HANOVER WELLESLEY

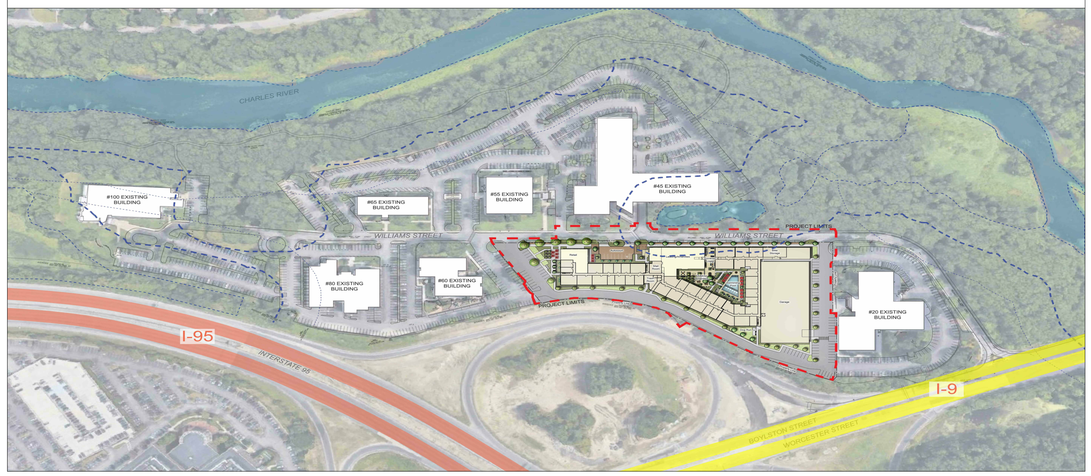
SITE PLAN APPROVAL SET

10 September 2019

40 William Street, Wellesley, MA

AERIAL VIEW OF WILLIAM STREET FROM THE NORTH

LOCATION PLAN



PROJECT DESCRIPTION:

NEW CONSTRUCTION BUILDING, CONSISTING OF 350 RESIDENTIAL UNITS AND RENTABLE RETAIL SPACE ON THE GROUND

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:

HANOVER WELLESLEY

40 William Street, Wellesley, MA

client information:

The Hanover Company

1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:

SITE PLAN APPROVAL SET

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

registration:

REGISTERED ARCHITECT
JOHN H. RANDOLPH
No. 50486
LAWRENCE
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name:

Cover Sheet

drawing number:

A-000

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

Drawing List

Sheet Number	Sheet Name	Site Plan Approval Set
COVER, DRAWING LISTS, & CODE DOCUMENTS		
A-000	Cover Sheet	x
A-001	Drawing Lists	x
A-003	Unit Mix & Code Summary	x
A-004	Unit Location Diagrams	x
CIVIL		
Ex-1	Existing Conditions Plan	x
CIVIL		
C-100	Demolition and Erosion Control Plan	x
C-200	Layout and Materials Plan	x
C-300	Grading Plan	x
C-400	Utility Plan	x
C-500	Civil Details	x
C-501	Civil Details	x
C-502	Civil Details	x
ARCHITECTURAL		
A-101	Ground Floor - Overall	x
A-102	Second Floor - Overall	x
A-103	Third Floor - Overall	x
A-104	Fourth Floor - Overall	x
A-105	Fifth Floor - Overall	x
A-106	Sixth Floor - Overall	x
A-107	Roof - Overall	x
A-200	Perspectives	x
A-201	Building Elevations - Overall	x
A-300	Building Section -Overall	x

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:

HANOVER WELLESLEY

40 William Street,
Wellesley, MA

client information:

The Hanover Company

1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:

SITE PLAN APPROVAL SET

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

registration:

REGISTERED ARCHITECT
JOHN H. HARDING
No. 50480
LAWRENCE
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name:

Drawing Lists

drawing number:

A-001

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	L1 # OF UNITS	L2 # OF UNITS	L3 # OF UNITS	L4 # OF UNITS	L5 # OF UNITS	L6 # OF UNITS	TOTAL UNITS	TOTAL NRSF	MIX (UNITS)
S1	1 BED/1 BATH	1	536	2	2	2	2	2	2	12	6,432	3.43%
S2	1 BED/1 BATH	1	602	1	3	4	4	3	4	19	11,438	5.43%
S2a	1 BED/1 BATH	1	624	1	1	1	1	1	1	6	3,744	1.71%
S2-G2	2 BED/1 BATH	1	602	0	1	0	0	1	0	2	1,204	0.57%
STUDIO TOTALS		*Average*	*585*							**39**	**22,818**	11.14%
A1	1 BED/1 BATH	1	859	1	4	5	6	7	6	29	24,911	8.29%
A1-G2	1 BED/1 BATH	1	859	2	1	2	1	0	2	8	6,872	2.29%
A2	1 BED/1 BATH	1	746	7	11	11	11	11	11	62	46,252	17.71%
A4	1 BED/1 BATH	1	760	2	3	3	3	3	3	17	12,920	4.86%
A5	1 BED/1 BATH	1	874	2	3	3	3	3	3	17	14,858	4.86%
A6	1 BED/1 BATH	1	901	2	5	5	5	5	5	27	24,327	7.71%
A7	1 BED/1 BATH	1	1,061	1	1	1	1	1	1	6	6,366	1.71%
A8	1 BED/1 BATH	1	894	1	1	1	1	1	1	6	5,364	1.71%
1 BED TOTALS		*Average*	*825*							**172**	**141,870**	49.14%
B1	2 BED/2 BATH	2	1,129	7	8	8	8	8	8	47	53,063	13.43%
B2	2 BED/2 BATH	2	1,194	0	1	1	1	1	1	5	5,970	1.43%
B3*	2 BED/2 BATH	2	1,310	0	1	1	1	1	1	5	6,550	1.43%
B4	2 BED/2 BATH	2	1,240	4	5	4	4	4	7	28	34,720	8.00%
B4a	2 BED/2 BATH	2	1,318	0	4	4	4	4	0	16	21,088	4.57%
B4b	2 BED/2 BATH	2	1,350	0	0	1	1	1	1	4	5,400	1.14%
B4-G2	2 BED/2 BATH	2	1,240	1	1	1	1	1	1	6	7,440	1.71%
B5*	2 BED/2 BATH	2	1,422	0	0	0	0	0	1	1	1,422	0.29%
B6	2 BED/2 BATH	2	1,499	1	0	0	0	0	0	1	1,499	0.29%
2 BED TOTALS		*Average*	*1,214*							**113**	**137,152**	32.29%
C1	3 BED/2 BATH	3	1,336	0	1	1	1	1	1	5	6,680	1.43%
C2*	3 BED/2 BATH	3	1,428	0	1	1	1	1	0	4	5,712	1.14%
C2a	3 BED/2 BATH	3	1,332	1	0	0	0	0	0	1	1,332	0.29%
C3	3 BED/2 BATH	3	2,100	0	0	1	1	1	1	4	8,400	1.14%
C3a	3 BED/2 BATH	3	1,423	0	1	0	0	0	0	1	1,423	0.29%
C4	3 BED/2 BATH	3	1,392	0	1	1	0	1	1	4	5,568	1.14%
C4-G2	3 BED/2 BATH	3	1,392	0	0	0	1	0	0	1	1,392	0.29%
C5	3 BED/2 BATH	3	1,464	0	1	1	1	1	0	4	5,856	1.14%
C5a	3 BED/2 BATH	3	1,285	0	0	0	0	0	1	1	1,285	0.29%
C6	3 BED/2 BATH	3	1,610	1	0	0	0	0	0	1	1,610	0.29%
3 BED TOTALS		*Average*	*1,510*							**26**	**39,258**	7.43%
SUB TOTALS		***Building Average***	**975**	37	61	63	63	63	63	350	341,098	100.00%

MEP INEFFICIENCIES	-1,502
TOTAL NRSF	**339,596**

PROJECT TOTALS	
BUILDING GSF	425,238
AMENITY GSF	11,451
RETAIL GSF	3,995
RESIDENTIAL GSF	409,792
NRSF	341,098

PARKING GARAGE		Space Type
GARAGE GSF	201,245	REG / HC
PG 0 - Underground (Podium)	96	93/3
PG 1 - Ground Level (Thrid)	95	94/1
PG 2 - Second Level (Fourth)	97	95/2
PG 3 - Third Level (Fifth)	97	95/2
PG 4 - Fourth Level (Sixth)	97	95/2
PG 5 - Fifth Level (Roof)	98	97/1
PG 6 - Sixth Level	11	10/1
GARAGE TOTAL	**591**	
SURFACE PARKING		
TOTAL PARKING	**591**	
PARKING RATIO	**1.69**	

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:
HANOVER WELLESLEY
40 William Street, Wellesley, MA

client information:
The Hanover Company
1780 S. Post Oak Lane Houston, TX 77056

consultant information:

issuance:
SITE PLAN APPROVAL SET
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	DG
drawing checked by:	DG
drawing scale:	
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

registration:
REGISTERED ARCHITECT JOHN H. RANDOLPH No. 50480 LAWRENCE MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

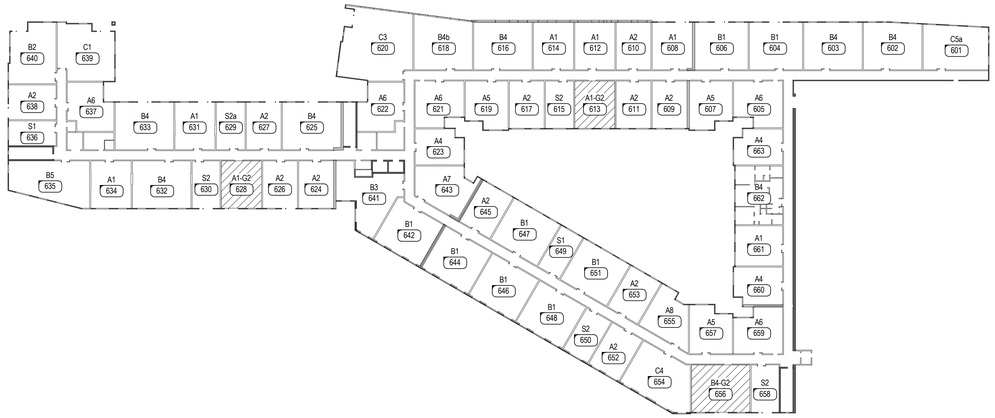
drawing name:
Unit Mix & Code Summary

drawing number:
A-003

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

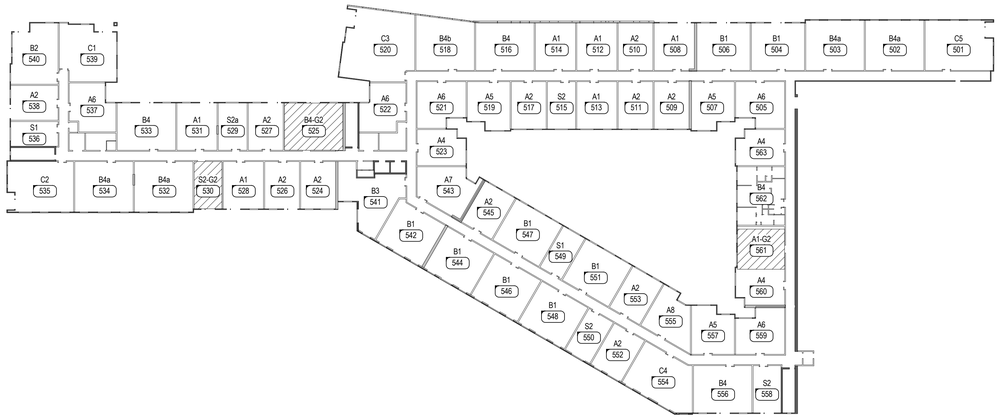
LEGEND

- GROUP 1 UNIT
- GROUP 2A UNIT
- HEARING IMPAIRED UNIT



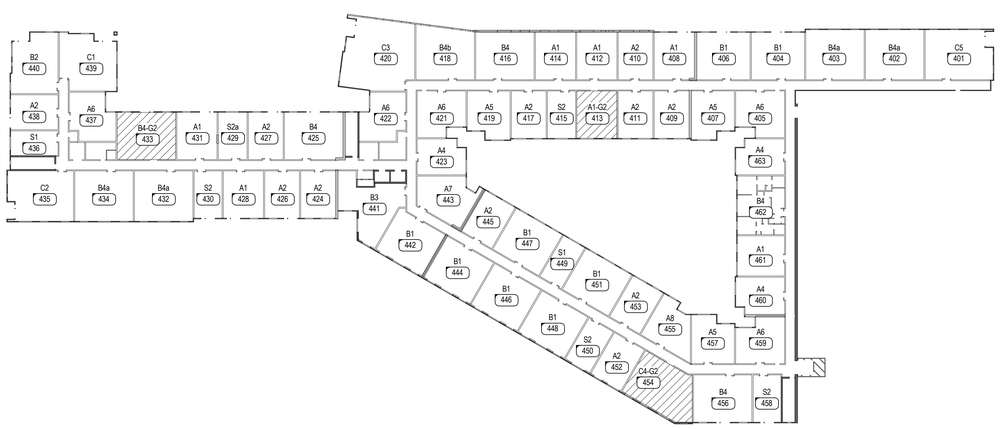
Unit Location Plans - Sixth Floor Plan 6

1" = 40'-0"



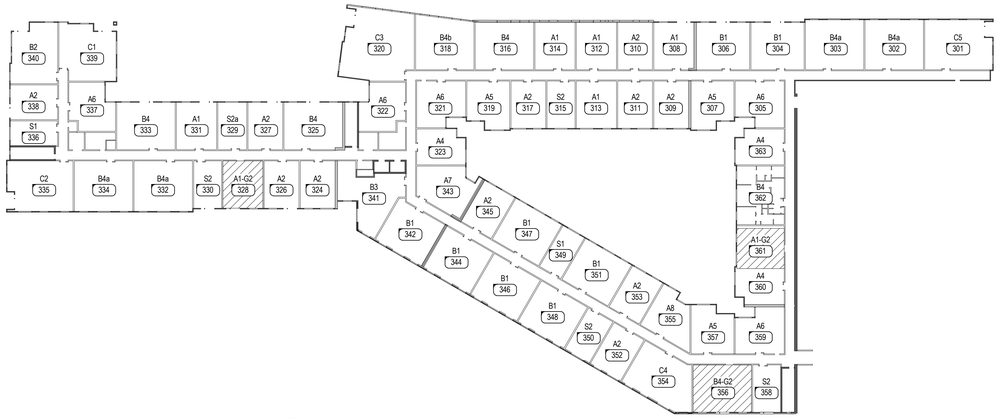
Unit Location Diagrams - Fifth Floor Plan 5

1" = 40'-0"



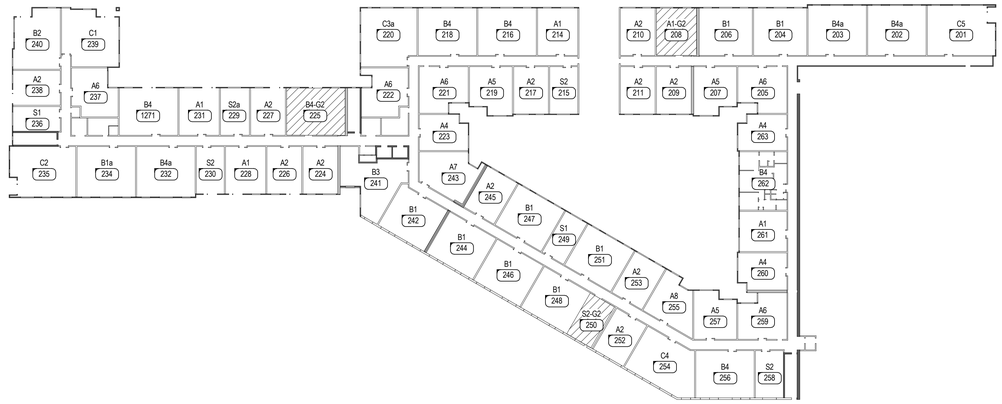
Unit Location Diagrams - Fourth Floor Plan 4

1" = 40'-0"



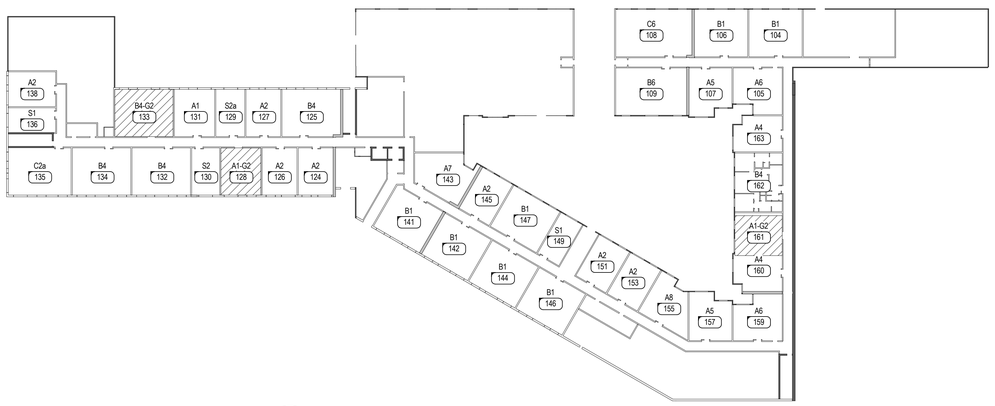
Unit Location Diagrams - Third Floor Plan 3

1" = 40'-0"



Unit Location Diagrams - Second Floor Plan 2

1" = 40'-0"



Unit Location Diagrams - First Floor Plan 1

1" = 40'-0"

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:

HANOVER WELLESLEY

40 William Street, Wellesley, MA

client information:

The Hanover Company

1780 S. Post Oak Lane Houston, TX 77056

consultant information:

issuance:

SITE PLAN APPROVAL SET

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	EF
drawing checked by:	DG
drawing scale:	As indicated
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

registration:

REGISTERED ARCHITECT JOHN H. HARDING No. 50480 LAWRENCE MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

drawing name:

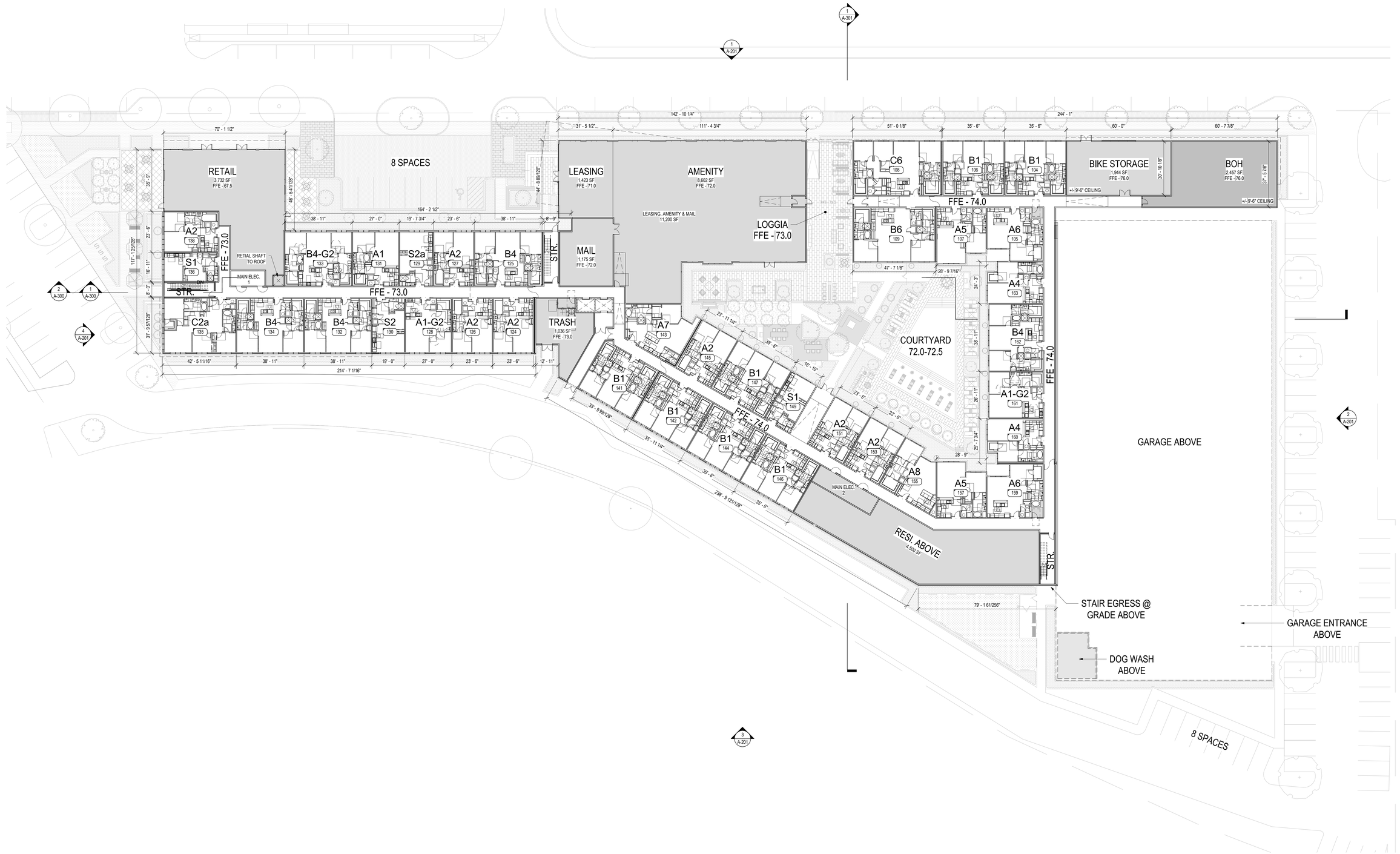
Unit Location Diagrams

drawing number:

A-004

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com



P1 - First Floor
3/64" = 1'-0"

project information:
HANOVER WELLESLEY
40 William Street, Wellesley, MA

client information:
The Hanover Company
1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:
SITE PLAN APPROVAL SET
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	3/64" = 1'-0"
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

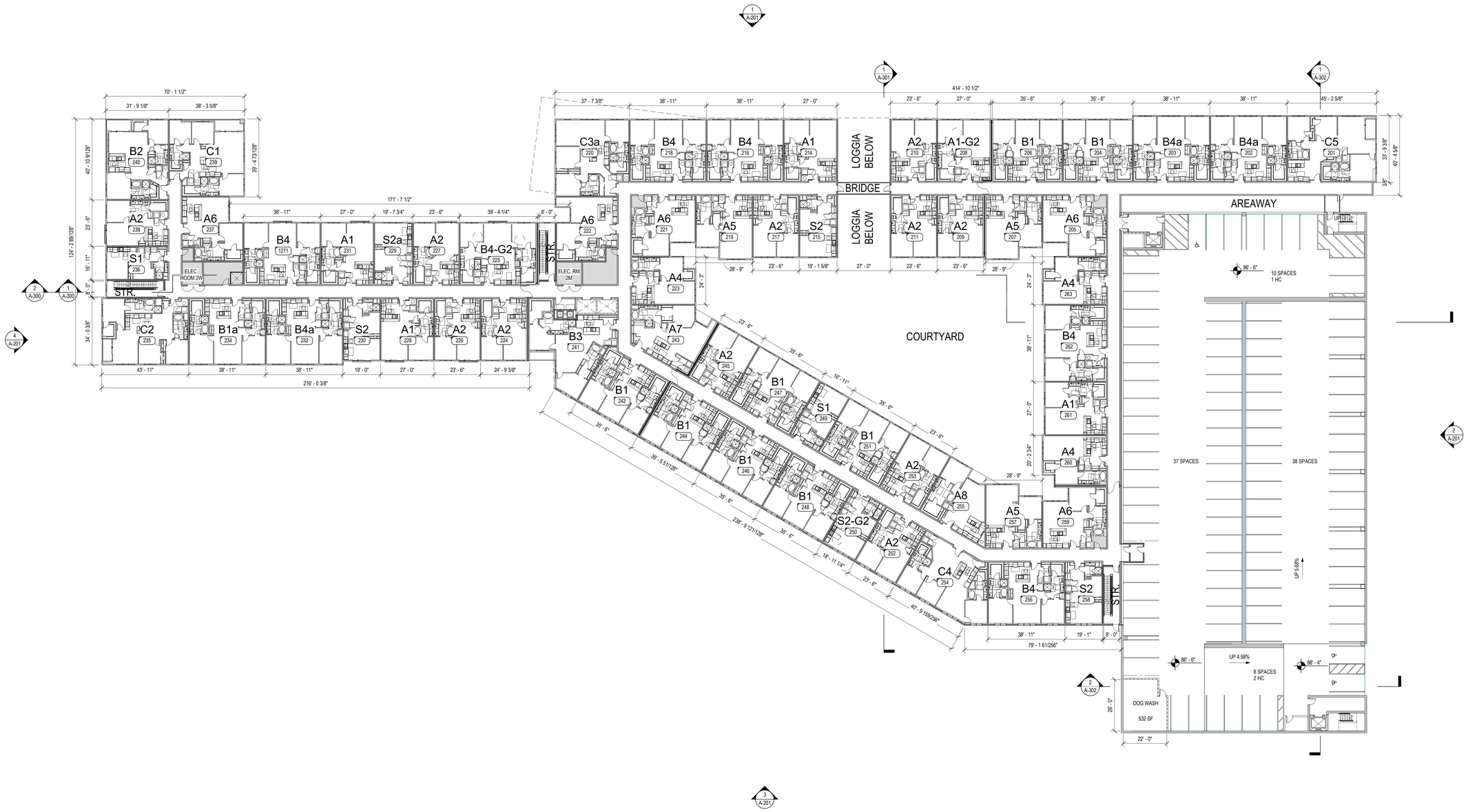
registration:
REGISTERED ARCHITECT
JOHN H. HARGROVE
No. 50480
LAWRENCE MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name:
Ground Floor - Overall

drawing number:
A-101

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com



PARKING SUMMARY - SECOND FLOOR
96 TOTAL PARKING SPACES
93 STANDARD PARKING SPACES 3 ACCESSIBLE VAN PARKING SPACE

P2 - Second Floor 1
3/64" = 1'-0"

project information:
HANOVER WELLESLEY
40 William Street, Wellesley, MA

client information:
The Hanover Company
1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:
SITE PLAN APPROVAL SET
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	3/64" = 1'-0"
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

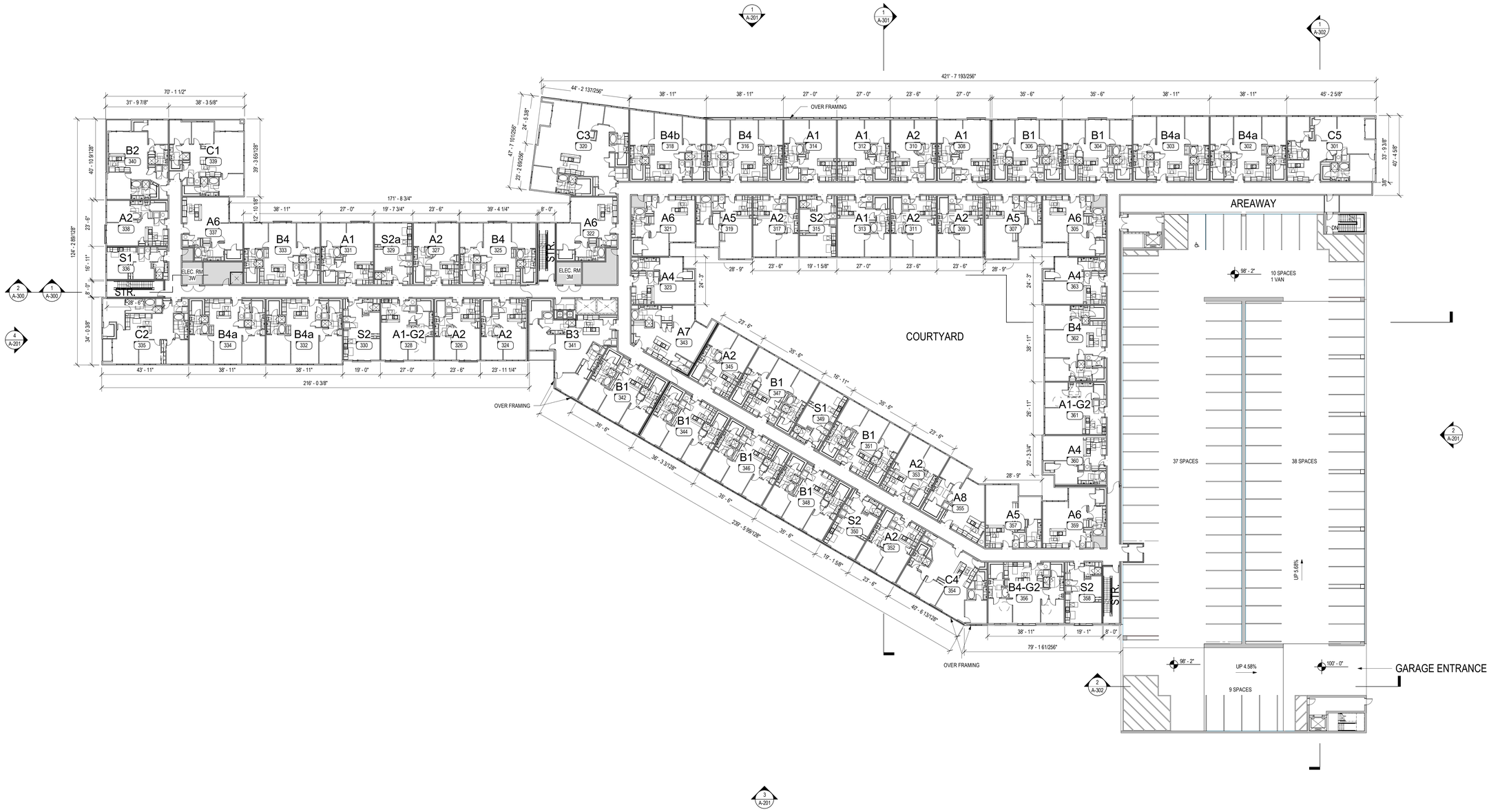
registration:
REGISTERED ARCHITECT
JOHN H. HARDING
No. 50480
LAWRENCE MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name:
Second Floor - Overall

drawing number:
A-102

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com



PARKING SUMMARY - THIRD FLOOR
95 TOTAL PARKING SPACES
94 STANDARD PARKING SPACES 1 ACCESSIBLE VAN PARKING SPACE

P3 - Third Floor
3/64" = 1'-0"

project information:
HANOVER WELLESLEY
40 William Street, Wellesley, MA

client information:
The Hanover Company
1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:
SITE PLAN APPROVAL SET
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	3/64" = 1'-0"
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

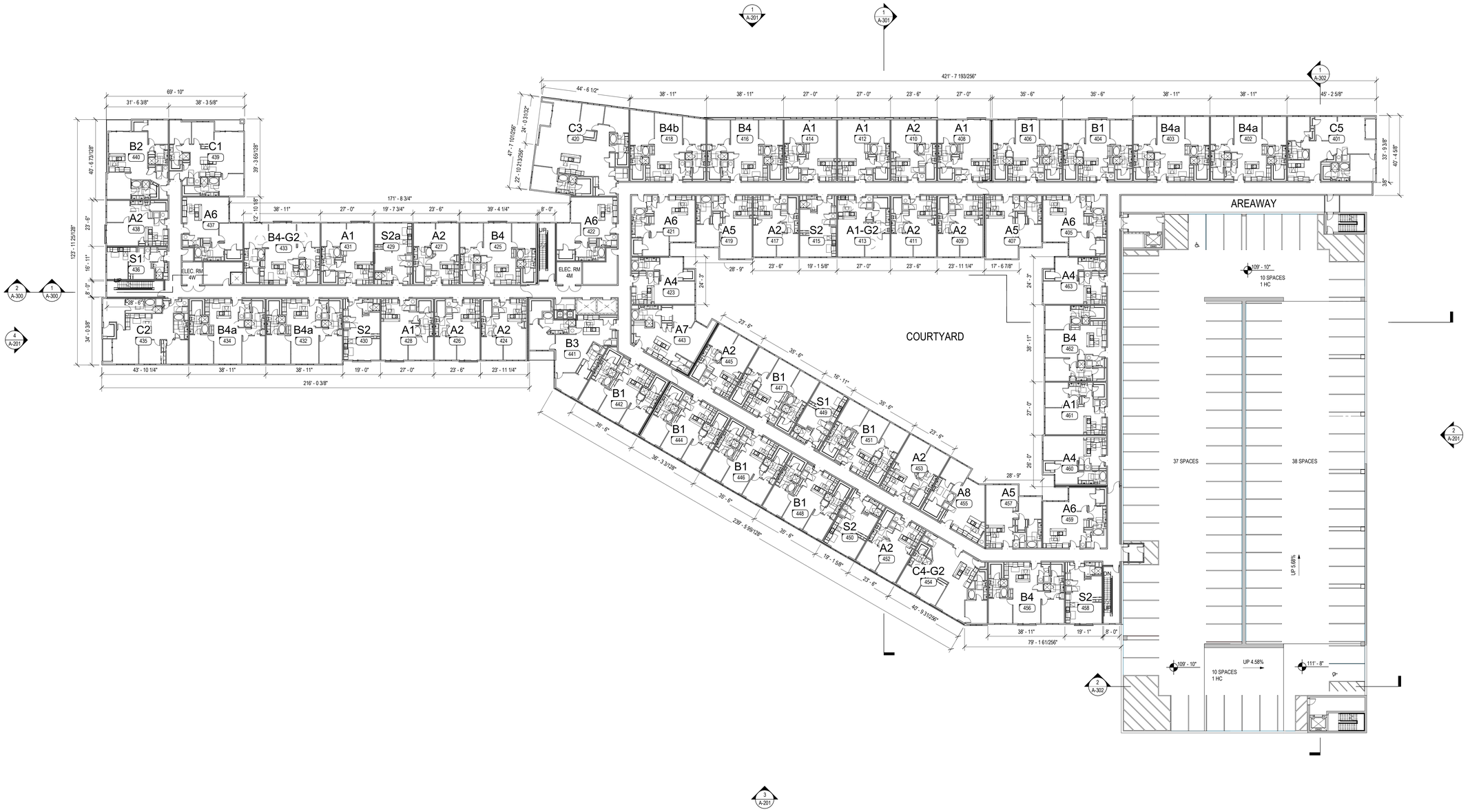
registration:
REGISTERED ARCHITECT
JOHN H. HARDING
No. 50480
LAWRENCE MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name:
Third Floor - Overall

drawing number:
A-103

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com



PARKING SUMMARY - FOURTH FLOOR
97 TOTAL PARKING SPACES
95 STANDARD PARKING SPACES 2 ACCESSIBLE VAN PARKING SPACE

P4 - Fourth Floor
3/64" = 1'-0"

project information:
HANOVER WELLESLEY
40 William Street, Wellesley, MA

client information:
The Hanover Company
1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:
SITE PLAN APPROVAL SET
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	3/64" = 1'-0"
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

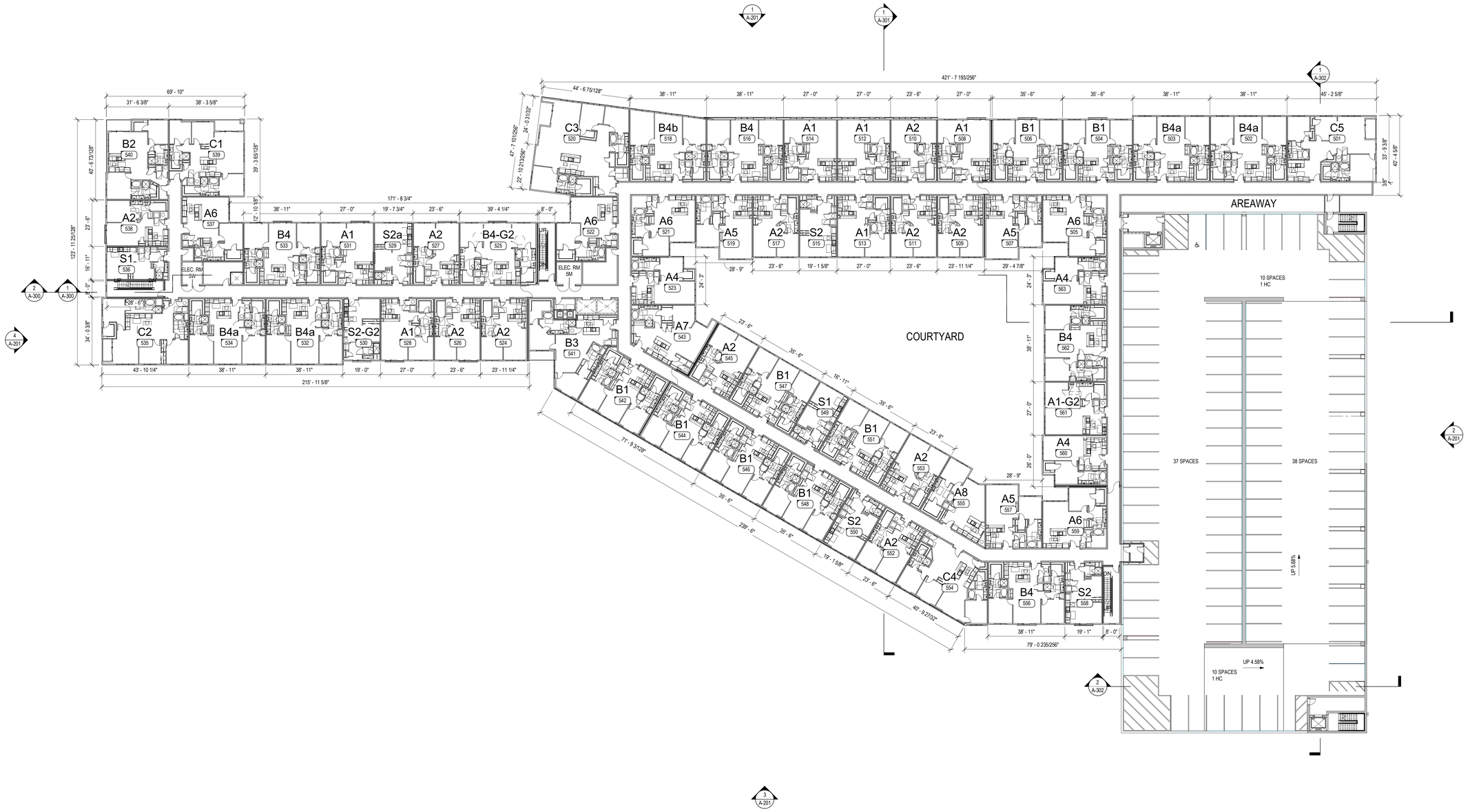
registration:
REGISTERED ARCHITECT
JOHN H. RANDOLPH
No. 50480
LAWRENCE
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name:
Fourth Floor - Overall

drawing number:
A-104

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com



PARKING SUMMARY - FIFTH FLOOR
97 TOTAL PARKING SPACES 95 STANDARD PARKING SPACES 2 ACCESSIBLE VAN PARKING SPACE

P5 - Fifth Floor
3/64" = 1'-0"

project information:

HANOVER WELLESLEY

40 William Street, Wellesley, MA

client information:

The Hanover Company

1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:

SITE PLAN APPROVAL SET

NOT FOR CONSTRUCTION

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	3/64" = 1'-0"
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

registration:

REGISTERED ARCHITECT
JOHN H. RANDOLPH
No. 50486
LAWRENCE
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name:

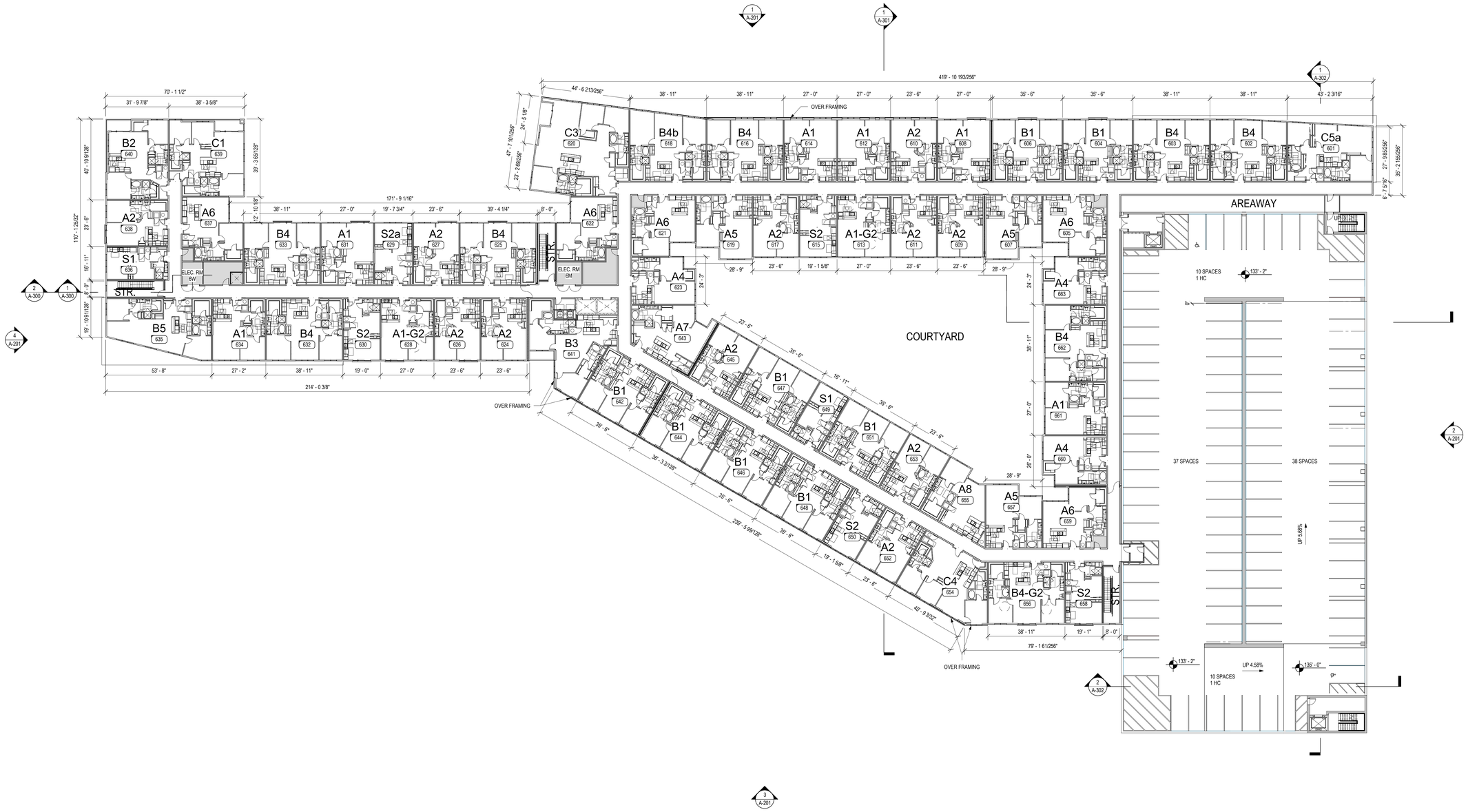
Fifth Floor - Overall

drawing number:

A-105

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com



PARKING SUMMARY - SIXTH FLOOR
97 TOTAL PARKING SPACES
95 STANDARD PARKING SPACES 2 ACCESSIBLE VAN PARKING SPACE

P6 - Sixth Floor
3/64" = 1'-0"

project information:
HANOVER WELLESLEY
40 William Street, Wellesley, MA

client information:
The Hanover Company
1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:
SITE PLAN APPROVAL SET
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	3/64" = 1'-0"
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

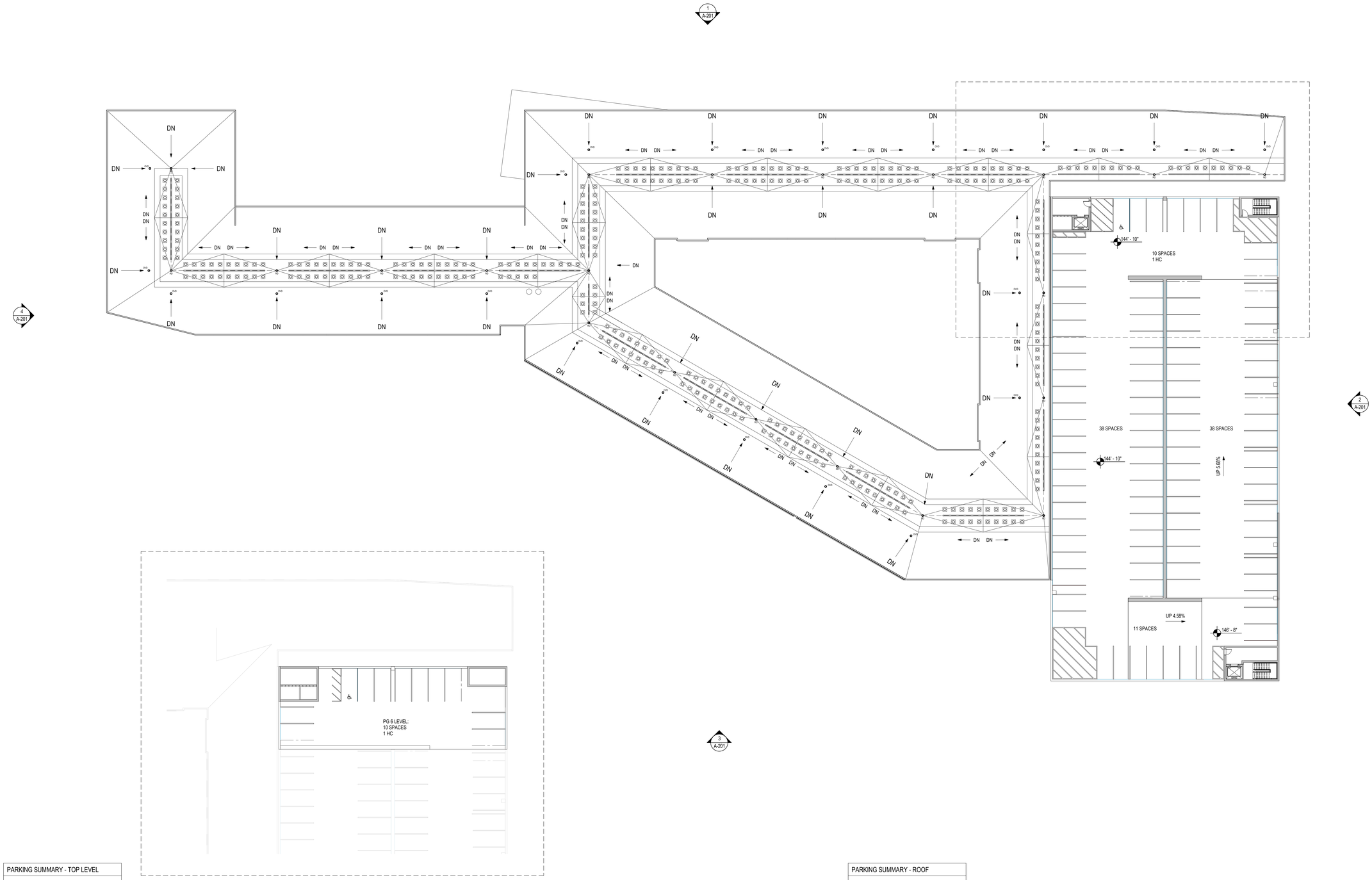
registration:
REGISTERED ARCHITECT
JOHN H. RANDOLPH
No. 50486
LAWRENCE
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name:
Sixth Floor - Overall

drawing number:
A-106

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com



PARKING SUMMARY - TOP LEVEL
11 TOTAL PARKING SPACES
10 STANDARD PARKING SPACES 1 ACCESSIBLE VAN PARKING SPACE

PG 6 - Top Level 2
3/64" = 1'-0"

PARKING SUMMARY - ROOF
98 TOTAL PARKING SPACES
97 STANDARD PARKING SPACES 1 ACCESSIBLE VAN PARKING SPACE

R - Roof 1
3/64" = 1'-0"

project information:

HANOVER
WELLESLEY

40 William Street,
Wellesley, MA

client information:

The Hanover
Company

1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:

SITE PLAN
APPROVAL SET

NOT FOR
CONSTRUCTION

key plan:

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	3/64" = 1'-0"
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

registration:

REGISTERED ARCHITECT
JOHN H. RANDOLPH
No. 50480
LAWRENCE
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name:

Roof -
Overall

drawing number:

A-107

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

AERIAL VIEW FROM THE NORTH

AERIAL VIEW FROM THE SOUTH

project information:

HANOVER
WELLESLEY

40 William Street,
Wellesley, MA

client information:

The Hanover
Company

1780 S. Post Oak Lane
Houston, TX 77056

consultant information:

issuance:

SITE PLAN
APPROVAL SET

NOT FOR
CONSTRUCTION

key plan:

drawing information:

drawing by:	ER
drawing checked by:	DG
drawing scale:	
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

registration:

REGISTERED ARCHITECT
JOHN H. HARDING
No. 50480
LAWRENCE
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

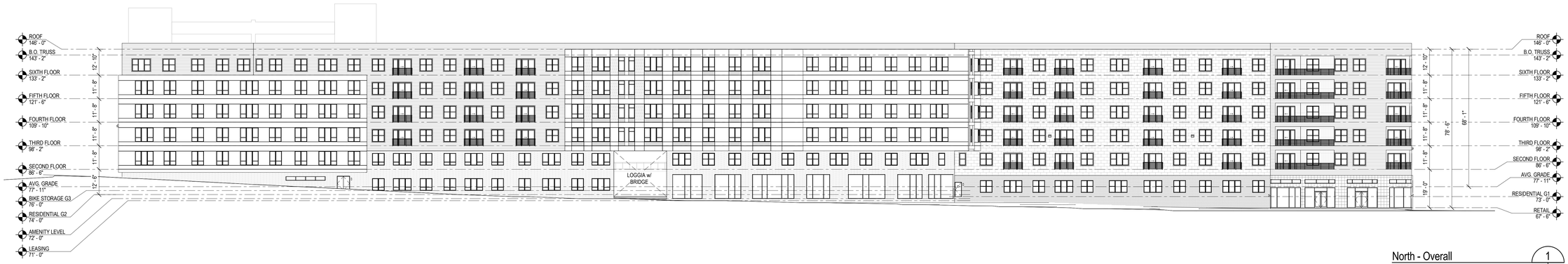
drawing name:

Perspectives

drawing number:

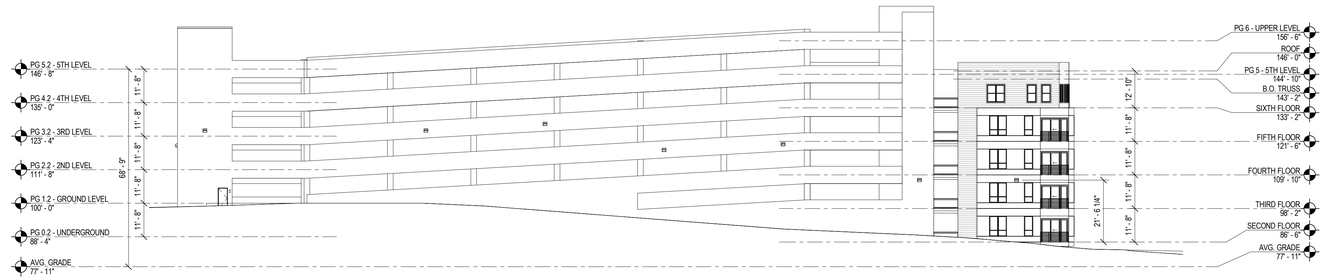
A-200

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED



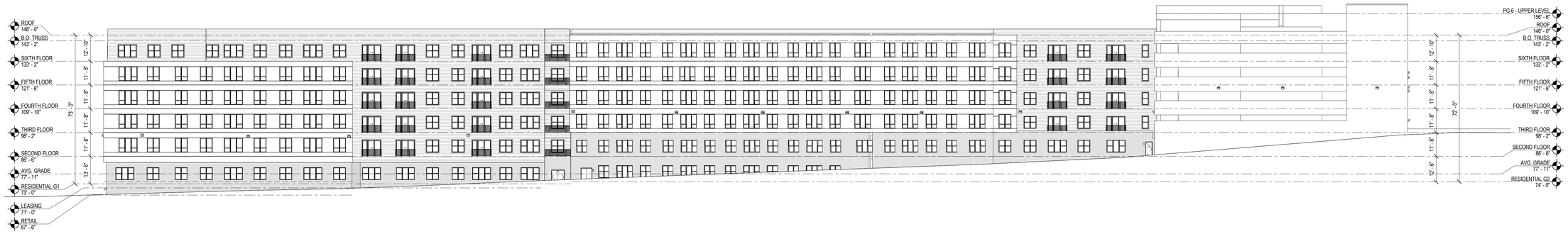
North - Overall 1

3/64" = 1'-0"



East - Overall 2

3/64" = 1'-0"



South - Overall 3

3/64" = 1'-0"

West - Overall 4

3/64" = 1'-0"

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information

HANOVER WELLESLEY

40 William Street, Wellesley, MA

client information

The Hanover Company

1780 S. Post Oak Lane Houston, TX 77056

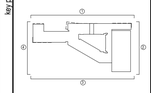
consultant information

issuance

SITE PLAN APPROVAL SET

NOT FOR CONSTRUCTION

key plan



drawing information

drawing by:	ER
drawing checked by:	DG
drawing scale:	As indicated
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

registration

drawing name

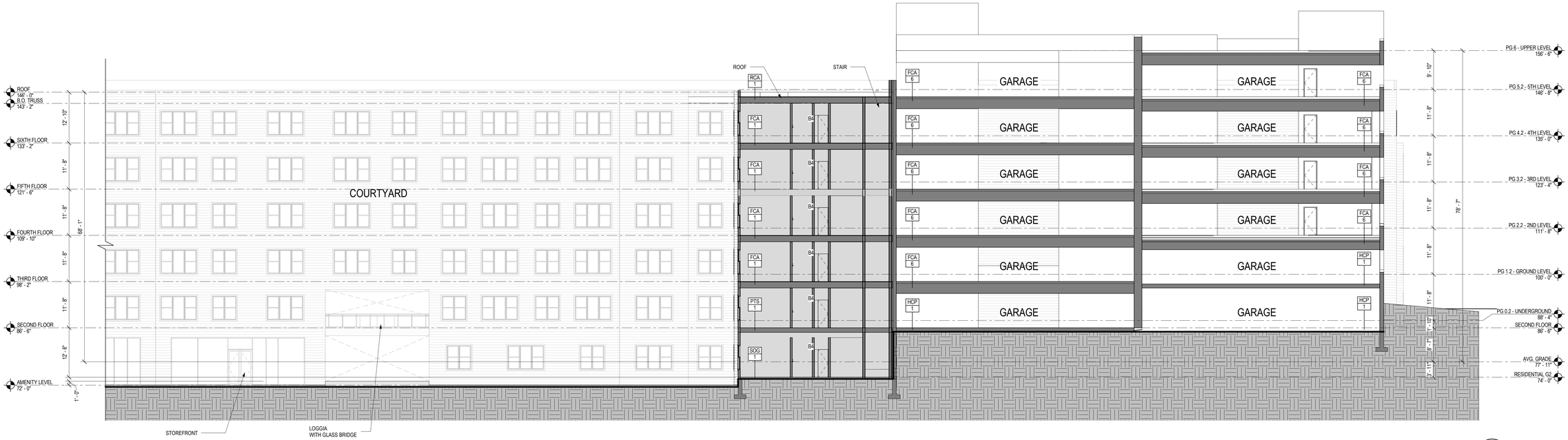
Building Elevations - Overall

drawing number

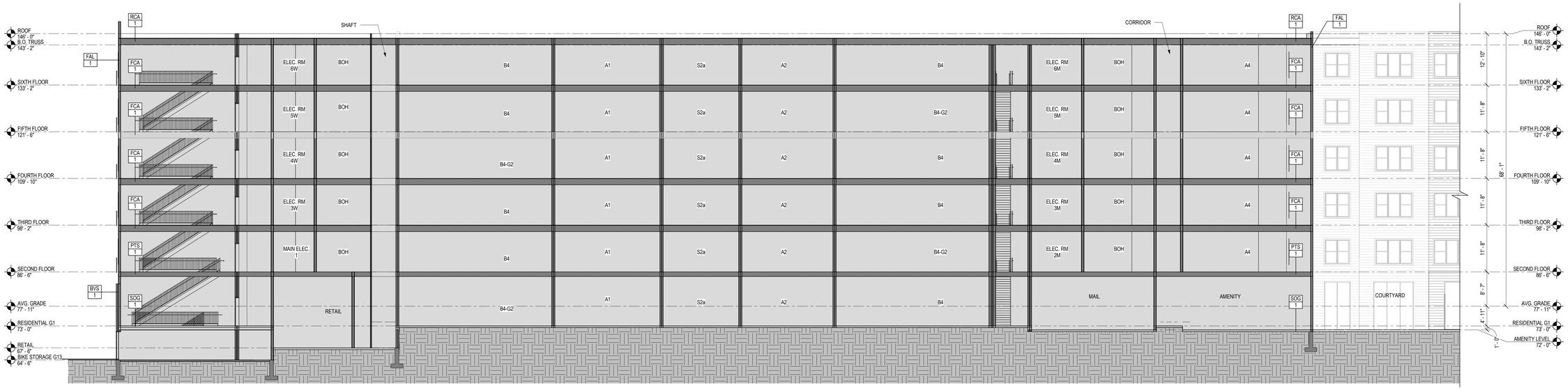
A-201

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED

CUBE3
architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com



Section 7 - Part 1 (1)
3/32" = 1'-0"



Section 7 - Part 2 (2)
3/32" = 1'-0"

project information

HANOVER WELLESLEY

40 William Street,
Wellesley, MA

client information

The Hanover Company

1780 S. Post Oak Lane
Houston, TX 77056

consultant information

issuance

SITE PLAN APPROVAL SET

NOT FOR CONSTRUCTION

key plan

drawing information

drawing by:	ER
drawing checked by:	DG
drawing scale:	3/32" = 1'-0"
drawing date:	10 September 2019
project number:	18148.00

drawing revisions:

No.	Description	Date

registration

REGISTERED ARCHITECT
JOHN H. HARDING
No. 50486
LAWRENCE
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

drawing name

Building Section -Overall

drawing number

A-300

COPYRIGHT (C) 2019 CUBE 3 STUDIO LLC, ALL RIGHTS RESERVED