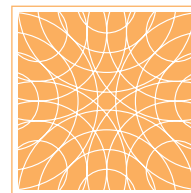


135 GREAT PLAIN AVE, WELLESLEY

CONCEPT SITE AND ARCHITECTURE PACKAGE

FEBRUARY 15, 2018



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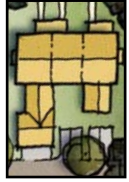
ARCHITECTURE & COMMUNITY DESIGN

www.unionstudioarch.com

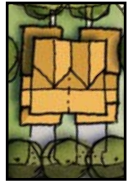
140 Union Street Providence, RI 02903

t 401.272.4724 f 401.272.4825

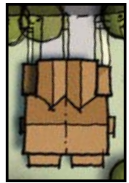
Proposed Program



- (24) Townhouse Types A, B, C
Primary Entry at Front
Parking Accessed from Rear Parking Lane



- (6) Duplex Type A
Primary Entry at Front/Upper Level
Parking Accessed from Rear/Lower Level



- (14) Duplex Types B, C
Primary Entry at Front/Upper Level
Parking Accessed from Front/Upper Level
Walkout to Rear/Lower Level

(44) Total Residential Units

* Illustrative site plan is meant to be illustrative in nature. In case of discrepancies, more detailed civil and/or landscape plans should be considered the more accurate condition.



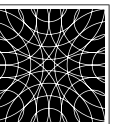
135 GREAT PLAIN AVENUE, WELLESLEY

ILLUSTRATIVE SITE PLAN

FEBRUARY 15, 2018

SCALE: 1"=100'-0"

0 50' 100' 150' 200' 250' 300'





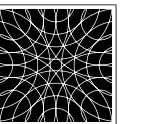
135 GREAT PLAIN AVENUE, WELLESLEY

PERSPECTIVE VIEW OF OVERALL COMMUNITY

FEBRUARY 15, 2018

NOT TO SCALE

PAGE A-3



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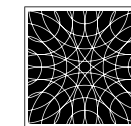
135 GREAT PLAIN AVENUE, WELLESLEY

PERSPECTIVE VIEW OF CENTRAL GREEN

FEBRUARY 15, 2018

NOT TO SCALE

PAGE A-4



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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
- 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

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



SITE LOCATION MAP



SIDE ELEVATION - TYPE C



REAR (ALLEY) ELEVATION



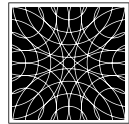
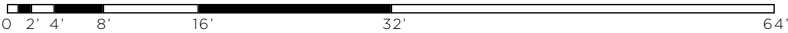
SIDE ELEVATION - TYPE A

135 GREAT PLAIN AVENUE, WELLESLEY

TIER 1 TOWNHOUSE TYPES: TYPICAL ELEVATIONS

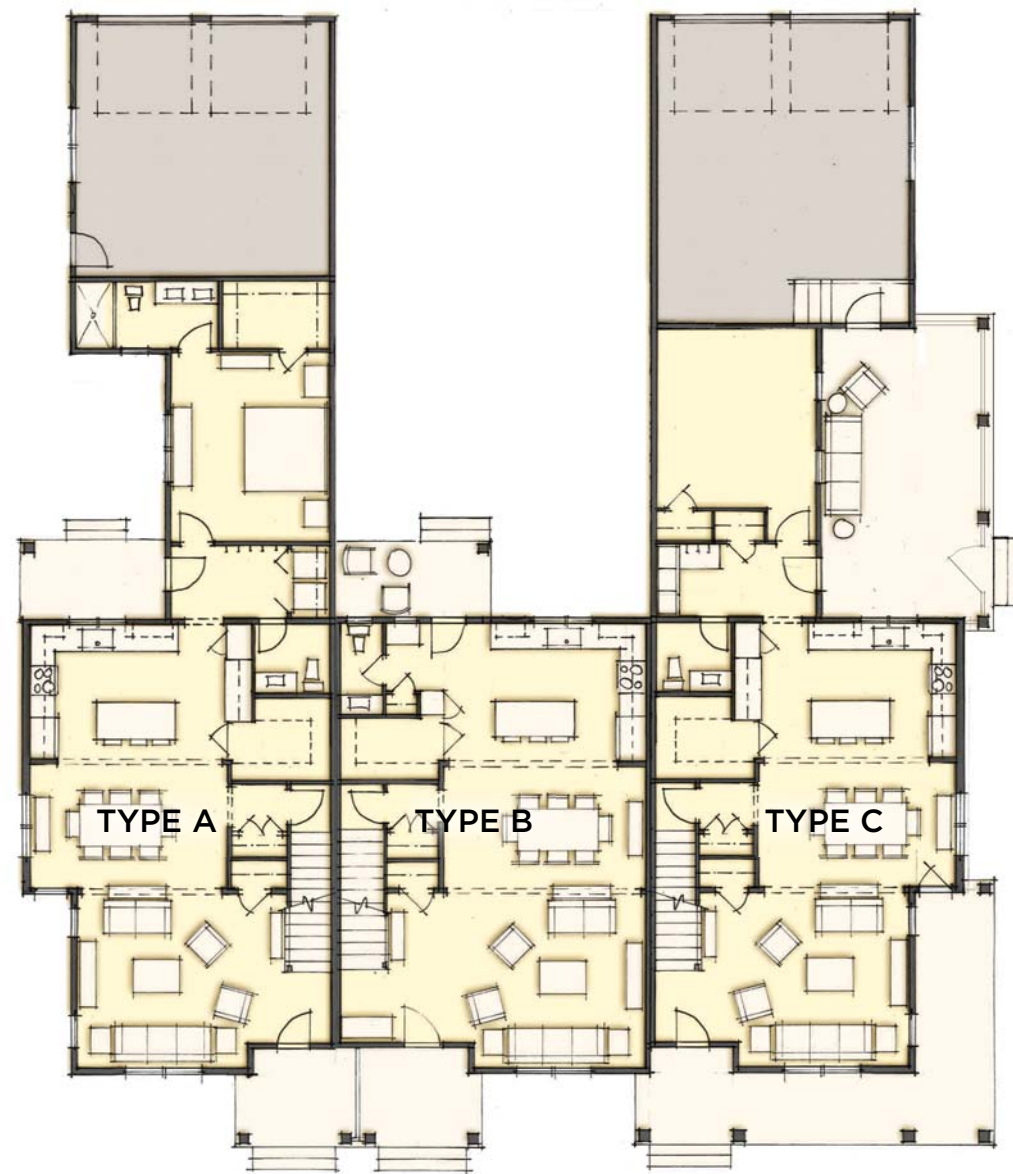
FEBRUARY 15, 2018

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

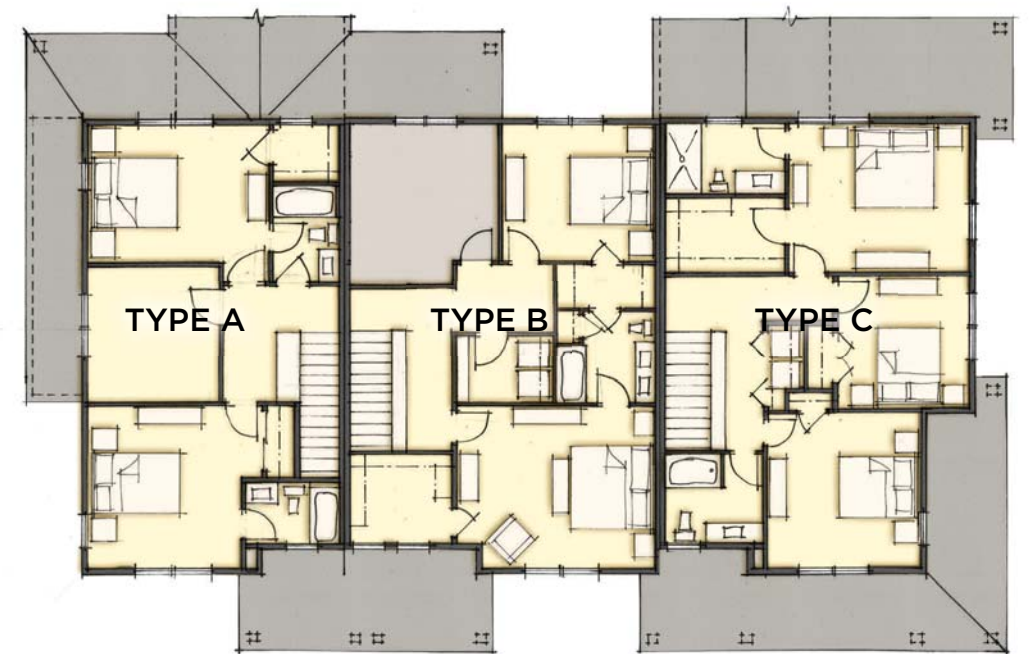




SITE LOCATION MAP



FIRST FLOOR BUILDING PLAN



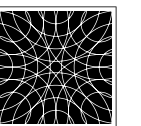
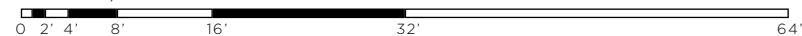
SECOND FLOOR BUILDING PLAN

135 GREAT PLAIN AVENUE, WELLESLEY

TIER 1 TOWNHOUSE TYPES: BUILDING PLANS

FEBRUARY 15, 2018

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



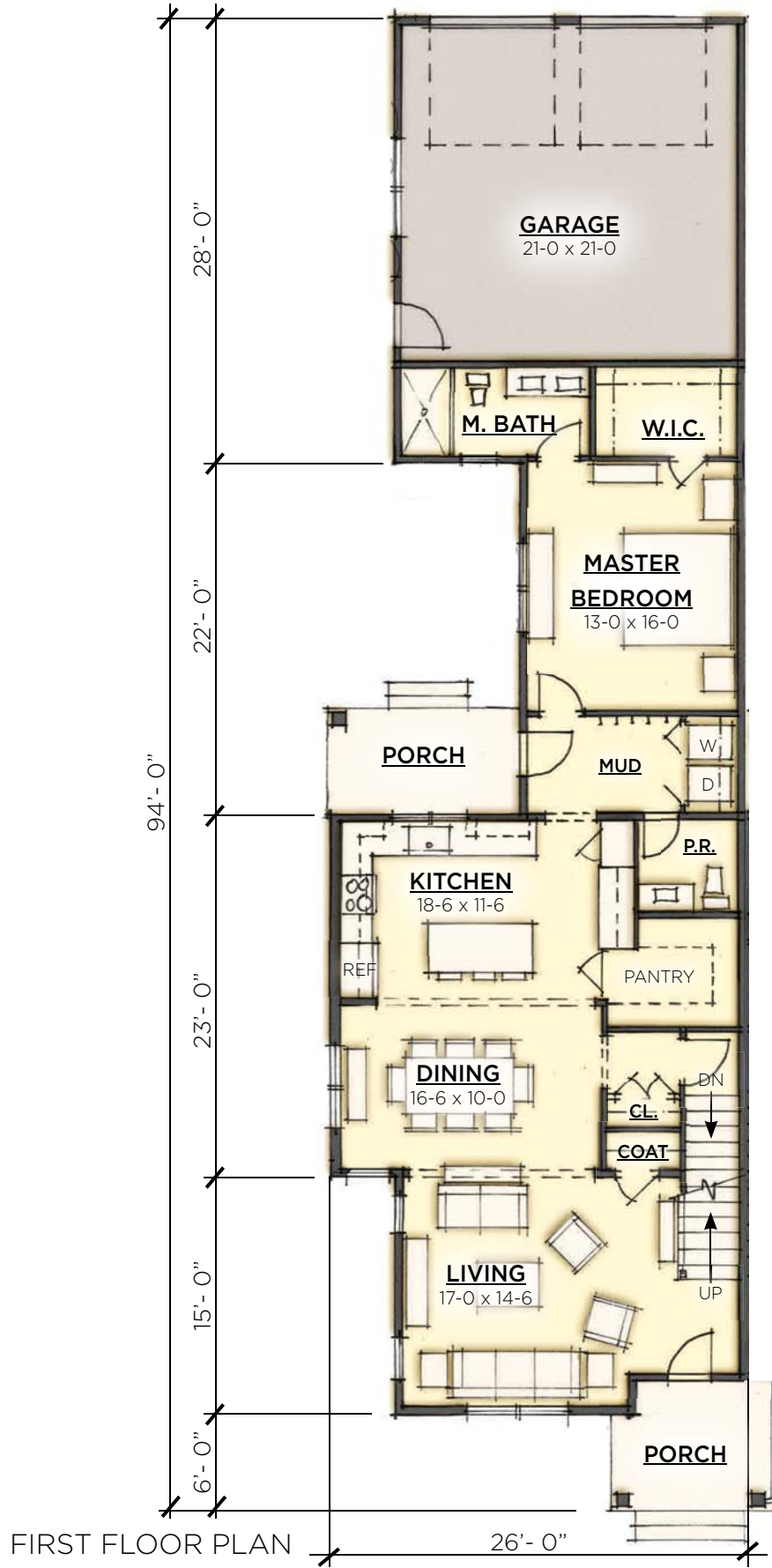
TOWNHOUSE TYPE A

3BR + OFFICE, 3.5BA

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



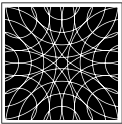
SITE LOCATION MAP



135 GREAT PLAIN AVENUE, WELLESLEY

TIER 1 TOWNHOUSE TYPES: TYPE A FLOOR PLANS

FEBRUARY 15, 2018



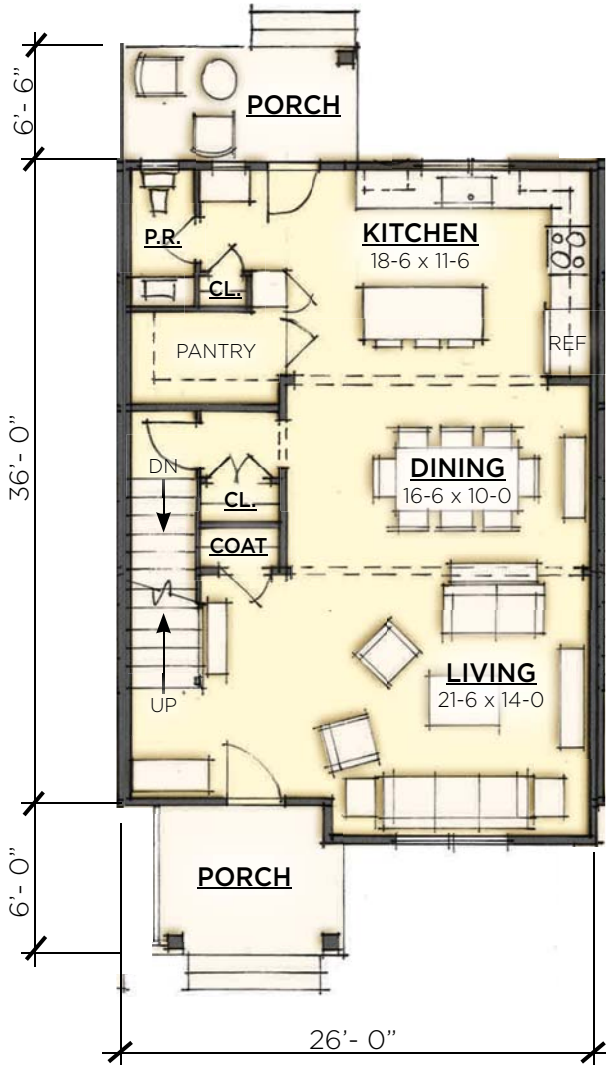
TOWNHOUSE TYPE B

2BR, 1.5BA

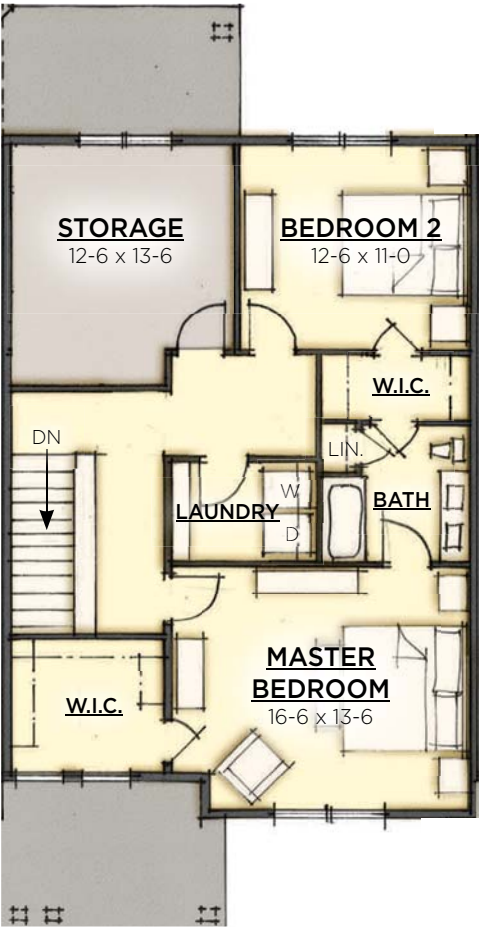
1st FLOOR	974 S.F.
2ND FLOOR	802 S.F.
TOTAL	1,776 S.F.



SITE LOCATION MAP



FIRST FLOOR PLAN



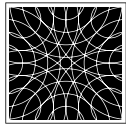
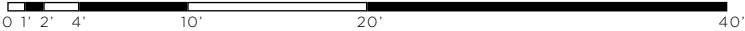
SECOND FLOOR PLAN

135 GREAT PLAIN AVENUE, WELLESLEY

TIER 1 TOWNHOUSE TYPES: TYPE B FLOOR PLANS

FEBRUARY 15, 2018

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



TOWNHOUSE TYPE C

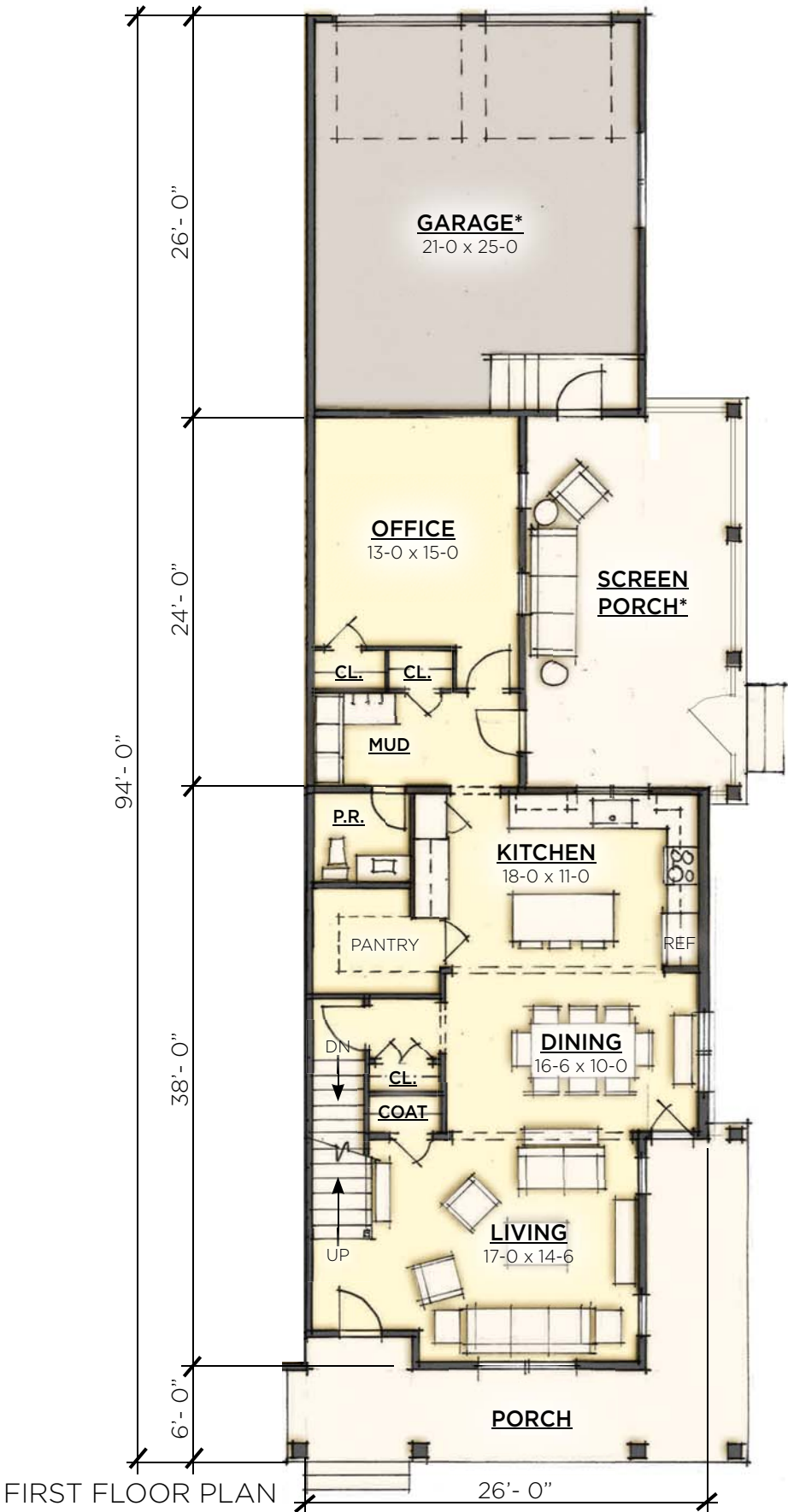
3BR + OFFICE, 2.5BA

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



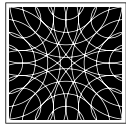
SITE LOCATION MAP



135 GREAT PLAIN AVENUE, WELLESLEY

TIER 1 TOWNHOUSE TYPES: TYPE C FLOOR PLANS

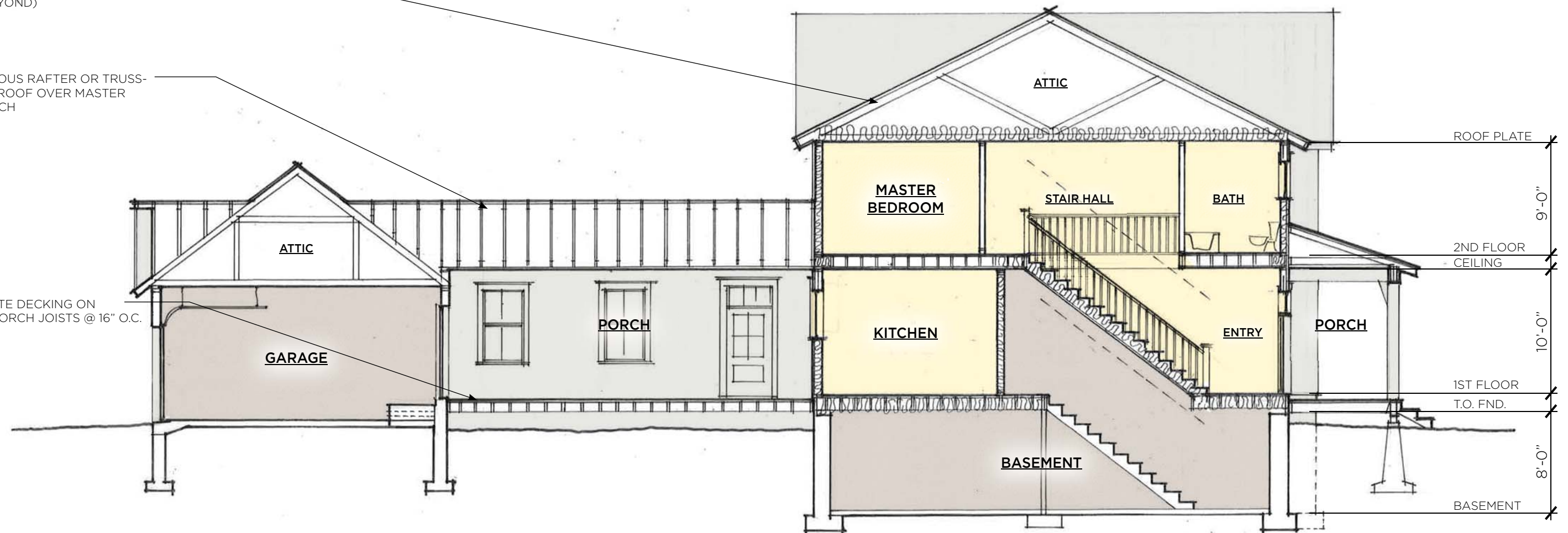
FEBRUARY 15, 2018



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)

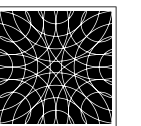
135 GREAT PLAIN AVENUE, WELLESLEY

TIER 1 TOWNHOUSE TYPES: TYPICAL BUILDING SECTION

FEBRUARY 15, 2018

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

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



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

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



SITE LOCATION MAP



REAR ELEVATION



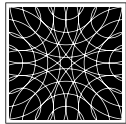
SIDE ELEVATION (TYPICAL)

135 GREAT PLAIN AVENUE, WELLESLEY

TIER 2 DUPLEX A-A: ELEVATIONS

FEBRUARY 15, 2018

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



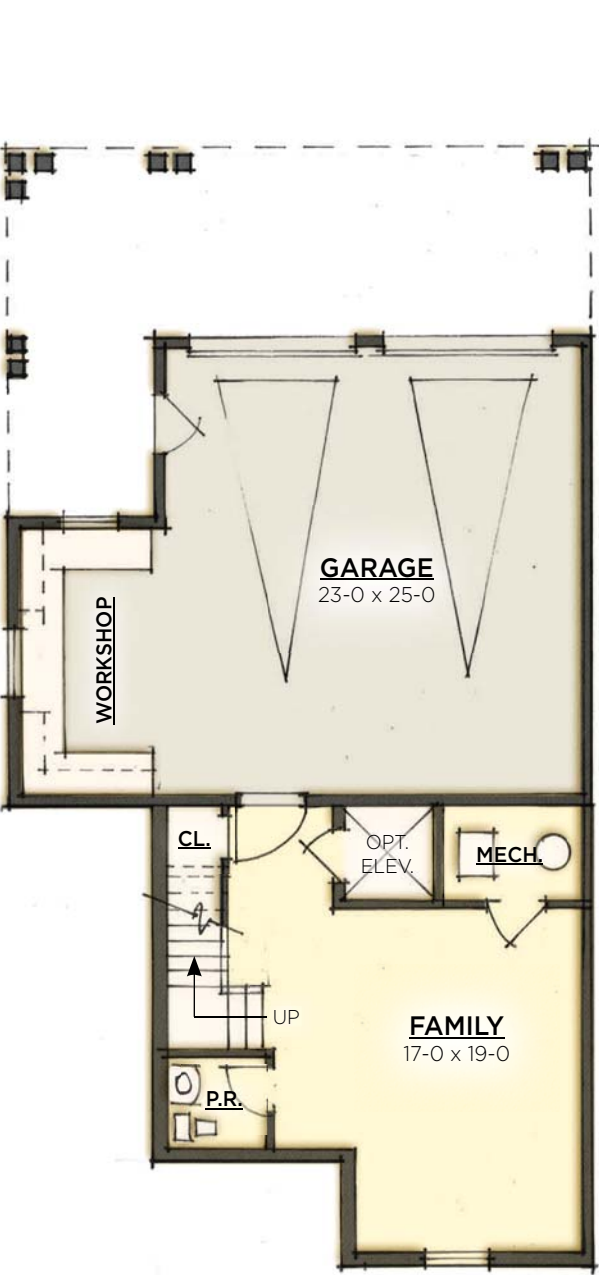
DUPLEX UNIT TYPE A

3BR, 3 + 2 HALF BA

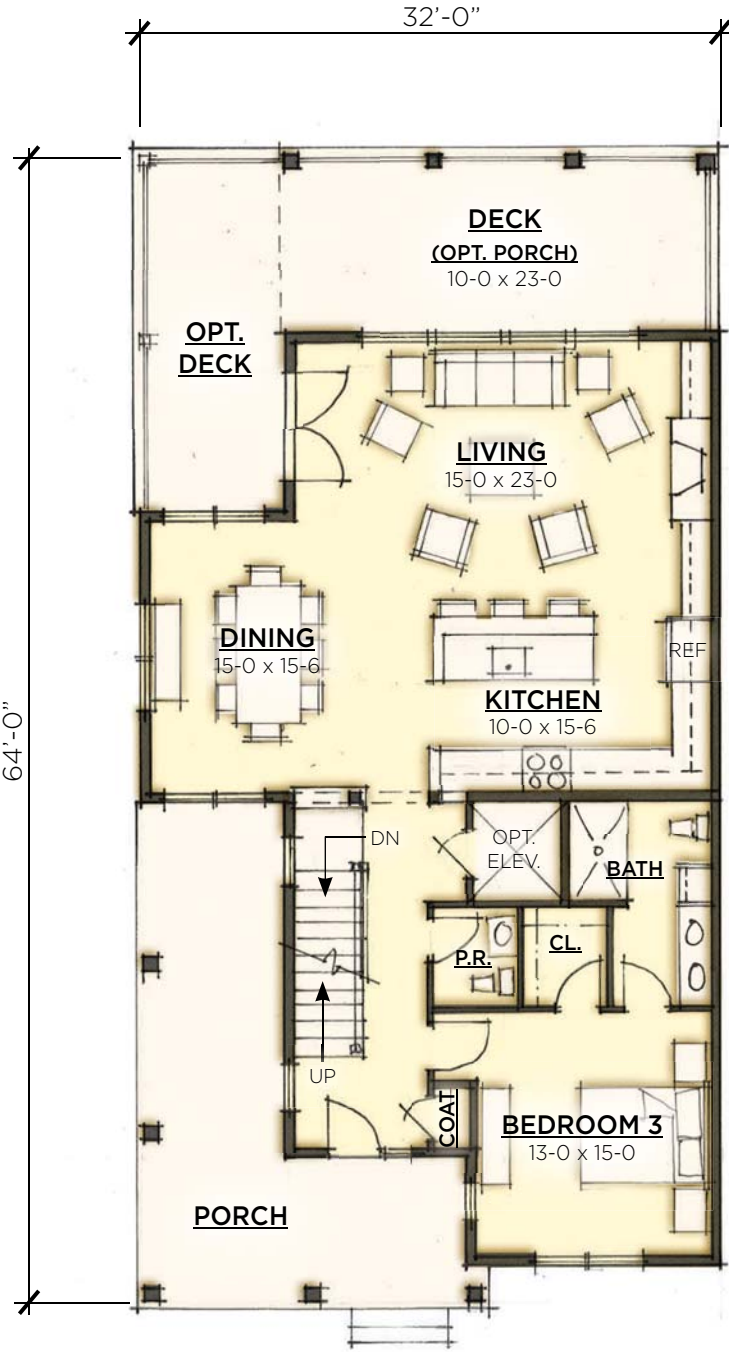
LOWER LEVEL	564 S.F.
1st FLOOR	1,316 S.F.
2ND FLOOR	886 S.F.
TOTAL	2,766 S.F.



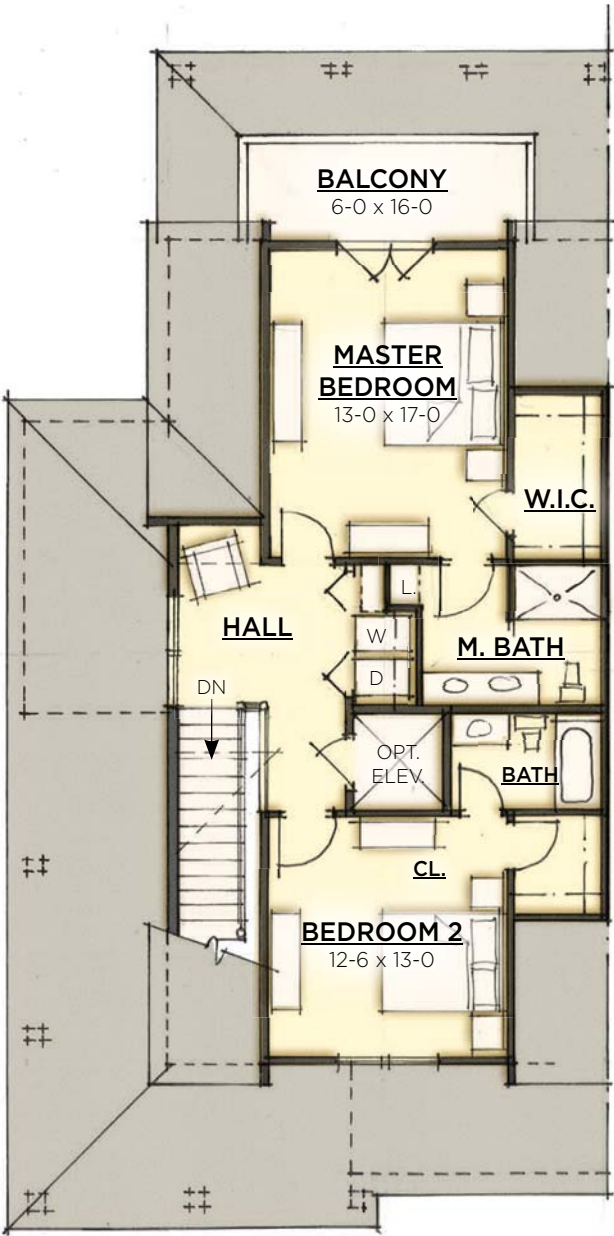
SITE LOCATION MAP



LOWER LEVEL PLAN



FIRST FLOOR PLAN



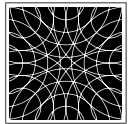
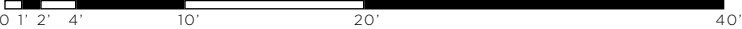
SECOND FLOOR PLAN

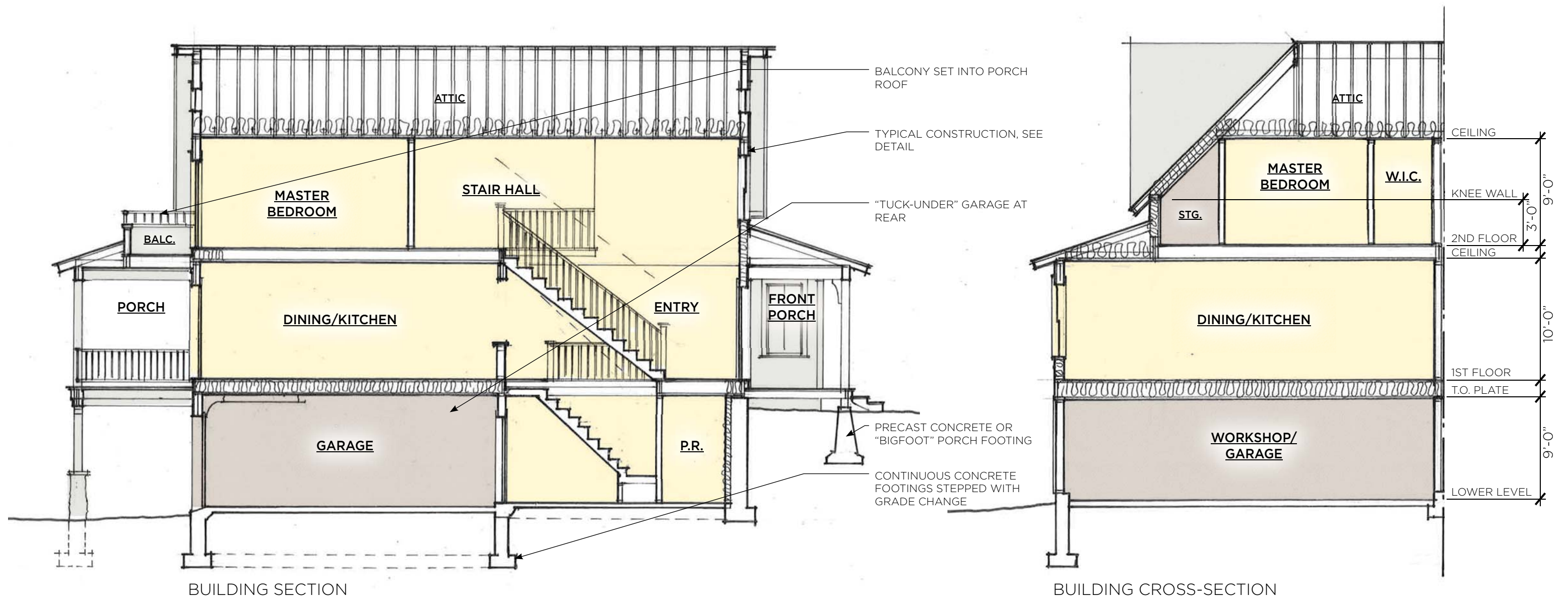
135 GREAT PLAIN AVENUE, WELLESLEY

TIER 2 DUPLEX A-A: FLOOR PLANS

FEBRUARY 15, 2018

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





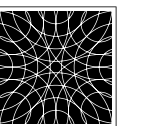
135 GREAT PLAIN AVENUE, WELLESLEY

TIER 2 DUPLEX A-A: BUILDING SECTIONS

FEBRUARY 15, 2018

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

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



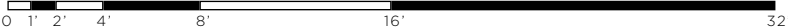
TYPICAL EXTERIOR FINISH MATERIALS

- VINYL-CLAD DOUBLE-HUNG WINDOWS WITH DOUBLE-PANE INSULATED GLASS, LOW-E COATING, ARGON GAS, AND SIMULATED DIVIDED LITES
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- CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOORS WITH FAUX-WOOD OVERLAY
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- CELLULAR PVC RUNNING TRIM WITH SMOOTH FINISH
- PVC POST WRAP
- PVC OR PUR BRACKETS & CORBELS
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- ALUMINUM HALF-ROUND GUTTERS WITH ROUND DOWNSPOUTS
- COMPOSITE PORCH DECKING AND RAILING SYSTEMS



FRONT ELEVATION (DUPLEX C-C SHOWN)

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



SITE LOCATION MAP



REAR ELEVATION



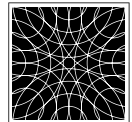
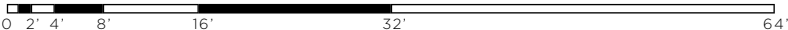
SIDE ELEVATION

135 GREAT PLAIN AVENUE, WELLESLEY

TIER 3 DUPLEX TYPES: TYPICAL ELEVATIONS

FEBRUARY 15, 2018

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



DUPLEX UNIT TYPE B

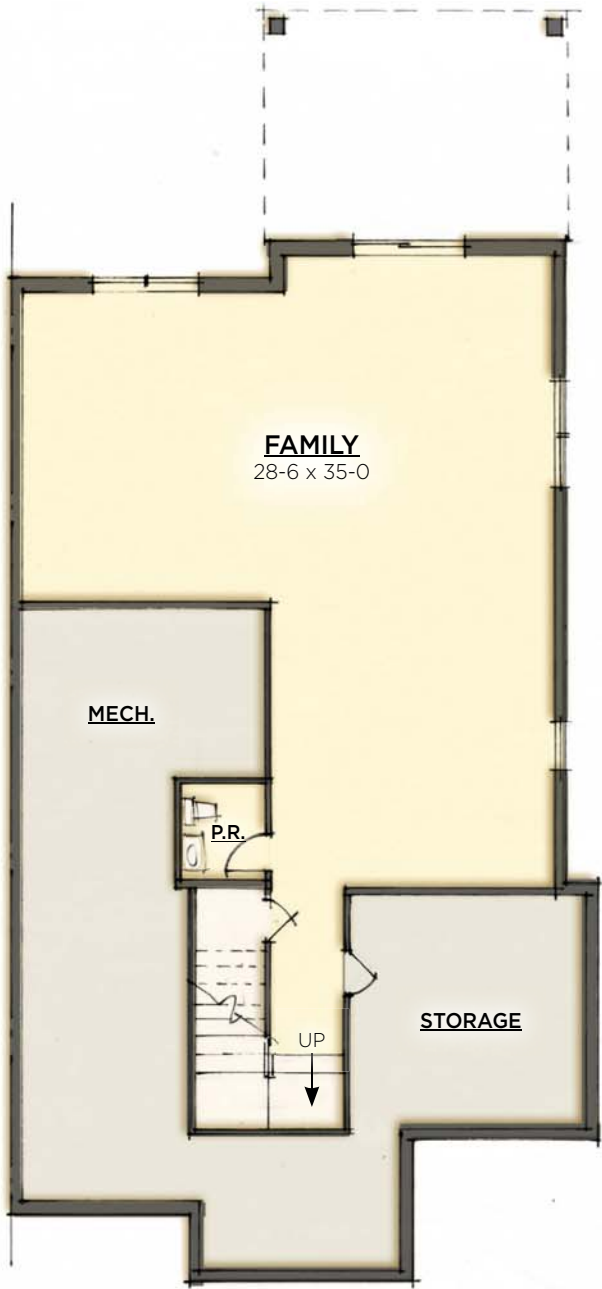
3BR, 2.5BA

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

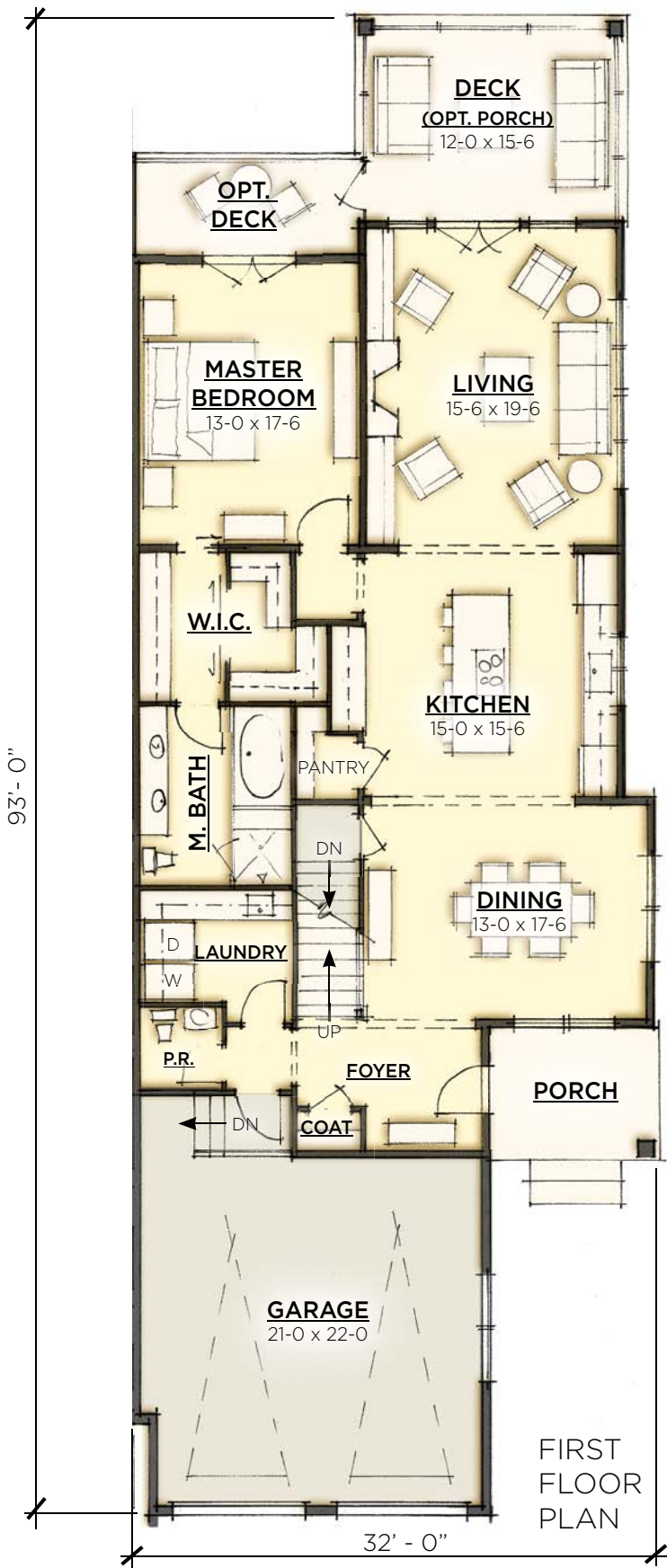
LOWER LEVEL 932 S.F.



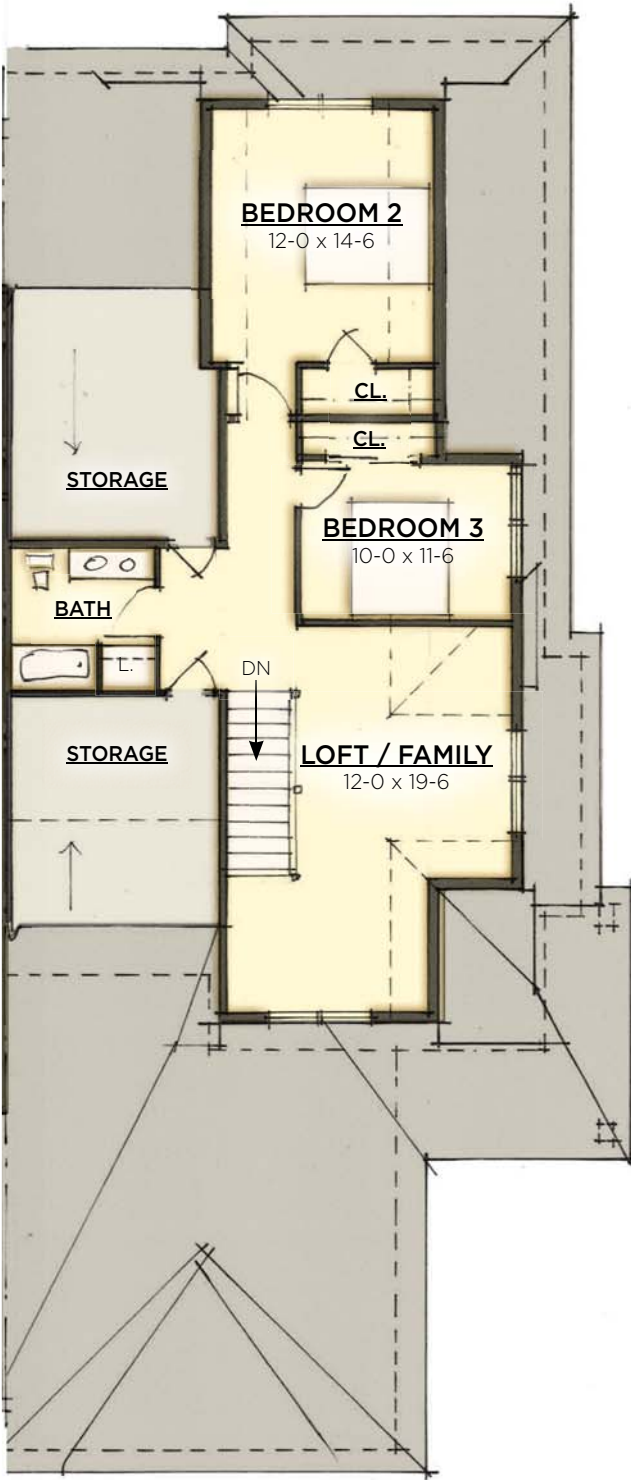
SITE LOCATION MAP



LOWER LEVEL PLAN



FIRST FLOOR PLAN



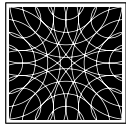
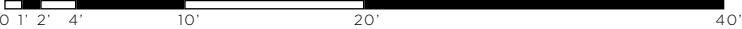
SECOND FLOOR PLAN

135 GREAT PLAIN AVENUE, WELLESLEY

TIER 3 DUPLEX TYPES: TYPE B-B FLOOR PLANS

FEBRUARY 15, 2018

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



DUPLEX UNIT TYPE C

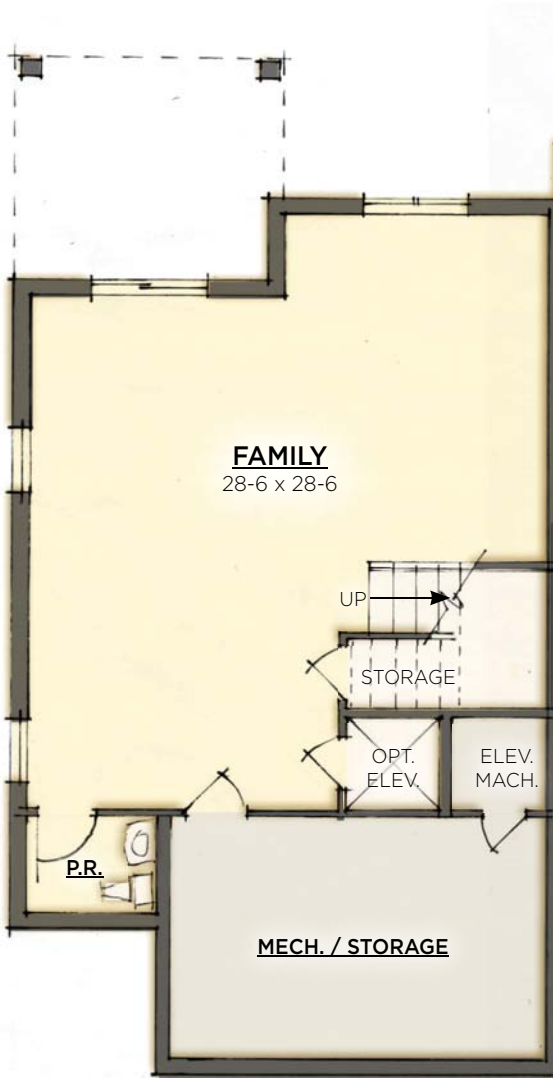
3BR, 2.5BA

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

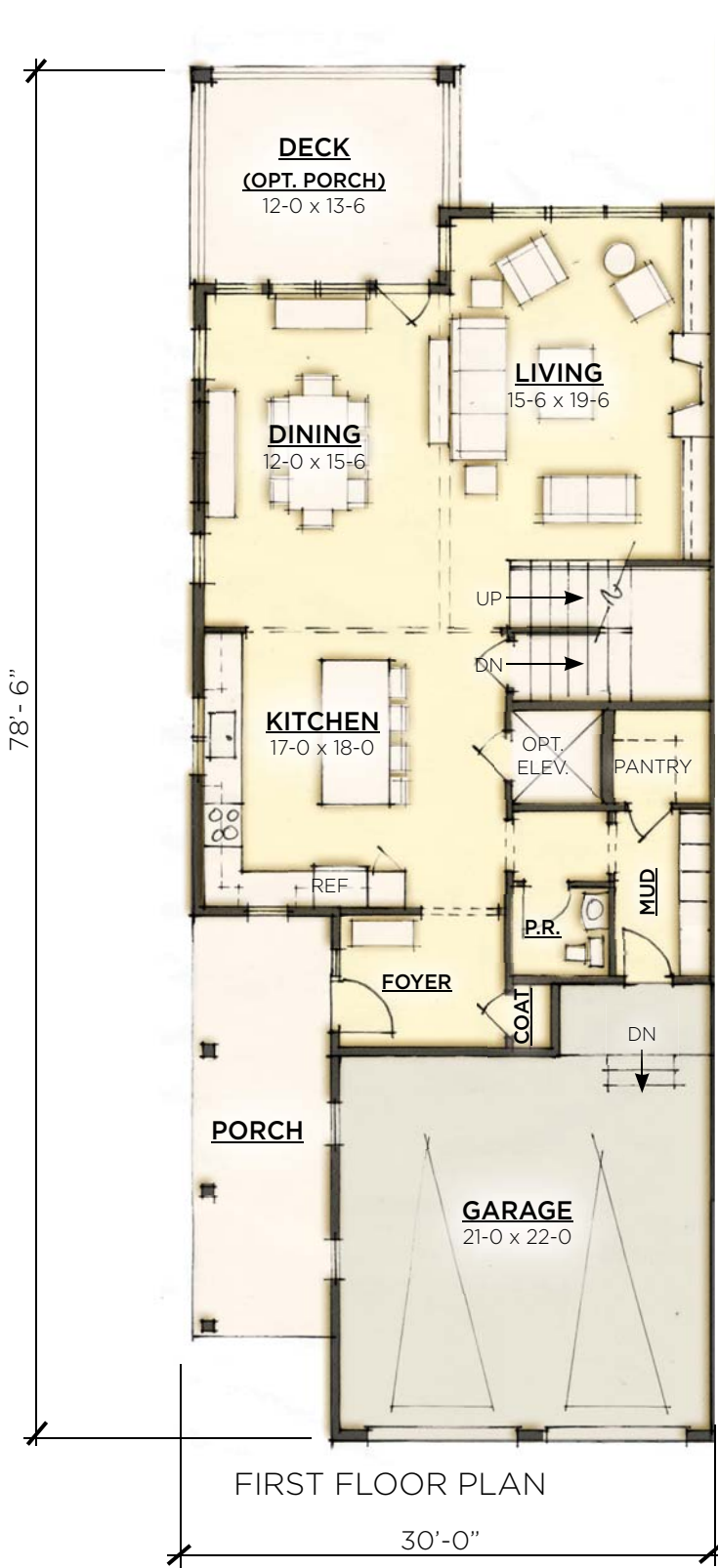
LOWER LEVEL 1,012 S.F.



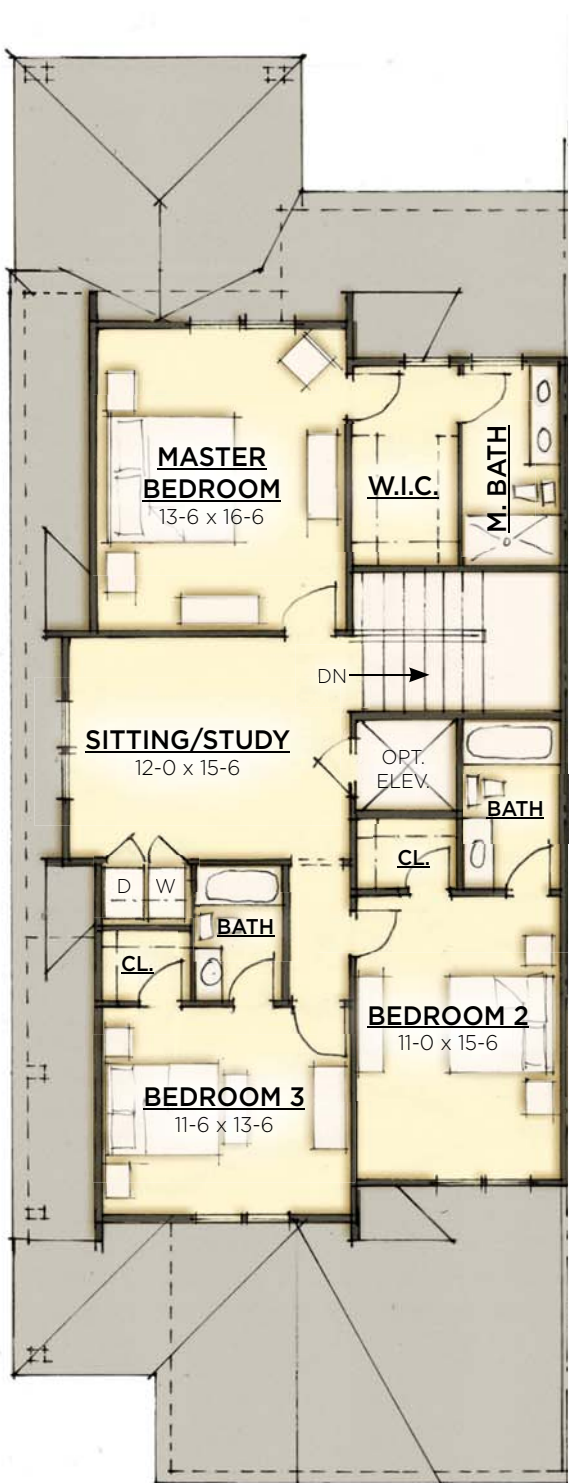
SITE LOCATION MAP



LOWER LEVEL PLAN



FIRST FLOOR PLAN



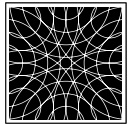
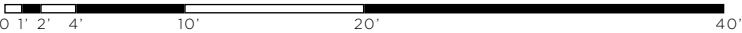
SECOND FLOOR PLAN

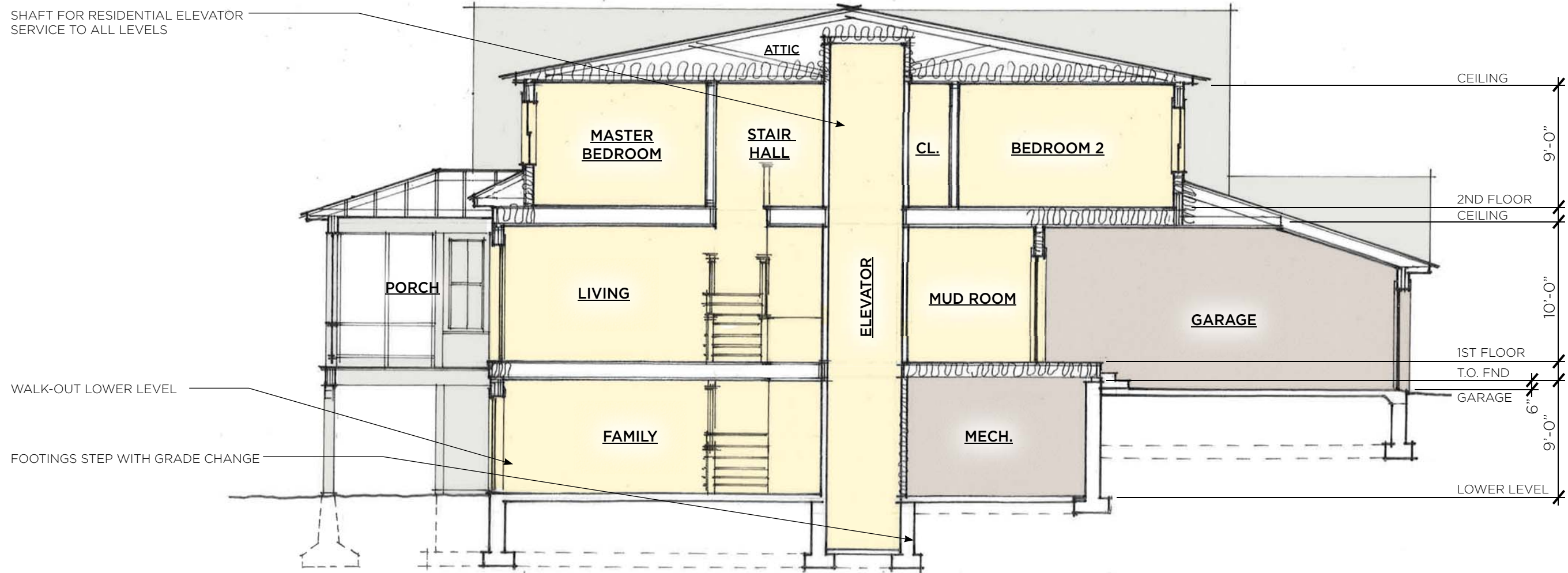
135 GREAT PLAIN AVENUE, WELLESLEY

TIER 3 DUPLEX TYPES: TYPE C-C FLOOR PLANS

FEBRUARY 15, 2018

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





TYPICAL BUILDING SECTION (TYPE C-C SHOWN)

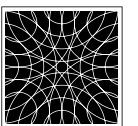
135 GREAT PLAIN AVENUE, WELLESLEY

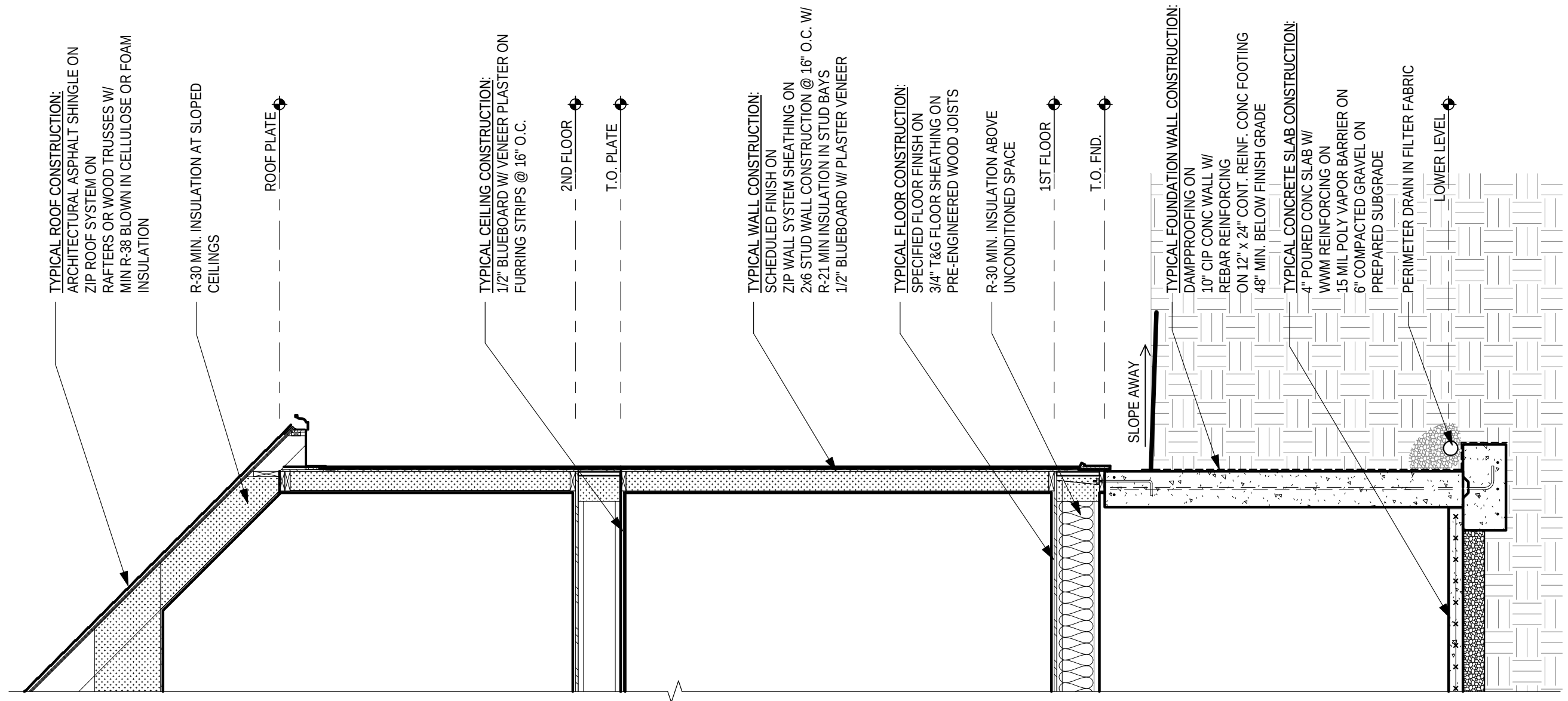
TIER 3 DUPLEX TYPES: TYPICAL BUILDING SECTION

FEBRUARY 15, 2018

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

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





TYPICAL WALL SECTION (ALL UNITS SIMILAR)

135 GREAT PLAIN AVENUE, WELLESLEY

TYPICAL WALL SECTION

FEBRUARY 15, 2018

SCALE: 3/8"=1'-0"

