

THE SANCTUARY

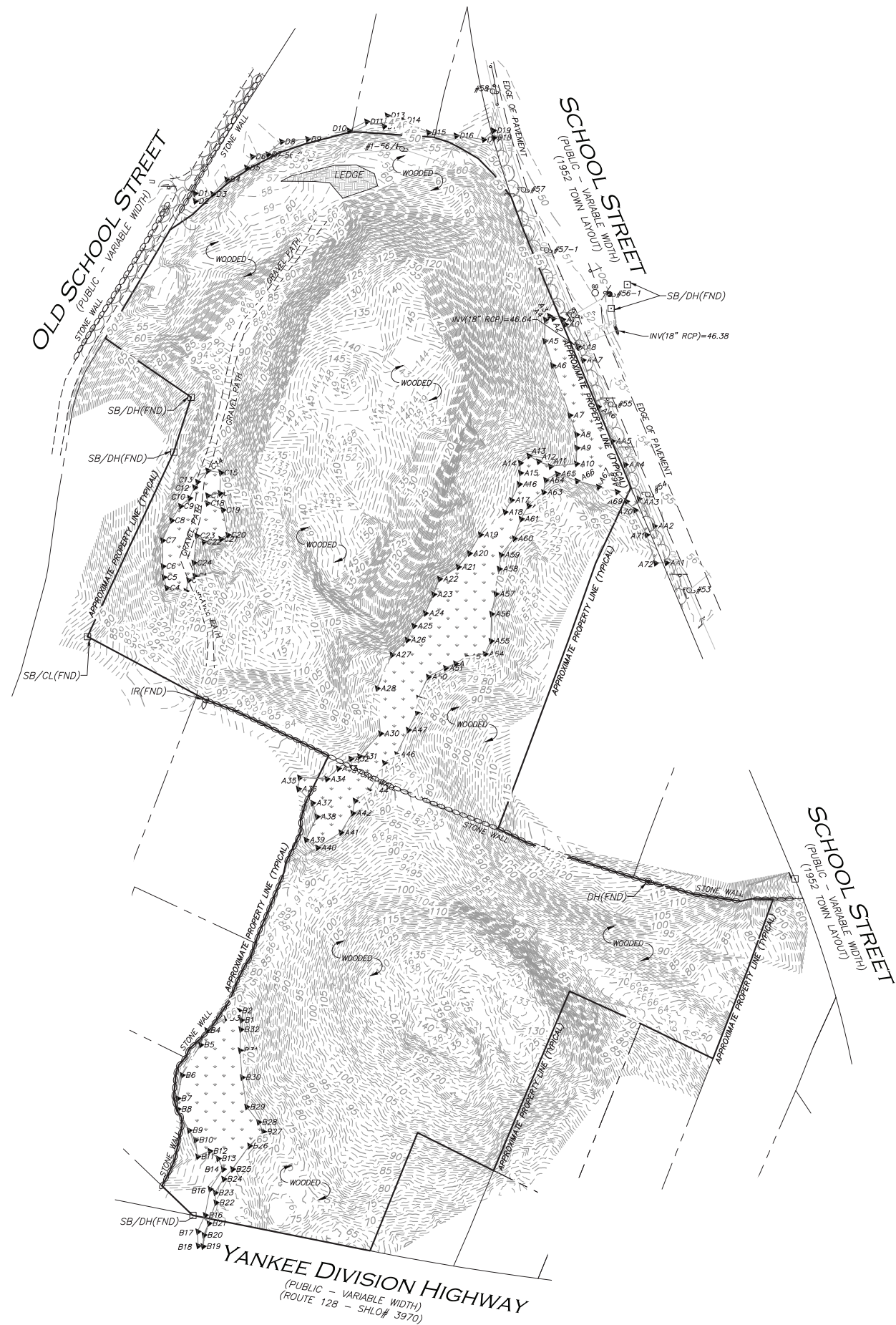
AT MANCHESTER-BY-THE-SEA, MA

SLV SCHOOL STREET, LLC

APRIL 14, 2021



EMBARC

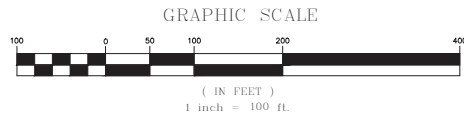


UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM ESSEX (SOUTH) REGISTRY OF DEEDS IN SALEM, MA.
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. WETLAND FLAGS SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES INC.



N:\PROJECTS\2725-01\SURVEY\DRAWINGS\CURRENT\5-2725-01-EC-100-SCALE.DWG
FB# 1736 PG. 109

ISSUED FOR
REVIEW
JANUARY 22, 2020

REV	DATE	DESCRIPTION
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APPLICANT/OWNER:
SLV SCHOOL STREET, LLC
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

PROJECT:
ASSESSORS MAP 43, LOT 18
SCHOOL STREET
MANCHESTER BY THE SEA, MA

PROJECT NO.	2725-01	DATE:	01/22/2020
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SCALE:	1" = 100'	DWG. NAME:	S-2725-01-EC
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DRAFTED BY:	KAC	CHECKED BY:	NIL
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PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting ♦ landscape architecture
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WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

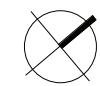
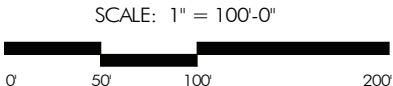
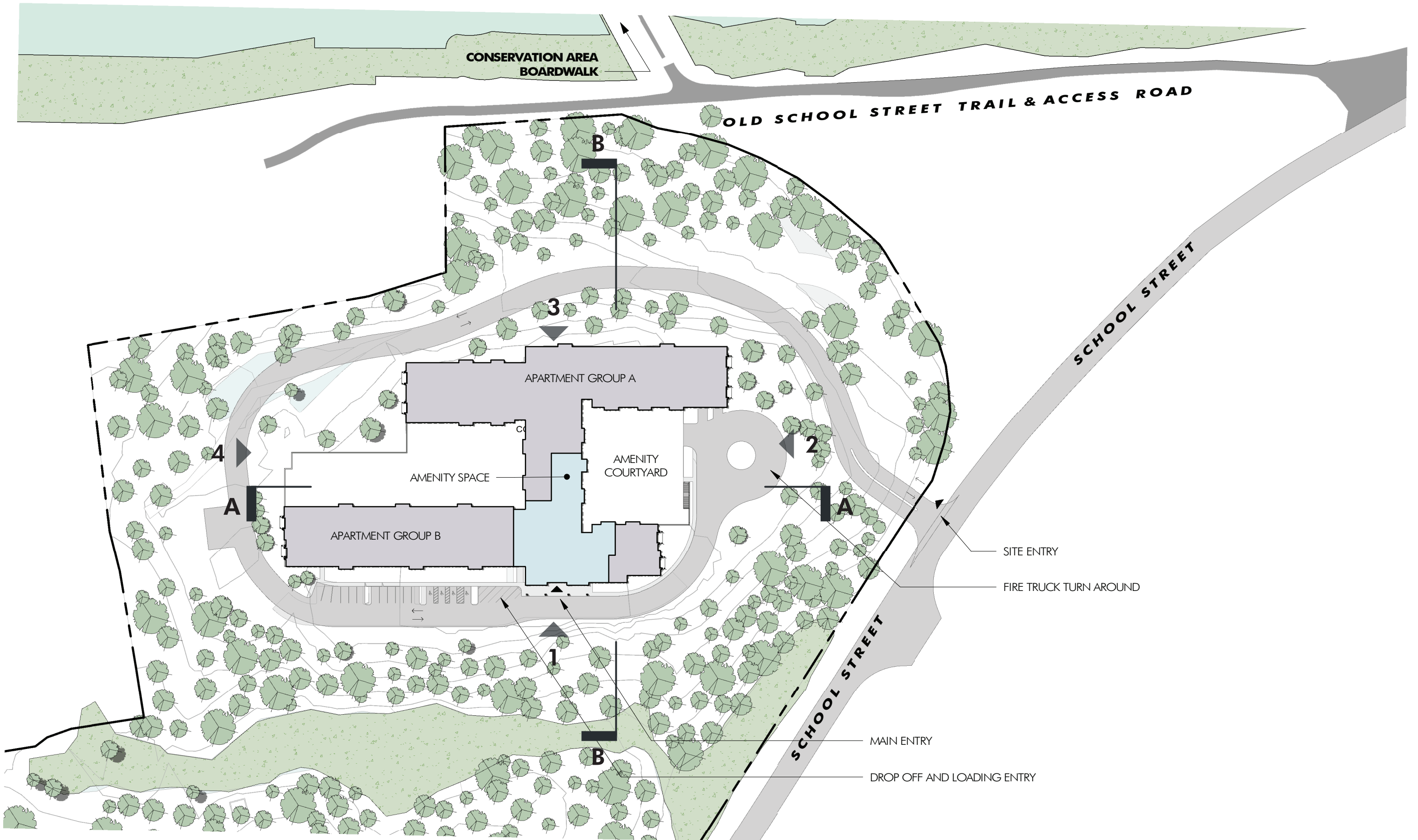
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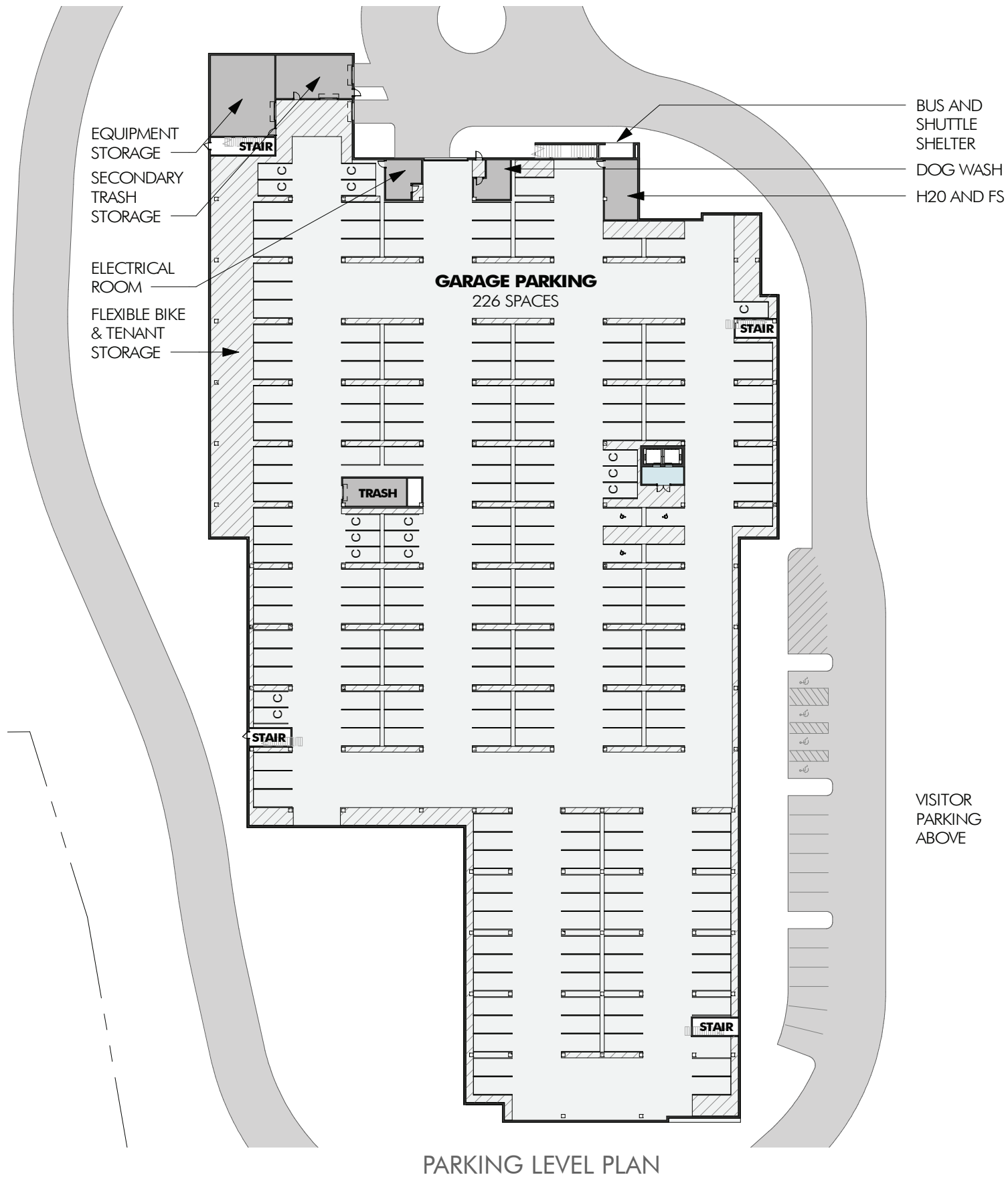
DRAWING TITLE:	SHEET No.
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EXISTING CONDITIONS	V-101
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A2





PARKING LEVEL PLAN

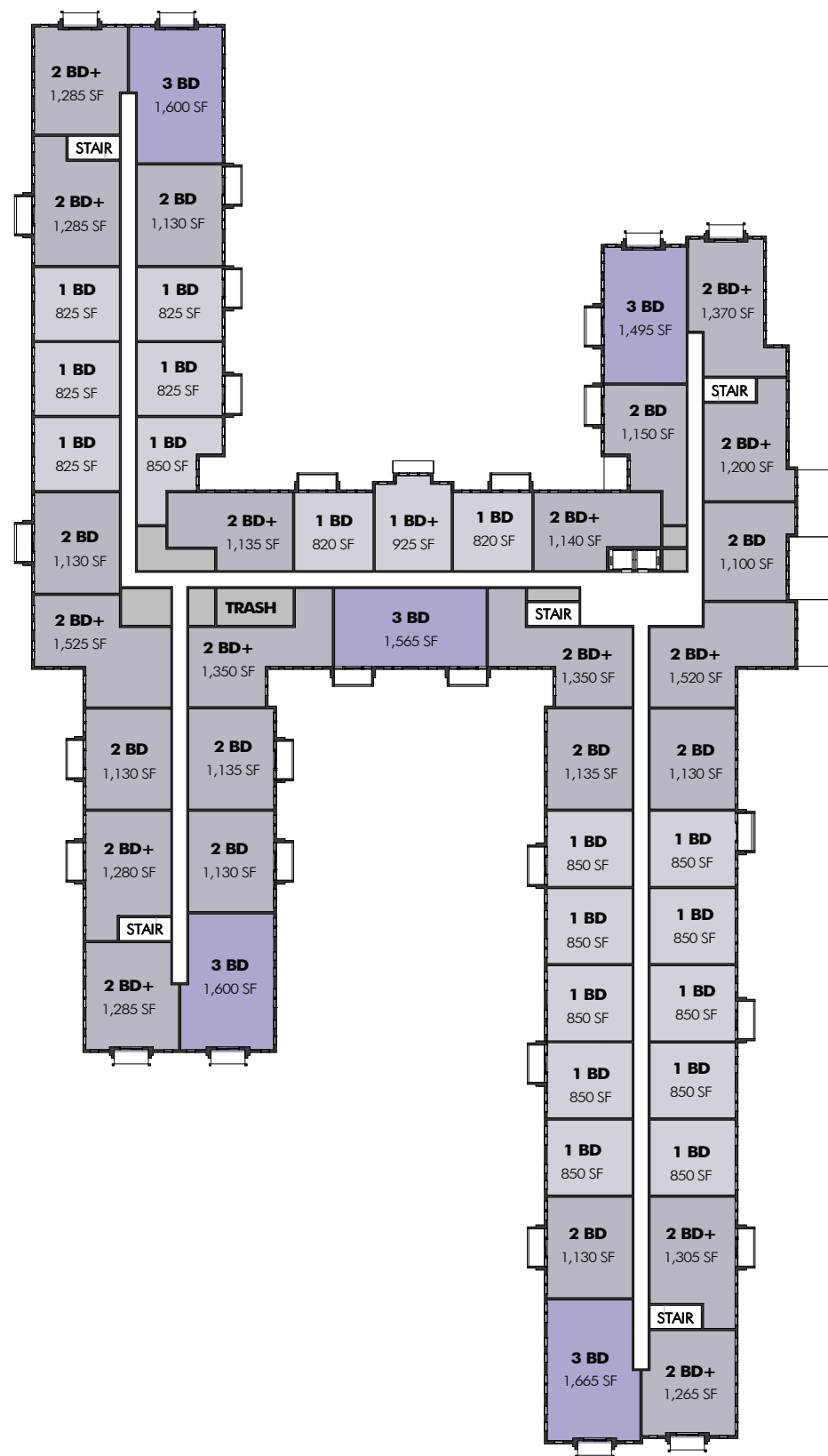


FIRST FLOOR PLAN
40 UNITS

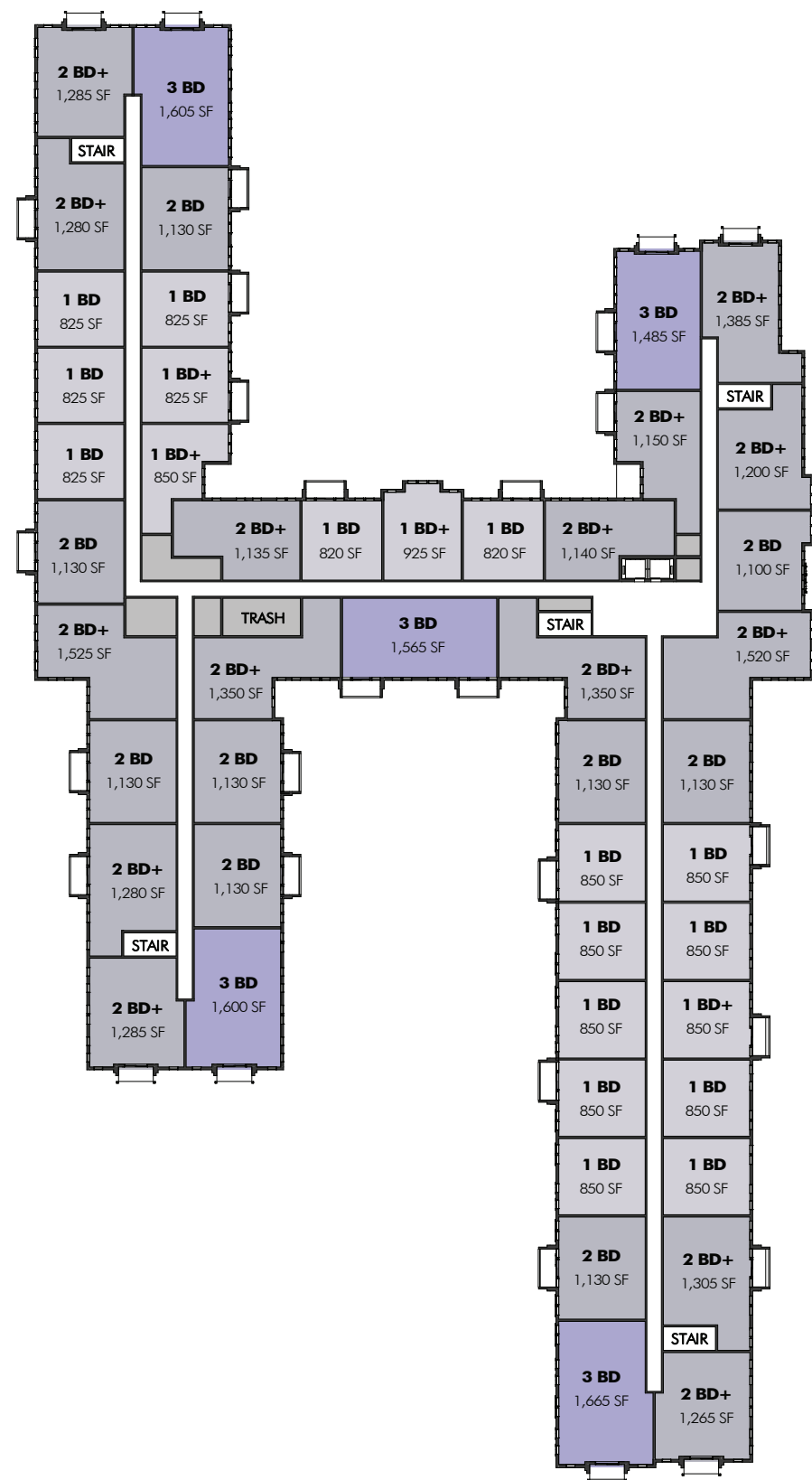
136 UNITS TOTAL

SCALE: 1" = 60'-0"

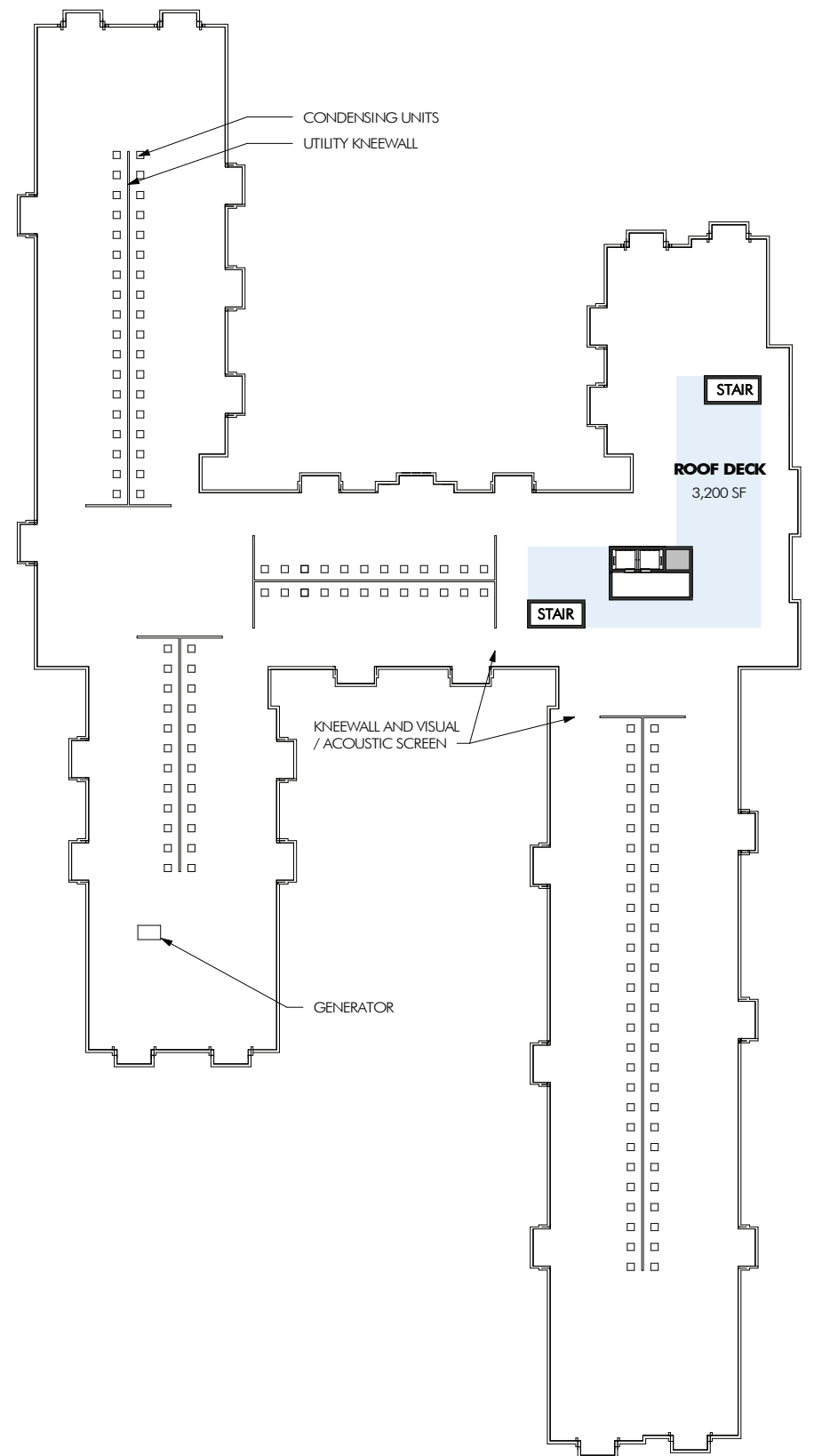




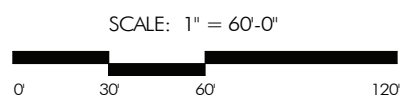
SECOND FLOOR PLAN
48 UNITS



THIRD FLOOR PLAN
48 UNITS



ROOF PLAN
ROOFTOP DECK



Site Area	1,011,151
1st Floor GSF	61,856
2nd Floor GSF	60,758
3rd Floor GSF	60,758
Total Building GSF	183,372
Parking Garage GSF	96,987
Total GSF w/ Parking	280,359
FAR	0.18
Typical Floor Plate	60,758
Site Coverage	6%
Max Building Height Above Garage Grade	46'
Building Height Per Zoning	25'
Number of Stories	3

Total Parking Spaces	242
Surface Parking Spaces	16
Garage Parking Spaces	226
Standard Spaces (Including 3 HC Spaces)	210
Compact Spaces	16
Parking Ratio	1.78

Total Residential Units		136
1 Bedroom	55	(40%) 845 SF Avg
2 Bedroom	28	(21%) 1,045 SF Avg
2 Bedroom +	38	(28%) 1,305 SF Avg
3 Bedroom	15	(11%) 1,595 SF Avg

Typical Residential Floor (3)		48
1 Bedroom	19	
2 Bedroom	10	
2 Bedroom +	14	
3 Bedroom	5	

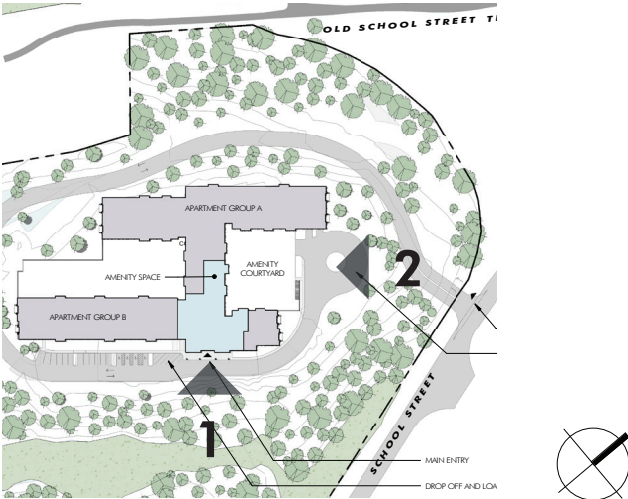
Indoor Amenity Space	10,760 GSF
North Amenity Deck	14,944 GSF



1 - EAST ELEVATION



2 - NORTH ELEVATION





- ROOF
34' - 8"
- LEVEL 3
22' - 8"
- LEVEL 2
11' - 4"
- LEVEL 1
0' - 0"
- PARKING LEVEL
-12' - 0"

3 - WEST ELEVATION



- ROOF
34' - 8"
- LEVEL 3
22' - 8"
- LEVEL 2
11' - 4"
- LEVEL 1
0' - 0"
- PARKING LEVEL
-12' - 0"

4 - SOUTH ELEVATION

