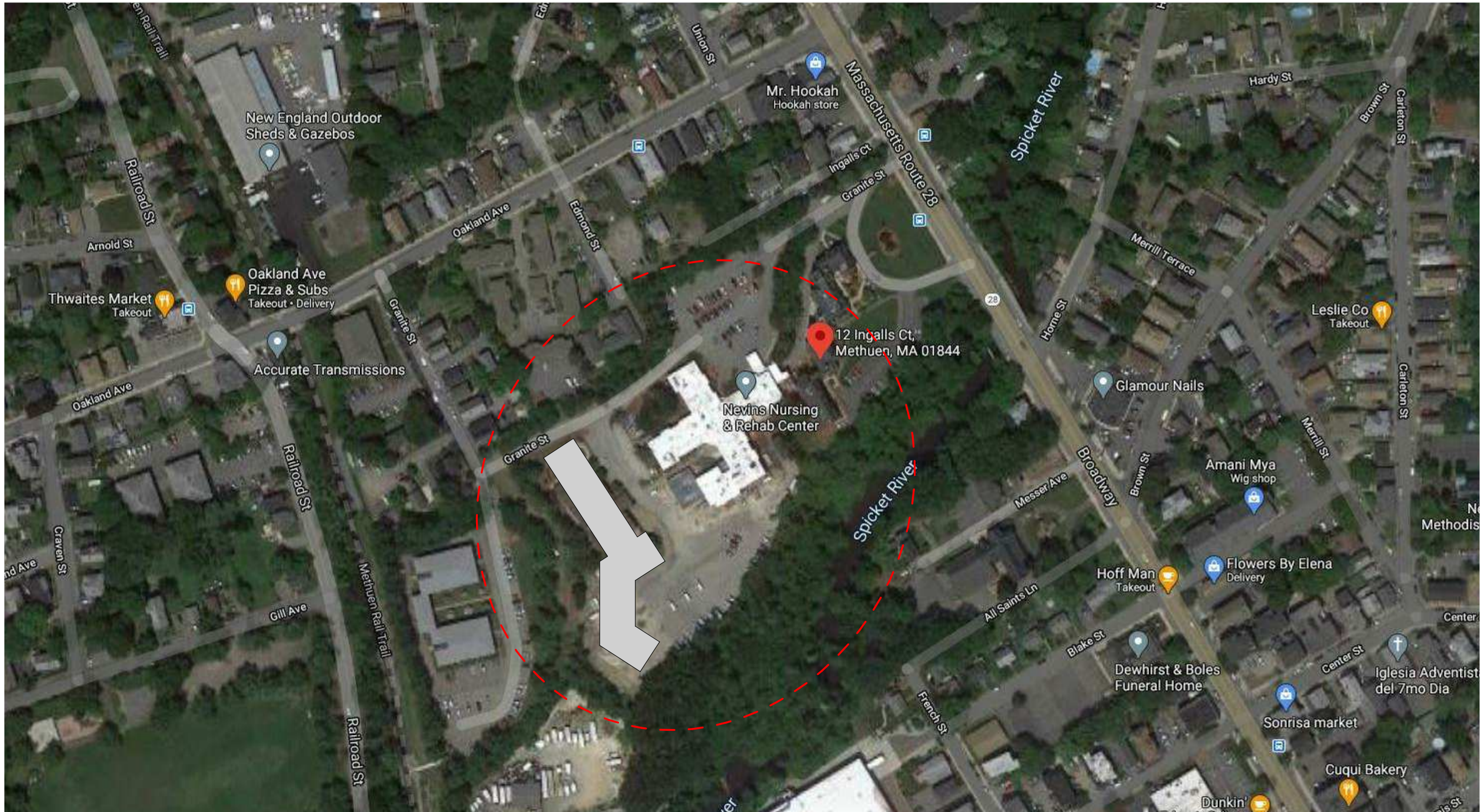




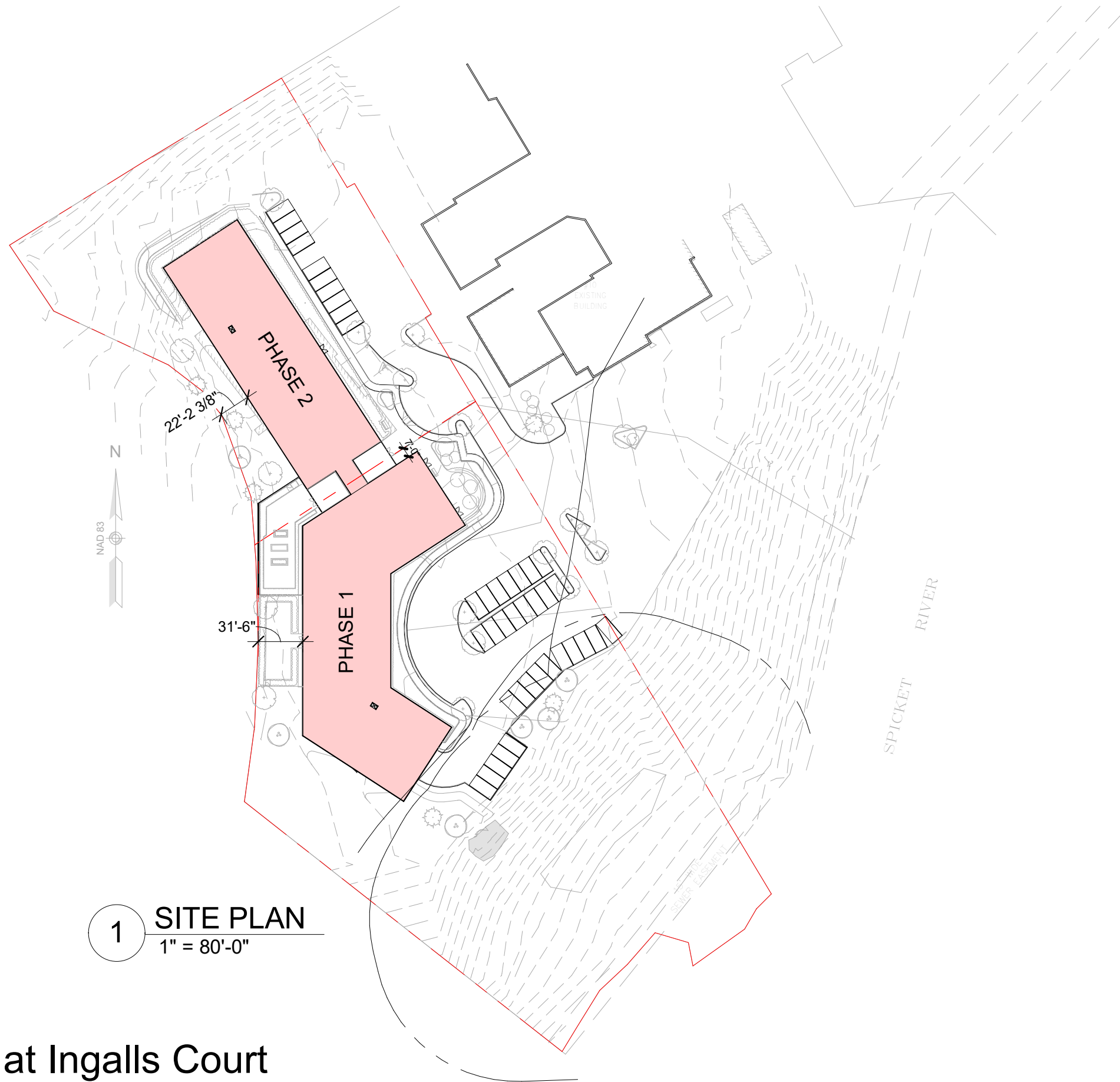
DRAWING LIST:

- LOCUS MAP
- SITE PLAN
- LANDSCAPE PLAN
- PHASE 1- CONCEPT FLOOR PLANS
- PHASE 2 - CONCEPT FLOOR PLANS
- EXTERIOR VIEW
- WEST ELEVATION
- EAST ELEVATION
- NORTH ELEVATION
- SOUTH ELEVATION
- TYPICAL UNIT LAYOUT

YWCA Residences at Ingalls Court

INGALLS COURT
METHUEN, MA

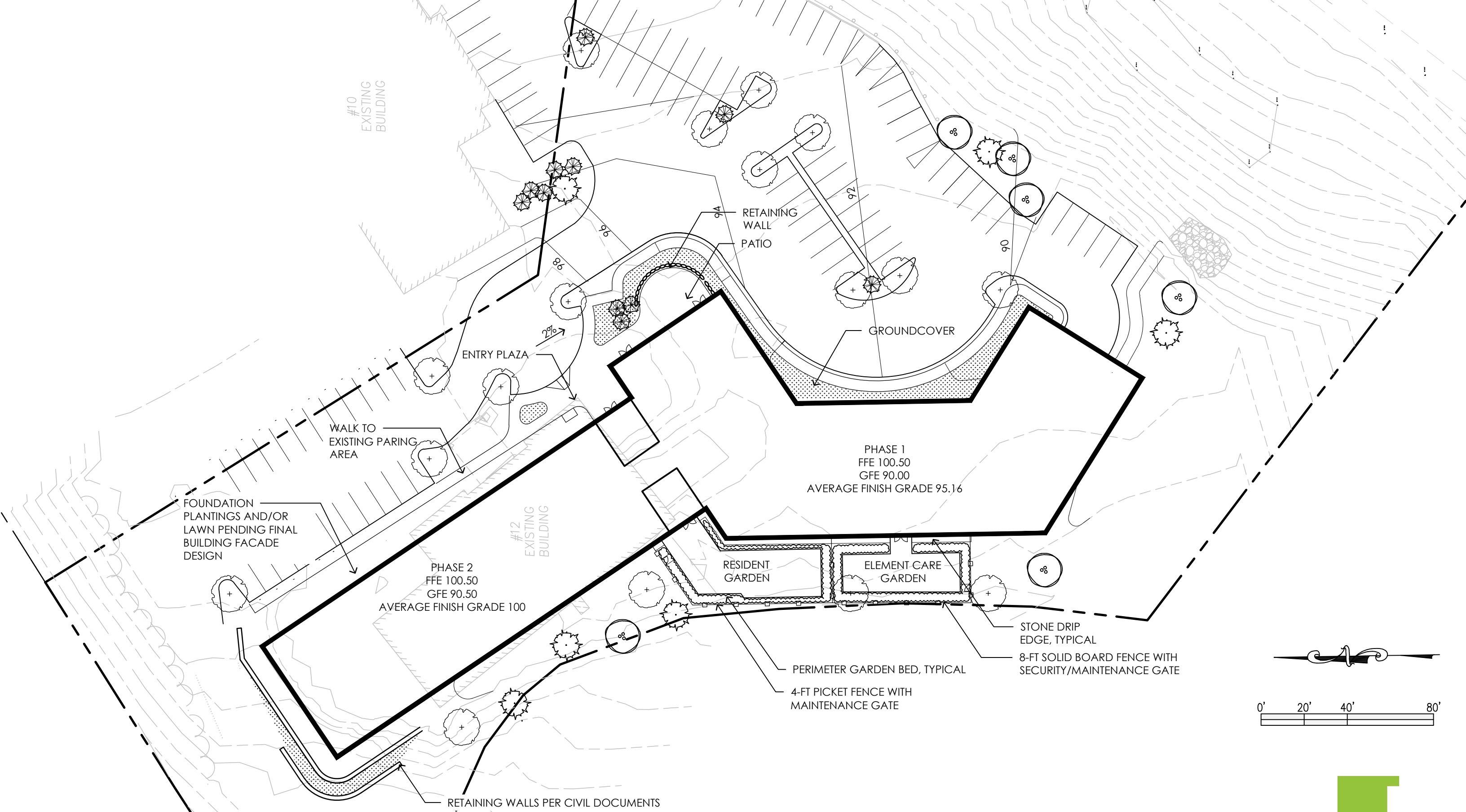




YWCA Residences at Ingalls Court

INGALLS COURT
METHUEN, MA





YWCA Residences at Ingalls Court

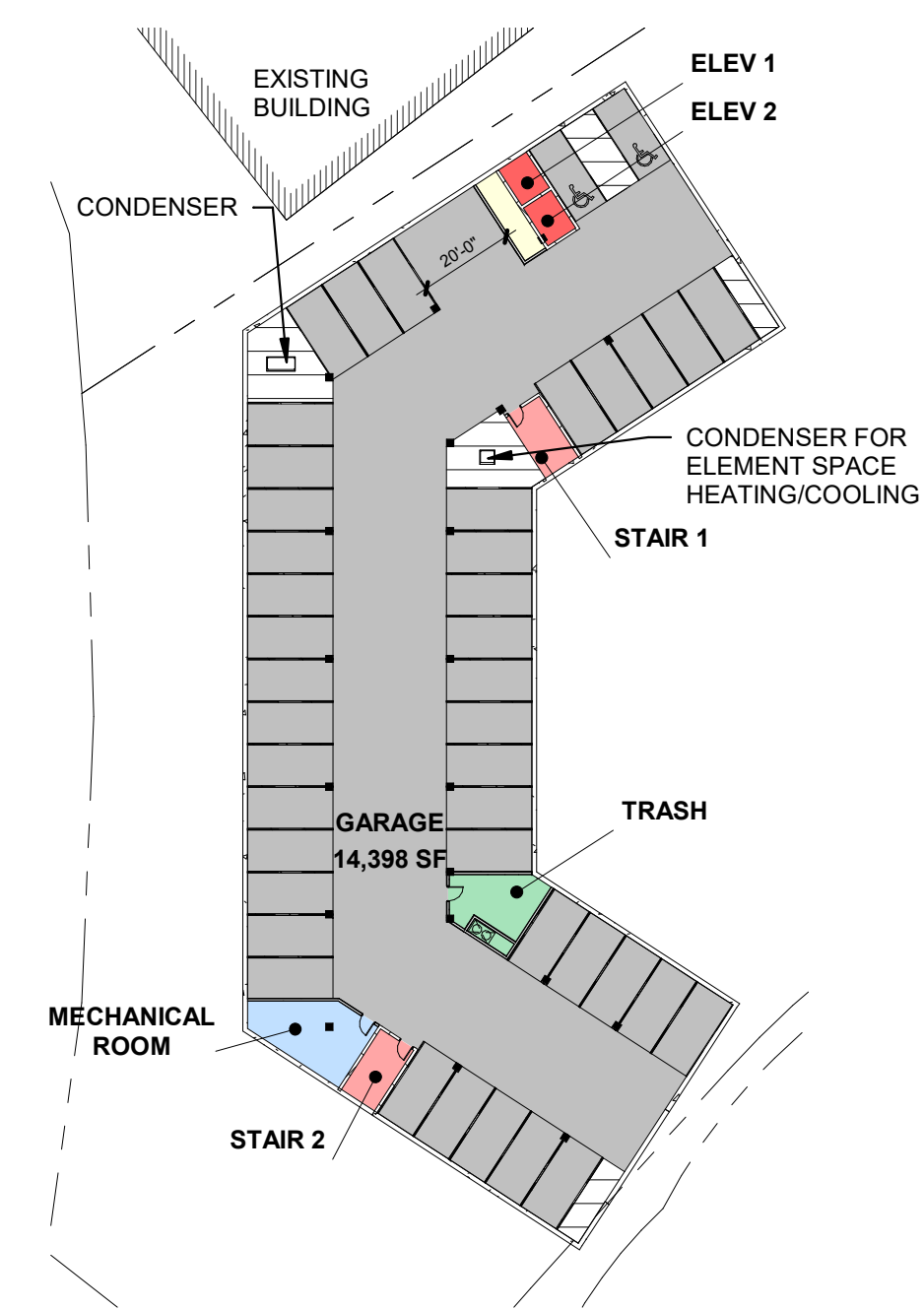
Phase 1 & 2 Landscape Concept

Ingalls Court
Methuen, MA

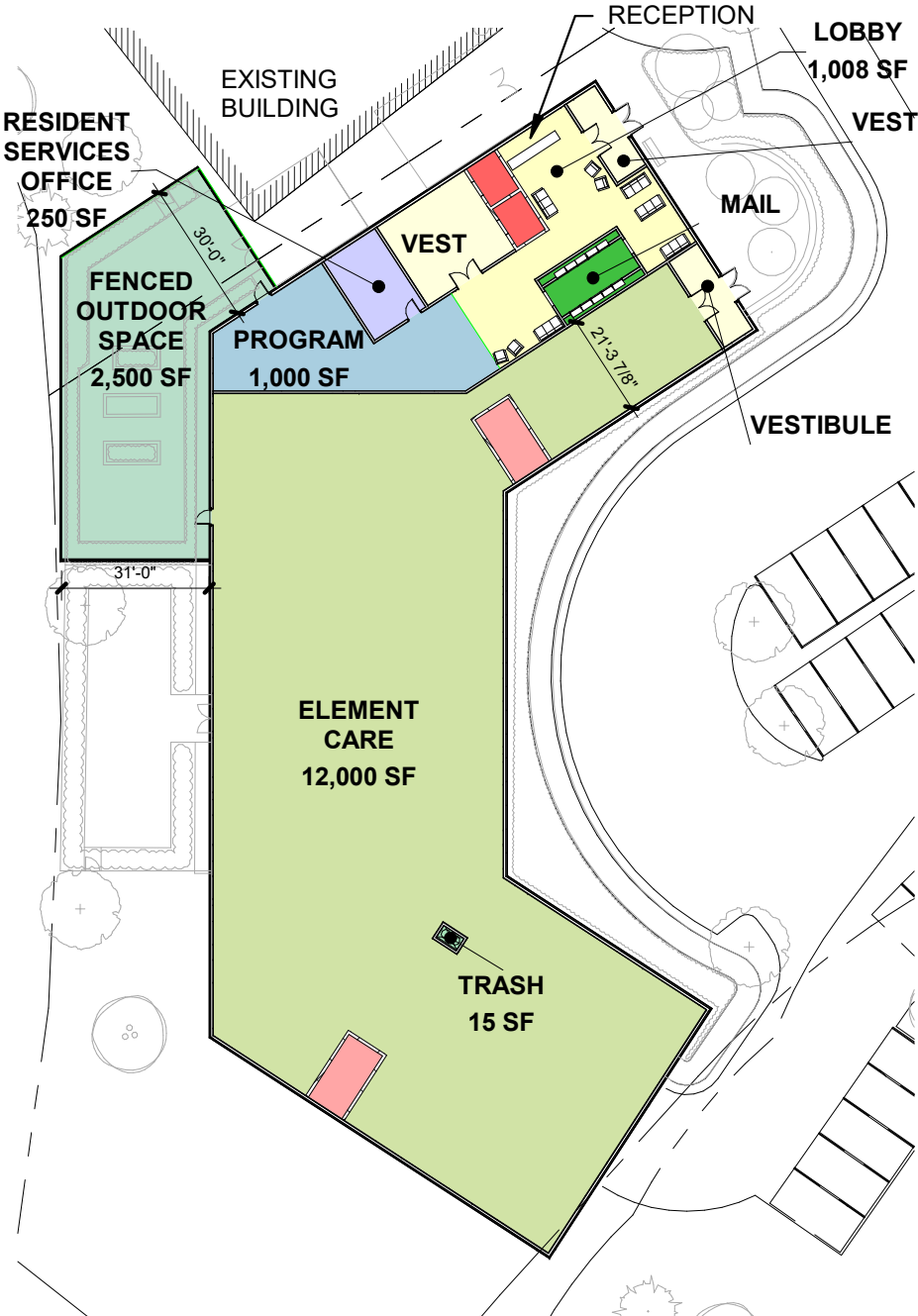
07/12/2021



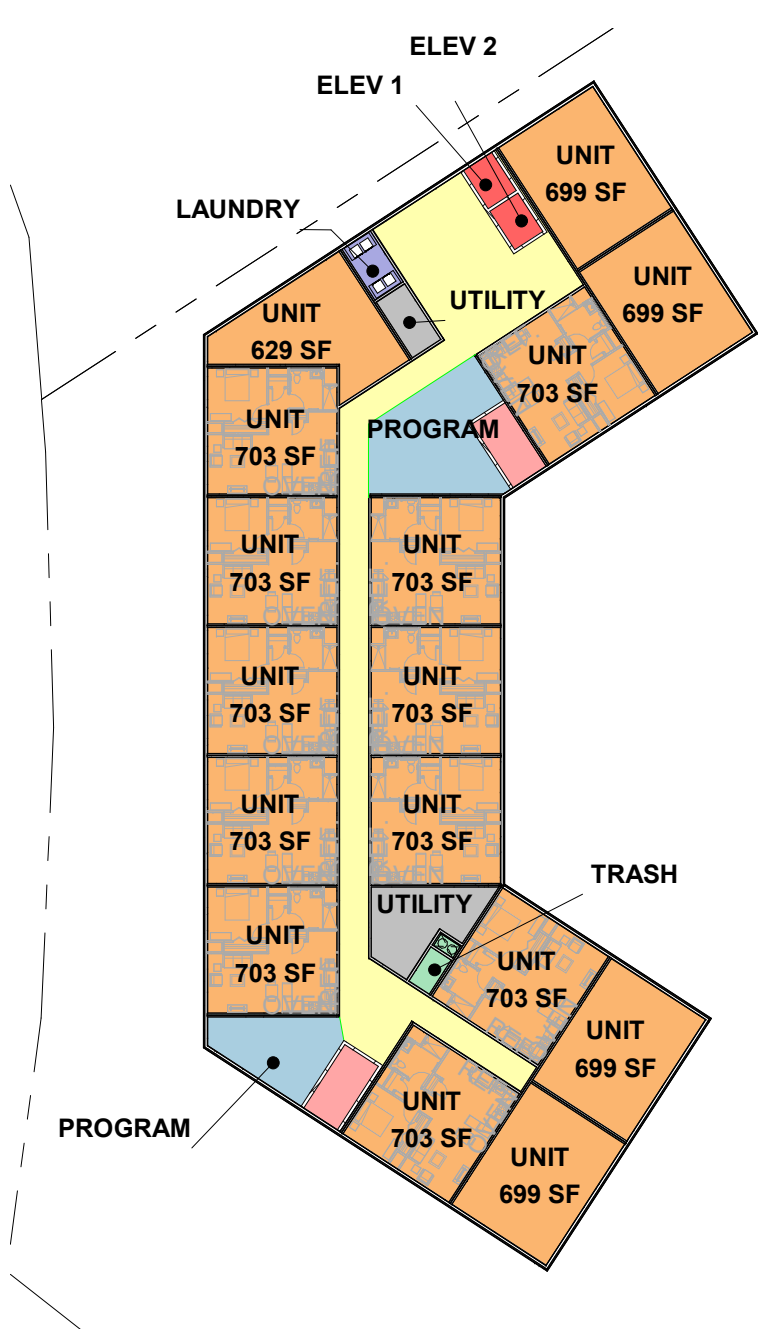
BUILDING AREA - PHASE 1	EFFICIENCY	UNIT COUNT - PHASE 1	PARKING - PHASE 1
- ELEMENT CARE = 12,000 SF - GSF/FLOOR = 16,233 SF G /16,453 SF 1-4 - GROSS AREA = 82,045 SF - TOTAL CONDITIONED AREA = 67,647 SF	- RESIDENTIAL UNITS NSF= 33,474 SF - RESIDENTIAL COMMON NSF = 15,013 SF - EFFICIENCY RATIO = 69% - EXCLUDES GARAGE LEVEL AND ELEMENT CARE	- UNITS/FLOOR = 16 - TOTAL UNITS COUNT = 48	- TOTAL COVERED GARAGE PARKING SPACES = 43 2 ARE ACCESSIBLE - NEW EXTERIOR PARKING SPACES = 35



GARAGE FLOOR PLAN



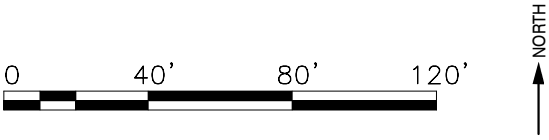
LEVEL 1 FLOOR PLAN



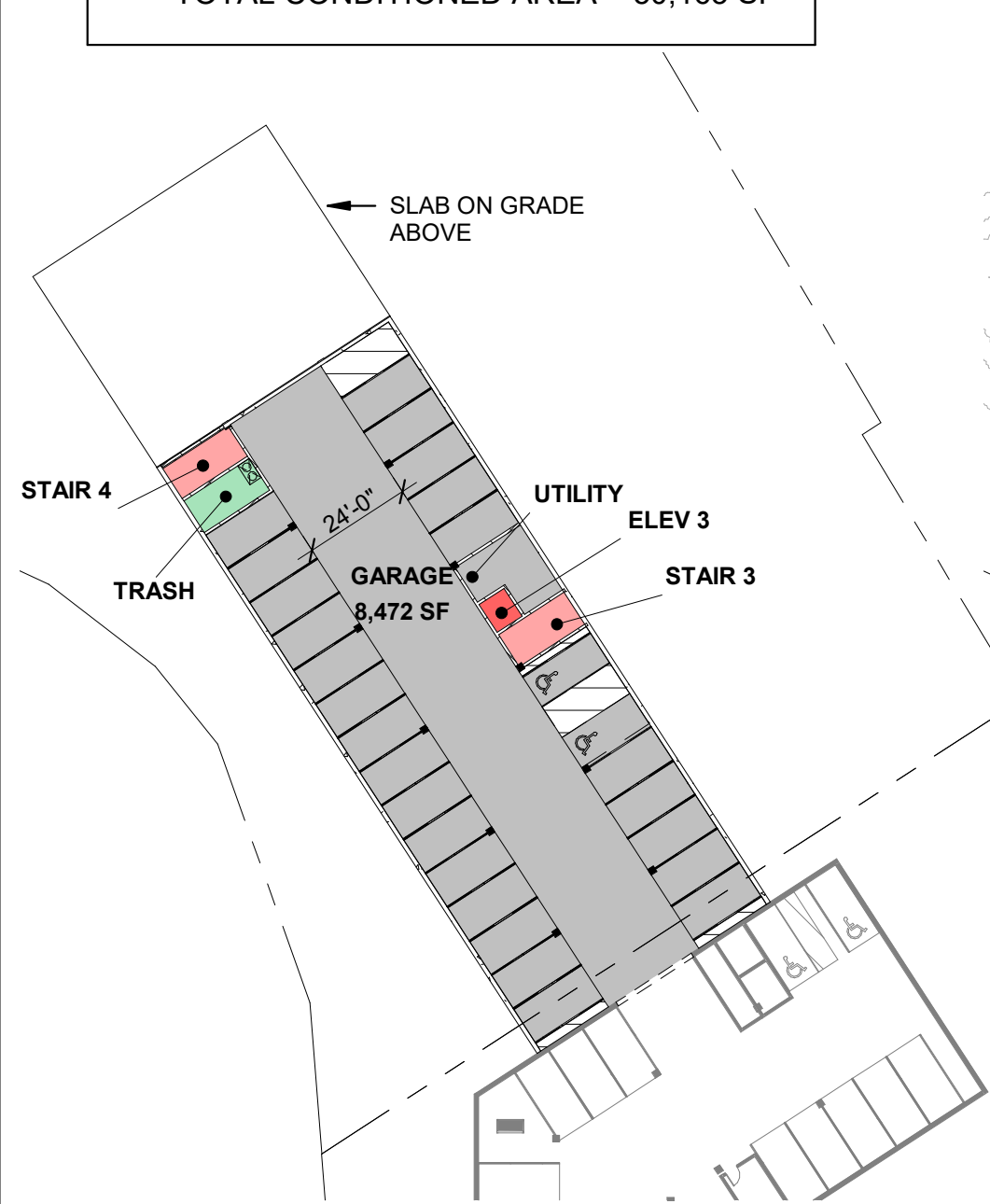
TYPICAL FLOOR PLAN

YWCA Residences at Ingalls Court

INGALLS COURT
METHUEN, MA



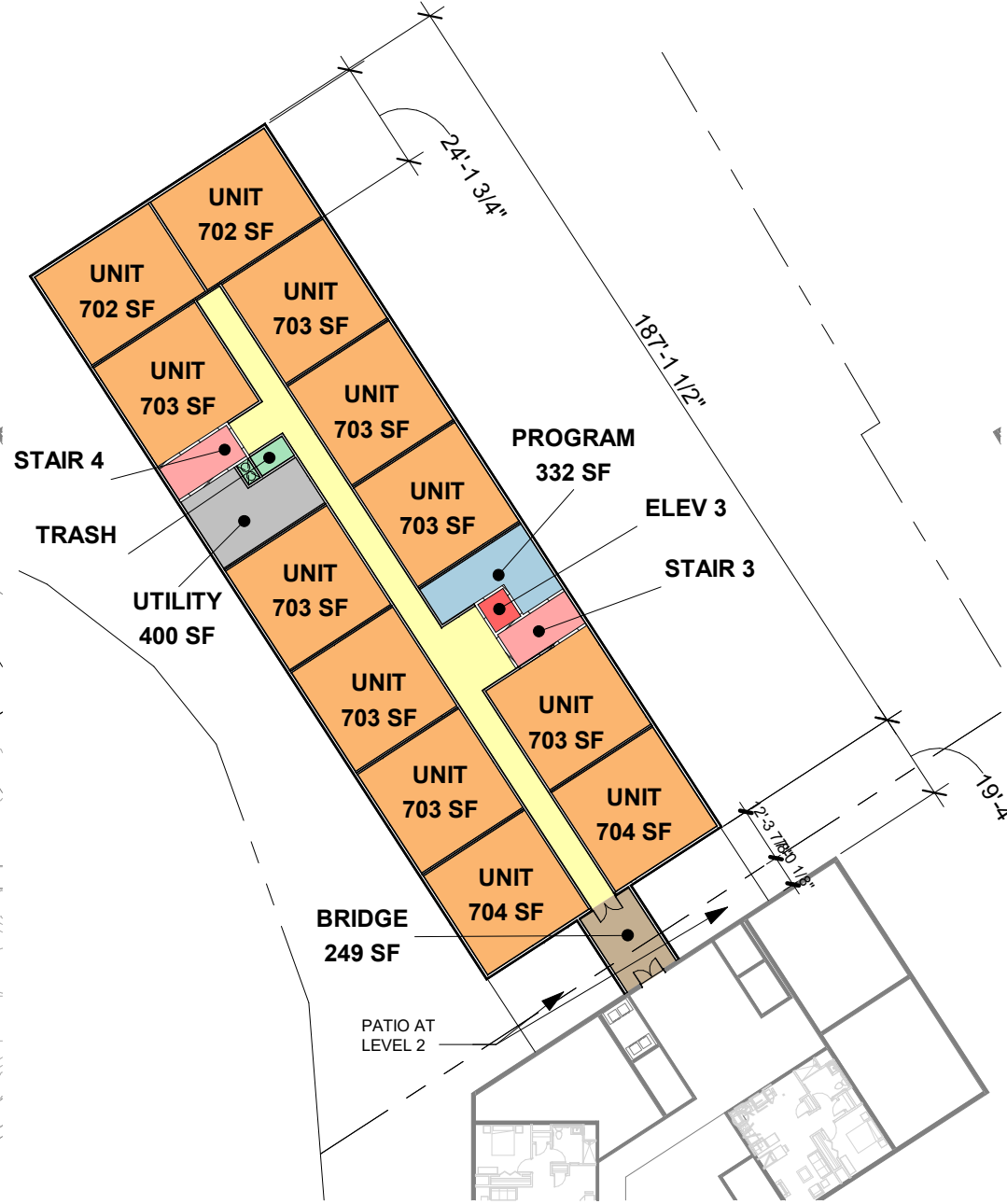
BUILDING AREA - PHASE 2	EFFICIENCY	UNIT COUNT - PHASE 2	PARKING - PHASE 2
- GSF/FLOOR - GARAGE = 9,659 SF - LEVEL 1 = 12,940 SF - LEVELS 2-4 = 12,012 SF - GROSS AREA = 58,635 SF - TOTAL CONDITIONED AREA = 50,163 SF	- RESIDENTIAL UNITS NSF = 33,744 SF - RESIDENTIAL COMMON = 11,285 SF - EFFICIENCY RATIO = 75% - EXCLUDES GARAGE LEVEL	- UNITS/FLOOR = 12 - TOTAL UNIT COUNT = 48	- TOTAL COVERED GARAGE PARKING SPACES = 27 2 ARE ACCESSIBLE - EXISTING SURFACE PARKING SPACES = +/-17



GARAGE FLOOR PLAN



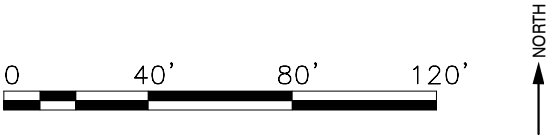
LEVEL 1 FLOOR PLAN



TYPICAL FLOOR PLAN

YWCA Residences at Ingalls Court

INGALLS COURT
METHUEN, MA





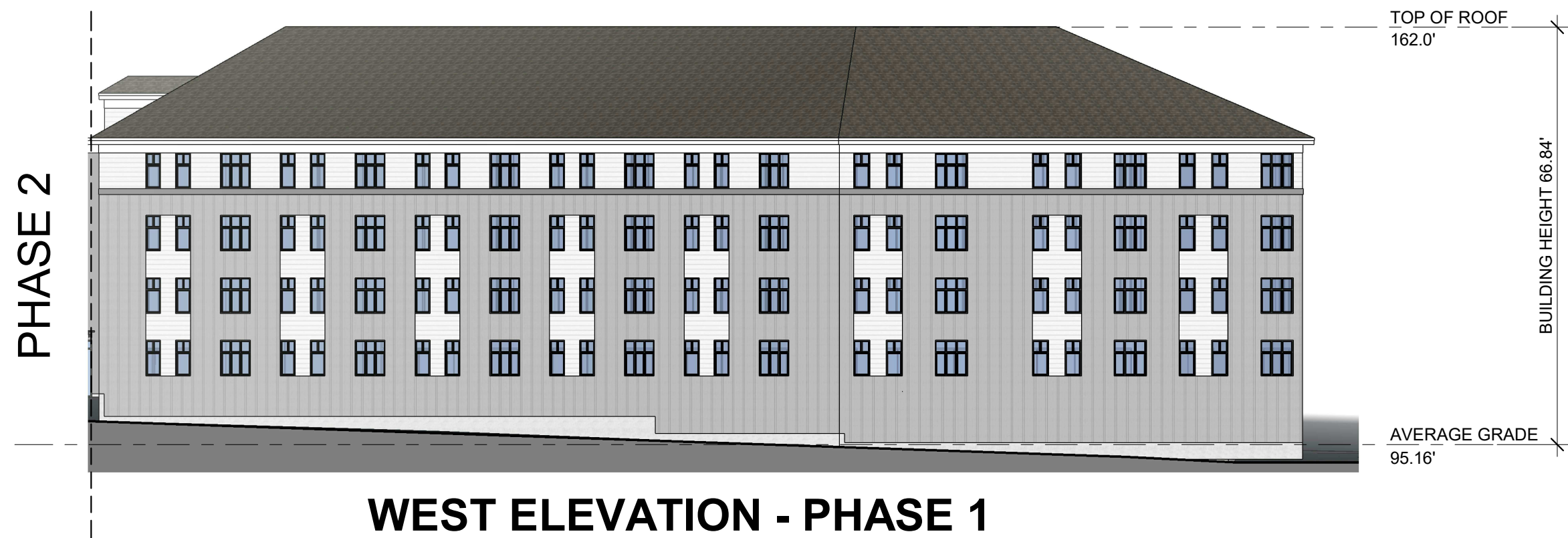
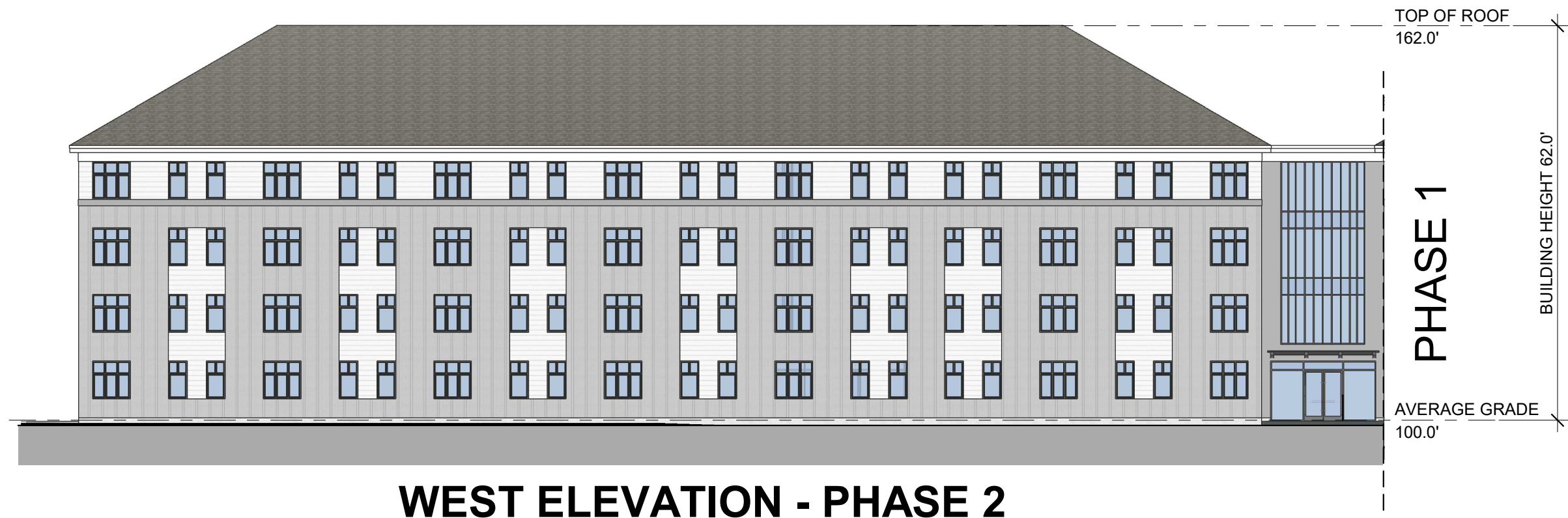
MAIN ENTRY PERSPECTIVE

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METHUEN, MA

EXTERIOR VIEW

07/12/21



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WEST ELEVATION

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PHASE 1



MAIN ENTRY ELEVATION - PHASE 2



MAIN ENTRY ELEVATION - PHASE 1

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EAST ELEVATION

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NORTH ELEVATION - PHASE 2

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METHUEN, MA

NORTH ELEVATION

07/12/21



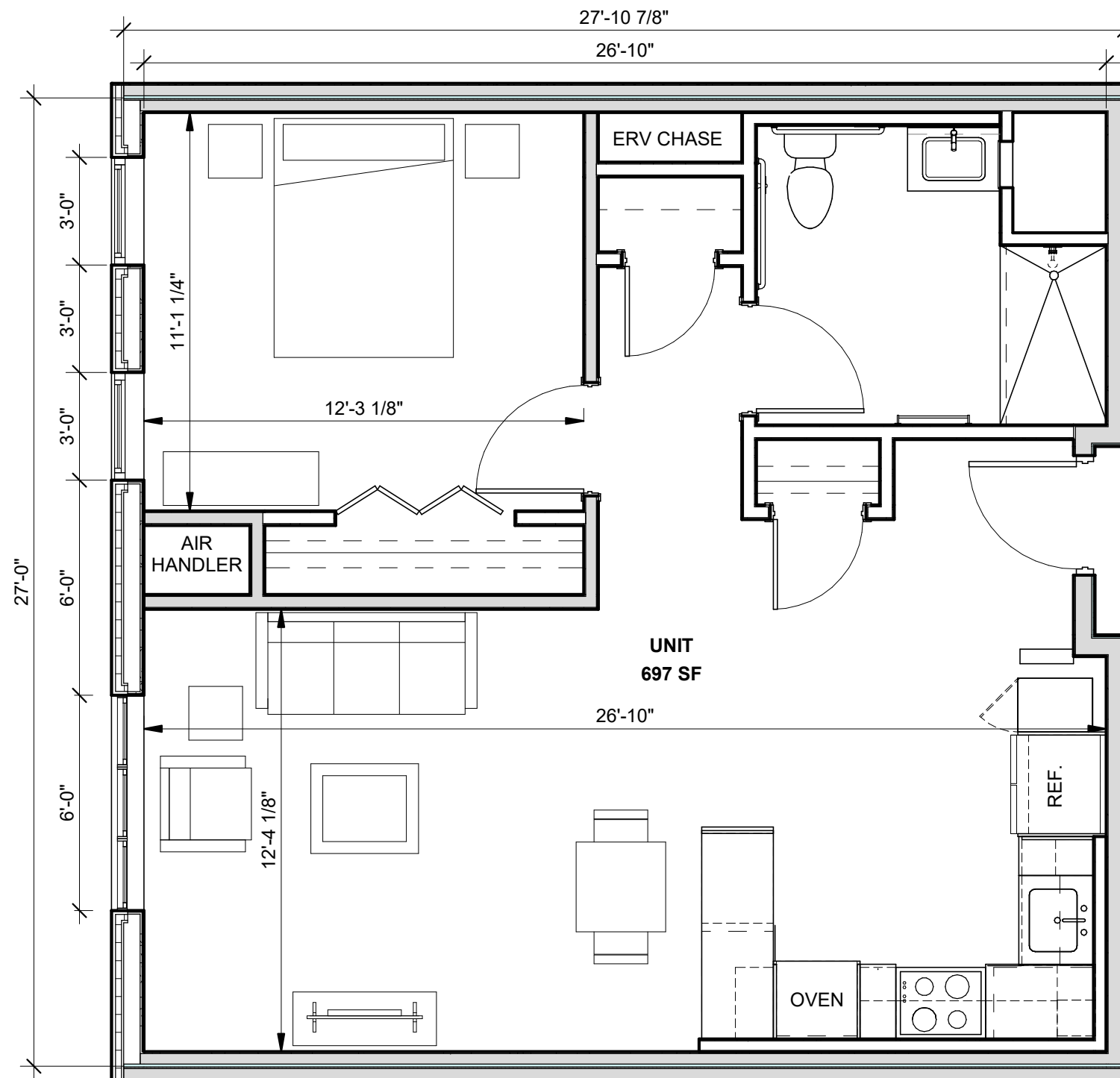
SOUTH ELEVATION - PHASE 1

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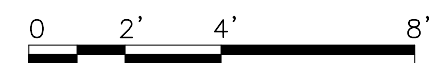
INGALLS COURT
METHUEN, MA

SOUTH ELEVATION

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1 UNIT A1 - TYPICAL UNIT TYPE
1/4" = 1'-0"



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TYPICAL UNIT LAYOUT

07/12/21