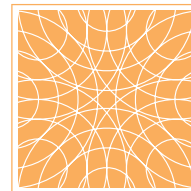


135 GREAT PLAIN AVE, WELLESLEY

CONCEPT ARCHITECTURE

AUGUST 30, 2018



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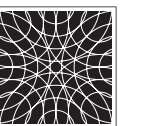
CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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

0' 1' 2' 4' 10' 20' 40'



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DUPLEX D-D & D-E SIDE ELEVATION (TYP.)



DUPLEX D-D & D-E REAR ELEVATION



SITE LOCATION MAP



DUPLEX D-E & F-G FRONT ELEVATION



DUPLEX D-D FRONT ELEVATION

CONCEPT ARCHITECTURE

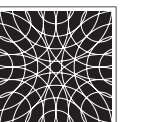
GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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



TIER I
DUPLEX - TYPES D-D, D-E & F-G



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DUPLEX D-E

TYPE D
3BR + LOFT, 2.5BA

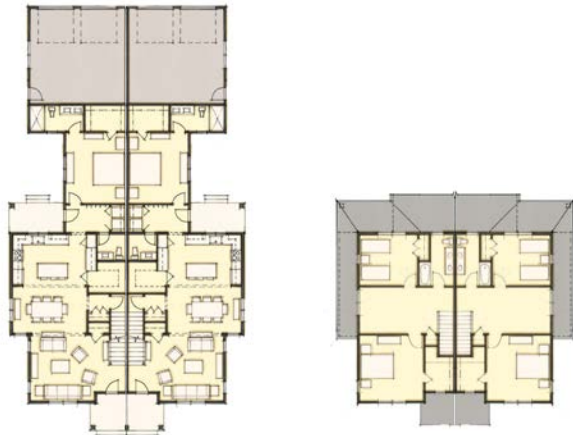
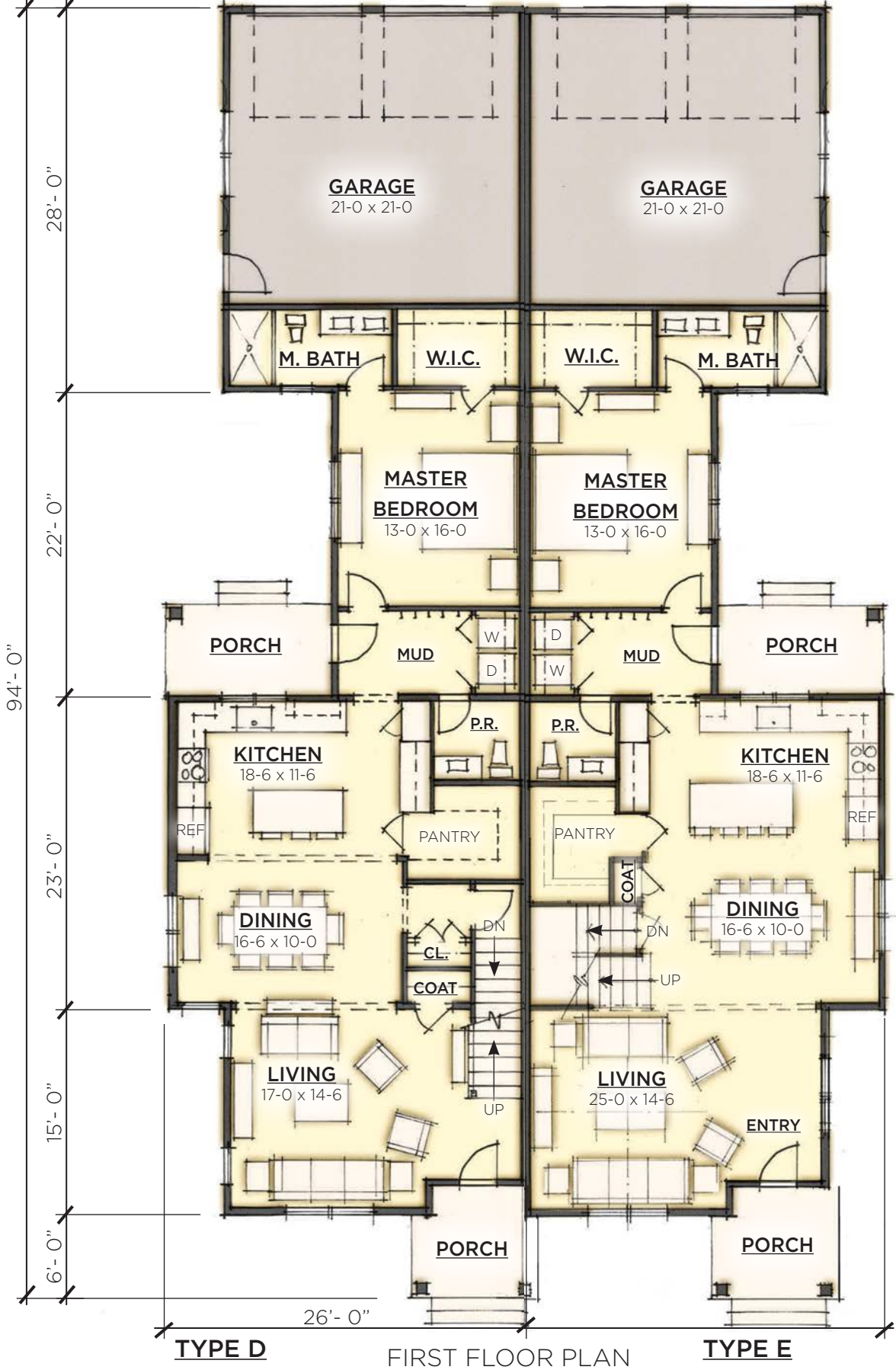
1st FLOOR	1,354 S.F.
2ND FLOOR	820 S.F.
TOTAL	2,174 S.F.

TYPE E
3BR + OFFICE, 2.5BA

1st FLOOR	1,354 S.F.
2ND FLOOR	820 S.F.
TOTAL	2,174 S.F.



SITE LOCATION MAP



TYPE D-D



TYPE D SECOND FLOOR PLAN TYPE E

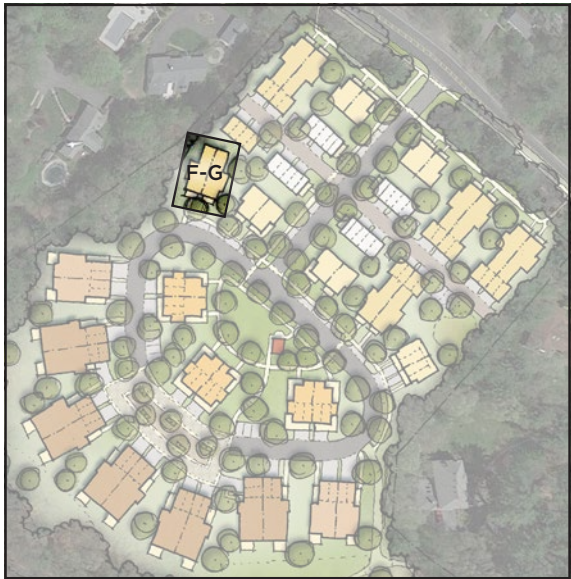
DUPLEX F-G

TYPE F
3BR + OFFICE, 2.5BA

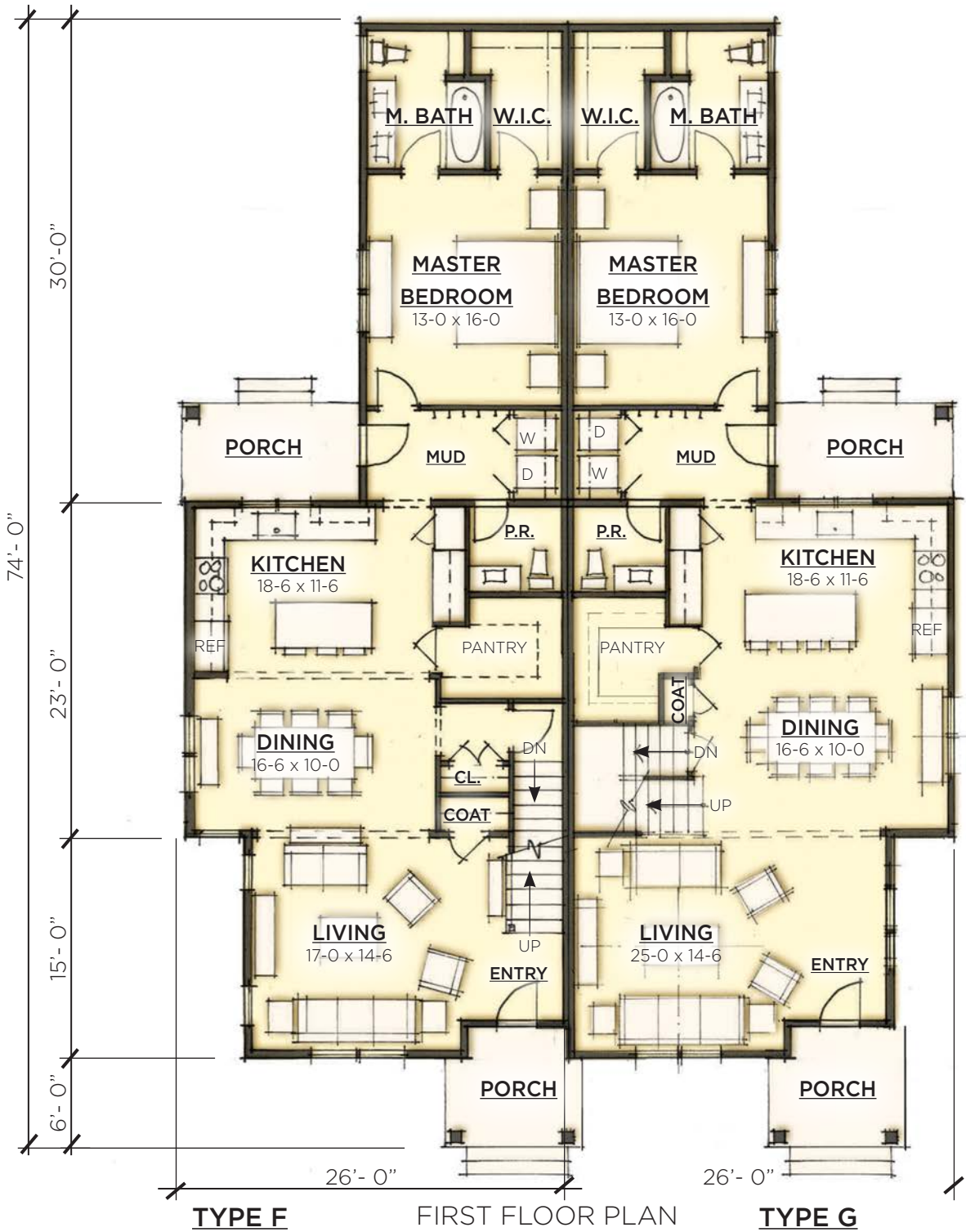
1st FLOOR	1,350 S.F.
2ND FLOOR	820 S.F.
TOTAL	2,170 S.F.

TYPE G
3BR + OFFICE, 2.5BA

1st FLOOR	1,350 S.F.
2ND FLOOR	820 S.F.
TOTAL	2,170 S.F.



SITE LOCATION MAP



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
- SQUARE-CUT RED CEDAR SHINGLES, GRADE NO. 2 OR BETTER, BOTTOM-EDGE ALIGNED
- CELLULAR PVC RUNNING TRIM WITH SMOOTH FINISH
- PVC POST WRAP
- PVC OR PUR BRACKETS & CORBELS
- ARCHITECTURAL ASPHALT SHINGLES ON MAIN ROOF, METAL STANDING SEAM ROOF ACCENTS
- ALUMINUM HALF-ROUND GUTTERS WITH ROUND DOWNSPOUTS
- COMPOSITE PORCH DECKING AND RAILING SYSTEMS



DUPLEX H-I FRONT ELEVATION



UNIT H SIDE ELEVATION



DUPLEX H-I REAR ELEVATION



UNIT I SIDE ELEVATION



SITE LOCATION MAP

CONCEPT ARCHITECTURE

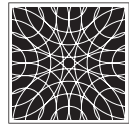
GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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

0' 1' 2' 4' 10' 20' 40'

TIER I
DUPLEX TYPES H-I



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DUPLEX H-i

TYPE H
2BR + OFFICE, 2.5BA

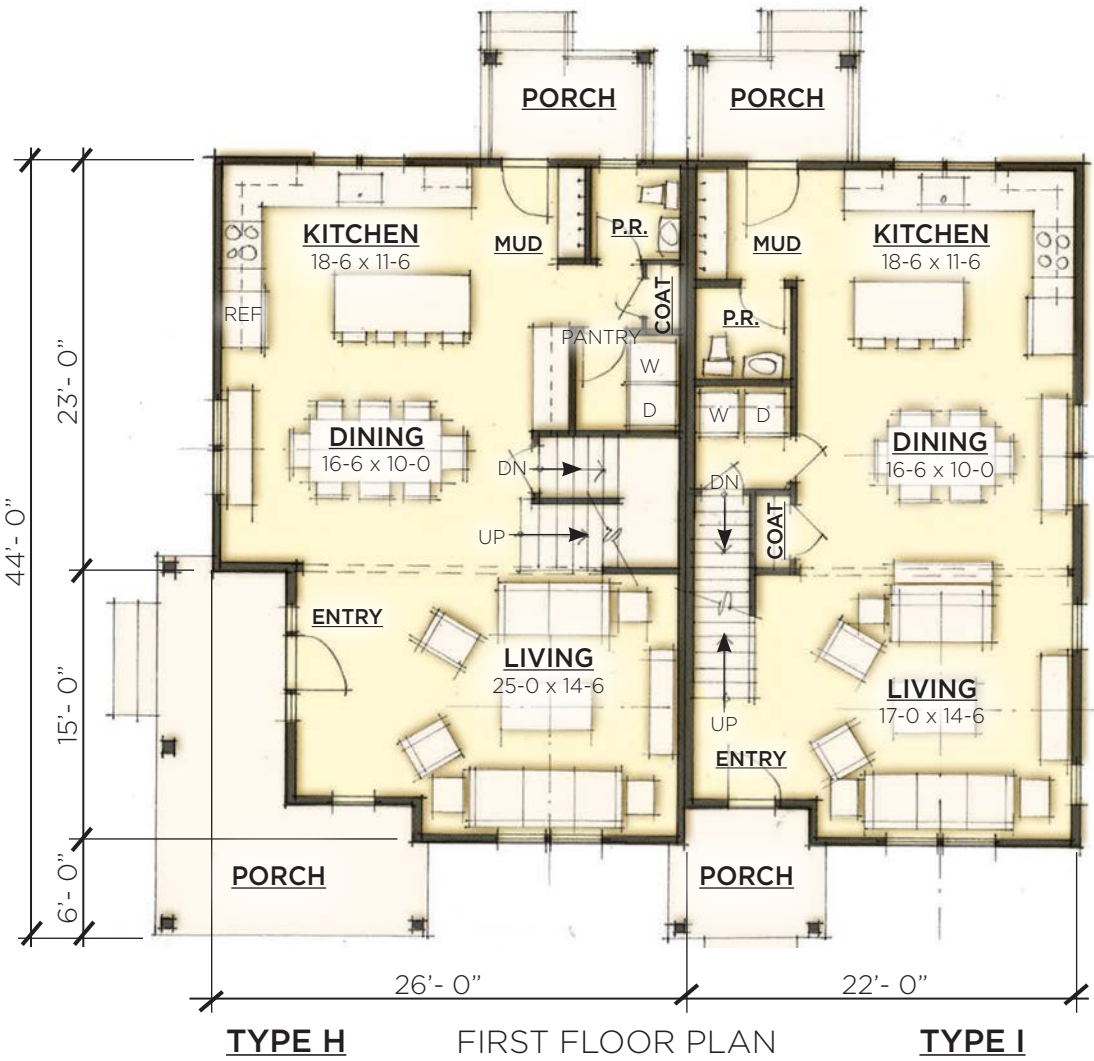
1st FLOOR	920 S.F.
2ND FLOOR	920 S.F.
TOTAL	1,840 S.F.

TYPE I
2BR + LOFT, 1.5BA

1st FLOOR	820 S.F.
2ND FLOOR	820 S.F.
TOTAL	1,640 S.F.



SITE LOCATION MAP



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
- SQUARE-CUT RED CEDAR SHINGLES, GRADE NO. 2 OR BETTER, BOTTOM-EDGE ALIGNED
- CELLULAR PVC RUNNING TRIM WITH SMOOTH FINISH
- PVC POST WRAP
- PVC OR PUR BRACKETS & CORBELS
- ARCHITECTURAL ASPHALT SHINGLES ON MAIN ROOF, METAL STANDING SEAM ROOF ACCENTS
- ALUMINUM HALF-ROUND GUTTERS WITH ROUND DOWNSPOUTS
- COMPOSITE PORCH DECKING AND RAILING SYSTEMS



DUPLEX J-J FRONT ELEVATION



UNIT J SIDE ELEVATION



SITE LOCATION MAP

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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

0' 1' 2' 4' 10' 20' 40'

TIER I
DUPLEX - TYPE j-j



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DUPLEX J-J

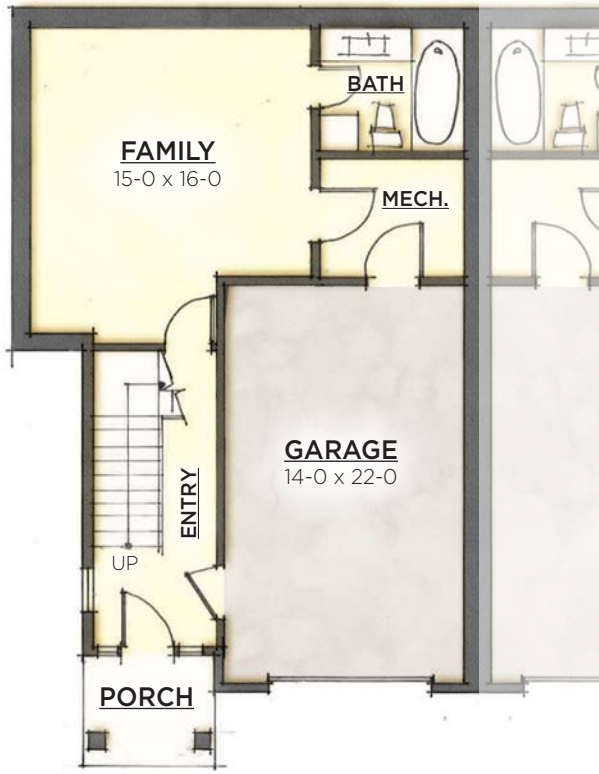
TYPE J
3BR + OFFICE, 2.5BA

1st FLOOR	900 S.F.
2ND FLOOR	900 S.F.
TOTAL	1,800 S.F.

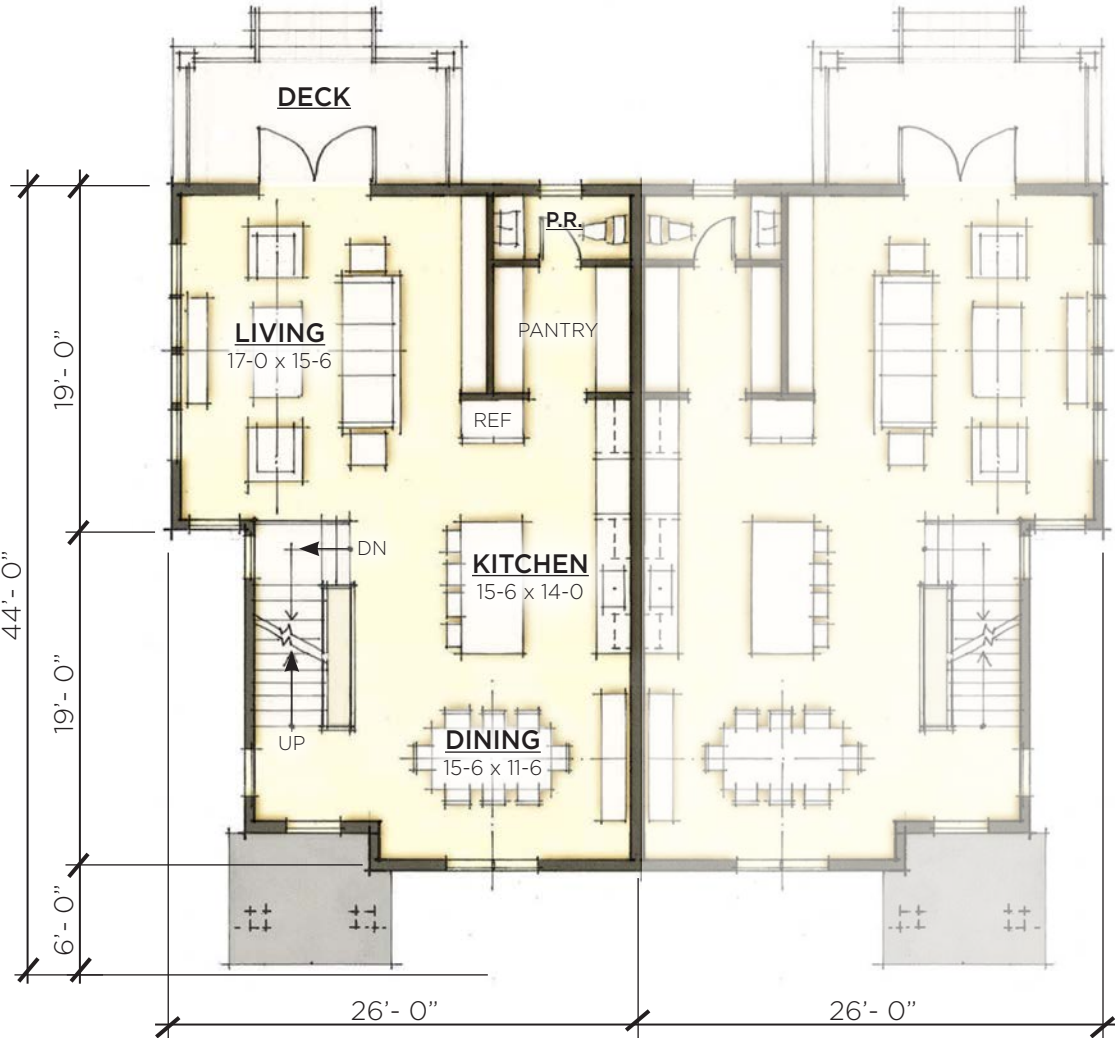
OPTIONAL
LOWER LEVEL 340 S.F.



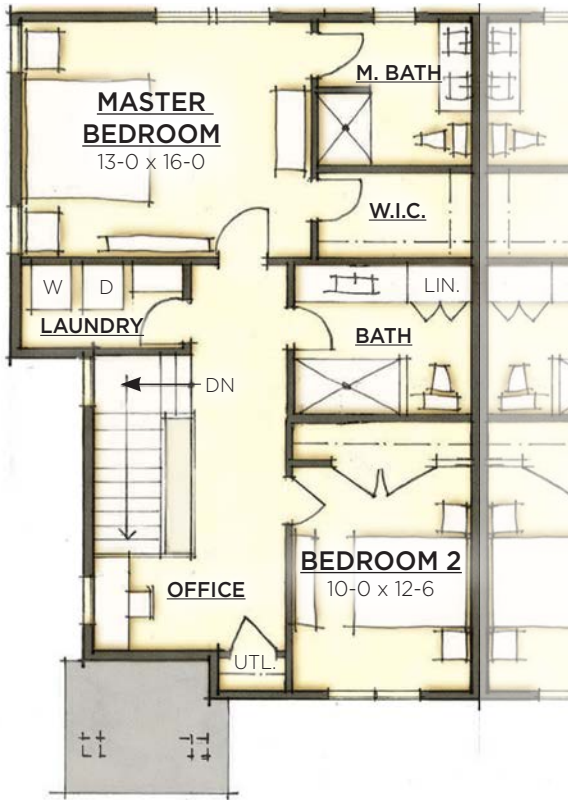
SITE LOCATION MAP



TYPE J LOWER LEVEL PLAN



TYPE J FIRST FLOOR PLAN



TYPE J SECOND FLOOR PLAN



CARRIAGE HOUSE - TYPE K

1BR, 1BA

1st FLOOR	106 S.F.
2ND FLOOR	860 S.F.
TOTAL	966 S.F.



FRONT (ALLEY) ELEVATION



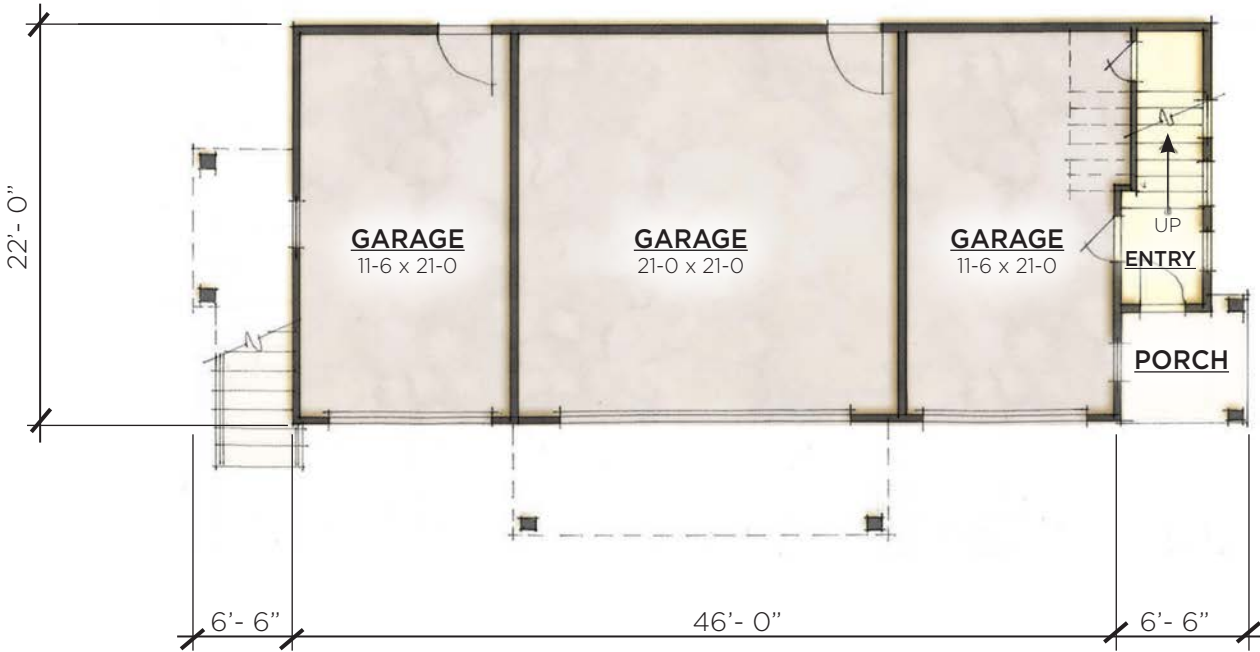
SITE LOCATION MAP



SIDE (STREET) ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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



TIER I
CARRIAGE HOUSE - TYPE K



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ASPHALT SHINGLES ON UNDERLAYMENT ON 5/8" SHEATHING ON 2X10 RAFTERS @ 16" O.C., PNTD GWB CEILING ON STRAPPING AT FINISHED SPACE BELOW

TJI JOIST FLOOR FRAMING WITH FINISH FLOOR ON 3/4" OSB SUBFLOOR, 1/2" GWB FINISH CEILING ON STRAPPING BELOW

OVERHEAD GARAGE DOOR

SLAB ON GRADE GARAGE WITH CONC. FROST WALLS ON CONC. FOOTINGS

ATTIC

CARRIAGE HOUSE

GARAGE

TYPE K

TYPICAL TIER I BUILDING SECTION (TYPES I & K SHOWN)

ASPHALT SHINGLES ON UNDERLAYMENT ON 5/8" SHEATHING ON 2X8 RAFTERS @ 16" O.C.

PNTD BEADBOARD CEILING ON STRAPPING ON 2X6 CEILING JOISTS

PVC BEAM-WRAP ON 2X BEAM

PVC POST-WRAP ON 6X6 PT POST ON 24" PRECAST CONC. FND. PIER TO FROST DEPTH

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

ATTIC

MASTER BEDROOM

STAIR HALL

BATH

KITCHEN

ENTRY

PORCH

BASEMENT

TYPE I

ASPHALT SHINGLE ON UDERLAYMENT ON 5/8" SHEATHING ON ROOF TRUSSES @ 24" O.C. WITH OVERFRAMED CROSS-GABLES (BEYOND)

PNTD GWB CEILING ON STRAPPING

WALL FINISH ON HOUSE WRAP ON 1/2" SHEATHING ON 2X6 STUDS @ 24" O.C.

ROOF PLATE

2ND FLOOR CEILING

1ST FLOOR T.O. FND.

BASEMENT

FINISH FLOOR ON 3/4" OSB SUBFLOOR ON TJIS @ 16" O.C.

10" CONC. FOUNDATION WALLS ON CONC. FOOTINGS, 4" BASEMENT SLAB

CONCEPT ARCHITECTURE

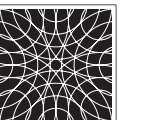
GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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

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

TIER I
TYPES D, E, F, G, H, I, J, K



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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
- INSULATED FIBERGLASS ENTRY DOORS WITH WOOD GRAIN FINISH
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- PVC POST WRAP
- PVC OR PUR BRACKETS & CORBELS
- 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



REAR ELEVATION



SIDE ELEVATION (TYPICAL)

CONCEPT ARCHITECTURE

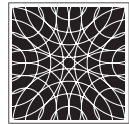
GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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

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

TIER II
DUPLEX TYPE A-A

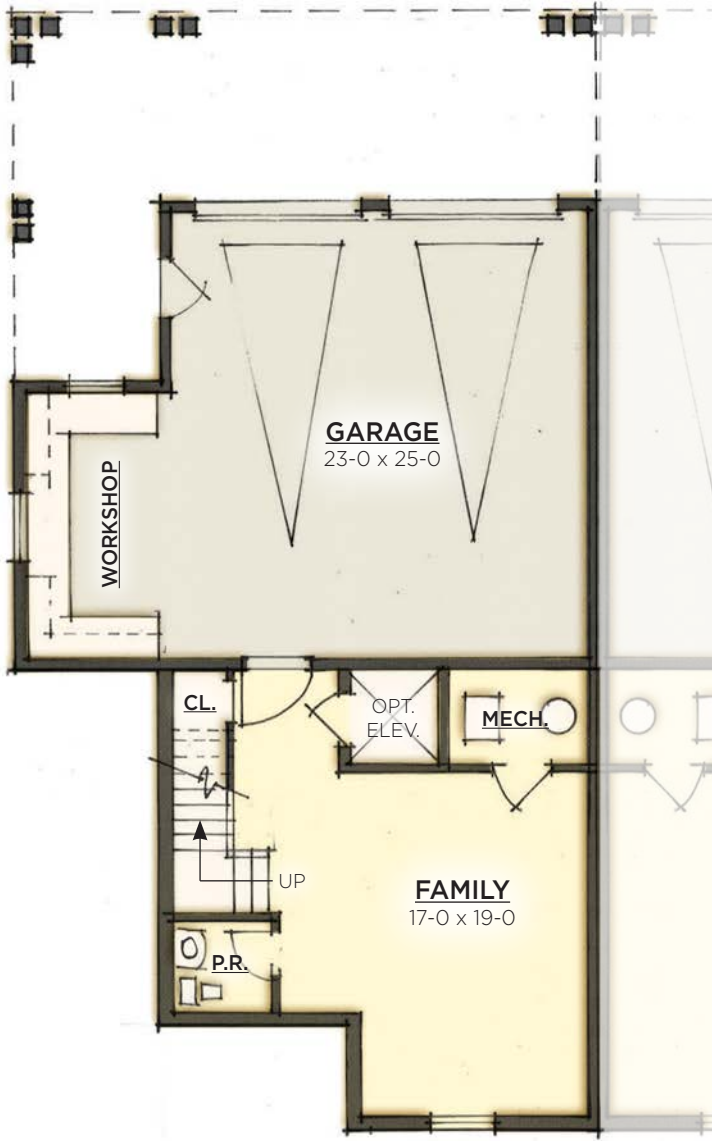


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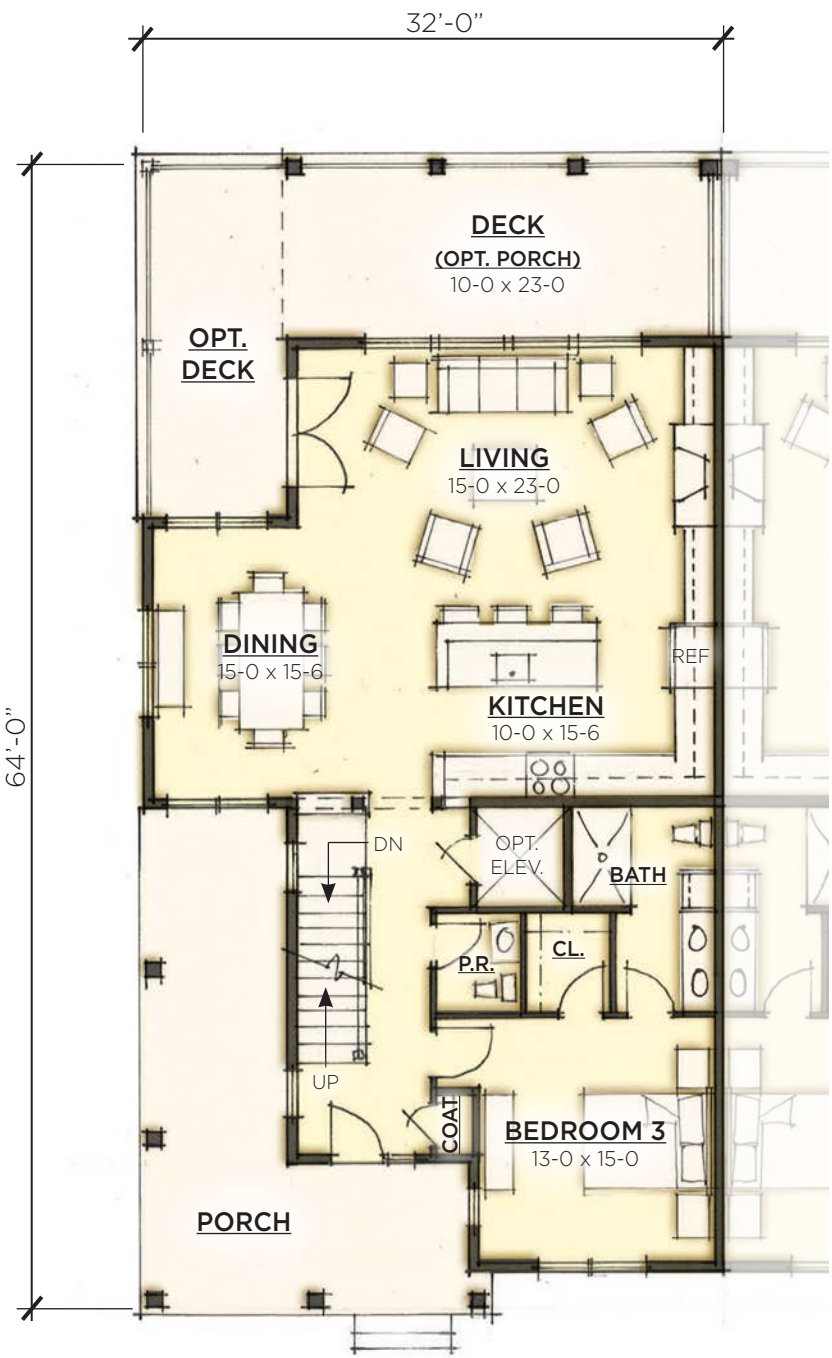
DUPLEX UNIT TYPE A

3BR, 3 + 2 HALF BA

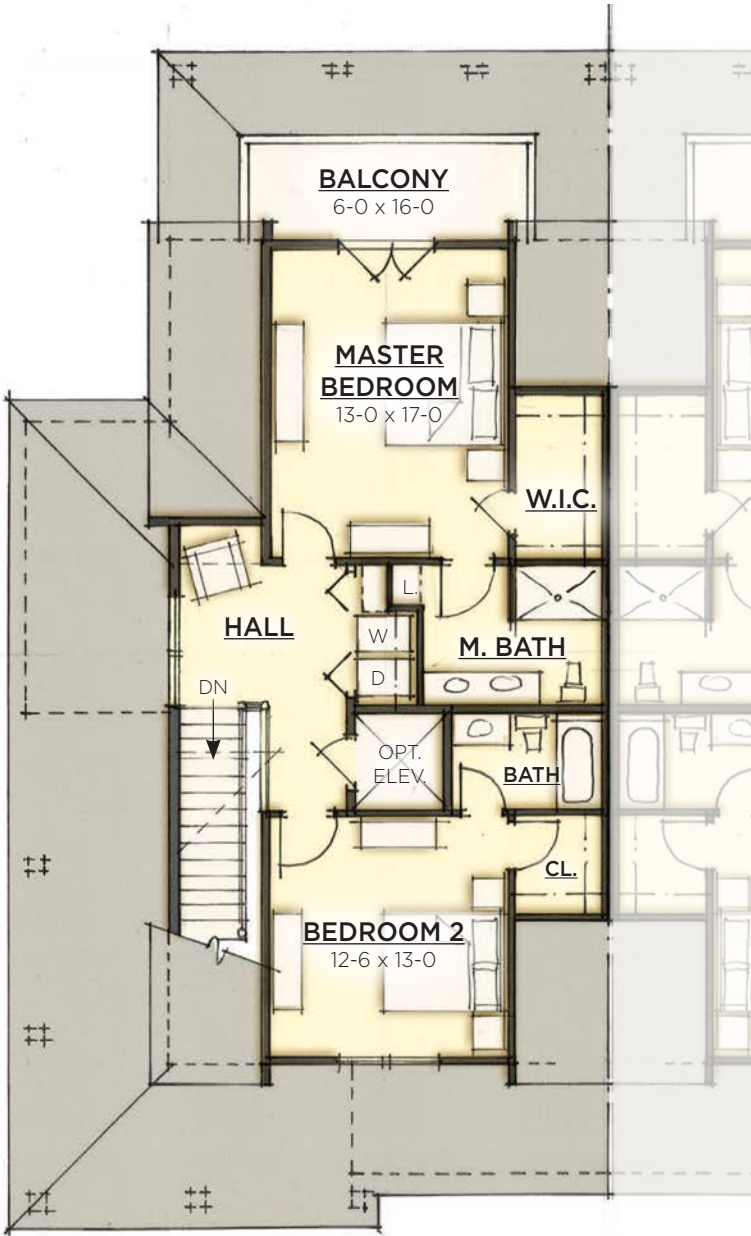
LOWER LEVEL	564 S.F.
1st FLOOR	1,316 S.F.
2ND FLOOR	886 S.F.
TOTAL	2,766 S.F.



LOWER LEVEL PLAN



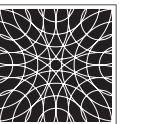
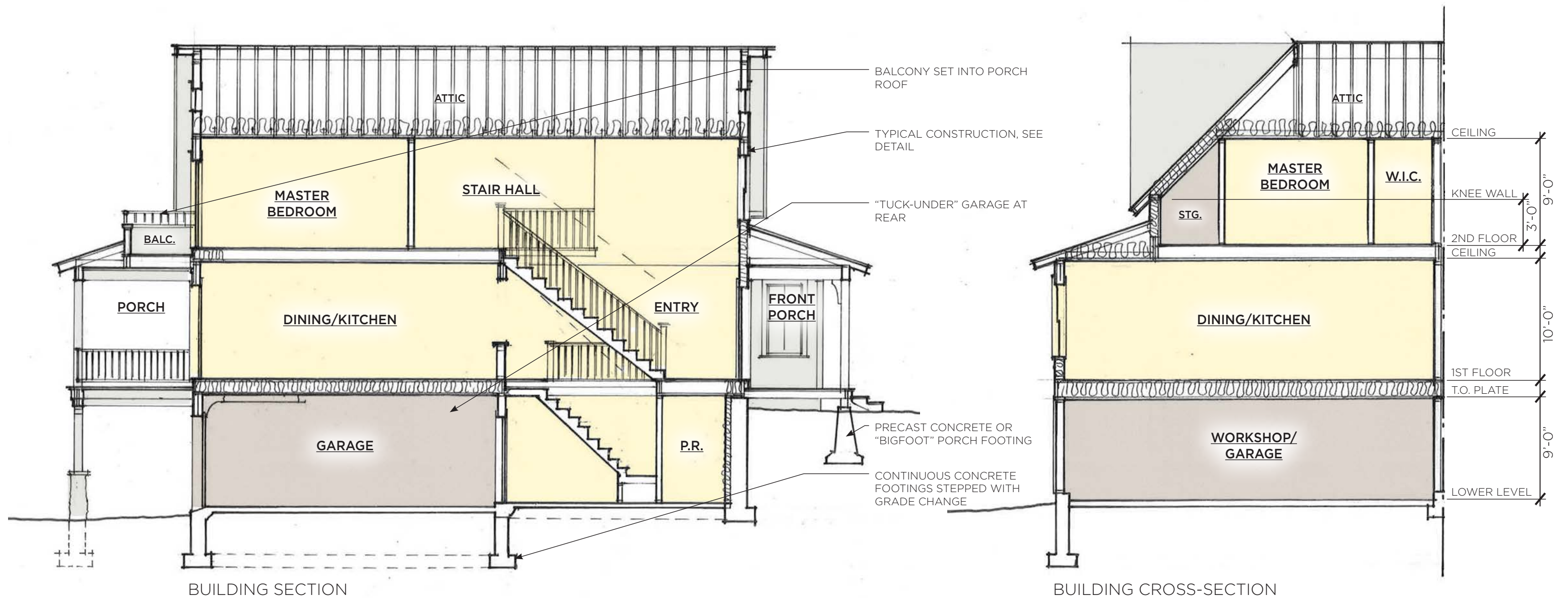
FIRST FLOOR PLAN

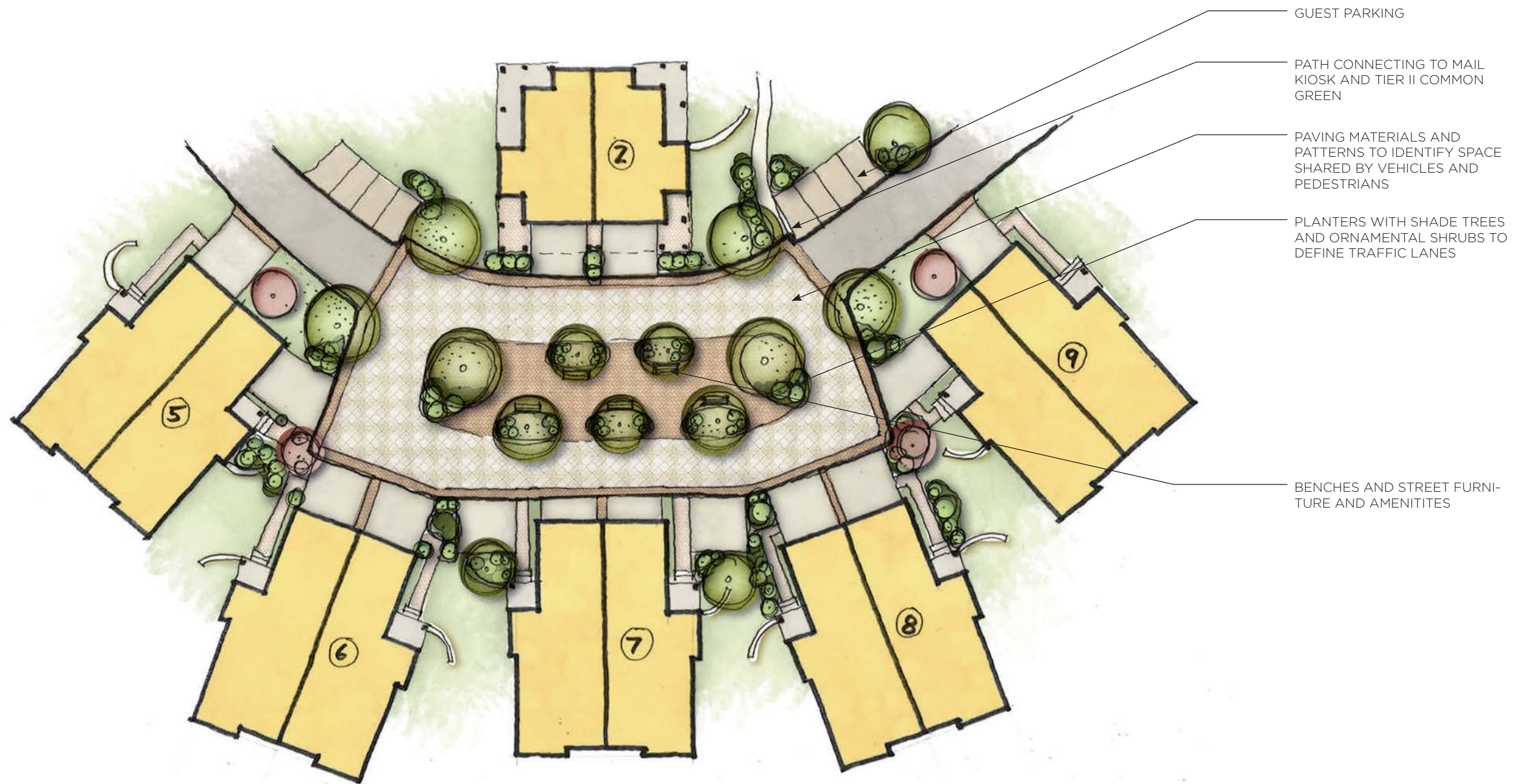


SECOND FLOOR PLAN



SITE LOCATION MAP





CONCEPT PLAN - TIER III SHARED STREET



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
- SQUARE-CUT RED CEDAR SHINGLES, GRADE NO. 2 OR BETTER, BOT-TOM-EDGE ALIGNED
- CELLULAR PVC RUNNING TRIM WITH SMOOTH FINISH
- PVC POST WRAP
- PVC OR PUR BRACKETS & CORBELS
- 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 (DUPLEX C-C SHOWN)

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

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



SITE LOCATION MAP



REAR ELEVATION



SIDE ELEVATION

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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

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

TIER III
DUPLEX TYPES B-B & C-C



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DUPLEX B-B

TYPE B

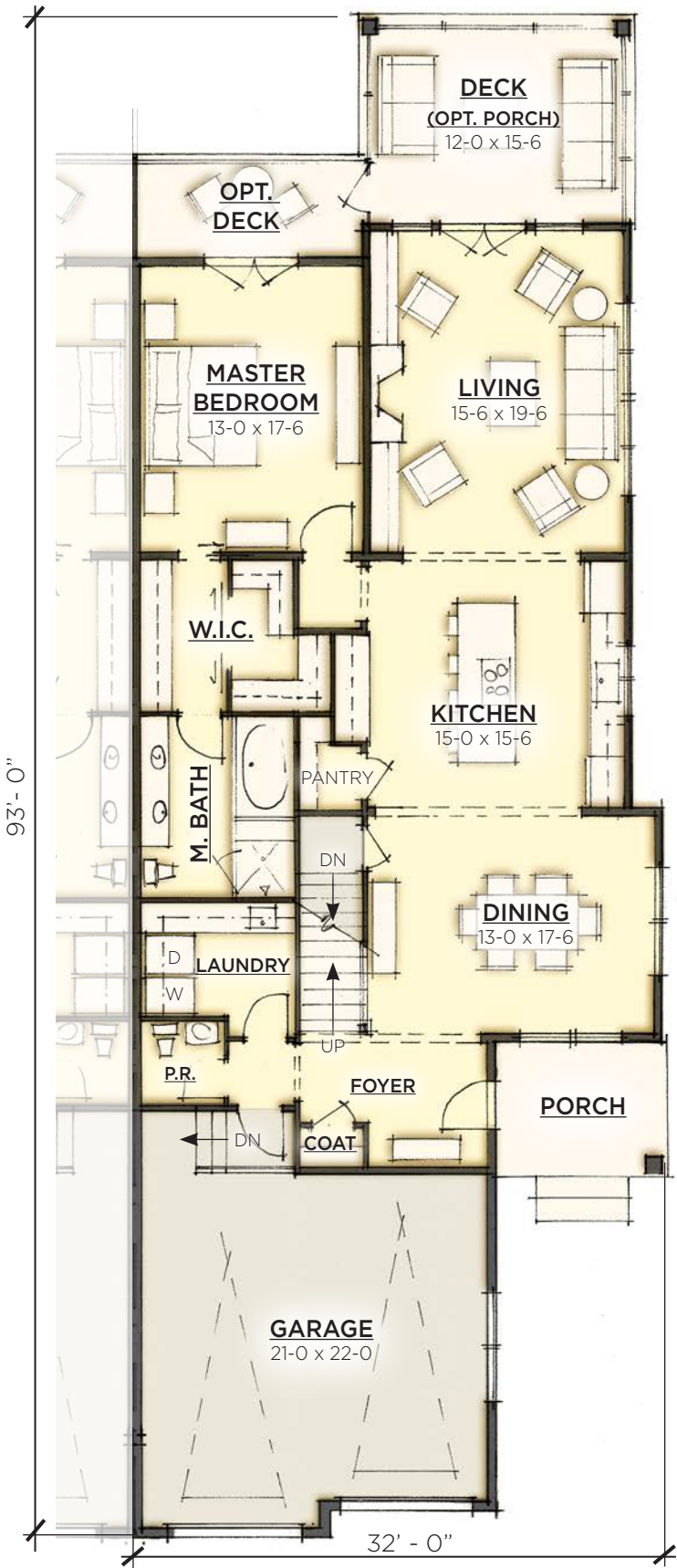
3BR, 2.5BA

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

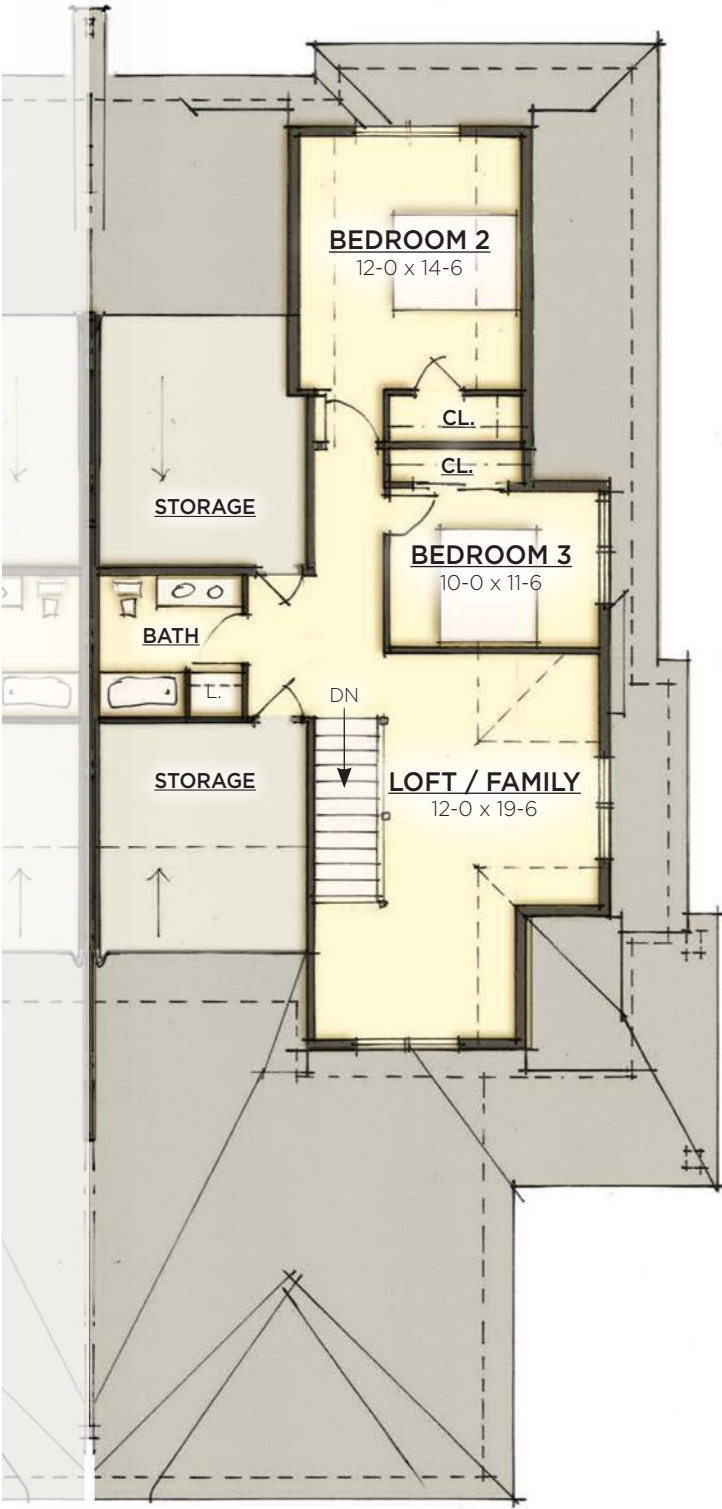
OPTIONAL LOWER LEVEL	932 S.F.
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LOWER LEVEL PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE LOCATION MAP

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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



TIER III
DUPLEX TYPE B-B



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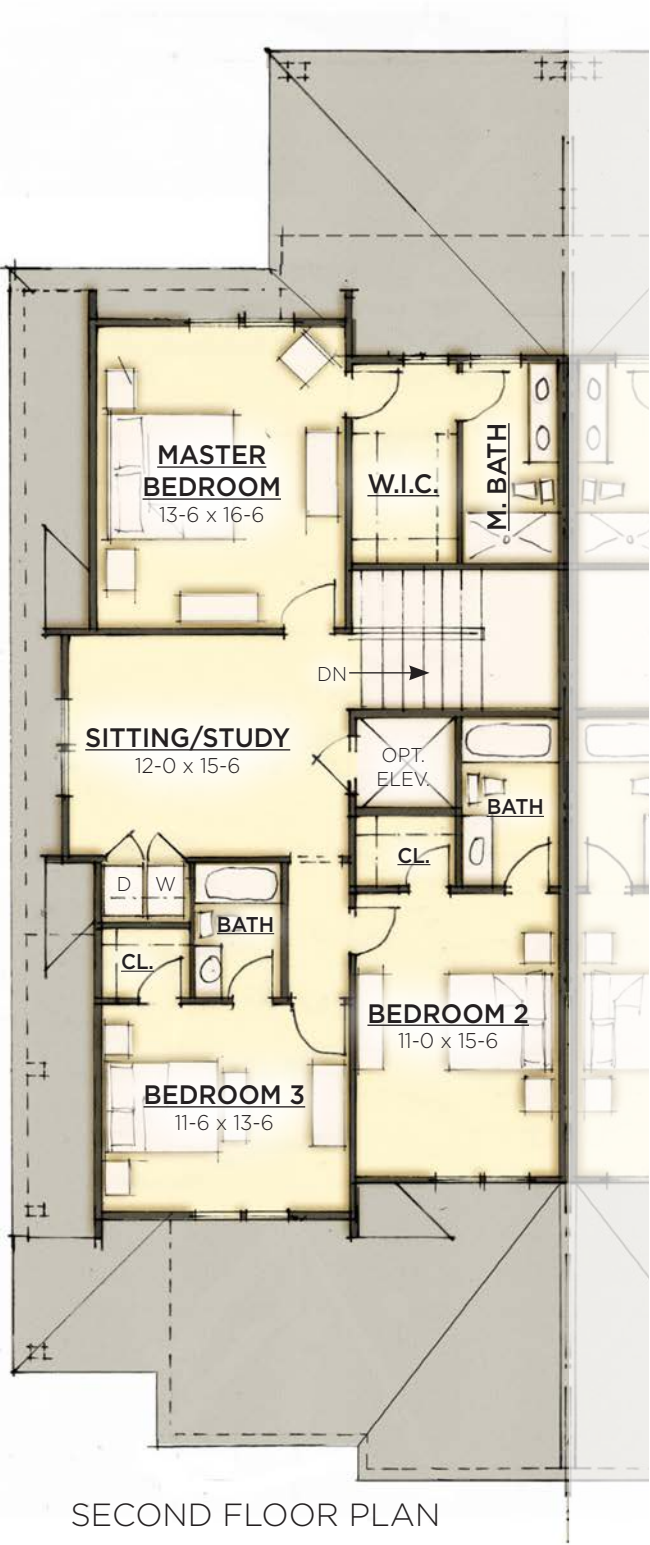
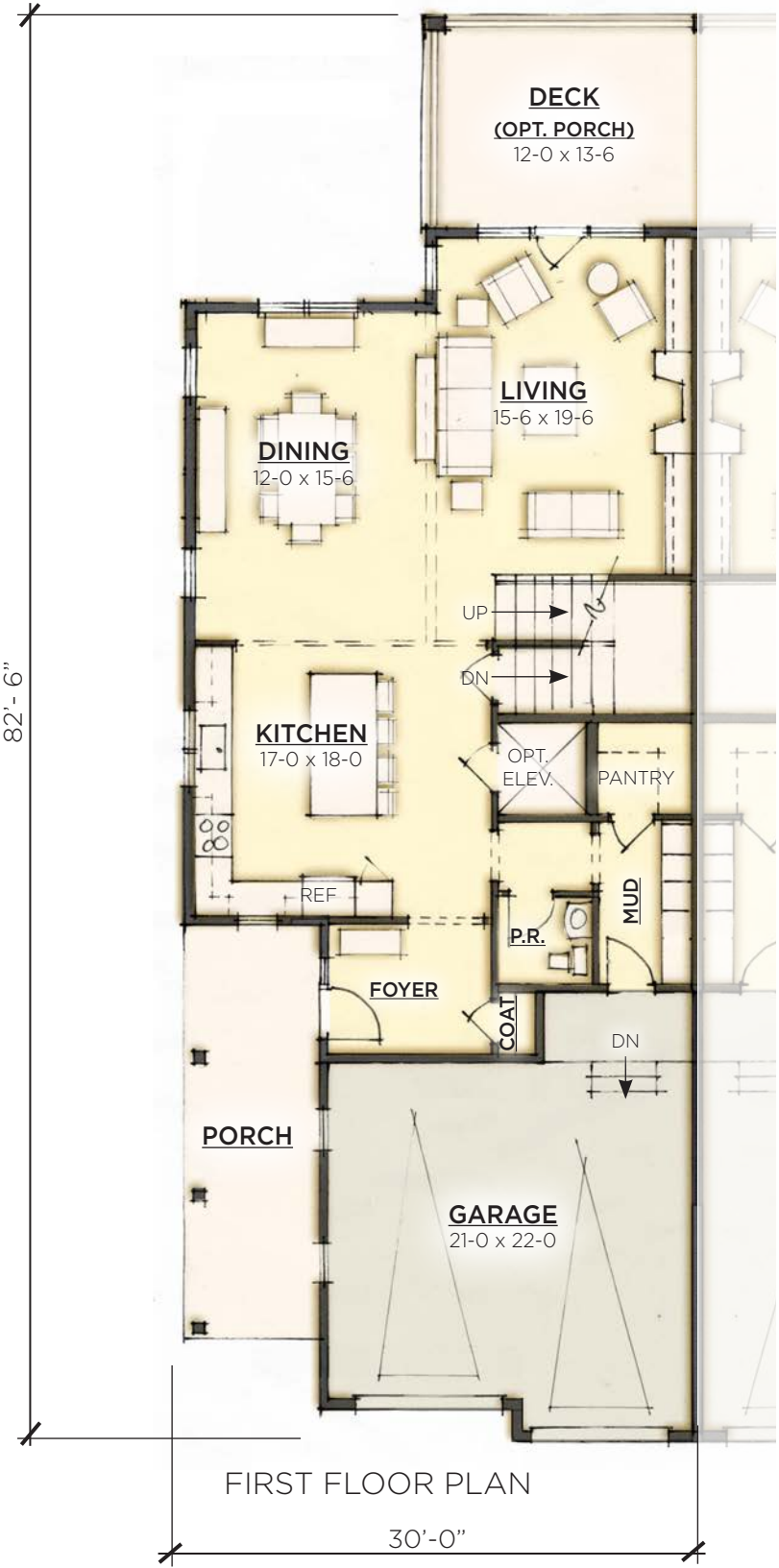
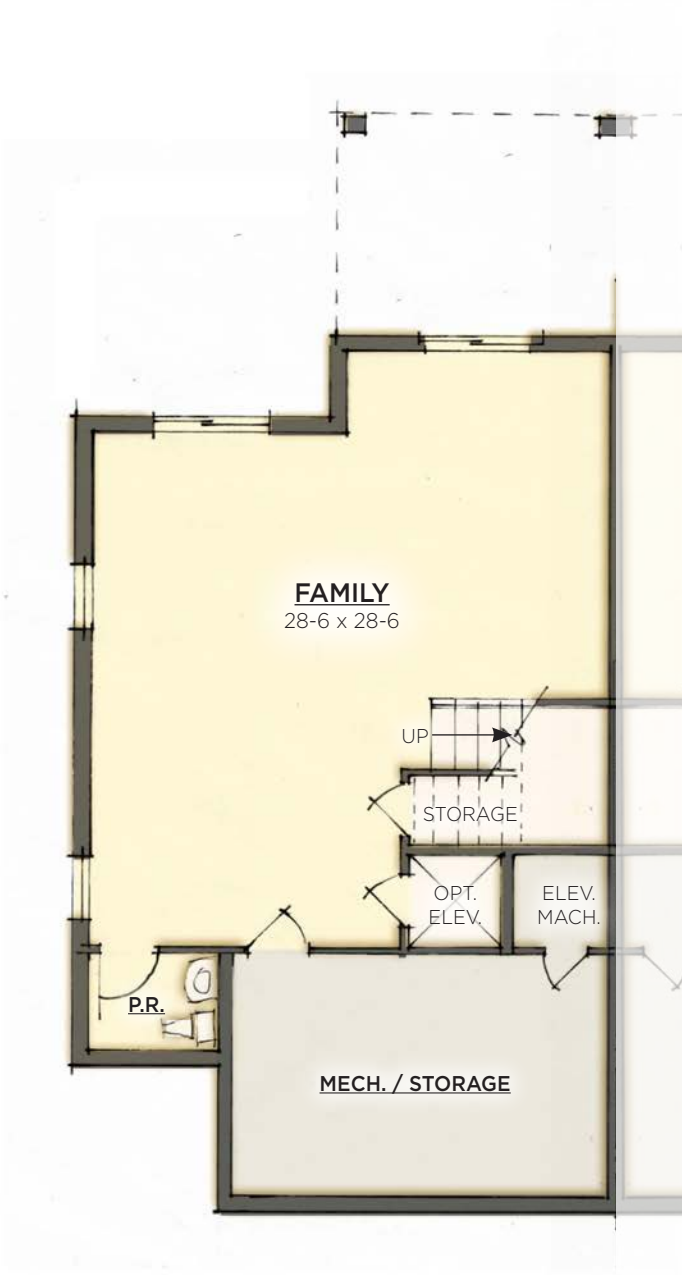
DUPLEX C-C

TYPE C

3BR, 2.5BA

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

OPTIONAL LOWER LEVEL	1,012 S.F.
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SITE LOCATION MAP

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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



TIER III
DUPLEX TYPE C-C

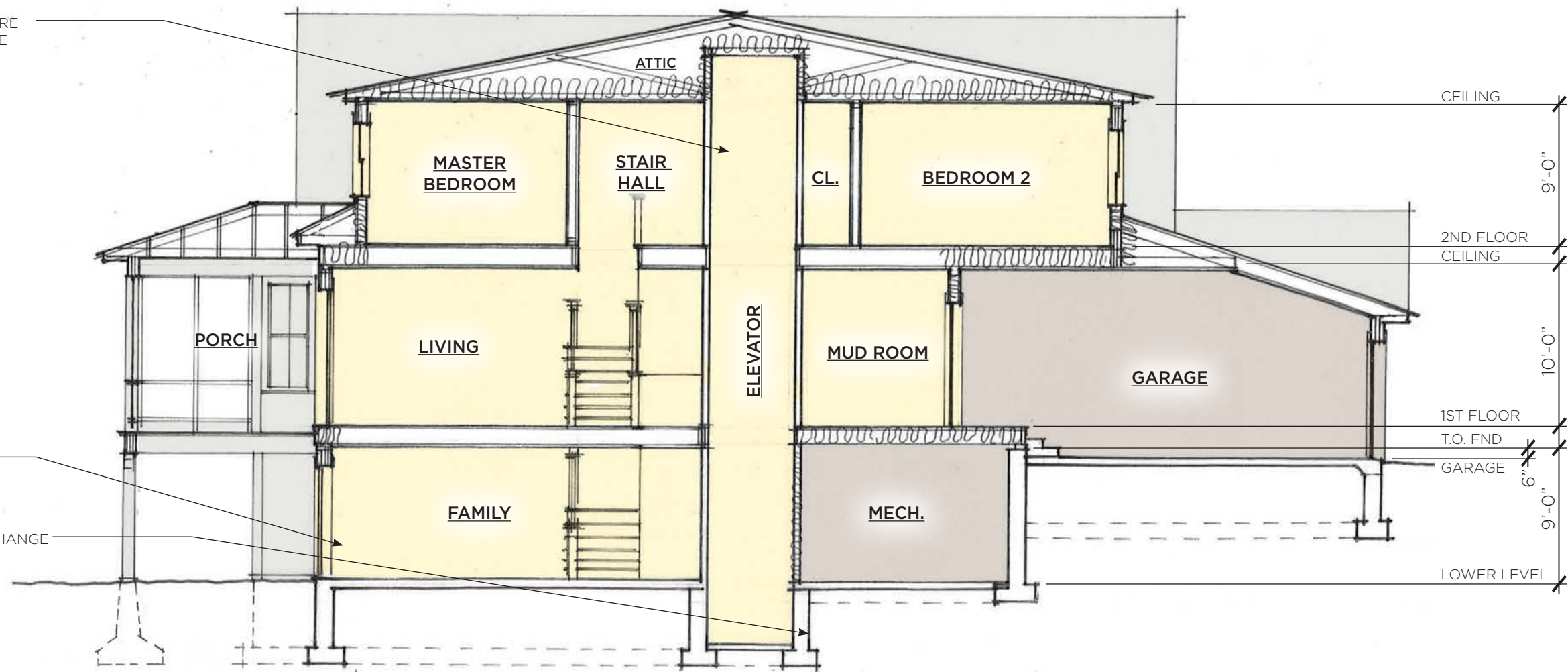


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SHAFT FOR OPTIONAL OR FUTURE
RESIDENTIAL ELEVATOR SERVICE
TO ALL LEVELS

WALK-OUT LOWER LEVEL

FOOTINGS STEP WITH GRADE CHANGE



TYPICAL BUILDING SECTION (TYPE C-C SHOWN)

CONCEPT ARCHITECTURE

GREAT PLAIN AVENUE - WELLESLEY, MA

AUGUST 30, 2018

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



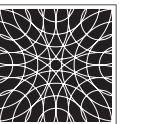
TIER III
DUPLEX TYPES B-B & C-C



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GREAT PLAINS AVENUE STREET ELEVATION



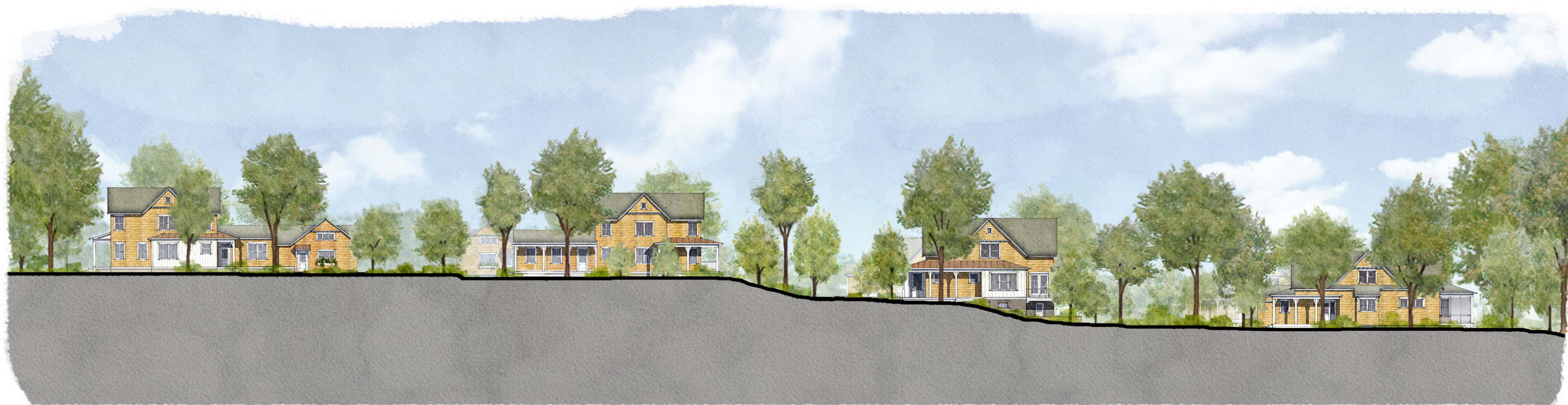


EAST SITE ELEVATION

CONCEPT ARCHITECTURE
GREAT PLAIN AVENUE - WELLESLEY, MA
AUGUST 30, 2018

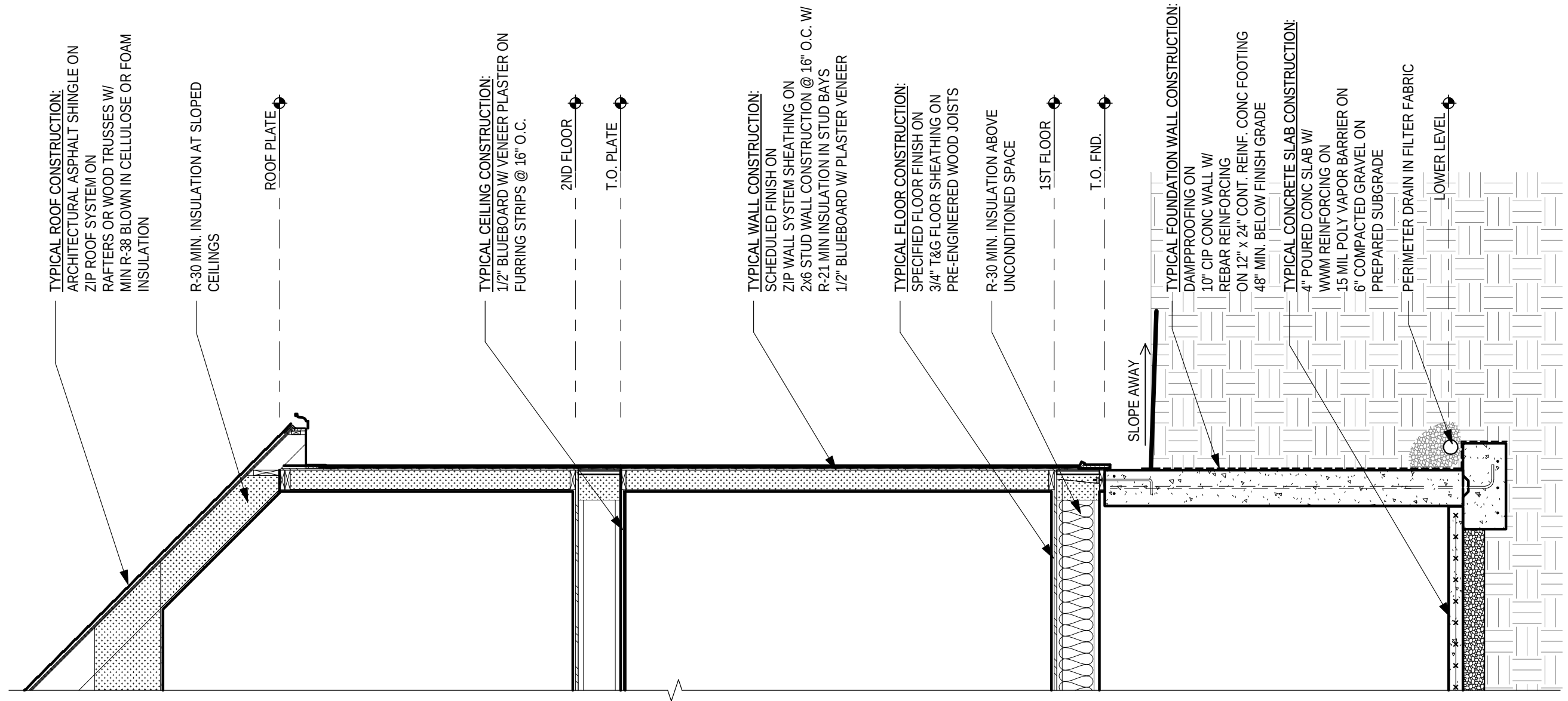


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WEST SITE ELEVATION





TYPICAL WALL SECTION (ALL UNITS SIMILAR)

