PARKING TABLE

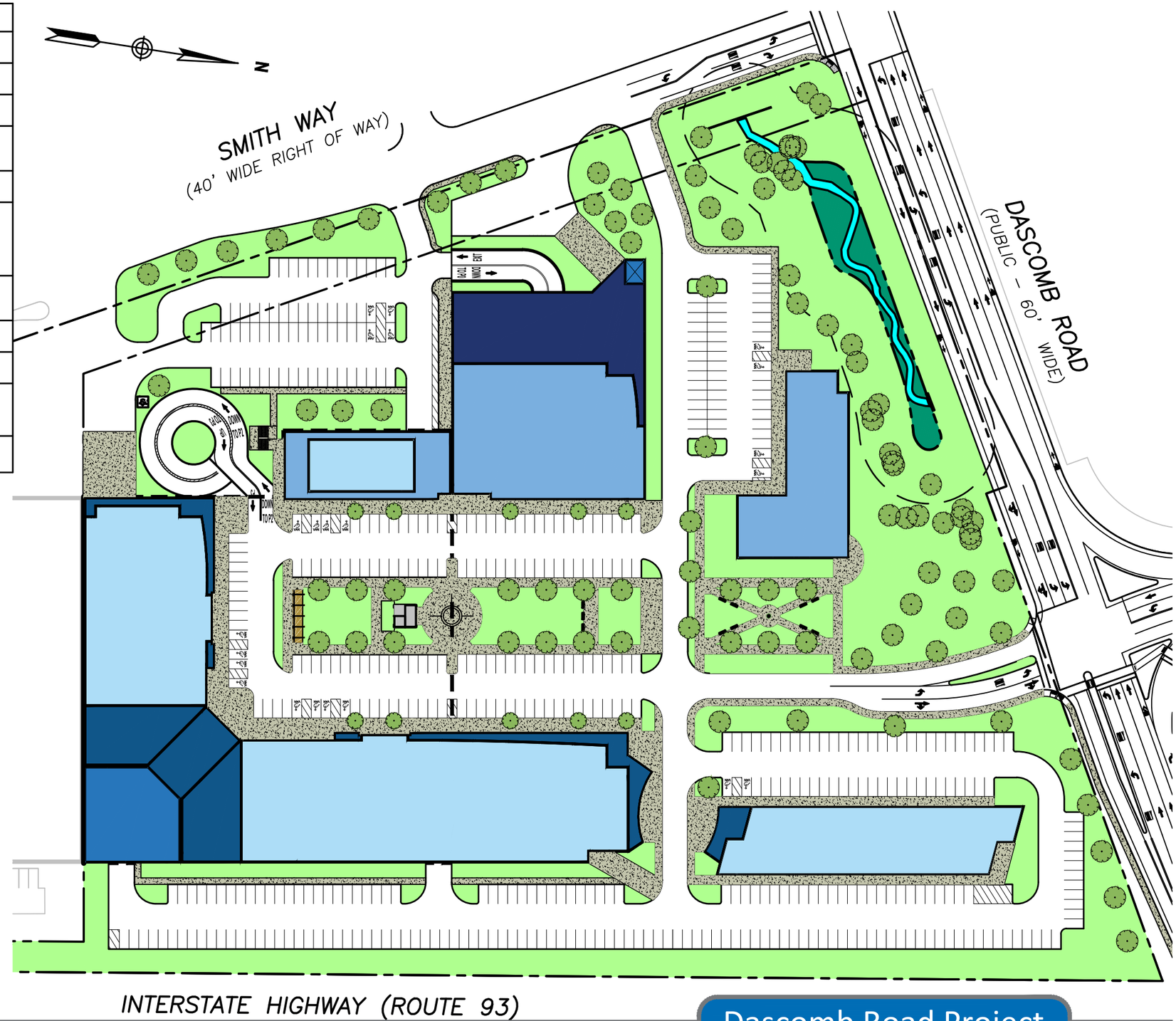
PROPOSED USE	AREA	PARKING REQ'D	SPACES
OFFICE	293,000 SF	1/300 SF	977
RETAIL	80,000 SF	1/250 SF	320
RESTAURANT	20,000 SF 200 SEATS, 60 EMP	1/2 SEATS + 1.5/2 EMP	145
GROCERY STORE	35,000 SF	1/300 SF	117
HOTEL	66,000 SF, 100 ROOMS, 200 PPL FUNCTION SPACE	1/ROOM + 1/4 OCCUPANTS FOR FUNCTION SPACE	150
FITNESS	30,000 SF 150 OCCUP	MAX OCCUPANTS/4	38
TOTAL	524,000 SF		1,747
PROPOSED PARKING	1,760 SPACES		
REQ'D ACCESSIBLE PARKING	IF >1,001 SPACES, 20 PLUS 100 OVER EACH 1,000 (1 VAN PER 8 ACCESSIBLE) 28 SPACES (4 VAN SPACES)		
PROP ACCESSIBLE PARKING	32 SPACES		

ZONING TABLE

ZONING DISTRICT	INDUSTRIAL D2 (ID2)	
PROPOSED USE	SEE PARKING TABLE	
PROPOSED USE ALLOWABLE BY	BY SPECIAL PERMIT / ZBA (HOTEL)	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	N/A	707,000 SF
LOT FRONTAGE/WIDTH	50 FT	430.5 FT
FRONT YARD SETBACK	50 FT	64 FT
REAR YARD SETBACK	40 FT	0 FT*
SIDE YARD SETBACK	40 FT	40 FT
MAXIMUM BUILDING HEIGHT	50 FT/4 STORIES	50 FT/4 STORIES
MAXIMUM BUILDING COVERAGE	30%	30%

WETLAND SETBACK TABLE

	REQUIRED	PROVIDED
BUILDINGS	50 FT	50 FT
PARKING LOT (>4 VEHICLES)	50 FT	50 FT



Dascomb Road Project

Masterplan
Site Plan
Andover, MA

Scale: 1" = 100'

June 26, 2018

TEC
146 Dascomb Road
Andover, MA 01810
169 Ocean Boulevard
Unit 101, PO Box 249
Hampton, NH 03842
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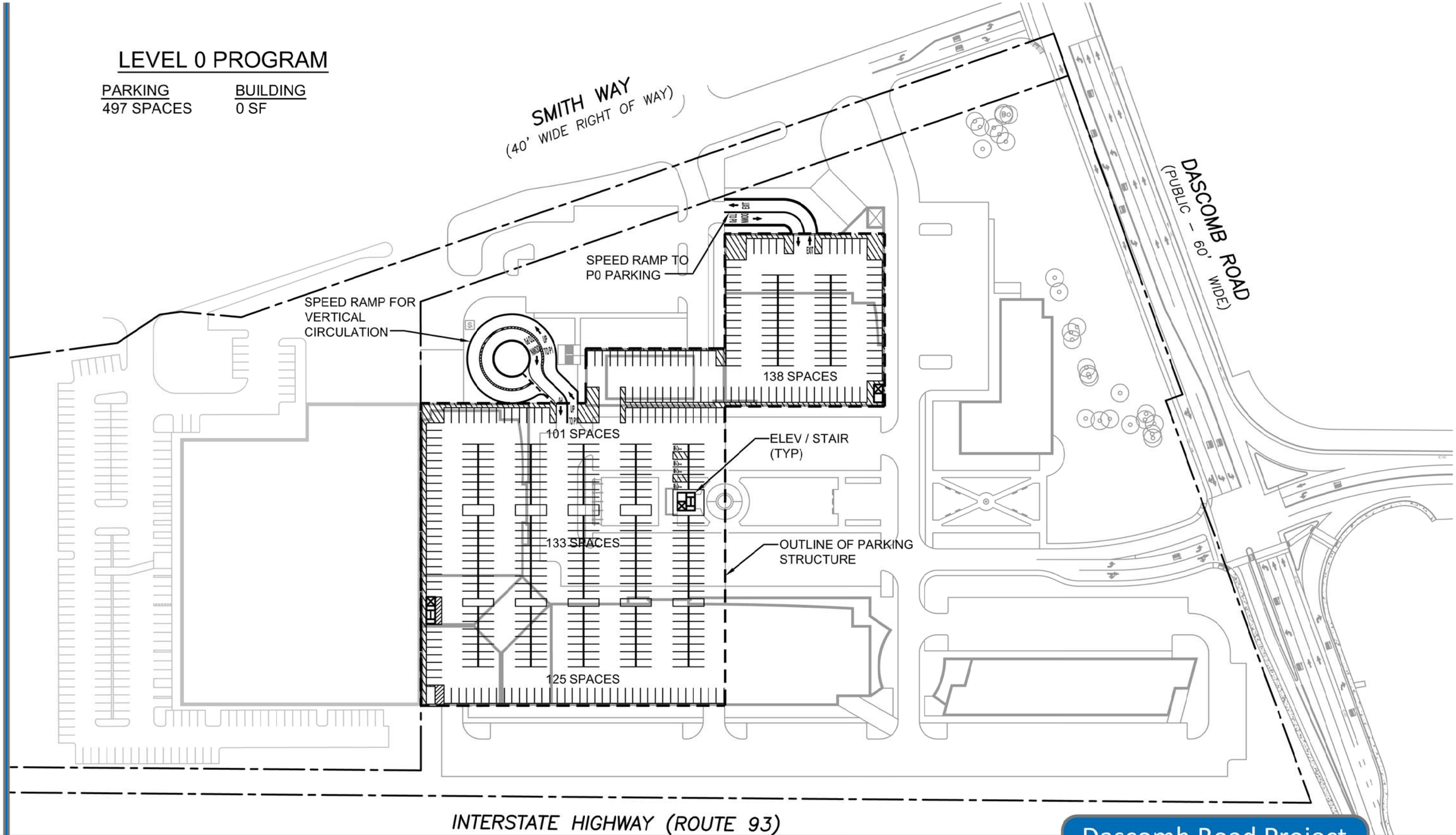
LEVEL 0 PROGRAM

PARKING	BUILDING
497 SPACES	0 SF



Dascomb Road Project

Masterplan
Level 0 - Elevation 102
Andover, MA

Scale: 1" = 100'

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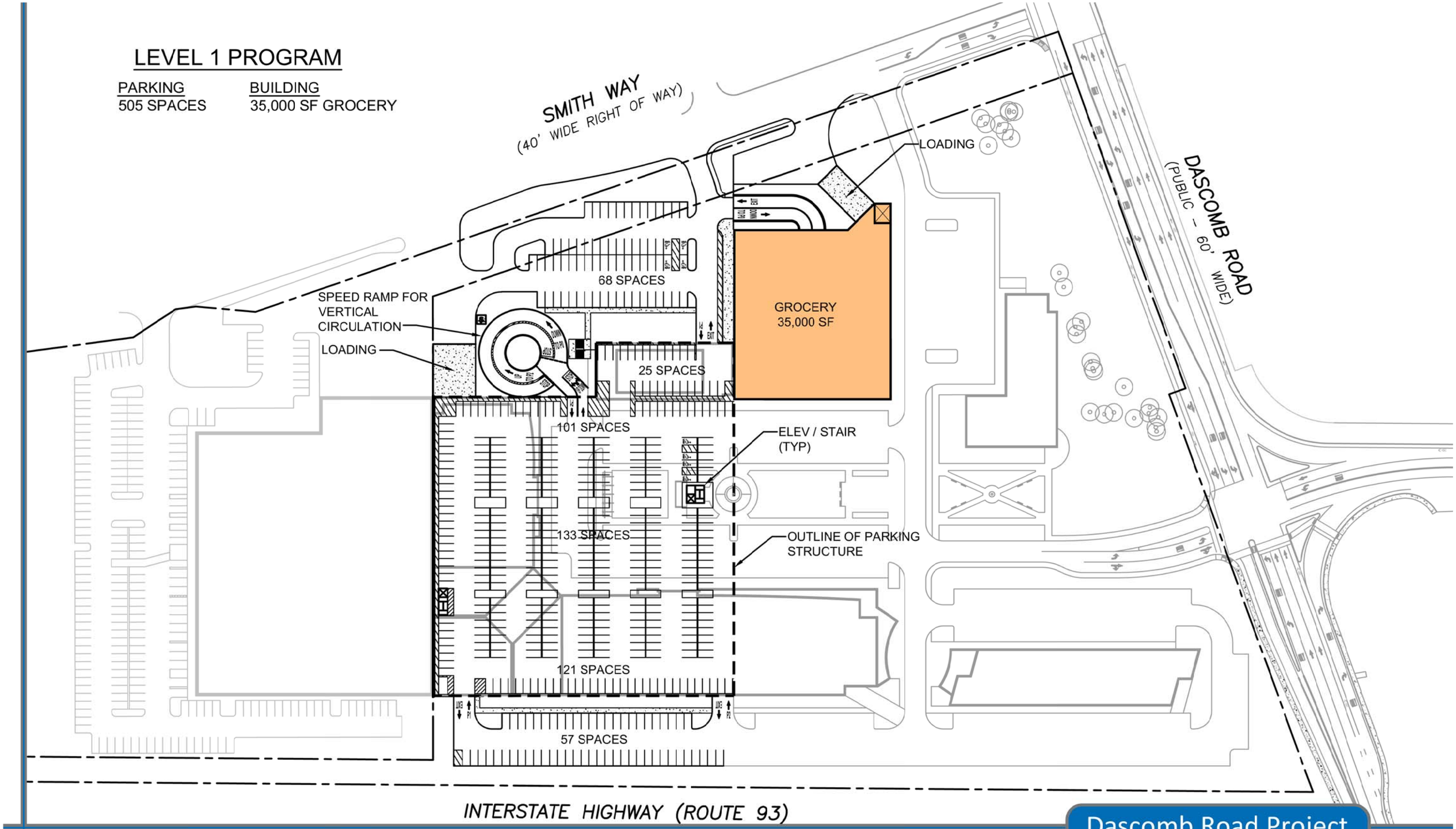
LEVEL 1 PROGRAM

PARKING	BUILDING
505 SPACES	35,000 SF GROCERY



Dascomb Road Project

Masterplan
Level 1 - Elevation 113
Andover, MA

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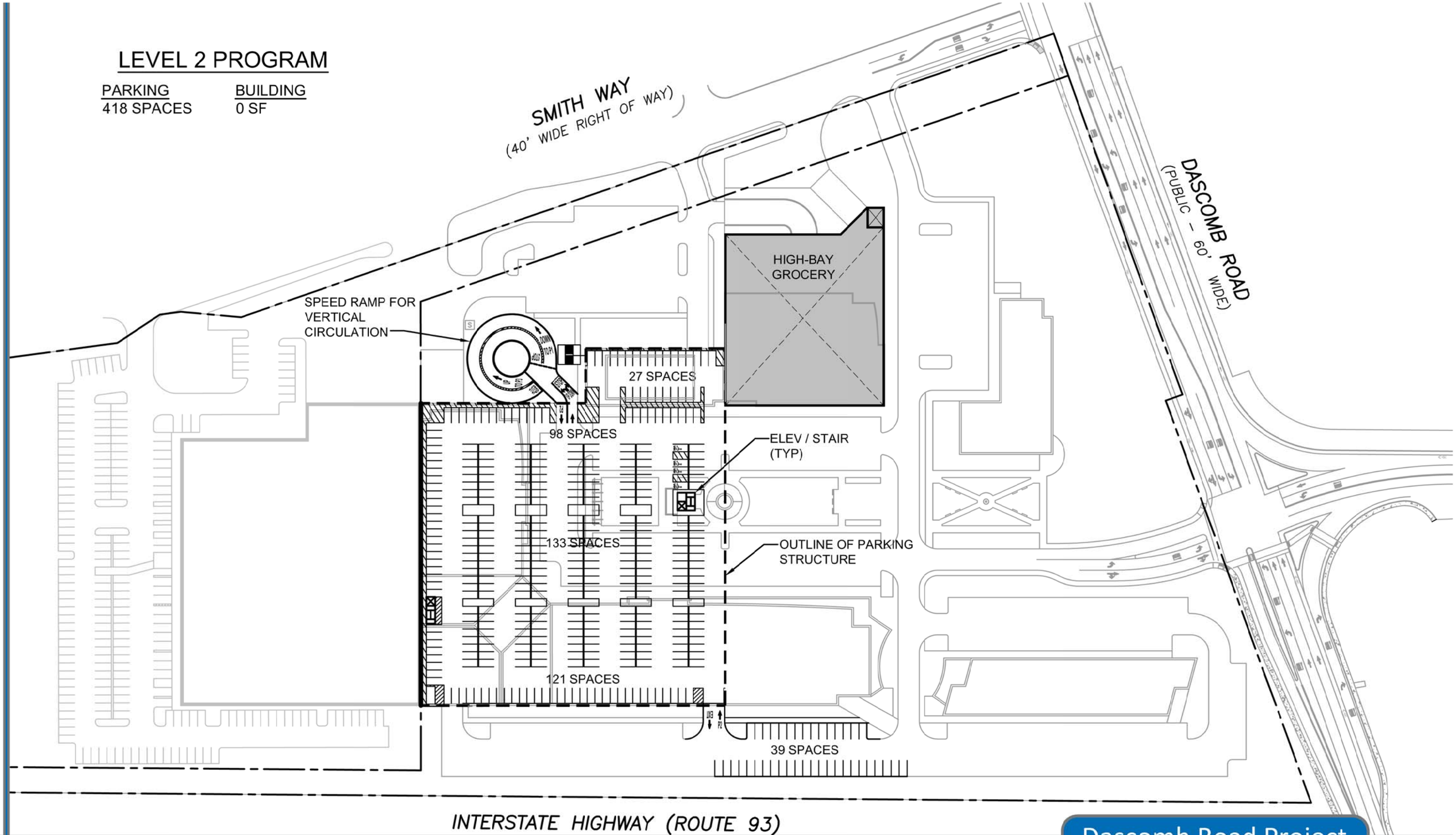
LEVEL 2 PROGRAM

PARKING	BUILDING
418 SPACES	0 SF



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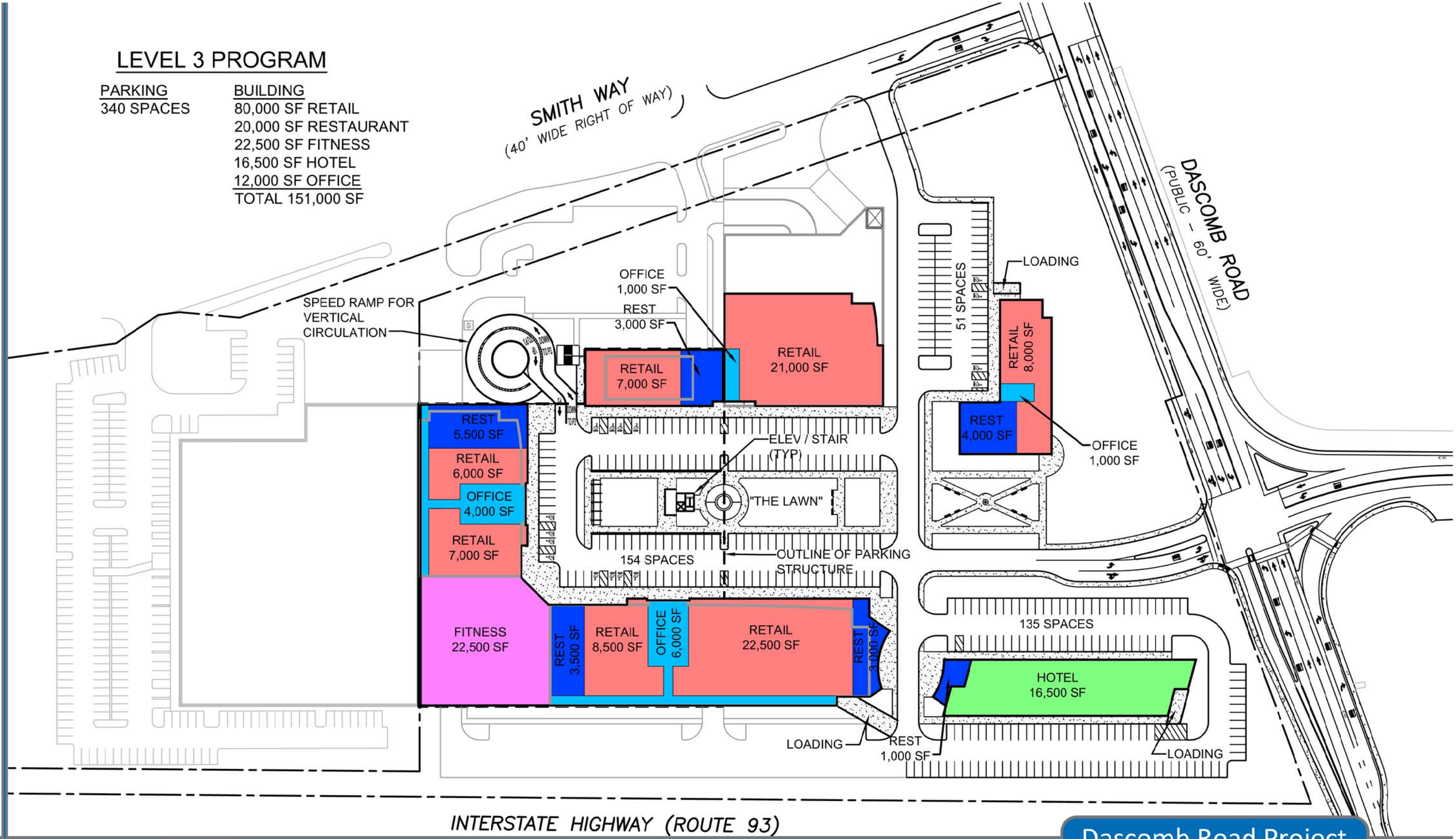
Dascomb Road Project

Masterplan
Level 2 - Elevation 124
Andover, MA

LEVEL 3 PROGRAM

PARKING
340 SPACES

BUILDING
80,000 SF RETAIL
20,000 SF RESTAURANT
22,500 SF FITNESS
16,500 SF HOTEL
12,000 SF OFFICE
TOTAL 151,000 SF



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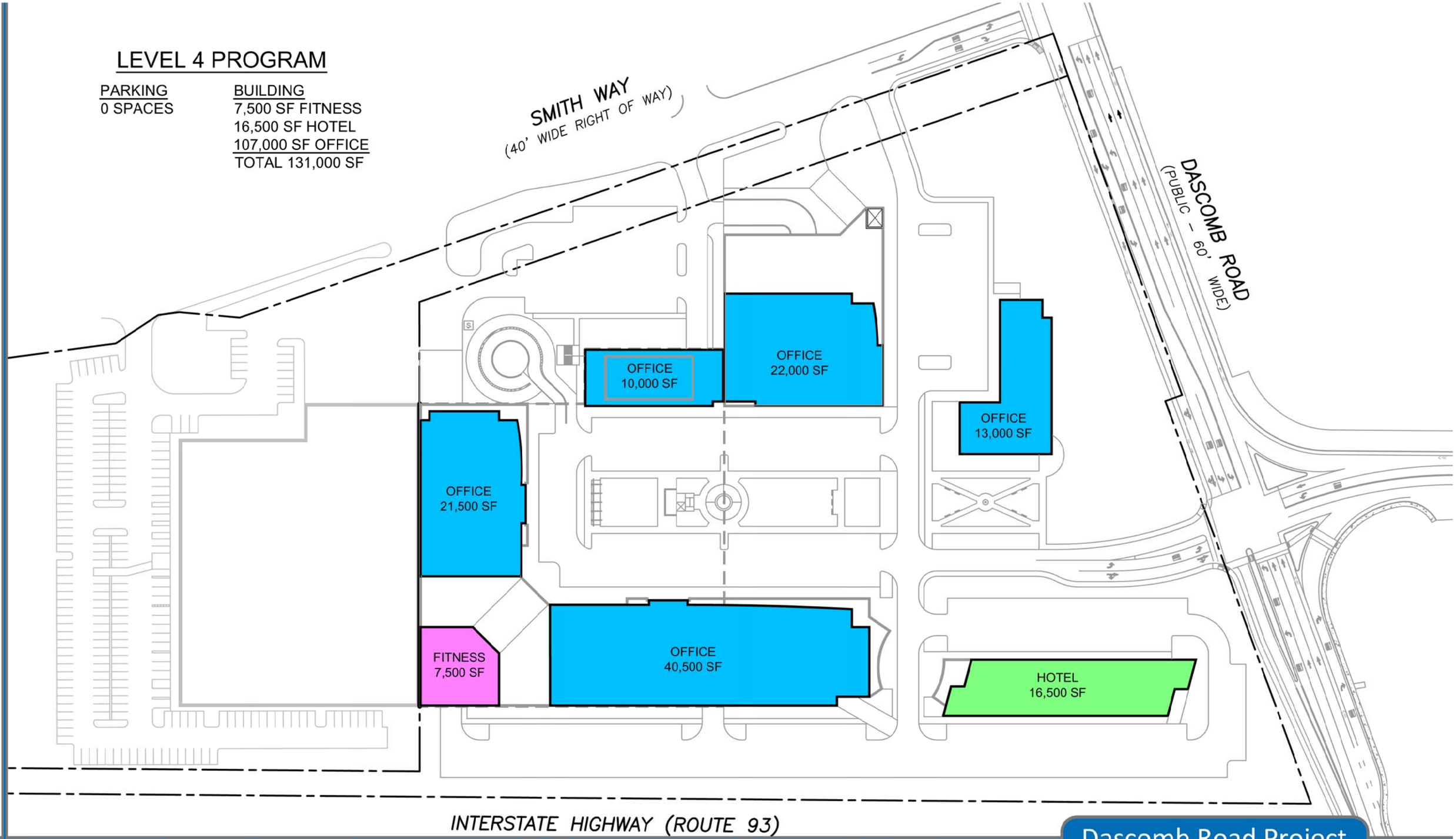
Dascomb Road Project

Masterplan
Level 3 - Elevation 137
Andover, MA

LEVEL 4 PROGRAM

PARKING	BUILDING
0 SPACES	7,500 SF FITNESS
	16,500 SF HOTEL
	107,000 SF OFFICE
	TOTAL 131,000 SF



Dascomb Road Project

Masterplan
Level 4 - Elevation 151
Andover, MA

Scale: 1" = 100'

June 26, 2018

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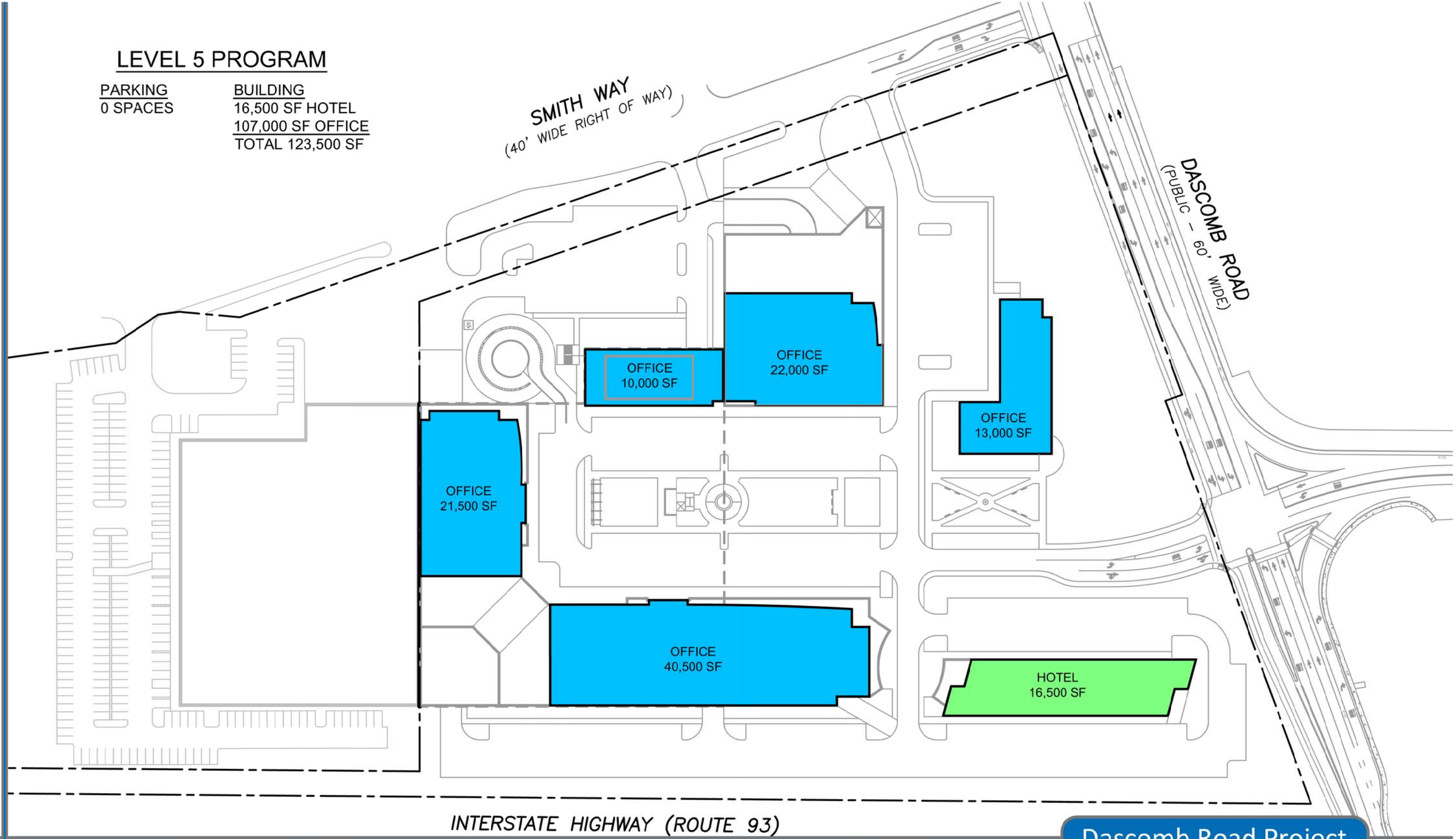
LEVEL 5 PROGRAM

PARKING
0 SPACES

BUILDING
16,500 SF HOTEL
107,000 SF OFFICE
TOTAL 123,500 SF



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Scale: 1" = 100'

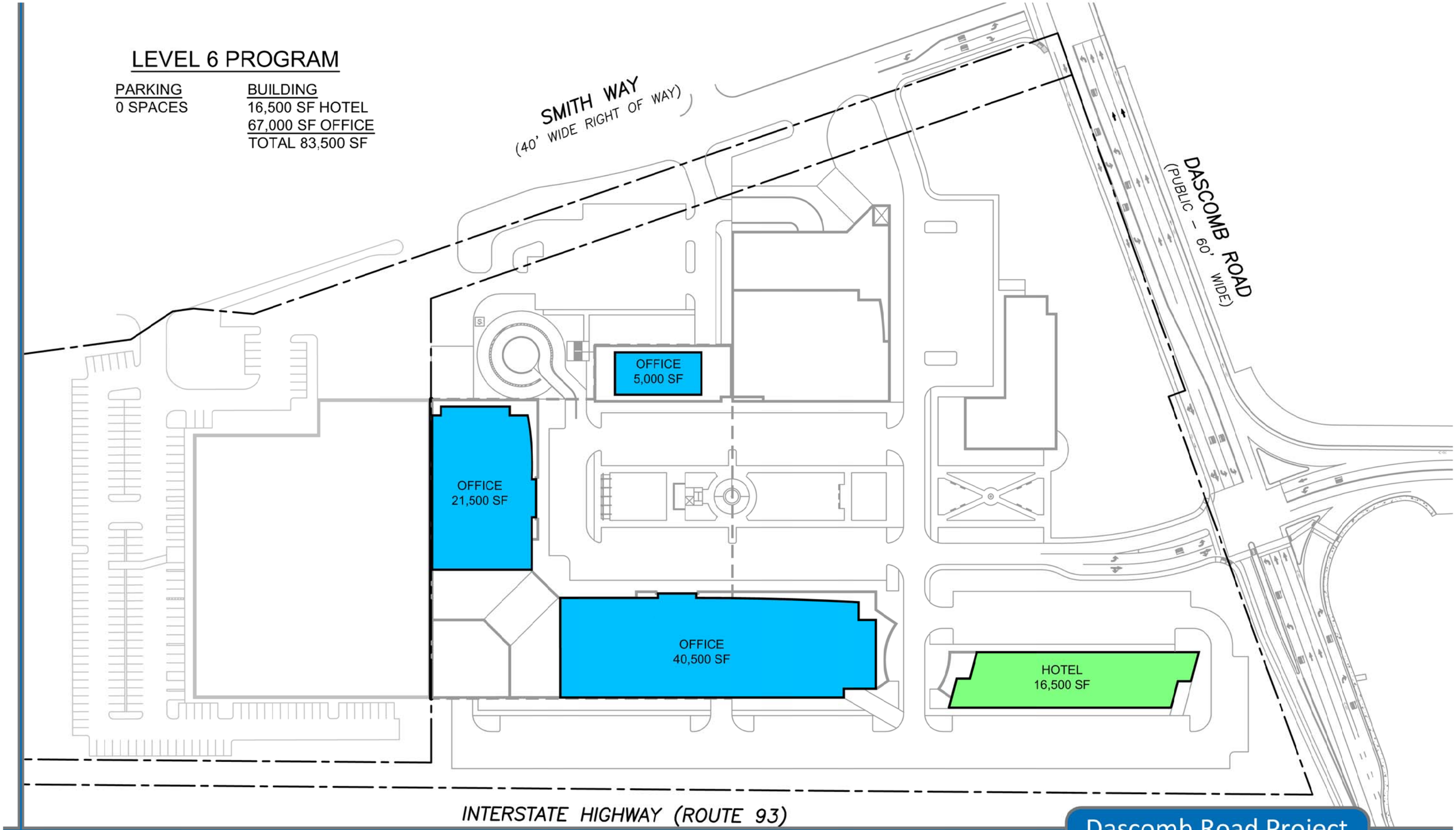
June 26, 2018

Masterplan
Level 5 - Elevation 163
Andover, MA

LEVEL 6 PROGRAM

PARKING
0 SPACES

BUILDING
16,500 SF HOTEL
67,000 SF OFFICE
TOTAL 83,500 SF



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Dascomb Road Project

Masterplan
Level 6 - Elevation 175
Andover, MA