

5/21/2025



F:\Projects\NEX-2021147 - Dracut, MA - 91-101 Mill St - McGowan\CAD Files\21147_CVR.dwg COVER 5/21/25 10:10am srollins

SITE	
LOCATION MAP (NOT TO SCALE)	
NOT FOR CONSTRUCTION	

Prepared for:
BEAVER BROOK HOLDINGS, LLC
P.O. BOX 895
DRACUT, MA 01826

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ARCHITECTURAL PLANS (BY OTHERS)

APPROVED BY THE TOWN OF DRACUT, MA
PLANNING BOARD ON: _____

CERTIFIED BY:
CHAIRMAN _____

TOWN CLERK: _____

REVISIONS

NO.	REVISION	DATE
MAY 21, 2025		
DRAWN/DESIGN BY	CHECKED BY	
CSB	DRJ	

TITLE SHEET

SCALE:	NOT TO SCALE
PROJECT NO.	NEX-2021147
1 OF 19	

TABLE OF ZONING REGULATIONS - DRACUT, MA		
E: INDUSTRIAL I (I-1) AND MILL CONVERSION OVERLAY DISTRICT (MCOD)		
DESCRIPTION	REQUIRED	PROVIDED
REA Sq. Ft.	90,000 SF	302,181 SF (LOTS 1 & 1.1)
FRONTAGE	225'	610' (MILL ST.)
WIDTH	50'	610'
YARD BUILDING SETBACK	60'	0.9' (MILL ST. EXIST.), 43' (BLDG. A PROP.)*, 44' (BLDG. E PROP.)*
YARD BUILDING SETBACK	30'	16' (BLDG. E & BLDG. F PROP.)*
YARD BUILDING SETBACK	40'	N/A CORNER LOT
HEIGHT	4 STORIES, 50'	6 STORIES, 65"

* VARIANCE GRANTED BY TOWN OF DRACUT ZONING BOARD OF APPEALS ON MARCH 6, 2025

MAP 25 BLOCK 0 LOT 239
N/F PAULA A. LECLERC
2 PONDEROSA DRIVE
HUDSON, NH 03051
BOOK 32780 PAGE 289

N79°09'29"W
13.76'

S45°02'2"

MAP 33 BLOCK 6 LOT 61
N/F PEARL STREET
APARTMENTS, LLC
34 BROADWAY ROAD
DRACUT, MA 01826

MAP 32 BLOCK 245 LOT 2
N/F MILL ISLAND, LLC
PO BOX 18
TYNGSBORO, MA 01879
BOOK 35842 PAGE 125

MAP 32 BLOCK 245 LOT
N/F MILL ISLAND, LLC
PO BOX 18
TYNGSBORO, MA 01879
BOOK 35842 PAGE 123

The image shows the GPI logo in a large, bold, green serif font. To the right of the logo is a vertical line, followed by the text "Engineering", "Design", "Planning", and "Construction Inspection" stacked vertically. Below the logo is the phone number "603.893.0720" and the website "GPINET.COM". At the bottom is the company address: "Greenman-Pedersen, Inc.", "44 Stiles Road", and "Salem, NH 03079".

PREPARED FOR:
BEAVER BROOK
HOLDINGS, LLC
P.O. BOX 895
DRACUT, MA 01826

LOCATION MAP

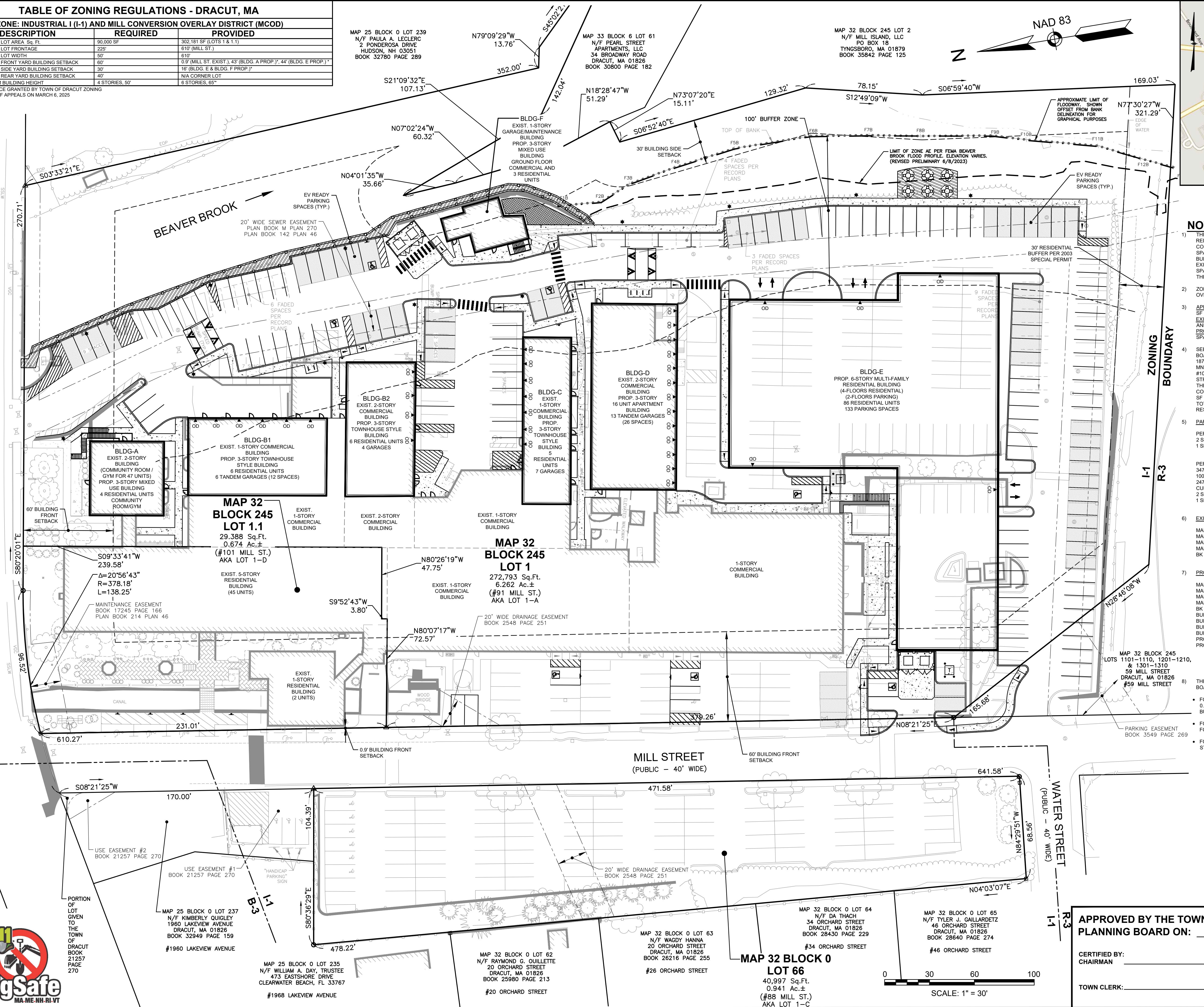
(NOT TO SCALE)

RESIDENCES AT BEAVER BROOK
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1
ASSESSORS MAP 32 BLOCK 0 LOT 66

88, 91, 101 MILL STREET
DRACUT, MASSACHUSETTS

LAKEVIEW AVENUE
(PUBLIC - 60' WIDE)

卷之三



ED BY THE TOWN OF DRACUT, MA. G BOARD ON:

CERTIFIED BY: _____
CHAIRMAN _____

OVERVIEW PLAN

SCALE:
1"=30'
PROJECT NO.
NEX-2021147

4 OF 19

NOTES:

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.

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HOLDINGS, LLC
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ASSESSORS MAP 32 BLOCK 0 LOT 66**

**88, 91, 101 MILL STREET
DRACUT, MASSACHUSETTS**



5/21/2025

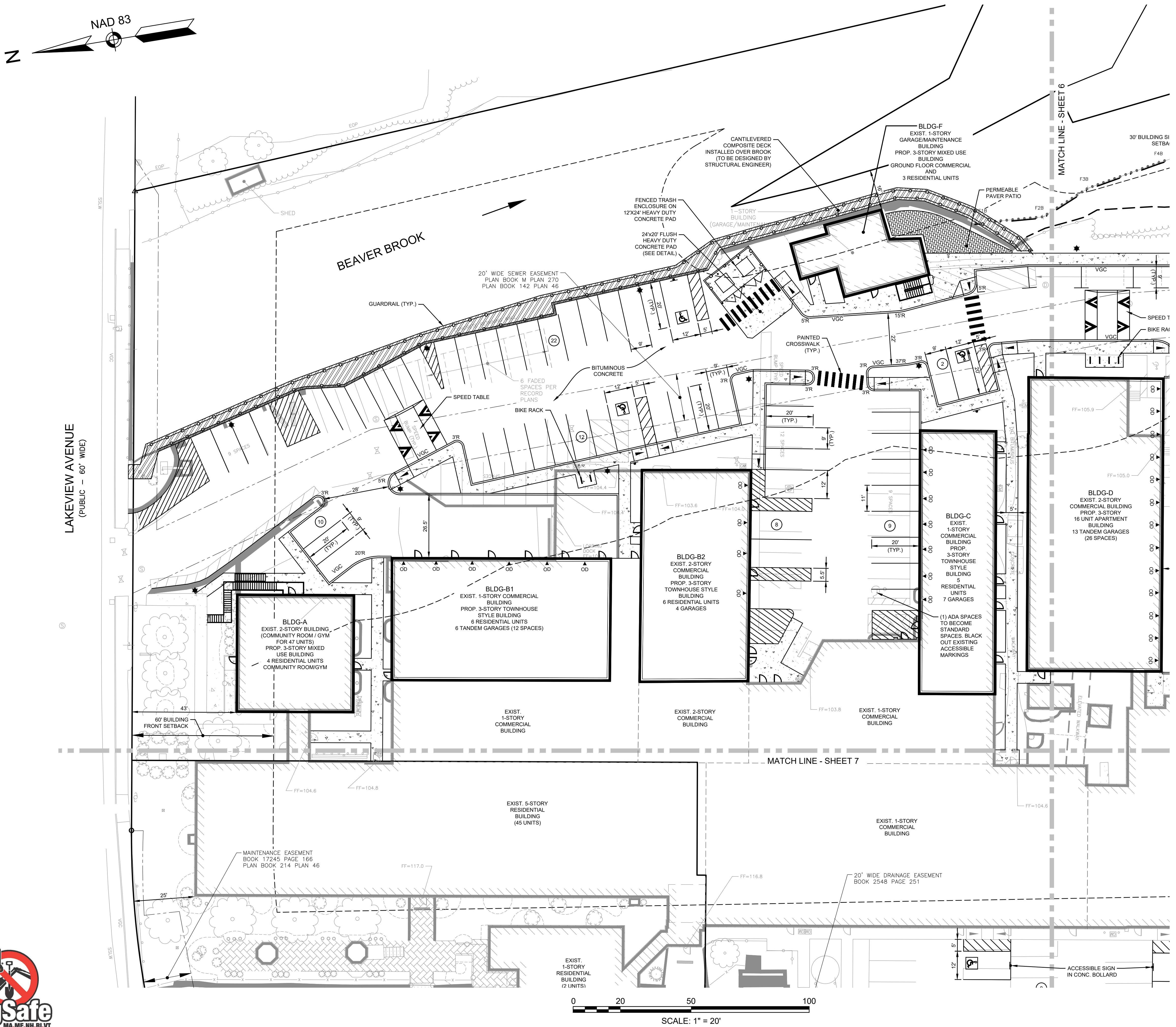
REVISIONS

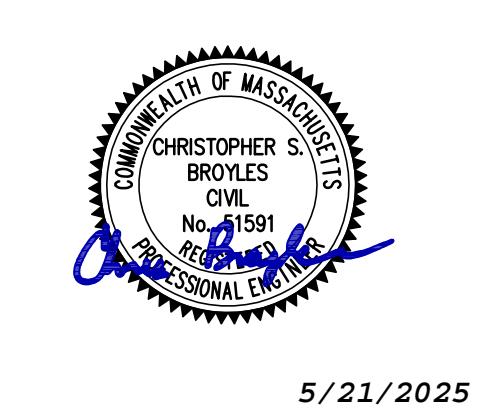
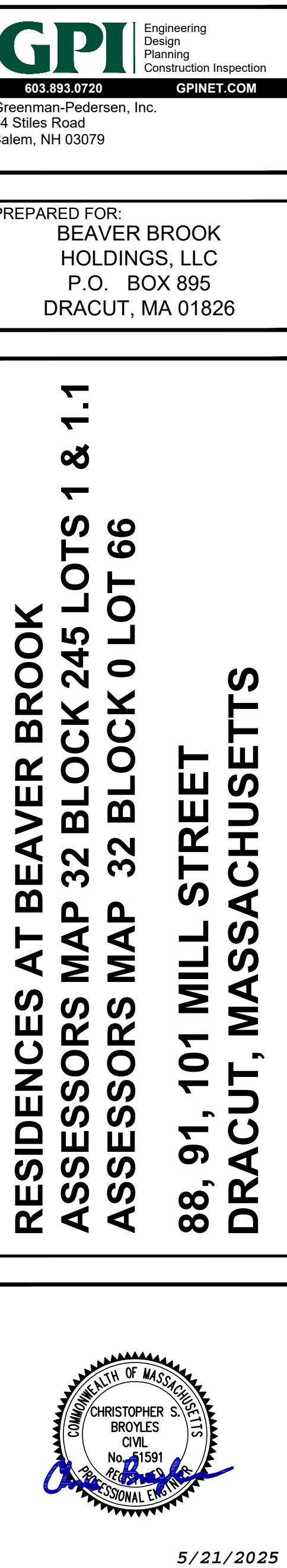
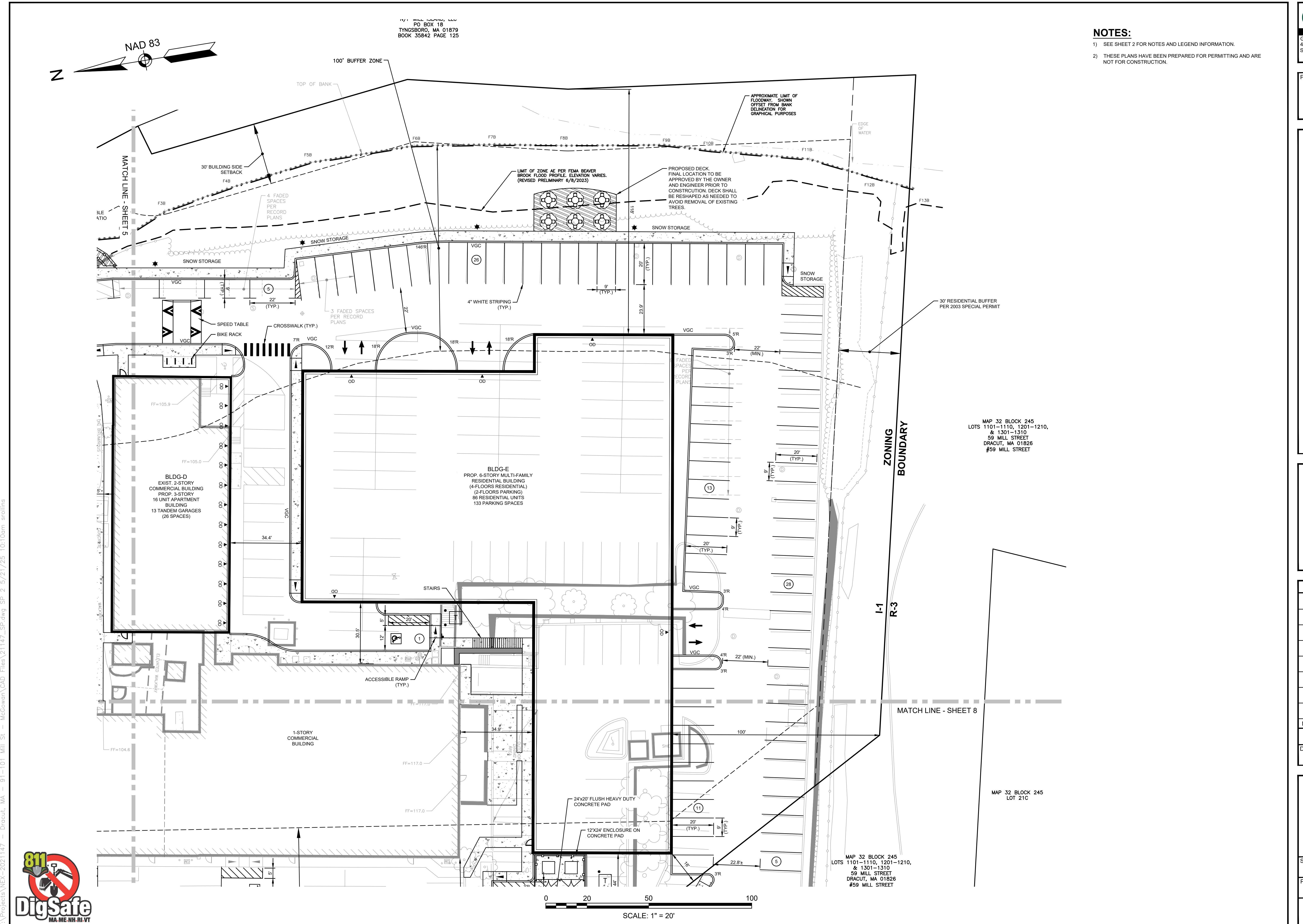
O.	REVISION	DATE	
		MAY 21, 2025	
DRAWN/DESIGN BY CSB		CHECKED BY DR J	

SITE PLAN (10E4)

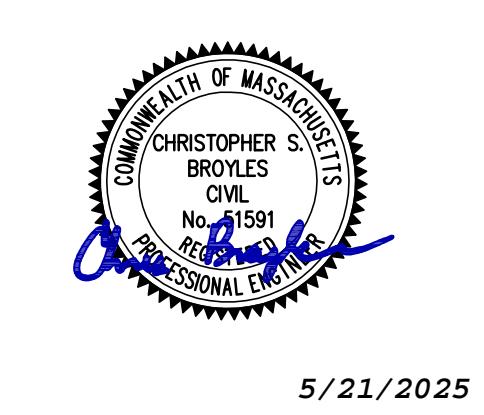
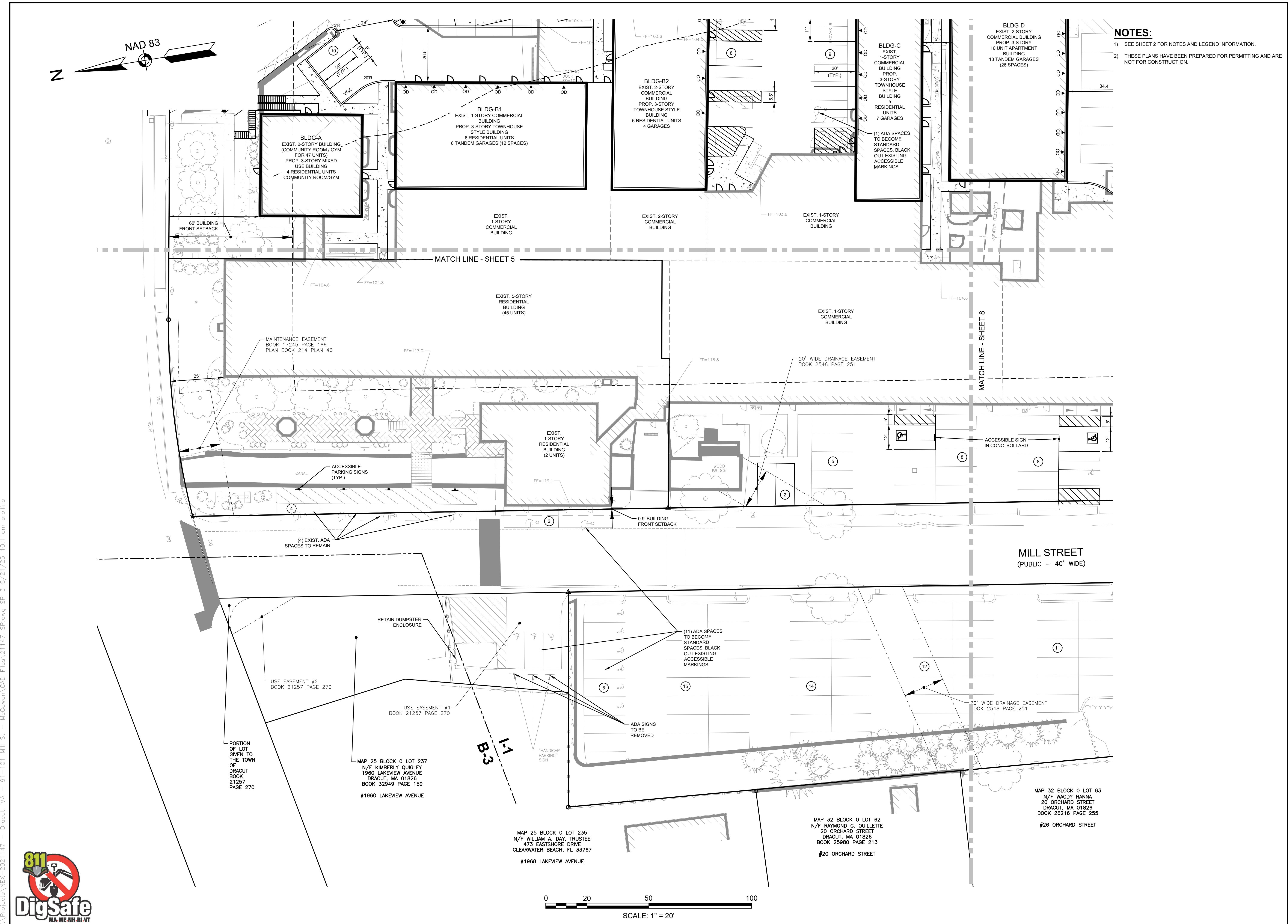
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PROJECT NO. NEX-2021147

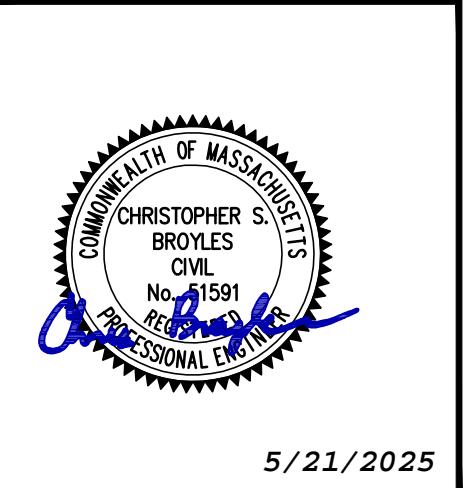
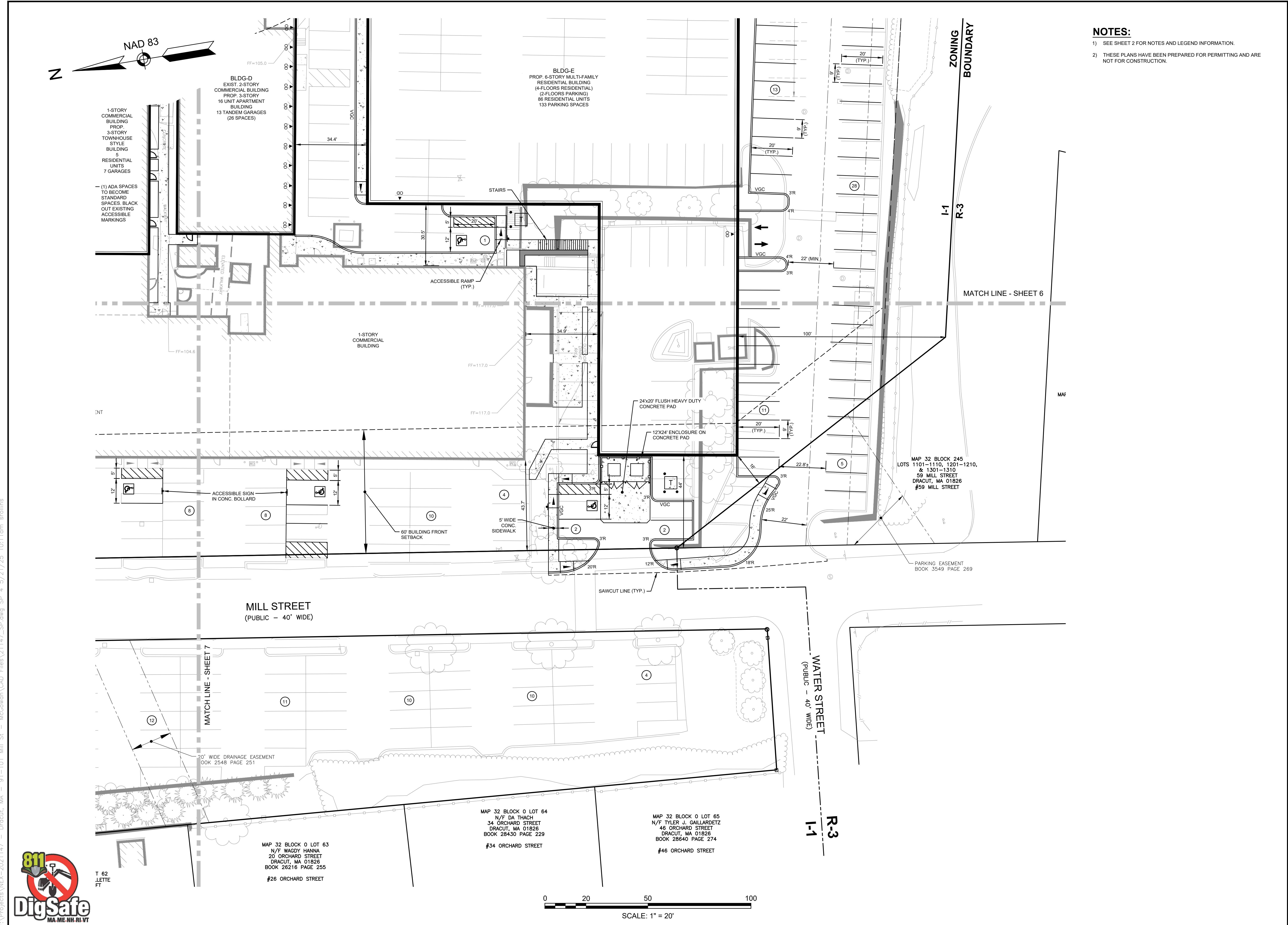
5 OF 19





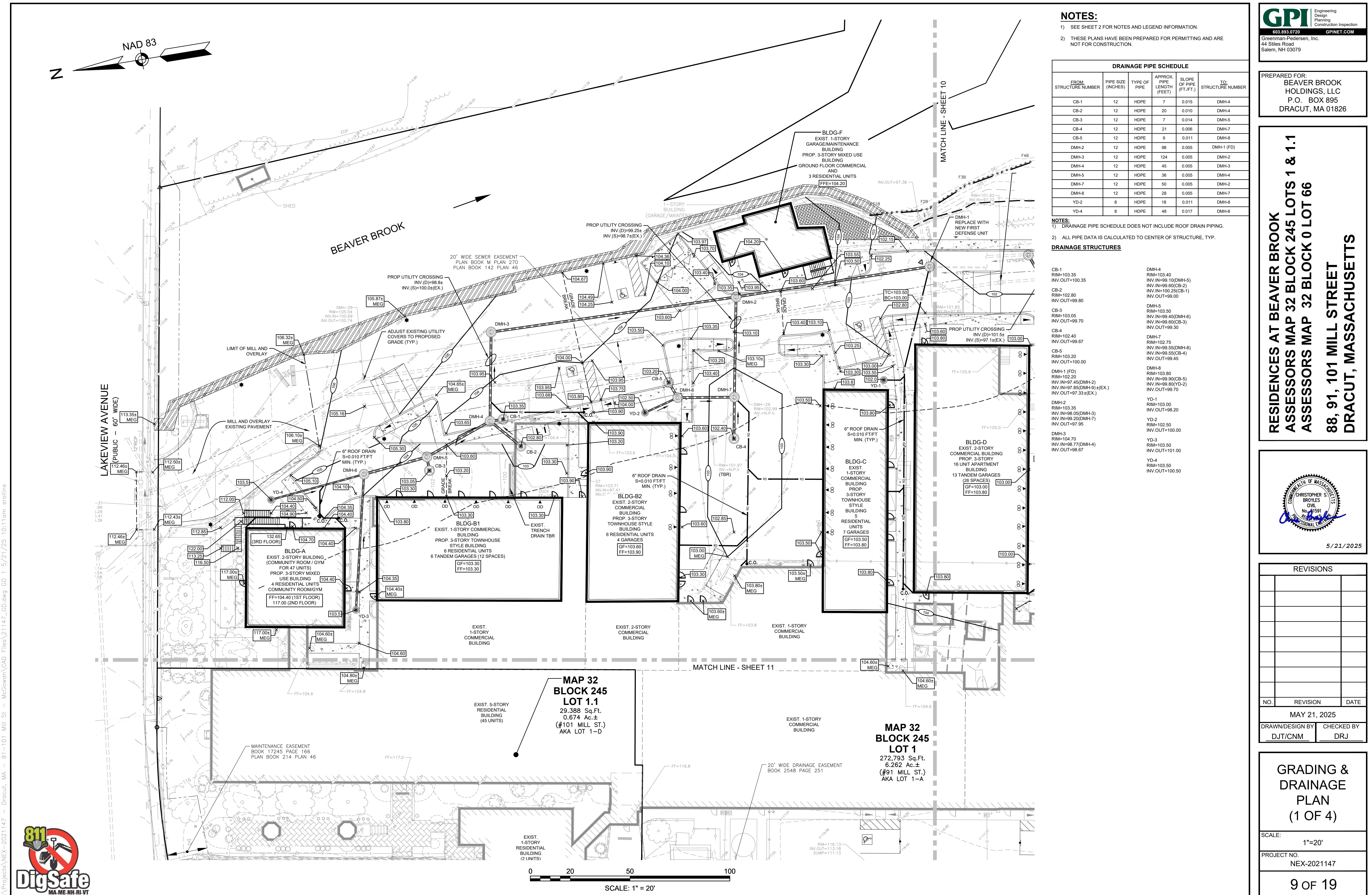
NO.	REVISION	DATE
	MAY 21, 2025	
	DRAWN/DESIGN BY	CHECKED BY
	CSB	DRJ





REVISIONS		
NO.	REVISION	DATE
	MAY 21, 2025	
	DRAWN/DESIGN BY CSB	CHECKED BY DRJ

SITE PLAN (4 OF 4)	
SCALE: 1"=20'	
PROJECT NO. NEX-2021147	



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HOLDINGS, LLC
P.O. BOX 895
DRACUT, MA 01826

RESIDENCES AT BEAVER BROOK
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1
88, 91, 101 MILL STREET
ASSESSORS MAP 32 BLOCK 0 LOT 66

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ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1
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ASSESSORS MAP 32 BLOCK 0 LOT 66

NOTES:

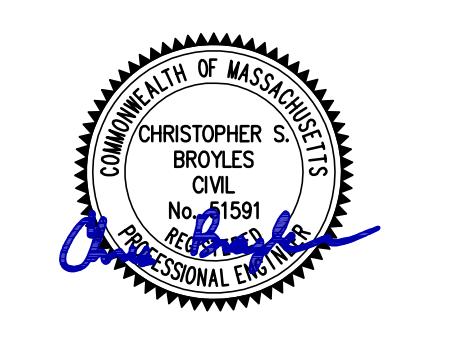
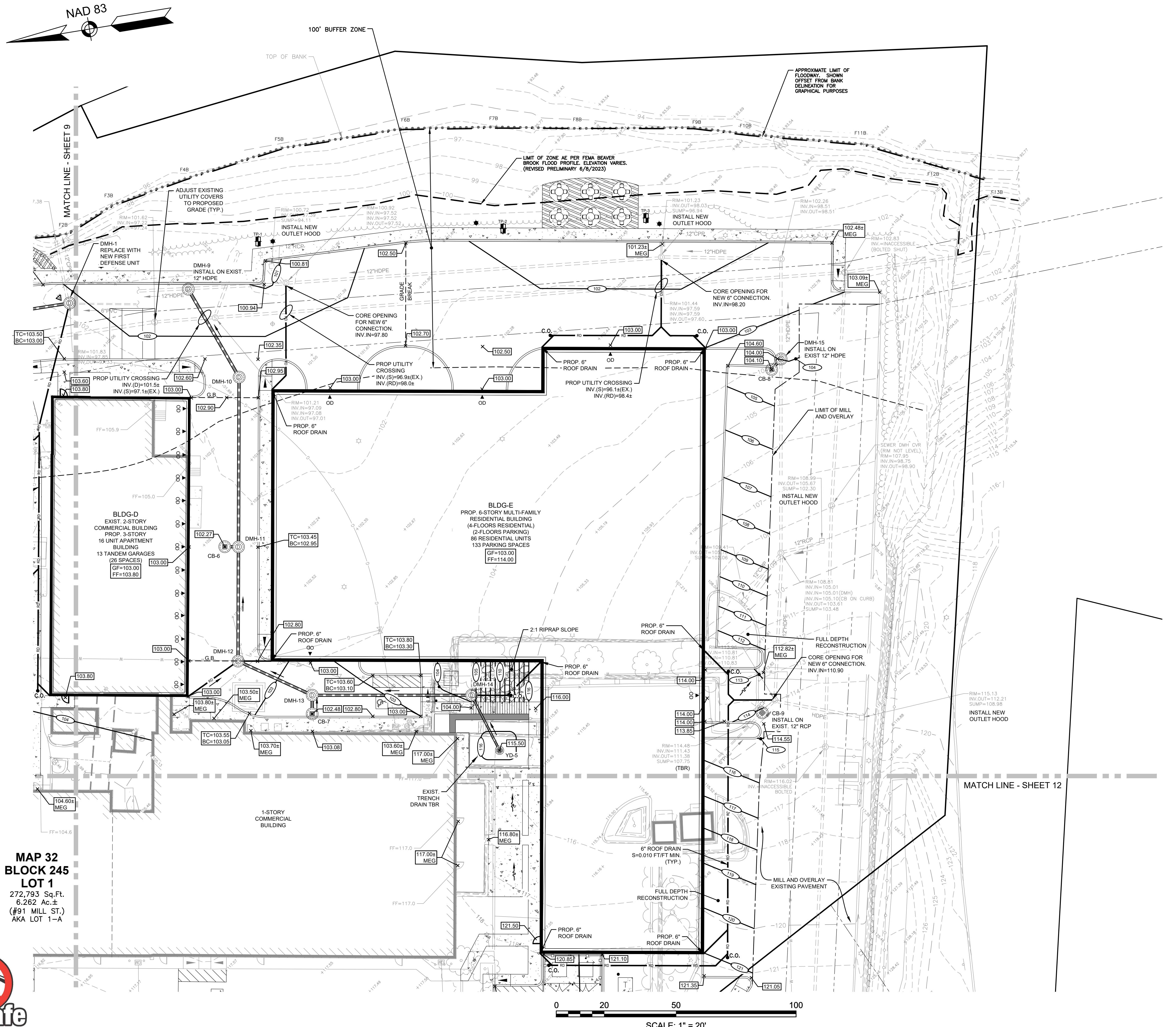
- SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
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DRAINAGE PIPE SCHEDULE					
FROM: STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO: STRUCTURE NUMBER
CB-6	12	HDPE	6	0.017	DMH-11
CB-7	12	HDPE	8	0.013	DMH-13
CB-8	12	HDPE	6	0.017	DMH-15
DMH-10	12	HDPE	42	0.007	DMH-9
DMH-11	12	HDPE	71	0.008	DMH-10
DMH-12	12	HDPE	48	0.005	DMH-11
DMH-13	12	HDPE	34	0.006	DMH-12
DMH-14	12	HDPE	66	0.007	DMH-13
YD-5	8	HDPE	26	0.447	DMH-14

NOTES:
1) DRAINAGE PIPE SCHEDULE DOES NOT INCLUDE ROOF DRAIN PIPING.
2) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.

DRAINAGE STRUCTURES

CB-6	RIM=102.27 INV=99.10	DMH-12 RIM=102.85 INV=99.35(DMH-13) INV=100.35(RD) INV=OUT=99.25
CB-7	RIM=102.48 INV=99.75	DMH-13 RIM=102.75 INV=99.65(DMH-14) INV=99.65(CB-7) INV=OUT=99.55
CB-8	RIM=104.10 INV=OUT=100.60	DMH-14 RIM=105.00 INV=100.00(YD-5) INV=OUT=100.10
CB-9	RIM=114.00 INV=OUT=111.11±(EX)	DMH-15 RIM=104.00 INV=98.10(DMH-10) INV=97.67(EX-DMH-3)(EX) INV=OUT=97.67
DMH-9	RIM=101.40 INV=98.10(DMH-10) INV=97.67(EX-DMH-3)(EX) INV=OUT=97.67	DMH-16 RIM=102.75 INV=98.50(DMH-11) INV=OUT=98.40
DMH-10	RIM=101.40 INV=98.50(DMH-11) INV=OUT=98.40	YD-5 RIM=115.00 INV=OUT=111.50
DMH-11	RIM=102.55 INV=99.00(DMH-12) INV=99.00(CB-6) INV=OUT=98.90	



5/21/2025

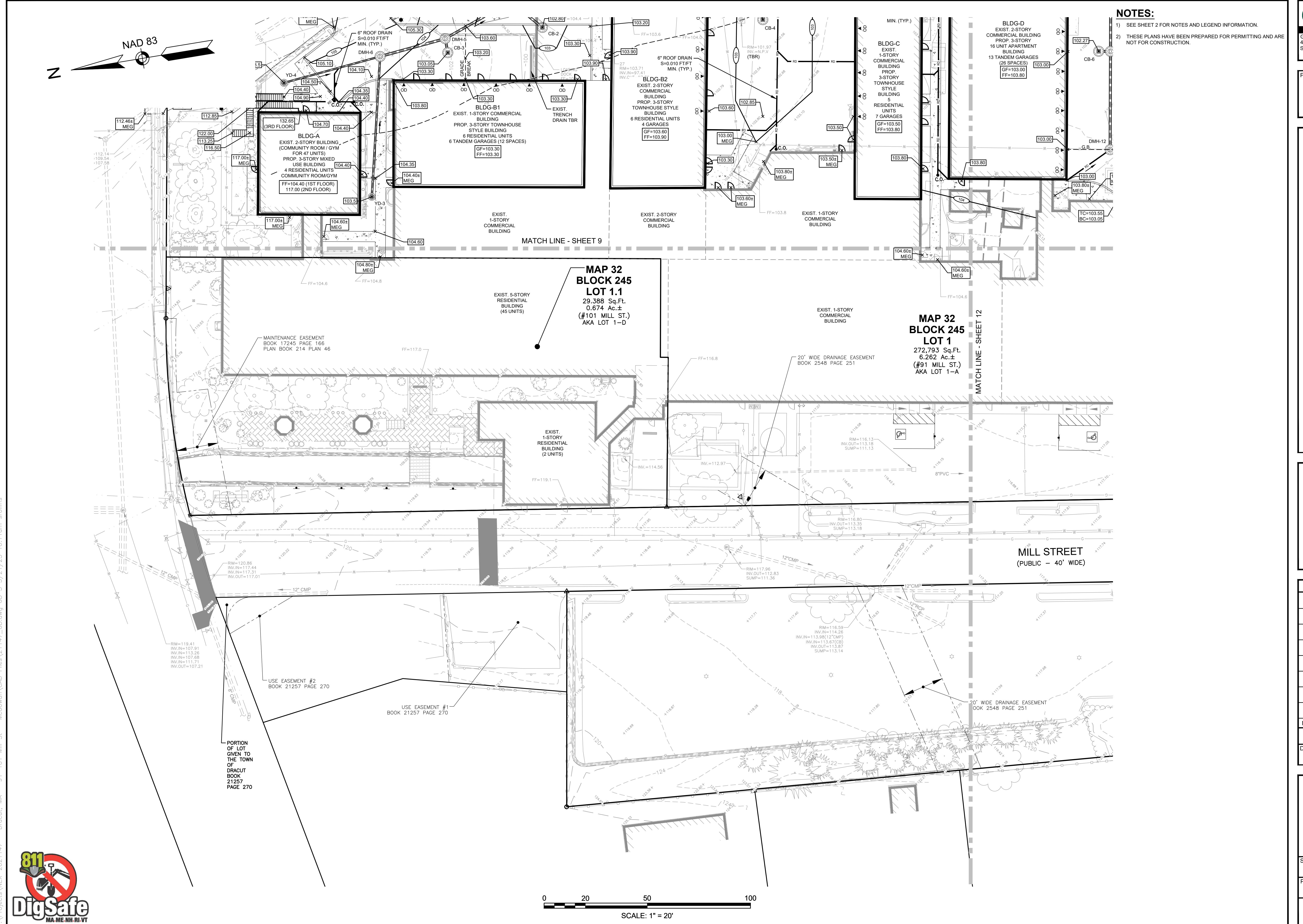
REVISIONS		
NO.	REVISION	DATE
	MAY 21, 2025	

DRAWN/DESIGN BY CSB
CHECKED BY DRJ

GRADING &
DRAINAGE
PLAN
(2 OF 4)

SCALE:
1"=20'
PROJECT NO.
NEX-2021147

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NOTES:

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**RESIDENCES AT BEAVER BROOK
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1
ASSESSORS MAP 32 BLOCK 0 LOT 66**

**88, 91, 101 MILL STREET
DRACUT, MASSACHUSETTS**

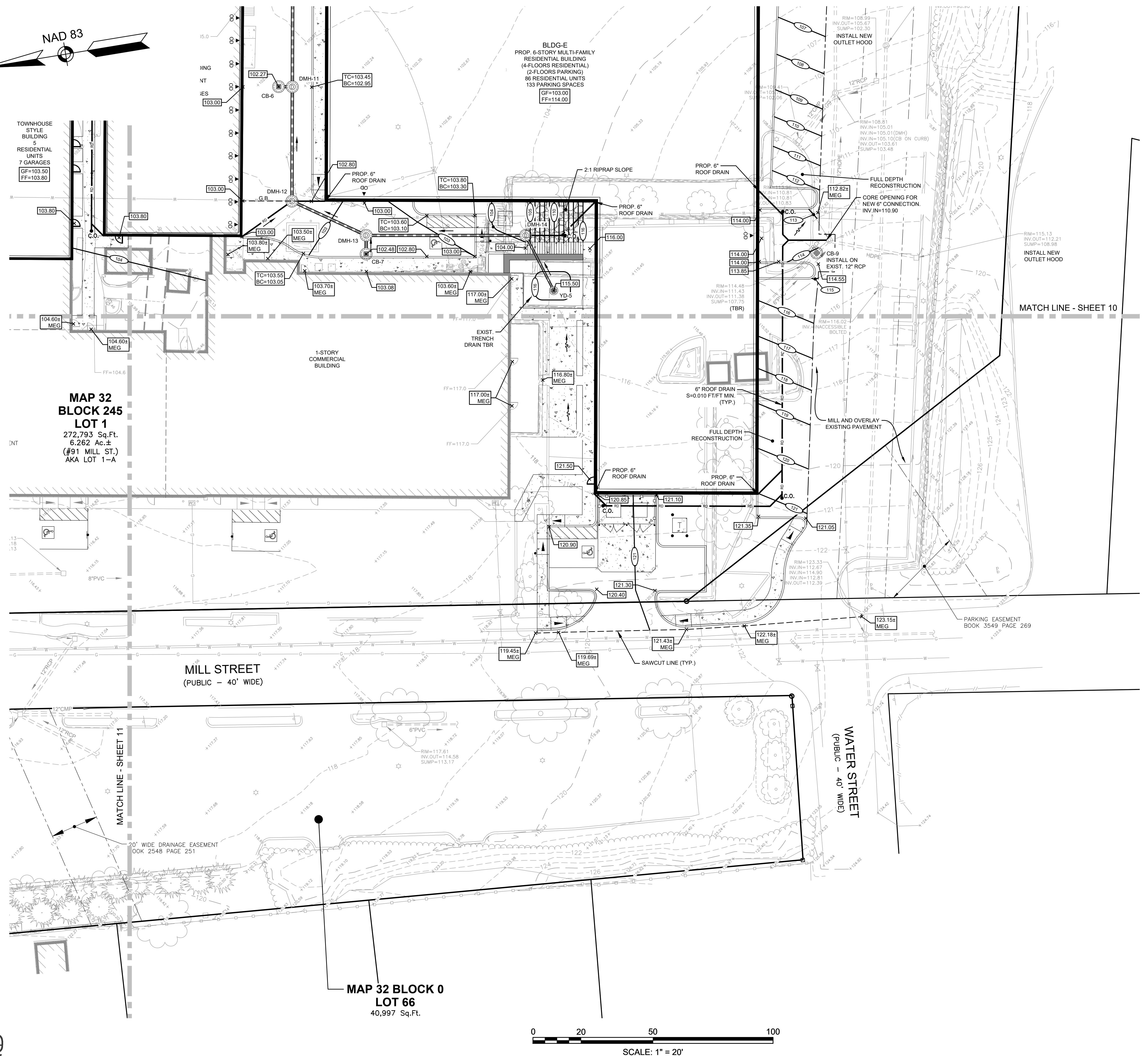


5/21/2025

GRADING & DRAINAGE PLAN (4 OF 4)

ALE: 1"=20'
OBJECT NO. NEX-2021147

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NOTES:

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
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- 3) BUILDING A, B1, B2, C AND D WILL BE SERVED BY EXISTING UTILITIES TO REMAIN.

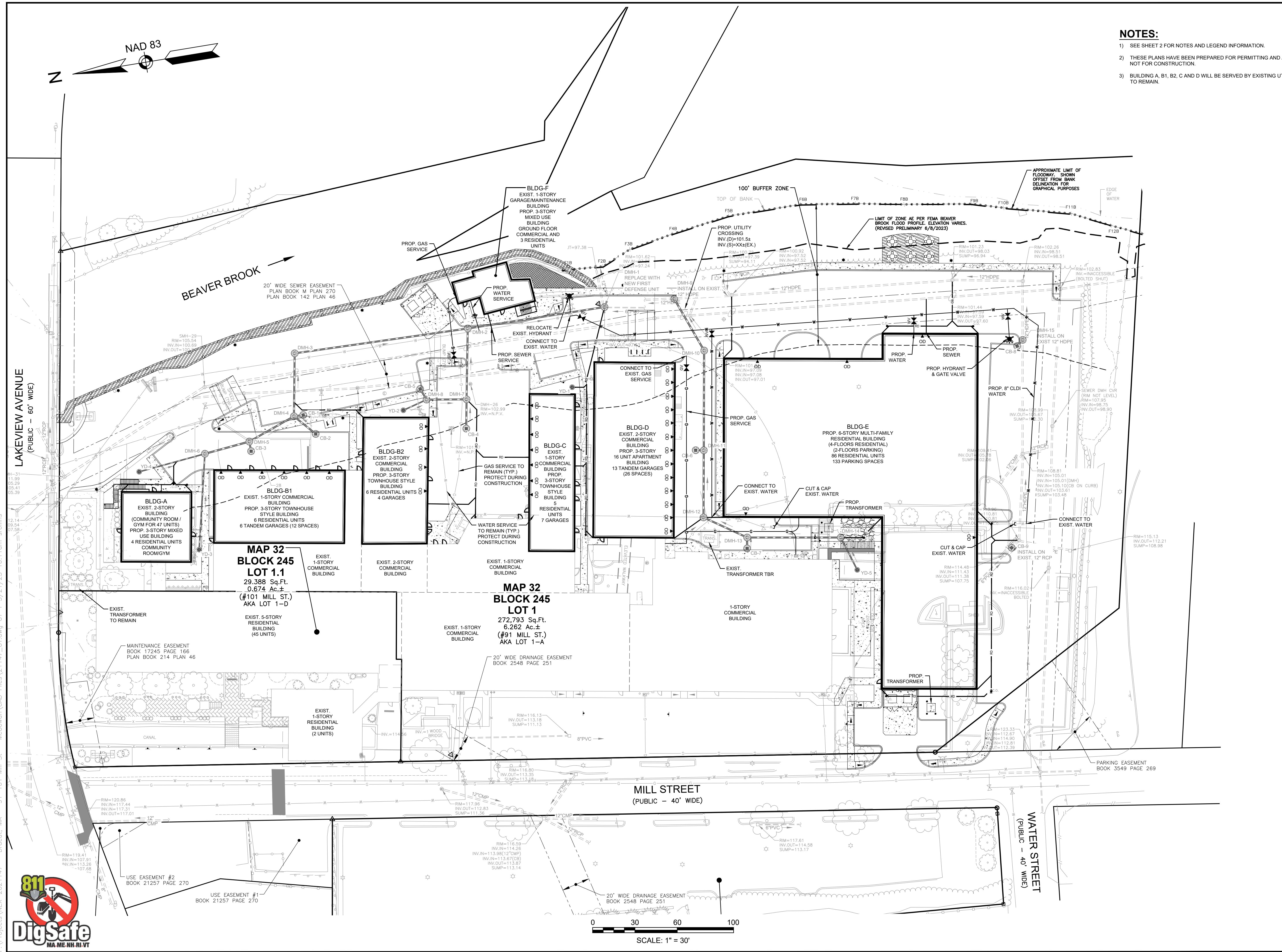
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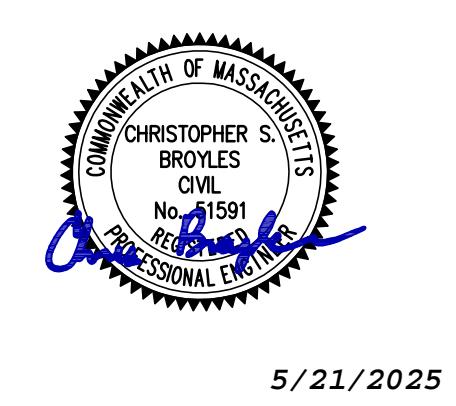
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DRAWN/DESIGN BY **CSB** CHECKED BY **DRJ**

UTILITY PLAN	
SCALE:	1"=30'
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EROSION & SEDIMENT CONTROL PLAN	
SCALE:	1"=30'
PROJECT NO.	NEX-2021147

LAKEVIEW AVENUE
(PUBLIC - 60' WIDE)

NAD 83

BEAVER BROOK

**MAP 32
BLOCK 245
LOT 1.1**
29,388 Sq.Ft.
0.674 Ac.±
(#101 MILL ST.)
AKA LOT 1-D

EXIST. 5-STORY
RESIDENTIAL
BUILDING
(45 UNITS)

MAINTENANCE EASEMENT
BOOK 17245 PAGE 166
PLAN BOOK 214 PLAN 46

EXIST. 1-STORY
RESIDENTIAL
BUILDING
(2 UNITS)

EXIST. 1-STORY
COMMERCIAL
BUILDING

EXIST. 2-STORY
COMMERCIAL
BUILDING

**MAP 32
BLOCK 245
LOT 1**
272,793 Sq.Ft.
6.262 Ac.±
(#91 MILL ST.)
AKA LOT 1-A

EXIST. 1-STORY
COMMERCIAL
BUILDING

EXIST. 1-STORY
COMMERCIAL
BUILDING

20' WIDE DRAINAGE EASEMENT
BOOK 2548 PAGE 251

8'PVC

RIM=116.13
INV.=114.66
SUMP=111.13

12'CMF

RIM=116.80
INV.=113.35
SUMP=111.24

12'CMF

RIM=115.59
INV.=114.26
SUMP=113.14

12'CMF

RIM=117.61
INV.=114.58
SUMP=113.17

6'PVC

12'RCF

RIM=113.67
INV.=112.81
SUMP=112.39

12'CMF

RIM=123.33
INV.=121.67
SUMP=119.81

12'CMF

RIM=116.02
INV.=114.35
SUMP=112.34

12'CMF

RIM=110.81
INV.=109.01
SUMP=103.61

12'DPE

RIM=103.81
INV.=102.01
SUMP=101.48

12'CMF

RIM=105.01
INV.=103.61
SUMP=103.48

12'CMF

RIM=108.99
INV.=105.67
SUMP=102.30

12'CMF

RIM=105.01
INV.=103.61
SUMP=103.48

12'CMF

RIM=103.81
INV.=102.01
SUMP=101.48

12'CMF

RIM=105.01
INV.=103.61
SUMP=103.48

12'CMF

RIM=108.99
INV.=105.67
SUMP=102.30

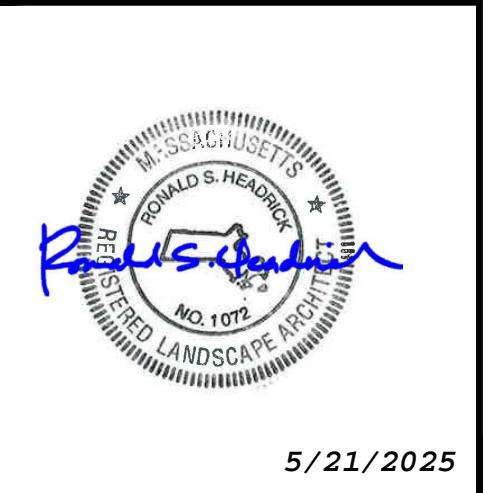
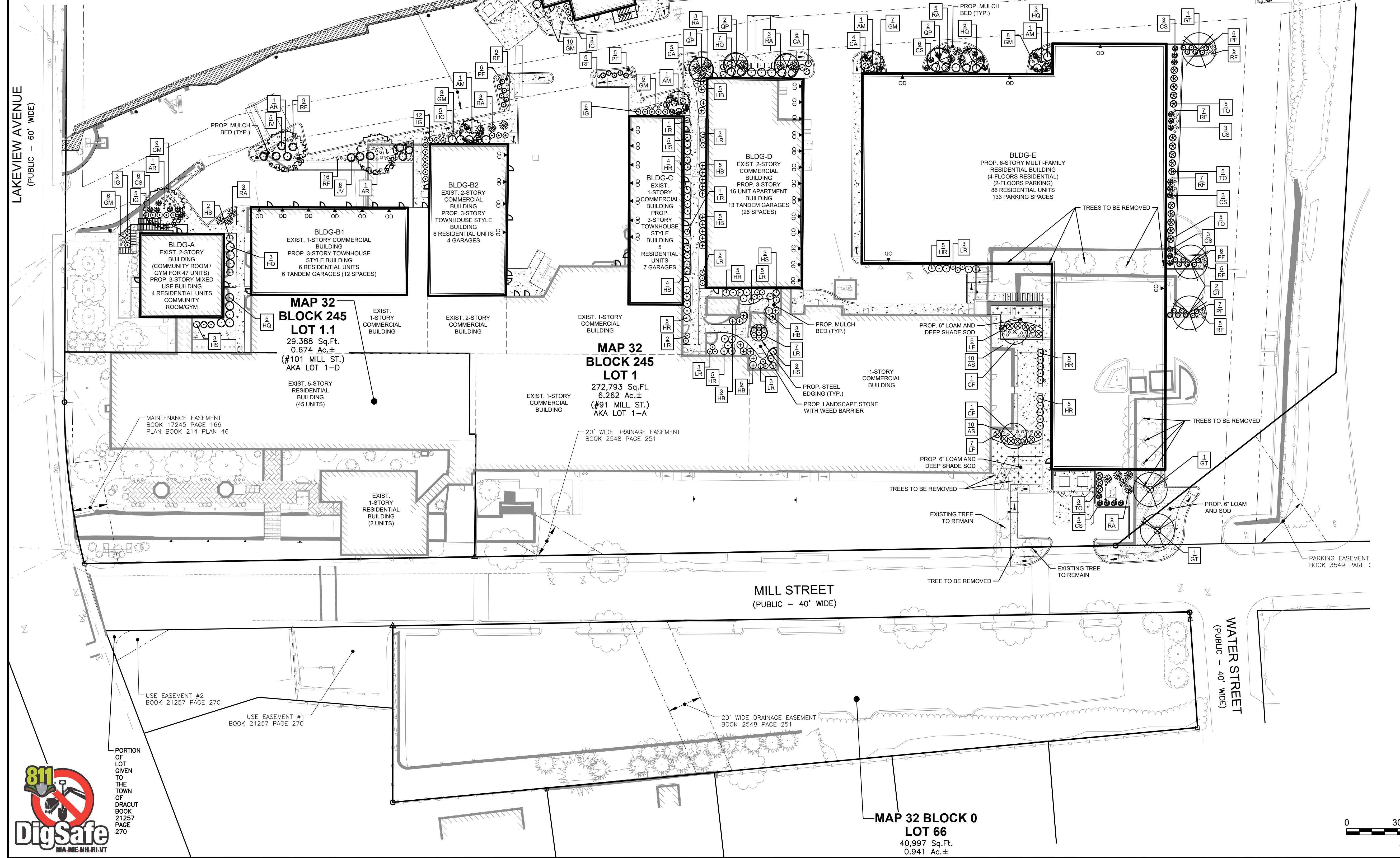
12'CMF

RIM=1

PLANTING SCHEDULE			
PLANT	QNTY	BOTANICAL NAME	COMMON NAME
MIN. INSTALL SIZE			
TREES			
AR	3	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE
AM	5	AMELANCHIER GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY
CF	2	CORNUS FLORIDA APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD
GT	5	GLEDTISIA TRICANTHOS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST
QP	5	QUERCUS PALUSTRIS 'PINGREEN'	GREEN PILLAR PIN OAK
TO	21	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE
			7'-8" HT., B&B
SHRUBS			
CA	15	CLETHRIA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET
CS	29	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED-OSIER DOGWOOD
CY	26	CORNUS STOLONIFERA 'ARCTIC FIRE YELLOW'	ARCTIC FIRE YELLOW RED-OSIER DOGWOOD
HQ	31	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
IG	29	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY
IV	10	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
IM	2	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY
JV	11	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL RED CEDAR
LF	13	LEUCOTHOE FONTANESEANA 'GIRARD'S RAINBOW'	SHAMROCK INKBERRY
PF	29	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLDSTAR POTENTILLA
RA	22	RHUS AROMATICA 'GRO-LAWN'	GRO-LAWN FRAGRANT SUMAC
			12'-15" HT., 3 GAL.
			12'-15" HT., 3 GAL.
PERENNIALS			
AS	20	ASTILBE CHINENSIS 'LITTLE VISION IN PINK'	LITTLE VISION IN PINK ASTILBE
GM	54	GERANIUM MACULATUM	WILD GERANIUM
HH	26	HOSTA 'BLUE ANGEL'	BLUE ANGEL PLANTAN LILY
HR	35	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD PLANTAN LILY
HS	20	HOSTA 'SUM & SUBSTANCE'	SUM & SUBSTANCE PLANTAN LILY
LR	31	LIGULIGERA 'THE ROCKET'	THE ROCKET RAGWORT
RF	69	RUDBECKIA FILIFIDA 'BLOW'	VIETTE'S LITTLE SUZY BLACK-EYED SUSAN
			1 GAL.

X PLANT QUANTITY PROPOSED LOAM AND SOD PROPOSED LOAM AND DEEP SHADE SOD PROPOSED LANDSCAPE STONE

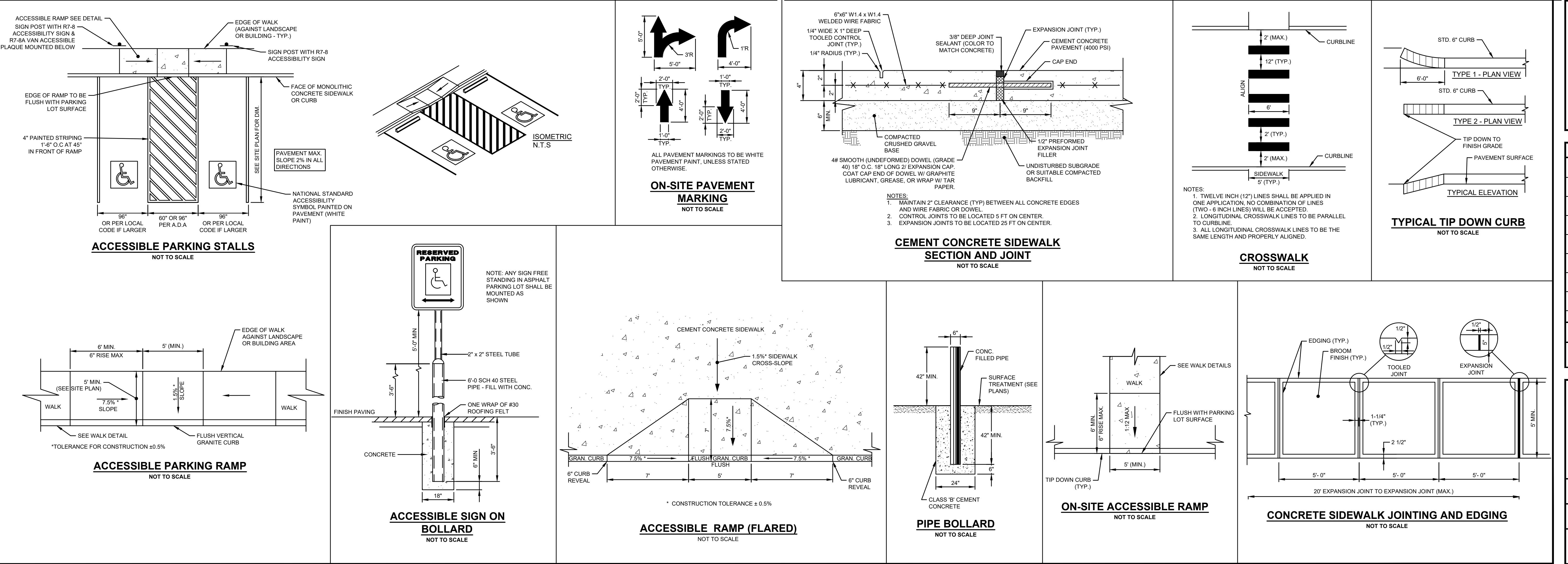
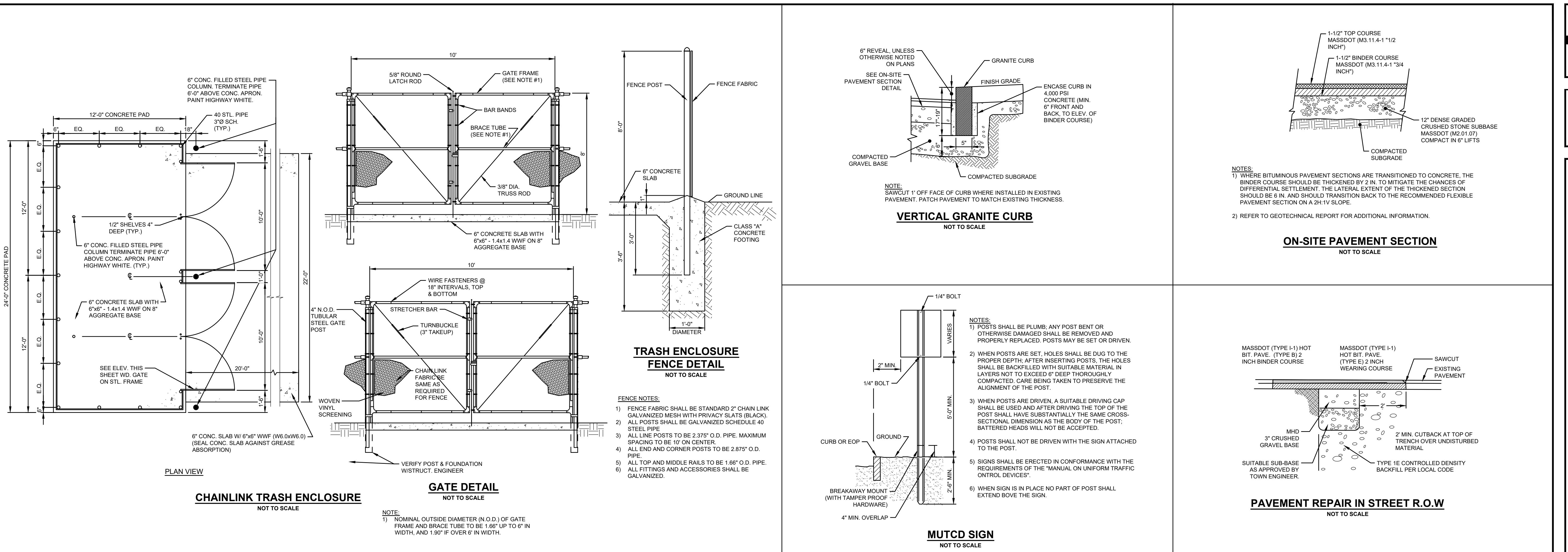
XX PLANT DESIGNATION



REVISION	DATE
	MAY 21, 2025
DRAWN/DESIGN BY	CHECKED BY
CPS	RSH

**RESIDENCES AT BEAVER BROOK
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ASSESSORS MAP 32 BLOCK 0 LOT 66**

88, 91, 101 MILL STREET
DRACUT, MASSACHUSETTS



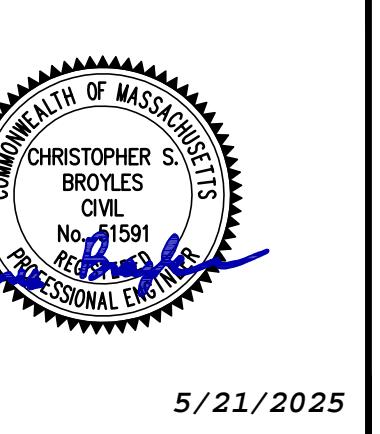
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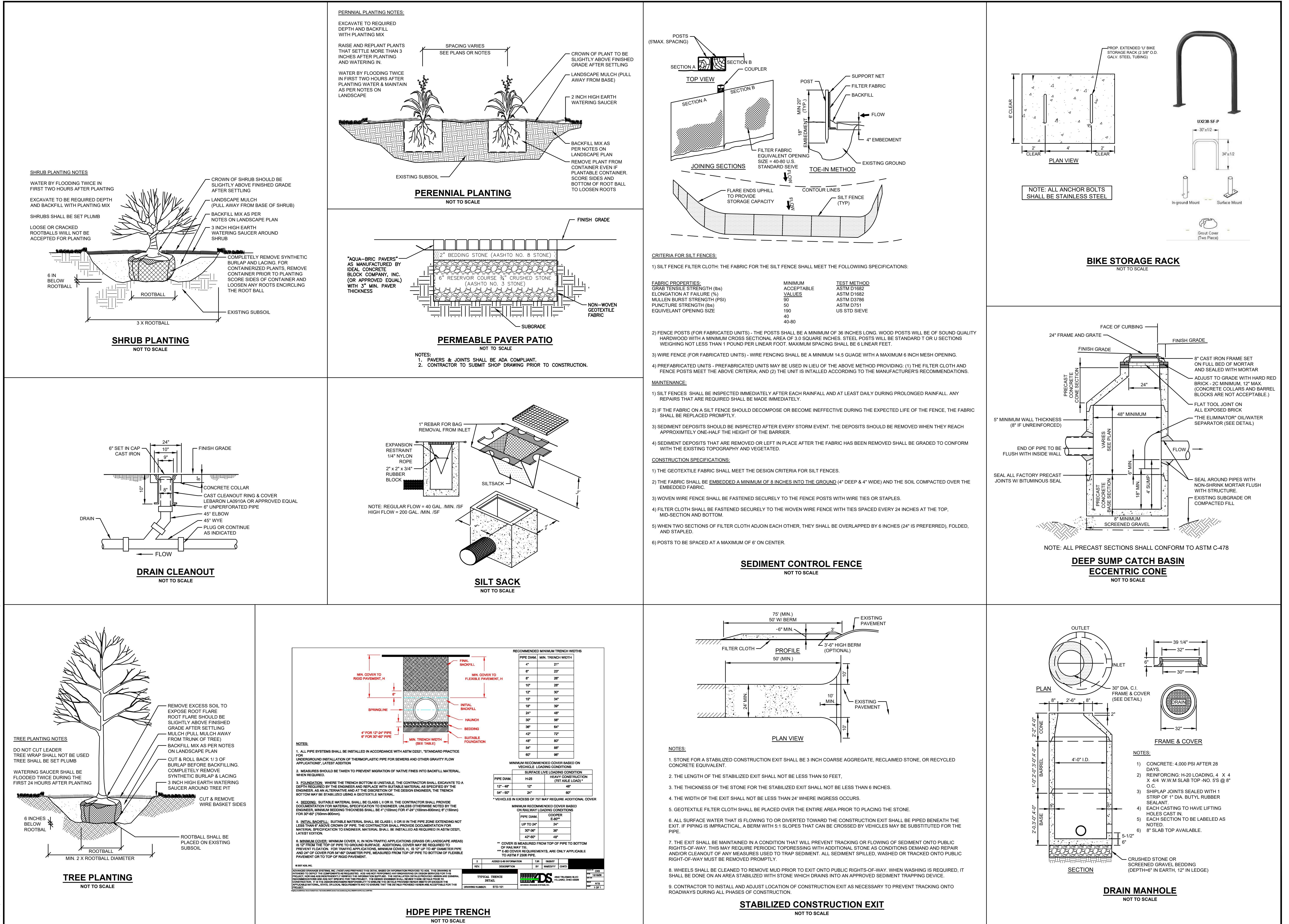
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REVISIONS		

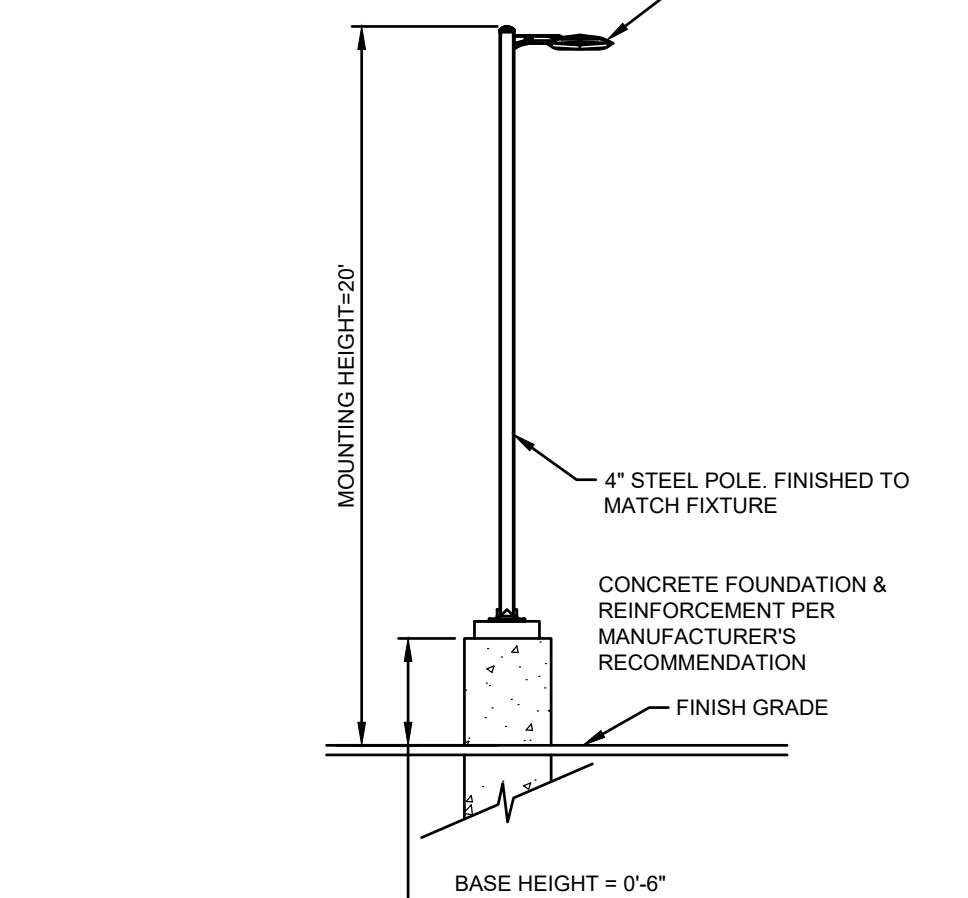
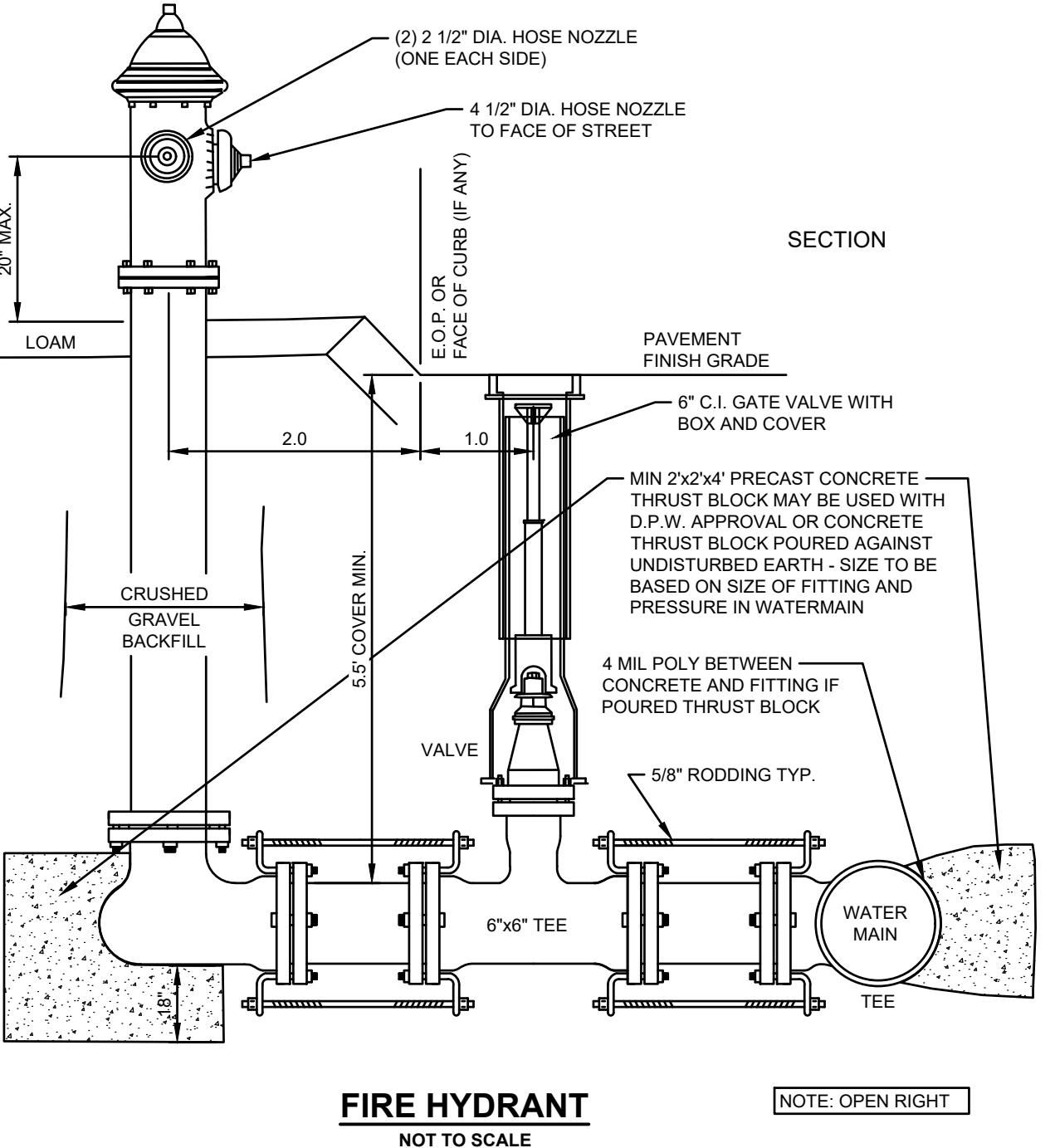
DETAIL SHEET		
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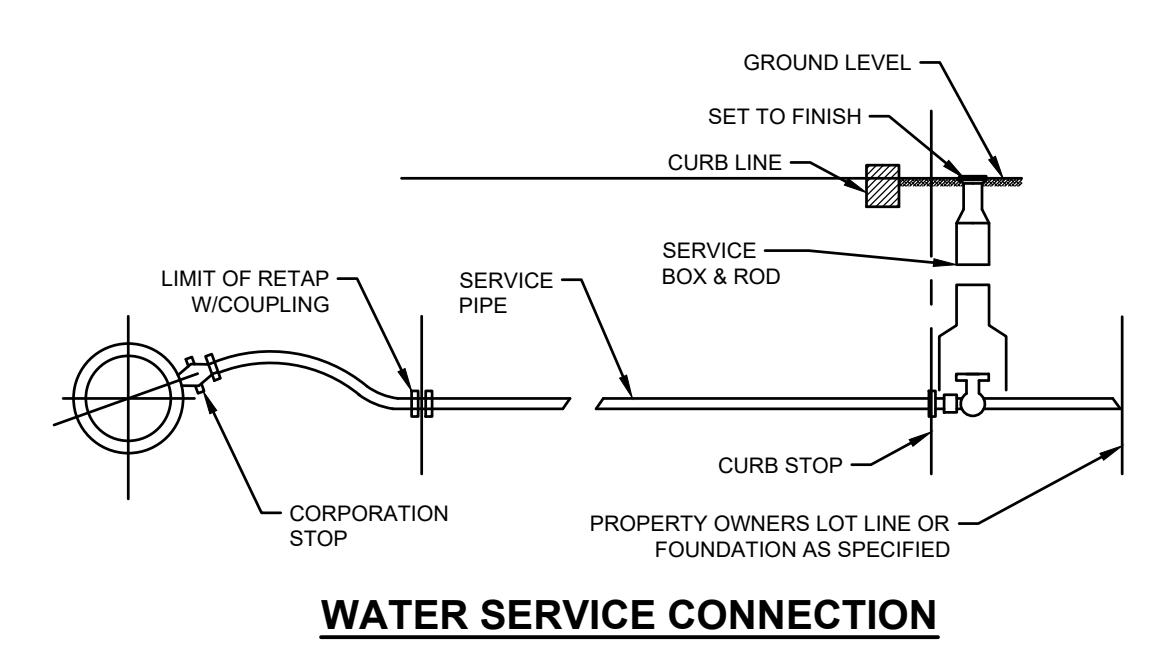
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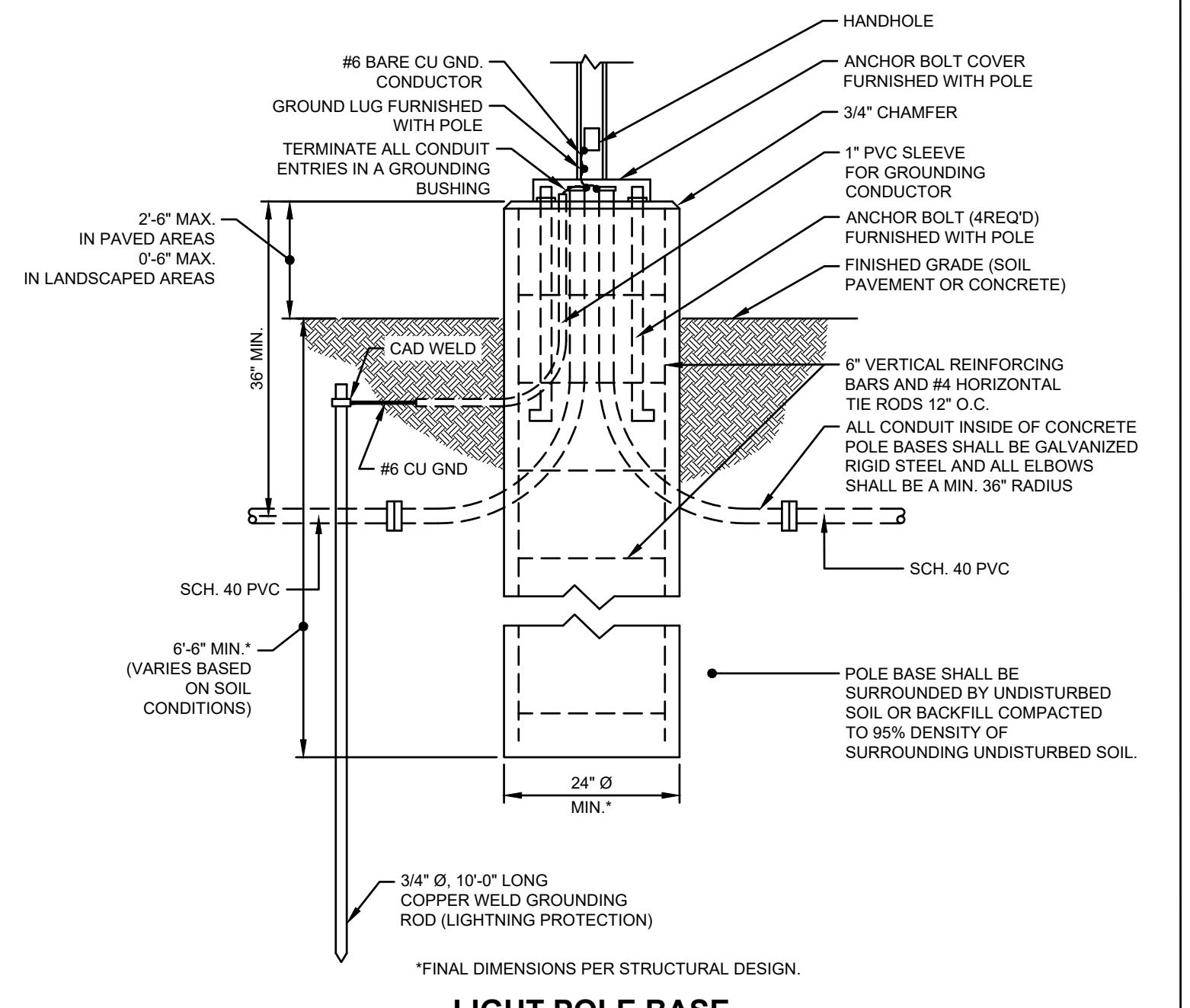
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DRACUT, MASSACHUSETTS**



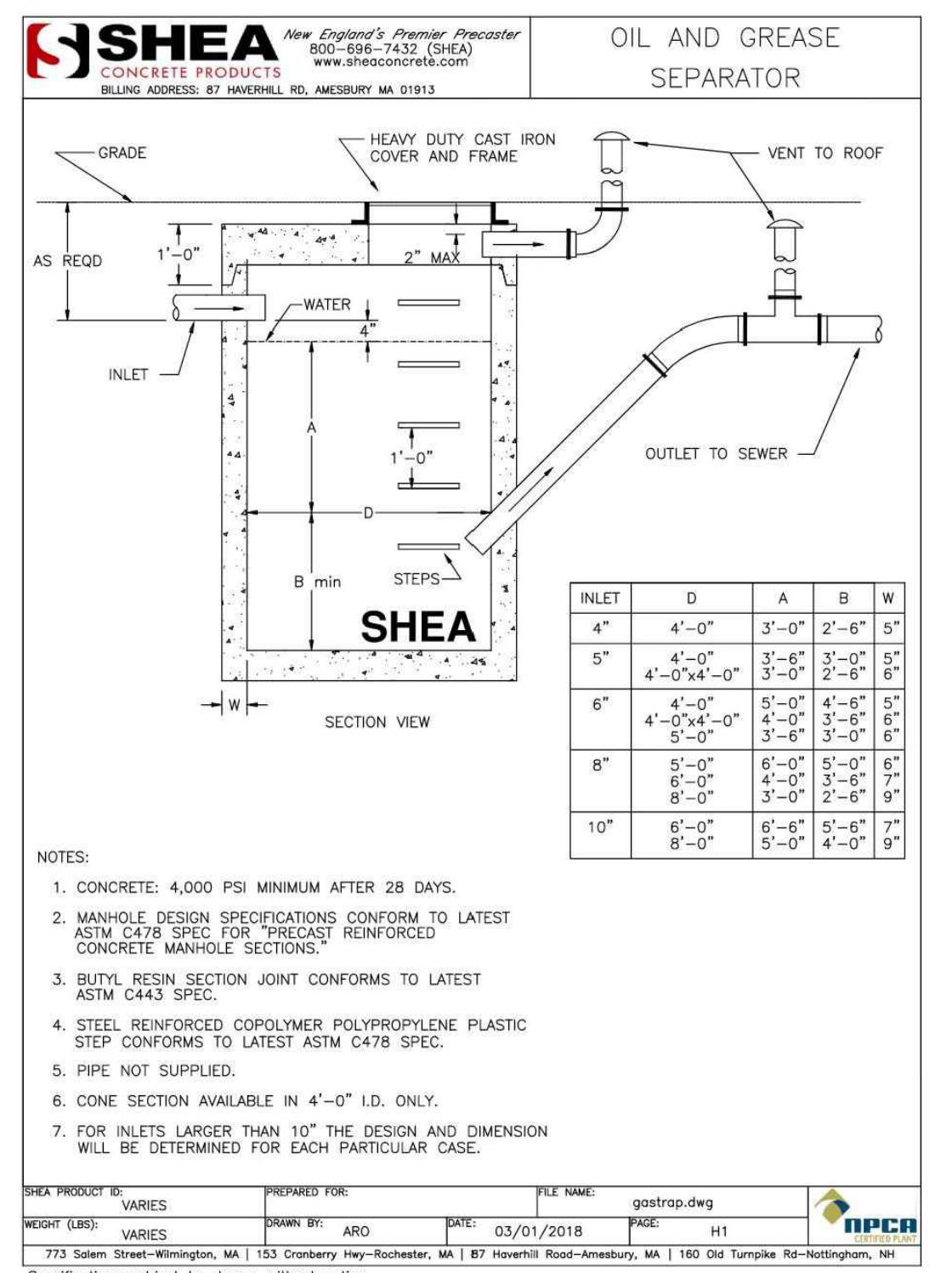
LIGHT FIXTURE
NOT TO SCALE



WATER SERVICE CONNECTION
NOT TO SCALE



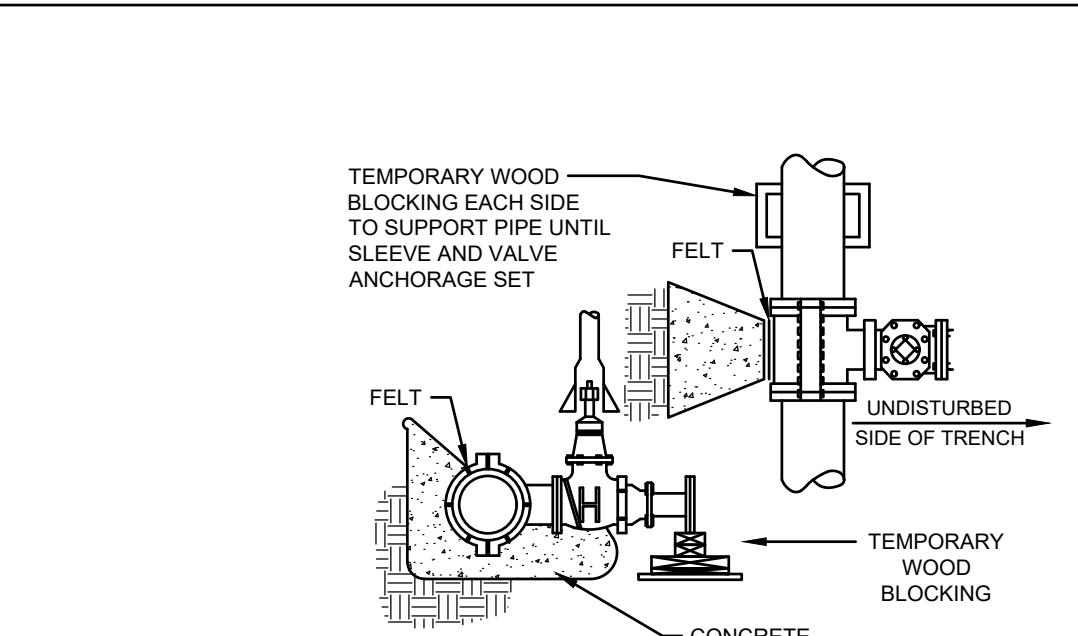
LIGHT POLE BASE
NOT TO SCALE



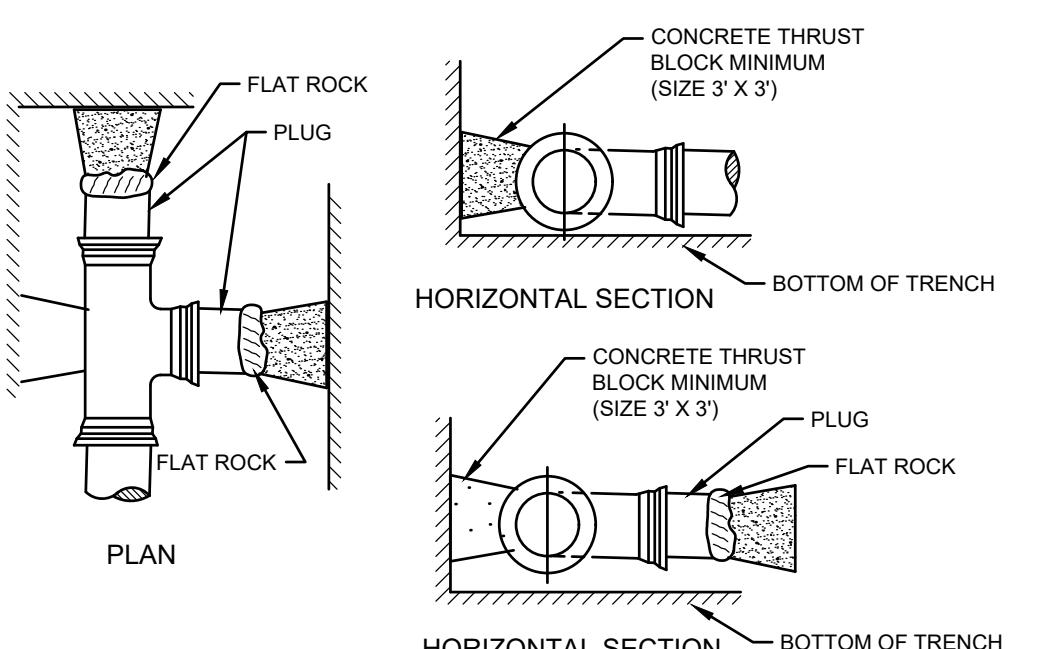
**OIL & WATER SEPARATOR
(MDC TRAP)**
NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

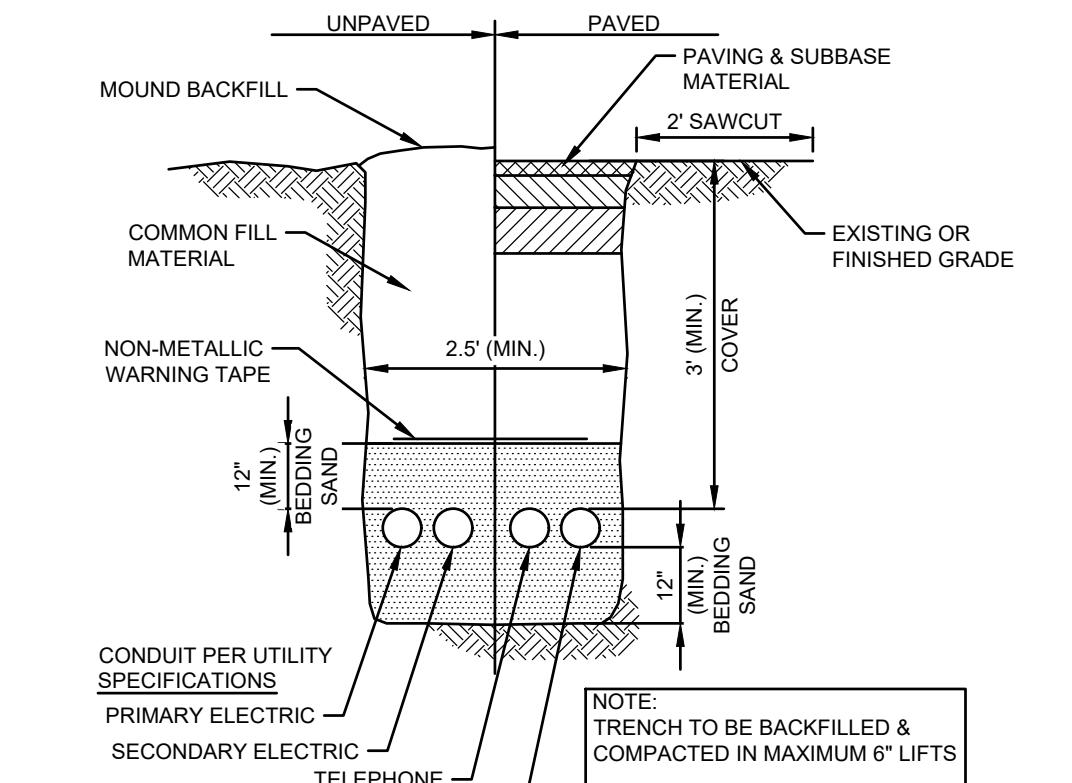
- 1) ACCESS OPENING SHALL BE NOT LESS THAN 24" DIAMETER. COVER TO HAVE CENTER HOLE.
- 2) THE MDC TRAP BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT THE SURFACE WATER SHALL BE EXCLUDED.
- 3) INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.
- 4) WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.
- 5) THE NEW MDC TRAP MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
- 6) ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.
- 7) PLASTIC COATED WROUGHT IRON STEPS (OR ALUMINUM) SHALL BE SPACED ABOUT 18" APART.



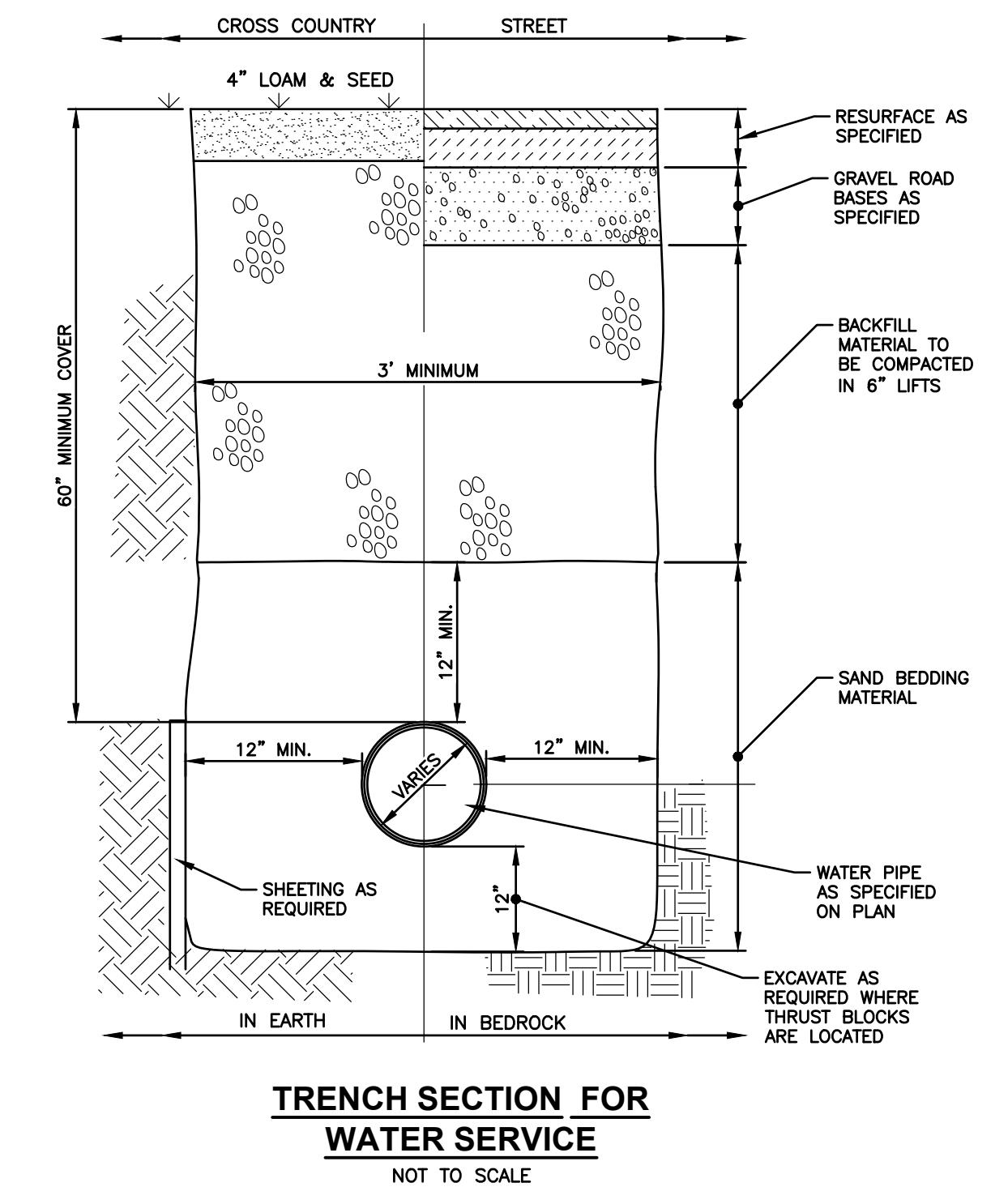
**TAPPING SLEEVE
AND VALVE**
NOT TO SCALE



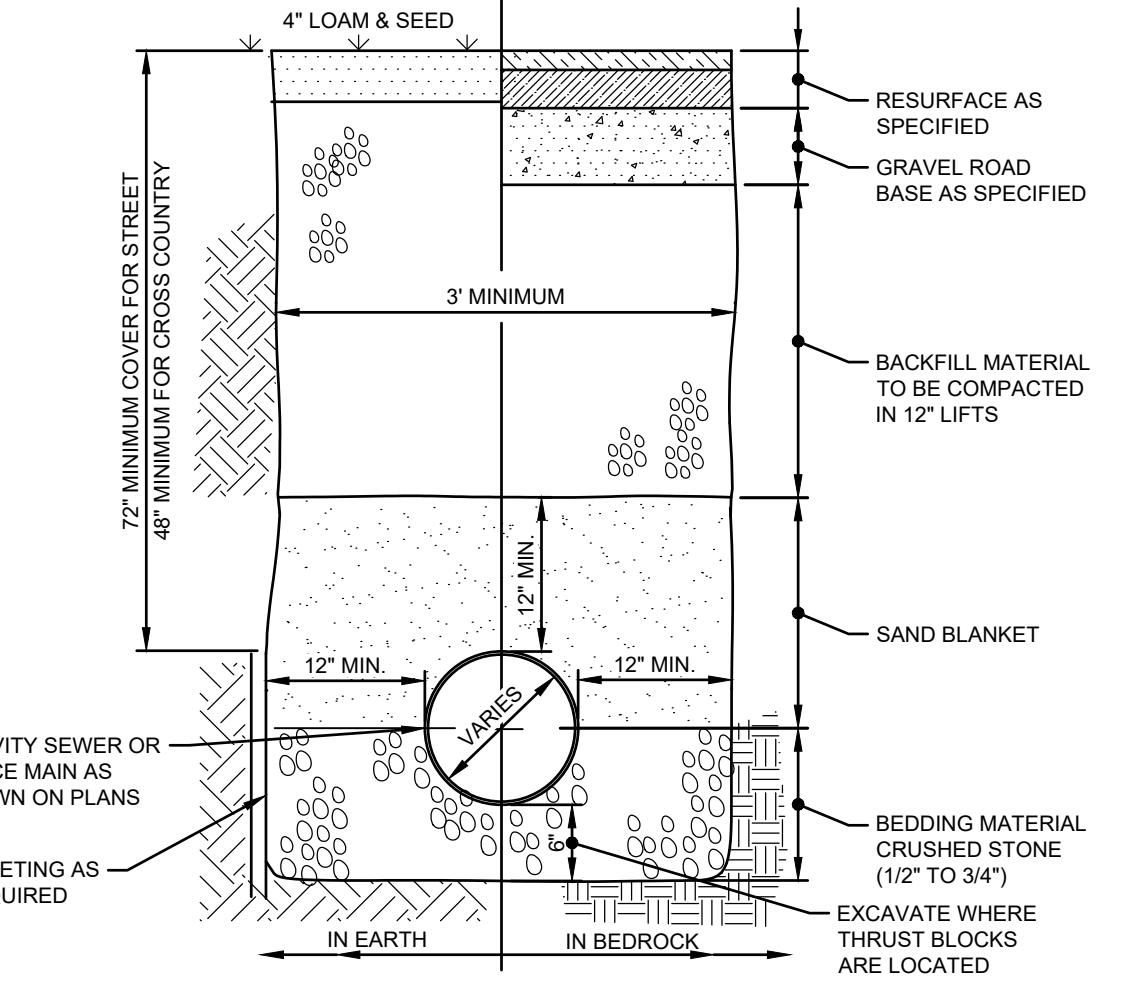
THRUST BLOCK
NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE



**TRENCH SECTION FOR SANITARY
SEWER SERVICE**
NOT TO SCALE

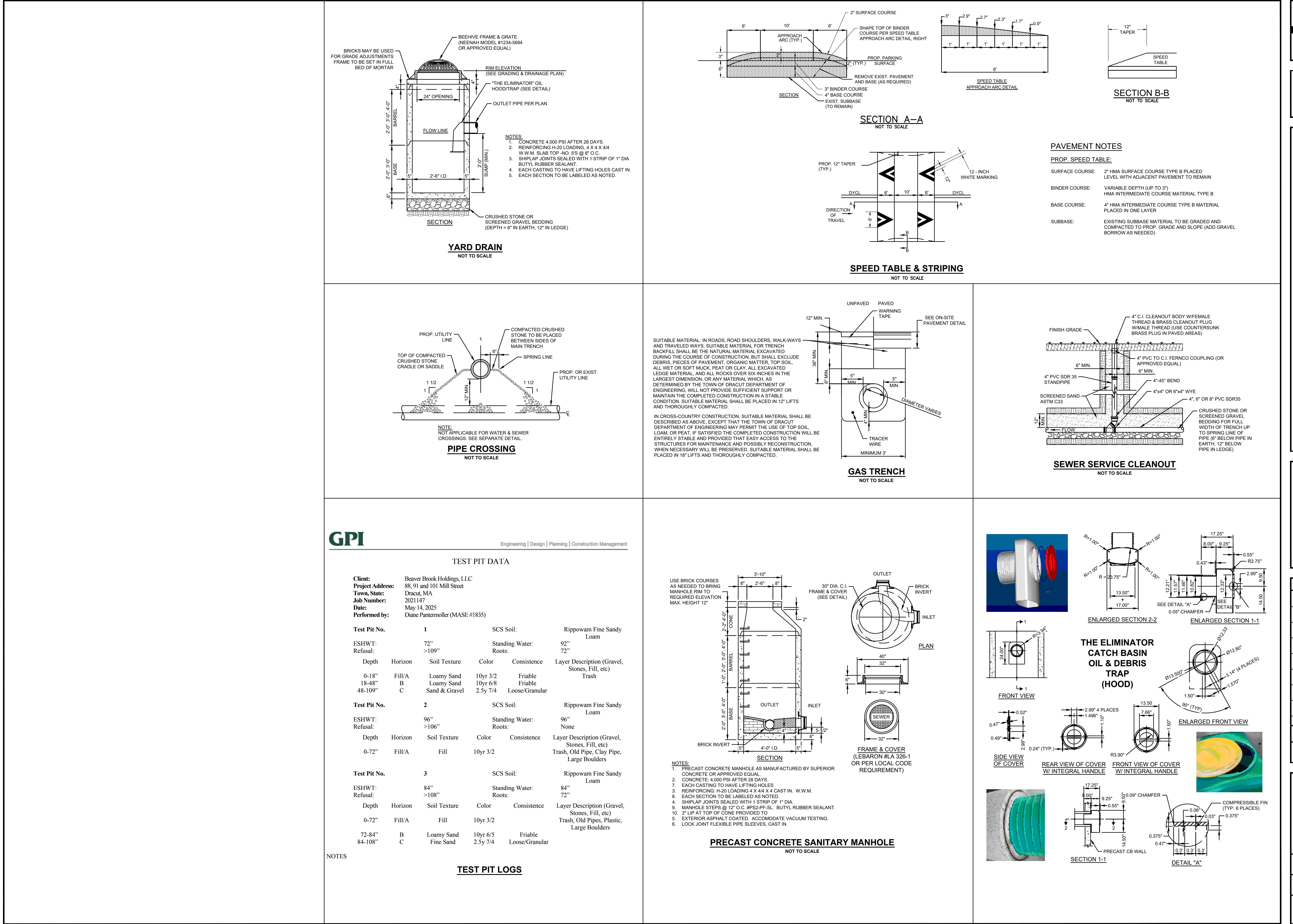


**TRENCH SECTION FOR SANITARY
SEWER SERVICE**
NOT TO SCALE

NO.	REVISION	DATE
	MAY 21, 2025	

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CHECKED BY	DRJ

DETAIL SHEET
NOT TO SCALE
PROJECT NO.
NEX-2021147



BEAVER BROOK MILL

APR. 18, 2025

1934 Lakeview Ave, Dracut, MA 01826

PROGRESS SET



Sheet List	
Sheet Number	Sheet Name
A0	COVER
A0.1	SITE PLAN & CODE ANALYSIS
A0.2	PROPOSED DISTRIBUTION AND USE
A0.3	PERSPECTIVE VIEWS
A0.4	AERIAL VIEW
A0.5	BUILDING HEIGHT ANALYSIS
A0.6	INDOOR PARKING SPACES
A1.0	BLDG A - GENERAL NOTES
A1.1	BLDG A - PROPOSED PLANS
A1.2	BLDG A - PROPOSED PLANS
A1.3	BLDG A - PROPOSED ELEVATIONS
A2.1	BLDG B - PROPOSED PLANS
A2.2	BLDG B - PROPOSED PLANS
A2.3	BLDG B - PROPOSED PLANS
A2.4	NOT USED
A2.5	BLDG B - PROPOSED ELEVATIONS

Sheet List	
Sheet Number	Sheet Name
A2.6	BLDG B - PROPOSED ELEVATIONS
A2.7	BLDG B - PROPOSED SECTIONS
A3.1	BLDG C - PROPOSED PLANS
A3.2	NOT USED
A3.3	BLDG C - PROPOSED ELEVATIONS
A4.1	BLDG D - PROPOSED FLOOR PLANS
A4.2	BLDG D - PROPOSED ELEVATIONS AND ENLARGED PLAN
A5.1	BLDG E - PROPOSED PLANS
A5.2	BLDG E - PROPOSED 3RD & 4TH FLOOR PLANS
A5.3	BLDG E - PROPOSED 5TH FLOOR PLAN
A5.4	BLDG E - PROPOSED 6TH FLOOR PLAN
A5.5	NOT USED
A5.6	BLDG E - PROPOSED ELEVATIONS
A5.7	BLDG E - PROPOSED ELEVATIONS
A5.8	BLDG E - PROPOSED SECTION
A6.1	BLDG F - PROPOSED PLANS
A6.2	BLDG F - PROPOSED ELEVATIONS
A6.3	PROPOSED PAVING

VIEW FROM THE NORTHEAST



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DRAWING TITLE
SITE PLAN & CODE ANALYSIS

DRACUT ZONING BY LAWS EFFECTIVE NOV 13, 2023 - SUMMARY ONLY. SEE ZONING LAWS FOR FULL EXPLANATIONS

5.3 MILL CONVERSION OVERLAY DISTRICT

5.3.2 Overlay District Locations. The Mill Conversion Overlay District (MCOD) is hereby established and shall be construed as an overlay district. Within the MCOD all regulations of the underlying district shall continue to be in full force and effect, except where these regulations supersede such underlying requirements or provide an alternative to such requirements.

5.3.3 STANDARDS

A. **Buffer.** A buffer area of one hundred (100) feet shall be provided at the perimeter of the property where it abuts residentially zoned or occupied properties, except for driveways necessary for access and egress to and from the site provided, however, that existing structures and existing access roadways are exempt from the requirements set forth herein. However, existing structures and parking areas shall not be made more nonconforming except for ADA compliance. No vegetation in this buffer area will be disturbed, destroyed or removed except for normal maintenance. The Planning Board may waive the buffer requirements.

D. **Parking.** The applicant shall provide adequate parking to serve all anticipated uses on the property, with information detailing the method of computation of parking spaces. The minimum number of parking spaces shall be computed using the requirements of Section 6.1.6 or other applicable provision herein. The Planning Board may increase the required parking by up to 10% to serve the needs of residential employees, visitors and service vehicles. The Planning Board may reduce the otherwise required number of parking spaces where the applicant demonstrates that an adequate number of spaces will be provided.

E. **Screening of Parking.** All parking areas shall be screened from view from adjacent residentially zoned or occupied premises located outside the site, including public ways, by a landscaped border at least ten (10) feet in width. Parking lots shall be located to the rear or side of all buildings and shall not be located in front setbacks or in buffer areas; provided, however, that the Planning Board may waive these provisions for existing parking lots and/or existing buildings. See Bylaws for additional information about this section.

K. **Number of Dwelling Units.** The maximum number of dwelling units shall be established by the Planning Board. See this section for the criteria that must be reviewed.

M. **Expansion of Existing Buildings.** Existing buildings within a MCOD may be expanded, provided that such expansion is consistent with the existing buildings historic character and scale; and does not cause substantial detriment after considering the factors set forth in Section 5.3.5.B.

N. **New Buildings.** Within the MCP, new buildings may be constructed provided the number, type, scale, architectural style, and uses within such new buildings shall be subject to Planning Board approval.

5.3.4 AFFORDABLE DWELLING UNITS

As a condition of the grant of any special permit for a MCP, a minimum of fifteen (15%) of the total number of dwelling units shall be restricted for a period not less than thirty (30) years in the following manner:

- A. 5% of the units shall be affordable to persons or families qualifying as low income.
- B. 5% of the units shall be affordable to persons or families qualifying as moderate income.
- C. 5% of the units shall be affordable to persons or families qualifying as median income.

See section for more information about affordable dwelling units.

6.1 OFF STREET PARKING AND LOADING

6.1.3 [Parking] requirements may be reduced on Special Permit by the Special Permit Granting Authority as designated, for the principal use as per section 2.11.30 See this section for where this may apply.

6.1.4 Use of Common Parking Areas. Shared parking areas may be permitted for the purpose of servicing two or more principal uses with offsetting peak hour parking demand on the same or separate lots See this section for the contours which must be met for this to occur.

8.1 - MAJOR BUSINESS COMPLEX

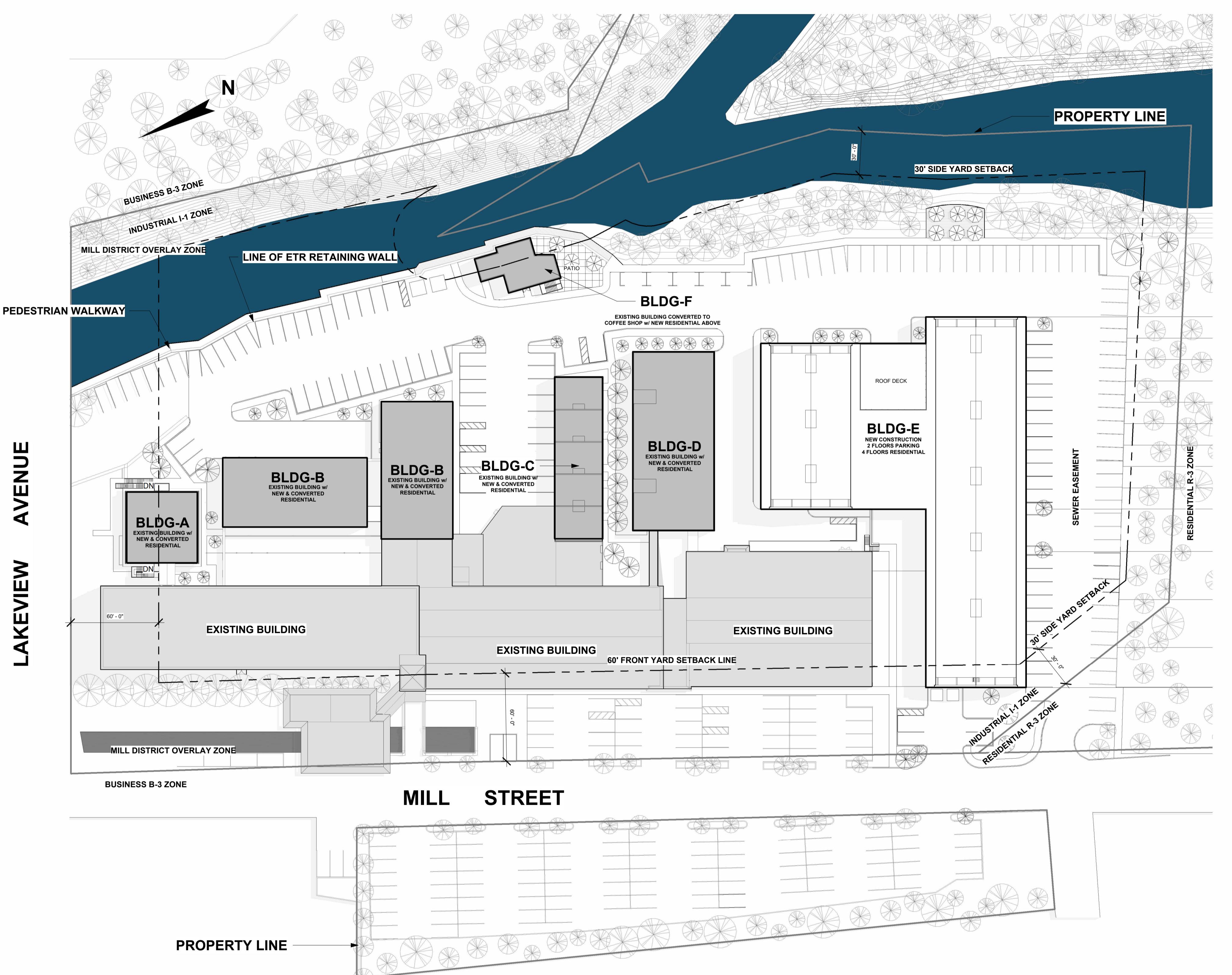
8.1.1 Applicability and Objectives. Any premises having more than 10,000 square feet gross floor area used as retail stores or services (including motor vehicle), restaurant, fast food establishment, bank, finance agency, or indoor or outdoor commercial recreation shall be considered a Major Business Complex. Construction or change of use resulting in such a complex is allowable only if approved by the Planning Board pursuant to Section 2.4 Site Plan Review of this By-law for the principal use in accordance with [the remainder of the section.] See the section for more information.

NUMBER OF UNITS:
BUILDING A: 4 UNITS
BUILDING B: 12 UNITS
BUILDING C: 5 UNITS
BUILDING D: 16 UNITS
BUILDING E: 86 UNITS
BUILDING F: 3 UNITS
PROPOSED UNIT COUNT: 126 UNITS
EXISTING: 47 UNITS
TOTAL: 173 UNITS

**15% of unit to be affordable = 26
affordable units**

Revision Schedule		
Number	Date	Revision Description
SCALE 1" = 40'-0"		
DATE APR. 18, 2025		
DRAWN BY	Author	CHECKED BY Checker
PROJECT NUMBER	2054	
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DRAWING NUMBER		

A0.1



1 Site Plan
1" = 40'-0"

PROGRESS SET

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DRAWING TITLE
**PROPOSED
DISTRIBUTION AND
USE**

Revision Schedule		
Number	Date	Revision Description

SCALE As indicated

DATE Feb 11, 2025

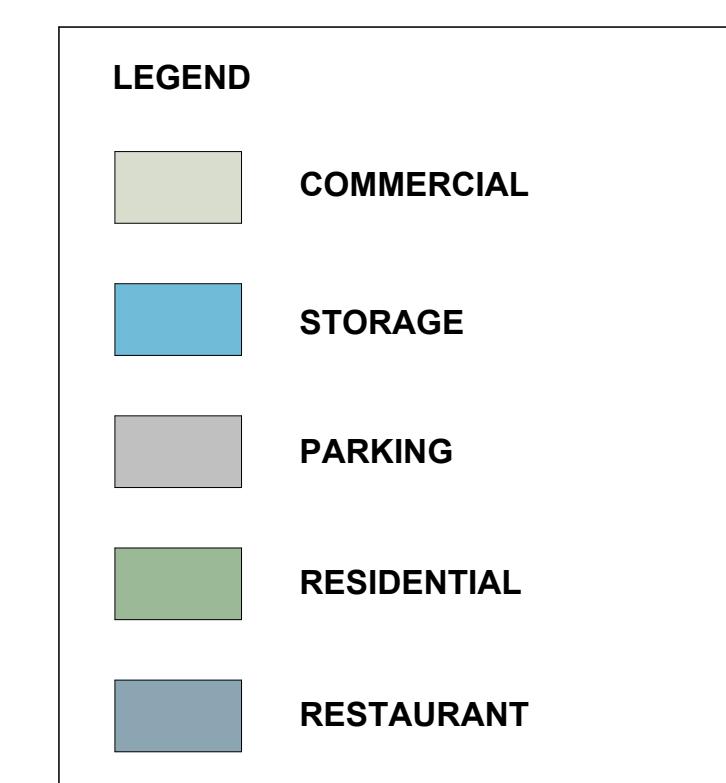
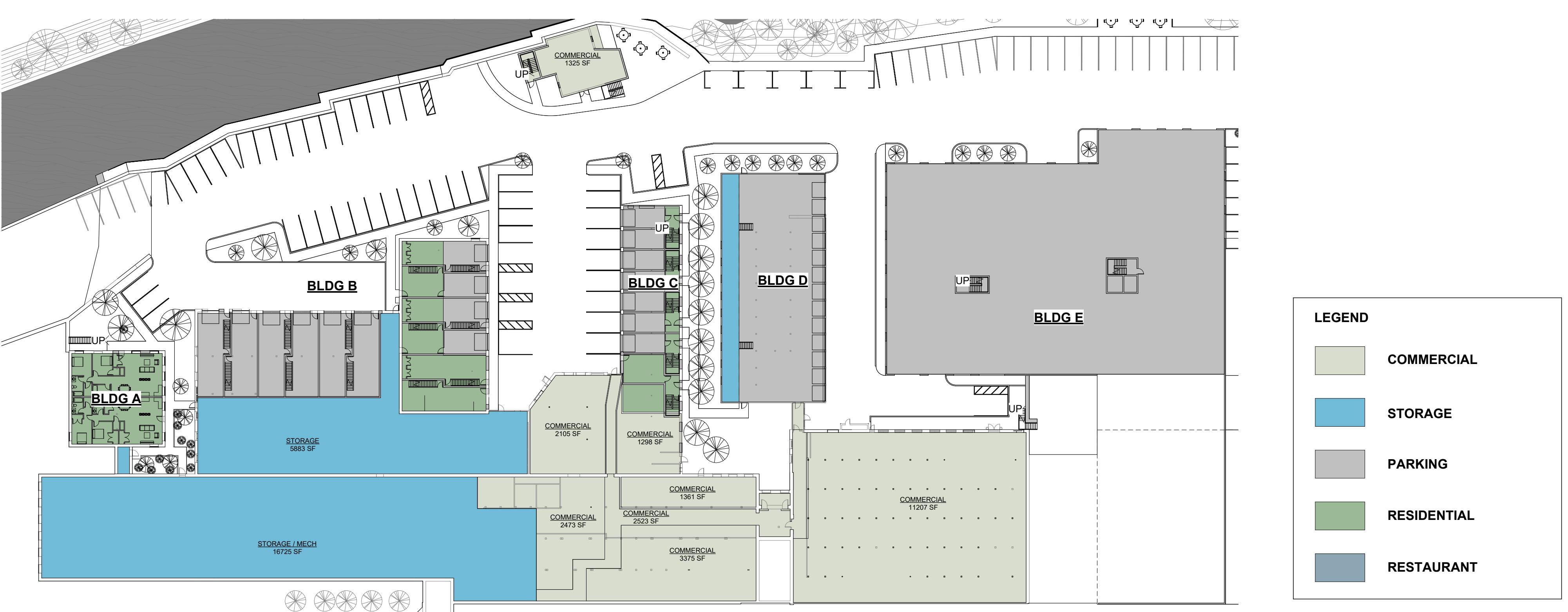
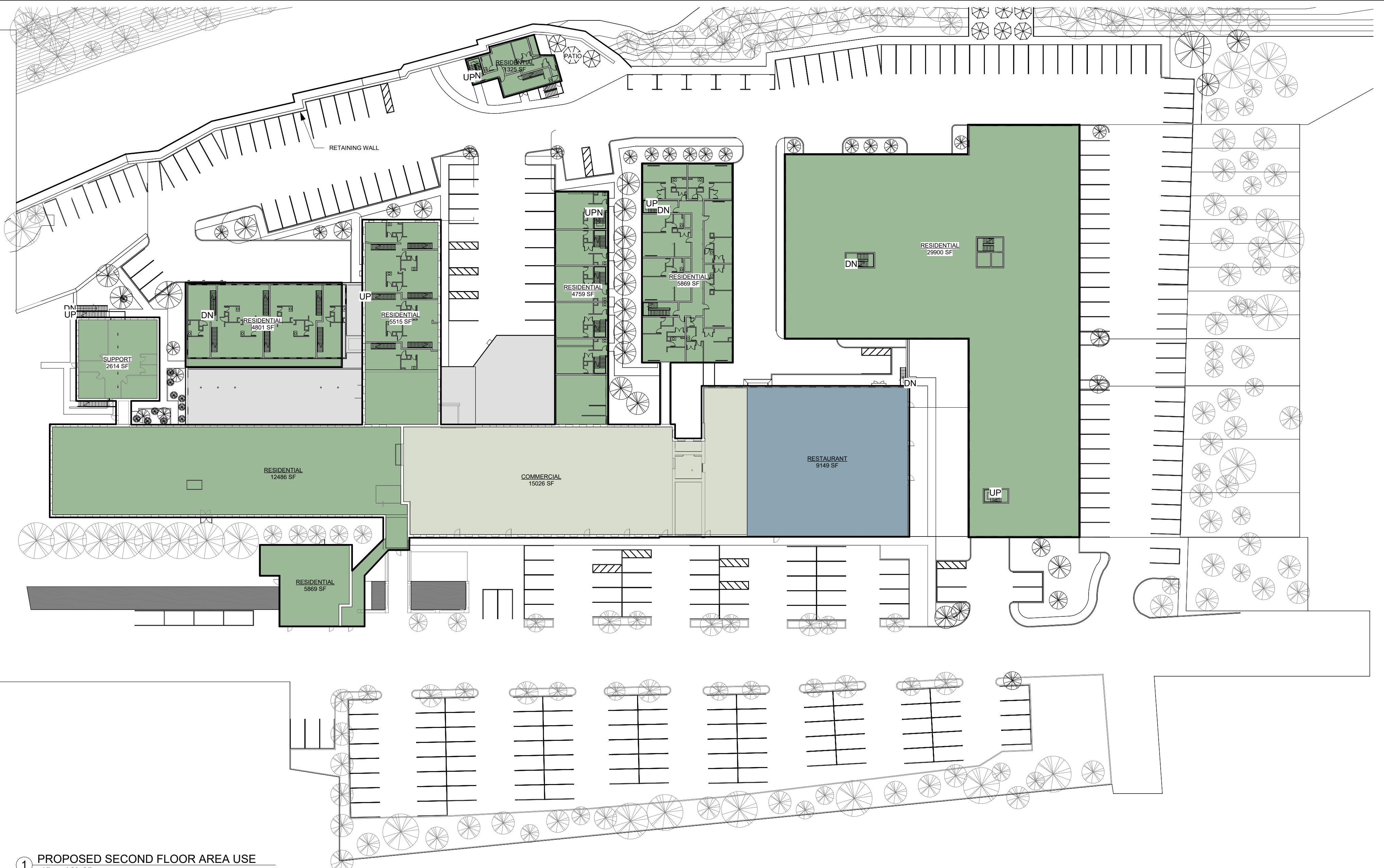
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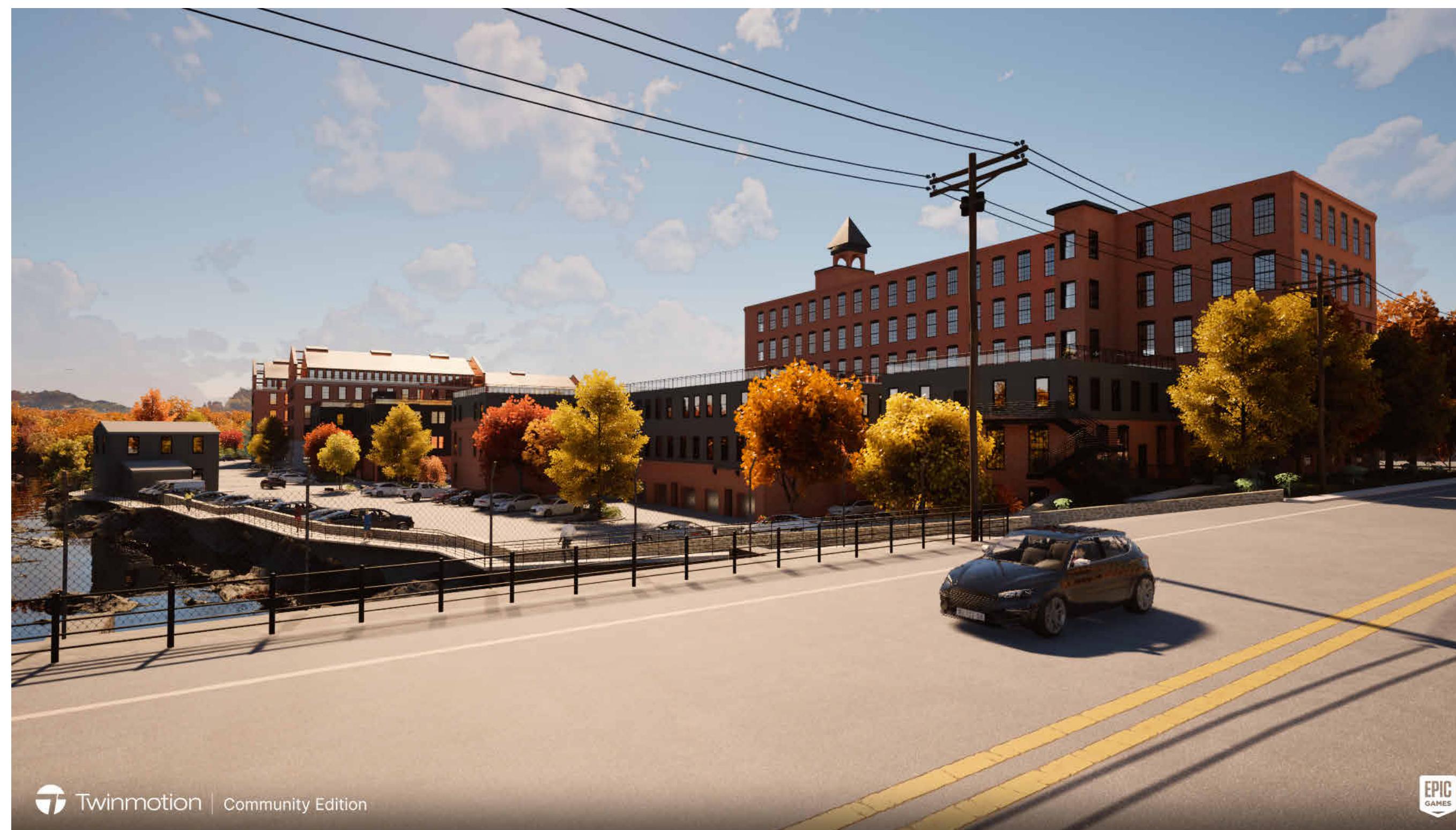
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A0.2



PROGRESS SET

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VIEW FROM STREET LOOKING SOUTHWEST



VIEW LOOKING NORTH AT PATIO AREA AND APARTMENTS



VIEW LOOKING NORTHWEST AT WALKING PATH



VIEW LOOKING SOUTHWEST FROM WALKING PATH TOWARDS PATIO AREA

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PERSPECTIVE
VIEWS

Revision Schedule

Number Date Revision Description

SCALE

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A0.3

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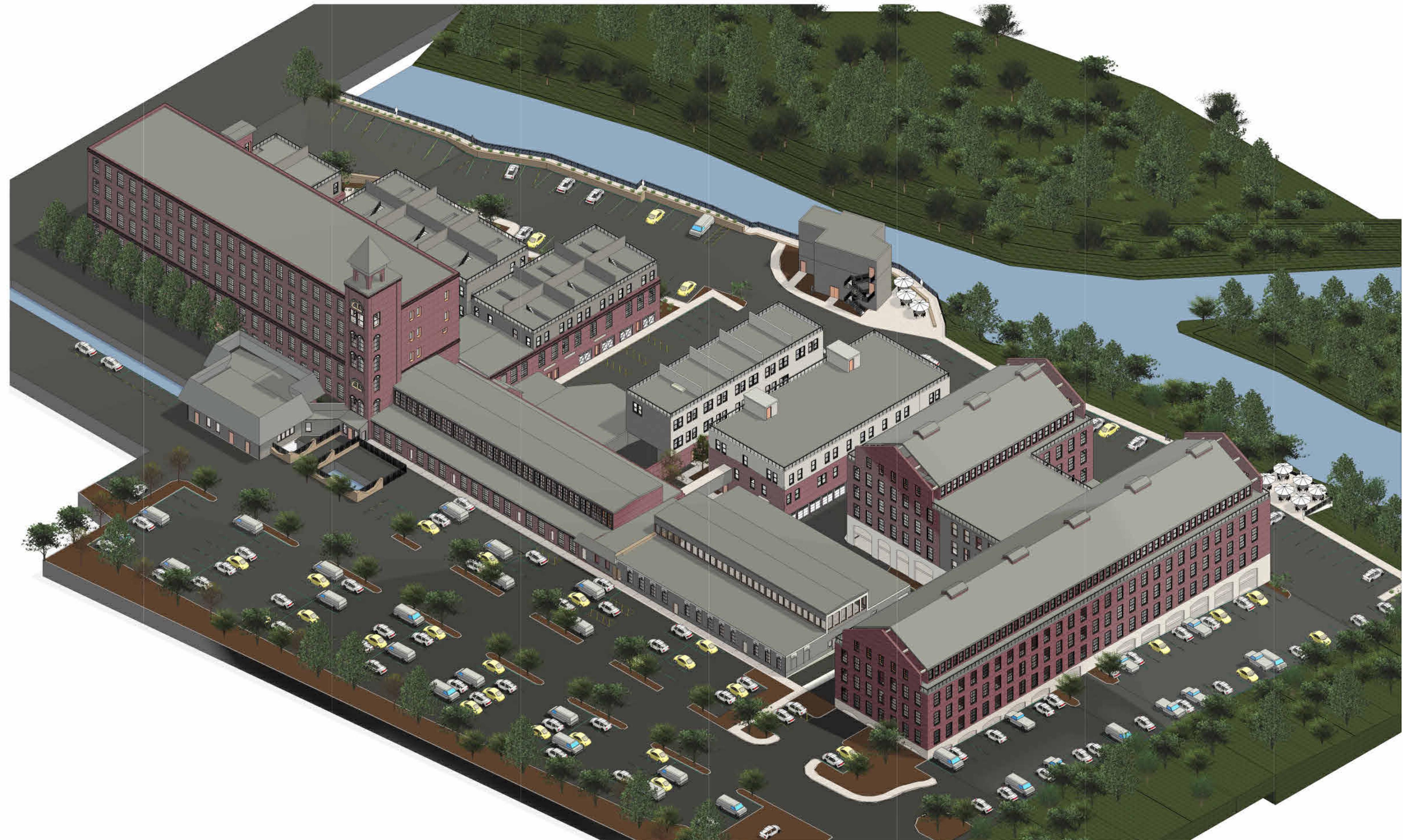
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AERIAL VIEW



VIEW FROM SOUTHWEST

Revision Schedule
Number | Date | Revision Description

SCALE

DATE APR. 18, 2025

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DRAWING
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A0.4

DRAWING TITLE
**BUILDING HEIGHT
ANALYSIS**

Revision Schedule

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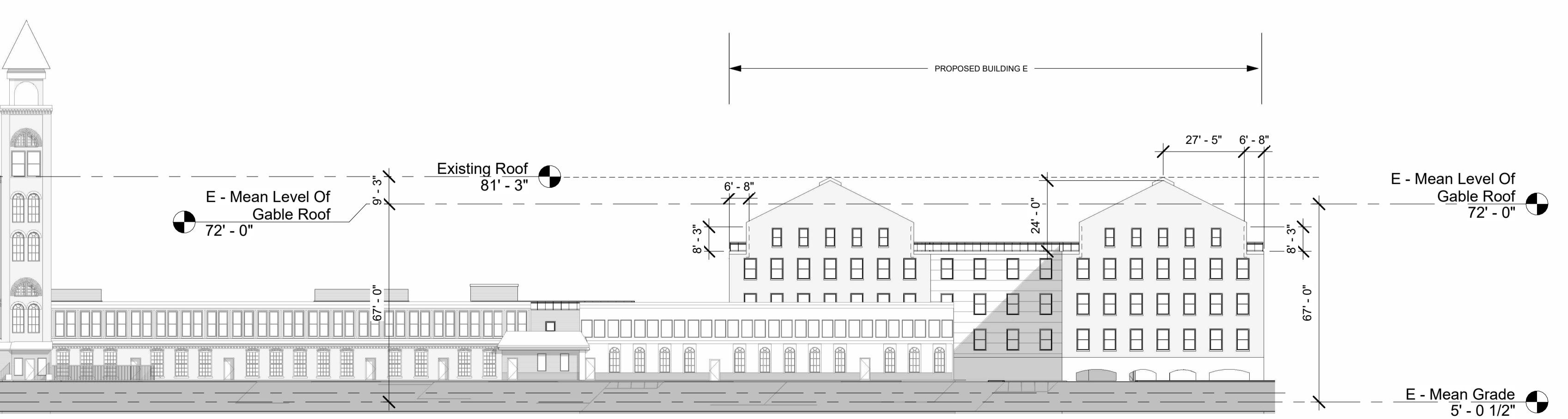
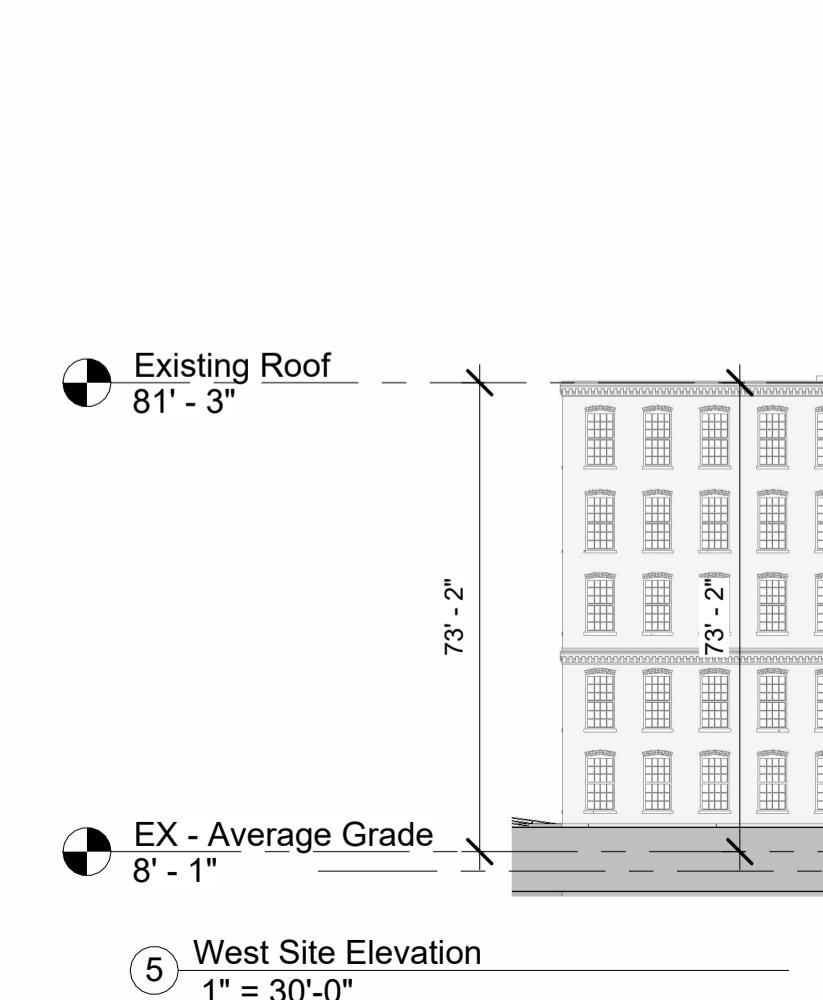
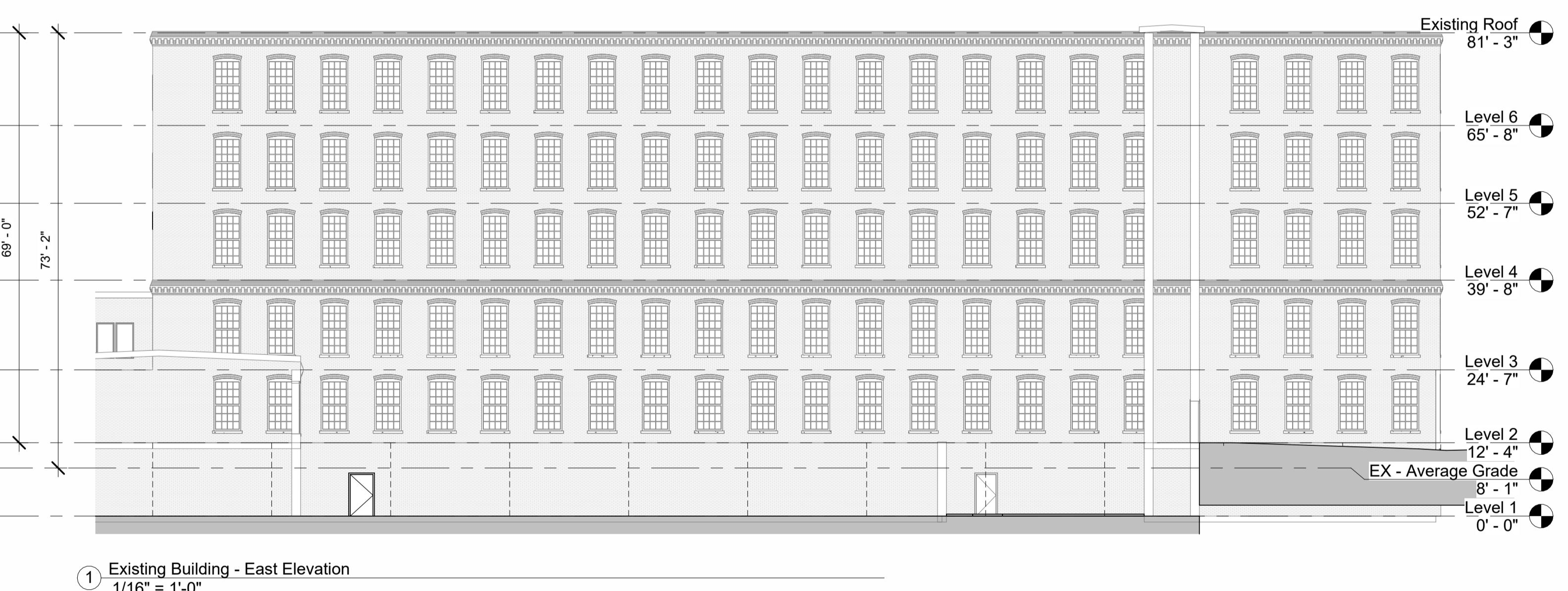
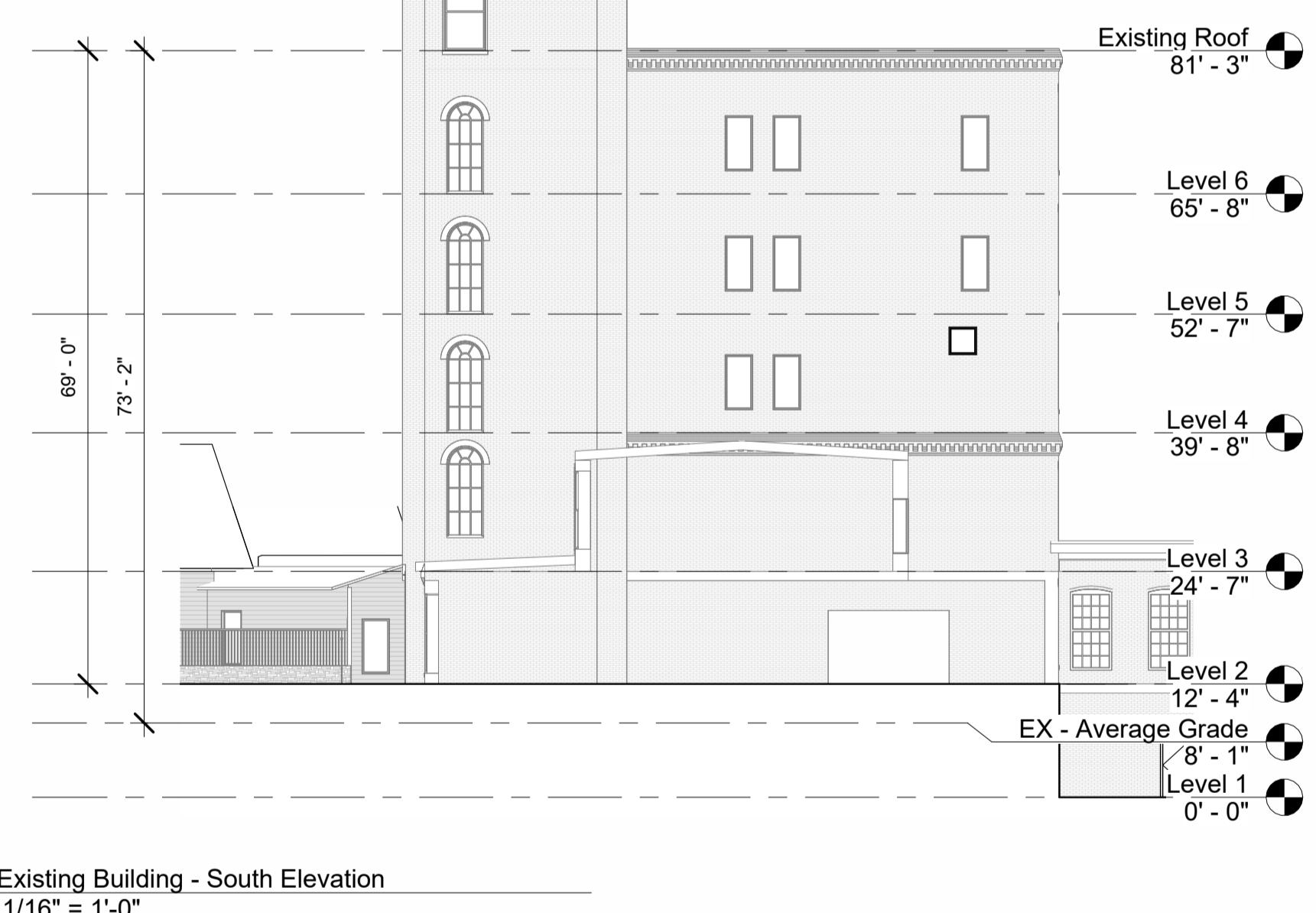
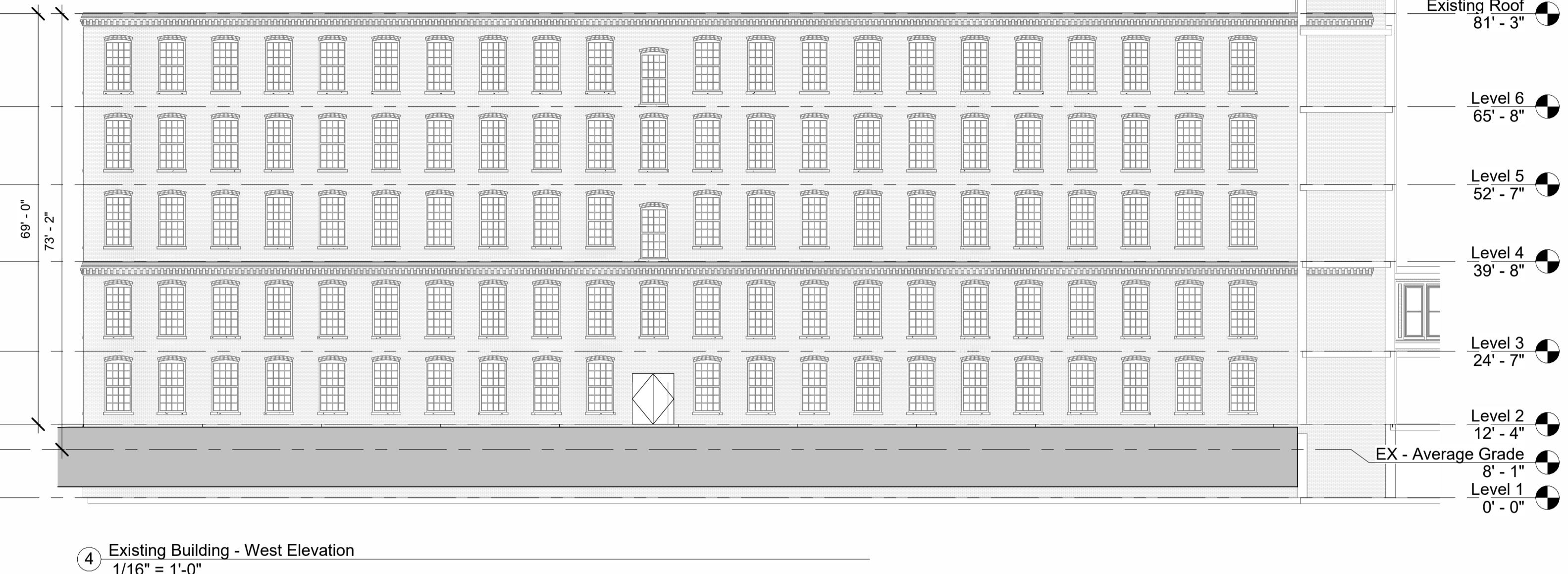
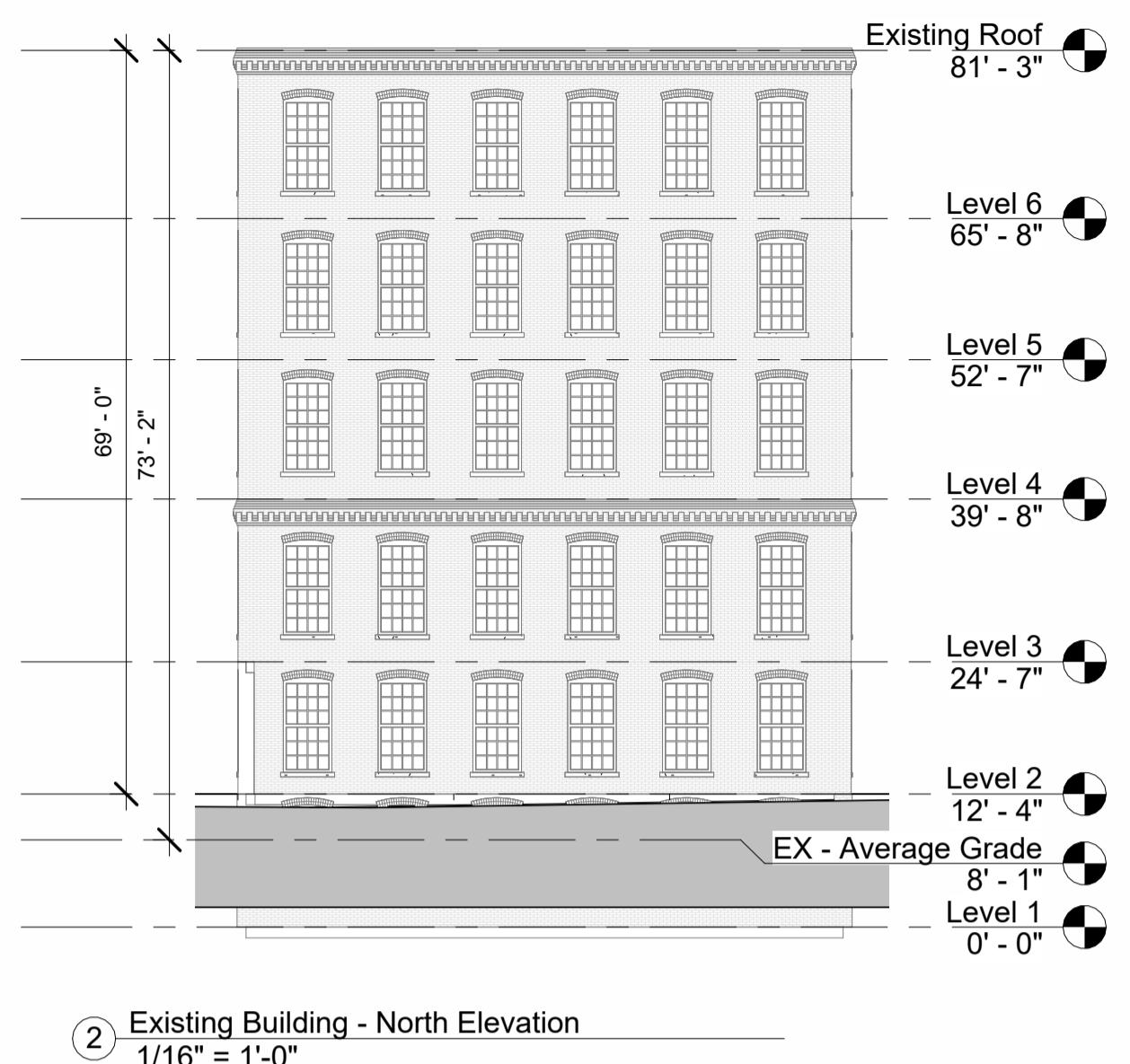
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**INDOOR PARKING
SPACES**

Revision Schedule

Number Date Revision Description

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DATE APR. 18, 2025

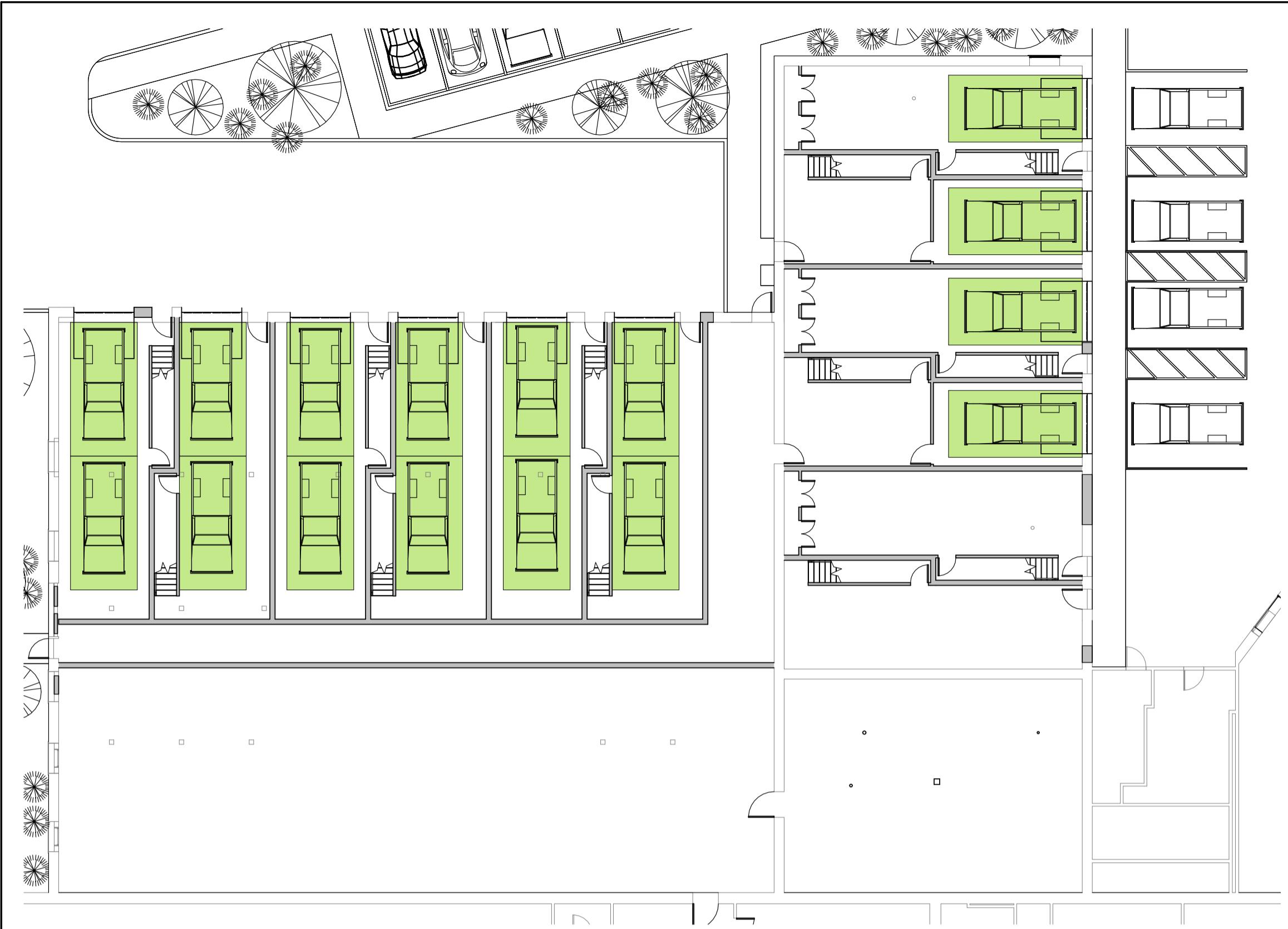
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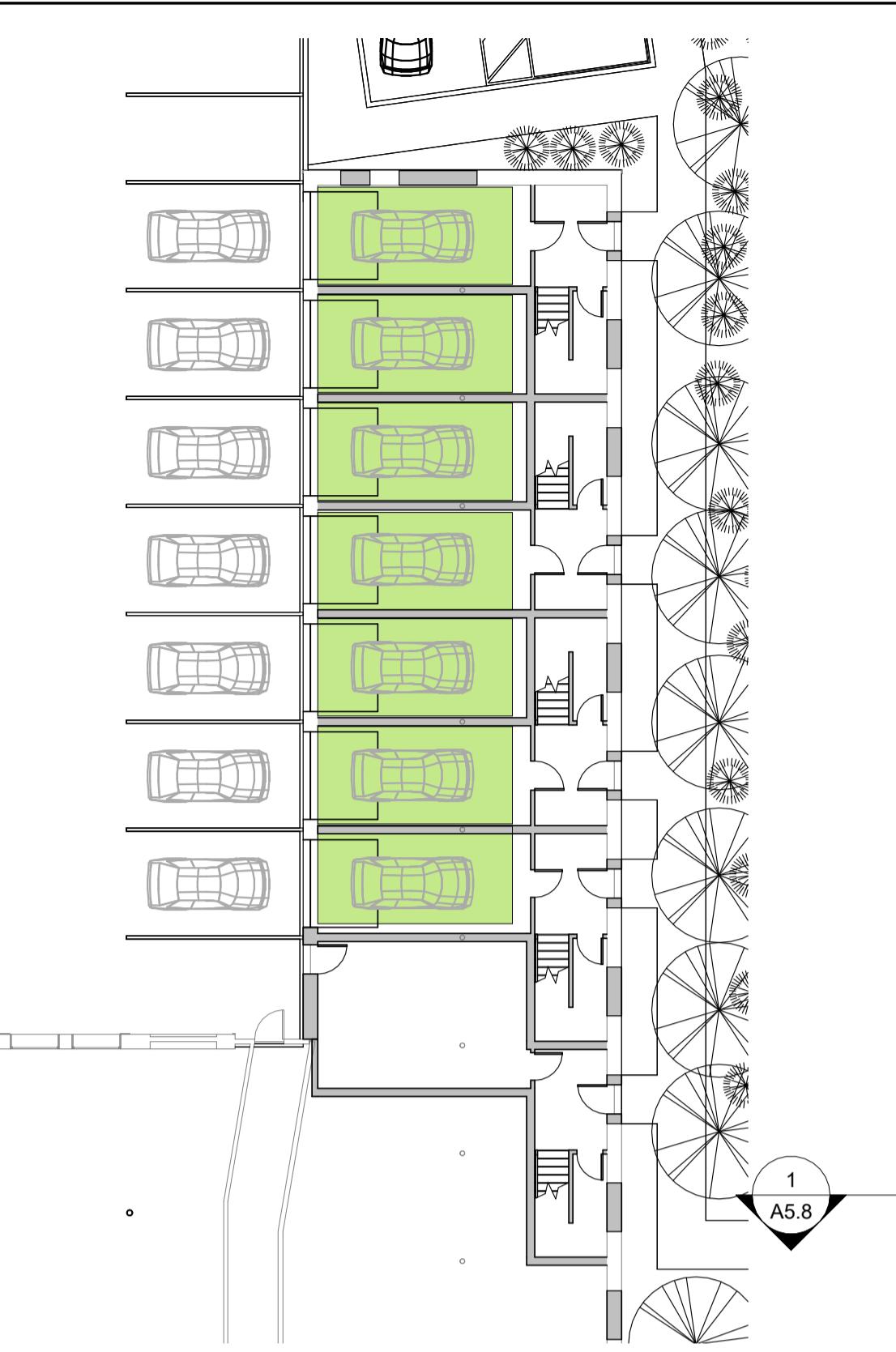
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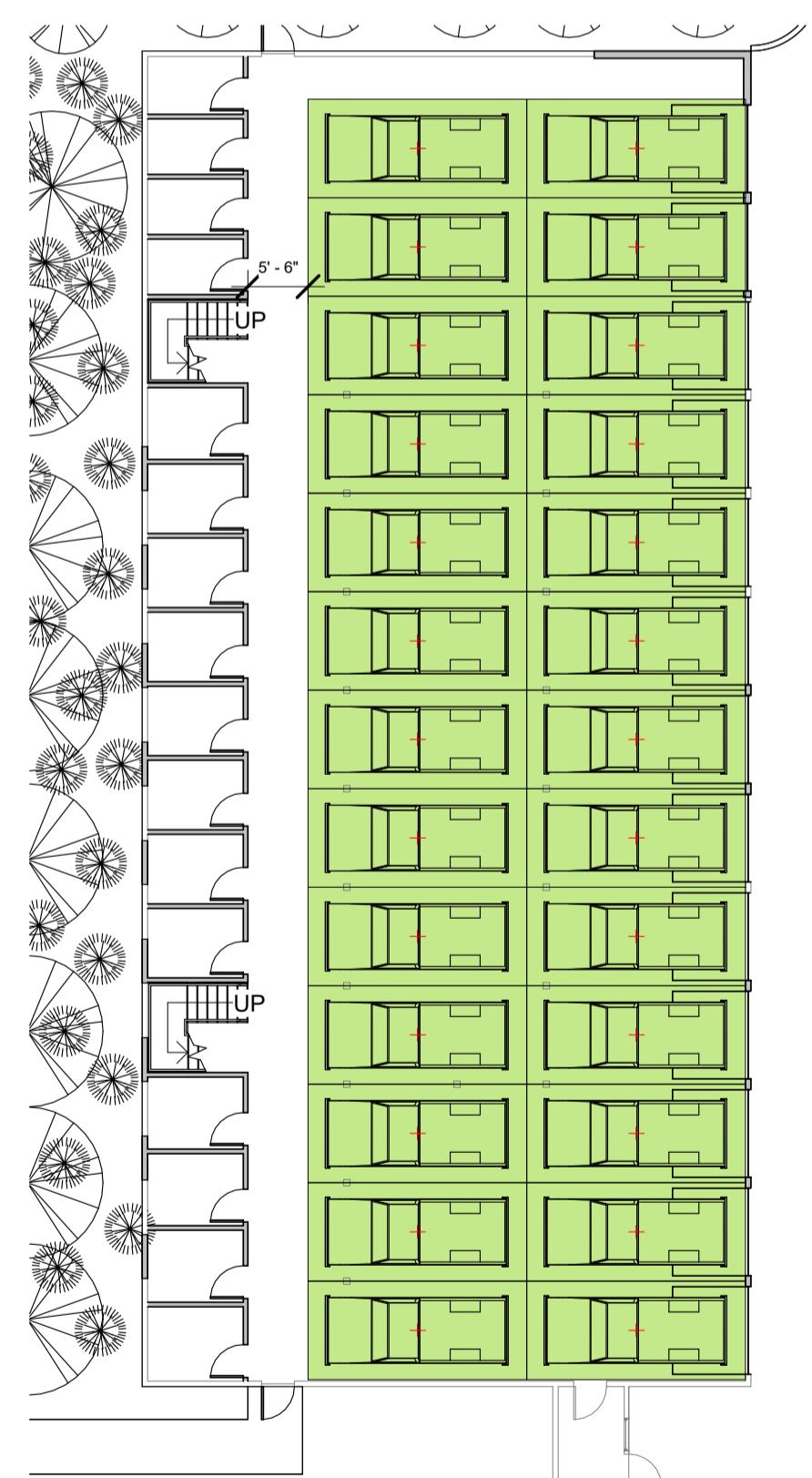
A0.6



① Building B - Parking
1/16" = 1'-0"



② Building C - Parking
1/16" = 1'-0"



③ Building D - Parking
1/16" = 1'-0"



④ Building E - Parking 1
1/16" = 1'-0"



⑤ Building E - Parking 2
1/16" = 1'-0"

NEW INDOOR PARKING SPACE	
B	16
C	7
D	26
E	133
TOTAL	182

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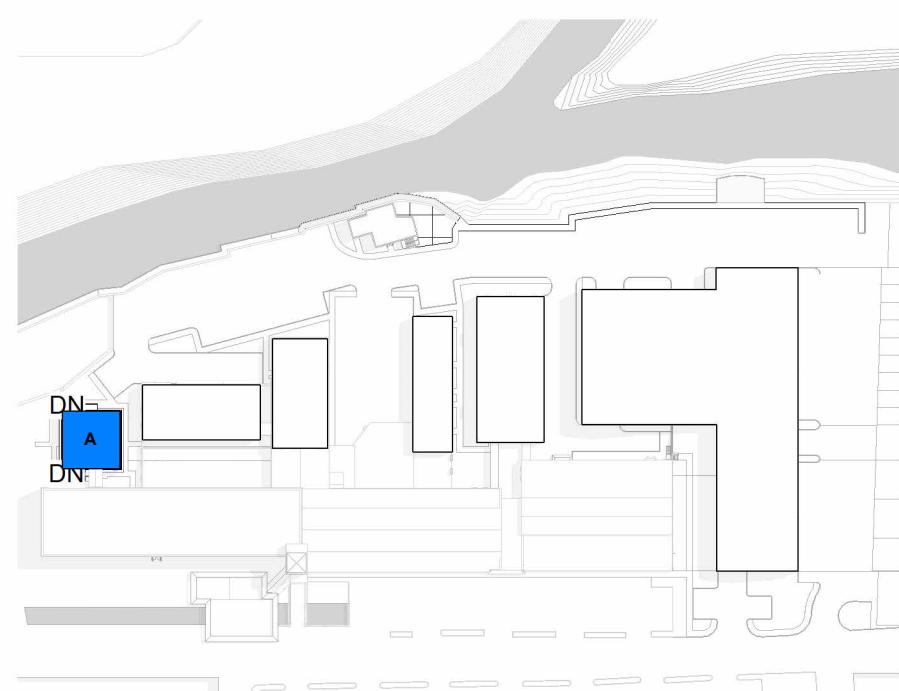
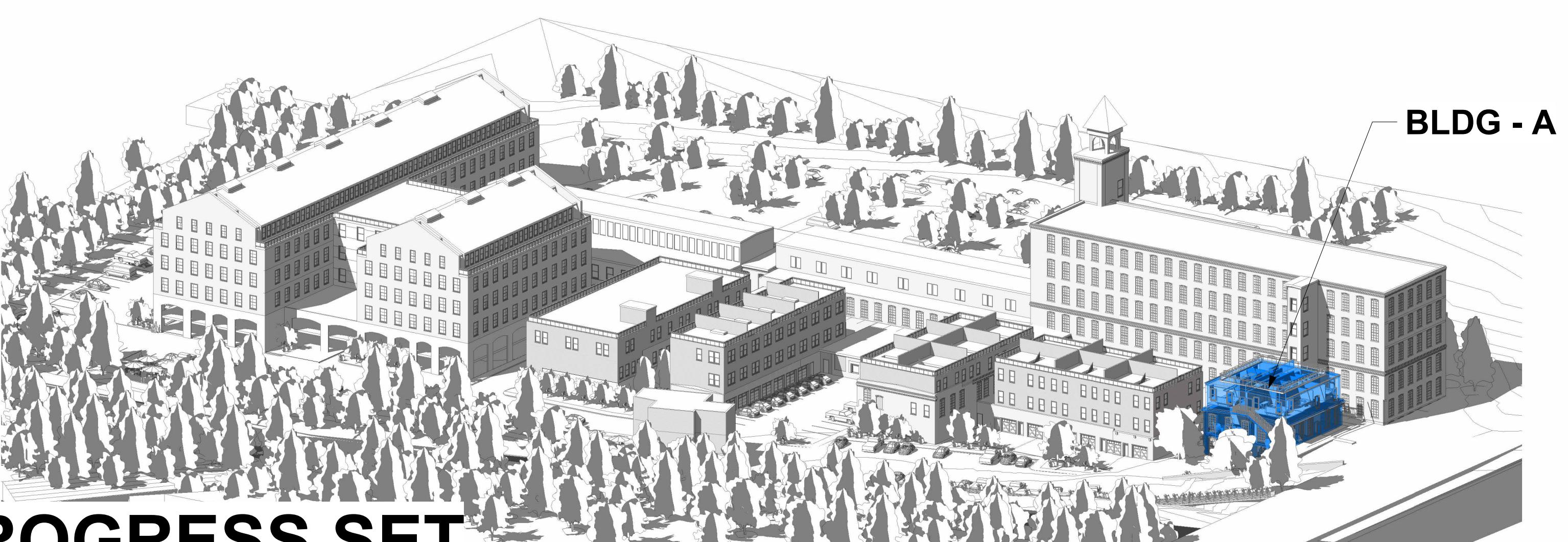
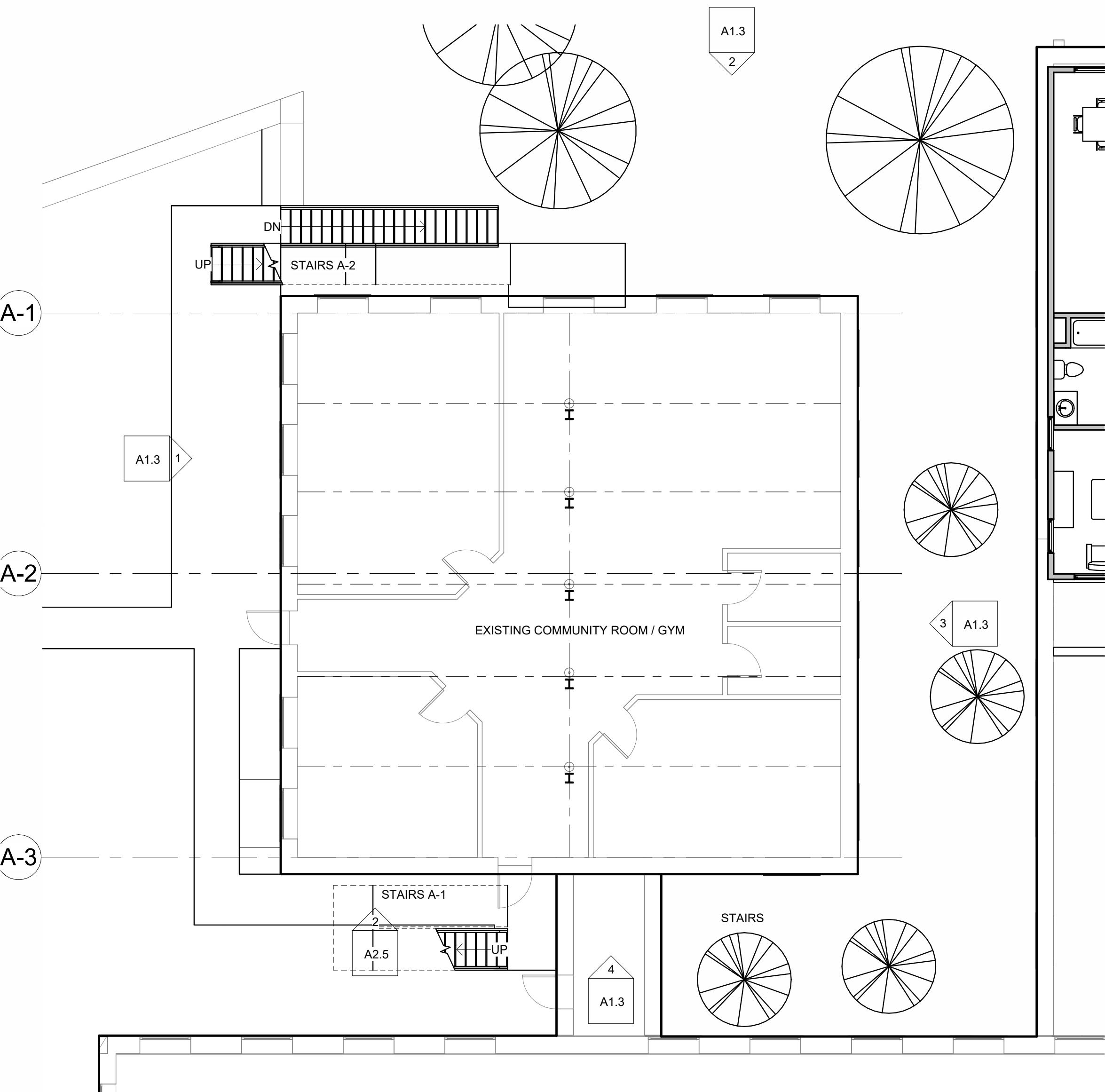
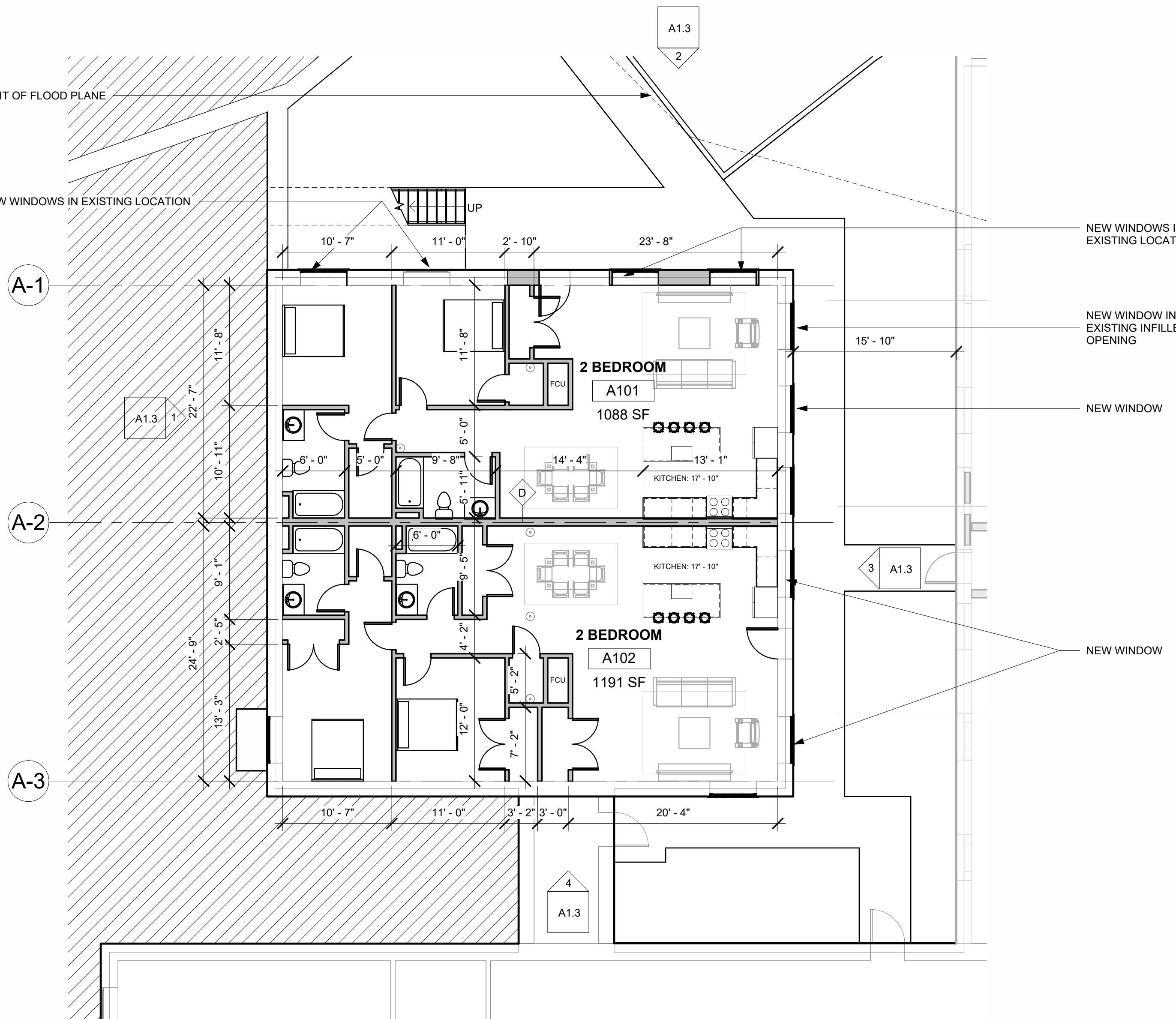
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**BLDG A -
PROPOSED PLANS**



UNIT COUNTS
First Floor: 2 Units
Second Floor: 0 Units
Third Floor: 2 Units
Total: 4 Units

EXISTING WALL
DEMO WALL
NEW WALL
STAIR

0' 8' 16' 32' 64'

A1.1

Revision Schedule
Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

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BLDG A -

PROPOSED PLANS

A 3D architectural rendering of a cityscape. The scene is filled with numerous trees of various types and sizes. In the foreground, there is a road with several small cars. The buildings are rendered in grayscale, with one specific building highlighted in blue. This blue-highlighted building is labeled 'BLDG - A' with a callout line. The rendering shows a mix of modern and traditional architectural styles, with some buildings having flat roofs and others with gabled roofs. The overall image is a high-quality architectural visualization.

PROGRESS SET

1 BLDG A - Proposed Roof Plan
1/8" = 1'-0"

2 BLDG A - Proposed 3rd Floor Plan
1/8" = 1'-0"

An architectural site plan of the Getty Center. The plan shows the main building complex, including the Getty Villa and the Getty Research Institute, situated on a hillside. A blue rectangular area, labeled 'A', is highlighted in the lower-left quadrant of the plan. The plan also includes a north arrow pointing upwards and a scale bar at the bottom.

The diagram illustrates four types of walls: 'EXISTING WALL' (top, solid line), 'DEMO WALL' (middle, dashed line), 'NEW WALL' (bottom, solid grey bar), and a wall with a diagonal hatching pattern (bottom left).

A diagram of a stage. On the left is a large black circle with a diagonal line from the top-left to the bottom-right. To the right of the circle is a horizontal line with a vertical line segment extending downwards from its left end. Below this line, the text '0'' is at the origin, '8'' is at the start of the cutout, '16'' is at the center of the cutout, and '32'' is at the end of the stage. The stage area is shaded in gray.

A1.2

Revision Schedule		
Number	Date	Revision Description
SCALE		As indicated
DATE		APR. 18, 2025
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PROJECT NUMBER		2054

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**DRAWING
NUMBER**

Λ1 2

A 1.2

Architectural Floor Plan Description:

Unit A3 (Two-Bedroom Apartment):

- Dimensions:** Overall width is 49' - 5". Overall depth is 11' - 7" (from A-3 to A-1).
- Rooms:**
 - Bedrooms:** Two bedrooms, A301 (1106 SF) and A302 (1137 SF), each with a bed and a nightstand.
 - Kitchen:** Includes a sink, stove, and refrigerator.
 - Bathroom:** Includes a tub, shower, and sink.
 - Common Areas:** Living room, dining room, and a central staircase (STAIRS A-2) connecting the two floors.
- Staircases:** STAIRS A-1 (bottom) and STAIRS A-2 (top).
- Exterior and Internal Walls:**
 - Exterior wall thickness: 49' - 6" (A-3 to A-2).
 - Internal wall thickness: 14' - 8" (A-2 to A-1).
 - Overall height: 10' - 0" (A-2 to A-1).
 - Overall height: 11' - 0" (A-3 to A-1).
- Fire Ratings:**
 - Exterior wall fire rating: A1.3 (labeled 1, 2, 3, 4).
 - Interior wall fire rating: A1.5 (labeled 1).
- Other:** DN (Ductwork) is indicated in several locations.

This architectural cross-section diagram illustrates the building's structure across three levels (A-1, A-2, A-3) and includes a detailed view of the roof deck.

Level A-1: The top level features a horizontal distance of 39' - 1". The left side includes a 5' - 0" wide section labeled "DN" and "STAIRS A-2". The right side includes a 5' - 0" wide section labeled "DN" and "STAIRS A-1". A circular callout "1 xA1.5" is located on the right side. Vertical dimensions on the left are 5' - 0" and 39' - 0".

Level A-2: The middle level shows a horizontal distance of 39' - 2". It features a large central rectangular area labeled "ROOF DECK". Two vertical dimensions on the left are 5' - 0" and 39' - 2". A circular callout "A1.3 1" is located on the left side.

Level A-3: The bottom level shows a horizontal distance of 39' - 0". It includes a "DN" label and "STAIRS A-1" label. A circular callout "A1.3 2" is located on the right side. Vertical dimensions on the left are 5' - 0" and 39' - 0".

Roof Deck: The roof deck is a large, flat rectangular area spanning the width of the building. It is labeled "ROOF DECK" and features two rectangular cutouts. Arrows point from the labels "ROOF DECK" to these cutouts.

Stairs: Stairs are indicated at the top level (A-1) and bottom level (A-3). The top stairs are labeled "STAIRS A-2" and the bottom stairs are labeled "STAIRS A-1".

Dimensions: Horizontal dimensions are marked as 39' - 1", 39' - 2", and 39' - 0". Vertical dimensions are marked as 5' - 0", 5' - 0", 39' - 0", and 39' - 2".

Labels: Labels include "DN", "STAIRS A-2", "STAIRS A-1", "ROOF DECK", "1 xA1.5", "A1.3 1", "A1.3 2", and "4".

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DRAWING TITLE
**BLDG A -
PROPOSED
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

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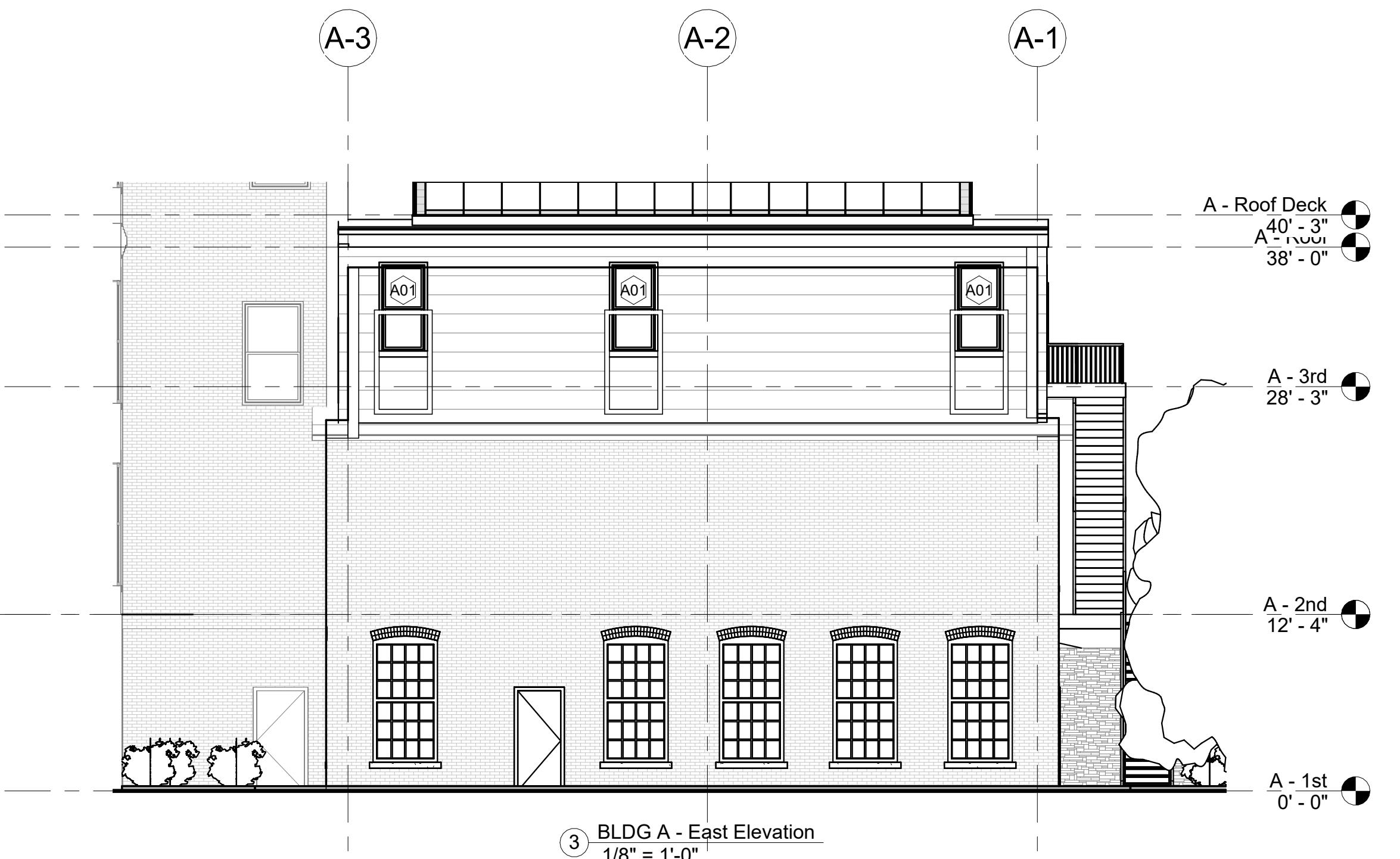
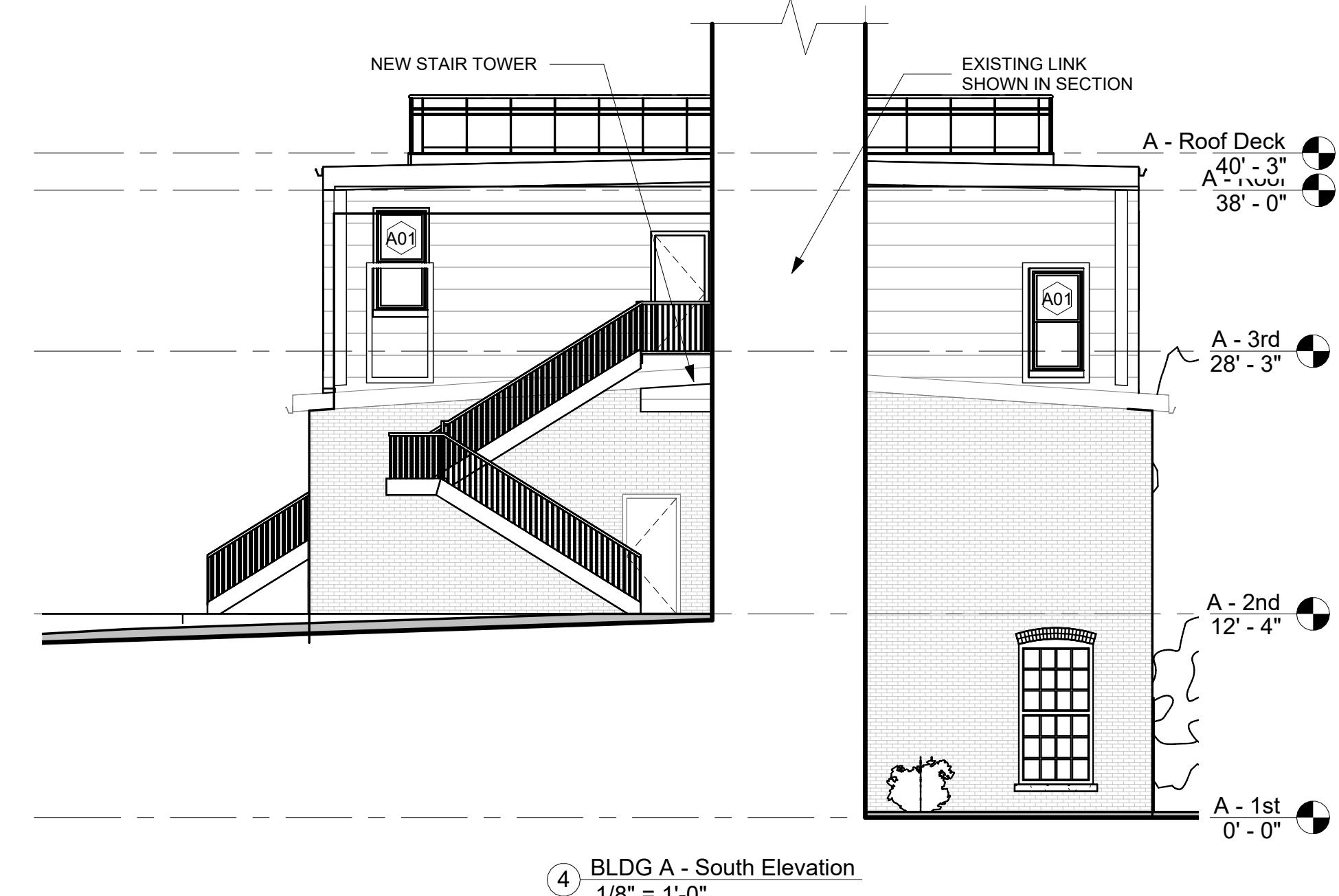
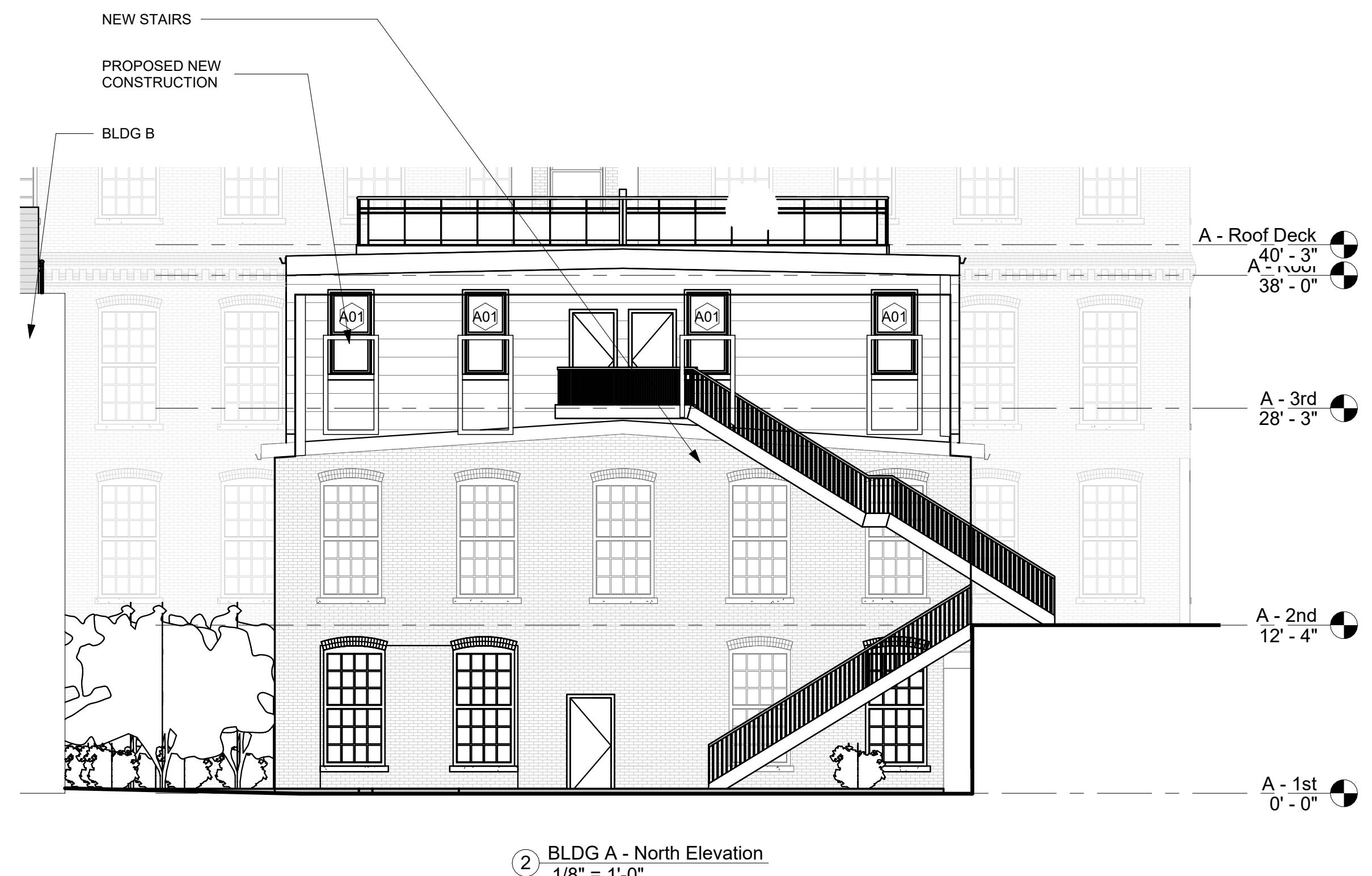
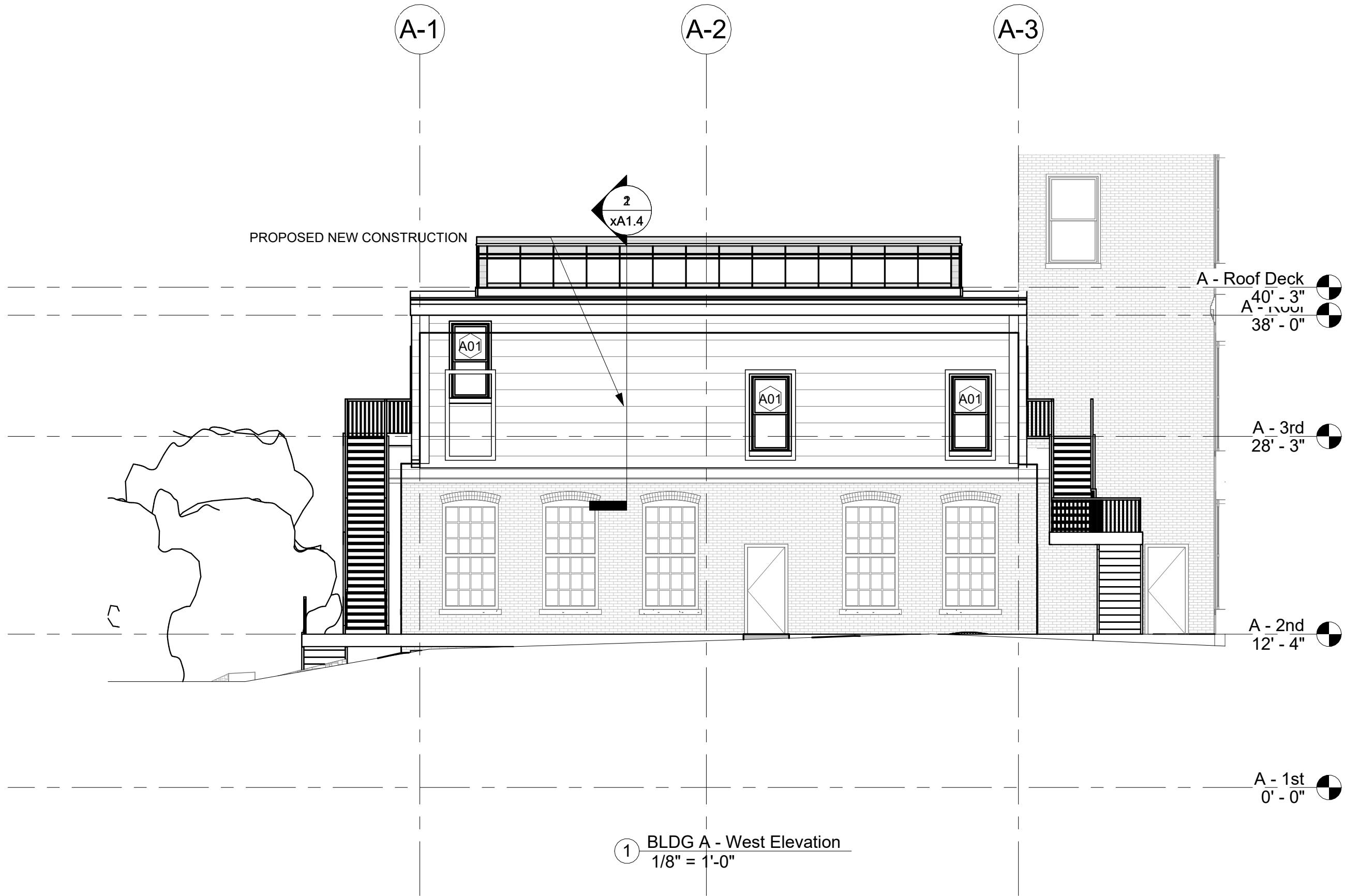
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DRAWING NUMBER

A1.3

PROGRESS SET

0' 8' 16' 32' 64'



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DRAWING TITLE
**BLDG B -
PROPOSED PLANS**

Revision Schedule

Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

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PROJECT NUMBER 2054

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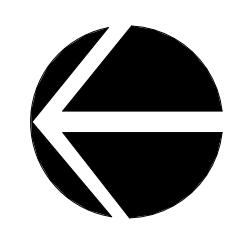
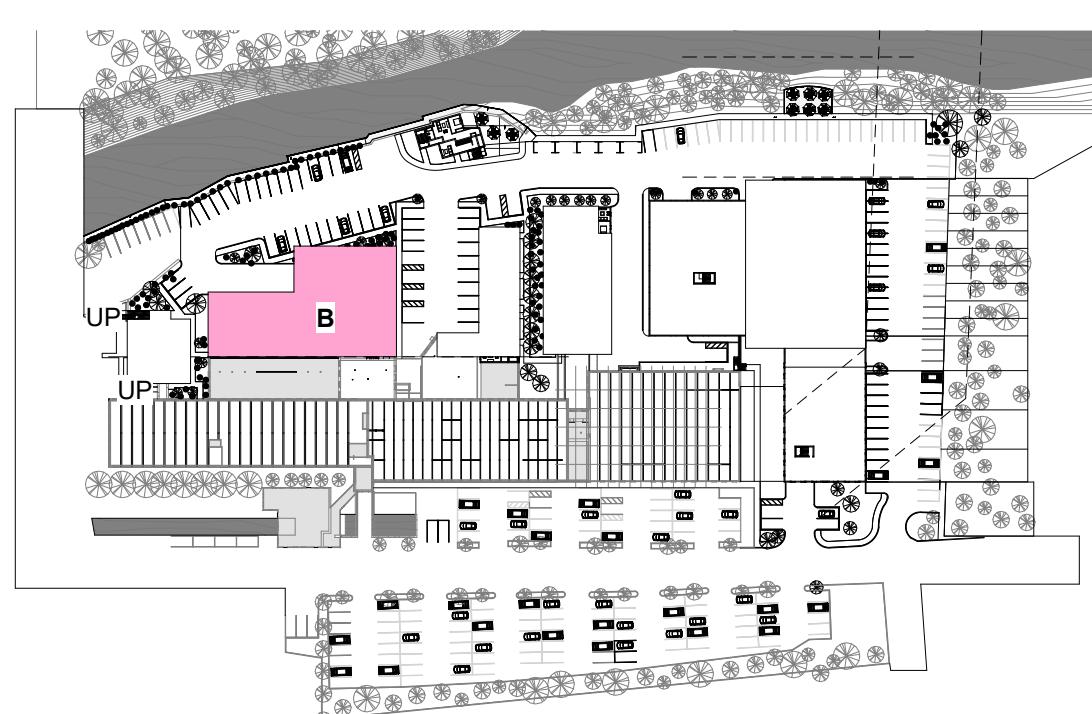
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A2.1



(2) B - 1st
1/8" = 1'-0"

PROGRESS SET



0' 8' 16' 32' 64'

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DRAWING TITLE
**BLDG B -
PROPOSED PLANS**

Revision Schedule		
Number	Date	Revision Description

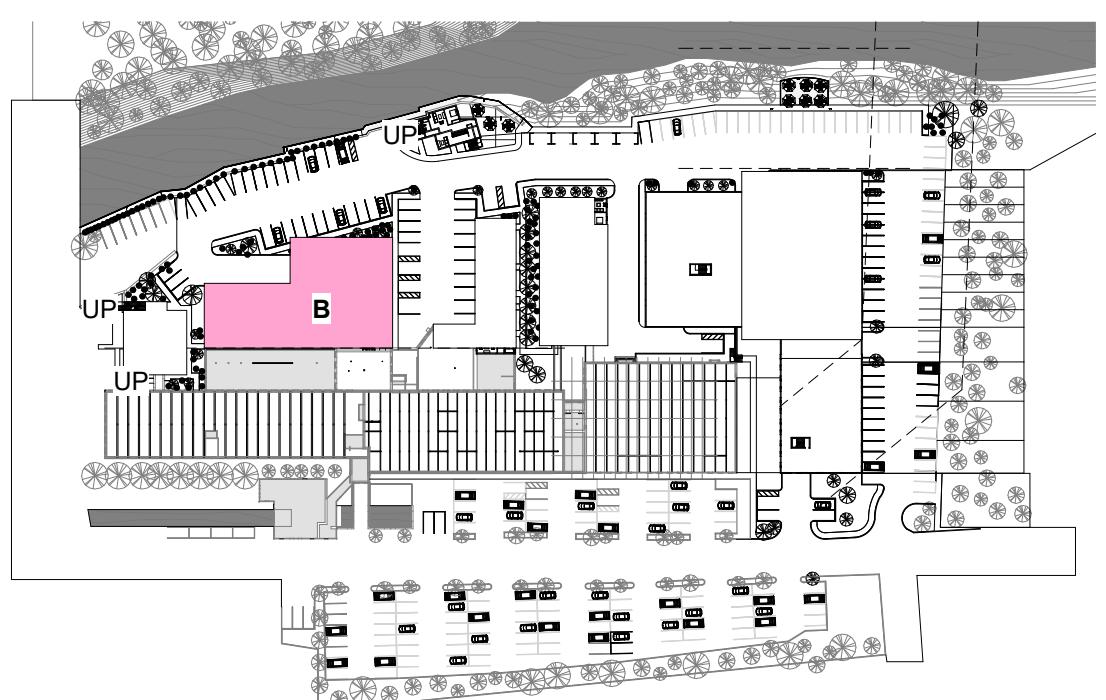
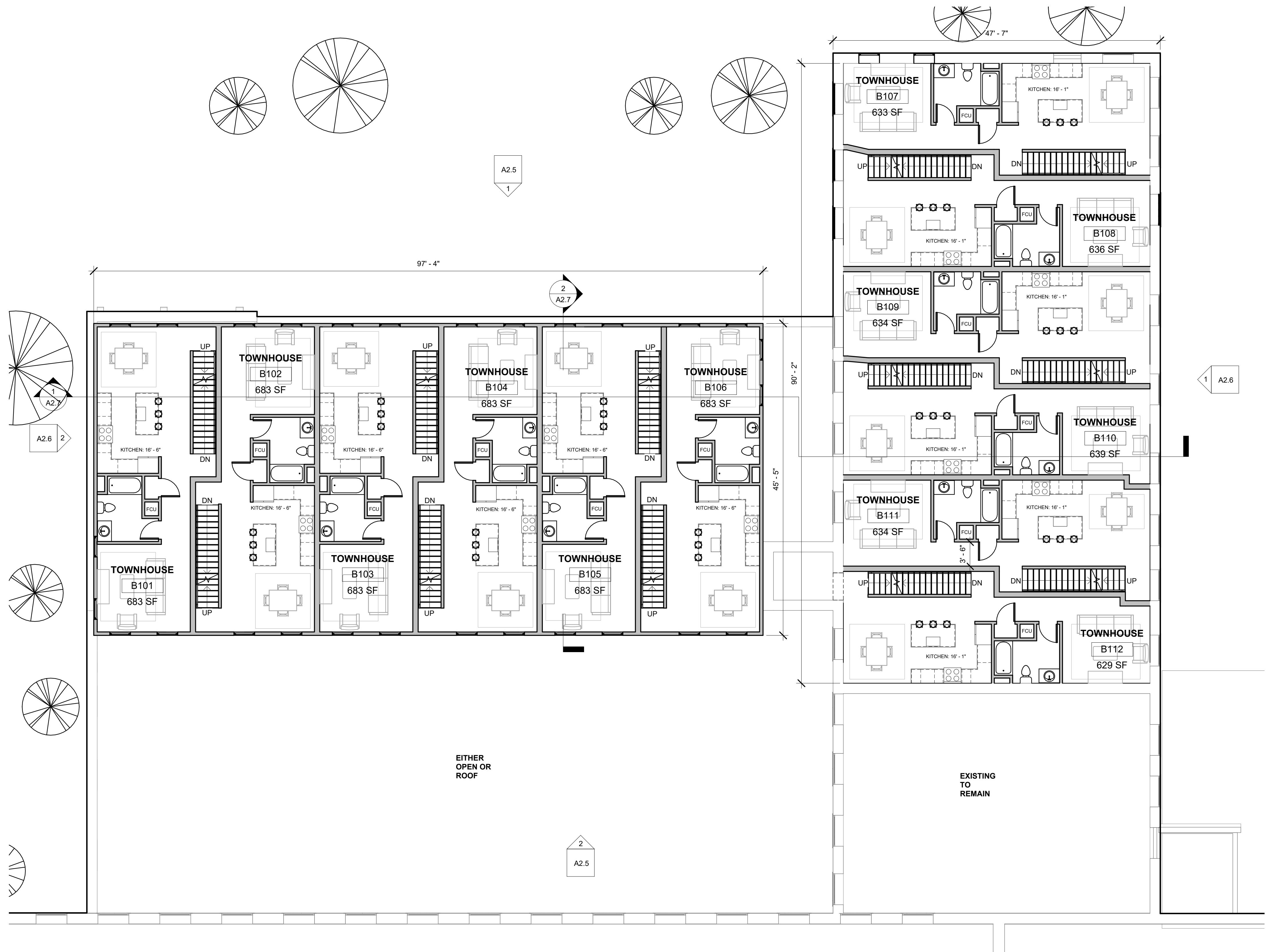
SCALE	As indicated
DATE	APR. 18, 2025

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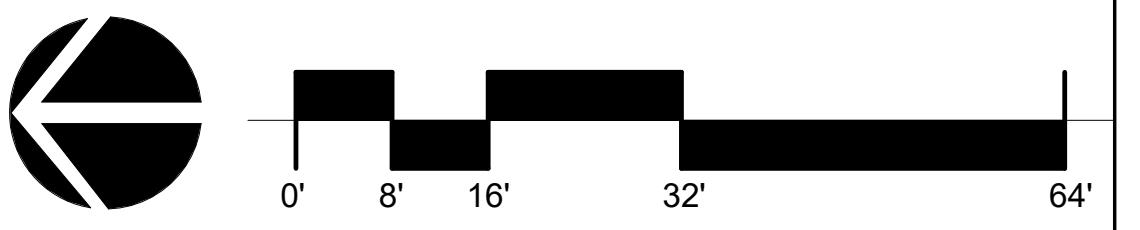
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DRAWING TITLE
**BLDG B -
PROPOSED PLANS**

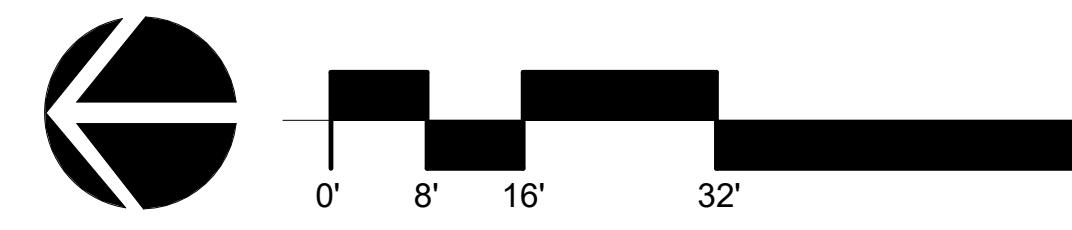
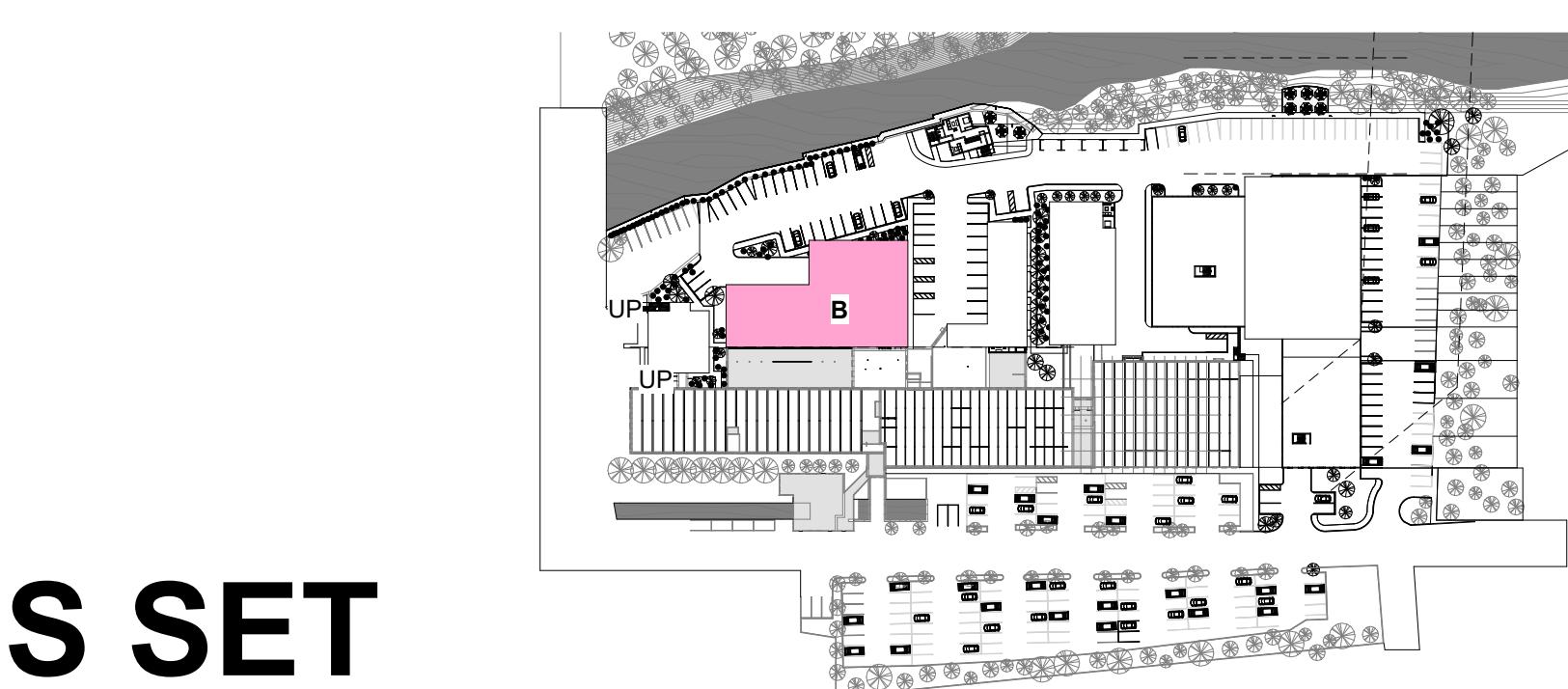
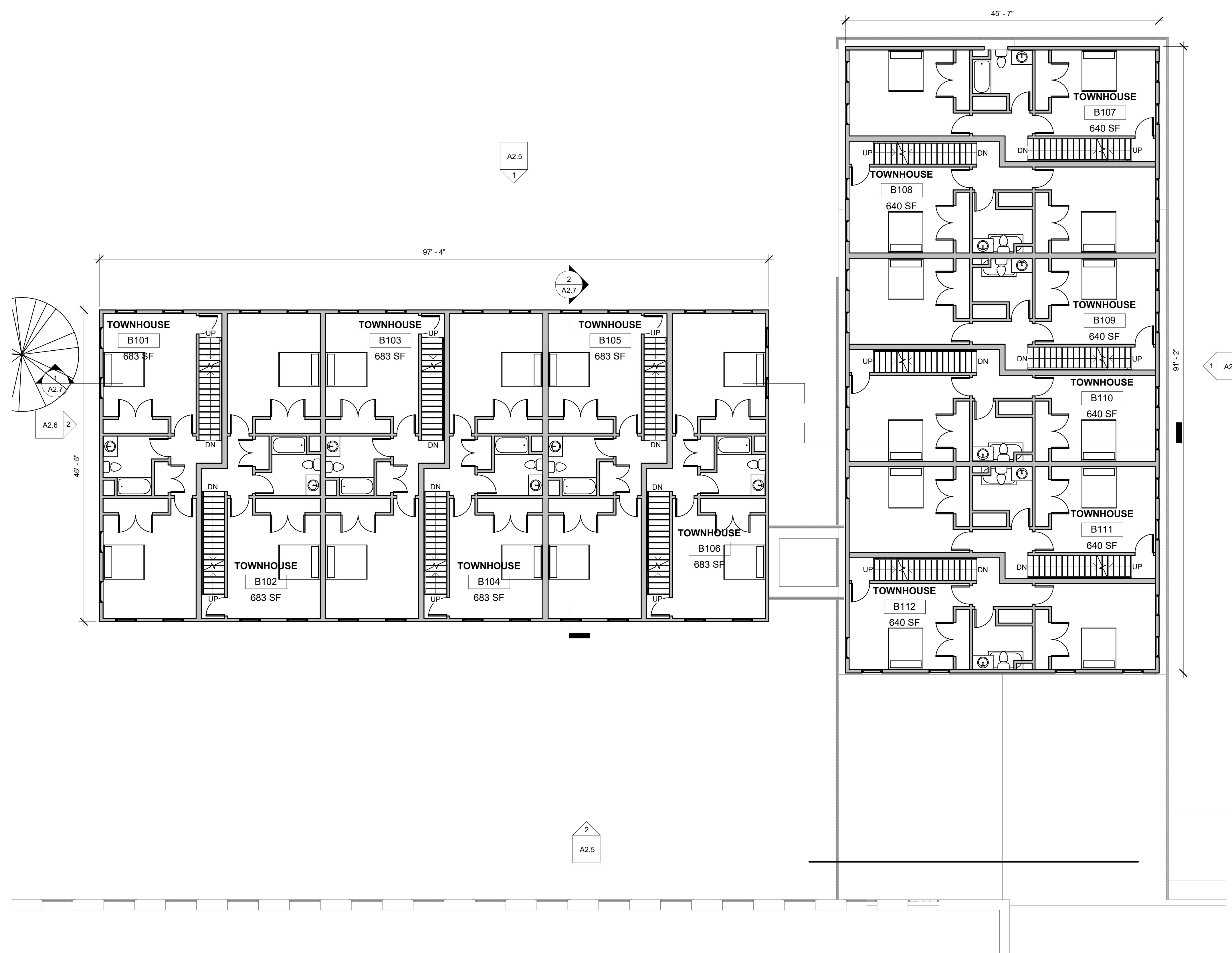
Revision Schedule		
Number	Date	Revision Description

SCALE	As indicated
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DRAWING TITLE
**BLDG B -
PROPOSED
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE 1/8" = 1'-0"

DATE APR. 18, 2025

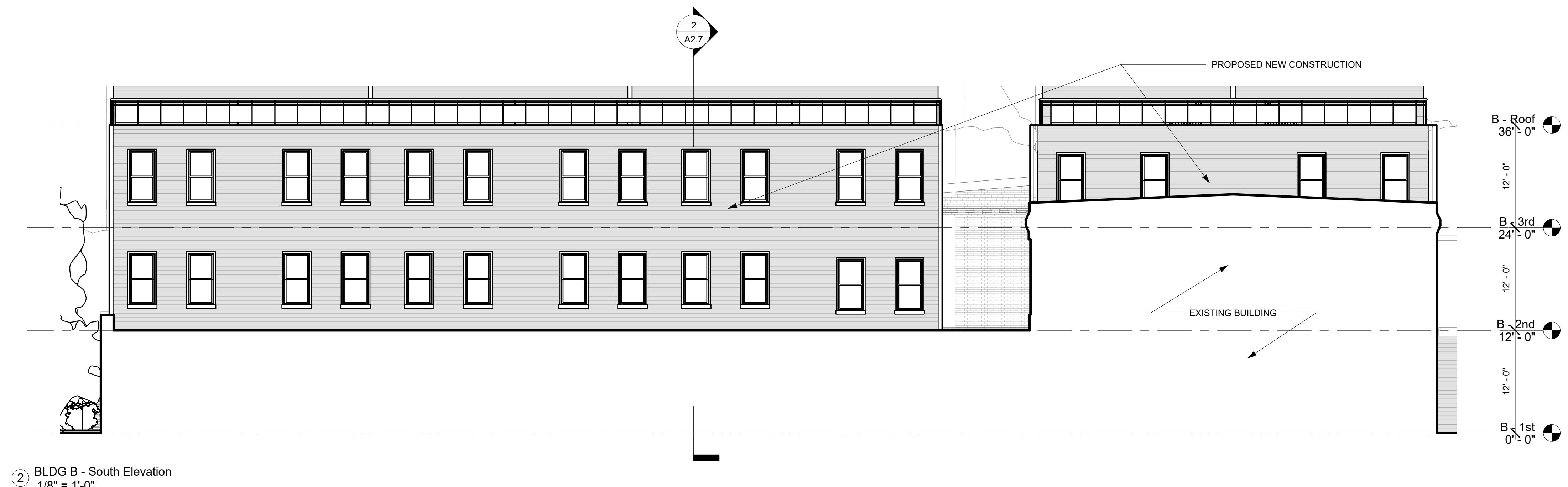
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**BLDG B -
PROPOSED
ELEVATIONS**

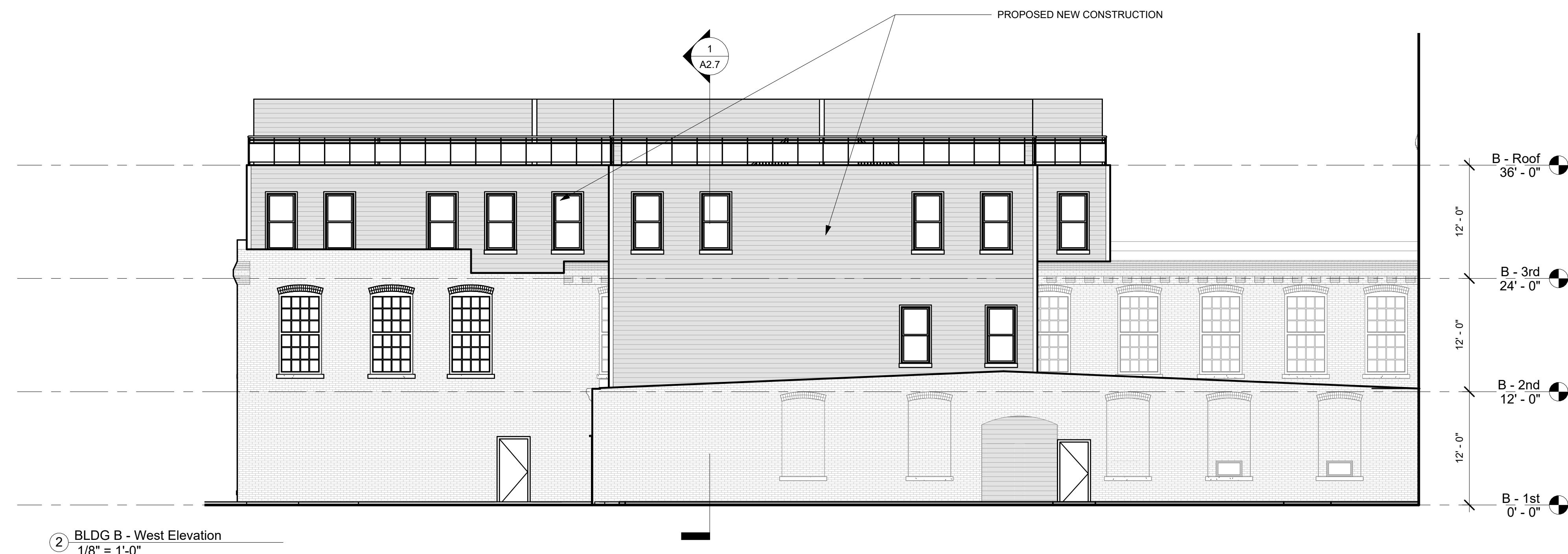
Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

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DRAWING TITLE
**BLDG B -
PROPOSED
SECTIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

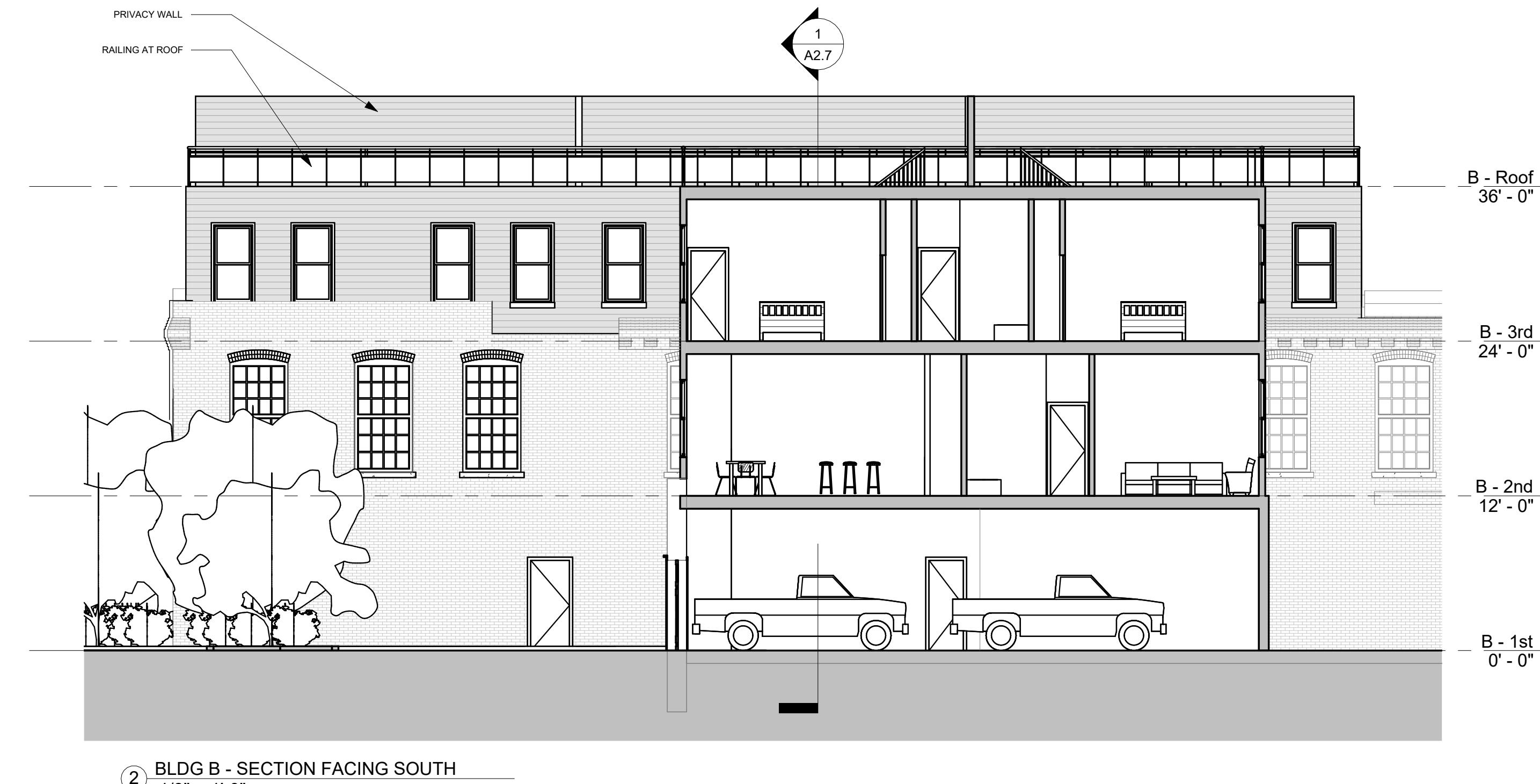
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① BLDG B - SECTION FACING EAST
1/8" = 1'-0"



② BLDG B - SECTION FACING SOUTH
1/8" = 1'-0"

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**DRAWING TITLE
BLDG C - PROPOSED PLANS**

Revision Schedule

Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

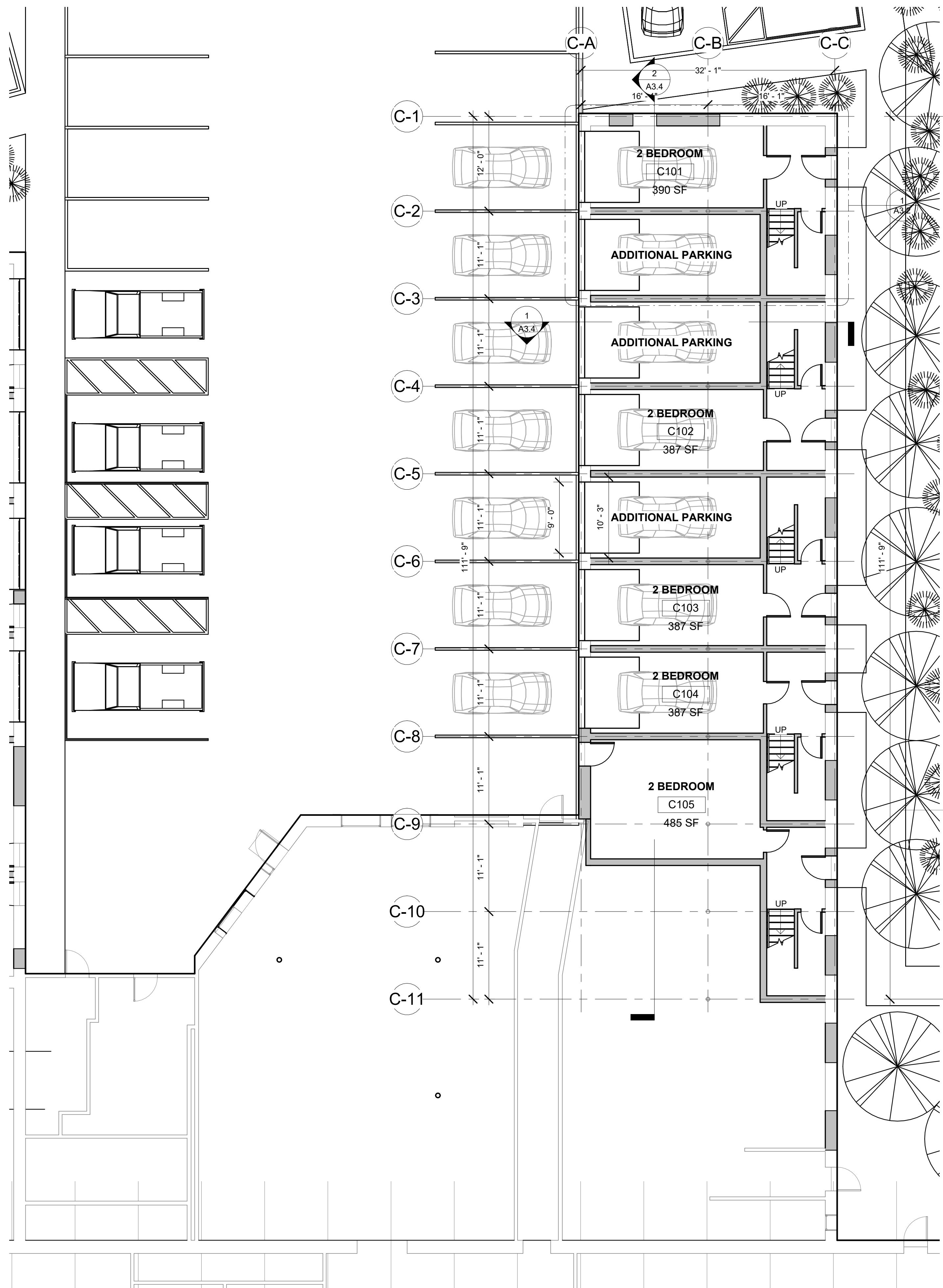
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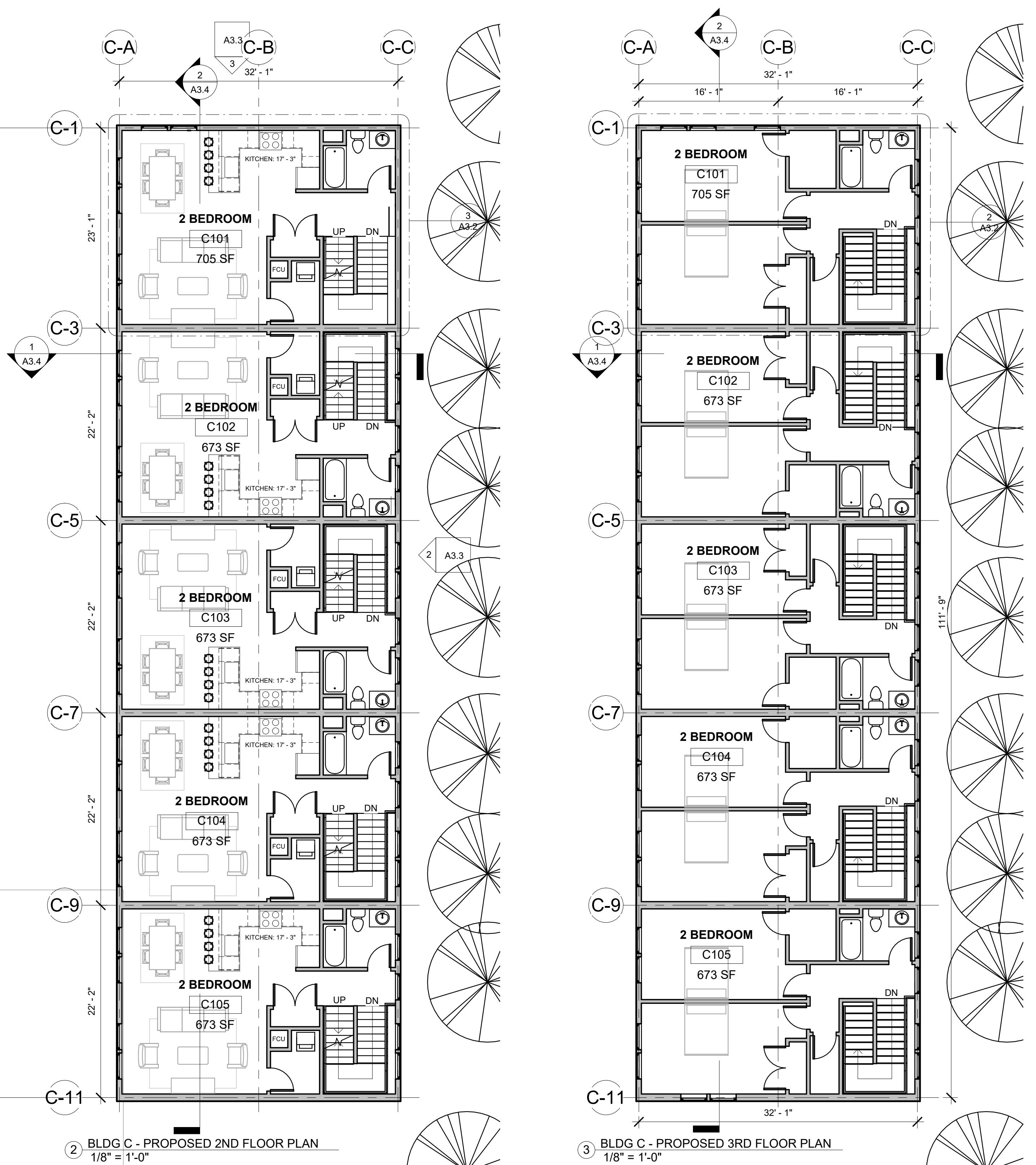
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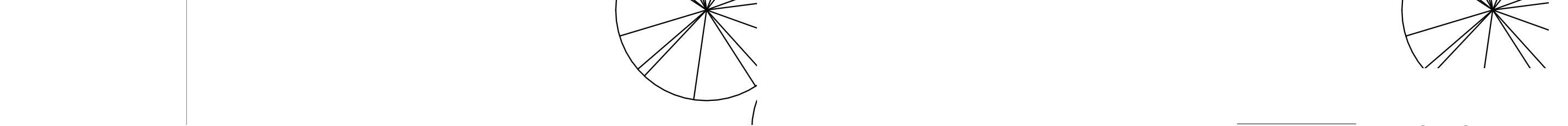
A3.1



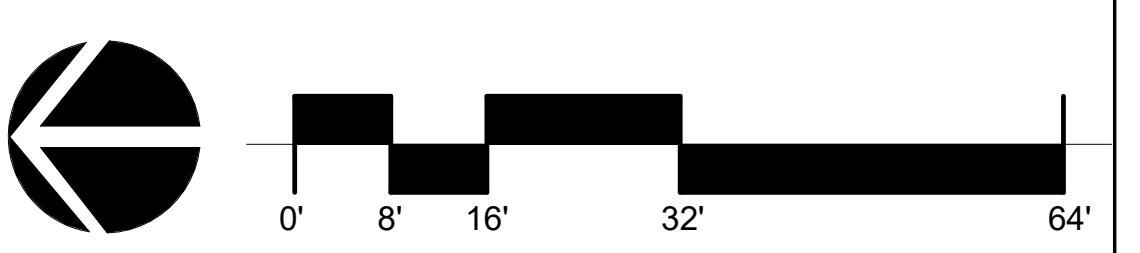
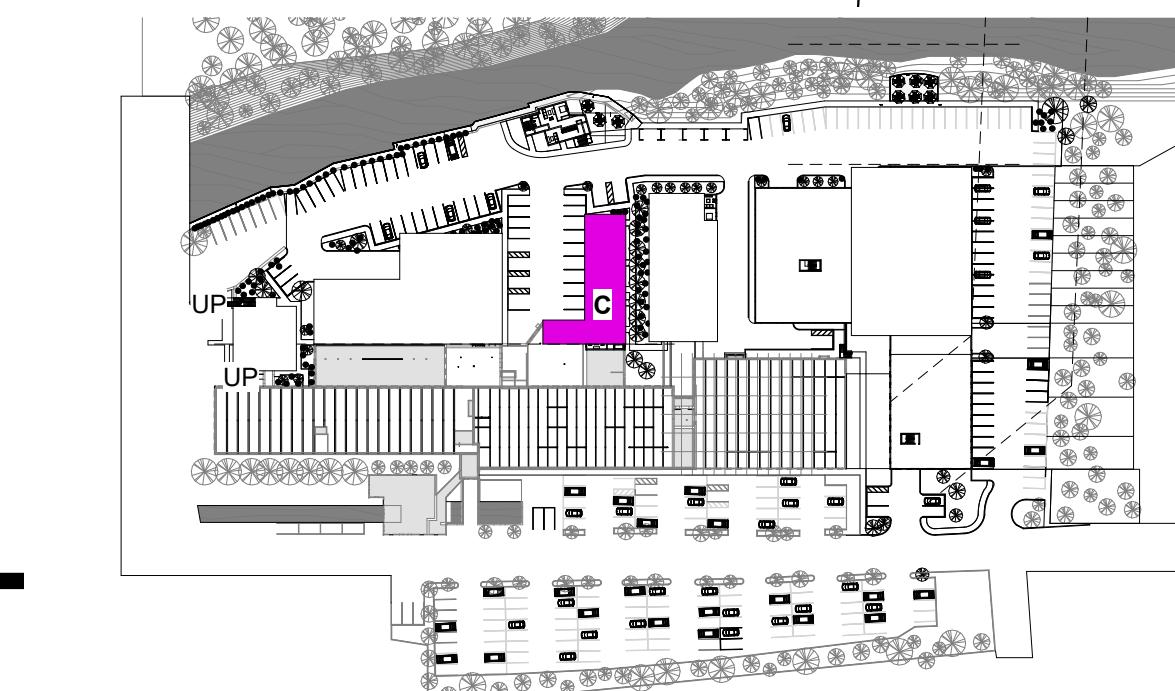
① BLDG C - PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0"



② BLDG C - PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"



③ BLDG C - PROPOSED 3RD FLOOR PLAN
1/8" = 1'-0"



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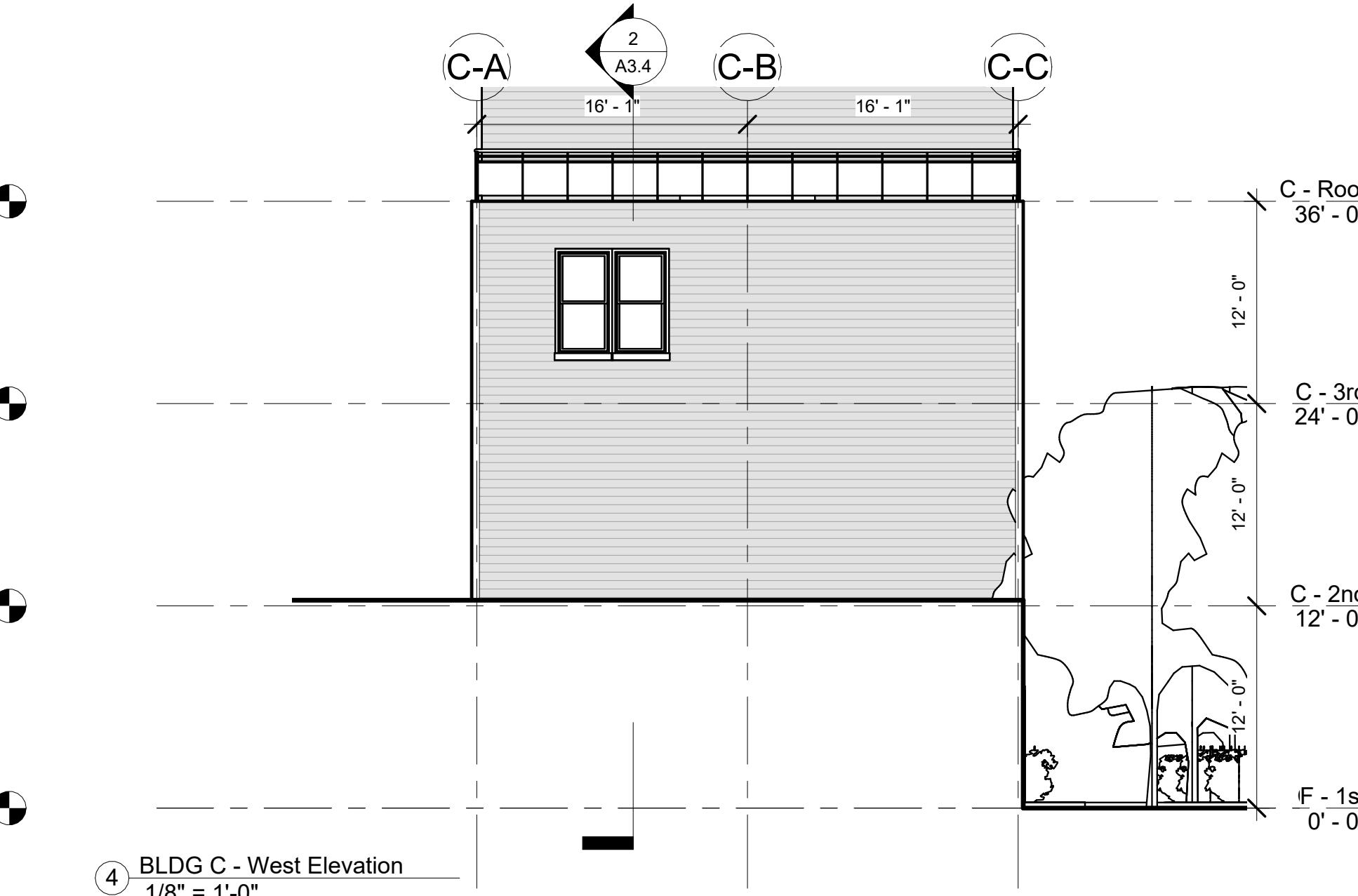
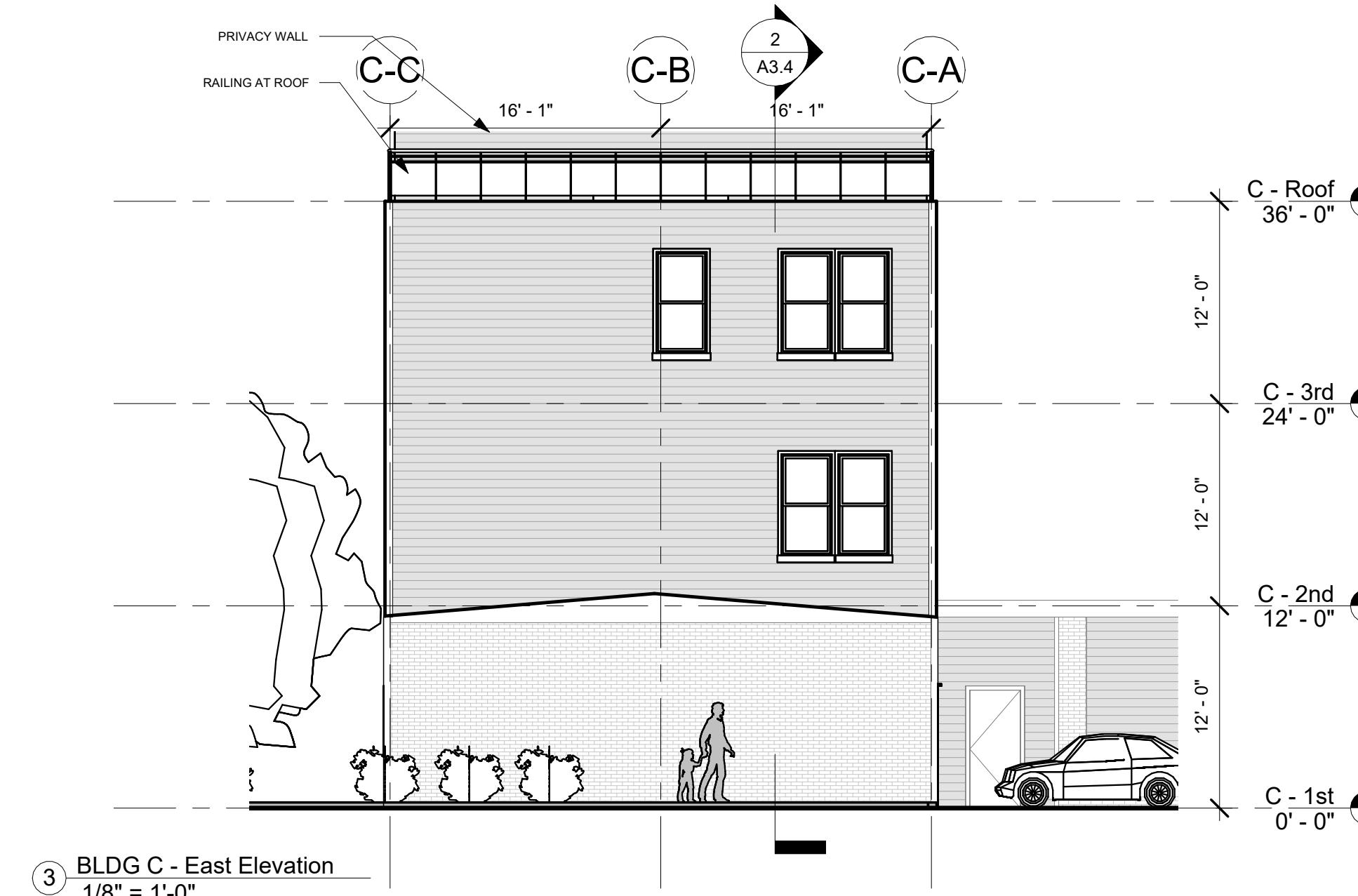
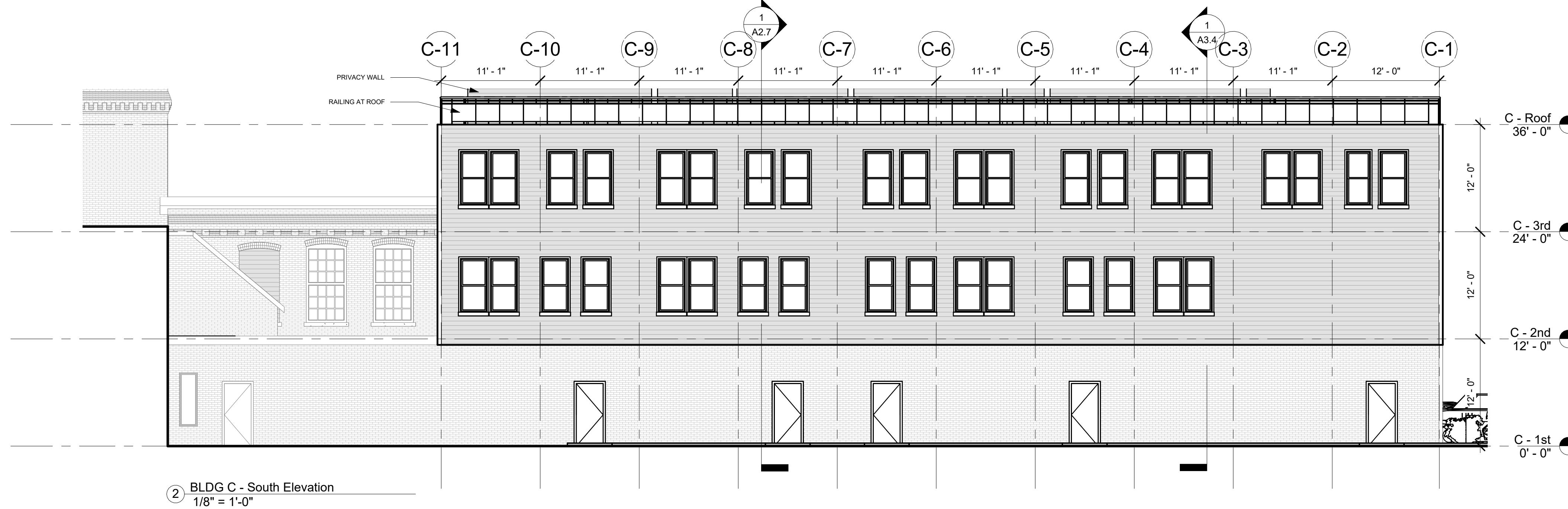
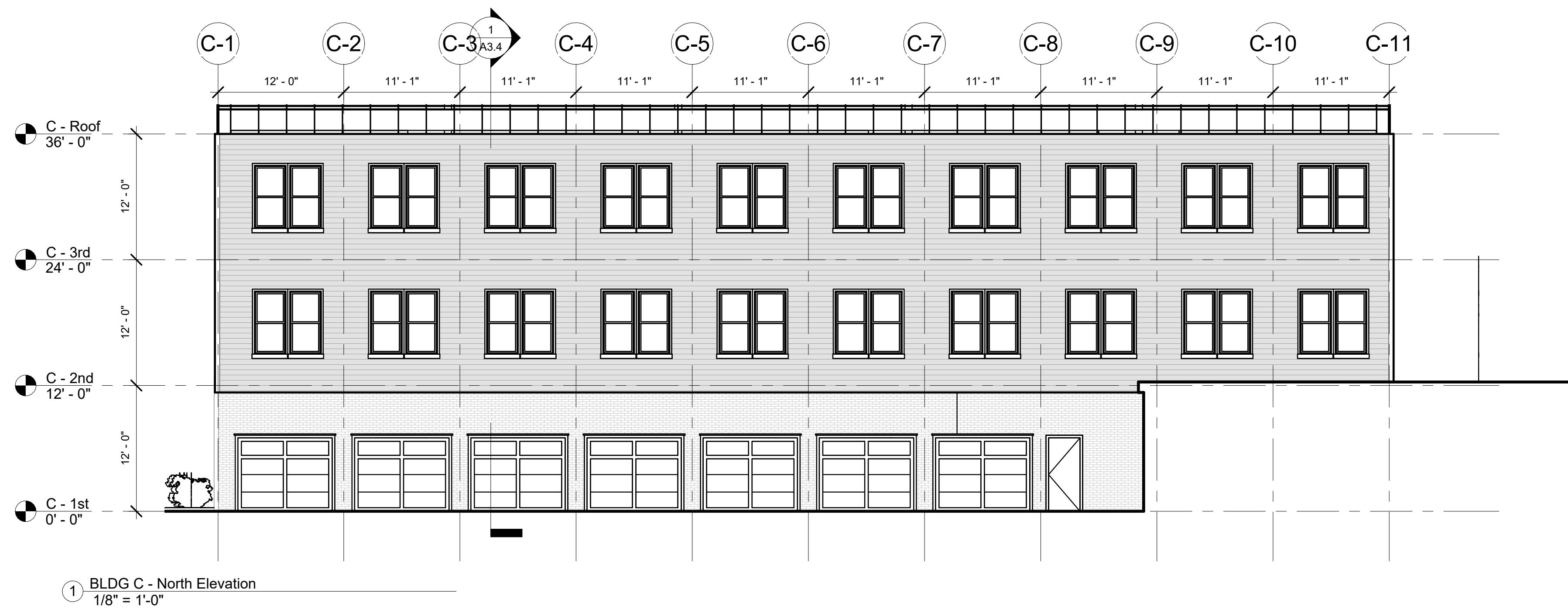
DRAWING TITLE
**BLDG C -
PROPOSED
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE 1/8" = 1'-0"
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**BLDG C -
PROPOSED
SECTIONS**

Revision Schedule		
Number	Date	Revision Description

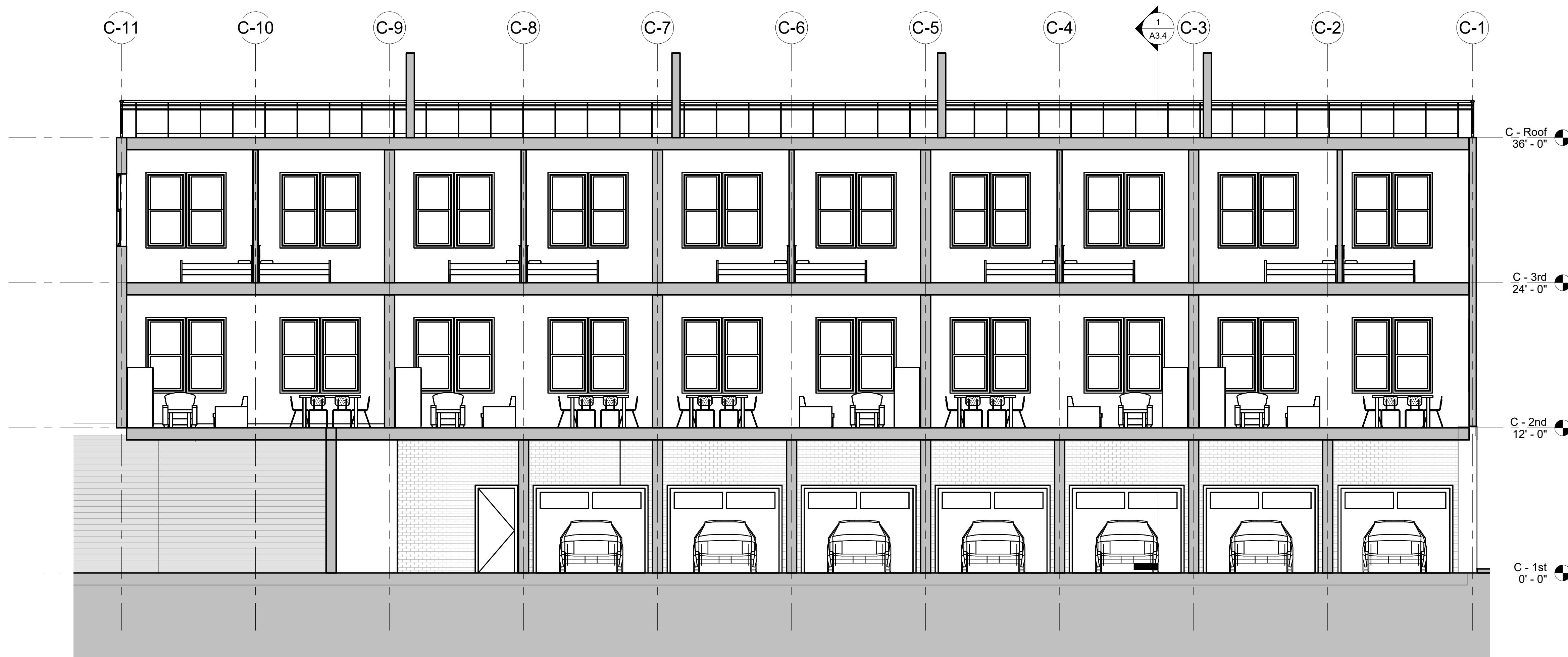
SCALE	3/16" = 1'-0"
DATE	APR. 18, 2025

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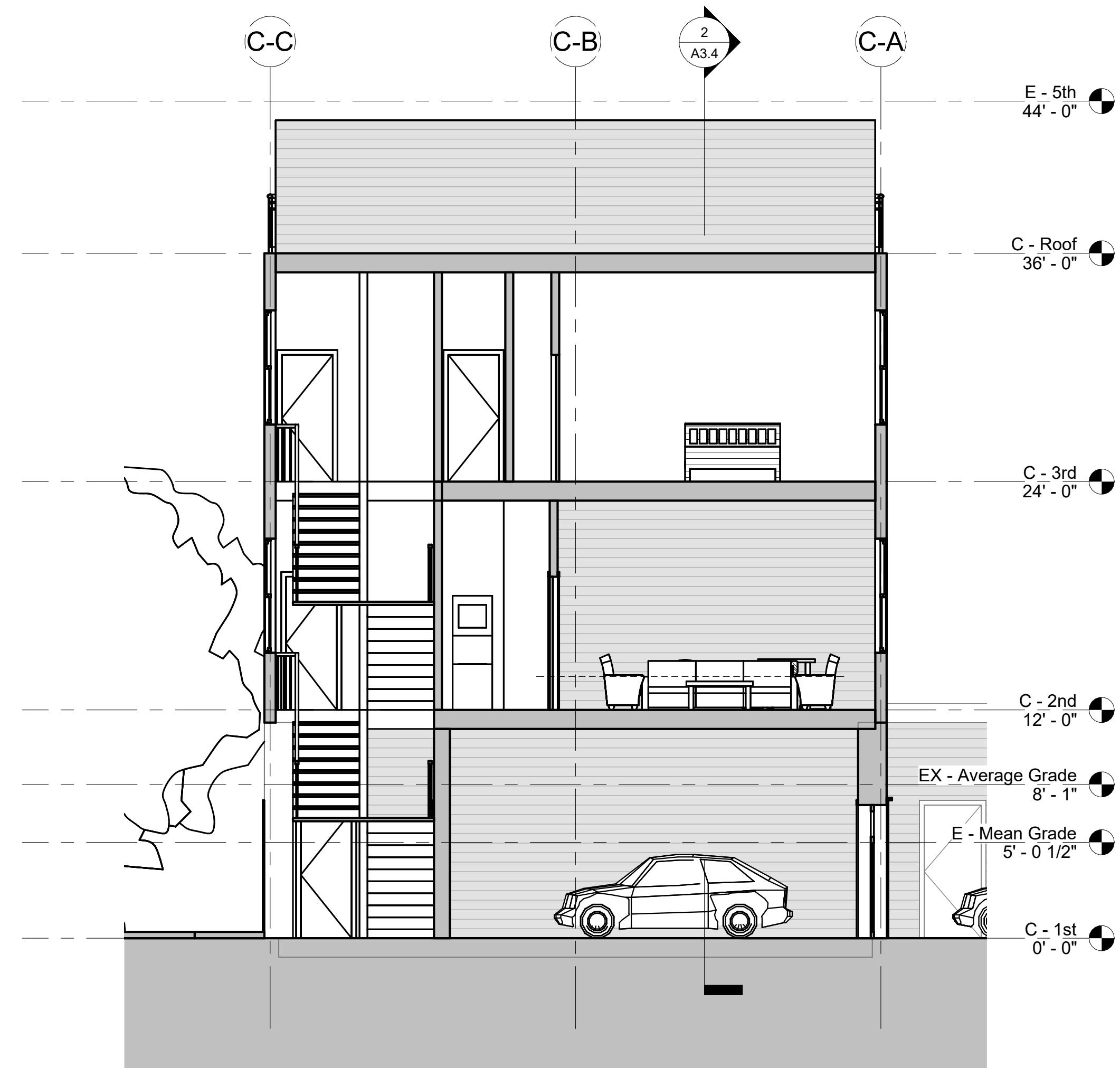
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A3.4



② BUILDING C - SECTION A
3/16" = 1'-0"



① BUILDING C - SECTION B
3/16" = 1'-0"

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DRAWING TITLE
**BLDG D -
PROPOSED FLOOR
PLANS**

Revision Schedule

Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

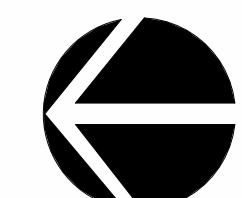
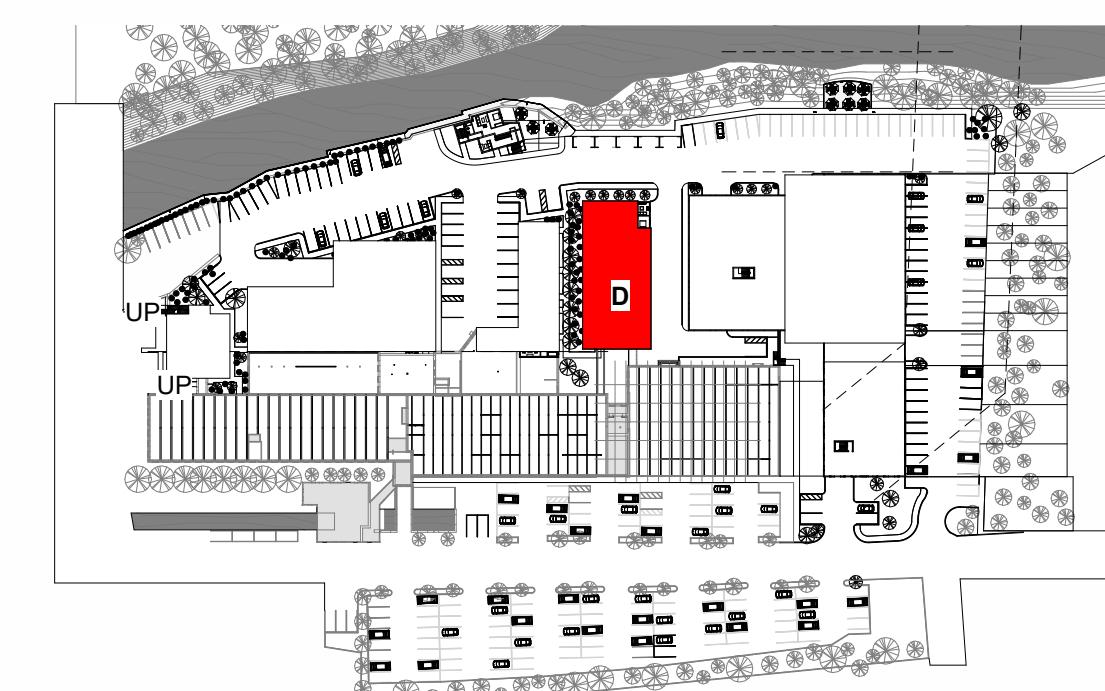
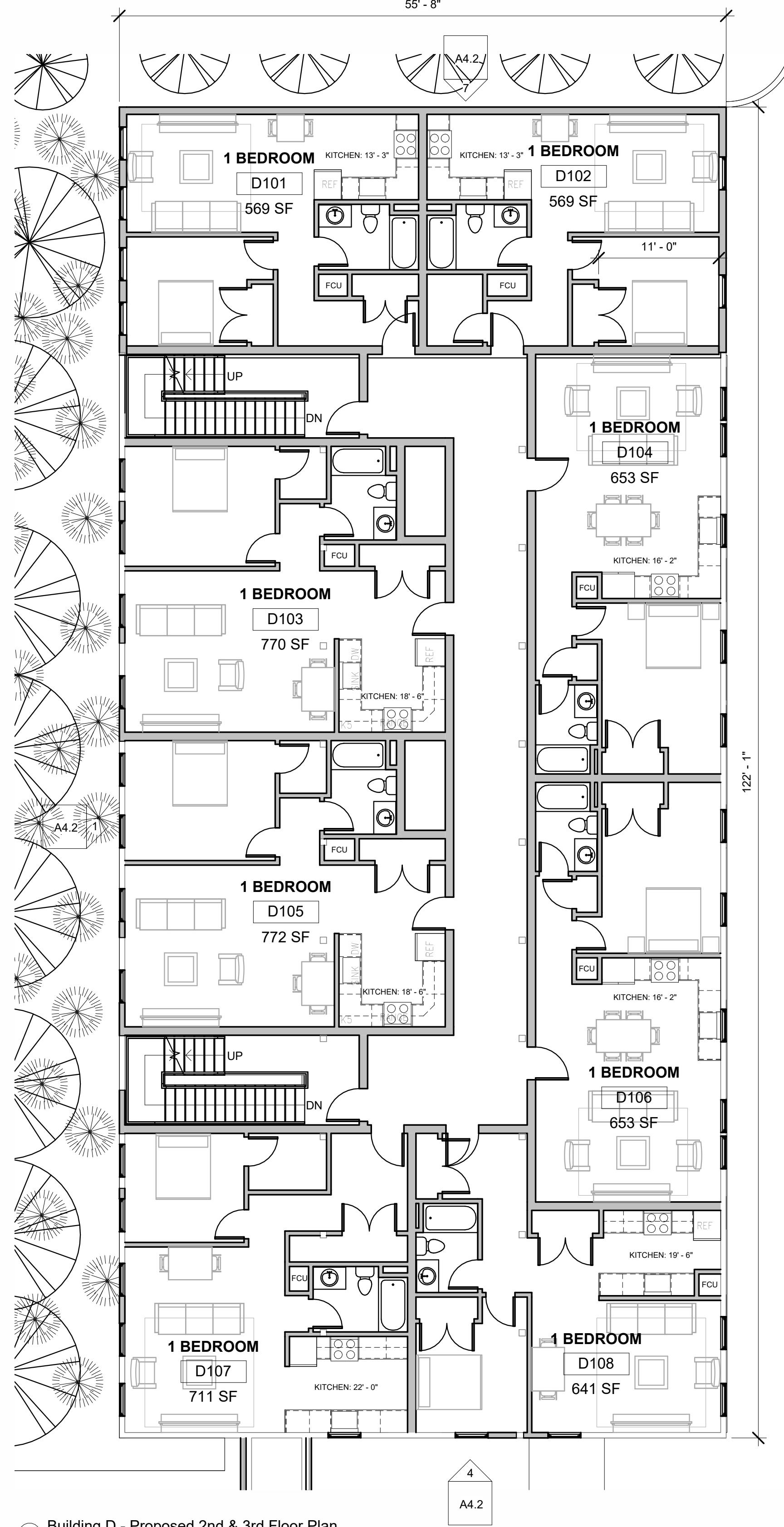
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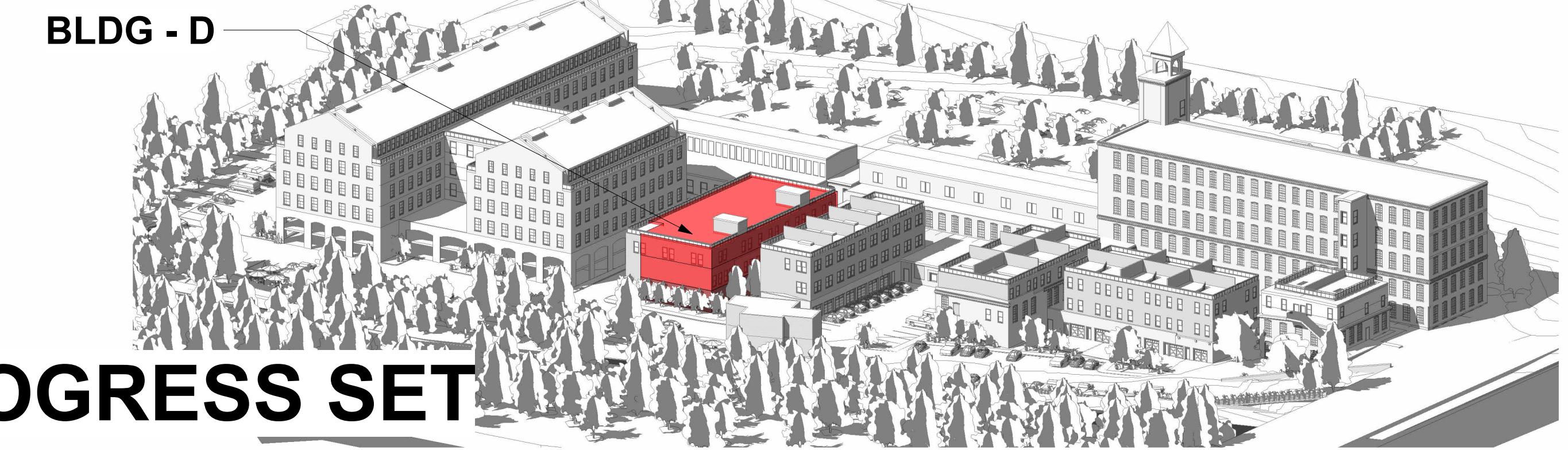
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DRAWING NUMBER

A4.1



0' 8' 16' 32' 64'



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DRAWING TITLE
**BLDG D -
PROPOSED
ELEVATIONS AND
ENLARGED PLAN**

Revision Schedule		
Number	Date	Revision Description

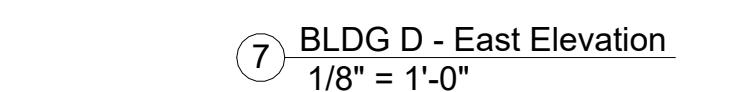
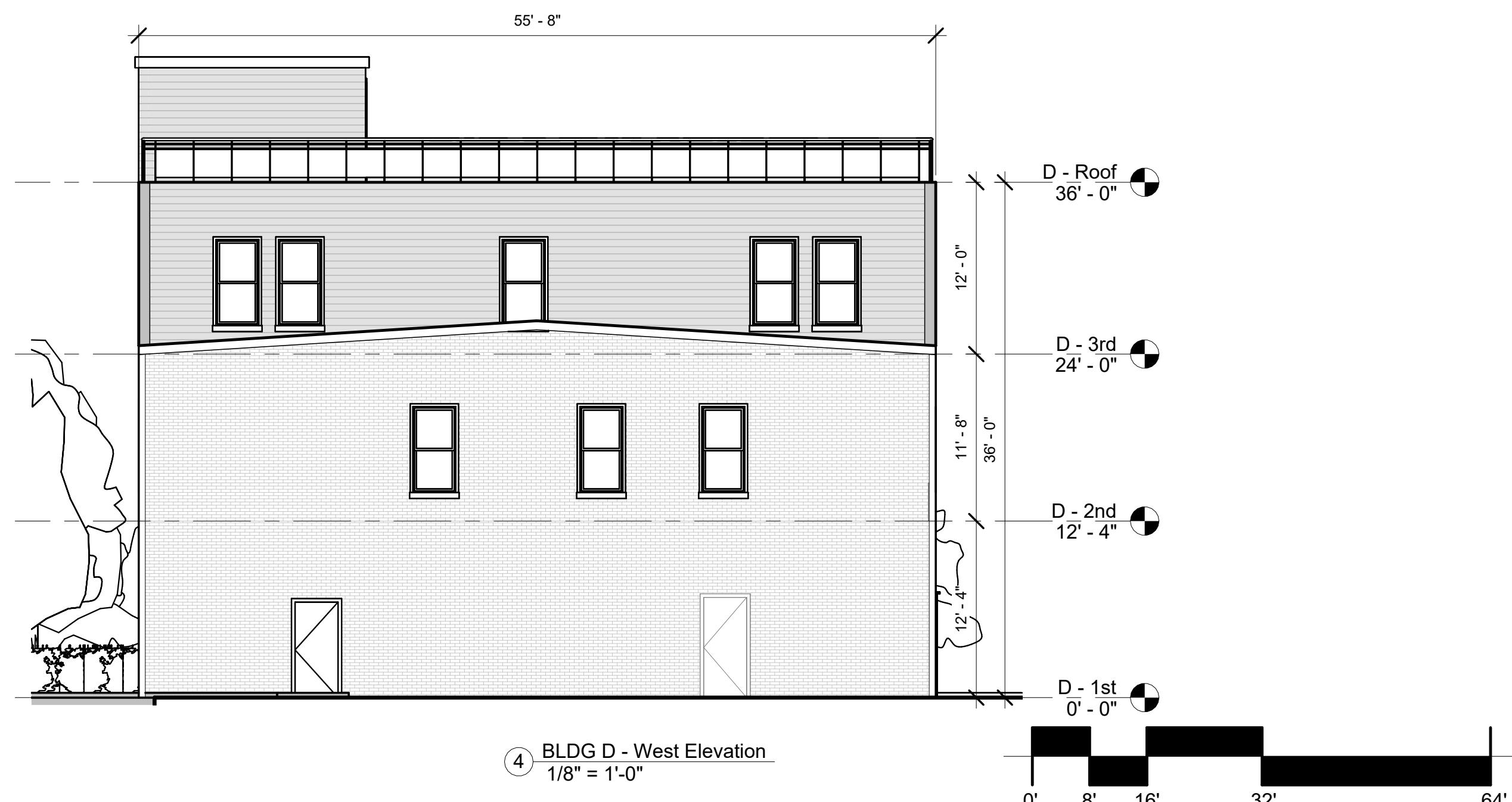
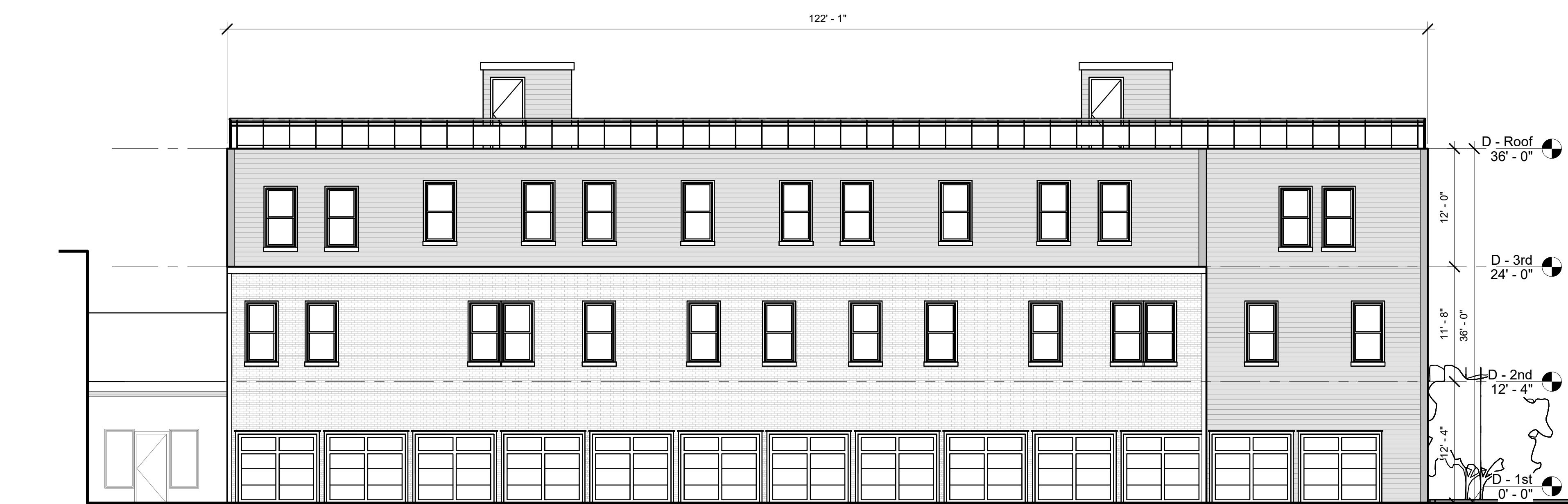
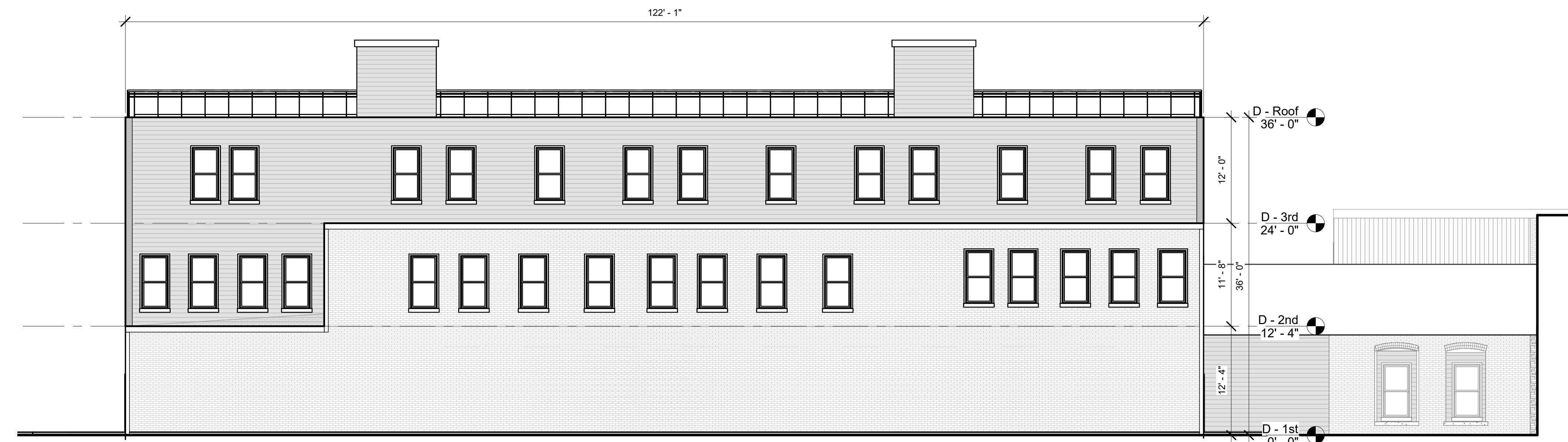
SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

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DRAWING TITLE
**BLDG E -
PROPOSED PLANS**

Revision Schedule				
Number	Date	Revision Description		

SCALE As indicated				

DATE APR. 18, 2025				

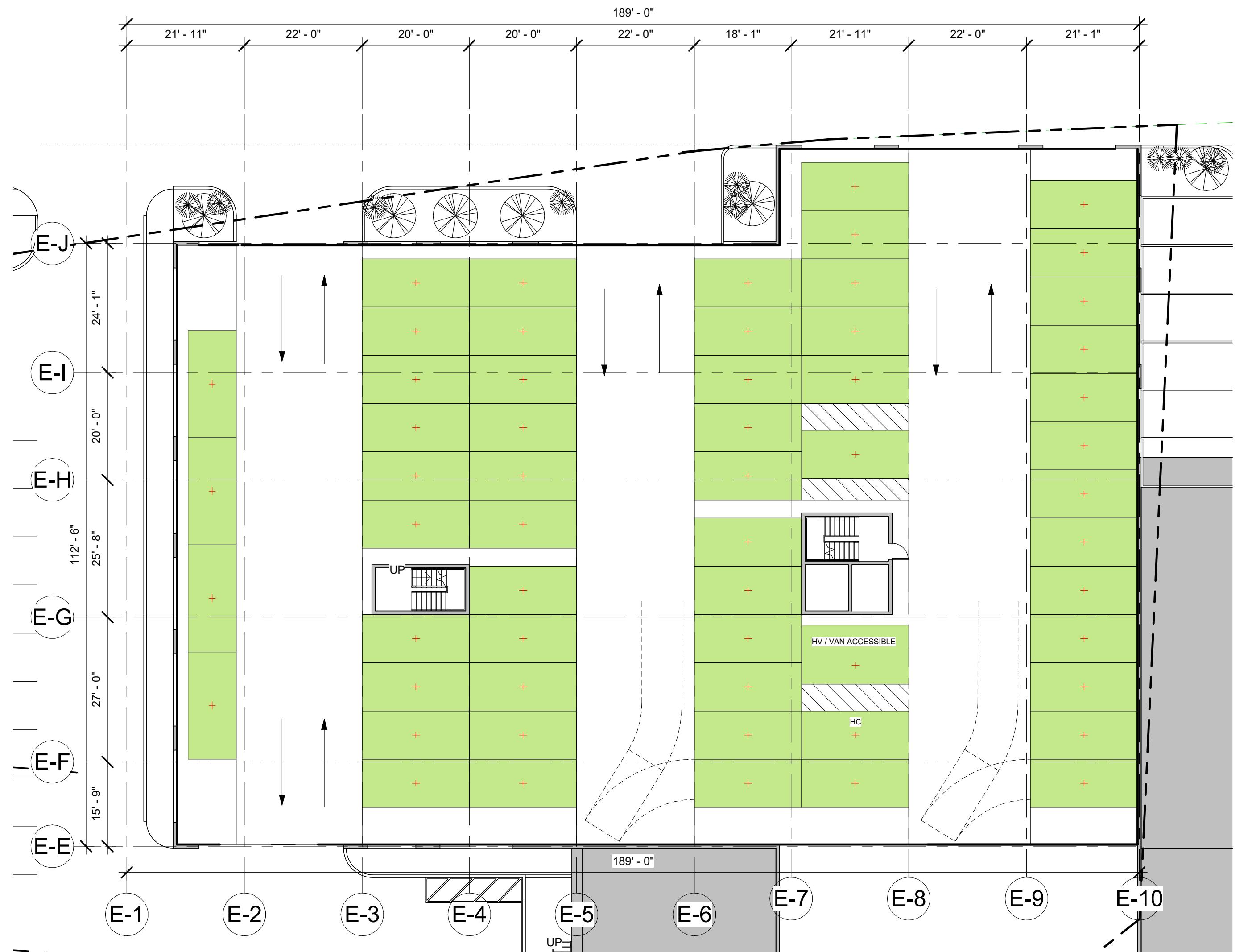
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PROJECT NUMBER 2054				

DRAWING NUMBER				

A5.1



1st Floor Plan



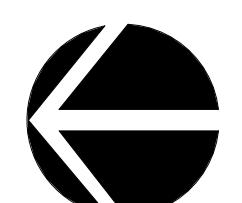
2nd Floor Plan

BLDG	1 BEDROOM	2 BEDROOM	3 BEDROOM	AREA (sf)
1st				22,255
2nd				28,135
3rd	10	12	1	27,635
4th	10	12	1	27,635
5th	13	9	1	27,635
6th	0	17	0	19,890
TOTAL	33	50	3	153,185

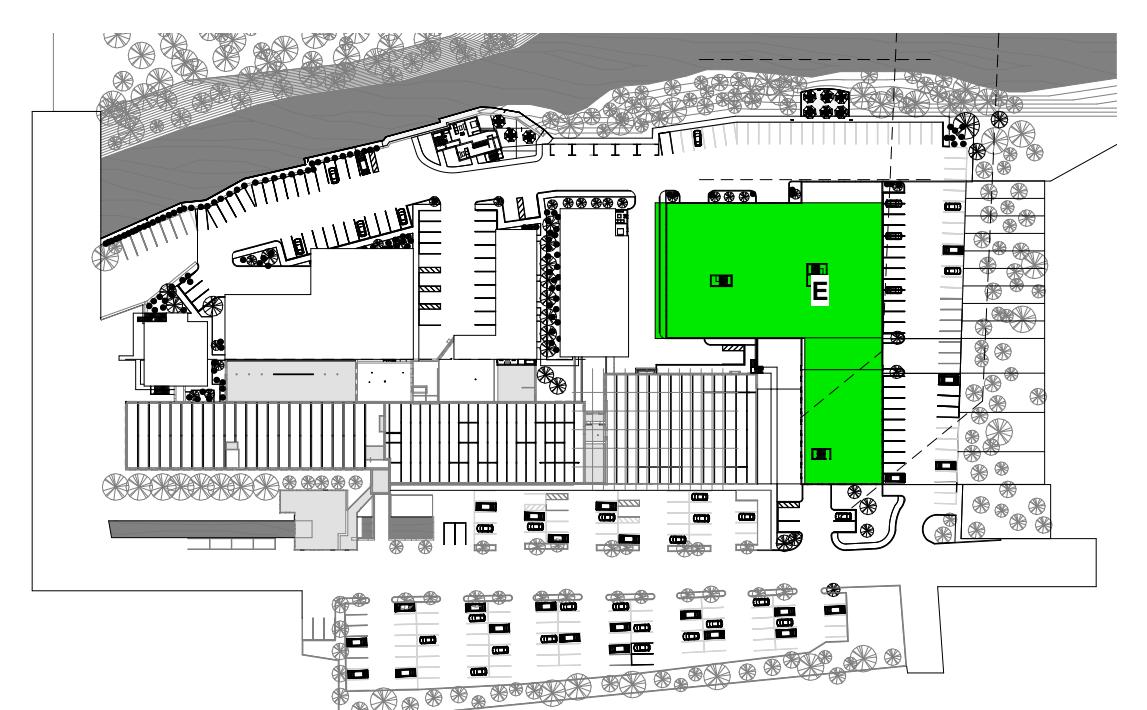
TOTAL UNITS = 86

EXISTING WALL
DEMO WALL
NEW WALL
STAIR

PROGRESS SET



0' 8' 16' 32' 64'



OPTION 2



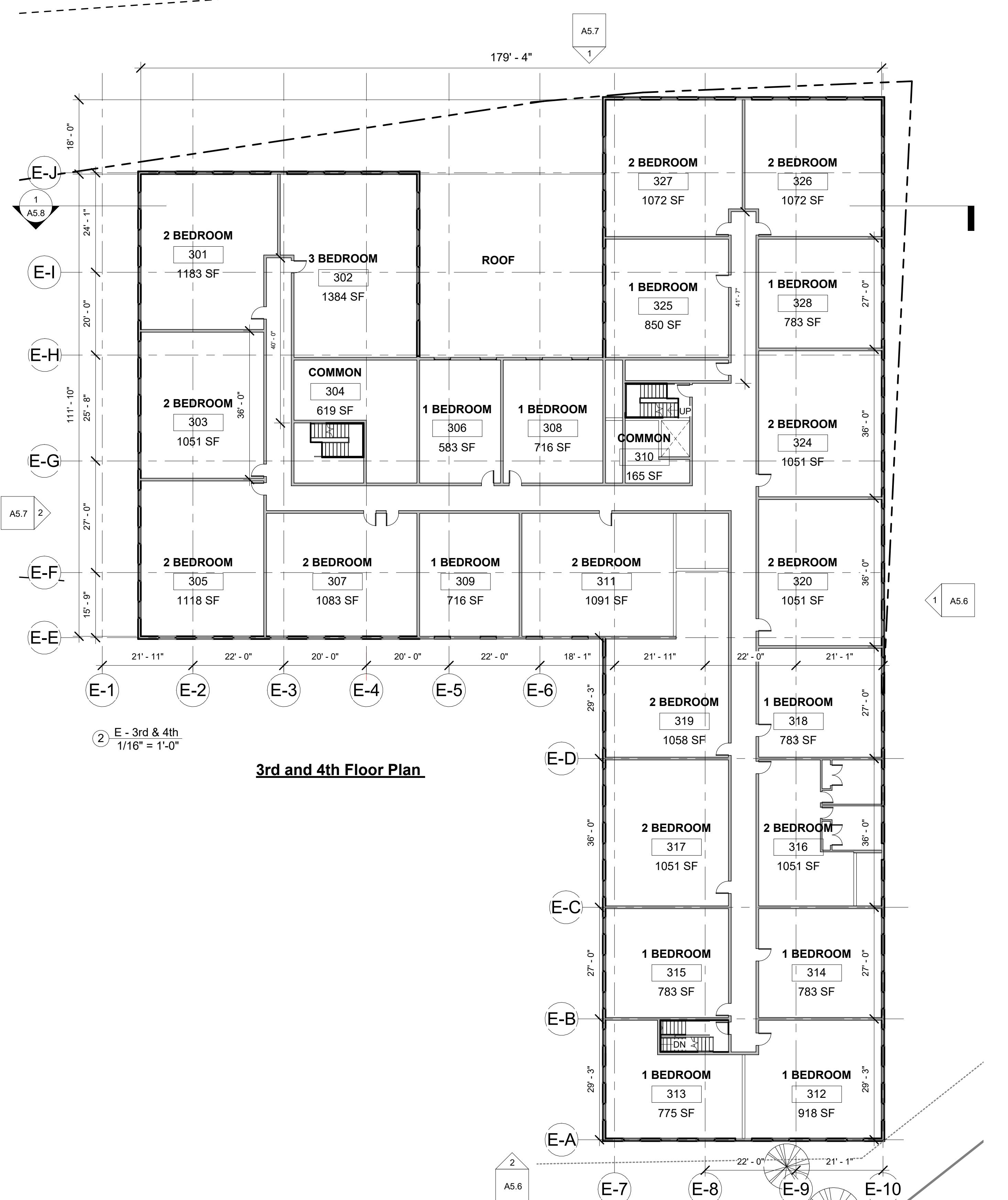
UNIT COUNTS

BY FLOOR (3rd & 4th)

1 BEDROOM: 10
2 BEDROOM: 12
3 BEDROOM: 1
TOTAL: 23

BY BUILDING

1 BEDROOM: 33
2 BEDROOM: 50
3 BEDROOM: 3
TOTAL: 86



PROGRESS SET



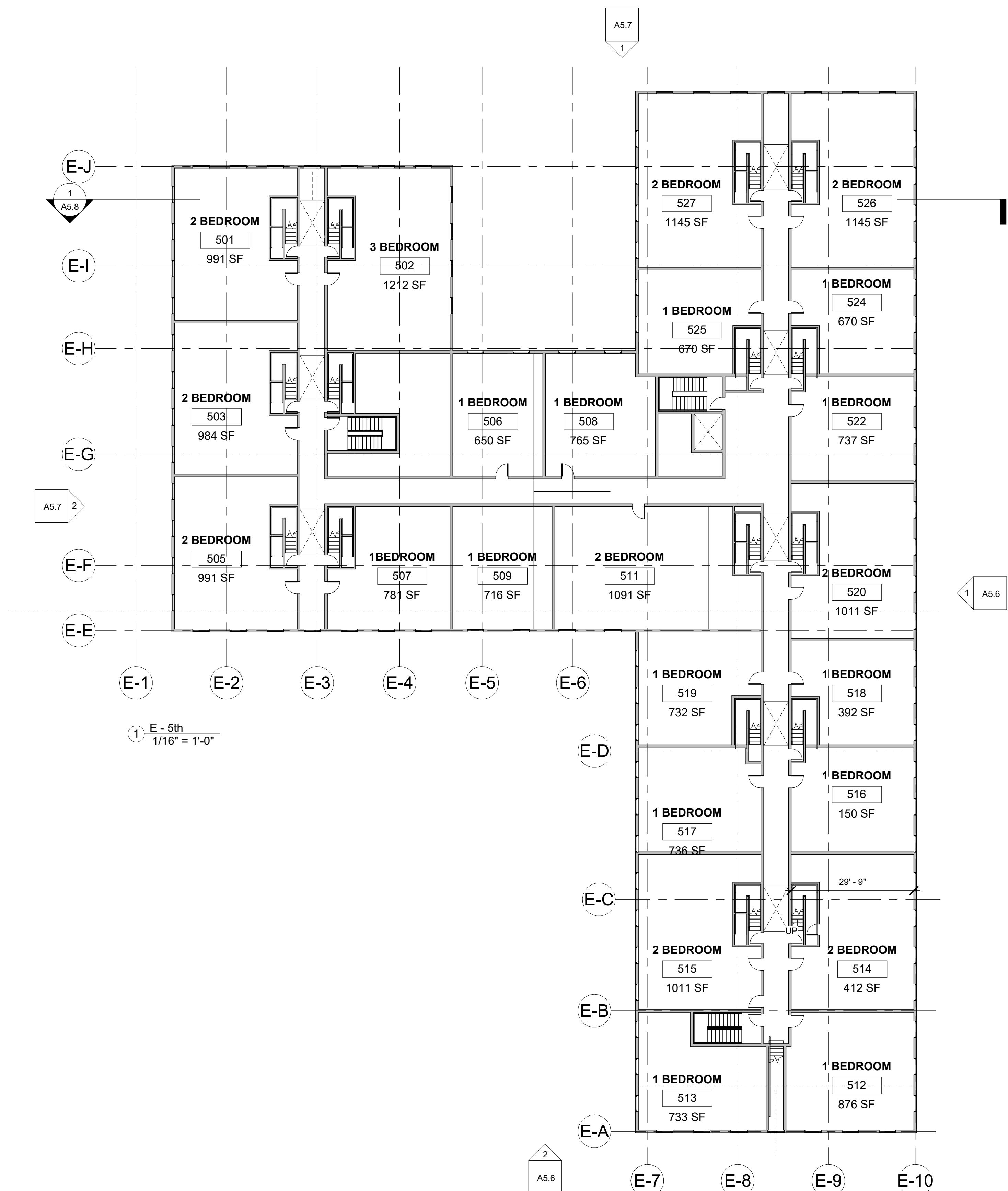
UNIT COUNTS

BY FLOOR (5th)

1 BEDROOM: 13
2 BEDROOM: 9
3 BEDROOM: 1
TOTAL: 23

BY BUILDING

**1 BEDROOM: 33
2 BEDROOM: 50
3 BEDROOM: 3
TOTAL: 86**



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DRAWING TITLE
**BLDG E -
PROPOSED 5TH
FLOOR PLAN**

Revision Schedule		
ber	Date	Revision Description
CALE	As indicated	
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DRAWING		

A5.3

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**BLDG E -
PROPOSED 6TH
FLOOR PLAN**

Revision Schedule		
Number	Date	Revision Description

SCALE	As indicated
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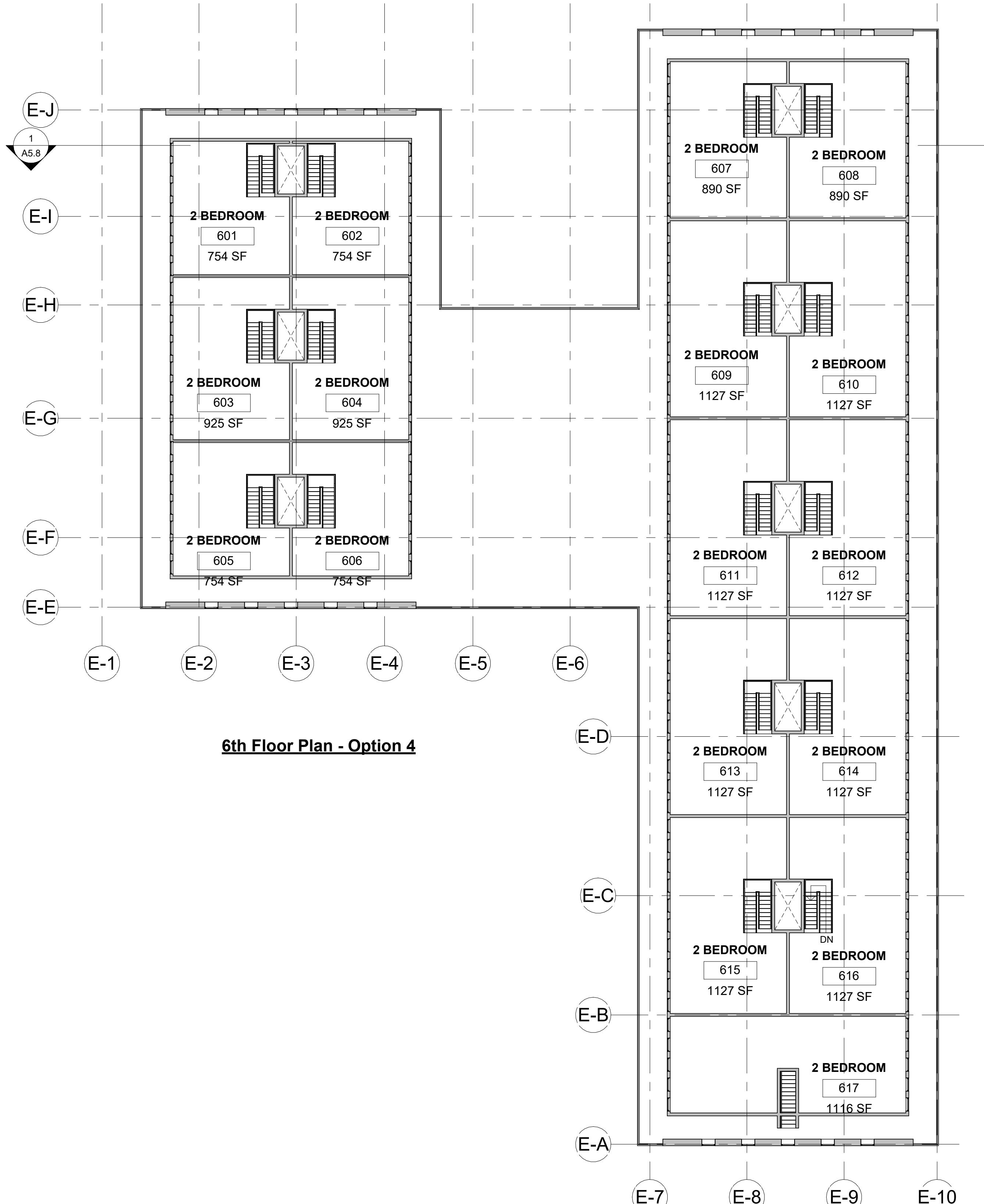
UNIT COUNTS

BY FLOOR (6th)

1 BEDROOM: 0
2 BEDROOM: 17
3 BEDROOM: 0
TOTAL: 17

BY BUILDING

1 BEDROOM: 33
2 BEDROOM: 50
3 BEDROOM: 3
TOTAL: 86



EXISTING WALL
DEMO WALL
NEW WALL
STAIR



PROGRESS SET

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DRAWING TITLE
**BLDG E -
PROPOSED
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE		
3/32" = 1'-0"		

DATE		
APR. 18, 2025		

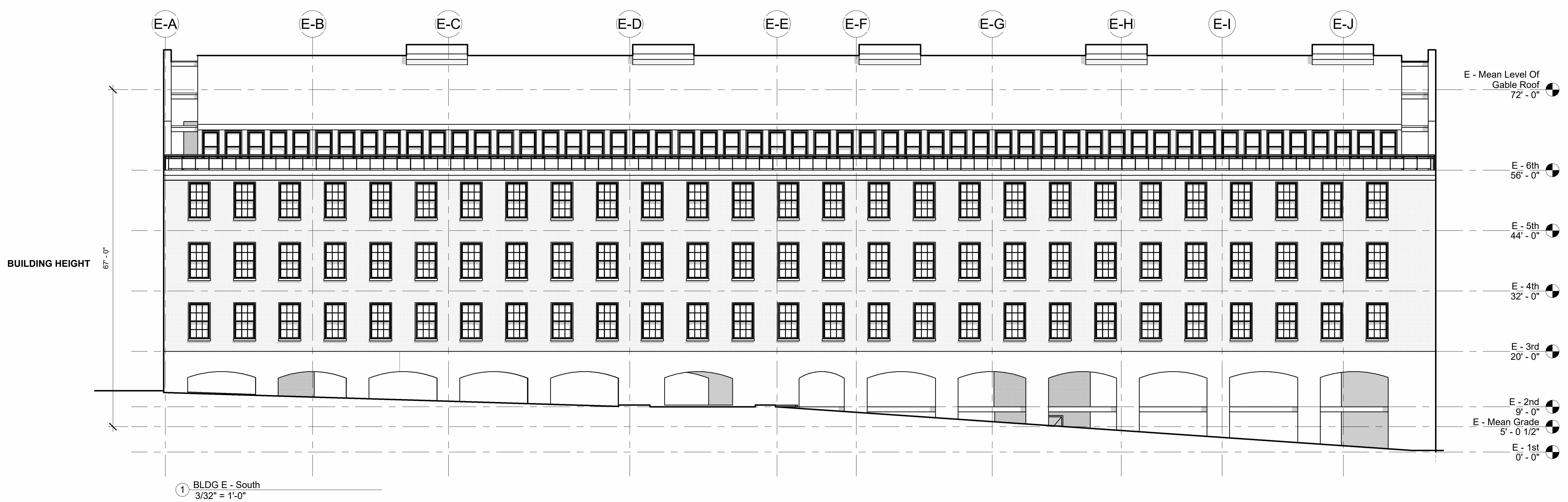
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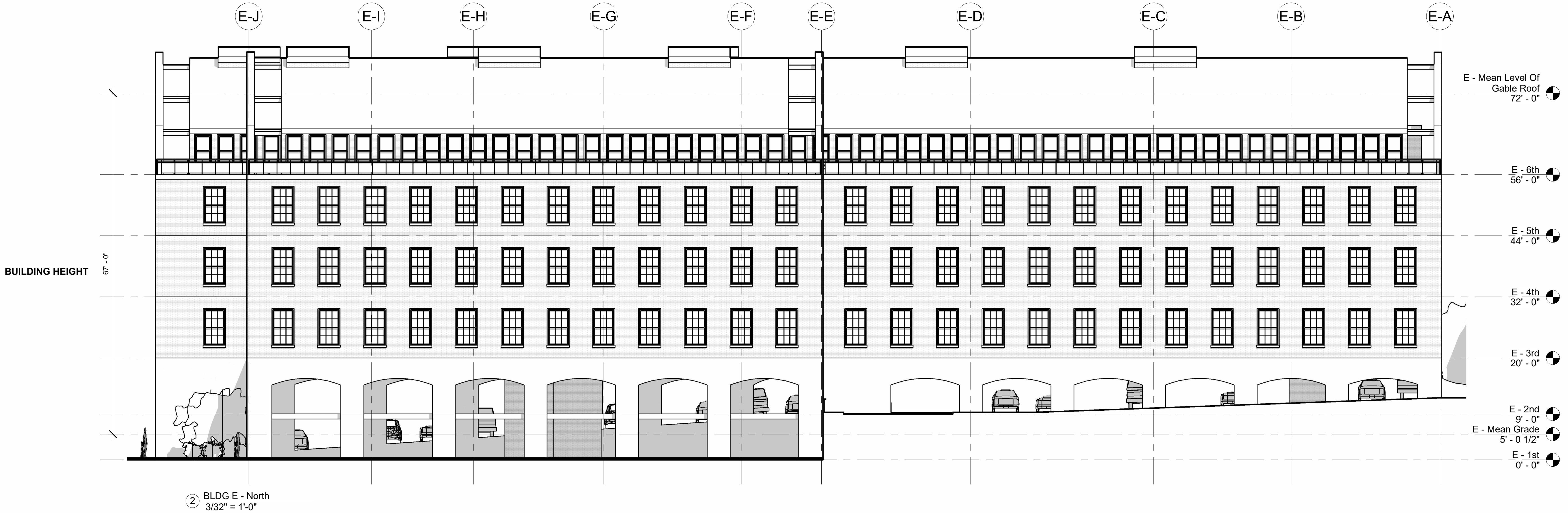
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A5.7

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**BLDG E -
PROPOSED
SECTION**

Revision Schedule

Number Date Revision Description

SCALE $1/8'' = 1'-0''$

DATE APR. 18, 2025

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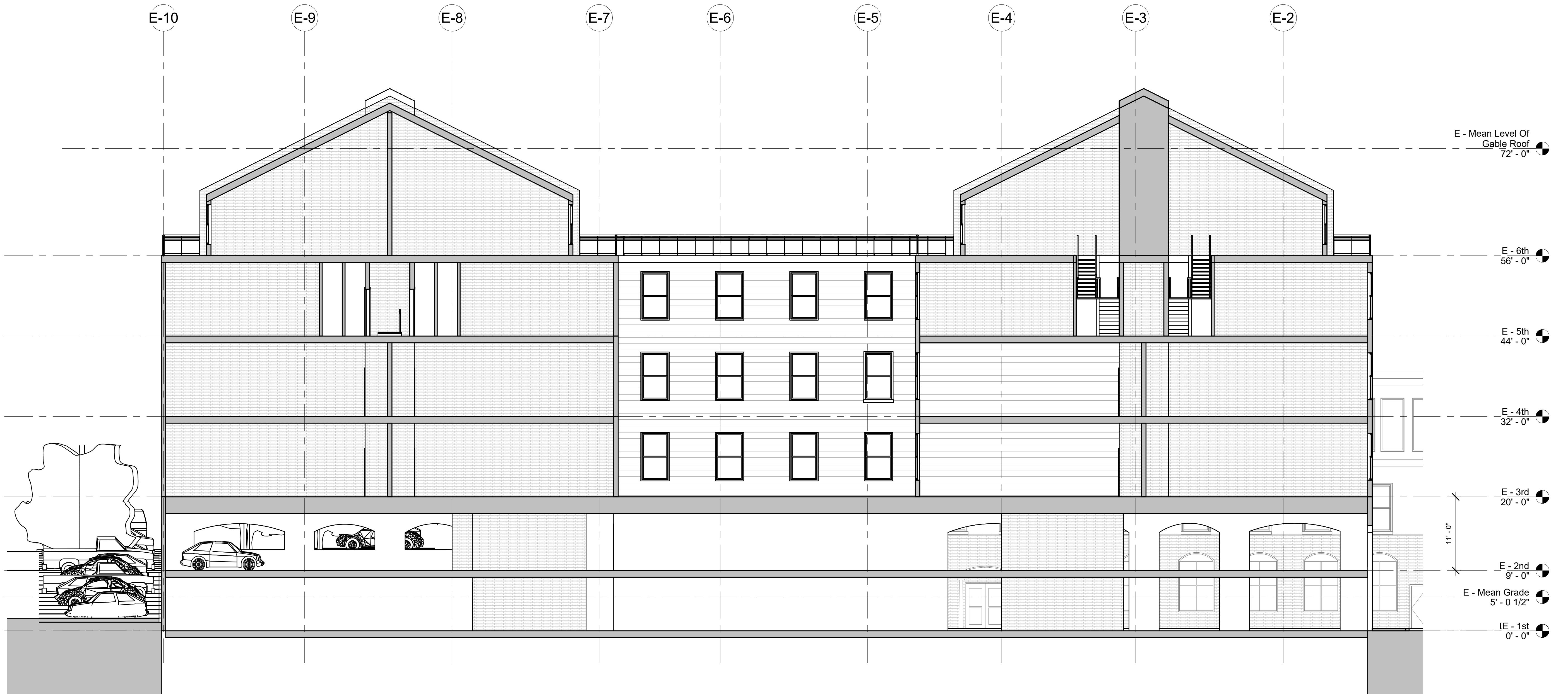
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0' 8' 16' 32' 64'

A5.8



① Building Section
 $1/8'' = 1'-0''$

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DRAWING TITLE
**BLDG F -
PROPOSED PLANS**

Revision Schedule		
Number	Date	Revision Description

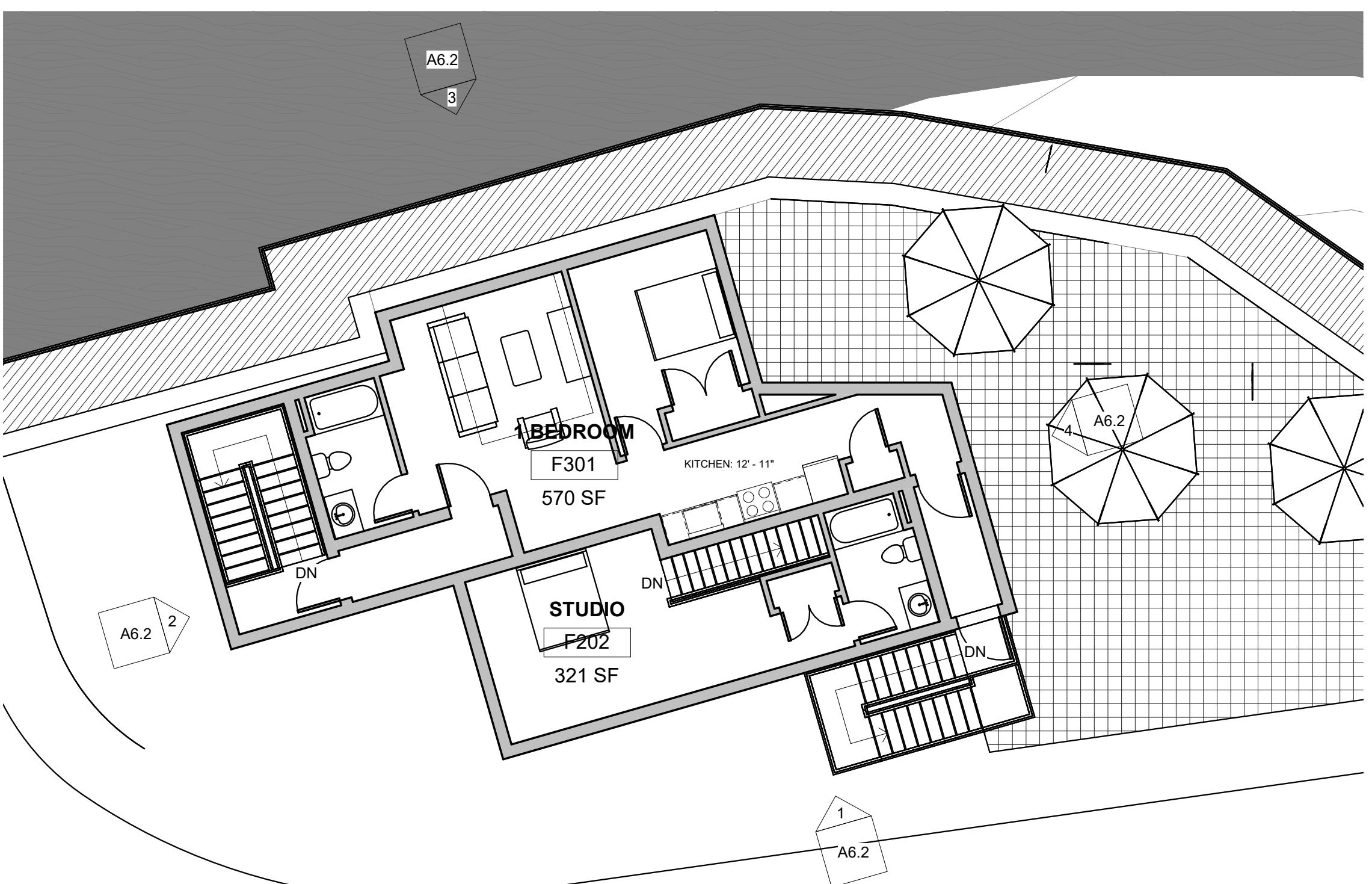
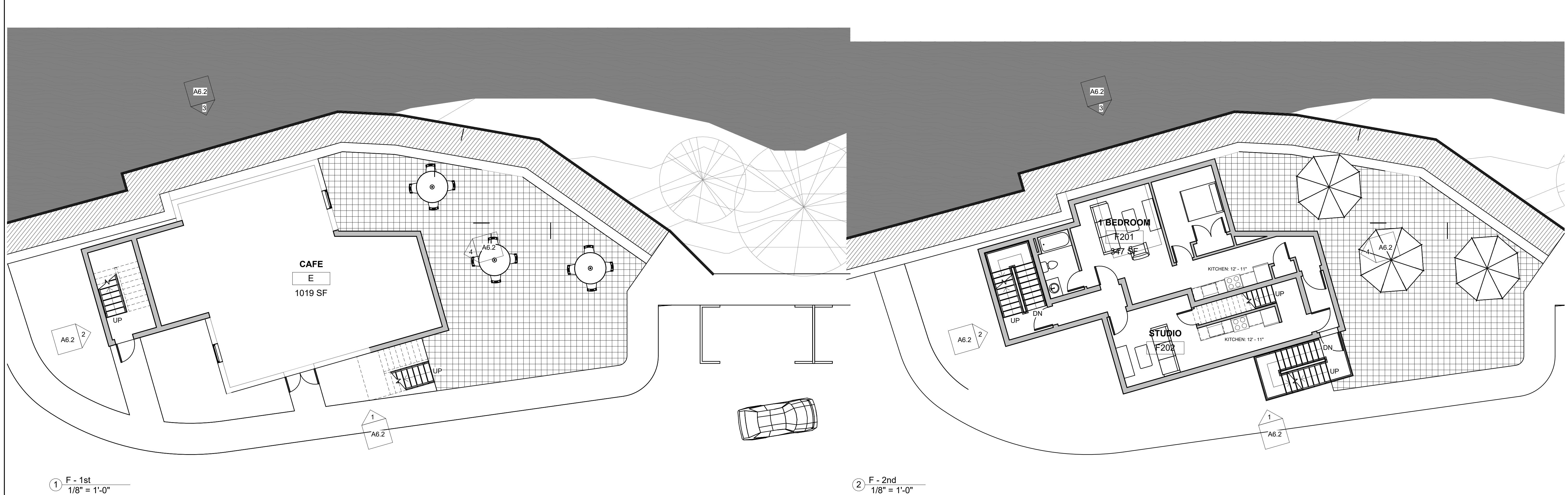
SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

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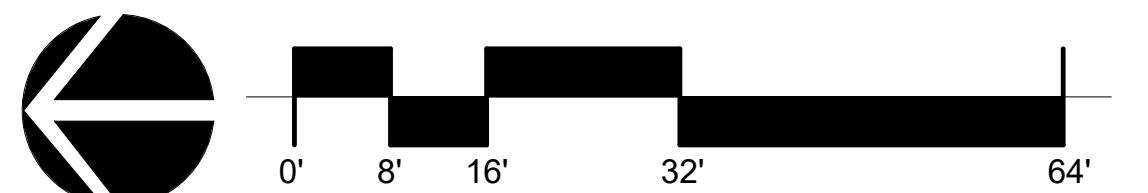
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**BLDG F -
PROPOSED
ELEVATIONS**

Revision Schedule

Number Date Revision Description

SCALE 1/8" = 1'-0"

DATE APR. 18, 2025

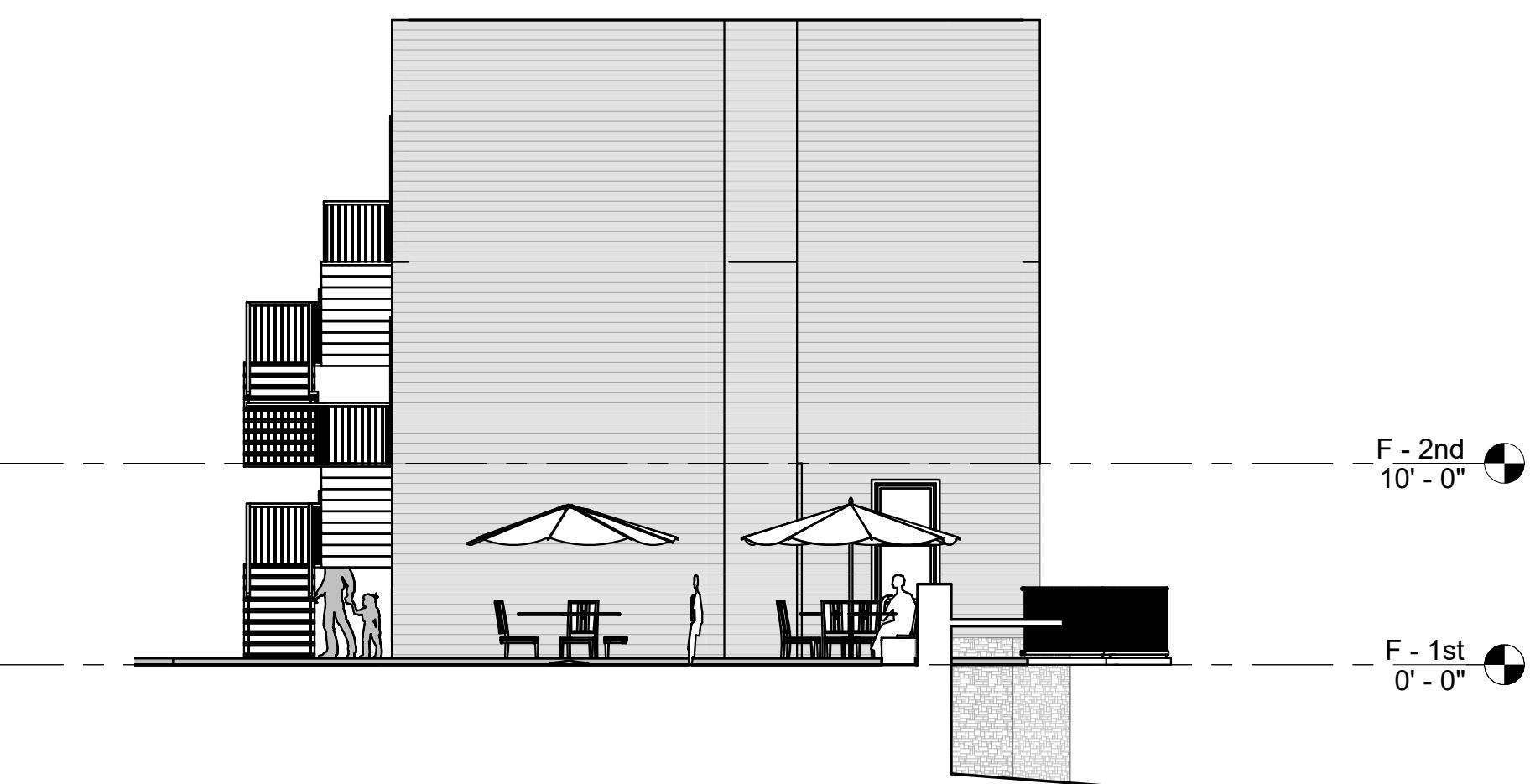
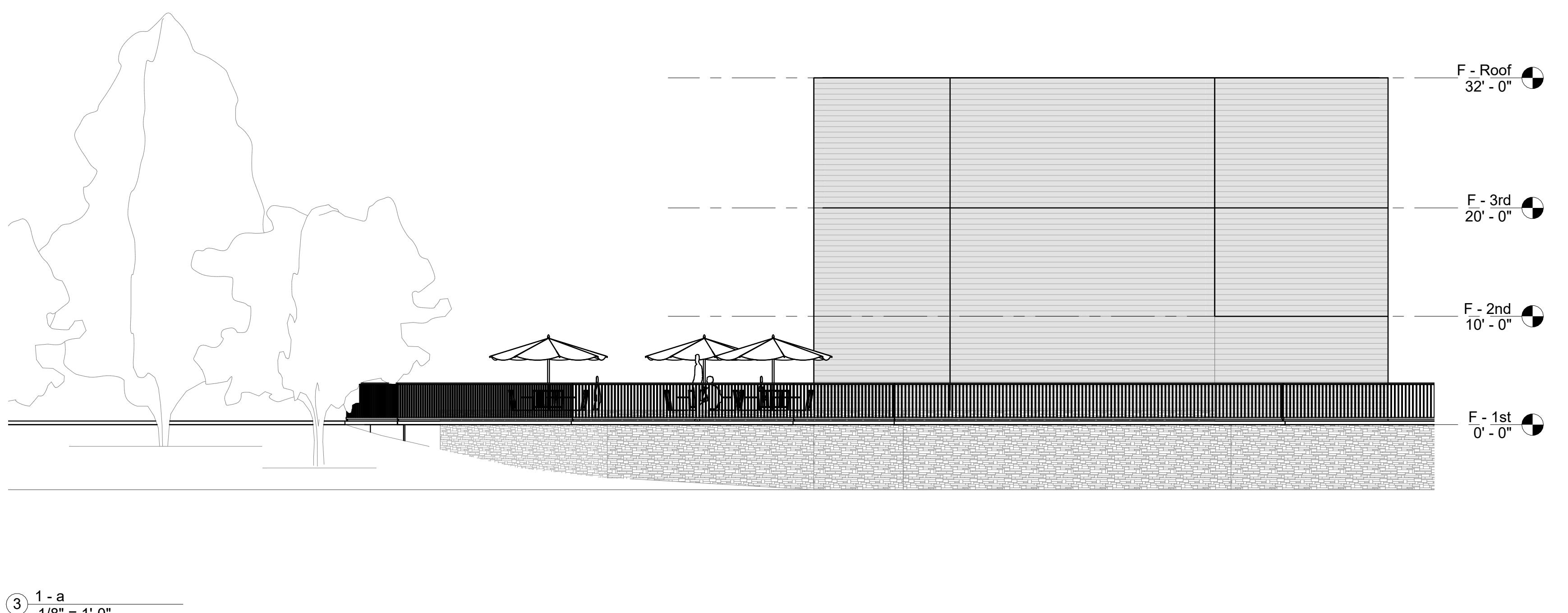
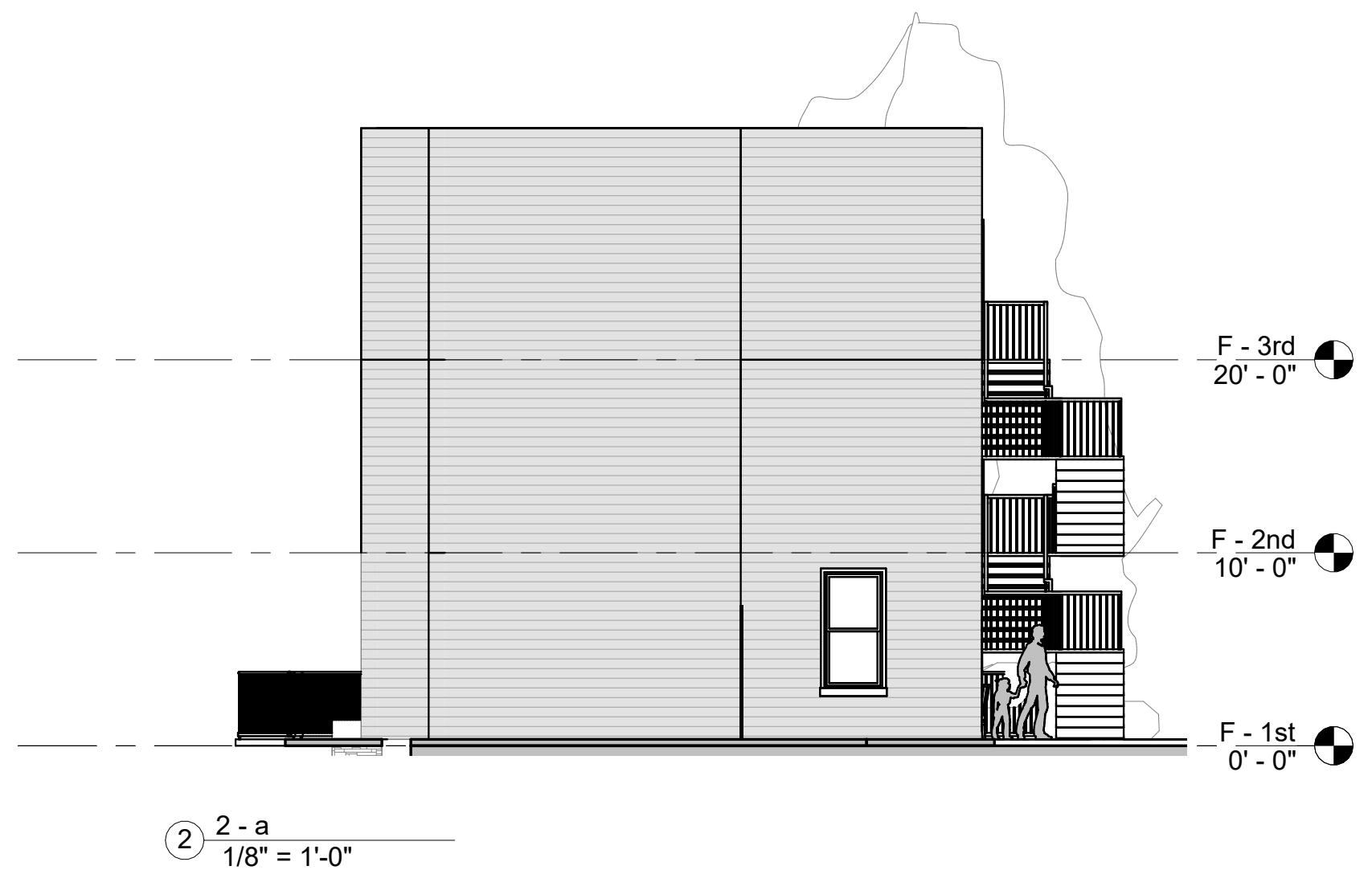
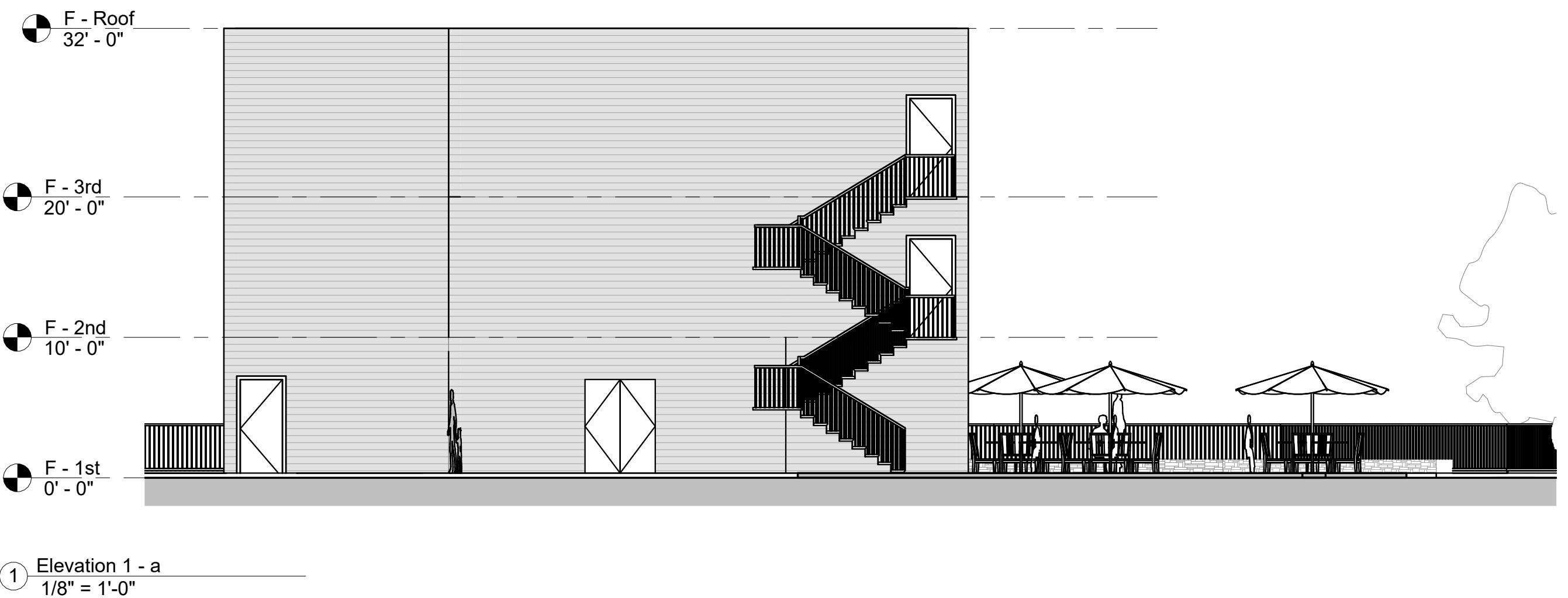
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DRAWING TITLE
PROPOSED PAVING

Revision Schedule		
Number	Date	Revision Description

SCALE		
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Author	CHECKED BY	

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PROGRESS SET

