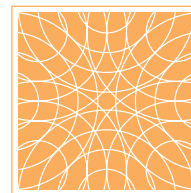


# 135 GREAT PLAIN AVE, WELLESLEY

## NEIGHBORHOOD CONTEXT STUDY

JUNE 21, 2018



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

[www.unionstudioarch.com](http://www.unionstudioarch.com)

140 Union Street Providence, RI 02903

t 401.272.4724 f 401.272.4825

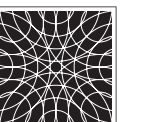




# 135 GREAT PLAIN AVENUE, WELLESLEY

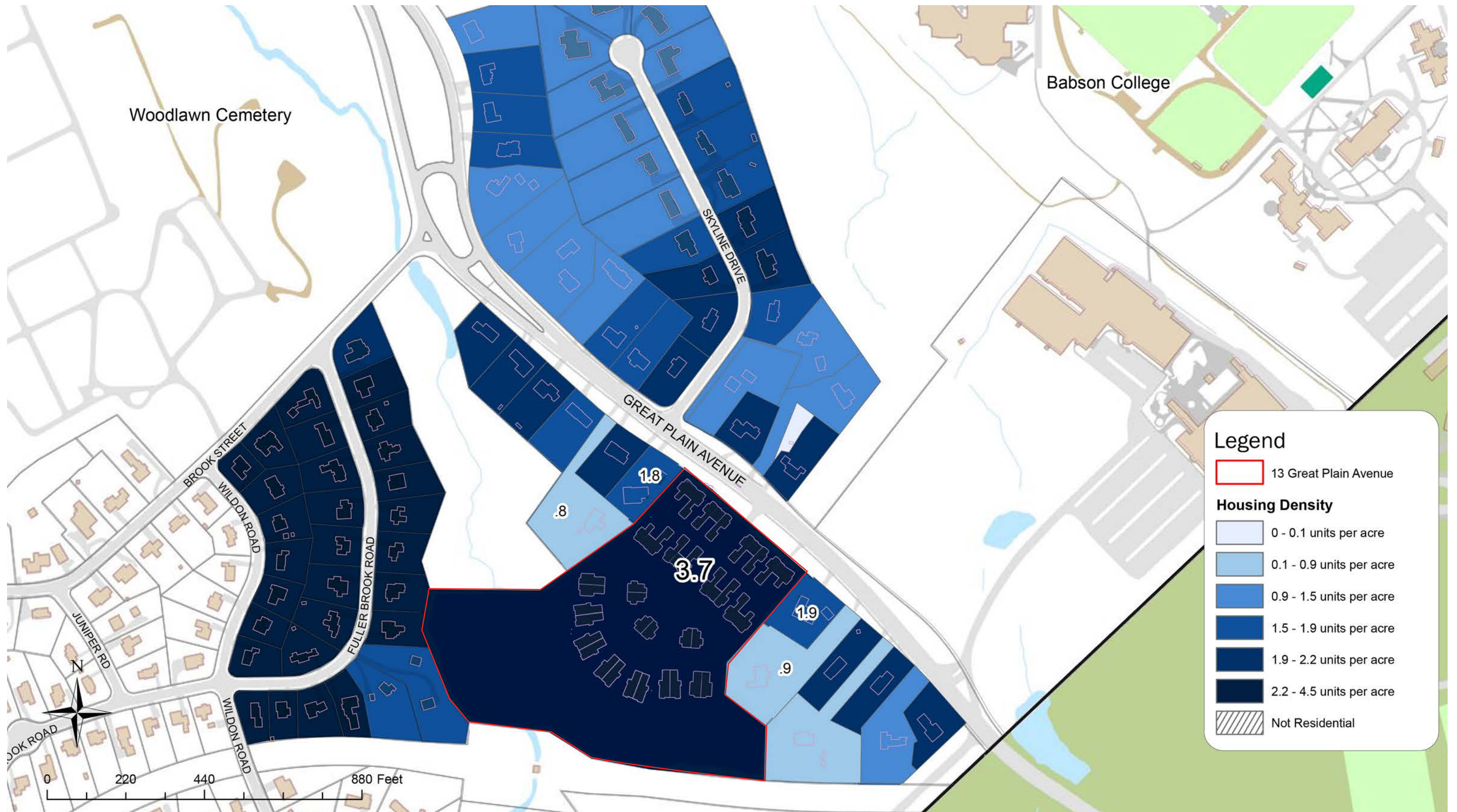
NEIGHBORHOOD CONTEXT STUDY  
JUNE 21, 2018

NEIGHBORHOOD CONTEXT



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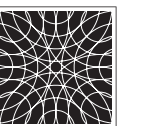




# 135 GREAT PLAIN AVENUE, WELLESLEY

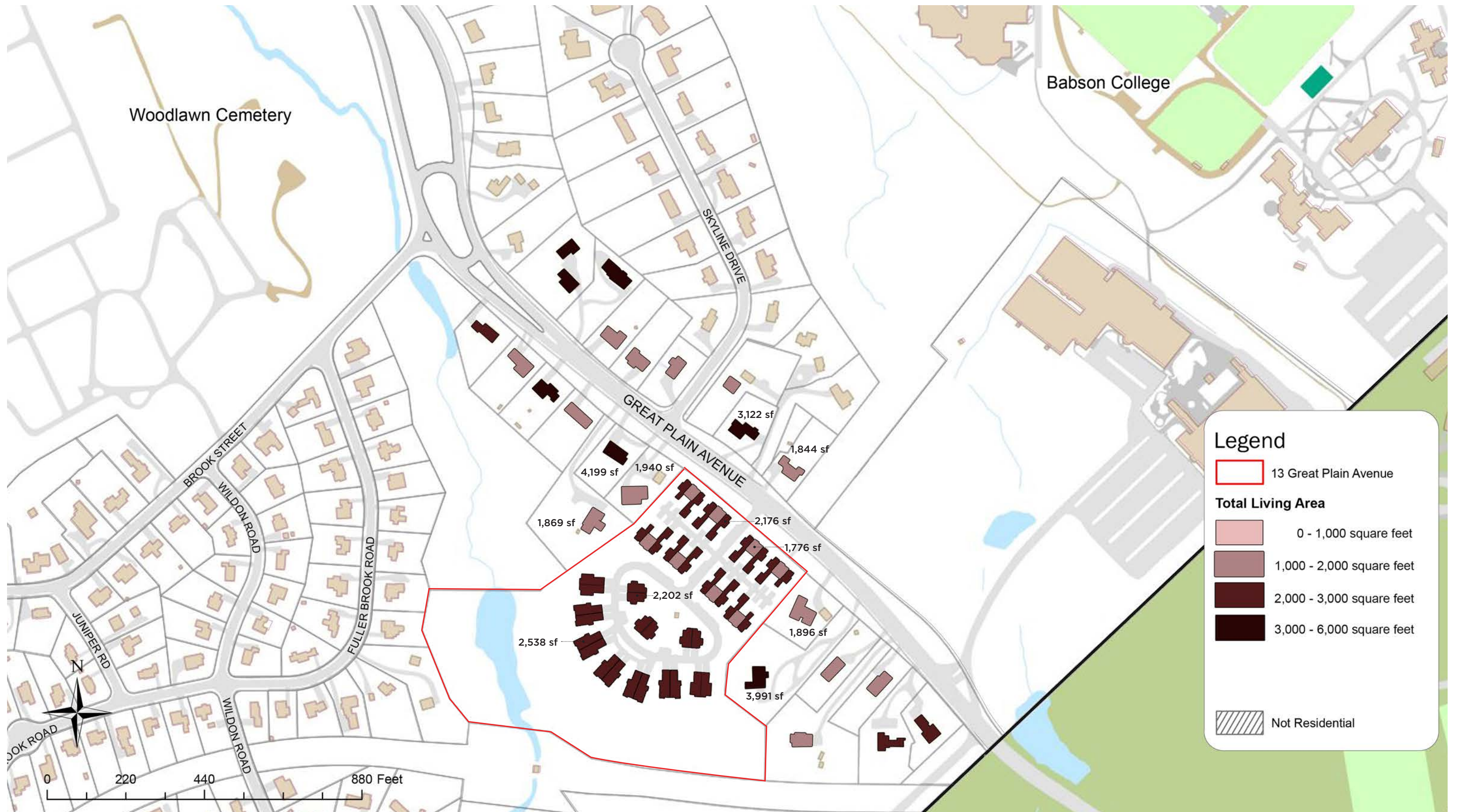
NEIGHBORHOOD CONTEXT STUDY  
JUNE 21, 2018

NEIGHBORHOOD DENSITY



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ARCHITECTURE & COMMUNITY DESIGN

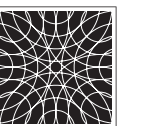




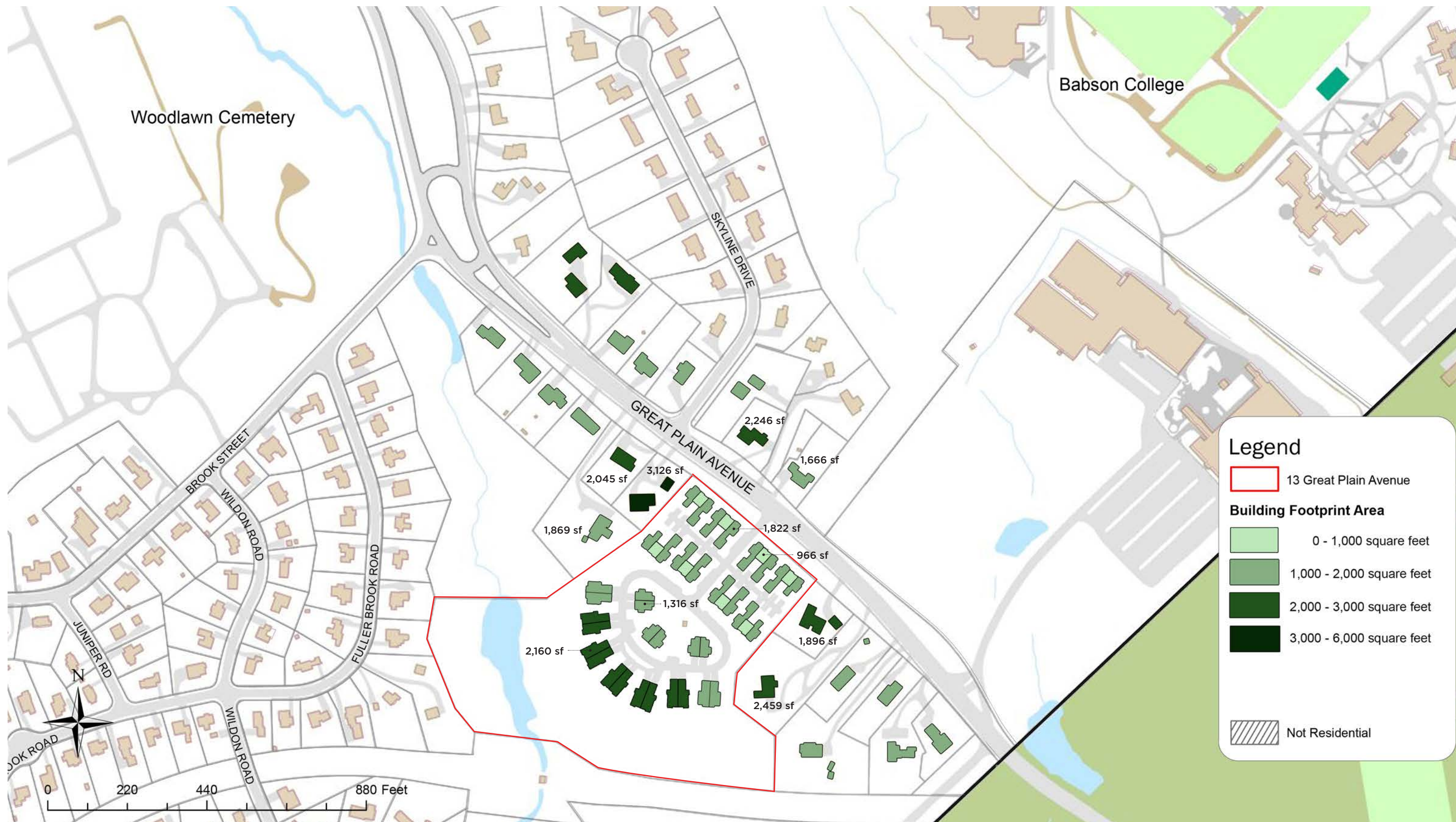
# 135 GREAT PLAIN AVENUE, WELLESLEY

NEIGHBORHOOD CONTEXT STUDY  
JUNE 21, 2018

TOTAL LIVING AREAS







# 135 GREAT PLAIN AVENUE, WELLESLEY

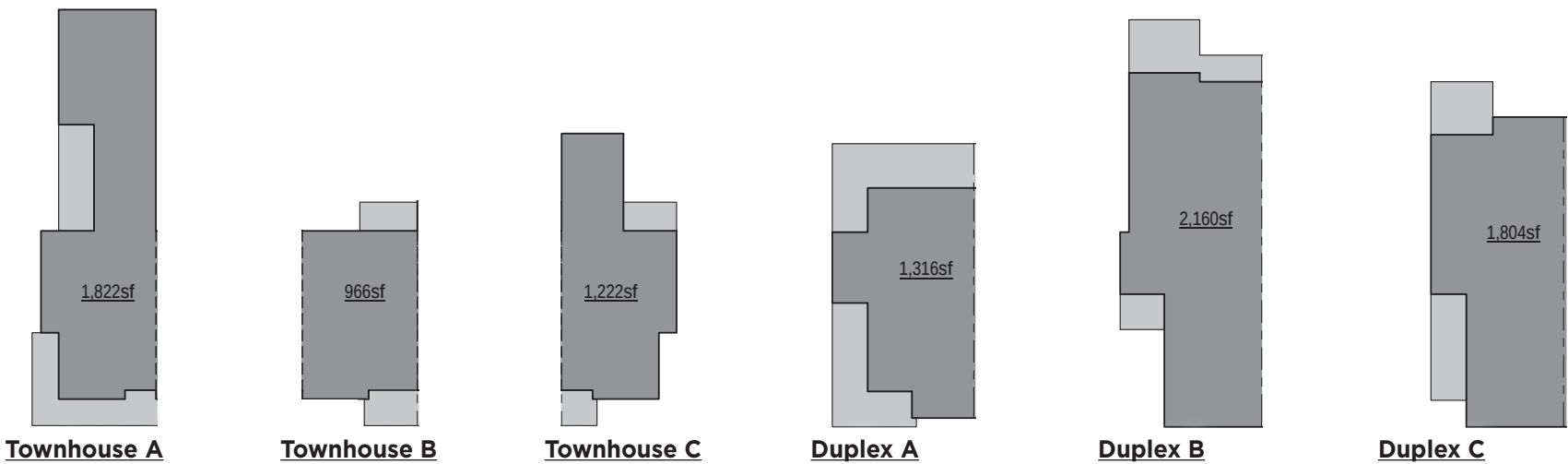
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UNIT FOOTPRINT AREAS



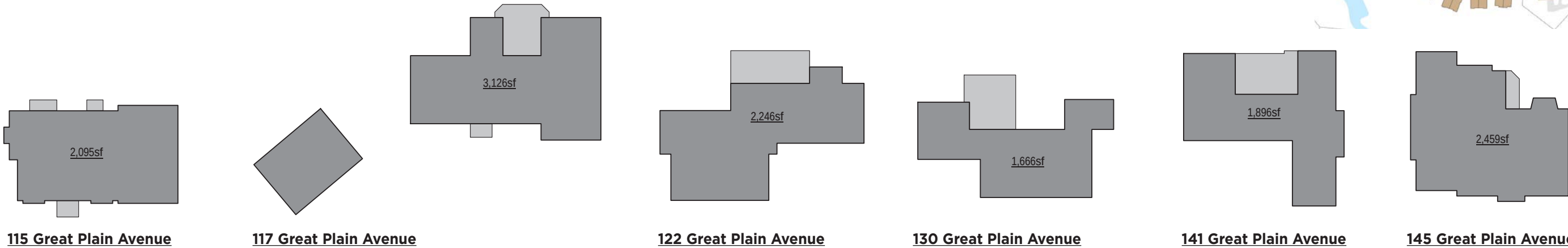
FOOTPRINTS OF THE 6 PROPOSED UNIT TYPES

AV. FOOTPRINT: 1,548 SF  
AV. TLA: 2,298SF



FOOTPRINTS OF 6 EXISTING ABUTTING HOMES

AV. FOOTPRINT: 2,130 SF (37% LARGER THAN PROPOSED)  
AV. TLA: 2,665 SF (16% LARGER THAN PROPOSED)



135 GREAT PLAIN AVENUE, WELLESLEY

NEIGHBORHOOD CONTEXT STUDY  
JUNE 21, 2018

COVERAGE AREA PER DWELLING UNIT



ELEVATIONS OF PROPOSED HOMES



Townhouse A-B-C



Duplex A-A



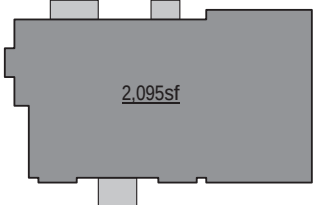
Duplex C-C

ELEVATIONS OF EXISTING ABUTTING HOMES

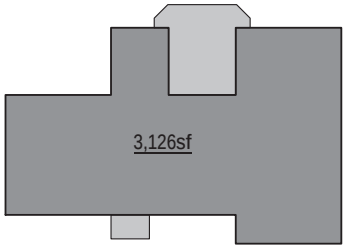


115 Great Plain Avenue

TLA 4,199 sf  
Footprint 2,095 sf



2,095sf



3,126sf



117 Great Plain Avenue

TLA 1,940 sf  
Footprint 3,126 sf



135 GREAT PLAIN AVENUE, WELLESLEY

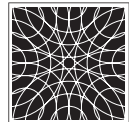
NEIGHBORHOOD CONTEXT STUDY

JUNE 21, 2018

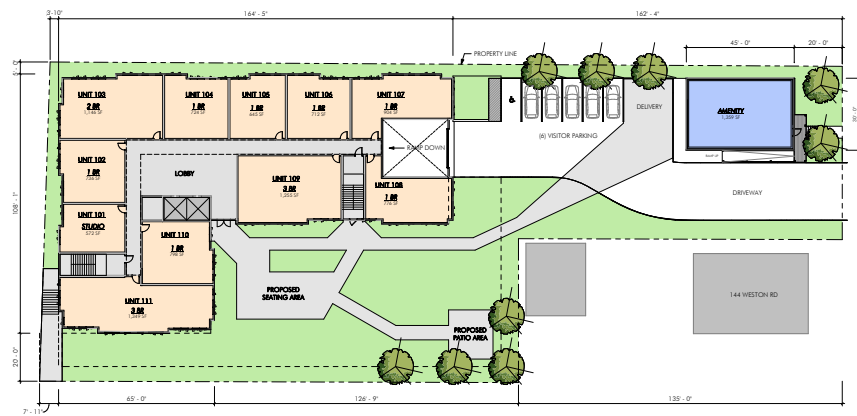
SCALE: 1/16"=1'-0"



COMPARISON OF ARCHITECTURAL  
SCALE OF ELEVATIONS







**WELLESLEY PARK - WESTON RD** 55 APARTMENTS



**WELLESLEY SQUARE - DELANSON CIRCLE** 90 APARTMENTS



# 135 GREAT PLAIN AVENUE, WELLESLEY

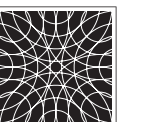
NEIGHBORHOOD CONTEXT STUDY

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



40B PROJECTS CURRENTLY IN  
APPROVAL PROCESS IN WELLESLEY







# 135 GREAT PLAIN AVENUE, WELLESLEY

NEIGHBORHOOD CONTEXT STUDY

JUNE 21, 2018

PROPOSED COTTAGE  
SCALE NEIGHBORHOOD

