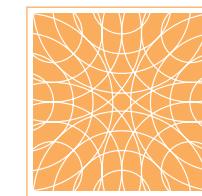
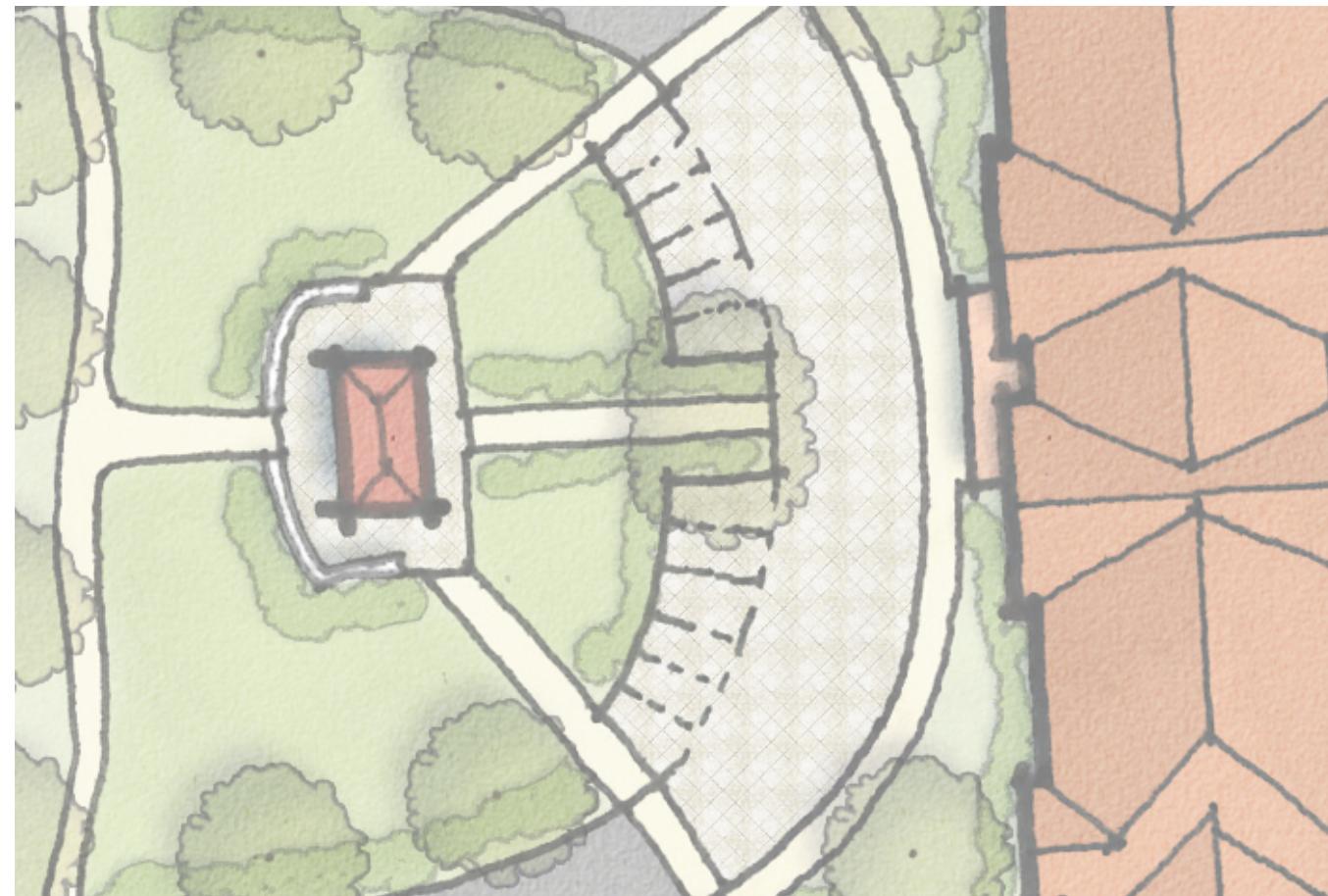


COOLIDGE APARTMENTS

SCHEMATIC SITE AND ARCHITECTURE PACKAGE

OCTOBER 30, 2023

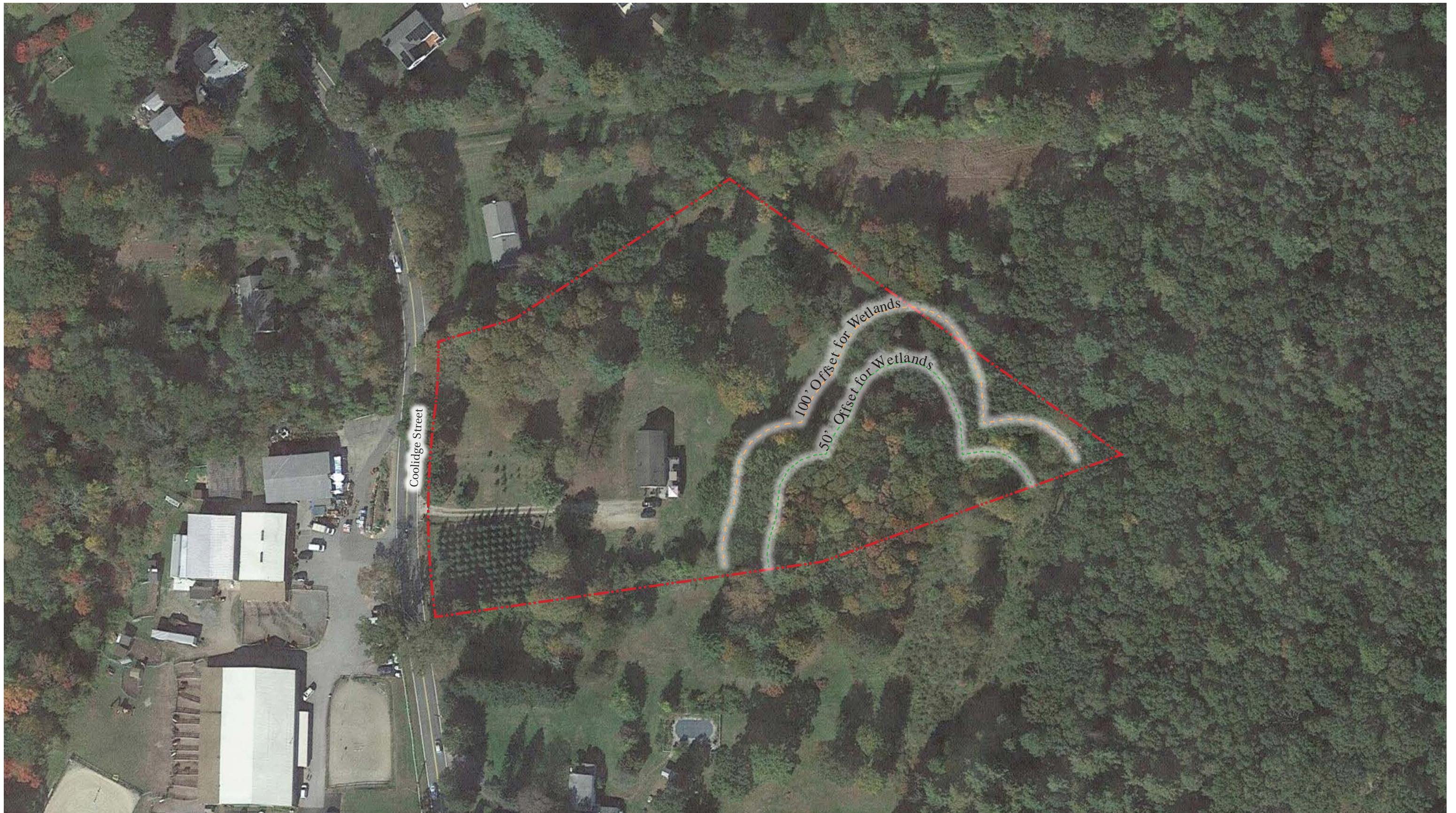


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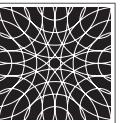
COOLIDGE APARTMENTS

EXISTING CONDITIONS - AERIAL

OCTOBER 30, 2023

SCALE: 1"=100'-0"

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



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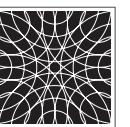
COOLIDGE APARTMENTS

CONCEPT PLAN

OCTOBER 30, 2023

SCALE: 1"=100'-0"

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



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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:	
<ul style="list-style-type: none"> - 1BR: 14 - 2BR: 22 - 3BR: 4 - 40 UNITS TOTAL - TWO FULLY-ACCESSIBLE UNITS (ONE 1BR, ONE 2BR), REMAINDER ADAPTABLE 	



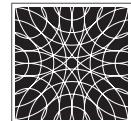
COOLIDGE APARTMENTS

SCHEMATIC DESIGN - BUILDING SUMMARY

OCTOBER 30, 2023

SCALE: 1"=30'-0"

0 15' 30' 45' 60' 75'



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FIRE STAIRS (TYPICAL):

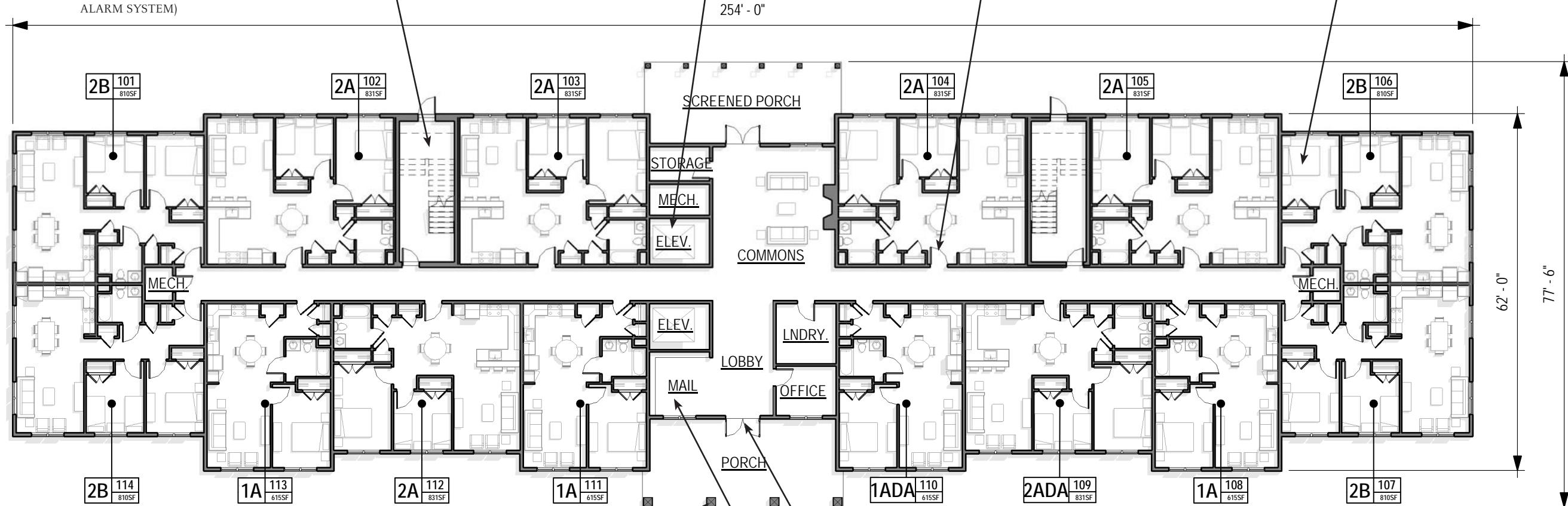
- RATED REINFORCED FILLED CELL CMU SHAFT WALLS (PAINTED) WITH TYPICAL GWB FURRING/2X4 STUD WALLS AT CORRIDOR AND ADJACENT UNITS
- PAINTED 44" WIDE STEEL CONC.-FILLED PAN STAIRS W/ RAISED RUBBER STAIR, RISER AND LANDING FINISH
- 1 1/2" DIA. METAL GUARDRAILS/HANDRAIL SYSTEM, W/ VERTICAL 1/2" SQ. BALLUSTERS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

INTERIOR DOORS:

- TYPICAL: HEAVY-DUTY EMBOSSED STEEL 2-PANEL, 1/3-HR 3'-0"x6'-8"x1 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 VIEWER

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 COLUMNS

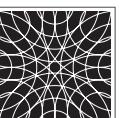
COOLIDGE APARTMENTS

SCHEMATIC DESIGN - FIRST FLOOR PLAN

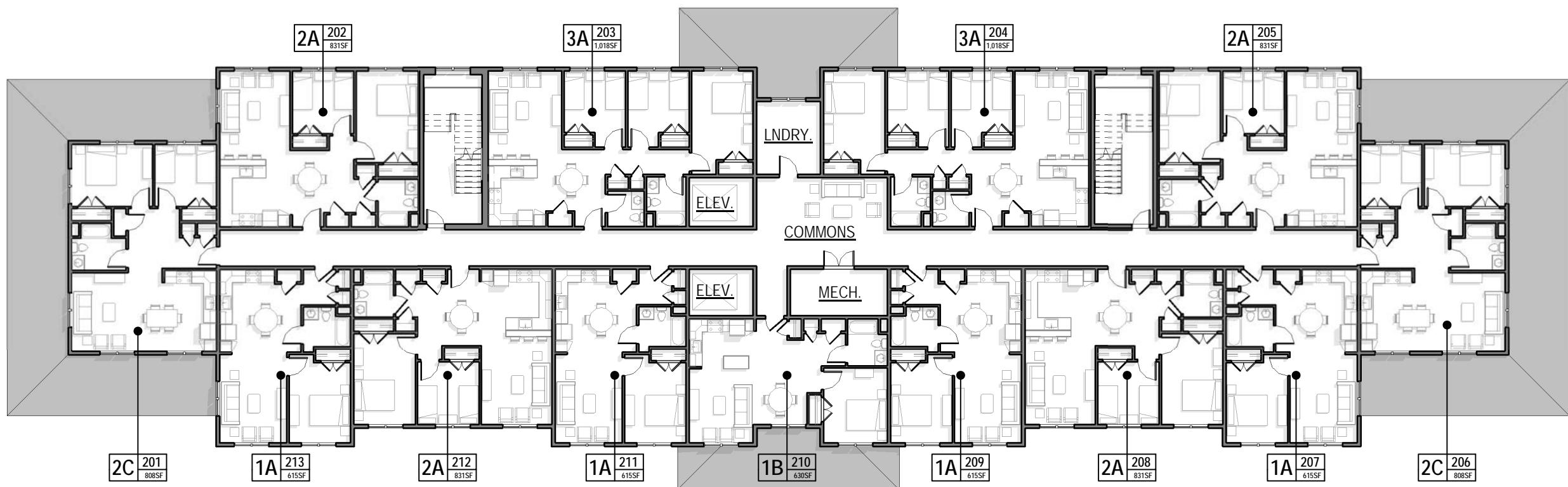
OCTOBER 30, 2023

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

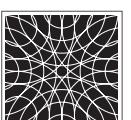
COOLIDGE APARTMENTS

SCHEMATIC DESIGN - SECOND FLOOR PLAN

OCTOBER 30, 2023

SCALE: 1"=20'-0"

0 10 20 30 40 50'



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



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

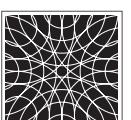
COOLIDGE APARTMENTS

SCHEMATIC DESIGN - THIRD FLOOR PLAN

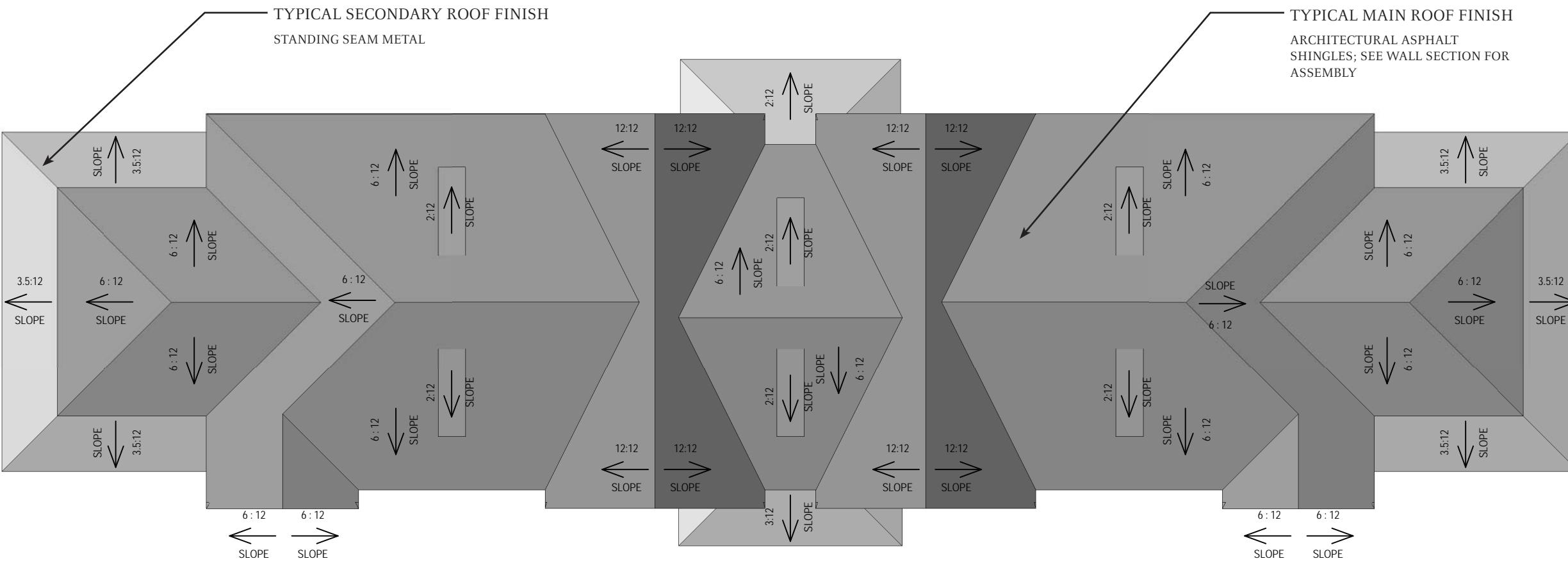
OCTOBER 30, 2023

SCALE: 1"=20'-0"

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ARCHITECTURE & COMMUNITY DESIGN

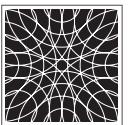


COOLIDGE APARTMENTS

SCHEMATIC DESIGN - ROOF PLAN

OCTOBER 30, 2023

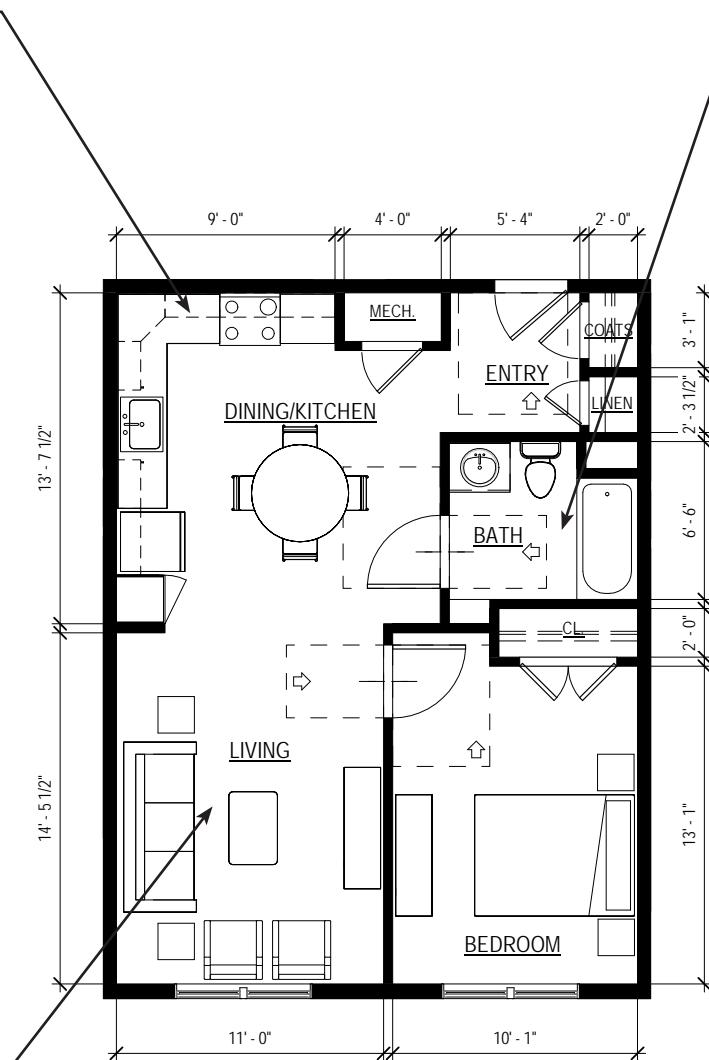
SCALE: 1"=20'-0"



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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.

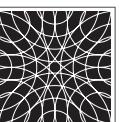
COOLIDGE APARTMENTS

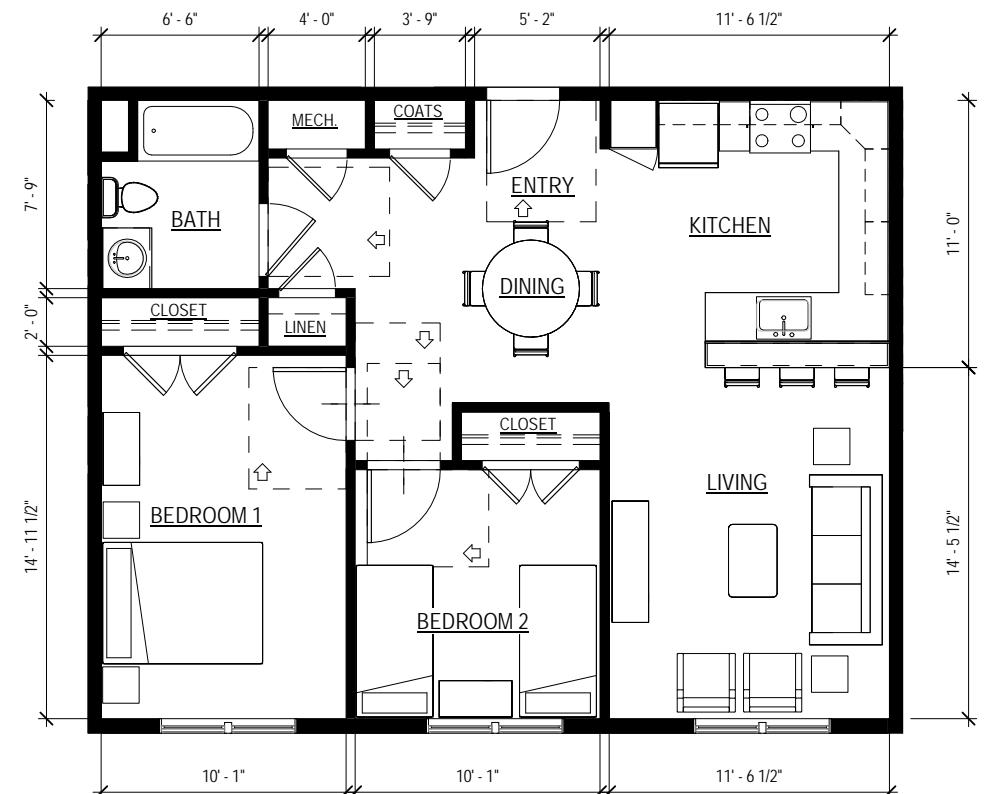
UNIT PLANS

OCTOBER 30, 2023

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

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





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



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

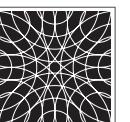
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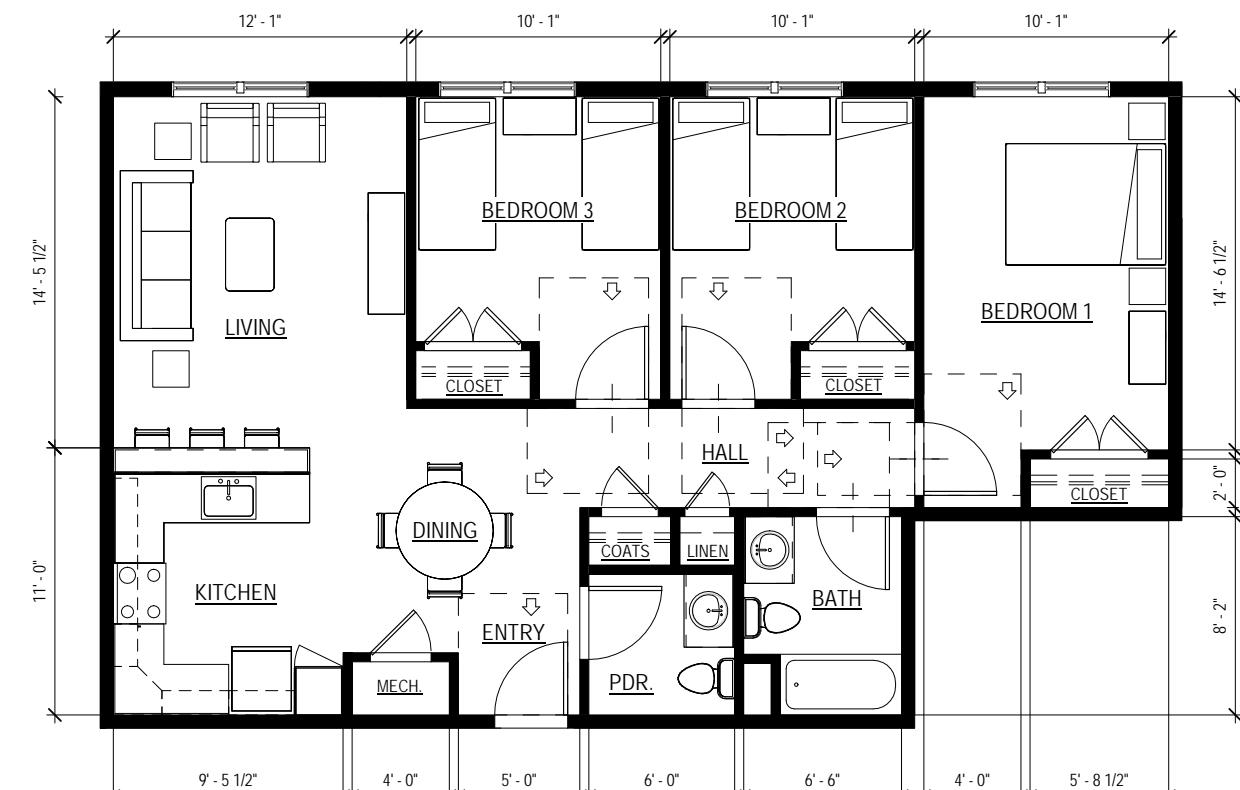
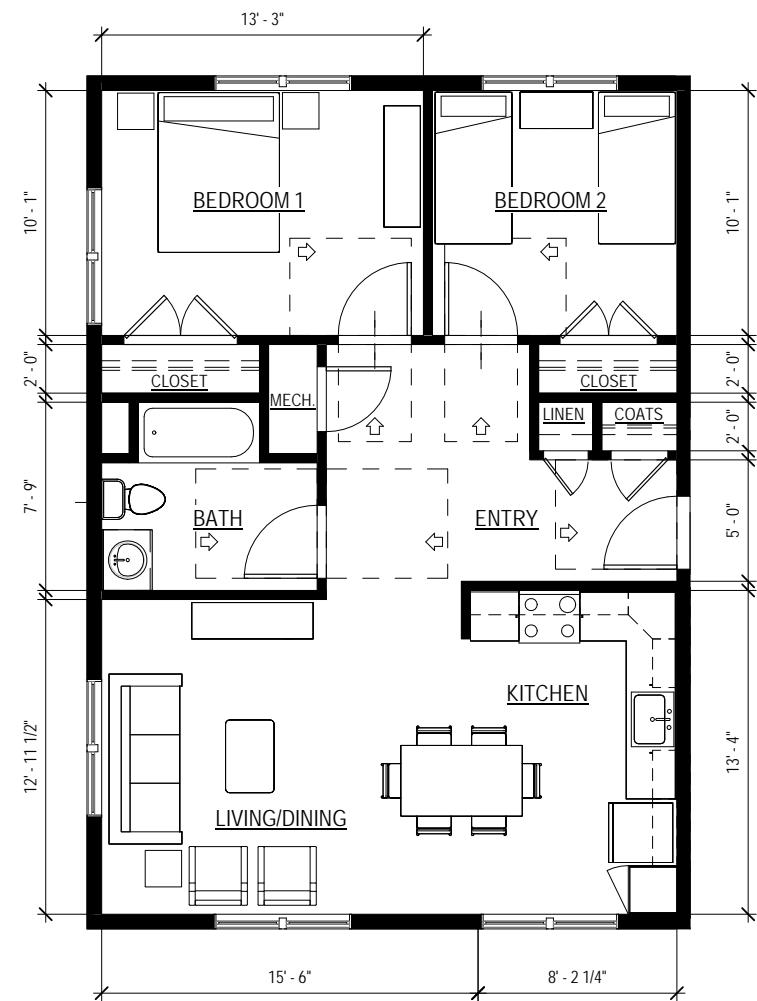
UNIT PLANS

OCTOBER 30, 2023

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

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





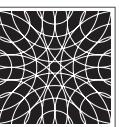
COOLIDGE APARTMENTS

UNIT PLANS

OCTOBER 30, 2023

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

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



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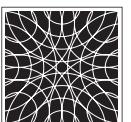
COOLIDGE APARTMENTS

SCHEMATIC DESIGN - ELEVATIONS

OCTOBER 30, 2023

SCALE: 1"=20'-0"

0 10 20 30 40 50'



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BACK (EAST) ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

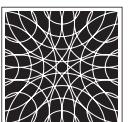
COOLIDGE APARTMENTS

SCHEMATIC DESIGN - ELEVATIONS

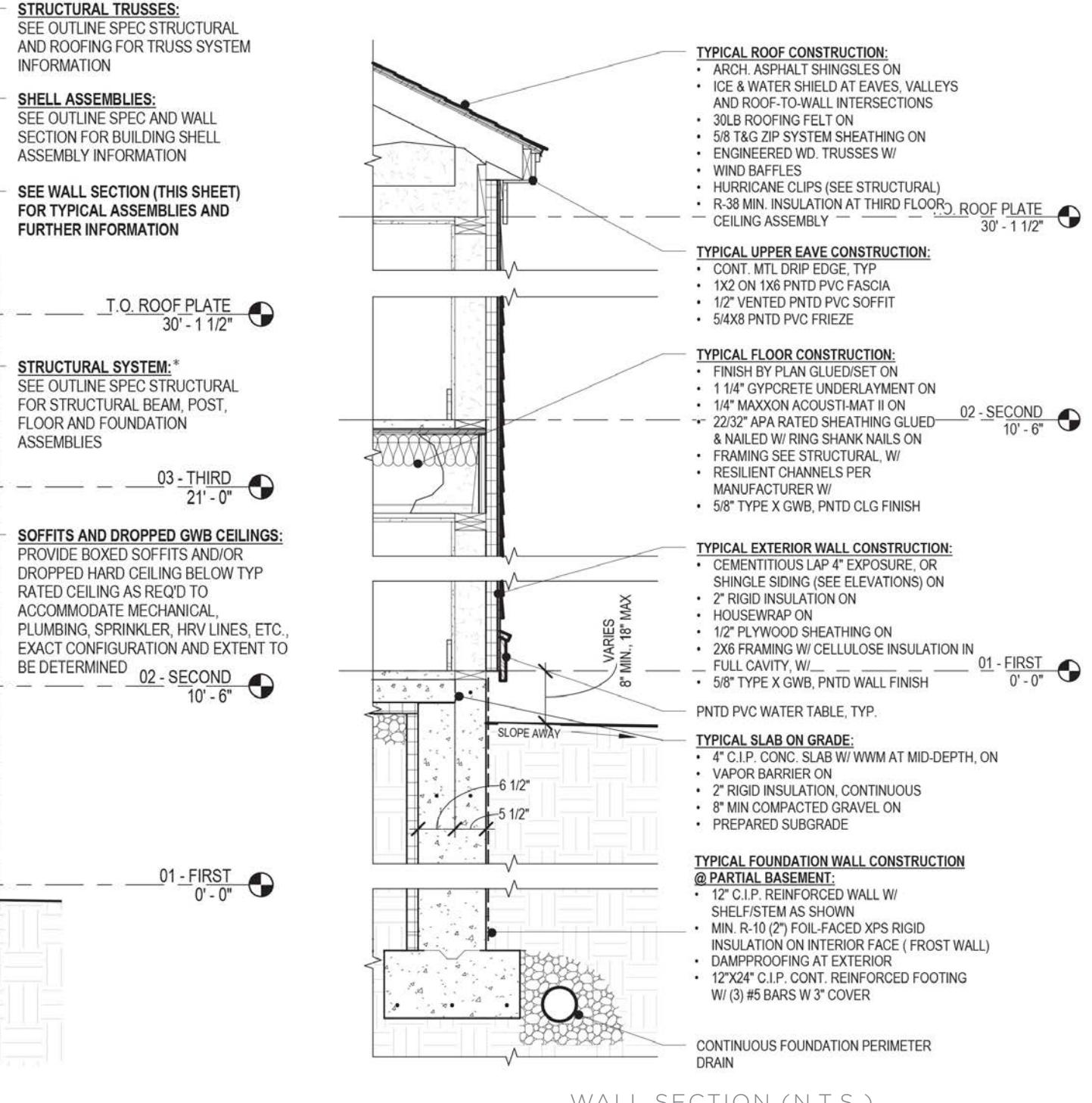
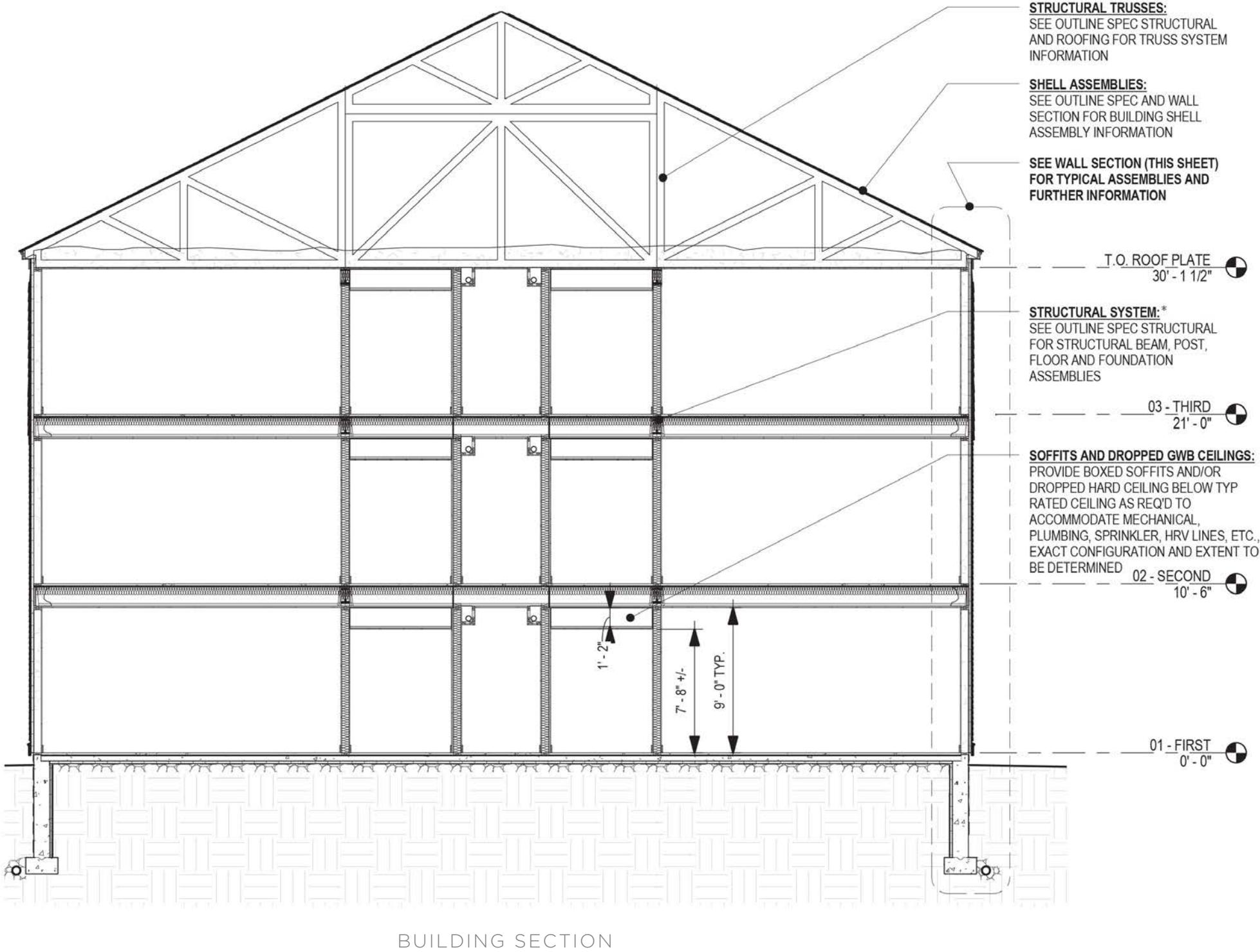
OCTOBER 30, 2023

SCALE: 1"=20'-0"

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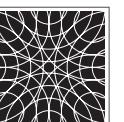
COOLIDGE APARTMENTS

SCHEMATIC DESIGN - SECTIONS

OCTOBER 30, 2023

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

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



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