

## ARCHITECTURAL SPECIAL PERMIT VOLUME I

Wakefield, MA

VANASSE & ASSOCIATES, INC.  
35 NEW ENGLAND BUSINESS CENTER DRIVE, SUITE 140  
ANDOVER, MA 01810  
(978) 474-8800



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

BUILDING 1	Gross Building	Restaurant	Amenity	Residential	Units/ Floor
Level 1	30,222 GSF	3,667 GSF	3,957 GSF	22,598 GSF	20 Units
Level 2	26,445 GSF		2,175 GSF	24,270 GSF	22 Units
Level 3	26,004 GSF		1,761 GSF	24,243 GSF	22 Units
<b>TOTALS</b>	<b>82,671 GSF</b>	<b>3,667 GSF</b>	<b>7,893 GSF</b>	<b>71,111 GSF</b>	<b>64 Units</b>

BUILDING 2	Gross Building		Amenity	Residential	Units/ Floor
Level 1	31,584 GSF		1,213 GSF	30,371 GSF	28 Units
Level 2	32,628 GSF		460 GSF	32,168 GSF	30 Units
Level 3	32,628 GSF		460 GSF	32,168 GSF	30 Units
<b>TOTALS</b>	<b>96,840 GSF</b>		<b>2,133 GSF</b>	<b>94,707 GSF</b>	<b>88 Units</b>

BUILDING 3	Gross Building	Amenity	Residential	Units/ Floor
Level 1	79,082 GSF	3,891 GSF	75,191 GSF	68 Units
Level 2	78,811 GSF		78,811 GSF	74 Units
Level 3	78,811 GSF		78,811 GSF	74 Units
Level 4	77,344 GSF		76,228 GSF	72 Units
Roof				
<b>TOTALS</b>	<b>314,048 GSF</b>	<b>5,007 GSF</b>	<b>309,041 GSF</b>	<b>288 Units</b>

SITE TOTALS	Gross Building	Restaurant	Amenity	Residential	Units
	493,559 GSF	3,667 GSF	15,033 GSF	474,859 GSF	440 Units

SITE UNIT MIX	Building 1	Building 2	Building 3	TOTAL UNITS	Mix
One Bedroom	37	54	183	274	62.27%
Two Bedrooms	22	25	97	144	32.73%
Three Bedrooms	5	9	8	22	5.00%
	64	88	288	440	100.00%

Lake Building 1		Floor 1	Floor 2	Floor 3
UNIT TYPE	DESCRIPTION	# OF UNITS	# OF UNITS	# OF UNITS
A	1 BED	11	13	13
	Average			
B	2 BED	8	7	7
	Average			
C	3 BED	1	2	2
	Average			
TOTALS	Average	20	22	22

Lake Building 2		Floor 1	Floor 2	Floor 3
UNIT TYPE	DESCRIPTION	# OF UNITS	# OF UNITS	# OF UNITS
A	1 BED	18	18	18
Average				
B	2 BED	7	9	9
Average				
C	3 BED	3	3	3
Average				
TOTALS		28	30	30

Main Building 3		Floor 1	Floor 2	Floor 3	Floor 4		
UNIT TYPE	DESCRIPTION	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	TOTAL UNITS	MIX (Group)
A	1 BED	45	46	46	46	183	
	Average					183	63.54%
B	2 BED	21	26	26	24	97	
	Average					97	33.68%
C	3 BED	2	2	2	2	8	
	Average					8	2.78%
TOTALS		68	74	74	72	288	100.00%
BLDG 1, BLDG 2, & BLDG 3 TOTALS							
TOTALS		116	126	126	72	440	

200 - 400  
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drawing by:	ST
drawing checked by:	ES
drawing scale:	
drawing date:	8 April 2022
project number:	19234.00
drawing revisions:	

[illegible]

## Unit Mix and Project Metrics

**A-003**

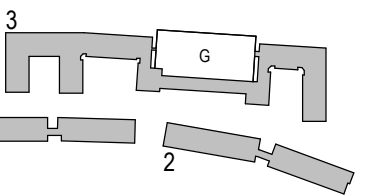


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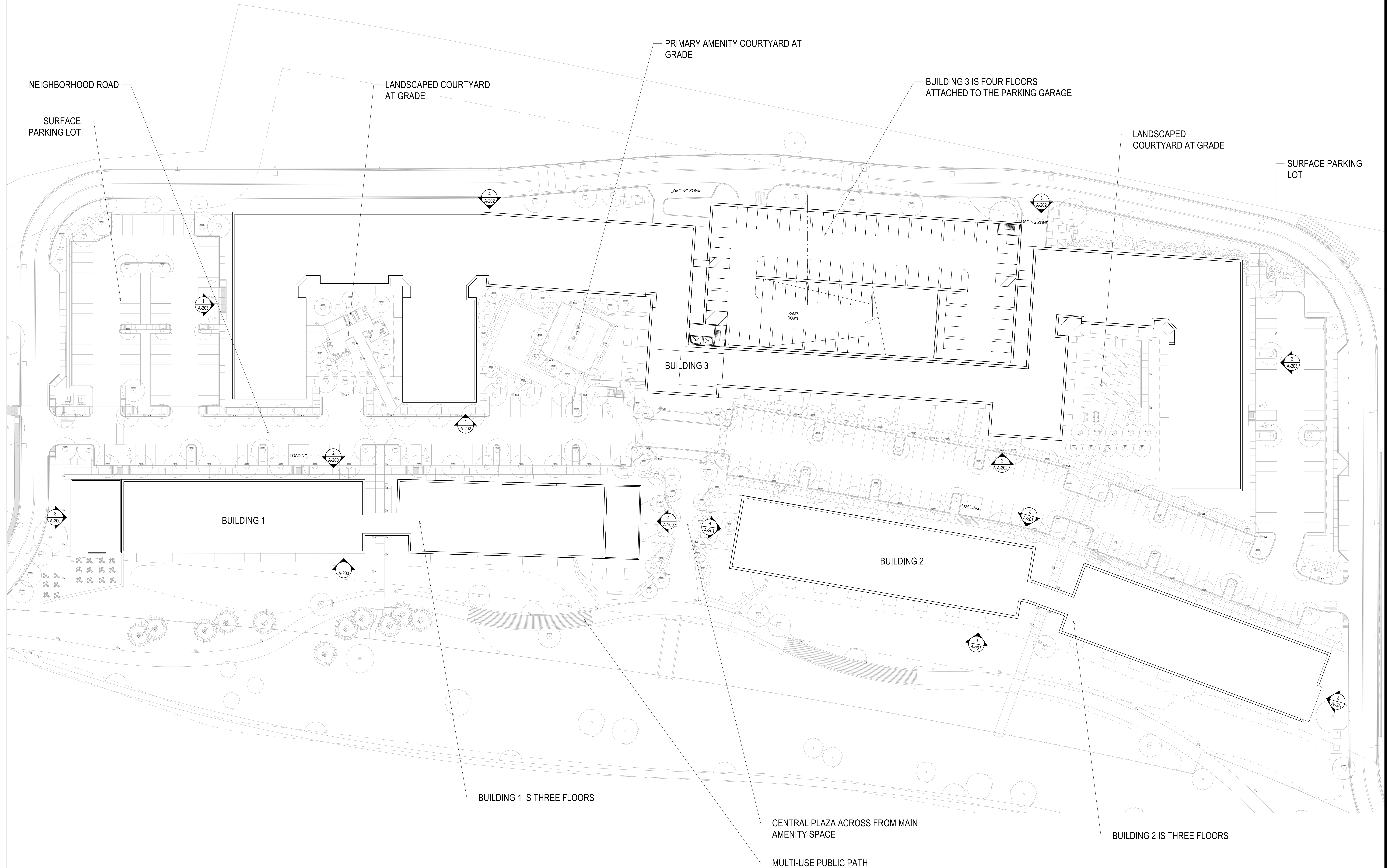


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growing date:	8 April 2022
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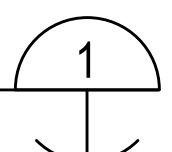
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## Site Plan

## A-080



## Site Plan

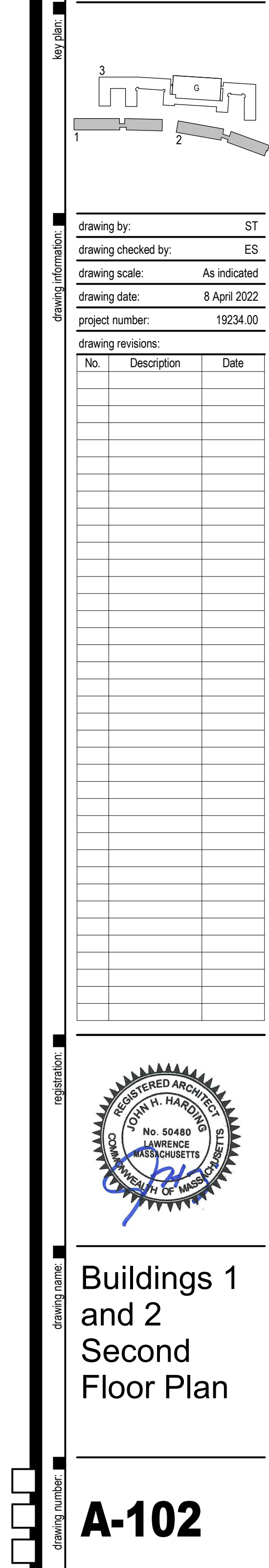
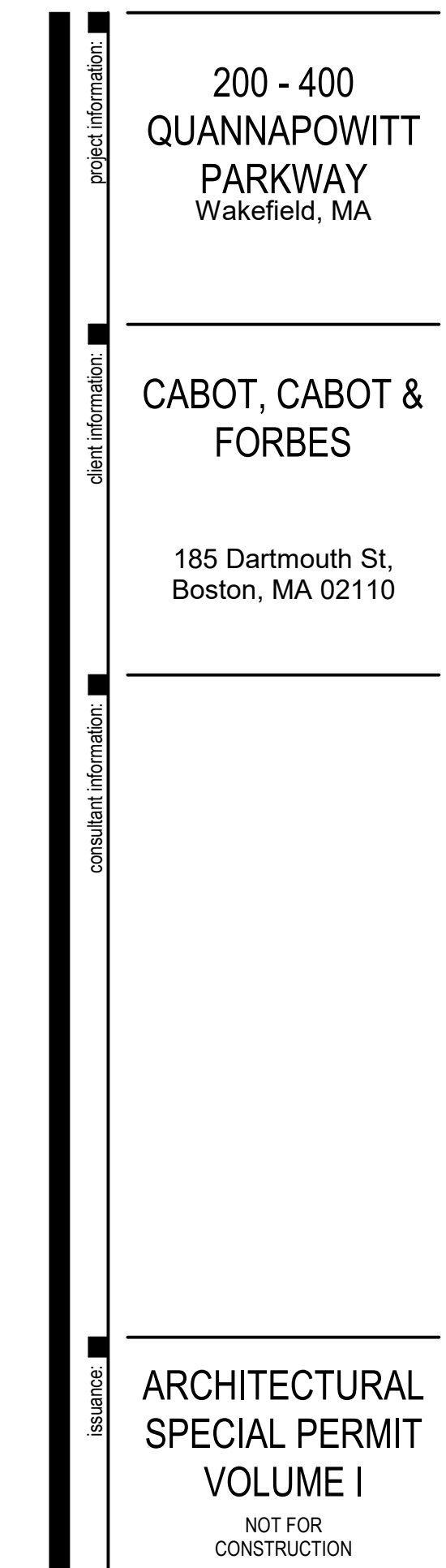




Unit Legend
A = 1 Bed Unit
B = 2 Bed Unit
C = 3 Bed Unit

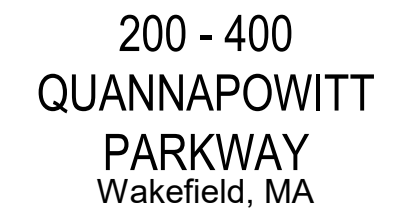


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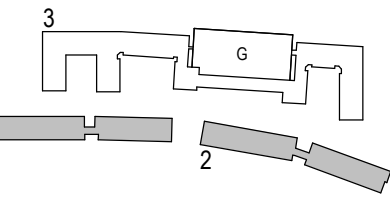


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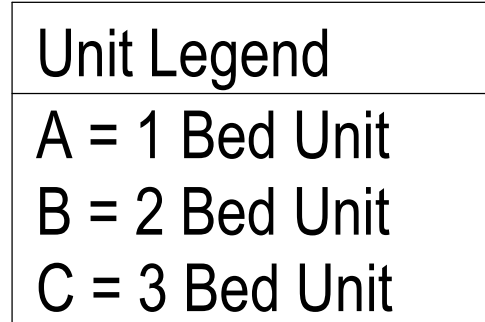


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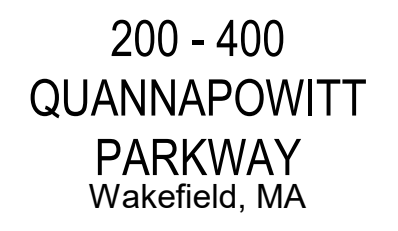
### Buildings 1 and 2 Third Floor Plan

**A-103**



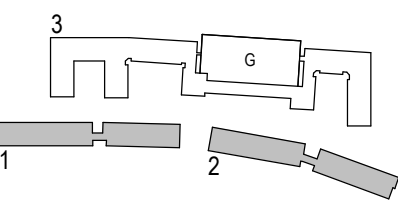


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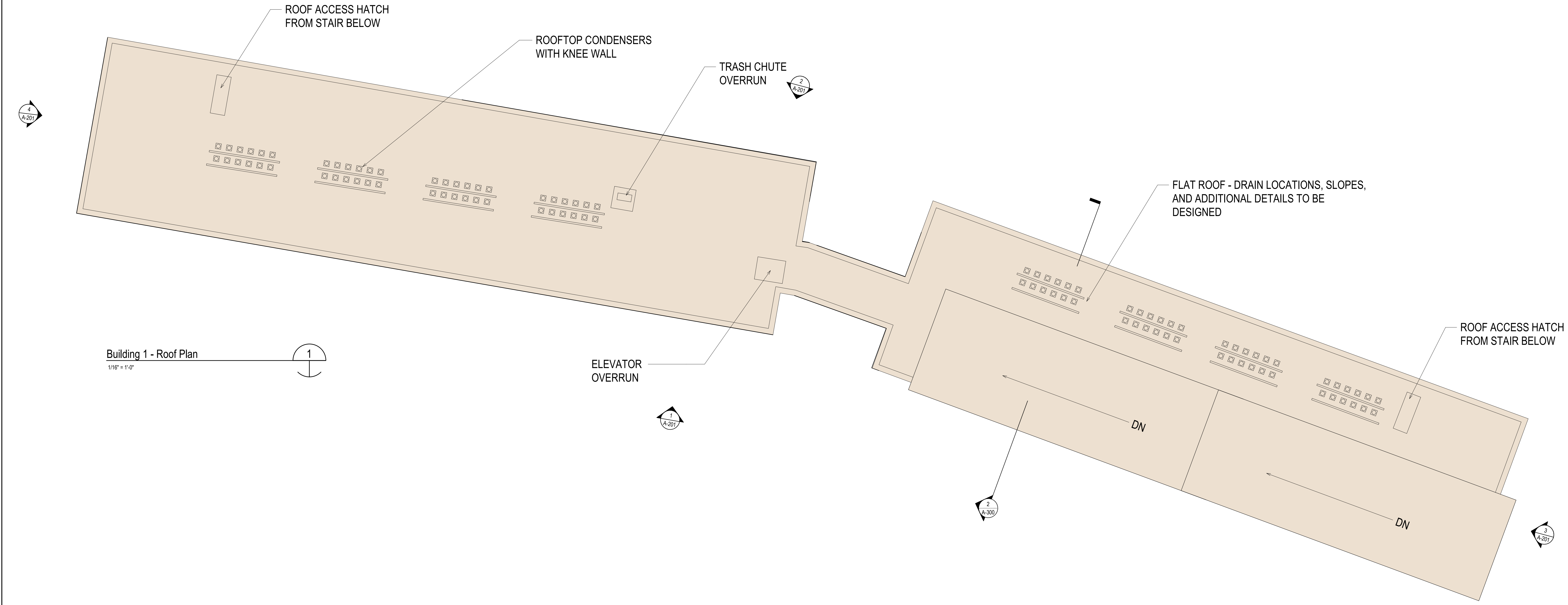


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wing date:	8 April 2022
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### Buildings 1 and 2 Roof Plan

A-104





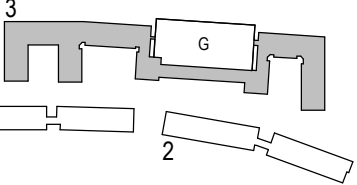


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Following revisions:

[illegible]

### Building 3 First Floor Plan

## A-111



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

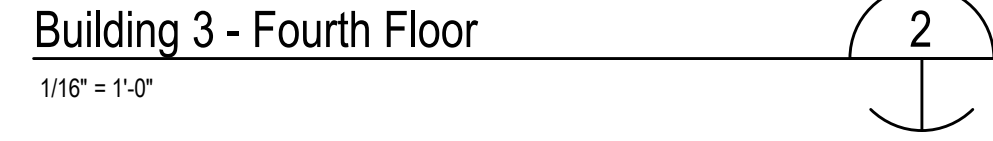
Unit Legend

A	= 1 Bed Unit
B	= 2 Bed Unit
C	= 3 Bed Unit









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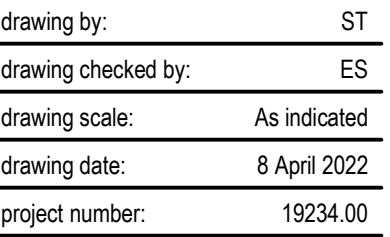
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**A-115**