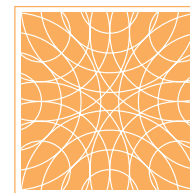


15 HIGH STREET, NORWELL, MA

SCHEMATIC ARCHITECTURE PACKAGE

OCTOBER 29, 2021



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

www.unionstudioarch.com

140 Union Street Providence, RI 02903

[t 401.272.4724](tel:4012724724) [f 401.272.4825](tel:4012724825)

PROGRAM

- 8-Unit Walk Ups:
(12) 1BR Flats and
(4) 2BR Townhouses
- 6-Unit Walk Ups:
(4) 1BR Flats
(8) 2BR Townhouses
- 2/1BR Stacked Flats
(6) Lower 1BR Flats
(6) Upper 2BR Flats
- (6) 1BR Townhouses
- (4) 2BR Townhouses
- (6) 3BR Townhouses

(56) Units /
(90) Bedrooms Total

* (3) Accessible Units

(122) Parking Spaces
(52) Unit Garages
(52) Unit Driveways
(18) Surface Spaces

* ILLUSTRATIVE SITE PLAN INTENDED TO HELP LOCATE
UNITS AND GENERAL SITE FEATURES: SEE CIVIL AND
LANDSCAPE PLANS FOR MORE DETAIL



15 HIGH STREET, NORWELL, MA

ILLUSTRATIVE SITE PLAN

OCTOBER 29, 2021

SCALE: 1"=50'-0"

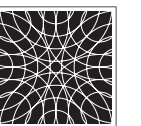




15 HIGH STREET, NORWELL, MA

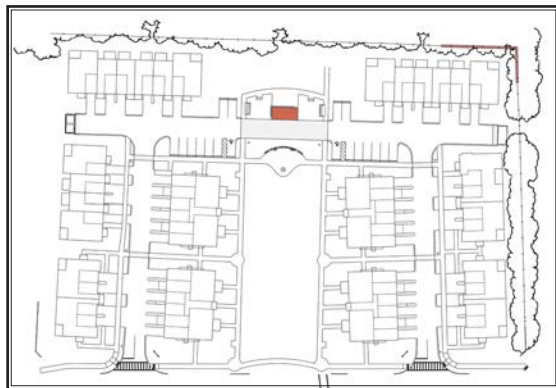
STREETVIEW RENDERING

OCTOBER 29, 2021





PAVILION PRECEDENT IMAGE

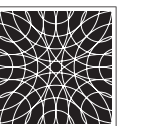


SITE KEY PLAN

15 HIGH STREET, NORWELL, MA

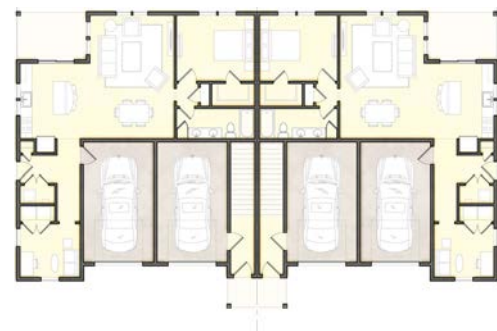
PAVILION

OCTOBER 29, 2021





SITE KEY PLAN



FIRST FLOOR KEY PLAN



SECOND FLOOR KEY PLAN

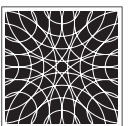
15 HIGH STREET, NORWELL, MA

ELEVATIONS - FOUR-PLEX

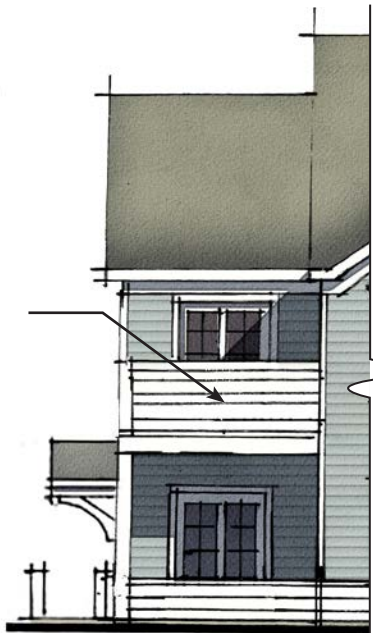
OCTOBER 29, 2021

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

0' 1' 2' 4' 10' 20' 40'



OPAQUE SCREENING
AT DECK



VARIATION AT
BUILDING A



REAR ELEVATION



SIDE ELEVATION

TYPICAL EXTERIOR MATERIALS:

- VINYL SIDING WITH RABBETED TRIM
- SMOOTH MDO PANELS
- WINDOW CASINGS WITH PVC SUBSILL
- DOUBLE HUNG INSULATED VINYL WINDOWS WITH LOW-E GLAZING AND DIVIDED LITES
- FIBERGLASS ENTRY DOOR WITH VISION LITE
- STEEL CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOOR WITH LITES
- 25 YR ASPHALT SHINGLE ROOF
- ALUMINUM GUTTERS AND DOWNSPOUTS
- COMPOSITE DECKING
- PVC BRACKETS AND CORBELS
- PVC POSTS AND RAILING SYSTEMS

15 HIGH STREET, NORWELL, MA

ELEVATIONS - FOUR-PLEX

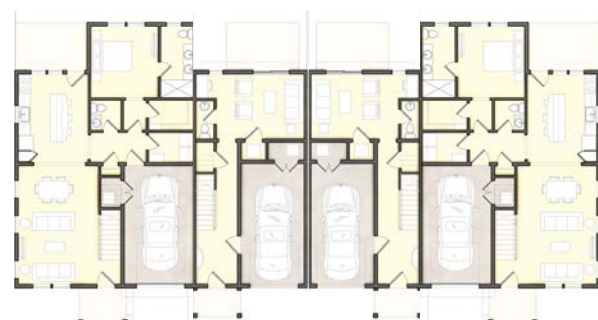
OCTOBER 29, 2021

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

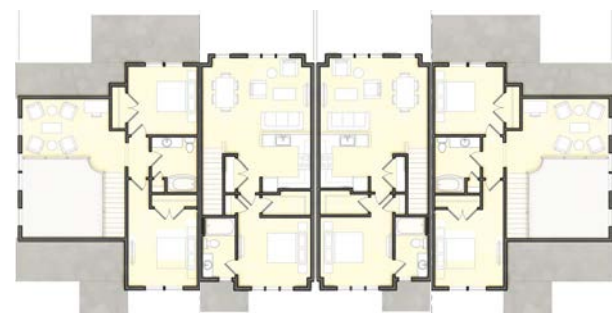




SITE KEY PLAN



3BR 1BR 1BR 3BR
FIRST FLOOR KEY PLAN



3BR 1BR 1BR 3BR
SECOND FLOOR KEY PLAN

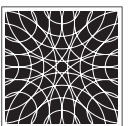
15 HIGH STREET, NORWELL, MA

ELEVATIONS - FOUR UNIT TOWNHOUSES

OCTOBER 29, 2021

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

0' 1' 2' 4' 10' 20' 40'





REAR ELEVATION



SIDE ELEVATION

TYPICAL EXTERIOR MATERIALS:

- VINYL SIDING WITH RABBETED TRIM
- SMOOTH MDO PANELS
- WINDOW CASINGS WITH PVC SUBSILL
- DOUBLE HUNG INSULATED VINYL WINDOWS WITH LOW-E GLAZING AND DIVIDED LITES
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- 25 YR ASPHALT SHINGLE ROOF
- ALUMINUM GUTTERS AND DOWNSPOUTS
- COMPOSITE DECKING
- PVC BRACKETS AND CORBELS
- PVC POSTS AND RAILING SYSTEMS

15 HIGH STREET, NORWELL, MA

ELEVATIONS - FOUR UNIT TOWNHOUSES

OCTOBER 29, 2021

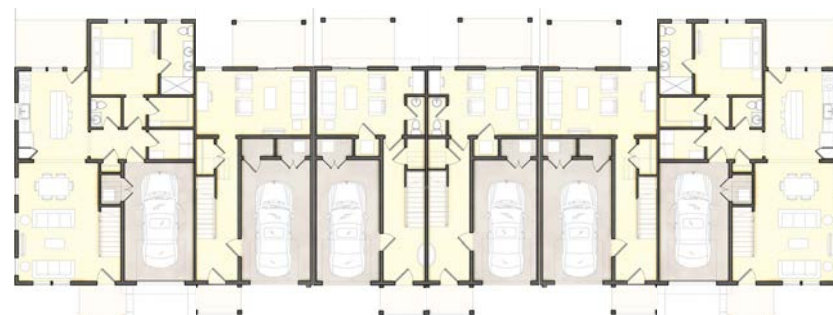
SCALE: 3/32"=1'-0"

0 1' 2' 4' 10' 20' 40'





SITE KEY PLAN



FIRST FLOOR KEY PLAN



SECOND FLOOR KEY PLAN



THIRD FLOOR KEY PLAN

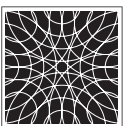
15 HIGH STREET, NORWELL, MA

ELEVATIONS - SIX UNIT TOWNHOUSES

OCTOBER 29, 2021

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

0' 1' 2' 4' 10' 20' 40'





REAR ELEVATION



SIDE ELEVATION

TYPICAL EXTERIOR MATERIALS:

- VINYL SIDING WITH RABBETED TRIM
- SMOOTH MDO PANELS
- WINDOW CASINGS WITH PVC SUBSILL
- DOUBLE HUNG INSULATED VINYL WINDOWS WITH LOW-E GLAZING AND DIVIDED LITES
- FIBERGLASS ENTRY DOOR WITH VISION LITE
- STEEL CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOOR WITH LITES
- 25 YR ASPHALT SHINGLE ROOF
- ALUMINUM GUTTERS AND DOWNSPOUTS
- COMPOSITE DECKING
- PVC BRACKETS AND CORBELS
- PVC POSTS AND RAILING SYSTEMS

15 HIGH STREET, NORWELL, MA

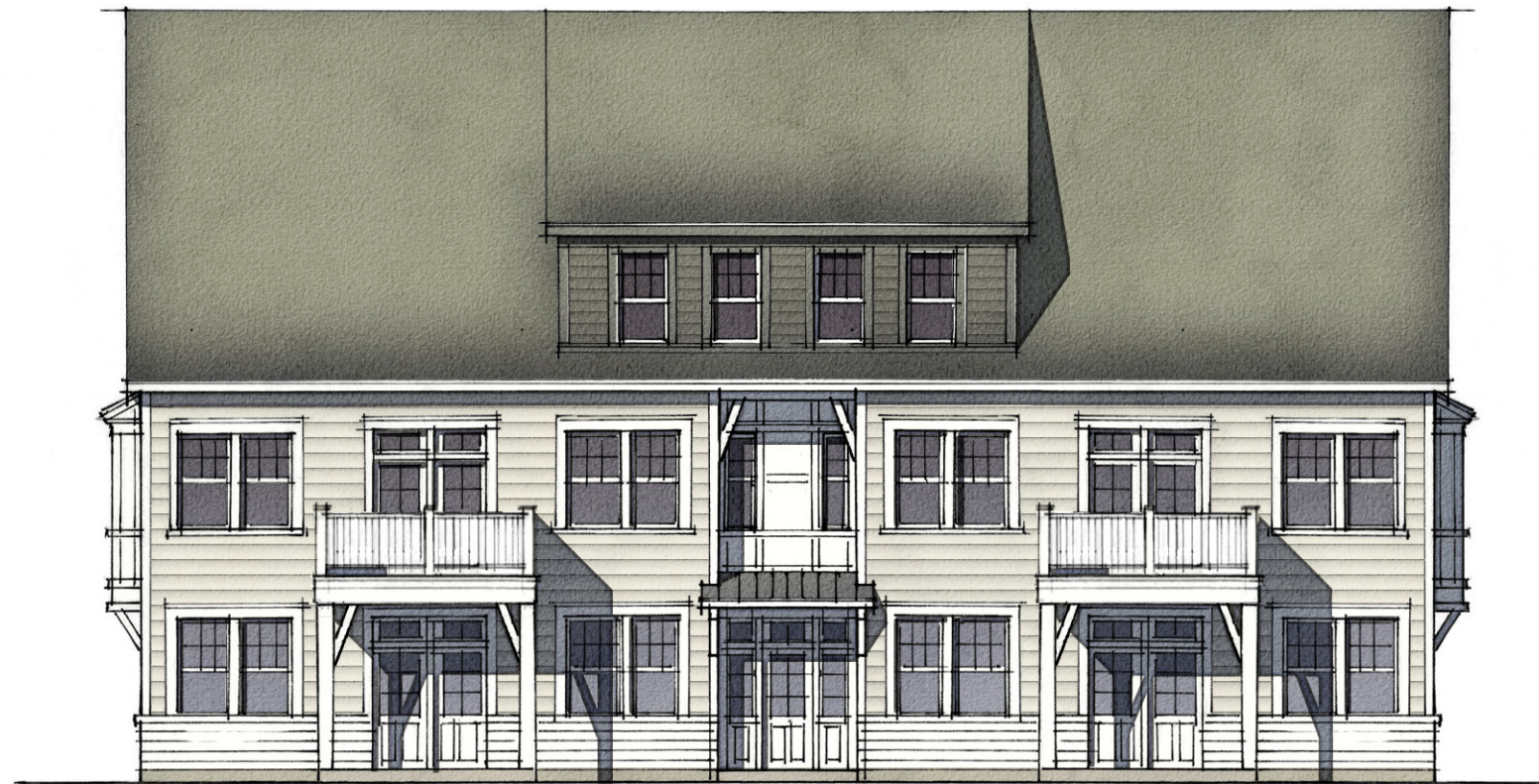
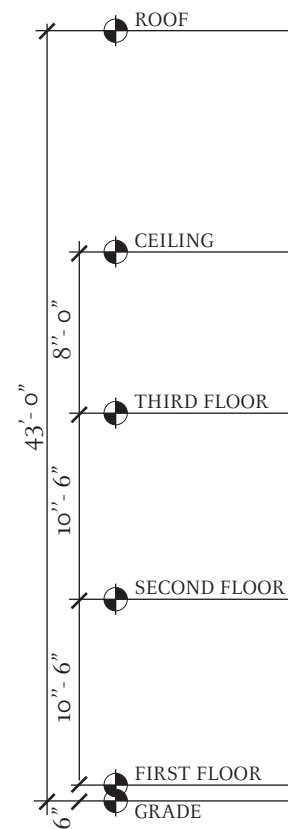
ELEVATIONS - SIX UNIT TOWNHOUSES

OCTOBER 29, 2021

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

0' 1' 2' 4' 10' 20' 40'





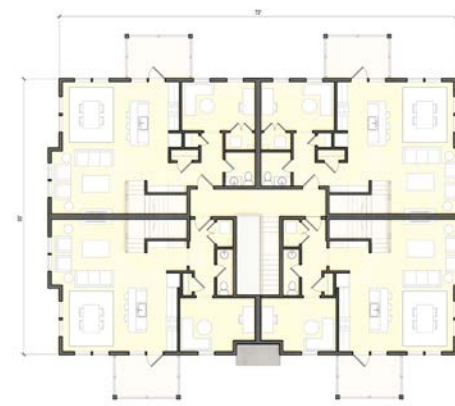
FRONT ELEVATION



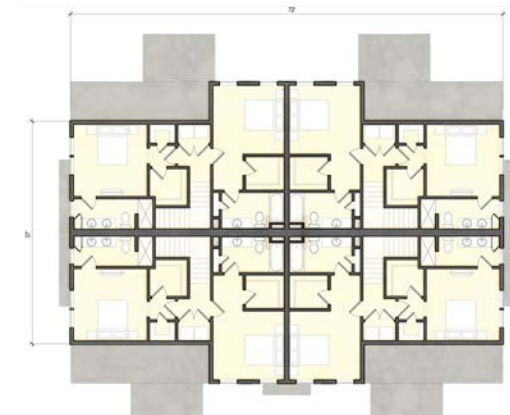
SITE KEY PLAN



FIRST FLOOR KEY PLAN



SECOND FLOOR KEY PLAN



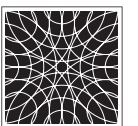
THIRD FLOOR KEY PLAN

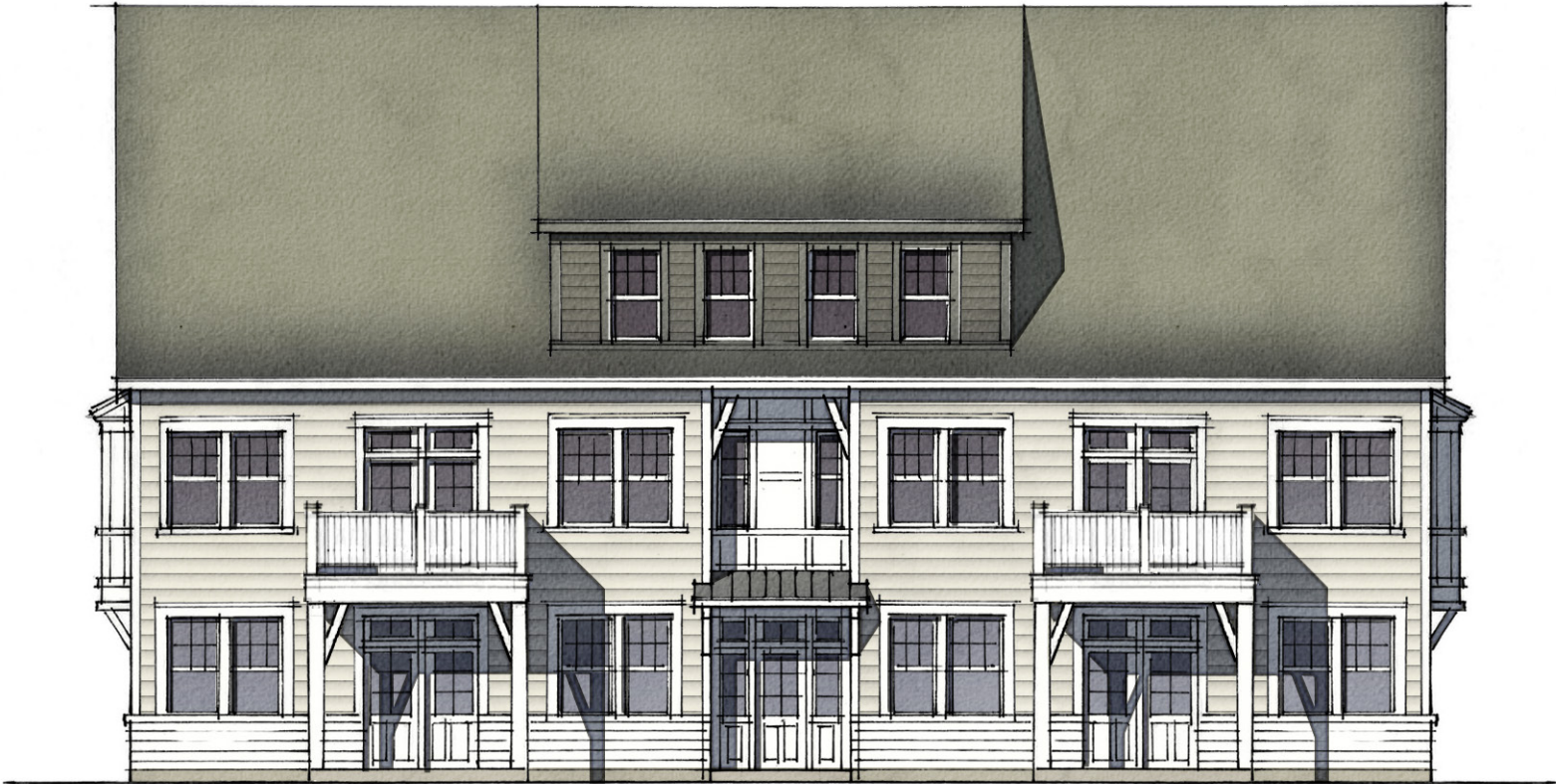
15 HIGH STREET, NORWELL, MA

ELEVATIONS - SIX-PLEX

OCTOBER 29, 2021

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





FRONT ELEVATION



SIDE ELEVATION

DORMER IN DARK TONE TO
FADE INTO ROOF

FRONT DOOR ACCENTUATED
WITH SIDELIGHTS AND
EXTENDED ROOF CANOPY

TYPICAL EXTERIOR MATERIALS:

- VINYL SIDING WITH RABBETED TRIM
- SMOOTH MDO PANELS
- WINDOW CASINGS WITH PVC SUBSILL
- DOUBLE HUNG INSULATED VINYL WINDOWS WITH LOW-E GLAZING AND DIVIDED LITES
- FIBERGLASS ENTRY DOOR WITH VISION LITE
- STEEL CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOOR WITH LITES
- 25 YR ASPHALT SHINGLE ROOF
- ALUMINUM GUTTERS AND DOWNSPOUTS
- COMPOSITE DECKING
- PVC BRACKETS AND CORBELS
- PVC POSTS AND RAILING SYSTEMS

15 HIGH STREET, NORWELL, MA

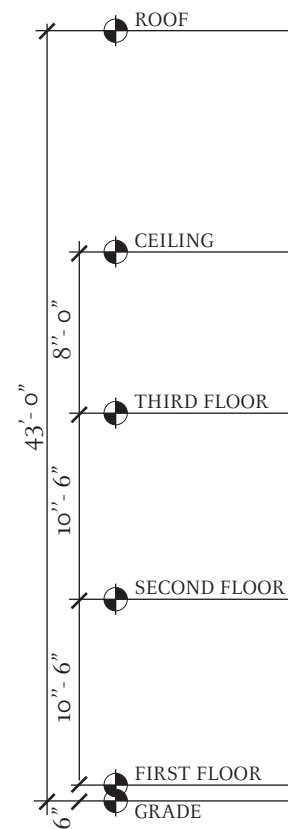
ELEVATIONS - SIX-PLEX

OCTOBER 29, 2021

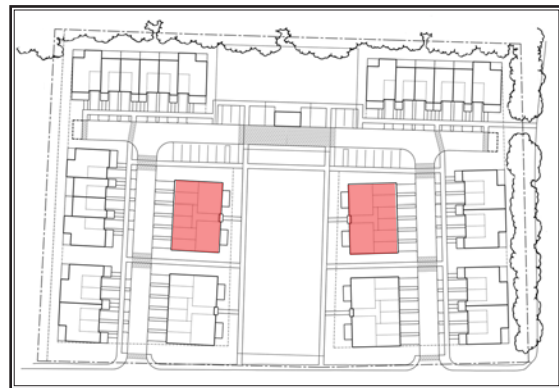
SCALE: 3/32"=1'-0"

0 1' 2' 4' 10' 20' 40'

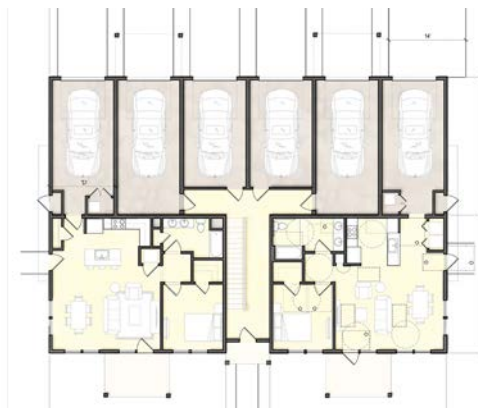




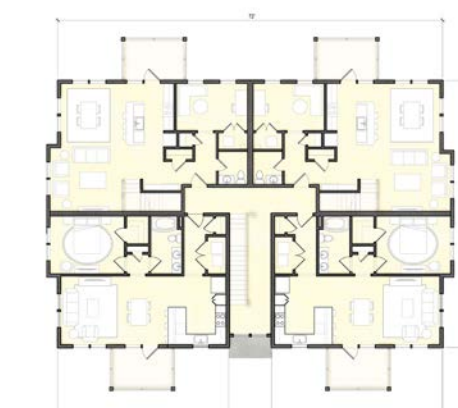
FRONT ELEVATION



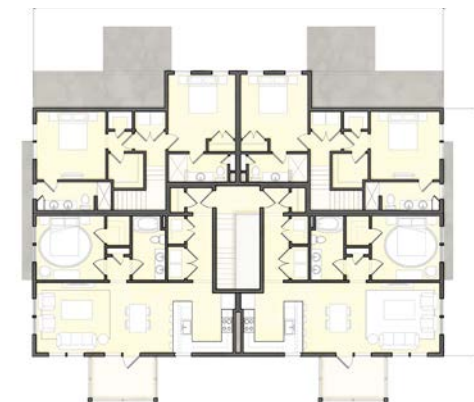
SITE KEY PLAN



FIRST FLOOR KEY PLAN



SECOND FLOOR KEY PLAN



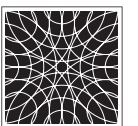
THIRD FLOOR KEY PLAN

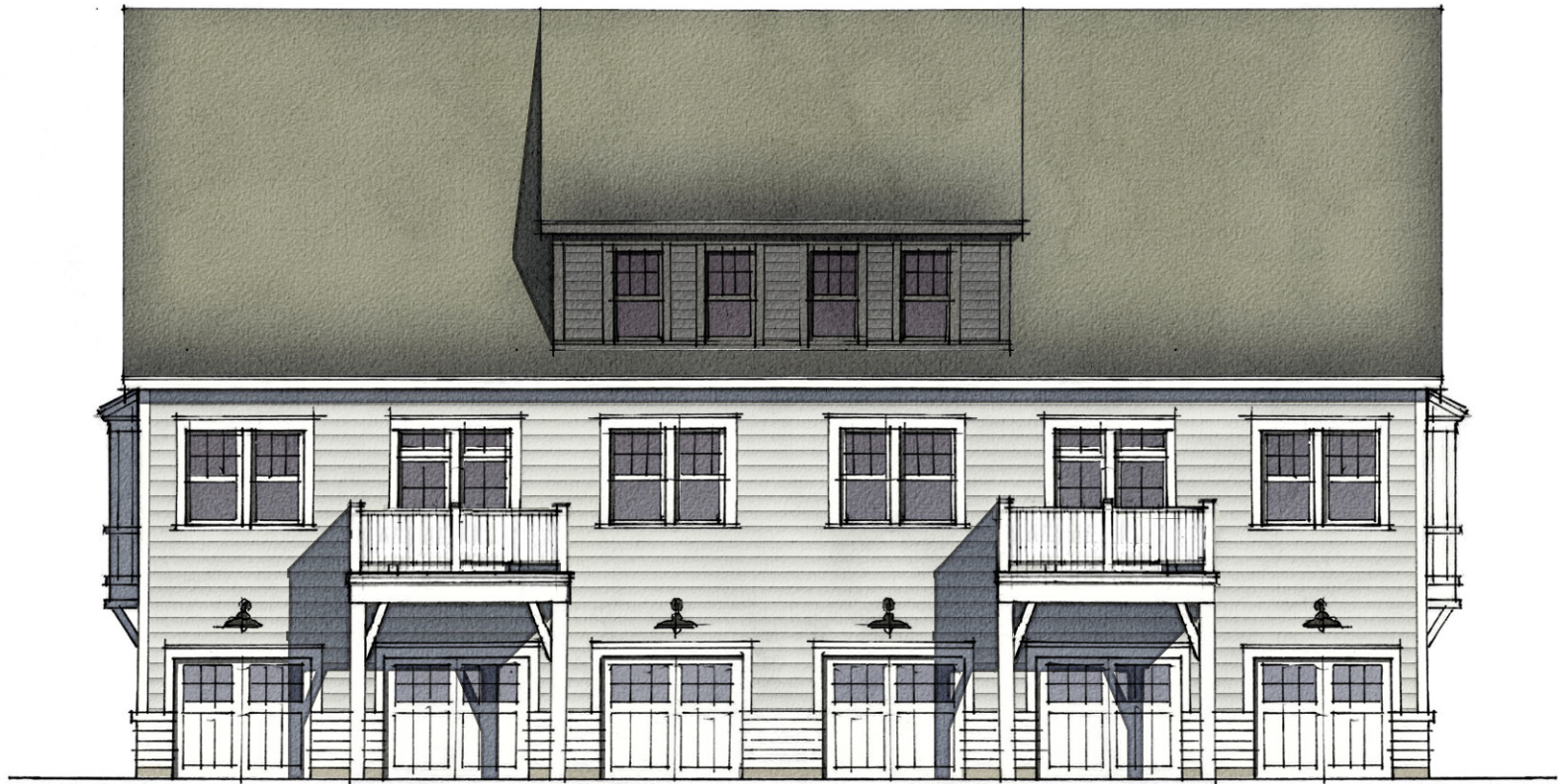
15 HIGH STREET, NORWELL, MA

ELEVATIONS - EIGHT-PLEX

OCTOBER 29, 2021

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





REAR ELEVATION



SIDE ELEVATION

TYPICAL EXTERIOR MATERIALS:

- VINYL SIDING WITH RABBETED TRIM
- SMOOTH MDO PANELS
- WINDOW CASINGS WITH PVC SUBSILL
- DOUBLE HUNG INSULATED VINYL WINDOWS WITH LOW-E GLAZING AND DIVIDED LITES
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- ALUMINUM GUTTERS AND DOWNSPOUTS
- COMPOSITE DECKING
- PVC BRACKETS AND CORBELS
- PVC POSTS AND RAILING SYSTEMS

15 HIGH STREET, NORWELL, MA

ELEVATIONS - EIGHT-PLEX

OCTOBER 29, 2021

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

0' 1' 2' 4' 10' 20' 40'



SQUARE FOOTAGE TOTALS

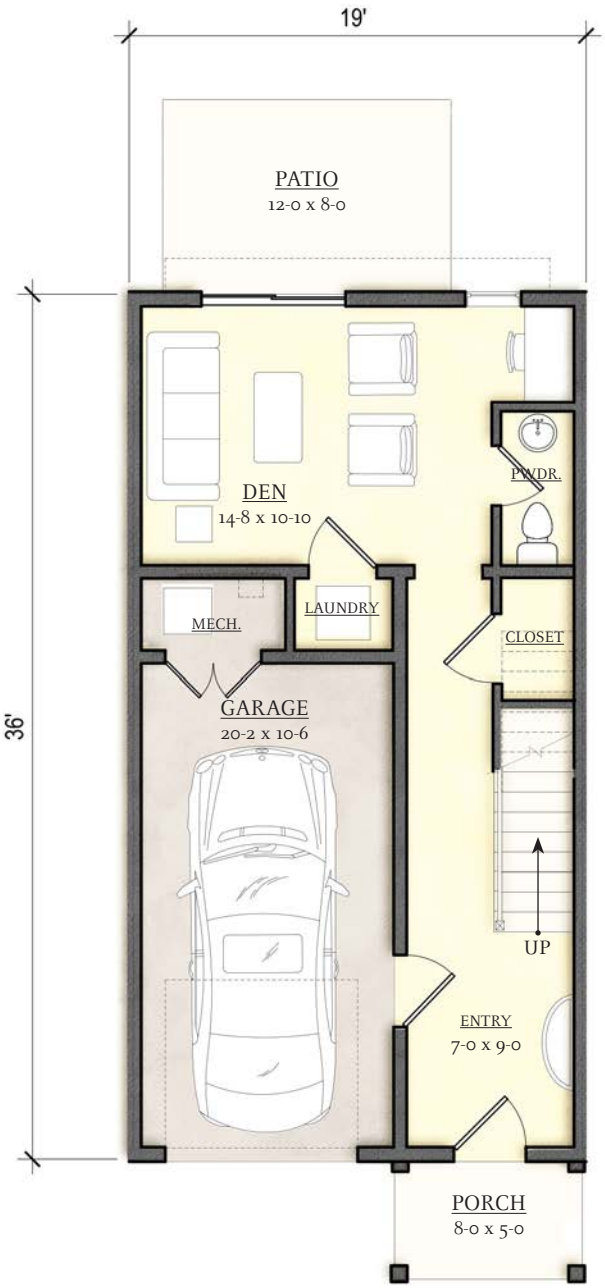
1BR Townhouse Total - 1183 sf

First Floor - 456 sf

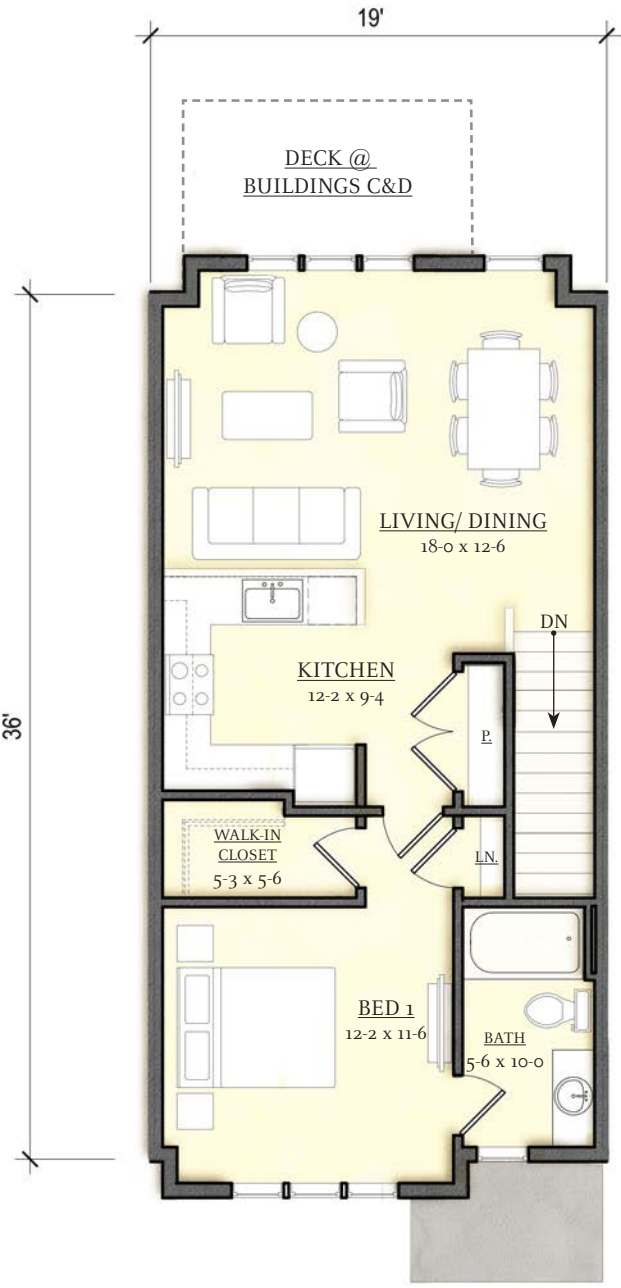
Second Floor - 727 sf



KEY PLAN



FIRST FLOOR



SECOND FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - ONE BEDROOM TOWNHOUSE

OCTOBER 29, 2021



SQUARE FOOTAGE TOTALS

2BR Townhouse Total - 1786 sf

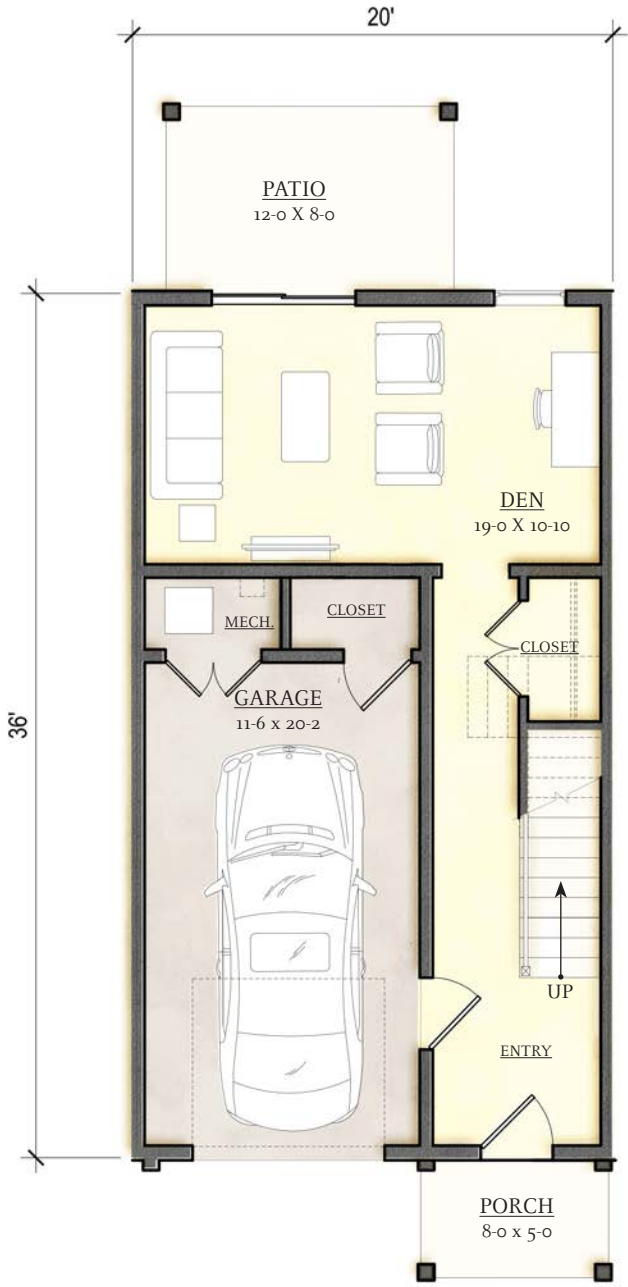
First Floor - 472 sf

Second Floor - 720 sf

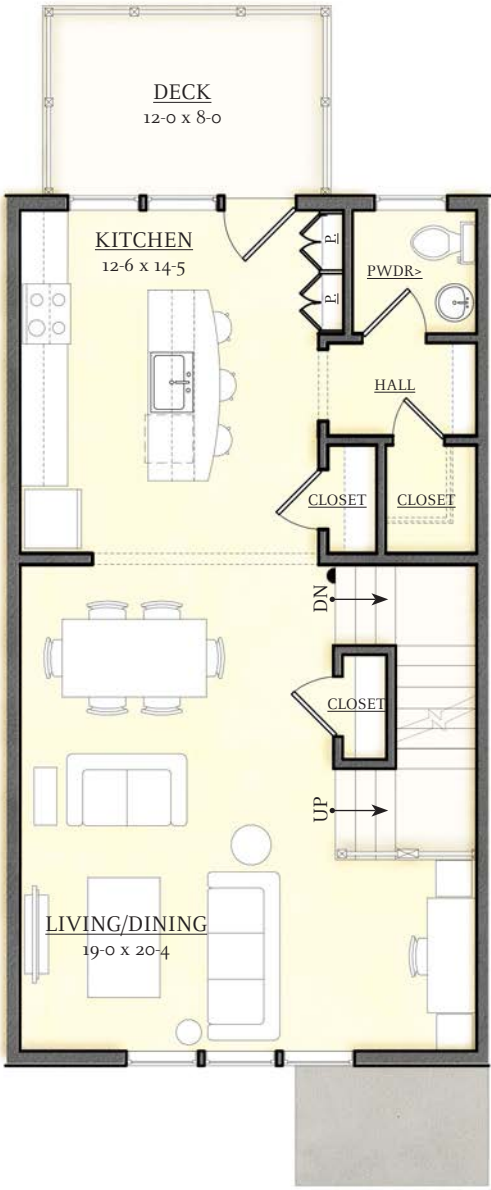
Third Floor - 594 sf



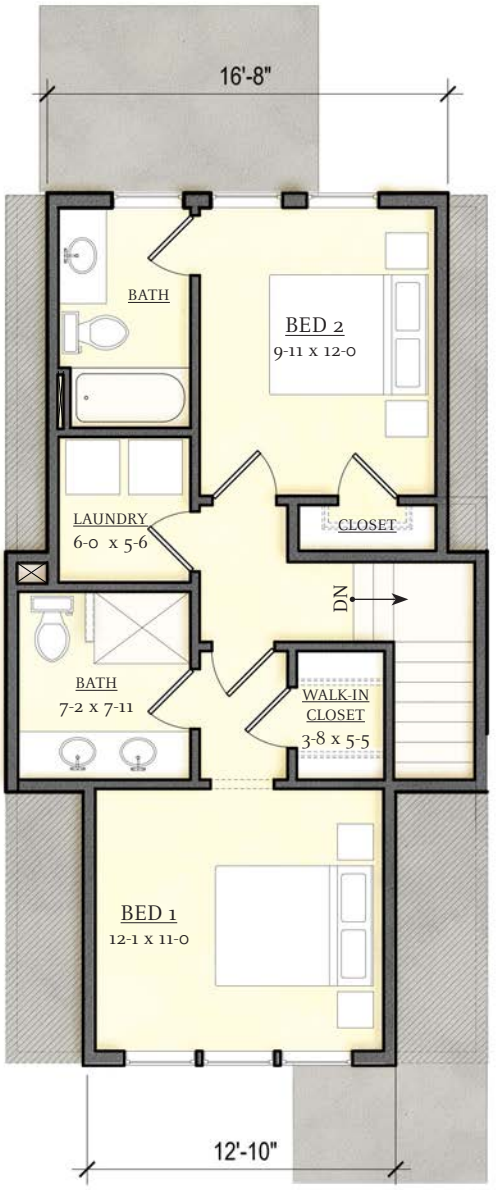
KEY PLAN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - TWO BEDROOM TOWNHOUSE

OCTOBER 29, 2021



SQUARE FOOTAGE TOTALS

3BR Townhouse ADA Total - 1648 sf
 First Floor - 980 sf
 Second Floor - 668 sf



KEY PLAN



FIRST FLOOR



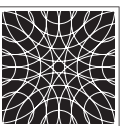
SECOND FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - THREE BEDROOM TOWNHOUSE

OCTOBER 29, 2021

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

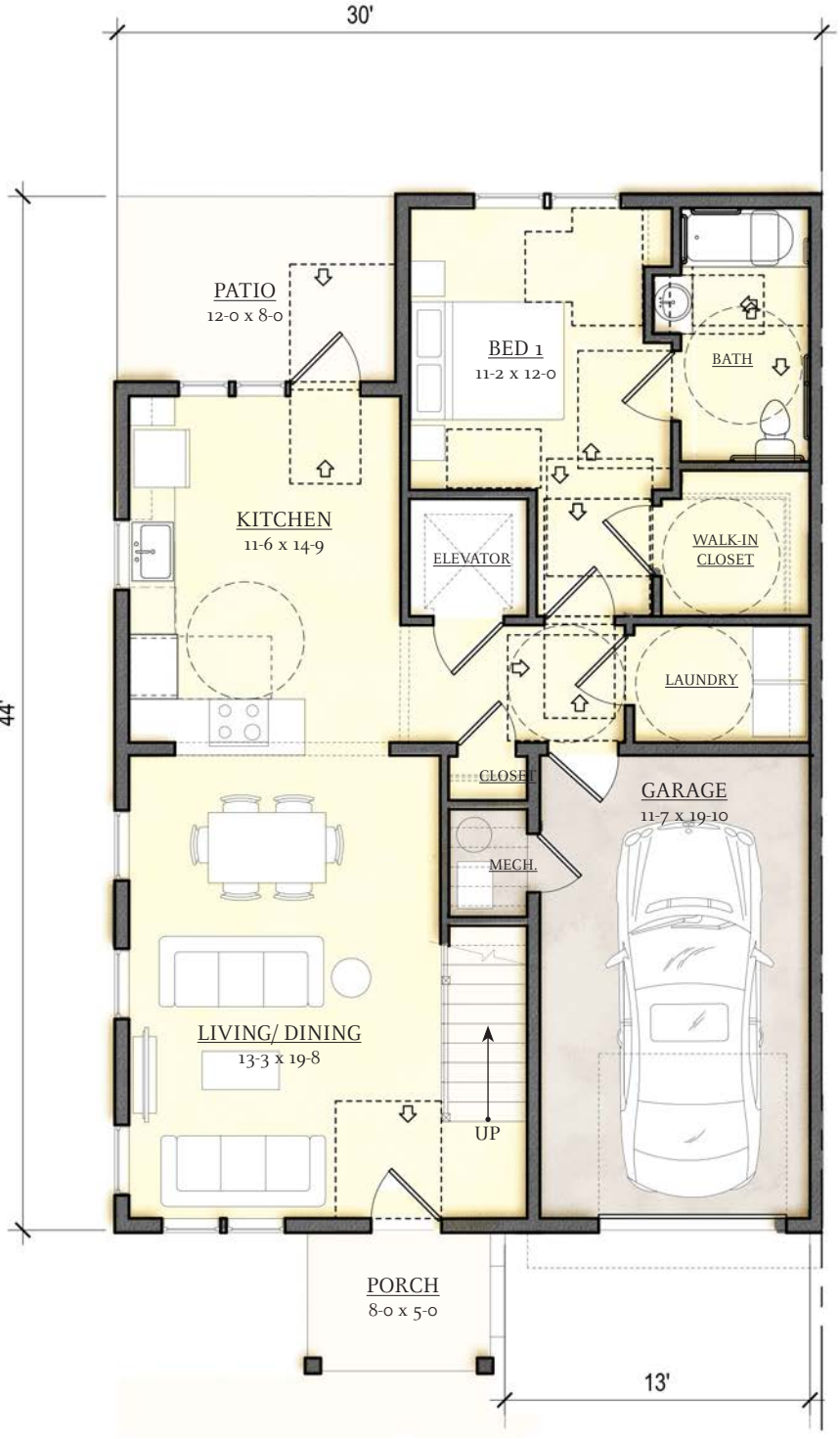


SQUARE FOOTAGE TOTALS

3BR Townhouse ADA Total - 1648 sf
 First Floor - 980 sf
 Second Floor - 668 sf



KEY PLAN



FIRST FLOOR



SECOND FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - THREE BEDROOM ACCESSIBLE TOWNHOUSE

OCTOBER 29, 2021

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



SQUARE FOOTAGE TOTALS

1BR Lower Flat Total - 1015 sf

2BR Upper Flat Total- 1377 sf

First Floor- 112 sf

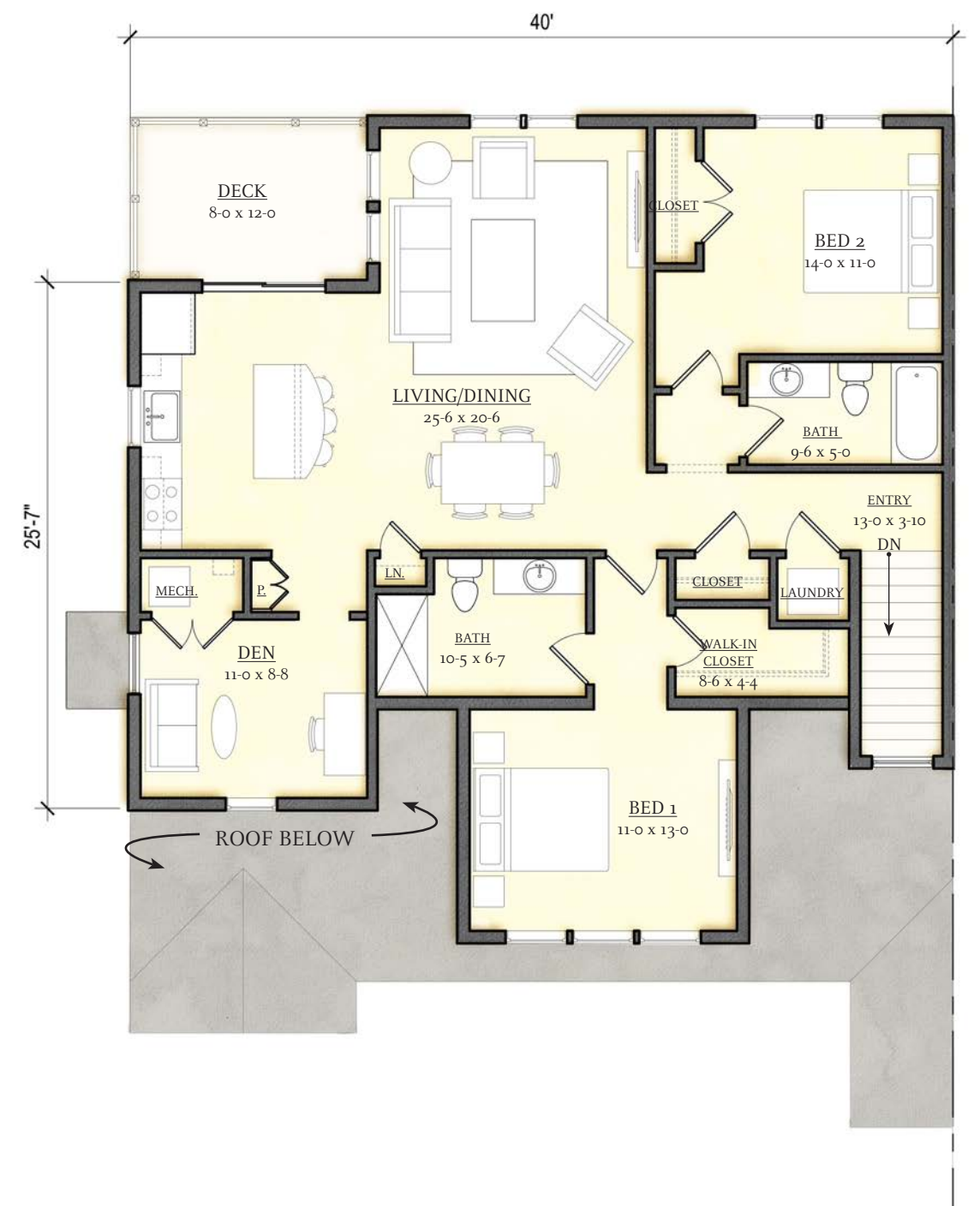
Second Floor- 1265 sf



KEY PLAN



FIRST FLOOR



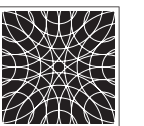
SECOND FLOOR

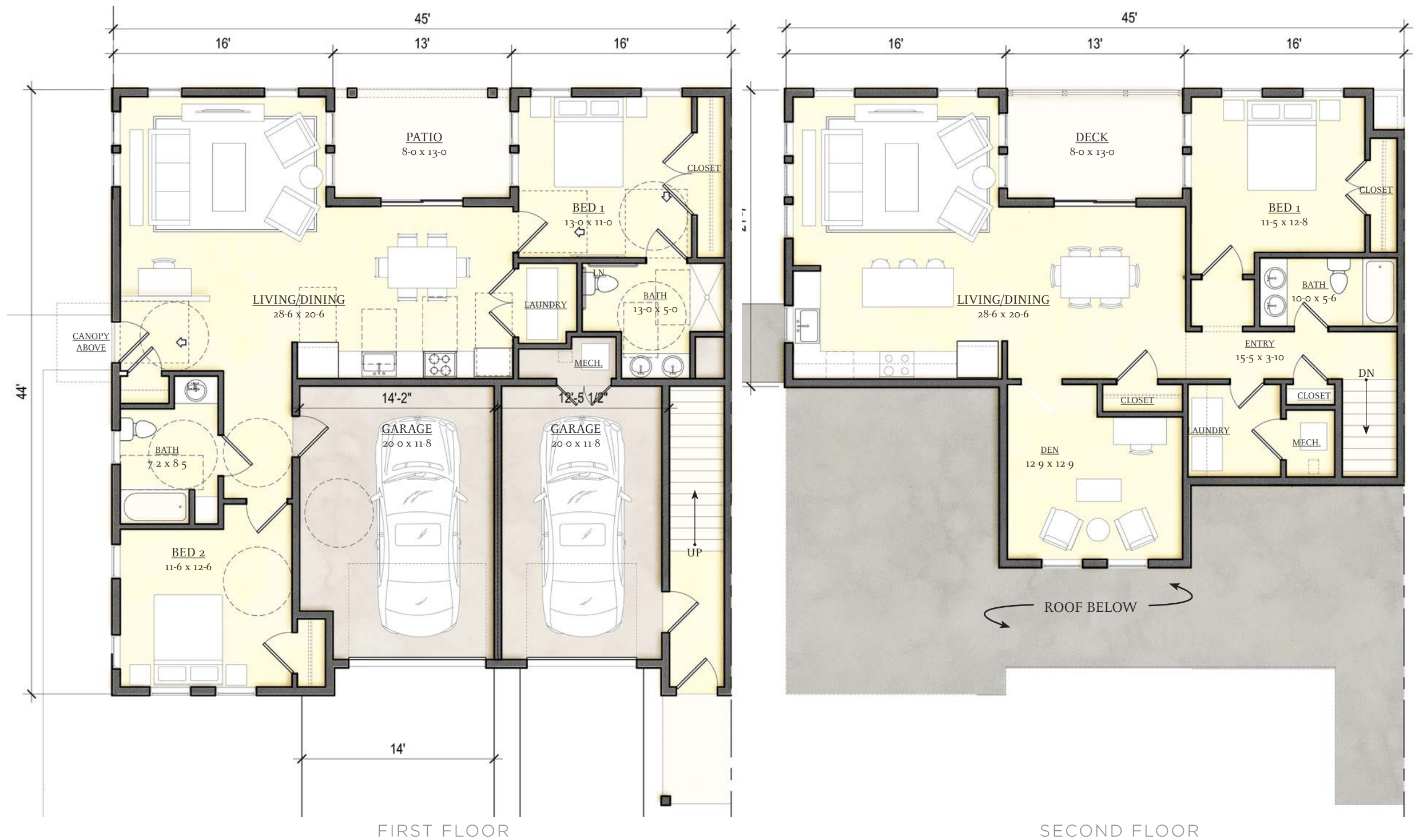
15 HIGH STREET, NORWELL, MA

UNIT PLANS - TWO BEDROOM FLAT OVER ONE BEDROOM FLAT

OCTOBER 29, 2021

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



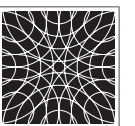


15 HIGH STREET, NORWELL, MA

UNIT PLANS - ONE BEDROOM FLAT OVER TWO BEDROOM ACCESSIBLE FLAT

OCTOBER 29, 2021

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



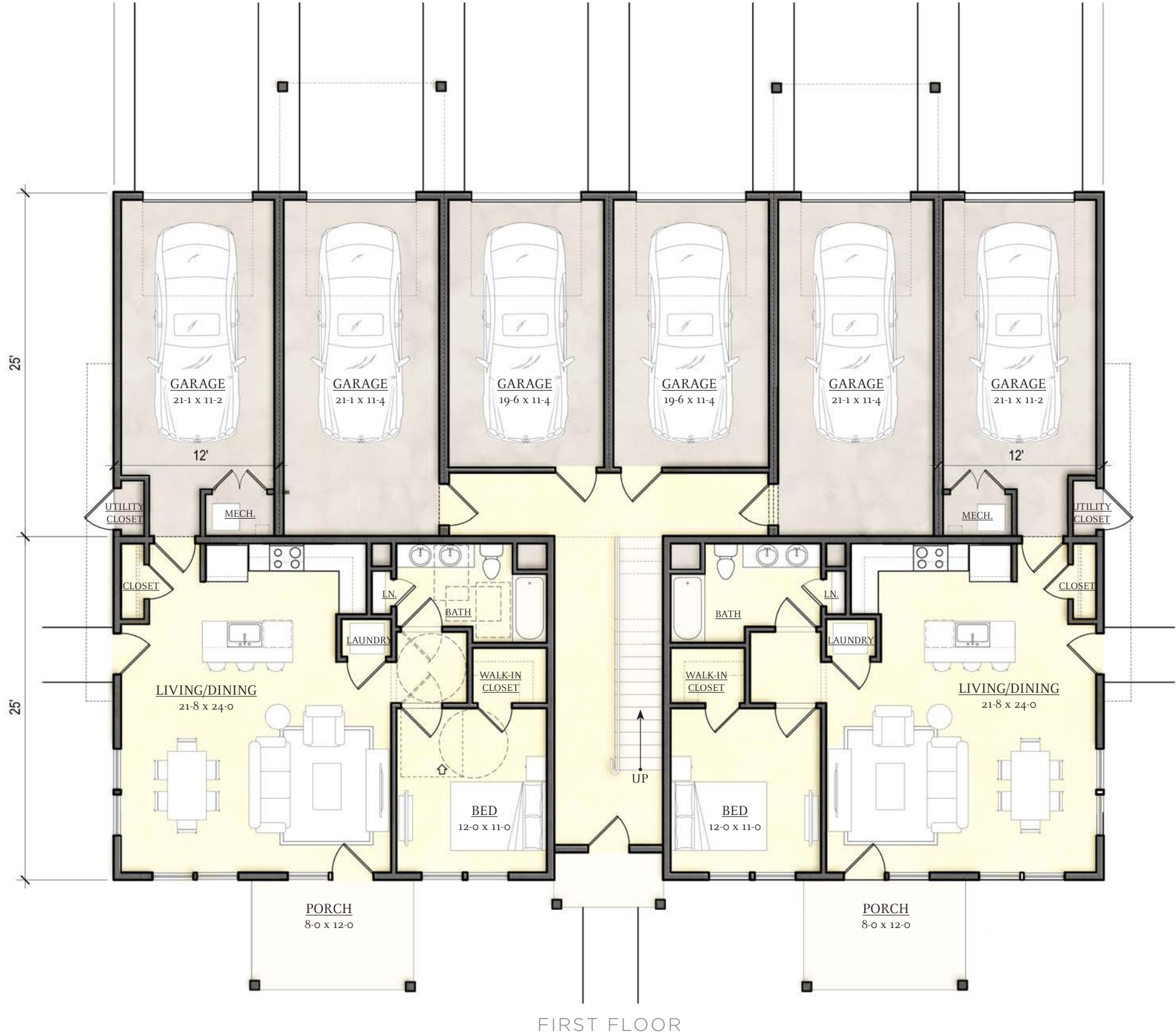
SQUARE FOOTAGE TOTALS

Six-Plex Building Total - 8585 sf
 First Floor - 1906 sf
 Second Floor - 3683 sf
 Third Floor- 2996 sf

1BR Flat Total - 800 sf



KEY PLAN



FIRST FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - SIX-PLEX

OCTOBER 29, 2021

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



SQUARE FOOTAGE TOTALS

Six-Plex Building Total - 8585 sf

First Floor - 1906 sf

Second Floor - 3683 sf

Third Floor- 2996 sf

2BR Townhouse A Total - 1610 sf

Second Floor- 860 sf

Third Floor- 750 sf

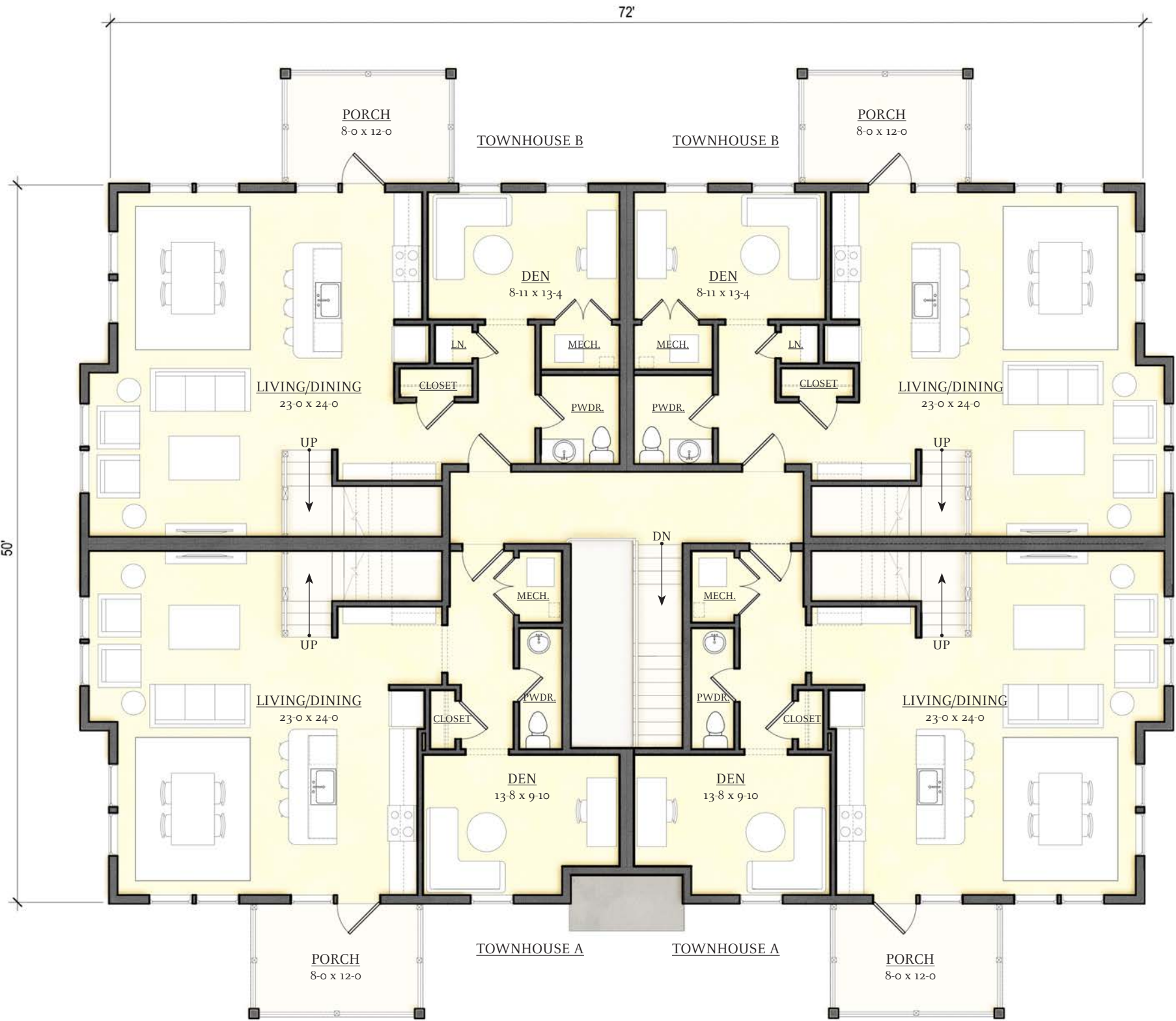
2BR Townhouse B Total - 1615 sf

Second Floor- 865 sf

Third Floor- 750 sf



KEY PLAN



SECOND FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - SIX-PLEX

OCTOBER 29, 2021

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



SQUARE FOOTAGE TOTALS

Six-Plex Building Total - 8585 sf

First Floor - 1906 sf

Second Floor - 3683 sf

Third Floor- 2996 sf

2BR Townhouse A Total - 1610 sf

Second Floor- 860 sf

Third Floor- 750 sf

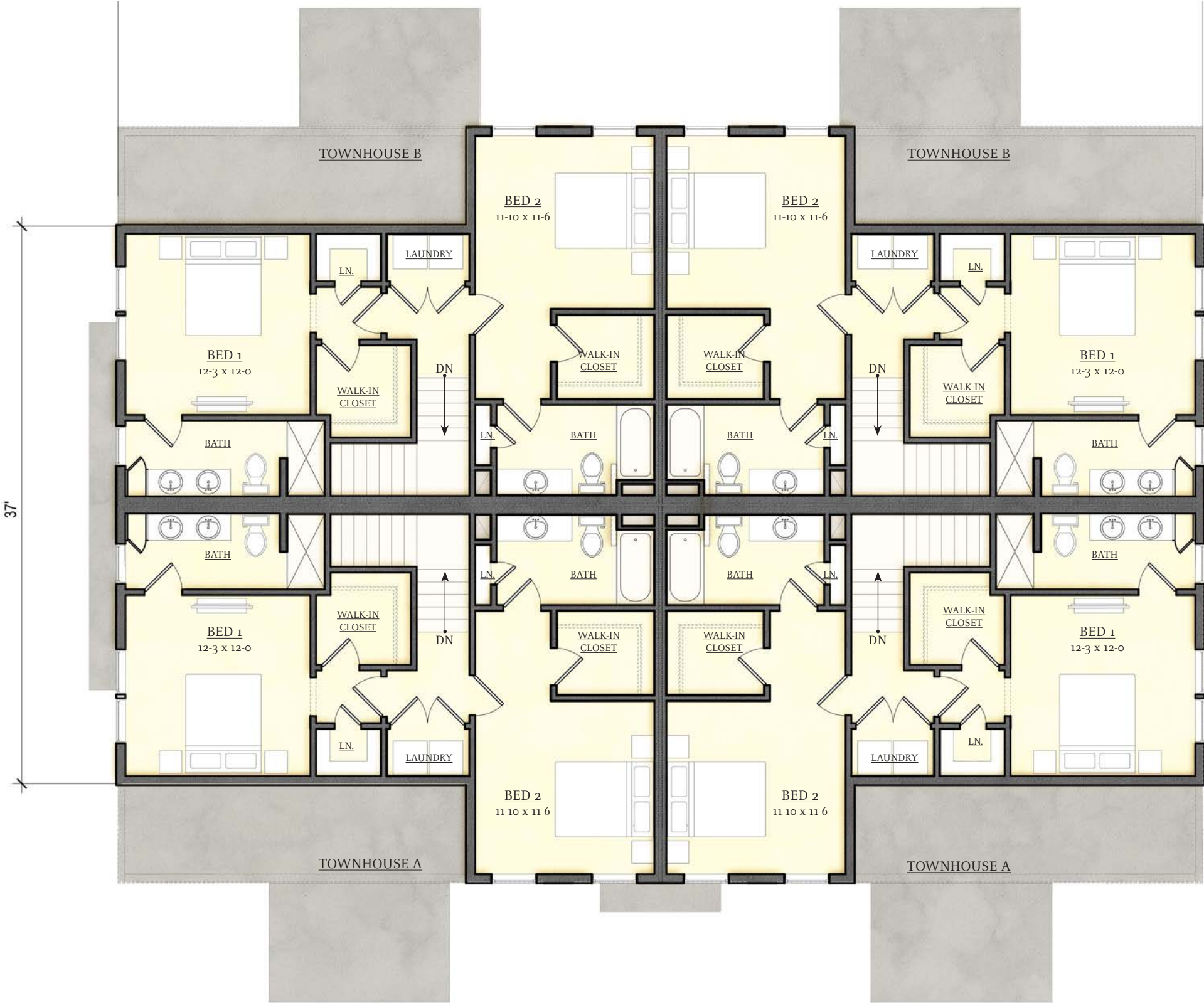
2BR Townhouse B Total - 1615 sf

Second Floor- 865 sf

Third Floor- 750 sf



KEY PLAN



THIRD FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - SIX-PLEX

OCTOBER 29, 2021

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



SQUARE FOOTAGE TOTALS

Eight-Plex Building Total - 8,885 sf

First Floor - 1,903 sf

Second Floor - 3,680 sf

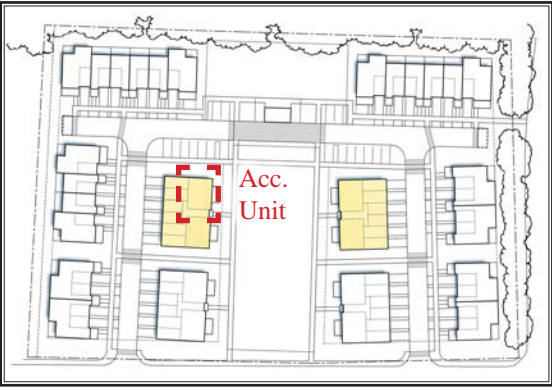
Third Floor- 3,302 sf

1BR Flat ADA Total - 800 sf

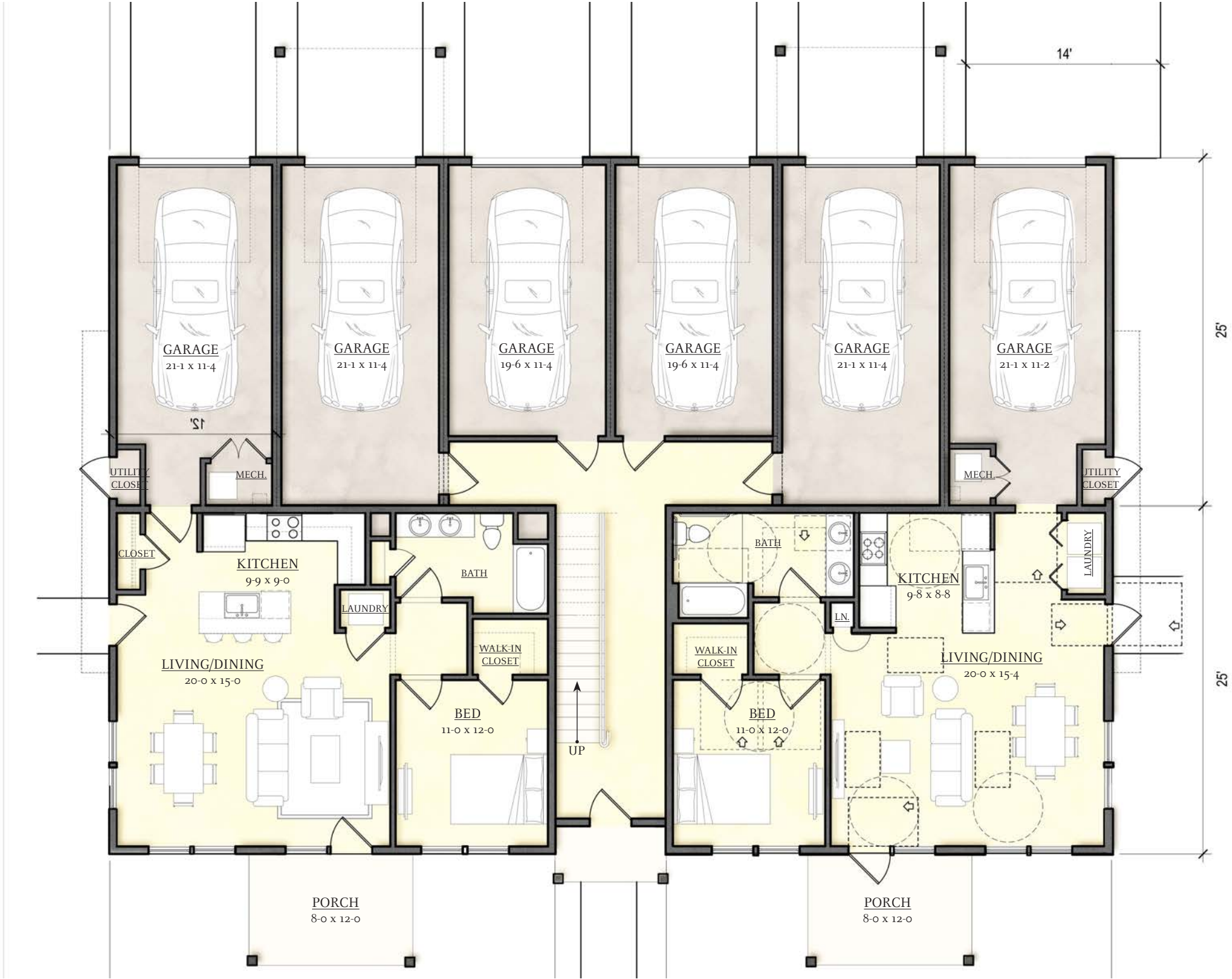
2BR Townhouse Total - 1,544 sf

Second Floor - 860 sf

Third Floor - 684 sf



KEY PLAN



FIRST FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - EIGHT-PLEX (SHOWN WITH ONE BEDROOM ACCESSIBLE UNIT)

OCTOBER 29, 2021

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

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

SQUARE FOOTAGE TOTALS

Eight-Plex Building Total - 8,885 sf

First Floor - 1,903 sf

Second Floor - 3,680 sf

Third Floor- 3,302 sf

1BR Flat Total - 805 sf

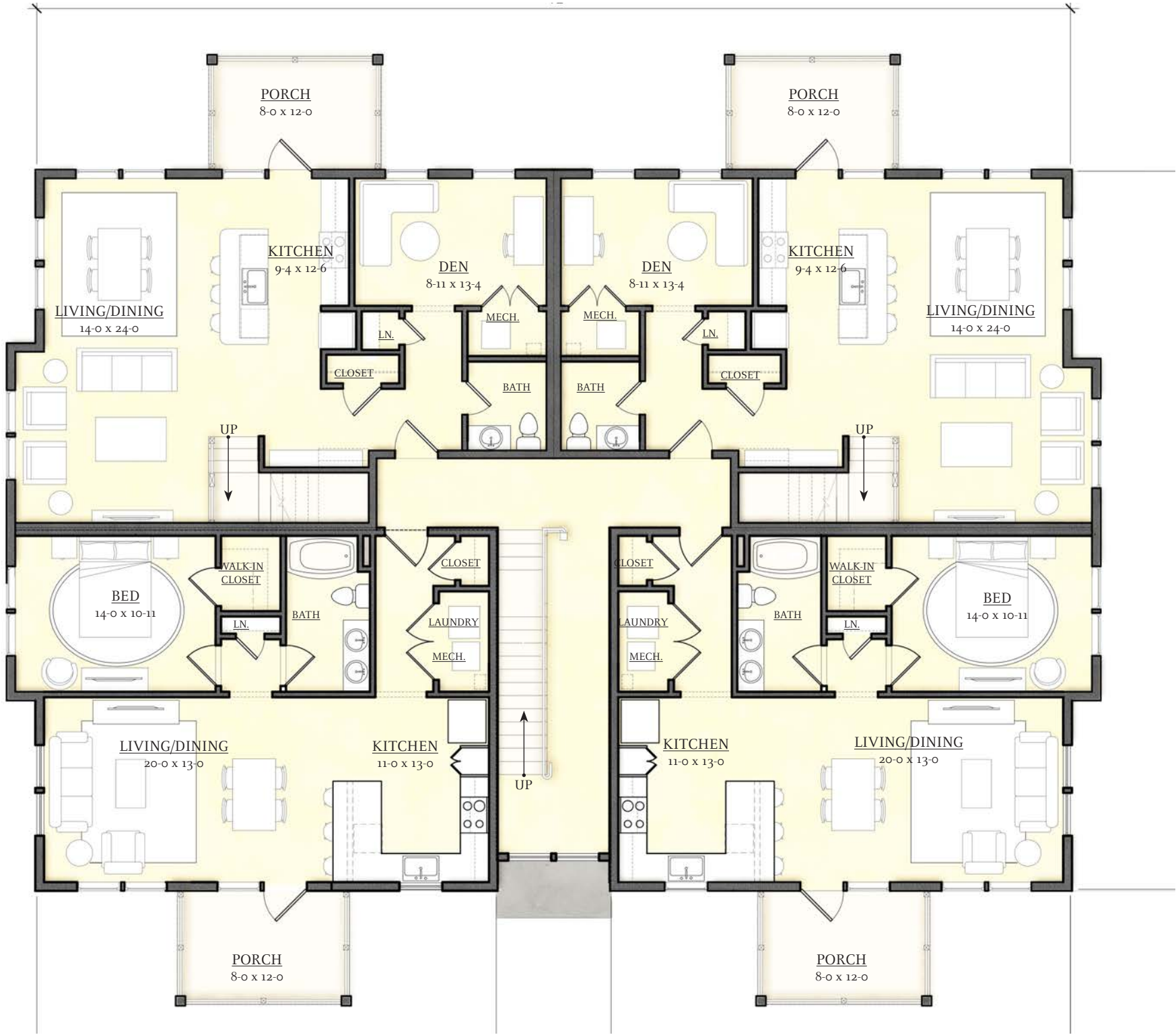
2BR Townhouse Total - 1,544 sf

Second Floor - 860 sf

Third Floor - 684 sf



KEY PLAN



SECOND FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - EIGHT-PLEX

OCTOBER 29, 2021

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



SQUARE FOOTAGE TOTALS

Eight-Plex Building Total - 8,885 sf

First Floor - 1,903 sf

Second Floor - 3,680 sf

Third Floor- 3,302 sf

1BR Flat Total - 885 sf

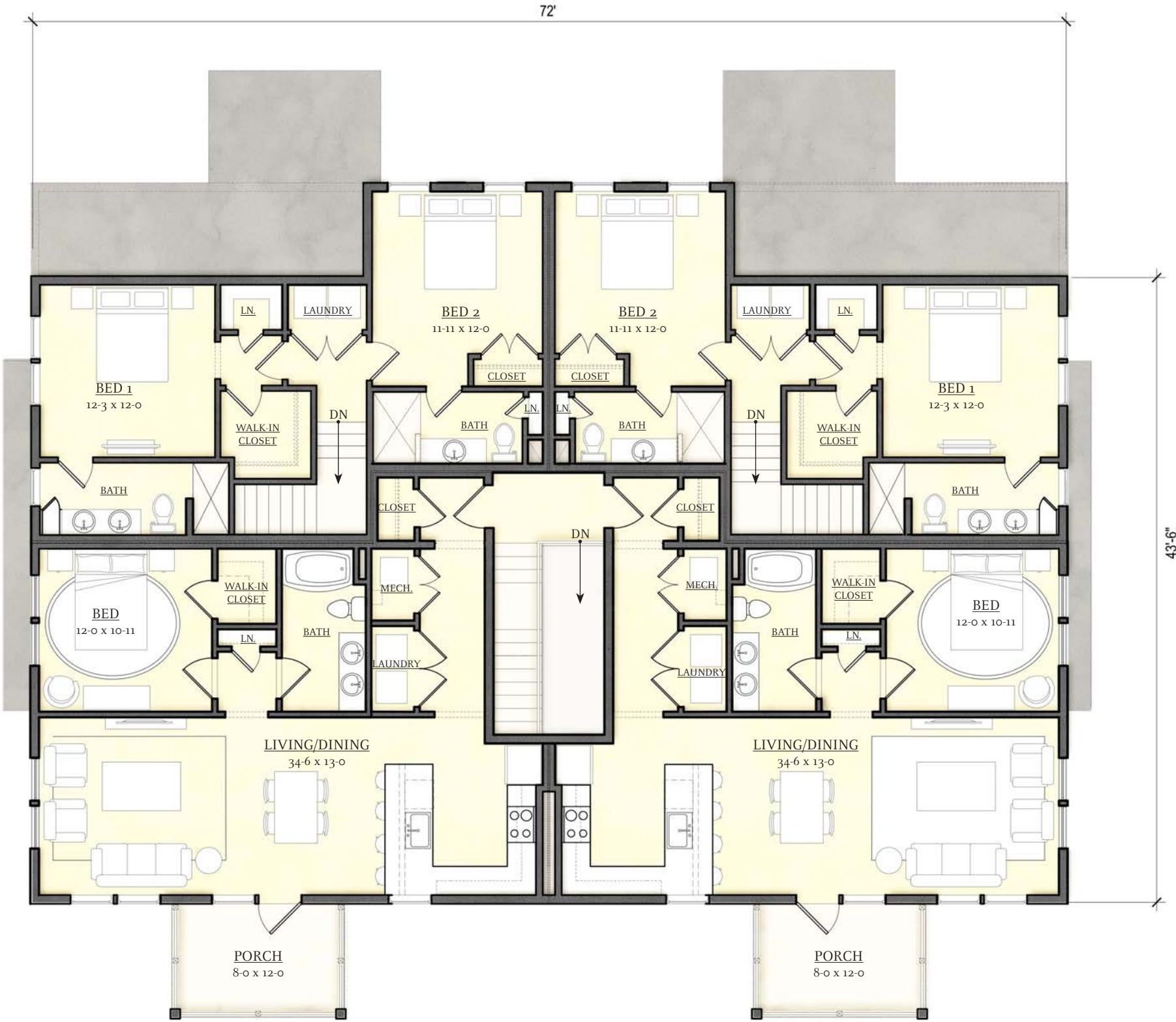
2BR Townhouse Total - 1,544 sf

Second Floor - 860 sf

Third Floor - 684 sf



KEY PLAN



THIRD FLOOR

15 HIGH STREET, NORWELL, MA

UNIT PLANS - EIGHT-PLEX

OCTOBER 29, 2021

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

