



**Proposal For City  
of Lawrence  
Owned  
Properties**





**WESTCHESTER**

**September 13, 2024**

**Octavien Spanner**  
**LRA Secretary/Executive Director**  
**200 Common Street**  
**Lawrence, MA 01840**  
[OSpanner@cityoflawrence.com](mailto:OSpanner@cityoflawrence.com)

**RE: Response to Request for Proposals For City of Lawrence Owned Properties**

Dear Mr. Spanner,

I am thrilled to submit Westchester Properties' proposal for the redevelopment of certain City-owned parcels in downtown Lawrence. As someone who grew up in this community, whose family lives here, and who continues to live and work in Lawrence, I feel a deep personal connection to this city and its future. It is with immense pride that we present this proposal, not only as developers but as long-time residents who are fully invested in uplifting the community we call home.

Westchester Properties is proud to be a minority-owned business rooted in Lawrence. Our team has dedicated itself to the revitalization of this city, and we are excited by the opportunity to contribute to Lawrence's future by transforming these parcels into a vibrant mixed-use development. We believe in the potential of our city and are eager to be a part of shaping its next chapter, with a focus on creating opportunities for the next generation.

We believe that our proposal is more than just a development opportunity—it is a commitment to building a stronger, more vibrant Lawrence. We are honored by the opportunity to submit this proposal and look forward to the possibility of working together to bring this vision to life.

Thank you for your consideration,

Dr. Emelissa Sacchetti  
Westchester Properties  
Chief Executive Officer



## **WESTCHESTER Submission to Request for Proposals For City of Lawrence Owned Properties**

### **Introduction**

Westchester Properties, a minority-owned business based in Lawrence, was established in 2012 and specializes in purchasing, rehabilitating, and managing residential, commercial, and mixed-use properties. As Lawrence residents and business owners, we are deeply invested in the city's revitalization and have a strong understanding of the unique challenges and opportunities our community faces.

In addition to proposing the purchase and redevelopment of City-owned parcels, Westchester Properties LLC currently owns 6-12 Hampshire St (Map 145-35), which directly abuts the City parcels. This ownership allows us to include this property in the overall development plan, enabling us to transform an entire block rather than only the City parcels. This presents a unique advantage, as it provides the opportunity for a more comprehensive development that will have a larger and more impactful effect on the community.

Our proposal includes two development options:

- **Option A (Villa Complex):** Purchase five City-owned parcels (Map 145-50, 145-49, 145-48, 145-47, and 145-46), combining them with our 6-12 Hampshire St property for a 120-unit mixed-use development. This option allows for greater economies of scale, reducing both development and operating costs per unit. It also enables more efficient property management and the creation of shared community and amenity spaces.
- **Option B (La Villa):** Purchase the adjacent City-owned parcel (Map 145-50) for a 40-unit mixed-use development, in conjunction with our 6-12 Hampshire St property. While this option is smaller in scale, it remains a viable and impactful development.

**Option A** is preferable because the larger scale development will enhance the project's efficiency, reduce costs, and allow for better integration of amenities, making it more attractive and sustainable for the long-term.

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## **WESTCHESTER Submission to Request for Proposals For City of Lawrence Owned Properties**

### **Firm Profile - Qualifications and Experience**

#### **Company History and Structure**

Westchester Properties LLC was founded in 2012 with a mission to acquire, develop, and manage mixed-use residential properties in the Merrimack Valley, focusing on Lawrence. As a minority-owned business rooted in this community, we bring not only professional expertise but also a personal commitment to the success of our projects.

Our team consists of experts in urban planning, architecture, finance, and community engagement, along with strategic partners including licensed contractors, engineers, and architects. We have successfully completed over 20 projects in rehabilitation, management, and sales, demonstrating our capability to deliver high-quality developments.

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#### **Project Approach and Methodology**

##### **Project Names: Villa Complex (Option A) La Villa (Option B)**

Westchester Properties LLC is proud to present two transformative projects for Lawrence. These innovative developments are designed to revitalize the heart of Lawrence, addressing the city's housing needs while creating vibrant, mixed-use spaces that celebrate the community's rich cultural heritage.

Either project will be a pioneering development in Lawrence, setting a new standard for community empowerment through its unique approach to housing. As the first project in the city to offer a "lease-to-own" or "rent-to-own" program alongside traditional purchase options, La Villa will provide a pathway to homeownership for many who might otherwise be excluded from the housing market.

These are innovative, high-end mixed-use developments designed to become the vibrant heart of Lawrence's urban renewal. Drawing inspiration from the rich heritage of the community while embracing a multicultural ethos, either project offers a sophisticated blend of residential, commercial, and public spaces that cater to the diverse needs and tastes of the very rich and ethnically diverse residents of the great city of Lawrence. Home ownership is the staple of any thriving urban space. We feel at Westchester Properties LLC everyone deserves an opportunity to live the dream of home ownership. Resonating cultural heritage, refinement, elegance and old world charm, a modern urban village where people can live, work, shop, dine and connect in a single, beautifully designed environment.

**Villa Complex** and or **La Villa** will be a transformative development in downtown Lawrence. Located just steps away from public transit, including the Merrimack Valley Regional Transit Authority (MVRTA) bus lines and the Lawrence Commuter Rail station, the project is ideally positioned to support transit-oriented development (TOD). These projects will also integrate



## **Submission to Request for Proposals For City of Lawrence Owned Properties**

pedestrian-friendly design by improving and expanding sidewalks, creating safe and welcoming connections to nearby public spaces.

These mixed-use developments will provide much-needed housing and commercial space in a vibrant urban setting. We propose two options for the development:

- **Option A (Villa Complex):** A 120-unit mixed-use development, incorporating five City-owned parcels (Map 145-50, 145-49, 145-48, 145-47, and 145-46) and Westchester Properties' abutting parcel (6-12 Hampshire St). This option maximizes the development's efficiency by allowing for a larger project that lowers both development and operational costs through economies of scale. It also creates opportunities for larger community spaces, improved amenities, and more efficient property management.
- **Option B (La Villa):** A 40-unit mixed-use development, utilizing the adjacent City-owned parcel (Map 145-50) and Westchester Properties' 6-12 Hampshire St property. While smaller in scope, this option still contributes to the City's revitalization and addresses the need for housing and commercial space.

### **Conceptual Design:**

#### **Option A (Villa Complex)**

- **Residential Units:** 120 units
- **Commercial Space:** 11,668 sq ft
- **Private Green Space:** 40,000 sq ft
- **Parking:** 150-175 spaces

#### **Option B (La Villa)**

- **Residential Units:** 40 units
- **Commercial Space:** 5,080 sq ft
- **Private Green Space:** 11,000 sq ft
- **Parking:** 5,800 sq ft of outdoor parking

### **Land Use and Architectural Design**

Villa Complex / La Villa's design will honor Lawrence's industrial past while embracing modern trends. The development will prioritize pedestrian safety and accessibility, with wide sidewalks, street-level retail, and ample public spaces, fostering a dynamic streetscape.

### **Sustainability Features**

La Villa will incorporate the following sustainability measures:

- DOE Zero Energy Ready Homes (ZERH)
- EPA Energy Star for Multifamily New Construction
- Enterprise Green Communities (EGC) programs



## **Submission to Request for Proposals For City of Lawrence Owned Properties**

- Rooftop photovoltaic solar systems
- Rainwater harvesting systems
- Energy-efficient building systems

### **Architectural and Urban Integration of the: Villa Complex / La Villa Development**

#### **Urban Context and Connectivity**

The proposed development is located at 6-12 Hampshire St in the heart of downtown Lawrence, MA, a city with a rich industrial history and vibrant cultural heritage. The site is ideally positioned within close proximity to public transportation options, including the Merrimack Valley Regional Transit Authority (MVRTA) and the Lawrence Commuter Rail station, making it a prime location for transit-oriented development (TOD). This ensures that the development will benefit from excellent pedestrian connectivity while enhancing access for residents to regional transit hubs, which supports the city's broader goals of fostering sustainable, compact development.

#### **Architectural Style and Historic Alignment**

The architecture of the proposed development draws inspiration from Lawrence's industrial past while integrating modern design elements that speak to the city's future aspirations. The building's façade features materials and elements that are reminiscent of the old mills and factories that once defined the city's skyline. By blending these historic references with contemporary materials and design techniques, the proposed development bridges Lawrence's past and present, contributing to the preservation of the city's architectural identity.

The use of brick or stonework on the lower levels ties the building to the surrounding historic structures, while large windows and modern metal accents reflect a more current urban aesthetic. This contrast creates a harmonious blend between old and new, ensuring that the proposed development fits seamlessly into the urban fabric of downtown Lawrence.

#### **Pedestrian-Friendly Design**

The proposed development enhances the pedestrian experience by incorporating wide sidewalks, street-level retail, and green spaces, ensuring that the development fosters interaction between residents and the community. The sidewalks will be improved to better integrate with existing city infrastructure, encouraging walkability and providing safe, attractive pathways for residents and visitors. These features contribute to the vibrancy of the neighborhood and support Lawrence's vision of creating a more walkable and accessible downtown.

#### **Building Use and Sustainability**

The proposed development is designed as a mixed-use development, featuring residential units, commercial spaces, and public amenities. The six floors include a combination of spacious three-bedroom apartments, commercial spaces, and common areas such as a gym, laundry facilities, and community rooms. The rooftop garden and green space provide additional communal areas, creating opportunities for residents to engage with nature and each other within an urban environment.



## **WESTCHESTER Submission to Request for Proposals For City of Lawrence Owned Properties**

In keeping with Lawrence's push for sustainable growth, the proposed development incorporates various green building technologies, including photovoltaic solar systems and energy-efficient building systems. These features not only reduce the development's carbon footprint but also help create long-term cost savings for residents, aligning with the city's goals for sustainability and energy efficiency.

### **Economies of Scale and Community Impact**

The development is designed to take full advantage of the available parcels, combining the City-owned parcels with the existing property at 6-12 Hampshire St to create a larger, more efficient project. This allows for economies of scale, reducing per-unit development and operating costs while enabling a more comprehensive approach to property management, amenities, and community building.

By offering both residential and commercial spaces, the proposed development contributes to the city's economic development by creating jobs, generating tax revenue, and providing housing options that meet the diverse needs of Lawrence's residents. This larger-scale development will also support local businesses and promote further investment in the downtown area.

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### **Financial Capability**

Westchester Properties LLC has \$9.5 million in assets under management and strong relationships with local financial institutions like Enterprise Bank and Citizens Bank, as well as private equity partners such as RTF Boston and Belvedere Capital. We are well-positioned to secure the financing needed for the successful execution of either project. As part of the urban renewal plan's ambitious vision for the future of Lawrence, Westchester Properties LLC will take steps to develop the necessary partnerships with the LRA and CDBG as strategic collaborators in sourcing and funding (*Urban Renewal Plan TBD, Ref. pg. 26, Phase 1 within 3-5 years of transfer or purchase*).

### **Total Project Cost:**

- **Option A:** \$45,000,000
  - Hard Costs of \$36,000,000
  - Soft Costs of \$9,000,000
- **Option B:** \$18,000,000
  - Hard Costs of \$14,000,000
  - Soft Costs of \$4,000,000



## **Submission to Request for Proposals For City of Lawrence Owned Properties**

### **Funding Sources:**

- Equity: 40%
  - Debt (Hard and Soft): 60%
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### **Timeline**

- **Q4 2025:** Finalize design and secure permits
- **Q2 2026:** Begin construction
- **Q3 2028:** Complete construction
- **Q4 2028:** Lease-up and occupancy

### **Implementation Plan and Timeline**

The proposed development is expected to be completed within three to four years from the RFP award.

#### **Phase 1: Pre-Development (Months 1-6)**

- RFP Selection and Award: Month 1
  - Sign land disposition agreement and finalize any preliminary terms.
- Initial Due Diligence and Site Studies: Months 1-3
  - Conduct environmental assessments, geotechnical studies, and survey the property boundaries.
- Community Engagement and Public Meetings: Months 2-6
  - Begin informal meetings with the City of Lawrence's planning and zoning departments.
  - Engage the local community and key stakeholders to gather input and feedback on the project.
- Site Design and Preliminary Plans: Months 3-6
  - Finalize conceptual designs, site layouts, and schematic plans.

#### **Phase 2: Approvals and Permitting (Months 6-15)**

- Submit Zoning Approvals and Permits: Months 6-8
  - Coordinate with City departments including Community Development & Housing, Economic & Business Development, Emergency Management, Fire Department, City



## **Submission to Request for Proposals For City of Lawrence Owned Properties**

Attorney & Legal, Inspectional Services, Planning, Zoning, & Permitting, Police, Public Works, and Water & Sewer Department

- Planning and Zoning Reviews and Approvals: Months 9-12

### **Phase 3: Secure Financing (Months 12-24)**

- Submit applications for state and federal housing programs.
- Secure private financing agreements.

### **Phase 4: Construction (Months 24-42)**

### **Phase 5: Lease-Up and Occupancy (Months 36-50)**

- Pre-Lease Marketing and Tenant Selection: Months 36-42
- Building Commissioning and Inspections: Months 40-42
- Tenant Move-In and Lease-Up: Months 42-50

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## **Community Benefits and Revenue**

### **Residential Units:**

- **Option A:** 120 units
- **Option B:** 40 units
- Average assessed value per unit: \$250,000

### **Commercial Space:**

- Assessed value: \$200 per sq ft

### **Total Assessed Value:**

- **Option A:** \$30,000,000 (residential) + \$1,016,000 (commercial)
- **Option B:** \$10,000,000 (residential) + \$1,016,000 (commercial)

### **Estimated Annual Tax Revenue:**

- **Option A:** \$429,399
- **Option B:** \$172,199

The developments will generate significant tax revenue, contributing to the City's financial resources and supporting essential municipal services.

### **Potential Job Creation**

The developments are projected to create a significant amount of new jobs in the community,



## Submission to Request for Proposals For City of Lawrence Owned Properties

ranging from construction to property management and maintenance to retail and office positions.

### **Construction Jobs**

For a project of this scale, job creation during the construction phase typically includes roles for general contractors, subcontractors, and various trades (e.g., carpenters, electricians, plumbers). A typical estimate for job creation is based on the ratio of **1 job per \$1 million** spent on construction.

- **Option A (120 Units):**

- Estimated construction cost: \$36 million
- Estimated construction jobs: 35 full-time (FT) jobs for the duration of the project.

This includes a mix of skilled labor (e.g., electricians, HVAC specialists, masons) and general labor, as well as jobs in project management, safety oversight, and site logistics.

- **Option B (40 Units):**

- Estimated construction cost: \$14 million
- Estimated construction jobs: 14 FT jobs during construction.

These jobs would be temporary, lasting for the duration of the construction phase (approximately 18 months).

### **Ongoing Property Management and Maintenance Jobs**

Once the development is completed and operational, ongoing jobs related to property management and maintenance will be required to support the residents and the commercial spaces.

- **Option A (120 Units):**

- **Property Management and Leasing:** Likely 2 FT and 1 part time (PT), including a property manager, leasing agent, and administrative staff.
- **Maintenance and Repairs:** 1 FT and 1 PT for regular maintenance, cleaning, and repairs.
- **Security:** If needed, additional staff of 2 PT may be required to oversee security, especially in common areas.
- **Commercial Tenants:** The commercial spaces could create an additional 10-15 jobs depending on the type of businesses (retail, office, etc.).
- **Total ongoing jobs:** Around 12-15 FT jobs and 4-8 PT jobs.

- **Option B (40 Units):**



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- **Property Management and Leasing:** 1 FT for day-to-day management and leasing operations.
  - **Maintenance and Repairs:** 1 FT for ongoing building maintenance, cleaning, and repairs.
  - **Commercial Tenants:** The smaller commercial space will likely create an additional 3-5 jobs, depending on the nature of the businesses.
  - **Total ongoing jobs:** Around 5-8 FT jobs.
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### **Internship Program Highlights**

We are committed to education and skill-building through an internship program that partners with local vocational and technical schools. Students will gain hands-on experience in areas such as:

- Solar panel installation
- Architecture and sustainable urban design
- Construction and construction management
- Property management and maintenance
- Financial literacy workshops

This program will provide students with valuable real-world experience and create potential pathways to full-time employment.

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### **Legal and Compliance Information**

Westchester Properties LLC is fully licensed and insured to operate in Massachusetts. We have no pending legal or regulatory issues and adhere to all local, state, and federal regulations, including prevailing wage requirements and the City of Lawrence's Local Employment Preferences.

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### **Exhibits**

- Exhibit A: Schematic Drawings Option A
- Exhibit B: Schematic Drawings Option B

**EXHIBIT A**

**SCHEMATIC DRAWINGS**

**OPTION A**

# PROJECT

## THE VILLA PRELIMINARY PROPOSED MIXED USE

120 RESIDENTIAL UNITS & 12 COMMERCIAL SPACE  
6-12 HAMPSHIRE ST, LAWRENCE MA 01840  
OWNER: WESTCHESTER PROPERTIES LLC  
DRAWN BY: REINA RHEA LEE P. CHUA

### DRAWING INDEX: ARCHITECTURAL DRAWINGS:

- A.1-9 COVER SHEET, LOCATION AND SCHEDULE
- A.2-9 SCHEMATIC SITE PLAN
- A.3-9 PROPOSED 3D VIEW (RENDERING)
- A.4-9 PROPOSED FIRST FLOOR PLAN 12 COMMERCIAL SPACE, GARBAGE STATION
- A.5-9 PROPOSED SECOND FLOOR PLAN 24 APARTMENTS
- A.6-9 PROPOSED THIRD FLOOR PLAN 24 APARTMENTS
- A.7-9 PROPOSED FOURTH FLOOR PLAN 24 APARTMENTS
- A.8-9 PROPOSED FIFTH FLOOR PLAN 24 APARTMENTS
- A.9-9 PROPOSED SIXTH FLOOR PLAN 24 APARTMENTS
- A.10-9 PROPOSED BASEMENT FLOOR PLAN GYM AREA, MULTIP. ROOM, COIN LAUNDRY



LOCATION

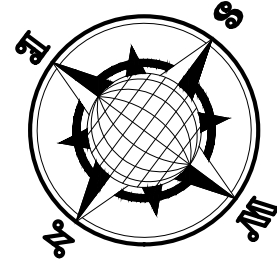


EXISTING 6-12 HAMPSHIRE ST.

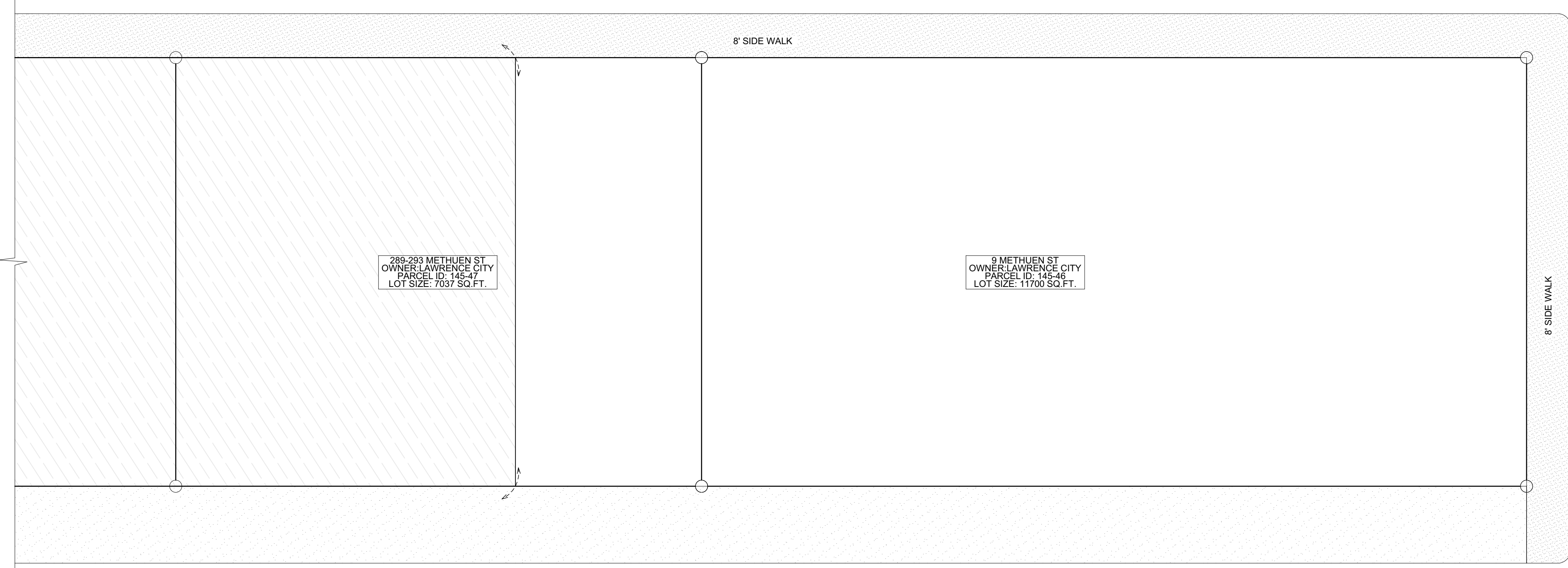
### APARTMENTS SCHEDULED:

SECOND FLOOR : 24 APARTMENTS	THIRD FLOOR : 24 APARTMENTS	FOURTH FLOOR : 24 APARTMENTS	FIFTH FLOOR : 24 APARTMENTS	SIXTH FLOOR : 24 APARTMENTS
APARTMENT 201 2 BEDROOM 2 BATH 1,022.90 S.F.	APARTMENT 301 2 BEDROOM 2 BATH 1,066.82 S.F.	APARTMENT 401 2 BEDROOM 2 BATH 1,066.82 S.F.	APARTMENT 501 2 BEDROOM 2 BATH 1,066.82 S.F.	APARTMENT 601 2 BEDROOM 2 BATH 1,066.82 S.F.
APARTMENT 202 2 BEDROOM 2 BATH 1,037.65 S.F.	APARTMENT 302 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 402 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 502 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 602 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 203 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 303 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 403 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 503 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 603 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 204 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 304 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 404 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 504 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 604 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 205 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 305 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 405 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 505 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 605 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 206 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 306 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 406 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 506 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 606 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 207 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 307 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 407 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 507 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 607 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 208 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 308 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 408 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 508 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 608 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 209 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 309 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 409 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 509 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 609 2 BEDROOM 2 BATH 1,119.00 S.F.
APARTMENT 210 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 310 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 410 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 510 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 610 2 BEDROOM 2 BATH 1,119.00 S.F.
APARTMENT 211 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 311 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 411 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 511 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 611 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 212 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 312 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 412 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 512 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 612 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 213 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 313 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 413 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 513 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 613 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 214 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 314 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 414 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 514 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 614 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 215 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 315 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 415 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 515 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 615 2 BEDROOM 2 BATH 1,119.00 S.F.
APARTMENT 216 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 316 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 416 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 516 2 BEDROOM 2 BATH 1,119.00 S.F.	APARTMENT 616 2 BEDROOM 2 BATH 1,119.00 S.F.
APARTMENT 217 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 317 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 417 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 517 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 617 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 218 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 318 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 418 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 518 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 618 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 219 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 319 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 419 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 519 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 619 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 220 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 320 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 420 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 520 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 620 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 221 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 321 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 421 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 521 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 621 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 222 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 322 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 422 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 522 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 622 2 BEDROOM 2 BATH 1,074.50 S.F.
APARTMENT 223 2 BEDROOM 2 BATH 1,022.90 S.F.	APARTMENT 323 2 BEDROOM 2 BATH 1,066.82 S.F.	APARTMENT 423 2 BEDROOM 2 BATH 1,066.82 S.F.	APARTMENT 523 2 BEDROOM 2 BATH 1,066.82 S.F.	APARTMENT 623 2 BEDROOM 2 BATH 1,066.82 S.F.
APARTMENT 224 2 BEDROOM 2 BATH 1,037.65 S.F.	APARTMENT 324 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 424 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 524 2 BEDROOM 2 BATH 1,074.50 S.F.	APARTMENT 624 2 BEDROOM 2 BATH 1,074.50 S.F.
AREA: 25,805.74 S.F.	AREA: 25,951.36 S.F.	AREA: 25,951.36 S.F.	AREA: 25,951.36 S.F.	AREA: 25,951.36 S.F.

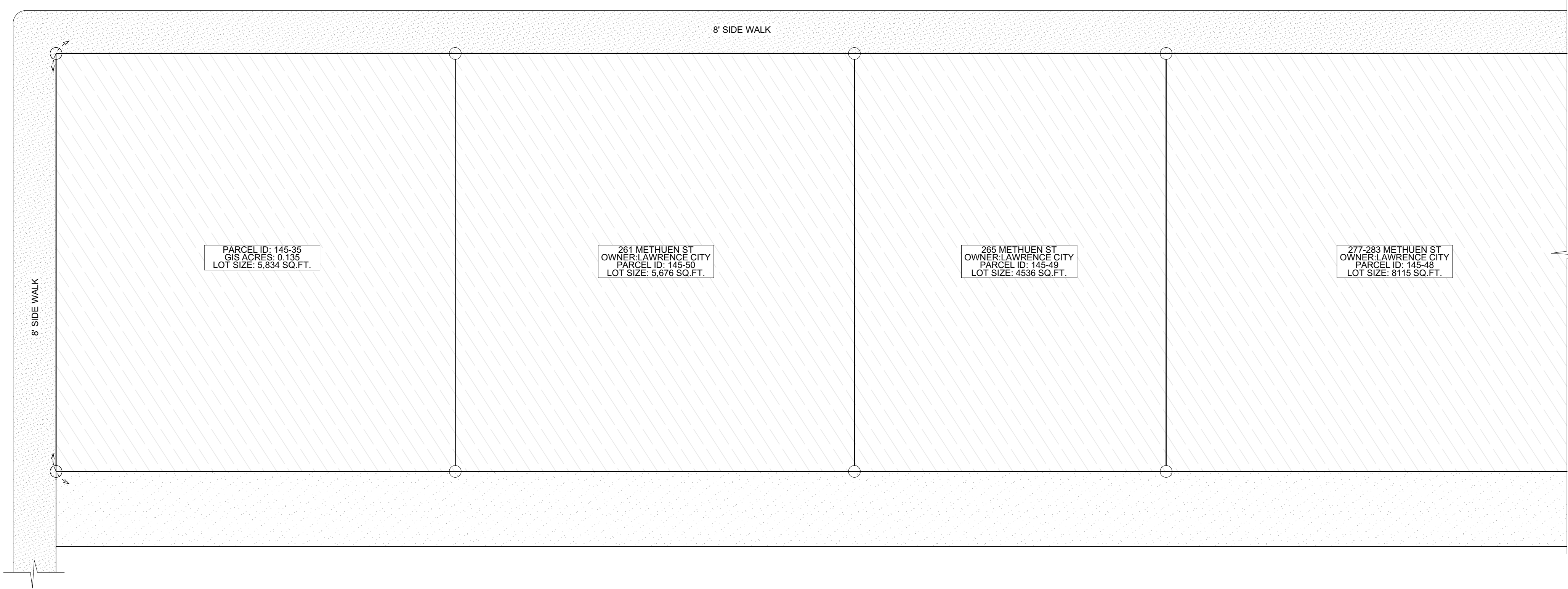
TOTAL AREA OF APARTMENTS: 129,612.00 S.F.



METHUEN ST  
(50' WIDE)



METHUEN ST  
(50' WIDE)



HAMPSHIRE ST  
(50' WIDE)

FRANKLIN ST  
(50' WIDE)

SCHEDULED GROSS AREA:	
FIRST FLOOR PLAN	29,170.00 S.F.
SECOND FLOOR PLAN	29,170.00 S.F.
THIRD FLOOR PLAN	29,170.00 S.F.
FOURTH FLOOR PLAN	29,170.00 S.F.
FIFTH FLOOR PLAN	29,170.00 S.F.
SIXTH FLOOR PLAN	29,170.00 S.F.
BASEMENT FLOOR PLAN	5,957.00 S.F.
<b>TOTAL AREA:</b>	<b>180,977.00 S.F.</b>

GENERAL SYMBOLS	
ROOM NAME	ROOM TAG
	BREAK LINE
	WINDOW
	DOOR
	OBJECT ABOVE OR BELOW

LEGEND	
	BUILDING
	PAVED
	CONCRETE

**NOTE:**

THE PURPOSE OF THIS PLAN IS TO LAYOUT EXISTING STRUCTURES, PROPOSED ADDITION AND IMPROVEMENT WORKS WITHIN THE PROPERTY BOUNDARIES AS SHOWN IN THE REFERENCE MAPS AND DEED.

IT IS NOT INTENDED AS SURVEY TO SET AND/OR UPDATE PROPERTY LINES.

CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS LATEST EDITION OF THE BUILDING CODE, THE BUILDING BOARD OF STANDARDS AND REGULATIONS AND THE CITY OF LAWRENCE ORDINANCES.

CURB GRANITE PIECES MUST BE RECYCLED BY CITY'S DPW. CONTRACTOR MUST CALL CITY'S DPW FOR RECYCLING ARRANGEMENTS.

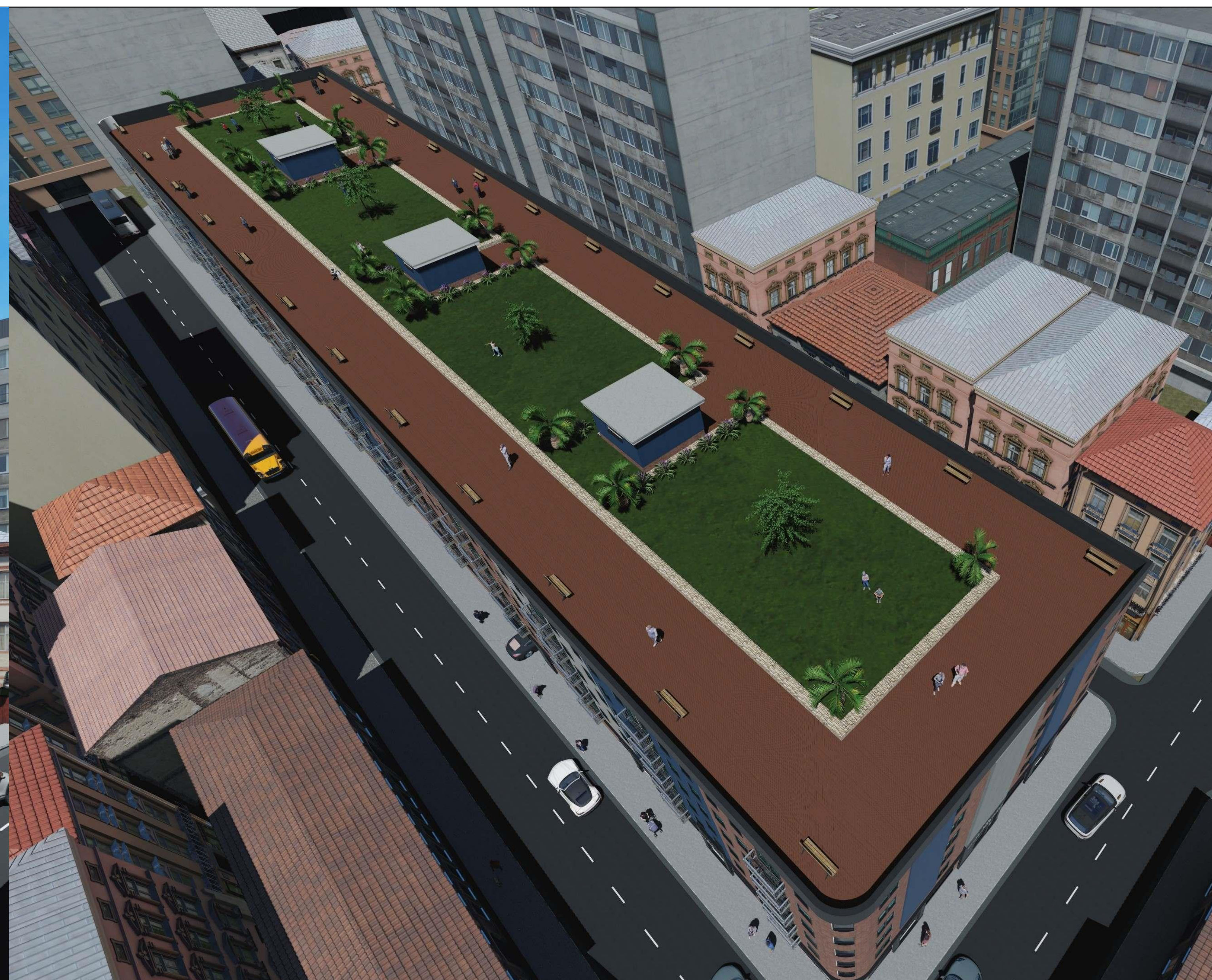
SIDEWALK MUST BE RESURFACED WITH MATERIAL TO MATCH EXISTING, IF REQUIRED.

REFERENCE DOCS & PLANS	
GIS PARCEL INFORMATION	
PARCEL ID :	145 - 35
GIS ACRES :	0.135
PROPERTY INFORMATION	
PROPERTY ID :	145 - 35
OWNER :	WESTCHESTER PROPERTIES LLC
ADDRESS :	6-12 HAMPSHIRE ST
LOT SIZE:	5,834 S.F.
LAND USE CODE :	3250
BOOK & PAGE :	13800-269
MAP :	145
LOT :	35
ZONING:	1
BLDG STYLE:	STORE
YEAR BUILT:	1930
STORIES:	2.0
ASSESSOR MAP: LawrenceAssessorMap145	

**SCHEMATIC SITE PLAN**  
SCALE: NOT TO SCALE

SCHEMATIC SITE PLAN	A-1	2	9
	SCALE: INDICATED		
REVISOR:	REVISOR:	REVISOR:	REVISOR:
APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:
DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:
DATE:	DATE:	DATE:	DATE:
PROJECT:	THE VILLA MIXED USE BUILDING	PROJECT:	THE VILLA MIXED USE BUILDING
ADDRESS:	6-12 HAMPSHIRE ST, LAWRENCE MA 01840	ADDRESS:	6-12 HAMPSHIRE ST, LAWRENCE MA 01840
OWNER:	WESTCHESTER PROPERTIES LLC	OWNER:	WESTCHESTER PROPERTIES LLC
PETITIONER:	WESTCHESTER PROPERTIES LLC	PETITIONER:	WESTCHESTER PROPERTIES LLC

This Drawing is Not for Construction.  
Preliminary Drawing Only



PROPOSED 3D VIEW (RENDERING)

SCALE: NOT TO SCALE

**NOTE**  
This drawing is an artistic interpretation of the designer, and it may not correspond 100% to the real construction. This drawing should not be used for construction purposes.

RENDERING	A-1	3	9
	SCALE: INDICATED	SHEET	
REVISOR:	REVISOR:	REVISOR:	REVISOR:
APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:
DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:
DATE:	DATE:	DATE:	DATE:
PROJECT:	THE VILLA MIXED USE BUILDING	PROJECT:	THE VILLA MIXED USE BUILDING
ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840	ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840
OWNER:	WESTCHESTER PROPERTIES LLC	OWNER:	WESTCHESTER PROPERTIES LLC
PETITIONER:	WESTCHESTER PROPERTIES LLC	PETITIONER:	WESTCHESTER PROPERTIES LLC

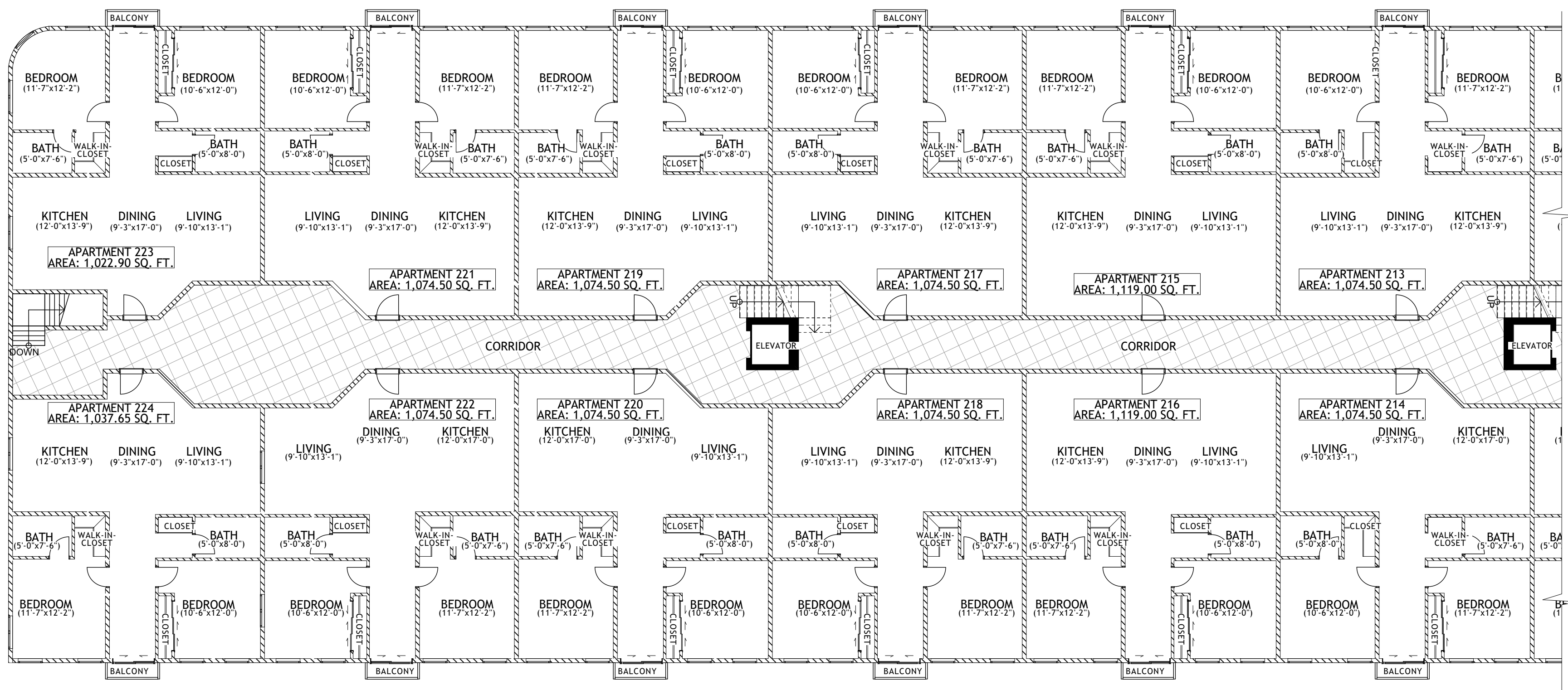
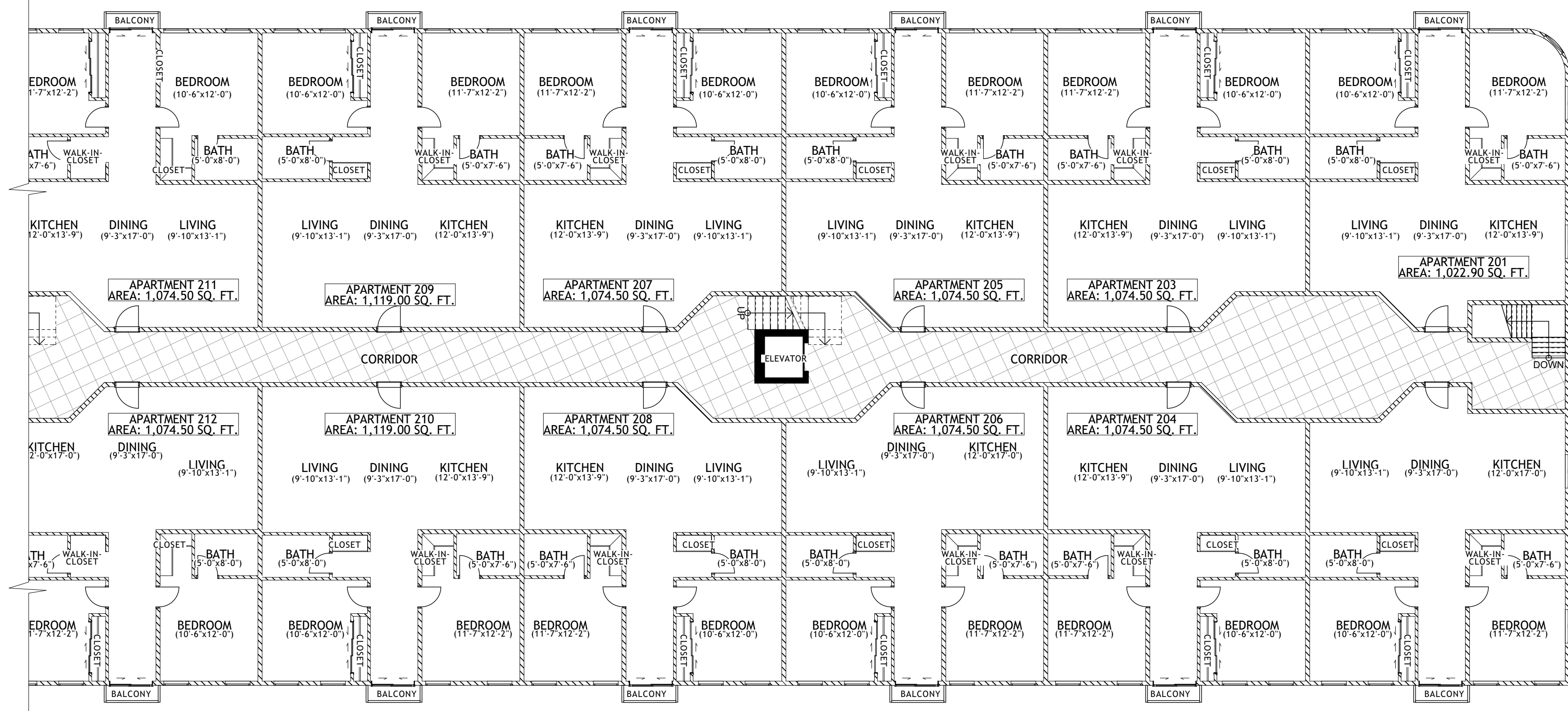
This Drawings is Not For Construction.  
Preliminary Drawing Only



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 3/32"=1'  
 GROSS AREA= 29,170 SQ. FT.

FLOOR PLAN	A-1	SHEET	4	9
	SCALE:		INDICATED	
REVISOR:	REINA RHEA LEE P. CHUA	DATE:	12 SEPT 2024	
APPROVED BY:	WESTCHESTER PROPERTIES LLC			
DRAWN BY:	WESTCHESTER PROPERTIES LLC			
PETITIONER:	WESTCHESTER PROPERTIES LLC			
PROJECT:	THE VILLA MIXED USE BUILDING			
ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840			
OWNER:	WESTCHESTER PROPERTIES LLC			

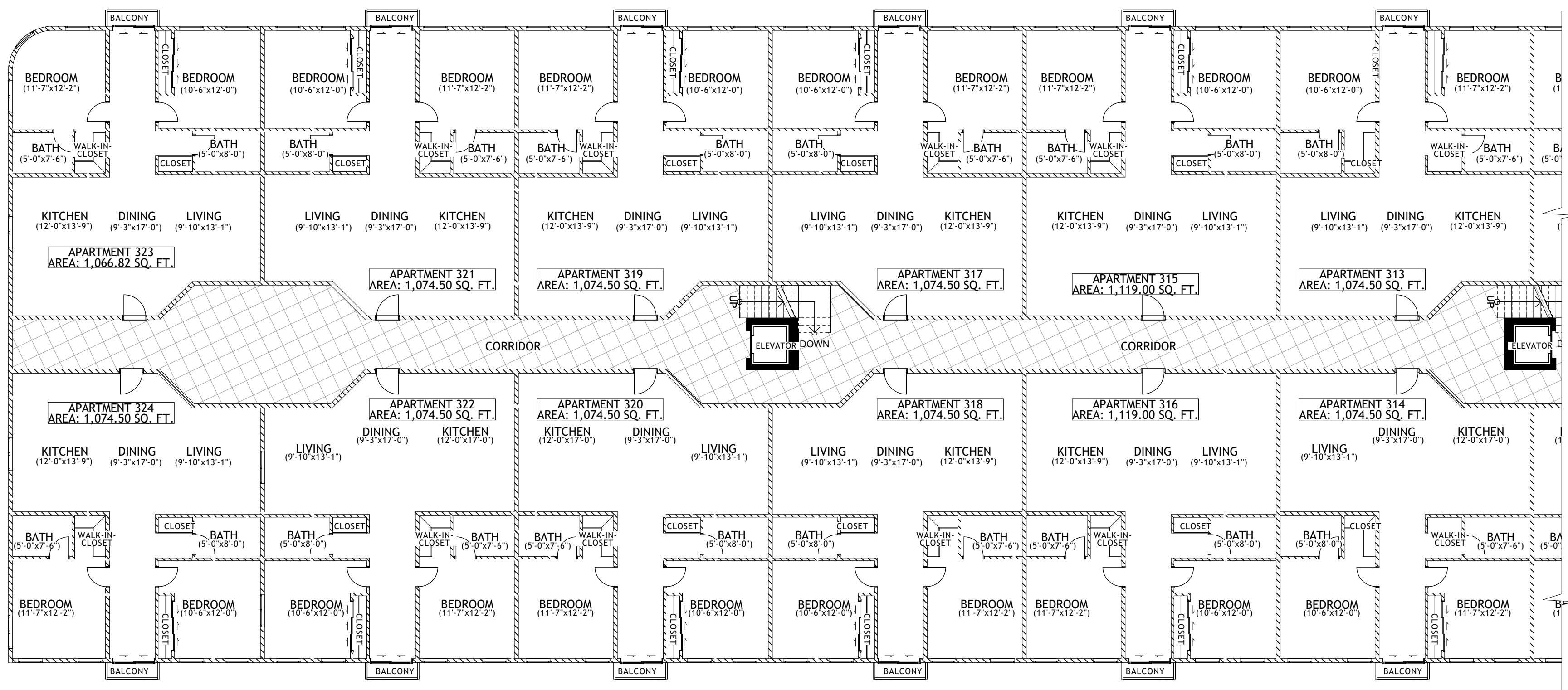
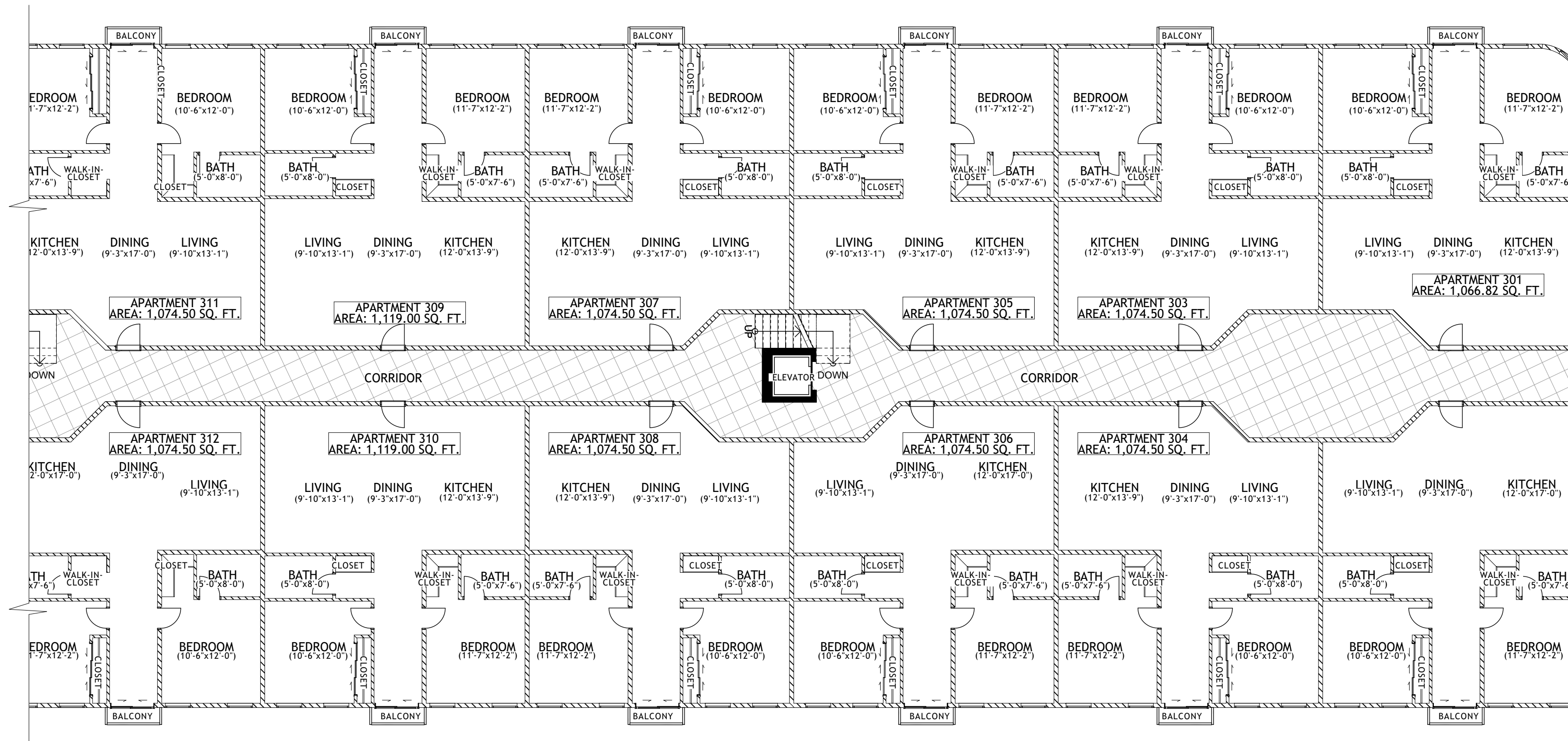
This Drawings is Not for Construction.  
Preliminary Drawing Only



PROPOSED SECOND FLOOR PLAN  
 SCALE: 3/32"=1'  
 GROSS AREA= 29,170 SQ. FT.

FLOOR PLAN	A-1	5	9
	SCALE: INDICATED		
REVISOR:	REINA RHEA LEE P. CHUA	DATE:	12 SEPT. 2024
APPROVED BY:			
PROJECT:	THE VILLA MIXED USE BUILDING	ADDRESS:	6-12 HAMPSHIRE ST., LAWRENCE MA 01840
OWNER:	WESTCHESTER PROPERTIES LLC	PETITIONER:	WESTCHESTER PROPERTIES LLC

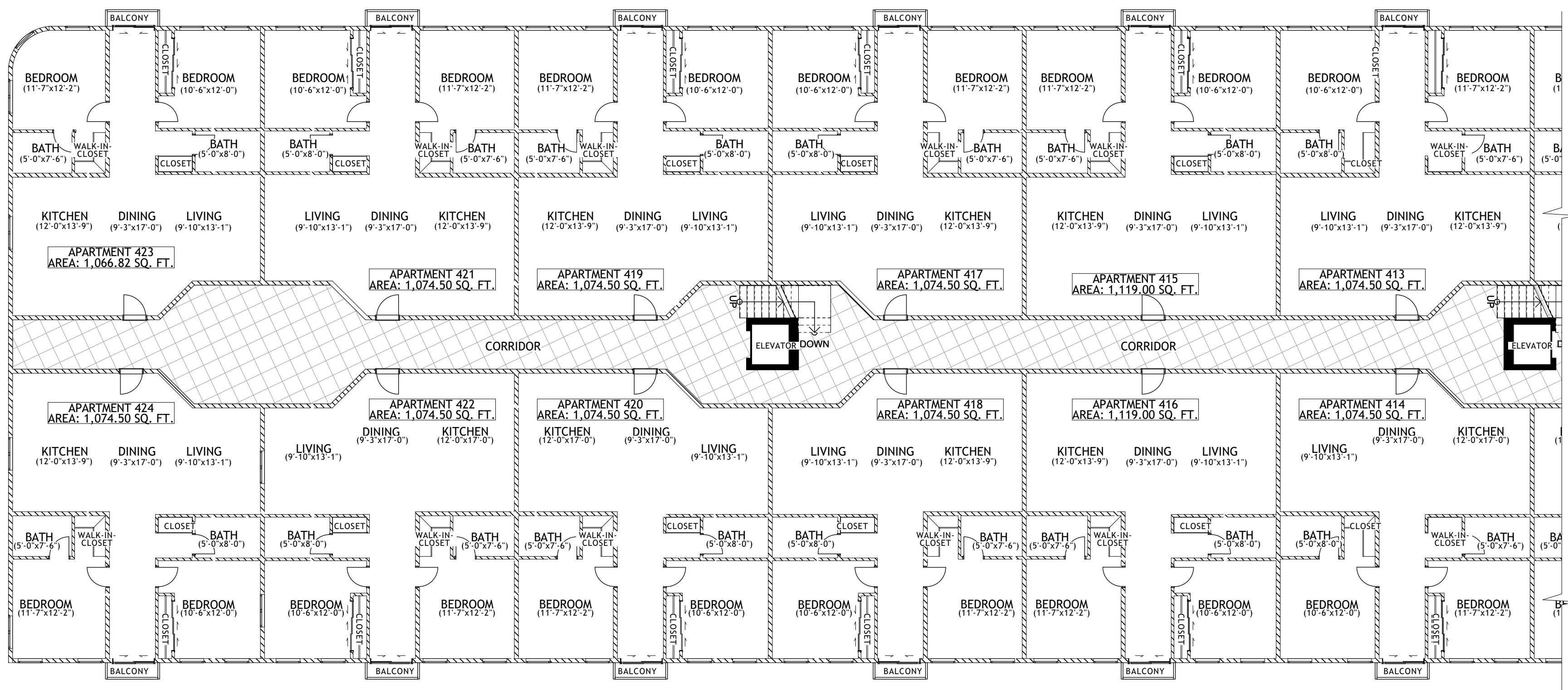
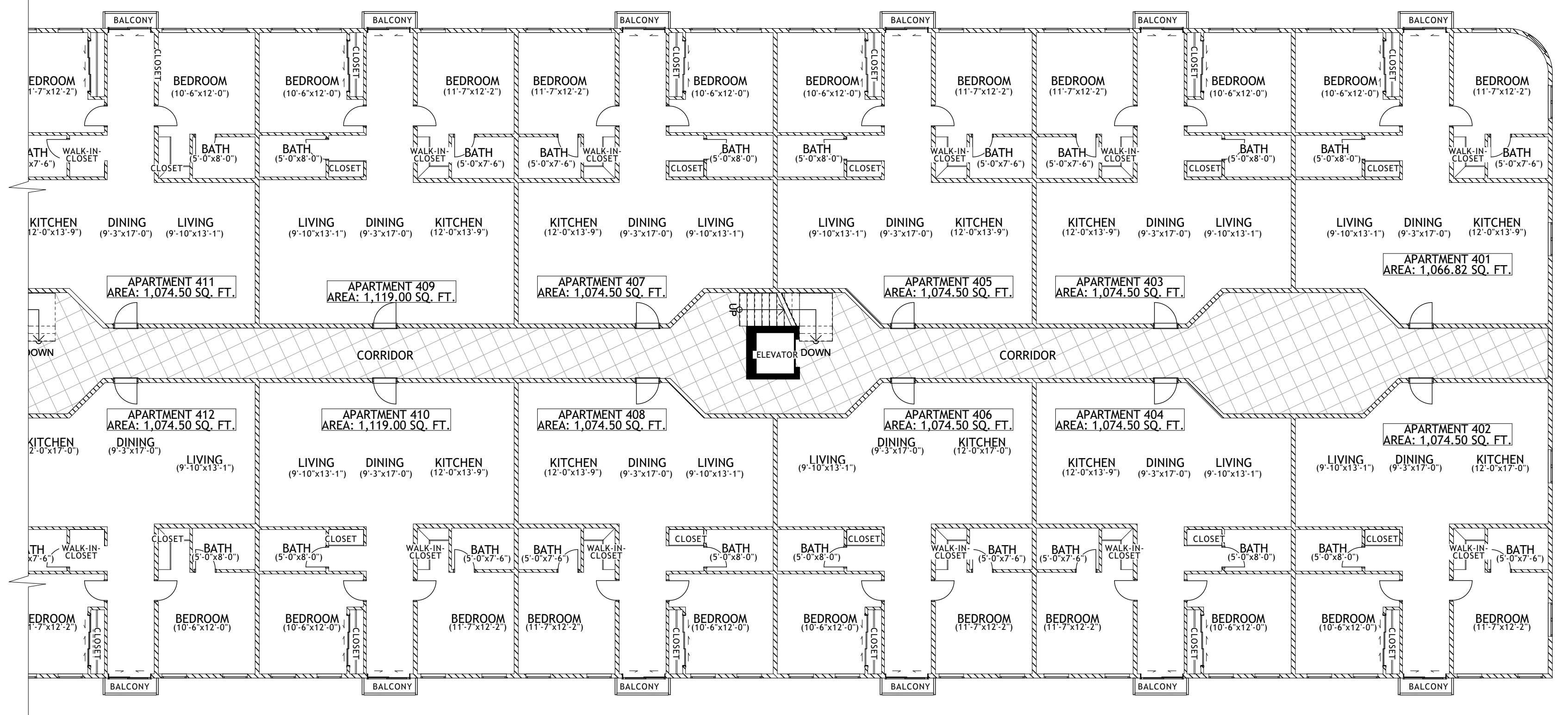
This Drawings is Not for Construction.  
Preliminary Drawing Only



**PROPOSED THIRD FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"  
 GROSS AREA = 29,170 SQ. FT.

FLOOR PLAN	A-1	SHEET	6	9	
	SCALE:		INDICATED		
REVISOR:	REINA RHEA LEE P. CHUA	APPROVED BY:		DATE:	12 SEPT. 2024
PROJECT:	THE VILLA MIXED USE BUILDING	ADDRESS:	6-12 HAMPSHIRE ST., LAWRENCE MA 01840	PETITIONER:	WESTCHESTER PROPERTIES LLC
OWNER:	WESTCHESTER PROPERTIES LLC				

This Drawings is Not for Construction.  
Preliminary Drawing Only

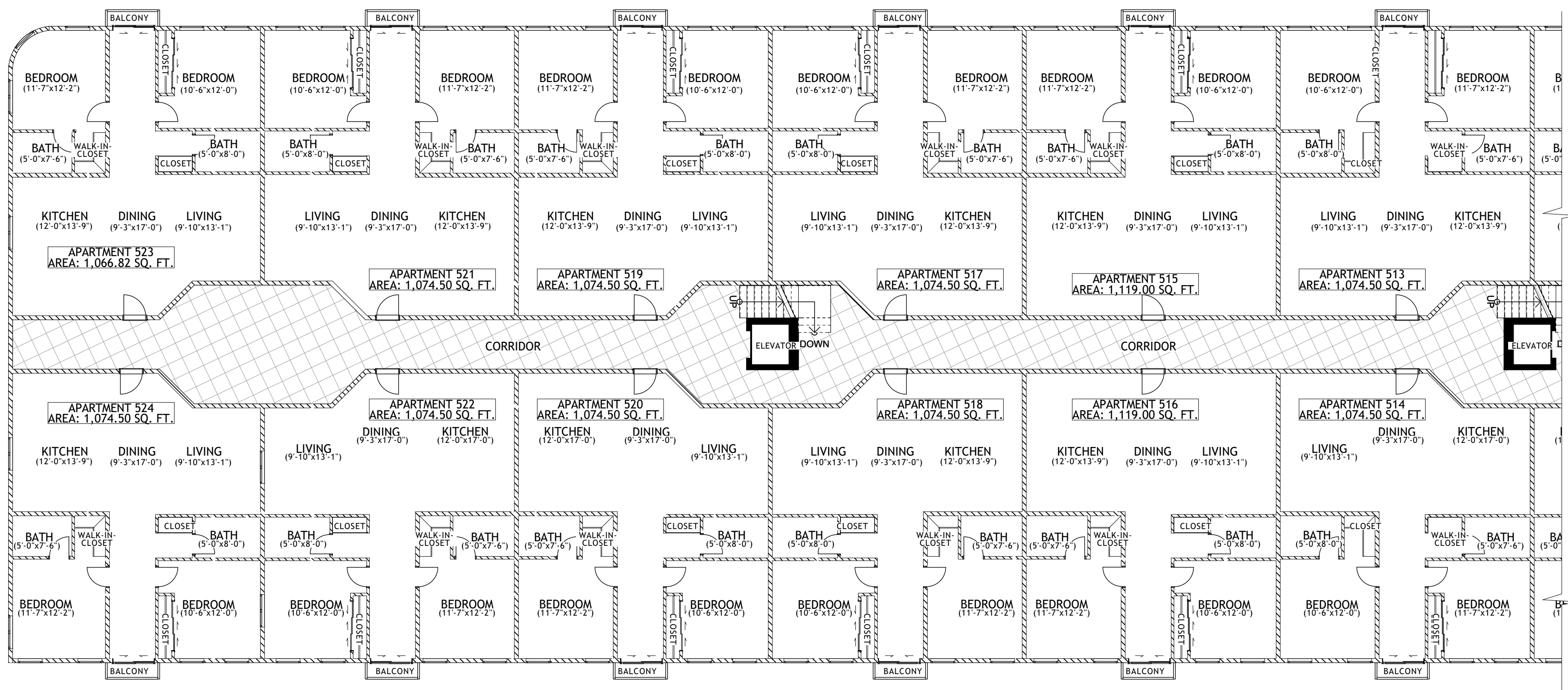
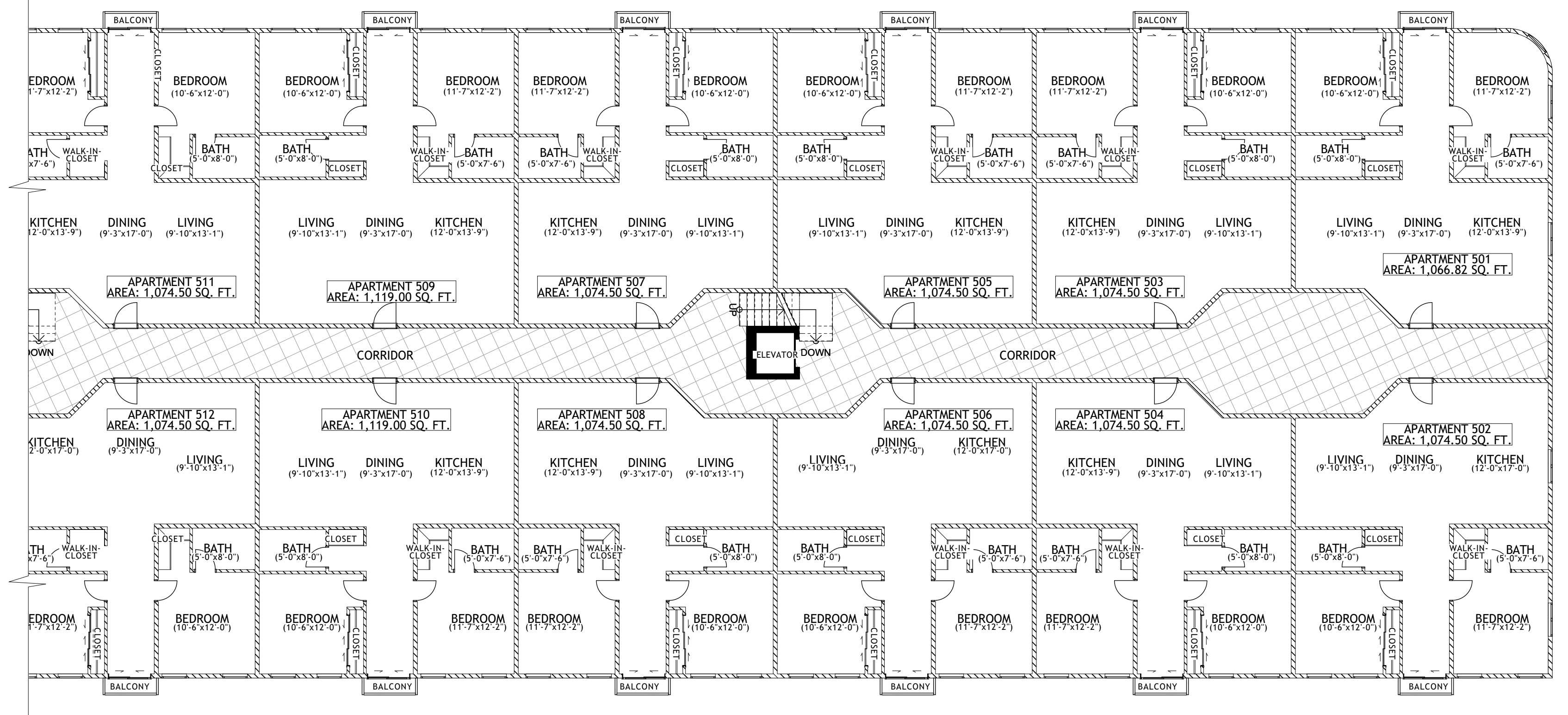


PROPOSED FOURTH FLOOR PLAN  
 SCALE: 3/32"=1'  
 GROSS AREA= 29,170 SQ. FT.

REVISOR: REINA RHEA LEE P. CHUA  
 APPROVED BY: 12 SEPT 2024  
 DRAWN BY:

PROJECT: THE VILLA MIXED USE BUILDING  
 ADDRESS: 6-12 HAMPSHIRE ST., LAWRENCE MA 01840  
 OWNER: WESTCHESTER PROPERTIES LLC  
 PETITIONER: WESTCHESTER PROPERTIES LLC

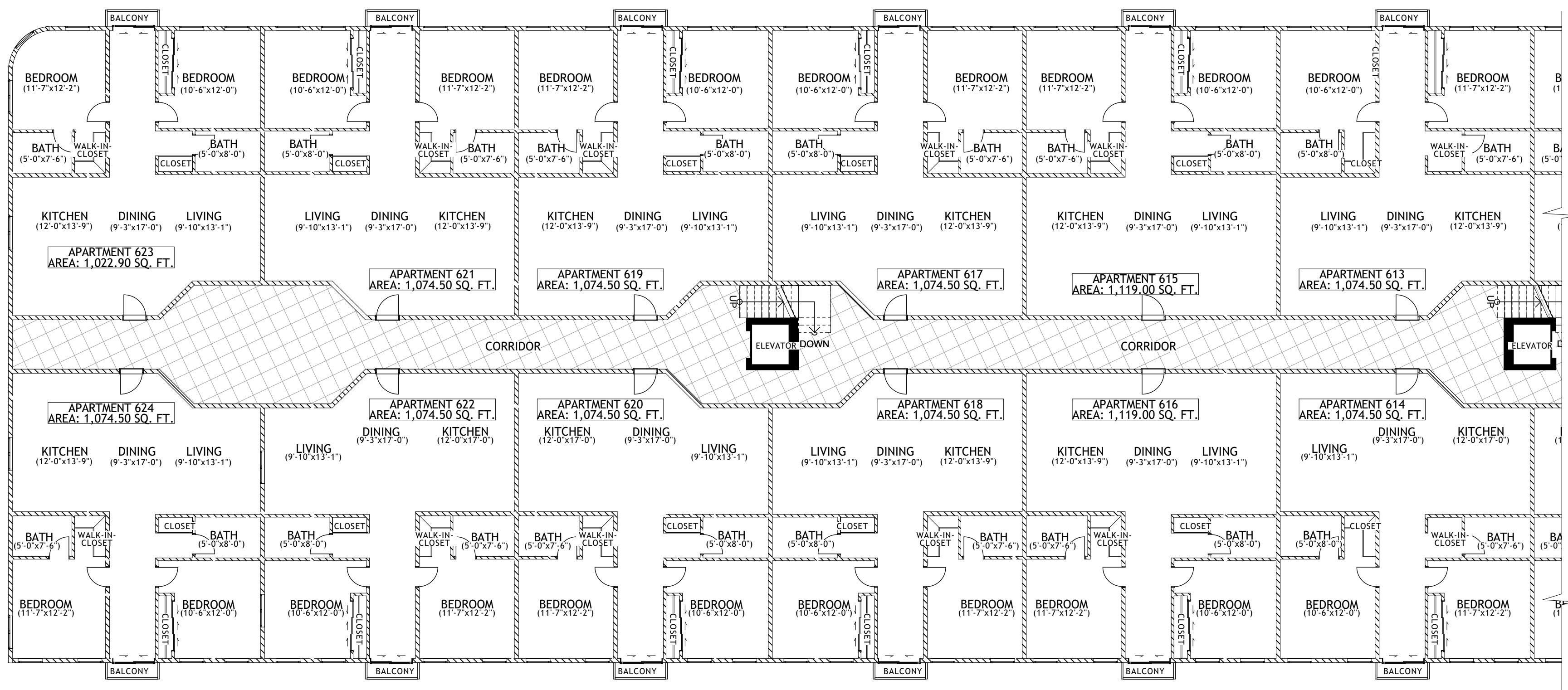
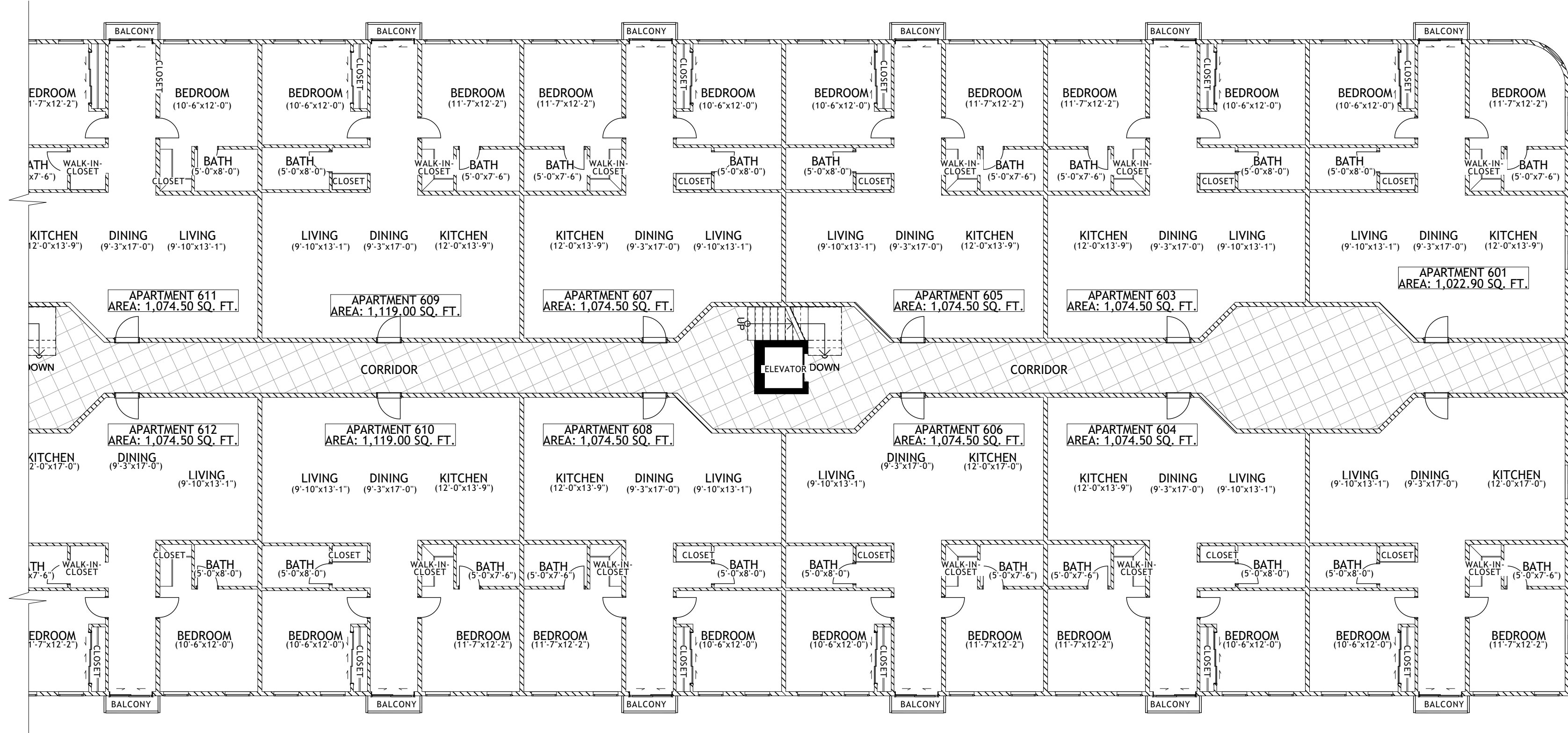
This Drawings is Not for Construction.  
Preliminary Drawing Only



PROPOSED FIFTH FLOOR PLAN  
 SCALE: 3/32"=1'  
 GROSS AREA= 29,170 SQ. FT.

FLOOR PLAN	A-1	8	9
	SCALE:	INDICATED	1 SHEET
REVISOR:	REINA RHEA LEE P. CHUA	DATE:	12 SEPT 2024
PROJECT:	THE VILLA MIXED USE BUILDING	ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840
OWNER:	WESTCHESTER PROPERTIES LLC	PETITIONER:	WESTCHESTER PROPERTIES LLC

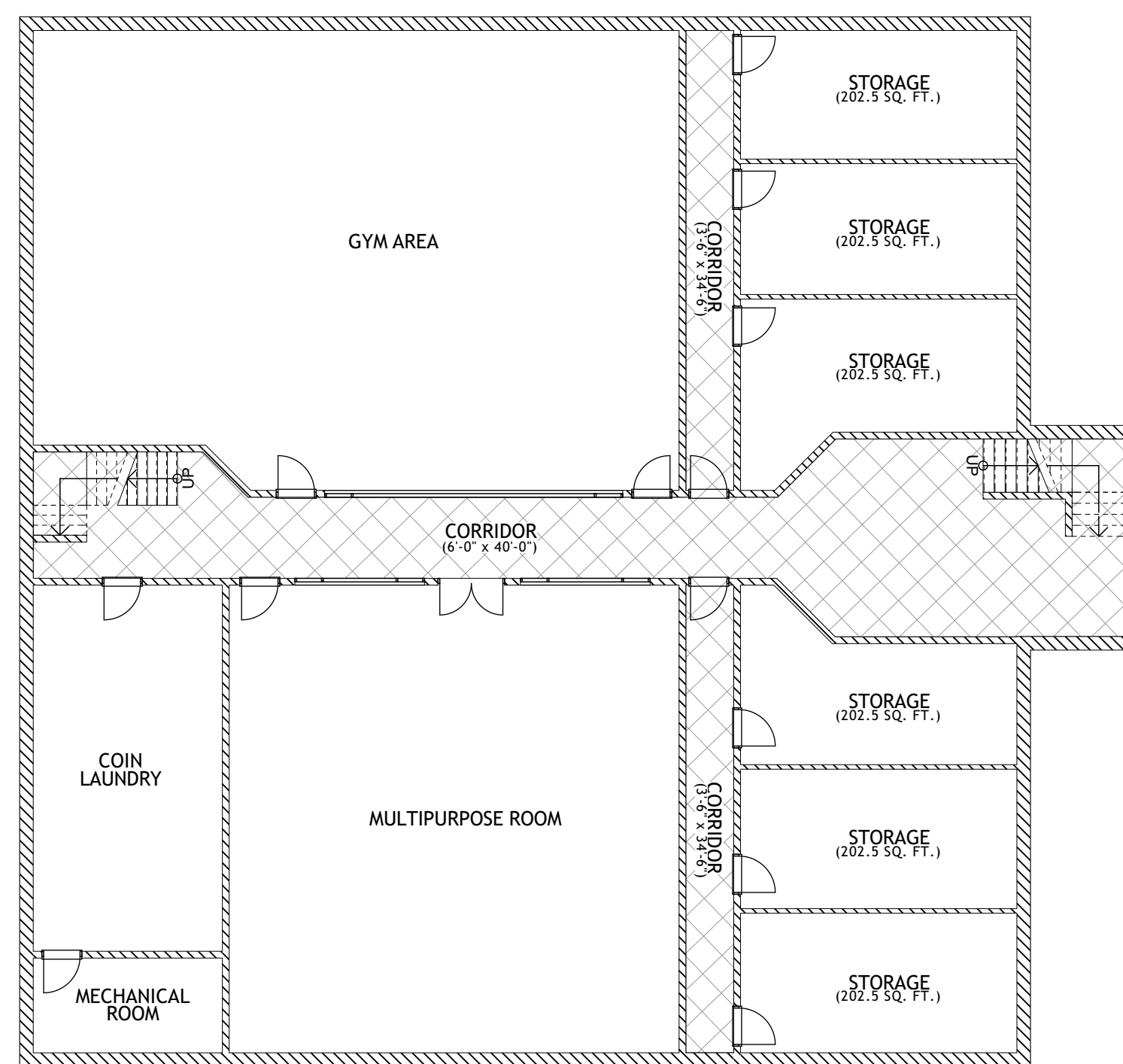
This Drawings is Not For Construction.  
Preliminary Drawing Only



PROPOSED SIXTH FLOOR PLAN  
SCALE: 3/32"=1'  
GROSS AREA= 29,170 SQ. FT.

FLOOR PLAN	A-1	SHEET	9
	SCALE:		INDICATED
REVISOR:	REINA RHEA LEE P. CHUA	DATE:	12 SEPT. 2024
PROJECT:	THE VILLA MIXED USE BUILDING	ADDRESS:	6-12 HAMPSHIRE ST., LAWRENCE MA 01840
OWNER:	WESTCHESTER PROPERTIES LLC	PETITIONER:	WESTCHESTER PROPERTIES LLC

This Drawings is Not for Construction.  
Preliminary Drawing Only



**PROPOSED BASEMENT FLOOR PLAN**  
SCALE: 3/32"=1'  
GROSS AREA= 5,957 SQ. FT.

FLOOR PLAN	A-1
	SCALE: INDICATED
REVISOR	1
DATE	12 SEPT 2024
PROJECT:	THE VILLA MIXED USE BUILDING
ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840
OWNER:	WESTCHESTER PROPERTIES LLC
PETITIONER:	WESTCHESTER PROPERTIES LLC
REVISOR:	REINA RHEA LEE P. CHUA
DATE:	12 SEPT 2024
SHEET	10
	9

**EXHIBIT B**

**SCHEMATIC DRAWINGS**

**OPTION B**

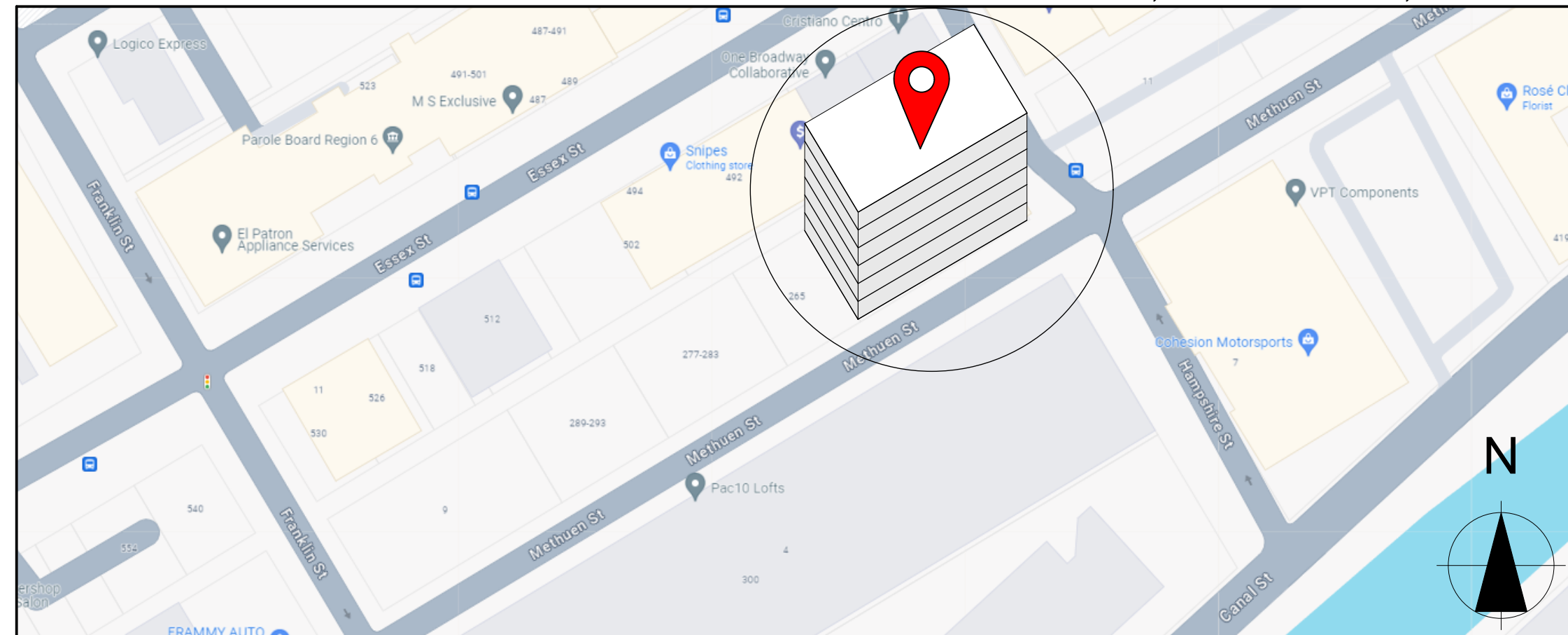
# PROJECT

## THE VILLA PRELIMINARY PROPOSED MIXED USE

40 RESIDENTIAL UNITS & 6 COMMERCIAL SPACE  
6-12 HAMPSHIRE ST, LAWRENCE MA 01840  
OWNER: WESTCHESTER PROPERTIES LLC  
DRAWN BY: REINA RHEA LEE P. CHUA

### DRAWING INDEX: ARCHITECTURAL DRAWINGS:

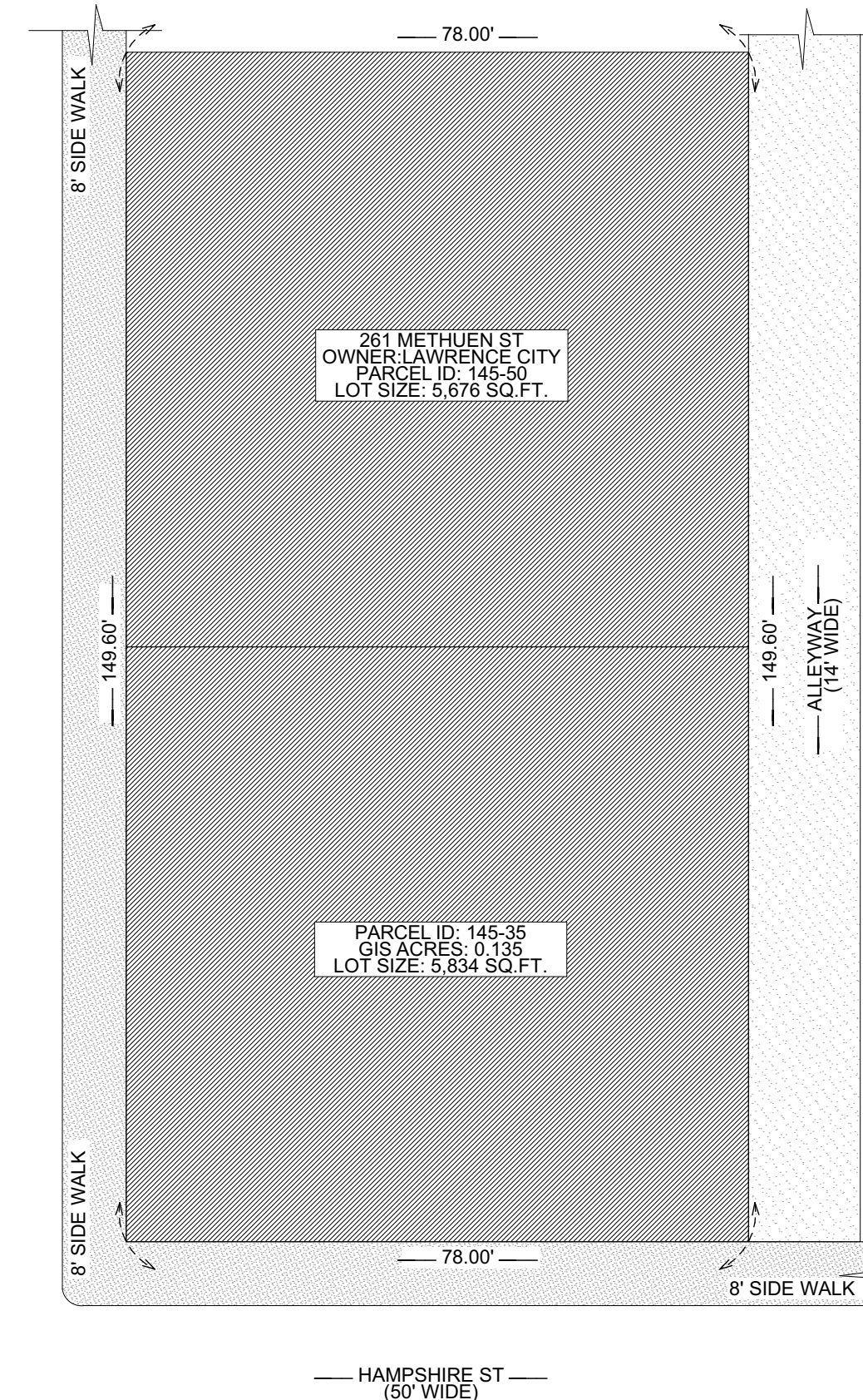
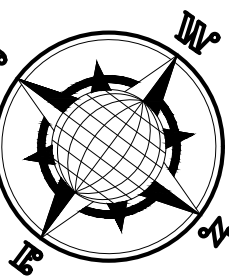
- A.1-9 COVER SHEET, SCHEMATIC SITE PLAN, LOCATION AND SCHEDULE
- A.2-9 PROPOSED 3D VIEW (RENDERING)
- A.3-9 PROPOSED FIRST FLOOR PLAN 6 COMMERCIAL SPACE, GARBAGE STATION
- A.4-9 PROPOSED SECOND FLOOR PLAN 8 APARTMENTS
- A.5-9 PROPOSED THIRD FLOOR PLAN 8 APARTMENTS
- A.6-9 PROPOSED FOURTH FLOOR PLAN 8 APARTMENTS
- A.7-9 PROPOSED FIFTH FLOOR PLAN 8 APARTMENTS
- A.8-9 PROPOSED SIXTH FLOOR PLAN 8 APARTMENTS
- A.9-9 PROPOSED BASEMENT FLOOR PLAN GYM AREA, MULTIP. ROOM, COIN LAUNDRY



LOCATION



EXISTING 6-12 HAMPSHIRE ST.



SCHEMATIC SITE PLAN  
SCALE: 1"=20'

### APARTMENTS SCHEDULED:

SECOND FLOOR : 8 APARTMENTS	THIRD FLOOR : 8 APARTMENTS	FOURTH FLOOR : 8 APARTMENTS	FIFTH FLOOR : 8 APARTMENTS	SIXTH FLOOR : 8 APARTMENTS
APARTMENT 201 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 301 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 401 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 501 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 601 3 BEDROOM 2 BATH 1,260.00 S.F.
APARTMENT 202 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 302 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 402 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 502 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 602 3 BEDROOM 2 BATH 1,260.00 S.F.
APARTMENT 203 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 303 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 403 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 503 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 603 3 BEDROOM 2 BATH 1,280.00 S.F.
APARTMENT 204 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 304 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 404 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 504 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 604 3 BEDROOM 2 BATH 1,280.00 S.F.
APARTMENT 205 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 305 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 405 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 505 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 605 3 BEDROOM 2 BATH 1,260.00 S.F.
APARTMENT 206 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 306 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 406 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 506 3 BEDROOM 2 BATH 1,260.00 S.F.	APARTMENT 606 3 BEDROOM 2 BATH 1,260.00 S.F.
APARTMENT 207 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 307 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 407 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 507 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 607 3 BEDROOM 2 BATH 1,280.00 S.F.
APARTMENT 208 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 308 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 408 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 508 3 BEDROOM 2 BATH 1,280.00 S.F.	APARTMENT 608 3 BEDROOM 2 BATH 1,280.00 S.F.
AREA: 10,160.00 S.F.	AREA: 10,160.00 S.F.	AREA: 10,160.00 S.F.	AREA: 10,160.00 S.F.	AREA: 10,160.00 S.F.
TOTAL AREA OF APARTMENTS: 60,960.00 S.F.				

### SCHEDULED GROSS AREA:

FIRST FLOOR PLAN	11,668.00 S.F.
SECOND FLOOR PLAN	11,668.00 S.F.
THIRD FLOOR PLAN	11,668.00 S.F.
FOURTH FLOOR PLAN	11,668.00 S.F.
FIFTH FLOOR PLAN	11,668.00 S.F.
SIXTH FLOOR PLAN	11,668.00 S.F.
BASEMENT FLOOR PLAN	5,957.00 S.F.
<b>TOTAL AREA:</b>	<b>75,965.00 S.F.</b>

### GENERAL SYMBOLS

ROOM NAME	ROOM TAG
	BREAK LINE
	WINDOW
	DOOR
	OBJECT ABOVE OR BELOW

### LEGEND

	BUILDING
	PAVED
	CONCRETE

### NOTE:

THE PURPOSE OF THIS PLAN IS TO LAYOUT EXISTING STRUCTURES, PROPOSED ADDITION AND IMPROVEMENT WORKS WITHIN THE PROPERTY BOUNDARIES AS SHOWN IN THE REFERENCE MAPS AND DEED.

IT IS NOT INTENDED AS SURVEY TO SET AND/OR UPDATE PROPERTY LINES.

CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS LATEST EDITION OF THE BUILDING CODE, THE BUILDING BOARD OF STANDARDS AND REGULATIONS AND THE CITY OF LAWRENCE ORDINANCES.

CURB GRANITE PIECES MUST BE RECYCLED BY CITY'S DPW. CONTRACTOR MUST CALL CITY'S DPW FOR RECYCLING ARRANGEMENTS.

SIDEWALK MUST BE RESURFACED WITH MATERIAL TO MATCH EXISTING, IF REQUIRED.

### REFERENCE DOCS & PLANS

GIS PARCEL INFORMATION	
PARCEL ID :	145 - 35
GIS ACRES :	0.135
PROPERTY INFORMATION	
PROPERTY ID :	145 - 35
OWNER :	WESTCHESTER PROPERTIES LLC
ADDRESS :	6-12 HAMPSHIRE ST
LOT SIZE :	5,834 S.F.
LAND USE CODE :	3250
BOOK & PAGE :	13800-269
MAP :	145
LOT :	35
ZONING :	I
BLDG STYLE :	STORE
YEAR BUILT :	1930
STORIES :	2.0
ASSESSOR MAP:	LawrenceAssessorMap145

This Drawing is Not for Construction,  
Preliminary Drawing Only

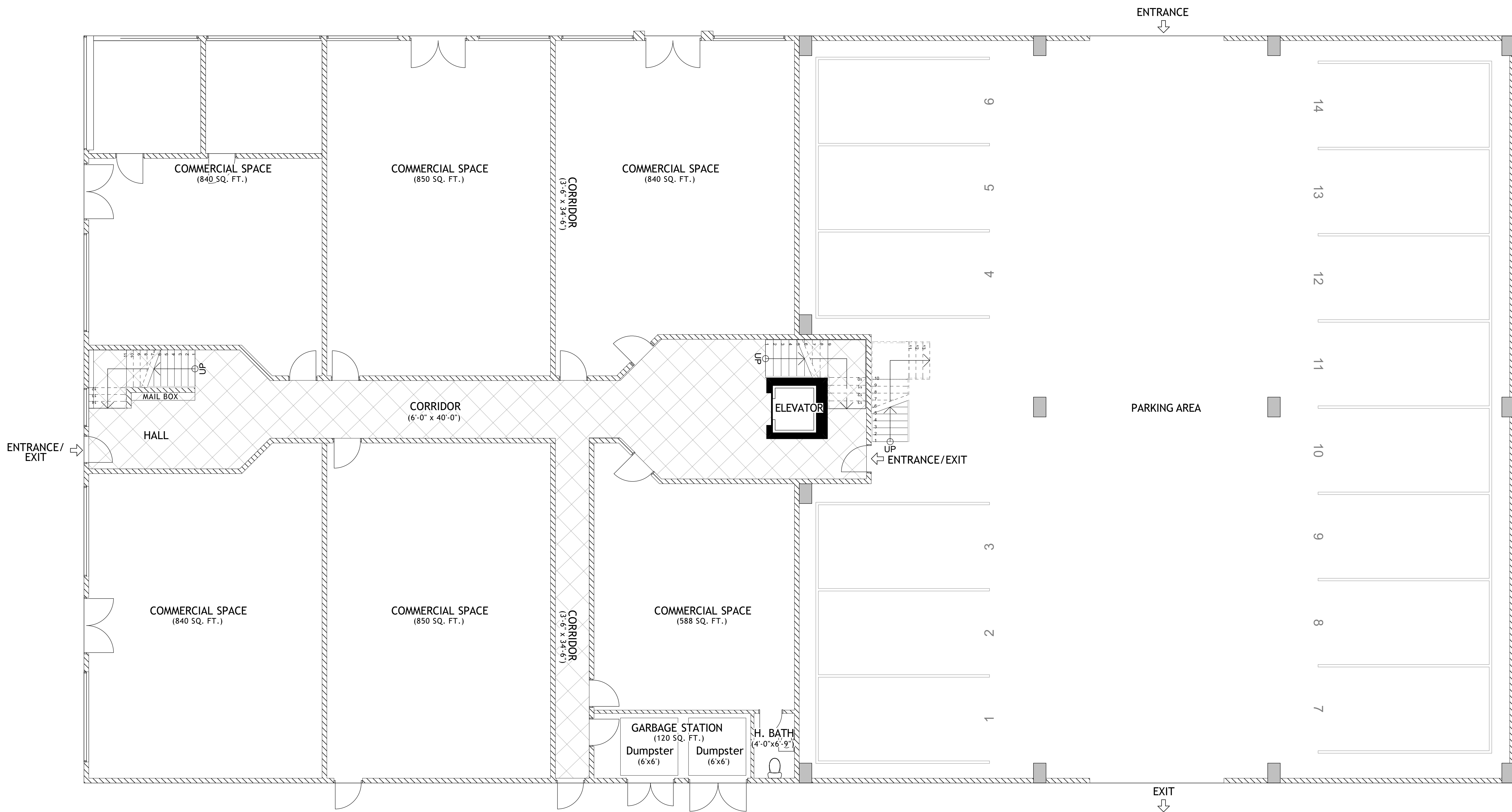


PROPOSED 3D VIEW (RENDERING)  
SCALE: NOT TO SCALE

**NOTE**  
This drawing is an artistic interpretation of the designer, and it may not correspond 100% to the real construction. This drawing should not be used for construction purposes.

RENDERING	A-1
	2
SHEET	9
SCALE: INDICATED	
REVISED BY:	REINA RHEA LEE P. CHUA
APPROVED BY:	12 SEPT 2024
DRAWN BY:	
DATE:	
PROJECT:	THE VILLA MIXED USE BUILDING
ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840
OWNER:	WESTCHESTER PROPERTIES LLC
PETITIONER:	WESTCHESTER PROPERTIES LLC

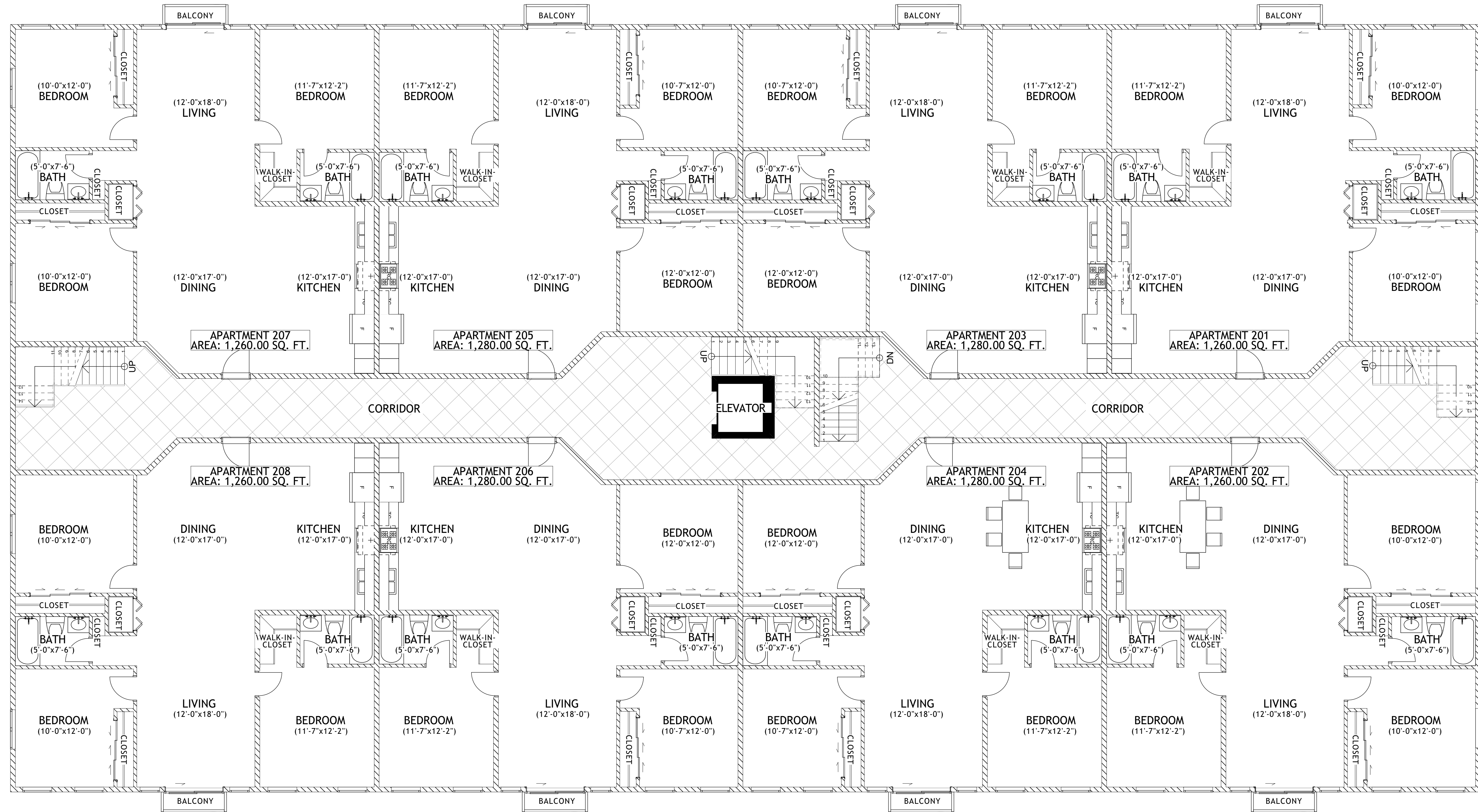
This Drawings is Not For Construction.  
Preliminary Drawing Only



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 3/8"=1'  
GROSS AREA= 11,668 SQ. FT.

FLOOR PLAN A-1	SHEET 1	REVISOR REINA RHEA LEE P. CHUA DATE: 12 SEPT 2024
	SCALE: INDICATED	
PROJECT: THE VILLA MIXED USE BUILDING ADDRESS: 6-12 HAMPSHIRE ST., LAWRENCE MA 01840 OWNER: WESTCHESTER PROPERTIES LLC PETITIONER: WESTCHESTER PROPERTIES LLC		APPROVED BY: DRAWN BY: DATE:
9		

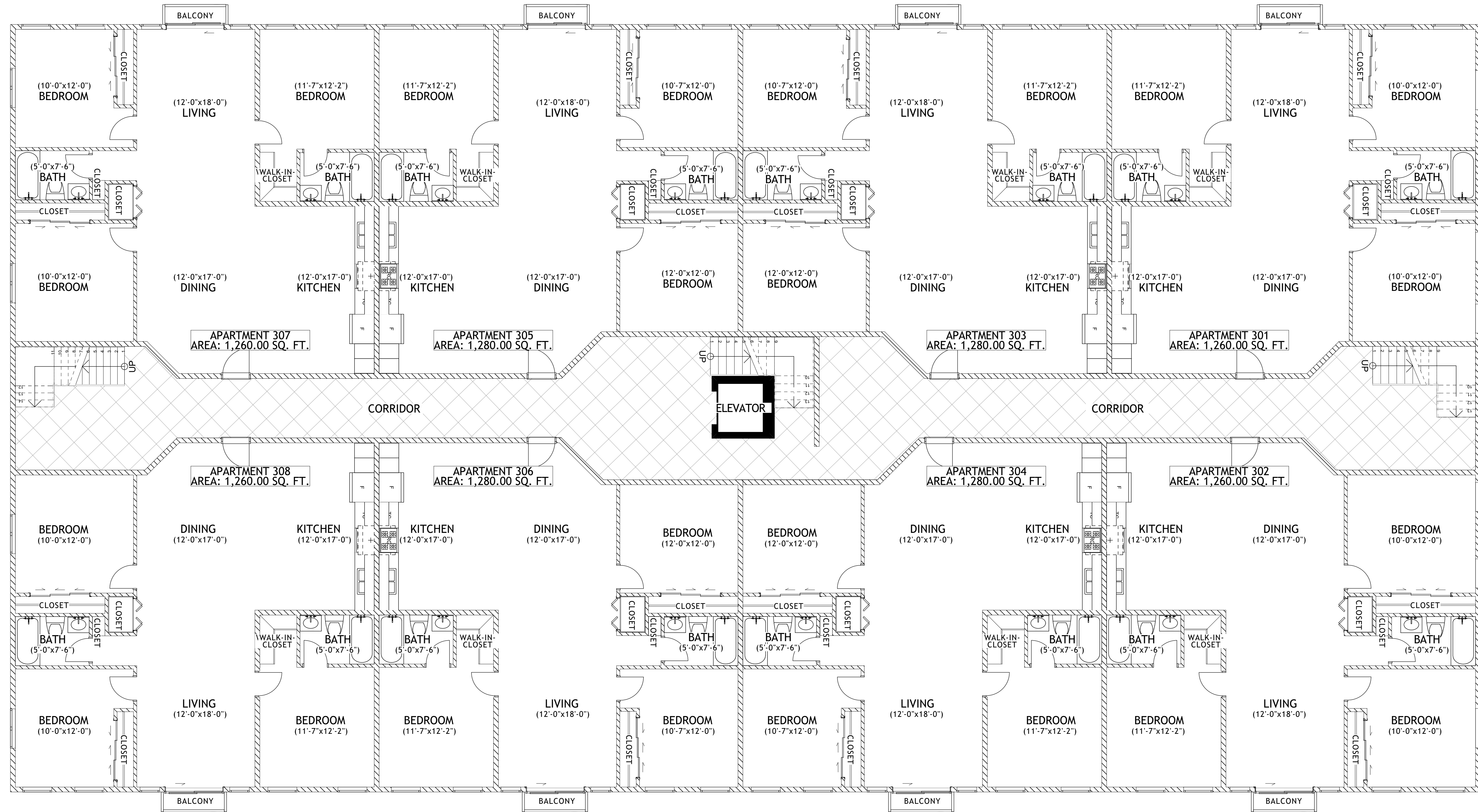
This Drawing is Not for Construction.  
Preliminary Drawing Only



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 3/8" = 1'  
GROSS AREA = 11,668 SQ. FT.

FLOOR PLAN	A-1	SHEET	4	9
	SCALE:		INDICATED	
REVISED BY:	APPROVED BY:	PROJECT:	THE VILLA MIXED USE BUILDING 6-12 HAMPSHIRE ST. LAWRENCE MA 01840 OWNER: WESTCHESTER PROPERTIES LLC PETITIONER: WESTCHESTER PROPERTIES LLC	
DRAWN BY:	REINA RHEA LEE P. CHUA	DATE:	12 SEPT. 2024	

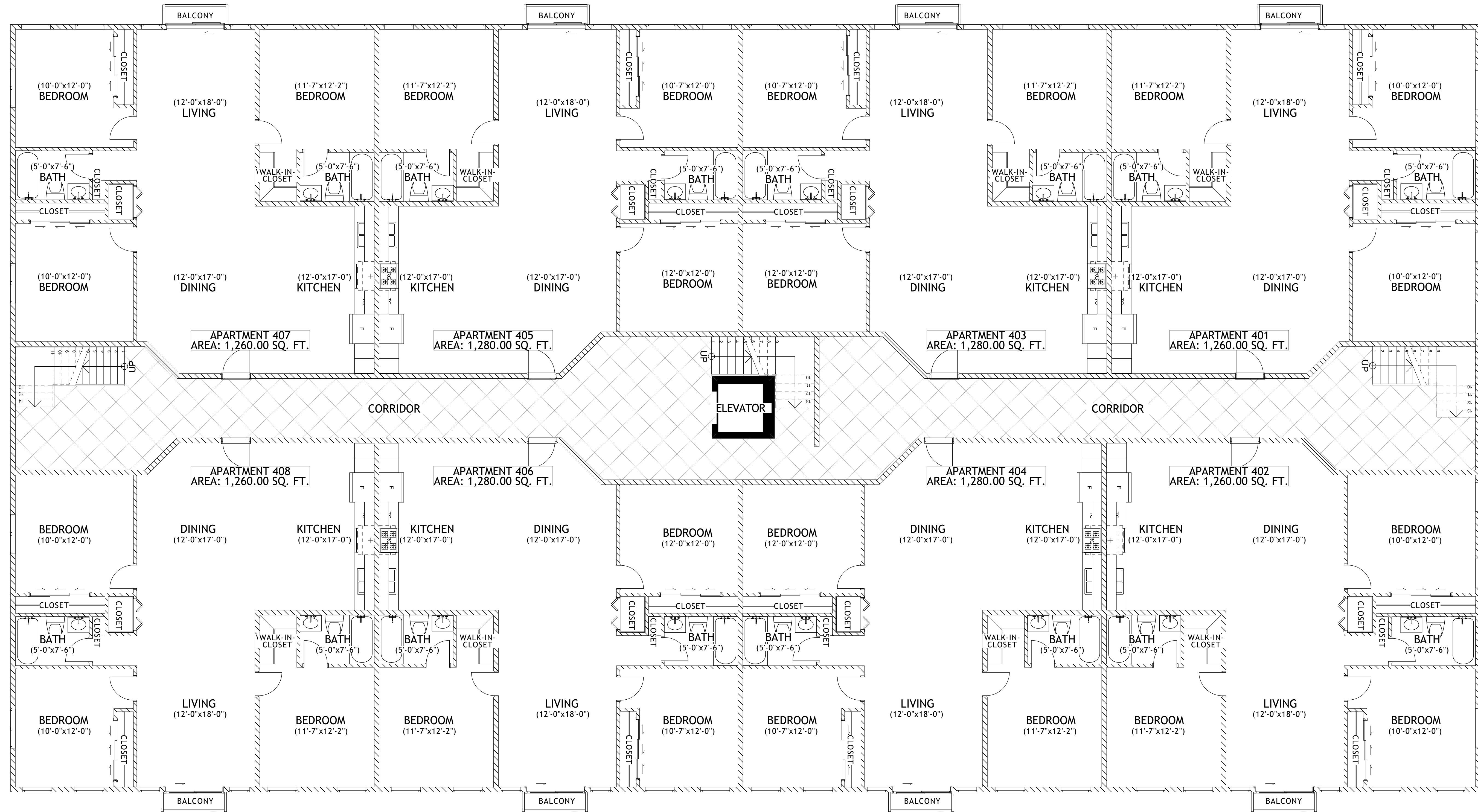
This Drawing is Not for Construction.  
Preliminary Drawing Only



**PROPOSED THIRD FLOOR PLAN**  
SCALE: 3/8" = 1'-0"  
GROSS AREA = 11,668 SQ. FT.

FLOOR PLAN	A-1	SHEET	5	9
	SCALE:		INDICATED	
REVISOR:	REINA RHEA LEE P. CHUA	DATE:	12 SEPT 2024	
APPROVED BY:				
PROJECT:	THE VILLA MIXED USE BUILDING	ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840	
OWNER:	WESTCHESTER PROPERTIES LLC	PETITIONER:	WESTCHESTER PROPERTIES LLC	

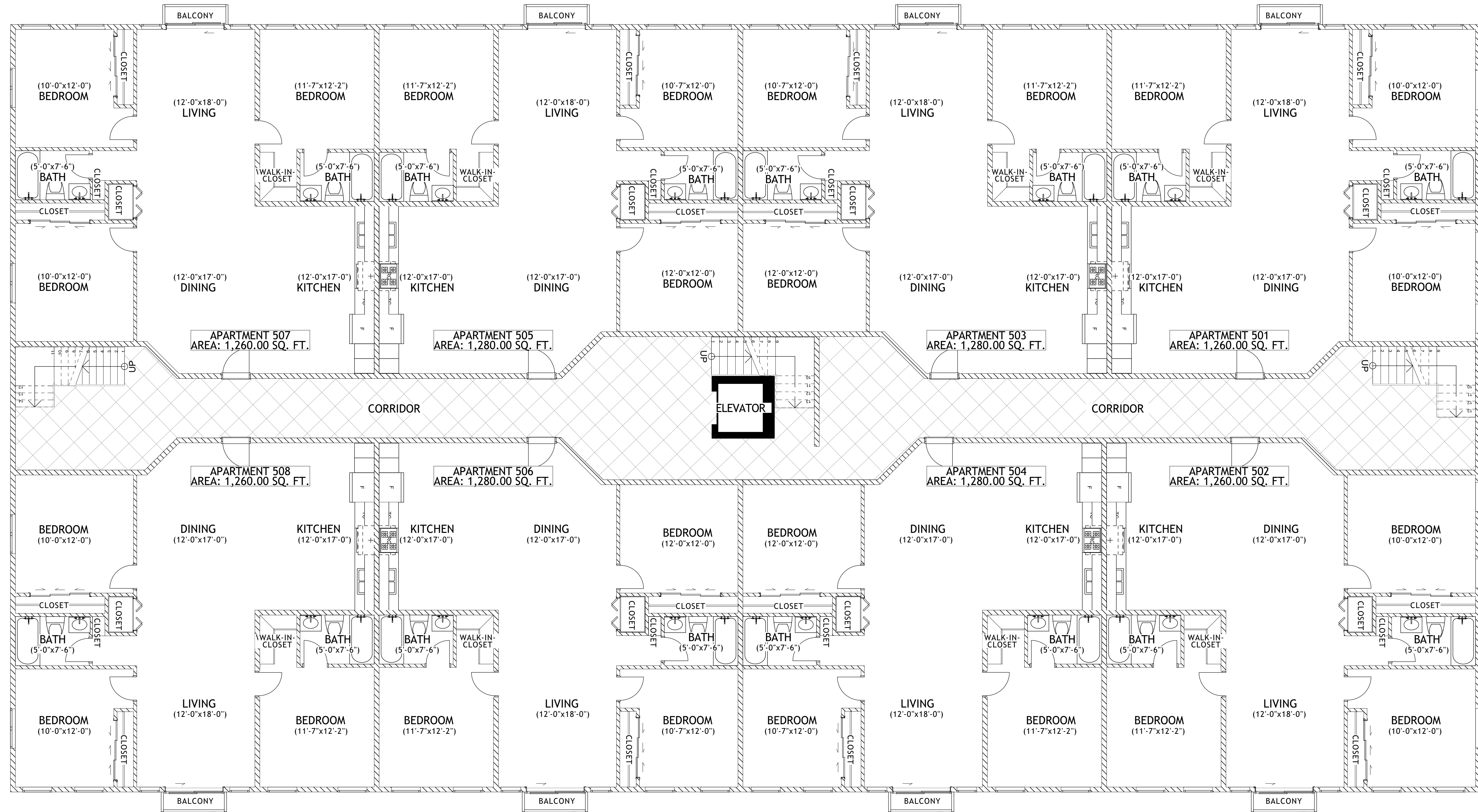
This Drawing is Not for Construction.  
Preliminary Drawing Only



**PROPOSED FOURTH FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"  
 GROSS AREA = 11,668 SQ. FT.

FLOOR PLAN	A-1	SHEET	6	REVISOR	REINA RHEA LEE P. CHUA
	SCALE:		INDICATED		DATE:
REVISOR	APPROVED BY:	PROJECT:	THE VILLA MIXED USE BUILDING	ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840
DATE:	DRAWN BY:	OWNER:	WESTCHESTER PROPERTIES LLC	PETITIONER:	WESTCHESTER PROPERTIES LLC

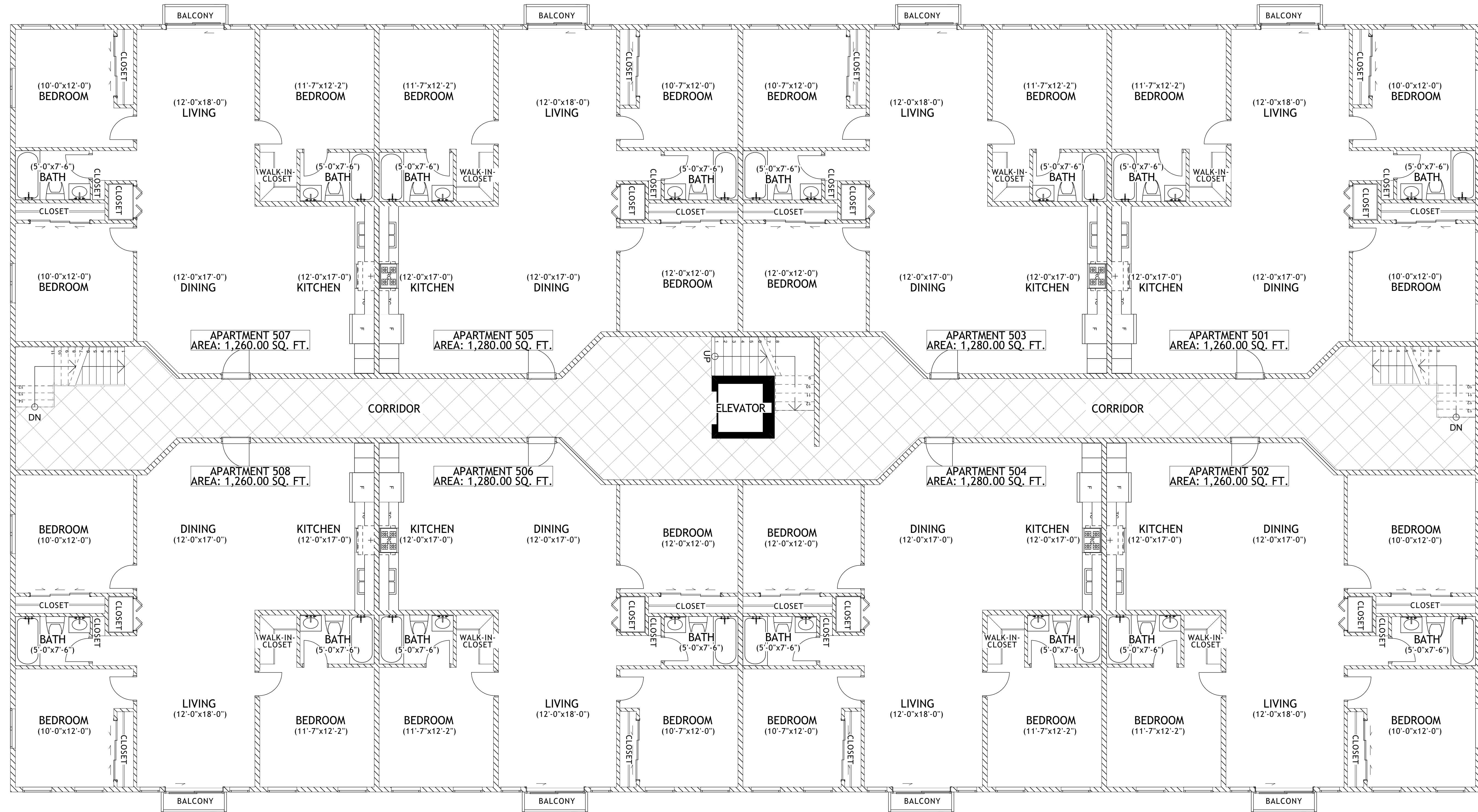
This Drawing is Not for Construction.  
Preliminary Drawing Only



**PROPOSED FIFTH FLOOR PLAN**  
SCALE: 3/8" = 1'-0"  
GROSS AREA = 11,668 SQ. FT.

FLOOR PLAN	A-1	SHEET	7	9
	SCALE:		INDICATED	
REVISOR:	REINA RHEA LEE P. CHUA	DATE:	12 SEPT. 2024	
APPROVED BY:				
PROJECT:	THE VILLA MIXED USE BUILDING	ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840	
OWNER:	WESTCHESTER PROPERTIES LLC	PETITIONER:	WESTCHESTER PROPERTIES LLC	

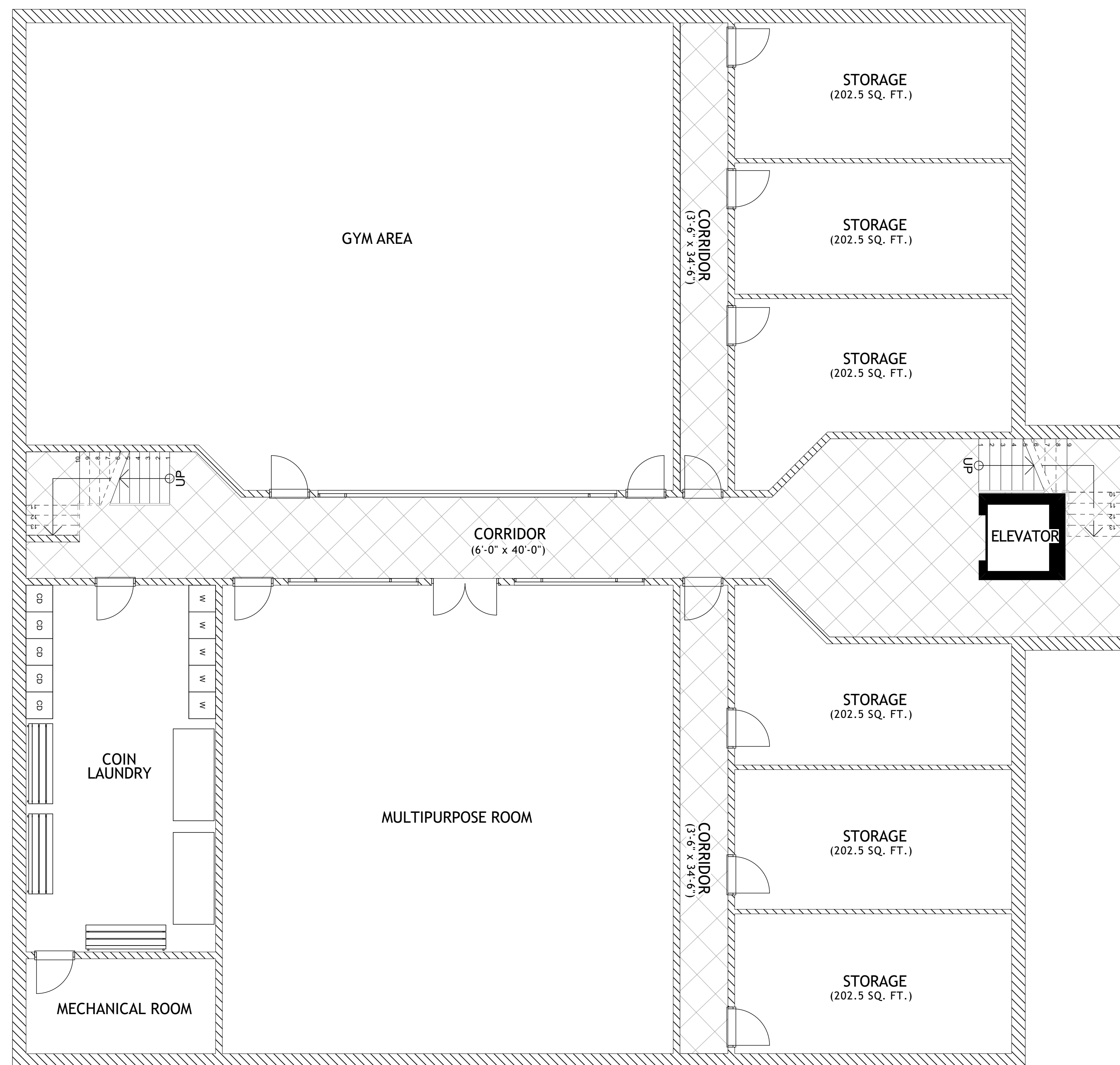
This Drawing is Not for Construction.  
Preliminary Drawing Only



**PROPOSED SIXTH FLOOR PLAN**  
SCALE: 3/8"=1'  
GROSS AREA= 11,668 SQ. FT.

FLOOR PLAN	A-1	8	9
	SCALE:	INDICATED	
REVISOR:	REINA RHEA LEE P. CHUA		
APPROVED BY:			
DRAWN BY:			
DATE:	12 SEPT. 2024		
PROJECT:	THE VILLA MIXED USE BUILDING		
ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840		
OWNER:	WESTCHESTER PROPERTIES LLC		
PETITIONER:	WESTCHESTER PROPERTIES LLC		

This Drawing is Not for Construction.  
Preliminary Drawing Only



**PROPOSED BASEMENT FLOOR PLAN**  
SCALE: 3/8"=1'  
GROSS AREA= 5,957 SQ. FT.

FLOOR PLAN	A-1	9
	SCALE: INDICATED	SHEET 1
REVISOR BY:	REINA RHEA LEE P. CHUA	DATE:
APPROVED BY:	REINA RHEA LEE P. CHUA	DATE:
DRAWN BY:	REINA RHEA LEE P. CHUA	DATE:
PROJECT:	THE VILLA MIXED USE BUILDING	
ADDRESS:	6-12 HAMPSHIRE ST. LAWRENCE MA 01840	
OWNER:	WESTCHESTER PROPERTIES LLC	
PETITIONER:	WESTCHESTER PROPERTIES LLC	