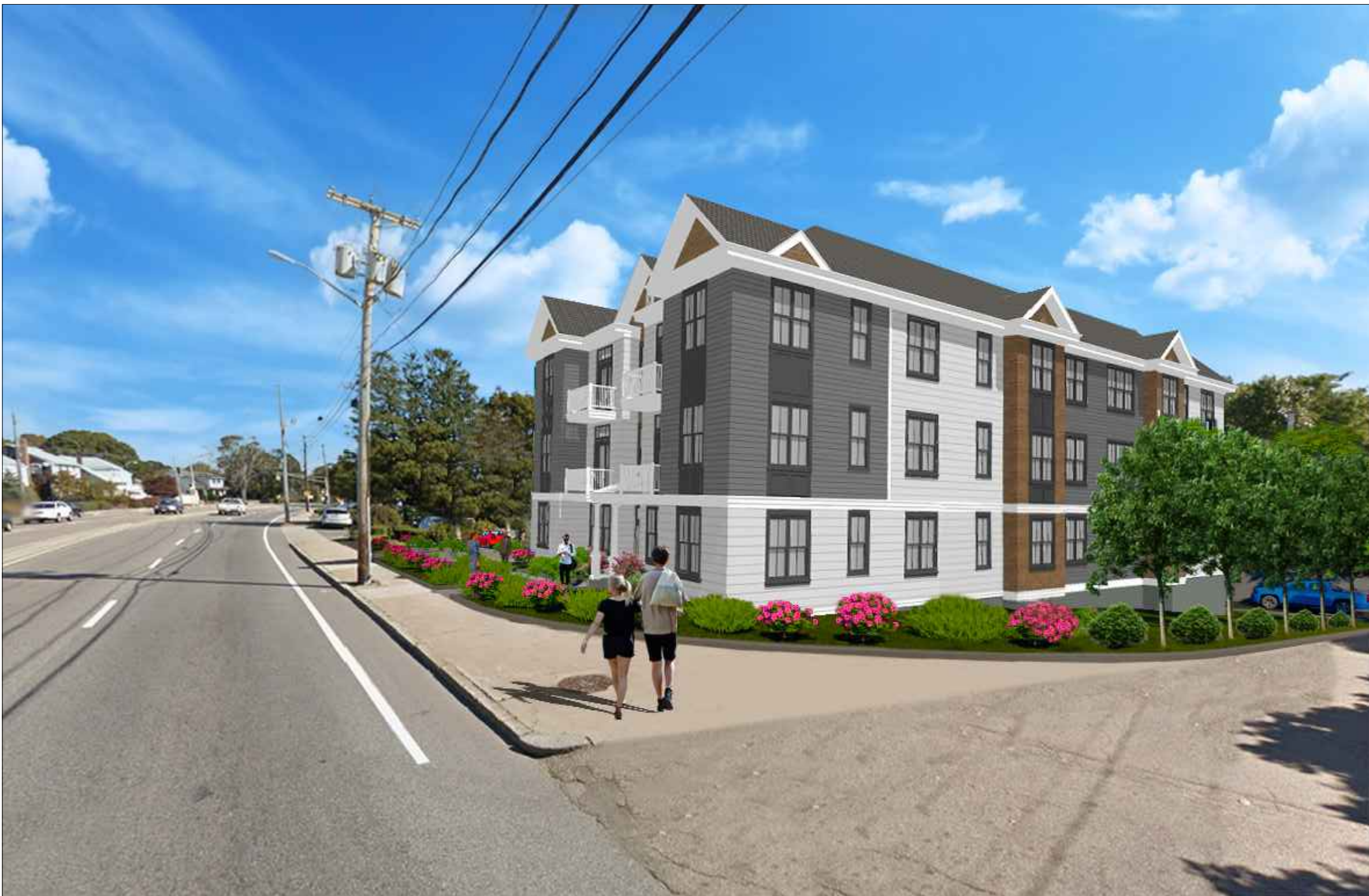


PROPOSED RESIDENTIAL BUILDING
211 SEA STREET
QUINCY, MA



ZONING SUMMARY

RES. B

	<u>MIN. LOT SIZE</u> (for 18 units)	<u>MIN. LOT AREA</u> <u>PER UNIT</u>	<u>FAR</u>	<u>BLDG.</u> <u>HEIGHT</u>	<u>LOT WIDTH</u>	<u>LOT FRONTAGE</u>	<u>SETBACK</u> <u>FRONT</u>	<u>SETBACK</u> <u>REAR</u>	<u>SETBACK</u> <u>SIDE</u>	<u>OPEN SPACE</u> <u>PER UNIT</u>
REQUIRED BY ZONING	81,000 S.F.	4,500 S.F.	0.5	3 ST./ 35'	75'	75'	25'	25'	25'	1000 sf/unit
PROPOSED	<u>28,273 S.F.</u>	<u>1,571 S.F.</u>	<u>0.84</u>	3 ST. 31'	176'	176'	25'	25'	42'	<u>432 sf/unit</u>

PARKING:
REQUIRED: 1.75 SPACE PER UNIT: 1.75x18 = 31.5 SPACES
PROVIDED: 41 SPACES
18 SPACES IN THE GARAGE AND 23 OUTDOOR PARKING.

PROPOSED BUILDING SUMMARY:
TOTAL 18 UNITS.
6 UNITS PER FLOOR
3 STORIES OF RESIDENTIAL UNITS
PARKING GARAGE IN THE BASEMENT
ALL UNITS ARE 2 BEDROOM UNITS.
UNIT AREAS VARIES FROM 991 sf - 1,245 sf ±
BUILDING FOOTPRINT IS: 7, 956 sf.
BUILDING TOTAL LIVING AREA SQUARE-FOOTAGE: 23,868 sf ±

PROJECT TEAM

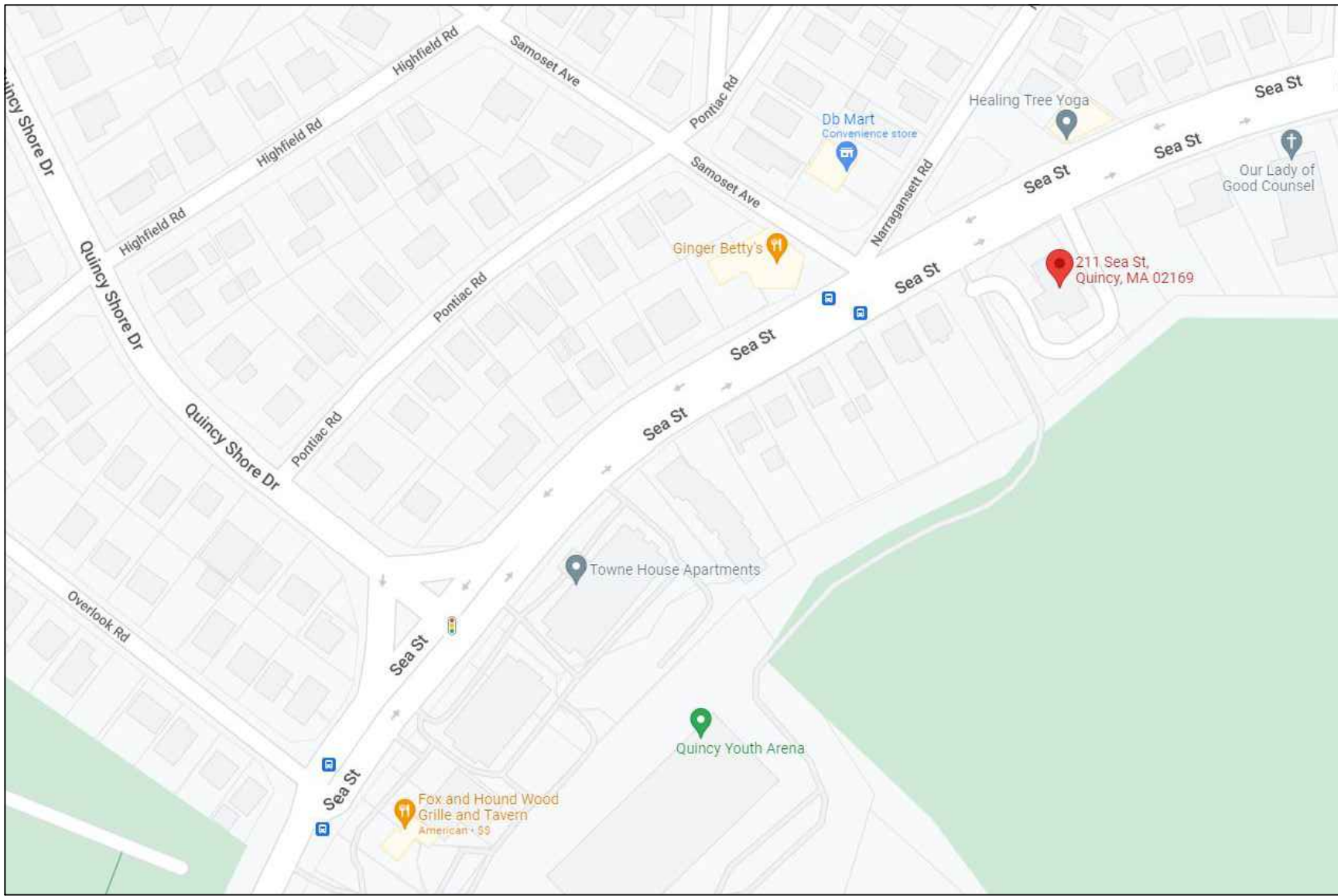
APPLICANT:

ATTORNEY:
FLEMING & FLEMING, P.C.
85 CLAY STREET
QUINCY, MA 02170

ARCHITECT:
CHOO & COMPANY
1 BILLINGS ROAD
QUINCY, MA 02171

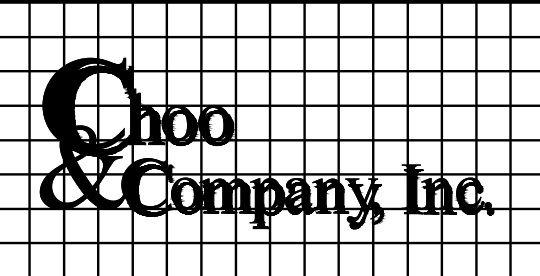
CIVIL ENGINEER:
JOYCE CONSULTING GROUP
100 WYMAN ROAD,
BRAINTREE, MA02184

LANDSCAPE ARCHITECT:
CARIN GOSSELIN
CMG DESIGN
781-249-2211



Location

PROPOSED
RESIDENTIAL BUILDING
211 SEA STREET
QUINCY, MA 02169



One Billings Road Quincy, MA
02171-7866 fax 617-786-7715

No.	Revision Date
	01-24-25
	05-08-25

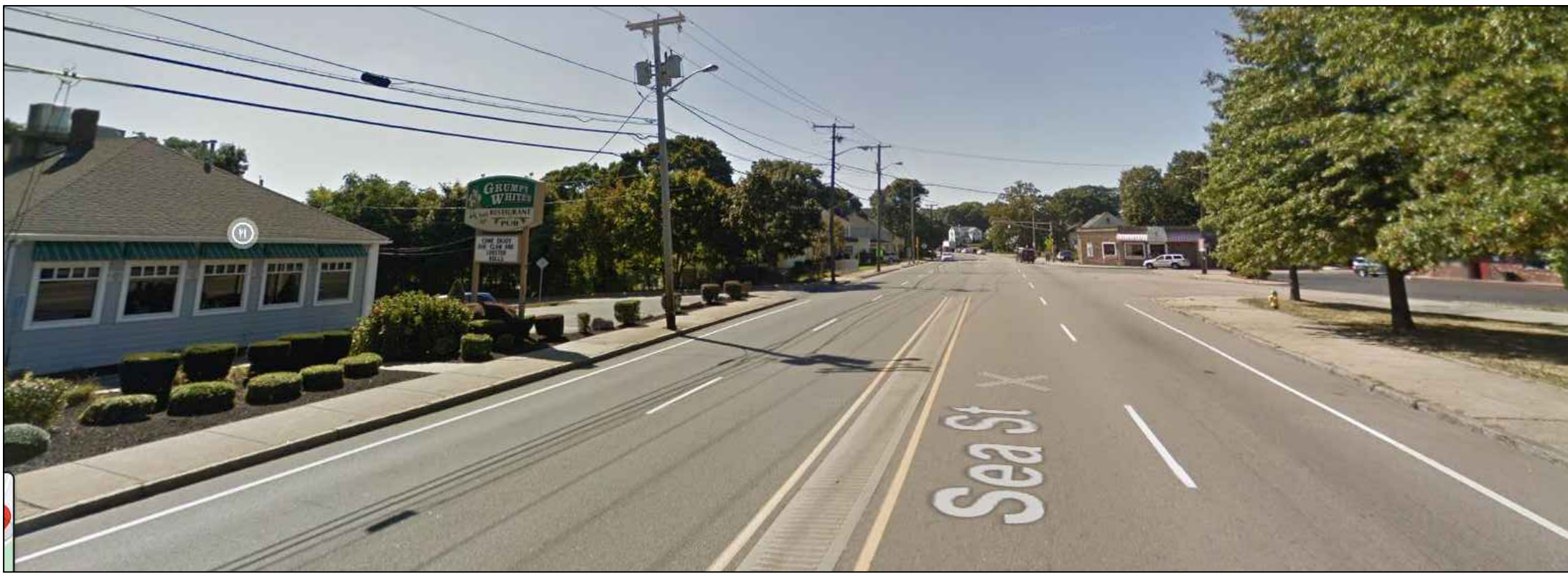
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Date: 01-15-21
Drawn By: EA

Drawing Name

COVER
SHEET

Sheet No.

A-0



Location

PROPOSED
RESIDENTIAL BUILDING
211 SEA STREET
QUINCY, MA 02169

Choo & Company, Inc.

One Billings Road Quincy, MA
02176-7727
tel 617-786-7727 fax 617-786-7715

No.	Revision Date
	01-24-25

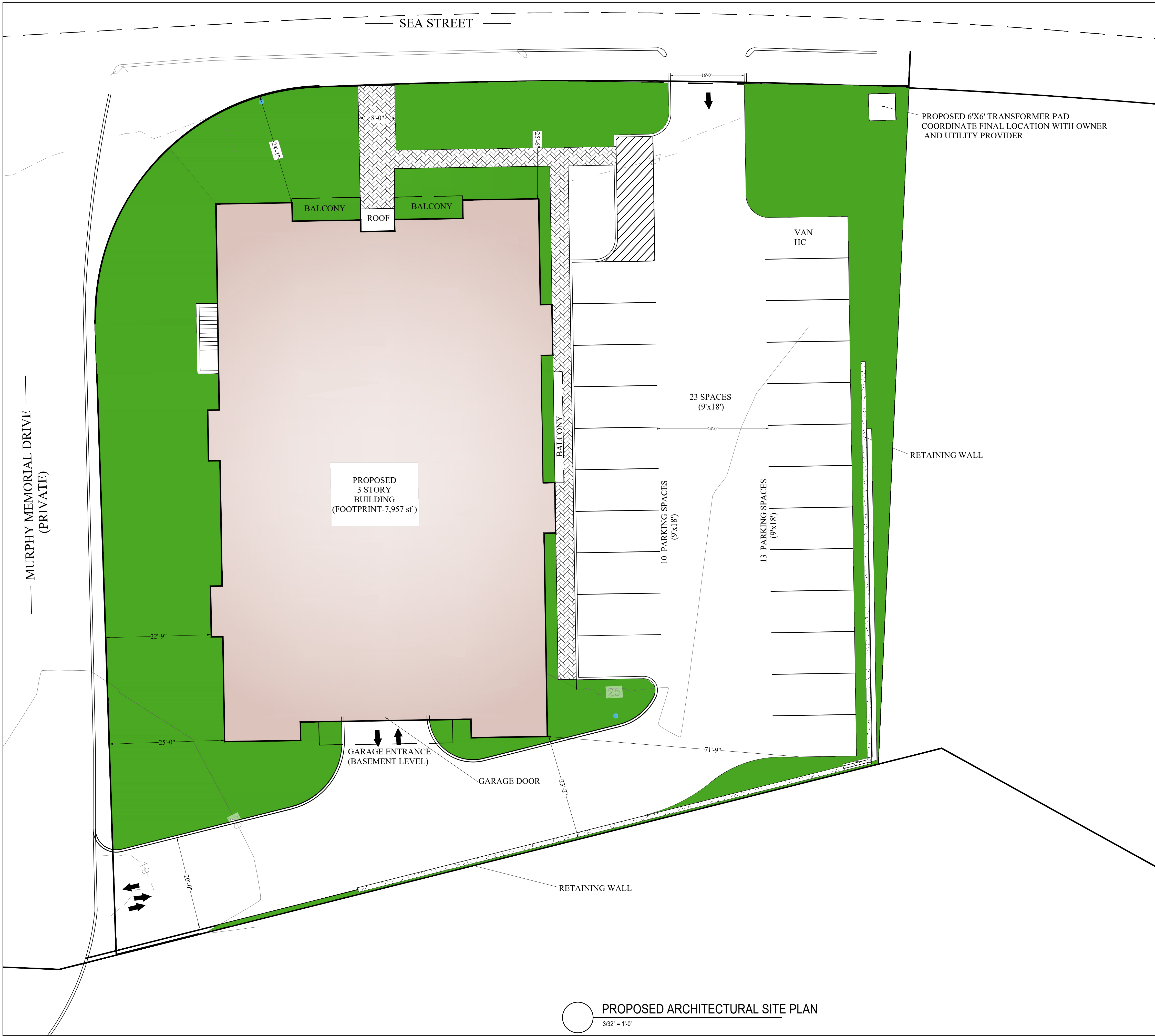
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Scale: AS NOTED
Date: 01-15-21
Drawn By: EA

Drawing Name

CONTEXT
PHOTOS

Sheet No.

A-0.1



Location

**PROPOSED
RESIDENTIAL BUILDING
211 SEA STREET
QUINCY, MA 02169**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA
617-786-7727 fax 617-786-7715

No.	Revision Date
	01-24-25

Project No: 2020292
Scale: AS NOTED
Date: 01-15-21
Drawn By: EA

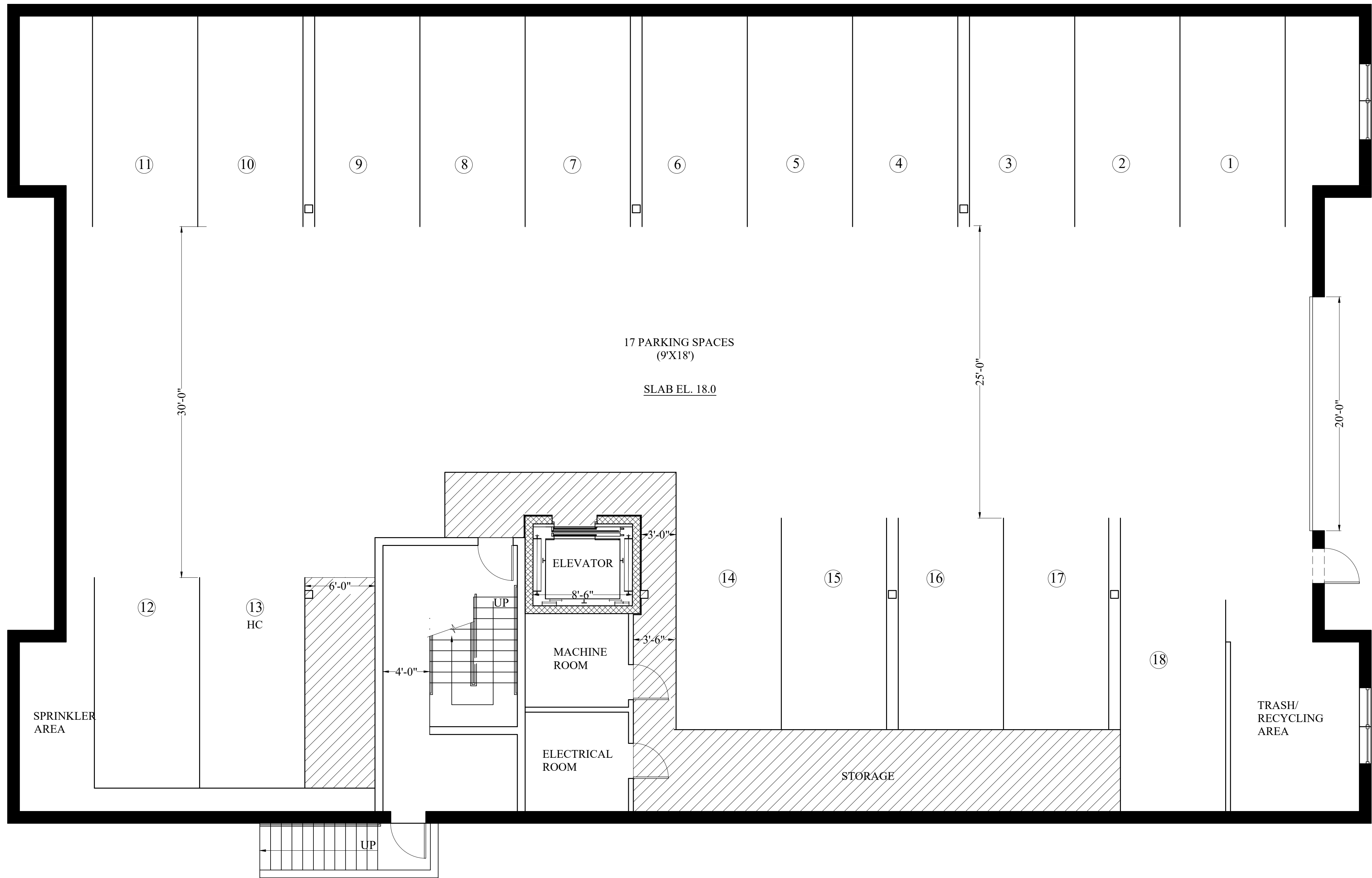
Drawing Name

**SITE
LAYOUT**

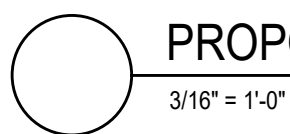
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A-1.0

SEA STREET



MURPHY MEMORIAL DRIVE

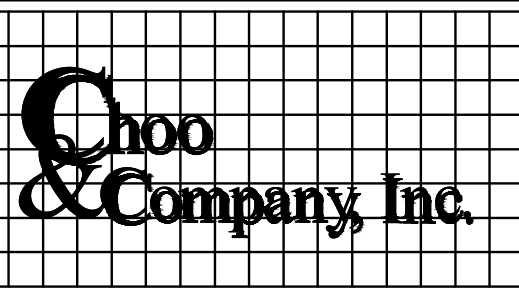


PROPOSED BASEMENT PLAN

3/16" = 1'-0"

Location

PROPOSED
RESIDENTIAL BUILDING
211 SEA STREET
QUINCY, MA 02169



One Billings Road Quincy, MA
02171-786-7727 fax 617-786-7715

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Drawing Name

BASEMENT
PLAN

Sheet No.

A-1.1



SEA STREET

MURPHY MEMORIAL DRIVE

1 PROPOSED 1ST FLOOR
3/16" = 1'-0"

Location

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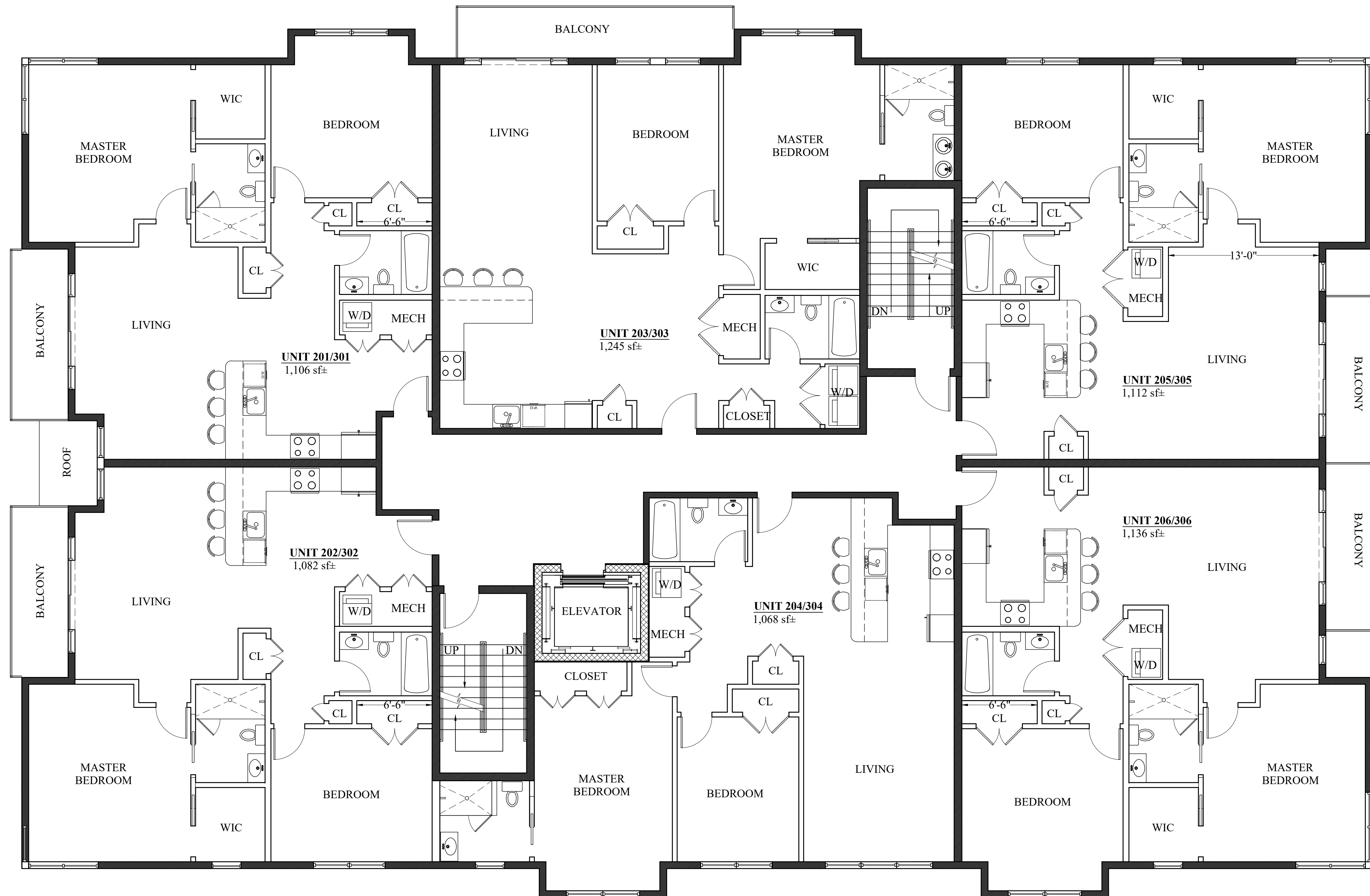
Drawing Name

PROPOSED
FLOOR
PLAN

Sheet No.

A-1.2

SEA STREET



PROPOSED 2nd - 3rd FLOOR PLAN
3/16" = 1'-0"

Location

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Drawing Name

PROPOSED
FLOOR
PLAN

Sheet No.

A-1.3



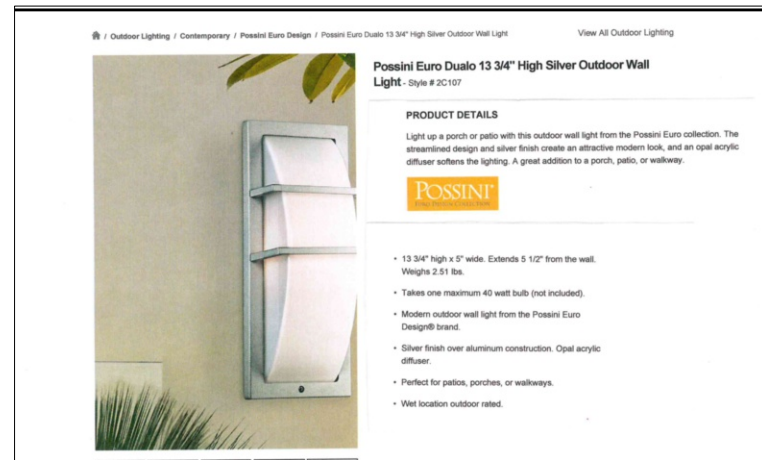
SEA STREET (NORTH) ELEVATION
3/16" = 1'-0"

BUILDING MATERIALS

- FIBER CEMENT BOARD
 - AMERICAN FIBER CEMENT CORPORATION
 - CEMBRIT PATINA BOARD COLOR - XXXX
- FIBER CEMENT SIDING - 4"
- HARDIEPLANK SMOOTH - XXXX
- THIN CLAD STONE
- ARRISCRAFT THIN-CLAD RENAISSANCE UNITS CHAMPAGNE, SMOOTH

ALL WINDOW MULLIONS AND DOOR FRAMES TO BE BLACK

EXTERIOR WALL SCONCE
POSSINI EURO DESIGN
BARTON 16"H LED



Location

PROPOSED
RESIDENTIAL BUILDING
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Scale: AS NOTED
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Drawing Name

PROPOSED
FRONT
ELEVATION

Sheet No.

A-2.1



MURPHY MEMORIAL DRIVE (WEST) ELEVATION
3/16" = 1'-0"

Location

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Scale: AS NOTED
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Drawing Name

PROPOSED
RIGHT SIDE
ELEVATION

Sheet No.

A-2.2



LEFT SIDE (EAST) ELEVATION
3/16" = 1'-0"

Location

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211 SEA STREET
QUINCY, MA 02169


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	01-24-25

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Scale: AS NOTED
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Drawn By: EA

Drawing Name

PROPOSED
LEFT SIDE
ELEVATION

Sheet No.

A-2.3



REAR (SOUTH) ELEVATION
3/16" = 1'-0"

Location

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Scale: AS NOTED
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Drawn By: EA

Drawing Name

PROPOSED
REAR
ELEVATION

Sheet No.

A-2.4