Residences at Nahant LLC

SV DESIGN

New Construction

127-135 Nahant Street Wakefield MA

Project Status: Project Eligibility Filing

July 2023

Sheet Number	Sheet Name	COMMENTS	Issuance # 1
CIVIL			
C1	COVER		•
C2	EXISTING CONDITIONS		•
C3	LAYOUT PLAN		•
C4	SITE PLAN		•
C5	LANDSCAPING AND LIGHTING		•
C6	DETAILS		•
ARCHITECTURAL			
A1.01	FIRST FLOOR PLAN		•
A1.02	SECOND FLOOR PLAN		•
A1.03	THIRD FLOOR PLAN		•
A1.04	FOURTH FLOOR PLAN		•
A1.05	FIFTH FLOOR PLAN		•
A1.06	ROOF PLAN		•
A2.01	EXTERIOR ELEVATIONS		•
A3.01	BUILDING SECTIONS		•
A6.01	UNIT PLANS		•
A6.02	UNIT PLANS		•
A6.03	UNIT PLANS		•
A6.04	UNIT PLANS		•
A6.05	UNIT PLANS		•
A6.06	UNIT PLANS		•
R100	RENDERINGS		•
R101	RENDERINGS		•
R102	RENDERINGS		•
R103	RENDERINGS		•

PROJECT TEAM:

THE PANOS LAW GROUP
ATTORNEY

246 ANDOVER STREET
PEABODY, MA 01960
978-744-1900

HAYES ENGINERRING
CIVIL ENGINEER

603 SALEM STREET
WAKEFIELD, MA 01880
781-246-2800

SV DESIGN, LLC
ARCHITECT

126 DODGE STREET
BEVERLY, MA 01915
978-927-3745

Revisions
Issue Date: Description
Checked By
Project Eligibility Filing
July 2023

COVER
Scale: 1/8" = 1'-0"
Drawn By: Author
Checked By: Checker
Date: July 2023
Project #: 11.6122.007

Proposed New Construction
Residences at Nahant LLC
127-135 Nahant Street Wakefield MA
SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745

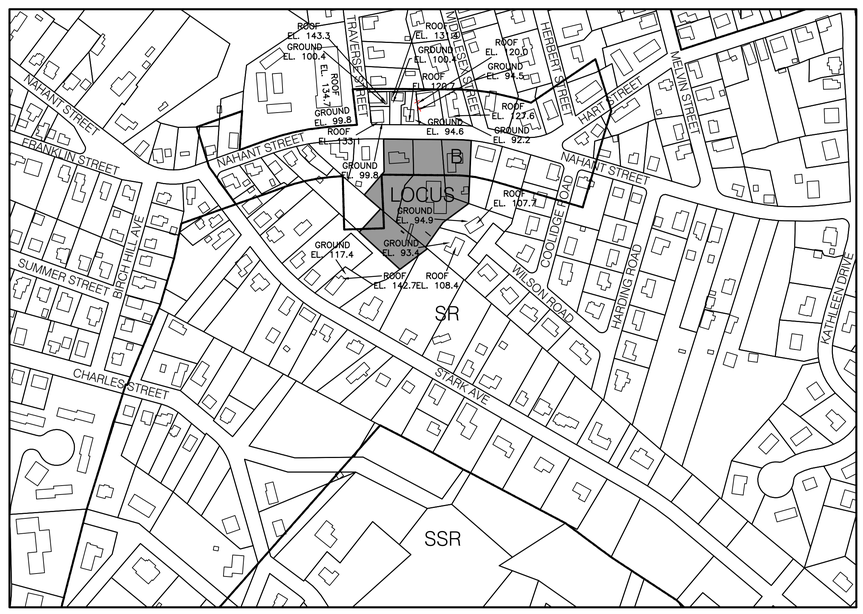
SV DESIGN

COVER

G100

PRELIMINARY SITE DEVELOPMENT PLAN
for
PROPOSED MULTIFAMILY HOUSING DEVELOPMENT
THE RESIDENCES AT NAHANT STREET
127-135 NAHANT STREET
WAKEFIELD, MASSACHUSETTS

EXISTING		PROPOSED
BM No.1	BENCH MARK	P-BM No.1
BB	BITUMINOUS BERM	PBB
CCB	BITUMINOUS CAPE COD BERM	PCCB
	BUILDING	
CATV	UNDERGROUND CABLE	P-CATV
57	COUNTOUR (1')	57
60	CONTOUR (5')	60
EL. 57.2	ZONE A (100-YEAR FLOOD ZONE)	N/A
CONC.	CEMENT CONCRETE	
SGC	SLOPED GRANITE CURB	PSGC
VGC	VERTICAL GRANITE CURB	PVGC
EOD	EDGE OF DISTURBANCE	
D	UNDERGROUND DRAIN PIPE	D
	CATCH BASIN	
	DRAIN MANHOLE	
	ROUND CATCH BASIN	
E	UNDERGROUND ELECTRIC	E
X	CHAIN LINK FENCE	X
	POST & RAIL FENCE	
	STOCKADE FENCE	
	VINYL FENCE	
FFE= 60.43 GFE= 57.65	FINISHED FLOOR ELEVATION	FF= 60.43
	GARAGE FLOOR ELEVATION	GF= 57.65
	FOUNDATION	FF=118.00
G	UNDERGROUND GAS MAIN	G
GS	UNDERGROUND GAS SERVICE	GS
GRAVEL	EDGE OF GRAVEL	GRAVEL
x 57.83	SPOT GRADE	18.32
GUARD RAIL	GUARD RAIL	GUARD RAIL
	HANDICAP PLACARD PARKING	
WCR	WHEEL CHAIR RAMP	WCR
HW	HEADWALL	HW
LDSCP	LANDSCAPE AREA	P-LDSCP
LEDGE	LEDGE OUTCROP	3 LEDGE CUT
	BOLLARD	
OHW	OVERHEAD WIRE	P-OHW
UP No. 1	UTILITY POLE	PROP. UP
7 spaces	PAINTED PARKING & SPACE COUNT	7 spaces
PATH	PATH	PR. PATH
EP	EDGE OF PAVEMENT	
RIP RAP	BOULDER RIP-RAP & SLOPE	3:1 RIP-RAP
	UNDERGROUND SEWER	
S	UNDERGROUND SEWER SERVICE	S
S	SEWER MANHOLE	S
	SEWER CLEANOUT	
BIT. SIDEWALK 4'w.	BITUMINOUS CONCRETE SIDEWALK	4'w BIT. SIDEWALK
SIGN	SIGN	SIGN
	EROSION & SEDIMENTATION CONTROL	
	STEPS	
BLDR	BOULDER	BLDR
	STONEWALL	
	CENTERLINE OF SWALE	SWALE
T	UNDERGROUND TELEPHONE	T
PIT	TESTHOLE LOCATION	PIT-1
MW1	MONITORING WELL LOCATION	P-MW
PC	PERCOLATION TEST LOCATION	PC-1
SINGLE WHITE	PAINTED TRAFFIC LINE & TYPE	PR. SINGLE WHITE
12" MAPLE	DECIDUOUS TREE, SIZE & TYPE	2" OAK
6" PINE	CONIFEROUS TREE, SIZE & TYPE	2" PINE
ARBORVITAE	HEDGE ROW AND TYPE	36" ARBORVITAE
BW=57.5 TW=60.5	RETAINING WALL	
W	UNDERGROUND WATER MAIN	W
WS	UNDERGROUND WATER SERVICE	WS
W-PNT	PAINTED UNDERGROUND WATER	N/A
	WATER GATE VALVE BOX	
	WATER SERVICE CURB BOX	



VICINITY MAP
SCALE: 1" = 200'±

GENERAL NOTES:

1. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
2. TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
3. VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25017 0427E AND 25017 C0431E, EFFECTIVE JUNE 4, 2010.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
7. THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION
8. THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.

SITE CONSTRUCTION NOTES:

9. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA), MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) STANDARDS, AND ALL LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MOST STRINGENT);
10. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL RECEIVE 6-INCHES OF LOAM AND SEED;
11. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD);
12. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

ZONE: SINGLE RESIDENCE (SR)

MINIMUM SETBACKS:
FRONT = 30 feet
SIDE = 15 feet
REAR = 25 feet
MIN. FRONTAGE = 100 feet
MIN. LOT AREA = 12,000 sq. ft.
MAX. BUILDING HEIGHT = 35 feet

ZONE: BUSINESS (B)

MINIMUM SETBACKS:
FRONT = 0 feet
SIDE = 15 feet (to Residential)
REAR = 15 feet (to Residential)
MIN. FRONTAGE = 0 feet
MIN. LOT AREA = 0 sq. ft.
MAX. BUILDING HEIGHT = 60 feet

PARKING SUMMARY:

ITE PARKING REQUIREMENTS – LUC 221: MULTIFAMILY HOUSING (MID-RISE)

0.75 SPACES PER BEDROOM x 147 BEDROOMS = 111 SPACES
1.31 SPACES PER DWELLING UNIT x 100 UNITS = 131 SPACES

REQUIRED HP PARKING 101-151 SPACES = 5 SPACES

59 INTERIOR SPACES (9'x18') INCLUDING 3 HP SPACES

76 EXTERIOR SPACES (9'x18') INCLUDING 2 HP SPACES AND 4 TANDEM SPACES

135 TOTAL SPACES
5 TOTAL HP SPACES

1.35 SPACES PER DWELLING UNIT / 0.92 SPACES PER BEDROOM PROVIDED

UNIT BREAKDOWN

	FIRST FLOOR/ GARAGE	SECOND FLOOR	THIRD FLOOD	FOURTH FLOOR	FIFTH FLOOR	TOTAL	PERCENTAGE
3 BR	1	3	3	3	0	10	10.0%
2 BR	0	7	7	7	6	27	27.0%
1 BR	3	12	12	12	12	51	51.0%
STUDIO	0	3	3	3	3	12	12.0%
TOTAL	4	25	25	25	21	100	100%

SHEET INDEX

PLAN TITLE	SHEET DESIGNATION
COVER	C1
EXISTING CONDITIONS	C2
LAYOUT	C3
SITE PLAN	C4
LANDSCAPING & LIGHTING	C5
DETAILS	C6

Seal: COMMONWEALTH OF MASSACHUSETTS ANTHONY M. ORPCHIETTI CIVIL No. 57008 PROFESSIONAL ENGINEER

Prepared For:

Owner / Applicant
THE RESIDENCES AT NAHANT STREET LLC
C/O THE PANOS LAW GROUP
JASON A. PANOS, ESQ.
246 ANDOVER STREET, SUITE 301
PEABODY, MASSACHUSETTS 01960
978.406.9979

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781 246.2800
Fax: 781 246.7596
www.hayeseng.com

Design By: AMC
Drawn By: AMC
Checked By: AMC
Project File: WAK-0582A
Comp. No: WAK250-MSPCS
☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

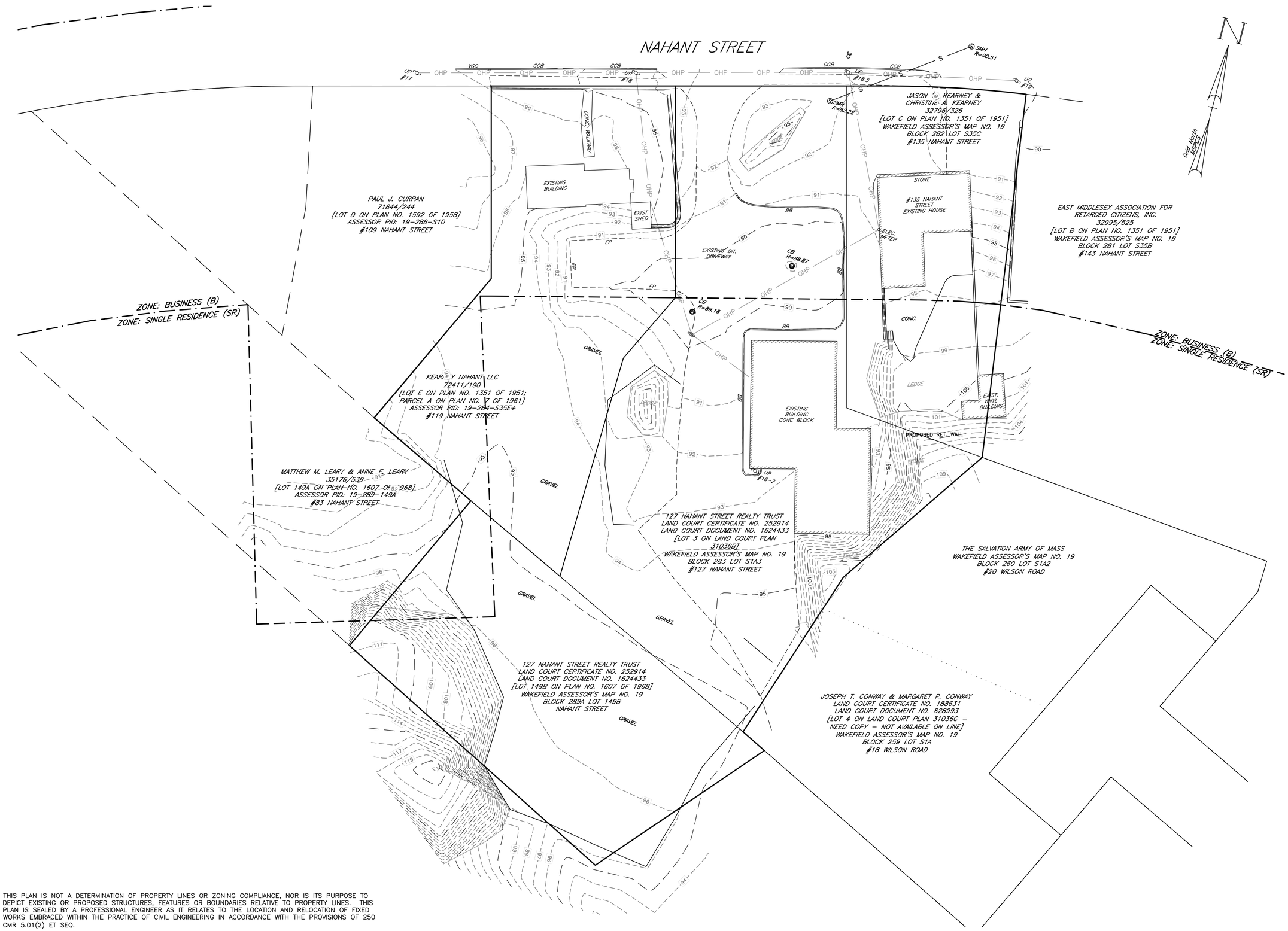
No.	Revision	Date
1	Adjacent Structures and Roof Heights	6/8/2023
2	Updated Layout	7/18/2023
3		
4		
5		
6		
7		
8		
9		
10		

Scale: 1"=20' (0' 10' 20' 40')

Date: March 21, 2023

Drawing Title:
PRELIMINARY SITE DEVELOPMENT PLAN
THE RESIDENCES AT NAHANT STREET
127-135 NAHANT STREET
WAKEFIELD, MASS.

Drawing No.: C1



THIS PLAN IS NOT A DETERMINATION OF PROPERTY LINES OR ZONING COMPLIANCE, NOR IS ITS PURPOSE TO DEPICT EXISTING OR PROPOSED STRUCTURES, FEATURES OR BOUNDARIES RELATIVE TO PROPERTY LINES. THIS PLAN IS SEALED BY A PROFESSIONAL ENGINEER AS IT RELATES TO THE LOCATION AND RELOCATION OF FIXED WORKS EMBRACED WITHIN THE PRACTICE OF CIVIL ENGINEERING IN ACCORDANCE WITH THE PROVISIONS OF 250 CMR 5.01(2) ET SEQ.

Prepared For:

Owner / Applicant

THE RESIDENCES AT NAHANT STREET LLC
C/O THE PANOS LAW GROUP
JASON A. PANOS, ESQ.
246 ANDOVER STREET, SUITE 301
PEABODY, MASSACHUSETTS 01960
978.406.9979

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

Design By:	AMC
Drawn By:	AMC
Checked By:	AMC
Project File:	WAK-0582A
Comp. No:	WAK250-MSPCS

☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

No.	Revision	Date
1	Adjacent Structures and Roof Heights	6/8/2023
2	Updated Layout	7/18/2023
3		
4		
5		
6		
7		
8		
9		
10		

Scale: 1"=20'
0' 10' 20' 40'

Date: March 21, 2023

Drawing Title:

PRELIMINARY SITE DEVELOPMENT PLAN
THE RESIDENCES AT NAHANT STREET
127-135 NAHANT STREET
WAKEFIELD, MASS.

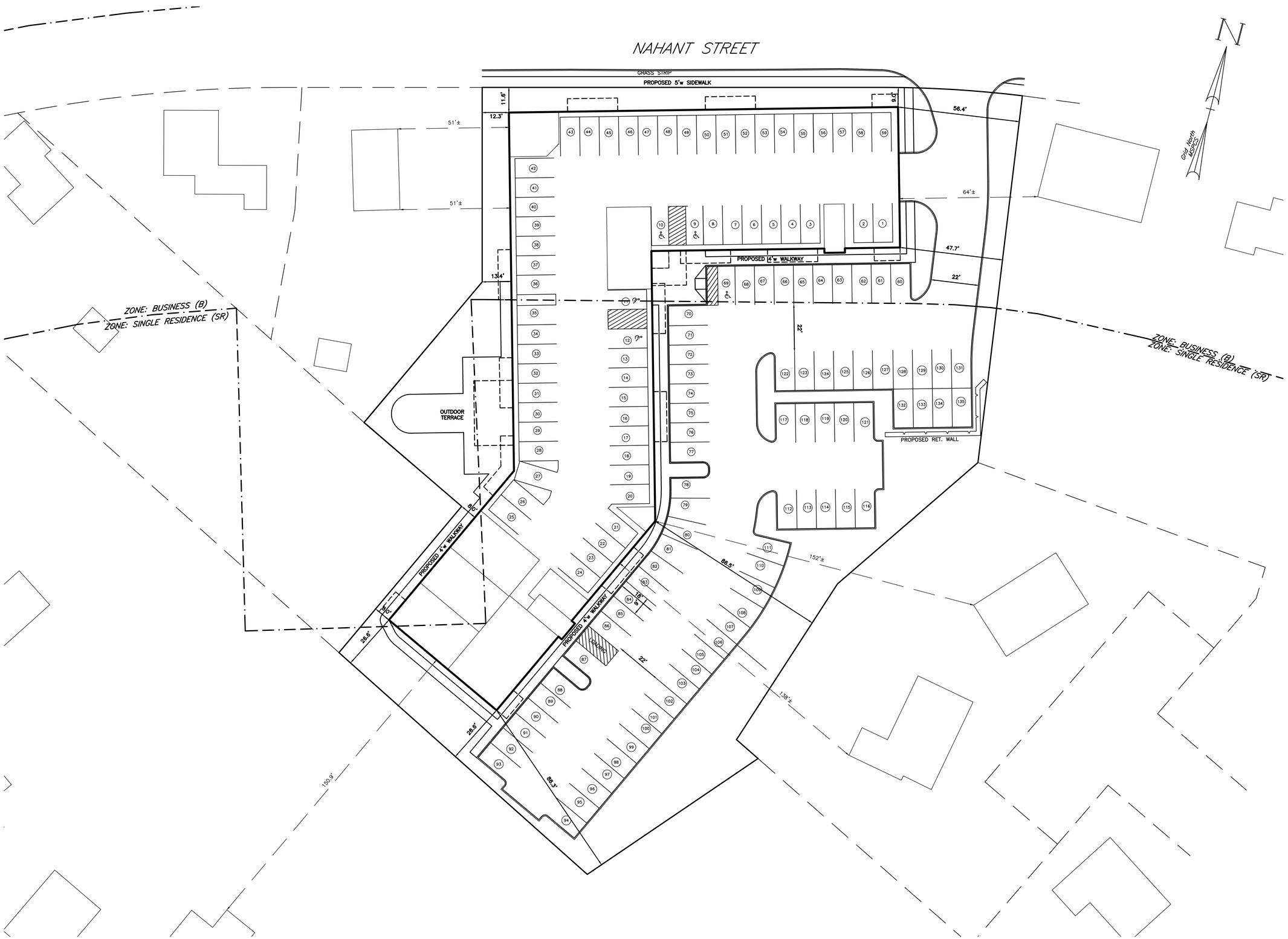
Seal:

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. CARPICHETTI
CIVIL
No. 57008
PROFESSIONAL ENGINEER

Drawing No.:

C2

SHEET 2 OF 6



Prepared For:

Owner / Applicant

THE RESIDENCES AT NAHANT STREET LLC
C/O THE PANOS LAW GROUP
JASON A. PANOS, ESQ.
246 ANDOVER STREET, SUITE 301
PEABODY, MASSACHUSETTS 01960
978.406.9979

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

Design By:	AMC
Drawn By:	AMC
Checked By:	AMC
Project File:	WAK-0582A
Comp. No:	WAK250-MSPCS

- ☒ Issued For Permit
- ☐ Issued For Review
- ☐ Issued For Bid
- ☐ Issued For Construction
- ☒ Not For Construction

No.	Revision	Date
1	Adjacent Structures and Roof Heights	6/8/2023
2	Updated Layout	7/18/2023
3		
4		
5		
6		
7		
8		
9		
10		

Scale: 1"=20'

0' 10' 20' 40'

Date: March 21, 2023

Drawing Title:

PRELIMINARY SITE DEVELOPMENT PLAN
THE RESIDENCES AT NAHANT STREET
127-135 NAHANT STREET
WAKEFIELD, MASS.

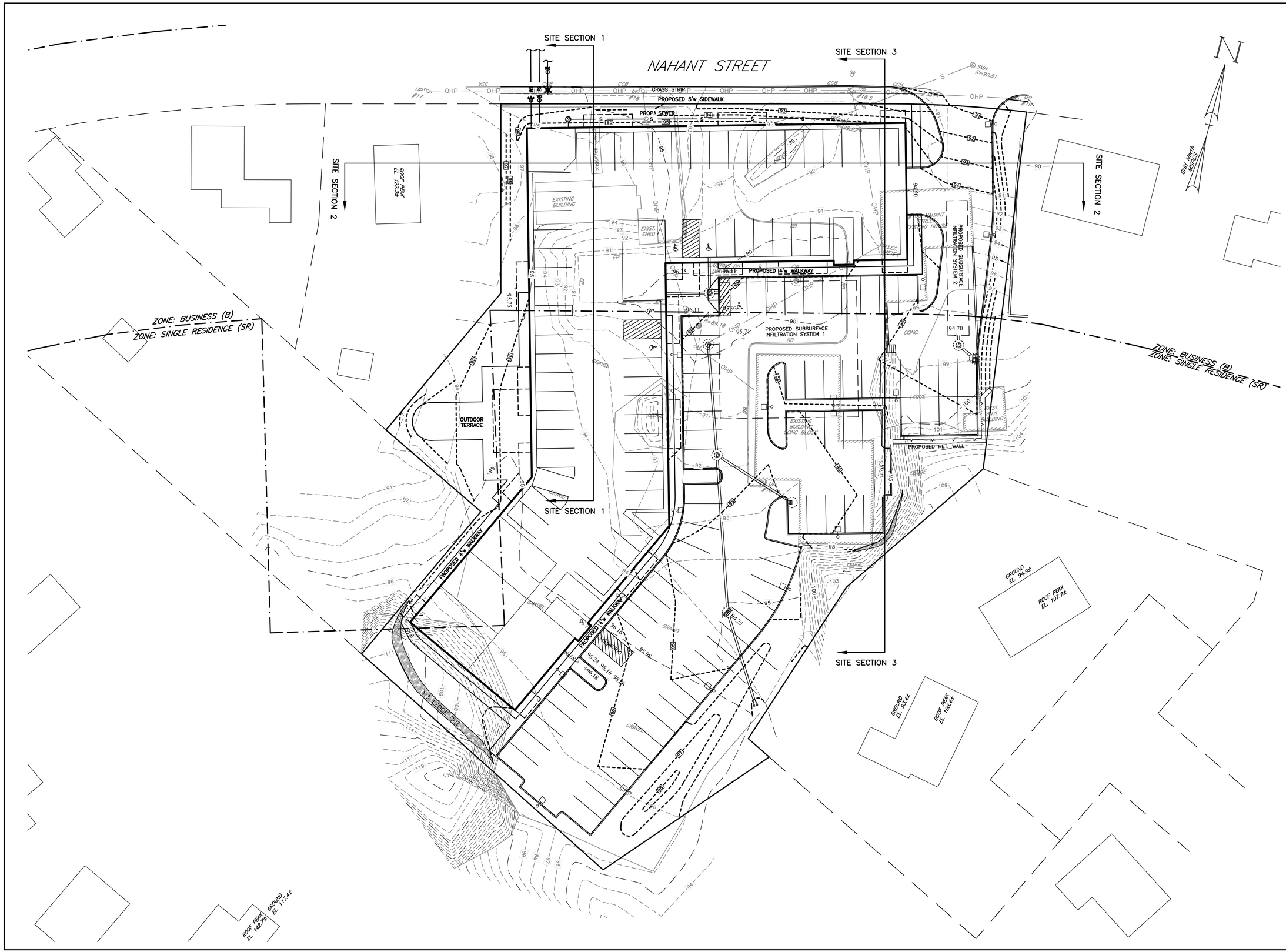
Seal:

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. ORLACHETTI
CIVIL
No. 57008
PROFESSIONAL ENGINEER

Drawing No.:

C3

SHEET 3 OF 6



Prepared For:

Owner / Applicant

THE RESIDENCES AT NAHANT STREET LLC
C/O THE PANOS LAW GROUP
JASON A. PANOS, ESQ.
246 ANDOVER STREET, SUITE 301
PEABODY, MASSACHUSETTS 01960
978.406.9979

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781 246.2800
Fax: 781 246.7596
www.hayeseng.com

Design By: AMC
Drawn By: AMC
Checked By: AMC
Project File: WAK-0582A
Comp. No: WAK250-MSPCS

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2	Updated Layout	7/18/2023
1	Adjacent Structures and Roof Heights	6/8/2023

Scale: 1"=20'
0' 10' 20' 40'

Date: March 21, 2023

Drawing Title:

PRELIMINARY SITE DEVELOPMENT PLAN
THE RESIDENCES AT NAHANT STREET
127-135 NAHANT STREET
WAKEFIELD, MASS.

Seal:

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. CARCHIETTI
CIVIL
No. 57008
PROFESSIONAL ENGINEER

Drawing No.:

C4

SHEET 4 OF 6

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	DECIDUOUS TREE OPTIONS:		
	ACER RUBRUM	RED SUNSET MAPLE	2" CALIPER
	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2" CALIPER
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CALIPER
	CARAYA OVATA	SHAGBARK HICKORY	2" CALIPER
	OSTRYA VIRGINIANA	HOPHORNBEAM	2" CALIPER
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CALIPER
	QUERCUS COCCINEA	SCARLET OAK	2" CALIPER
	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER
	TILIA AMERICANA	BASSWOOD	2" CALIPER
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIPER
	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CALIPER
	EVERGREEN TREE OPTIONS:		
	ABIES CONCOLOR	WHITE FIR	8–10'
	PICEA ABIES	NORWAY SPRUCE	8–10'
	PICEA GLAUCA	WHITE SPRUCE	8–10'
	PICEA OMORIKA	SERBIAN SPRUCE	8–10'
	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8–10'
	PINUS THUBERGII	JAPANESE BLACK PINE	8–10'
	TSUGA CANADENSIS	HEMLOCK	8–10'
	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	6–7'
	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	8–10'
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8–10'
	PINUS RESINOSA	RED PINE	8–10'
	PINUS STROBUS	WHITE PINE	8–10'
	THUJUS OCCIDENTALIS 'SMARAGD'	ESMERARLD GREEN ARBORVITAE	8–10'
	THUJA X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8–10'

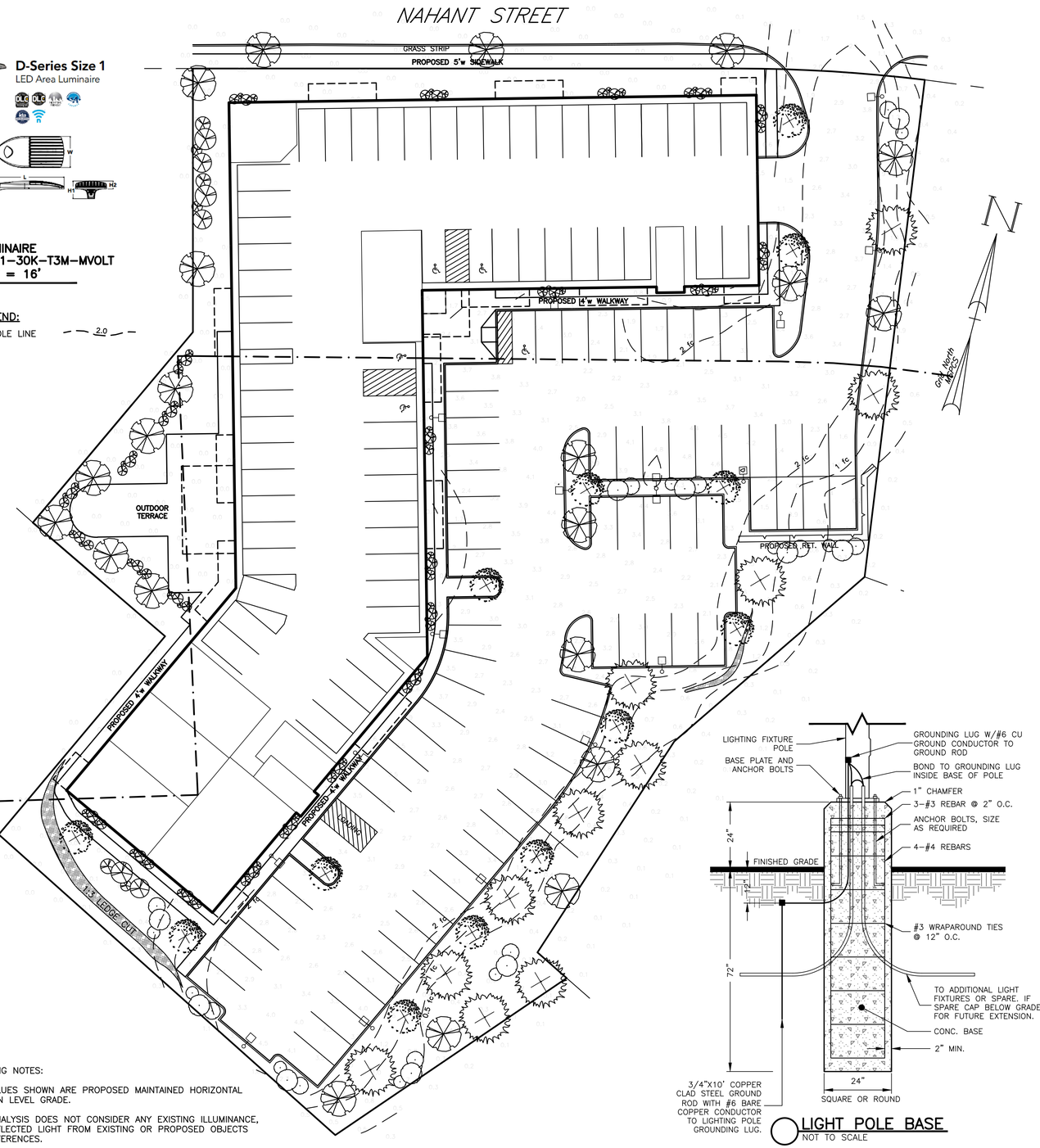
PLANT SCHEDULE

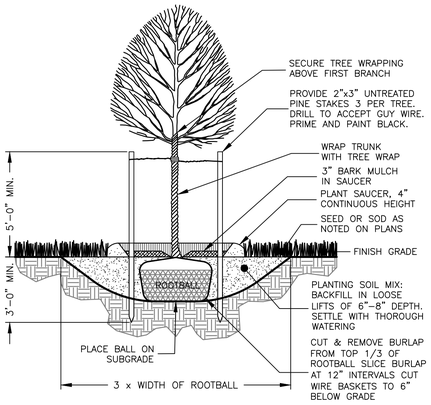
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	SHRUB OPTIONS:		
	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2–3'
	CORNUS RACEMOSA	GREY DOGWOOD	2–3'
	FORSYTHIA	FORSYTHIA	2–3'
	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2–3'
	ILEX VERICILLATA	WINTERBERRY	2–3'
	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	2–3'
	KALMIA LATIFOLIA	MOUNTAIN LAUREL	2–3'
	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	2–3'
	PHYSOCARPUS OPULIFOLIUS	DIABOLO NINEBARK	2–3'
	PRUNUS MARATIMA	BEACH PLUM	2–3'
	SYRINGA VULGARIS	COMMON LILAC	2–3'
	VIBUMUM DENTATUM	ARROWWOOD	2–3'
	FLOWERING TREE OPTIONS:		
	CERCIS CANDENSIS	EASTERN REDBUF	2" CALIPER
	CORNUS FLORIDA	WHITE DOGWOOD	2" CALIPER
	CORNUS KOUSA	KOREAN DOGWOOD	2" CALIPER
	CORNUS MAS	CORNELIANCHERRY	2" CALIPER
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE	2" CALIPER
	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	8–10'
	SOPHORA JAPONICA	JAPANESE PAGODATREE	2" CALIPER
	GRASS/PERENNIAL OPTIONS:		
	ECHINACEA	CONEFLOWER	1 gal
	HEMEROCALLIS	DAYLILY	1 gal
	PENNISETUM ALOPECUROIDES	HAMEIN FOUNTAIN GRASS	1 gal
	RUCBECKIA GOLDSTRUM	BLACK EYED SUSANS	1 gal
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 gal

LITHONIA LUMINAIRE
DSX1–LED–P1–30K–T3M–MVOLT
POLE HEIGHT = 16'
NOT TO SCALE

PHOTOMETRIC LEGEND:

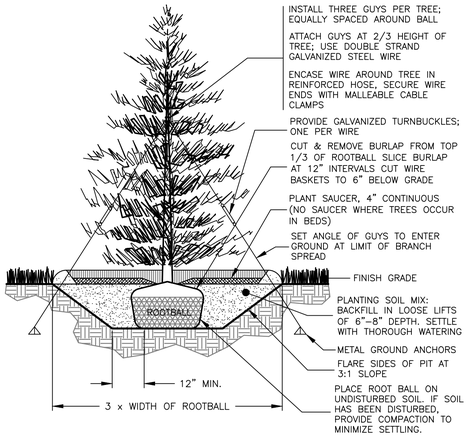
DENOTES ISOFOOTCANDLE LINE — 2.0 —





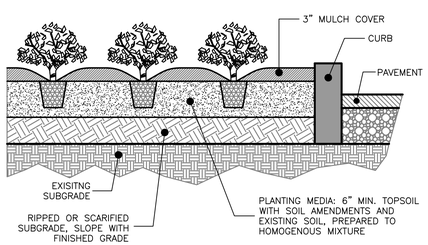
DECIDUOUS TREE PLANTING
NOT TO SCALE

NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.

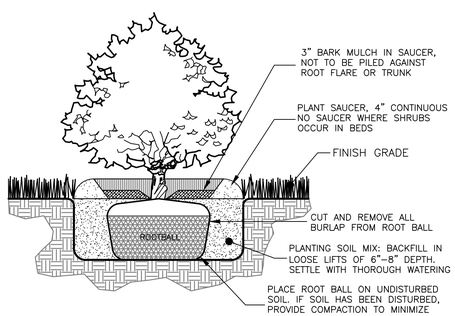


EVERGREEN TREE PLANTING
NOT TO SCALE

NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.



GROUND COVER PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.
2. WHERE SHRUBS OCCUR IN PLANT BED GROUPINGS, PROVIDE A 12" DEEP MINIMUM CONTINUOUS LOAM BED.

GENERAL LIGHTING NOTES:

ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.

PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.

HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.

CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.

LIGHT POLE BASE
NOT TO SCALE

Prepared For:

Owner / Applicant

THE RESIDENCES AT NAHANT STREET LLC
C/O THE PANOS LAW GROUP
JASON A. PANOS, ESQ.
246 ANDOVER STREET, SUITE 301
PEABODY, MASSACHUSETTS 01960
978.406.9979

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781 246.2800
Fax: 781 246.7596
www.hayeseng.com

Design By: AMC
Drawn By: AMC
Checked By: AMC
Project File: WAK–0582A
Comp. No: WAK250–MSPCS
☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

No.	Revision	Date
1	Adjacent Structures and Roof Heights	6/8/2023
2	Updated Layout	7/16/2023
3		
4		
5		
6		
7		
8		
9		
10		

Scale: 1"=20'
0' 10' 20' 40'

Date: March 21, 2023

Drawing Title:

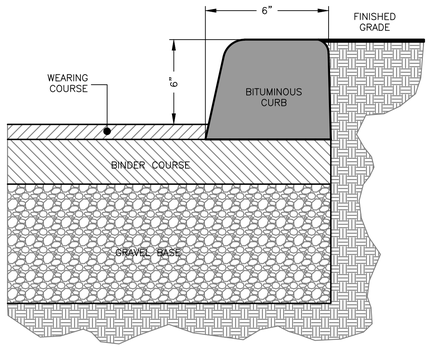
PRELIMINARY SITE DEVELOPMENT PLAN
THE RESIDENCES AT NAHANT STREET
127–135 NAHANT STREET
WAKEFIELD, MASS.

Seal:

Drawing No.:

C5

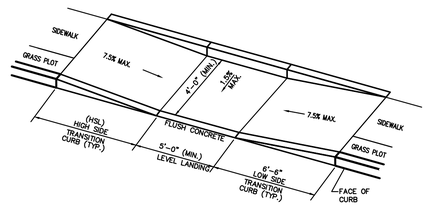
SHEET 5 OF 6



BITUMINOUS CURB
NOT TO SCALE

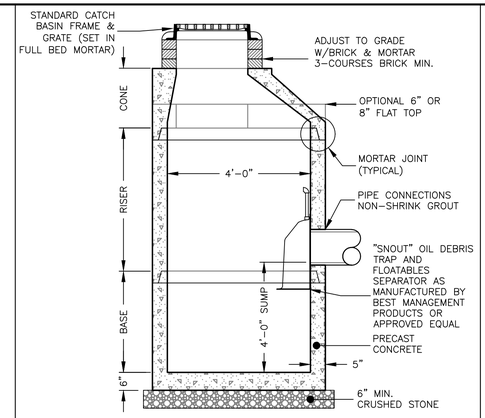
ROADWAY PROFILE GRADE %	(HSL)
0	6'–6"
> 0 TO 1	7'–8"
> 1 TO 2	9'–0"
> 2 TO 3	11'–0"
> 3 TO 4	14'–0"
> 4	15'–0" MAX

BASED ON CURB REVEAL OF 6"



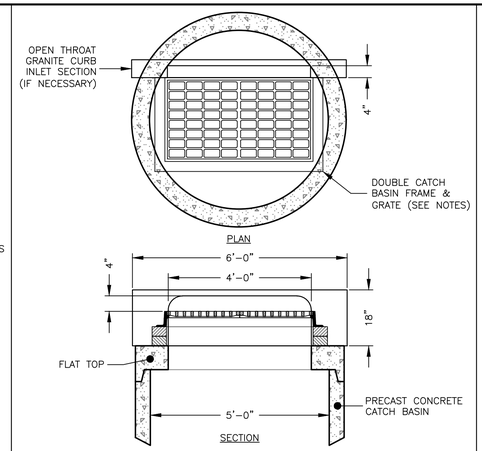
WHEELCHAIR RAMP
NOT TO SCALE

NOTES:
1. WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.
2. TOLERANCE FOR WHEELCHAIR RAMP CONSTRUCTION ±0.5%



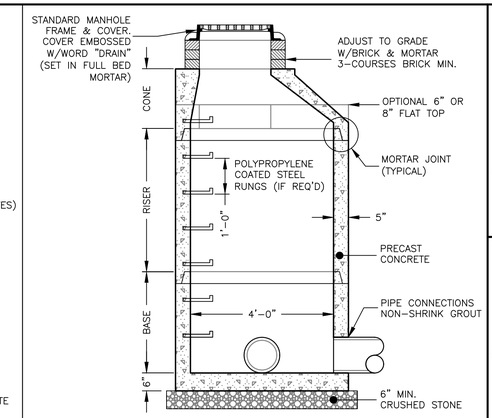
PRE–CAST CATCH BASIN
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H–20 DESIGN LOADING PER AASHTO HS–20–44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



DOUBLE FRAME & GRATE
NOT TO SCALE

NOTES:
1. ON SLOPES USE LEBARON LV2448–2–000 FRAME W/LEBARON LK120D–300 3 FLANGE CASCADE GRATE OR APPROVED EQUAL.
2. AT LOW POINTS USE LEBARON LV2448–2–000 FRAME W/LEBARON LF248–2–000 3 FLANGE GRATE OR APPROVED EQUAL.



PRE–CAST DRAIN MANHOLE
NOT TO SCALE

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H–20 DESIGN LOADING PER AASHTO HS–20–44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

Prepared For:

Owner / Applicant

THE RESIDENCES AT NAHANT STREET LLC
C/O THE PANOS LAW GROUP
JASON A. PANOS, ESQ.
246 ANDOVER STREET, SUITE 301
HAVERHILL, MASSACHUSETTS 01960
978.406.9979

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781 246 2800
Fax: 781 246 7596
www.hayeseng.com

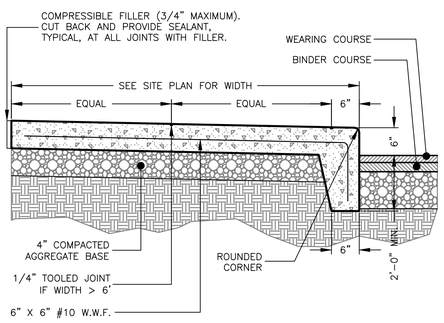
Design By:	AMC
Drawn By:	AMC
Checked By:	AMC
Project File:	WAK–0582A
Comp. No:	WAK250–MSPCS

☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

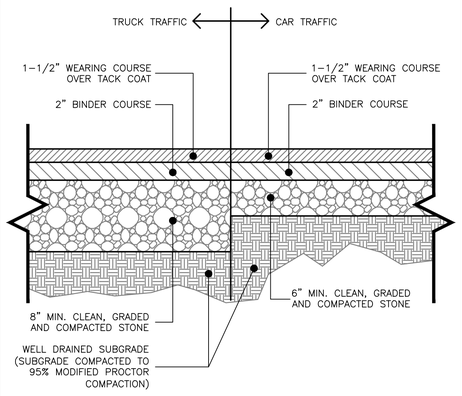
No.	Revision	Date
1	Adjacent Structures and Roof Heights	6/8/2023
2	Updated Layout	7/18/2023
3		
4		
5		
6		
7		
8		
9		
10		

Scale: 1"=20'
0' 10' 20' 40'

Date: March 21, 2023

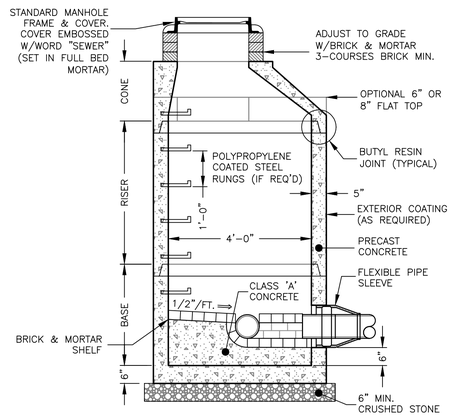


CONCRETE SIDEWALK (BUILDING PERIMETER)
NOT TO SCALE



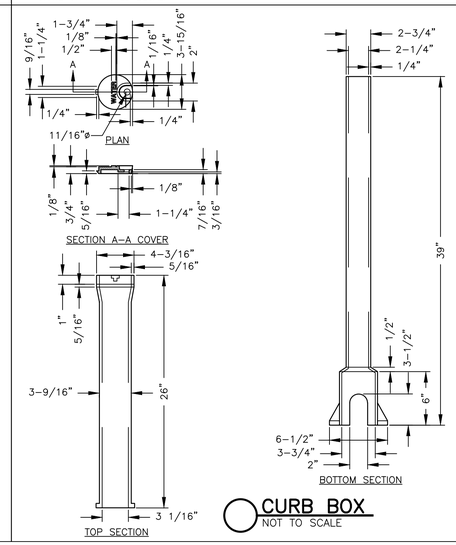
PAVEMENT SECTION
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.

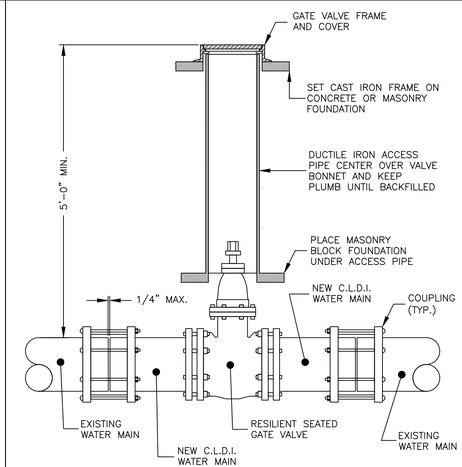


PRE–CAST SEWER MANHOLE
NOT TO SCALE

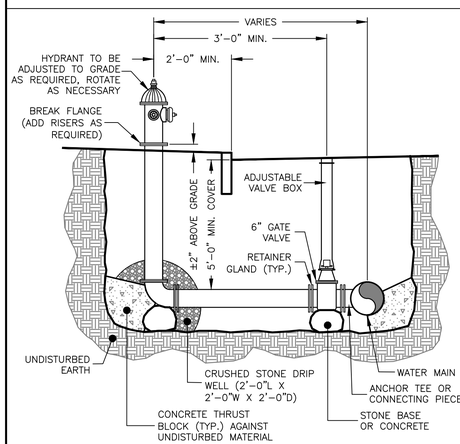
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H–20 DESIGN LOADING PER AASHTO HS–20–44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



CURB BOX
NOT TO SCALE

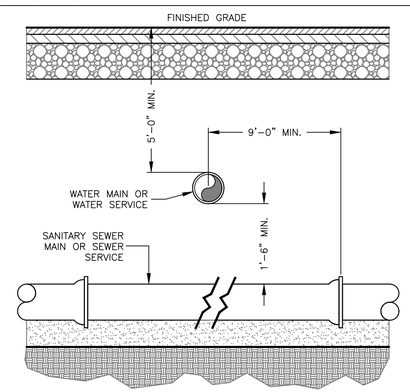


GATE VALVE @ EXISTING WATER MAIN
NOT TO SCALE



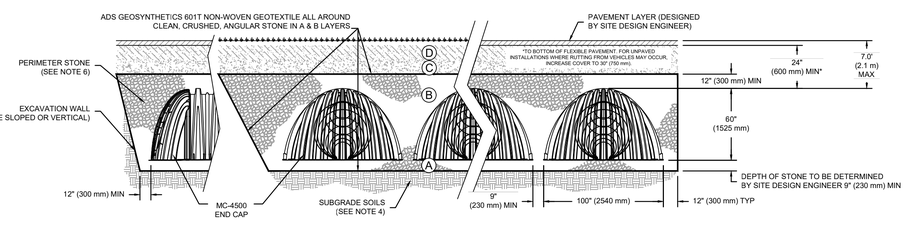
HYDRANT & VALVE BOX
NOT TO SCALE

NOTES:
1. ALL MATERIALS SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. WATER MAIN SHALL HAVE A MINIMUM PIPE DEPTH OF 5'–0".
3. VALVES AND HYDRANTS TO OPEN COUNTER CLOCKWISE.
4. PROVIDE 4 CUBIC FEET OF SCREENED GRAVEL OR GRAVEL BACKFILL TO AT LEAST 6 INCHES ABOVE DRAIN HOLES.



WATER/SEWER CROSSING
NOT TO SCALE

NOTES:
1. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
2. IN LOCATIONS WHERE THE SEWER MAIN DOES NOT HAVE 48" OF COVER THE MAIN WILL BE INSULATED.



TYPICAL STORMTECH MC–4500 SECTION
NOT TO SCALE

NOTES:

1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

BOTTOM OF EXCAVATION AND BACKFILL OF THE SYSTEM ARE TO BE INSPECTED BY THE TOWN ENGINEER OR HIS DESIGNEE.
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FULL AS–BUILT OF THE SYSTEM INCLUDING INFORMATION OR INVERTS AND BOTTOM OF CHAMBERS.

Drawing Title:

PRELIMINARY SITE DEVELOPMENT PLAN
THE RESIDENCES AT NAHANT STREET
127–135 NAHANT STREET
WAKEFIELD, MASS.

Seal:

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. MARCHETTI
CIVIL
No. 57008
PROFESSIONAL ENGINEER

Drawing No.:

C6

SHEET 6 OF 6

Color Legend

- STUDIO
- 1 BEDROOM
- 1 BEDROOM W/ DEN
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

GARAGE PARKING- 59 SPACES
OPEN AIR PARKING- 76 SPACES
TOTAL PARKING 135= .92 SPACE/BEDROOM

147 TOTAL BEDROOMS

1 FIRST FLOOR/SITE PLAN
1/16" = 1'-0"

Revisions		
Issue Date:	Description	Checked By
	Project Eligibility Filing July 2023	

FIRST FLOOR PLAN

Scale: 1/16" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 t.978.927.3745 www.svdesign.com

SV DESIGN

FIRST FLOOR PLAN

A1.01

1 SECOND FLOOR PLAN
1/16" = 1'-0"

Color Legend

- STUDIO
- 1 BEDROOM
- 1 BEDROOM W/ DEN
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	3	0	1	
FLOOR 2	3	12	7	3	
FLOOR 3	3	12	7	3	
FLOOR 4	3	12	7	3	
FLOOR 5	3	12	6	0	
TOTAL	12	51	27	10	100

* ACCESSIBLE UNIT (5%) 5 UNITS

● INCLUSIONARY UNIT (25%) 25 UNITS

N

Revisions

Issue Date:	Description	Checked By
	Project Eligibility Filing	July 2023

SECOND FLOOR PLAN

Scale: As indicated
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 t 978.927.3745 www.svdesign.com

SV DESIGN

SECOND FLOOR PLAN

A1.02

Color Legend

- STUDIO
- 1 BEDROOM
- 1 BEDROOM W/ DEN
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	3	0	1	
FLOOR 2	3	12	7	3	
FLOOR 3	3	12	7	3	
FLOOR 4	3	12	7	3	
FLOOR 5	3	12	6	0	
TOTAL	12	51	27	10	100

* ACCESSIBLE UNIT (5%) 5 UNITS

● INCLUSIONARY UNIT (25%) 25 UNITS

N

1 THIRD FLOOR PLAN
1/16" = 1'-0"

Revisions
Issue Date: Description
Checked By
Project Eligibility Filing July 2023

THIRD FLOOR PLAN

Scale: As indicated
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745

SV DESIGN

THIRD FLOOR PLAN

A1.03

1 FOURTH FLOOR PLAN
1/16" = 1'-0"

Color Legend

- STUDIO
- 1 BEDROOM
- 1 BEDROOM W/ DEN
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	3	0	1	
FLOOR 2	3	12	7	3	
FLOOR 3	3	12	7	3	
FLOOR 4	3	12	7	3	
FLOOR 5	3	12	6	0	
TOTAL	12	51	27	10	100

* ACCESSIBLE UNIT (5%) 5 UNITS

● INCLUSIONARY UNIT (25%) 25 UNITS

N

Revisions
Issue Date: Description Checked By
Project Eligibility Filing July 2023

FOURTH FLOOR PLAN

Scale: As indicated
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 t.978.927.3745 www.svdesign.com

SV DESIGN

FOURTH FLOOR PLAN

A1.04

1 FIFTH FLOOR PLAN
1/16" = 1'-0"

Color Legend

- STUDIO
- 1 BEDROOM
- 1 BEDROOM W/ DEN
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

UNIT MIX					
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	3	0	1	
FLOOR 2	3	12	7	3	
FLOOR 3	3	12	7	3	
FLOOR 4	3	12	7	3	
FLOOR 5	3	12	6	0	
TOTAL	12	51	27	10	100

* ACCESSIBLE UNIT (5%) 5 UNITS

● INCLUSIONARY UNIT (25%) 25 UNITS

N

Revisions
Issue Date: Description
Checked By
Project Eligibility Filing July 2023

FIFTH FLOOR PLAN

Scale: As indicated
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

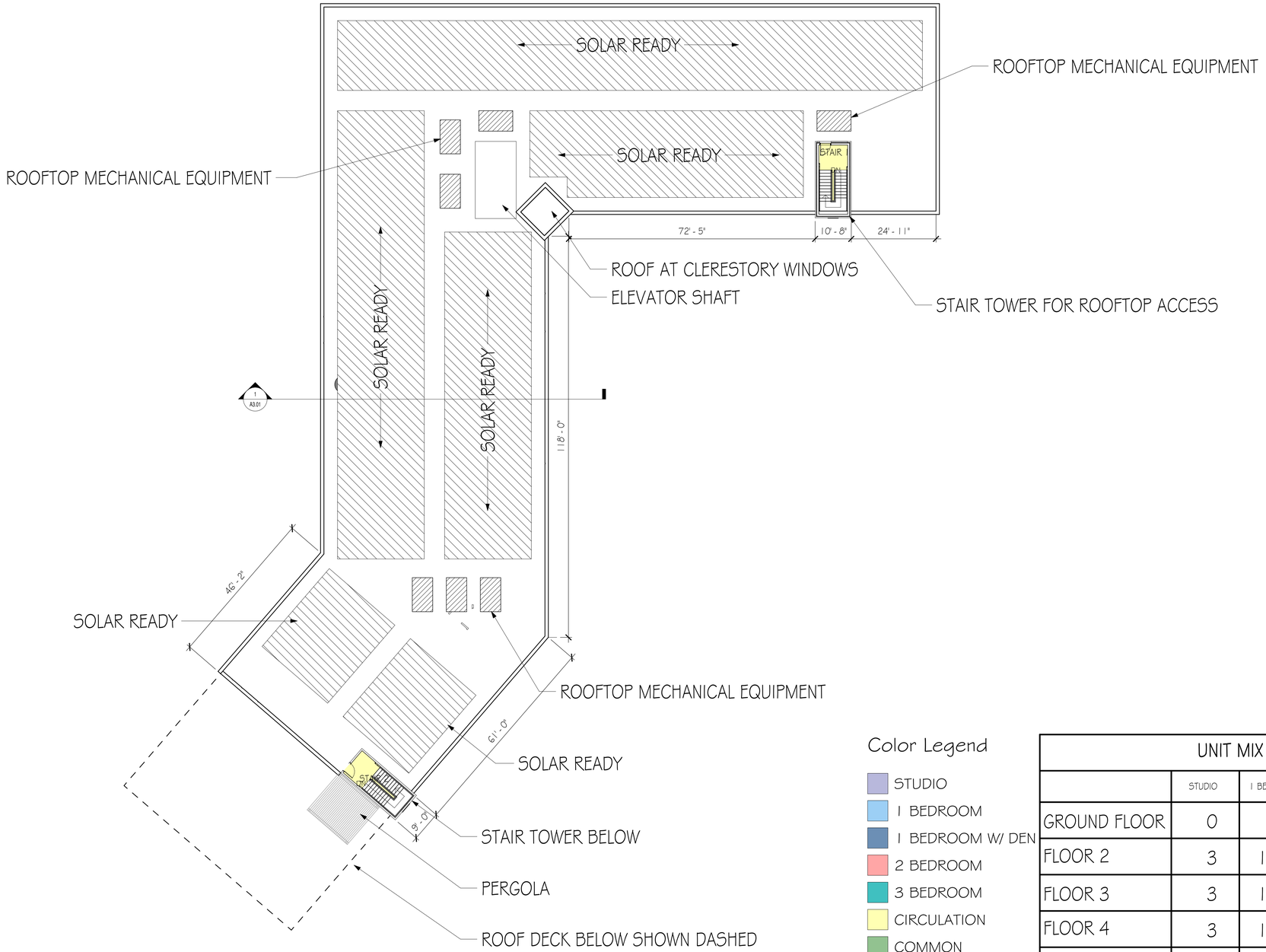
Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745

SV DESIGN

FIFTH FLOOR PLAN

A1.05



1 ROOF PLAN
1/16" = 1'-0"

Color Legend

- STUDIO
- 1 BEDROOM
- 1 BEDROOM W/ DEN
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON
- GARAGE
- UTILITY

UNIT MIX

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	
GROUND FLOOR	0	3	0	1	
FLOOR 2	3	12	7	3	
FLOOR 3	3	12	7	3	
FLOOR 4	3	12	7	3	
FLOOR 5	3	12	6	0	
TOTAL	12	51	27	10	100

* ACCESSIBLE UNIT (5%) 5 UNITS

● INCLUSIONARY UNIT (25%) 25 UNITS

Revisions

Issue Date:	Description	Checked By
	Project Eligibility Filing	July 2023

ROOF PLAN

Scale: As indicated
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

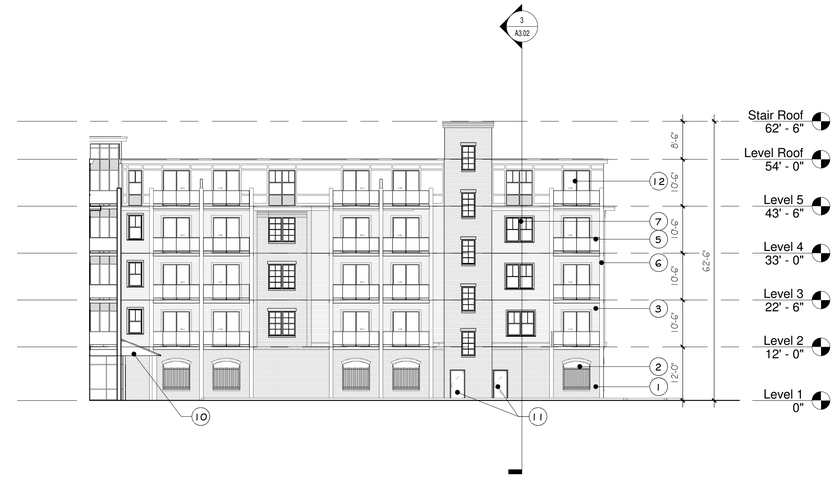
SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915
t 978.927.3745
www.svdesign.com

SV DESIGN

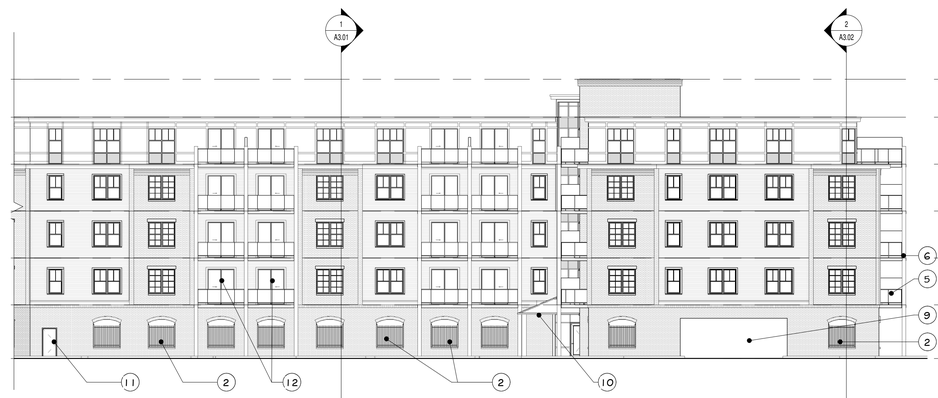
ROOF PLAN

A1.06

1 NORTH ELEVATION
1/16" = 1'-0"



7 COURTYARD ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

4 SOUTH ELEVATION
1/16" = 1'-0"

6 WEST ELEVATION 1
1/16" = 1'-0"

5 WEST ELEVATION 2
1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NUMBER	ITEM
1	CLAY BRICK MASONRY SIDING
2	GARAGE OPENING, BRICK SOLIDER COURSE AND SILL, BLACK IRON FENCE SCREENING.
3	CEMENTITIOUS CLAPBAORD SIDING, COLOR: LIGHT GRAY
4	SMOOTH CEMENTITIOUS PANEL SIDING, COLOR: BLUE GRAY
5	GLASS AND PVC GUARDRAIL SYSTEM
6	P.T. WOOD FRAMING, POSTS WRAPPED IN PVC TRIM
7	VINYL WINDOWS, BLACK SASH
8	6'-0" WOOD FENCE
9	GARAGE DOOR
10	GLASS ROOF AT ENTRY VESTIBULE
11	FIBERGLASS FLAT PANEL DOOR
12	SLIDING GLASS BALCONY DOOR

Revisions
Issue Date: Description Checked By
Project Eligibility Filing July 2023

EXTERIOR ELEVATIONS

Scale: 1/16" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

Proposed New Construction
Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915 t.978.927.3745 www.svdesign.com

EXTERIOR ELEVATIONS

A2.01

TYPICAL LOW SLOPE ROOF CONSTRUCTION:
- WHITE TPO ROOFING MEMBRANE
- 1/2" PROTECTION BOARD
- CONTINUOUS RIGID INSULATION TAPERED 1/4" / FOOT
- CONTINUOUS AIR BARRIER OVER 3/4" OSB ROOF SHEATHING
- OPEN WEB WOOD TRUSS RAFTERS
- BATT INSULATION (R-49 MIN. FILL ENTIRE CAVITY)
- 5/8" GWB ON 1/2" RESILIENT CHANNELS @ 16" O.C.

EXTERIOR WALL CONSTRUCTION @ PANEL SIDING (LEVEL 5):
- SMOOTH CEMENTITIOUS PANEL SIDING
- VERTICAL 1x P.T. STRAPPING @ 16" O.C.
- CONTINUOUS 1" RIGID INSULATION
- CONTINUOUS MOISTURE BARRIER OVER 1/2" OSB SHEATHING
- 2x6 WOOD STUDS @ 16" O.C.
- BATT INSULATION (R-20 MIN.)
- 5/8" TYPE X GWB (2 LAYERS) OVER CONTINUOUS POLY VAPOR BARRIER

TYPICAL UPPER LEVEL FLOOR CONSTRUCTION:
- LUXURY VINYL PLANK FINISH FLOORING
- 1-1/4" GYPCRETE OVER 1/4" ACOUSTIMAT
- CONTINUOUS AIR BARRIER OVER 3/4" OSB SUBFLOOR
- OPEN WEB WOOD TRUSS FLOOR JOISTS
- BATT INSULATION (FILL ENTIRE CAVITY)
- 5/8" TYPE X GWB ON 1/2" RESILIENT CHANNELS @ 16" O.C.

TYPICAL BALCONY CONSTRUCTION:
- GLASS & PVC GUARDRAIL SYSTEM
- 5/4x6 PVC DECKING
- P.T. WOOD FRAMING, POSTS WRAPPED IN PVC TRIM

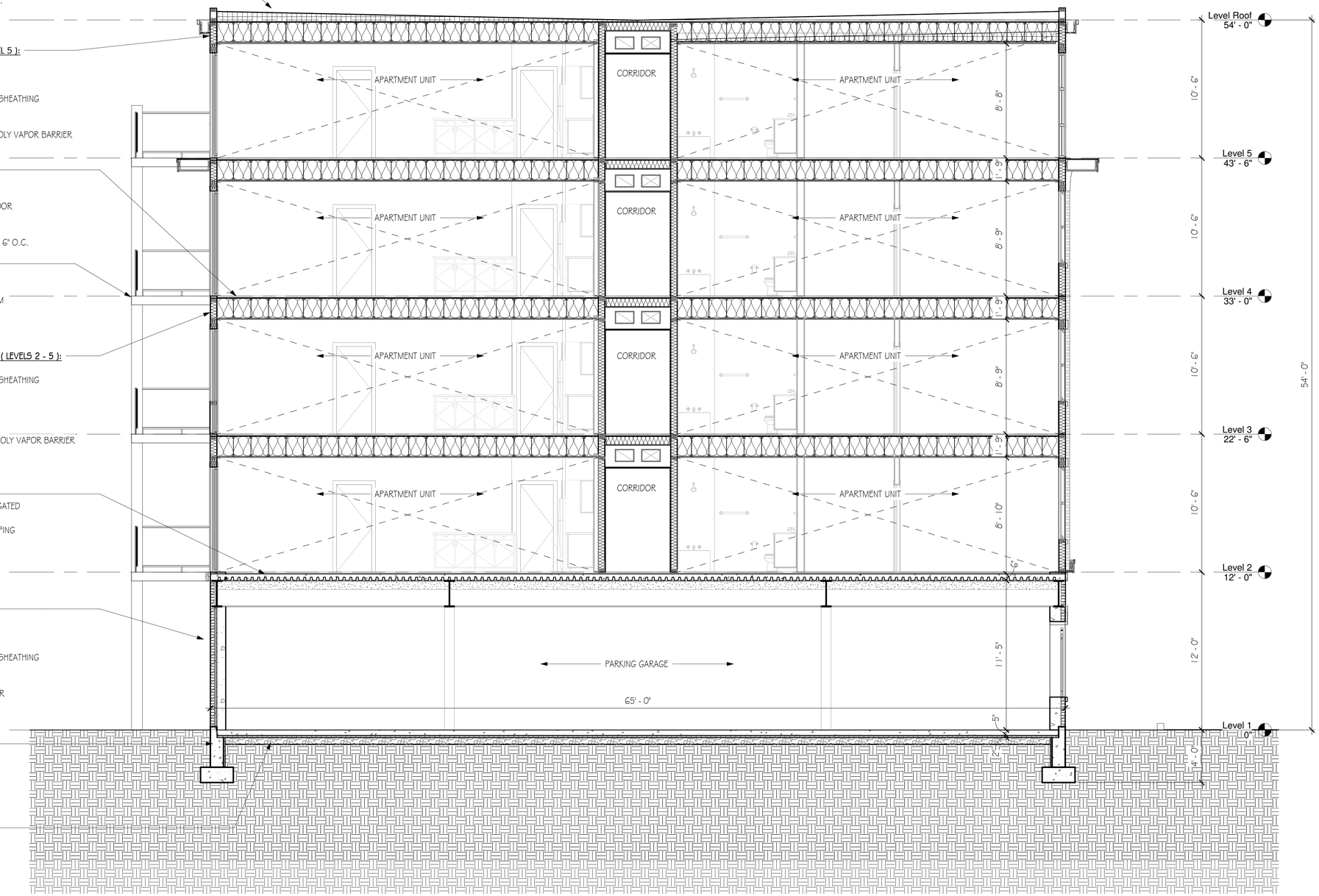
EXTERIOR WALL CONSTRUCTION @ CLAPBOARD SIDING (LEVELS 2 - 5):
- CEMENTITIOUS CLAPBOARD SIDING, 5" EXPOSURE
- CONTINUOUS MOISTURE BARRIER OVER 1/2" OSB SHEATHING
- CONTINUOUS 1" RIGID INSULATION
- 1/2" OSB SHEATHING
- 2x6 WOOD STUDS @ 16" O.C.
- BATT INSULATION (R-20 MIN.)
- 5/8" TYPE X GWB (2 LAYERS) OVER CONTINUOUS POLY VAPOR BARRIER

PODIUM SLAB ON DECK CONSTRUCTION:
- 6" THICK COMPOSITE CONCRETE SLAB ON CORRUGATED METAL DECKING
- STRUCTURAL STEEL FRAMING W/ SPRAY FIRE PROOFING
- SPRAY FOAM INSULATION (R-12.5 MIN.)

EXTERIOR WALL CONSTRUCTION @ BRICK (LEVEL 1):
- CLAY BRICK MASONRY SIDING
- 1-3/8" AIR SPACE
- 1" RIGID INSULATION, (R-5)
- CONTINUOUS MOISTURE BARRIER OVER 1/2" OSB SHEATHING
- LIGHT GAUGE METAL STUDS @ 16" O.C.
- BATT INSULATION (R-20 MIN.)
- 5/8" GWB OVER CONTINUOUS POLY VAPOR BARRIER

TYPICAL FOUNDATION WALL CONSTRUCTION:
- 12" CONCRETE WALL
- DAMP PROOFING BELOW GRADE
- CONTINUOUS 1-1/2" RIGID INSULATION

TYPICAL SLAB ON GRADE CONSTRUCTION:
- 5" THICK CONCRETE SLAB, SEALED
- CONTINUOUS POLY VAPOR BARRIER
- CONTINUOUS 2" H.C. RIGID INSULATION
- CRUSHED STONE



1 TYPICAL BUILDING SECTION
1/4" = 1'-0"

Revisions
Issue Date: Description Checked By
Project Eligibility Filing July 2023

BUILDING SECTIONS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

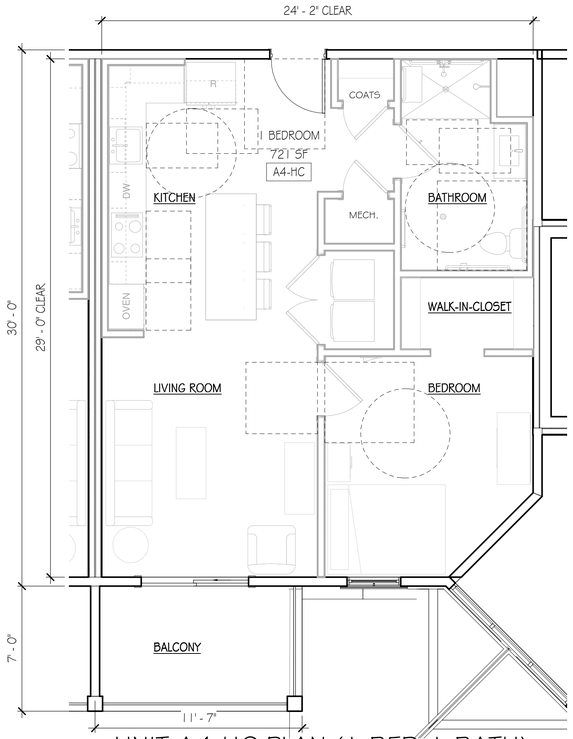
Proposed New Construction
Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 128 Dodge Street Beverly, Massachusetts 01915 t.978.927.3745 www.svdesign.com

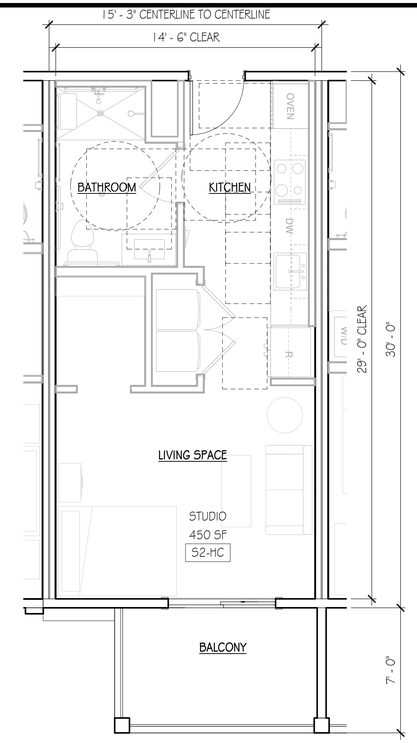
SV DESIGN

BUILDING SECTIONS

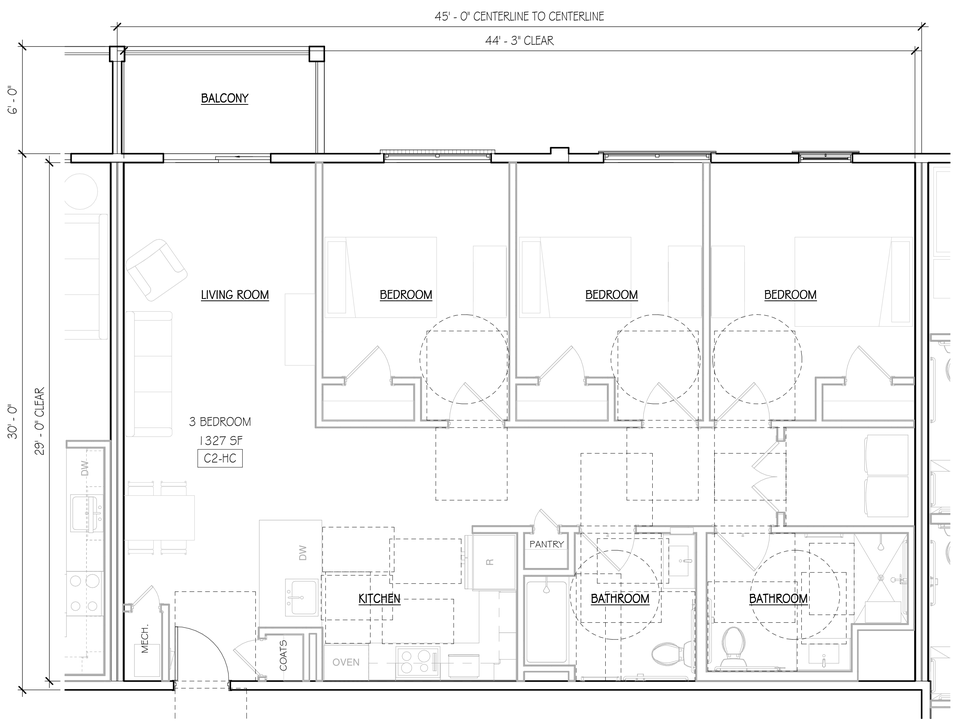
A3.01



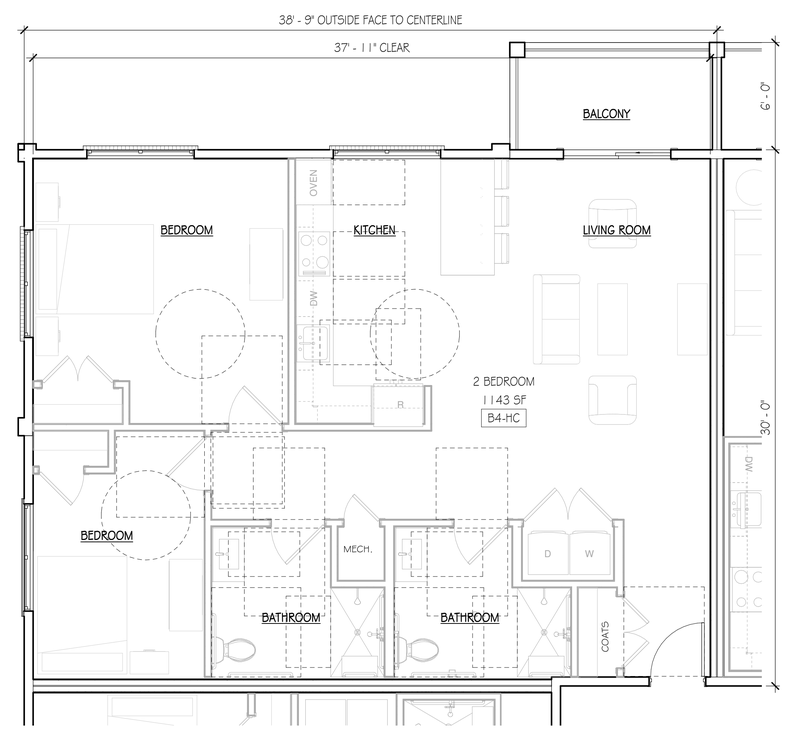
2 UNIT A4-HC PLAN (1 BED 1 BATH)
1/4" = 1'-0"



1 UNIT S2-HC PLAN (1 BED 1 BATH)
1/4" = 1'-0"



4 UNIT C2-HC PLAN (3 BED 2 BATH)
1/4" = 1'-0"



3 UNIT B4-HC PLAN (2 BED 2 BATH)
1/4" = 1'-0"

Revisions

Issue Date:	Description	Checked By
	Project Eligibility Filing	July 2023

UNIT PLANS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

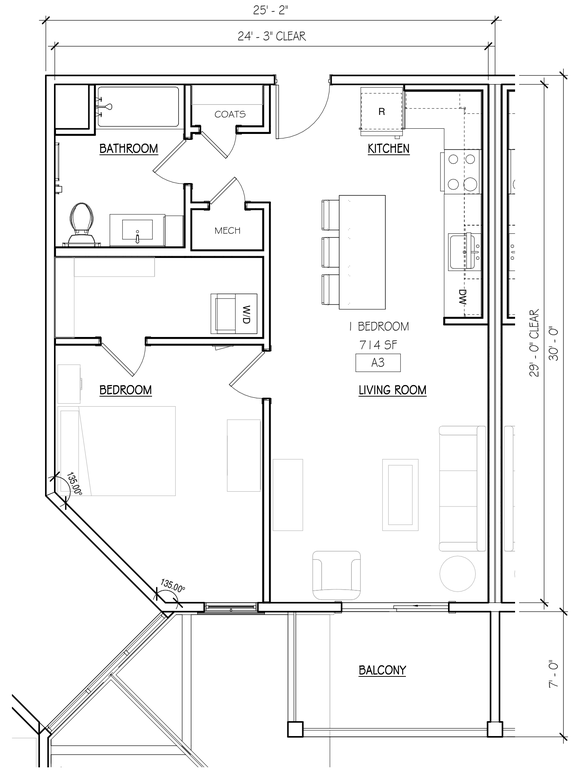
Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915
t 978.927.3745
www.svdesign.com

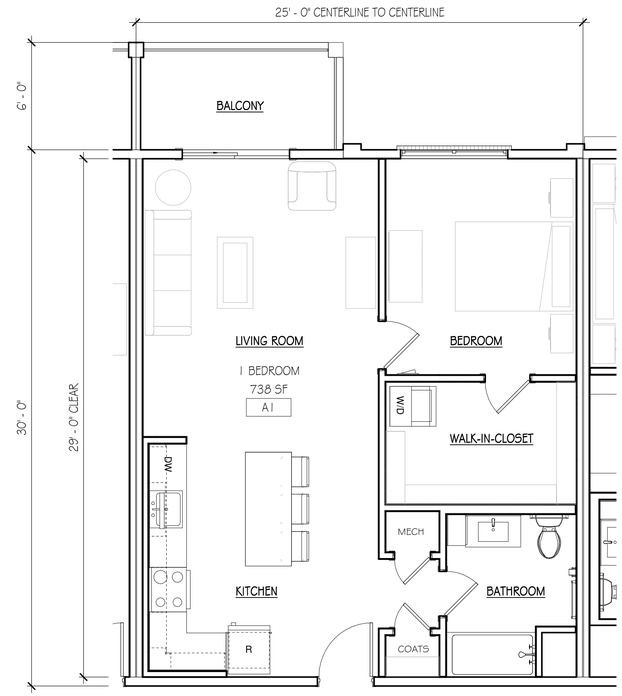
SV DESIGN

UNIT PLANS

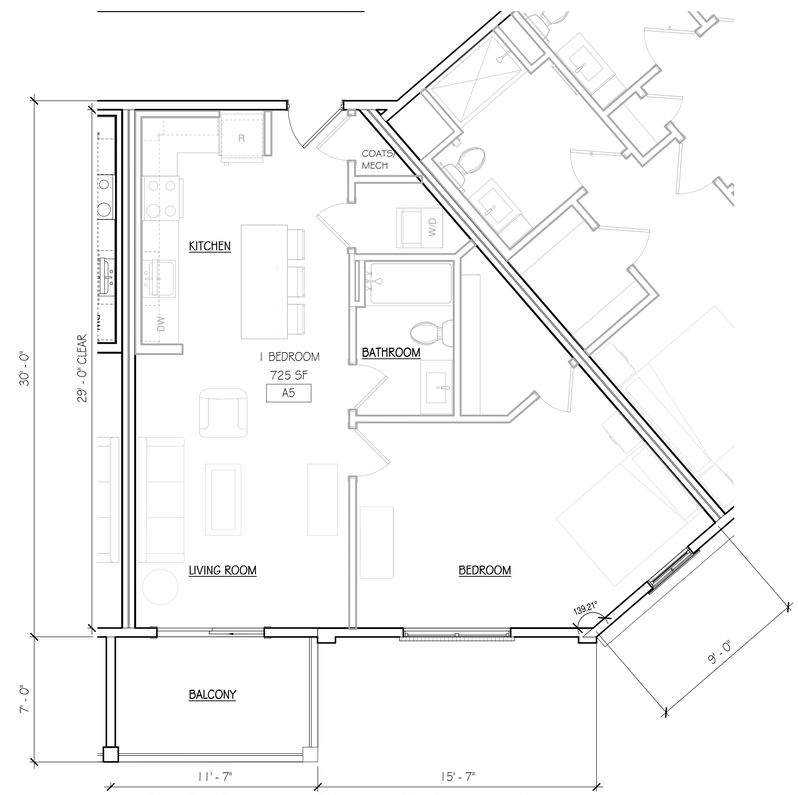
A6.01



2 UNIT A3 PLAN (1 BED 1 BATH)
1/4" = 1'-0"



1 UNIT A1 PLAN (1 BED 1 BATH)
1/4" = 1'-0"



3 UNIT A5 PLAN (1 BED 1 BATH + DEN)
1/4" = 1'-0"

Revisions
Issue Date: Description Checked By
Project Eligibility Filing July 2023

UNIT PLANS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

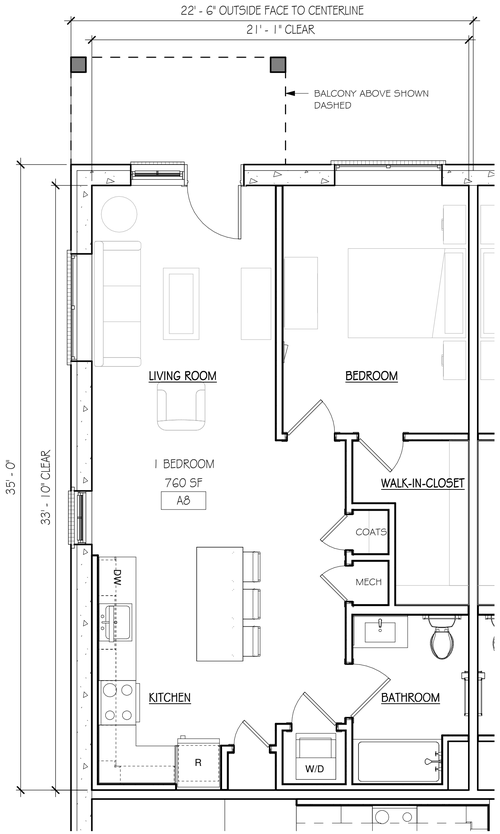
Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 t.978.927.3745 www.svdesign.com

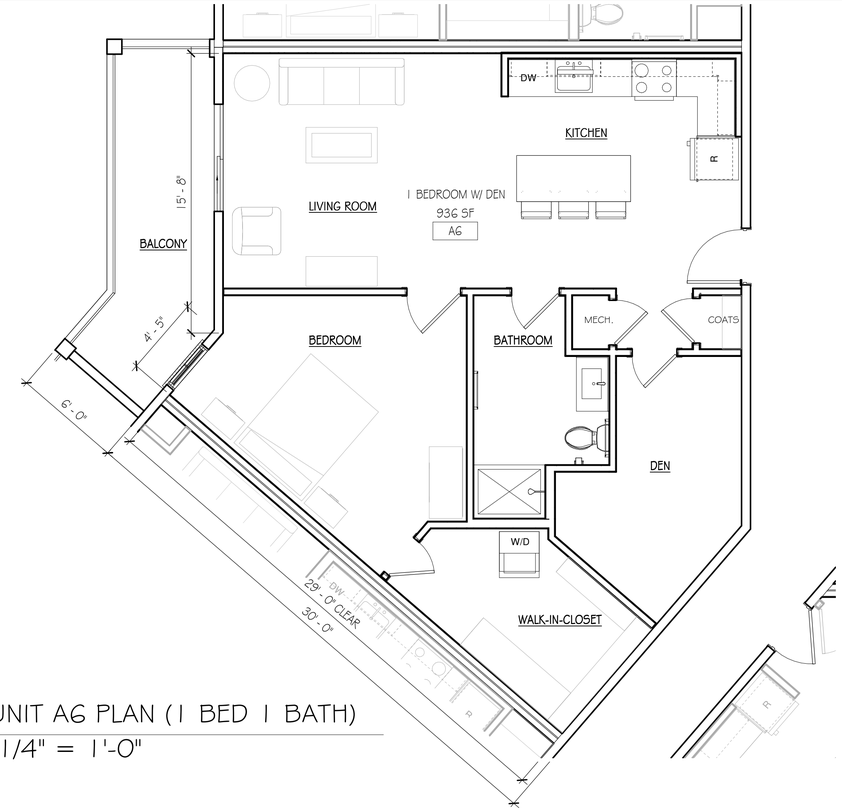
SV DESIGN

UNIT PLANS

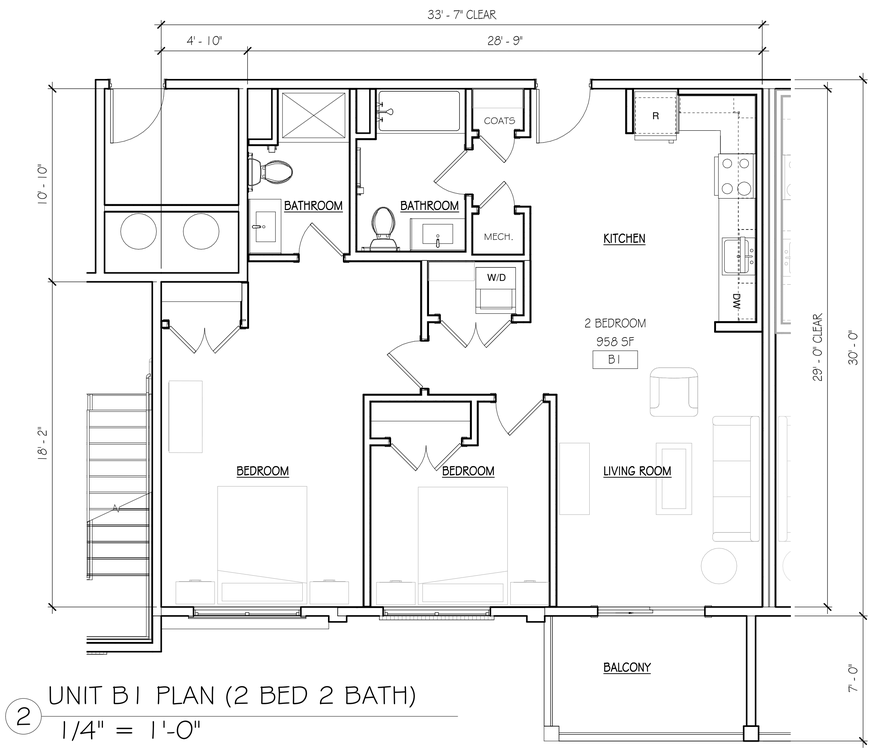
A6.02



3 UNIT A8 PLAN (1 BED 1 BATH)
1/4" = 1'-0"



1 UNIT A6 PLAN (1 BED 1 BATH)
1/4" = 1'-0"



2 UNIT B1 PLAN (2 BED 2 BATH)
1/4" = 1'-0"

Revisions

Issue Date:	Description	Checked By
	Project Eligibility Filing	July 2023

UNIT PLANS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

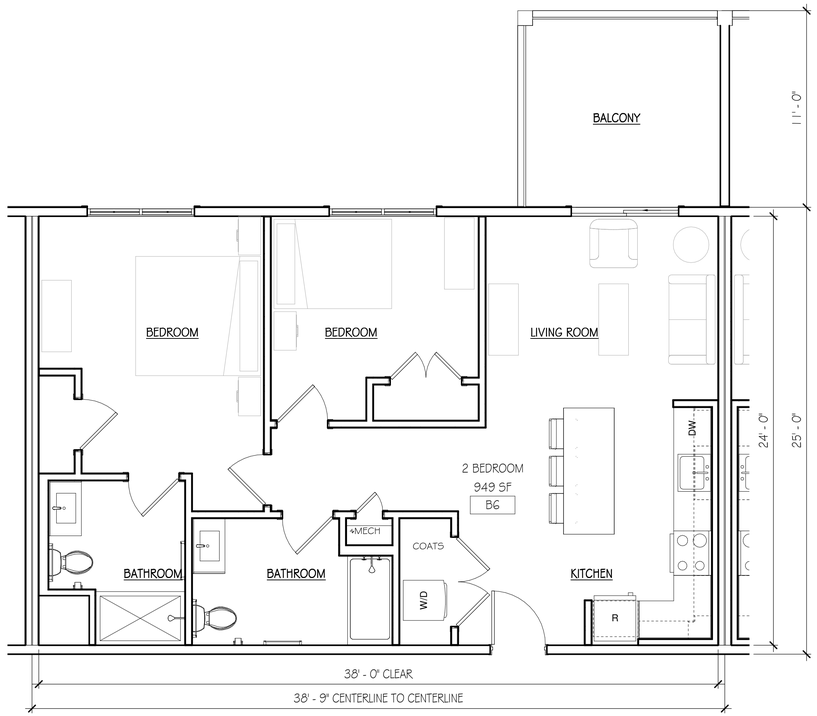
Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915
t 978.927.3745
www.svdesign.com

SV DESIGN

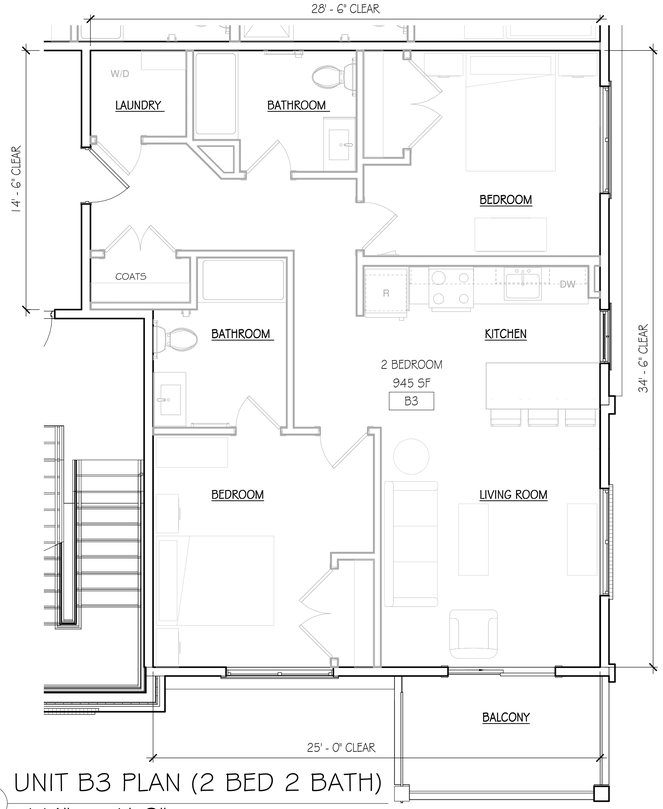
UNIT PLANS

A6.03



4 UNIT B6 PLAN (2 BED 2 BATH)
1/4" = 1'-0"

1 UNIT B2 PLAN (2 BED 2 BATH)
1/4" = 1'-0"



2 UNIT B3 PLAN (2 BED 2 BATH)
1/4" = 1'-0"

3 UNIT B5 PLAN (2 BED 2 BATH)
1/4" = 1'-0"

Revisions

Issue Date:	Description	Checked By
	Project Eligibility Filing	July 2023

UNIT PLANS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915
t.978.927.3745
www.svdesign.com

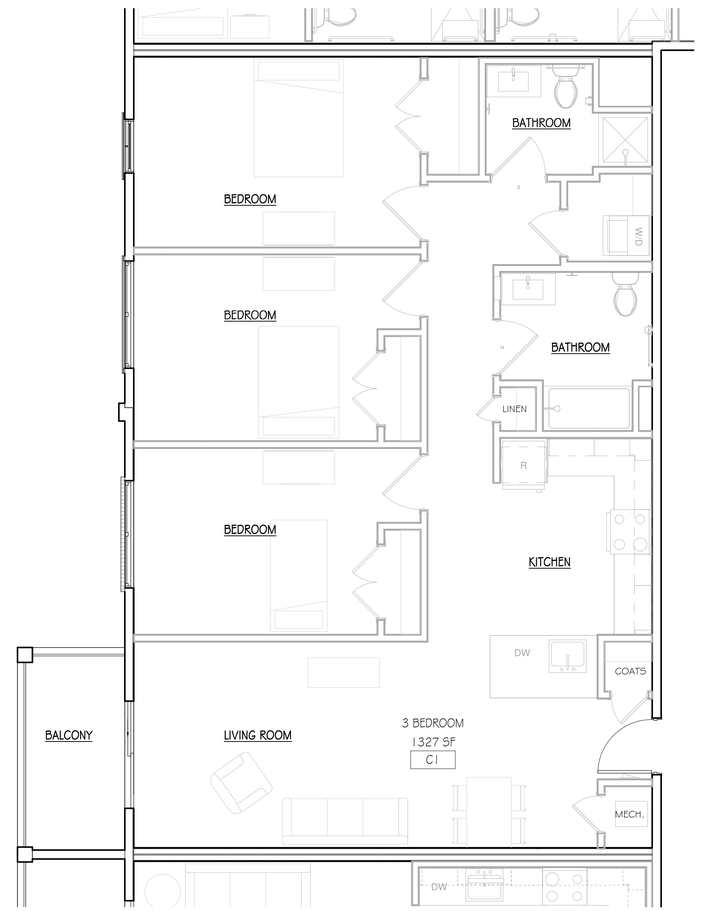
SV DESIGN

UNIT PLANS

A6.04

1 UNIT C3 PLAN (3 BED 2 BATH)
1/4" = 1'-0"

2 UNIT C4 PLAN (3 BED 2 BATH)
1/4" = 1'-0"



3 UNIT C1 PLAN (3 BED 2 BATH)
1/4" = 1'-0"

Revisions

Issue Date:	Description	Checked By
	Project Eligibility Filing	July 2023

UNIT PLANS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

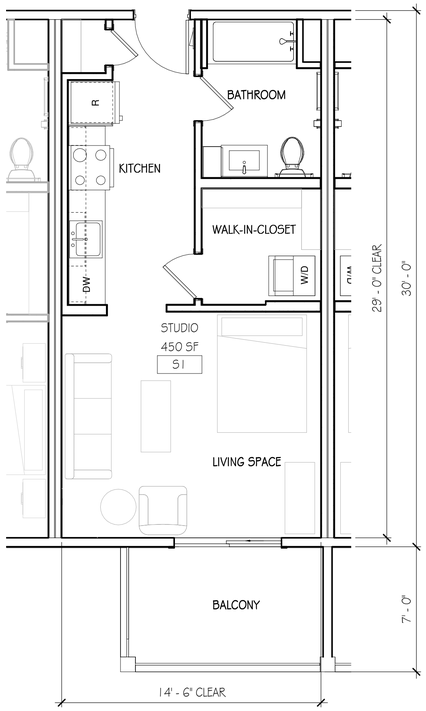
Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 t.978.927.3745 www.svdesign.com

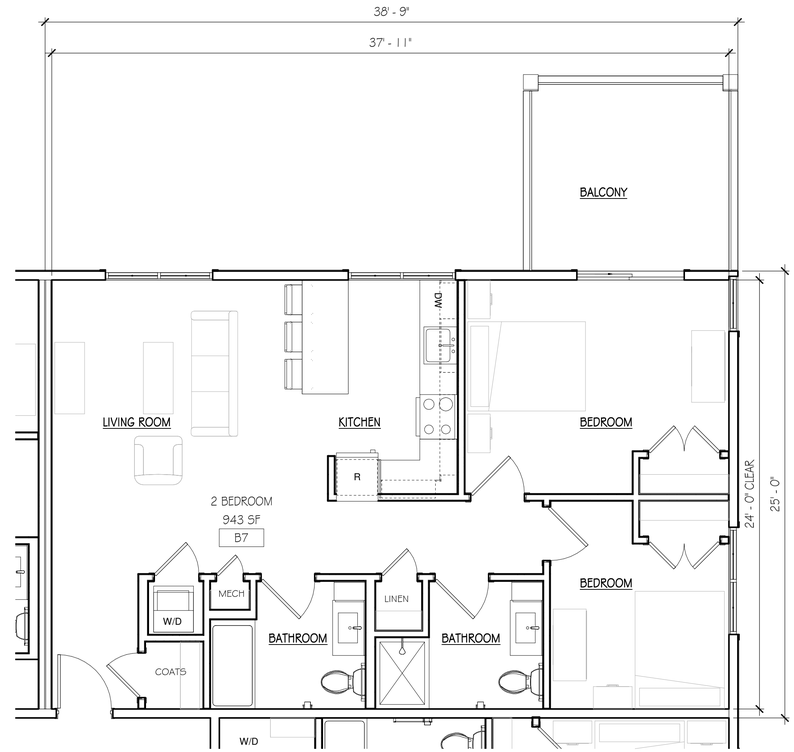
SV DESIGN

UNIT PLANS

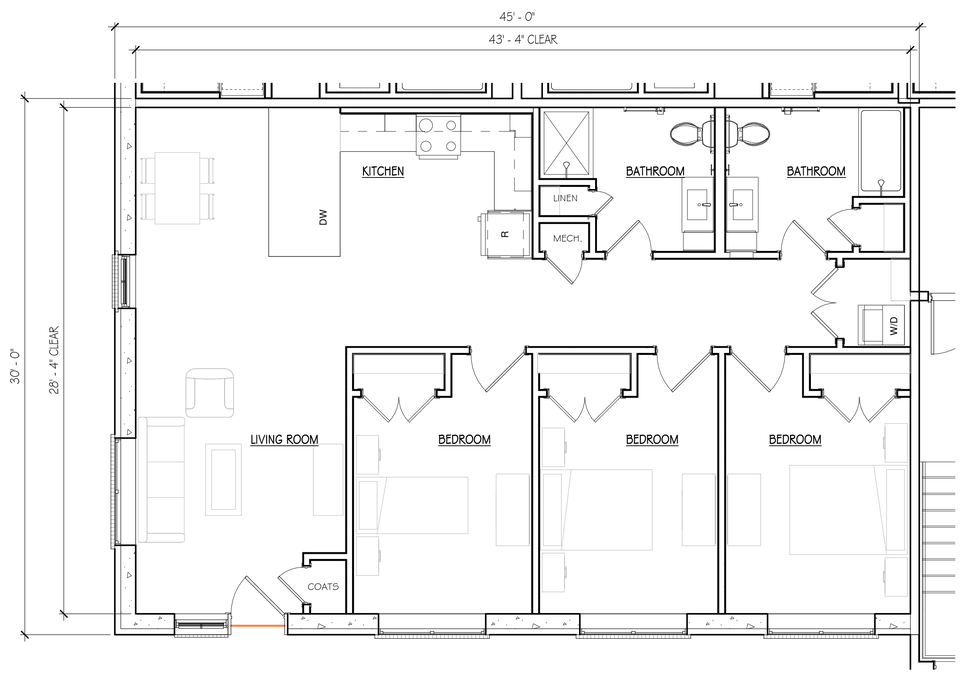
A6.05



3 UNIT S1 PLAN (1 BED 1 BATH)
1/4" = 1'-0"



1 UNIT B7 PLAN (2 BED 2 BATH)
1/4" = 1'-0"



2 UNIT C5 PLAN (3 BED 2 BATH)
1/4" = 1'-0"

Revisions

Issue Date:	Description	Checked By
	Project Eligibility Filing	July 2023

UNIT PLANS

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915
t 978.927.3745
www.svdesign.com

UNIT PLANS

A6.06

VIEW FROM NAHANT STREET LOOKING SOUTHWEST

Revisions

Issue Date:	Description	Checked By

Project Eligibility Filing July 2023

RENDERINGS

Scale: 1/4" = 1'-0"
Drawn By: Author
Checked By: Checker
Date: July 2023
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN
126 Dodge Street Beverly, Massachusetts 01915
t 978.927.3745
www.svdesign.com

SV DESIGN

RENDERINGS

R100

VIEW FROM FRONT OF PARKING LOT LOOKING NORTH

Revisions

Issue Date:	Description	Checked By

Project Eligibility Filing July 2023

RENDERINGS

Scale: 1/4" = 1'-0"
Drawn By: Author
Checked By: Checker
Date: July 2023
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t.978.927.3745

SV DESIGN

RENDERINGS

R101

VIEW FROM REAR OF PARKING LOT LOOKING NORTHWEST

Revisions

Issue Date:	Description	Checked By

Project Eligibility Filing July 2023

RENDERINGS

Scale: 1/4" = 1'-0"
Drawn By: Author
Checked By: Checker
Date: July 2023
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 t.978.927.3745 www.svdesign.com

SV DESIGN

RENDERINGS

R102

VIEW FROM OUTDOOR TERRACE LOOKING EAST

Revisions

Issue Date:	Description	Checked By
	Project Eligibility Filing	July 2023

RENDERINGS

Scale: 1/4" = 1'-0"
Drawn By: Author
Checked By: Checker
Date: July 2023
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 t.978.927.3745 www.svdesign.com

SV DESIGN

RENDERINGS

R103

ORIGINAL

REVISED

ORIGINAL

REVISED

Revisions

Issue Date:	Description	Checked By

Project Eligibility Filing July 2023

RENDERINGS

Scale:
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

t.978.927.3745

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com

SV DESIGN

RENDERINGS

R104

ORIGINAL

REVISED

ORIGINAL

REVISED

Revisions

Issue Date:	Description	Checked By

Project Eligibility Filing July 2023

RENDERING

Scale:
Drawn By: Author
Date: July 2023
Checked By: Checker
Project #: 11.6122.007

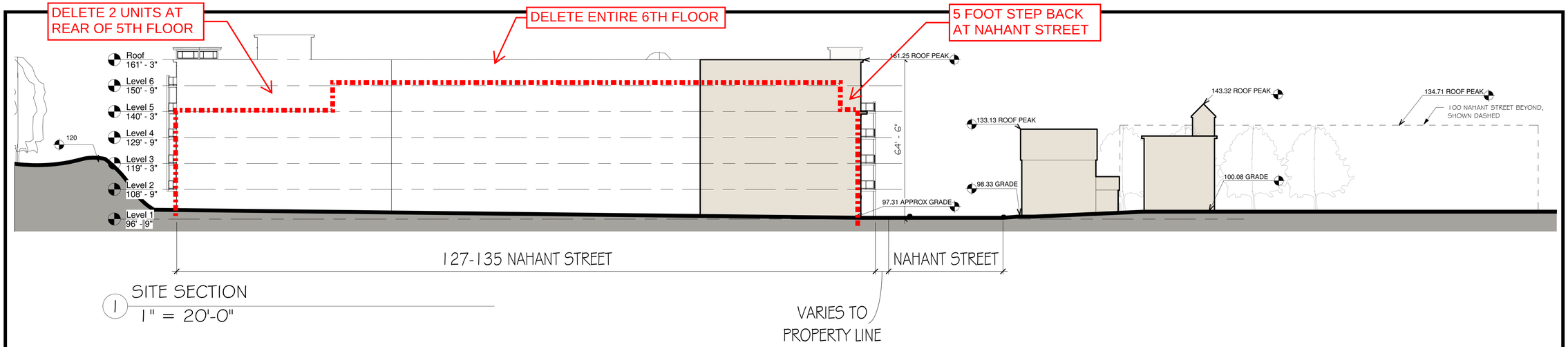
Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t.978.927.3745

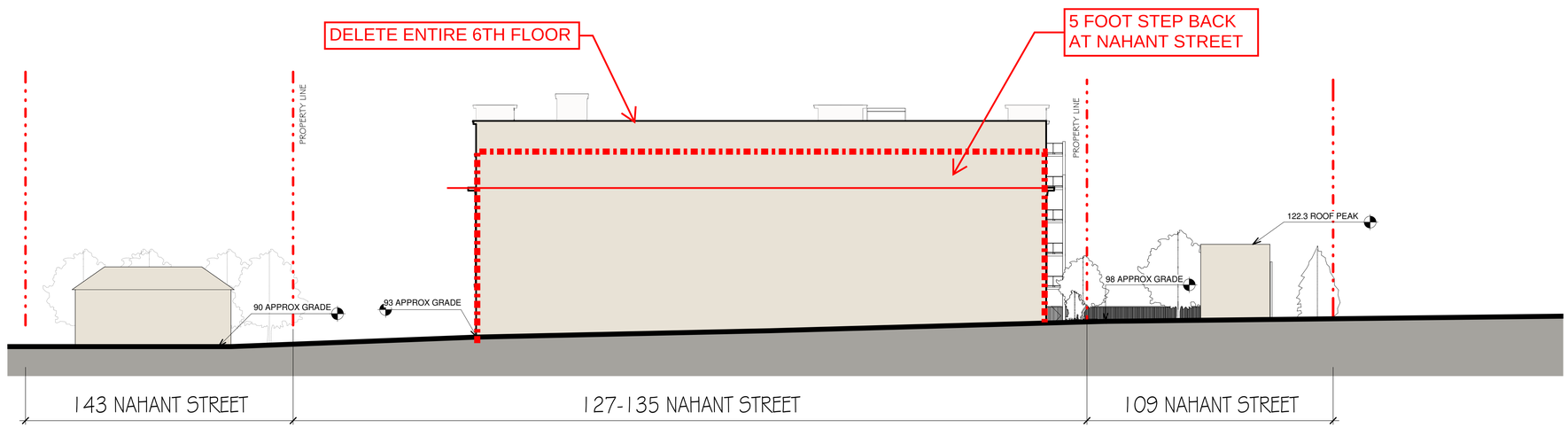
SV DESIGN

RENDERING

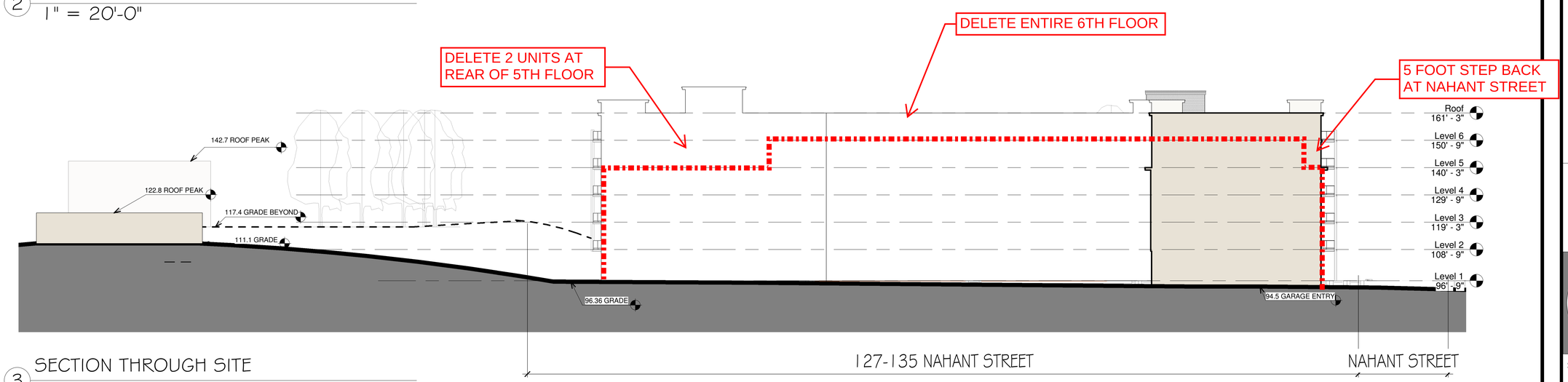
R105



1 SITE SECTION
1" = 20'-0"



2 SITE SECTION ALONG NAHANT STREET
1" = 20'-0"



3 SECTION THROUGH SITE
1" = 20'-0"

Revisions

Issue Date:	Description	Checked By
March 21, 2023	Project Eligibility Filing	

SITE SECTIONS

Scale: 1" = 20'-0"
Drawn By: Author
Date: March 21, 2023
Checked By: Checker
Project #: 11.6122.007

Residences at Nahant LLC
127-135 Nahant Street Wakefield MA

SV DESIGN
126 Dodge Street
Beverly, Massachusetts 01915
t 978.927.3745
www.svdesign.com

SV DESIGN

SITE SECTIONS

A3.02

Building Summary

The Residences @ Nahant

27-Jun-23

Floor	Common	Studio	1 br	1br/1 bath/den	2 br/2 bath	3 br/2 bath	Total	Bedrooms	Gross Floor Area with Garage	Garage Area
1	900	0	3	0	0	1	4	6	25780	20160
2		3	12	0	7	3	25	38	25740	
3		3	12	0	7	3	25	38	25740	
4		3	12	0	7	3	25	38	25740	
5	2525	3	12	0	6	0	21	27	25740	
Total	**3425**	**12**	**51**	**0**	**27**	**10**	**100**	**147**	**128740**	**20160**

		12 Studio Units	51 One Bedroom Units		27 Two Bedroom Units	10 Three Bedroom Units	Total Number of Units 100	Total Number of Bedrooms 147				
Percentage of total		12.0%	51.0%	0.0%	27.0%	10.0%			100.0%			
HC @ 5%			5									

Market vs. Affordable Unit Count breakdown

		Studio	1 br	2 br	3 br	Total
Total		12	51	27	10	**100**
Market rate		9	39	20	7	**75**
affordable @ 25%		3	12	7	3	**25**

Parking Summary

Open Lot			76						
Garaged			59						
Total			**135**						
Ratio			1.35	per unit	0.92	per bedroom			
Compact			0		0.0%				
Tandem			8	(4 pairs)	5.93%				
HC Accessible			5		per MAAB				

Unit Size Summary

Unit Type	gross s.f.		net s.f.
Studio	457.5		417
1 bedroom/1 Bath	750		703
1 Bedroom/1 bath/den	825-900		776-848
2 Bedroom/2 Bath	1325		1265
3 bedroom	1350-1500		1283-1456

Unit Sizes are approximate with slight variatons.