

17-27 First Street Proposal



New Construction

November 3, 2025

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Revisions

#	Description	Date	By

COVER SHEET

Drawn By: Author

Plot Date: 00/00/000

Scale: As Noted

Date: 10/23/25

Proposed New Construction

17-27 First Street Proposal

SV DESIGN 403 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485

SV DESIGN

G100



① SITE PLAN
1" = 60'-0"

Proposed New Construction 17-27 First Street Proposal	SITE PLAN		Revisions	
	Scale: As Noted Date: 09/24/25	Drawn By: Author Plot Date: 00/00/000	#	Description
SV DESIGN 403 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485	DESIGN		By	
			Date	
A010				



Project Summary

152 Total Units & 180,457 GSF Across 2 Buildings
175 Parking Spaces

Building A (Senior):

- 60 Total Units
- 61,896 GSF
- 60 One-Bedroom Units (700 NSF)

Building B (Family):

- 92 Total Units
- 118,561 GSF
- 4 Studio Units (400 NSF)
- 29 One-Bedroom Units (650 NSF)
- 44 Two-Bedroom Units (950 NSF)
- 15 Three-Bedroom Units (1150 NSF)

Revisions	#	Descriptio	Date	By
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PROJECT SUMMARY		Drawn By: Author		
		Plot Date: 00/00/000		
PROJECT SUMMARY		Scale: As Noted		
		Date: 10/30/25		
Proposed New Construction 17-27 First Street Proposal		SV DESIGN 403 Main Street, Chatham, MA 02633		
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DESIGN		A011		



Revisions

#	Description	Date	By
1			

SENIOR BUILDING
LEVEL 1 PLAN

Scale: As Noted
Date: 10/07/25

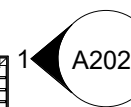
Drawn By: Author
Plot Date: 00/00/000

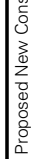
Proposed New Construction
17-27 First Street Proposal

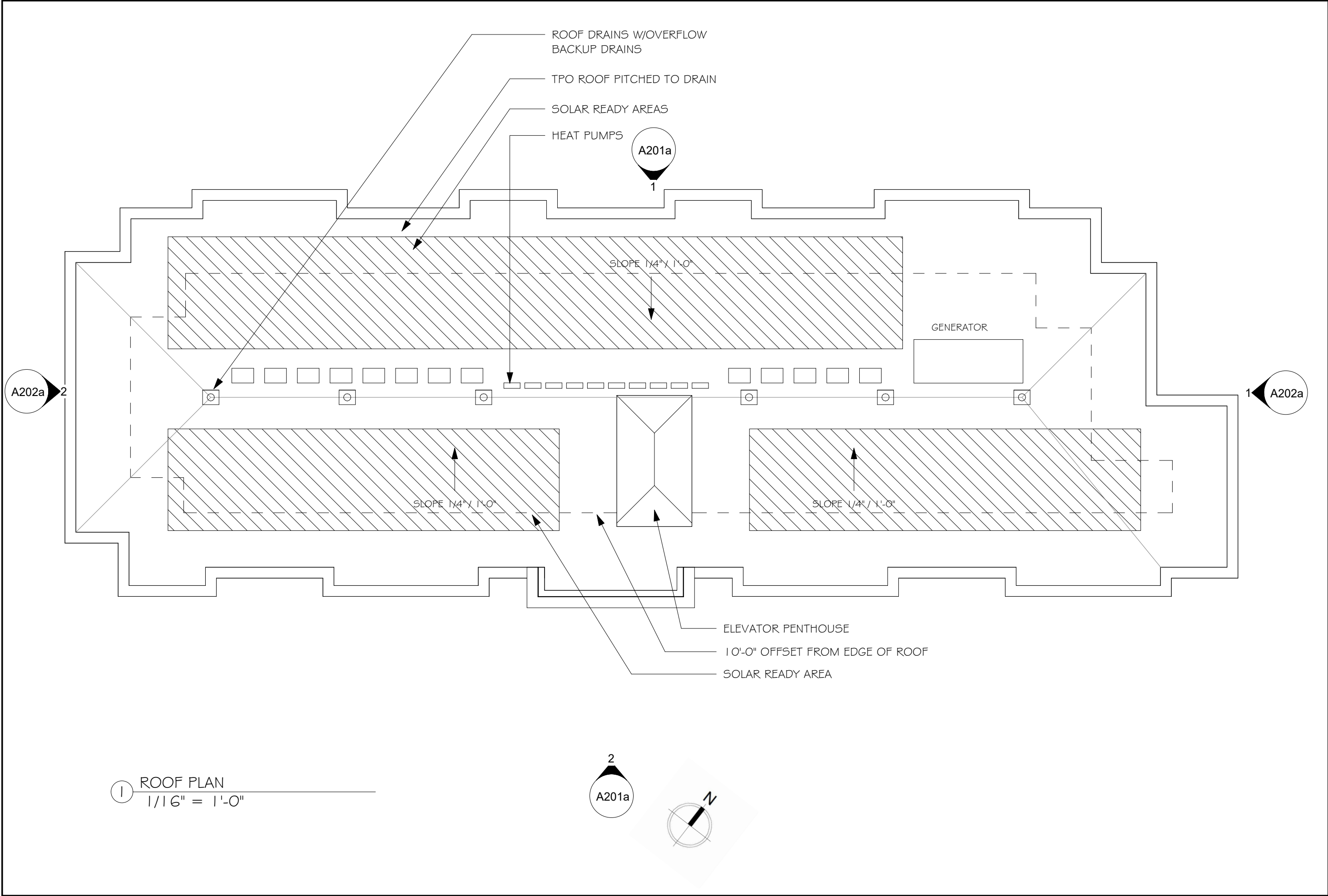
SV DESIGN 403 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485

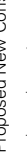
DESIGN

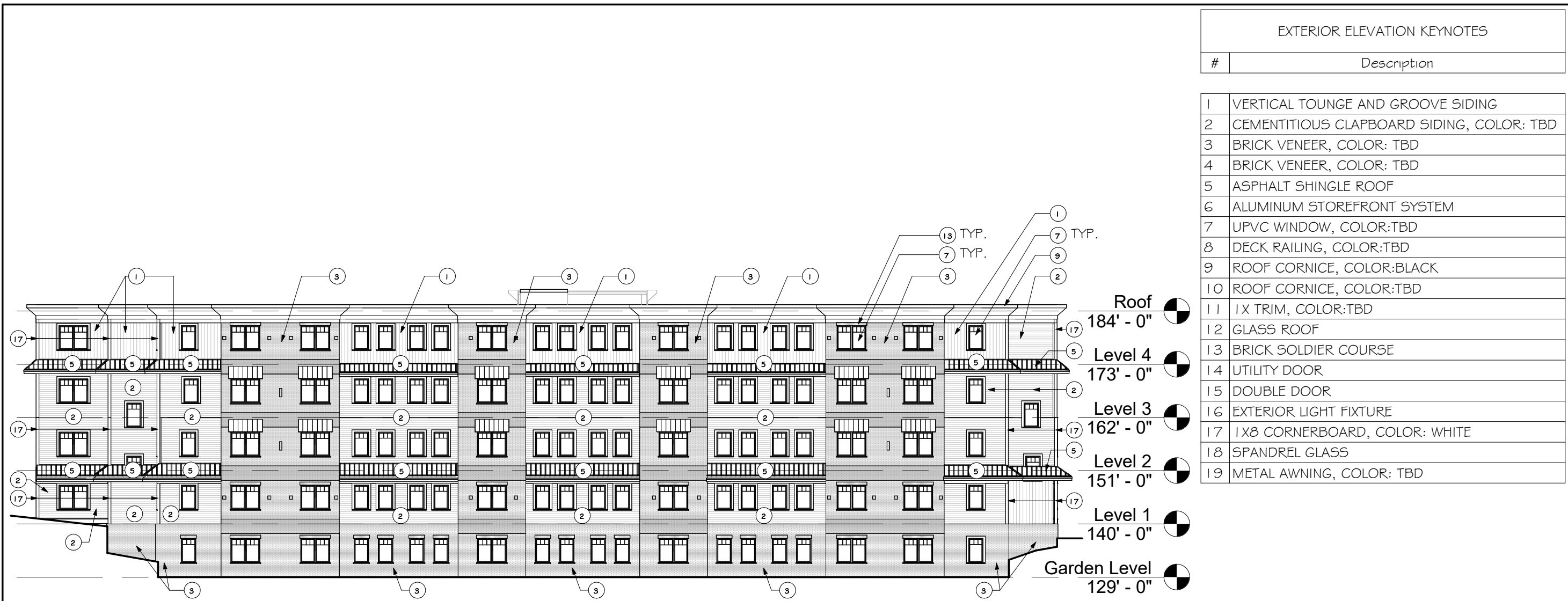
A101a



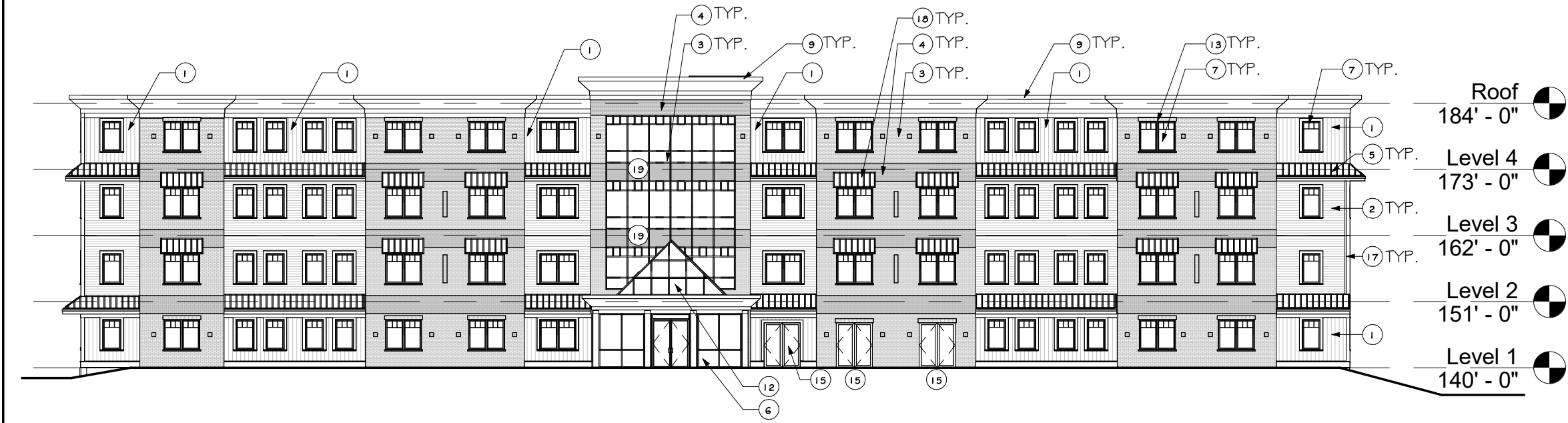
 DESIGN	Proposed New Construction 17-27 First Street Proposal		SENIOR BUILDING LEVEL 4 PLAN		Revisions	
	SV DESIGN 403 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485		Scale: As Noted		# Description Date By	
	Date: 10/08/25		Drawn By: Author		. n .	
	Plot Date: 00/00/000					



A105a	 DESIGN	Proposed New Construction		17-27 First Street Proposal		SENIOR BUILDING ROOF PLAN		Revisions	
		SV DESIGN 403 Main Street, Chatham, MA 02633		www.svdesign.com (t) 508.348.5485		Scale: As Noted	Drawn By: Author	#	Description
								1	
						Date: 10/08/25			
						Plot Date: 00/00/000			



1 SENIOR BUILDING - NORTH ELEVATION
3/64" = 1'-0"



2 SENIOR BUILDING - SOUTH ELEVATION
3/64" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
#	Description
1	VERTICAL TOUNGE AND GROOVE SIDING
2	CEMENTITIOUS CLAPBOARD SIDING, COLOR: TBD
3	BRICK VENEER, COLOR: TBD
4	BRICK VENEER, COLOR: TBD
5	ASPHALT SHINGLE ROOF
6	ALUMINUM STOREFRONT SYSTEM
7	UPVC WINDOW, COLOR:TBD
8	DECK RAILING, COLOR:TBD
9	ROOF CORNICE, COLOR:BLACK
10	ROOF CORNICE, COLOR:TBD
11	1X TRIM, COLOR:TBD
12	GLASS ROOF
13	BRICK SOLDIER COURSE
14	UTILITY DOOR
15	DOUBLE DOOR
16	EXTERIOR LIGHT FIXTURE
17	1X8 CORNERBOARD, COLOR: WHITE
18	SPANDREL GLASS
19	METAL AWNING, COLOR: TBD

Revisions

#	Description	Date	By

SENIOR BUILDING
EXTERIOR ELEVATIONS

Scale: As Noted
Date: 10/08/25

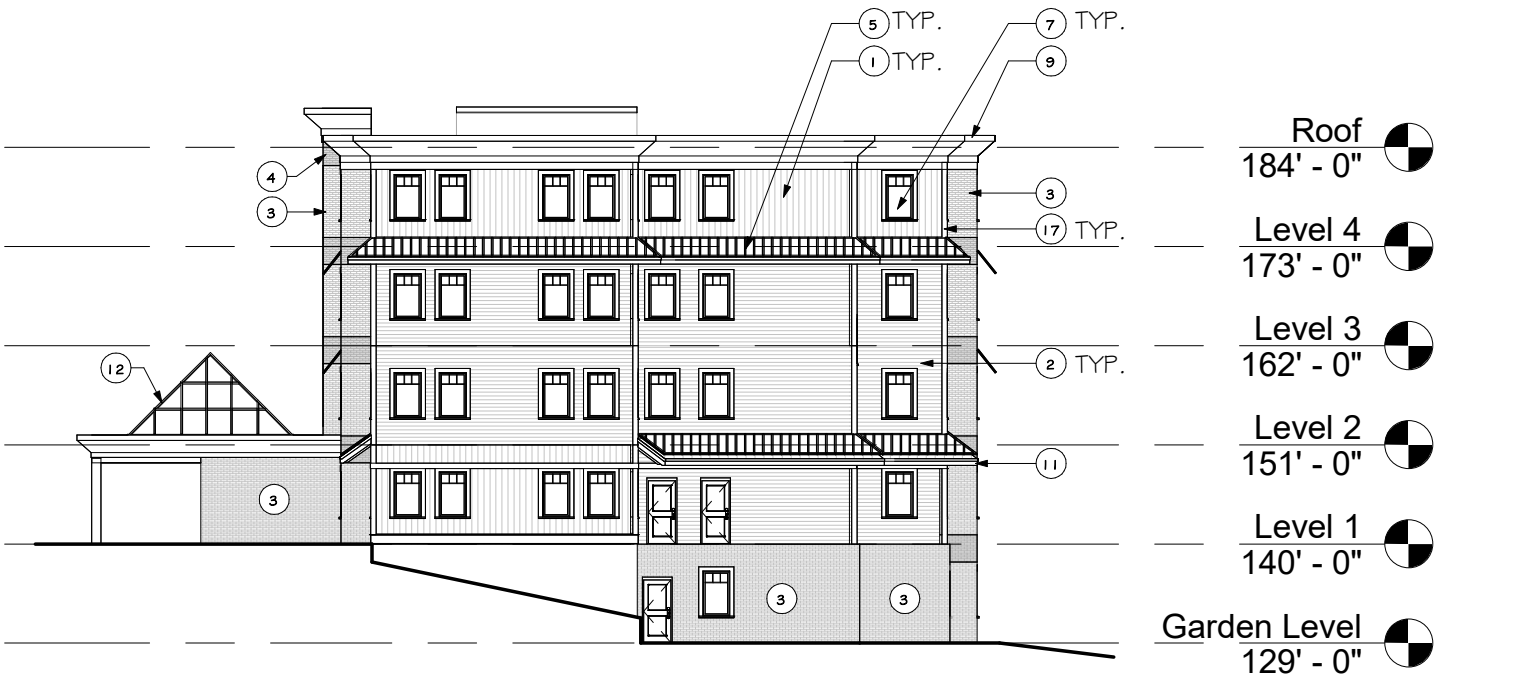
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Plot Date: 00/00/000

Proposed New Construction
17-27 First Street Proposal

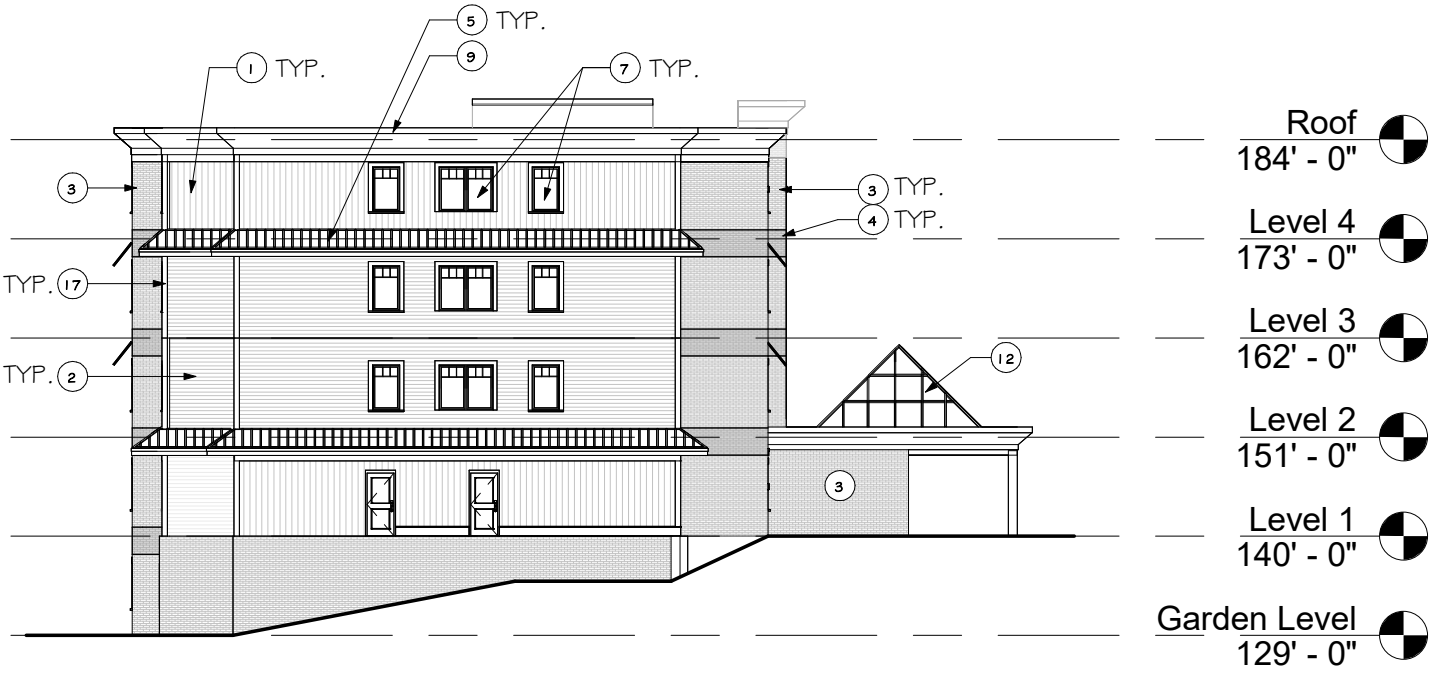
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DESIGN

A201a



1 SENIOR BUILDING - EAST ELEVATION
3/64" = 1'-0"



2 SENIOR BUILDING - WEST ELEVATION
3/64" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
#	Description
1	VERTICAL TOUNGE AND GROOVE SIDING
2	CEMENTITIOUS CLAPBOARD SIDING, COLOR: TBD
3	BRICK VENEER, COLOR: TBD
4	BRICK VENEER, COLOR: TBD
5	ASPHALT SHINGLE ROOF
6	ALUMINUM STOREFRONT SYSTEM
7	UPVC WINDOW, COLOR:TBD
8	DECK RAILING, COLOR:TBD
9	ROOF CORNICE, COLOR:BLACK
10	ROOF CORNICE, COLOR:TBD
11	1X TRIM, COLOR:TBD
12	GLASS ROOF
13	BRICK SOLDIER COURSE
14	UTILITY DOOR
15	DOUBLE DOOR
16	EXTERIOR LIGHT FIXTURE
17	1X8 CORNERBOARD, COLOR: WHITE
18	SPANDREL GLASS
19	METAL AWNING, COLOR: TBD

Revisions

#	Description	Date	By

SENIOR BUILDING
EXTERIOR ELEVATIONS

Scale: As Noted
Date: 10/08/25

Drawn By: Author
Plot Date: 00/00/000

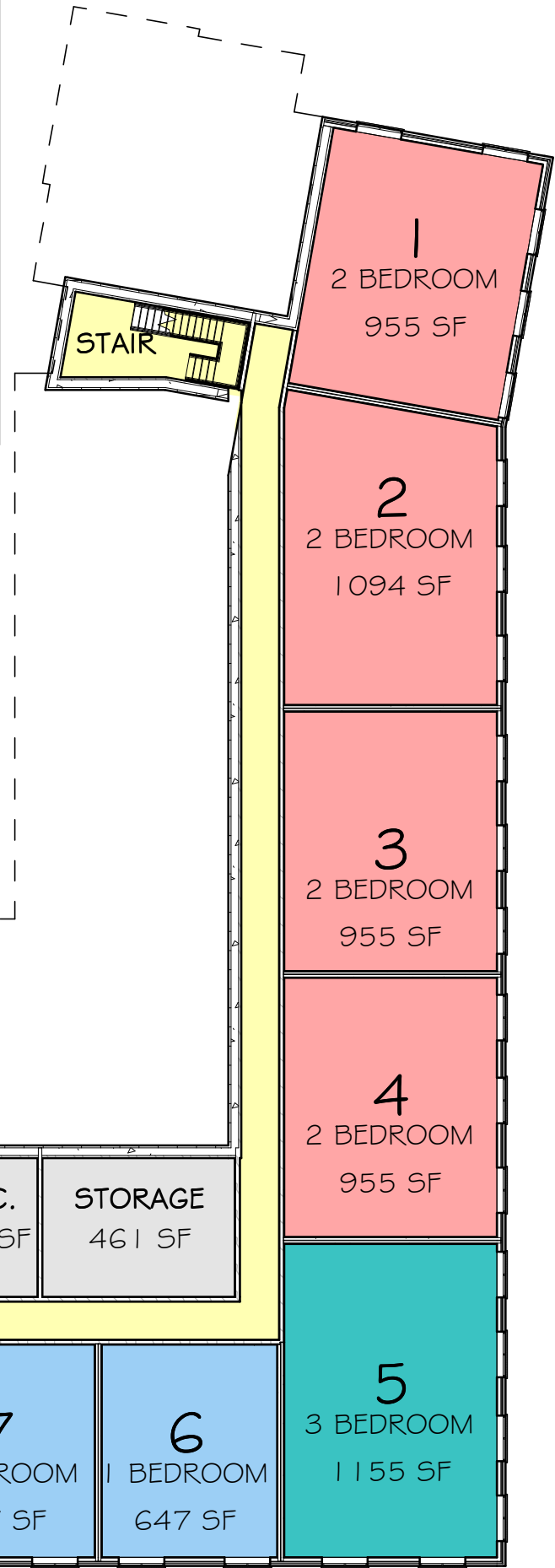
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17-27 First Street Proposal

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A202a

UNIT MATRIX						
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL PER FLOOR	GFA
GARDEN LEVEL	0	3	5	2	10	12,684
LEVEL 1	0	3	6	2	11	25,765
LEVEL 2	1	5	9	2	17	20,028
LEVEL 3	1	6	8	3	18	20,028
LEVEL 4	1	6	8	3	18	20,028
LEVEL 5	1	6	8	3	18	20,028
TOTAL	4	29	44	15	92	118,561



Legend

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON SPACES
- DAYCARE
- MAINTENANCE

① GARDEN LEVEL FLOOR PLAN
3/64" = 1'-0"

Revisions	#	Description	Date	By
FAMILY HOUSING FLOOR PLAN		Scale: As Noted Date: 10/07/25	Drawn By: Author Plot Date: 00/00/000	
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DESIGN				
A100b				

UNIT MATRIX						
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL PER FLOOR	GFA
GARDEN LEVEL	0	3	5	2	10	12,684
LEVEL 1	0	3	6	2	11	25,765
LEVEL 2	1	5	9	2	17	20,028
LEVEL 3	1	6	8	3	18	20,028
LEVEL 4	1	6	8	3	18	20,028
LEVEL 5	1	6	8	3	18	20,028
TOTAL	4	29	44	15	92	118,561



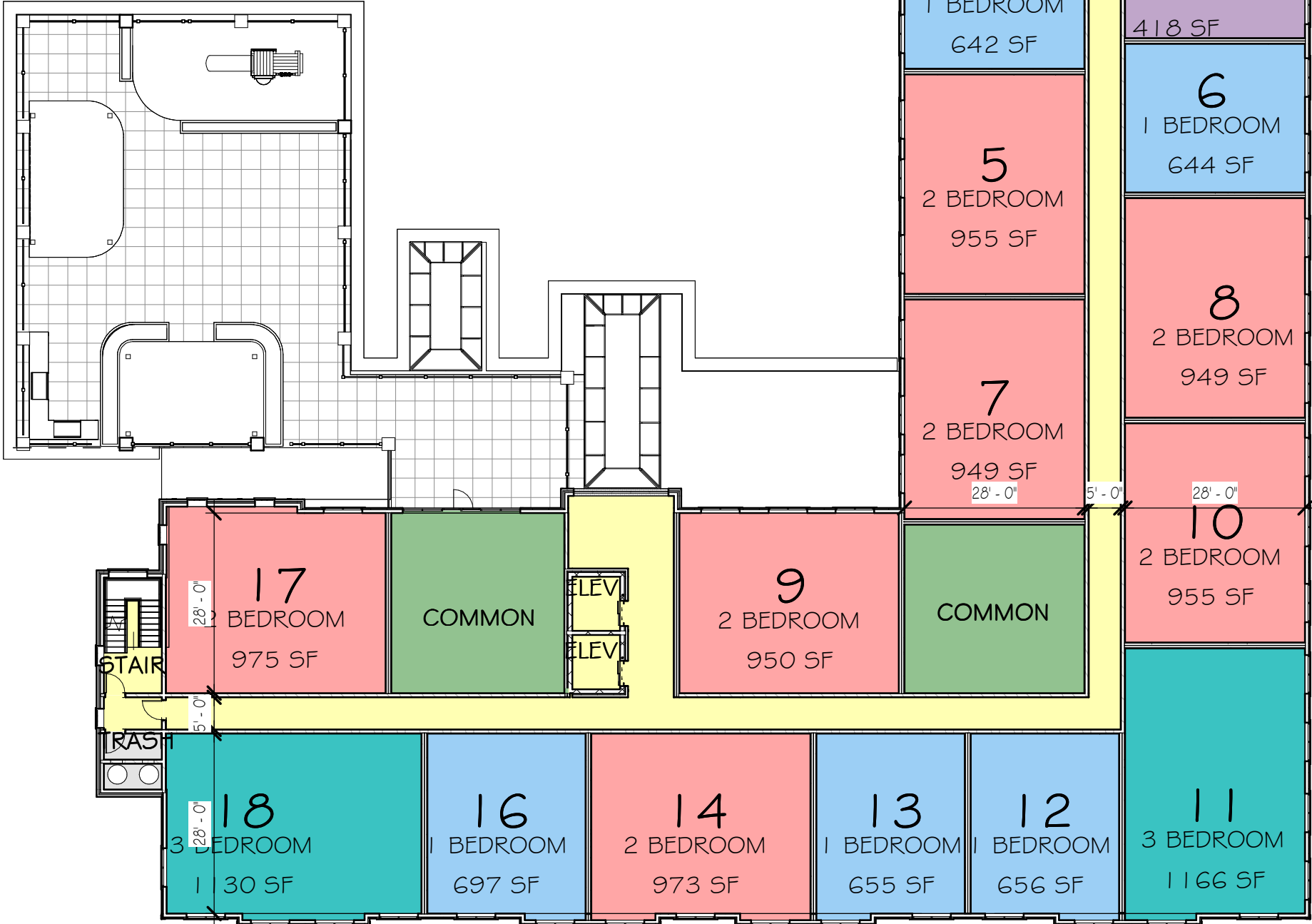
Legend

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON SPACES
- DAYCARE
- MAINTENANCE

① LEVEL 1 FLOOR PLAN
3/64" = 1'-0"

Revisions	#	Description	Date	By
FAMILY HOUSING FLOOR PLAN				
Scale: As Noted			Drawn By: Author	Plot Date: 00/00/000
Date: 10/07/25				
Proposed New Construction				
17-27 First Street Proposal				
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DESIGN				
A101b				

UNIT MATRIX						
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL PER FLOOR	GFA
GARDEN LEVEL	0	3	5	2	10	12,684
LEVEL 1	0	3	6	2	11	25,765
LEVEL 2	1	5	9	2	17	20,028
LEVEL 3	1	6	8	3	18	20,028
LEVEL 4	1	6	8	3	18	20,028
LEVEL 5	1	6	8	3	18	20,028
TOTAL	4	29	44	15	92	118,561



Legend

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON SPACES
- DAYCARE
- MAINTENANCE

1 LEVEL 2 FLOOR PLAN
3/64" = 1'-0"

Revisions

#	Description	Date	By

FAMILY HOUSING
FLOOR PLAN

Drawn By: Author
Plot Date: 00/00/000

Scaler: As Noted
Date: 10/07/25

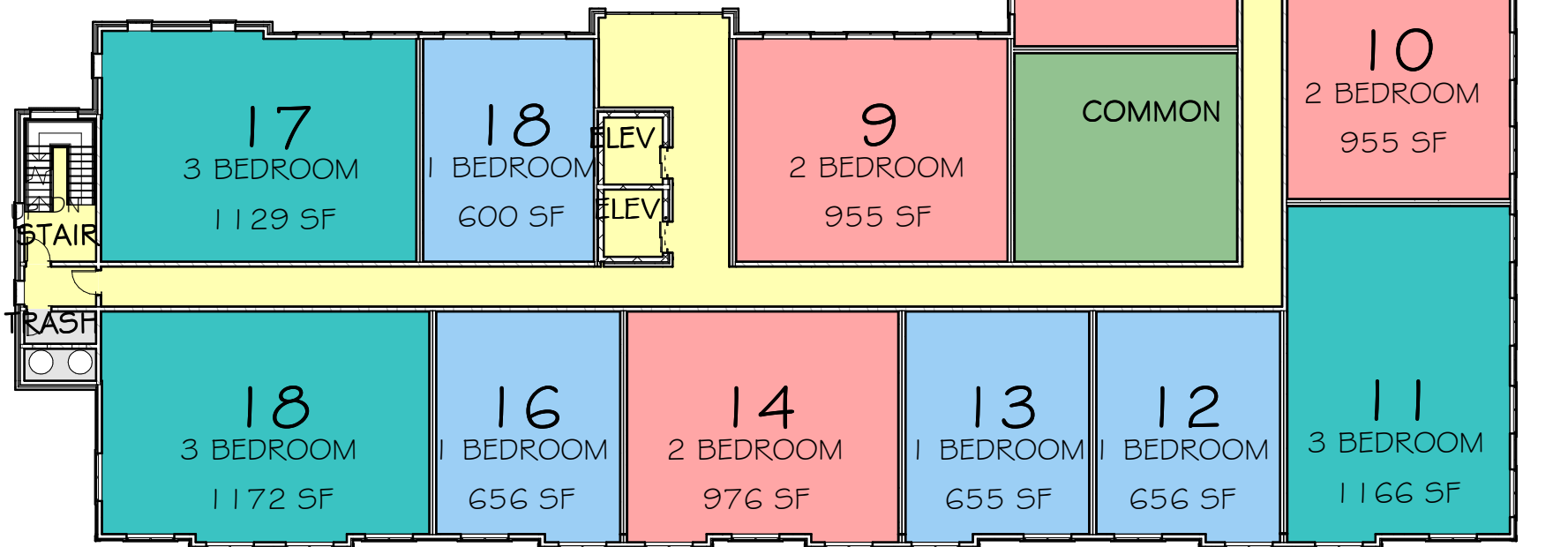
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SV
DESIGN

A102b

UNIT MATRIX						
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL PER FLOOR	GFA
GARDEN LEVEL	0	3	5	2	10	12,684
LEVEL 1	0	3	6	2	11	25,765
LEVEL 2	1	5	9	2	17	20,028
LEVEL 3	1	6	8	3	18	20,028
LEVEL 4	1	6	8	3	18	20,028
LEVEL 5	1	6	8	3	18	20,028
TOTAL	4	29	44	15	92	118,561



Legend

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON SPACES
- DAYCARE
- MAINTENANCE

① LEVEL 4 FLOOR PLAN
3/64" = 1'-0"

Revisions

#	Description	Date	By

FAMILY HOUSING FLOOR PLAN

Drawn By: Author
Plot Date: 00/00/000

Scaler: As Noted
Date: 10/08/25

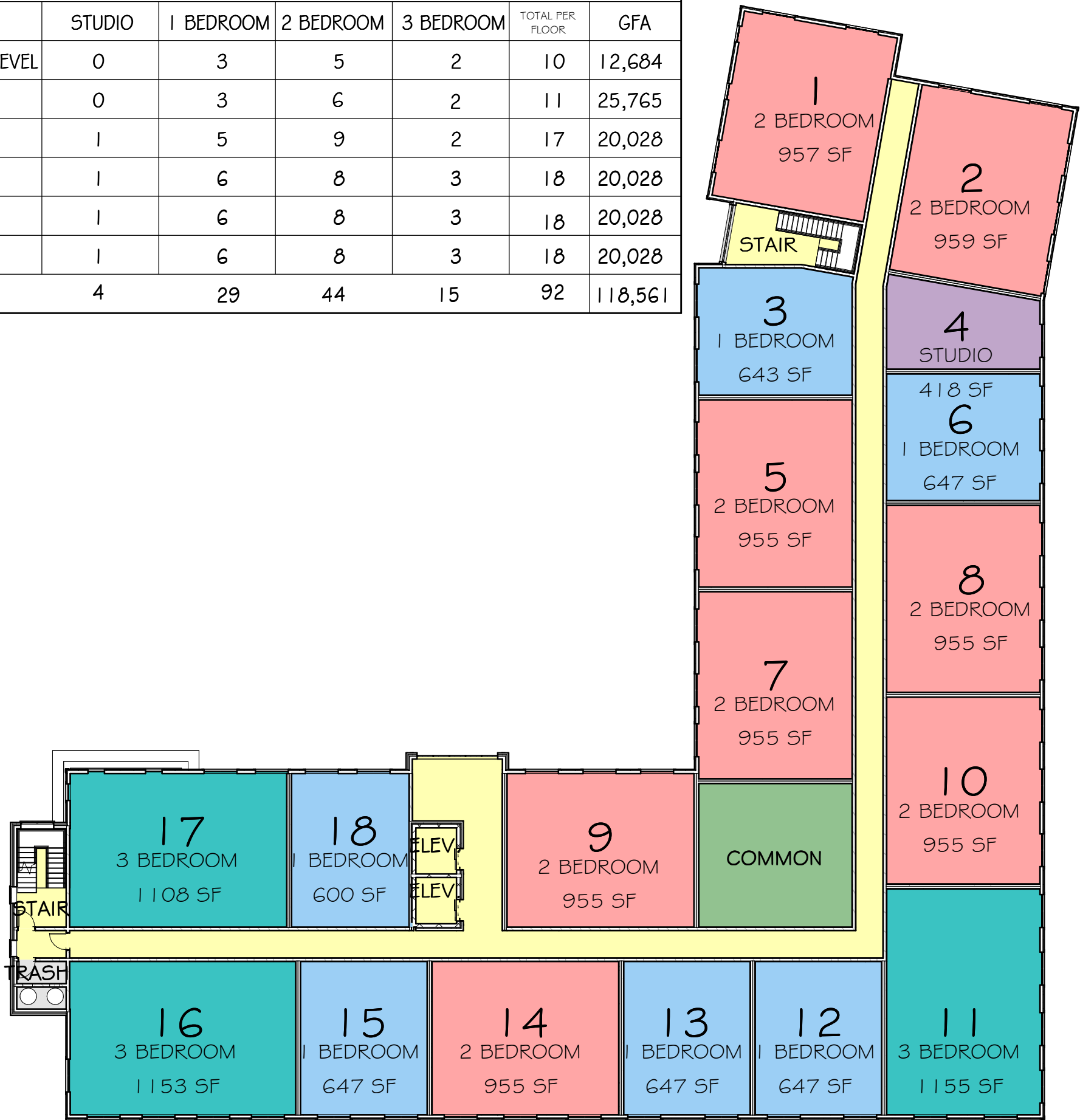
Proposed New Construction
17-27 First Street Proposal

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SV DESIGN

A104b

UNIT MATRIX						
	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL PER FLOOR	GFA
GARDEN LEVEL	0	3	5	2	10	12,684
LEVEL 1	0	3	6	2	11	25,765
LEVEL 2	1	5	9	2	17	20,028
LEVEL 3	1	6	8	3	18	20,028
LEVEL 4	1	6	8	3	18	20,028
LEVEL 5	1	6	8	3	18	20,028
TOTAL	4	29	44	15	92	118,561



Legend

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- COMMON SPACES
- DAYCARE
- MAINTENANCE

① LEVEL 5 FLOOR PLAN
3/64" = 1'-0"

Revisions

#	Description	Date	By

FAMILY HOUSING FLOOR PLAN

Drawn By: Author
Plot Date: 00/00/000

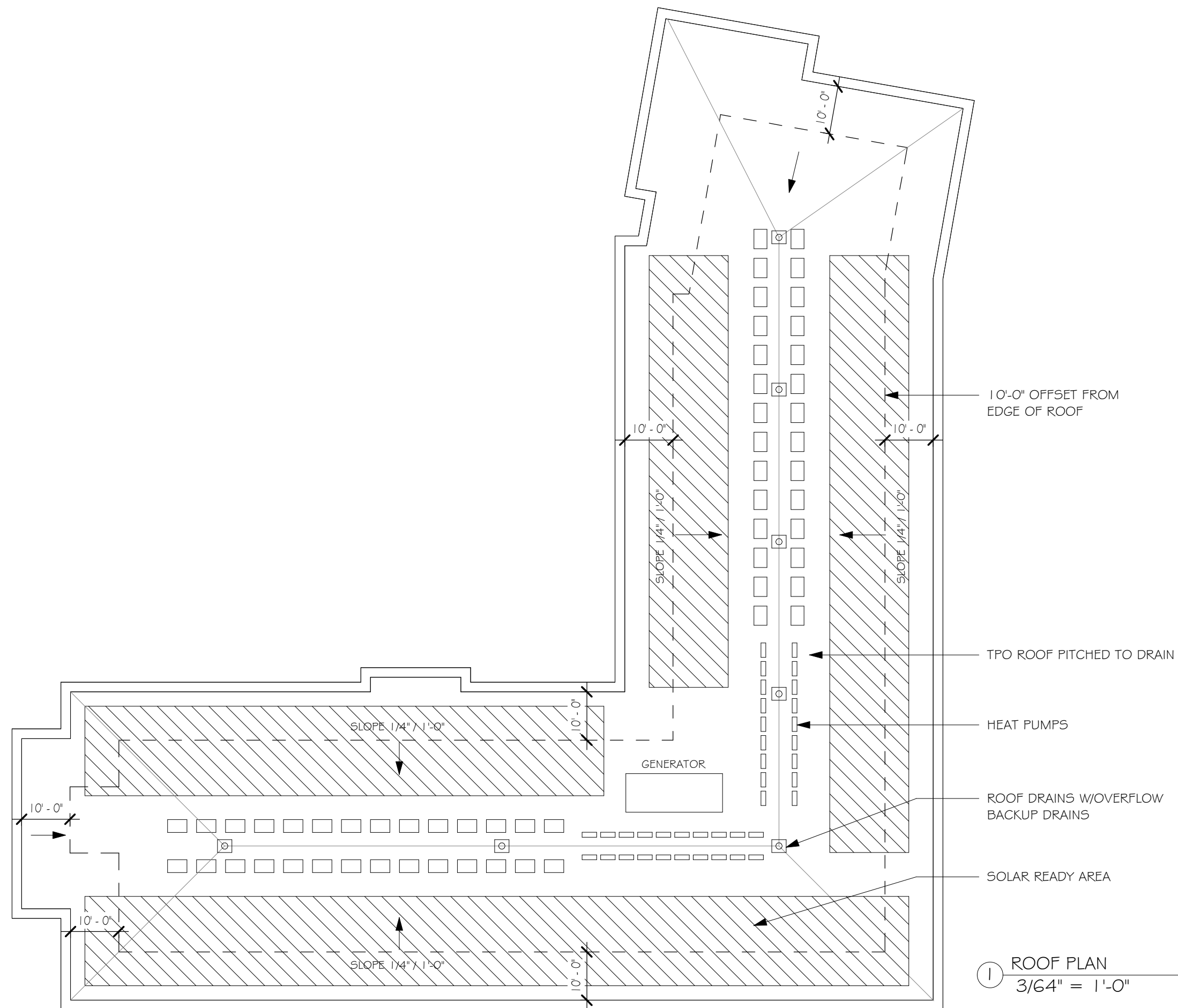
Scale: As Noted
Date: 10/08/25

Proposed New Construction
17-27 First Street Proposal

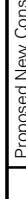
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SV DESIGN

A105b



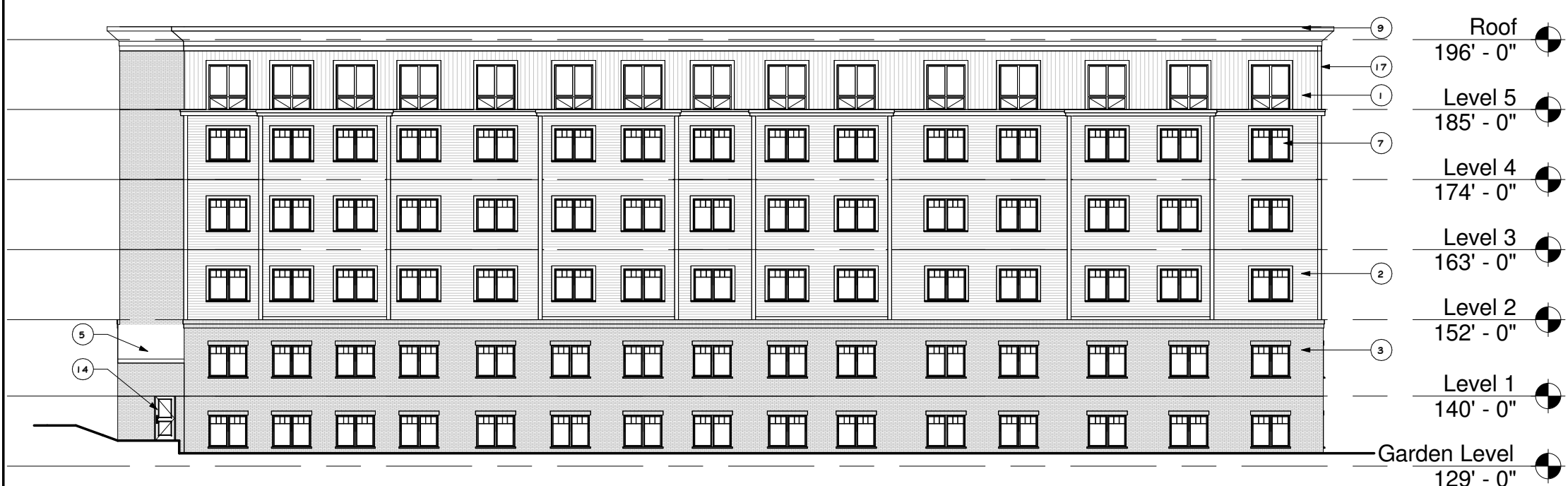
① ROOF PLAN
3/64" = 1'-0"

 Proposed New Construction 17-27 First Street Proposal	SV DESIGN 403 Main Street, Chatham, MA 02633 (t) 508.348.5485 www.svdesign.com	FAMILY HOUSING ROOF PLAN		Revisions			
		Scale: As Noted	Drawn By: Author	#	Description	Date	By
				1.			
		Date: 10/08/25	Plot Date: 00/00/0000				



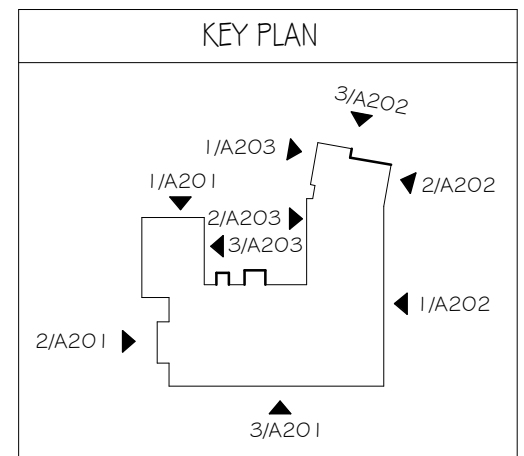
1 FAMILY BUILDING - NORTH ELEVATION A
3/64" = 1'-0"

2 FAMILY HOUSING - WEST ELEVATION A
3/64" = 1'-0"



3 FAMILY HOUSING - SOUTH ELEVATION
3/64" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
Number	Description
1	VERTICAL TOUNGE AND GROOVE SIDING
2	CEMENTITIOUS CLAPBOARD SIDING, COLOR: TBD
3	BRICK VENEER, COLOR 1
4	BRICK VENEER, COLOR 2
5	STANDING SEAM METAL ROOF
6	ALUMINUM STOREFRONT SYSTEM
7	UPVC WINDOW, COLOR:TBD
8	DECK RAILING, COLOR:TBD
9	ROOF CORNICE, COLOR:BLACK
10	ROOF CORNICE, COLOR:TBD
11	1X TRIM, COLOR:TBD
12	GLASS ROOF
13	BRICK SOLDIER COURSE
14	UTILITY DOOR
15	DOUBLE DOOR
16	EXTERIOR LIGHT FIXTURE
17	1X8 CORNERBOARD, COLOR: WHITE



Revisions

#	Description	Date	By

FAMILY HOUSING
EXTERIOR ELEVATIONS

Scale: As Noted
Date: 10/08/25

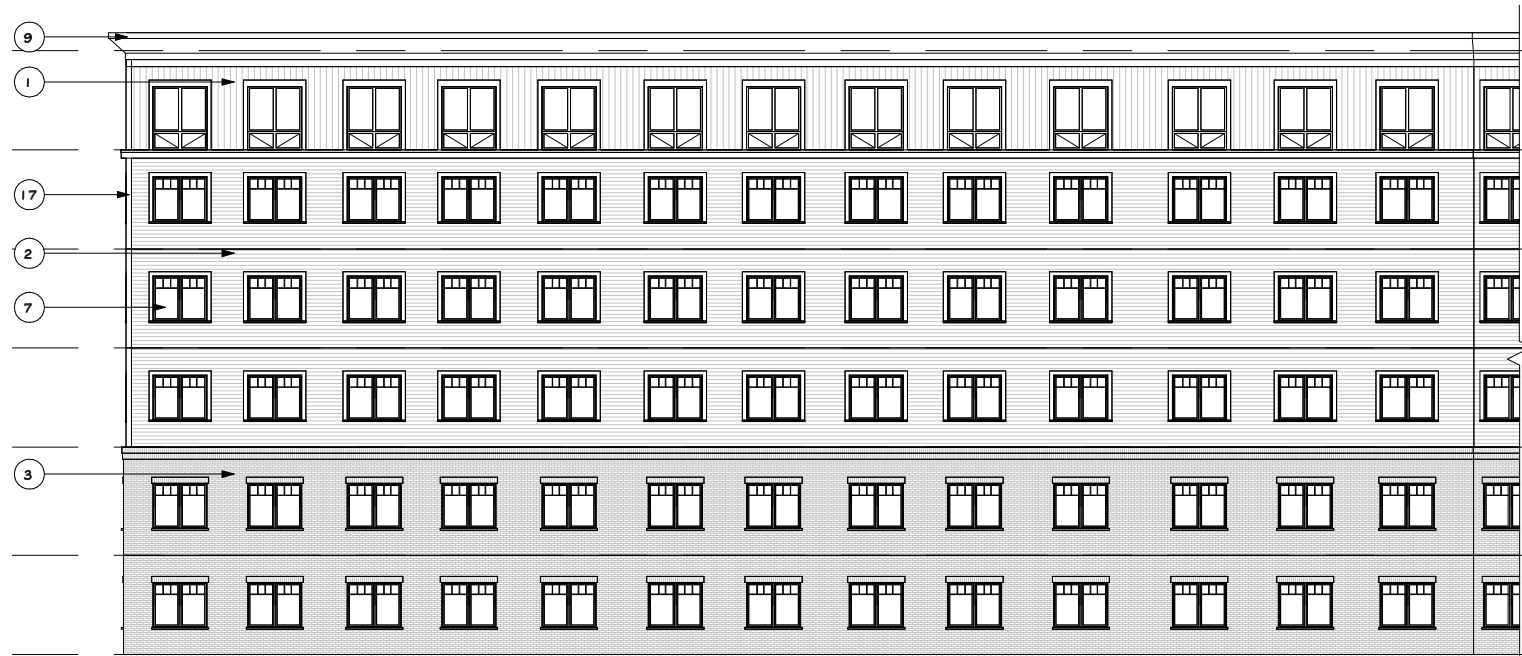
Drawn By: Author
Plot Date: 00/00/000

Proposed New Construction
17-27 First Street Proposal

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DESIGN

A201b

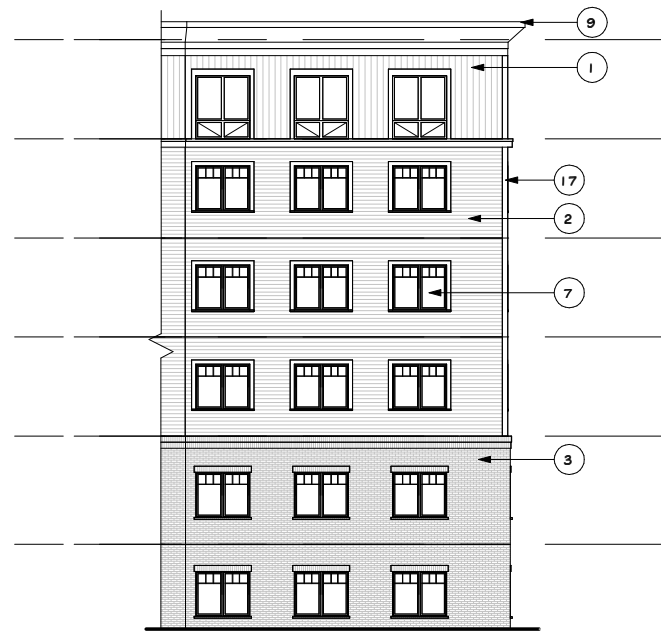


1 FAMILY HOUSING - EAST ELEVATION A
3/64" = 1'-0"



3 FAMILY BUILDING - NORTH ELEVATION B
3/64" = 1'-0"

- Roof 196' - 0"
- Level 5 185' - 0"
- Level 4 174' - 0"
- Level 3 163' - 0"
- Level 2 152' - 0"
- Level 1 140' - 0"

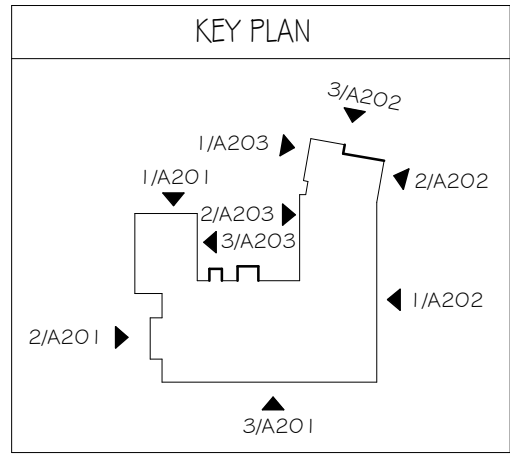


2 FAMILY HOUSING - EAST ELEVATION B
3/64" = 1'-0"

- Roof 196' - 0"
- Level 5 185' - 0"
- Level 4 174' - 0"
- Level 3 163' - 0"
- Level 2 152' - 0"
- Level 1 140' - 0"

EXTERIOR ELEVATION KEYNOTES	
Number	Description

1	VERTICAL TOUNGE AND GROOVE SIDING
2	CEMENTITIOUS CLAPBOARD SIDING, COLOR: TBD
3	BRICK VENEER, COLOR 1
4	BRICK VENEER, COLOR 2
5	STANDING SEAM METAL ROOF
6	ALUMINUM STOREFRONT SYSTEM
7	UPVC WINDOW, COLOR:TBD
8	DECK RAILING, COLOR:TBD
9	ROOF CORNICE, COLOR:BLACK
10	ROOF CORNICE, COLOR:TBD
11	1X TRIM, COLOR:TBD
12	GLASS ROOF
13	BRICK SOLDIER COURSE
14	UTILITY DOOR
15	DOUBLE DOOR
16	EXTERIOR LIGHT FIXTURE
17	1X8 CORNERBOARD, COLOR: WHITE



Revisions

#	Description	Date	By

FAMILY HOUSING
EXTERIOR ELEVATIONS

Scale: As Noted
Date: 10/08/25

Drawn By: Author
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Proposed New Construction

17-27 First Street Proposal

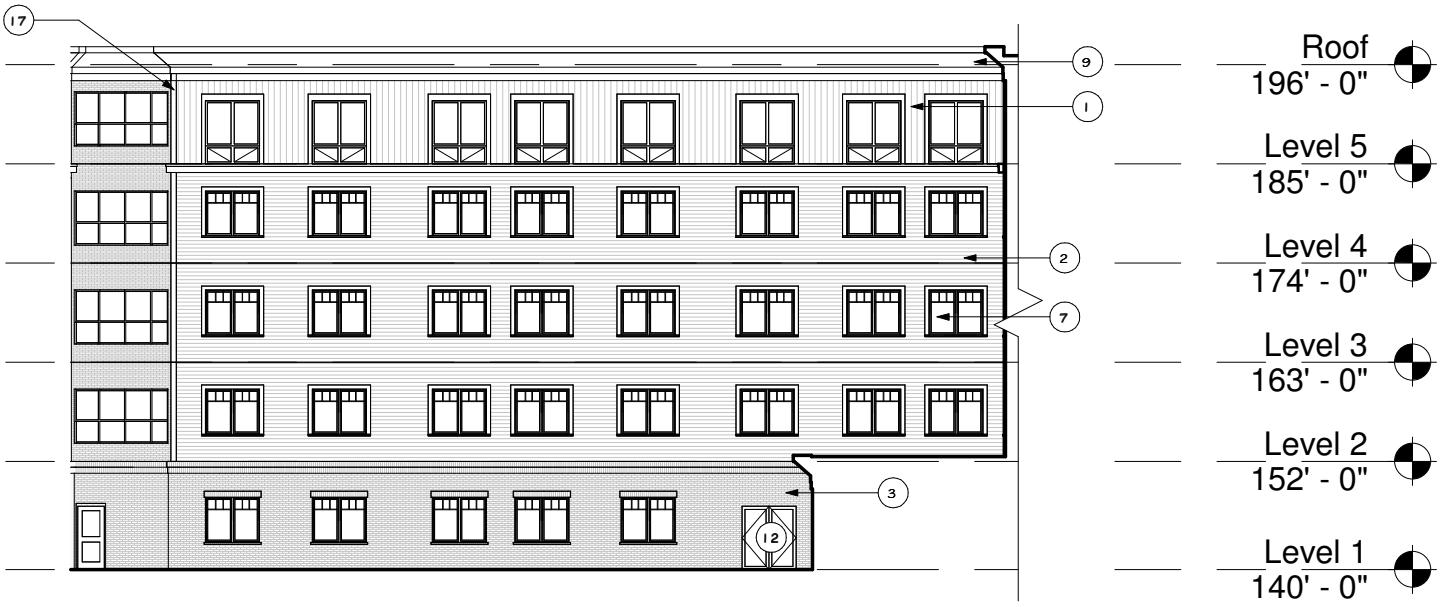
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SV DESIGN

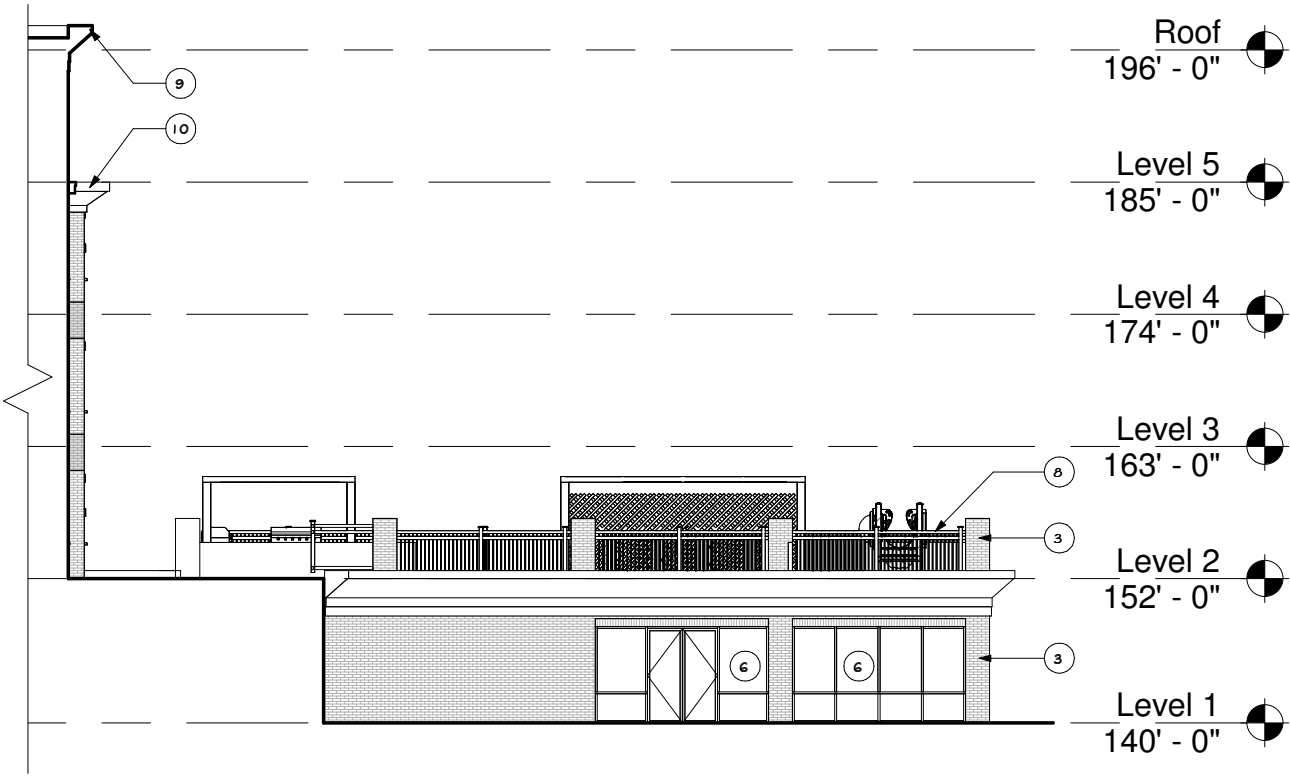
A202b



1 FAMILY HOUSING - WEST ELEVATION B
3/64" = 1'-0"

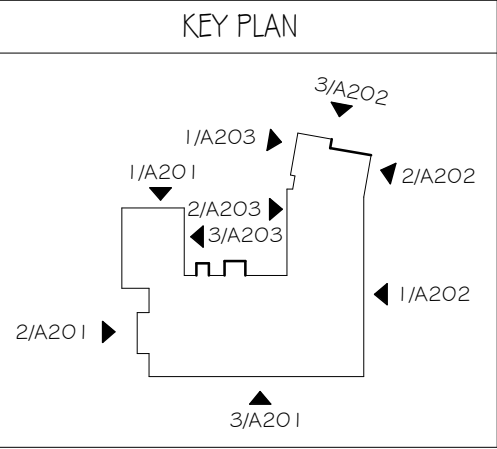


2 FAMILY HOUSING - WEST ELEVATION C
3/64" = 1'-0"



3 FAMILY HOUSING - EAST ELEVATION C
1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
Number	Description
1	VERTICAL TOUNGE AND GROOVE SIDING
2	CEMENTITIOUS CLAPBOARD SIDING, COLOR: TBD
3	BRICK VENEER, COLOR 1
4	BRICK VENEER, COLOR 2
5	STANDING SEAM METAL ROOF
6	ALUMINUM STOREFRONT SYSTEM
7	UPVC WINDOW, COLOR:TBD
8	DECK RAILING, COLOR:TBD
9	ROOF CORNICE, COLOR:BLACK
10	ROOF CORNICE, COLOR:TBD
11	1X TRIM, COLOR:TBD
12	GLASS ROOF
13	BRICK SOLDIER COURSE
14	UTILITY DOOR
15	DOUBLE DOOR
16	EXTERIOR LIGHT FIXTURE
17	1X8 CORNERBOARD, COLOR: WHITE



Revisions

#	Description	Date	By
1			
2			
3			

FAMILY HOUSING
EXTERIOR ELEVATIONS

Scale: As Noted
Date: 10/23/25

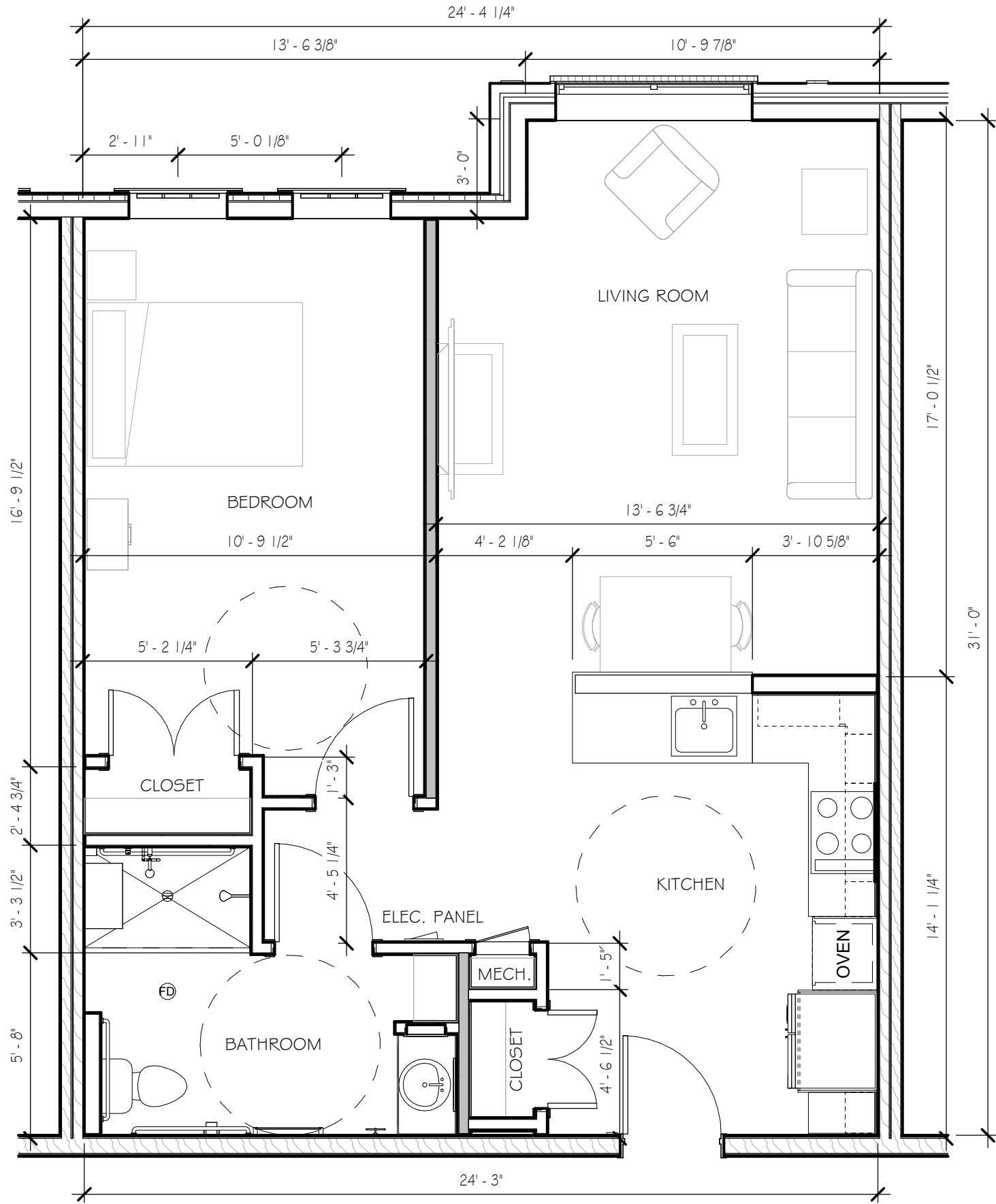
Drawn By: Author
Plot Date: 00/00/000

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17-27 First Street Proposal

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DESIGN

A203b



1 TYPICAL 1-BED UNIT PLAN 712 NET SF +/-
1/4" = 1'-0"

SV DESIGN

A600a

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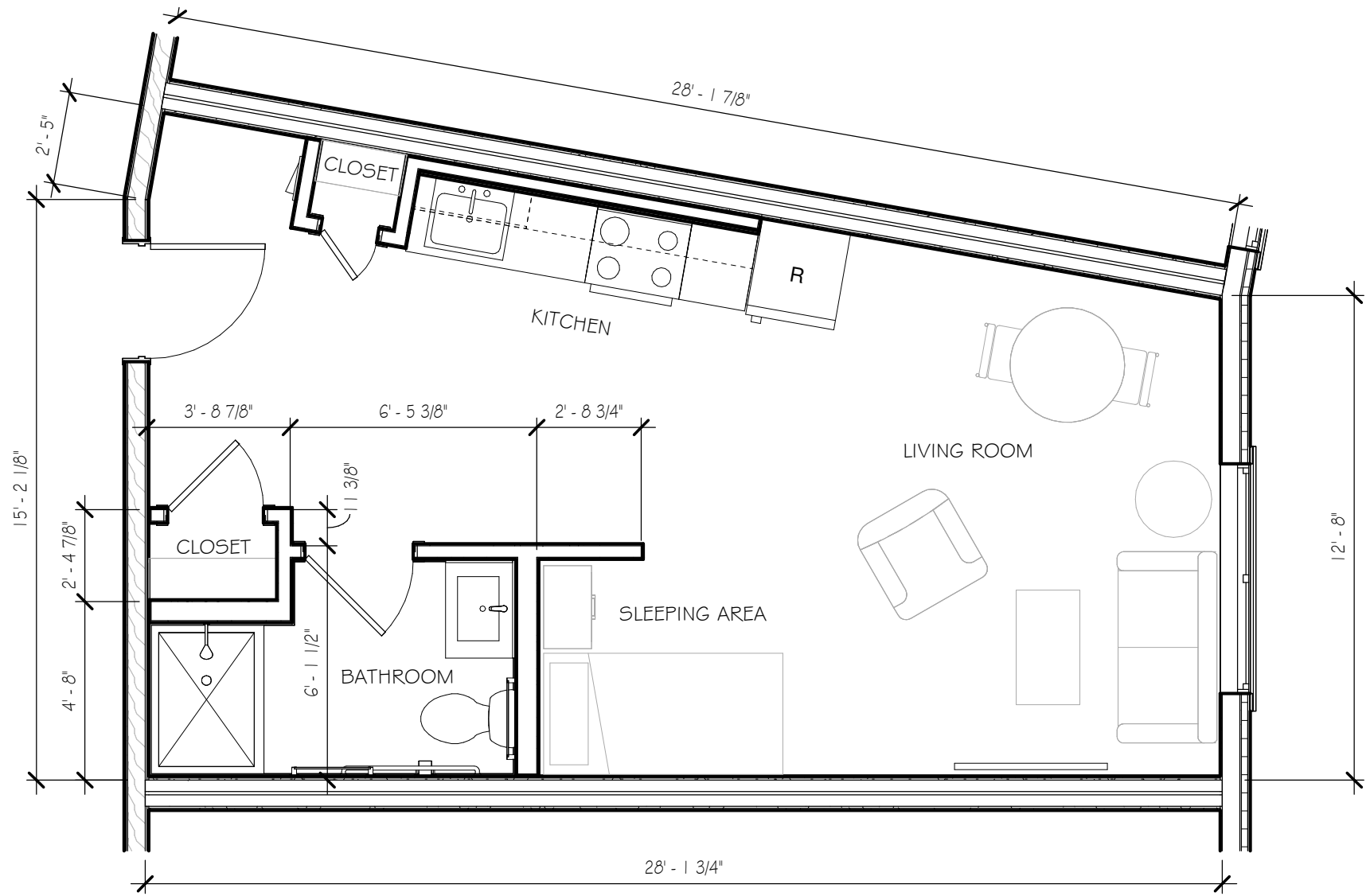
TYPICAL UNIT PLAN

Scaler: As Noted
Date: 10/08/25

Drawn By: Author
Plot Date: 00/00/000

Revisions

#	Description	Date	By
1			



1 TYPICAL STUDIO UNIT PLAN 418 NET SF +/-
1/4" = 1'-0"

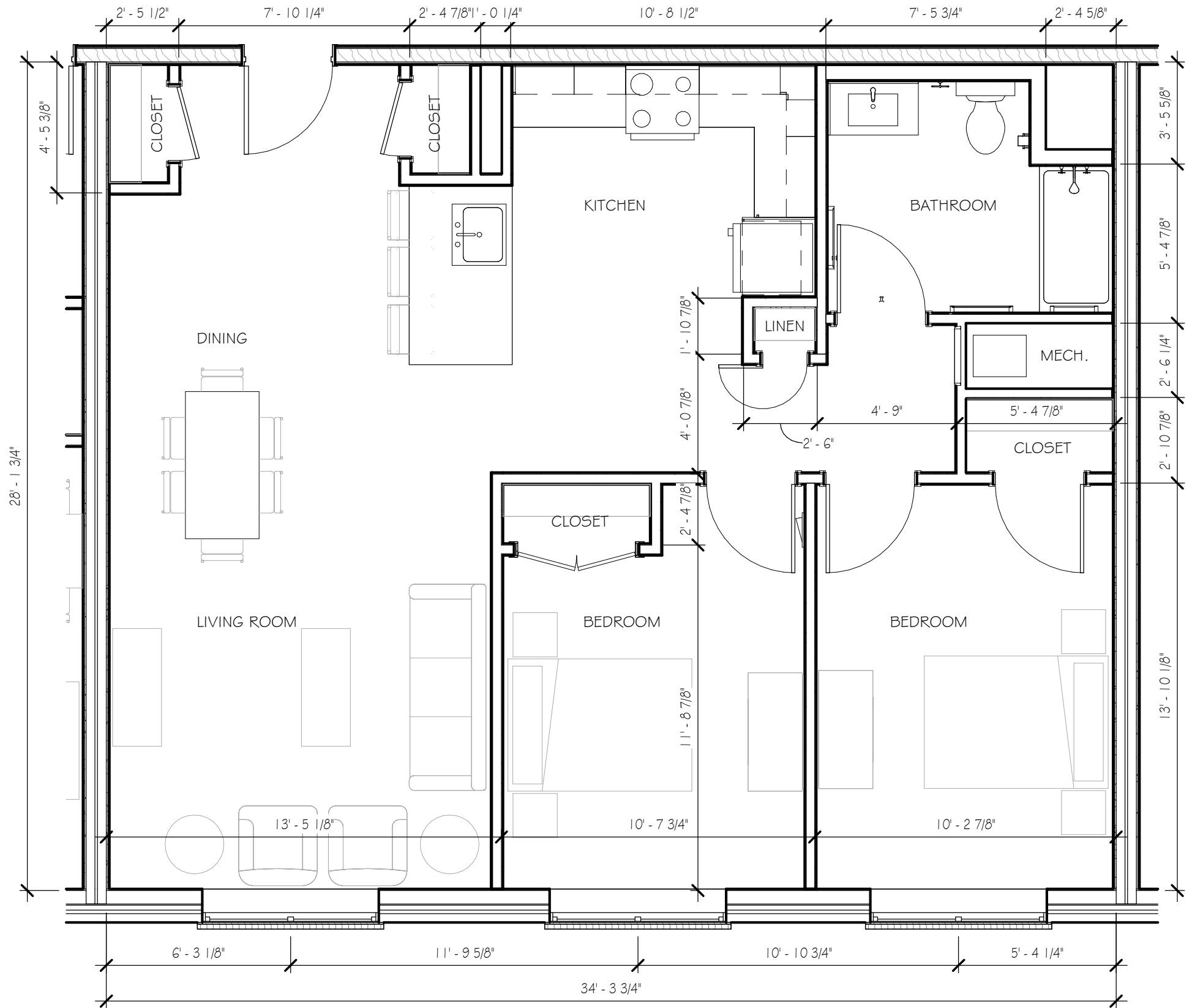
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① TYPICAL 1-BEDROOM UNIT PLAN
1/4" = 1'-0"

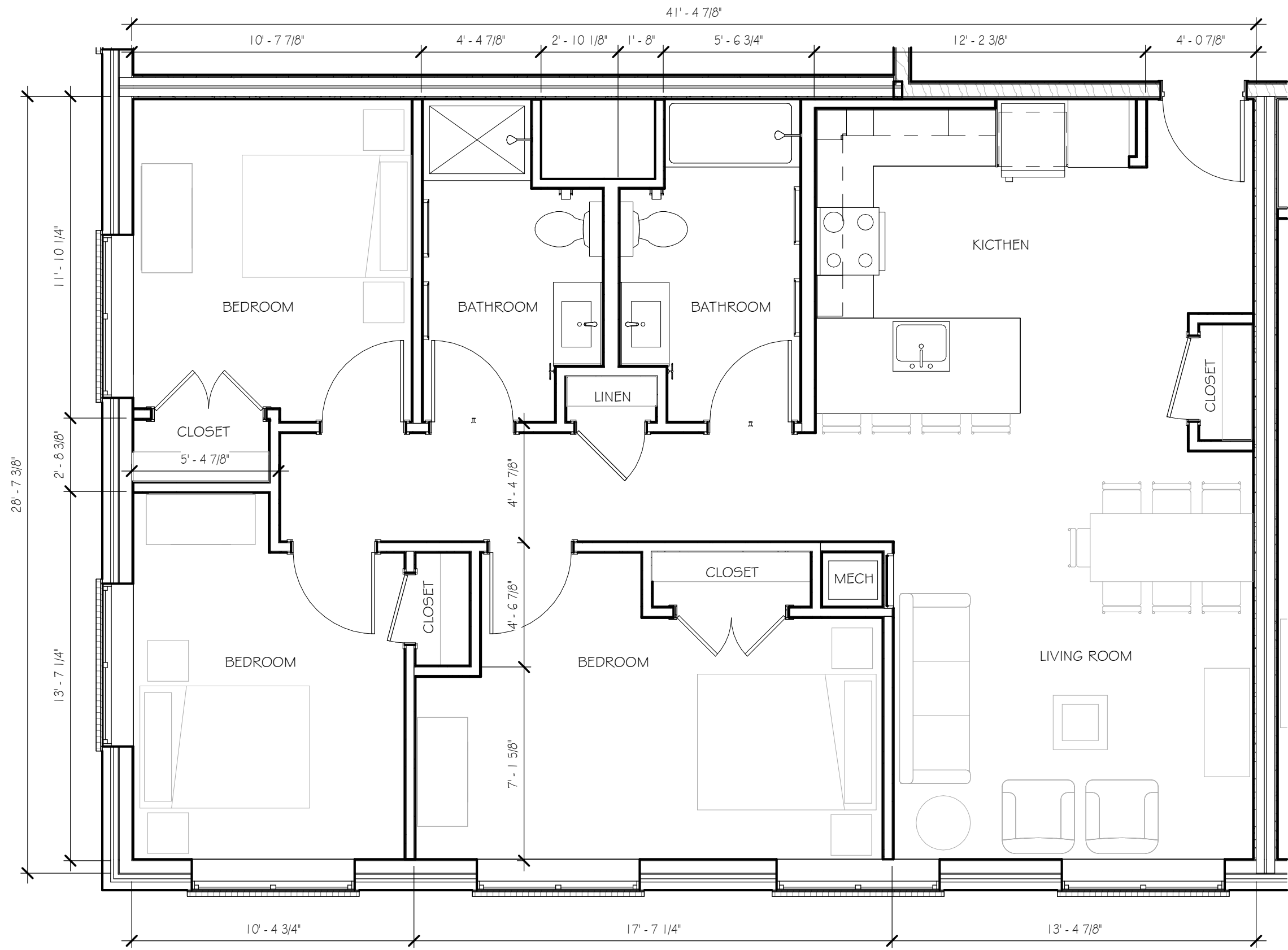
647 NET SF +/-

	Proposed New Construction 17-27 First Street Proposal		SV/DESIGN 403 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485		TYPICAL UNIT PLAN		Revisions	
					Scale: As Noted Date: 10/23/25		# Description Date By . 1 . .	
				Drawn By: Author				
				Plot Date: 00/00/000				



1 TYPICAL 2-BEDROOM UNIT PLAN 955 NET SF +/-
1/4" = 1'-0"

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A603b								



1 TYPICAL 3-BEDROOM UNIT PLAN
1/4" = 1'-0"
1,155 NET SF +/-

 DESIGN A604b		Proposed New Construction		17-27 First Street Proposal			
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TYPICAL UNIT PLAN		Scale: As Noted		Drawn By: Author			
				Date: 10/23/25		Plot Date: 00/00/000	
Revisions		#		Descriptio		Date	
						By	



① SENIOR BUILDING RENDERING
1" = 1'-0"

R101		Proposed New Construction				SENIOR BUILDING RENDERING				Revisions			
		17-27 First Street Proposal								# Description Date By			
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Scale: As Noted						Drawn By: Author							
Date: 09/24/25						Plot Date: 00/00/000							





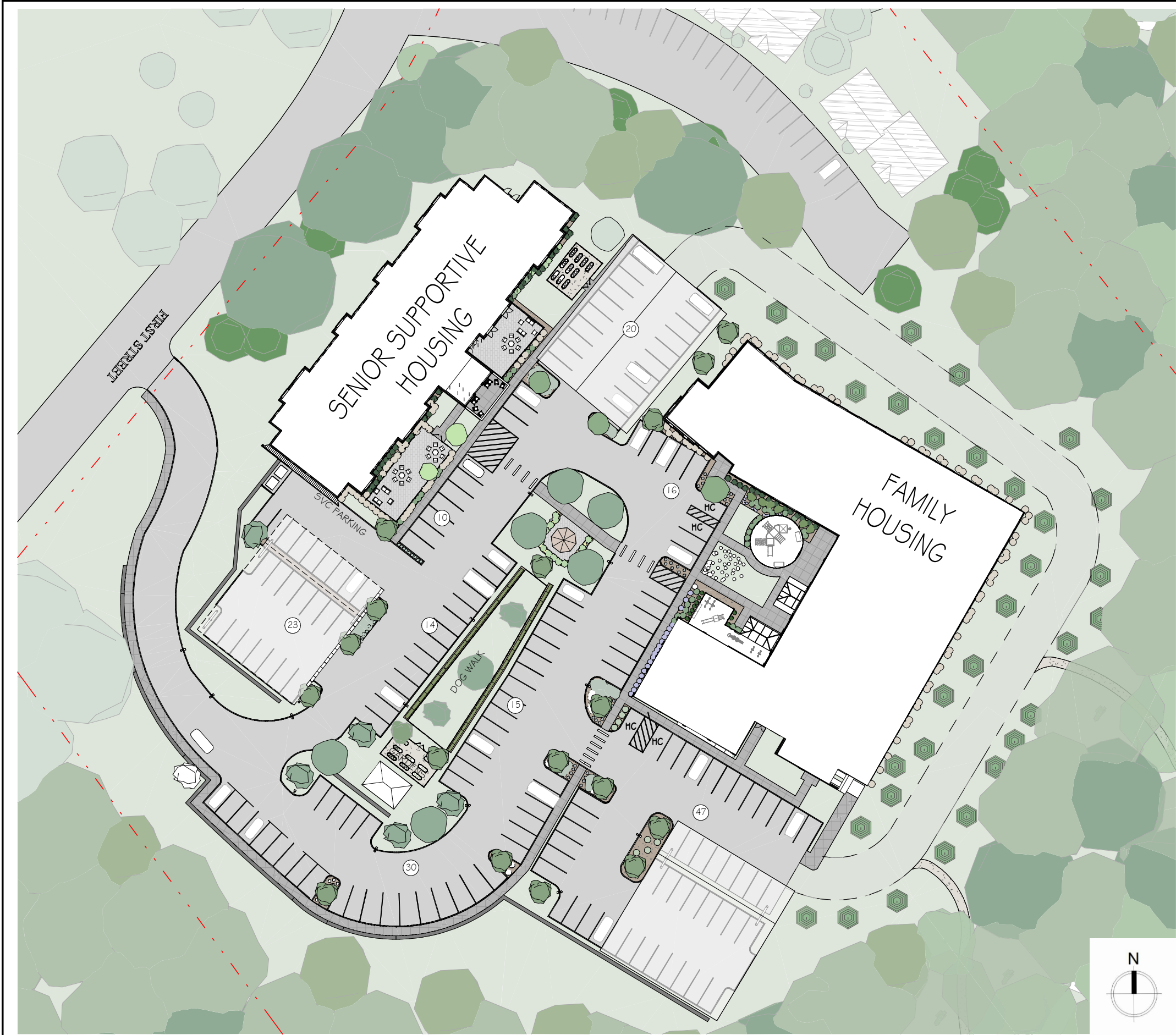
① FAMILY BUILDING RENDERING
1" = 1'-0"

Revisions		#	Description	Date		By	
FAMILY BUILDING RENDERING				Drawn By: Author			
				Plot Date: 00/00/000			
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DESIGN							
R103							



① FAMILY HOUSING RENDERING
1" = 1'-0"

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	Scale: As Noted			Drawn By: Author					
	Date: 10/30/25			Plot Date: 00/00/000					



2 LANDSCAPE PLAN
1" = 60'-0"

PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREE OPTIONS:			
A  	GLENDITSIA TRIACANTHOS F. INERMIS 'SKYLINE'	THORNLESS SKYLINE HONEY LOCUST	2"-2.5" Cal.
	RED ARMSTRONG MAPLE	ACER RUBRUM 'ARMSTRONG'	2" CALIFER
	CARPINUS CAROLINIANA	AMERICAN HORN BEAM	2" CALIFER
	QUERCUS COCCINEA	SCARLET OAK	2" CALIFER
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIFER
EVERGREEN TREE OPTIONS:			
B 	ABIES CONCOLOR	WHITE FIR	8 - 10'
	PICEA GLAUCA	WHITE SPRUCE	8 - 10'
	JUNIPERUS CHINESIS 'BLUE POINT'	BLUE POINT JUNIPER	6 - 7'
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8 - 10'
	PINUS STROBUS	WHITE PINE	8 - 10'
	THUJUS OCCIDENTALIS 'SMARAGD'	ESMERARLD GREEN ARBORVITAE	8 - 10'
	THUJA X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8 - 10'
SHRUB OPTIONS:			
C 	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2 - 3'
	FORSYTHIA	FORSYTHIA	2 - 3'
	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2 - 3'
	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	2 - 3'
	KALMIA LATIFOLIA	MOUNTAIN LAUREL	2 - 3'
	VIBUMUM DENTATUM	ARROWWOOD	2 - 3'
FLOWERING TREE OPTIONS:			
D 	CORNUS FLORDIA	WHITE DOGWOOD	2" CALIFER
	CORNUS MAS	CORNELIANCHERRY	2" CALIFER
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE	2" CALIFER
	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	2" CALIFER
GRASS/PERENNIAL OPTIONS:			
E 	ECHINACEA	CONEFLOWER	1 GAL
	HEMEROCALLIS	DAYLILY	1 GAL
	PENNISETUM ALOPECUROIDES	HAMEIN FOUNTAIN GRASS	1 GAL
	RUCBECKIA GOLDSTRUM	BLACK EYED SUSANS	1 GAL
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL

Revisions

#	Descriptio	Date	By

LANDSCAPE PLAN

Drawn By: Author
Plot Date: 00/00/000

Scale: As Noted
Date: 09/24/25

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