

## Architectural Narrative:

The proposed lot is currently undeveloped with rising topography from front to back. It sits on the corner of West Union Street and Memorial Drive adjacent to a few residences, Ashland Middle School, and Dunkin' Donuts. The project proposes to develop a new residential building that is set back from West Union St and steps up the hill. The four and a half story building is designed utilizing wood construction on the upper four stories with concrete and steel at the lowest half story. The overall structure reaches a height of 52'-0" measured from the average grade plane. The Ground Level will accommodate an entry lobby with mail and package area, fitness space, bike storage room, a community room with kitchenette, a work from home area, and building support spaces. Surface parking wraps the building footprint and is currently designed to support a 1.6 ratio.

The typical residential building level (Levels 1-4) will consist of 29 units per floor for a total of 116 units. The typical floor will contain (3) 3-bedroom units, (8) 2-bedroom units, and (18) 1-bedroom units. The 1-bedroom units will be equipped with a full kitchen and (1) full bathroom. Each 2-bedroom and 3-bedroom unit will be equipped with a full kitchen and (2) full bathrooms. Each dwelling unit will be equipped with an in-unit energy efficient air handling unit and hot water heater. Each unit will be provided with an in-unit stacked laundry and new energy efficient electric appliances.

The exterior building materials are drawn from a residential palette and include brick, fiber cement lap siding, a metal standing seam roof, and large windows. The exterior colors evoke a classic New England residential feel with an earth-toned brick that clads the base level, coffee colored siding at Levels 1-3, and a dark grey standing-seam mansard roof that encloses Level 4. The building massing is broken by inset fiber cement panel areas to give the illusion of a series of buildings being interconnected and the balconies placed at every unit stack help to create a rhythm along the façade, reinforcing the residential use.

## Energy Conservation:

The building will meet and/or exceed current energy code requirements in the Commonwealth of Massachusetts.

- Each dwelling unit will be equipped with energy star or equivalent appliances, include low flow toilets, sinks, showers and tubs.
- All interior and exterior lighting to be LED; all interior light fixtures will be Energy Star.
- All dwelling unit appliances to be Energy Star or equivalent.
- High efficiency electric hot water heaters for domestic water and hydronic heat in each unit will be provided in-unit.
- Energy Star rated HVAC systems will be in-unit along with A/C condensers for each unit located on the roof.
- Dwelling units will be provided with individually metered utilities either by the town or done by management internally.
- No VOC interior paint / low VOC and sustainable interior finishes will be installed thru-out the property

## Fire Protection & Public Safety

Fire sprinkler systems will be provided in the building per NFPA.