

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

JANUARY 25, 2024



Washington Street Sherborn Homes

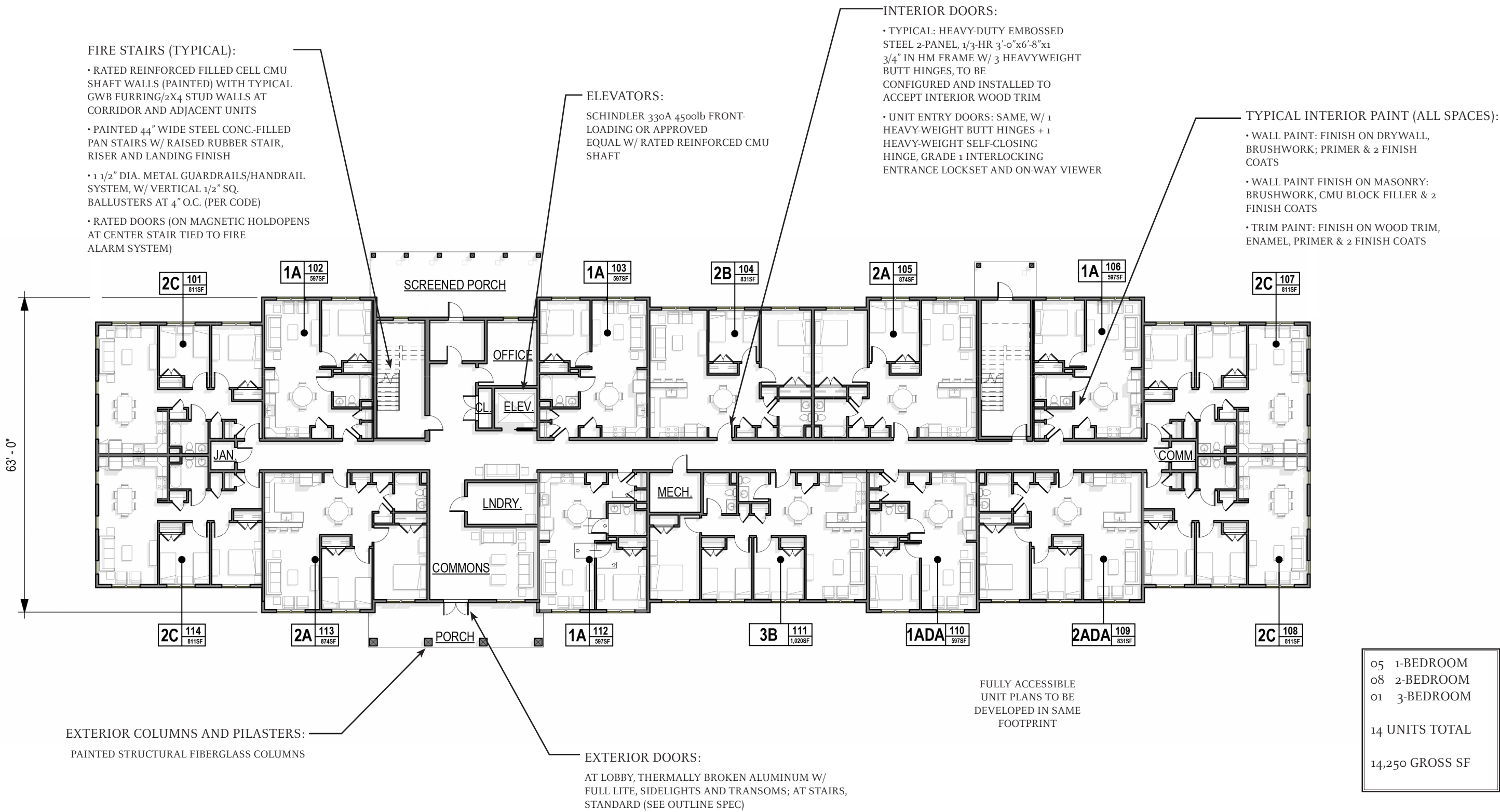
121-129 WASHINGTON STREET
SHERBORN, MA



Washington Street Sherborn Homes

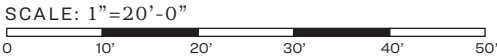
SCHEMATIC DESIGN | JANUARY 25, 2024





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SCHEMATIC DESIGN - FIRST FLOOR PLAN | JANUARY 25, 2024



UNION



05	1-BEDROOM
08	2-BEDROOM
02	3-BEDROOM
15 UNITS TOTAL	
14,340 GROSS SF	

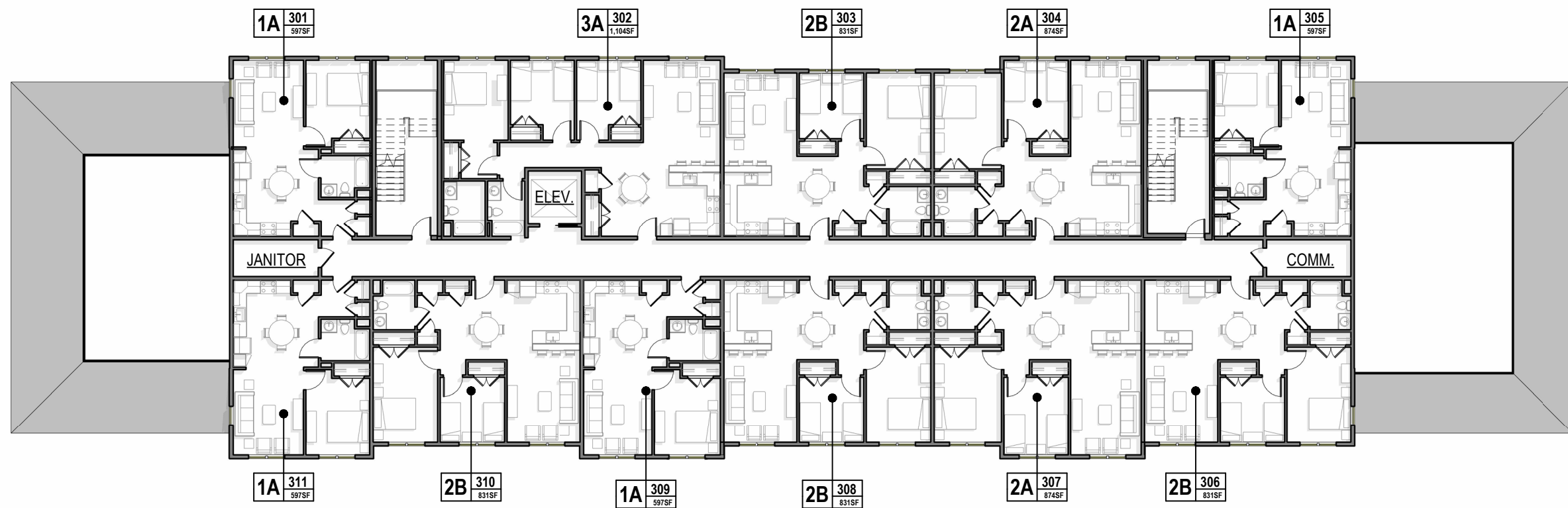
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SCHEMATIC DESIGN - SECOND FLOOR PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"



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"

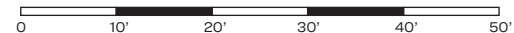


UNION

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SCHEMATIC DESIGN - ROOF PLAN | JANUARY 25, 2024

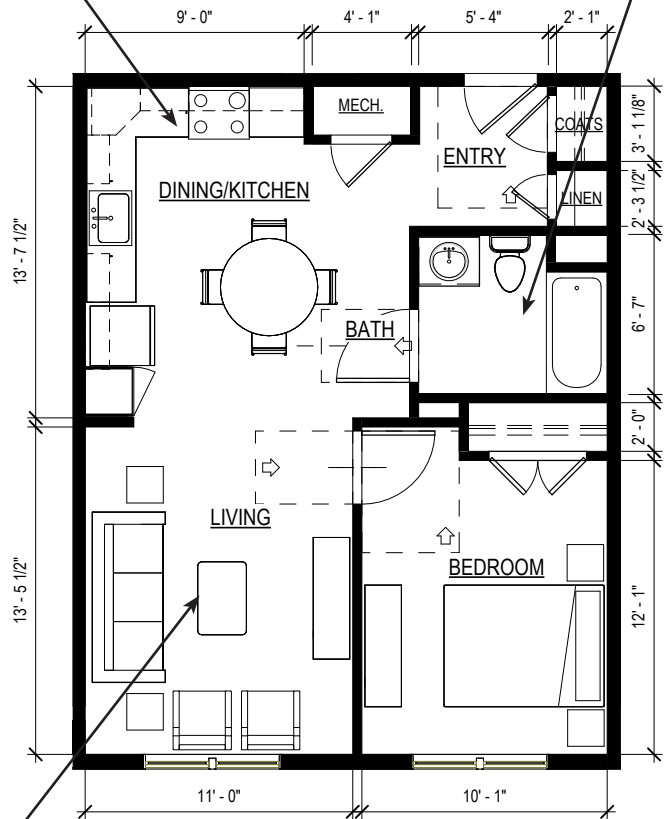
SCALE: 1"=20'-0"



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



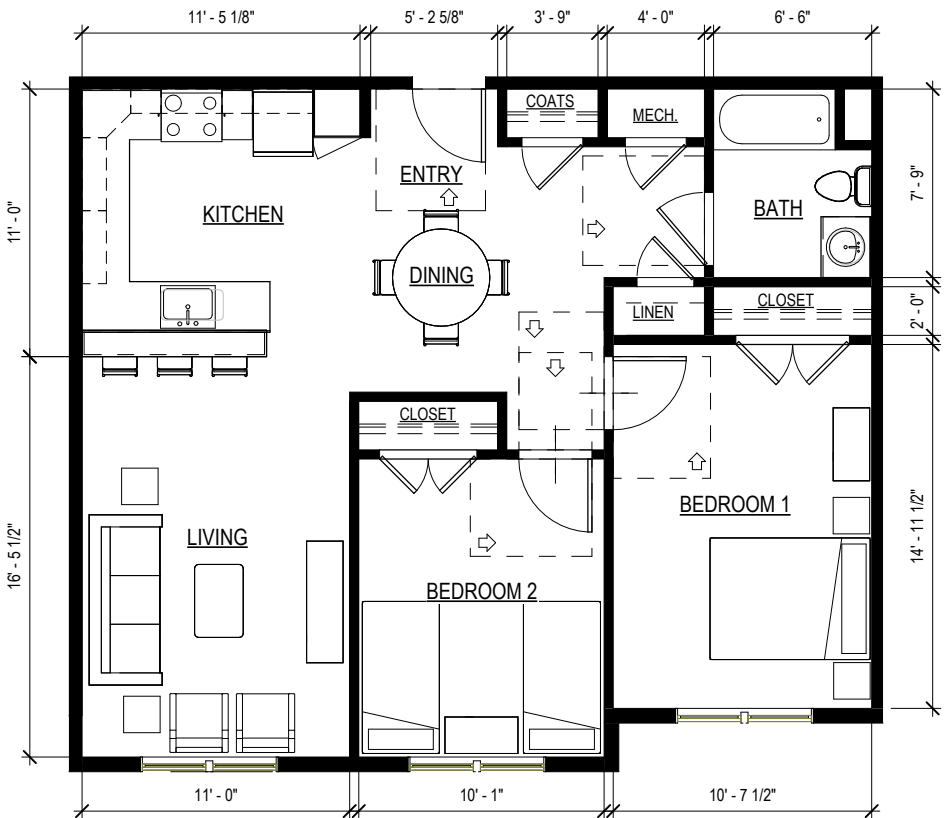
TYPICAL UNIT BATHROOM(S):

- 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
- WATER CLOSET, PORCELAIN ENAMEL ON CAST IRON LAV (20"X18") W/ VANITY TOP, DROP-IN BATHTUB/ SURROUND
- ACCESSORIES: ROBE HOOK (x2) ON DOOR, 24" TOWEL BAR (x2), SURFACE-MOUNTED MIRROR, 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

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

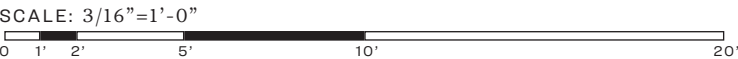
TYPE 1A - 1BR/1BA
14 UNITS - 597 S.F.

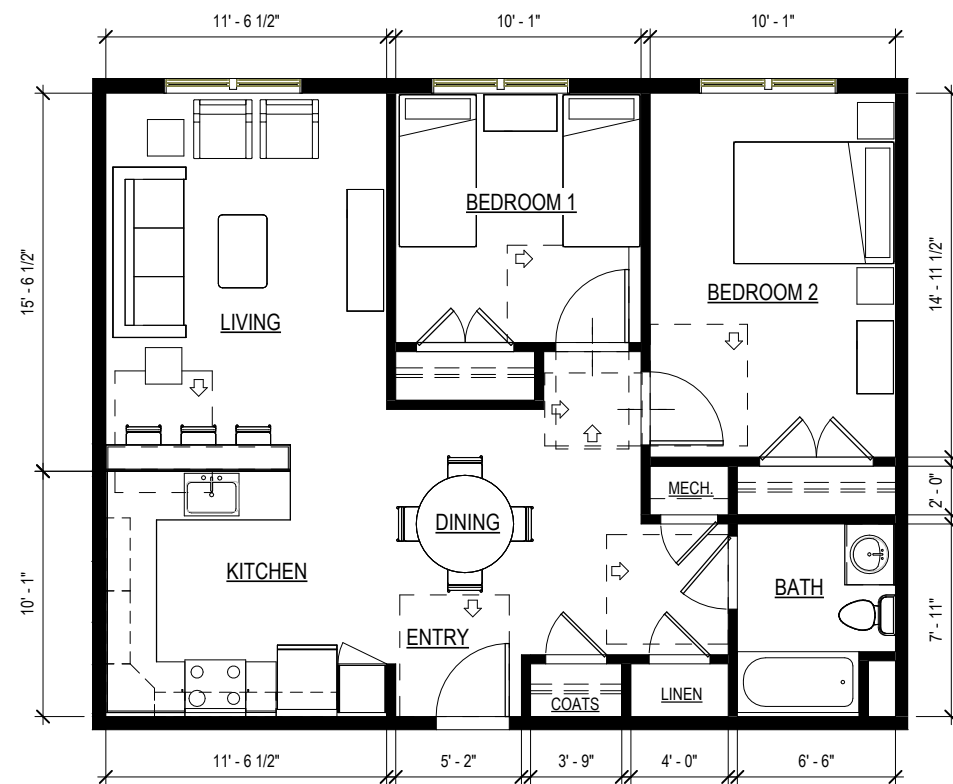


TYPE 2A - 2BR/1BA
5 UNITS - 874 S.F.

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SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024





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



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

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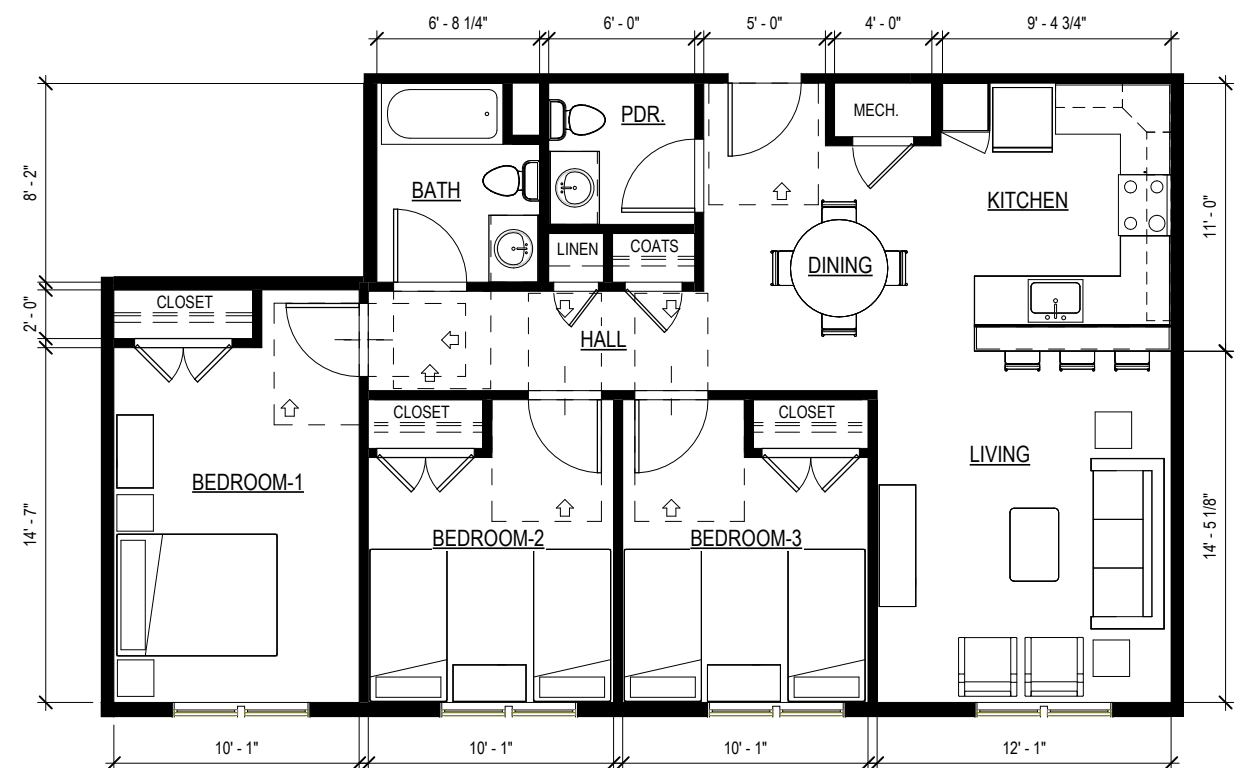
SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024

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





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"



TYPICAL WINDOWS
HIGH-PERFORMANCE, TRIPLE-GLAZED , IMPACT-RESISTANT,
UV-STABILIZED PVC DOUBLE-HUNG WINDOWS WITH
SIMULATED DIVIDED LITES AS SHOWN, W/ INSECT SCREENS,
PAIRS FACTORY MULLED

TYPICAL MAIN ROOF FINISH
ARCHITECTURAL ASPHALT
SHINGLES; SEE WALL SECTION FOR
ASSEMBLY



EXTERIOR DOORS
INSULATED EXTERIOR FLUSH STEEL
DOORS W/ INSULATED GLASS LITES AND
THERMALLY BROKEN WELDED STEEL
FRAMES

TYPICAL EXTERIOR FINISHES
• LAP SIDING
• BOARD AND BATTEN
• PAINTED PVC TRIM

FRONT (NORTH) ELEVATION

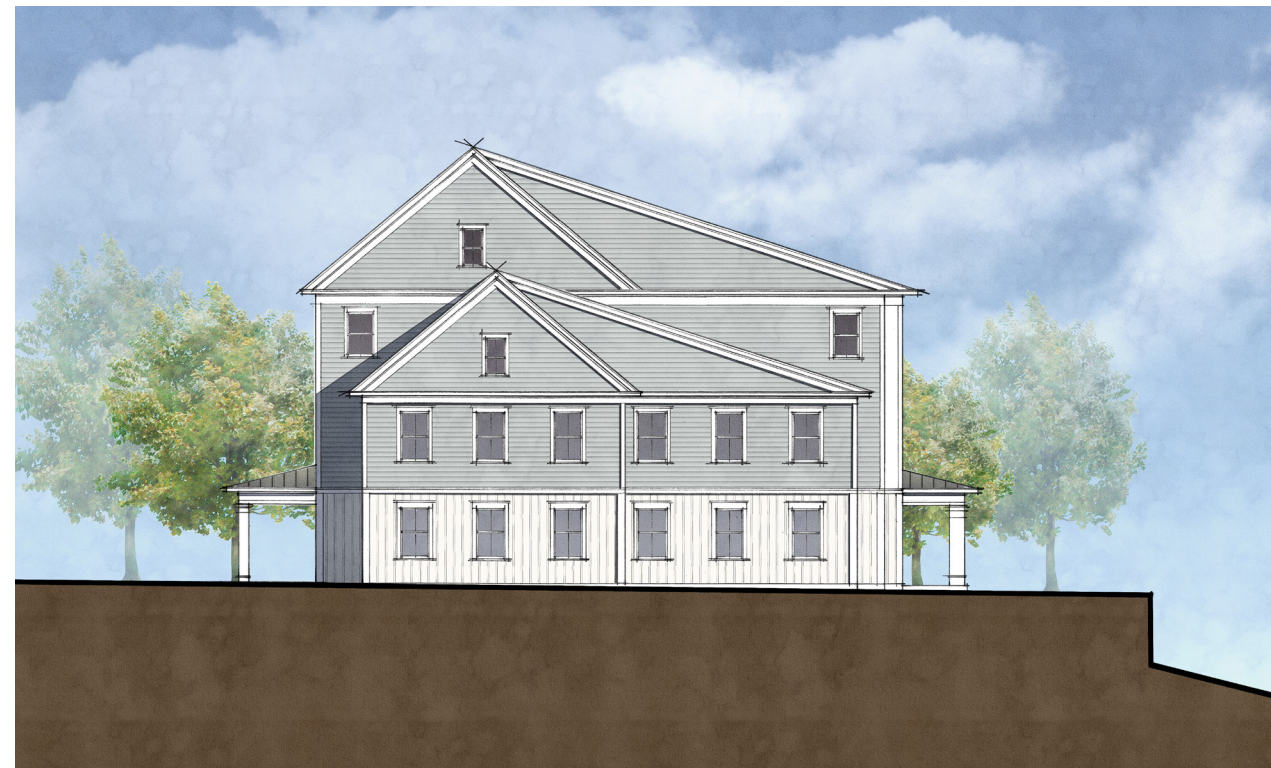
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SCHEMATIC DESIGN - ELEVATIONS | JANUARY 25, 2024

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



BACK (SOUTH) ELEVATION

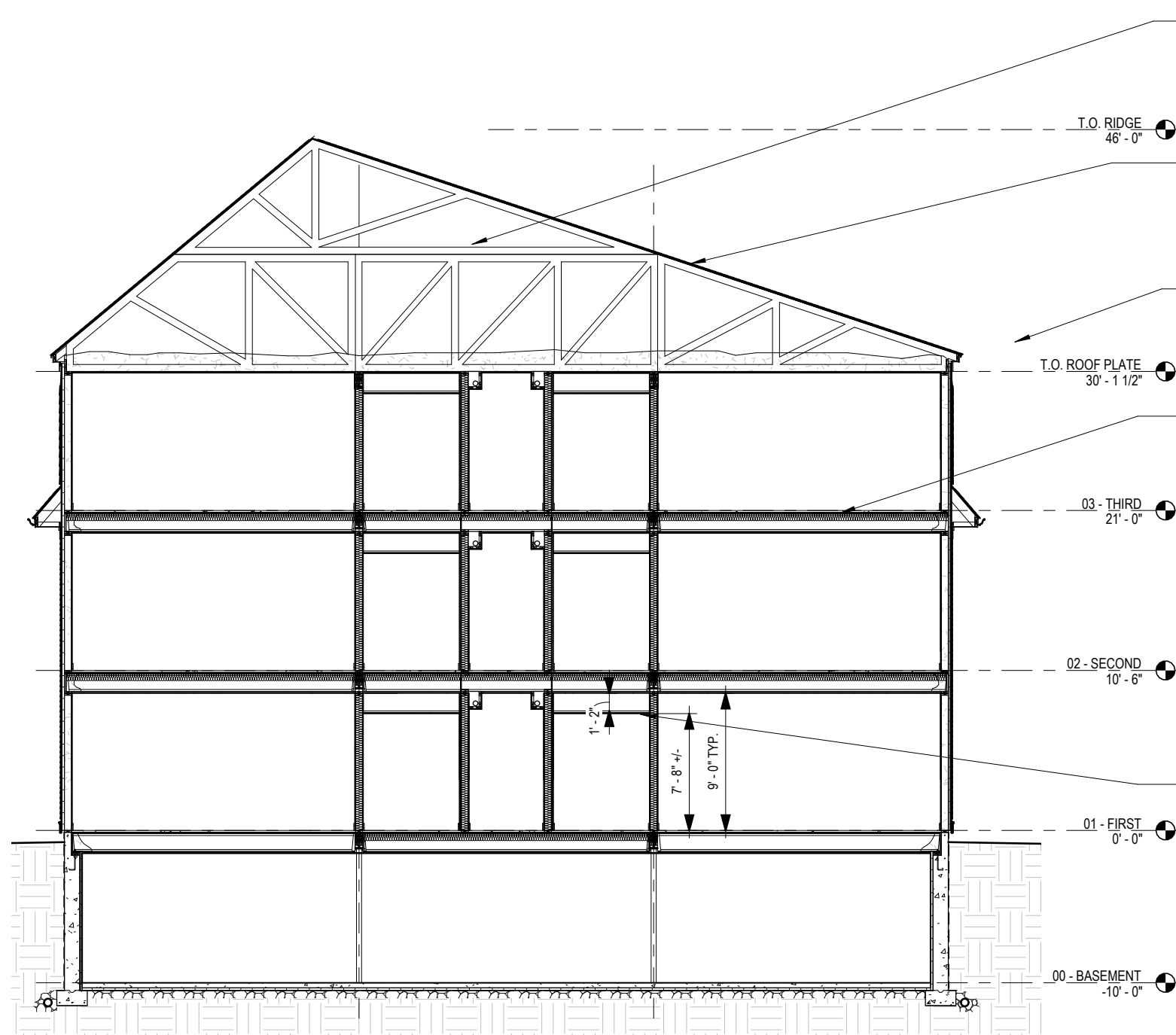


WEST ELEVATION

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SCHEMATIC DESIGN - ELEVATIONS | JANUARY 25, 2024

SCALE: 1"=20'-0"



BUILDING SECTION

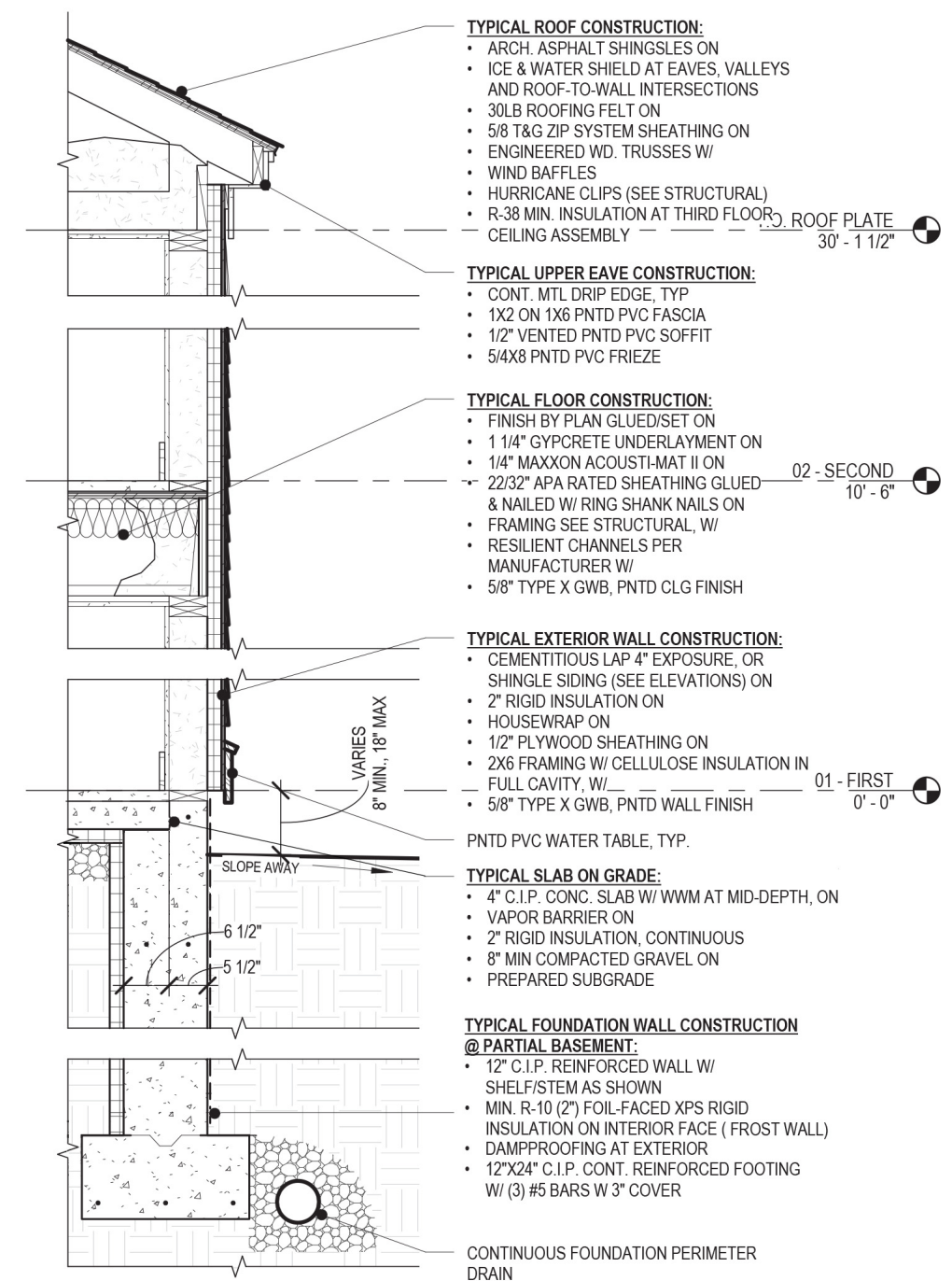
STRUCTURAL TRUSSES:
SEE OUTLINE SPEC
STRUCTURAL AND ROOFING
FOR TRUSS SYSTEM
INFORMATION

SHELL ASSEMBLIES:
SEE OUTLINE SPEC AND WALL
SECTION FOR BUILDING SHELL
ASSEMBLY INFORMATION

SEE WALL SECTION (THIS SHEET)
FOR TYPICAL ASSEMBLIES AND
FURTHER INFORMATION

STRUCTURAL SYSTEM: *
SEE OUTLINE SPEC
STRUCTURAL FOR
STRUCTURAL BEAM, POST
FLOOR AND FOUNDATION
ASSEMBLIES
*NOTE: CONTRACTOR MAY
PROPOSE ALTERNATE
STRUCTURAL SYSTEM AS
DEDUCT ALTERNATE

**SOFFITS AND DROPPED GWB
CEILINGS:**
PROVIDE BOXED SOFFITS AND/OR
DROPPED HARD CEILING BELOW
TYP RATED CEILING AS REQ'D TO
ACCOMODATE MECHANICAL,
PLUMBING, SPRINKLER, HRV LINES,
ETC., EXACT CONFIGURATION AND
EXTENT TO BE DETERMINED



WALL SECTION (N.T.S.)

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SCHEMATIC DESIGN - SECTIONS | JANUARY 25, 2024

SCALE: 1/8"=1'-0"
0' 1' 2' 4' 8' 16' 32'