

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Application for Project Eligibility to Massachusetts Housing Partnership



SUBMISSIONS :
JULY 17, 2024 | PROJECT ELIGIBILITY APPLICATION

DEVELOPMENT TEAM :

OWNER/
APPLICANT | AVALONBAY COMMUNITIES INC.
600 ATLANTIC AVE., 20TH FLOOR
BOSTON, MA 02210
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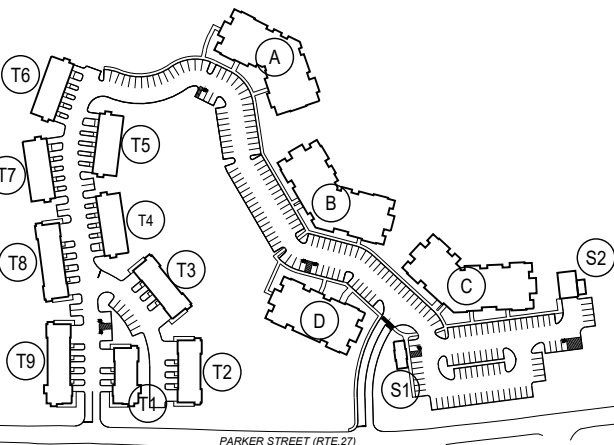
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Drawn: J.Z.

Checked: E.B.

Scale:

Key Plan:



Project Name:
KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:
COVER SHEET

Project Number:
22125

Issue Date:
July 17, 2024

Sheet Number:
T0.01

BUILDING FLOOR AREA, HEIGHT AND UNIT MIX SUMMARY

				GSF ²				UNIT MIX									
Building	Building Height (Stories)	Building Footprint	Net Area of Apartment Homes ¹	Common Amenity ³	Garage	Residential	TOTAL	STUDIO	1 BR	1 BR + DEN	2 BR	2 BR + Den	3 BR	TOTAL UNITS	BEDRMS		
A	3/4	13,141	44,376	0	0	49,145	49,145	4	18	8	6	0	7	43	63		
B	3/4	14,129	46,447	0	0	52,193	52,193	4	7	8	23	0	0	42	65		
C	3/4	14,569	46,132	2,404	0	51,397	53,801	2	11	11	17	0	0	41	58		
D	3	10,168	28,715	0	0	32,046	32,046	0	3	4	17	0	0	24	41		
T1	3	3,500	7,056	0	1,064	7,136	8,200	0	0	0	0	3	1	4	9		
T2	3	3,750	9,001	0	1,465	9,081	10,546	0	0	0	0	3	2	5	12		
T3	3	3,750	9,001	0	1,465	9,081	10,546	0	0	0	0	3	2	5	12		
T4	3	3,760	9,390	0	1,386	9,470	10,856	0	0	0	0	6	0	6	12		
T5	3	3,760	9,390	0	1,386	9,470	10,856	0	0	0	0	6	0	6	12		
T6	3	3,760	9,404	0	1,384	9,484	10,868	0	0	0	0	4	2	6	14		
T7	3	3,760	9,404	0	1,384	9,484	10,868	0	0	0	0	4	2	6	14		
T8	3	4,428	10,784	0	1,674	10,864	12,538	0	0	0	0	4	2	6	14		
T9	3	4,856	10,616	0	1,401	10,696	12,097	0	0	0	0	4	2	6	14		
Trash	1	1,475	0	0	0	0	0	0	0	0	0	0	0	0	0		
Mail / Bikes	1	234	0	0	0	0	0	0	0	0	0	0	0	0	0		
TOTAL		89,040	249,716	2,404	12,609	269,547	284,560	10	39	31	63	37	20	200	340		

Notes

- 1. Net Area of Apartment Homes** is measured per AvalonBays Methods for Calculating Net Areas, to the exterior face of apartment home exterior walls (exterior face of stud), corridor face of corridor and to the centerline of unit/unit and unit, exclusive of outdoor balconies and patios.
- 2. Gross Floor Area (GSF)** is measured to the exterior face of outside walls.
- 3. Common Amenity GSF** includes entry lobbies, mail, package room, bike storage
- 4. Residential GSF** includes apartment homes, common corridors, elevators, stairways, utility rooms. (i.e., all space less the common amenity space).

DRAWING PLAN INDEX:

[illegible]

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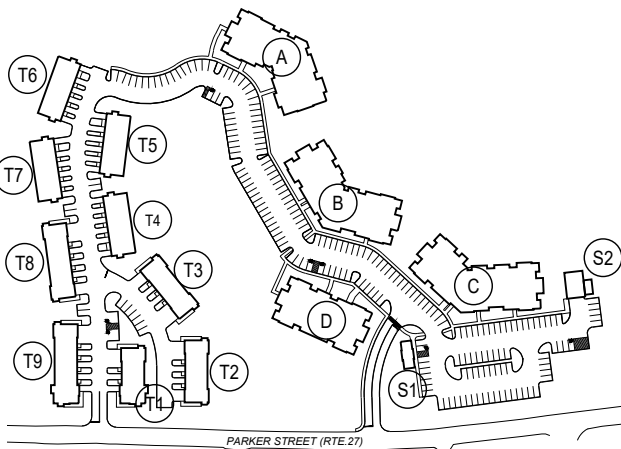
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PROJECT INFO & DRAWING LIST

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22125

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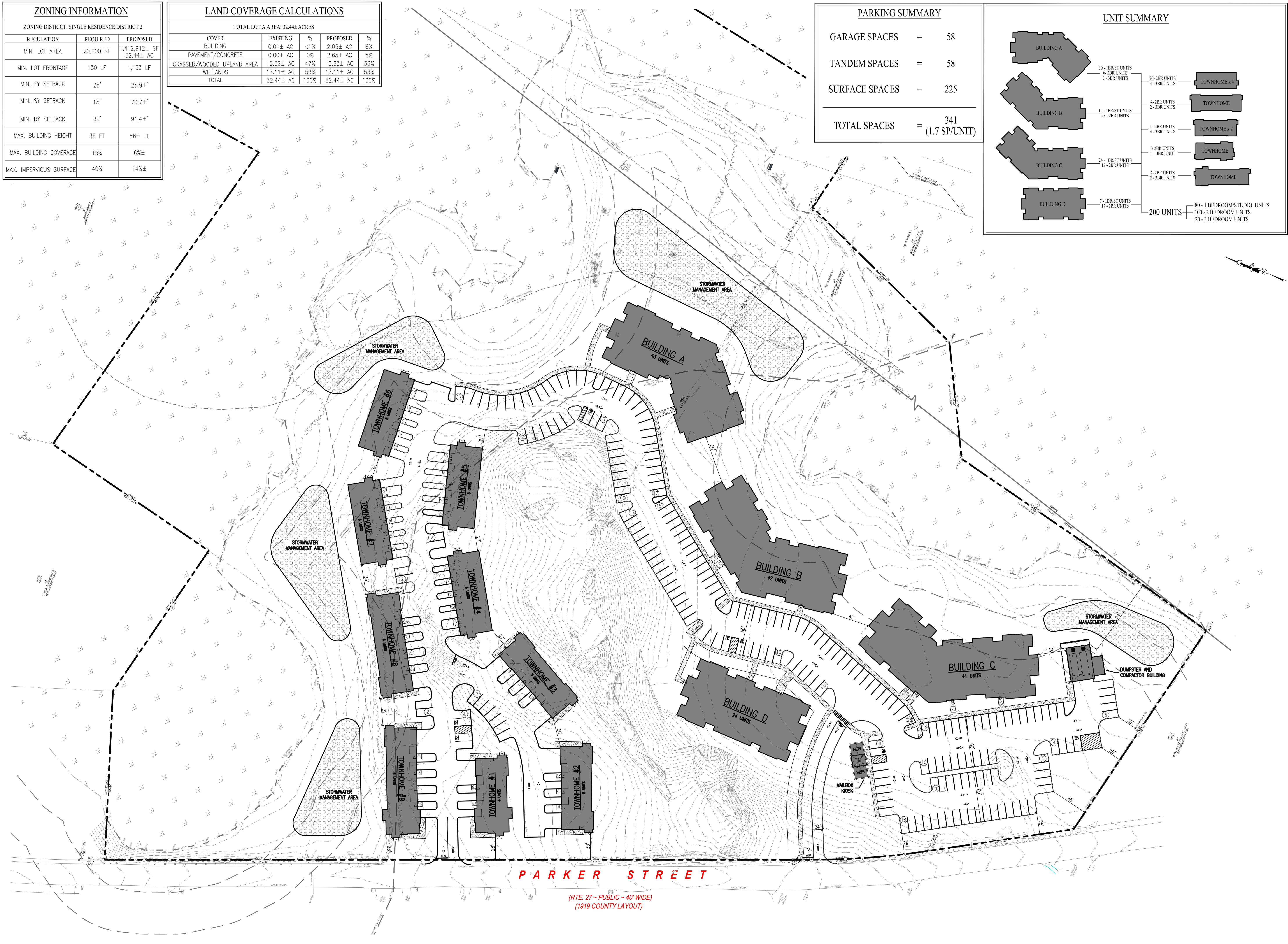
T0.02

ZONING INFORMATION		
ZONING DISTRICT: SINGLE RESIDENCE DISTRICT 2		
REGULATION	REQUIRED	PROPOSED
MIN. LOT AREA	20,000 SF	1,412,912± SF 32.44± AC
MIN. LOT FRONTAGE	130 LF	1,153 LF
MIN. FY SETBACK	25'	25.9±'
MIN. SY SETBACK	15'	70.7±'
MIN. RY SETBACK	30'	91.4±'
MAX. BUILDING HEIGHT	35 FT	56± FT
MAX. BUILDING COVERAGE	15%	6%±
MAX. IMPERVIOUS SURFACE	40%	14%±

LAND COVERAGE CALCULATIONS					
TOTAL LOT A AREA: 32.44± ACRES					
COVER	EXISTING	%	PROPOSED	%	
BUILDING	0.01± AC	<1%	2.05± AC	6%	
PAVEMENT/CONCRETE	0.00± AC	0%	2.65± AC	8%	
GRASSED/WOODED UPLAND AREA	15.32± AC	47%	10.63± AC	33%	
WETLANDS	17.11± AC	53%	17.11± AC	53%	
TOTAL	32.44± AC	100%	32.44± AC	100%	

PARKING SUMMARY		
GARAGE SPACES	=	58
TANDEM SPACES	=	58
SURFACE SPACES	=	225
TOTAL SPACES	=	341 (1.7 SP/UNIT)

UNIT SUMMARY		
BUILDING A	20 - 1BR/ST UNITS 6 - 2BR UNITS 7 - 3BR UNITS	
BUILDING B	19 - 1BR/ST UNITS 23 - 2BR UNITS	
BUILDING C	24 - 1BR/ST UNITS 17 - 2BR UNITS	
BUILDING D	7 - 1BR/ST UNITS 17 - 2BR UNITS	
200 UNITS		80 - 1 BEDROOM/STUDIO UNITS 100 - 2 BEDROOM UNITS 20 - 3 BEDROOM UNITS



NOT FOR CONSTRUCTION

CDG PROJECT #: 23040

REVISIONS:

REV	DATE
1	
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CITY COUNCIL:

SEAL:

DRAFT

PHILIP R. HENRY, P.E.

PREPARED BY:

CIVIL DESIGN GROUP, LLC

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PREPARED FOR:

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PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

182 PARKER STREET
MAYNARD, MASSACHUSETTS 01754

SCALE:

50 0 25 50 100

GRAPHIC SCALE IN FEET

SHEET:

OVERALL SITE PLAN

1

DATE: 07/19/2024

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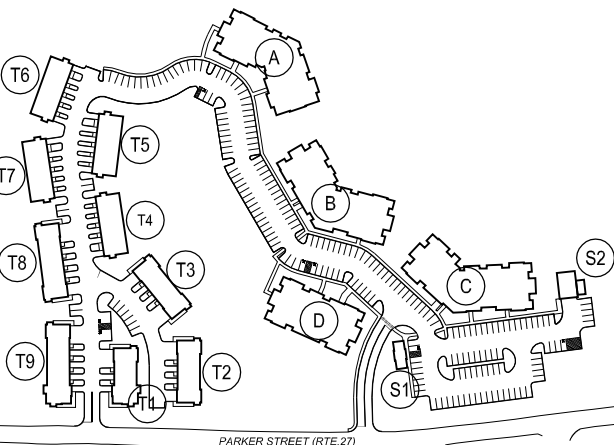
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BUILDING A
FLOOR PLANS

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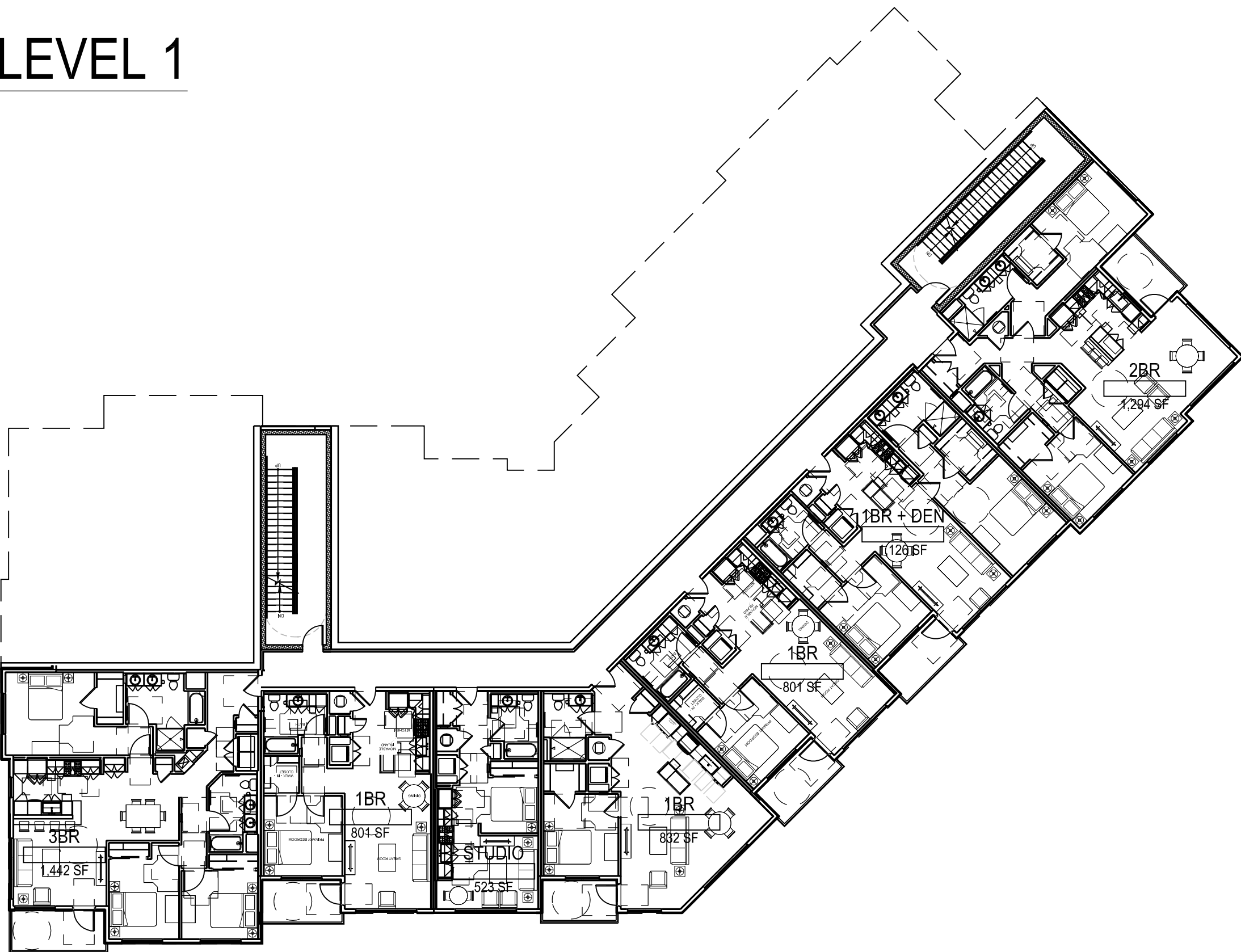
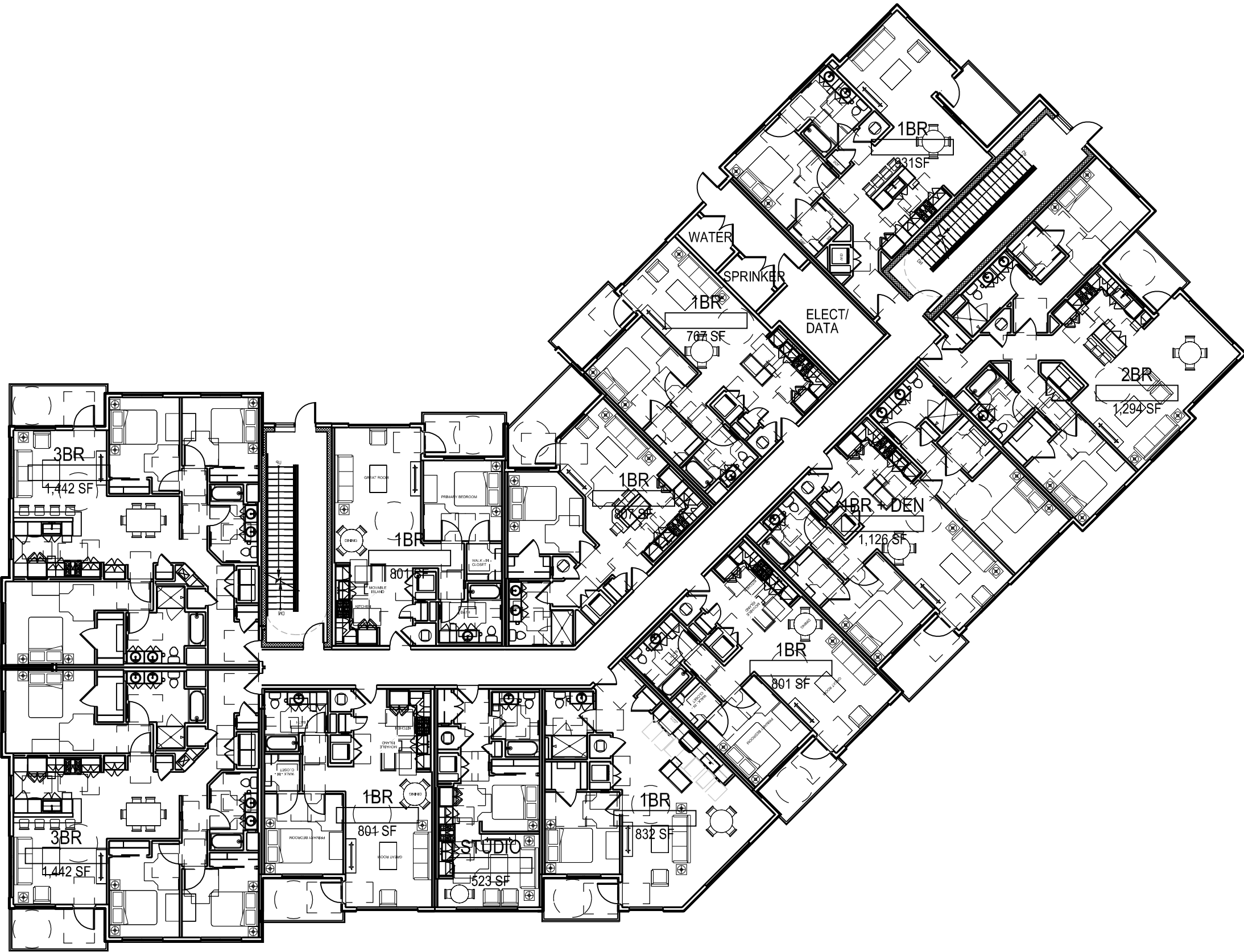
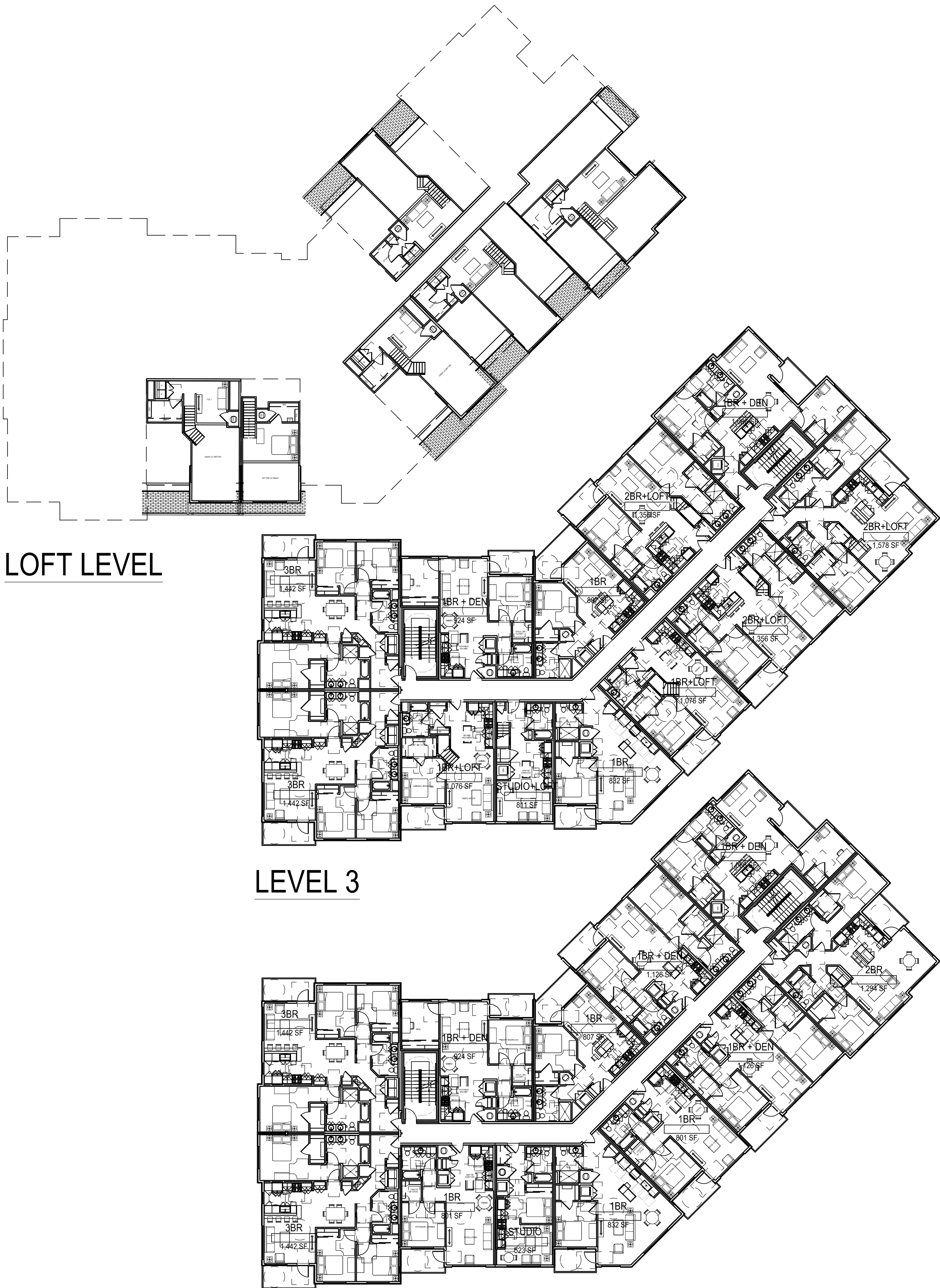
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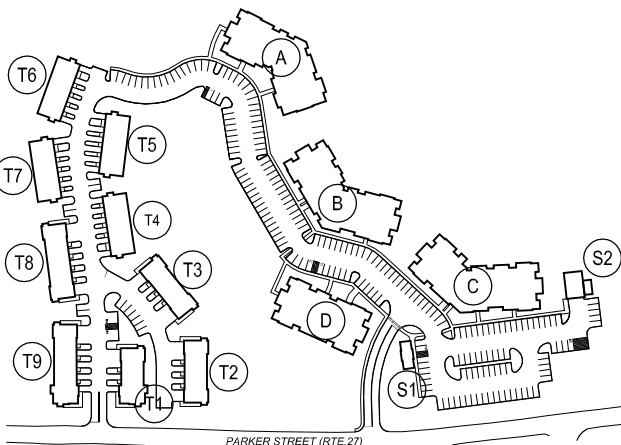
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BUILDING B
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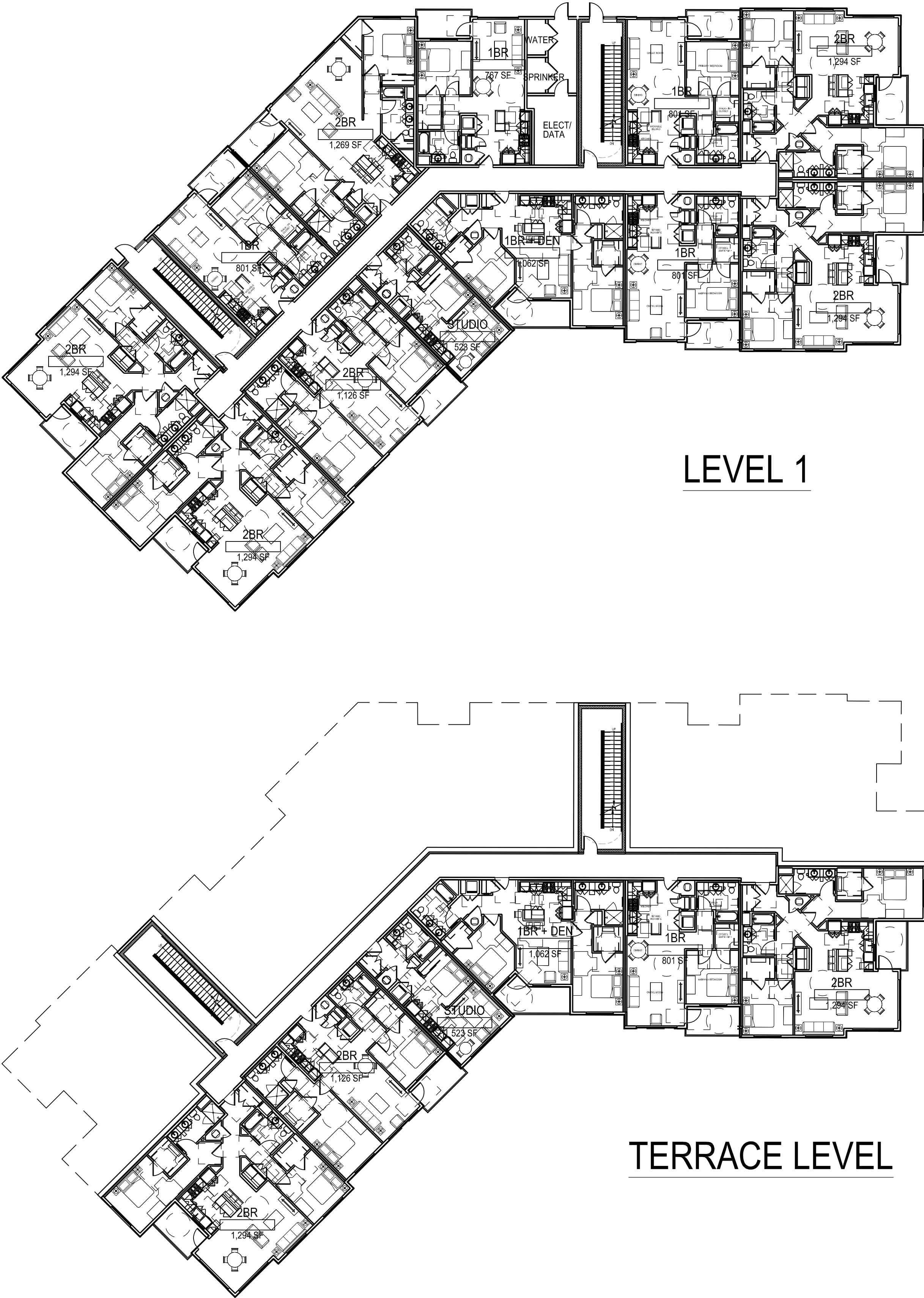
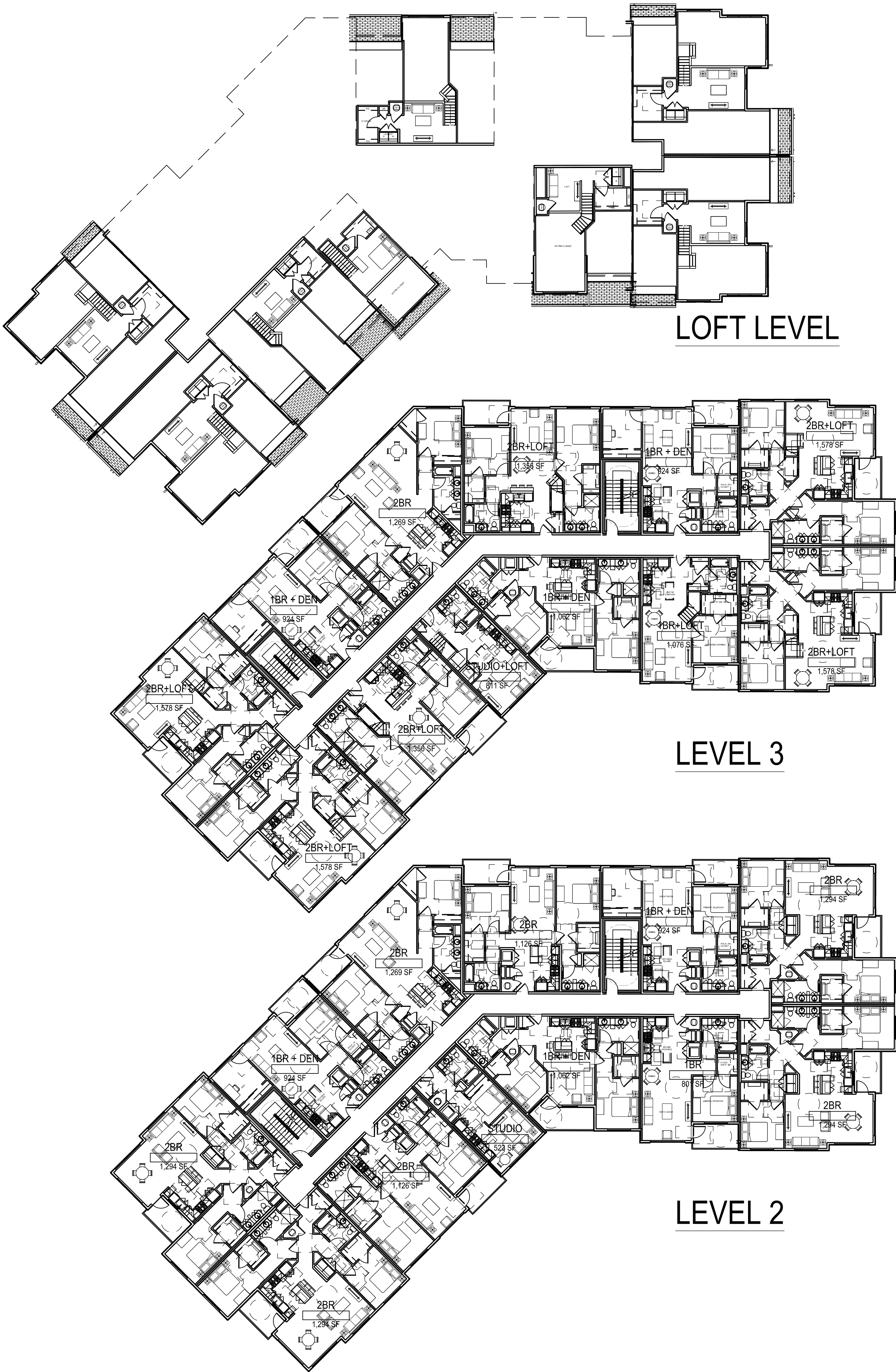
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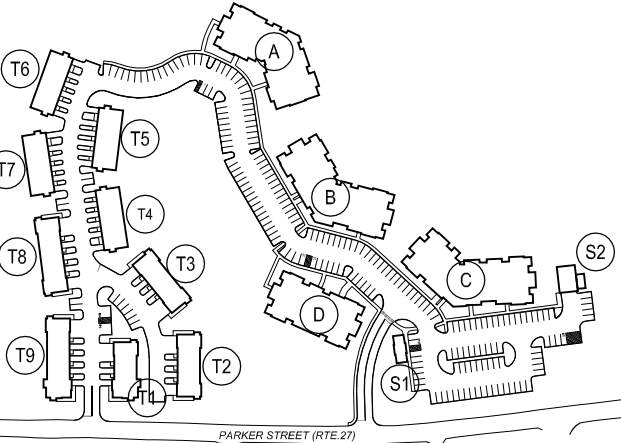
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BUILDING C
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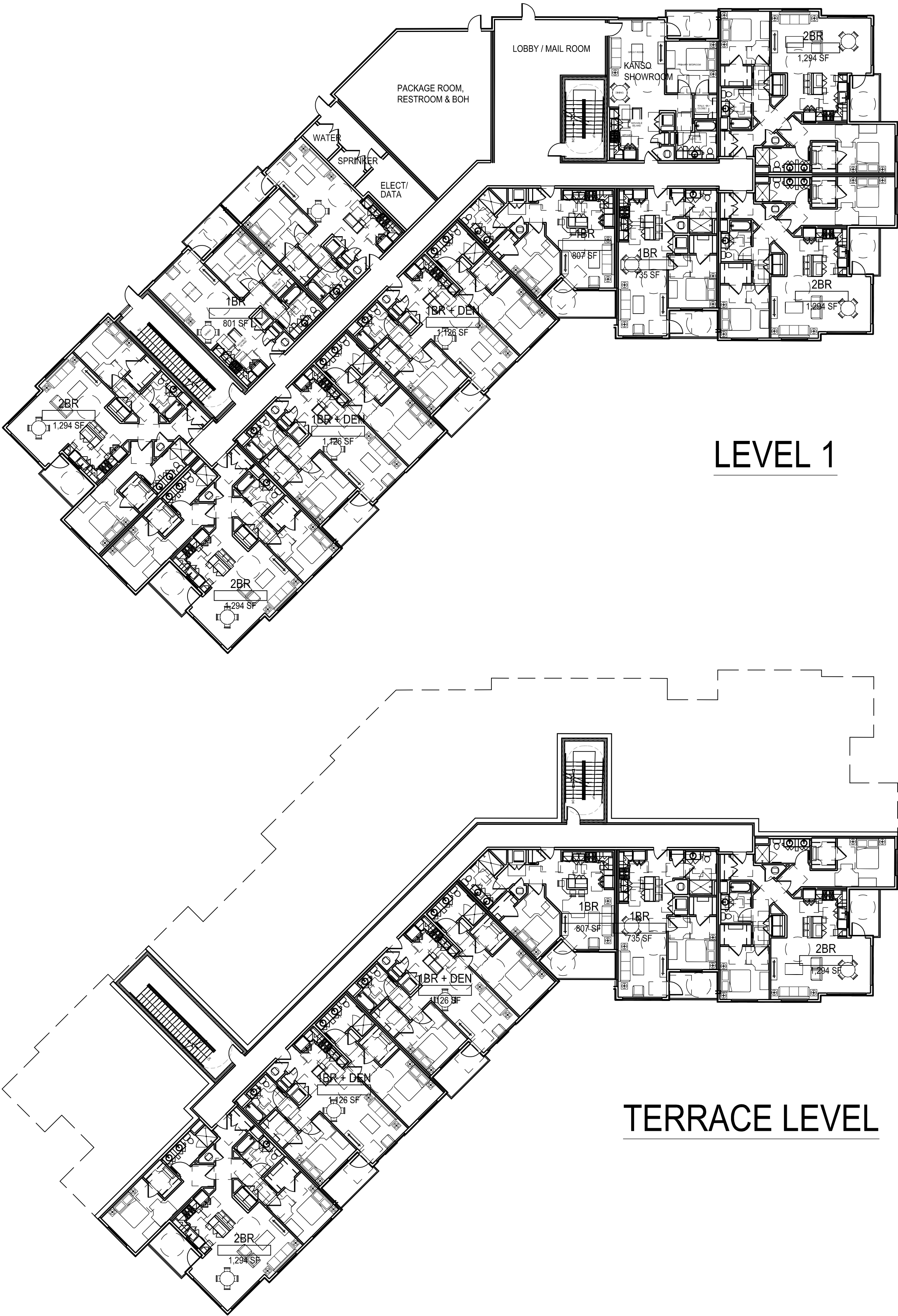
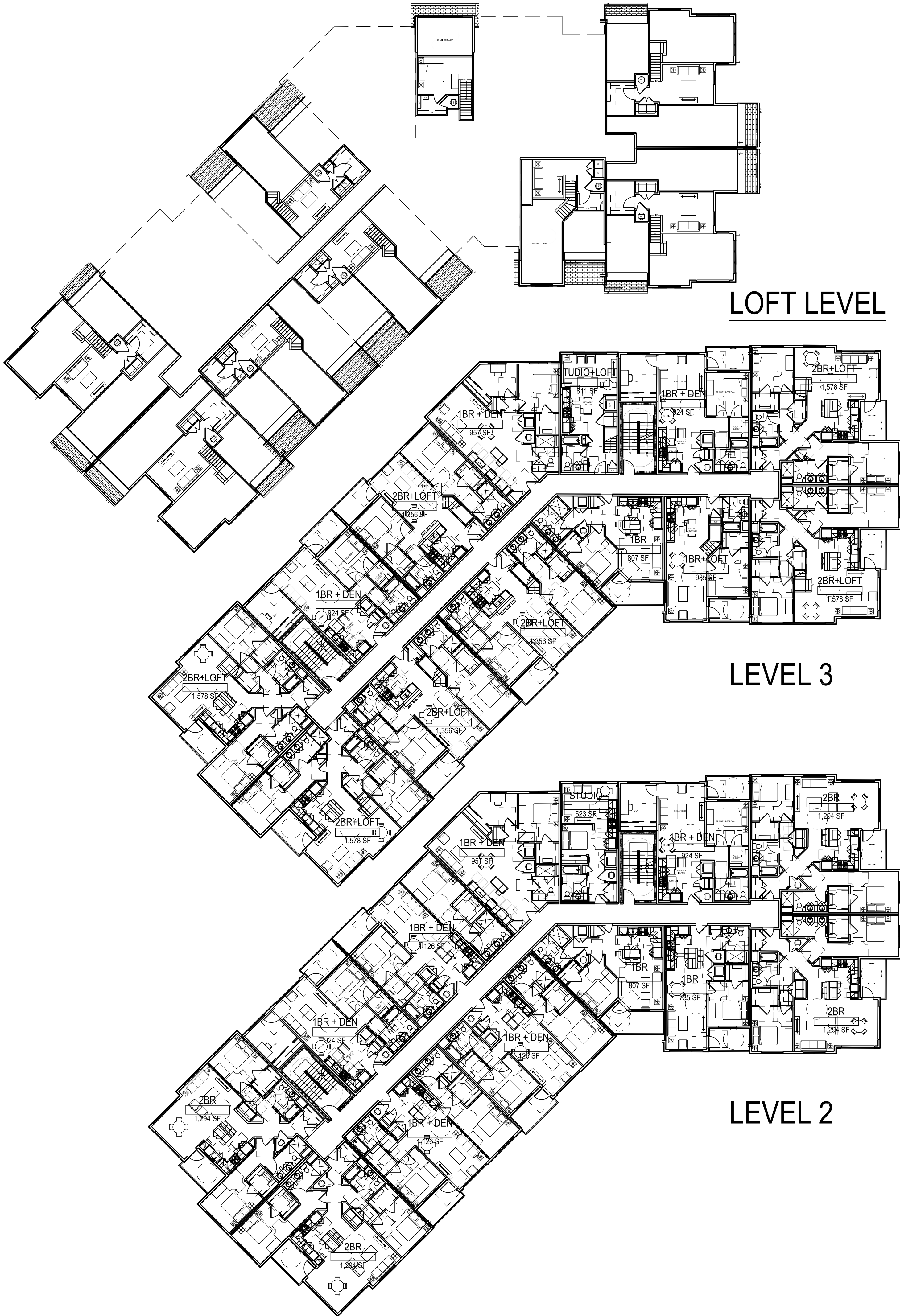
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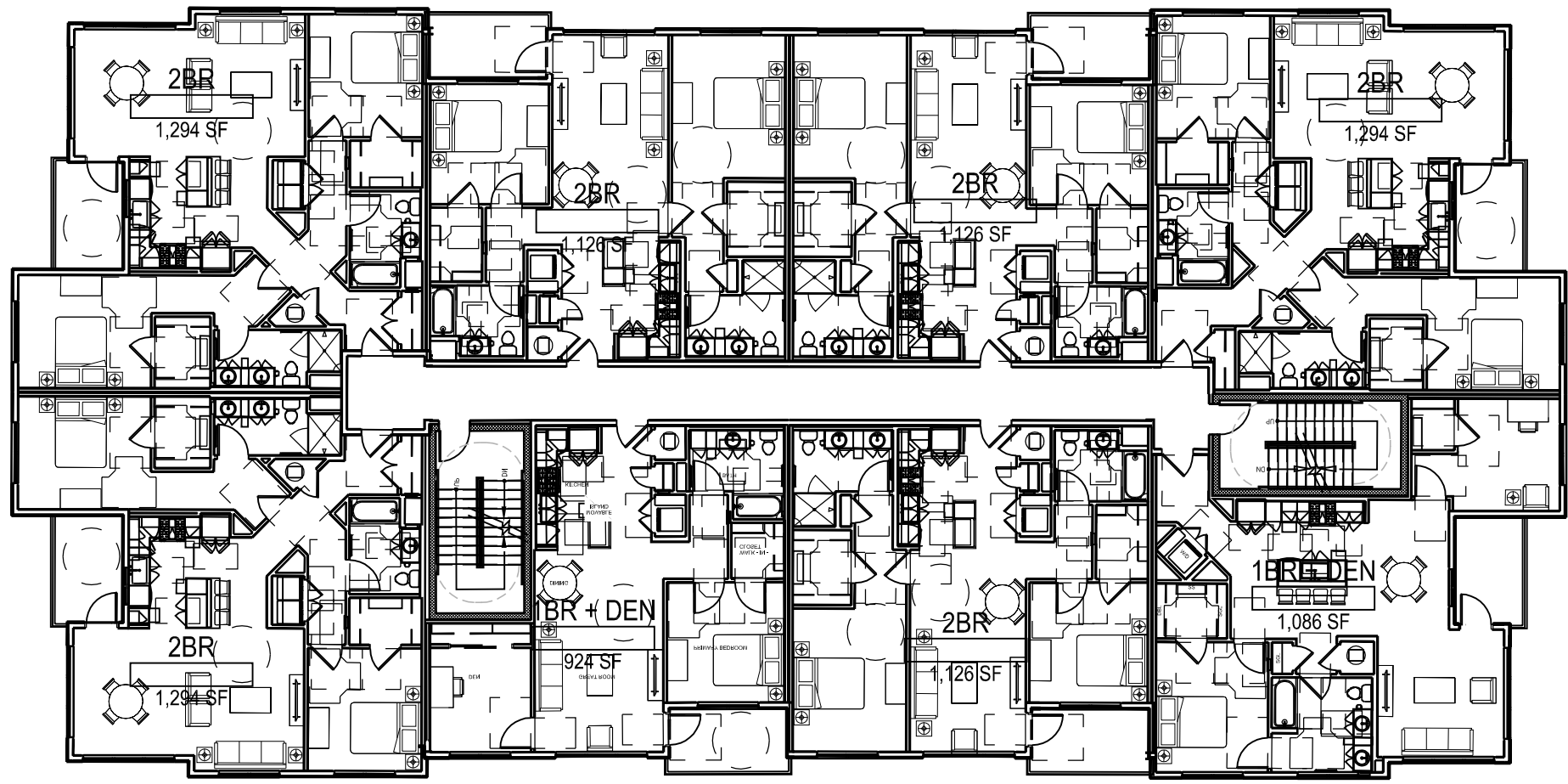




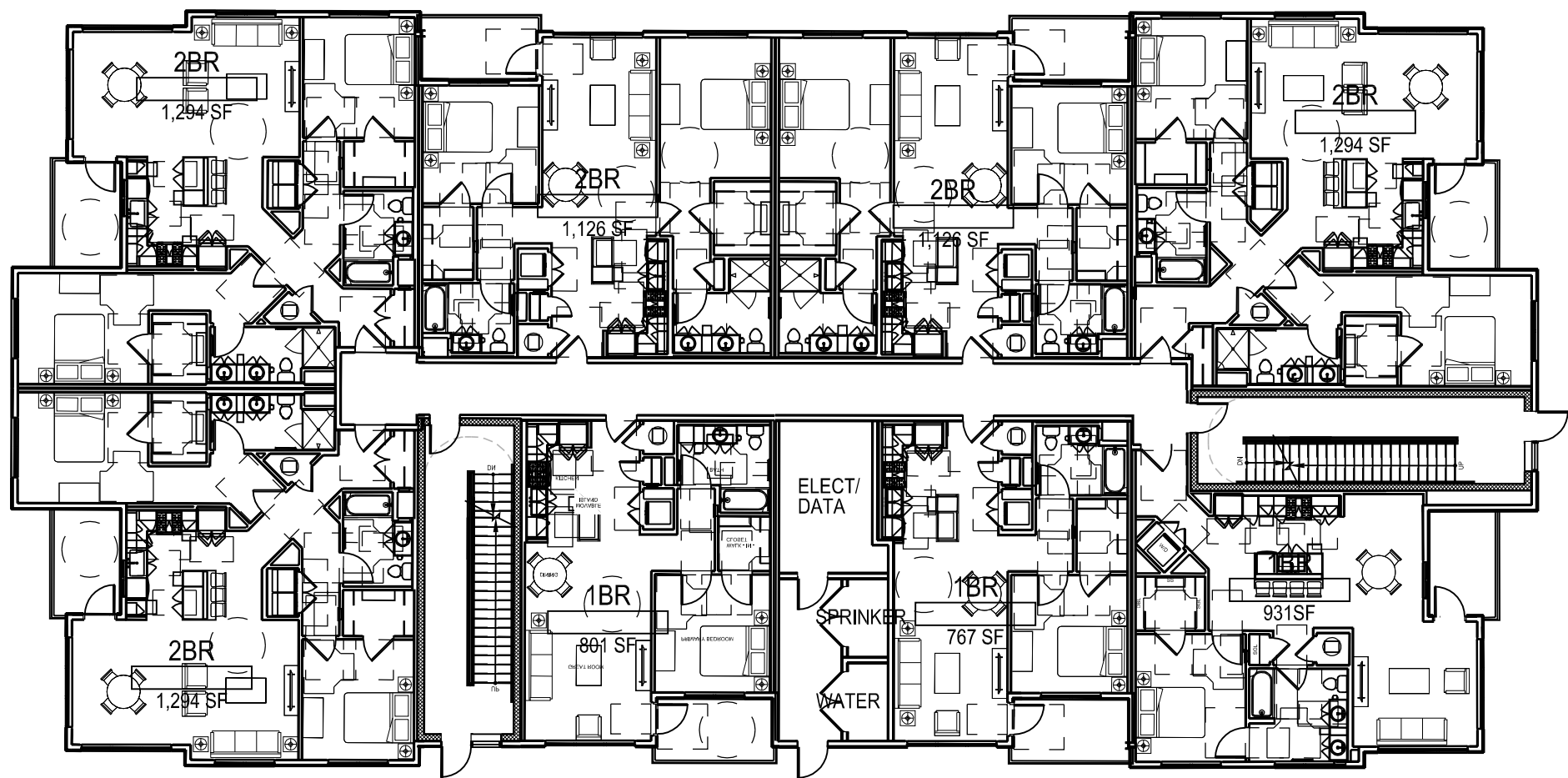
LOFT LEVEL



LEVEL 3



LEVEL 2



LEVEL 1

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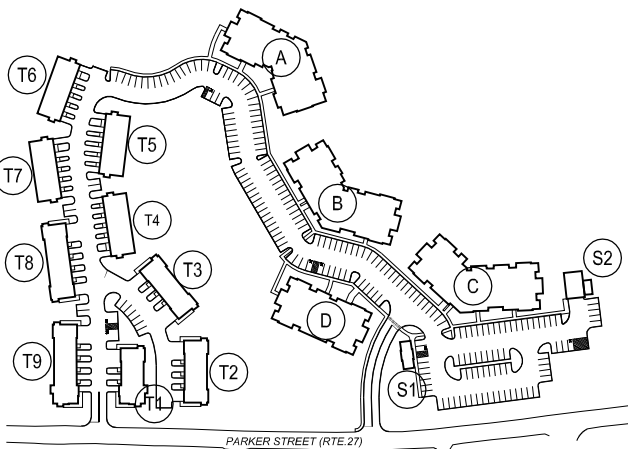
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BUILDING D
FLOOR PLANS

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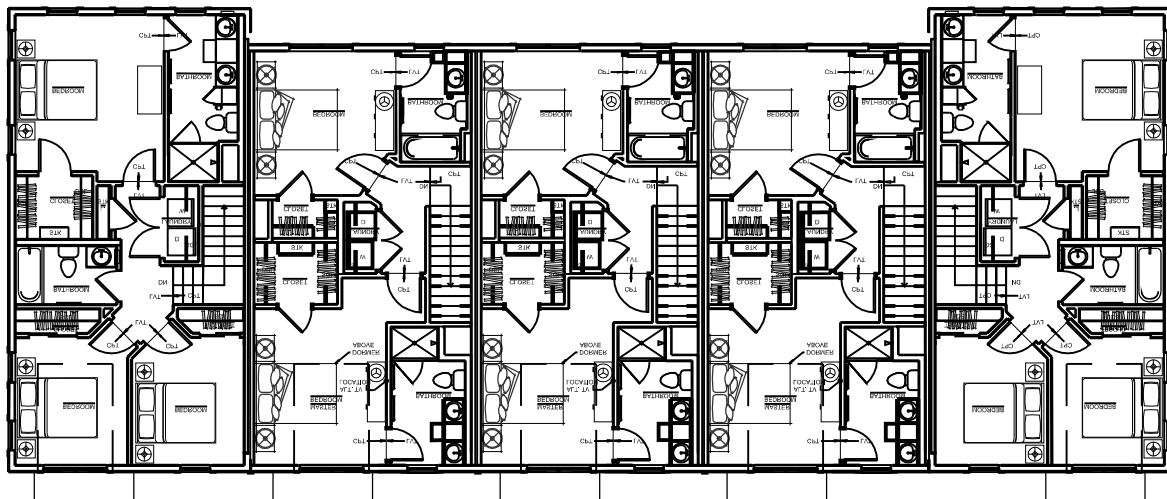
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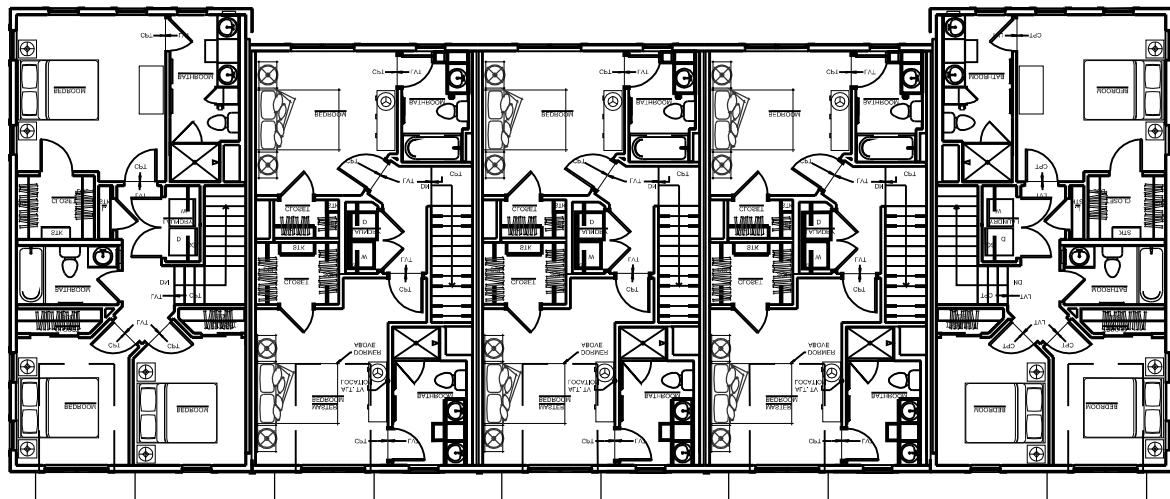
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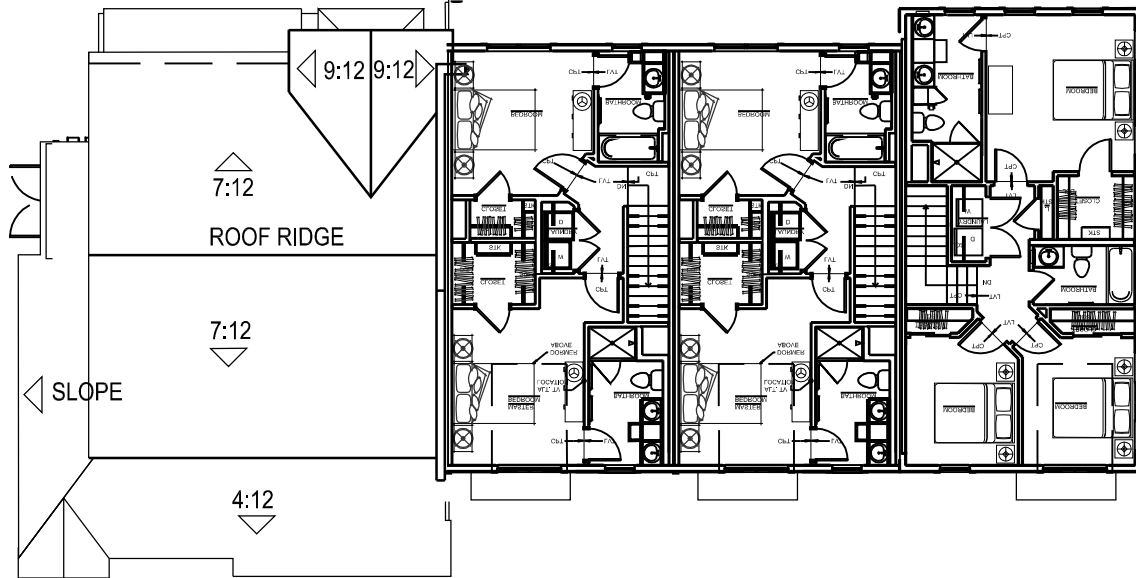
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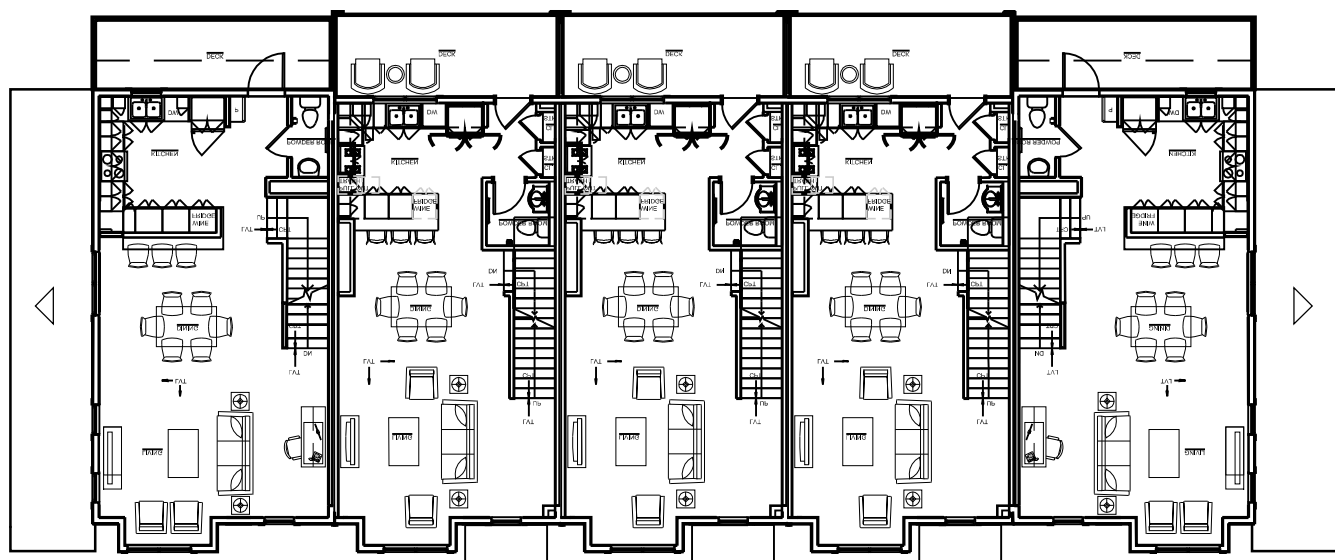
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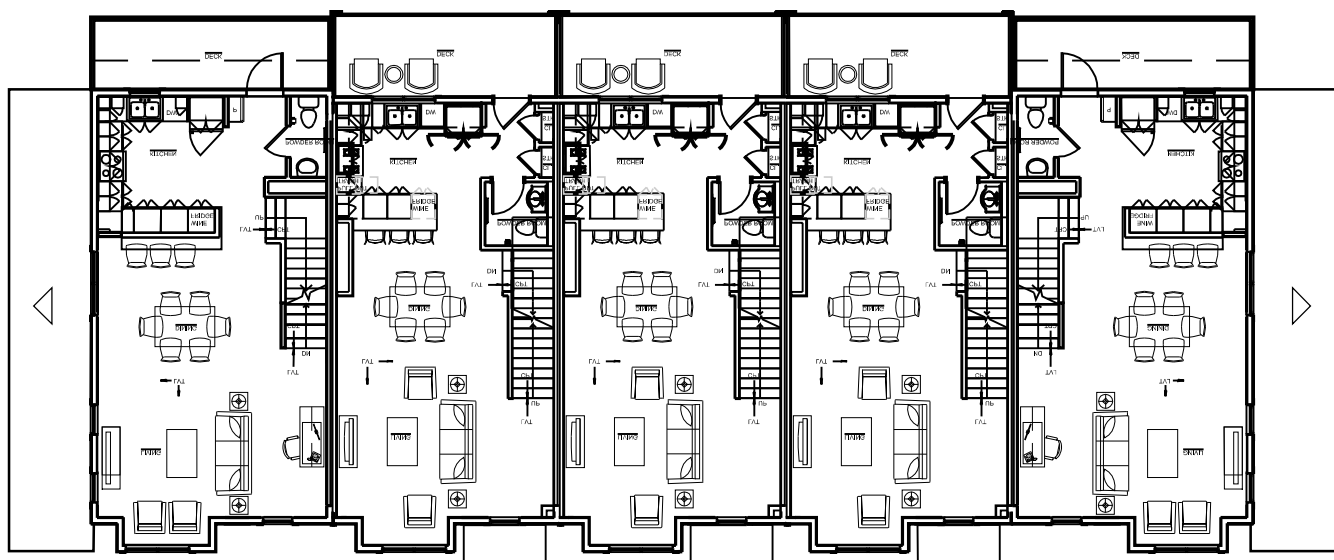
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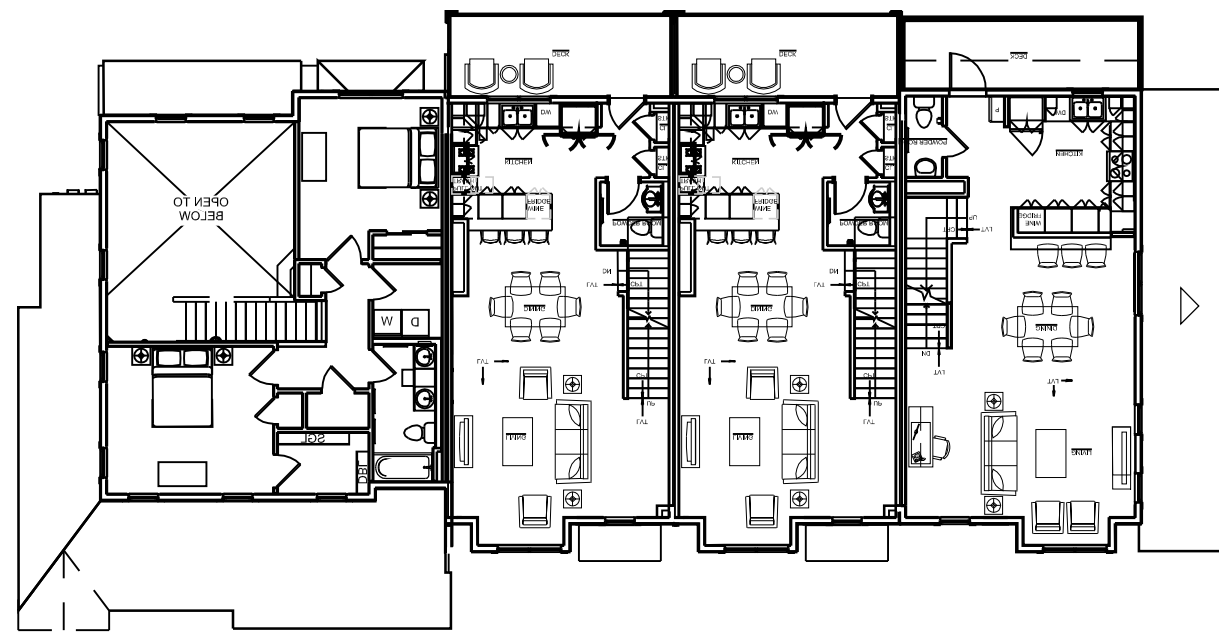
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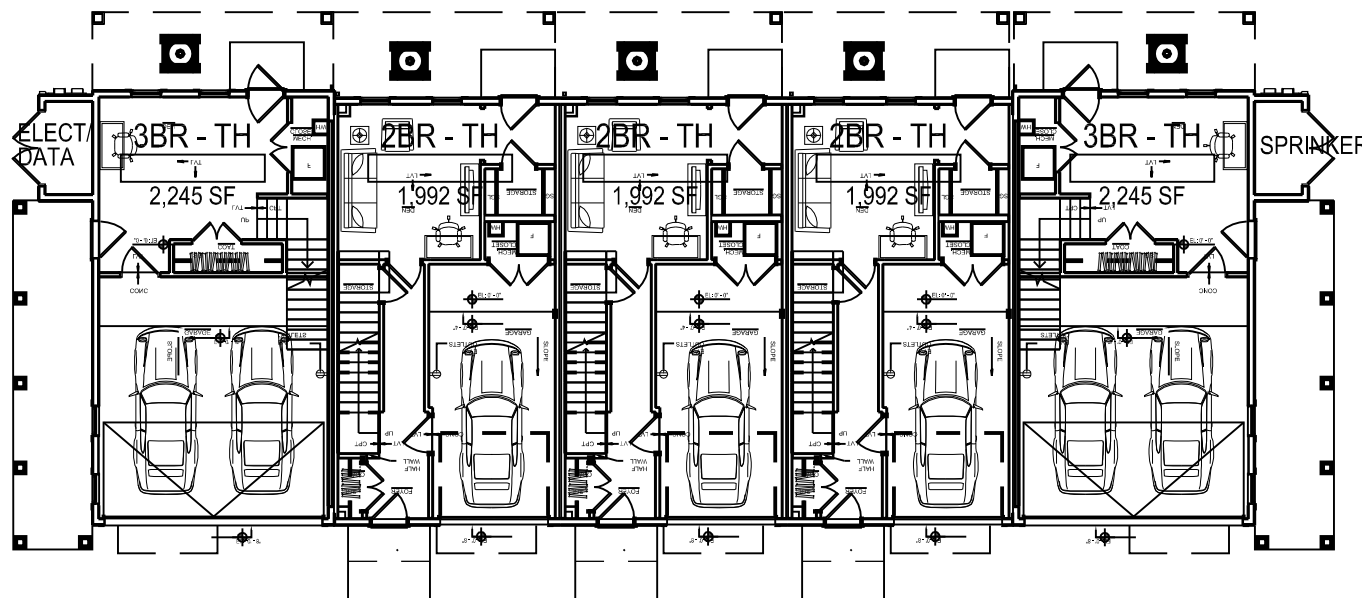
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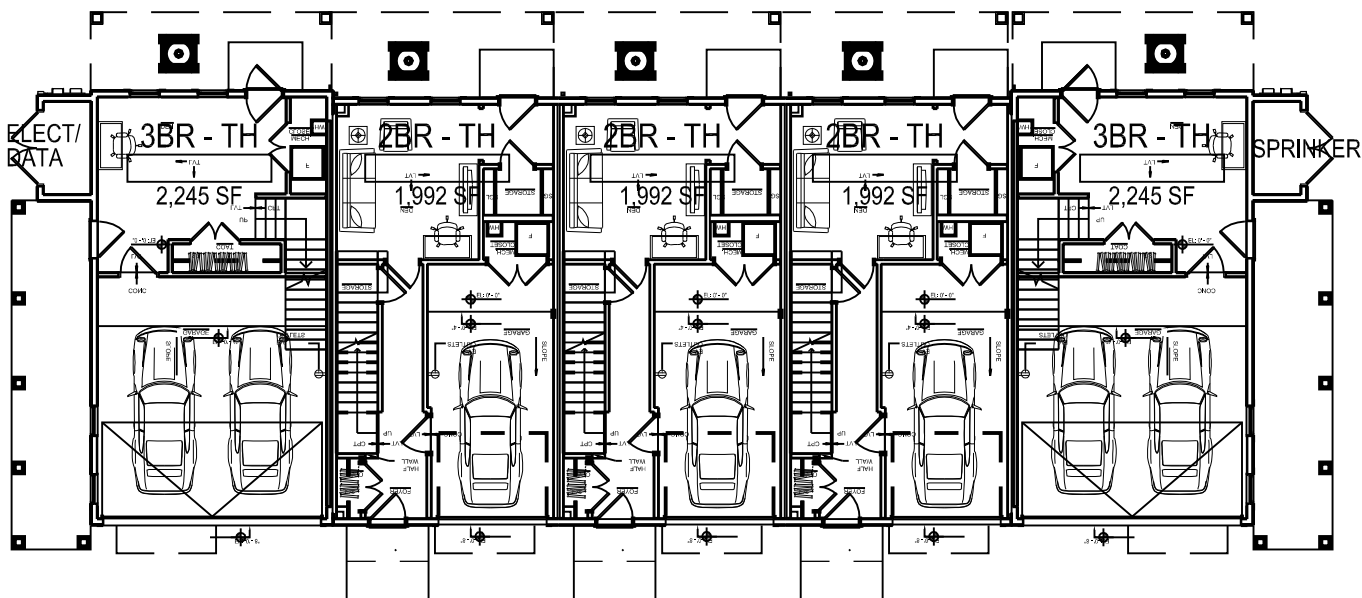
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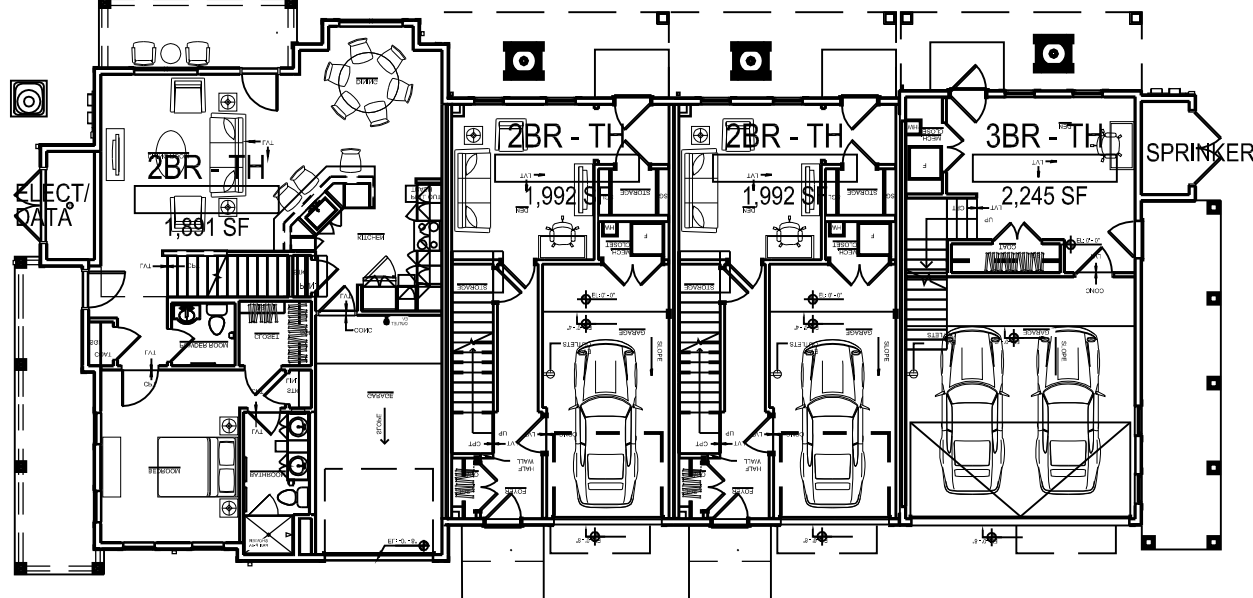
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T3 LEVEL 1



T2 LEVEL 1



T1 LEVEL 1

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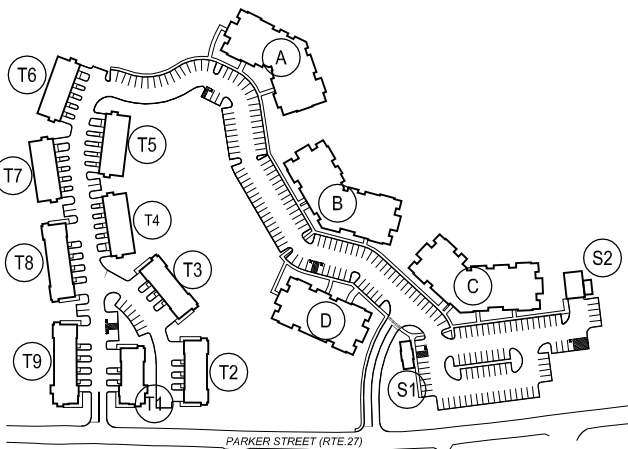
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TOWNHOMES T1, T2 & T3
FLOOR PLANS

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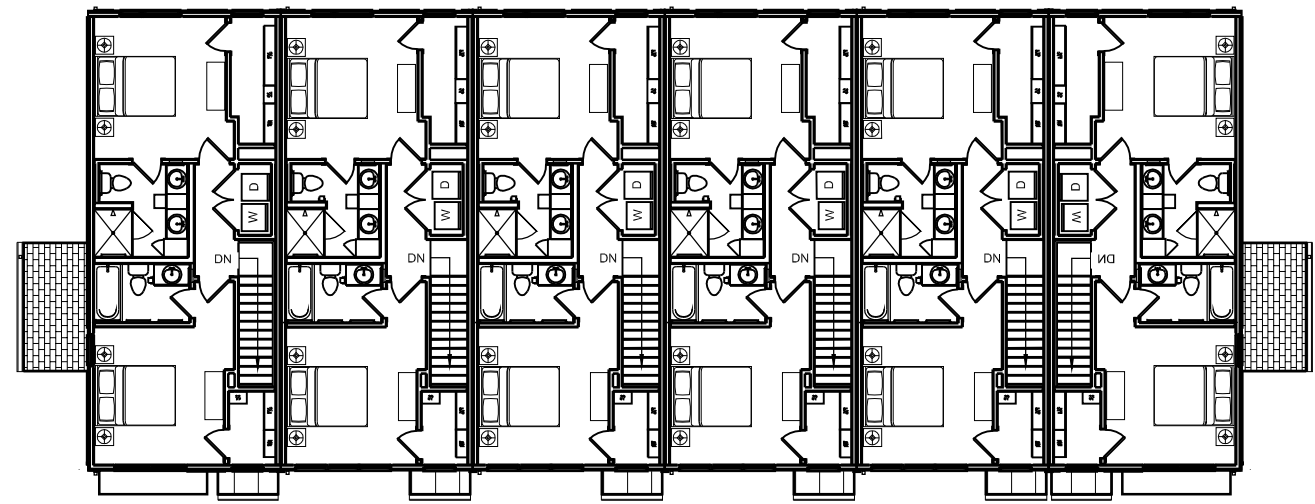
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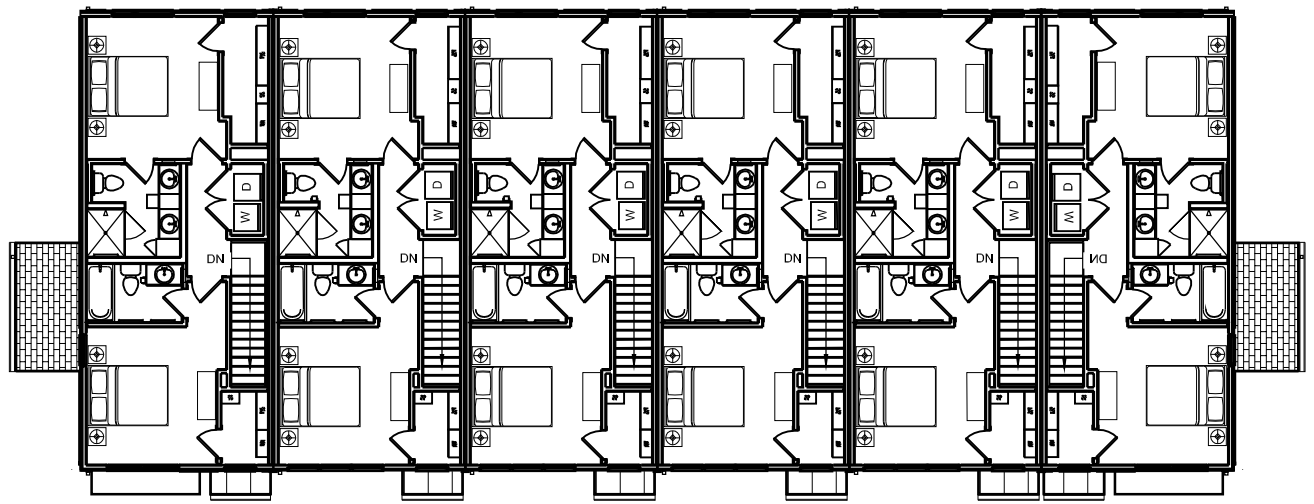
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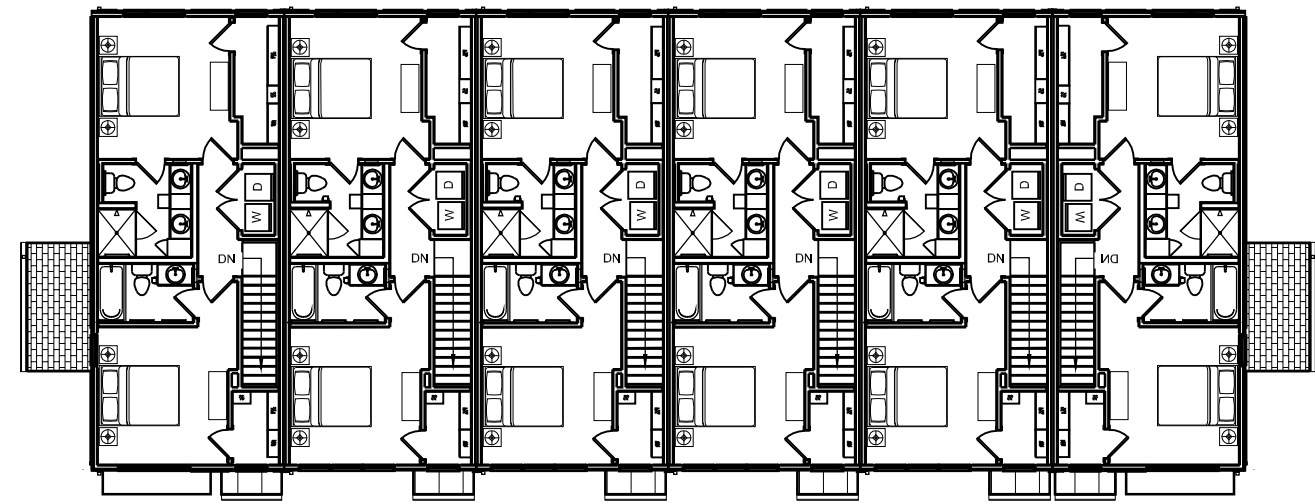
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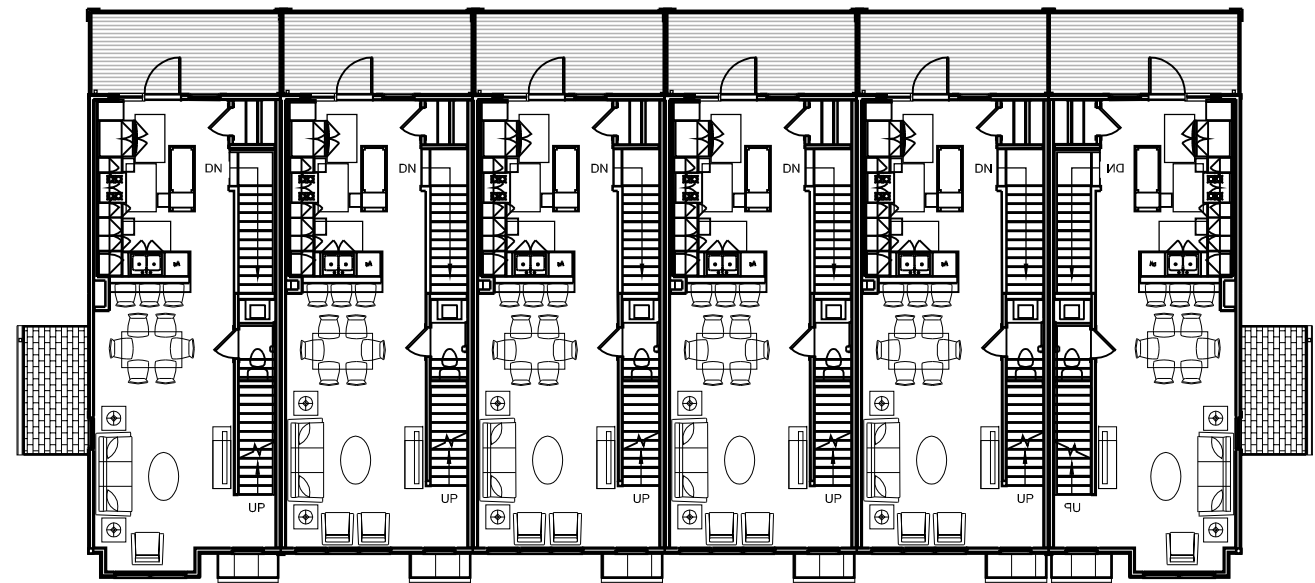
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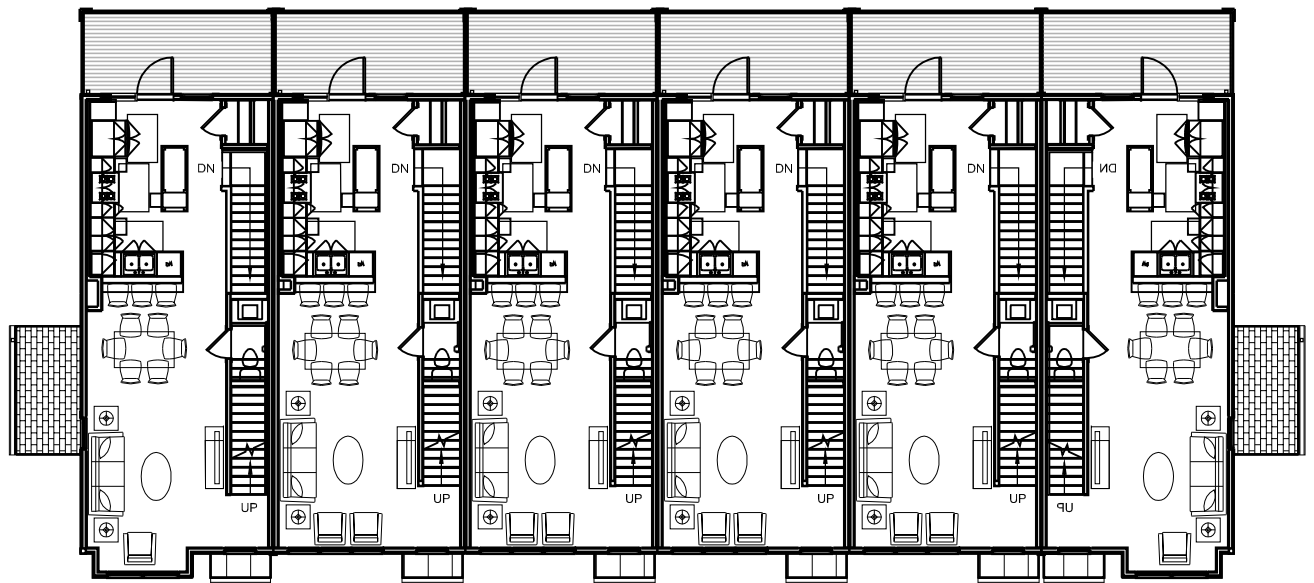
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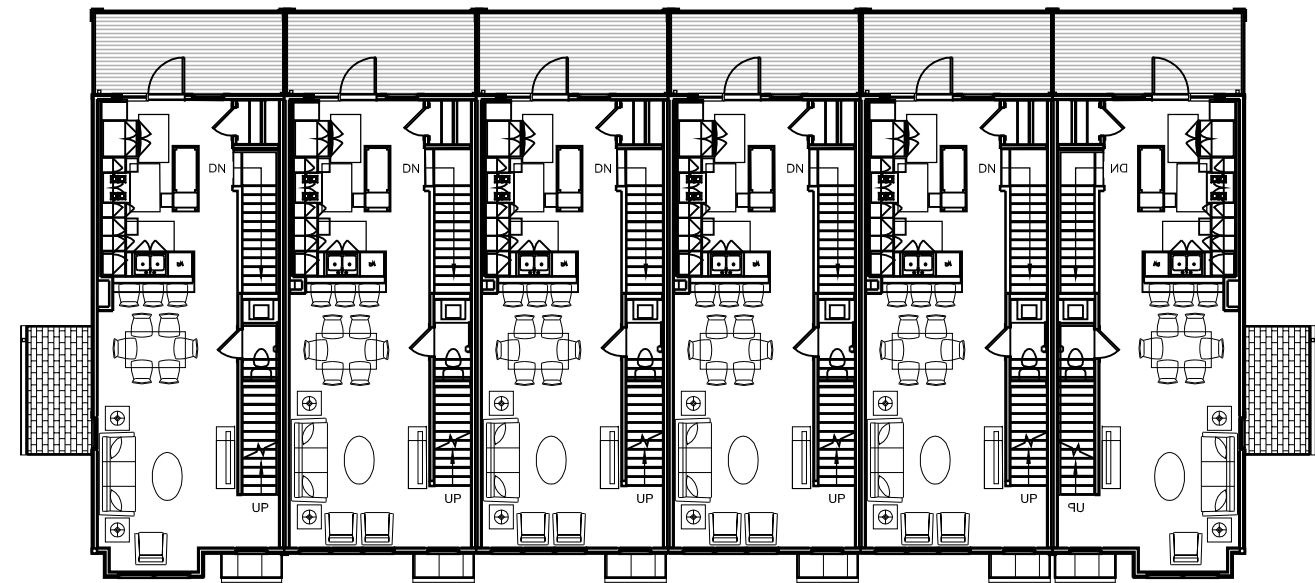
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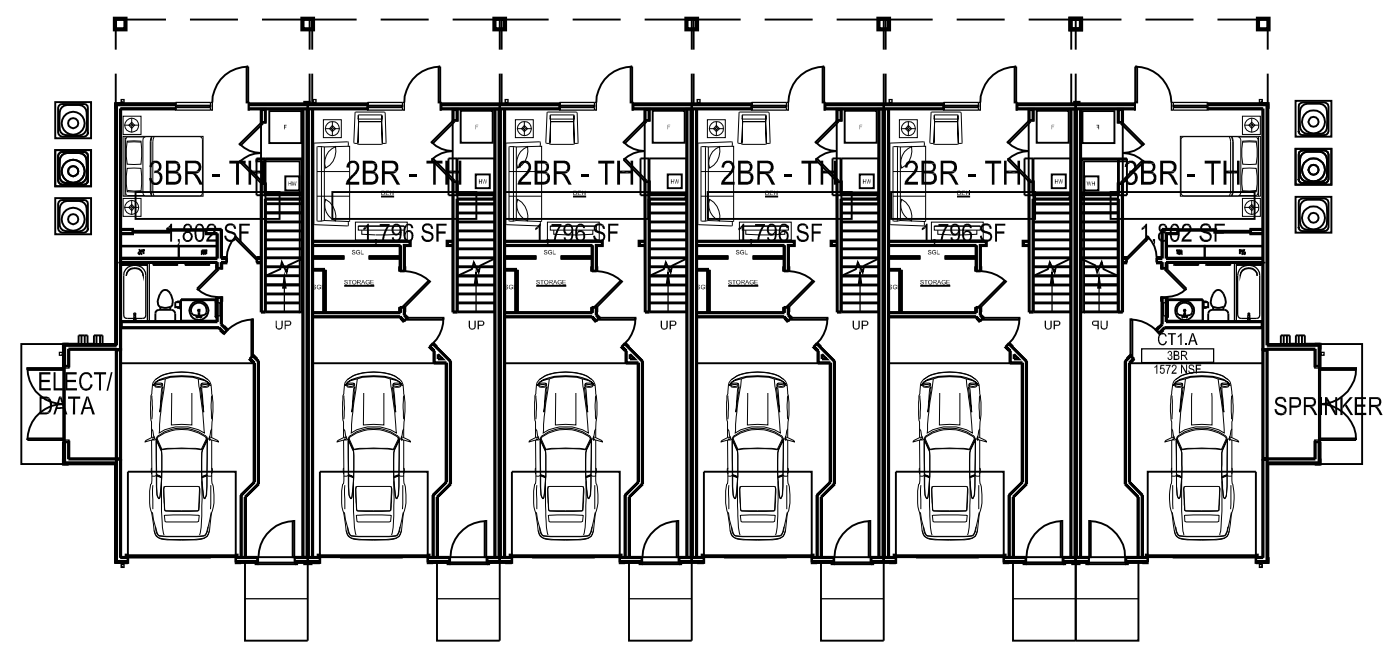
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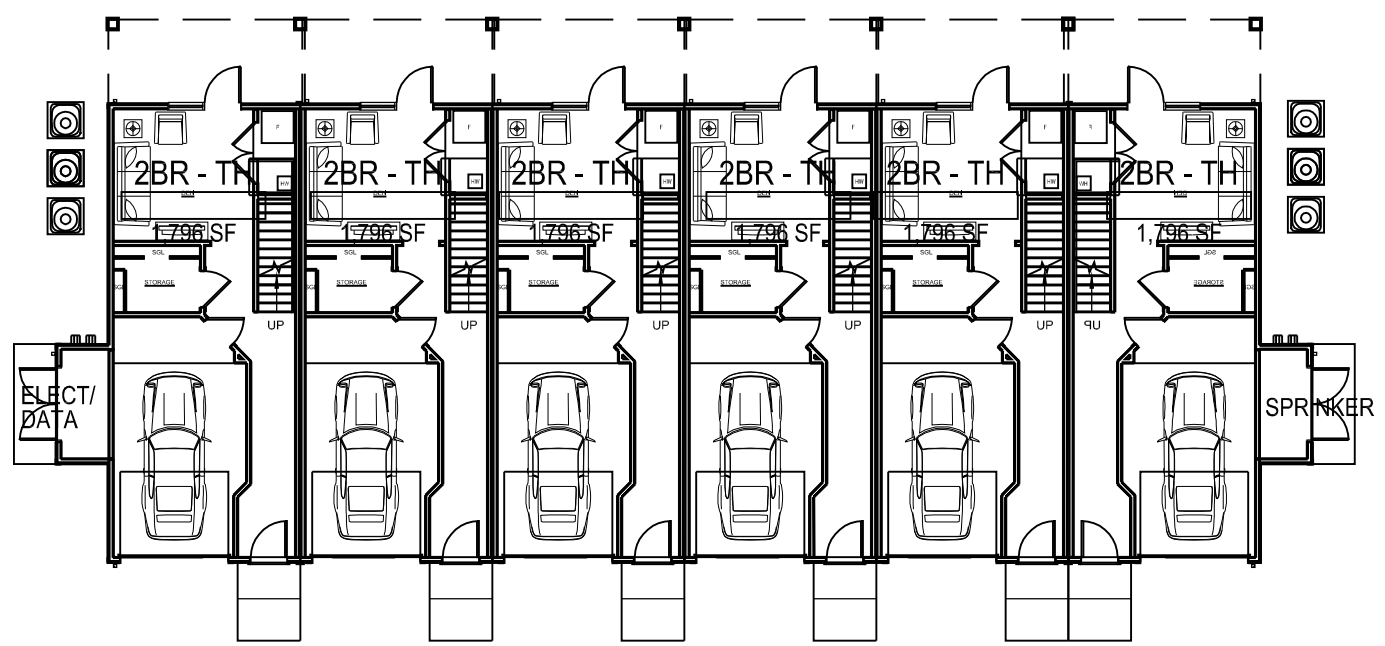
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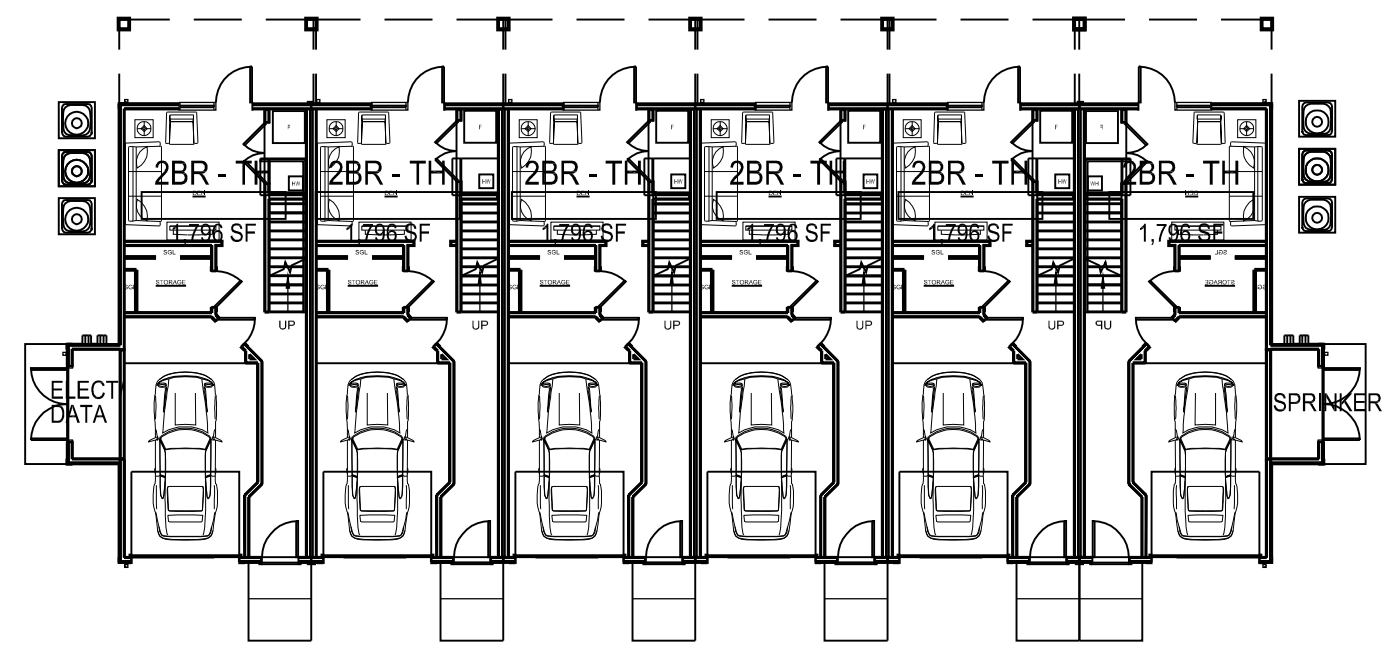
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T6 LEVEL 1



T5 LEVEL 1



T4 LEVEL 1

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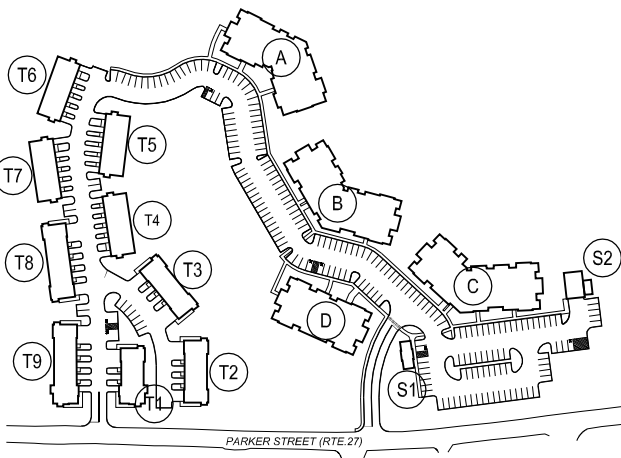
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TOWNHOMES T4, T5 & T6
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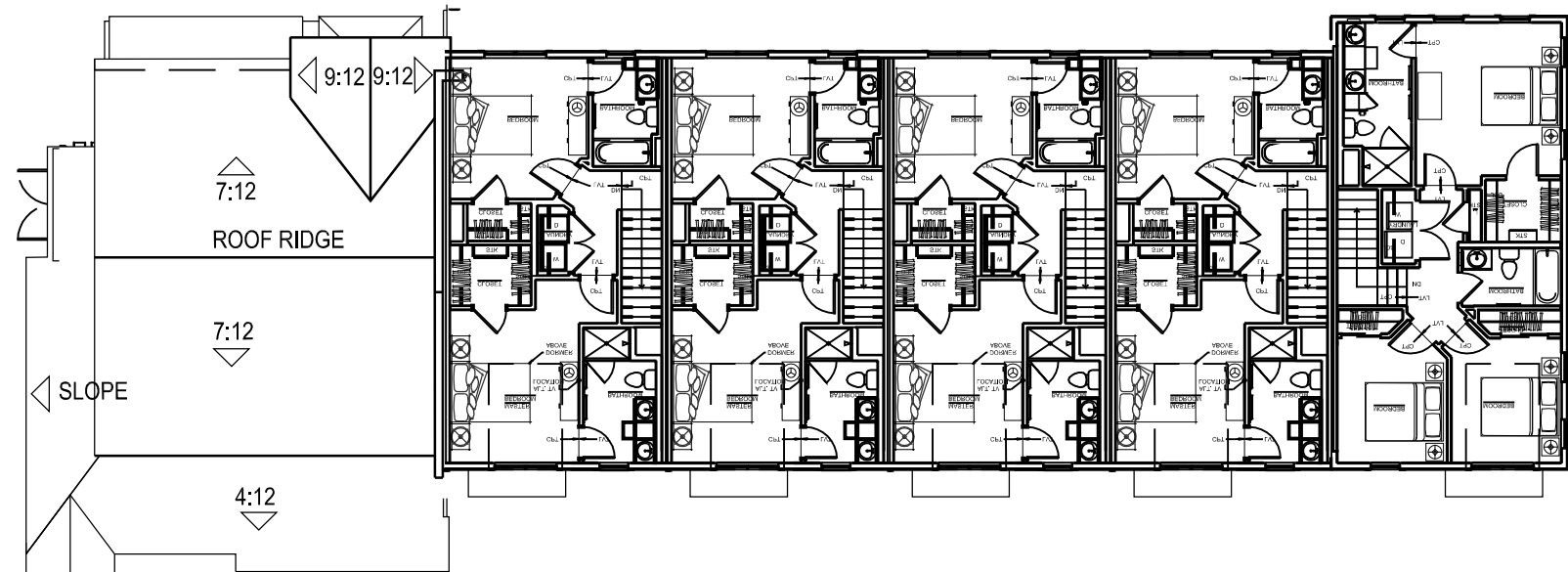
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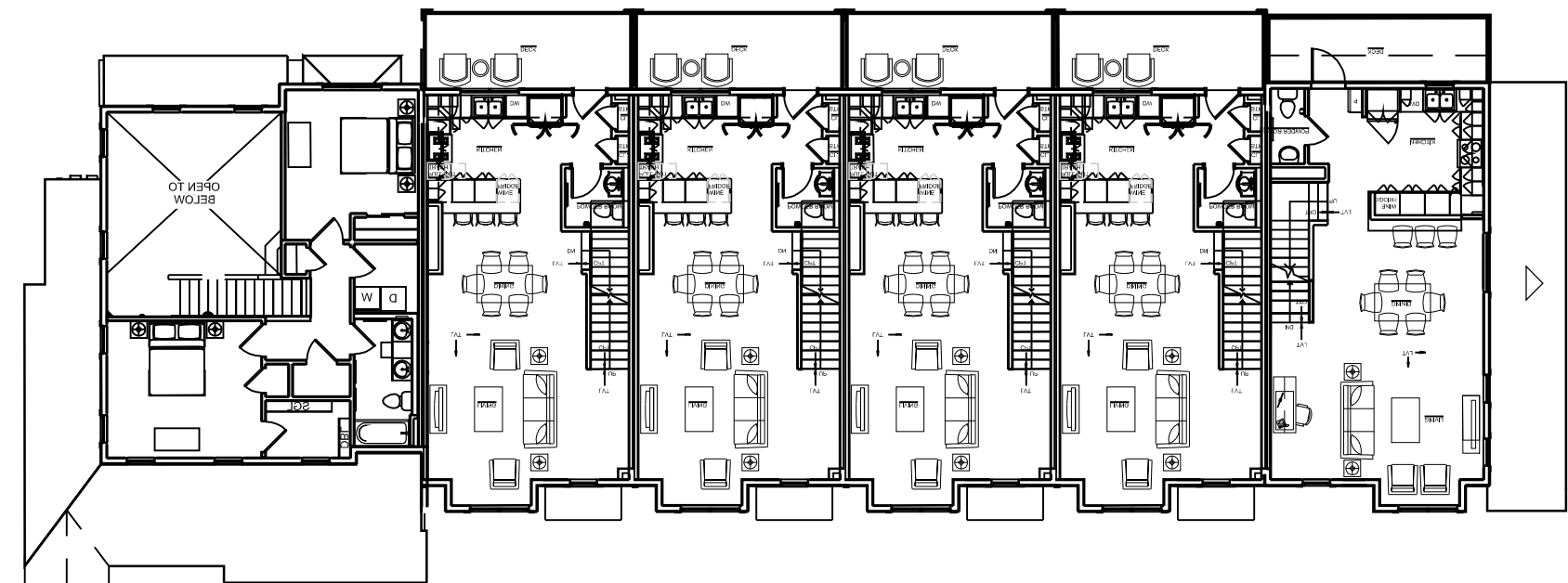
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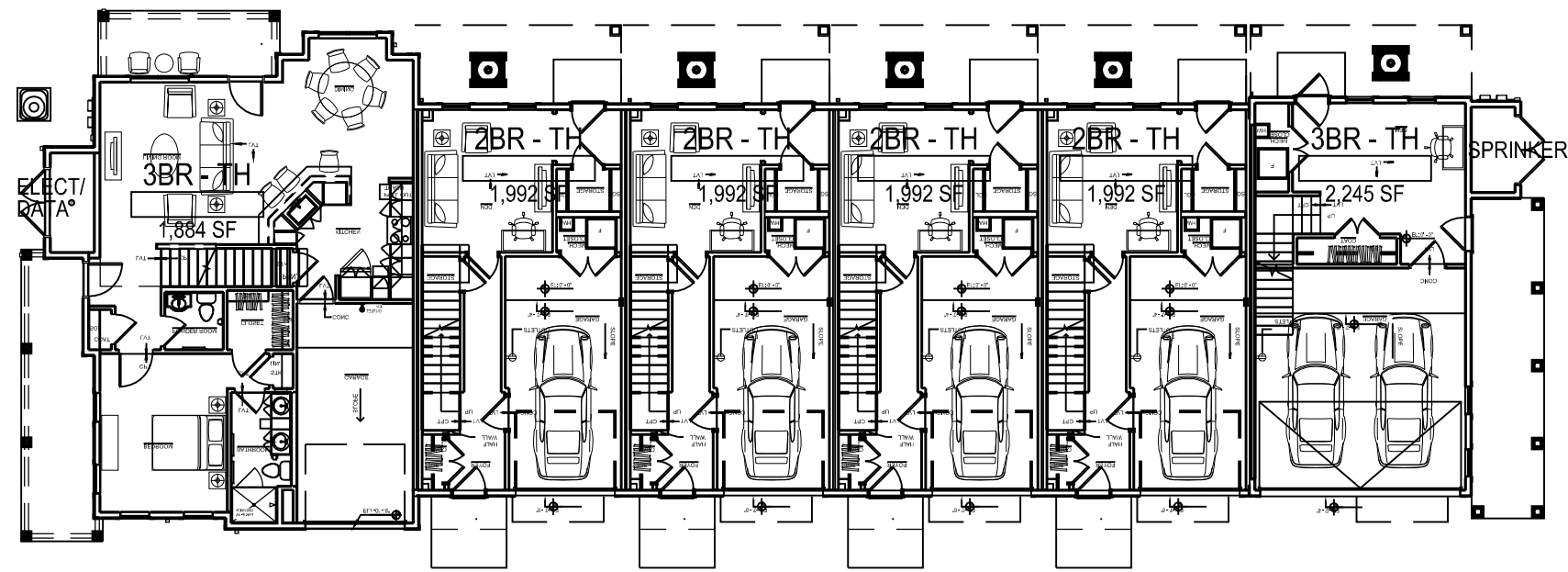
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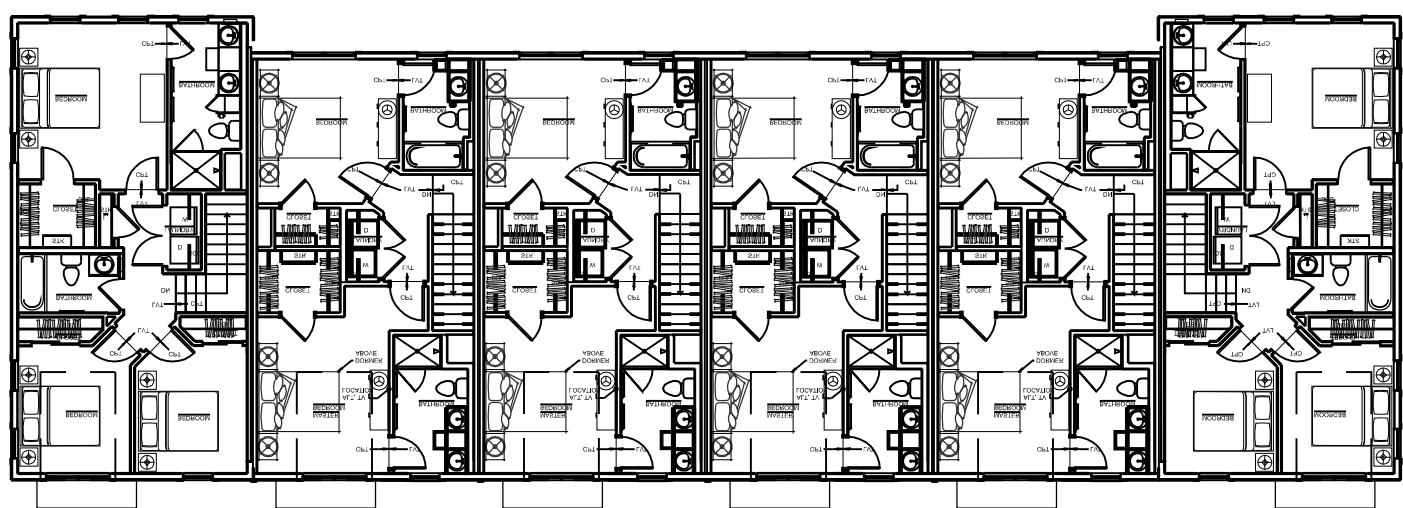
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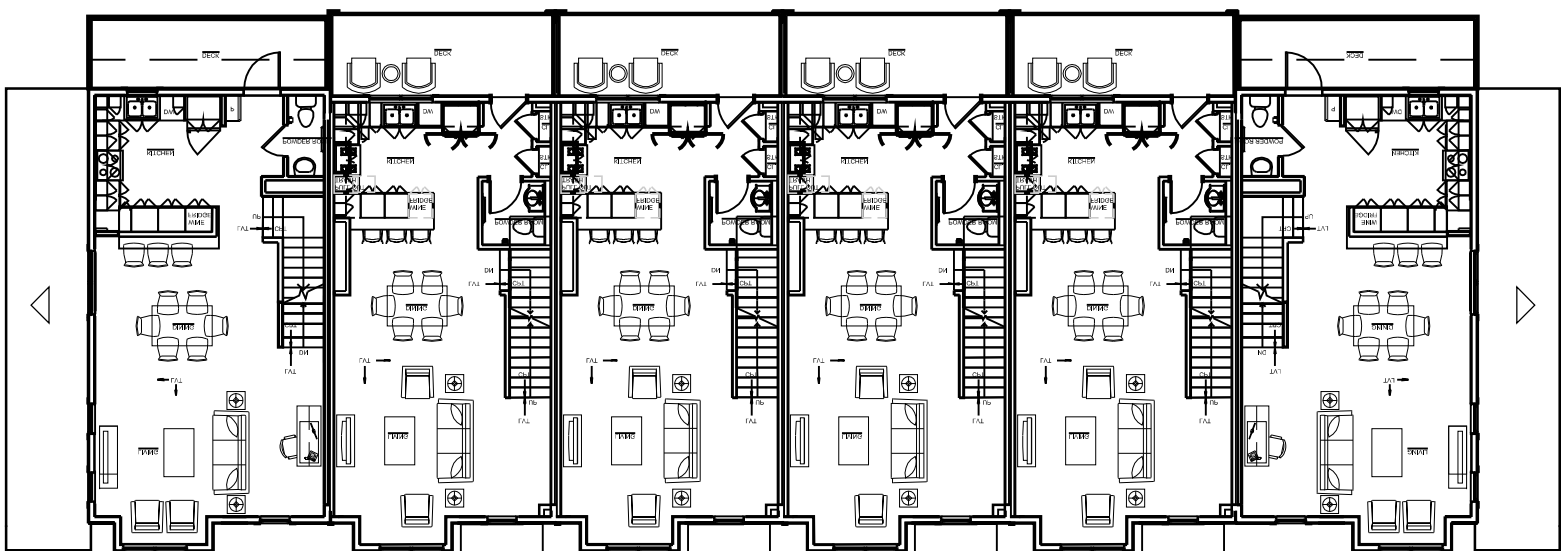
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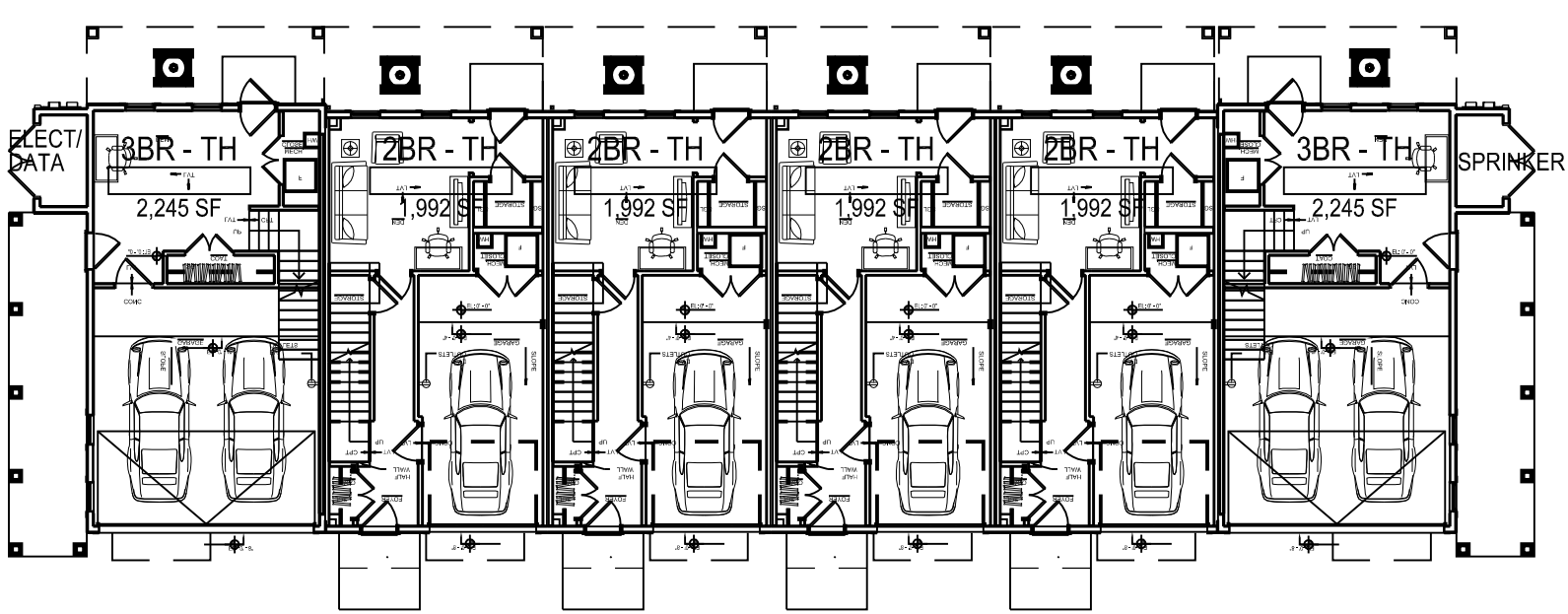
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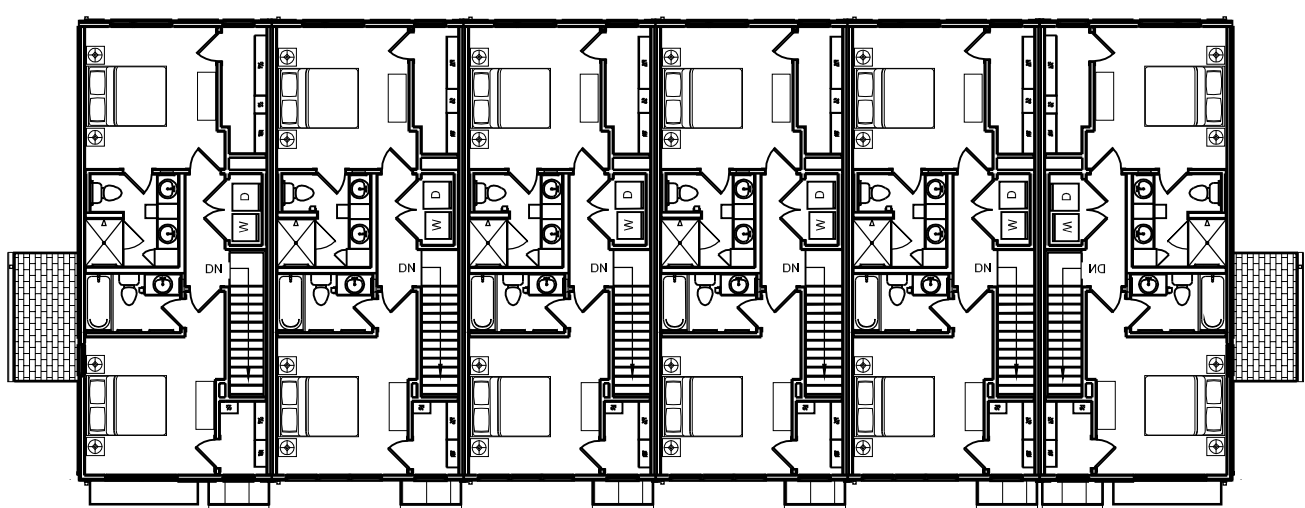
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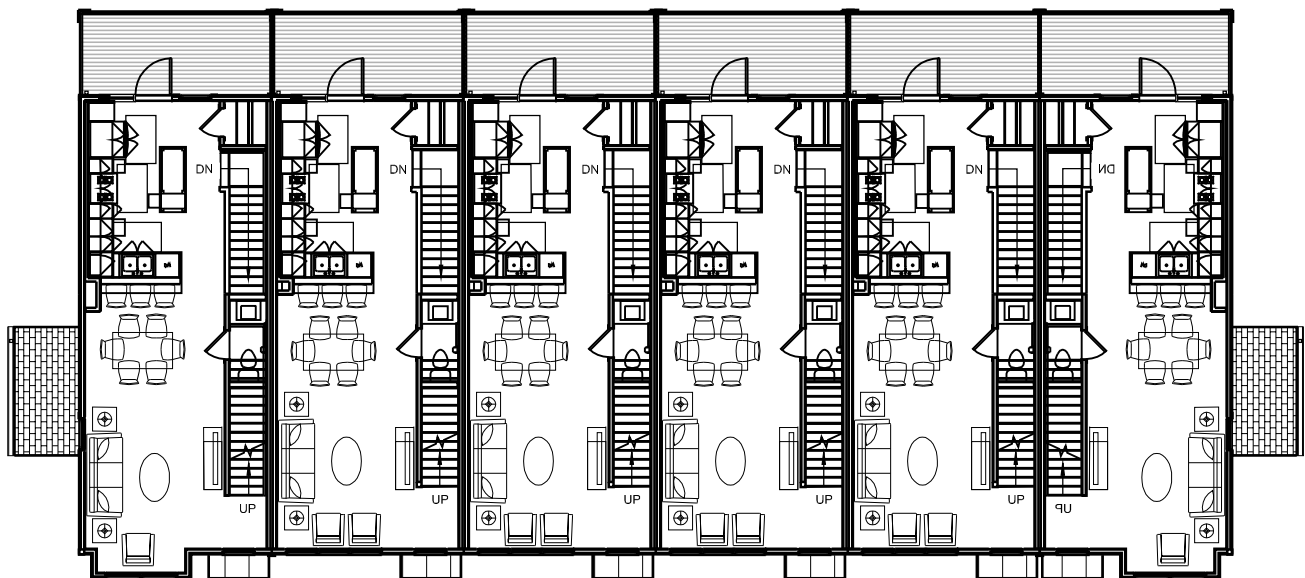
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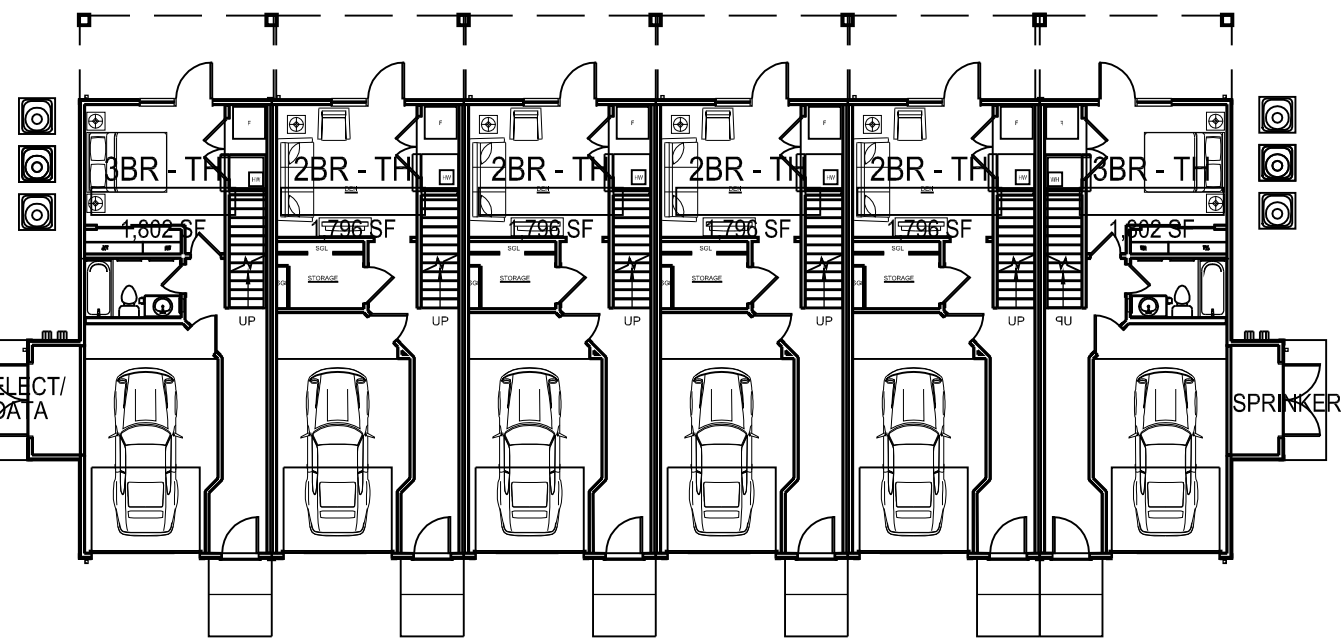
T8 LEVEL 1



LEVEL 3



LEVEL 2



T7 LEVEL 1

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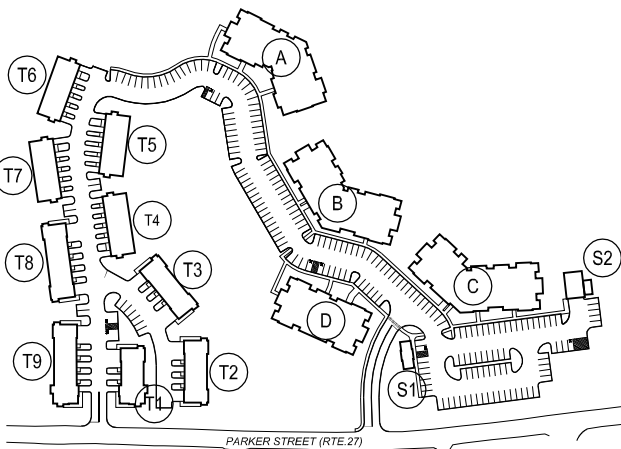
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TOWNHOMES T7, T8 & T9
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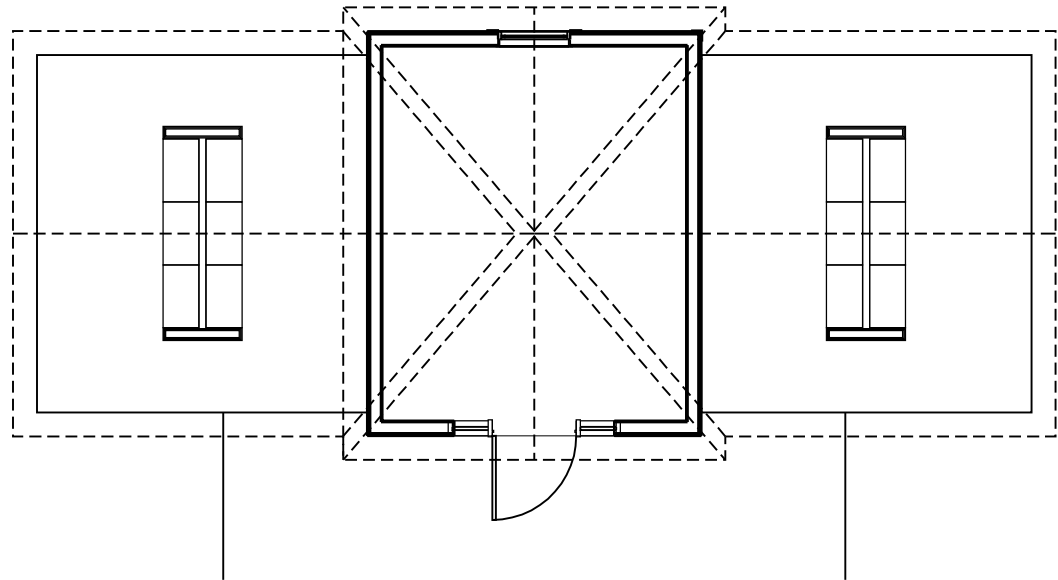
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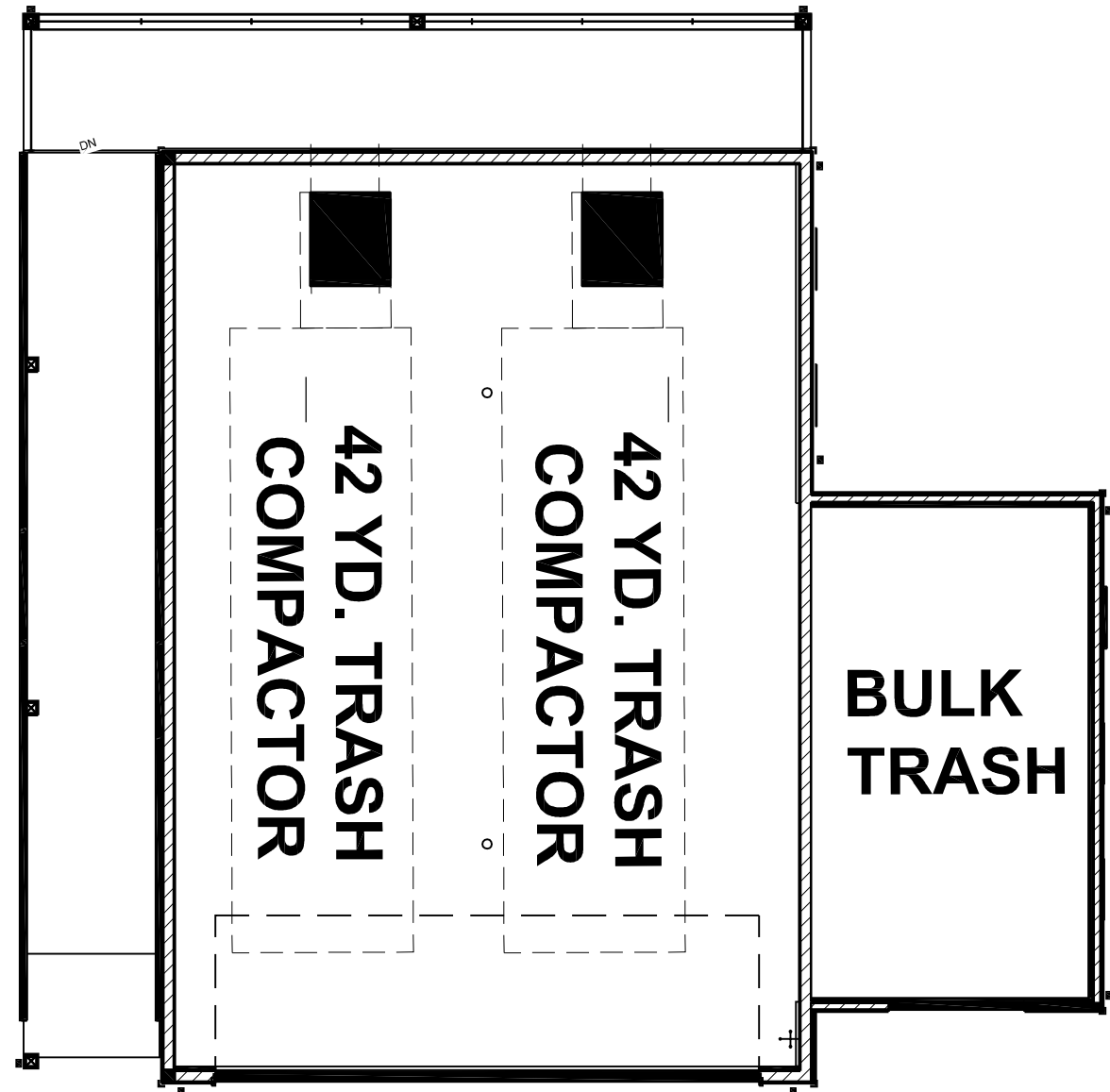
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20 MAILBOX KIOSK
SCALE: 1/8" = 1'-0"



10 TRASH & RECYCLING CENTER
SCALE: 1/8" = 1'-0"



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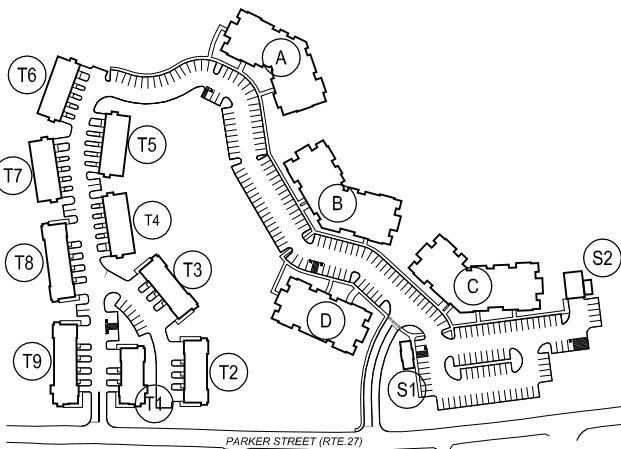
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TRASH & RECYCLING
CENTER & MAILBOX KIOSK
BUILDING PLANS

Project Number:

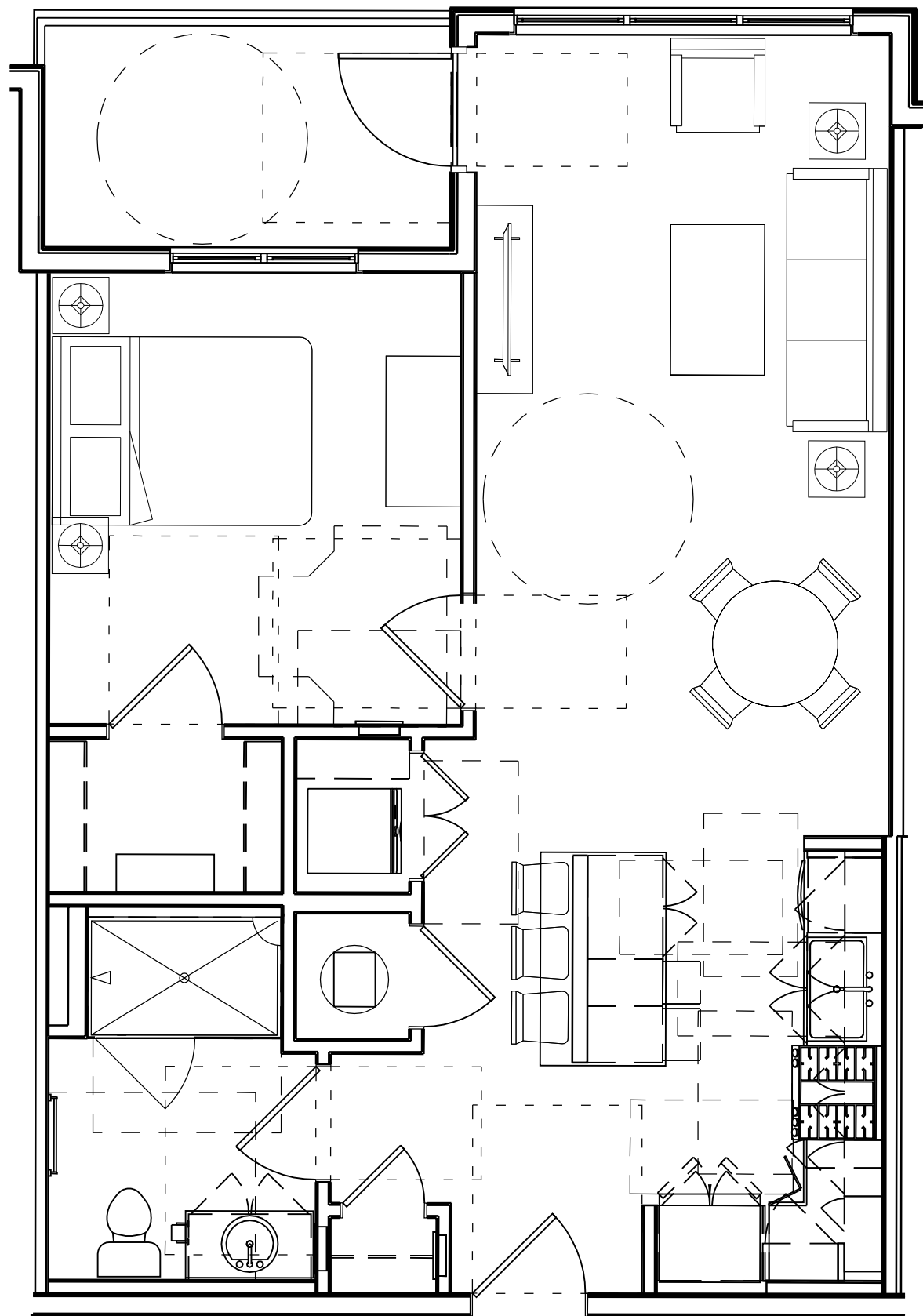
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Issue Date:

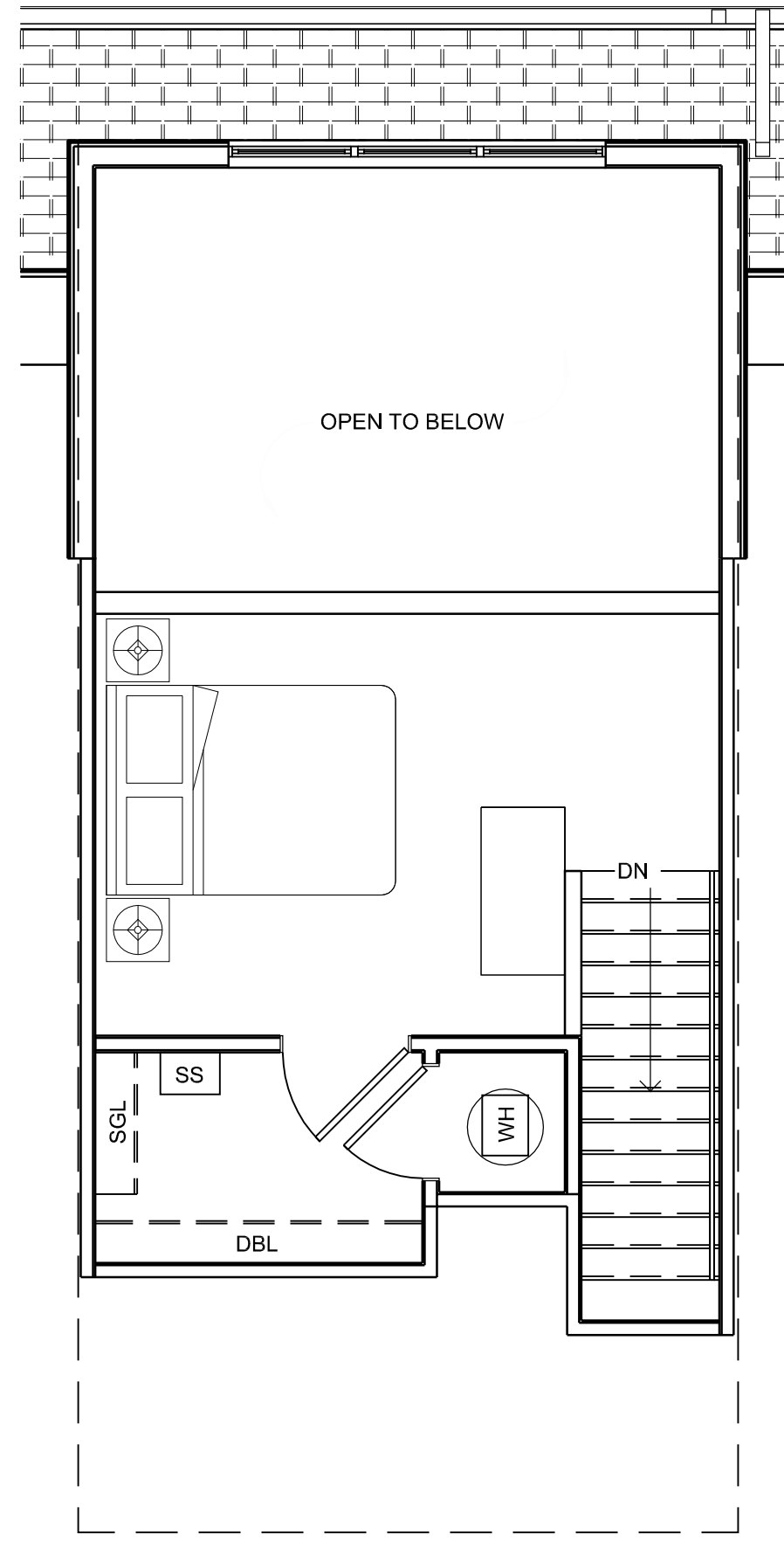
July 17, 2024

Sheet Number:

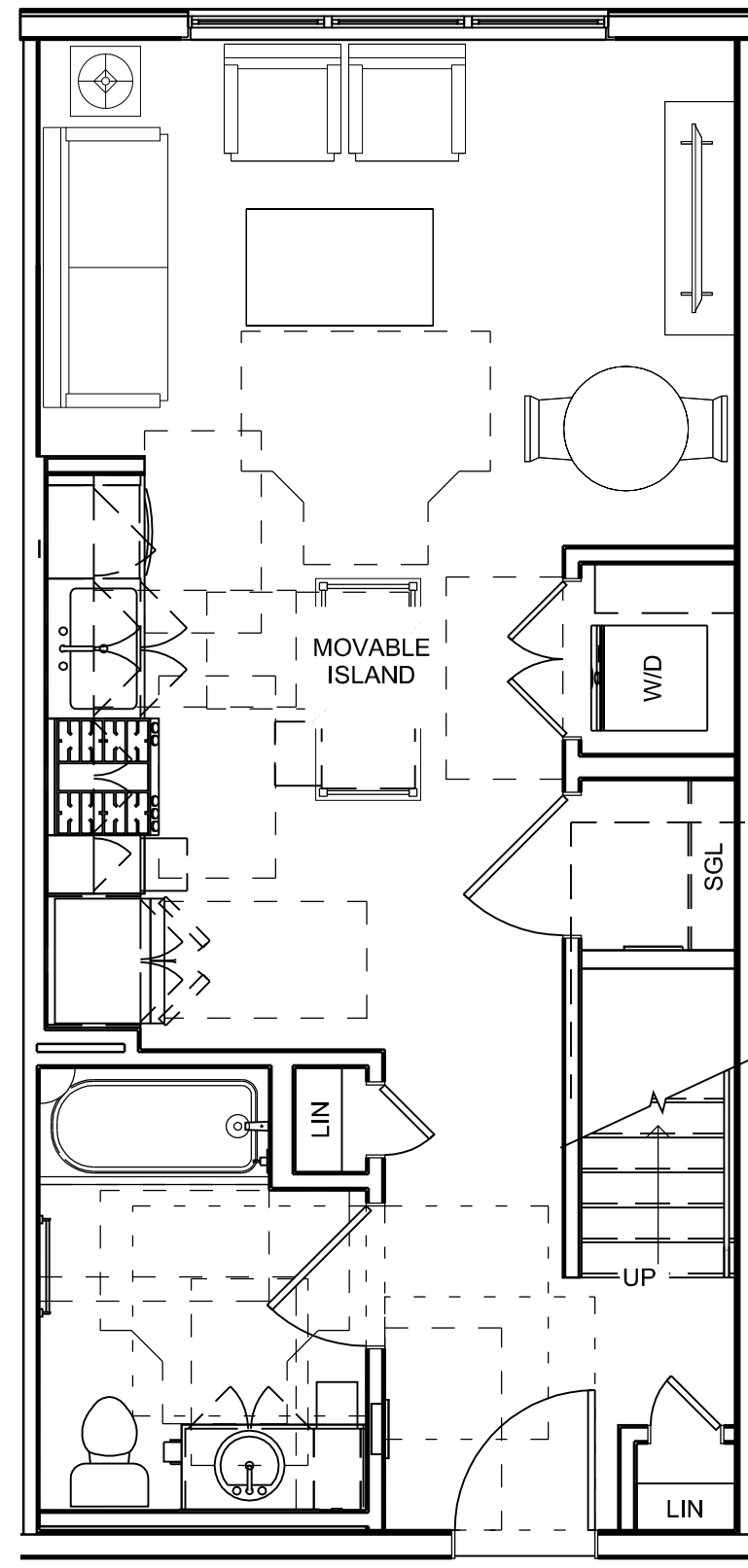
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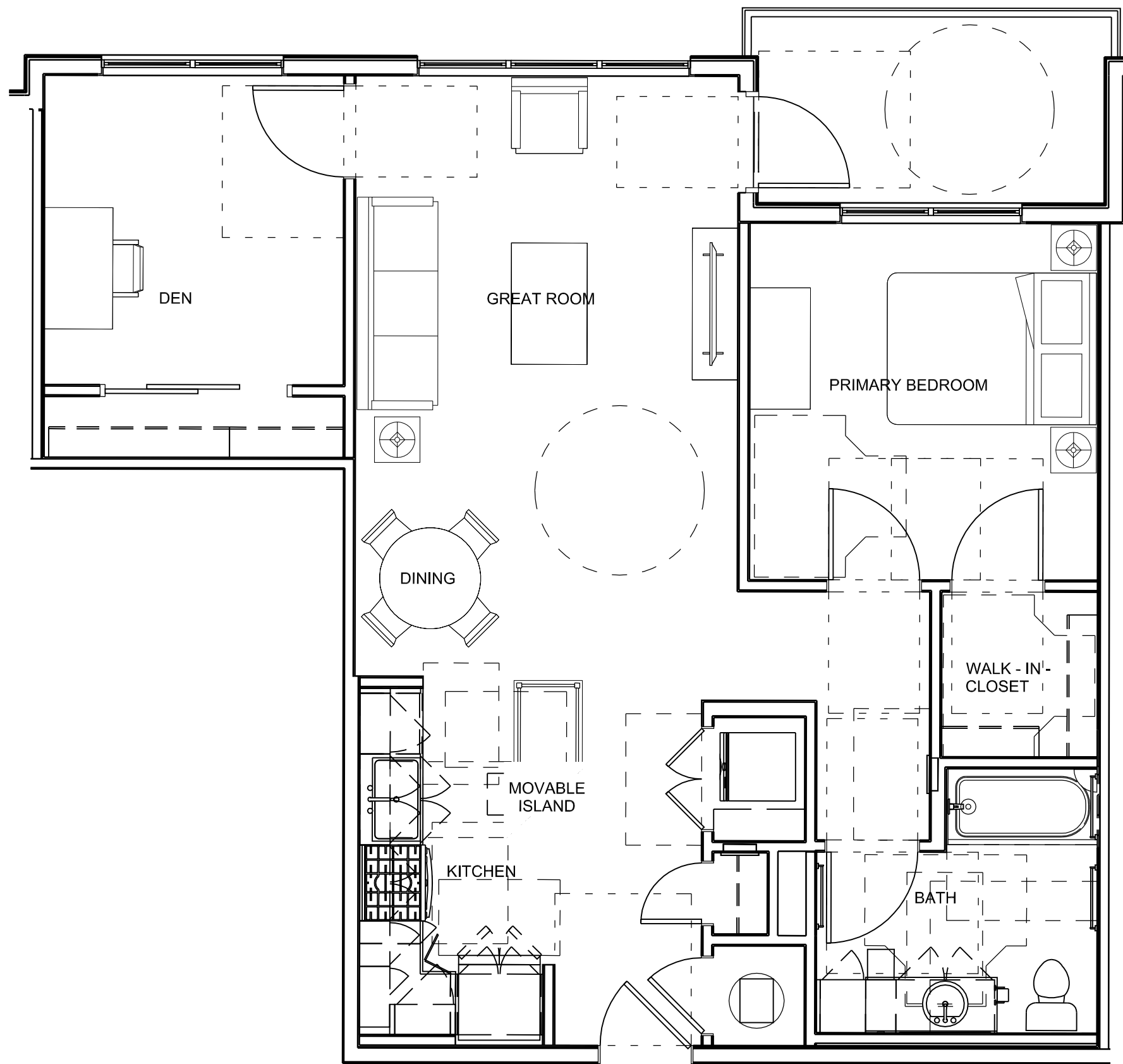
21 TYPICAL 1BR UNIT PLAN
SCALE: 1/4" = 1'-0"



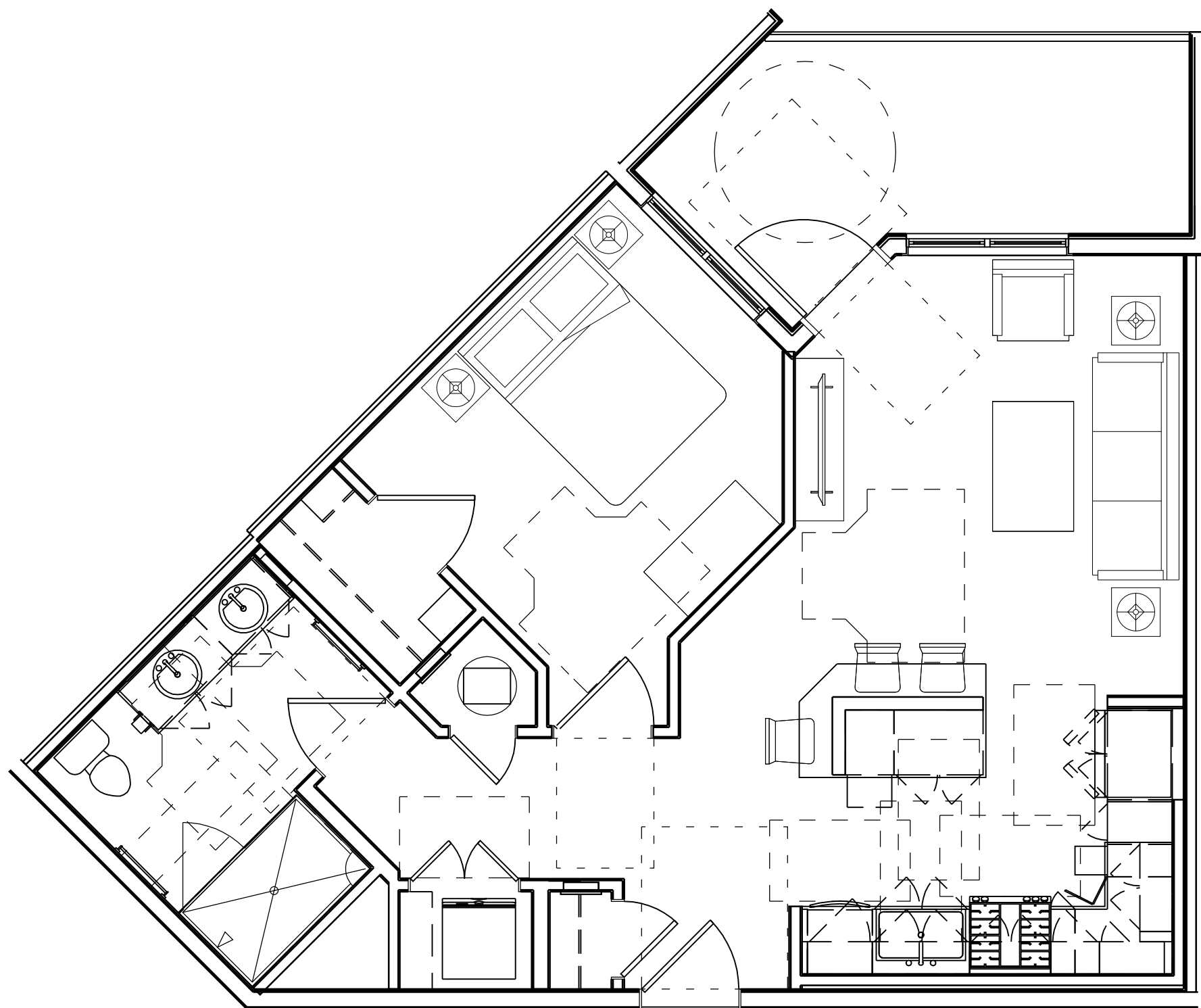
11 TYPICAL STUDIO + LOFT UNIT PLAN
SCALE: 1/4" = 1'-0"



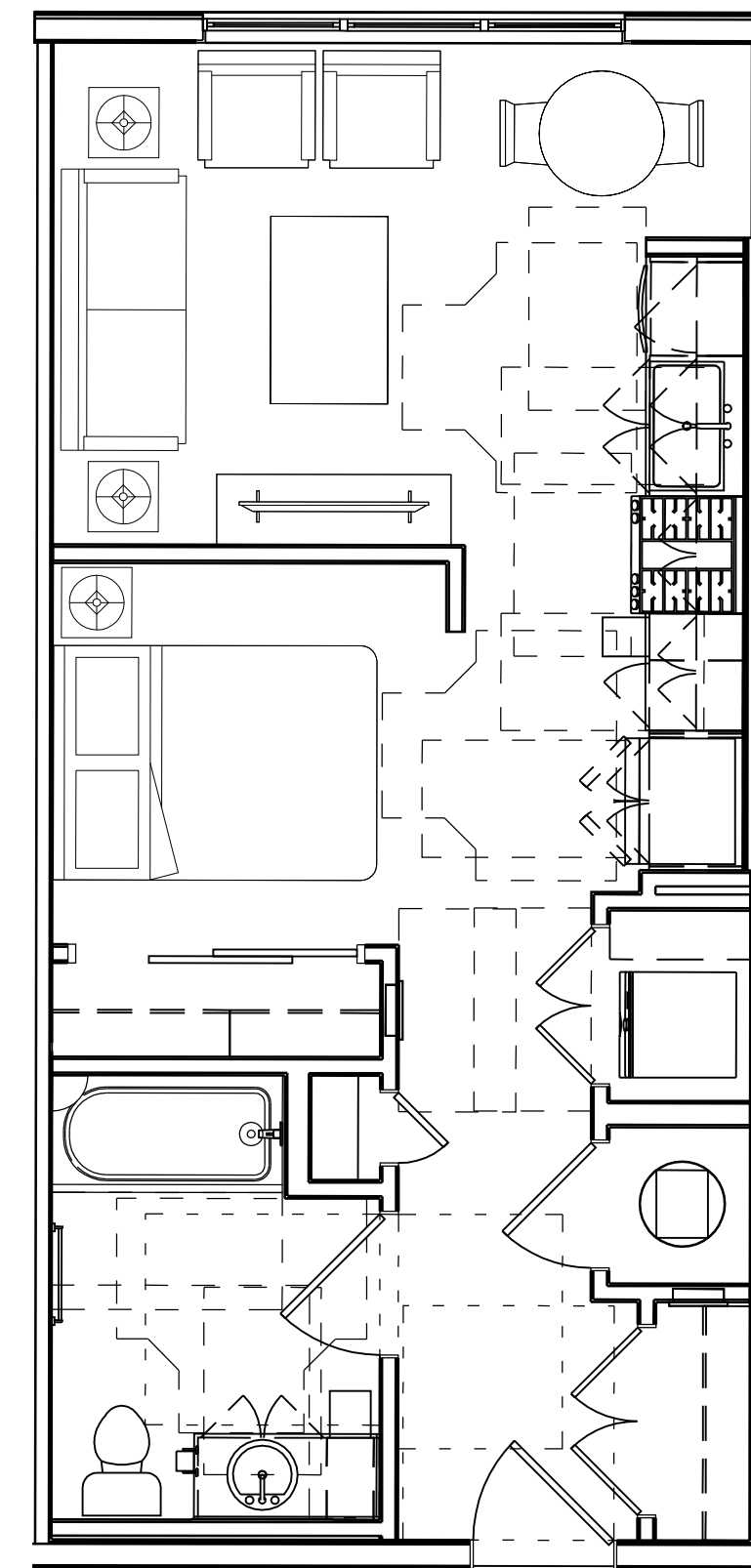
MAIN LEVEL



30 TYPICAL 1BR + DEN UNIT PLAN
SCALE: 1/4" = 1'-0"



20 TYPICAL 1BR UNIT PLAN
SCALE: 1/4" = 1'-0"



10 TYPICAL STUDIO UNIT PLAN
SCALE: 1/4" = 1'-0"

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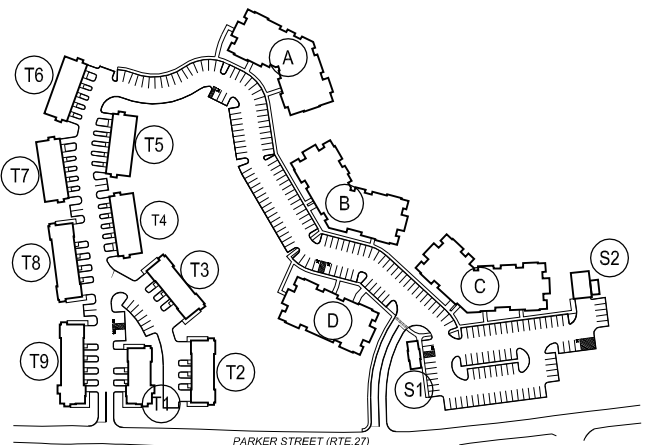
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Drawn: Y.Y.

Checked: E.B.

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Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

TYPICAL
UNIT PLANS

Project Number:

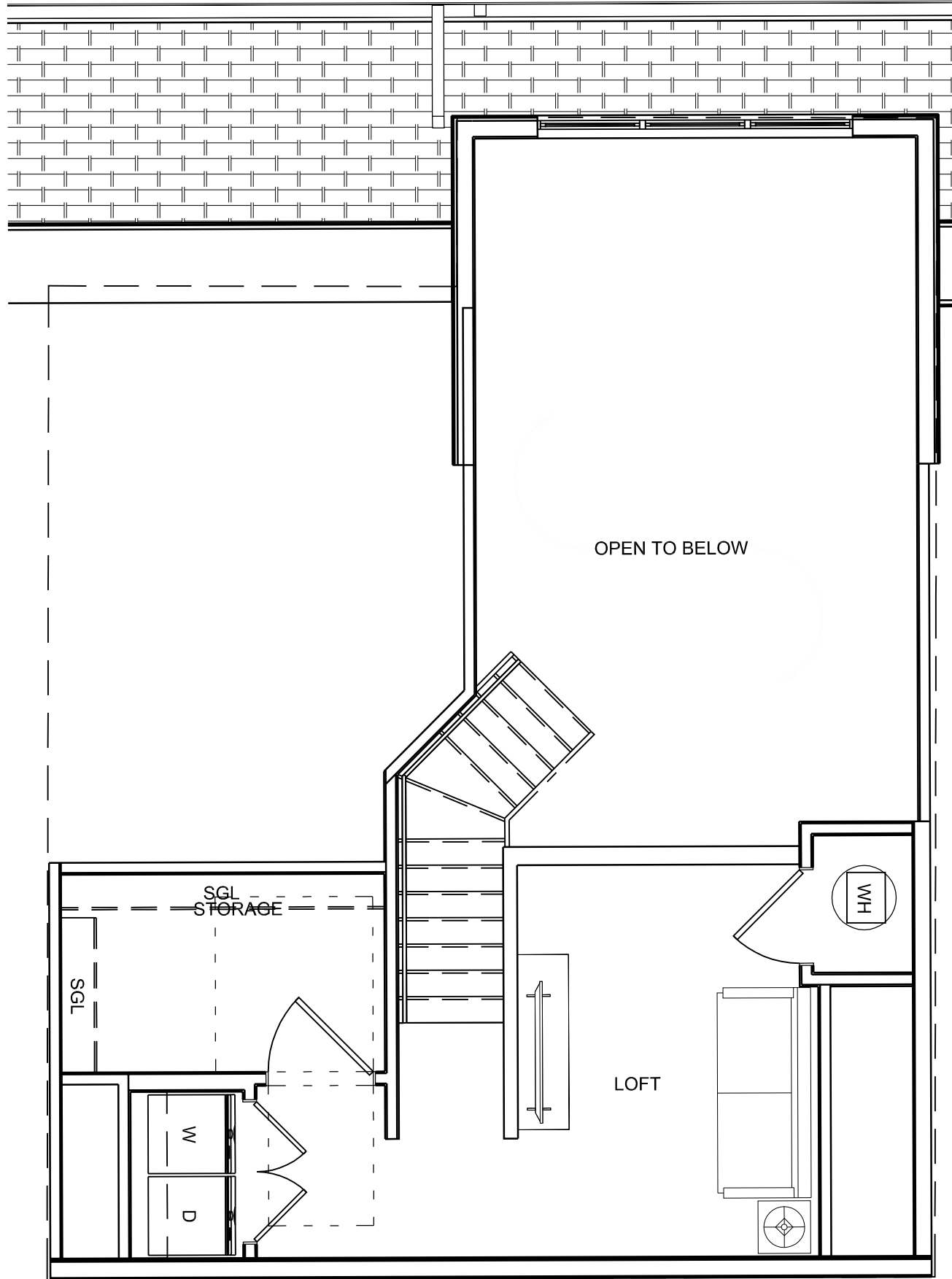
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Issue Date:

July 17, 2024

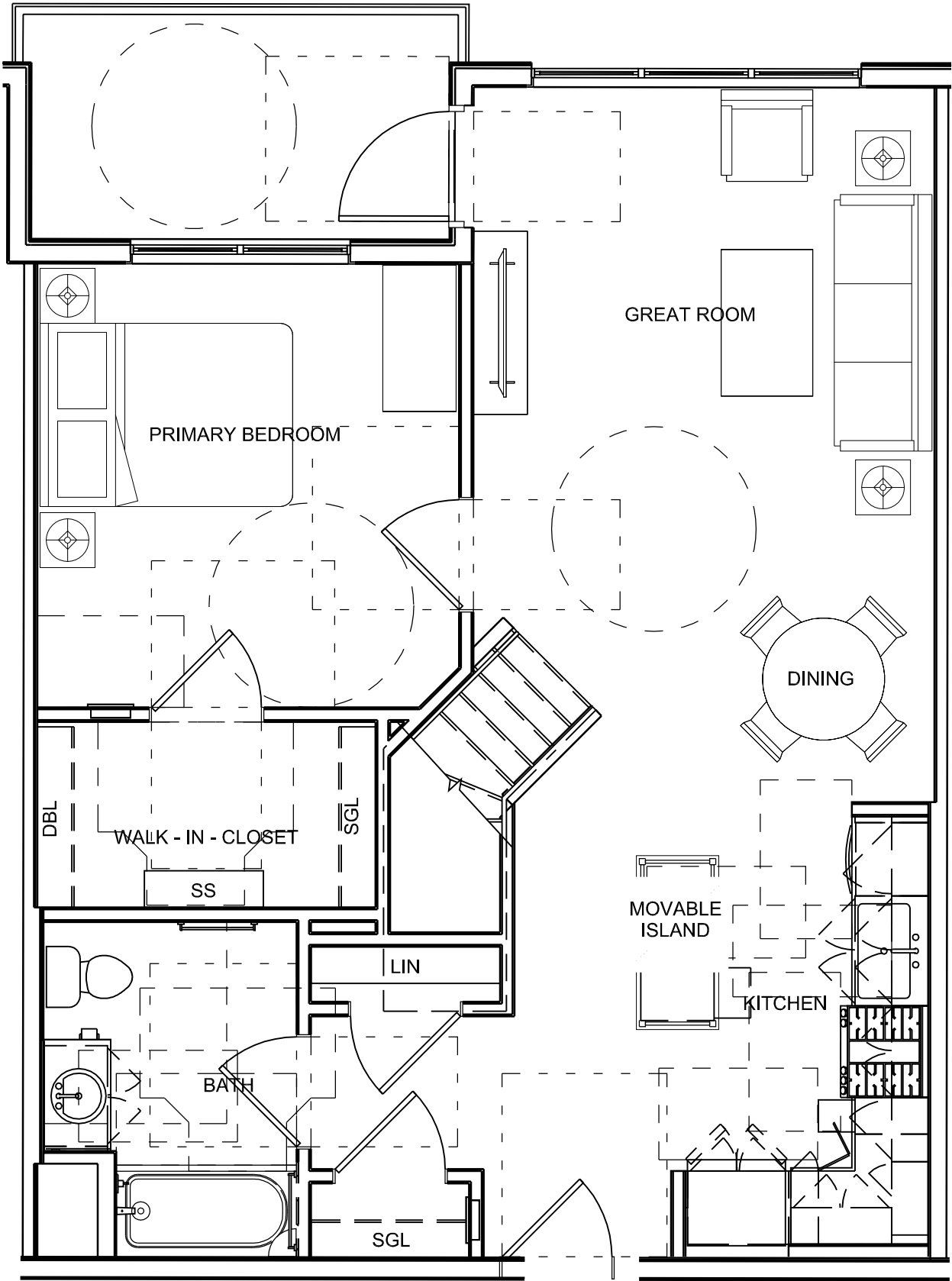
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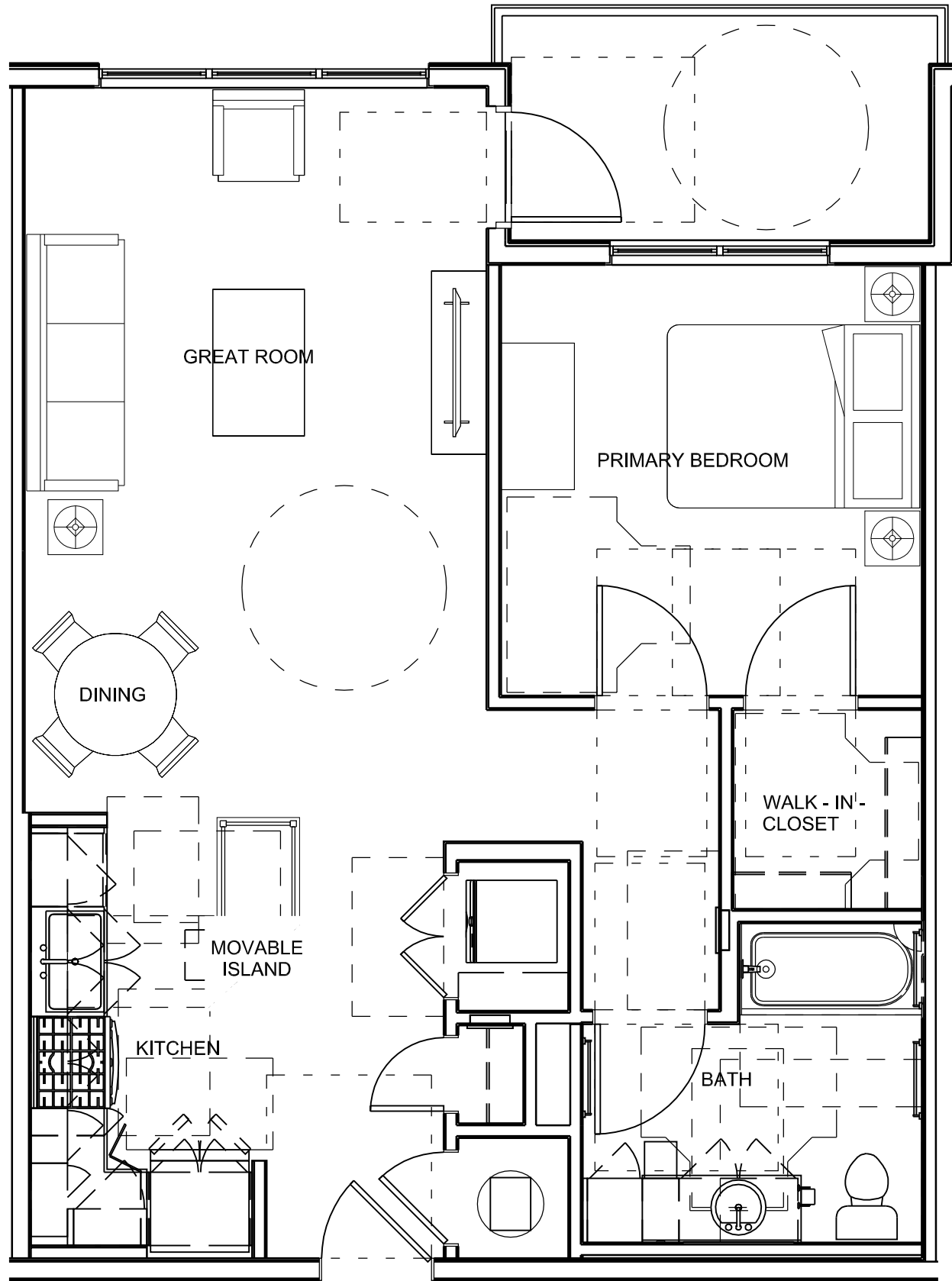


LOFT LEVEL

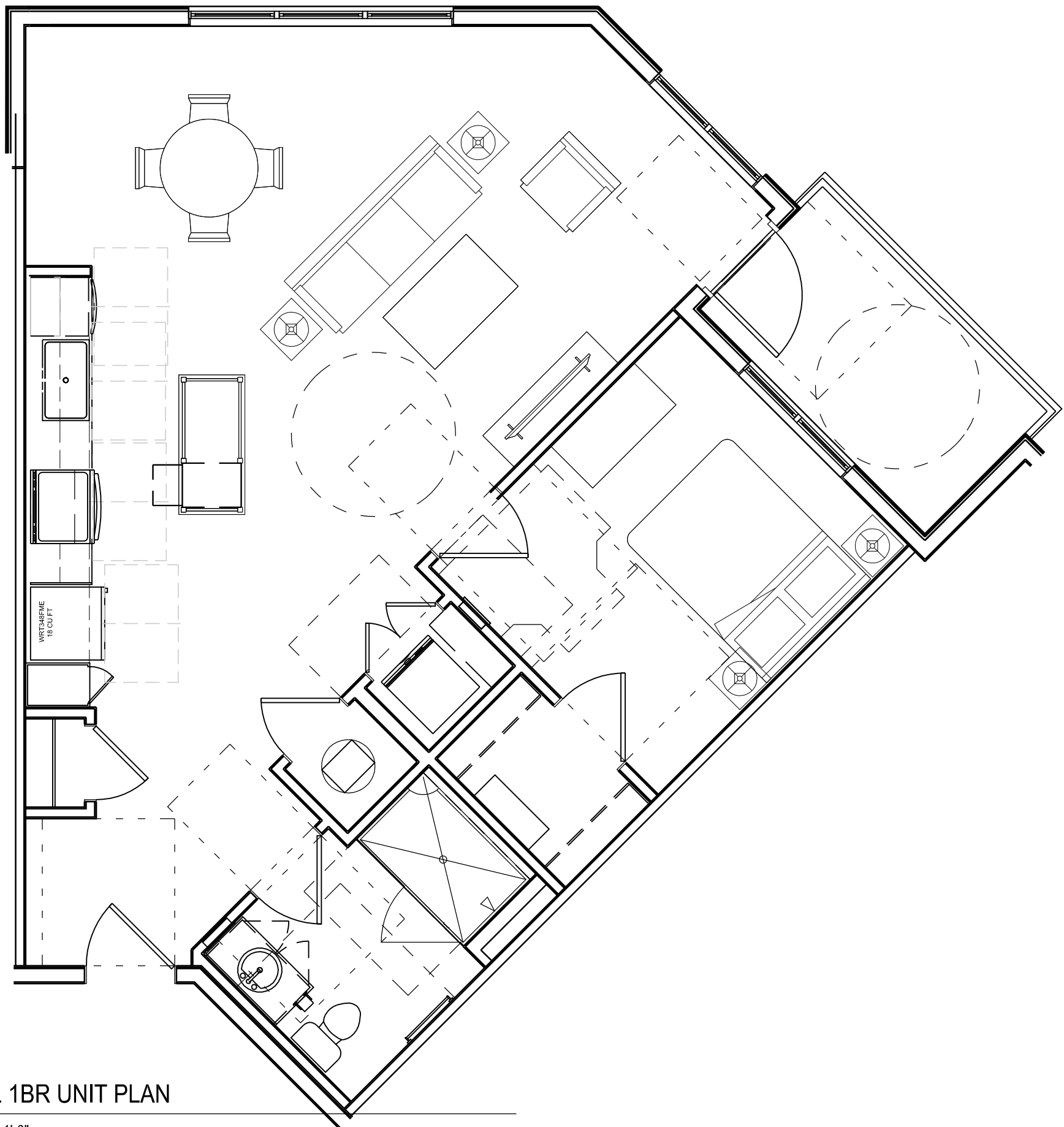
21 TYPICAL 1BR + LOFT UNIT PLAN
SCALE: 1/4" = 1'-0"



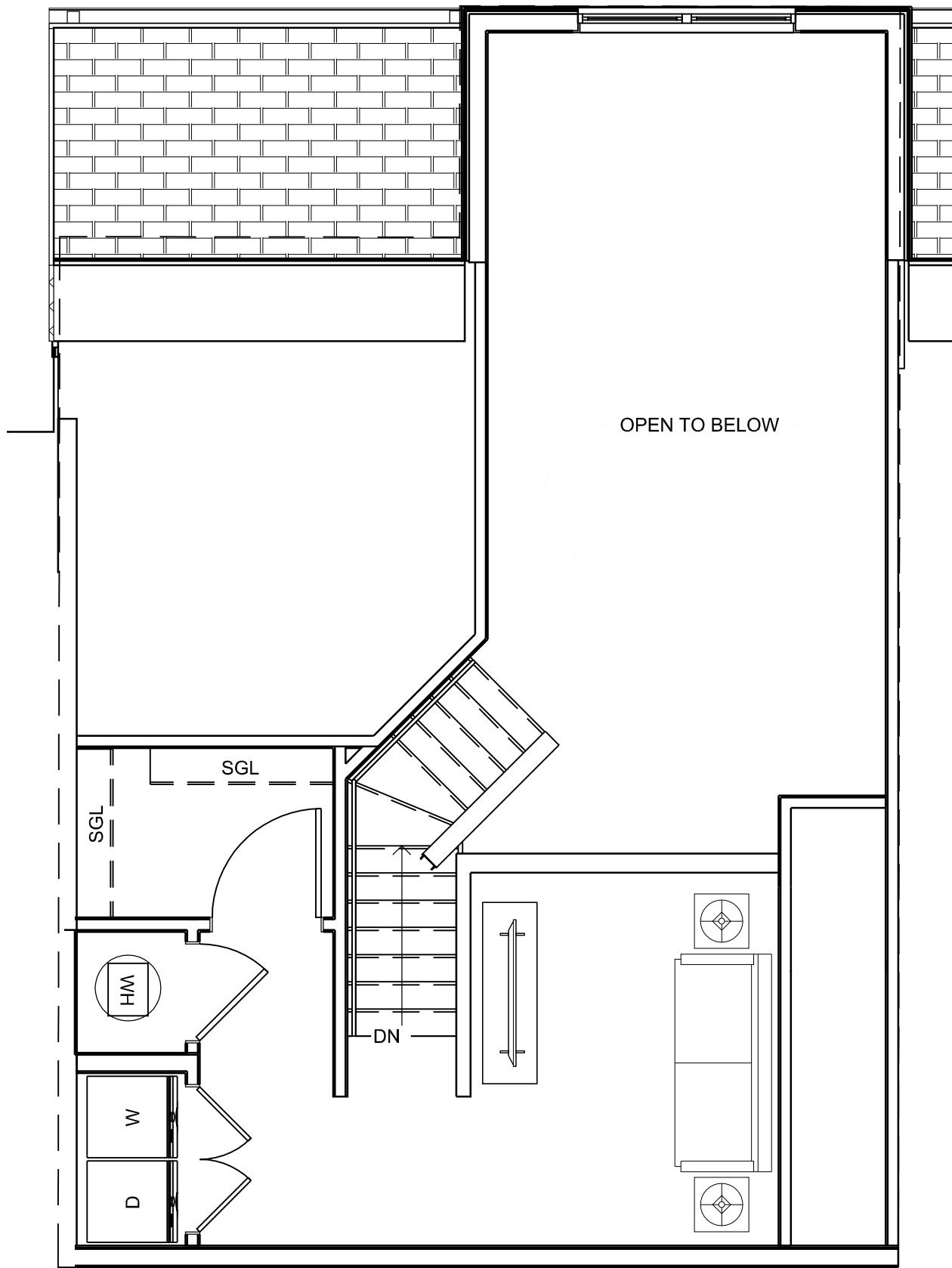
MAIN LEVEL



11 TYPICAL 1BR UNIT PLAN
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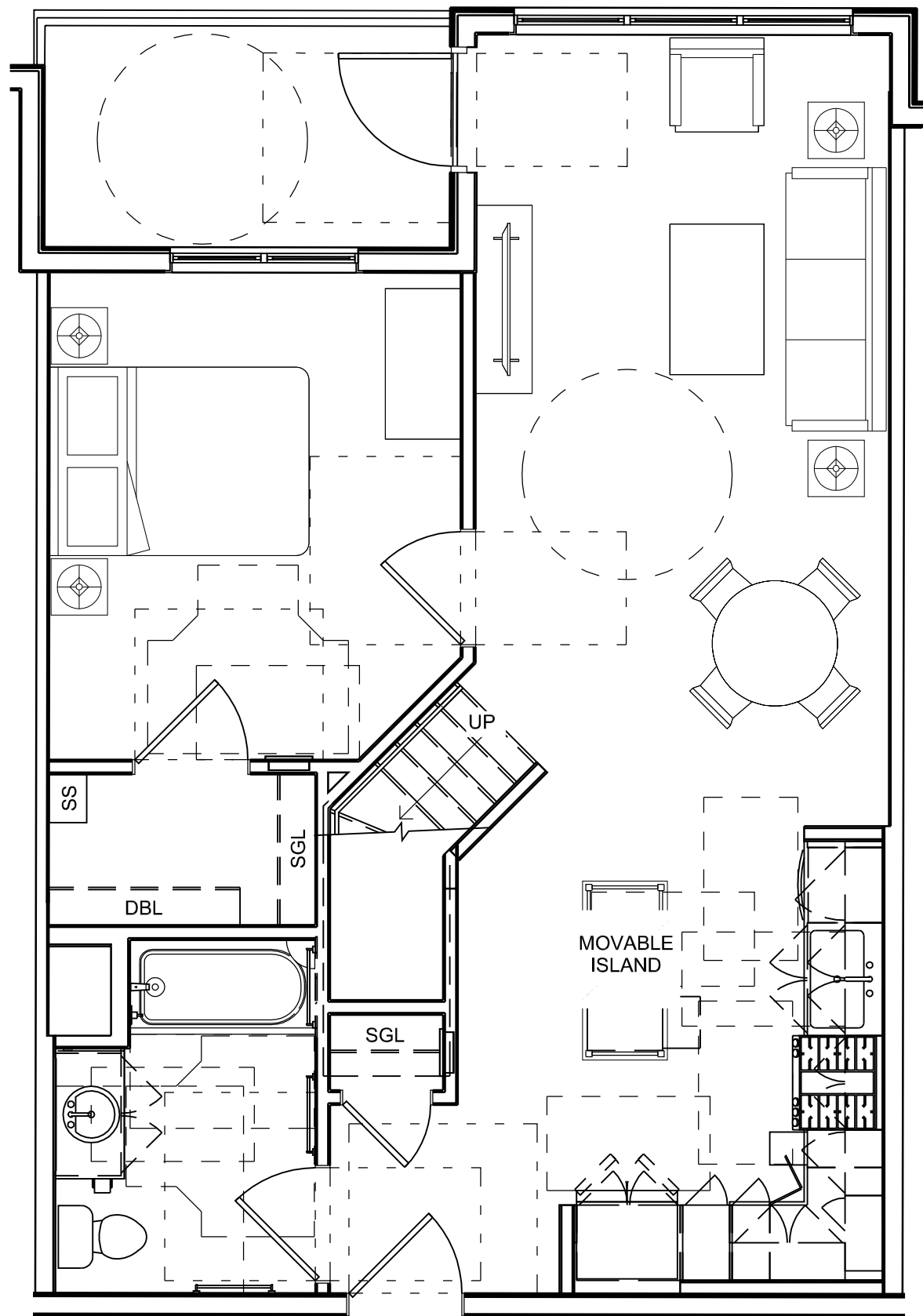


20 TYPICAL 1BR UNIT PLAN
SCALE: 1/4" = 1'-0"



LOFT LEVEL

10 TYPICAL 1BR+LOFT UNIT PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL

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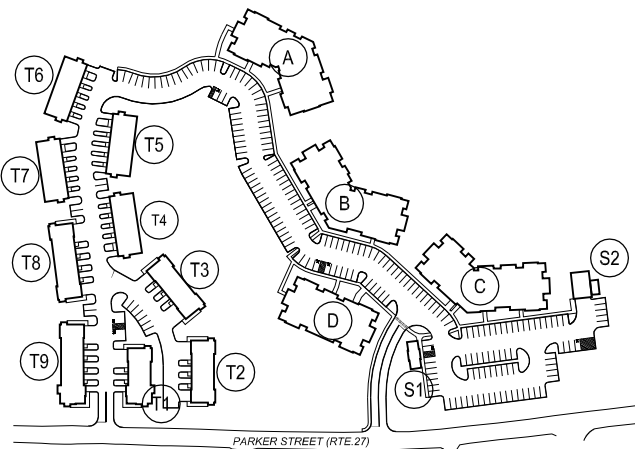
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Key Plan:



Project Name:
KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

**TYPICAL
UNIT PLANS**

Project Number:

22125

Issue Date:

July 17, 2024

Sheet Number:

A2.01

Consultant:

Revision:

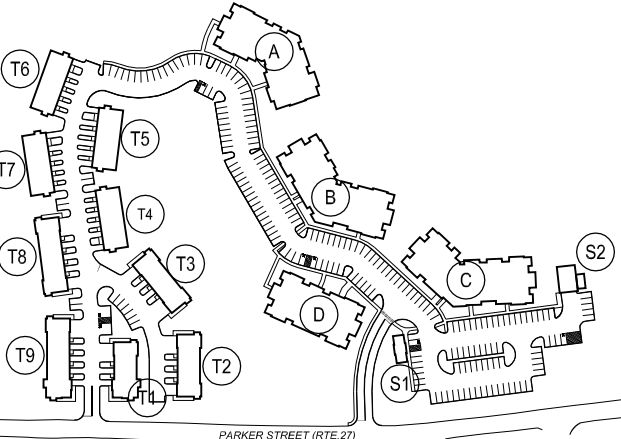
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Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

TYPICAL
UNIT PLANS

Project Number:

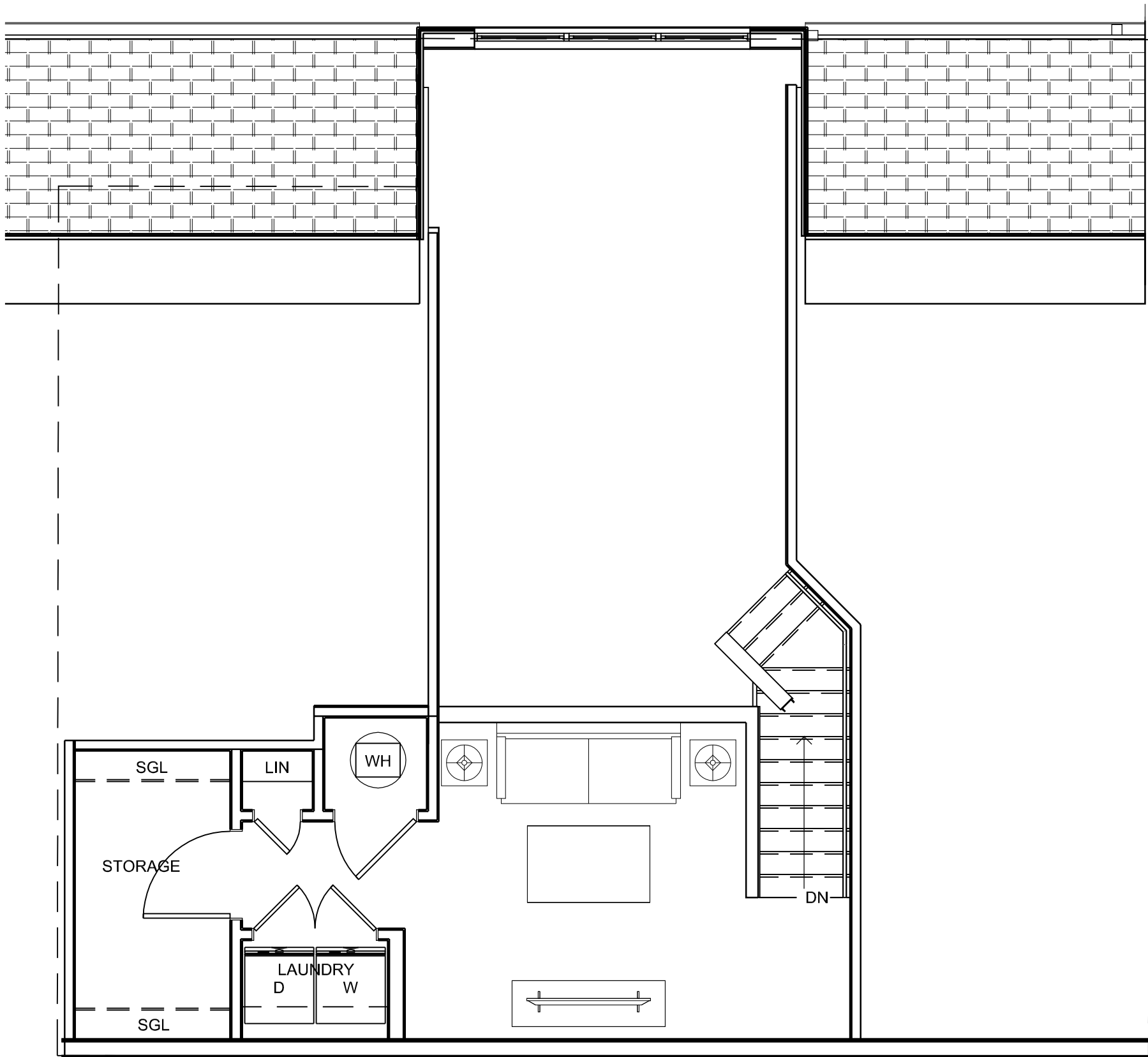
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Issue Date:

July 17, 2024

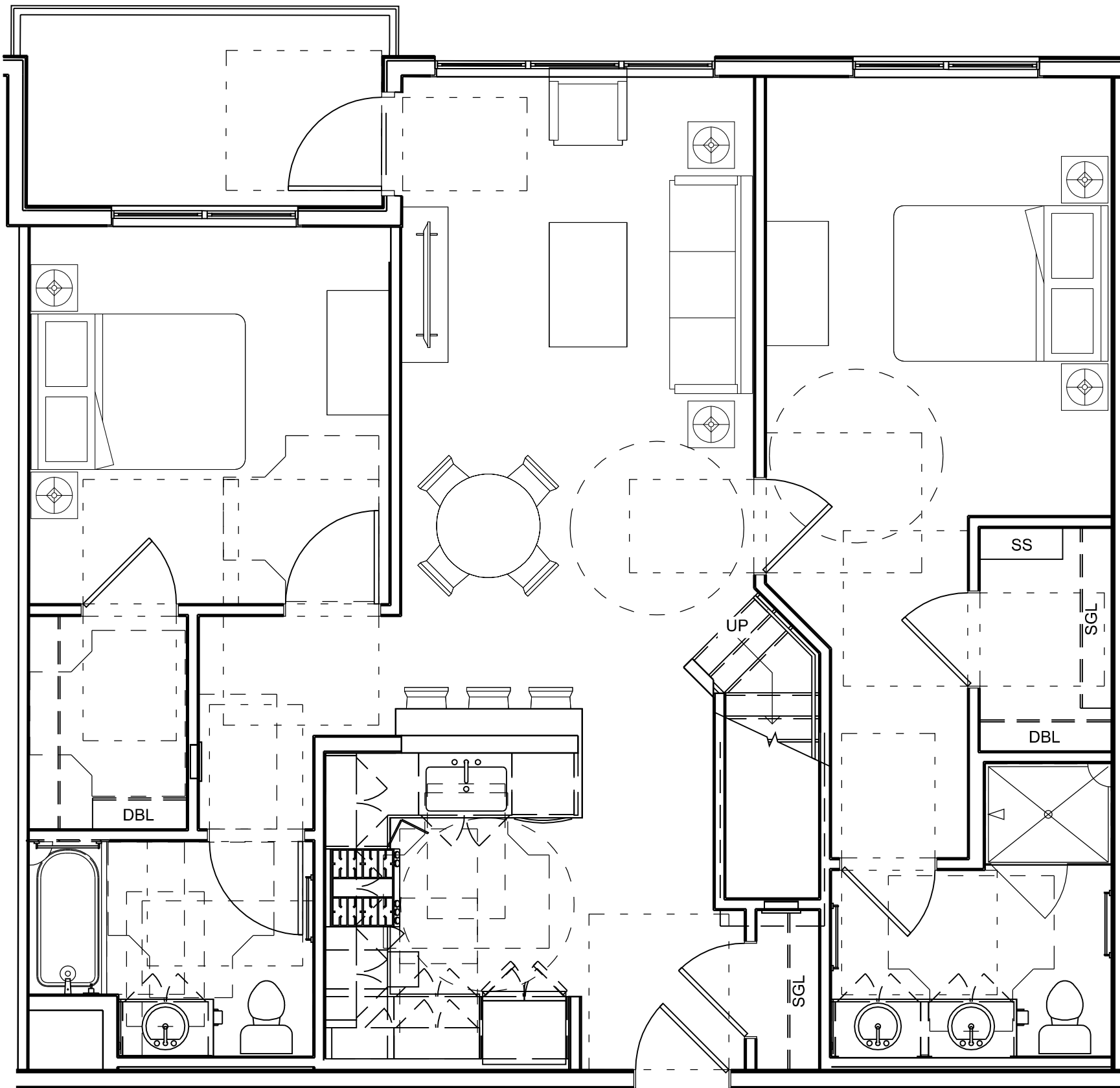
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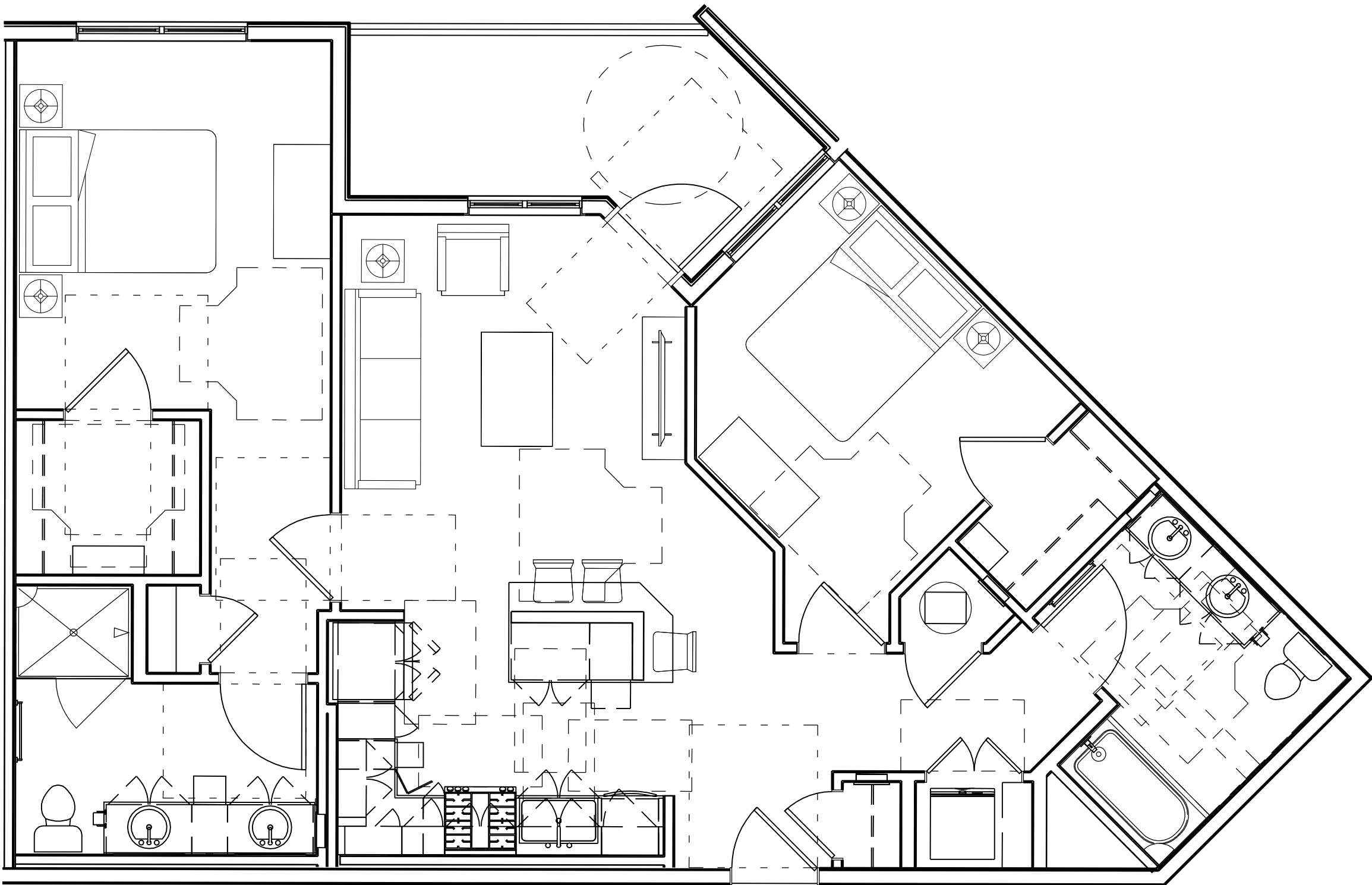
LOFT LEVEL

11 TYPICAL 2BR + LOFT UNIT PLAN
SCALE: 1/4" = 1'-0"

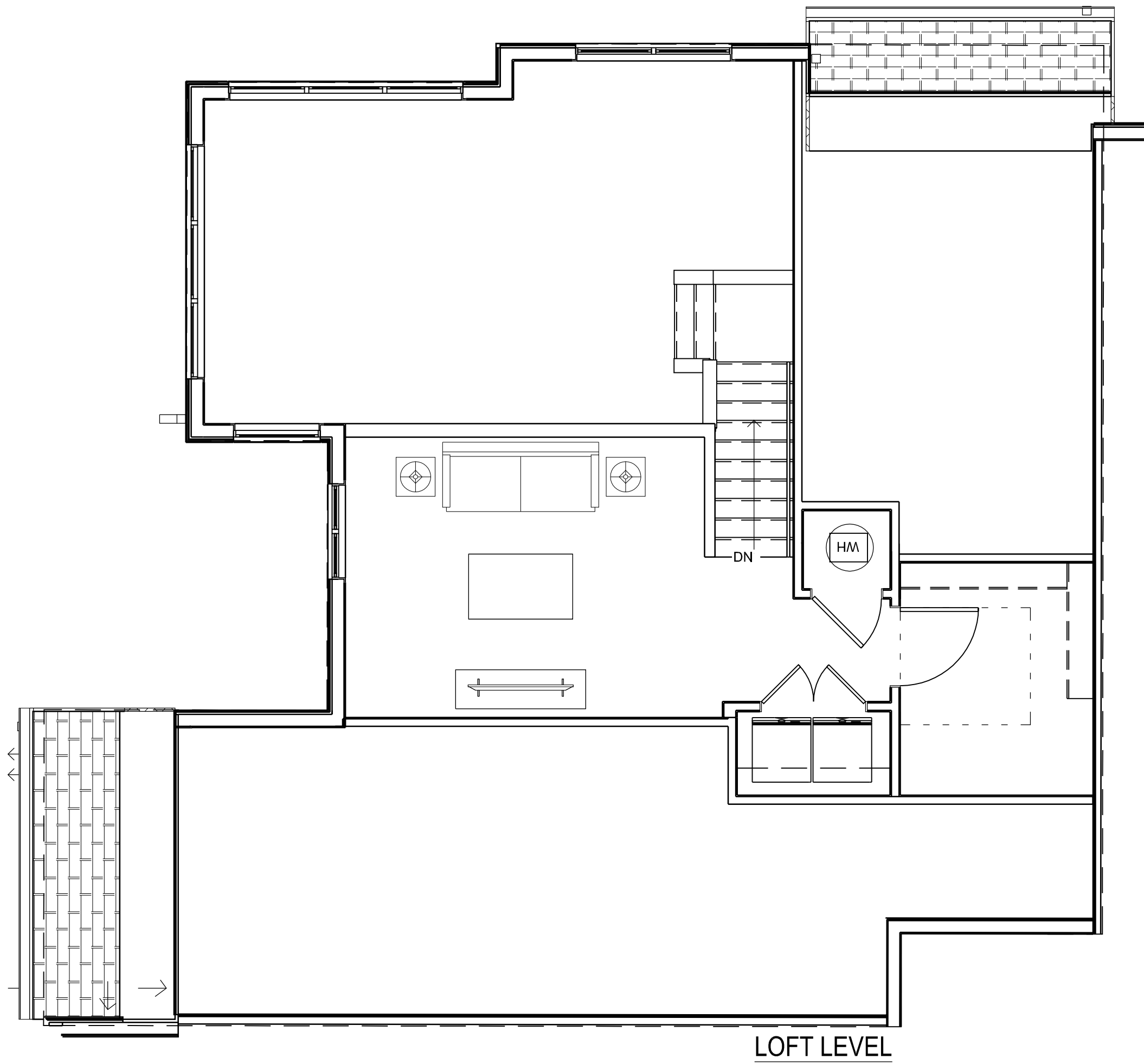


MAIN LEVEL

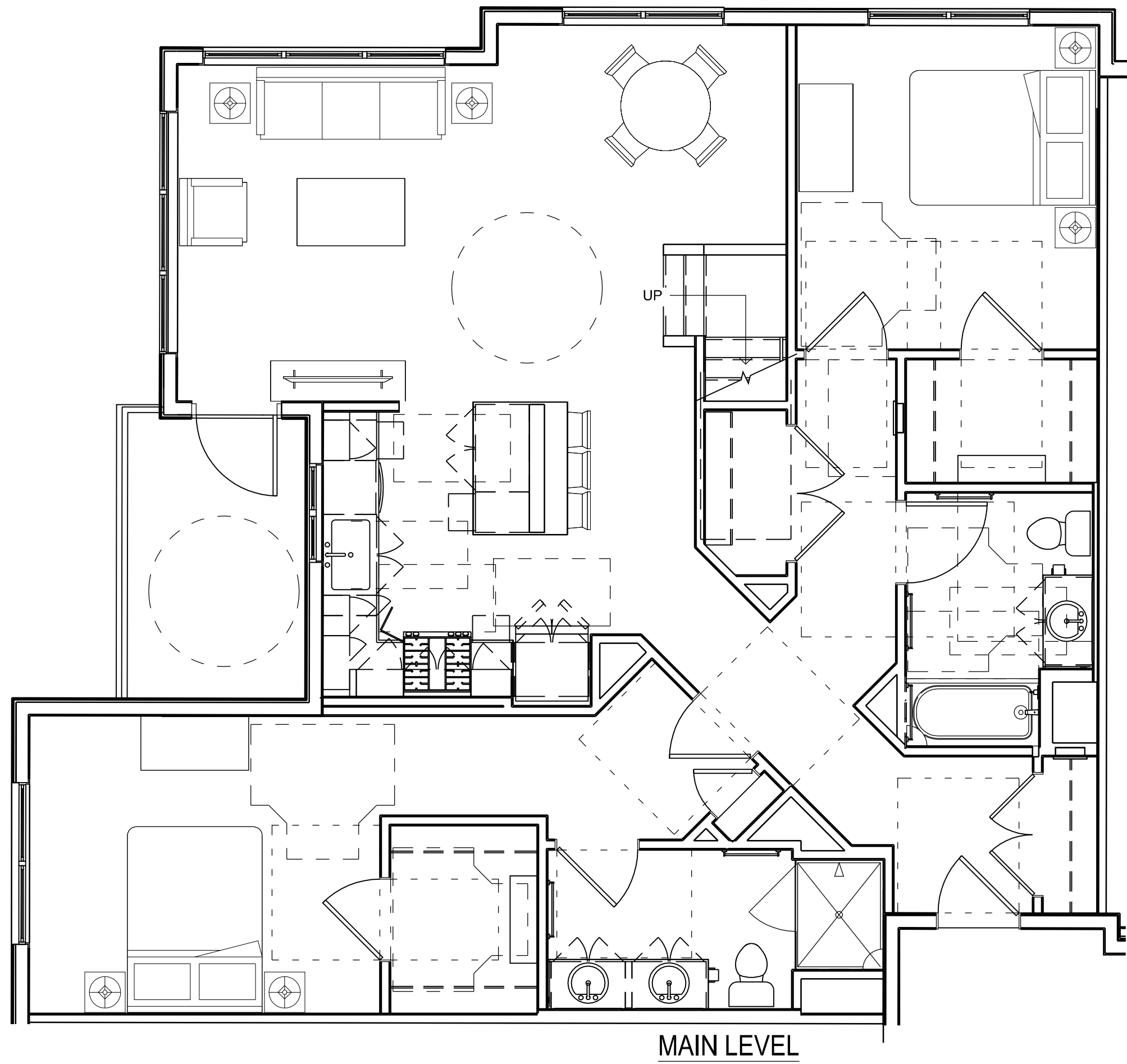
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SCALE: 1/4" = 1'-0"



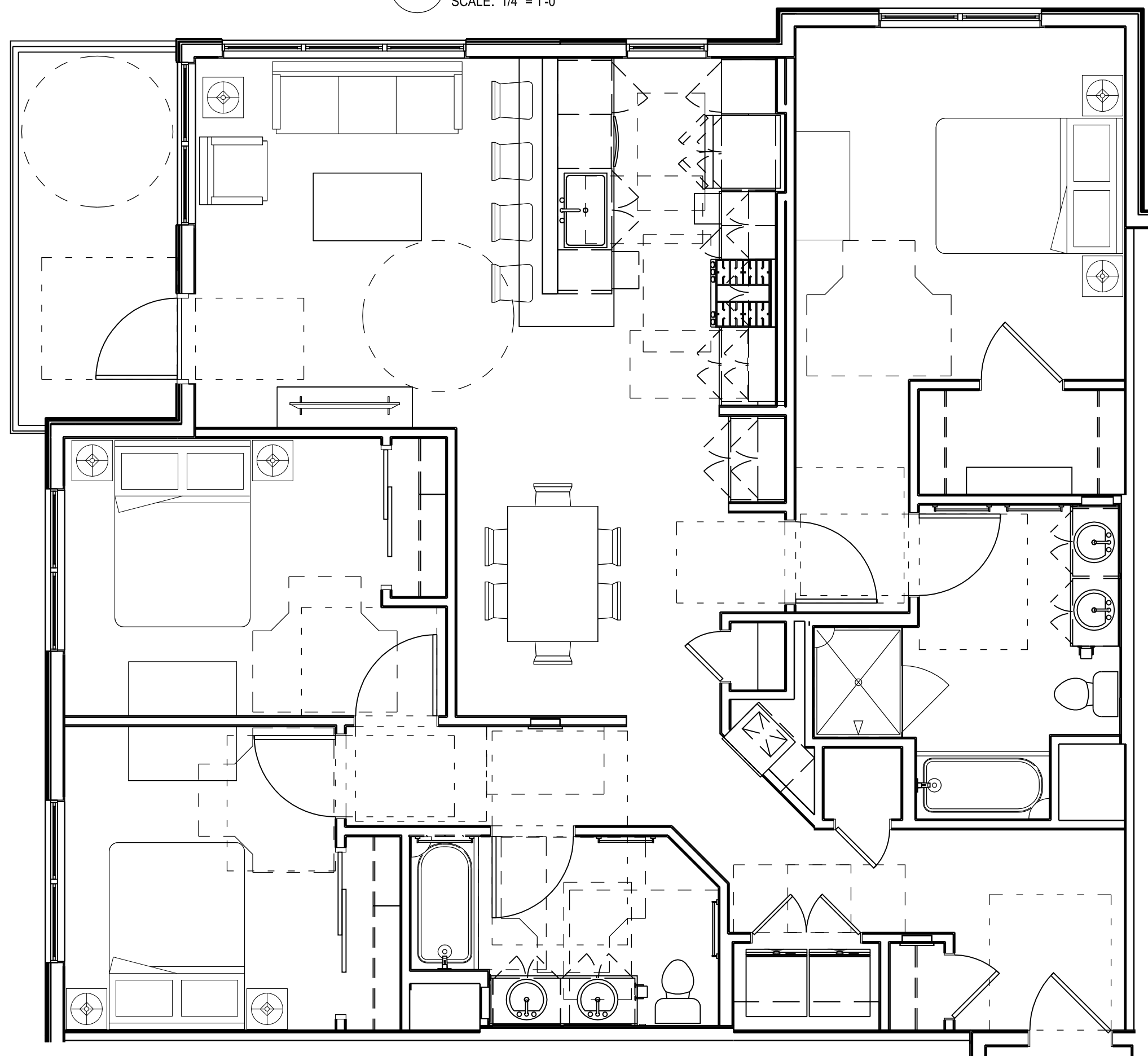
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SCALE: 1/4" = 1'-0"



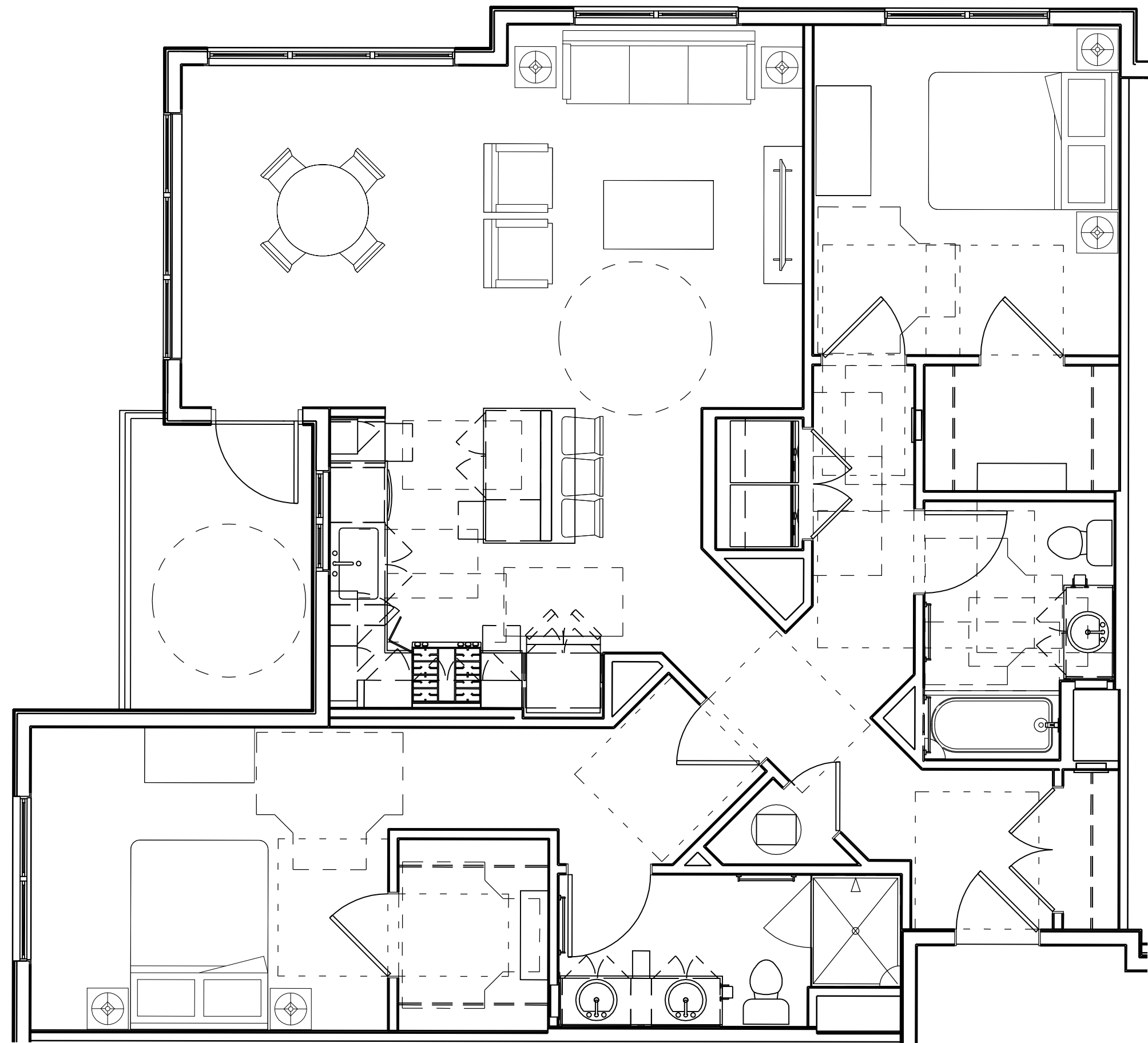
11 TYPICAL 2BR + LOFT UNIT PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL



20 TYPICAL 3BR UNIT PLAN
SCALE: 1/4" = 1'-0"



10 TYPICAL 2BR UNIT PLAN
SCALE: 1/4" = 1'-0"

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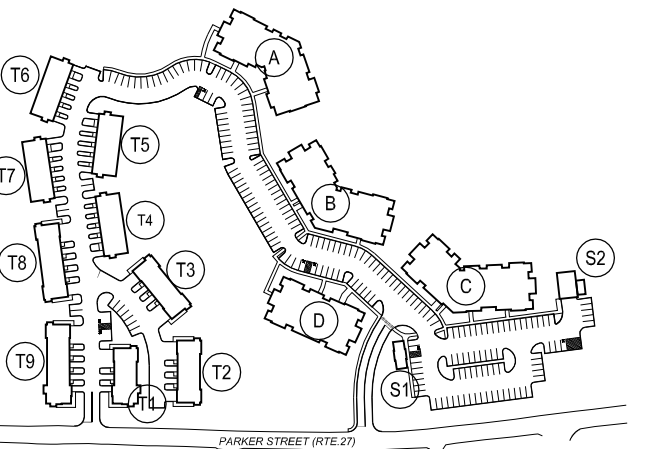
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Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
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Sheet Name:

TYPICAL
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Project Number:

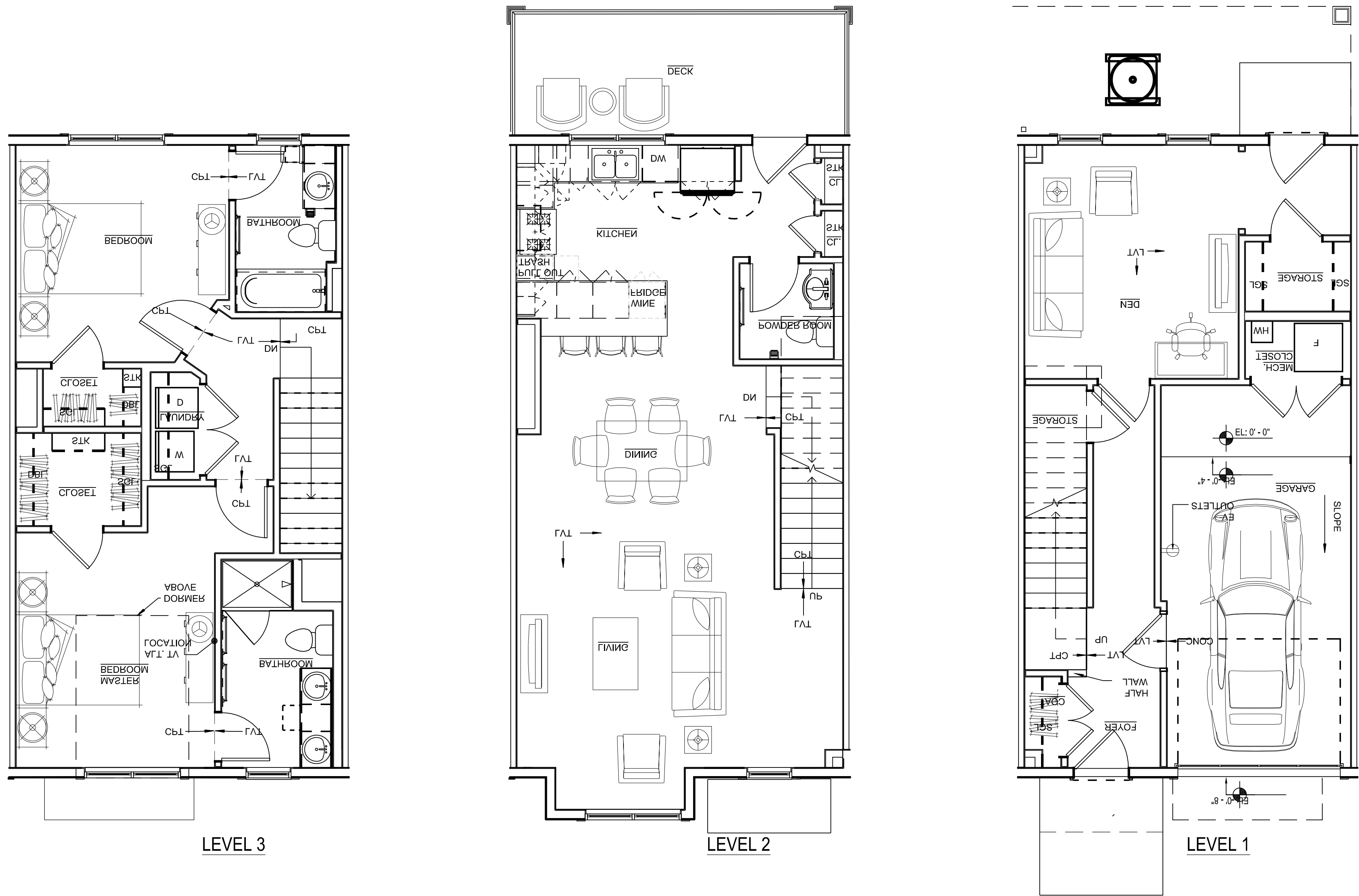
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Sheet Number:

A2.03



10 TOWNHOME - TYPICAL 2BR UNIT PLAN
SCALE: 1/4" = 1'-0"

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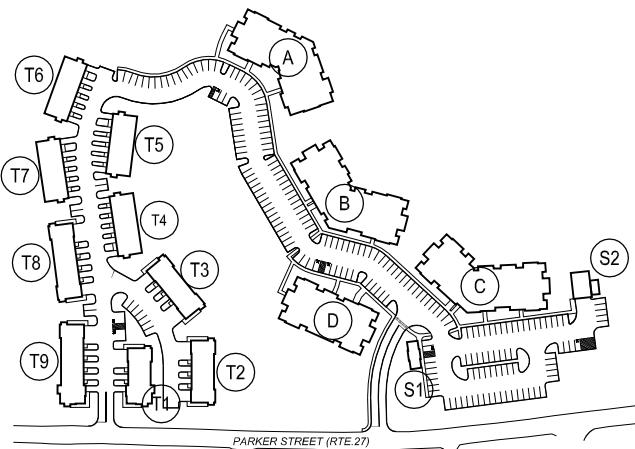
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Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

TYPICAL
UNIT PLANS

Project Number:

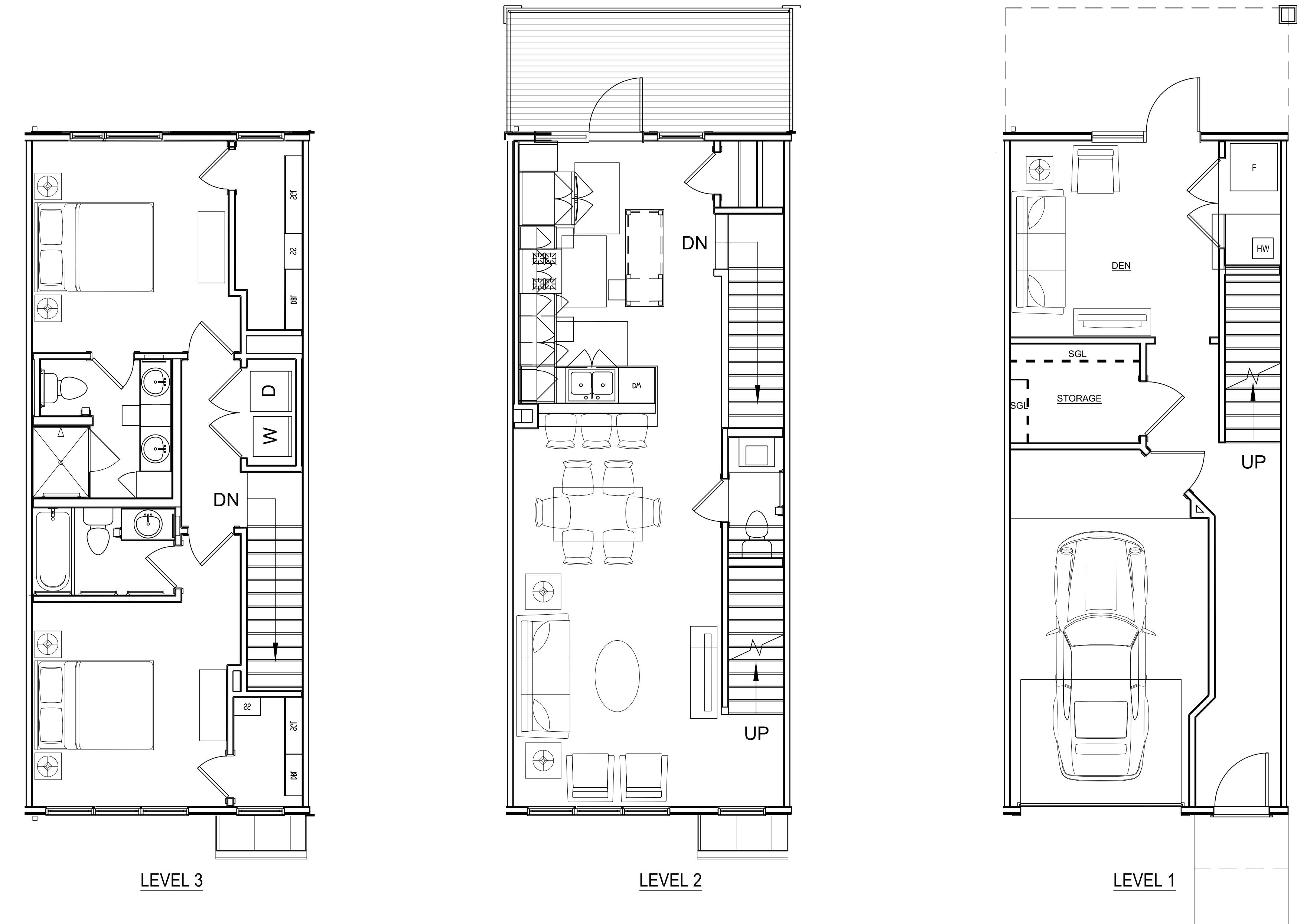
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Sheet Number:

A2.04



10 TOWNHOME - TYPICAL 2BR UNIT PLAN
SCALE: 1/4" = 1'-0"

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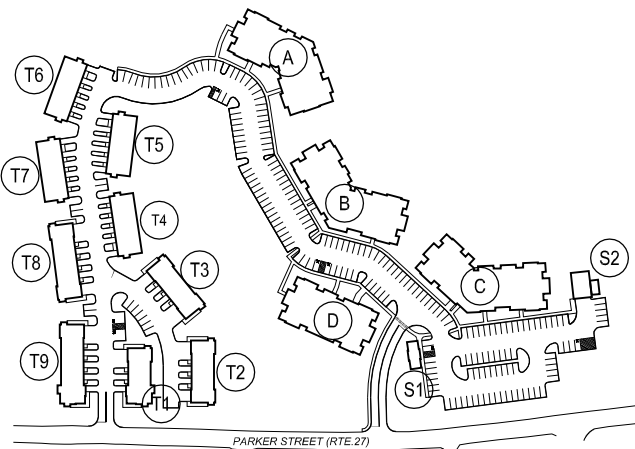
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Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

TYPICAL
UNIT PLANS

Project Number:

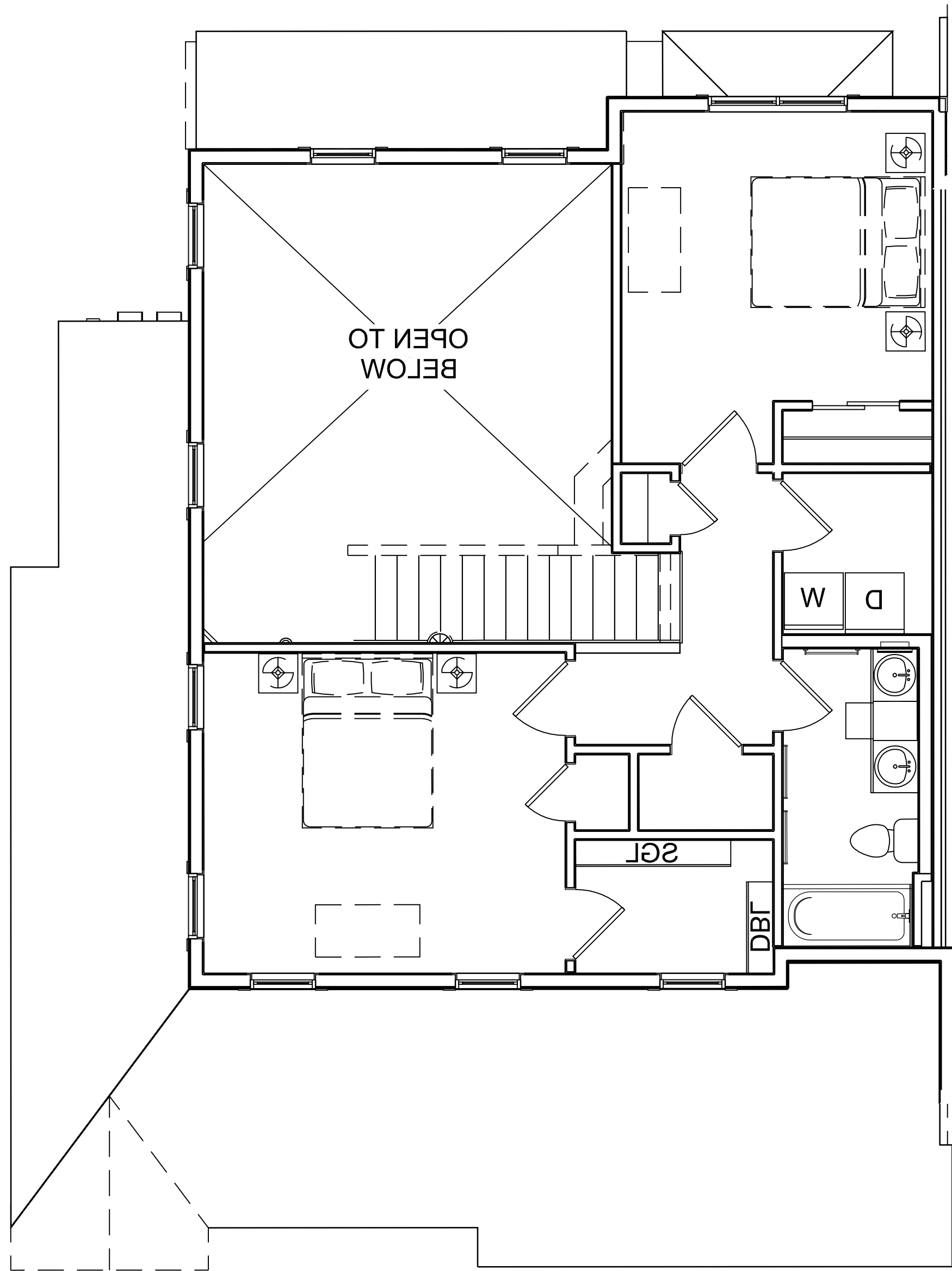
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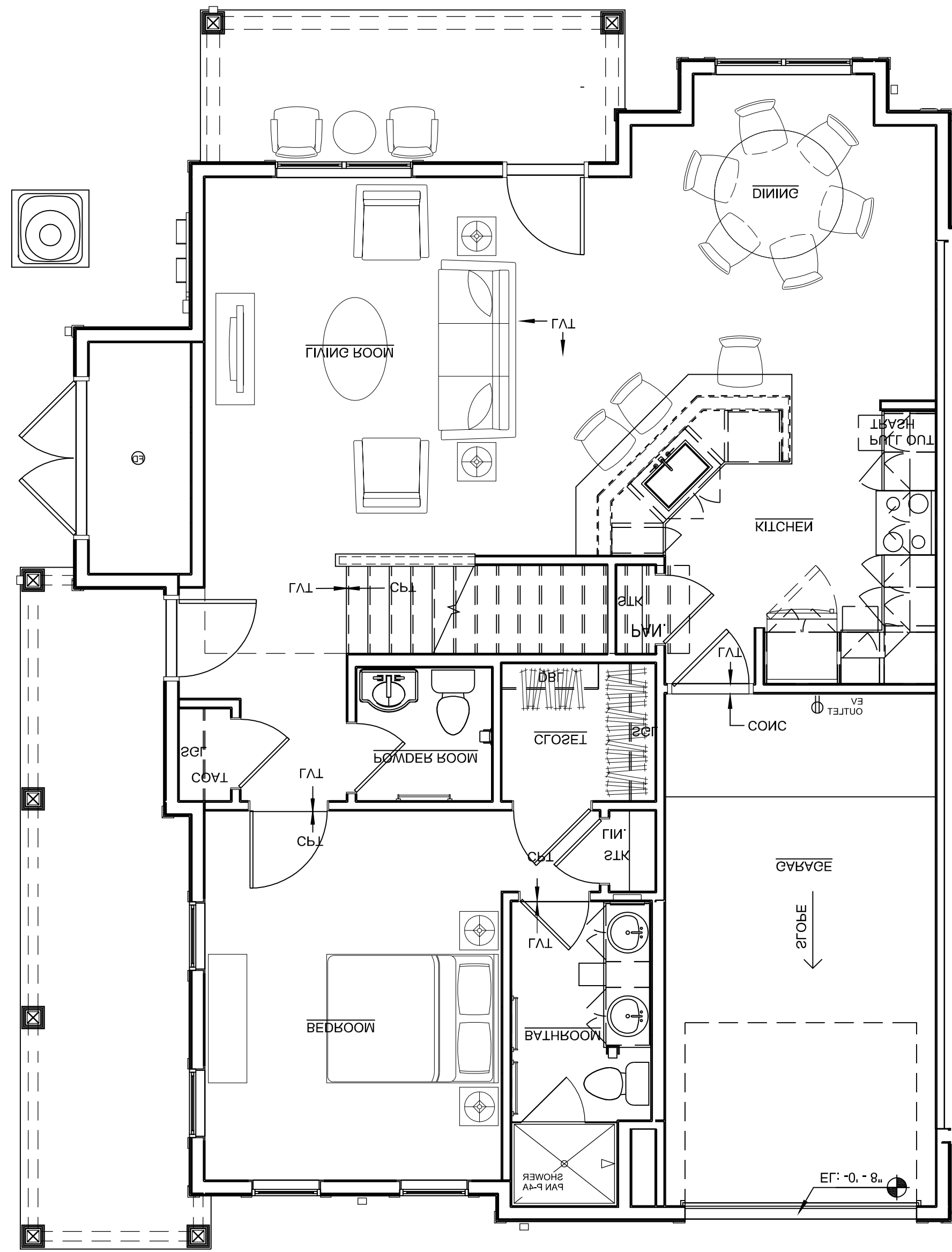
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A2.05



LEVEL 2



LEVEL 1

10 TOWNHOME - TYPICAL 3BR UNIT PLAN
SCALE: 1/4" = 1'-0"

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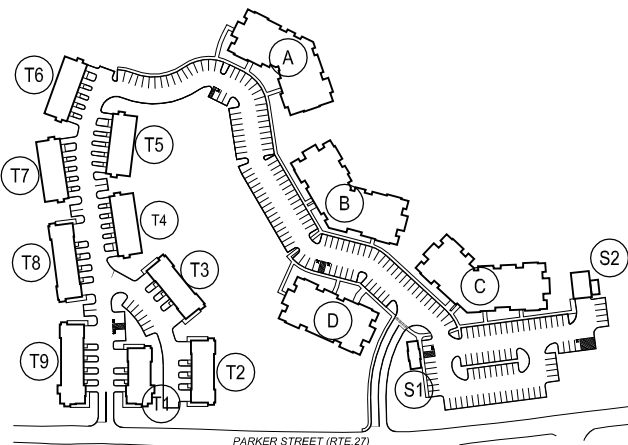
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Scale: 1/16" = 1'-0"

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Project Name:
KANSO MAYNARD

182 PARKER STREET,
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Sheet Name:

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UNIT PLANS**

Project Number:

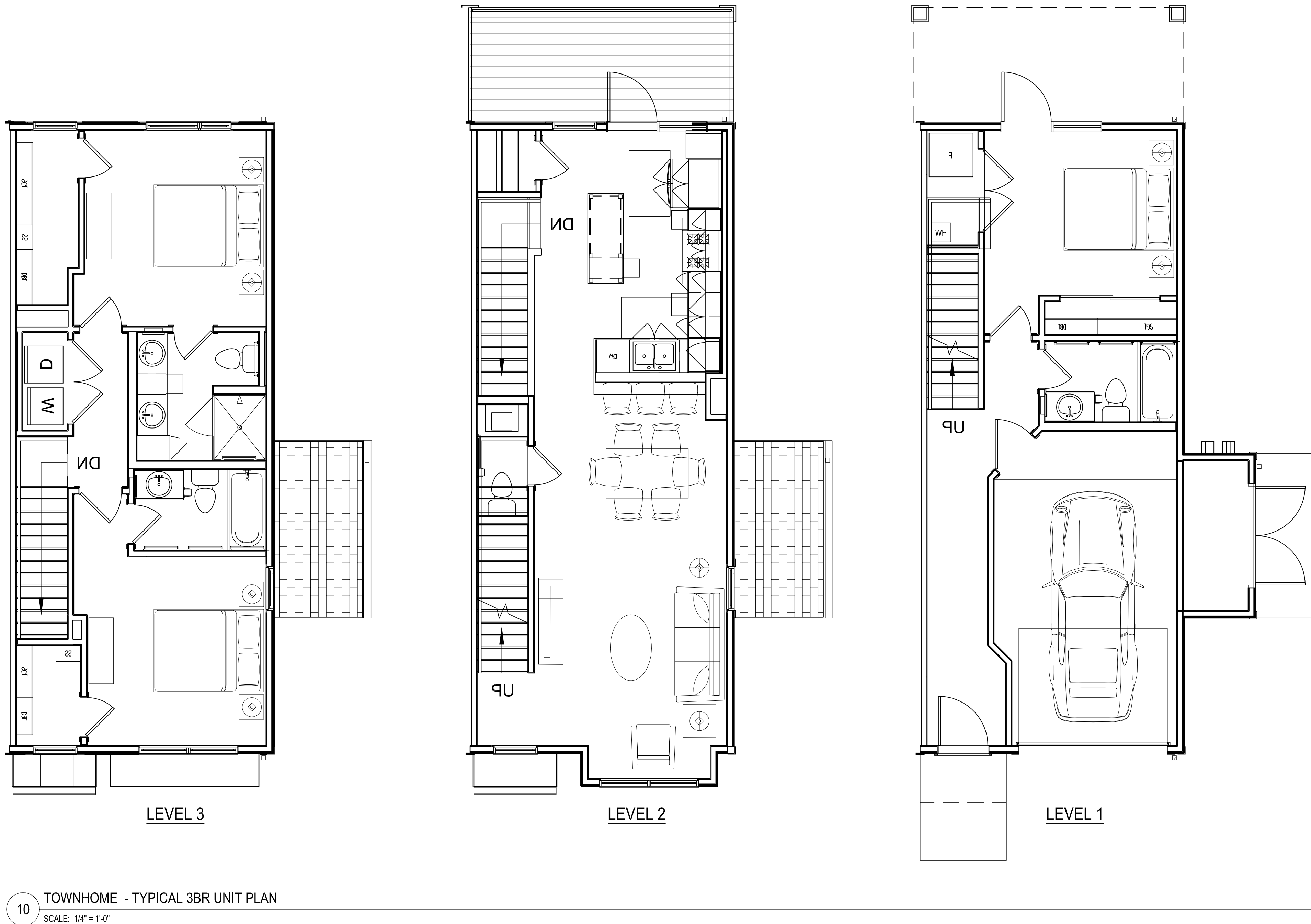
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Issue Date:

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Sheet Number:

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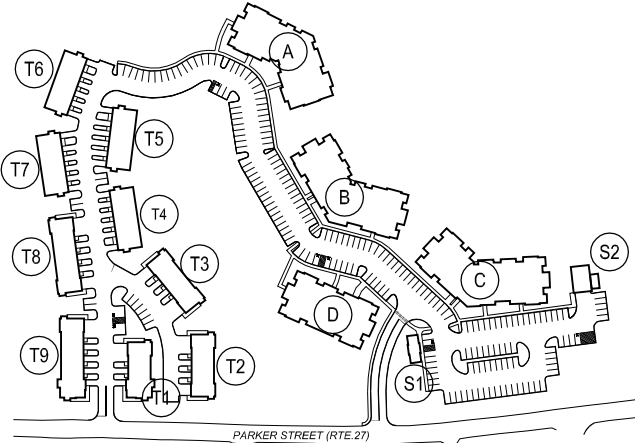
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Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

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182 PARKER STREET,
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Sheet Name:

TYPICAL
UNIT PLANS

Project Number:

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Sheet Number:

A2.07



10 TOWNHOME - TYPICAL 3BR UNIT PLAN
SCALE: 1/4" = 1'-0"

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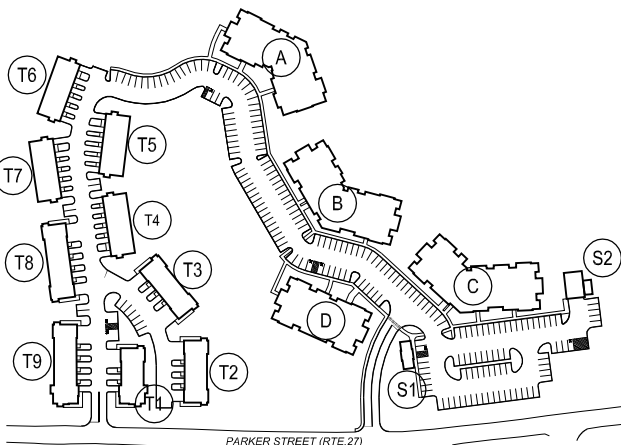
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Key Plan:



Project Name:
KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

TYPICAL
UNIT PLANS

Project Number:

22125

Issue Date:

July 17, 2024

Sheet Number:

A2.08

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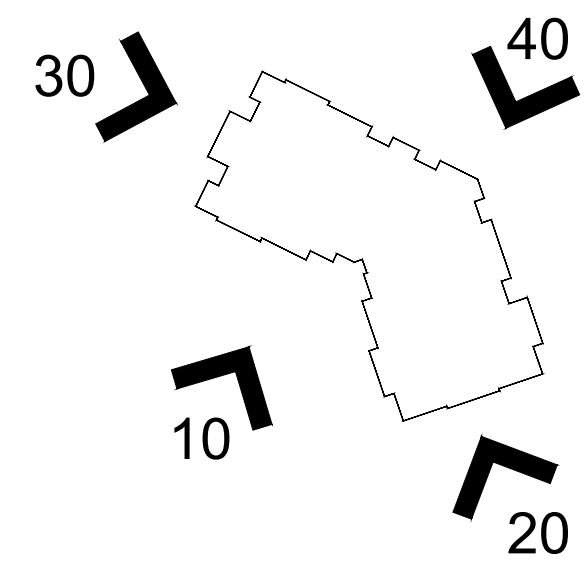
30 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



20 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



10 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



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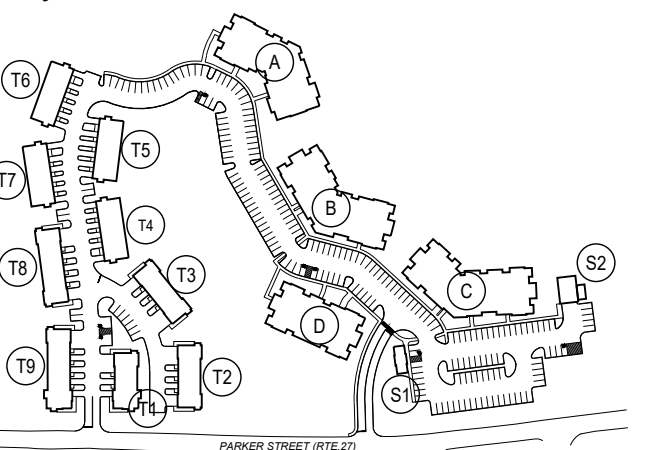
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Checked: E.B.

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Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

EXTERIOR ELEVATIONS
BUILDING A

Project Number:

22125

Issue Date:

July 17, 2024

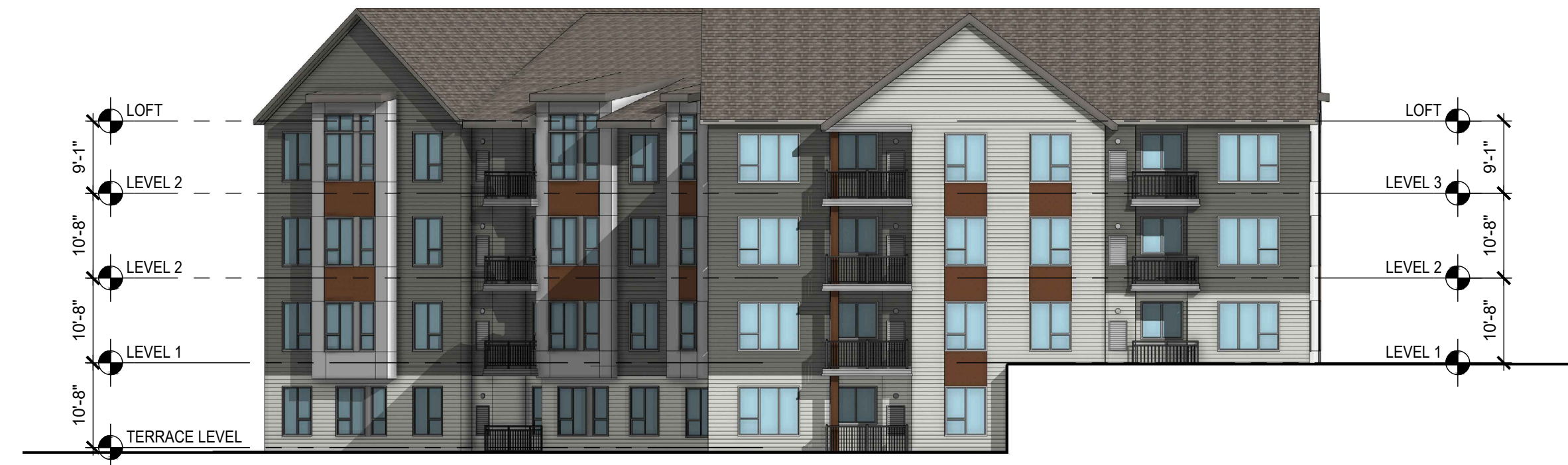
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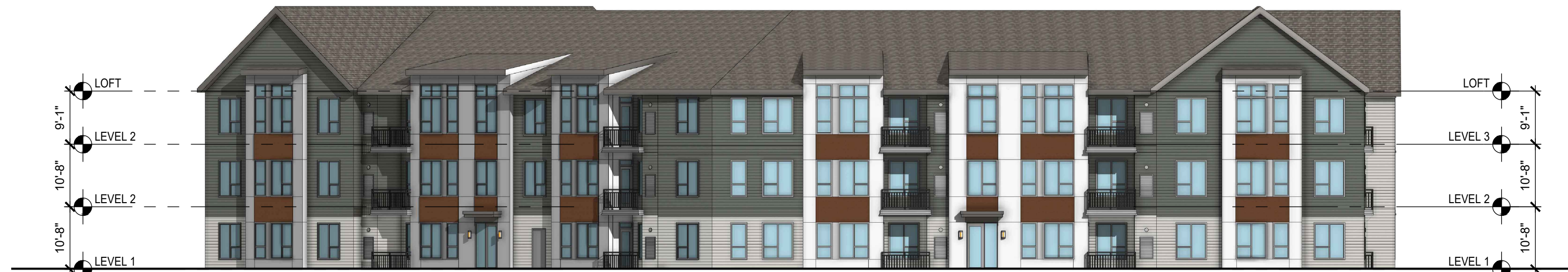
40 REAR ELEVATION
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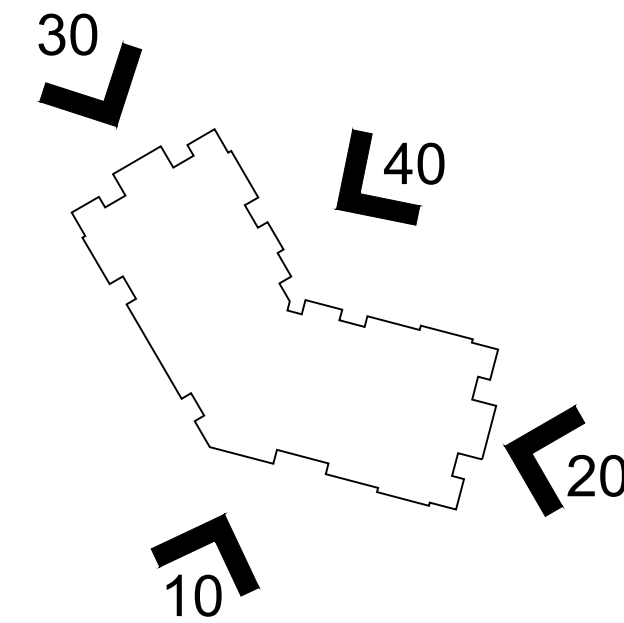
30 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



20 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



10 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



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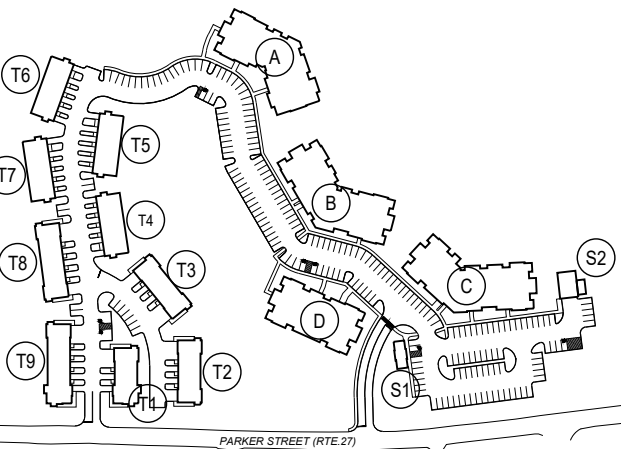
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Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

EXTERIOR ELEVATIONS
BUILDING B

Project Number:

22125

Issue Date:

July 17, 2024

Sheet Number:

A4.01

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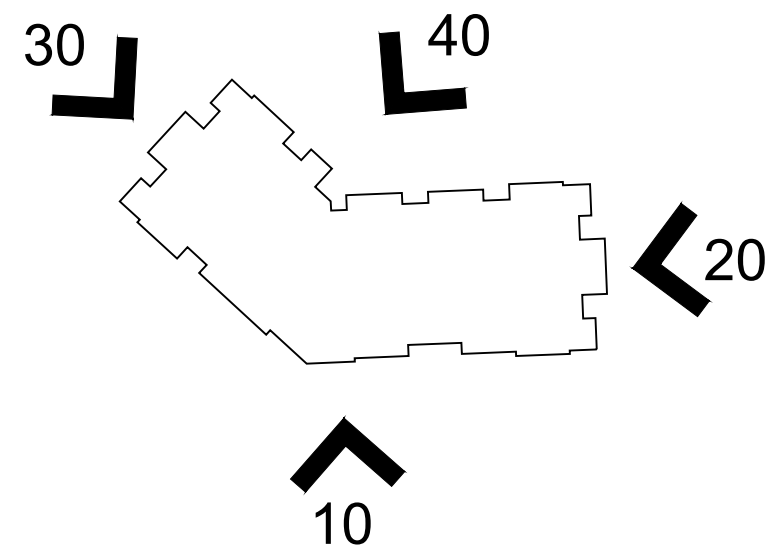
30 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



20 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



10 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



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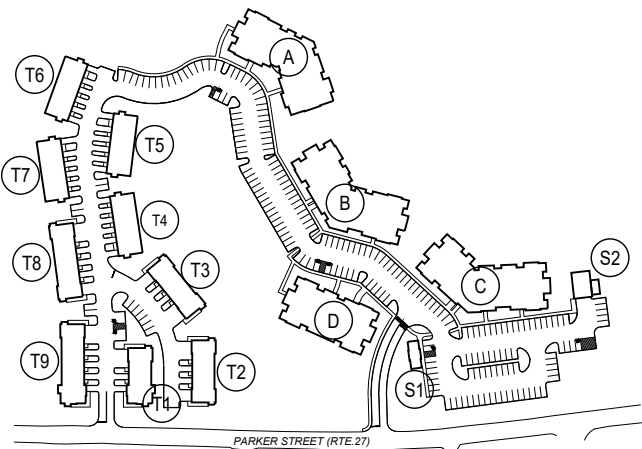
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Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

EXTERIOR ELEVATIONS
BUILDING C

Project Number:

22125

Issue Date:

July 17, 2024

Sheet Number:

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Consultant:

Revision:

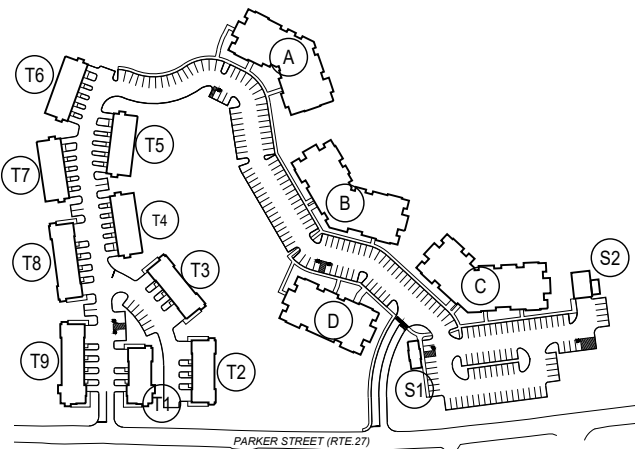
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Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

EXTERIOR ELEVATIONS
BUILDING D

Project Number:

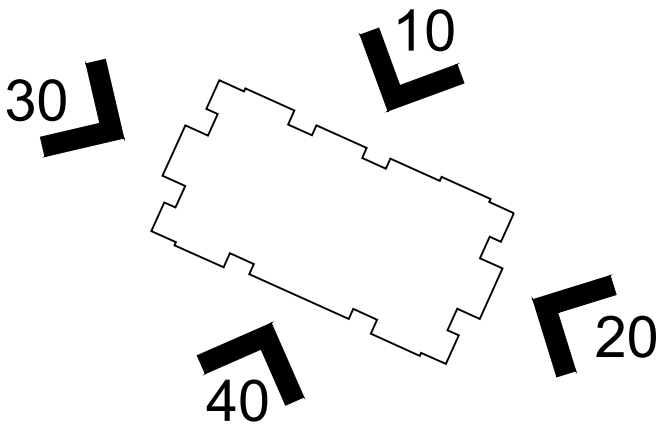
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Issue Date:

July 17, 2024

Sheet Number:

A4.03



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30 SIDE ELEVATION
SCALE:1/16" = 1'-0"

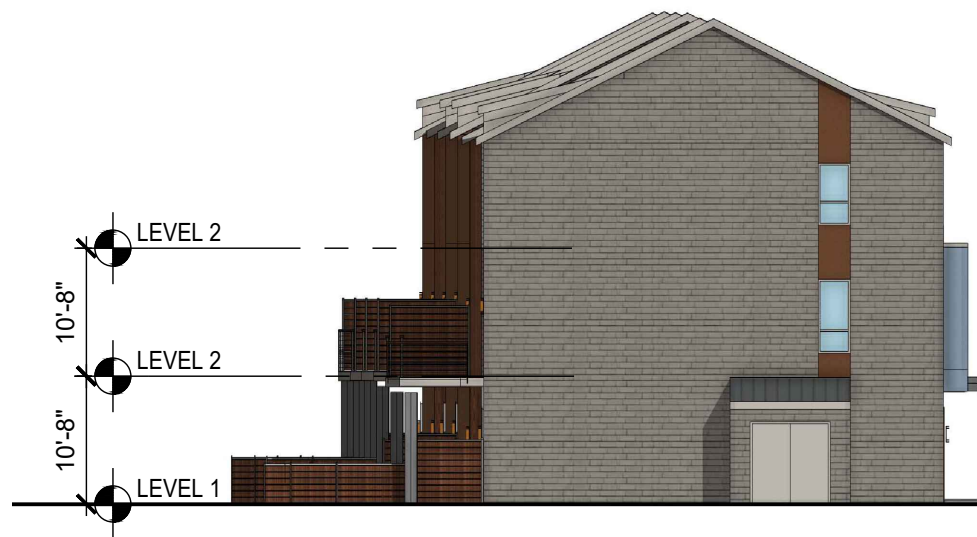


20 SIDE ELEVATION
SCALE:1/16" = 1'-0"

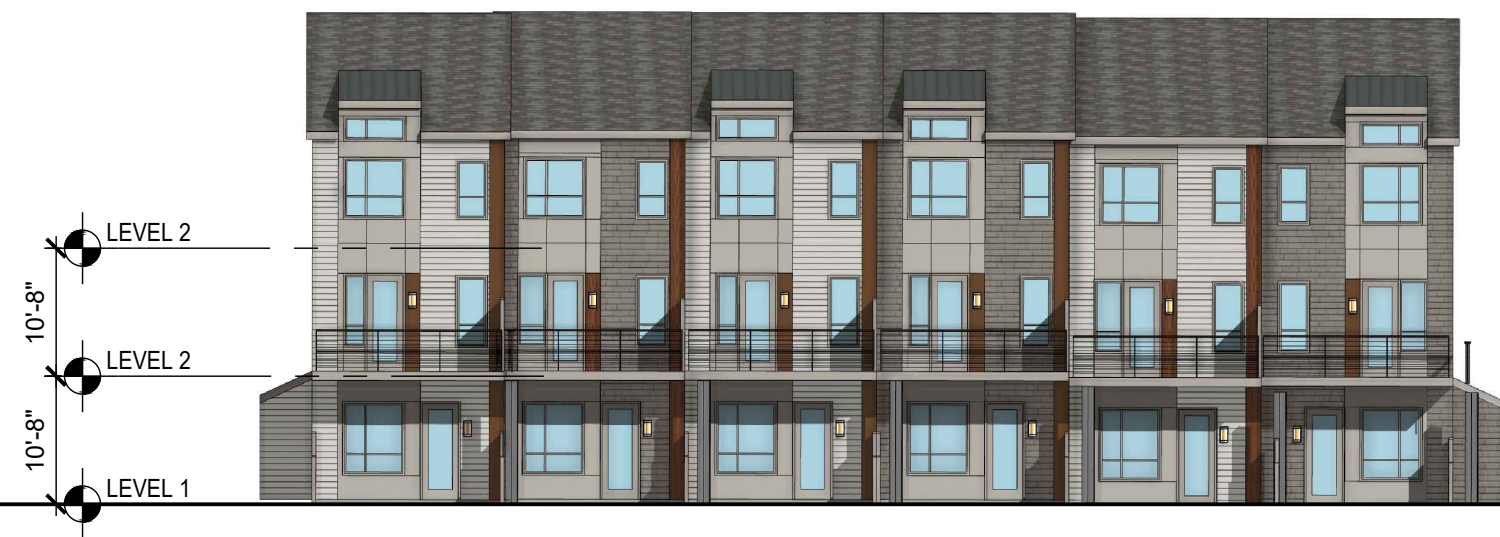


10 FRONT ELEVATION
SCALE:1/16" = 1'-0"

Friday, July 19, 2024 10:17:39 AM
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33 SIDE ELEVATION - T4, T5, T6 & T7
SCALE:1/16" = 1'-0"



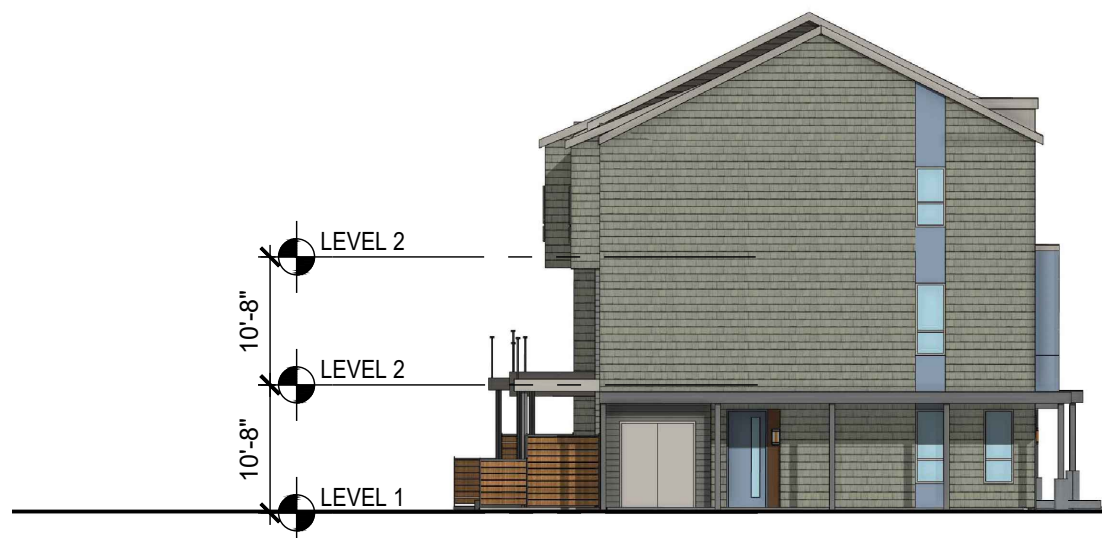
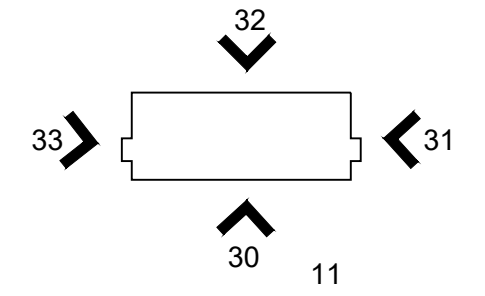
32 REAR ELEVATION - T4, T5, T6 & T7
SCALE:1/16" = 1'-0"



31 SIDE ELEVATION - T4, T5, T6 & T7
SCALE:1/16" = 1'-0"



30 FRONT ELEVATION - T4, T5, T6 & T7
SCALE:1/16" = 1'-0"



23 SIDE ELEVATION - T2 & T3
SCALE:1/16" = 1'-0"



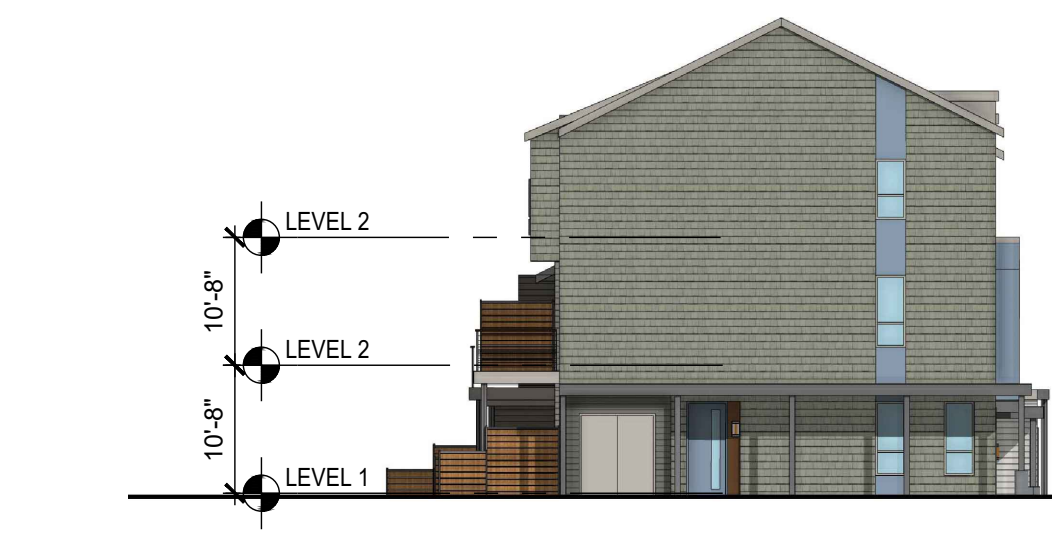
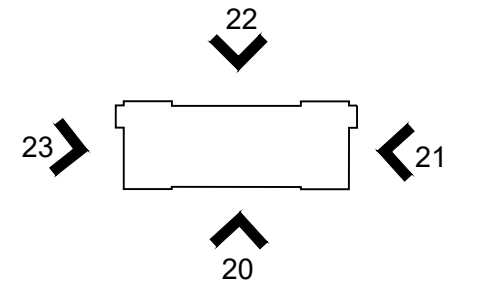
22 REAR ELEVATION - T2 & T3
SCALE:1/16" = 1'-0"



21 SIDE ELEVATION - T2 & T3
SCALE:1/16" = 1'-0"



20 FRONT ELEVATION - T2 & T3
SCALE:1/16" = 1'-0"



13 SIDE ELEVATION - T1
SCALE:1/16" = 1'-0"



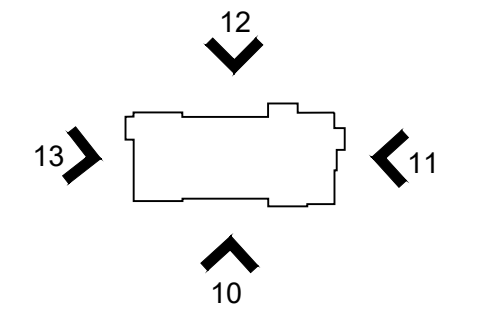
12 REAR ELEVATION - T1
SCALE:1/16" = 1'-0"



11 SIDE ELEVATION - T1
SCALE:1/16" = 1'-0"



10 FRONT ELEVATION - T1
SCALE:1/16" = 1'-0"



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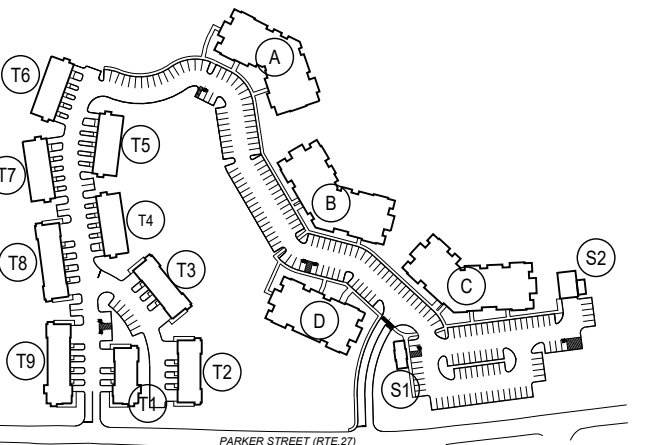
Architect of Record:

Drawn: J.Z.

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

EXTERIOR ELEVATIONS
TOWNHOME T1, T2 & T3
T4, T5, T6 & T7

Project Number:

22125

Issue Date:

July 17, 2024

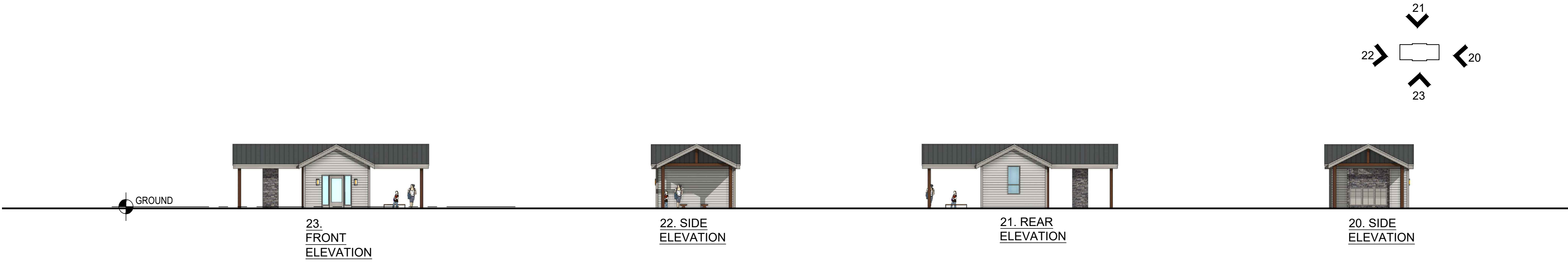
Sheet Number:

A4.04

Friday, July 19, 2024 10:17:43 AM
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30 DUMPSTER AND COMPACTOR ENCLOSURE - S2
SCALE:1/16" = 1'-0"



20 MAIL KIOSK WITH BIKE STORAGE - S1
SCALE:1/16" = 1'-0"



13 SIDE ELEVATION - T8 & T9
SCALE:1/16" = 1'-0"

12 REAR ELEVATION - T8 & T9
SCALE:1/16" = 1'-0"



11 SIDE ELEVATION - T8 & T9
SCALE:1/16" = 1'-0"



10 FRONT ELEVATION - T8 & T9
SCALE:1/16" = 1'-0"

tat

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Revision:

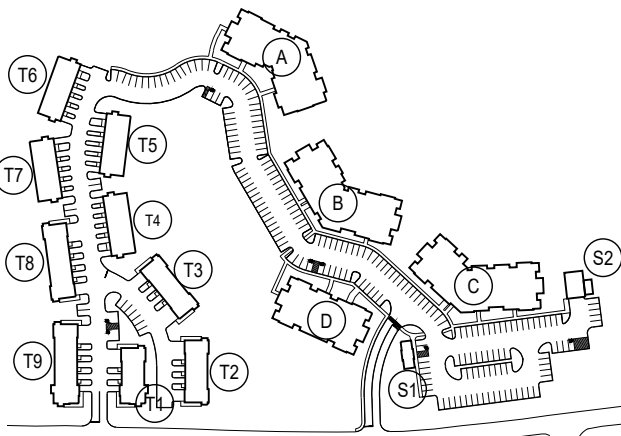
Architect of Record:

Drawn: J.Z.

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:

EXTERIOR ELEVATIONS
TOWNHOME T8 & T9
S1 & S2

Project Number:

22125

Issue Date:

July 17, 2024

Sheet Number:

A4.05



20 VIEW TOWARDS STACK FLATS B, C & D AND MAIL KIOSK WITH BIKE STORAGE
SCALE: 1/16" = 1'-0"



10 VIEW TOWARDS TOWNHOMES T6 & T7
SCALE: 1/16" = 1'-0"

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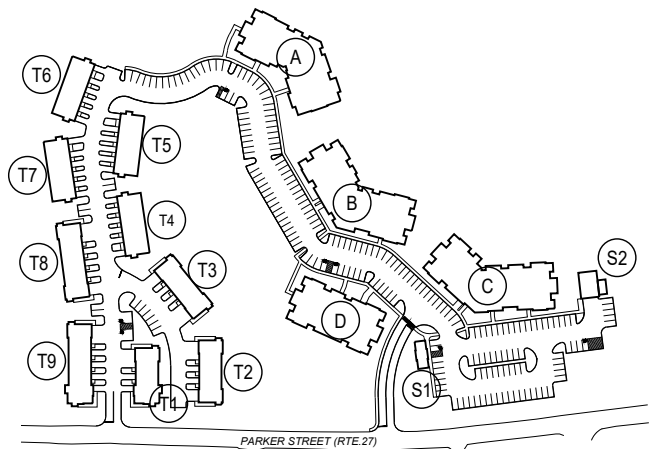
Architect of Record:

Drawn: J.Z.

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:
KANSO MAYNARD

182 PARKER STREET,
MAYNARD, MA 01754

Sheet Name:
RENDERINGS

Project Number:
22125

Issue Date:
July 17, 2024

Sheet Number:
A5.01