

**DESIGN ALTERNATE B**



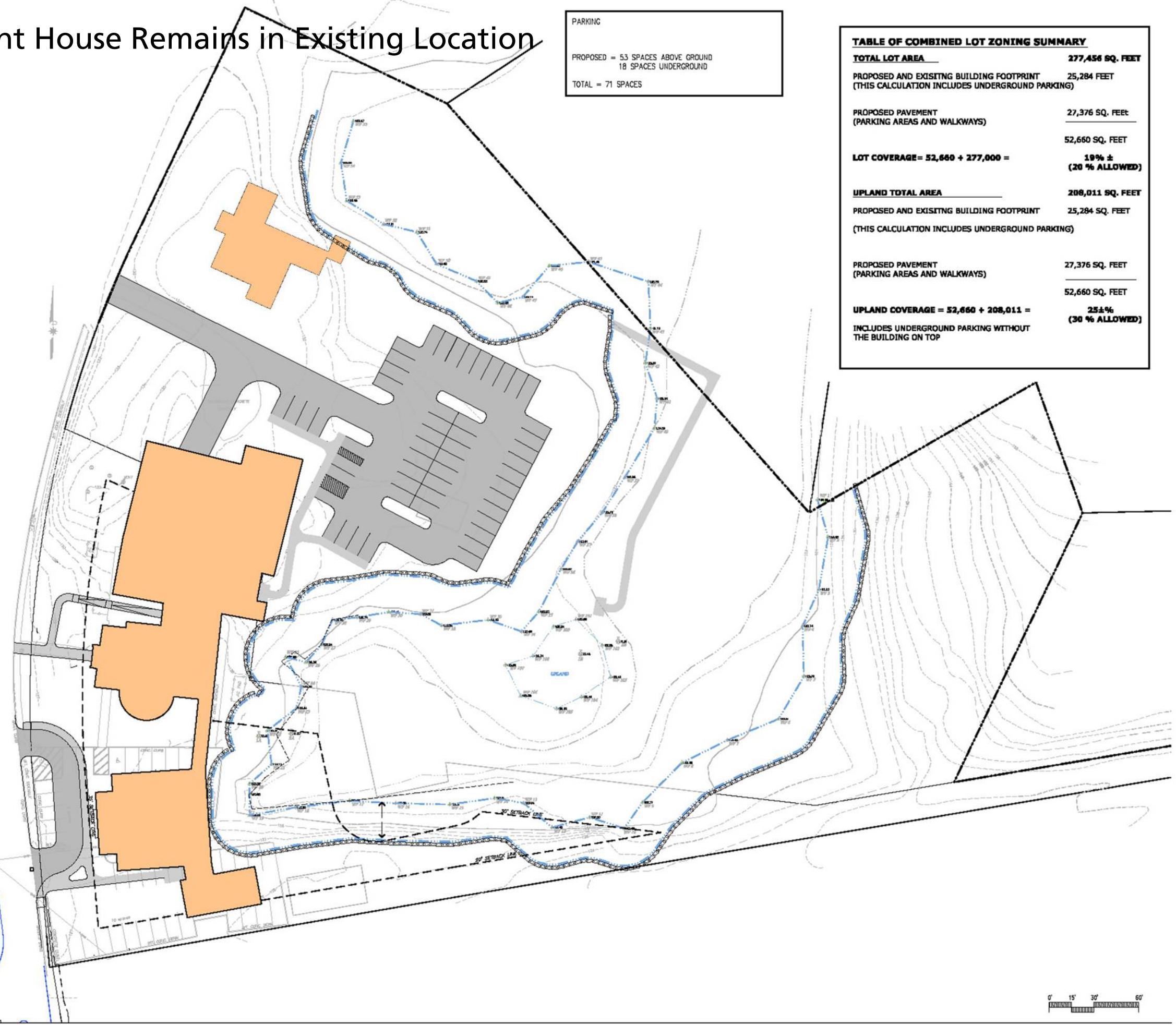
# B. Adjacent House Remains in Existing Location

**PARKING**  
 PROPOSED = 53 SPACES ABOVE GROUND  
 18 SPACES UNDERGROUND  
 TOTAL = 71 SPACES

TABLE OF COMBINED LOT ZONING SUMMARY	
<b>TOTAL LOT AREA</b>	<b>277,456 SQ. FEET</b>
PROPOSED AND EXISTING BUILDING FOOTPRINT (THIS CALCULATION INCLUDES UNDERGROUND PARKING)	25,284 FEET
PROPOSED PAVEMENT (PARKING AREAS AND WALKWAYS)	27,376 SQ. FEET
	52,660 SQ. FEET
<b>LOT COVERAGE = 52,660 ÷ 277,000 =</b>	<b>19% ± (20% ALLOWED)</b>
<b>UPLAND TOTAL AREA</b>	<b>208,011 SQ. FEET</b>
PROPOSED AND EXISTING BUILDING FOOTPRINT (THIS CALCULATION INCLUDES UNDERGROUND PARKING)	25,284 SQ. FEET
PROPOSED PAVEMENT (PARKING AREAS AND WALKWAYS)	27,376 SQ. FEET
	52,660 SQ. FEET
<b>UPLAND COVERAGE = 52,660 ÷ 208,011 =</b>	<b>25.3% (30% ALLOWED)</b>
INCLUDES UNDERGROUND PARKING WITHOUT THE BUILDING ON TOP	

WAYLAND  
LIBRARY

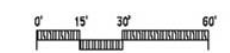
WAYLAND  
MASSACHUSETTS



**G** Geller DeVellis Inc.  
 Site Planning  
 Civil Engineering  
 Landscape Architecture  
 GELLER 29 Washington Street  
 DEVELLIS Wellesley, MA 02481  
 781.237.4111

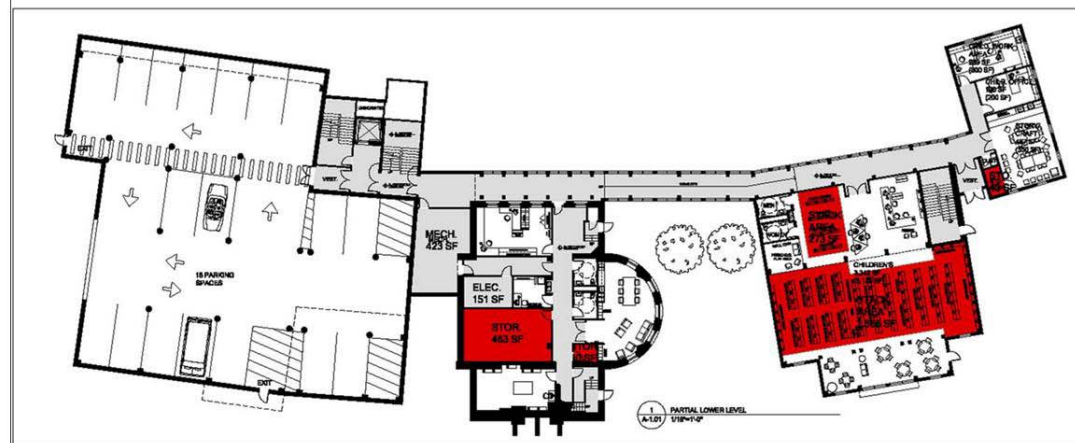
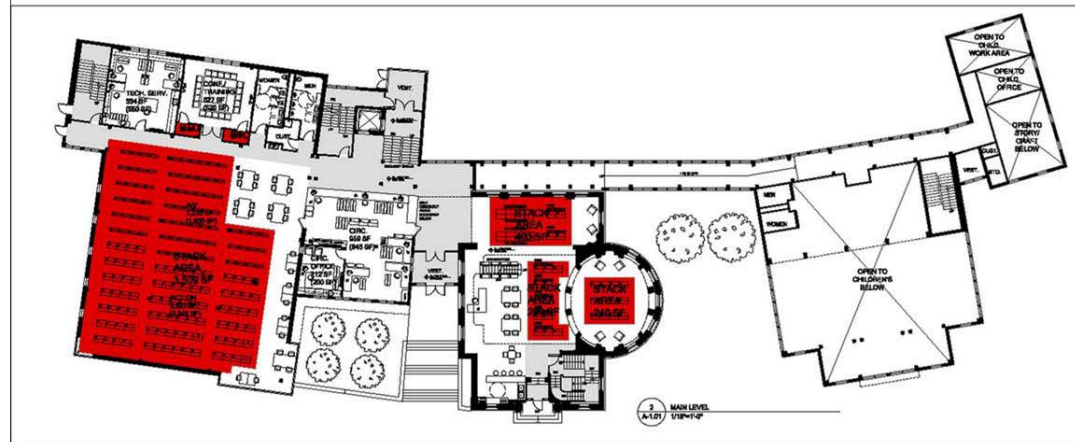
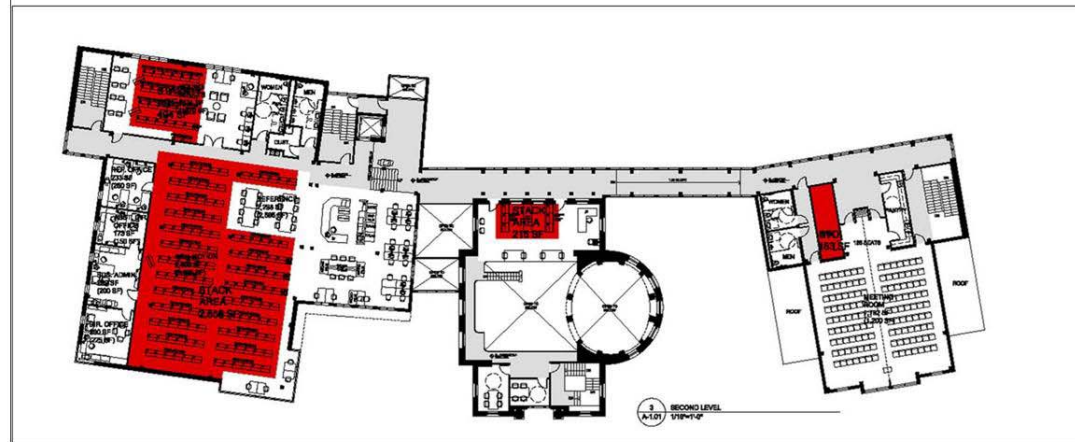
FEASIBILITY  
SITE  
PLAN

SCALE: 1" = 30'  
 JOB: 24082.FD  
 FILE: 24082-2.24.08  
 DRAWN: GRH  
 CHECKED: AMT  
 DATE: 3.17.08



# Potential Parking Reductions

## B. Adjacent House Remains in Existing Location



PARKING ASSUMPTIONS (BASED ON CHAPTER 198, 506.1.2 - OFFICE, PROFESSIONAL, PUBLIC BUILDINGS):

### BULK STORAGE DEDUCTIONS:

SECOND LEVEL TOTAL SF: 16,205  
 MINUS BULK STORAGE AREA: 3,731  
 REDUCED SF: 12,474

MAIN LEVEL TOTAL SF: 13,709  
 MINUS BULK STORAGE AREA: 4,486  
 REDUCED SF: 9,223

LOWER LEVEL TOTAL SF: 12,003  
 MINUS BULK STORAGE AREA: 2,385  
 REDUCED SF: 9,618

### CIRCULATION, MECH, & ELEC. DEDUCTIONS:

SECOND LEVEL TOTAL SF: 12,474  
 MINUS CIRC., MECH. & ELEC AREA: 3,441  
 REDUCED SF: 9,033

1 SPACE/400 SF: 23 SPACES

MAIN LEVEL TOTAL SF: 9,223  
 MINUS CIRC., MECH. & ELEC AREA: 2,705  
 REDUCED SF: 6,518

1 SPACE/200 SF: 33 SPACES

LOWER LEVEL TOTAL SF: 9,618  
 MINUS CIRC., MECH. & ELEC AREA: 4,007  
 REDUCED SF: 5,611

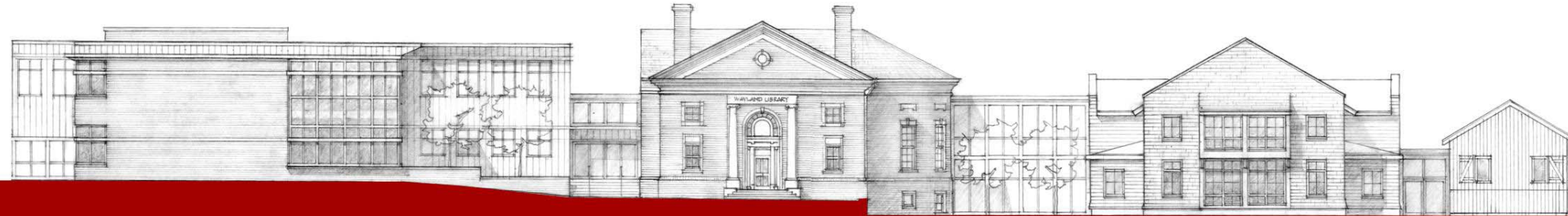
1 SPACE/400 SF: 15 SPACES

TOTAL REQUIRED: 71 SPACES

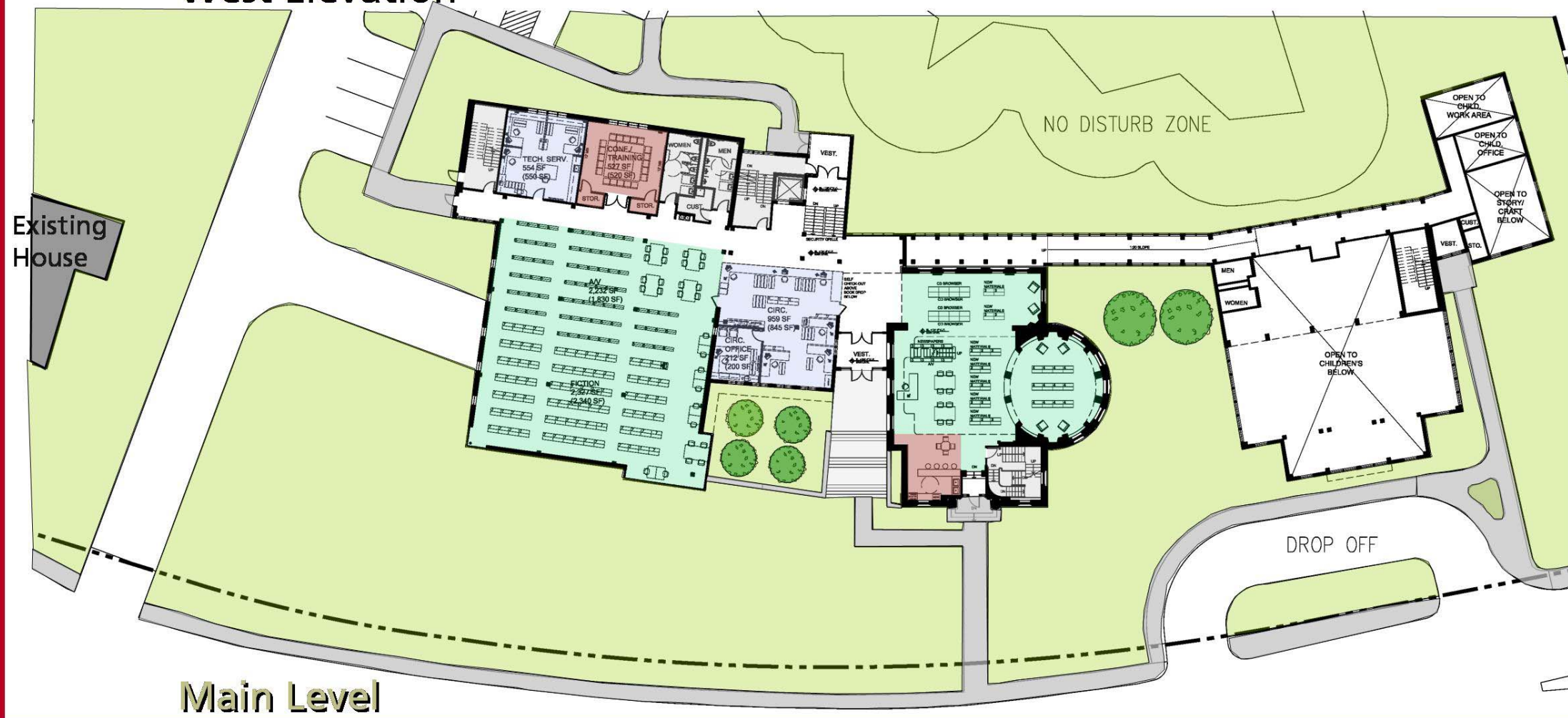


# Schematic Floor Plan and Elevation

## B. Adjacent House Remains in Existing Location



West Elevation



Main Level

Wayland Free Public Library

Lerner | Ladds + Bartels, Inc  
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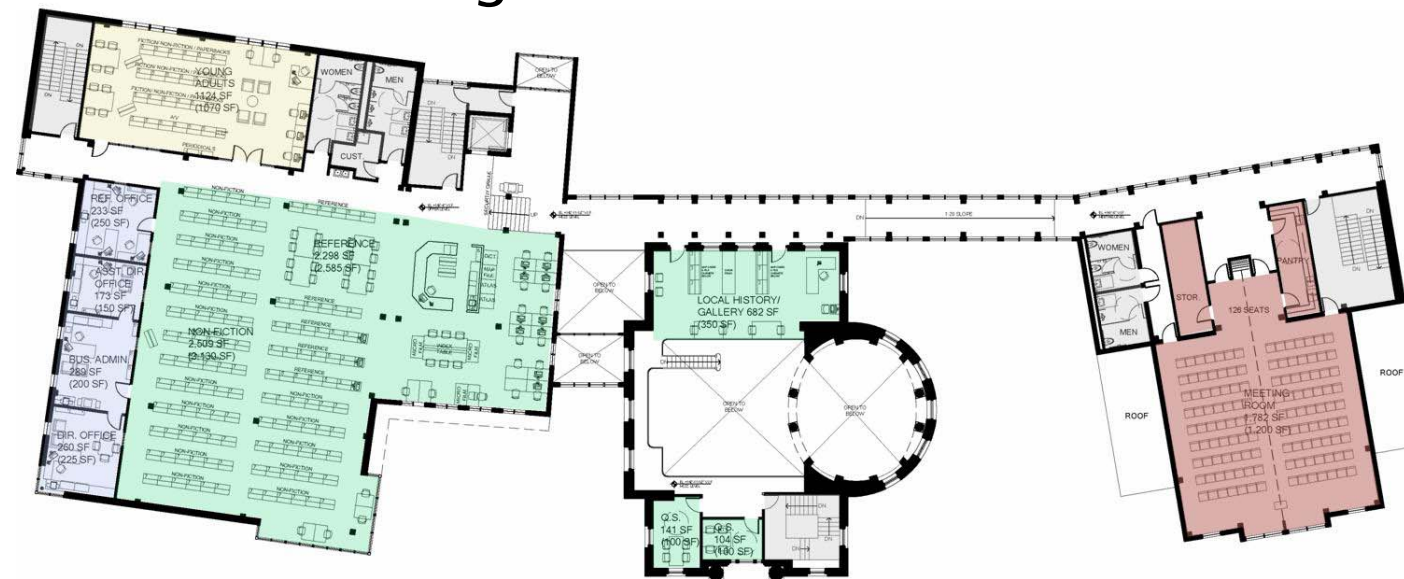


# Schematic Floor Plans

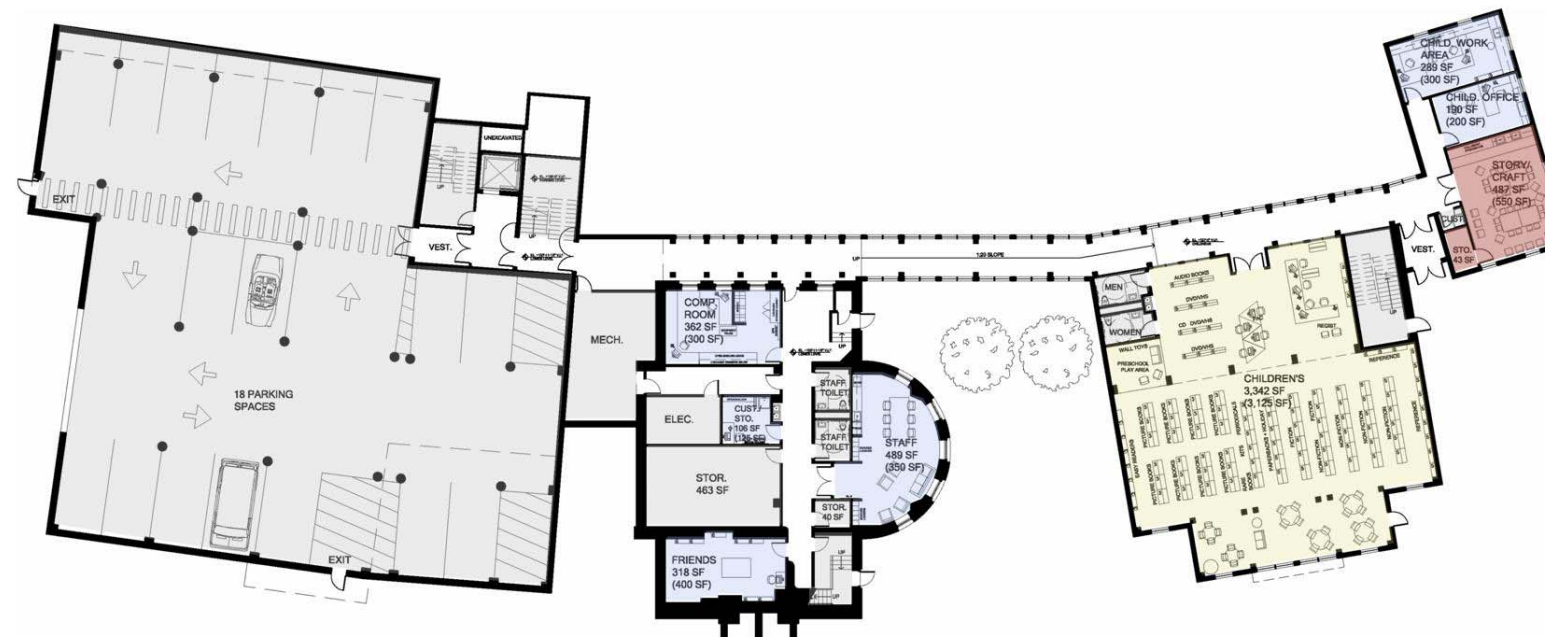
## B. Adjacent House Remains in Existing Location



Second Floor

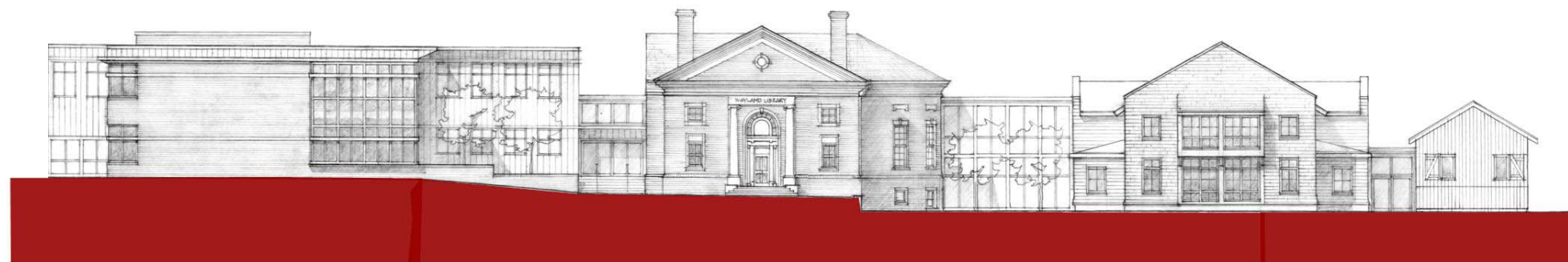
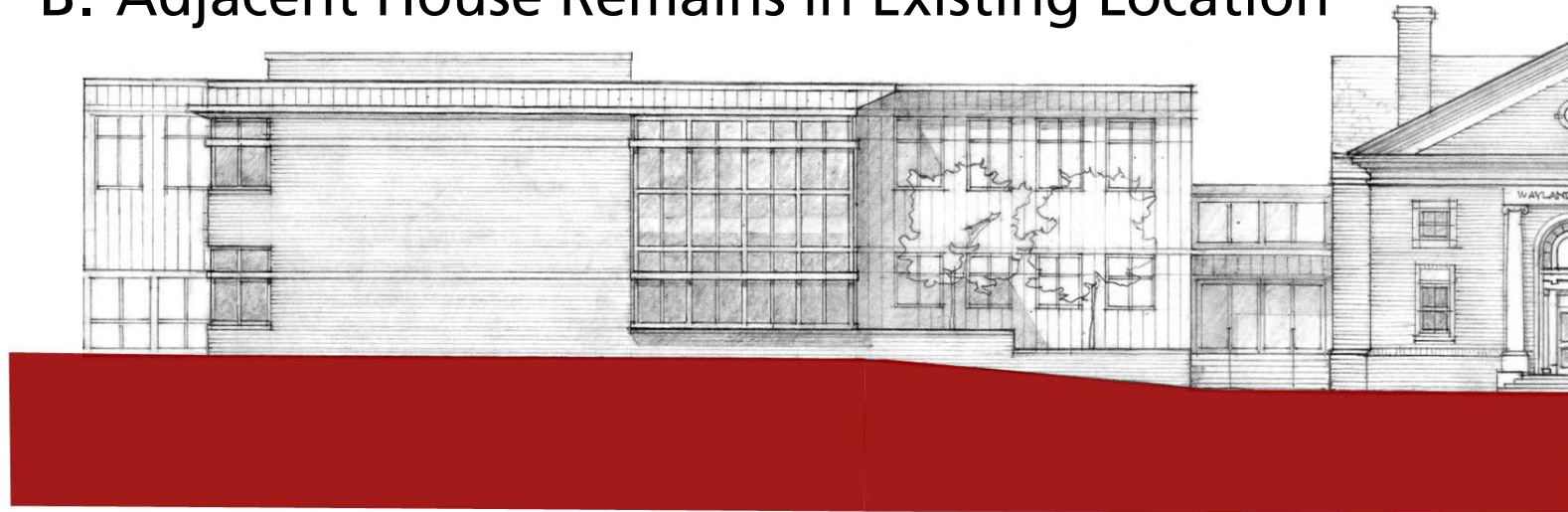


Lower Level



# Enlarged Elevations

## B. Adjacent House Remains in Existing Location



### West Elevation Study



# Schematic Building Perspective

## B. Adjacent House Remains in Existing Location



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