

LOCATION MAP

| PARKING SHEET LIST | |
|---|---|
| SHEET NUMBER | SHEET NAME |
| P0.00 | PARKING GARAGE SPECIAL PERMIT |
| P1.00 | PARKING GARAGE SPECIAL PERMIT - GROUND FLOOR PLAN |
| P1.01 | PARKING GARAGE SPECIAL PERMIT - FLOOR PLANS |
| P1.02 | PARKING GARAGE SPECIAL PERMIT - SECTIONS/ELEVATIONS |

Grand total: 4

# WAKEFIELD VILLAGE

## WEBSTER LEASING LLC - JOY CONSTRUCTION CORPORATION - BEST DEVELOPMENT GROUP LLC

WAKEFIELD / 241ST STREET

**WAKEFIELD / 241ST STREET**



PERSPECTIVE RENDERING OF PROJECT


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| 3 | 01/17/2025 | DLUA SET UPDATE |
| 2 | 10/03/2023 | LUA SET UPDATE |
| 1 | 07/02/2021 | LUA SET UPDATE |

PROJECT NAME:
**WAKEFIELD VILLAGE**

PROJECT ADDRESS:
**WAKEFIELD / 241ST STREET**

PROJECT NUMBER:
**20160031**

DRAWING TITLE:
**PARKING GARAGE SPECIAL PERMIT**

SCALE:
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DATE: **APR 20, 2026**
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DRAWING NUMBER:
**P0.00**


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# T0TAL ATTENDED GARAGE AREA CAPACITY CALCULATIONS

| | GRADE LEVEL | MEZZ. LEVEL | TOTAL |
|---|---|---|---|
| GROSS GARAGE FLOOR AREA (SF) | 225,845 | 148,793 | 374,638 |
| LESS MECHANICAL, STORAGE, STAIRS, RAMPS, ETC. (SF) | 33,373 | 12,524 | 45,897 |
| UNOBSTRUCTED PARKING AREA (SF) | 192,472 | 136,269 | 328,741 |
| NUMBER OF STACKERS PROPOSED | 0 | 0 | 0 |
| NUMBER OF PROPOSED PUBLIC PARKING SPACES | 376 | 345 | 721 |
| NUMBER OF RESERVOIR SPACES REQUIRED | | | 36 |
| MINIMUM NUMBER OF BICYCLE SPACES REQUIRED | | | 26 |
| NUMBER OF BICYCLE SPACES PROVIDED | | | 37 |

PARKING LEGEND

- VEHICLE ENTRANCE / EXIT
- VEHICLE FLOW
- AREA NOT SUBJECT TO GARAGE PERMIT
- 6% RAMP SLOPE
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE BOUNDARY
- CB EXISTING CATCH BASIN AT BRIDGE
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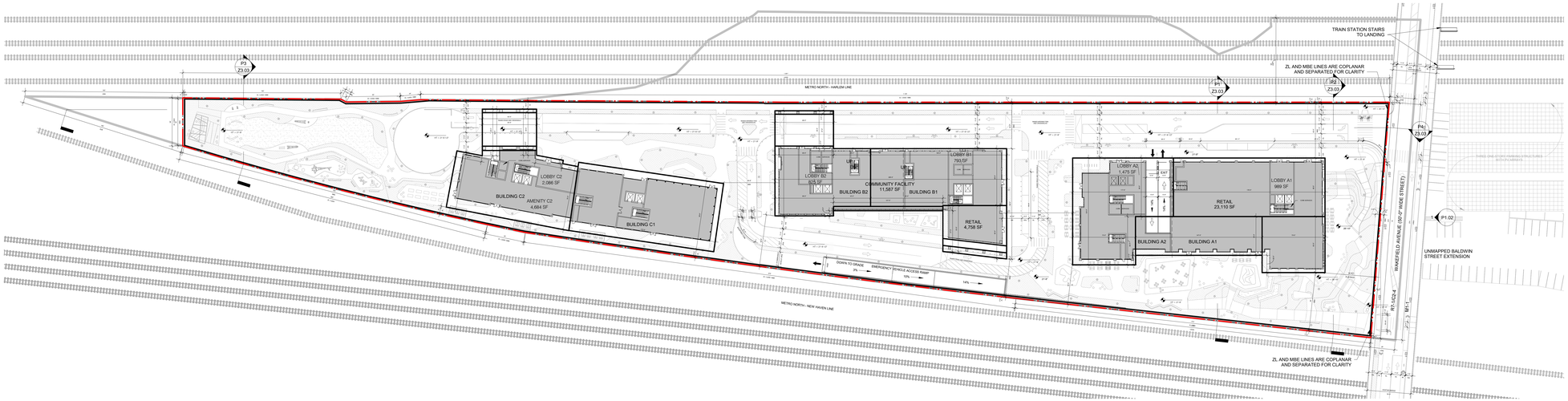


1 / P1.00 GROUND FLOOR PLAN - PARKING
1" = 40'-0"

KEY PLAN




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**PARKING GARAGE SPECIAL PERMIT - GROUND FLOOR PLAN**

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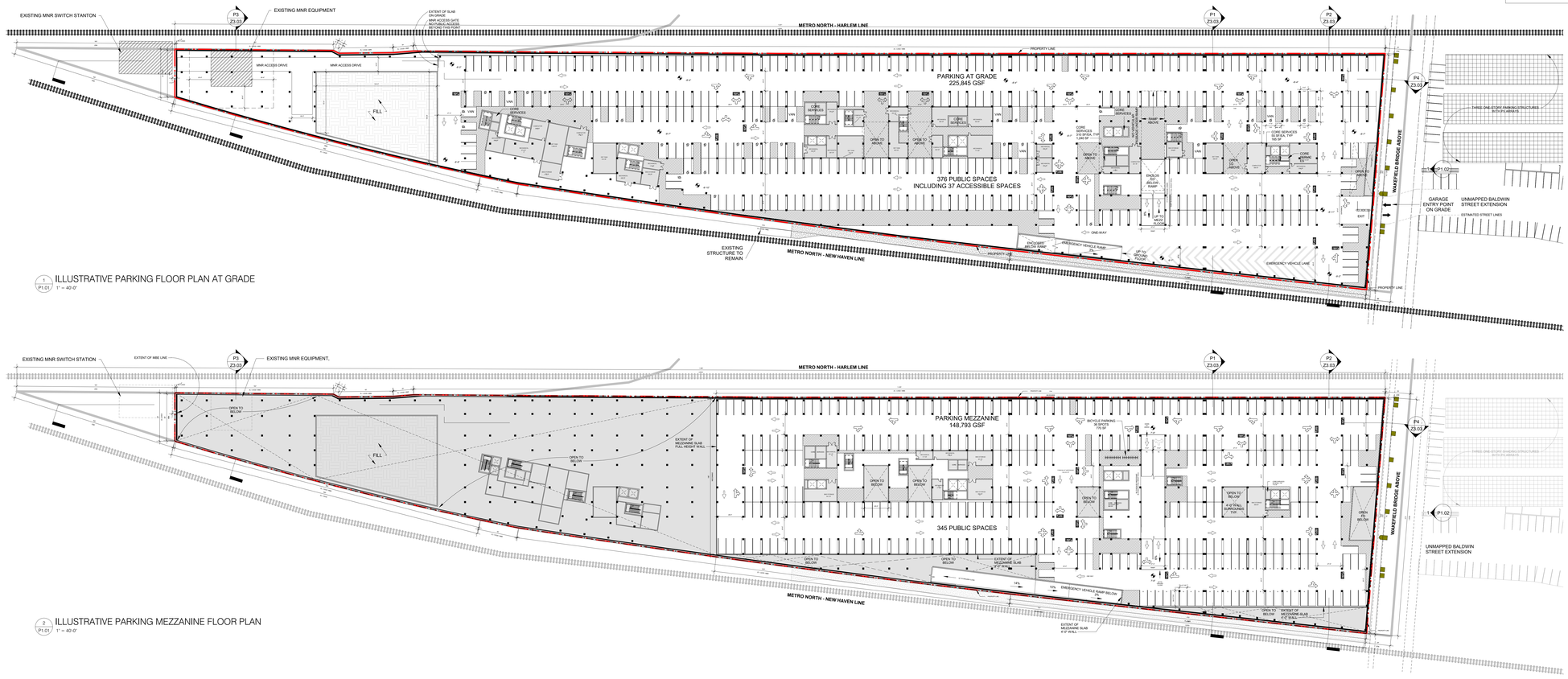


1 P1.01 ILLUSTRATIVE PARKING FLOOR PLAN AT GRADE
1" = 40'-0"

2 P1.01 ILLUSTRATIVE PARKING MEZZANINE FLOOR PLAN
1" = 40'-0"

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- EXISTING CATCH BASIN AT BRIDGE DB
- EXISTING BRIDGE STRUCTURE AT GRADE

KEY PLAN




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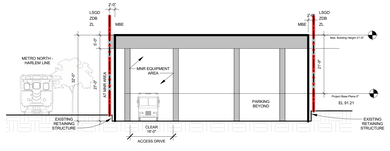
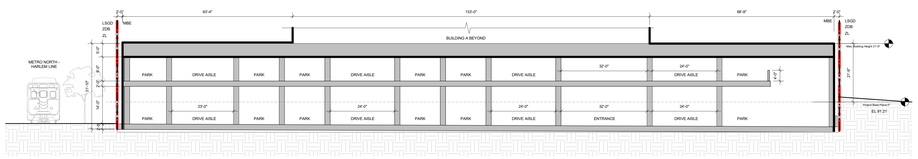
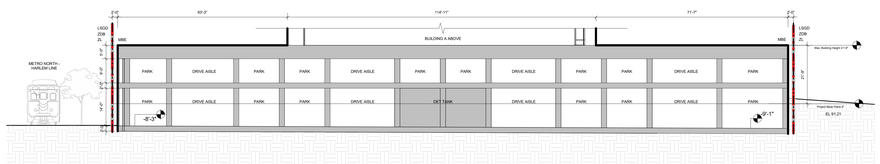



P3 / P1.02 SECTION THROUGH ACCESS DRIVE AT PUBLIC PARKING GARAGE
1/16" = 1'-0"

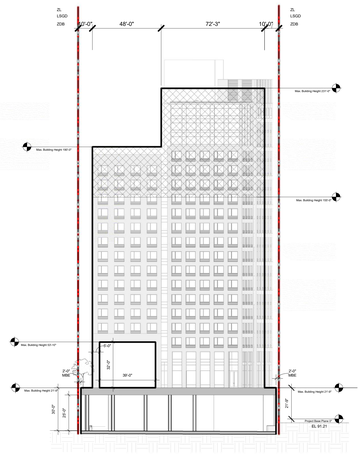



P2 / P1.02 EAST-WEST SECTION THROUGH PUBLIC PARKING GARAGE 2
1/16" = 1'-0"



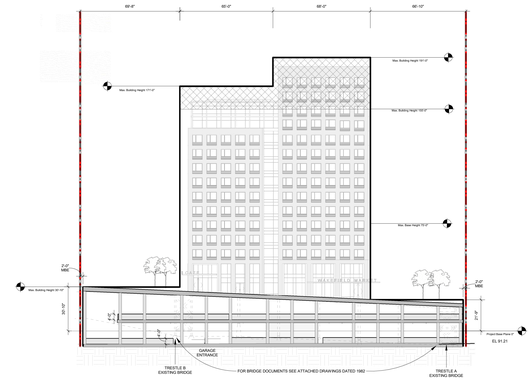

P1 / P1.02 EAST-WEST SECTION THROUGH PUBLIC PARKING GARAGE
1/16" = 1'-0"

C2




2 / P1.02 PUBLIC PARKING GARAGE SOUTH ELEVATION
1" = 30'-0"

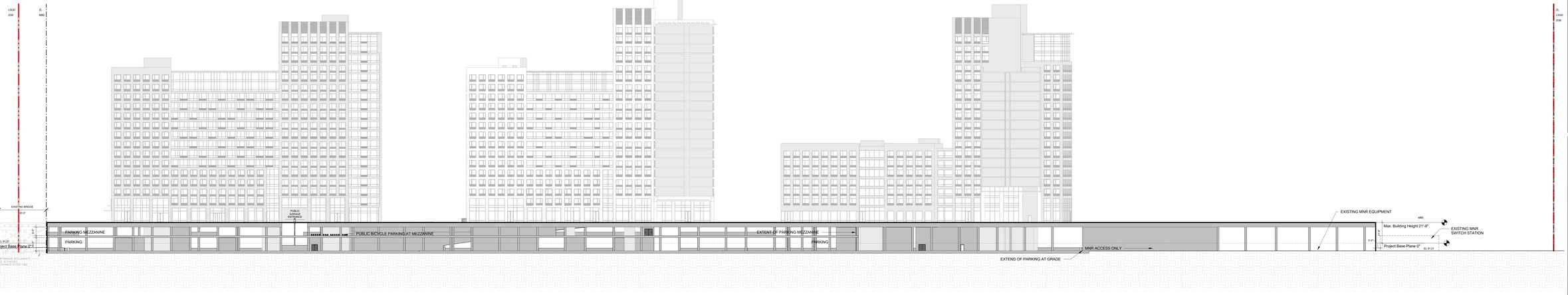
A




1 / P1.02 PUBLIC PARKING GARAGE NORTH ELEVATION
1" = 30'-0"

A1 | A2 | B1 | B2 | C1 | C2

29'-10" LSGD / ZDBL | 1,396'-1" | 1,013'-0" ZL / LSGD / ZDBL | 1,084'-0" ZL / LSGD / ZDBL | 187'-1" ZL / LSGD / ZDBL




P4 / P1.02 PUBLIC PARKING GARAGE LATERAL NORTH-SOUTH SECTION
1" = 30'-0"

PARKING LEGEND

- VEHICLE ENTRANCE / EXIT
- VEHICLE FLOW
- AREA NOT SUBJECT TO GARAGE PERMIT
- 6% RAMP SLOPE
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE BOUNDARY
- EXISTING CATCH BASIN AT BRIDGE (CB)
- EXISTING BRIDGE STRUCTURE AT GRADE

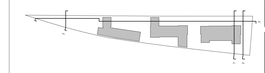
LEGEND

R7-1 / C2-4 ZONING DISTRICT
7 # STORIES
7 / 1 / 6 # STORIES W/ BASEMENT
5 / C / 6 # STORIES W/ STORE
67' BUILDING HEIGHT
ZONING LOT LINE
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING LINE
PROPOSED MAXIMUM BUILDING ENVELOPE
LARGE SCALE BOUNDARY
PROPOSED BUILDING FOOTPRINT
HEIGHT WAIVER

ABBREVIATIONS

| | | | |
|---|---|---|---|
| SW | SIDE WALK | ZL | ZONING LOT LINE |
| DL | DRIVE LANE | ZDB | ZONING DISTRICT BOUNDARY |
| BL | BIKE LANE | MNR | METRO NORTH RAILROAD |
| PLT | PLANTING | | |
| STR | STRIPING | | |
| DOL | DROP-OFF LANE | | |
| MEL | PROP. MAX. BUILDING ENVELOPE | | |

KEY PLAN

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