

1015 EAST STREET

WALPOLE, MA

COMPREHENSIVE PERMIT PLAN SET SUBMISSION **MAY 31, 2023**



PROJECT DESCRIPTION:
 NEW CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL BUILDING TO INCLUDE A TOTAL OF 142 DWELLING UNITS. GROUND FLOOR AMENITY SPACES INCLUDE; CLUB ROOM, LOUNGE, FITNESS CENTER, POOL AND FACILITIES, COWORK AND INTERNET CAFE. SURFACE PARKING AND GARAGE PARKING TO TOTAL 171 PARKING SPACES. THE PROJECT CONSISTS OF 5 STORIES OF WOOD FRAMED LEVELS (3A CONSTRUCTION) OVER TWO LEVELS OF CONCRETE (1A CONSTRUCTION)

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DRAWING LIST

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	TOTAL	TOTAL	S	1	2	3
FLOOR						
GARAGE	23,950 GSF	--	--	--	--	--
FLOOR 1	24,650 GSF	12	1	11	--	--
FLOOR 2	24,650 GSF	26	3	15	5	3
FLOOR 3	24,650 GSF	26	3	15	5	3
FLOOR 4	24,650 GSF	26	3	15	5	3
FLOOR 5	24,650 GSF	26	3	15	5	3
FLOOR 6	24,650 GSF	26	3	15	5	3
TOTAL	171,850 GSF	142	16	86	25	15

PROPOSED PARKING COUNT = 171

AVERAGE UNIT SIZE 795 GSF

CONSTRUCTION TYPE

GARAGE 1A (CONCRETE)
 FLOOR 1 1A (CONCRETE)
 FLOORS 2-6 3A (WOOD)

PRELIMINARY ZONING ANALYSIS

PROJECT DATA

PROJECT ADDRESS 1015 EAST STREET
 WALPOLE, MA

ZONING DISTRICT CBD - CENTRAL BUSINESS DISTRICT
 RESIDENTIAL USES PROHIBITED

MINIMUM AREA 5,000 SQFT
 MINIMUM FRONTAGE 50 FEET

MAXIMUM LOT COVERAGE BY STRUCTURE 100%
 MAXIMUM COVERAGE BY STRUCTURES + IMPERVIOUS 90%
 MINIMUM USABLE OPEN SPACE N/A

MINIMUM FRONT YARD 0 FEET MEETS
 MAXIMUM FRONT YARD 25 FEET MEETS
 MINIMUM SIDE YARD 0 FEET MEETS
 MINIMUM REAR YARD 10 FEET MEETS

MAXIMUM BUILDING HEIGHT 52 FEET RELIEF NEEDED 69'-11" PROPOSED

PARKING 2 SPACES PER RELIEF NEEDED 1.20 PER PROPOSED

RELIEF NEEDED

MEETS
MEETS

MEETS
MEETS

MEETS
MEETS
MEETS
MEETS

RELIEF NEEDED

RELIEF NEEDED

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 CONTEXT PLAN

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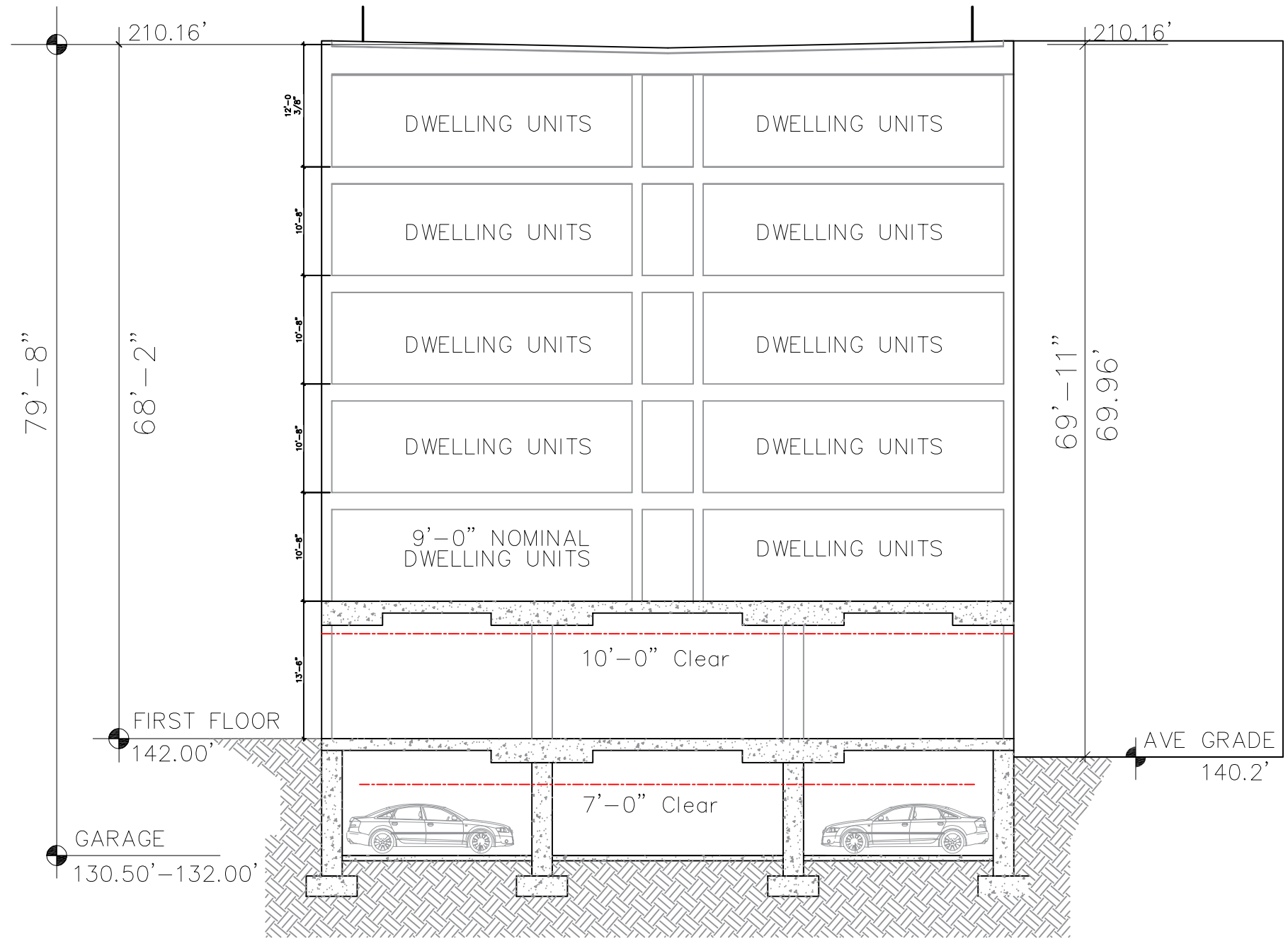
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BUILDING SECTION

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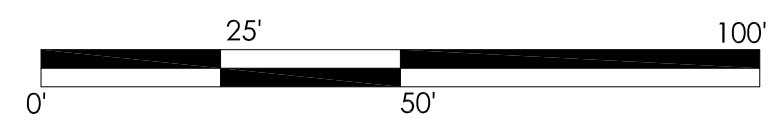
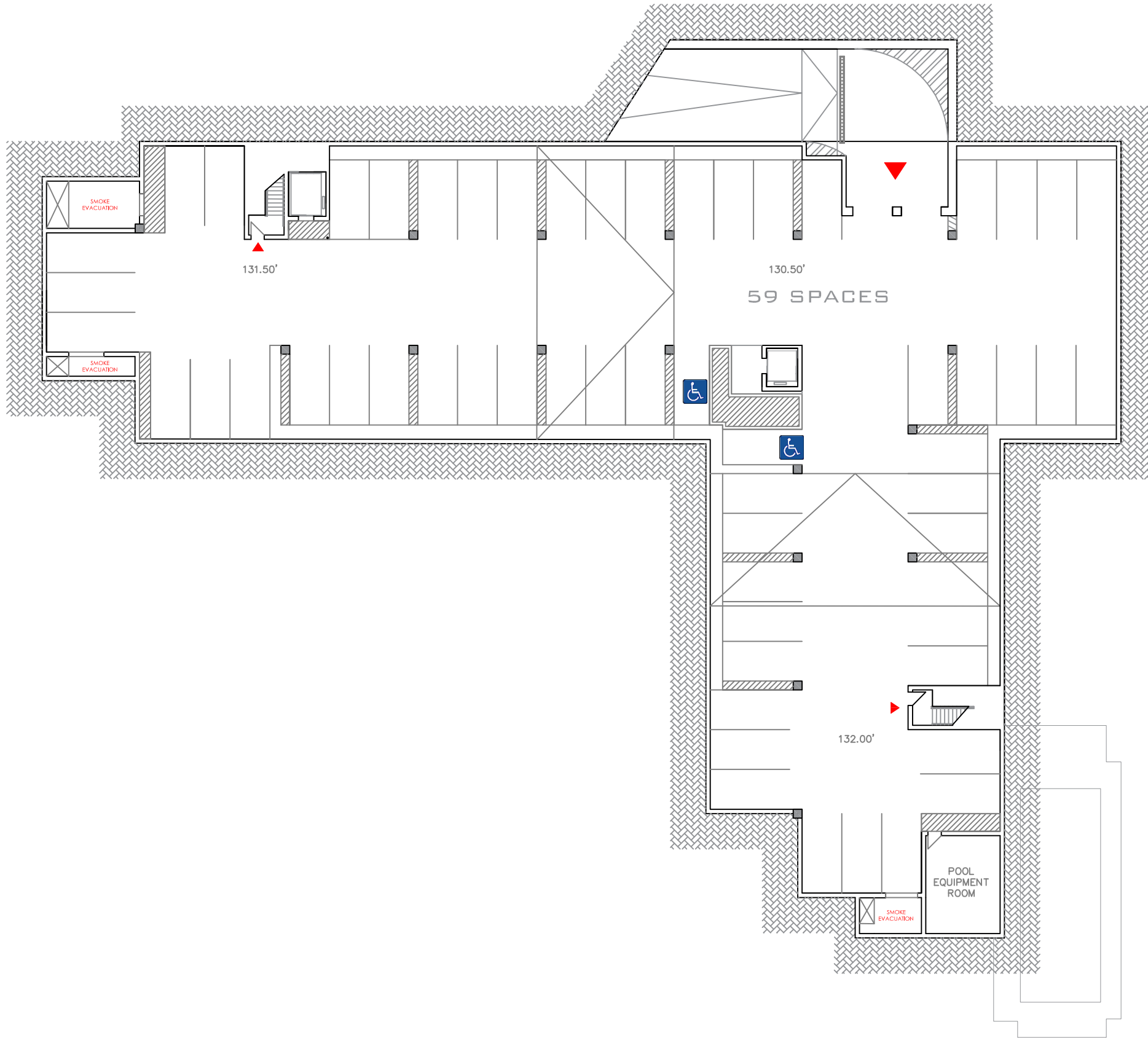
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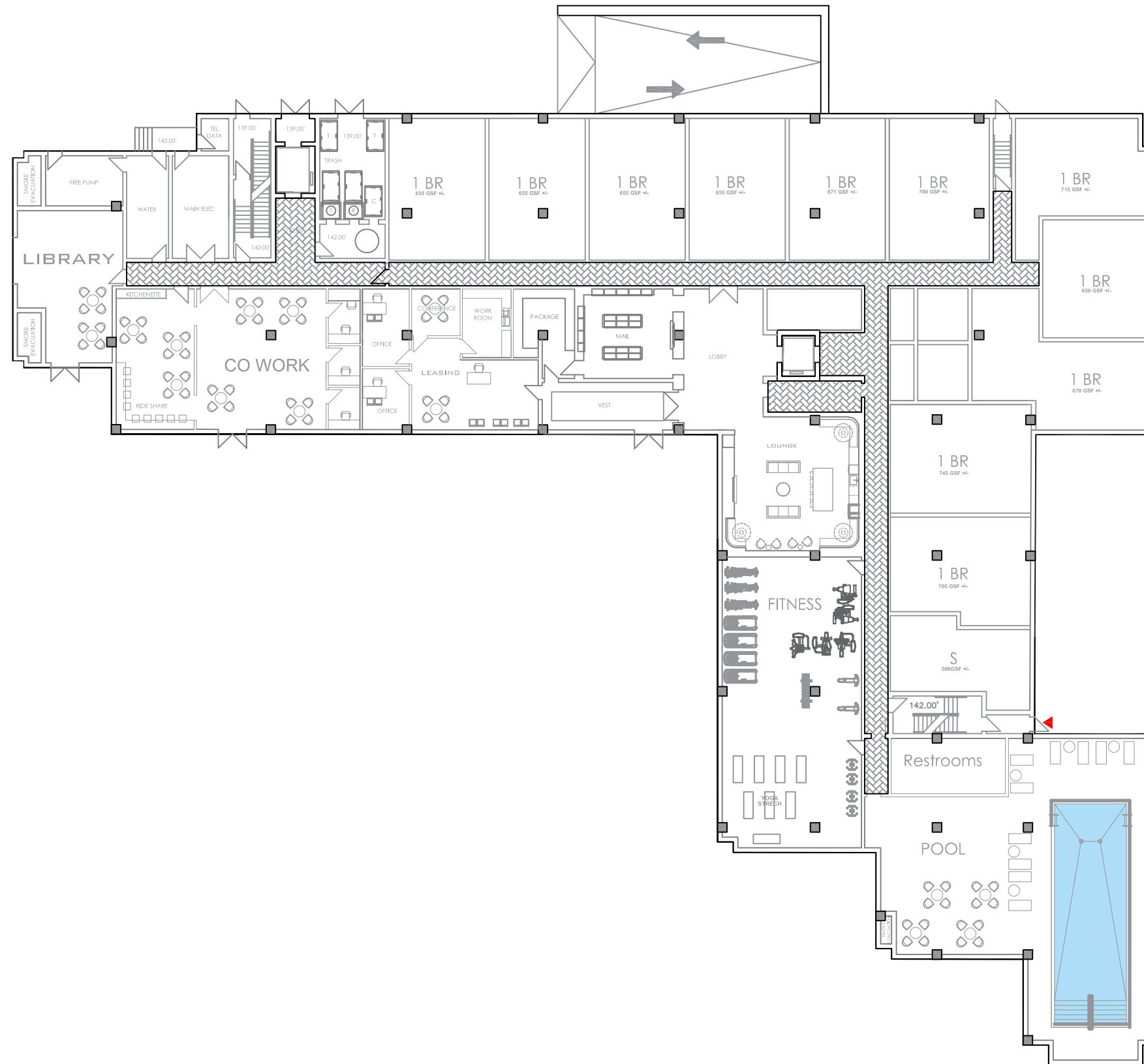
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**PARKING LEVEL
 FLOOR PLAN**

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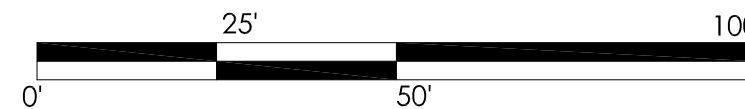
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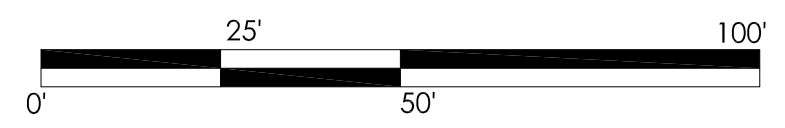
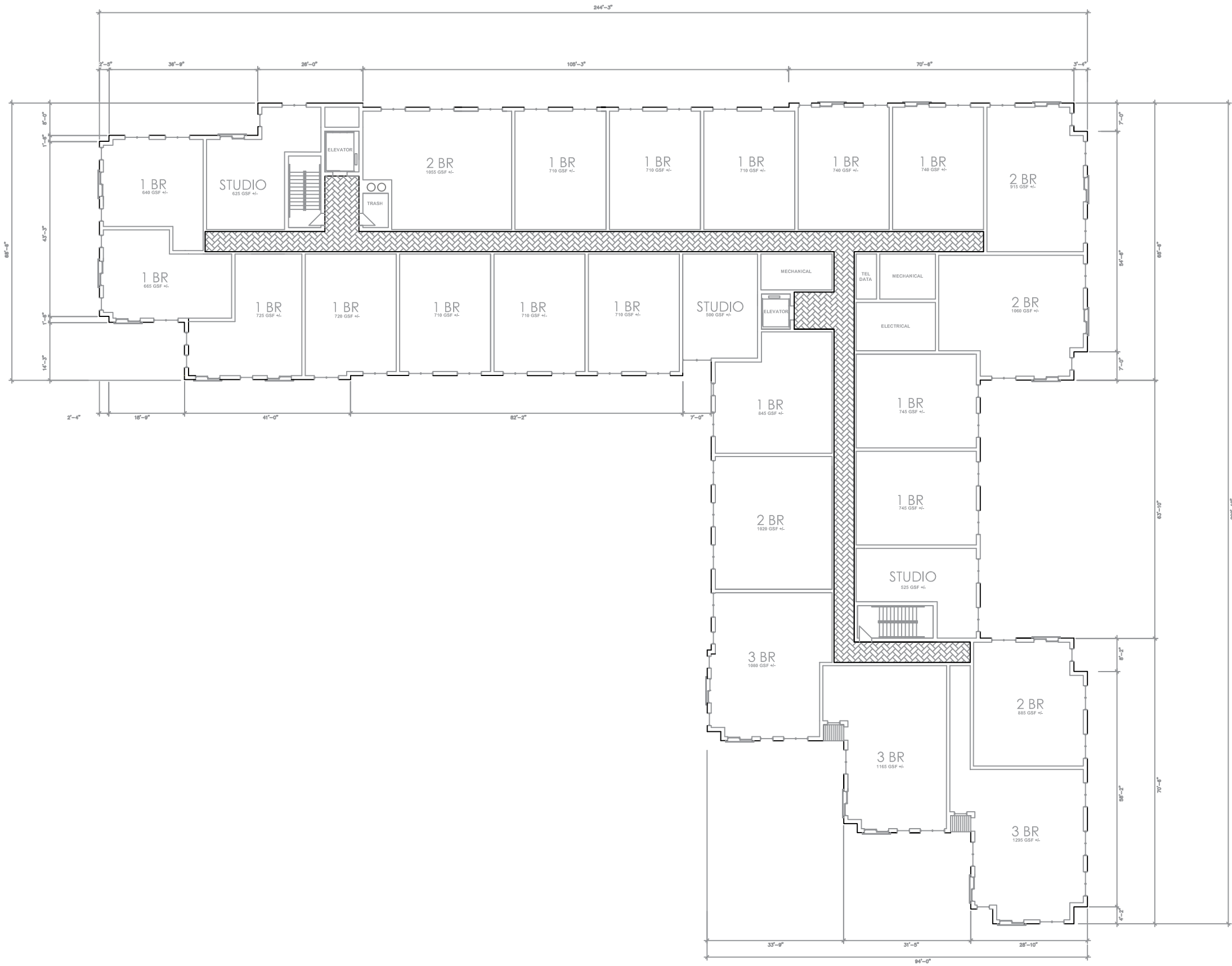
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GROUND FLOOR PLAN

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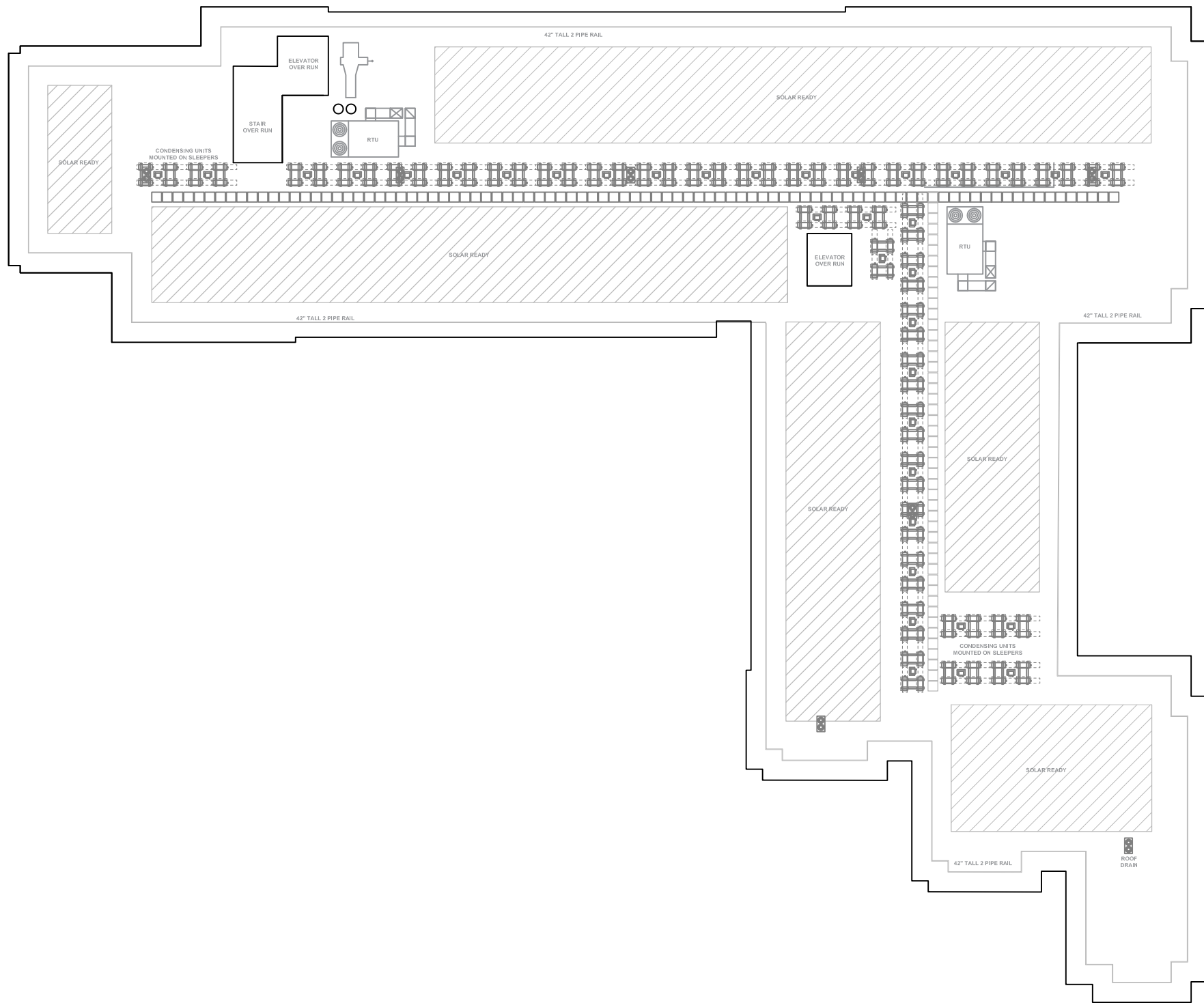
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 TYPICAL UPPER FLOOR PLAN

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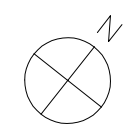
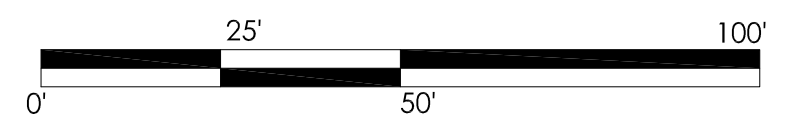
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ROOF PLAN

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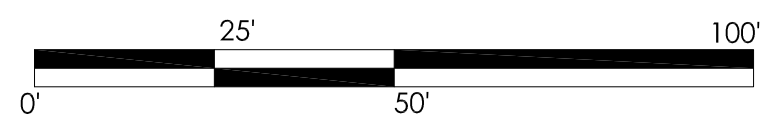
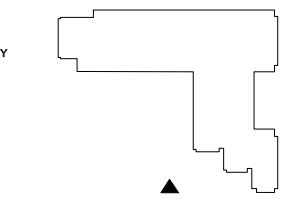
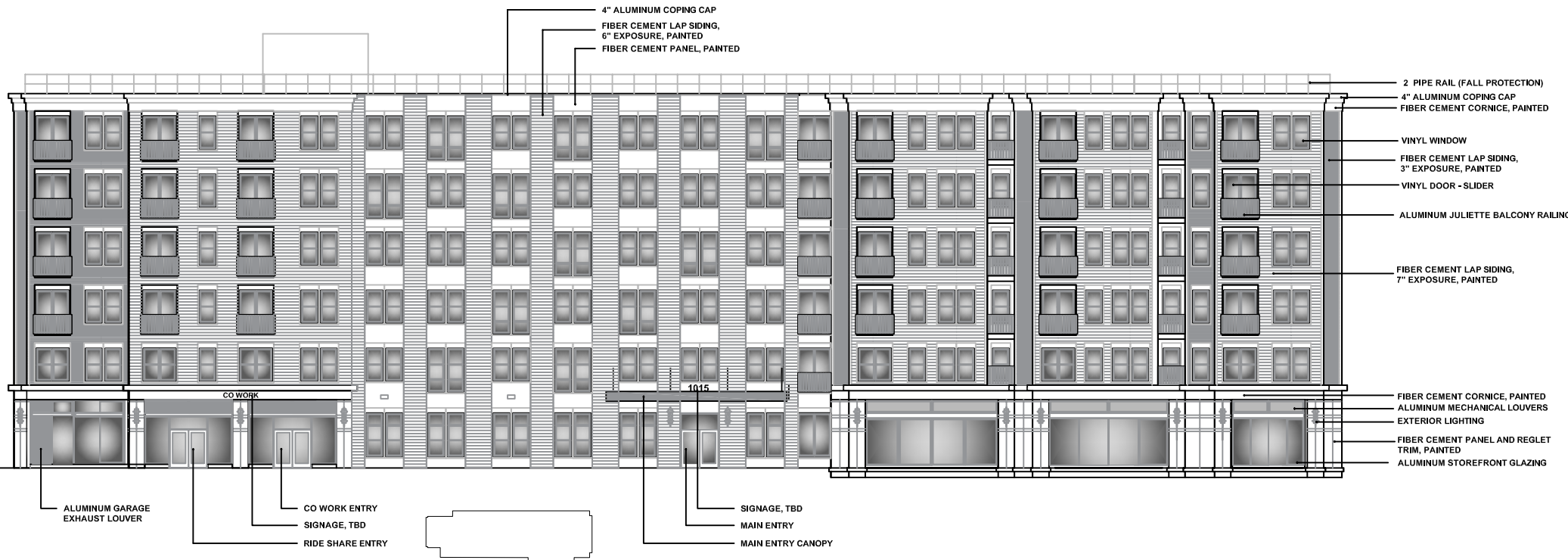
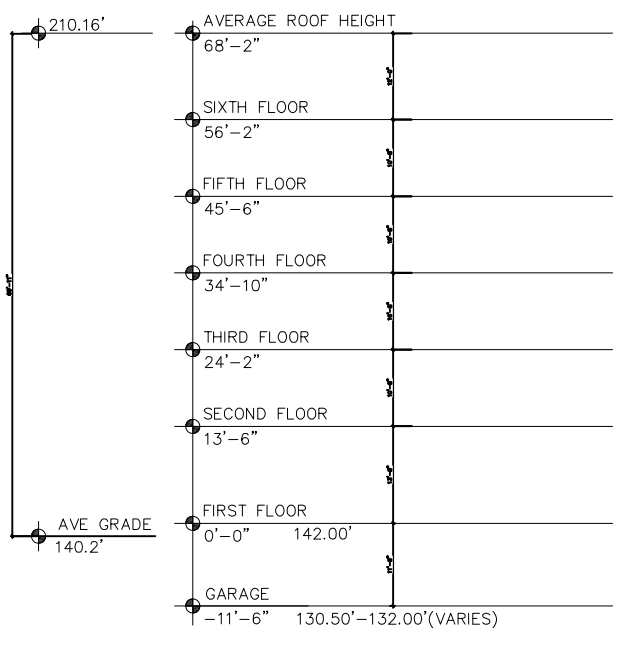
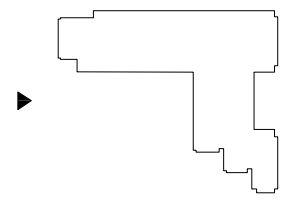
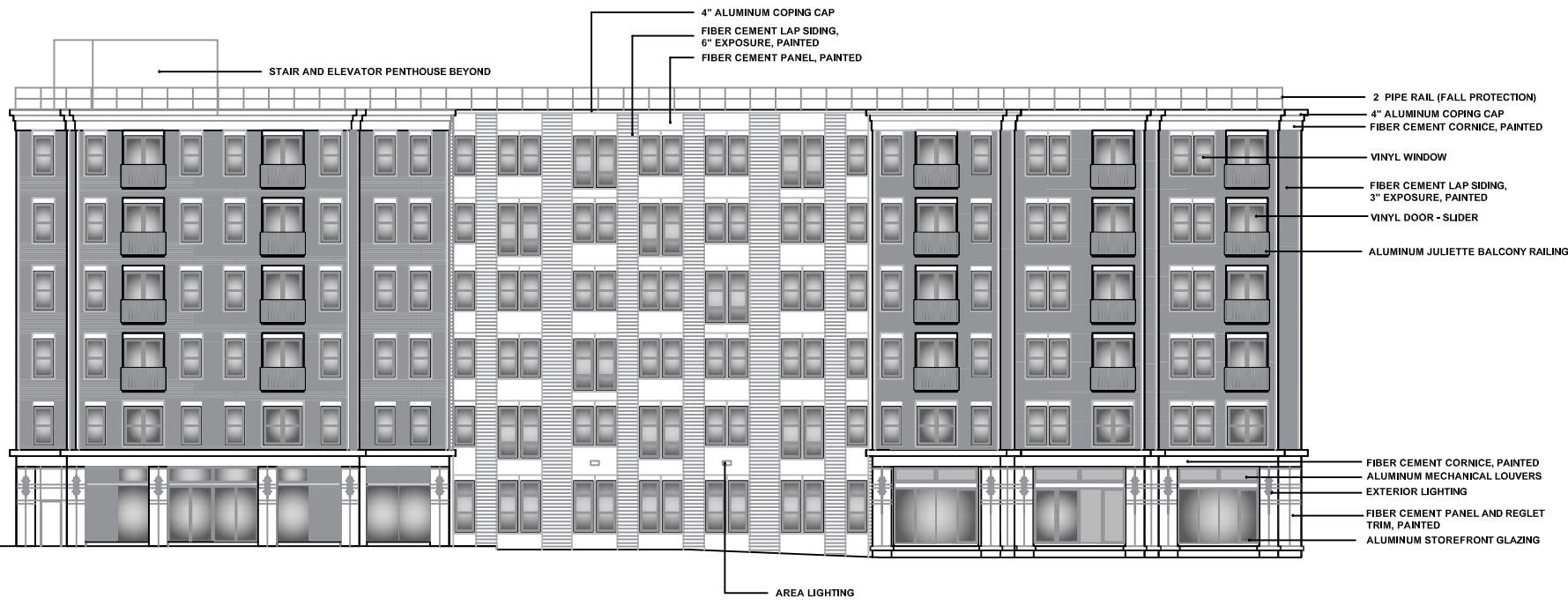
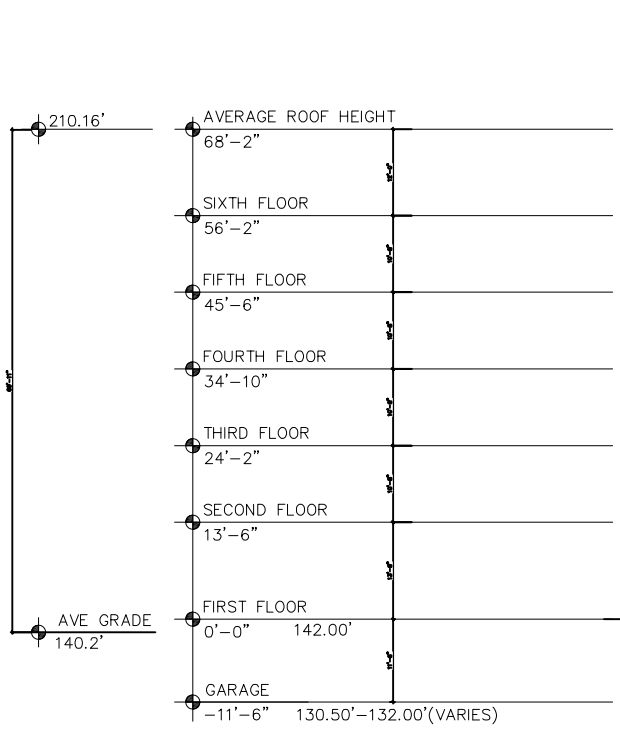
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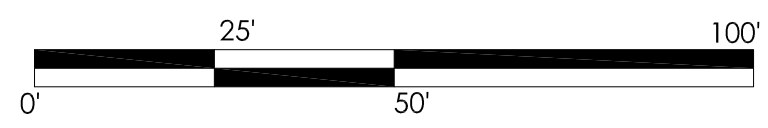
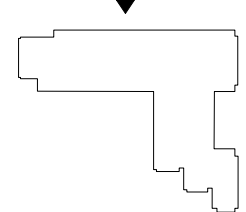
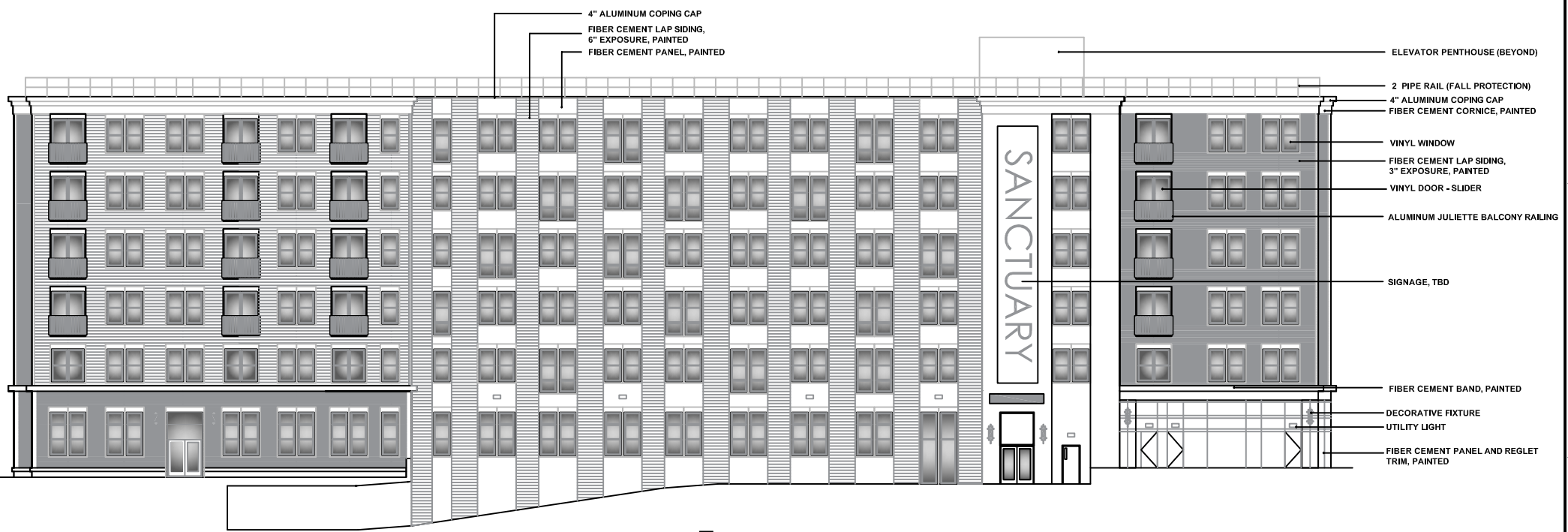
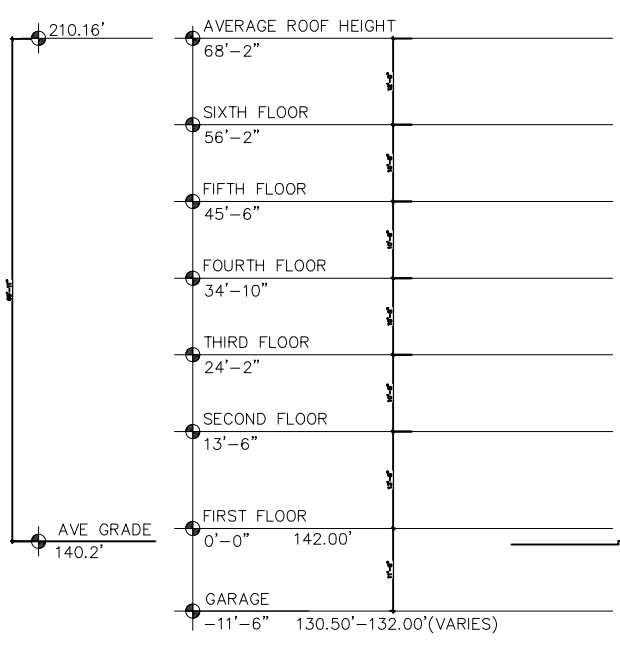
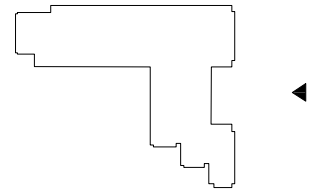
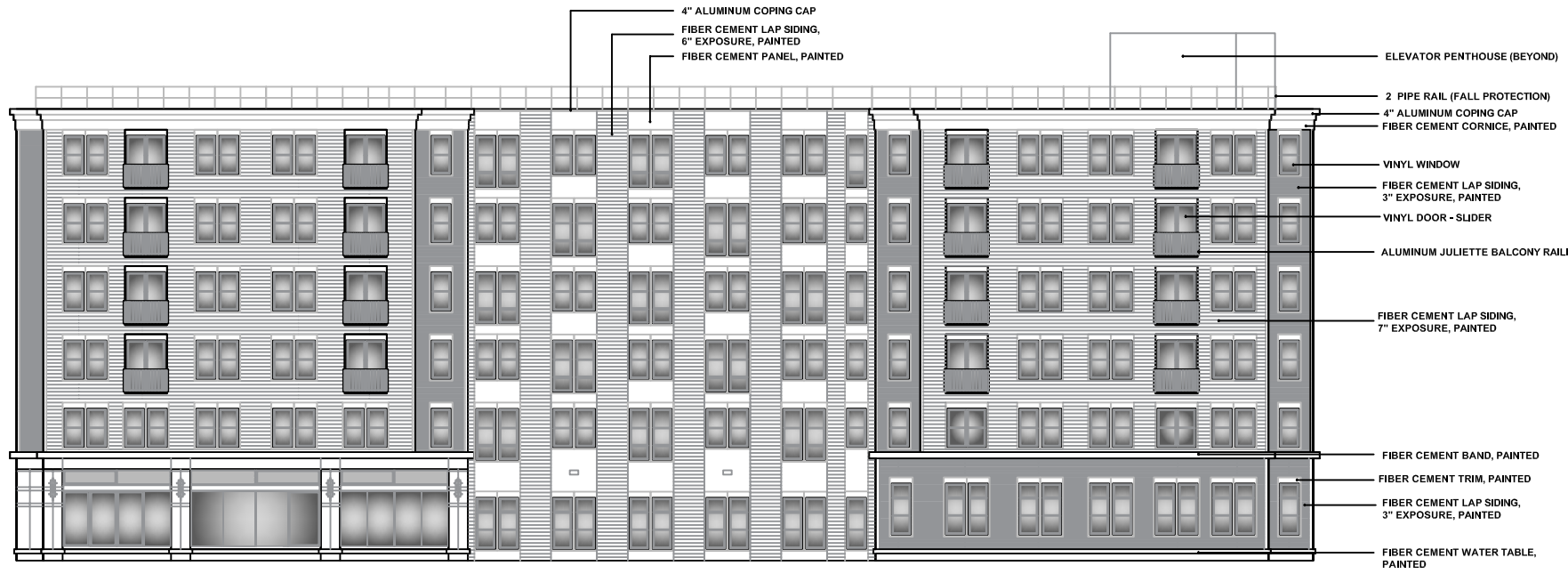
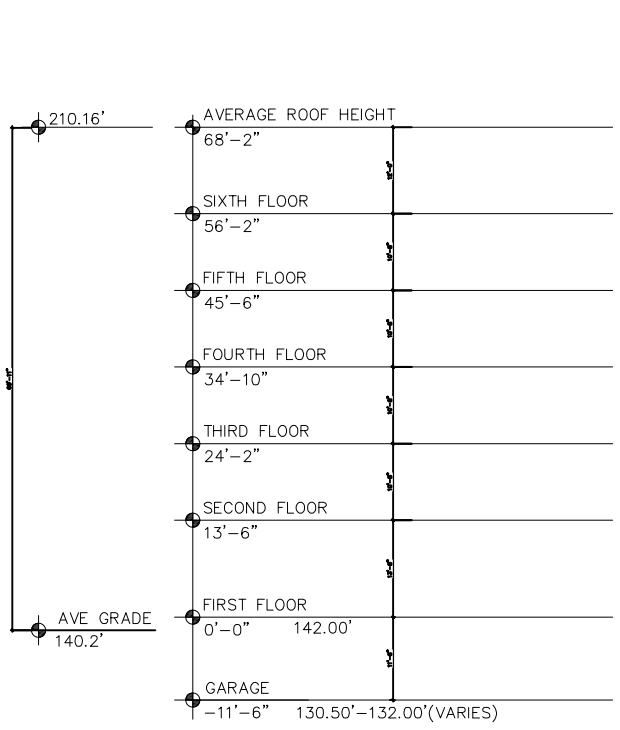
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BUILDING
PERSPECTIVE

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A401

