



**NOTE: ALL SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE.**

BUILDING 1	Gross Building	Café	Amenity	Residential	NRSF	Units/ Floor
Level 1	29,019 GSF	1,100 GSF	1,400 GSF	26,519 GSF		28 Units
Level 2	30,523 GSF		380 GSF	30,143 GSF		18 Units
Level 3	30,523 GSF		380 GSF	30,143 GSF		32 Units
<b>TOTALS</b>	<b>90,065 GSF</b>	<b>1,100 GSF</b>	<b>2,160 GSF</b>	<b>86,805 GSF</b>	<b>75,300 NRSF</b>	<b>78 Units</b>

BUILDING 2	Gross Building		Amenity	Residential	NRSF	Units/ Floor
Level 1	30,804 GSF		1,400 GSF	29,404 GSF		31 Units
Level 2	32,610 GSF		430 GSF	32,180 GSF		19 Units
Level 3	32,610 GSF		430 GSF	32,180 GSF		34 Units
<b>TOTALS</b>	<b>96,024 GSF</b>		<b>2,260 GSF</b>	<b>93,764 GSF</b>	<b>8,340 NRSF</b>	<b>84 Units</b>

BUILDING 3	Gross Building	Amenity	Residential	NRSF	Units/ Floor
Level 1	69,251 GSF	6,670 GSF	62,581 GSF		60 Units
Level 2	67,844 GSF	2,295 GSF	65,549 GSF		64 Units
Level 3	68,417 GSF		68,417 GSF		67 Units
Level 4	68,417 GSF		68,417 GSF		67 Units
Level 5	65,957 GSF	1,110 GSF	65,957 GSF		65 Units
Roof					
<b>TOTALS</b>	<b>339,886 GSF</b>	<b>10,075 GSF</b>	<b>330,921 GSF</b>	<b>280,215 NRSF</b>	<b>323 Units</b>

SITE TOTALS	Gross Building	Café	Amenity	Residential	NRSF	Units
	525,975 GSF	1,100 GSF	14,495 GSF	511,490 GSF	363,855 NRSF	485 Units

SITE UNIT MIX	Building 1	Building 2	Building 3	TOTAL UNITS	Mix
Studio	12	11	28	51	10.52%
One Bedroom	34	39	183	256	52.78%
Two Bedrooms	21	22	104	147	30.31%
Three Bedrooms	11	12	8	31	6.39%
	78	84	323	485	100.00%

Garage	Spaces	Accessible
33,760 GSF	76 Spaces	2 Spaces
33,760 GSF	94 Spaces	2 Spaces
33,760 GSF	94 Spaces	2 Spaces
33,760 GSF	94 Spaces	2 Spaces
33,760 GSF	94 Spaces	2 Spaces
23,450 GSF	87 Spaces	2 Spaces
<b>192,250 GSF</b>	<b>539 Spaces</b>	<b>12 Spaces</b>
		2.23%

Lake Building 1			Floor 1	Floor 2	Floor 3				
UNIT TYPE	DESCRIPTION	NRSF	# OF UNITS	# OF UNITS	# OF UNITS	TOTAL UNITS	TOTAL NRSF	MIX (Type)	MIX (Group)
S1	STUDIO	550	2	2	2	6	3,300	7.69%	
S2	STUDIO	550	0	1	1	2	1,100	2.56%	
S4	STUDIO LAKE	645	0	0	4	4	2,580	5.13%	
Average		582				12			
A1	1 BED/1 BATH	750	6	6	6	18	13,500	23.08%	
A1b	1 BED/1 BATH	710	2	2	2	6	4,260	7.69%	
A4	1 BED/1 BATH LAKE	745	0	0	2	2	1,490	2.56%	
A5	1 BED/1 BATH + DEN LAKE	825	0	0	8	8	6,600	10.26%	
Average		760				34			
B1	2 BED/2 BATH	1,050	2	2	2	6	6,300	7.69%	
B7	2 BED/2 BATH + DEN 2-STORY	1,500	8	0	0	8	12,000	10.26%	
B9	2 BED/2 BATH	1,100	1	0	0	1	1,100	1.28%	
B10	2 BED/1 BATH	940	0	1	1	2	1,880	2.56%	
B14	2 BED/2 BATH 2-STORY	1,230	4	0	0	4	4,920	5.13%	
Average		1,248				21			
C1	3 BED/3 BATH	1,390	0	2	2	4	5,560	5.13%	
C2	3 BED/3 BATH	1,510	1	2	2	5	7,550	6.41%	
C3	3 BED/3 BATH 2-STORY	1,580	2	0	0	2	3,160	2.56%	
Average		287				11			
TOTALS		Average 965	28	18	32	78	75,300	100.00%	100.00%

Lake Building 2			Floor 1	Floor 2	Floor 3				
UNIT TYPE	DESCRIPTION	NRSF	# OF UNITS	# OF UNITS	# OF UNITS	TOTAL UNITS	TOTAL NRSF	MIX (Type)	MIX (Group)
S1	STUDIO	550	2	2	2	6	3,300	7.14%	13.10%
S2	STUDIO	550	0	1	1	2	1,100	2.38%	
S4	STUDIO LAKE	645	0	0	3	3	1,935	3.57%	
Average		576				11			
A1	1 BED/1 BATH	750	9	9	9	27	20,250	32.14%	46.43%
A4	1 BED/1 BATH LAKE	745	0	0	8	8	5,960	9.52%	
A5	1 BED/1 BATH + DEN LAKE	825	0	0	3	3	2,475	3.57%	
A6	1 BED/1 BATH LAKE	740	0	0	1	1	740	1.19%	
Average		754				39			
B1	2 BED/2 BATH	1,050	2	2	2	6	6,300	7.14%	26.19%
B7	2 BED/2 BATH + DEN 2-STORY	1,500	8	0	0	8	12,000	9.52%	
B8	2 BED/2 BATH	1,165	0	1	1	2	2,330	2.38%	
B9	2 BED/1 BATH	1,100	1	0	0	1	1,100	1.19%	
B11	2 BED/1 BATH	1,180	1	0	0	1	1,180	1.19%	
B14	2 BED/2 BATH 2-STORY	1,230	3	0	0	3	3,690	3.57%	
B15	2 BED/2 BATH 2-STORY	1,430	1	0	0	1	1,430	1.19%	
Average		1,274				22			
C1	3 BED/3 BATH	1,390	0	3	3	6	8,340	7.14%	14.29%
C2	3 BED/3 BATH	1,510	1	1	1	3	4,530	3.57%	
C3	3 BED/3 BATH 2-STORY	1,580	3	0	0	3	4,740	3.57%	
Average		395				12			
TOTALS	Average	969	31	19	34	84	81,400	100.00%	100.00%

Main Building 3			Floor 1	Floor 2	Floor 3	Floor 4	Floor 5				
UNIT TYPE	DESCRIPTION	NRSF	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	TOTAL UNITS	TOTAL NRSF	MIX (Type)	MIX (Group)
S1	STUDIO	550	6	3	3	3	3	18	9,900	5.57%	
S3	STUDIO	585	2	2	2	2	2	10	5,850	3.10%	
Average		563						28			8.67%
A1	1 BED/1 BATH	750	30	32	33	33	33	161	120,750	49.85%	
A1c	1 BED/1 BATH	720	2	2	2	2	3	11	7,920	3.41%	
A2	1 BED/1 BATH	720	1	1	1	1	1	5	3,600	1.55%	
A3	1 BED/1 BATH	715	0	1	1	1	1	4	2,860	1.24%	
A5	1 BED/1 BATH	875	1	0	0	0	0	1	875	0.31%	
A7	1 BED/1 BATH OUTSIDE CORNER	795	0	0	0	0	1	1	795	0.31%	
Average		748						183			56.66%
B1	2 BED/2 BATH	1,050	5	8	8	8	8	37	38,850	11.46%	
B2	2 BED/2 BATH OUTSIDE CORNER	1,070	2	2	3	3	2	12	12,840	3.72%	
B2b	2 BED/2 BATH OUTSIDE CORNER	1,025	0	1	1	1	1	4	4,100	1.24%	
B3	2 BED/2 BATH INSIDE CORNER	1,255	5	6	6	6	6	29	36,395	8.98%	
B4	2 BED/2 BATH	1,190	0	0	1	1	0	2	2,380	0.62%	
B5	2 BED/2 BATH	1,090	1	1	1	1	1	5	5,450	1.55%	
B6	2 BED/2 BATH	1,095	1	1	1	1	1	5	5,475	1.55%	
B12	2 BED/2 BATH OUTSIDE CORNER	1,065	1	1	1	1	1	5	5,325	1.55%	
B13	2 BED/2 BATH OUTSIDE CORNER	1,185	0	1	1	1	1	4	4,740	1.24%	
B13b	2 BED/2 BATH OUTSIDE CORNER	990	1	0	0	0	0	1	990	0.31%	
Average		1,121						104			32.20%
C1	3 BED/3 BATH	1,390	2	2	2	2	0	8	11,120	2.48%	
Average		1,390						8			2.48%
TOTALS		Average 868	60	64	67	67	65	323	280,215	100.00%	100.00%

200 - 400  
QUANNAPOWITT  
PARKWAY  
Wakefield, MA

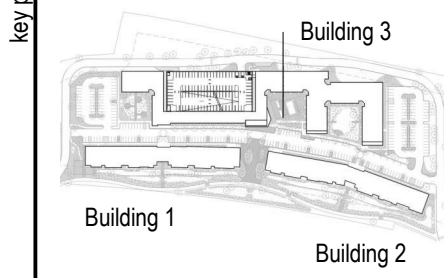
CABOT, CABOT &  
FORBES

185 Dartmouth St,  
Boston, MA 02110

issuance:

**SITE  
DEVELOPMENT  
PLANS**

NOT FOR  
CONSTRUCTION



drawing by: AA

drawing checked by:

drawing scale:

drawing date: 16 March 2021

project number:	19234.00
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drawing revisions:

No.	Description	Date
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Unit Mix  
and Project  
Metrics

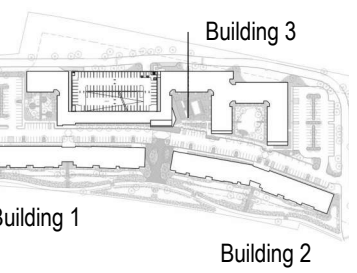
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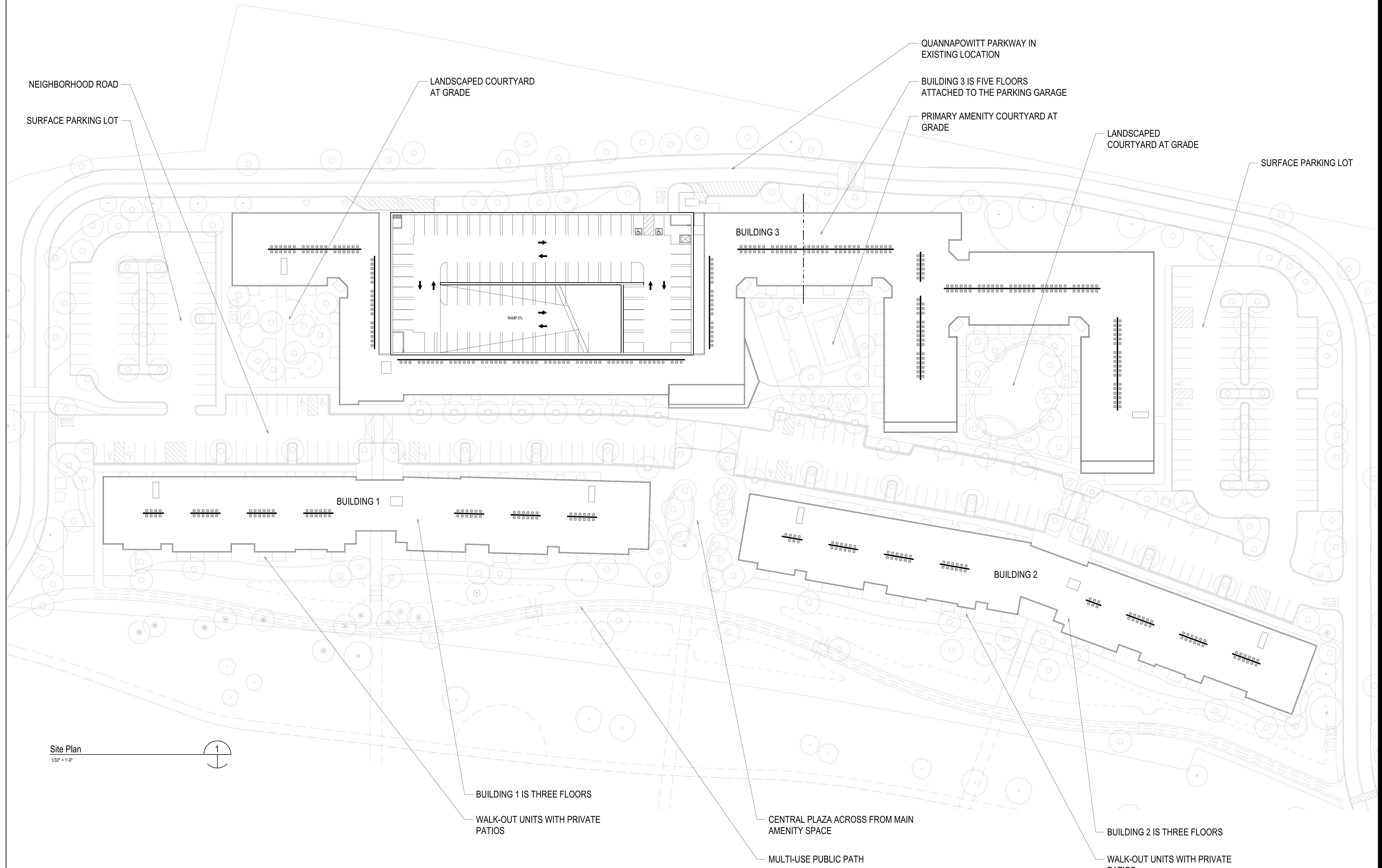


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## Site Plan

## A-080



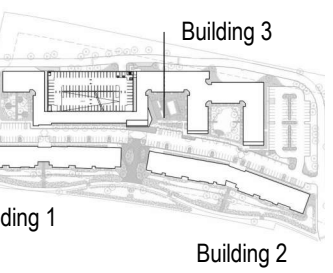
**NOTE:** CONCEPTUAL FLOOR PLANS. FUTURE PLANS TO INCLUDE BALCONIES, WINDOWS, AND EXTERIOR DOOR LOCATIONS.

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PARKWAY  
Wakefield, MA

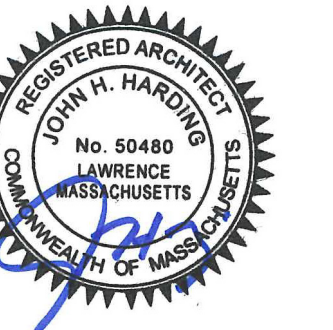
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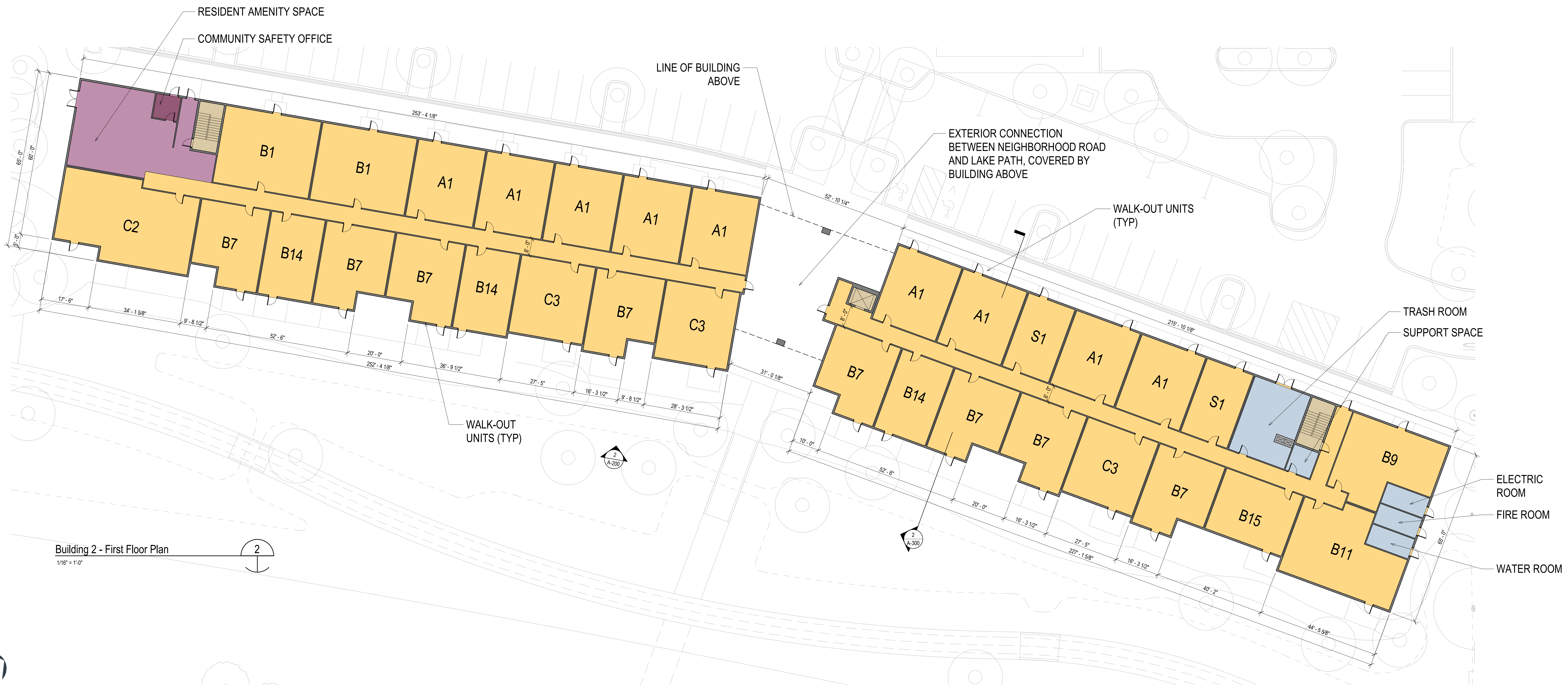
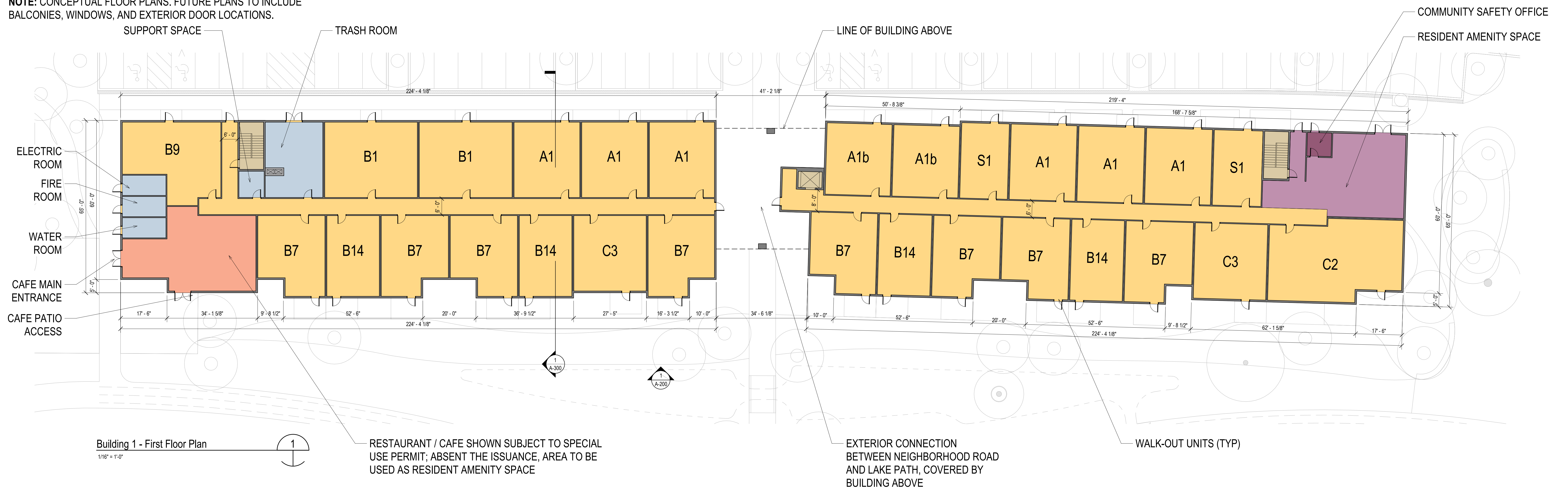


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g number:	19234.00

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### Buildings 1 and 2 First Floor Plan

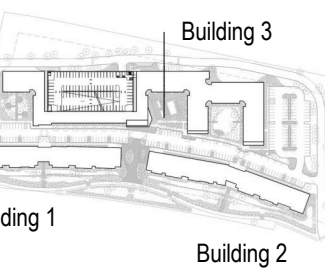
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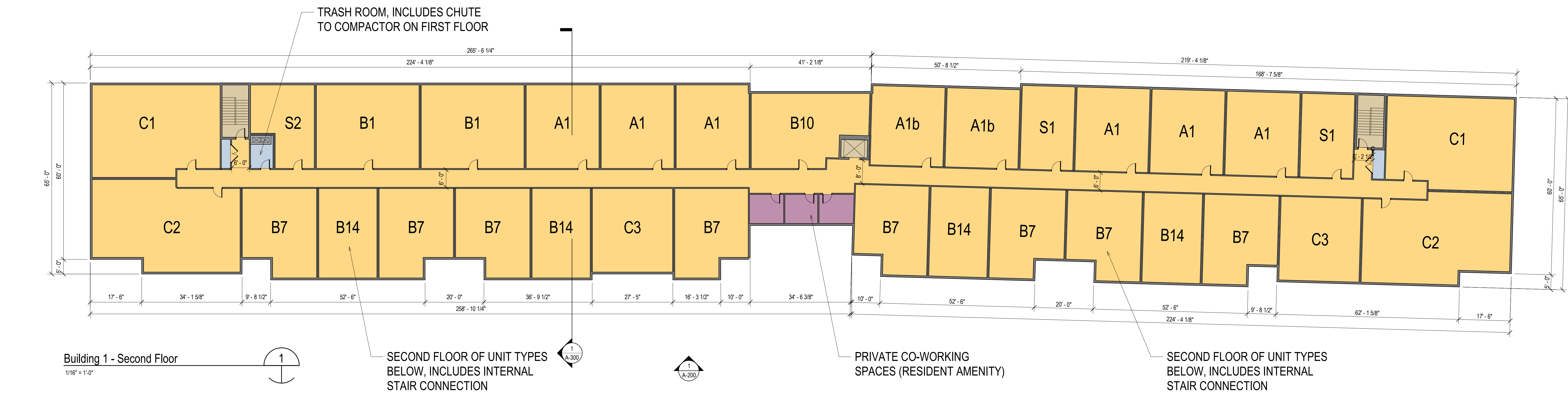


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Buildings 1  
and 2  
second  
floor Plan

**A-102**



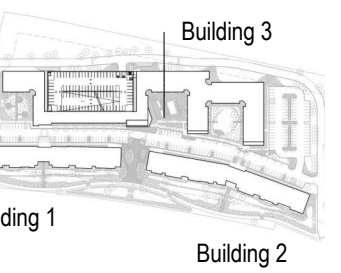
**NOTE:** CONCEPTUAL FLOOR PLANS. FUTURE PLANS TO INCLUDE BALCONIES, WINDOWS, AND EXTERIOR DOOR LOCATIONS.

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PARKWAY  
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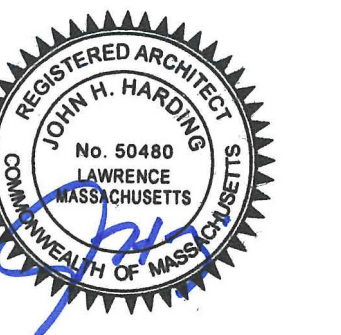
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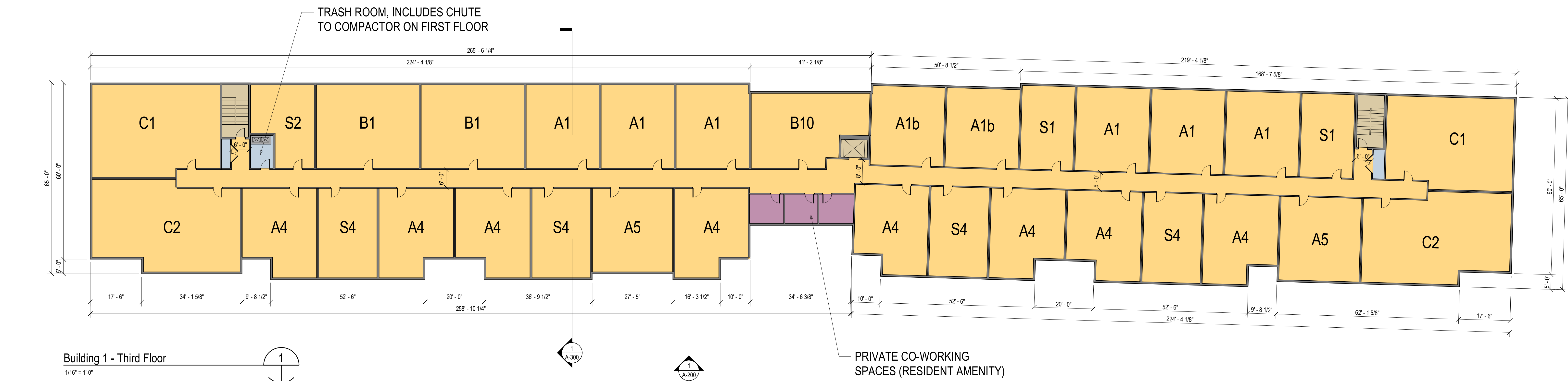


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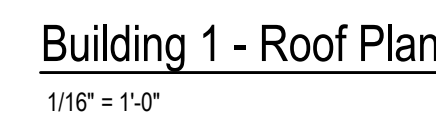
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### Buildings 1 and 2 Third Floor Plan

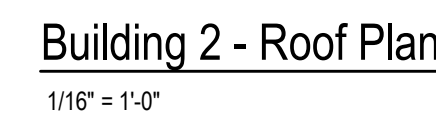
**A-103**



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Building 1 - Roof Plan  
1/16" = 1'-0"



**Building 2 - Roof Plan**  
1/16" = 1'-0"

**A-104**







Building 3 -Third Floor North Portion





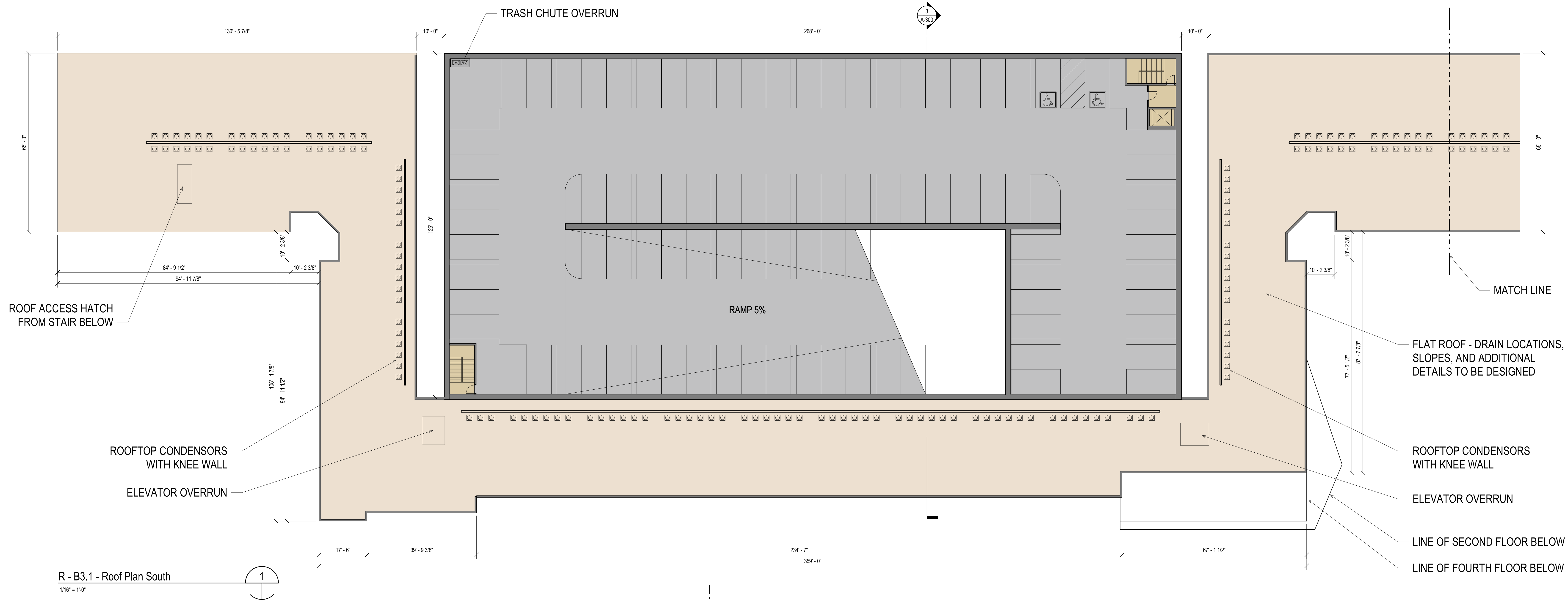
Building 3 - Fifth Floor North Portion  
1/16" = 1'-0"

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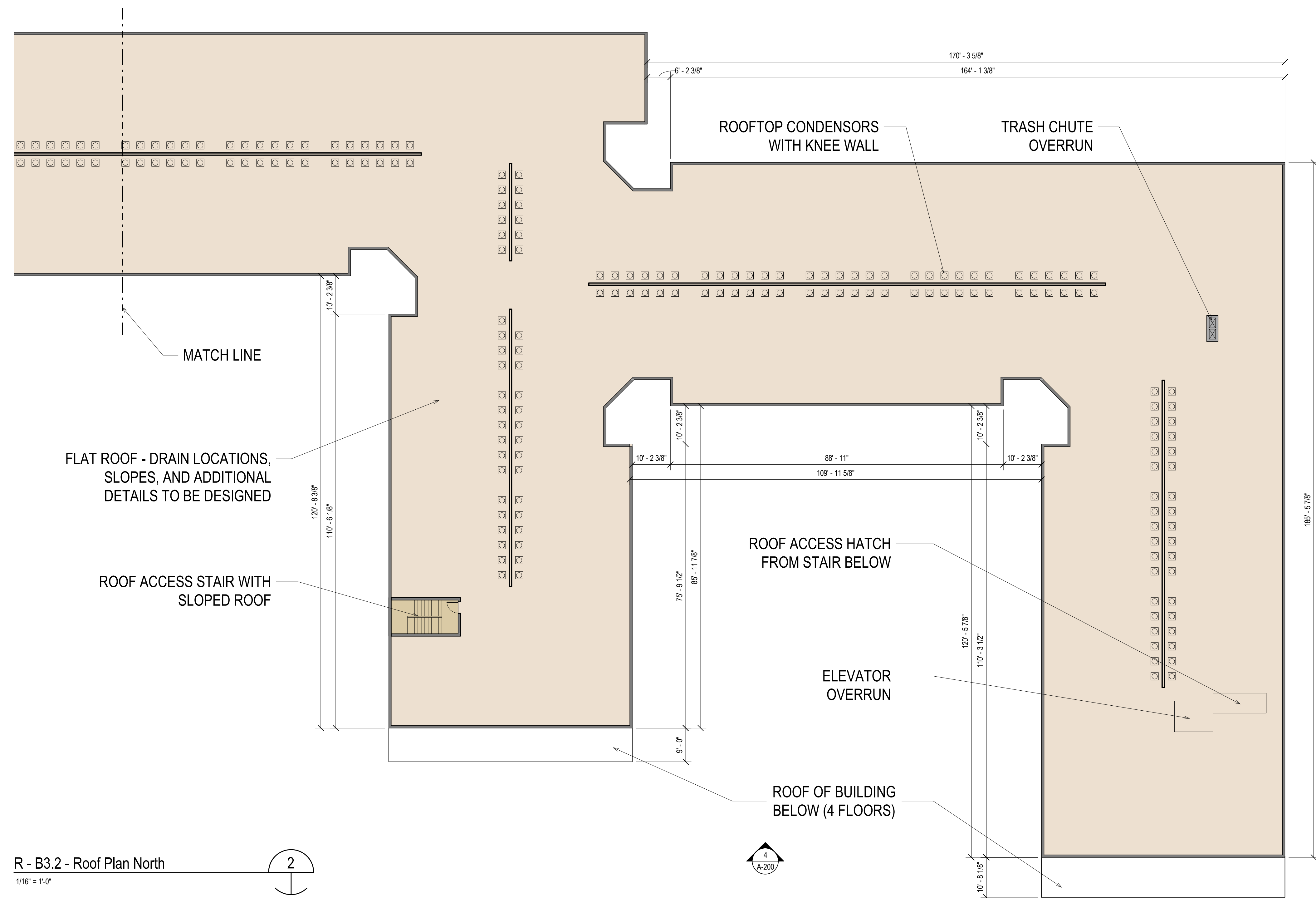
Description	Date
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**A-116**

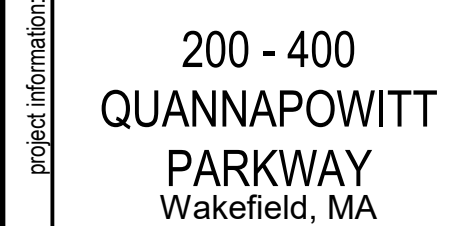


**NOTE: CONCEPTUAL FLOOR PLANS. FUTURE PLANS TO INCLUDE BALCONIES, WINDOWS, AND EXTERIOR DOOR LOCATIONS.**



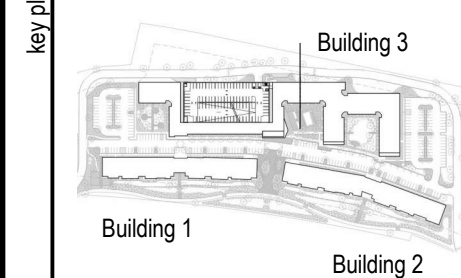
R - B3.2 - Roof Plan North

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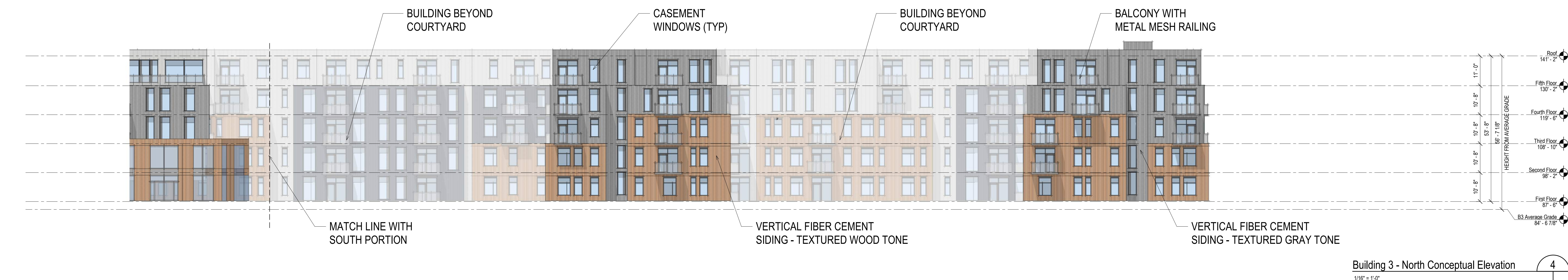
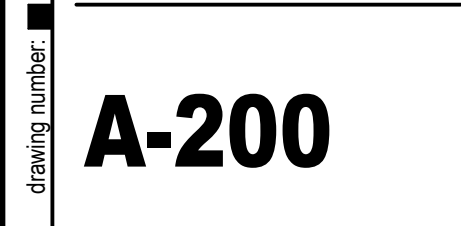


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drawing checked by:	
drawing scale:	1/16" = 1'-0"
drawing date:	16 March 2021
project number:	19234.00

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drawing name: Conceptual Exterior Elevations

**A-200**



This architectural rendering depicts a modern, multi-story residential development. The building features a mix of materials, including brick, wood paneling, and large glass windows. It has multiple balconies with glass railings. In the foreground, a paved pedestrian walkway runs alongside the building, flanked by lush landscaping with various shrubs and trees. People are shown walking along the path and sitting at outdoor tables under large umbrellas, suggesting a vibrant community atmosphere. The scene is set against a clear blue sky, indicating a bright, sunny day.

An architectural rendering of a modern urban development. The scene features multi-story buildings with facades of vertical wood slats and large glass windows. Some buildings have rooftop terraces with people. In the foreground, there is a paved area with white parking lines, a wooden boardwalk, and landscaped green spaces with trees and shrubs. Several people are shown walking and standing in the scene, adding a sense of scale and life. The sky is blue with scattered white clouds.

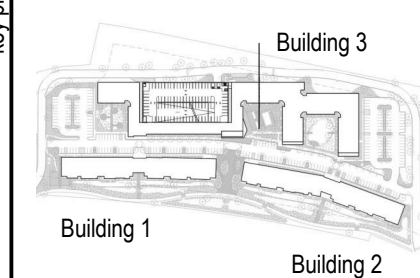
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**SITE  
DEVELOPMENT  
PLANS**

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drawing checked by:	
drawing scale:	1/8" = 1'-0"
drawing date:	16 March 2021
project number:	19234.00

drawing revisions:

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## Conceptual Building Sections

## A-300

