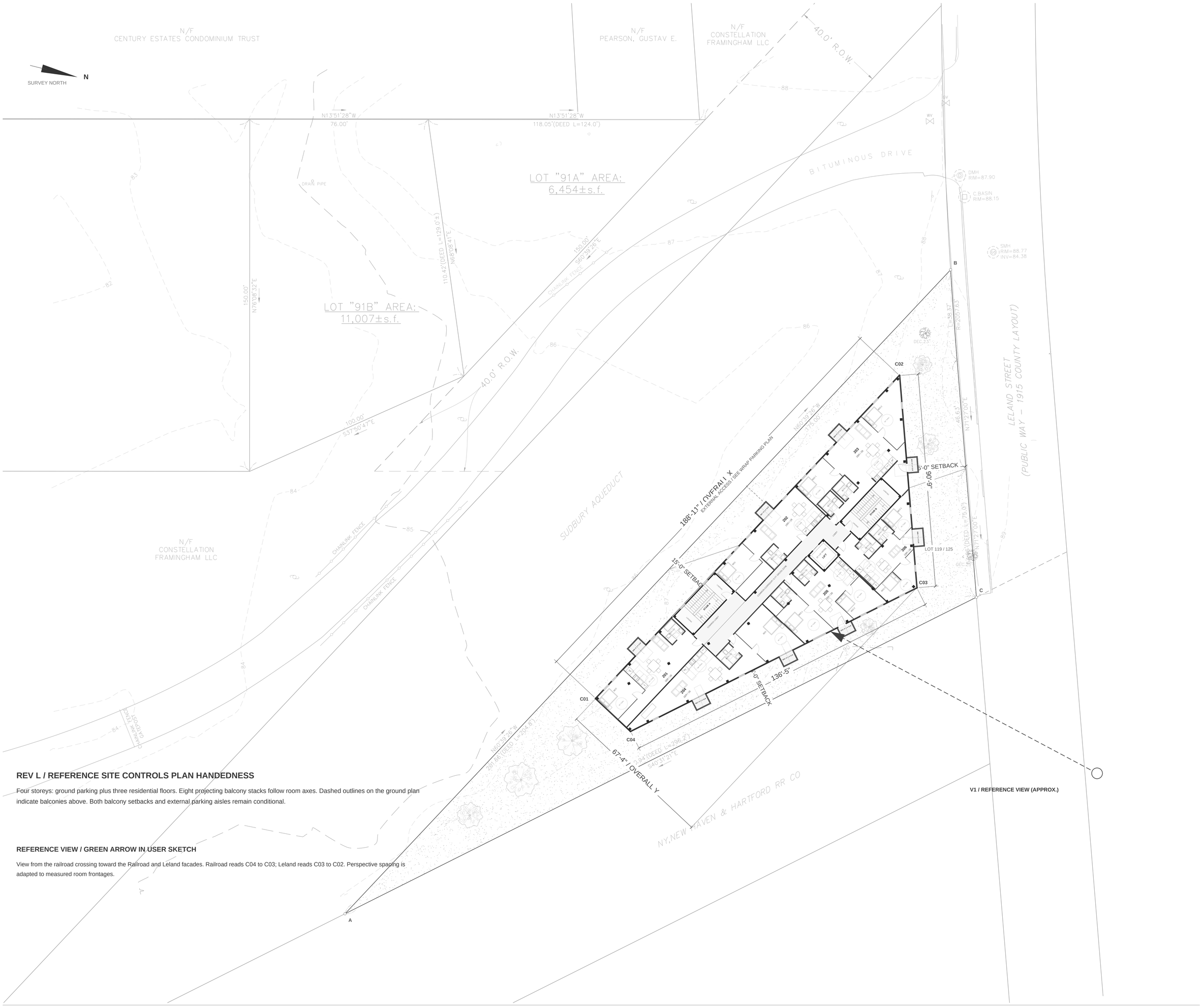
GROUND / 19-SPACE GARAGE / SITE PLAN

Facade scheme coordinated with retained unit planning / reference orientation retained


N/F
CENTURY ESTATES CONDOMINIUM TRUST
N/F
PEARSON, GUSTAV E.
N/F
CONSTELLATION
FRAMINGHAM LLC
N/F
CONSTELLATION
FRAMINGHAM LLC
SURVEY NORTH
N
40.0' R.O.W.
N13°51'28"W
76.00'
N13°51'28"W
118.05'(DEED L=124.0')
LOT "91A" AREA:
6,454±s.f.
LOT "91B" AREA:
11,007±s.f.
DRAIN PIPE
150.00'
N76°08'32"E
110.42'(DEED L=129.0'±)
N68°08'41"E
150.00'
S60°39'26"E
CHAINLINK FENCE
100.00'
S37°50'47"E
40.0' R.O.W.
BITUMINOUS DRIVE
DMH
RIM=87.90
C.BASIN
RIM=88.15
SMH
RIM=88.77
INV=84.38
LELAND STREET
(PUBLIC WAY – 1915 COUNTY LAYOUT)
L=38.37'
R=205.63'
N11°27'00"E
45.63'
N11°27'00"E
45.63'(DEED L=75.0')
LOT 119 / 125
SUDBURY AQUEDUCT
CHAINLINK FENCE
CHAINLINK FENCE
CHAINLINK FENCE
N/F
CONSTELLATION
FRAMINGHAM LLC
N69°39'26"W
291.66'(DEED L=204.8')
S40°31'21"E
194.94'(DEED L=296.2')
NY,NEW HAVEN & HARTFORD RR CO
A
B
C
C01
C02
C03
C04
188'-11" / OVERALL X
EXTERNAL ACCESS / SEE WRAP PARKING PLAN
67'-4" / OVERALL Y
15'-0" SETBACK
25'-0" SETBACK
5'-0" SETBACK
136'-5"
90'-9"
LOT 119 / 125
P01
P02
P03
P04
P05
P06
P07
P08
P09
P10
P11
P12
P13
P14
P15
P16
P17
P18
P19
P20
STAIR A
STAIR B
LIFT
MEP
ELEC/TEL
TRASH
5'-0" CLEAR WALK
5'-0" CLEAR
2'-0" MIN. WALK
18'-0" O/C
11'-0"
38'-0" GARAGE DEPTH
38'-0" STRAIGHT, ANGLE 70°-0" PARTY / GROUND ZONE
38'-0" EXTERNAL WRAP PARKING AISLE / FEASIBILITY EXTENT
RAILROAD SIDE ROAD AND ACCESS RIGHTS NOT VERIFIED
STREET CORRECTION TOWARD/AWAY FROM CURB
OPEN BETWEEN CITY RISES
OPEN ABOVE
OPEN BELOW
OPEN ABOVE
OPEN BELOW
OPEN BETWEEN CITY RISES
OPEN BETWEEN CITY RISES
OPEN BETWEEN CITY RISES

L2 / RESIDENTIAL FLOOR / SITE PLAN

Facade scheme coordinated with retained unit planning / reference orientation retained



REV L / REFERENCE SITE CONTROLS PLAN HANDEDNESS

Four storeys: ground parking plus three residential floors. Eight projecting balcony stacks follow room axes. Dashed outlines on the ground plan indicate balconies above. Both balcony setbacks and external parking aisles remain conditional.

REFERENCE VIEW / GREEN ARROW IN USER SKETCH

View from the railroad crossing toward the Railroad and Leland facades. Railroad reads C04 to C03; Leland reads C03 to C02. Perspective spacing is adapted to measured room frontages.

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

L3 / RESIDENTIAL FLOOR / SITE PLAN

Facade scheme coordinated with retained unit planning / reference orientation retained



REV L / REFERENCE SITE CONTROLS PLAN HANDEDNESS

Four storeys: ground parking plus three residential floors. Eight projecting balcony stacks follow room axes. Dashed outlines on the ground plan indicate balconies above. Both balcony setbacks and external parking aisles remain conditional.

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

L4 / RESIDENTIAL FLOOR / SITE PLAN

Facade scheme coordinated with retained unit planning / reference orientation retained



REV L / REFERENCE SITE CONTROLS PLAN HANDEDNESS

Four storeys: ground parking plus three residential floors. Eight projecting balcony stacks follow room axes. Dashed outlines on the ground plan indicate balconies above. Both balcony setbacks and external parking aisles remain conditional.

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

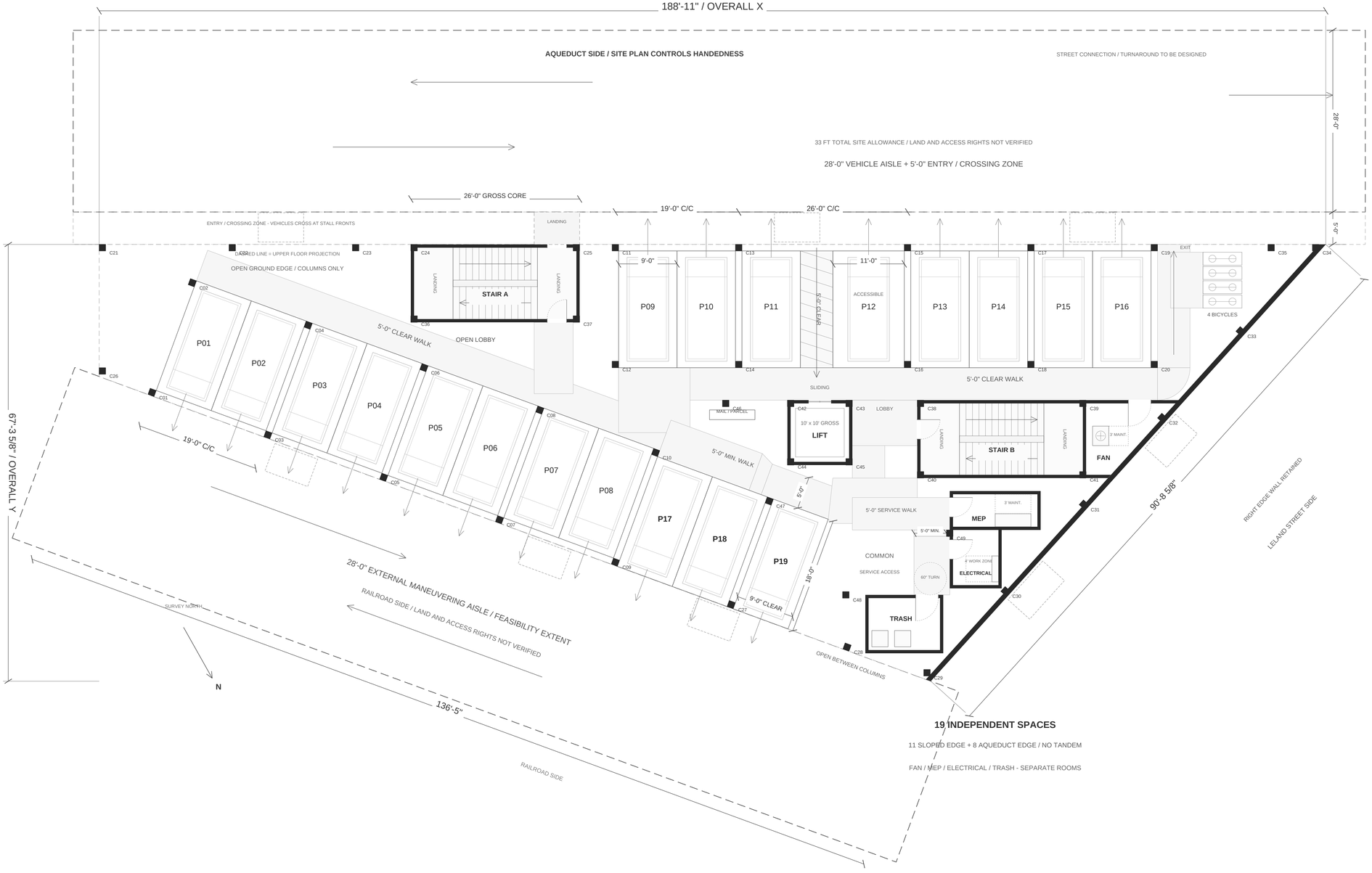
Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

GROUND / 19-SPACE GARAGE / ENLARGED PLAN

Facade scheme coordinated with retained unit planning / reference orientation retained



FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

L2 / RESIDENTIAL FLOOR / ENLARGED PLAN

Facade scheme coordinated with retained unit planning / reference orientation retained

AQUEDUCT SIDE / SITE PLAN CONTROLS HANDEDNESS



EIGHT ROOM-CENTERED BALCONY STACKS / L2-L4 / PLACEMENT SCHEDULE A301-L

4 FT 6 IN OUTWARD PROJECTION FROM FINISHED WALL / CONDITIONAL SETBACK REVIEW

REFERENCE VIEW: RAILROAD C04 TO C03 / LELAND C03 TO C02 / WINDOWS A203-L

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

L3 / RESIDENTIAL FLOOR / ENLARGED PLAN

Facade scheme coordinated with retained unit planning / reference orientation retained

AQUEDUCT SIDE / SITE PLAN CONTROLS HANDEDNESS



EIGHT ROOM-CENTERED BALCONY STACKS / L2-L4 / PLACEMENT SCHEDULE A301-L

4 FT 6 IN OUTWARD PROJECTION FROM FINISHED WALL / CONDITIONAL SETBACK REVIEW

REFERENCE VIEW: RAILROAD C04 TO C03 / LELAND C03 TO C02 / WINDOWS A203-L

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

L4 / RESIDENTIAL FLOOR / ENLARGED PLAN

Facade scheme coordinated with retained unit planning / reference orientation retained

AQUEDUCT SIDE / SITE PLAN CONTROLS HANDEDNESS



EIGHT ROOM-CENTERED BALCONY STACKS / L2-L4 / PLACEMENT SCHEDULE A301-L

4 FT 6 IN OUTWARD PROJECTION FROM FINISHED WALL / CONDITIONAL SETBACK REVIEW

REFERENCE VIEW: RAILROAD C04 TO C03 / LELAND C03 TO C02 / WINDOWS A203-L

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

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DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

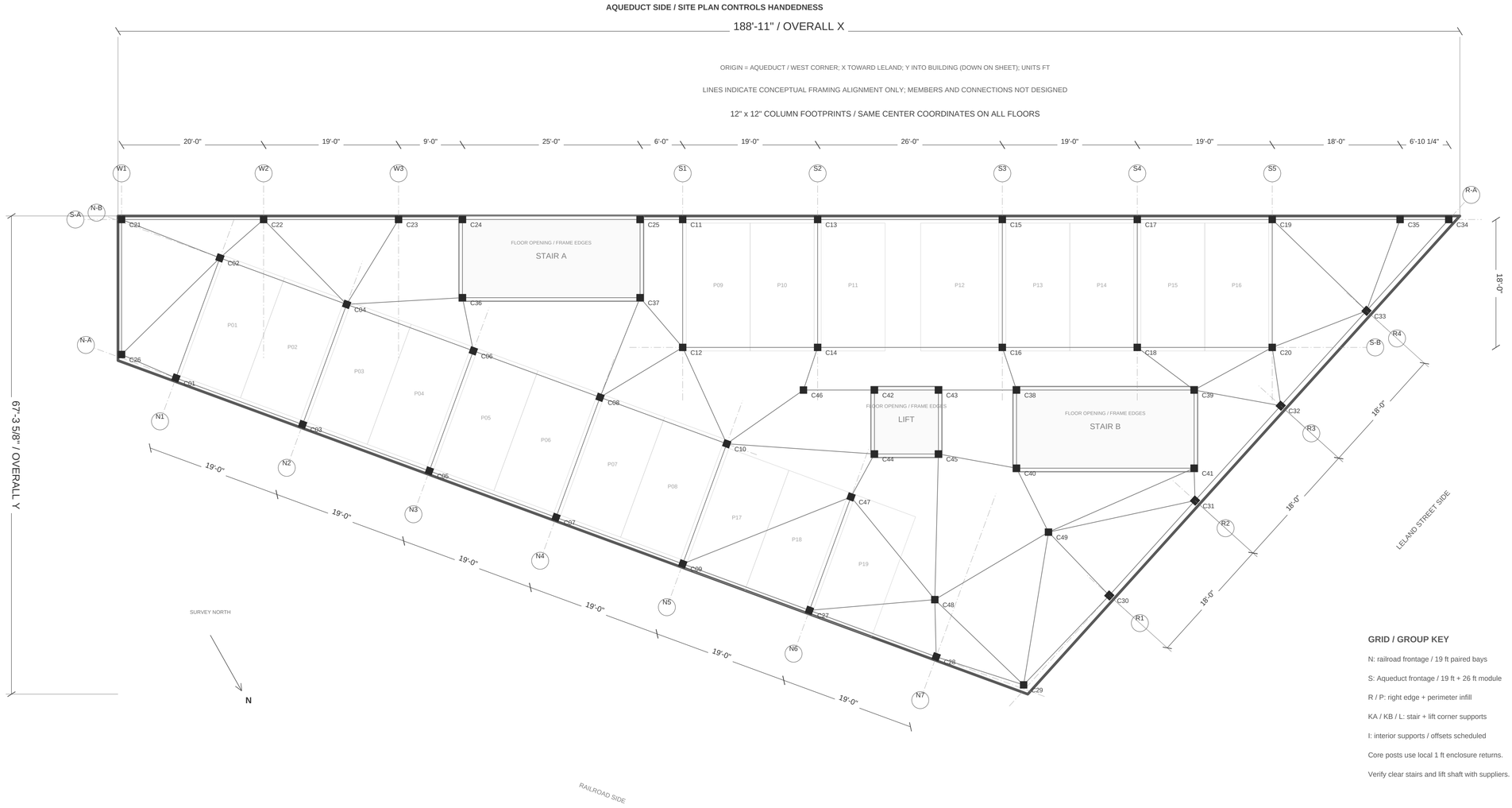
LELAND STREET

RETAINED COLUMN GRID / FOUR-STOREY ALIGNMENT

49 column locations on each floor / member sizes and connections require engineering

S101-L / REV L

Scale as noted | 36 x 24 in



GRID / GROUP KEY

N: railroad frontage / 19 ft paired bays

S: Aqueduct frontage / 19 ft + 26 ft module

R / P: right edge + perimeter infill

KA / KB / L: stair + lift corner supports

I: interior supports / offsets scheduled

Core posts use local 1 ft enclosure returns.

Verify clear stairs and lift shaft with suppliers.

COLUMN CENTER SCHEDULE

ID	X (FT)	Y (FT)	GROUP / STATUS
C01	8.153	22.804	N / retained
C02	14.348	5.904	N / retained
C03	25.992	29.344	N / retained
C04	32.187	12.444	N / retained
C05	43.831	35.884	N / retained
C06	50.026	18.984	N / retained
C07	61.670	42.424	N / retained
C08	67.865	25.524	N / retained
C09	79.509	48.964	N / retained
C10	85.704	32.064	N / retained
C11	79.500	0.500	S / retained
C12	79.500	18.500	S / retained
C13	98.500	0.500	S / retained

Conceptual column locations only. Verify loads, sections, fire protection, foundations, lateral stability and floor openings with structural design.

COLUMN CENTER SCHEDULE / CONT.

ID	X (FT)	Y (FT)	GROUP / STATUS
C14	98.500	18.500	S / retained
C15	124.500	0.500	S / retained
C16	124.500	18.500	S / retained
C17	143.500	0.500	S / retained
C18	143.500	18.500	S / retained
C19	162.500	0.500	S / retained
C20	162.500	18.500	S / retained
C21	0.500	0.500	P / added
C22	20.500	0.500	P / added
C23	39.500	0.500	P / added
C24	48.500	0.500	KA / added
C25	73.500	0.500	KA / added
C26	0.500	19.500	P / added

COLUMN CENTER SCHEDULE / CONT.

ID	X (FT)	Y (FT)	GROUP / STATUS
C27	97.348	55.504	N / added
C28	115.187	62.043	N / added
C29	127.500	66.000	P / added
C30	139.562	53.414	R / added
C31	151.631	40.060	R / added
C32	163.700	26.706	R / added
C33	175.770	13.352	R / added
C34	187.350	0.500	P / added
C35	180.500	0.500	P / added
C36	48.500	11.500	KA / added
C37	73.500	11.500	KA / added
C38	126.500	24.500	KB / added
C39	151.500	24.500	KB / added

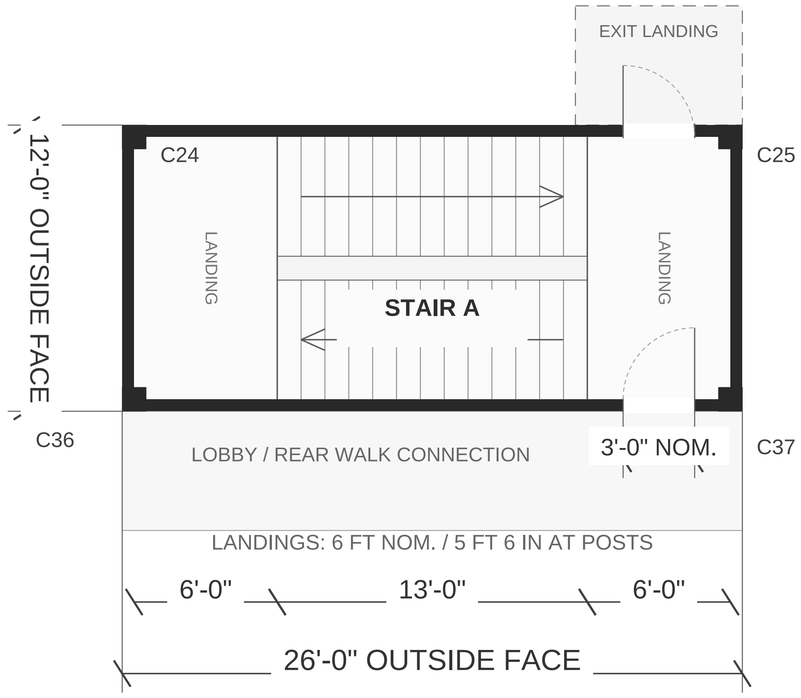
COLUMN CENTER SCHEDULE / CONT.

ID	X (FT)	Y (FT)	GROUP / STATUS
C40	126.500	35.500	KB / added
C41	151.500	35.500	KB / added
C42	106.500	24.500	L / added
C43	115.500	24.500	L / added
C44	106.500	33.500	L / added
C45	115.500	33.500	L / added
C46	96.500	24.500	I / added
C47	103.199	39.542	N / added
C48	115.000	54.000	I / added
C49	131.000	44.500	I / added

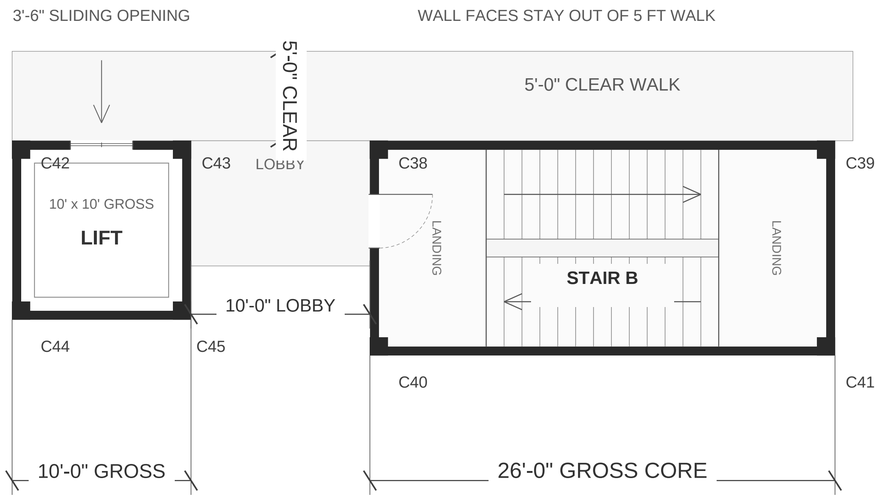
ENTRANCE / CLEARANCE COORDINATION

Ground entries / outside-face walls / column returns / working-model dimensions; stair rise/run and door hardware not designed

01 / STAIR A - GROUND ACCESS + DISCHARGE



02 / LIFT + STAIR B - SHARED ARRIVAL



DIMENSION CONTROL

Standard paired bay: 19 ft column centers - 1 ft column = 18 ft clear = 2 x 9 ft stalls.
Special lower pair: 26 ft centers - 1 ft = 25 ft clear = 9 ft stall + 5 ft aisle + 11 ft stall.
Stall depth: 18 ft clear. Pedestrian routes: 5 ft clear to modeled wall / column faces.
Column footprint: 12 x 12 in. Added finish / fireproofing must stay outside required clear zones.
S101 X/Y coordinates are feet from the original enlarged-plan lower-left origin.

ENTRY / CLASH CHECK BASIS

D-A1: 3 ft nominal lobby opening onto right end landing; D-A2: 3 ft Aqueduct-side discharge.
D-B1: 3 ft nominal west opening onto left end landing; shared arrival west of Stair B.
Lift: 3 ft 6 in nominal center-opening sliding door; manufacturer shaft and sill to verify.
Door openings are nominal model widths; frame, hardware and accessible clear width differ.
Discharge landing and accessible arrival need a protected route to the public way.

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

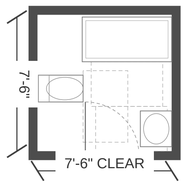
DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

RESIDENTIAL FIXTURE / CLEAR FLOOR DETAILS

Nine bathrooms and six kitchens per floor / dashed clear floor spaces overlap only where permitted / same layout on L2-L4

201 / 301 / 401 BATH 1

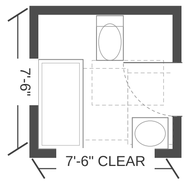


Group 1 full bath

TUB 30 x 48 in / WC 48 x 30 in / LAV 30 x 48 in

Group 1 planning: nominal 60x30 tub, 30x48 tub space, 48x30 WC front space and centered 30x48 lavatory space; clear spaces may overlap. Inswing can convert to out/fold/slide under 521 CMR 42.4.1. Supplier details and local review required.

202 / 302 / 402 BATH 1

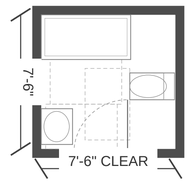


Group 1 full bath

TUB 30 x 48 in / WC 48 x 30 in / LAV 30 x 48 in

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203 / 303 / 403 BATH 1

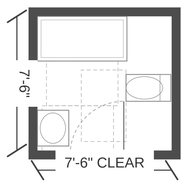


Group 1 full bath

TUB 30 x 48 in / WC 48 x 30 in / LAV 30 x 48 in

Group 1 planning: nominal 60x30 tub, 30x48 tub space, 48x30 WC front space and centered 30x48 lavatory space; clear spaces may overlap. Inswing can convert to out/fold/slide under 521 CMR 42.4.1. Supplier details and local review required.

203 / 303 / 403 BATH 2

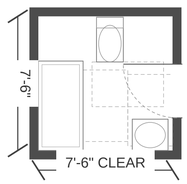


Group 1 full bath

TUB 30 x 48 in / WC 48 x 30 in / LAV 30 x 48 in

Group 1 planning: nominal 60x30 tub, 30x48 tub space, 48x30 WC front space and centered 30x48 lavatory space; clear spaces may overlap. Inswing can convert to out/fold/slide under 521 CMR 42.4.1. Supplier details and local review required.

204 / 304 / 404 BATH 1

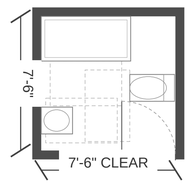


Group 1 full bath

TUB 30 x 48 in / WC 48 x 30 in / LAV 30 x 48 in

Group 1 planning: nominal 60x30 tub, 30x48 tub space, 48x30 WC front space and centered 30x48 lavatory space; clear spaces may overlap. Inswing can convert to out/fold/slide under 521 CMR 42.4.1. Supplier details and local review required.

205 / 305 / 405 BATH 1



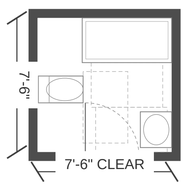
Group 1 full bath

TUB 30 x 48 in / WC 48 x 30 in / LAV 30 x 48 in

Group 1 planning: nominal 60x30 tub, 30x48 tub space, 48x30 WC front space and centered 30x48 lavatory space; clear spaces may overlap. Inswing can convert to out/fold/slide under 521 CMR 42.4.1. Supplier details and local review required.

C10: 1.16 in spare to modeled lavatory floor/knee zone; verify finishes, supports and fixture relationship.

205 / 305 / 405 BATH 2

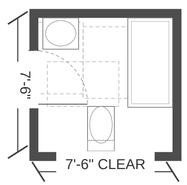


Group 1 full bath

TUB 30 x 48 in / WC 48 x 30 in / LAV 30 x 48 in

Group 1 planning: nominal 60x30 tub, 30x48 tub space, 48x30 WC front space and centered 30x48 lavatory space; clear spaces may overlap. Inswing can convert to out/fold/slide under 521 CMR 42.4.1. Supplier details and local review required.

206 / 306 / 406 BATH 1

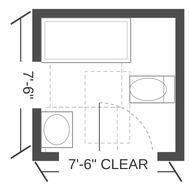


Group 1 full bath

TUB 30 x 48 in / WC 48 x 30 in / LAV 30 x 48 in

Group 1 planning: nominal 60x30 tub, 30x48 tub space, 48x30 WC front space and centered 30x48 lavatory space; clear spaces may overlap. Inswing can convert to out/fold/slide under 521 CMR 42.4.1. Supplier details and local review required.

206 / 306 / 406 BATH 2

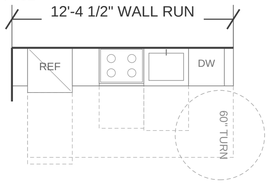


Group 1 full bath

TUB 30 x 48 in / WC 48 x 30 in / LAV 30 x 48 in

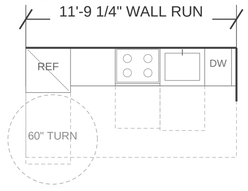
Group 1 planning: nominal 60x30 tub, 30x48 tub space, 48x30 WC front space and centered 30x48 lavatory space; clear spaces may overlap. Inswing can convert to out/fold/slide under 521 CMR 42.4.1. Supplier details and local review required.

201 / 301 / 401 KITCHEN



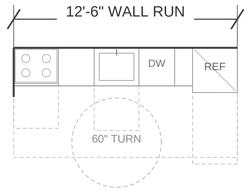
30 in wall-backed cooktop; 30 in removable sink base. 48-inch operational strip begins north of the10.5-inch blind end panel. C22 stays visible beside the closed corner end; no appliance or work approach is placed at that post. 60 in turn shown. Final appliances and door operation to coordinate.

202 / 302 / 402 KITCHEN



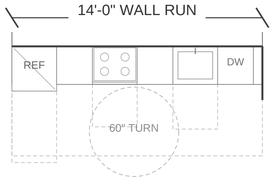
30 in wall-backed cooktop; 30 in removable sink base. Clear work space and 60 in turn shown. 60 in turn shown. Final appliances and door operation to coordinate.

203 / 303 / 403 KITCHEN



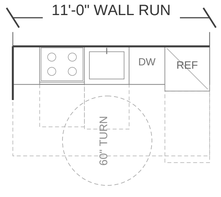
30 in wall-backed cooktop; 30 in removable sink base. Clear work space and 60 in turn shown. 60 in turn shown. Final appliances and door operation to coordinate.

204 / 304 / 404 KITCHEN



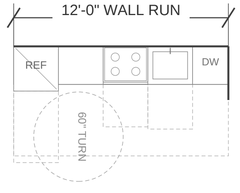
30 in wall-backed cooktop; 30 in removable sink base. Clear work space and 60 in turn shown. 60 in turn shown. Final appliances and door operation to coordinate.

205 / 305 / 405 KITCHEN



30 in wall-backed cooktop; 30 in removable sink base. Clear work space and 60 in turn shown. 60 in turn shown. Final appliances and door operation to coordinate.

206 / 306 / 406 KITCHEN



30 in wall-backed cooktop; 30 in removable sink base. Clear work space and 60 in turn shown. 60 in turn shown. Final appliances and door operation to coordinate.

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

GROUND SERVICE ROOMS / ACCESS COORDINATION

FAN / MEP / ELECTRICAL / TRASH / equipment and servicing allowances pending final schedules



FOUR SEPARATE SERVICE ROOMS

FAN / 105 SF GROSS FOOTPRINT

Irregular room beside Stair B. Fan and 3 ft maintenance reserves are shown. Airflow, duct path, louvers, acoustics and fire separation require equipment/system design.

MEP / 84 SF GROSS FOOTPRINT

14 x 6 ft gross. General mechanical / plumbing equipment reserve with 3 ft servicing zone. Door opens into the room; shared access remains outside.

ELECTRICAL / 72 SF GROSS FOOTPRINT

8 x 9 ft gross. Dedicated room with a 4 x 4 ft working reserve. Verify voltage, equipment, access and applicable electrical rules; the drawing is not an electrical equipment design.

TRASH / 108 SF GROSS FOOTPRINT

12 x 9 ft gross. Cart positions and an inward-opening 3 ft 6 in door are shown. A 60 in approach turn connects to the minimum 5 ft service route. Confirm collection, ventilation and drainage.

COORDINATION BASIS

All 19 parking stalls and 49 column coordinates are retained. Room walls, doors and clear routes are coordinated to modeled faces. Equipment shown is a space reservation; no equipment capacity or ventilation system has been selected. Electrical working clearance depends on equipment and voltage, and must be checked by the electrical designer.

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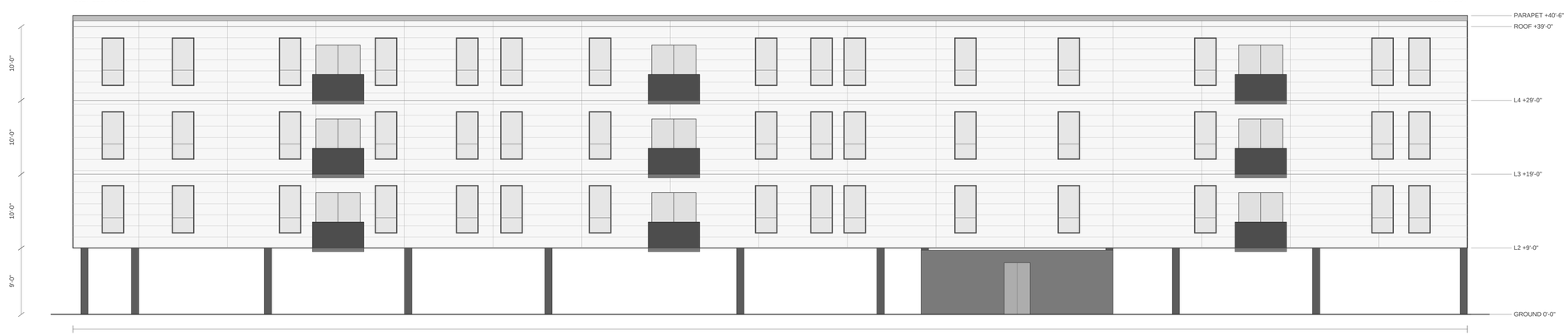
FRONT + BACK / ROOM-CENTERED PROJECTING BALCONIES

Railroad viewed C04 to C03 / back Aqueduct viewed C02 to C01 / three residential levels



RAILROAD ELEVATION

Length 136'-5" / 1/8 in = 1 ft



AQUEDUCT ELEVATION

Length 188'-11" / 1/8 in = 1 ft

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

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LELAND + WEST RETURN / REFERENCE VIEW COORDINATION

Leland viewed C03 to C02 / two room-centered balcony stacks / retained ground access



LELAND ELEVATION

Length 90'-8.625" / 1/6 in = 1 ft



WEST ELEVATION

Length 20'-4.125" / 1/6 in = 1 ft

FACADE PALETTE / MONOCHROME REPRESENTATION

M1 / LIGHT PANEL CLADDING

Light-coloured fibre-cement or equivalent panel appearance. Thin horizontal joints and discreet vertical control joints; tall individual windows replace horizontal strip glazing.

M2 / DARK BALCONY GUARDS

Small projecting platforms with solid dark metal guard panels, 42 in high. All platforms remain on room axes; selected door openings are offset around retained posts.

M3 / PARKING BASE

Dark finish at service enclosures and core faces. Open parking bays and the existing steel-column positions remain. Balcony soffit and accessible vehicle clearance require final structural coordination.

FOUR-STOREY FACADE SCHEME

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DRAWING STATUS

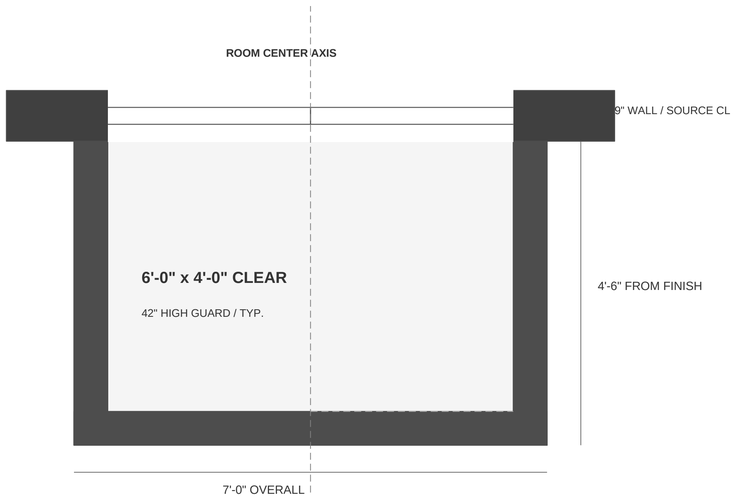
2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

PROJECTING BALCONIES / ROOM AXES + ACCESS

Typical plan and exact placement schedule / platforms remain centered when a door is offset around a column

01 / TYPICAL BALCONY PLAN

7 ft overall / 6 ft clear width / 4 ft clear depth



ROOM-CENTERED POSITIONING

Axis = midpoint of the room frontage measured along the facade. The balcony platform stays on that axis, repeated vertically on L2-L4. Door offsets are listed explicitly where a retained column blocks a centered door.

Typical platform: 7 ft overall width, 6 ft clear width, 4 ft clear depth. B05 at Unit 206 living is 8 ft overall / 7 ft clear to accommodate its offset sliding door. Projection from finished wall remains 4 ft 6 in for every balcony.

Sliding-door active panels reserve 36 x 48 in clear approaches. Hinged doors reserve the indicated interior pull space and latch-side allowance. Nominal door width is not actual clear opening: select products providing at least 32 in clear and detail an accessible threshold.

Dark metal guards match the reference. Slab thickness, thermally broken support, waterproofing, drainage and guard anchorage require structural/envelope design. This drawing establishes architectural position and access reserves only.

02 / BALCONY PLACEMENT SCHEDULE / STATIONS IN FEET

ID	FACADE	ROOM / UNITS L2-L4	ROOM FRONTAGE	PLATFORM AXIS	DOOR CENTER	PLATFORM / DOOR	COORDINATION
B01	RAILROAD	204/304/404 LIVING	0.000 - 64.970	32.485	32.485	7' overall / 6' slider	Centered slider / local sofa move
B02	RAILROAD	204/304/404 BED	64.970 - 83.076	74.023	74.023	7' overall / 6' slider	Centered slider / bed retained
B03	RAILROAD	205/305/405 LIVING	96.922 - 106.508	101.715	100.750	7' overall / 3.5' hinged	Door offset around C27; platform centered
B04	LELAND	203/303/403 LIVING	28.306 - 48.525	38.415	39.470	7' overall / 3.5' hinged	BED2 divider +2 ft; door avoids C32
B05	LELAND	206/306/406 LIVING	64.699 - 74.135	69.417	68.967	8' overall / 6' slider	8 ft platform; door offset 5.4 in
B06	AQUEDUCT	201/301/401 LIVING	17.000 - 39.000	28.000	28.000	7' overall / 6' slider	Centered slider / sofa rotated
B07	AQUEDUCT	202/302/402 LIVING	91.000 - 124.000	107.500	107.500	7' overall / 6' slider	Centered slider / sofa rotated
B08	AQUEDUCT	203/303/403 LIVING	141.000 - 165.000	153.000	153.000	7' overall / 6' slider	Centered slider / sofa rotated

All dimensions are measured from the retained PDF geometry. Reference-photo spacing is adapted to actual room axes and retained columns; the photograph is not used as a measured survey. Platforms add exterior area without cutting the Rev I apartment perimeter.

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

WINDOW SCHEDULE / PHOTO RHYTHM ADAPTED TO ROOMS

Vertical openings repeat on L2-L4 / balcony doors are listed on A301-L

ID	FACADE	STATION START / END	WIDTH x HEIGHT	UNITS L2 / L3 / L4	ROOM	TYPE
W01	AQUEDUCT	5.000 / 8.000	3'-0" x 6'-6"	201/301/401	BED	VT-1
W02	AQUEDUCT	10.000 / 13.000	3'-0" x 6'-6"	201/301/401	BED	VT-1
W03	AQUEDUCT	34.000 / 37.000	3'-0" x 6'-6"	201/301/401	LIVING	VT-1
W04	AQUEDUCT	52.500 / 55.500	3'-0" x 6'-6"	CORE	STAIR A	VT-S
W05	AQUEDUCT	66.500 / 69.500	3'-0" x 6'-6"	CORE	STAIR A	VT-S
W06	AQUEDUCT	81.500 / 84.500	3'-0" x 6'-6"	202/302/402	BED	VT-1
W07	AQUEDUCT	86.000 / 89.000	3'-0" x 6'-6"	202/302/402	BED	VT-1
W08	AQUEDUCT	93.500 / 96.500	3'-0" x 6'-6"	202/302/402	LIVING	VT-1
W09	AQUEDUCT	116.000 / 119.000	3'-0" x 6'-6"	202/302/402	LIVING	VT-1
W10	AQUEDUCT	128.000 / 131.000	3'-0" x 6'-6"	203/303/403	BED 1	VT-1
W11	AQUEDUCT	134.000 / 137.000	3'-0" x 6'-6"	203/303/403	BED 1	VT-1
W12	AQUEDUCT	145.000 / 148.000	3'-0" x 6'-6"	203/303/403	LIVING	VT-1

ID	FACADE	STATION START / END	WIDTH x HEIGHT	UNITS L2 / L3 / L4	ROOM	TYPE
W13	AQUEDUCT	158.000 / 161.000	3'-0" x 6'-6"	203/303/403	LIVING	VT-1
W14	AQUEDUCT	172.500 / 175.500	3'-0" x 6'-6"	203/303/403	BED 2	VT-1
W15	AQUEDUCT	182.000 / 185.000	3'-0" x 6'-6"	203/303/403	BED 2	VT-1
W16	RAILROAD	10.500 / 13.500	3'-0" x 6'-6"	204/304/404	LIVING	VT-1
W17	RAILROAD	51.500 / 54.500	3'-0" x 6'-6"	204/304/404	LIVING	VT-1
W18	RAILROAD	86.874 / 93.124	6'-3" x 6'-6"	205/305/405	BED 1	VT-P2
W19	RAILROAD	109.500 / 112.500	3'-0" x 6'-6"	205/305/405	BED 2	VT-1
W20	RAILROAD	117.500 / 120.500	3'-0" x 6'-6"	205/305/405	BED 2	VT-1
W21	RAILROAD	127.953 / 130.953	3'-0" x 6'-6"	206/306/406	BED 2	VT-1
W22	LELAND	11.300 / 14.300	3'-0" x 6'-6"	203/303/403	BED 2	VT-1
W23	LELAND	56.250 / 59.250	3'-0" x 6'-6"	206/306/406	BED 1	VT-1
W24	LELAND	80.930 / 83.930	3'-0" x 6'-6"	206/306/406	BED 2	VT-1

VERTICAL WINDOW BASIS

24 window openings per residential floor, repeated on three floors. Sill +2 ft; head +8 ft 6 in above each finished floor. Balcony glazed doors extend to floor level and are separate from this table. Dark frames and solid small balcony guards follow the reference language.

VT-1 = single tall opening; VT-P2 = paired vertical leaves in one common frame; VT-S = stair daylight opening. Nominal rough-opening dimensions are not net clear glazing or emergency-escape dimensions. Product selection, daylight and ventilation require verification.

POSITION + ORIENTATION

Railroad station 0 = C04 / west end; Leland station 0 = C02 / Aqueduct end; Aqueduct station 0 = C01 / west end. Distances are measured along each facade, not along horizontal X. The ground/site plan governs handedness.

From the green view direction: Railroad elevation reads C04 to C03; Leland elevation reads C03 to C02. Back Aqueduct elevation reads C02 to C01. Room axes and opening/column checks take priority over literal pixel spacing in the perspective reference.

FOUR-STOREY FACADE SCHEME

Ground parking + three residential floors / 18 apartments. FFL 0, 9, 19 and 29 ft; roof slab +39 ft; proposed parapet +40 ft 6 in. Light panel walls, vertical openings and a dark ground level.

ROOM-CENTERED PROJECTING BALCONIES

Eight stacks on L2-L4: three Railroad, two Leland, three Aqueduct. Room axes align vertically. Typical width 7 ft overall; B05 is 8 ft. Clear depth 4 ft; projection 4 ft 6 in from finish. Rev I unit footprints retained.

CONDITIONAL PROJECTIONS / SETBACKS

Source setbacks: Railroad / Aqueduct 15 ft; Leland 25 ft. Balcony outer edge lies 4 ft 10.5 in beyond the reference wall centerline. Parallel-boundary setback becomes about 10 ft 1.5 in / 20 ft 1.5 in. Not approved as a setback exception.

DRAWING STATUS

2D architectural scheme; no Rhino model update. Wall assemblies, structure, guards, waterproofing, window products, fire strategy and zoning height require final design. Dimensions follow the coordinated PDF geometry.

LELAND STREET

DESIGN BASIS / PROJECTING BALCONY SCHEME

18 apartments / eight balcony stacks / reference levels and conditional design criteria / references checked 1 October 2026

G001-L / REV L

Scale as noted | 36 x 24 in

LEVELS / USER-CONFIRMED FLOOR-TO-FLOOR HEIGHTS

LEVEL	FFL / REFERENCE DATUM	RISE TO NEXT FLOOR	DWELLINGS	USE / NOTE
L1	+0'-0"	9'-0"	0	Ground parking, entrance cores and services / 19 spaces
L2	+9'-0"	10'-0"	6	Residential / units 201-206
L3	+19'-0"	10'-0"	6	Residential / units 301-306
L4	+29'-0"	10'-0" to roof	6	Residential / units 401-406
ROOF	+39'-0"	--	--	Roof reference datum; drainage assembly to be designed
PARAPET	+40'-6" proposed	1'-6" above roof	--	Facade scheme allowance; separate from confirmed floor heights

TOTAL: FOUR STOREYS / 18 DWELLINGS / EIGHT PROJECTING BALCONY STACKS ON L2-L4 / 24 BALCONIES

01 / CODE SCOPE + HEIGHT

Planning basis: new R-2 housing over a parking/service level. Massachusetts uses the tenth edition of 780 CMR, based on the 2021 IBC with state amendments. The facade scheme does not select construction type, fire separation or sprinkler design. Confirm allowable height and area for the complete assembly. Roof datum +39 ft is a project level, not a verified zoning height; grade plane, district limits and parapet treatment remain to be established. The two interior stairs remain the planned exits.

MA 780 CMR / TENTH EDITION

CITY OF FRAMINGHAM / OFFICIAL CODE

02 / PROJECTING BALCONY DIMENSIONS

Eight stacks: three Railroad, two Leland and three Aqueduct, repeated on L2-L4. Typical width is 7 ft overall / 6 ft clear; B05 at unit 206/306/406 is 8 ft overall / 7 ft clear. All balconies have 4 ft clear depth. A 6 in front guard zone makes the projection 4 ft 6 in from exterior finish, or 4 ft 10 1/2 in from the centerline of the assumed 9 in wall. Guards are 42 in high with solid infill or openings that do not pass a 4 in sphere. Structure, drainage, waterproofing and thermal breaks require detailing.

MA 780 CMR / BUILDING AND GUARD DESIGN

521 CMR 9.5.4 / BALCONY ACCESS

03 / DOOR OPERATION + UNIT COORDINATION

Reserve a 36 in route and verify 32 in actual door clearance. Sliding doors use 48 in front-approach depth. A 3 ft 6 in nominal hinged-door option needs 48 in exterior push-side depth and 60 in interior pull-side depth plus 18 in latch clearance; approach and hardware may change the requirement. Target a flush or maximum 1/2 in weather transition. Group 1 adaptation must not need structural changes. At 206/306/406, the coordinated finish-to-bedroom-approach margin is only 1.35 in and opening-to-post margin 3.04 in: verify final finishes, jambs and hardware. These are provisional drawing margins, not certified tolerances. See A106-L for fixture planning.

521 CMR 26 / DOORS AND MANEUVERING CLEARANCES

521 CMR 9 / GROUP 1 ADAPTATION + BALCONY ACCESS

521 CMR / FIGURE 26f SLIDING DOOR APPROACHES

04 / PROJECTION + SETBACK REVIEW

Framingham measures setback to the building or its projection. Section 435-27E lists limited exceptions; no general open-balcony exemption was established. Where the reference wall centerline follows a parallel 15 ft or 25 ft setback, the balcony outer edge is approximately 10 ft 1 1/2 in or 20 ft 1 1/2 in from that boundary: a 4 ft 10 1/2 in shortfall. Confirm each corner and district requirement. This projection is not approved. Railroad and Aqueduct rights, easements and the external parking aisles remain unresolved.

FRAMINGHAM 435-27E / SETBACK PROJECTION EXCEPTIONS

FRAMINGHAM 435-5 / SETBACK DEFINITION

MWRA / WORK AFFECTING AUTHORITY PROPERTY OR EASEMENTS

Balcony projections are conditional on setbacks and land rights. Source drawing labels do not establish the applicable zoning district or an approval.

Precise drawing coordinates do not improve the supplied survey accuracy. Final construction, accessibility and authority reviews remain project design work.

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