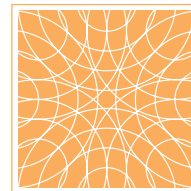


135 GREAT PLAIN AVE, WELLESLEY

CONCEPT ARCHITECTURE

JUNE 21, 2018



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t 401.272.4724 f 401.272.4825

TYPICAL EXTERIOR FINISH MATERIALS

- VINYL-CLAD DOUBLE-HUNG WINDOWS WITH DOUBLE-PANE INSULATED GLASS, LOW-E COATING, ARGON GAS, AND SIMULATED DIVIDED LITES
- INSULATED FIBERGLASS ENTRY DOORS WITH WOOD GRAIN FINISH
- CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOORS WITH FAUX-WOOD OVERLAY
- FIBER CEMENT BOARD & BATTEN AND CLAPBOARD SIDING
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- ARCHITECTURAL ASPHALT SHINGLES ON MAIN ROOF, METAL STANDING SEAM ROOF ACCENTS
- ALUMINUM HALF-ROUND GUTTERS WITH ROUND DOWNSPOUTS
- COMPOSITE PORCH DECKING AND RAILING SYSTEMS



FRONT ELEVATION
SCALE: 1/8"=1'-0"



SITE LOCATION MAP



SIDE ELEVATION - TYPE C



REAR (ALLEY) ELEVATION



SIDE ELEVATION - TYPE A





FRONT ELEVATION



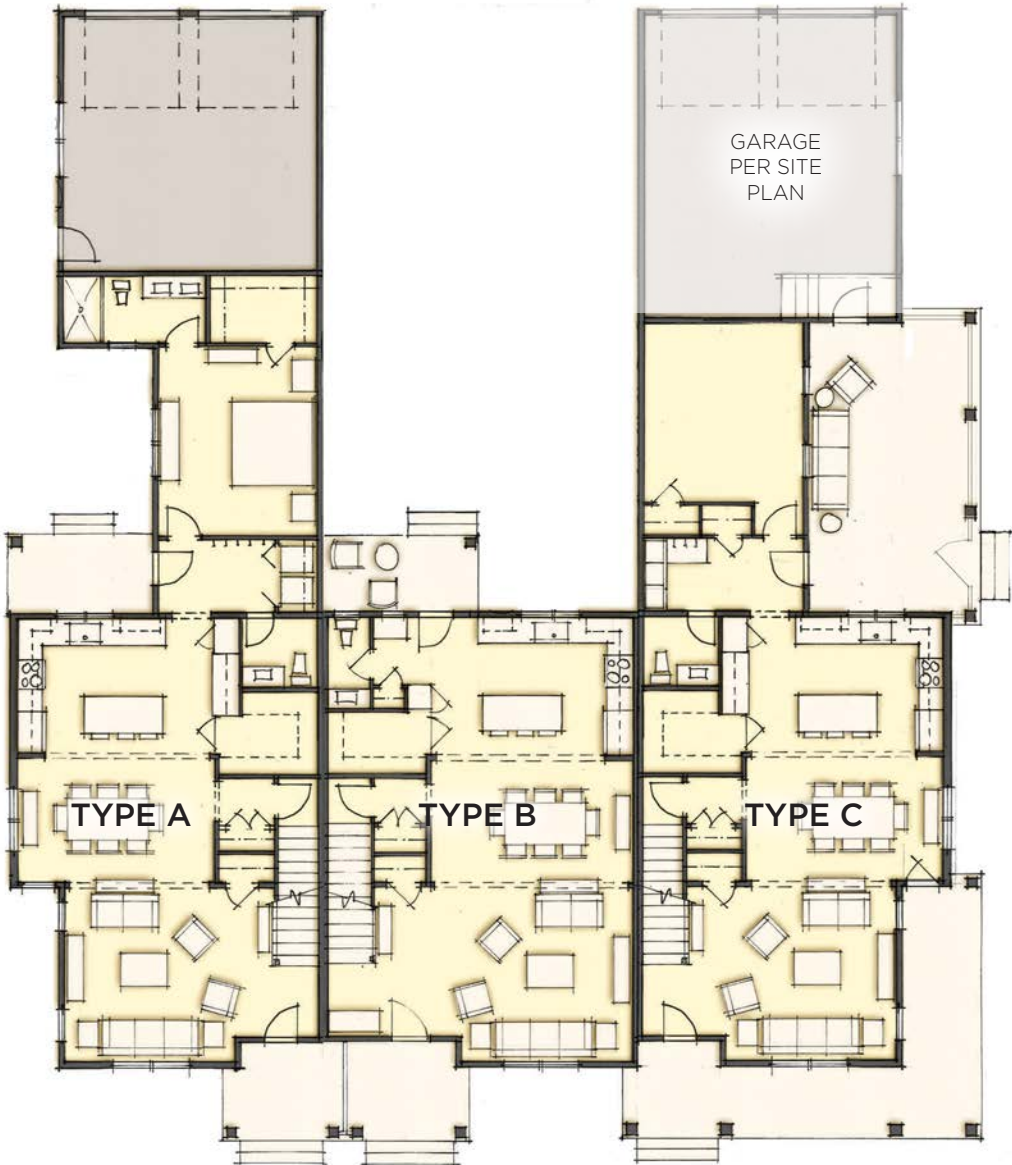
FRONT ELEVATION AT STEPPED FOUNDATION



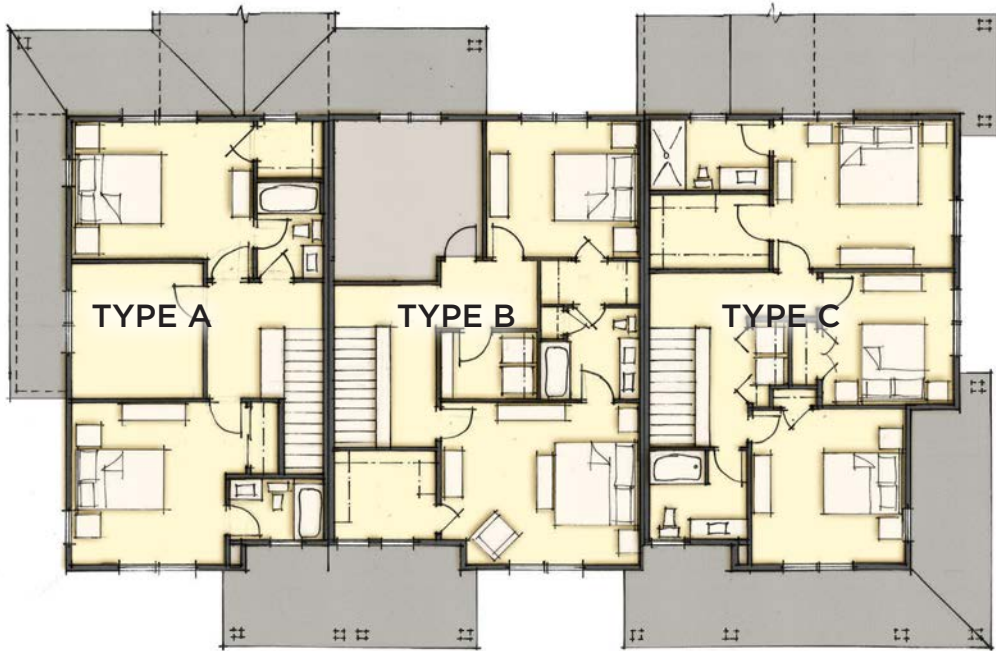
PERSPECTIVE VIGNETTE



SITE LOCATION MAP



FIRST FLOOR BUILDING PLAN



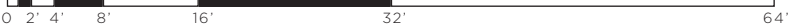
SECOND FLOOR BUILDING PLAN

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

JUNE 21, 2018

SCALE: 1/16"=1'-0"



TIER I
TOWNHOUSE TYPES A-B-C



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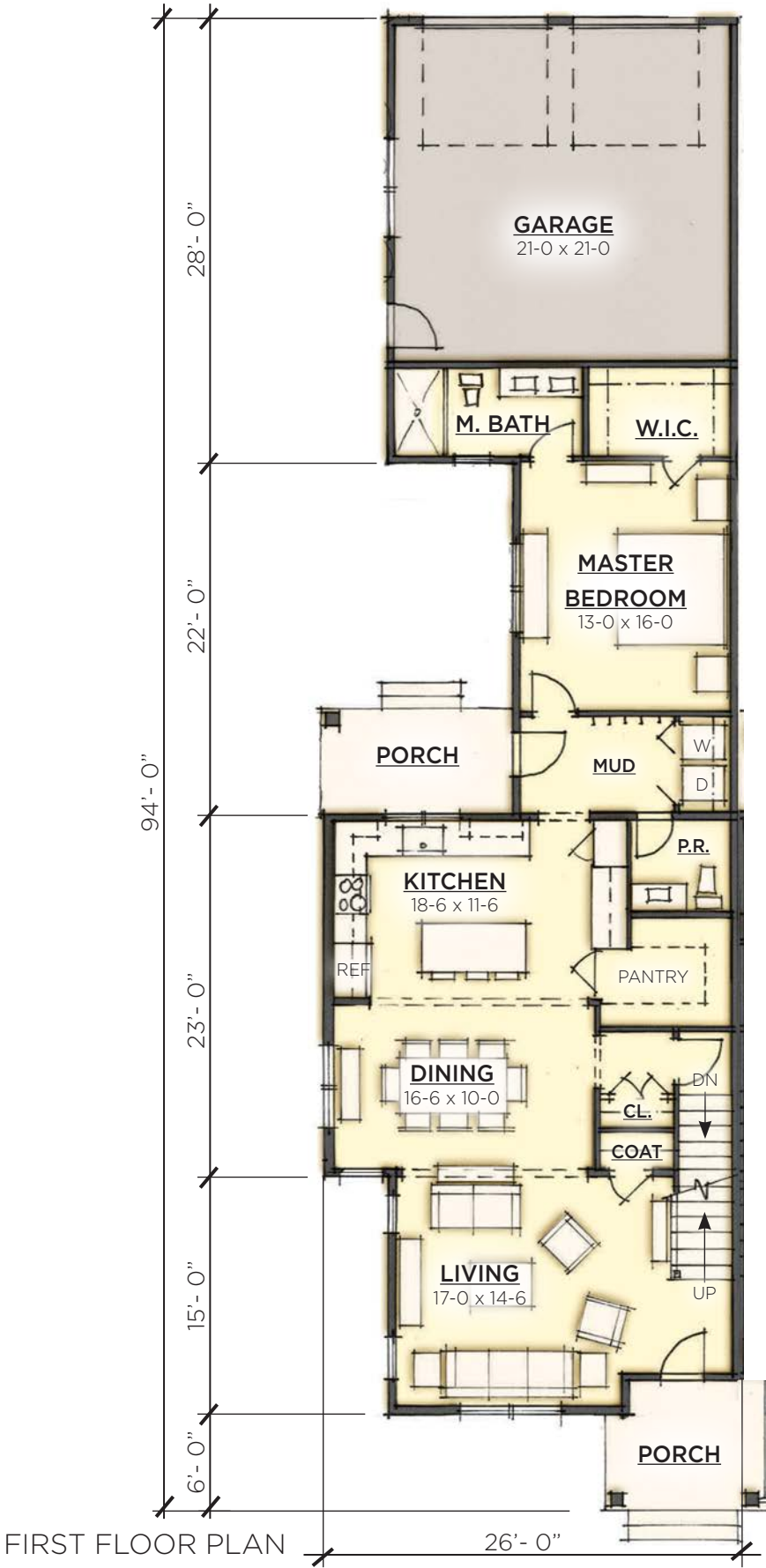
TOWNHOUSE TYPE A

3BR + OFFICE, 3.5BA

1st FLOOR	1,354 S.F.
2ND FLOOR	822 S.F.
TOTAL	2,176 S.F.



SITE LOCATION MAP



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

JUNE 21, 2018

SCALE: 3/32"=1'-0"



TIER I
TOWNHOUSE TYPE A



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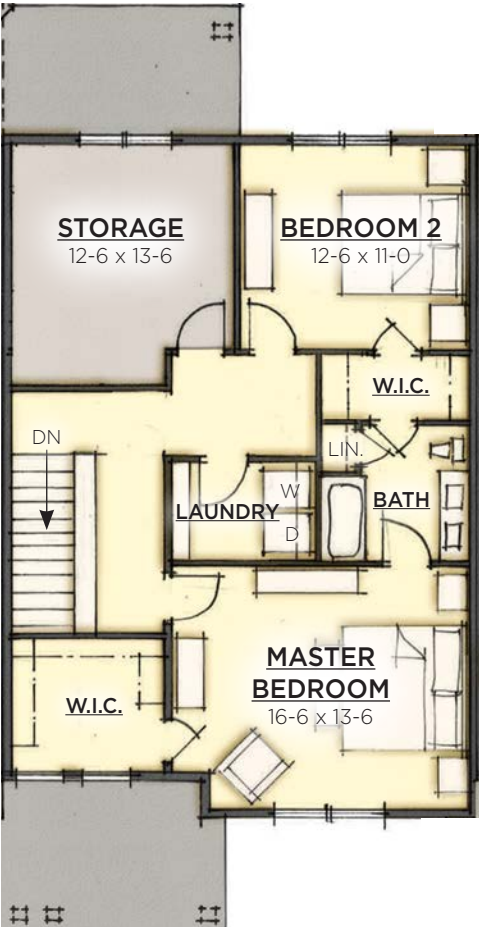
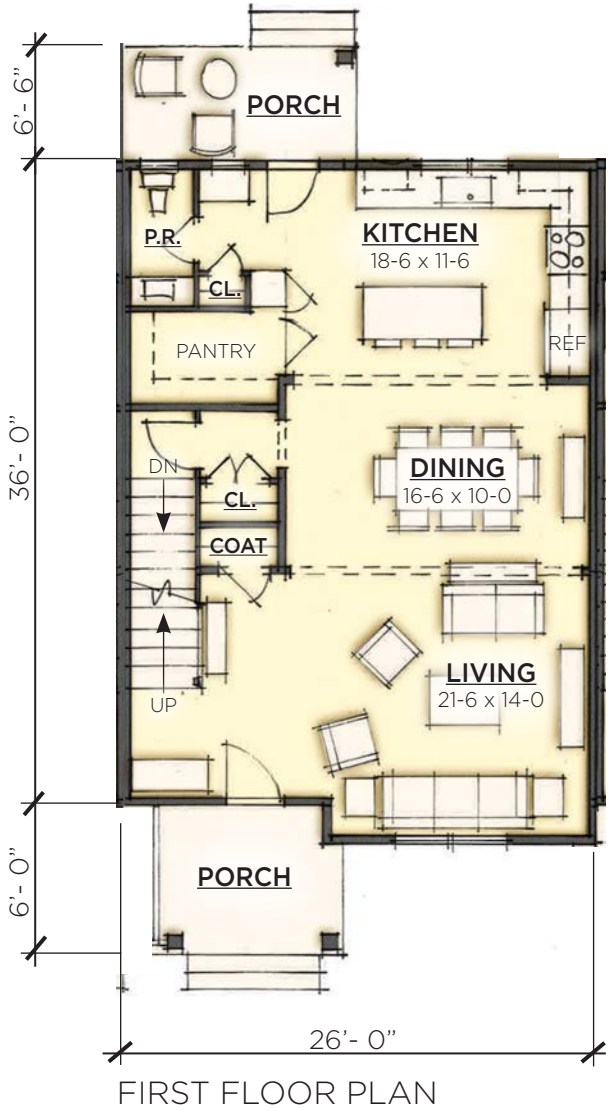
TOWNHOUSE TYPE B

2BR, 1.5BA

1st FLOOR	974 S.F.
2ND FLOOR	802 S.F.
TOTAL	1,776 S.F.



SITE LOCATION MAP

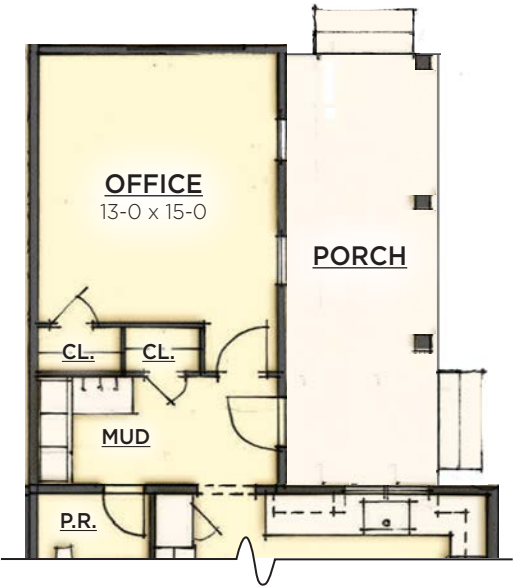


TOWNHOUSE TYPE C

3BR + OFFICE, 2.5BA

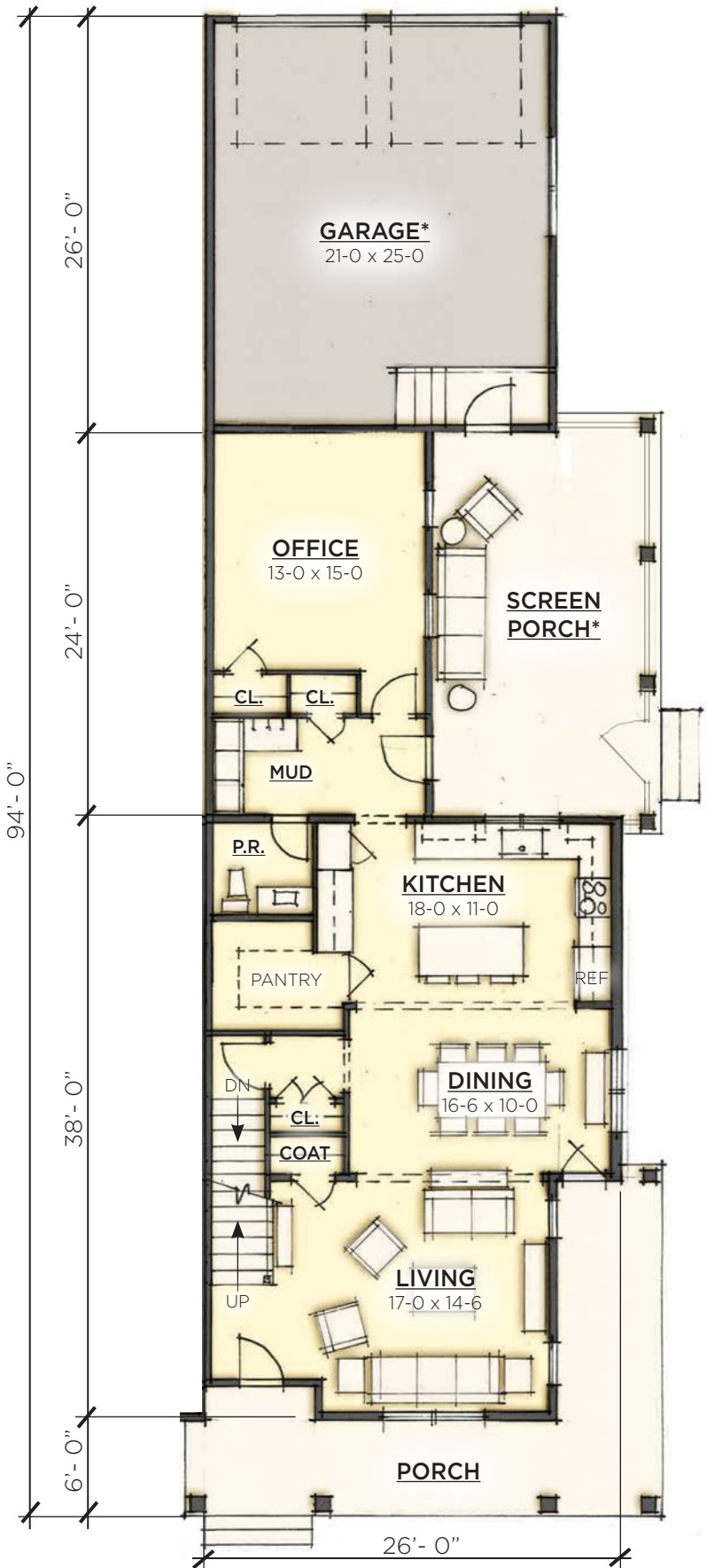
1st FLOOR	1,222 S.F.
2ND FLOOR	922 S.F.
TOTAL	2,144 S.F.

*GARAGE AND REAR PORCH NOT INCLUDED AT ALL INSTANCES



PARTIAL PLAN AT INSTANCES WITHOUT SCREEN PORCH AND GARAGE

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE LOCATION MAP

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

JUNE 21, 2018

SCALE: 3/32"=1'-0"



TIER I
TOWNHOUSE TYPE C

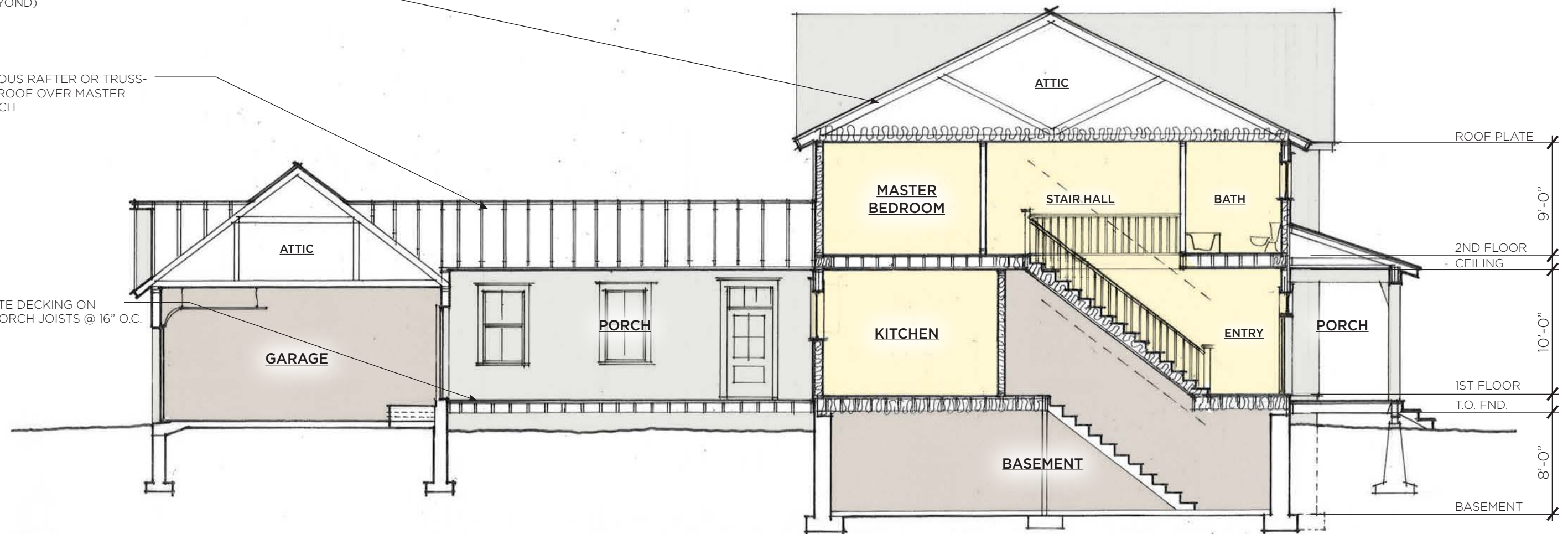


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RAFTER OR TRUSS-FRAMED
ROOF WITH OVER-FRAMED GA-
BLES (BEYOND)

CONTINUOUS RAFTER OR TRUSS-
FRAMED ROOF OVER MASTER
AND PORCH

COMPOSITE DECKING ON
2X10 PT PORCH JOISTS @ 16" O.C.



BUILDING SECTION (TYPE C SHOWN)

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

JUNE 21, 2018

SCALE: 1/8"=1'-0"

0' 1' 2' 4' 8' 16' 32'

TIER I
TOWNHOUSE TYPES A-B-C



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TYPICAL EXTERIOR FINISH MATERIALS

- VINYL-CLAD DOUBLE-HUNG WINDOWS WITH DOUBLE-PANE INSULATED GLASS, LOW-E COATING, ARGON GAS, AND SIMULATED DIVIDED LITES
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FRONT ELEVATION

SCALE: 1/8"=1'-0"



SITE LOCATION MAP



REAR ELEVATION



SIDE ELEVATION (TYPICAL)

CONCEPT ARCHITECTURE

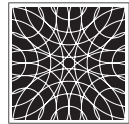
GREAT PLAIN AVENUE - WELLESLEY, MA

JUNE 21, 2018

SCALE: 1/16"=1'-0"

0' 2' 4' 8' 16' 32' 64'

TIER II
DUPLEX TYPE A-A



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DUPLEX UNIT TYPE A

3BR, 3 + 2 HALF BA

LOWER LEVEL	564 S.F.
1st FLOOR	1,316 S.F.
2ND FLOOR	886 S.F.
TOTAL	2,766 S.F.



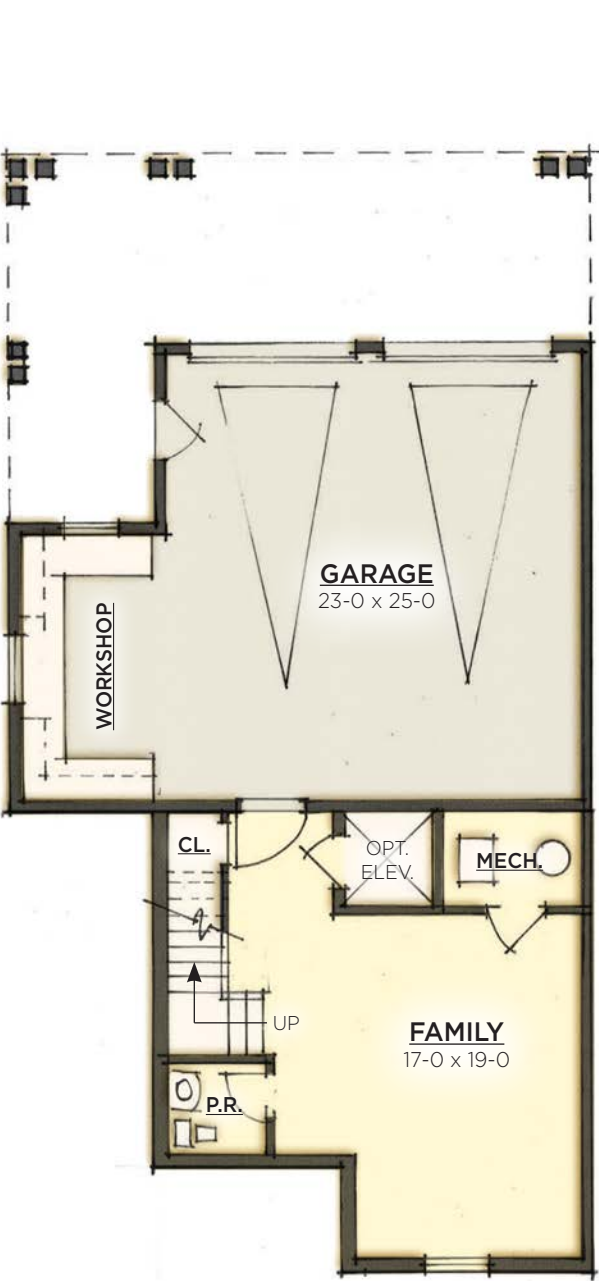
SITE LOCATION MAP

CONCEPT ARCHITECTURE

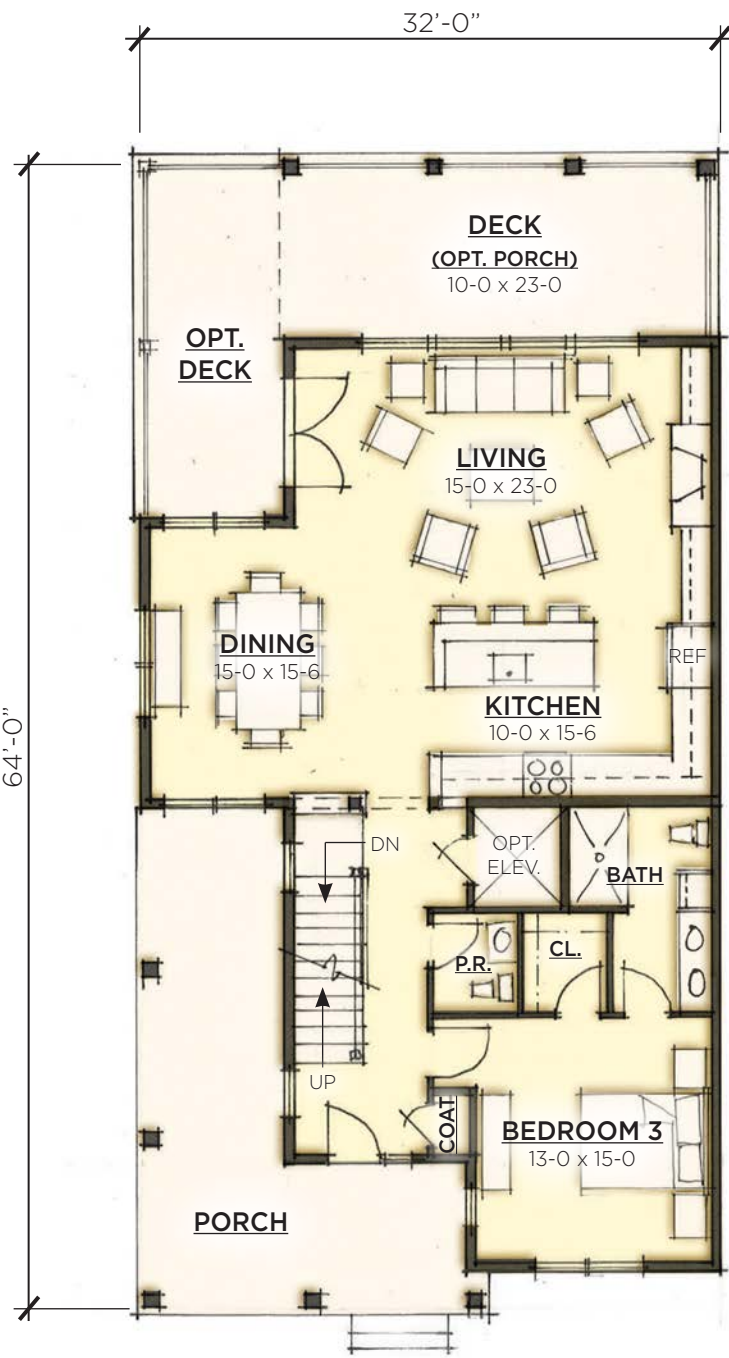
GREAT PLAIN AVENUE - WELLESLEY, MA

JUNE 21, 2018

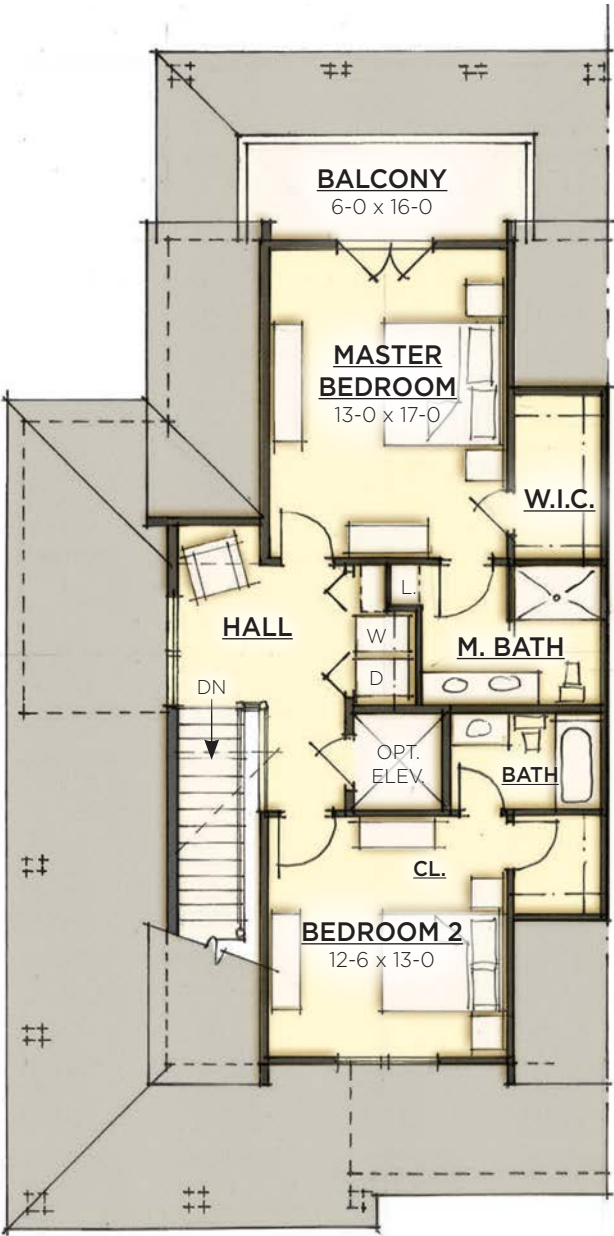
SCALE: 3/32"=1'-0"



LOWER LEVEL PLAN



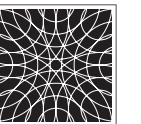
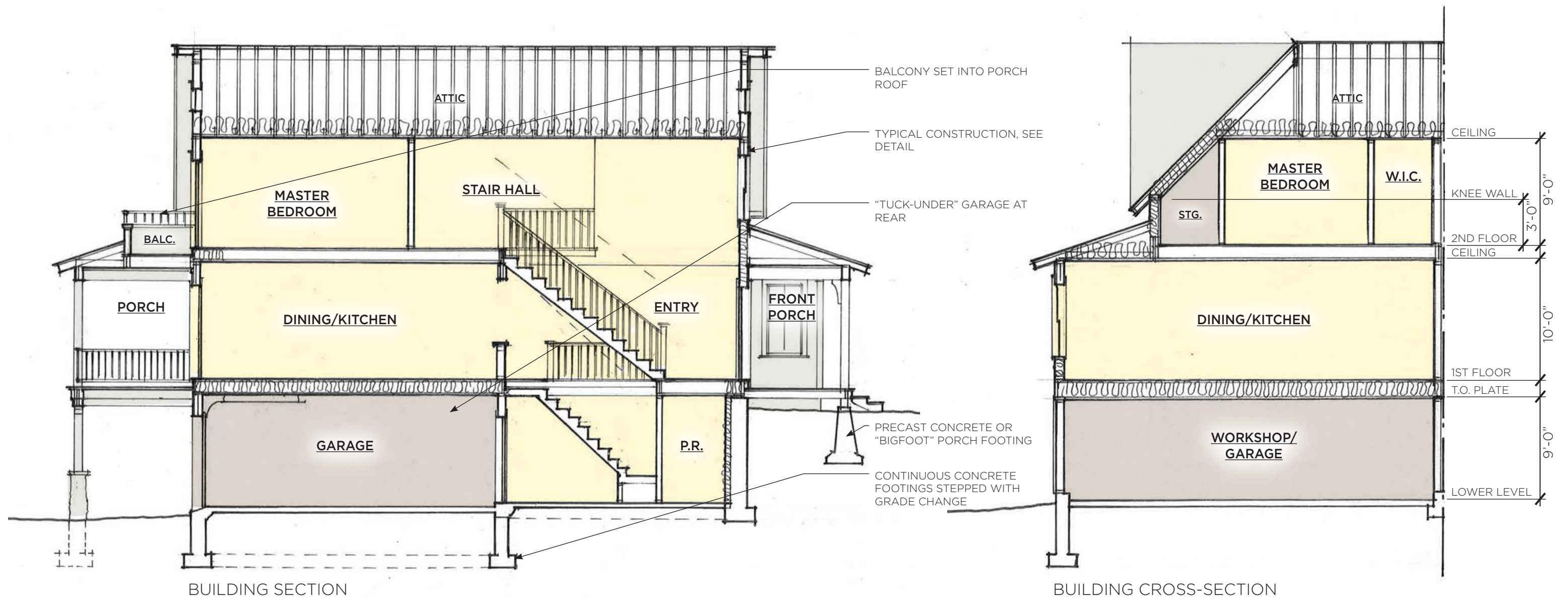
FIRST FLOOR PLAN



SECOND FLOOR PLAN

TIER II
DUPLEX TYPE A-A





TYPICAL EXTERIOR FINISH MATERIALS

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- COMPOSITE PORCH DECKING AND RAILING SYSTEMS



FRONT ELEVATION (DUPLEX C-C SHOWN)
SCALE: 1/8"=1'-0"
0 1' 2' 4' 8' 16' 32'



SITE LOCATION MAP



REAR ELEVATION



SIDE ELEVATION

DUPLEX UNIT TYPE B
3BR, 2.5BA

1st FLOOR	1,634 S.F.
2ND FLOOR	904 S.F.
TOTAL	2,538 S.F.

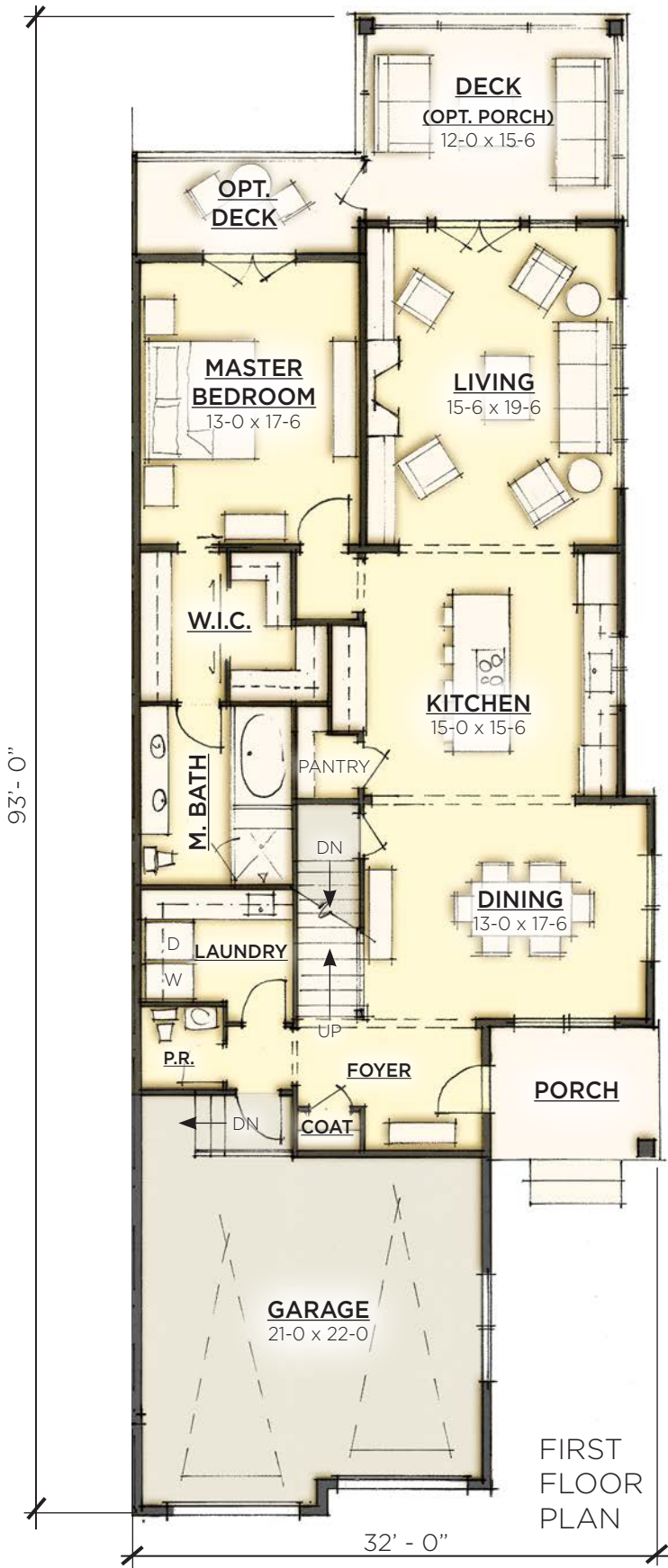
LOWER LEVEL 932 S.F.



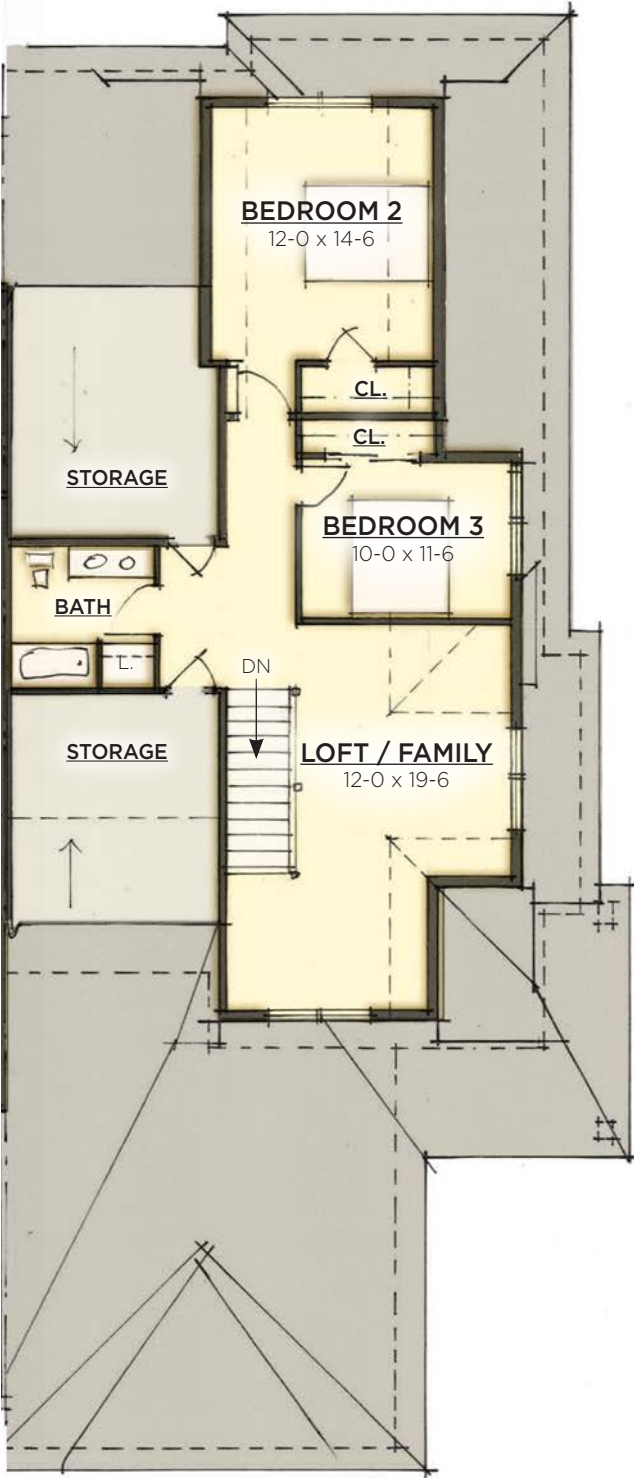
SITE LOCATION MAP



LOWER LEVEL PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

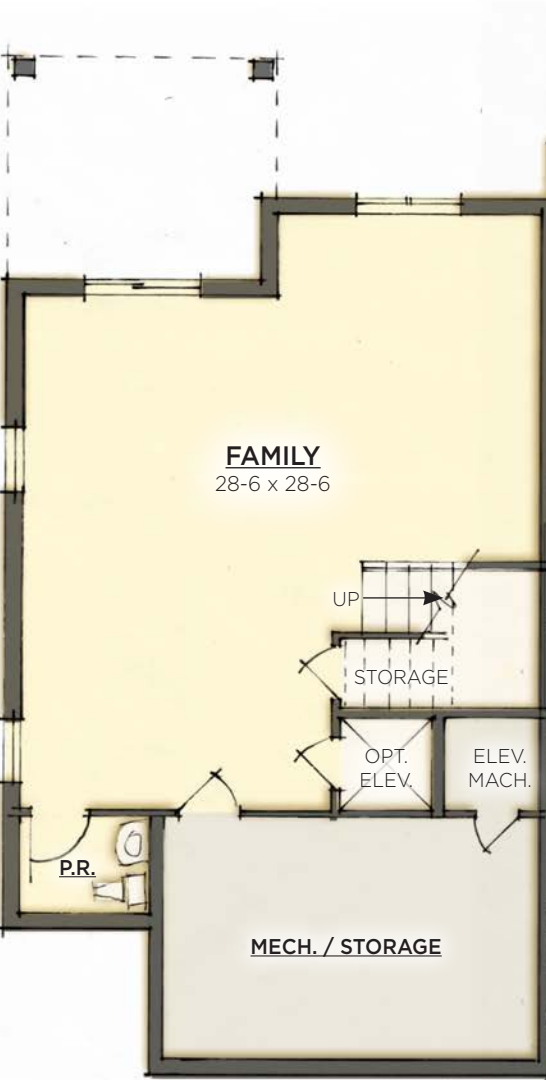


DUPLEX UNIT TYPE C

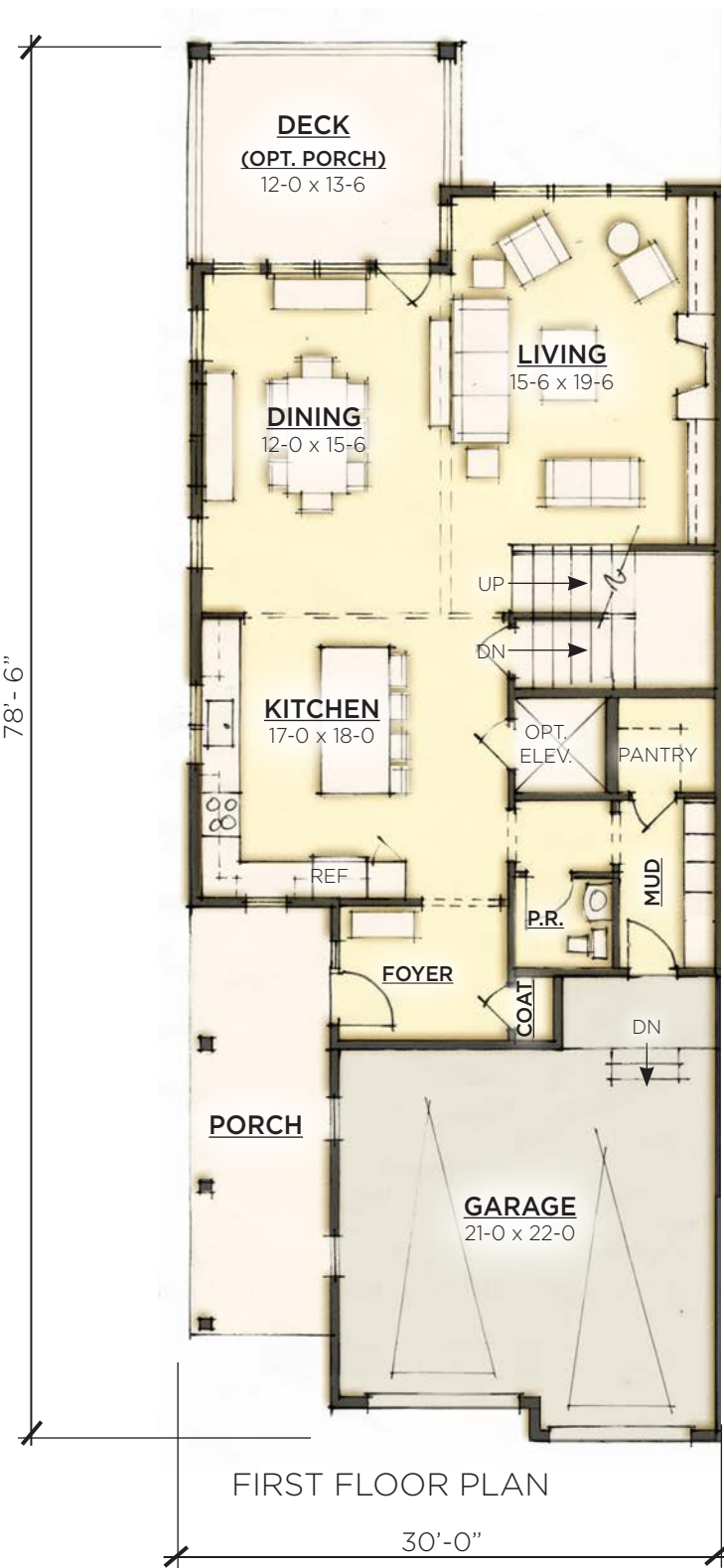
3BR, 2.5BA

1st FLOOR	1,288 S.F.
2ND FLOOR	1,276 S.F.
TOTAL	2,588 S.F.

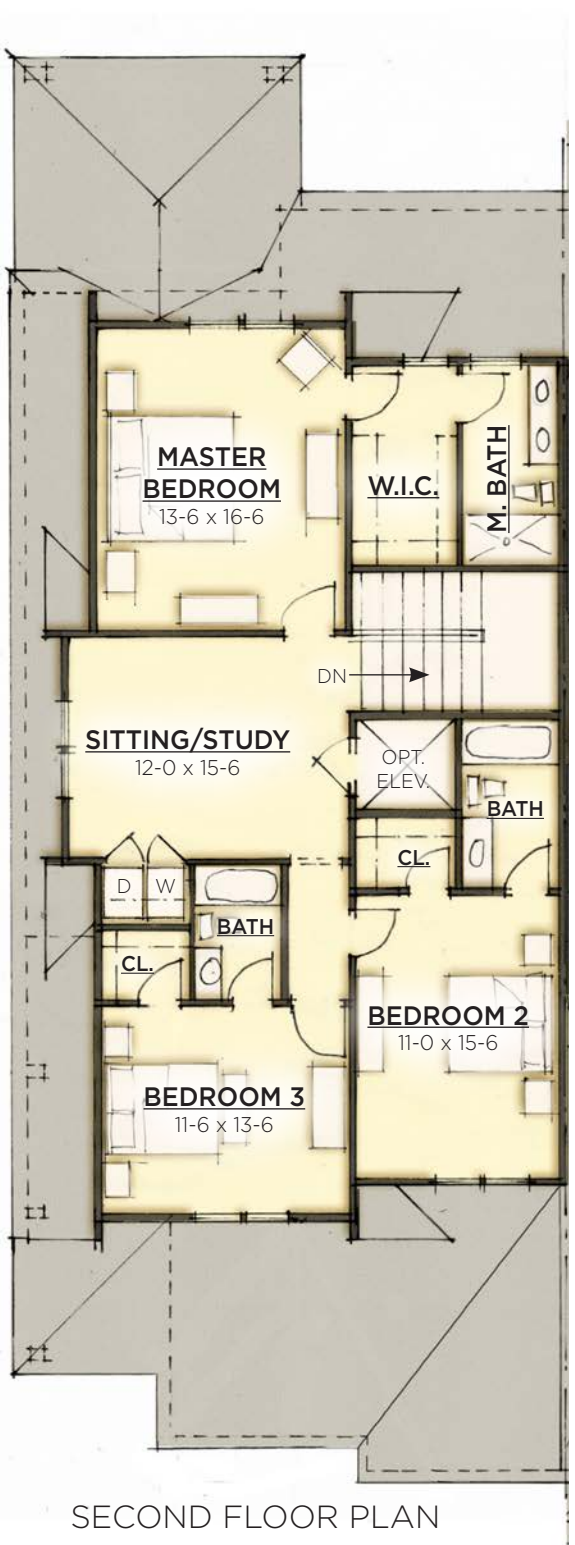
LOWER LEVEL 1,012 S.F.



LOWER LEVEL PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE LOCATION MAP

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

JUNE 21, 2018

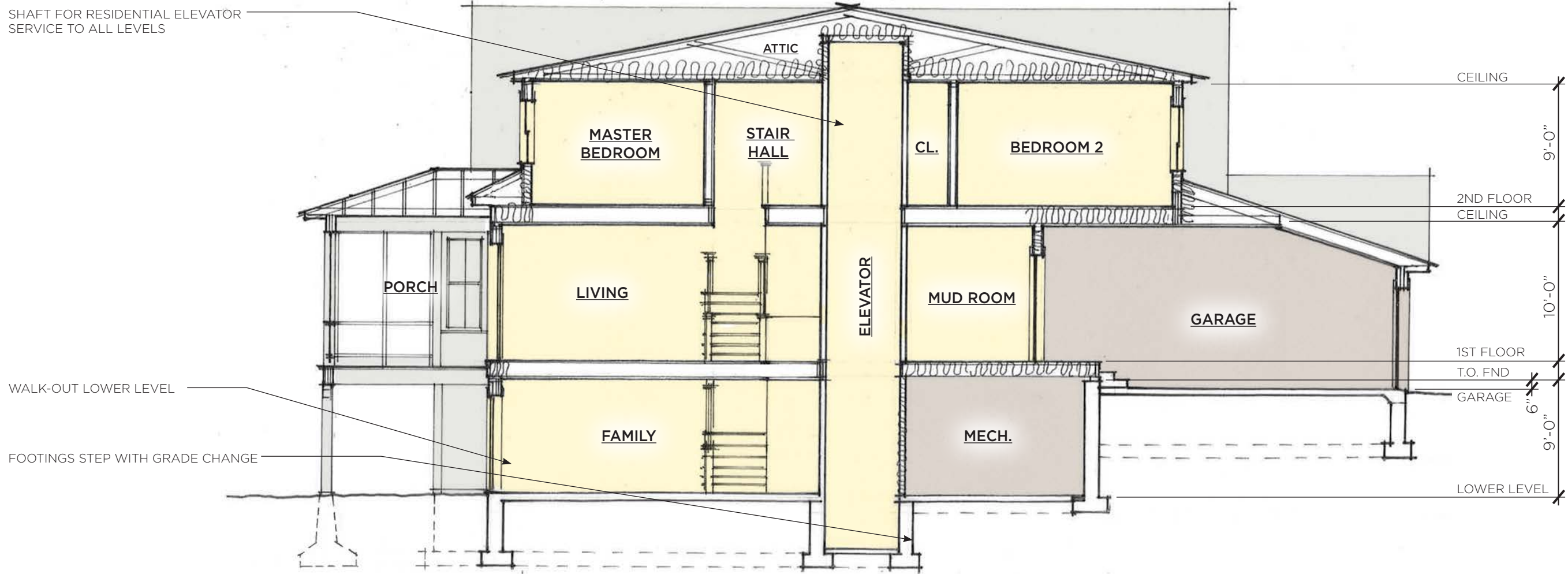
SCALE: 3/32"=1'-0"



TIER III
DUPLEX TYPE C-C



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TYPICAL BUILDING SECTION (TYPE C-C SHOWN)





GREAT PLAINS AVENUE STREET ELEVATION



EAST SITE ELEVATION

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

JUNE 21, 2018

SCALE: 3/32"=1'-0"



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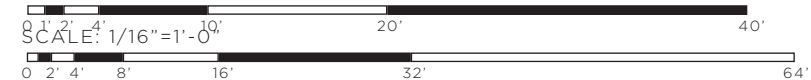
WEST STIE ELEVATION

CONCEPT ARCHITECTURE

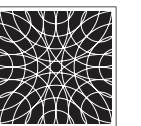
GREAT PLAIN AVENUE - WELLESLEY, MA

JUNE 21, 2018

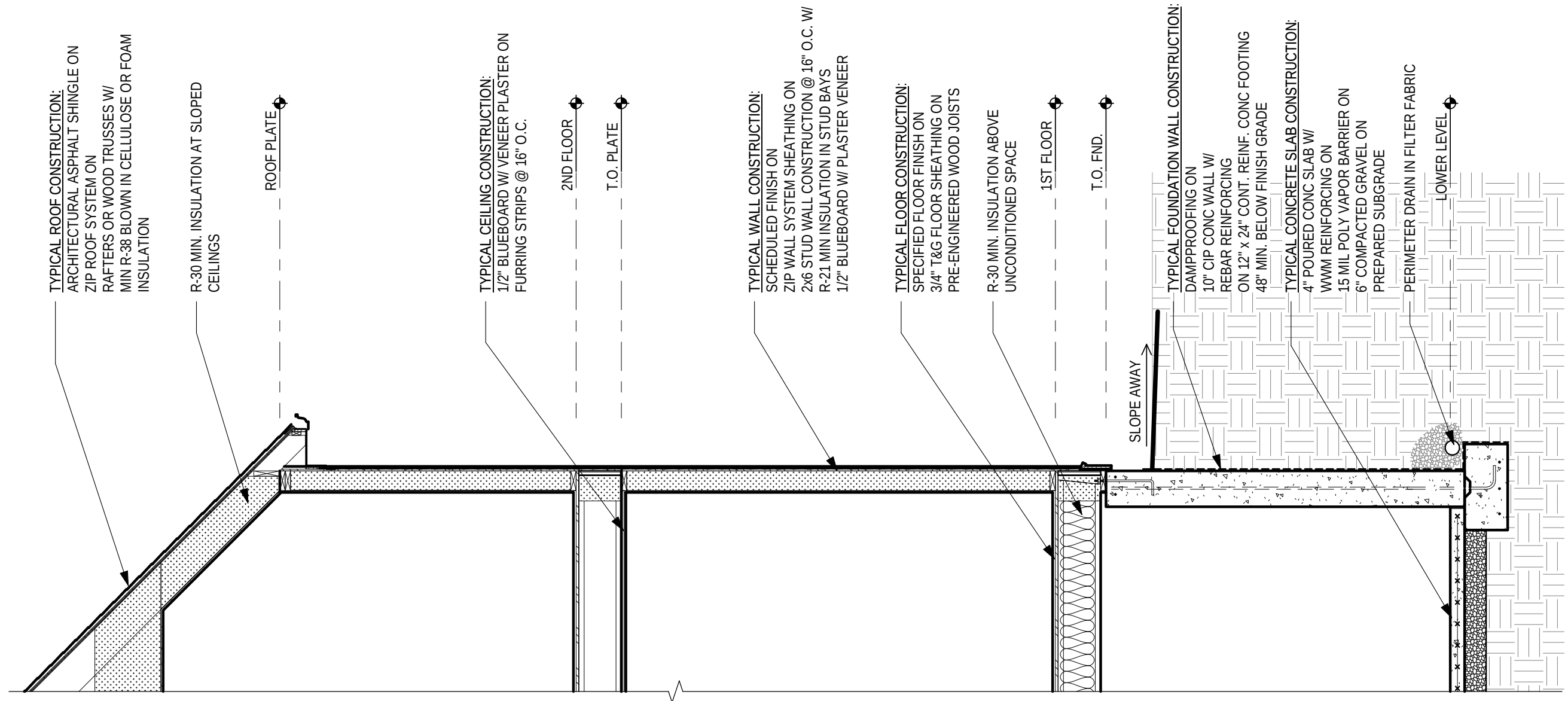
SCALE: 3/32"=1'-0"



SCALE: 1/16"=1'-0"



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TYPICAL WALL SECTION (ALL UNITS SIMILAR)

