1015 EAST STREET

WALPOLE, MA

COMPREHENSIVE PERMIT PLAN SET SUBMISSION MAY 31, 2023



PRELIMINARY ZONING ANALYSIS

PROJECT DATA

PROJECT ADDRESS 1015 EAST STREET

WALPOLE, MA

ZONING DISTRICT **CBD - CENTRAL BUSINESS DISTRICT**

RESIDENTIAL USES PROHIBITED

RELIEF NEEDED

MINIMUM AREA 5,000 SQFT MINIMUM FRONTAGE 50 FEET

MEETS **MEETS**

MEETS MEETS

MEETS

MEETS

MAXIMUM LOT COVERAGE BY STRUCTURE MAXIMUM COVERAGE BY STRUCTURES + IMPERVIOUS

100%

MINIMUM USABLE OPEN SPACE

90% N/A

0 FEET

MINIMUM FRONT YARD MAXIMUM FRONT YARD MINIMUM SIDE YARD

MAXIMUM BUILDING HEIGHT

MINIMUM REAR YARD

25 FEET

O FEET 10 FEET MEETS **MEETS**

69'-11" PROPOSED

2 SPACES PER RELIEF NEEDED PARKING

1.20 PER PROPOSED

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)

DRAWING LIST

T1.00	TITLE PAGE	MAY 31, 2023
A0.10	SITE PLAN	MAY 31, 2023
A0.00	CONTEXT PLAN	MAY 31, 2023
A0.11	BUILDING SECTION	MAY 31, 2023
A1.00	PARKING LEVEL FLOOR PLAN	MAY 31, 2023
A1.01	GROUND FLOOR PLAN	MAY 31, 2023
A1.02	TYPICAL UPPER FLOOR PLAN	MAY 31, 2023
A1.03	ROOF PLAN	MAY 31, 2023
A2.00	EXTERIOR ELEVATIONS	MAY 31, 2023
A2.01	EXTERIOR ELEVATIONS	MAY 31, 2023
A4.00	BUILDING PERSPECTIVE	MAY 31, 2023
A5.00	UNIT LAYOUTS	MAY 31, 2023

	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) 1A (CONCRETE) FLOOR1 FLOORS 2-6 3A (WOOD)

EMBARC

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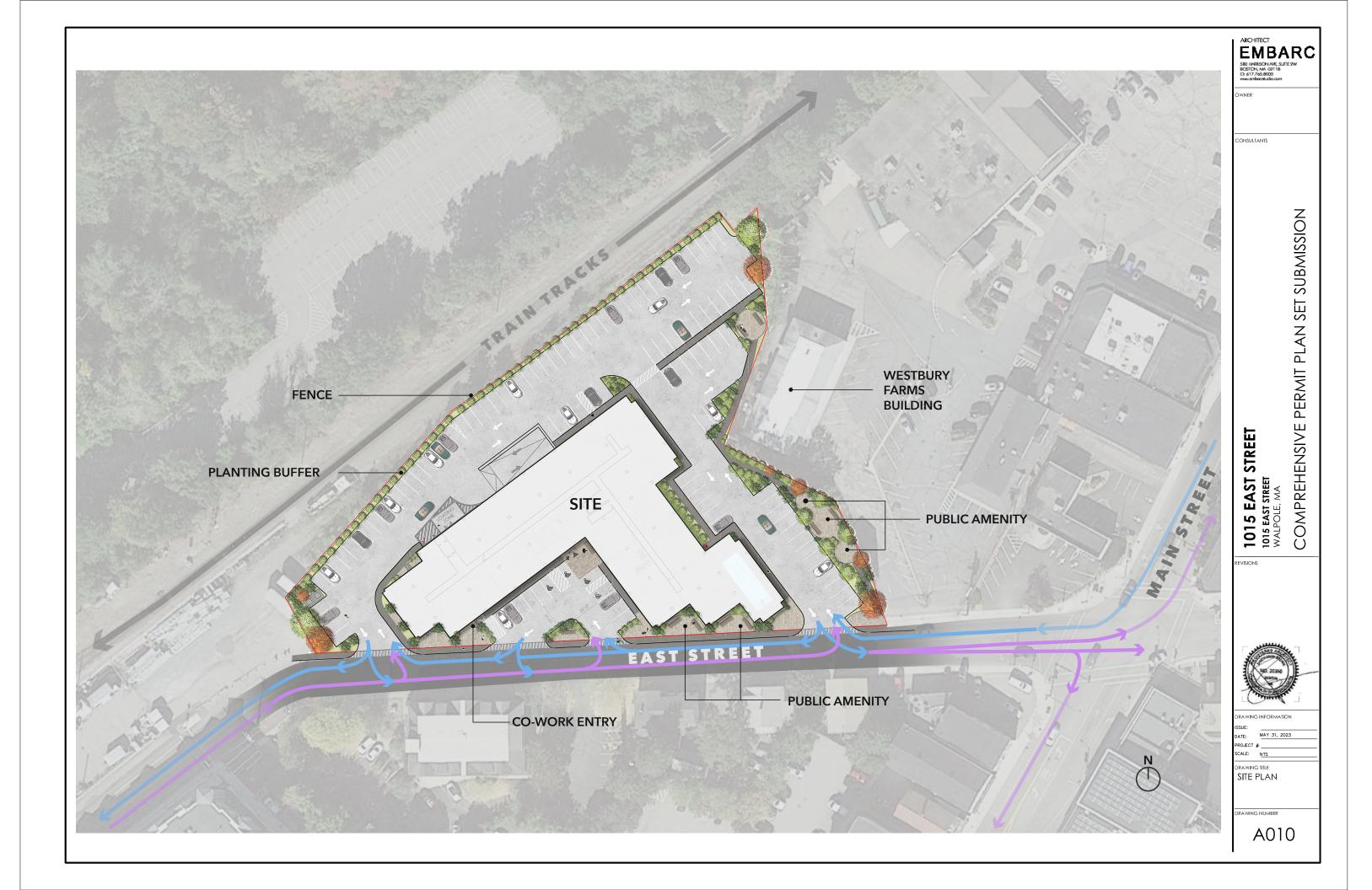
SUBMISSION SET PLAN PERMIT 1015 EAST STREET 1015 EAST STREET WALPOLE, MA COMPREHENSIVE

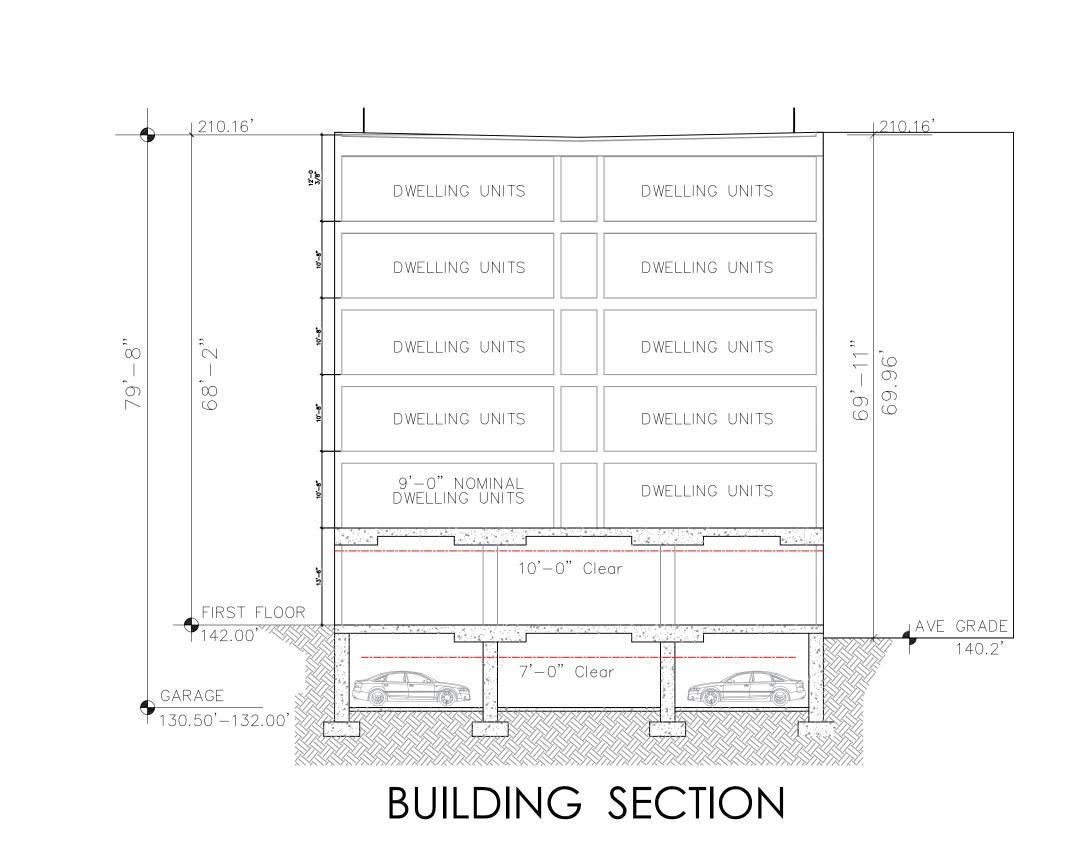
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TITLE PAGE

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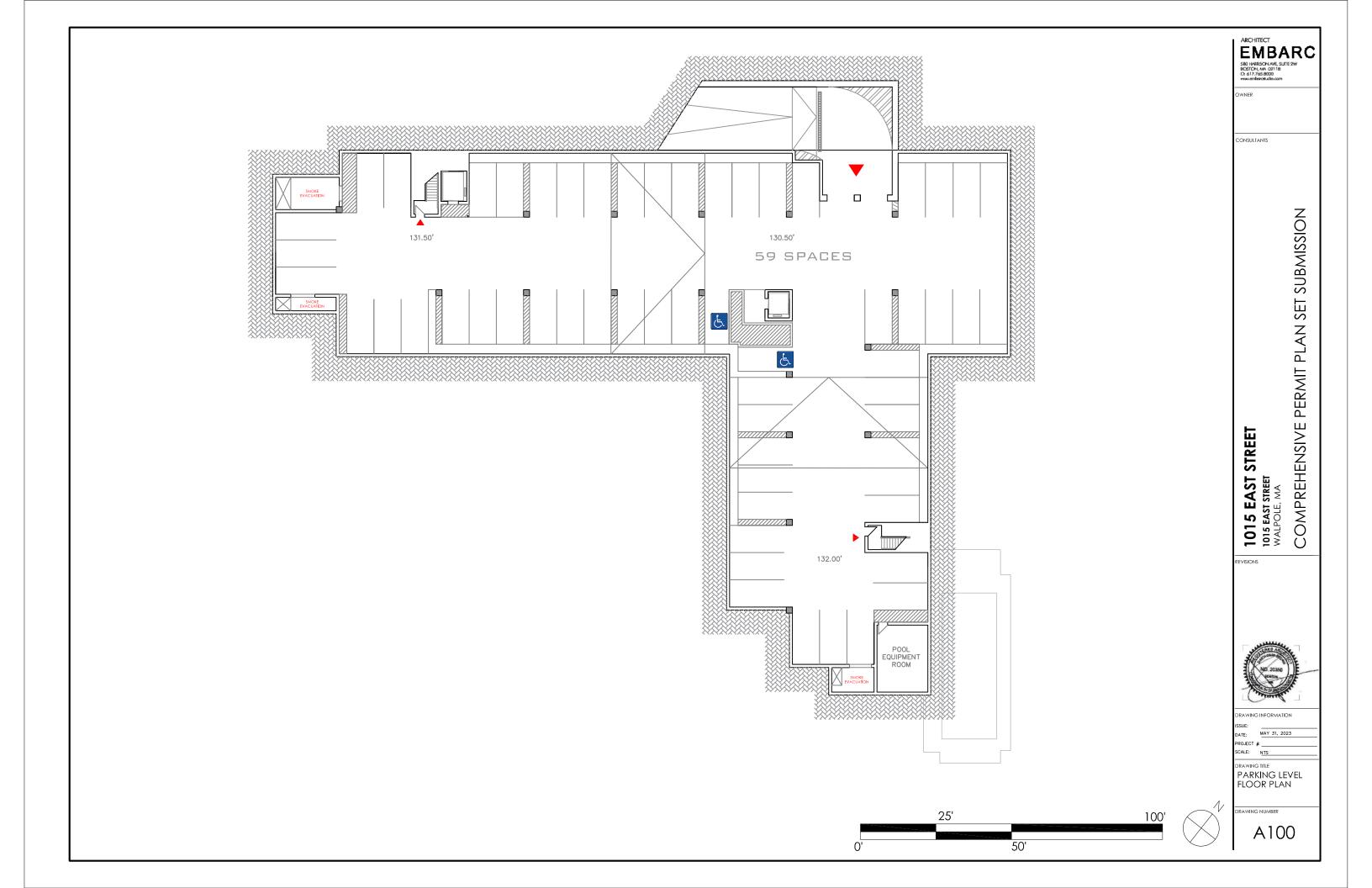
COMPREHENSIVE PERMIT PLAN SET SUBMISSION

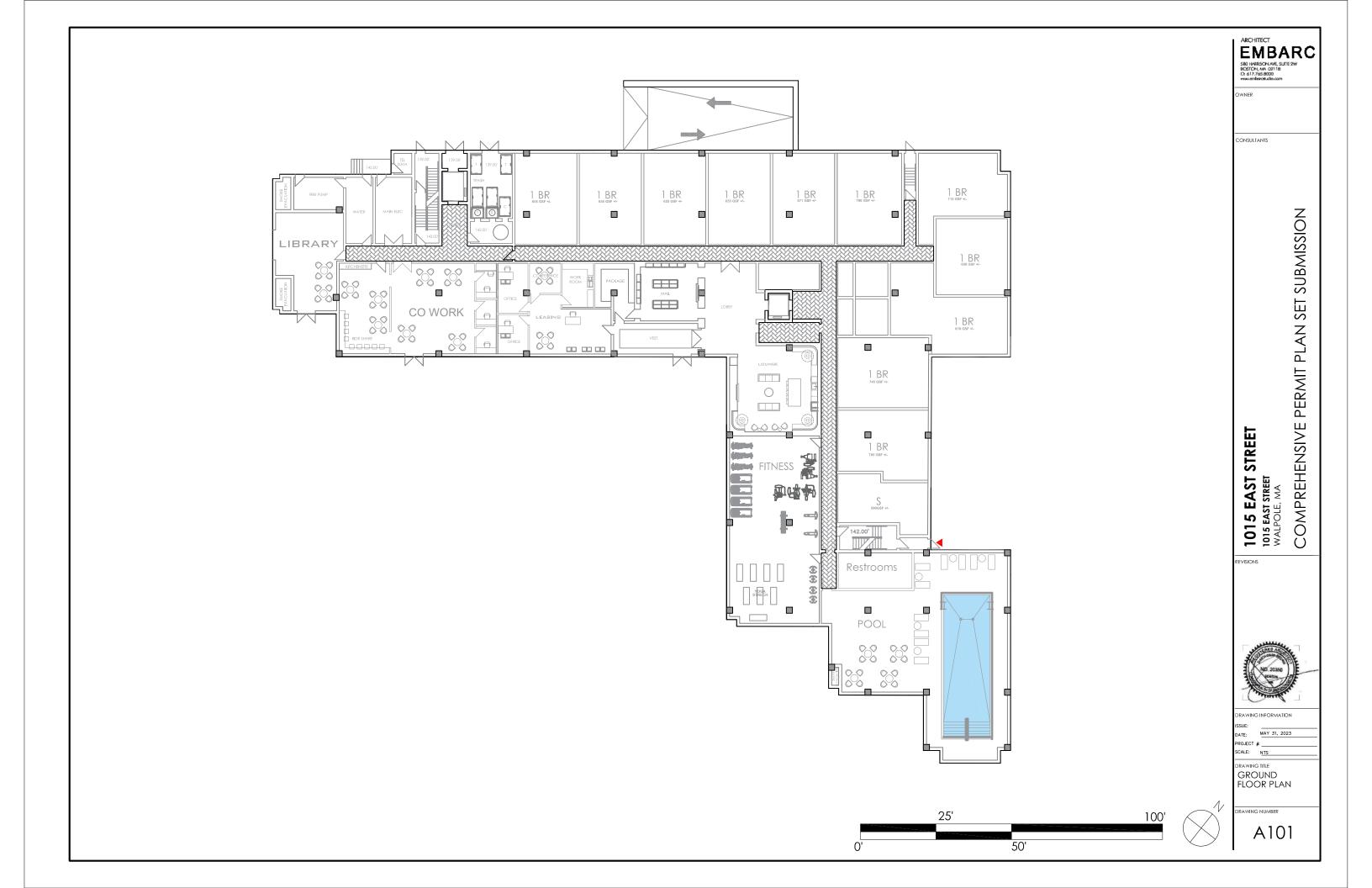
1015 EAST STREET
1015 EAST STREET
WALPOLE, MA

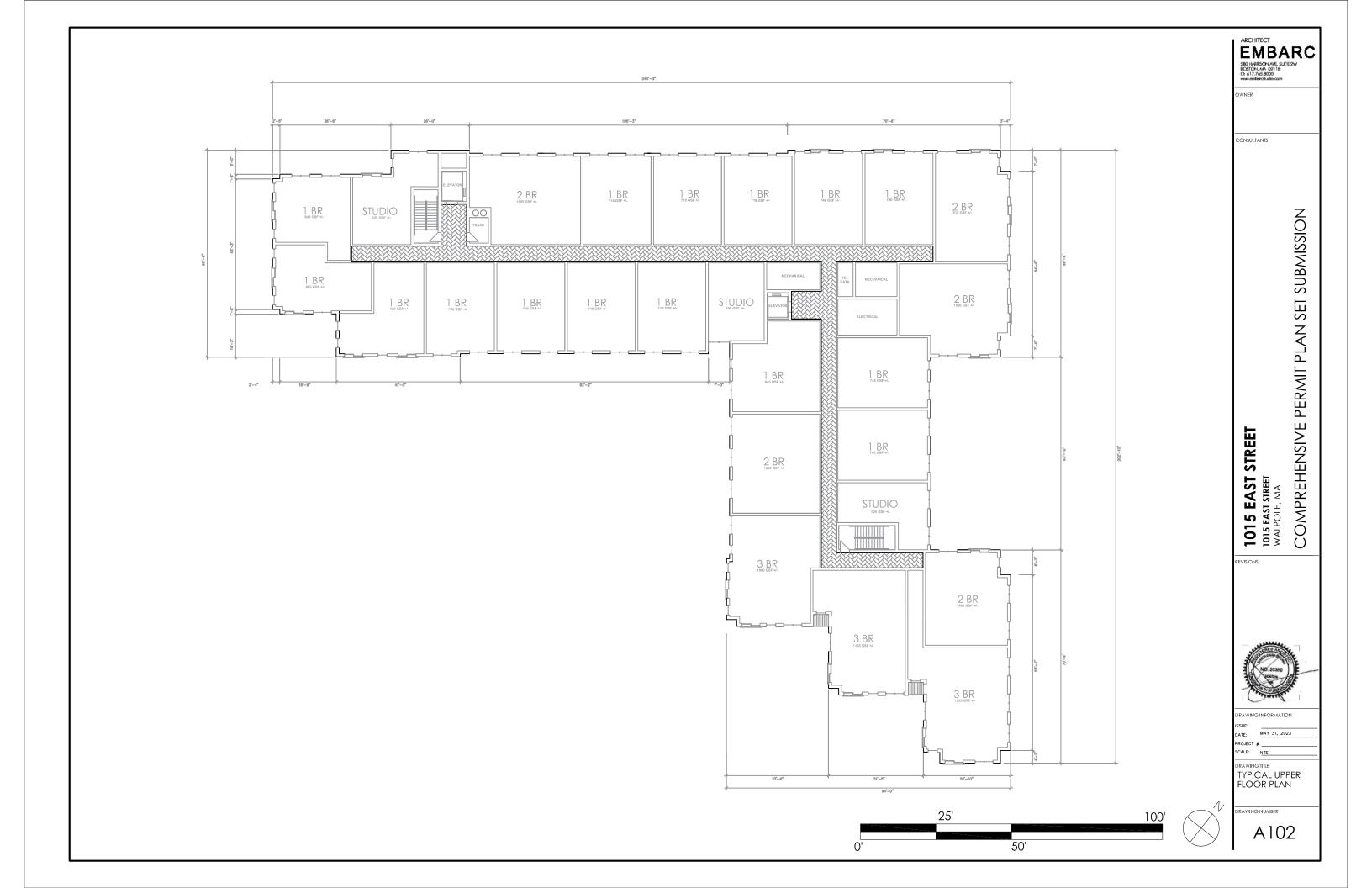


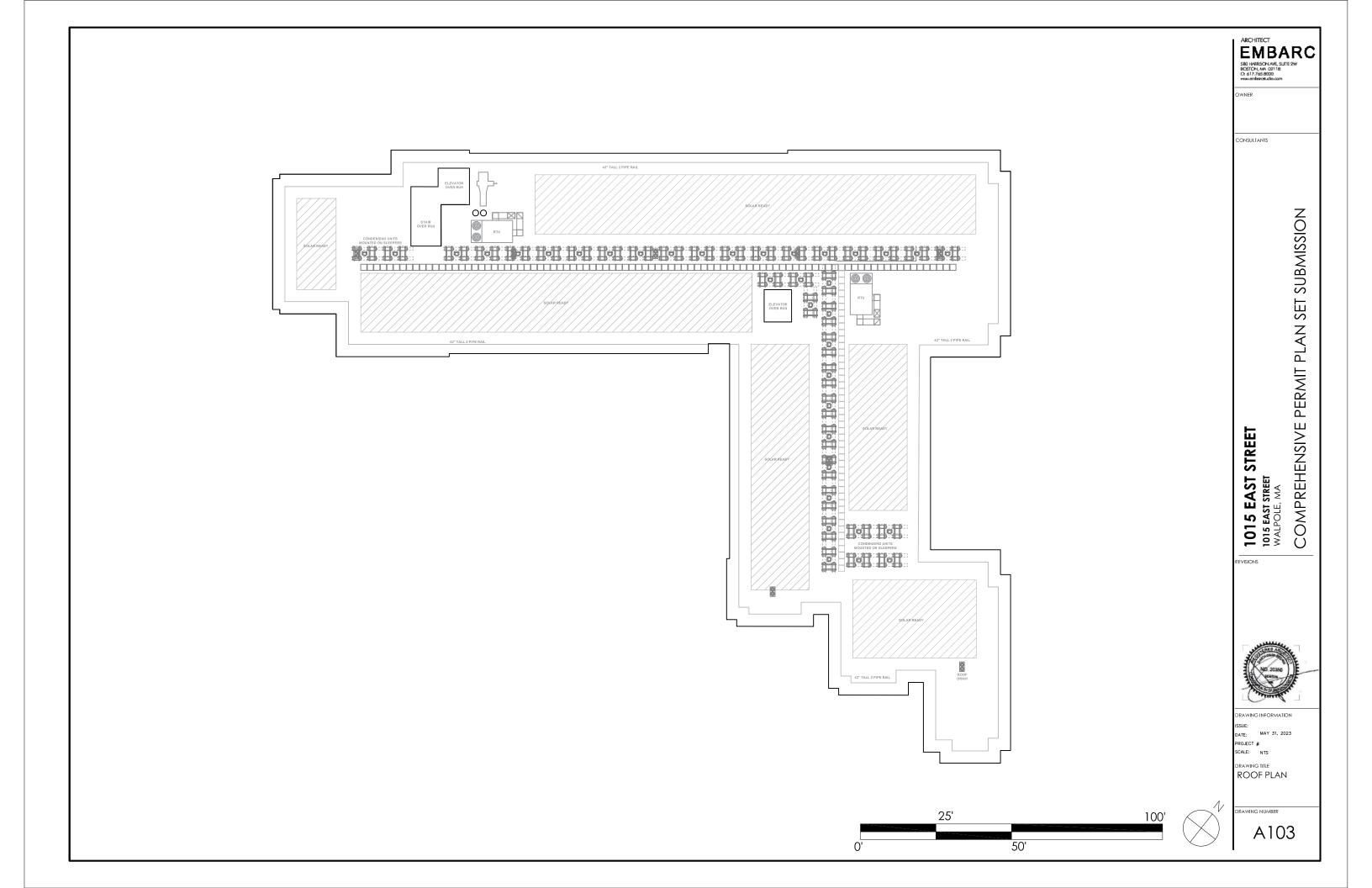
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BUILDING
SECTION

A011

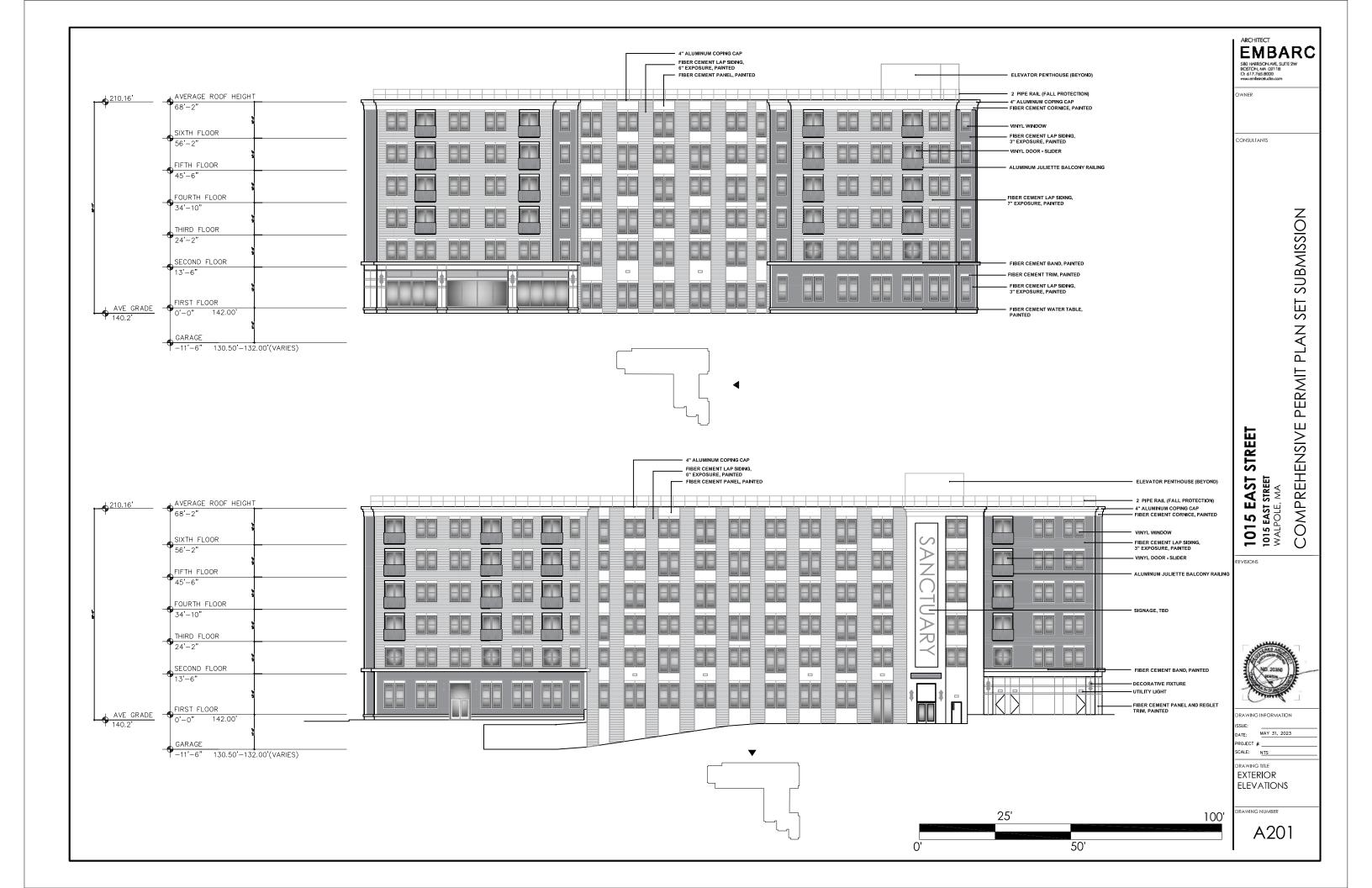














ARCHITECT

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COMPREHENSIVE PERMIT PLAN SET SUBMISSION

1015 EAST STREET 1015 EAST STREET WALPOLE, MA

REVISIONS



DRAWING TITLE
BUILDING
PERSPECTIVE

A401

UNIT#	SIZE	BEDS	BATHS	GSF	HP	AF
UNIT 107	STUDIO	1	1	500 GSF		
UNIT 108	1 BR	1	1	705 GSF		
UNIT 109	1 BR	1	1	745 GSF		
UNIT 110	1 BR	1	1	870 GSF		
UNIT 111	1 BR	1	1	650 GSF		
UNIT 112	1 BR	1	1	715 GSF		
UNIT 113	1 BR	1	1	700 GSF		
UNIT 114	1 BR	1	1	670 GSF		
UNIT 115	1 BR	1	1	655 GSF	9	
UNIT 116	1 BR	1	1	655 GSF		
UNIT 117	1 BR	1	1	655 GSF		
UNIT 118	1 BR	1	1	655 GSF		
12		12	12	8175 GSF		

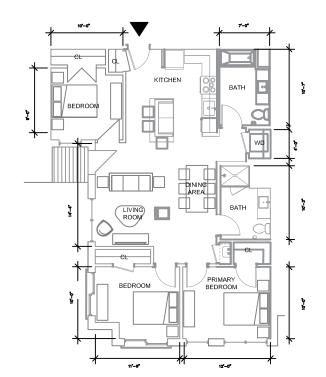
UNIT#	SIZE	BEDS	BATHS	GSF	HP	ΑF
UNIT 201	1 BR	1	1	845 GSF		
UNIT 202	2 BR	2	2	1020 GSF		
UNIT 203	3 BR	3	2	1080 GSF		
UNIT 204	1 BR	3	2	1165 GSF		
UNIT 205	3 BR	3	2	1295 GSF		
UNIT 206	2 BR	2	2	885 GSF		
UNIT 207	STUDIO	1	1	525 GSF	6.	
UNIT 208	1 BR	1	1	745 GSF		
UNIT 209	1 BR	1	1	745 GSF		
UNIT 210	2 BR	2	2	1060 GSF		
UNIT 211	2 BR	2	2	915 GSF		
UNIT 212	1 BR	1	1	740 GSF		
UNIT 213	1 BR	1	1	740 GSF		
UNIT 214	1 BR	1	1	710 GSF		
UNIT 215	1 BR	1	1	710 GSF		
UNIT 216	1 BR	1	1	710 GSF		
UNIT 217	2 BR	2	2	1055 GSF		
UNIT 218	STUDIO	1	1	625 GSF		
UNIT 219	1 BR	1	1	640 GSF		
UNIT 220	1 BR	1	1	665 GSF		
UNIT 221	1 BR	1	1	725 GSF		
UNIT 222	1 BR	1	1	720 GSF		
UNIT 223	1 BR	1	1	710 GSF		
UNIT 224	1 BR	1	1	710 GSF		
UNIT 225	1 BR	1	1	710 GSF		
UNIT 226	STUDIO	1	1	500 GSF		
26		37	34	20,950 GSF		

UNIT#	SIZE	BEDS	BATHS	GSF	HP	AF
UNIT 301	1 BR	1	1	845 GSF		
UNIT 302	2 BR	2	2	1020 GSF		
UNIT 303	3 BR	3	2	1080 GSF		
UNIT 304	1 BR	3	2	1165 GSF		
UNIT 305	3 BR	3	2	1295 GSF		
UNIT 306	2 BR	2	2	885 GSF		
UNIT 307	STUDIO	1	1	525 GSF		
UNIT 308	1 BR	1	1	745 GSF		
UNIT 309	1 BR	1	1	745 GSF		
UNIT 310	2 BR	2	2	1060 GSF		
UNIT 311	2 BR	2	2	915 GSF		
UNIT 312	1 BR	1	1	740 GSF		
UNIT 313	1 BR	1	1	740 GSF		
UNIT 314	1 BR	1	1	710 GSF		
UNIT 315	1 BR	1	1	710 GSF		
UNIT 316	1 BR	1	1	710 GSF		
UNIT 317	2 BR	2	2	1055 GSF	خي	
UNIT 318	STUDIO	1	1	625 GSF		
UNIT 319	1 BR	1	1	640 GSF		
UNIT 320	1 BR	1	1	665 GSF		
UNIT 321	1 BR	1	1	725 GSF		
UNIT 322	1 BR	1	1	720 GSF		
UNIT 323	1 BR	1	1	710 GSF		
UNIT 324	1 BR	1	1	710 GSF		
UNIT 325	1 BR	1	1	710 GSF		
UNIT 326	STUDIO	1	1	500 GSF	٠Ú٠	
26		37	34	20,950 GSF		

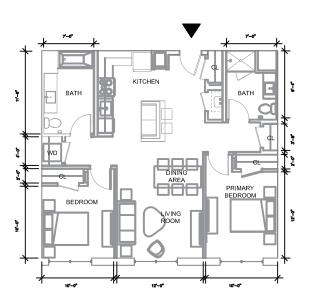
UNIT#	SIZE	BEDS	BATHS	GSF	HP	ΑF
UNIT 401	1 BR	1	1	845 GSF		
UNIT 402	2 BR	2	2	1020 GSF		
UNIT 403	3 BR	3	2	1080 GSF		
UNIT 404	1 BR	3	2	1165 GSF		
UNIT 405	3 BR	3	2	1295 GSF		
UNIT 406	2 BR	2	2	885 GSF		
UNIT 407	STUDIO	1	1	525 GSF		
UNIT 408	1 BR	1	1	745 GSF		
UNIT 409	1 BR	1	1	745 GSF	<u>(F</u> :	
UNIT 410	2 BR	2	2	1060 GSF		
UNIT 411	2 BR	2	2	915 GSF		
UNIT 412	1 BR	1	1	740 GSF		
UNIT 413	1 BR	1	1	740 GSF		
UNIT 414	1 BR	1	1	710 GSF		
UNIT 415	1 BR	1	1	710 GSF		
UNIT 416	1 BR	1	1	710 GSF		
UNIT 417	2 BR	2	2	1055 GSF		
UNIT 418	STUDIO	1	1	625 GSF		
UNIT 419	1 BR	1	1	640 GSF		
UNIT 420	1 BR	1	1	665 GSF		
UNIT 421	1 BR	1	1	725 GSF		
UNIT 422	1 BR	1	1	720 GSF		
UNIT 423	1 BR	1	1	710 GSF		
UNIT 424	1 BR	1	1	710 GSF		
UNIT 425	1 BR	1	1	710 GSF		
UNIT 426	STUDIO	1	1	500 GSF		
26		37	34	20,950 GSF		

UNIT#	SIZE	BEDS	BATHS	GSF	HP	ΑF
UNIT 501	1 BR	1	1	845 GSF		
UNIT 502	2 BR	2	2	1020 GSF		
UNIT 503	3 BR	3	2	1080 GSF		
UNIT 504	1 BR	3	2	1165 GSF		
UNIT 505	3 BR	3	2	1295 GSF		
UNIT 506	2 BR	2	2	885 GSF		
UNIT 507	STUDIO	1	1	525 GSF		
UNIT 508	1 BR	1	1	745 GSF	Ċs	
UNIT 509	1 BR	1	1	745 GSF		
UNIT 510	2 BR	2	2	1060 GSF		
UNIT 511	2 BR	2	2	915 GSF		
UNIT 512	1 BR	1	1	740 GSF		
UNIT 513	1 BR	1	1	740 GSF		
UNIT 514	1 BR	1	1	710 GSF		
UNIT 515	1 BR	1	1	710 GSF		
UNIT 516	1 BR	1	1	710 GSF		
UNIT 517	2 BR	2	2	1055 GSF		
UNIT 518	STUDIO	1	1	625 GSF		
UNIT 519	1 BR	1	1	640 GSF		
UNIT 520	1 BR	1	1	665 GSF		
UNIT 521	1 BR	1	1	725 GSF		
UNIT 522	1 BR	1	1	720 GSF		
UNIT 523	1 BR	1	1	710 GSF		
UNIT 524	1 BR	1	1	710 GSF		
UNIT 525	1 BR	1	1	710 GSF		
UNIT 526	STUDIO	1	1	500 GSF		
26		37	34	20,950 GSF		П

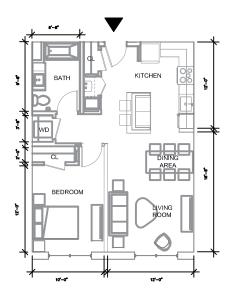
UNIT#	SIZE	BEDS	BATHS	GSF	ŀ
					Г
UNIT 601	1 BR	1	1	845 GSF	
UNIT 602	2 BR	2	2	1020 GSF	
UNIT 603	3 BR	3	2	1080 GSF	
UNIT 604	1 BR	3	2	1165 GSF	Γ
UNIT 605	3 BR	3	2	1295 GSF	ľ
UNIT 606	2 BR	2	2	885 GSF	I
UNIT 607	STUDIO	1	1	525 GSF	I
UNIT 608	1 BR	1	1	745 GSF	ı
UNIT 609	1 BR	1	1	745 GSF	ı
UNIT 610	2 BR	2	2	1060 GSF	
UNIT 611	2 BR	2	2	915 GSF	ľ
UNIT 612	1 BR	1	1	740 GSF	
UNIT 613	1 BR	1	1	740 GSF	
UNIT 614	1 BR	1	1	710 GSF	
UNIT 615	1 BR	1	1	710 GSF	ľ
UNIT 616	1 BR	1	1	710 GSF	ľ
UNIT 617	2 BR	2	2	1055 GSF	ı
UNIT 618	STUDIO	1	1	625 GSF	ı
UNIT 619	1 BR	1	1	640 GSF	ı
UNIT 620	1 BR	1	1	665 GSF	
UNIT 621	1 BR	1	1	725 GSF	
UNIT 622	1 BR	1	1	720 GSF	
UNIT 623	1 BR	1	1	710 GSF	
UNIT 624	1 BR	1	1	710 GSF	l
UNIT 625	1 BR	1	1	710 GSF	ĺ
UNIT 626	STUDIO	1	1	500 GSF	ĺ
26		37	34	20,950 GSF	ľ



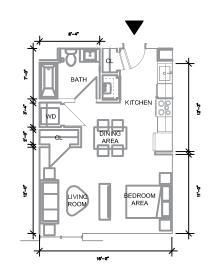




TYPICAL 2 BEDROOM PLAN 1020 GSF +/-



TYPICAL 1 BEDROOM PLAN 710 GSF +/-



TYPICAL STUDIO PLAN 500 GSF +/-



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WALPOLE, MA
COMPREHENSIVE PERMIT PLAN SET SUBMISSION

RAWING INFORMATION

REVISIONS

MAY 31, 2023 PROJECT #: _____ SCALE: NTS

DRAWING TITLE
TYPICAL UNITS

RAWING NUMBER

A500