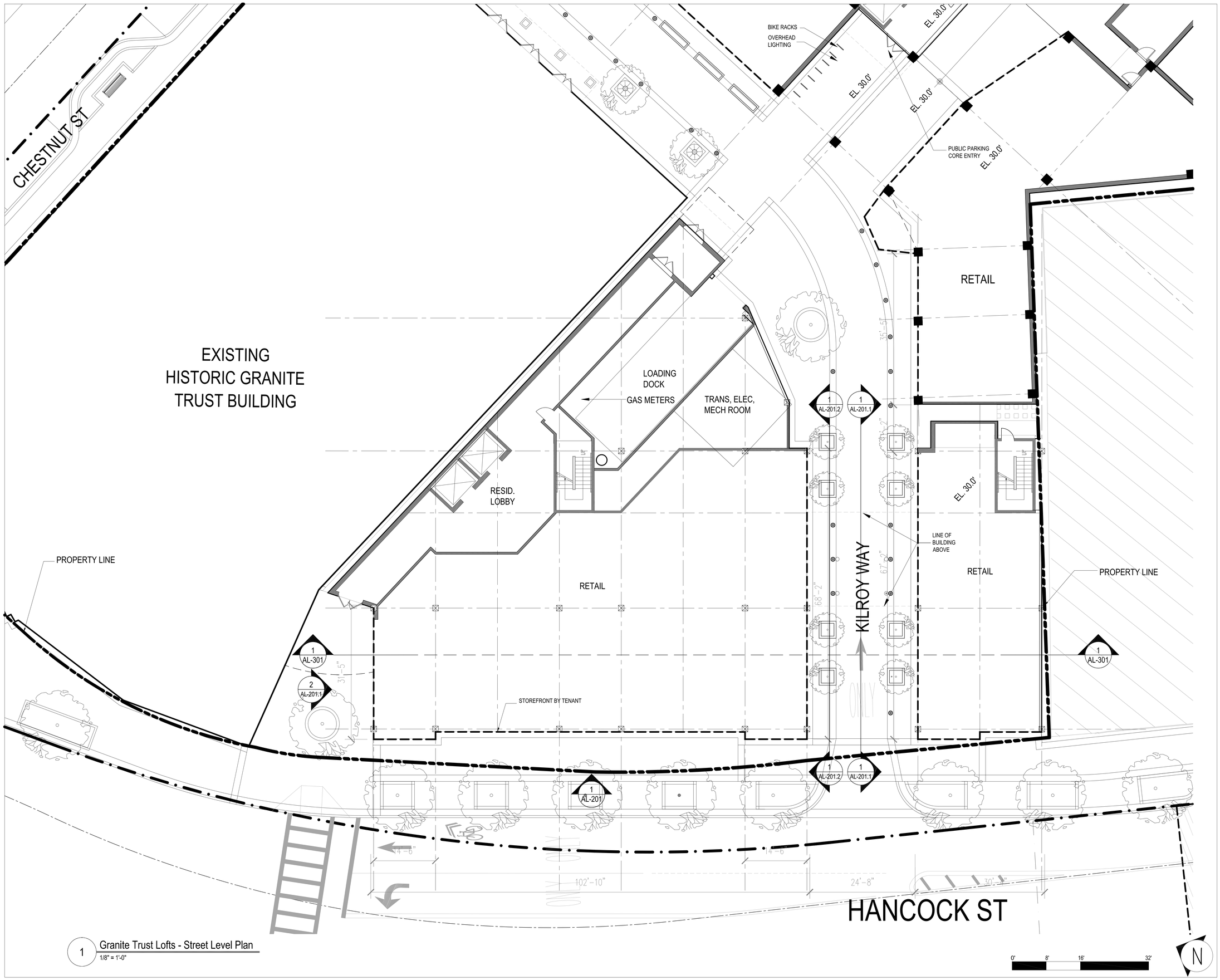
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Roof Plan

SHEET TITLE:
AK - 104



1 Granite Trust Lofts - Street Level Plan
1/8" = 1'-0"

5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A101 - Quincy Grade Plan\Block 4\4B_Grade_092612.dwg

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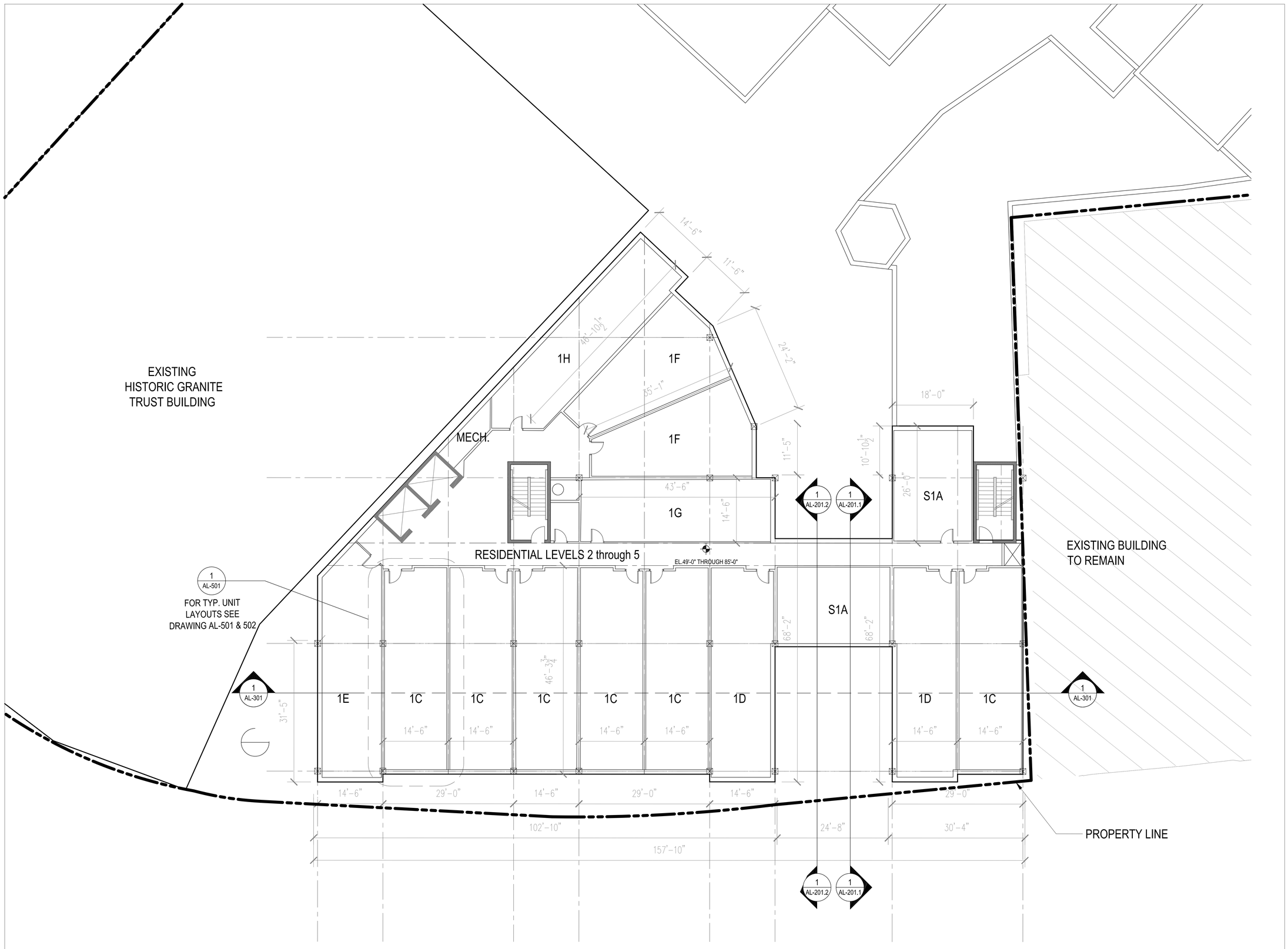
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Lofts
Street Level Plan

SHEET TITLE:
AL - 101



1 Granite Trust Lofts - Second Level Plan
1/8" = 1'-0"

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A102 - Quincy SecondLevel Plan\Block 4\Block_4_Level 2_092512.dwg

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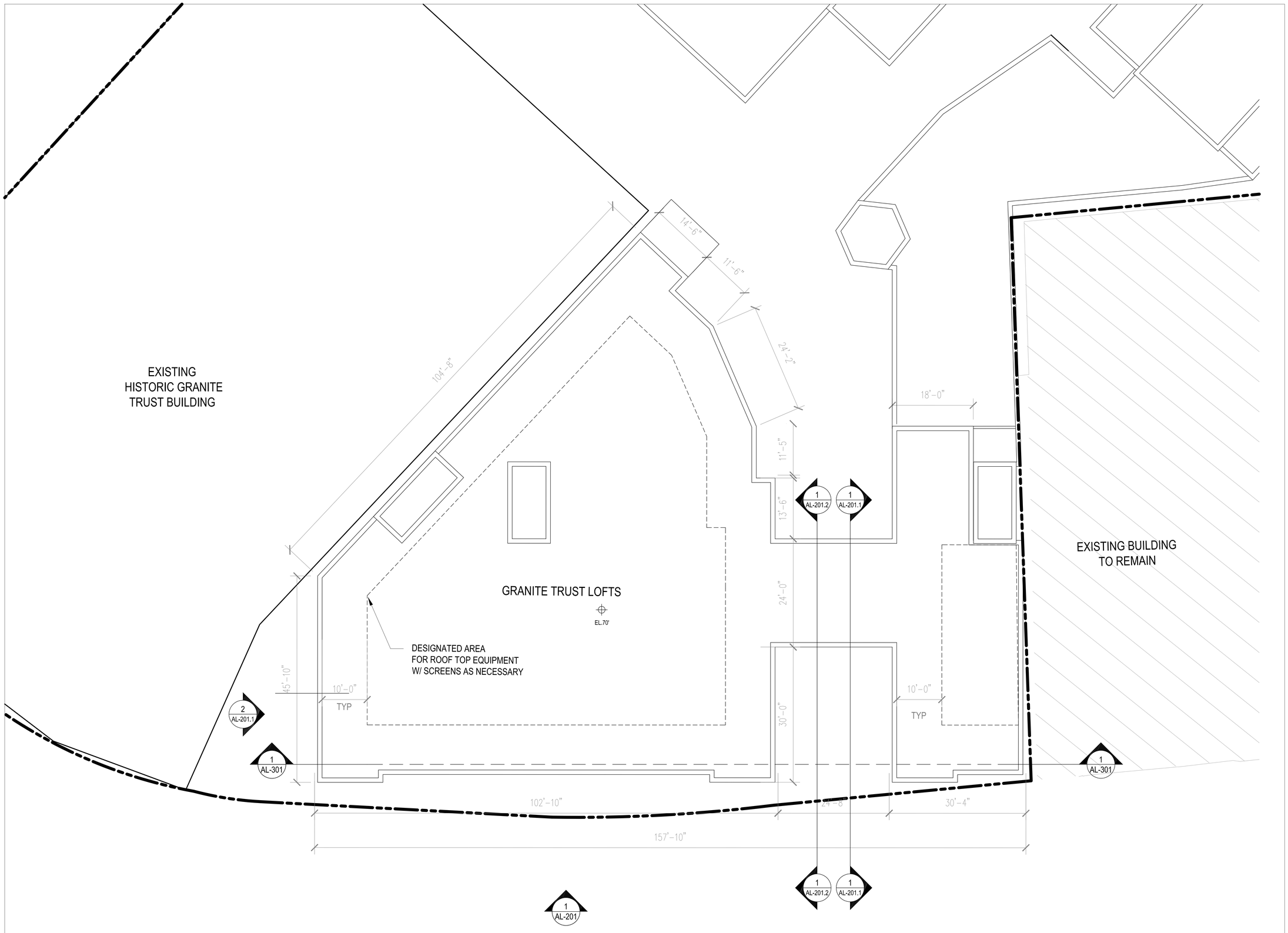
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Lofts - Second Level Plan
(Residential Level 2-5)

SHEET TITLE:
AL - 102



1 Granite Trust Lofts- Roof Plan
1/8" = 1'-0"

0' 8' 16' 32'

N

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A103 - Quincy TypUpperLevel Plan\Block 4\Block_4_Level 6_09092012.dwg

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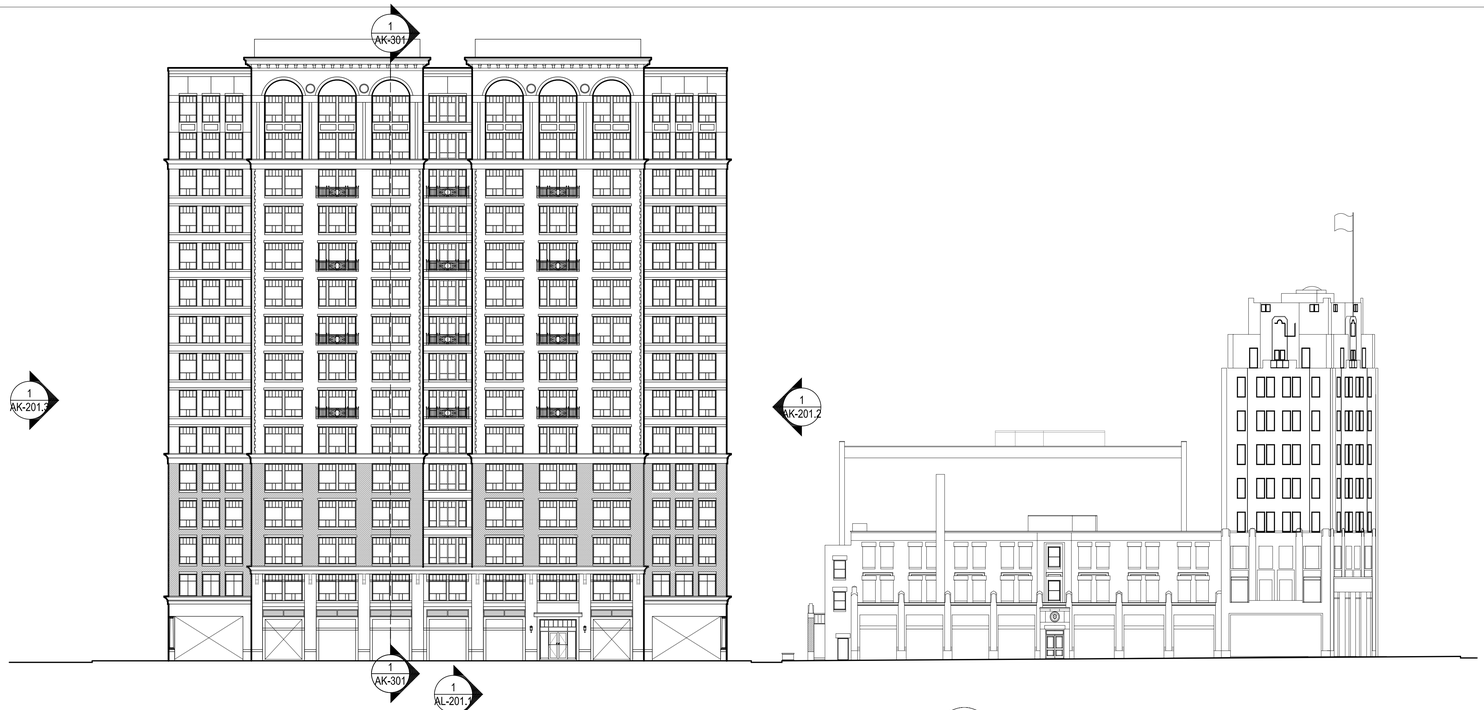
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

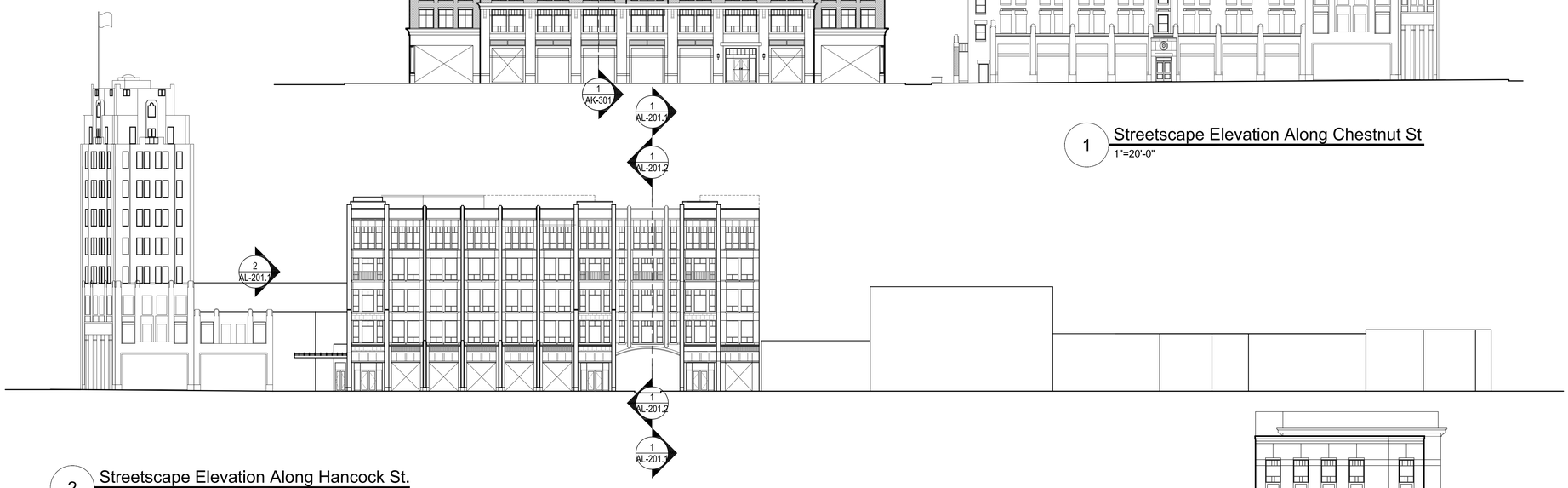
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Lofts Roof Plan

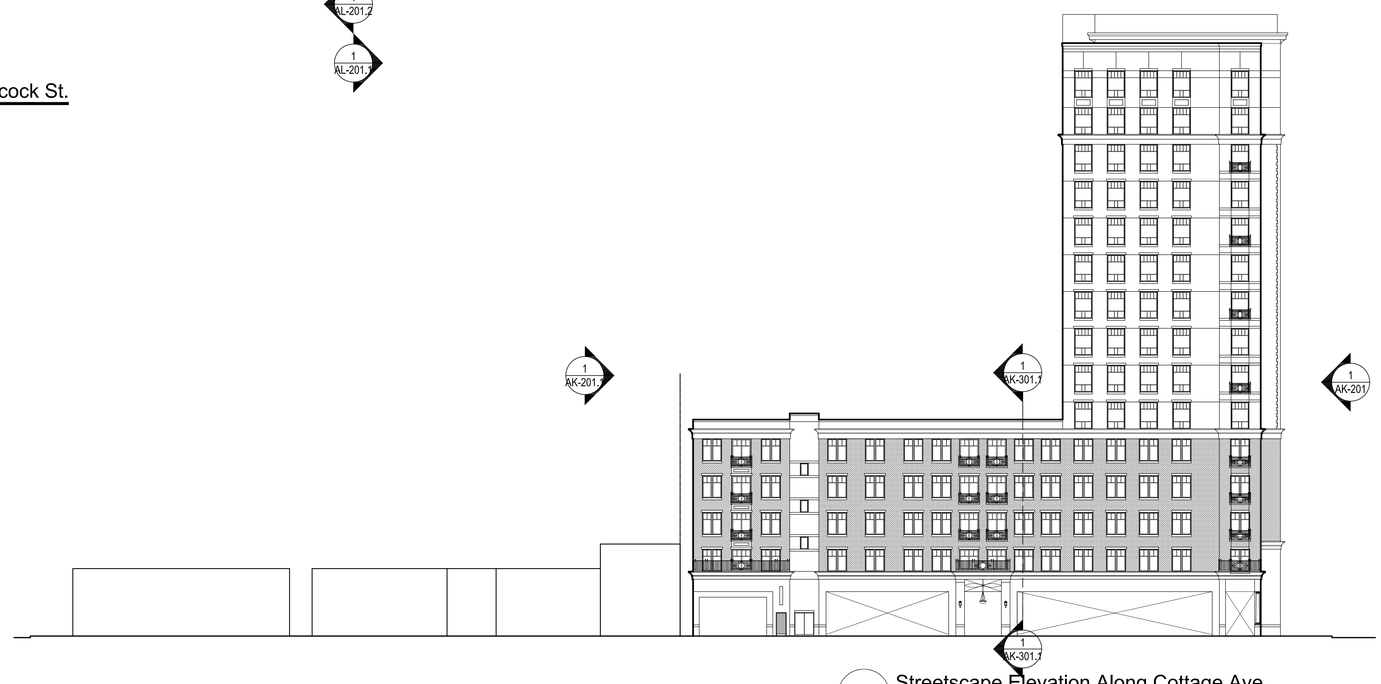
SHEET TITLE:
AL - 103



1 Streetscape Elevation Along Chestnut St
1"=20'-0"



2 Streetscape Elevation Along Hancock St.
1"=20'-0"



3 Streetscape Elevation Along Cottage Ave.
1"=20'-0"

0' 8' 16' 32'

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:
Streetscape Elevations

SHEET TITLE:
A - 201

1 Elevation Along Chestnut St - The Kilroy
1/8" = 1'-0"

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\02 Elevations\2012 August\BK4_elevKilroy_092712.dwg

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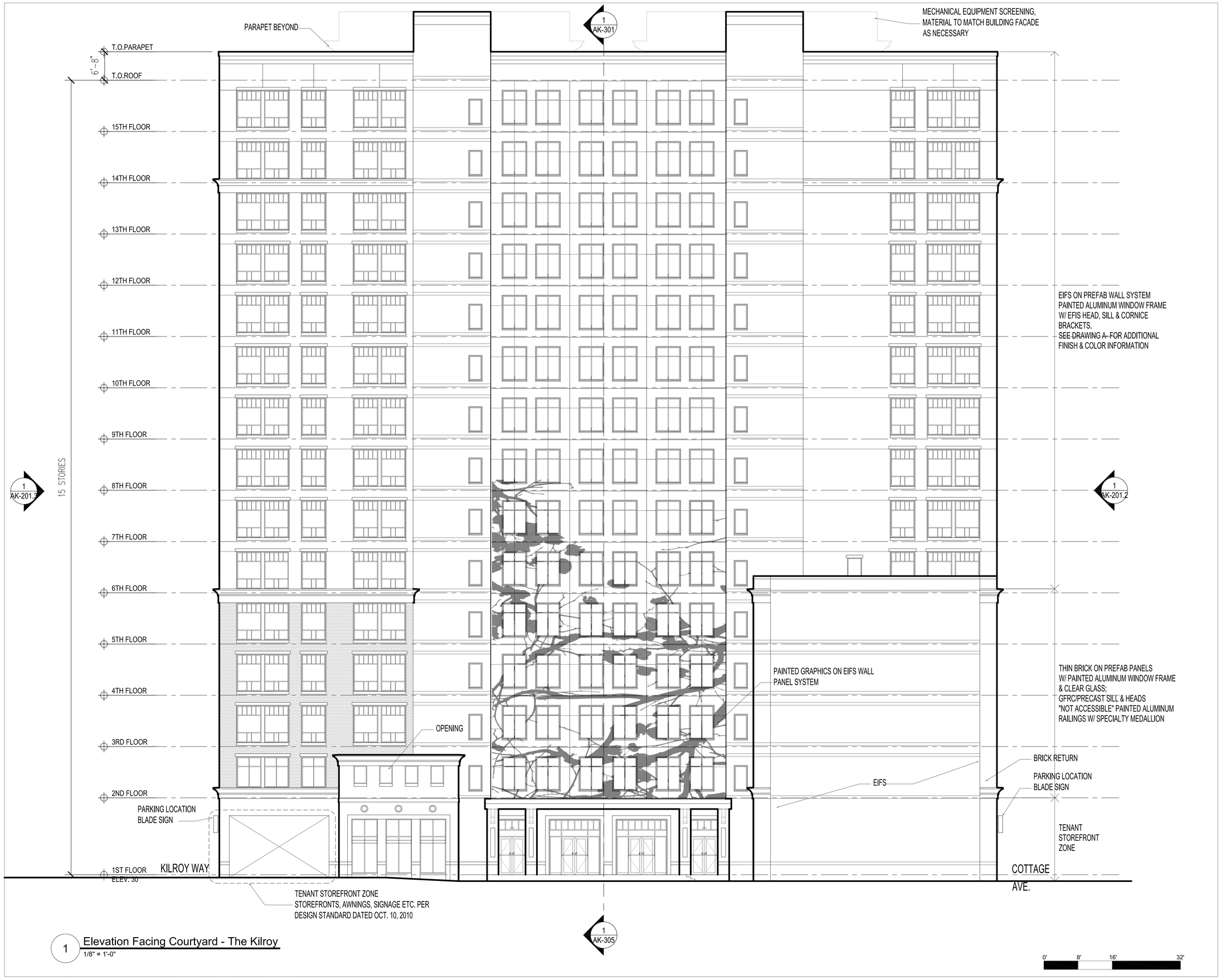
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy
Chestnut St. Elevation

SHEET TITLE:
AK - 201.0



1 Elevation Facing Courtyard - The Kilroy
1/8" = 1'-0"

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\02 Elevations\2012 August\BK4_elevKilroy_091012.dwg

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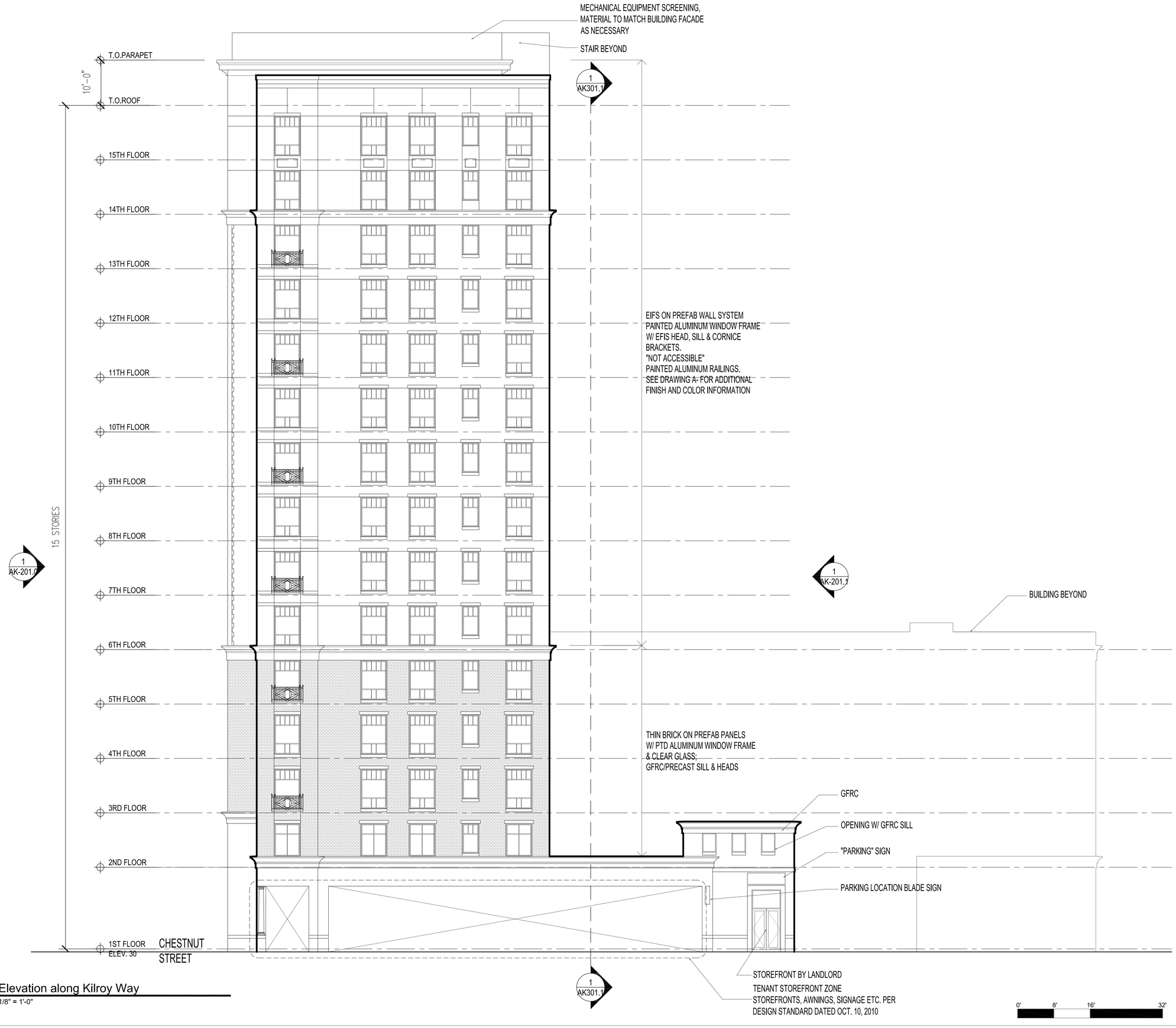
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Courtyard Elevation

SHEET TITLE:
AK - 201.1



1 Elevation along Kilroy Way
1/8" = 1'-0"

5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\02 Elevations\2012 August\BK4_elevKilroy_092712.dwg

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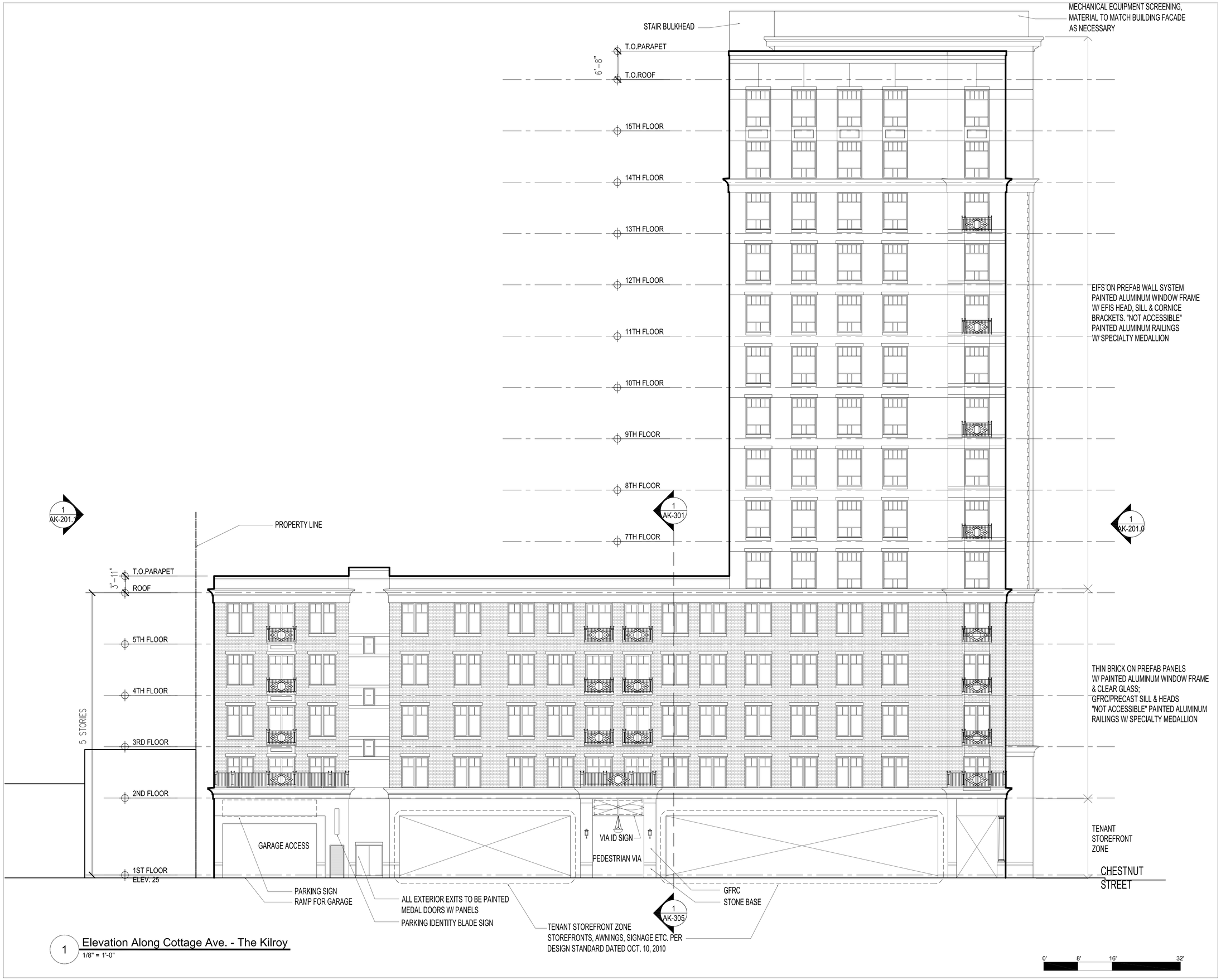
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Way Elevation

SHEET TITLE:
AK - 201.2



1 Elevation Along Cottage Ave. - The Kilroy
1/8" = 1'-0"

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\02 Elevations\2012 August\BK4_elevKilroy_091012.dwg

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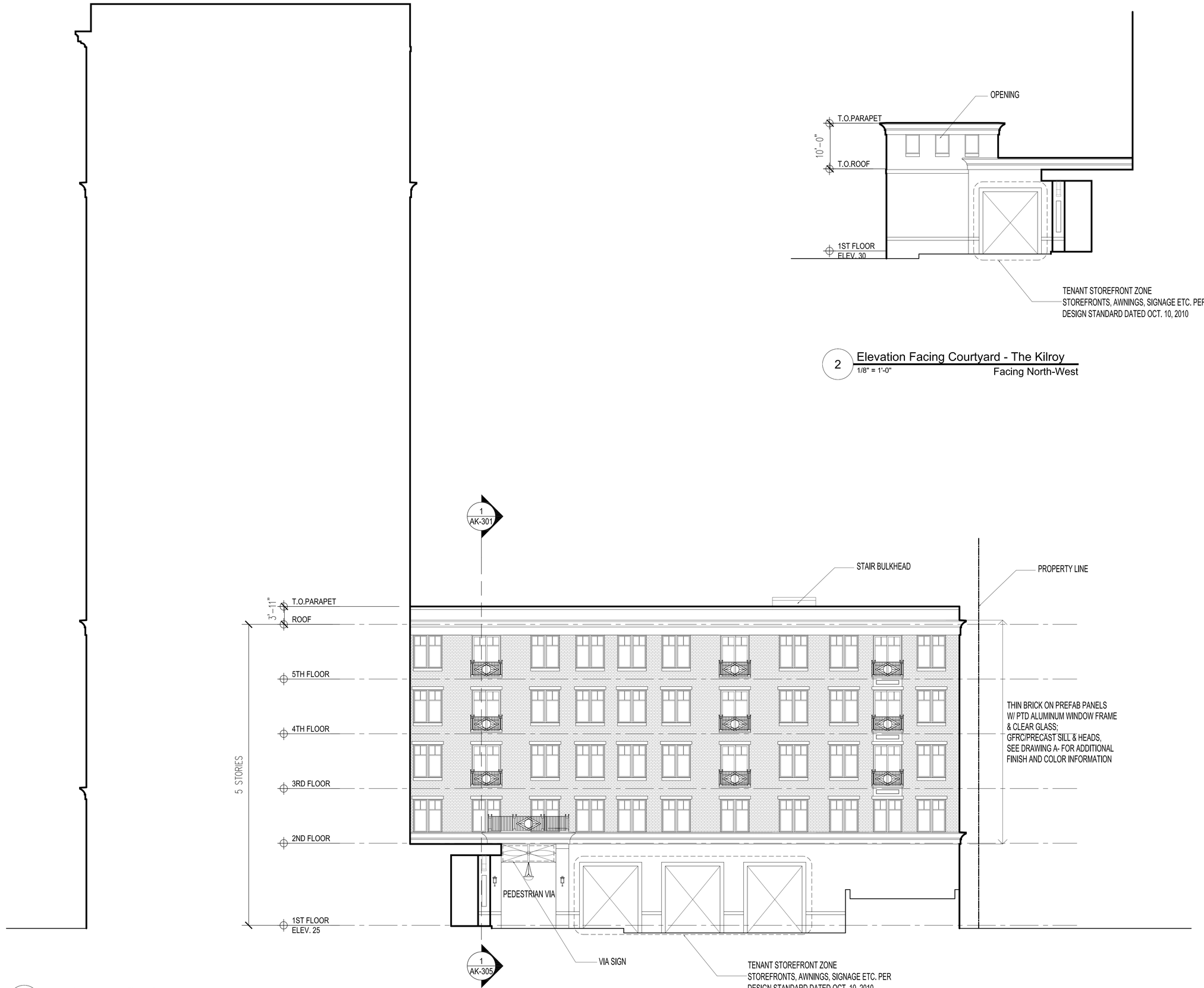
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Cottage Ave Elevation

SHEET TITLE:
AK - 201.3

2 Elevation Facing Courtyard - The Kilroy
1/8" = 1'-0" Facing North-West



1 Elevation From Courtyard - The Kilroy
1/8" = 1'-0" Facing North-West

0' 8' 16' 32'

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\02 Elevations\2012 August\BK4_elevKilroy_091012.dwg

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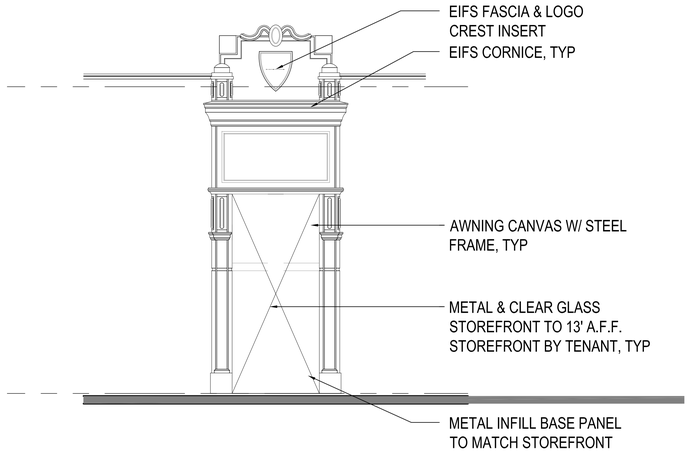
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

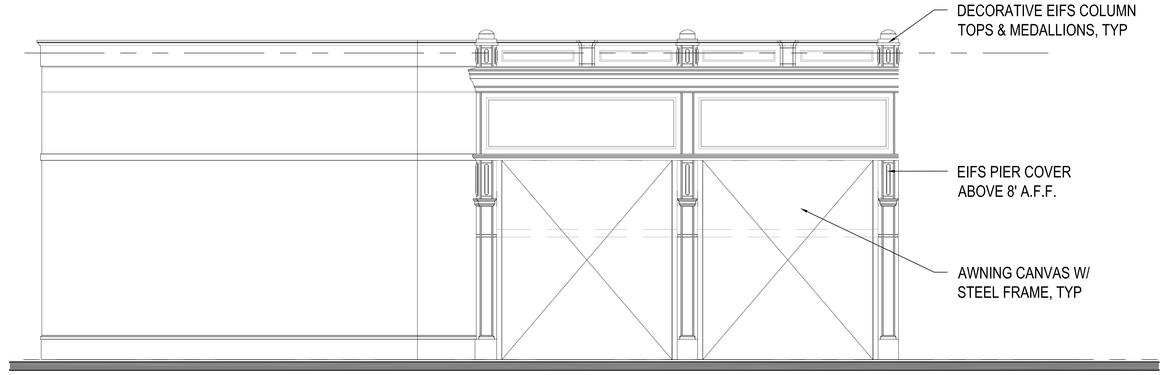
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Courtyard Elevation

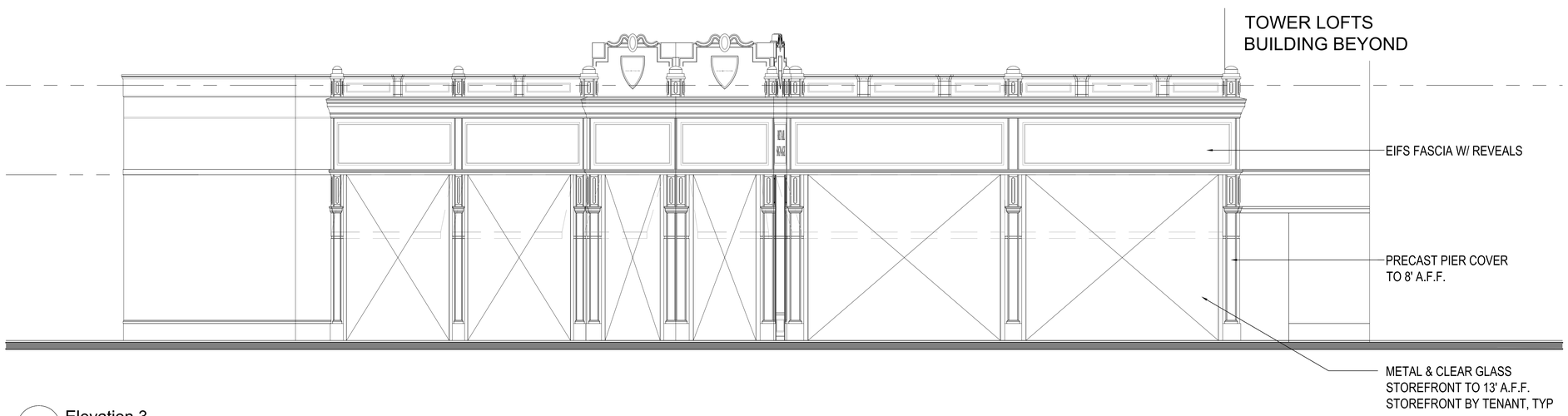
SHEET TITLE:
AK - 201.4



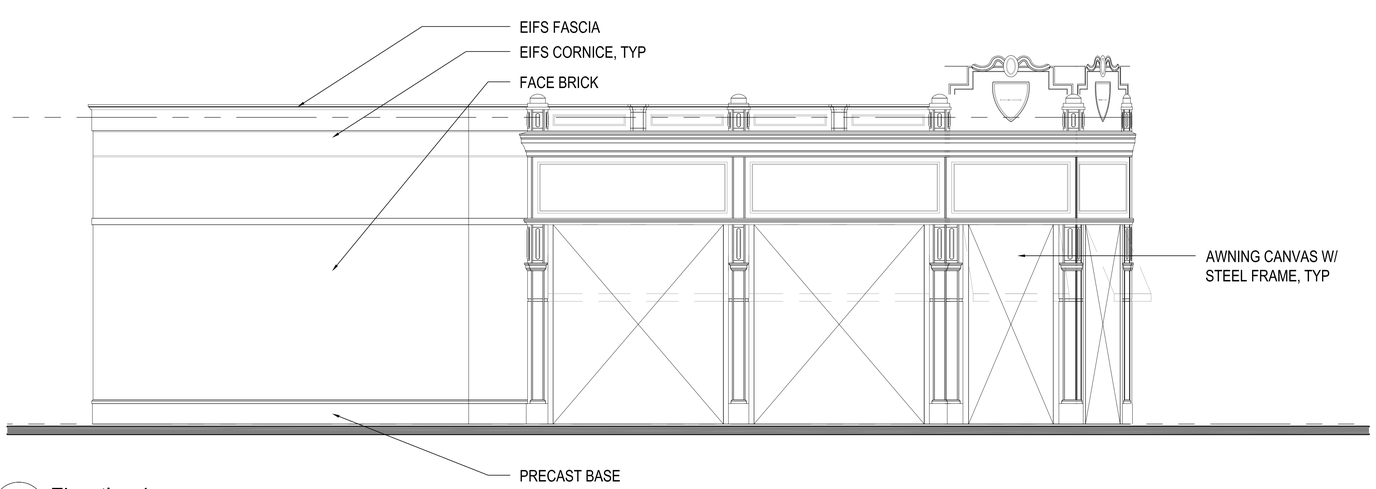
1 Elevation 1
1/4" = 1'-0"



2 Elevation 2
1/4" = 1'-0"



3 Elevation 3
1/4" = 1'-0"



4 Elevation 4
1/4" = 1'-0"

0' 8' 16' 32'

5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\02 Elevations\2012 August\BK4_LoftsFreeStanding_091712.dwg

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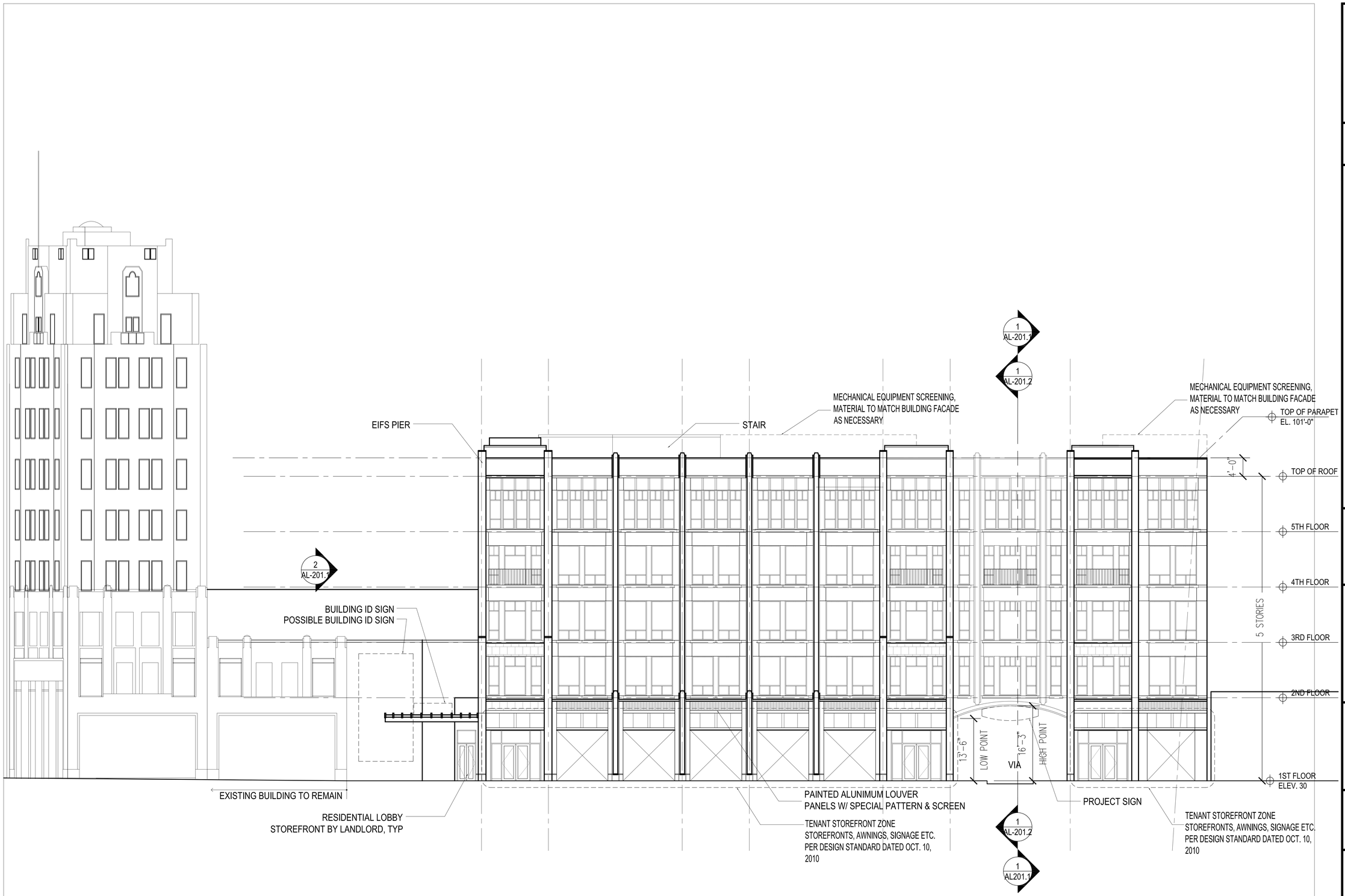
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Retail
Kilroy Way Elevation

SHEET TITLE:
AK - 201.5



1 Elevation Along Hancock Street - Granite Trust Lofts
1/8" = 1'-0"

\\s-works\Street-Works\01 PROJECTS\Quincy-89600\03 AUTOCAD\02 Elevations\2012 August\2012 09 13_TOWER LOFT.dwg

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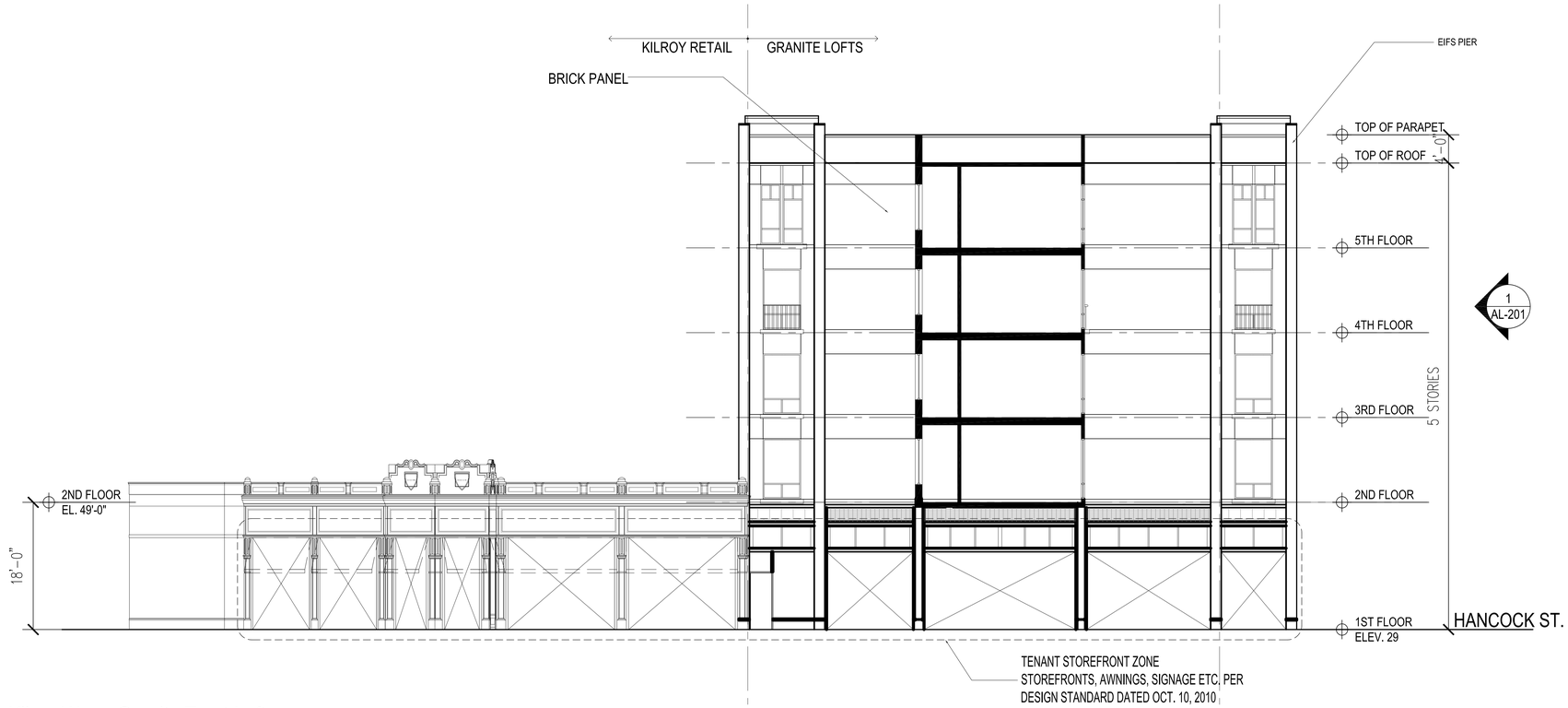
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

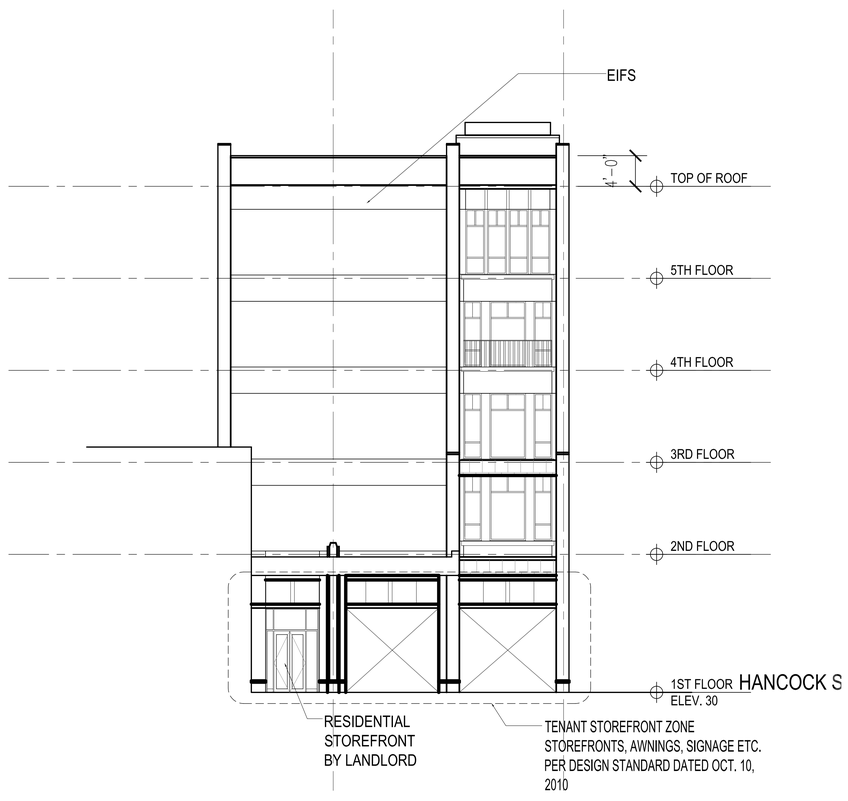
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:
The Granite Trust Lofts
Hancock Elevation

SHEET TITLE:
AL - 201.0



1 Elevation Along Kilroy Way - Granite Trust Lofts
1/8" = 1'-0" Looking South



2 Elevation At Residential Entrance - Granite Trust Lofts
1/8" = 1'-0"

0' 8' 16' 32'

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\02 Elevations\2012 August\2012 09 13_TOWER LOFT.dwg

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A Division of PEG/Park LLC
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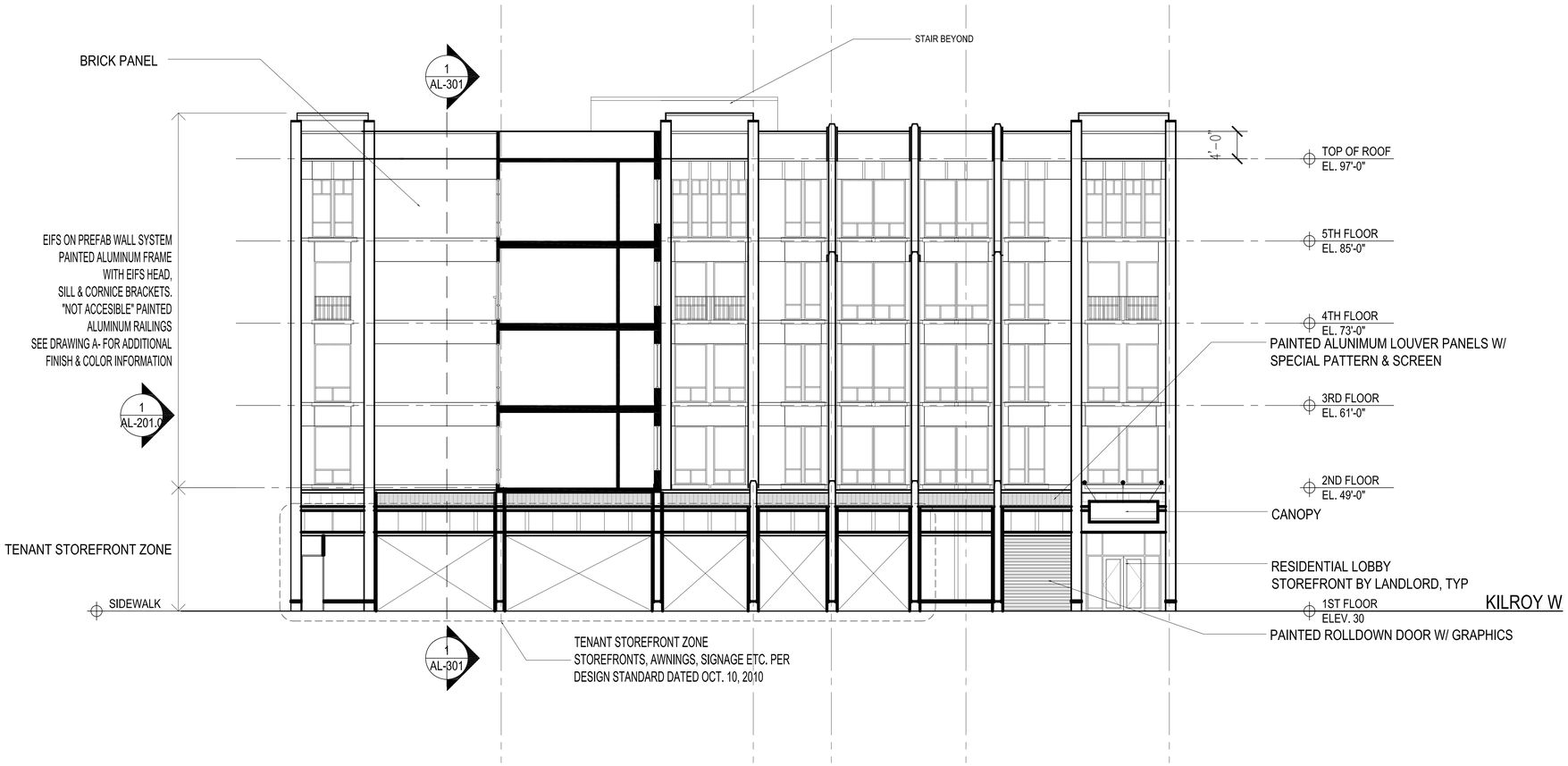
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Lofts Building Elevations

SHEET TITLE:
AL - 201.1



1 Elevation Along Kilroy Way - Granite Trust Lofts
1/8" = 1'-0" Looking North

0' 8' 16' 32'

5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\02 Elevations\2012 August\2012 09 13_TOWER LOFT.dwg

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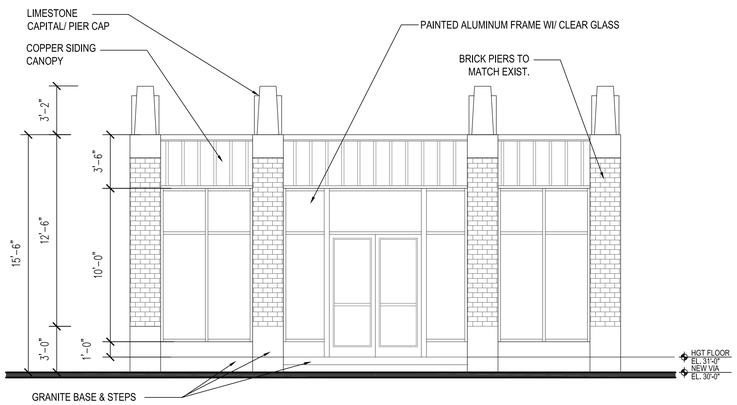
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

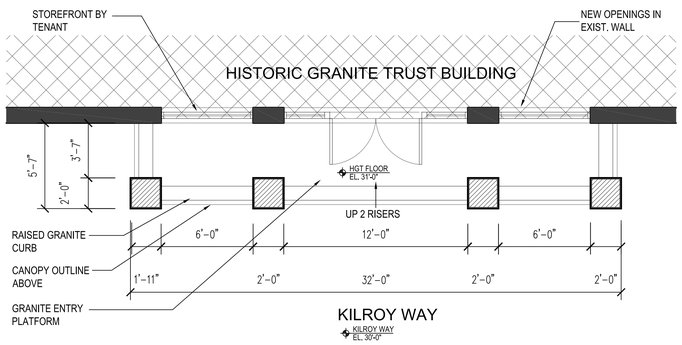
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Lofts
Kilroy Way Elevation

SHEET TITLE:
AL - 201.2



1 Historic Granite Trust Portico
1/4" = 1'-0"



2 Enlarged HGT Portal Plan
1/4" = 1'-0"

NOTE: FINAL LOCATION ON FACADE TO BE DETERMINED

4 KEY PLAN
NTS

3 Rear Elevation
NTS

5 Rear Elevation
NTS

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SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Historic Granite Trust Tower East Facade

SHEET TITLE:
AG - 201

1 Chestnut Street
1:20

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SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy - Rendered Chestnut St. Elevation

SHEET TITLE:
AK 202.0

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\TitleBlock\2012_10_01_QUINCY_TitleBlock_Rendering.dwg

1 Courtyard
1:20

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MERCHANTS ROW
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SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy - Rendered Kilroy Courtyard Elevation

SHEET TITLE:
AK 202.1

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\TitleBlock\2012_10_01_QUINCY_TitleBlock_Rendenng.dwg

1 Kilroy Way
1:20

5:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\TitleBlock\2012_10_01_QUINCY_TitleBlock_Rendenng.dwg

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PROJECT:

MERCHANTS ROW
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SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600–55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:

The Kilroy - Rendered Kilroy Way Elevation

SHEET TITLE:

AK 202.2

1 Cottage Avenue
1:20

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MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy - Rendered Cottage Ave Elevation

SHEET TITLE:
AK 202.3

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1 Kilroy Retail
1:20

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Retail - Rendered Kilroy Way Elevations

SHEET TITLE:
AK 202.4

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\TitleBlock\2012_10_01_QUINCY_TitleBlock_Rendenng.dwg

1 Elevation Along Hancock Street - Granite Trust Lofts
1:20

2 Elevation Along Kilroy Way - Granite Trust Lofts
1:20

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Lofts - Rendered Elevations

SHEET TITLE:
AL 202.0

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\TitleBlock\2012_10_01_QUINCY_TitleBlock_Rendering.dwg

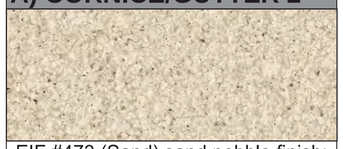
NOTE: All materials and samples are shown for color intent and quality only and are subject to minor changes due to availability, cost and final review of site mock-ups.

Chestnut Street

A) CORNICE/GUTTER 1

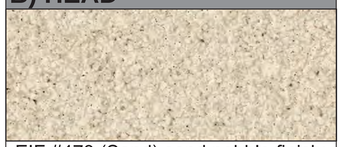
EIF #616 (King's Grey) sand pebble finish; metal coping to match

A) CORNICE/GUTTER 2



EIF #473 (Sand) sand pebble finish; metal coping to match

B) HEAD



EIF #473 (Sand) sand pebble finish; metal coping to match

C) SILL

Eastern Wall Systems - GFRC #5A (EIFS alternate; same color)

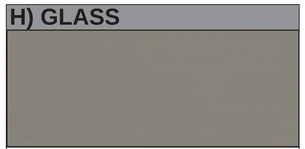
D) WALL 1

Brick and grout colors to match Quincy Mutual headquarters

D) WALL 2

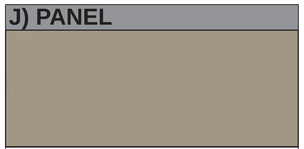
EIF #616 (King's Grey) sand pebble finish; metal coping to match

H) GLASS



Clear glass

J) PANEL



PPG/Duranar Coatings LT140000 Seawolf

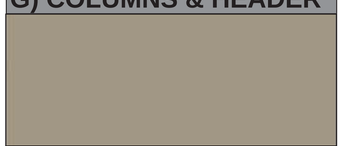
SCRIPHITO

Final spec TBD

F) QUOINS

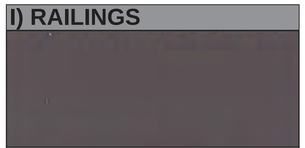
EIF #616 (King's Grey) sand pebble finish; metal coping to match

G) COLUMNS & HEADER



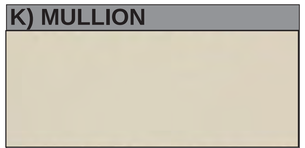
PPG/Duranar Coatings LT140000 Seawolf

I) RAILINGS



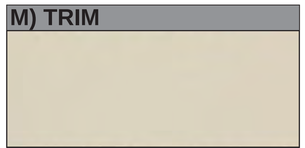
PPG/Duranar Coatings UC43352 (Colonial Grey)

K) MULLION



PPG/Duranar Coatings UC45392 (Sandstone)

M) TRIM



PPG/Duranar Coatings UC45392 (Sandstone)

MEDALLION

Final spec TBD

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MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy - Chestnut St Elev. Materials, Patterns & Colors

SHEET TITLE:
AK 203.0

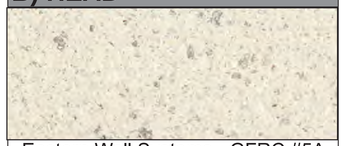
NOTE: All materials and samples are shown for color intent and quality only and are subject to minor changes due to availability, cost and final review of site mock-ups.

Chestnut Street

A) CORNICE/GUTTER

EIF #473 (Sand) sand pebble finish; metal coping to match

B) HEAD



Eastern Wall Systems - GFRC #5A (EIFS alternate; same color)

C) SILL

Eastern Wall Systems - GFRC #5A (EIFS alternate; same color)

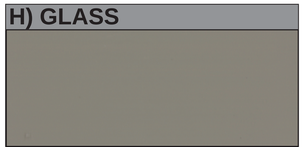
D) WALL 1

Brick and grout colors to match Quincy Mutual headquarters

D) WALL 2

EIF #616 (King's Grey) sand pebble finish; metal coping to match

H) GLASS



Clear glass

J) SPANDREL

Black painted glass

L) BASE

Polycor Absolute Black Granite or equal

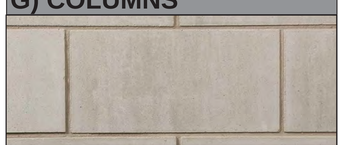
SCRIPHITO

Sunbella 4667 mahogany with painted pattern

F) CORNICE

Eastern Wall Systems - GFRC #5A

G) COLUMNS



Birchbark stone rocked & sandblasted

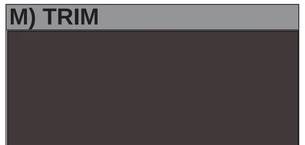
I) MUNTIN

PPG/Duranar Coatings LT120007 Charcoal Gray

K) MULLION

PPG/Duranar Coatings LT120007 Charcoal Gray

M) TRIM



PPG/Duranar Coatings LT120007 Charcoal Gray

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy - Chestnut St Elev. Materials, Patterns & Colors

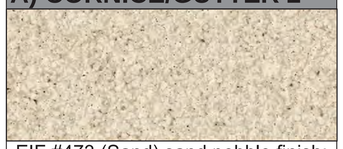
SHEET TITLE:
AK 203.1

NOTE: All materials and samples are shown for color intent and quality only and are subject to minor changes due to availability, cost and final review of site mock-ups.

A) CORNICE/GUTTER 1

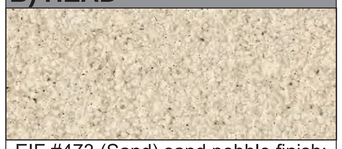
EIF #616 (King's Grey) sand pebble finish; metal coping to match

A) CORNICE/GUTTER 2



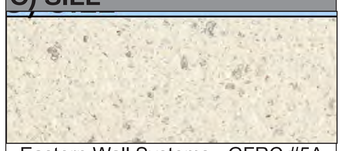
EIF #473 (Sand) sand pebble finish; metal coping to match

B) HEAD



EIF #473 (Sand) sand pebble finish; metal coping to match

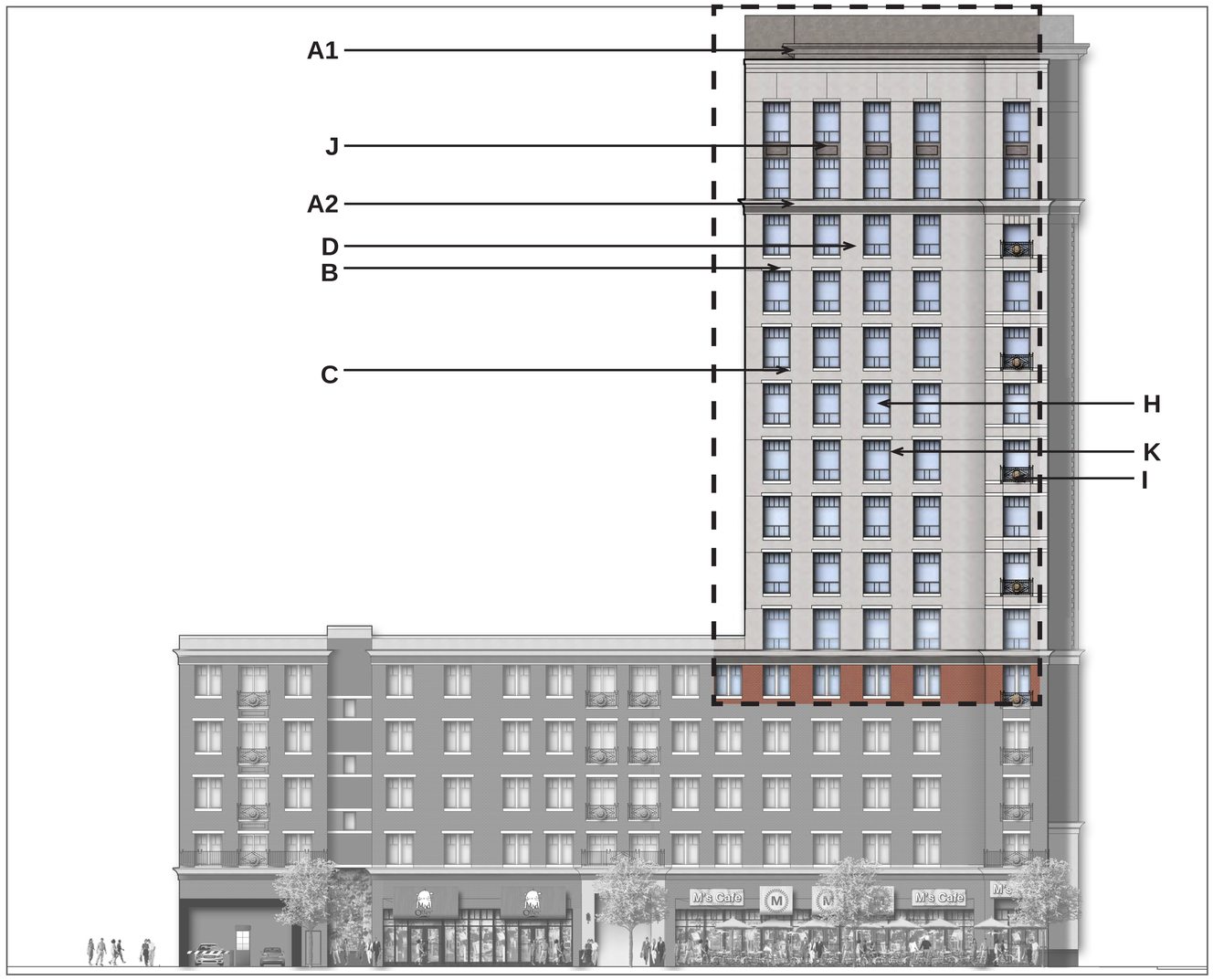
C) SILL



Eastern Wall Systems - GFRC #5A (EIFS alternate; same color)

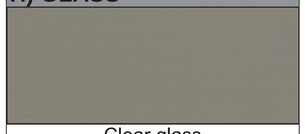
D) WALL 1

Wall Systems - GFRC (EIFS color to match 1400 Hancock stone)



Cottage Ave

H) GLASS

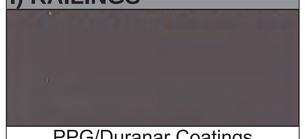


Clear glass

J) PANEL

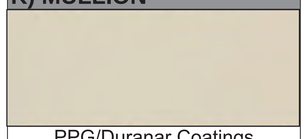
PPG/Duranar Coatings LT140000 Seawolf

I) RAILINGS



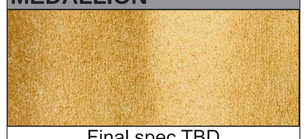
PPG/Duranar Coatings UC43352 (Colonial Grey)

K) MULLION



PPG/Duranar Coatings UC45392 (Sandstone)

MEDALLION



Final spec TBD

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PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy - Cottage Ave Elev. Materials, Patterns & Colors

SHEET TITLE:
AK 203.2

NOTE: All materials and samples are shown for color intent and quality only and are subject to minor changes due to availability, cost and final review of site mock-ups.

Courtyard

A) CORNICE/GUTTER

EIF #10401 Marble White

B) HEAD

EIF #10401 Marble White

C) SILL

EIF #10401 Marble White

D) WALL 1

EIF #10401 Marble White

E) GRAPHIC PAINT

Arristone building stone
Cumberland Weatherwood

F) WALL 2

EIF #616 (King's Grey) sand pebble finish; metal coping to match

G) COLUMNS

Birchbark rocked & sandblasted

H) GLASS

Clear glass

J) SPANDREL

PPG/Duranar Coatings
LT120007 Charcoal Gray

L) BASE

Polycor Absolute Black Granite or equal

CAP

TBD

I) MUNTIN

PPG/Duranar Coatings
LT120007 Charcoal Gray

K) MULLION

PPG/Duranar Coatings
LT120007 Charcoal Gray

M) TRIM

PPG/Duranar Coatings
LT120007 Charcoal Gray

TILE

TBD

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MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy - Kilroy Courtyard Elev. Materials, Patterns & Colors

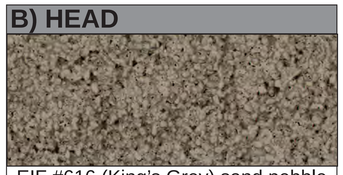
SHEET TITLE:
AK 203.3

NOTE: All materials and samples are shown for color intent and quality only and are subject to minor changes due to availability, cost and final review of site mock-ups.

A) CORNICE/GUTTER

EIF #616 (King's Grey) sand pebble finish; metal coping to match

B) HEAD



EIF #616 (King's Grey) sand pebble finish; metal coping to match

F) WALL 1

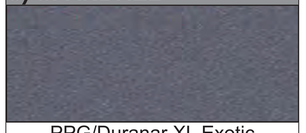
EIF #616 (King's Grey) sand pebble finish; metal coping to match

Kilroy Retail

H) GLASS

Clear glass

J) SPANDREL

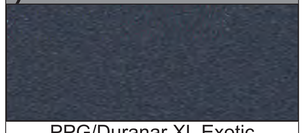


PPG/Duranar XL Exotic UC52061 (concord blue)

L) BASE

Polycor Absolute Black Granite or equal

I) MUNTIN

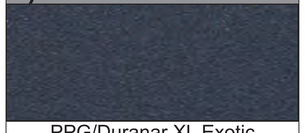


PPG/Duranar XL Exotic UC52002 (midnight blue)

K) MULLION

PPG/Duranar XL Exotic UC52002 (midnight blue)

M) TRIM



PPG/Duranar XL Exotic UC52002 (midnight blue)

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MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy - Kilroy Retail Elev. Materials, Patterns & Colors

SHEET TITLE:
AK 203.4

NOTE: All materials and samples are shown for color intent and quality only and are subject to minor changes due to availability, cost and final review of site mock-ups.

Granite Trust Lofts

A) CORNICE/GUTTER

Eastern Wall Systems - GFRC EIFS or color to match 1400 Hancock

B) HEAD

Eastern Wall Systems - GFRC EIFS or color to match 1400 Hancock

C) SILL

Eastern Wall Systems - GFRC EIFS or color to match 1400 Hancock

D) WALL 1

Eastern Wall Systems - GFRC EIFS or color to match 1400 Hancock

E) MEP/GRILL

PPG/Duranar XL Coatings UC51515 XL Medium Bronze

F) COLUMNS 1

Polycor Absolute Black Granite or equal

G) COLUMNS 2

Birchbark rocked & sandblasted

H) GLASS

Clear glass

J) SPANDREL

Black painted glass

L) BASE

Polycor Absolute Black Granite or equal

I) MUNTIN

PPG/Duranar Coatings UC43352 Colonial Grey

K) MULLION

PPG/Duranar Coatings UC43352 Colonial Grey

M) TRIM

PPG/Duranar Coatings UC43352 Colonial Grey

TILE

TBD

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SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Grant Trust Lofts - Hancock St Elev. Materials, Patterns & Colors

SHEET TITLE:
AL 203.0

LEGEND

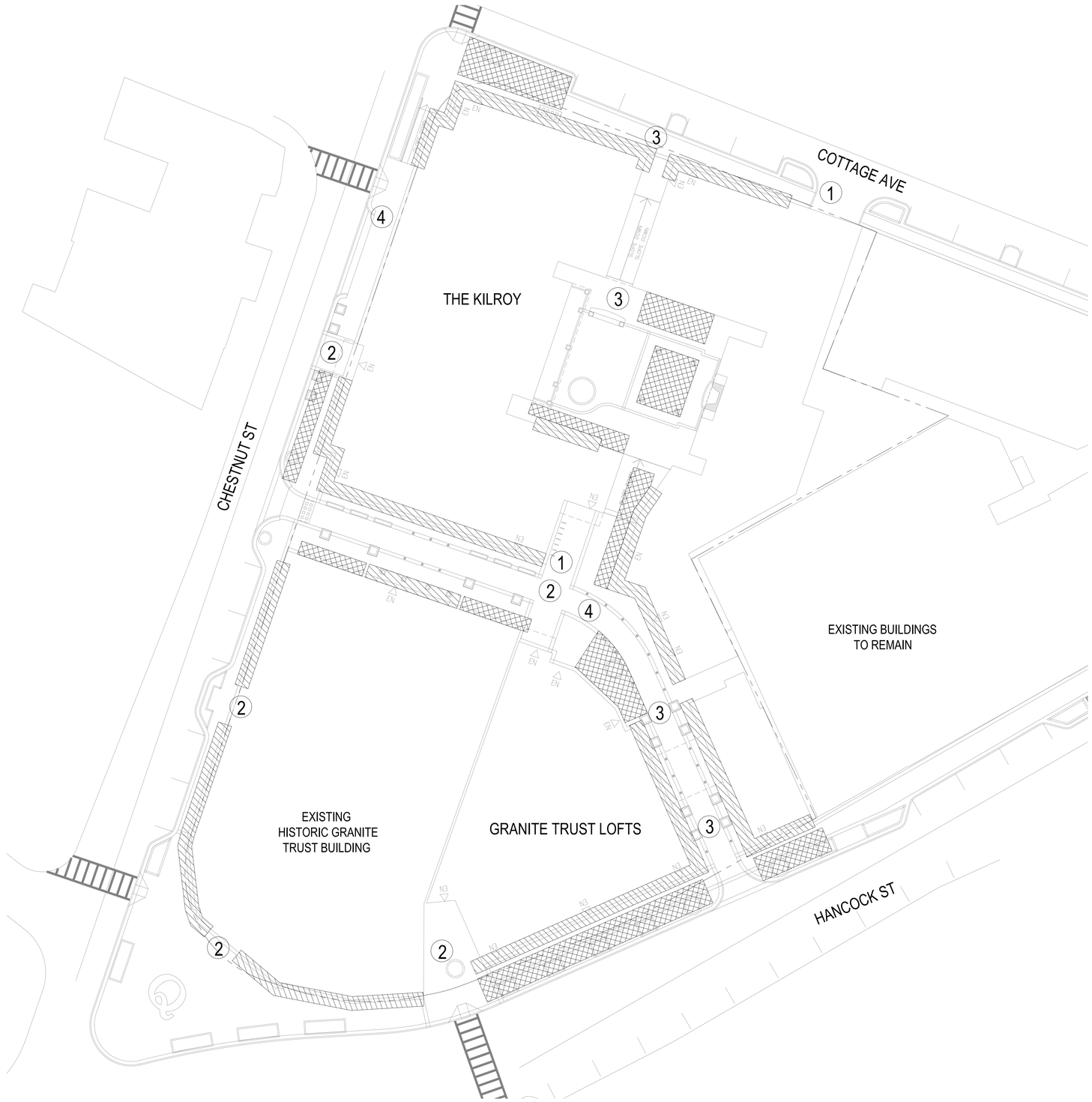
- Cafe/ Merchandising Zone per Design Standards dated October 10, 2012
- Storefront Zone: Storefronts, awnings, signage, etc. per Design Standards dated October 10, 2010

1. Parking garage ID signage over door and blade sign. See sheet A-06

2. Building entrance identity signage including building name on canopy/ glass and adjoining columns.

3. Project component identity sign at pedestrian via and granite loft bridge.

4. Loading dock signage as required.



1 Storefront Zone/ Non-Retail Signage
1:20

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PROJECT:
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SCALE:	1:20
DATE:	October 01, 2012
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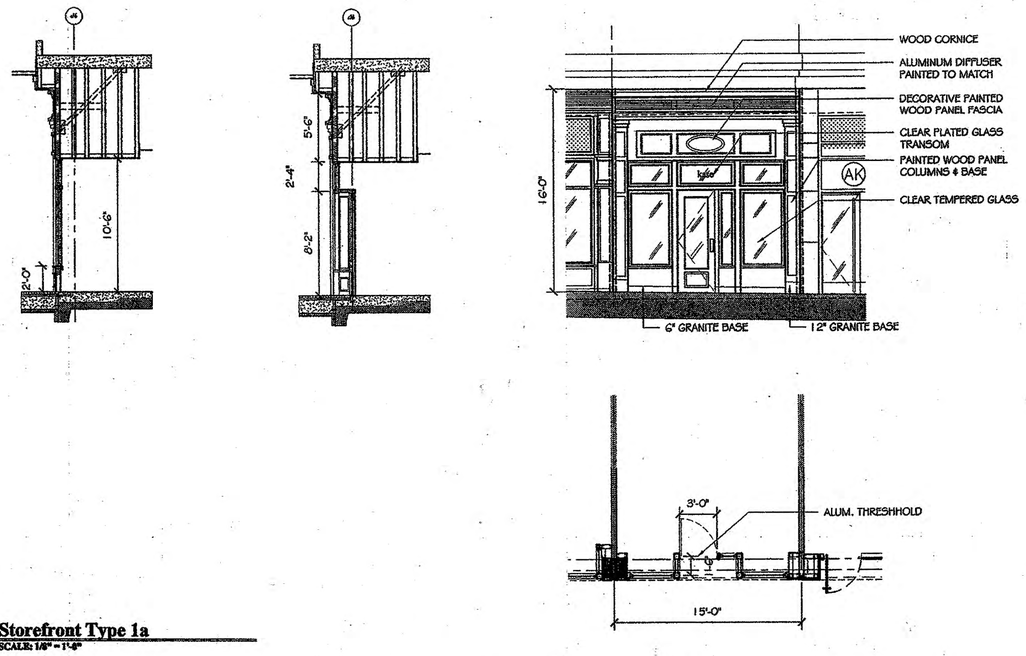
FILE PATH:	

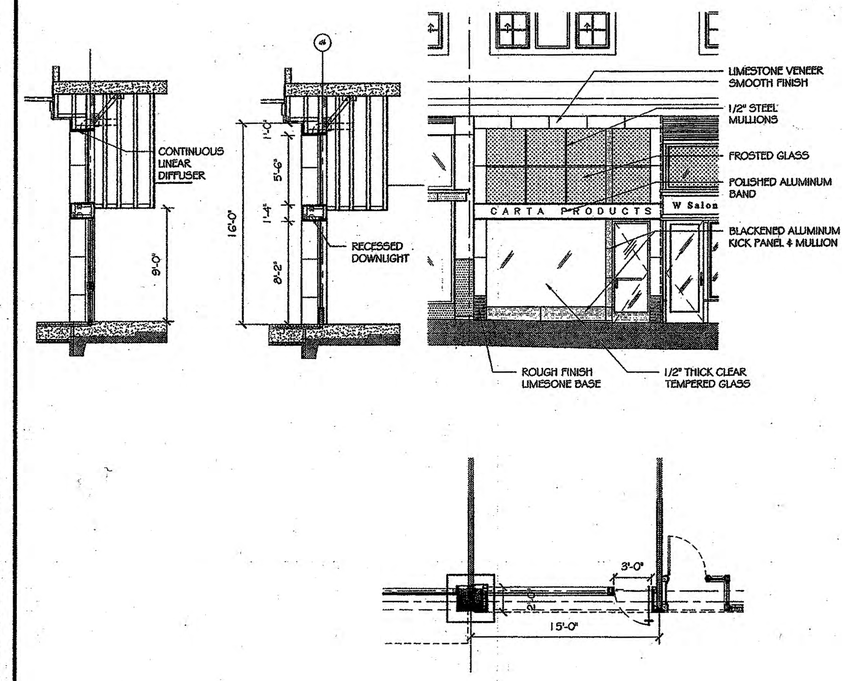
DRAWING TITLE:
Storefront Zone/ Non-Retail Signage

SHEET TITLE:
A - 204

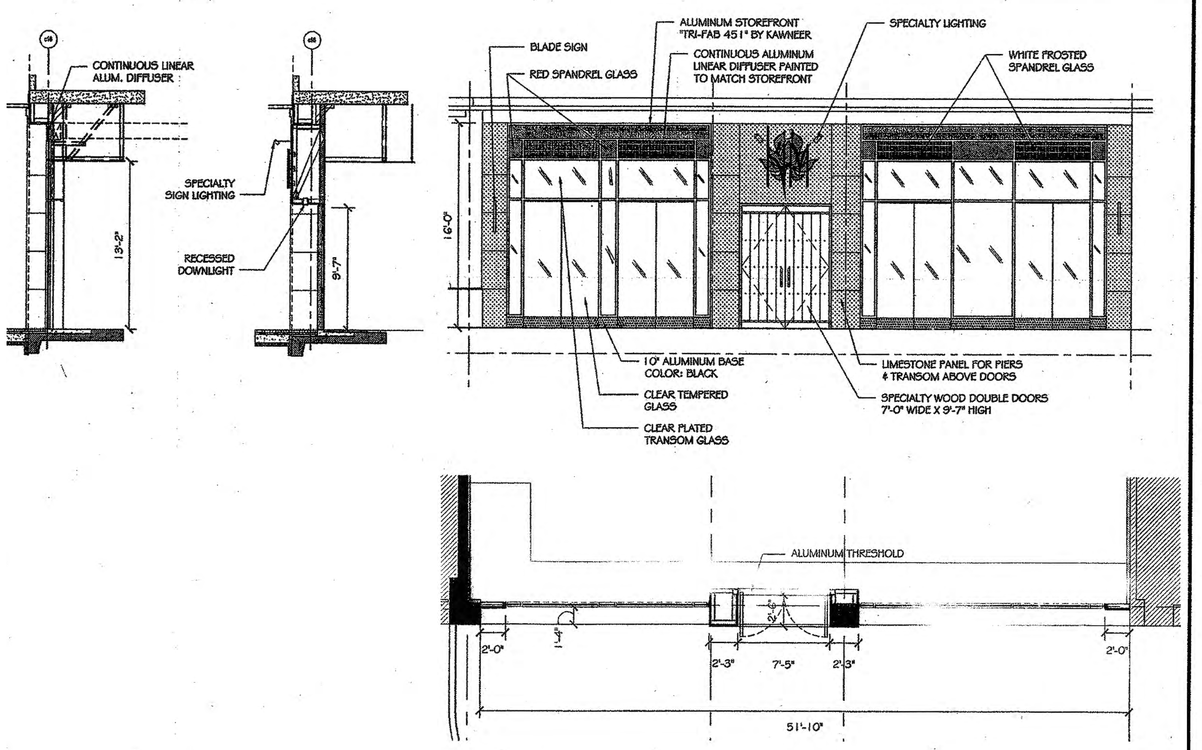
Typical Illustrative Storefronts



1 **Storefront Type 1a**
SCALE: 1/8" = 1'-0"



4 **Storefront Type 1b**
SCALE: 1/8" = 1'-0"



2 **Storefront Type 2a**
SCALE: 1/8" = 1'-0"

Note: The above typical storefront examples are provided to illustrate the breadth and variety of possible approaches, from traditional urban small shop storefronts to the more modern storefronts of today's chain retailers that we expect at the street level of this project. The intention and expectation is that every retail tenant will have individual storefront designs that express their 'brand' and character. Each storefront will be made of high-quality, low-maintenance materials that are consistent with the quality of this project and which are described in greater detail in the Design Standards dated October 10, 2010. All awnings, lighting, signage and other aspects of the storefront zone will be consistent with those published standards.

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SCALE:	NTS
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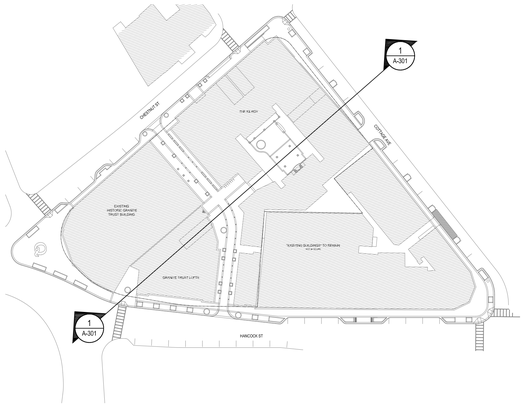
FILE PATH:	

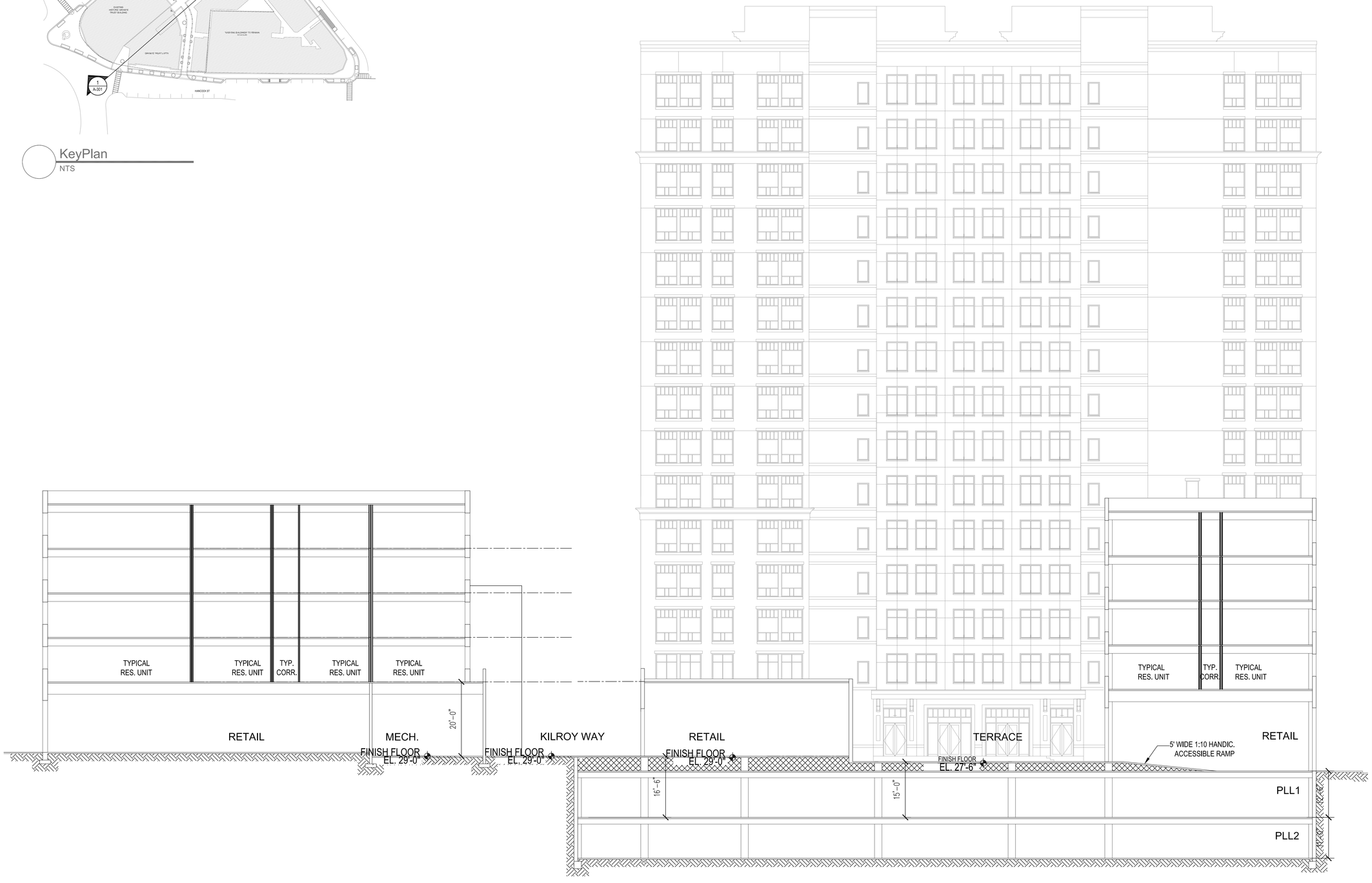
DRAWING TITLE:
Typical Illustrative Storefronts

SHEET TITLE:
A - 205

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\TitleBlock\2012_10_01_QUINCY_TitleBlock_Rendering.dwg



KeyPlan
NTS



1 N-S Site Section
3/32"=1'-0"

0' 8' 16' 32'

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\03 Sections\Block4\September_2012\BK4_Sections_09182012.dwg

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SCALE:	3/32" = 1'-0"
DATE:	October 01, 2012
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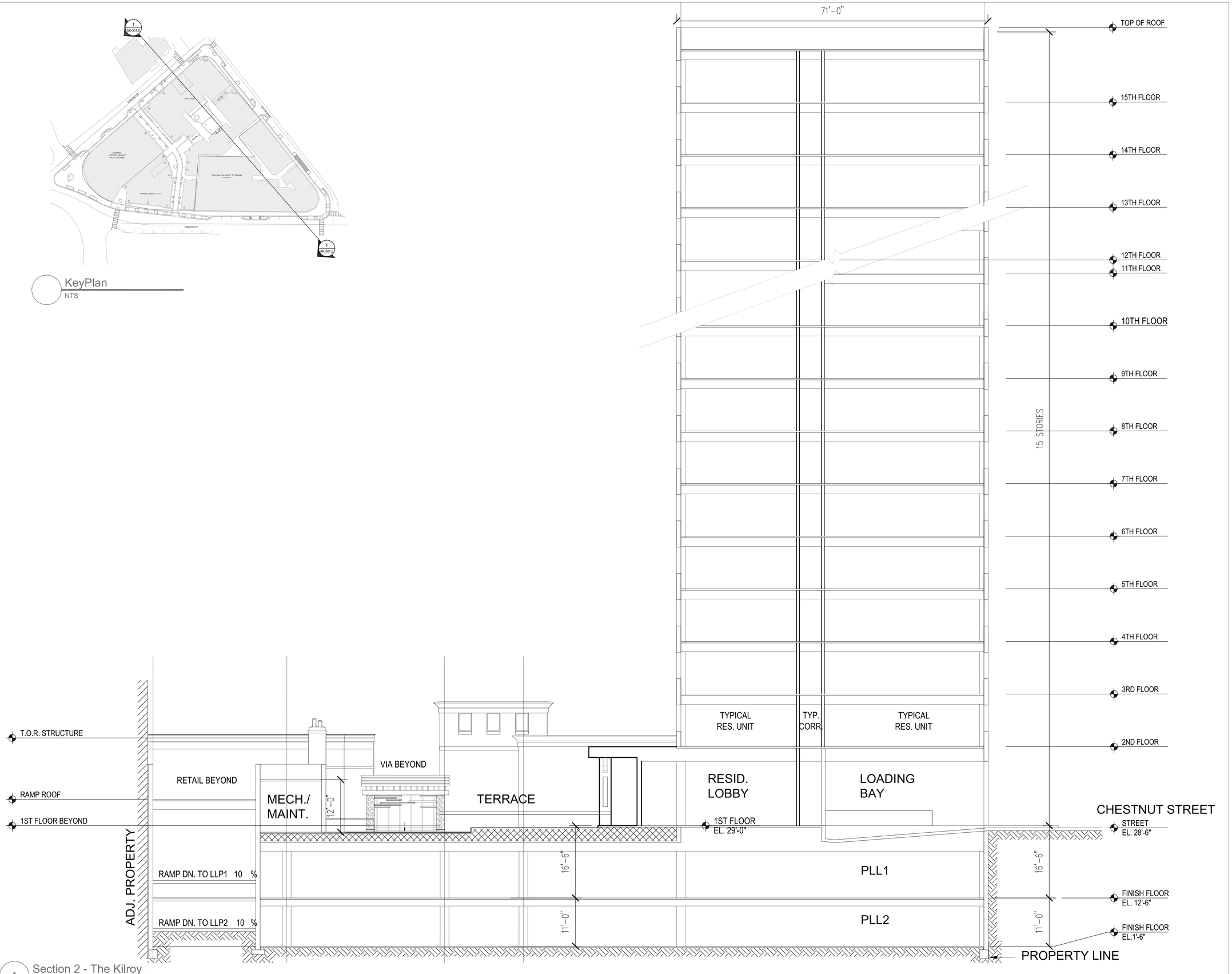
DRAWING TITLE:
North-South Site Section

SHEET TITLE:
A - 301

KeyPlan
NTS



1 Section 2 - The Kilroy
1/8" = 1'-0"

Street-Works
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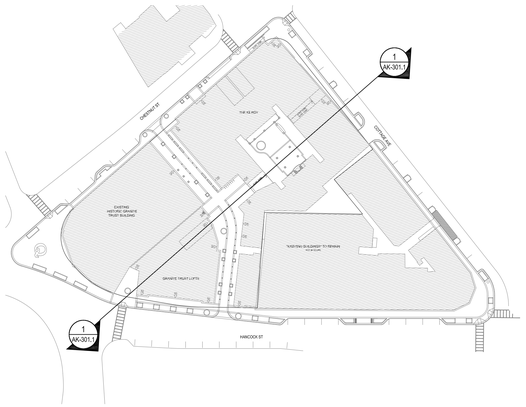
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

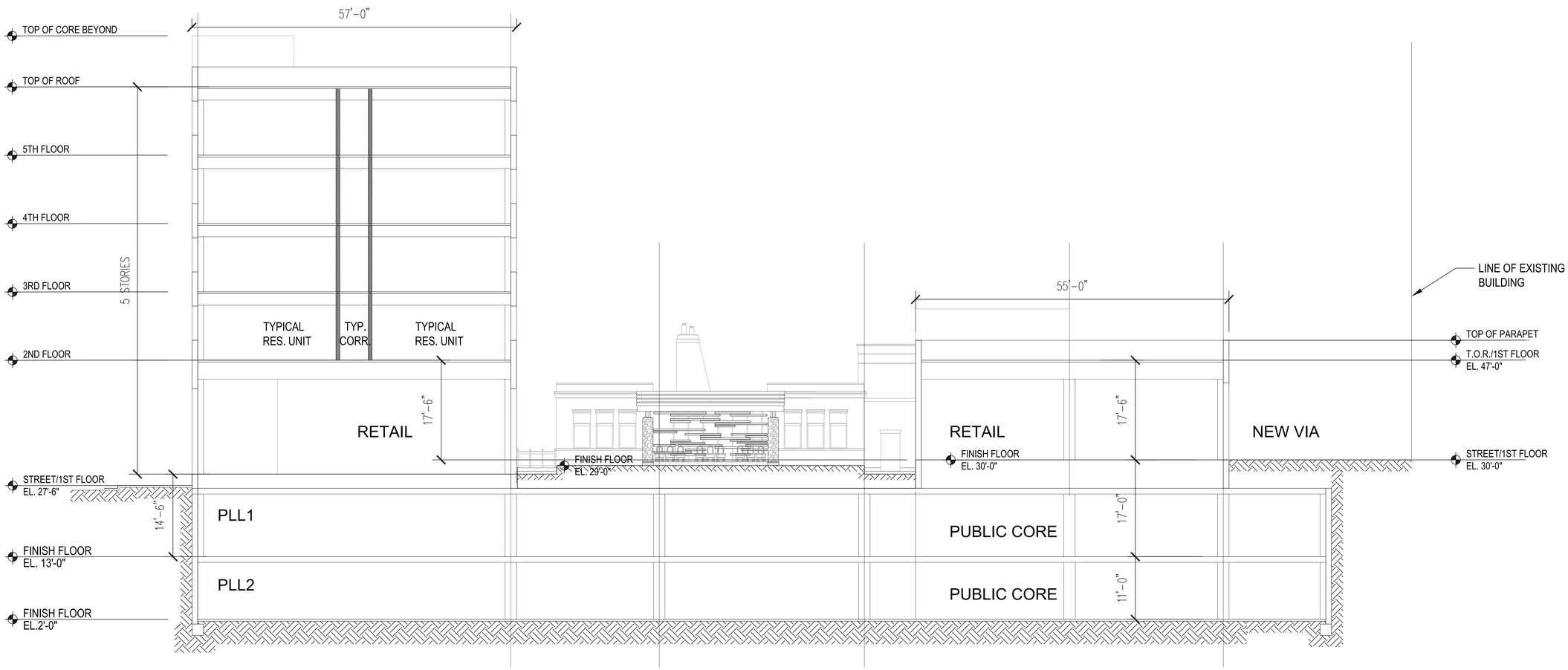
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy North-South Building Section

SHEET TITLE:
AK - 301.0



KeyPlan
NTS



1 Section 2 - The Kilroy
1/8" = 1'-0"

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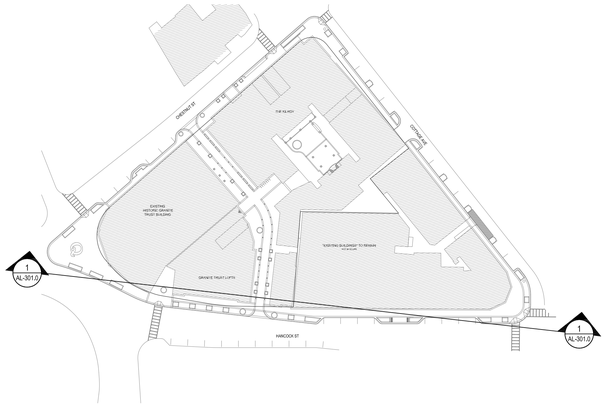
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

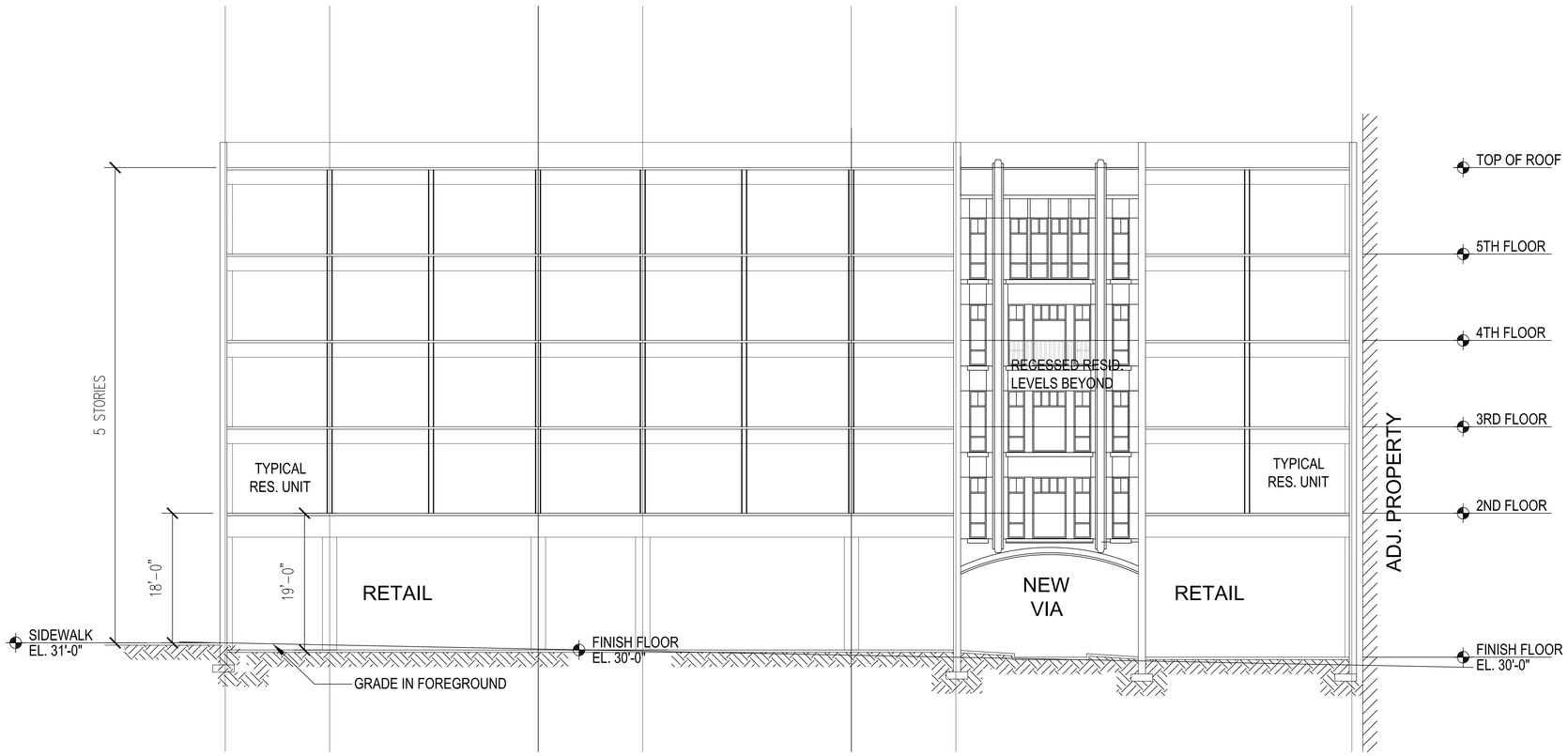
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600–55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy East-West Building Section

SHEET TITLE:
AK - 301.1



KeyPlan
NTS



1 Section 1 - Granite Trust Lofts
1/8" = 1'-0"

0' 8' 16' 32'

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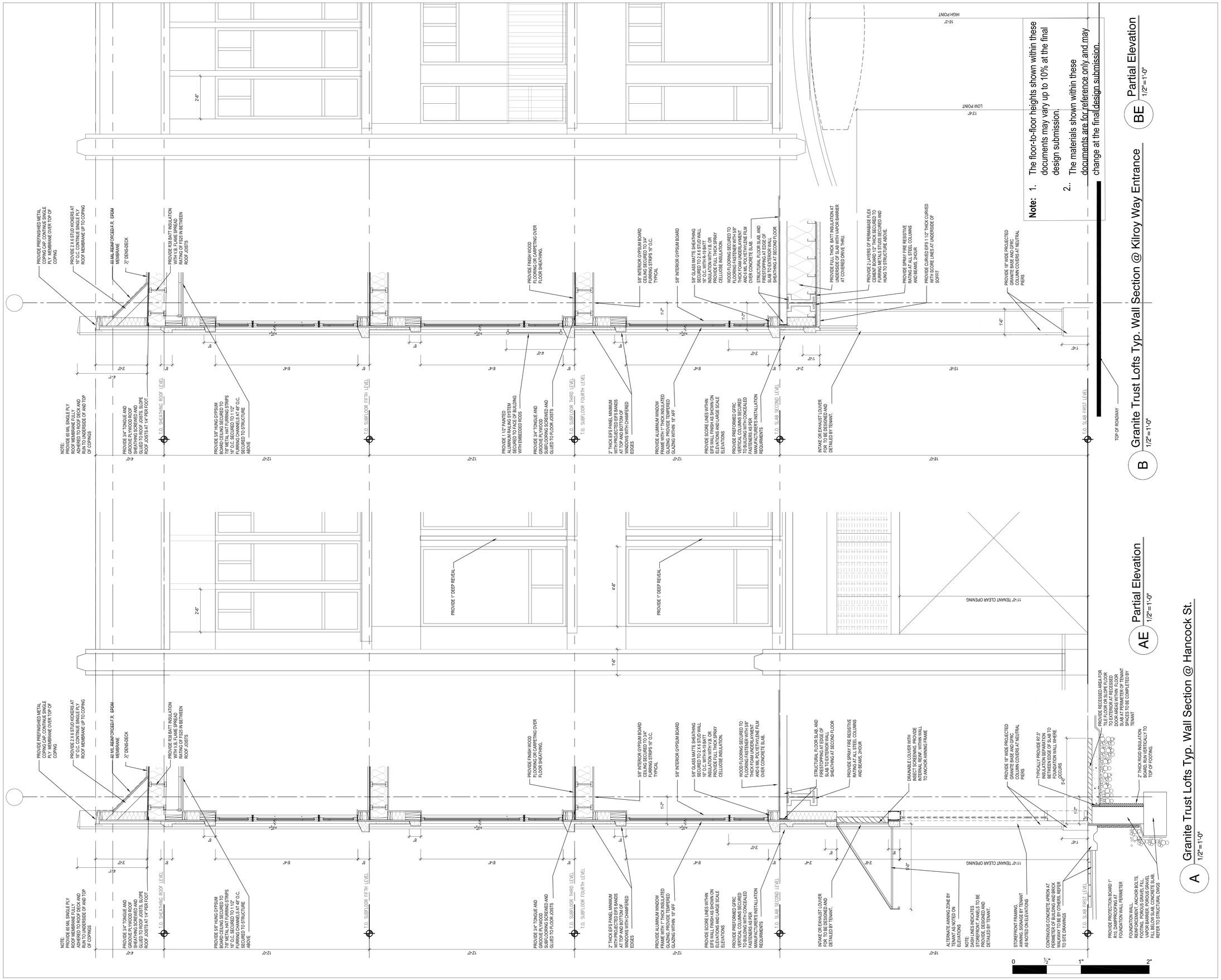
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Lofts North-South Building Section

SHEET TITLE:
AL - 301.0



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2.. The materials shown within these documents are for reference only and may change at the final design submission.

BE Partial Elevation 1/2"=1'-0"

B Granite Trust Lofts Typ. Wall Section @ Kilroy Way Entrance 1/2"=1'-0"

AE Partial Elevation 1/2"=1'-0"

A Granite Trust Lofts Typ. Wall Section @ Hancock St. 1/2"=1'-0"

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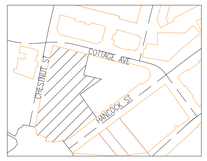

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/2" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:
Typical Granite Trust Lofts - Wall Sections

SHEET TITLE:
A - 302

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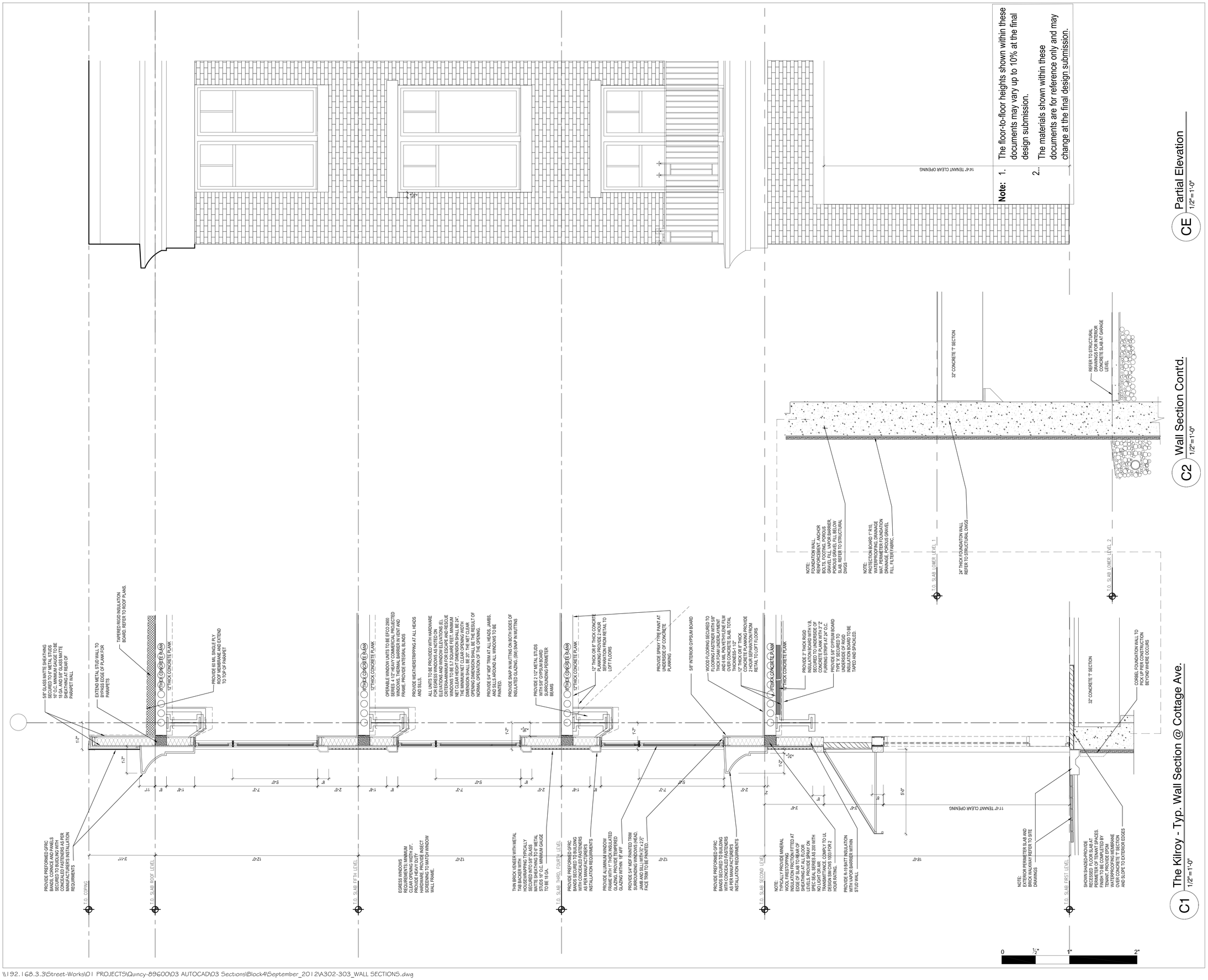

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PROJECT:

MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/2" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

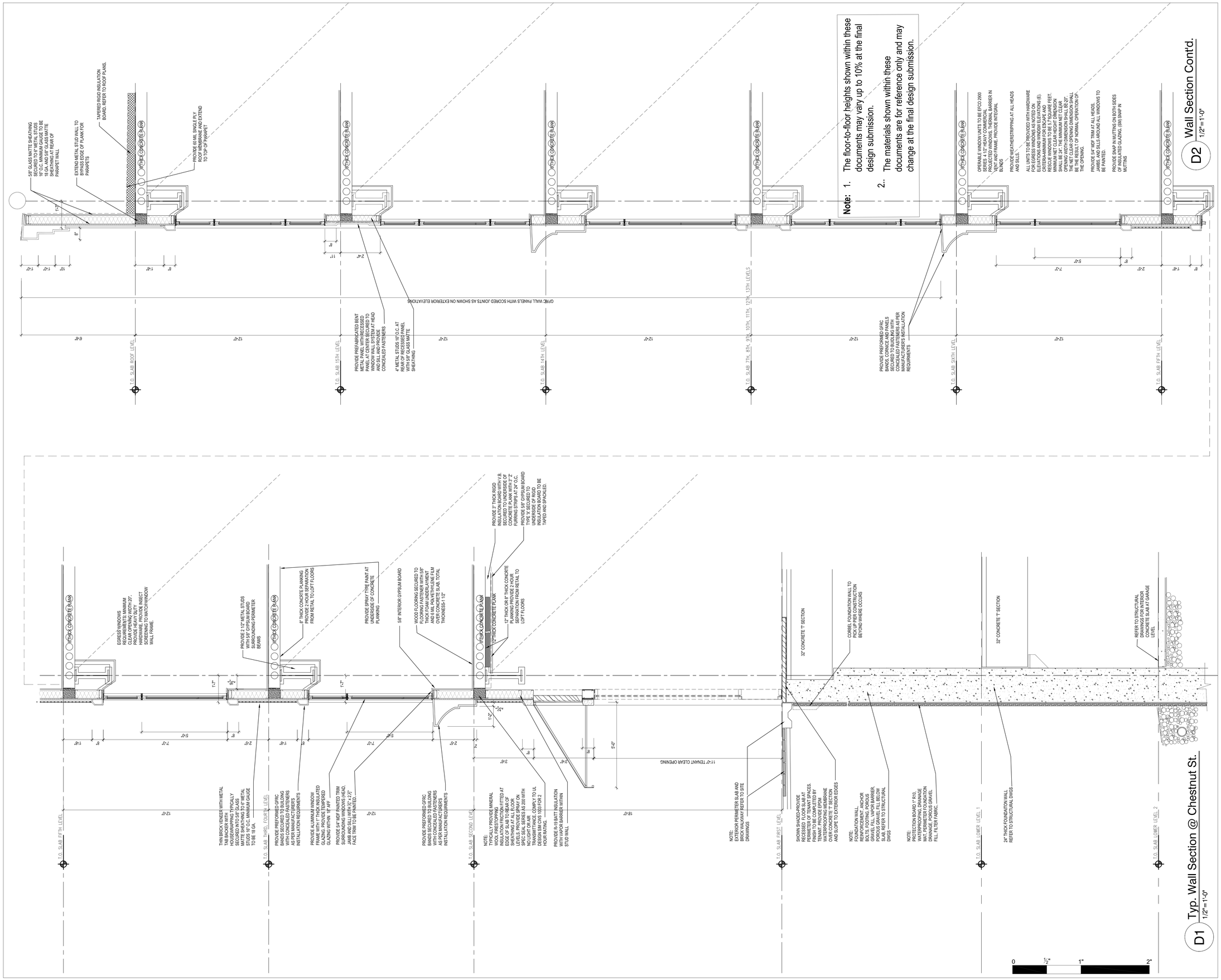
DRAWING TITLE:

The Kilroy Typical Exterior Wall Sections

SHEET TITLE:

A - 303

\\192.168.3.3\Street-Works\01 PROJECTS\Quincy-89600\03 AUTOCAD\03 Sections\Block4\September_2012\A302-303_WALL SECTIONS.dwg



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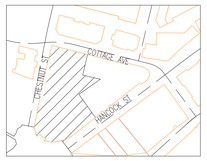

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/2" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Typicakl Exterior Wall Section

SHEET TITLE:
A - 304

\\192.168.3.3\Street-Works\01 PROJECTS\Quincy-89600\03 AUTOCAD\03 Sections\Block4\September_2012\A302-303_WALL SECTIONS.dwg

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DE Partial Elevation 1/2"=1'-0"

DE Partial Elevation 1/2"=1'-0"

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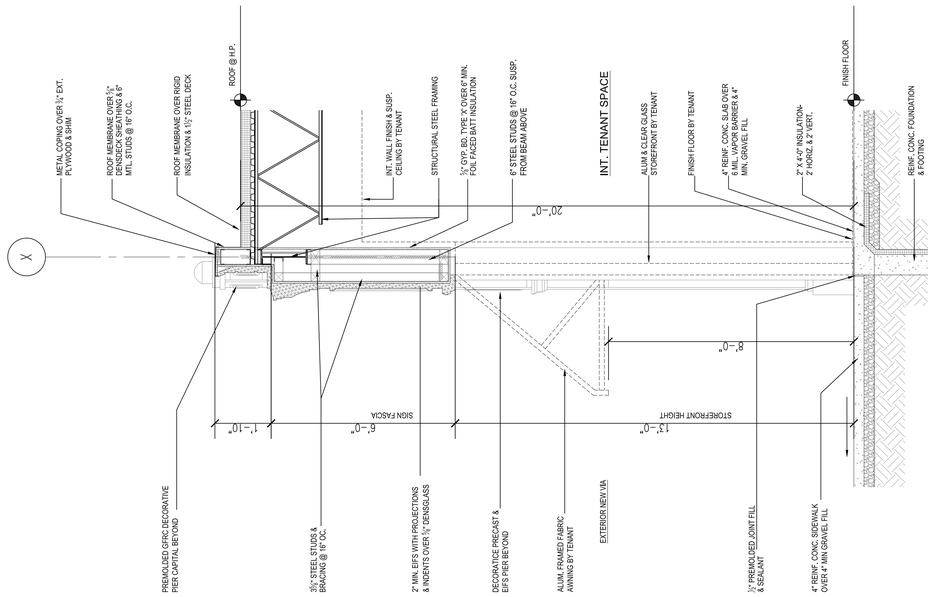
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/2" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

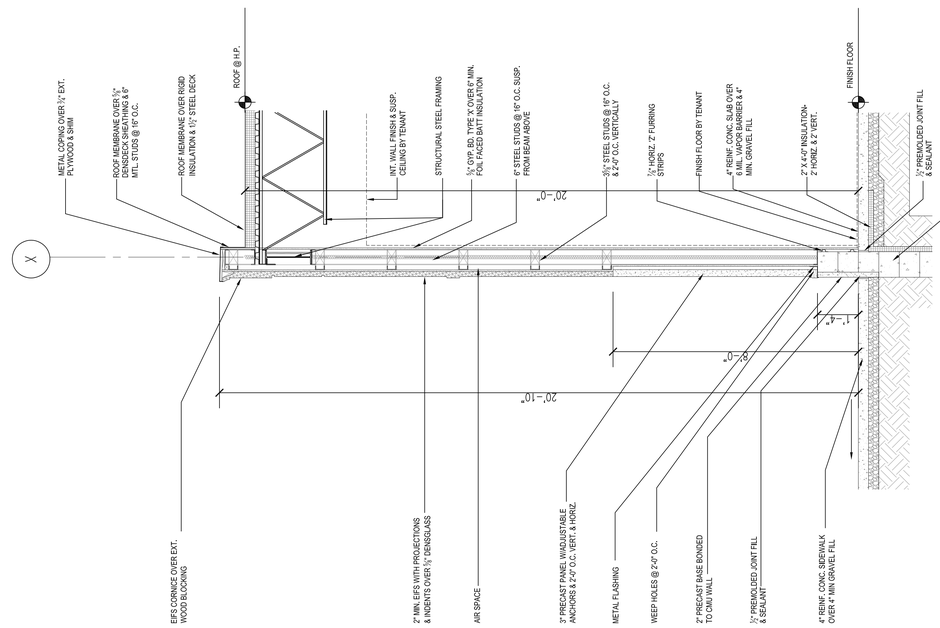
DRAWING TITLE:
The Kilroy Typical Exterior Wall Secctions / Elevations

SHEET TITLE:
A - 305

\\192.168.3.3\Street-Works\01 PROJECTS\Quincy-89600\03 AUTOCAD\03 Sections\Block4\September_2012\A302-303_WALL SECTIONS.dwg



E Kilroy Retail Typ. Wall Section @ Storefront
1/2"=1'-0"



F Kilroy Retail Typ. Wall Section @ Kilroy Courtyard
1/2"=1'-0"

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0 ½" 1" 2"

\\192.168.3.3\Street-Works\01 PROJECTS\Quincy-89600\03 AUTOCAD\03 Sections\Block4\September_2012\A302-303_WALL SECTIONS.dwg

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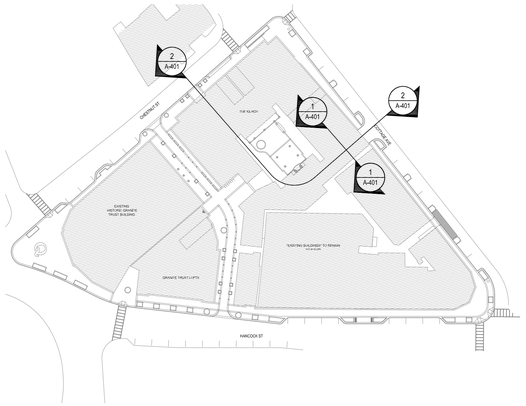
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

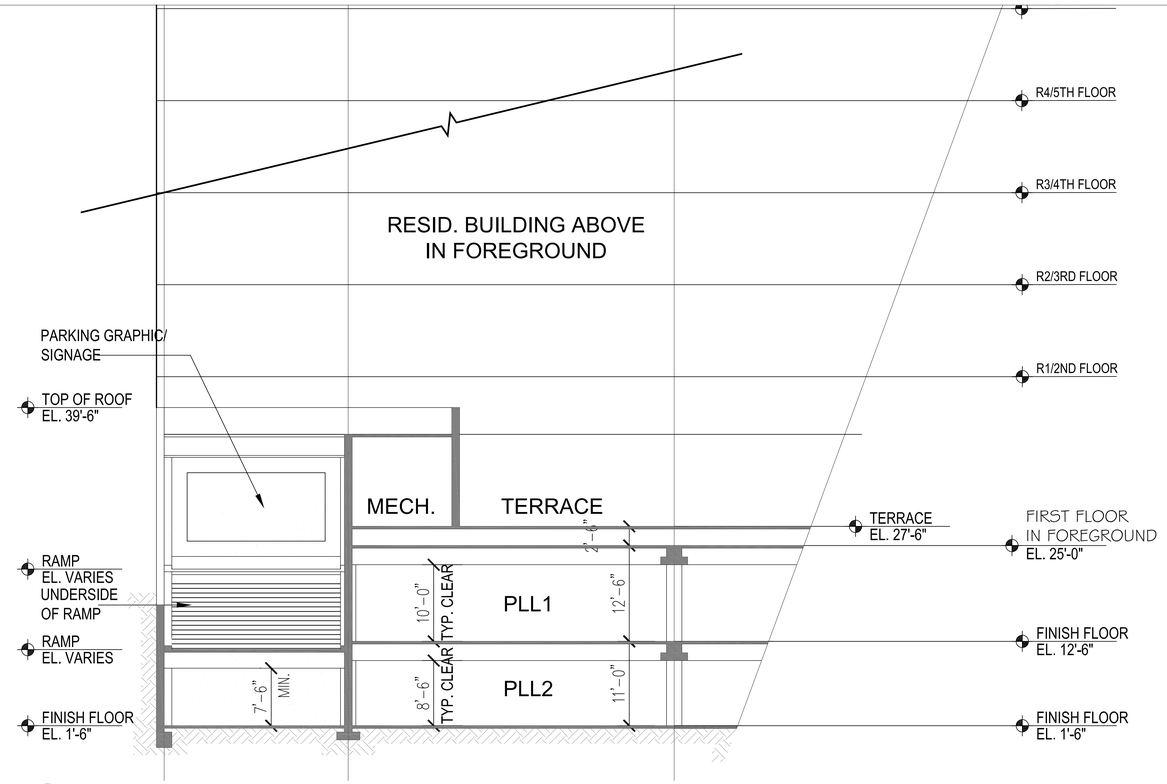
SCALE:	1/2" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:
Kilroy Retail Typical Exterior Wall Sections

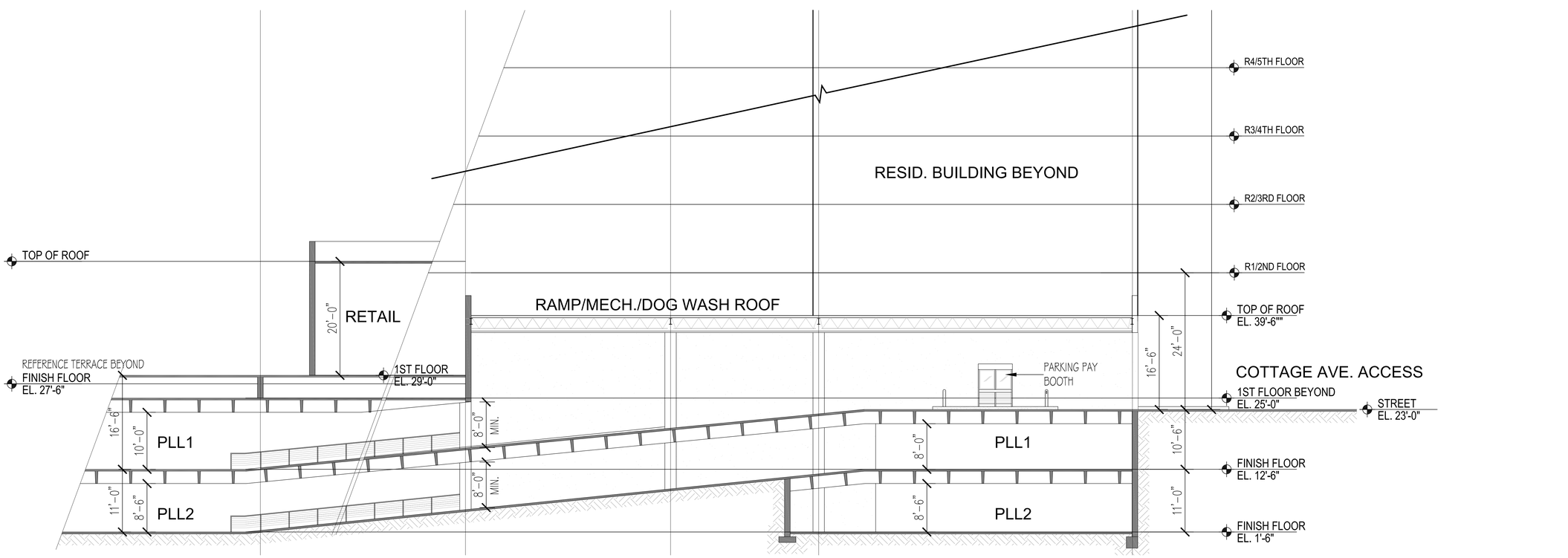
SHEET TITLE:
A-306



KeyPlan
NTS



1 Section 1 - The Kilroy
1/8" = 1'-0"



2 Section 1 - The Kilroy
1/8" = 1'-0"

0' 8' 16' 32'

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\03 Sections\Block4\September_2012\BK4_GarageSections_09182012.dwg

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
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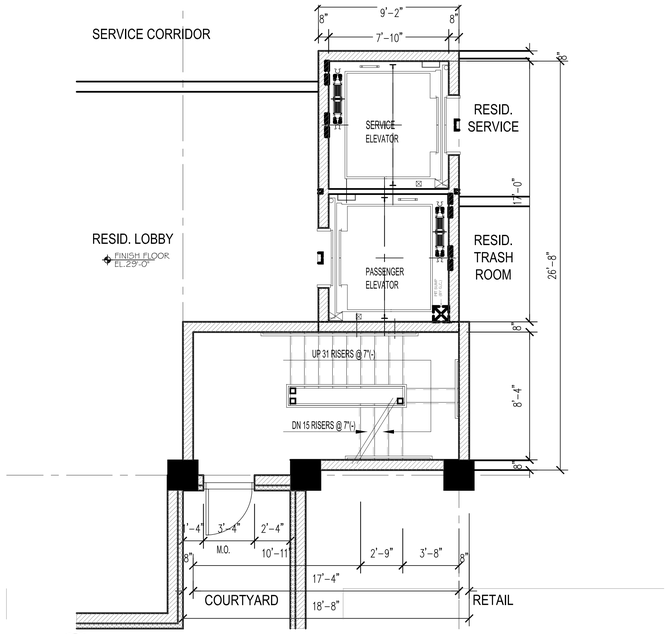
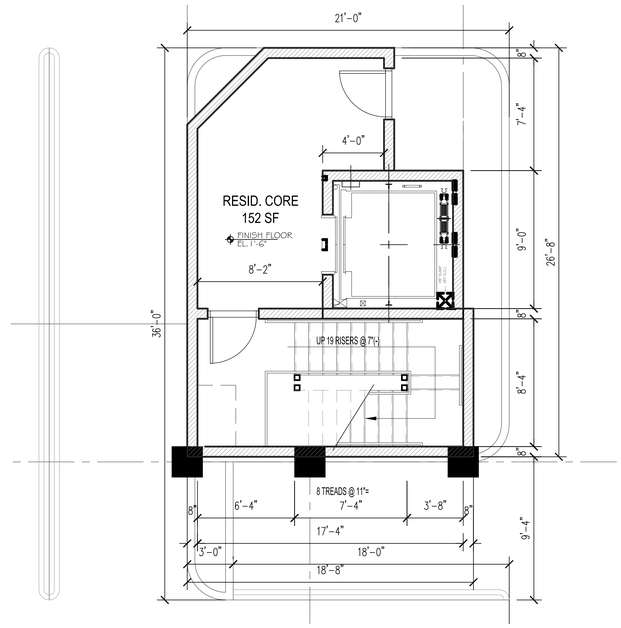
SCALE:	1/8" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Garage Sections

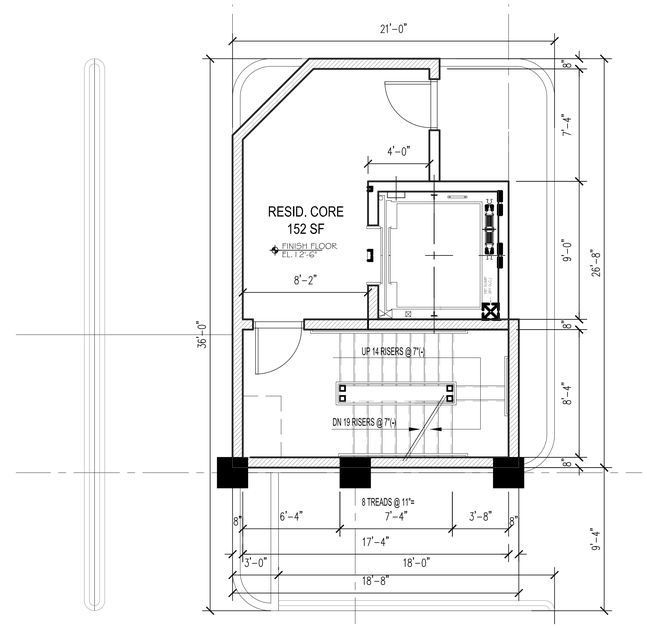
SHEET TITLE:
A - 401



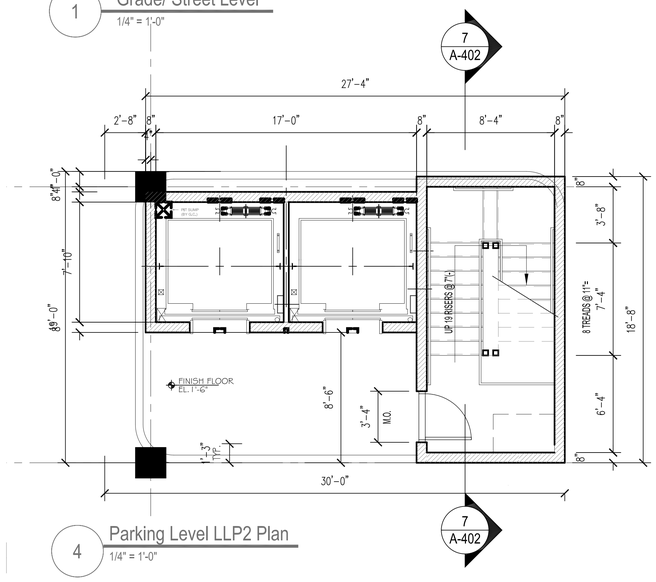
1 Grade/ Street Level
1/4" = 1'-0"



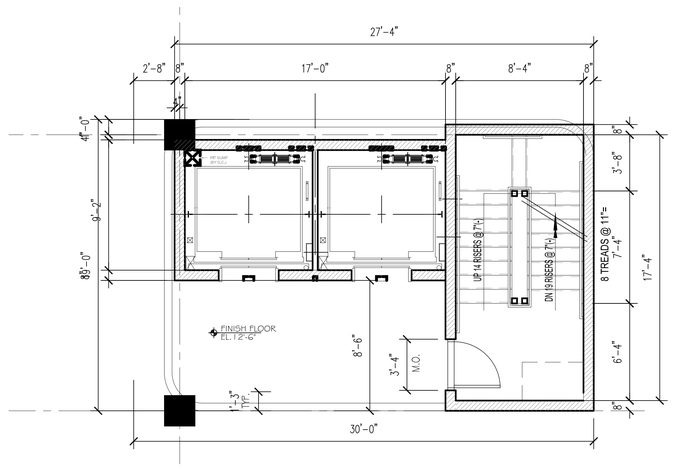
2 Parking Lower Level 2
1/4" = 1'-0"



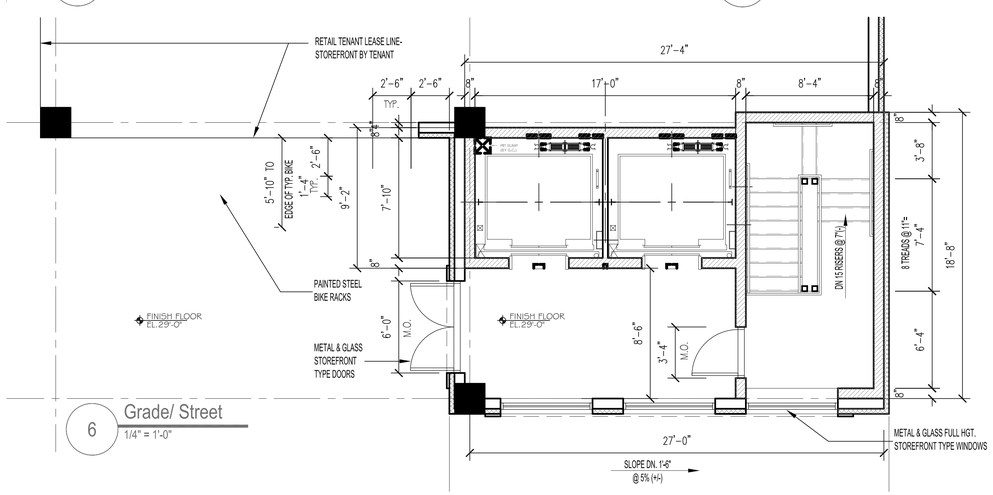
3 Parking Lower Level 1
1/4" = 1'-0"



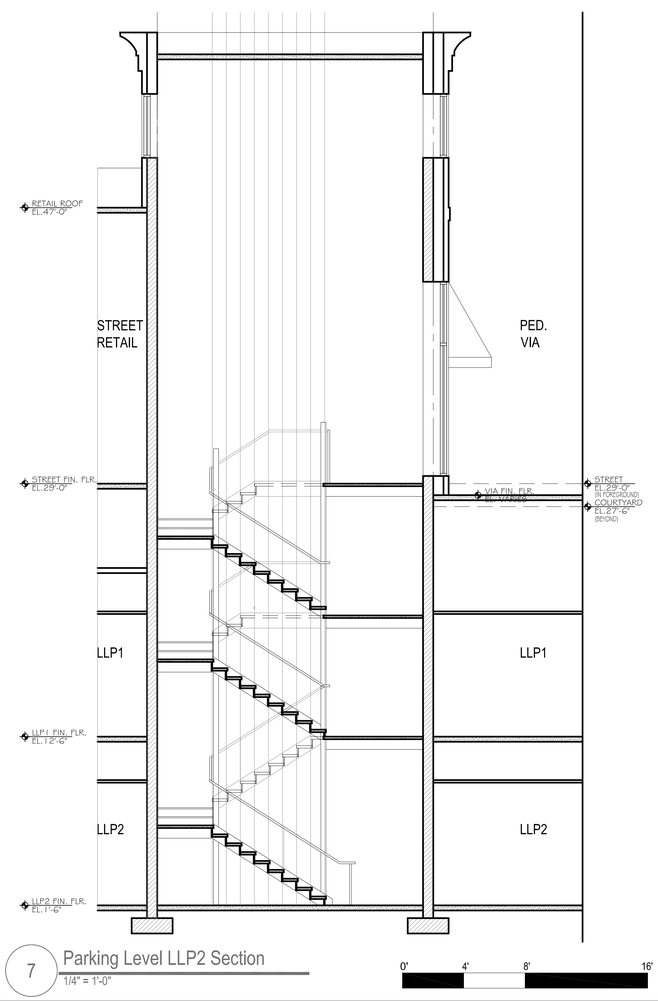
4 Parking Level LLP2 Plan
1/4" = 1'-0"



5 Parking Level LLP1 Plan
1/4" = 1'-0"



6 Grade/ Street
1/4" = 1'-0"



7 Parking Level LLP2 Section
1/4" = 1'-0"

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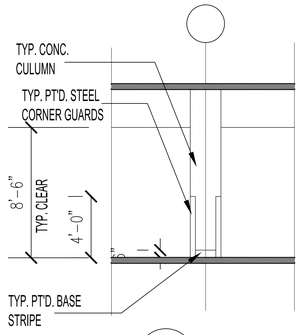
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

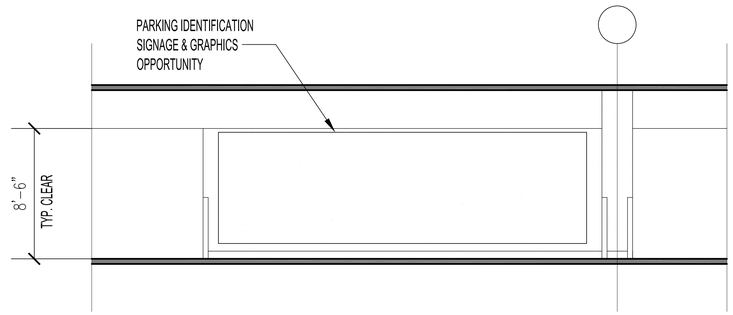
SCALE:	1/4" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 20, 2012
FILE PATH:	

DRAWING TITLE:
Parking Core Enlarged Plans/Sections

SHEET TITLE:
A - 402



1 Parking Core Elevations
1/4" = 1'-0"



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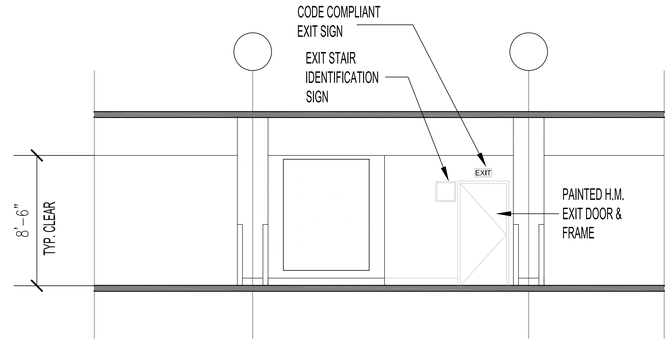

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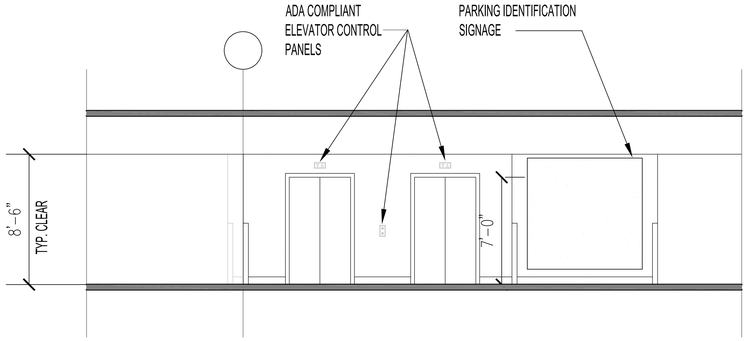
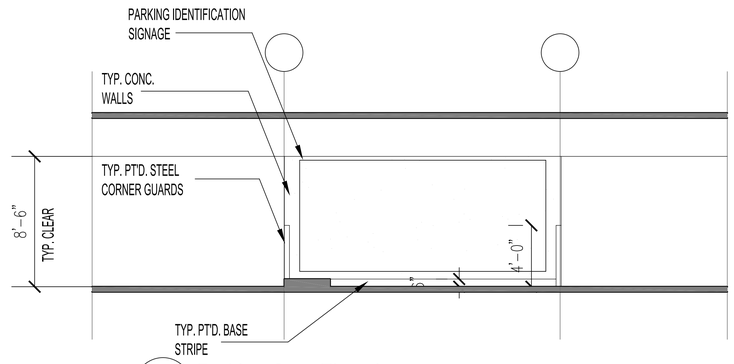
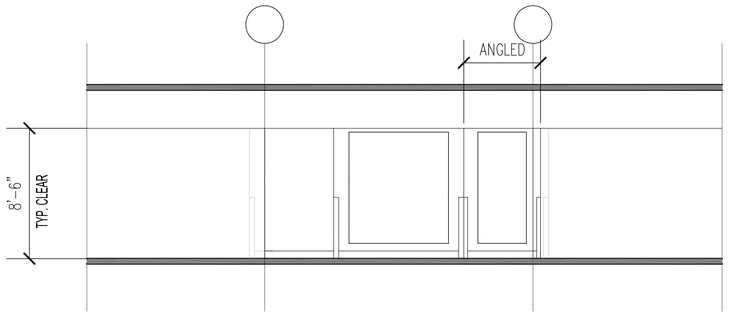


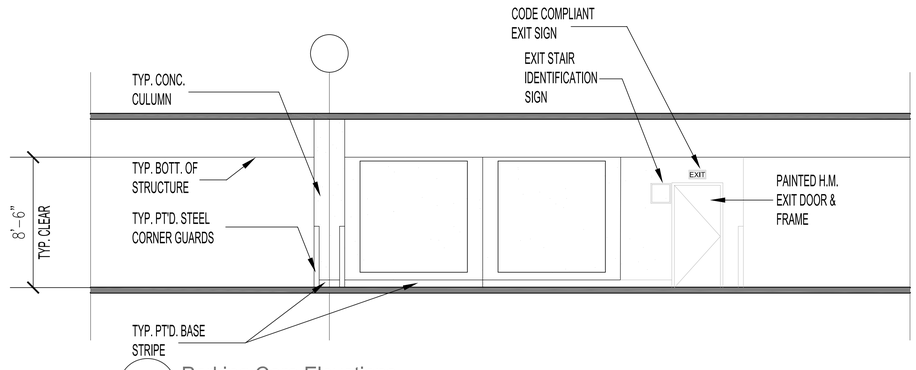
4 Parking Core Elevations
1/4" = 1'-0"



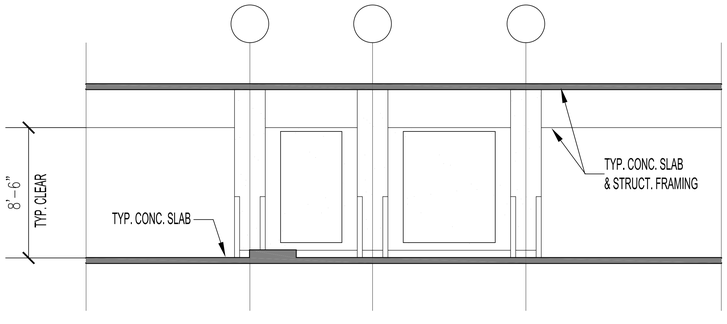
5 Parking Core Elevations
1/4" = 1'-0"



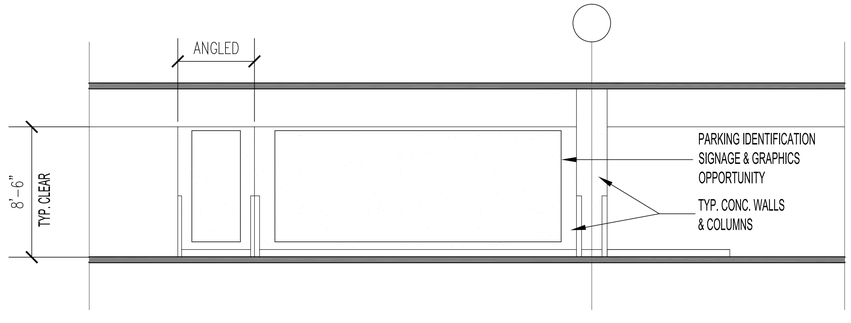
6 Parking Core Elevations
1/4" = 1'-0"



7 Parking Core Elevations
1/4" = 1'-0"



9 Parking Core Elevations
1/4" = 1'-0"



8 Parking Core Elevations
1/4" = 1'-0"

0' 8' 16' 32'

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1400 Hancock St.
Quincy, MA 02169

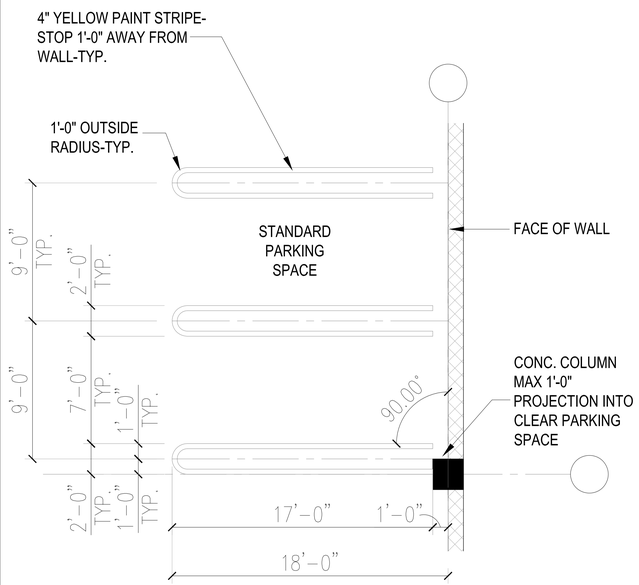
SCALE:	1/4"=1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Parking Interior Elevations

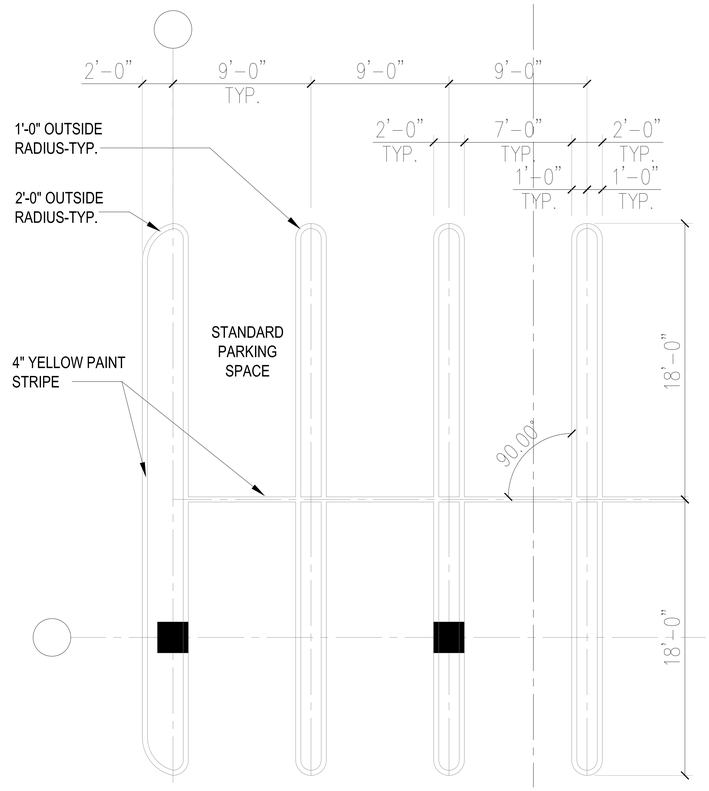
SHEET TITLE:
A-403

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\03 Sections\Block4\September_2012\BK4_GarageSections_09182012.dwg

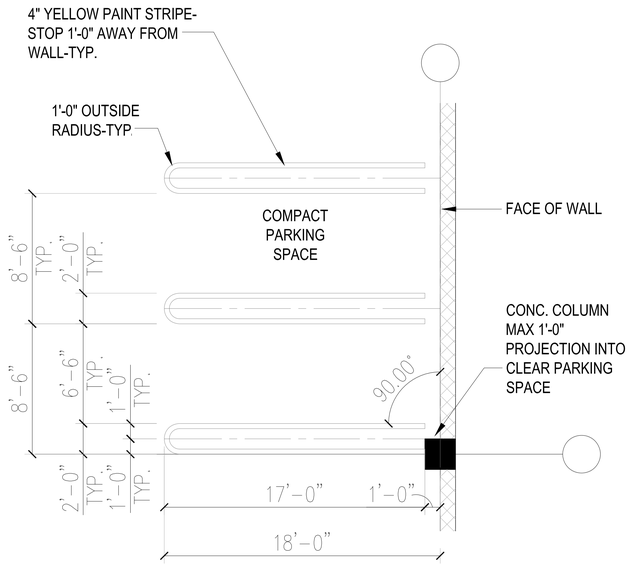
NOTE: 1. TYPICAL AISLE WIDTH = 24'-0". REFER TO AK-100.1 & AK-100.2
2. REFER TO A-004 FOR PARKING COUNT



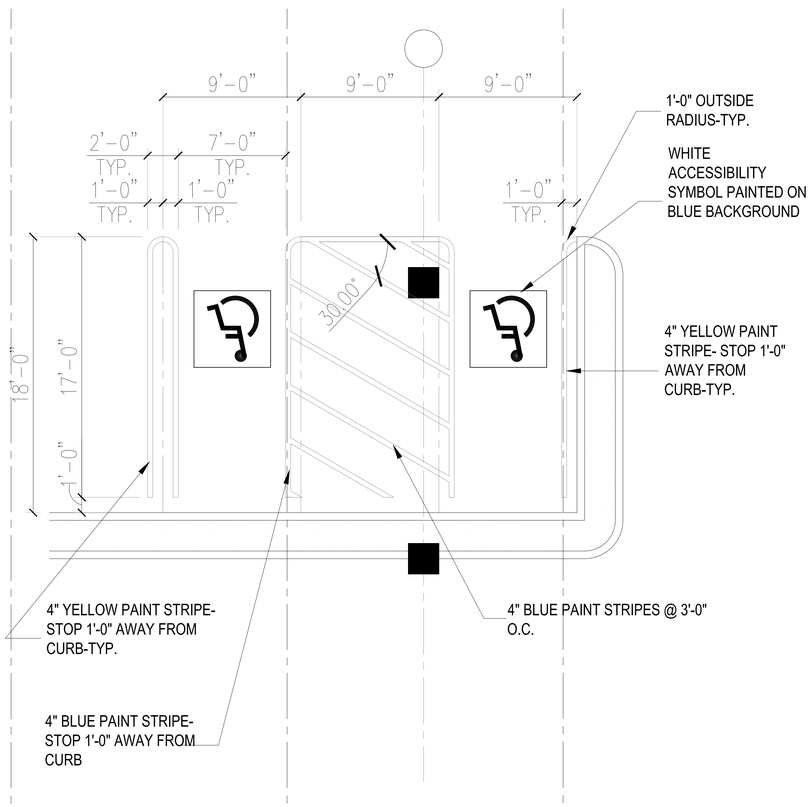
1 TYPICAL STANDARD PARKING STALL @ WALL
1/4" = 1'-0"



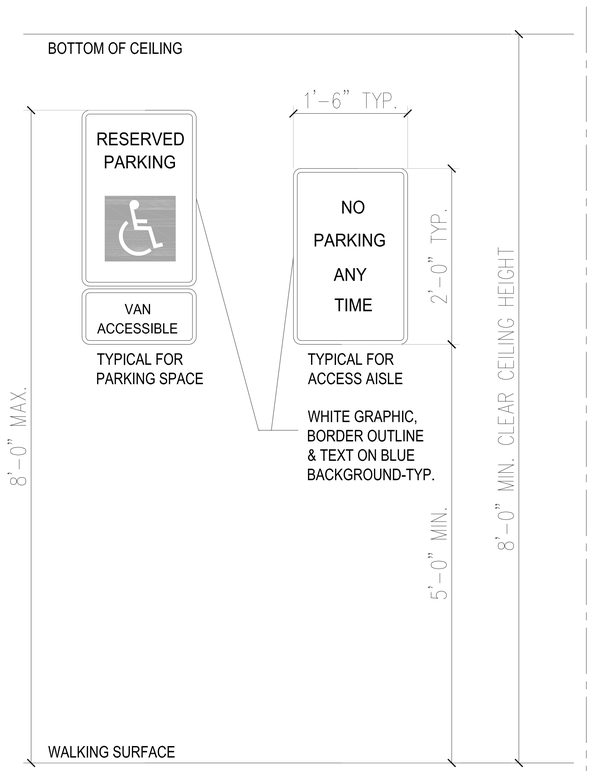
2 TYPICAL STANDARD PARKING STALL @ BAY
1/4" = 1'-0"



3 TYPICAL COMPACT CAR PARKING STALL
1/4" = 1'-0"



4 TYPICAL HANDICAPPED PARKING STALL
1/4" = 1'-0"



5 TYPICAL PARKING SIGNAGE
1/4" = 1'-0"

GARAGE OUTLINE CRITERIA

"CORE AND SHELL" AND LIMITED INTERIOR FINISHES AS DESCRIBED:

1. CORES CONSIST OF:
   a. ELEVATOR LOBBIES (ONE PUBLIC & ONE PRIVATE)
   b. ELEVATORS DESCRIBED BELOW (PUBLIC ONLY):
   i. TWO (2) HYDRAULIC PASSENGER ELEVATORS IN PUBLIC LOBBY:, 3500#, THREE STOP (STREET LEVEL, LL1 & LL2), 150 FPM
   c. LIGHTING AT CORE:
   d. PAINTED CONCRETE BLOCK FOR ELEVATOR CORE AND STAIR WALLS
   e. PAINTED STEEL CORNER GUARDS AT COLUMNS AND LOBBY CORNERS
   f. WEATHER RESISTANT GYPSUM BOARD CEILINGS, SOFFITS & FASCIAS AT THE CORE AREAS
   g. SEALED CONCRETE FLOOR SLAB AT CORE AREAS
   h. CORE STAIRS WITH PAINTED STRINGERS, TREADS AND RISERS
2. SHELL CONSISTS OF:
   a. STRUCTURAL DRAWINGS AS DESCRIBED IN THE STRUCTURAL REPORT AND DEPICTED IN DESIMONE GARAGE DRAWINGS
   b. CEMENTITIOUS WATERPROOFING AT ELEVATOR PITS
   c. PRECAST STRUCTURAL "DOUBLE T" MEMBERS AS DESCRIBED ON DESIMONE GARAGE DRAWINGS
   d. LOBBY ENCLOSURES TO BE FIXED ALUMINUM STOREFRONT SYSTEM; KAWNEER "1600 SYSTEMS" OR EQUAL. ALUMINUM SNAP-ON MULLION COVERS WITH NON-INSULATED GLASS. KYNAR OR EQUAL FINISH
   e. ALUMINUM AND GLASS SWING DOORS AT LOBBIES
3. INTERIOR WORK INCLUDES:
   a. GARAGE LIGHTING
   b. EMERGENCY LIGHTING
   c. EXIT SIGNAGE
   d. HOLLOW METAL FRAMES AND PAINTED DOORS FOR STAIRS, STORAGE AND MECHANICAL SPACES
   e. COMMERCIAL GRADE DOOR HARDWARE
   f. DIRECTIONAL SIGNAGE & WAYFINDING
   g. HC SIGNAGE
   h. MECHANICAL EXHAUST SYSTEM AS DESCRIBED ON COSENTINI (MEP) DRAWINGS INCLUDING:
   i. CARBON MONOXIDE MONITORING SYSTEM
   ii. GARAGE EXHAUST FANS & VFD'S
   i. PLUMBING EQUIPMENT AS SPECIFIED ON COSENTINI DRAWINGS INCLUDING:
   i. GARAGE GASOLINE, OIL & SAND INTERCEPTOR
   ii. HOSE BIBS - GARAGE WASH DOWN
   iii. GARAGE DRAINS
   iv. WATER METER
   v. BACKFLOW PREVENTER
   j. FIRE PROTECTION SYSTEM AS DESCRIBED ON COSENTINI DRAWINGS
4. MISCELLANEOUS ITEMS INCLUDE:
   a. PARKING CONTROL EQUIPMENT IN ACCORDANCE WITH RECOMMENDATIONS BY DESMAN
   b. ELECTRONIC CAR DESIGNATED CHARGING STATION
   c. SMART CAR DESIGNATED PARKING AREA
   d. ALUMINUM BIKE RACK

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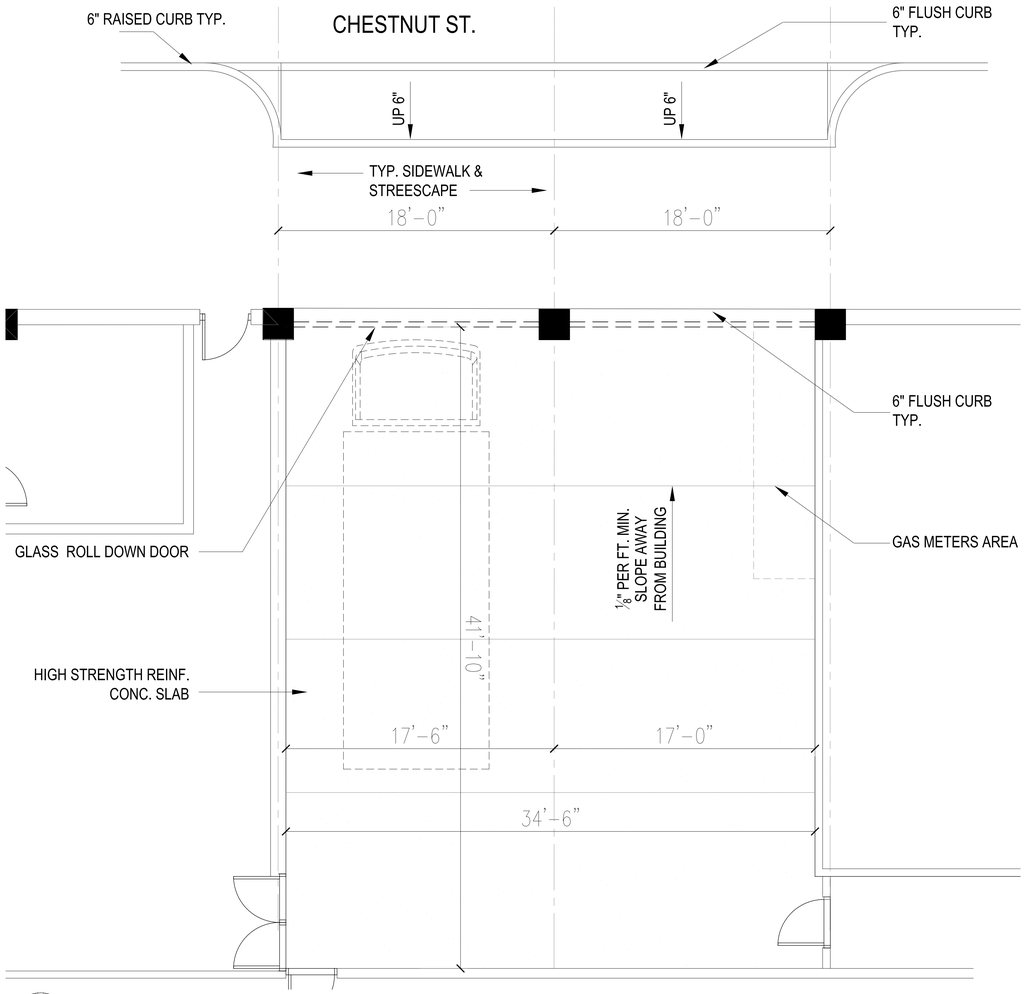
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

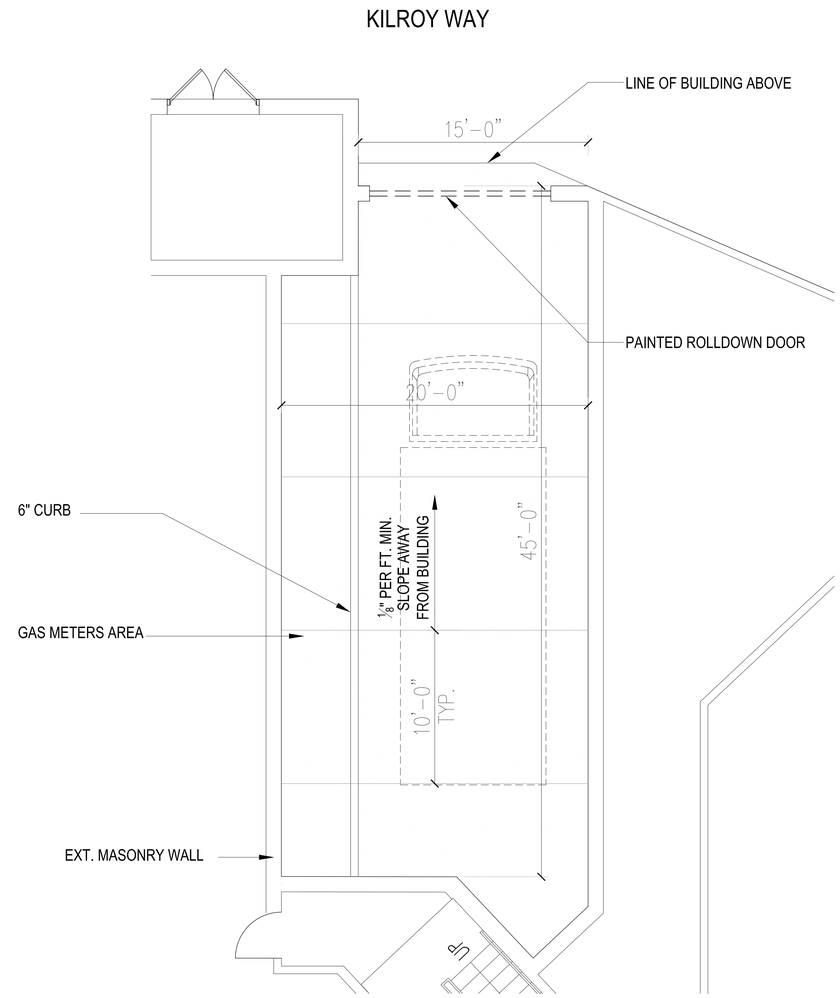
SCALE:	1/4" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Parking Stall & Detailed Plans

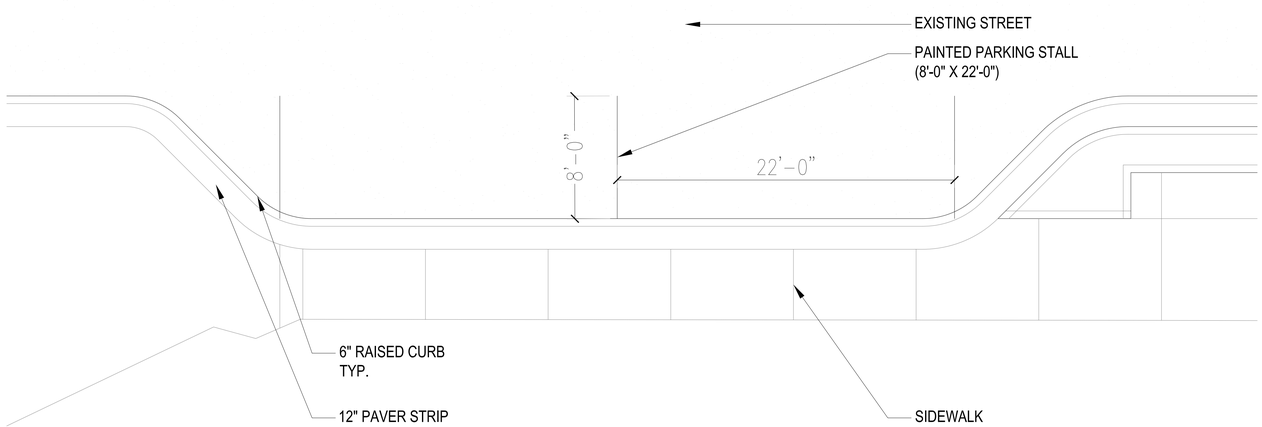
SHEET TITLE:
A - 404



1 LOADING AREA LAYOUT - THE KILROY
1/4" = 1'-0"



2 LOADING AREA LAYOUT - GRANITE TRUST LOFT
1/4" = 1'-0"



3 ON STREET PARKING STALL
1/4" = 1'-0"

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\C.O.C Sheets\A-403-404 - KM Parking Anaylsis, Statics, Code Compliance, Loading.dwg

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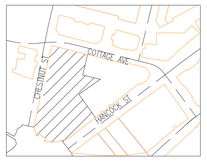

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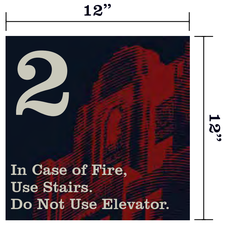
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/4" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

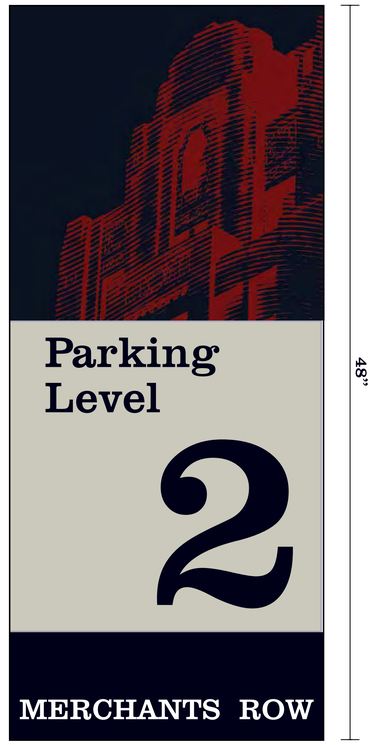
DRAWING TITLE:
Loading Area & On-Street Parking

SHEET TITLE:
A - 405

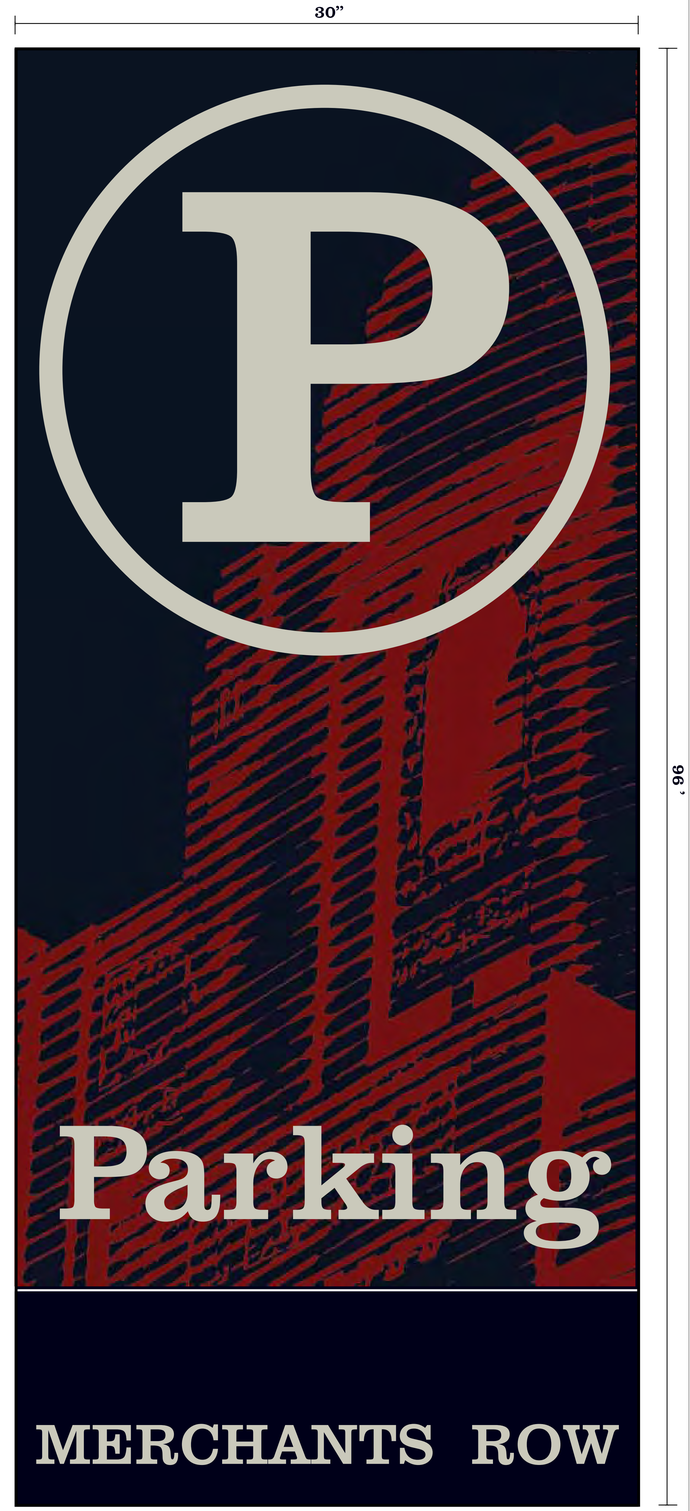


1 Typical Elevation Sign

2 Typical Core Floor Level



3 Typical Floor Identity



4 Typical External Blade

5 Cottage Avenue Garage Entrance

6 Kilroy Via Pedestrian Entrance

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PROJECT:

MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

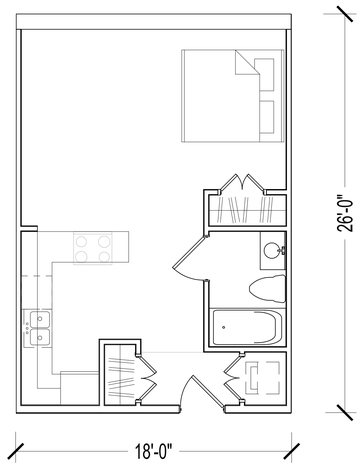
DRAWING TITLE:

Typical Garage Graphic

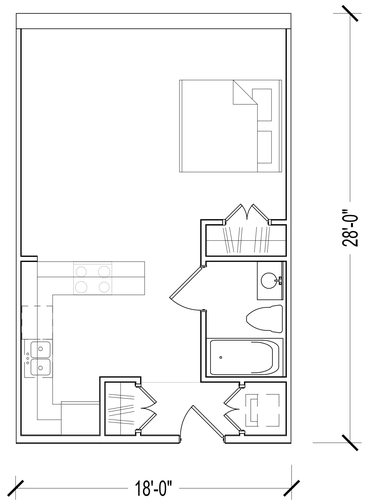
SHEET TITLE:

A - 406

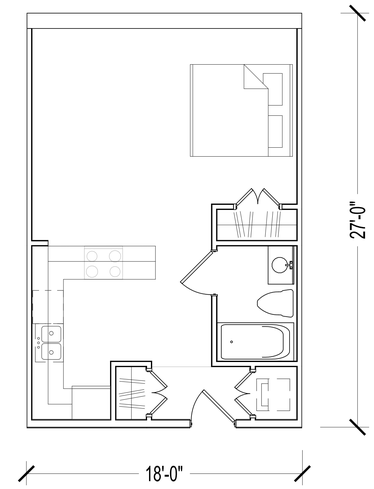
S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\C.O.C Sheets\Renderings_With_Updated_Titleblocks\2012_10_01_QUINCY_TitleBlock_Rendering.dwg



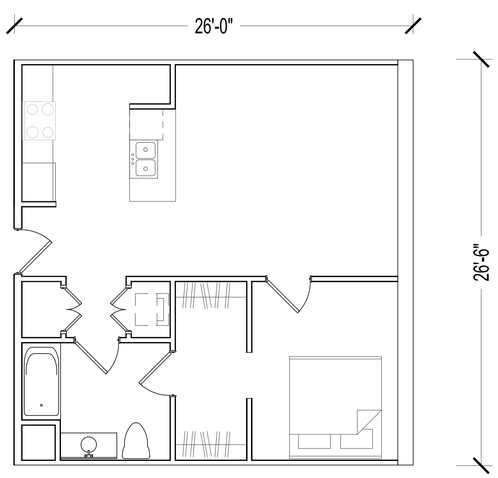
1 Unit S1A - The Kilroy
1/4" = 1'-0"
468 SF



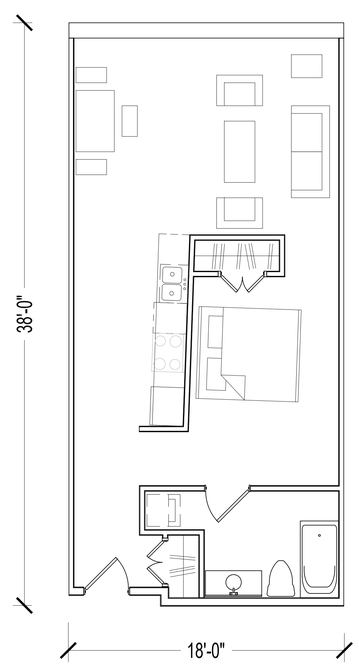
2 Unit S1B - The Kilroy
1/4" = 1'-0"
504 SF



3 Unit S1C - The Kilroy
1/4" = 1'-0"
486 SF



4 Unit 1A - The Kilroy
1/4" = 1'-0"
689 SF



5 Unit 1B - The Kilroy
1/4" = 1'-0"
680 SF

Reference DWGS AK-102, AK-103, and AL-102 for location of residential units in The Kilroy and Granite Trust Lofts Building.

0' 4' 8' 16'

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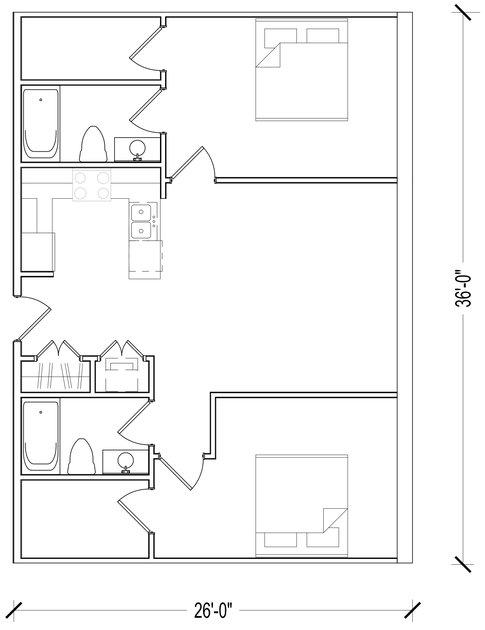
1400 Hancock St.
Quincy, MA 02169

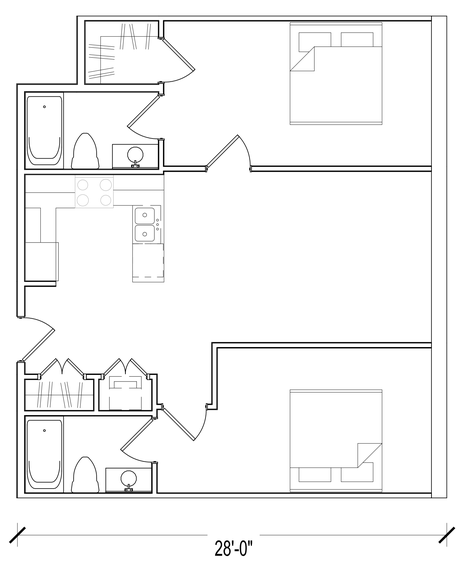
SCALE:	1/4" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy
Residential Unit Layouts

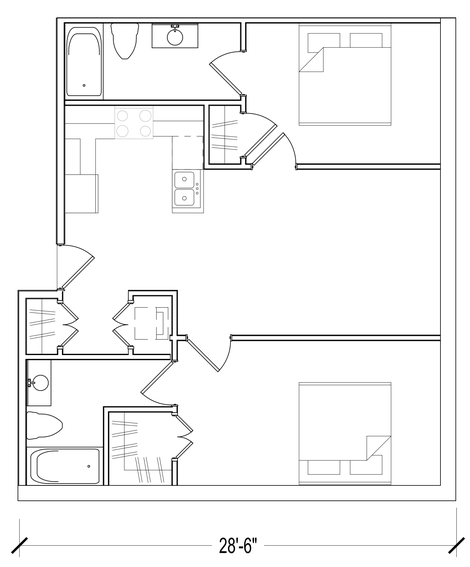
SHEET TITLE:
AK - 501



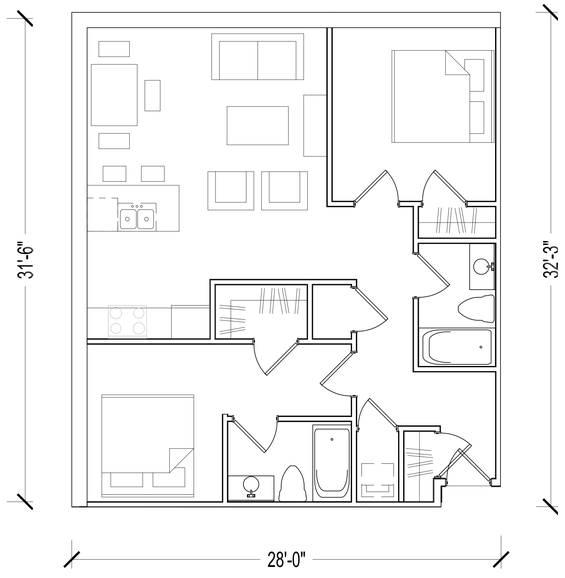
1 Unit 2A - The Kilroy
1/4" = 1'-0"
937 SF



2 Unit 2B - The Kilroy
1/4" = 1'-0"
865 SF



3 Unit 2C - The Kilroy
1/4" = 1'-0"
854 SF



4 Unit 2D - The Kilroy
1/4" = 1'-0"
898 SF

Reference DWGS AK-102, AK-103, and AL-102 for location of residential units in The Kilroy and Granite Trust Lofts Building.

0' 4' 8' 16'

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\A102 - Quincy SecondLevel Plan\A505 - Unit layouts 8_21_12.dwg

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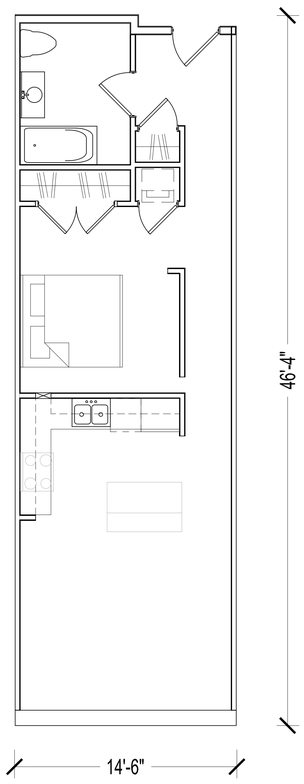
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

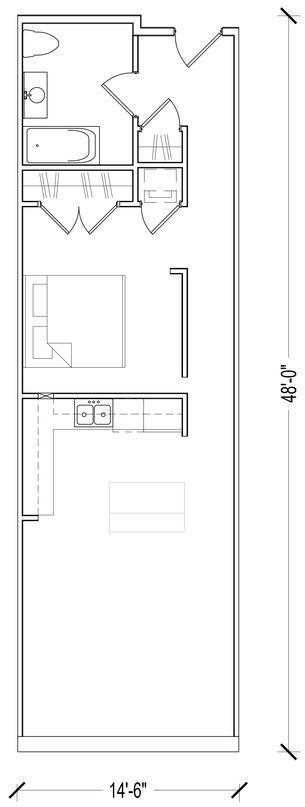
SCALE:	1/4" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy Residential Unit Layouts

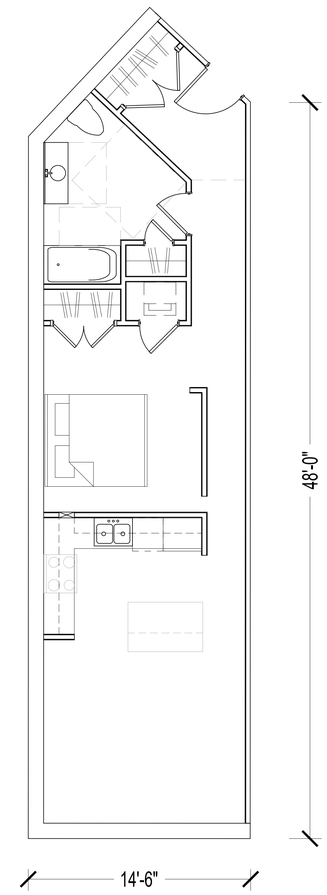
SHEET TITLE:
AK - 502



1 Unit 1C - Granite Trust Lofts
1/4" = 1'-0"
667 SF



2 Unit 1D - Granite Trust Lofts
1/4" = 1'-0"
691 SF



3 Unit 1E - The Tower Loft
1/4" = 1'-0"
733 SF

Reference DWGS AK-102, AK-103, and AL-102 for location of residential units in The Kilroy and Granite Trust Lofts Building.

0' 4' 8' 16'

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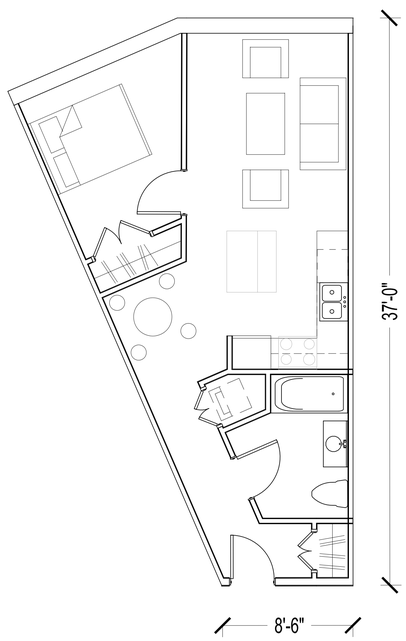
1400 Hancock St.
Quincy, MA 02169

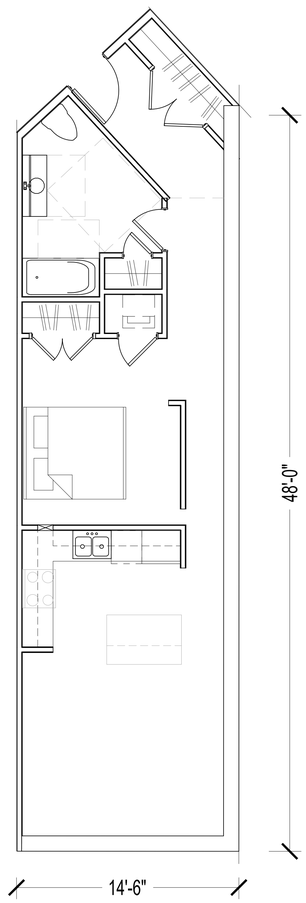
SCALE:	1/4" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Lofts Residential Unit Layouts

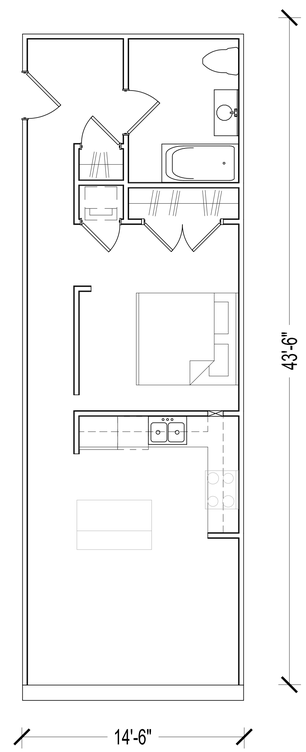
SHEET TITLE:
AL - 501



1 Unit 1F - Granite Trust Lofts
1/4" = 1'-0"
585 SF



2 Unit 1H - Granite Trust Lofts
1/4" = 1'-0"
743 SF



3 Unit 1G - Granite Trust Lofts
1/4" = 1'-0"
630 SF

Reference DWGS AK-102, AK-103, and AL-102 for location of residential units in The Kilroy and Granite Trust Lofts Building.

0' 4' 8' 16'

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\A102 - Quincy SecondLevel Plan\A505 - Unit layouts 8_21_12.dwg

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PROJECT:
MERCHANTS ROW
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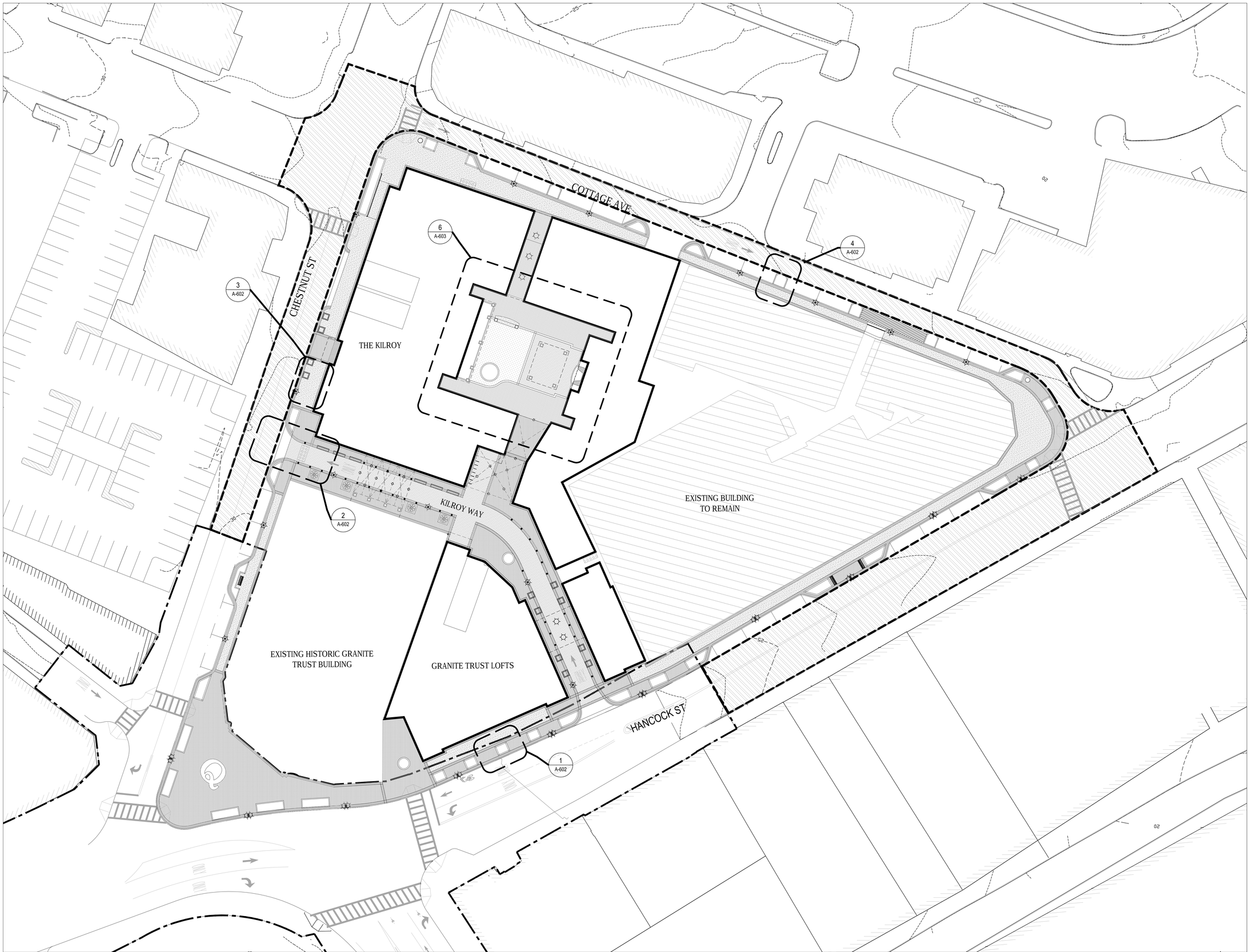
Quincy, MA 02169

SCALE:	1/4" = 1'-0"
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Lofts Residential Unit Layouts

SHEET TITLE:
AL - 502



1 Site Plan
1:20

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A000 - Quincy PublicSpace_PO - Standard\COC SHEETS\A601-602_Sheets.dwg

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PROJECT:

MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

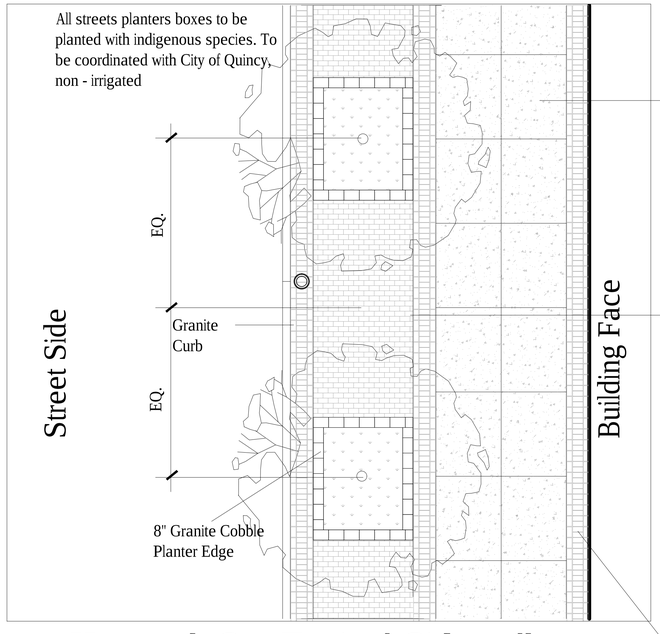
SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:

Streetscape Plan

SHEET TITLE:

A - 601



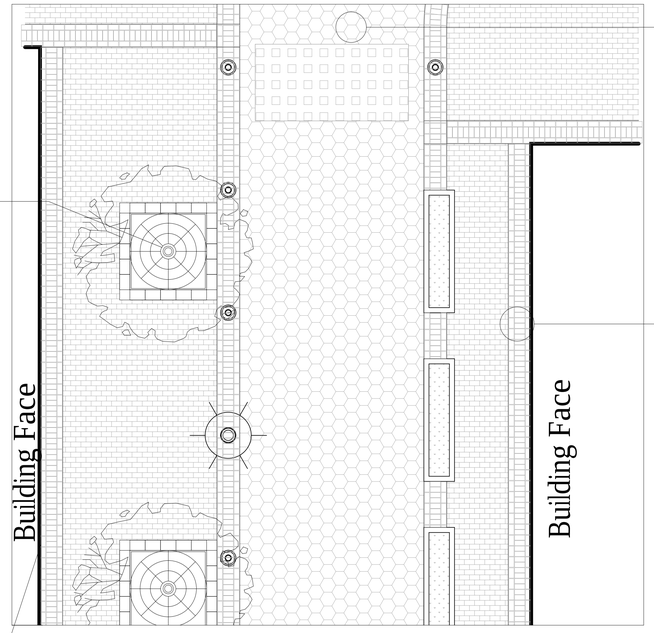
1 Hancock St - Typical Sidewalk
1/4" = 1'-0"

Concrete Pour-in-Place

5'x5' tree grate to match Adams Green / City of Quincy Specs.

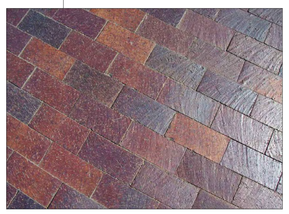
Brick Paver to match Adams Green / City of Quincy Specs.

18" Brick Paving Strip - to match Adams Green & City of Quincy Specs.

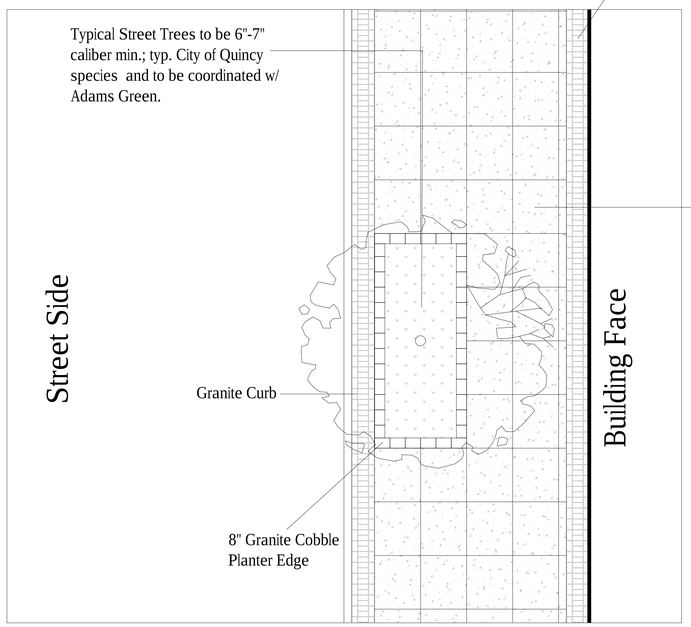


2 Kilroy Way - Typical Sidewalk
1/4" = 1'-0"

Hanover Architectural Products
Gettysburg Mist
Color TBD

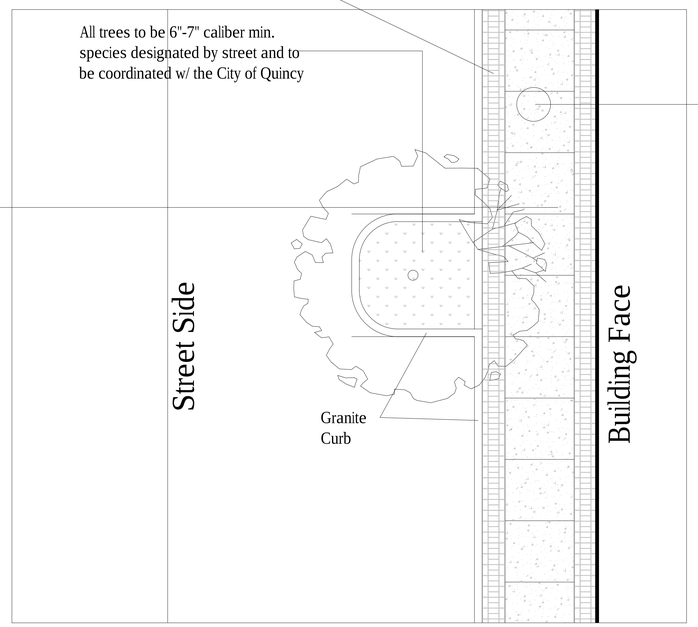


Interstate Brick
4"x8"x2-1/4"



3 Chestnut St - Typical Sidewalk
1/4" = 1'-0"

Concrete Pour-in-Place



4 Cottage Ave - Typical Sidewalk
1/4" = 1'-0"

Concrete Spec.
Light Acid Wash/ Surface Retarder to simulate sand blast finish with lightly exposed aggregate
Hand Tooled edges w/saw cut joints

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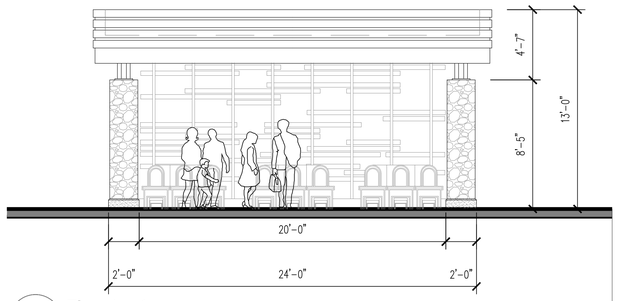
PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1/4" = 1'-0
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

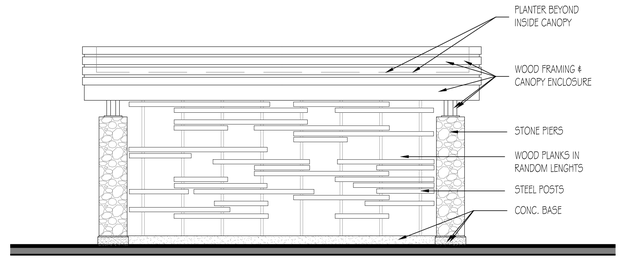
DRAWING TITLE:
Streetscape Details

SHEET TITLE:
A - 602

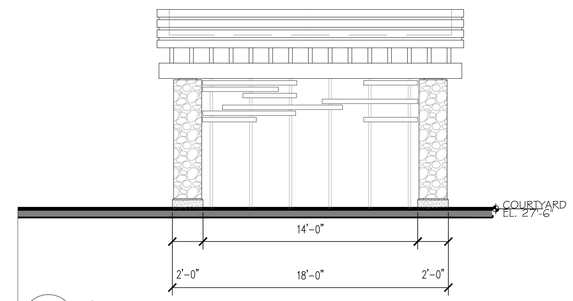
S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A000 - Quincy PublicSpace_PO - Standard\COC SHEETS\AG01-602_Sheets.dwg



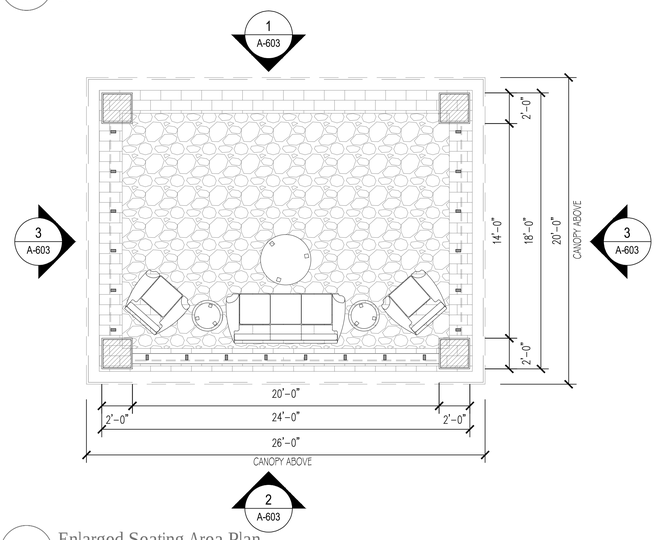
1 Elevation 1
1/4" = 1'-0"



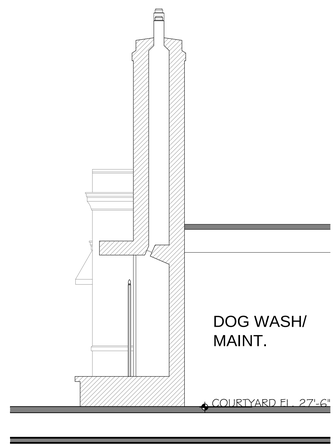
2 Elevation 2
1/4" = 1'-0"



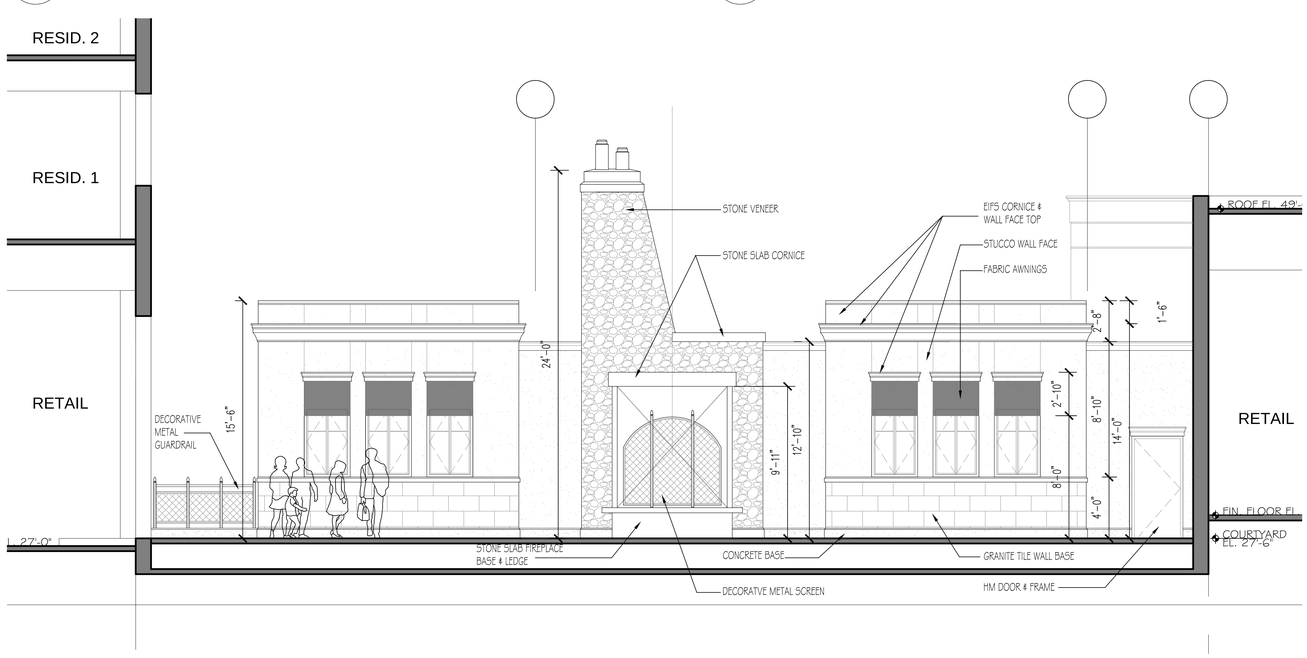
3 Elevation 3
1/4" = 1'-0"



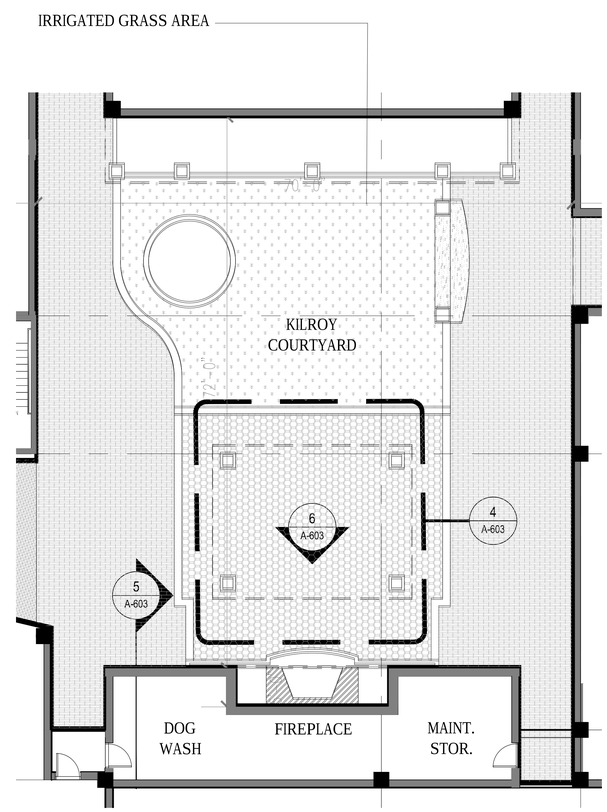
4 Enlarged Seating Area Plan
1/4" = 1'-0"



5 Fireplace Section
1/4" = 1'-0"



6 Fireplace Elevation
1/4" = 1'-0"



7 Kilroy Court - Detail Plan
1/8" = 1'-0"

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	As Noted
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:
Kilroy Courtyard Site Elements

SHEET TITLE:
A - 603.0

Kilroy Courtyard Pavilion

Kilroy Courtyard Fireplace

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Kilroy Courtyard Site Elements

SHEET TITLE:
A-603.1

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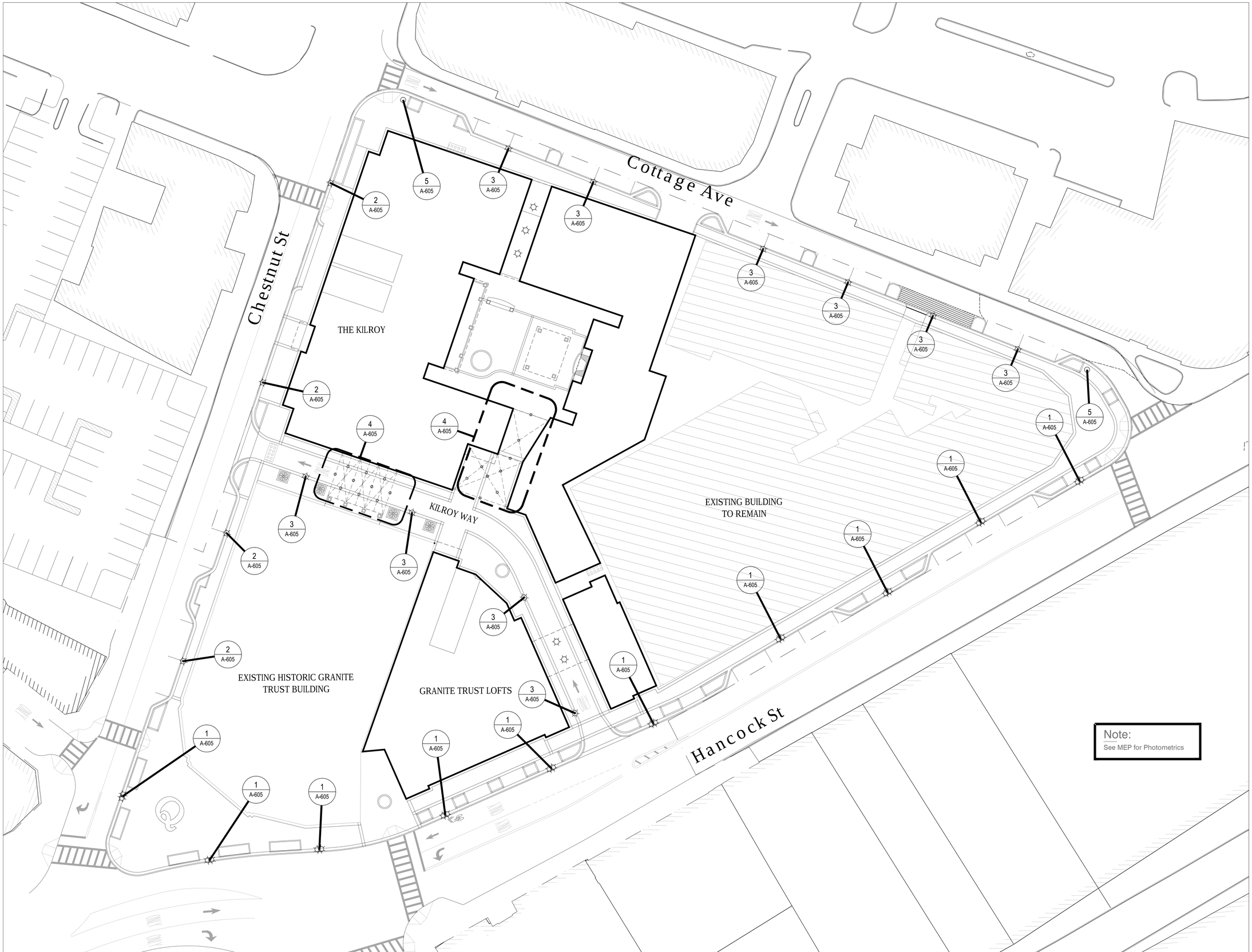

1 Site Plan
1:20

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\A000 - Quincy PublicSpace_PO - Standard\COC SHEETS\A604-605_Sheets.dwg

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SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:

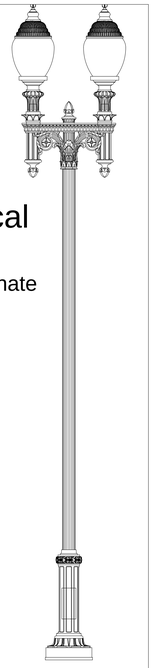
Lighting Locations

SHEET TITLE:

A - 604

Spring City Electrical

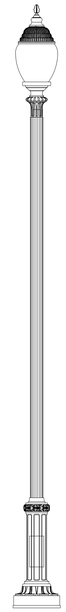
Head - Washington LED
Cross Arm - Washington Ornate
Pole - Madison



1 Primary Streetlight
1/2" = 1'

Spring City Electrical

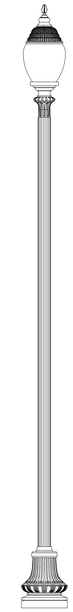
Head - Washington LED
Pole - Madison



2 Secondary Streetlight
1/2" = 1'

Spring City Electrical

Head - Washington LED
Pole - Washington



3 Tertiary Streetlight
1/2" = 1'

Louis Poulsen

LP Charisma King

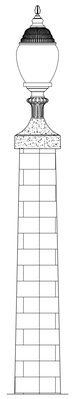
Tokistar Lighting

Exhibitor

4 Overhead Catenary
NTS

Gateway Pier

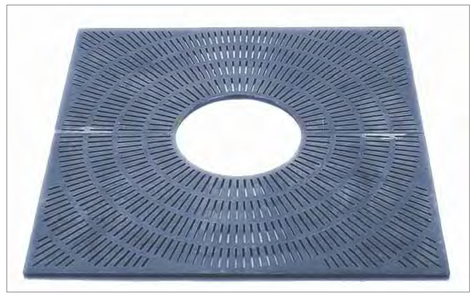
Head - Washington LED
Stone Base



5 Lighted Gateway Pier
1/2" = 1'

Urban Accesories

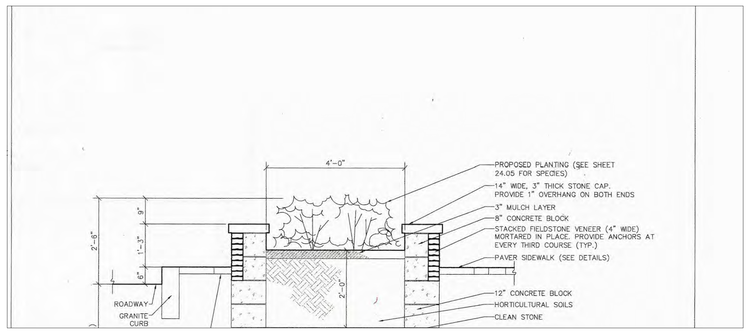
Kiva



6 Kilroy Way Tree Grate
NTS

Custom

Planter Wall



7 Planter Wall Detail
NTS

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PROJECT:

MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

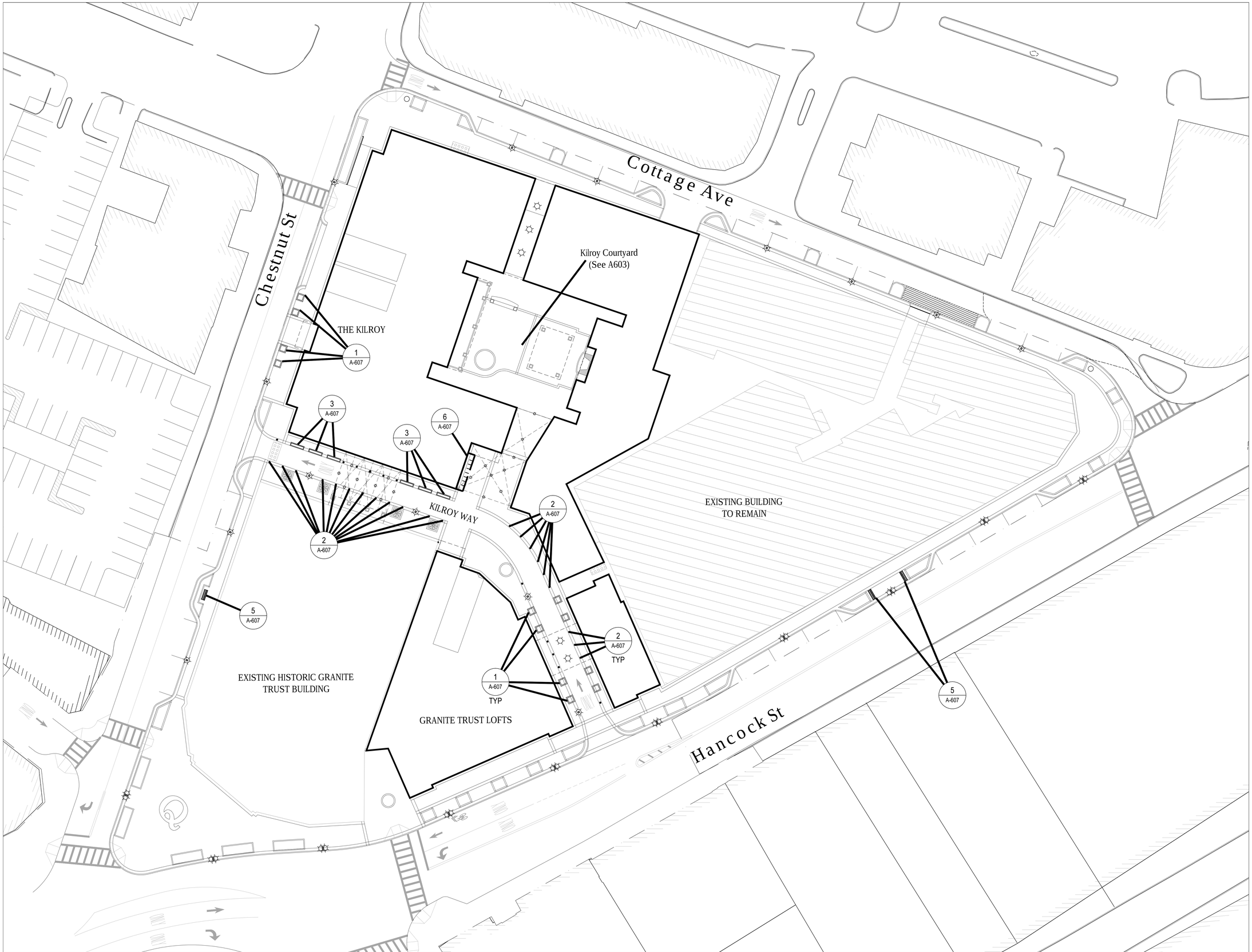
SCALE:	As Noted
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:

Lighting and Landscaping Specifications

SHEET TITLE:

A - 605



1 Site Plan
1:20

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q_09 SEPT 2012\A000 - Quincy PublicSpace_PO - Standard\COC SHEETS\A606-607_Sheets.dwg

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PROJECT:

MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:

Site Amenity Locations

SHEET TITLE:

A - 606

Dura Art Stone
Capstan Square

Precase Concrete
Finish - TBD
Color - TBD
4'w x 30"h

1 Typical Raised Planter
NTS

Urbaco - Cabestan
310mm - BACBTF31F / G

2 Typical Bollard
NTS

Canterbury Int.
Charleston Victorian Planter

Cast Aluminum
Color TBD

42" x 21' x 18"

3 Secondary Raised Planter
NTS

Forms and Surfaces
Dispatch

(or equivalent alternative to match Adams Green and City of Quincy Specifications)

4 Typical Trash Receptical
NTS

Landscape Forms
Plainwell Bench
(Locations TBD)

(or equivalent alternative to match Adams Green and City of Quincy Specifications)

5 Typical Anchored Bench
NTS

Forms and Surfaces
Trio

(or equivalent alternative to match Adams Green and City of Quincy Specifications)

6 Bike Rack
NTS

N

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:
Site Amenity Specifications

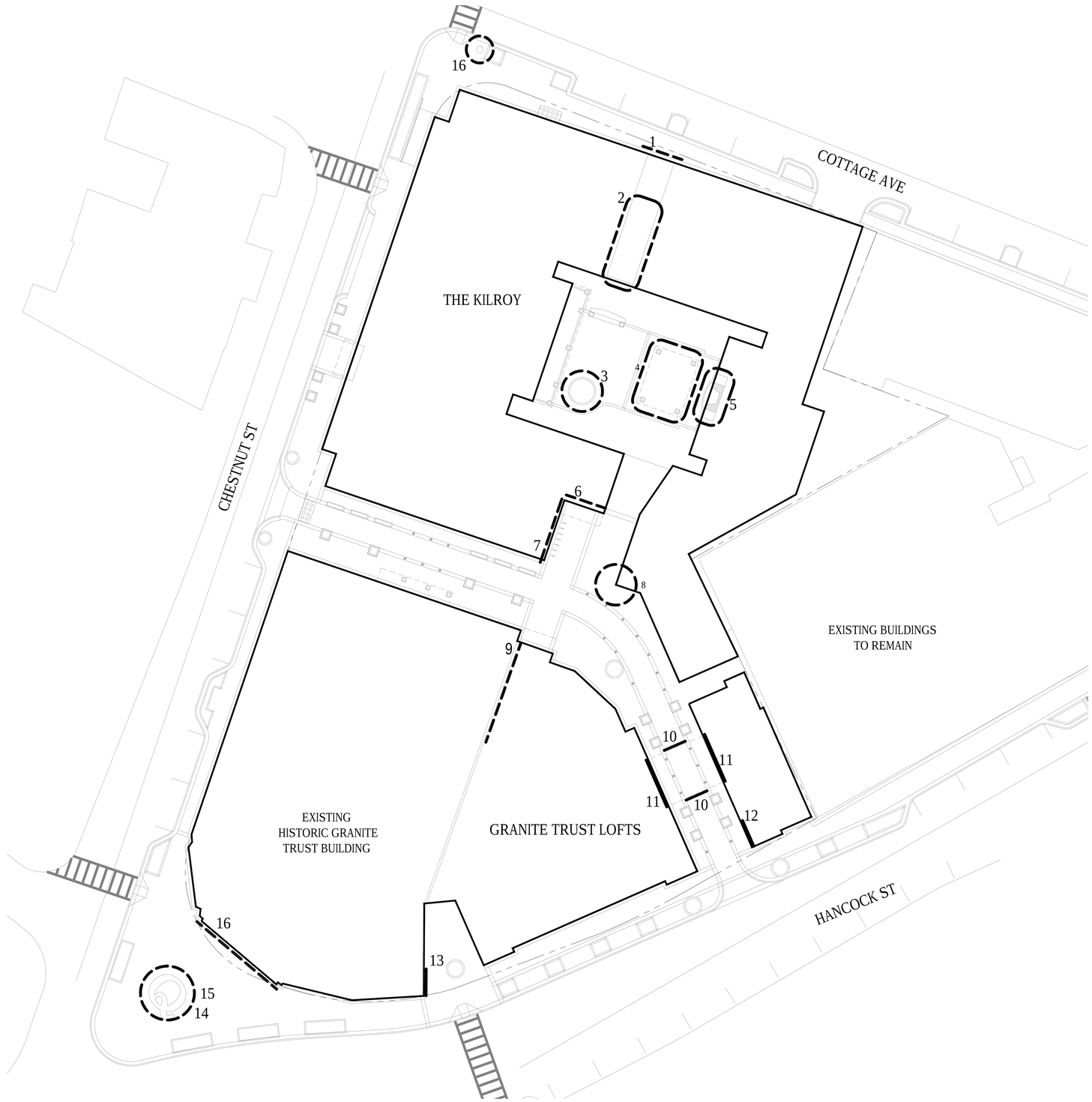
SHEET TITLE:
A - 607

THE FOLLOWING KEY MAP SHOWS PROPOSED LOCATIONS FOR 16 KEY INSTALLATIONS FOR THE ON-SITE INSTALLMENT OF PUBLIC ART AND PLACEMAKING ACCORDING TO THE DESCRIPTION IN THE STANDARDS.

THIS LIST INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

1. 'YOU ARE HERE' PEDESTRIAN VIA ENTRANCE SIGN
2. 'YOU ARE HERE' PEDESTRIAN VIA MIRROR AND LIGHTING ARCADE
3. 'TREE OF LIFE' LANTERN AND WALL LIGHTING GRAPHIC;
4. 'MERCHANT'S HEAVEN' PAVILION
5. 'HISTORY OF GRANITE CUTTING' FIREPLACE
6. THE KILROY STORY WALL
7. 'MERCHANTS ROW' MURAL
8. 'CORNER STORE' RETAIL SHOP
9. 'MERCHANTS GALLERY'
10. 'MR' SIGN (2)
11. 'THEY WERE HERE' STOREFRONTS (2)
12. 'REMMICK'S' (OR OTHER HISTORIC) GHOST SIGN
13. GRANITE LOFTS GHOST SIGN
14. Q-PLANTER W BIG Q LIGHT COLUMN
15. CROWN OF LIGHT ON TOP OF 1400 HANCOCK
16. LIGHT GATEWAY PIERS ON COTTAGE AVENUE (2)

BONUS: RESTORED OR REPLACE GRANITE TRUST SIDEWALK QUOTE.



1 Site Plan
1:20

0' 20' 40' 80'

N

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PROJECT:

MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 28, 2012
FILE PATH:	

DRAWING TITLE:

Art / Placemaking

SHEET TITLE:

A - 608

BIRDS EYE VIEW LOOKING AT THE KILROY

CHESTNUT STREET LOOKING EAST

KILROY WAY LOOKING SOUTH

N

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:
DATE: October 01, 2012
PROJECT NO.: 89600-55
PLOT DATE:
FILE PATH:

DRAWING TITLE:
Design Studies- Render Perspective

SHEET TITLE:
A - 700

BIRDS EYE VIEW LOOKING AT GRANITE TRUST LOFTS

HANCOCK STREET LOOKING SOUTH

KILROY WAY LOOKING NORTH

N

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PROJECT:

MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:

DATE: October 01, 2012

PROJECT NO.: 89600-55

PLOT DATE:

FILE PATH:

DRAWING TITLE:

Design Studies- Render Perspective

SHEET TITLE:

A - 701

BIRDS EYE VIEW LOOKING NORTH

KILROY COURTYARD LOOKING EAST

KILROY COURTYARD LOOKING NORTH

N

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
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SCALE:
DATE: October 01, 2012
PROJECT NO.: 89600-55
PLOT DATE:
FILE PATH:

DRAWING TITLE:
Design Studies- Render Perspective

SHEET TITLE:
A - 702

The Kilroy Building

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
The Kilroy
Design Rendering

SHEET TITLE:
A - 703

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\C.O.C Sheets\Renderings_With_Updated_Titleblocks\2012_10_01_QUINCY_TitleBlock_Rendering.dwg

Granite Trust Building

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
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SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Granite Trust Building Design Rendering

SHEET TITLE:
A - 704

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\C.O.C Sheets\Renderings_With_Updated_Titleblocks\2012_10_01_QUINCY_TitleBlock_Rendering.dwg

1 Merchants Row
1:20

0' 20' 40' 80'

N

S:\01 PROJECTS\Quincy-89600\03 AUTOCAD\01 Plans\Quincy 2012\Q _09 SEPT 2012\A000 - Quincy PublicSpace_P0 - Standard\2012_09_26_Q-Streetscape_Block4.dwg

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PROJECT:
MERCHANTS ROW
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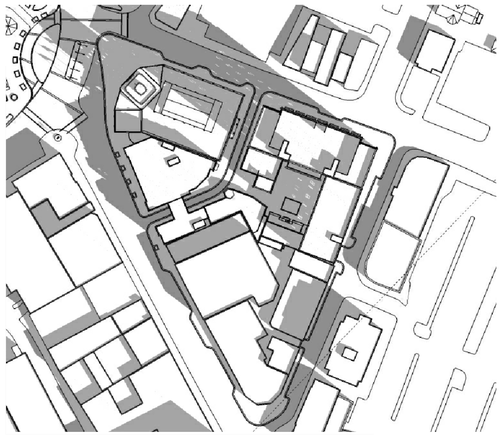
Quincy, MA 02169

SCALE:	1:20
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

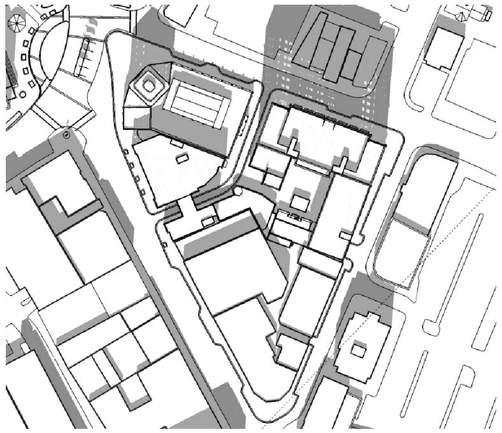
DRAWING TITLE:
Merchants Row Rendered Plans

SHEET TITLE:
A - 705



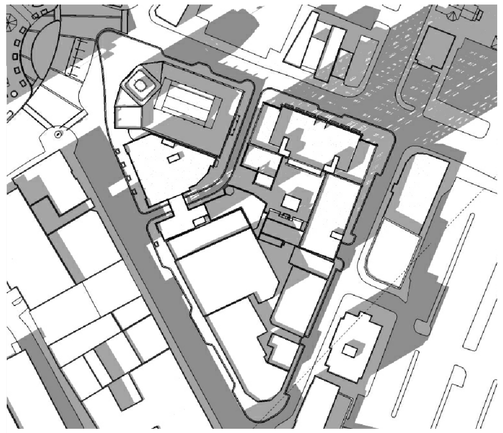
MAR-20 9:00AM

VERNAL EQUINOX **Scale:NTS**



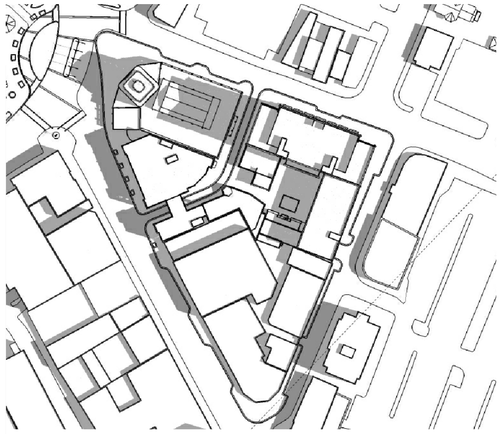
MAR-20 12:00PM

VERNAL EQUINOX **Scale:NTS**



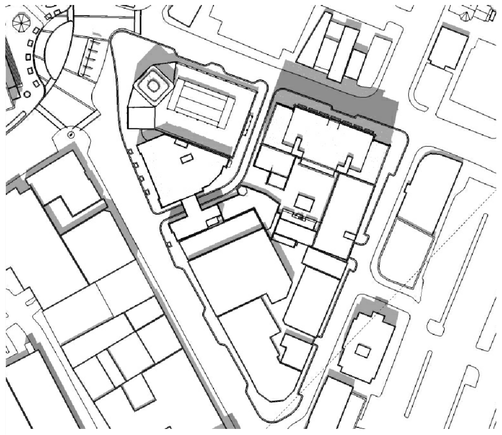
MAR-20 3:00PM

VERNAL EQUINOX **Scale:NTS**



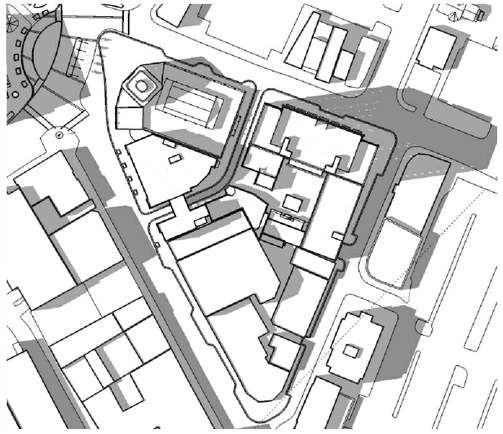
JUN-21 9:00AM

SUMMER SOLSTICES **Scale:NTS**



JUN-21 12:00PM

SUMMER SOLSTICES **Scale:NTS**



JUN-21 3:00PM

SUMMER SOLSTICES **Scale:NTS**

N

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PROJECT:

MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

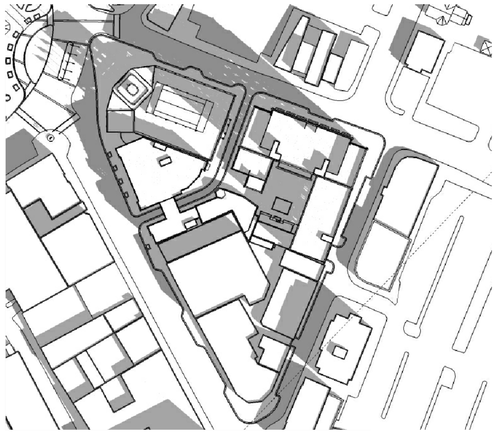
SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:

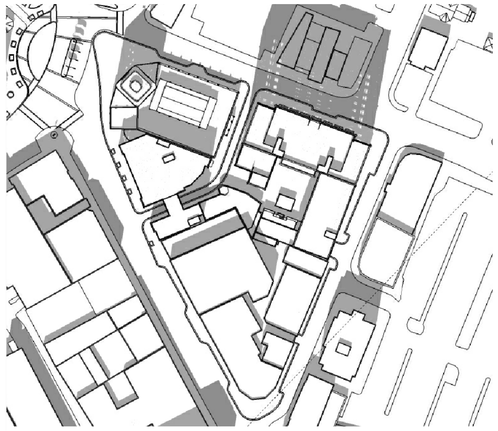
Site Shadow Studies - Vernal and Summer Solstices

SHEET TITLE:

A - 706



SEP-22 9:00AM
AUTUMN EQUINOX — Scale:NTS



SEP-22 12:00PM
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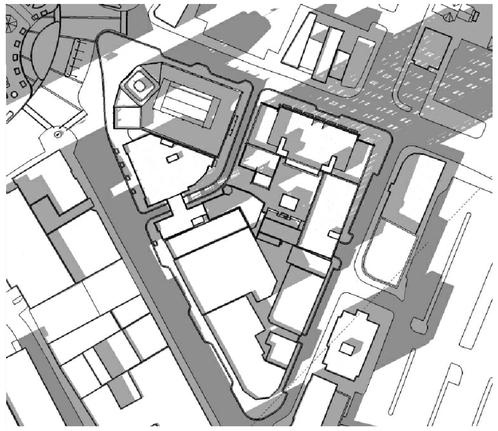
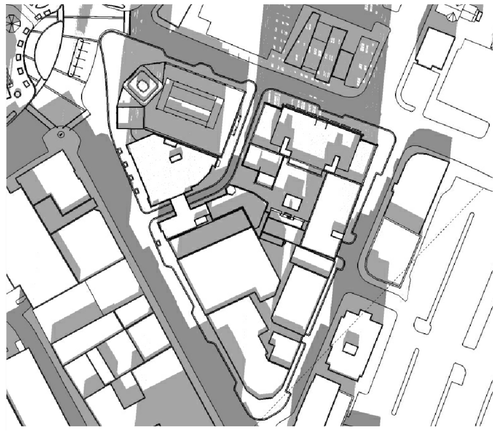


SEP-22 3:00PM
AUTUMN EQUINOX — Scale:NTS

DEC-21 9:00AM
WINTER SOLSTICES — Scale:NTS



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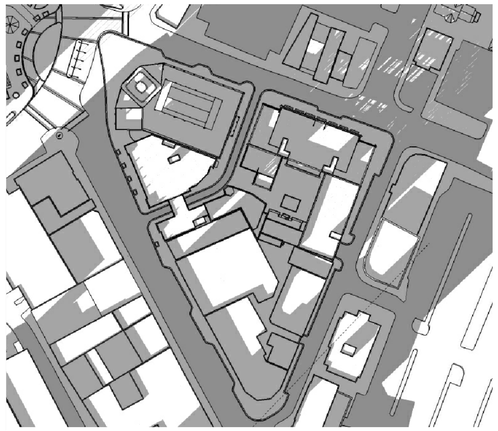
WINTER SOLSTICES — Scale:NTS



DEC-21 3:00PM
WINTER SOLSTICES — Scale:NTS

N

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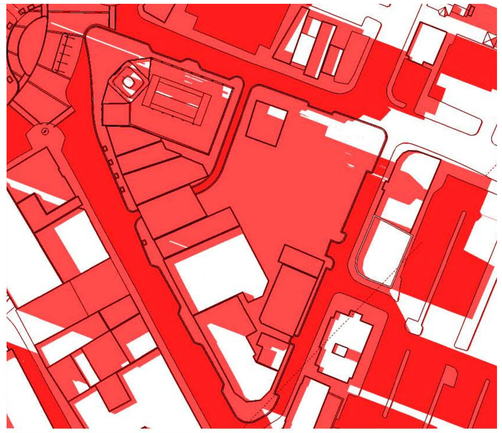
SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Site Shadow Studies - Autumn and Winter Solstices

SHEET TITLE:
A - 707



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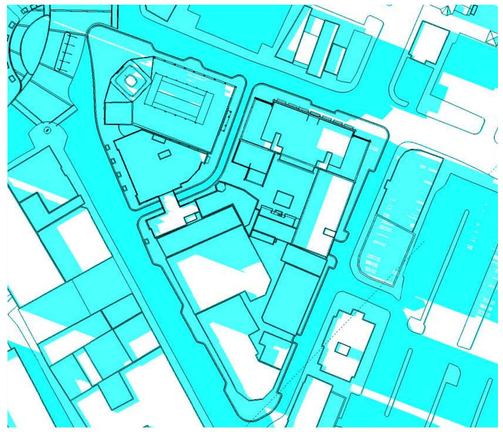
EXISTING SHADOW — Scale:NTS



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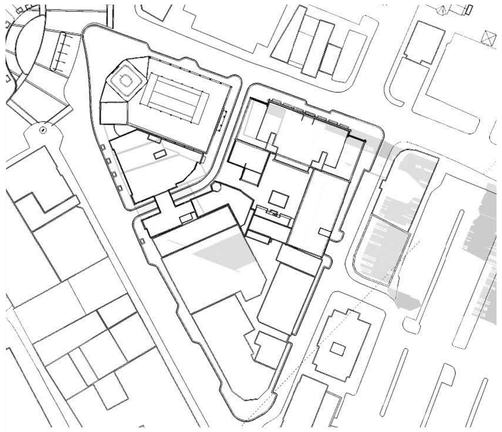

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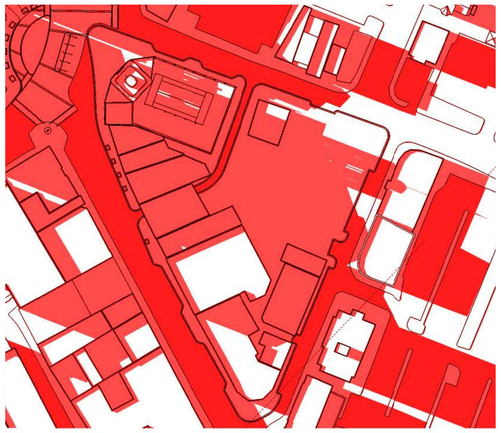
NET SHADOW DIFFERENCE — Scale:NTS



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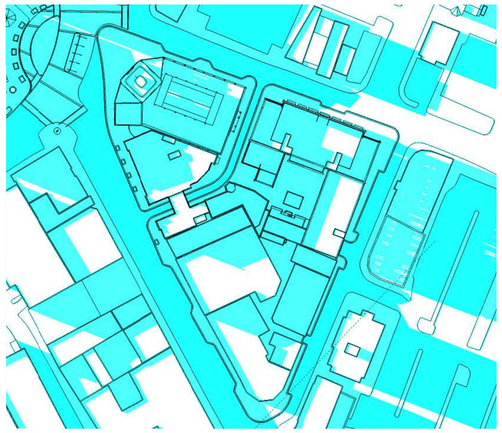
EXISTING SHADOW — Scale:NTS



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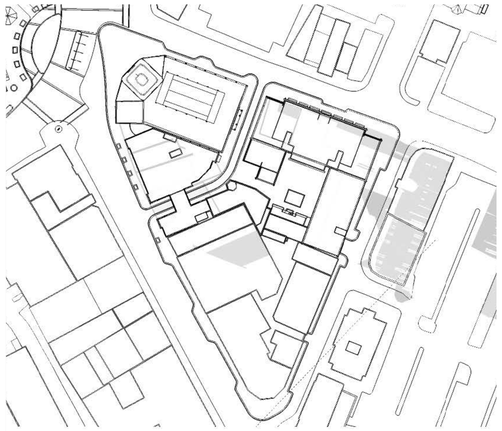

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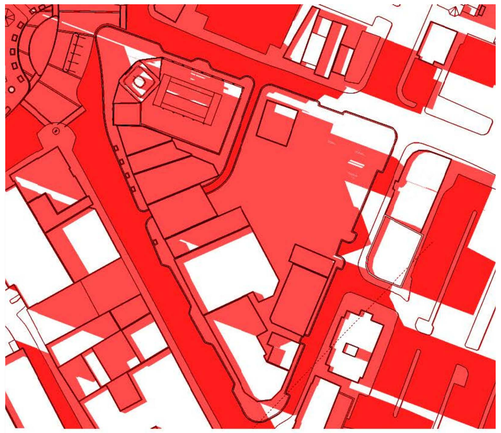

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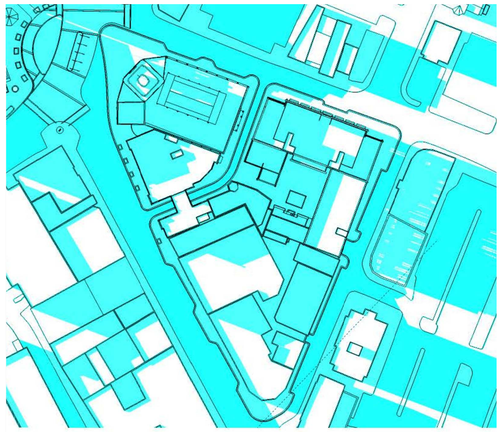

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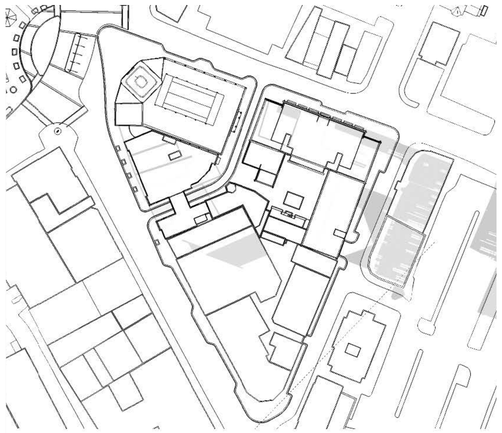
NEW SHADOW — Scale:NTS



JUN-30 6:00PM
NET SHADOW DIFFERENCE — Scale:NTS

N

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PROJECT:
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Site Shadow Studies - For the Month of June

SHEET TITLE:
A - 708

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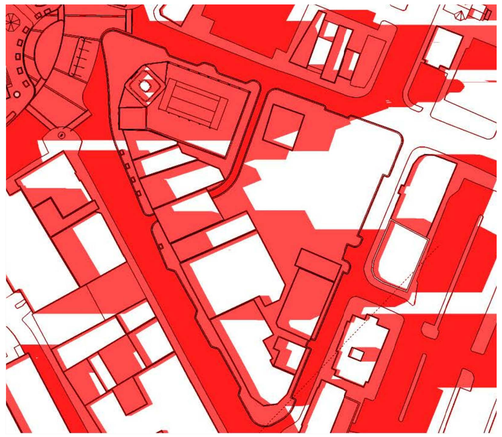
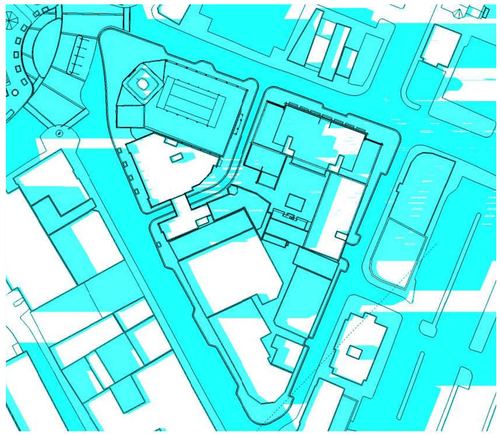


SEP-1 5:00PM
EXISTING SHADOW Scale:NTS



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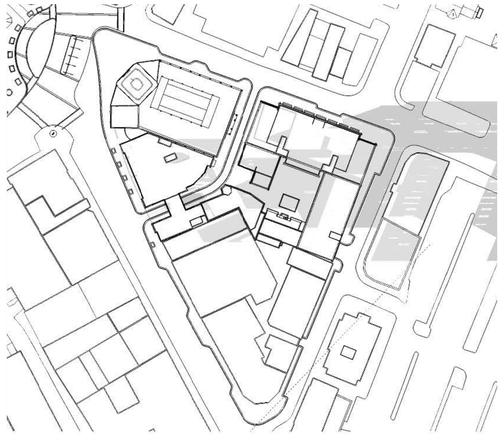

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NET SHADOW DIFFERENCE Scale:NTS

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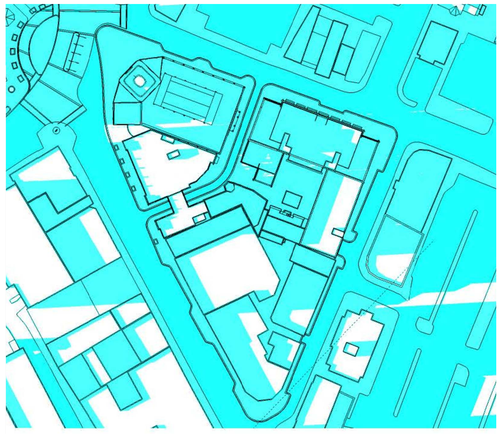

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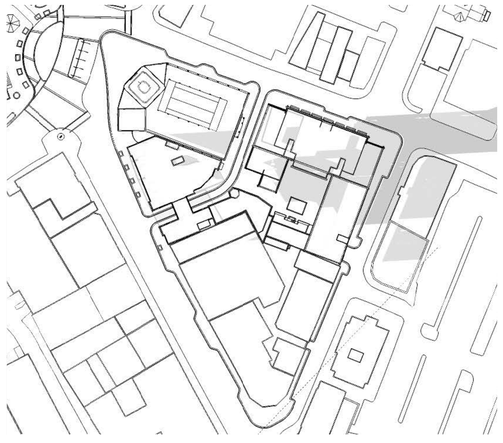

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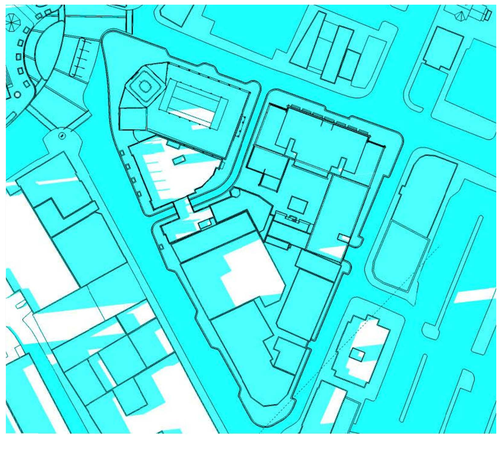
NET SHADOW DIFFERENCE Scale:NTS

SEP-30 5:00PM
EXISTING SHADOW Scale:NTS



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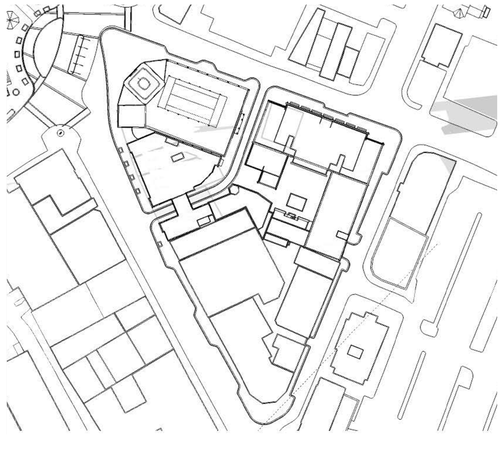
NEW SHADOW Scale:NTS



SEP-30 5:00PM
NET SHADOW DIFFERENCE Scale:NTS

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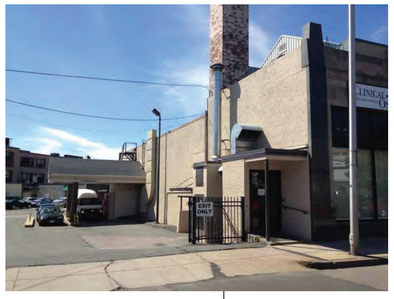
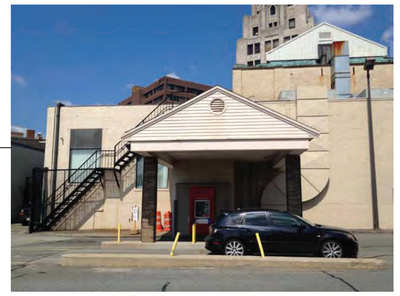
MERCHANTS ROW
1400 Hancock St.
Quincy, MA 02169

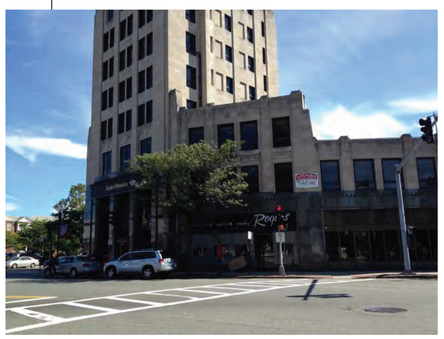
SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 27, 2012
FILE PATH:	

DRAWING TITLE:
Site Shadow Studies - For the Month of September

SHEET TITLE:
A - 709







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PROJECT:
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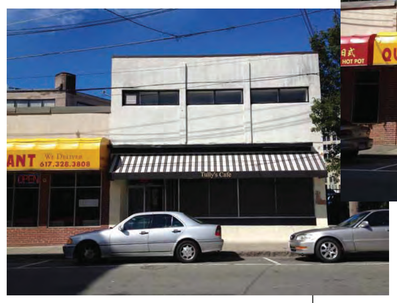
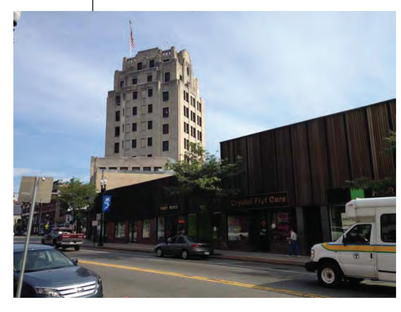
SCALE:	NTS
DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:
Context Photos

SHEET TITLE:
A - 800





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DATE:	October 01, 2012
PROJECT NO.:	89600-55
PLOT DATE:	September 26, 2012
FILE PATH:	

DRAWING TITLE:

Context Photos

SHEET TITLE:

A - 801