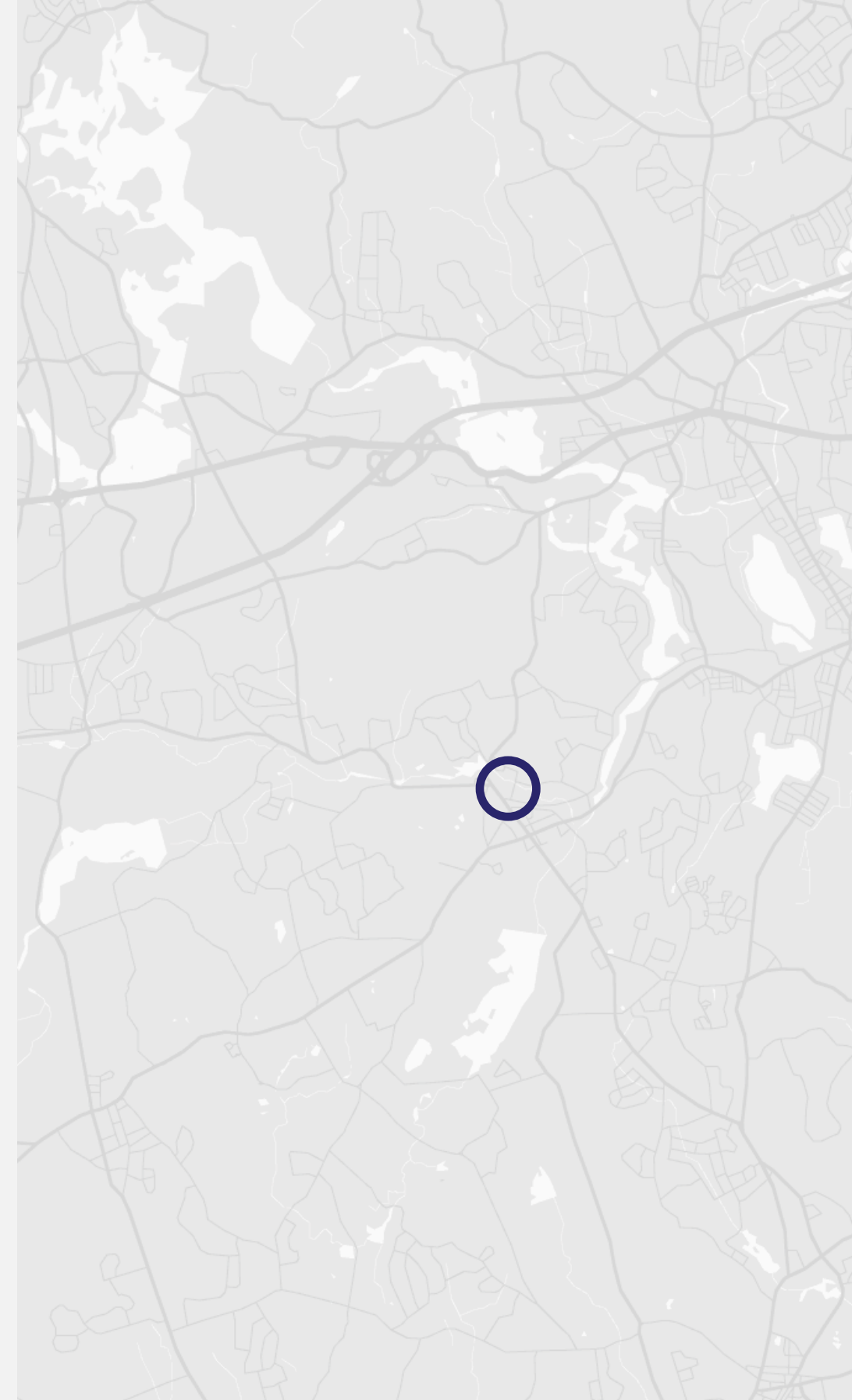


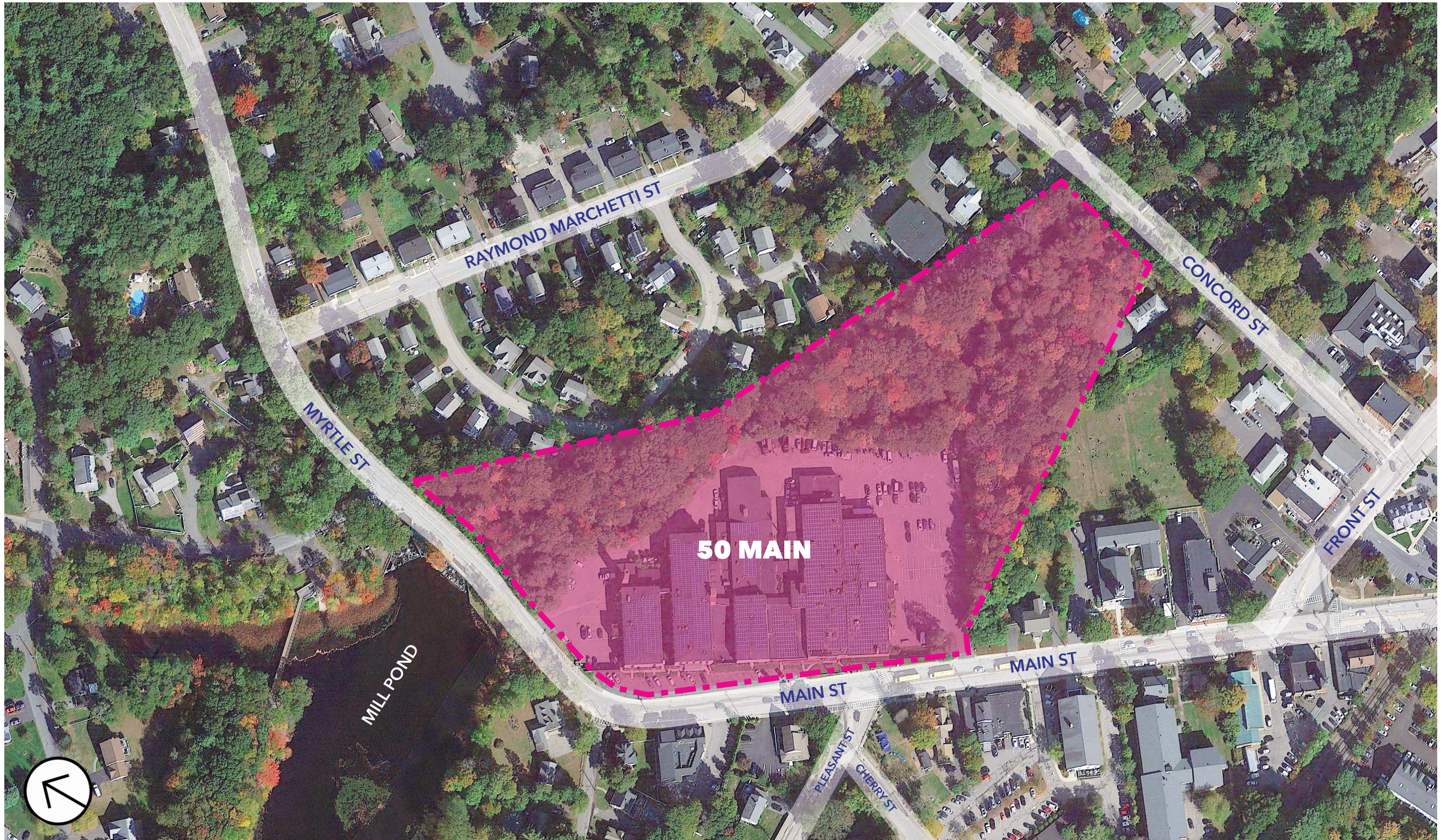
THE SANCTUARY AT ASHLAND MILLS

DRAFT SCHEMATIC PLANS

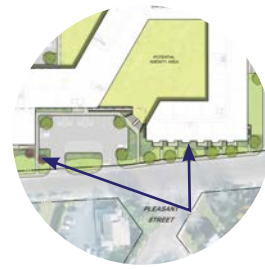


EMBARC

JULY 22, 2025



ORIGINAL DESIGN (01/07/25)



CURRENT DESIGN (07/22/25)



- THE DESIGN MAINTAINS AND RESTORES THE TWO NORTHERNMOST MILLS, CONVERTING THE SPACE TO COMMERCIAL/RETAIL + COMMUNITY-FOCUSED USES INCLUDING A FLEXIBLE OPEN SPACE AREA.
- THE REMAINING STRUCTURES ON THE SITE WILL BE REPLACED WITH A MULTIFAMILY RESIDENTIAL BUILDING DESIGNED TO MAXIMIZE VIEW CORRIDORS, DAYLIGHT AND OPEN SPACE, WHILE PROVIDING ARCHITECTURAL INTEREST, WHILE BREAKING UP THE MASSING OF THE STRUCTURE.
- THE DEVELOPMENT FEATURES 250 APARTMENTS WHICH IS CONSISTENT WITH THE ORIGINAL SUBMITTAL
- THE UNIT MIX IS 75% STUDIOS + 1BRS, AND ONLY 15% 2BD AND 10% 3BD (AS REQUIRED UNDER 40B). THIS RATIO DRIVES A MUCH LOWER BEDROOM COUNT & REDUCES IMPACTS ON PARKING AND TOWN SERVICES.

UNIT BREAKDOWN

FLOOR	TOTAL	S	1 BR	2 BR	3 BR	TOTAL
GARAGE	78,600 GSF	0	0	0	0	--
FLOOR 1	53,685 GSF	8	31	5	5	49
FLOOR 2	53,685 GSF	6	37	12	5	60
FLOOR 3	50,725 GSF	5	37	9	5	56
FLOOR 4	44,145 GSF	4	33	6	5	48
FLOOR 5	33,940 GSF	3	24	5	5	37
	BEDROOMS	26	162	74	75	337
TOTAL	314,780 GSF	26	162	37	25	250

10% 65% 15% 10%



SITE PLAN | GROUND FLOOR PLAN

PREVIOUS VIEW OF FRONT ENTRANCE



CURRENT VIEW OF FRONT ENTRANCE



PREVIOUS VIEW OF FRONT FACADE



CURRENT VIEW OF FRONT FACADE

















BOARD & BATTEN
(DARK)

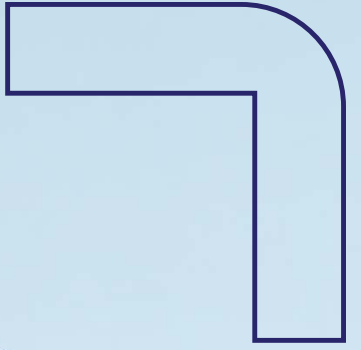
BOARD & BATTEN
(LIGHT)





BOARD & BATTEN
(DARK)

CLAPBOARD SIDING
(DARK)



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THANK YOU