

S C H E M A T I C D E S I G N

JANUARY 25, 2024



Washington Street Sherborn Homes

121-129 WASHINGTON STREET
SHERBORN, MA



Washington Street Sherborn Homes

SCHEMATIC DESIGN | JANUARY 25, 2024

SCALE: 1"=100'-0"
0 50' 100' 150' 200' 250' 300'

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)



EXTERIOR COLUMNS AND PILASTERS:

PAINTED STRUCTURAL FIBERGLASS COLUMNS

ELEVATORS:

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

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 DOORS:

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

FULLY ACCESSIBLE
UNIT PLANS TO BE
DEVELOPED IN SAME
FOOTPRINT

05 1-BEDROOM
08 2-BEDROOM
01 3-BEDROOM
14 UNITS TOTAL
14,250 GROSS SF

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SCHEMATIC DESIGN - FIRST FLOOR PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"
0 10' 20' 30' 40' 50'



UNION



05 1-BEDROOM
08 2-BEDROOM
02 3-BEDROOM

15 UNITS TOTAL

14,340 GROSS SF

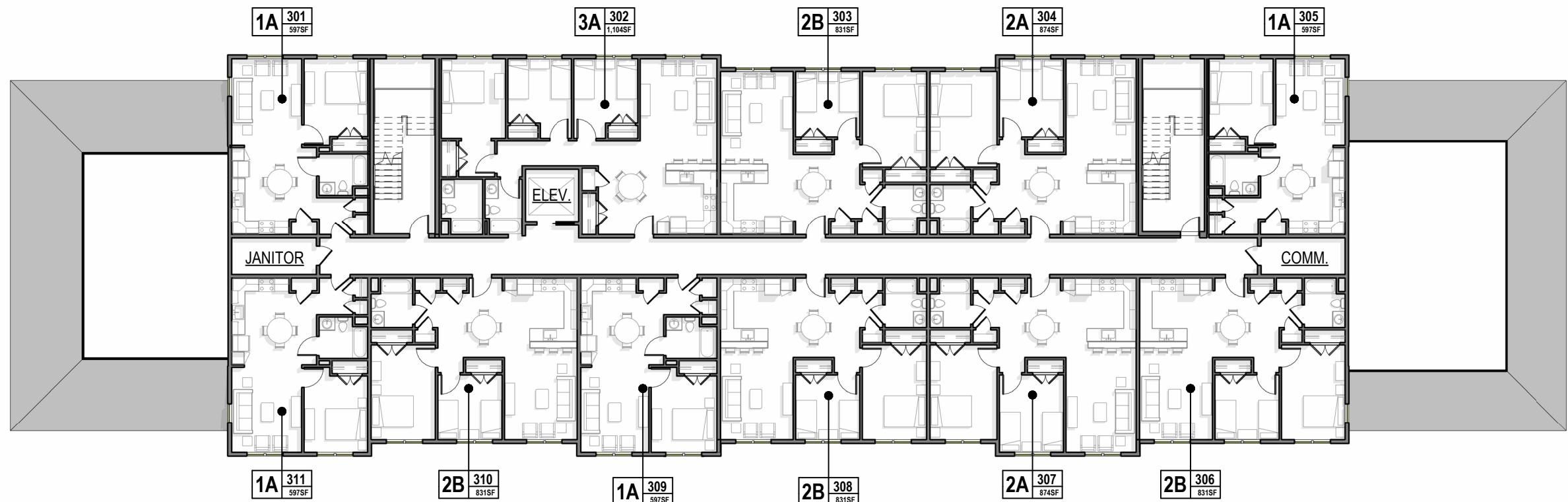
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SCHEMATIC DESIGN - SECOND FLOOR PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"
0 10' 20' 30' 40' 50'



UNION



04 1-BEDROOM
 06 2-BEDROOM
 01 3-BEDROOM
 11 UNITS TOTAL
 10,817 GROSS SF

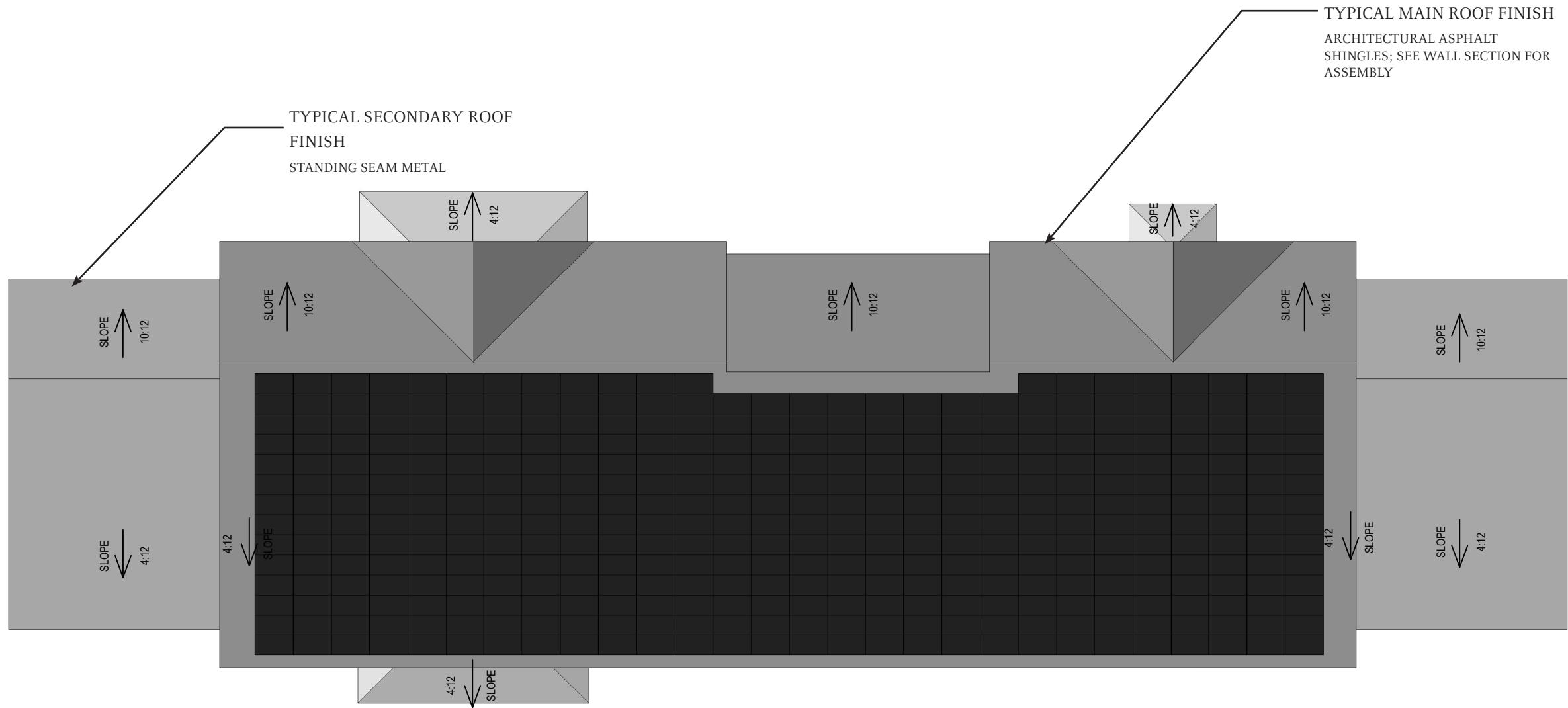
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SCHEMATIC DESIGN - THIRD FLOOR PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"
 0 10' 20' 30' 40' 50'



UNION



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SCHEMATIC DESIGN - ROOF PLAN | JANUARY 25, 2024

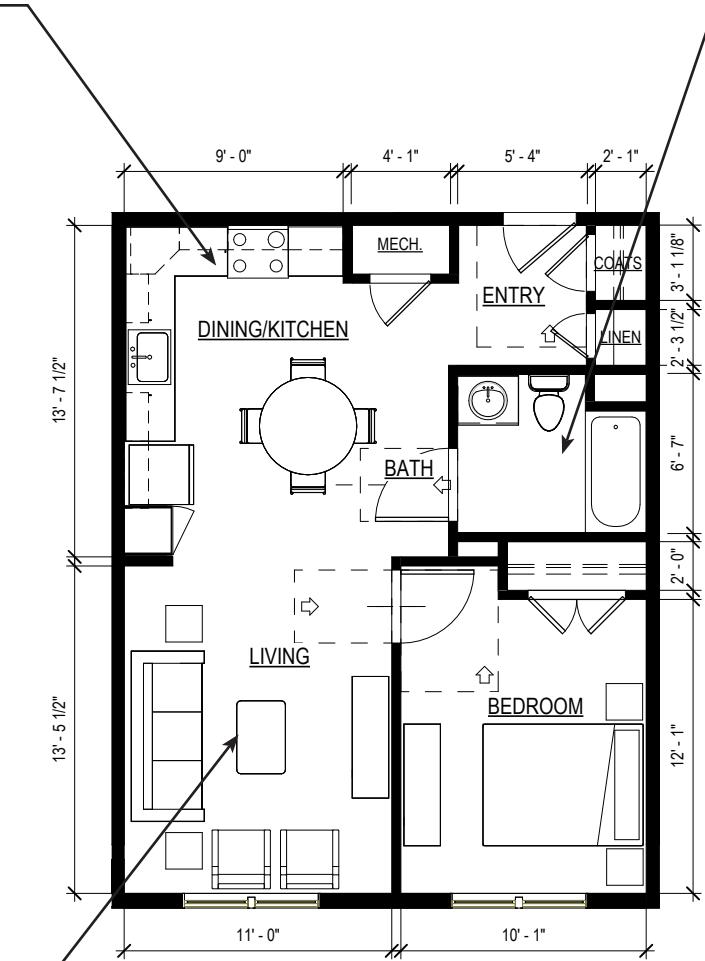
SCALE: 1"=20'-0"
0 10' 20' 30' 40' 50'



UNION

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
14 UNITS - 597 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

WATER CLOSET, PORCELAIN ENAMEL ON CAST IRON LAV (20"X18") W/ VANITY TOP, DROP-IN BATHTUB/ SURROUND



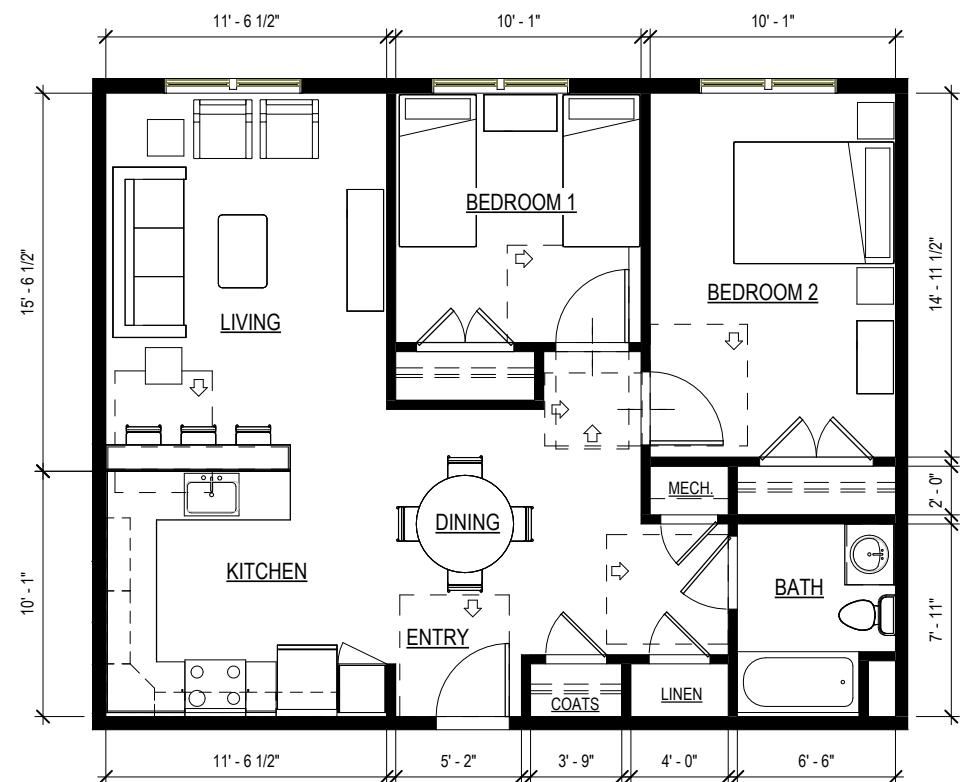
TYPE 2A - 2BR/1BA
5 UNITS - 874 S.F.

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SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024

SCALE: 3/16"=1'-0"

0 1' 2' 5' 10' 20'



TYPE 2B - 2BR/1BA
9 UNITS - 831 S.F.



TYPE 2C - 2BR/1BA
8 UNITS - 811 S.F.

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SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024

SCALE: 3/16"=1'-0"

0 1' 2' 5' 10' 20'



TYPE 3A - 3BR/2BA
2 UNITS - 1,104 S.F.



TYPE 3B - 3BR/1.5BA
2 UNITS - 1,020 S.F.

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SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024

SCALE: 3/16"=1'-0"

0 1' 2' 5' 10' 20'



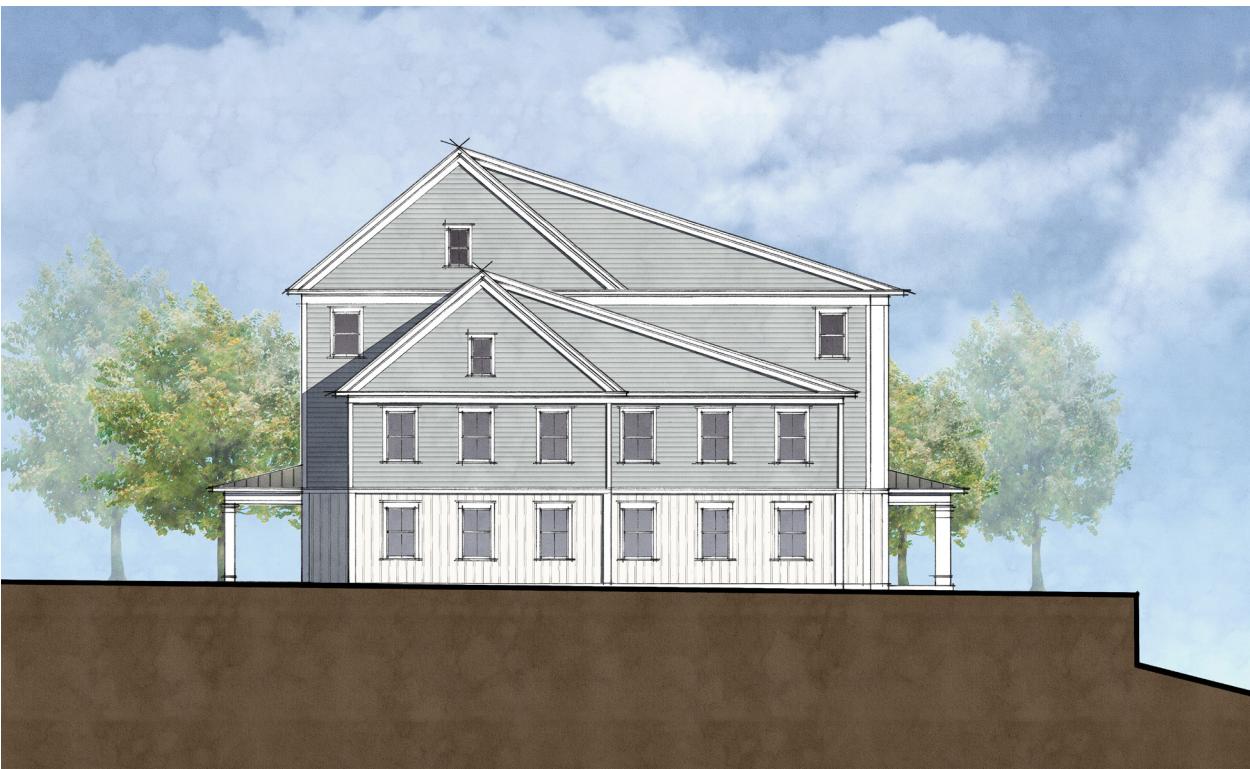
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SCHEMATIC DESIGN - ELEVATIONS | JANUARY 25, 2024

SCALE: 1"=20'-0"
0 10' 20' 30' 40' 50'



BACK (SOUTH) ELEVATION

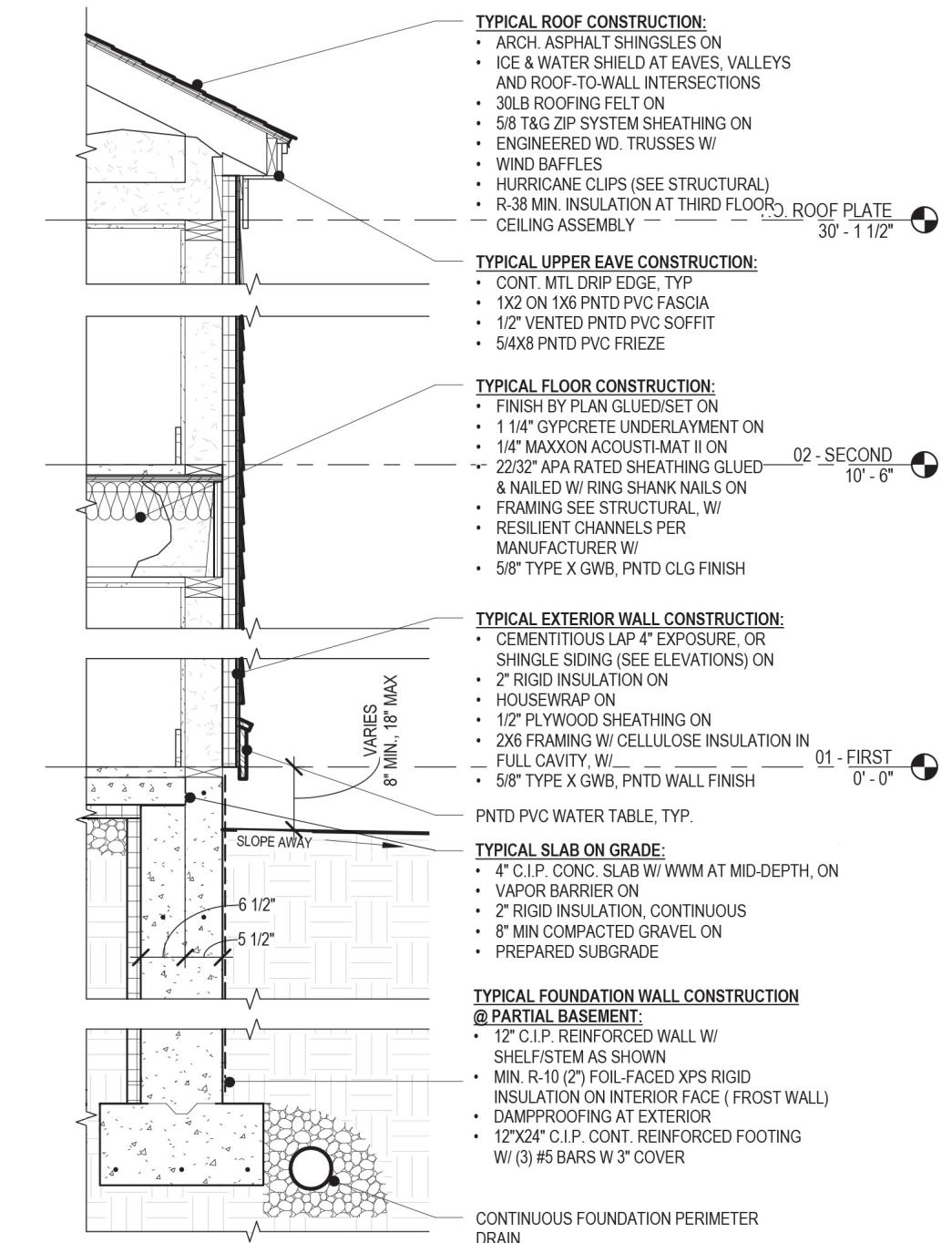
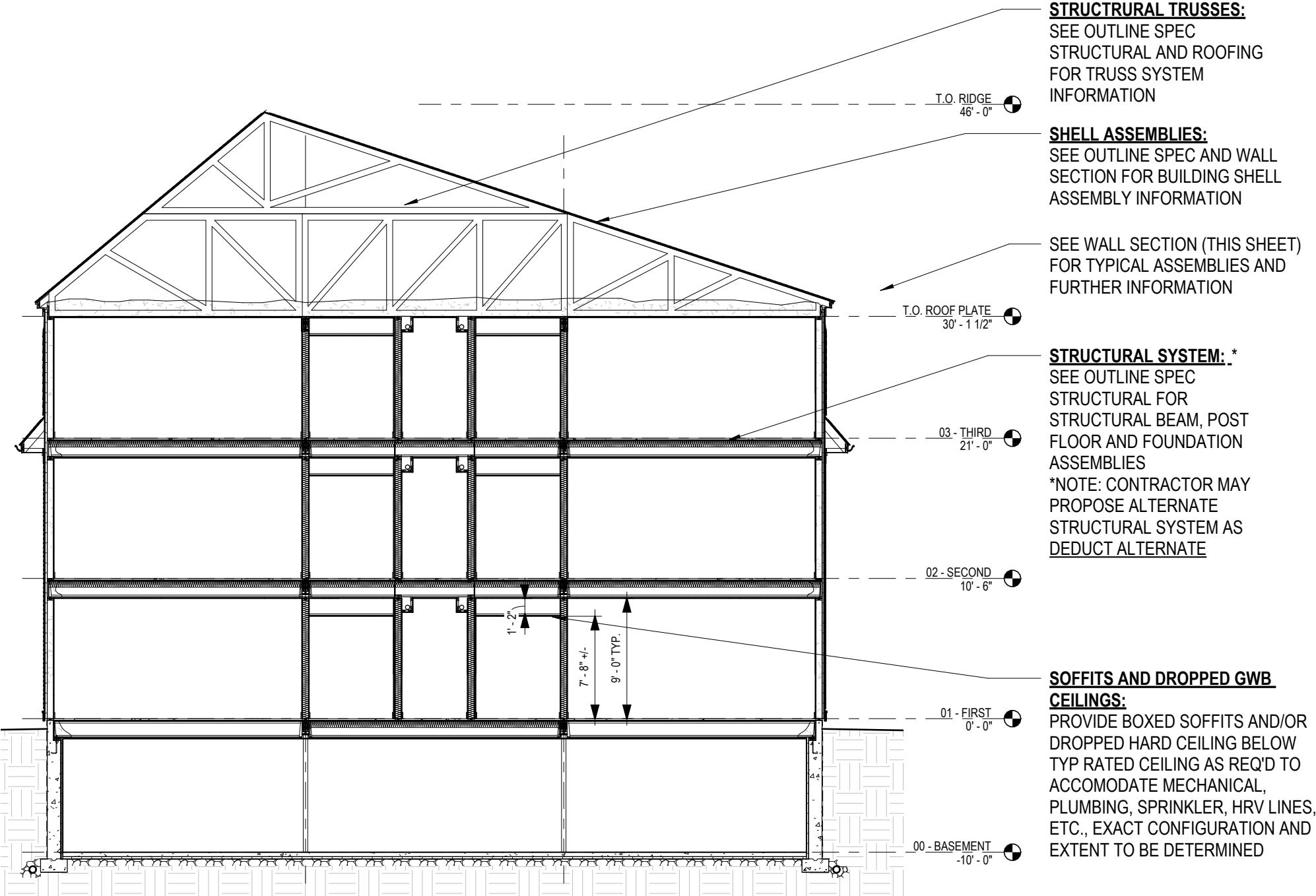


WEST ELEVATION

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SCHEMATIC DESIGN - ELEVATIONS | JANUARY 25, 2024

SCALE: 1"=20'-0"
0 10' 20' 30' 40' 50'



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SCHEMATIC DESIGN - SECTIONS | JANUARY 25, 2024

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

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