200 - 400 QUANNAPOWITT PARKWAY

CUBE 3

SITE DEVELOPMENT PLANS

16 March 2021

CLIENT:

CABOT, CABOT & FORBES 185 DARTMOUTH STREET, SUITE 402 BOSTON, MA 02116 (617) 603-4000

SITE ENGINEERS:

ALLEN & MAJOR ASSOCIATES, INC. 100 COMMERCE WAY WOBURN, MA 01888-01188 (781) 935-6889

LAND SURVEYORS:

MERRILL 427 COLUMBIA ROAD HANOVER, MA 02339 (781) 826-9200

LANDSCAPE ARCHITECTS:

COPLEY WOLFF DESIGN GROUP 10 POST OFFICE SQUARE, SUITE 1315 BOST, MA 02109 (617) 654-9000

ARCHITECT:

CUBE 3 370 MERRIMACK STREET, SUITE 337 LAWRENCE, MA 01843 (978) 989-9900

TRAFFIC ENGINEERS:

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



PROJECT SITE

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Wakefield, MA



RENDERED VIEW OF BUILDING 1 RESIDENCES WITH CAFE ALONG NEW PROPOSED LAKE PATH.

200 - 400 QUANNAPOWITT PARKWAY Wakefield, MA

CABOT, CABOT & **FORBES**

> 185 Dartmouth St, Boston, MA 02110

DEVELOPMENT

drawir	ng by:	A		
drawir	ng checked by:		ВС	
drawir	ng scale:			
drawir	ng date:	16	March 2021	
projec	t number:		19234.00	
drawir	ng revisions:			
No.	Description		Date	
1	1 B3 Height Reduction		03-31-2021	



Cover Sheet

NOTE: ALL SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE.



BUILDING 1	Gross Building	Café	Amenity	Residential	NRSF	Units/ Floor
Level 1	29,042 GSF	1,100 GSF	1,400 GSF	26,542 GSF		29 Units
Level 2	30,546 GSF		380 GSF	30,166 GSF		25 Units
Level 3	30,546 GSF		380 GSF	30,166 GSF		33 Units
TOTALS	90,134 GSF	1,100 GSF	2,160 GSF	86,874 GSF	75,560 NRSF	87 Units

BUILDING 2	Gross Building	Amenity	Residential	NRSF	Units/ Floor
Level 1	30,827 GSF	1,400 GSF	29,427 GSF		32 Units
Level 2	32,632 GSF	430 GSF	32,202 GSF		27 Units
Level 3	32,632 GSF	430 GSF	32,202 GSF		35 Units
TOTALS	96,091 GSF	2,260 GSF	93,831 GSF	81,720 NRSF	94 Units

BUILDING 3	Gross Building	Amenity	Residential	NRSF	Units/ Floor
Level 1	78,845 GSF	6,550 GSF	72,295 GSF		71 Units
Level 2	78,093 GSF		78,093 GSF		78 Units
Level 3	78,093 GSF		78,093 GSF		78 Units
Level 4	77,790 GSF	890 GSF	76,900 GSF		77 Units
Roof					
TOTALS	312,821 GSF	7,440 GSF	305,381 GSF	261,185 NRSF	304 Units

SITE TOTALS	Gross Building	Café	Amenity	Residential	NRSF	Units
	499,046 GSF	1,100 GSF	11,860 GSF	486,086 GSF	418,465 NRSF	485 Units

SITE UNIT MIX	Building 1	Building 2	Building 3	TOTAL UNITS	Mix
Studio	11	11	35	57	11.75%
One Bedroom	52	59	164	275	56.70%
Two Bedrooms	18	18	97	133	27.42%
Three Bedrooms	6	6	8	20	4.12%
	87	94	304	485	100.00%

Laka Di	.:Ialiaa A			Floor 4	Fl 2	Floor 2					
саке в	uilding 1			Floor 1	Floor 2	Floor 3	- N				
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	6.90%	
S2	STUDIO		550	0	0	1		1	550	1.15%	
S4	STUDIO LAKE		645	0	0	4		4	2,580	4.60%	
		Average	585					11			12.64%
A1	1 BED/1 BATH		750	7	7	7		21	15,750	24.14%	
A1b	1 BED/1 BATH		710	2	2	2		6	4,260	6.90%	
A4	1 BED/1 BATH LAKE		745	4	4	8		16	11,920	18.39%	
A5	1 BED/1 BATH + DEN LAKE		825	2	2	2		6	4,950	6.90%	
A9	1 BED/1 BATH + DEN LAKE		850	1	1	1		3	2,550	3.45%	
	,	Average	758					52			59.77%
B1	2 BED/2 BATH		1,050	2	2	2		6	6,300	6.90%	
B7	2 BED/2 BATH + DEN 2-STOP	RY	1,500	4	0	0		4	6,000	4.60%	
B9	2 BED/2 BATH		1,100	1	1	0		2	2,200	2.30%	
B10	2 BED/1 BATH		940	0	1	1		2	1,880	2.30%	
B14	2 BED/2 BATH 2-STORY		1,230	4	0	0		4	4,920	4.60%	
		Average	1,183					18			20.69%
C1	3 BED/3 BATH		1,390	0	1	1		2	2,780	2.30%	
C1b	3 BED/3 BATH		1,300	0	1	1		2	2,600	2.30%	
C2	3 BED/3 BATH		1,510	0	1	1		2	3,020	2.30%	
		Average	1,400					6			6.90%
TOTALS	A	Average	869	29	25	33		87	75,560	100.00%	100.00%

.ake Bu	ıilding 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	6.38%	
S2	STUDIO	550	0	1	1	2	1,100	2.13%	
S4	STUDIO LAKE	645	0	0	3	3	1,935	3.19%	
	Average	576				11			11.70%
A1	1 BED/1 BATH	750	10	10	10	30	22,500	31.91%	
A4	1 BED/1 BATH LAKE	745	3	3	8	14	10,430	14.89%	
A5	1 BED/1 BATH + DEN LAKE	825	3	3	3	9	7,425	9.57%	
A6	1 BED/1 BATH LAKE	740	1	1	1	3	2,220	3.19%	
A9	1 BED/1 BATH + DEN LAKE	850	1	1	1	3	2,550	3.19%	
	Average	765				59			62.77%
B1	2 BED/2 BATH	1,050	2	2	2	6	6,300	6.38%	
B7	2 BED/2 BATH + DEN 2-STORY	1,500	5	0	0	5	7,500	5.32%	
B8	2 BED/2 BATH	1,165	0	1	1	2	2,330	2.13%	
B9	2 BED/1 BATH	1,100	1	0	0	1	1,100	1.06%	
B11	2 BED/1 BATH	1,180	1	0	0	1	1,180	1.06%	
B14	2 BED/2 BATH 2-STORY	1,230	3	0	0	3	3,690	3.19%	
	Average	1,228				18			19.15%
C1	3 BED/3 BATH	1,390	0	2	2	4	5,560	4.26%	
C1b	3 BED/3 BATH	1,300	0	1	1	2	2,600	2.13%	
	Average	1,360				6			6.38%
TOTALS	Average	869	32	27	35	94	81,720	100.00%	100.00%

Garage	Spaces	Accessible
33,760 GSF	96 Spaces	3 Spaces
33,760 GSF	114 Spaces	2 Spaces
33,760 GSF	114 Spaces	2 Spaces
33,760 GSF	114 Spaces	2 Spaces
23,450 GSF	94 Spaces	2 Spaces
158,490 GSF	532 Spaces	11 Spaces

33,760 GSF	114 Spaces	2 Spaces
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33,760 GSF	114 Spaces	2 Spaces
23,450 GSF	94 Spaces	2 Spaces
158,490 GSF	532 Spaces	11 Spaces

Main Bu	ıilding 3	Floor 1	Floor 2	Floor 3	Floor 4					
UNIT TYPE	DESCRIPTION	NRSF	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	TOT <i>E</i> UNIT		MIX (Type)	MIX (Group)
S1	STUDIO	550	9	6	6	6	27	14,850	8.88%	
S3	STUDIO	585	2	2	2	2	8	4,680	2.63%	
	Average	558					35			11.51%
A1	1 BED/1 BATH	750	27	31	31	31	120	90,000	39.47%	
A1c	1 BED/1 BATH	720	4	4	4	4	16	11,520	5.26%	
A1d	1 BED/1 BATH	740	2	2	2	2	8	5,920	2.63%	
A2	1 BED/1 BATH	720	1	1	1	1	4	2,880	1.32%	
A3	1 BED/1 BATH	715	0	1	1	1	3	2,145	0.99%	
A7	1 BED/1 BATH	815	3	3	3	3	12	9,780	3.95%	
A8	1 BED/1 BATH	770	1	0	0	0	1	770	0.33%	
	Average	750					164			53.95%
B1	2 BED/2 BATH	1,050	7	9	9	9	34	35,700	11.18%	
B2	2 BED/2 BATH OUTSIDE CORNER	1,070	2	4	4	4	14	14,980	4.61%	
B2b	2 BED/2 BATH OUTSIDE CORNER	1,000	1	2	2	2	7	7,000	2.30%	
В3	2 BED/2 BATH INSIDE CORNER	1,255	6	6	6	6	24	30,120	7.89%	
B3b	2 BED/2 BATH INSIDE CORNER	1,055	1	1	1	1	4	4,220	1.32%	
B4	2 BED/2 BATH	1,190	0	1	1	0	2	2,380	0.66%	
B5	2 BED/2 BATH	1,090	1	1	1	1	4	4,360	1.32%	
B6	2 BED/2 BATH	1,095	2	2	2	2	8	8,760	2.63%	
	Average	1,108					97			31.91%
C1	3 BED/3 BATH	1,390	2	2	2	2	8	11,120	2.63%	
	Average	1,390					8			2.63%
TOTALS	Average	859	71	78	78	77	304	261,185	100.00%	100.00%

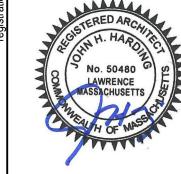


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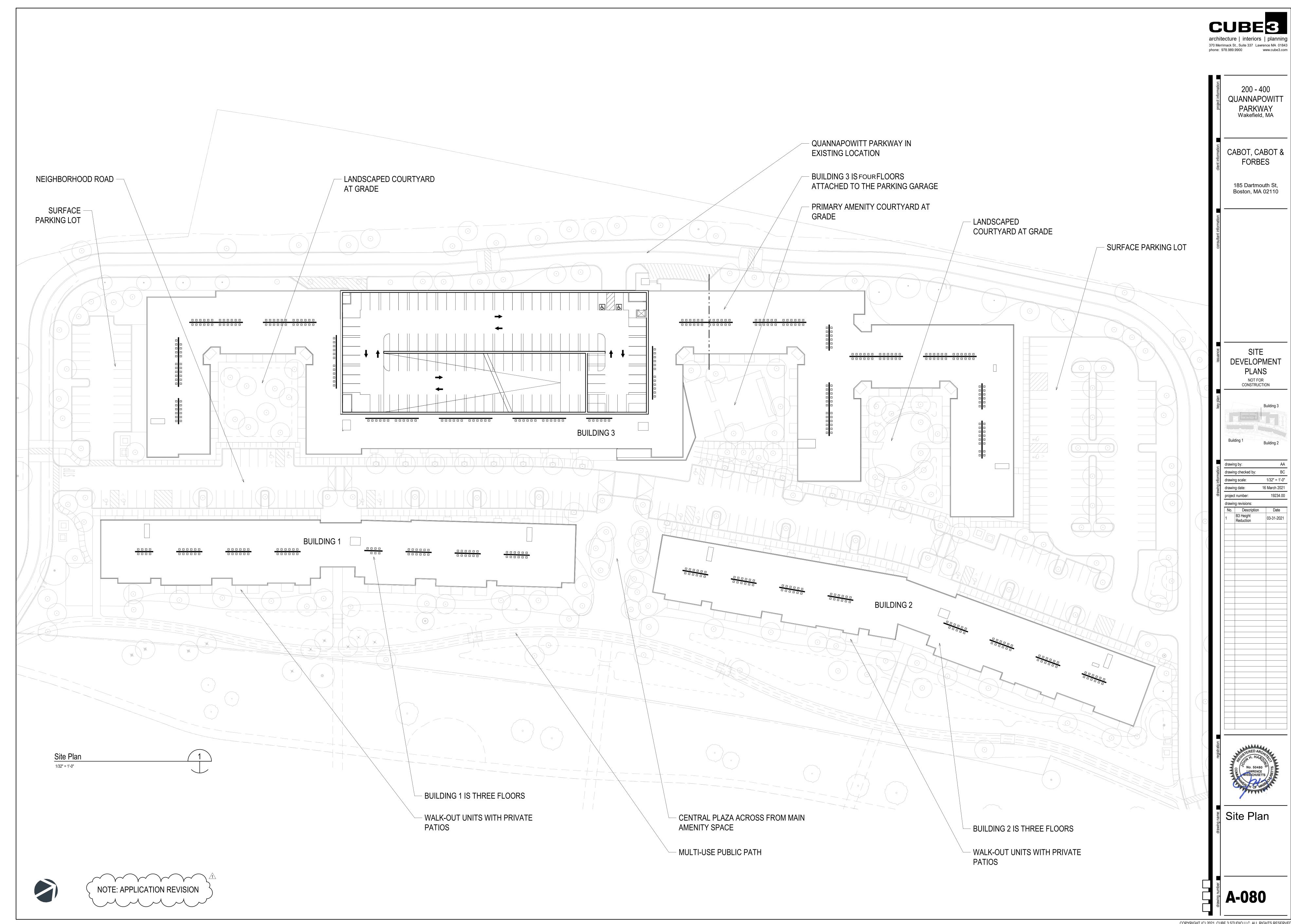
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DEVELOPMENT NOT FOR CONSTRUCTION



Unit Mix and Project Metrics





200 - 400

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PARKWAY Wakefield, MA

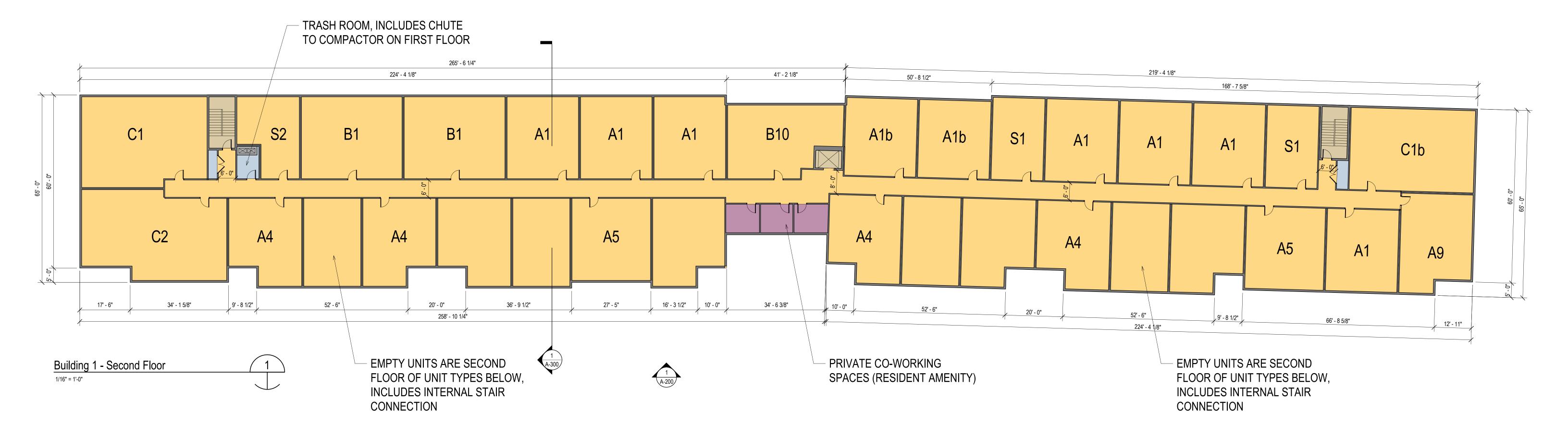
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DEVELOPMENT

PLANS NOT FOR





No. 50480 GO LAWRENCE MASSACHUSETTS

Buildings 1 and 2 Second Floor Plan

A-102



200 - 400

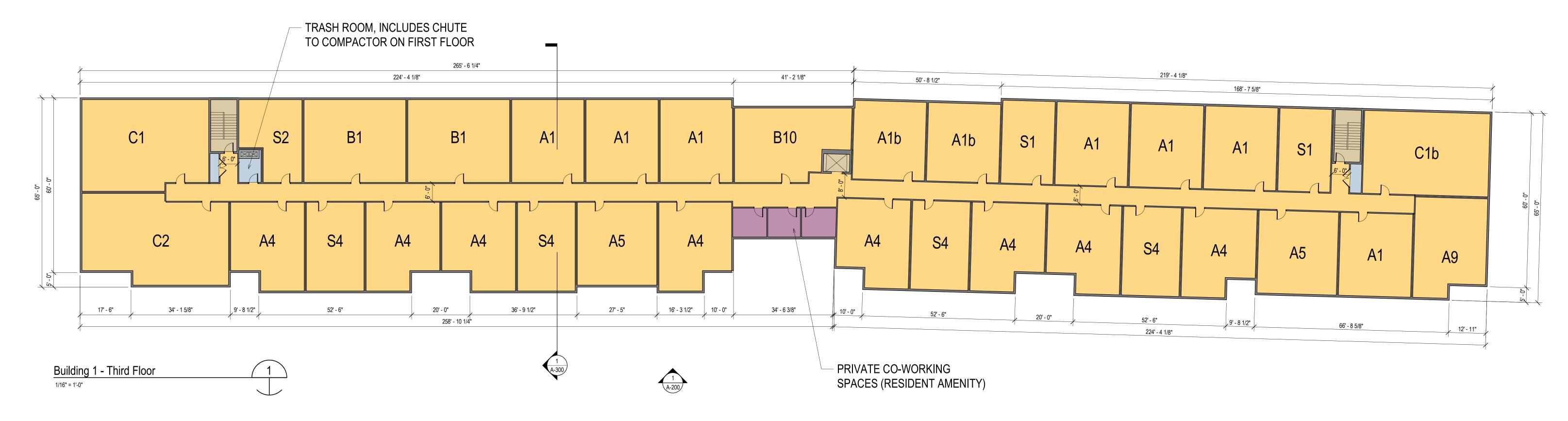
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PLANS
NOT FOR
CONSTRUCTION

Building 3

Building 1

Building 2

drawing by:

DEVELOPMENT

 drawing scale:
 1/16" = 1'-0"

 drawing date:
 16 March 2021

 project number:
 19234.00

 drawing revisions:
 No.
 Description

 1
 B3 Height Reduction
 03-31-2021

Luation:



Buildings 1 and 2 Third Floor Plan

A-103

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



200 - 400

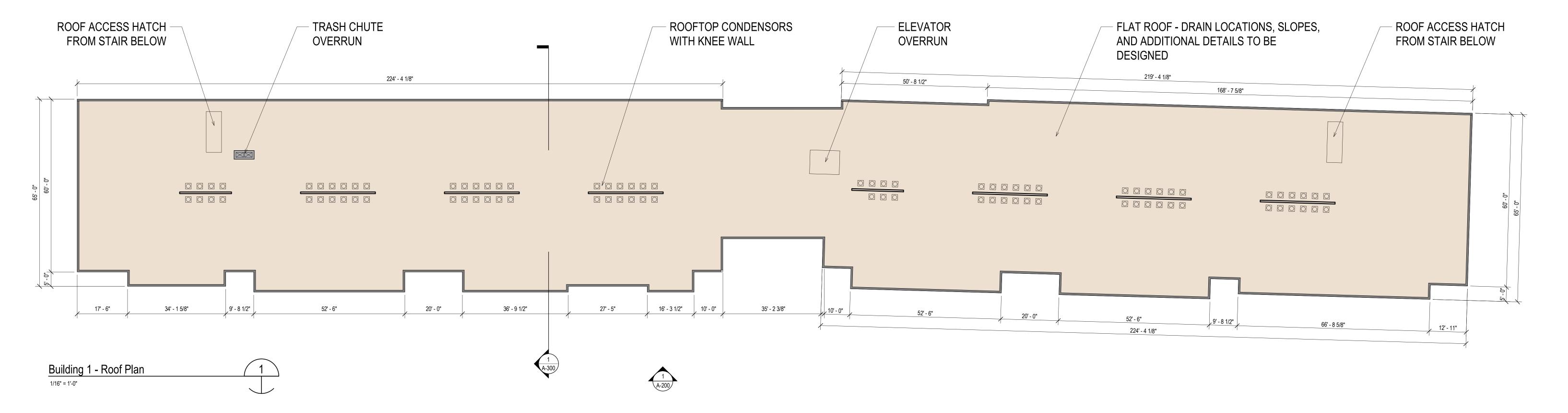
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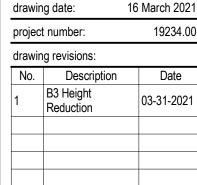
185 Dartmouth St, Boston, MA 02110

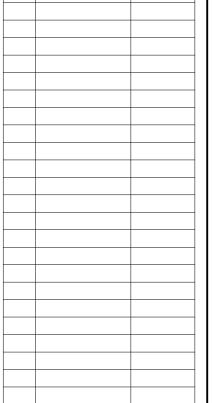




Building 2

		drawin	g by:	AA			
arawılığılılığılılatığılı		drawin	g checked by:	ВС			
		drawin	g scale:		1/16" = 1'-0"		
Σ 2		drawing date:			16 March 2021		
5		project number:			19234.00		
l		drawing revisions:					
1		Nο	Description		Date		

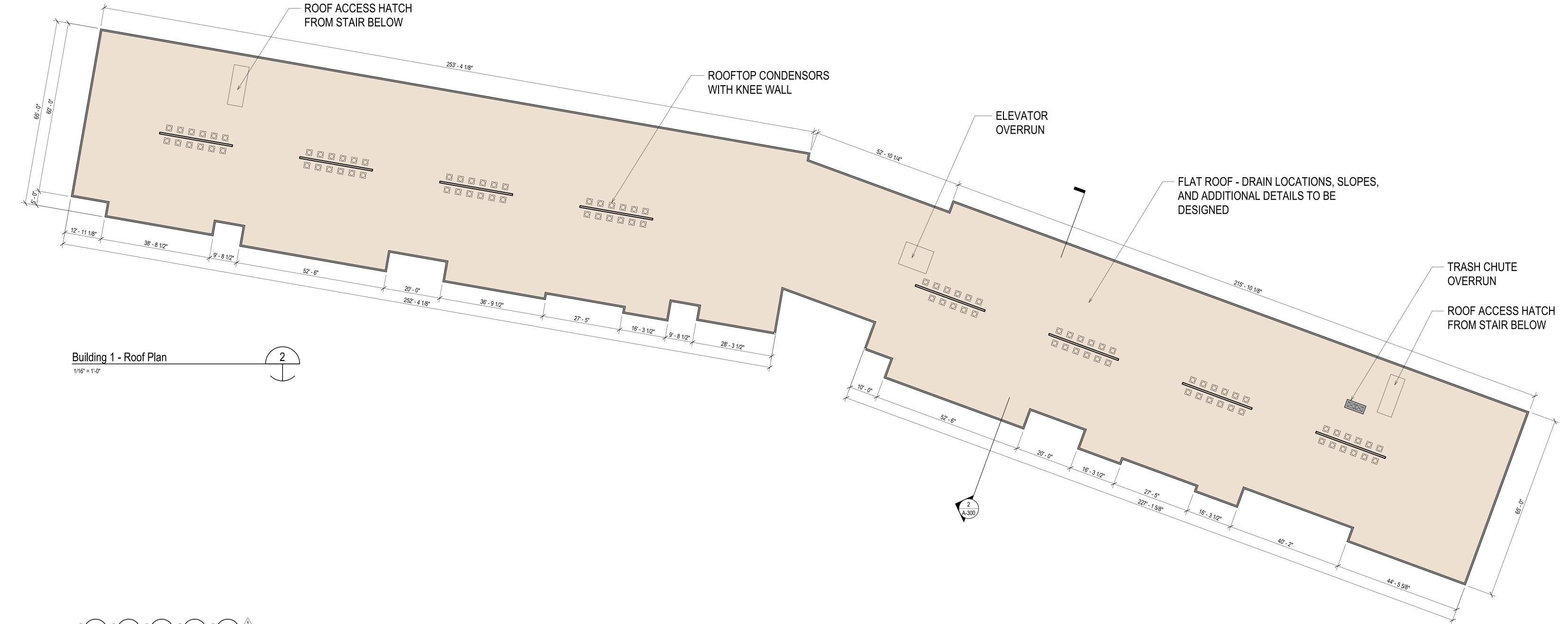




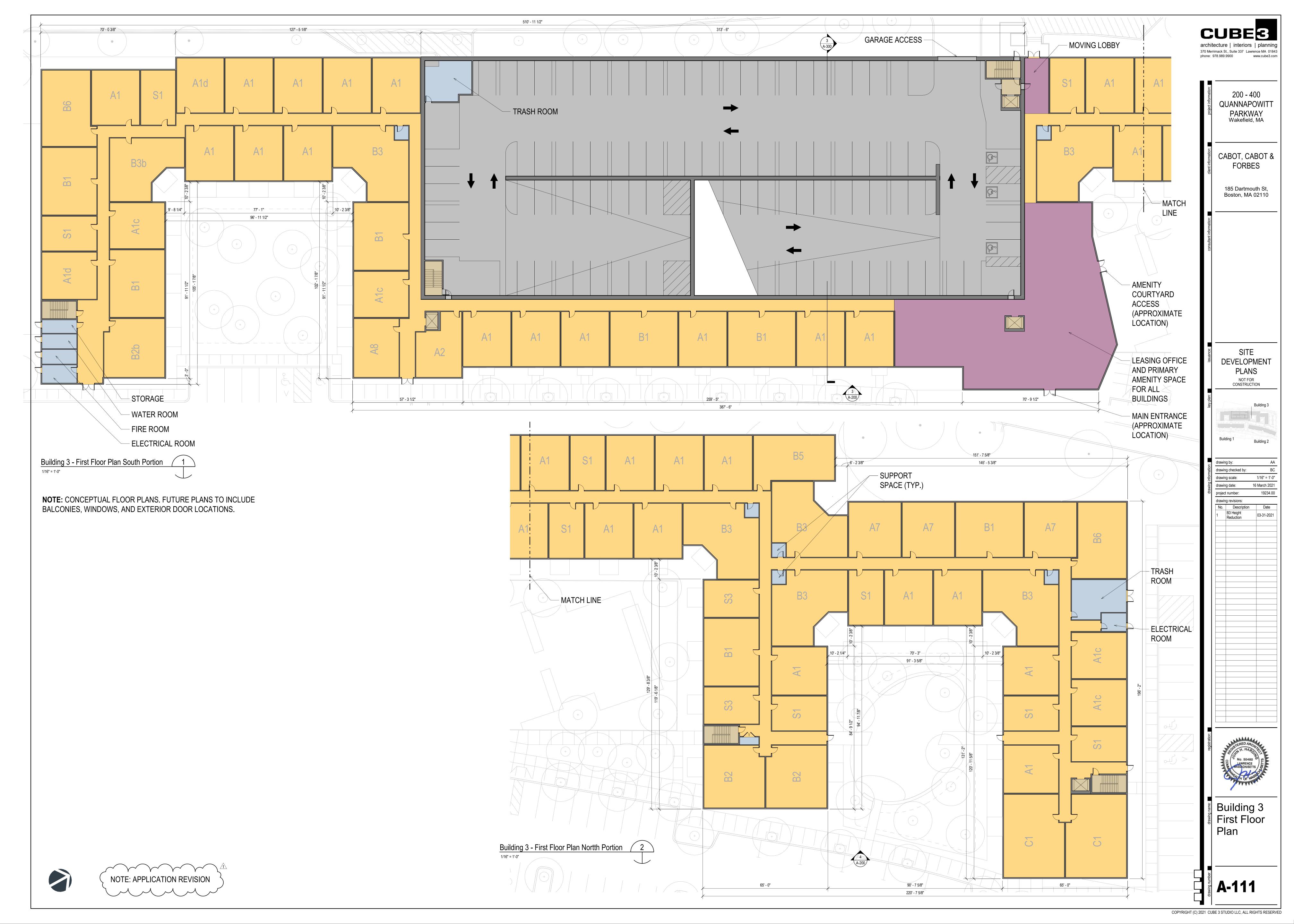


Buildings 1 and 2 Roof Plan

A-104



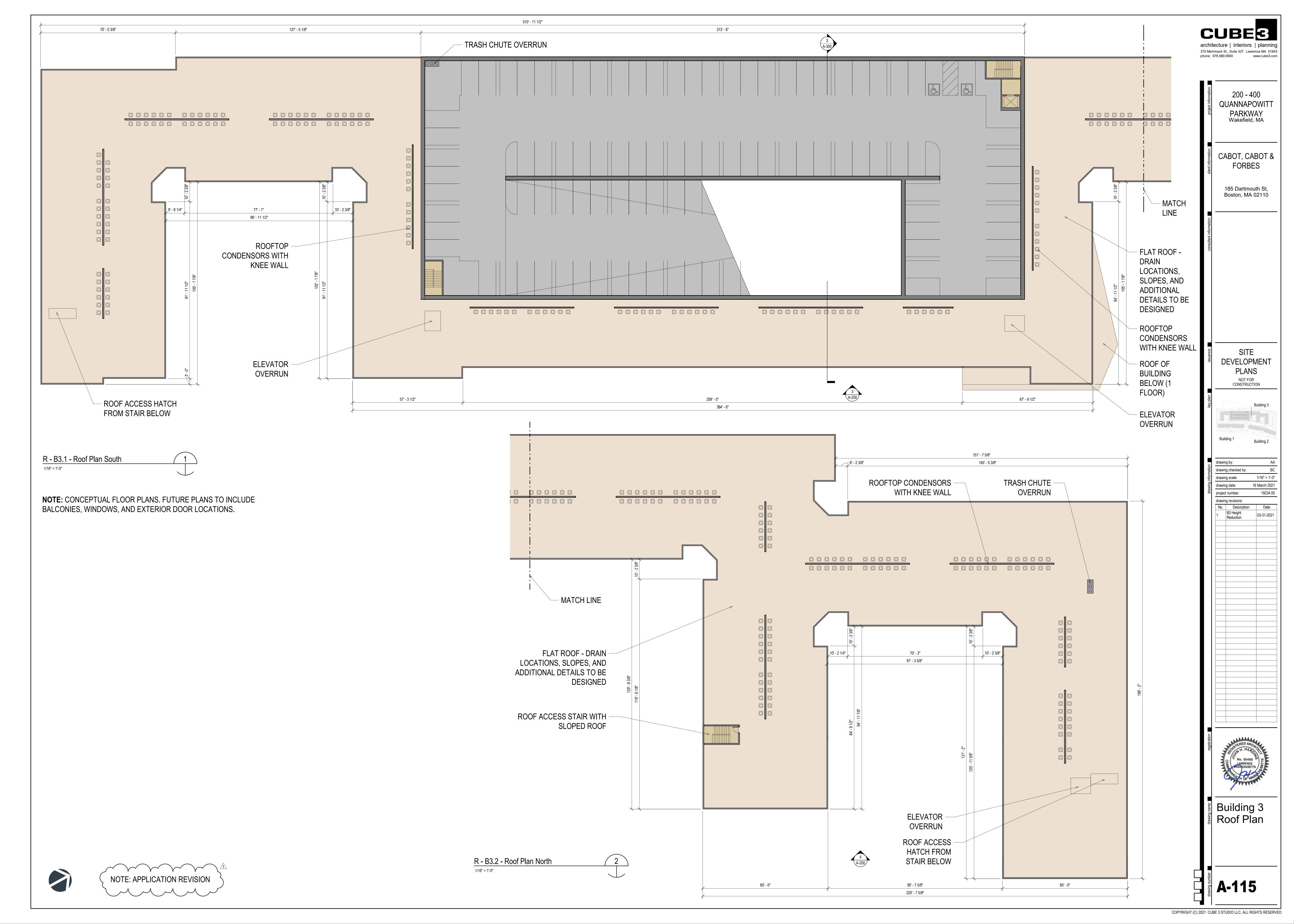
NOTE: APPLICATION REVISION











NOTE: TYPICAL ELEVATIONS SHOW OVERALL MATERIAL CUBE 3 COMPOSITION AND DESIGN LANGUAGE TO BE CONTINUED architecture | interiors | planning 370 Merrimack St., Suite 337 Lawrence MA 01843 phone: 978.989.9900 www.cube3.com AROUND BUILDING PERIMETER. DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE. **BRICK** BALCONY WITH CASEMENT FIBER CEMENT LAP CHANGE IN BUILDING FIBER CEMENT 200 - 400 **GLASS OR METAL** PANEL (TYP) **ANGLE** WINDOWS (TYP) SIDING (TYP) QUANNAPOWITT MESH RAILING PARKWAY Wakefield, MA - <u>B1, B2 Roof</u> 119' - 10" B1, B2 Third Floor 108' - 10" CABOT, CABOT & **FORBES** B1, B2 Second Floor 98' - 2" 185 Dartmouth St, B1, B2 First Floor 87' - 6" B1 Average Grade 85' - 8 1/4" Boston, MA 02110 **OPENING AT FIRST** - DIRECT ACCESS GLASS UNIT **FLOOR** DOORS AT GRADE (TYP) Building 1 Conceptual Elevation CASEMENT FIBER CEMENT LAP FIBER CEMENT BRICK BALCONY WITH CHANGE IN BUILDING **GLASS OR METAL** WINDOWS (TYP) **ANGLE** SIDING (TYP) PANEL (TYP) MESH RAILING B1, B2 Third Floor 108' - 10" B1, B2 Second Floor 98' - 2" DEVELOPMENT **PLANS** B2 Average Grade 84' - 4 1/2" - OPENING AT FIRST DIRECT ACCESS GLASS UNIT **FLOOR** DOORS AT GRADE (TYP) Building 2 Conceptual Elevation VERTICAL FIBER CEMENT **BUILDING BEYOND** CASEMENT BALCONY WITH ELEVATOR COURTYARD SIDING - TEXTURED GRAY TONE WINDOWS (TYP) **OVERRUN** METAL MESH RAILING B3 Fourth Floor 122' - 1 5/8" B3 Third Floor 111' - 5 5/8" B3 Second Floor 100' - 9 5/8" MATCH LINE WITH NORTH PORTION - NARROW VERTICAL FIBER VERTICAL FIBER CEMENT **CEMENT SIDING - NAVY** (FOR ELEVATION VIEW ONLY) SIDING - TEXTURED WOOD TONE Building 3 - South Conceptual Elevation GARAGE ACCESS PENTHOUSE BEYOND CASEMENT **ELEVATOR OVERRUN BUILDING BEYOND BUILDING BEYOND BALCONY WITH** COURTYARD WINDOWS (TYP) COURTYARD METAL MESH RAILING RESIDENT AMENITY WITH ROOF DECK B3 Roof 133' - 1 5/8" B3 Third Floor 111' - 5 5/8" B3 Second Floor 100' - 9 5/8" Conceptual Exterior Elevations B3 Average Grade 84' - 10 7/8" MATCH LINE WITH SOUTH PORTION - AMENITY SPACE AND MAIN - VERTICAL FIBER CEMENT - VERTICAL FIBER CEMENT (FOR ELEVATION VIEW ONLY) **BUILDING ENTRANCE** SIDING - TEXTURED WOOD TONE SIDING - TEXTURED GRAY TONE Building 3 - North Conceptual Elevation NOTE: APPLICATION REVISION **A-200**





RENDERED VIEW OF BUILDING 1 RESIDENCES WITH CAFE ALONG NEW PROPOSED LAKE PATH.

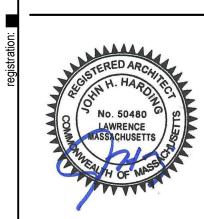
QUANNAPOWITT PARKWAY Wakefield, MA

200 - 400

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DEVELOPMENT **PLANS** NOT FOR CONSTRUCTION



Conceptual

Exterior Renders





200 - 400

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DEVELOPMENT

NOT FOR CONSTRUCTION

1/8" = 1'-0"

19234.00

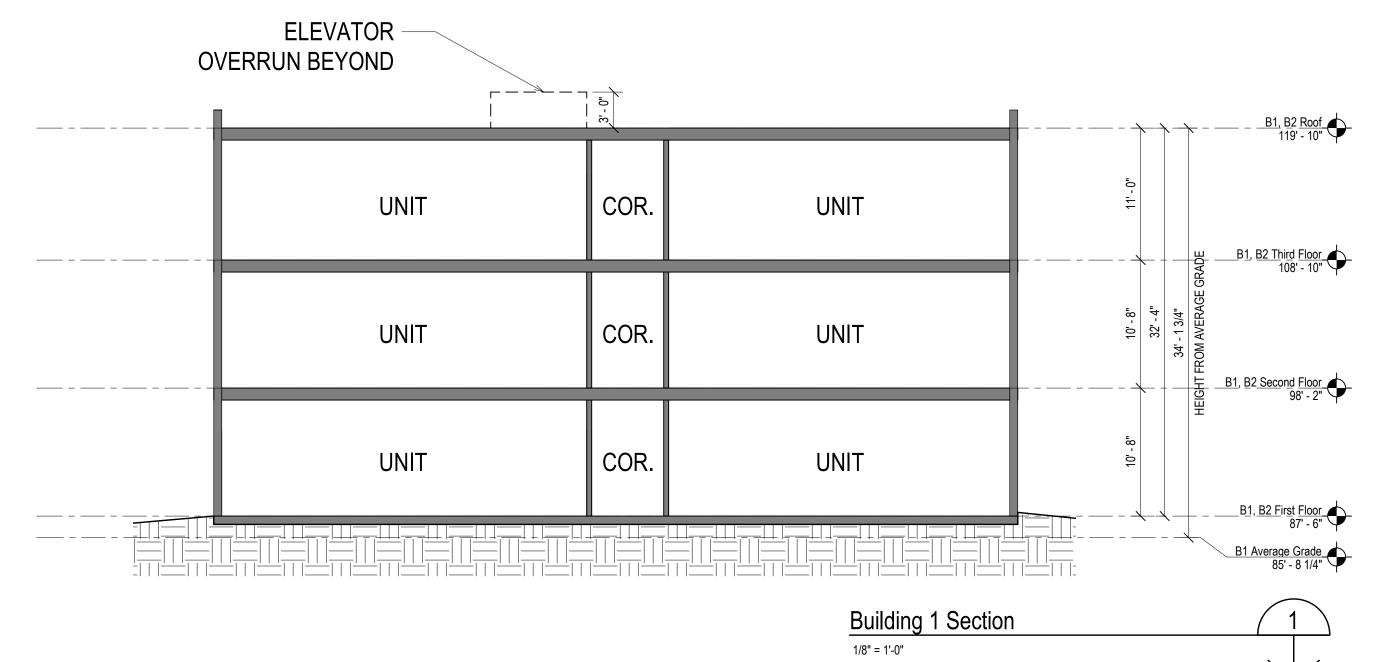
16 March 2021

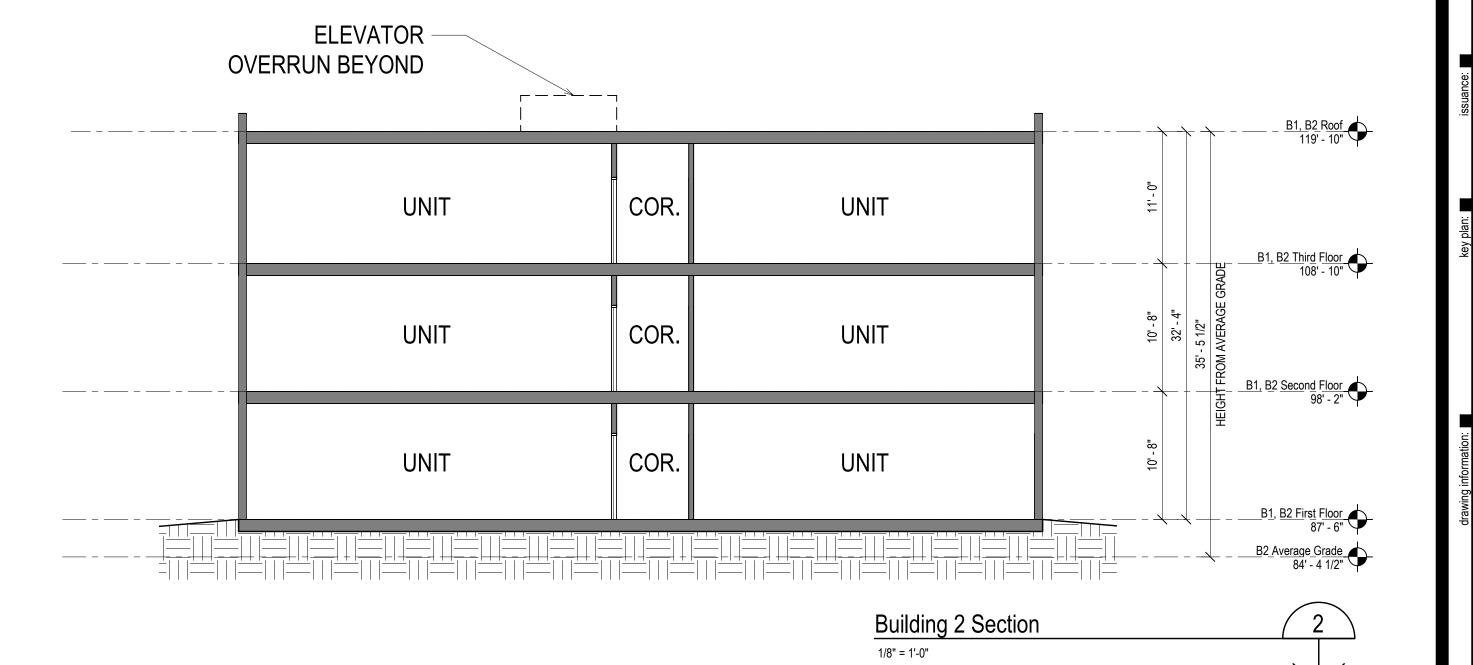
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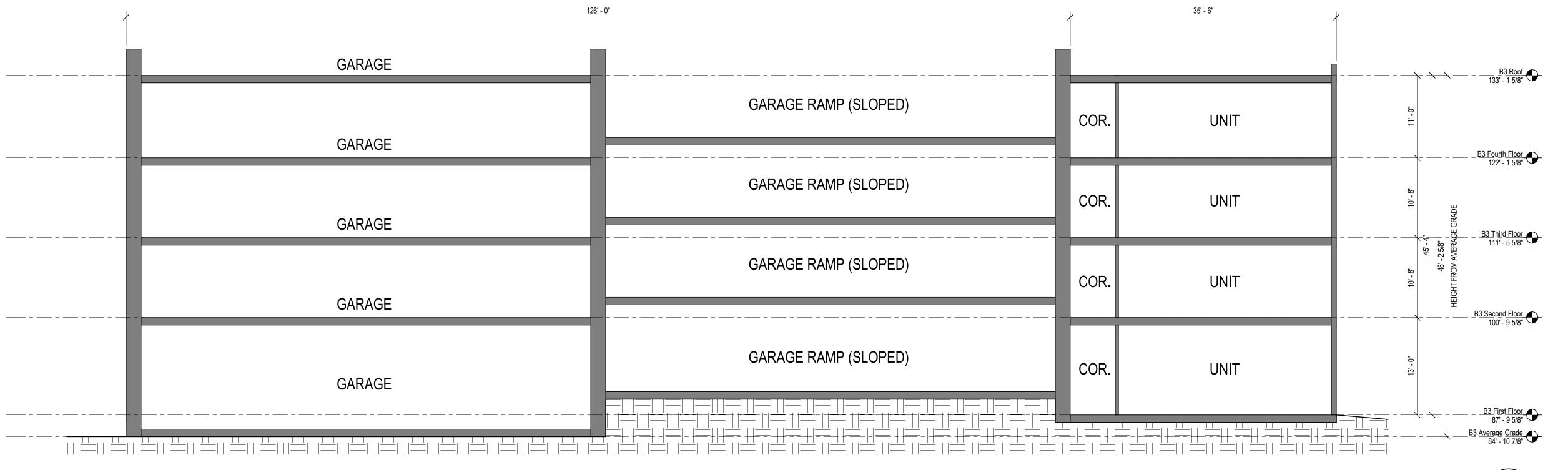
drawing date:

project number:

drawing revisions:







Building 3 Section

1/8" = 1'-0"

dawing number:

A-300

Conceptual Building Sections

NOTE: APPLICATION REVISION