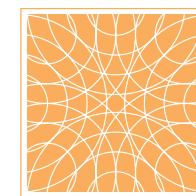


WASHINGTON STREET ATTAINABLE HOUSING

SCHEMATIC DESIGN

SEPTEMBER 6, 2022



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

www.unionstudioarch.com

140 Union Street Providence, RI 02903

t 401.272.4724 f 401.272.4825

RESIDENT UNITS					
Unit #	S.F.	Type	Bedrooms	Baths	
FIRST FLOOR					
101	810 SF	2B	2BR	1BA	
102	831 SF	2A	2BR	1BA	
103	831 SF	2A	2BR	1BA	
104	831 SF	2A	2BR	1BA	
105	831 SF	2A	2BR	1BA	
106	810 SF	2B	2BR	1BA	
107	810 SF	2B	2BR	1BA	
108	615 SF	1A	1BR	1BA	
109	831 SF	2ADA	2BR	1BA	
110	615 SF	1ADA	1BR	1BA	
111	615 SF	1A	1BR	1BA	
112	615 SF	1A	1BR	1BA	
112	831 SF	2A	2BR	1BA	
114	810 SF	2B	2BR	1BA	
SECOND FLOOR					
201	808 SF	2C	2BR	1BA	
202	831 SF	2A	2BR	1BA	
203	1,018 SF	3A	3BR	1.5BA	
204	1,018 SF	3A	3BR	1.5BA	
205	831 SF	2A	2BR	1BA	
206	808 SF	2C	2BR	1BA	
207	615 SF	1A	1BR	1BA	
208	831 SF	2A	2BR	1BA	
209	615 SF	1A	1BR	1BA	
210	630 SF	1B	1BR	1BA	
211	615 SF	1A	1BR	1BA	
212	831 SF	2A	2BR	1BA	
213	615 SF	1A	1BR	1BA	
THIRD FLOOR					
301	808 SF	2C	2BR	1BA	
302	831 SF	2A	2BR	1BA	
303	1,018 SF	3A	3BR	1.5BA	
304	1,018 SF	3A	3BR	1.5BA	
305	831 SF	2A	2BR	1BA	
306	808 SF	2C	2BR	1BA	
307	615 SF	1A	2BR	1BA	
308	831 SF	2A	2BR	1BA	
309	615 SF	1A	2BR	1BA	
310	630 SF	1B	1BR	1BA	
311	615 SF	1A	2BR	1BA	
312	831 SF	2A	2BR	1BA	
313	615 SF	1A	2BR	1BA	

PROJECT DATA					
GROSS SQUARE FOOTAGE: +/- 40,700 S.F.					
UNIT BREAKDOWN:					

- 1BR: 14
- 2BR: 22
- 3BR: 4
- **40 UNITS TOTAL**
- TWO FULLY-ACCESSIBLE UNITS (ONE 1BR, ONE 2BR), REMAINDER ADAPTABLE



WASHINGTON STREET ATTAINABLE HOUSING

SCHEMATIC DESIGN - BUILDING SUMMARY

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SCALE: 1"=30'-0"

0 15' 30' 45' 60' 75'



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FIRE STAIRS (TYPICAL):

- RATED REINFORCED FILLED CELL CMU SHAFT WALLS (PAINTED) WITH TYPICAL GWB FURRING/2X4 STUD WALLS AT CORRIDOR AND ADJACENT UNITS
- PAINTED 44" WIDE STEEL CONC.-FILLED PAN STAIRS W/ RAISED RUBBER STAIR, RISER AND LANDING FINISH
- 1 1/2" DIA. METAL GUARDRAILS/HANDRAIL SYSTEM, W/ VERTICAL 1/2" SQ. BALLUSTERS AT 4" O.C. (PER CODE)
- RATED DOORS (ON MAGNETIC HOLDOPENS AT CENTER STAIR TIED TO FIRE ALARM SYSTEM)

ELEVATORS

SCHINDLER 330A 4500lb FRONT-
LOADING OR APPROVED
EQUAL W/ RATED REINFORCED CM
SHAFT

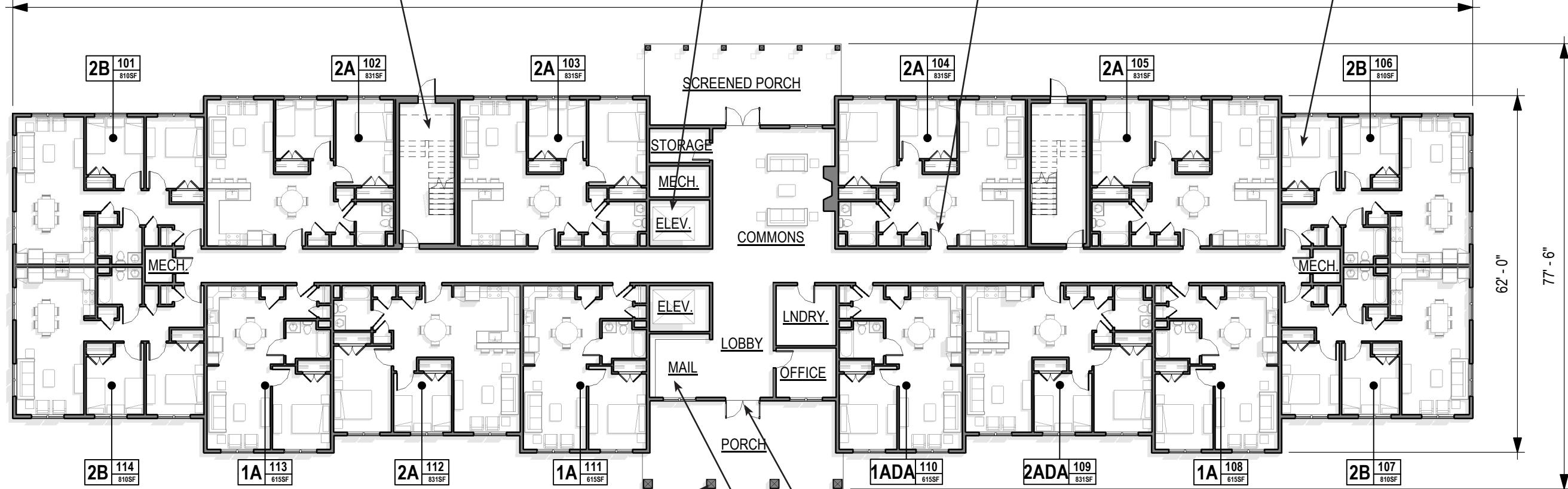
254' -

INTERIOR DOORS

- TYPICAL: HEAVY-DUTY EMBOSSED STEEL 2-PANEL, 1/3-HR 3'-0" x 6'-8" x 1 3/4" IN HM FRAME W/ 3 HEAVYWEIGHT BUTT HINGES, TO BE CONFIGURED AND INSTALLED TO ACCEPT INTERIOR WOOD TRIM
- UNIT ENTRY DOORS: SAME, W/ 1 HEAVY-WEIGHT BUTT HINGES + 1 HEAVY-WEIGHT SELF-CLOSING HINGE, GRADE 1 INTERLOCKING ENTRANCE LOCKSET AND ON-WAY VIEW

— TYPICAL INTERIOR PAINT (ALL SPACES):

- WALL PAINT: FINISH ON DRYWALL, BRUSHWORK; PRIMER & 2 FINISH COATS
- WALL PAINT FINISH ON MASONRY: BRUSHWORK, CMU BLOCK FILLER & 2 FINISH COATS
- TRIM PAINT: FINISH ON WOOD TRIM, ENAMEL, PRIMER & 2 FINISH COATS



EXTERIOR COLUMNS AND PILASTERS

PAINTED STRUCTURAL FIBERGLASS COLUMN

FULLY ACCESSIBLE
UNIT PLANS TO BE
DEVELOPED IN SAME
FOOTPRINT

— EXTERIOR DOORS

AT LOBBY, THERMALLY BROKEN ALUMINUM W/
FULL LITE, SIDELIGHTS AND TRANSOMS; AT STAIRS,
STANDARD (SEE OUTLINE SPEC)

— MAIL SYSTEM:

PROVIDE MAIL BOX SYSTEM INCLUDING
PACKAGE LOCKERS AND RECYCLING
RECEPTACLES

4 1-BEDROOM
10 2-BEDROOM

14 UNITS TOTAL

14,543 GROSS SF



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SCHEMATIC DESIGN - FIRST FLOOR PLAN

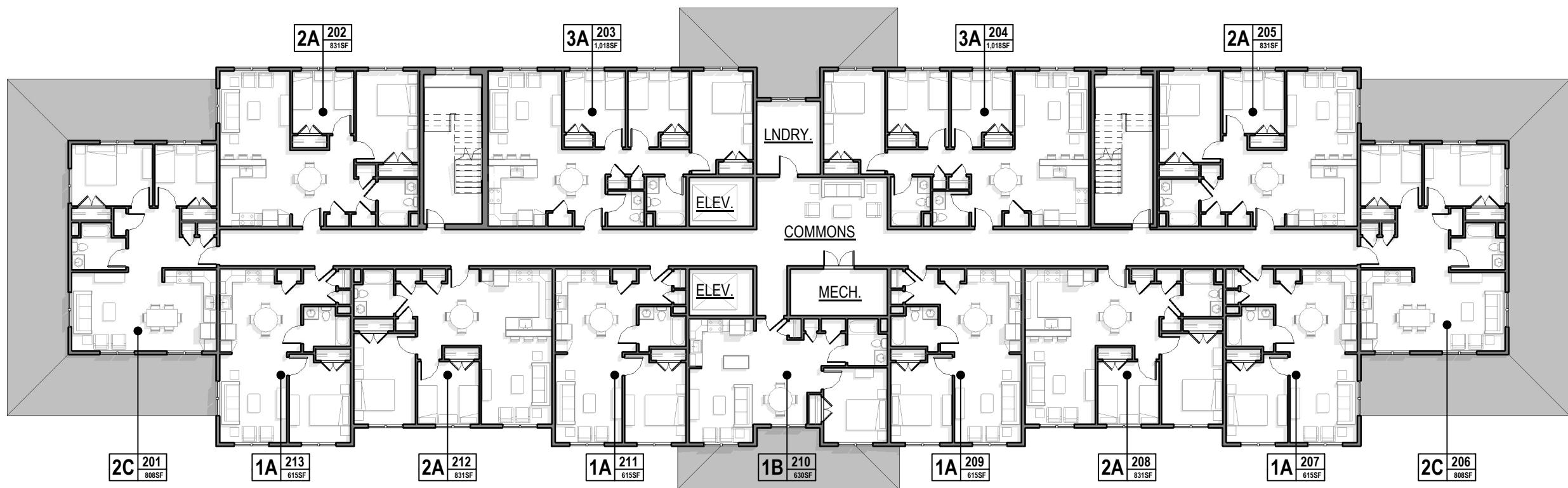
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SCALE: 1"=20'-0"

A horizontal scale bar with numerical markings at 0, 10, 20, 30, 40, and 50.



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5 1-BEDROOM
 6 2-BEDROOM
 2 3-BEDROOM
 13 UNITS TOTAL
 13,084 GROSS SF



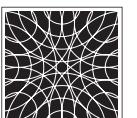
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SCHEMATIC DESIGN - SECOND FLOOR PLAN

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SCALE: 1"=20'-0"

0 10 20 30 40 50'



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5 1-BEDROOM
 6 2-BEDROOM
 2 3-BEDROOM
 13 UNITS TOTAL
 13,084 GROSS SF



WASHINGTON STREET ATTAINABLE HOUSING

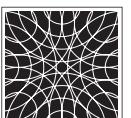
SCHEMATIC DESIGN - THIRD FLOOR PLAN

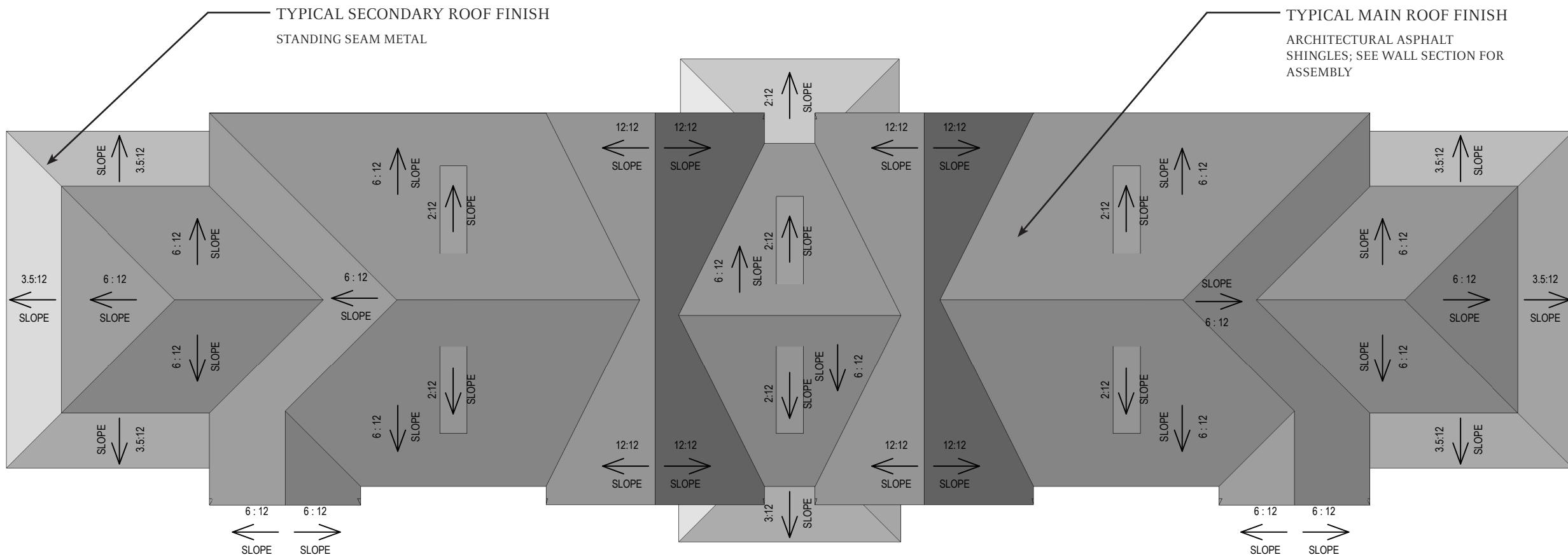
SEPTEMBER 6, 2022

SCALE: 1"=20'-0"

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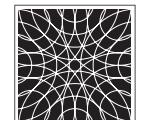
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SCHEMATIC DESIGN - ROOF PLAN

SEPTEMBER 6, 2022

SCALE: 1"=20'-0"

0 10 20 30 40 50'

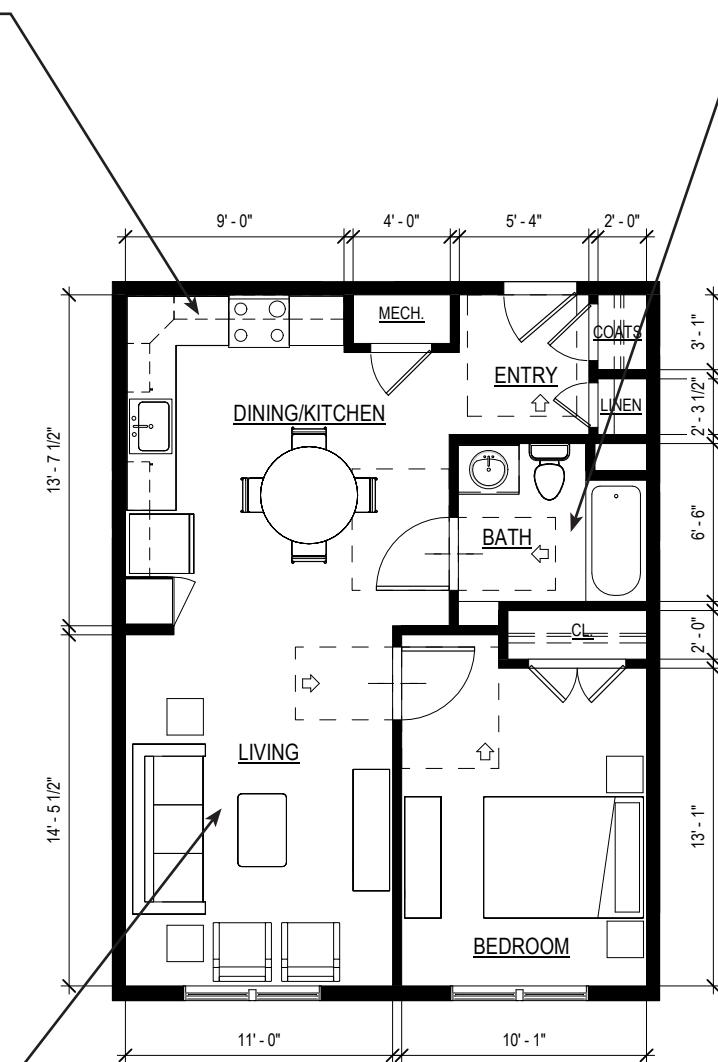


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TYPICAL UNIT KITCHEN:

- FLOOR FINISH: LVT (INC. AT ADJACENT ENTRY, CLOSETS)
- CABINETRY: HIGH-QUALITY SINGLE FLATPANEL MDF, PAINTED, W/ WIRE PULLS AND HEAVY-DUTY HINGES
- COUNTERTOPS: POST-FORMED LAMINATE
- APPLIANCES: ALL FIXTURES ADA COMPLIANT, FINISHES TBD. 18CF REFRIGERATOR, 30" ELECTRIC OVEN/RANGE WITH RECIRCULATING HOOD, 24" DISHWASHER, BUILT-IN MICROWAVE



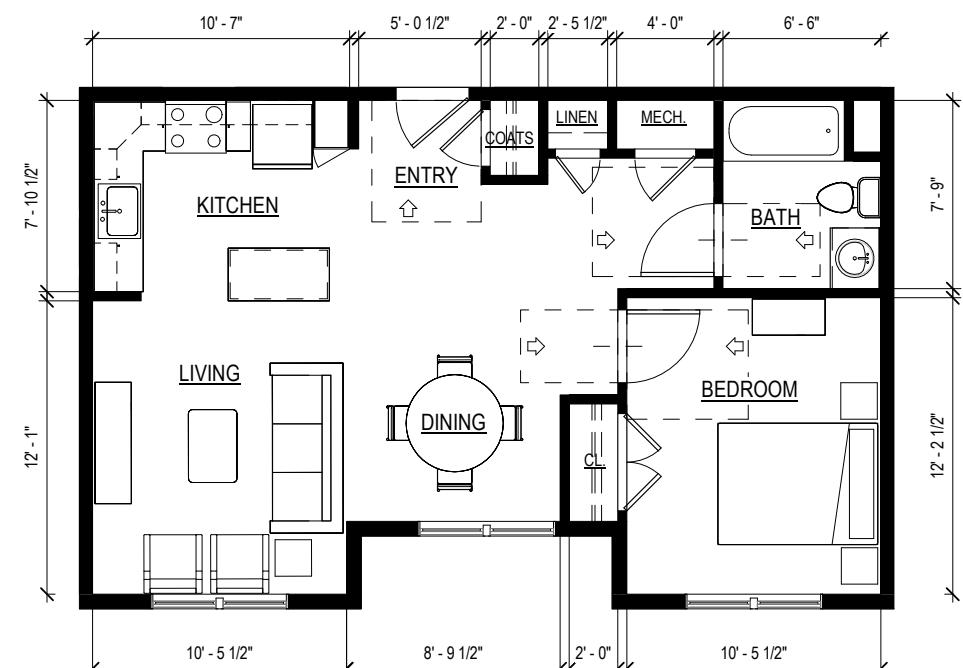
TYPICAL UNIT INFORMATION:

- FLOOR FINISH: CARPET OR LVT
- TRIM: 5 1/2" PAINTED SPEED BASE, PAINTED WD DOOR AND WINDOW CASING W/ 1X4 JAMB AND 5/4X6 HEAD CASING, TYP.
- SHELF AND ROD AT ALL CLOSETS
- LIGHTING: CEILING SURFACE-MOUNTED AND/OR WALL SCONCE LIGHT FIXTURES AT ALL SPACES (INCLUDING WALK-IN CLOSETS), WITH UTILITY LIGHTING AT ALL CLOSETS, COMBO FAN/LIGHT AND WALL SCONCE AT BATHROOMS

TYPE 1A - 1BR/1BA
11 UNITS - 615 S.F.

TYPICAL UNIT BATHROOM(S):

- PROVIDE IN-WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION PER MA CMR 521 AT ALL UNITS
- FLOOR FINISH: CERAMIC TILE, 12" SQUARE, STANDARD COLORS
- PLUMBING: VITREOUS CHINA
- ACCESSORIES: ROBE HOOK (x2) ON DOOR, 24" TOWEL BAR (x2), SURFACE-MOUNTED MIRRORED MEDICINE CABINET, CURTAIN ROD
- MECHANICAL: SEE OUTLINE SPEC MECHANICAL NARRATIVE, PROVIDE DROPPED HARD CEILING AND BOXED SOFFIT TO EXTERIOR WALL FOR EXHAUST DUCT AS REQ'D



TYPE 1B - 1BR/1BA
2 UNITS - 630 S.F.

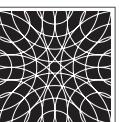
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UNIT PLANS

SEPTEMBER 6, 2022

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

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



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TYPE 2A - 2BR/1BA
13 UNITS - 831 S.F.



TYPE 2B - 2BR/1BA
4 UNITS - 810 S.F.

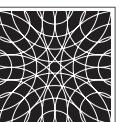
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UNIT PLANS

SEPTEMBER 6, 2022

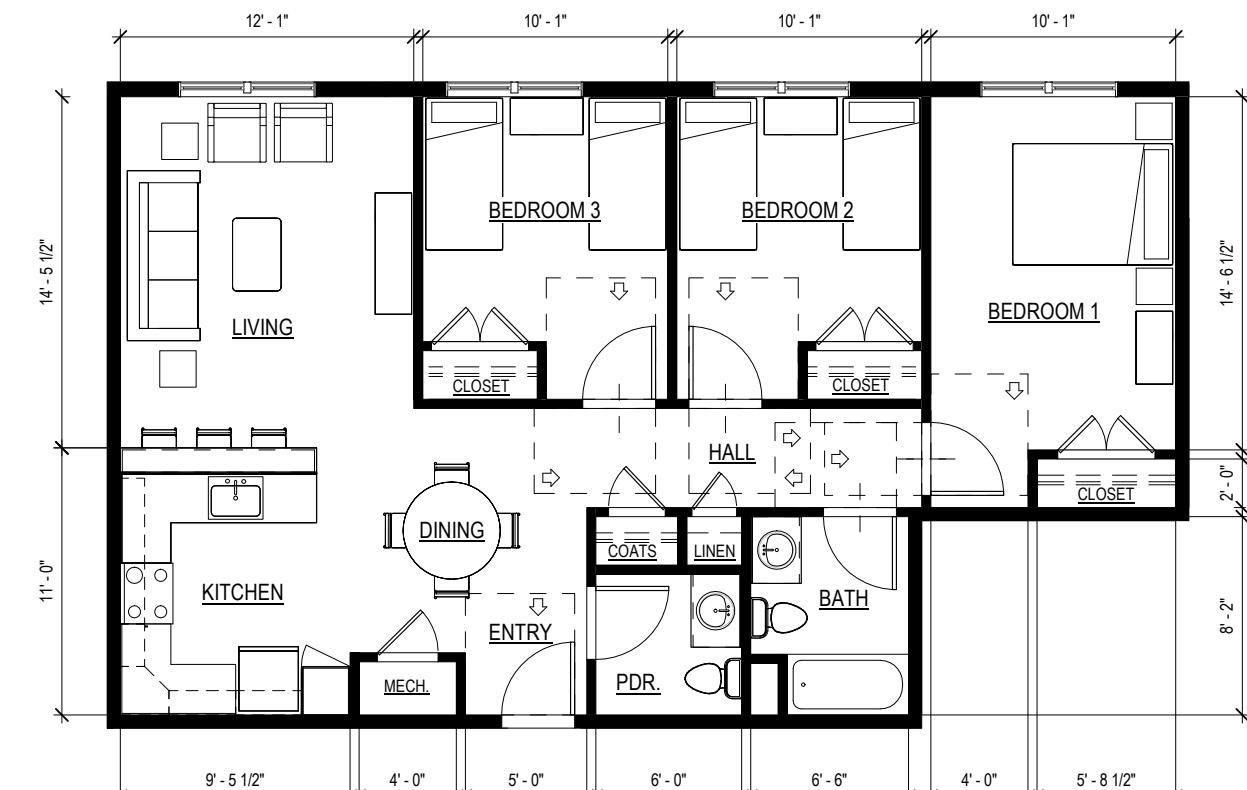
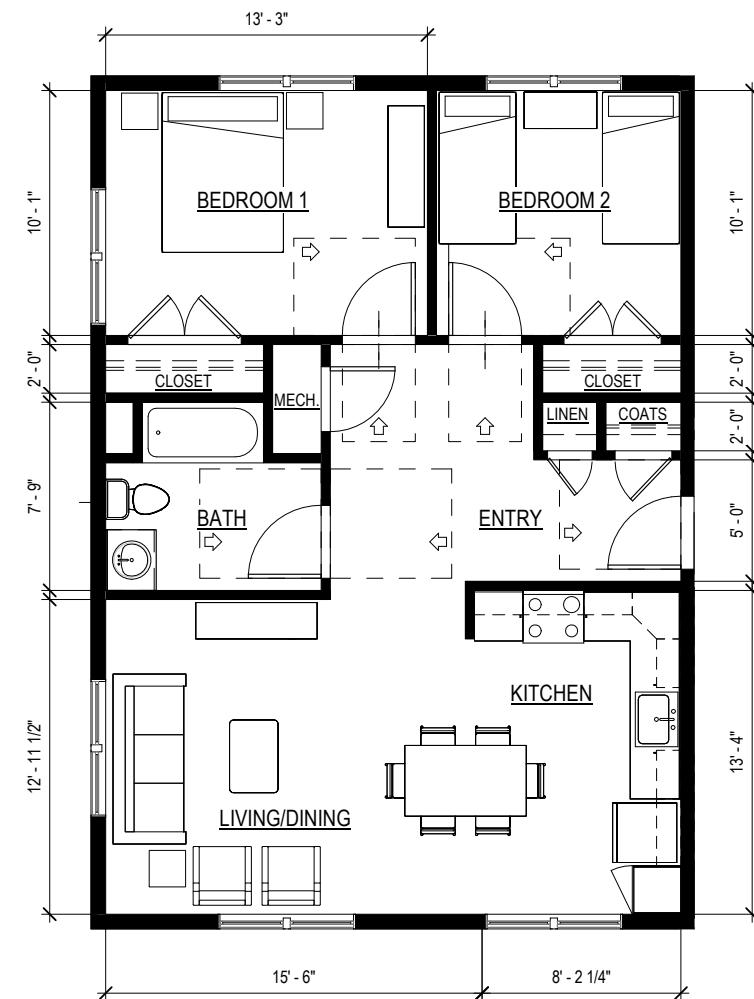
SCALE: 1/8"=1'-0"

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



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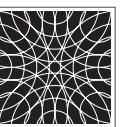
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UNIT PLANS

SEPTEMBER 6, 2022

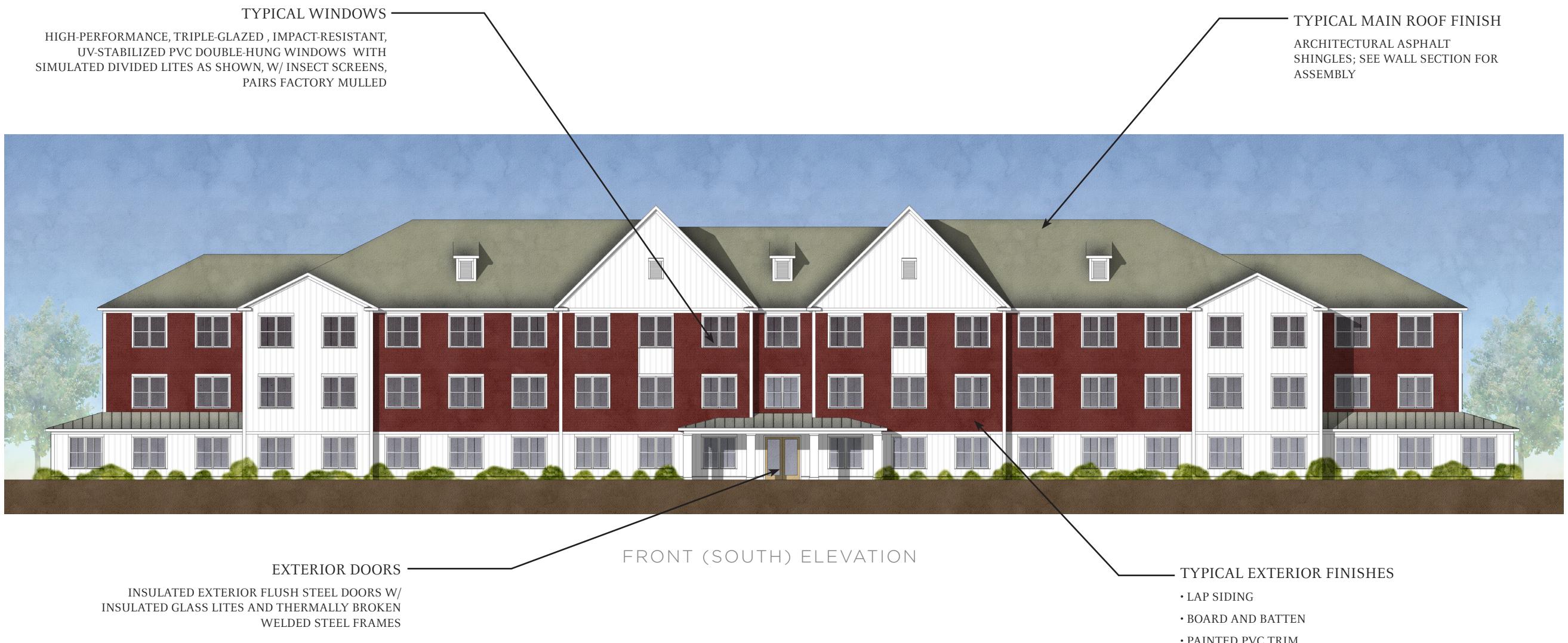
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0 1' 2' 4' 8' 16' 32'



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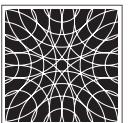
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SCHEMATIC DESIGN - ELEVATIONS

SEPTEMBER 6, 2022

SCALE: 1"=20'-0"

0 10 20 30 40 50'



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BACK (NORTH) ELEVATION



EAST ELEVATION



WEST ELEVATION

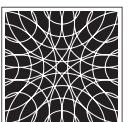
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SCHEMATIC DESIGN - ELEVATIONS

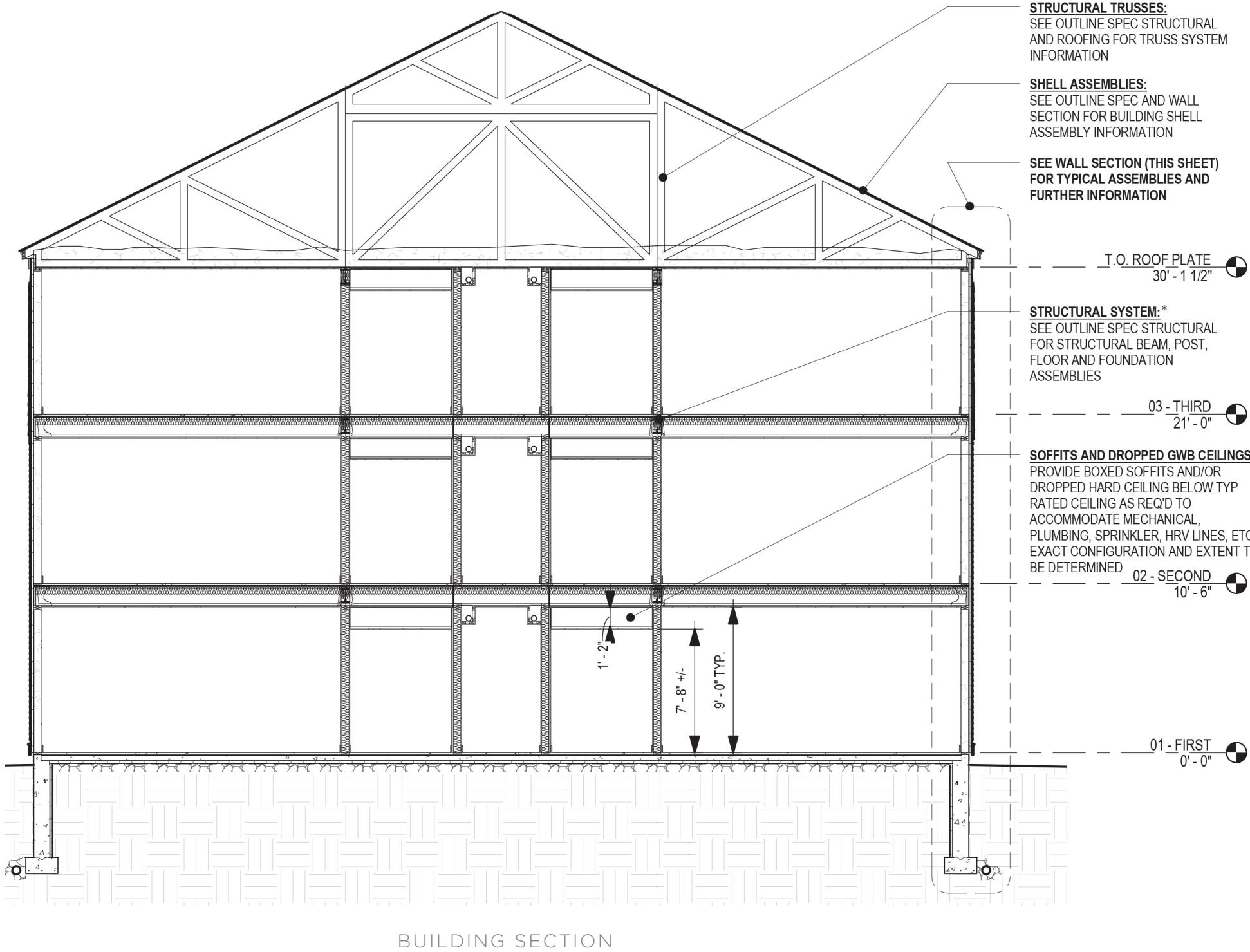
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SCALE: 1"=20'-0"

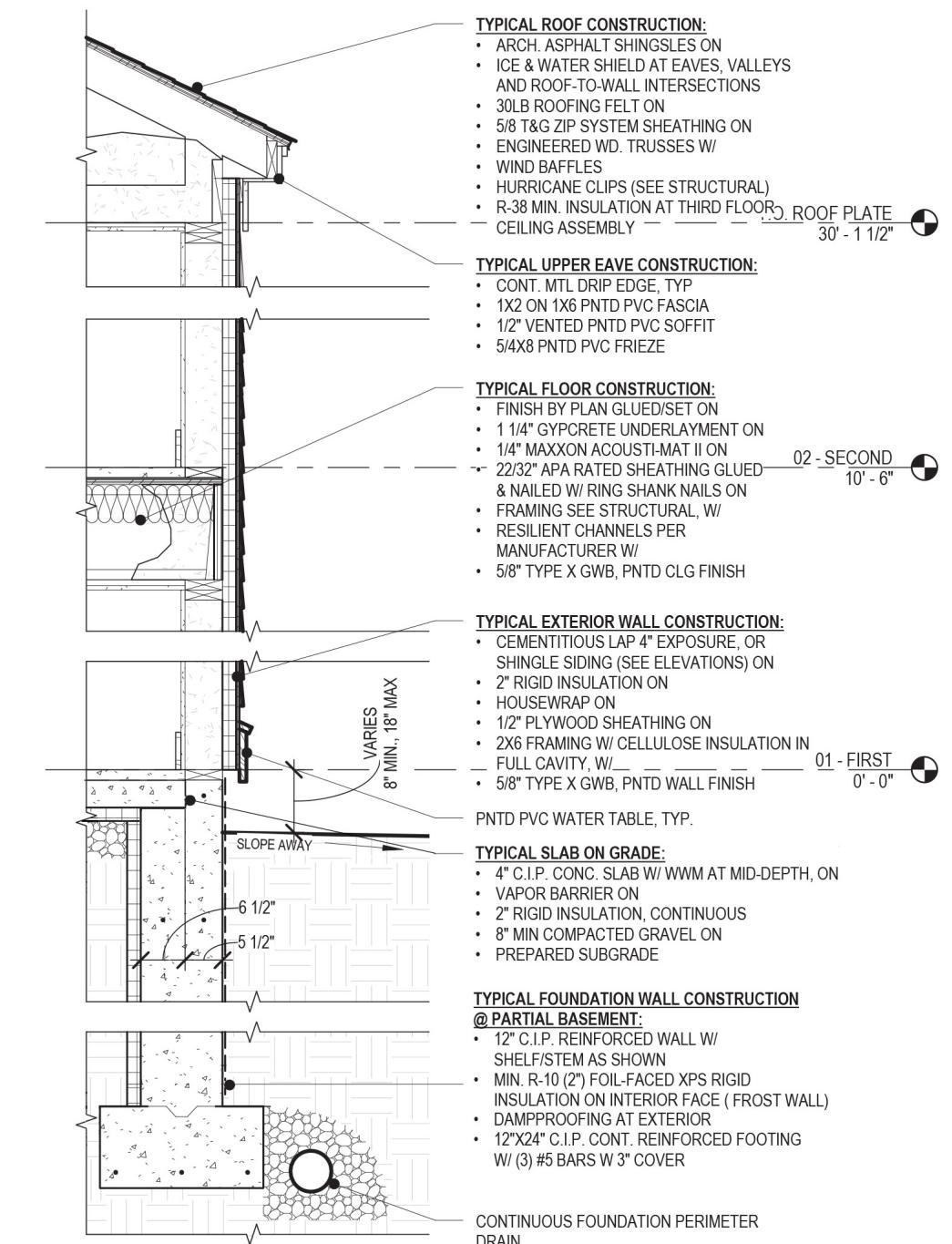
0 10 20 30 40 50



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***NOTE: CONTRACTOR MAY PROPOSE ALTERNATE STRUCTURAL SYSTEM AS DEDUCT ALTERNATE**



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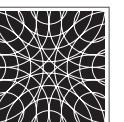
SCHEMATIC DESIGN - SECTIONS

SEPTEMBER 6, 2022

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

0 1' 2' 4' 8' 16'

32'



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